

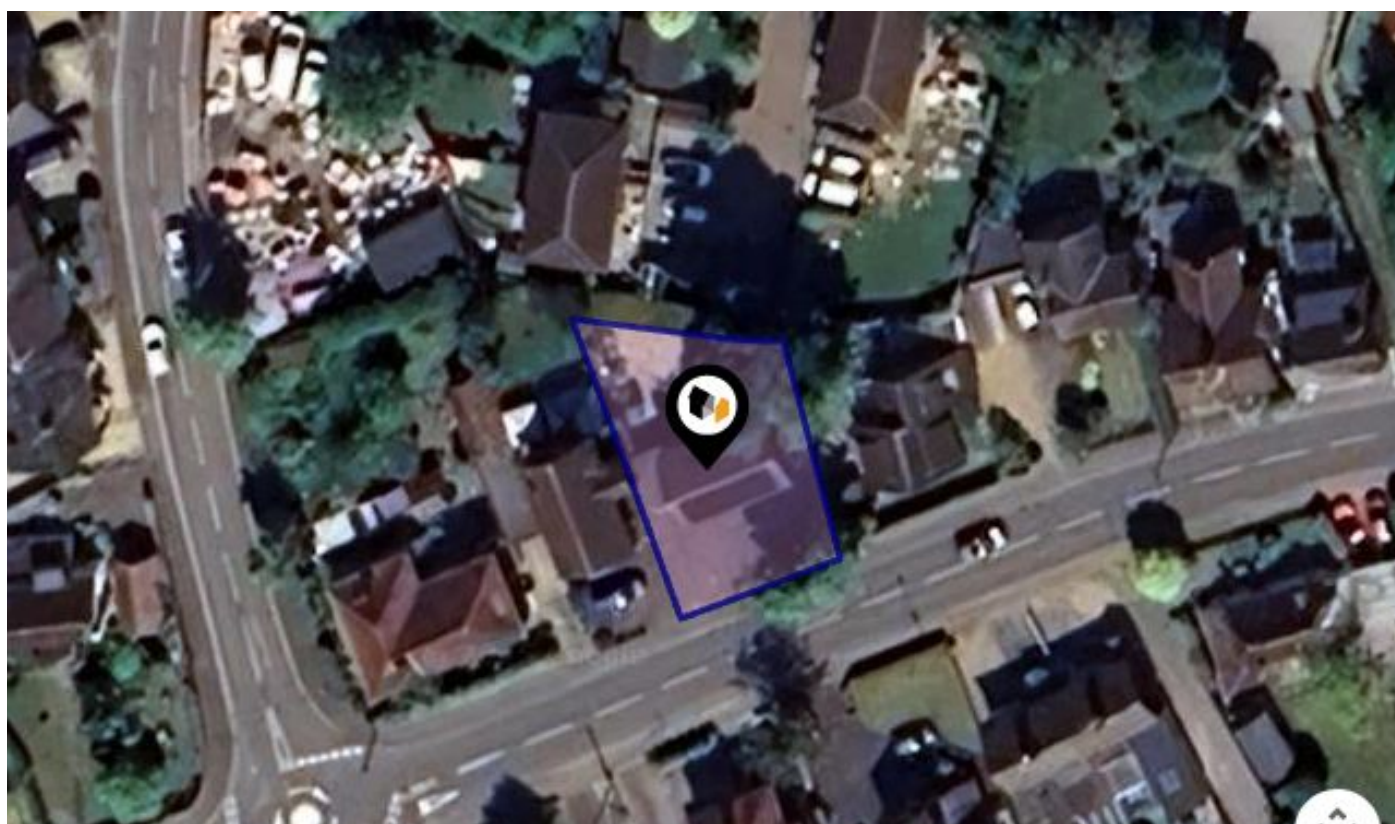


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 26<sup>th</sup> September 2025**



**RUWEN, HIGH STREET, PARTRIDGE GREEN, HORSHAM,  
RH13 8ES**

## At Home Estate And Lettings Agency

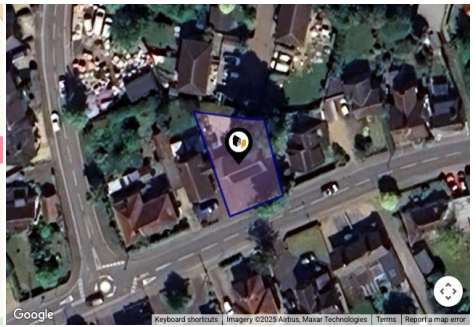
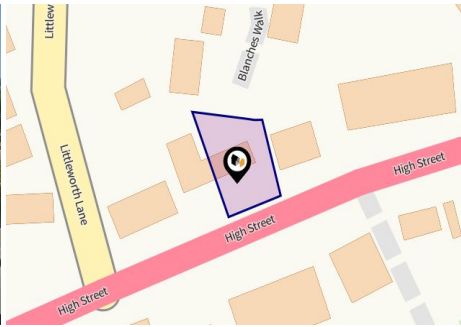
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





## Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>
Plot Area:	0.09 acres
Year Built :	1983-1990
Council Tax :	Band F
Annual Estimate:	£3,353
Title Number:	WSX113069
UPRN:	200004789495

**Tenure:** Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**17**  
mb/s



**80**  
mb/s



**1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Planning History This Address

Planning records for: *Ruwen, High Street, Partridge Green, Horsham, RH13 8ES*

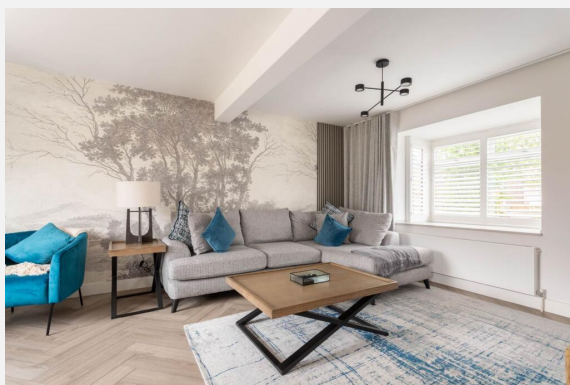
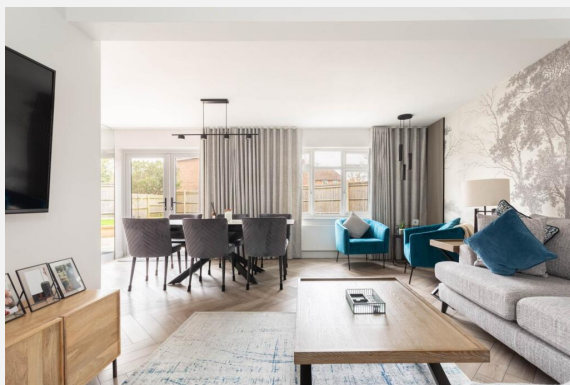
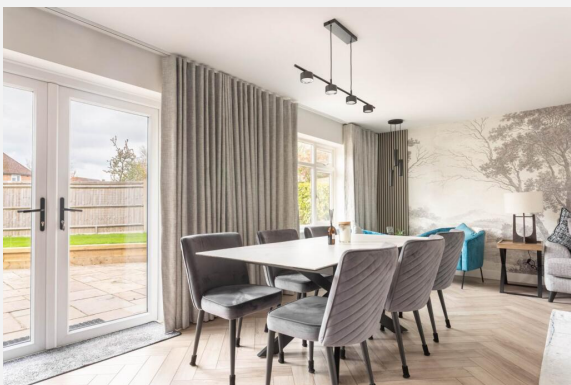
Reference - DC/21/1082
<b>Decision:</b> Decided
<b>Date:</b> 11th May 2021
<b>Description:</b> Fell 1 x Oak

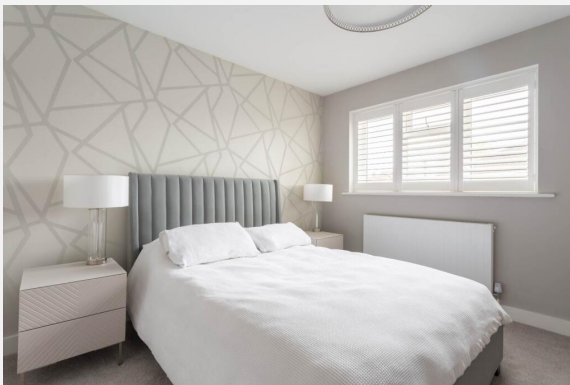
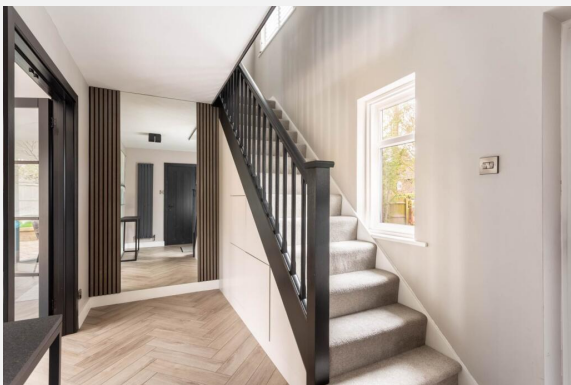
Reference - DC/14/1048
<b>Decision:</b> Decided
<b>Date:</b> 19th May 2014
<b>Description:</b> Surgery to 2 x Oak trees

Reference - Horsham/DC/14/1048
<b>Decision:</b> Decided
<b>Date:</b> 19th May 2014
<b>Description:</b> Surgery to 2 x Oak trees

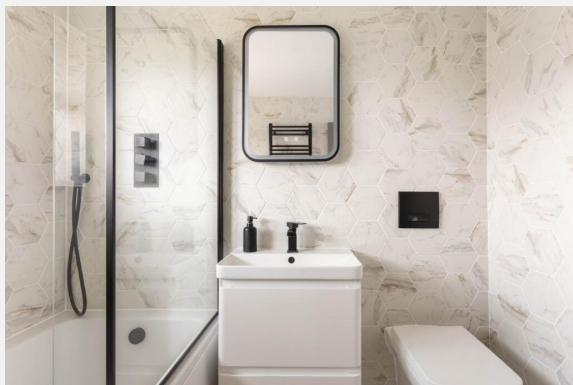
Reference - DC/21/1975
<b>Decision:</b> Decided
<b>Date:</b> 26th August 2021
<b>Description:</b> Surgery to x1 Oak





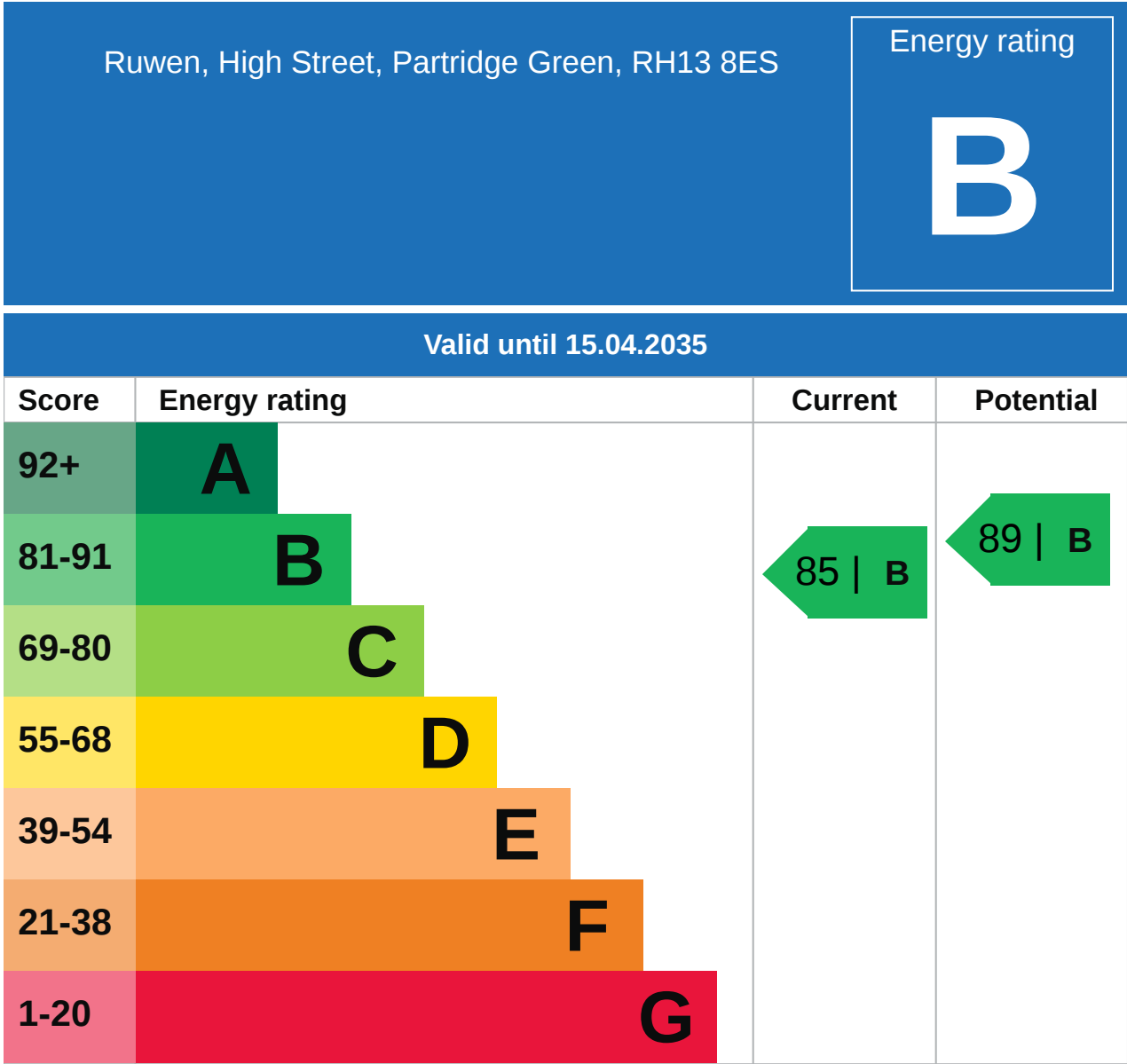






**RUWEN, HIGH STREET, PARTRIDGE GREEN, HORSHAM,  
RH13 8ES**







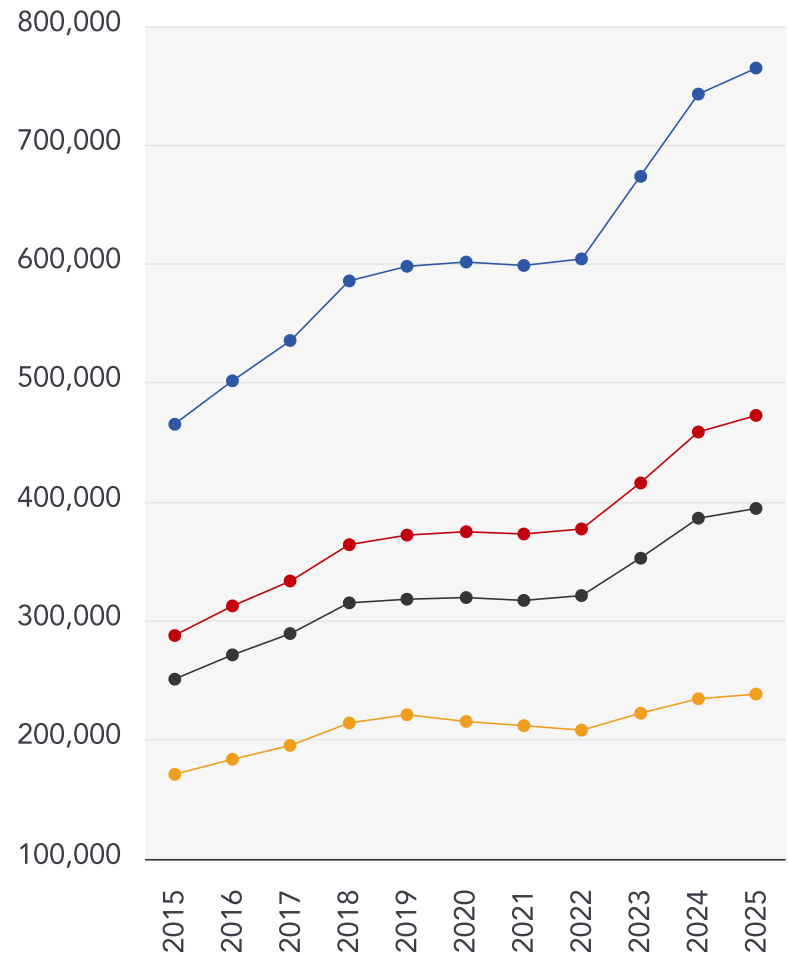
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	103 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



Detached

**+64.34%**

Semi-Detached

**+64.26%**

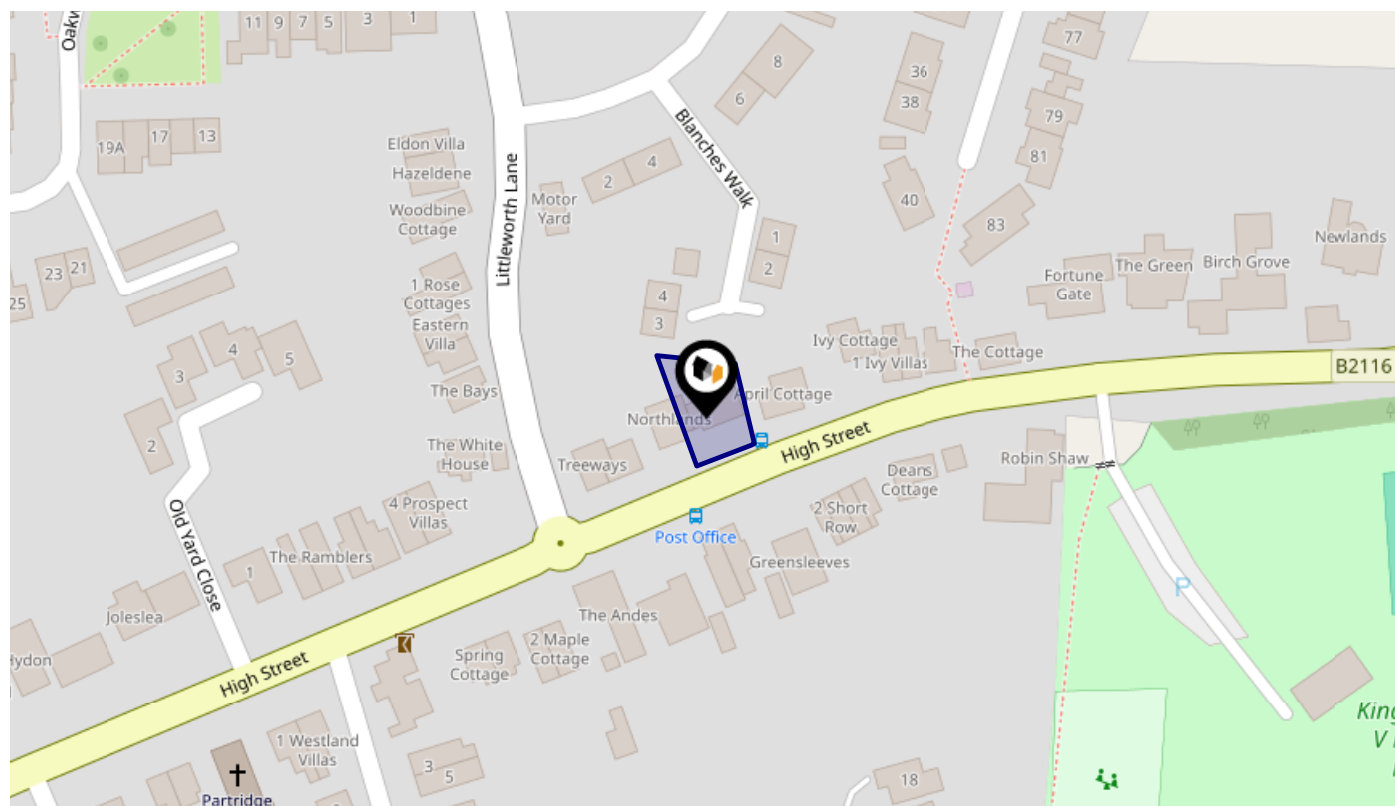
Terraced

**+57.16%**

Flat

**+39.41%**

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



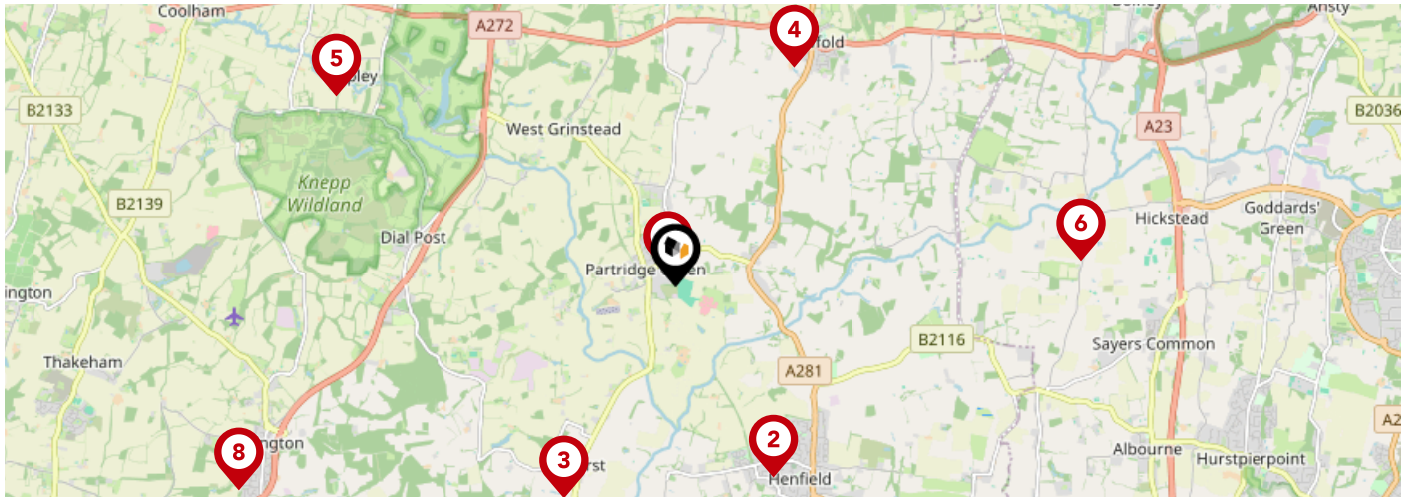
## Rail Noise Data

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.

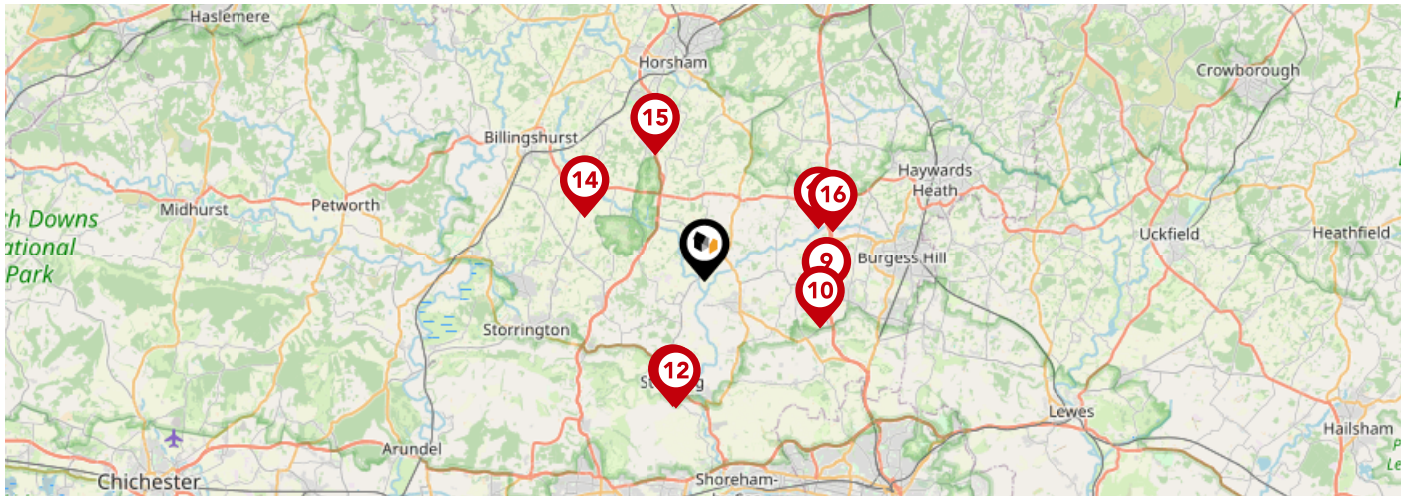
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:









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>Jolesfield CofE Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ashurst CofE Primary School</b> Ofsted Rating: Good   Pupils: 55   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Peter's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Shipley CofE Primary School</b> Ofsted Rating: Good   Pupils: 80   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Twineham CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 59   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ashington CofE Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

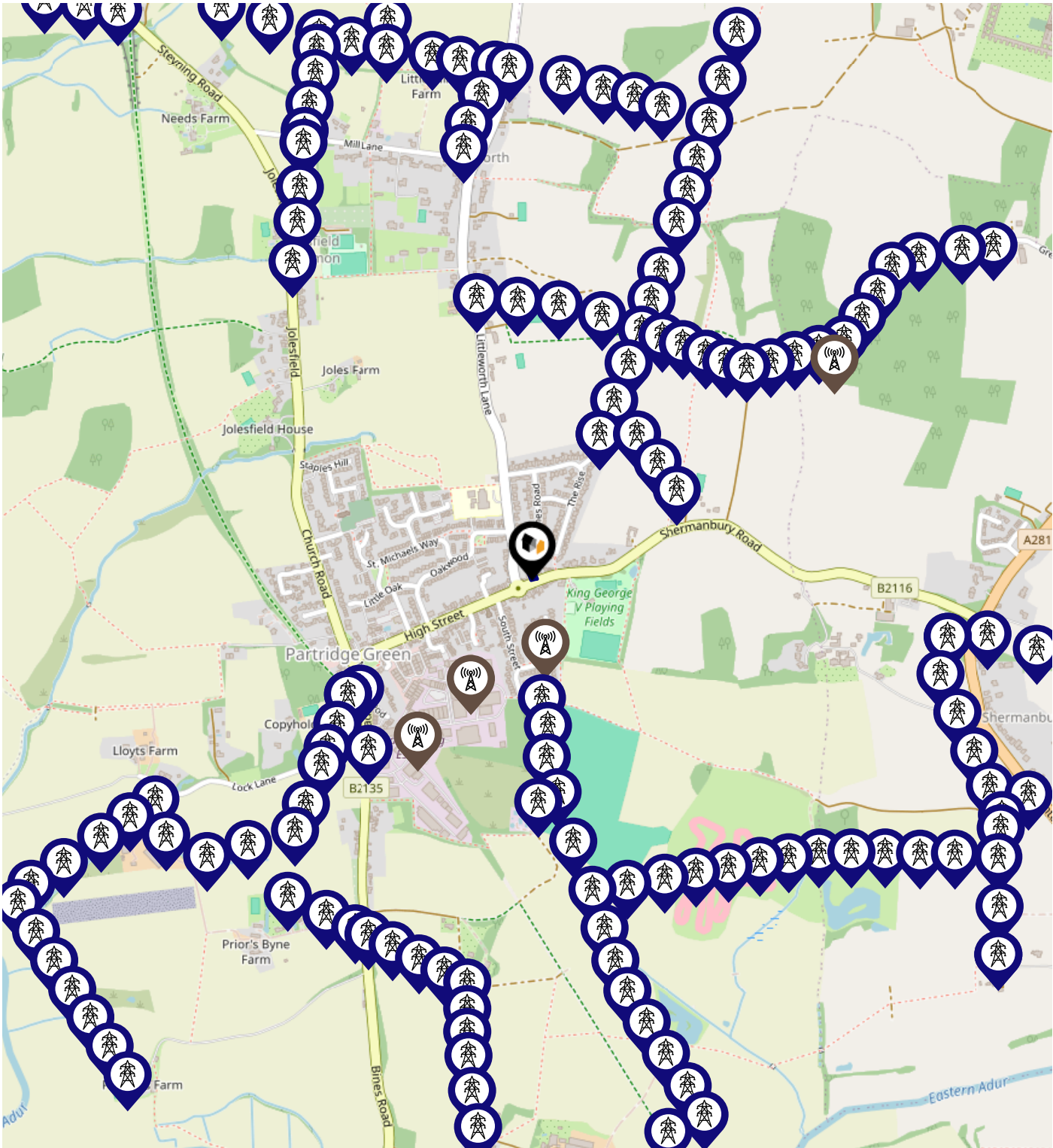






		Nursery	Primary	Secondary	College	Private
	<b>LVS Hassocks</b> Ofsted Rating: Not Rated   Pupils: 61   Distance:4.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Albourne Church of England Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bolney CofE Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Steyping CofE Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:4.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Steyping Grammar School</b> Ofsted Rating: Requires improvement   Pupils: 2116   Distance:4.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Penn School</b> Ofsted Rating: Good   Pupils: 91   Distance:5.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castlewood Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:5.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farney Close School</b> Ofsted Rating: Good   Pupils: 71   Distance:5.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

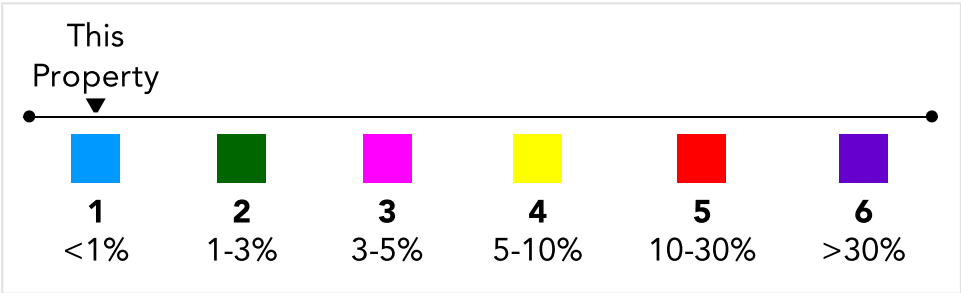
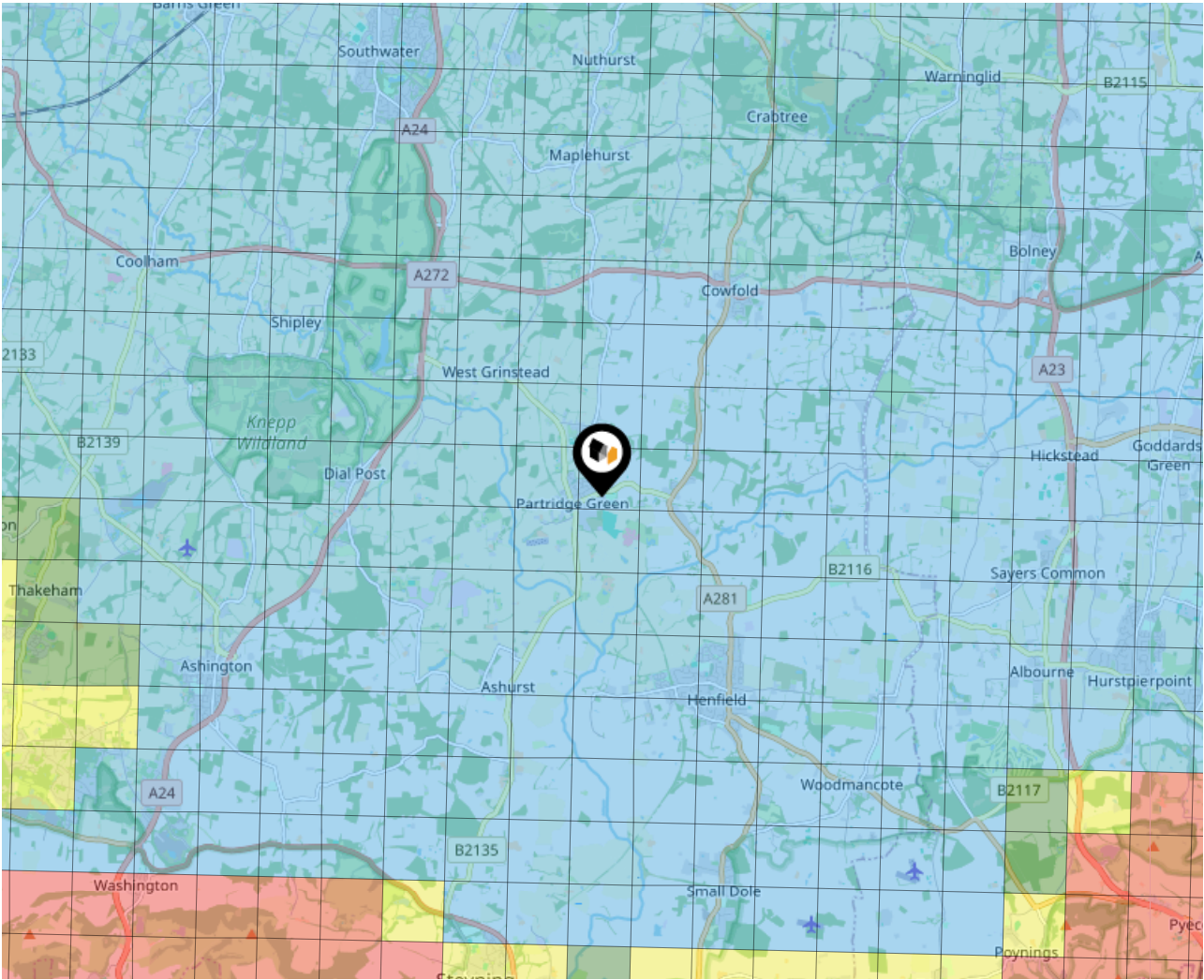


**Key:**

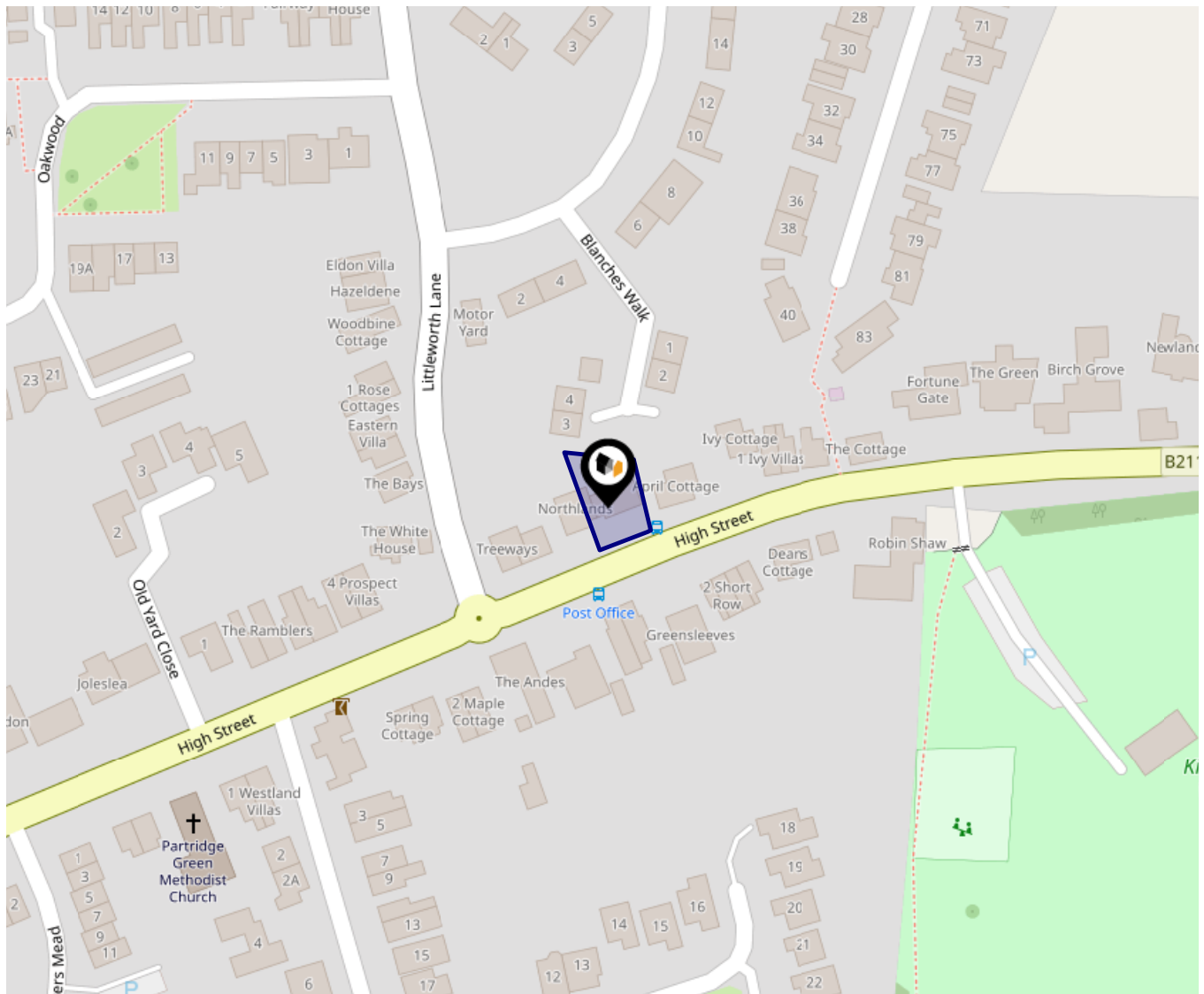
-  Power Pylons
-  Communication Masts

### 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>).







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.

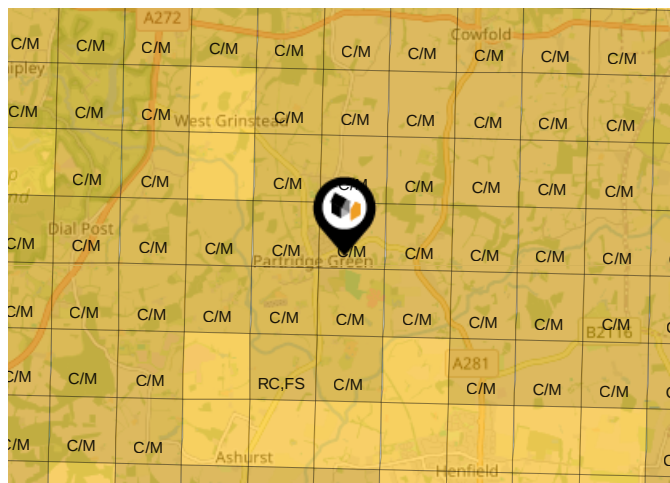
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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>	VARIABLE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP-INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

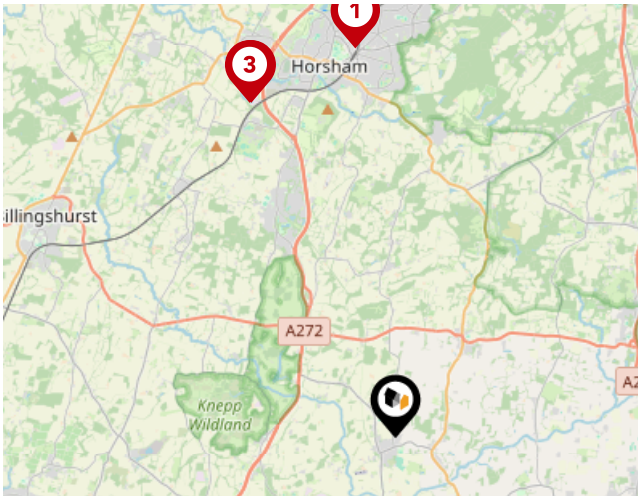


## Primary Classifications (Most Common Clay Types)

<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

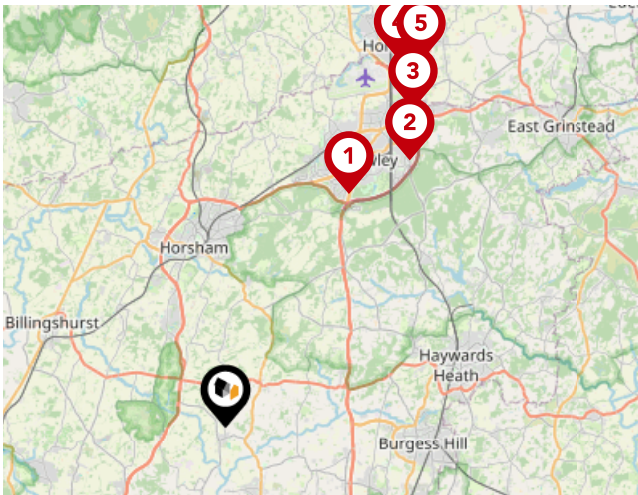
# Area

## Transport (National)



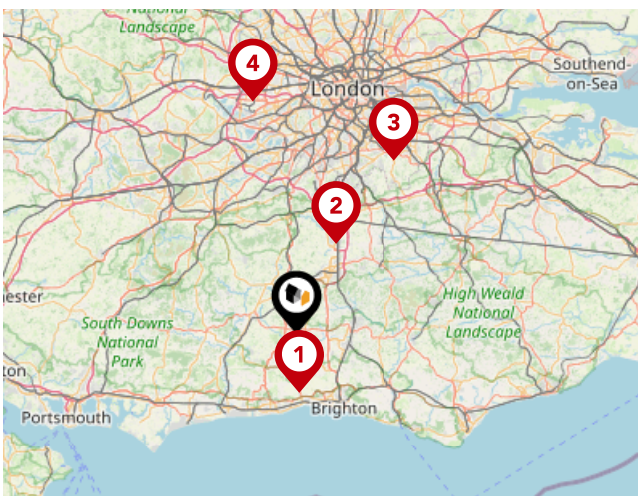
### National Rail Stations

Pin	Name	Distance
	Horsham Rail Station	7.3 miles
	Christs Hospital Rail Station	6.78 miles
	Christs Hospital Rail Station	6.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	9.84 miles
	M23 J10A	12.1 miles
	M23 J10	13.81 miles
	M23 J9A	15.18 miles
	M23 J9	15.49 miles

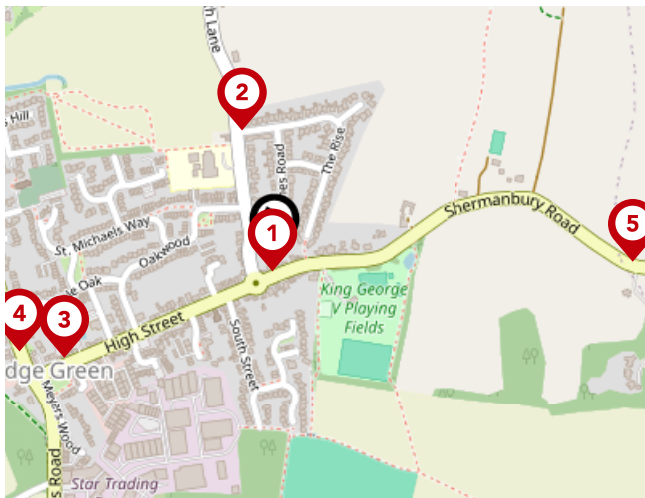


### Airports/Helipads

Pin	Name	Distance
	Shoreham-by-Sea	8.85 miles
	Gatwick Airport	14.78 miles
	Leaves Green	29.54 miles
	Heathrow Airport Terminal 4	35.11 miles

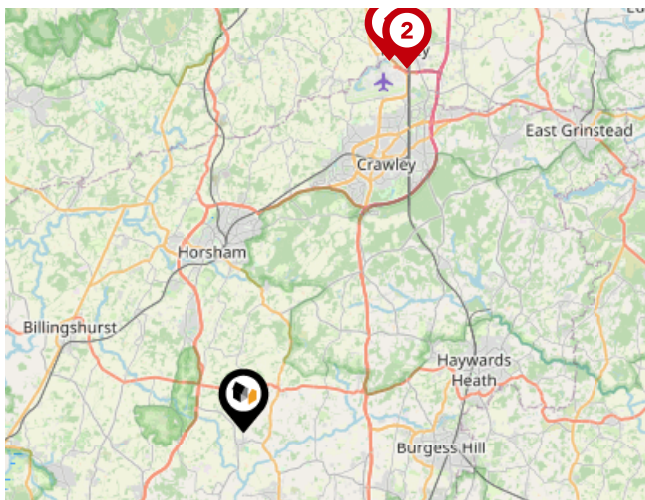
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Littleworth Lane	0.02 miles
2	Jolesfield Primary School	0.15 miles
3	High Street	0.27 miles
4	The Partridge	0.32 miles
5	North Lodge	0.42 miles



### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	14.87 miles
2	Gatwick South Terminal Shuttle Station	14.87 miles



### At Home Estate And Lettings Agency

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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!



/athomeestateagency



/HOMEeagents



/-home-estate-agency-and-lettings-ltd

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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.

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



