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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



70, ILLETT WAY, FAYGATE, HORSHAM, RH12 0AJ

At Home Estate And Lettings Agency

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Property

Type:	Flat / Maisonette	Last Sold Date:	11/06/2021
Bedrooms:	2	Last Sold Price:	£269,950
Floor Area:	785 ft ² / 73 m ²	Last Sold £/ft²:	£343
Plot Area:	0.05 acres	Tenure:	Leasehold
Year Built :	2021	Start Date:	10/06/2021
Title Number:	WSX425673	End Date:	01/01/2145
UPRN:	10094145379	Lease Term:	125 years from 1 January 2020
		Term Remaining:	119 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)

29
mb/s



1800
mb/s



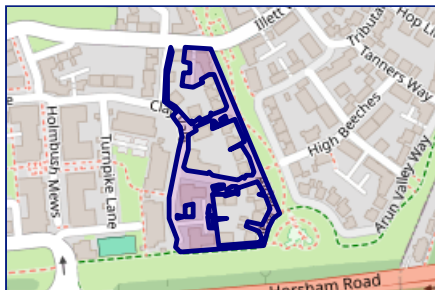
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

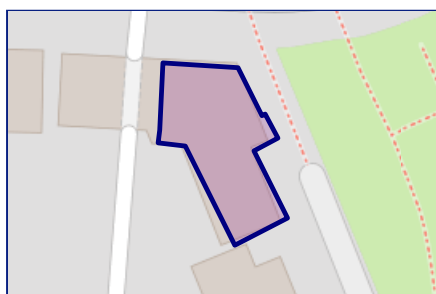


Freehold Title Plan



WSX389798

Leasehold Title Plan



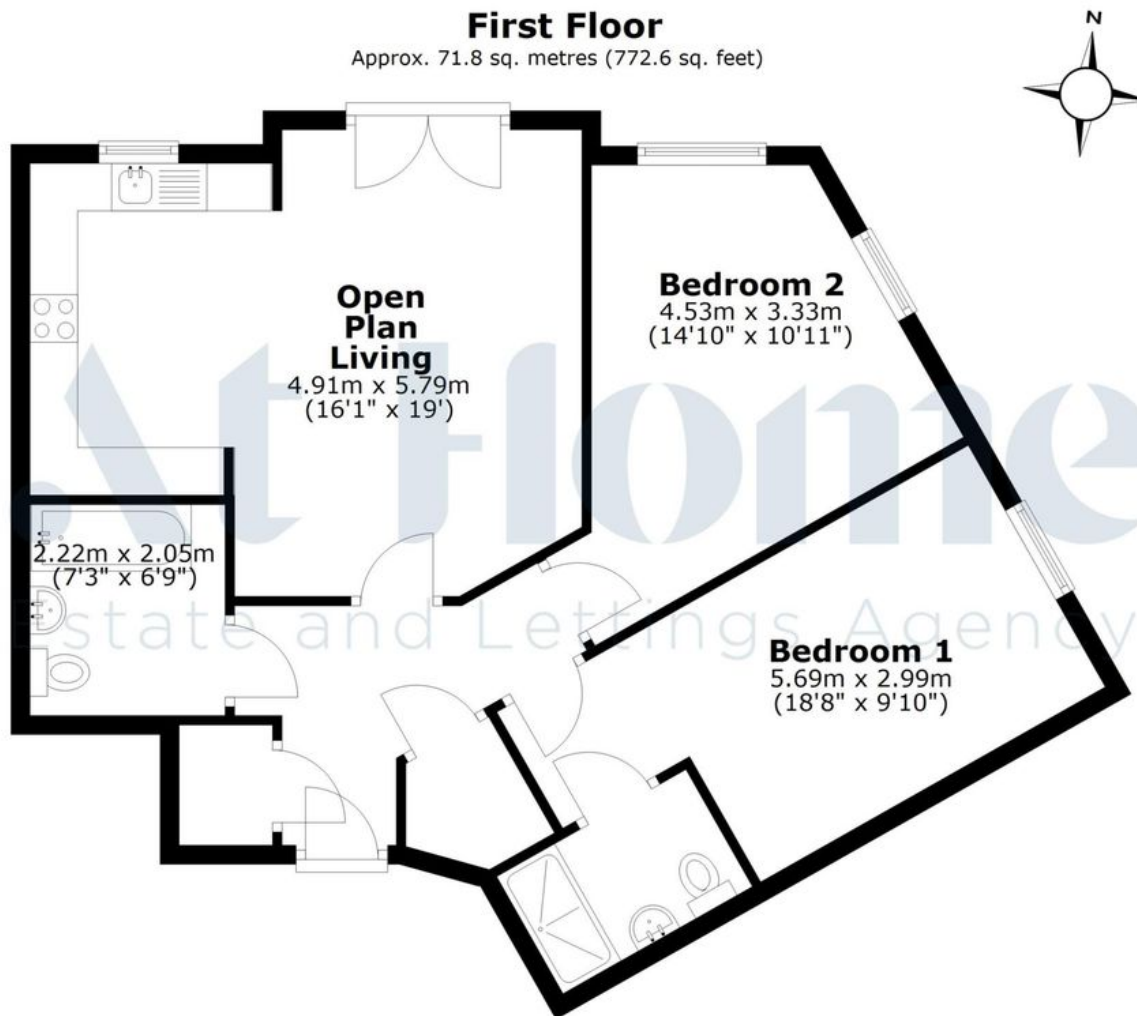
WSX425673

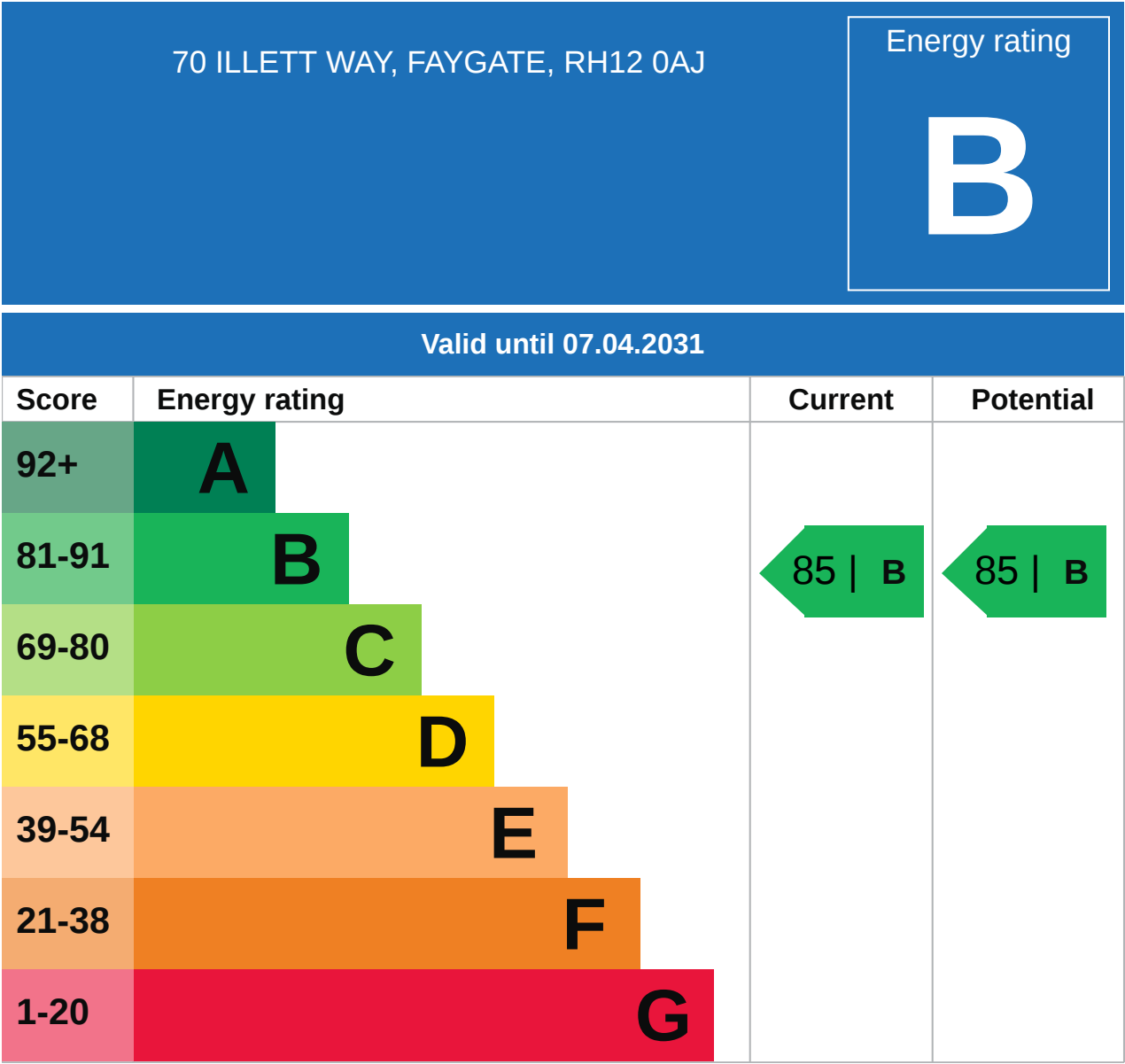
Start Date: 10/06/2021
End Date: 01/01/2145
Lease Term: 125 years from 1 January 2020
Term Remaining: 119 years





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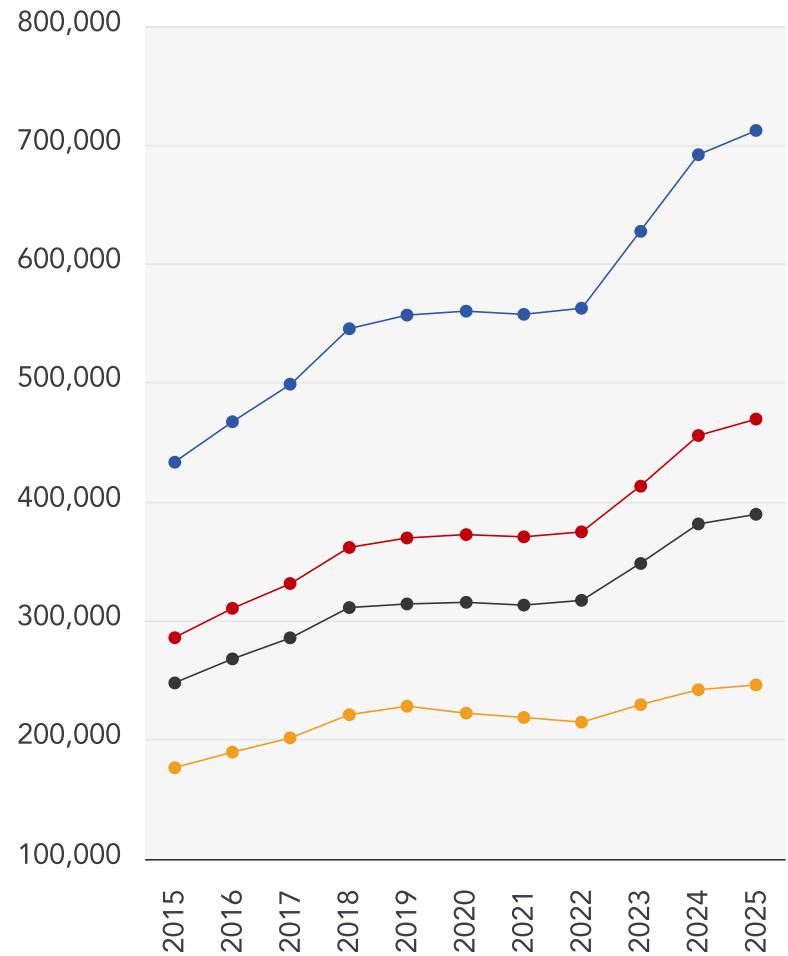
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises 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:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	73 m ²

Market

House Price Statistics

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



Detached

+64.34%

Semi-Detached

+64.26%

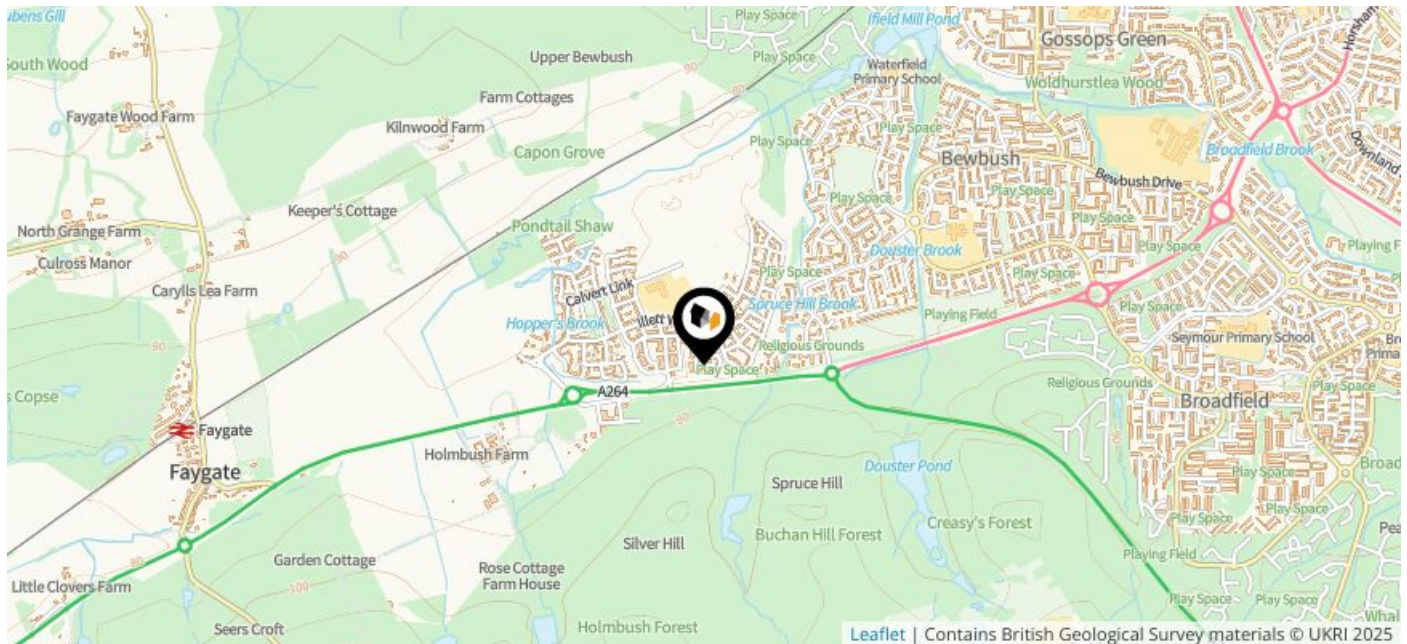
Terraced

+57.16%

Flat

+39.41%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

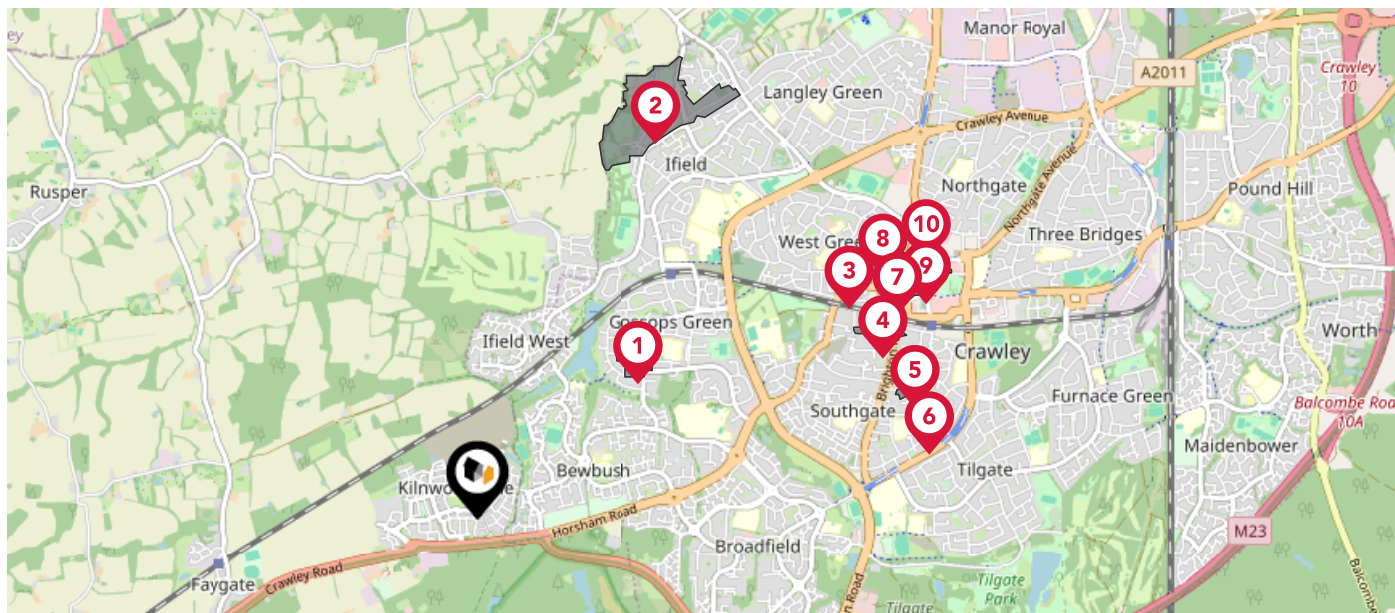
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

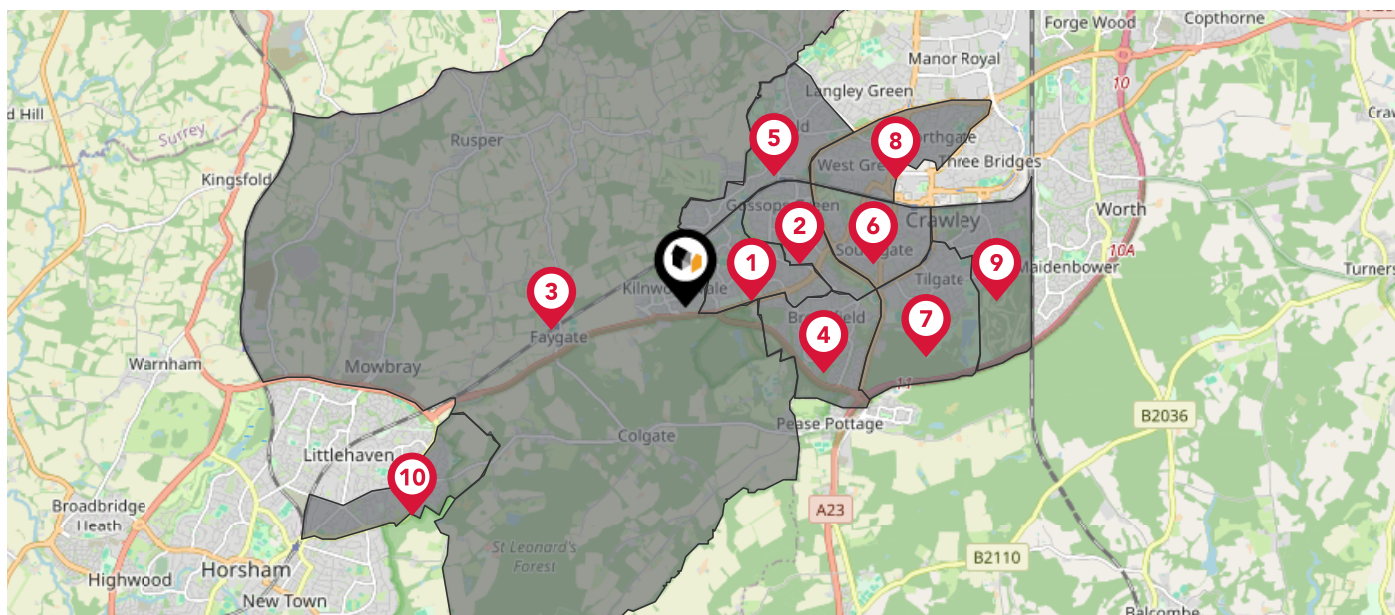
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

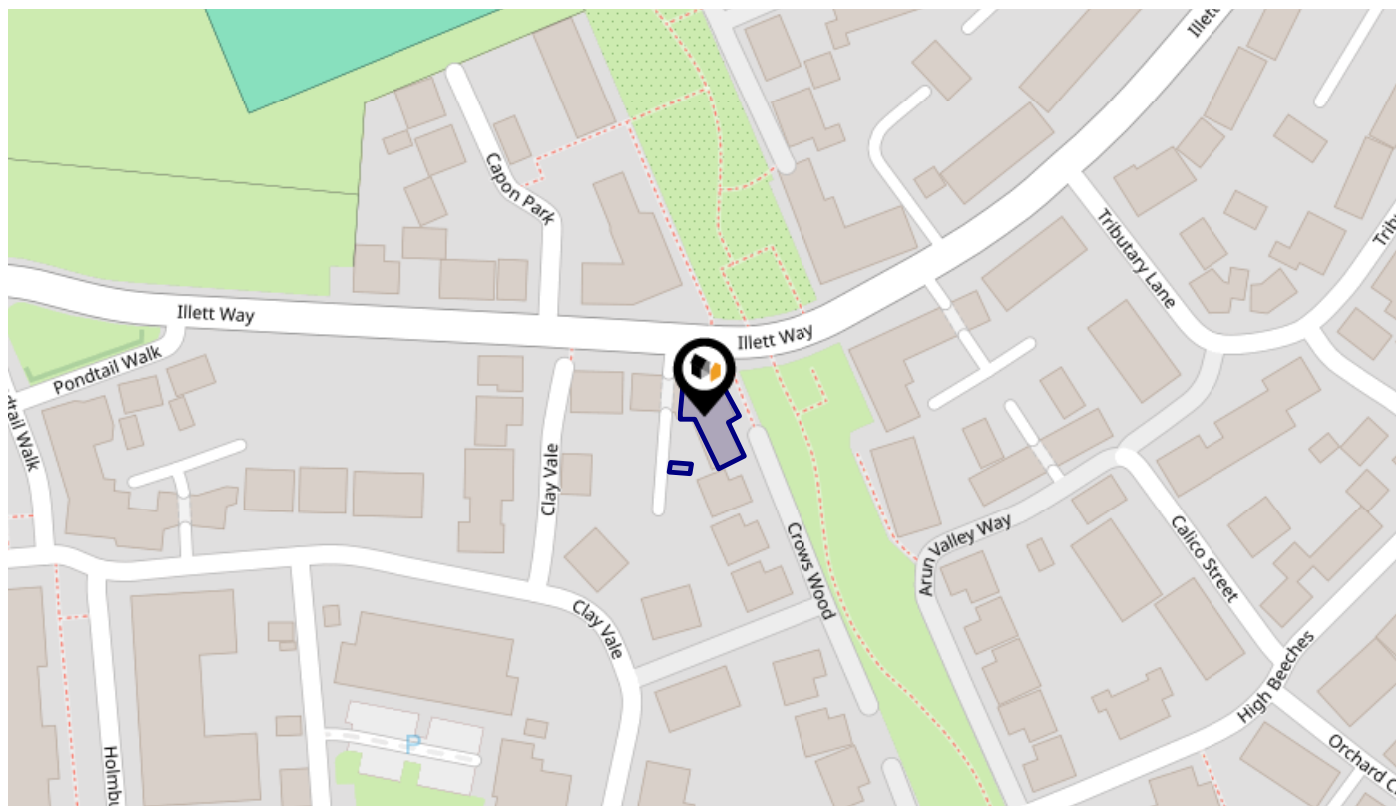
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Bewbush & North Broadfield Ward
- 2 Gossops Green & North East Broadfield Ward
- 3 Colgate & Rusper Ward
- 4 Broadfield Ward
- 5 Ifield Ward
- 6 Southgate Ward
- 7 Tilgate Ward
- 8 Northgate & West Green Ward
- 9 Furnace Green Ward
- 10 Roffey South Ward

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.

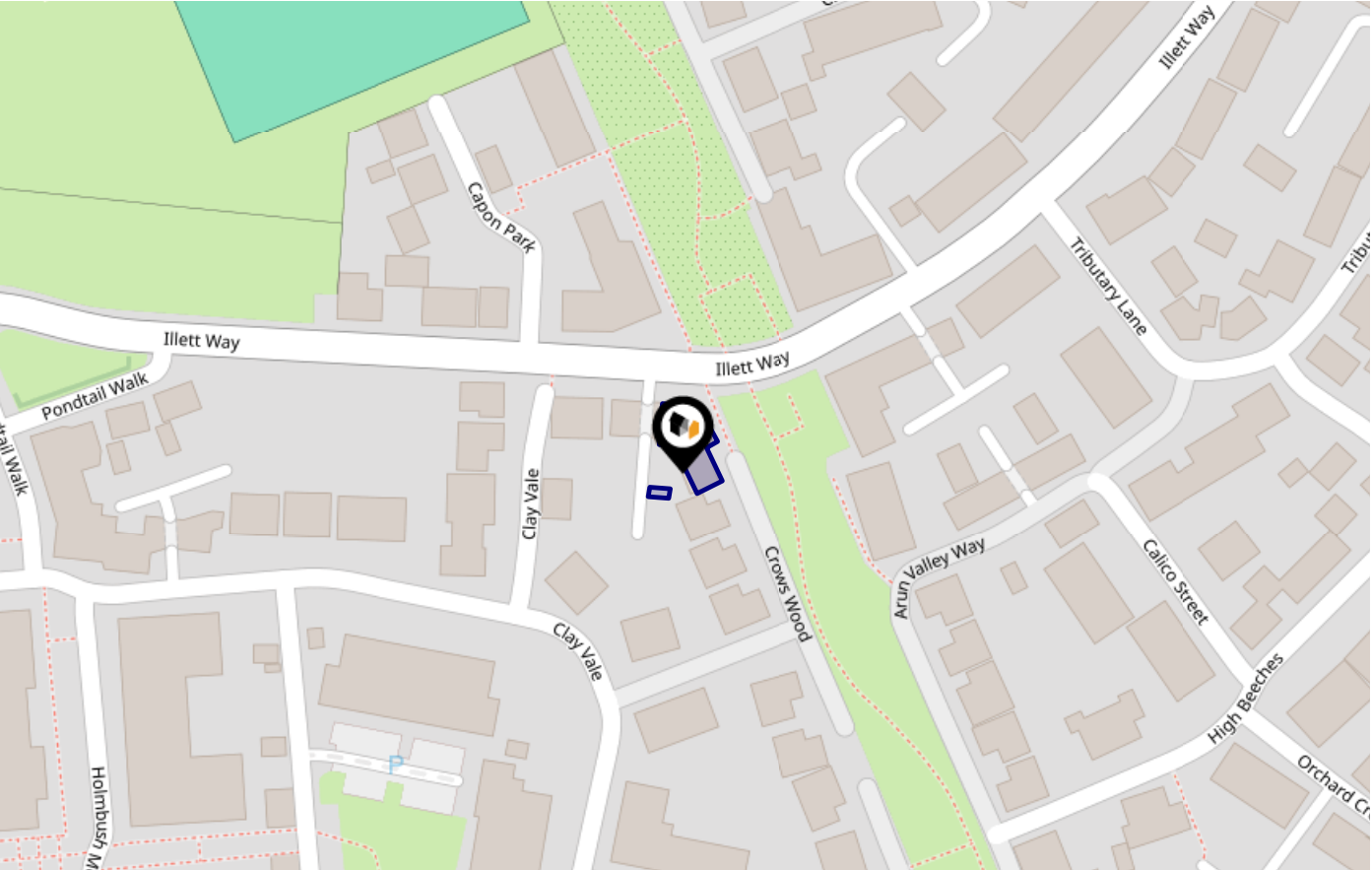
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

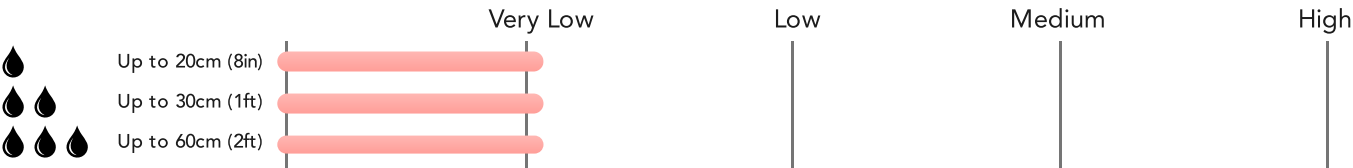


Risk Rating: Very low

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.

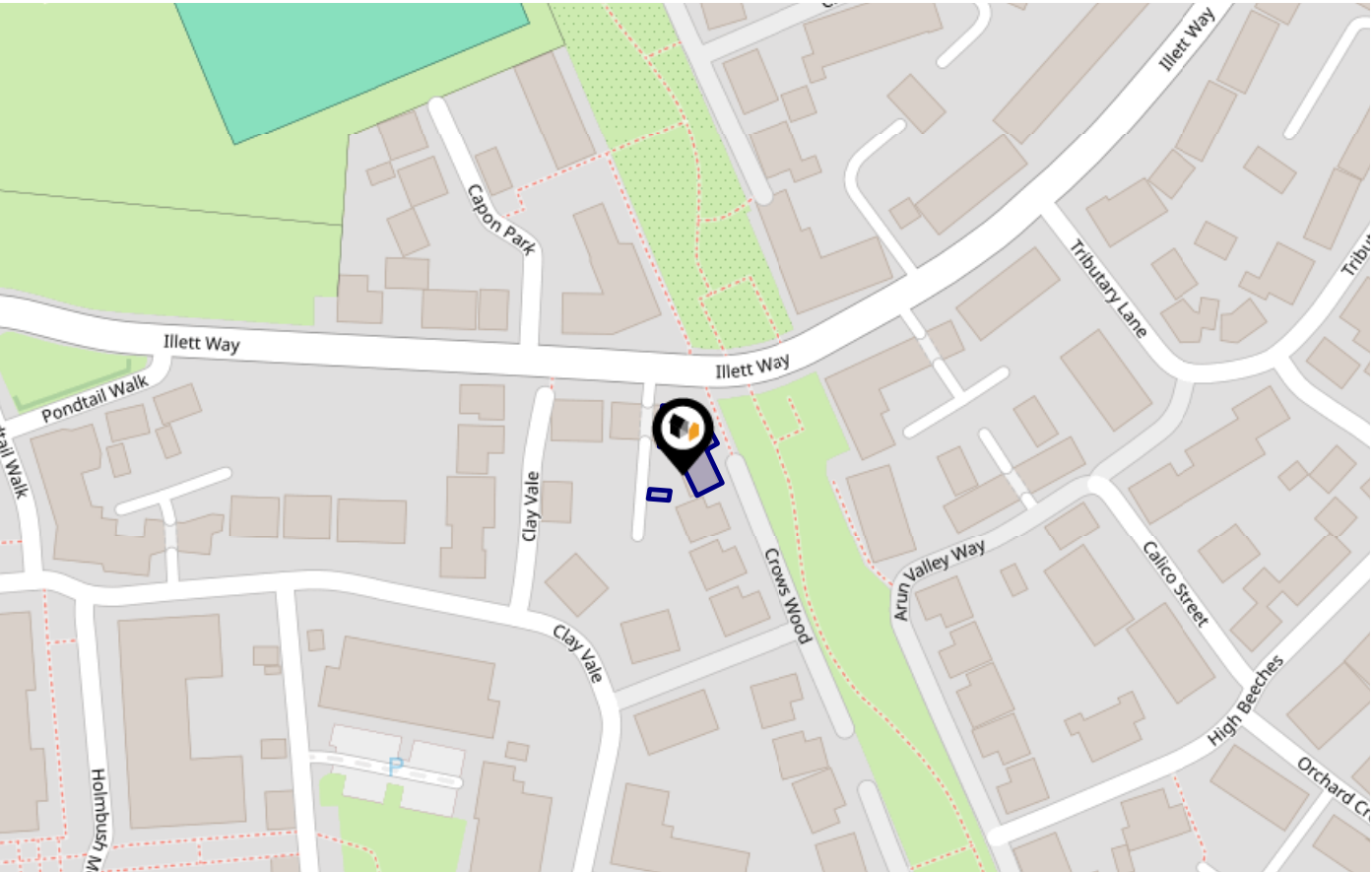
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

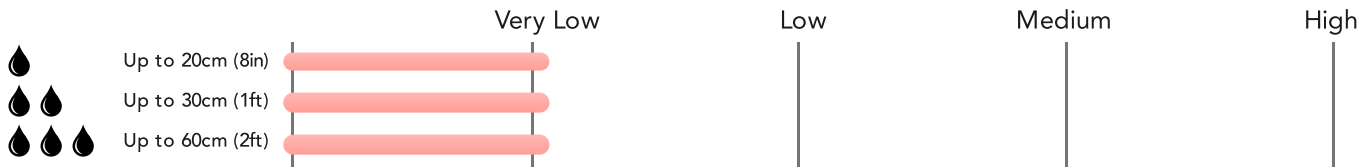


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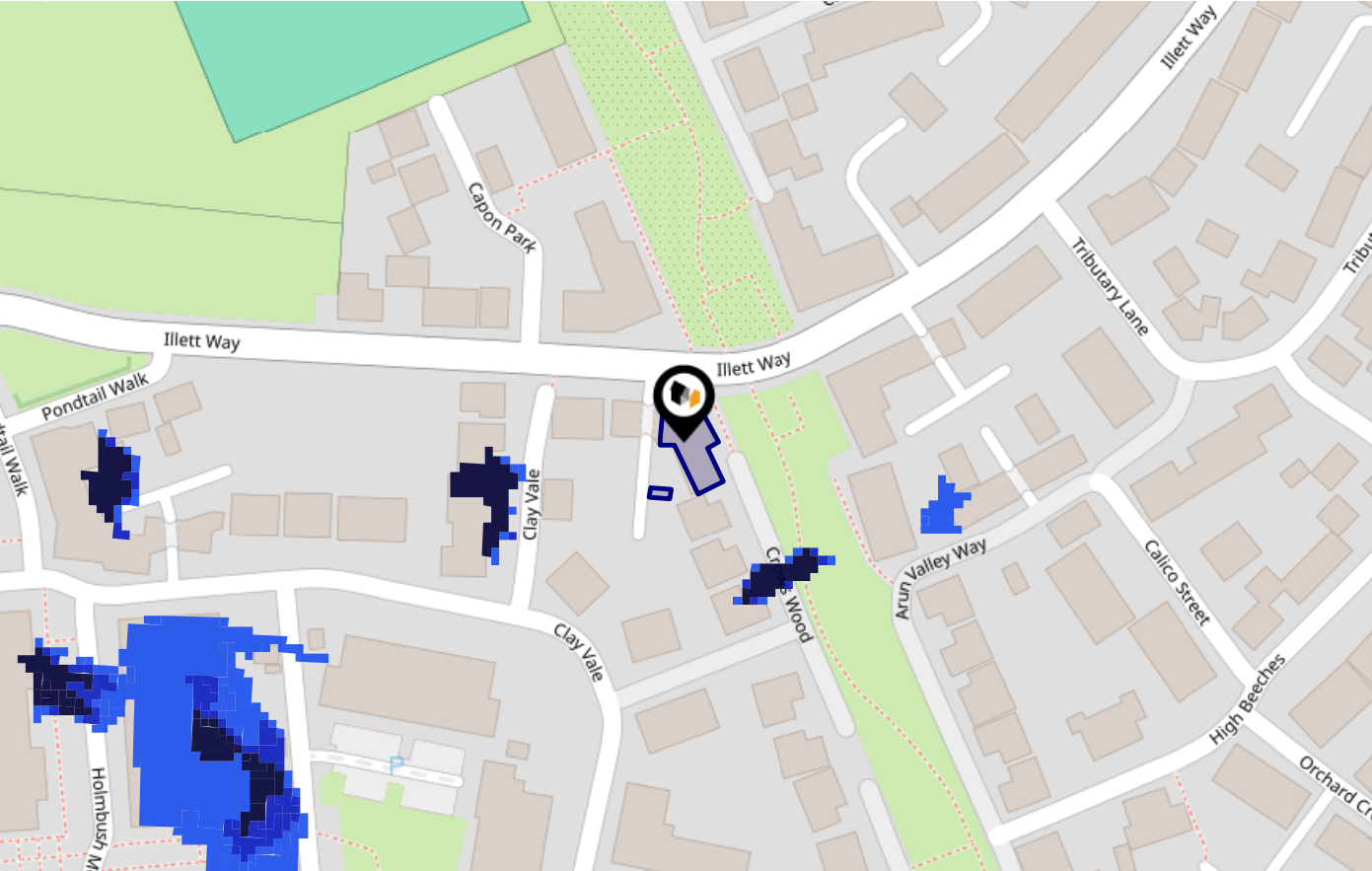
Chance of flooding to the following depths at this property:



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.

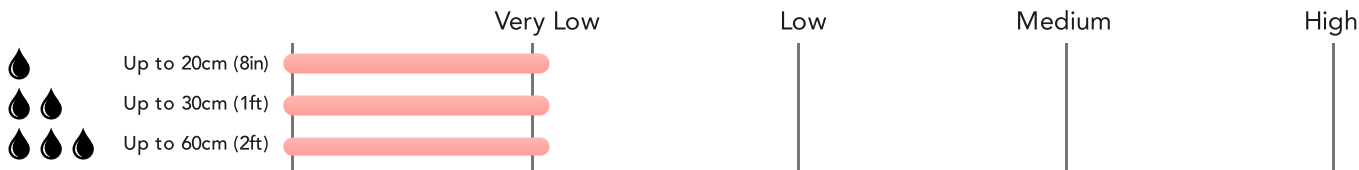


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-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

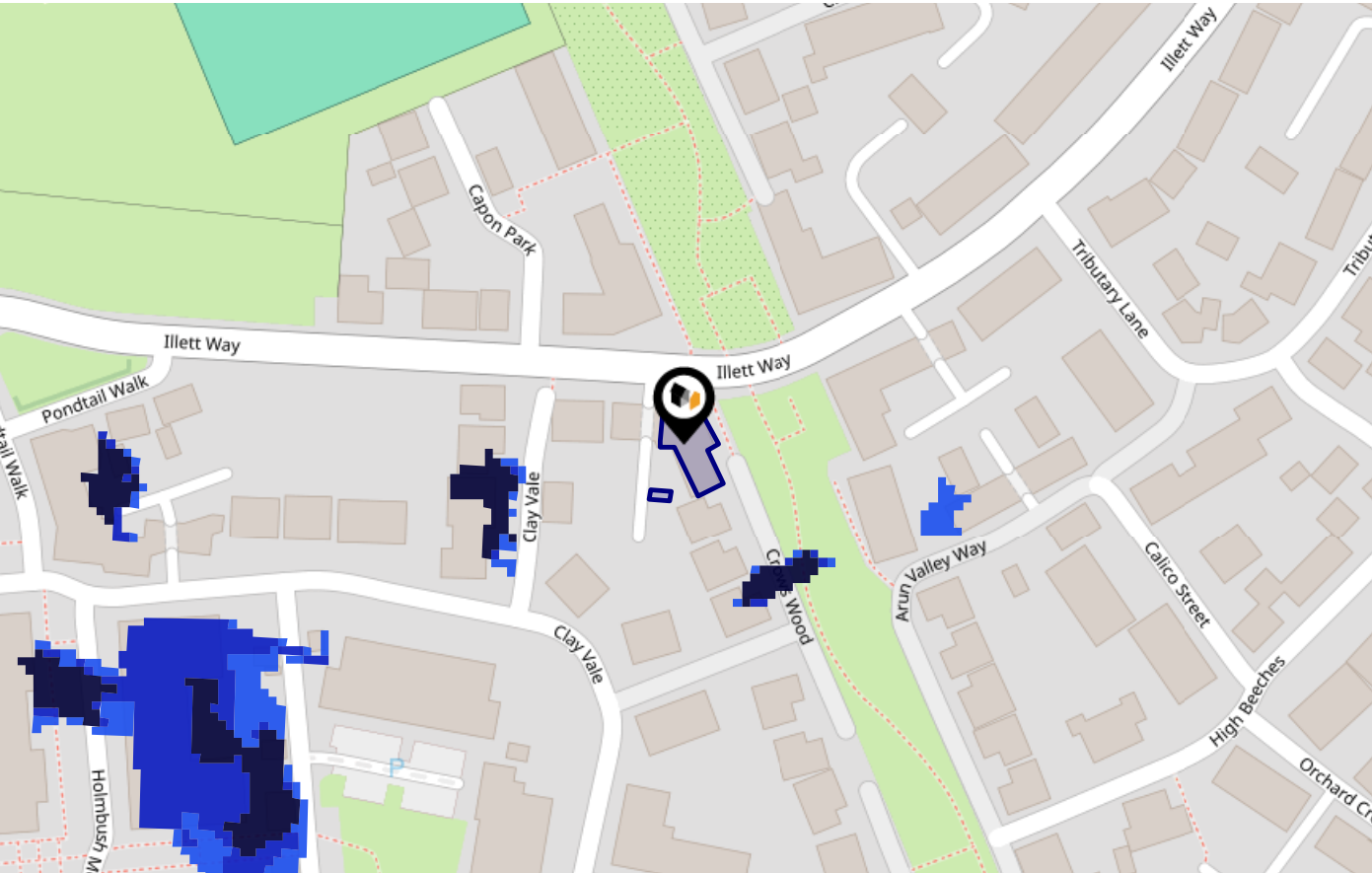
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

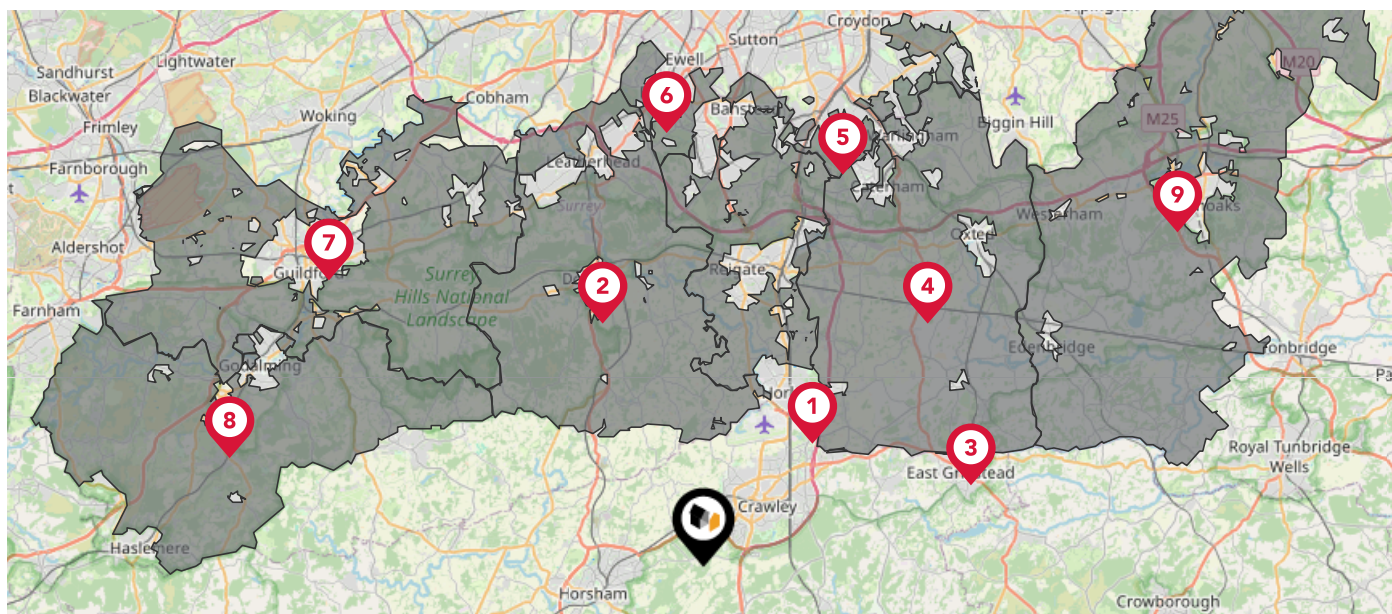
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Chance of flooding to the following depths at this property:



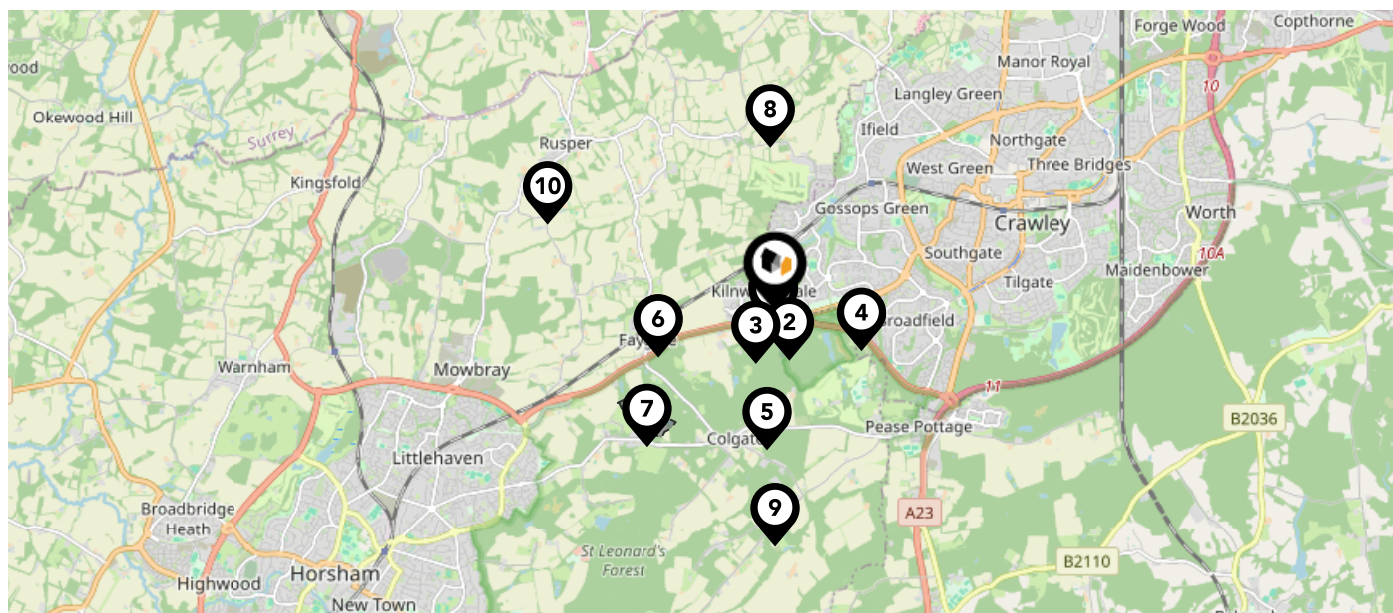
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

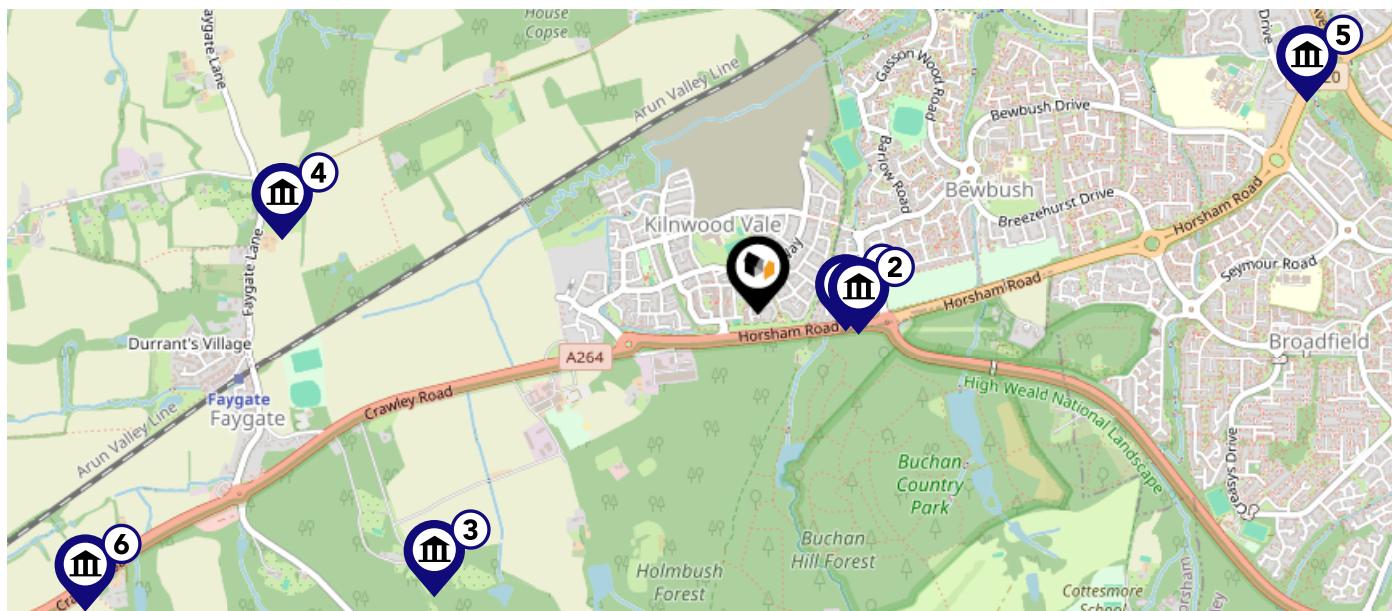
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.









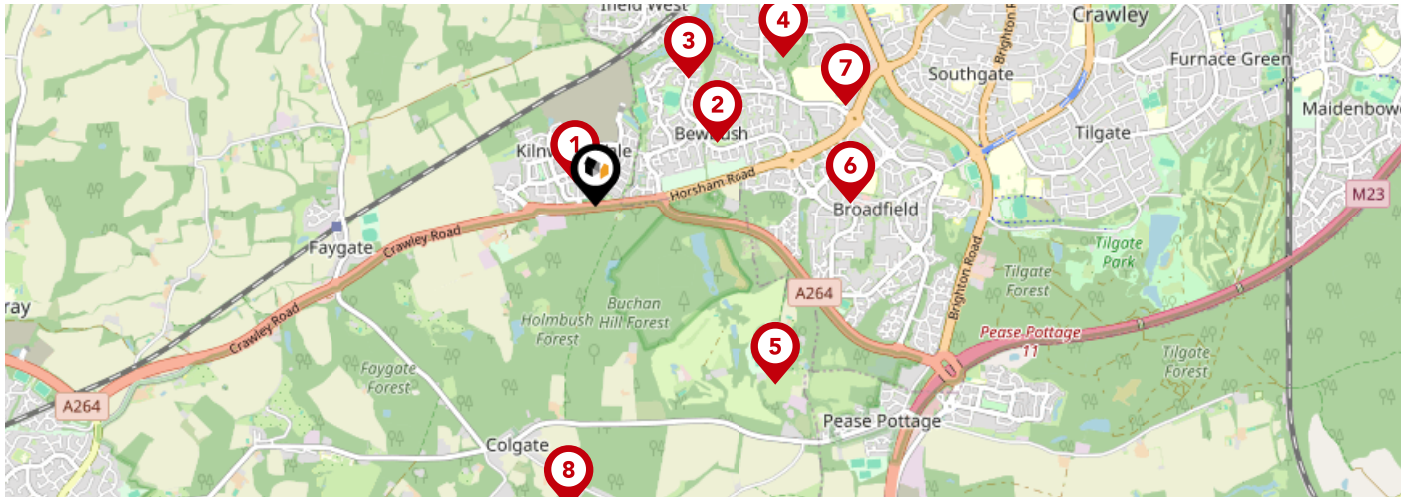
Nearby Landfill Sites

1	Land off Horsham Road-West of Bewbush, Crawley, West Sussex	Historic Landfill	
2	Buchan Park-Bewbush, Crawley, West Sussex	Historic Landfill	
3	Holmbush Potteries-Bewbush, Crawley, West Sussex	Historic Landfill	
4	Target Hill Nature Reserve-Near Broadwood Rise, Broadfield, Crawley, West Sussex	Historic Landfill	
5	Dales Tip-Colgate, Horsham, West Sussex	Historic Landfill	
6	Rusper Road-Faygate, Horsham, West Sussex	Historic Landfill	
7	Faygate Landfill Site-Colgate, Shoreham, Sussex	Historic Landfill	
8	Bonwycks Place-Ifield, Crawley, West Sussex	Historic Landfill	
9	Lower Grouse - Pear Tree Farm-Colgate, Sussex	Historic Landfill	
10	Cow Wood-Rusper	Historic Landfill	

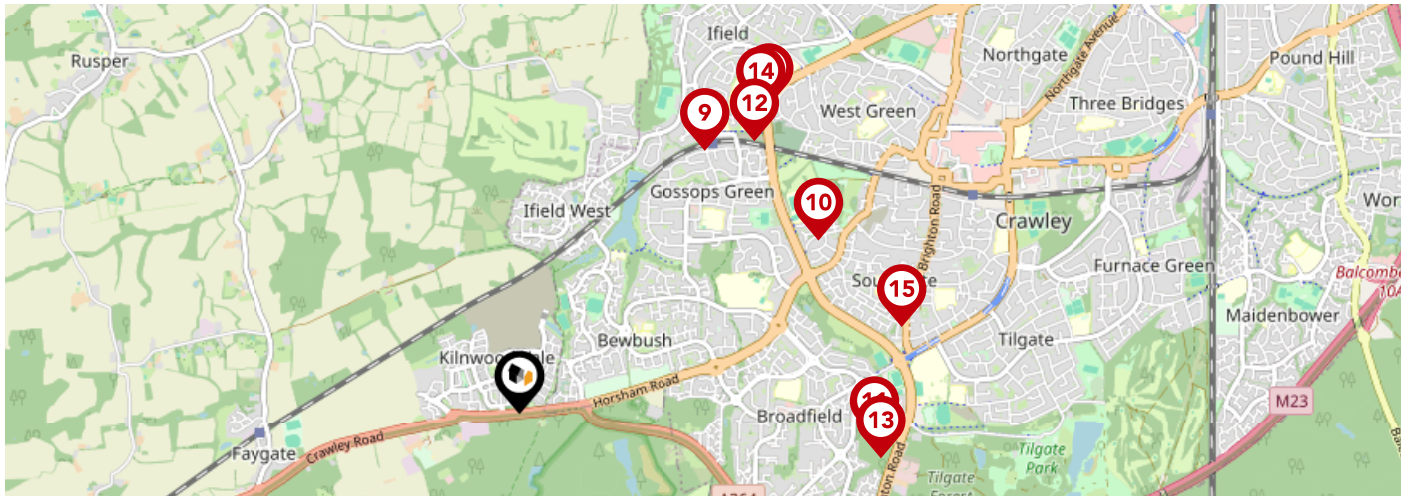
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1027014 - Bewbush Manor	Grade II	0.2 miles
	1354199 - Barn To South East Of Bewbush Manor	Grade II	0.3 miles
	1193998 - Holmbush	Grade II	1.0 miles
	1194829 - Carylls Lea Farmhouse	Grade II	1.1 miles
	1187091 - Cheals Garden Centre	Grade II	1.4 miles
	1027062 - The Cherry Tree Inn	Grade II	1.7 miles



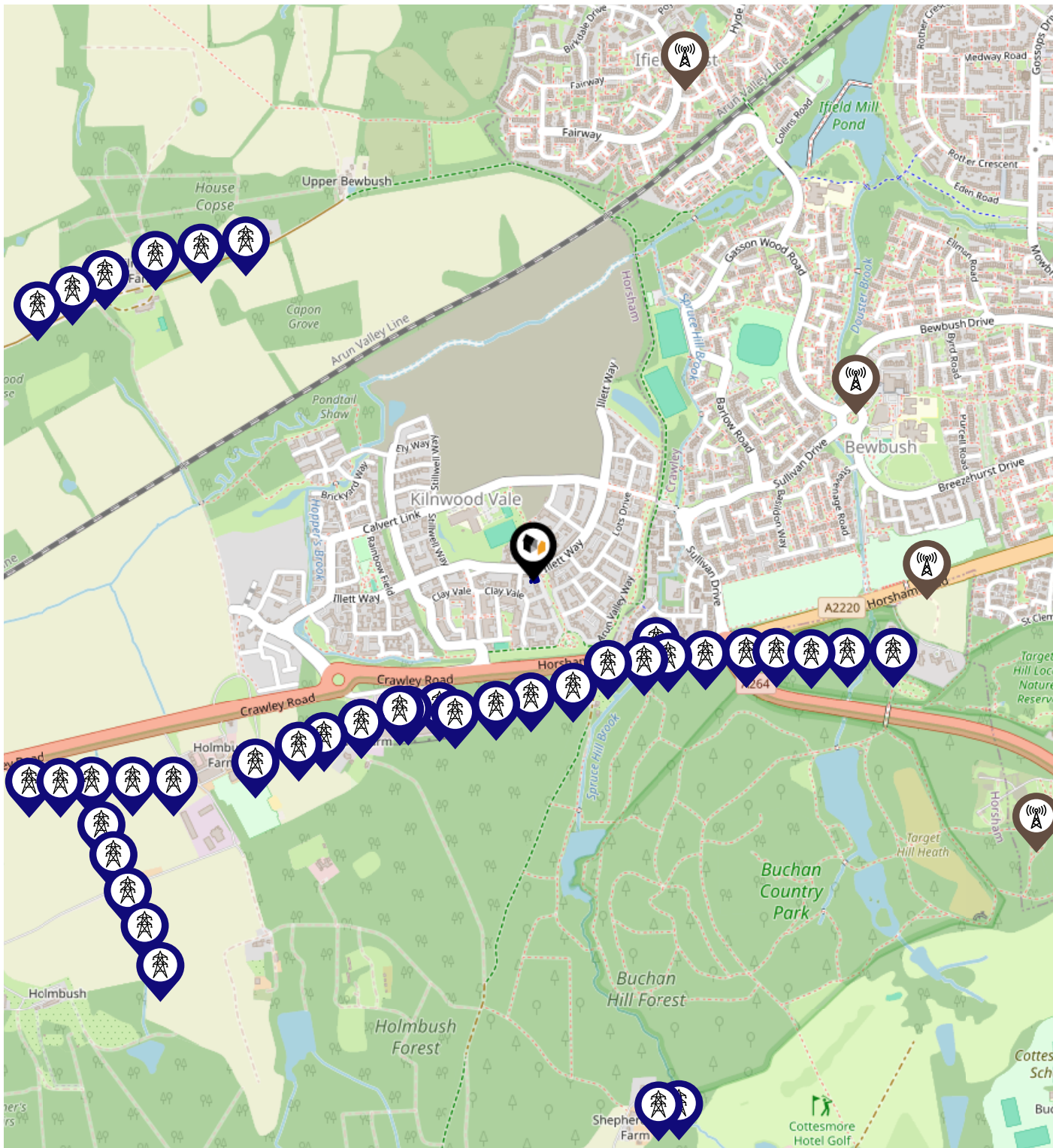
		Nursery	Primary	Secondary	College	Private
1	Kilnwood Vale Primary School Ofsted Rating: Good Pupils: 284 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Bewbush Academy Ofsted Rating: Requires improvement Pupils: 523 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Waterfield Primary School Ofsted Rating: Good Pupils: 375 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gossops Green Primary Ofsted Rating: Good Pupils: 575 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cottesmore School Ofsted Rating: Not Rated Pupils: 181 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Seymour Primary School Ofsted Rating: Good Pupils: 498 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	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"/>
8	Colgate Primary School Ofsted Rating: Good Pupils: 141 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The Mill Primary Academy Ofsted Rating: Good Pupils: 522 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Wilfrid's Catholic Comprehensive School, Crawley Ofsted Rating: Good Pupils: 1122 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadfield Primary Academy Ofsted Rating: Good Pupils: 516 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ifield Community College Ofsted Rating: Good Pupils: 1221 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Atelier21 Future School Ofsted Rating: Good Pupils: 119 Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Green College Ofsted Rating: Good Pupils: 213 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hilltop Primary School Ofsted Rating: Good Pupils: 592 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Green Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

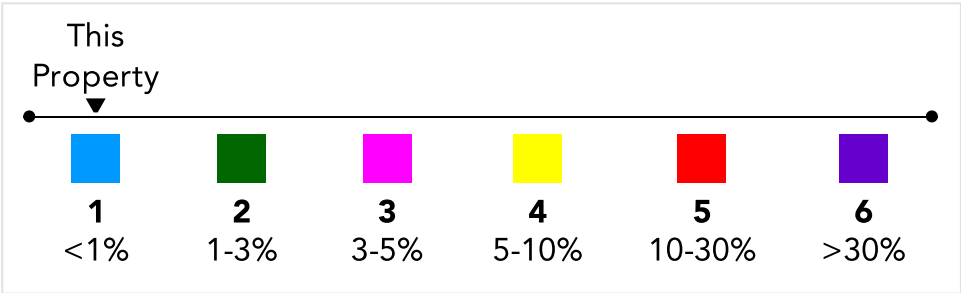
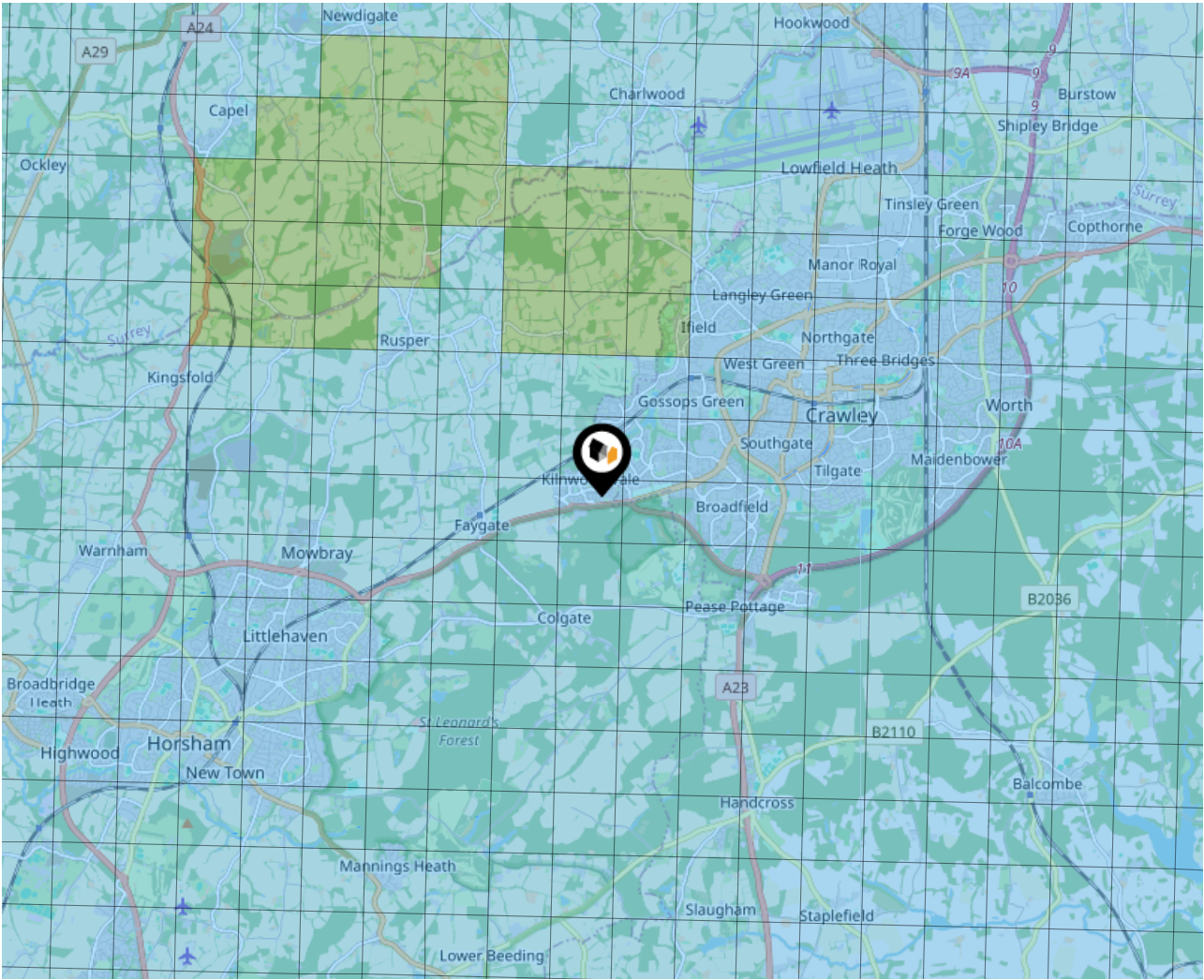


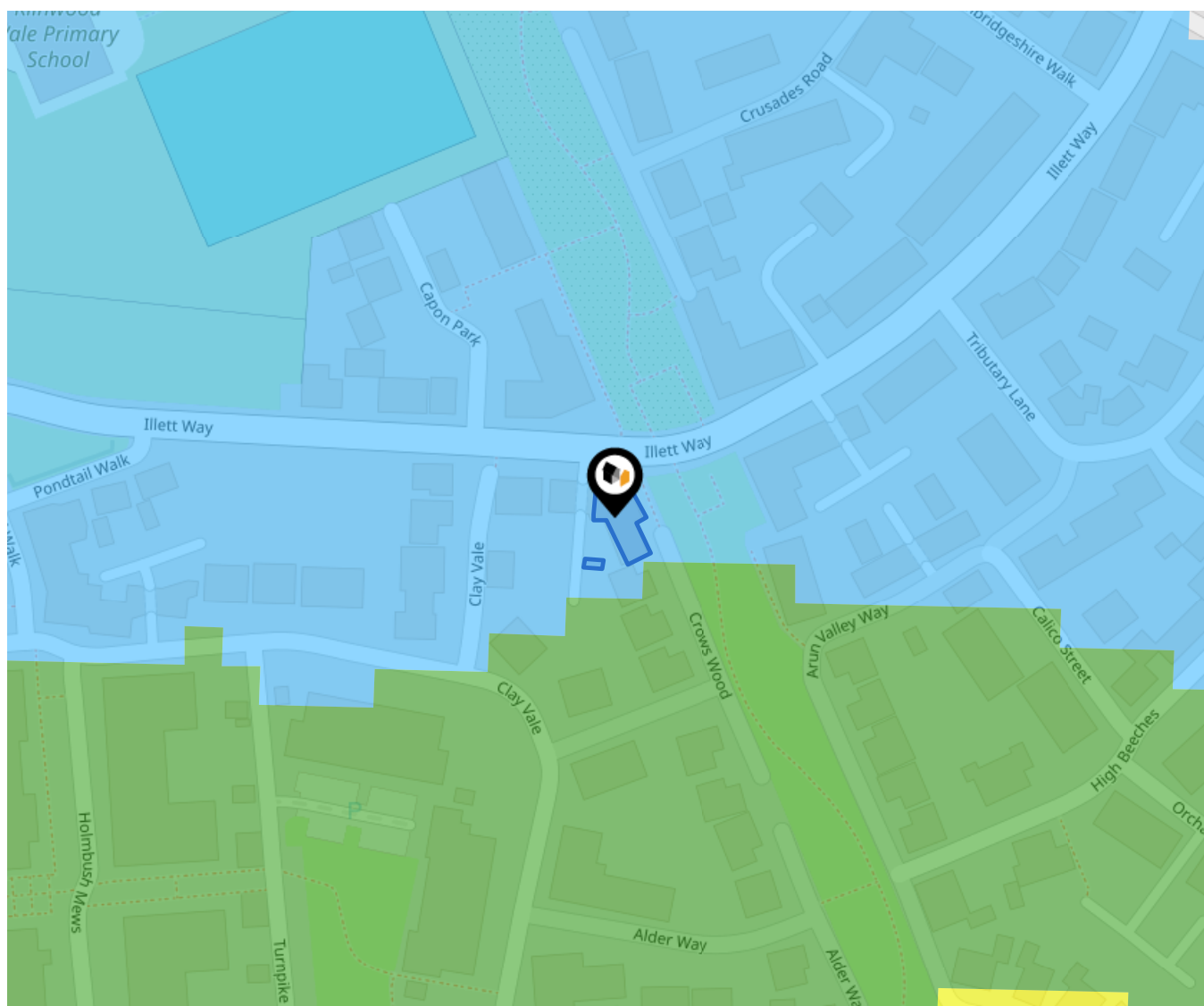
Key:

-  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/m³).





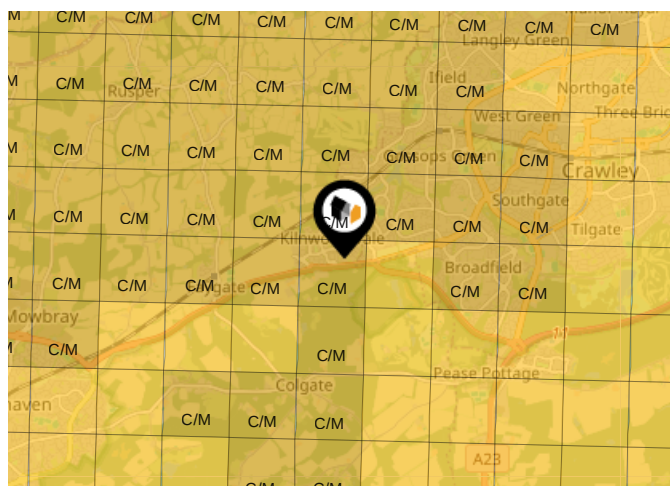
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

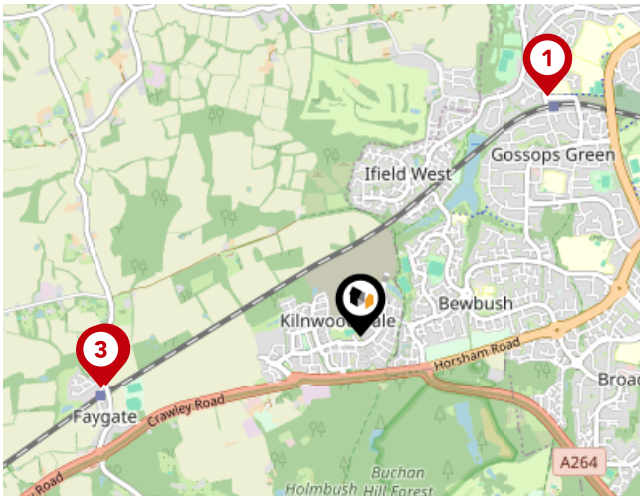


Primary Classifications (Most Common Clay Types)

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

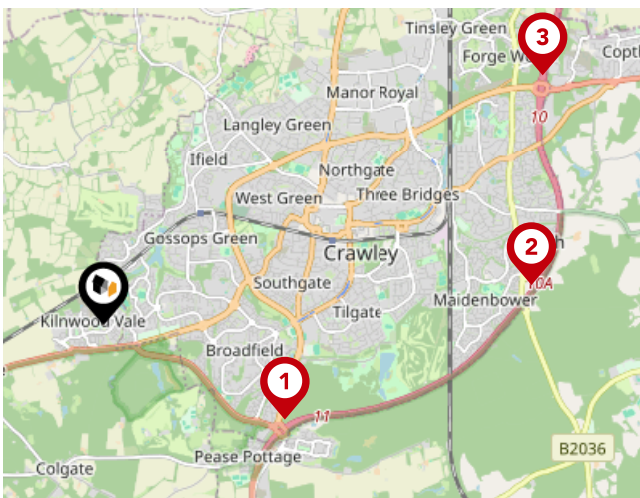
Area

Transport (National)



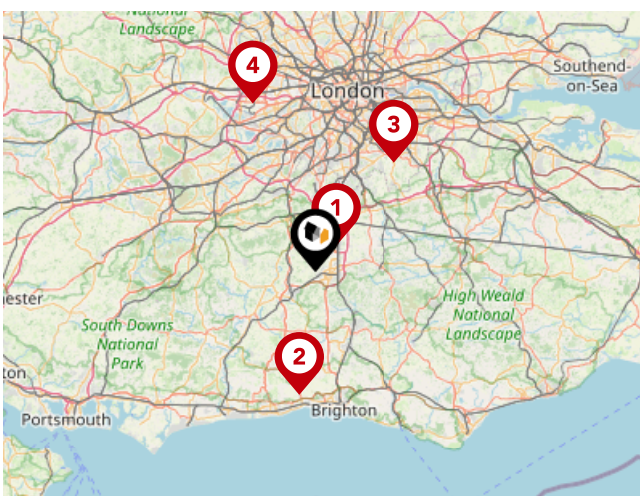
National Rail Stations

Pin	Name	Distance
1	Ifield Rail Station	1.41 miles
2	Faygate Rail Station	1.21 miles
3	Faygate Rail Station	1.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	1.91 miles
2	M23 J10A	3.99 miles
3	M23 J10	4.7 miles
4	M23 J9A	5.46 miles
5	M23 J9	5.99 miles

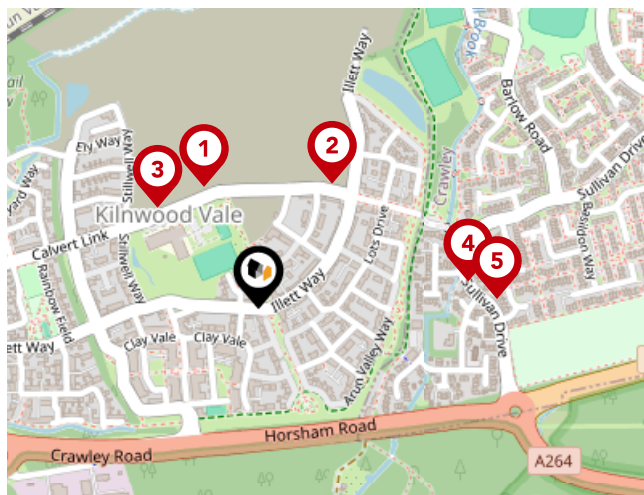


Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	5 miles
2	Shoreham-by-Sea	18.58 miles
3	Leaves Green	19.89 miles
4	Heathrow Airport Terminal 4	26.58 miles

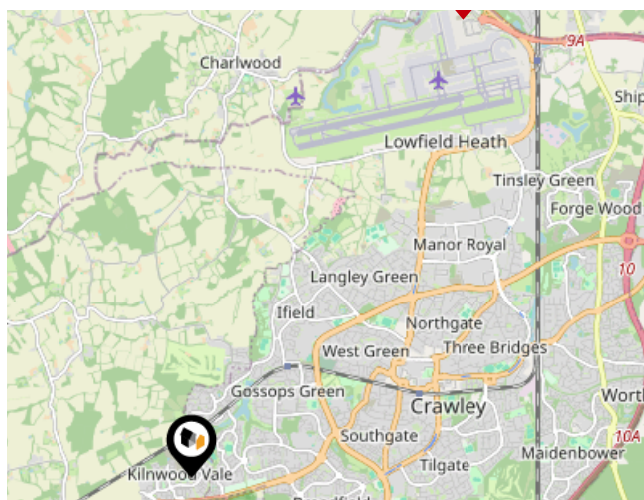
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kilnwood Vale School	0.15 miles
2	Somerset Road	0.17 miles
3	Kilnwood Vale School	0.17 miles
4	Francis Edwards Way	0.25 miles
5	Redditch Close	0.28 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	4.95 miles



At Home Estate And Lettings Agency

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

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



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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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At Home Estate And Lettings Agency

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