

Blean, Canterbury



HOME 31

The Wingham

Detached · 4 bedroom · 1,623 sq ft

£805,000

Available

Property details

Postcode	CT2 9JJ	Council tax band	Not yet banded
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Location, environment & compliance data

Energy Performance (EPC)

updated 2h ago

No EPC lodged for this plot yet — typical for a new build until completion
 25 EPCs lodged elsewhere in this postcode.

Planning & environmental constraints

updated 2h ago

Conservation area	None
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Source: Energy Performance of Buildings data — GOV.UK (Open Government Licence v3.0)

Listed buildings nearby	Yes (4) HONEY HILL COTTAGE; YEW LODGE
Tree Preservation Order zones nearby	Yes (13) Blean Common Blean; Blean Common Blean
Ancient woodland nearby	Yes (9) CHURCH/BOSSENDEN WOODS; CHURCH/BOSSENDEN WOODS
Area of Outstanding Natural Beauty	None
Scheduled monuments nearby	None
Green belt	None

Source: planning.data.gov.uk

Flood warnings & monitoring

updated 2h ago

Active flood warnings None

Flood-monitoring areas within 10km 25

Nearest: Scrapsgate Drain and Warden Bay Drain; Rivers on the Isle of Sheppey; Coast from Warden Bay to Hamlet of Shellness

Source: Environment Agency (flood-monitoring)

Air quality

updated 2h ago

European AQI	40 · Fair
PM2.5	9.2 µg/m³
PM10	13.9 µg/m³
NO ₂	3 µg/m³
Ozone	100 µg/m³

Source: Open-Meteo (CAM5)

Transport & amenities nearby

updated 2h ago

None found within range.

Source: OpenStreetMap (Overpass API)

Broadband availability

updated 2h ago

Gigabit-capable	92% of premises
Ultrafast (≥100 Mbit/s)	92% of premises
Superfast (≥30 Mbit/s)	100% of premises

Source: Ofcom Connected Nations

Mobile coverage

updated 2h ago

Recent sold prices

updated 2h ago

Local authority: Canterbury

4G indoor (any operator)	99.8% of premises
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4G indoor (all 4 operators)	86.7%
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5G outdoor (any operator)	97.5%
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Voice indoor (any operator)	100%
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Ofcom mobile data is local-authority level, not plot-specific.

Source: Ofcom Connected Nations (mobile, local-authority level)

Average (recent)	£295,688
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Wed, 31 Aug 2016 · 120, BLEAN COMMON, CANTERBURY	£225,000
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Wed, 02 Sep 2015 · 114A, BLEAN COMMON, CANTERBURY	£520,000
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Tue, 15 Aug 2023 · 94, BLEAN COMMON, CANTERBURY	£350,000
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Thu, 01 Nov 2012 · 110, BLEAN COMMON, CANTERBURY	£300,000
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Mon, 18 Feb 2019 · 120, BLEAN COMMON, CANTERBURY	£280,000
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Source: HM Land Registry Price Paid

Local area crime

updated 2h ago

Recorded crimes (2026-05)	7
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Violent Crime	3
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Anti Social Behaviour	2
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Other Theft	1
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Shoplifting	1
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Source: data.police.uk (Home Office)

Administrative area

updated 2h ago

Local authority	Canterbury
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Ward	Blean Forest
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Parish	Blean
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Constituency	Canterbury
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Region	South East
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Source: postcodes.io / ONS

This Material Information pack combines information provided by Fernham Homes with data retrieved from third-party public sources. Third-party data is refreshed automatically and shown with its last-updated time.

Third-party data last refreshed 2h ago.

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