



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 29th January 2025



**CHERRY TREE, SHELVIN, WOOTTON, CANTERBURY, CT4
6RL**

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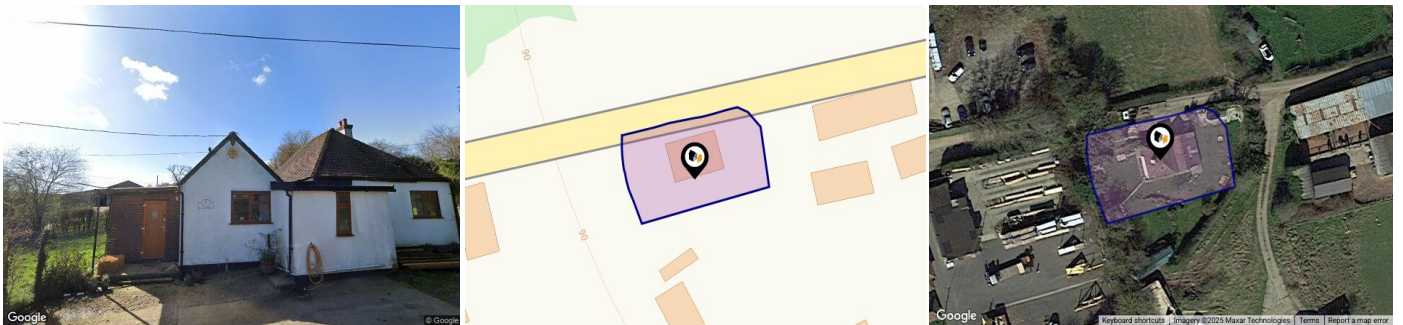
77 Deansgate Manchester M3 2BW

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Property

Type:	Detached	Last Sold Date:	24/08/2017
Bedrooms:	4	Last Sold Price:	£360,000
Floor Area:	1,119 ft ² / 104 m ²	Last Sold £/ft²:	£321
Plot Area:	0.19 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,754		
Title Number:	K437949		
UPRN:	200001746072		

Local Area

Local Authority:	Dover
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Cherry Tree, Shelvin, Wootton, Canterbury, CT4 6RL*

Reference - 20/01012	
Decision:	Decided
Date:	07th September 2020
Description:	Erection of a detached dwelling, cycle store, solar panels, attached double garage and associated parking (existing dwelling and outbuildings to be demolished)

Property EPC - Certificate

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Cherry Tree, Shelvin, Wootton, CT4 6RL

Energy rating

F

Valid until 30.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

Property

EPC - Additional Data

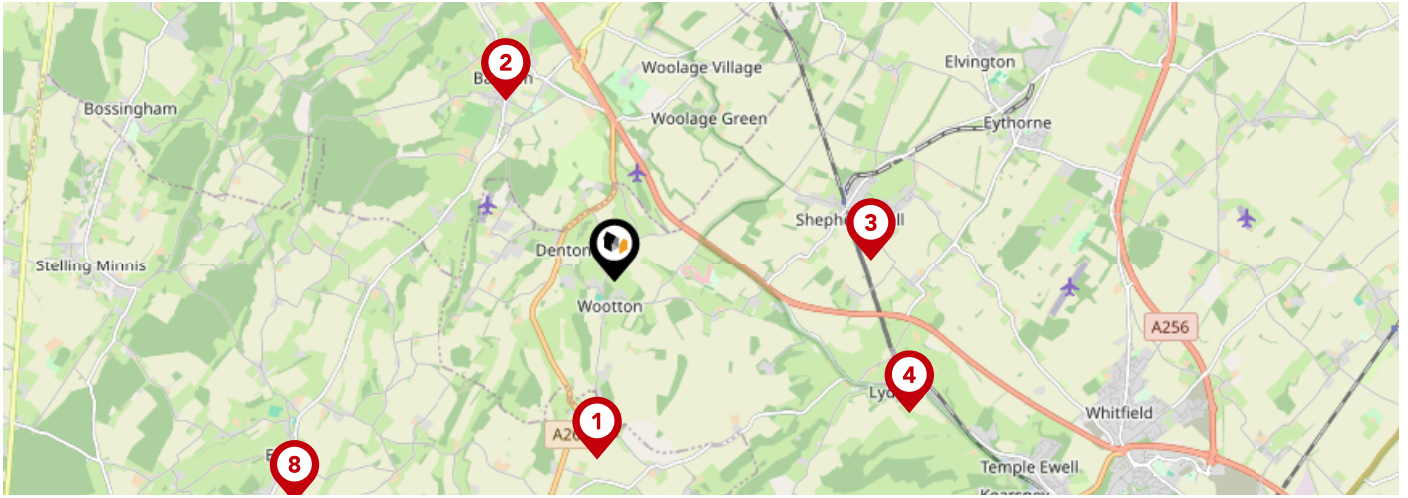
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Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	104 m ²

Area Schools

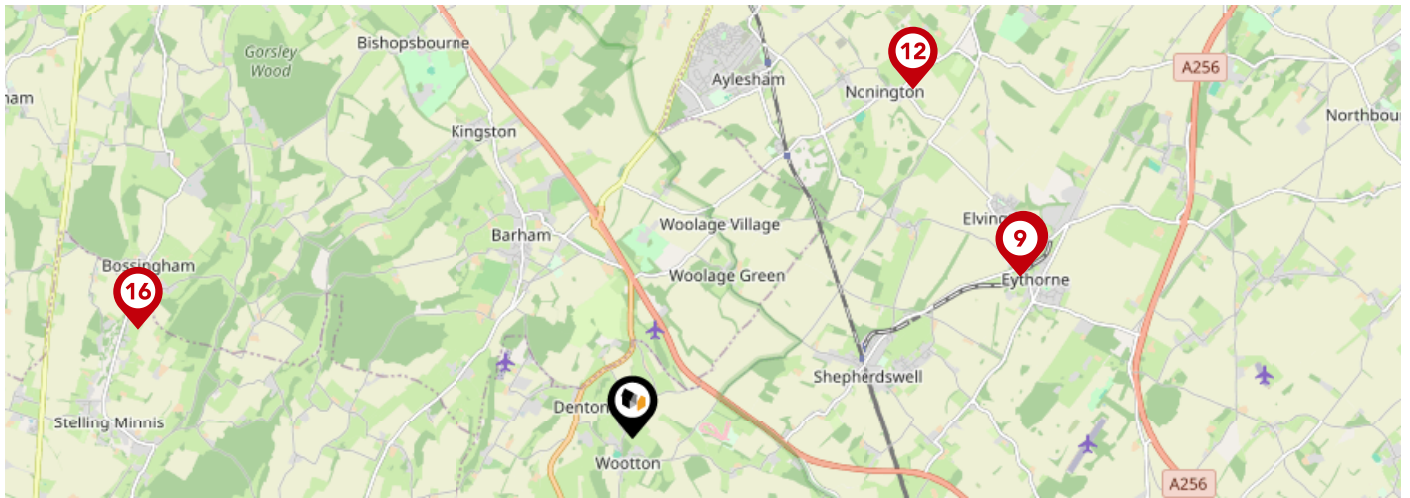
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	Nursery	Primary	Secondary	College	Private
<p>1 Selsted Church of England Primary School Ofsted Rating: Good Pupils: 105 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Barham Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Shepherdswell Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:2.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Lydden Primary School Ofsted Rating: Good Pupils: 75 Distance:3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Aylesham Primary School Ofsted Rating: Good Pupils: 375 Distance:3.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Joseph's Catholic Primary School, Aylesham Ofsted Rating: Good Pupils: 123 Distance:3.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Nonington Church of England Primary School Ofsted Rating: Requires improvement Pupils: 39 Distance:3.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Elham Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:3.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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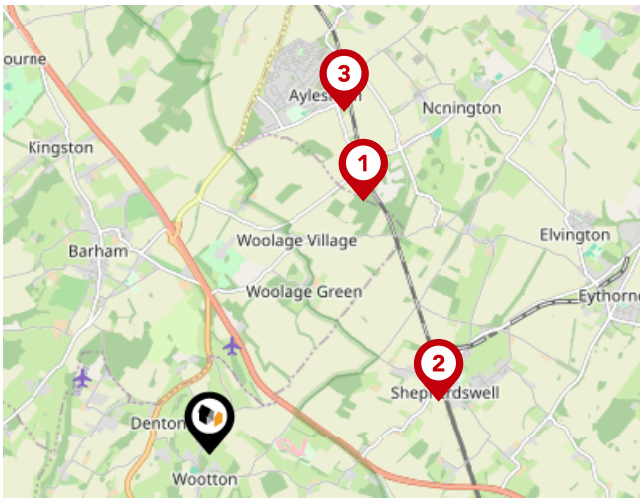


	Nursery	Primary	Secondary	College	Private
<p>9 Eythorne Elvington Community Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:3.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Woodpecker Court Ofsted Rating: Outstanding Pupils:0 Distance:3.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Adisham Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:4.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Beech Grove School Ofsted Rating: Good Pupils: 87 Distance:4.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Temple Ewell Church of England Primary School Ofsted Rating: Good Pupils: 147 Distance:4.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Sallygate School Ofsted Rating: Good Pupils: 52 Distance:4.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hawkinge Primary School Ofsted Rating: Outstanding Pupils: 393 Distance:4.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Stelling Minnis Church of England Primary School Ofsted Rating: Good Pupils: 73 Distance:4.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

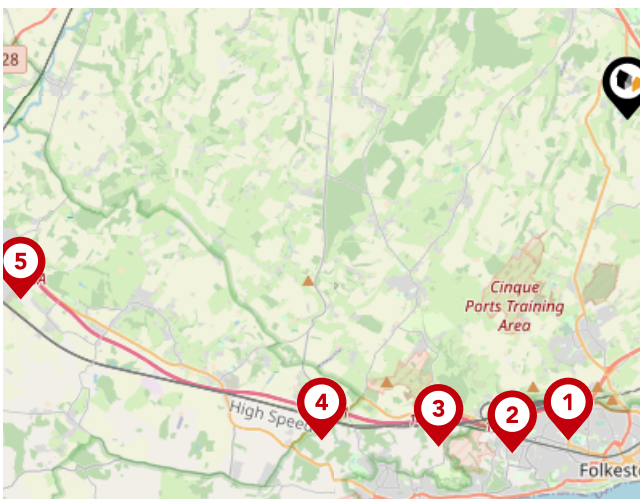
Transport (National)

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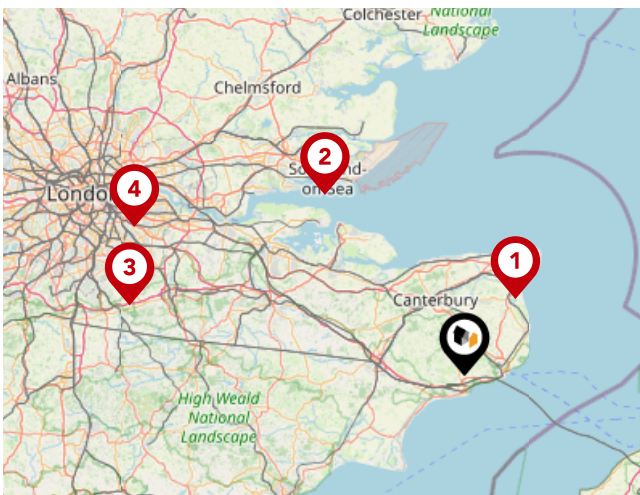
National Rail Stations

Pin	Name	Distance
1	Snowdown Rail Station	2.75 miles
2	Shepherds Well Rail Station	2.18 miles
3	Aylesham Rail Station	3.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J13	6.03 miles
2	M20 J12	6.54 miles
3	M20 J11A	7.02 miles
4	M20 J11	8.2 miles
5	M20 J10A	11.77 miles

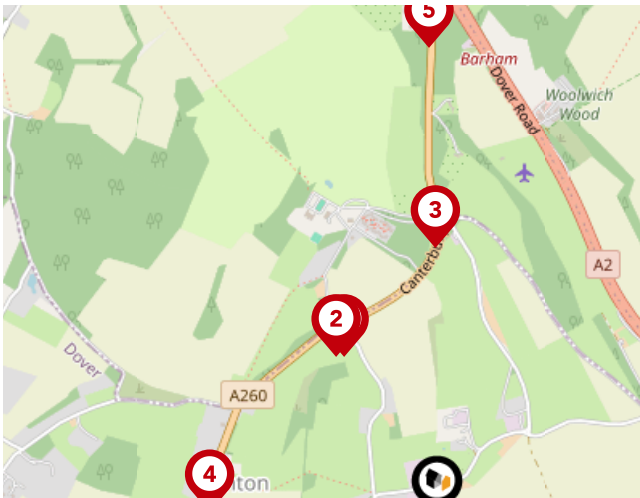


Airports/Helipads

Pin	Name	Distance
1	Manston	13.8 miles
2	Southend-on-Sea	33.81 miles
3	Leaves Green	50.76 miles
4	Silvertown	53.69 miles

Area

Transport (Local)



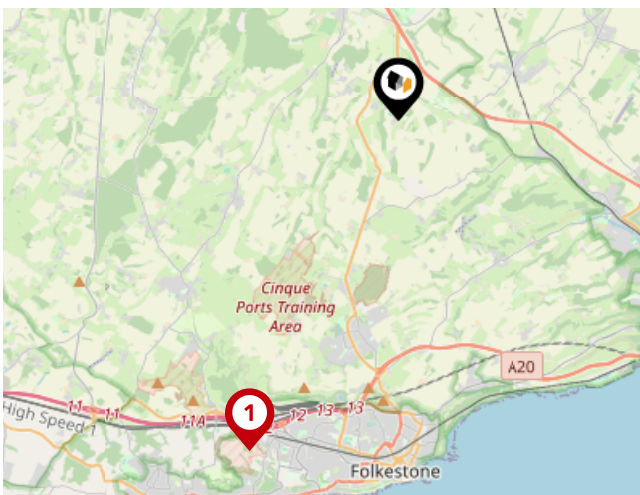
Bus Stops/Stations

Pin	Name	Distance
1	Shelvin Lane	0.43 miles
2	Shelvin Lane	0.44 miles
3	Broome Park	0.63 miles
4	The Jackdaw	0.53 miles
5	Crematorium	1.09 miles



Local Connections

Pin	Name	Distance
1	Shepherdswell Station (East Kent Railway)	2.24 miles
2	Eythorne Station (East Kent Railway)	3.83 miles



Ferry Terminals

Pin	Name	Distance
1	Folkestone Eurotunnel Terminal	6.71 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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