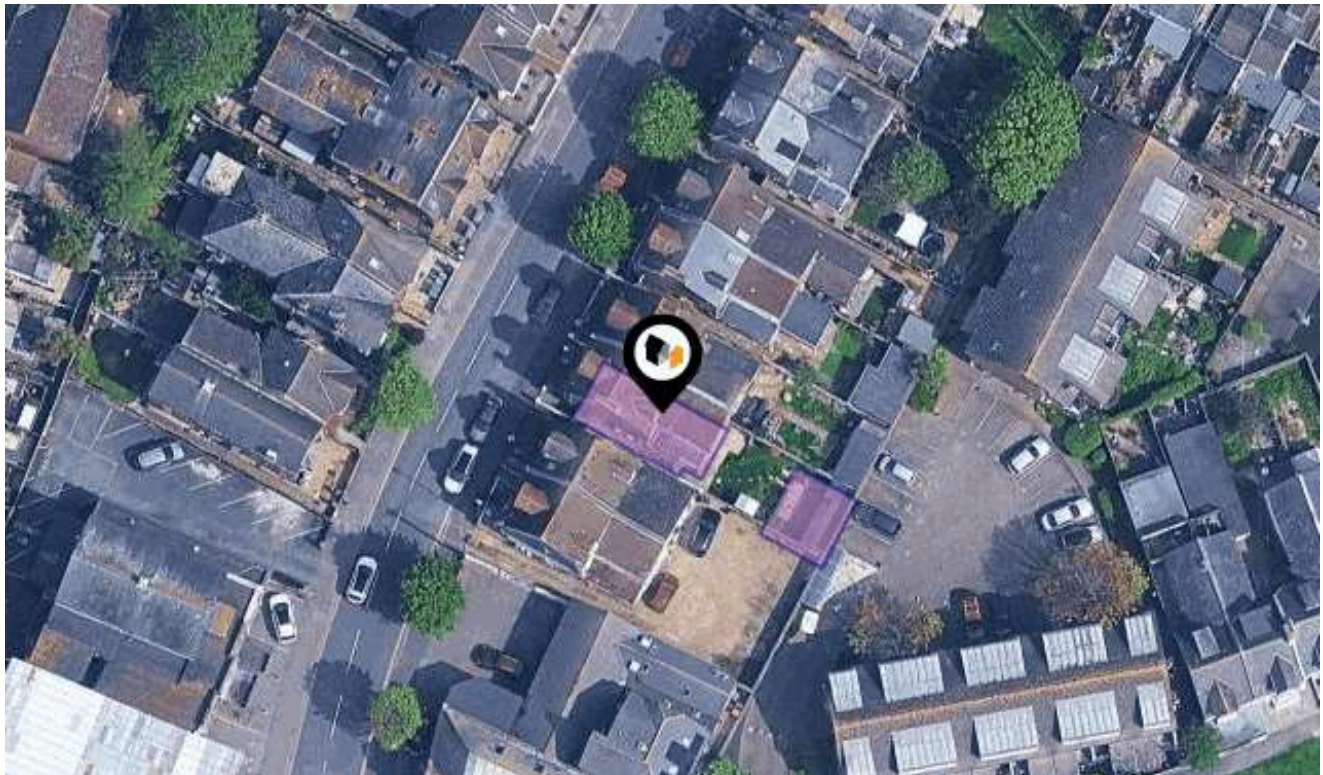# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 09th December 2025

10B, CANADA GROVE, BOGNOR REGIS, PO21 1DN

RICS Regulated by RICS

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Property

Type:	Flat / Maisonette	**Last Sold Date:**	09/12/2005
Bedrooms:	2	**Last Sold Price:**	£132,000
Floor Area:	1,130 ft^2 / 105 m^2	**Last Sold £/ft^2:**	£143
Plot Area:	0.03 acres	**Tenure:**	Leasehold
Year Built :	Before 1900	**Start Date:**	14/12/1980
Council Tax :	Band B	**End Date:**	24/06/2079
Annual Estimate:	£1,844	**Lease Term:**	99 years from 24 June 1980
Title Number:	WSX49376	**Term Remaining:**	53 years
UPRN:	100061689665		

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)

16	**75**	**1800**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

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Freehold Title Plan
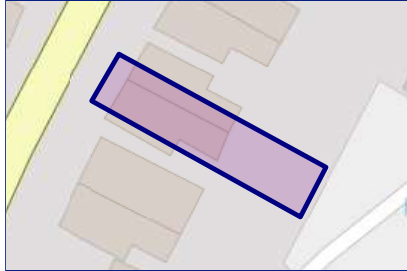
WSX23353

Leasehold Title Plan
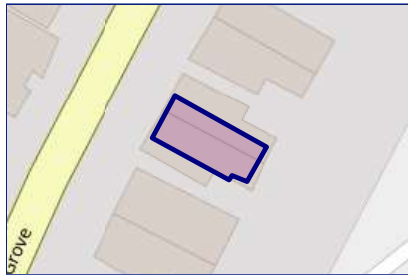
WSX49376

Start Date:	14/12/1980
End Date:	24/06/2079
Lease Term:	99 years from 24 June 1980
Term Remaining:	53 years

10B, CANADA GROVE, BOGNOR REGIS, PO21 1DN

Bedroom 3
2.96m x 2.74m
(9' 9" x 9' 0")

Bathroom
1.19m x 2.09m
(3' 11" x 6' 10")

Kitchen
3.60m x 3.29m
(11' 10" x 10' 10")

Bedroom 2
3.71m x 2.98m
(12' 2" x 9' 9")

Landing

Lounge
5.20m x 3.59m
(17' 1" x 11' 9")

Bedroom 1
3.64m x 3.52m
(11' 11" x 11' 7")

3.59m x 1.58m
(11' 9" x 5' 2")

Balcony

Ground Floor
Floor area 53.1 m² (571 sq.ft.)

First Floor
Floor area 37.9 m² (408 sq.ft.)

TOTAL: 91.0 m² (979 sq.ft.)

YOUR MOVE
your-move.co.uk

10b Canada Grove BOGNOR REGIS PO21 1DN

Energy rating

D

Valid until 30.01.2035

Certificate number
27352129840007596272

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 | C
55-68	D	56 | D	
39-54	E		
21-38	F		
1-20	G		

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
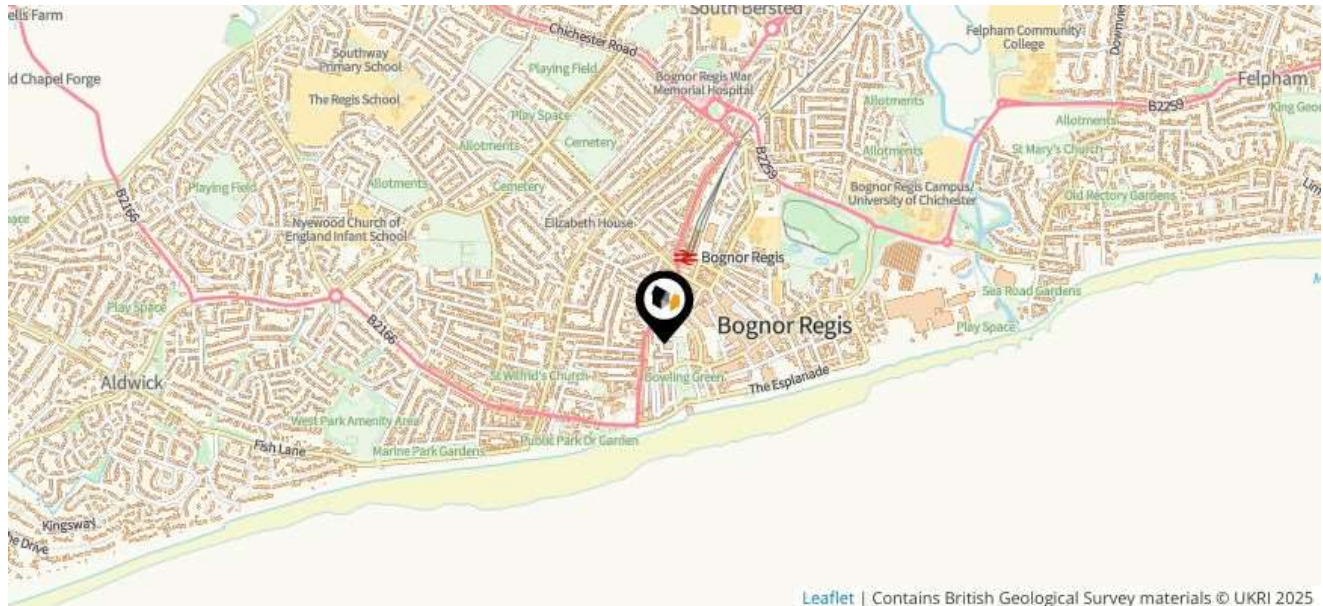
Mine Entry

- ✕ 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.
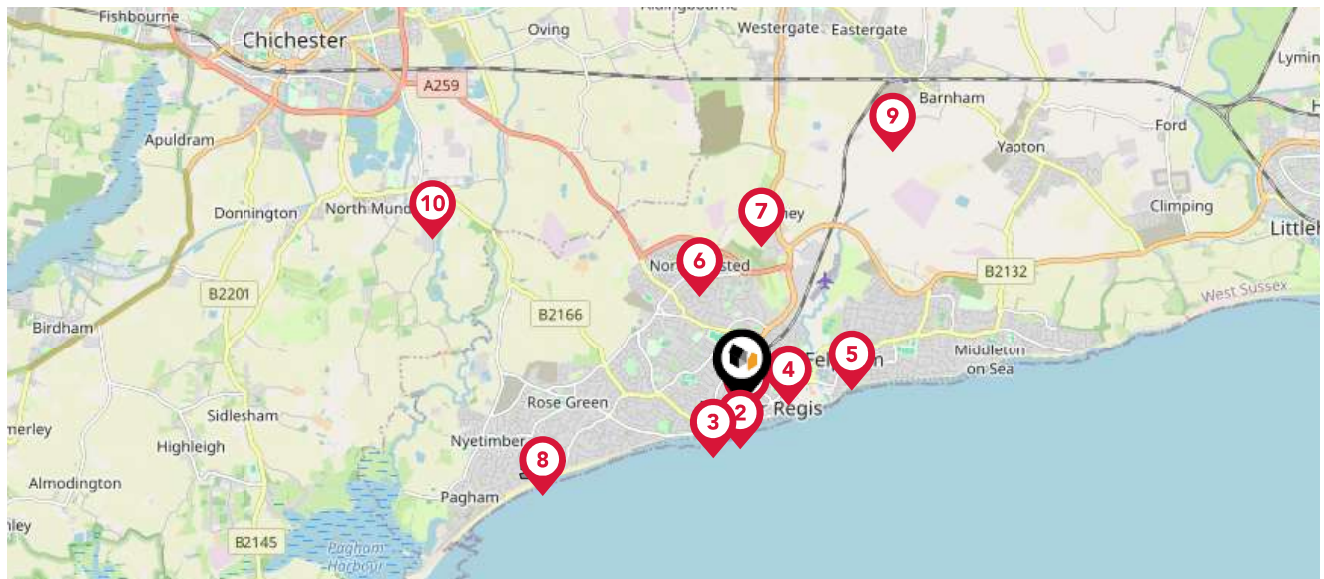

Nearby Conservation Areas

1	Bognor Regis (Railway Station)
2	Bognor Regis (The Steyne and Waterloo Square)
3	Bognor Regis (Aldwick Road)
4	Bognor Regis (Upper Bognor Road and Mead Lane)
5	Felpham
6	North Bersted
7	Shripney
8	Aldwick
9	Barnham (Church Lane)
10	Runcton

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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
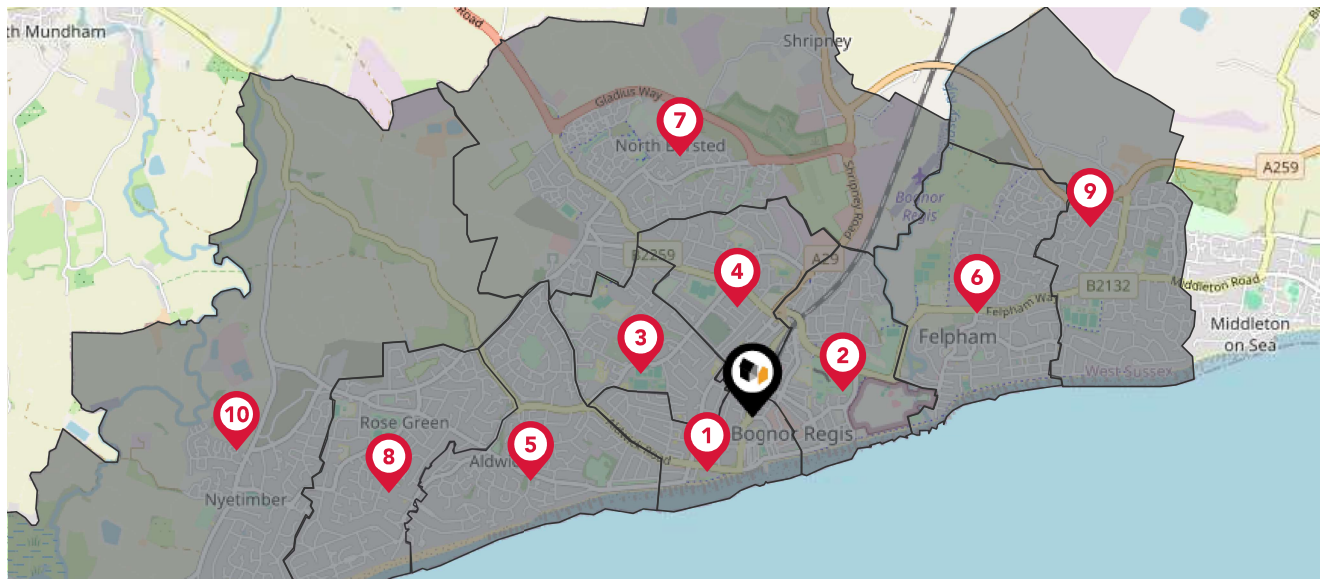
Nearby Council Wards

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

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Maps
Rail Noise

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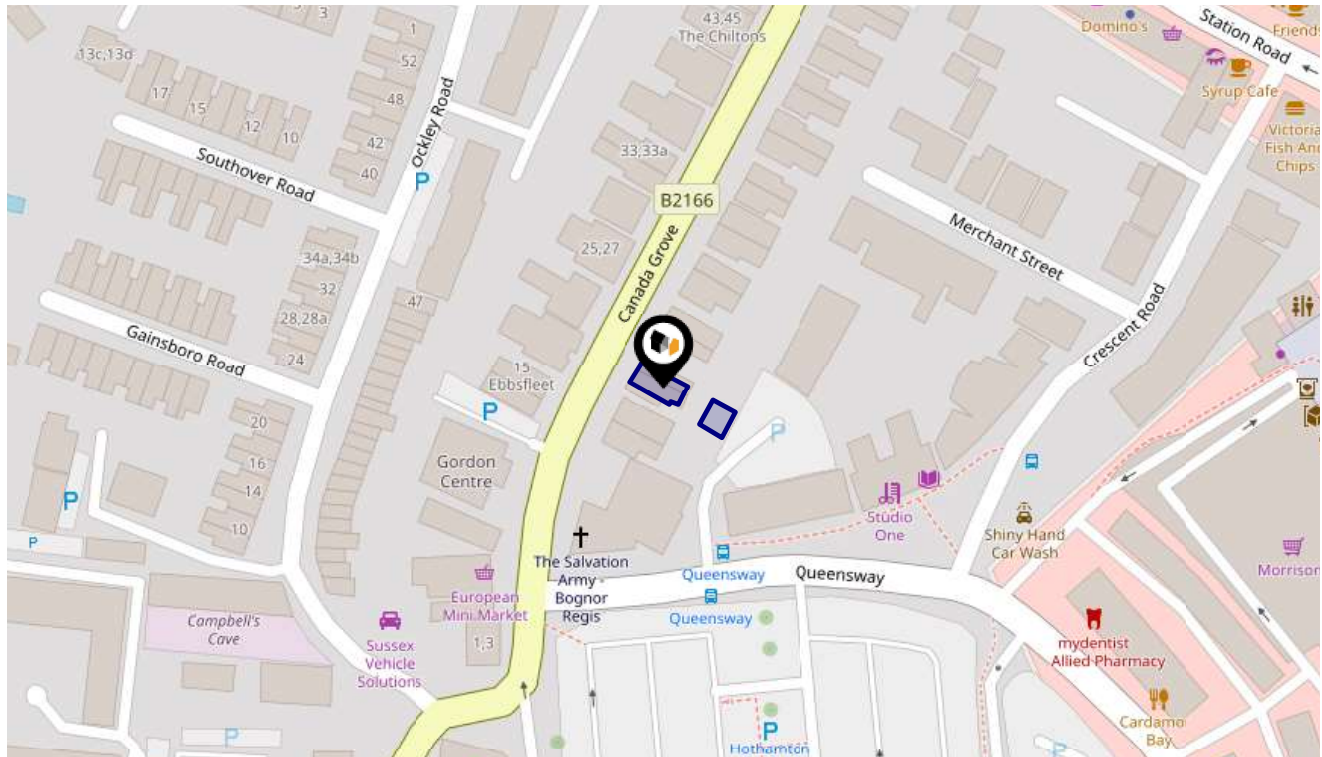
Rail Noise Data

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	🟦

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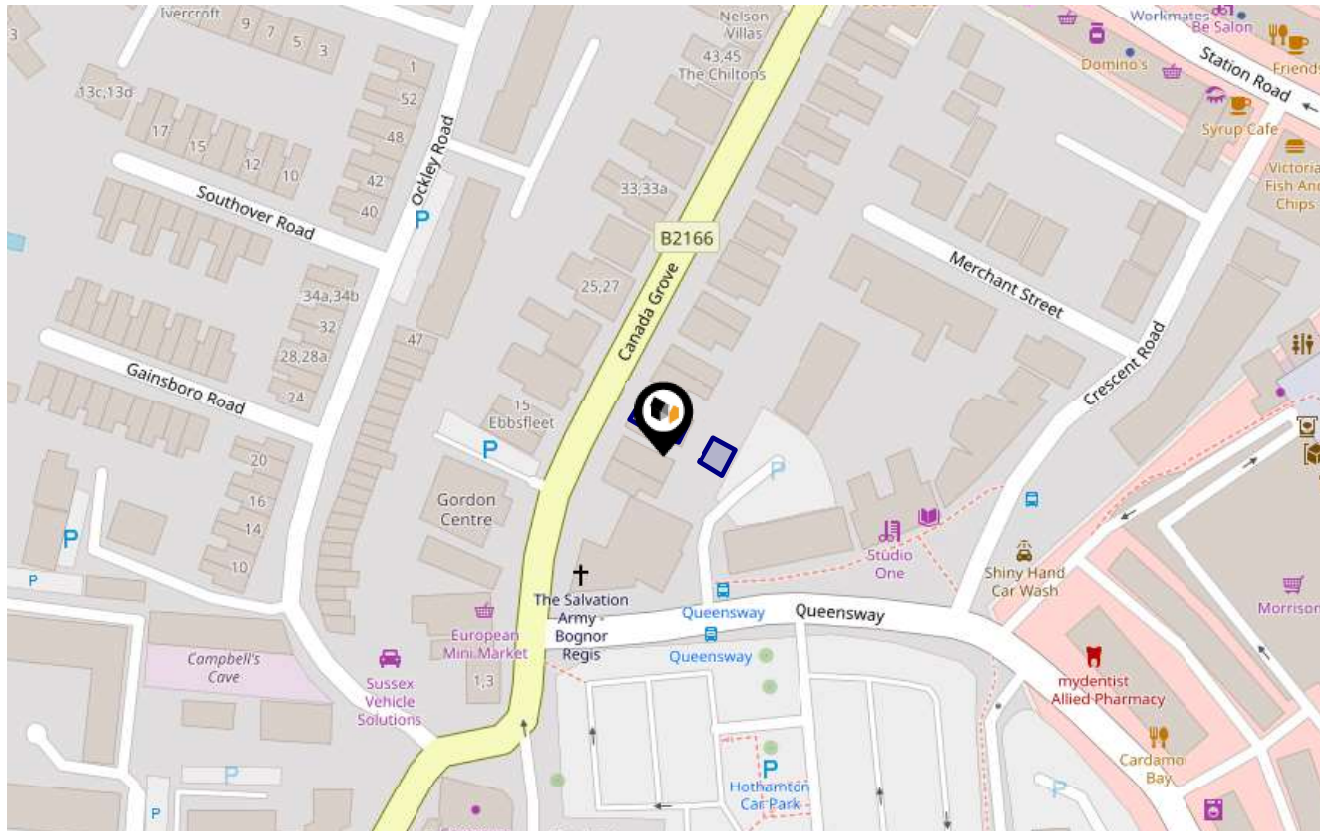
Rivers & Seas - Flood Risk

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.

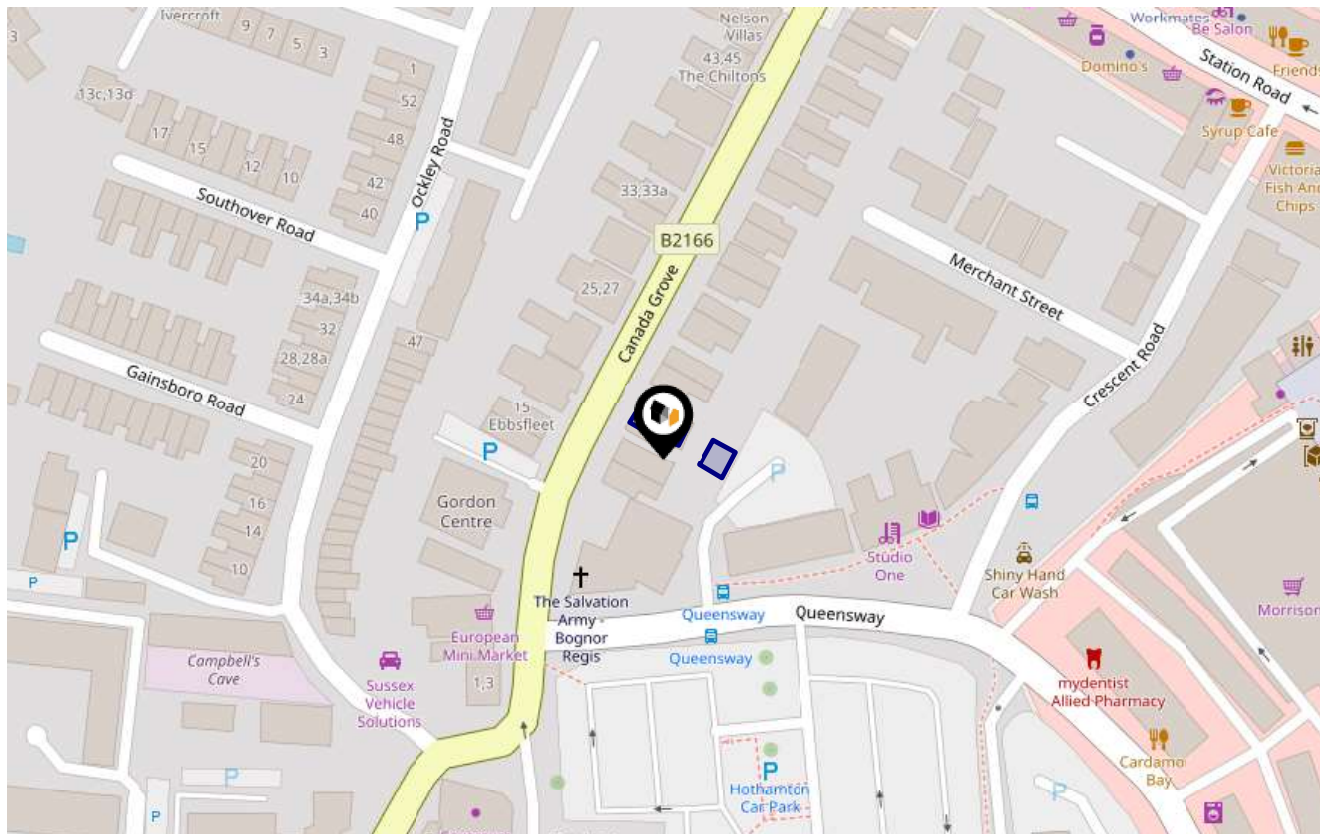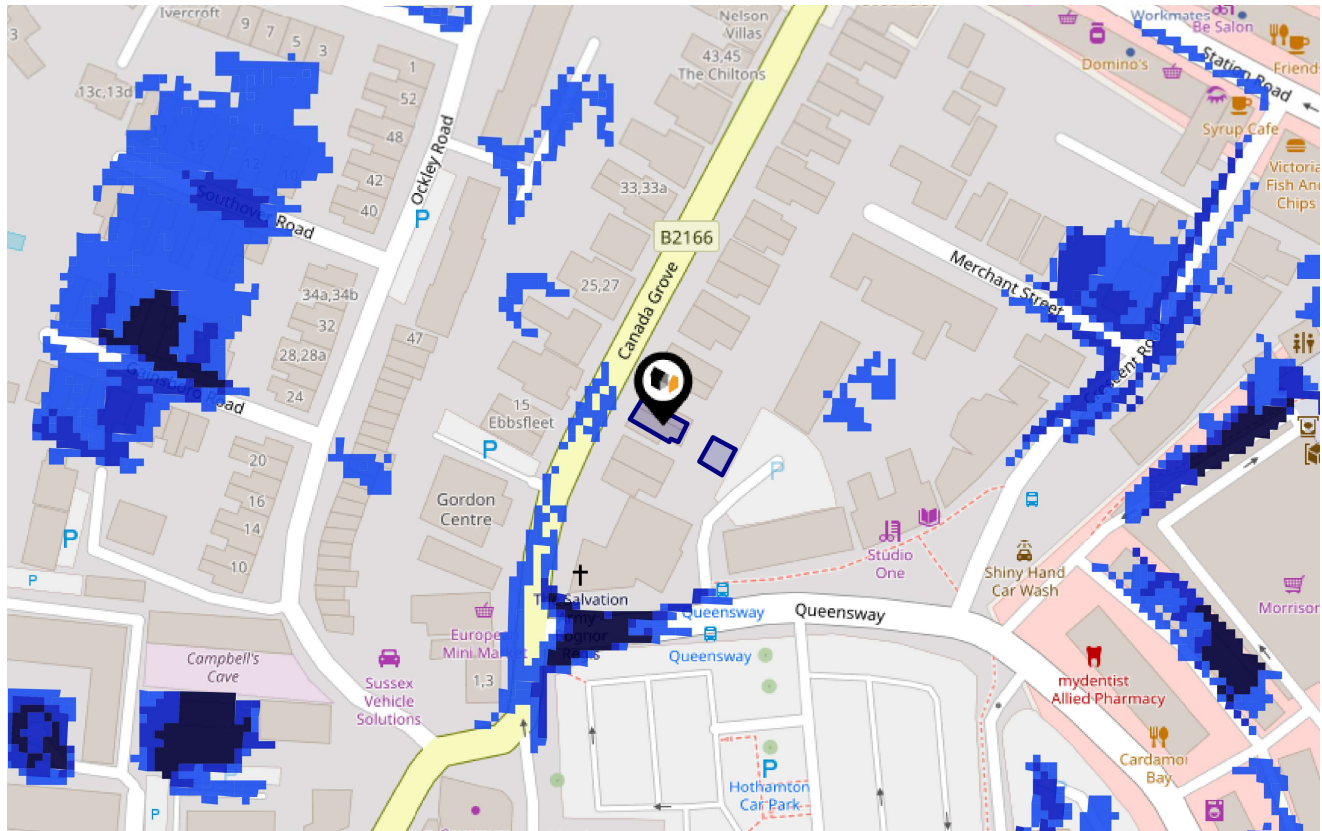Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

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.

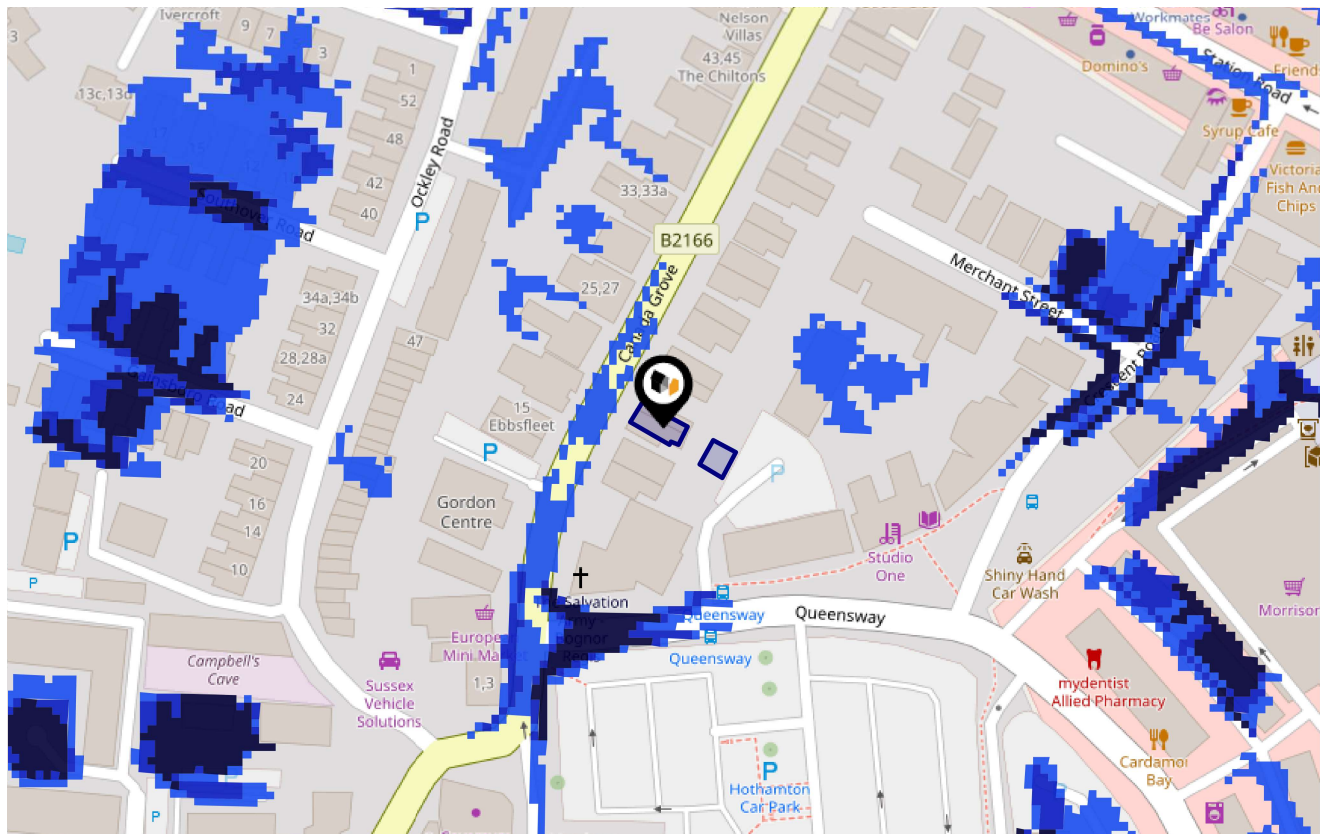Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KPF - Key Property Facts

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
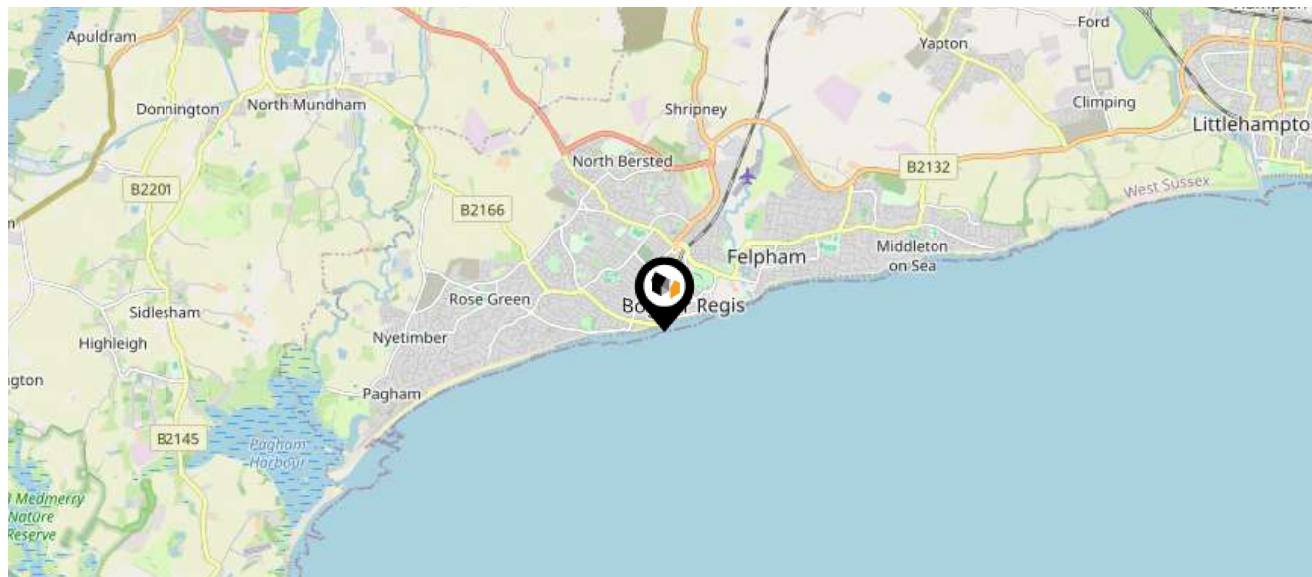
Nearby Green Belt Land
No data available.

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.
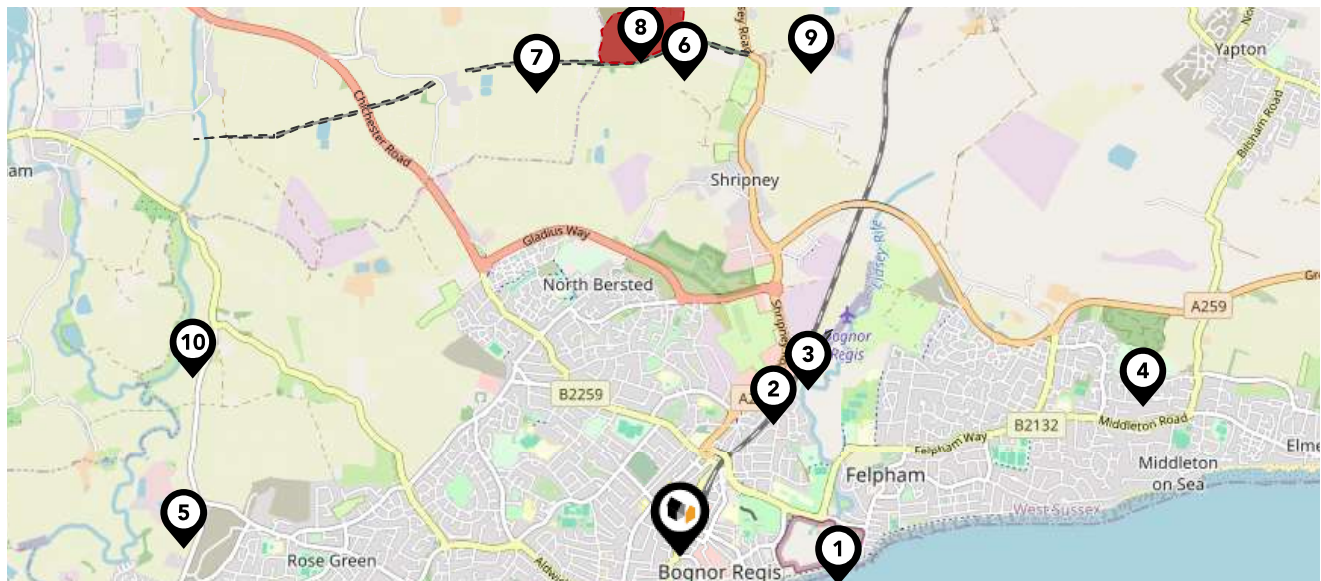
Nearby Landfill Sites

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

Listed Buildings

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
① 1393383 - Picturedrome	Grade II	0.1 miles
② 1027734 - Railway Station	Grade II	0.1 miles
③ 1027748 - Sussex Hotel	Grade II	0.2 miles
④ 1191222 - 19-23, The Steyne	Grade II	0.2 miles
⑤ 1027761 - 22, The Steyne	Grade II	0.2 miles
⑥ 1027758 - Roseleigh	Grade II	0.2 miles
⑦ 1191206 - 9, The Steyne	Grade II	0.2 miles
⑧ 1191439 - 7 And 9 Waterloo Square	Grade II	0.2 miles
⑨ 1027749 - 61-65, High Street	Grade II	0.2 miles
⑩ 1293463 - Esmond House	Grade II	0.2 miles

Schools

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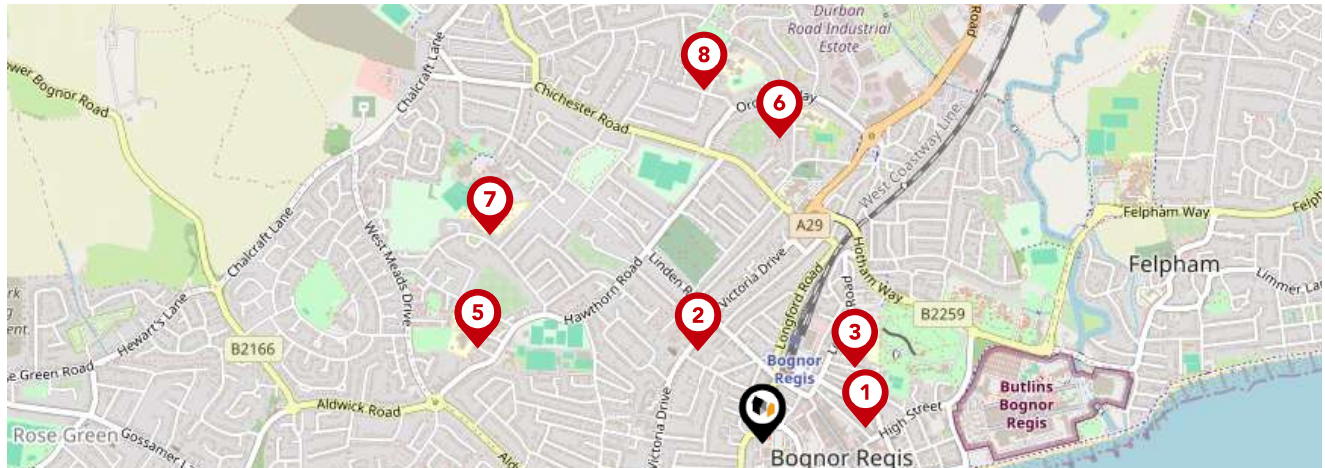
	Nursery	Primary	Secondary	College	Private
1 St Mary's Catholic Primary School Ofsted Rating: Good | Pupils: 309 | Distance:0.26	☐	☑	☐	☐	☐
2 Bognor Regis Nursery School Ofsted Rating: Outstanding | Pupils: 148 | Distance:0.28	☑	☐	☐	☐	☐
3 Edward Bryant School Ofsted Rating: Good | Pupils: 626 | Distance:0.3	☐	☑	☐	☐	☐
4 Nyewood CofE Infant School, Bognor Regis Ofsted Rating: Good | Pupils: 219 | Distance:0.75	☐	☑	☐	☐	☐
5 Nyewood CofE Junior School Ofsted Rating: Good | Pupils: 298 | Distance:0.75	☐	☑	☐	☐	☐
6 South Bersted CofE Primary School Ofsted Rating: Good | Pupils: 206 | Distance:0.76	☐	☑	☐	☐	☐
7 The Regis School Ofsted Rating: Good | Pupils: 1606 | Distance:0.85	☐	☐	☑	☐	☐
8 Bersted Green Primary School, Bognor Regis Ofsted Rating: Good | Pupils: 275 | Distance:0.89	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Southway Primary School Ofsted Rating: Good | Pupils: 525 | Distance:0.96	☐	☑	☐	☐	☐
10 Felpham Community College Ofsted Rating: Good | Pupils: 1594 | Distance:1.09	☐	☐	☑	☐	☐
11 Downview Primary School Ofsted Rating: Good | Pupils: 614 | Distance:1.34	☐	☑	☐	☐	☐
12 Bartons Primary School, Bognor Regis Ofsted Rating: Good | Pupils: 207 | Distance:1.48	☐	☑	☐	☐	☐
13 Bishop Tufnell CofE Primary School, Felpham Ofsted Rating: Good | Pupils: 377 | Distance:1.97	☐	☑	☐	☐	☐
14 Rose Green Junior School Ofsted Rating: Good | Pupils: 364 | Distance:2.07	☐	☑	☐	☐	☐
15 Rose Green Infant School Ofsted Rating: Good | Pupils: 265 | Distance:2.09	☐	☑	☐	☐	☐
16 Aldingbourne Primary School Ofsted Rating: Good | Pupils: 213 | Distance:3.49	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

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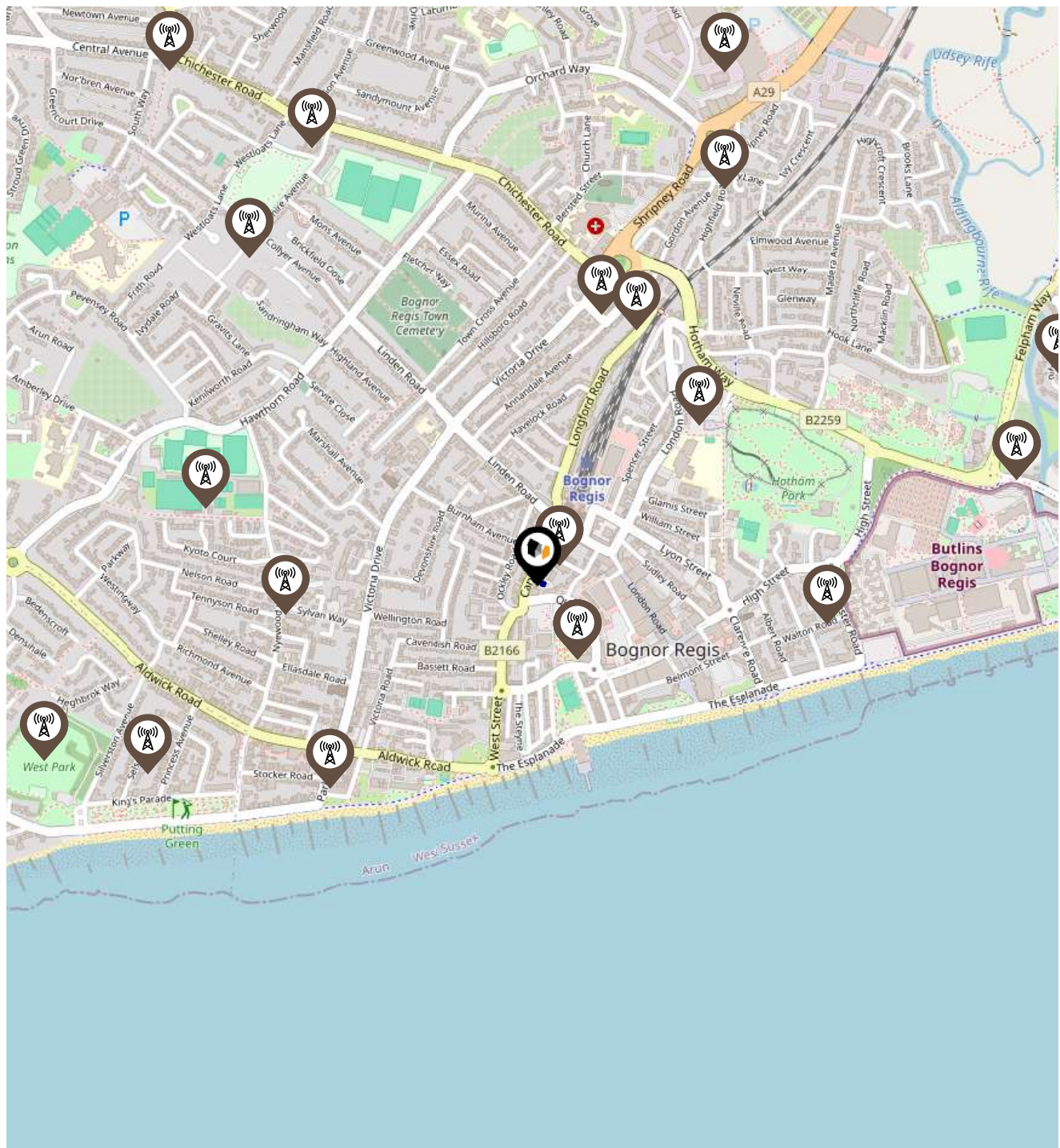


Key:

🗼 Power Pylons

📡 Communication Masts

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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 Property ▼		
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
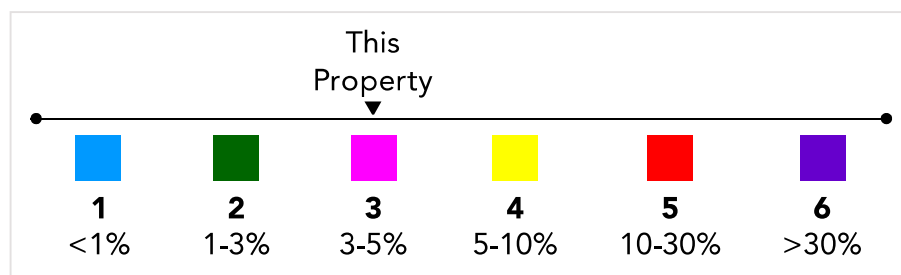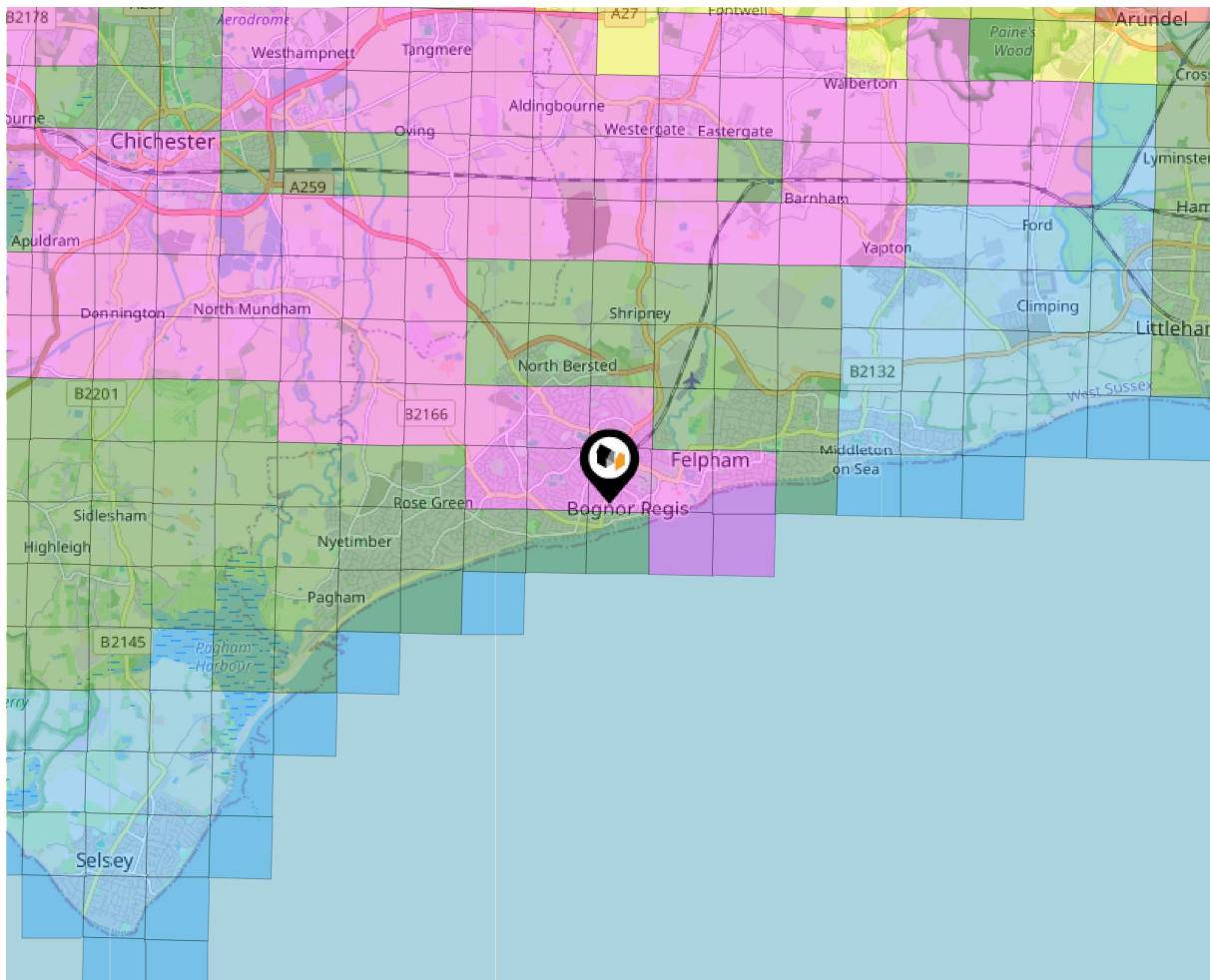
Road Noise

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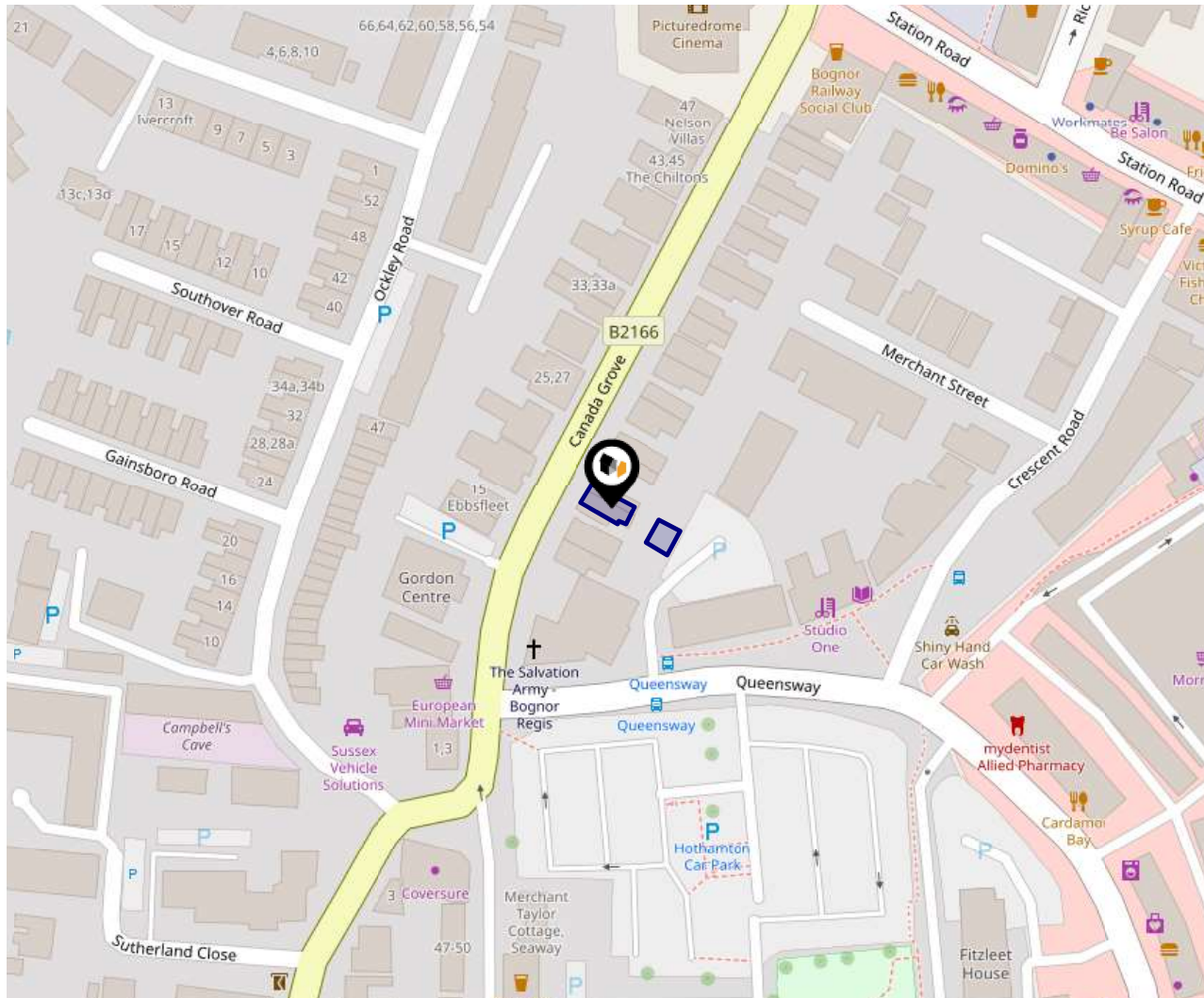
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		
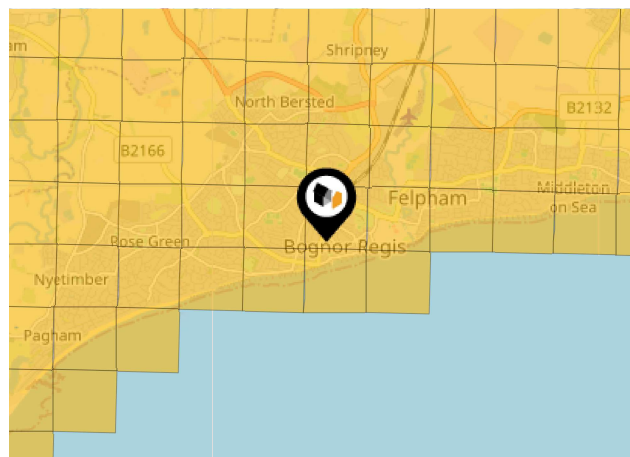
Primary Classifications (Most Common Clay Types)

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
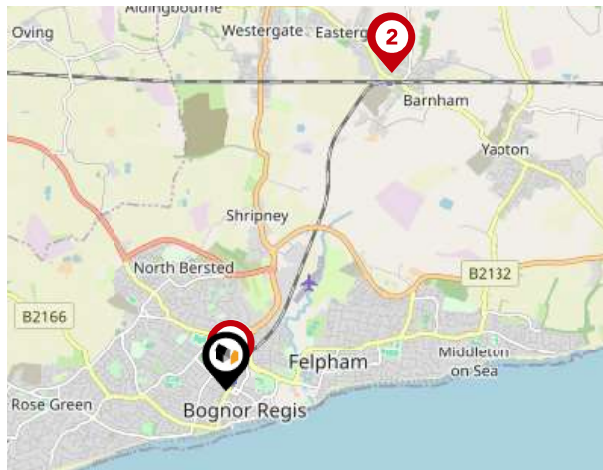
National Rail Stations

Pin	Name	Distance
1	Bognor Regis Rail Station	0.13 miles
2	Barnham Rail Station	3.58 miles
3	Barnham Rail Station	3.59 miles
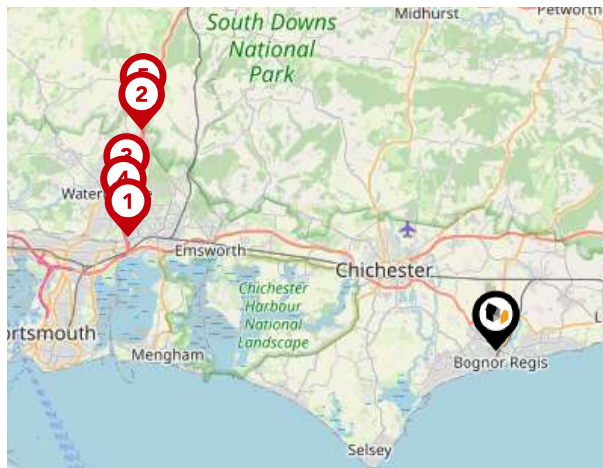
Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J5	15.3 miles
2	A3(M) J2	16.54 miles
3	A3(M) J3	15.95 miles
4	A3(M) J4	15.77 miles
5	A3(M) J1	16.91 miles

Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	17.24 miles
2	Gatwick Airport	34.05 miles
3	North Stoneham	31.91 miles
4	Southampton Airport	31.91 miles

Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.03 miles
2	Crescent Road	0.06 miles
3	Station	0.12 miles
4	Station	0.14 miles
5	Morrisons	0.13 miles
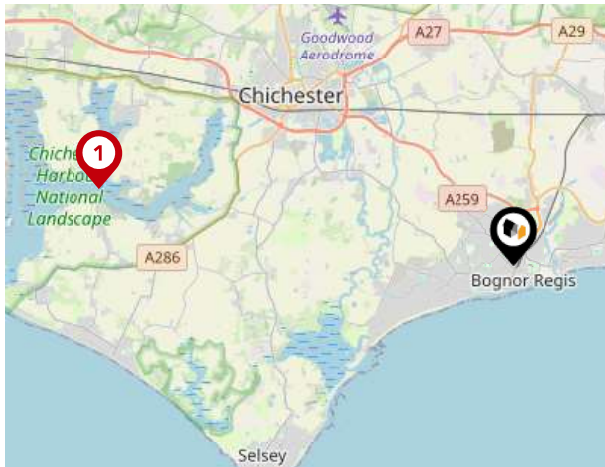
Ferry Terminals

Pin	Name	Distance
1	West Itchenor Ferry Landing	8.41 miles

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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