

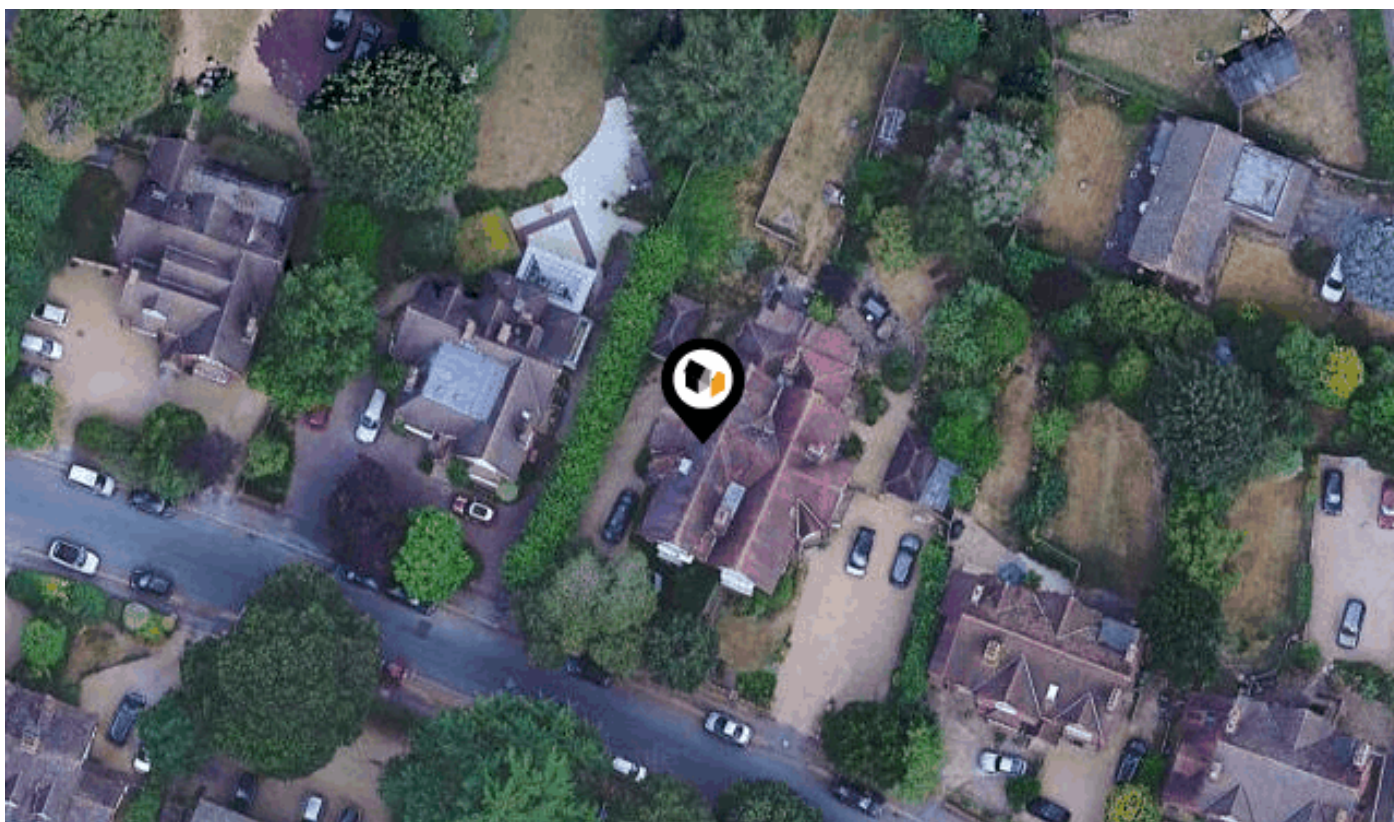


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 08th October 2025



24C, SOMERS ROAD, REIGATE, RH2 9DZ

Phillip Arnold Auctions

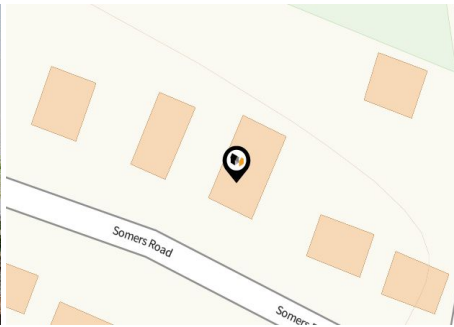
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type: Flat / Maisonette
Bedrooms: 2
Council Tax : Band C
Annual Estimate: £2,186
UPRN: 100062144862




Last Sold Date: 18/12/1998
Last Sold Price: £75,000

Local Area

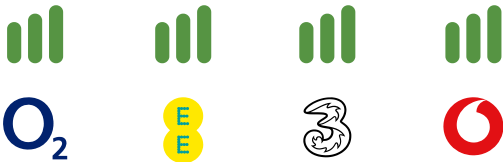
Local Authority: Surrey
Conservation Area: Somers Road, Reigate
Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	74 mb/s	1000 mb/s
		

Mobile Coverage:
(based on calls indoors)



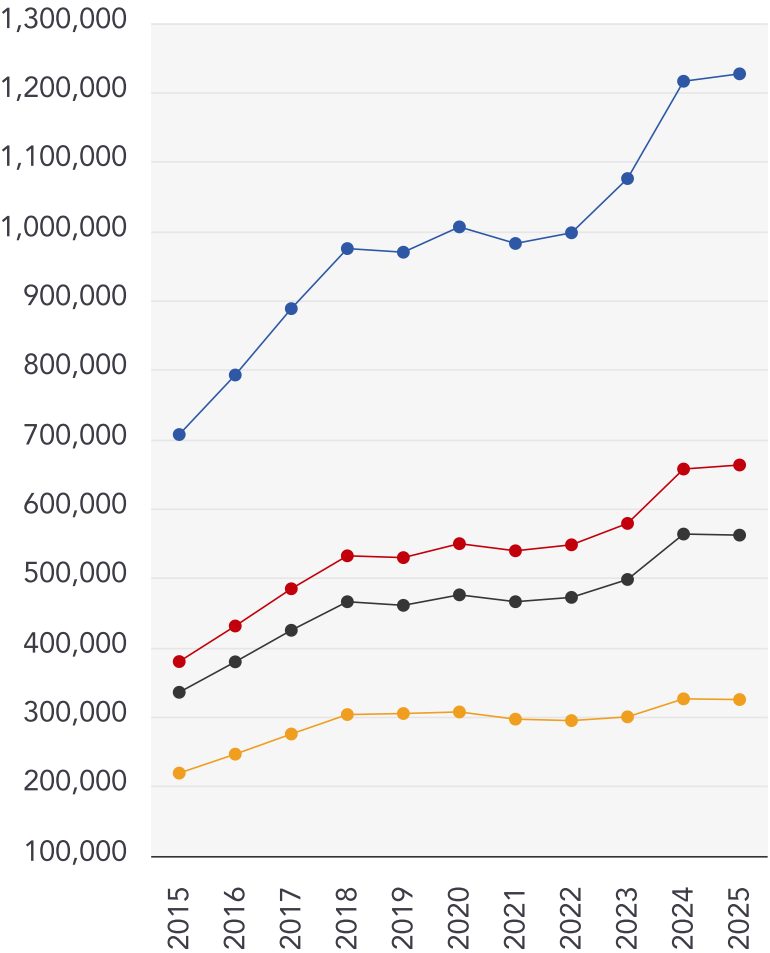
Satellite/Fibre TV Availability:



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH2



Detached

+73.49%

Semi-Detached

+74.51%

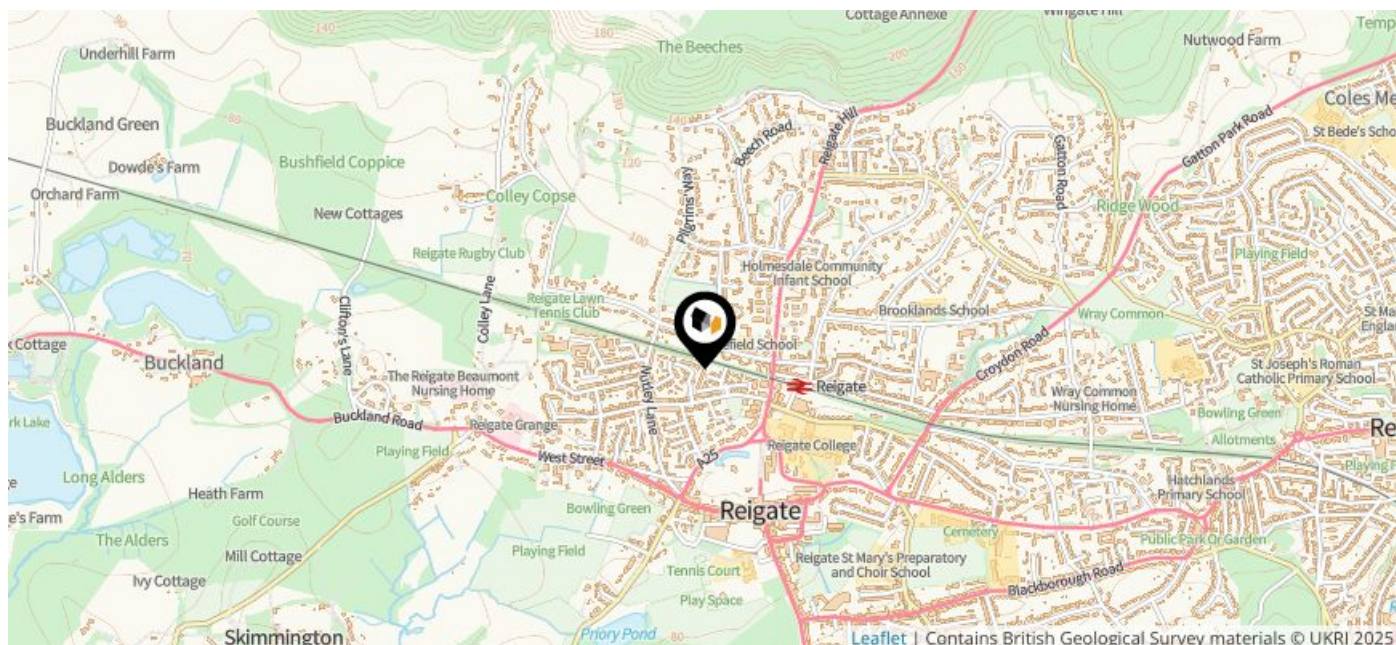
Terraced

+67.43%

Flat

+48.3%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

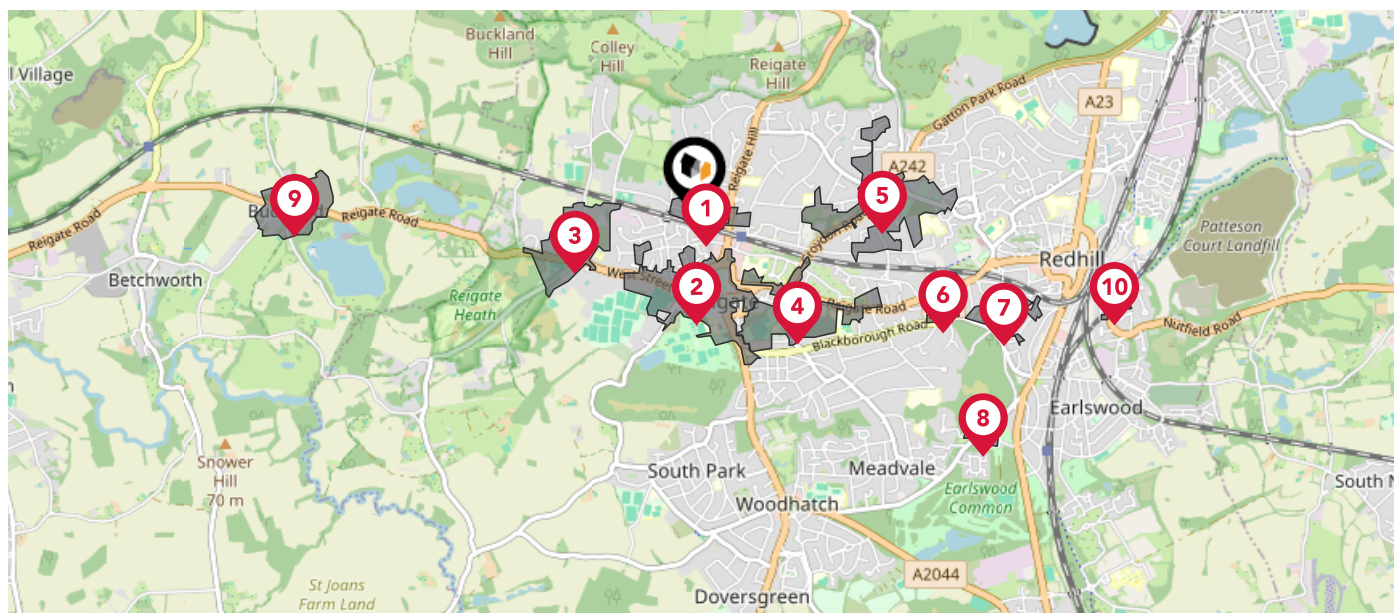
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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



Somers Road, Reigate



Reigate Town Centre



Flanchford Road and Colley Lane, Reigate



Chart Lane, Reigate



Wray Common, Reigate



Shaw's Corner, Redhill



Linkfield Street, Redhill



St John's Redhill

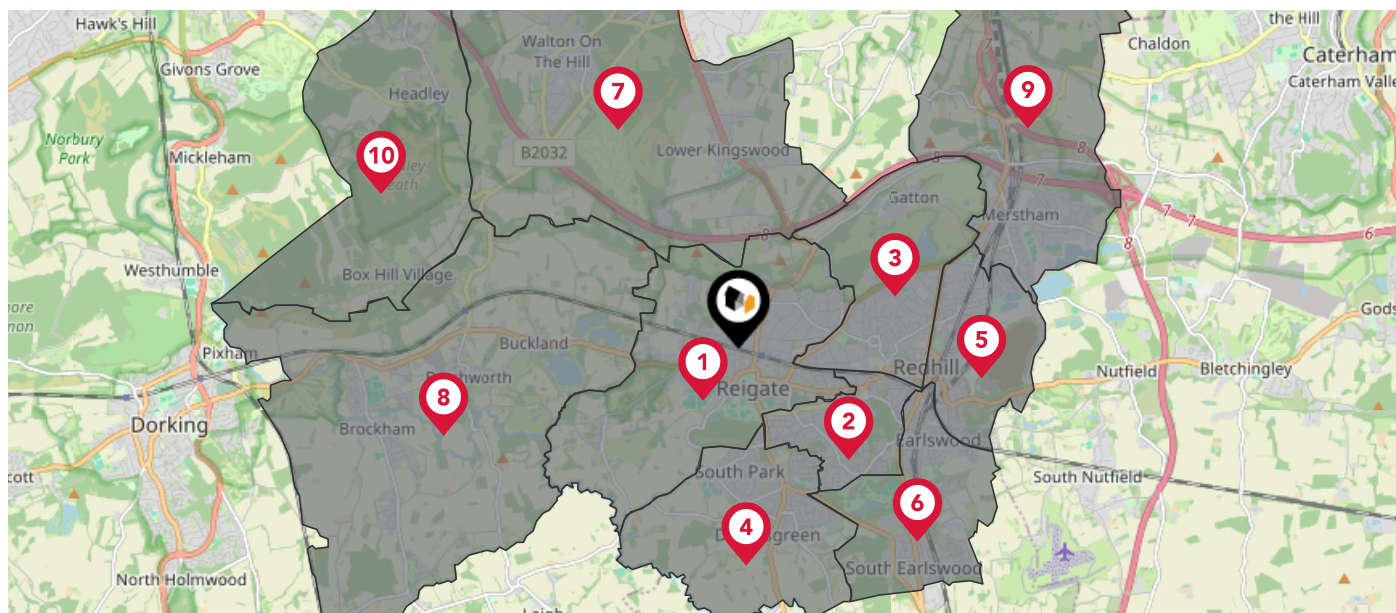


Buckland













Redstone Hill, Redhill

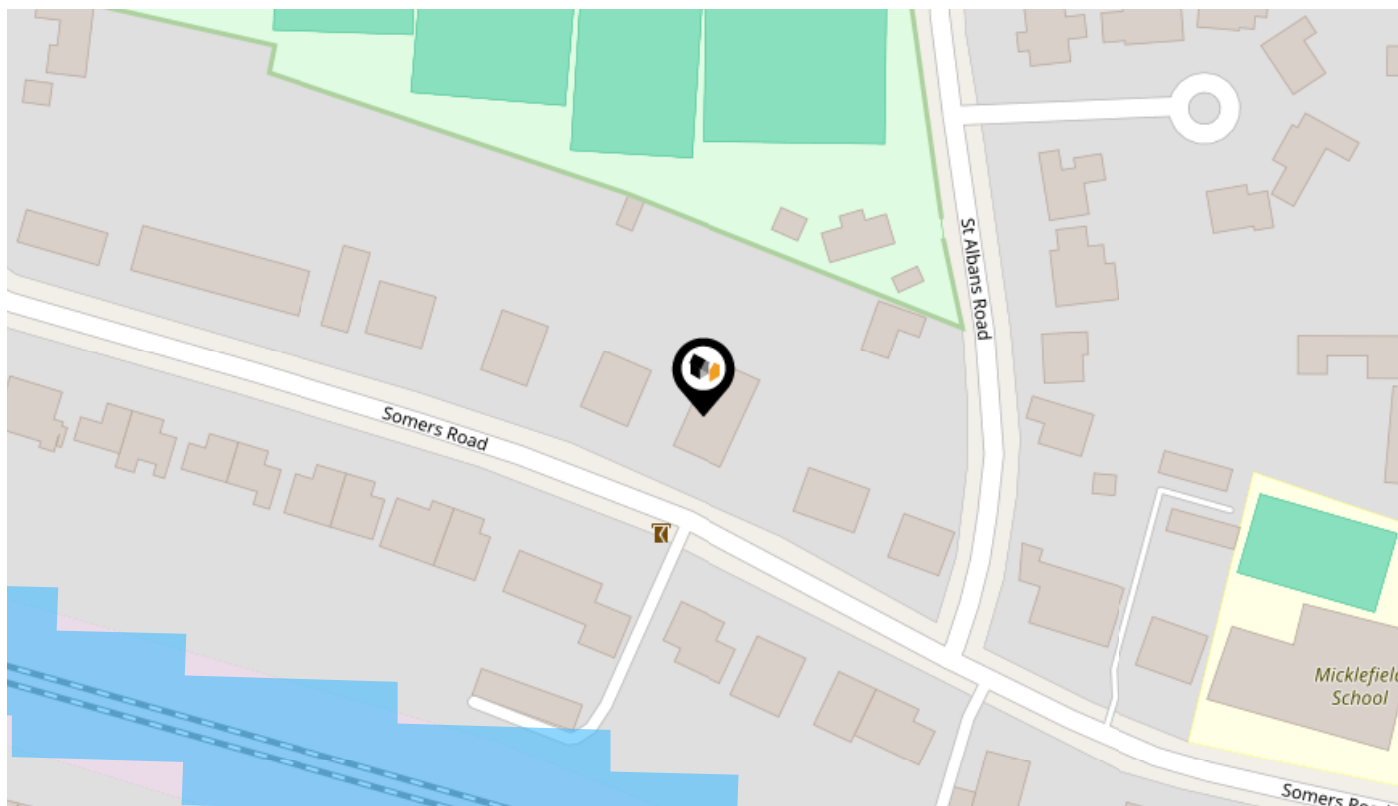
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|---|---|
|  | Reigate Ward |
|  | Meadvale & St. John's Ward |
|  | Redhill West & Wray Common Ward |
|  | South Park & Woodhatch Ward |
|  | Redhill East Ward |
|  | Earlswood & Whitebushes Ward |
|  | Lower Kingswood, Tadworth & Walton Ward |
|  | Brockham, Betchworth and Buckland Ward |
|  | Hooley, Merstham & Netherne Ward |
|  | Box Hill and Headley 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.

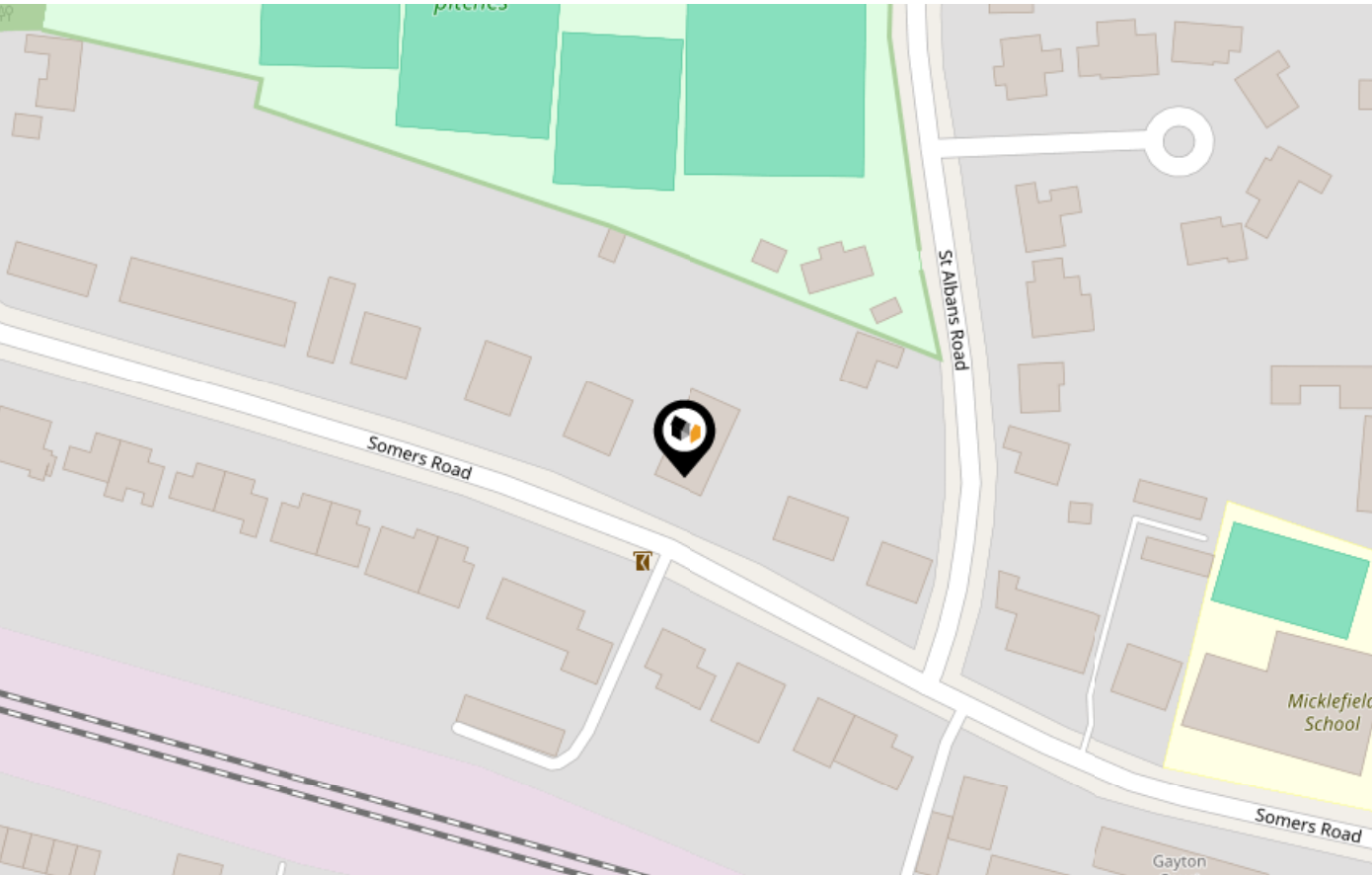
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

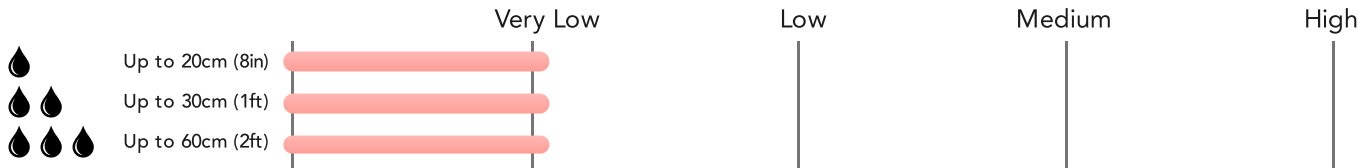


Risk Rating: Very low

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.

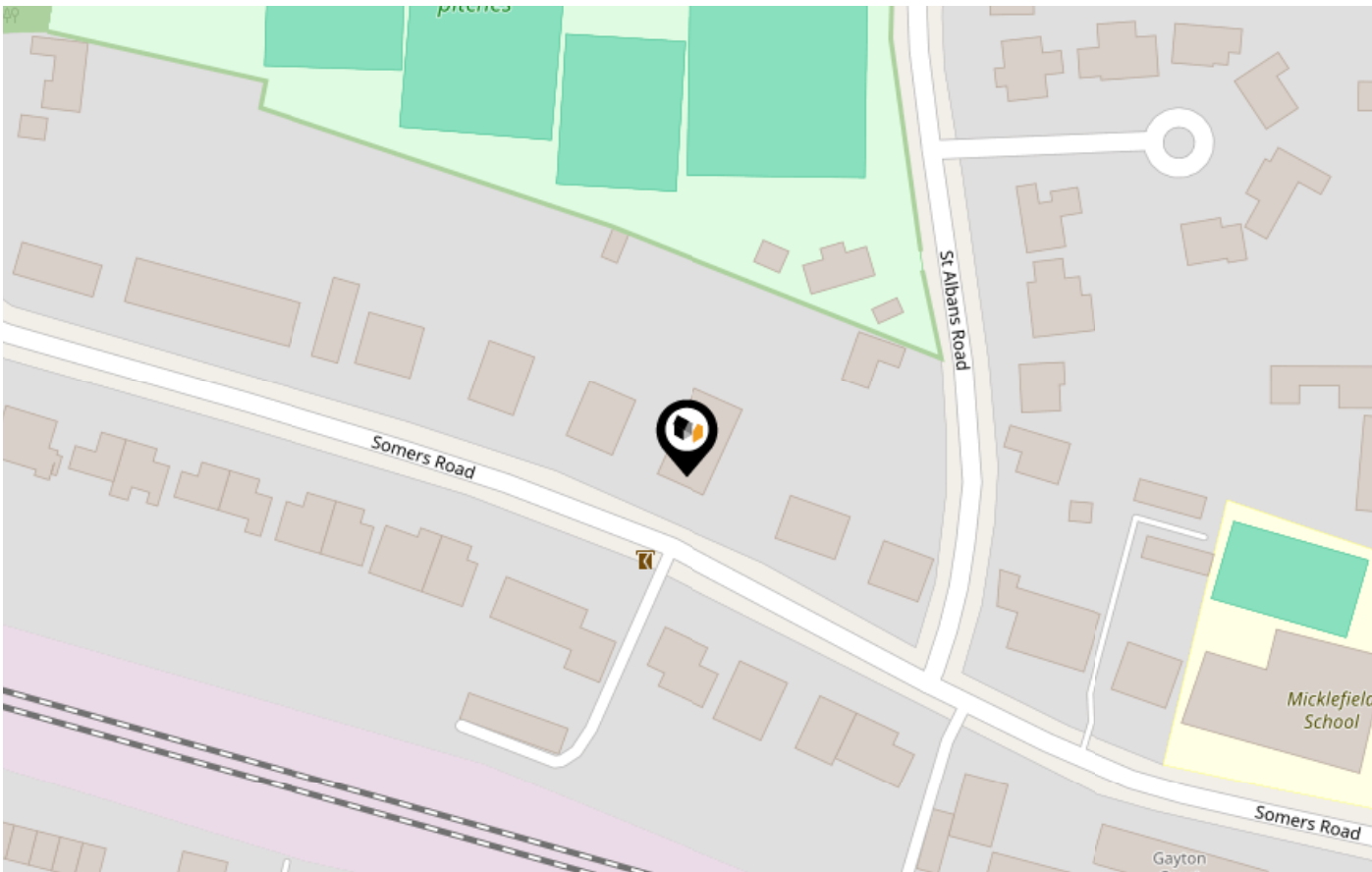
Chance of flooding to the following depths at this property:



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.

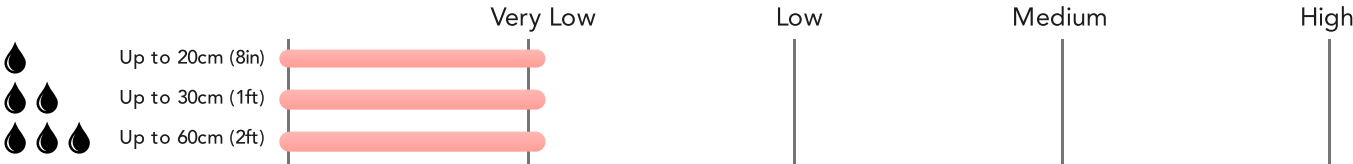


Risk Rating: Very low

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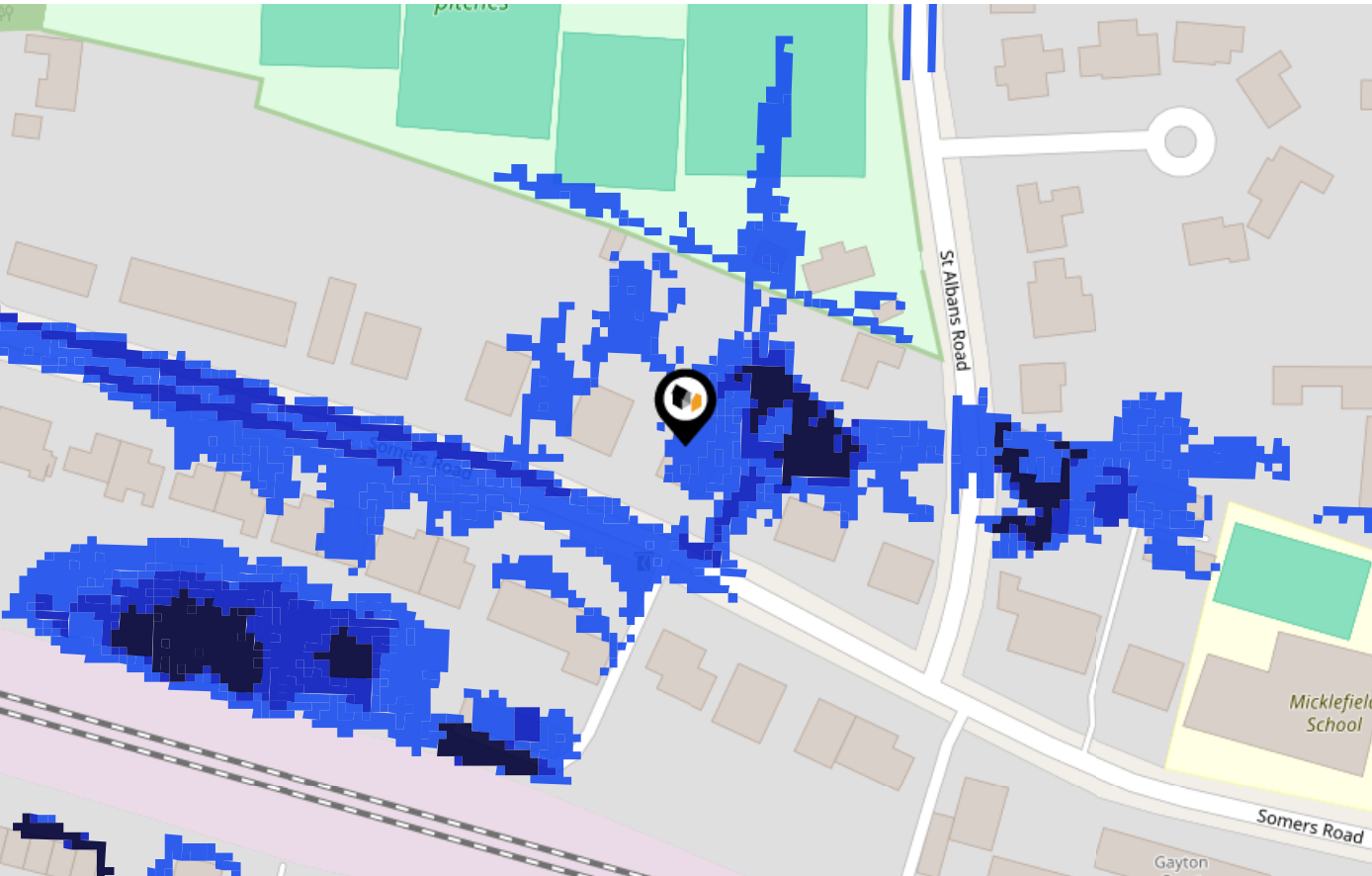
Chance of flooding to the following depths at this property:



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: 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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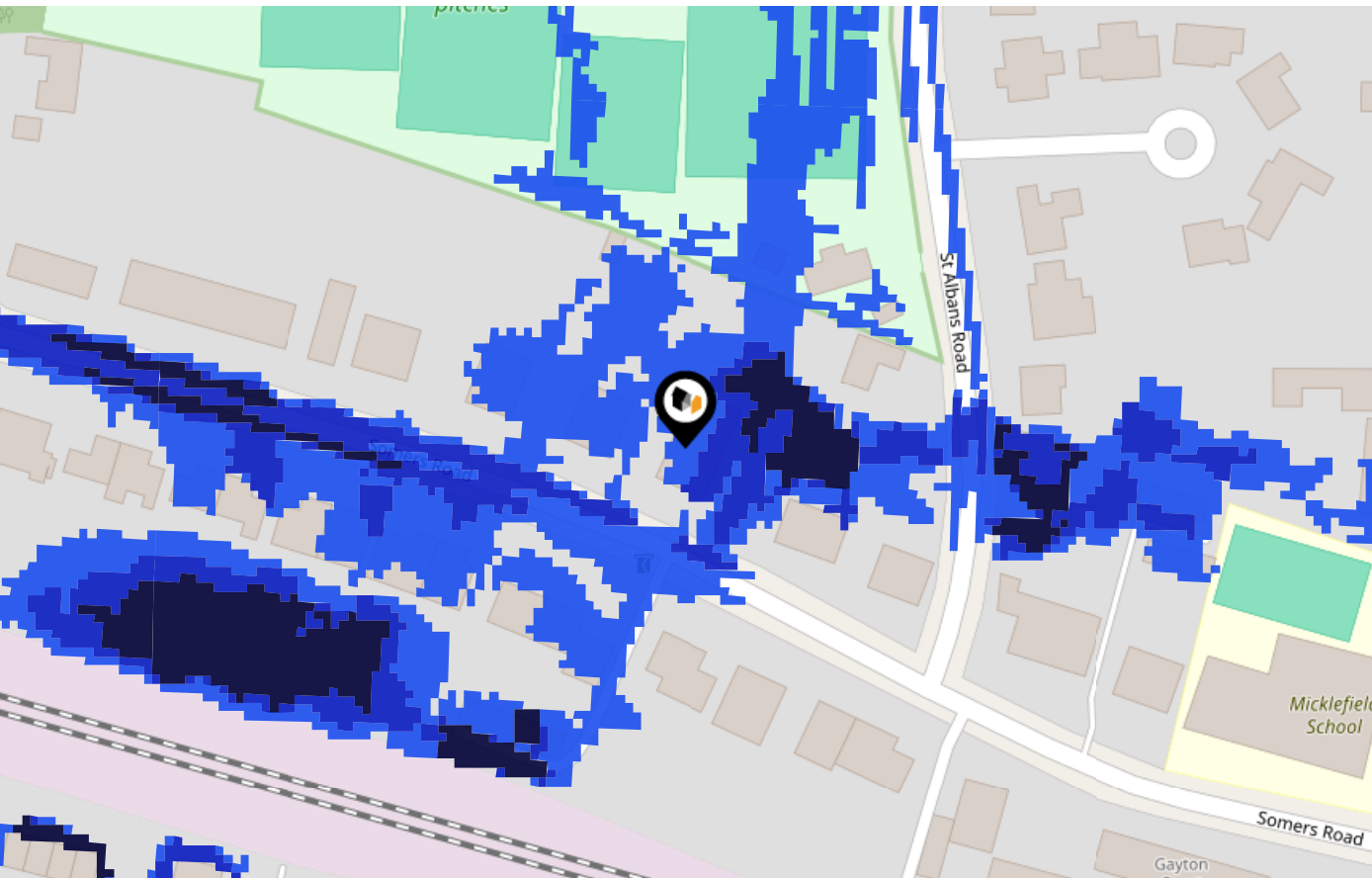
Chance of flooding to the following depths at this property:



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.

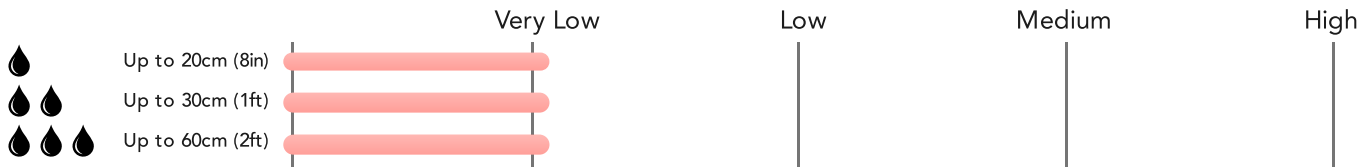


Risk Rating: Low

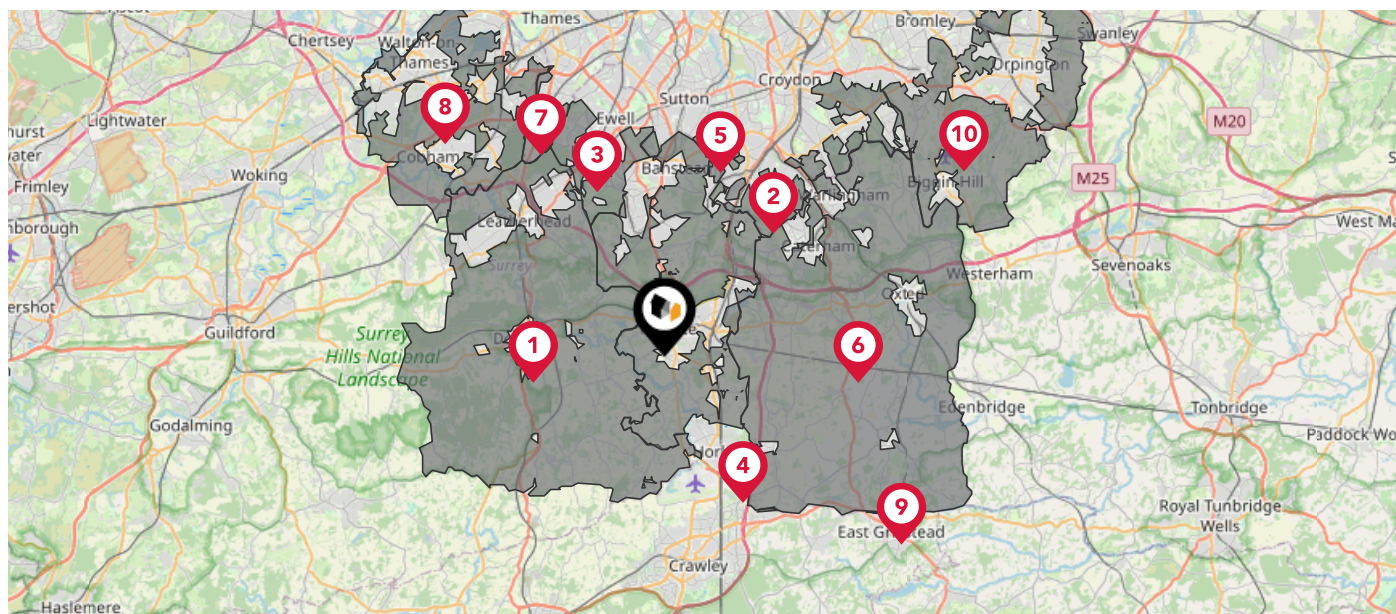
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



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



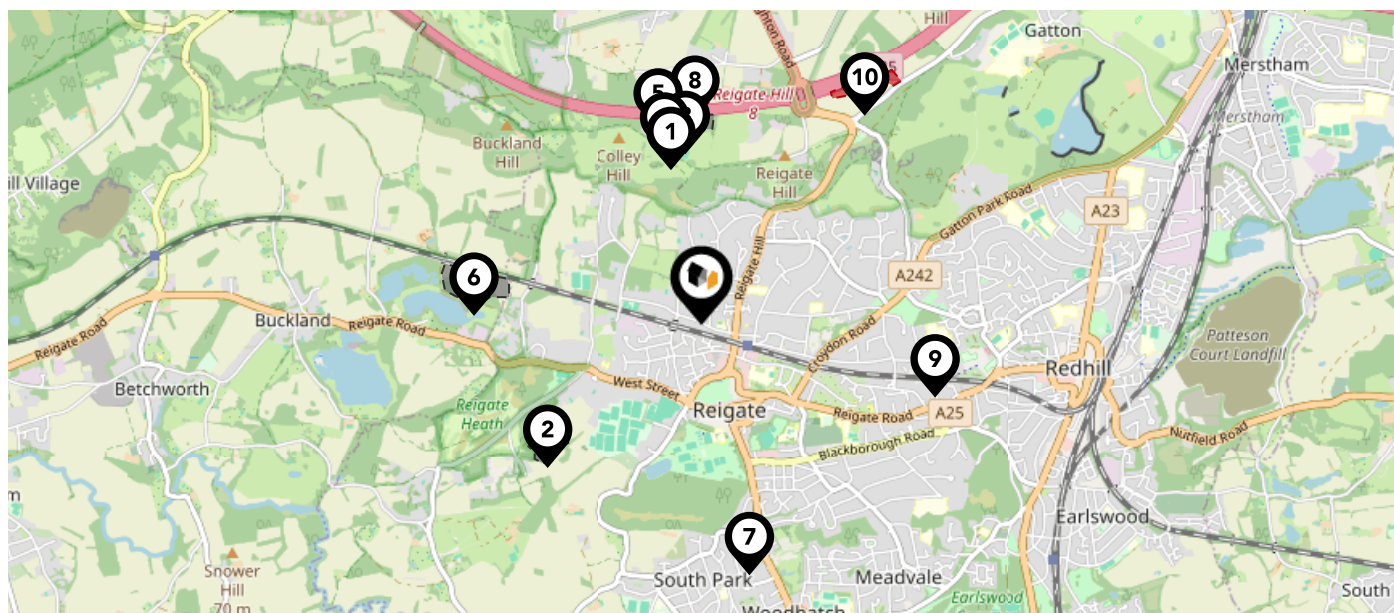
Nearby Green Belt Land

-  London Green Belt - Mole Valley
-  London Green Belt - Croydon
-  London Green Belt - Epsom and Ewell
-  London Green Belt - Reigate and Banstead
-  London Green Belt - Sutton
-  London Green Belt - Tandridge
-  London Green Belt - Kingston upon Thames
-  London Green Belt - Elmbridge
-  London Green Belt - Mid Sussex
-  London Green Belt - Bromley



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.



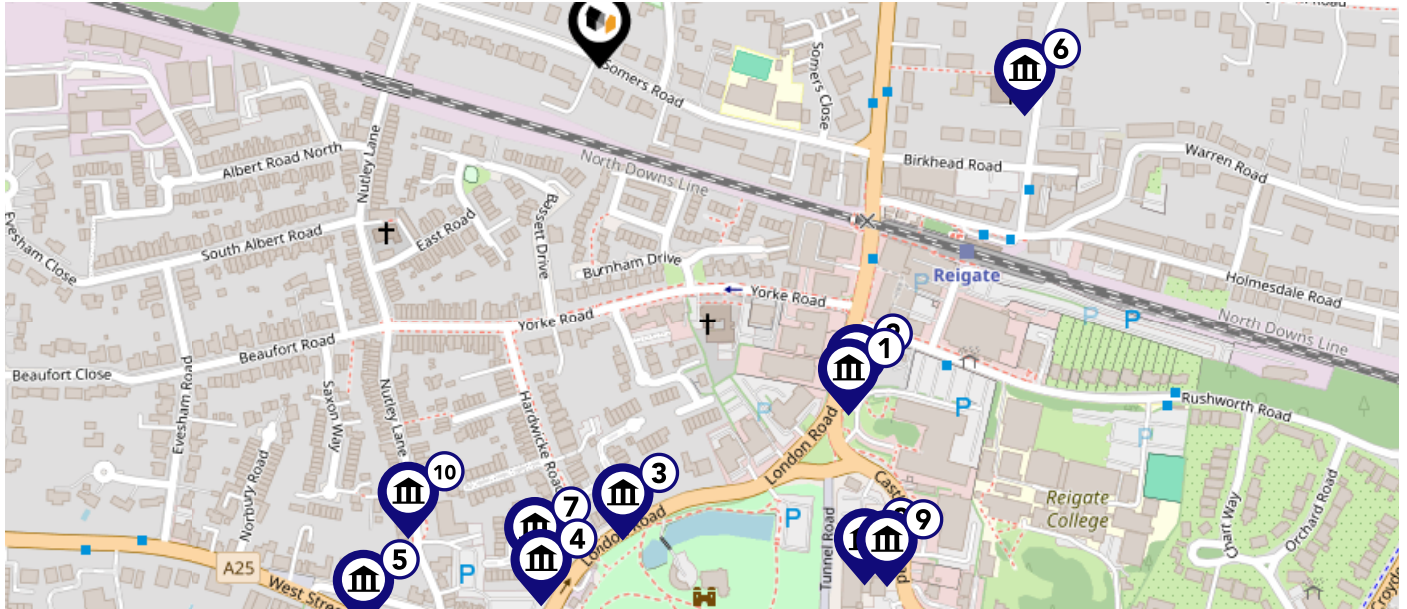
Nearby Landfill Sites











	Disused Quarry-Kingswood	Historic Landfill	
	Old Moors Farm-Flanchford Road, Reigate Heath, Reigate	Historic Landfill	
	Application G / Kingswood Hall-Kingswood Hall	Historic Landfill	
	Land East of Margery Lane-Margery Lane	Historic Landfill	
	Application F Margery Farm-Margery Lane	Historic Landfill	
	Buckland Sandpit-Clifton Lane, Buckland	Historic Landfill	
	Lavenders Sandpit-Cockshott Hill, Reigate, Surrey	Historic Landfill	
	Margery Farm-Lower Kingswood	Historic Landfill	
	Madeira Walk Sandpit-Madeira Walk	Historic Landfill	
	EA/EPR/PP3790EQ/A001 - John Laing Construction Ltd	Active Landfill	

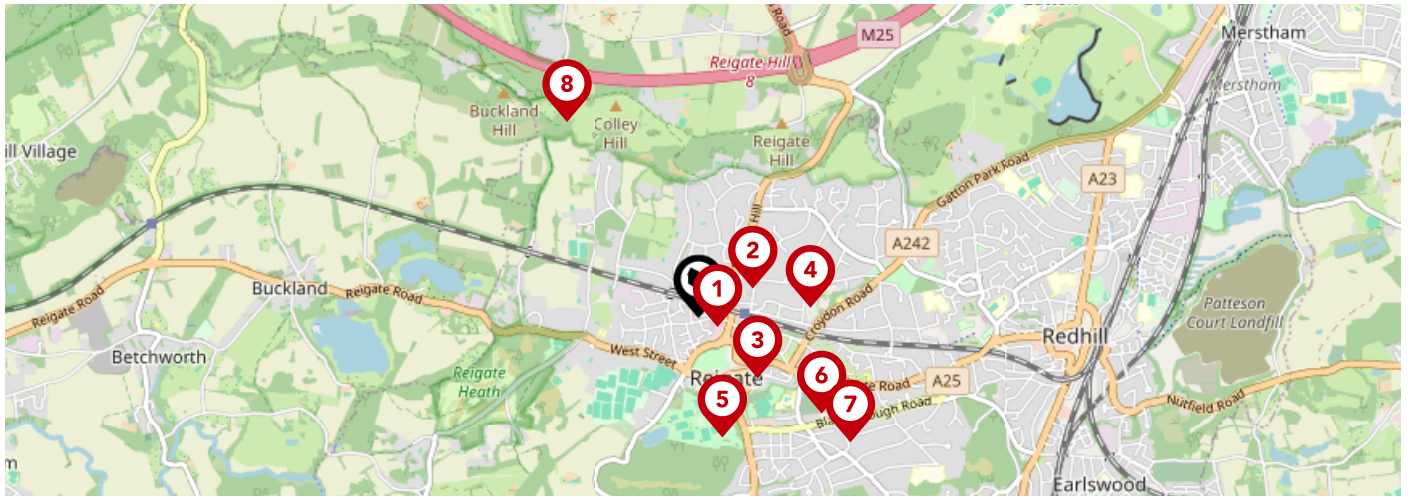
Maps









Listed Buildings

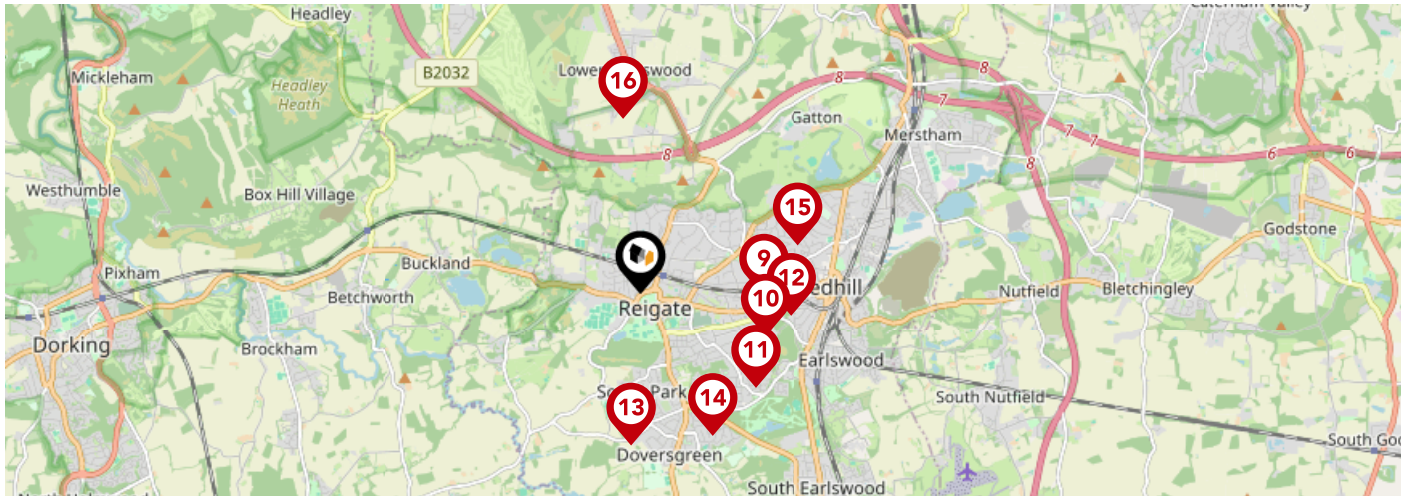
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1029090 - 26, London Road	Grade II	0.2 miles
	1377970 - Sunningdale	Grade II	0.2 miles
	1294586 - Norfolk Lodge	Grade II	0.3 miles
	1260526 - Church Of England First School	Grade II	0.3 miles
	1189119 - The White House	Grade II	0.3 miles
	1430671 - Reigate War Memorial	Grade II	0.3 miles
	1241444 - The School House	Grade II	0.3 miles
	1260489 - Town Hall	Grade II	0.3 miles
	1241404 - Wall And Gatepiers To Town Hall	Grade II	0.3 miles
	1241445 - 32, Nutley Lane	Grade II	0.3 miles



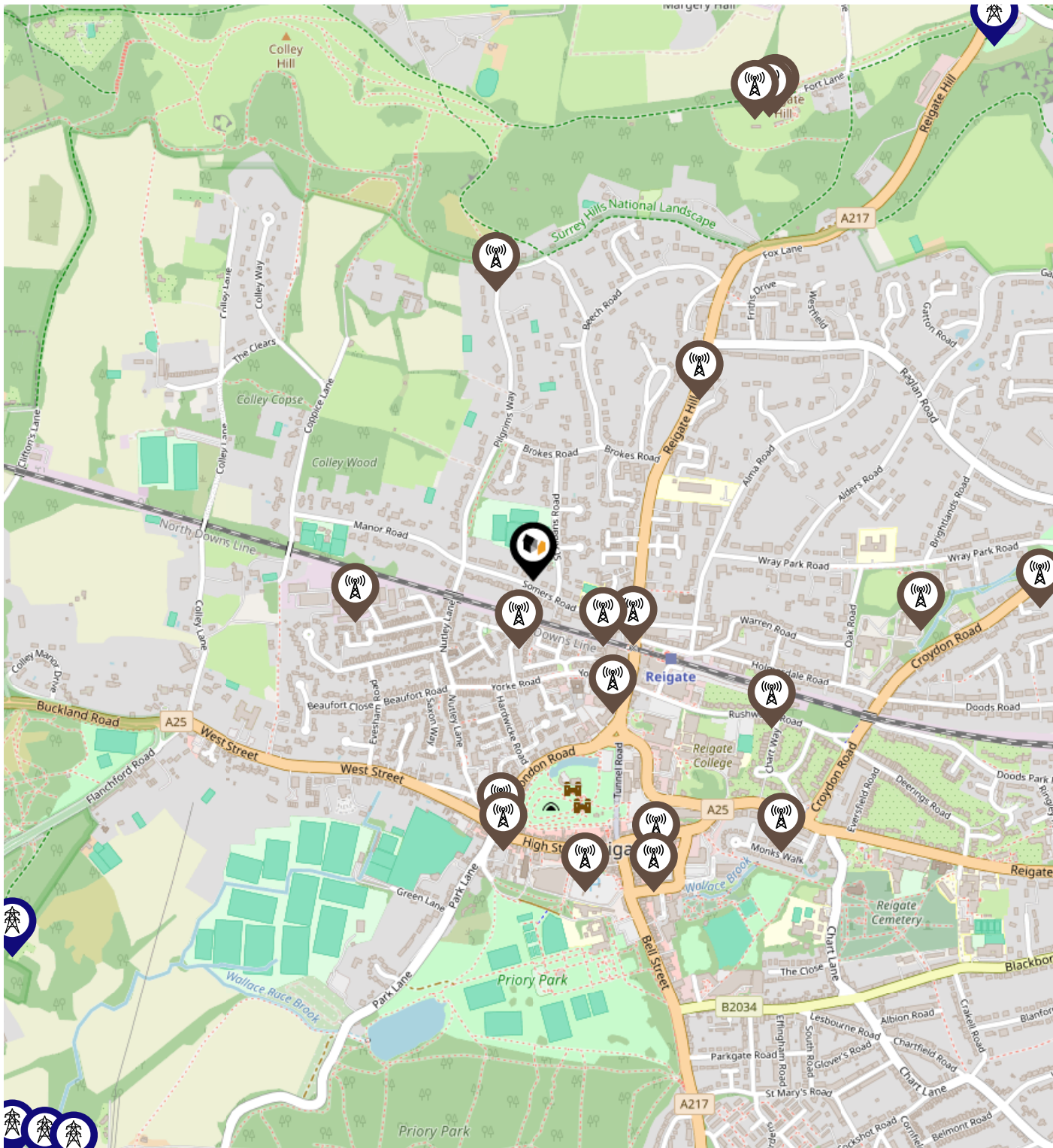
		Nursery	Primary	Secondary	College	Private
	Micklefield School Ofsted Rating: Not Rated Pupils: 236 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holmesdale Community Infant School Ofsted Rating: Good Pupils: 293 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reigate College Ofsted Rating: Good Pupils:0 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brooklands School - Split Site Ofsted Rating: Good Pupils: 173 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reigate Priory Community Junior School Ofsted Rating: Outstanding Pupils: 554 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reigate Grammar School Ofsted Rating: Not Rated Pupils: 1533 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reigate Parish Church Primary School Ofsted Rating: Outstanding Pupils: 417 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merrywood House Independent Special School Ofsted Rating: Outstanding Pupils: 64 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Wray Common Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatchlands Primary Ofsted Rating: Good Pupils: 289 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunottar School Ofsted Rating: Not Rated Pupils: 484 Distance: 1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Redhill Ofsted Rating: Good Pupils: 622 Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandcross Primary School Ofsted Rating: Good Pupils: 663 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reigate School Ofsted Rating: Good Pupils: 1257 Distance: 1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's School Ofsted Rating: Outstanding Pupils: 1973 Distance: 1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Primary School Ofsted Rating: Good Pupils: 191 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

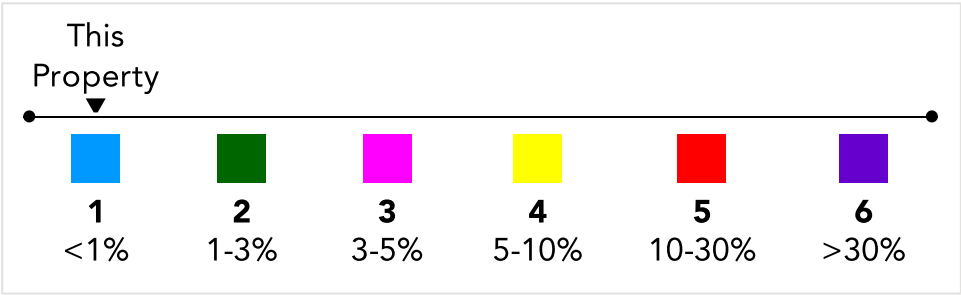
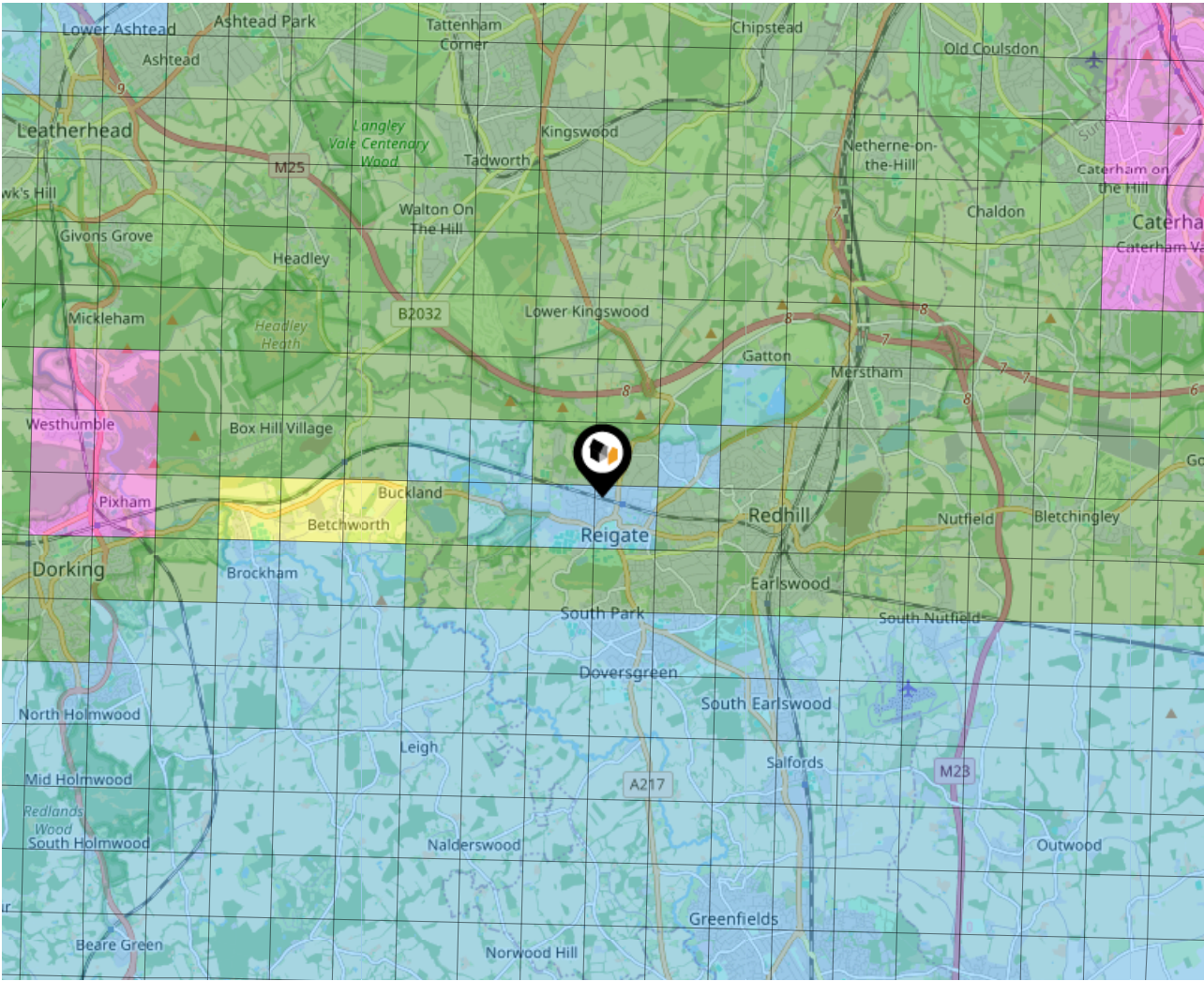


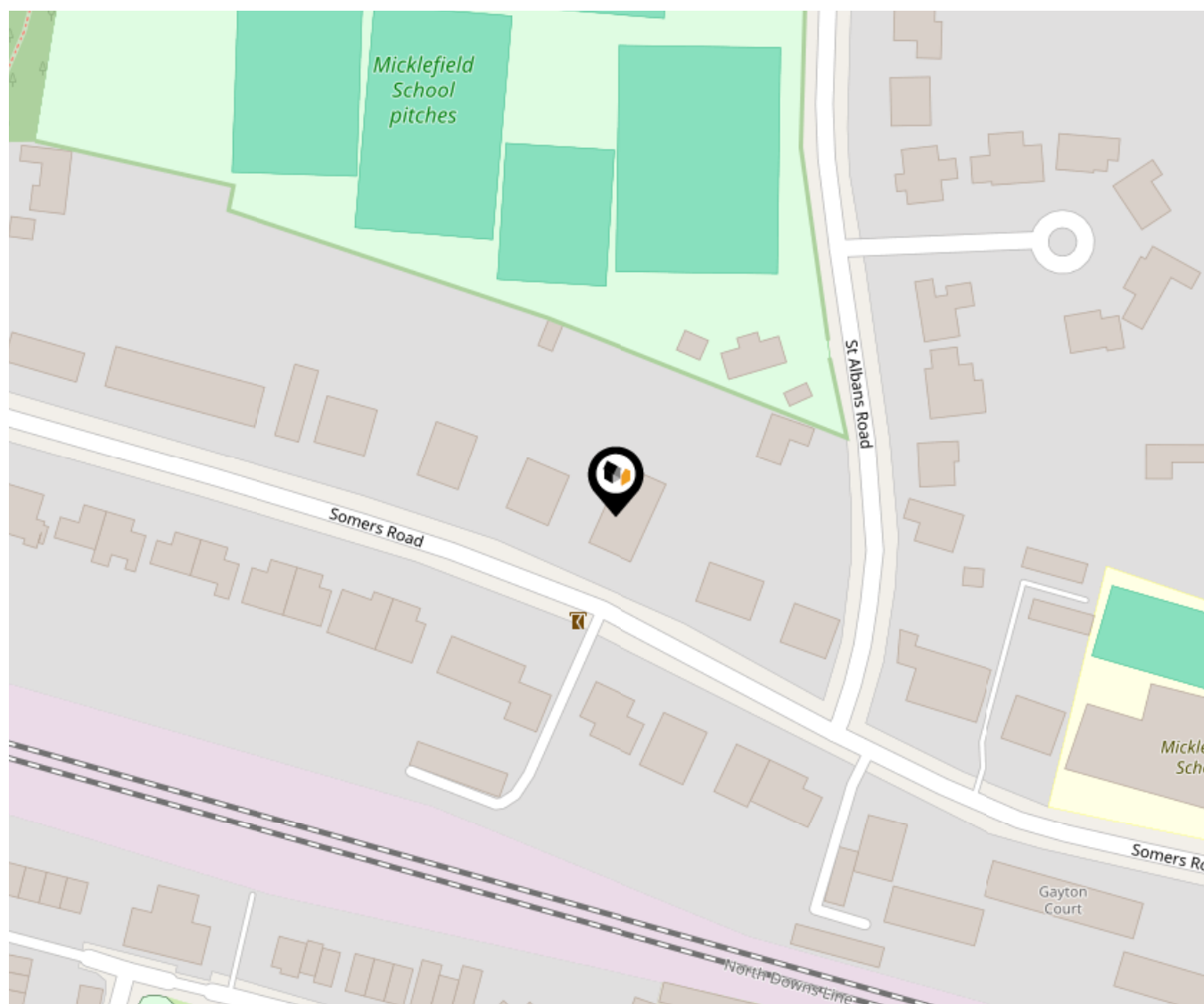
Key:

-  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/m3).





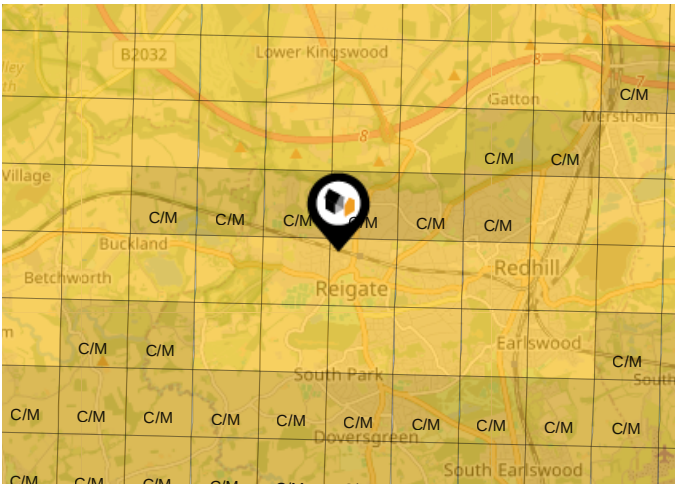
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

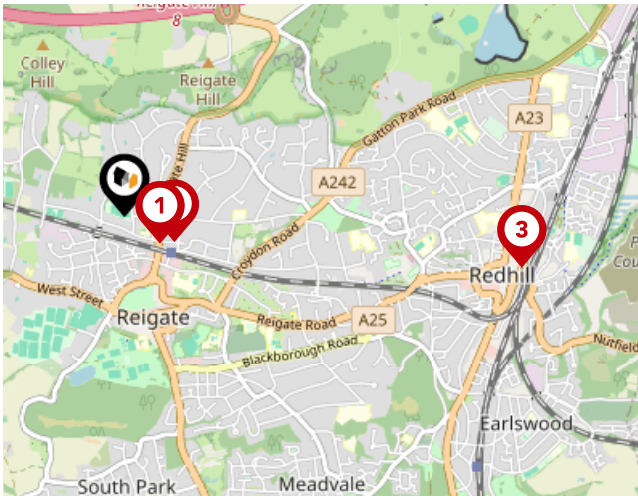


Primary Classifications (Most Common Clay Types)

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

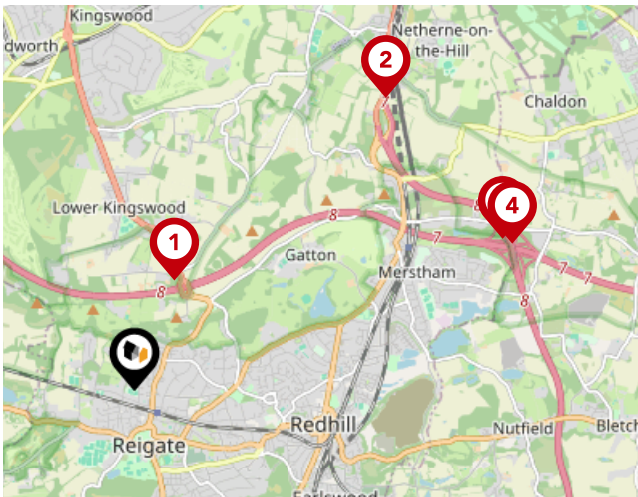
Area

Transport (National)



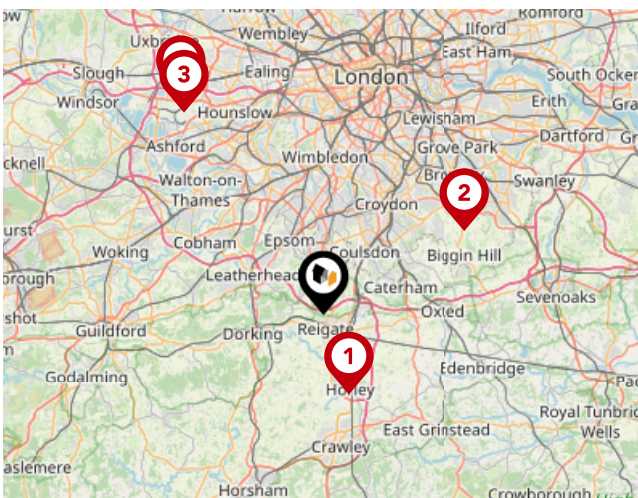
National Rail Stations

Pin	Name	Distance
1	Reigate Rail Station	0.21 miles
2	Reigate Rail Station	0.26 miles
3	Redhill Rail Station	1.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J8	1.08 miles
2	M23 J7	3.57 miles
3	M25 J7	3.7 miles
4	M23 J8	3.77 miles
5	M23 J9A	6.28 miles

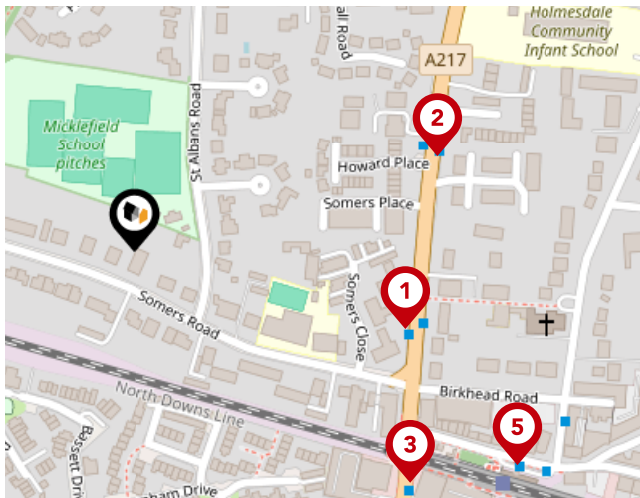


Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	6.36 miles
2	Leaves Green	12.15 miles
3	Heathrow Airport Terminal 4	18.18 miles
4	Heathrow Airport	19.13 miles

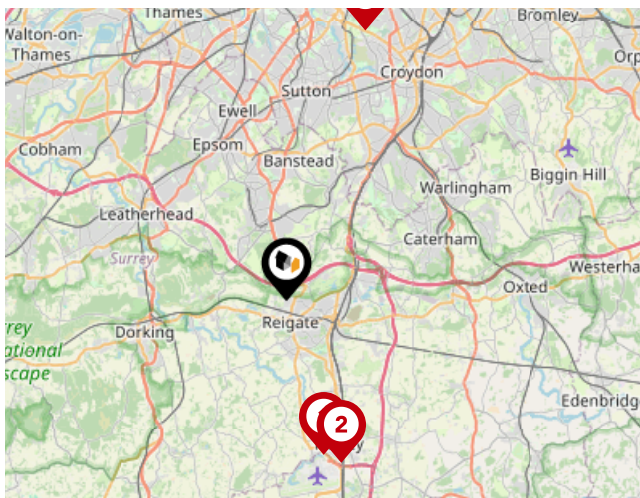
Area

Transport (Local)



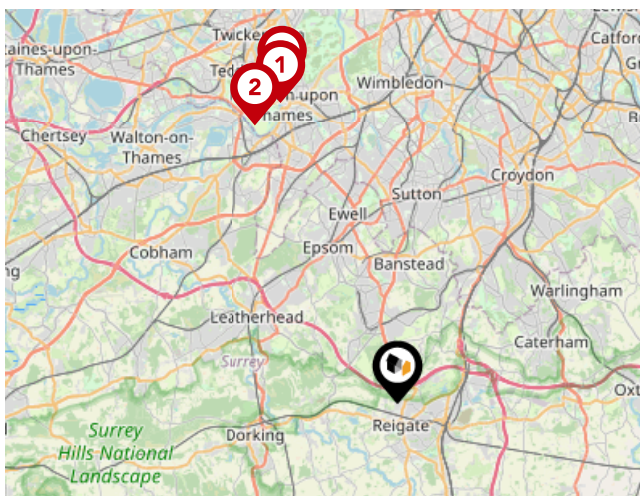
Bus Stops/Stations

Pin	Name	Distance
1	Reigate Railway Station	0.16 miles
2	Priory Gate Mews	0.18 miles
3	Reigate Railway Station	0.21 miles
4	Brokes Road	0.23 miles
5	Reigate Railway Station	0.25 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	5.89 miles
2	Gatwick South Terminal Shuttle Station	6.34 miles
3	Beddington Lane Tram Stop	10.47 miles



Ferry Terminals

Pin	Name	Distance
1	Kingston Town End Pier	11.99 miles
2	Ditton Island Ferry Landing	11.59 miles
3	Kingston Turks Pier	12.44 miles

Phillip Arnold Auctions

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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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.



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Valuation Office
Agency

