



Charles Bainbridge  
Estate Agents



Everything you need to know about:

The Engine Shed, Hammill Park Hammill Road,  
Woodnesborough, Sandwich,  
Kent, CT13 0EJ



Charles Bainbridge Estate Agents

[charlesbainbridge.com](http://charlesbainbridge.com)





# Charles Bainbridge

1 The Bakery, 47 Broad Street  
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com  
lettings@charlesbainbridge.com

**Charles Bainbridge is a multi-award winning**, progressive, and innovative firm with people at its heart. We pride ourselves on achieving consistent high quality across all sectors, whilst retaining individual and personal client relationships.

We are proud of our reputation for providing genuine and honest advice, delivered with warmth and integrity. As such we are pleased to be chosen to act for a wide range of private clients and are first choice for many corporate clients including solicitors, accountants, developers and investors.

We are proud to have been awarded the top grading of "Exceptional" in the **Best Estate Agent Guide 2018**, an accolade achieved only by the top 5% of estate agents nationally.



We are delighted to have been recognised nationally having scooped two **Sunday Times, Estate Agency of the Year Awards**, in separate categories.



Charles Bainbridge Estate Agents

charlesbainbridge.co.uk



 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 **The Engine Shed, Hammill Park Hammill Road** 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.







The Engine Shed, Hammill Park HAMMILL ROAD, SANDWICH £370,000



**x4**  
Bedrooms

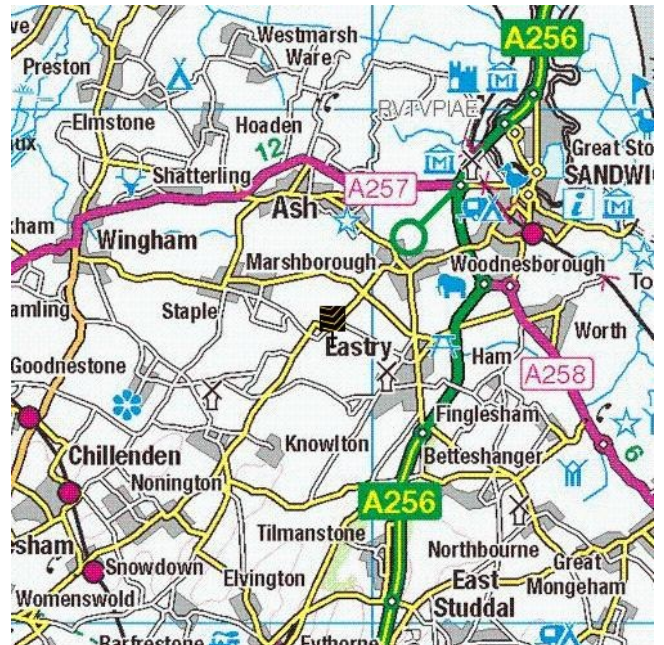
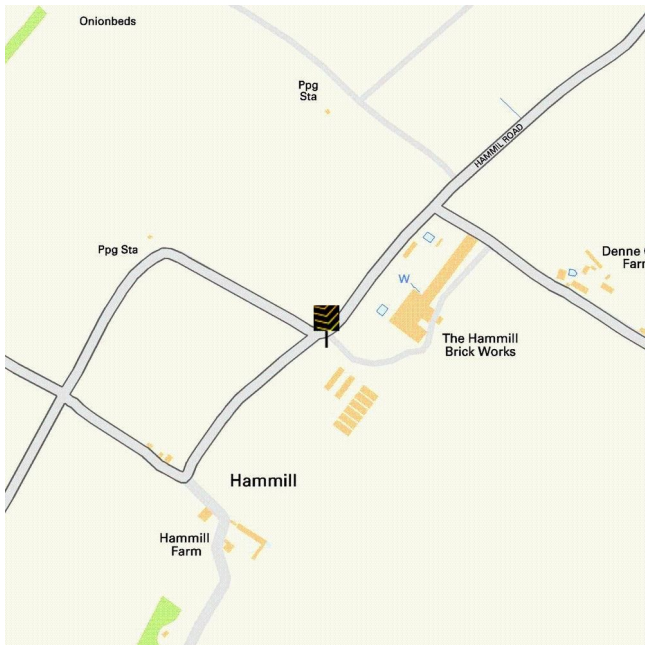


**x3**  
Living Rooms



**x3**  
Bathrooms

Where you are













A unique and imaginative conversion of the former Engine Shed at Hammill Park providing five spacious homes of impressive proportions. The properties will retain the integrity and interest of the original building whilst boasting an impressive high-spec contemporary interior. The architect has designed extensive open-plan living accommodation on the ground floor and large bedrooms with high vaulted ceilings on the first floor. The Engine Shed forms part of phase two of the Hammill Park development which is otherwise exclusively high level, individual detached houses. Each home will include a comprehensively fitted kitchen with integral appliances and Corian worksurfaces. There will be quality sanitaryware throughout all bathrooms, showers and cloakrooms, with tiled floors to kitchen and bathroom areas and engineered oak flooring to the remainder of the ground floor. Heating systems are via an Air Source Heat Pump providing underfloor heating on the ground floor and radiators on the first floor. Plot One offers the largest accommodation with four bedrooms, the master boasting an ensuite facility and separate dressing room, the second bedroom also enjoys an ensuite shower room. On the ground floor Plot One boasts an additional study and utility room. The other four Plots provide three generous bedrooms, all having the same master arrangement with ensuite and dressing room.

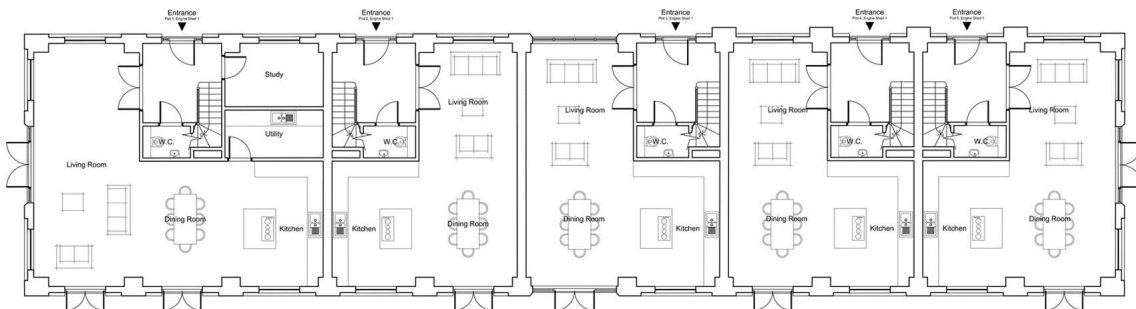
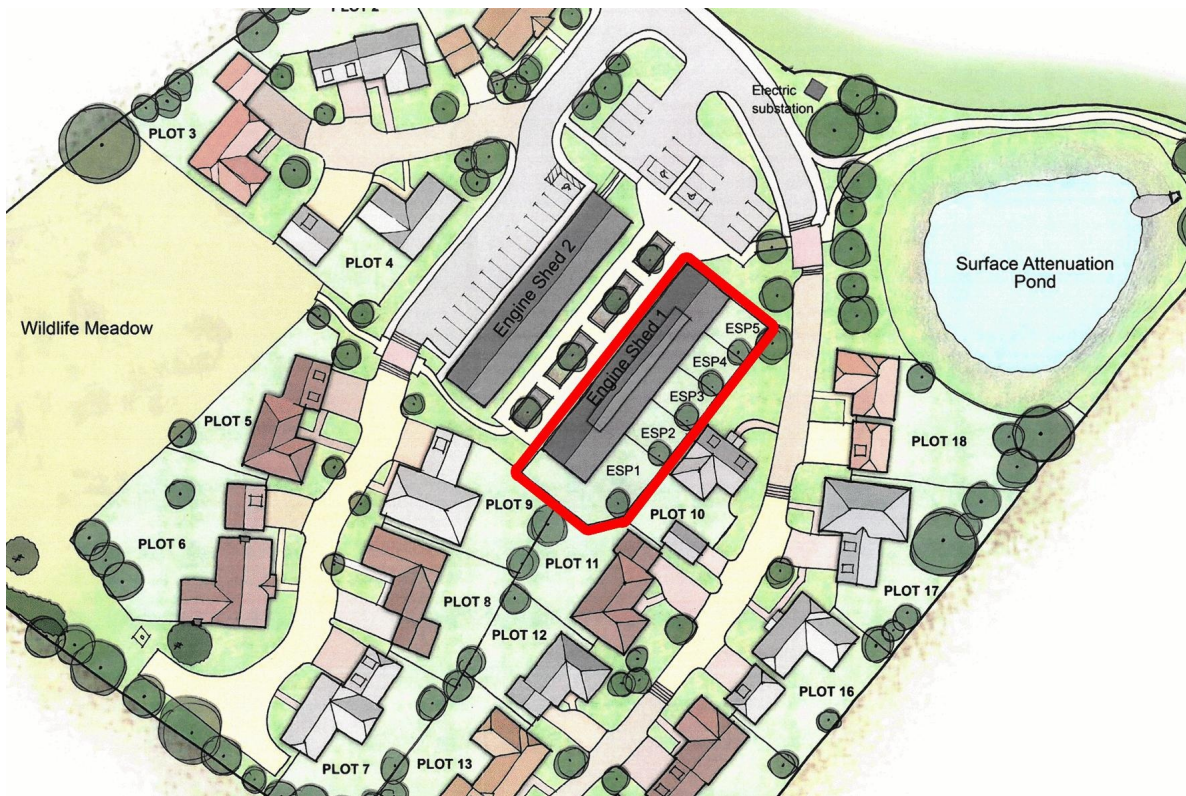
Each house enjoys its own enclosed garden to the rear finished with paved seating areas, turf and close-board fencing. Plot One has a larger garden extending to the side and rear. The homes benefit from allocated parking in the adjacent residents' car park.

Hammill Park is located in an attractive rural setting just outside the pretty village of Woodnesborough, surrounded by farmland and countryside providing lovely cycling, walking and riding. The nearby Cinque Port of Sandwich offers a comprehensive range of local amenities and boasts the internationally renowned Royal St. George's Golf Course, host of the 2020 Open Championship. The Royal Cinque Ports Golf Club is nearby in Deal whilst the Cathedral City of Canterbury is easily accessible to the West. The Channel Ports of Dover and Folkestone provide ferry and Eurostar services to the Continent.

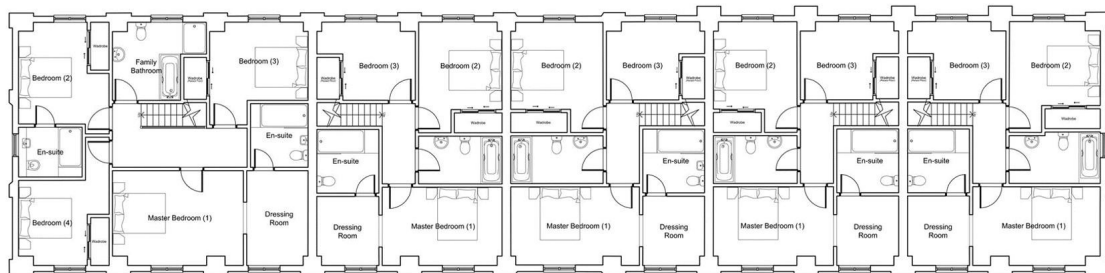


**Charles Bainbridge** 1 The Bakery 47 Broad Street, Canterbury, CT1 2LS **01227 780227**





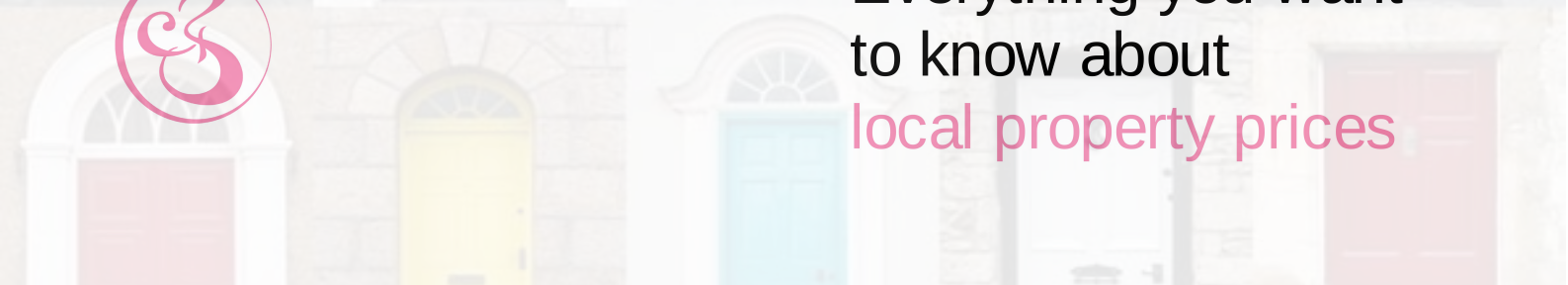
1 GROUND FLOOR PLAN  
SCALE 1:100



2 FIRST FLOOR PLAN  
SCALE 1:100







Everything you want  
to know about  
local property prices



## How does **Hammill Road** 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 / County / National | Detached | Semi-detached | Terraced | Flats/Maisonettes |
|-------------------------------|----------|---------------|----------|-------------------|
| <b>CT13</b>                   | £458206  | £293498       | £330359  | £210306           |
| <b>Kent</b>                   | £493329  | £309045       | £254112  | £182678           |
| <b>National</b>               | £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.

## What prices have properties sold for in **Hammill Road**?

If you know the sold price of other properties in the same road, you will get a much better idea of how much your prospective new home could be worth. We have collated this information for you in the table below. It shows the address, sold price, and property type for all properties recently sold in **Hammill Road**.

| Address  | Type     | Tenure   | Price   | DOT        |
|--|----------|----------|---------|------------|
| WOODCOTE, HAMMILL ROAD, SANDWICH, KENT, CT13 0PR | Detached | Freehold | £415000 | 2014-12-05 |

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.



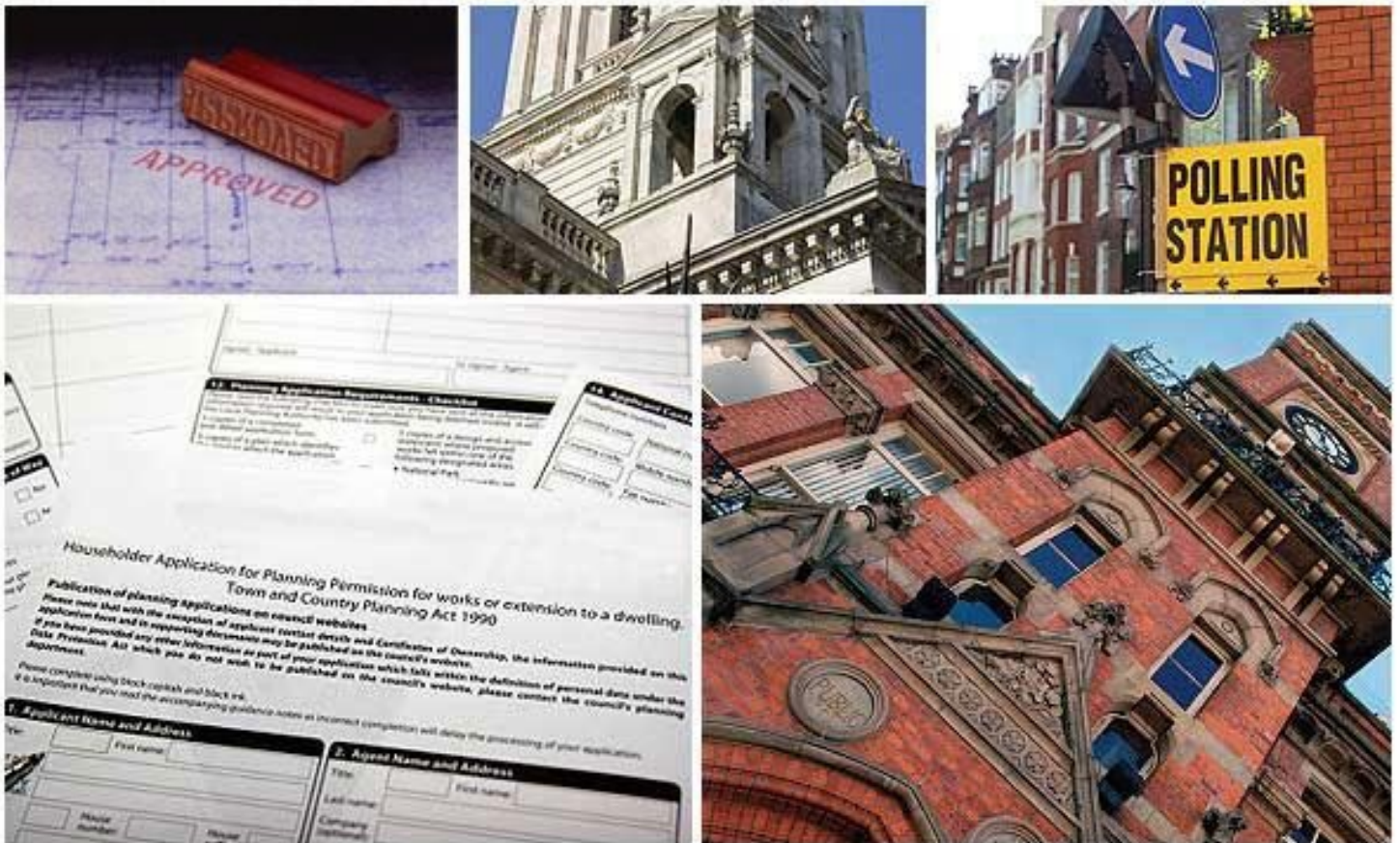
**Charles Bainbridge** 1 The Bakery 47 Broad Street, Canterbury, CT1 2LS **01227 780227**



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 **The Engine Shed, Hammill Park Hammill Road** are:

| Shire / County / District                  | Website   | Address                   | Contact details  |
|--|---|---------------------------|--|
| Kent County Council<br>(Shire County)      | <a href="http://www.kent.gov.uk">http://www.kent.gov.uk</a>   | Maidstone, Kent, ME14 1XQ | t: 0845 8247247<br>f: 01622 759905<br>e: county.hall@kent.gov.uk |
| Dover District Council<br>(Shire District) | <a href="http://www.dover.gov.uk">http://www.dover.gov.uk</a> | Dover, Kent, CT16 3PJ     | t: 01304 821199<br>f: 01304 872300<br>e: ddc@dover.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



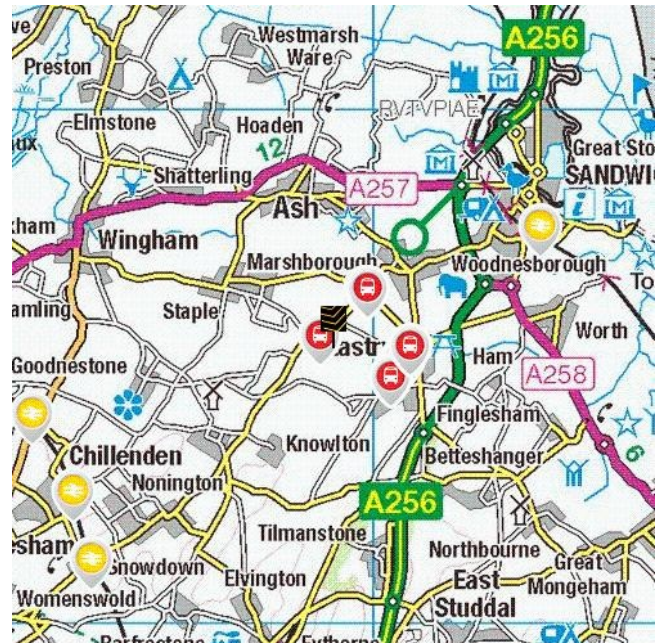
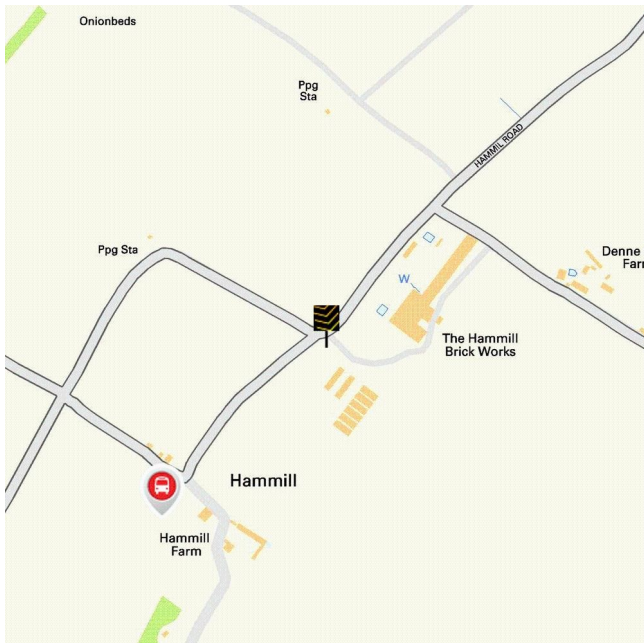




Become familiar with **public transport links**

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 **The Engine Shed, Hammill Park Hammill Road**. 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        | 25.69 miles     |
|  | London Southend Airport            | 33.16 miles     |
|  | Ferry ports                        | Approx Distance |
|  | Ramsgate Ferry Terminal            | 7.51 miles      |
|  | Dover Eastern Docks Ferry Terminal | 9.07 miles      |
|  | Dover Western Docks Ferry Terminal | 9.62 miles      |
|  | Folkestone Eurotunnel Terminal     | 13.07 miles     |
|  | Burnham on Crouch Ferry Landing    | 32.43 miles     |
|  | Wallasea Island Ferry Landing      | 33.0 miles      |
|  | Point Clear Ferry Landing          | 39.48 miles     |
|  | Brightlingsea Ferry Landing        | 39.62 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.



**Charles Bainbridge** 1 The Bakery 47 Broad Street, Canterbury, CT1 2LS **01227 780227**



|  | Train Stations                                  | Approx Distance |
|--|---|-----------------|
|    | Sandwich Rail Station                           | 2.73 miles      |
|  | Aylesham Rail Station                           | 3.75 miles      |
|  | Adisham Rail Station                            | 3.79 miles      |
|  | Snowdown Rail Station                           | 4.09 miles      |
|  | Shepherds Well Rail Station                     | 5.15 miles      |
|  | Minster Rail Station                            | 5.33 miles      |
|  | Deal Rail Station                               | 5.42 miles      |
|  | Walmer Rail Station                             | 5.56 miles      |
|  | Bus Stops                                       | Approx Distance |
|    | Farm  | 0.22 miles      |
|  | Wood Ash Garage                                 | 0.56 miles      |
|  | Wood Ash Garage                                 | 0.58 miles      |
|  | Albion Road                                     | 0.94 miles      |
|  | Gore Road                                       | 0.94 miles      |
|  | Gore Road                                       | 0.95 miles      |
|  | Albion Road                                     | 0.95 miles      |
|  | Orchard Road                                    | 0.96 miles      |
|  | Coach Stops                                     | Approx Distance |
|  | Deal: South Street Bus Station                  | 5.64 miles      |
|  | Walmer: Dover Rd Coach Stop                     | 5.86 miles      |
|  | Whitfield (Kent): Honeywood Parkway Coach Stop  | 7.02 miles      |
|  | Canterbury: Park & Ride New Dover Rd Coach Stop | 7.9 miles       |
|  | Ramsgate: Harbour Parade Coach Stop             | 7.94 miles      |
|  | Birchington: The Square Coach Stop              | 8.28 miles      |
|  | Dumpton Park: Coach Stop                        | 8.81 miles      |
|  | Dover: Town Centre Coach Stops                  | 8.86 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.





Everything you want  
to know about  
local schools



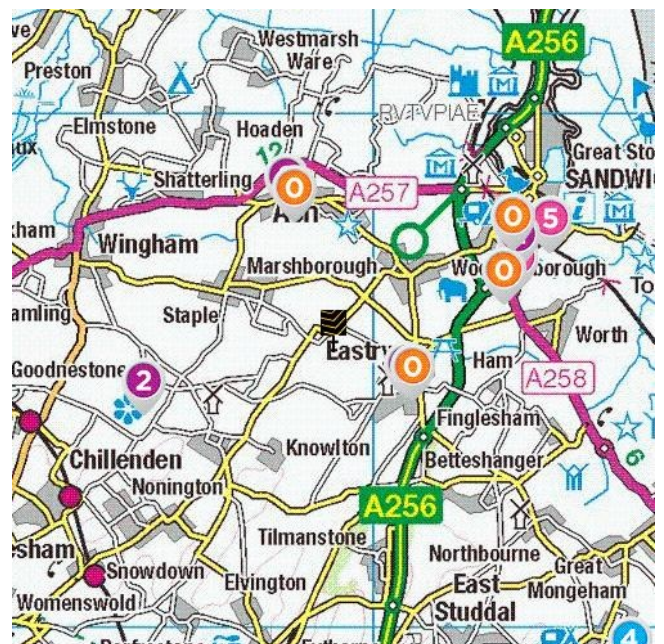
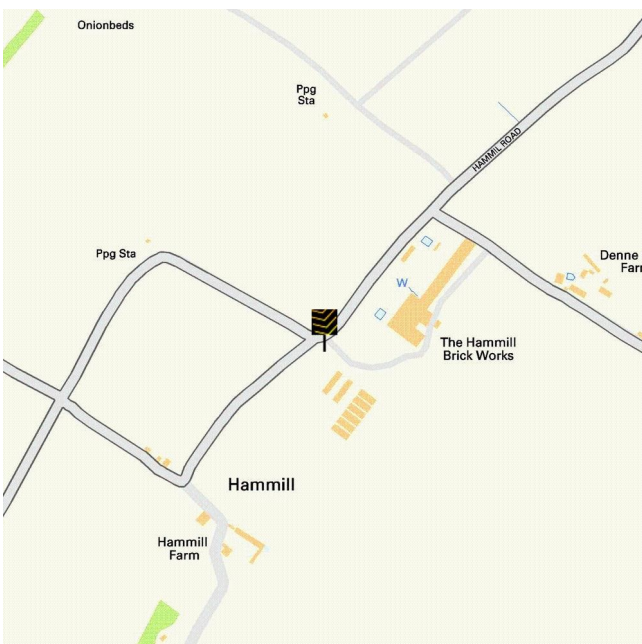


**How are local schools performing?**

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 **The Engine Shed, Hammill Park Hammill Road**. 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 |
|--|---|-----------------|
|  | <p><b>Name:</b> Bubbles Day Nursery &amp; Afterschool Club<br/> <b>Address:</b> Wilmott Place, SANDWICH, Kent, CT13 0QB</p> | 1.08 miles      |
|  | <p><b>Name:</b> Sandcastles Nursery<br/> <b>Address:</b> 5 The Street, Ash, Canterbury, Kent, CT3 2HH</p>                   | 1.71 miles      |
|  | <p><b>Name:</b> The Firs<br/> <b>Address:</b> 114 Dover Road, SANDWICH, Kent, CT13 0DB</p>                                  | 2.16 miles      |
|  | <p><b>Name:</b> Merry Go Round<br/> <b>Address:</b> Jubilee Road, SANDWICH, Kent, CT13 0QP</p>                              | 2.52 miles      |

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



**Charles Bainbridge** 1 The Bakery 47 Broad Street, Canterbury, CT1 2LS **01227 780227**



|  | Key Stage 2 - Information  | Approx Distance |
|--|--|-----------------|
|  | <p><b>Name:</b> Eastry Church of England Primary School</p> <p><b>Address:</b> Cooks Lea, Sandwich, CT13 0LR</p> <p><b>Contact Number:</b> 0130 4611360</p> <p><b>Age Range:</b> 4-11 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Church of England</p>                       | 1.0 miles       |
|  | <p><b>Name:</b> Ash Cartwright and Kelsey Church of England Primary School</p> <p><b>Address:</b> School Road, Canterbury, CT3 2JD</p> <p><b>Contact Number:</b> 0130 4812539</p> <p><b>Age Range:</b> 2-11 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Church of England</p> | 1.88 miles      |
|  | <p><b>Name:</b> Goodnestone Church of England Primary School</p> <p><b>Address:</b> The Street, Canterbury, CT3 1PQ</p> <p><b>Contact Number:</b> 0130 4840329</p> <p><b>Age Range:</b> 4-11 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Church of England</p>                | 2.38 miles      |
|  | <p><b>Name:</b> Sandwich Junior School</p> <p><b>Address:</b> St Bart's Road, Sandwich, CT13 0AS</p> <p><b>Contact Number:</b> 0130 4612227</p> <p><b>Age Range:</b> 7-11 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Does not apply</p>                                      | 2.47 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 | Eastry Church of England Primary School                    | 74.0 %        | 19.0 %       |
|   | Ash Cartwright and Kelsey Church of England Primary School | 35.0 %        | 0.0 %        |
|   | Goodnestone Church of England Primary School               | 54.0 %        | 0.0 %        |
|   | Sandwich Junior School                                     | 68.0 %        | 11.0 %       |
|   | <b>Kent</b>  | <b>59.0 %</b> | <b>6.0 %</b> |
|   | <b>National</b>  | <b>53.0 %</b> | <b>5.0 %</b> |

## 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 | Eastry Church of England Primary School                    | <b>Maths</b><br>PM 3.5<br>Lower 1.6<br>Upper 5.4    | <b>Reading</b><br>PM 2.8<br>Lower 5.0<br>Upper N/A   | <b>Writing</b><br>PM 1.2<br>Lower -0.9<br>Upper 3.3   |
|   | Ash Cartwright and Kelsey Church of England Primary School | <b>Maths</b><br>PM -4.4<br>Lower -6.5<br>Upper -2.3 | <b>Reading</b><br>PM -2.4<br>Lower -0.1<br>Upper N/A | <b>Writing</b><br>PM -3.5<br>Lower -5.7<br>Upper -1.3 |
|   | Goodnestone Church of England Primary School               | <b>Maths</b><br>PM N/A<br>Lower N/A<br>Upper N/A    | <b>Reading</b><br>PM N/A<br>Lower N/A<br>Upper N/A   | <b>Writing</b><br>PM N/A<br>Lower N/A<br>Upper N/A    |
|   | Sandwich Junior School                                     | <b>Maths</b><br>PM 2.2<br>Lower 0.7<br>Upper 3.7    | <b>Reading</b><br>PM 1.2<br>Lower 2.9<br>Upper N/A   | <b>Writing</b><br>PM 3.4<br>Lower 1.8<br>Upper 5.0    |

**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.






|  | Key Stage 4 - Information  | Approx Distance |
|--|--|-----------------|
|  | <p><b>Name:</b> Sandwich Technology School<br/> <b>Address:</b> Deal Road, Sandwich, CT13 0FA<br/> <b>Contact Number:</b> 0130 4610000<br/> <b>Age Range:</b> 11-18 yrs<br/> <b>Local Education Authority:</b> Kent<br/> <b>Religious Character:</b> None</p>  | 2.33 miles      |
|  | <p><b>Name:</b> Sir Roger Manwood's School<br/> <b>Address:</b> Manwood Road, Sandwich, CT13 9JX<br/> <b>Contact Number:</b> 0130 4610200<br/> <b>Age Range:</b> 11-18 yrs<br/> <b>Local Education Authority:</b> Kent<br/> <b>Religious Character:</b> None<br/> <b>Admission Policy:</b> Selective</p>   | 2.89 miles      |
|  | <p><b>Name:</b> Ripplevale School <br/> <b>Address:</b> Chapel Lane, Deal, CT14 8JG<br/> <b>Contact Number:</b> 0130 4373866<br/> <b>Age Range:</b> 6-18 yrs<br/> <b>Local Education Authority:</b> Kent<br/> <b>Religious Character:</b> None</p>                    | 5.21 miles      |
|  | <p><b>Name:</b> Great Oaks Small School <br/> <b>Address:</b> Ebbsfleet Farmhouse, Ramsgate, CT12 5DL<br/> <b>Contact Number:</b> 0184 3822022<br/> <b>Age Range:</b> 11-18 yrs<br/> <b>Local Education Authority:</b> Kent<br/> <b>Religious Character:</b> None</p> | 5.22 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          |
|--|----------------------------|---------------|---------------|---------------|---------------|
|  | Sandwich Technology School | 46.0 %        | 34.0 %        | 44.0 %        | 42.0 %        |
|  | Sir Roger Manwood's School | 98.0 %        | 94.0 %        | 93.0 %        | 92.0 %        |
|  | Ripplevale School          | 0.0 %         | 0.0 %         | 0.0 %         | 0.0 %         |
|  | Great Oaks Small School    | 0.0 %         | N/A           | N/A           | N/A           |
|  | <b>Kent</b>                | <b>59.9 %</b> | <b>59.0 %</b> | <b>57.4 %</b> | <b>58.1 %</b> |
|  | <b>National</b>            | <b>56.6 %</b> | <b>53.5 %</b> | <b>53.8 %</b> | <b>53.4 %</b> |

**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     |
|--|----------------------------|------------|
|  | Sandwich Technology School | 8.0        |
|  | Sir Roger Manwood's School | 9.8        |
|  | Ripplevale School          | 3.1        |
|  | Great Oaks Small School    | 2.7        |
|  | <b>Kent</b>                | <b>8.5</b> |
|  | <b>National</b>            | <b>8.2</b> |

**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.



**Charles Bainbridge** 1 The Bakery 47 Broad Street, Canterbury, CT1 2LS **01227 780227**



|  | Key Stage 5 - Information  | Approx Distance |
|--|--|-----------------|
|  | <p><b>Name:</b> Sandwich Technology School</p> <p><b>Address:</b> Deal Road, Sandwich, CT13 0FA</p> <p><b>Contact Number:</b> 0130 4610000</p> <p><b>Age Range:</b> 11-18 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> None</p>  | 2.33 miles      |
|  | <p><b>Name:</b> Sir Roger Manwood's School</p> <p><b>Address:</b> Manwood Road, Sandwich, CT13 9JX</p> <p><b>Contact Number:</b> 0130 4610200</p> <p><b>Age Range:</b> 11-18 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> None</p> <p><b>Admission Policy:</b> Selective</p> | 2.89 miles      |
|  | <p><b>Name:</b> Dover Christ Church Academy</p> <p><b>Address:</b> Melbourne Avenue, Dover, CT16 2EG</p> <p><b>Contact Number:</b> 0130 4820126</p> <p><b>Age Range:</b> 11-18 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Does not apply</p>                               | 7.25 miles      |
|  | <p><b>Name:</b> Duke of York's Royal Military School</p> <p><b>Address:</b> Dover, CT15 5EQ</p> <p><b>Contact Number:</b> 0130 4245023</p> <p><b>Age Range:</b> 11-18 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Does not apply</p>  | 7.92 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                                 | %             |
|---|--------------------------------------|---------------|
|  | Sandwich Technology School           | 0.0 %         |
|   | Sir Roger Manwood's School           | 22.0 %        |
|   | Dover Christ Church Academy          | 0.0 %         |
|   | Duke of York's Royal Military School | 7.7 %         |
|   | <b>Kent</b>                          | <b>15.3 %</b> |
|   | <b>National</b>                      | <b>17.0 %</b> |

**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 |
|---|--------------------------------------|-------------|
|  | Sandwich Technology School           | -0.3        |
|   | Sir Roger Manwood's School           | 0.0         |
|   | Dover Christ Church Academy          | -0.3        |
|   | Duke of York's Royal Military School | -0.2        |



**Charles Bainbridge** 1 The Bakery 47 Broad Street, Canterbury, CT1 2LS **01227 780227**






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 **The Engine Shed, Hammill Park Hammill Road** 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 |
|---|--|-----------------|
|  | Victoria Hospital, Deal, Victoria Hospital, Deal, Kent, CT14 9UA   | 5.17 miles      |
|   | A&E  | Approx Distance |
|  | Queen Elizabeth The Queen Mother Hospital, Queen Elizabeth The Queen Mother Hospital, Margate, Kent, CT9 4AN | 9.64 miles      |
|   | Walk-in Clinics  | Approx Distance |
|  | Victoria Hospital, Deal, Victoria Hospital, Deal, Kent, CT14 9UA   | 5.17 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 |
|---|--|-----------------|
|  | ASH SURGERY, THE SURGERY, CANTERBURY, CT3 2HD                      | 1.74 miles      |
|   | THE MARKET PLACE SURGERY, THE MARKET PLACE SURGERY, KENT, CT13 9ET | 2.66 miles      |
|   | 7 THE BUTCHERY, 7 THE BUTCHERY, CT13 9DL                           | 2.82 miles      |
|   | AYLESHAM MEDICAL PRACTICE, AYLESHAM HEALTH CENTRE, KENT, CT3 3BB   | 4.04 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 |
|---|--|-----------------|
|  | Cornerways Surgery, 2 Moat Sole, SANDWICH, Kent, CT13 9AU            | 2.66 miles      |
|   | M Southon, 66 High Street, CANTERBURY, Kent, CT3 1AA                 | 3.24 miles      |
|   | Advance Healthcare Logistics Ltd, Unit 20, CANTERBURY, Kent, CT3 3AW | 3.84 miles      |
|   | Abbey Dental Care, A16 High Street, RAMSGATE, Kent, CT12 4BU         | 5.49 miles      |
|   | Cm Browne, 37 Victoria Road, DEAL, Kent, CT14 7AY                    | 5.64 miles      |

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



**Charles Bainbridge** 1 The Bakery 47 Broad Street, Canterbury, CT1 2LS **01227 780227**



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 **The Engine Shed, Hammill Park Hammill Road**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

|   | Local Grocers and Convenience Stores                           | Approx Distance |
|---|--|-----------------|
|  | Poparound, 31 The Street, CANTERBURY, Kent, CT3 2HH            | 1.71 miles      |
|   | Spar Stores, Market Street, SANDWICH, Kent, CT13 9DA           | 2.79 miles      |
|   | Central Stores, 68 High Street, CANTERBURY, Kent, CT3 1AA      | 3.24 miles      |
|   | Your Shop, 90 High Street, DEAL, Kent, CT14 6EG                | 5.52 miles      |
|   | J Prentis Greengrocers, 35 High Street, DEAL, Kent, CT14 6EL   | 5.55 miles      |
|   | Supermarkets   | Approx Distance |
|  | The Co-operative Food, Moat Sole, SANDWICH, Kent, CT13 9AL     | 2.67 miles      |
|   | The Co-operative Food, Market Place, CANTERBURY, Kent, CT3 3DY | 4.15 miles      |
|   | The Co-operative Food, Beauchamp Avenue, DEAL, Kent, CT14 9EZ  | 5.16 miles      |
|   | The Co-operative Food, 1 Eythorne Road, DOVER, Kent, CT15 7NU  | 5.24 miles      |
|   | The Co-operative Food, 185 Mill Road, DEAL, Kent, CT14 9BE     | 5.32 miles      |

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

|   | Nightclubs   | Approx Distance |
|---|--|-----------------|
|    | Rivals Nightclub & Bar Academy, 32 Queen Street, DEAL, Kent, CT14 6EY            | 5.5 miles       |
|   | Rokka, 64 Harbour Parade, RAMSGATE, Kent, CT11 8LN                               | 7.99 miles      |
|   | Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT                 | 8.87 miles      |
|   | Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB                  | 9.11 miles      |
|   | Kabuki, 18 Marine Gardens, Margate, Kent, CT9 1UH                                | 10.05 miles     |
|   | Pubs / Bars / Inns   | Approx Distance |
|    | The Five Bells, The Cross, SANDWICH, Kent, CT13 0HX                              | 1.27 miles      |
|   | The Three Tuns Inn, The Street, CANTERBURY, Kent, CT3 1LN                        | 1.56 miles      |
|   | Volunteer Inn, 43 Gilton, CANTERBURY, Kent, CT3 2HL                              | 1.7 miles       |
|   | The Griffins Head - Shepherd Neame Pubs, Griffin Hill, CANTERBURY, Kent, CT3 1PS | 1.96 miles      |
|   | The Frog & Orange, Shatterling, CANTERBURY, Kent, CT3 1JR                        | 2.28 miles      |
|   | Wine Bars  | Approx Distance |
|    | Miles Bar, 56 Harbour Parade, RAMSGATE, Kent, CT11 8LN                           | 7.99 miles      |
|   | The Bench, 100-114 Harbour Parade, Ramsgate, Kent, CT11 8LP                      | 8.04 miles      |
|   | Christies, 1 Station Approach, BIRCHINGTON, Kent, CT7 9RD                        | 8.48 miles      |
|   | Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA                           | 8.99 miles      |
|   | Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY            | 9.02 miles      |
|   | Restaurants  | Approx Distance |
|  | The Blue Pigeons, The Street, DEAL, Kent, CT14 0DE                               | 2.71 miles      |
|   | Mermaids Locker, 8 Cattle Market, SANDWICH, Kent, CT13 9AF                       | 2.71 miles      |
|   | The Hop & Huffkin, 10 New Street, SANDWICH, Kent, CT13 9AB                       | 2.75 miles      |
|   | The Haven Restaurant, 20A King Street, SANDWICH, Kent, CT13 9BT                  | 2.77 miles      |
|   | My Thai Restaurant, 6 Market Street, SANDWICH, Kent, CT13 9DA                    | 2.79 miles      |
|   | Golf Club / Courses / Professionals  | Approx Distance |
|  | The Royal St George's Golf Club, Sandw ich Bay, SANDWICH, Kent, CT13 9PB         | 3.81 miles      |
|   | Princes Golf Club, Princes Drive, SANDWICH, Kent, CT13 9QB                       | 4.49 miles      |
|   | Royal Cinque Ports Golf Club, Golf Road, DEAL, Kent, CT14 6RF                    | 4.95 miles      |
|   | Stonelees Golf Centre, Ebbsfleet Lane, RAMSGATE, Kent, CT12 5DJ                  | 5.02 miles      |
|   | St Augustines Golf Club, Cottington Road, RAMSGATE, Kent, CT12 5JN               | 5.97 miles      |

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





| Places of Worship   |  | Approx Distance |
|---|--|-----------------|
|    | St Mary The Virgin, Church Street, SANDWICH, Kent, CT13 0HH              | 1.26 miles      |
|   | St Nicholas Church, The Street, CANTERBURY, Kent, CT3 2EW                | 1.69 miles      |
|   | St Clements C Of E Church, The Rectory, SANDWICH, Kent, CT13 9ER         | 2.87 miles      |
|   | St Mary The Virgin Wingham, St Mary's House, CANTERBURY, Kent, CT3 1DF   | 3.15 miles      |
|   | Eythorne Baptist Church, Chapel Hill, DOVER, Kent, CT15 4AY              | 4.01 miles      |
| Banks / Financial Institutions  |  | Approx Distance |
|    | Hsbc Bank Plc, 10 Cattle Market, SANDWICH, Kent, CT13 9AQ                | 2.73 miles      |
|   | Barclays Bank Plc, East Kent Group, SANDWICH, Kent, CT13 9AG             | 2.74 miles      |
|   | Natwest, 21 Market Street, SANDWICH, Kent, CT13 9DD                      | 2.8 miles       |
|   | Lloyds Bank, 12 Market Street, SANDWICH, Kent, CT13 9DF                  | 2.81 miles      |
|   | Natwest, 46 High Street, CANTERBURY, Kent, CT3 1AA                       | 3.24 miles      |
| DIY Stores  |  | Approx Distance |
|    | Tr & C Carpenter, 5 Cattle Market, SANDWICH, Kent, CT13 9AE              | 2.75 miles      |
|   | Homebase Ltd, Honeywood Parkway, DOVER, Kent, CT16 3PT                   | 7.04 miles      |
|   | Screwfix, Units 5-6, DOVER, Kent, CT16 3PT                               | 7.04 miles      |
|   | B & Q Plc, Honeywood Parkway, DOVER, Kent, CT16 3FH                      | 7.1 miles       |
|   | Parker Tools, Vauxhall Ind Road, CANTERBURY, Kent, CT1 1HD               | 8.23 miles      |
| Hotels  |  | Approx Distance |
|  | Blazing Donkey Country Hotel, Hay Hill, DEAL, Kent, CT14 0ED             | 1.88 miles      |
|   | The New Inn, 2 Harnet Street, SANDWICH, Kent, CT13 9ES                   | 2.79 miles      |
|   | The Kings Arms Ltd, Strand Street, SANDWICH, Kent, CT13 9HN              | 2.83 miles      |
|   | The Bell Hotel - Shepherd Neame Pubs, The Quay, SANDWICH, Kent, CT13 9EF | 2.87 miles      |
|   | The Salutation, Knightrider Street, SANDWICH, Kent, CT13 9EW             | 2.92 miles      |
| Theatres / Concert Halls  |  | Approx Distance |
|  | The Kings Theatre, Kings Place, RAMSGATE, Kent, CT11 8NN                 | 8.02 miles      |
|   | Granville Theatre & Cinema, Victoria Parade, Ramsgate, Kent, CT11 8DG    | 8.34 miles      |
|   | The Marlowe Theatre, The Friars, Canterbury, Kent, CT1 2AS               | 9.06 miles      |
|   | Theatre Royal, Addington Street, Margate, Kent, CT9 1PW                  | 10.16 miles     |
|   | Platform Theatre Company, Wings Close, BROADSTAIRS, Kent, CT10 1DT       | 10.25 miles     |

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



|   | Cinemas  | Approx Distance |
|---|--|-----------------|
|    | Empire Cinema, Delf Street, SANDWICH, Kent, CT13 9HD                                   | 2.72 miles      |
|   | Granville Theatre & Cinema, Victoria Parade, RAMSGATE, Kent, CT11 8DG                  | 8.34 miles      |
|   | Vue Cinemas, Unit 52, BROADSTAIRS, Kent, CT10 2BF                                      | 8.62 miles      |
|   | Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP                      | 8.77 miles      |
|   | Silver Screen Cinema, Gaol Lane, DOVER, Kent, CT16 1NG                                 | 9.04 miles      |
|   | Leisure Centres  | Approx Distance |
|    | Freedom Leisure Sandw ich, Sandw ich Sports & Leisure Centre, SANDWICH, Kent, CT13 0BU | 2.53 miles      |
|   | Tides Leisure Centre, Victoria Park, DEAL, Kent, CT14 9UU                              | 5.5 miles       |
|   | Royal Leisure Centre, King Street, DEAL, Kent, CT14 6HU                                | 5.55 miles      |
|   | Kingsmead Leisure Centre, Kingsmead Road, CANTERBURY, Kent, CT2 7PH                    | 8.91 miles      |
|   | Kings School Recreation Centre, 1 St Stephens Road, CANTERBURY, Kent, CT2 7HU          | 9.04 miles      |
|   | Newsagents   | Approx Distance |
|    | Bickers New sagents, Askew House, SANDWICH, Kent, CT13 0HB                             | 1.15 miles      |
|   | The Sw eet Shop, 13-15 King Street, SANDWICH, Kent, CT13 9BT                           | 2.77 miles      |
|   | Aylesham, 4-5 Market Place, CANTERBURY, Kent, CT3 3EY                                  | 4.09 miles      |
|   | Parnam, 157 Rectory Road, DEAL, Kent, CT14 9NP   | 4.81 miles      |
|   | Key Stores, 14 King Edw ard Road, DEAL, Kent, CT14 6QL                                 | 5.24 miles      |
|   | Post Offices   | Approx Distance |
|  | Post Office Ltd, 16-20 Market Street, SANDWICH, Kent, CT13 9DA                         | 2.79 miles      |
|   | Wingham Post Office, 71 High Street, CANTERBURY, Kent, CT3 1AA                         | 3.24 miles      |
|   | Aylesham Post Office, Market Place, CANTERBURY, Kent, CT3 3DZ                          | 4.09 miles      |
|   | Post Office Ltd, Beauchamp Avenue, DEAL, Kent, CT14 9EX                                | 5.23 miles      |
|   | Shepherdsw ell Sub Post Office, 1 Church Hill, DOVER, Kent, CT15 7NR                   | 5.25 miles      |

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



**Charles Bainbridge** 1 The Bakery 47 Broad Street, Canterbury, CT1 2LS **01227 780227**





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 **The Engine Shed, Hammill Park Hammill Road**. 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 **Dover - Sandwich** and it has a population of **6860**.

Sandwich ward also covers Woodnesborough and has more than 3,400 households.

#### Your Local Policing Team

| Name          | Rank     | Tel No. | E-mail |
|---------------|----------|---------|--------|
| Kerry Skirrow | PCSO     | 101     |        |
| Ben Norbury   | Sergeant | 101     |        |

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

### Locations of Interest

Dover Police Station  
station  
Ladywell, Dover

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

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









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 **The Engine Shed, Hammill Park Hammill Road** 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), County 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 county and national average.

|       | Output Area | Kent            | National         |
|-------|-------------|-----------------|------------------|
| 0-4   | 5.88% (22)  | 5.88% (78234)   | 5.96% (2926238)  |
| 5-14  | 16.04% (60) | 13.25% (176173) | 12.93% (6351576) |
| 15-24 | 8.29% (31)  | 11.35% (150934) | 12.18% (5985323) |
| 25-34 | 8.82% (33)  | 12.75% (169556) | 14.36% (7054271) |
| 35-44 | 16.58% (62) | 14.59% (193995) | 14.94% (7341900) |
| 45-54 | 18.98% (71) | 13.74% (182706) | 13.22% (6494262) |
| 55-64 | 12.57% (47) | 11.29% (150060) | 10.54% (5177261) |
| 65-74 | 8.82% (33)  | 8.86% (117815)  | 8.35% (4102841)  |
| 75-84 | 3.21% (12)  | 6.1% (81084)    | 5.6% (2751135)   |
| >85   | 0.8% (3)    | 2.19% (29161)   | 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 | Kent            | National          |
|--------------|-------------|-----------------|-------------------|
| None         | 22.99% (63) | 28.33% (268478) | 28.85% (10251674) |
| Level 1      | 14.6% (40)  | 18.21% (172579) | 16.63% (5909093)  |
| Level 2      | 23.36% (64) | 21.01% (199159) | 19.36% (6877530)  |
| Level 3      | 8.03% (22)  | 7.96% (75416)   | 8.34% (2962282)   |
| Level 4 or 5 | 25.55% (70) | 16.77% (158974) | 19.9% (7072052)   |
| Unknown      | 5.47% (15)  | 7.73% (73224)   | 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  | Kent            | National          |
|---------------------------|--------------|-----------------|-------------------|
| Employee part time        | 13.6% (37)   | 12.43% (117796) | 11.81% (4196041)  |
| Employee full time        | 39.71% (108) | 40.4% (382965)  | 40.81% (14499241) |
| Self employed part time   | 2.21% (6)    | 2.24% (21251)   | 1.95% (694033)    |
| Self employed full time   | 12.87% (35)  | 7.12% (67454)   | 6.36% (2260955)   |
| Unemployed                | 1.84% (5)    | 2.8% (26582)    | 3.35% (1188855)   |
| Full time students        | 0.0% (0)     | 2.35% (22260)   | 2.58% (917582)    |
| Student                   | 3.68% (10)   | 3.79% (35943)   | 4.67% (1660564)   |
| Retired                   | 13.6% (37)   | 14.69% (139198) | 13.54% (4811595)  |
| Looking after home family | 9.19% (25)   | 7.19% (68147)   | 6.52% (2316229)   |
| Permanently sick/disabled | 1.47% (4)    | 4.36% (41313)   | 5.3% (1884901)    |
| Other                     | 1.84% (5)    | 2.63% (24921)   | 3.1% (1102095)    |

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



