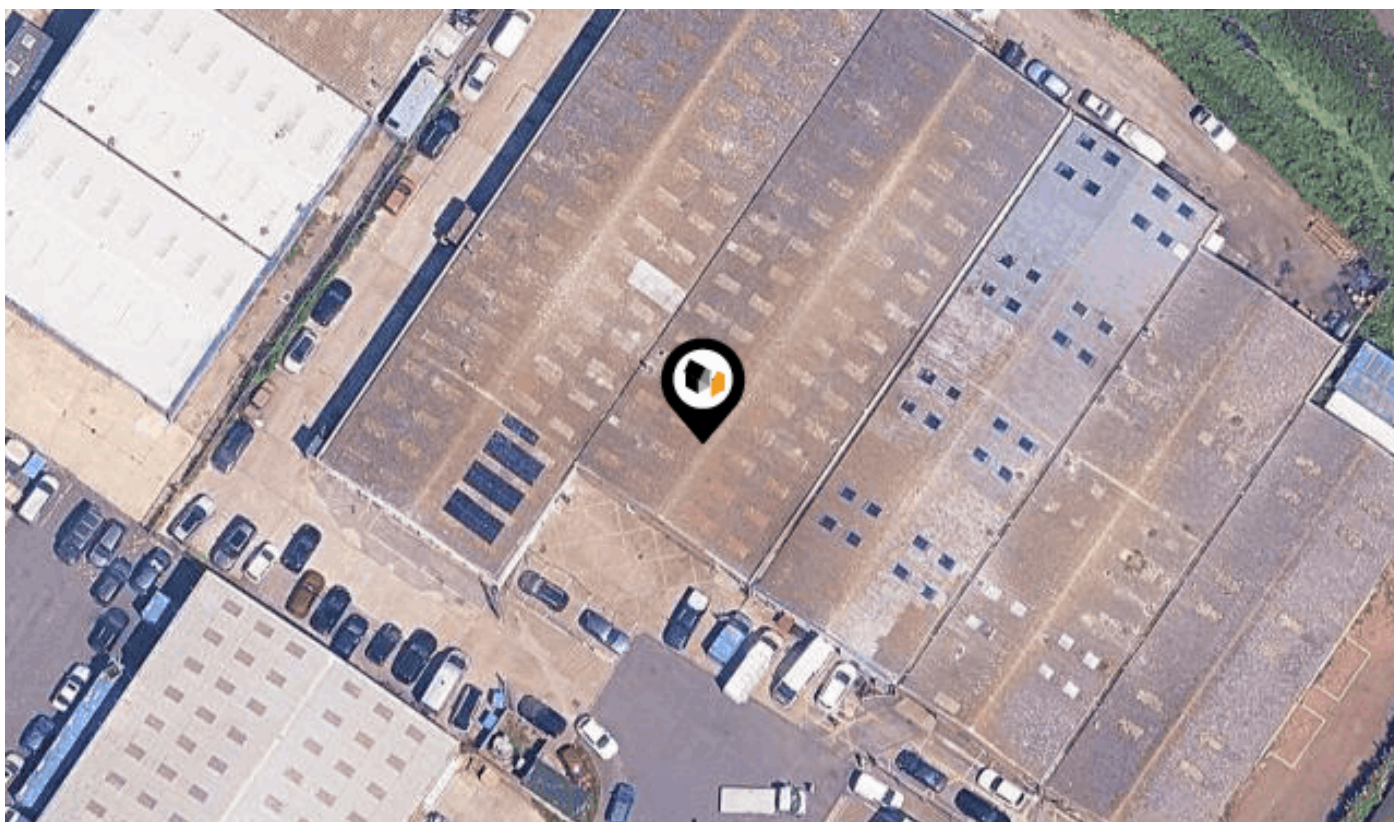# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 13th May 2025

UNIT 4, 16A, MAPLE ROAD, EASTBOURNE, BN23 6NY

Property
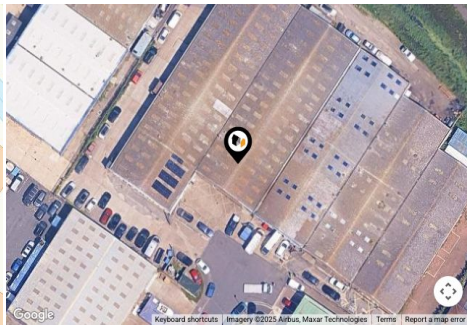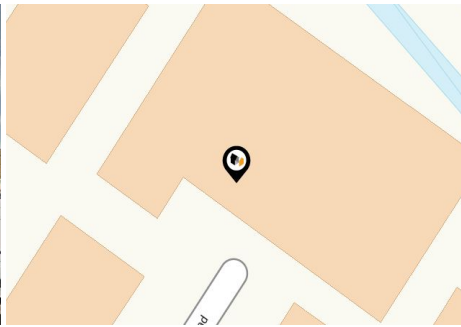
Type:	Commercial	**Last Sold Date:**	24/06/2004
Year Built :	2004	**Last Sold Price:**	£470,000
UPRN:	10024141766		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
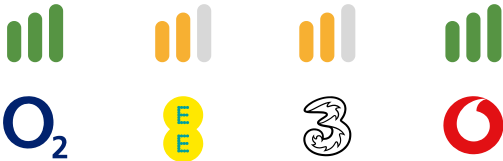
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✖ Virgin media

10 Year History of Average House Prices by Property Type in BN23
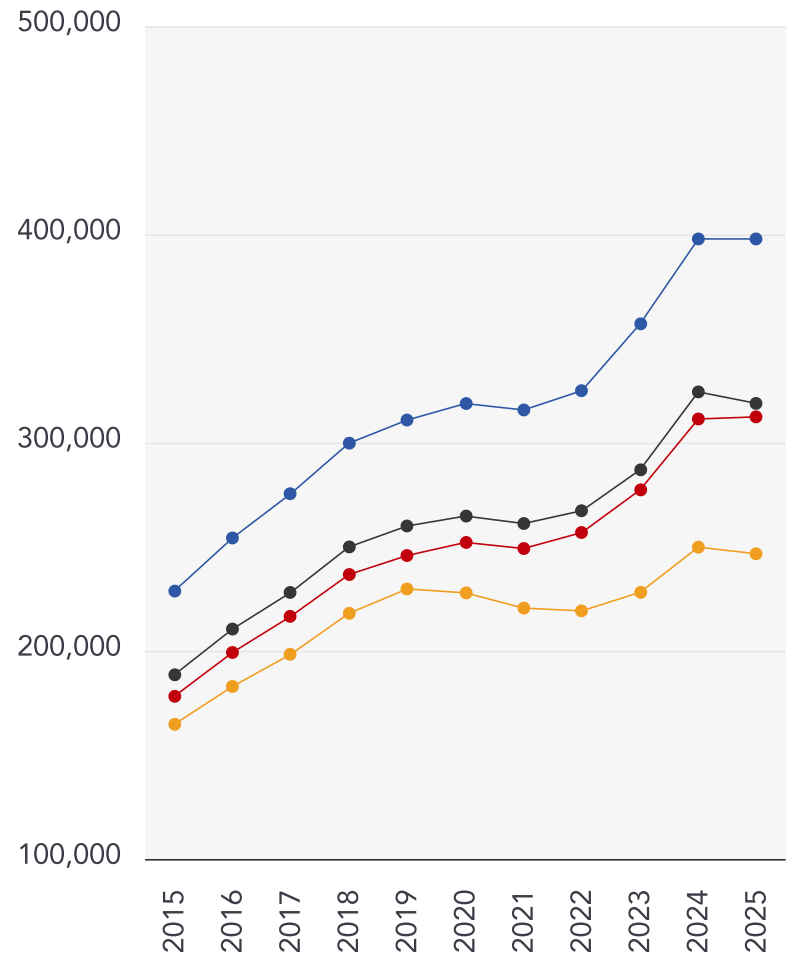
Detached

+73.97%

Terraced

+69.17%

Semi-Detached

+75.35%

Flat

+49.74%

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This map displays nearby coal mine entrances and their classifications.

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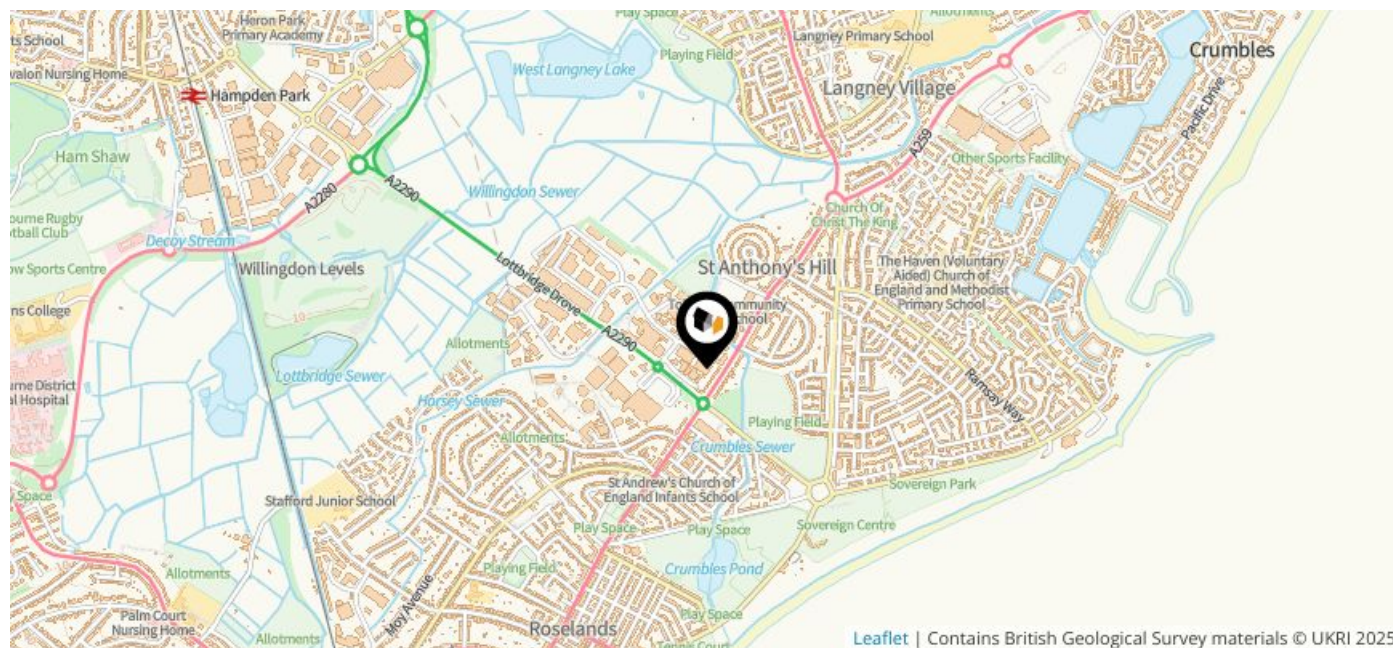
Mine Entry

✕ 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.

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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.
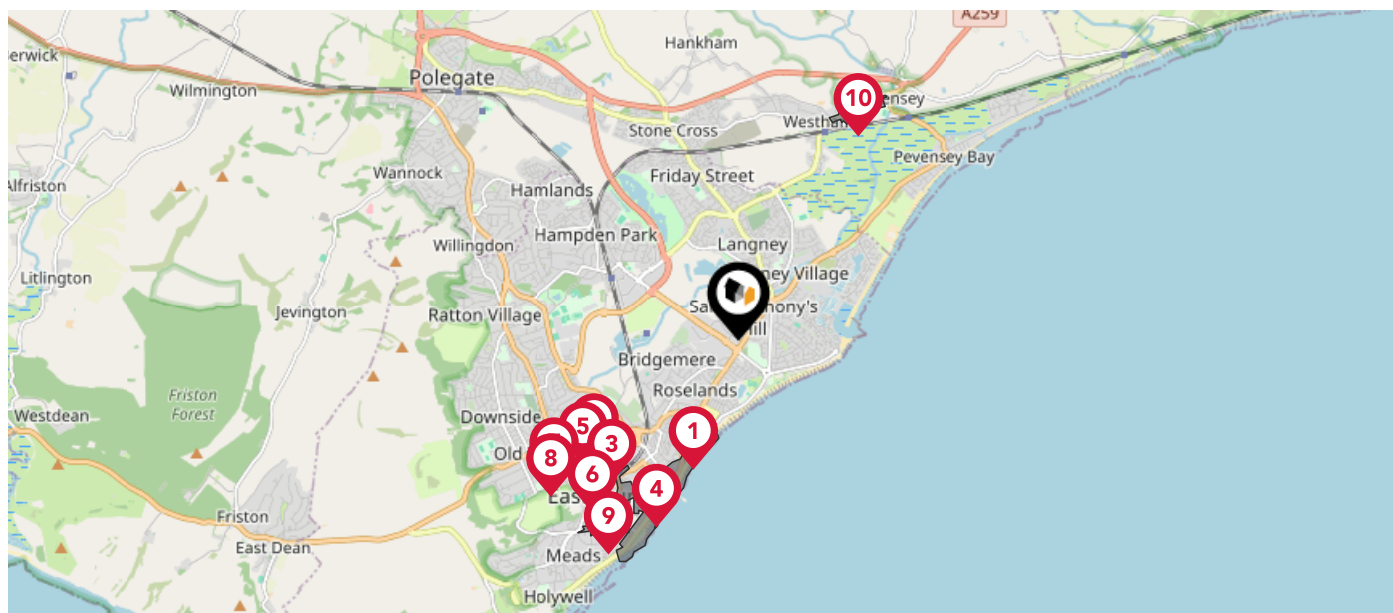
Nearby Conservation Areas	
1	Warrior Square
2	South Lynn Drive
3	Upperton
4	Town Centre and Seafront
5	Torfield
6	Saffrons
7	Old Town
8	Park Close
9	College
10	Pevensey and Westham

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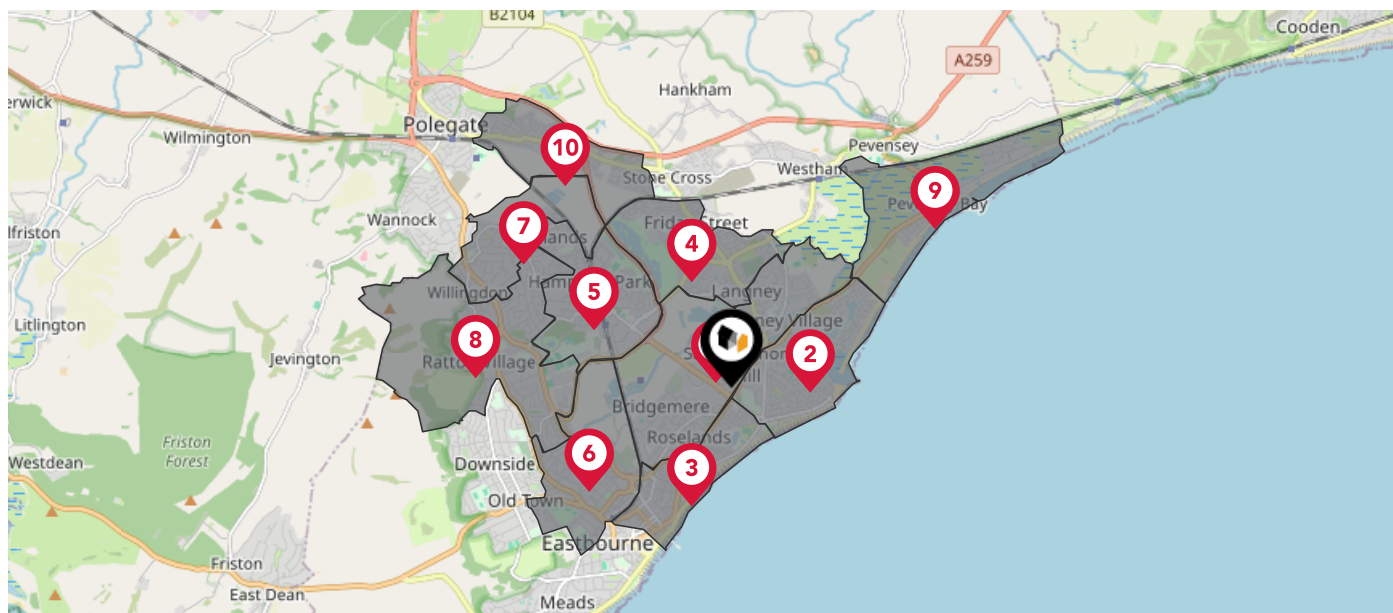
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

Nearby Council Wards	
1	St. Anthony's Ward
2	Sovereign Ward
3	Devonshire Ward
4	Langney Ward
5	Hampden Park Ward
6	Upperton Ward
7	Upper Willingdon Ward
8	Ratton Ward
9	Pevensey Bay Ward
10	Polegate Central Ward

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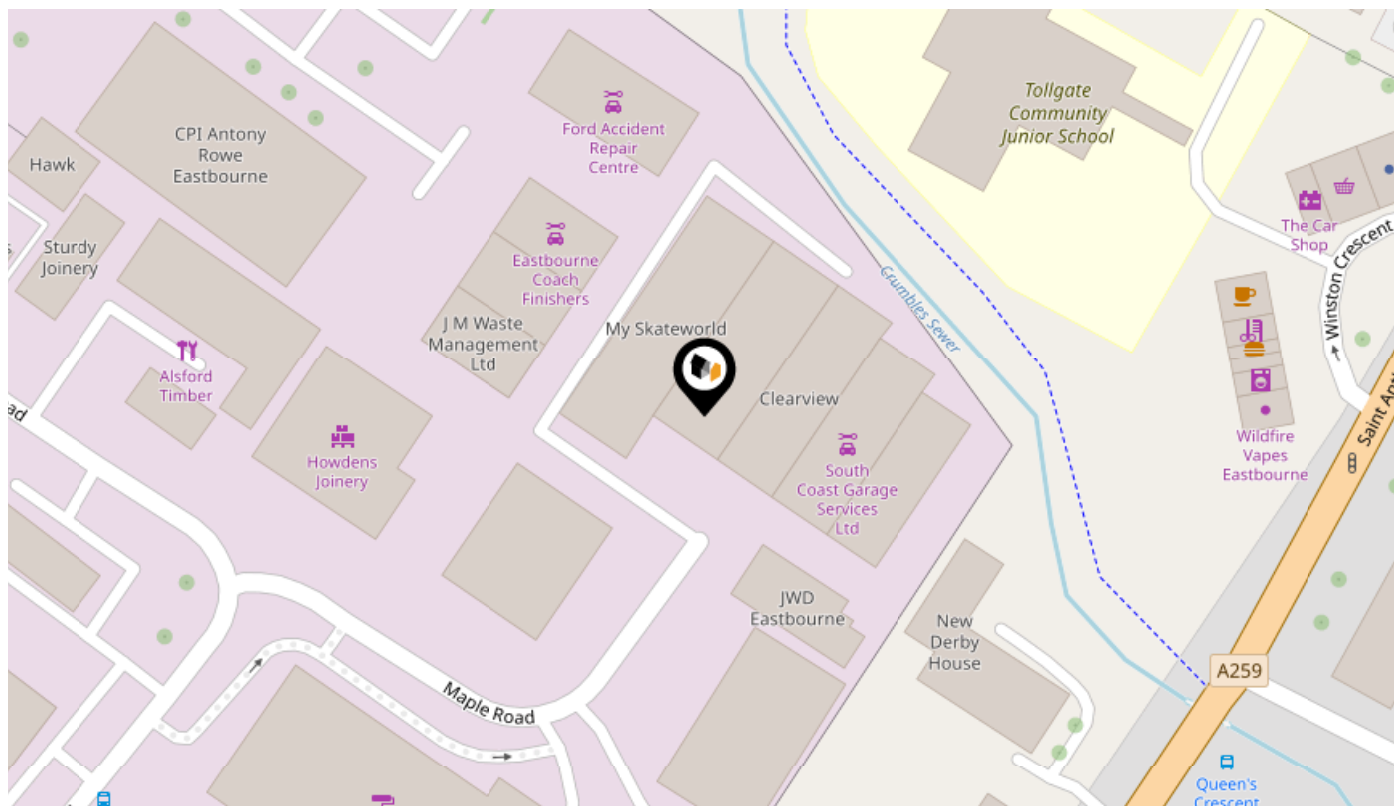
Rail Noise Data

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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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

Risk Rating: 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 (0.25%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.
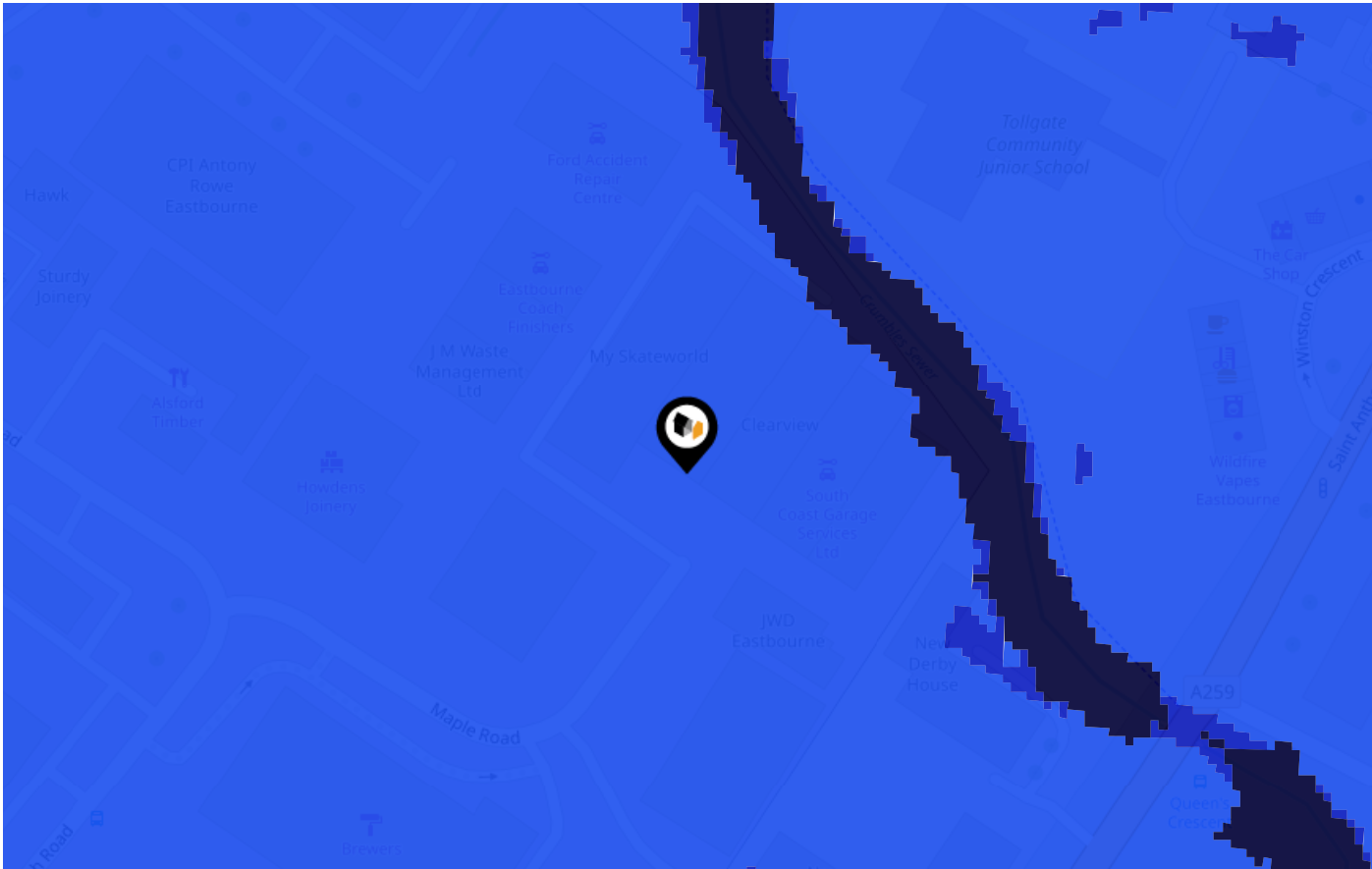
Chance of flooding to the following depths at this property:

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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: 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.

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■ **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.
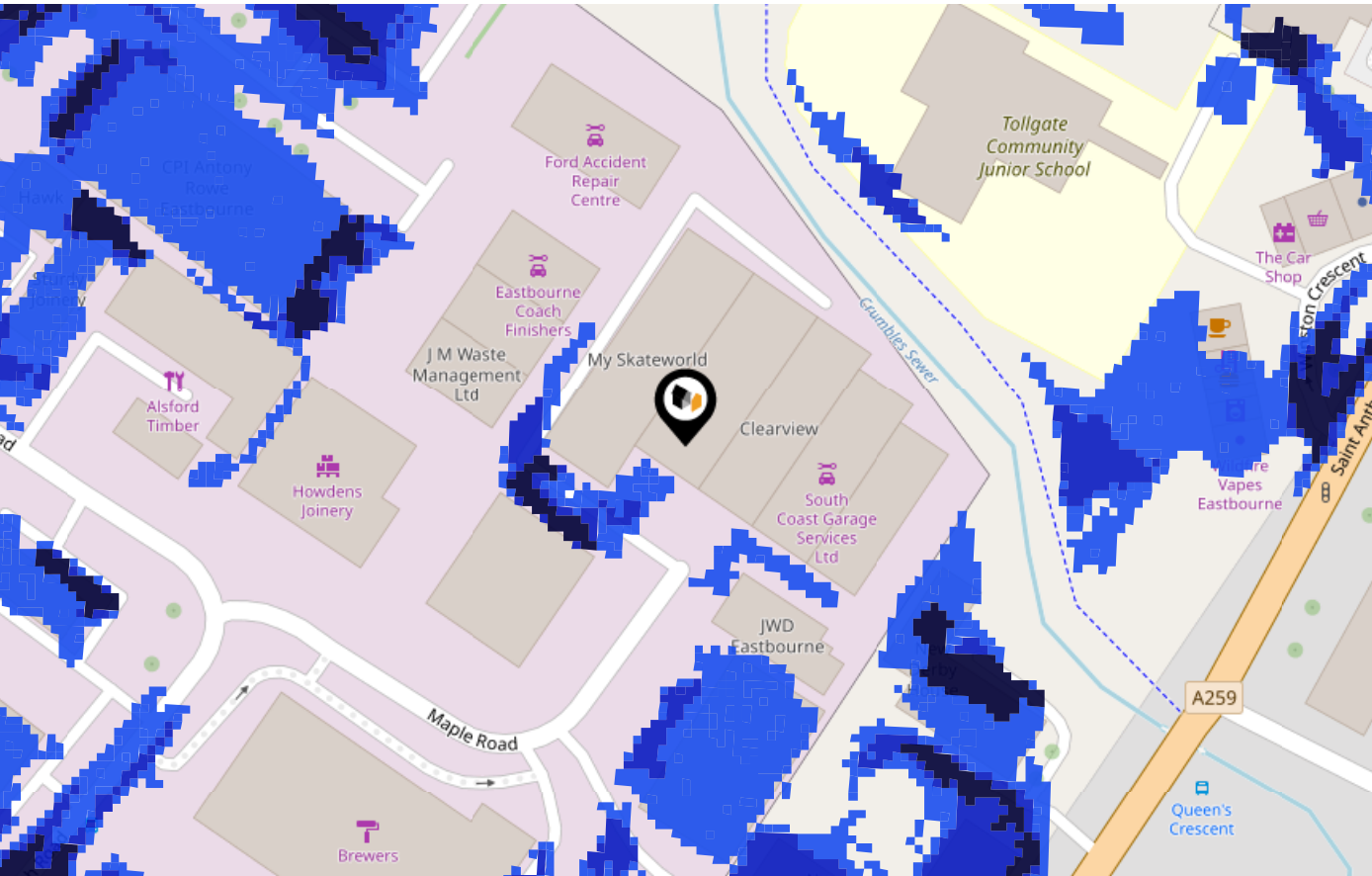
Chance of flooding to the following depths at this property:

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

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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 (0.25%)** in any one year.

- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.
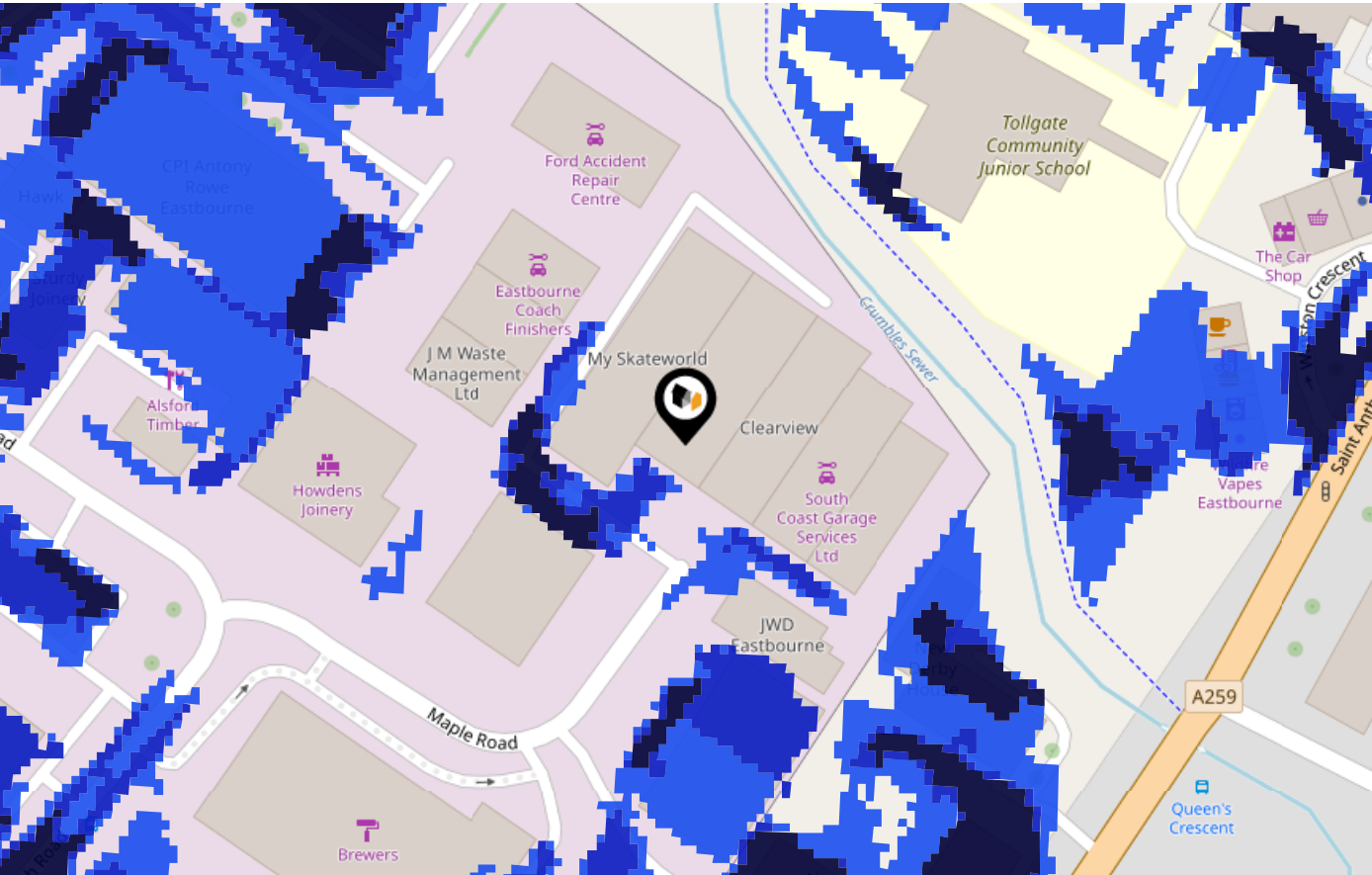
Chance of flooding to the following depths at this property:

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

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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.
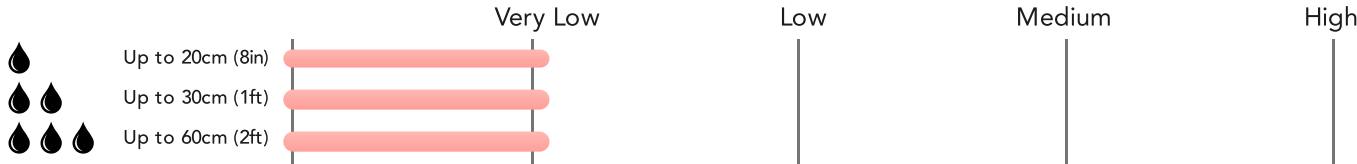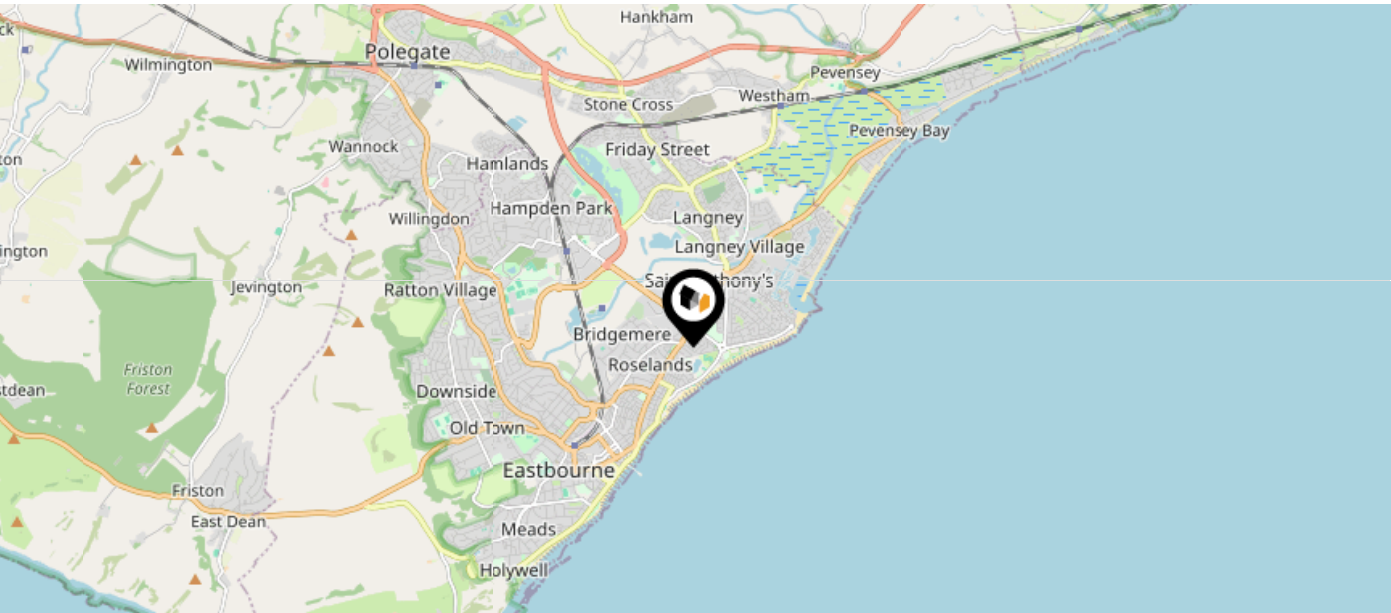

Risk Rating: Very low

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:

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

KPF - Key Property Facts

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

Nearby Green Belt Land

No data available.

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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.
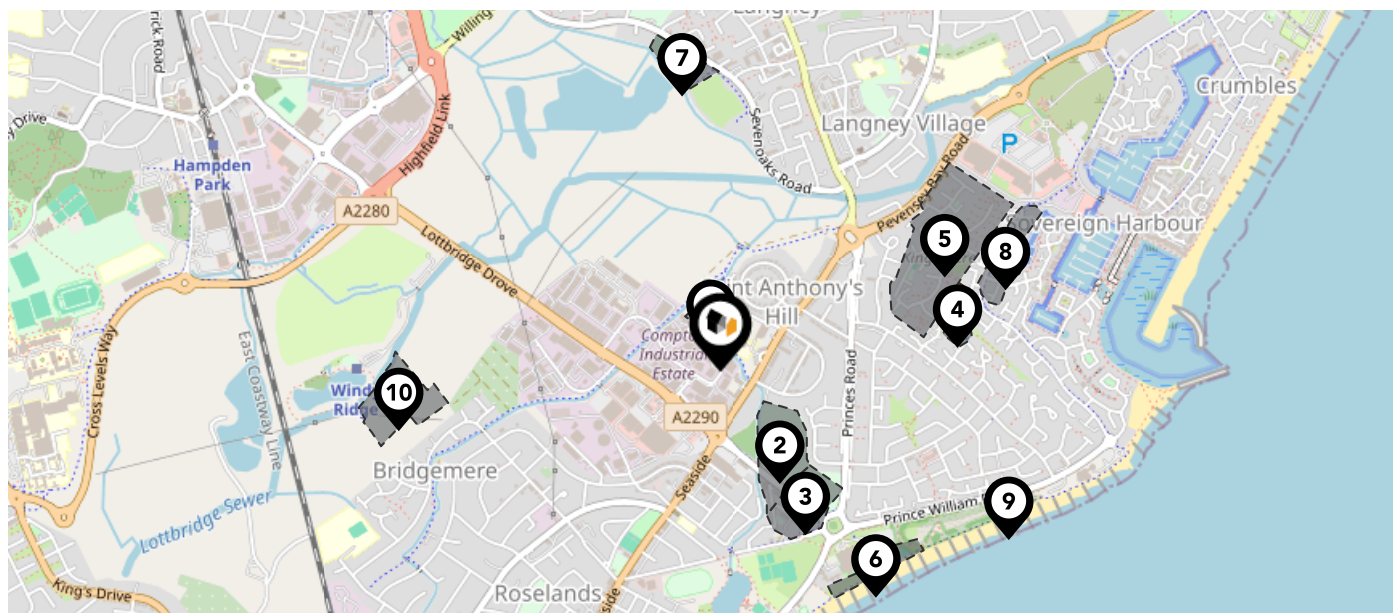

Nearby Landfill Sites

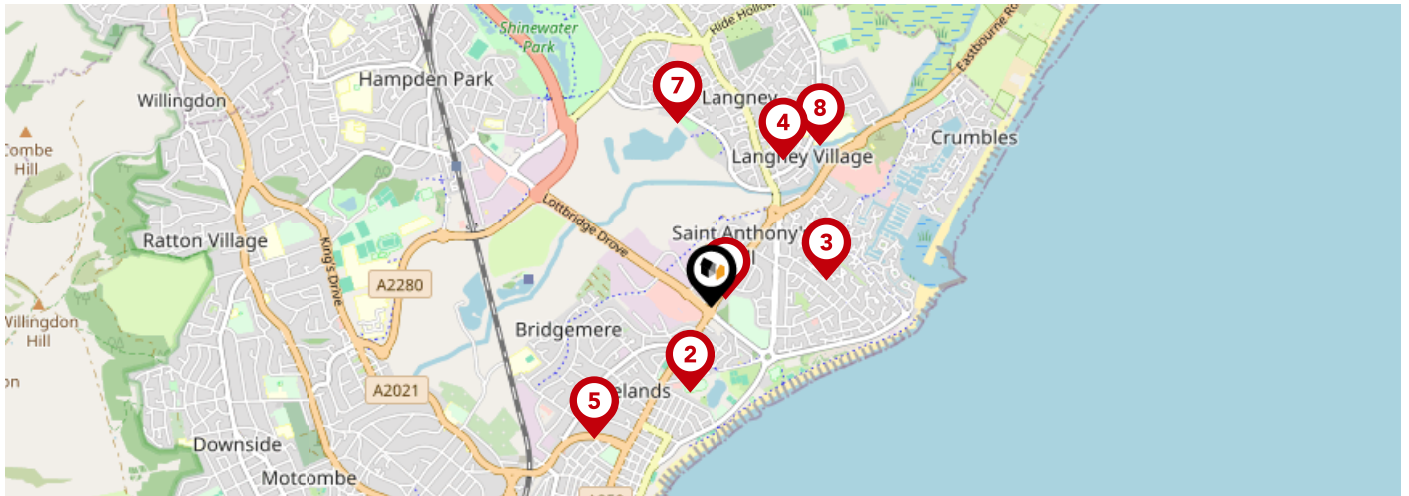|		
1	Leeds Avenue, Toll Gate Primary School-Eastbourne, Sussex	Historic Landfill
2	Queen's Crescent-Eastbourne, Sussex	Historic Landfill
3	Wartling Road Coach Park-Eastbourne, Sussex	Historic Landfill
4	Macleans Site-Southwater, Eastbourne, Sussex	Historic Landfill
5	Kings Park Area-Kings Park Area, Eastbourne, Rustington, Sussex	Historic Landfill
6	Tramways, Sovereign Centre-Eastbourne, Sussex	Historic Landfill
7	Sevenoaks Road Recreation Ground-Eastbourne, Sussex	Historic Landfill
8	Crumbles Area No.2-Eastbourne, Sussex	Historic Landfill
9	Langney Point-Langney Point, Eastbourne, Sussex	Historic Landfill
10	Astaire Avenue-Eastbourne, Sussex	Historic Landfill

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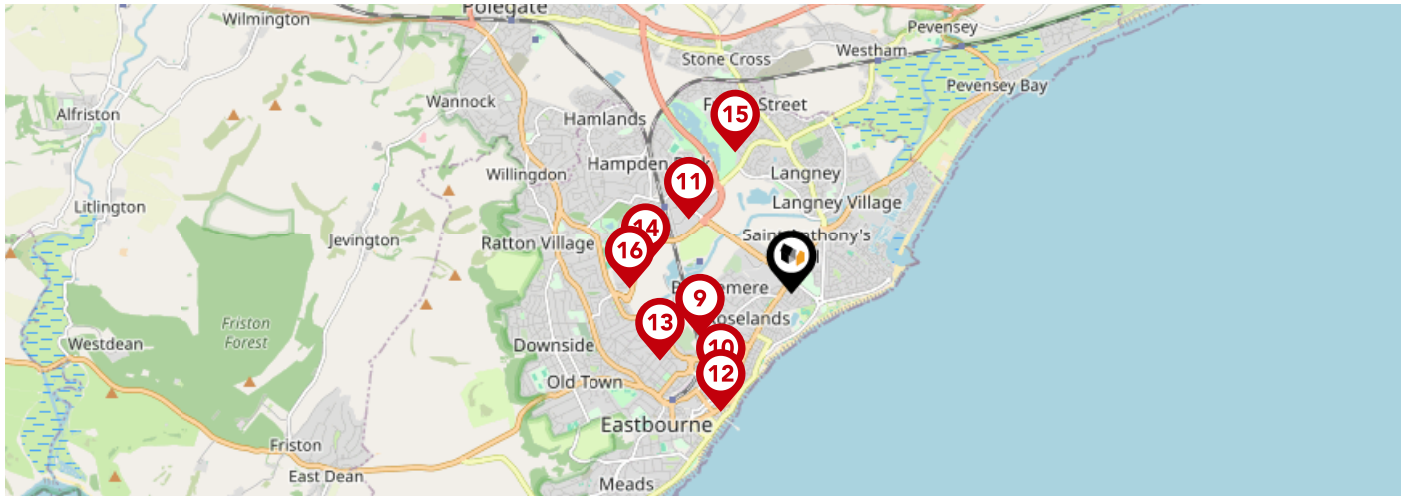
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
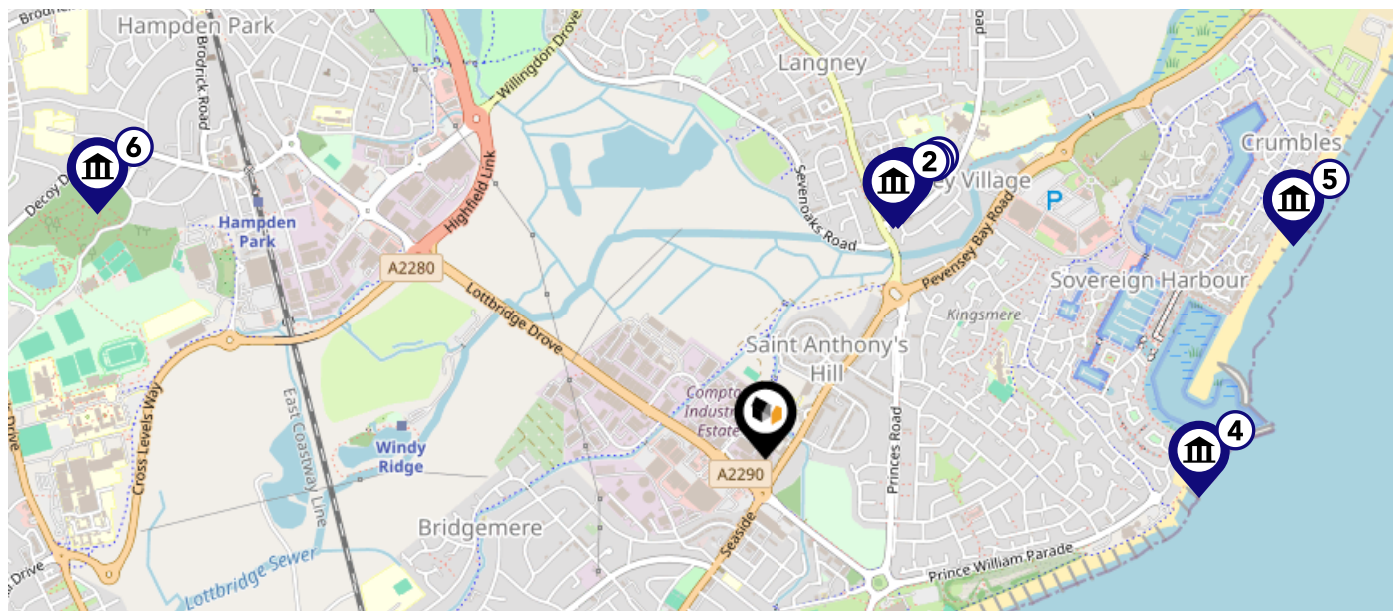
Listed Buildings in the local district	Grade	Distance
1 1043639 - Langney Priory	Grade II	0.6 miles
2 1043641 - Cobbled Garden Wall At Langney Priory	Grade II	0.6 miles
3 1043640 - Cottage At Langney Priory	Grade II	0.7 miles
4 1043660 - Martello Tower East Of Langney Priory	Grade II	1.0 miles
5 1043661 - Martello Tower East Of Langney Priory	Grade II	1.4 miles
6 1376622 - Church Of St Mary	Grade II	1.7 miles

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|		Nursery	Primary	Secondary	College	Private
1	**Tollgate Community Junior School** Ofsted Rating: Good | Pupils: 393 | Distance:0.08	☐	☑	☐	☐	☐
2	**St Andrew's Church of England Infants School** Ofsted Rating: Good | Pupils: 245 | Distance:0.41	☐	☑	☐	☐	☐
3	**The Haven Church of England Methodist Primary School** Ofsted Rating: Good | Pupils: 443 | Distance:0.55	☐	☑	☐	☐	☐
4	**Langney Primary Academy** Ofsted Rating: Good | Pupils: 474 | Distance:0.77	☐	☑	☐	☐	☐
5	**Roselands Infants' School** Ofsted Rating: Good | Pupils: 262 | Distance:0.83	☐	☑	☐	☐	☐
6	**West Rise Junior School** Ofsted Rating: Requires improvement | Pupils: 354 | Distance:0.88	☐	☑	☐	☐	☐
7	**West Rise Community Infant School** Ofsted Rating: Good | Pupils: 269 | Distance:0.88	☐	☑	☐	☐	☐
8	**St Catherine's College** Ofsted Rating: Good | Pupils: 1086 | Distance:0.92	☐	☐	☑	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**Stafford Junior School** Ofsted Rating: Not Rated	Pupils: 350	Distance:0.95	☐	☑	☐	☐	☐
10	**Anderida Learning Centre** Ofsted Rating: Good	Pupils: 10	Distance:1.1	☐	☐	☑	☐	☐
11	**Heron Park Primary Academy** Ofsted Rating: Good	Pupils: 344	Distance:1.18	☐	☑	☐	☐	☐
12	**Bourne Primary School** Ofsted Rating: Requires improvement	Pupils: 434	Distance:1.3	☐	☑	☐	☐	☐
13	**St Thomas A Becket Catholic Primary School** Ofsted Rating: Good	Pupils: 442	Distance:1.39	☐	☑	☐	☐	☐
14	**Summerdown School** Ofsted Rating: Not Rated	Pupils: 132	Distance:1.39	☐	☐	☑	☐	☐
15	**Shinewater Primary School** Ofsted Rating: Good	Pupils: 430	Distance:1.42	☐	☑	☐	☐	☐
16	**East Sussex College Group** Ofsted Rating: Good	Pupils:0	Distance:1.52	☐	☐	☑	☐	☐
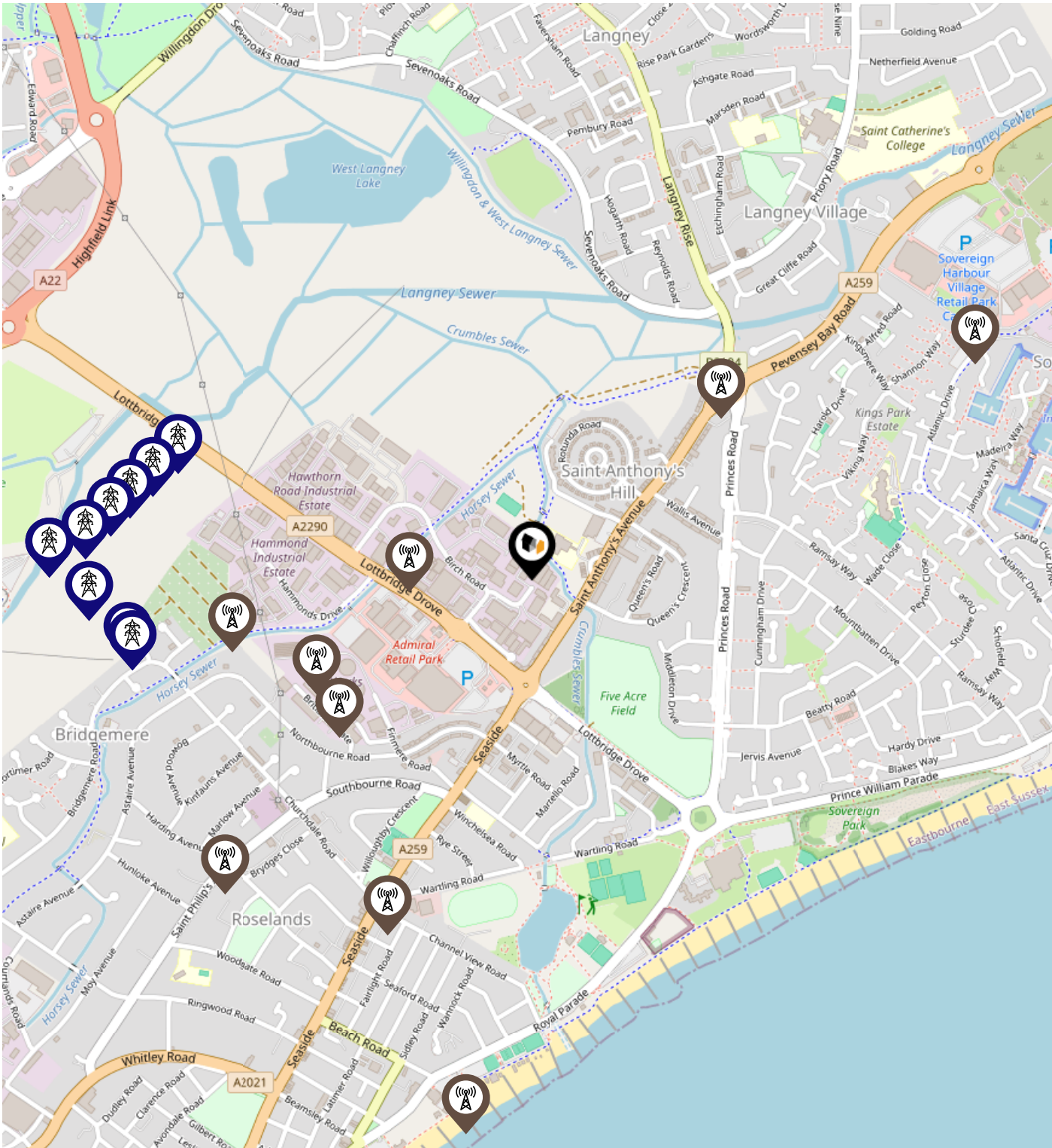
Key:

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).
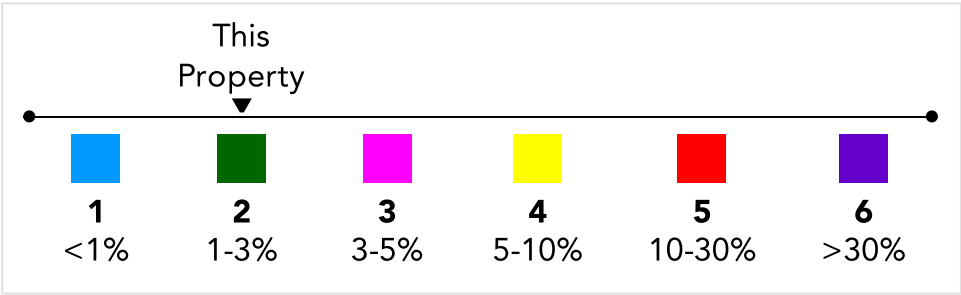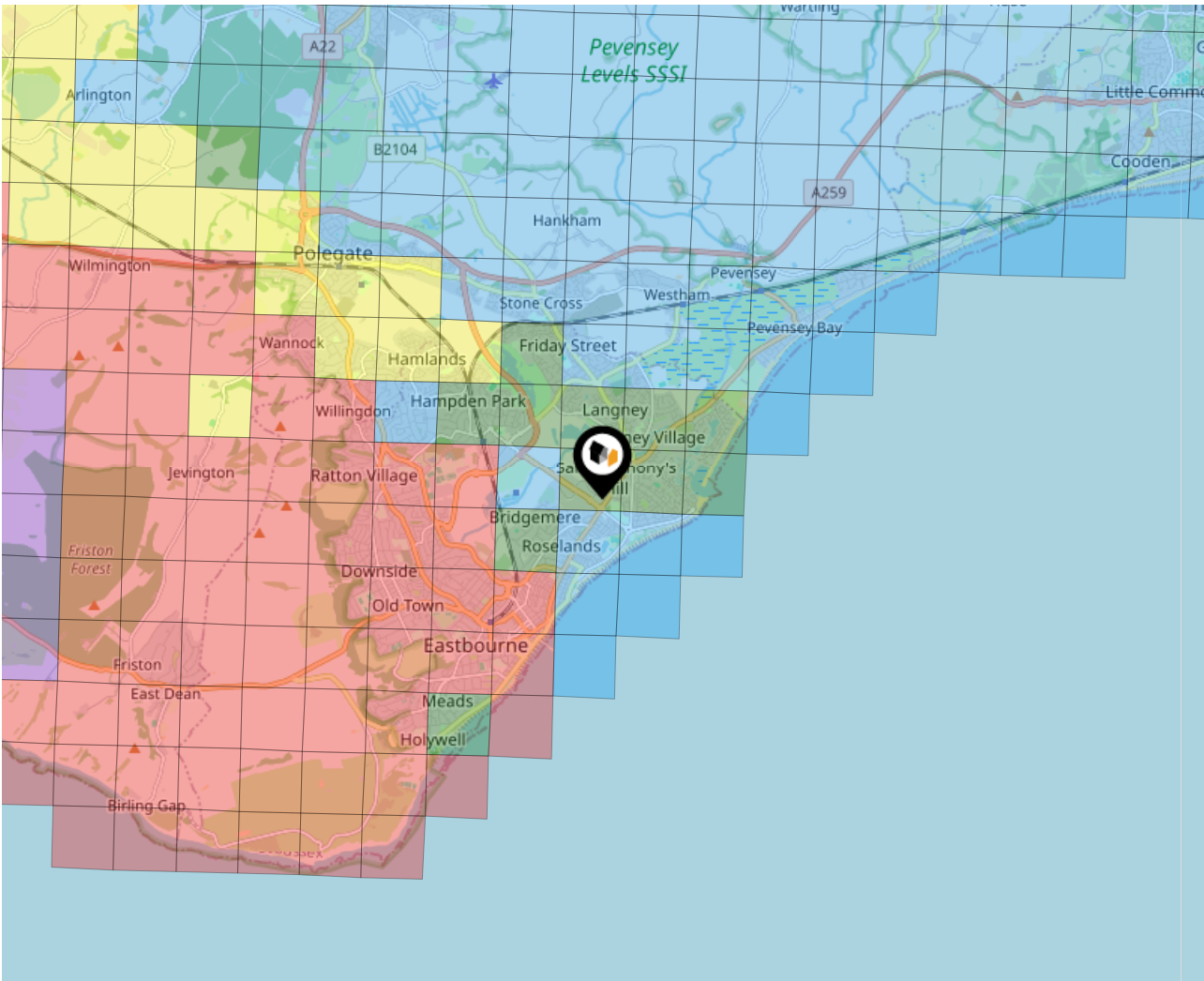
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

This Property ▼

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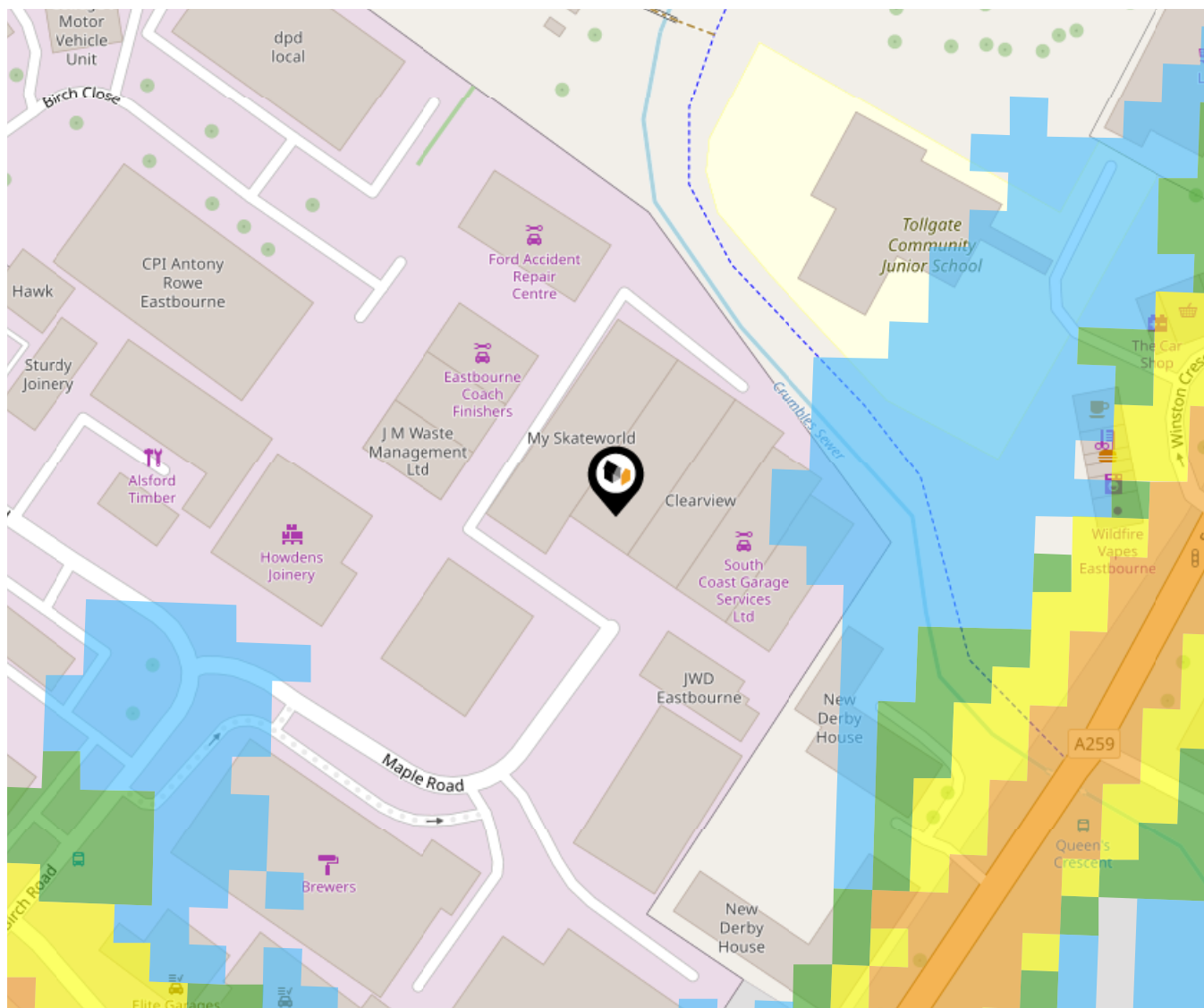
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Parent Material Grain: ARGILLACEOUS

Soil Group: MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY

Soil Texture: CLAYEY LOAM TO SILTY LOAM

Soil Depth: DEEP
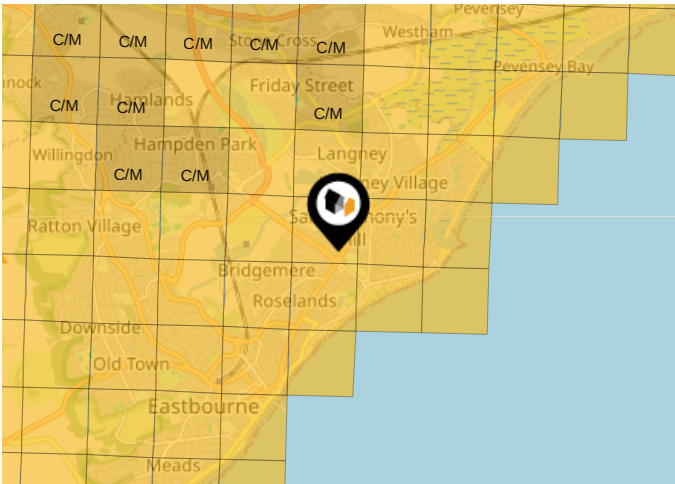
Primary Classifications (Most Common Clay Types)

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
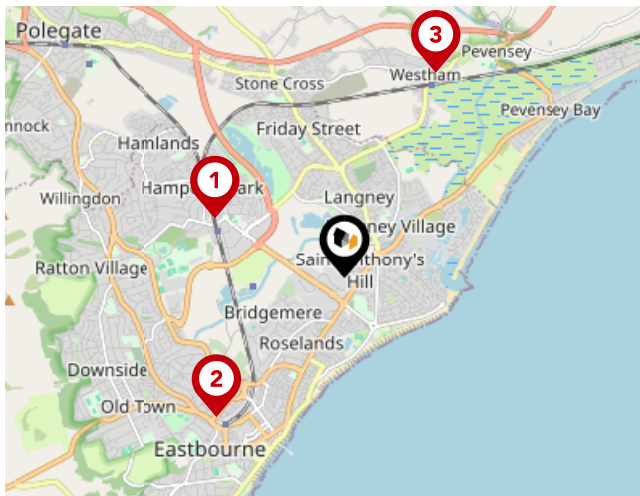
National Rail Stations

Pin	Name	Distance
1	Hampden Park (Sussex) Rail Station	1.33 miles
2	Eastbourne Rail Station	1.78 miles
3	Pevensey & Westham Rail Station	2.1 miles
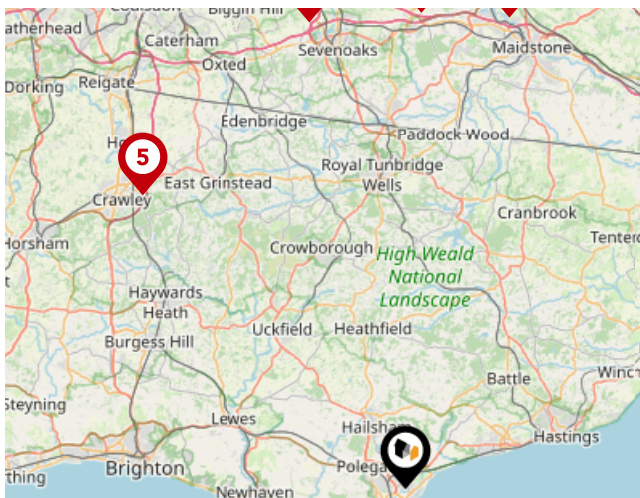
Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	35.55 miles
2	M20 J3	36.08 miles
3	M25 J5	35.51 miles
4	M20 J5	35.96 miles
5	M23 J10A	29.4 miles
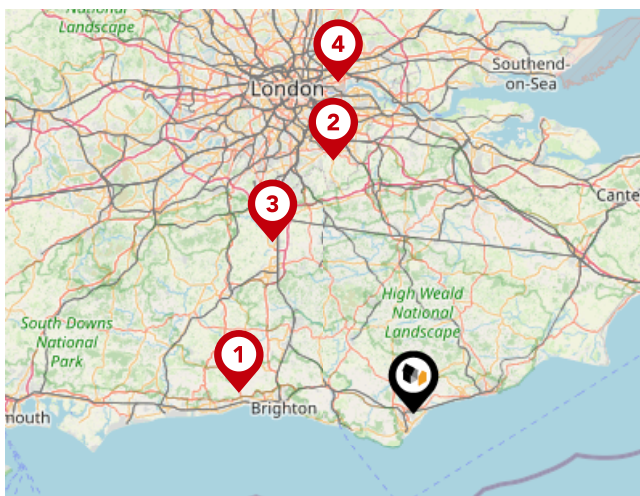
Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	26.3 miles
2	Leaves Green	39.48 miles
3	Gatwick Airport	33.24 miles
4	Silvertown	50.69 miles

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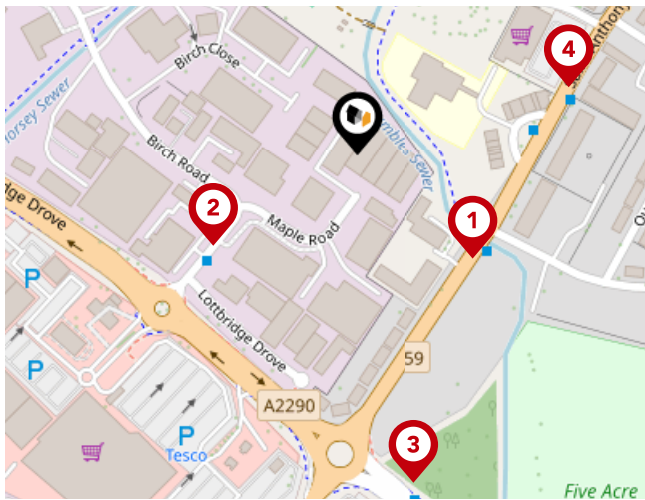
Bus Stops/Stations

Pin	Name	Distance
1	Queen's Crescent	0.09 miles
2	Brewers	0.1 miles
3	Five Acre Field	0.2 miles
4	Winston Crescent	0.13 miles
5	Bus Garage	0.18 miles
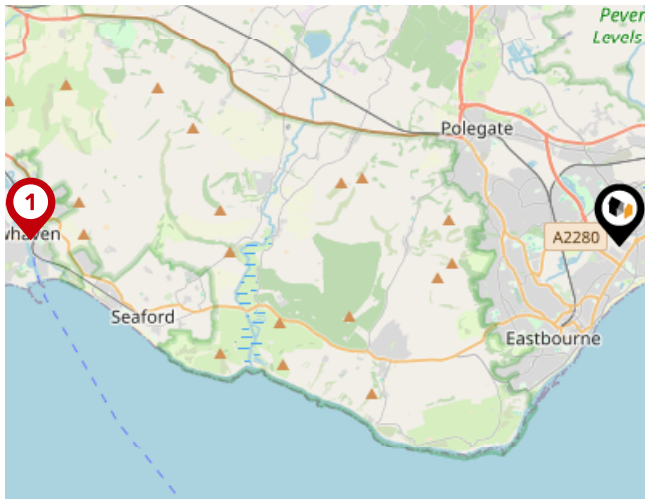
Ferry Terminals

Pin	Name	Distance
1	Newhaven Harbour Ferry Terminal	11.04 miles

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Data Quality

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Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

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Royal Mail