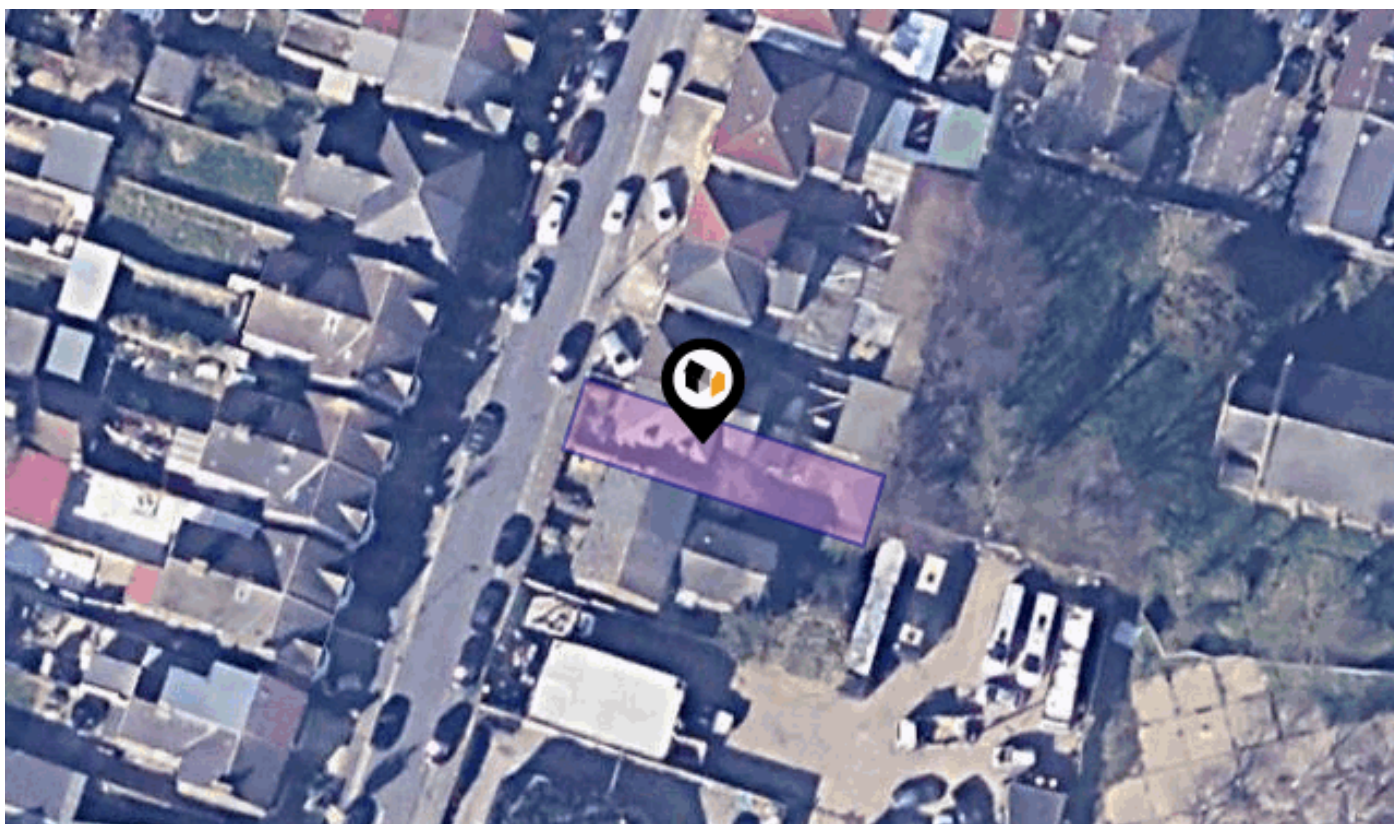# Phillip Arnold Auctions
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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 13th May 2025

19, ST. JOHNS ROAD, SOUTHALL, UB2 5AN

Phillip Arnold Auctions

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

02087993880

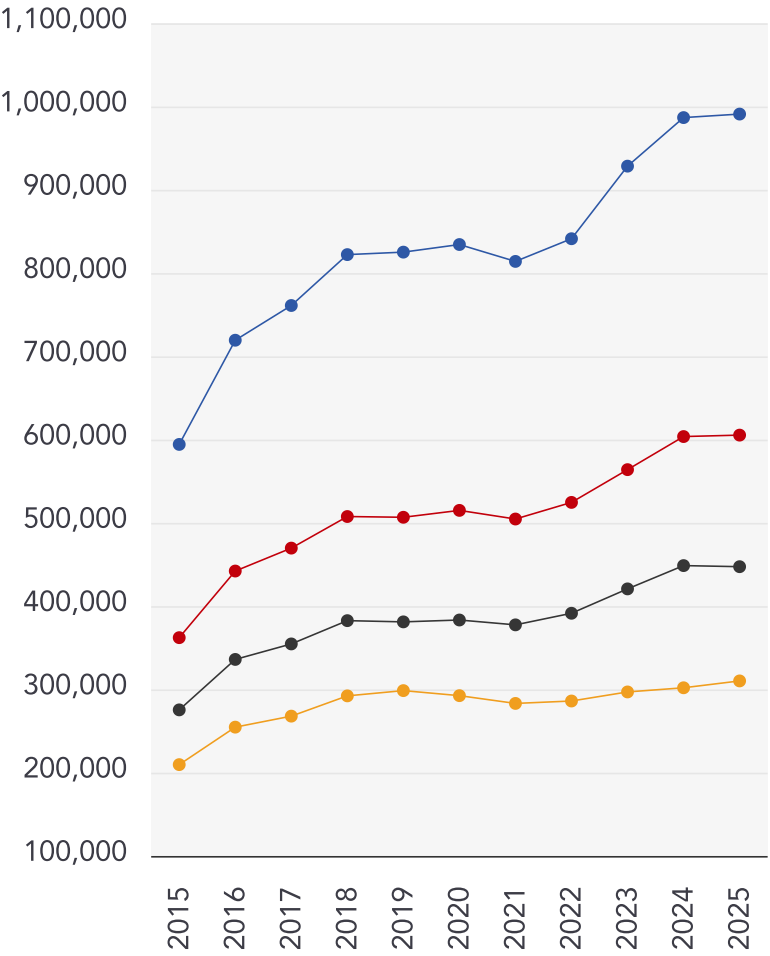phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk

RICS
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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Council Tax :	Band C		
Annual Estimate:	£1,814		
Title Number:	NGL297620		
UPRN:	12028062		

Local Area

Local Authority:	Ealing
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

10 Year History of Average House Prices by Property Type in UB2

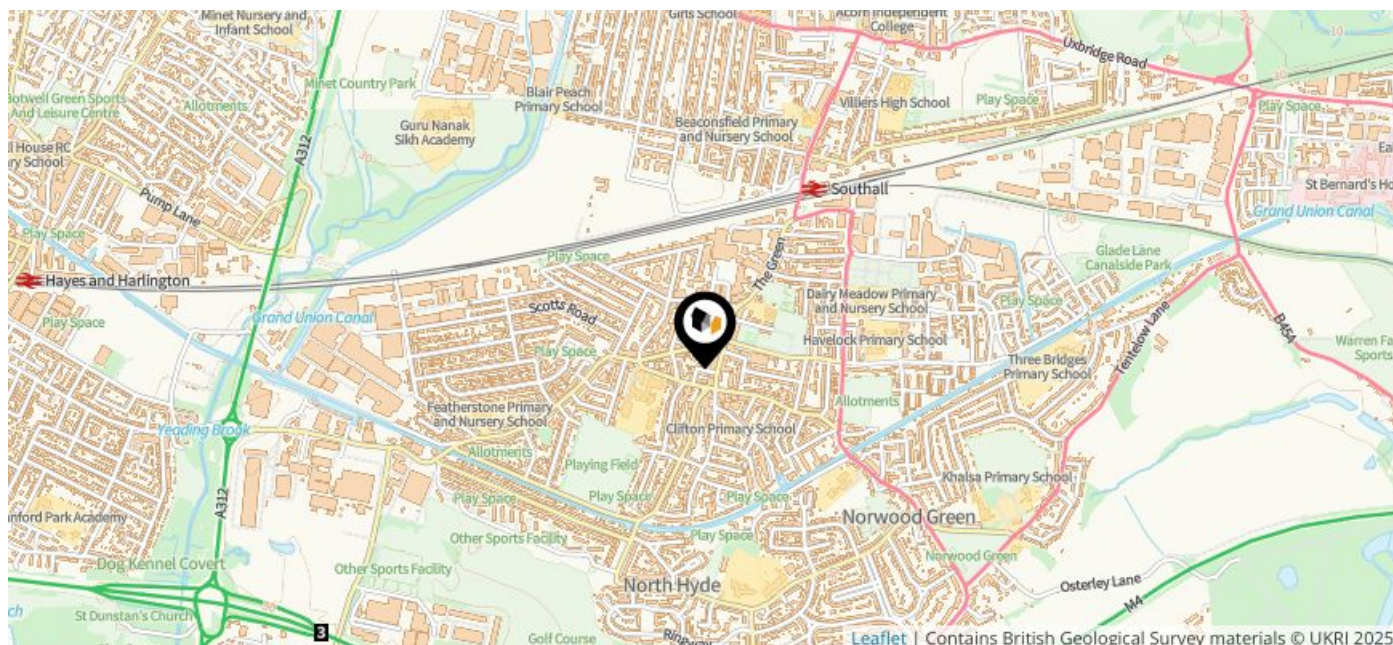
Detached

+66.76%

Semi-Detached

+67.15%

Terraced

+62.42%

Flat

+47.93%

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.

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.
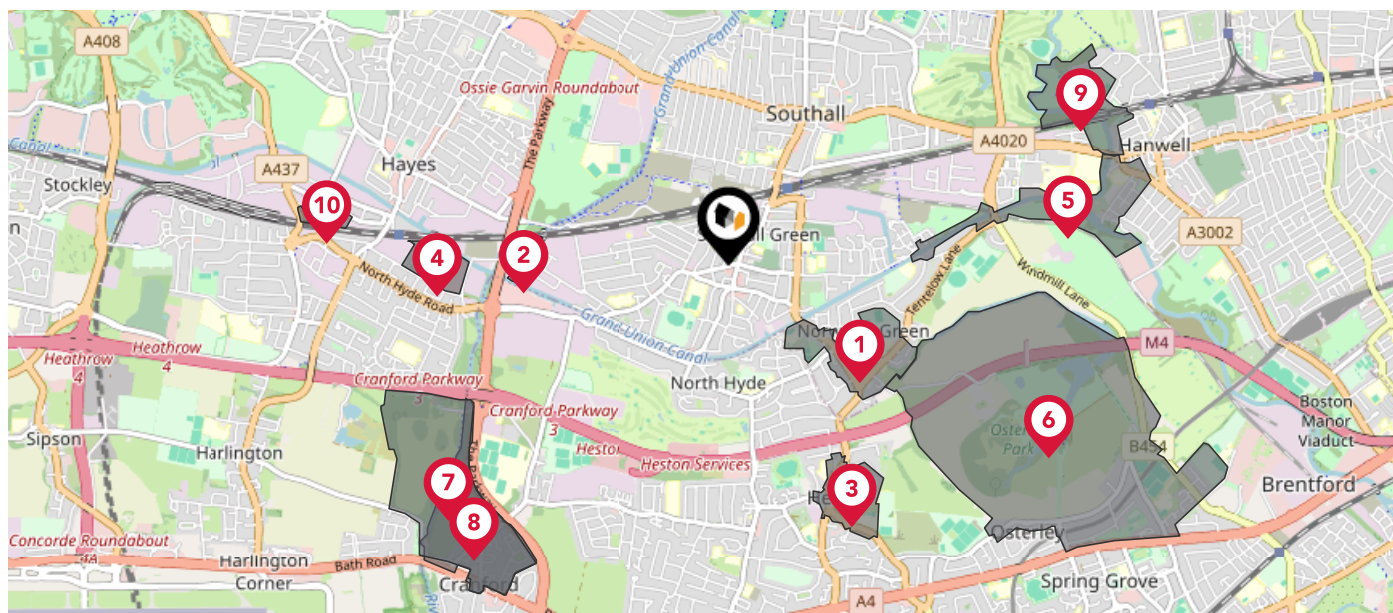

Nearby Conservation Areas	
1	Norwood Green
2	Bulls Bridge
3	Heston Village
4	Botwell, Nestles
5	St Mark's Church and Canal
6	Osterley Park
7	Cranford Park
8	Cranford Village
9	Churchfields
10	Botwell, Thorn EMI

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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
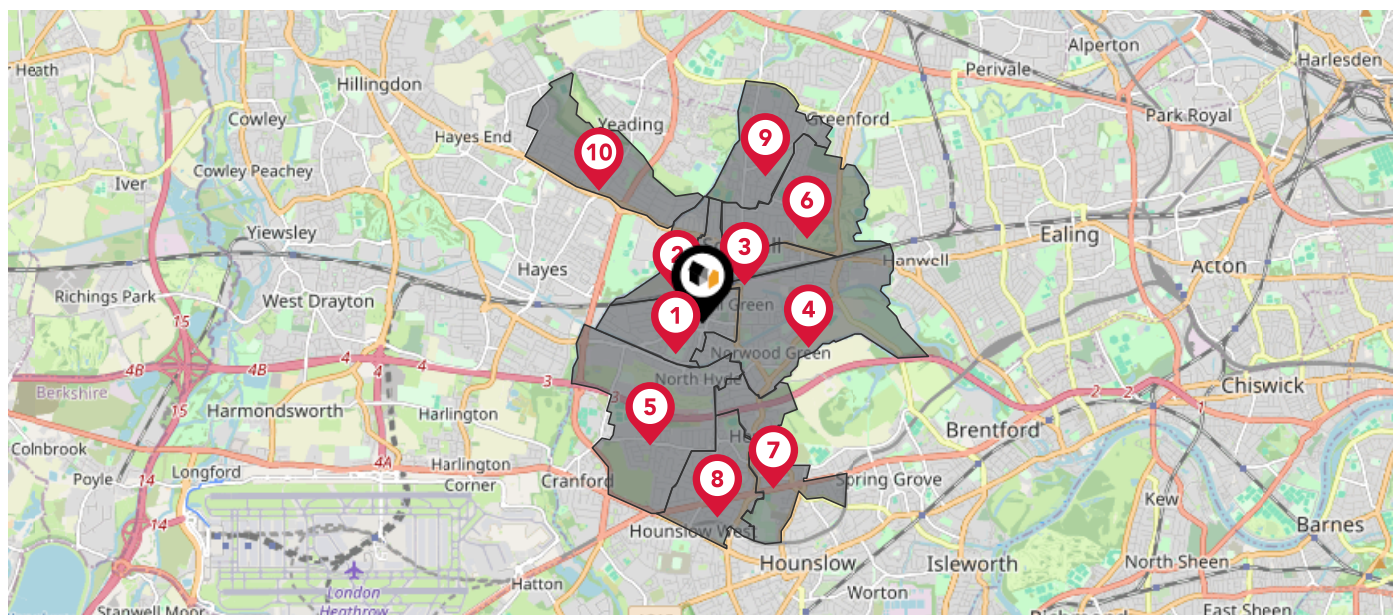
Nearby Council Wards

1	Southall Green Ward
2	Southall West Ward
3	Southall Broadway Ward
4	Norwood Green Ward
5	Heston West Ward
6	Dormers Wells Ward
7	Heston East Ward
8	Heston Central Ward
9	Lady Margaret Ward
10	Belmore Ward

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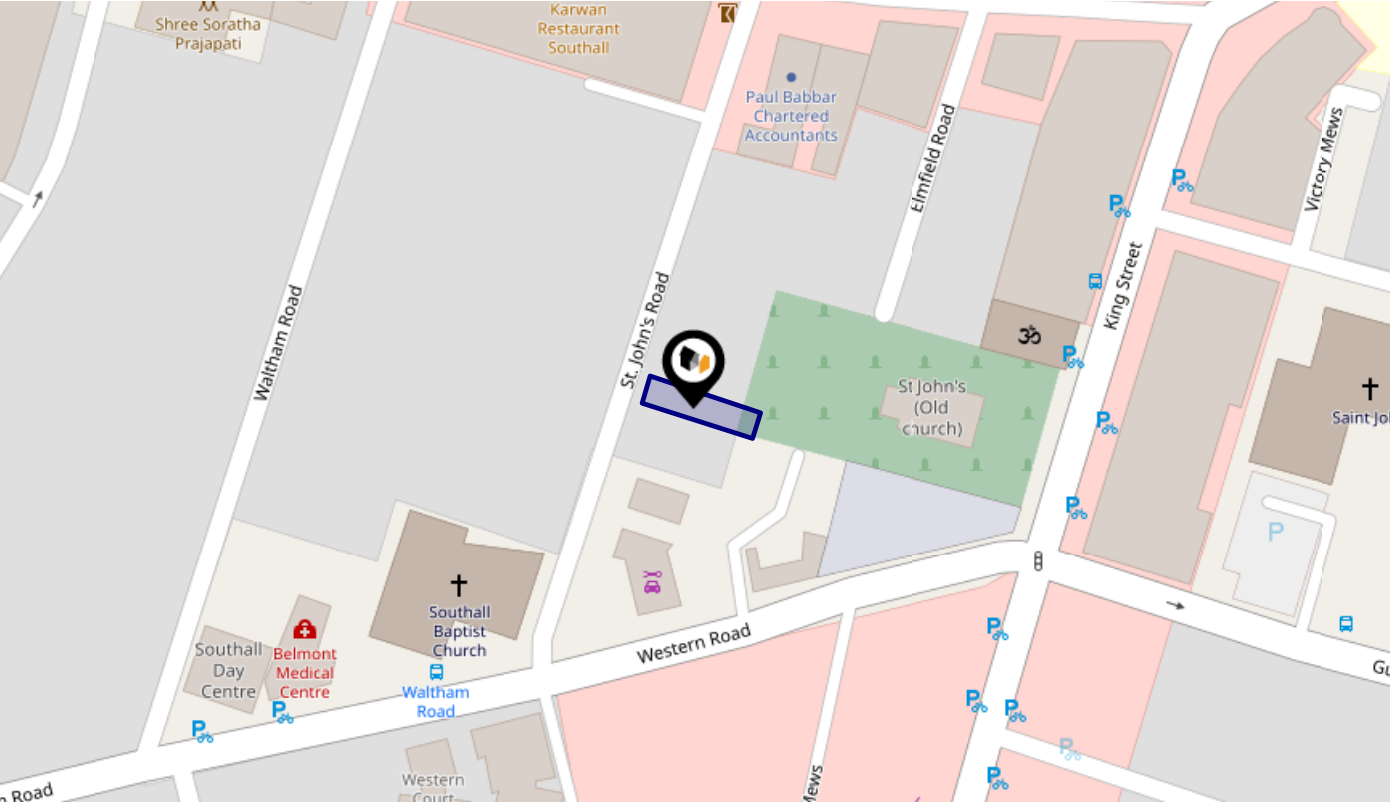
Rail Noise Data

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.

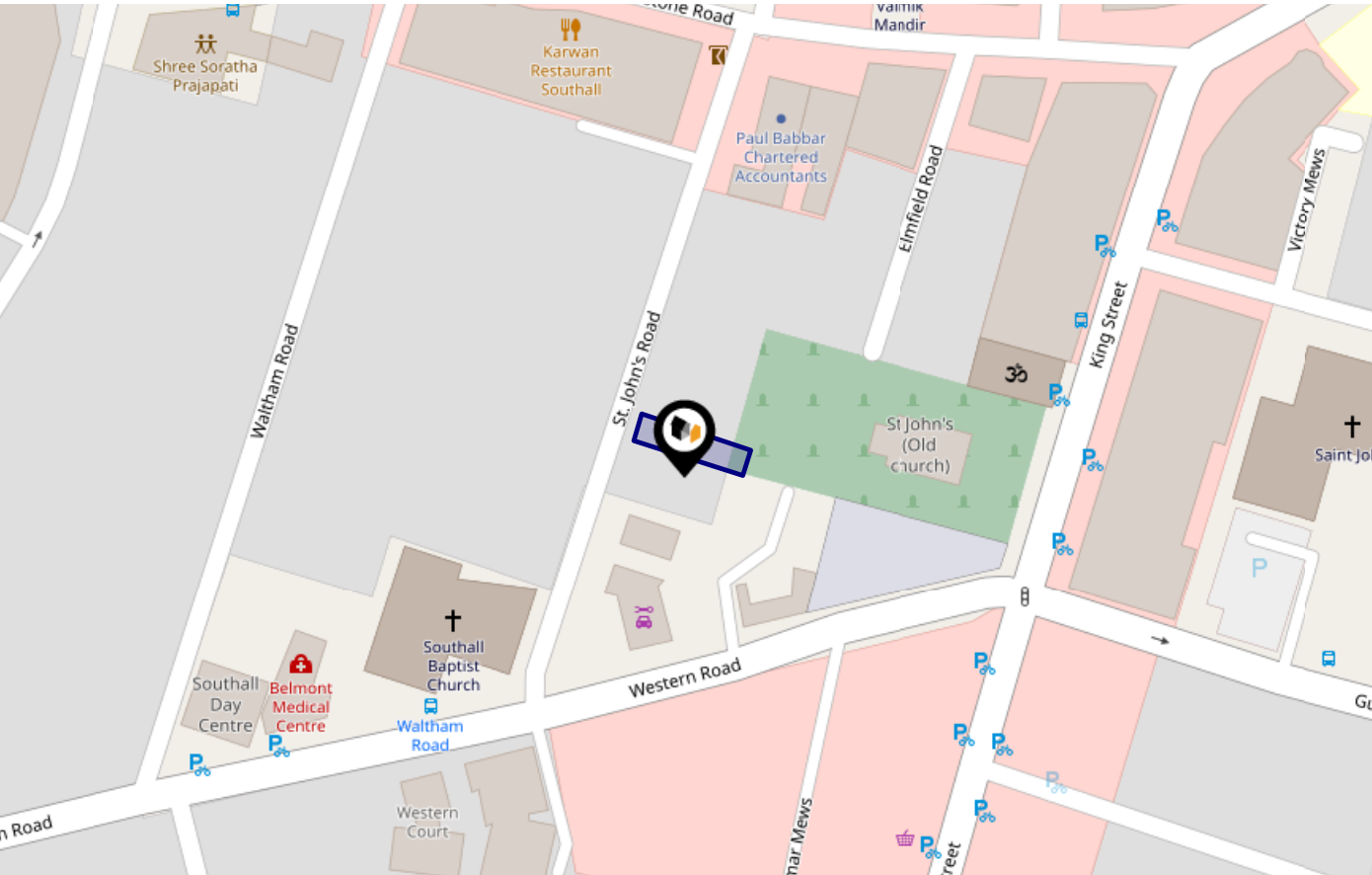The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	■

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
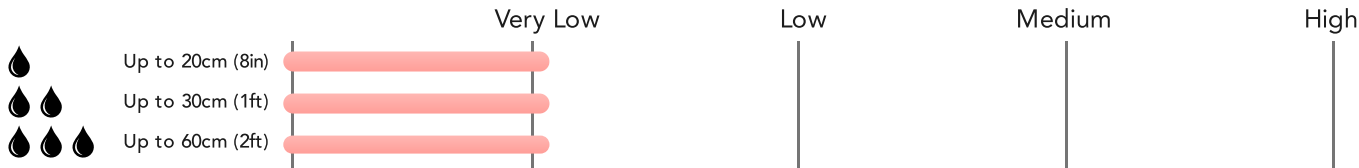

Risk Rating: Very low

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.

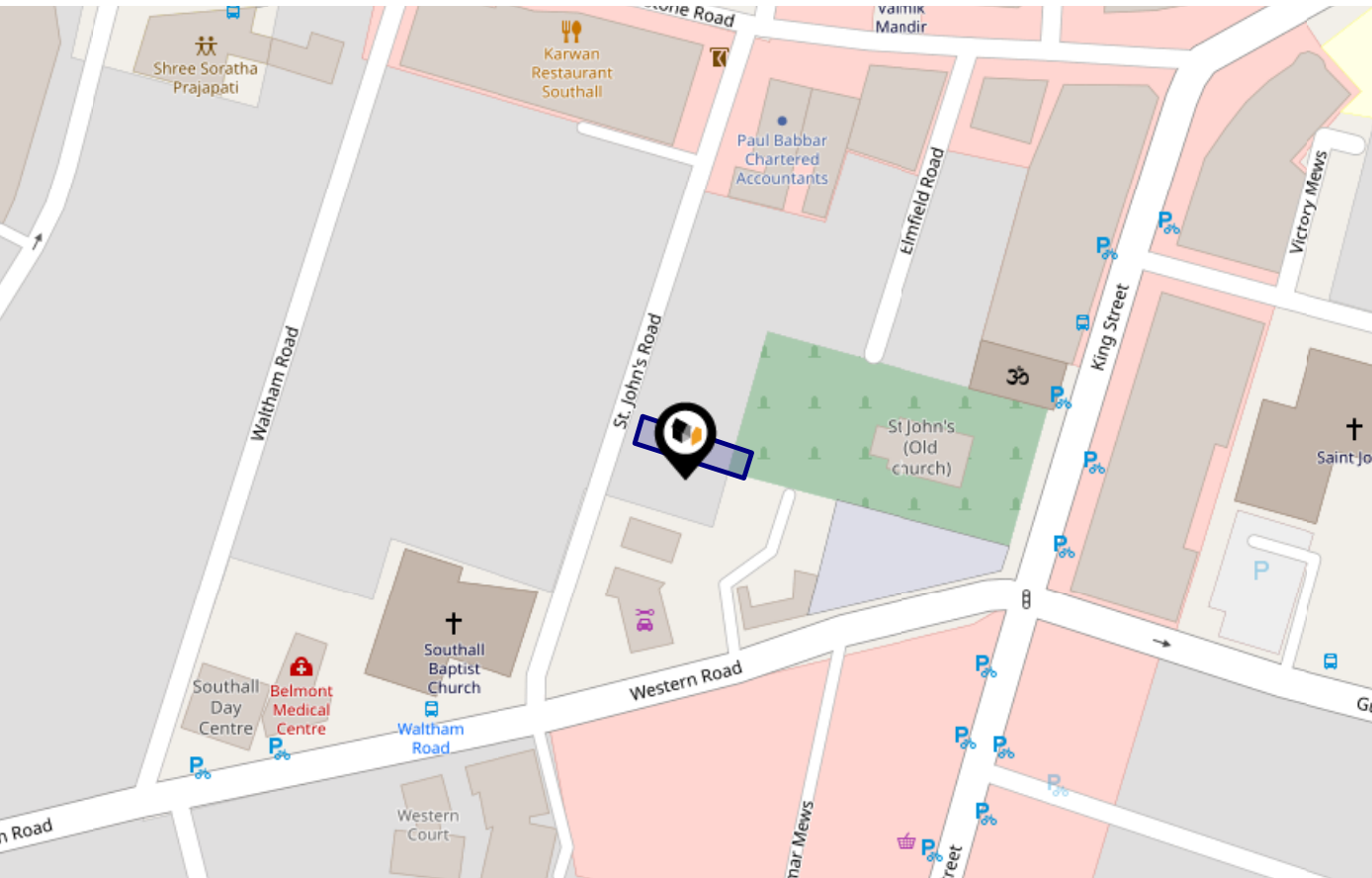Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
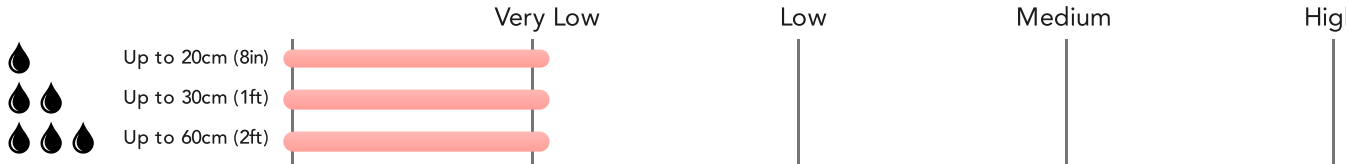

Risk Rating: Very low

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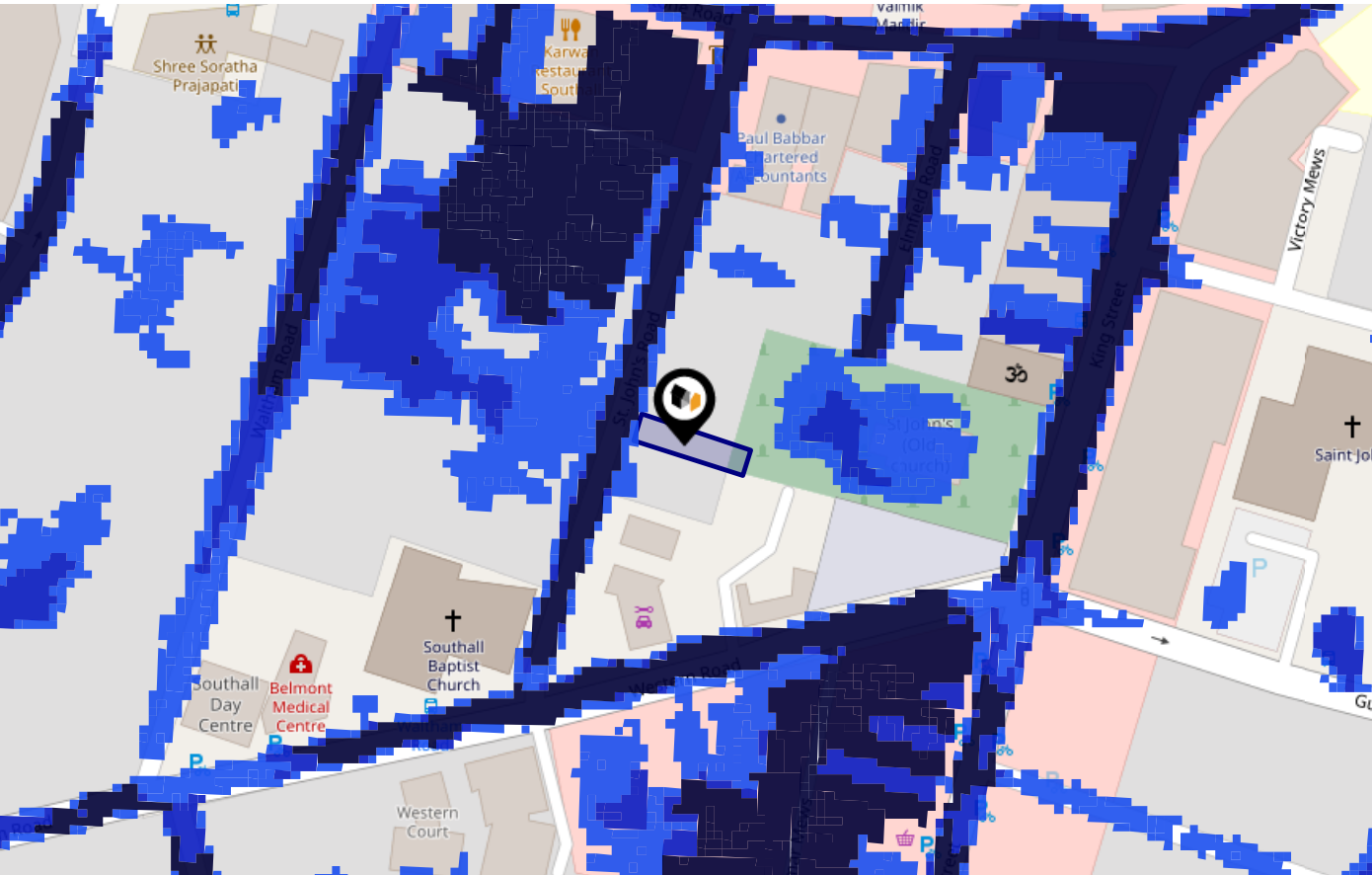
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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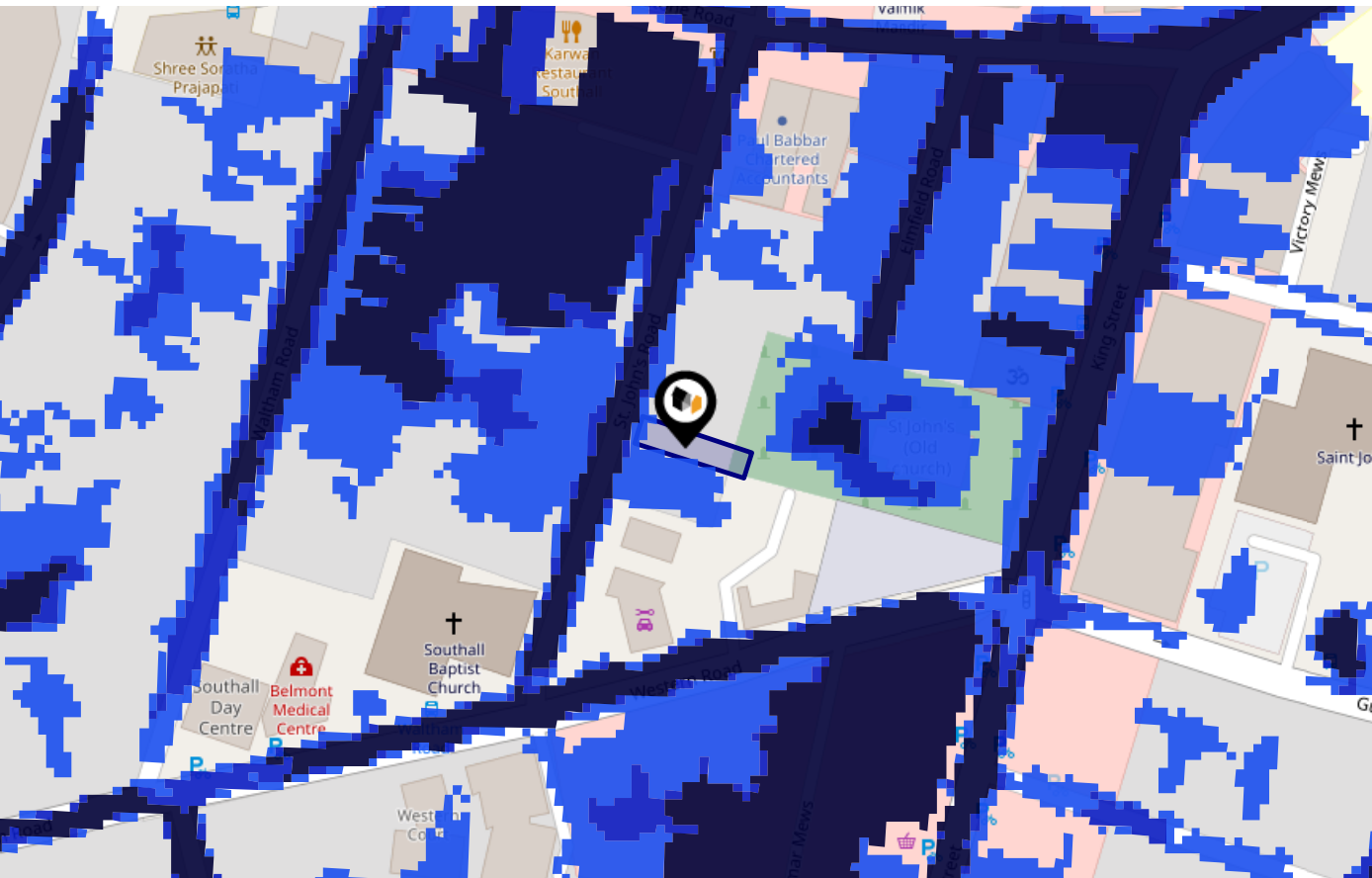
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

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.

■ **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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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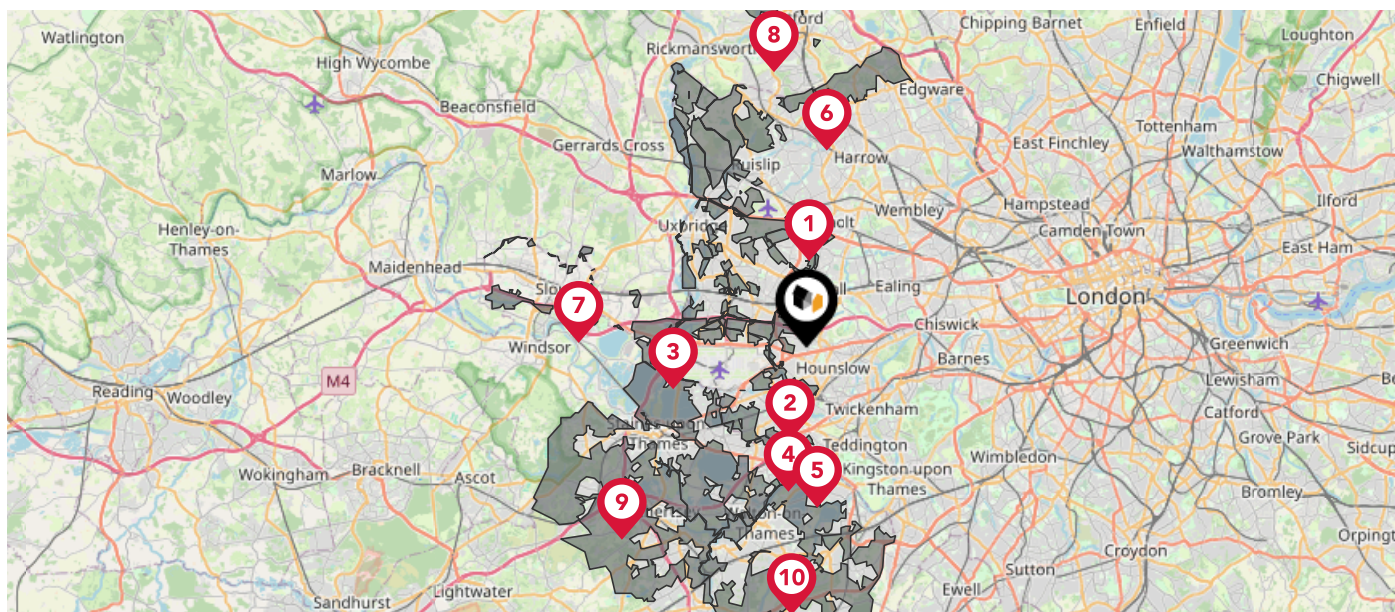

Nearby Green Belt Land

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

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.
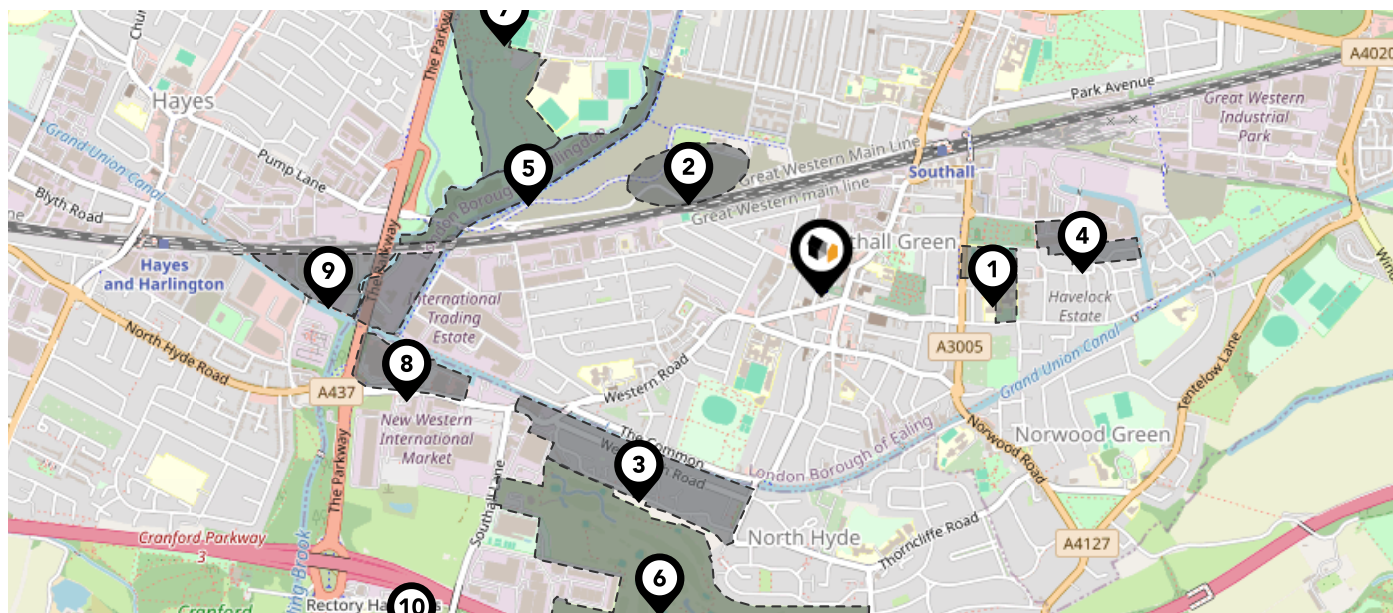

Nearby Landfill Sites		
1	Dairy Meadow-Havelock Road, Southall	Historic Landfill
2	Southall Gas Works-The Straight, Southall	Historic Landfill
3	Convent Way-North Hyde, Southall, Hounslow, London	Historic Landfill
4	Waterside Road-Southall	Historic Landfill
5	Land at Yeading-Hayes, Middlesex	Historic Landfill
6	Airlinks, Hounslow-Southall Lane, Hounslow, Middlesex	Historic Landfill
7	Minet Site D-Avondale Drive, Minet Estate	Historic Landfill
8	Bulls Bridge-Southall	Historic Landfill
9	Bulls Bridge Area-Hays Town, Hillingdon, London	Historic Landfill
10	Lower Park Farm-Cranford, Hounslow, London	Historic Landfill

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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...
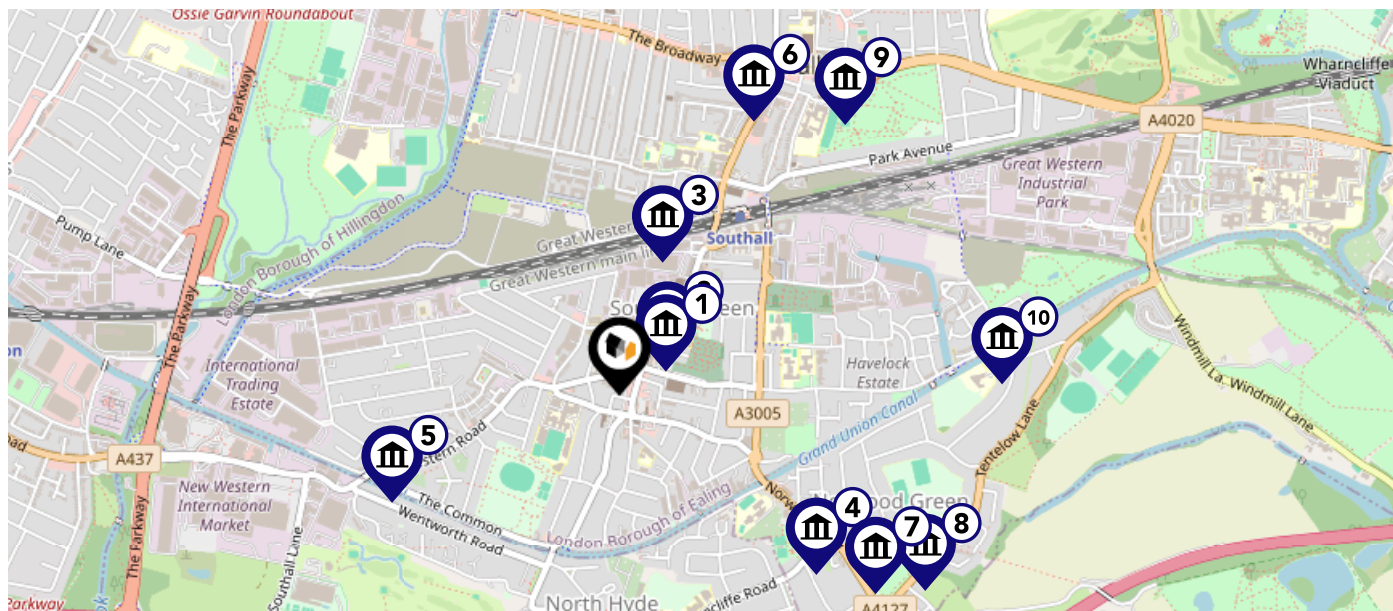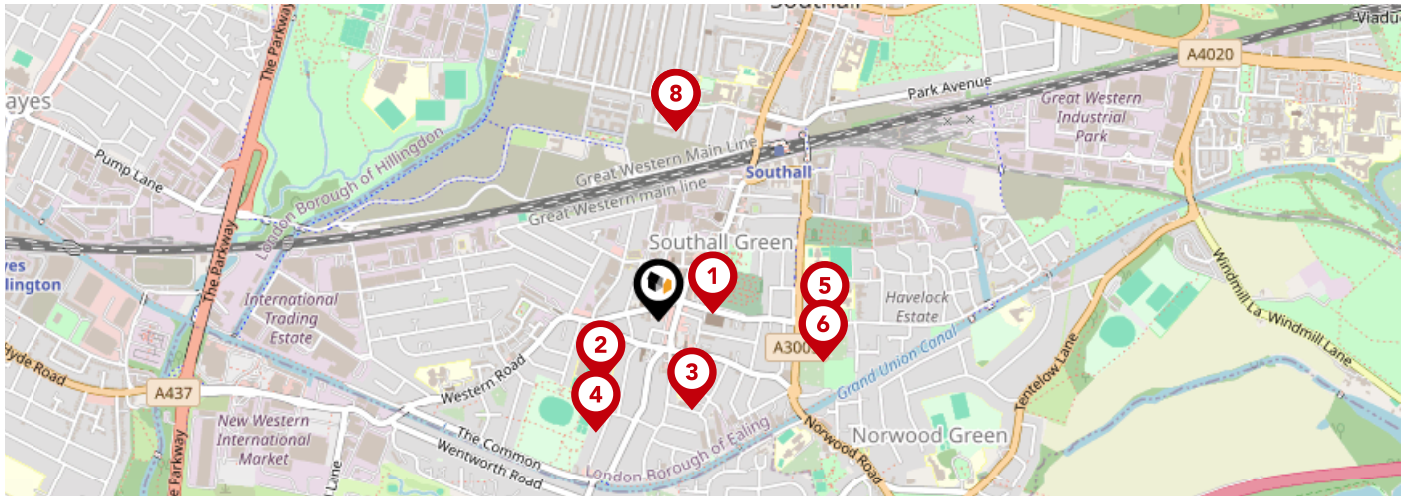

Listed Buildings in the local district	Grade	Distance
① 1079419 - Southall Manor House	Grade II	0.1 miles
② 1440943 - Southall War Memorial	Grade II	0.2 miles
③ 1079411 - The Water Tower	Grade II	0.3 miles
④ 1079397 - 196 And 198, Norwood Road	Grade II	0.6 miles
⑤ 1455366 - Featherstone Boys School War Memorial	Grade II	0.6 miles
⑥ 1079380 - Liberty Cinema	Grade II	0.7 miles
⑦ 1189378 - Friars Lawn The Grange	Grade II	0.8 miles
⑧ 1079330 - Norwood Hall	Grade II	0.8 miles
⑨ 1189295 - Red Lion Public House	Grade II	0.8 miles
⑩ 1358764 - Walls, Gates, Sluices And Bridge At Lock (90)	Grade II	0.9 miles

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Area
Schools

	Nursery	Primary	Secondary	College	Private
1 St Anselm's Catholic Primary School Ofsted Rating: Good | Pupils: 231 | Distance:0.13	☐	☑	☐	☐	☐
2 Featherstone High School Ofsted Rating: Outstanding | Pupils: 1762 | Distance:0.2	☐	☐	☑	☐	☐
3 Clifton Primary School Ofsted Rating: Outstanding | Pupils: 435 | Distance:0.22	☐	☑	☐	☐	☐
4 Greenfields Nursery School and Children's Centre Ofsted Rating: Outstanding | Pupils: 134 | Distance:0.3	☑	☐	☐	☐	☐
5 Havelock Primary School, Nursery & Arp Ofsted Rating: Good | Pupils: 390 | Distance:0.38	☐	☑	☐	☐	☐
6 The Sybil Elgar School Ofsted Rating: Outstanding | Pupils: 87 | Distance:0.39	☐	☐	☑	☐	☐
7 Blair Peach Primary School Ofsted Rating: Good | Pupils: 403 | Distance:0.44	☐	☑	☐	☐	☐
8 Beaconsfield Primary and Nursery School Ofsted Rating: Good | Pupils: 470 | Distance:0.44	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9					
Dairy Meadow Primary School	☐	☑	☐	☐	☐
Ofsted Rating: Good	Pupils: 427	Distance:0.46					
10					
Wolf Fields Primary School	☐	☑	☐	☐	☐
Ofsted Rating: Good	Pupils: 252	Distance:0.47					
11					
Ayesha Siddiqa Girls School	☐	☐	☑	☐	☐
Ofsted Rating: Good	Pupils: 90	Distance:0.48					
12					
Featherstone Primary and Nursery School	☐	☑	☐	☐	☐
Ofsted Rating: Outstanding	Pupils: 682	Distance:0.5					
13					
Hambrough Primary School	☐	☑	☐	☐	☐
Ofsted Rating: Good	Pupils: 502	Distance:0.54					
14					
Norwood Green Infant and Nursery School	☐	☑	☐	☐	☐
Ofsted Rating: Good	Pupils: 301	Distance:0.6					
15					
Norwood Green Junior School	☐	☑	☐	☐	☐
Ofsted Rating: Good	Pupils: 351	Distance:0.6					
16					
Khalsa Primary School	☐	☑	☐	☐	☐
Ofsted Rating: Good	Pupils: 417	Distance:0.73					

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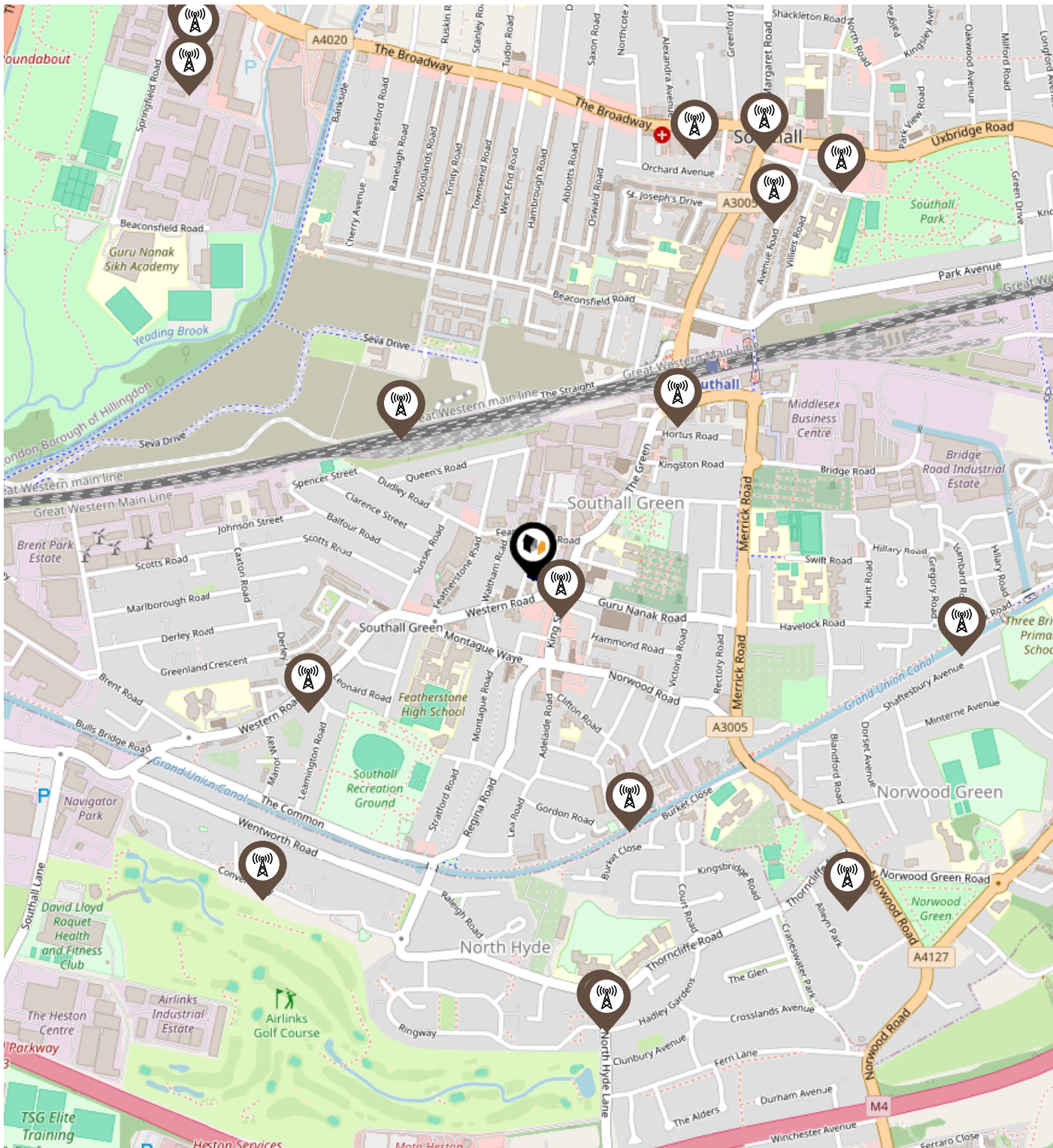
Key:

Power Pylons

Communication Masts

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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).
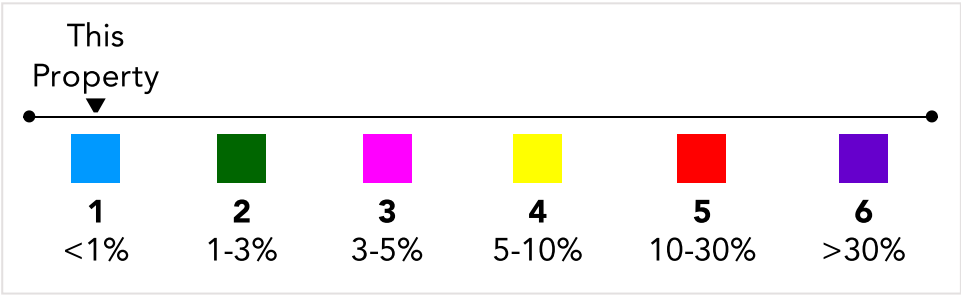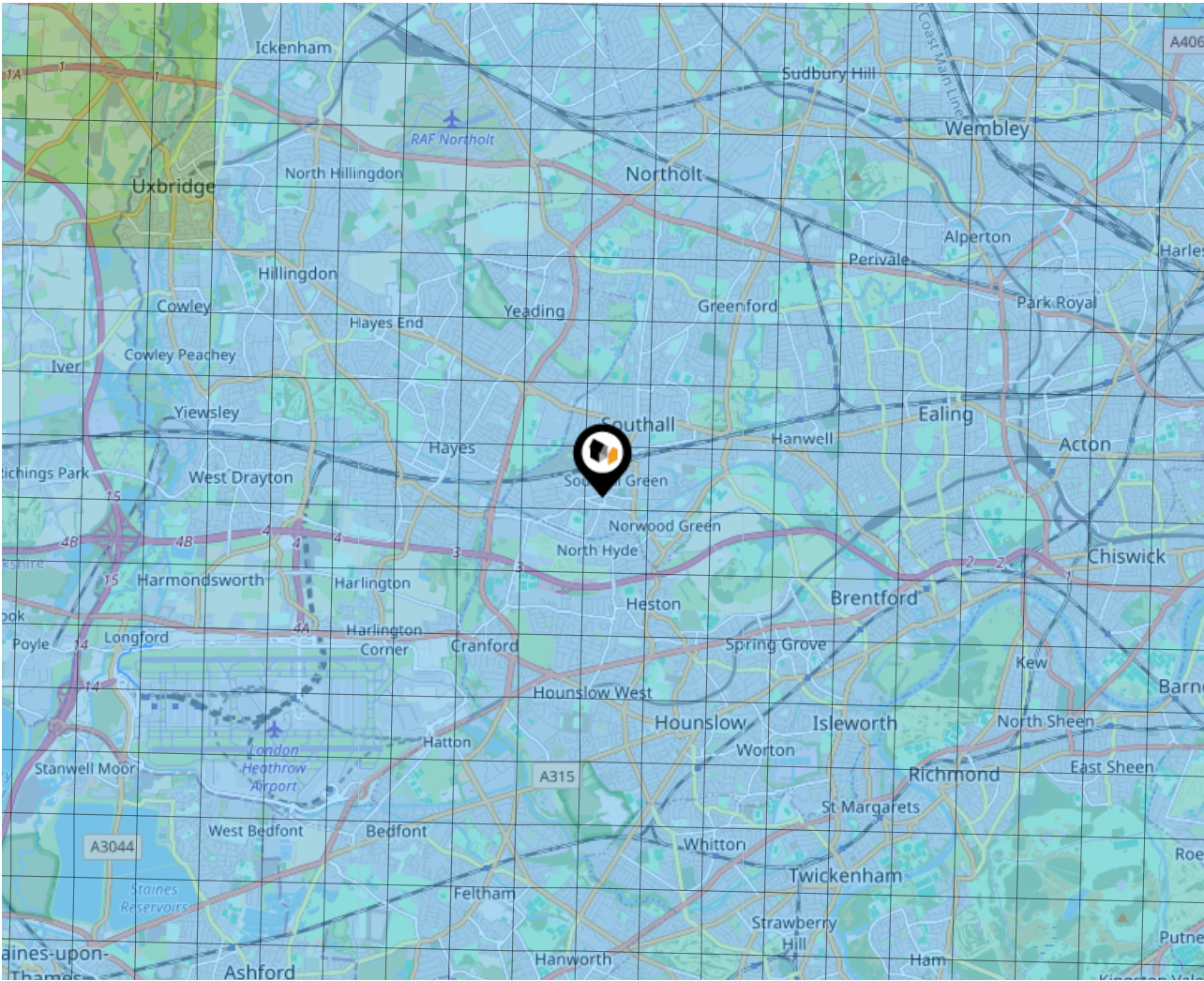
This Property ▼					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
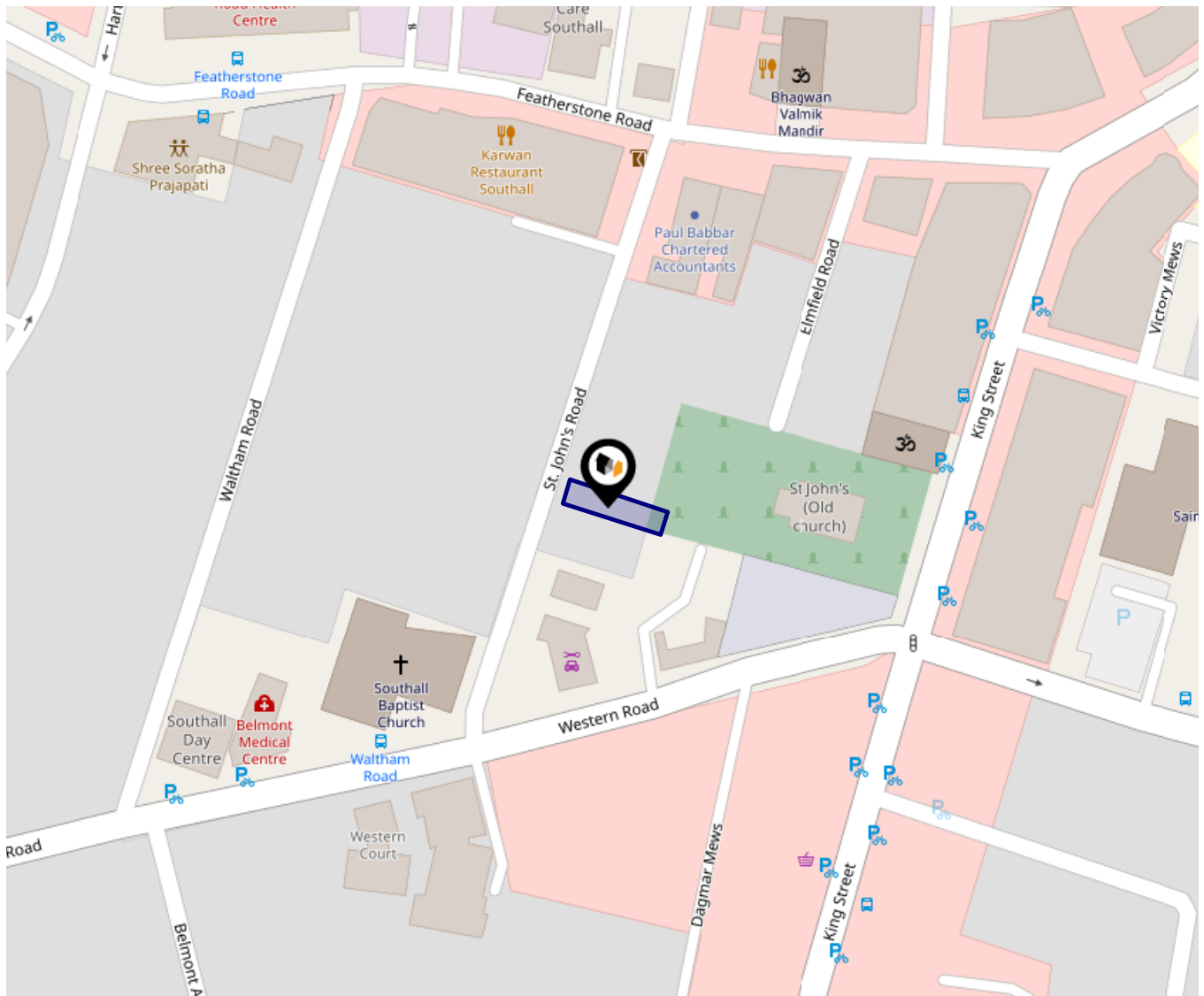
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
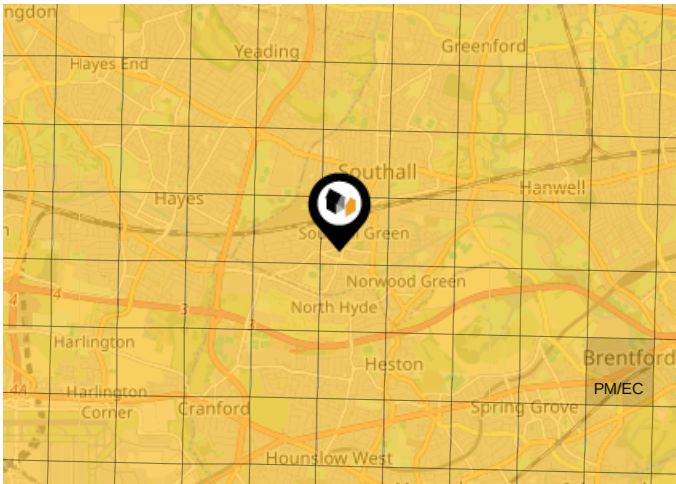
Primary Classifications (Most Common Clay Types)

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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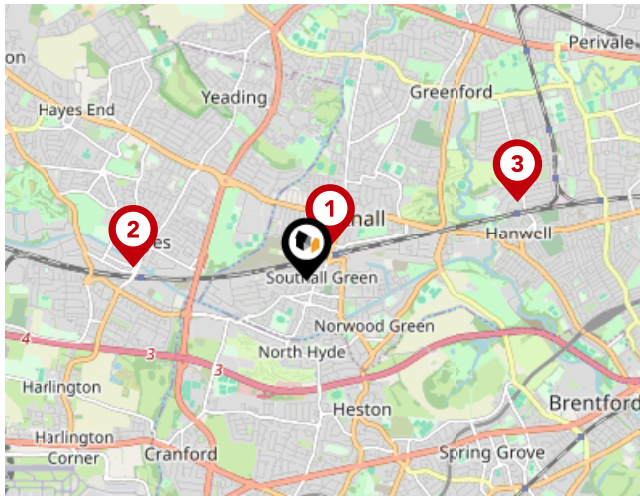
National Rail Stations

Pin	Name	Distance
1	Southall Rail Station	0.38 miles
2	Hayes & Harlington Rail Station	1.6 miles
3	Hanwell Rail Station	2.09 miles
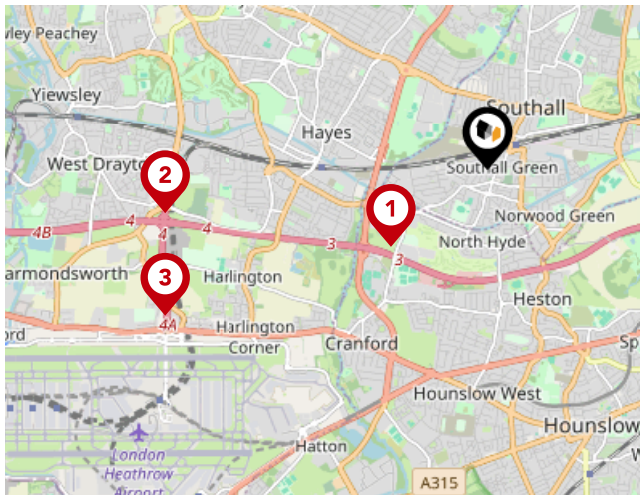
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J3	1.13 miles
2	M4 J4	3 miles
3	M4 J4A	3.26 miles
4	M4 J2	3.86 miles
5	M3 J1	5.89 miles
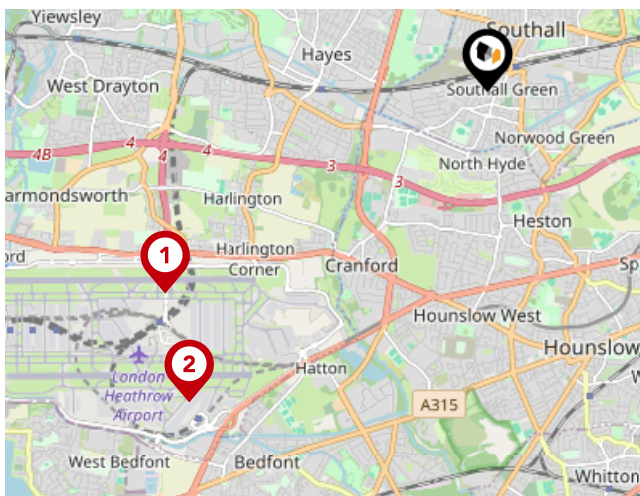
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	3.51 miles
2	Heathrow Airport Terminal 4	3.97 miles
3	Silvertown	18.69 miles
4	Leaves Green	21.45 miles

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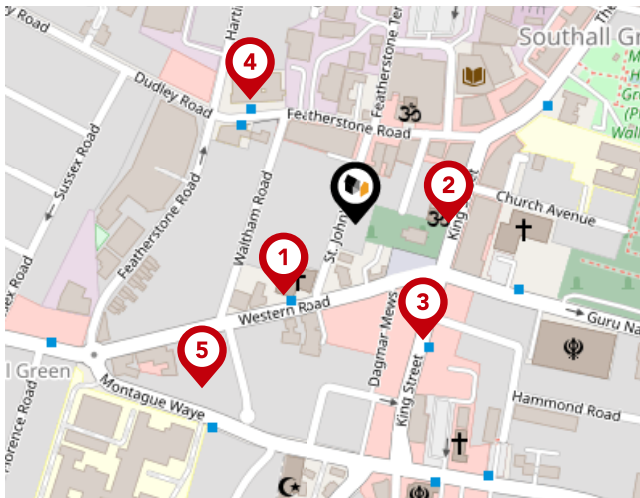
Bus Stops/Stations

Pin	Name	Distance
1	Waltham Road	0.06 miles
2	King Street (UB2)	0.05 miles
3	King Street (UB2)	0.08 miles
4	Featherstone Road	0.09 miles
5	Montague Waye Southall	0.13 miles
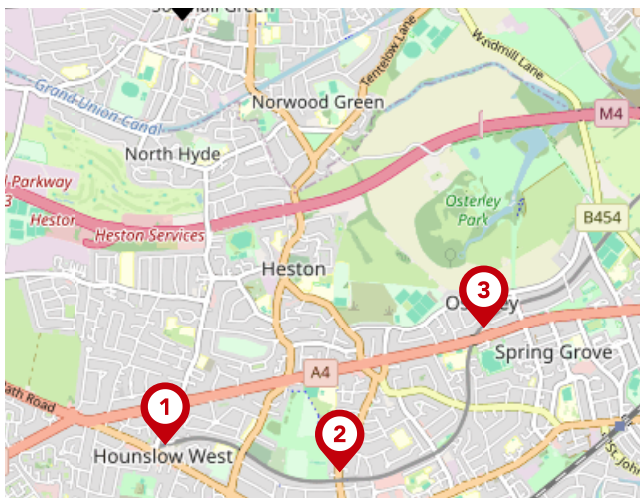
Local Connections

Pin	Name	Distance
1	Hounslow West Underground Station	1.96 miles
2	Hounslow Central Underground Station	2.21 miles
3	Osterley Underground Station	1.98 miles
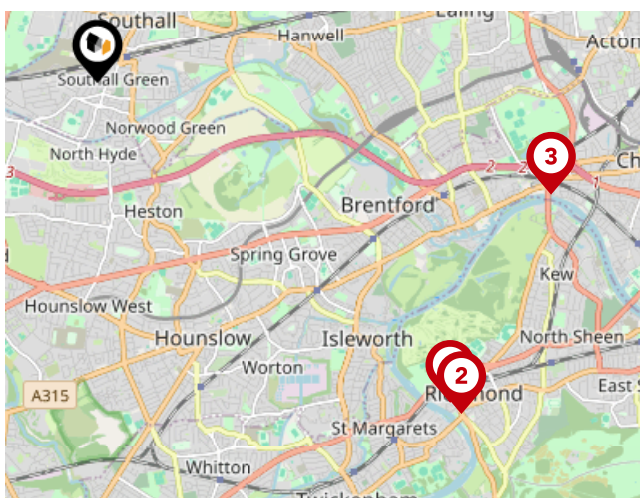
Ferry Terminals

Pin	Name	Distance
1	Richmond St. Helena Pier	4.39 miles
2	Richmond Landing Stage	4.54 miles
3	Kew Pier	4.31 miles

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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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