

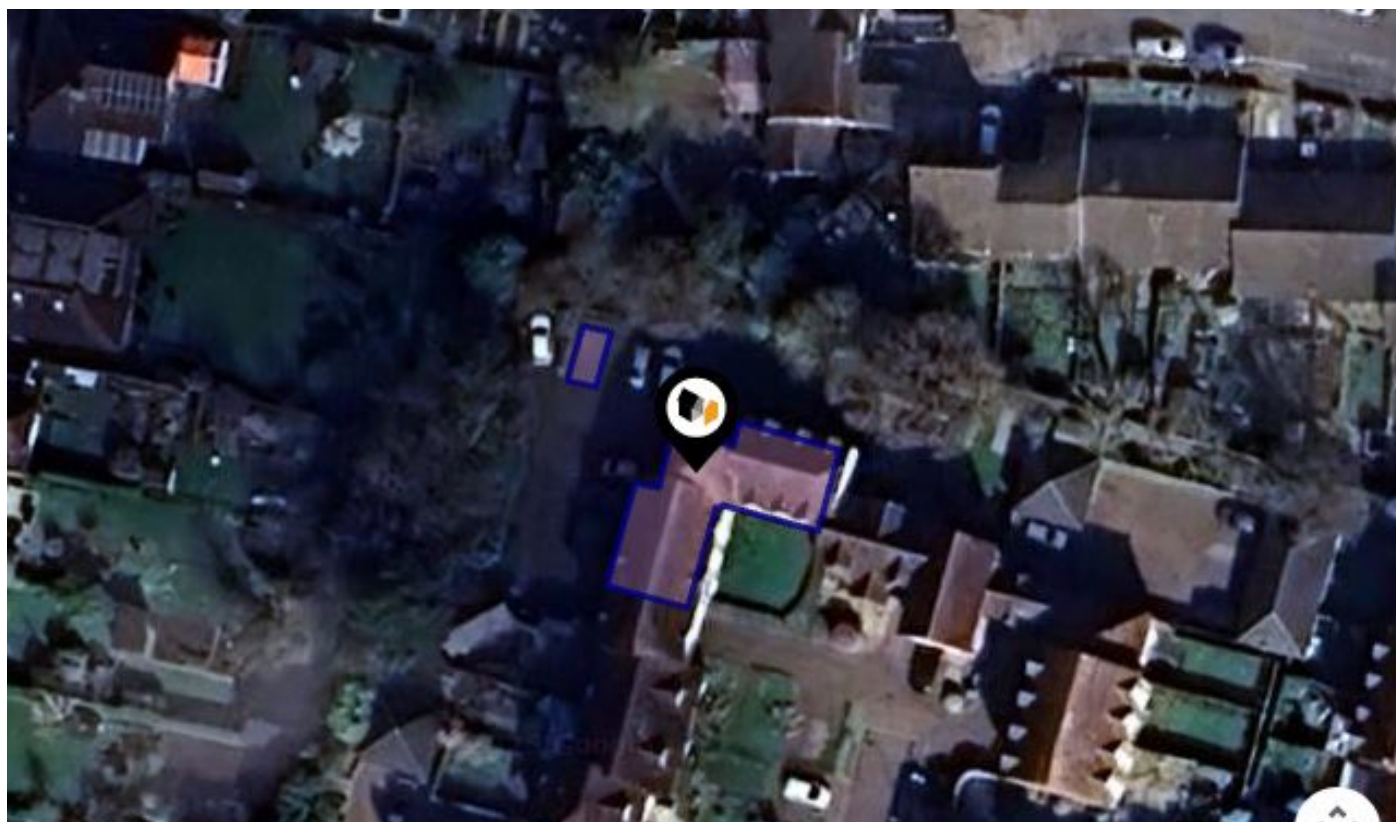


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 26<sup>th</sup> March 2025**



**25, PONDTAIL PARK, HORSHAM, RH12 5LD**

## At Home Estate And Lettings Agency

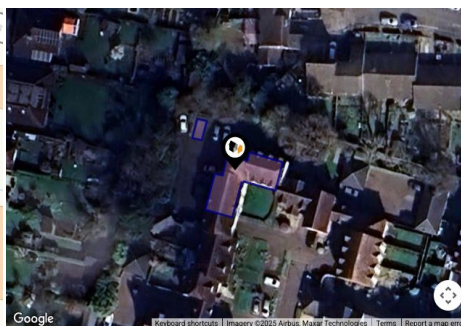
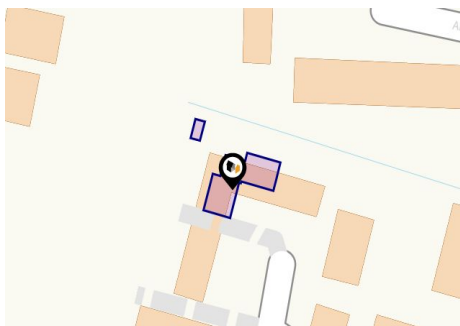
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

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www.athomeestates.co.uk





## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	635 ft <sup>2</sup> / 59 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	2004
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,967
<b>Title Number:</b>	WSX285857
<b>UPRN:</b>	200004793757

<b>Last Sold Date:</b>	04/11/2004
<b>Last Sold Price:</b>	£188,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£296
<b>Tenure:</b>	Leasehold
<b>Start Date:</b>	03/11/2004
<b>End Date:</b>	25/12/3001
<b>Lease Term:</b>	999 years from 25 December 2002
<b>Term Remaining:</b>	977 years

## Local Area

<b>Local Authority:</b>	West sussex
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>271</b> mb/s	<b>10000</b> mb/s

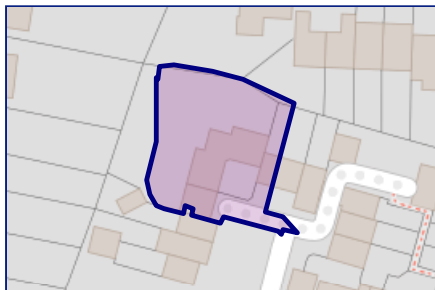
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

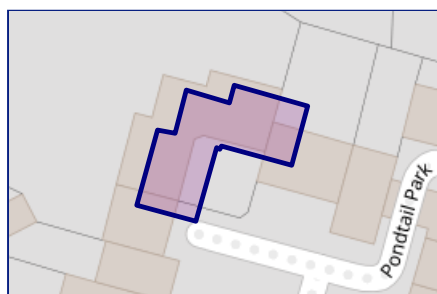


## Freehold Title Plan



**WSX286585**

## Leasehold Title Plan



**WSX285857**

Start Date: 03/11/2004  
End Date: 25/12/3001  
Lease Term: 999 years from 25 December 2002  
Term Remaining: 977 years

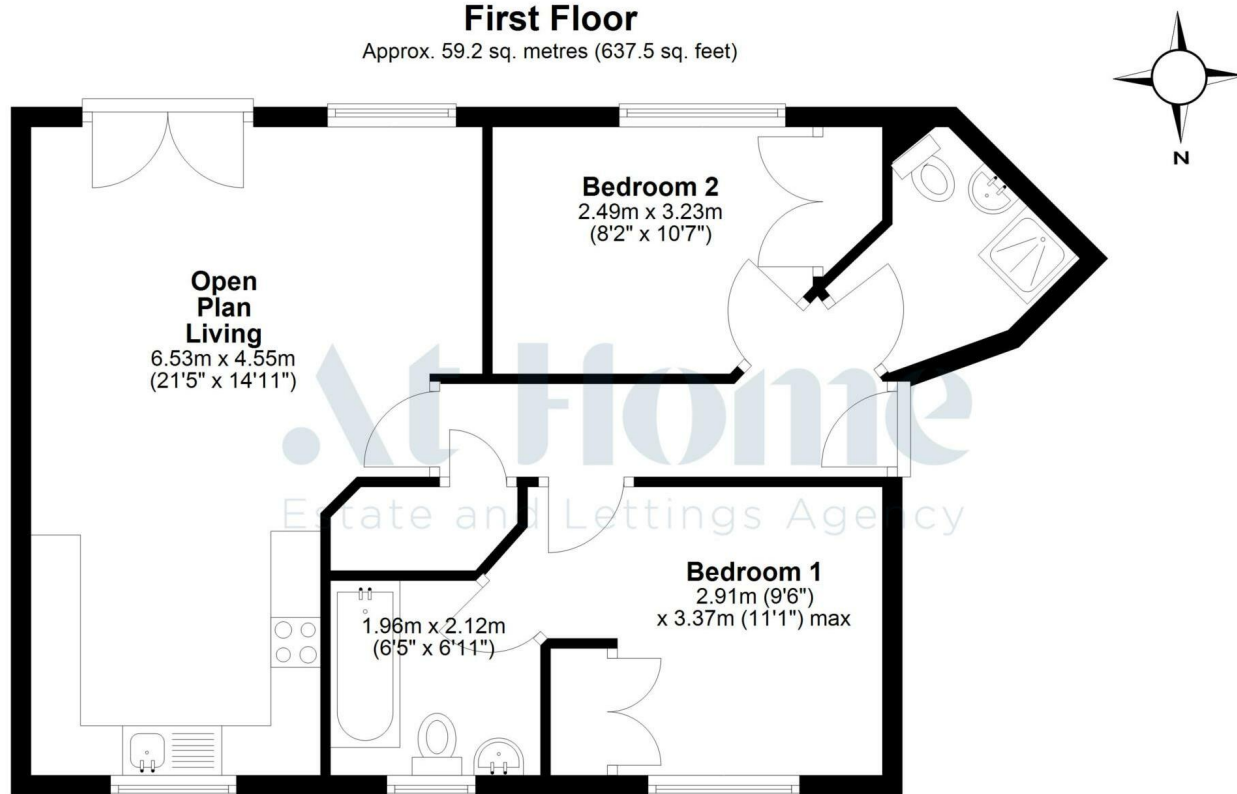




## 25, PONDTAIL PARK, HORSHAM, RH12 5LD

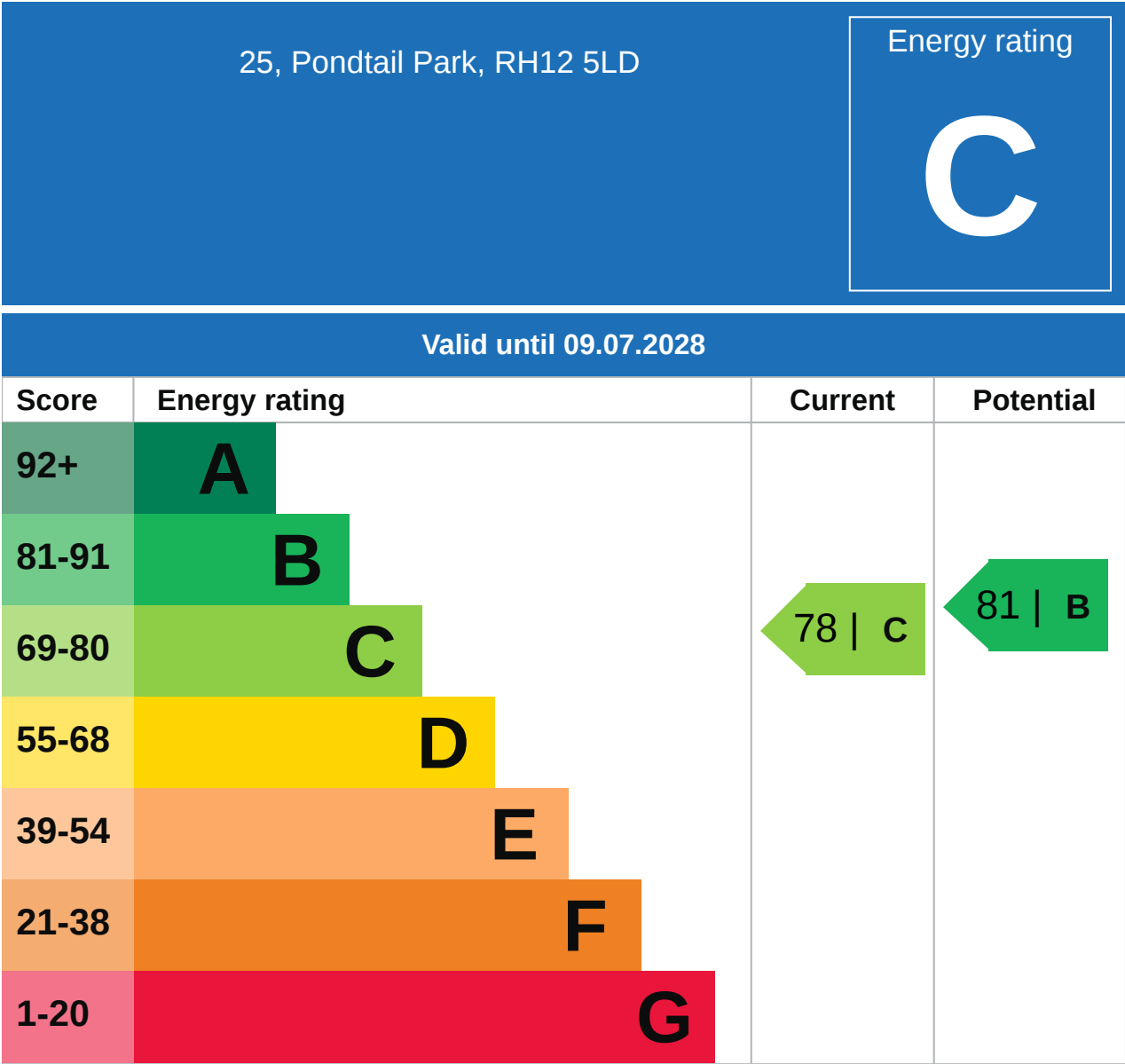
### First Floor

Approx. 59.2 sq. metres (637.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.

Plan produced using PlanUp.



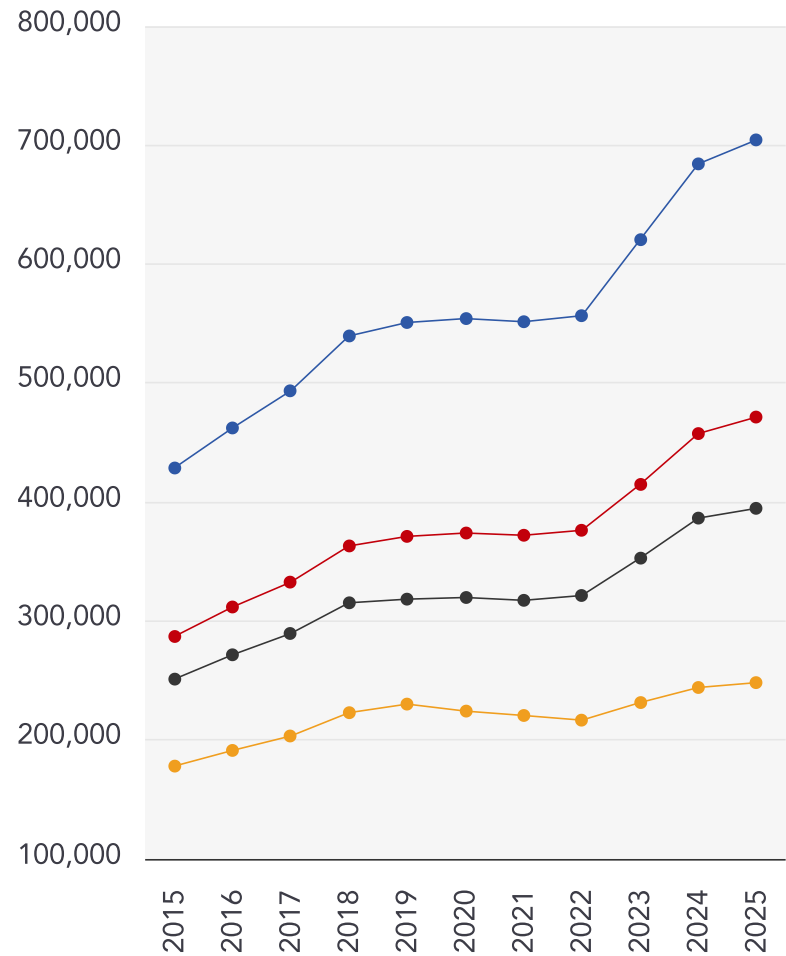
## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<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 6% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	59 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in RH12



Detached

**+64.34%**

Semi-Detached

**+64.26%**

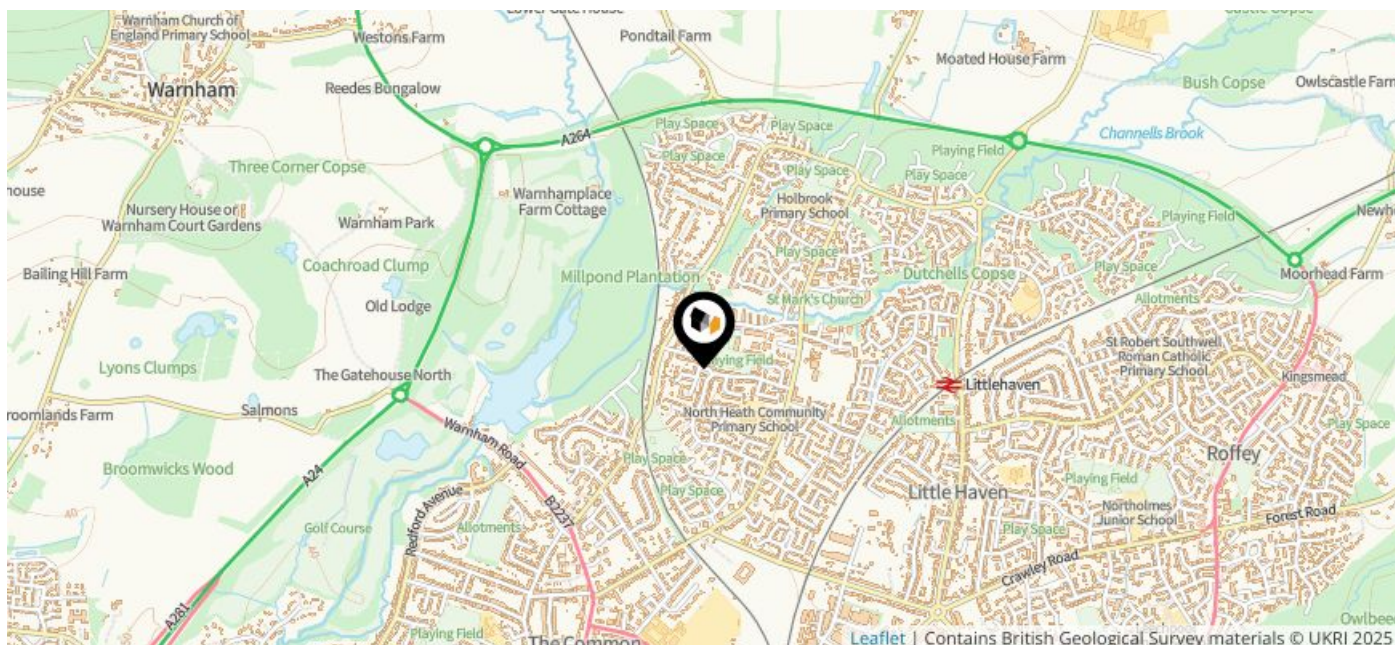
Terraced

**+57.16%**

Flat

**+39.41%**

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

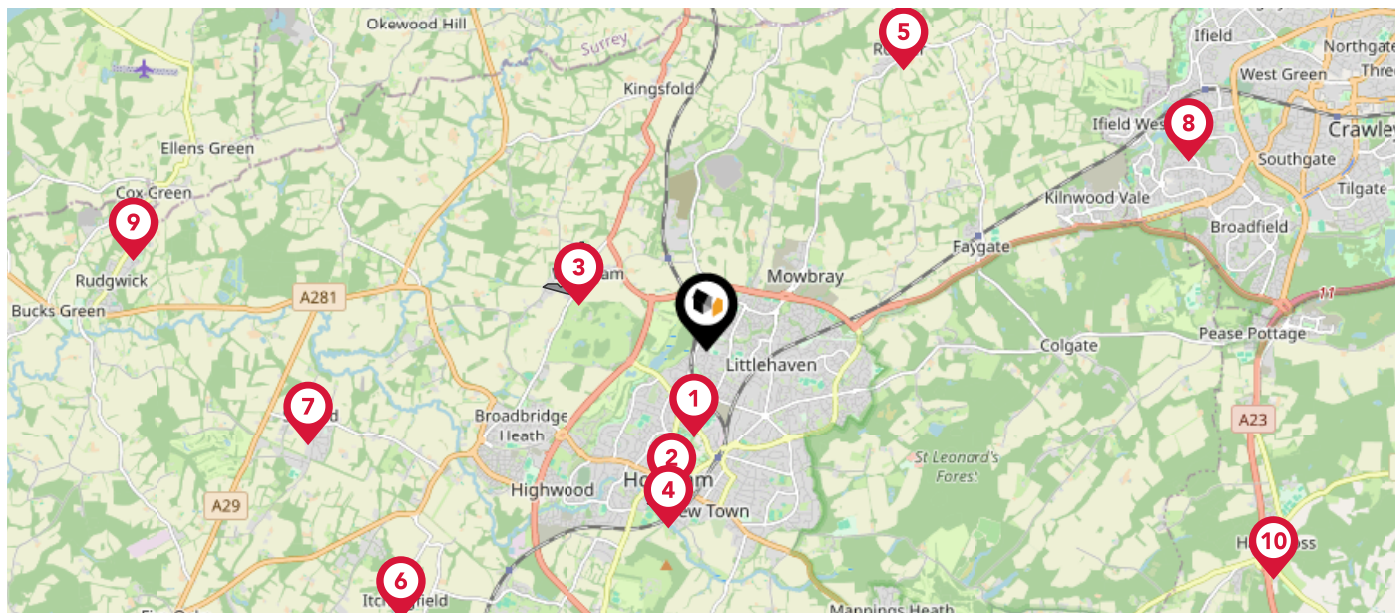
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

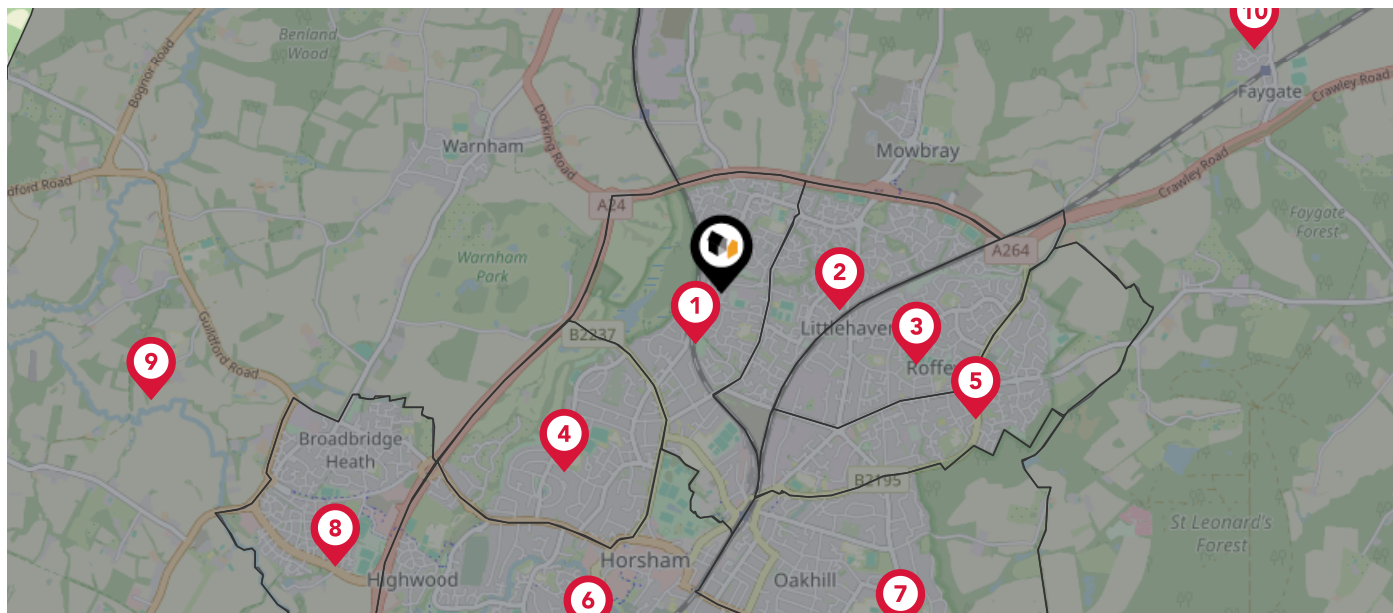
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- |    |                                    |
|----|------------------------------------|
| 1  | Horsham, Richmond Road             |
| 2  | Horsham, London Road               |
| 3  | Warnham                            |
| 4  | Horsham                            |
| 5  | Rusper                             |
| 6  | Itchingfield                       |
| 7  | Slinfold                           |
| 8  | Gossops Green Neighbourhood Centre |
| 9  | Rudgwick                           |
| 10 | Handcross                          |

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



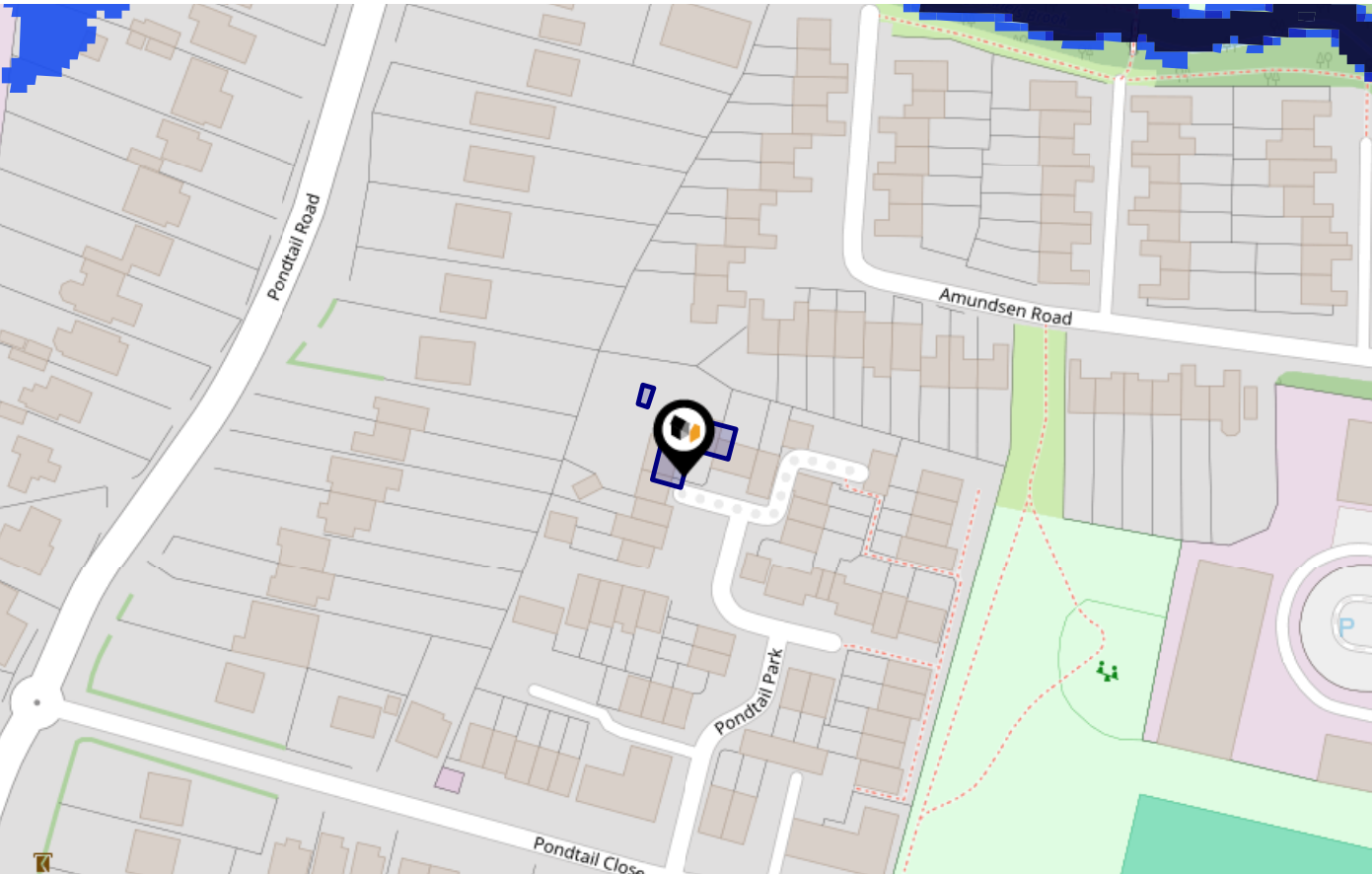
### Nearby Council Wards

- |    |                                       |
|----|---------------------------------------|
| 1  | Holbrook West Ward                    |
| 2  | Holbrook East Ward                    |
| 3  | Roffey North Ward                     |
| 4  | Trafalgar Ward                        |
| 5  | Roffey South Ward                     |
| 6  | Denne Ward                            |
| 7  | Forest Ward                           |
| 8  | Broadbridge Heath Ward                |
| 9  | Itchingfield, Slinfold & Warnham Ward |
| 10 | Colgate & Rusper Ward                 |

# 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.

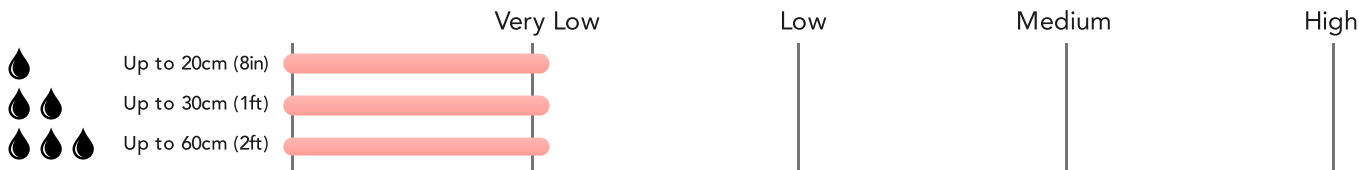


**Risk Rating:** Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

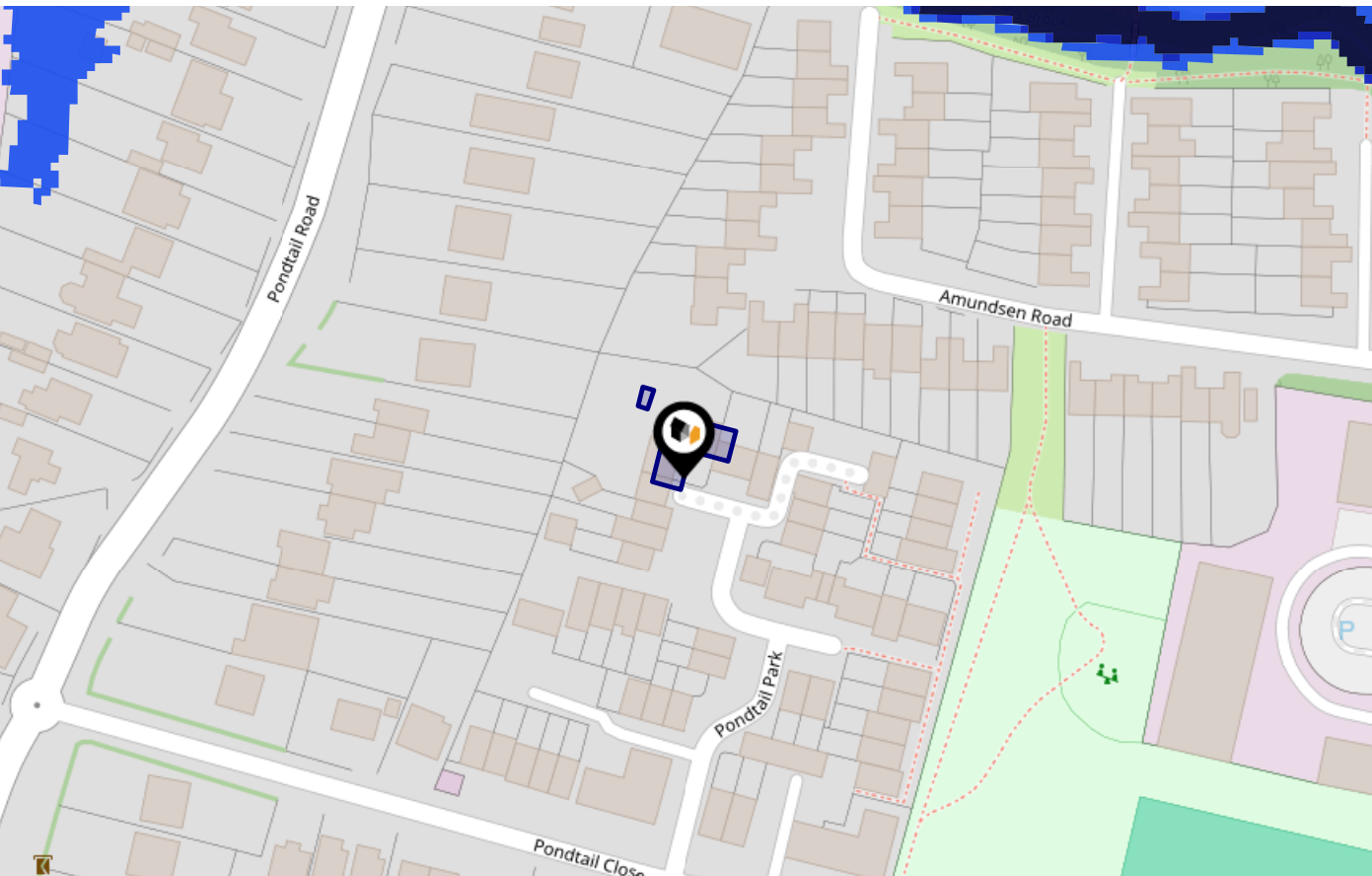
Chance of flooding to the following depths at this property:



# 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.

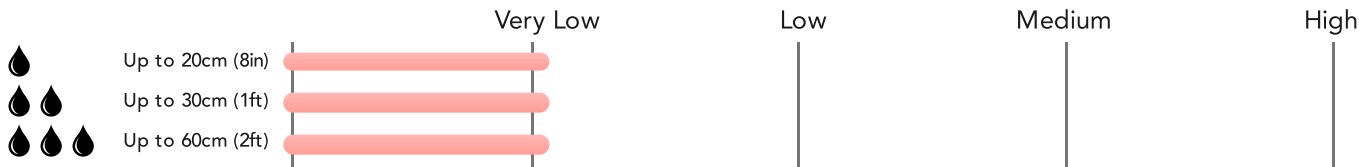


**Risk Rating:** Very low

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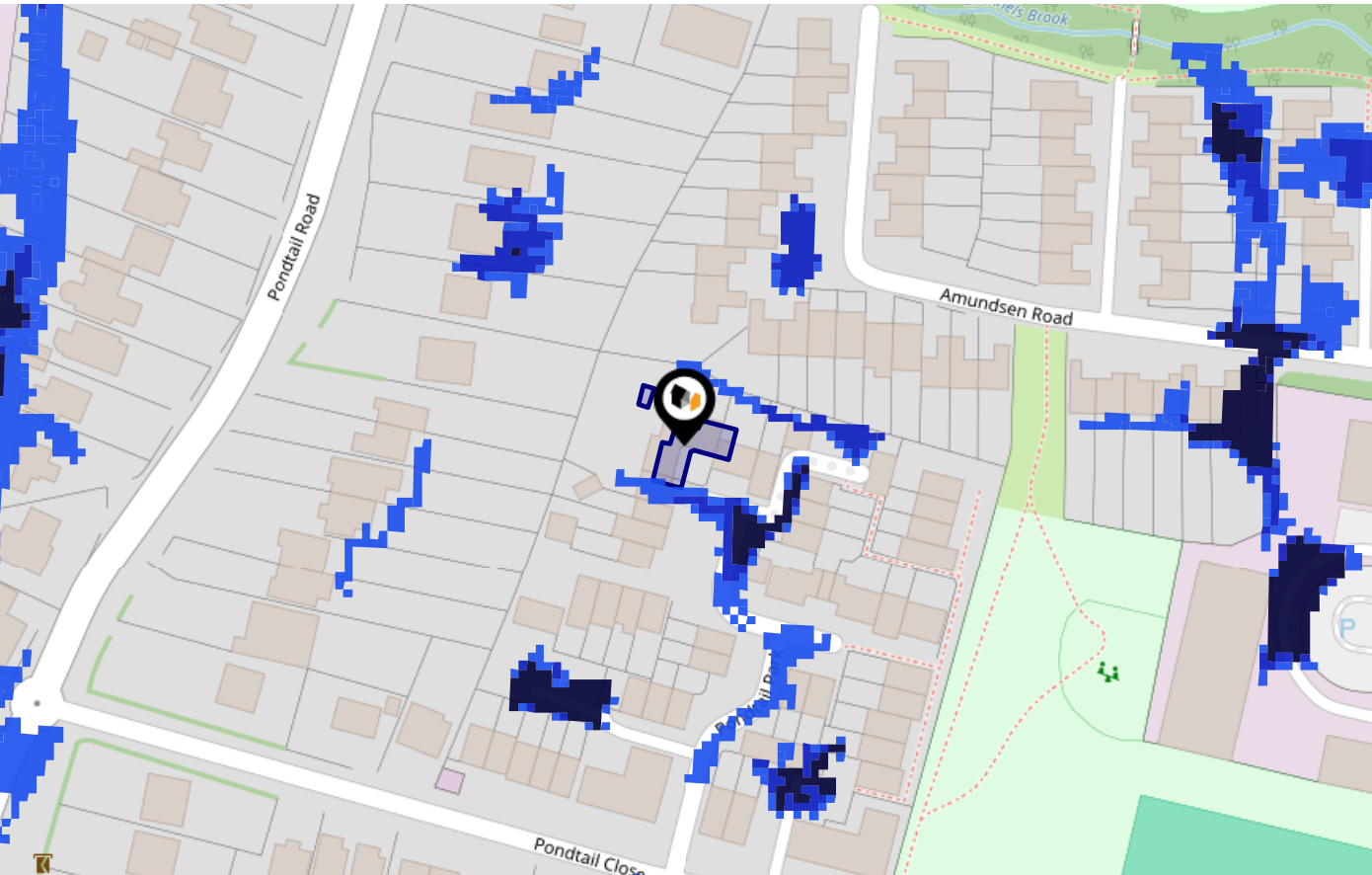
Chance of flooding to the following depths at this property:



# 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.

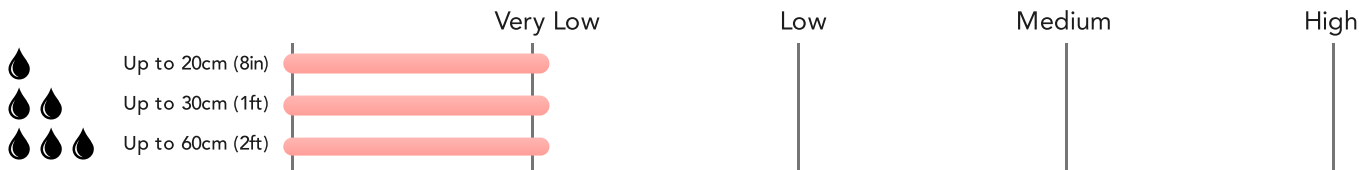


Risk Rating: **Very low**

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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

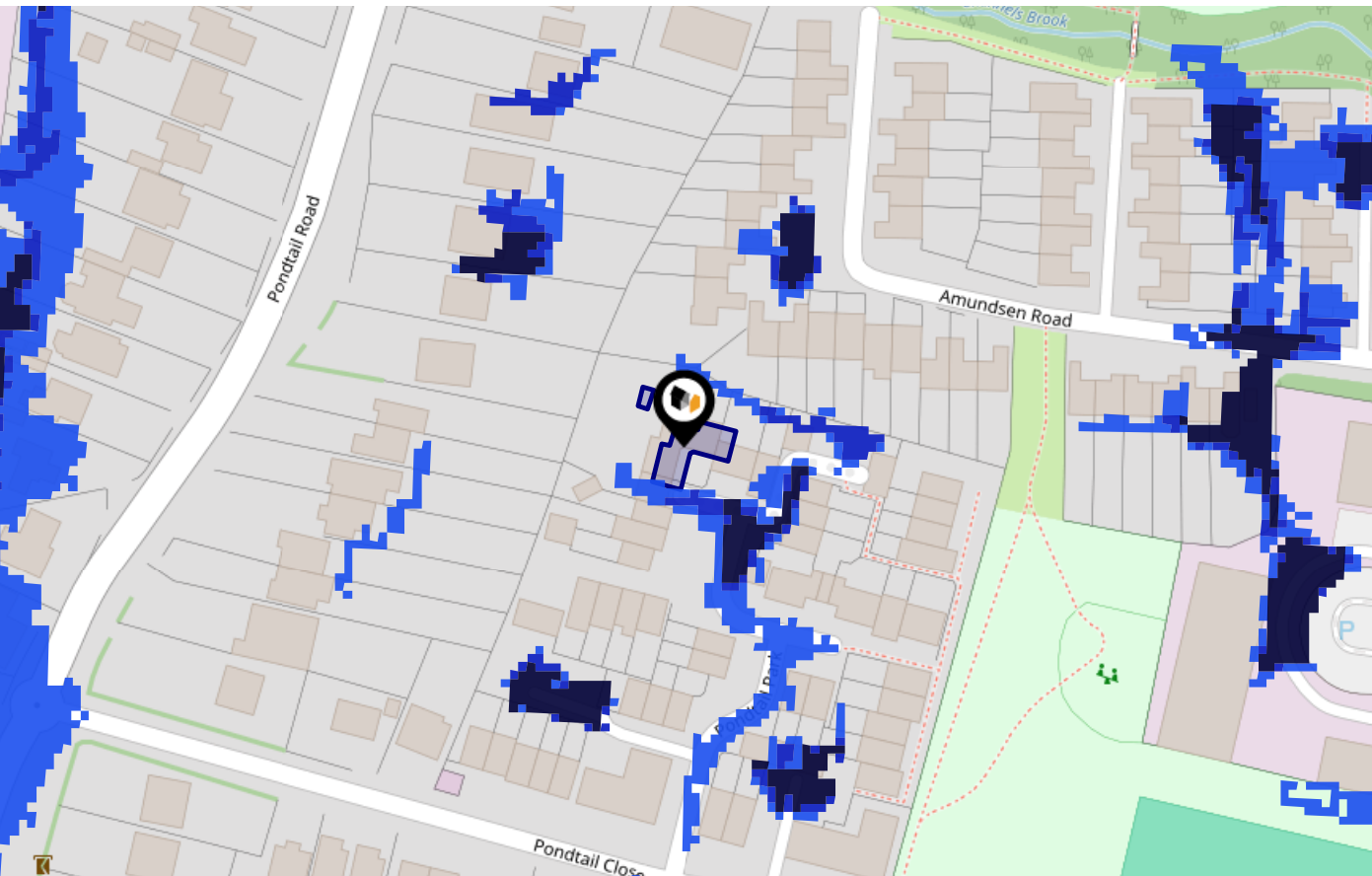
Chance of flooding to the following depths at this property:



# 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.

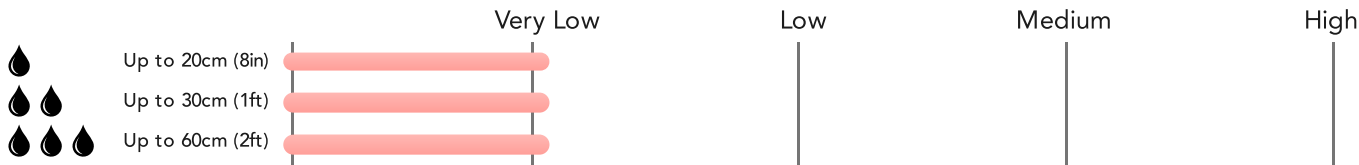


Risk Rating: Very low

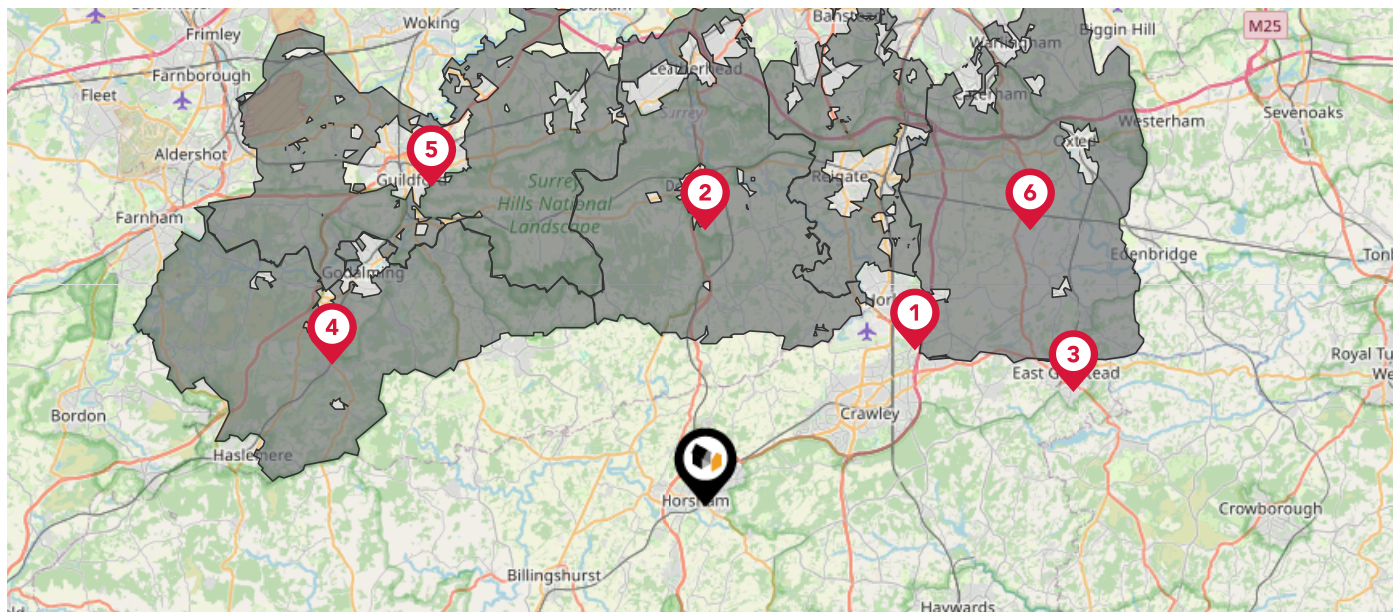
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



## Nearby Green Belt Land



London Green Belt - Reigate and Banstead



London Green Belt - Mole Valley



London Green Belt - Mid Sussex



London Green Belt - Waverley

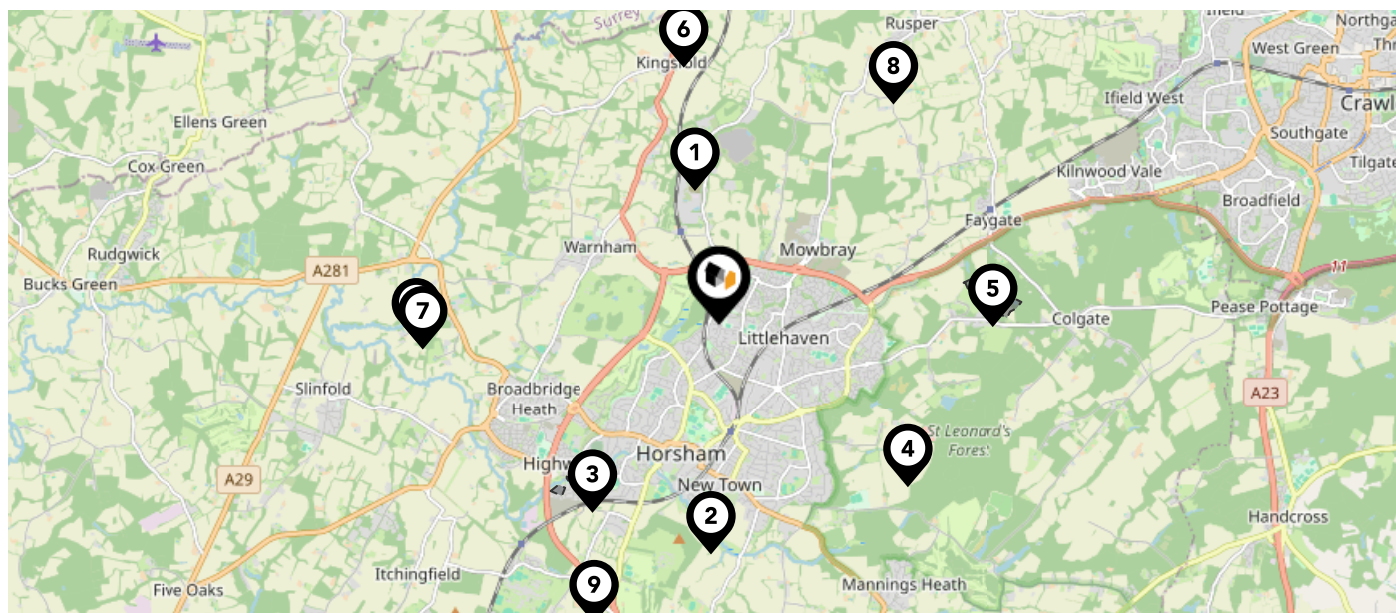


London Green Belt - Guildford



London Green Belt - Tandridge

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.



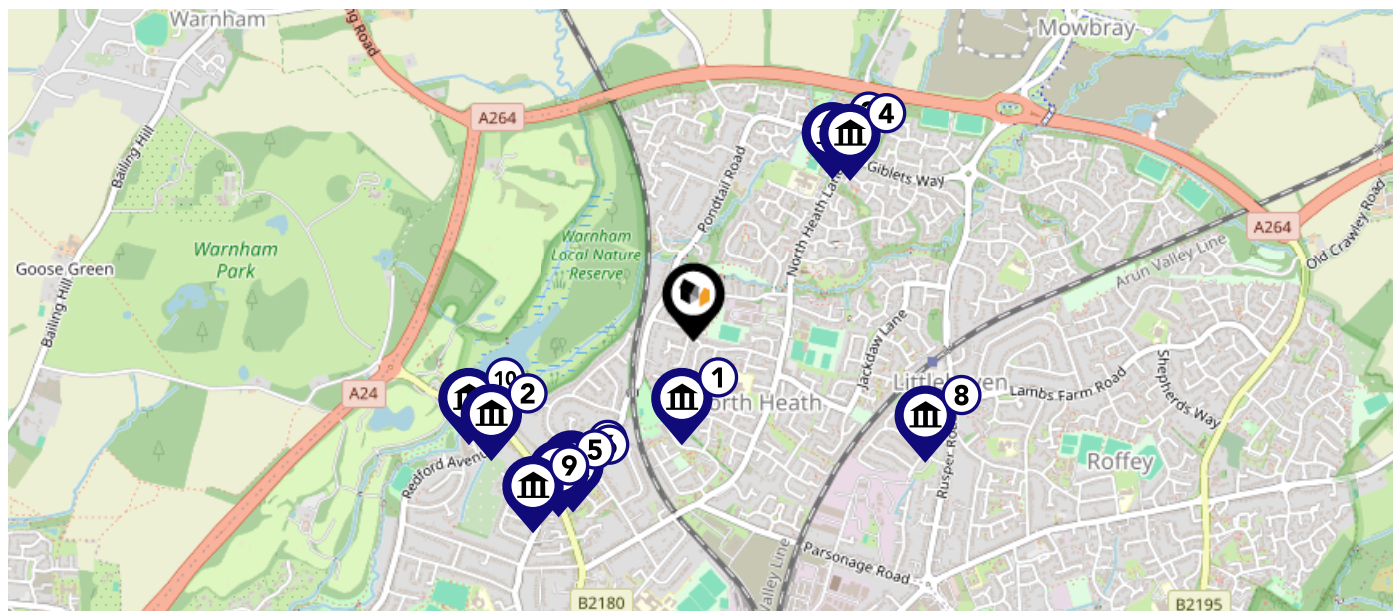
### Nearby Landfill Sites

<b>1</b>	No name provided by source	Active Landfill
<b>2</b>	Chesworth Farm & House-Horsham, Sussex	Historic Landfill
<b>3</b>	Blackridge Lane-Horsham, Sussex	Historic Landfill
<b>4</b>	Home Farm Stud-Horsham, Sussex	Historic Landfill
<b>5</b>	Faygate Landfill Site-Colgate, Shoreham, Sussex	Historic Landfill
<b>6</b>	Warnham Brickworks Landfill Site-Warnham, Horsesham Road, Kingsfold, Sussex	Historic Landfill
<b>7</b>	Nowhurst Lane-Broadbridge Heath, Sussex	Historic Landfill
<b>8</b>	Cow Wood-Rusper	Historic Landfill
<b>9</b>	Hop Oast Roundabout-Southwater, Sussex	Historic Landfill
<b>10</b>	Nowhurst Lane-Broadbridge Heath, Sussex	Historic Landfill

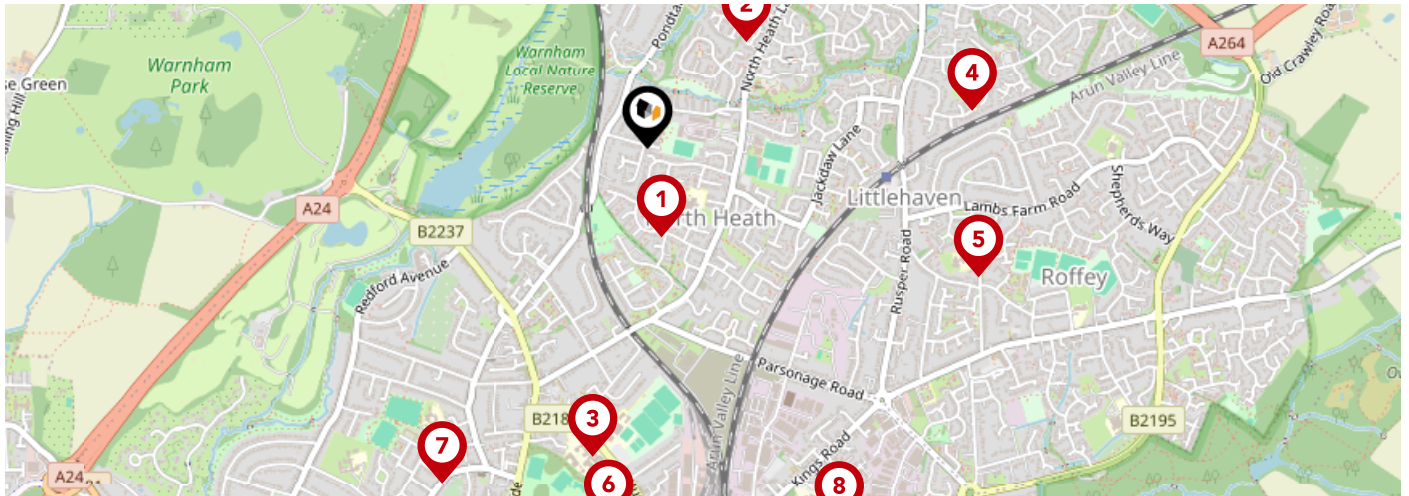
# Maps

## Listed Buildings

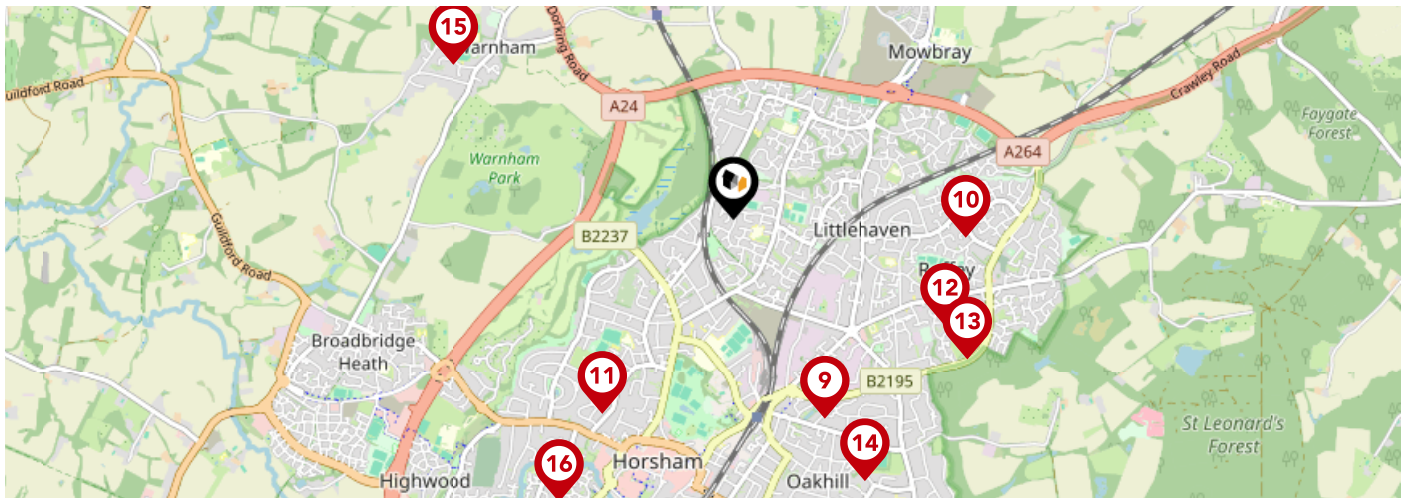
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1354275 - Dendy's	Grade II	0.2 miles
	1027490 - Mill House	Grade II	0.5 miles
	1027066 - South Lodge To Holbrook Park	Grade II	0.5 miles
	1193397 - Ryder's Farmhouse	Grade II	0.5 miles
	1192066 - Chestnut Court	Grade II	0.5 miles
	1027485 - Outbuilding And Wall To Nos 1 And 1a	Grade II	0.5 miles
	1353959 - 1 And 1a, Pondtail Road	Grade II	0.5 miles
	1192076 - Haven Cottage	Grade II	0.6 miles
	1353937 - Beaulieu Cottage Willow Cottage	Grade II	0.6 miles
	1286755 - Warnham Mill	Grade II	0.6 miles

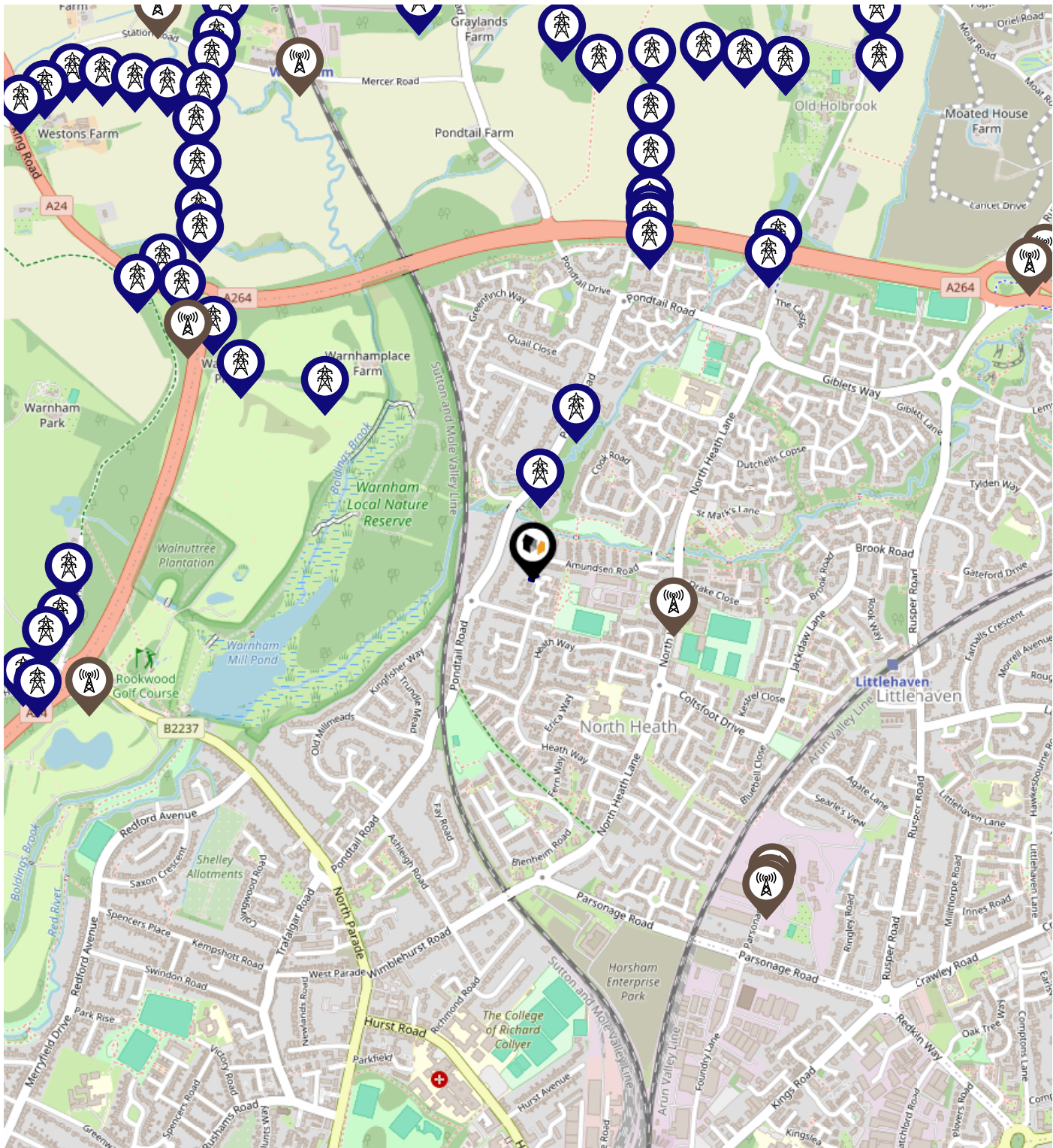


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Holbrook Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Good   Pupils:0   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>All Saints CofE Primary School, Horsham</b> Ofsted Rating: Good   Pupils: 201   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Littlehaven Infant School</b> Ofsted Rating: Good   Pupils: 93   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bohunt Horsham</b> Ofsted Rating: Good   Pupils: 966   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 234   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 142   Distance: 1.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Robert Southwell Catholic Primary School, Horsham</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenway Junior School</b> Ofsted Rating: Good   Pupils: 309   Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northolmes Junior School, Horsham</b> Ofsted Rating: Good   Pupils: 168   Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leechpool Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Millais School</b> Ofsted Rating: Good   Pupils: 1194   Distance: 1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warnham CofE Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

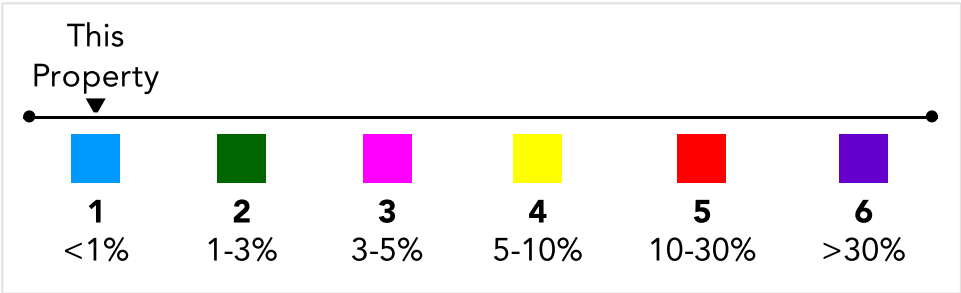
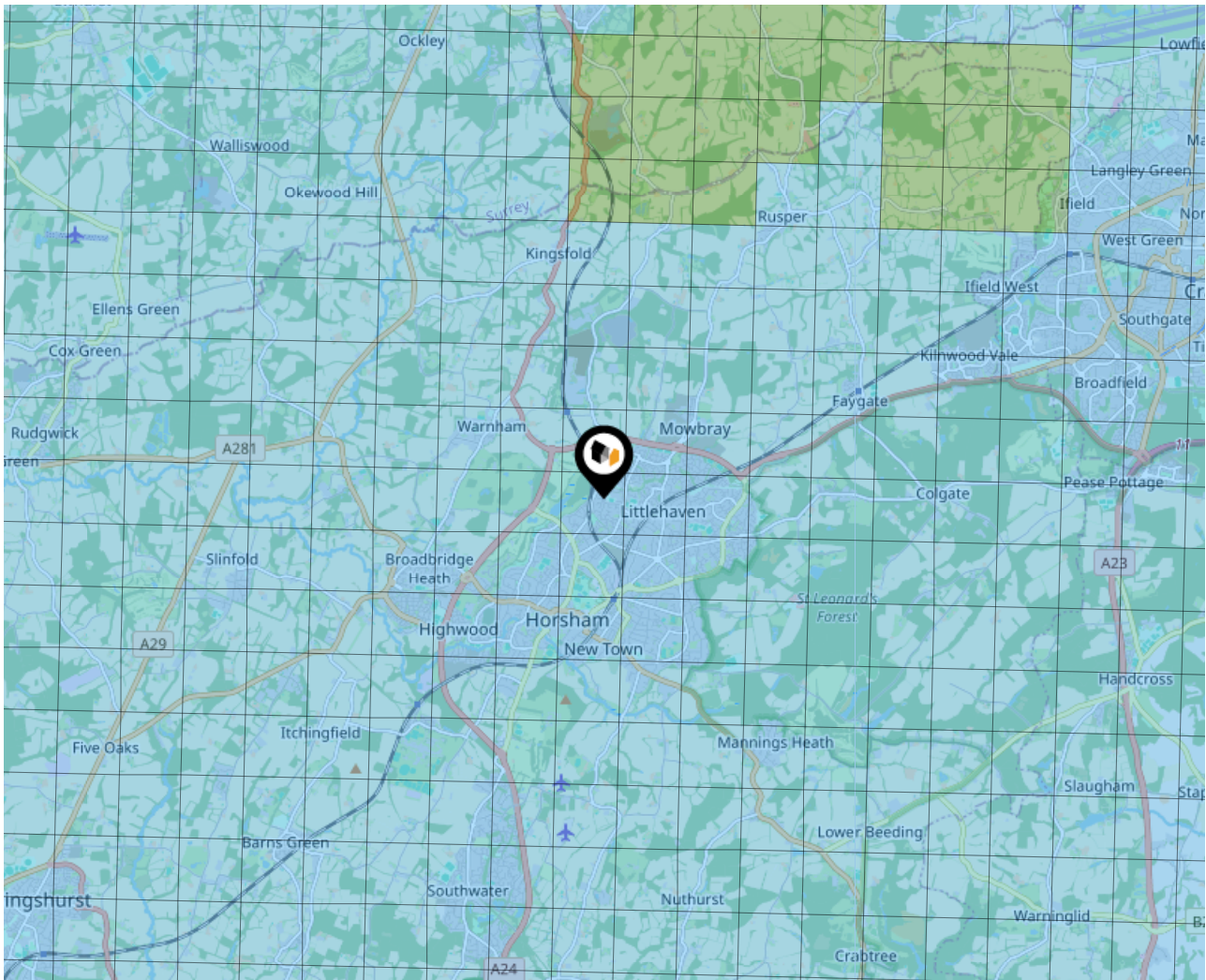


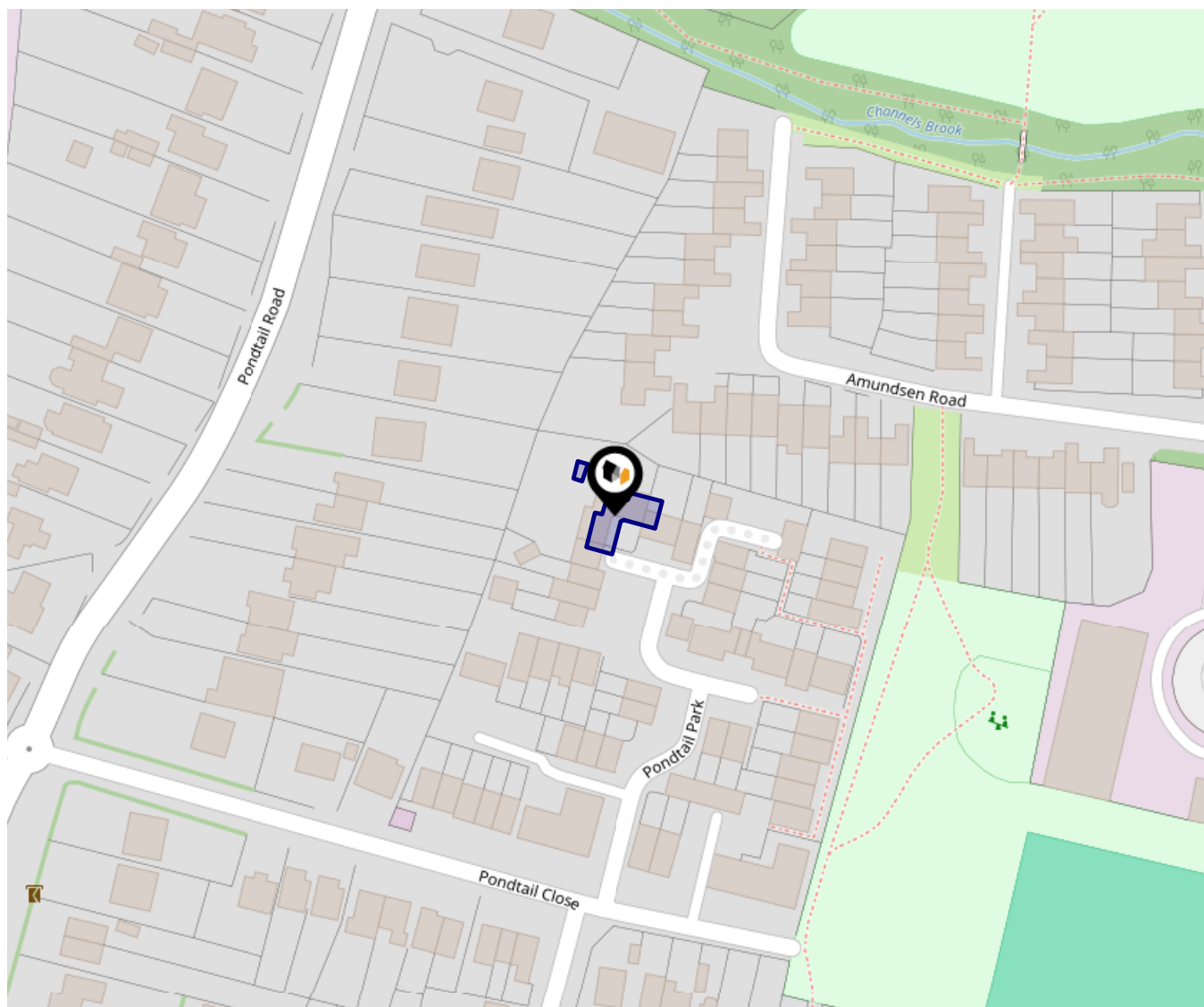
**Key:**

-  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>).





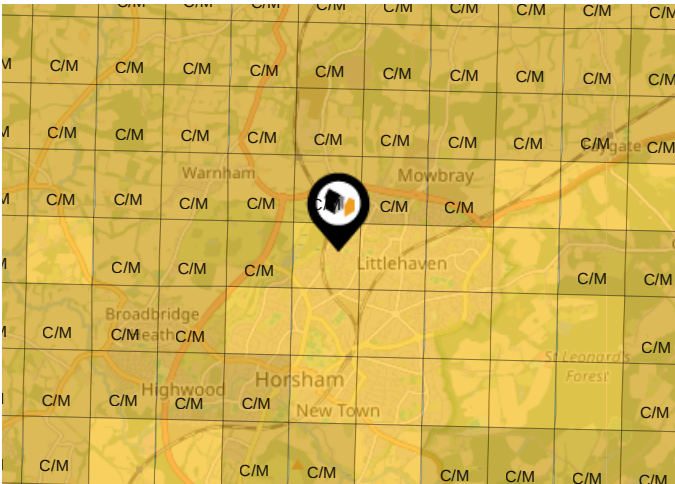
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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>	LOW	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP

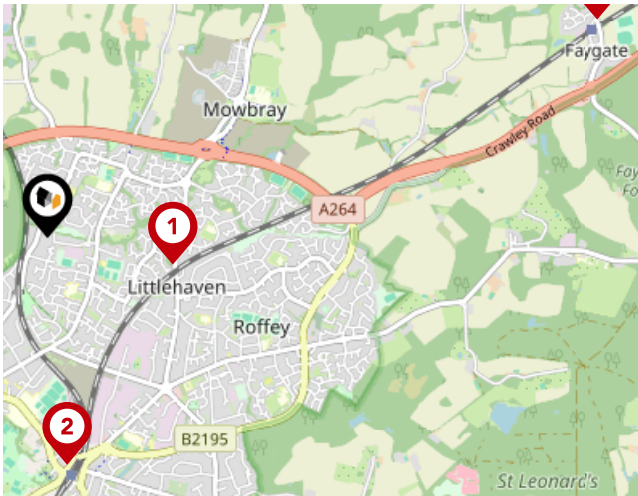


Primary Classifications (Most Common Clay Types)

<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

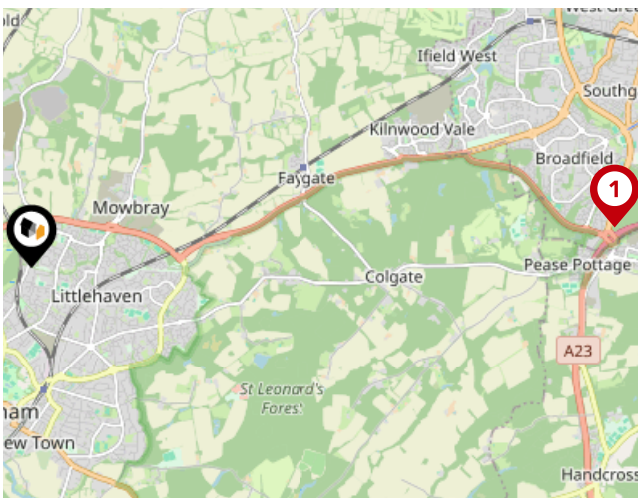
# Area

## Transport (National)



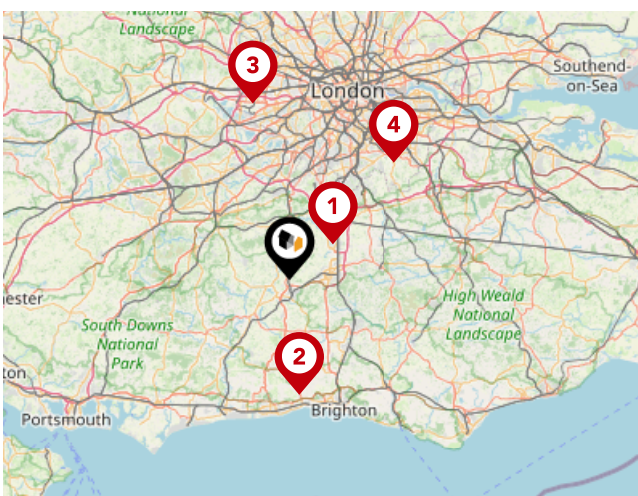
### National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.6 miles
2	Horsham Rail Station	1.06 miles
3	Faygate Rail Station	2.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.45 miles
2	M23 J10A	7.89 miles
3	M23 J9A	9.07 miles
4	M23 J10	8.6 miles
5	M23 J9	9.72 miles

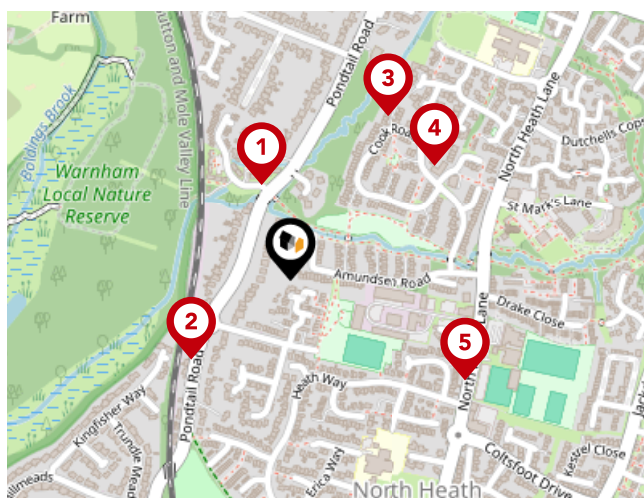


### Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	8.33 miles
2	Shoreham-by-Sea	17.23 miles
3	Heathrow Airport Terminal 4	26.75 miles
4	Leaves Green	23.2 miles

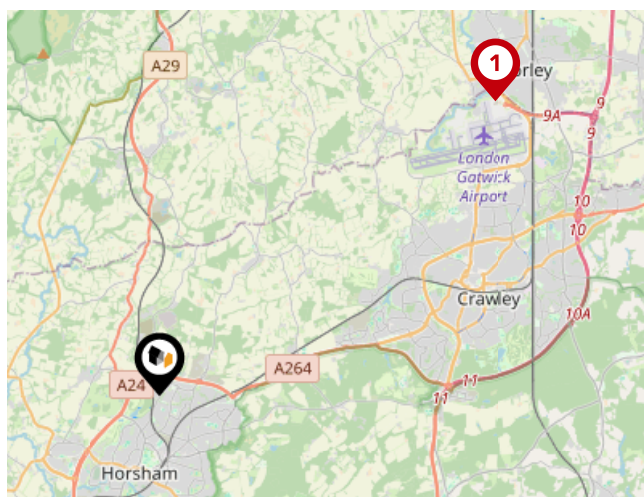
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Pondtail Bridge	0.12 miles
2	The Rising Sun	0.15 miles
3	Cook Road North	0.22 miles
4	Cook Road East	0.22 miles
5	Post Office	0.23 miles



### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	8.35 miles



### At Home Estate And Lettings Agency

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The estate agency market has moved to buyers being online and so to get the best possible price for your home, you need an estate agency that is specifically geared towards this. However, as it is usually the biggest purchase or sale you'll ever make, you also want a locally based estate agent who can really help support you and remove the stress involved and that's where At Home Estate and Lettings Agency come in.

35 Carfax, Horsham, RH12 1EE

01403 886288

[help@athomeestates.co.uk](mailto:help@athomeestates.co.uk)

### Testimonial 1



We had a great experience selling with At Home. Paul was super helpful and very knowledgeable about the local housing market. He secured the price for our house that he said he would. We found Nicky brilliant at calling us to keep us informed on how the chain was progressing. They contacted us again following our move to check how everything had gone. We are pleased to recommend this fantastic local business!

### Testimonial 2



We could not recommend the At Home team enough, they have been absolutely amazing from the start. Paul was always available day or night for any matter, we also got our mortgage through about mortgages and Paul managed to find us the perfect mortgage. The whole team were always happy to help and were very professional, would highly recommend!

### Testimonial 3



Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of the team are a very hands on business and a good example of what other agents can aspire to be. Thank you all so much.

### Testimonial 4



We had first class proactive service from Paul, Alex and the team, who kept on top of the process of moving from beginning to end, made the effort to manage the details and made sure we were happy every step of the way. Completely exemplary service, and we would recommend - great job!



/athomeestateagency



/HOMEeagents



/-home-estate-agency-and-lettings-ltd

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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of At Home Estate And Lettings Agency or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by At Home Estate And Lettings Agency and therefore no warranties can be given as to their good working order.

# At Home Estate And Lettings Agency 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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