



NEIL JOHNSON

INDEPENDENT SELLING AND
BUYING PROPERTY AGENTS

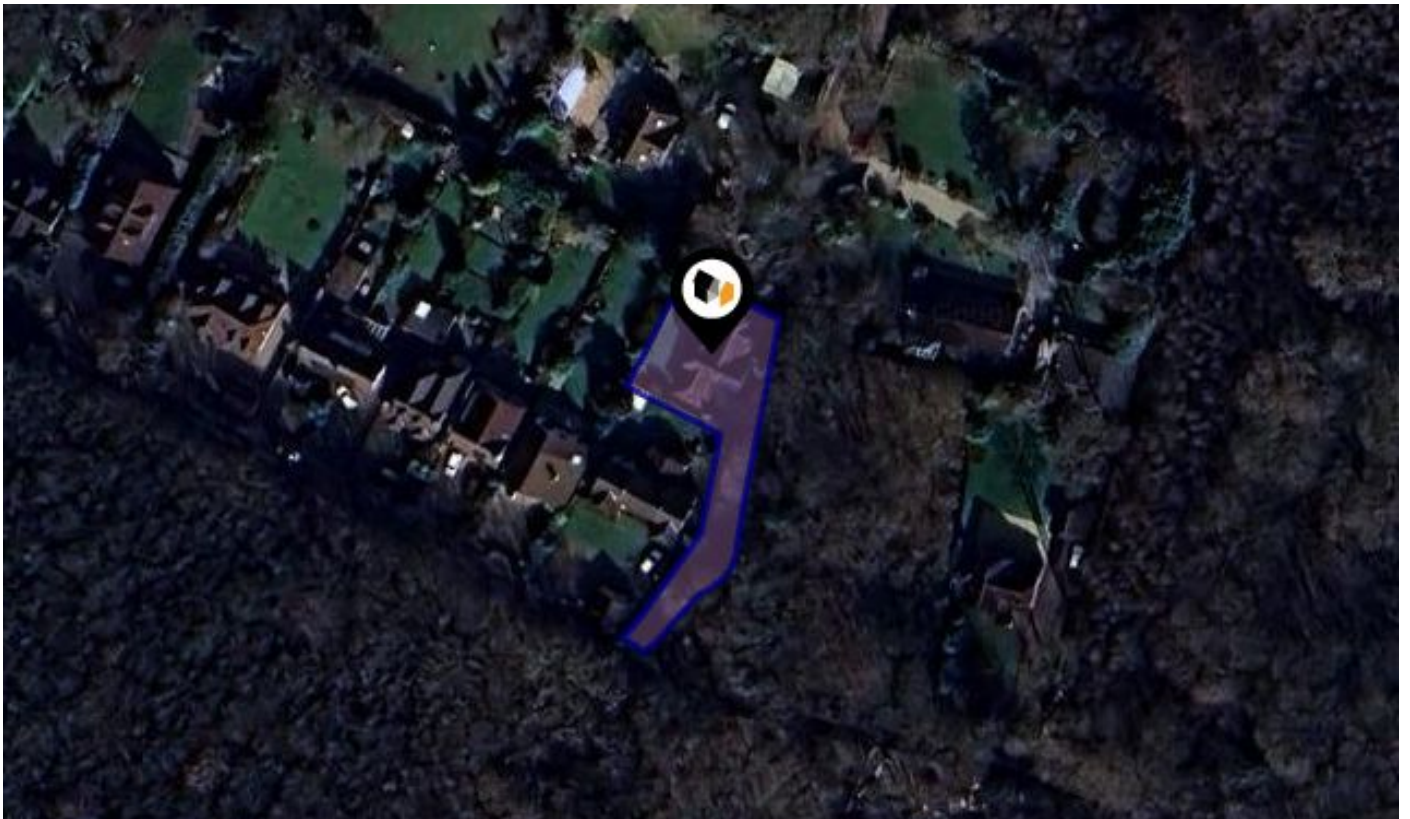


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th January 2025



WHITEPOST LANE, MEOPHAM, GRAVESEND, DA13

NEIL JOHNSON PROPERTY AGENTS

SUITE 112, 80 CHURCHILL SQUARE, KINGS HILL, WEST MALLING, ME19 4YU

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,894 ft ² / 176 m ²		
Plot Area:	0.17 acres		
Year Built :	2005		
Council Tax :	Band G		
Annual Estimate:	£3,675		
Title Number:	K869561		

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Whitepost Lane, Meopham, Gravesend, DA13*

Reference - 20180243	
Decision:	Application Permitted
Date:	21st March 2018
Description:	Erection of 2.5 metre fence in the rear garden adjoining White House.

Property EPC - Certificate

Whitepost Lane, Meopham, DA13

Energy rating

C

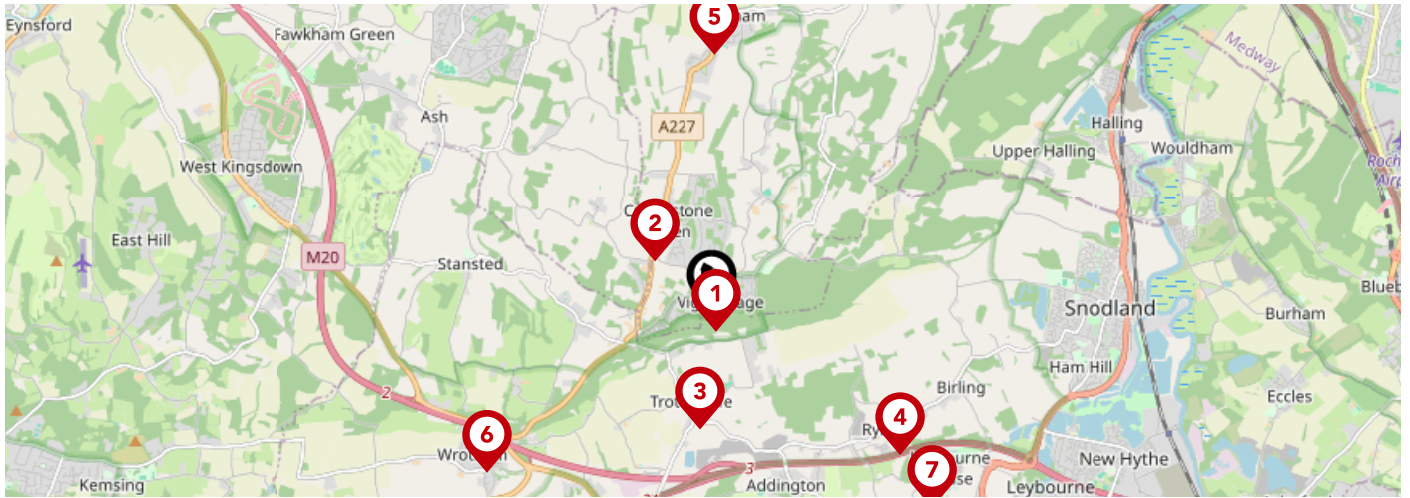
Valid until 10.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

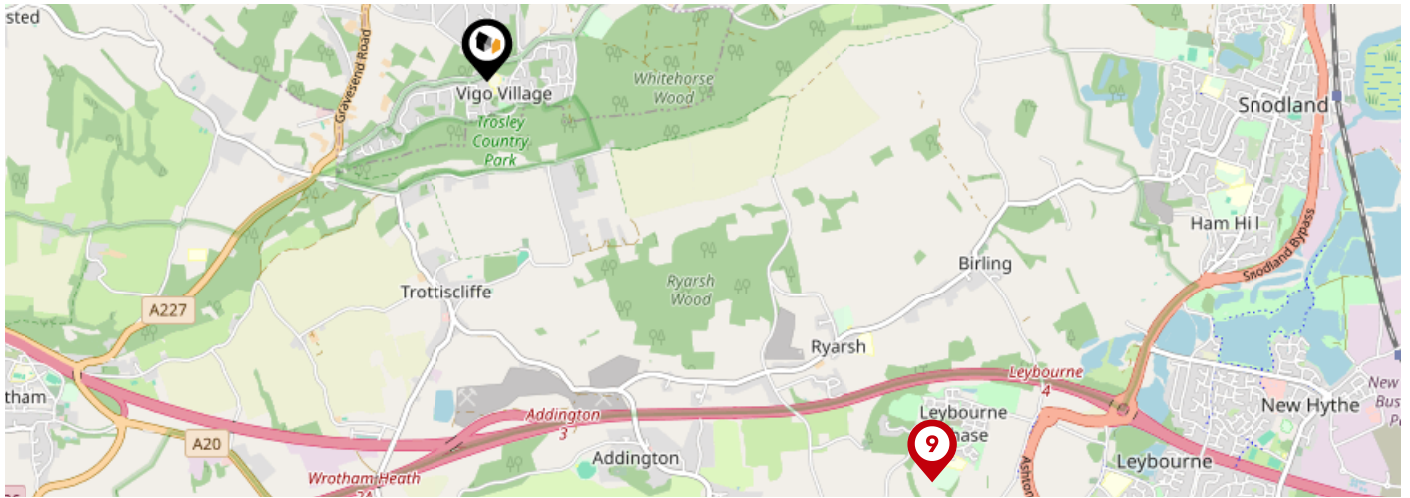
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	176 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
Vigo Village School Ofsted Rating: Good Pupils: 122 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Culverstone Green Primary School Ofsted Rating: Good Pupils: 210 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trottscliffe Church of England Primary School Ofsted Rating: Good Pupils: 78 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ryarsh Primary School Ofsted Rating: Good Pupils: 210 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meopham School Ofsted Rating: Good Pupils: 1001 Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St George's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 202 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valley Invicta Primary School At Leybourne Chase Ofsted Rating: Good Pupils: 220 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offham Primary School Ofsted Rating: Outstanding Pupils: 204 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

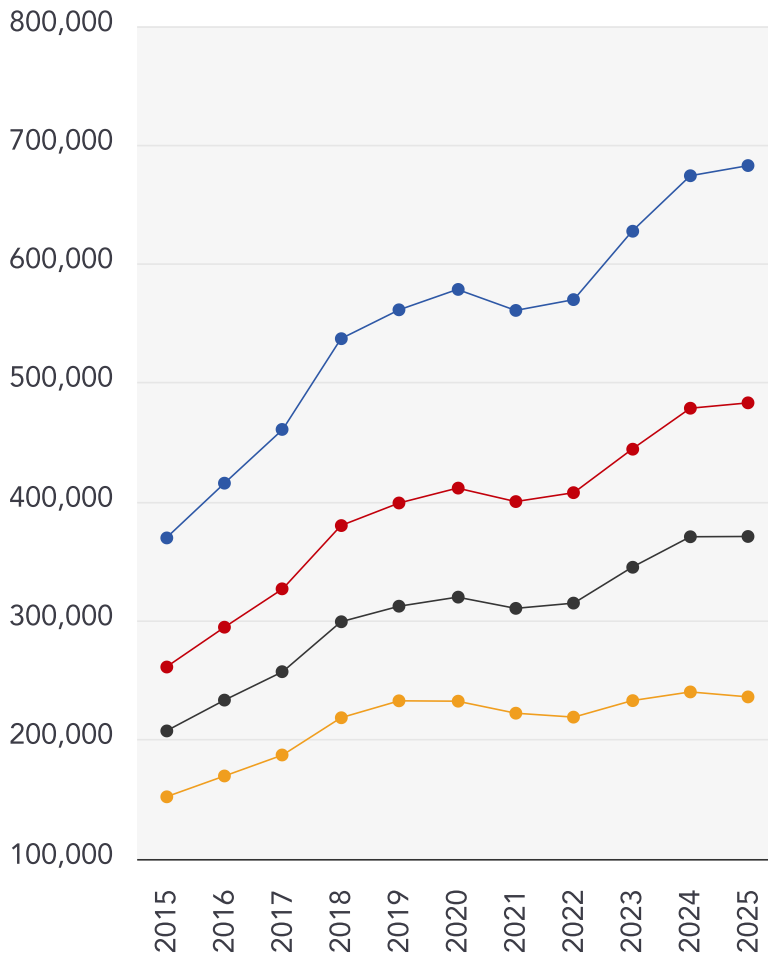


	Nursery	Primary	Secondary	College	Private
<p>9 The Rosewood School Ofsted Rating: Good Pupils: 3 Distance:2.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Meopham Community Academy Ofsted Rating: Good Pupils: 457 Distance:2.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Helen Allison School Ofsted Rating: Good Pupils: 70 Distance:2.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Platt Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 182 Distance:3.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Grange Park School Ofsted Rating: Good Pupils: 185 Distance:3.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Wrotham School Ofsted Rating: Good Pupils: 1060 Distance:3.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 New Ash Green Primary School Ofsted Rating: Good Pupils: 401 Distance:3.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 West Malling Church of England Primary School and McGinty Speech and Language Srp Ofsted Rating: Good Pupils: 213 Distance:3.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in DA13



Detached

+84.62%

Semi-Detached

+84.97%

Terraced

+78.72%

Flat

+55.15%



NEIL JOHNSON PROPERTY AGENTS

Neil Johnson Property Agents is a distinguished independent firm dedicated to providing personalised and expert property services. With a rich background in the property industry dating back to 2001, I have assisted hundreds, if not thousands, of individuals in moving to their ideal homes. Drawing upon years of experience and in-depth knowledge of the market, I have established my own company with a steadfast commitment to easing the often-daunting process of moving.

Testimonial 1



Neil has been an absolute star - he takes the time to explain his services and what you may need to do to your home prior to putting it on the market, in order to maximise the sale price. He is trustworthy, hugely experienced and an excellent communicator. I wouldn't hesitate to recommend him to family and friends.

Testimonial 2



Neil acted for me on the potential sale of my house. I found him professional, informative and very supportive. Excellent communication and works hard to achieve your requirements. Would not hesitate to use him again or recommend him to potential sellers.

Testimonial 3



I found Neil very professional, keeping in contact with me updating me on progress and willing to go the extra mile. Nothing was too much trouble. Highly recommend him.

Testimonial 4



A well deserved 5 stars. Neil helped with the purchase of our new house. We were kept well informed thought out, he even chased the estate agents selling our house to give me the much needed updates i was not getting and was the main person pushing the chain through. I wish we used him to sell our house. We have recommended Neil to two others, who are now selling their properties through him. Definitely would recommended.

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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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