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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 19<sup>th</sup> August 2025**



**38, COPPERHURST WALK, CLIFTONVILLE, MARGATE, CT9 3JE**

## Phillip Arnold Auctions

Saunders House, 52-53 The Mall, London W5 3TA

02087993880

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philliparnoldauctions.co.uk



 street-view-image



## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	839 ft <sup>2</sup> / 78 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,860
Title Number:	K531837
UPRN:	100061120516




Last Sold Date:	17/04/2007
Last Sold Price:	£160,000
Last Sold £/ft <sup>2</sup> :	£190
Tenure:	Freehold

## Local Area

Local Authority:	Thanet district
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

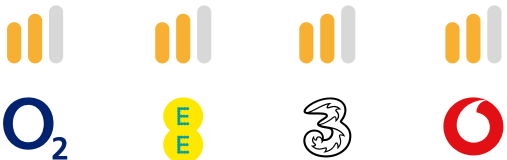
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>3</b>	<b>35</b>	<b>-</b>
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:

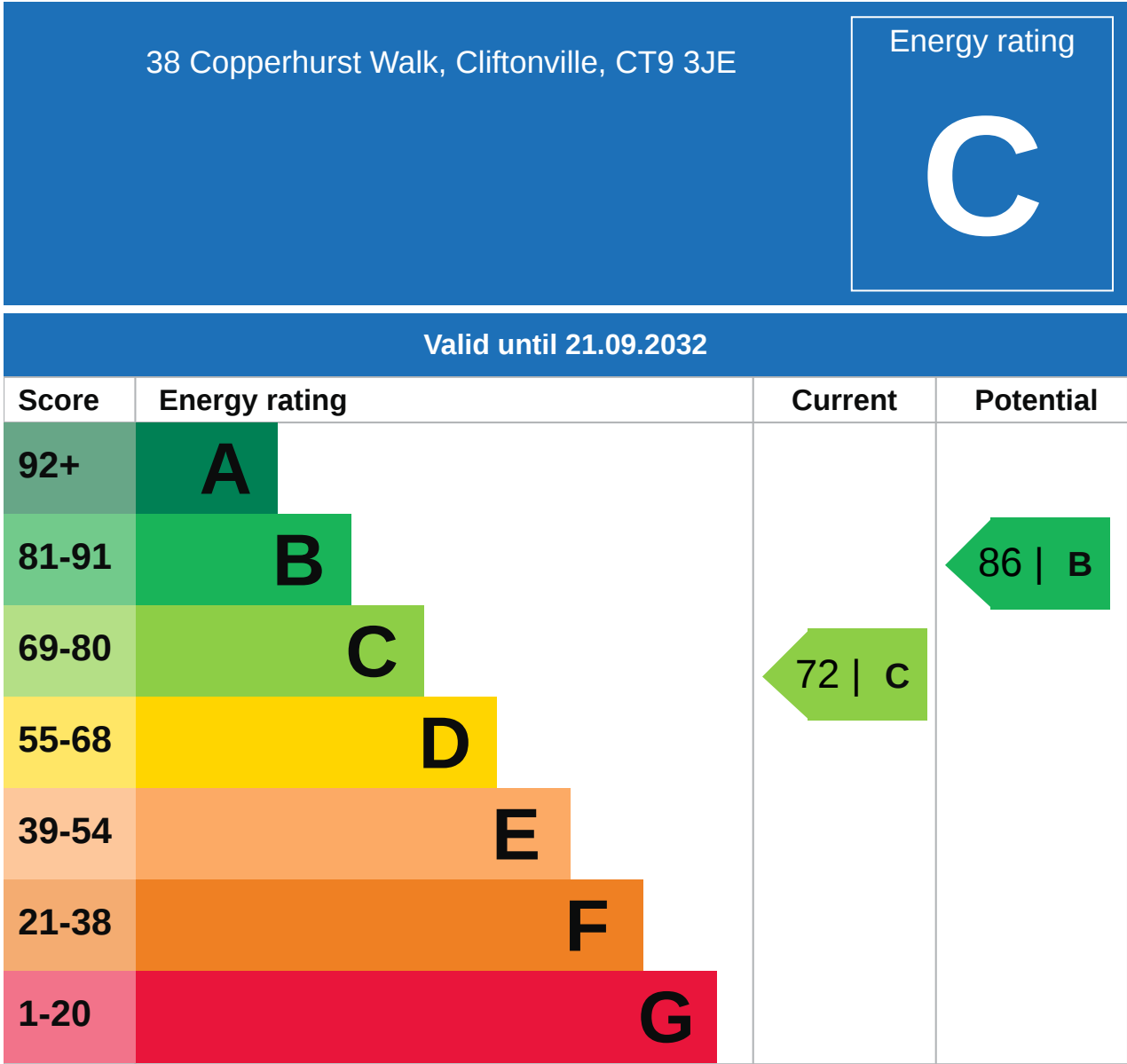


# Planning History

## This Address

Planning records for: **38, Copperhurst Walk, Cliftonville, Margate, CT9 3JE**

Reference - F/TH/07/1302	
Decision:	Decided
Date:	18th September 2007
Description:	Erection of a two storey rear extension



### Additional EPC Data

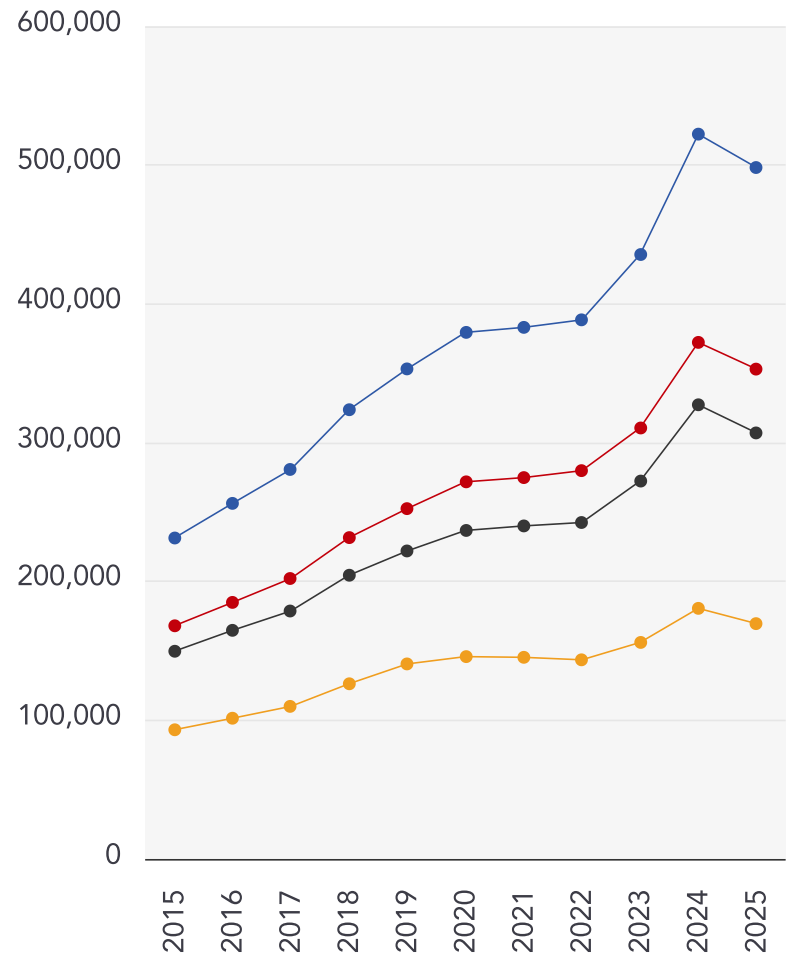
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 22% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in CT9



Detached

**+115.42%**

Semi-Detached

**+110.07%**

Terraced

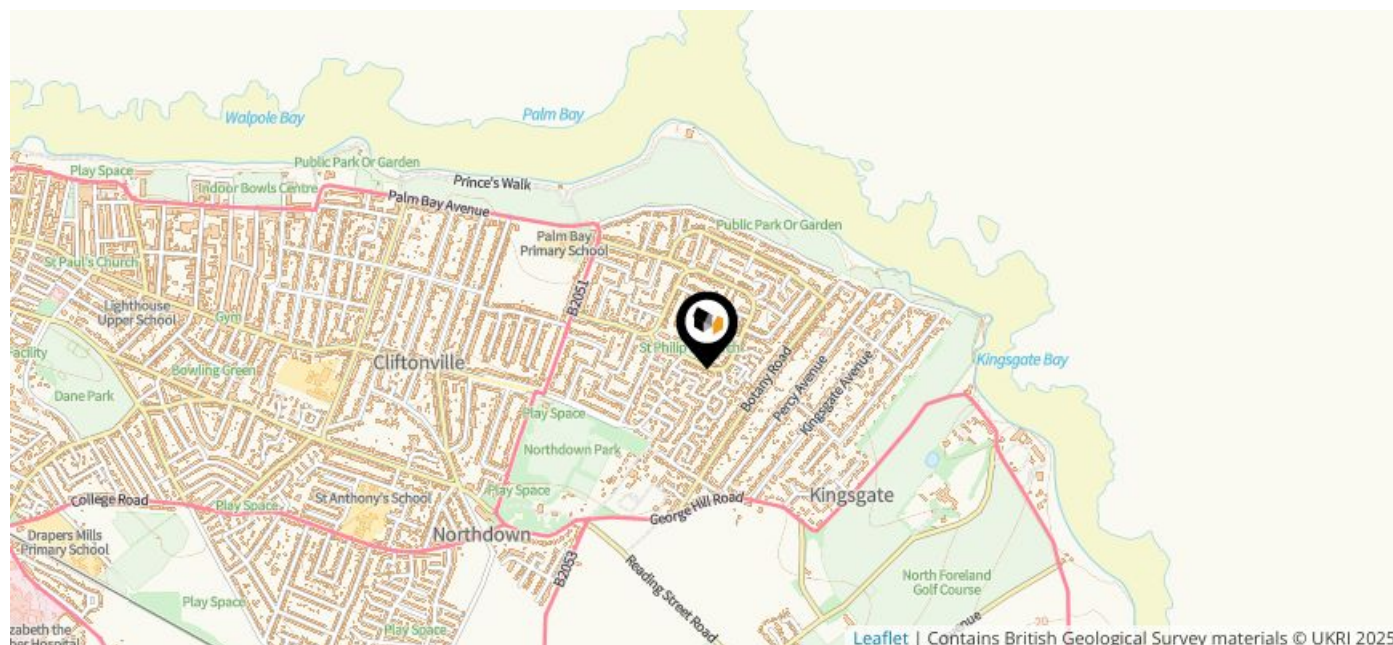
**+105.1%**

Flat

**+82.14%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

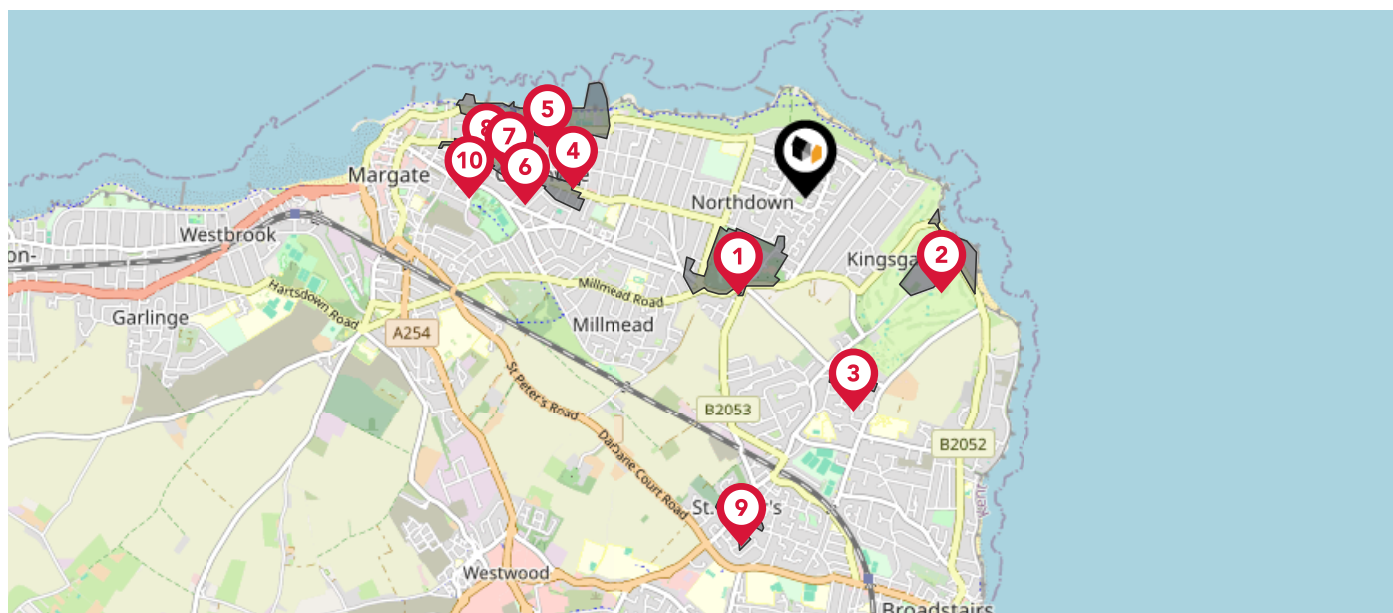
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.











# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

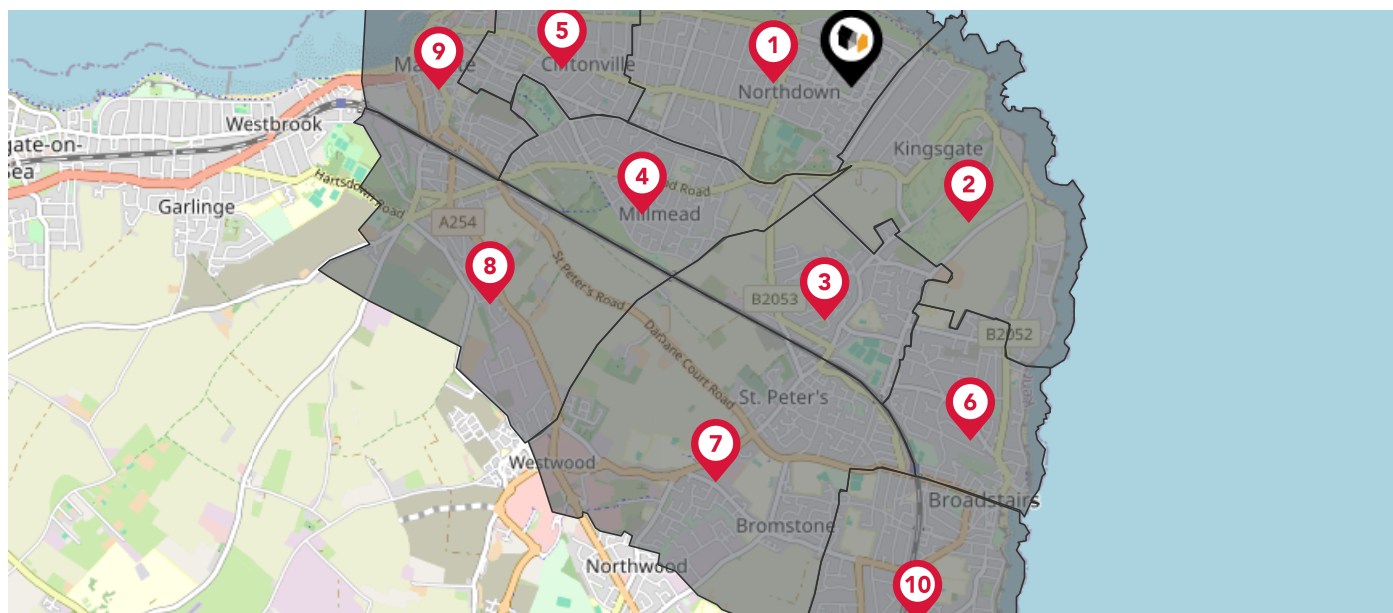


### Nearby Conservation Areas











- |   |  |
|---|--|
|  | Northdown  |
|  | Kingsgate  |
|  | Reading Street (Thanet)                            |
|  | Norfolk Road, Warwick Road, Surrey Road (Proposed) |
|  | Clifftop   |
|  | Northdown Road                                     |
|  | Edgar Road and Sweyn Road                          |
|  | Dalby Square                                       |
|  | St Peters (Thanet)                                 |
|  | Clifton Place and Grotto Gardens (Proposed)        |



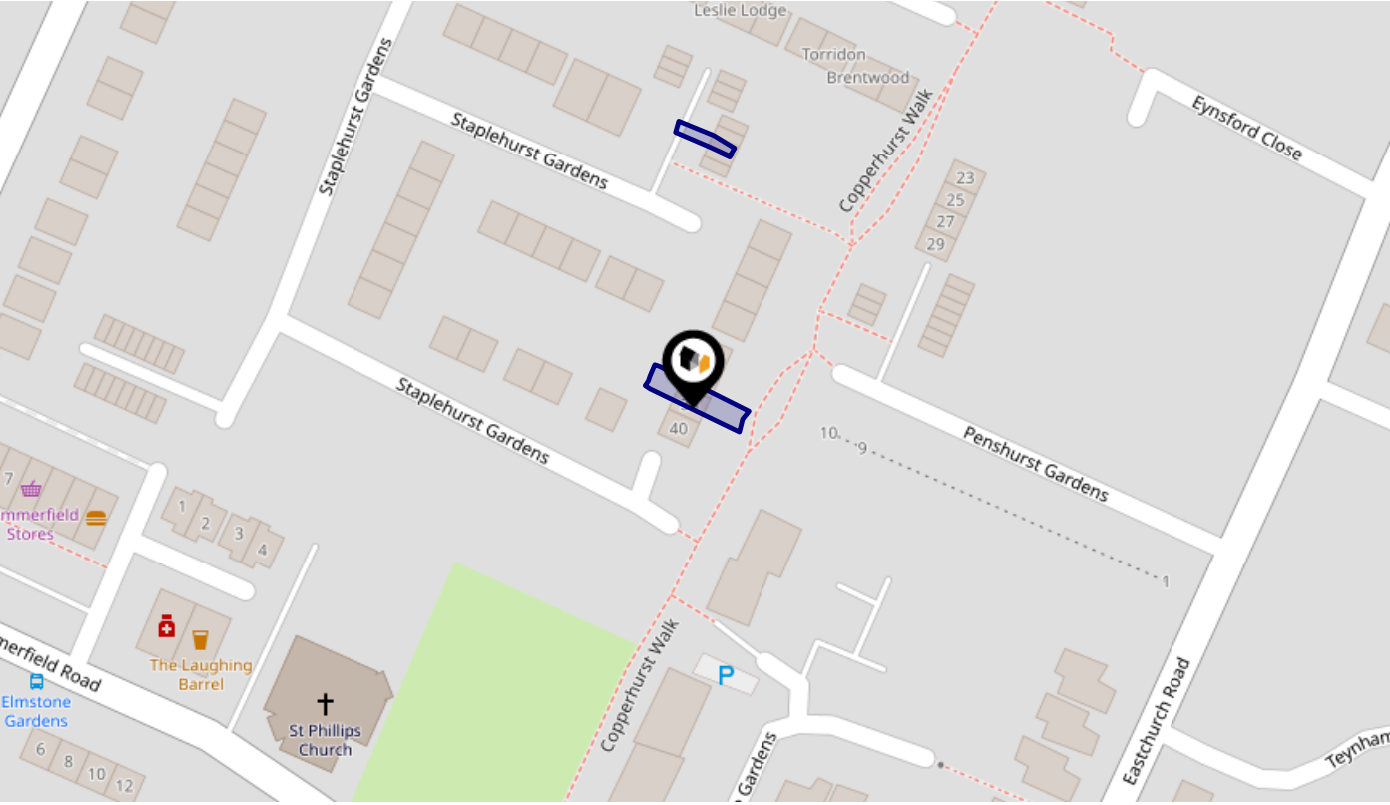
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- |   |                        |
|---|------------------------|
|  | Cliftonville East Ward |
|  | Kingsgate Ward         |
|  | Beacon Road Ward       |
|  | Dane Valley Ward       |
|  | Cliftonville West Ward |
|  | Bradstowe Ward         |
|  | St. Peters Ward        |
|  | Salmestone Ward        |
|  | Margate Central Ward   |
|  | Viking Ward            |

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

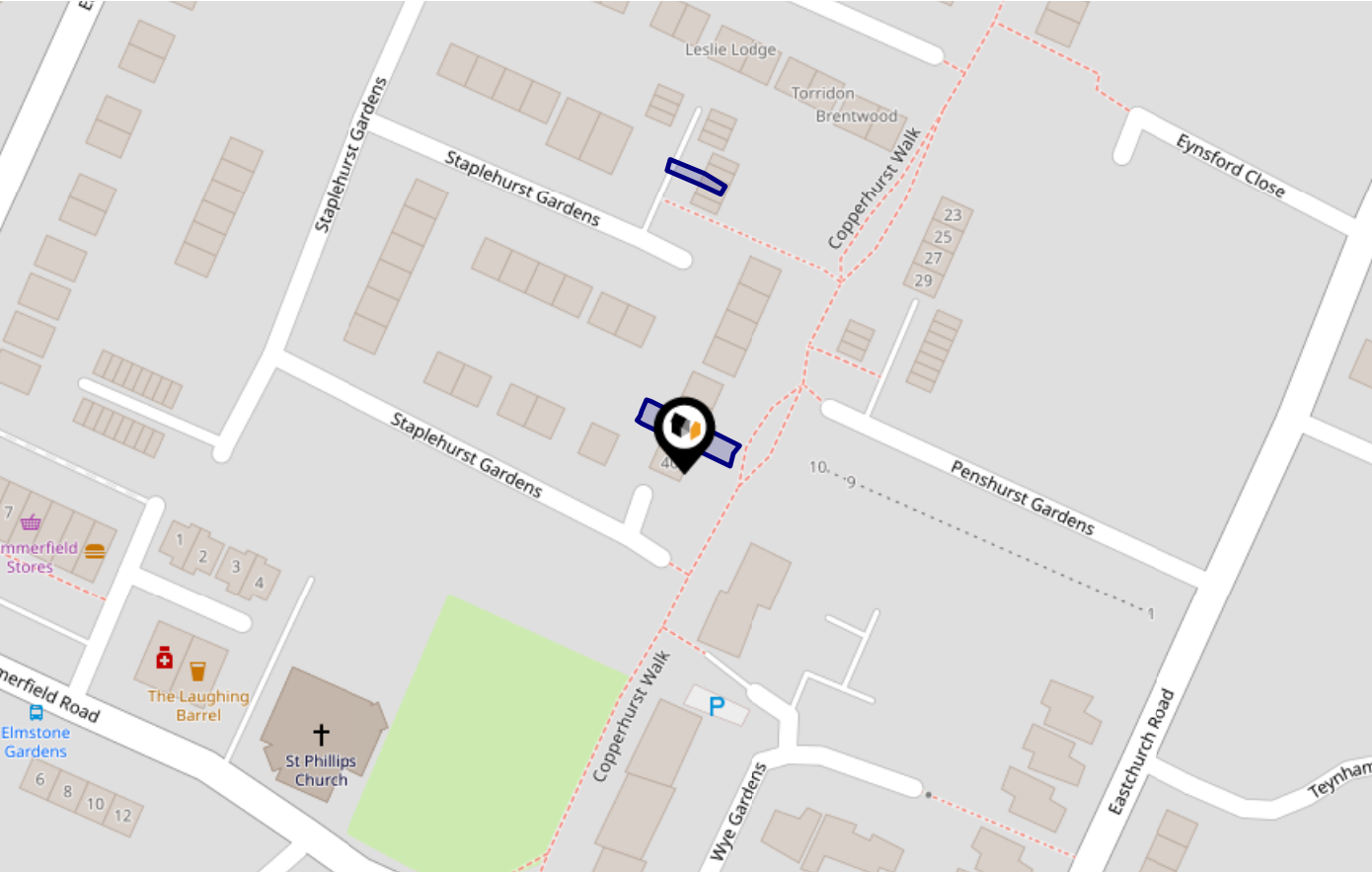
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

# Flood Risk





## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

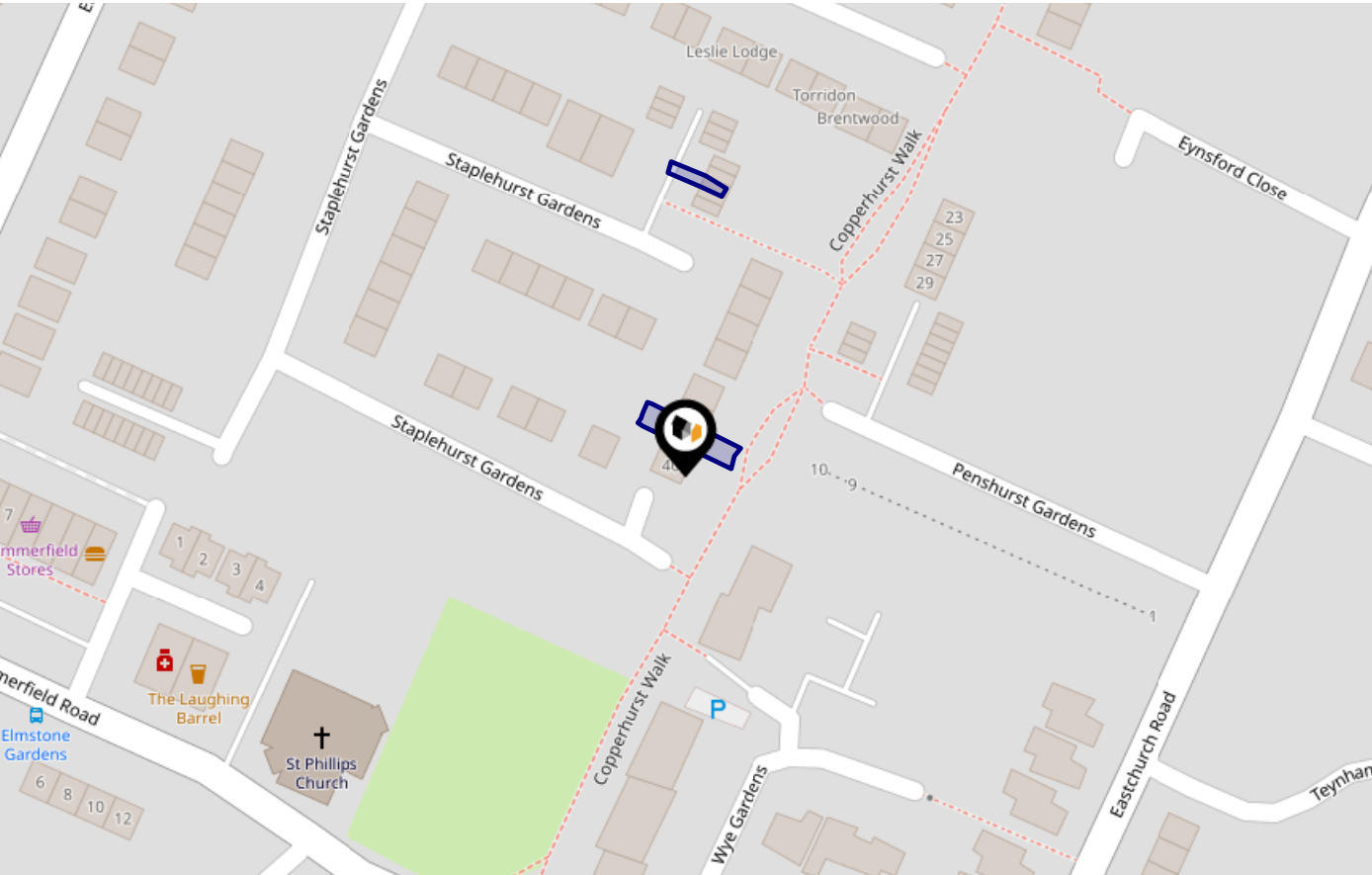
Chance of flooding to the following depths at this property:



# Flood Risk





## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

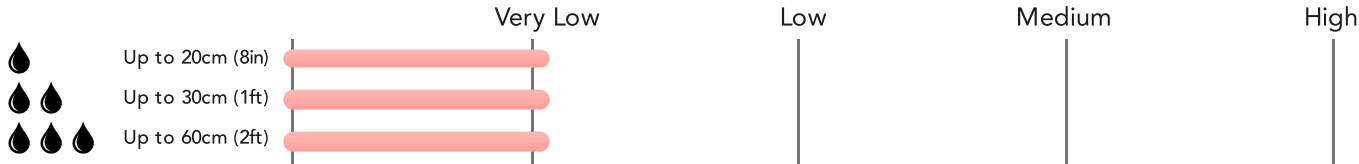


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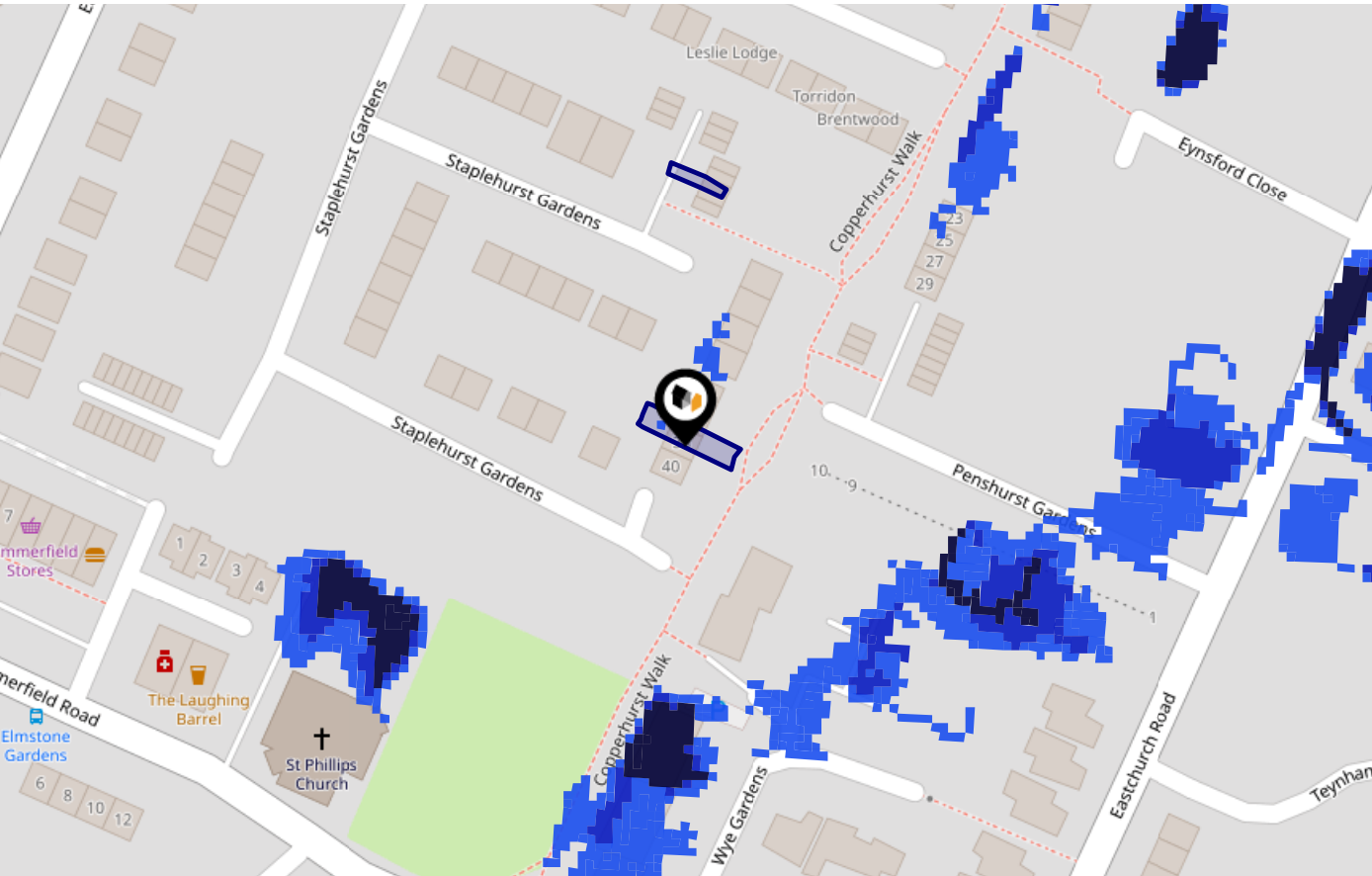
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

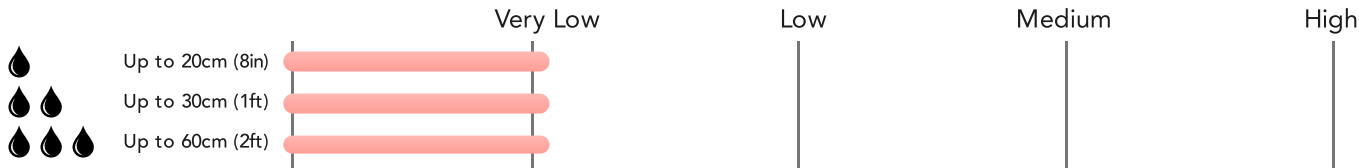


**Risk Rating:** Very low

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Chance of flooding to the following depths at this property:

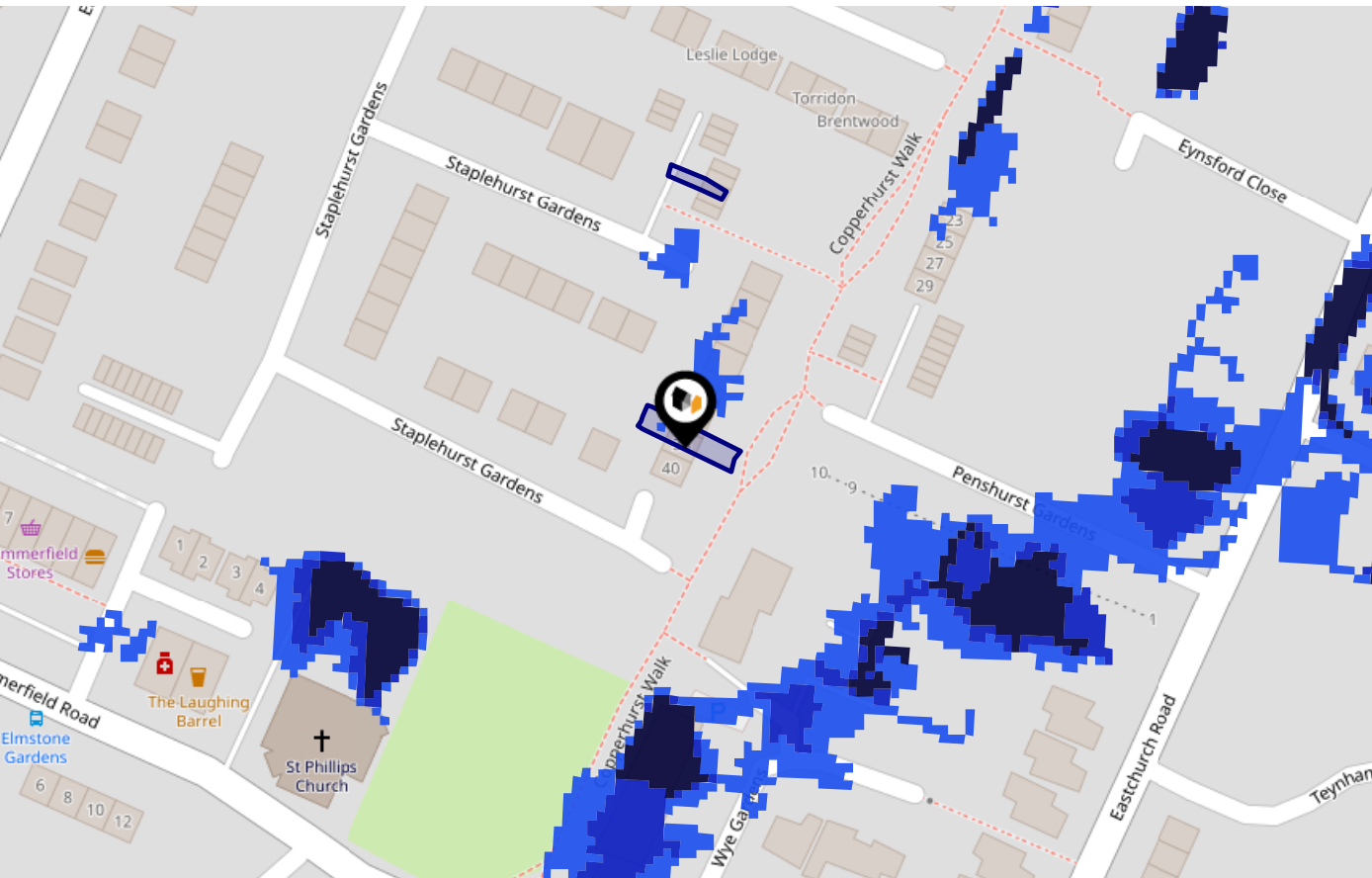




# Flood Risk





## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

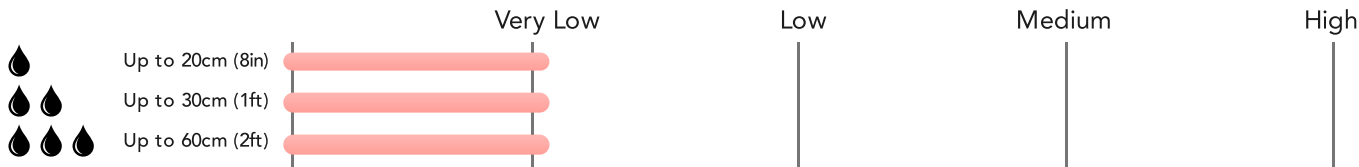


**Risk Rating:** Very low

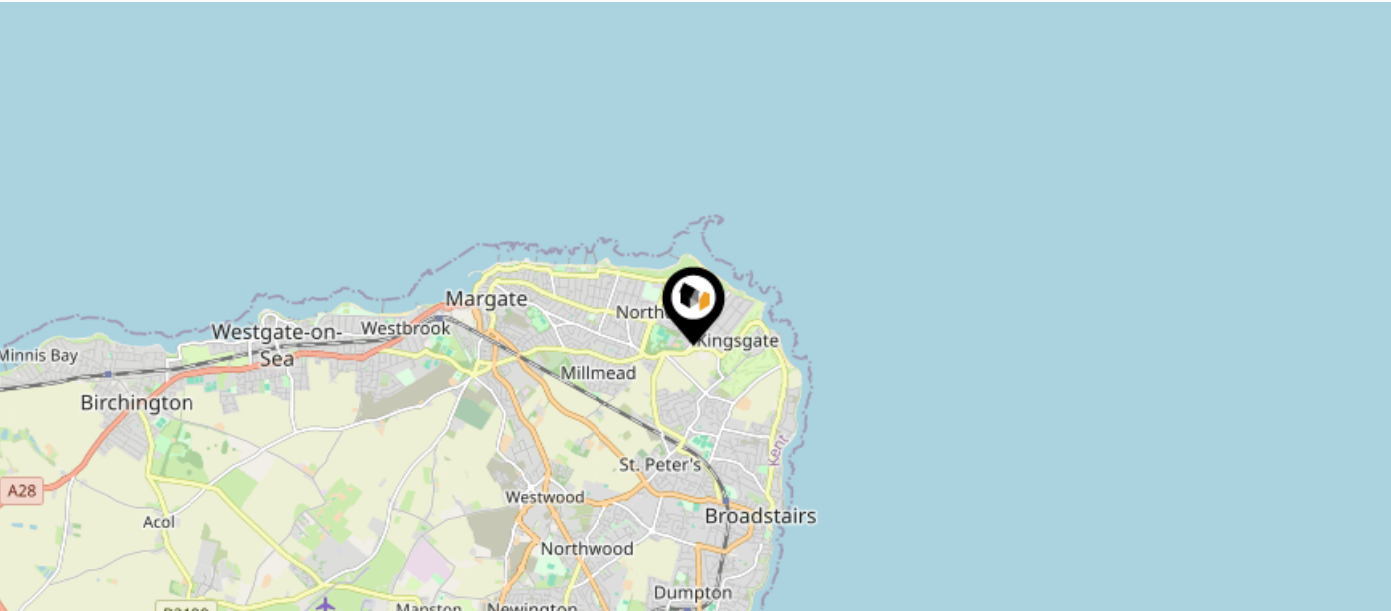
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



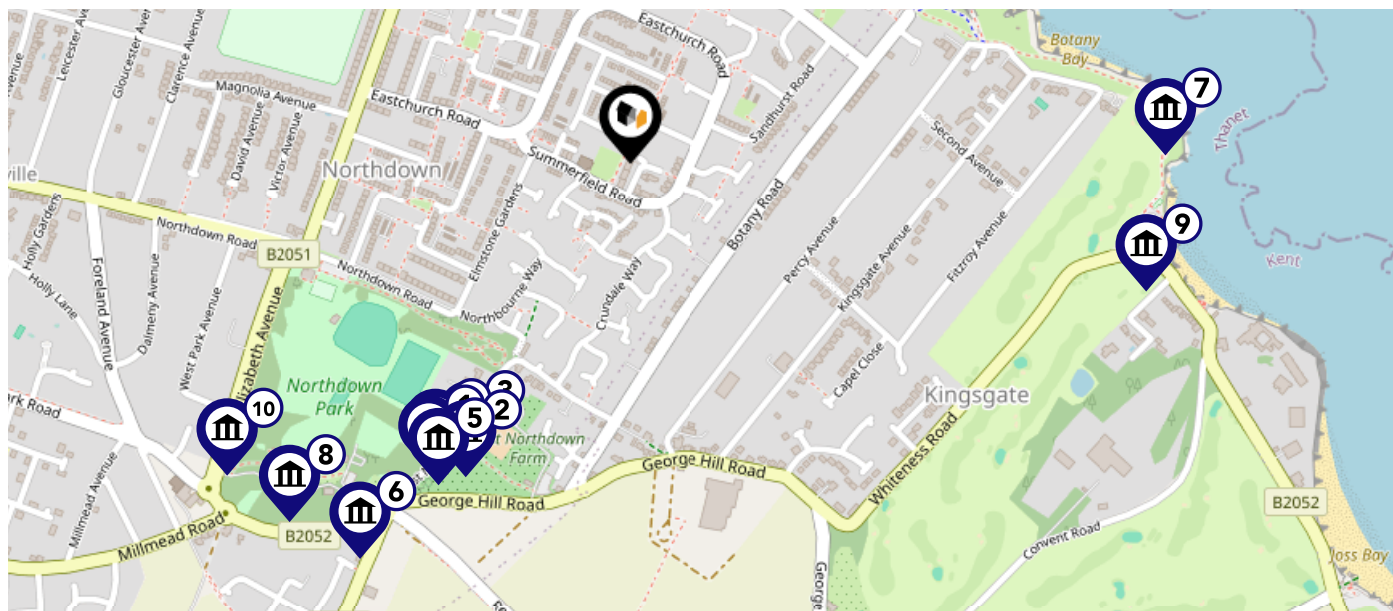
### Nearby Landfill Sites











<b>1</b>	Dane Valley-Shallows Road, Thanet, Kent	Historic Landfill	
<b>2</b>	Dane Valley-Margate, Kent	Historic Landfill	
<b>3</b>	Dane Valley Tip-Margate, Kent	Historic Landfill	
<b>4</b>	Poplar Road-Broadstairs, Kent	Historic Landfill	
<b>5</b>	Rumfield-Rumfields Road, Bromstone, Kent	Historic Landfill	
<b>6</b>	PCB Crib-Sainsburys, Margate Rd, Westwood, Broadstairs, Kent	Historic Landfill	
<b>7</b>	Manston Road-Thanet, Kent	Historic Landfill	
<b>8</b>	Westbrook Prom-Westbrook, Margate, Kent	Historic Landfill	
<b>9</b>	Vincent Road-Flete, Kent	Historic Landfill	
<b>10</b>	Manston Road-Manston, Thanet, Kent	Historic Landfill	

# Maps








## Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

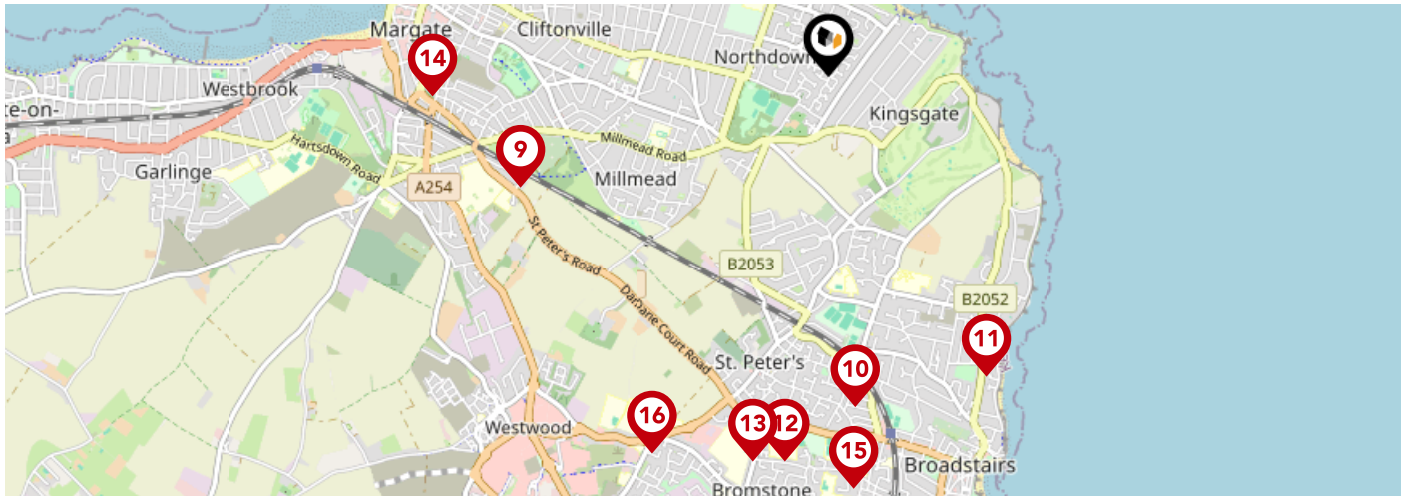










Listed Buildings in the local district		Grade	Distance
	1203975 - Cottage Adjoining East Northdown House To The South West	Grade II	0.4 miles
	1094664 - East Northdown Farmhouse	Grade II	0.4 miles
	1241807 - East Northdown Farm Tythe Barn	Grade II	0.4 miles
	1094665 - East Northdown House	Grade II	0.4 miles
	1094666 - East Northdown Cottage With Barn Attached	Grade II	0.4 miles
	1203952 - Honeysuckle Cottage Walnut Tree Cottage	Grade II	0.5 miles
	1239838 - Remains Of Neptune's Temple Or Arx Ruohim	Grade II	0.6 miles
	1281445 - Northdown House	Grade II	0.6 miles
	1239637 - Captain Digby Inn	Grade II	0.6 miles
	1351081 - Dairy Cottage	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
	<b>Palm Bay Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cliftonville Primary School</b> Ofsted Rating: Outstanding   Pupils: 839   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northdown Primary School</b> Ofsted Rating: Good   Pupils: 329   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anthony's School</b> Ofsted Rating: Good   Pupils: 101   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Callis Grange Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cross Keys Learning</b> Ofsted Rating: Requires improvement   Pupils: 38   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter-in-Thamet CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 355   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkview Academy</b> Ofsted Rating: Inadequate   Pupils: 15   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

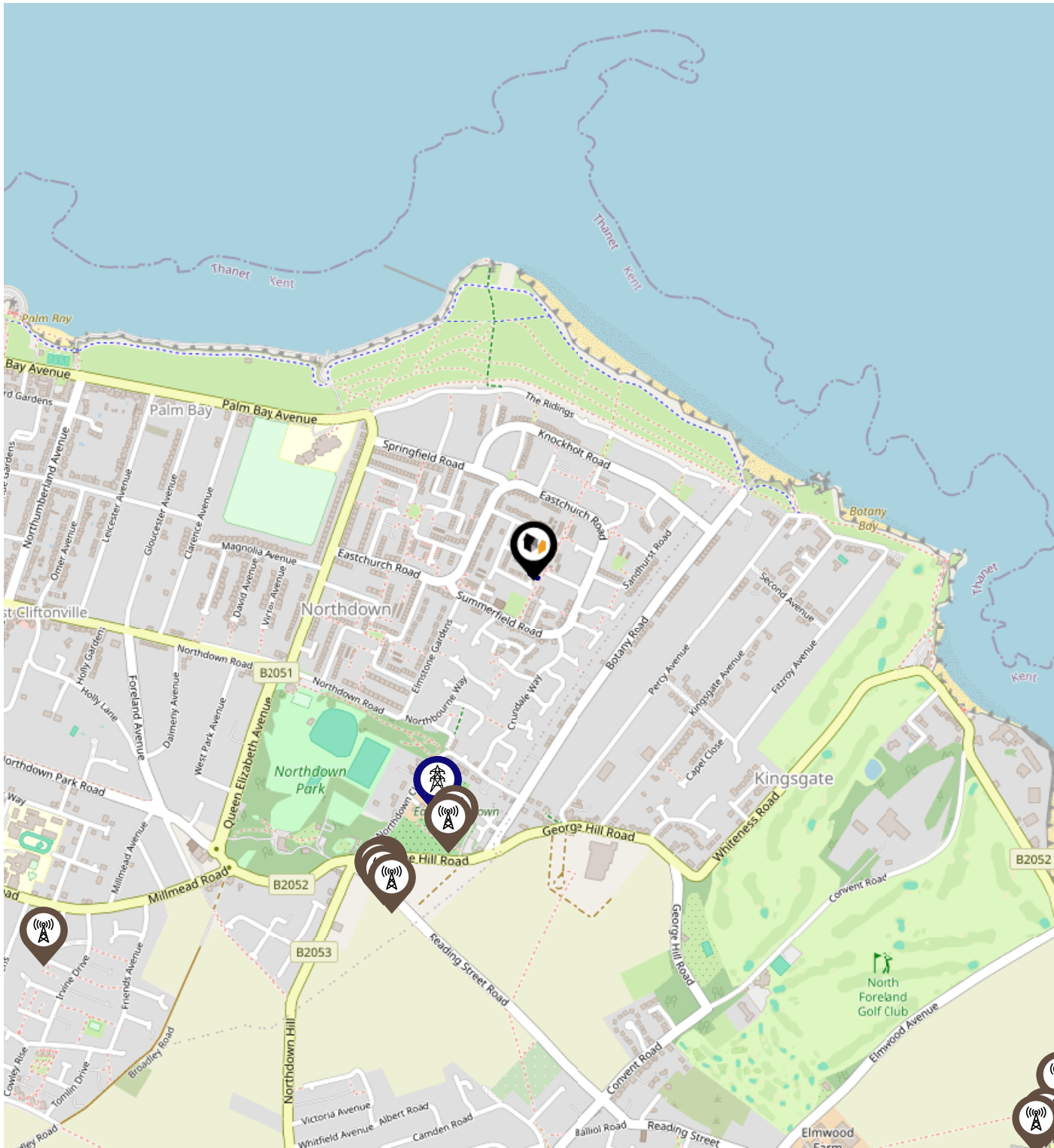






		Nursery	Primary	Secondary	College	Private
	<b>Drapers Mills Primary Academy</b> Ofsted Rating: Good   Pupils: 269   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Broadstairs</b> Ofsted Rating: Requires improvement   Pupils: 184   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stone Bay School</b> Ofsted Rating: Good   Pupils: 111   Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Charles Dickens School</b> Ofsted Rating: Good   Pupils: 1118   Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dane Court Grammar School</b> Ofsted Rating: Good   Pupils: 1254   Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Margate, Holy Trinity and St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Upton Junior School</b> Ofsted Rating: Outstanding   Pupils: 511   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's Church of England Foundation School</b> Ofsted Rating: Good   Pupils: 1634   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

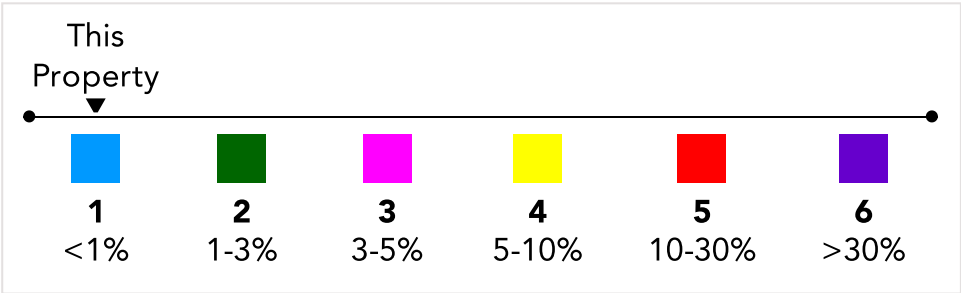
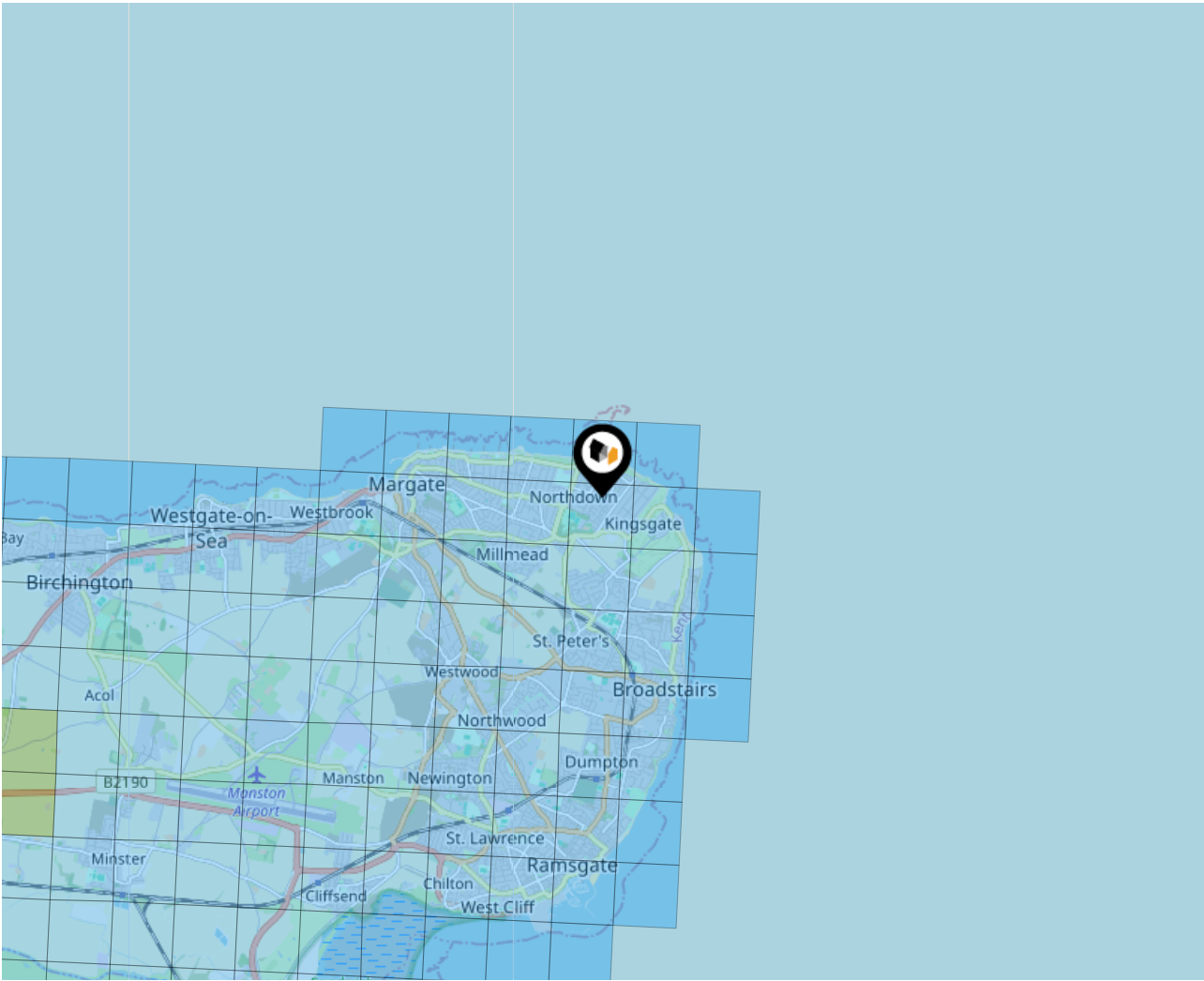


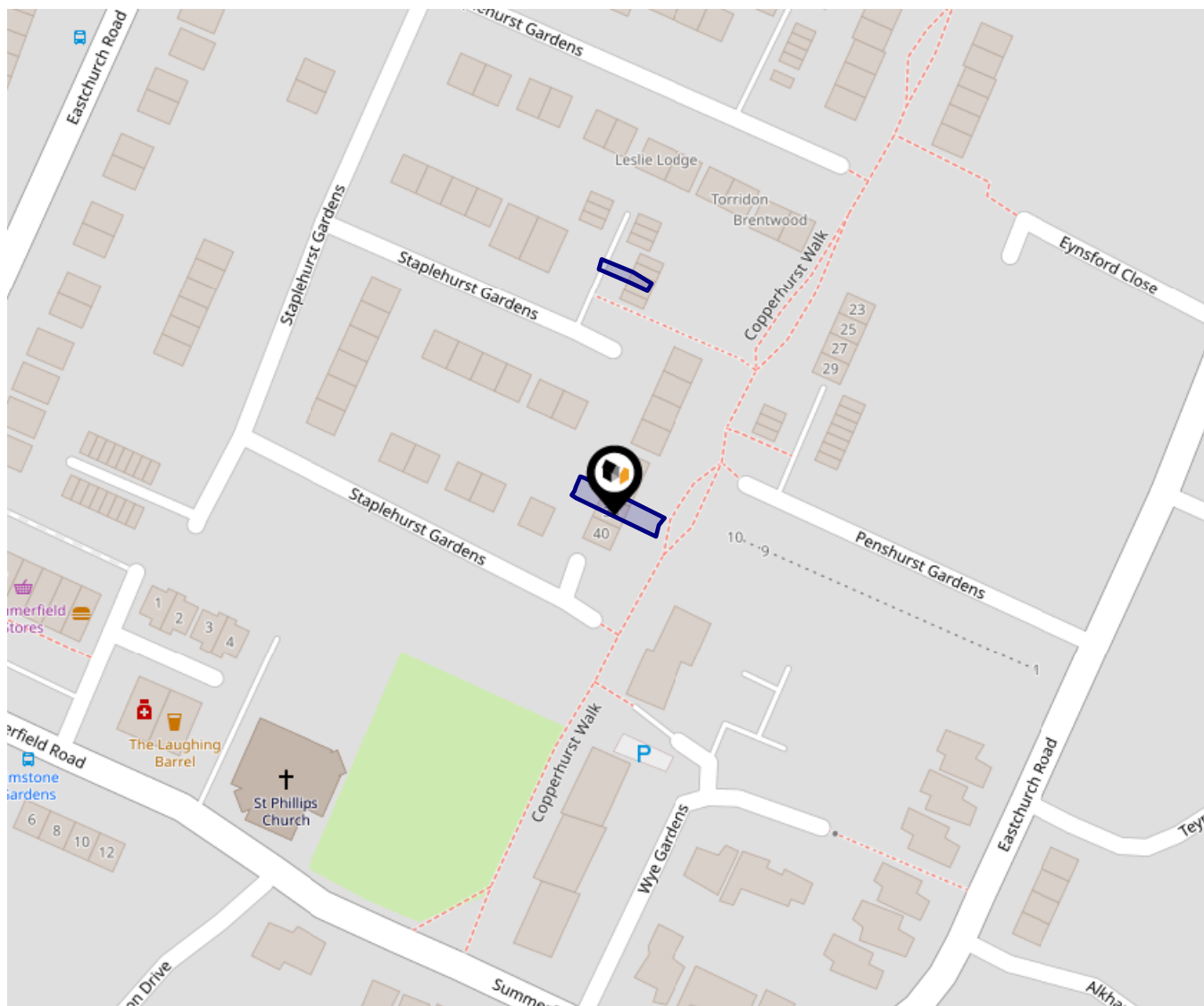
### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





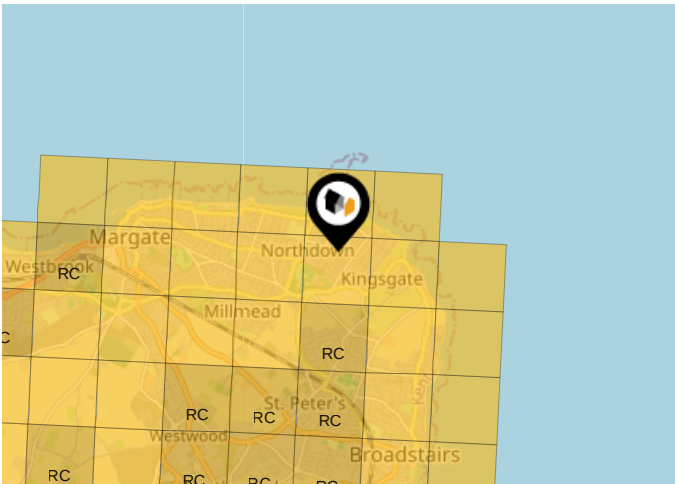
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	LOAM INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



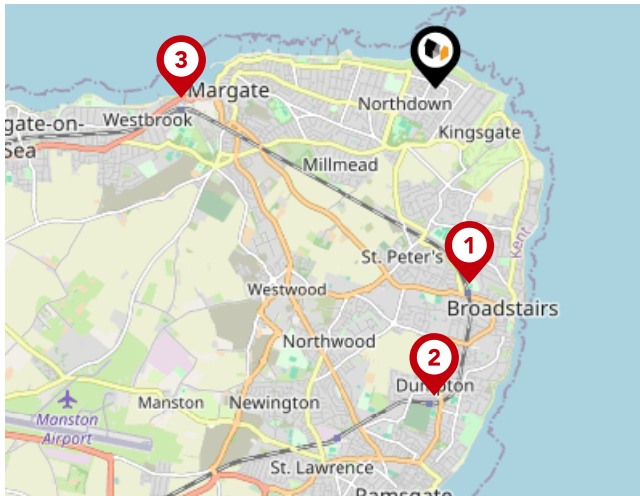
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



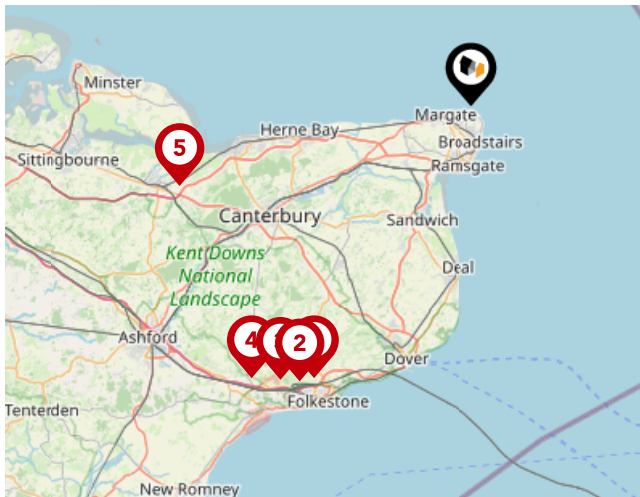
# Area

## Transport (National)



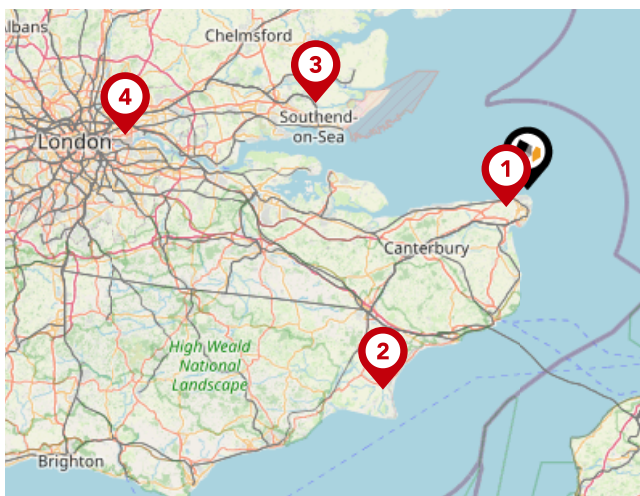
### National Rail Stations

Pin	Name	Distance
1	Broadstairs Rail Station	1.82 miles
2	Dumpton Park Rail Station	2.83 miles
3	Margate Rail Station	2.36 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J13	23.31 miles
2	M20 J12	24.07 miles
3	M20 J11A	24.74 miles
4	M20 J11	25.91 miles
5	M2 J7	22.46 miles

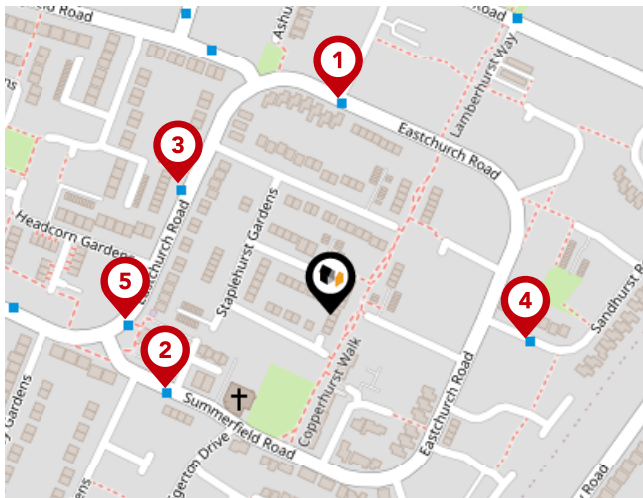


### Airports/Helipads






Pin	Name	Distance
1	Manston	4.02 miles
2	Lydd Airport	36.74 miles
3	Southend-on-Sea	33.63 miles
4	Silvertown	59.89 miles

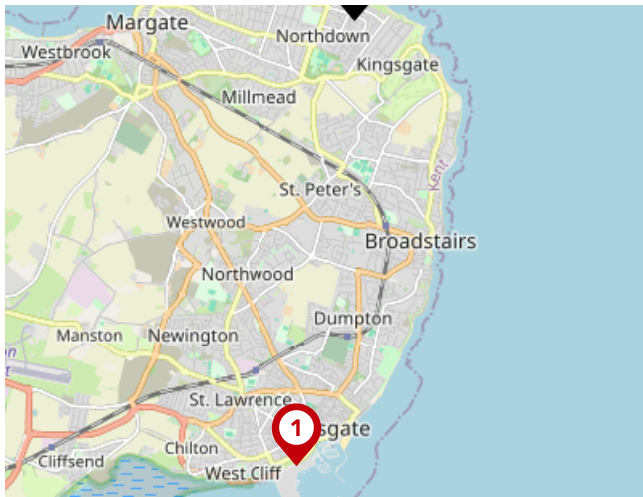
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Speldhurst Gardens	0.12 miles
	Elmstone Gardens	0.11 miles
	Staplehurst Gardens	0.12 miles
	Sandhurst Road	0.11 miles
	Summerfield Road	0.12 miles



### Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	4.15 miles

# Phillip Arnold Auctions

## 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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#### Phillip Arnold Auctions

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philliparnoldauctions.co.uk

