

Blean, Canterbury



HOME 7

The Kensham

Detached · 4 bedroom · 1,226 sq ft

£585,000

Available

Property details

Postcode	CT2 9JJ	Council tax band	Not yet banded
----------	---------	------------------	----------------

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
-------------------	------

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
--------------------------	-------------------

4G indoor (all 4 operators)	86.7%
-----------------------------	-------

5G outdoor (any operator)	97.5%
---------------------------	-------

Voice indoor (any operator)	100%
-----------------------------	------

Ofcom mobile data is local-authority level, not plot-specific.

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

Average (recent)	£295,688
------------------	----------

Wed, 31 Aug 2016 · 120, BLEAN COMMON, CANTERBURY	£225,000
--	----------

Wed, 02 Sep 2015 · 114A, BLEAN COMMON, CANTERBURY	£520,000
---	----------

Tue, 15 Aug 2023 · 94, BLEAN COMMON, CANTERBURY	£350,000
---	----------

Thu, 01 Nov 2012 · 110, BLEAN COMMON, CANTERBURY	£300,000
--	----------

Mon, 18 Feb 2019 · 120, BLEAN COMMON, CANTERBURY	£280,000
--	----------

Source: HM Land Registry Price Paid

Local area crime

updated 2h ago

Recorded crimes (2026-05)	7
---------------------------	---

Violent Crime	3
---------------	---

Anti Social Behaviour	2
-----------------------	---

Other Theft	1
-------------	---

Shoplifting	1
-------------	---

Source: data.police.uk (Home Office)

Administrative area

updated 2h ago

Local authority	Canterbury
-----------------	------------

Ward	Blean Forest
------	--------------

Parish	Blean
--------	-------

Constituency	Canterbury
--------------	------------

Region	South East
--------	------------

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.

Fernham Homes · Brook House, 43 Swan Street, West Malling, ME19 6HF · fernham-homes.co.uk