

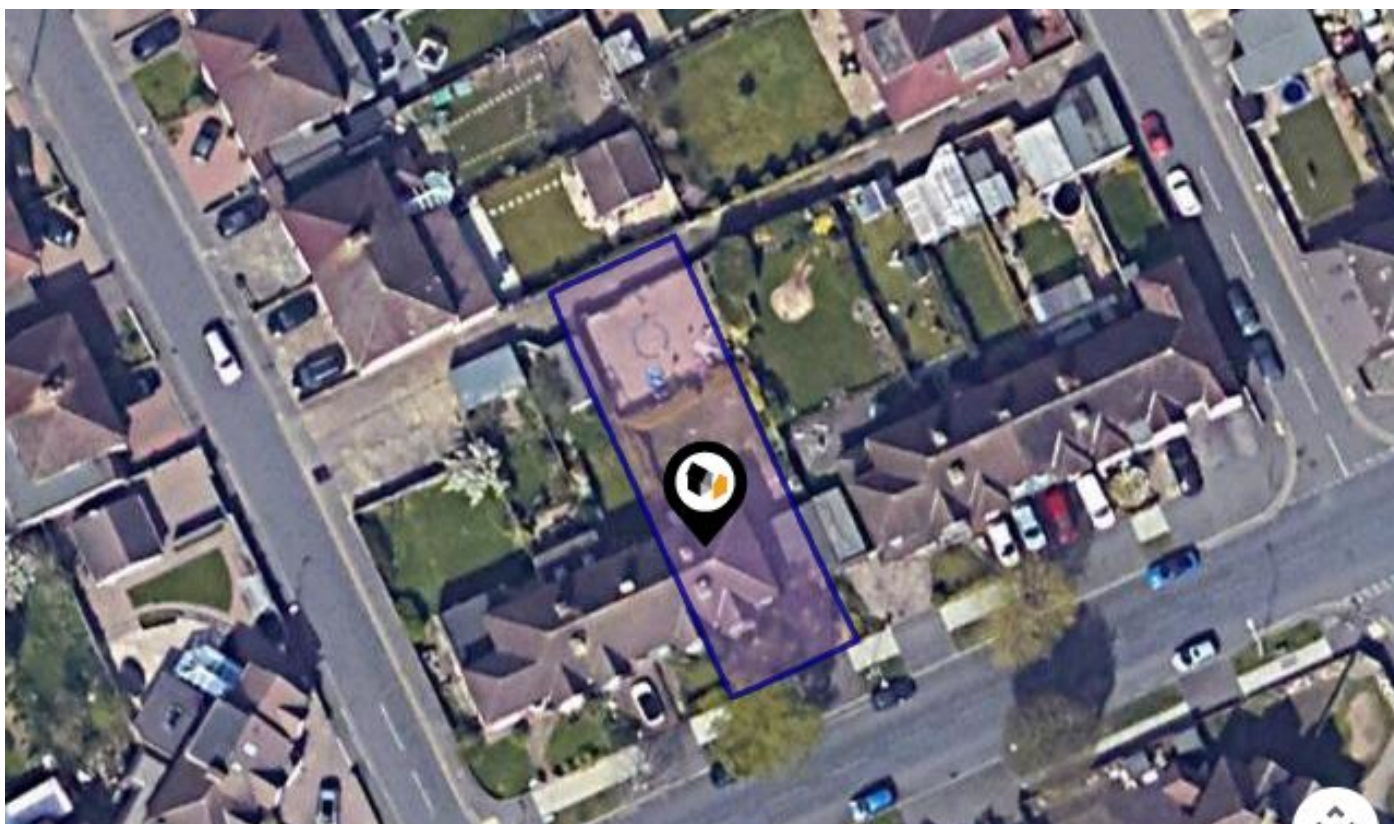


See More Online

DRR: Desktop Research Report

The key facts about this property & the local market

Thursday 22nd May 2025 - 12:56



155, CORNWALL ROAD, RUISLIP, HA4 6AG

Phillip Arnold Auctions

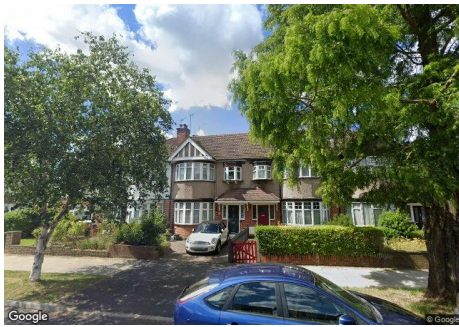
Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

| | |
|------------------|---|
| Type: | Semi-Detached |
| Bedrooms: | 3 |
| TUFA(GIA): | 914 ft ² / 85 m ² |
| Plot Area: | 0.11 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band E |
| Annual Estimate: | £2,386 |
| Title Number: | MX31245 |
| UPRN: | 100021457530 |

| | |
|---------|----------|
| Tenure: | Freehold |
|---------|----------|

Local Area

| | |
|--------------------|------------|
| Local Authority: | Hillingdon |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

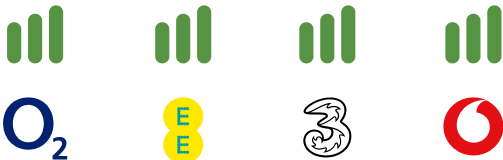
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|---|---|---|
| 15 mb/s | 80 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

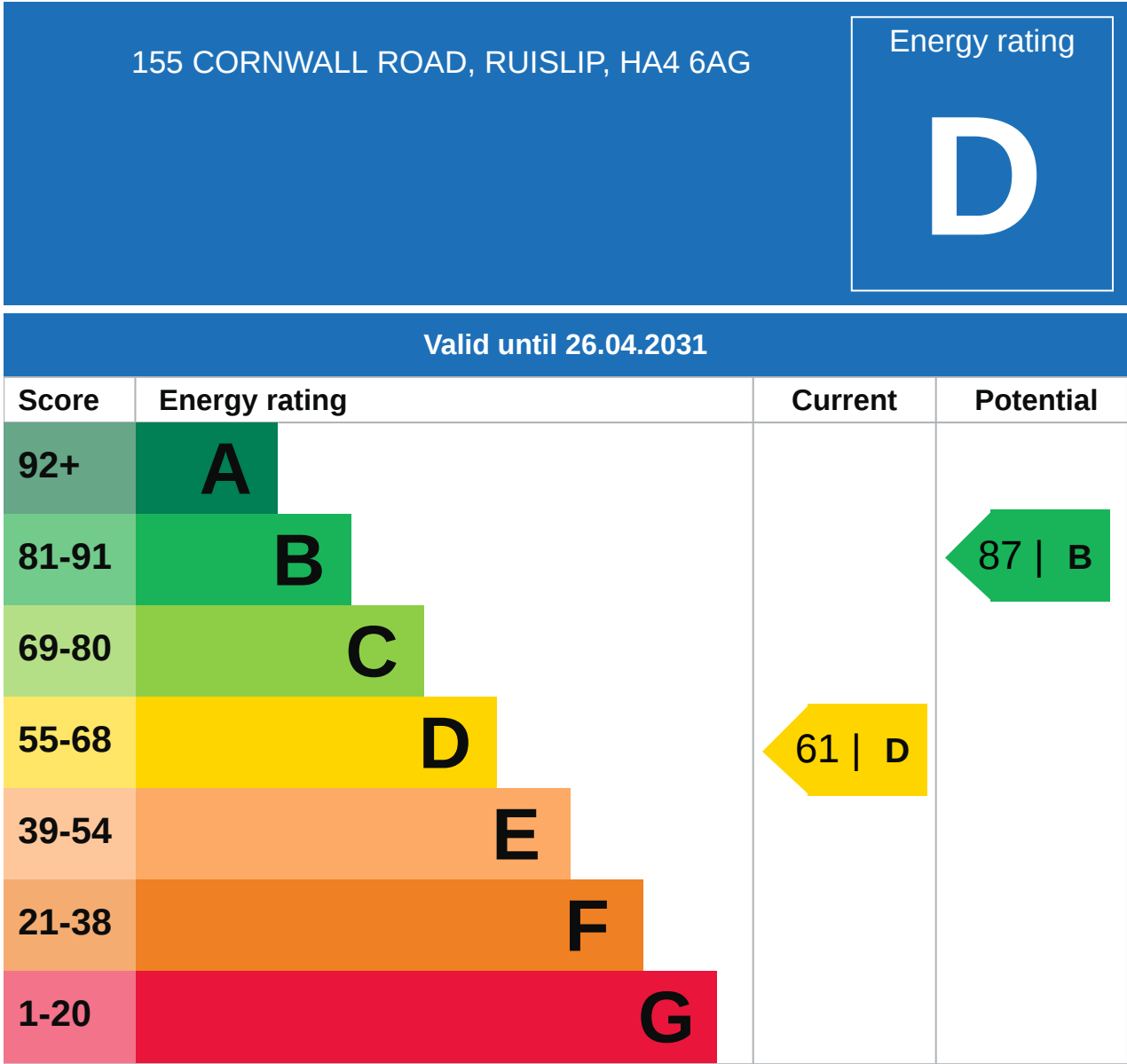


Planning records for: **155, Cornwall Road, Ruislip, HA4 6AG**

| Reference - 77471/APP/2023/911 | |
|--------------------------------|--|
| Decision: | Withdrawn (P) |
| Date: | 27th March 2023 |
| Description: | Hip to gable conversion at No. 155 Cornwall Road and erection of an end-of-terrace house with associated landscaping and parking, following the demolition of existing detached garage |

| Reference - 77471/APP/2022/2523 | |
|---------------------------------|---|
| Decision: | Approval |
| Date: | 04th August 2022 |
| Description: | Erection of single storey extension to rear, conversion of roof space to habitable use to include a rear dormer with 3 front roof lights, conversion of roof from hip to gable end, blocking up first floor side window and demolition of side chimney stack (Application for a Certificate of Lawful Development for a Proposed Development) |

| Reference - 77471/APP/2022/2522 | |
|---------------------------------|--|
| Decision: | Approval |
| Date: | 04th August 2022 |
| Description: | Hip to gable conversion at No. 155 Cornwall Road and erection of an end of terrace house with associated landscaping and parking, following the demolition of existing detached garage |



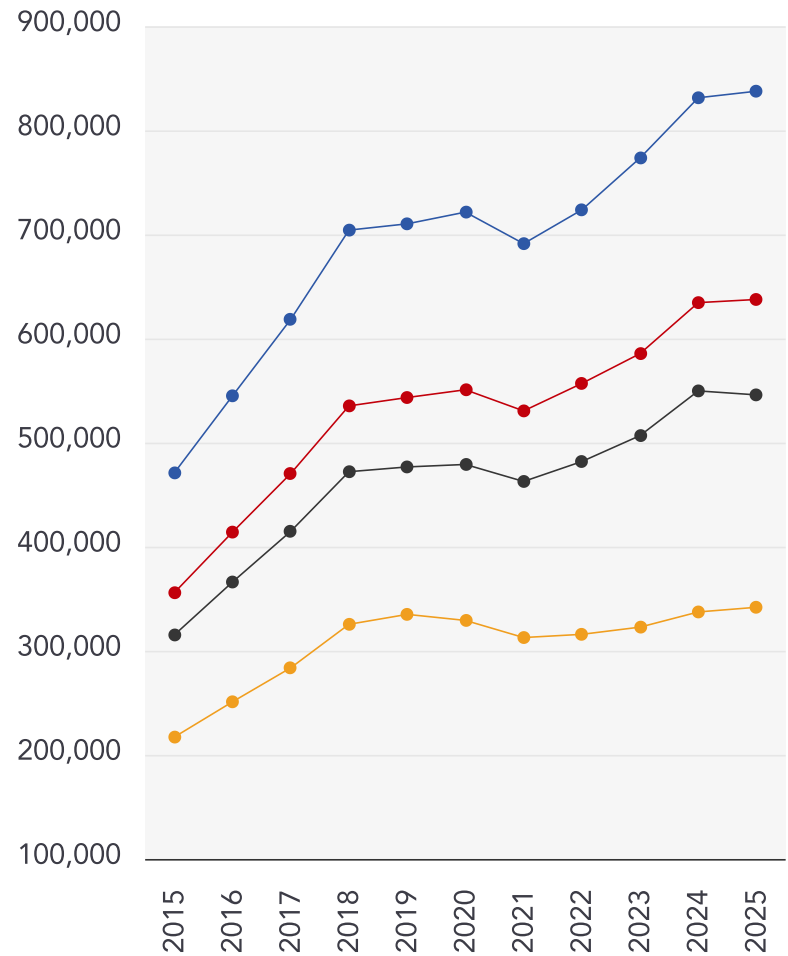
Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| 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, 300 mm loft insulation |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 85 m ² |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in HA4



Detached

+77.87%

Semi-Detached

+79.18%

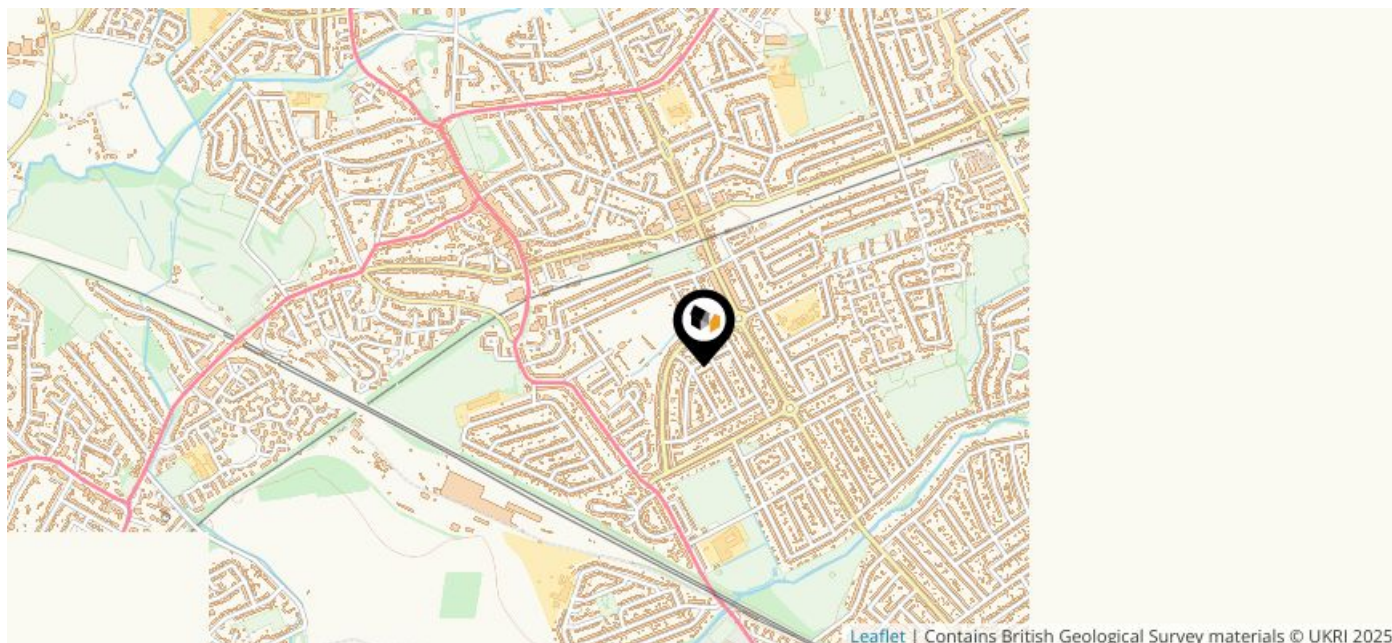
Terraced

+73.17%

Flat

+57.45%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

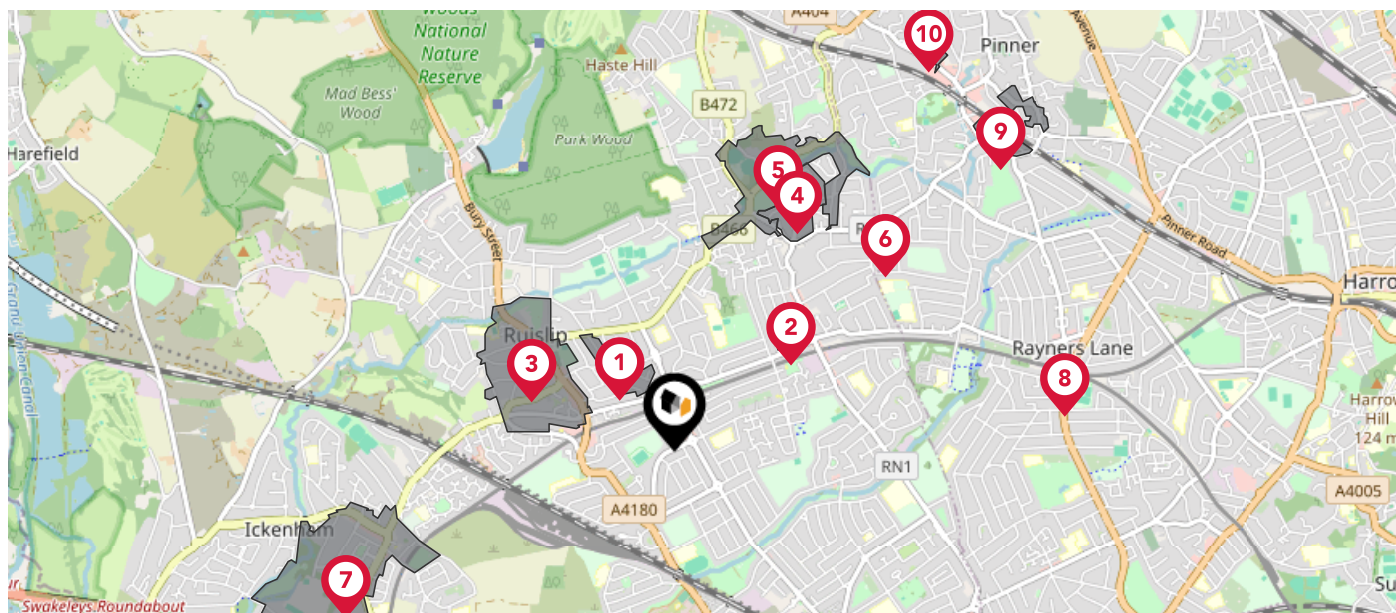
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

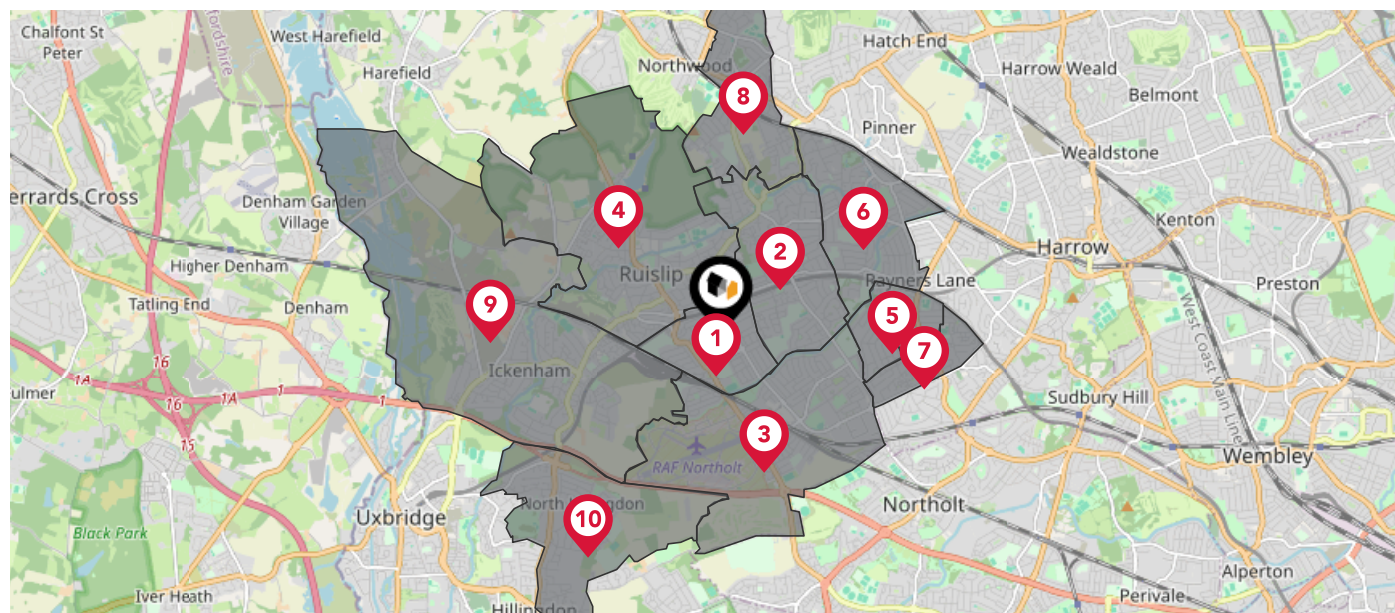
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Ruislip, Manor Way
-  Eastcote, Morford Way
-  Ruislip Village
-  Eastcote Park Estate
-  Eastcote Village
-  West Towers
-  Ickenham Village
-  Rayners Lane
-  Tookes Green
-  Waxwell Lane

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



Ruislip Manor Ward



Eastcote Ward



South Ruislip Ward



Ruislip Ward



Rayners Lane Ward



Pinner South Ward



Roxbourne Ward



Northwood Hills Ward

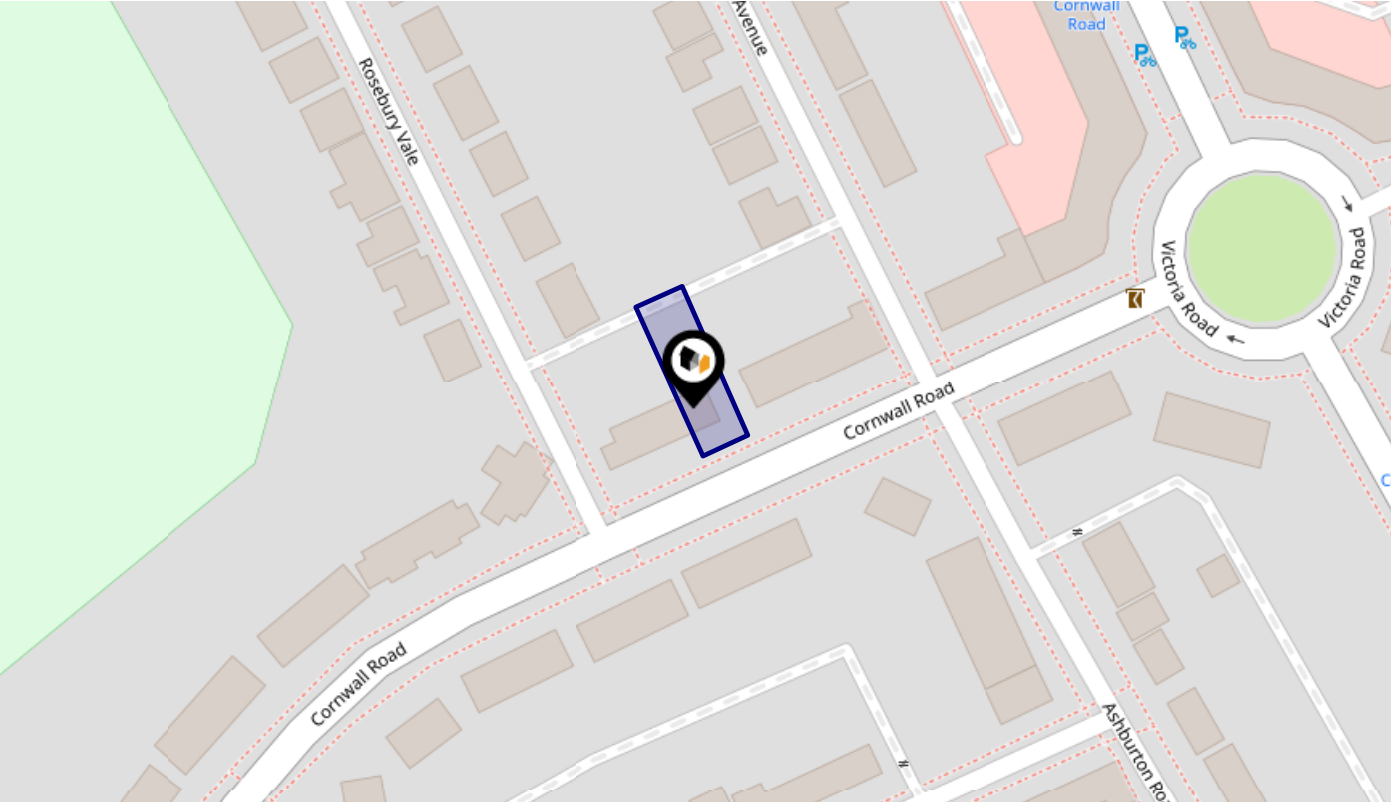


Ickenham & South Harefield Ward



Hillingdon East 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.

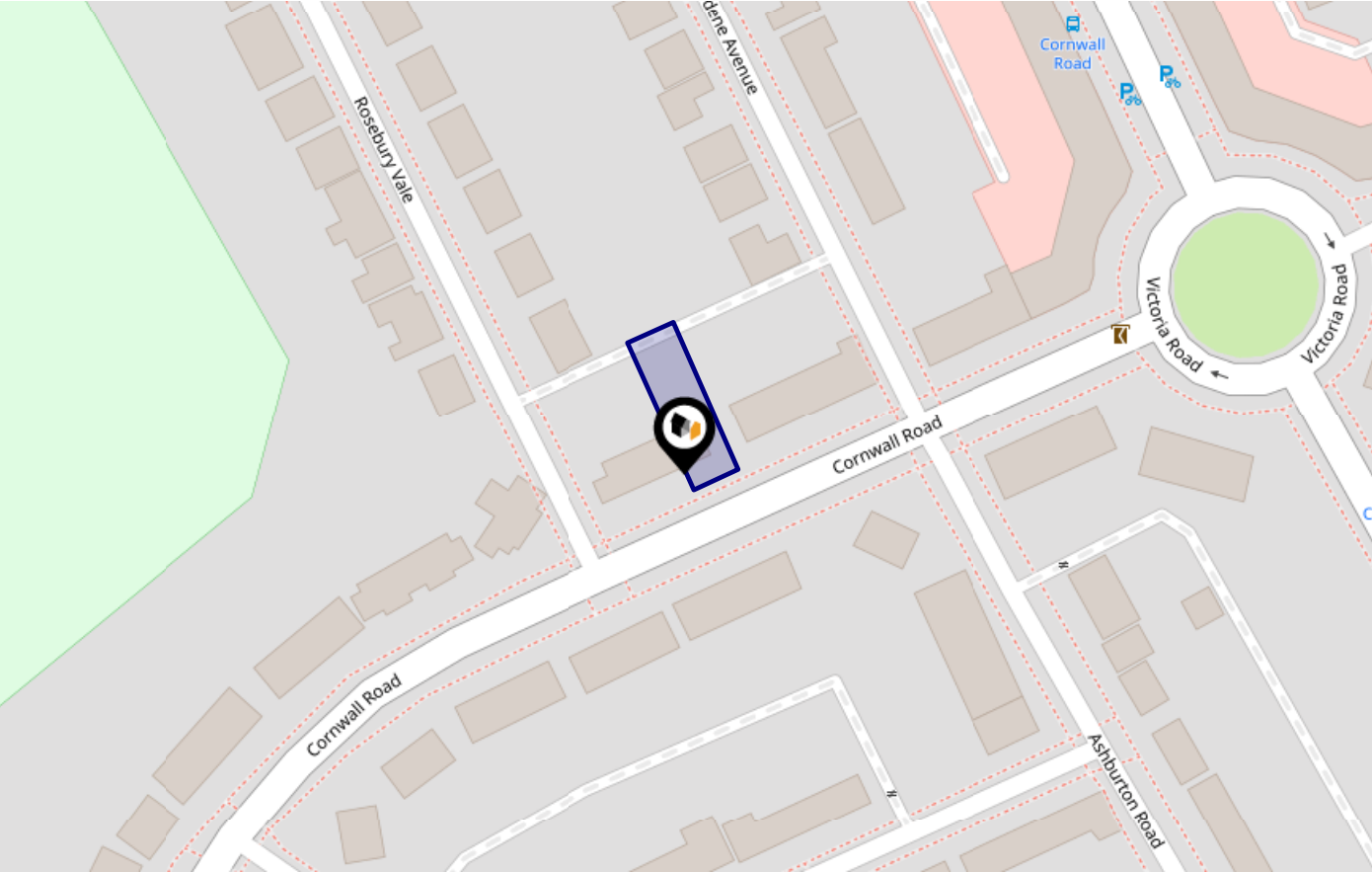
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---|
| 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.

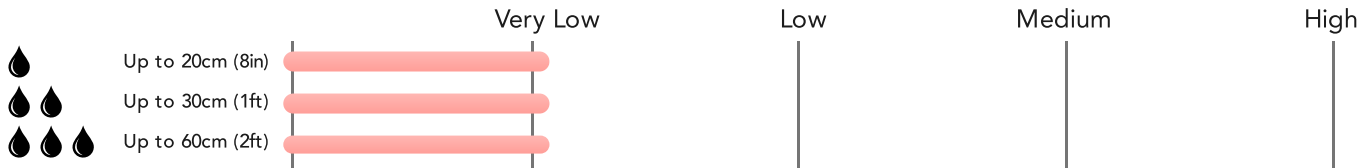


Risk Rating: Very low

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 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

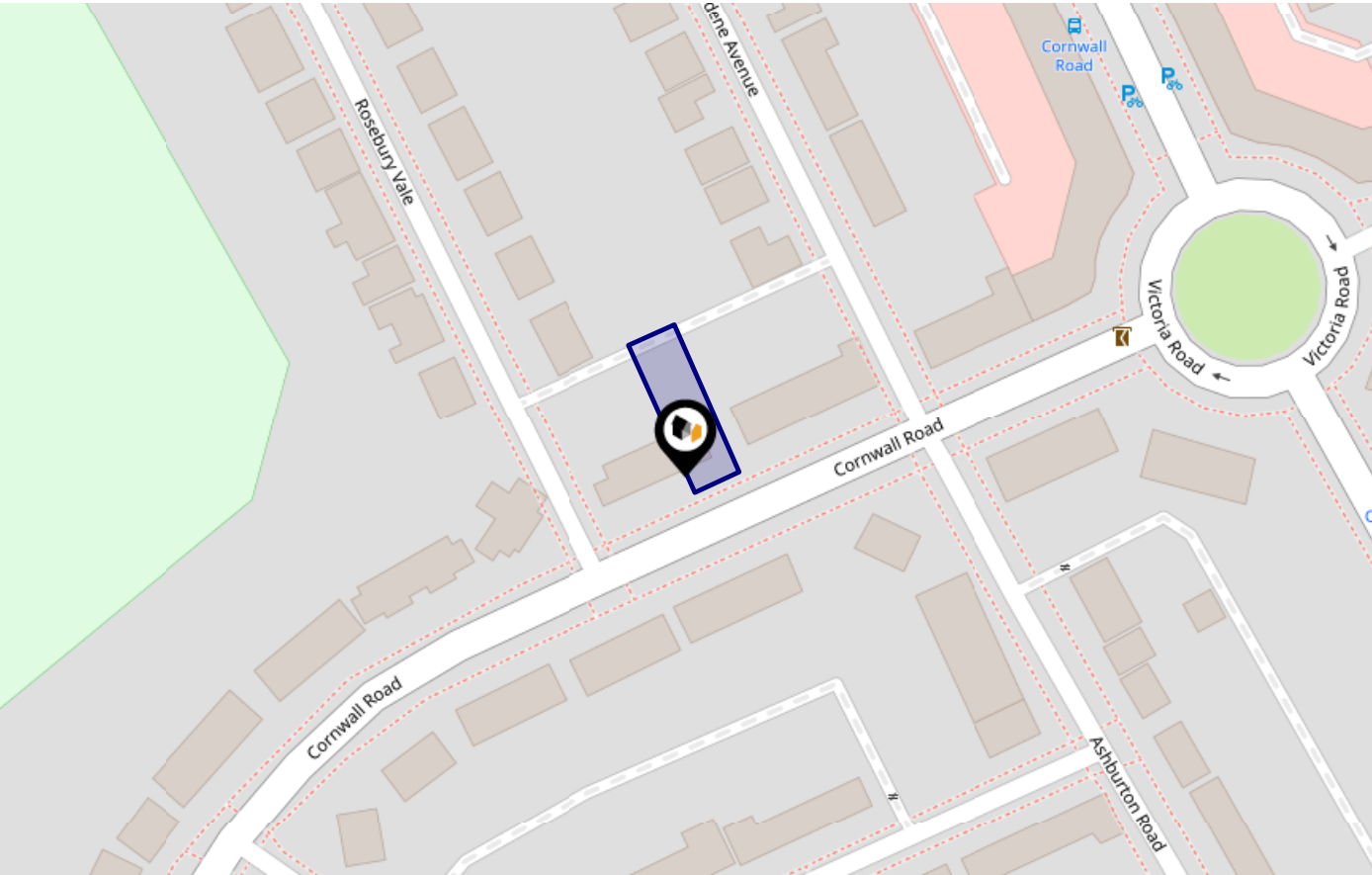
Chance of flooding to the following depths at this property:



Flood Risk





Rivers & Seas - Climate Change

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

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.

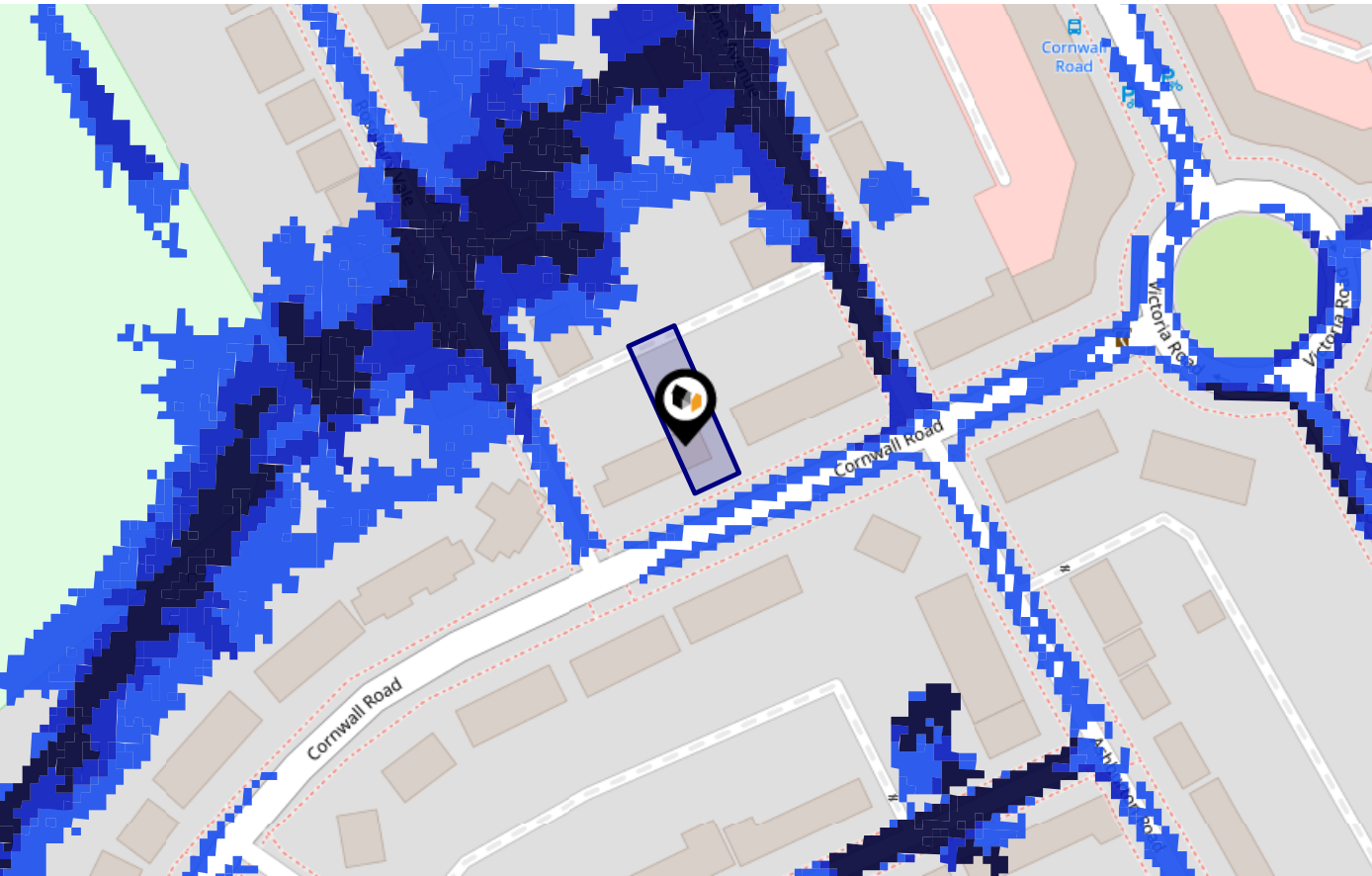
Chance of flooding to the following depths at this property:



Flood Risk





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.

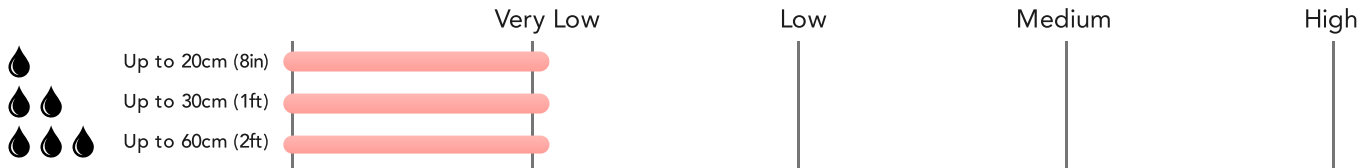


Risk Rating: Very low

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 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

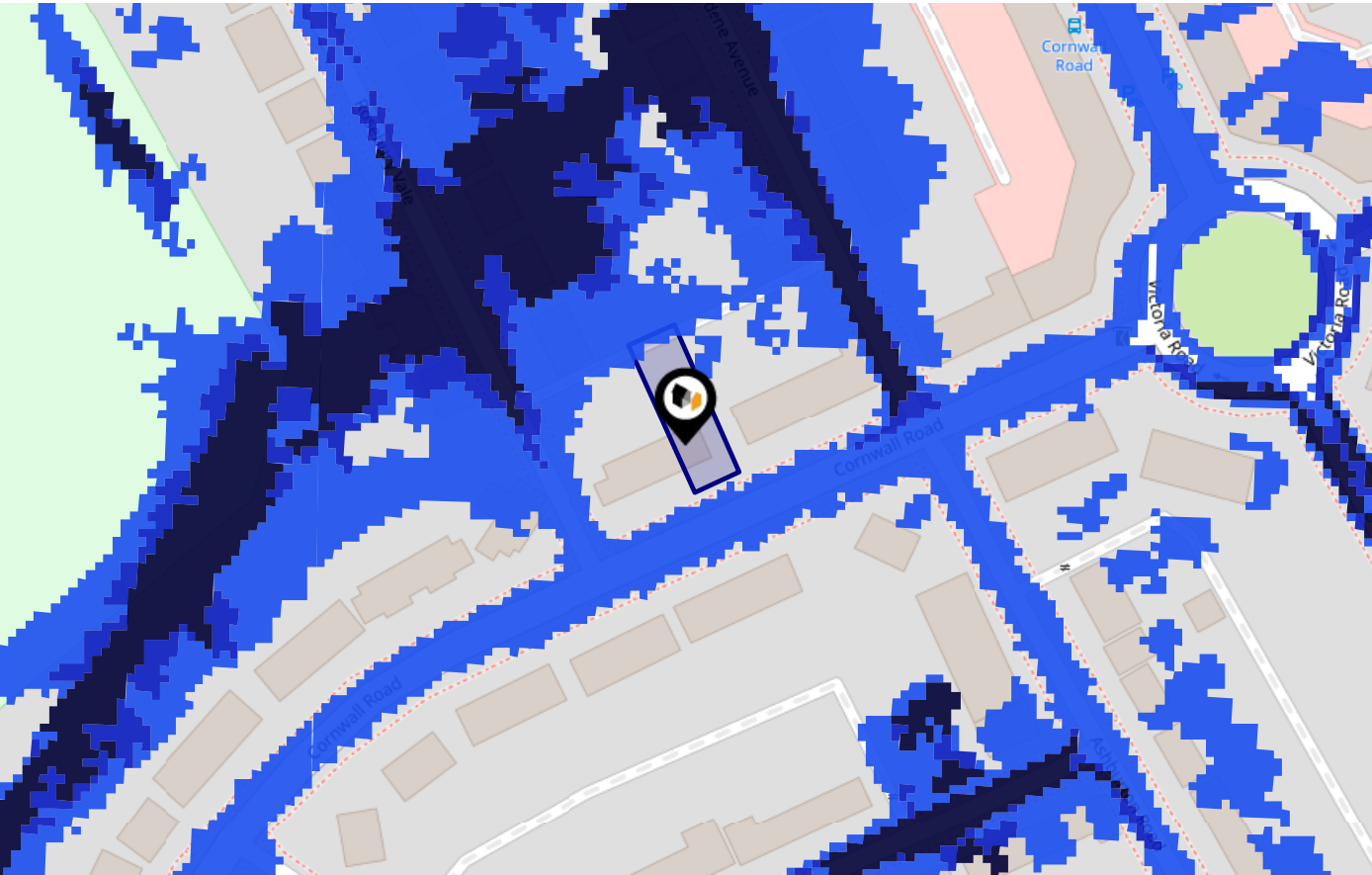
Chance of flooding to the following depths at this property:



Flood Risk





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.

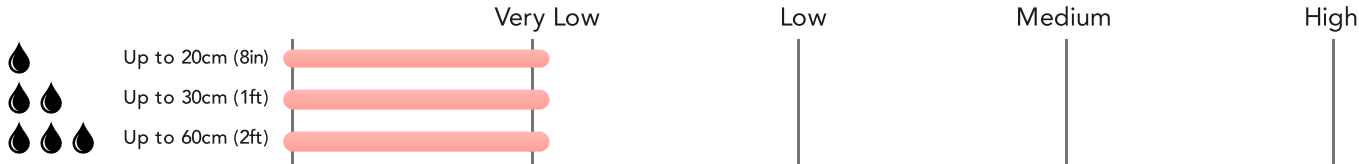


Risk Rating: **Very low**

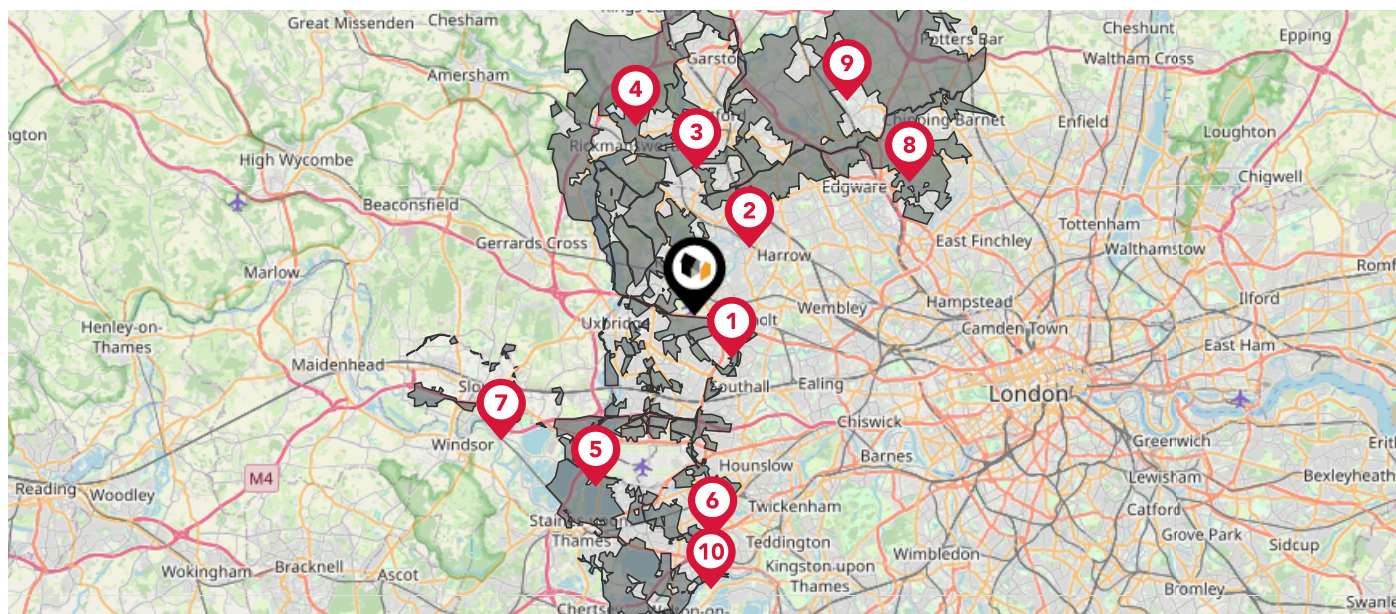
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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



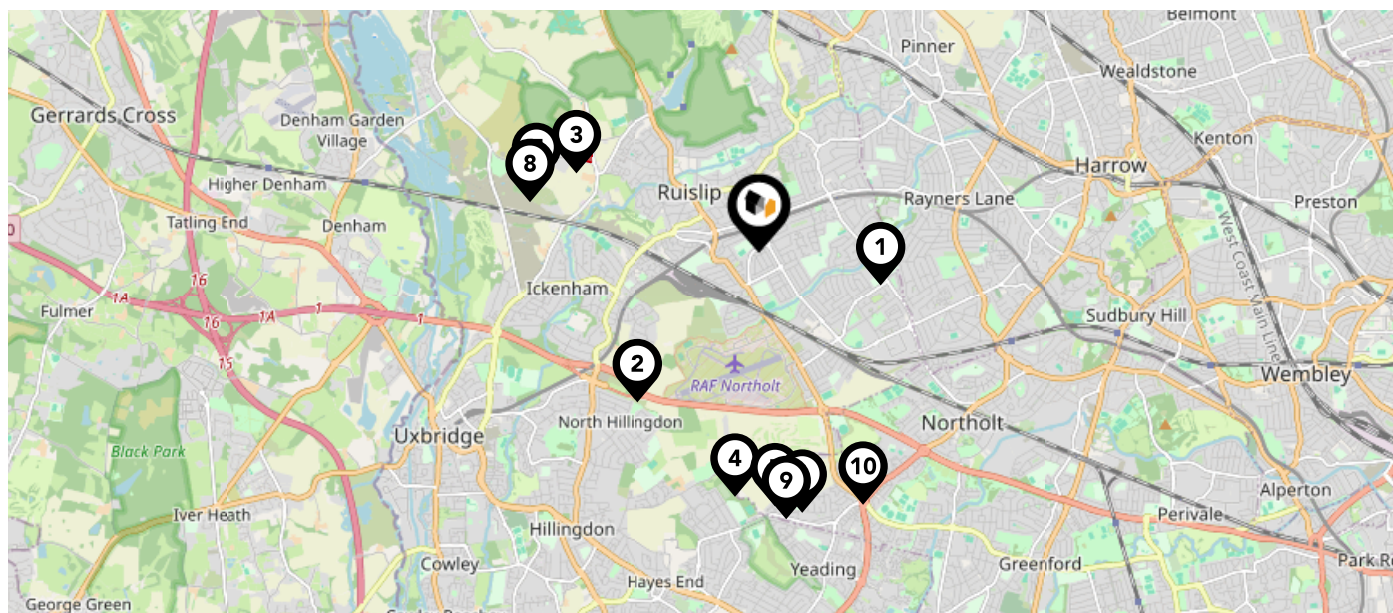
Nearby Green Belt Land

-  London Green Belt - Ealing
-  London Green Belt - Harrow
-  London Green Belt - Watford
-  London Green Belt - Three Rivers
-  London Green Belt - Hillingdon
-  London Green Belt - Hounslow
-  London Green Belt - Slough
-  London Green Belt - Barnet
-  London Green Belt - Hertsmere
-  London Green Belt - Spelthorne

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.



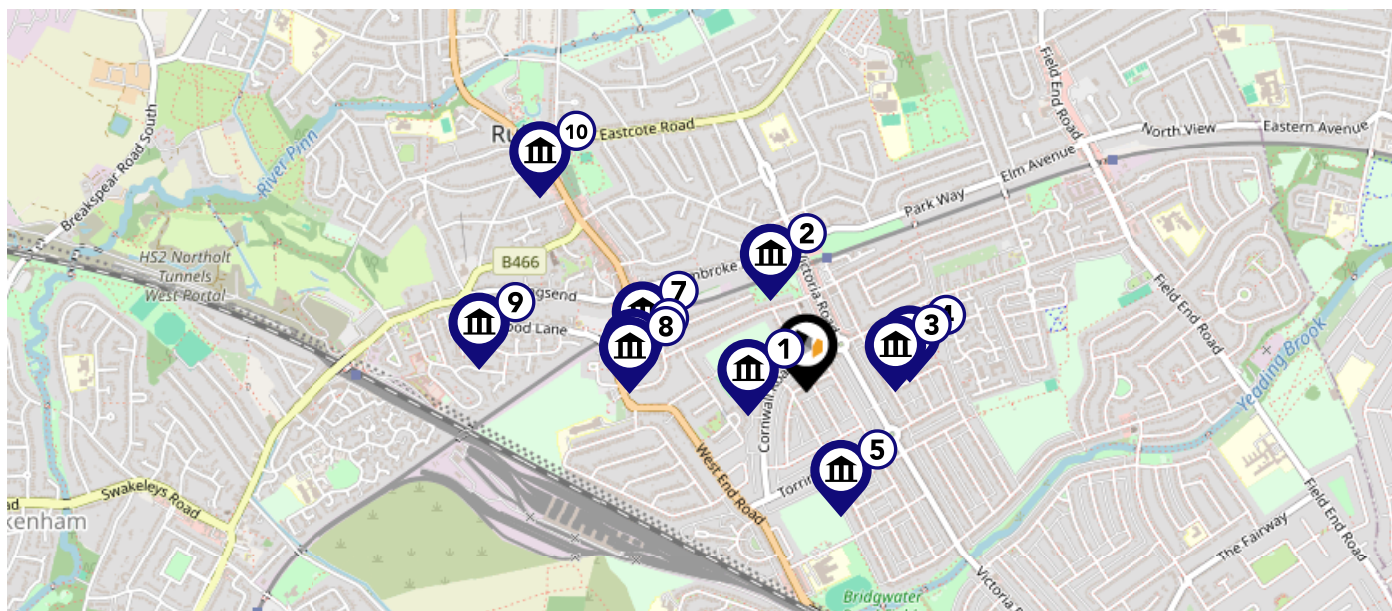
Nearby Landfill Sites











| | | | |
|-----------|---|-------------------|--|
| 1 | Field End Road-Ruislip | Historic Landfill | |
| 2 | Lay-by Western Avenue Long Lane Farm-Hillingdon | Historic Landfill | |
| 3 | EA/EPR/JB3704MD/A001 | Active Landfill | |
| 4 | Charvil Lane-Hillingdon, London | Historic Landfill | |
| 5 | West London Shooting Ground-Yeading, Ealing, London | Historic Landfill | |
| 6 | Down Barnes Estate-Down Barnes Estate, West End Road, Northolt, Middlesex | Historic Landfill | |
| 7 | EA/EPR/EB3303ZA/A001 | Active Landfill | |
| 8 | New Years Farm-Newyears Green, Hillingdon, London | Historic Landfill | |
| 9 | West London Shooting Ground-Yeading, Ealing, London | Historic Landfill | |
| 10 | Lime Trees Park Golf Course-Northolt | Historic Landfill | |

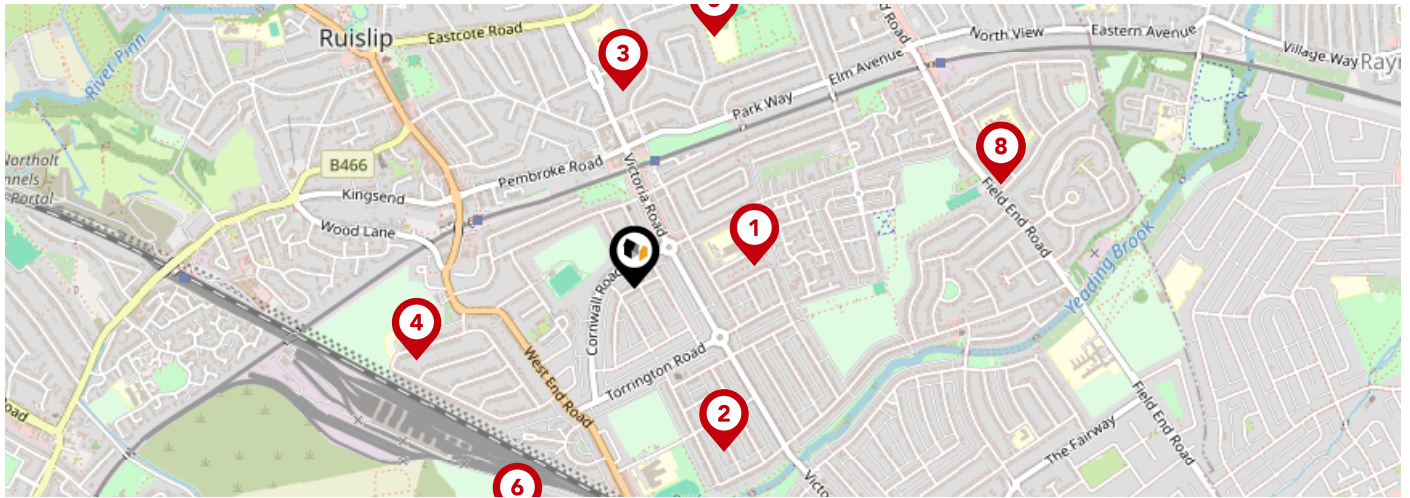
Maps

Listed Buildings

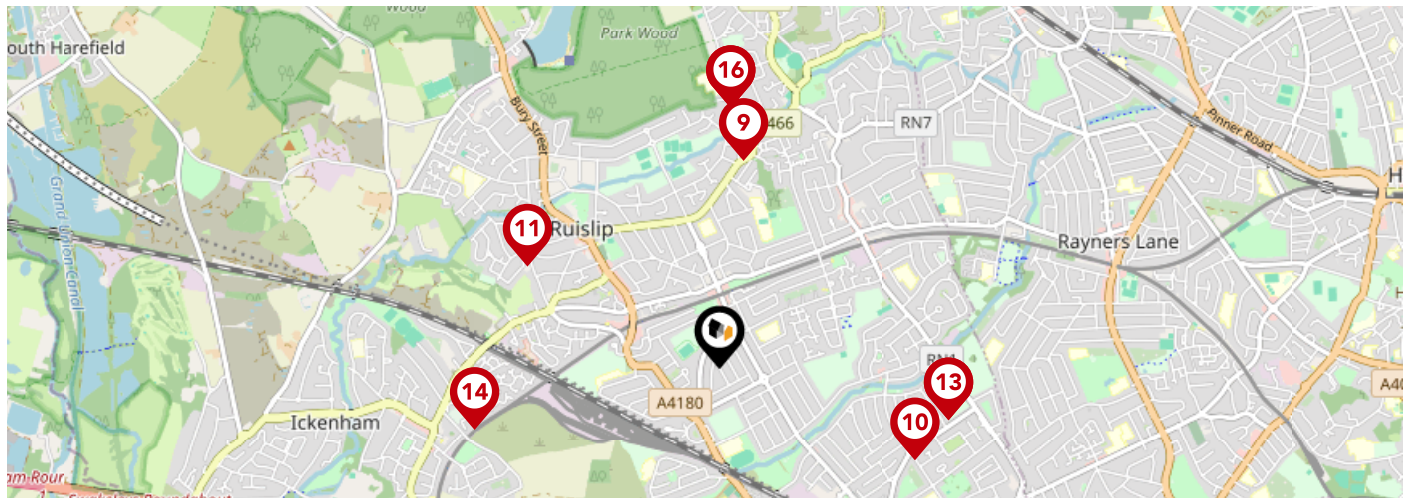
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | | Grade | Distance |
|---|---|----------|-----------|
|  | 1414202 - World War II Bofors Gun Tower And Ancillary Building | Grade II | 0.1 miles |
|  | 1380172 - Former Air Raid Precautions Building | Grade II | 0.2 miles |
|  | 1080082 - Lady Bankes School | Grade II | 0.2 miles |
|  | 1065908 - Health Centre | Grade II | 0.3 miles |
|  | 1242957 - Church Of St Paul | Grade II | 0.3 miles |
|  | 1358418 - Sherley's Farmhouse (the C17 Barn Motel) | Grade II | 0.4 miles |
|  | 1380983 - Ruislip Station With Associated Footbridge And Signal Box | Grade II | 0.4 miles |
|  | 1080139 - Barn And Outbuilding To South East Of Sherley's Farmhouse (the C17 Motel) | Grade II | 0.4 miles |
|  | 1080106 - Laurel Cottage Primrose Cottage Tudor Cottage | Grade II | 0.7 miles |
|  | 1080203 - The Old Priory Restaurant | Grade II | 0.7 miles |



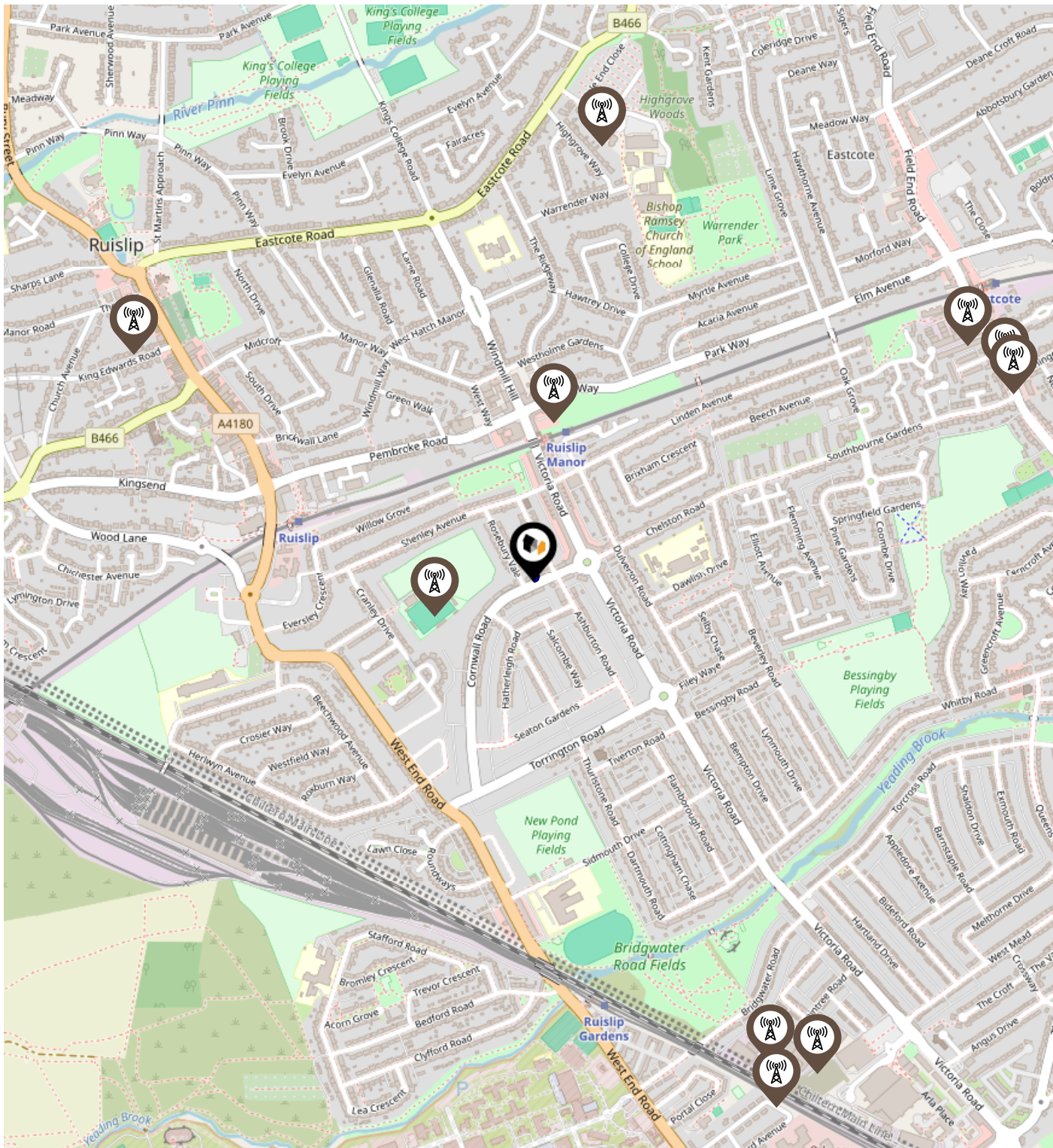
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Lady Bankes Primary School Ofsted Rating: Outstanding Pupils: 618 Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Ruislip High School Ofsted Rating: Outstanding Pupils: 1290 Distance:0.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Warrender Primary School Ofsted Rating: Good Pupils: 421 Distance:0.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Sacred Heart Catholic Primary School Ofsted Rating: Outstanding Pupils: 681 Distance:0.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Bishop Ramsey Church of England School Ofsted Rating: Requires improvement Pupils: 1265 Distance:0.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Ruislip Gardens Primary School Ofsted Rating: Good Pupils: 271 Distance:0.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Newnham Junior School Ofsted Rating: Outstanding Pupils: 357 Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Newnham Infant and Nursery School Ofsted Rating: Good Pupils: 303 Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Coteford Infant School Ofsted Rating: Good Pupils: 221 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Swithun Wells Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bishop Winnington-Ingram CofE Primary School Ofsted Rating: Good Pupils: 228 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Field End Junior School Ofsted Rating: Good Pupils: 315 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Field End Infant School Ofsted Rating: Outstanding Pupils: 309 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Pentland Field School Ofsted Rating: Good Pupils: 168 Distance:1.16 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Grangewood School Ofsted Rating: Good Pupils: 138 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Coteford Junior School Ofsted Rating: Good Pupils: 279 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

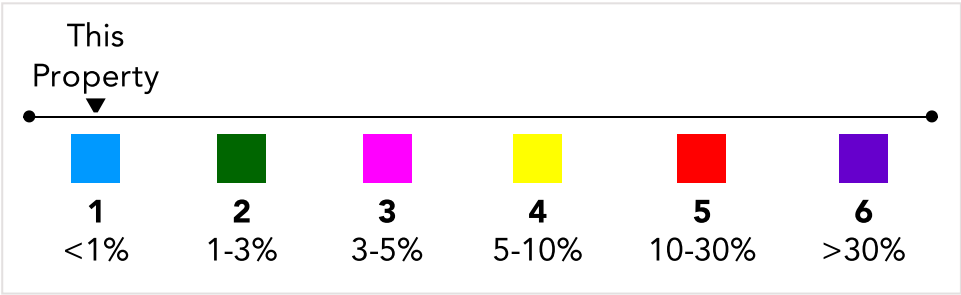
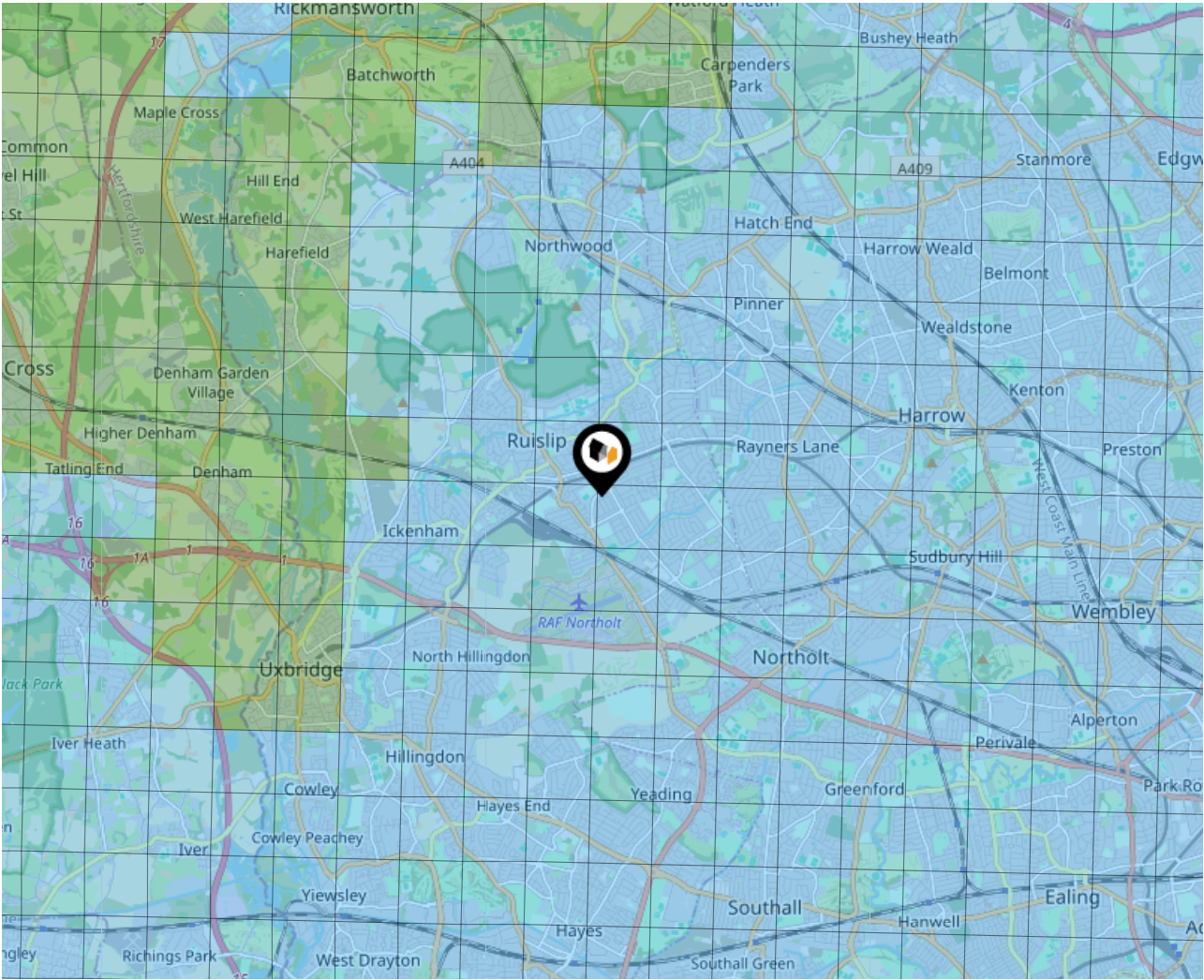


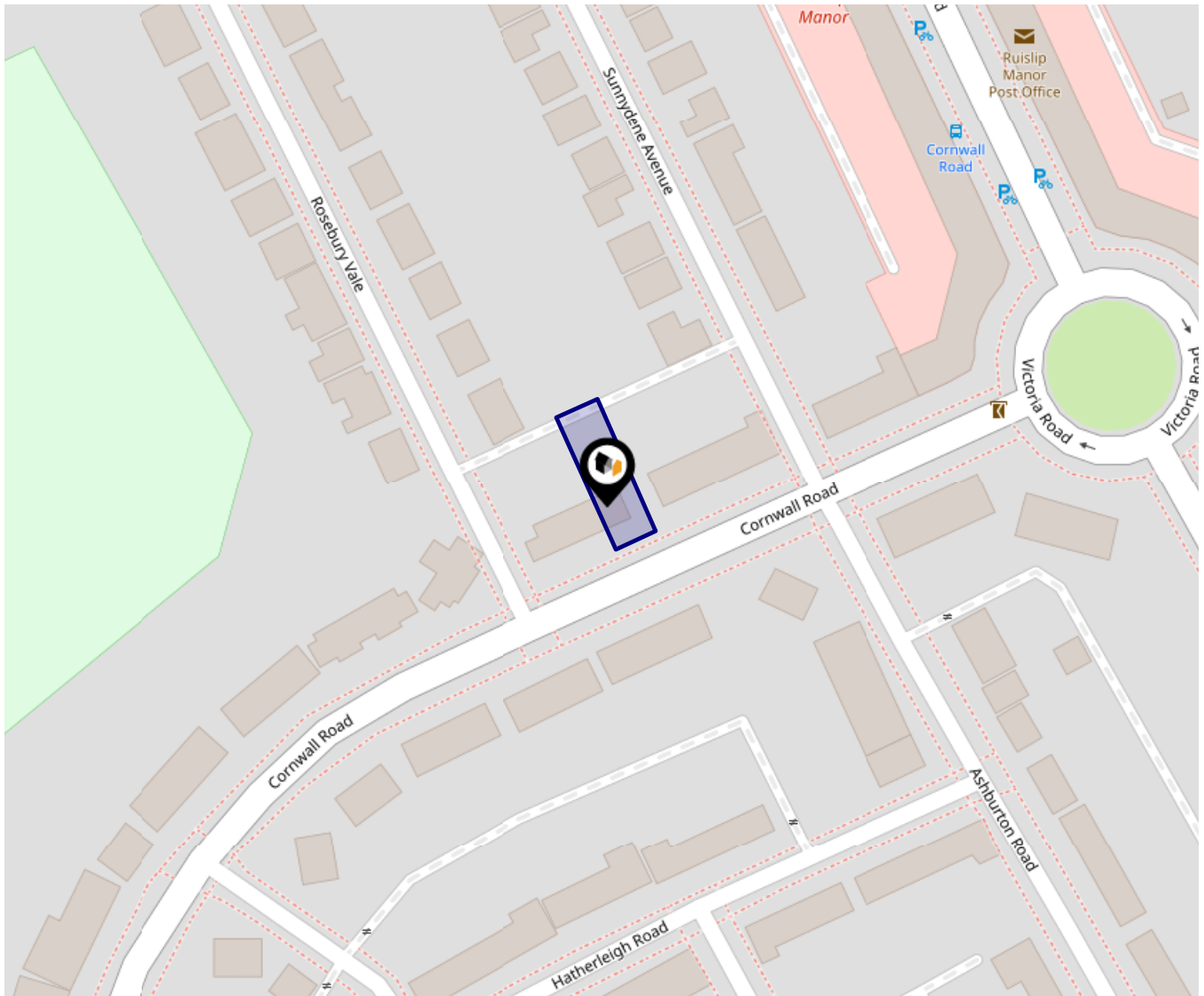
Key:

-  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).





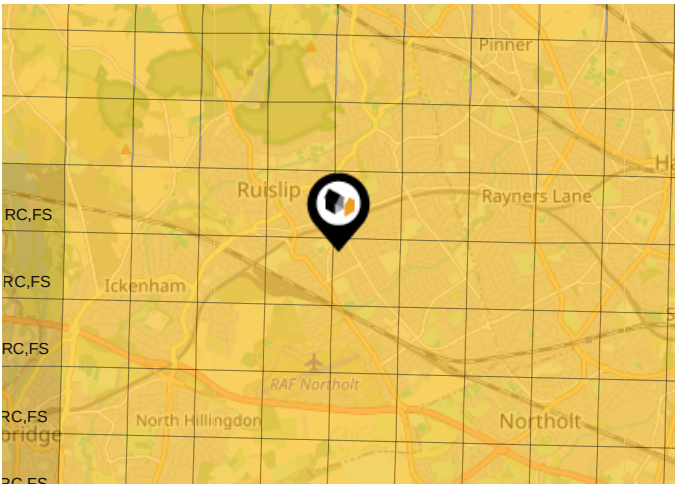
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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: | NONE | Soil Texture: | LOAM TO SILTY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | DEEP |
| Soil Group: | MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY | | |

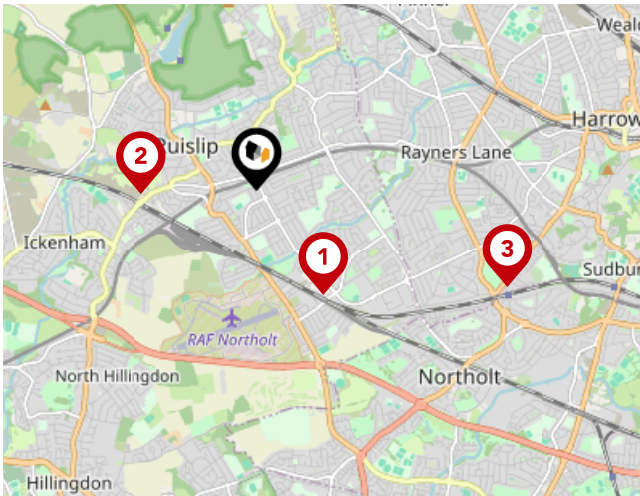


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

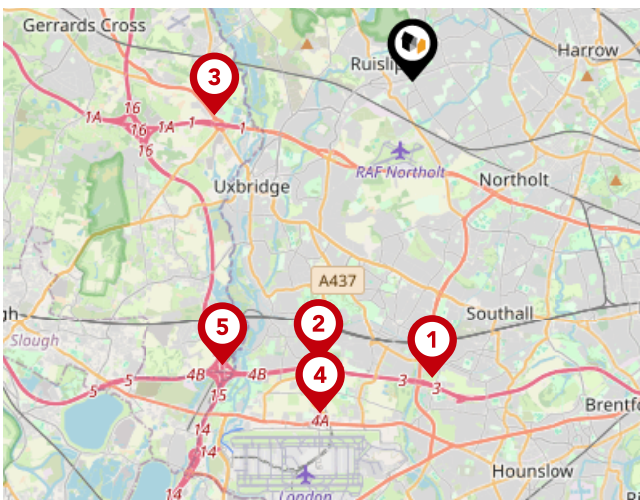
Area

Transport (National)



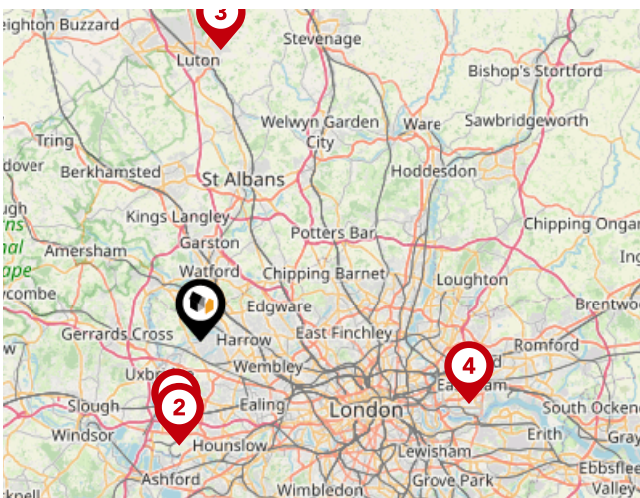
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | South Ruislip Rail Station | 1.13 miles |
| 2 | West Ruislip Rail Station | 1.07 miles |
| 3 | Northolt Park Rail Station | 2.47 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M4 J3 | 5.47 miles |
| 2 | M4 J4 | 5.43 miles |
| 3 | M40 J1 | 3.71 miles |
| 4 | M4 J4A | 6.34 miles |
| 5 | M25 J15 | 6.29 miles |

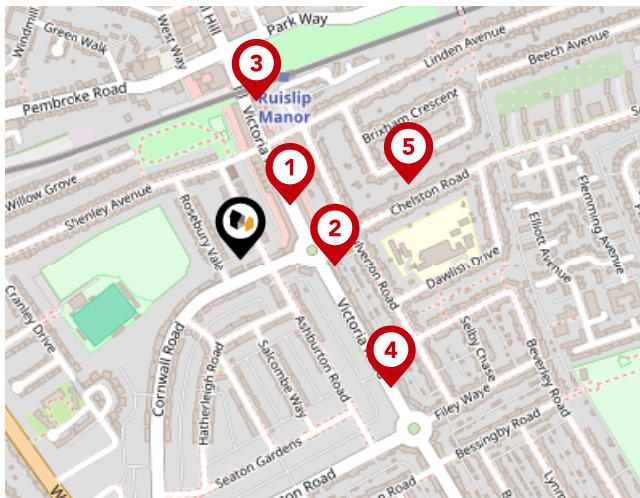


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport | 6.84 miles |
| 2 | Heathrow Airport Terminal 4 | 7.77 miles |
| 3 | Luton Airport | 21.48 miles |
| 4 | Silvertown | 20.45 miles |

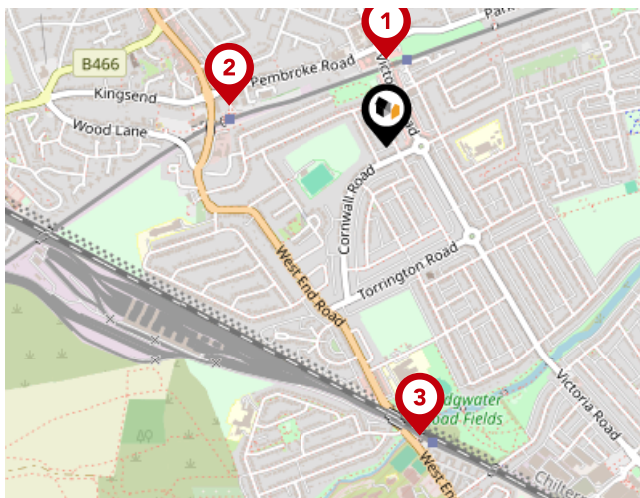
Area

Transport (Local)



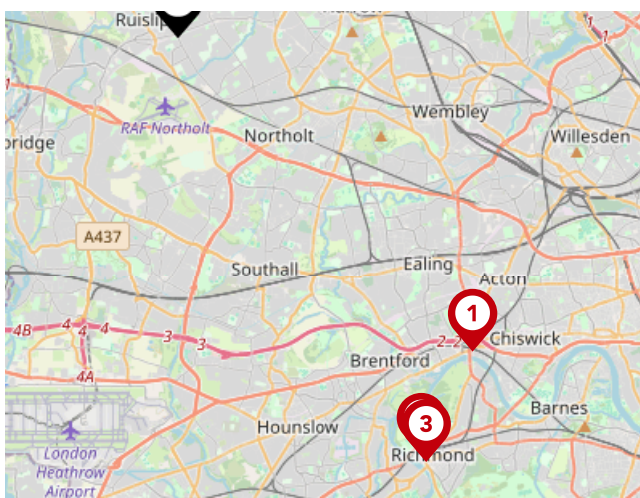
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Cornwall Road | 0.08 miles |
| 2 | Cornwall Road | 0.11 miles |
| 3 | Ruislip Manor Station | 0.18 miles |
| 4 | Torrington Road | 0.23 miles |
| 5 | Dulverton Road (HA4) | 0.21 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Ruislip Manor Underground Station | 0.2 miles |
| 2 | Ruislip Underground Station | 0.37 miles |
| 3 | Ruislip Gardens Underground Station | 0.67 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Kew Pier | 7.94 miles |
| 2 | Richmond St. Helena Pier | 8.93 miles |
| 3 | Richmond Landing Stage | 9.07 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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