



**Phillip Arnold**  
**Auctions**

*"Passionate about property since 1979"*

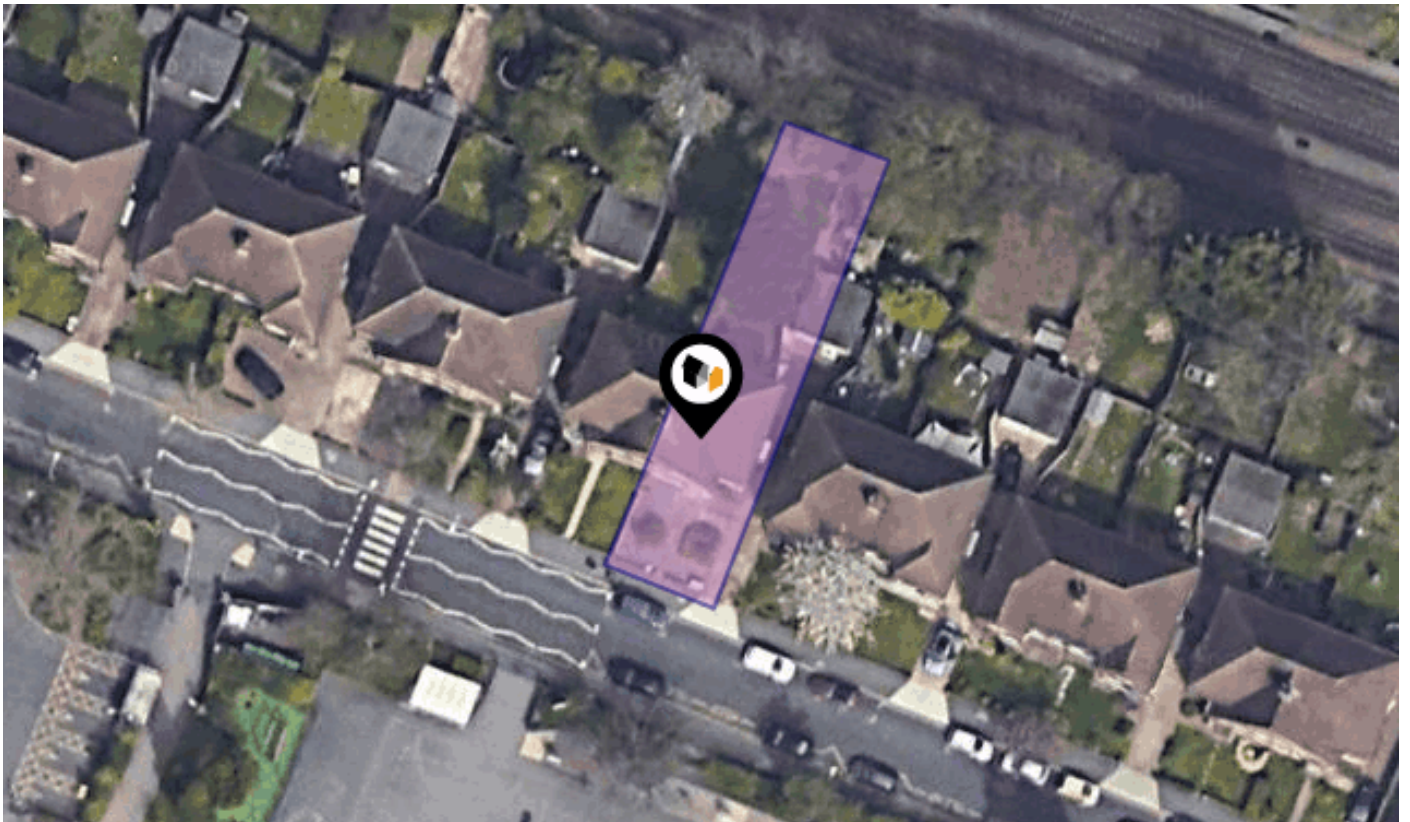


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 13<sup>th</sup> May 2025**



**169, TOLCARNE DRIVE, PINNER, HA5 2DN**

## Phillip Arnold Auctions

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

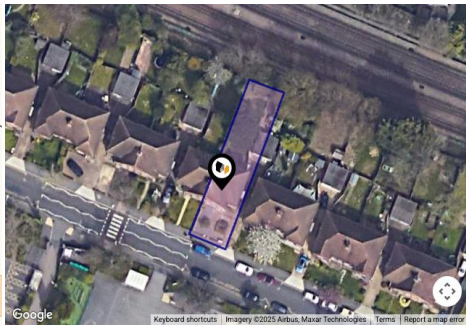
02087993880

[phillip@philliparnoldauctions.co.uk](mailto:phillip@philliparnoldauctions.co.uk)

[philliparnoldauctions.co.uk](http://philliparnoldauctions.co.uk)



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## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	602 ft <sup>2</sup> / 56 m <sup>2</sup>
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£1,952
Title Number:	AGL1490
UPRN:	100021453194

Tenure:	Leasehold
Start Date:	19/05/1987
End Date:	29/09/2110
Lease Term:	125 years from 29 September 1985
Term Remaining:	85 years

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage:

(based on calls indoors)

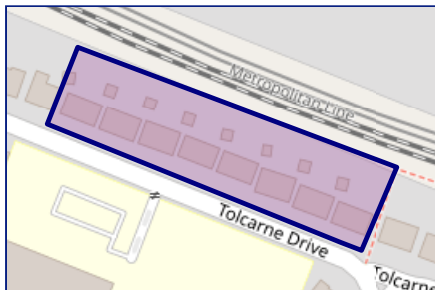


### Satellite/Fibre TV Availability:



## Freehold Title Plan

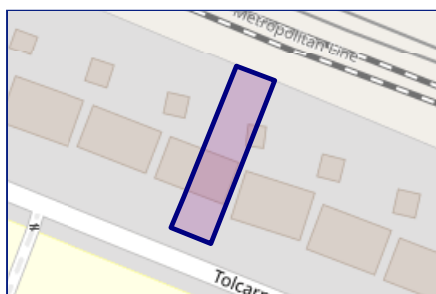
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**MX168818**

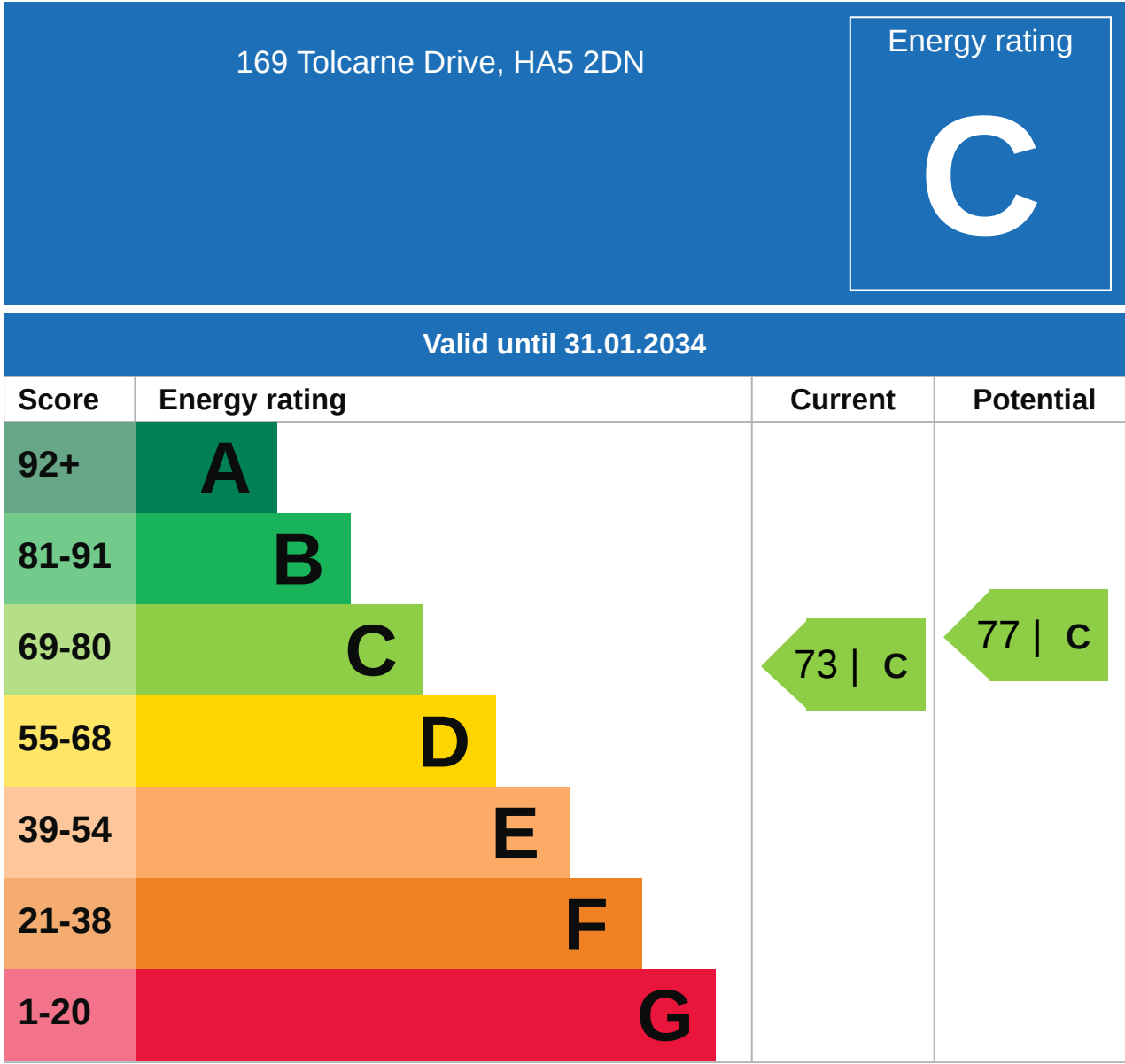
## Leasehold Title Plan

---



**AGL1490**

Start Date: 19/05/1987  
End Date: 29/09/2110  
Lease Term: 125 years from 29 September 1985  
Term Remaining: 85 years



### Additional EPC Data

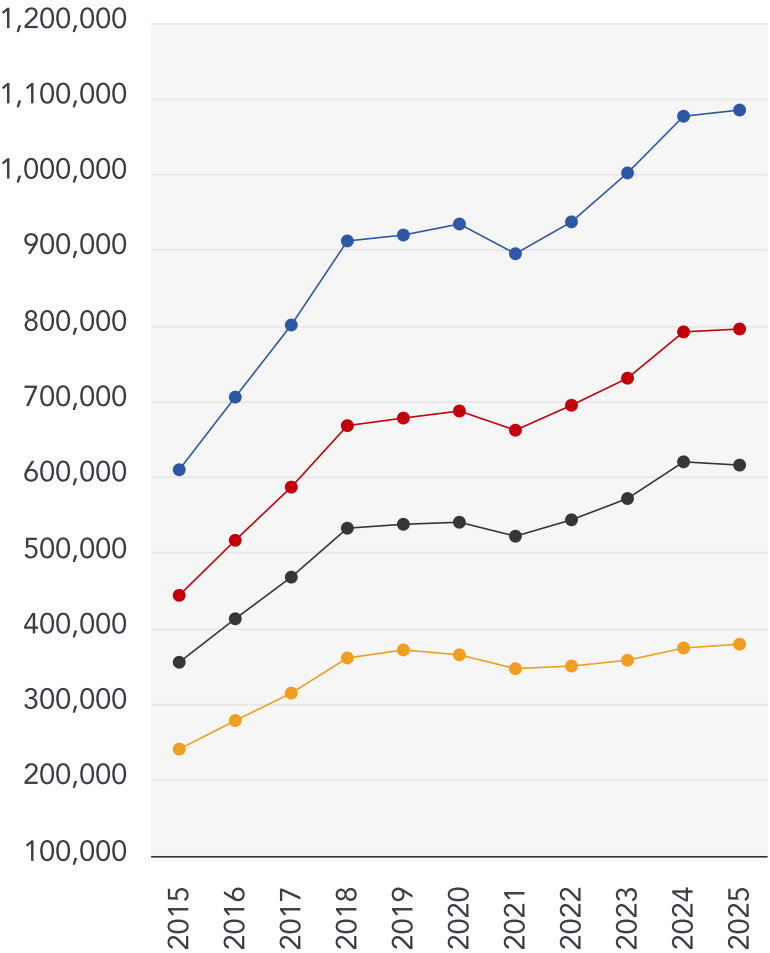
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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	56 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in HA5



Detached

**+77.87%**

Semi-Detached

**+79.18%**

Terraced

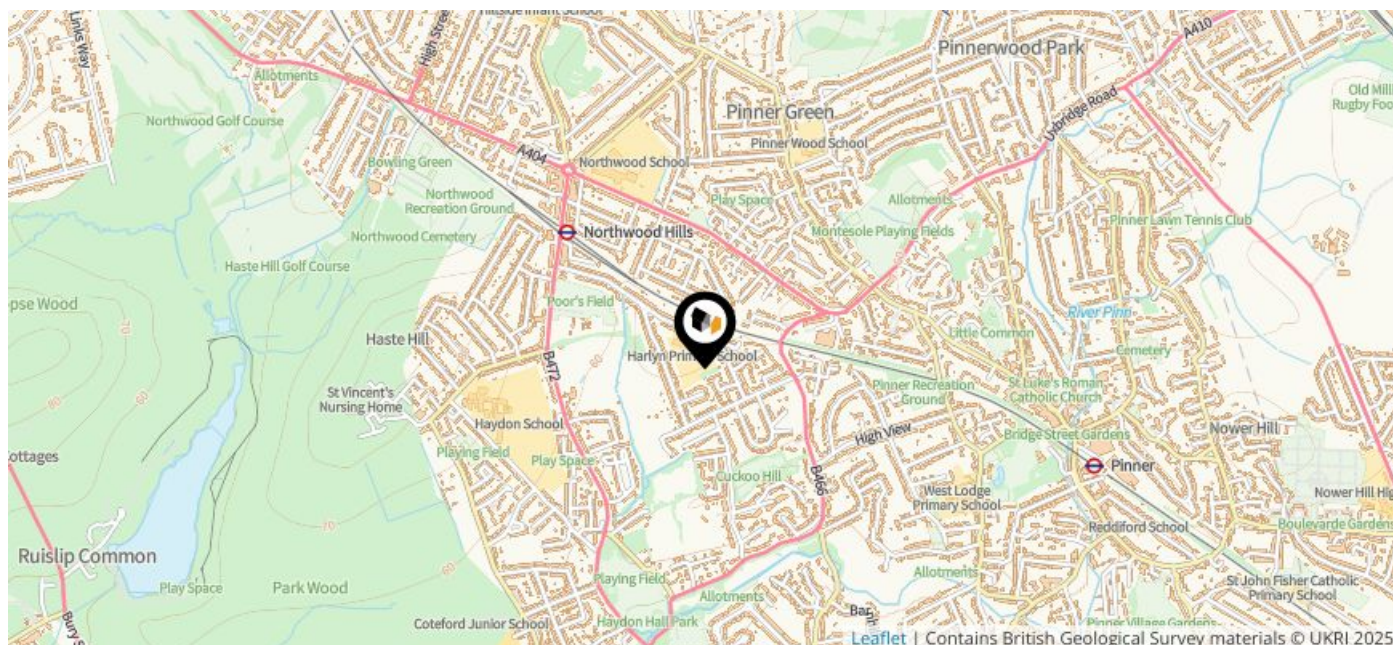
**+73.17%**

Flat

**+57.45%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

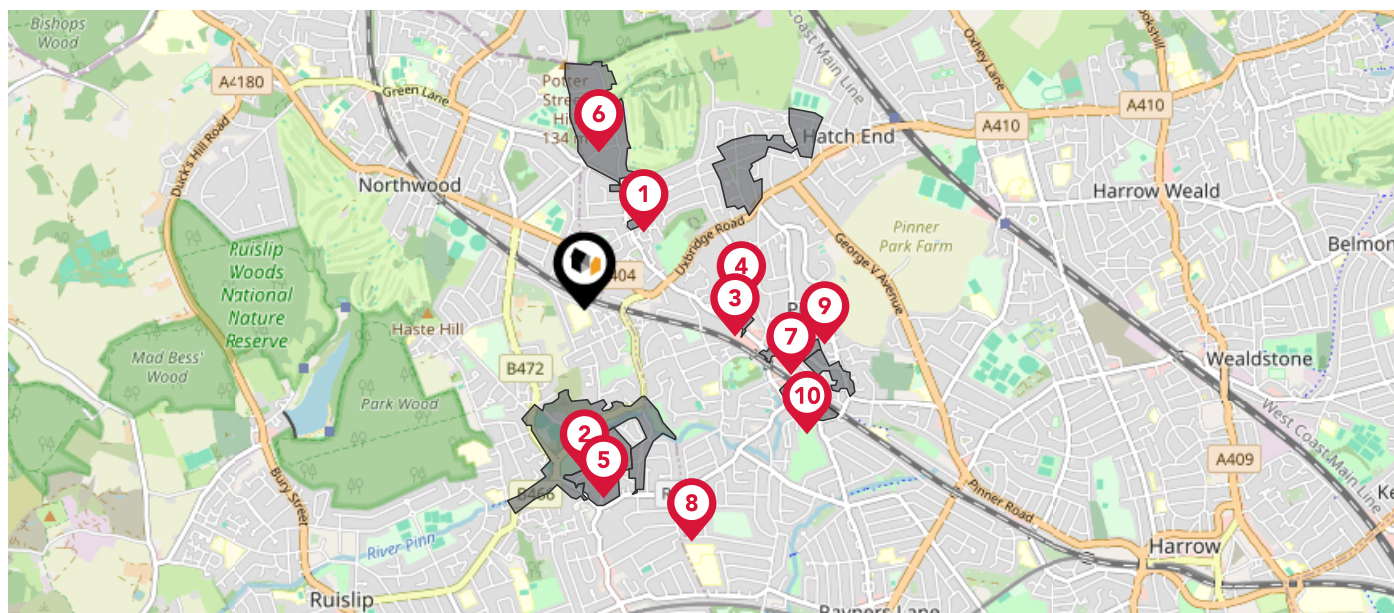
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

1 Pinnerwood Park Estate

2 Eastcote Village

3 Waxwell Lane

4 Waxwell Close

5 Eastcote Park Estate

6 Pinner Hill Estate

7 Pinner High Street

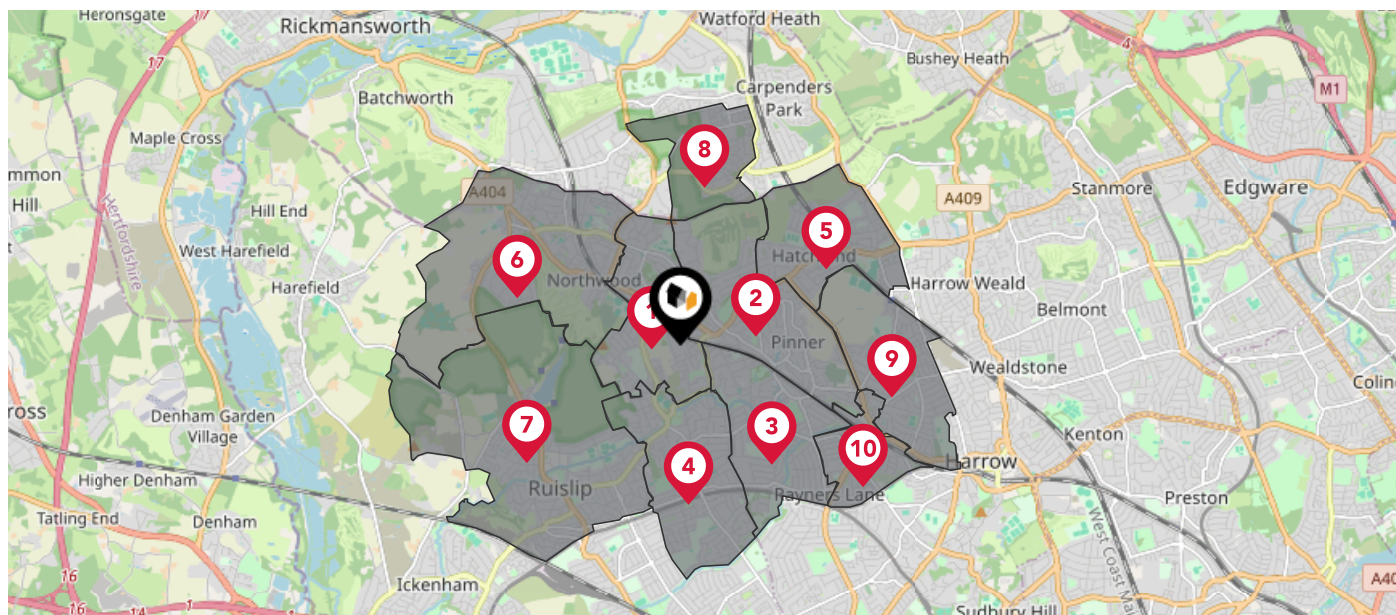
8 West Towers

9 East End Farm

10 Tookes Green



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

Northwood Hills Ward

2

Pinner Ward

3

Pinner South Ward

4

Eastcote Ward

5

Hatch End Ward

6

Northwood Ward

7

Ruislip Ward

8

South Oxhey Ward

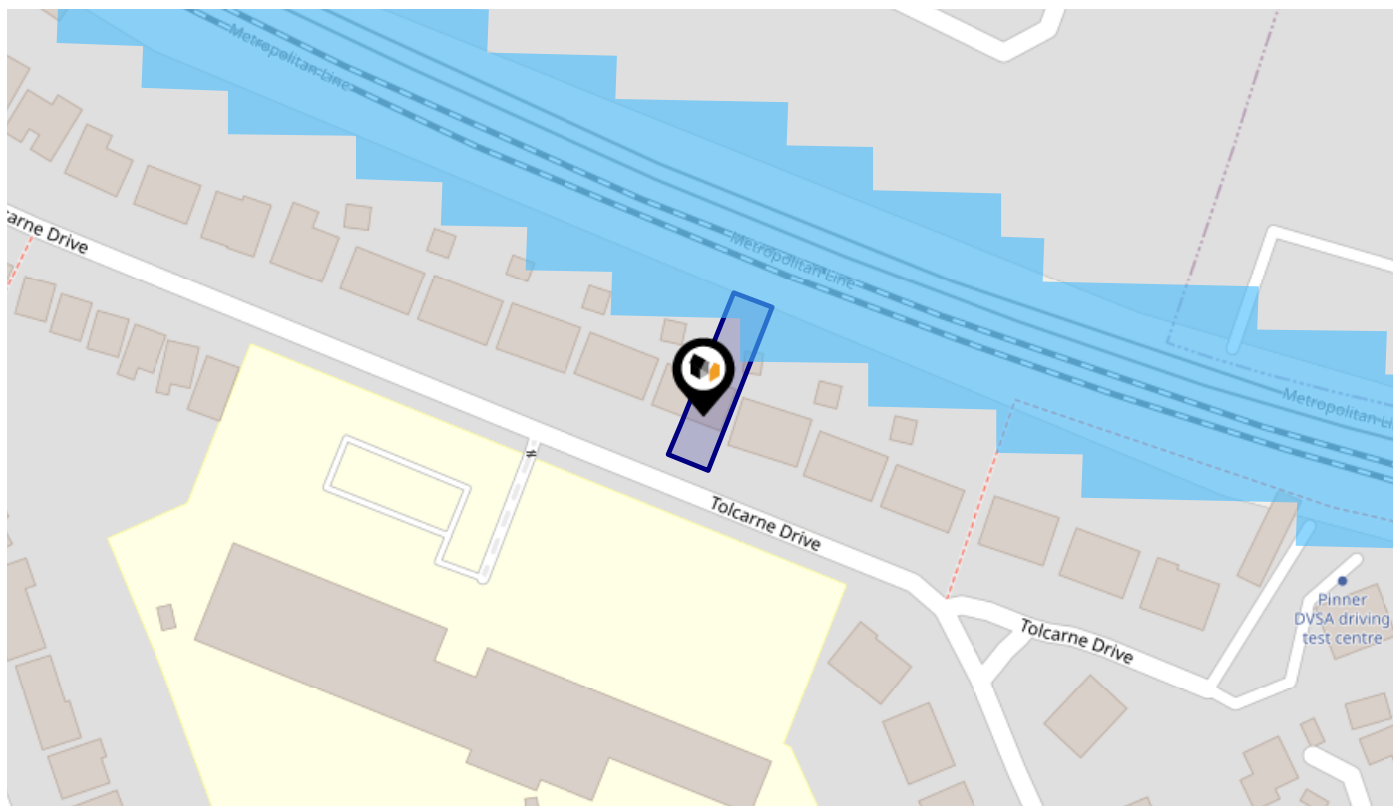
9

Headstone Ward

10

North Harrow 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.

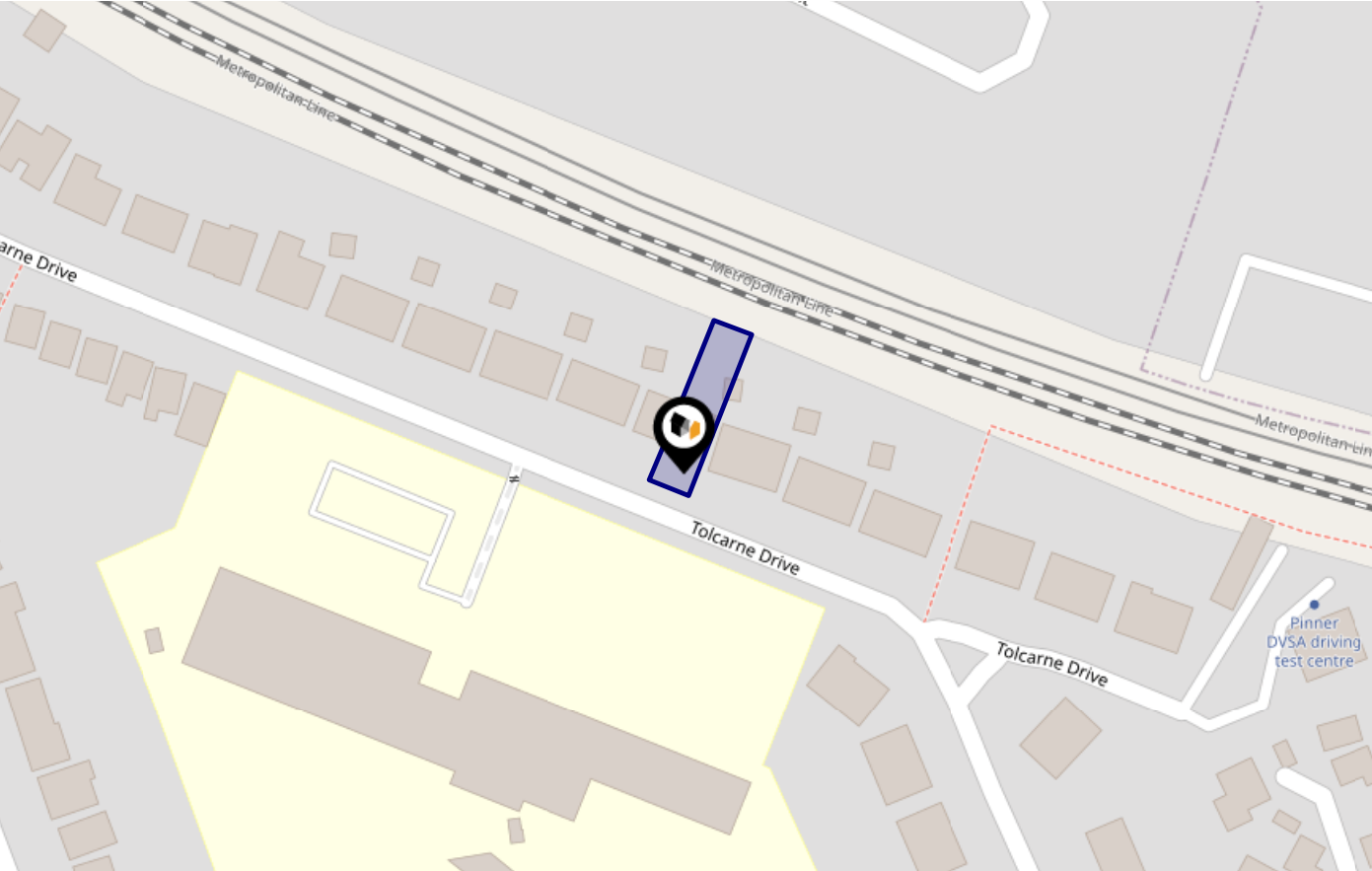
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

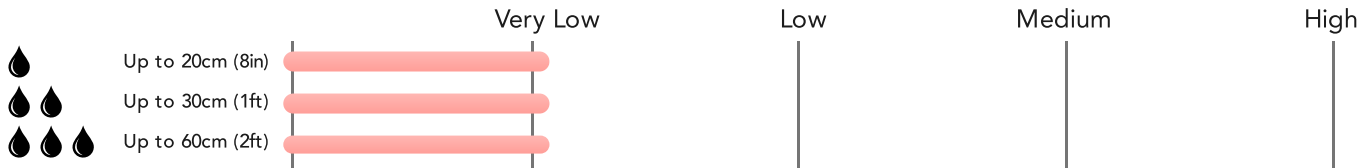


**Risk Rating:** Very low

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.

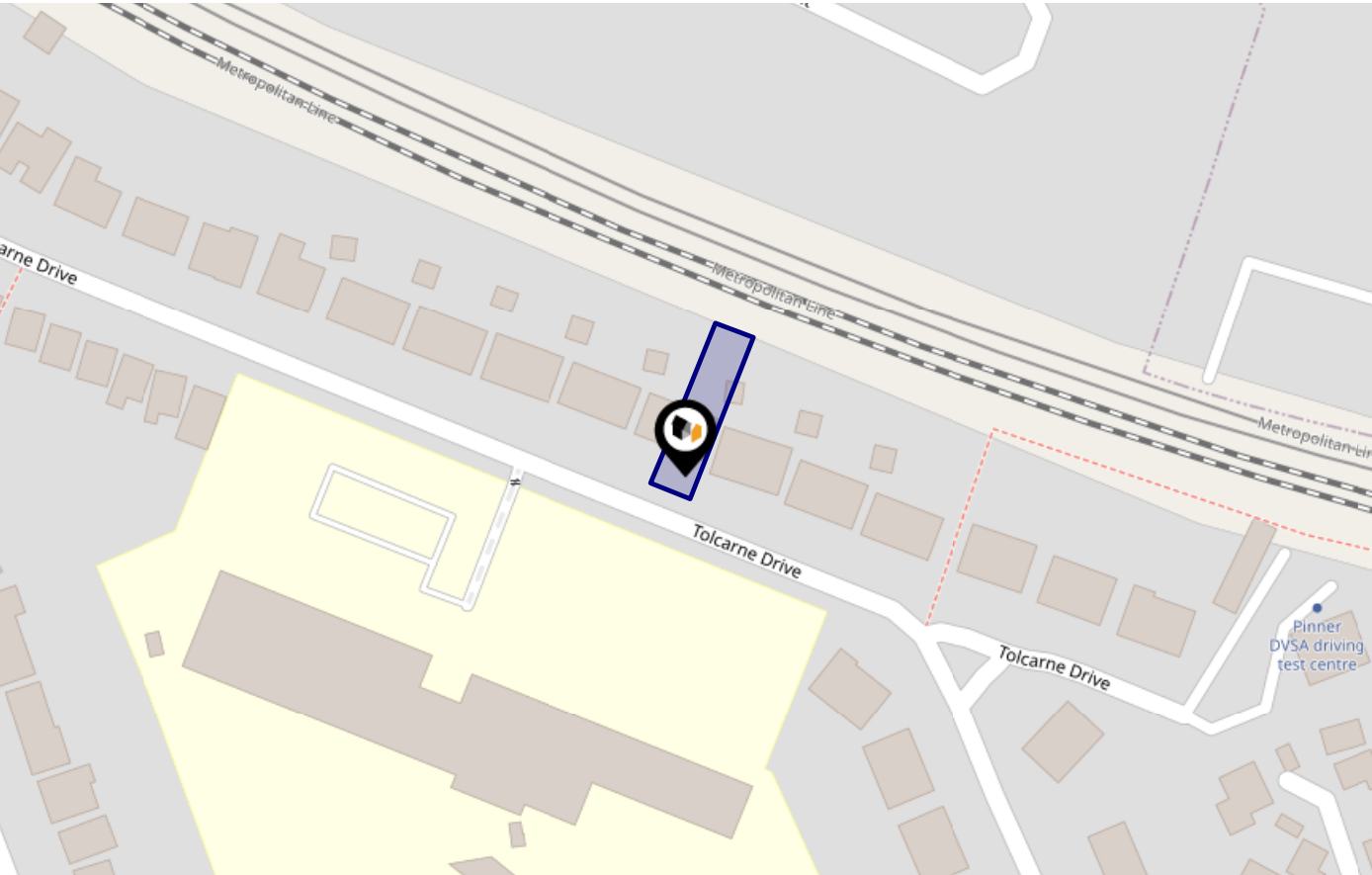
Chance of flooding to the following depths at this property:



# 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.

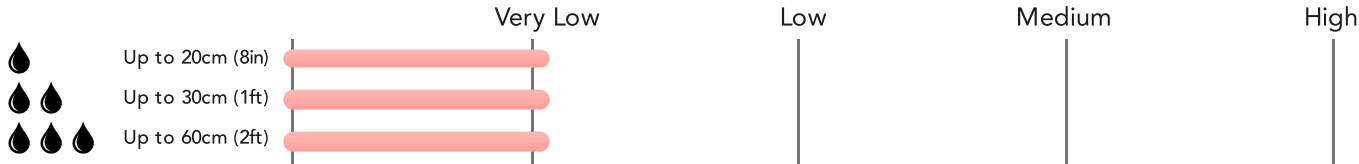


**Risk Rating:** Very low

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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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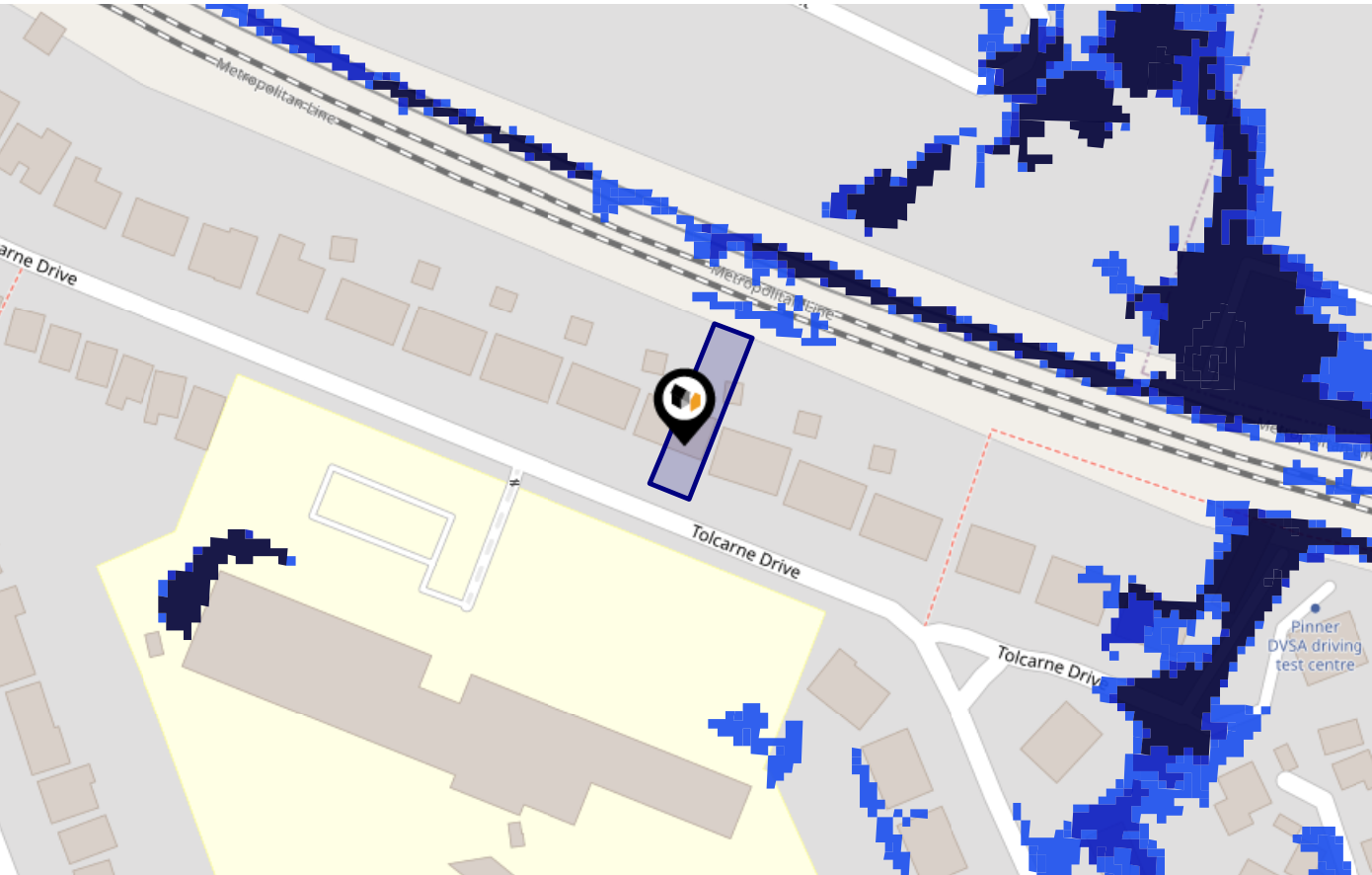
Chance of flooding to the following depths at this property:



# 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.

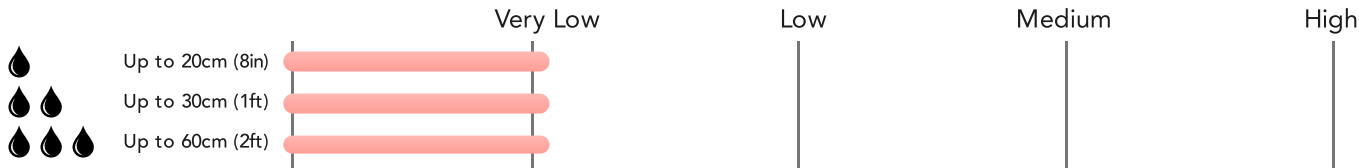


**Risk Rating:** Very low

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:

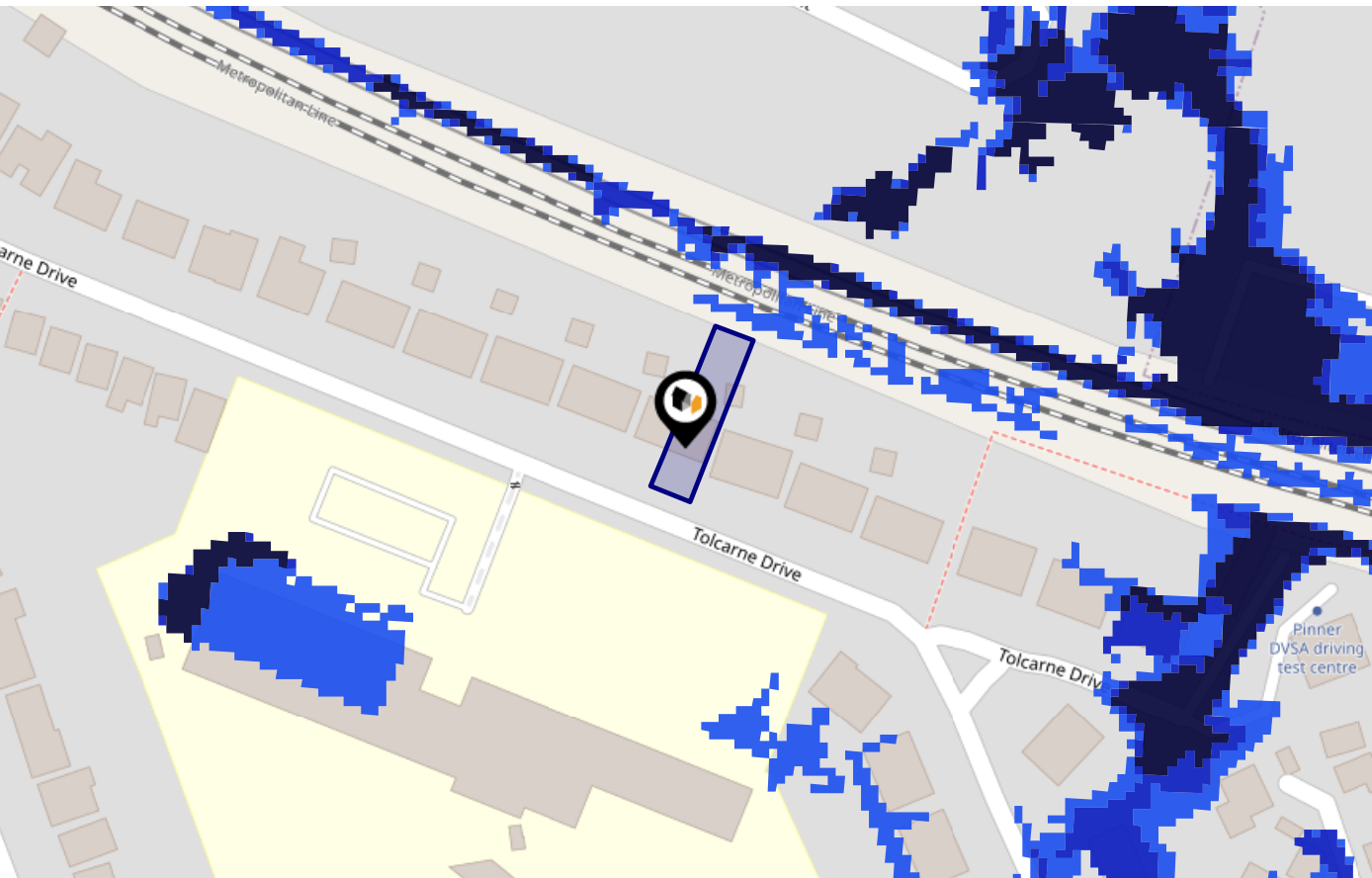




# Flood Risk





## 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.

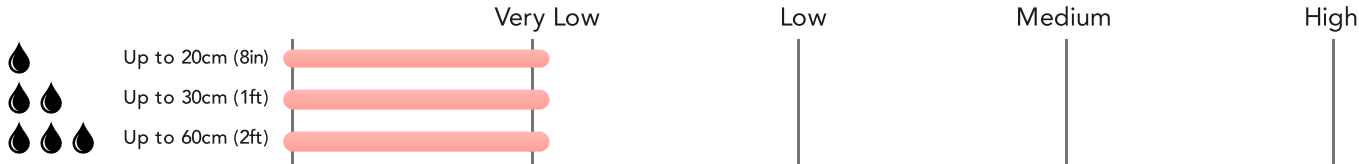


**Risk Rating:** Very low

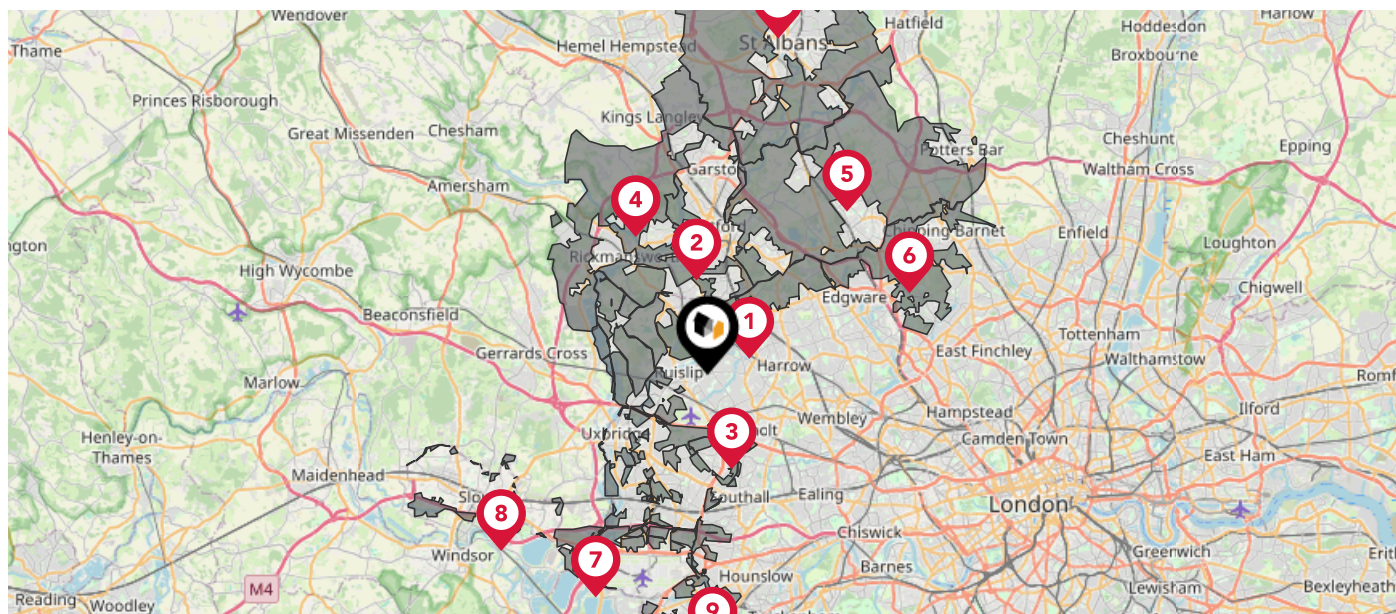
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



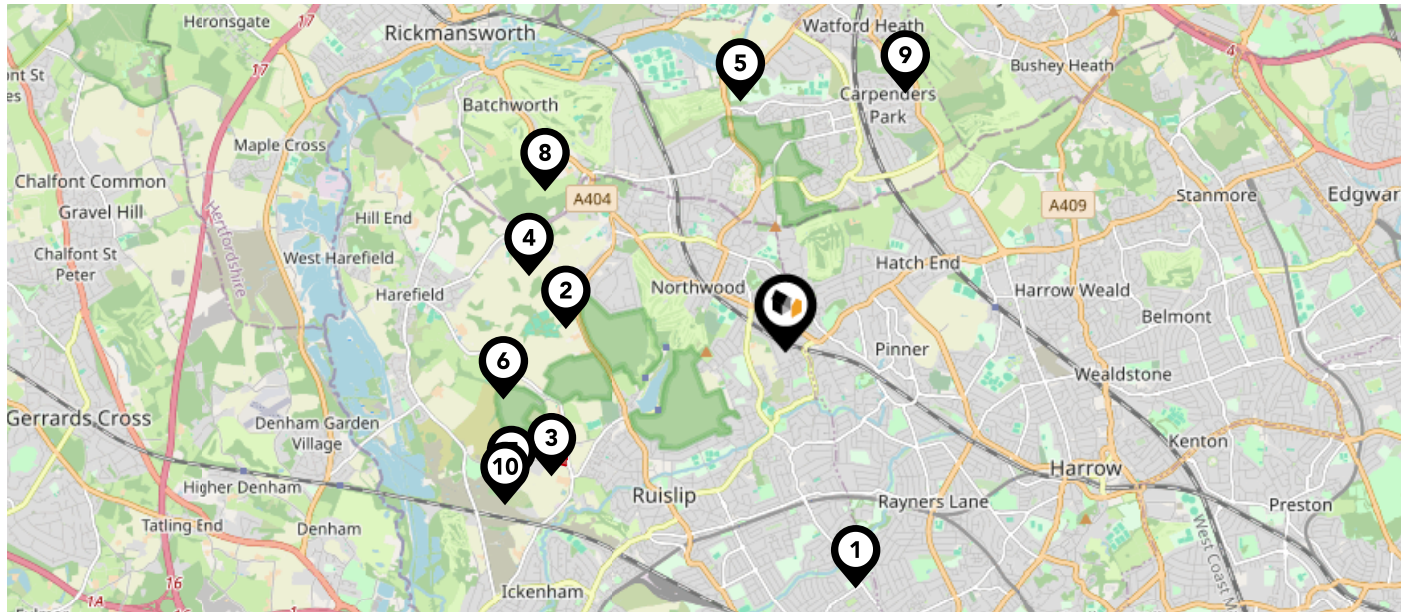
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

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

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

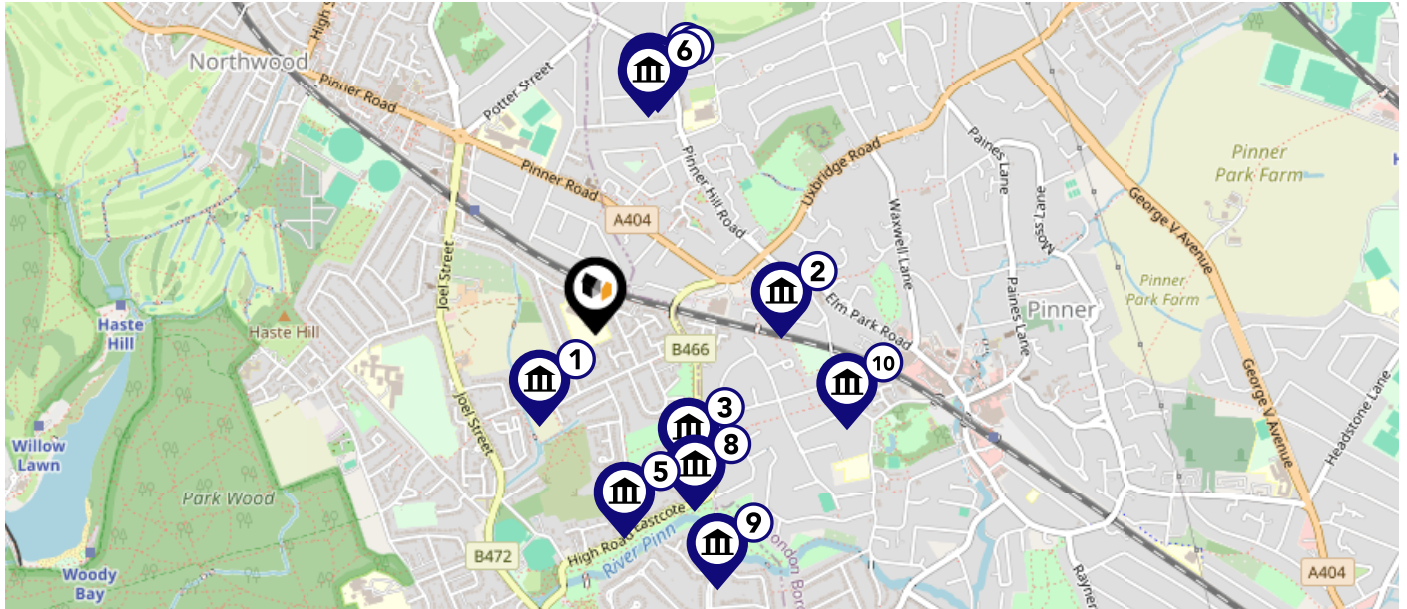
<b>1</b>	Field End Road-Ruislip	Historic Landfill	
<b>2</b>	Ducks Hill Farm-Northwood, Hillingdon, London	Historic Landfill	
<b>3</b>	EA/EPR/JB3704MD/A001	Active Landfill	
<b>4</b>	Battlers Wells Farm-Harefield, Hillingdon, London	Historic Landfill	
<b>5</b>	Hamper Mill Lane-Eastbury, Northwood, Hertfordshire	Historic Landfill	
<b>6</b>	Breakspear Road North-Breakspear Road	Historic Landfill	
<b>7</b>	EA/EPR/EB3303ZA/A001	Active Landfill	
<b>8</b>	Batchworth Heath Farm-Griggs Field, Rickmansworth, Hertfordshire	Historic Landfill	
<b>9</b>	Oxhey Lane-Watford, Hertfordshire	Historic Landfill	
<b>10</b>	New Years Farm-Newyears Green, Hillingdon, London	Historic Landfill	



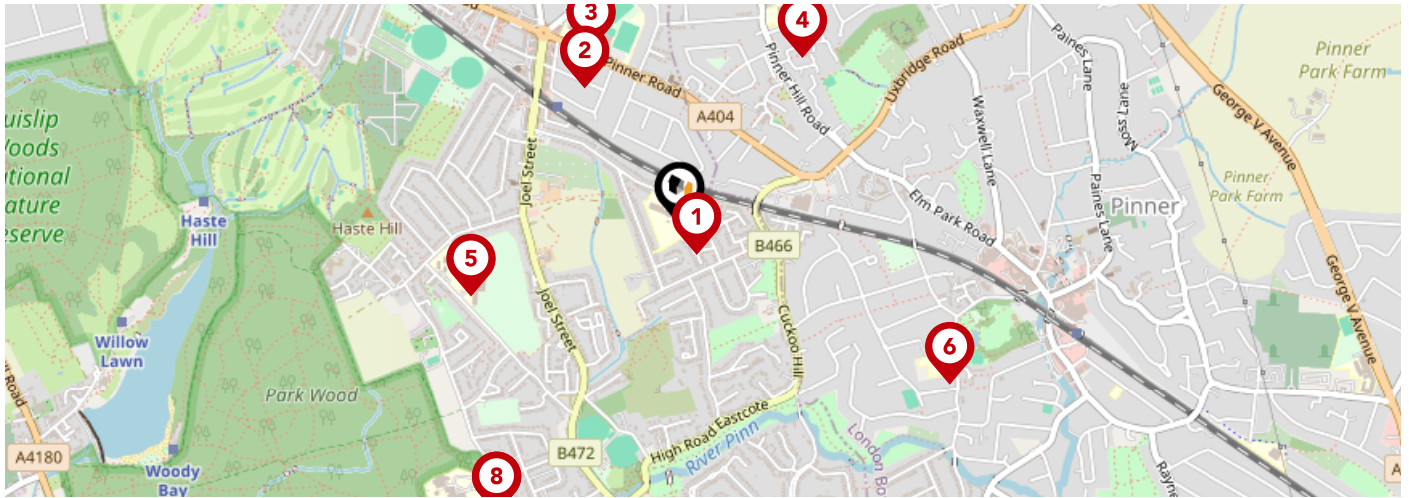
# Maps









## Listed Buildings

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

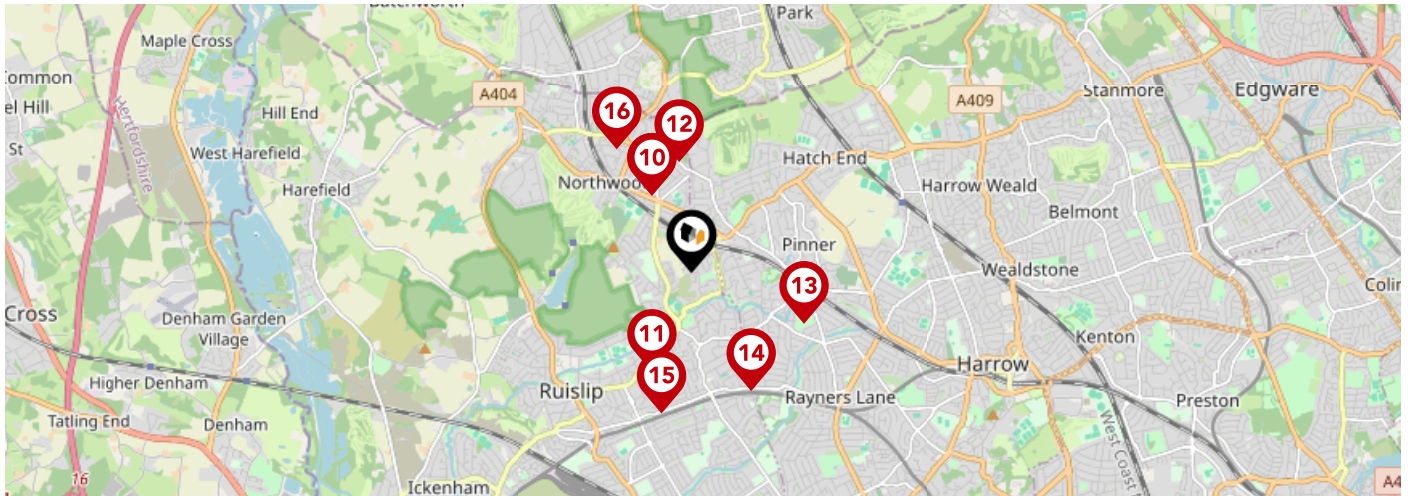









Listed Buildings in the local district		Grade	Distance
	1080216 - The White Cottage	Grade II	0.2 miles
	1261409 - Elm Park Court, And Entrance Arch	Grade II	0.4 miles
	1080237 - Cuckoo Hill Farmhouse	Grade II	0.4 miles
	1079682 - Tooke's Folly At Pinner Hill Farm	Grade II	0.5 miles
	1080270 - St Catherine's Farmhouse	Grade II	0.5 miles
	1194027 - Barns On South And West Sides Of Yard At Pinner Hill Farm	Grade II	0.5 miles
	1079681 - Pinner Hill Farmhouse And Brick Barn To Rear	Grade II	0.5 miles
	1080236 - Mistletoe Farmhouse	Grade II	0.5 miles
	1080271 - Hornend	Grade II	0.6 miles
	1194385 - Sweetmans Hall	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
	<b>Harlyn Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northwood School</b> Ofsted Rating: Outstanding   Pupils: 1007   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>UTC Heathrow</b> Ofsted Rating: Good   Pupils: 209   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pinner Wood School</b> Ofsted Rating: Outstanding   Pupils: 658   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydon School</b> Ofsted Rating: Good   Pupils: 1677   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Lodge Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grangewood School</b> Ofsted Rating: Good   Pupils: 138   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coteford Junior School</b> Ofsted Rating: Good   Pupils: 279   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

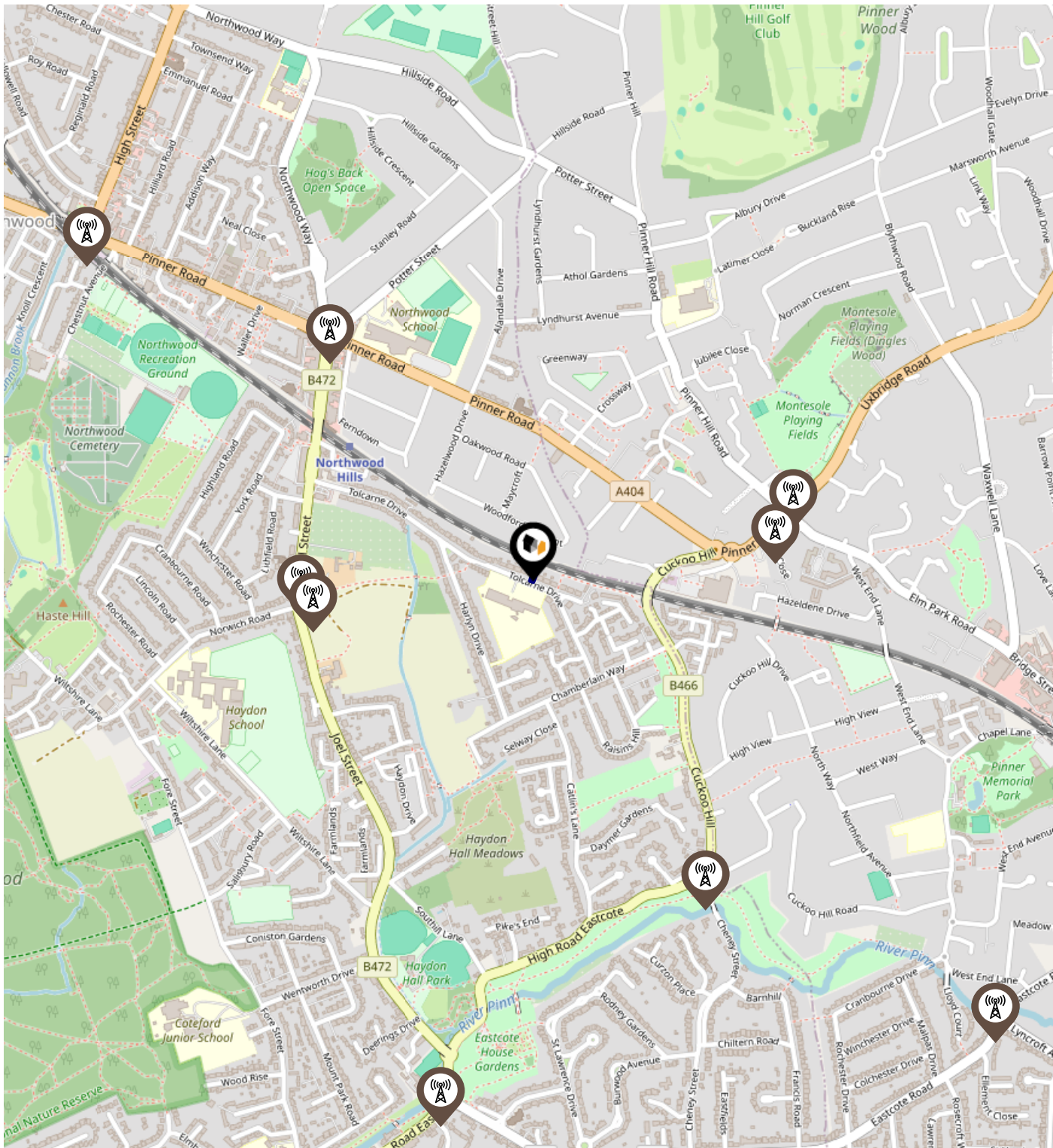






		Nursery	Primary	Secondary	College	Private
	<b>Hillside Infant School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hillside Junior School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coteford Infant School</b> Ofsted Rating: Good   Pupils: 221   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's School</b> Ofsted Rating: Not Rated   Pupils: 334   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Reddiford School</b> Ofsted Rating: Not Rated   Pupils: 264   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cannon Lane Primary School</b> Ofsted Rating: Good   Pupils: 772   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Ramsey Church of England School</b> Ofsted Rating: Requires improvement   Pupils: 1265   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frithwood Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



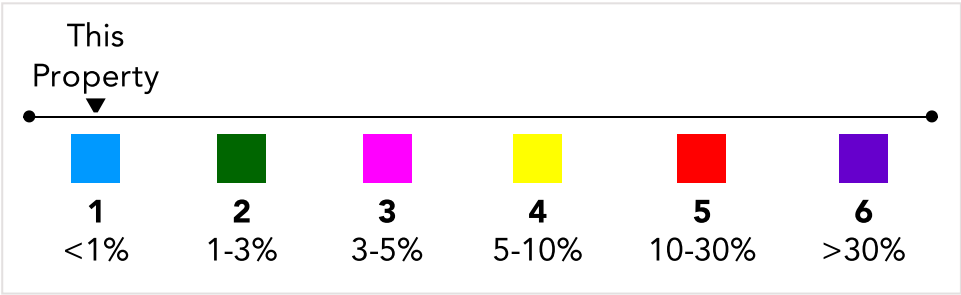
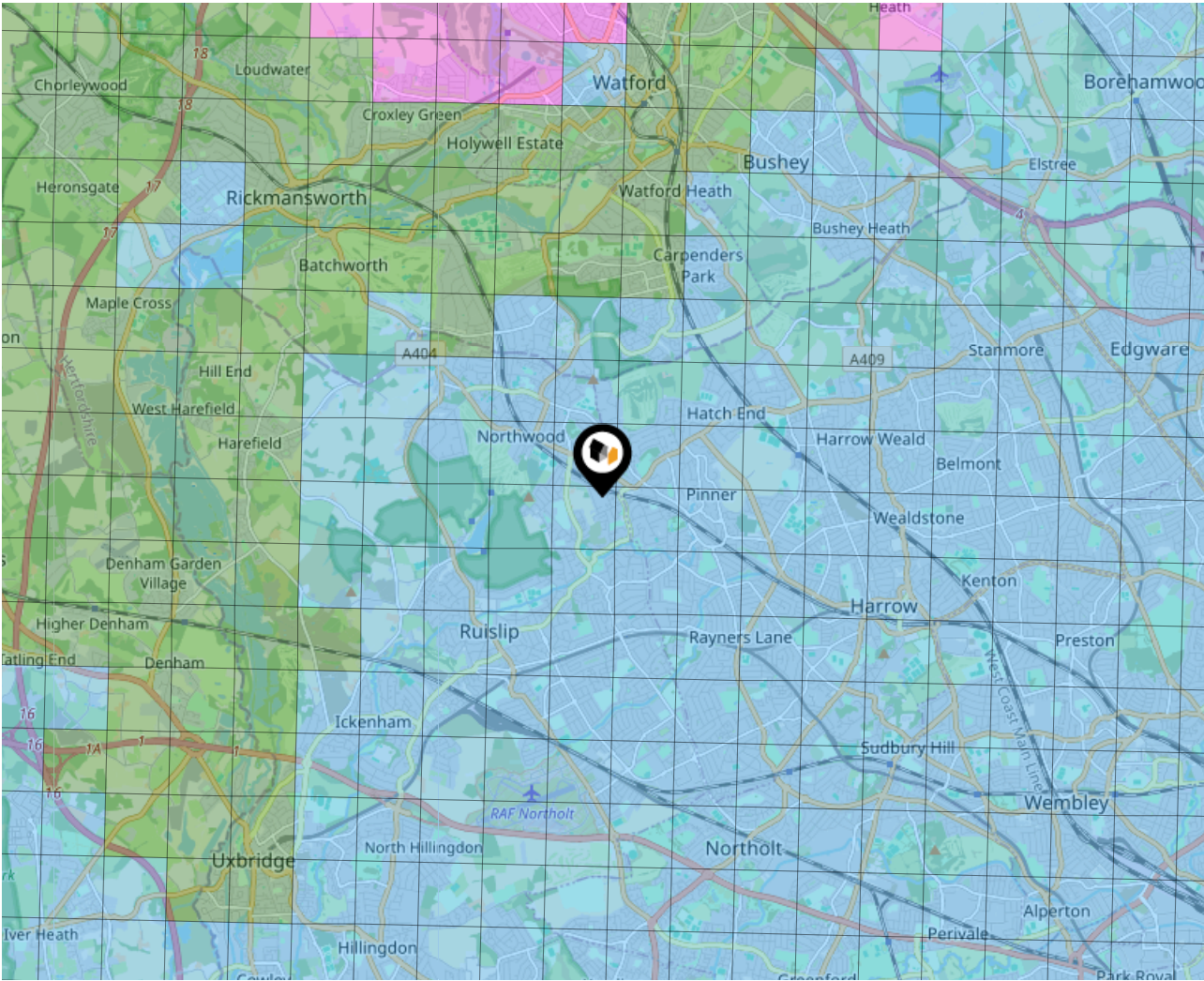
### Key:

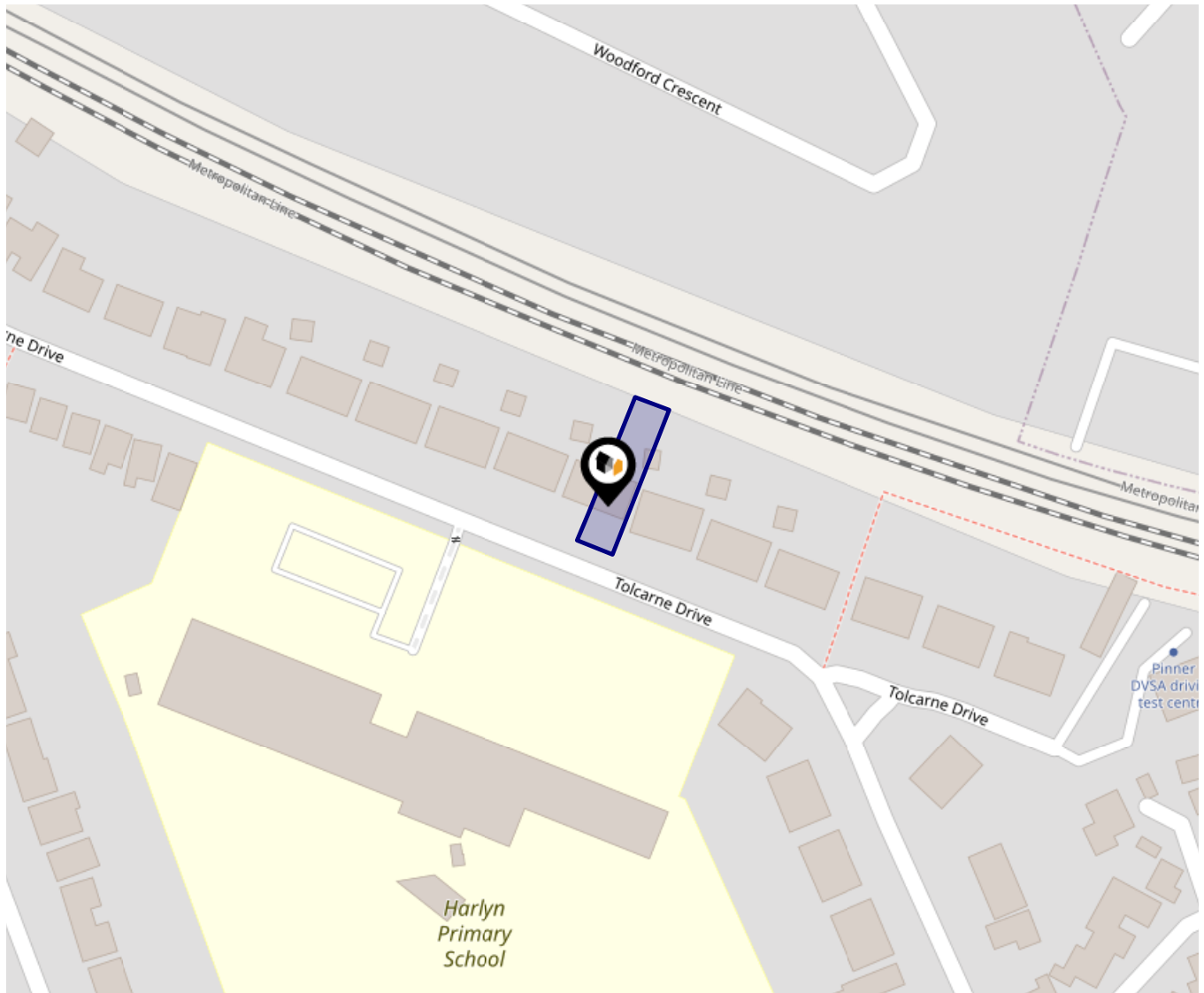
-  Power Pylons
-  Communication Masts



### 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/m<sup>3</sup>).





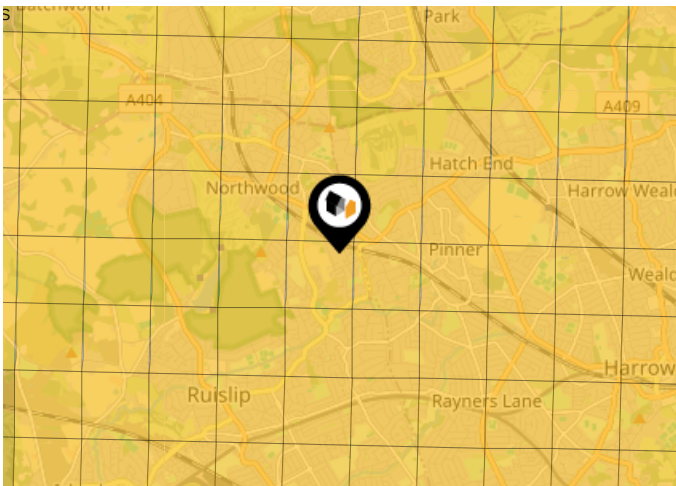
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



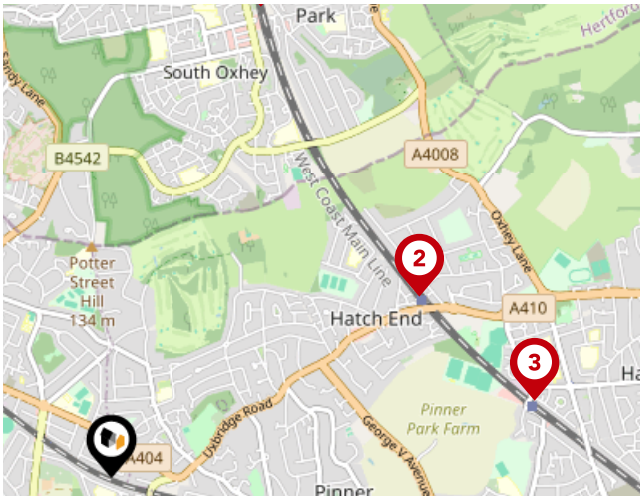
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



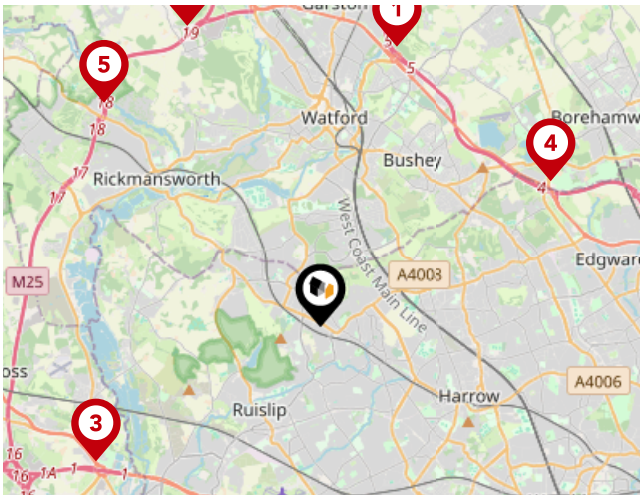
# Area

## Transport (National)



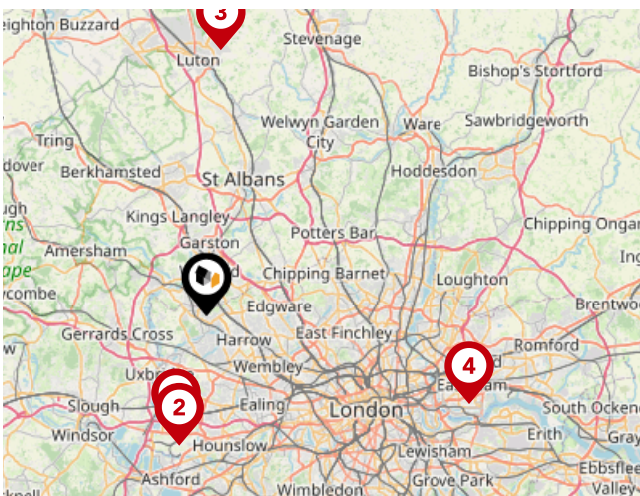
### National Rail Stations

Pin	Name	Distance
1	Carpenders Park Rail Station	2.27 miles
2	Hatch End Rail Station	1.65 miles
3	Headstone Lane Rail Station	1.98 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J5	5.34 miles
2	M25 J19	6.04 miles
3	M40 J1	4.82 miles
4	M1 J4	5.01 miles
5	M25 J18	5.71 miles

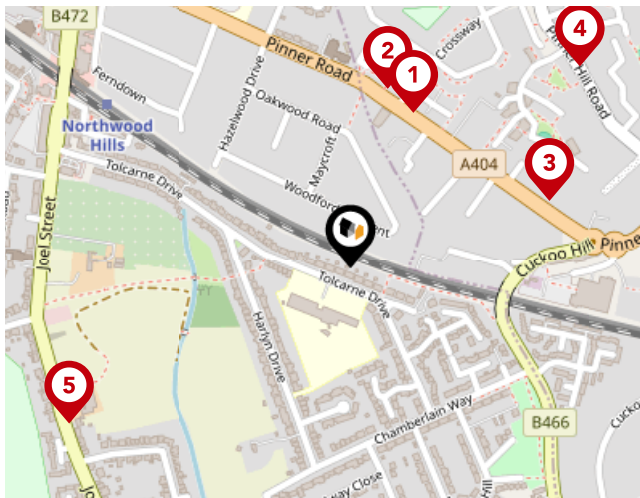


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	8.78 miles
2	Heathrow Airport Terminal 4	9.7 miles
3	Luton Airport	19.58 miles
4	Silvertown	20.5 miles

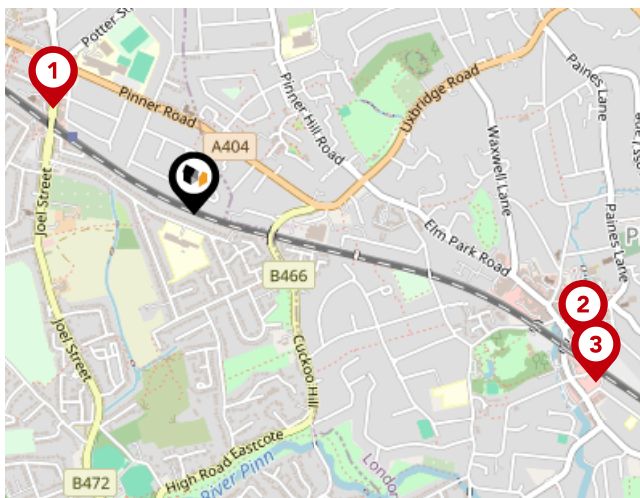
# Area

## Transport (Local)



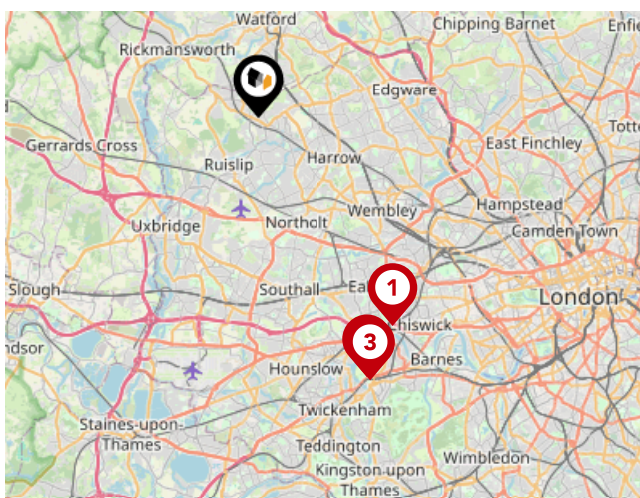
### Bus Stops/Stations

Pin	Name	Distance
1	Crossway (HA5)	0.19 miles
2	Crossway (HA5)	0.21 miles
3	Cuckoo Hill	0.24 miles
4	Mill Farm Close	0.35 miles
5	Middleton Drive	0.37 miles



### Local Connections

Pin	Name	Distance
1	Northwood Hills Underground Station	0.41 miles
2	Pinner Underground Station	0.94 miles
3	Pinner Underground Station	1 miles



### Ferry Terminals

Pin	Name	Distance
1	Kew Pier	9.13 miles
2	Richmond St. Helena Pier	10.39 miles
3	Richmond Landing Stage	10.53 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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