

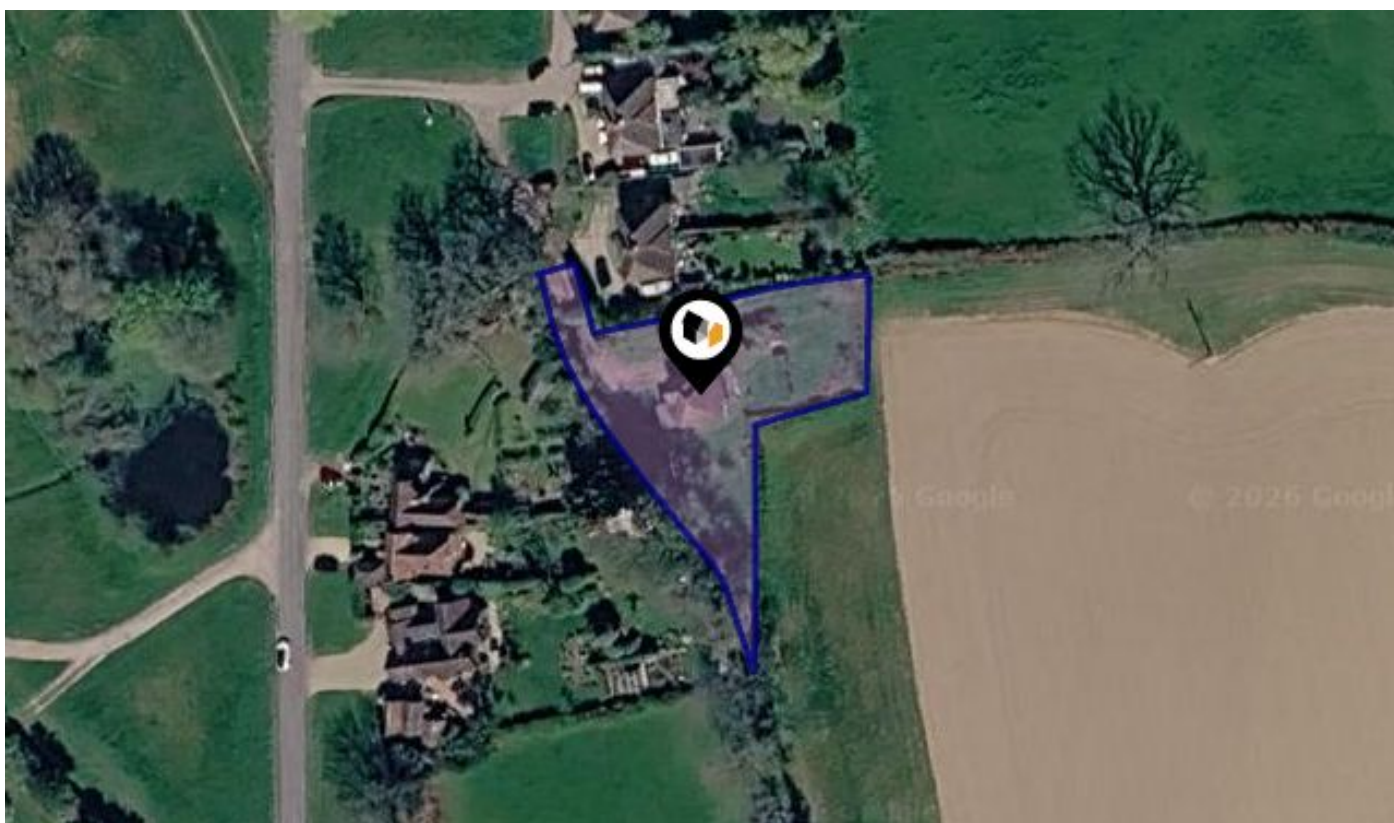


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



MEADOWSWEET, FOREST GREEN, DORKING, RH5 5RZ

Phillip Arnold Auctions

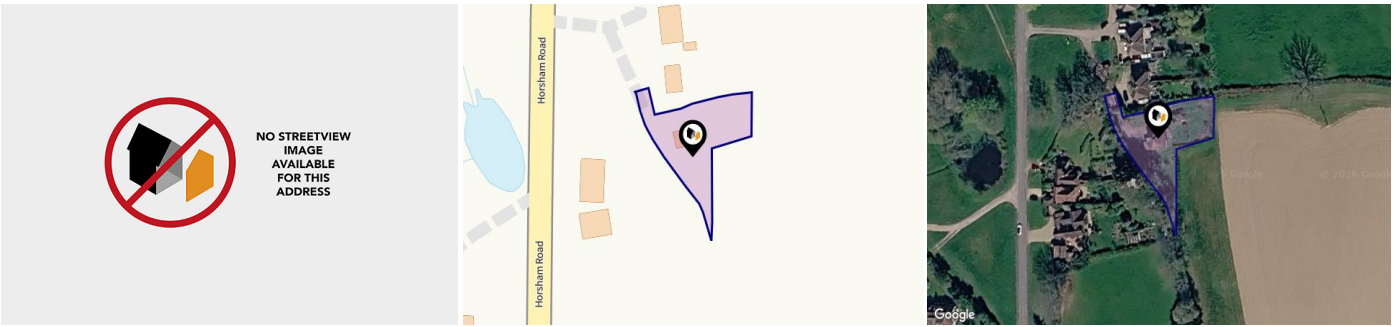
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





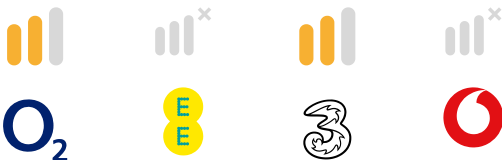
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	656 ft ² / 61 m ²		
Plot Area:	0.38 acres		
Council Tax :	Band F		
Annual Estimate:	£3,640		
Title Number:	SY507337		
UPRN:	200000167507		
Restrictive Covenants:	No		

Local Area

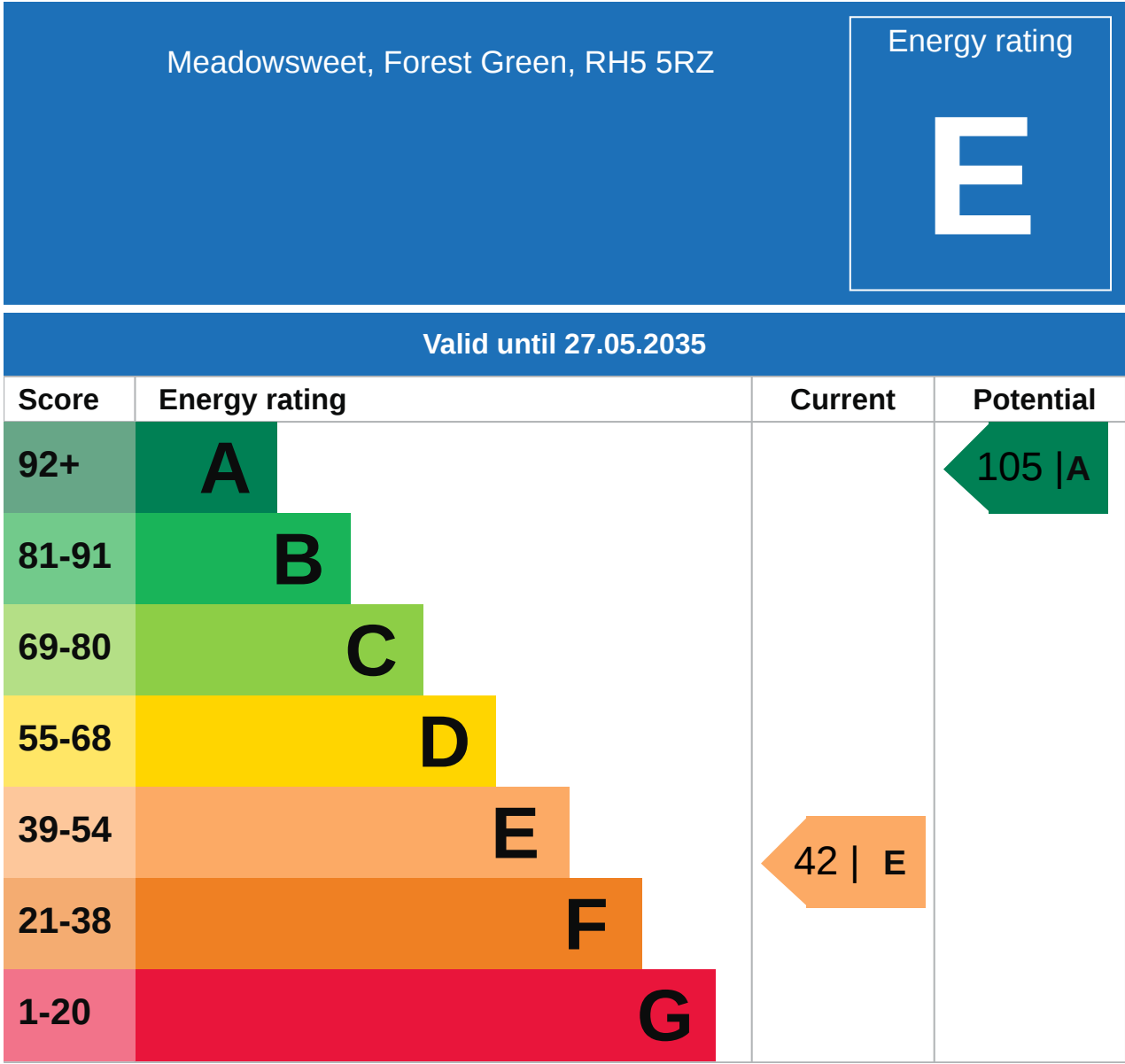
Local Authority:	Surrey	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	18 mb/s	66 mb/s	- mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





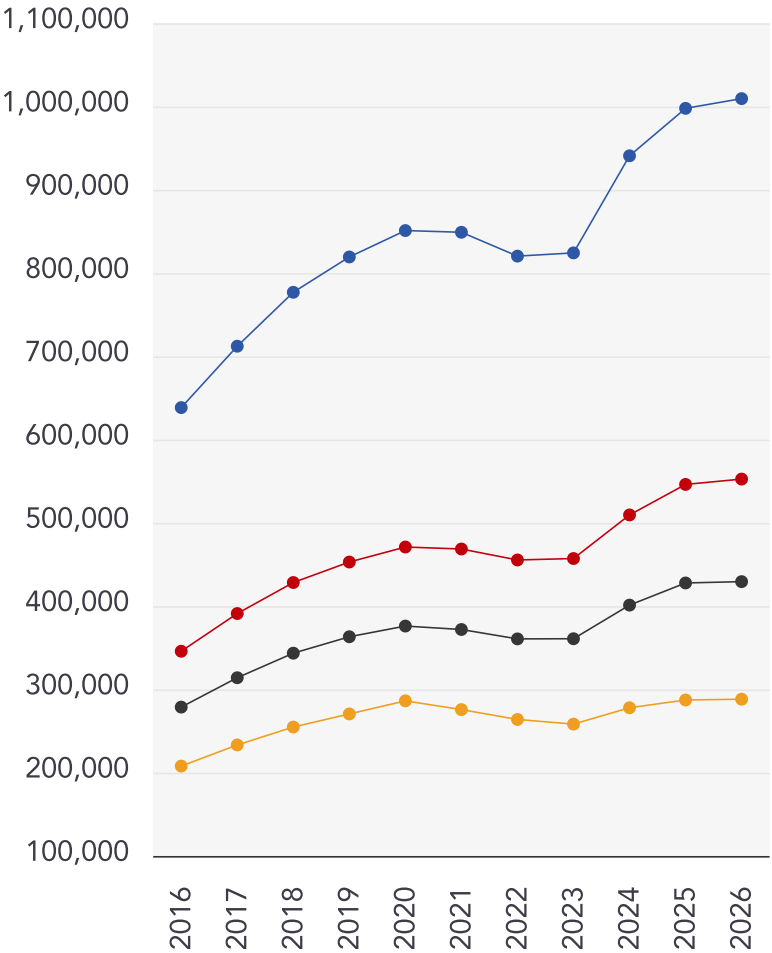
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Secondary glazing
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	61 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH5



Detached

+58.12%

Semi-Detached

+59.77%

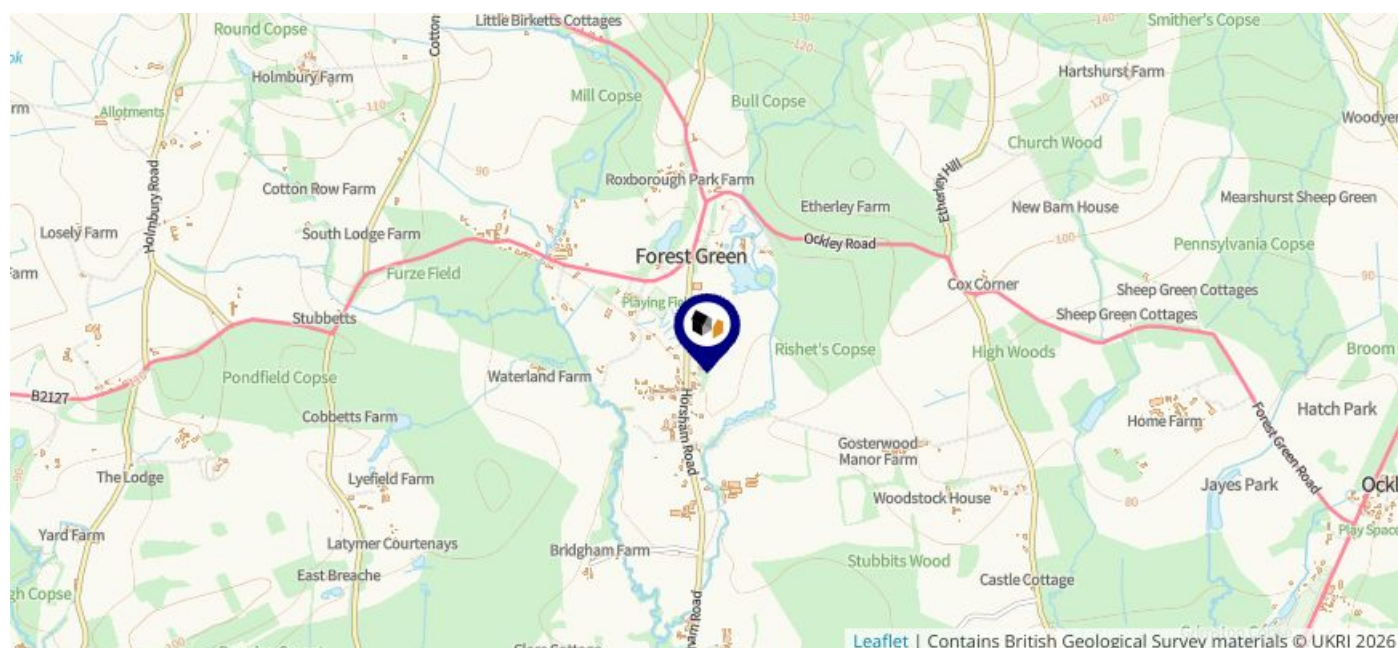
Terraced

+54.04%

Flat

+38.64%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

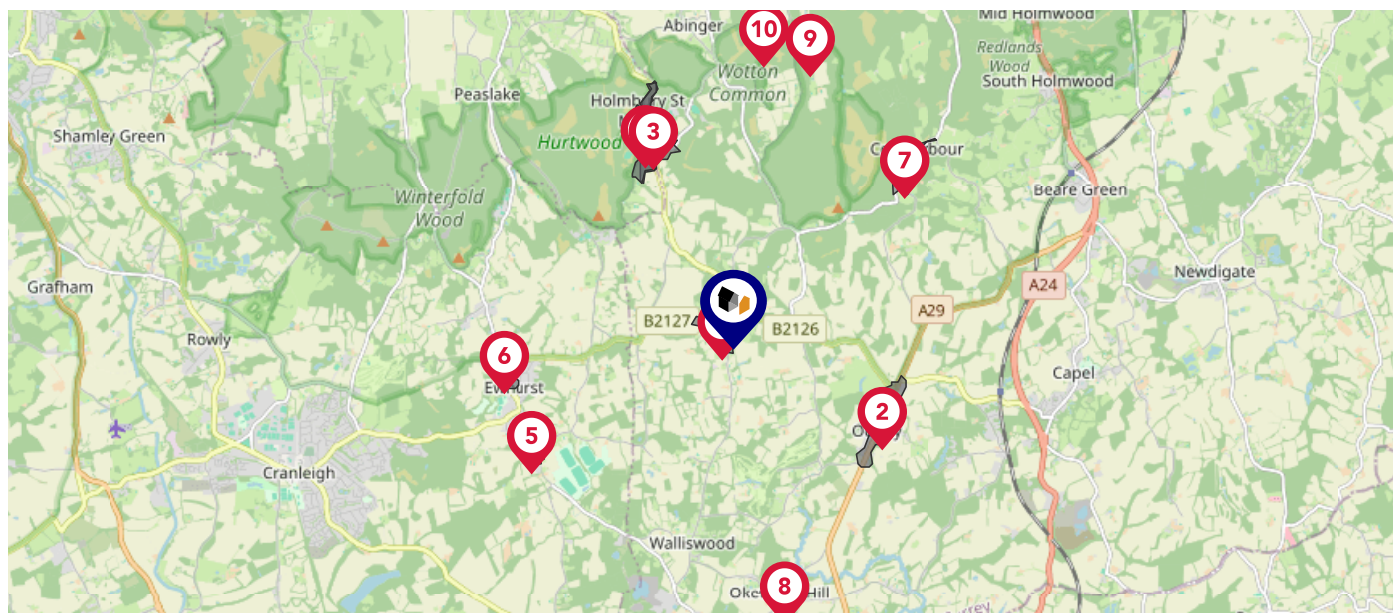
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

1

Forest Green

2

Ockley

3

Holmbury St Mary

4

Holmbury St Mary

5

Ewhurst Green

6

Ewhurst

7

Coldharbour

8

Oakwood Hill

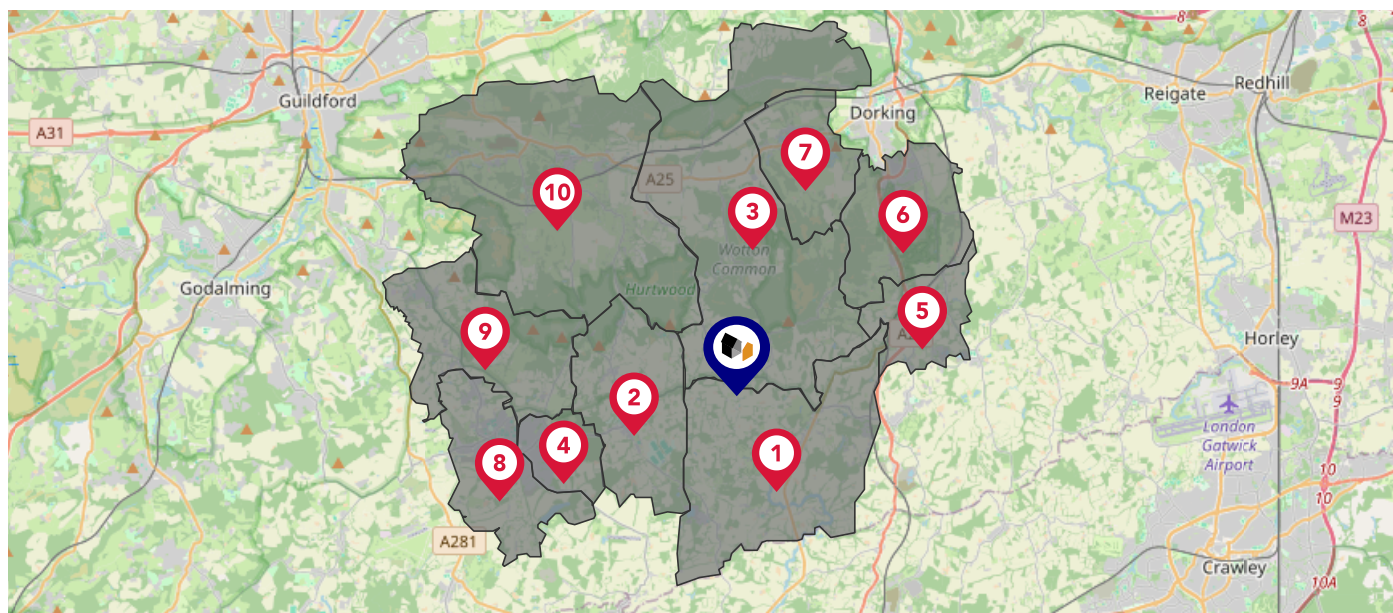
9

Broadmoor

10

Friday Street

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



Okewood Ward



Ewhurst Ward



Leith Hill Ward



Cranleigh East Ward



Beare Green Ward



Holmwoods Ward



Westcott Ward



Cranleigh West Ward

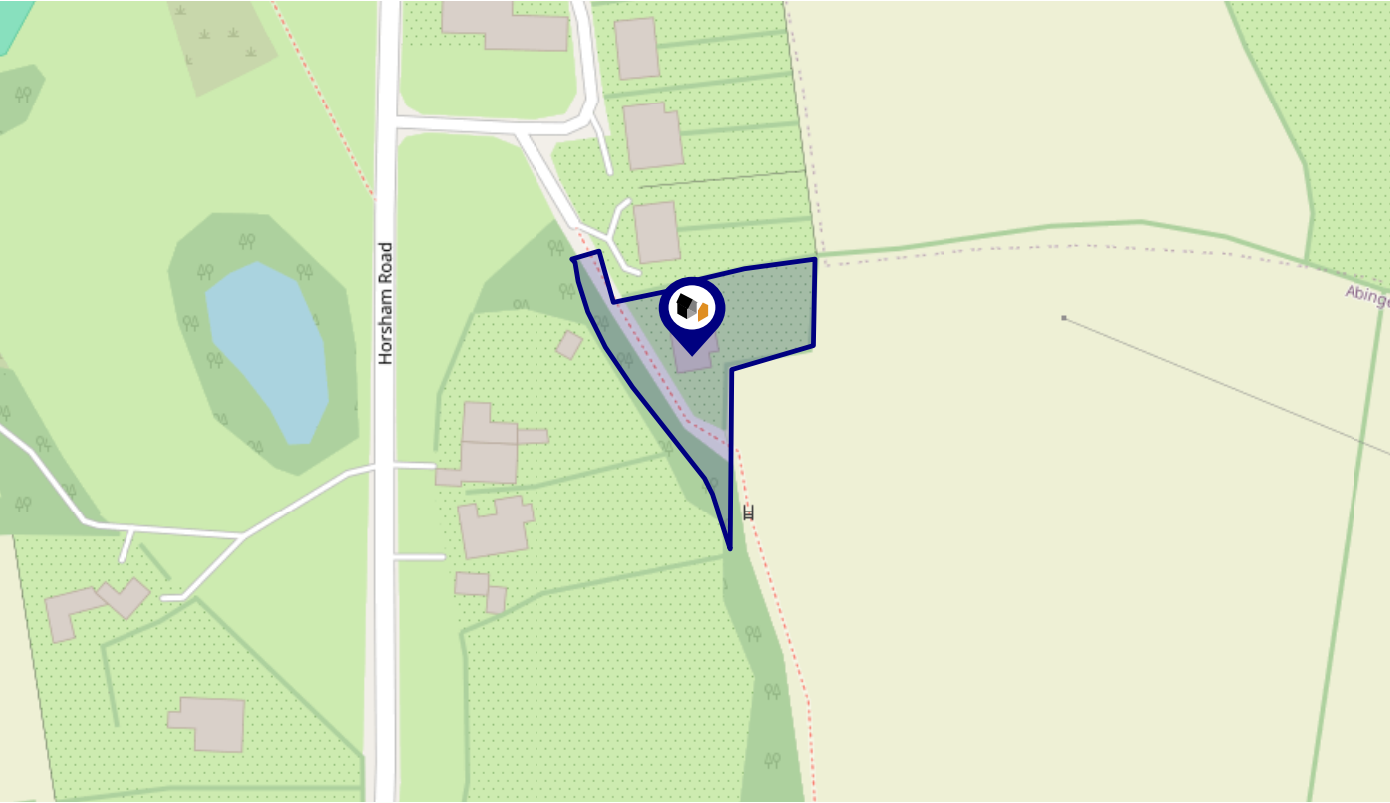


Shamley Green and Cranleigh North Ward



Tillingbourne Ward

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

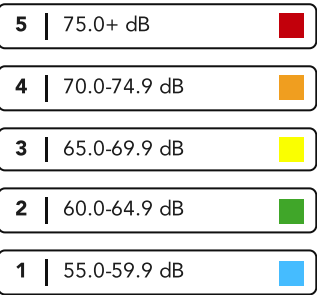


Rail Noise Data

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:



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.

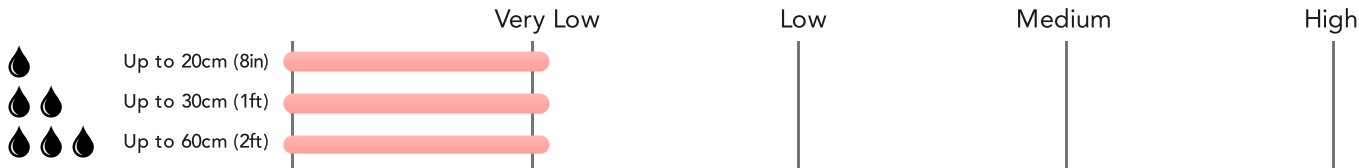


Risk Rating: Very low

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.

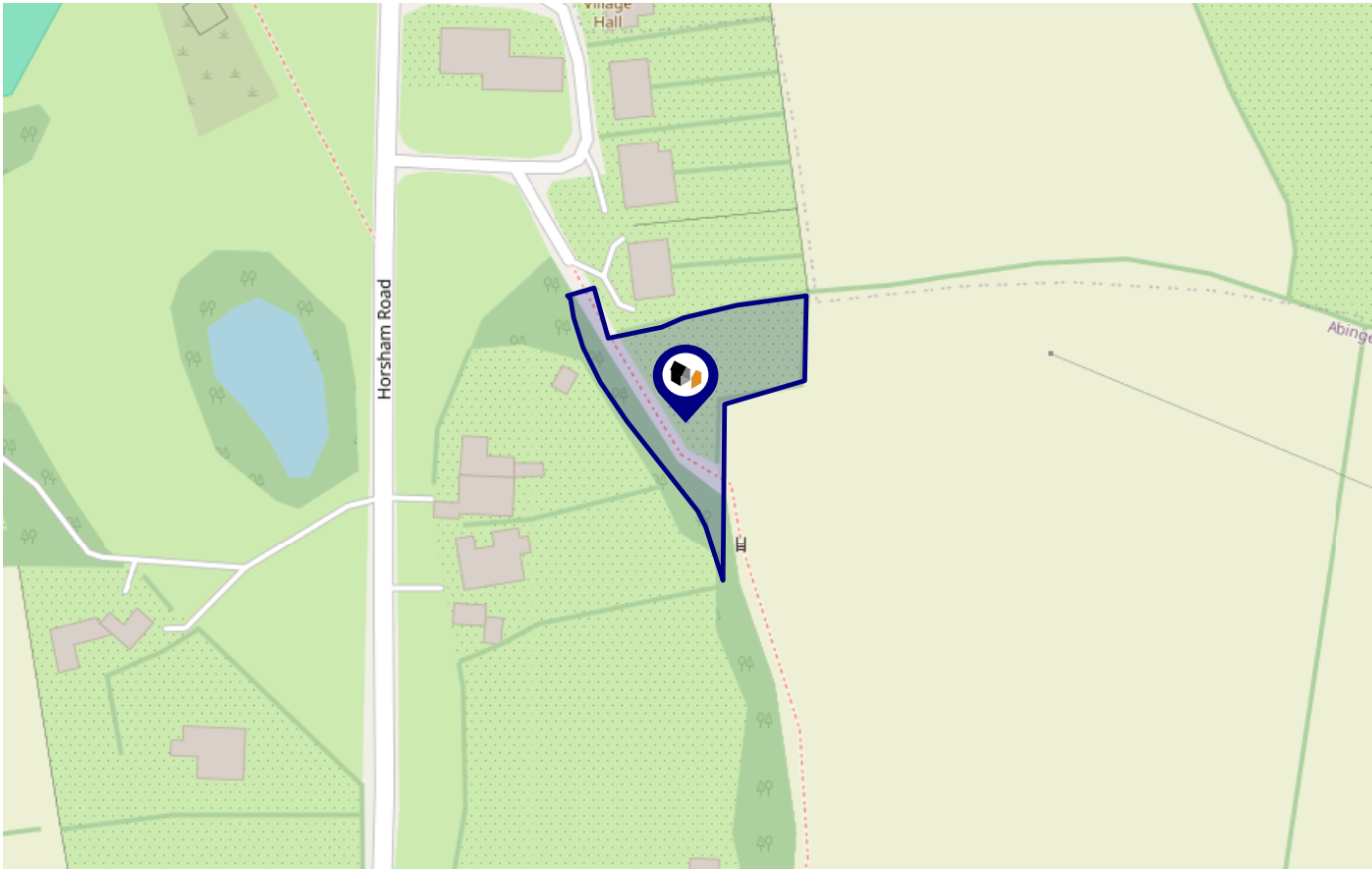
Chance of flooding to the following depths at this property:



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.

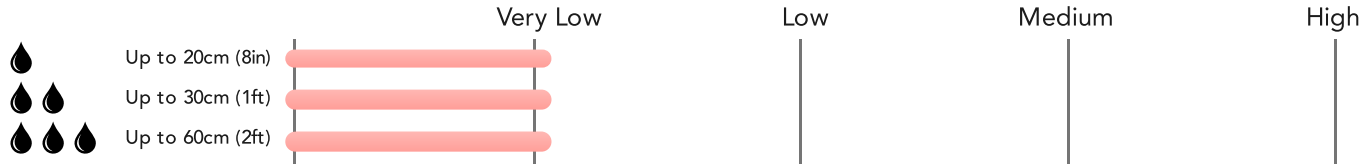


Risk Rating: Very low

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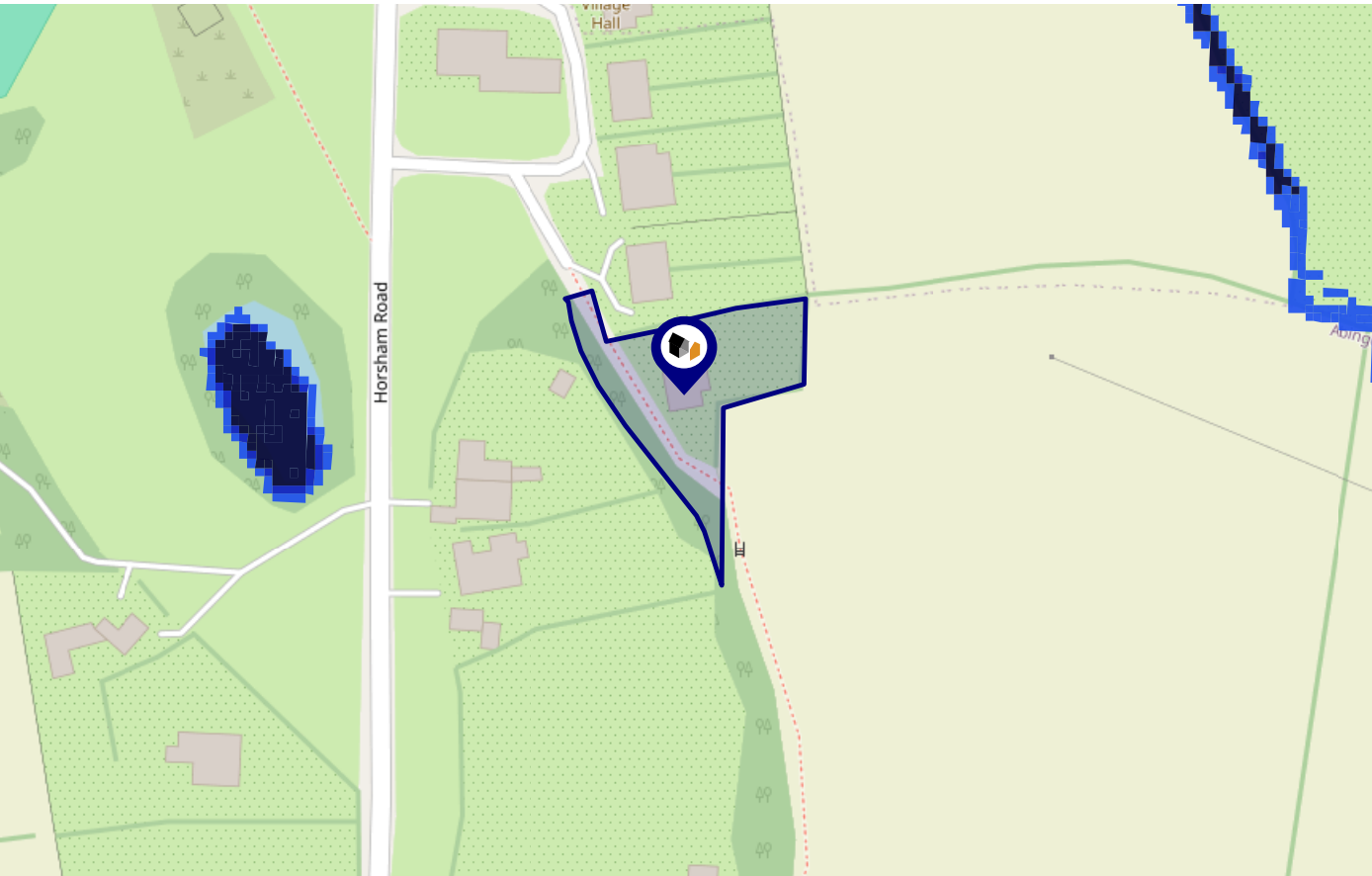
Chance of flooding to the following depths at this property:



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.

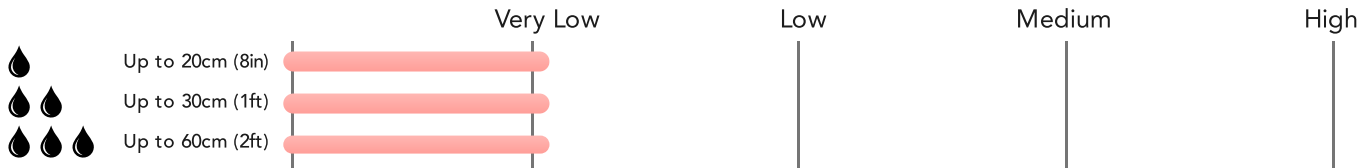


Risk Rating: Very low

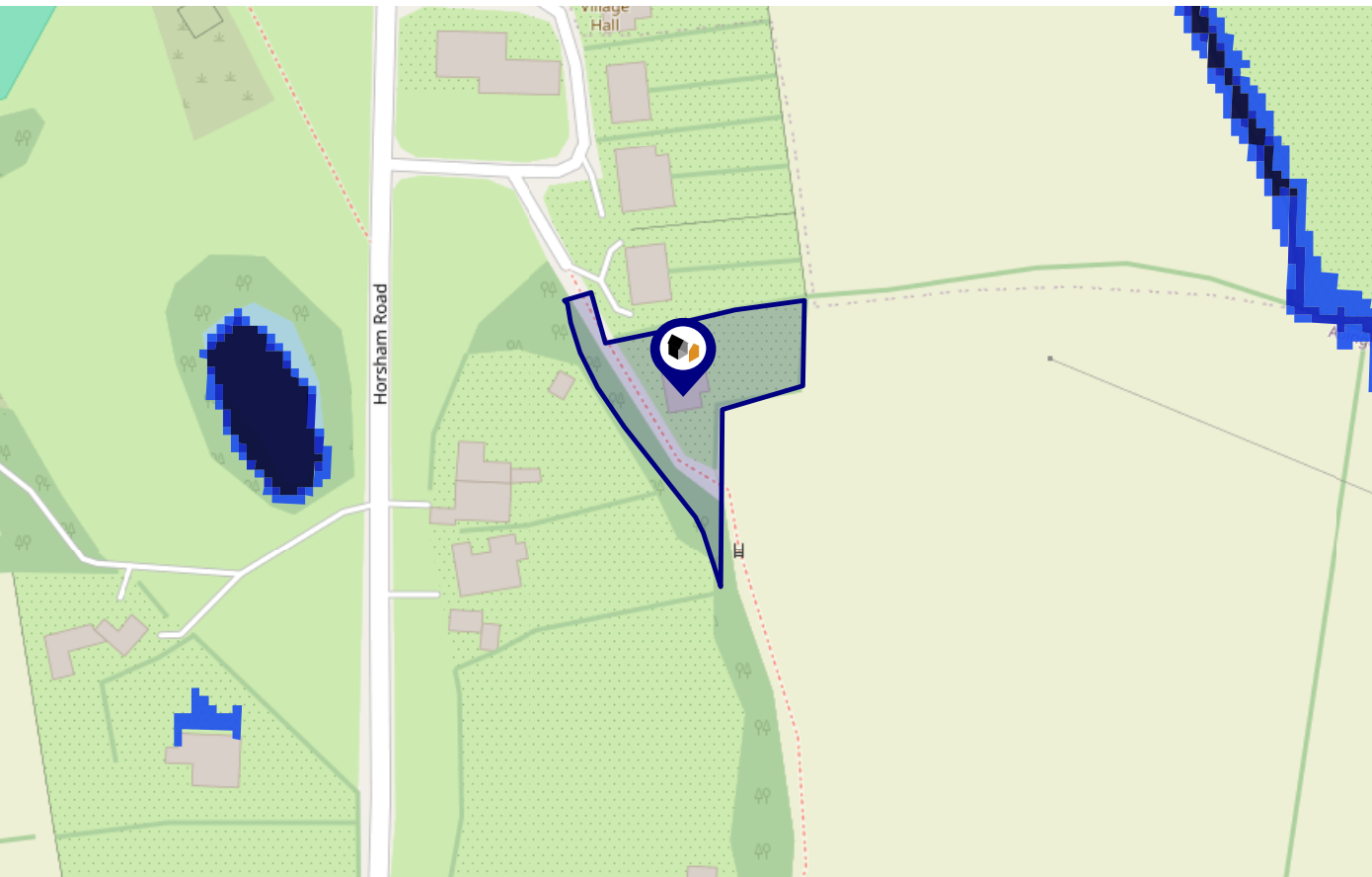
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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.

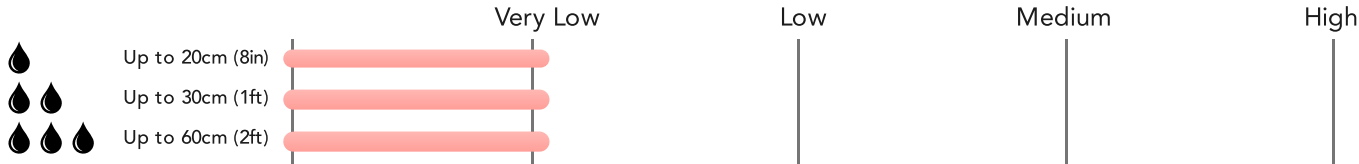


Risk Rating: Very low

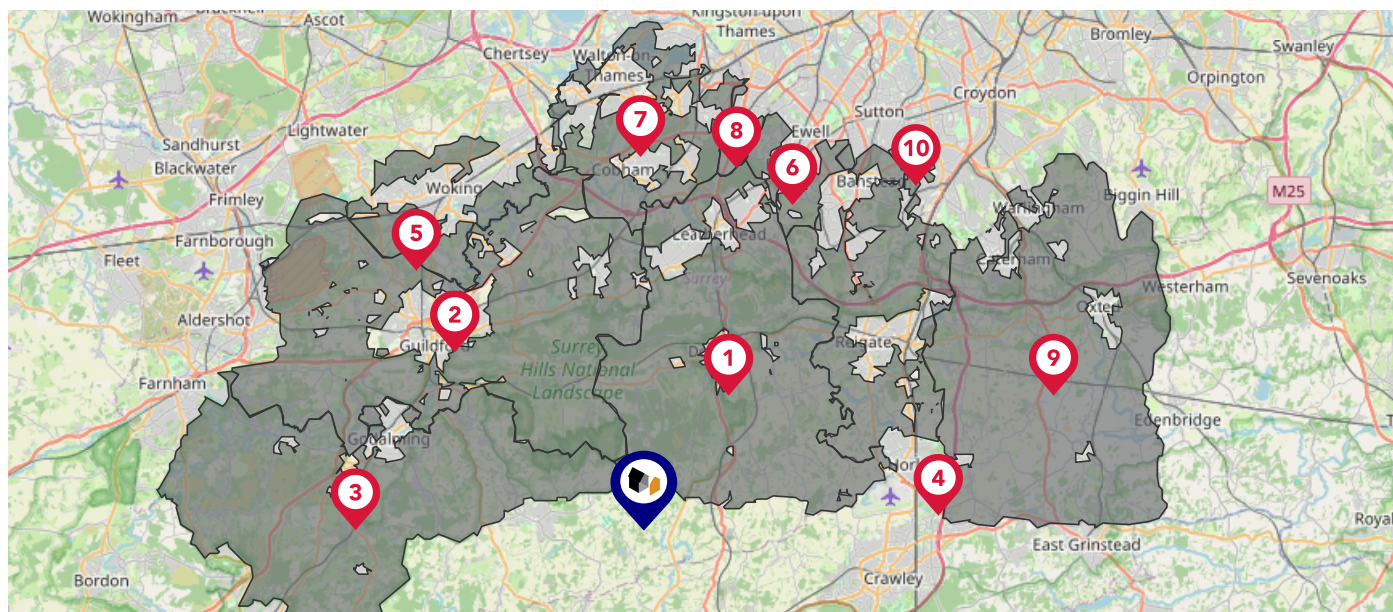
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-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



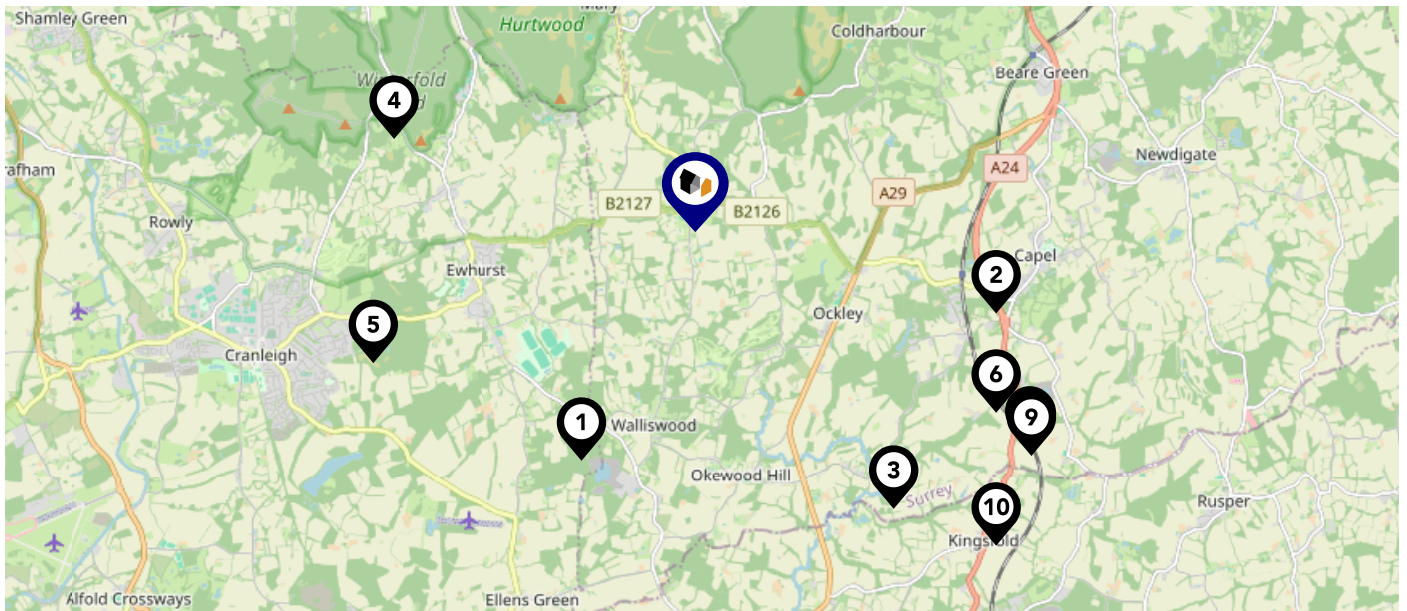
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Mole Valley
-  London Green Belt - Guildford
-  London Green Belt - Waverley
-  London Green Belt - Reigate and Banstead
-  London Green Belt - Woking
-  London Green Belt - Epsom and Ewell
-  London Green Belt - Elmbridge
-  London Green Belt - Kingston upon Thames
-  London Green Belt - Tandridge
-  London Green Belt - Sutton

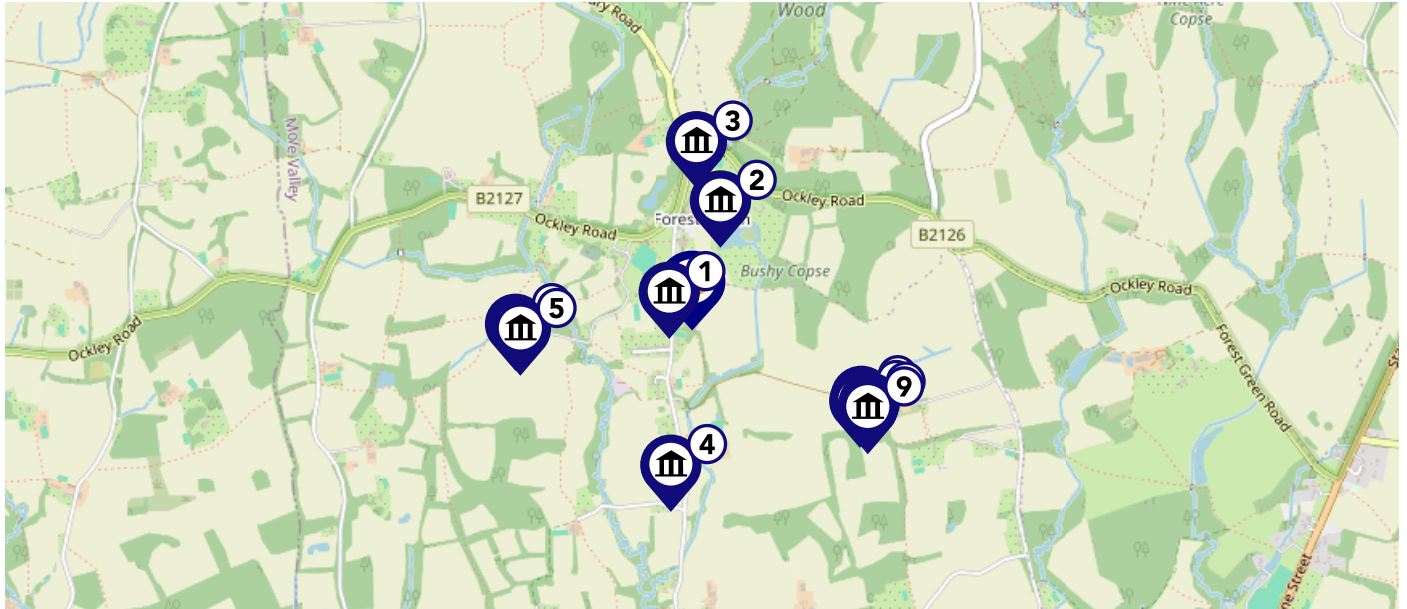
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



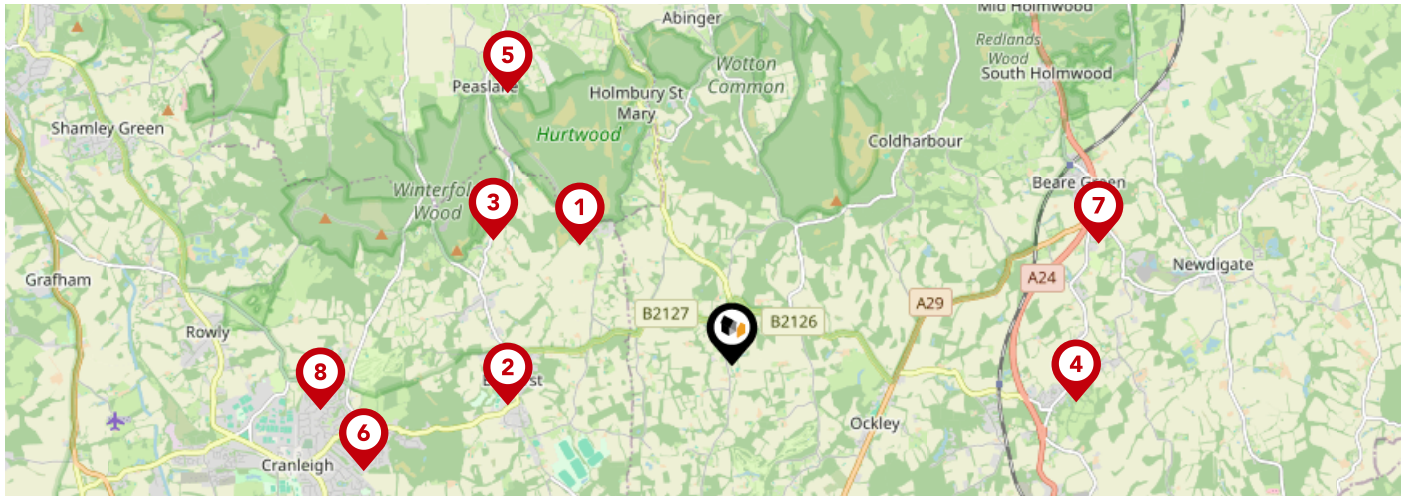
Nearby Landfill Sites

1	Ewhurst Brickworks-Walliswood, Surrey	Historic Landfill	
2	Old Kiln Lane-Coles Lane, Capel, Surrey	Historic Landfill	
3	Oakdale Farm-Paynes Green	Historic Landfill	
4	Hurtwood Tip-Land off Mill Hollow, Hurtwood, Surrey	Historic Landfill	
5	Bookhurst Brickworks-Bookhurst Hill, Cranleigh, Surrey	Historic Landfill	
6	Auclaye Brickworks, Capel-Sussex	Historic Landfill	
7	Clockhouse Brickworks-Clockhouse Brickworks, Capel	Historic Landfill	
8	EA/EPR/CP3994HB/V006	Active Landfill	
9	Capel Landfill Site-Capel, Sussex	Historic Landfill	
10	Warnham Brickworks Landfill Site-Warnham, Horsesham Road, Kingsfold, Sussex	Historic Landfill	

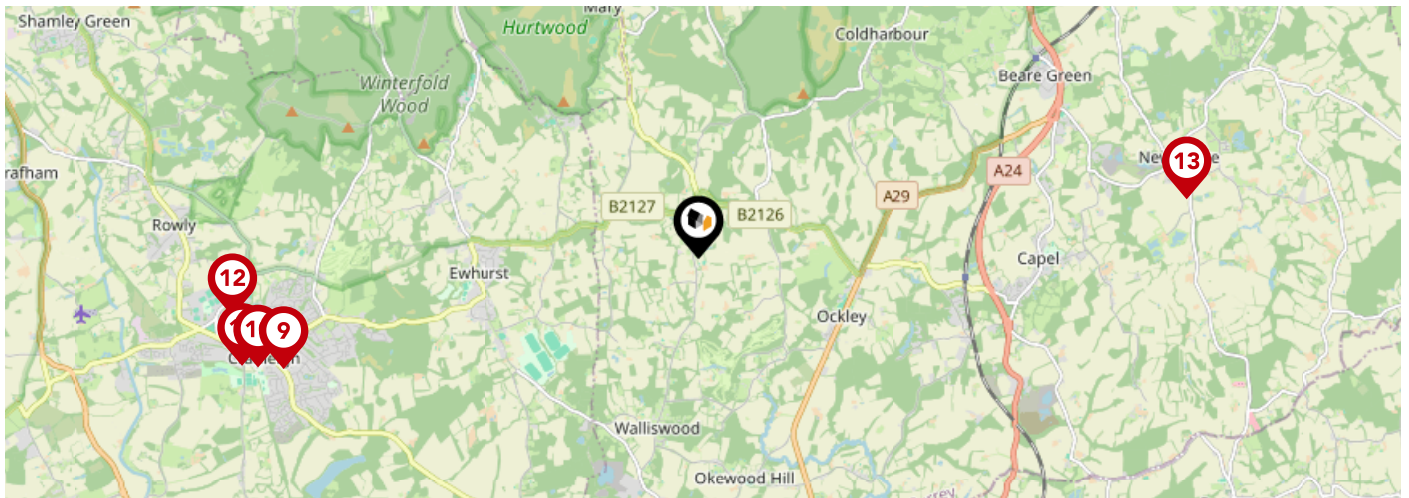
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1189611 - Tillies Cottage	Grade II	0.0 miles
	1028802 - Gosterwood Manor	Grade II	0.2 miles
	1294318 - Collins Farm House	Grade II	0.3 miles
	1378115 - Ives Farm House	Grade II	0.4 miles
	1189306 - Waterland Farm House	Grade II	0.4 miles
	1028845 - Barn To Rear Of Waterland Farm House	Grade II	0.4 miles
	1378108 - Gosterwood Manor Farm House	Grade II	0.5 miles
	1028815 - Granary At Gosterwood Farmhouse	Grade II	0.5 miles
	1378109 - Barn 30 Metres South East Of Gosterwood Farm House	Grade II	0.5 miles
	1028814 - Barn 30 Metres East Of Gosterwood Manor Farm House	Grade II	0.5 miles



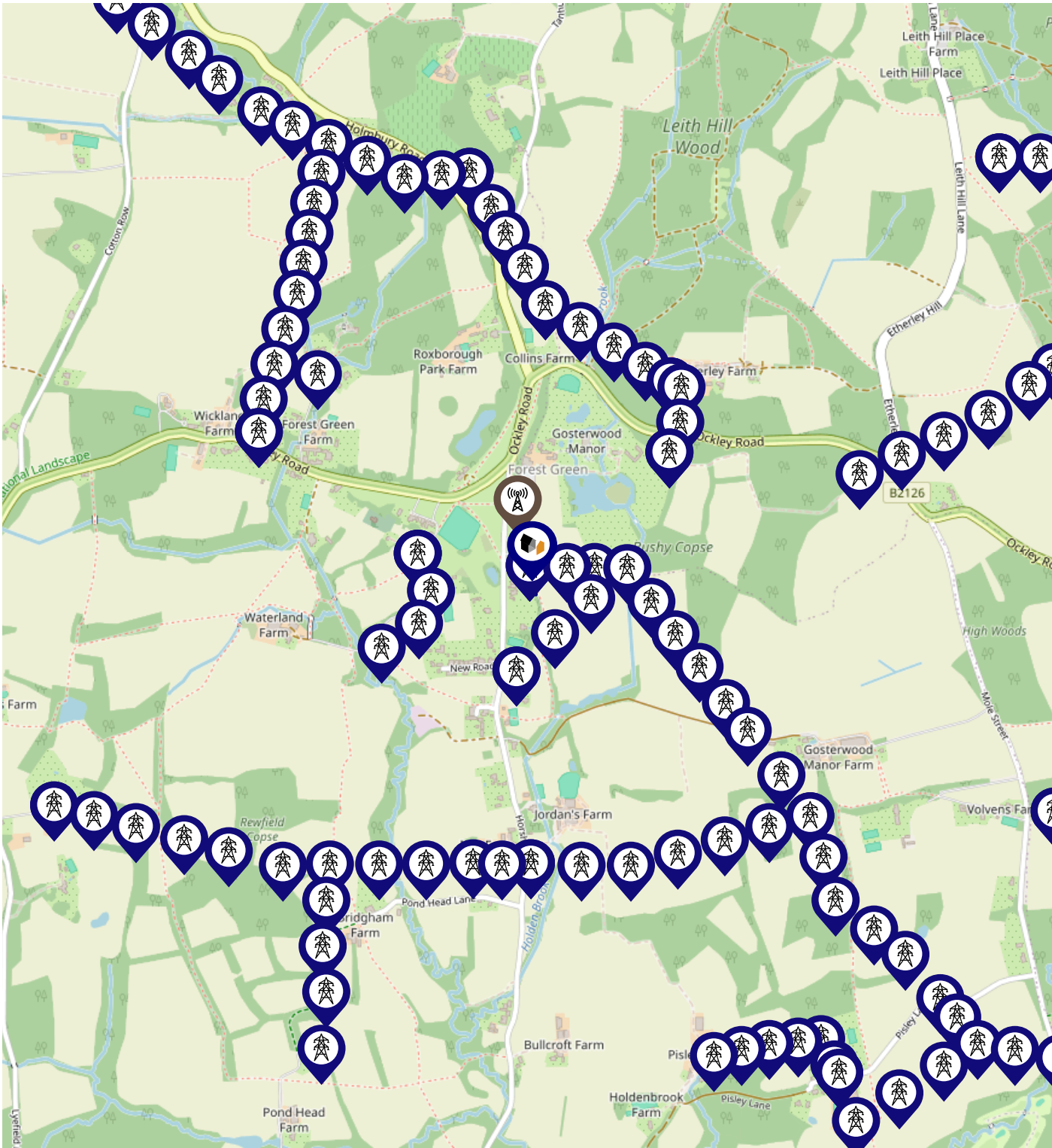
		Nursery	Primary	Secondary	College	Private
1	Hurtwood House School Ofsted Rating: Not Rated Pupils: 353 Distance:1.81	☐	☐	☒	☐	☐
2	Ewhurst CofE Aided Infant School Ofsted Rating: Requires improvement Pupils: 44 Distance:2.11	☐	☒	☐	☐	☐
3	Duke of Kent School Ofsted Rating: Not Rated Pupils: 340 Distance:2.51	☐	☐	☒	☐	☐
4	Scott-Broadwood CofE Infant School Ofsted Rating: Good Pupils: 67 Distance:3.23	☐	☒	☐	☐	☐
5	Peaslake Free School Ofsted Rating: Requires improvement Pupils: 32 Distance:3.28	☐	☒	☐	☐	☐
6	Park Mead Primary Ofsted Rating: Good Pupils: 422 Distance:3.56	☐	☒	☐	☐	☐
7	The Weald CofE Primary School Ofsted Rating: Good Pupils: 132 Distance:3.61	☐	☒	☒	☐	☐
8	St Joseph's Specialist Trust Ofsted Rating: Outstanding Pupils: 69 Distance:3.85	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Cuthbert Mayne Catholic Primary School Ofsted Rating: Good Pupils: 207 Distance:3.99	☐	☒	☐	☐	☐
	Glebelands School Ofsted Rating: Good Pupils:0 Distance:4.22	☐	☐	☒	☐	☐
	Cranleigh Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:4.35	☐	☒	☐	☐	☐
	Cranleigh School Ofsted Rating: Not Rated Pupils: 1005 Distance:4.37	☐	☐	☒	☐	☐
	Newdigate CofE Endowed Aided Infant School Ofsted Rating: Good Pupils: 73 Distance:4.59	☐	☒	☐	☐	☐
	Surrey Hills All Saints Primary School Ofsted Rating: Requires improvement Pupils: 135 Distance:4.83	☐	☒	☐	☐	☐
	Warnham CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:4.94	☐	☒	☐	☐	☐
	St John's Church of England Primary School Ofsted Rating: Good Pupils: 229 Distance:4.98	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

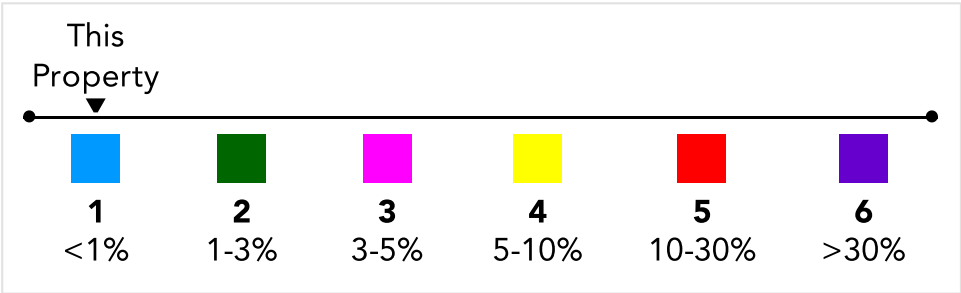
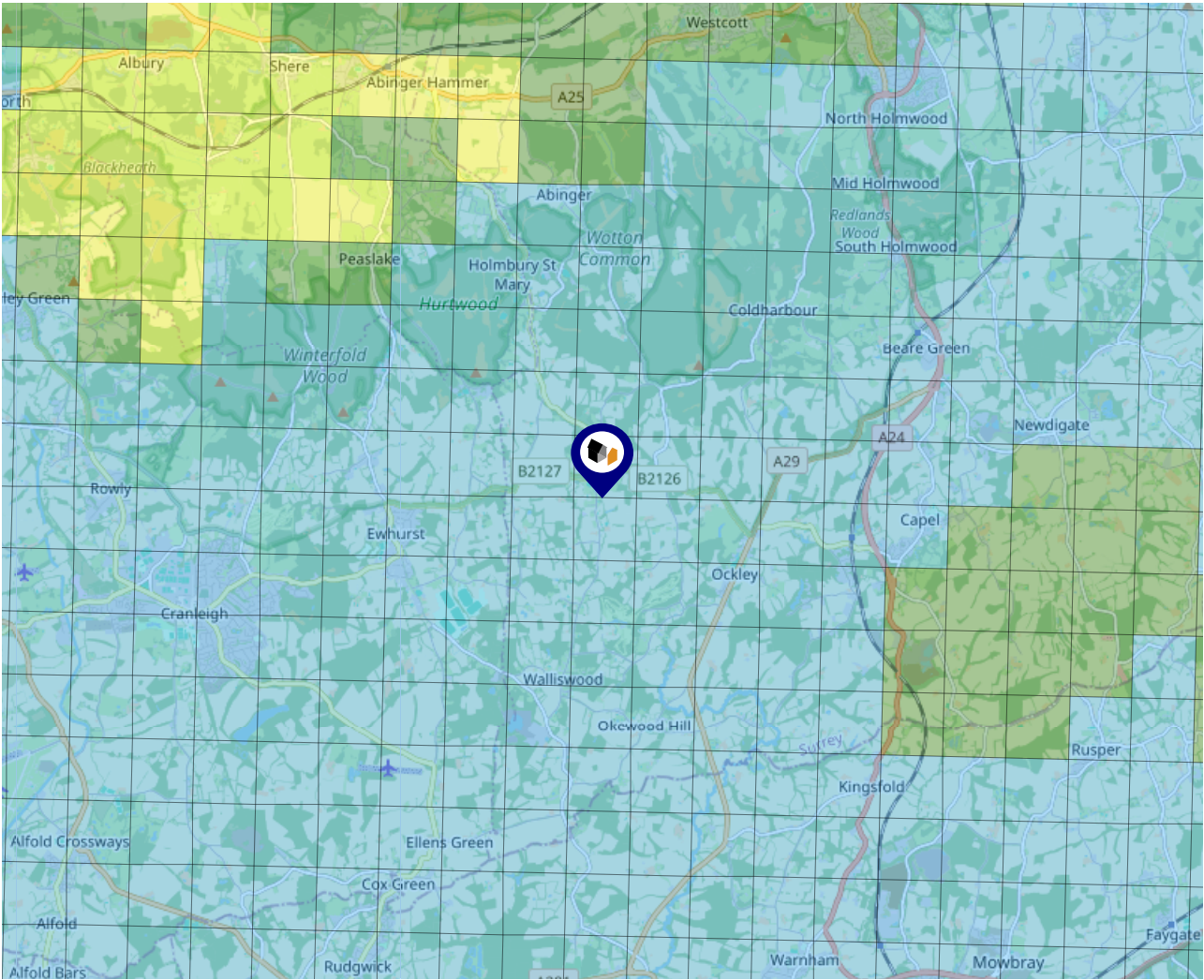


Key:

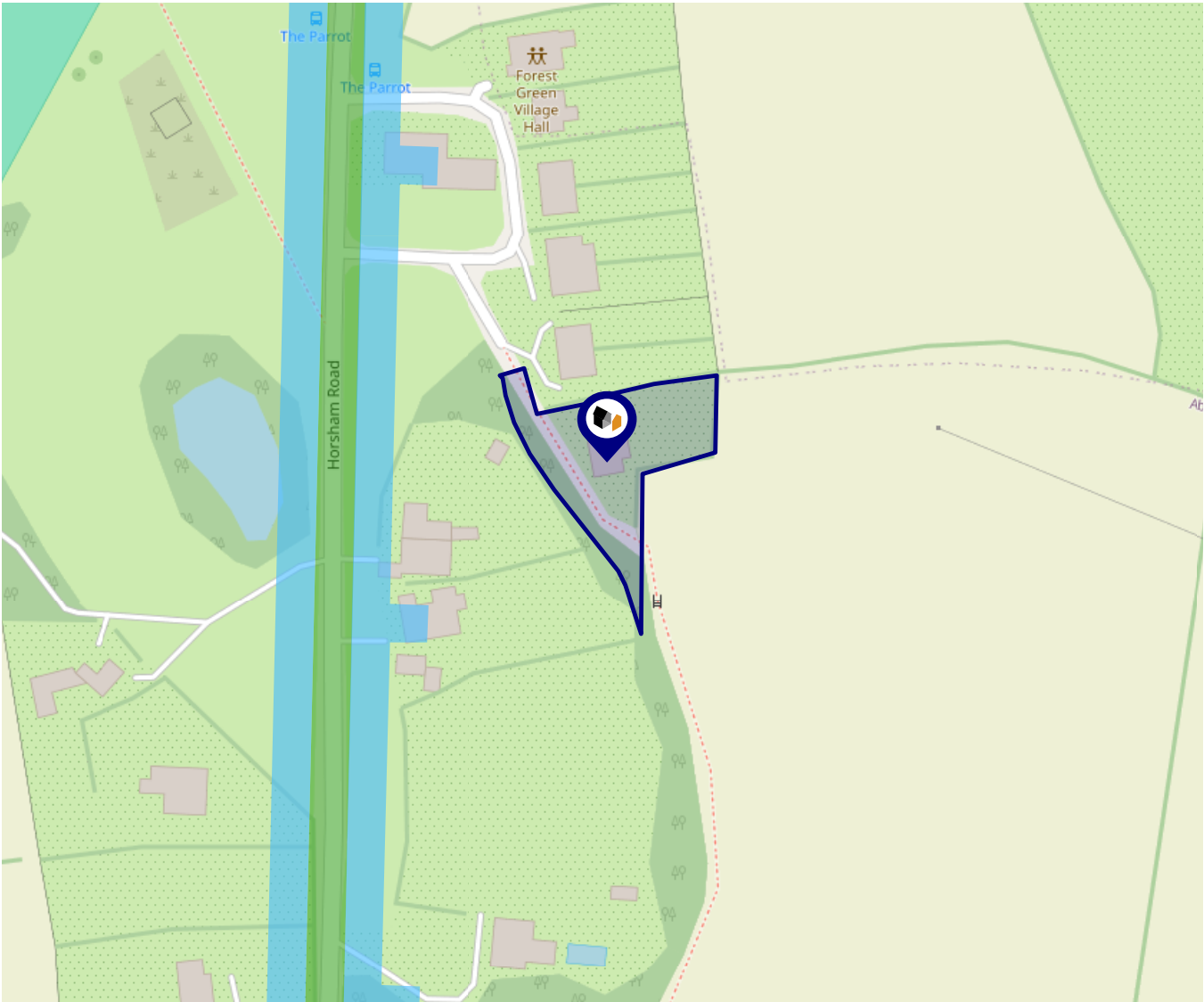
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

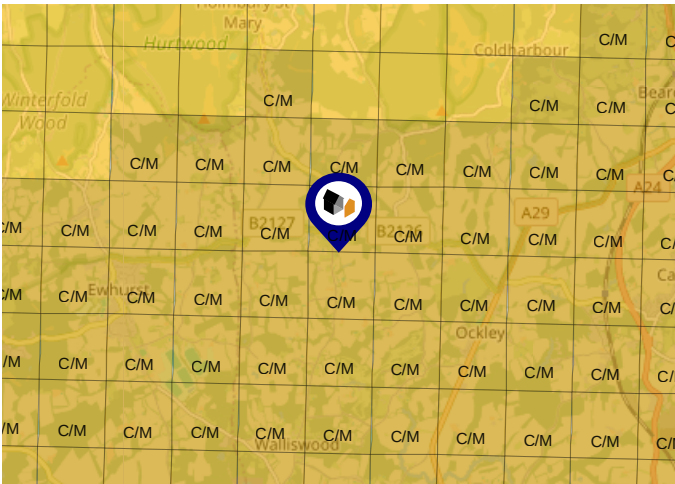


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

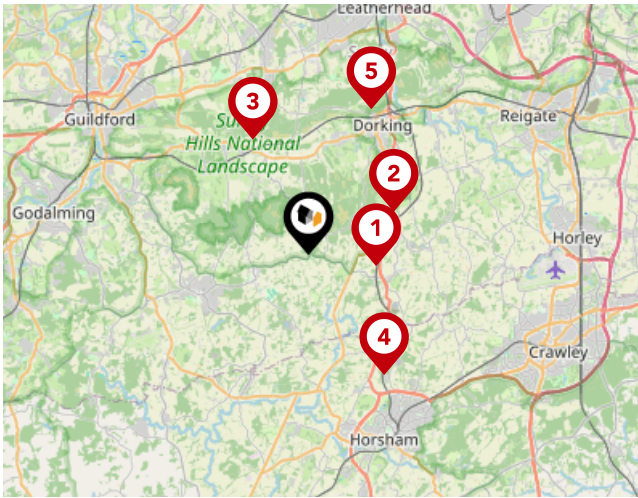


Primary Classifications (Most Common Clay Types)

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

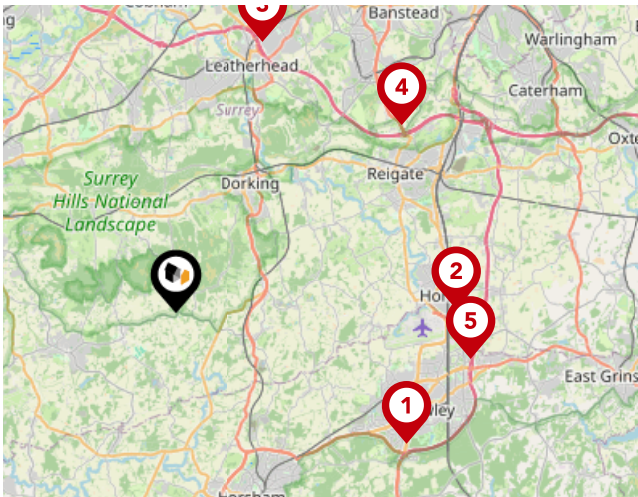
Area

Transport (National)



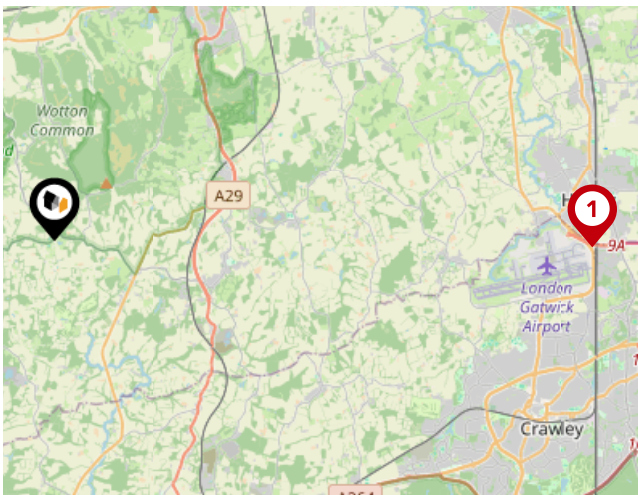
National Rail Stations

Pin	Name	Distance
1	Ockley Rail Station	2.53 miles
2	Holmwood Rail Station	3.53 miles
3	Gomshall Rail Station	4.71 miles
4	Warnham Rail Station	5.29 miles
5	Dorking West Rail Station	5.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	9.88 miles
2	M23 J9A	10.38 miles
3	M25 J9	10.49 miles
4	M25 J8	10.87 miles
5	M23 J10	11.07 miles

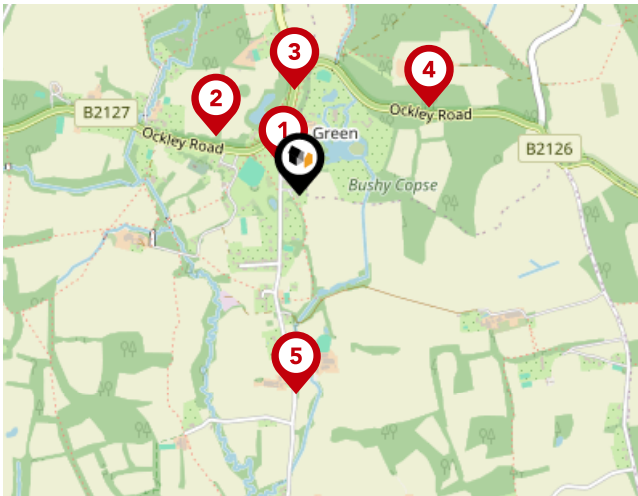


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	10 miles

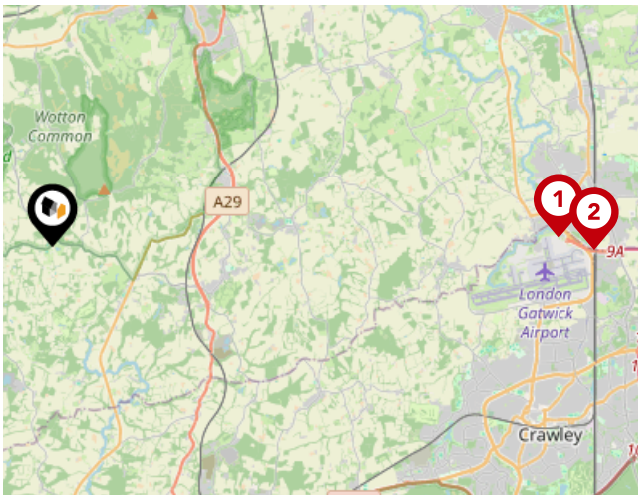
Area

Transport (Local)



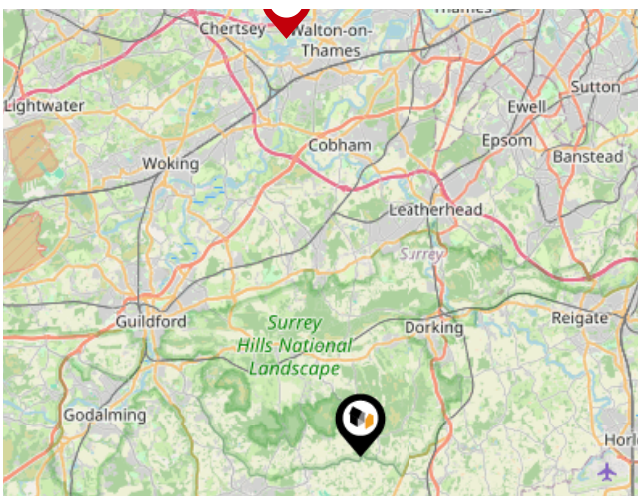
Bus Stops/Stations

Pin	Name	Distance
	The Parrot	0.07 miles
	Ockley Road	0.23 miles
	Horsham Road End	0.24 miles
	Etherley Hill	0.36 miles
	Horsham Road	0.46 miles



Local Connections

Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	9.41 miles
	Gatwick South Terminal Shuttle Station	10.05 miles



Ferry Terminals

Pin	Name	Distance
	Weybridge Ferry Landing	15.68 miles



Phillip Arnold Auctions

Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



Phillip Arnold

frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

Testimonial 1



I was recommended to Philip Arnold by my solicitor for a probate valuation. Initial contact was good and a very swift reply secured a meeting. Philip was very amenable and spot on time, he carried out the valuation of the property in a very professional manner, explaining every point as he went round. The in depth report came within a few days. It was good to deal at all levels with an honest and professional team. I would have no problem in recommending.

Testimonial 2



A very professional and friendly service. Philip was recommended to us and the service provided was prompt and Philip friendly and courteous. We expected to wait several days to receive the info we required and to our surprise an email with the file was provided within a couple of days although during our appointment he had shared he was very busy. All in all a great service and would recommend Philip Arnold Auctions.

Testimonial 3



Philip Arnold was very helpful in providing a probate valuation for my mother's house. A prompt and efficient response in providing the report and very helpful when when HMRC wanted to verify the value. It all went smoothly.

Testimonial 4



Phillip is a professional person who has done several valuations for us over the years. He is a friendly and helpful gentleman. Julie is very efficient in sending us the invoice.



/philliparnoldauctions



/philliparnoldauctions/



/arnoldauctions



/company/brendons-auctioneers

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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Phillip Arnold Auctions

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