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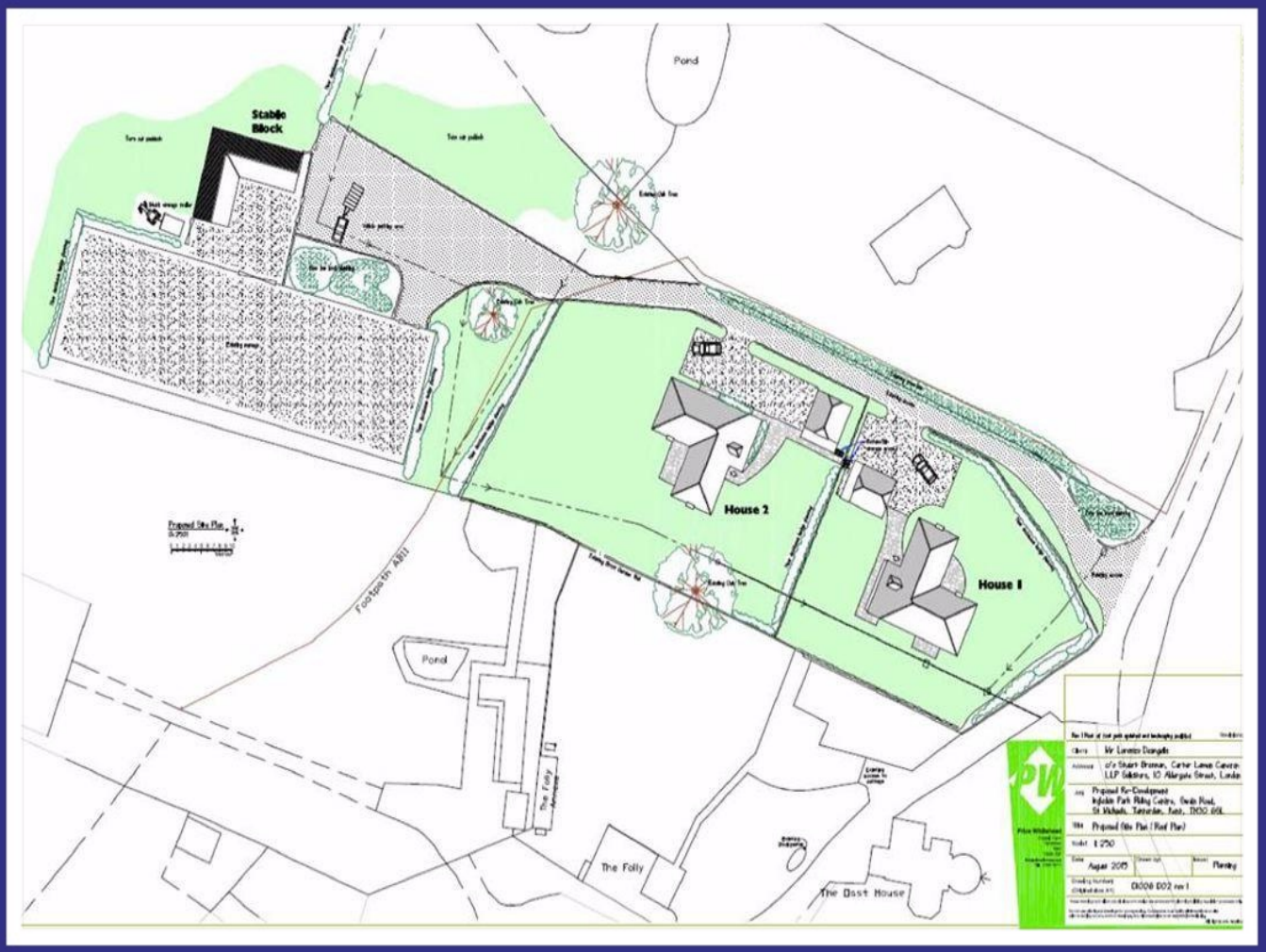

Everything you need to know about:

Ingleden Park, TENTERDEN, St Michaels, Tenterden, TN30 6SL

Ashford TN24 8SQ Email: sales@gouldharrison.co.uk Tel: 01233 646411 gouldharrison.co.uk

Contents

- Introduction
- The Property
- Property Prices
- Local Authority
- Transport Links
- Education
- Health
- Local Amenities
- Local Policing
- Census

Introduction

An invaluable insight into your new home

This Location Information brochure offers an informed overview of **Ingleden Park** as a potential new home, along with essential material about its surrounding area and its local community. It provides a valuable insight for any prospective owner or tenant.

We wanted to provide you with information that you can absorb quickly, so we have presented it as visually as possible, making use of maps, icons, tables, graphs and charts. Overall, the brochure contains information about:

- **The Property** - including property details, floor plans, room details, photographs and Energy Performance Certificate.
- **Transport** - including locations of bus and coach stops, railway stations and ferry ports.
- **Health** - including locations, contact details and organisational information on the nearest GPs, pharmacies, hospitals and dentists.
- **Local Policing** - including locations, contact details and information about local community policing and the nearest police station, as well as police officers assigned to the area.
- **Education** - including locations of infant, primary and secondary schools and Key Performance Indicators (KPIs) for each key stage.
- **Local Amenities** - including locations of local services and facilities - everything from convenience stores to leisure centres, golf courses, theatres and DIY centres.
- **Census** - We have given a breakdown of the local community's age, employment and educational statistics.

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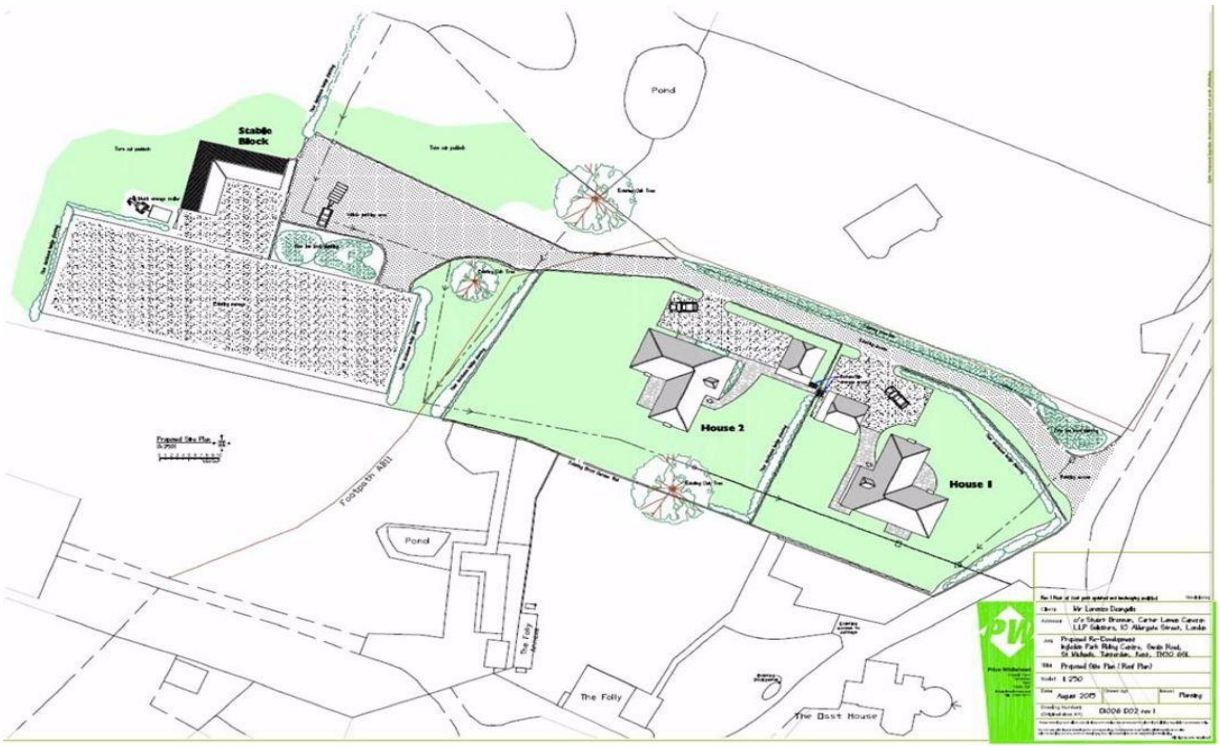
The Property



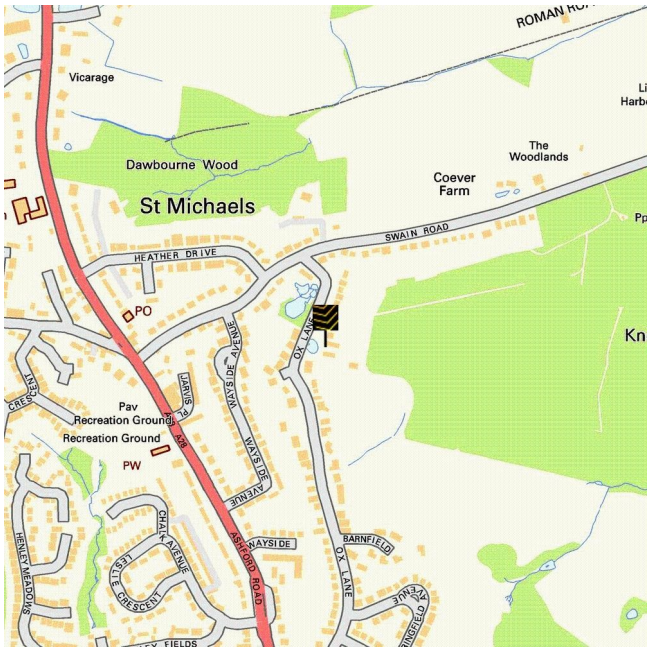
INGLEDEN PARK, ST MICHAELS **£650,000**

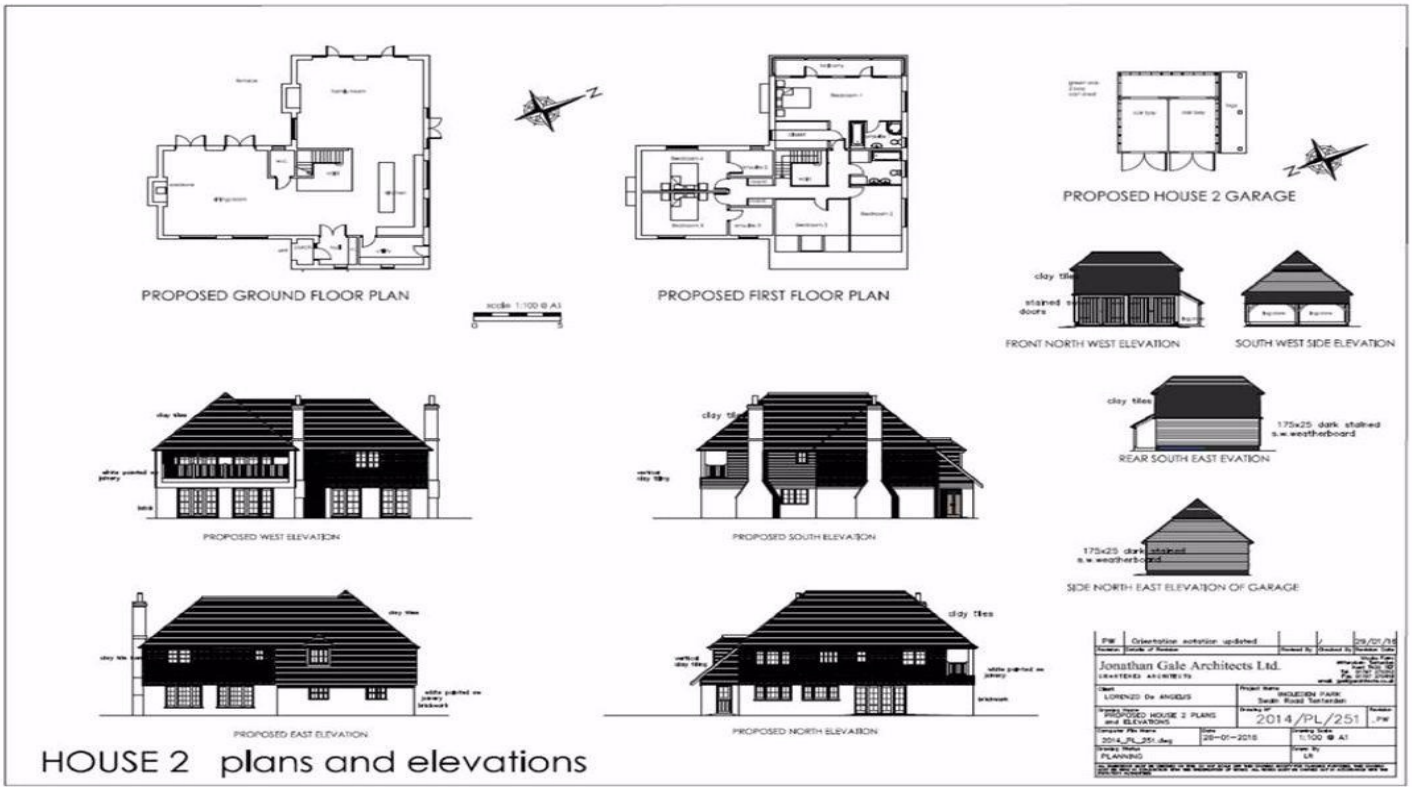
x0 Bedrooms

x0 Living Rooms

x0 Bathrooms

Where you are





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LOCATION INFORMATION

INGLEDEN PARK, ST MICHAELS
£650,000

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LOCATION *i*NFORMATION

Features

One of two fantastic building plots set in an idyllic rural location on the outskirts of Tenterden.
Two brick pillars lead into Ingleden Park and this site is approached over a private drive with far reaching views over farmland formerly run as Ingleden Park Equestrian Centre. The site now offers an exciting development opportunity.
Plot 2 is approximately 2.8 acres.

Each house has detailed Planning Permission for two 292 square metres (3143 sq.ft) houses with double garages.
Application Number 16/00150/AS
Local Planning Authority - Ashford Borough Council.
A footpath runs through Plot 2.

(DRAFT DETAILS)

- **Location** - Tenterden is about 1½ miles away and is one of the most sought after Wealden towns. Ashford town centre and International station is about 11½ miles and Headcorn main line station is about 9 miles.

- **Directions** - From Tenterden town centre proceed on the A20 towards Ashford. After about ½ mile turn right after the Esso Garage into Swain road. Follow this road for about ¾ mile bearing right and passing Mid Kent Windows and the pillars to Ingleden Park will be seen on the right.

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Everything you want to know about local property prices

How does **Ingleden Park** compare to the **county** and **national average**?

Whether you are selling, buying, letting or renting it is always useful to know the prices that local properties have recently sold for. The table below contains local, average and national sold prices for the period 1/7/2016 to 31/1/2017 for all types of property allowing you to get a sense of the current market conditions.

Post code / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
TN30	£503912	£302500	£330630	£226606
National	£388720	£242324	£232459	£275086

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 31/1/2017. © Crown copyright 2014.

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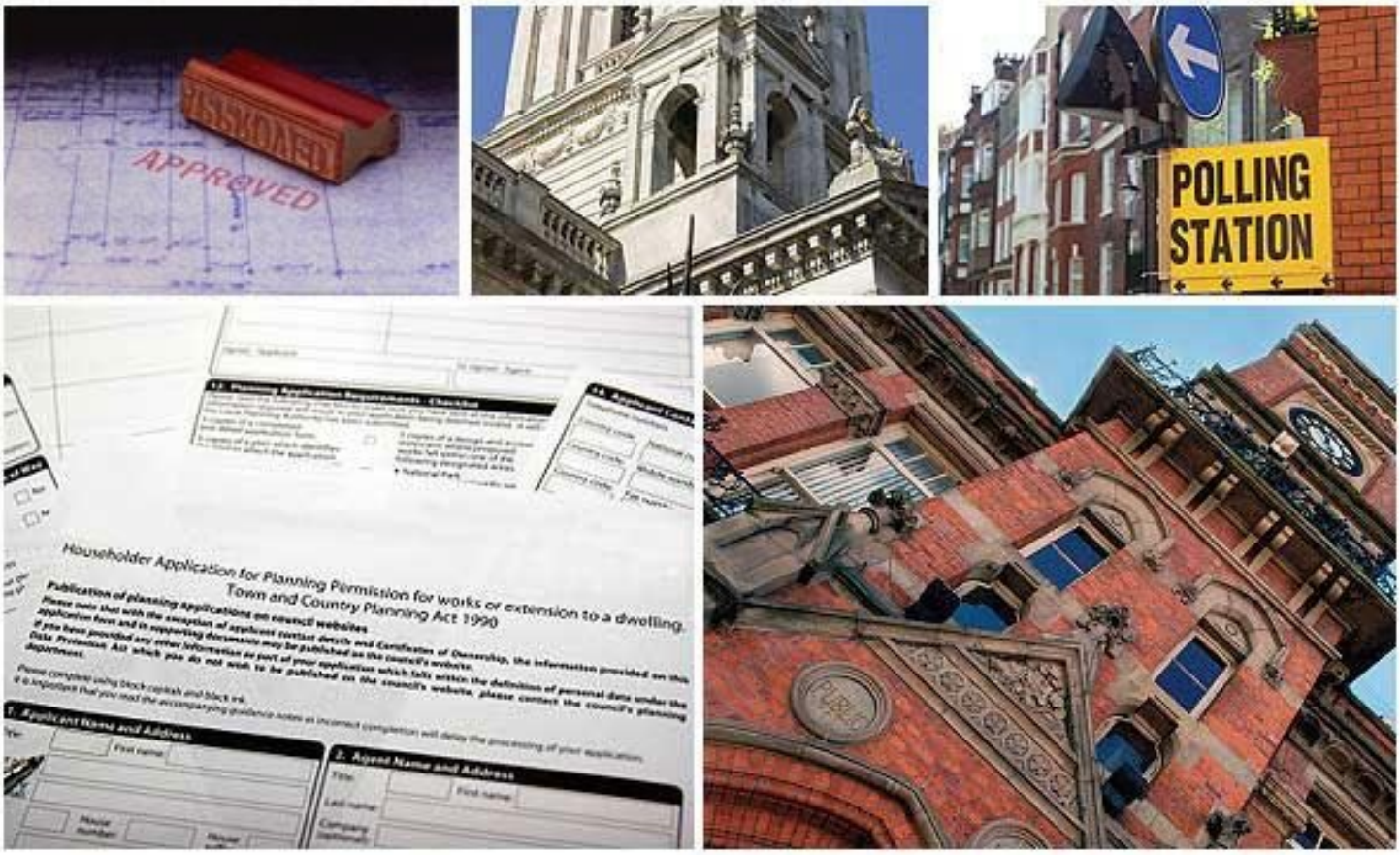
Everything you want to know about local authorities

Authorities



Get to know your local authorities

Local government directly affects quality of life, particularly when it comes to council tax, planning, waste disposal and the impact of local policies. You may want to investigate how this is likely to affect you if you decide to move.
There are nearly 400 local authorities in England, with five different types of local government structure. These can be broadly divided into **single-tier** and **two-tier authorities**.
Single-tier authorities are **Metropolitan Authorities**, **London Boroughs** and **Unitary** or **Shire Authorities**.
Two-tier authorities have both a **County Council**, and a **District Council** or **City Council**.
There are also around 10,000 parish and town councils, effectively creating an additional tier in some areas - mostly, but not exclusively, in rural areas. The National Association of Local Councils (NALC) represents and works on behalf of these community councils and is a useful contact point.

The local authority locations and contact details for **Ingleden Park** are:

Shire / County / District	Website	Address	Contact details
Ashford Borough Council (Shire District)	http://www.ashford.gov.uk	Tannery Lane, Ashford, Kent, TN23 1PL	**t:** 01233 637311 **f:** 01233 645654 **e:** enquiries@ashford.gov.uk
Kent County Council (Shire County)	http://www.kent.gov.uk	Maidstone, Kent, ME14 1XQ	**t:** 0845 8247247 **f:** 01622 759905 **e:** county.hall@kent.gov.uk

Disclaimer: The information displayed above has been obtained using the property's postcode in proximity to its local authority. It is recommended that this information is independently verified.

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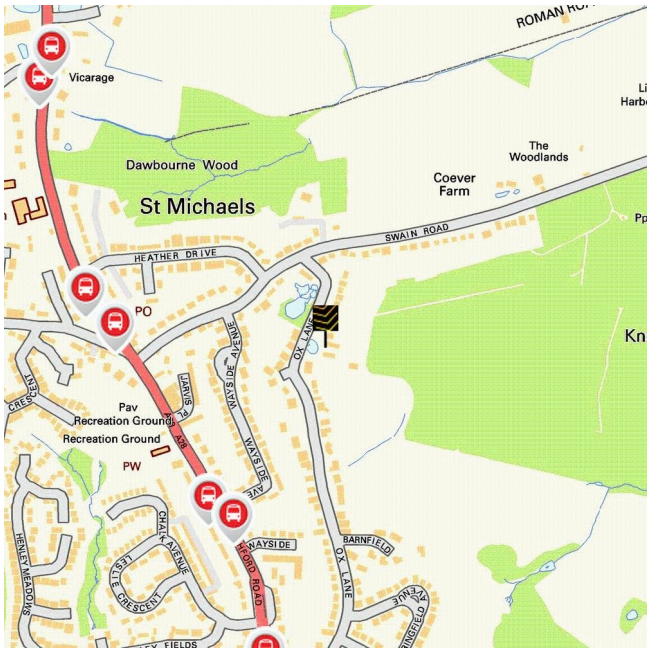
Everything you want to know about transport links

Transport Links

Become familiar with public transport links

Being able to choose to travel by public transport is important for many reasons. It helps to reduce congestion, provides access to work and education, and facilitates use of health and leisure facilities. If you or your family members travel abroad, access to the nearest ferry terminals is also likely to be a significant factor in choosing a new property.
Using the maps below, you can pinpoint the precise locations of transport links for **Ingleden Park**. Tables for each type of transport indicate the property's distance from the nearest bus stops, railway stations, coach stops and ferry terminals (providing that these facilities are within the scale proximity of the maps.)

Transport Links



Transport Links

	Airports	Approx Distance
	Lydd London Ashford Airport	13.69 miles
	London Southend Airport	33.36 miles
	Biggin Hill Airport	33.41 miles
	London Gatwick Airport	37.57 miles
	London City Airport	40.24 miles

	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	18.32 miles
	Dover Western Docks Ferry Terminal	26.92 miles
	Dover Eastern Docks Ferry Terminal	27.49 miles
	Gravesend Pier	28.68 miles
	Tilbury Ferry Terminal	29.03 miles
	Newhaven Harbour Ferry Terminal	34.54 miles
	Ramsgate Ferry Terminal	35.28 miles
	Wallasea Island Ferry Landing	37.42 miles

Disclaimer: The information represented in this section has been sourced from the Department of Transport's Open Data and is based on the property's postcode. It is recommended that this information is independently verified.

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Transport Links

Train Stations	Approx Distance
Pluckley Rail Station	5.43 miles
Appledore (Kent) Rail Station	6.3 miles
Headcorn Rail Station	6.35 miles
Ham Street Rail Station	6.95 miles
Staplehurst Rail Station	8.72 miles
Ashford International Rail Station	8.8 miles
Rye Rail Station	9.25 miles
Charing (Kent) Rail Station	9.45 miles

Bus Stops	Approx Distance
Crown	0.2 miles
Wayside Avenue	0.2 miles
Wayside Avenue	0.21 miles
Crown	0.23 miles
Fat Ox	0.32 miles
Shoreham Lane	0.36 miles
Shoreham Lane	0.37 miles
Fat Ox	0.39 miles

Coach Stops	Approx Distance
Ashford (Kent): Town Centre Coach Stops	8.96 miles
Willesborough (Ashford Kt): Hythe Rd. Coach Stop	10.17 miles
Hurst Green: Royal George Coach Stop	10.85 miles
Flimwell Coach Stop	11.1 miles
Lamberhurst: Chequers Coach Stop	13.24 miles
Sellindge (Kent): Ashford Rd Coach Stop	13.52 miles
Newingreen (Kent): Ashford Rd Coach Stop	14.69 miles
Battle: Abbey Green Coach Stop	14.83 miles

Disclaimer: The information represented in this section has been sourced from the Department of Transport's Open Data and is based on the property's postcode. It is recommended that this information is independently verified.

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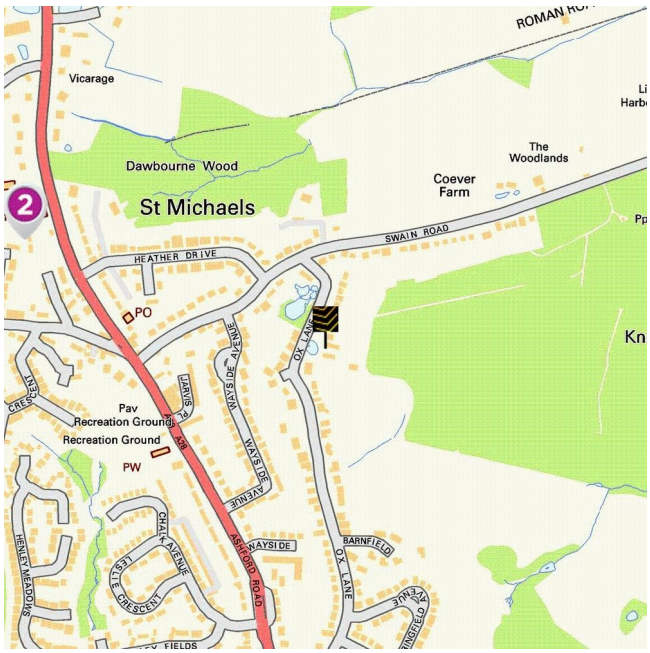
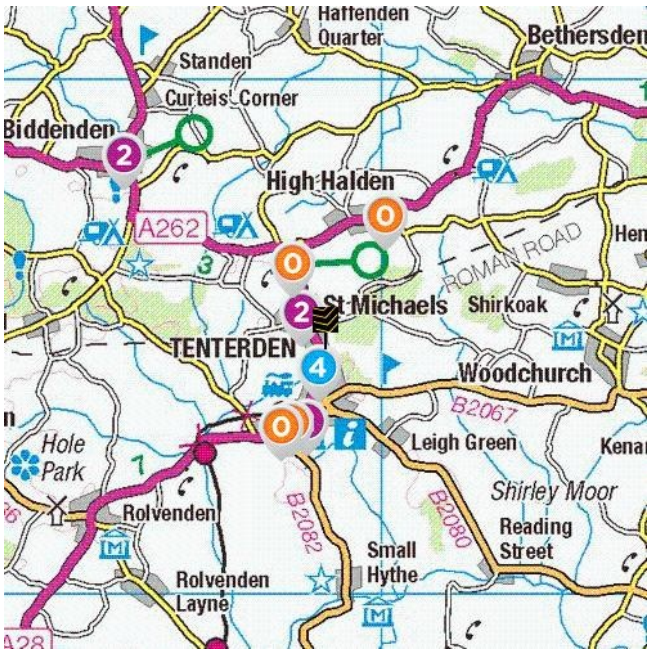
Everything you want to know about local schools

How are local schools performing?

If schools are important to you, then this section sets out the published Key Performance Indicators for schools near to your prospective new home. Key Performance Indicators look primarily at how well pupils perform in their tests and examinations, as well as some other measures like attendance.
If you want to know more about a particular school or college, you can also visit the Ofsted website http://www.ofsted.gov.uk/inspection-reports/find-inspection-report

Local Schools





Key Stage 0

The next page shows tables and charts divided into Key Stages and a list of respective schools local to **Ingleden Park**. There are four main age-related Key Stages defined as:

Special schools are marked with this icon

Key Stage	Definition
Key Stage 0	Marker / indicator - no legal definition
Key Stage 1	Fits broadly with the first stage of education, i.e. ages 5-7.
Key Stage 2	Fits the later stage of primary education, often known as junior schools, i.e. ages 8-11. This takes pupils up to the standardised break at age 11 after which pupils generally change schools and transfer to secondary education.
Key Stage 3	Secondary education split between key stages 3 and 4, with key stage 3 covering ages 11-13.
Key Stage 4	Key Stage 4 (ages 14-16) covers the two year period of study for GCSE level examinations.
Key Stage 5	Beyond key stage 4 is 16+ or Sixth Form provision, sometimes unofficially referred to as Key Stage 5.

	Key Stage 0 - Name and Address	Approx Distance
	Name: The Old School House Nursery **Address:** Ashburnham, TENTERDEN, Kent, TN30 6SR	0.81 miles
	Name: Highbury Hall Pre School Playgroup **Address:** Highbury Hall, TENTERDEN, Kent, TN30 6LE	1.28 miles
	Name: Busy Bees Pre-school **Address:** Methodist Church Hall, TENTERDEN, Kent, TN30 6JS	1.38 miles
	Name: Little Acorns Nursery At High Halden **Address:** Church Hill, ASHFORD, Kent, TN26 3JB	1.47 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.

	Key Stage 2 - Information	Approx Distance
2	**Name:** St Michael's Church of England Primary School (Tenterden) **Address:** Ashford Road, Tenterden, TN30 6PU **Contact Number:** 0158 0763210 **Age Range:** 4-11 yrs **Local Education Authority:** Kent **Religious Character:** Church of England	0.31 miles
	Name: Tenterden Church of England Junior School **Address:** Recreation Ground Road, Tenterden, TN30 6RA **Contact Number:** 0158 0763717 **Age Range:** 7-11 yrs **Local Education Authority:** Kent **Religious Character:** Church of England	1.22 miles
	Name: High Halden Church of England Primary School **Address:** Church Hill, Ashford, TN26 3JB **Contact Number:** 0123 3850285 **Age Range:** 4-11 yrs **Local Education Authority:** Kent **Religious Character:** Church of England	1.47 miles
	Name: John Mayne Church of England Primary School - Biddenden **Address:** High Street, Ashford, TN27 8AL **Contact Number:** 0158 0291424 **Age Range:** 4-11 yrs **Local Education Authority:** Kent **Religious Character:** Church of England	3.14 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

Reading, Writing and Maths

	Name	Expected	Higher
2	St Michael's Church of England Primary School (Tenterden)	56.0 %	0.0 %
	Tenterden Church of England Junior School	61.0 %	13.0 %
	High Halden Church of England Primary School	9.0 %	0.0 %
	John Mayne Church of England Primary School - Biddenden	42.0 %	5.0 %
	Kent	59.0 %	6.0 %
	National	53.0 %	5.0 %

Primary Progress Measures

As well as actual pupil performance in tests and exams an important Key Performance Indicator is that of progress measures that compare the actual achievements of other pupils nationally with similar prior attainment. Any increase in attainment achieved by each pupil will be reflected in the schools progress scores. They are fairer to schools in challenging circumstances, as they recognise a school that is doing a good job with an intake with poor prior attainment.

Progress Measures for 2017

	Name	Progress Measures 2017		
2	St Michael's Church of England Primary School (Tenterden)	**Maths** **PM** -3.6 **Lower** -6.1 **Upper** -1.1	**Reading** **PM** 0.2 **Lower** 2.9 **Upper** N/A	**Writing** **PM** -1.1 **Lower** -3.7 **Upper** 1.5
	Tenterden Church of England Junior School	**Maths** **PM** -2.3 **Lower** -3.8 **Upper** -0.8	**Reading** **PM** -1.6 **Lower** 0.0 **Upper** N/A	**Writing** **PM** -2.9 **Lower** -4.5 **Upper** -1.3
	High Halden Church of England Primary School	**Maths** **PM** 0.6 **Lower** -2.5 **Upper** 3.7	**Reading** **PM** 3.4 **Lower** 6.8 **Upper** N/A	**Writing** **PM** -0.2 **Lower** -3.6 **Upper** 3.2
	John Mayne Church of England Primary School - Biddenden	**Maths** **PM** -6.5 **Lower** -9.0 **Upper** -4.0	**Reading** **PM** -3.3 **Lower** -0.5 **Upper** N/A	**Writing** **PM** -2.4 **Lower** -5.0 **Upper** 0.2

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

	Key Stage 4 - Information	Approx Distance
	Name: Homewood School and Sixth Form Centre **Address:** Ashford Road, Tenterden, TN30 6LT **Contact Number:** 0158 0764222 **Age Range:** 11-18 yrs **Local Education Authority:** Kent **Religious Character:** None	0.56 miles
	Name: Benenden School **Address:** Cranbrook Road, Cranbrook, TN17 4AA **Contact Number:** 0158 0240592 **Age Range:** 10-19 yrs **Local Education Authority:** Kent **Religious Character:** None **Admission Policy:** Not applicable	5.45 miles
	Name: Cranbrook School **Address:** Waterloo Road, Cranbrook, TN17 3JD **Contact Number:** 0158 0711800 **Age Range:** 11-18 yrs **Local Education Authority:** Kent **Religious Character:** Christian **Admission Policy:** Selective	6.91 miles
	Name: High Weald Academy **Address:** Angley Road, Cranbrook, TN17 2PJ **Contact Number:** 0158 0712754 **Age Range:** 11-18 yrs **Local Education Authority:** Kent **Religious Character:** None	7.41 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

Percentage of pupils achieving 5+ A*-C/9-4 or equivalents including 9-4 in both English and mathematics GCSEs

	Name	2017	2016	2015	2014
	Homewood School and Sixth Form Centre	45.0 %	41.0 %	50.0 %	46.0 %
	Benenden School	0.0 %	1.0 %	0.0 %	0.0 %
	Cranbrook School	76.0 %	95.0 %	99.0 %	98.0 %
	High Weald Academy	44.0 %	49.0 %	59.0 %	31.0 %
	Kent	59.9 %	59.0 %	57.4 %	58.1 %
	National	56.6 %	53.5 %	53.8 %	53.4 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

Average number of GCSE entries per pupil

	Name	Number
	Homewood School and Sixth Form Centre	8.4
	Benenden School	3.7
	Cranbrook School	9.2
	High Weald Academy	6.8
	Kent	8.5
	National	8.2

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

	Key Stage 5 - Information	Approx Distance
5	**Name:** Homewood School and Sixth Form Centre **Address:** Ashford Road, Tenterden, TN30 6LT **Contact Number:** 0158 0764222 **Age Range:** 11-18 yrs **Local Education Authority:** Kent **Religious Character:** None	0.56 miles
	Name: Benenden School **Address:** Cranbrook Road, Cranbrook, TN17 4AA **Contact Number:** 0158 0240592 **Age Range:** 10-19 yrs **Local Education Authority:** Kent **Religious Character:** None **Admission Policy:** Not applicable	5.45 miles
	Name: Cranbrook School **Address:** Waterloo Road, Cranbrook, TN17 3JD **Contact Number:** 0158 0711800 **Age Range:** 11-18 yrs **Local Education Authority:** Kent **Religious Character:** Christian **Admission Policy:** Selective	6.91 miles
	Name: High Weald Academy **Address:** Angley Road, Cranbrook, TN17 2PJ **Contact Number:** 0158 0712754 **Age Range:** 11-18 yrs **Local Education Authority:** Kent **Religious Character:** None	7.41 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

Percentage of A level students achieving at least three levels at grades AAB or better, at least two of which are in facilitating subjects

	Name	%
5	Homewood School and Sixth Form Centre	1.0 %
	Benenden School	36.0 %
	Cranbrook School	26.2 %
	High Weald Academy	5.9 %
	Kent	15.3 %
	National	17.0 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

As well as actual pupil performance in tests and exams, an important Key Performance Indicator is that of Value Added. When pupils start a school, they all have varying levels of ability and social advantage. A school's Value Added score measures how much progress they have made from the beginning to the end of their compulsory secondary education (i.e. between the end of Key Stage 2 and the end of Key Stage 4). It is a quick measurement of the effect of a school on its pupils.

	Name	Value Added
5	Homewood School and Sixth Form Centre	-0.2
	Benenden School	0.1
	Cranbrook School	0.1
	High Weald Academy	-0.6

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Everything you want to know about local health services

How local are the health services?

We all want good access to local health facilities, wherever we live. To see how well **Ingleden Park** is served, we have set out below the exact locations of hospitals, Accident & Emergency centres, GPs, pharmacies, dentists, out-of-hours medical care and walk-in clinics. Where it's available, you will find more detailed information, including the names of practitioners and their contact details.

	Hospitals	Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	10.3 miles

	A&E	Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	10.3 miles

	Walk-in Clinics	Approx Distance
	Dr Dodds & Partners, Ivy Court, Kent, TN30 6RB	1.18 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

GPs	Approx Distance
IVY COURT, IVY COURT SURGERY, KENT, TN30 6RB	1.18 miles
WOODCHURCH SURGERY, THE SURGERY, KENT, TN26 3SF	3.46 miles
HEADCORN, HEADCORN SURGERY, KENT, TN27 9QL	6.59 miles
ORCHARD END, ORCHARD END SURGERY, KENT, TN17 3AY	6.82 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

Dental Surgeons	Approx Distance
Easy Smile Dental Centre, Chain House, TENTERDEN, Kent, TN30 6AD	1.07 miles
Kevan Baker, 138 High Street, TENTERDEN, Kent, TN30 6HT	1.31 miles
Woodbury Dental & Laser Clinic, 149 High Street, TENTERDEN, Kent, TN30 6JS	1.38 miles
The Wealden Dental Practice, 25 Station Road, ASHFORD, Kent, TN27 9SB	6.44 miles
Tanyard Dental Surgery, The Tanyard, CRANBROOK, Kent, TN17 3HU	6.97 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.

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Everything you want to know about local amenities

Amenities

What about local amenities?

There are a number of local amenities on offer in the area around **Ingleden Park**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

Local Grocers and Convenience Stores	Approx Distance
Ar & Gm Bush, High Bank Farm, TENTERDEN, Kent, TN30 7DH	2.09 miles
Costcutter, 2 High Street, ASHFORD, Kent, TN27 8AH	3.15 miles
Acorns Village Stores, Acorns, CRANBROOK, Kent, TN17 2DD	5.89 miles
Four Seasons Fruit & Vegetables Ltd, 28A High Street, ASHFORD, Kent, TN27 9NE	6.56 miles
Spar, Station Road, RYE, East Sussex, TN31 6LQ	7.29 miles

Supermarkets	Approx Distance
Waitrose Ltd, Sayers Lane, TENTERDEN, Kent, TN30 6BW	1.17 miles
Tesco Superstore, Highbury Works, TENTERDEN, Kent, TN30 7LN	1.49 miles
Sainsbury's Supermarkets Ltd, The Foreman Centre, ASHFORD, Kent, TN27 9NE	6.56 miles
Welcome Stores, 54 High Street, CRANBROOK, Kent, TN17 3DN	7.08 miles
The Co-operative Food, High Street, CRANBROOK, Kent, TN17 3DQ	7.16 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.

Amenities

Nightclubs	Approx Distance
Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	9.3 miles
Lockmeadow Entertainment Centre, Barker Road, MAIDSTONE, Kent, ME16 8SF	14.94 miles
Coffee Romba, Gabriels Hill, MAIDSTONE, Kent, ME15 6JJ	14.98 miles
Beluga, 73 Bank Street, MAIDSTONE, Kent, ME14 1SN	15.05 miles
Source Bar, 4-6 Rose Yard, MAIDSTONE, Kent, ME14 1HN	15.12 miles

Pubs / Bars / Inns	Approx Distance
The Crown, Ashford Road, TENTERDEN, Kent, TN30 6DJ	0.21 miles
The Fat Ox - Shepherd Neame Pubs, Ashford Road, TENTERDEN, Kent, TN30 6BT	0.33 miles
The Woolpack, 26 High Street, TENTERDEN, Kent, TN30 6AP	1.14 miles
The Vine Inn, 76 High Street, TENTERDEN, Kent, TN30 6AU	1.23 miles
The William Caxton - Shepherd Neame Pubs, West Cross, TENTERDEN, Kent, TN30 6JR	1.41 miles

Wine Bars	Approx Distance
Banks Wine Bar, 76 Bank Street, MAIDSTONE, Kent, ME14 1SJ	15.05 miles
Bar Chocolate, Market Buildings, MAIDSTONE, Kent, ME14 1HP	15.12 miles
Sniff & Spit, 132 Milward Road, HASTINGS, East Sussex, TN34 3RT	16.11 miles
Porters Wine Bar, 56 High Street, HASTINGS, East Sussex, TN34 3EN	16.37 miles
Pissarro's, 10 South Terrace, HASTINGS, East Sussex, TN34 1SA	16.42 miles

Restaurants	Approx Distance
Mouchak, 11 Grange Road, TENTERDEN, Kent, TN30 6DL	0.22 miles
Meat In Flame, 11 Grange Road, TENTERDEN, Kent, TN30 6DL	0.22 miles
Honeymoon Restaurant, 3 East Cross, TENTERDEN, Kent, TN30 6AD	1.07 miles
Raja Of Kent, Biddenden Road, TENTERDEN, Kent, TN30 6SX	1.17 miles
Cafe Rouge, 43 High Street, TENTERDEN, Kent, TN30 6BJ	1.19 miles

Golf Club / Courses / Professionals	Approx Distance
Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR	0.86 miles
Chart Hills Golf Club, Biddenden, ASHFORD, Kent, TN27 8JX	3.83 miles
Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	6.52 miles
Hawkhurst Golf & Squash Club, High Street, CRANBROOK, Kent, TN18 4JS	8.72 miles
Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	9.18 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.

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Amenities

Places of Worship	Approx Distance
Trinity Baptist Church, Ashford Road, TENTERDEN, Kent, TN30 6LR	0.77 miles
St Andrew s Catholic Church, Ashford Road, TENTERDEN, Kent, TN30 6LL	0.9 miles
Tenterden Methodist Church, West Cross, TENTERDEN, Kent, TN30 6JL	1.42 miles
Jehovah's Witnesses, St Michaels Court, TENTERDEN, Kent, TN30 6SY	1.51 miles
Bethersden Vicarage, Bull Lane, ASHFORD, Kent, TN26 3HA	3.56 miles

Banks / Financial Institutions	Approx Distance
Lloyds Bank, 6 High Street, TENTERDEN, Kent, TN30 6AP	1.14 miles
Santander, 32 High Street, TENTERDEN, Kent, TN30 6AW	1.18 miles
Natw est, 58 High Street, TENTERDEN, Kent, TN30 6AX	1.22 miles
Hsbc Bank Plc, 59 High Street, TENTERDEN, Kent, TN30 6BE	1.25 miles
Natw est, 59 High Street, ASHFORD, Kent, TN27 9QA	6.54 miles

DIY Stores	Approx Distance
Stanley George, 1-5 Grange Road, TENTERDEN, Kent, TN30 6DL	0.22 miles
Webbs Ironmongery Stores Ltd, 45-51 High Street, TENTERDEN, Kent, TN30 6BH	1.22 miles
Headcorn Hardw are Ltd, 51 High Street, ASHFORD, Kent, TN27 9NL	6.58 miles
Cranbrook Diy Ltd, 39 High Street, CRANBROOK, Kent, TN17 3EE	7.08 miles
Northiam Diy, Main Street, RYE, East Sussex, TN31 6NB	7.63 miles

Hotels	Approx Distance
Country Hotel Spa & Golf Club, Ashford Road, TENTERDEN, Kent, TN30 6HX	0.5 miles
Little Silver Country Hotel, Ashford Road, TENTERDEN, Kent, TN30 6SP	0.53 miles
Little Acorns Therapeutic Unit, London Beach Farm, TENTERDEN, Kent, TN30 6SR	0.81 miles
The Railw ay Hotel, Station Road, ASHFORD, Kent, TN26 2DF	6.17 miles
Elvey Farm, Elvey, ASHFORD, Kent, TN27 0SU	6.79 miles

Theatres / Concert Halls	Approx Distance
Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	15.14 miles
The Stables Theatre, The Bourne, HASTINGS, East Sussex, TN34 3BD	16.23 miles
Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	17.97 miles
Assembly Hall Theatre, Crescent Road, TUNBRIDGE WELLS, Kent, TN1 2LU	18.95 miles
Fhods, The Tow er Theatre, FOLKESTONE, Kent, CT20 3HL	19.0 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.

Amenities

Cinemas	Approx Distance
Kino Digital, Victoria Hall, CRANBROOK, Kent, TN18 4ET	8.48 miles
Cinew orld, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	9.26 miles
Kino Digital, Lion Street, RYE, East Sussex, TN31 7LB	9.39 miles
Odeon Cinemas Ltd, Lockmeadow, MAIDSTONE, Kent, ME16 8RG	14.86 miles
Odeon Cinema, Lockmeadow, MAIDSTONE, Kent, ME16 8DW	14.98 miles

Leisure Centres	Approx Distance
Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	1.22 miles
The Weald Sports Centre, Angley Road, CRANBROOK, Kent, TN17 2PN	7.21 miles
Fusion-lifestyle, The Weald Sports Centre, CRANBROOK, Kent, TN17 2PN	7.21 miles
Pretious Sports Hall, Northiam Ce School Main Street, RYE, East Sussex, TN31 6NB	7.63 miles
Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	7.66 miles

Newsagents	Approx Distance
St Michaels Fish & Chips, Ashford Road, TENTERDEN, Kent, TN30 6BT	0.33 miles
Pages New sagents, 29 High Street, CRANBROOK, Kent, TN17 3EE	7.08 miles
Western Horse Uk, The House on The Hill, CRANBROOK, Kent, TN17 2LL	7.37 miles
Mccolls, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW	7.49 miles
Martins, Brookfield Post Office, ASHFORD, Kent, TN23 5ER	7.77 miles

Post Offices	Approx Distance
Tenterden Sub Post Office, 2 Manor Row, TENTERDEN, Kent, TN30 6HP	1.28 miles
Woodchurch Post Office, 13 Front Road, ASHFORD, Kent, TN26 3PA	3.3 miles
Rolvenden Post Office, 48-50 High Street, CRANBROOK, Kent, TN17 4LN	3.66 miles
Smardon Post Office & Stores, The Street, ASHFORD, Kent, TN27 8NA	4.5 miles
Post Office Ltd, Frittenden, CRANBROOK, Kent, TN17 2EJ	5.94 miles

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GOULD HARRISON

Everything you want to know about local policing

Understanding who polices your neighbourhood

When you move to a new area, you want to know the arrangements for local community policing. See below for essential information about police services near to **Ingleden Park**. We have included location and contact details for the police station and wherever possible, details of police officers assigned to the area.

Your policing neighbourhood

The name of your policing neighbourhood is **Ashford - St. Michaels** and it has a population of **2387**.

St Michael's ward includes part of the A28 as well as Knock Wood and has more than 1,000 households.

Your Local Policing Team			
Name	**Rank**	**Tel No.**	**E-mail**
Jasmine Bloomfield	Sergeant	101	
Gavin Hart	Sergeant	101	
Kim Cameron	Sergeant	101	
Katherine RICHARDS	PCSO	101	

Disclaimer: The information represented in this section has been sourced from data.police.uk.

Locations of Interest

Ashford Police Station
station
Tufton Street, Ashford

9am - 5pm Monday to Saturday (excluding bank holidays)

Disclaimer: The information represented in this section has been sourced from data.police.uk.

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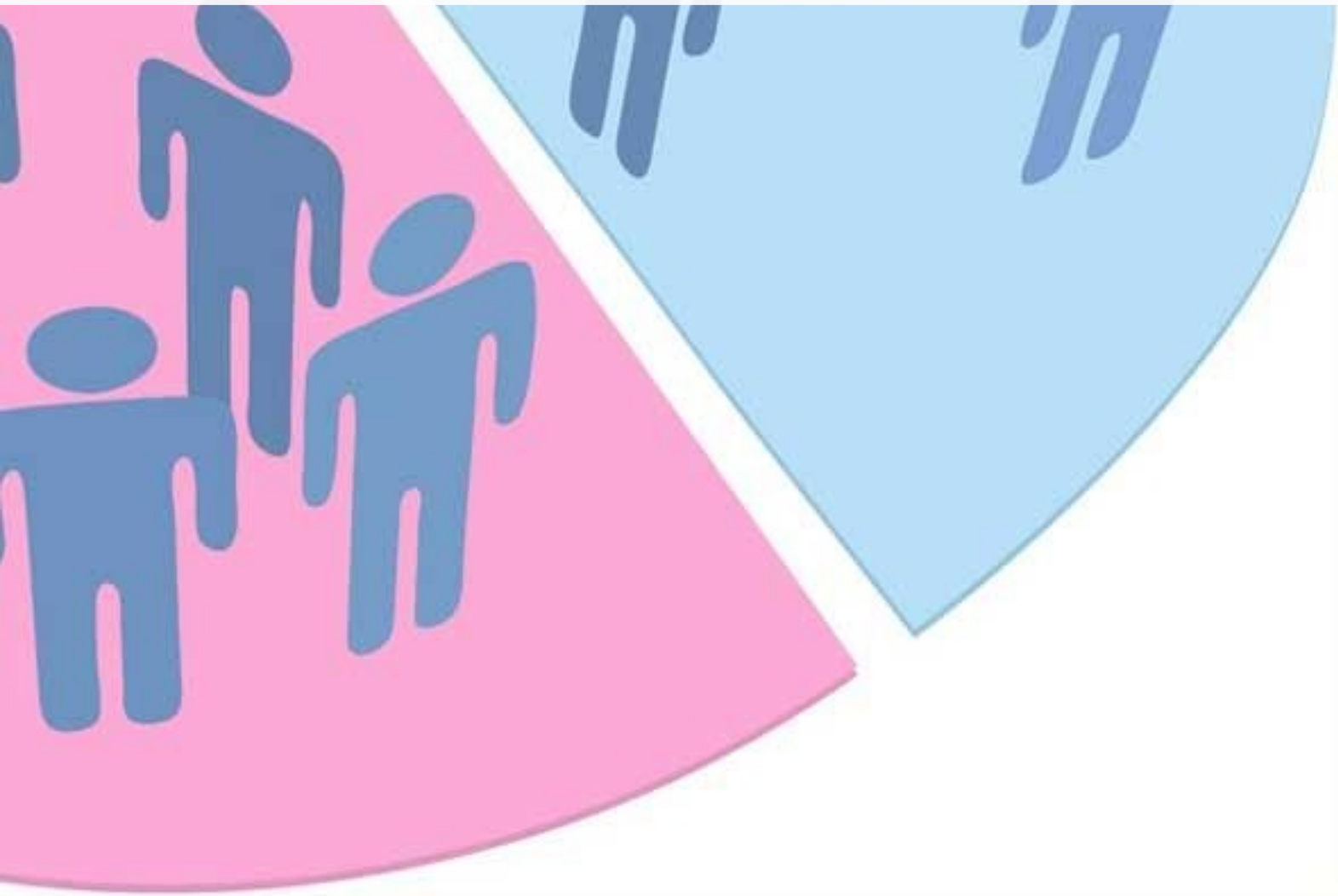
GOULD HARRISON

Everything you want to know about your community



Understanding the demographics of the local community

Census statistics can be used to build up a detailed snapshot of the population and its composition. We can see how the population is differentiated by age, employment status, education, and so on at a particular point in time. In this section we have extracted information specific to the local area for **Ingleden Park** and compared it with information for all citizens of the UK so that you can better understand the character of your prospective local community.
The below tables allow you to make a comparison between your prospective local vicinity (Output Area) and National results. An Output Area is the lowest geographical level that census statistics are provided. They are formed from adjacent postcodes with the minimum size being 40 residential households up to a recommended size of 125 households. Urban/rural mixes are avoided where possible.

Age Profile

The below table provides an age breakdown of the local population which will help give you an understanding of how your prospective new area's age distribution compares against the national average.

	Output Area	National
0-4	2.36% (7)	5.96% (2926238)
5-14	8.45% (25)	12.93% (6351576)
15-24	9.12% (27)	12.18% (5985323)
25-34	8.78% (26)	14.36% (7054271)
35-44	11.49% (34)	14.94% (7341900)
45-54	17.57% (52)	13.22% (6494262)
55-64	17.91% (53)	10.54% (5177261)
65-74	14.86% (44)	8.35% (4102841)
75-84	7.43% (22)	5.6% (2751135)
>85	2.03% (6)	1.94% (954024)

Education Profile

The below table provides an education breakdown of the local population which will help give you an understanding of how your prospective new area's educational profile compares against the county and national average. The levels used are designed as:

- **Level 1** - 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills
- **Level 2** - 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma Apprenticeship
- **Level 3** - 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- **Level 4+** - Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree, Professional qualifications (for example teaching, nursing, accountancy)

	Output Area	National
None	28.83% (64)	28.85% (10251674)
Level 1	19.37% (43)	16.63% (5909093)
Level 2	17.12% (38)	19.36% (6877530)
Level 3	4.95% (11)	8.34% (2962282)
Level 4 or 5	21.17% (47)	19.9% (7072052)
Unknown	8.56% (19)	6.92% (2459460)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

Employment Profile

The below table provides an employment breakdown of the local population which will help give you an understanding of how your prospective new area's employment compares against the county and national average.

	Output Area	National
Employee part time	13.39% (30)	11.81% (4196041)
Employee full time	31.7% (71)	40.81% (14499241)
Self employed part time	4.46% (10)	1.95% (694033)
Self employed full time	10.71% (24)	6.36% (2260955)
Unemployed	4.02% (9)	3.35% (1188855)
Full time students	1.79% (4)	2.58% (917582)
Student	1.34% (3)	4.67% (1660564)
Retired	24.11% (54)	13.54% (4811595)
Looking after home family	6.25% (14)	6.52% (2316229)
Permanently sick/disabled	2.23% (5)	5.3% (1884901)
Other	0.0% (0)	3.1% (1102095)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

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