

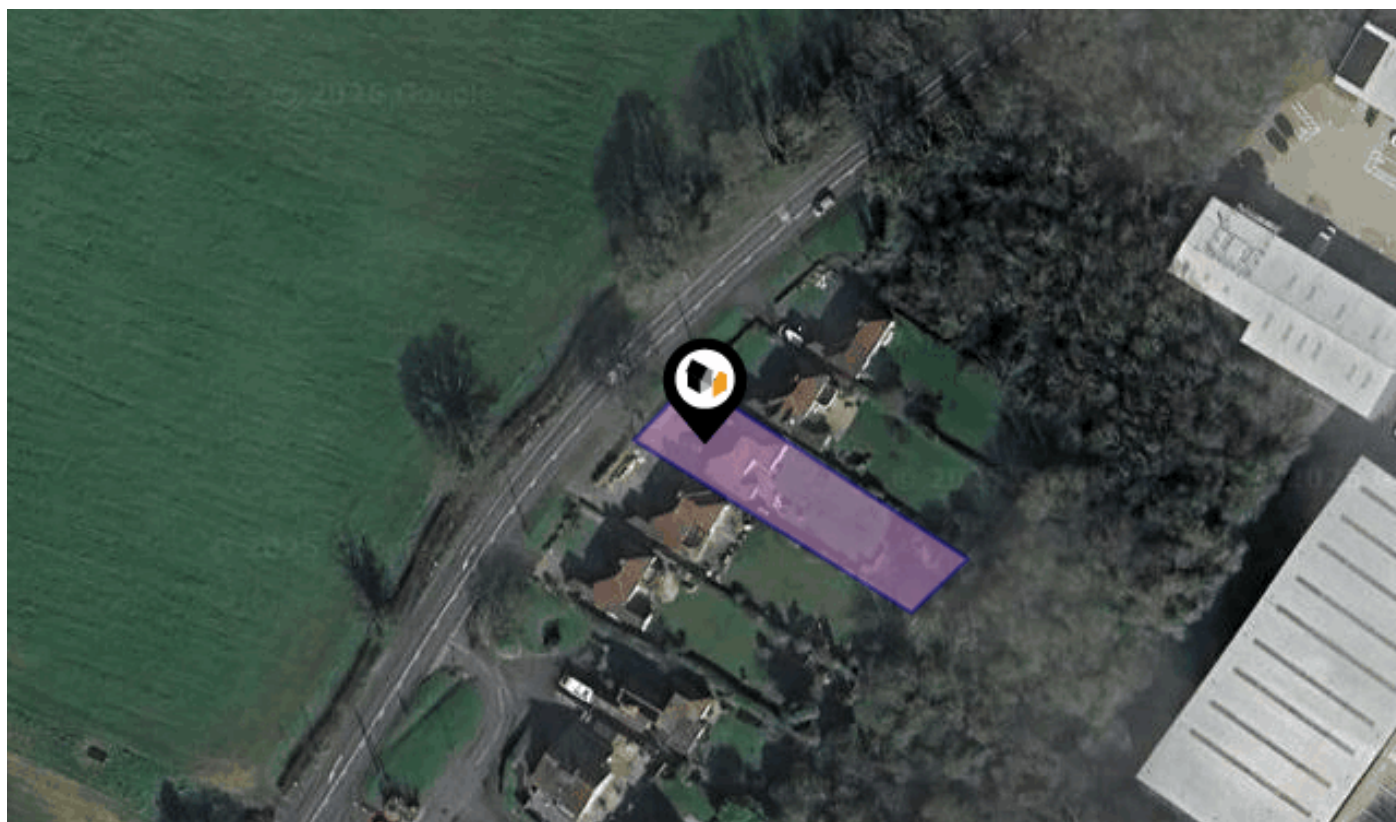


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 18<sup>th</sup> March 2025**



**BARFORD, WORTHING ROAD, SOUTHWATER, HORSHAM,  
RH13 9BH**

## At Home Estate And Lettings Agency

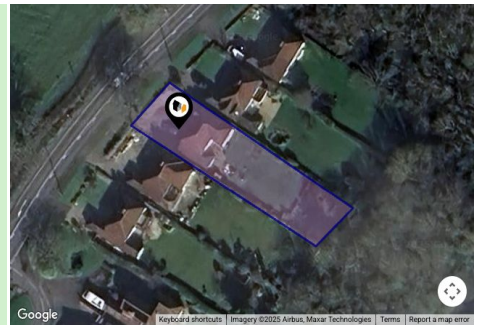
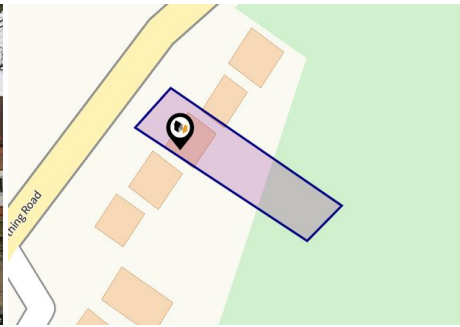
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	1,786 ft <sup>2</sup> / 166 m <sup>2</sup>
<b>Plot Area:</b>	0.19 acres
<b>Year Built :</b>	1930-1949
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£3,196
<b>Title Number:</b>	WSX114543
<b>UPRN:</b>	100061826353

<b>Last Sold Date:</b>	19/01/2015
<b>Last Sold Price:</b>	£485,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£271
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>48</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **Barford, Worthing Road, Southwater, Horsham, RH13 9BH**

Reference - SQ/24/93
<b>Decision:</b> Decided
<b>Date:</b> 15th March 1993
<b>Description:</b> Garage extension and conversion of part of existing garage to study Site: Barford Worthing Rd Southwater

Reference - DC/16/0902
<b>Decision:</b> Decided
<b>Date:</b> 19th April 2016
<b>Description:</b> Single and two storey rear extensions, single storey front extension, erection of first floor side extension and alterations to roof

Reference - DC/18/1118
<b>Decision:</b> Decided
<b>Date:</b> 25th May 2018
<b>Description:</b> Erection of two storey rear extension and alteration to existing rear projection, single storey front extension, first floor side extension, alterations to roof including creation of front dormer and rooflight and removal of existing chimney (Revised proposal to previously approved application DC/16/0902).

Reference - Horsham/DC/18/1118
<b>Decision:</b> Decided
<b>Date:</b> 25th May 2018
<b>Description:</b> Erection of two storey rear extension and alteration to existing rear projection, single storey front extension, first floor side extension, alterations to roof including creation of front dormer and rooflight and removal of existing chimney (Revised proposal to previously approved application DC/16/0902).

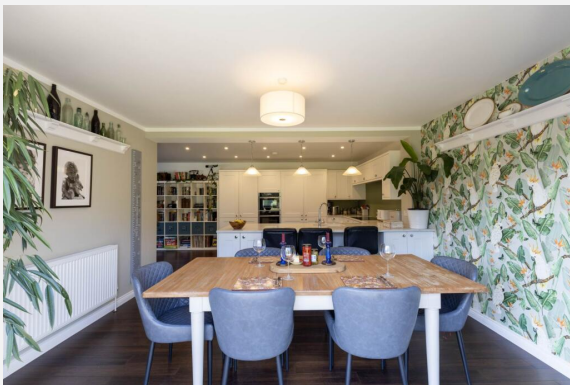
# Planning History This Address

Planning records for: *Barford, Worthing Road, Southwater, Horsham, RH13 9BH*

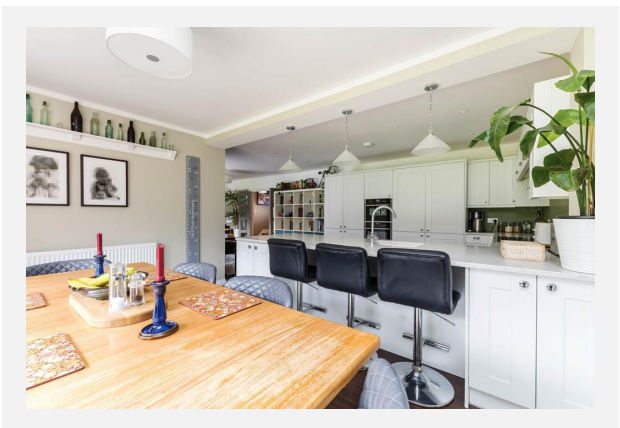
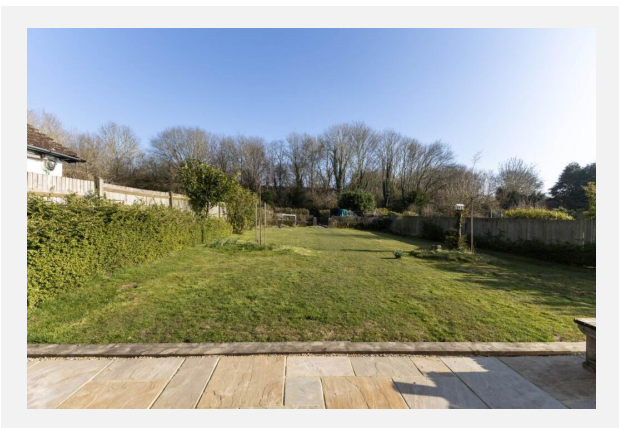
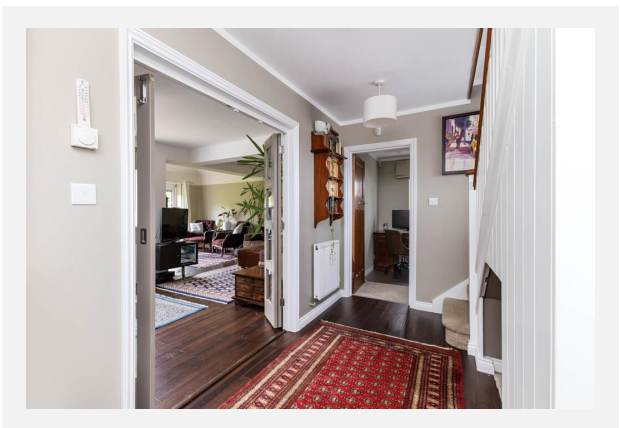
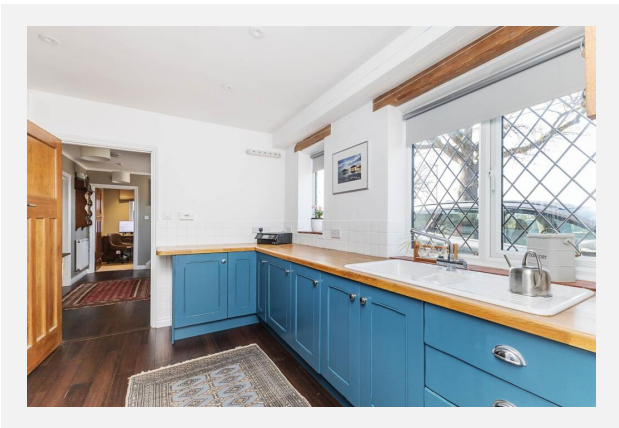
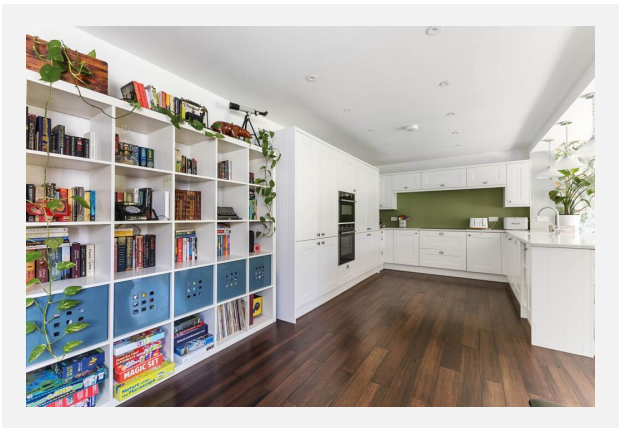
Reference - Horsham/DC/16/0902	
Decision:	Decided
Date:	19th April 2016
Description:	Single and two storey rear extensions, single storey front extension, erection of first floor side extension and alterations to roof



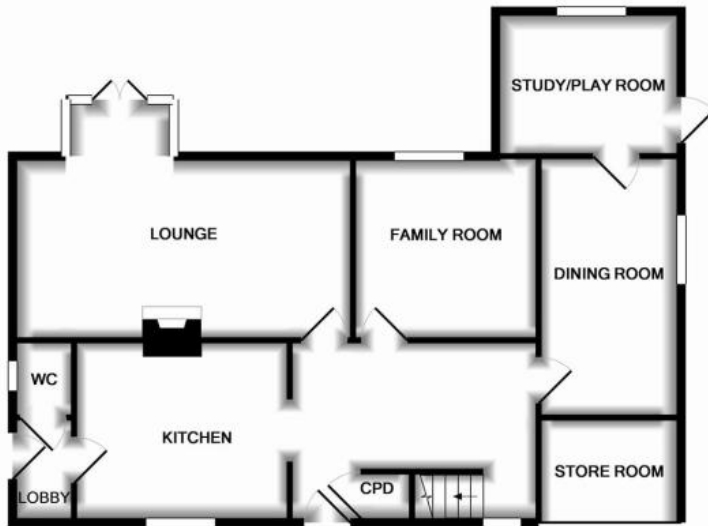




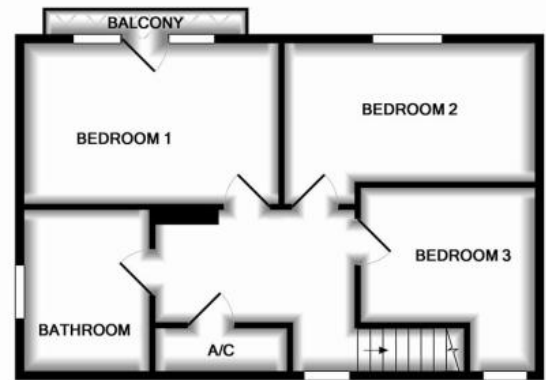




## BARFORD, WORTHING ROAD, SOUTHWATER, HORSHAM, RH13 9BH



GROUND FLOOR



1ST FLOOR

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 as to their operability or efficiency can be given.  
Made with Metropix ©2014



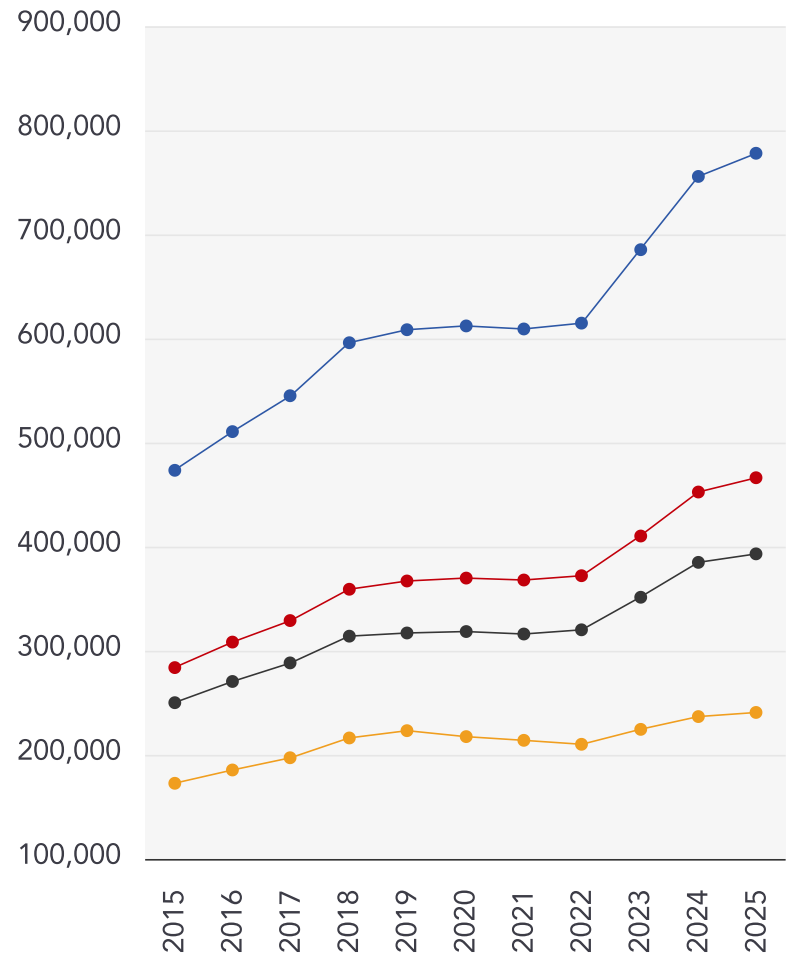
Property  
**EPC - Certificate**

Barford Worthing Road Southwater HORSHAM RH13 9BH		Energy rating <b>D</b>	
Valid until 09.03.2035		Certificate number 03202325247025055775	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		81   <b>B</b>
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



Detached

**+64.34%**

Semi-Detached

**+64.26%**

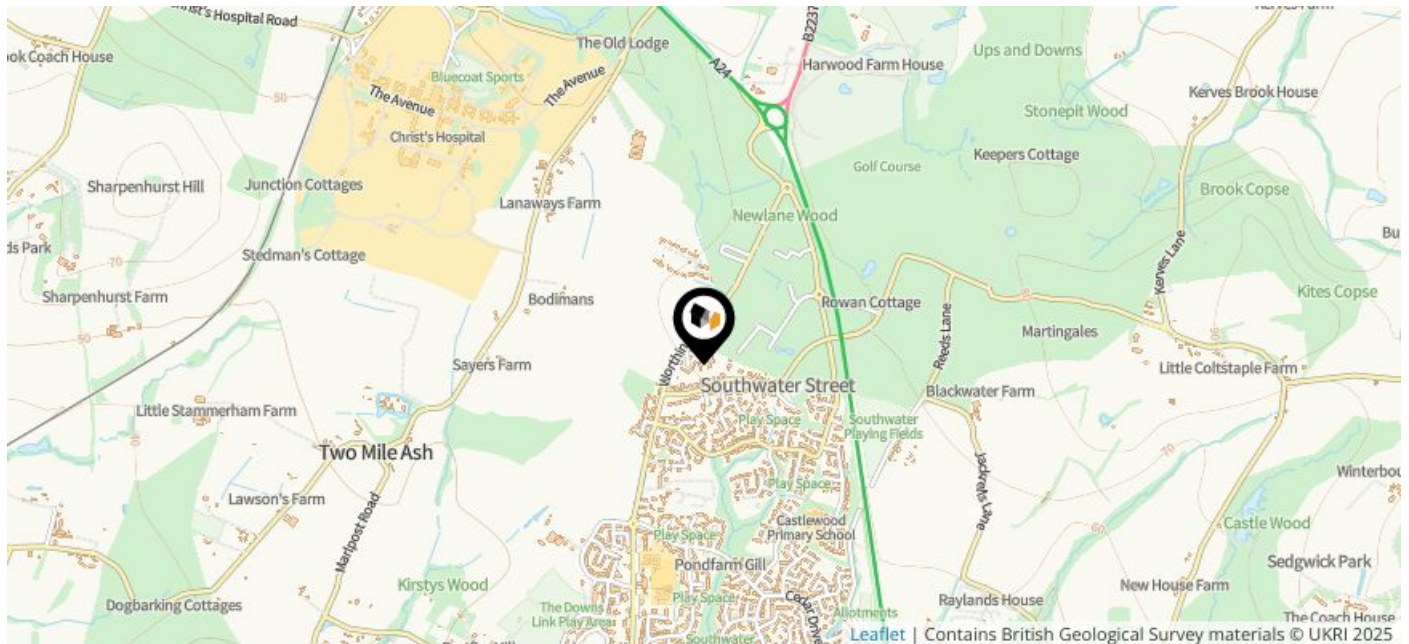
Terraced

**+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.

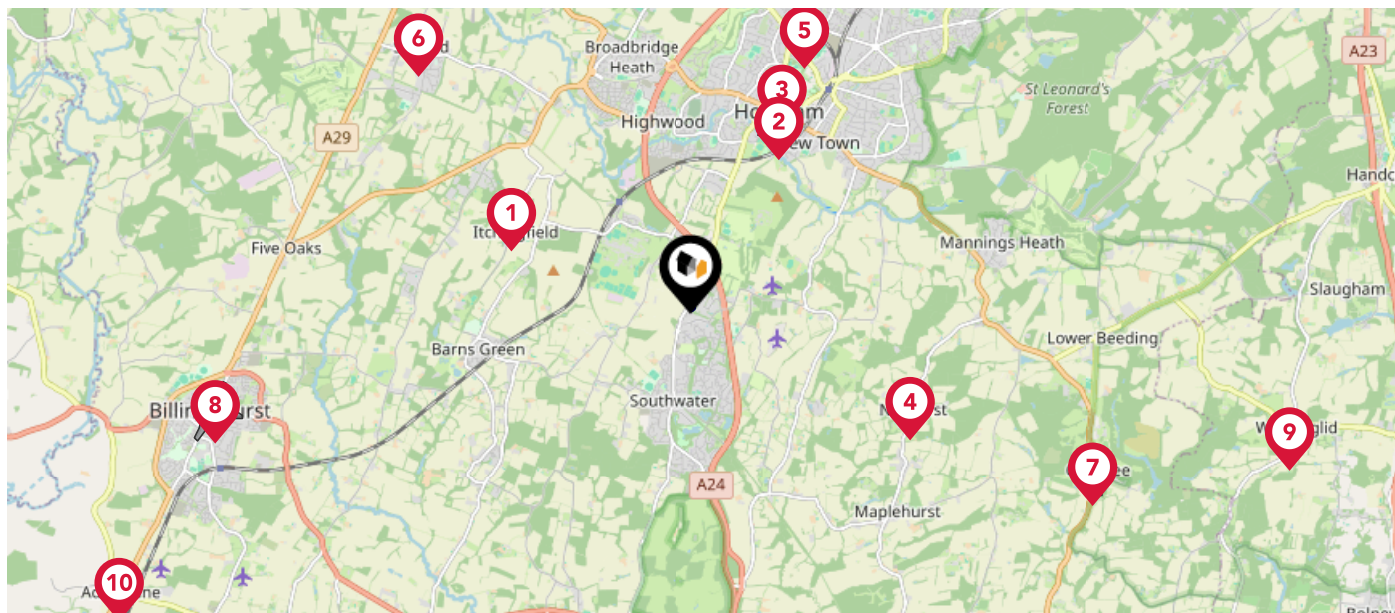
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Itchingfield



Horsham



Horsham, London Road



Nuthurst



Horsham, Richmond Road



Slinfold



Crabtree



Billingshurst

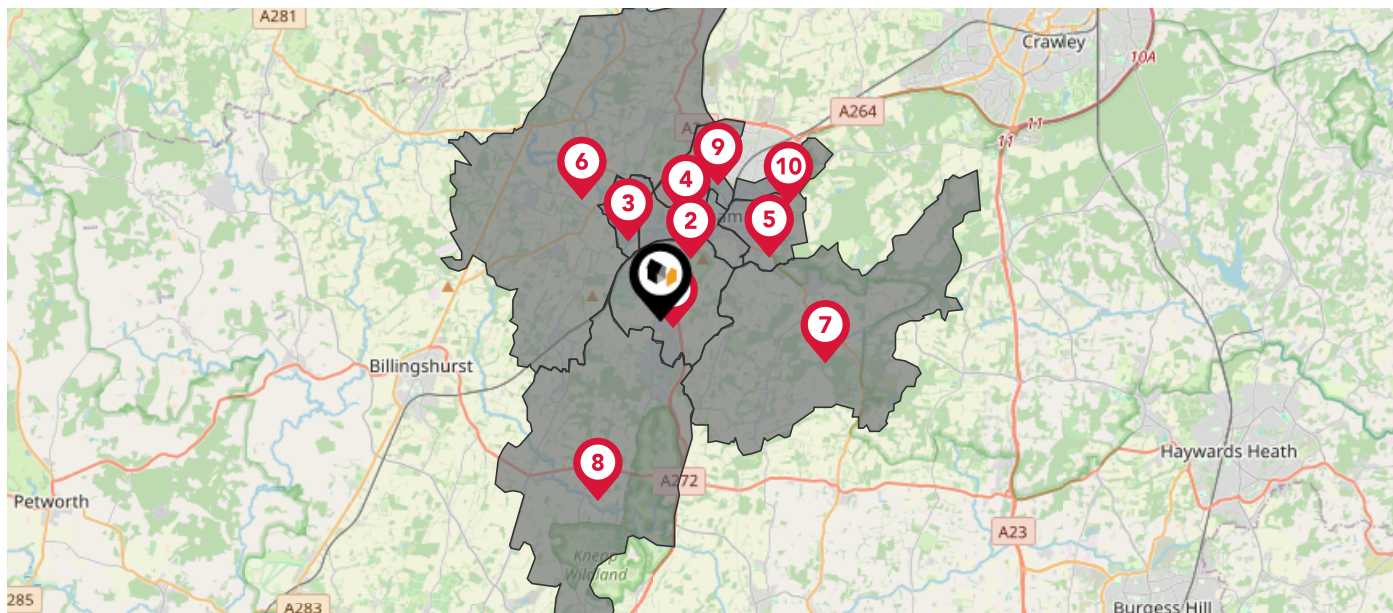


Warninglid



Adversane

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



Southwater North Ward



Denne Ward



Broadbridge Heath Ward



Trafalgar Ward



Forest Ward



Itchingfield, Slinfold & Warnham Ward



Nuthurst & Lower Beeding Ward



Southwater South & Shipley Ward



Holbrook West Ward

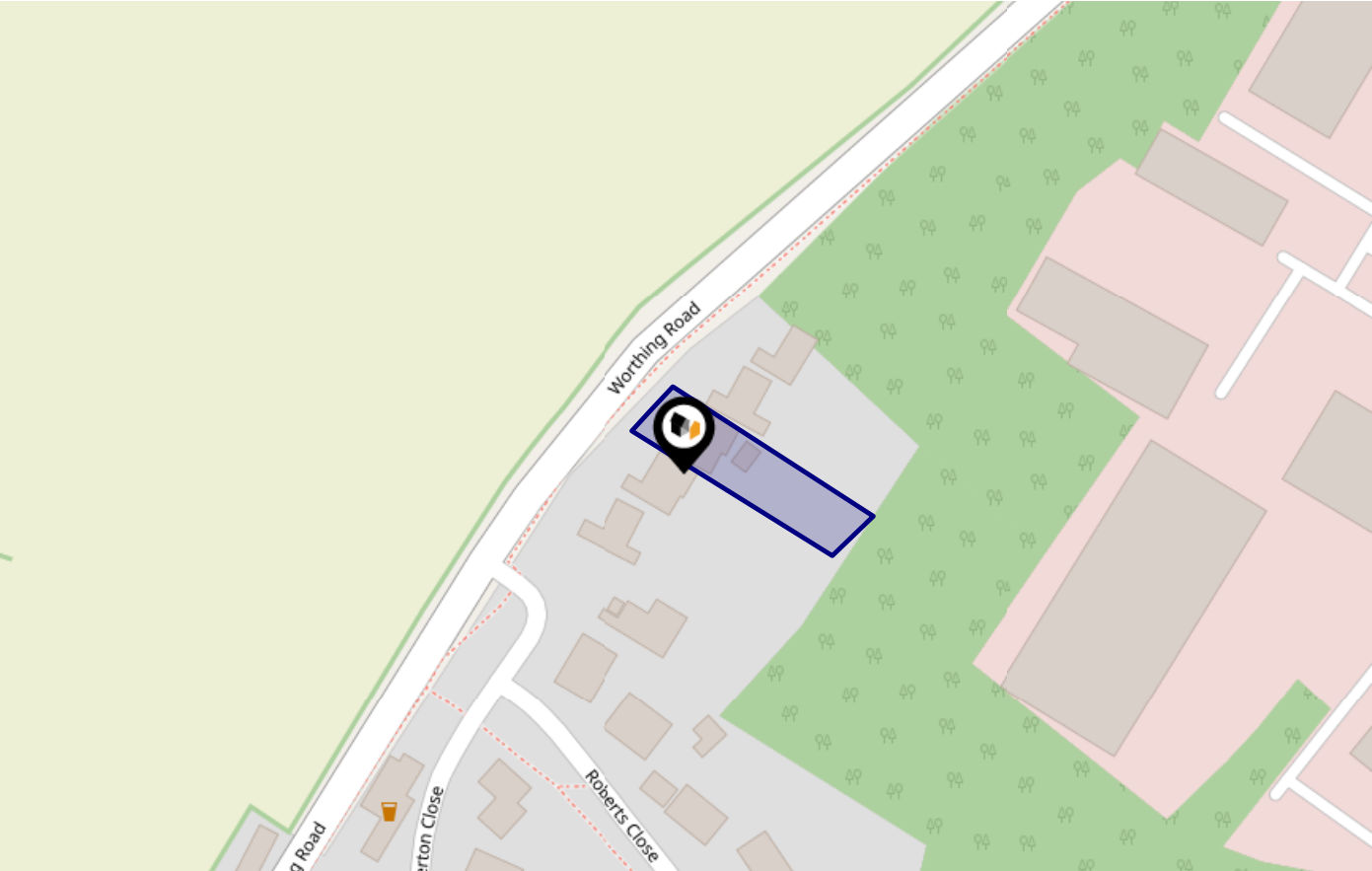


Roffey South Ward

# 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:

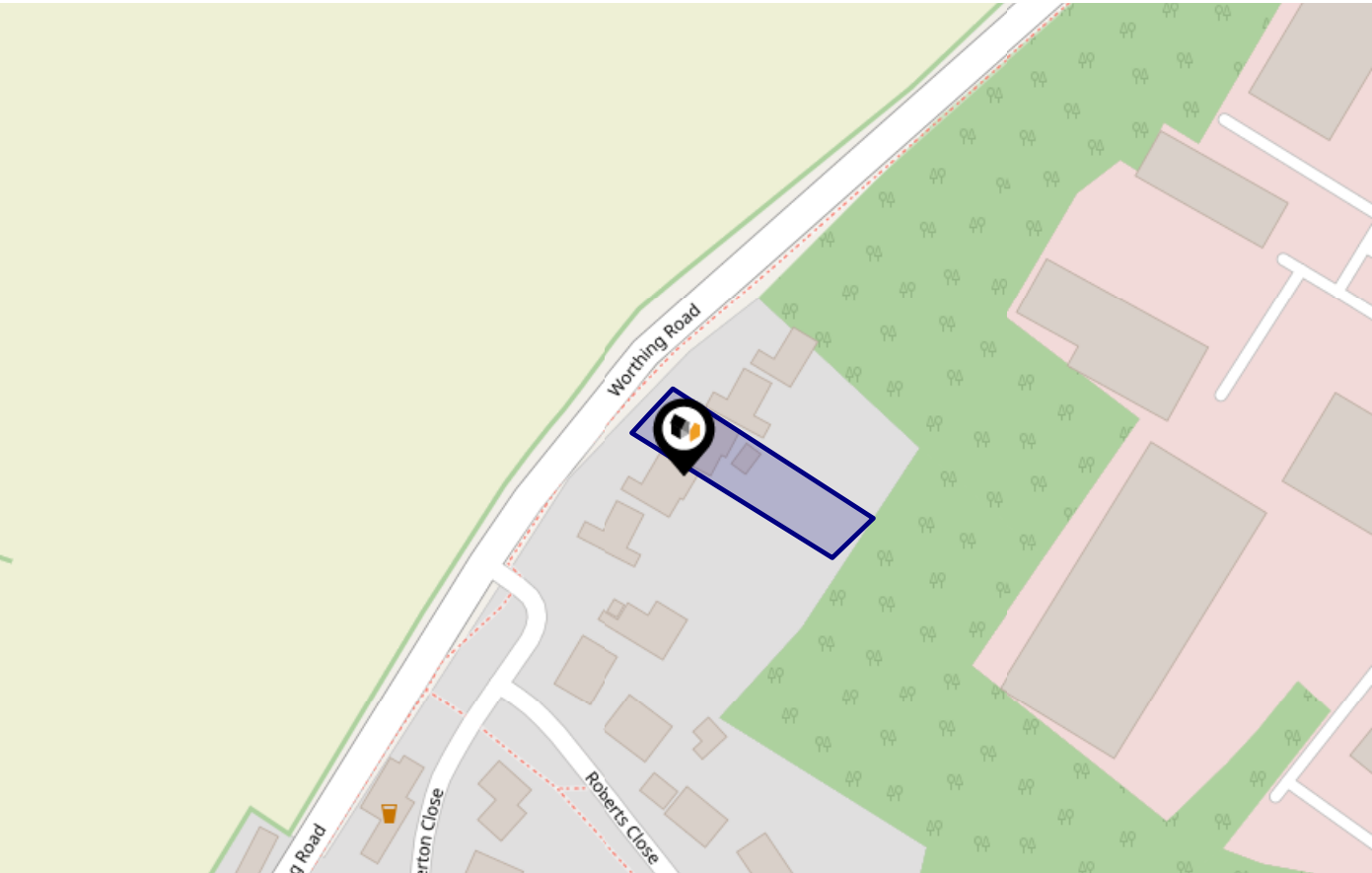




# Flood Risk

## 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.

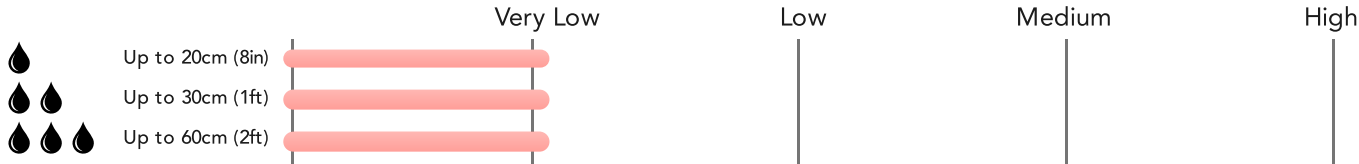


**Risk Rating:** Very low

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.
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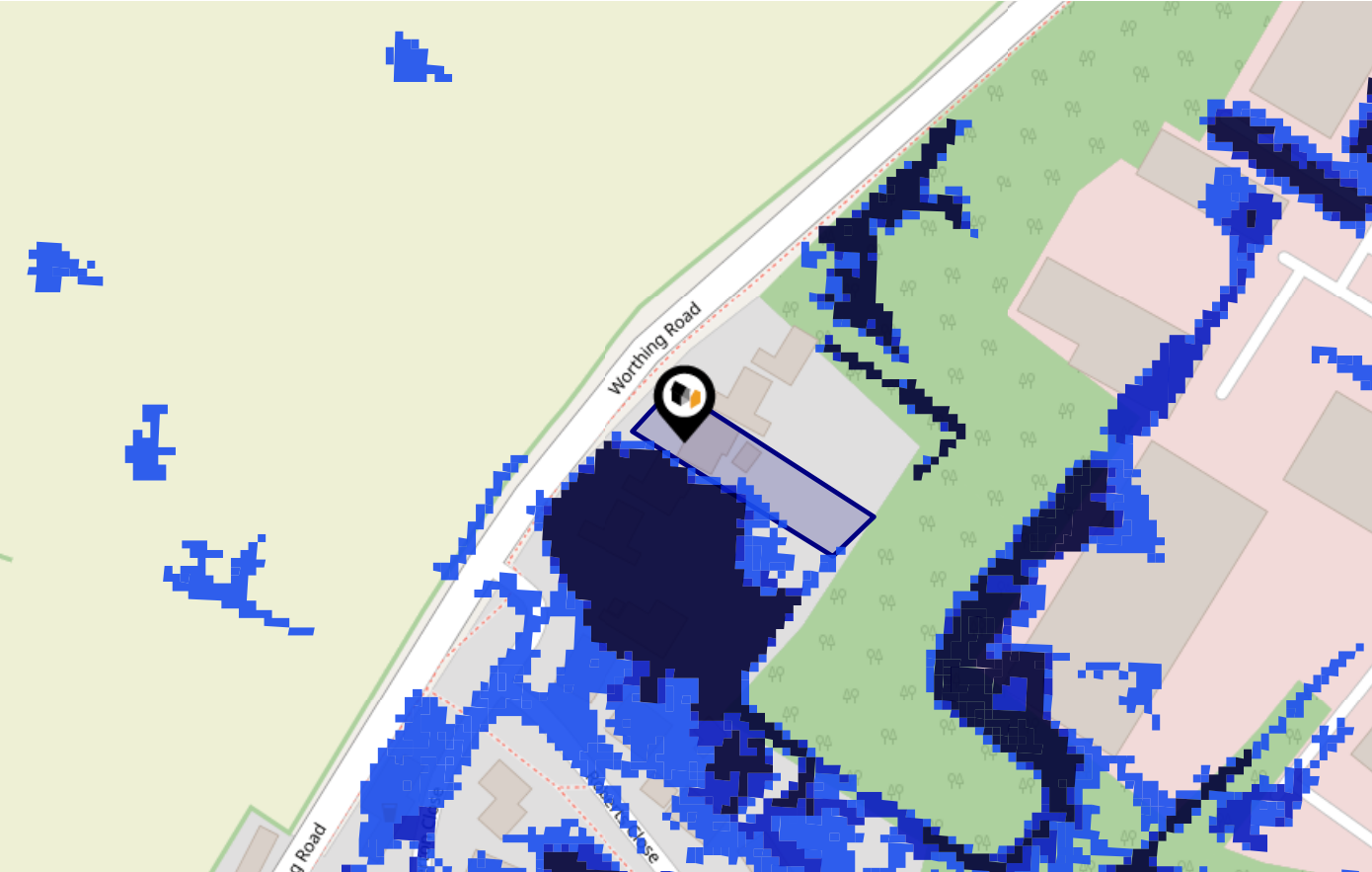
Chance of flooding to the following depths at this property:



# 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.

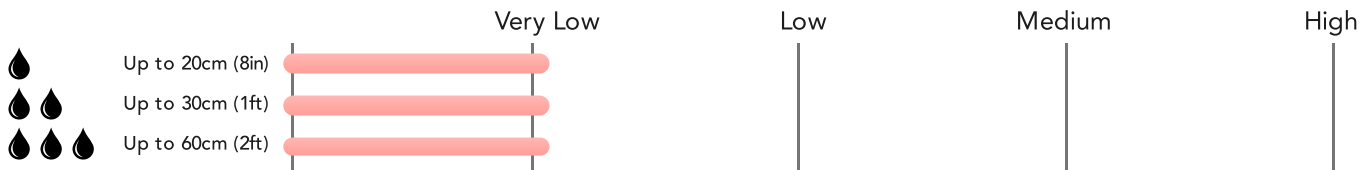


Risk Rating: Very low

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.
- 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.

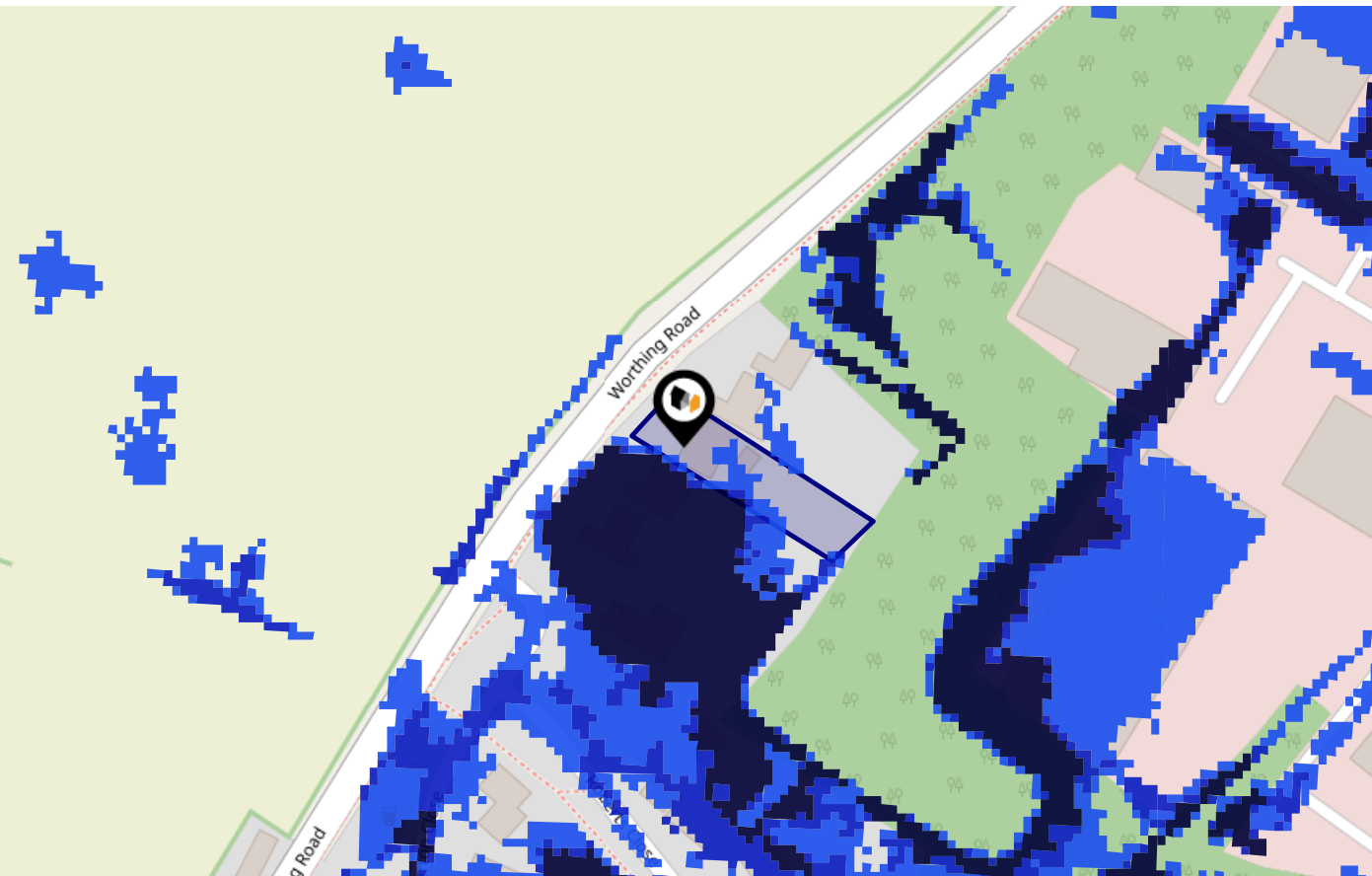
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

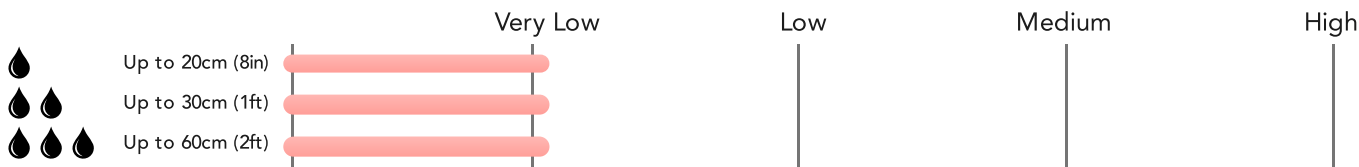


Risk Rating: Very low

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.

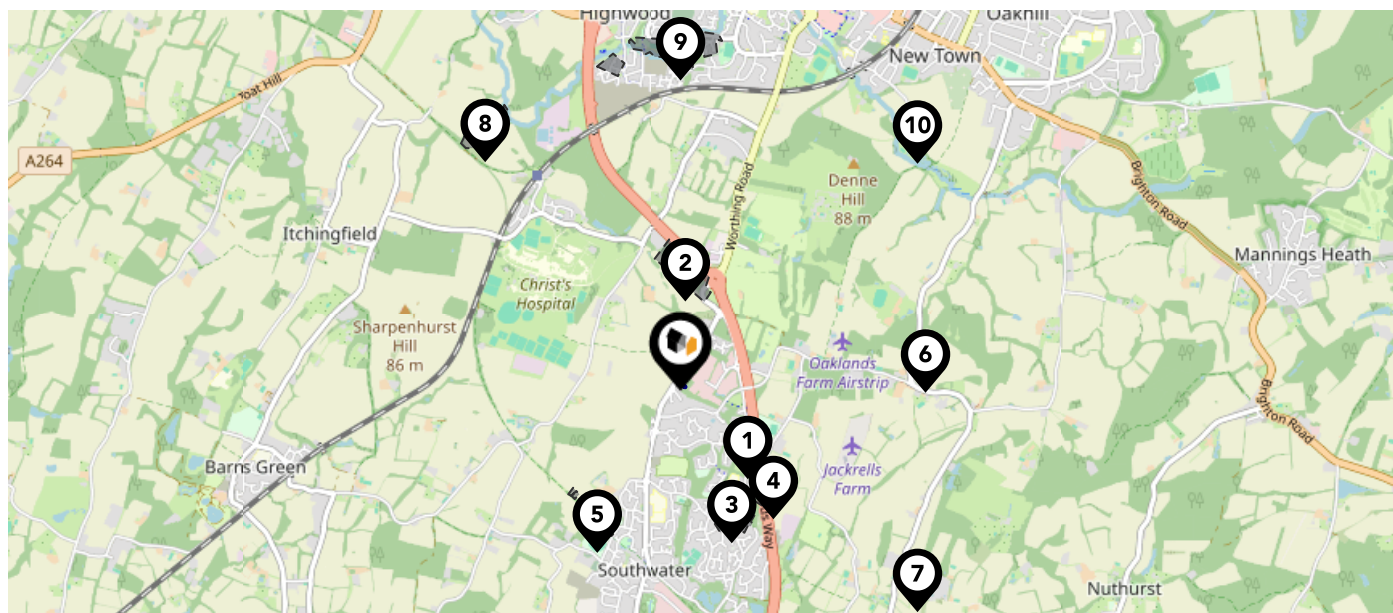
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



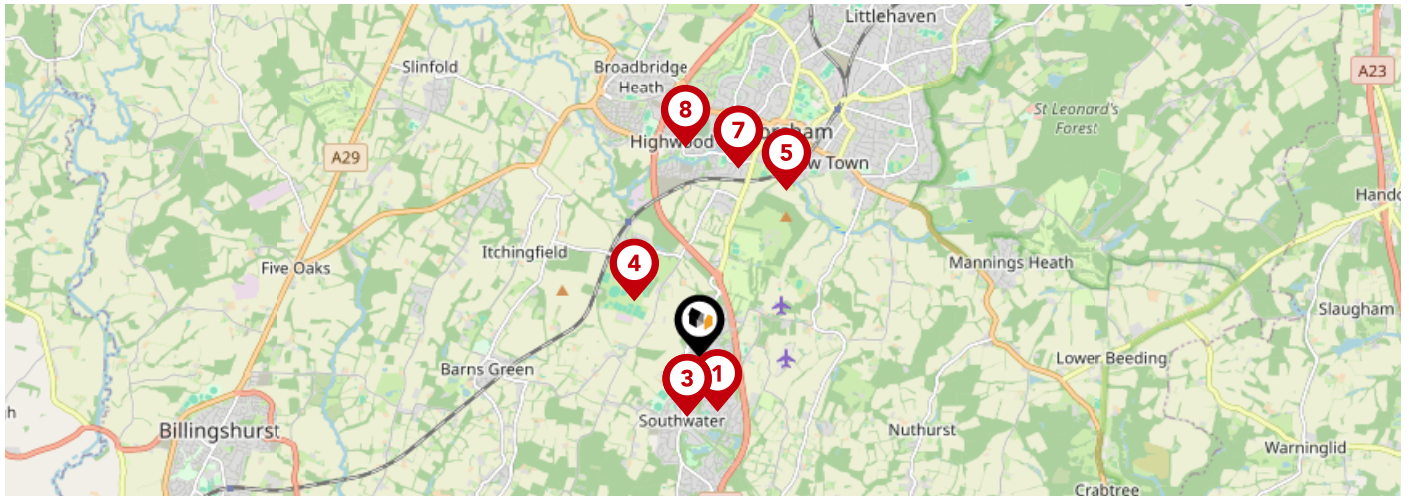


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

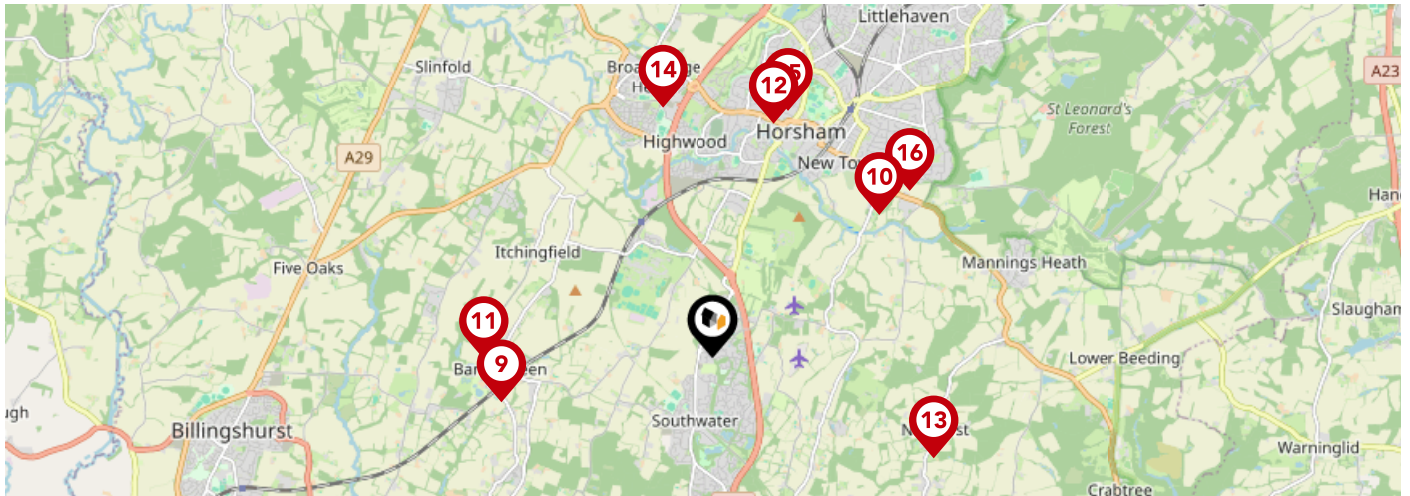










### Nearby Landfill Sites

<b>1</b>	Reeds Lane-Southwater, Sussex	Historic Landfill	
<b>2</b>	Hop Oast Roundabout-Southwater, Sussex	Historic Landfill	
<b>3</b>	Reeds Lane-Southwater, West Sussex	Historic Landfill	
<b>4</b>	Easteds Farm-Reeds Lane, Southwater, Sussex	Historic Landfill	
<b>5</b>	Disused Railway Cutting-College Farm, Southwater, Sussex	Historic Landfill	
<b>6</b>	Hard's Farm-Kerves Lane, Southwater, Sussex	Historic Landfill	
<b>7</b>	Gill House Farm-Copsale, Sussex	Historic Landfill	
<b>8</b>	Weston's Farm-Fulfords Road, Itchingfield, Sussex	Historic Landfill	
<b>9</b>	Blackridge Lane-Horsham, Sussex	Historic Landfill	
<b>10</b>	Chesworth Farm & House-Horsham, Sussex	Historic Landfill	



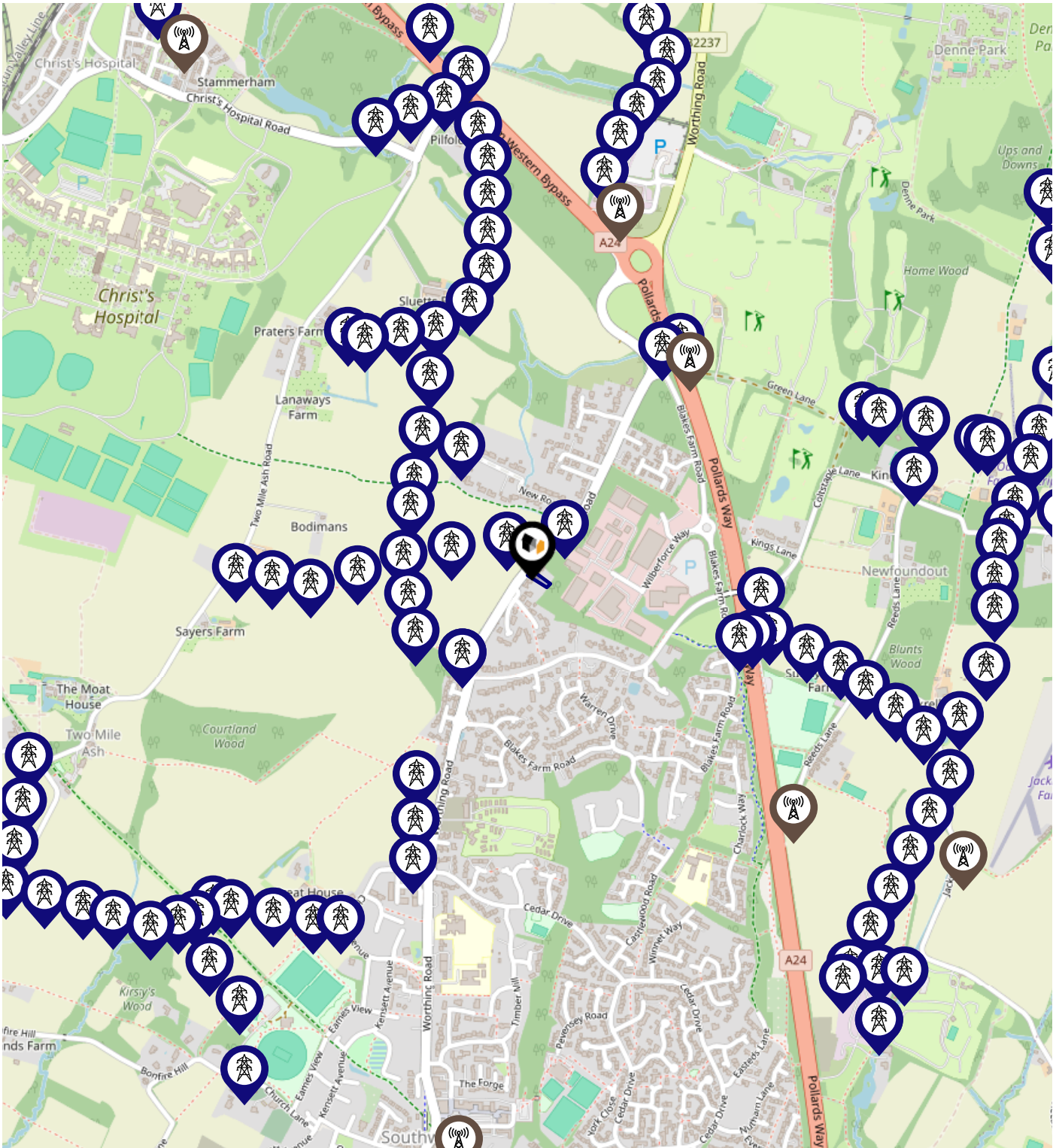
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Castlewood Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Southwater Junior Academy</b> Ofsted Rating: Good   Pupils: 436   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Southwater Infant Academy</b> Ofsted Rating: Good   Pupils: 281   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 866   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 419   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1508   Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Barns Green Primary School</b> Ofsted Rating: Requires improvement   Pupils: 133   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Muntham House School</b> Ofsted Rating: Good   Pupils: 114   Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenway Junior School</b> Ofsted Rating: Good   Pupils: 309   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 234   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Forest School</b> Ofsted Rating: Good   Pupils: 1039   Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



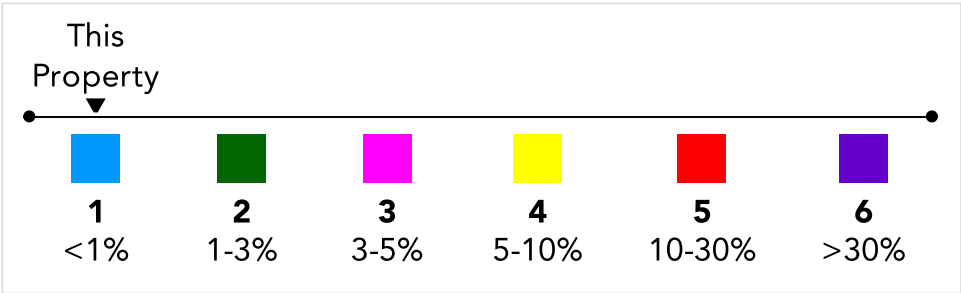
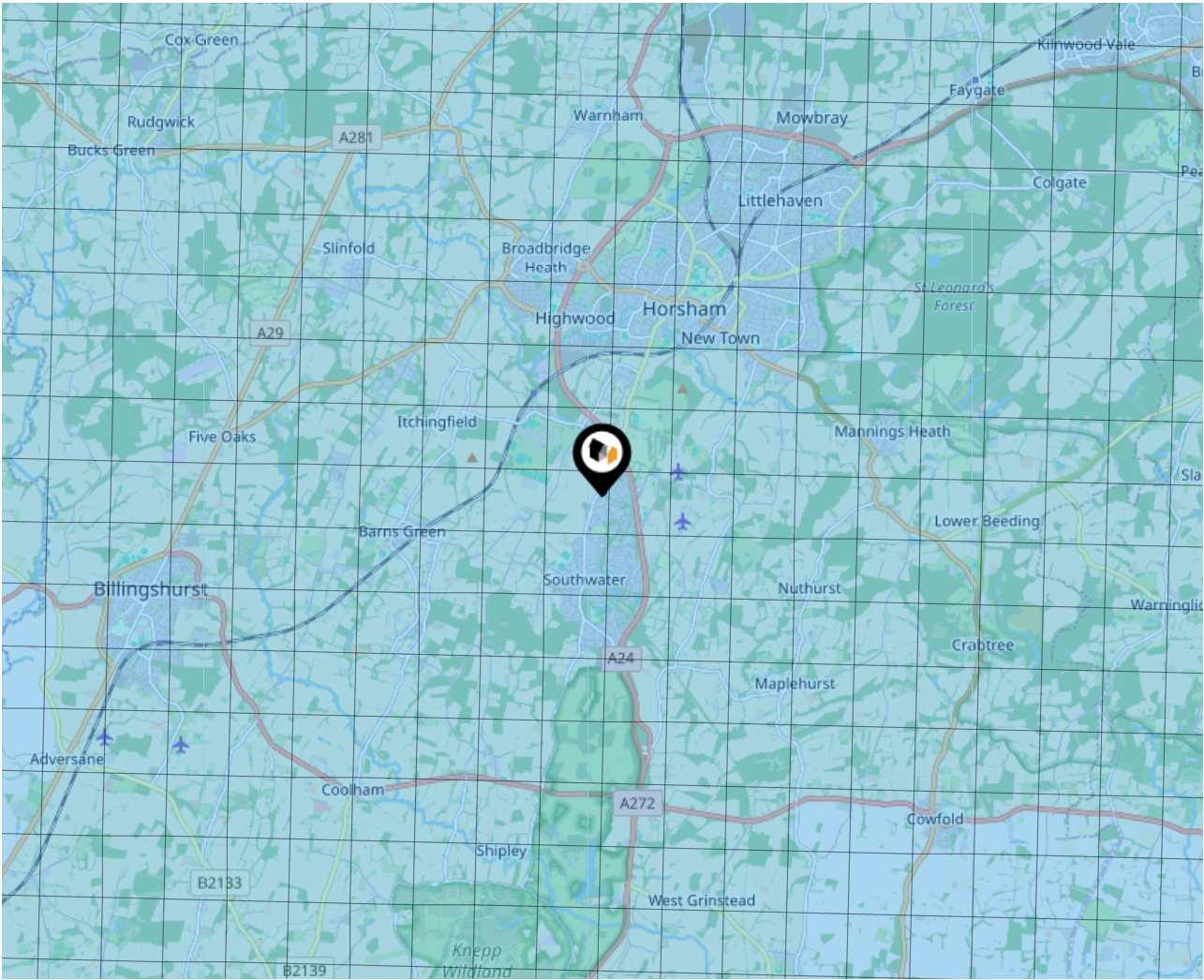
**Key:**

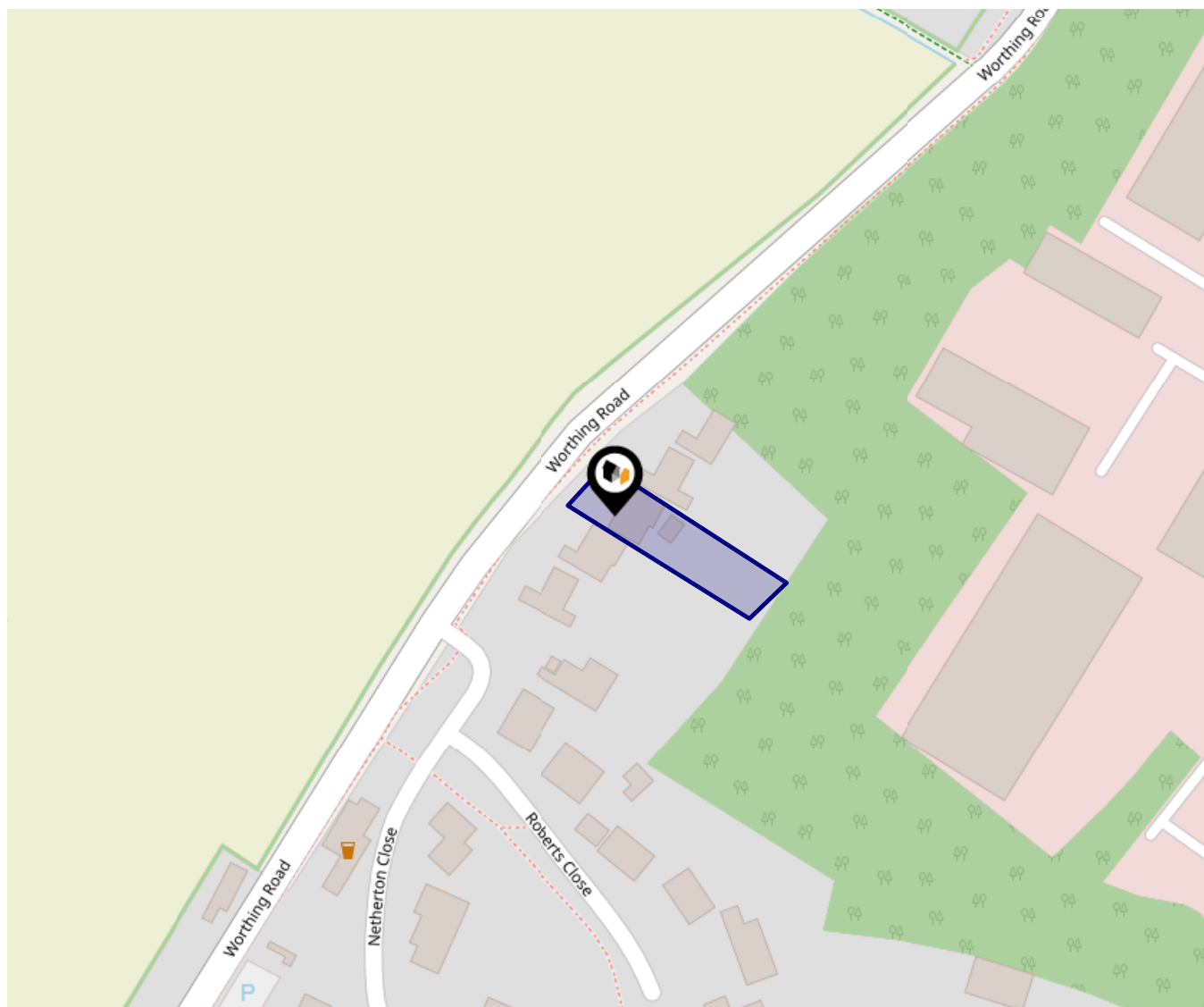
-  Power Pylons
-  Communication Masts



### 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>).





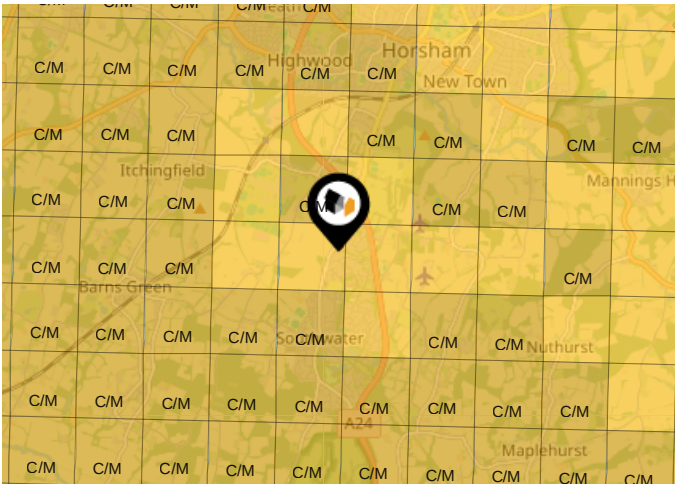
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



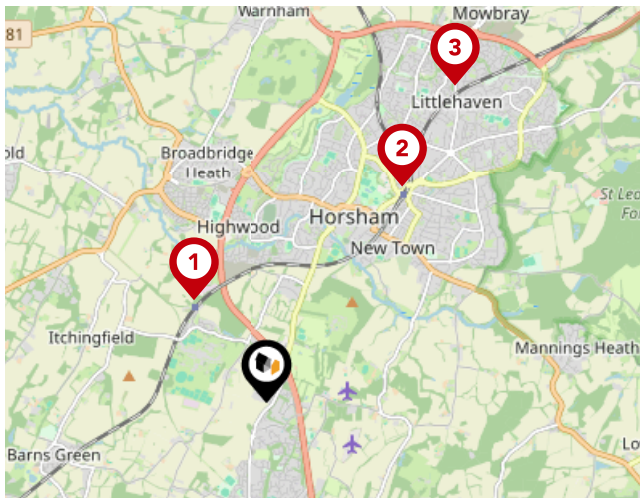
Primary Classifications (Most Common Clay Types)

<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



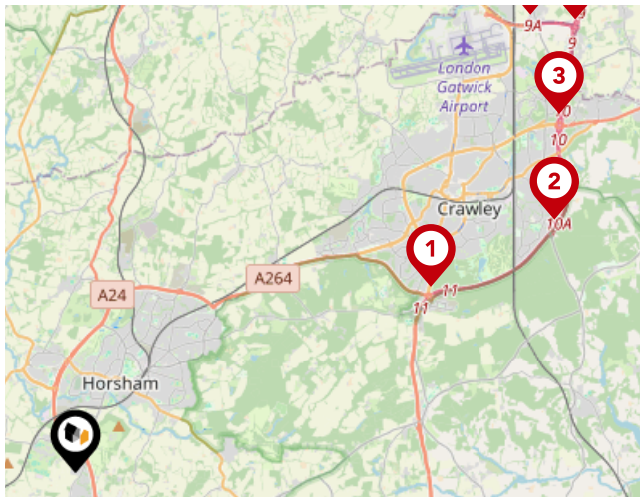
# Area

## Transport (National)



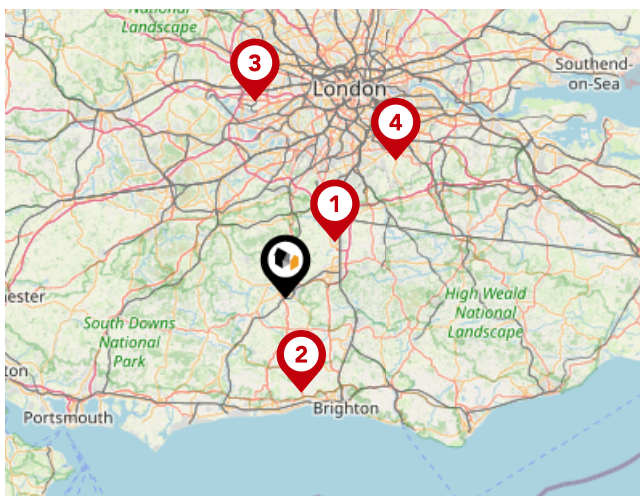
### National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	1.17 miles
2	Horsham Rail Station	2.39 miles
3	Littlehaven Rail Station	3.45 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.47 miles
2	M23 J10A	10.07 miles
3	M23 J10	11.2 miles
4	M23 J9A	11.99 miles
5	M23 J9	12.55 miles



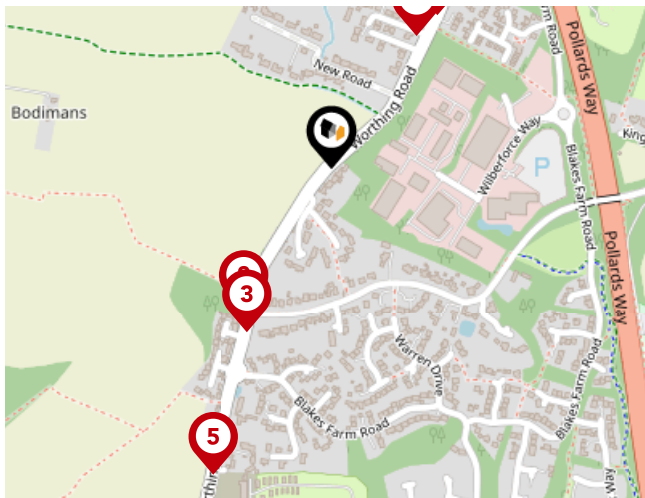
### Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	11.35 miles
2	Shoreham-by-Sea	14.32 miles
3	Heathrow Airport Terminal 4	29.59 miles
4	Leaves Green	26.33 miles



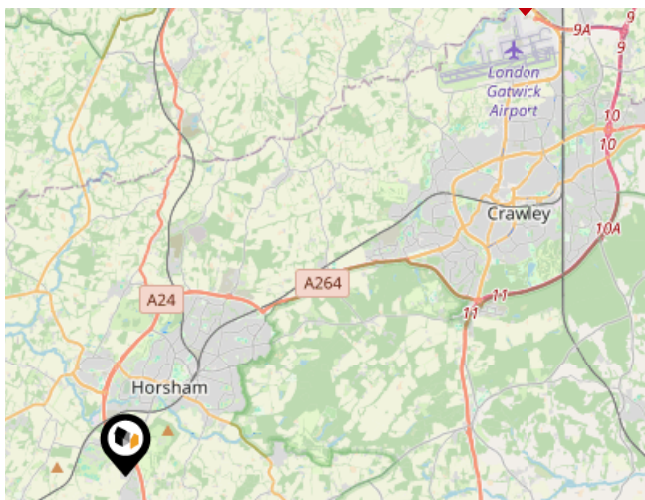
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Warnham Gate	0.18 miles
2	Southwater Street	0.2 miles
3	Southwater Street	0.21 miles
4	Warnham Gate	0.22 miles
5	Roundstone Caravan Park	0.38 miles



### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.38 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



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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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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