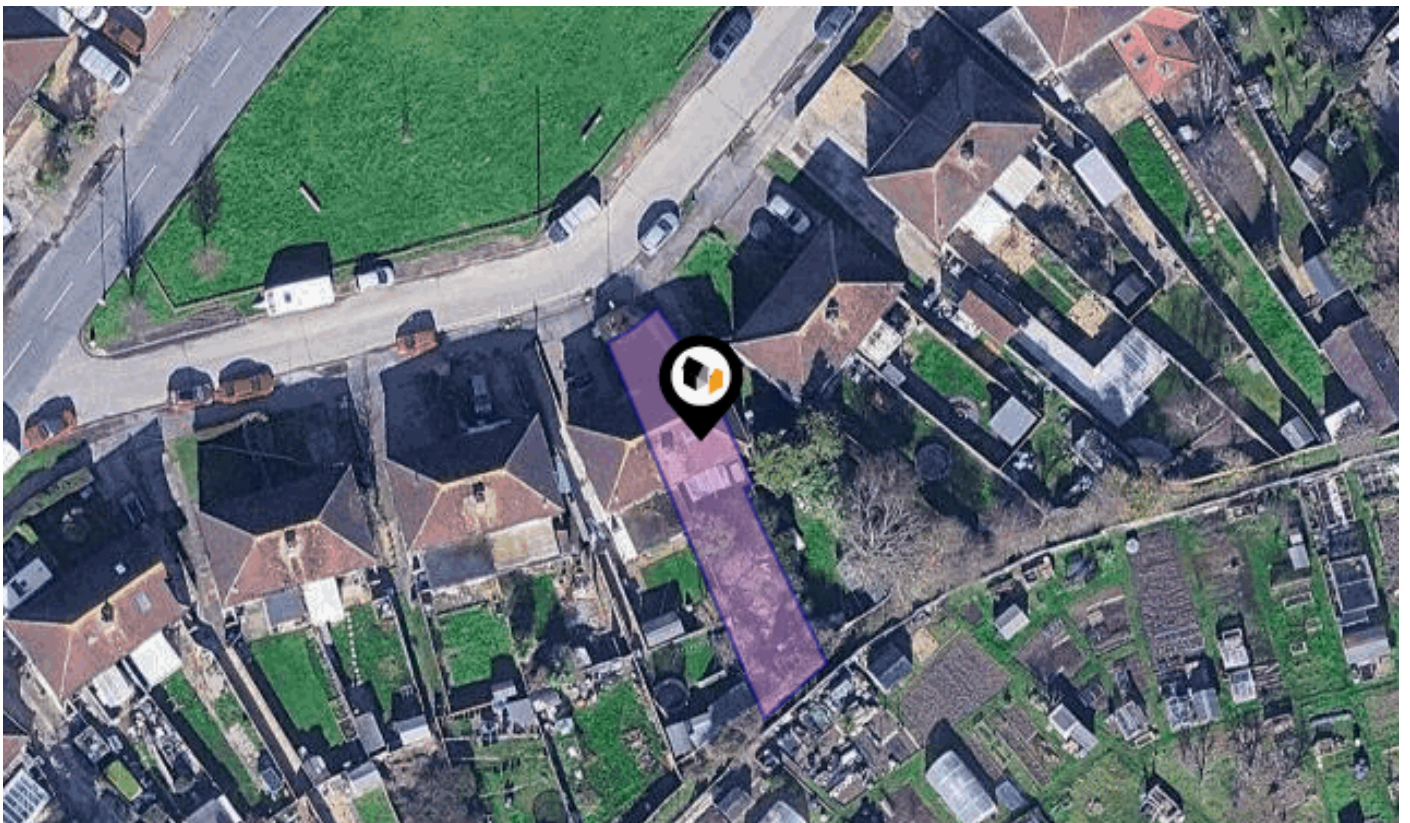




# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Tuesday 07th July 2026**



**35, ORCHARD WAY, BOGNOR REGIS, PO22 9HJ**

## Landwood Group

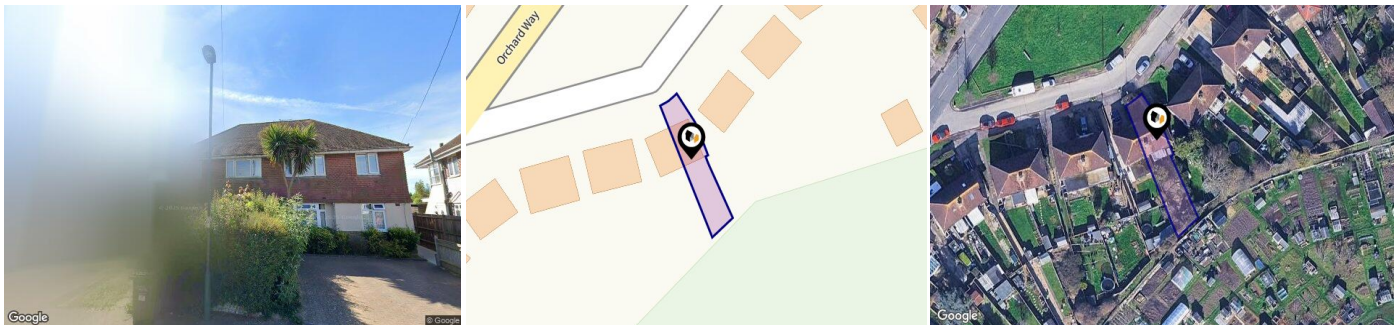
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Latest FENSA Work:</b>	08/08/2003 - 2 windows, 1 door
<b>Floor Area:</b>	462 ft <sup>2</sup> / 43 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,658		
<b>Title Number:</b>	WSX47799		
<b>UPRN:</b>	100061702425		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>80</b> mb/s	<b>5500</b> mb/s

### Mobile Coverage: (based on calls indoors)



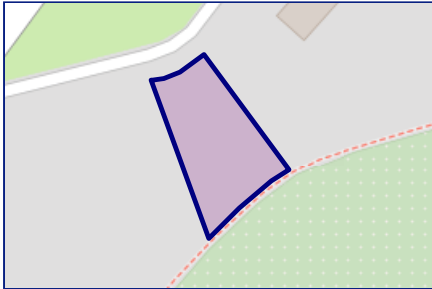
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

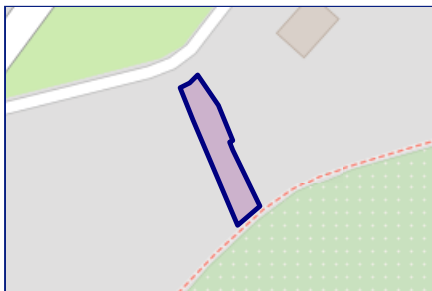
LANDWOOD  
GROUP

## Freehold Title Plan



**WSX25353**

## Leasehold Title Plan



**WSX47799**

Start Date: 08/10/1980  
End Date: 25/06/2079  
Lease Term: 99 years from 25 June 1980  
Term Remaining: 53 years



# Property EPC - Certificate

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35 Orchard Way, PO22 9HJ

Energy rating

C

Valid until 22.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	43 m <sup>2</sup>

# Market Sold in Street

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<b>29a, Orchard Way, Bognor Regis, PO22 9HJ</b>					Flat-maisonette House
Last Sold Date:	01/08/2025	18/11/2016	05/07/2007	23/08/2001	17/04/2000
Last Sold Price:	£190,000	£162,500	£138,000	£51,500	£47,000
<b>25a, Orchard Way, Bognor Regis, PO22 9HJ</b>					Semi-detached House
Last Sold Date:	02/05/2025	27/07/2020	01/08/2018	06/09/2013	13/04/1995
Last Sold Price:	£160,000	£147,000	£157,500	£109,000	£34,500
<b>33, Orchard Way, Bognor Regis, PO22 9HJ</b>					Flat-maisonette House
Last Sold Date:	29/04/2024	20/08/1999			
Last Sold Price:	£220,000	£48,000			
<b>19, Orchard Way, Bognor Regis, PO22 9HJ</b>					Flat-maisonette House
Last Sold Date:	29/07/2022	30/05/2017			
Last Sold Price:	£230,000	£178,000			
<b>1, Orchard Way, Bognor Regis, PO22 9HJ</b>					Semi-detached House
Last Sold Date:	23/02/2021	07/08/1996			
Last Sold Price:	£295,000	£69,000			
<b>13, Orchard Way, Bognor Regis, PO22 9HJ</b>					Semi-detached House
Last Sold Date:	19/08/2019	11/11/2003	31/08/2000		
Last Sold Price:	£275,000	£172,950	£20,000		
<b>31a, Orchard Way, Bognor Regis, PO22 9HJ</b>					Flat-maisonette House
Last Sold Date:	17/07/2019	20/05/2010	01/09/2000		
Last Sold Price:	£154,500	£119,500	£50,000		
<b>19a, Orchard Way, Bognor Regis, PO22 9HJ</b>					Flat-maisonette House
Last Sold Date:	17/05/2018	07/11/2003			
Last Sold Price:	£158,000	£98,000			
<b>7, Orchard Way, Bognor Regis, PO22 9HJ</b>					Semi-detached House
Last Sold Date:	17/04/2014				
Last Sold Price:	£203,000				
<b>5, Orchard Way, Bognor Regis, PO22 9HJ</b>					Semi-detached House
Last Sold Date:	05/07/2013				
Last Sold Price:	£205,000				
<b>17a, Orchard Way, Bognor Regis, PO22 9HJ</b>					Flat-maisonette House
Last Sold Date:	04/05/2012				
Last Sold Price:	£94,000				
<b>11, Orchard Way, Bognor Regis, PO22 9HJ</b>					Terraced House
Last Sold Date:	09/08/2011	15/02/2008	02/04/2007		
Last Sold Price:	£200,000	£235,000	£168,000		

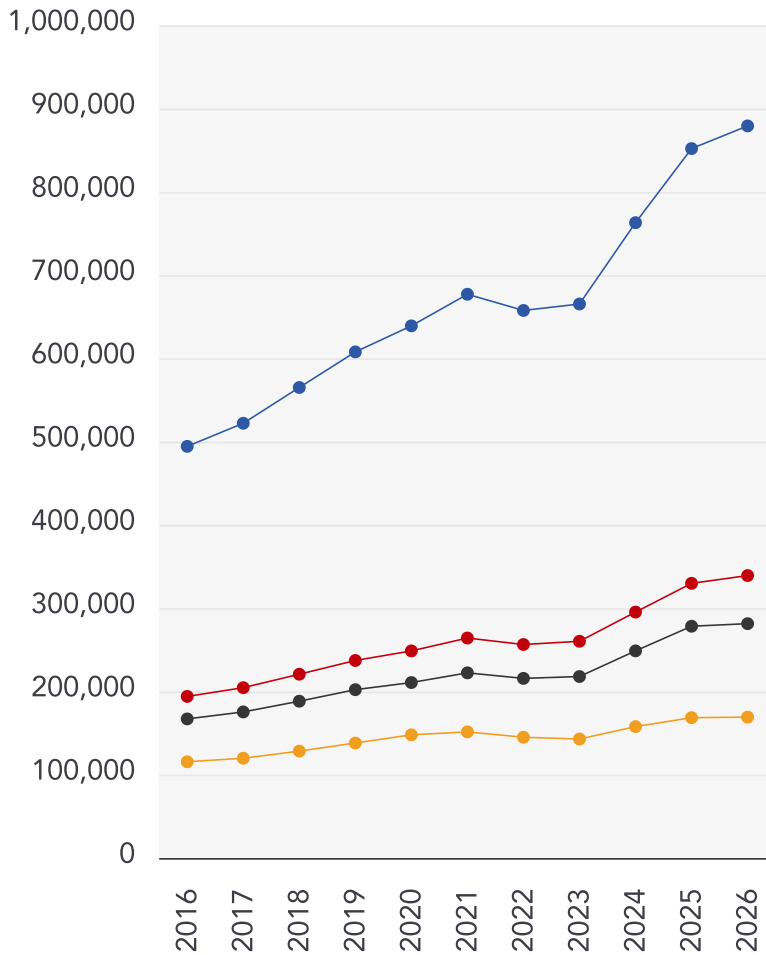
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in PO22



Detached

**+77.83%**

Semi-Detached

**+74.77%**

Terraced

**+68.44%**

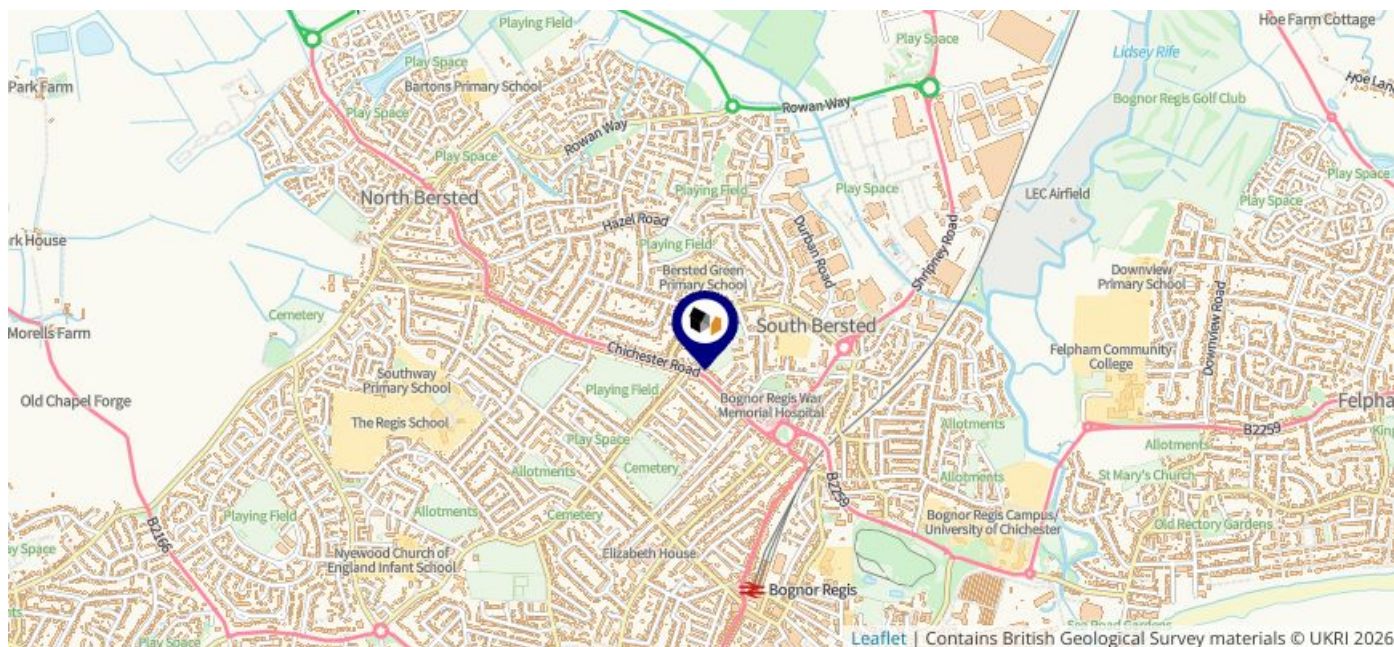
Flat

**+46.36%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



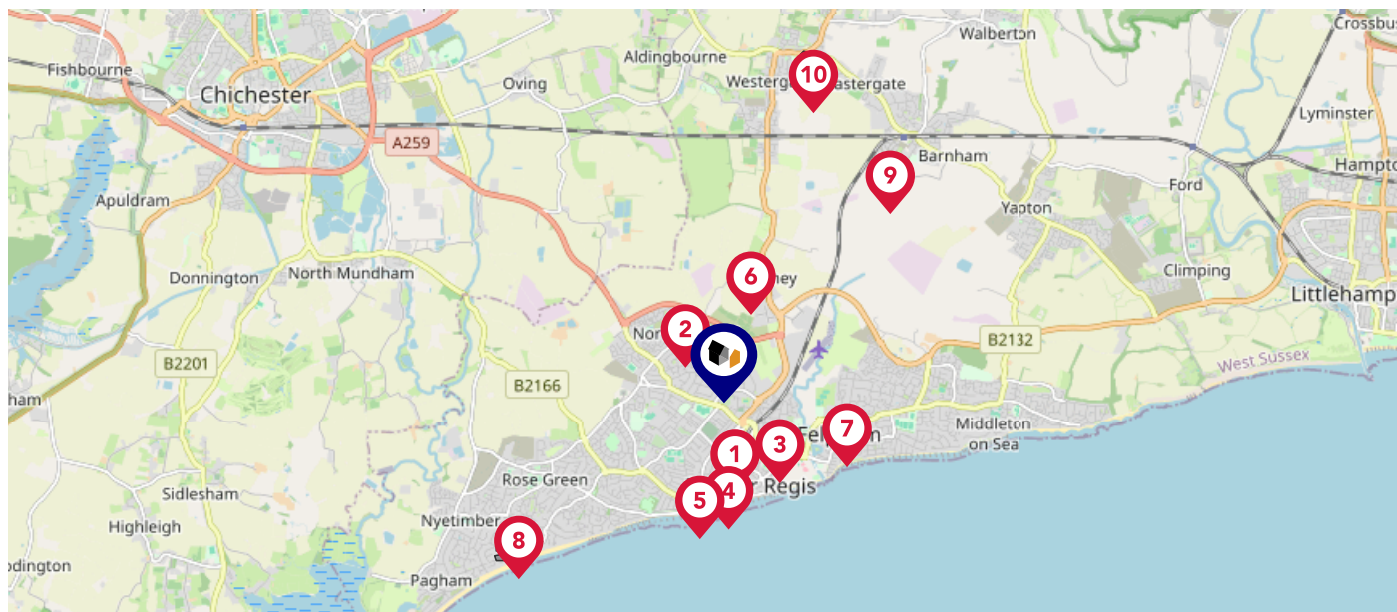
### Mine Entry

- ✕ 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.

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 Bognor Regis (Railway Station)

---

- 2 North Bersted

---

- 3 Bognor Regis (Upper Bognor Road and Mead Lane)

---

- 4 Bognor Regis (The Steyne and Waterloo Square)

---

- 5 Bognor Regis (Aldwick Road)

---

- 6 Shripney

---

- 7 Felpham

---

- 8 Aldwick

---

- 9 Barnham (Church Lane)

---

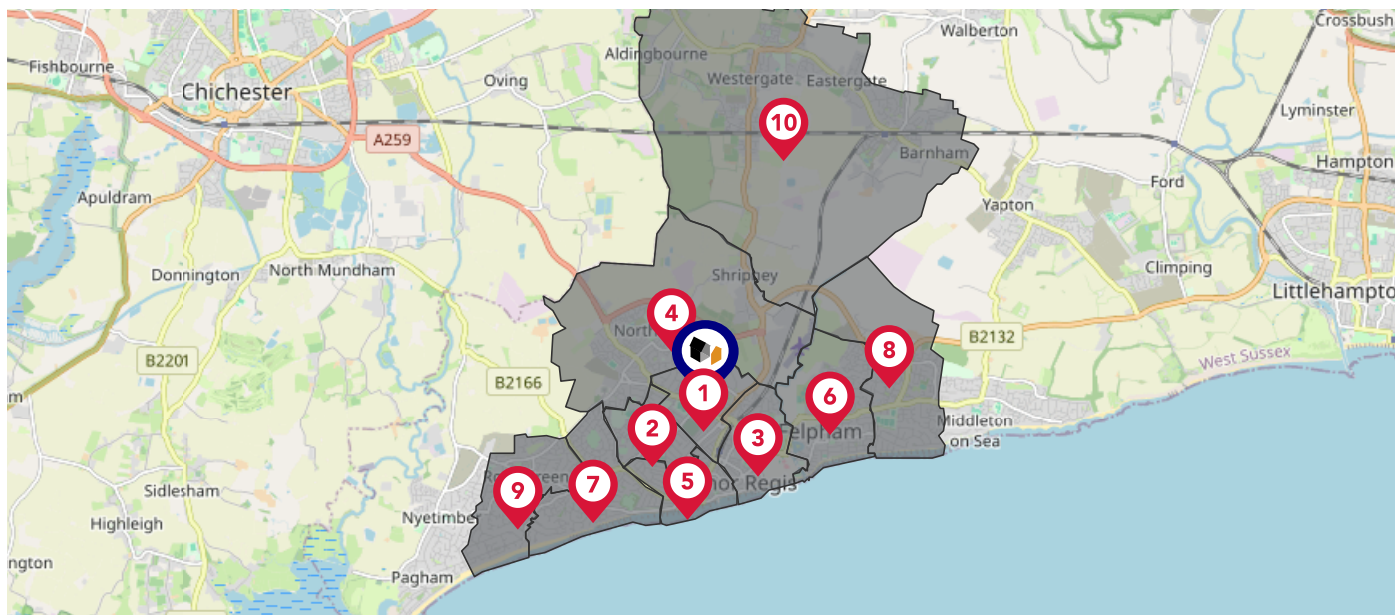
- 10 Eastergate (Church Lane) and Eastergate (Square)

# Maps











## Council Wards

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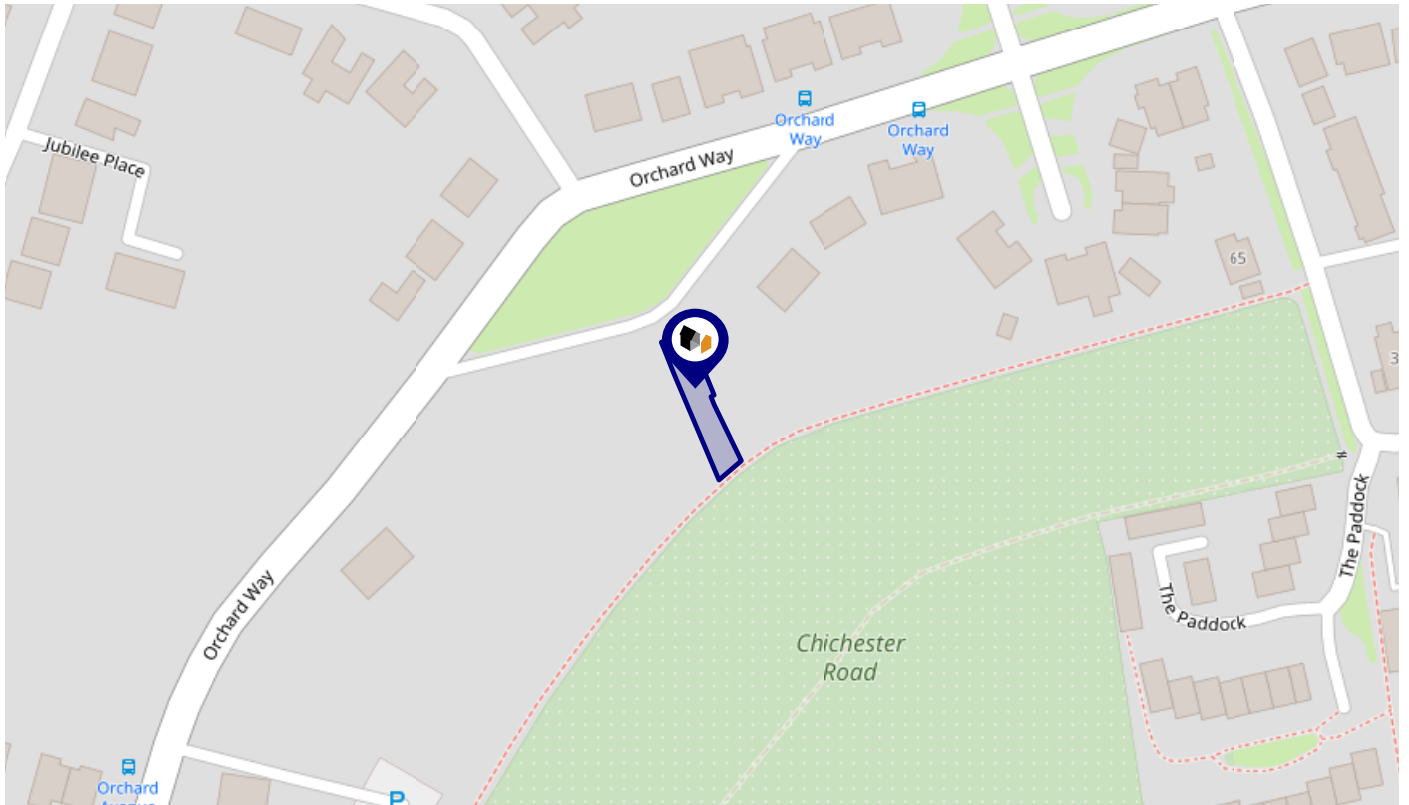
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Orchard Ward
-  2 Pevensey Ward
-  3 Hotham Ward
-  4 Bersted Ward
-  5 Marine Ward
-  6 Felpham West Ward
-  7 Aldwick East Ward
-  8 Felpham East Ward
-  9 Aldwick West Ward
-  10 Barnham 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.

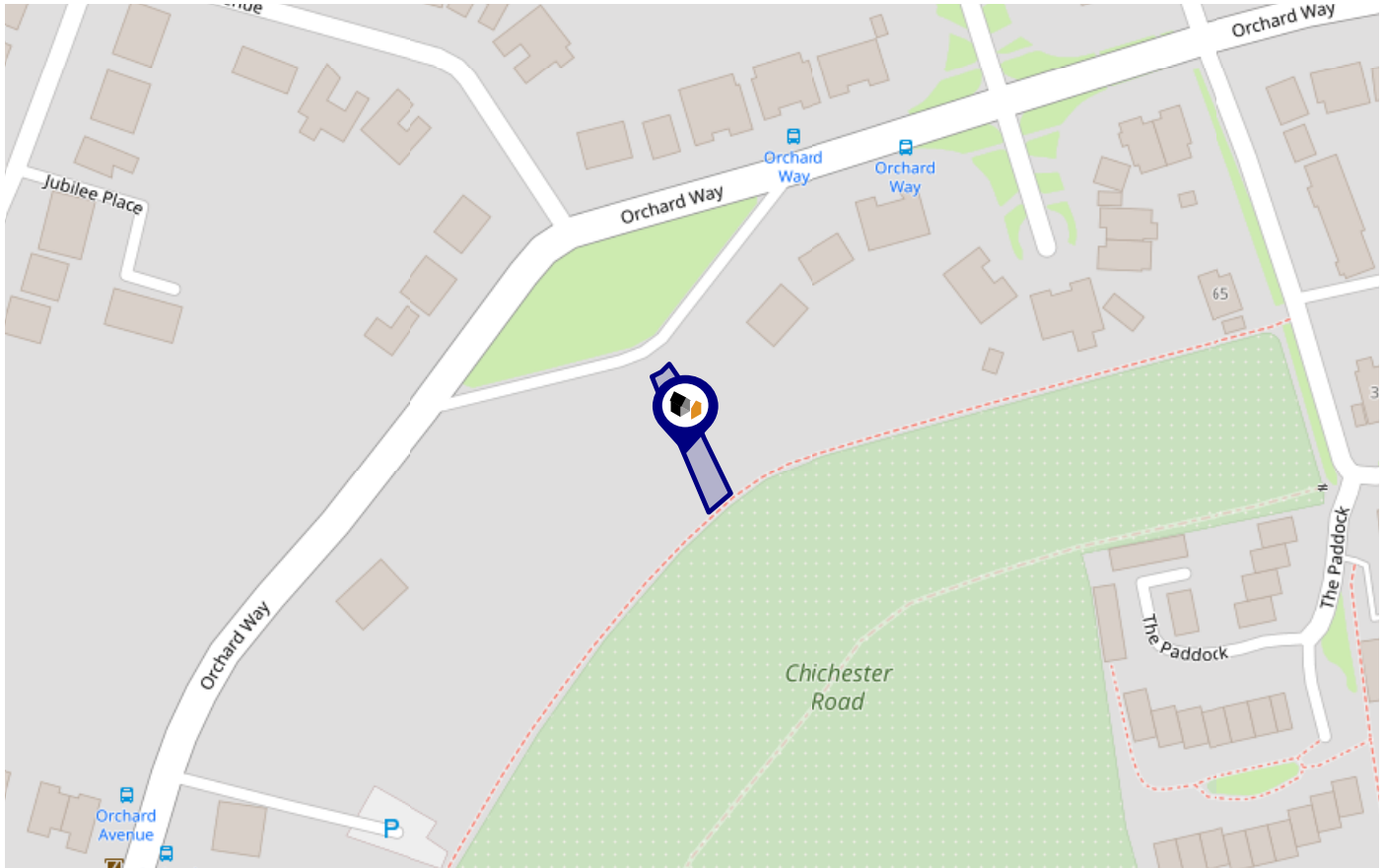
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

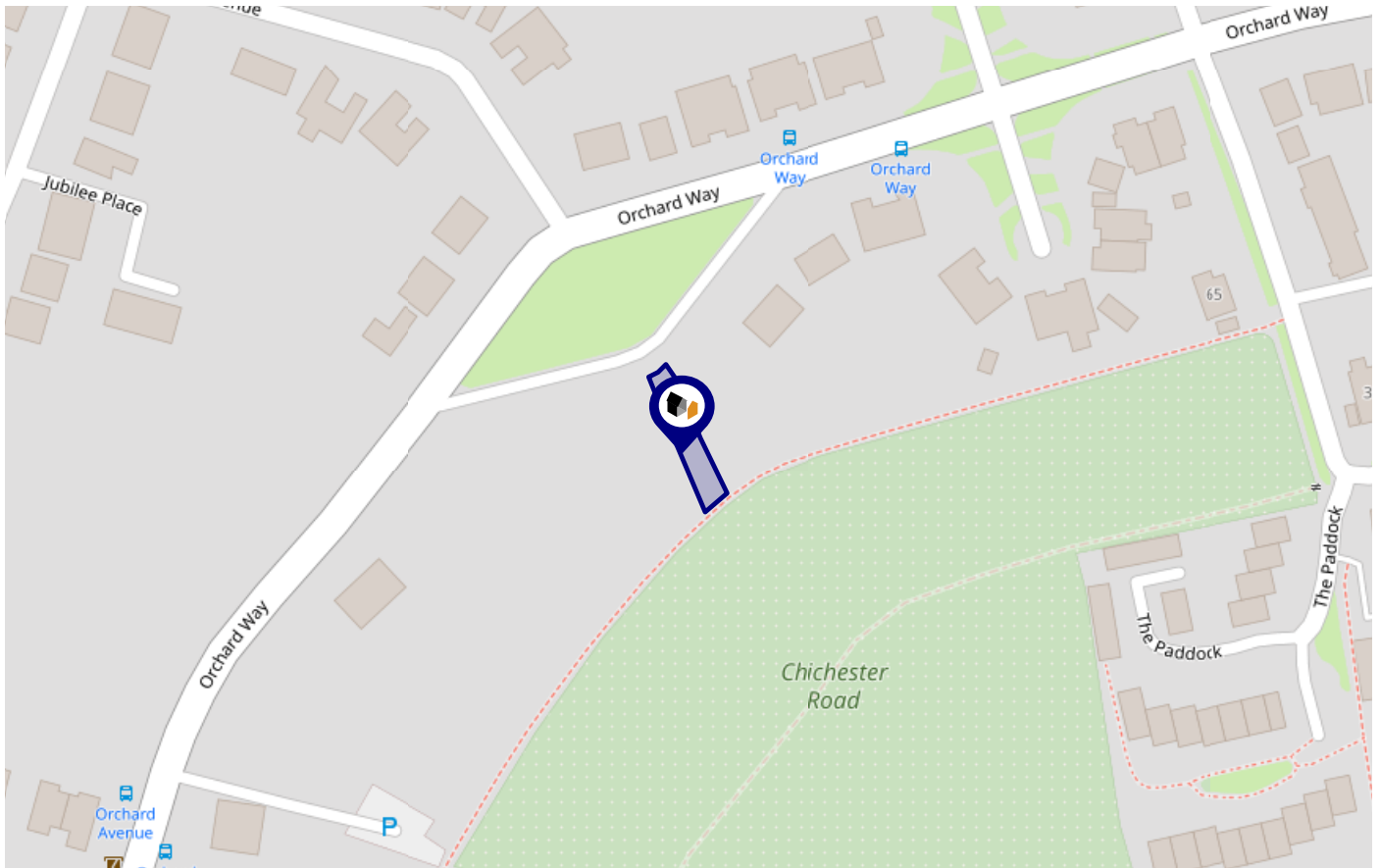
Chance of flooding to the following depths at this property:



# 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.

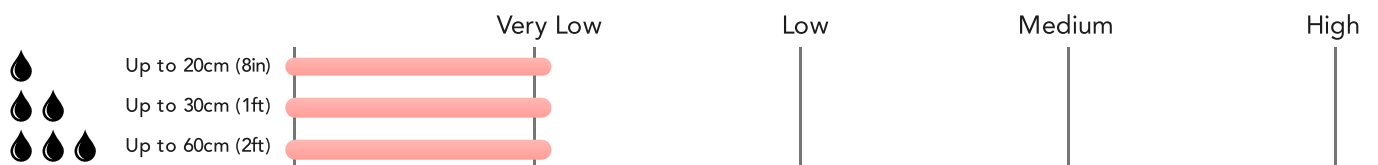


Risk Rating: Very low

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.

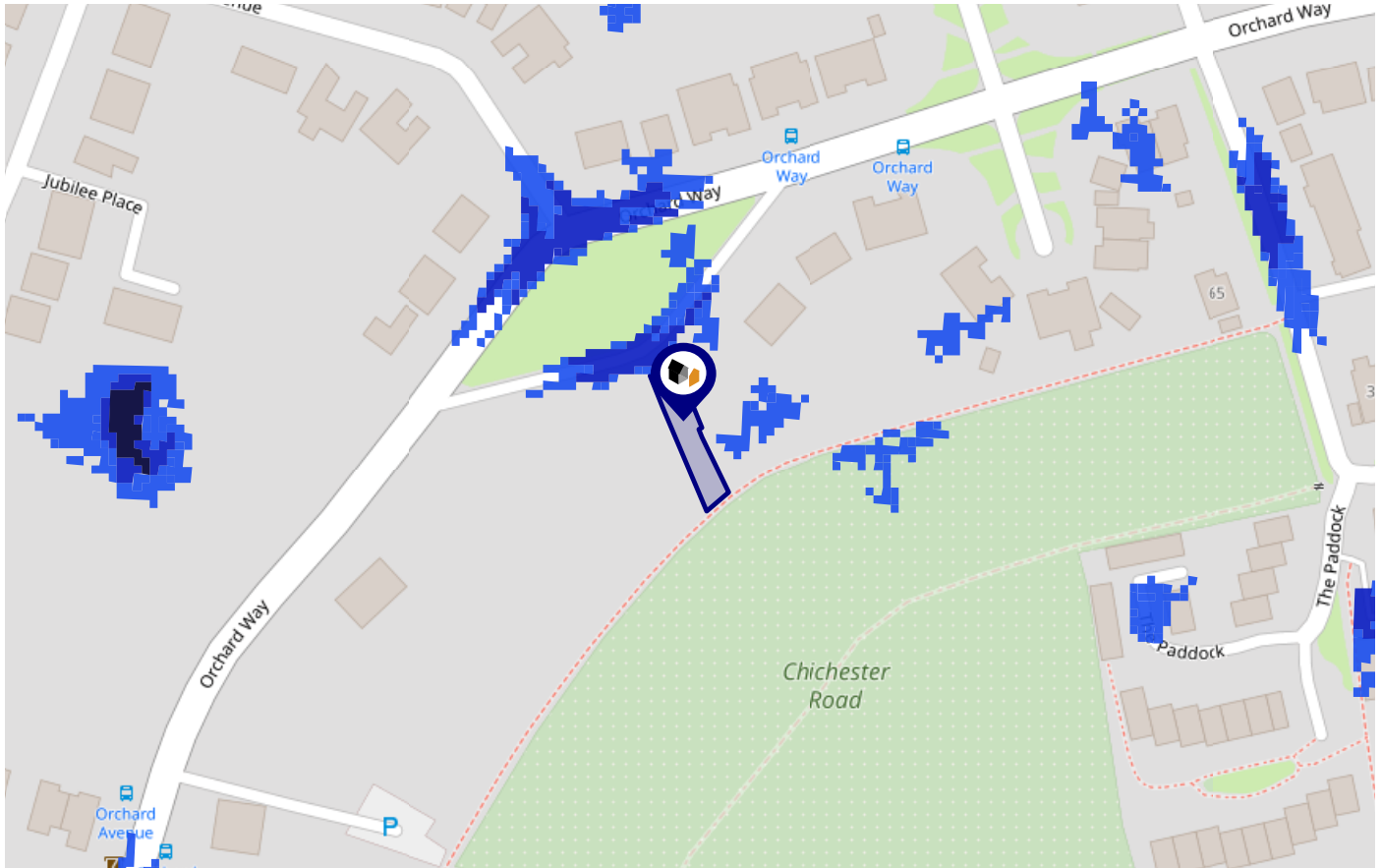
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

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.

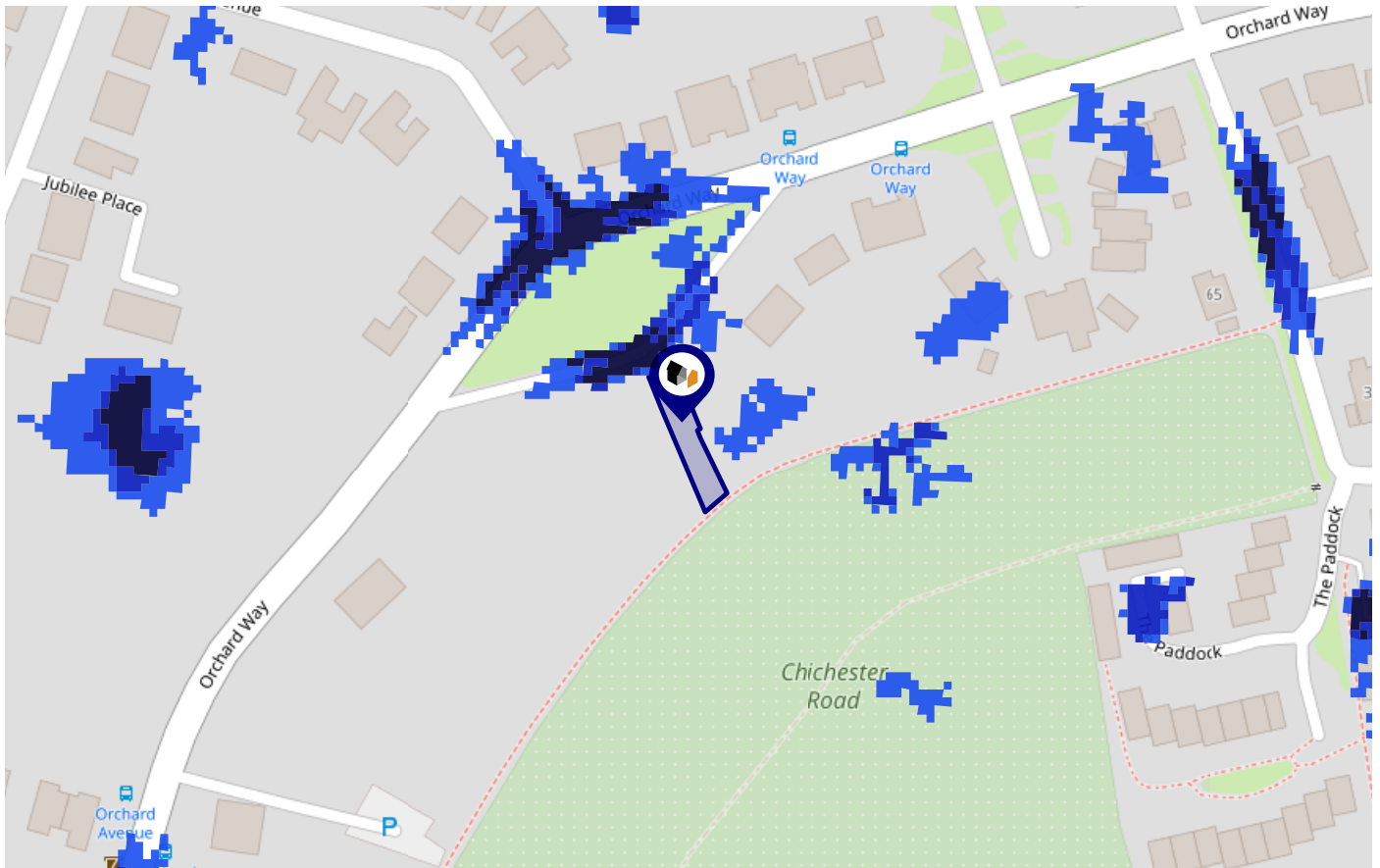
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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.

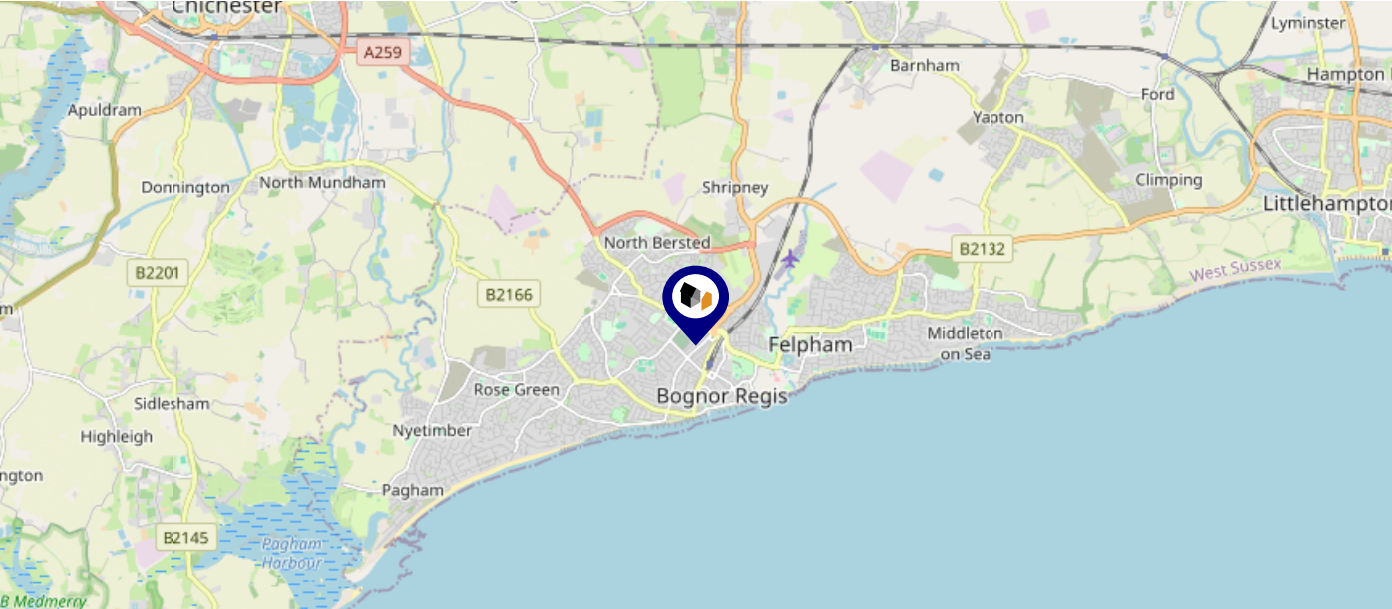
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



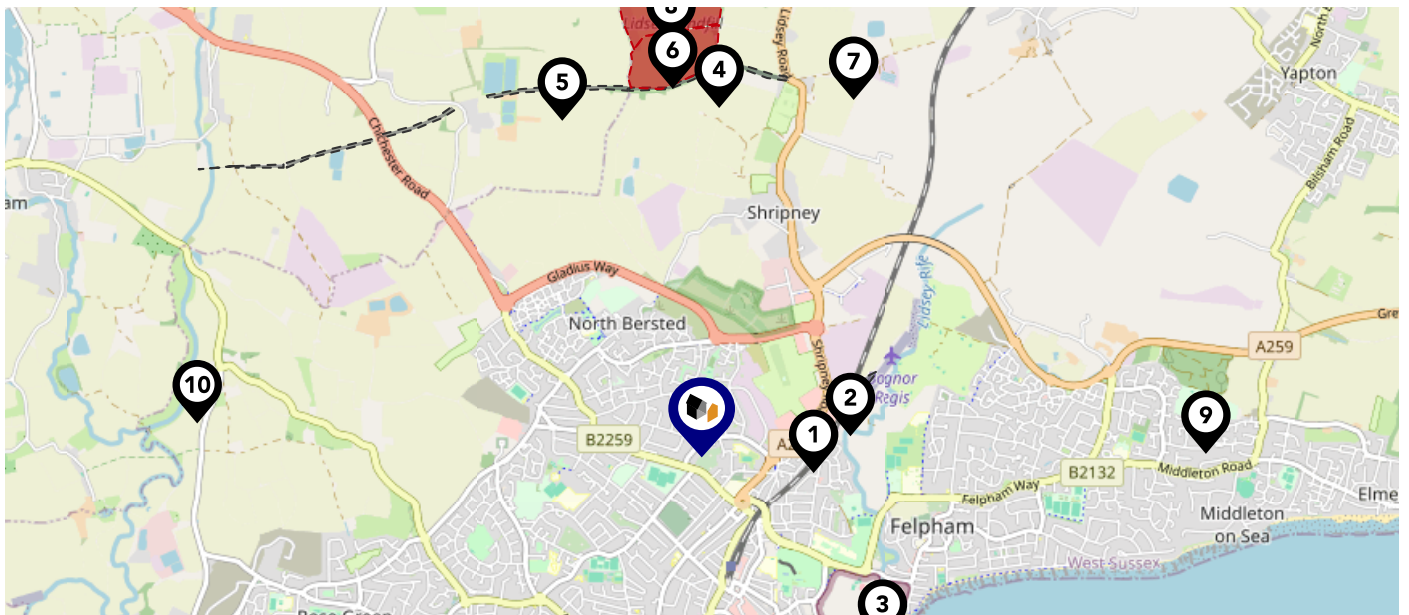
### Nearby Green Belt Land

No data available.

# Maps

## Landfill Sites

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

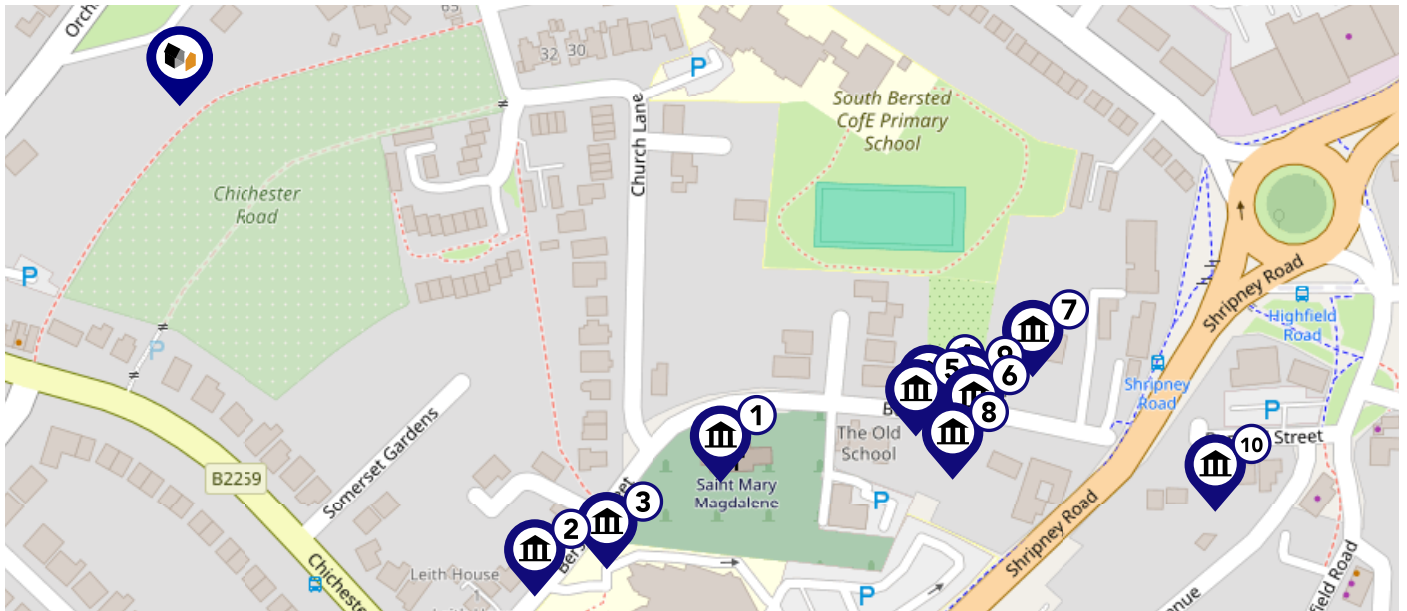
1	Shripney Road-Bognor Regis, Sussex	Historic Landfill
2	LEC Refrigeration-Bognor Regis, Sussex	Historic Landfill
3	Longbrook-Felpham, Sussex	Historic Landfill
4	Disused Canal-Lidsey, Sussex	Historic Landfill
5	Disused Chichester and Arundel Canal-Merston, Sussex	Historic Landfill
6	EA/EPR/WP3594HZ/A001	Active Landfill
7	Disused Canal East Of A27-Lidsey, Sussex	Historic Landfill
8	EA/EPR/WP3994HY/A001	Active Landfill
9	West of Ilex Way-Middleton, Sussex	Historic Landfill
10	Lagness-Lagness, Sussex	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



1190914 - Church Of St Mary Magdalene

Grade II

0.2 miles



1027773 - Primrose Cottage And Rose Cottage

Grade II

0.2 miles



1027775 - Churchyard Wall Of St Mary Magdalen

Grade II

0.2 miles



1293611 - Nan's Cottage

Grade II

0.2 miles



1353789 - Nan's Cottage Wall To Garden On West, East And South

Grade II

0.2 miles



1027774 - Wall Of Clematis Cottage To Road

Grade II

0.3 miles



1353790 - Hollywood House Oldlands House

Grade II

0.3 miles



1027776 - Queen Victoria Tavern

Grade II

0.3 miles



1190872 - Clematis Cottage

Grade II

0.3 miles



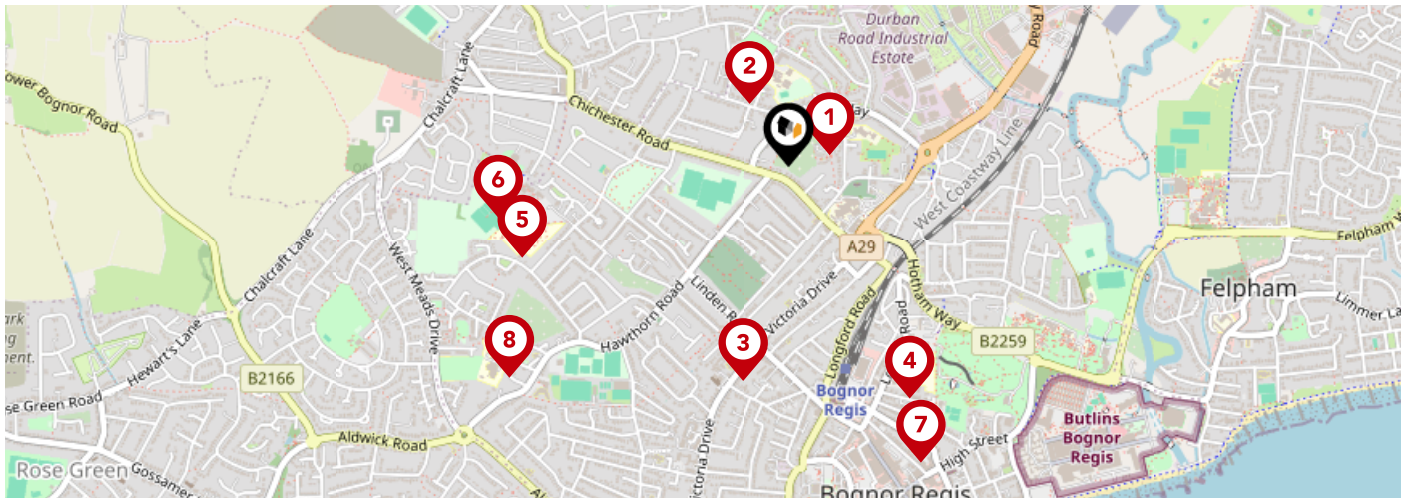
1027777 - Hereford Cottages

Grade II

0.3 miles

# Area Schools

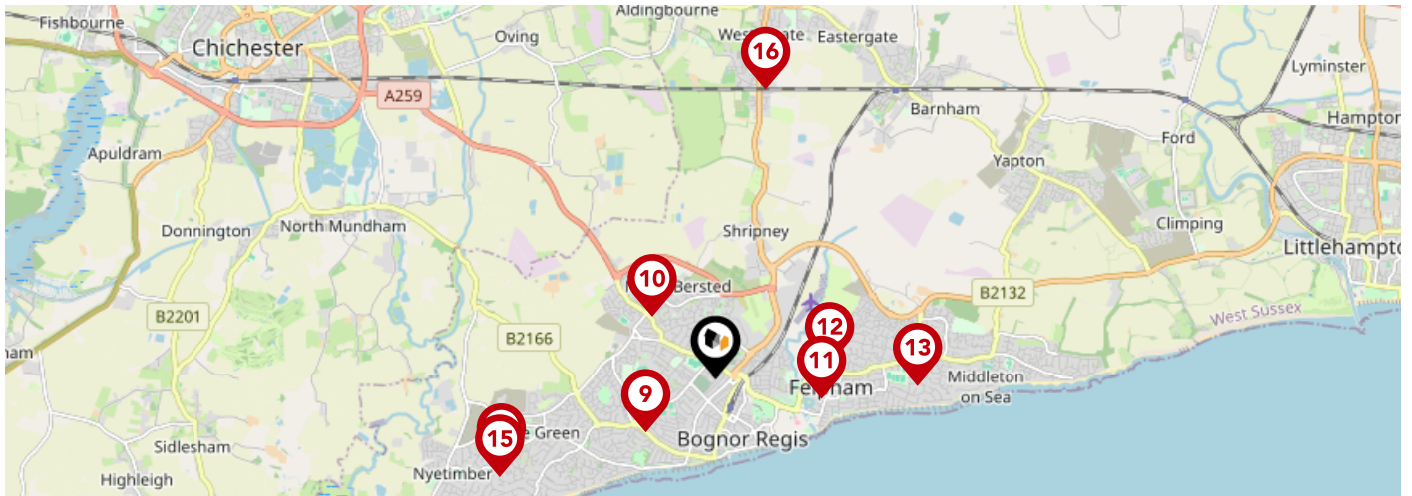
LANDWOOD GROUP











	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>South Bersted CofE Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Bersted Green Primary School, Bognor Regis</b> Ofsted Rating: Good   Pupils: 275   Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Bognor Regis Nursery School</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.52</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Edward Bryant School</b> Ofsted Rating: Good   Pupils: 626   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>The Regis School</b> Ofsted Rating: Good   Pupils: 1606   Distance:0.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Southway Primary School</b> Ofsted Rating: Good   Pupils: 525   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 309   Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Nyewood CofE Infant School, Bognor Regis</b> Ofsted Rating: Good   Pupils: 219   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

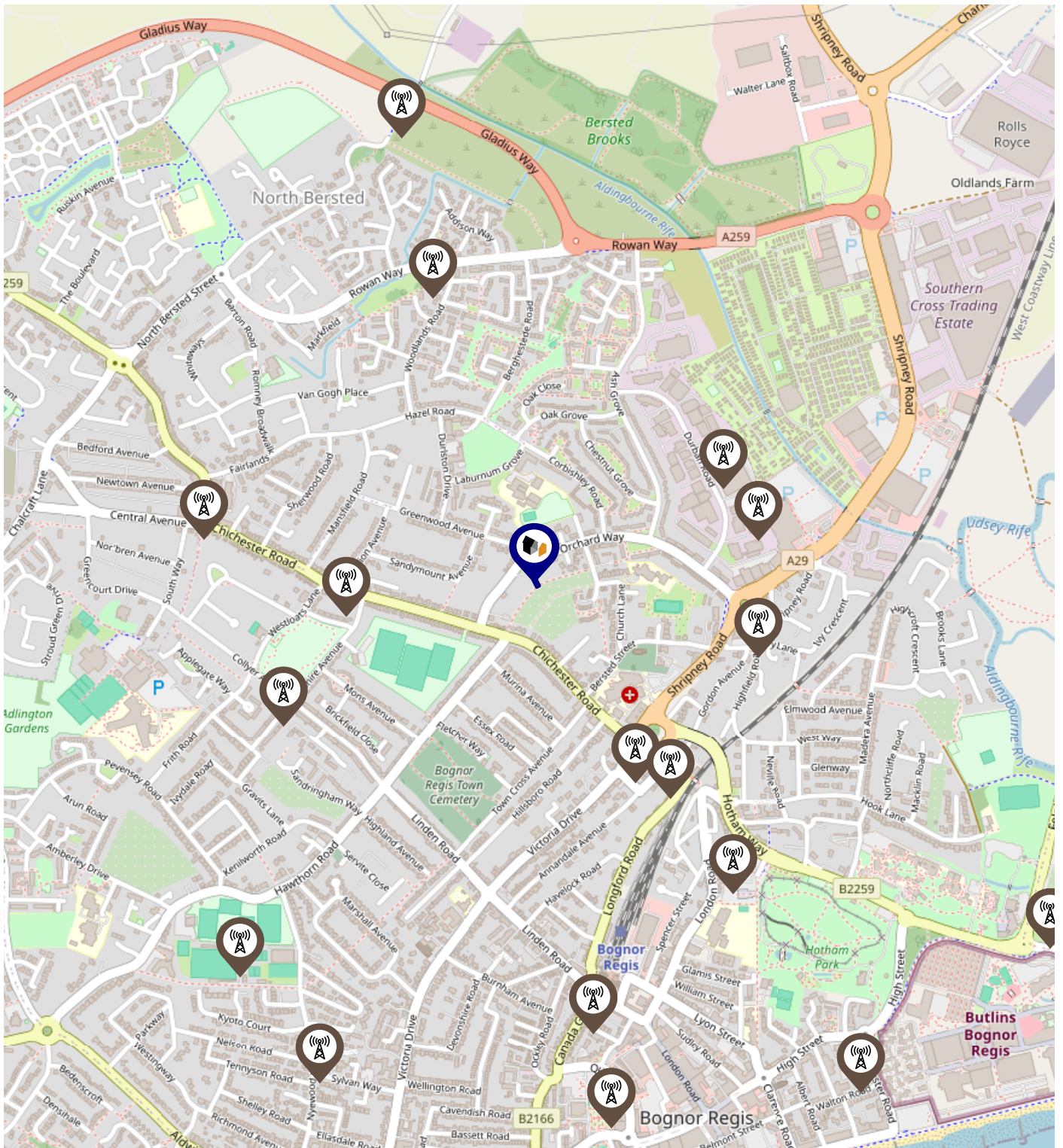
LANDWOOD GROUP





		Nursery	Primary	Secondary	College	Private
	<b>Nyewood CofE Junior School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bartons Primary School, Bognor Regis</b> Ofsted Rating: Good   Pupils: 207   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Felpham Community College</b> Ofsted Rating: Good   Pupils: 1594   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Downview Primary School</b> Ofsted Rating: Good   Pupils: 614   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Tufnell CofE Primary School, Felpham</b> Ofsted Rating: Good   Pupils: 377   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rose Green Junior School</b> Ofsted Rating: Good   Pupils: 364   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rose Green Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aldingbourne Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:2.77	<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:

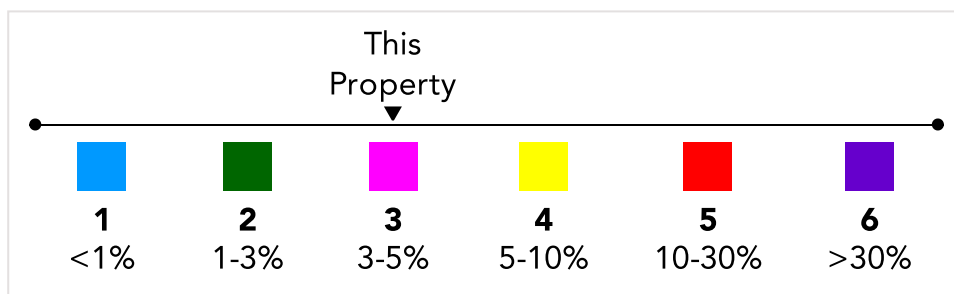
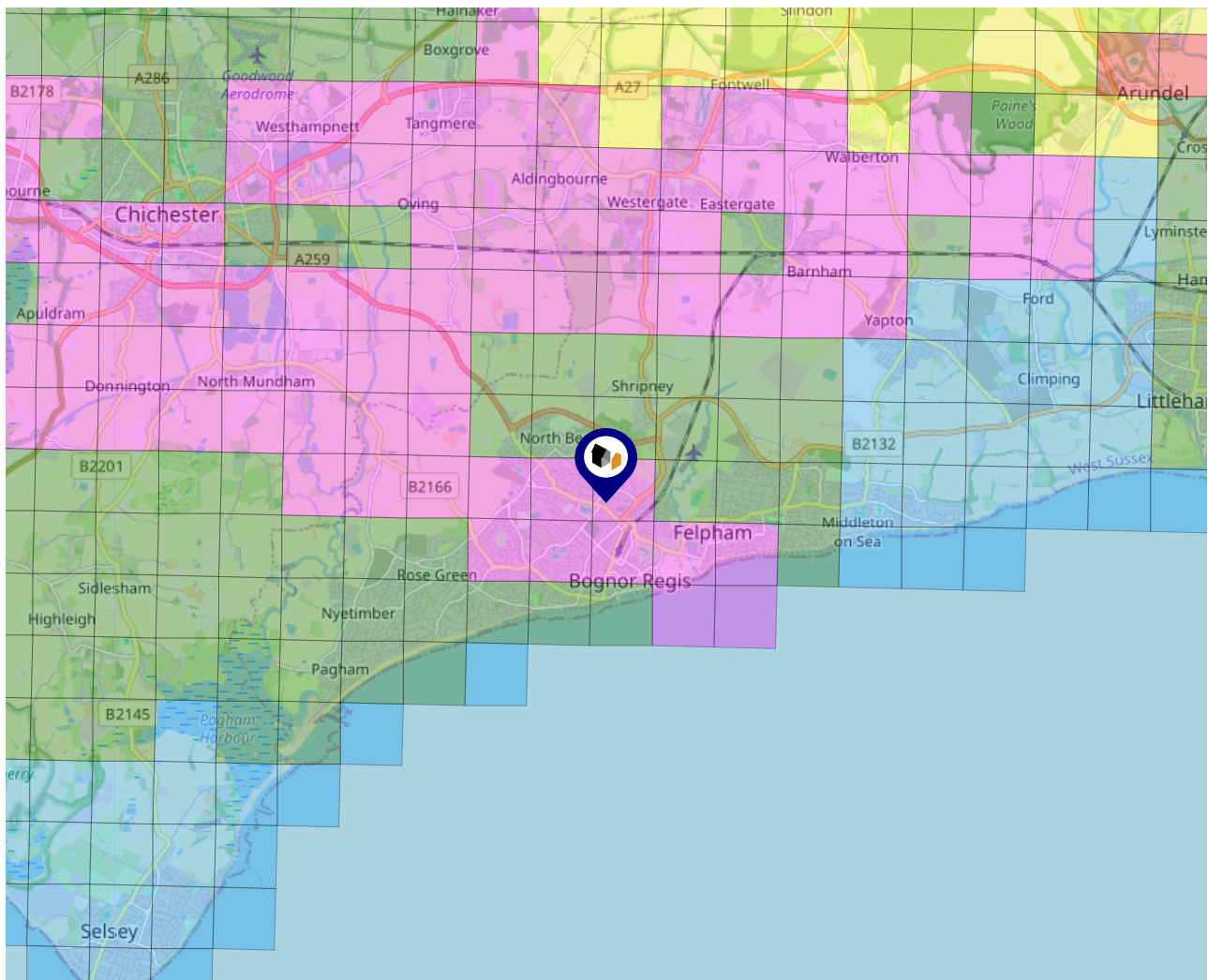
-  Power Pylons
-  Communication Masts

# Environment

## Radon Gas

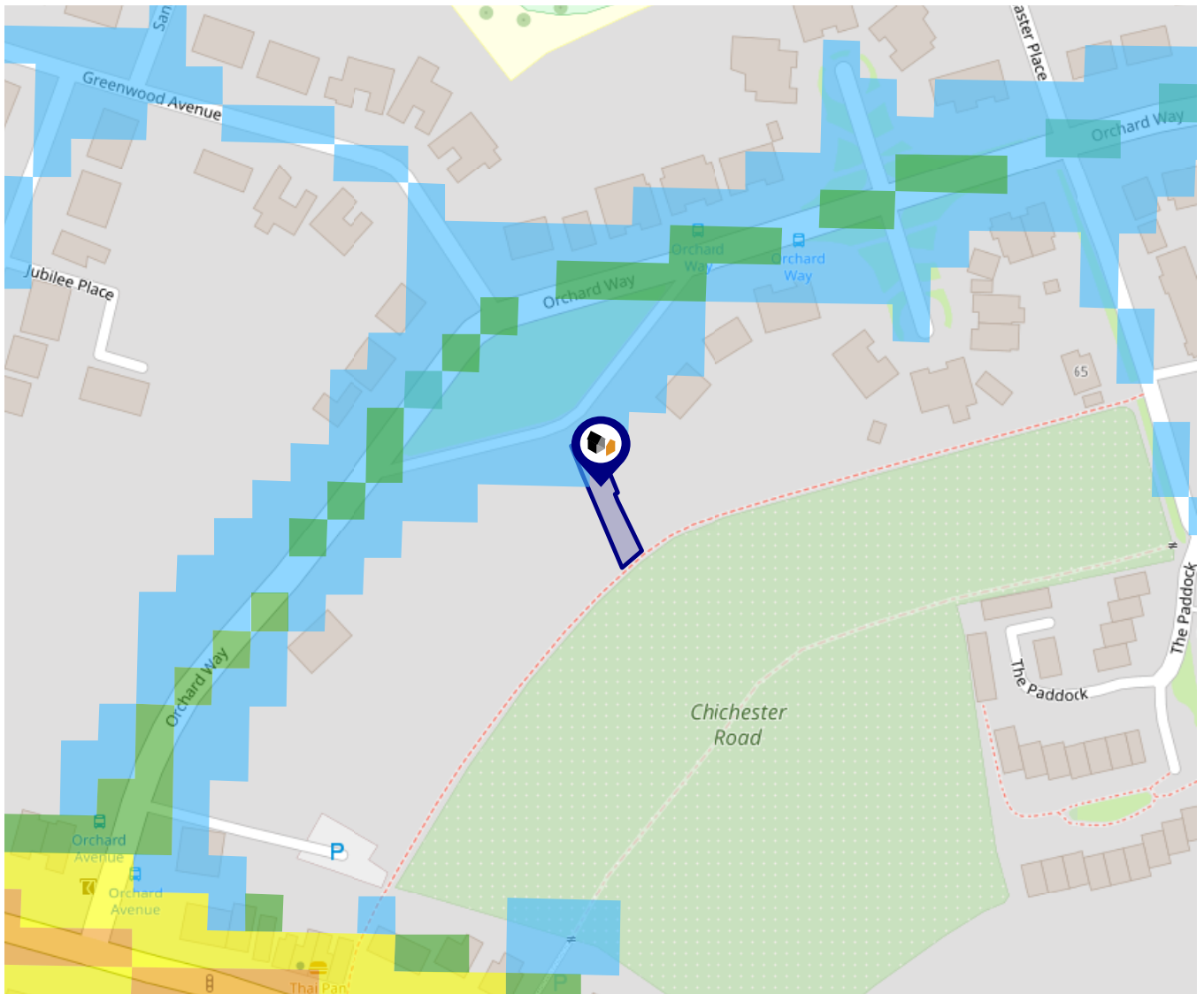
### What is Radon?

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>).



# Local Area Road Noise

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GROUP

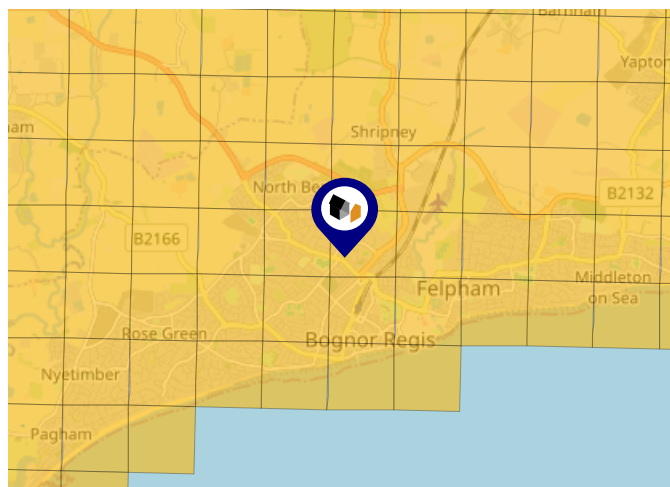


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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>	NONE	<b>Soil Texture:</b>	SAND TO LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY)		

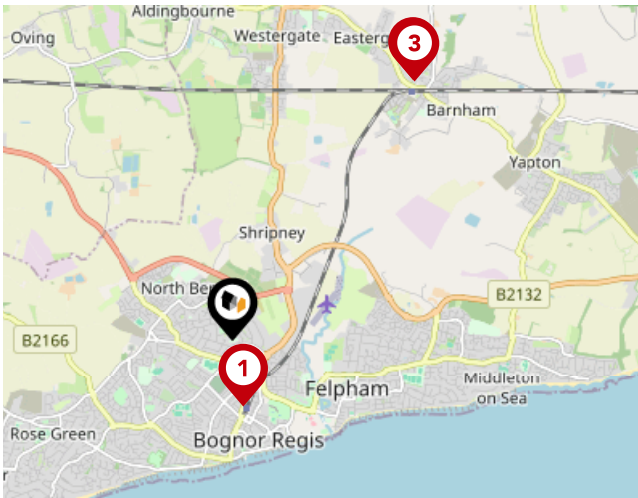


### Primary Classifications (Most Common Clay Types)

<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

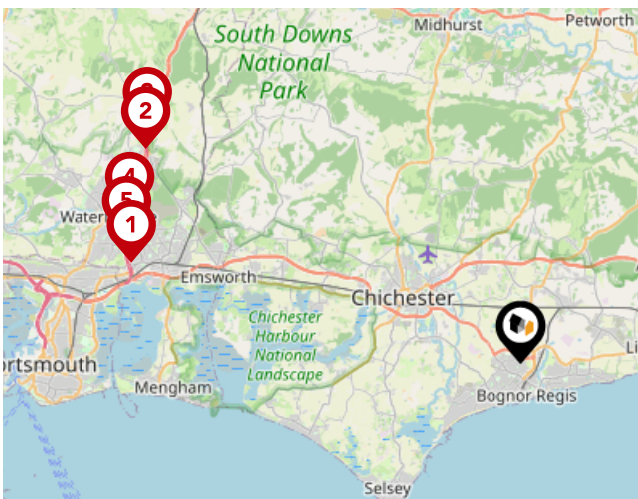
# Area Transport (National)

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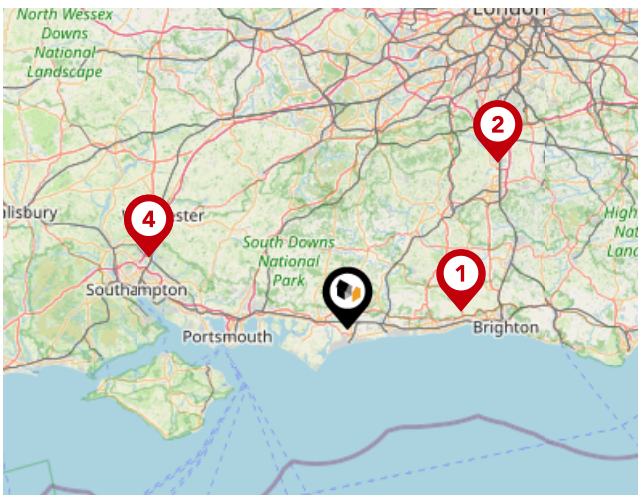
## National Rail Stations

Pin	Name	Distance
1	Bognor Regis Rail Station	0.62 miles
2	Barnham Rail Station	2.99 miles
3	Barnham Rail Station	2.98 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J5	15.04 miles
2	A3(M) J2	16.11 miles
3	A3(M) J1	16.46 miles
4	A3(M) J3	15.62 miles
5	A3(M) J4	15.48 miles



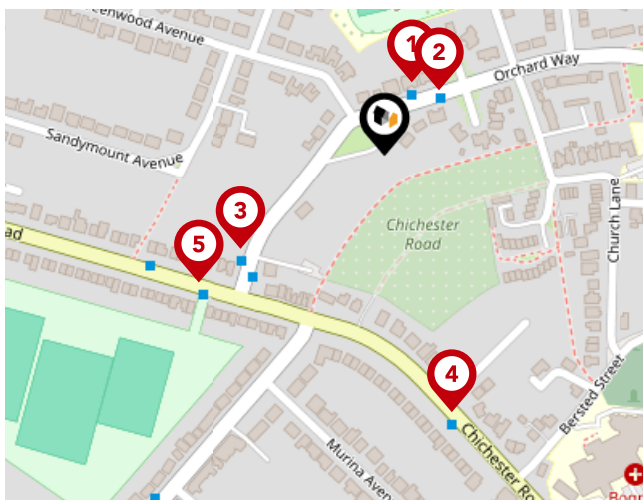
## Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	17.17 miles
2	Gatwick Airport	33.54 miles
3	North Stoneham	31.6 miles
4	Southampton Airport	31.6 miles

# Area

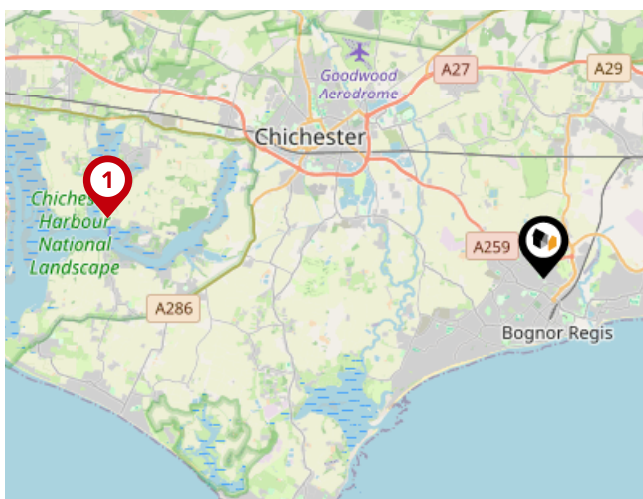
## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Lancaster Place	0.05 miles
2	Lancaster Place	0.05 miles
3	Orchard Court	0.1 miles
4	Somerset Gardens	0.16 miles
5	Orchard Way	0.13 miles



### Ferry Terminals

Pin	Name	Distance
1	Bosham Hoe Ferry Landing	8.24 miles

The logo consists of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, centered within an orange rounded square.

### Landwood Group

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At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

### Our Team

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Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

# 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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