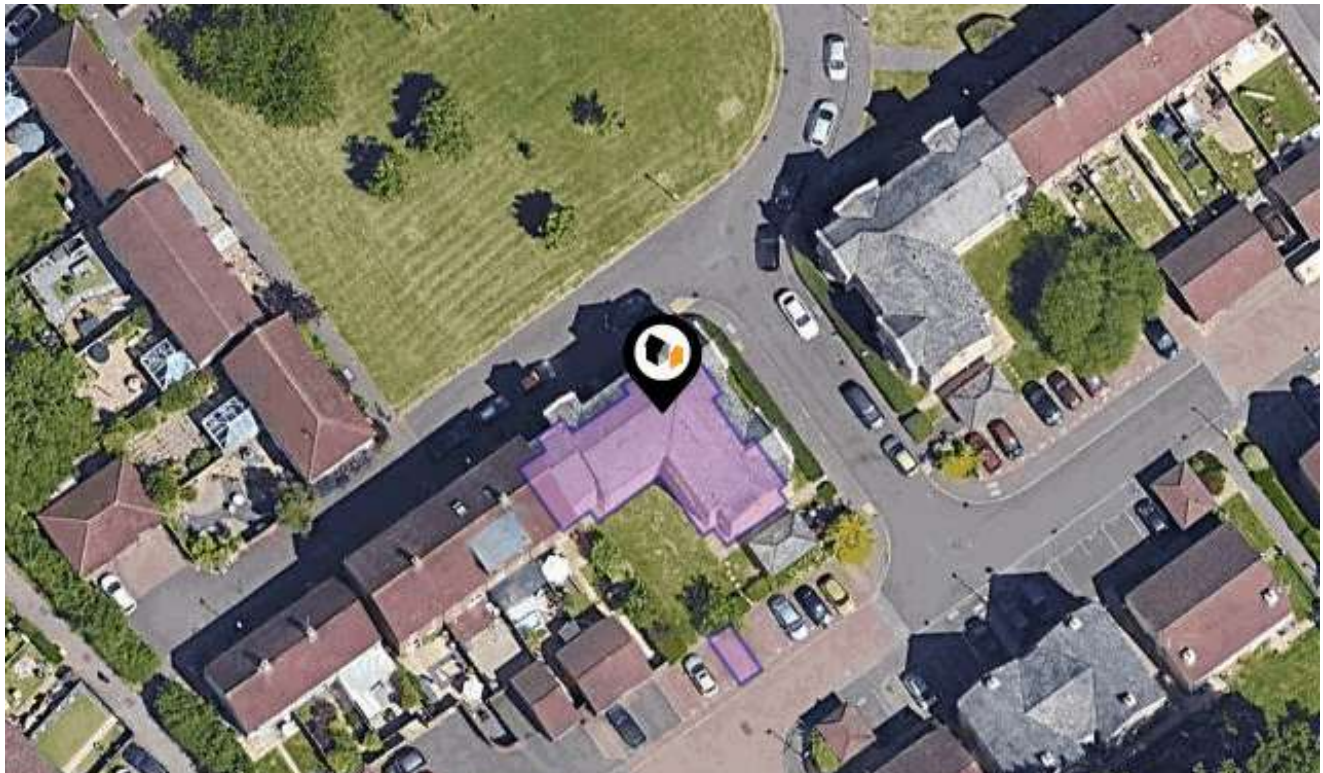




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026



32, TRIST WAY, IFIELD, CRAWLEY, RH11 0LX

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

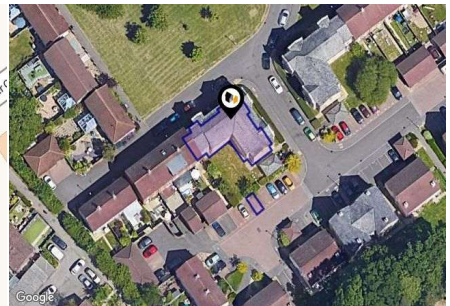
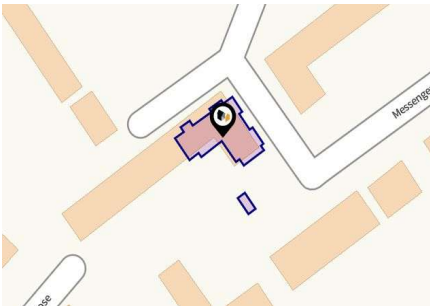
louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 645 ft² / 60 m²
Plot Area: 0.06 acres
Year Built : 2006
Council Tax : Band C
Annual Estimate: £2,050
Title Number: WSX301700
UPRN: 10034135159

Last Sold Date: 24/05/2006
Last Sold Price: £175,000
Last Sold £/ft²: £270
Tenure: Leasehold
Start Date: 23/05/2006
End Date: 01/09/2130
Lease Term: 125 years from 1 September 2005
Term Remaining: 104 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 **80** **1000**
mb/s mb/s mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

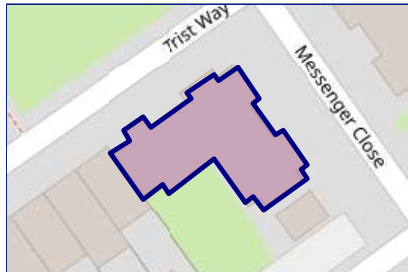
LANDWOOD
GROUP

Freehold Title Plan



WSX310942

Leasehold Title Plan



WSX301700

Start Date: 23/05/2006
End Date: 01/09/2130
Lease Term: 125 years from 1 September 2005
Term Remaining: 104 years

Property EPC - Certificate

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GROUP

32 Trist Way, Ifield, RH11 0LX

Energy rating

B

Valid until 28.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

Maps

Coal Mining

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GROUP

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.

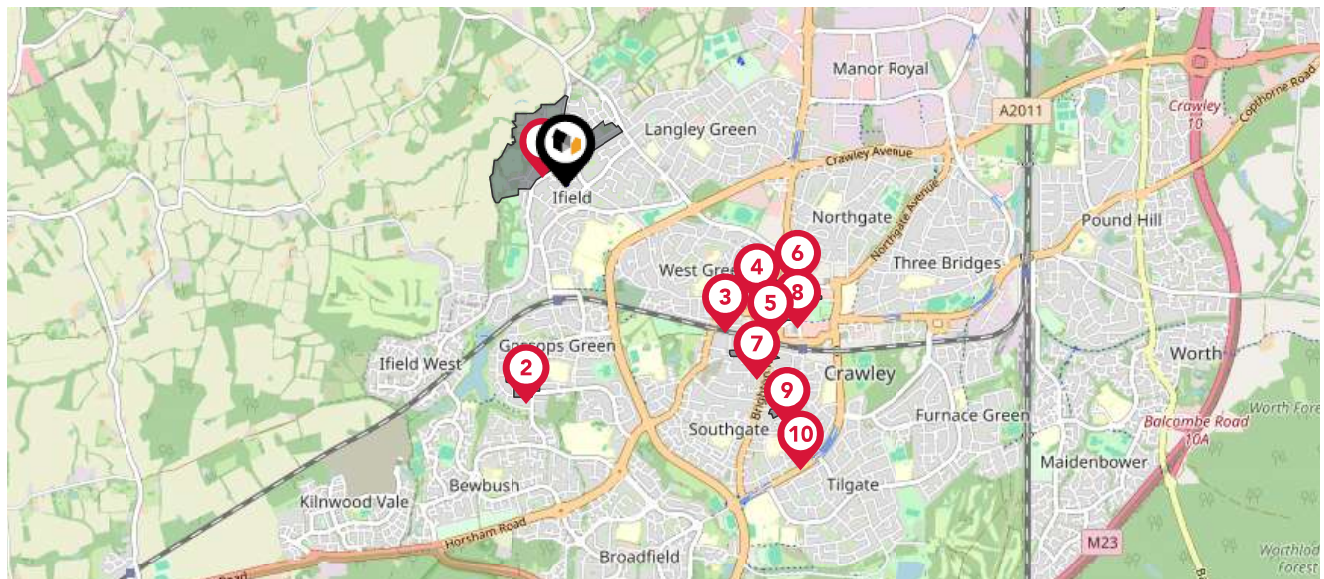
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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GROUP

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

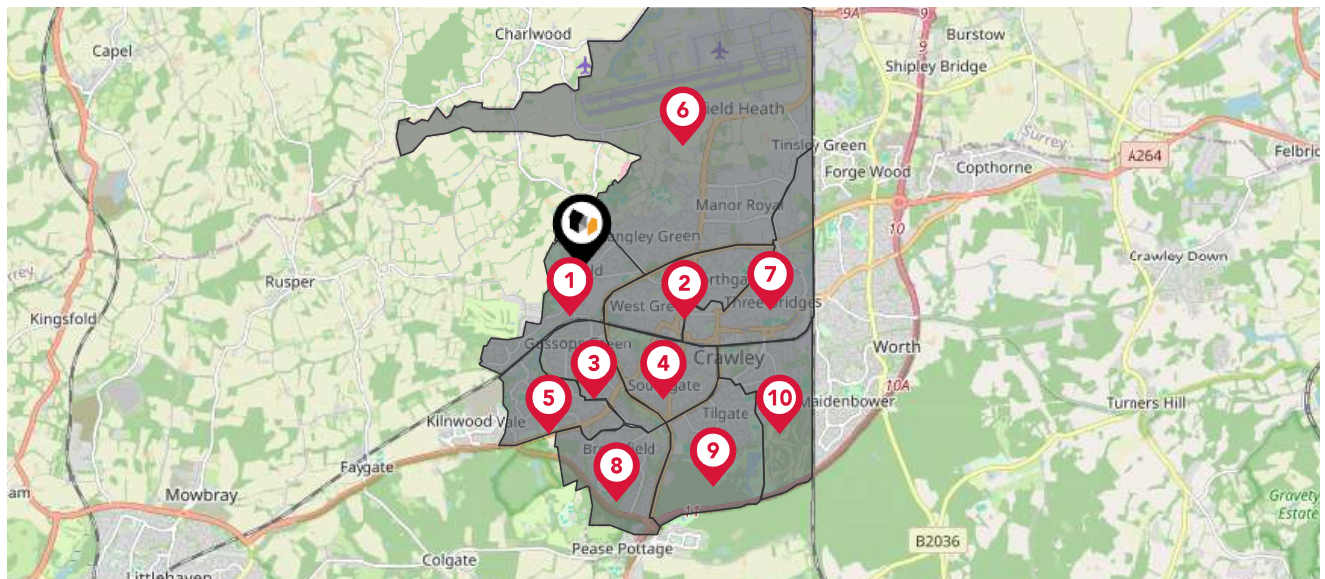
- 1 Ifield Village
- 2 Gossops Green Neighbourhood Centre
- 3 St Peters
- 4 Sunnymead
- 5 High Street
- 6 Dyers Almshouses
- 7 Brighton Road
- 8 Queens Square and The Broadway
- 9 Malthouse Road
- 10 Southgate Neighbourhood Centre

Maps

Council Wards

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GROUP

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

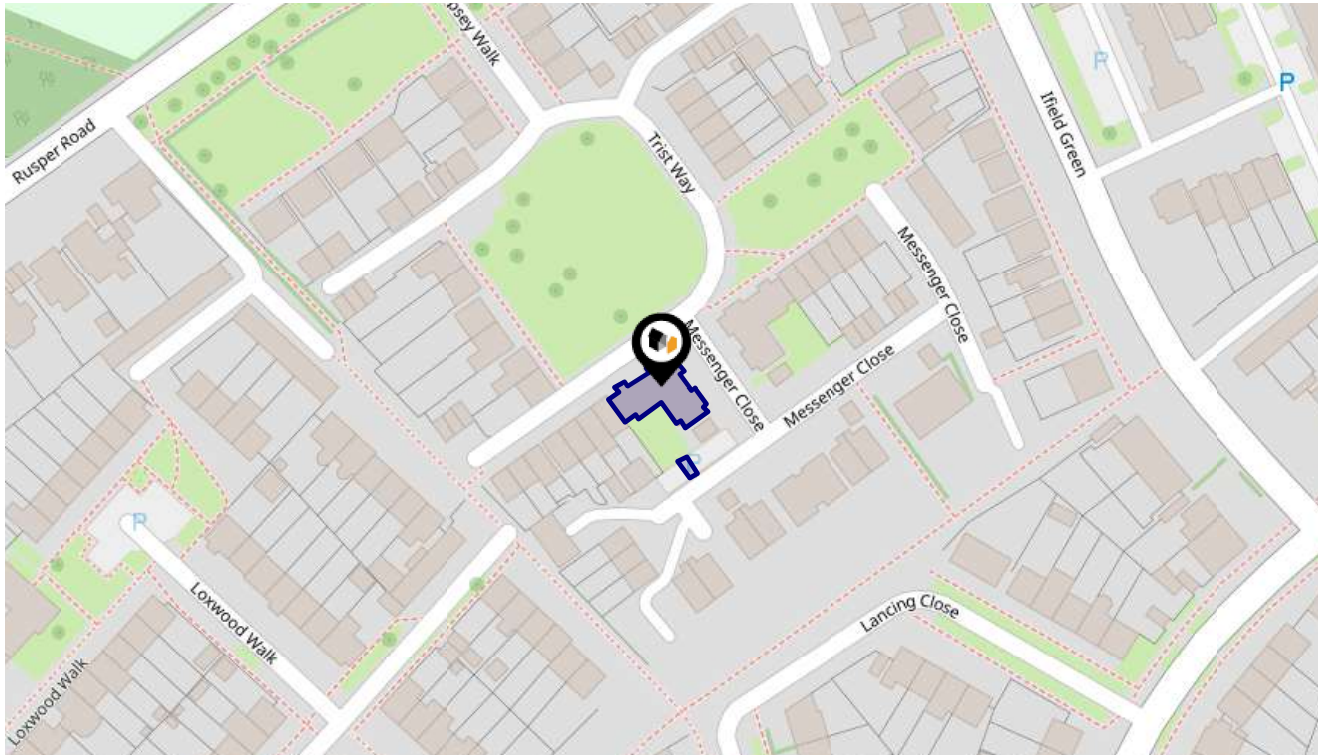
- 1 Ifield Ward
- 2 Northgate & West Green Ward
- 3 Gossops Green & North East Broadfield Ward
- 4 Southgate Ward
- 5 Bewbush & North Broadfield Ward
- 6 Langley Green & Tushmore Ward
- 7 Three Bridges Ward
- 8 Broadfield Ward
- 9 Tilgate Ward
- 10 Furnace Green Ward

Maps

Rail Noise

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GROUP

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:

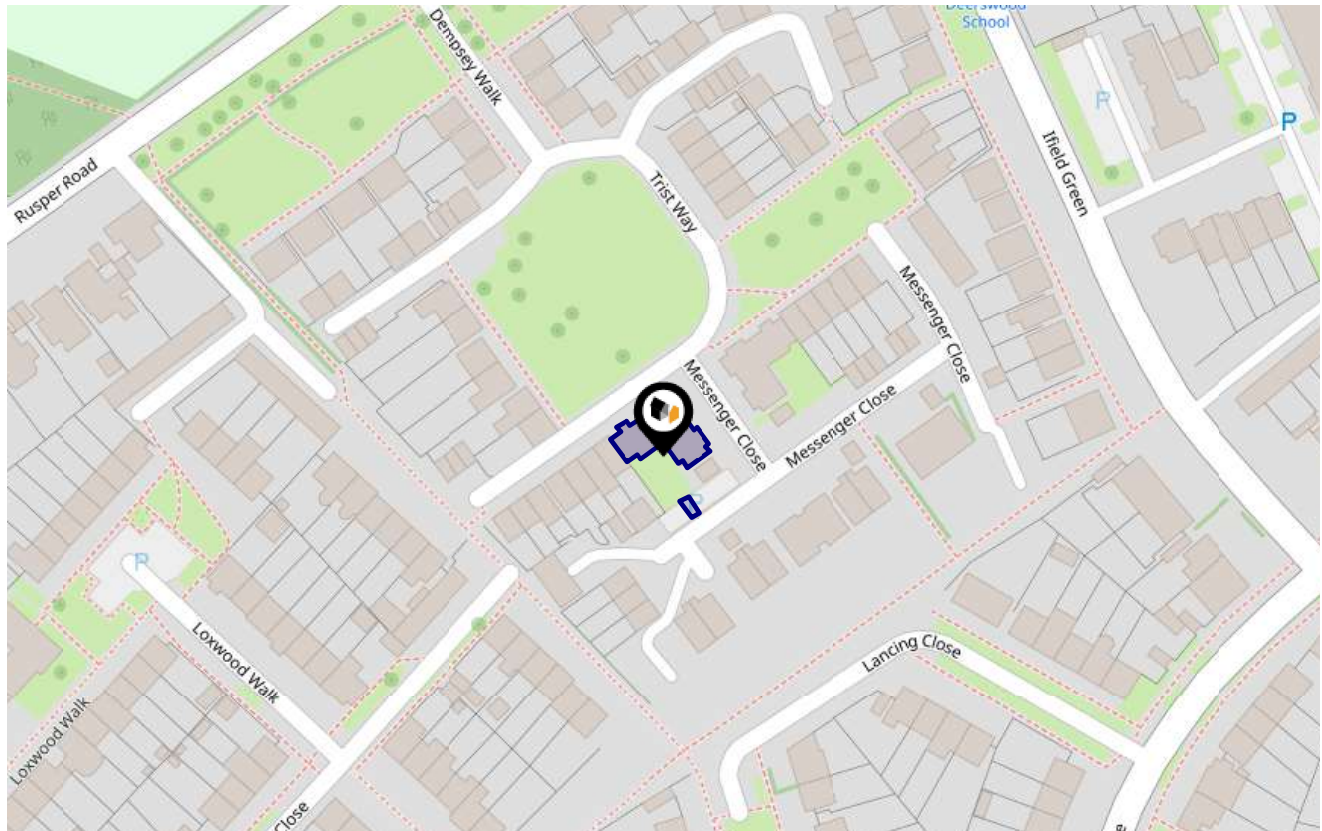
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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:

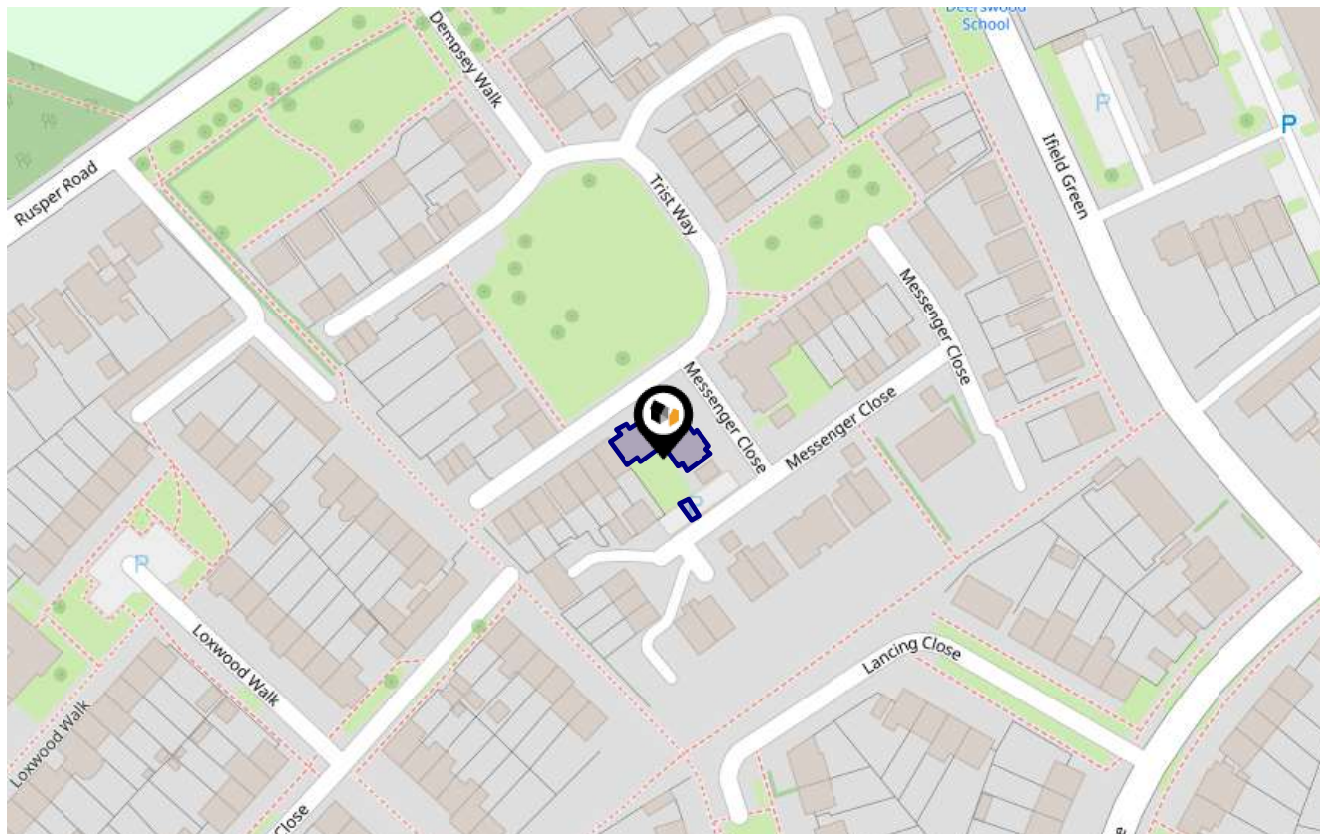


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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

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:



KPF - Key Property Facts

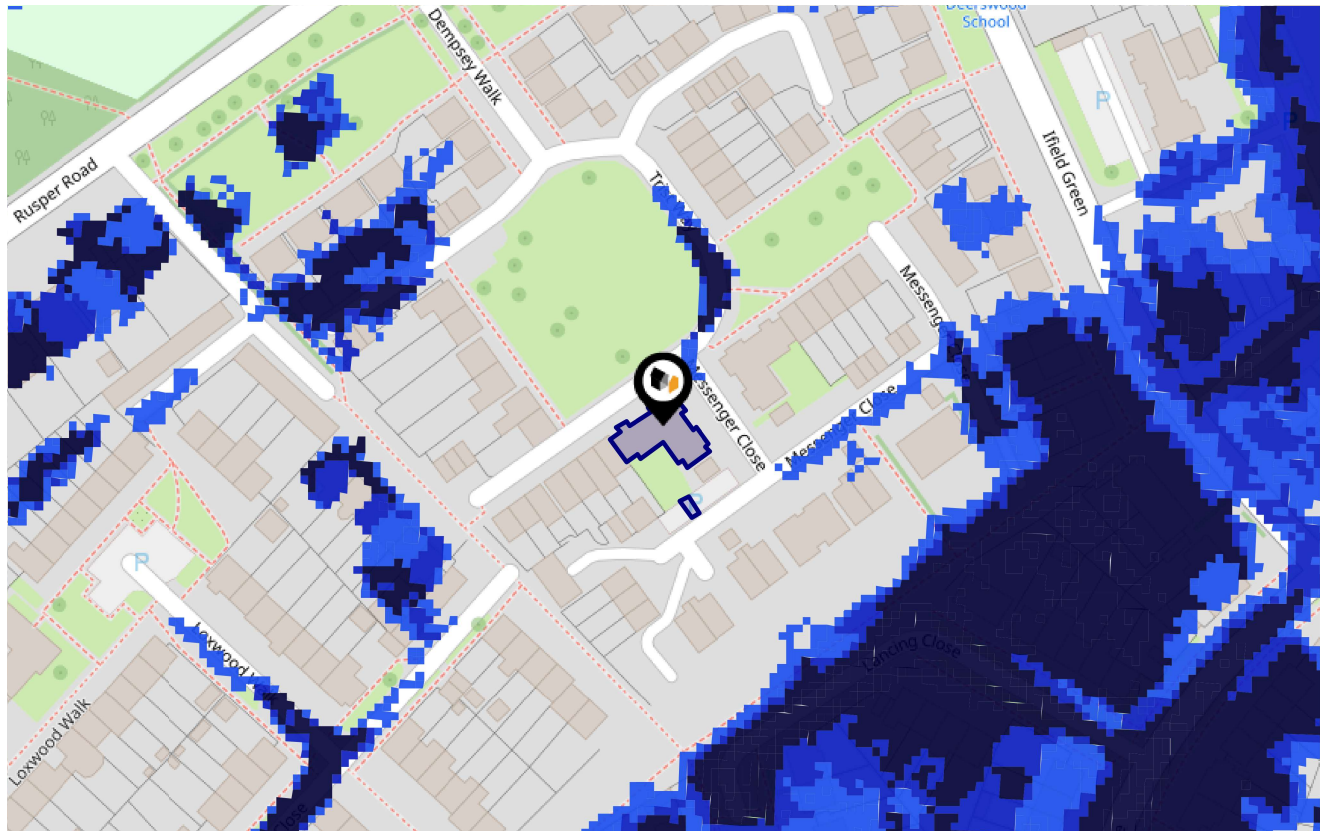
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aprift
Know any property instantly

Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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.
- 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:

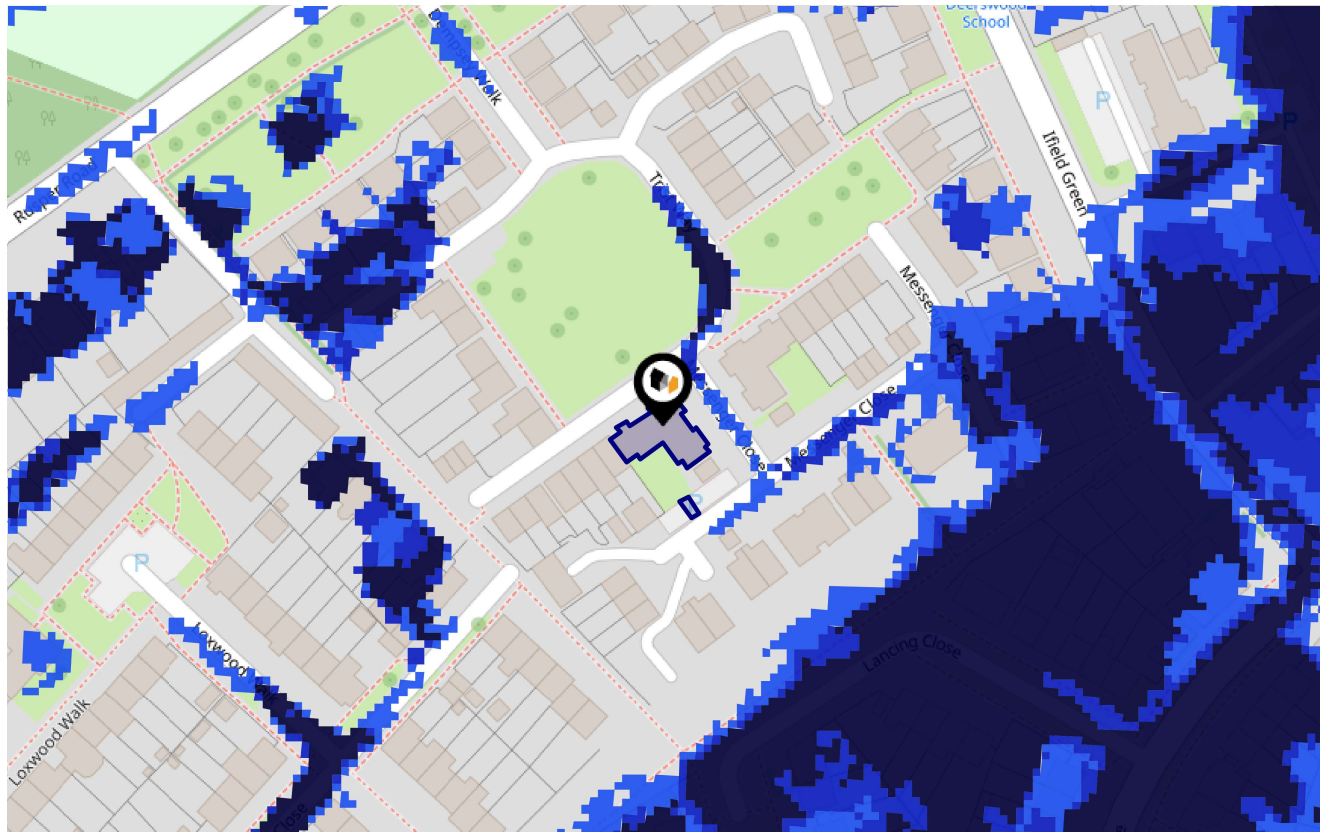


Flood Risk

Surface Water - Climate Change

LANDWOOD
GROUP

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.

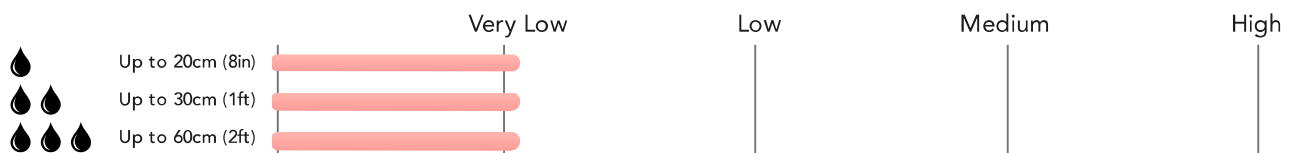


Risk Rating: Very low

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:



KPF - Key Property Facts

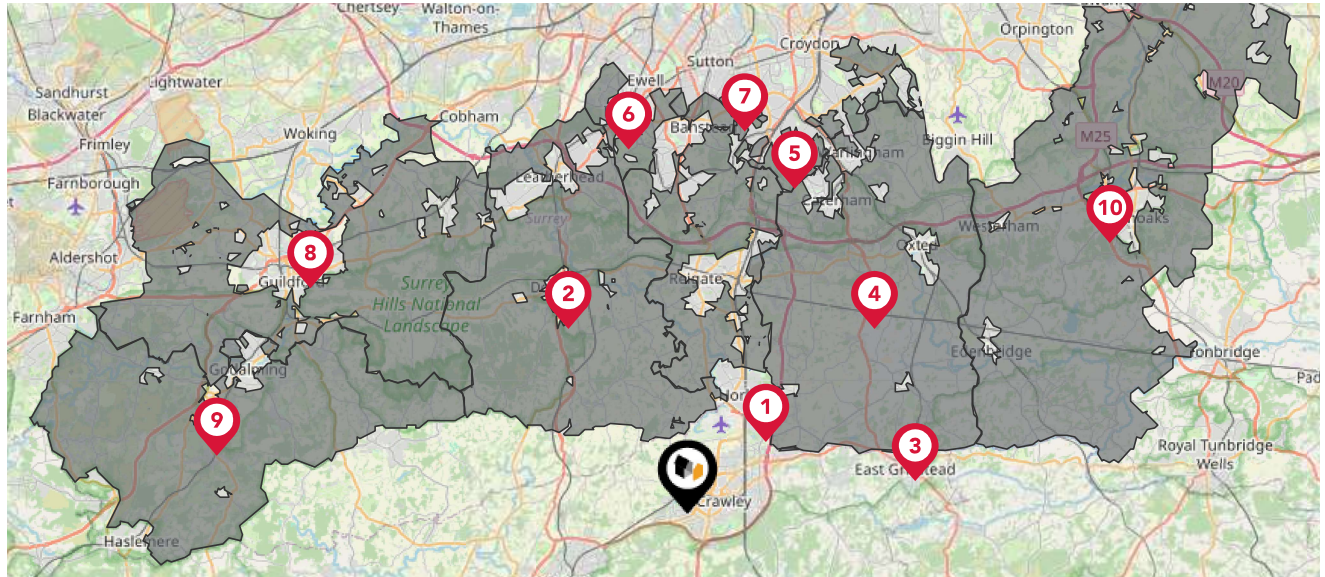
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Maps











Green Belt

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



Nearby Green Belt Land

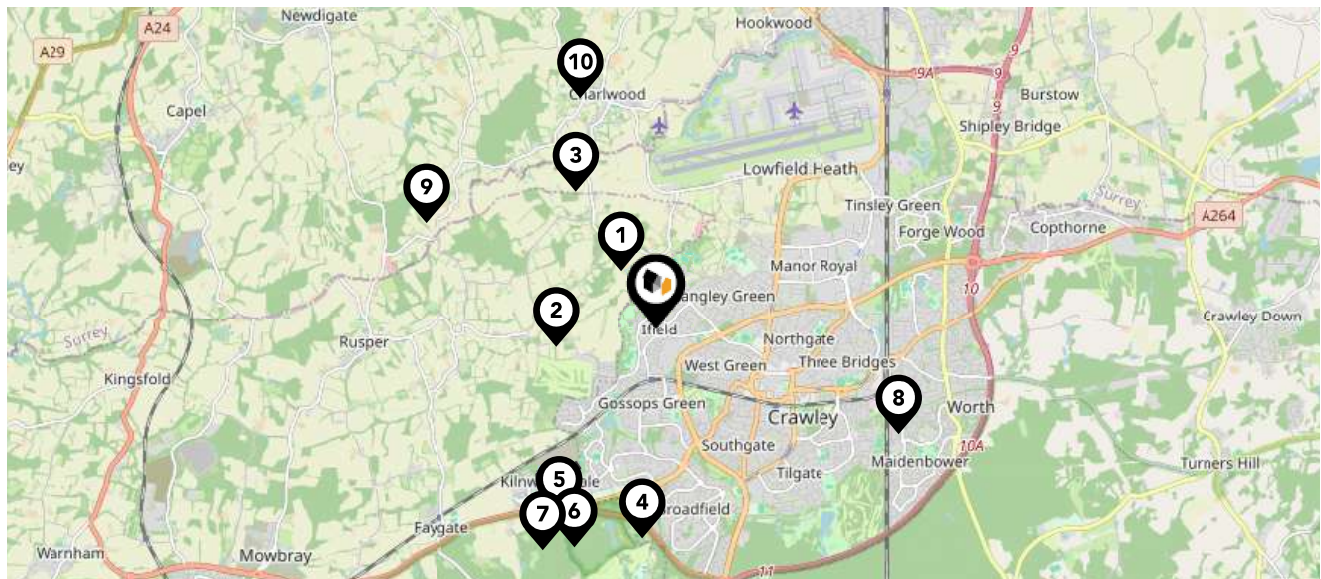
-  London Green Belt - Reigate and Banstead
-  London Green Belt - Mole Valley
-  London Green Belt - Mid Sussex
-  London Green Belt - Tandridge
-  London Green Belt - Croydon
-  London Green Belt - Epsom and Ewell
-  London Green Belt - Sutton
-  London Green Belt - Guildford
-  London Green Belt - Waverley
-  London Green Belt - Sevenoaks

Maps

Landfill Sites

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GROUP

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

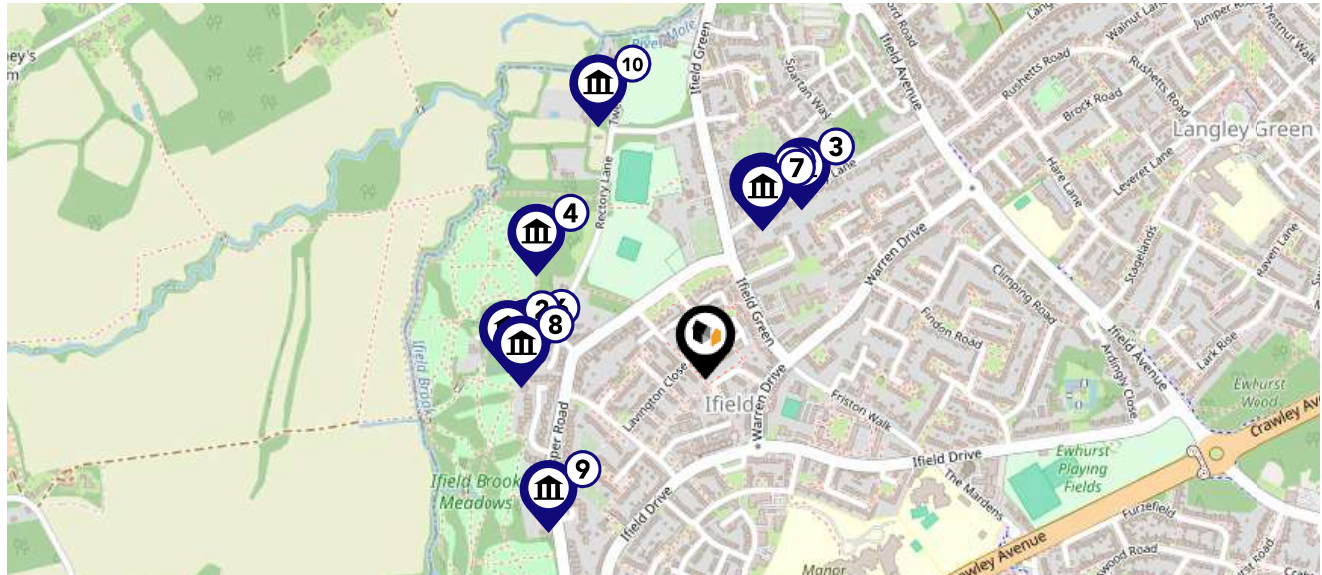
1	Little Foxes-Ifield, Crawley, West Sussex	Historic Landfill	<input type="checkbox"/>
2	Bonwycks Place-Ifield, Crawley, West Sussex	Historic Landfill	<input type="checkbox"/>
3	Ifield Road Brickworks-Ifield Road, Chalwood, Surrey	Historic Landfill	<input type="checkbox"/>
4	Target Hill Nature Reserve-Near Broadwood Rise, Broadfield, Crawley, West Sussex	Historic Landfill	<input type="checkbox"/>
5	Land off Horsham Road-West of Bewbush, Crawley, West Sussex	Historic Landfill	<input type="checkbox"/>
6	Buchan Park-Bewbush, Crawley, West Sussex	Historic Landfill	<input type="checkbox"/>
7	Holmbush Potteries-Bewbush, Crawley, West Sussex	Historic Landfill	<input type="checkbox"/>
8	Golding Close-Maidenbower, Crawley, West Sussex	Historic Landfill	<input type="checkbox"/>
9	Oaklands Park-Partridge Lane, Newdigate	Historic Landfill	<input type="checkbox"/>
10	Biltam Farm-Stanhill, Charlwood	Historic Landfill	<input type="checkbox"/>











Maps

Listed Buildings

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GROUP

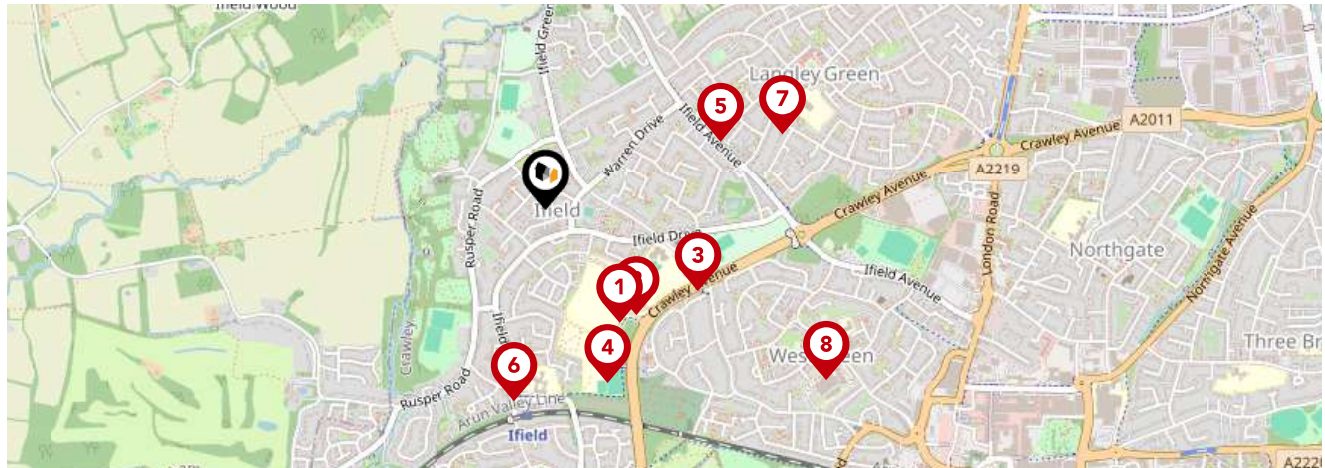
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1207683 - Meeting House Cottage	Grade II	0.2 miles
 1279522 - Church Cottage	Grade II	0.2 miles
 1187097 - Old Inn Cottage	Grade II	0.2 miles
 1187106 - The Old Rectory	Grade II	0.2 miles
 1298879 - Ifield Quaker Meeting House	Grade I	0.2 miles
 1187109 - Harrow Cottage Old Plough Cottage Plough Inn	Grade II	0.2 miles
 1207719 - Mounting Block In Forecourt Of Friends Meeting House	Grade II	0.2 miles
 1207927 - The Vicarage	Grade II	0.2 miles
 1207872 - St Margaret's Cottage	Grade II	0.3 miles
 1187112 - The Tweed	Grade II	0.3 miles

Area Schools

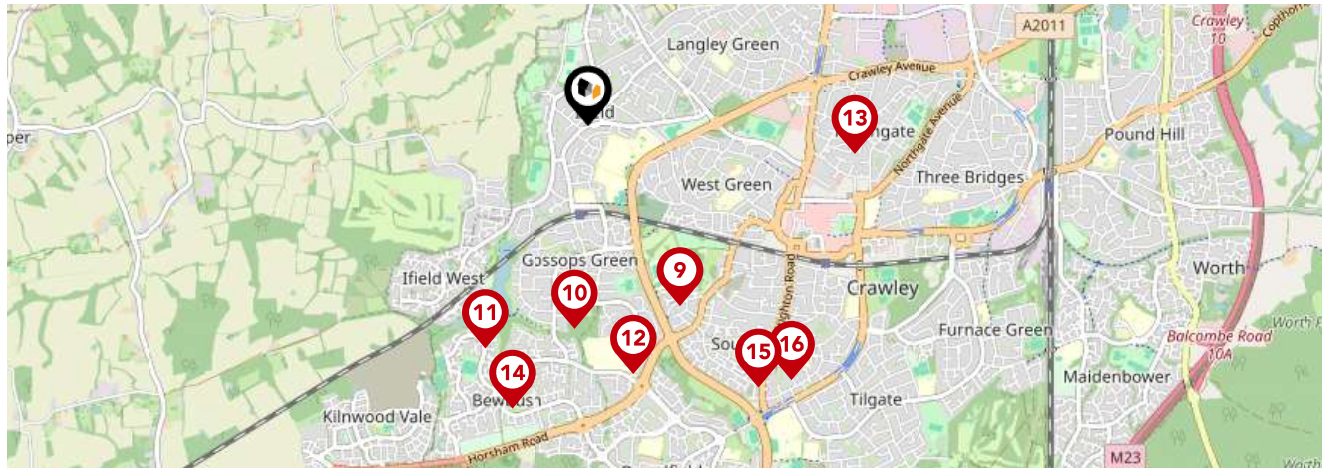
LANDWOOD
GROUP











		Nursery	Primary	Secondary	College	Private
1	Manor Green College Ofsted Rating: Good Pupils: 213 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor Green Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Margaret's CofE Primary School Ofsted Rating: Good Pupils: 423 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ifield Community College Ofsted Rating: Good Pupils: 1221 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady Queen of Heaven Catholic Primary School Ofsted Rating: Good Pupils: 413 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Mill Primary Academy Ofsted Rating: Good Pupils: 522 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Langley Green Primary Ofsted Rating: Good Pupils: 481 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	West Green Primary School Ofsted Rating: Good Pupils: 205 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD
GROUP

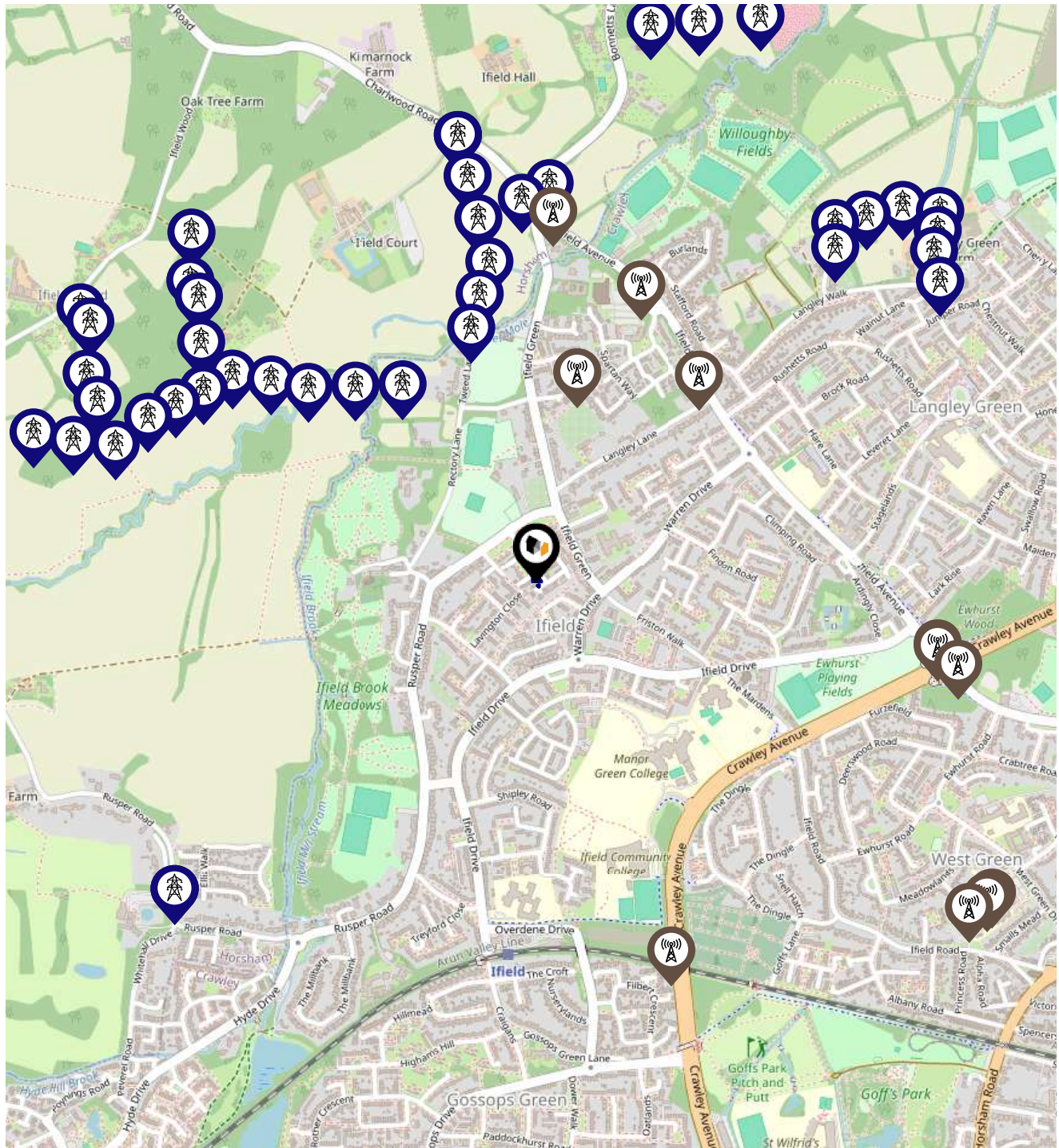


		Nursery	Primary	Secondary	College	Private
	St Wilfrid's Catholic Comprehensive School, Crawley Ofsted Rating: Good Pupils: 1122 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gossops Green Primary Ofsted Rating: Good Pupils: 575 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waterfield Primary School Ofsted Rating: Good Pupils: 375 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity CofE Secondary School, Crawley Ofsted Rating: Good Pupils: 1351 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northgate Primary School Ofsted Rating: Good Pupils: 654 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bewbush Academy Ofsted Rating: Requires improvement Pupils: 523 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hilltop Primary School Ofsted Rating: Good Pupils: 592 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southgate Primary Ofsted Rating: Good Pupils: 307 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

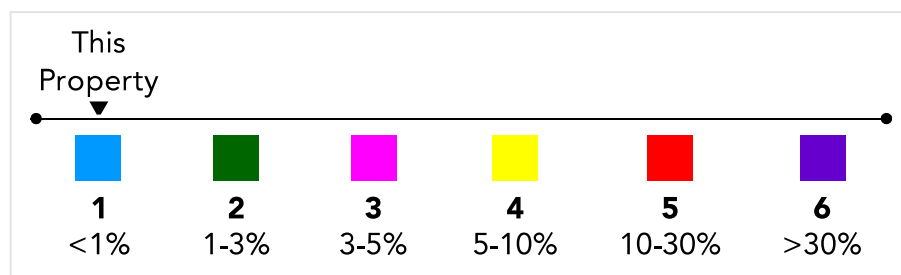
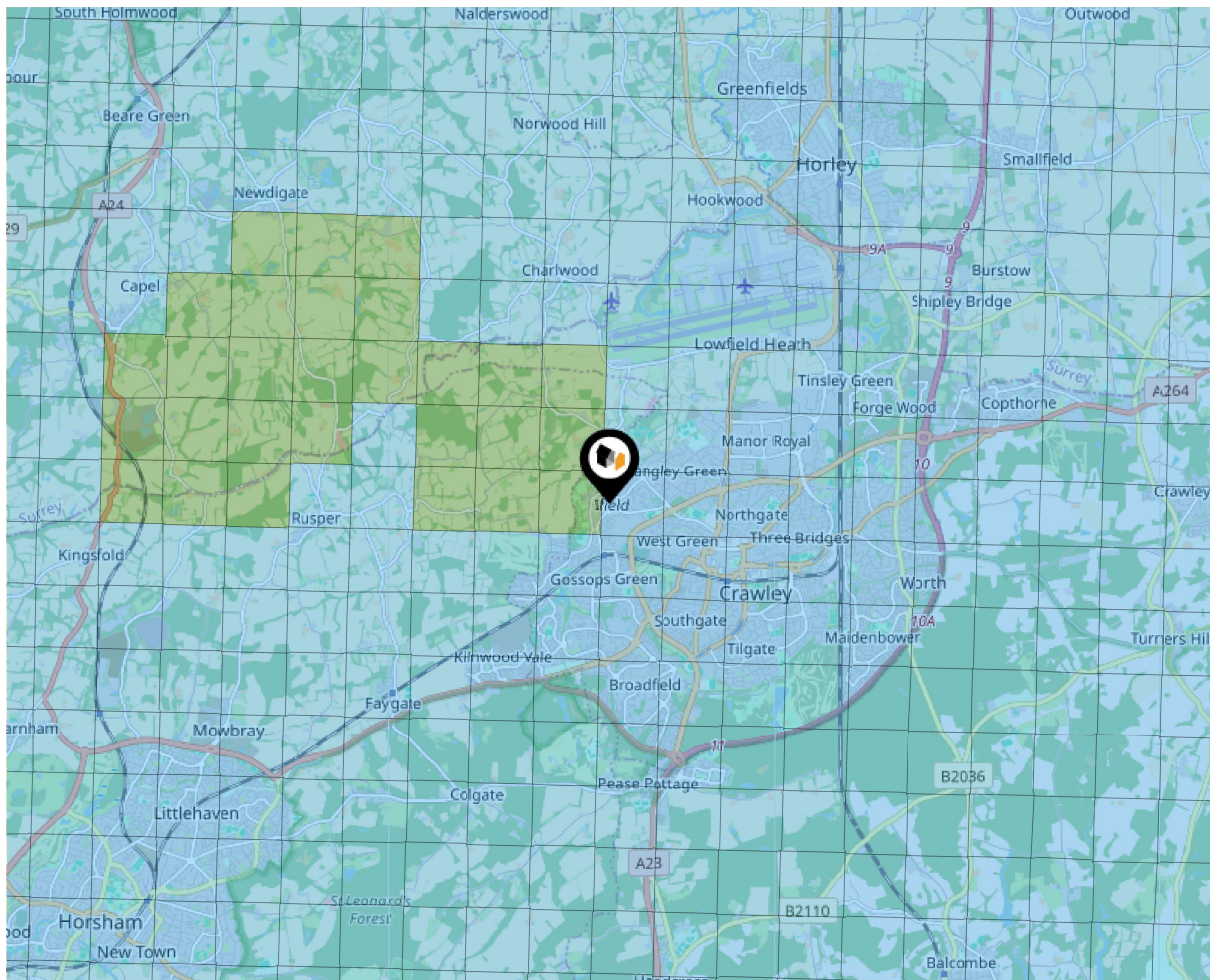


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

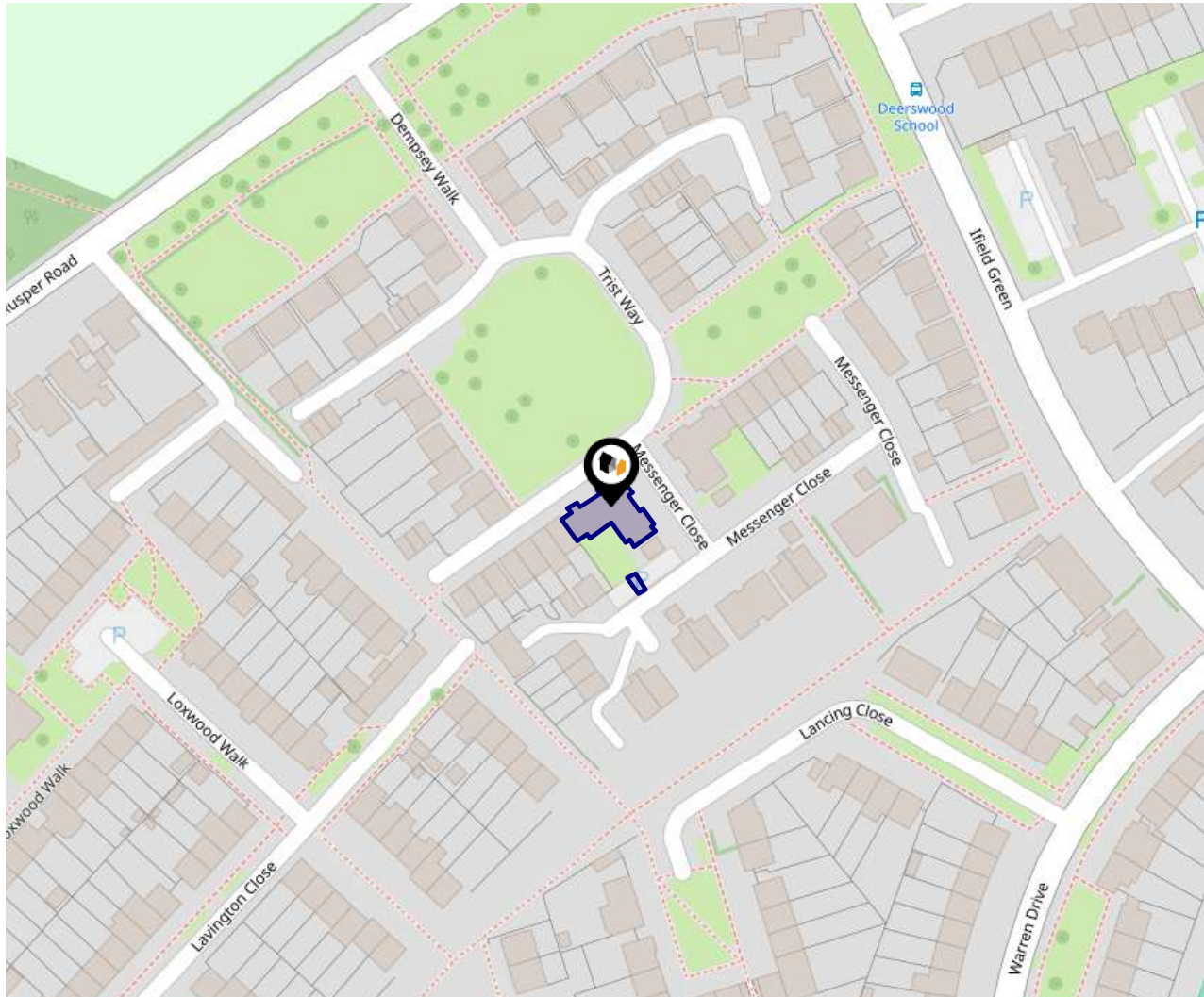
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

LANDWOOD
GROUP



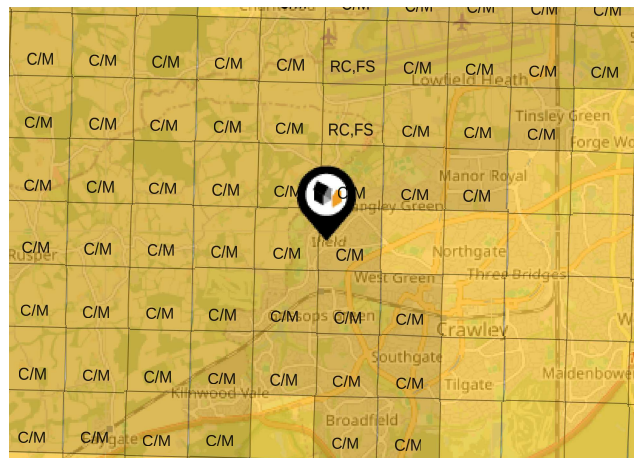
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



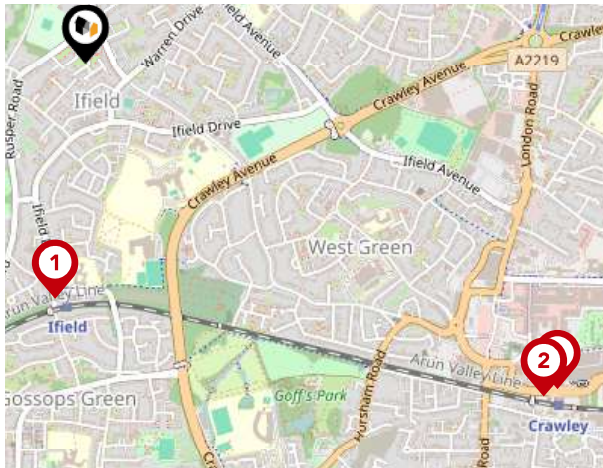
Primary Classifications (Most Common Clay Types)

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

Area

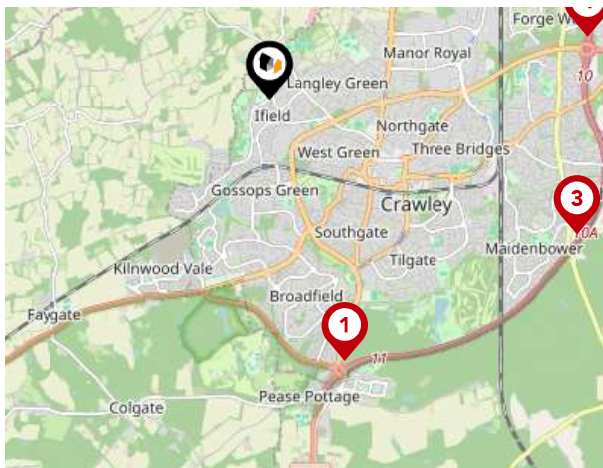
Transport (National)

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GROUP



National Rail Stations

Pin	Name	Distance
1	Ifield Rail Station	0.59 miles
2	Crawley Rail Station	1.4 miles
3	Crawley Rail Station	1.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	2.68 miles
2	M23 J9A	3.58 miles
3	M23 J10A	3.31 miles
4	M23 J10	3.2 miles
5	M23 J9	4.18 miles



Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	3.1 miles
2	Shoreham-by-Sea	20.4 miles
3	Leaves Green	17.96 miles
4	Heathrow Airport Terminal 4	25.36 miles

Area

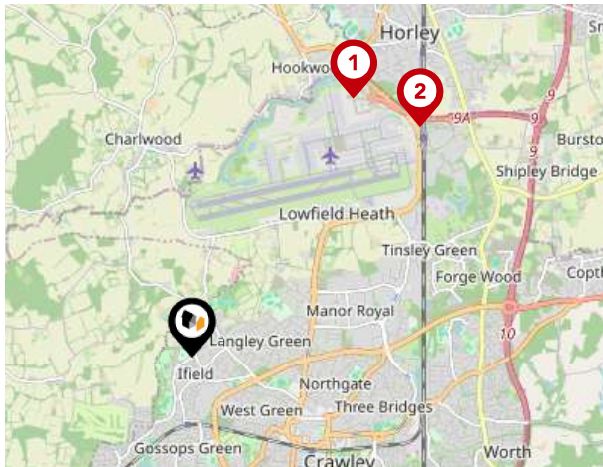
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Langley Lane	0.08 miles
2	Langley Lane	0.09 miles
3	Ifield Parade	0.14 miles
4	Ifield Green	0.14 miles
5	Deerswood Court	0.17 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	3.01 miles
2	Gatwick South Terminal Shuttle Station	3.2 miles



Ferry Terminals

Pin	Name	Distance
1	Ditton Island Ferry Landing	19.28 miles
2	Kingston Town End Pier	19.91 miles
3	Hampton Court Pier	20.14 miles

Landwood Group

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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