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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th July 2025



16, BENNETTS WOOD, CAPEL, DORKING, RH5 5EU

At Home Estate And Lettings Agency

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Property

Type:	Terraced
Bedrooms:	4
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,406
Title Number:	SY834844
UPRN:	100061420708

Last Sold Date:	03/09/2021
Last Sold Price:	£445,000
Last Sold £/ft ² :	£516
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:









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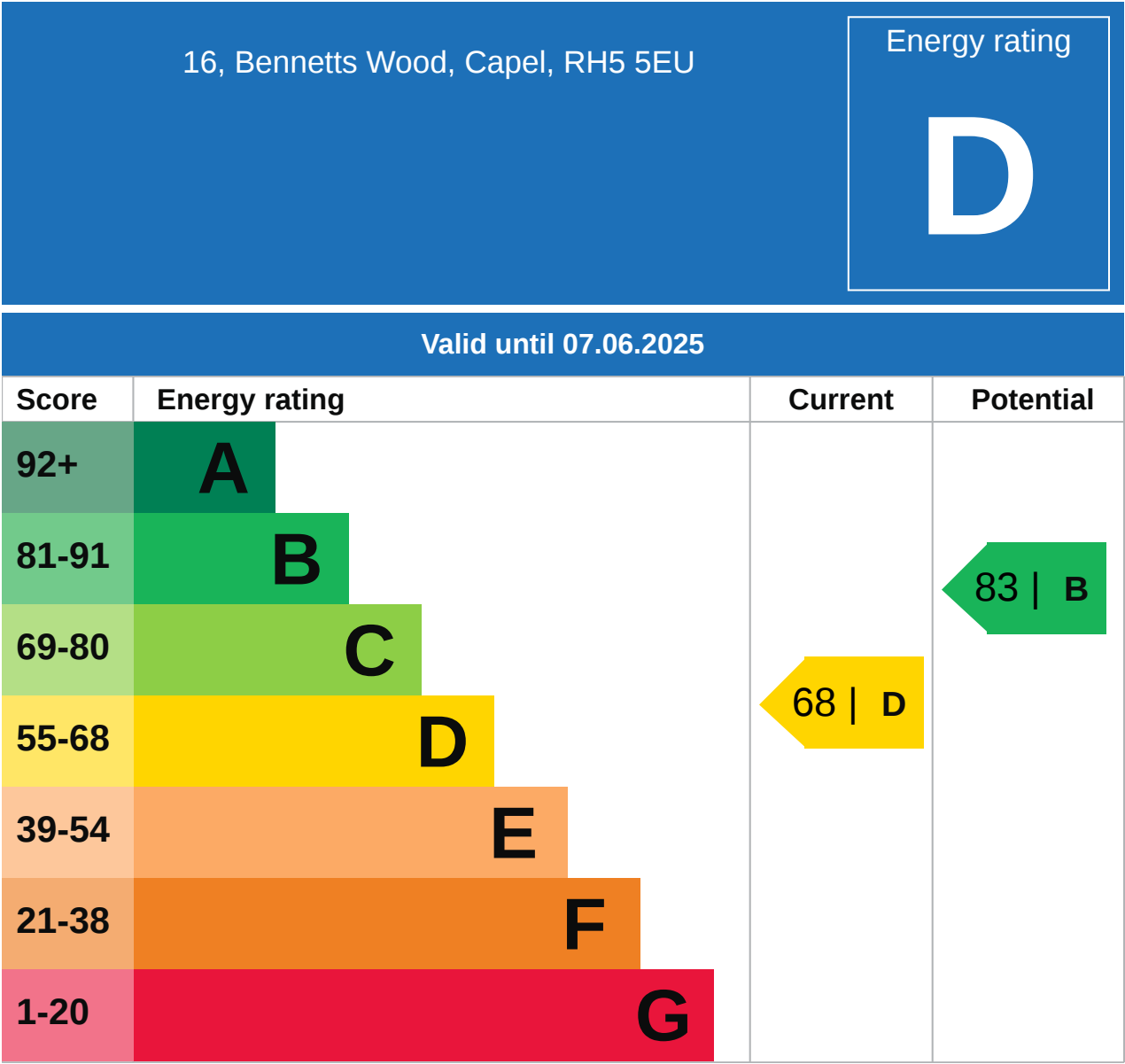
Bennetts Wood, RH5

Approximate Gross Internal Area = 98.6 sq m / 1062 sq ft
Approximate outbuilding Internal Area = 24.5 sq m / 264 sq ft
Approximate Gross Internal Area = 123.1 sq m / 1326 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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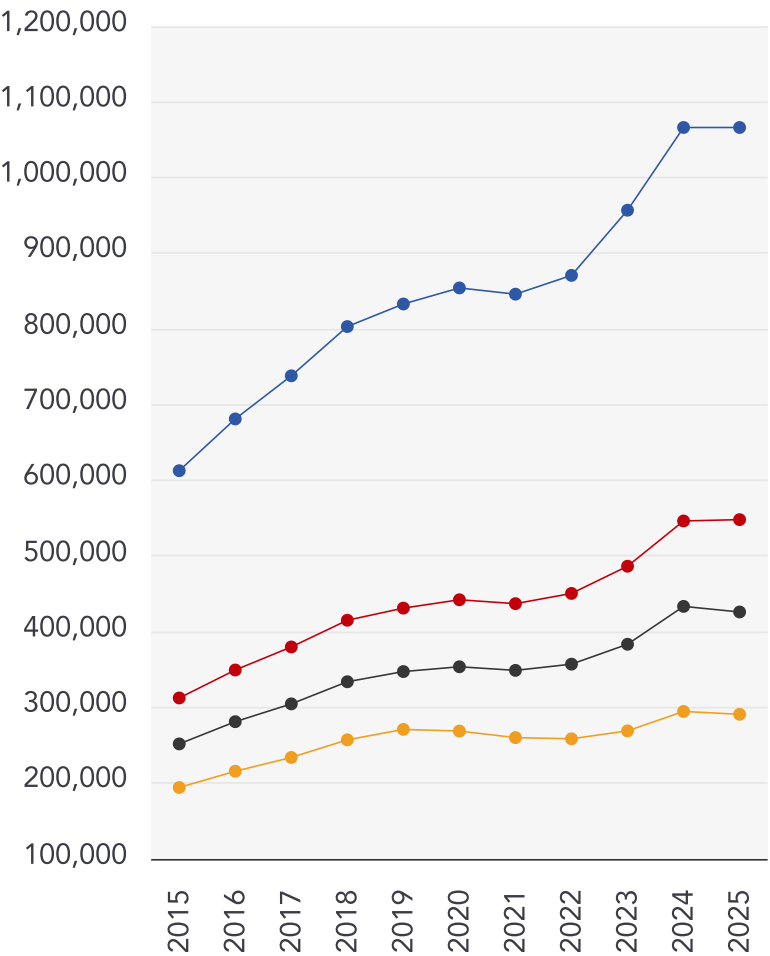
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH5



Detached

+73.97%

Semi-Detached

+75.35%

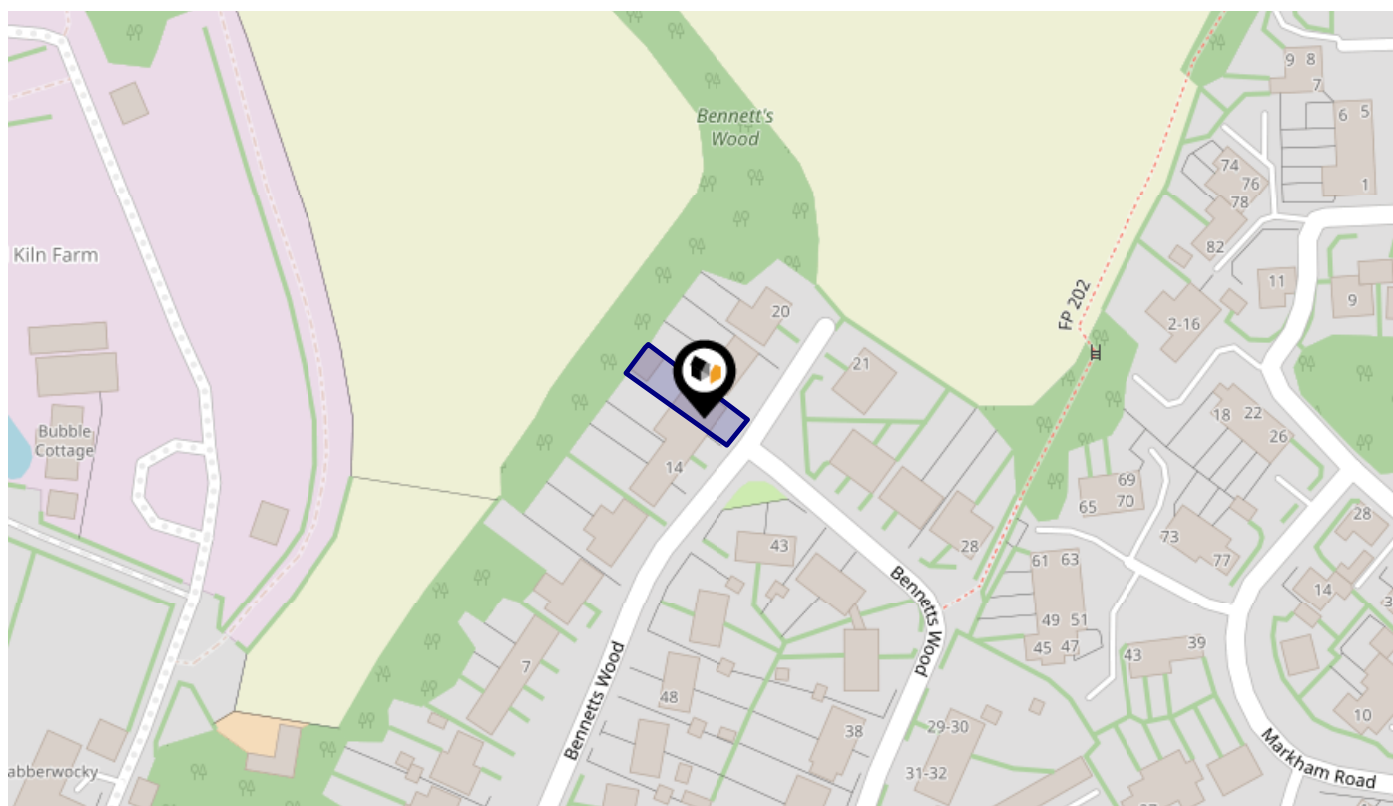
Terraced

+69.17%

Flat

+49.74%

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



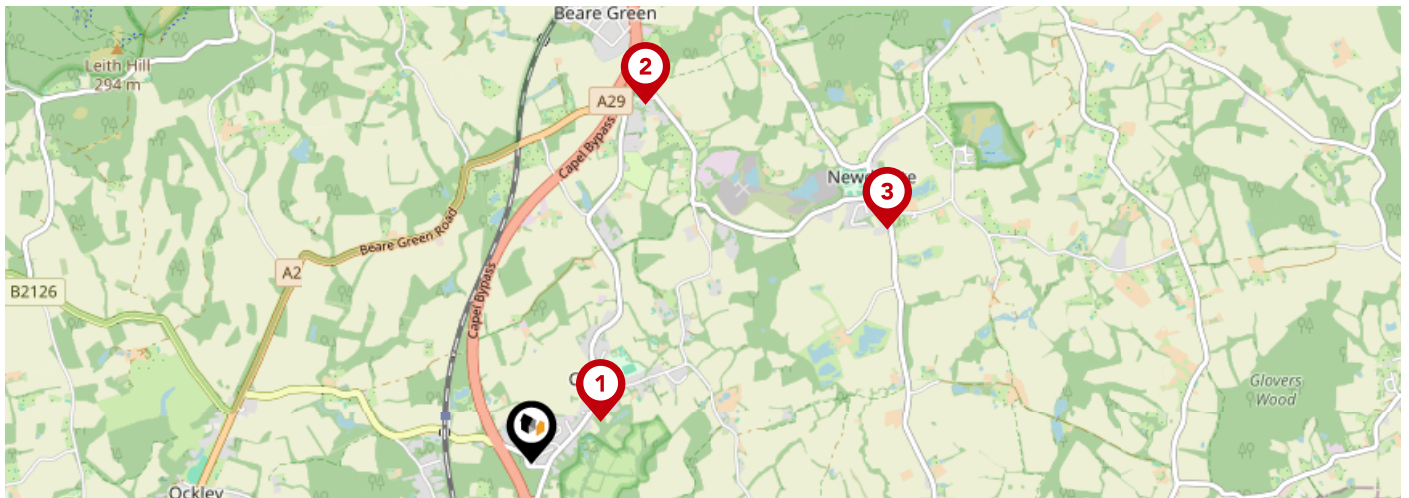
Rail Noise Data

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.

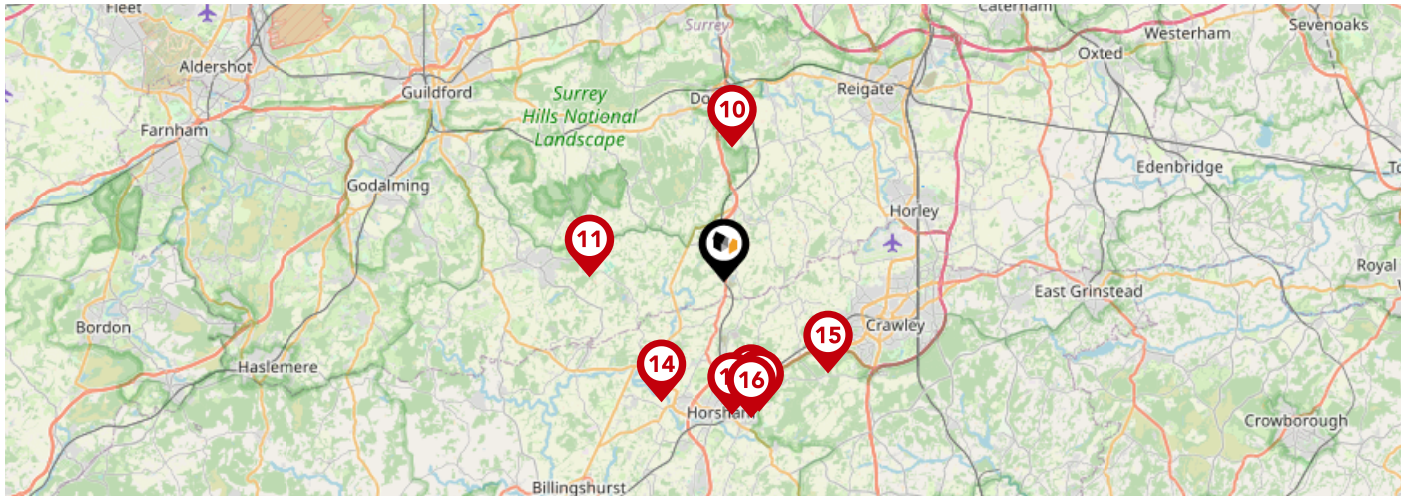
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	



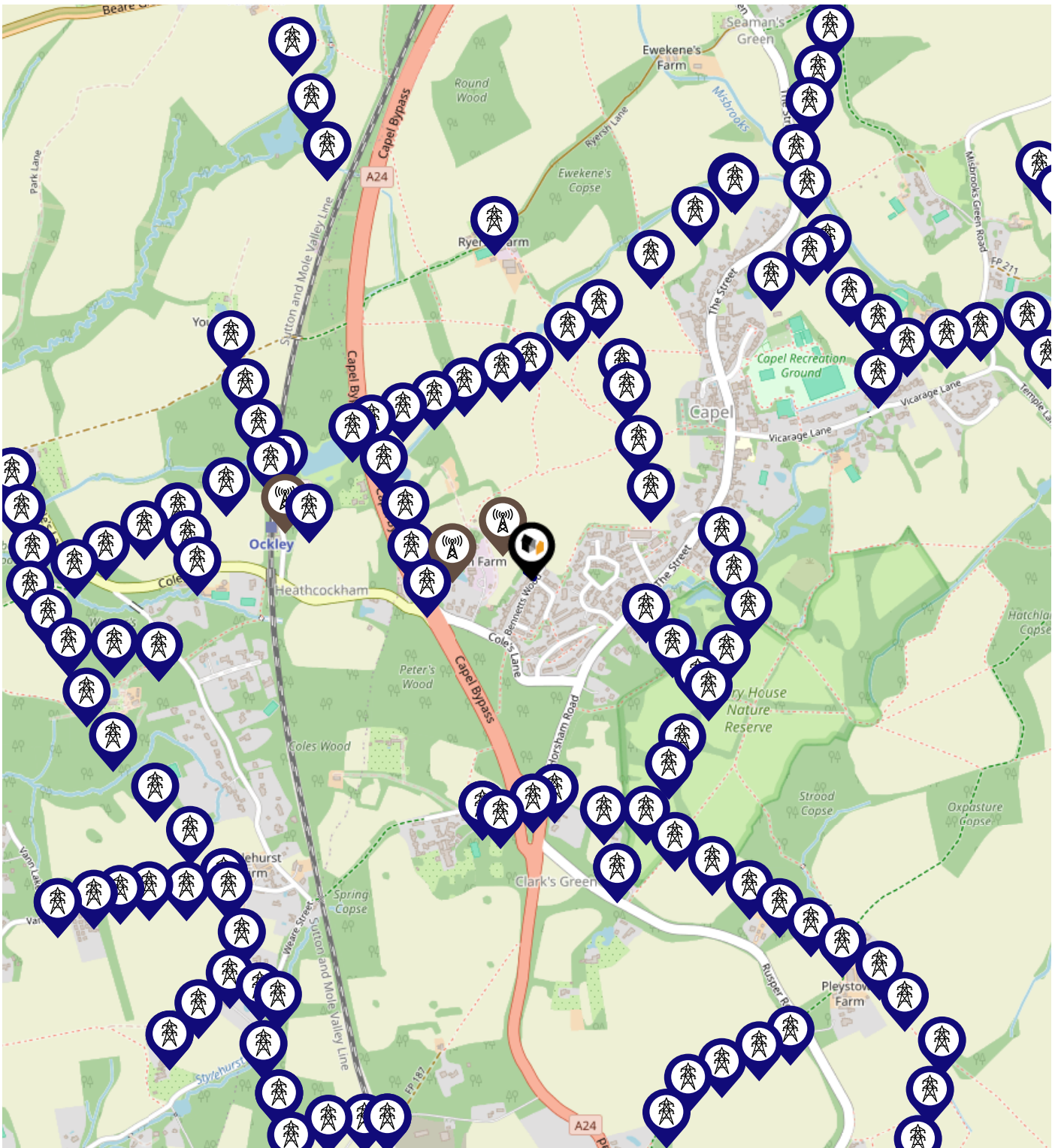
		Nursery	Primary	Secondary	College	Private
1	Scott-Broadwood CofE Infant School Ofsted Rating: Good Pupils: 67 Distance:0.37	☐	☒	☐	☐	☐
2	The Weald CofE Primary School Ofsted Rating: Good Pupils: 132 Distance:1.75	☐	☒	☒	☐	☐
3	Newdigate CofE Endowed Aided Infant School Ofsted Rating: Good Pupils: 73 Distance:1.98	☐	☒	☐	☐	☐
4	Warnham CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:4.19	☐	☒	☐	☐	☐
5	Holbrook Primary School Ofsted Rating: Good Pupils: 415 Distance:4.55	☐	☒	☐	☐	☐
6	St John's Church of England Primary School Ofsted Rating: Good Pupils: 229 Distance:4.58	☐	☒	☐	☐	☐
7	Hurtwood House School Ofsted Rating: Not Rated Pupils: 353 Distance:4.62	☐	☐	☒	☐	☐
8	Charlwood Village Primary School Ofsted Rating: Good Pupils: 98 Distance:4.65	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 201 Distance:4.8	☐	☒	☐	☐	☐
	Unified Academy Ofsted Rating: Requires improvement Pupils: 61 Distance:4.97	☐	☐	☒	☐	☐
	Ewhurst CofE Aided Infant School Ofsted Rating: Requires improvement Pupils: 44 Distance:4.98	☐	☒	☐	☐	☐
	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:4.99	☐	☒	☐	☐	☐
	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils:0 Distance:5.03	☐	☒	☐	☐	☐
	Farlington School Ofsted Rating: Not Rated Pupils: 429 Distance:5.06	☐	☐	☒	☐	☐
	Kilnwood Vale Primary School Ofsted Rating: Good Pupils: 284 Distance:5.17	☐	☒	☐	☐	☐
	Littlehaven Infant School Ofsted Rating: Good Pupils: 93 Distance:5.18	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

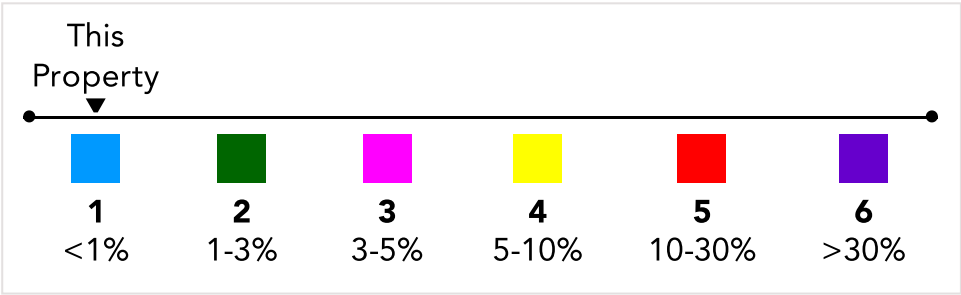
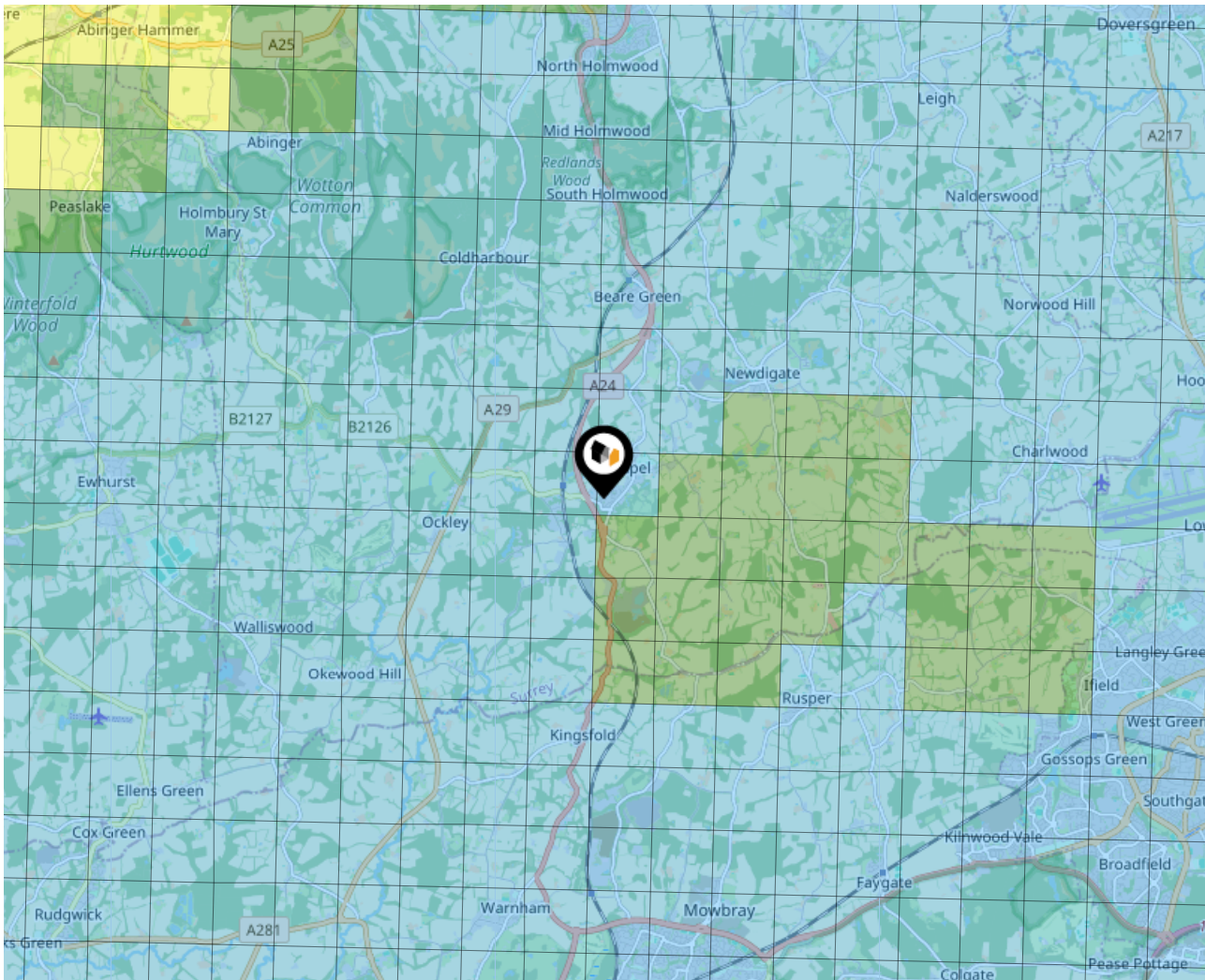


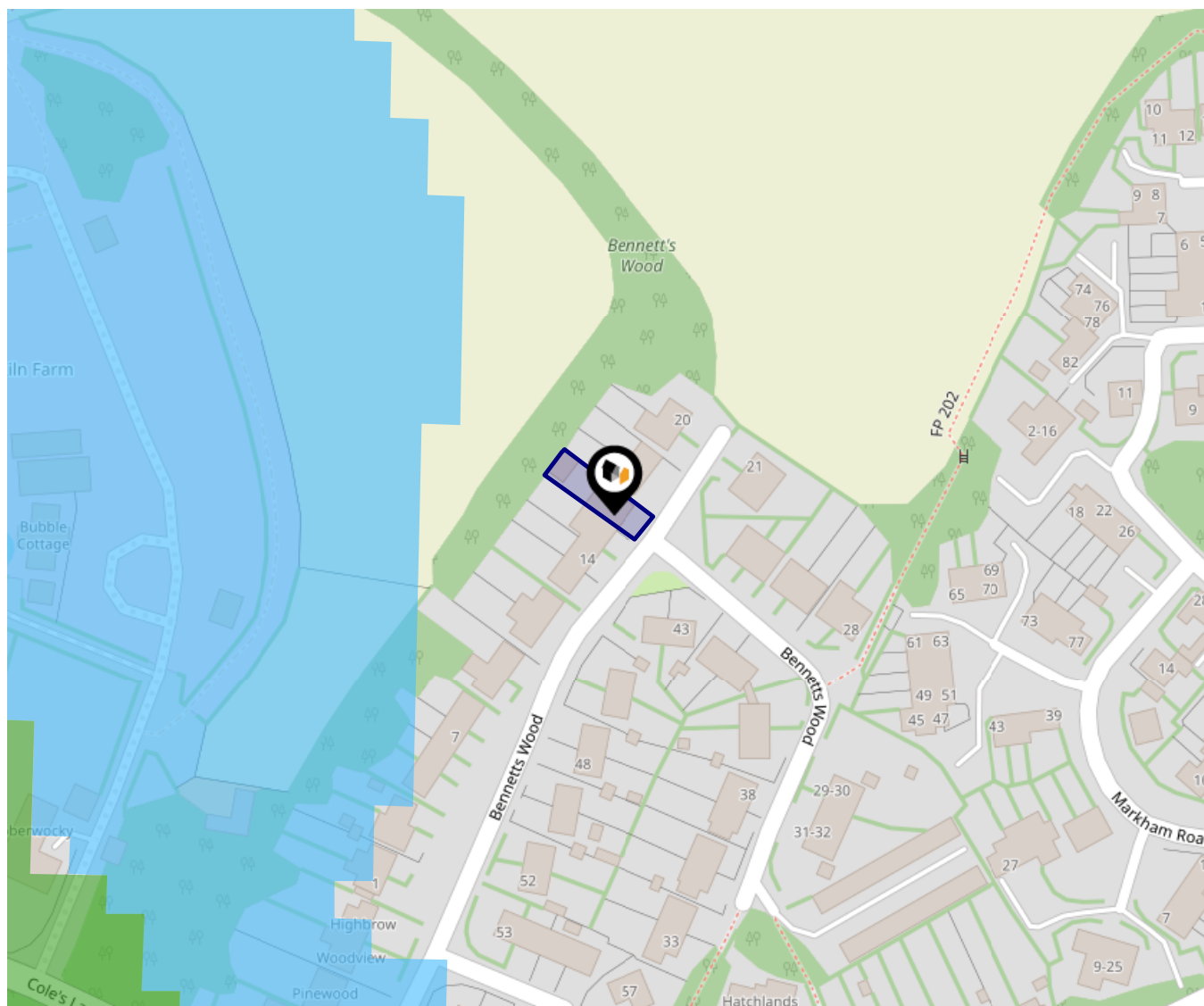
Key:

-  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).





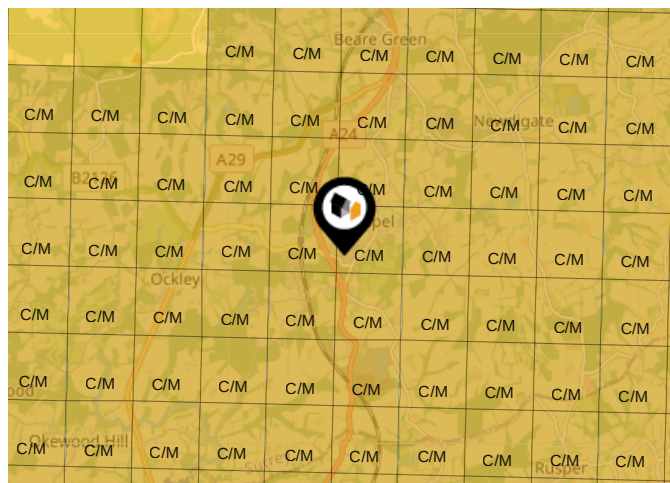
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

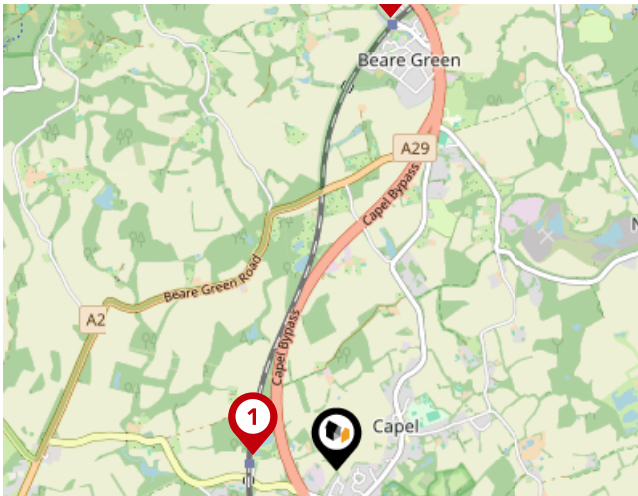


Primary Classifications (Most Common Clay Types)

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

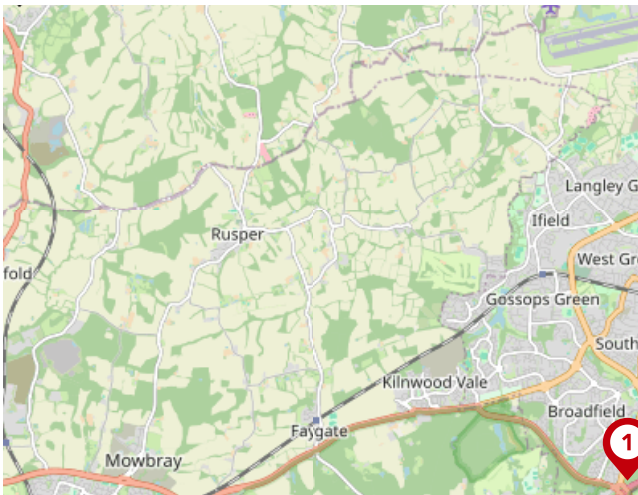
Area

Transport (National)



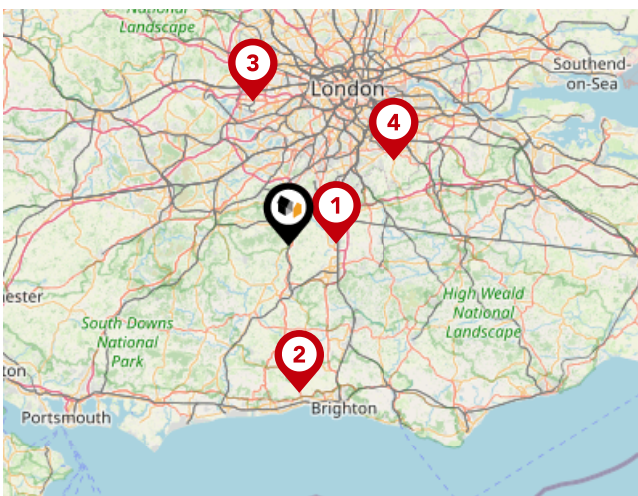
National Rail Stations

Pin	Name	Distance
1	Ockley Rail Station	0.39 miles
2	Holmwood Rail Station	2.13 miles
3	Holmwood Rail Station	2.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.19 miles
2	M25 J9	10.55 miles
3	M25 J8	9.27 miles
4	M23 J9A	7.53 miles
5	M23 J10	8.15 miles

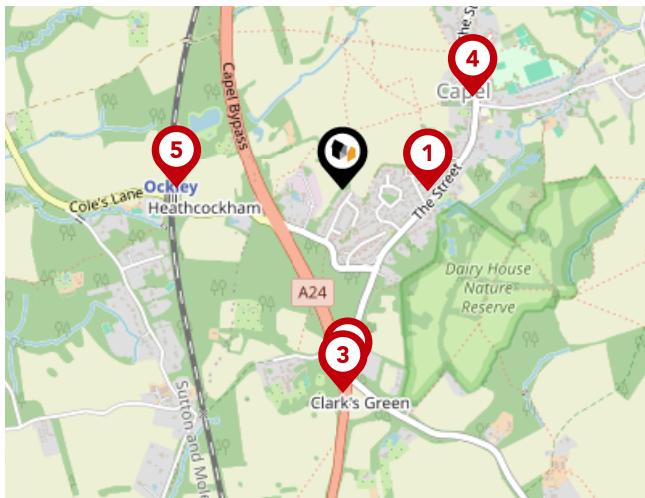


Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	7.08 miles
2	Shoreham-by-Sea	22.02 miles
3	Heathrow Airport Terminal 4	22.04 miles
4	Leaves Green	20.05 miles

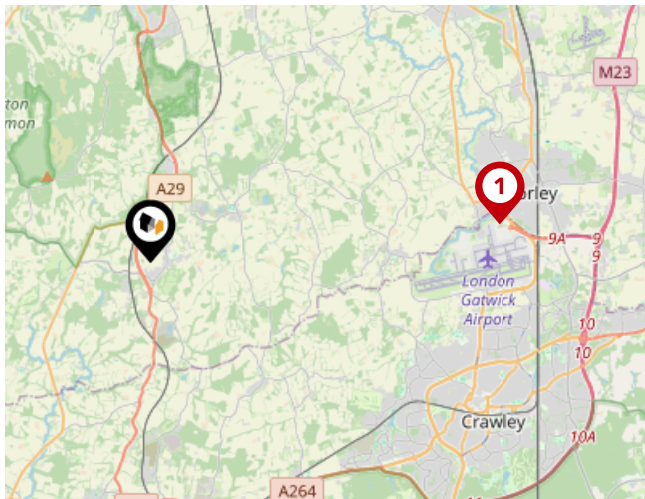
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Laundry Way	0.2 miles
2	Clark's Green	0.44 miles
3	Clark's Green	0.47 miles
4	Vicarage Lane	0.37 miles
5	Railway Station	0.39 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	6.55 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.

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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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