



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 18<sup>th</sup> July 2025



**31, RYECROFT MEADOW, MANNINGS HEATH, HORSHAM,  
RH13 6JN**

## 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>	1,173 ft <sup>2</sup> / 109 m <sup>2</sup>
<b>Plot Area:</b>	0.07 acres
<b>Year Built :</b>	1967-1975
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,837
<b>Title Number:</b>	SX84498
<b>UPRN:</b>	100061820125

<b>Last Sold Date:</b>	10/01/2008
<b>Last Sold Price:</b>	£335,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£285
<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>4</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History This Address

Planning records for: **31, Ryecroft Meadow, Mannings Heath, Horsham, RH13 6JN**

Reference - Horsham/DC/13/0643	
<b>Decision:</b>	Decided
<b>Date:</b>	10th April 2013
<b>Description:</b>	Proposed first floor extension

Reference - DC/13/0643	
<b>Decision:</b>	Decided
<b>Date:</b>	11th April 2013
<b>Description:</b>	Proposed first floor extension

Reference - N/13/97	
<b>Decision:</b>	Decided
<b>Date:</b>	08th April 1997
<b>Description:</b>	Surgery on oak tree Site: 31 Ryecroft Meadow Mannings Heath



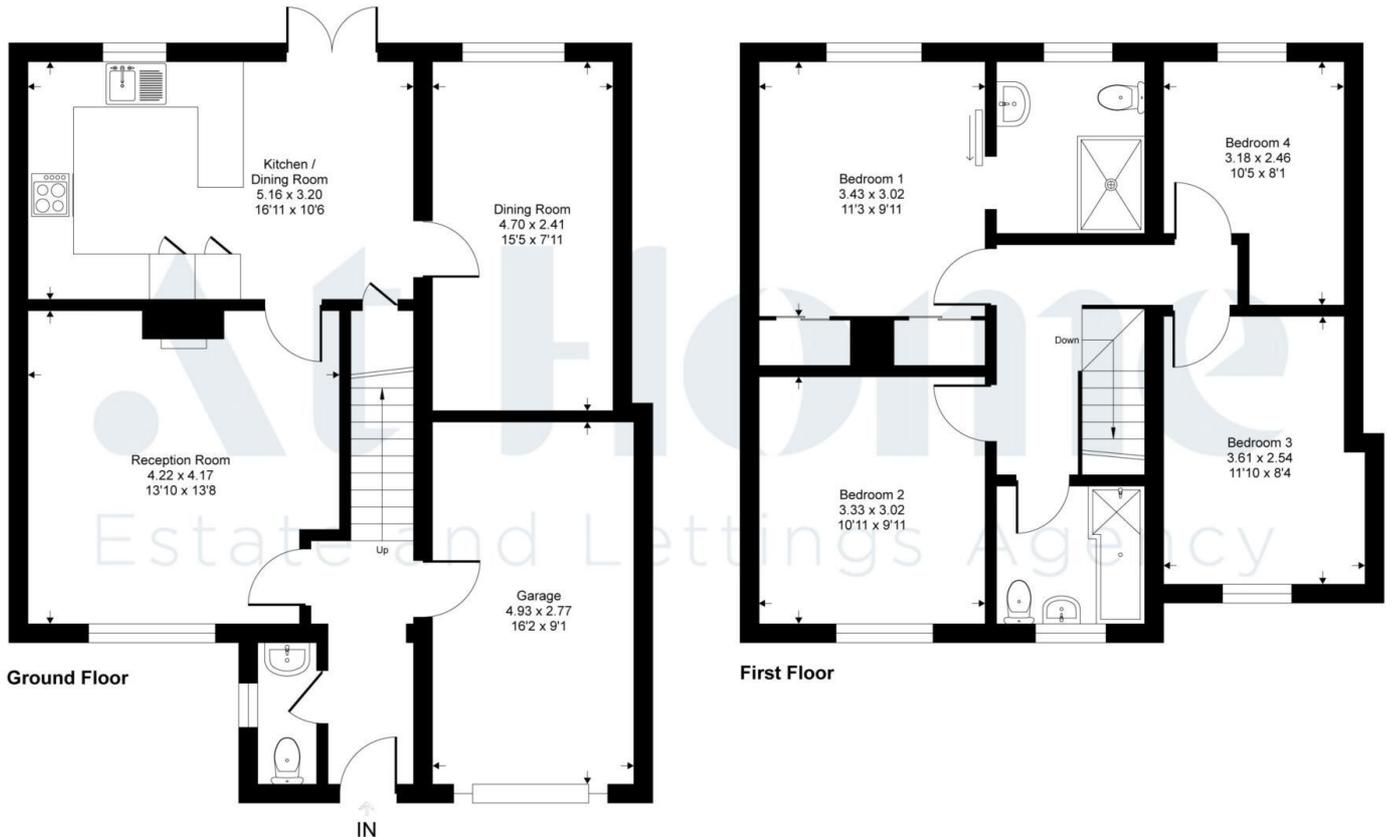




## 31, RYECROFT MEADOW, MANNINGS HEATH, HORSHAM, RH13 6JN

### Ryecroft Meadows, RH13

Approximate Gross Internal Area = 114.2 sq m / 1230 sq ft  
Approximate Garage Internal Area = 13 sq m / 141 sq ft  
Approximate Total Internal Area = 127.2 sq m / 1371 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.

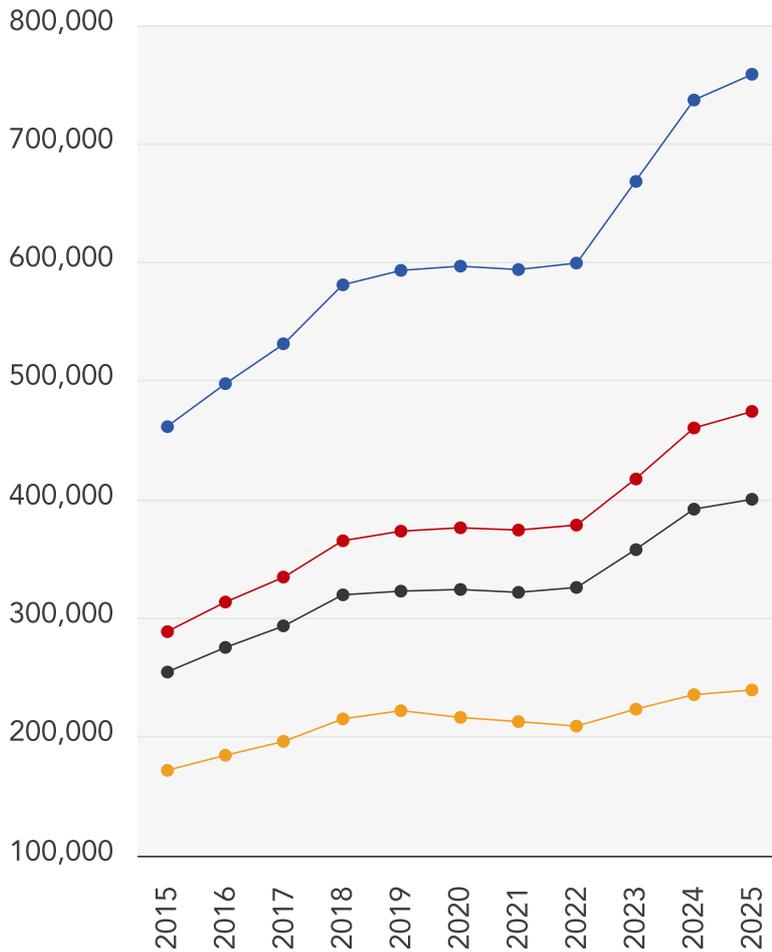
Copyright Within Walls. 2025 - Produced for At Home

# Property EPC - Certificate

31 RYECROFT MEADOW, MANNINGS HEATH, RH13 6JN		Energy rating <b>E</b>	
Valid until 13.05.2028		Certificate number 9848-3091-7265-5588-0980	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		69   C
39-54	<b>E</b>	54   E	
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%**

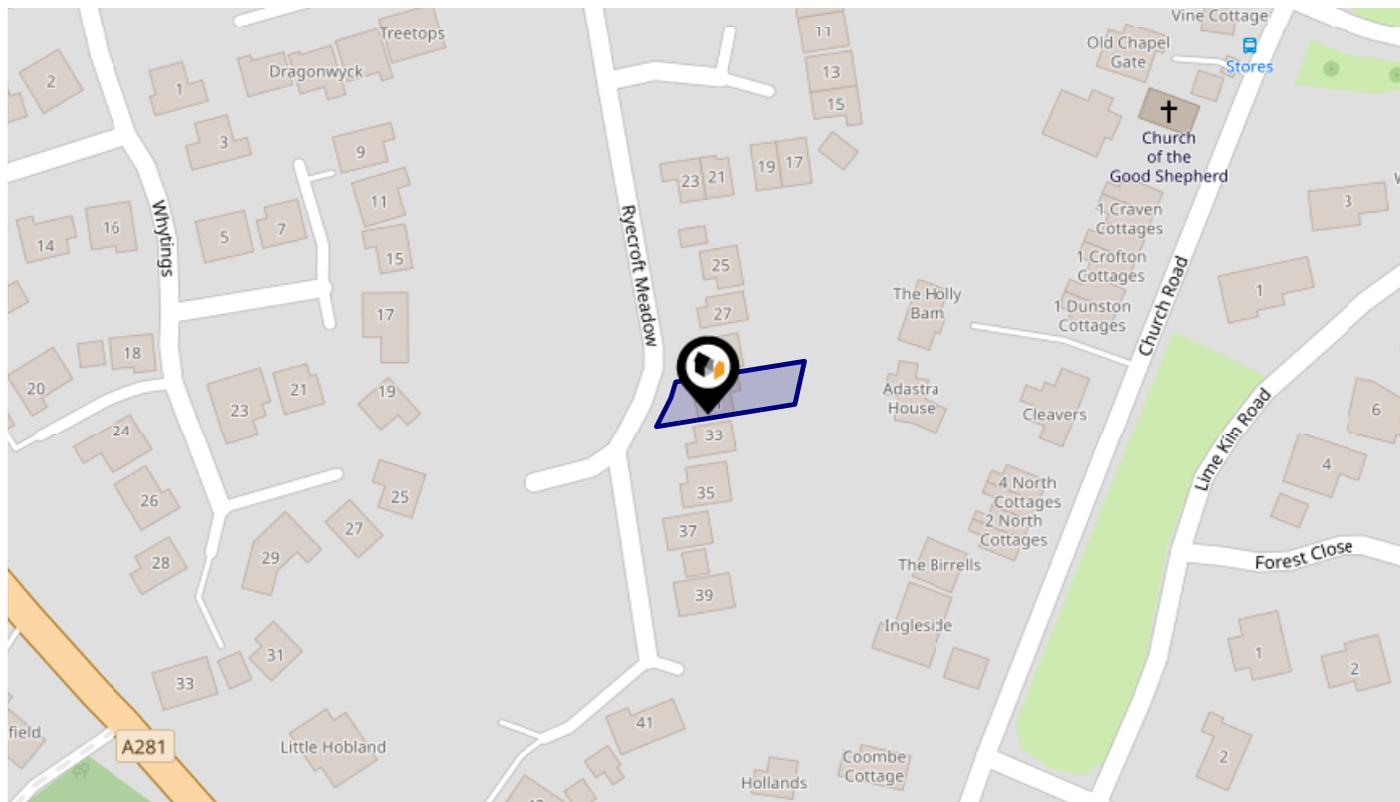
Terraced

**+57.16%**

Flat

**+39.41%**

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



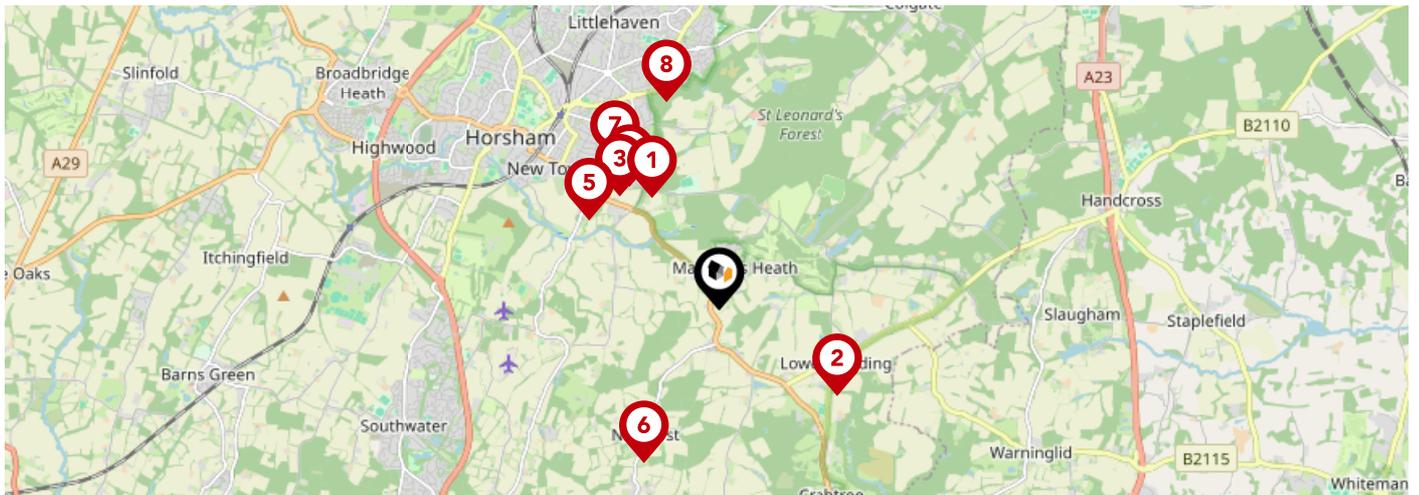
### Rail Noise Data

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>

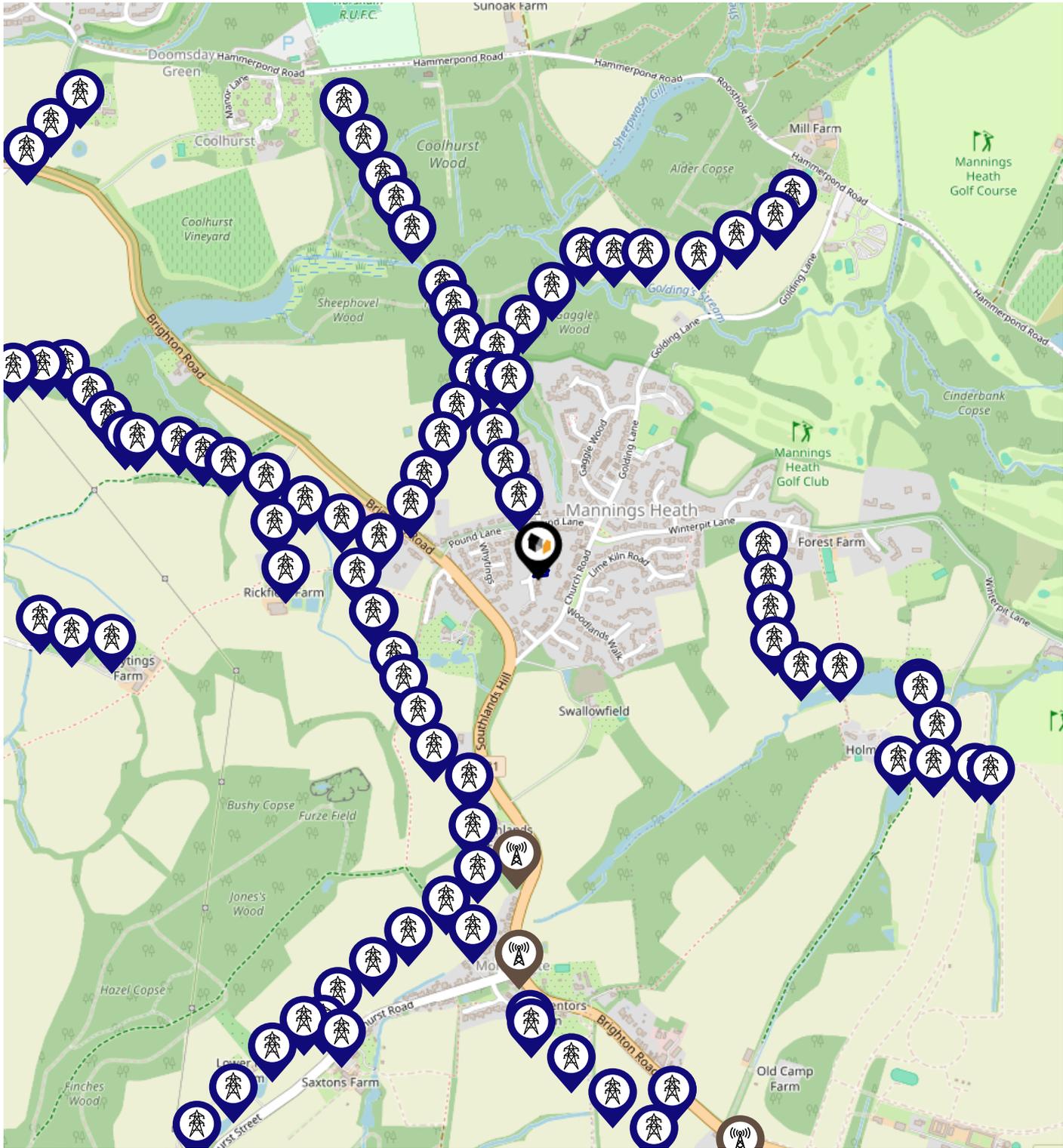


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Heron Way Primary School</b> Ofsted Rating: Outstanding   Pupils: 418   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Holy Trinity CofE Primary School, Lower Beeding</b> Ofsted Rating: Good   Pupils: 91   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Forest School</b> Ofsted Rating: Good   Pupils: 1039   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Queen Elizabeth II Silver Jubilee School, Horsham</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Millais School</b> Ofsted Rating: Good   Pupils: 1194   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Leechpool Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 142   Distance:2.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northolmes Junior School, Horsham</b> Ofsted Rating: Good   Pupils: 168   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bohunt Horsham</b> Ofsted Rating: Good   Pupils: 966   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Littlehaven Infant School</b> Ofsted Rating: Good   Pupils: 93   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Good   Pupils:0   Distance:2.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Robert Southwell Catholic Primary School, Horsham</b> Ofsted Rating: Good   Pupils:0   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

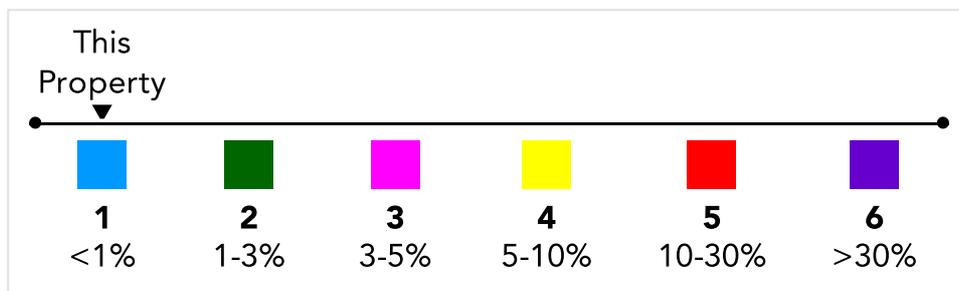
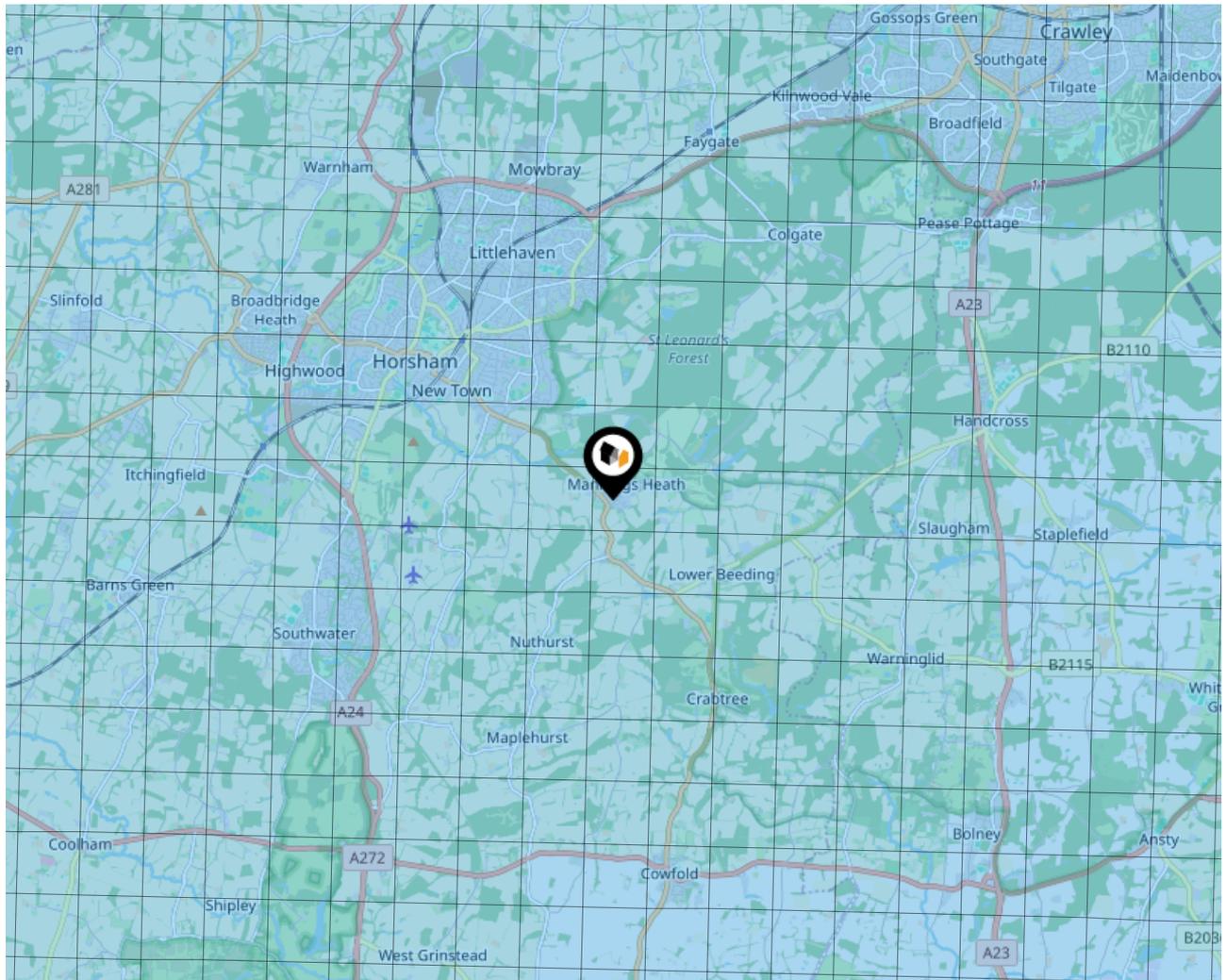


**Key:**

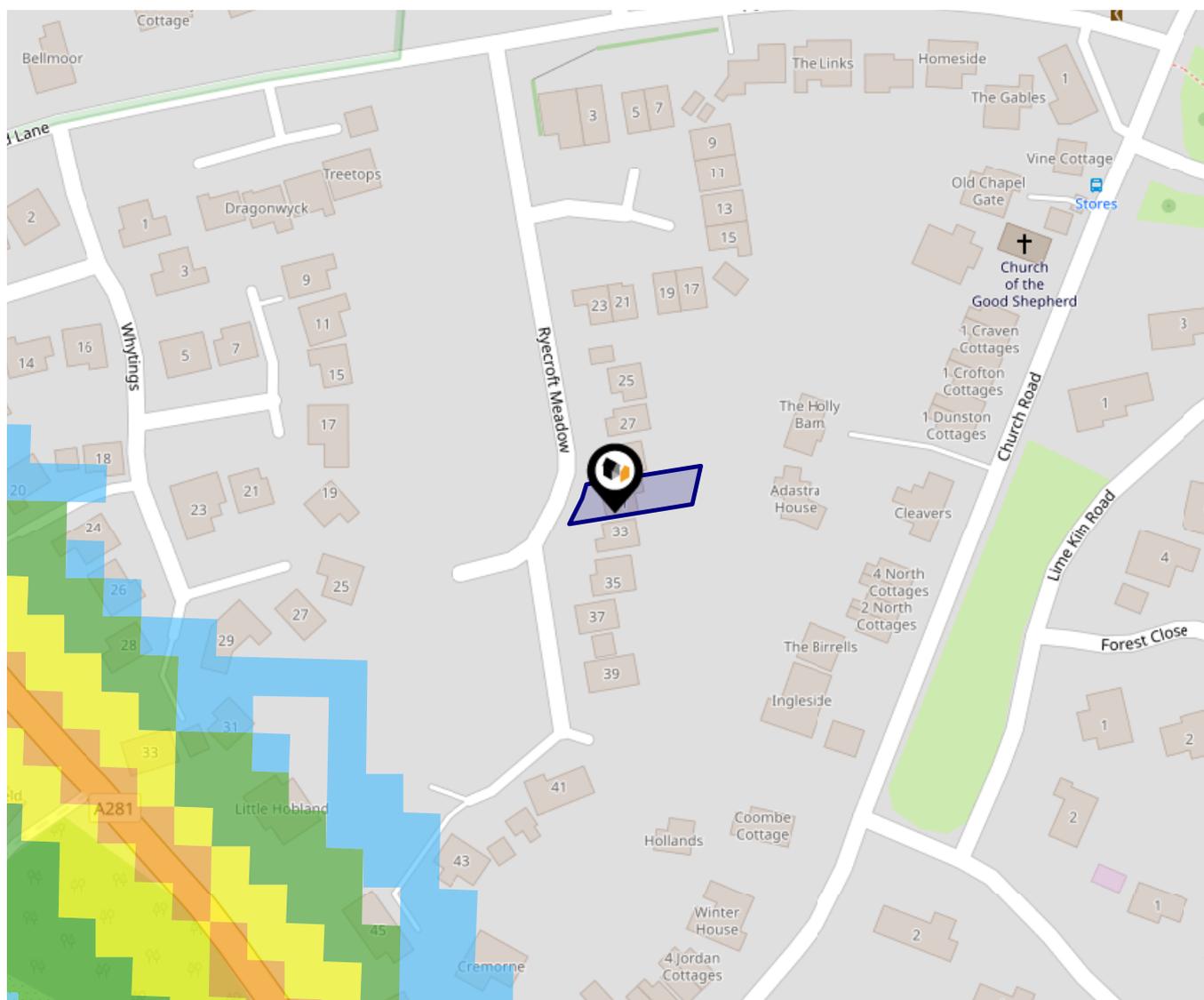
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise



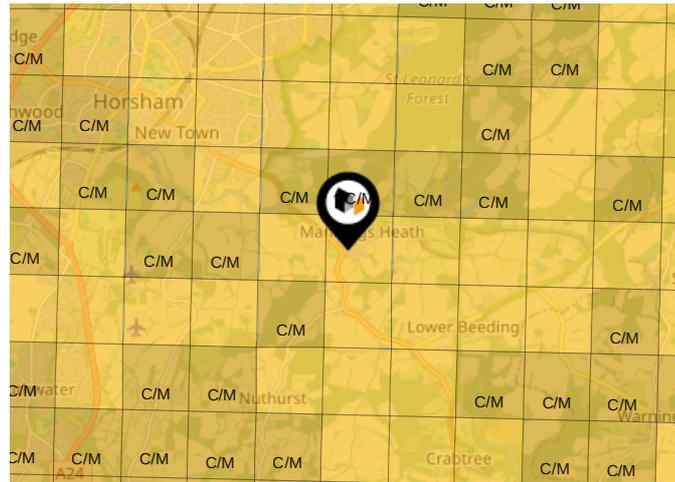
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

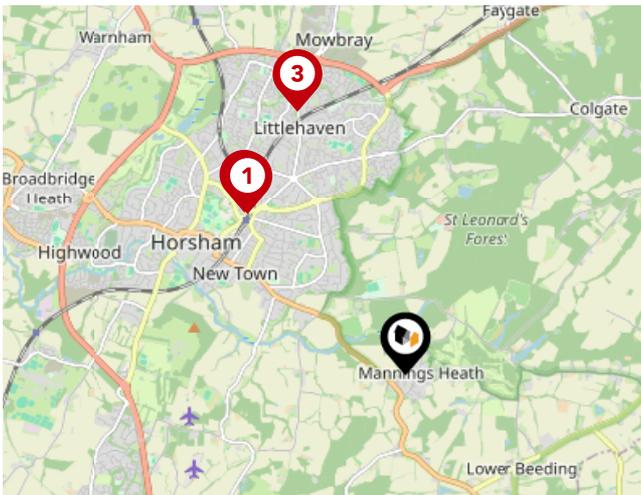
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	LOW	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP



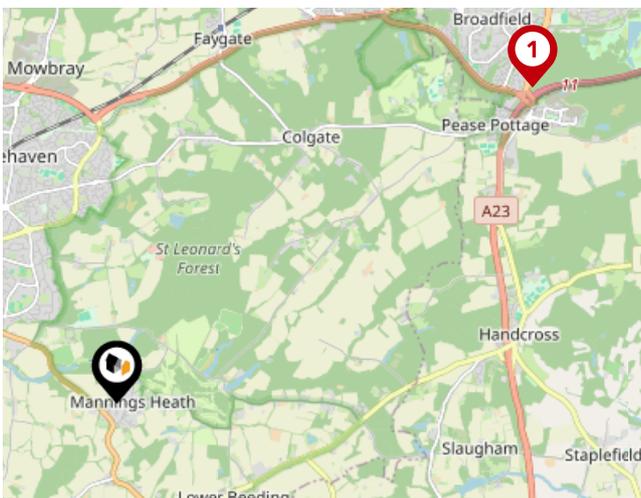
## Primary Classifications (Most Common Clay Types)

<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



### National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	2.1 miles
2	Horsham Rail Station	2.13 miles
3	Littlehaven Rail Station	2.66 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.86 miles
2	M23 J10A	7.44 miles
3	M23 J10	8.77 miles
4	M23 J9A	9.82 miles
5	M23 J9	10.27 miles



### Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	9.37 miles
2	Shoreham-by-Sea	14.6 miles
3	Leaves Green	24.27 miles
4	Heathrow Airport Terminal 4	29.62 miles

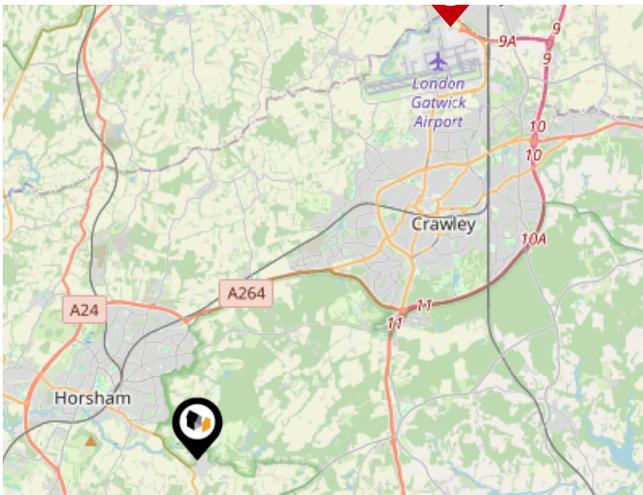
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Church Road	0.11 miles
2	Church Road	0.12 miles
3	Village Store	0.09 miles
4	Village Store	0.11 miles
5	The Dun Horse	0.18 miles



### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.35 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](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!



---

## Important - Please Read

---

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.



## Contains public sector information licensed under the Open Government License v3.0

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.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

**At Home**  
Estate and Lettings Agency

### At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12  
1EE  
01403 886288  
Alex.Bethell@athomeestates.co.uk  
www.athomeestates.co.uk



