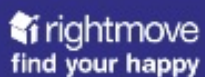




Everything you need to know about:

Bedlam Lane,
Smarden,
Ashford, TN27 8PG





Introduction



The Property



Property Prices



Local Authority



Transport Links

Education



Health



Local Amenities



Local Policing



Census





An invaluable insight into **your new home**

This Location Information brochure offers an informed overview of **Bedlam Lane** 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.





BEDLAM LANE, SMARDEN £685,000



x4
Bedrooms

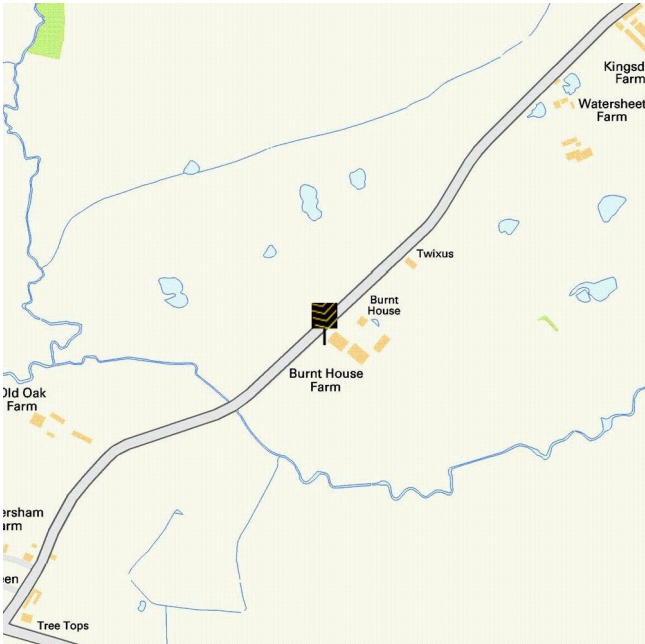


x3
Living Rooms



x2
Bathrooms

Where you are







Deceptively spacious detached four bedroom bungalow in an idyllic rural location, surrounded by farmland with about ten acres.

The versatile accommodation with annexe potential comprises hallway, study, bedroom, shower room, two reception rooms, kitchen, rear lobby/utility room, two further ground floor double bedrooms, bathroom, attic bedroom, garage/workshop, gardens, two paddocks. In all about ten acres a short distance away.

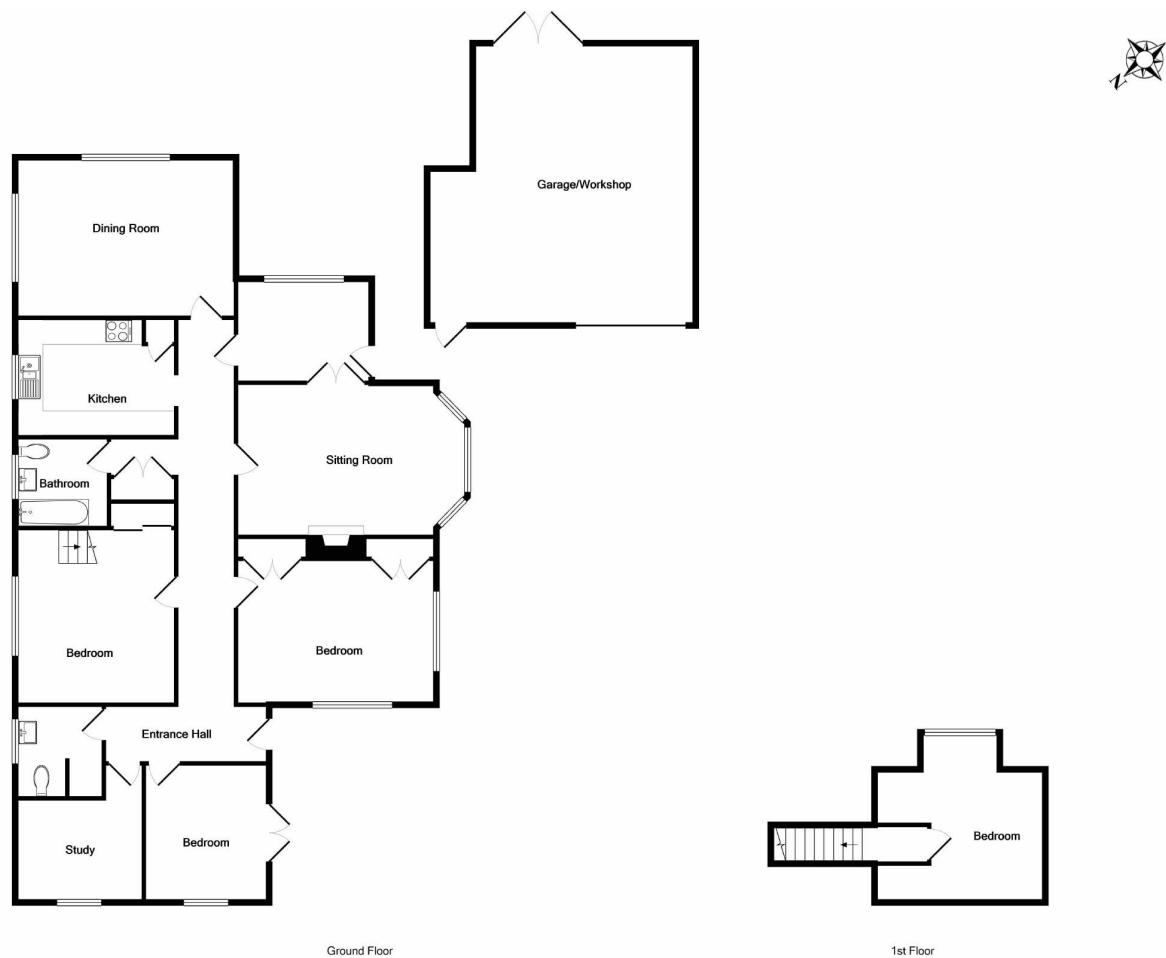
- **UPVC double glazed Front Door to:** -
- **L-Shaped Hallway** - With recessed storage cupboard.
- **Bedroom** - Double aspect with UPVC double glazed casement doors to front.
3.12m x 2.82m (10'3 x 9'3)
- **Study** - Window to front.
2.90m x 2.29m (9'6 x 7'6)
- **Shower Room** - With wash hand basin, low level WC and shower cubicle, plumbing for washing machine.
- **Sitting Room** - Bay window to side, recessed fireplace, casement doors to utility room.
4.50m x 3.48m (14'9 x 11'5)
- **Dining Room** - Double aspect.
4.98m x 3.58m (16'4 x 11'9)
- **Kitchen** - With range of oak fronted units to three sides comprising drawers and cupboards beneath worktops, wall cupboards, stainless steel 1½ bowl sink unit, ceramic hob with extractor above, double oven, airing cupboard.
3.78m x 2.67m (12'5 x 8'9)
- **Bedroom One** - Double aspect, two recessed double wardrobe cupboards.
4.42m x 3.25m (14'6 x 10'8)
- **Bedroom Two** - Recessed double wardrobe cupboard , staircase to: -
3.89m x 3.58m (12'9 x 11'9)
- **Attic Bedroom** - With access to attic storage space.
4.42m x 3.25m (14'6 x 10'8)
- **Bathroom** - Fully tiled with coloured suite.
- **Rear Lobby/Utility Room** - With Eurostar oil fired boiler for central heating and domestic hot water.
2.97m x 2.29m (9'9 x 7'6)
- **Outside** - There is an attractive garden to all sides with established hedges/shrubs, lawn and borders with adjacent fields. A further area of land is a short distance along the road, in all about ten acres.
- **Open Fronted Garage/Workshop** - With useful store sheds to rear.
6.53m x 6.02m (21'5 x 19'9)
- **Council Tax** - Ashford Borough Council Band: E.
- **Services** - The bungalow is connected to mains water and electricity. No mains gas available.

A modern treatment place has been installed for drainage purposes which should comply with current regulations.

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Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



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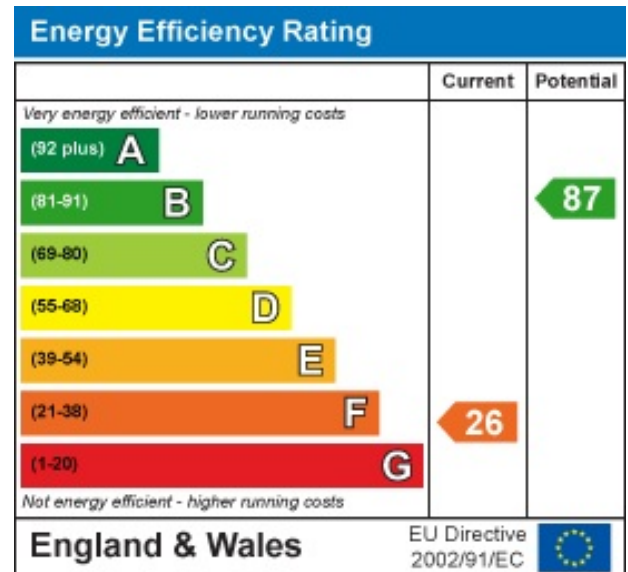
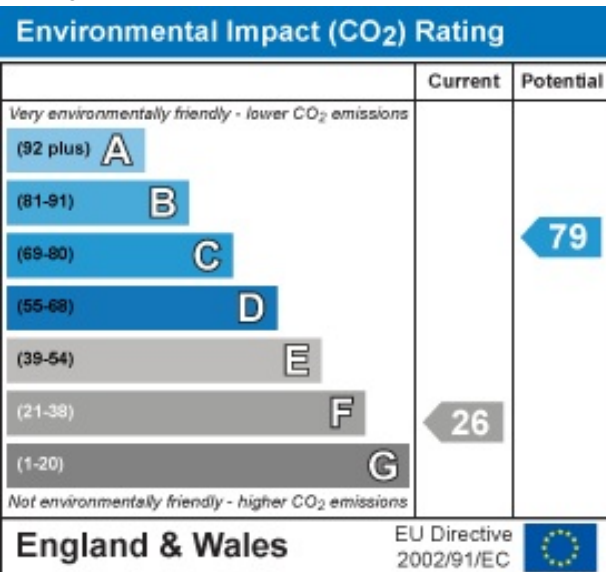
Below is the Energy Performance Certificate (EPC) for **Bedlam Lane**

Energy Performance Certificates illustrate the energy efficiency of homes on a scale from A to G. Those in Band A are the most efficient, and will usually have the lowest fuel bills.

The same scale is used to define the impact of a property on the environment. Higher rated homes will usually have less impact through carbon dioxide (CO₂) emissions.

To put this in perspective, the average property in the UK is in band D or E for both ratings.

The Certificate also makes energy saving recommendations that may help reduce future energy bills. In some cases, these can be financed under the Government's Green Deal. In effect, Green Deal offers UK home-owners a loan, which is repaid through regular electricity bills. The main loan condition (the "Golden Rule") is that the amount saved each year on energy bills should be more than the cost of annual loan repayments. Note that the loan stays with the house when owners move on.



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Everything you want
to know about
local property prices



How does **Bedlam Lane** 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 |
|----------------------|----------|---------------|----------|-------------------|
| TN27 | £578507 | £319786 | £277364 | £174083 |
| 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



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 **Bedlam Lane** 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.



Everything you want
to know about
transport links

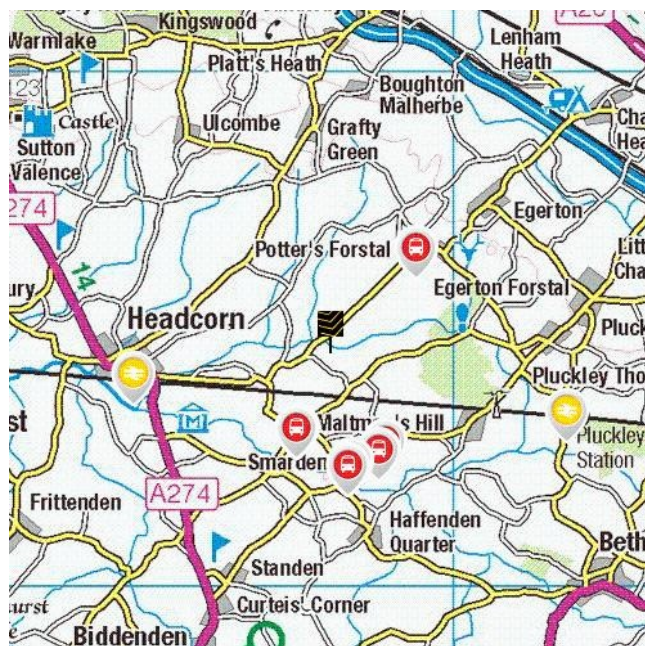
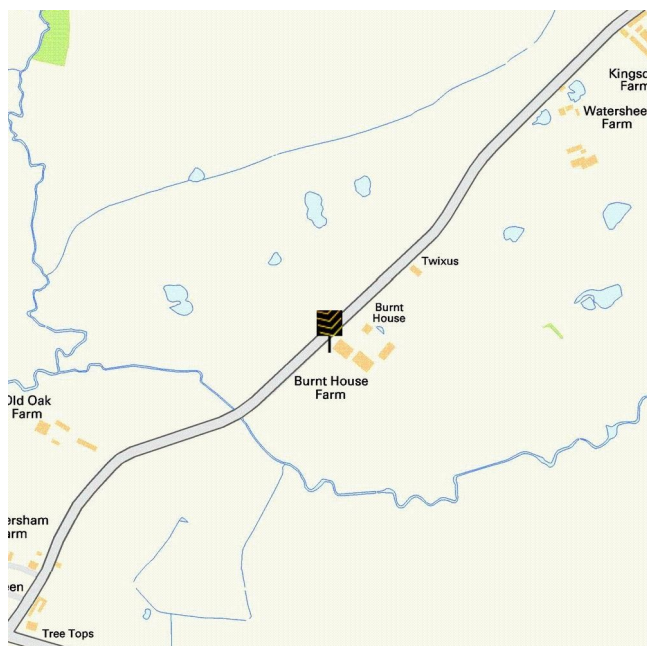




Become familiar with **public transport links**

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 **Bedlam Lane**. 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




|  | Airports | Approx Distance |
|--|------------------------------------|-----------------|
| | Lydd London Ashford Airport | 18.6 miles |
| | London Southend Airport | 27.29 miles |
| | Biggin Hill Airport | 30.16 miles |
| | London City Airport | 35.64 miles |
| | London Gatwick Airport | 36.63 miles |
|  | Ferry ports | Approx Distance |
| | Folkestone Eurotunnel Terminal | 19.59 miles |
| | Gravesend Pier | 23.23 miles |
| | Tilbury Ferry Terminal | 23.57 miles |
| | Dover Western Docks Ferry Terminal | 27.66 miles |
| | Dover Eastern Docks Ferry Terminal | 28.09 miles |
| | Wallasea Island Ferry Landing | 31.47 miles |
| | Burnham on Crouch Ferry Landing | 31.73 miles |
| | Ramsgate Ferry Terminal | 33.35 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.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**

| | Train Stations | Approx Distance |
|--|--|-----------------|
|  | Headcorn Rail Station | 2.45 miles |
| | Pluckley Rail Station | 3.01 miles |
| | Lenham Rail Station | 4.4 miles |
| | Harrietsham Rail Station | 5.0 miles |
| | Charing (Kent) Rail Station | 5.25 miles |
| | Staplehurst Rail Station | 5.73 miles |
| | Hollingbourne Rail Station | 6.81 miles |
| | Marden Rail Station | 8.21 miles |
| | Bus Stops | Approx Distance |
|  | The Bell | 1.27 miles |
| | The Bell | 1.28 miles |
| | Queens Arms | 1.4 miles |
| | Biddenden Green | 1.52 miles |
| | Glebe Close | 1.58 miles |
| | Chequers Inn | 1.62 miles |
| | Chequers Inn | 1.63 miles |
| | Flying Horse | 1.68 miles |
| | Coach Stops | Approx Distance |
|  | Ashford (Kent): Town Centre Coach Stops | 8.48 miles |
| | Maidstone: Chequers Centre Bus Station | 9.65 miles |
| | Willesborough (Ashford Kt): Hythe Rd. Coach Stop | 10.4 miles |
| | Gillingham (Medway): Hempstead Valley Coach Stop | 12.54 miles |
| | Flimwell Coach Stop | 13.14 miles |
| | Lamberhurst: Chequers Coach Stop | 13.55 miles |
| | Hurst Green: Royal George Coach Stop | 14.13 miles |
| | Sellindge (Kent): Ashford Rd Coach Stop | 14.88 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

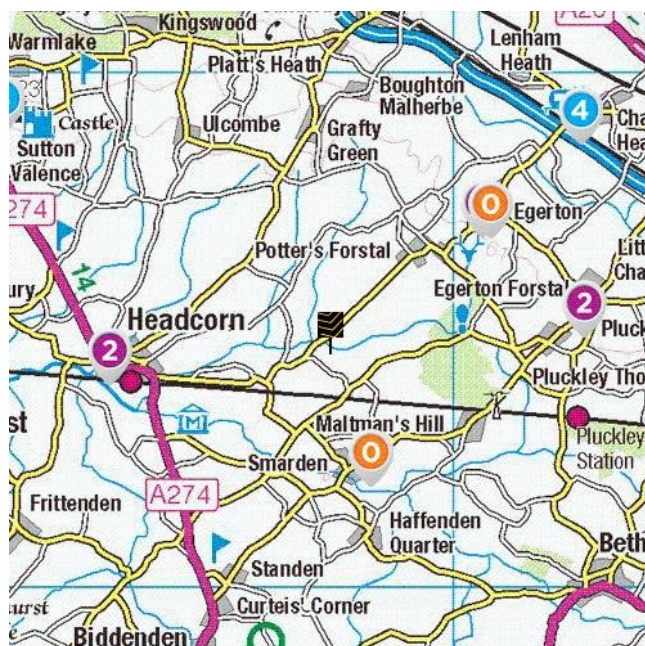
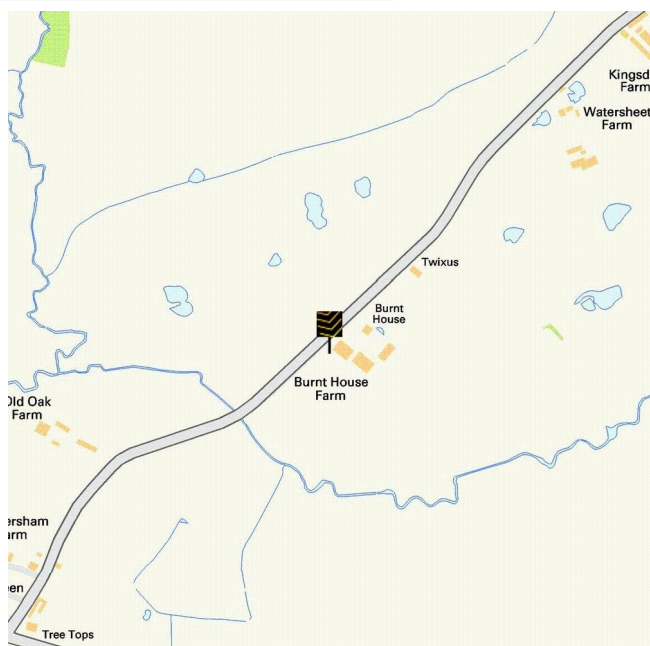


How are **local schools** performing?

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



The next page shows tables and charts divided into Key Stages and a list of respective schools local to **Bedlam Lane**. 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: Smarden Pre School Address: School House, ASHFORD, Kent, TN27 8ND | 1.58 miles |
| | Name: Egerton Pre School Playgroup Address: Elm Close, ASHFORD, Kent, TN27 9DS | 2.43 miles |
| | Name: Harrietsham Pre School Address: Parkwood House, MAIDSTONE, Kent, ME17 1JZ | 4.96 miles |
| | Name: Little Acorns Nursery At High Halden Address: Church Hill, ASHFORD, Kent, TN26 3JB | 5.01 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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| | Key Stage 2 - Information | Approx Distance |
|--|---|-----------------|
|  | Name: Smarden Primary School Address: Pluckley Road, Ashford, TN27 8ND Contact Number: 0123 3770316 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Does not apply | 1.58 miles |
| | Name: Egerton Church of England Primary School Address: Stisted Way, Ashford, TN27 9DR Contact Number: 0123 3756274 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Church of England | 2.36 miles |
| | Name: Headcorn Primary School Address: Kings Road, Ashford, TN27 9QT Contact Number: 0162 2891289 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Does not apply | 2.67 miles |
| | Name: Pluckley Church of England Primary School Address: The Street, Ashford, TN27 0QS Contact Number: 0123 3840422 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Church of England | 3.07 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.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**


Reading, Writing and Maths

| | Name | Expected | Higher |
|---|---|---------------|--------------|
|  | Smarden Primary School | 75.0 % | 8.0 % |
| | Egerton Church of England Primary School | 63.0 % | 6.0 % |
| | Headcorn Primary School | 38.0 % | 3.0 % |
| | Pluckley Church of England Primary School | 71.0 % | 14.0 % |
| | 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 | | |
|---|---|---|--|---|
|  | Smarden Primary School | Maths PM N/A Lower N/A Upper N/A | Reading PM 12.0 Lower 15.9 Upper N/A | Writing PM 2.7 Lower -1.0 Upper 6.4 |
| | Egerton Church of England Primary School | Maths PM -1.8 Lower -3.8 Upper 0.2 | Reading PM 0.2 Lower 2.4 Upper N/A | Writing PM 1.7 Lower -0.5 Upper 3.9 |
| | Headcorn Primary School | Maths PM 0.3 Lower -1.7 Upper 2.3 | Reading PM -1.7 Lower 0.6 Upper N/A | Writing PM 1.1 Lower -1.1 Upper 3.3 |
| | Pluckley Church of England Primary School | Maths PM -3.2 Lower -5.9 Upper -0.5 | Reading PM 3.2 Lower 6.2 Upper N/A | Writing PM 2.6 Lower -0.3 Upper 5.5 |

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: Heath Farm School Address: Heath Farm, Ashford, TN27 0AX Contact Number: 0123 3712030 Age Range: 5-18 yrs Local Education Authority: Kent Religious Character: None | 3.98 miles |
| | Name: The Lenham School Address: Ham Lane, Maidstone, ME17 2LL Contact Number: 0162 2858267 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Does not apply | 4.63 miles |
| | Name: Sutton Valence School Address: Sutton Valence, Maidstone, ME17 3HL Contact Number: 0162 2845203 Age Range: 3-19 yrs Local Education Authority: Kent Religious Character: Christian Admission Policy: Not applicable | 4.83 miles |
| |  Name: Goldwyn School Address: Godinton Lane, Ashford, TN23 3BT Contact Number: 0123 3622958 Age Range: 10-16 yrs Local Education Authority: Kent Religious Character: Does not apply | 6.18 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 |
|--|-----------------------|---------------|---------------|---------------|---------------|
|  | Heath Farm School | 0.0 % | 0.0 % | N/A | 0.0 % |
| | The Lenham School | N/A | N/A | N/A | N/A |
| | Sutton Valence School | 1.0 % | 15.0 % | 26.0 % | 19.0 % |
| | Goldwyn School | 0.0 % | 2.0 % | 0.0 % | 0.0 % |
| | 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 |
|--|-----------------------|------------|
|  | Heath Farm School | 1.8 |
| | The Lenham School | N/A |
| | Sutton Valence School | 5.6 |
| | Goldwyn School | 2.7 |
| | 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.




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| | Key Stage 5 - Information | Approx Distance |
|---|---|-----------------|
| 5 | Name: Sutton Valence School Address: Sutton Valence, Maidstone, ME17 3HL Contact Number: 0162 2845203 Age Range: 3-19 yrs Local Education Authority: Kent Religious Character: Christian Admission Policy: Not applicable | 4.83 miles |
| | 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 | 6.64 miles |
| | Name: Highworth Grammar School Address: Quantock Drive, Ashford, TN24 8UD Contact Number: 0123 3624910 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Selective | 7.95 miles |
| | Name: Focus School - Linton Park Campus Address: Heath Road, Maidstone, ME17 4HT Contact Number: 0162 2740820 Age Range: 7-18 yrs Local Education Authority: Kent Religious Character: Plymouth Brethren Christian Church Admission Policy: Not applicable | 8.08 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 | % |
|---|---------------------------------------|---------------|
|  | Sutton Valence School | 12.9 % |
| | Homewood School and Sixth Form Centre | 1.0 % |
| | Highworth Grammar School | 23.6 % |
| | Focus School - Linton Park Campus | 12.5 % |
| | 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 |
|---|---------------------------------------|-------------|
|  | Sutton Valence School | 0.3 |
| | Homewood School and Sixth Form Centre | -0.2 |
| | Highworth Grammar School | 0.1 |
| | Focus School - Linton Park Campus | 0.0 |
| | | |



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**



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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 **Bedlam Lane** 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 | 10.33 miles |
| | A&E | Approx Distance |
|  | William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ | 10.33 miles |
| | Walk-in Clinics | Approx Distance |
|  | Charing Medical Partnership, The Charing Surgery, Kent, TN27 0AW | 5.33 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 |
|---|---|-----------------|
|  | HEADCORN, HEADCORN SURGERY, KENT, TN27 9QL | 2.58 miles |
| | SUTTON VALENCE, SUTTON VALENCE SURGERY, MAIDSTONE, KENT, ME17 3BD | 4.68 miles |
| | LENHAM, LEN VALLEY PRACTICE, KENT, ME17 2QF | 4.79 miles |
| | COBTREE, COBTREE MEDICAL PRACTICE, MAIDSTONE, KENT, ME17 3HT | 4.96 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 |
|---|--|-----------------|
|  | The Wealden Dental Practice, 25 Station Road, ASHFORD, Kent, TN27 9SB | 2.46 miles |
| | Staplehurst Dental Practice, 4 Station Road, TONBRIDGE, Kent, TN12 0QE | 5.66 miles |
| | Pr Garrod, The Bower, TONBRIDGE, Kent, TN12 0BL | 5.71 miles |
| | Beaconsfield Dental Practice, Staplehurst Health Centre, TONBRIDGE, Kent, TN12 0LB | 5.79 miles |
| | Easy Smile Dental Centre, Chain House, TENTERDEN, Kent, TN30 6AD | 7.11 miles |

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



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**





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Everything you want
to know about
local amenities



What about **local amenities**?

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

| | Local Grocers and Convenience Stores | Approx Distance |
|---|---|-----------------|
|  | Four Seasons Fruit & Vegetables Ltd, 28A High Street, ASHFORD, Kent, TN27 9NE | 2.67 miles |
| | Costcutter, 2 High Street, ASHFORD, Kent, TN27 8AH | 4.34 miles |
| | Acorns Village Stores, Acorns, CRANBROOK, Kent, TN17 2DD | 4.63 miles |
| | Spuds & Buds, Rathbond House, TONBRIDGE, Kent, TN12 0AD | 5.7 miles |
| | Spar, 15 The Parade, TONBRIDGE, Kent, TN12 0LA | 5.73 miles |
| | Supermarkets | Approx Distance |
|  | Sainsbury's Supermarkets Ltd, The Foreman Centre, ASHFORD, Kent, TN27 9NE | 2.67 miles |
| | Wady & Brett, 47 High Street, ASHFORD, Kent, TN27 0LS | 5.54 miles |
| | Waitrose Ltd, Sayers Lane, TENTERDEN, Kent, TN30 6BW | 7.21 miles |
| | Tesco Superstore, Highbury Works, TENTERDEN, Kent, TN30 7LN | 7.48 miles |
| | Waitrose, Repton Park, ASHFORD, Kent, TN23 3RT | 7.66 miles |

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

| | Nightclubs | Approx Distance |
|---|---|-----------------|
|  | Coffee Romba, Gabriels Hill, MAIDSTONE, Kent, ME15 6JJ | 9.74 miles |
| | Lockmeadow Entertainment Centre, Barker Road, MAIDSTONE, Kent, ME16 8SF | 9.78 miles |
| | Beluga, 73 Bank Street, MAIDSTONE, Kent, ME14 1SN | 9.83 miles |
| | Source Bar, 4-6 Rose Yard, MAIDSTONE, Kent, ME14 1HN | 9.88 miles |
| | Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN | 15.41 miles |
| | Pubs / Bars / Inns | Approx Distance |
|  | The Bell - Shepherd Neame Pubs, Bell Lane, ASHFORD, Kent, TN27 8PW | 1.43 miles |
| | Chequers Inn, The Street, ASHFORD, Kent, TN27 8QA | 1.61 miles |
| | The Flying Horse, Cage Lane, ASHFORD, Kent, TN27 8QD | 1.67 miles |
| | The Rose & Crown, Mundy Bois, ASHFORD, Kent, TN27 0ST | 2.01 miles |
| | The Egerton George, The Street, ASHFORD, Kent, TN27 9DJ | 2.47 miles |
| | Wine Bars | Approx Distance |
|  | Banks Wine Bar, 76 Bank Street, MAIDSTONE, Kent, ME14 1SJ | 9.83 miles |
| | Bar Chocolate, Market Buildings, MAIDSTONE, Kent, ME14 1HP | 9.89 miles |
| | The George Vaults, 35 High Street, ROCHESTER, Kent, ME1 1LN | 16.91 miles |
| | Townhouse, 63 Calverley Road, TUNBRIDGE WELLS, Kent, TN1 2UY | 18.18 miles |
| | Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN | 18.43 miles |
| | Restaurants | Approx Distance |
|  | Wings, Shenley Road, ASHFORD, Kent, TN27 9HX | 2.07 miles |
| | Krishna, 41 High Street, ASHFORD, Kent, TN27 9NL | 2.63 miles |
| | Gram Spice, 5-7 Headcorn Road, ASHFORD, Kent, TN27 8JA | 3.75 miles |
| | The West House, 28 High Street, ASHFORD, Kent, TN27 8AH | 4.34 miles |
| | Ye Maydes Restaurant, 15 High Street, ASHFORD, Kent, TN27 8AL | 4.36 miles |
| | Golf Club / Courses / Professionals | Approx Distance |
|  | Chart Hills Golf Club, Biddenden, ASHFORD, Kent, TN27 8JX | 3.24 miles |
| | Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW | 5.49 miles |
| | Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR | 6.86 miles |
| | Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT | 7.51 miles |
| | Mote Park Golf Hut, Mote Park, MAIDSTONE, Kent, ME15 8NQ | 8.6 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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| | Places of Worship | Approx Distance |
|---|---|-----------------|
|  | St Peter & St Paul Church Headcorn, 64 Oak Lane, ASHFORD, Kent, TN27 9TB | 2.29 miles |
| | Bethersden Vicarage, Bull Lane, ASHFORD, Kent, TN26 3HA | 4.2 miles |
| | St Mary C Of E Church, Little Chart, ASHFORD, Kent, TN27 0PU | 4.67 miles |
| | Jehovah's Witnesses, St Michaels Court, TENTERDEN, Kent, TN30 6SY | 4.74 miles |
| | St Peter & St Paul C Of E Church, The Vicarage, ASHFORD, Kent, TN27 0DL | 5.67 miles |
| | Banks / Financial Institutions | Approx Distance |
|  | Natwest, 59 High Street, ASHFORD, Kent, TN27 9QA | 2.58 miles |
| | Natwest, The Square, MAIDSTONE, Kent, ME17 2PH | 4.69 miles |
| | Natwest, 5 The Parade, TONBRIDGE, Kent, TN12 0JY | 5.73 miles |
| | Lloyds Bank, 6 High Street, TENTERDEN, Kent, TN30 6AP | 7.17 miles |
| | Santander, 32 High Street, TENTERDEN, Kent, TN30 6AW | 7.2 miles |
| | DIY Stores | Approx Distance |
|  | Headcorn Hardware Ltd, 51 High Street, ASHFORD, Kent, TN27 9NL | 2.63 miles |
| | Stanley George, 1-5 Grange Road, TENTERDEN, Kent, TN30 6DL | 6.1 miles |
| | Southern Hardware Supply, Unit 2, MAIDSTONE, Kent, ME15 9YF | 6.98 miles |
| | Screwfix, Unit 4, MAIDSTONE, Kent, ME15 9NL | 7.1 miles |
| | Smith's Parkwood Ltd, 7 Parkwood Parade, MAIDSTONE, Kent, ME15 9HL | 7.17 miles |
| | Hotels | Approx Distance |
|  | Elvey Farm, Elvey, ASHFORD, Kent, TN27 0SU | 2.46 miles |
| | Chilston Park Hotel, Chilston Park, MAIDSTONE, Kent, ME17 2BE | 3.4 miles |
| | The Dog & Bear Hotel - Shepherd Neame Pubs, The Square, MAIDSTONE, Kent, ME17 2PG | 4.72 miles |
| | The Roebuck, West Street, MAIDSTONE, Kent, ME17 1HX | 4.87 miles |
| | Little Acorns Therapeutic Unit, London Beach Farm, TENTERDEN, Kent, TN30 6SR | 5.37 miles |
| | Theatres / Concert Halls | Approx Distance |
|  | Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL | 9.9 miles |
| | Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW | 13.29 miles |
| | Spotlites Theatre Company Ltd, Kings Theatre, CHATHAM, Kent, ME4 4NR | 15.73 miles |
| | Central Ambrook Theatre, 170 High Street, CHATHAM, Kent, ME4 4AS | 16.01 miles |
| | Medway Little Theatre, 256 St Margarets Bank, ROCHESTER, Kent, ME1 1HY | 16.44 miles |

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



| | Cinemas | Approx Distance |
|---|--|-----------------|
|  | Cine World, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN | 8.21 miles |
| | Odeon Cinemas Ltd, Lockmeadow, MAIDSTONE, Kent, ME16 8RG | 9.73 miles |
| | Odeon Cinema, Lockmeadow, MAIDSTONE, Kent, ME16 8DW | 9.83 miles |
| | Kino Digital, Victoria Hall, CRANBROOK, Kent, TN18 4ET | 11.45 miles |
| | The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG | 13.37 miles |
| | Leisure Centres | Approx Distance |
|  | Southern Segway Ltd, Leeds, MAIDSTONE, Kent, ME17 1PL | 5.63 miles |
| | Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA | 7.27 miles |
| | The Weald Sports Centre, Angley Road, CRANBROOK, Kent, TN17 2PN | 8.12 miles |
| | Fusion-lifestyle, The Weald Sports Centre, CRANBROOK, Kent, TN17 2PN | 8.12 miles |
| | Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG | 8.41 miles |
| | Newsagents | Approx Distance |
|  | St Michaels Fish & Chips, Ashford Road, TENTERDEN, Kent, TN30 6BT | 6.43 miles |
| | Western Horse UK, The House on The Hill, CRANBROOK, Kent, TN17 2LL | 7.35 miles |
| | Martins, Brookfield Post Office, ASHFORD, Kent, TN23 5ER | 7.71 miles |
| | Mccolls, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW | 7.93 miles |
| | M & P News, 19 Northumberland Court, MAIDSTONE, Kent, ME15 7LW | 8.11 miles |
| | Post Offices | Approx Distance |
|  | Smardon Post Office & Stores, The Street, ASHFORD, Kent, TN27 8NA | 1.61 miles |
| | Egerton Post Office, The Street, ASHFORD, Kent, TN27 9DJ | 2.47 miles |
| | Pluckley Post Office, The Street, ASHFORD, Kent, TN27 0QT | 3.1 miles |
| | Post Office Ltd, Frittenden, CRANBROOK, Kent, TN17 2EJ | 4.38 miles |
| | New Avenue Stores, 29 Charlesford Avenue, MAIDSTONE, Kent, ME17 3PE | 4.49 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 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 **Bedlam Lane**. 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 - Weald North** and it has a population of **2326**.

Weald North ward covers Smarden and Egerton and has more than 900 households.

| Your Local Policing Team | | | |
|--------------------------|----------|---------|--------|
| Name | Rank | Tel No. | E-mail |
| Jasmine Bloomfield | Sergeant | 101 | |
| Gavin Hart | Sergeant | 101 | |
| Kim Cameron | Sergeant | 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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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 **Bedlam Lane** 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 | 6.13% (19) | 5.96% (2926238) |
| 5-14 | 16.13% (50) | 12.93% (6351576) |
| 15-24 | 5.81% (18) | 12.18% (5985323) |
| 25-34 | 6.13% (19) | 14.36% (7054271) |
| 35-44 | 22.58% (70) | 14.94% (7341900) |
| 45-54 | 13.23% (41) | 13.22% (6494262) |
| 55-64 | 10.97% (34) | 10.54% (5177261) |
| 65-74 | 13.87% (43) | 8.35% (4102841) |
| 75-84 | 4.19% (13) | 5.6% (2751135) |
| >85 | 0.97% (3) | 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 | 22.22% (52) | 28.85% (10251674) |
| Level 1 | 13.25% (31) | 16.63% (5909093) |
| Level 2 | 19.23% (45) | 19.36% (6877530) |
| Level 3 | 5.98% (14) | 8.34% (2962282) |
| Level 4 or 5 | 29.91% (70) | 19.9% (7072052) |
| Unknown | 9.4% (22) | 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 | 9.32% (22) | 11.81% (4196041) |
| Employee full time | 27.54% (65) | 40.81% (14499241) |
| Self employed part time | 4.66% (11) | 1.95% (694033) |
| Self employed full time | 20.34% (48) | 6.36% (2260955) |
| Unemployed | 1.27% (3) | 3.35% (1188855) |
| Full time students | 0.0% (0) | 2.58% (917582) |
| Student | 2.12% (5) | 4.67% (1660564) |
| Retired | 20.34% (48) | 13.54% (4811595) |
| Looking after home family | 10.17% (24) | 6.52% (2316229) |
| Permanently sick/disabled | 1.27% (3) | 5.3% (1884901) |
| Other | 2.97% (7) | 3.1% (1102095) |

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

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