

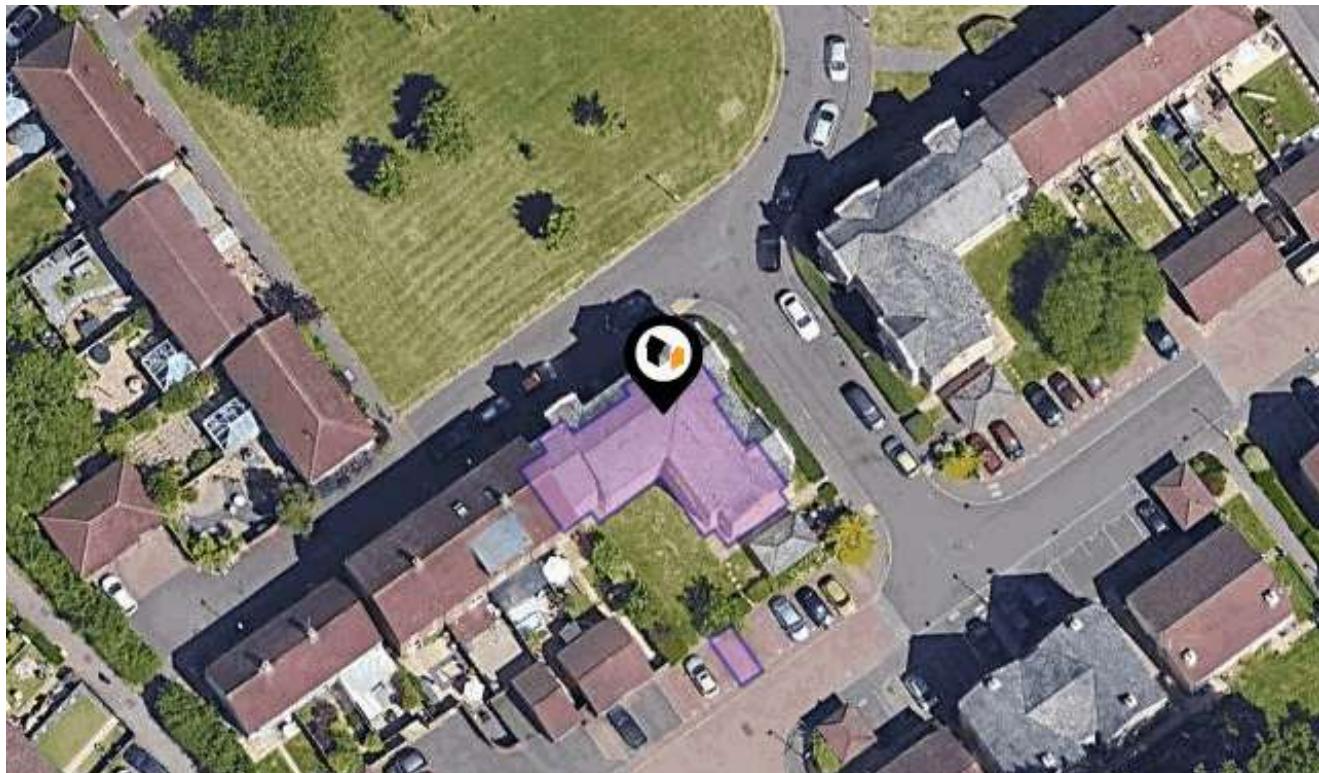


See More Online

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

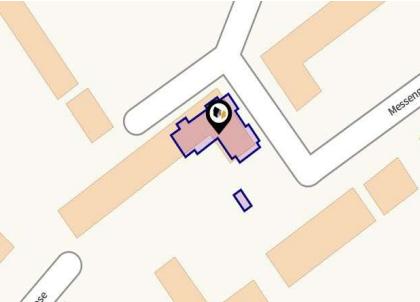
0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>

Property Overview

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Property

| | | | |
|------------------|---|-------------------------------|---------------------------------|
| Type: | Flat / Maisonette | Last Sold Date: | 24/05/2006 |
| Bedrooms: | 2 | Last Sold Price: | £175,000 |
| Floor Area: | 645 ft ² / 60 m ² | Last Sold £/ft ² : | £270 |
| Plot Area: | 0.06 acres | Tenure: | Leasehold |
| Year Built : | 2006 | Start Date: | 23/05/2006 |
| Council Tax : | Band C | End Date: | 01/09/2130 |
| Annual Estimate: | £2,050 | Lease Term: | 125 years from 1 September 2005 |
| Title Number: | WSX301700 | Term Remaining: | 104 years |
| UPRN: | 10034135159 | | |

Local Area

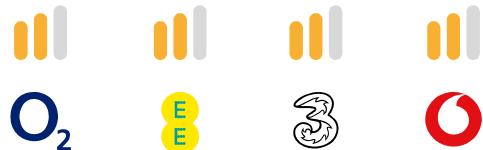
| | |
|--------------------|-------------|
| Local Authority: | West sussex |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

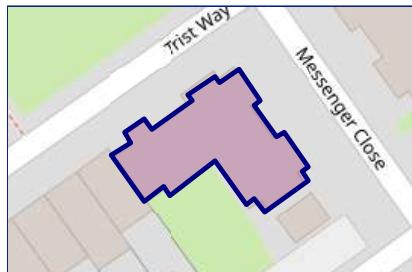
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Freehold Title Plan



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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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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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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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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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

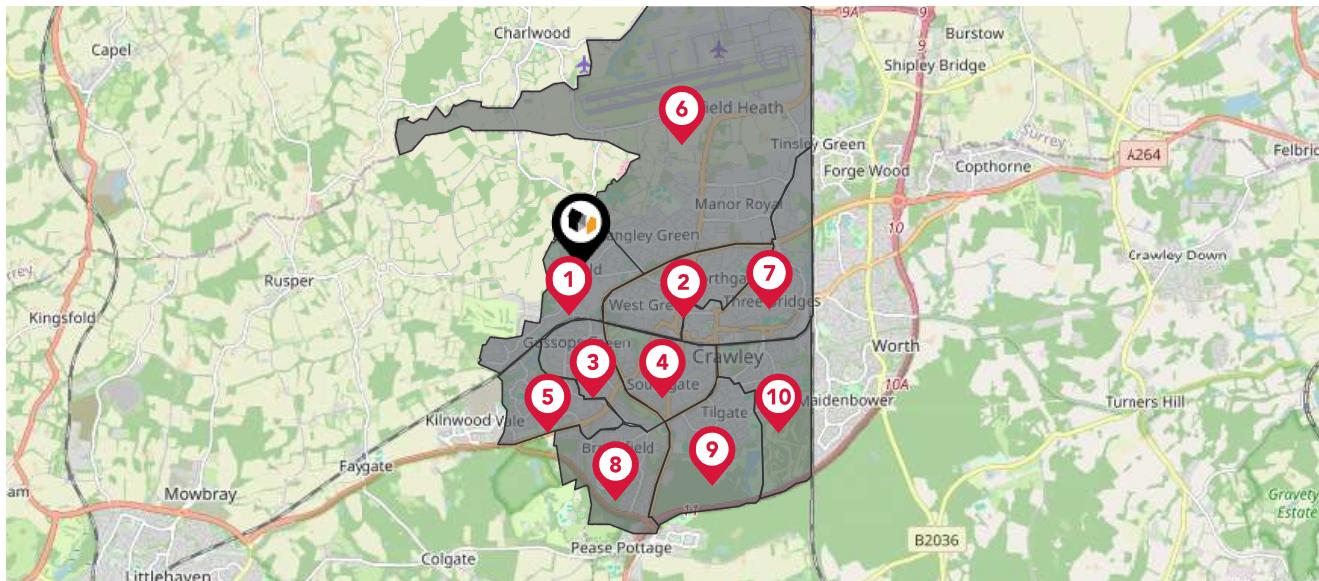
- 1 Ifield Village
- 2 Gossops Green Neighbourhood Centre
- 3 St Peters
- 4 Sunnymead
- 5 High Street
- 6 Dyers Almshouses
- 7 Brighton Road
- 8 Queens Square and The Broadway
- 9 Malthouse Road
- 10 Southgate Neighbourhood Centre

Maps

Council Wards

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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

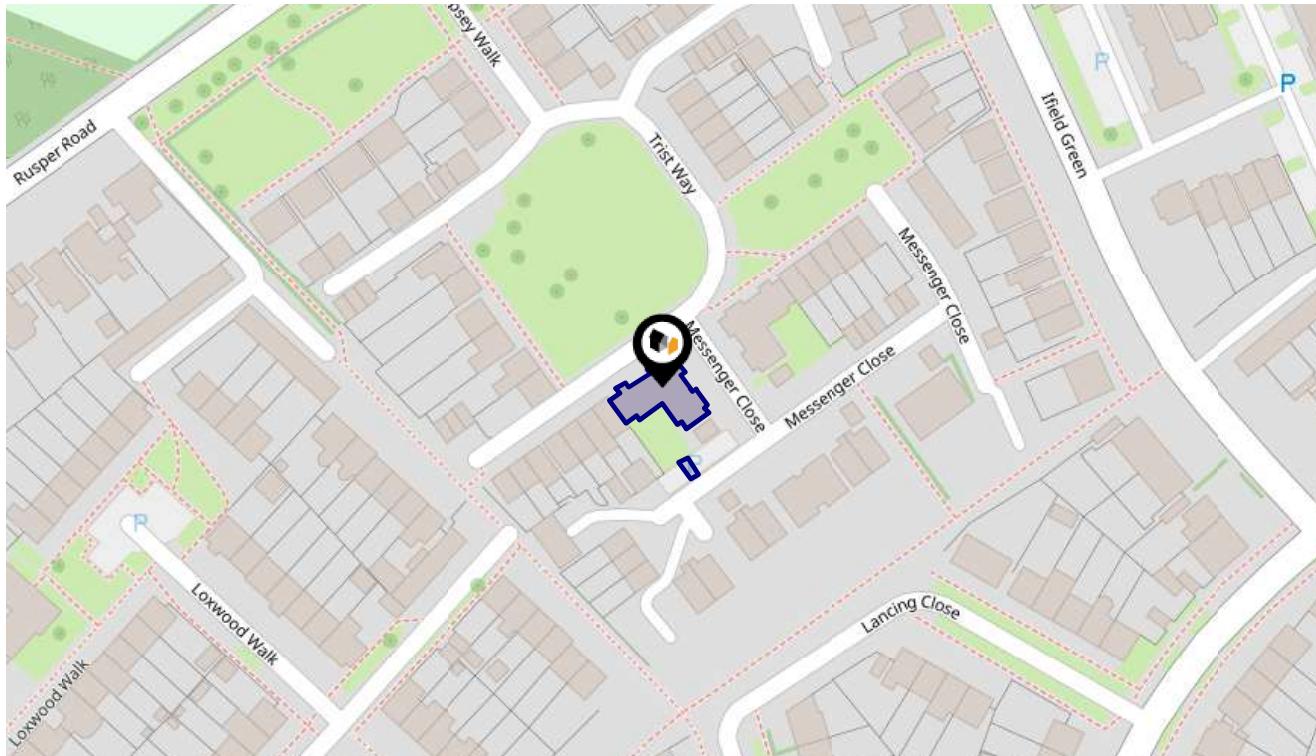
- 1 Ifield Ward
- 2 Northgate & West Green Ward
- 3 Gossops Green & North East Broadfield Ward
- 4 Southgate Ward
- 5 Bewbush & North Broadfield Ward
- 6 Langley Green & Tushmore Ward
- 7 Three Bridges Ward
- 8 Broadfield Ward
- 9 Tilgate Ward
- 10 Furnace Green Ward

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:

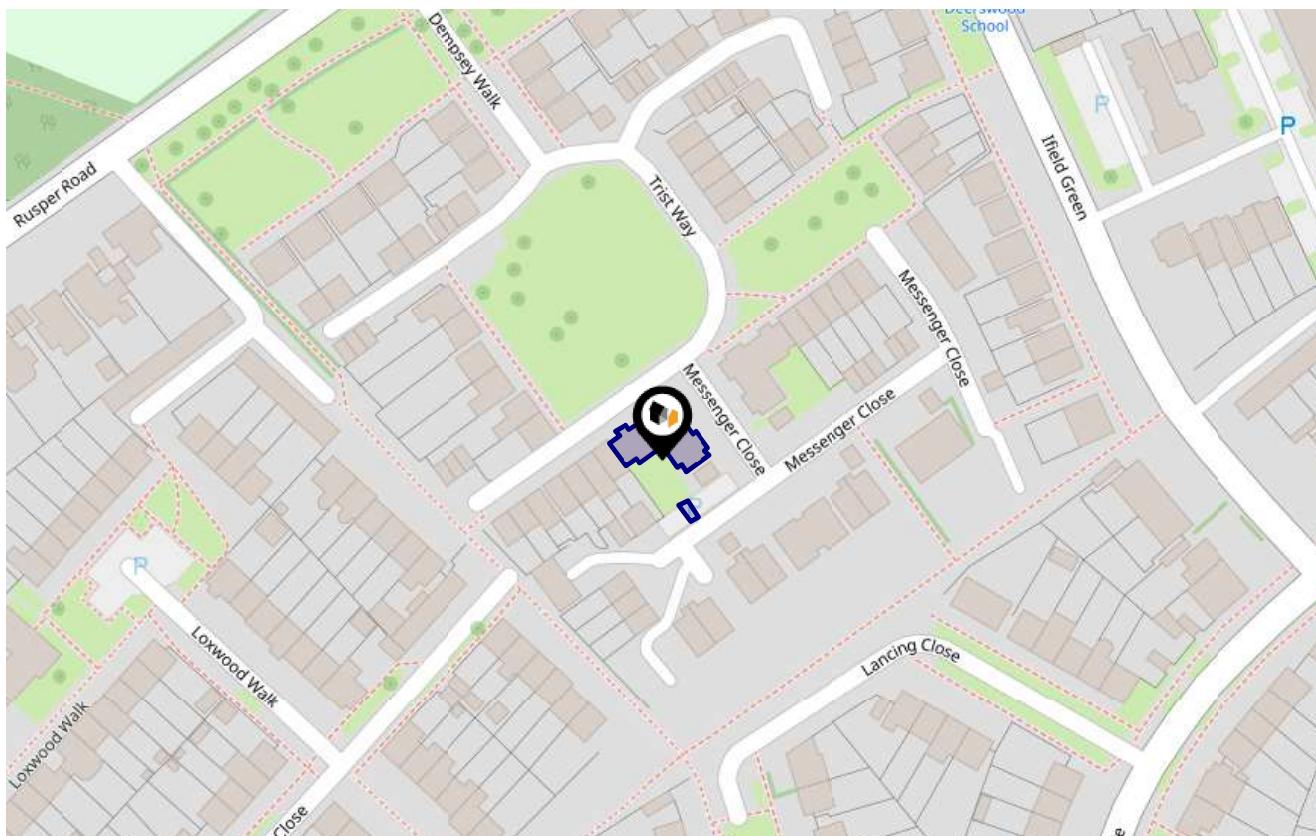
| | | | |
|---|--|--------------|--|
| 5 | | 75.0+ dB | |
| 4 | | 70.0-74.9 dB | |
| 3 | | 65.0-69.9 dB | |
| 2 | | 60.0-64.9 dB | |
| 1 | | 55.0-59.9 dB | |

Flood Risk

Rivers & Seas - Flood Risk

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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.

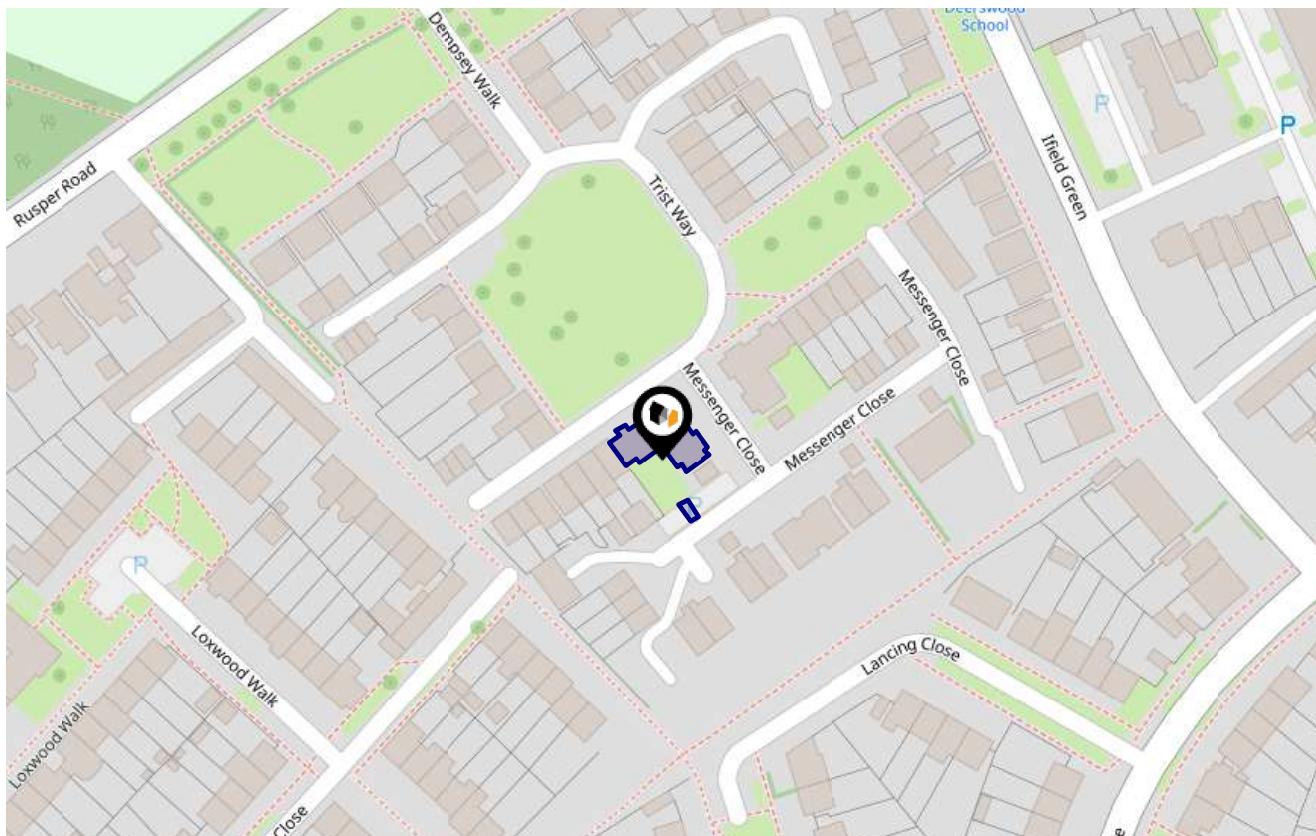
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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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:

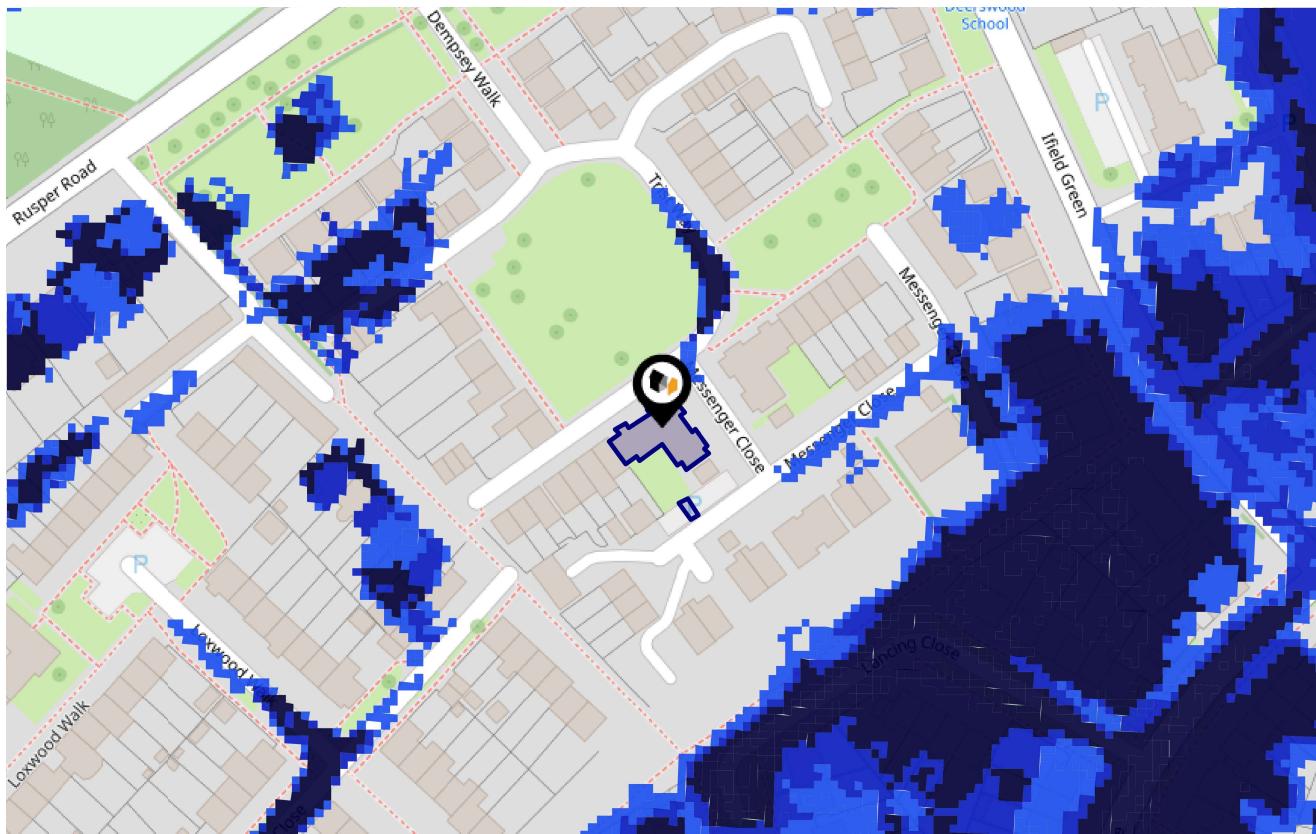


Flood Risk

Surface Water - Flood Risk

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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.

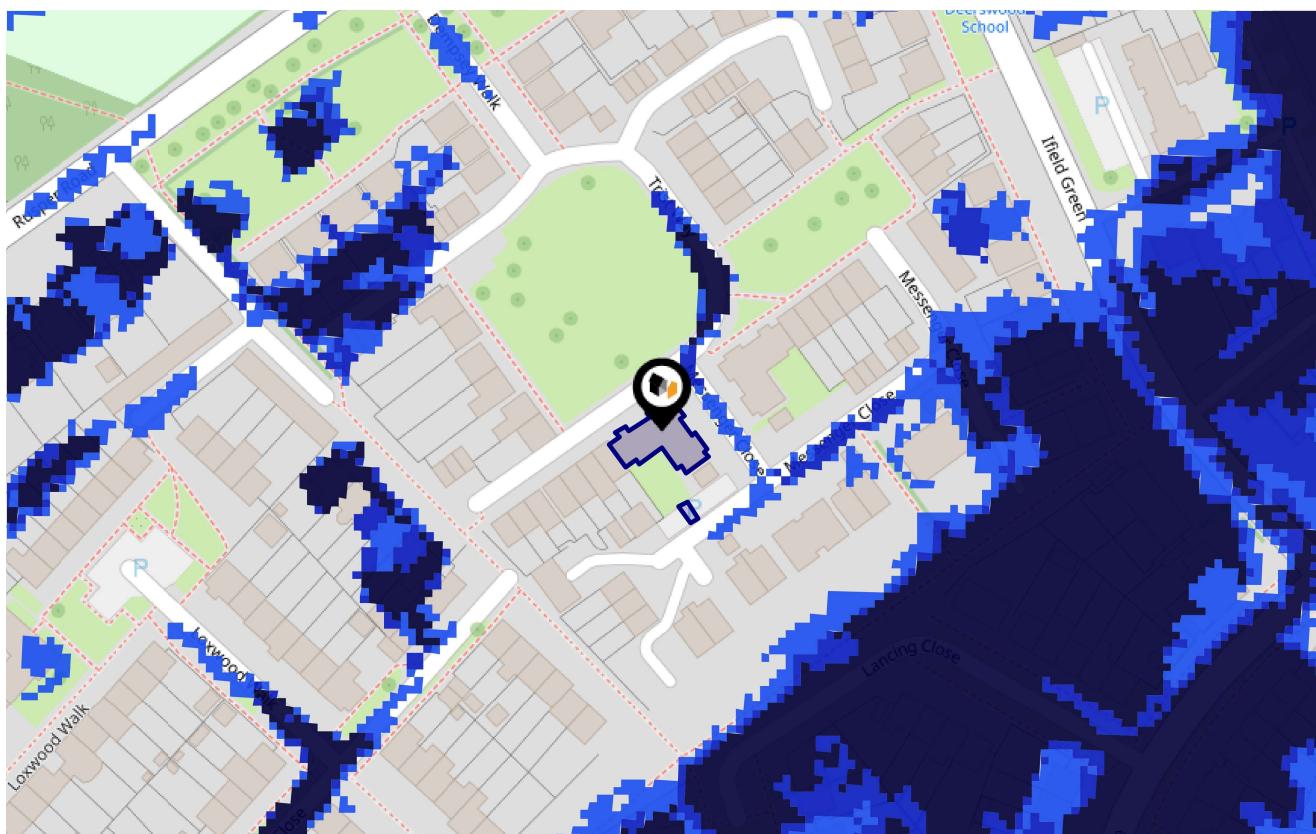
Chance of flooding to the following depths at this property:



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.

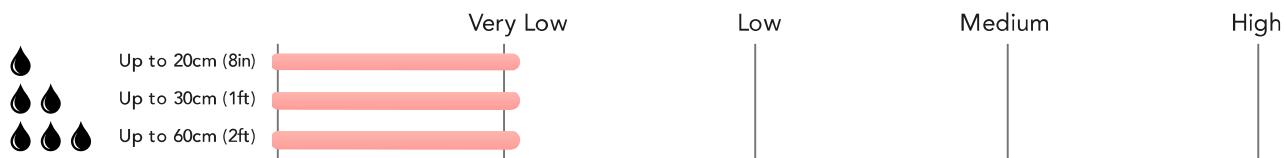


Risk Rating: **Very low**

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:

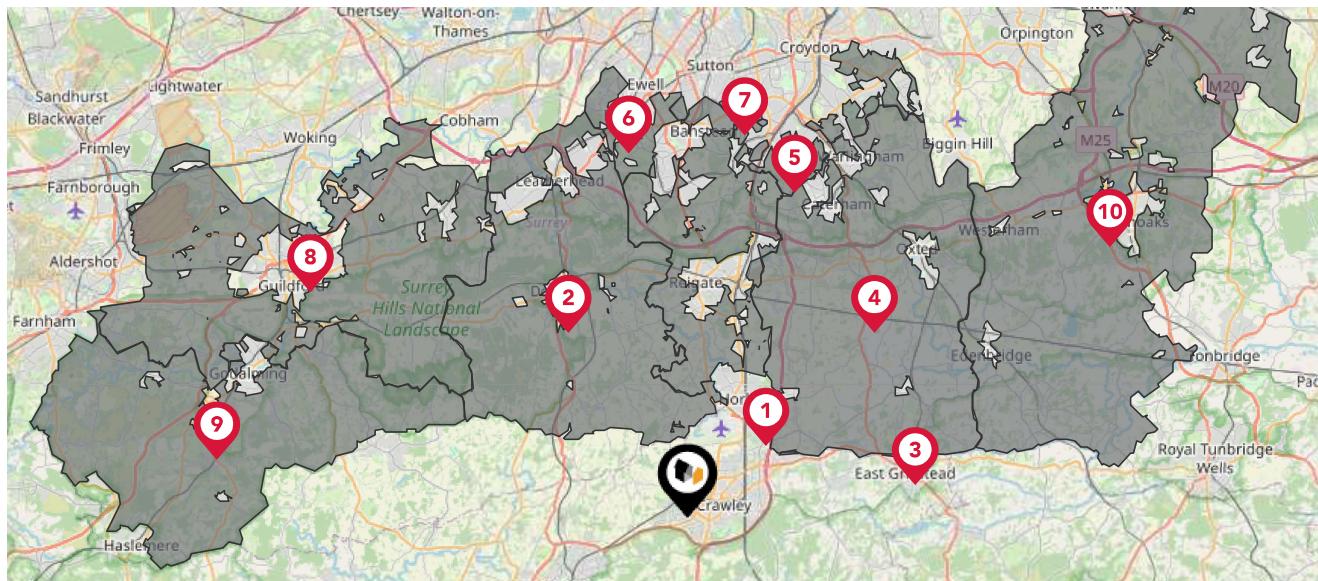


Maps

Green Belt

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



Nearby Green Belt Land

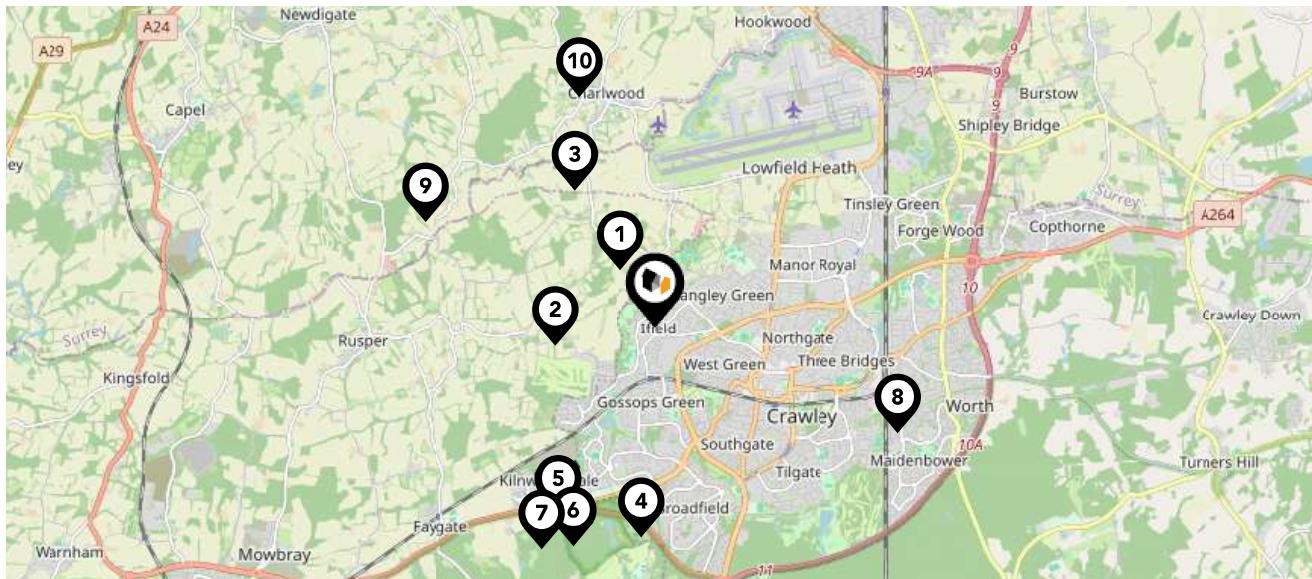
-  1 London Green Belt - Reigate and Banstead
-  2 London Green Belt - Mole Valley
-  3 London Green Belt - Mid Sussex
-  4 London Green Belt - Tandridge
-  5 London Green Belt - Croydon
-  6 London Green Belt - Epsom and Ewell
-  7 London Green Belt - Sutton
-  8 London Green Belt - Guildford
-  9 London Green Belt - Waverley
-  10 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  |
|  2 | Bonwycks Place-Ifield, Crawley, West Sussex | Historic Landfill  |
|  3 | Ifield Road Brickworks-Ifield Road, Chalwood, Surrey | Historic Landfill  |
|  4 | Target Hill Nature Reserve-Near Broadwood Rise, Broadfield, Crawley, West Sussex | Historic Landfill  |
|  5 | Land off Horsham Road-West of Bewbush, Crawley, West Sussex | Historic Landfill  |
|  6 | Buchan Park-Bewbush, Crawley, West Sussex | Historic Landfill  |
|  7 | Holmbush Potteries-Bewbush, Crawley, West Sussex | Historic Landfill  |
|  8 | Golding Close-Maidenbower, Crawley, West Sussex | Historic Landfill  |
|  9 | Oaklands Park-Partridge Lane, Newdigate | Historic Landfill  |
|  10 | Biltam Farm-Stanhill, Charlwood | Historic Landfill  |

Maps Listed Buildings

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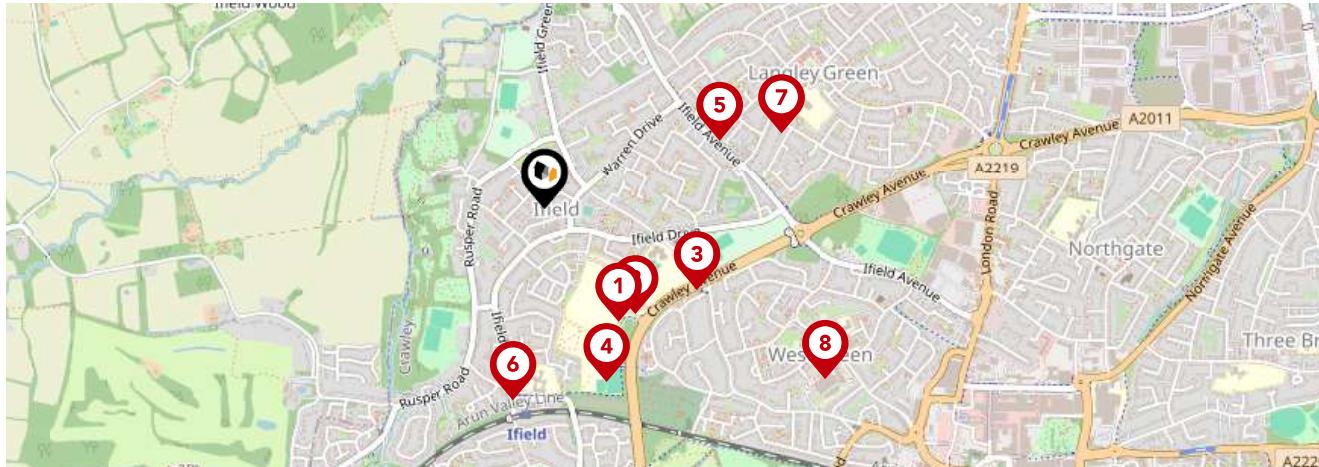
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| 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

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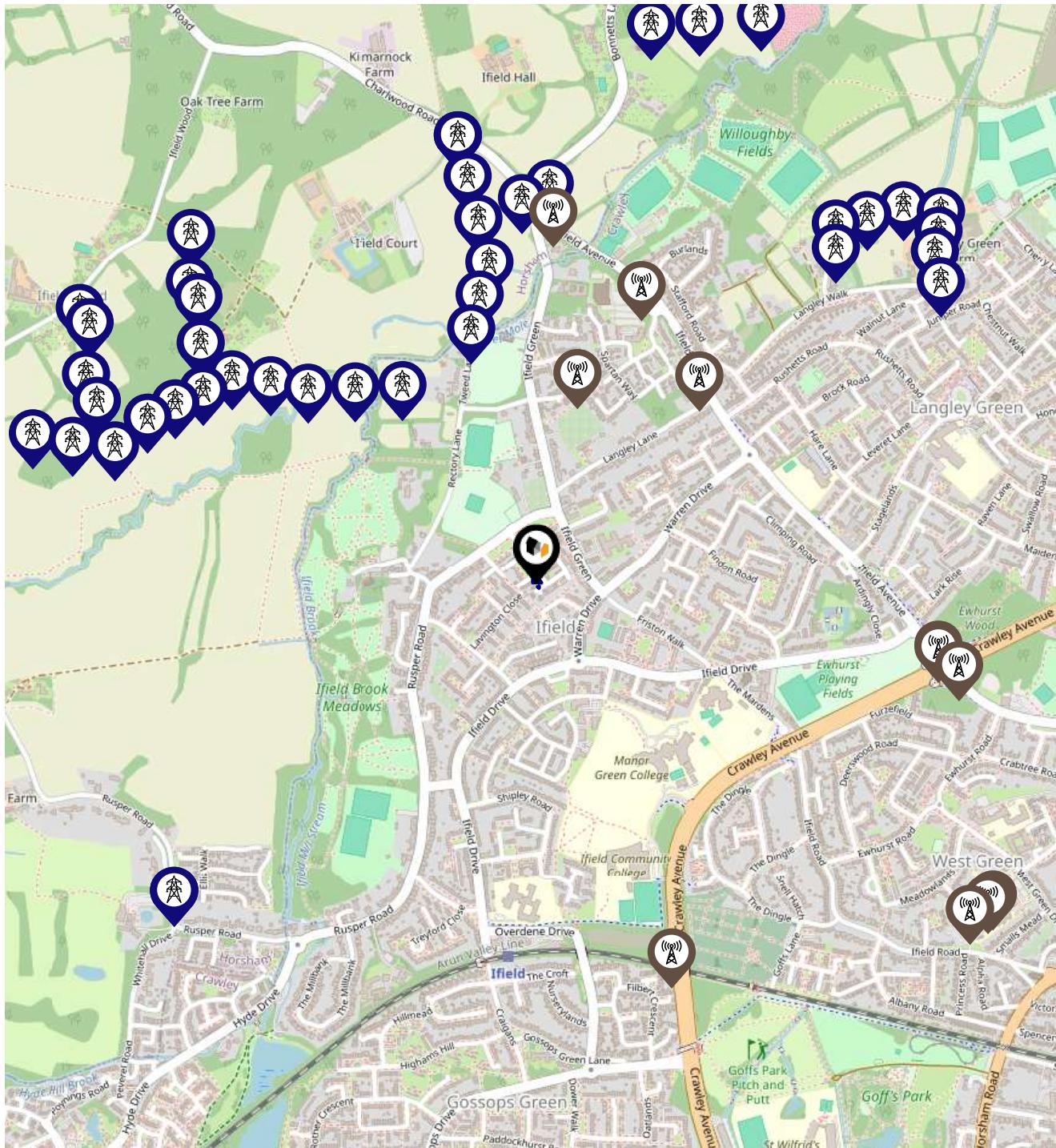
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Manor Green College Ofsted Rating: Good Pupils: 213 Distance:0.34 | <input 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"/> |



| | | Nursery | Primary | Secondary | College | Private |
|----|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | 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"/> |
| 10 | 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"/> |
| 11 | 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"/> |
| 12 | 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"/> |
| 13 | 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"/> |
| 14 | 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"/> |
| 15 | 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"/> |
| 16 | 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

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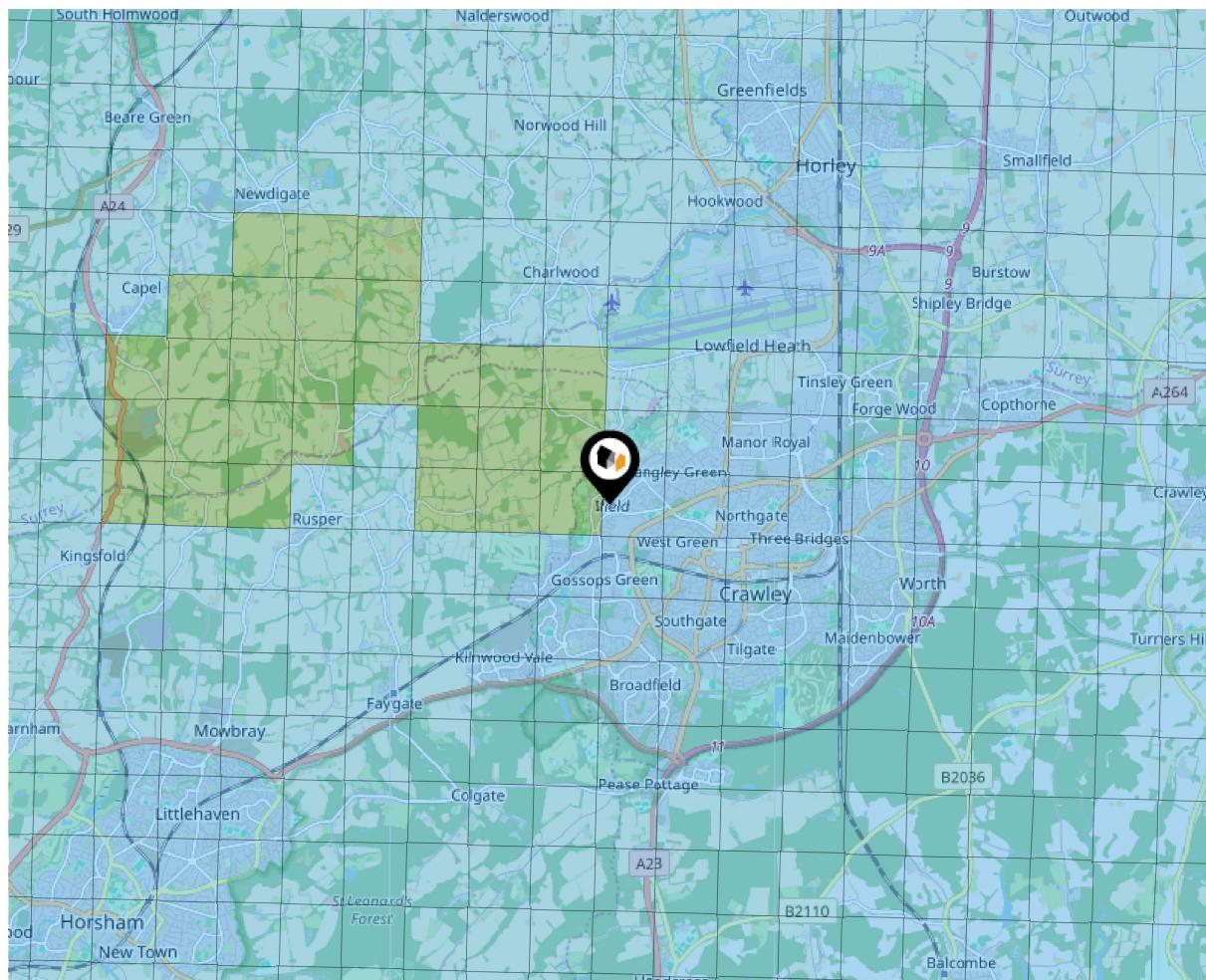


Key:

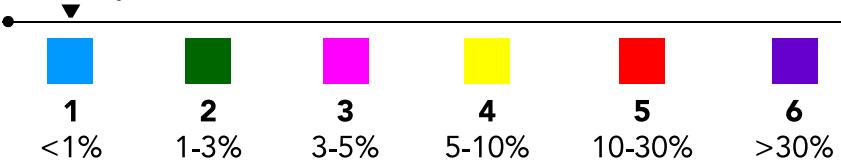
- Power Pylons
- Communication Masts

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).

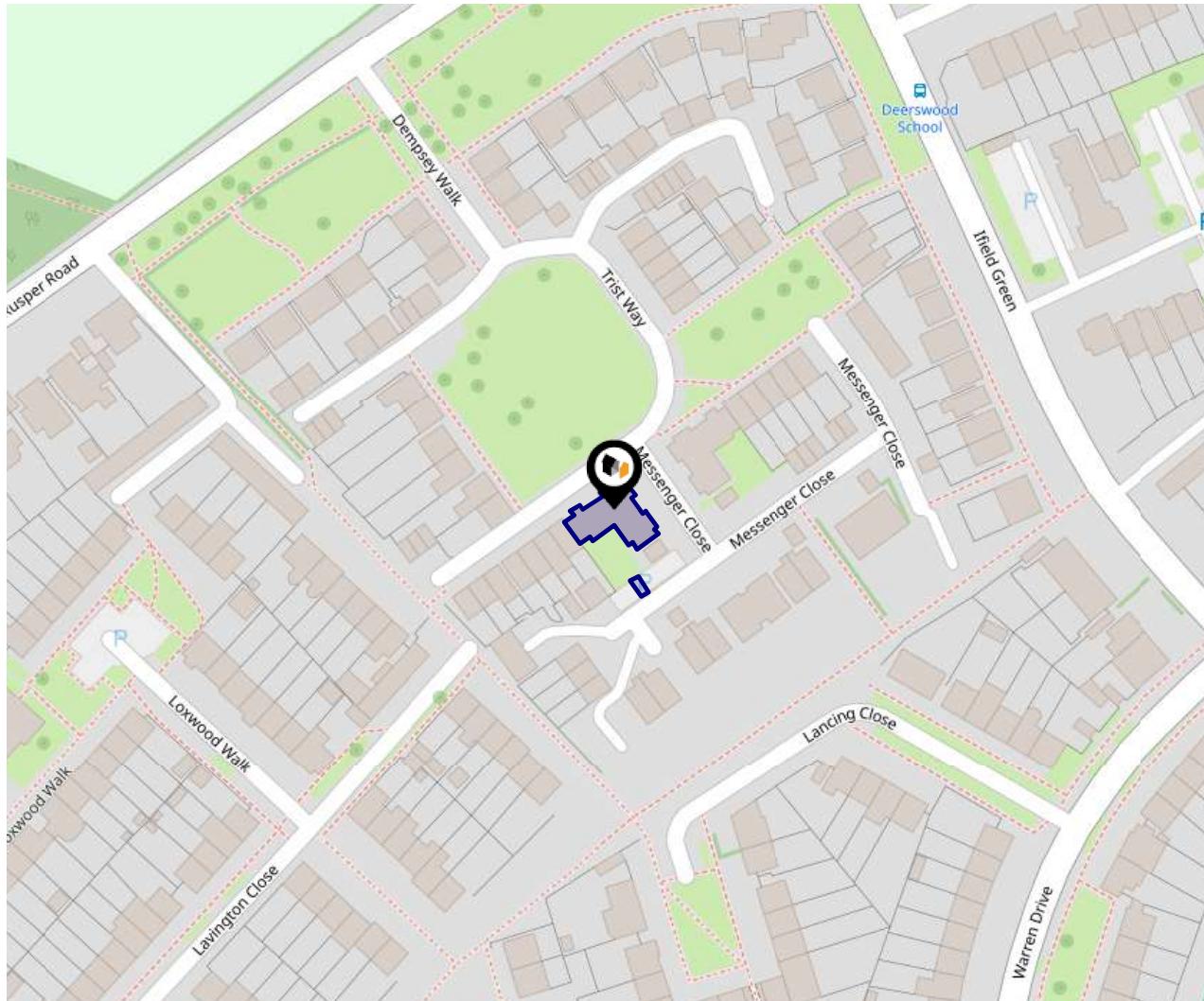


This
Property



Local Area Road Noise

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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 **Soil Depth:** LOAM
Soil Group: MEDIUM(SILTY) TO DEEP
LIGHT(SILTY) TO HEAVY



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 |

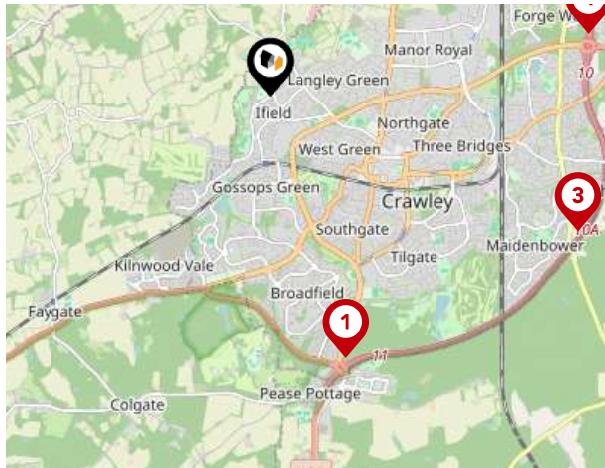
Area Transport (National)

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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 |

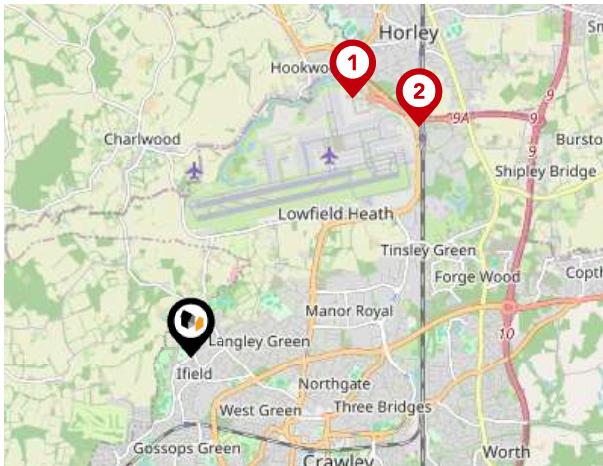
Area Transport (Local)

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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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The Landwood Group logo is a white rectangular box with the company name in black capital letters. It is positioned inside a larger orange rounded rectangle.

LANDWOOD
GROUP

Landwood Group

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<https://landwoodgroup.com/>



Land
Registry

