Phillip Arnold Auctions

"Passionate about property since 1979"

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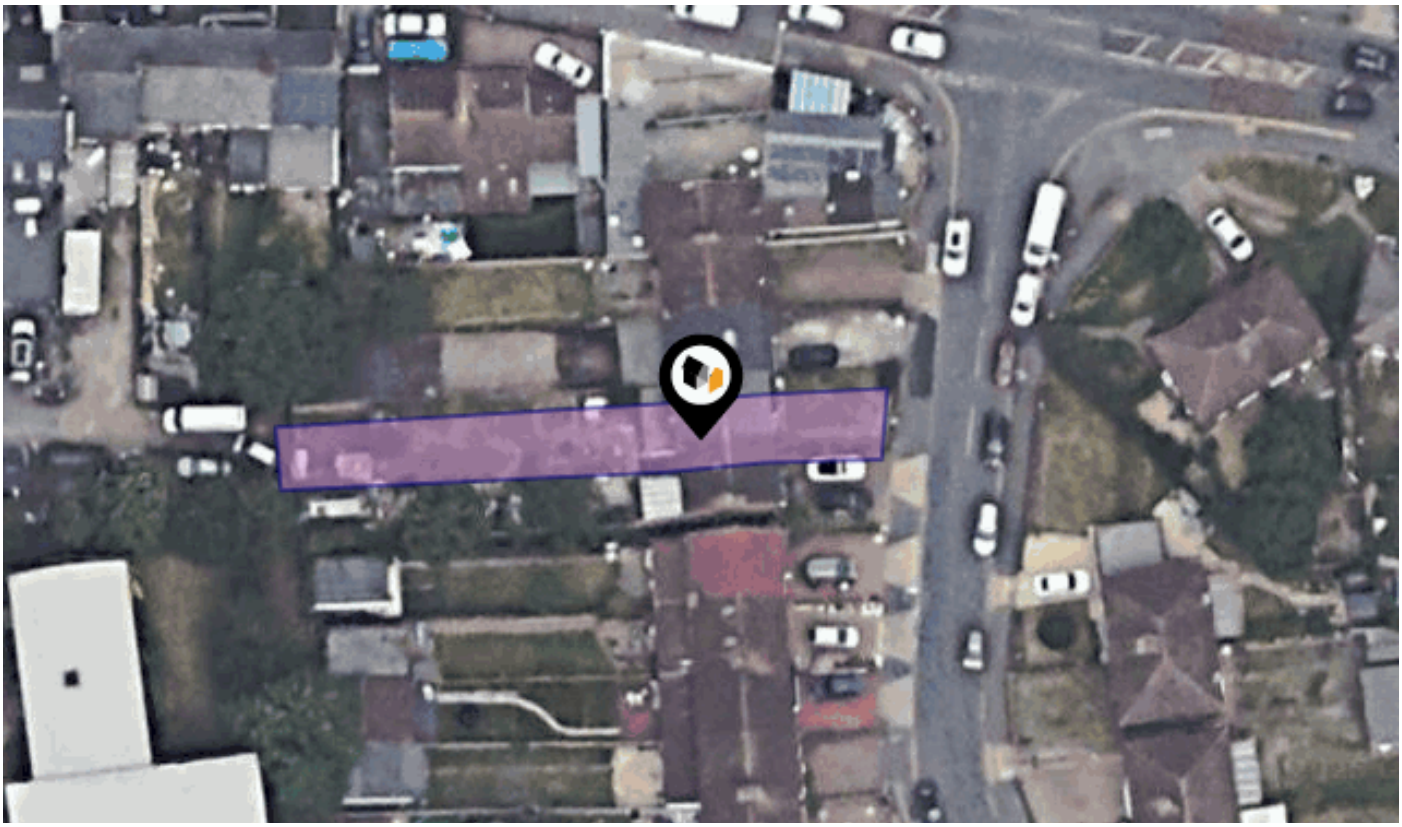
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 13th May 2025



49, YEADING FORK, HAYES, UB4 9DQ

Phillip Arnold Auctions

Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@phillipparnoldauctions.co.uk

phillipparnoldauctions.co.uk

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Property
Overview

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Property

Type:	Flat / Maisonette	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	871 ft^2 / 81 m^2		
Plot Area:	0.07 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£1,952		
Title Number:	MX48528		
UPRN:	100021441084		

Local Area

Local Authority: Hillingdon
Conservation Area: No
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 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

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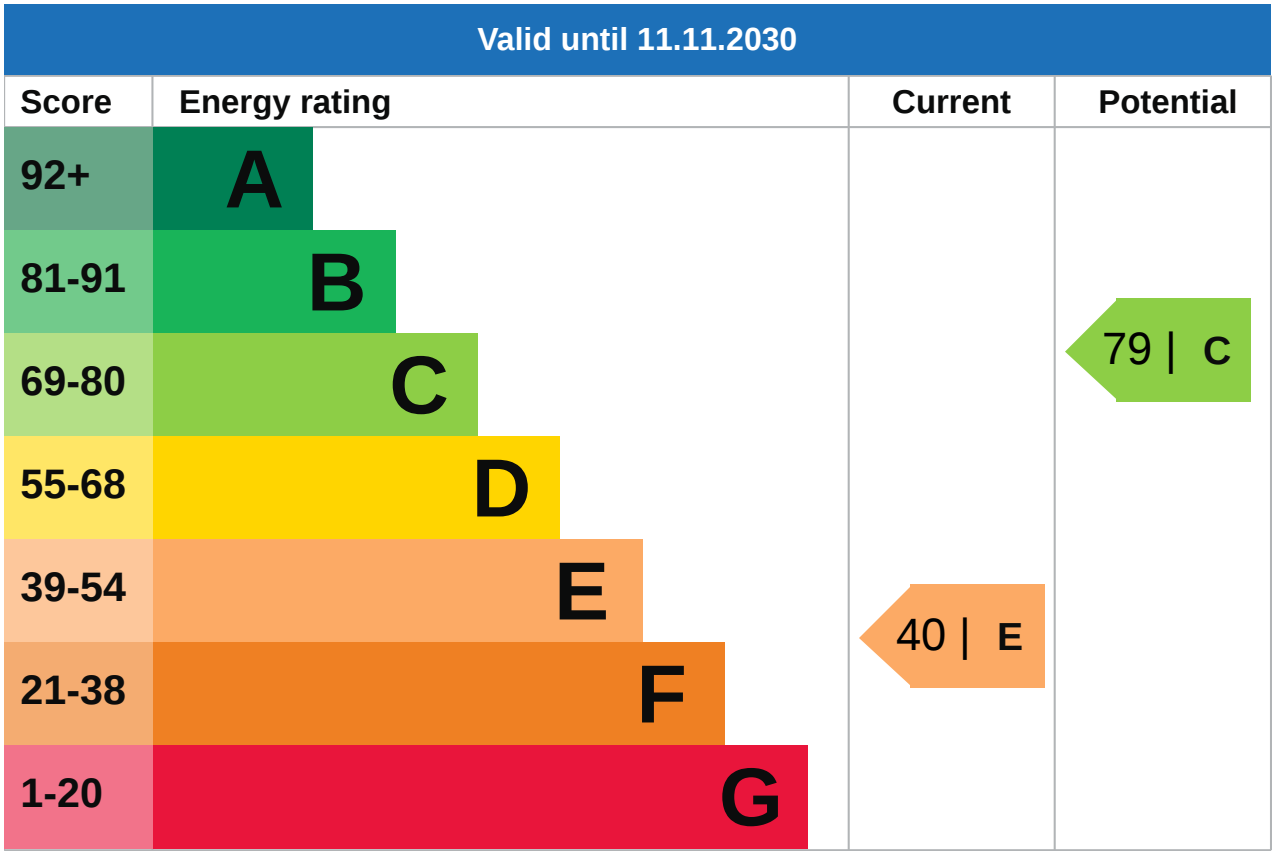
49 YEADING FORK, HAYES, UB4 9DQ

Energy rating

E

Valid until 11.11.2030



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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Room heaters, mains gas
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	81 m^2

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Market
House Price Statistics

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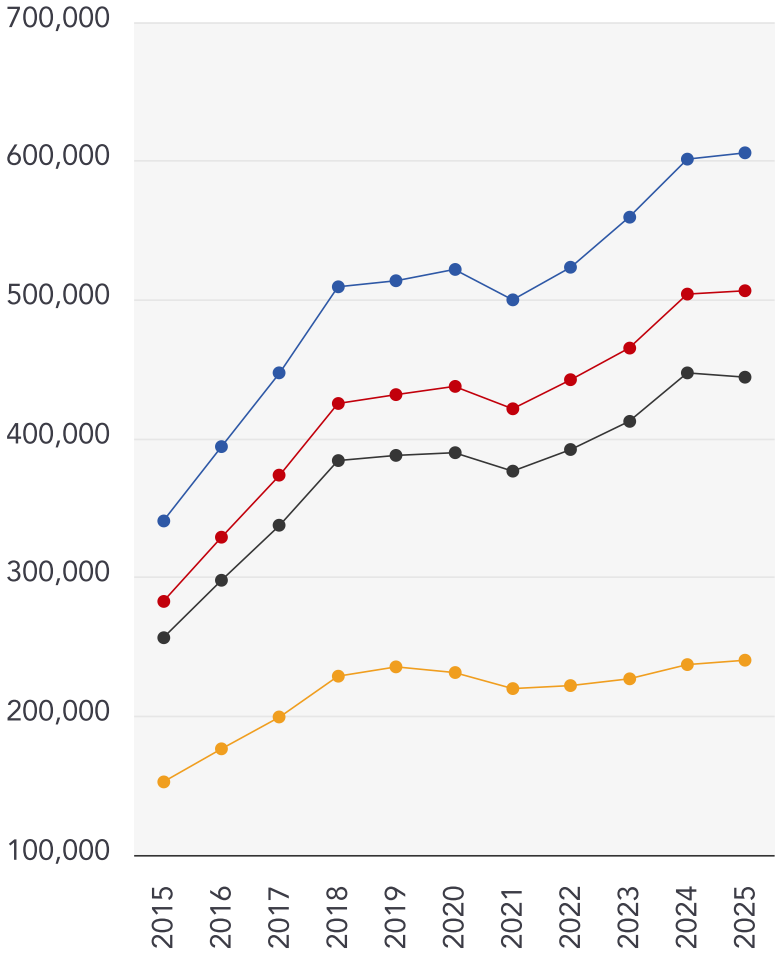
10 Year History of Average House Prices by Property Type in UB4



Detached

+77.87%

Semi-Detached

+79.18%

Terraced

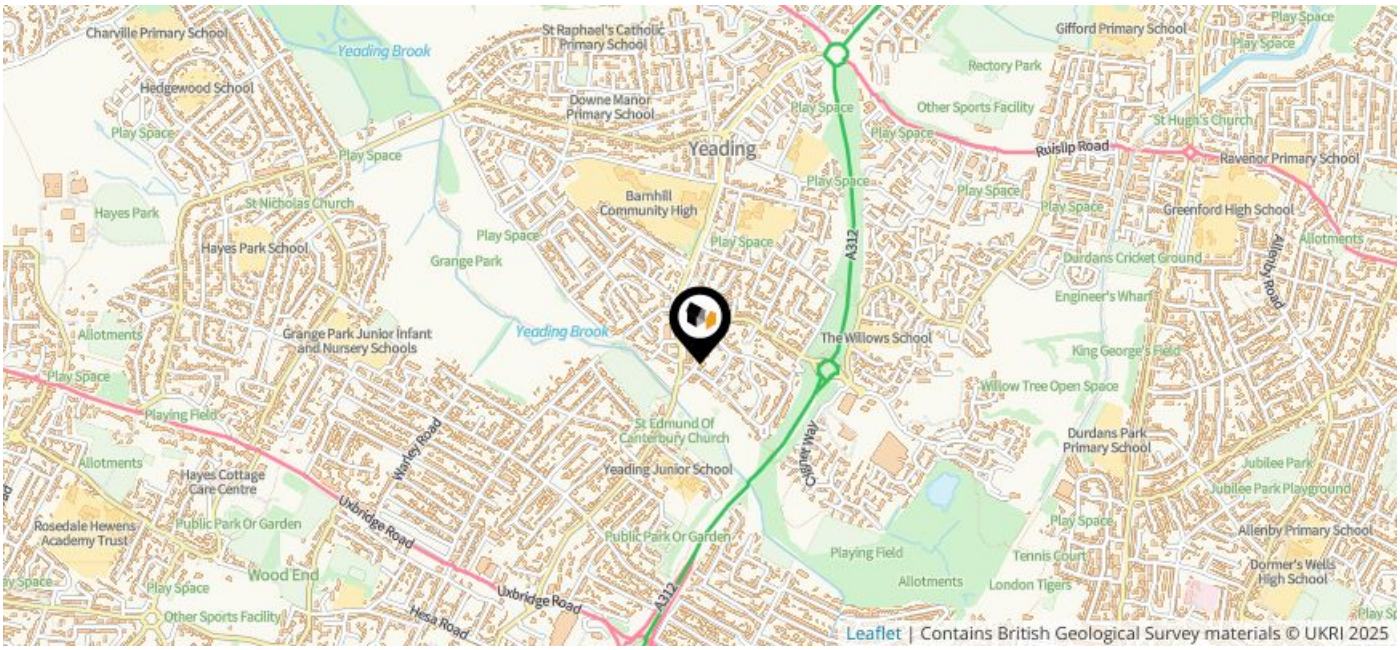
+73.17%

Flat

+57.45%

Maps
Coal Mining

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

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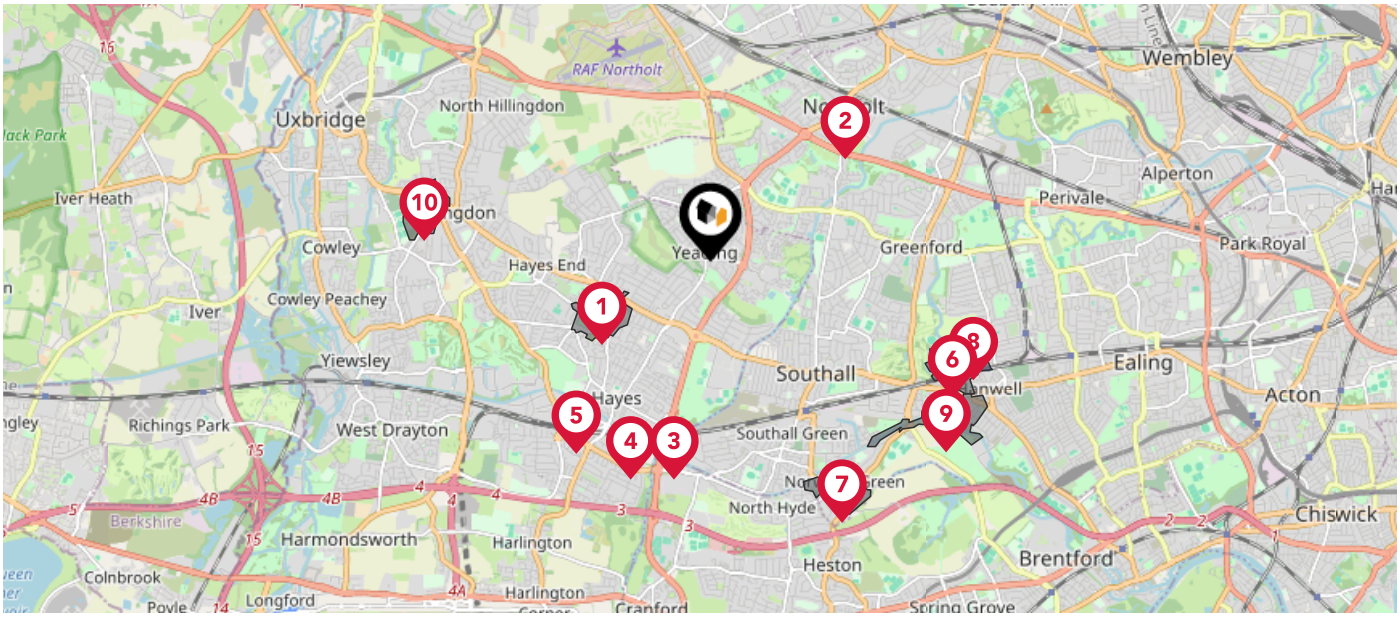
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

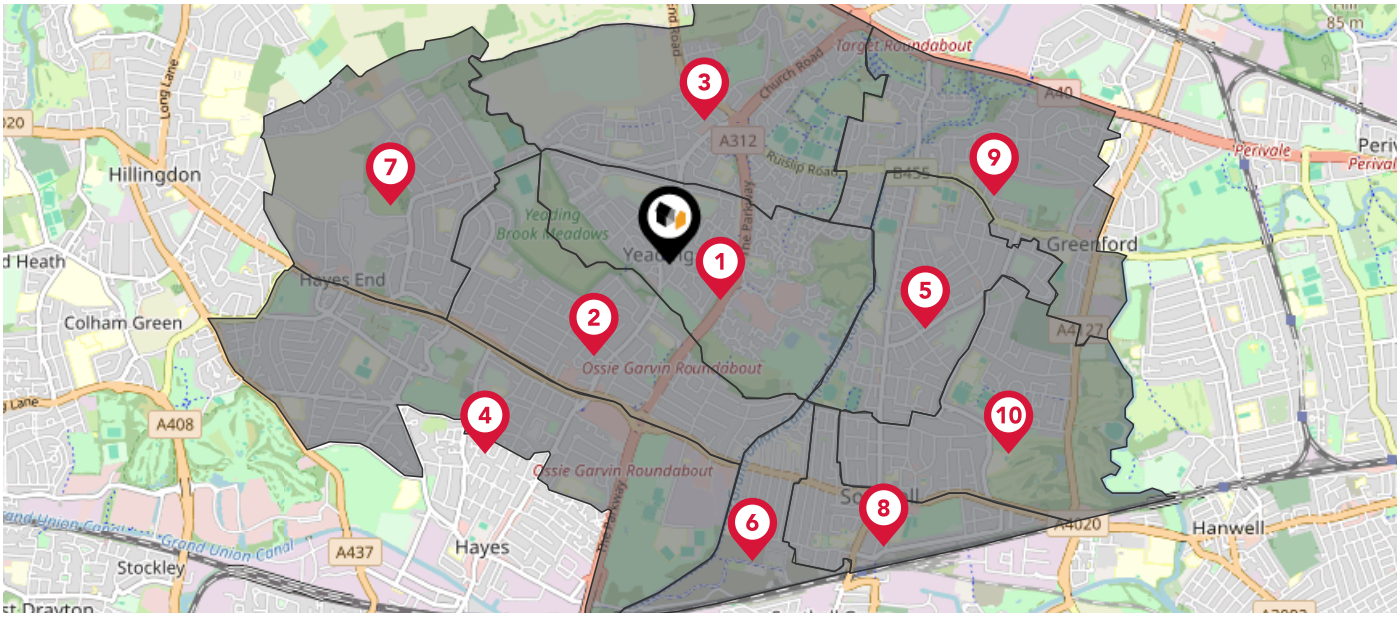


Nearby Conservation Areas

1	Hayes Village
2	Northolt Village Green
3	Bulls Bridge
4	Botwell, Nestles
5	Botwell, Thorn EMI
6	Churchfields
7	Norwood Green
8	Hanwell Village Green
9	St Mark's Church and Canal
10	Hillingdon Village

Maps
Council Wards

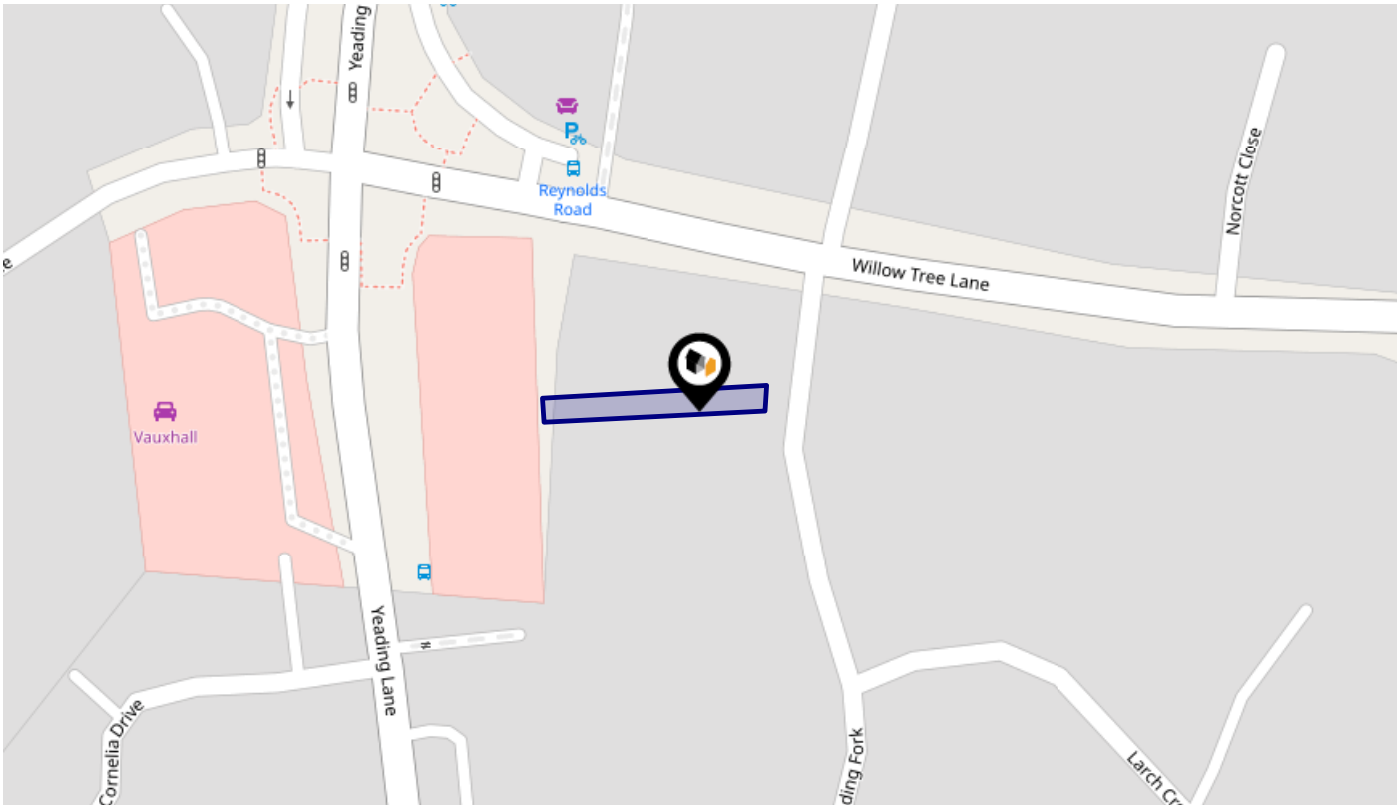
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Yeading Ward
2	Belmore Ward
3	Northolt West End Ward
4	Wood End Ward
5	Lady Margaret Ward
6	Southall West Ward
7	Charville Ward
8	Southall Broadway Ward
9	Greenford Broadway Ward
10	Dormers Wells Ward

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.

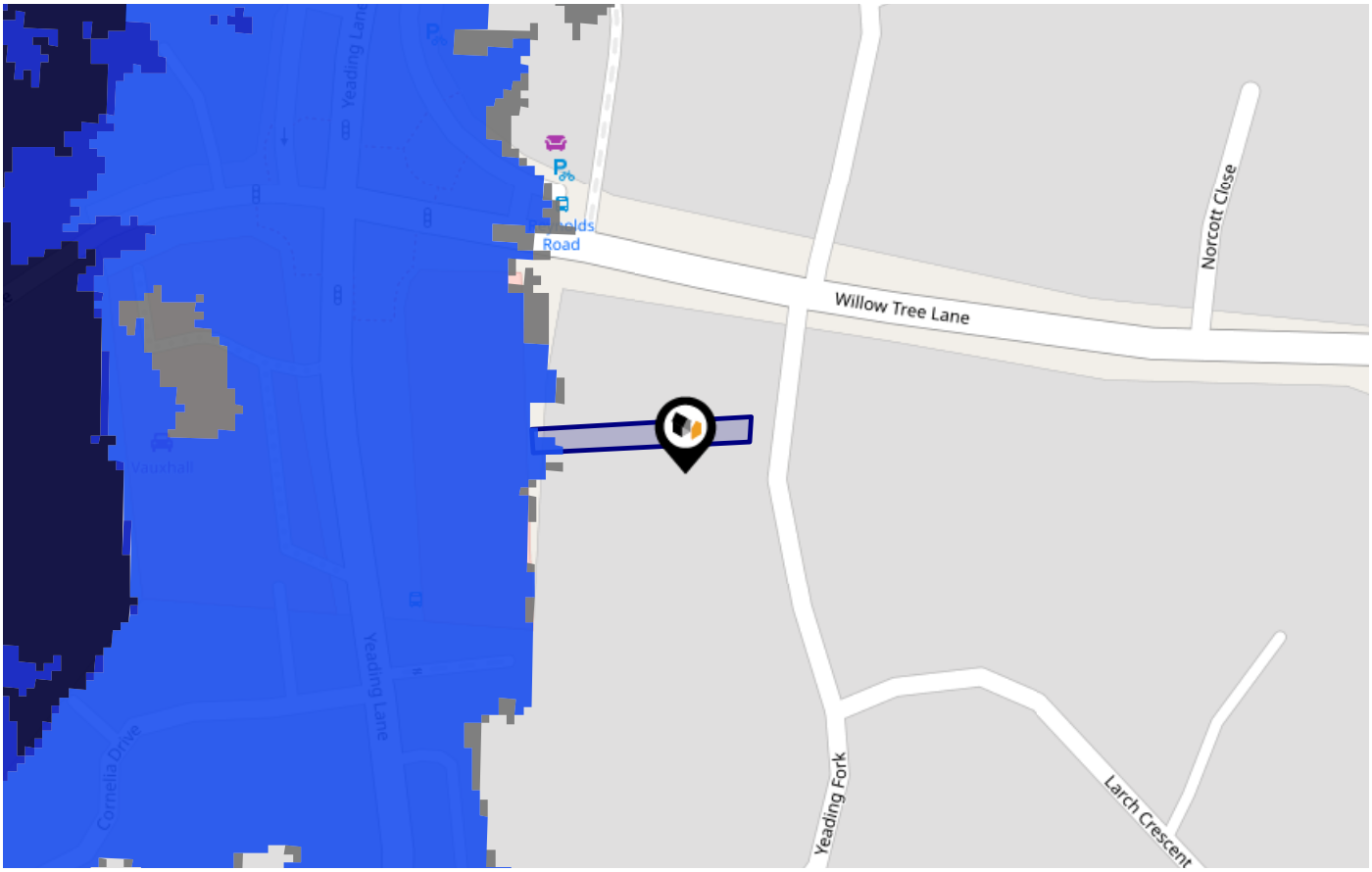
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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.

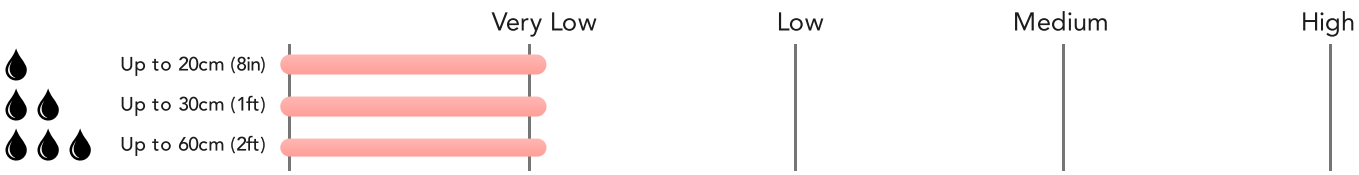


Risk Rating: Very low

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 (0.25%) 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:



Flood Risk
Rivers & Seas - Climate Change

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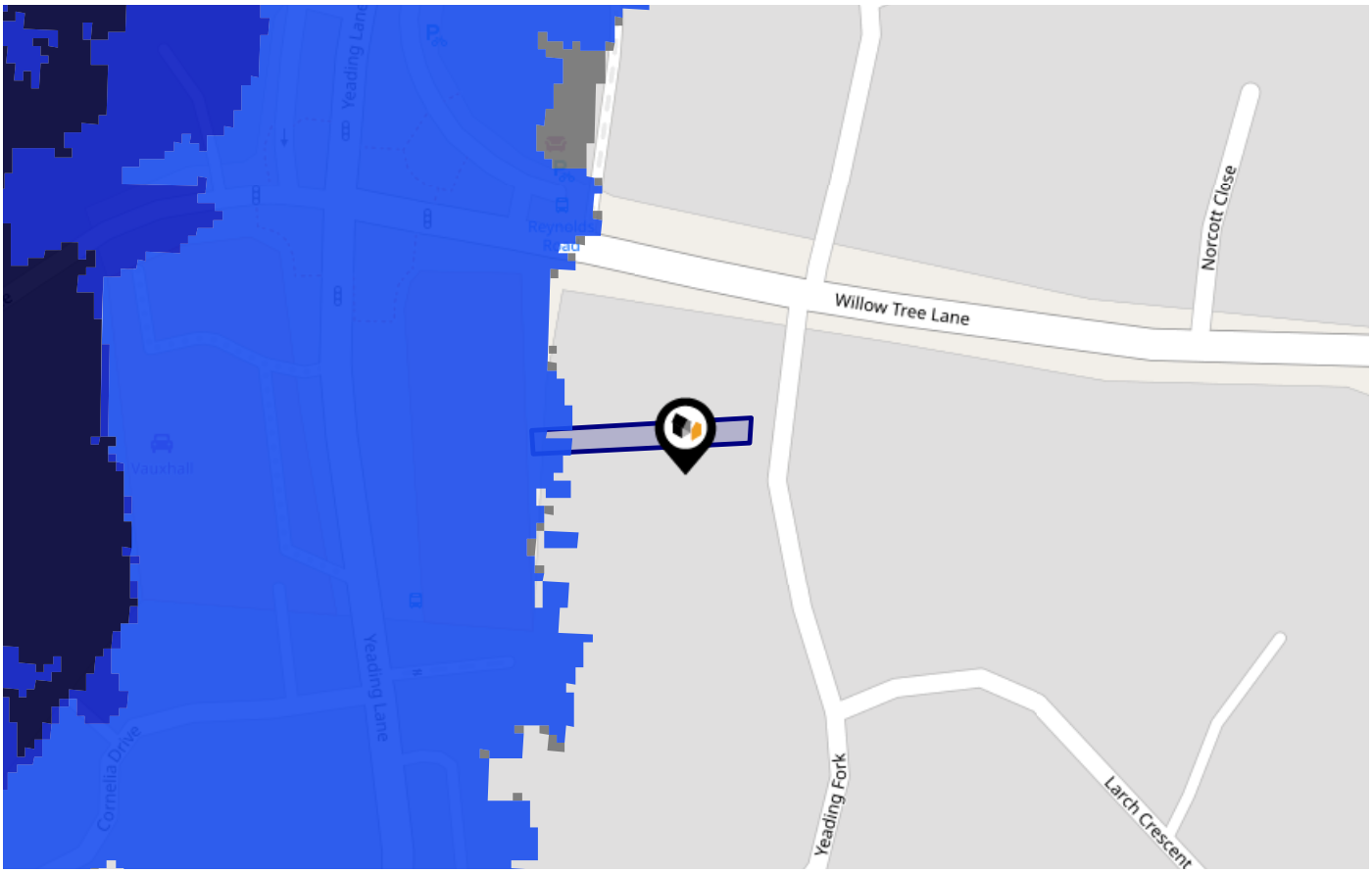
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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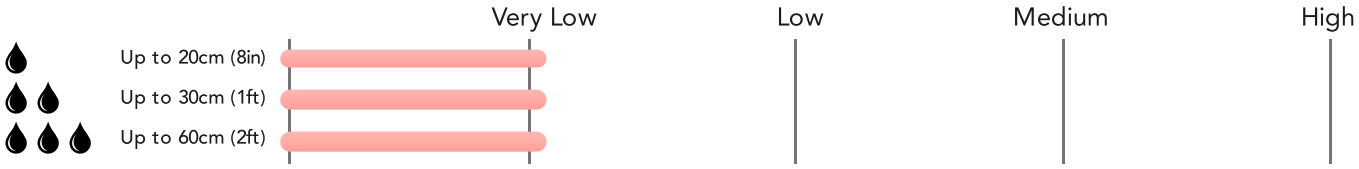

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Flood Risk
Surface Water - Flood Risk

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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.
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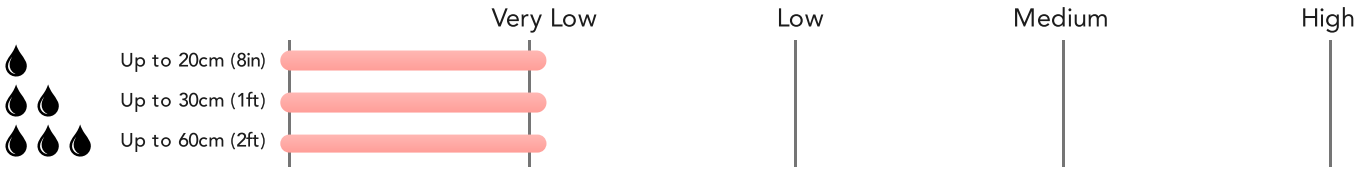

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Flood Risk
Surface Water - Climate Change

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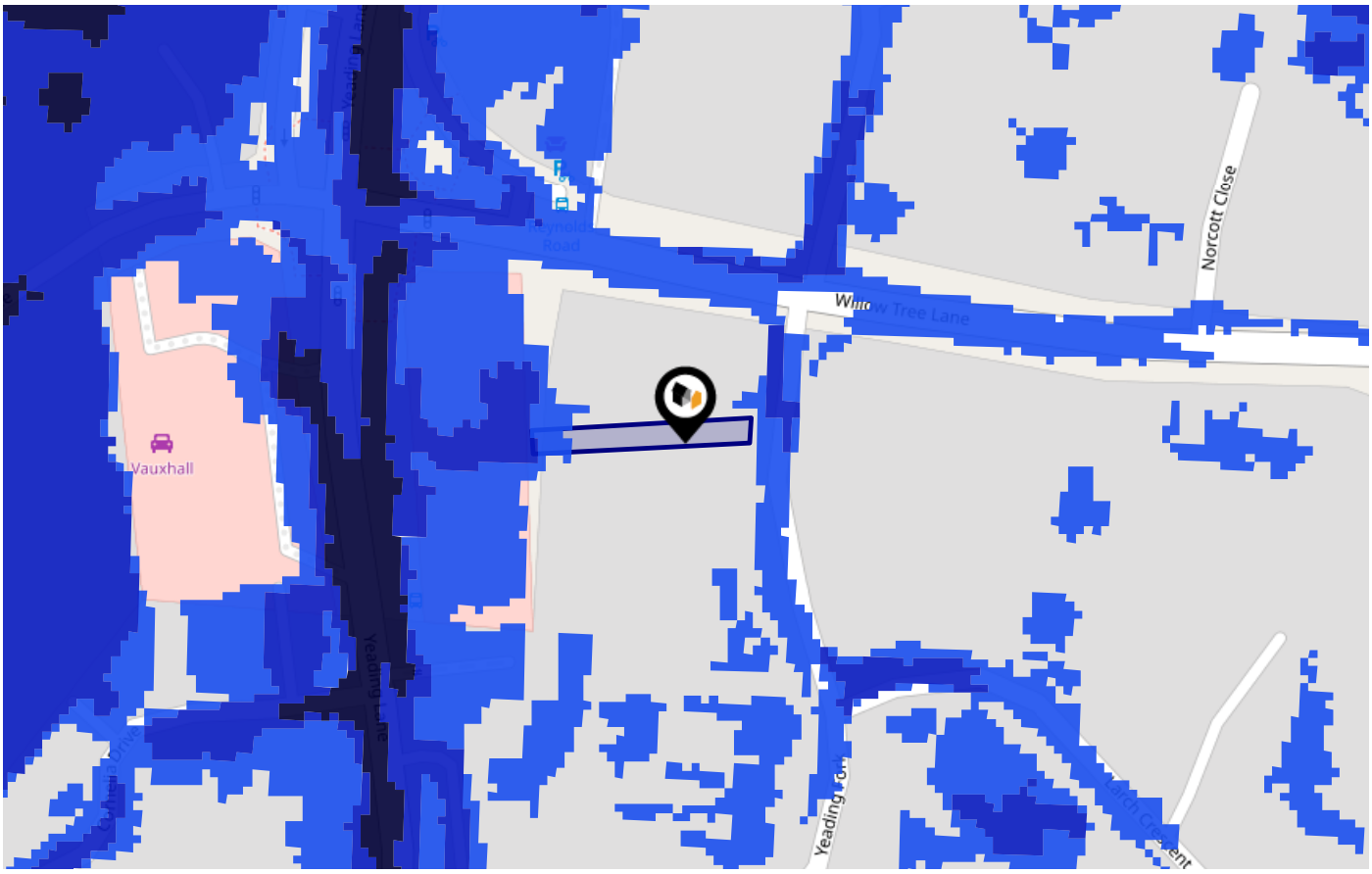
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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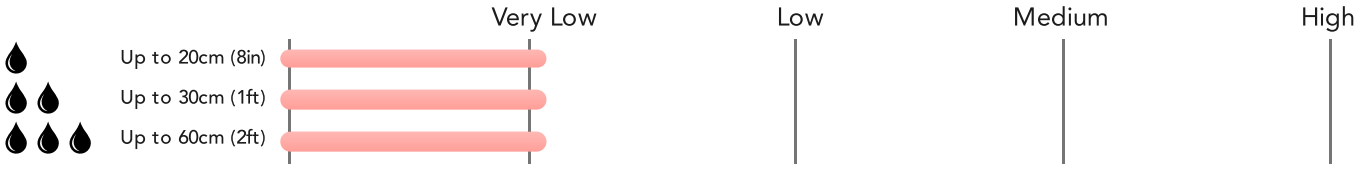

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Maps
Green Belt

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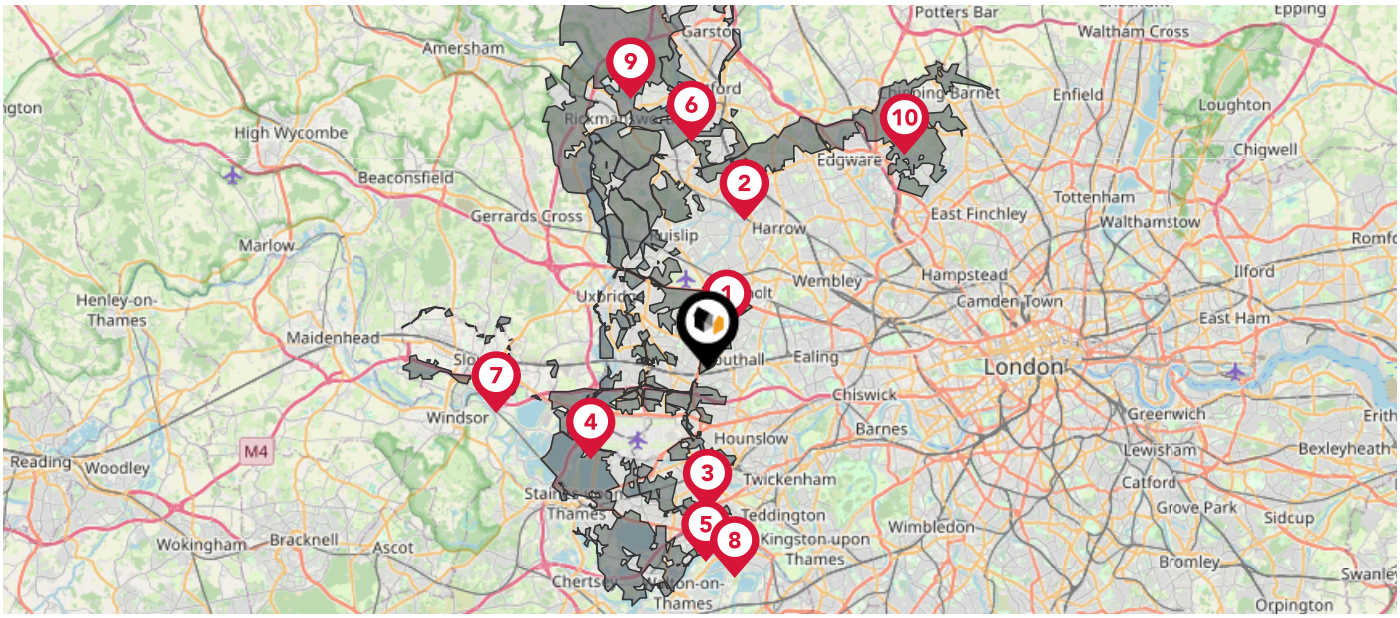
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1	London Green Belt - Ealing
2	London Green Belt - Harrow
3	London Green Belt - Hounslow
4	London Green Belt - Hillingdon
5	London Green Belt - Spelthorne
6	London Green Belt - Watford
7	London Green Belt - Slough
8	London Green Belt - Richmond upon Thames
9	London Green Belt - Three Rivers
10	London Green Belt - Barnet

Maps
Landfill Sites

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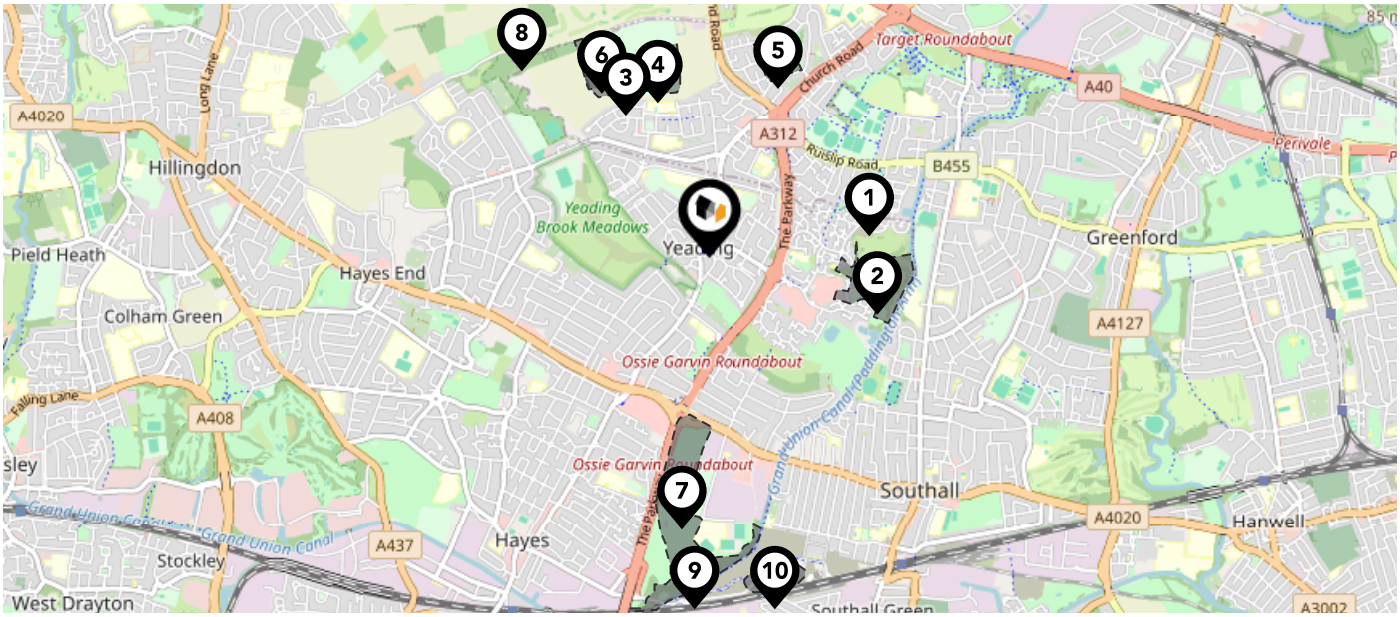
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Willow Tree Lane-Yeading, Ealing, London	Historic Landfill
2	Willow Tree Lane-Yeading, Ealing, London	Historic Landfill
3	West London Shooting Ground-Yeading, Ealing, London	Historic Landfill
4	Down Barnes Estate-Down Barnes Estate, West End Road, Northolt, Middlesex	Historic Landfill
5	Lime Trees Park Golf Course-Northolt	Historic Landfill
6	West London Shooting Ground-Yeading, Ealing, London	Historic Landfill
7	Minet Site D-Avondale Drive, Minet Estate	Historic Landfill
8	Charvil Lane-Hillingdon, London	Historic Landfill
9	Land at Yeading-Hayes, Middlesex	Historic Landfill
10	Southall Gas Works-The Straight, Southall	Historic Landfill

Maps
Listed Buildings

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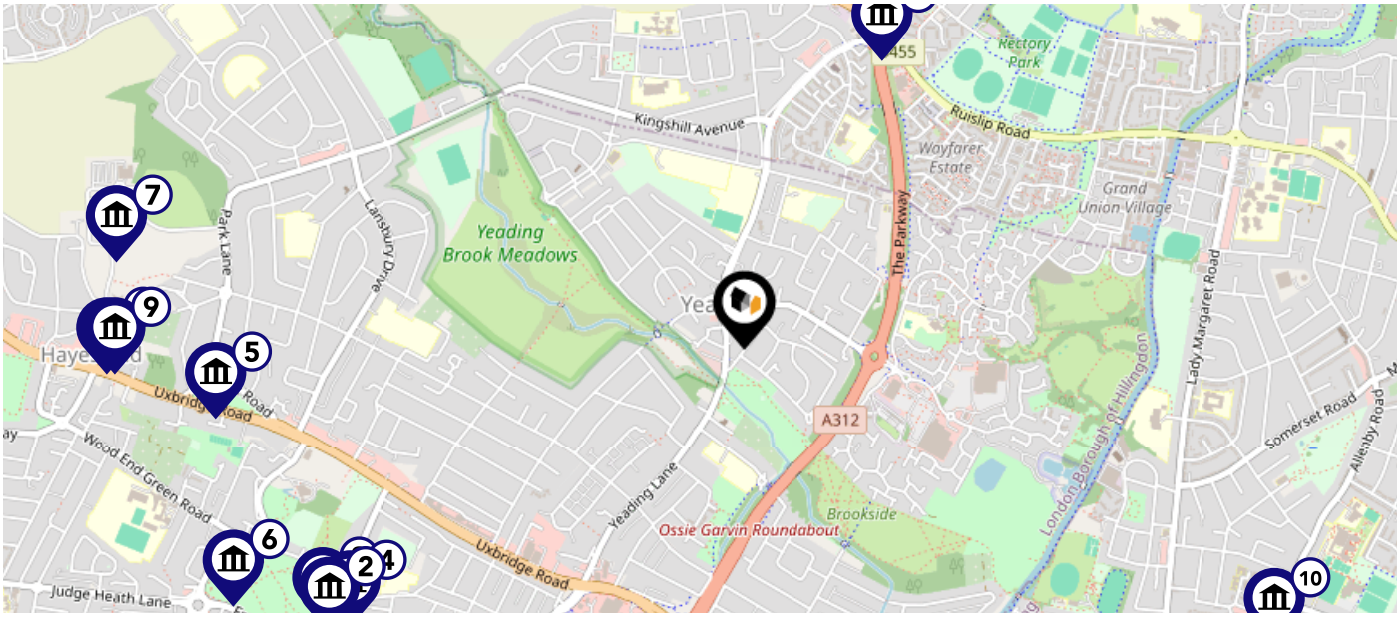
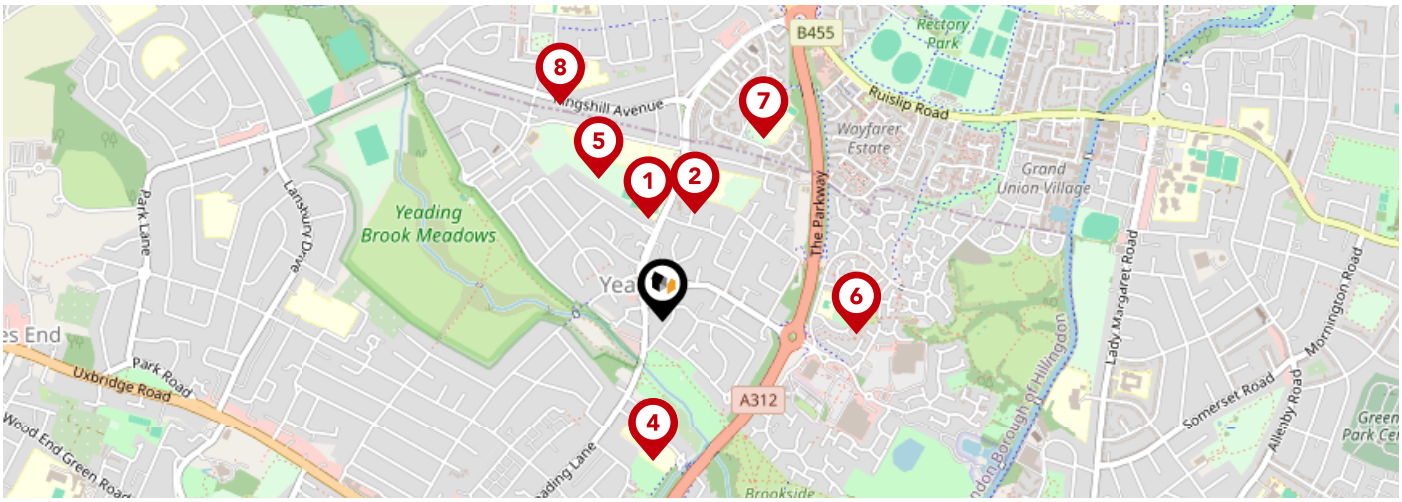
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1189457 - White Hart Public House	Grade II	0.8 miles
2 1080234 - Lych Gate And Wall To South Of Church Of St Mary	Grade II	1.1 miles
3 1080233 - Church Of St Mary	Grade II	1.1 miles
4 1080274 - Former Manor House Stables	Grade II	1.1 miles
5 1080152 - 26, Park Road	Grade II	1.2 miles
6 1080105 - Hayes Town Hall	Grade II	1.3 miles
7 1242724 - Heinz Administrative Headquarters And Former Research Laboratories	Grade II	1.4 miles
8 1285939 - Garden Wall To West Of Springwell House	Grade II	1.4 miles
9 1358377 - Pringwell House And Cottage	Grade II	1.4 miles
10 1079467 - 13, Allenby Road	Grade II	1.4 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Barnhill Community High School** Ofsted Rating: Outstanding | Pupils: 1574 | Distance:0.24	☐	☐	☑	☐	☐
2	**Brookside Primary School** Ofsted Rating: Good | Pupils: 378 | Distance:0.26	☐	☑	☐	☐	☐
3	**Yeading Junior School** Ofsted Rating: Good | Pupils: 457 | Distance:0.32	☐	☑	☐	☐	☐
4	**Yeading Infant and Nursery School** Ofsted Rating: Outstanding | Pupils: 453 | Distance:0.32	☐	☑	☐	☐	☐
5	**Belmore Primary Academy** Ofsted Rating: Good | Pupils: 602 | Distance:0.36	☐	☑	☐	☐	☐
6	**The Willows School** Ofsted Rating: Good | Pupils: 72 | Distance:0.45	☐	☑	☐	☐	☐
7	**Viking Primary School** Ofsted Rating: Good | Pupils: 209 | Distance:0.48	☐	☑	☐	☐	☐
8	**Downe Manor Primary School** Ofsted Rating: Good | Pupils: 285 | Distance:0.55	☐	☑	☐	☐	☐

Area
Schools

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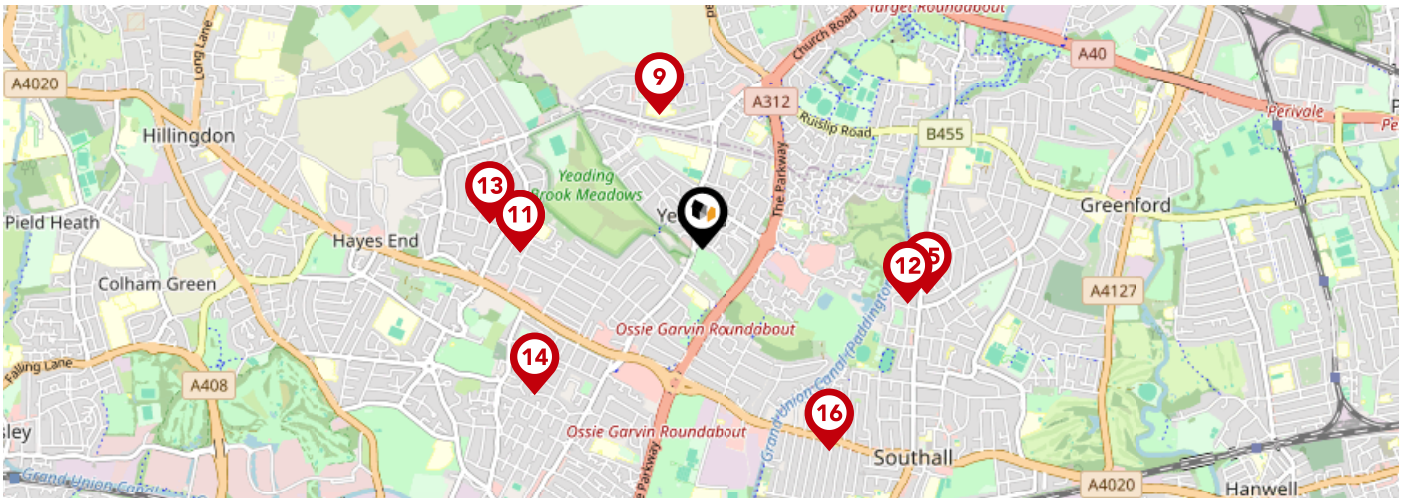

	Nursery	Primary	Secondary	College	Private
9 St Raphael's Catholic Primary School Ofsted Rating: Good | Pupils: 489 | Distance:0.65	☐	☑	☐	☐	☐
10 Grange Park Infant and Nursery School Ofsted Rating: Good | Pupils: 333 | Distance:0.84	☐	☑	☐	☐	☐
11 Grange Park Junior School Ofsted Rating: Good | Pupils: 378 | Distance:0.84	☐	☑	☐	☐	☐
12 Durdans Park Primary School Ofsted Rating: Good | Pupils: 425 | Distance:0.98	☐	☑	☐	☐	☐
13 Hayes Park School Ofsted Rating: Good | Pupils: 695 | Distance:0.99	☐	☑	☐	☐	☐
14 Dr Triplett's CofE Primary School Ofsted Rating: Good | Pupils: 452 | Distance:1.03	☐	☑	☐	☐	☐
15 Lady Margaret Primary School Ofsted Rating: Good | Pupils: 506 | Distance:1.05	☐	☑	☐	☐	☐
16 Tudor Primary School Ofsted Rating: Good | Pupils: 438 | Distance:1.09	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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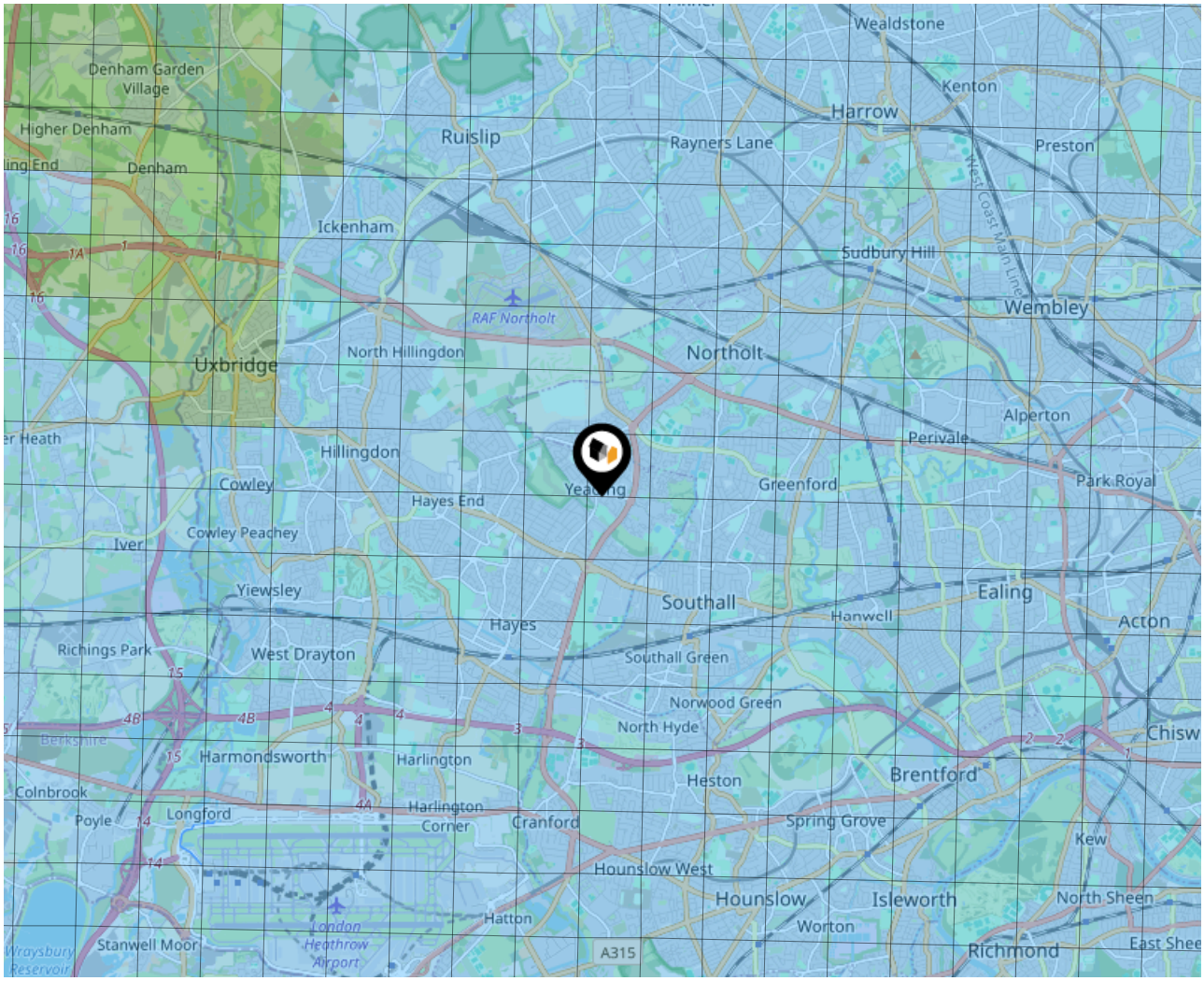
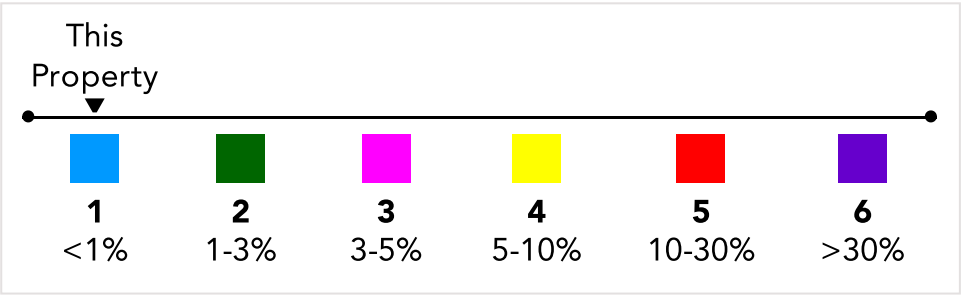
What is Radon?

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).





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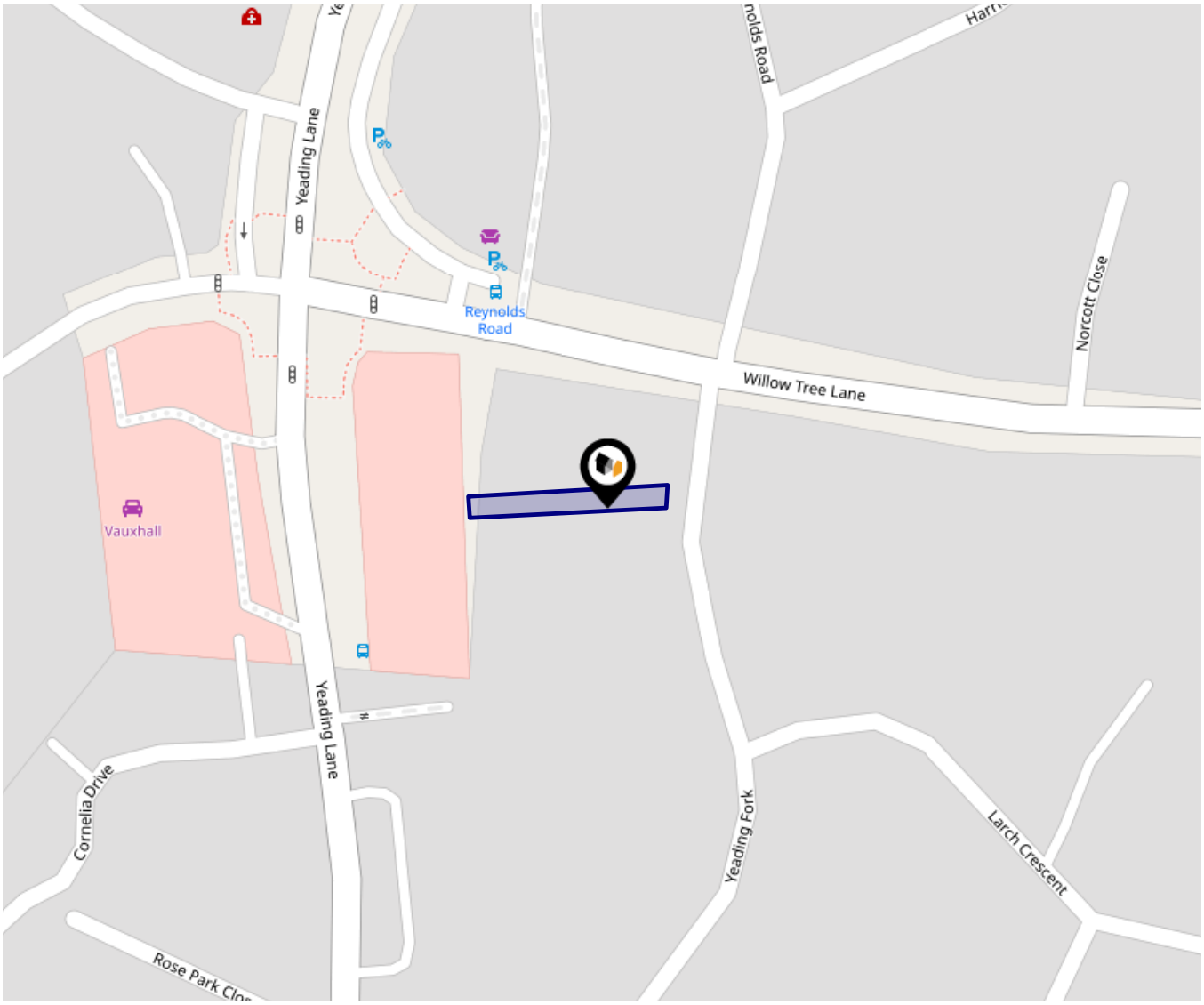
Local Area
Road Noise



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

Environment
Soils & Clay

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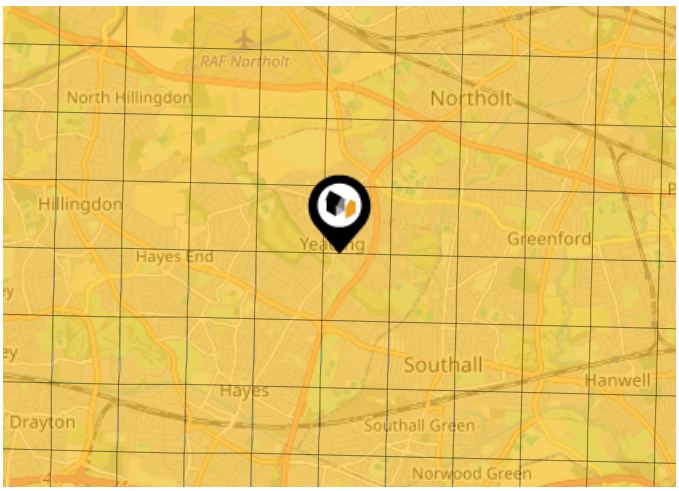
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

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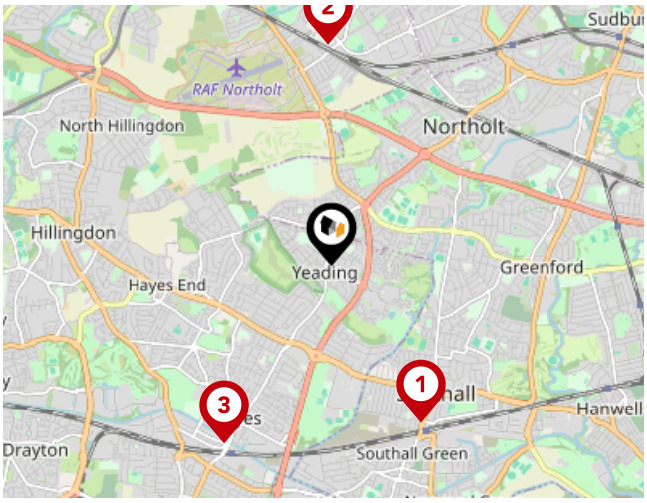
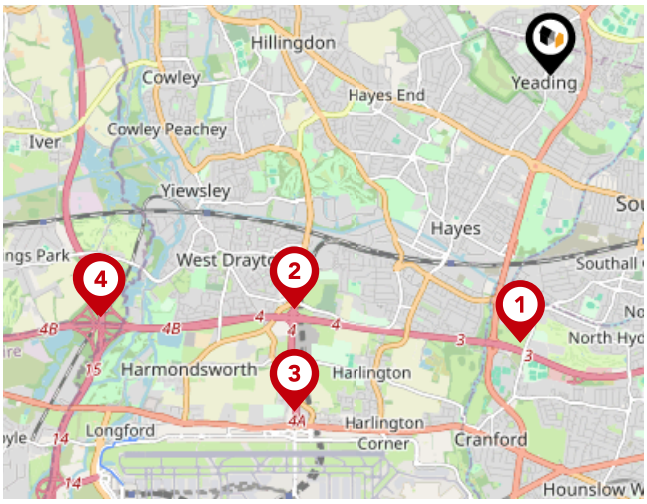
Area
Transport (National)



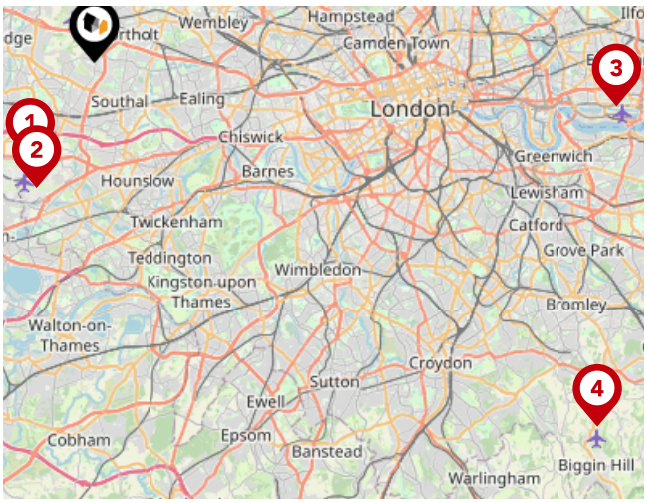
National Rail Stations

Pin	Name	Distance
1	Southall Rail Station	1.68 miles
2	South Ruislip Rail Station	2.04 miles
3	Hayes & Harlington Rail Station	1.92 miles



Trunk Roads/Motorways

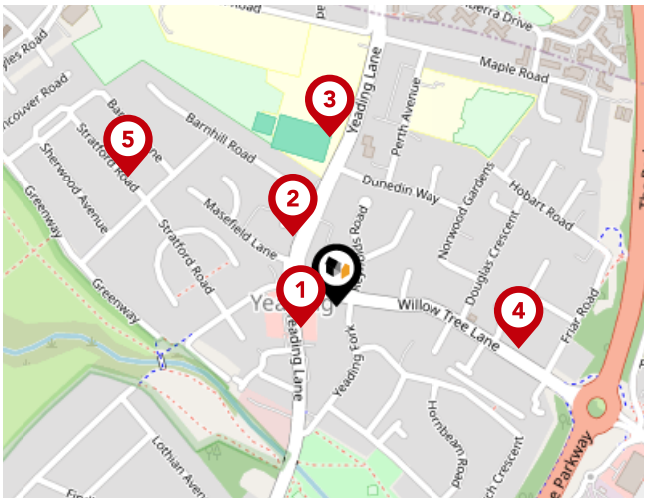
Pin	Name	Distance
1	M4 J3	2.49 miles
2	M4 J4	3.21 miles
3	M4 J4A	3.9 miles
4	M25 J15	4.71 miles
5	M4 J4B	4.73 miles



Airports/Helipads

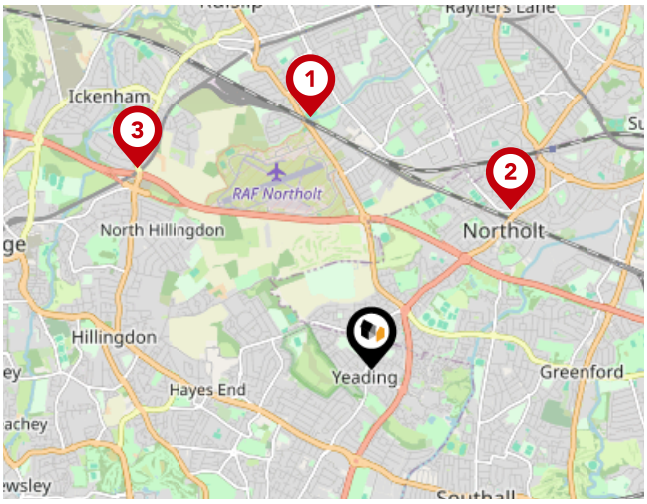
Pin	Name	Distance
1	Heathrow Airport	4.33 miles
2	Heathrow Airport Terminal 4	5.11 miles
3	Silvertown	19.36 miles
4	Leaves Green	22.95 miles

Area
Transport (Local)



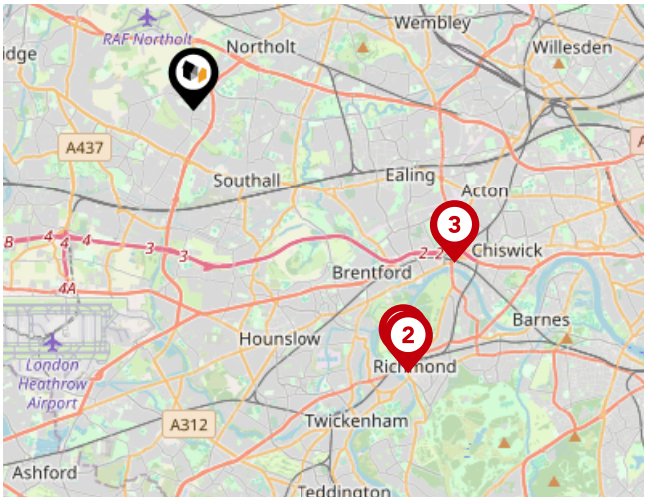
Bus Stops/Stations

Pin	Name	Distance
1	Yeading Lane Willow Tree Lane	0.05 miles
2	Yeading Lane Willow Tree Lane	0.1 miles
3	Barnhill Community High School	0.2 miles
4	Homefield Close	0.22 miles
5	Stratford Road	0.28 miles



Local Connections

Pin	Name	Distance
1	Ruislip Gardens Underground Station	2.39 miles
2	Northolt Underground Station	1.95 miles
3	Hillingdon Underground Station	2.84 miles



Ferry Terminals

Pin	Name	Distance
1	Richmond St. Helena Pier	6.1 miles
2	Richmond Landing Stage	6.25 miles
3	Kew Pier	5.56 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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