

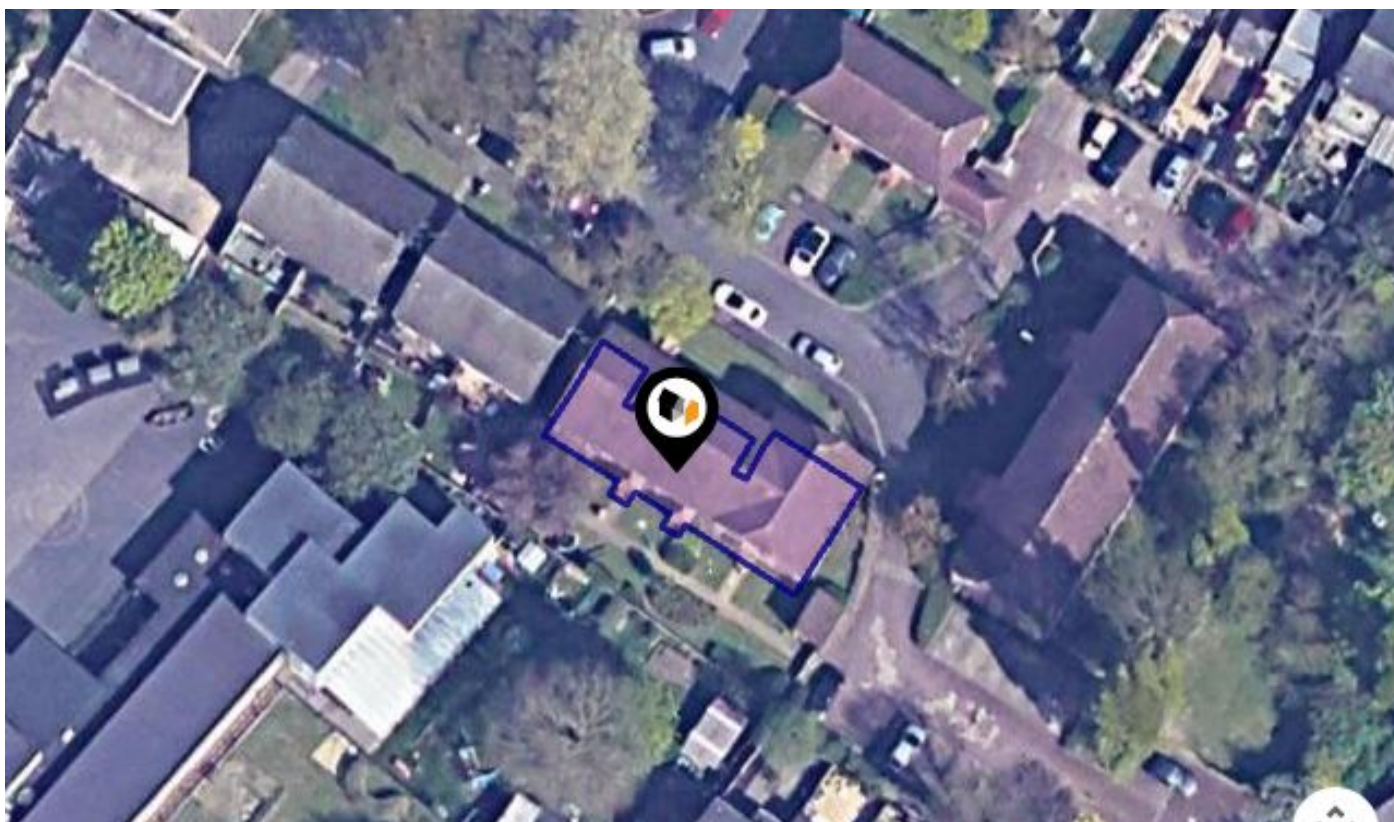


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 13th August 2025



25, CAROLINE CLOSE, WEST DRAYTON, UB7 7LF

Phillip Arnold Auctions

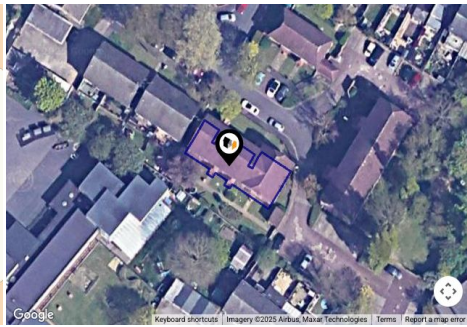
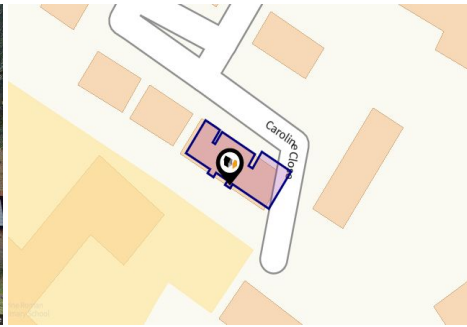
Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk









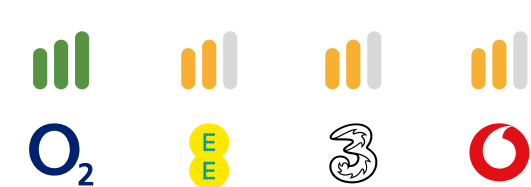


Property

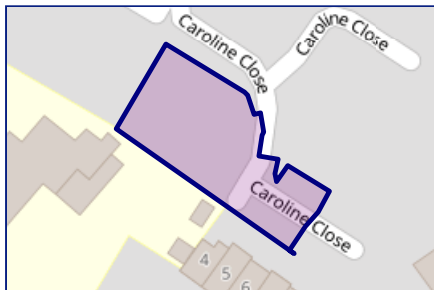
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	15/06/1988
Plot Area:	0.06 acres	End Date:	01/12/2086
Council Tax :	Band C	Lease Term:	99 years from 1 December 1987
Annual Estimate:	£1,735	Term Remaining:	61 years
Title Number:	AGL4383		
UPRN:	100021501360		

Local Area

Local Authority:	Hillingdon	Estimated Broadband Speeds		
Conservation Area:	West Drayton Green	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	78	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

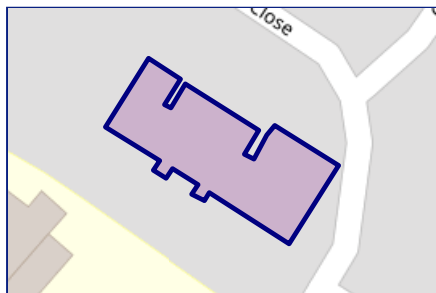


Freehold Title Plan



AGL8483

Leasehold Title Plan



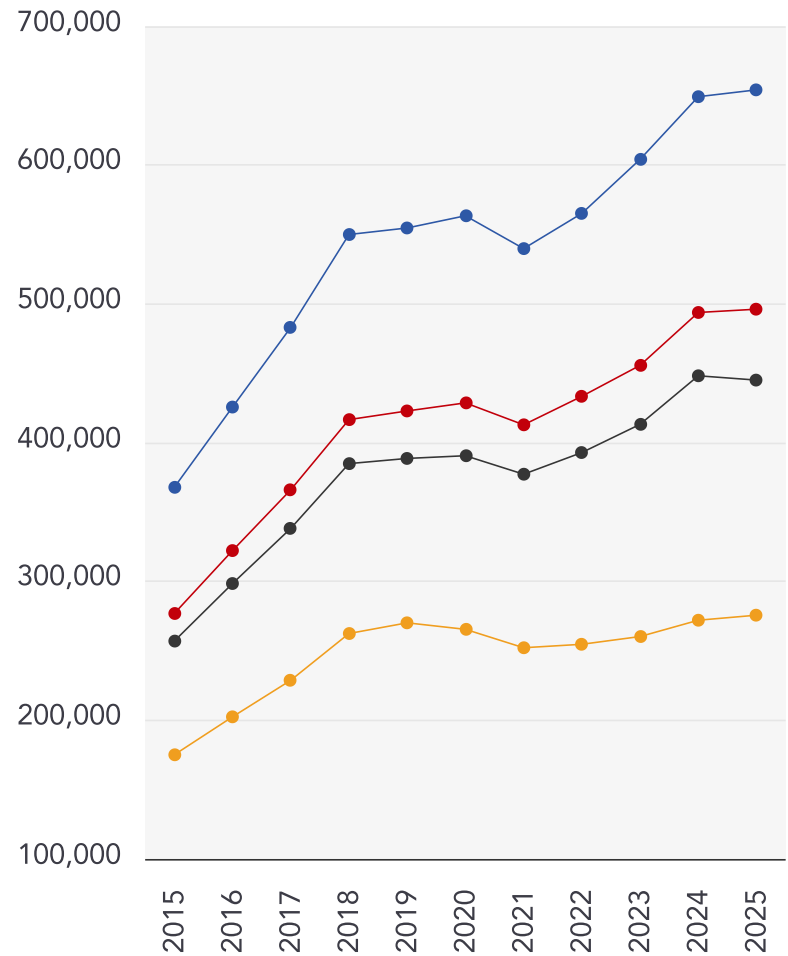
AGL4383

Start Date: 15/06/1988
End Date: 01/12/2086
Lease Term: 99 years from 1 December 1987
Term Remaining: 61 years

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in UB7



Detached

+77.87%

Semi-Detached

+79.18%

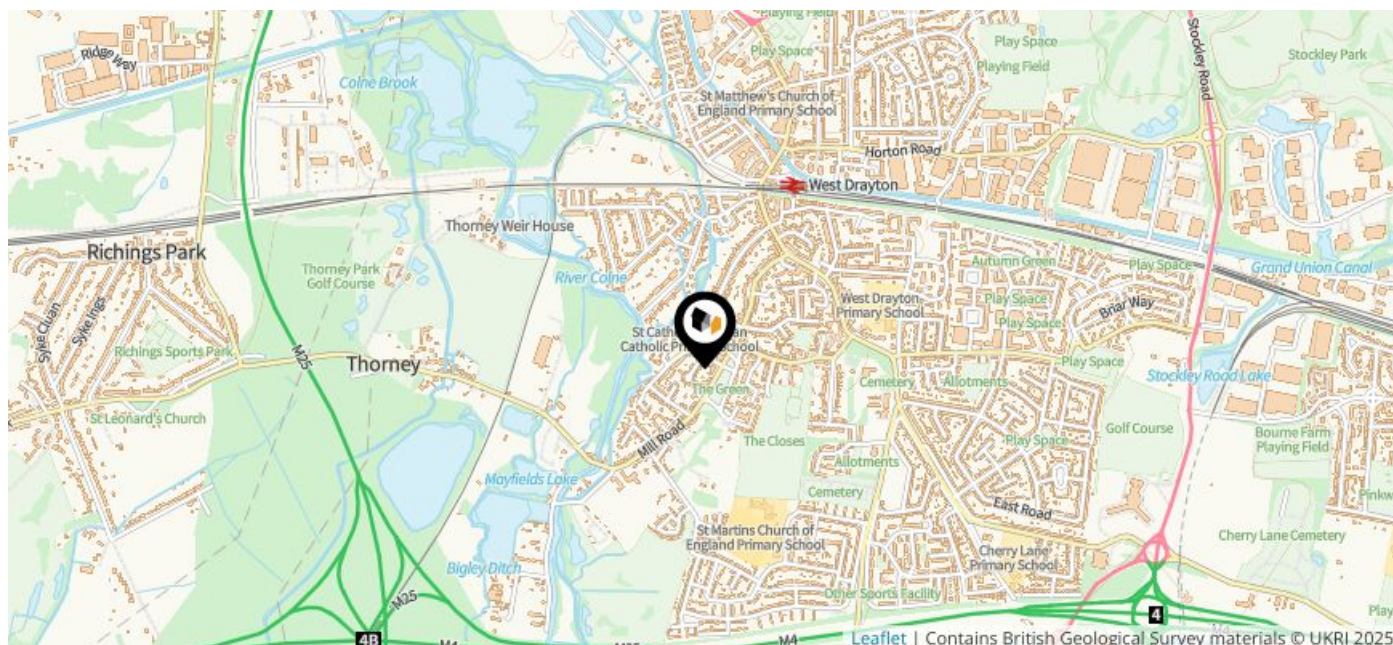
Terraced

+73.17%

Flat

+57.45%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

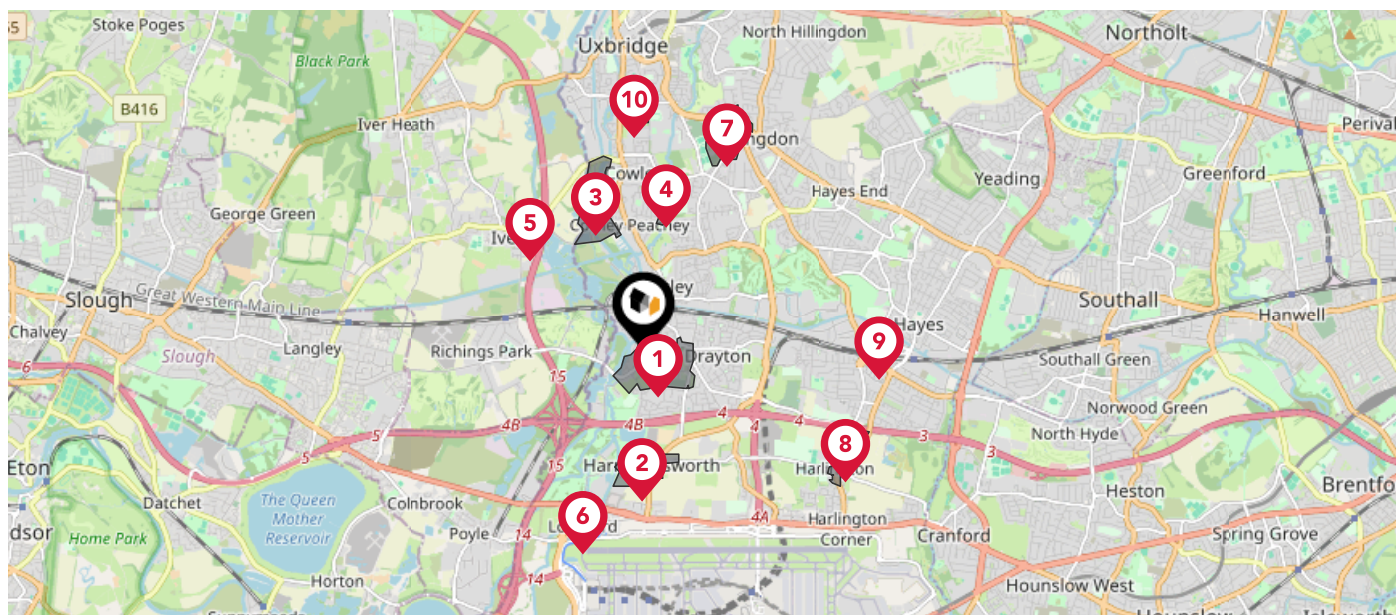
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



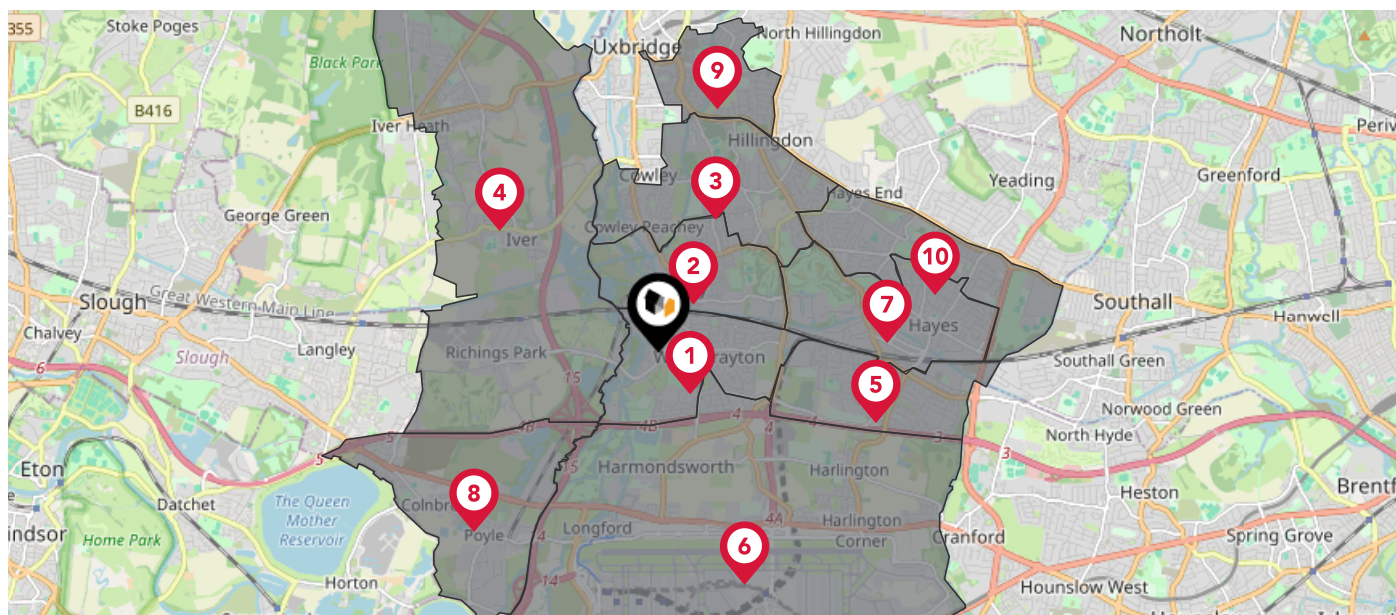
Nearby Conservation Areas

-  1 West Drayton Green
-  2 Harmondsworth Village
-  3 Cowley Lock
-  4 Cowley Church (St Laurence)
-  5 Iver
-  6 Longford Village
-  7 Hillingdon Village
-  8 Harlington Village
-  9 Botwell, Thorn EMI
-  10 The Greenway

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



West Drayton Ward



Yiewsley Ward



Colham & Cowley Ward



Iver Ward



Pinkwell Ward



Heathrow Villages Ward



Hayes Town Ward



Colnbrook with Poyle Ward

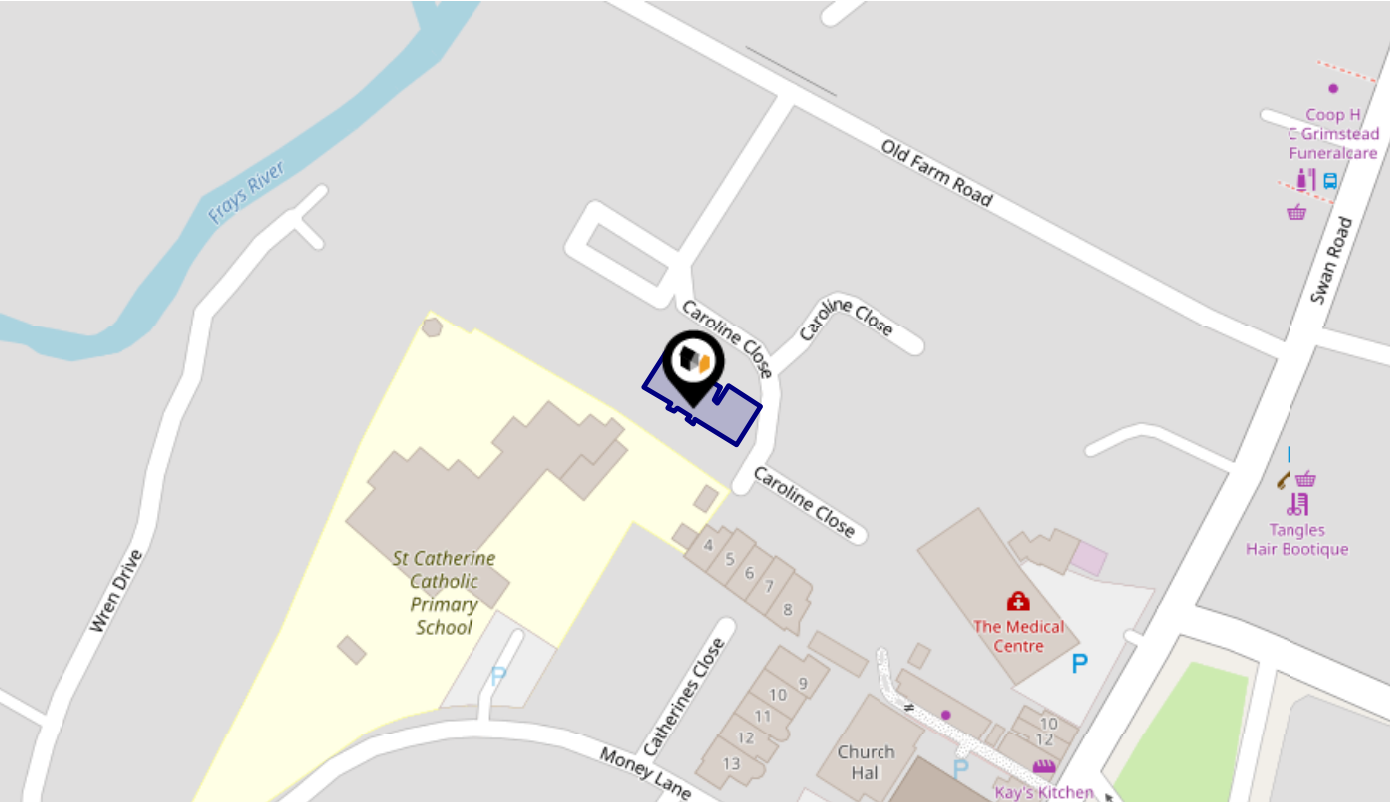


Hillingdon West Ward



Wood End 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.

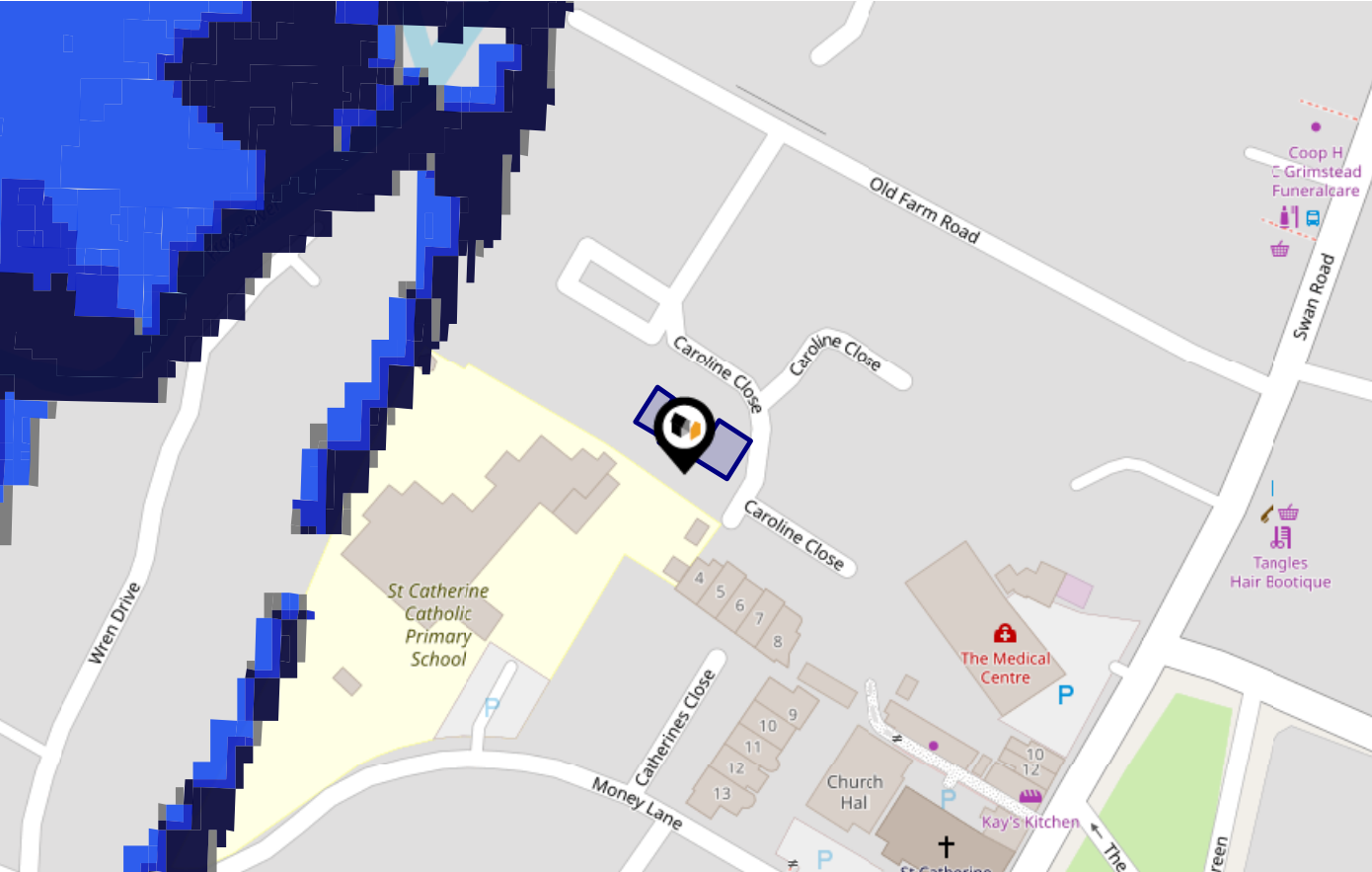
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

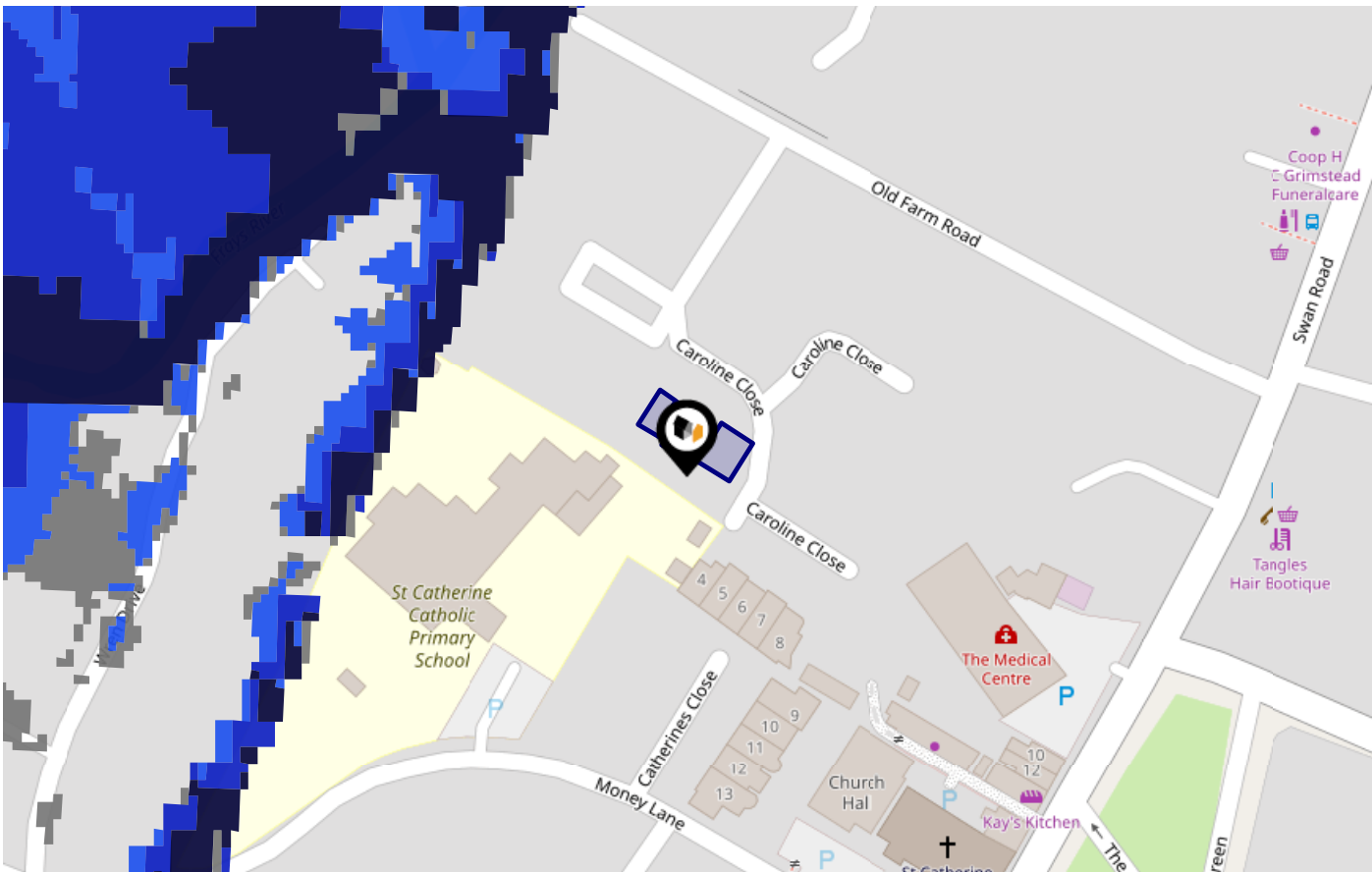
Chance of flooding to the following depths at this property:



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.

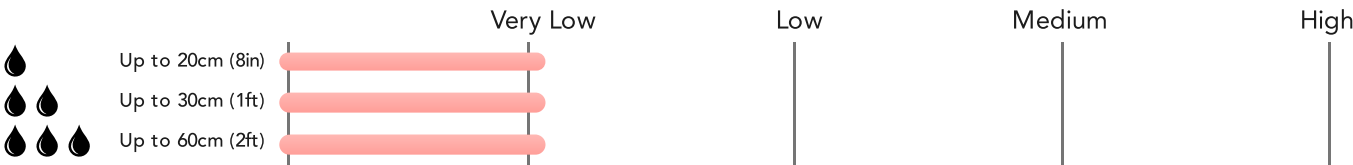


Risk Rating: Very low

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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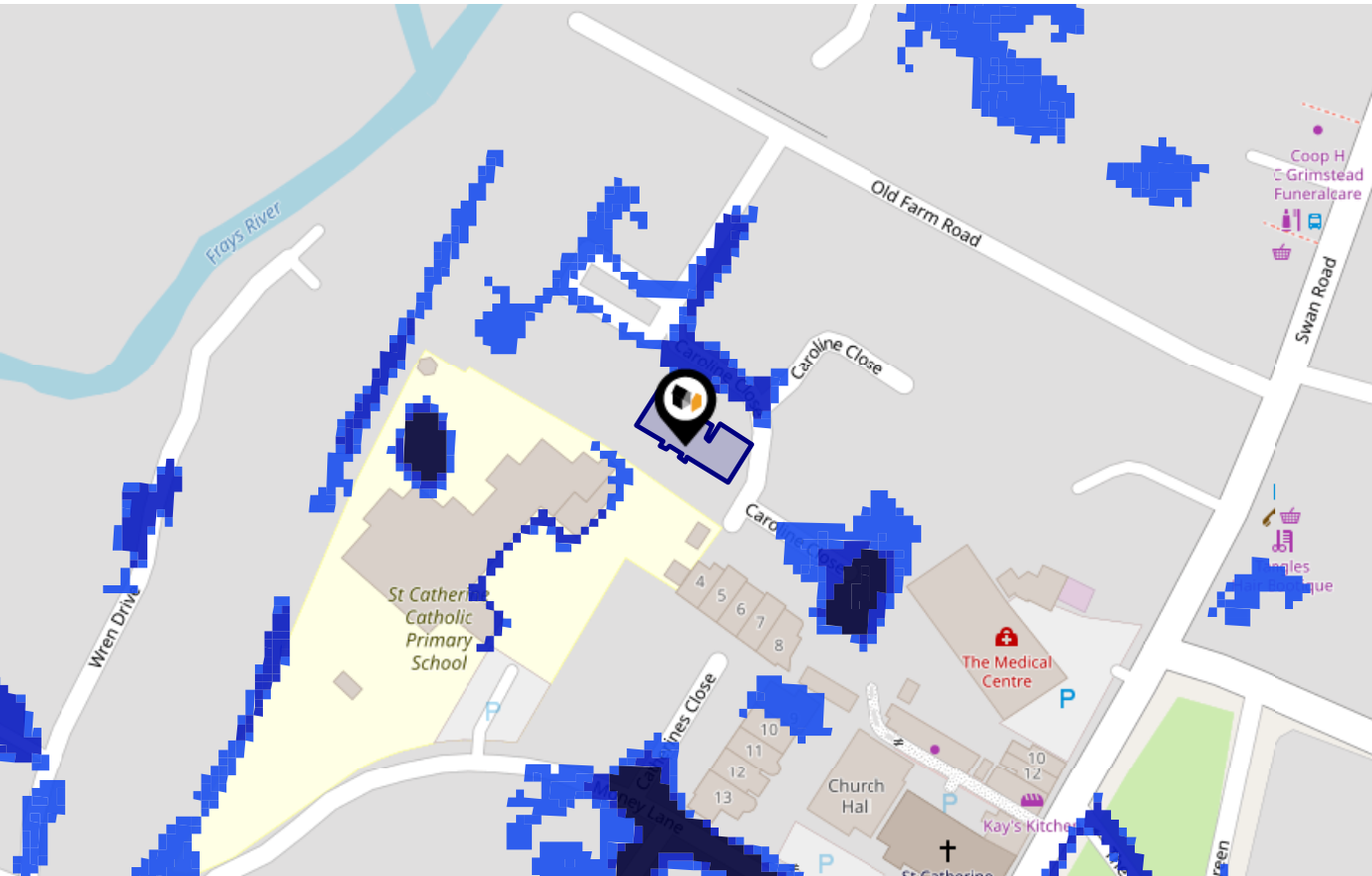
Chance of flooding to the following depths at this property:



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.

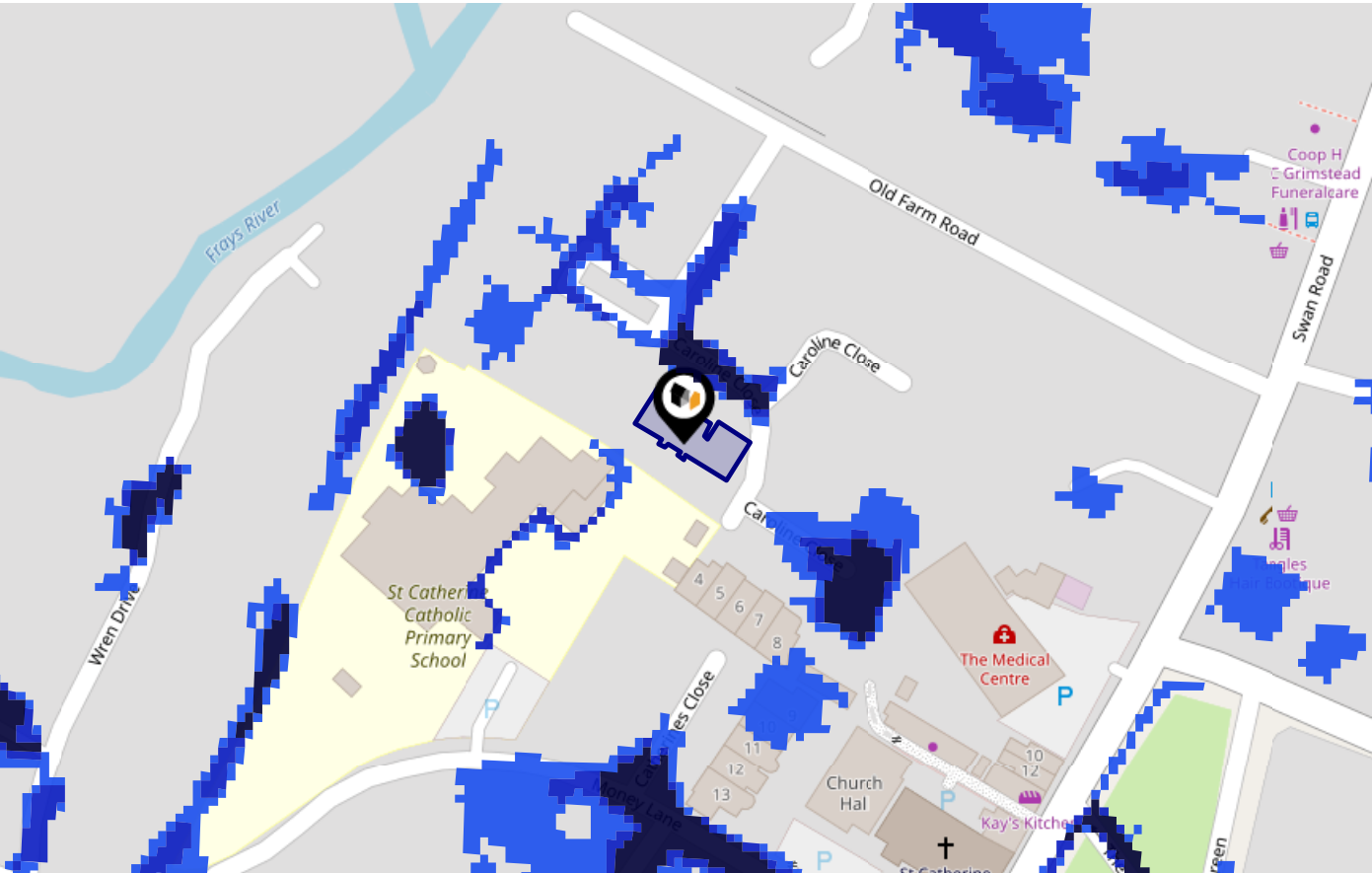
Chance of flooding to the following depths at this property:



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.

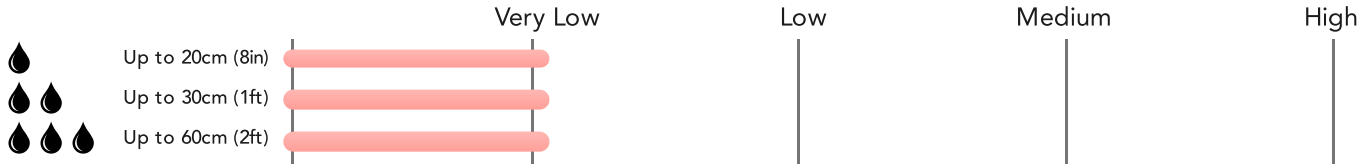


Risk Rating: Very low

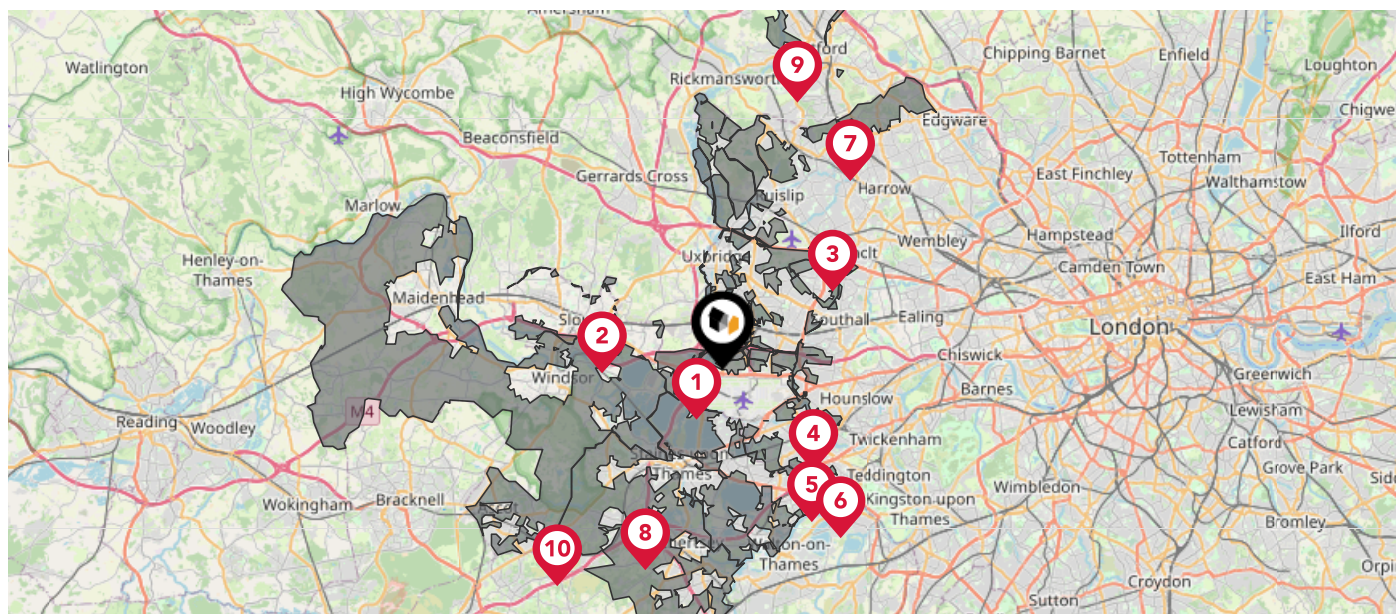
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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...



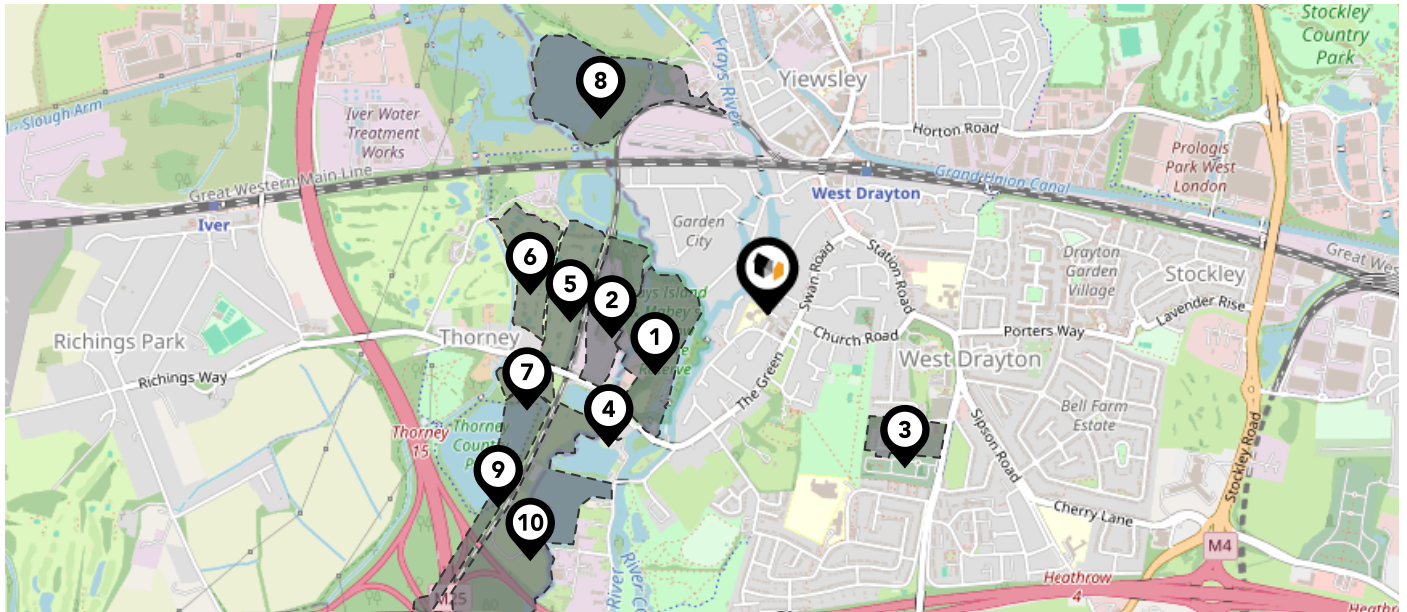
Nearby Green Belt Land

-  London Green Belt - Hillingdon
-  London Green Belt - Slough
-  London Green Belt - Ealing
-  London Green Belt - Hounslow
-  London Green Belt - Spelthorne
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Harrow
-  London Green Belt - Runnymede
-  London Green Belt - Watford
-  London Green Belt - Windsor and Maidenhead

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.



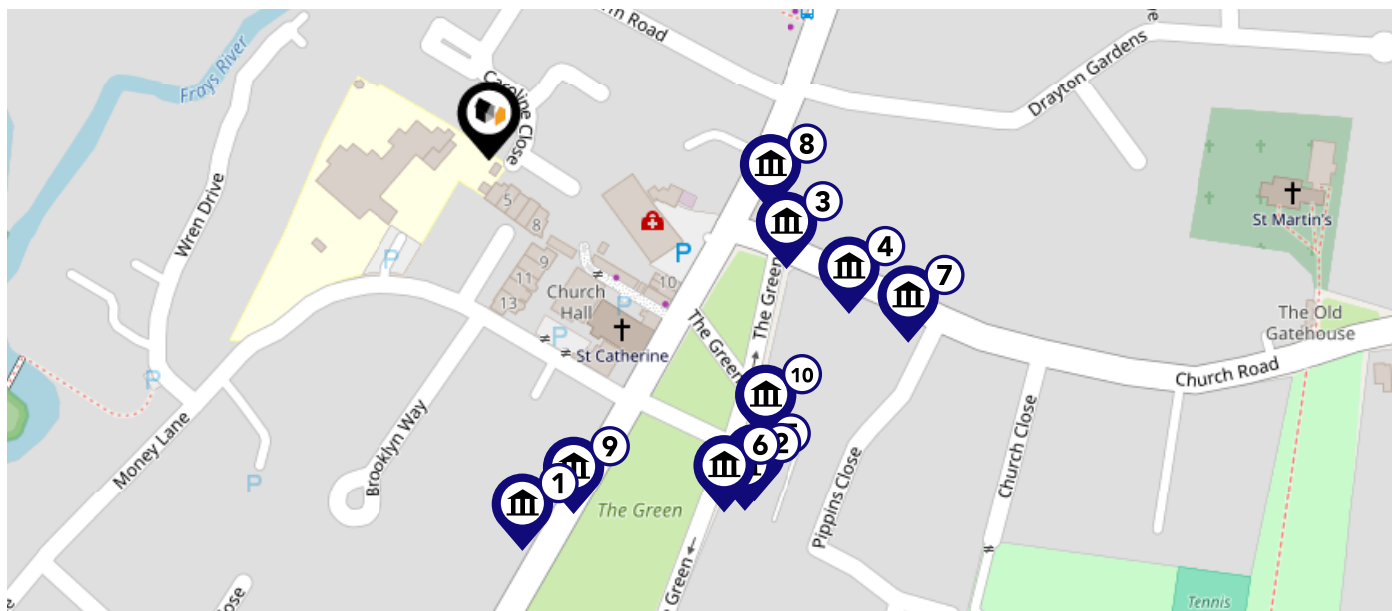
Nearby Landfill Sites











	Thorney Mill Site-Thorney Mill Road	Historic Landfill	
	Bagley Ditch-West Drayton, Hillingdon, London	Historic Landfill	
	North of Laurel Lane-Laurel Lane	Historic Landfill	
	South of Thorney Mill Road-Thorney Mill Road	Historic Landfill	
	Thorney Mill-Thorney Mill Road, Iver, Buckinghamshire	Historic Landfill	
	Thorney Mill-Thorney Mill Road, Iver, Buckinghamshire	Historic Landfill	
	Larbourne Farm-Thorney Mill Road, Iver, Buckinghamshire	Historic Landfill	
	Trout Lane-Yiewsley, Hillingdon, London	Historic Landfill	
	Larbourne Farm Tip-Iver, Buckinghamshire	Historic Landfill	
	William Boyer and Sons Limited-Thorney Mill Lane, Buckinghamshire	Historic Landfill	

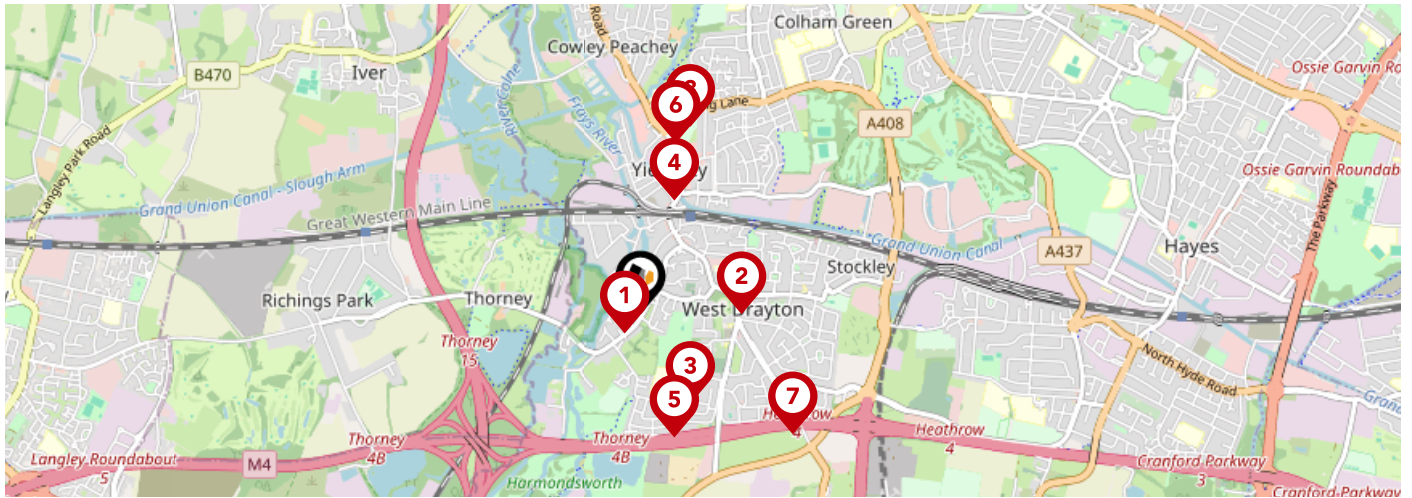
Maps









Listed Buildings

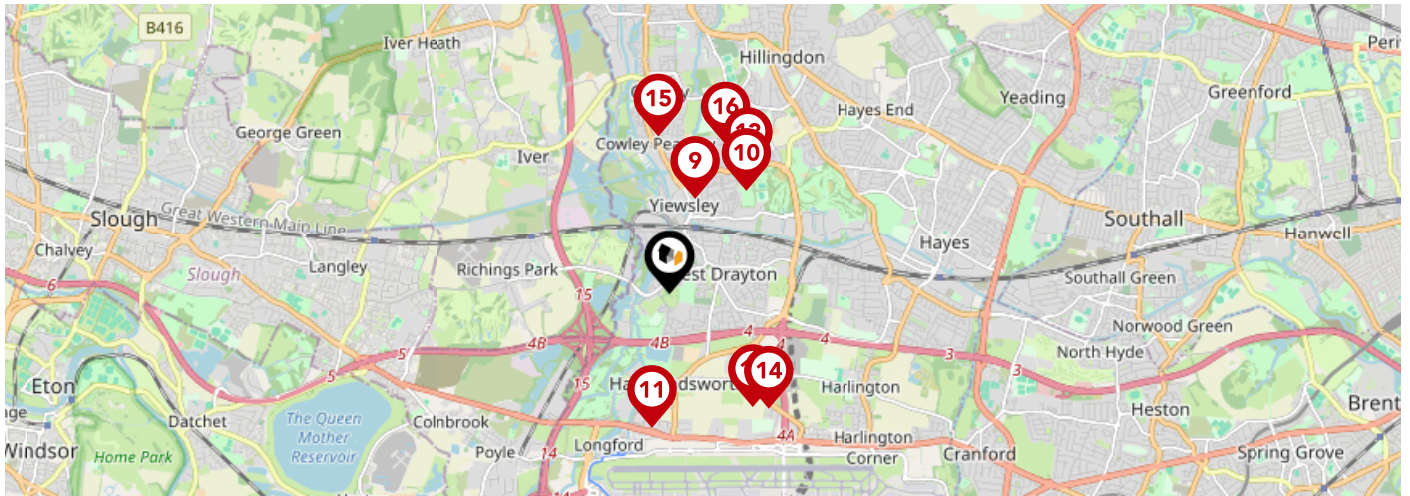
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1358355 - Hope Cottage	Grade II	0.1 miles
	1080249 - Elmsdale House	Grade II	0.1 miles
	1286104 - 1-11, The Green	Grade II	0.1 miles
	1286348 - Walls In Front Of Numbers 52-58 (even) And Along West End Of Property	Grade II	0.1 miles
	1286057 - Wall To North Of Number 31	Grade II	0.1 miles
	1358352 - Forecourt Walls To Number 31	Grade II	0.1 miles
	1358327 - Wall In Front Of Numbers 40 To 50 (even)	Grade II	0.1 miles
	1080119 - Pair Of K6 Telephone Kiosks In Front Of Number 85, North Of Church Road, The Green	Grade II	0.1 miles
	1080253 - Front Wall And Gates To Number 24	Grade II	0.1 miles
	1286076 - 27, The Green And Industrial Buildings Adjoining Behind Number 27	Grade II	0.1 miles



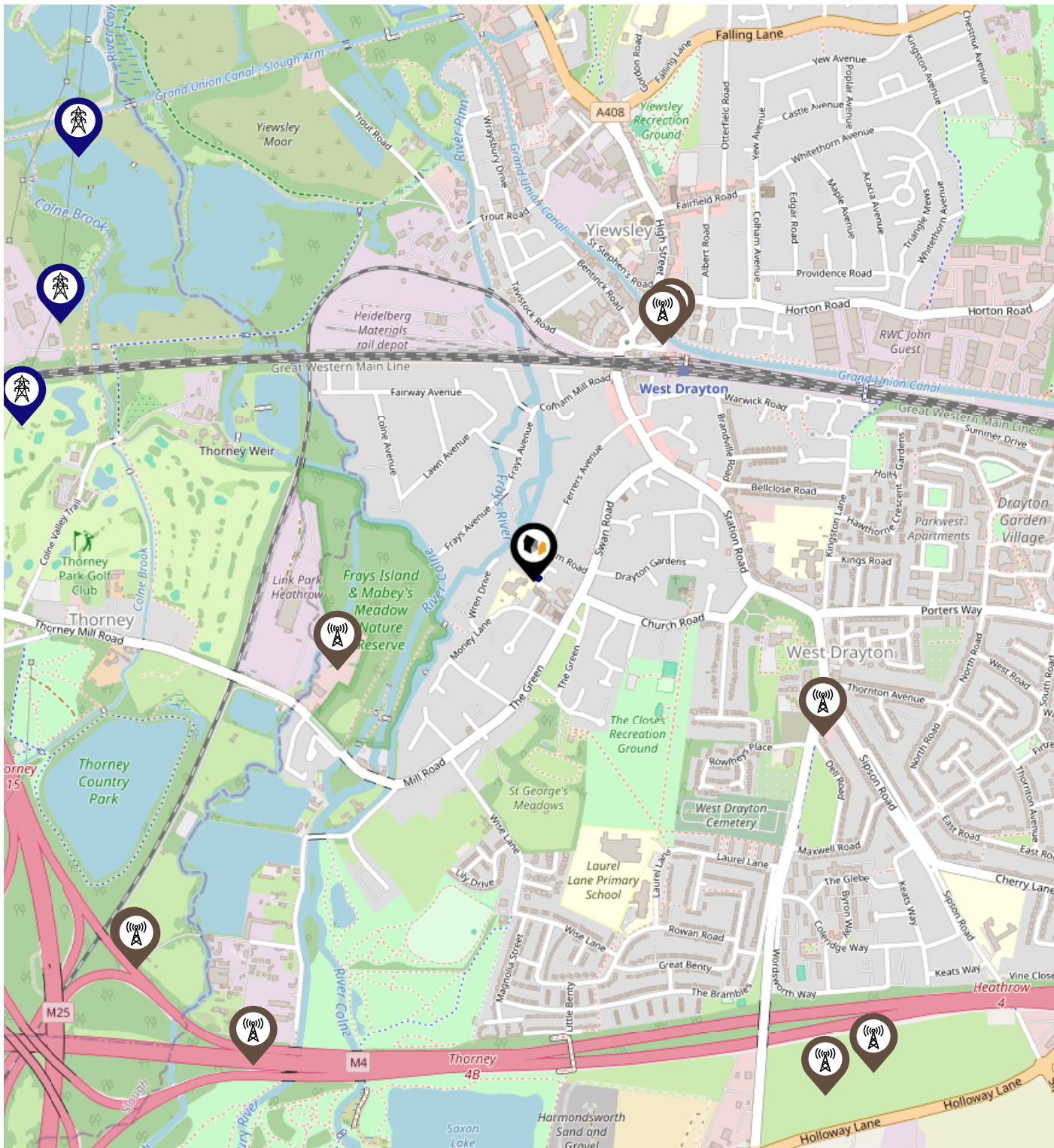
		Nursery	Primary	Secondary	College	Private
	St Catherine Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Drayton Academy Ofsted Rating: Good Pupils: 678 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laurel Lane Primary School Ofsted Rating: Requires improvement Pupils: 320 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's CofE Primary School Ofsted Rating: Good Pupils: 425 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Martin's Church of England Primary School Ofsted Rating: Good Pupils: 260 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rabbsfarm Primary School Ofsted Rating: Good Pupils: 645 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Lane Primary School Ofsted Rating: Good Pupils: 669 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Skills Hub Ofsted Rating: Good Pupils: 103 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The PRIDE Academy Ofsted Rating: Not Rated Pupils: 91 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Academy West London Ofsted Rating: Requires improvement Pupils: 878 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harmondsworth Primary School Ofsted Rating: Good Pupils: 212 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathrow Primary School Ofsted Rating: Good Pupils: 424 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorcroft School Ofsted Rating: Outstanding Pupils: 133 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lady Nafisa School Ofsted Rating: Good Pupils: 87 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cowley St Laurence CofE Primary School Ofsted Rating: Good Pupils: 428 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow High School Ofsted Rating: Good Pupils: 262 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

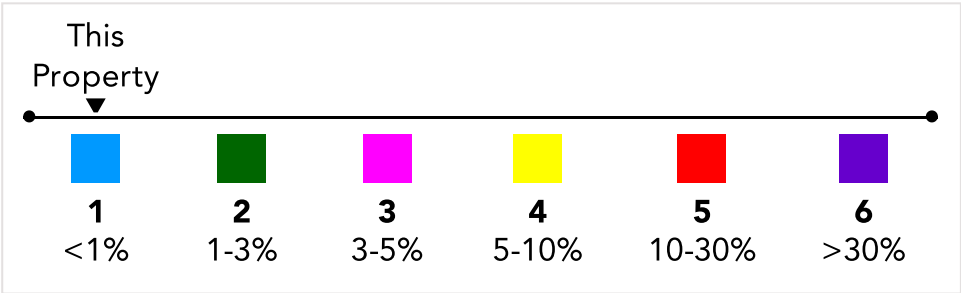
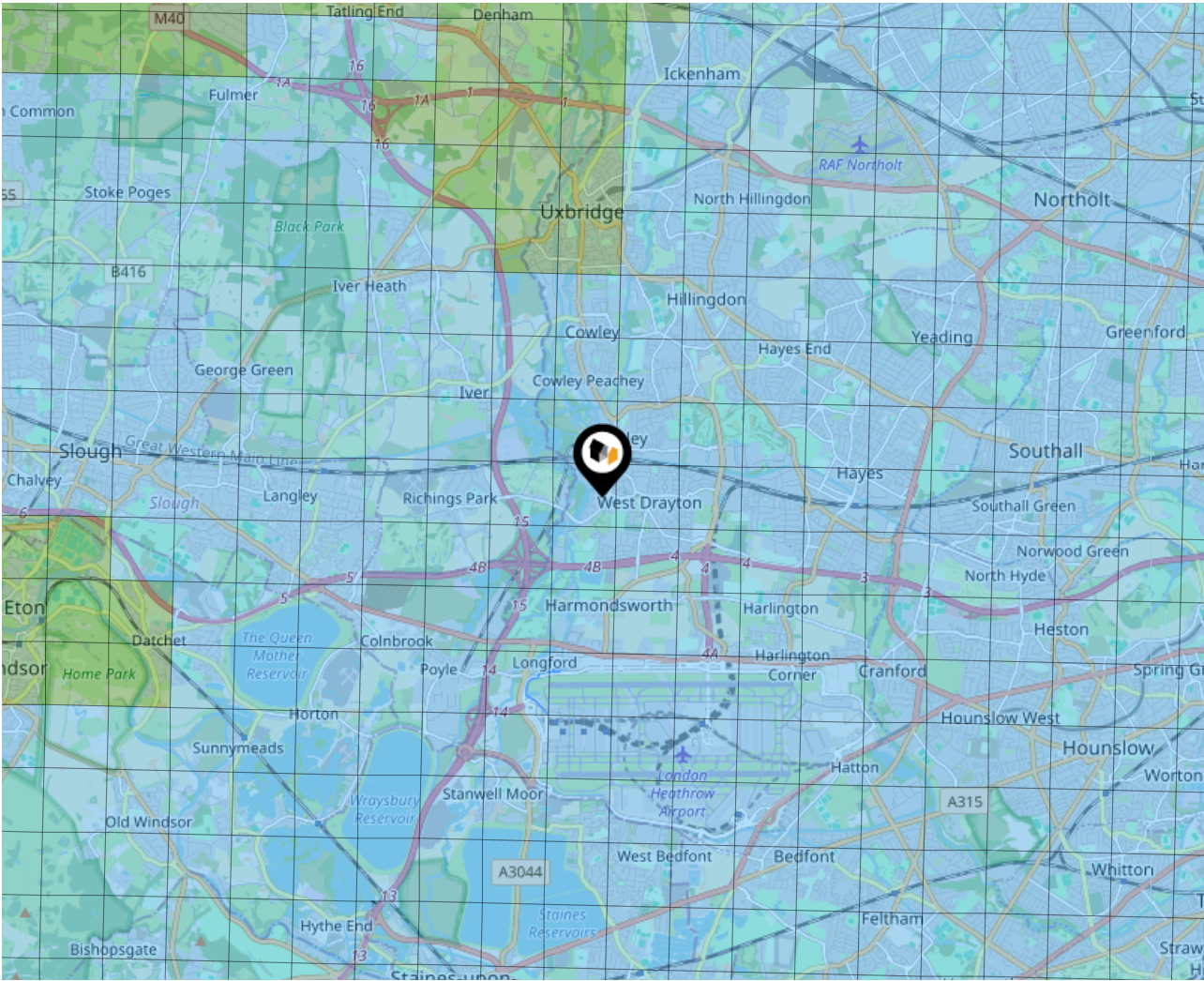


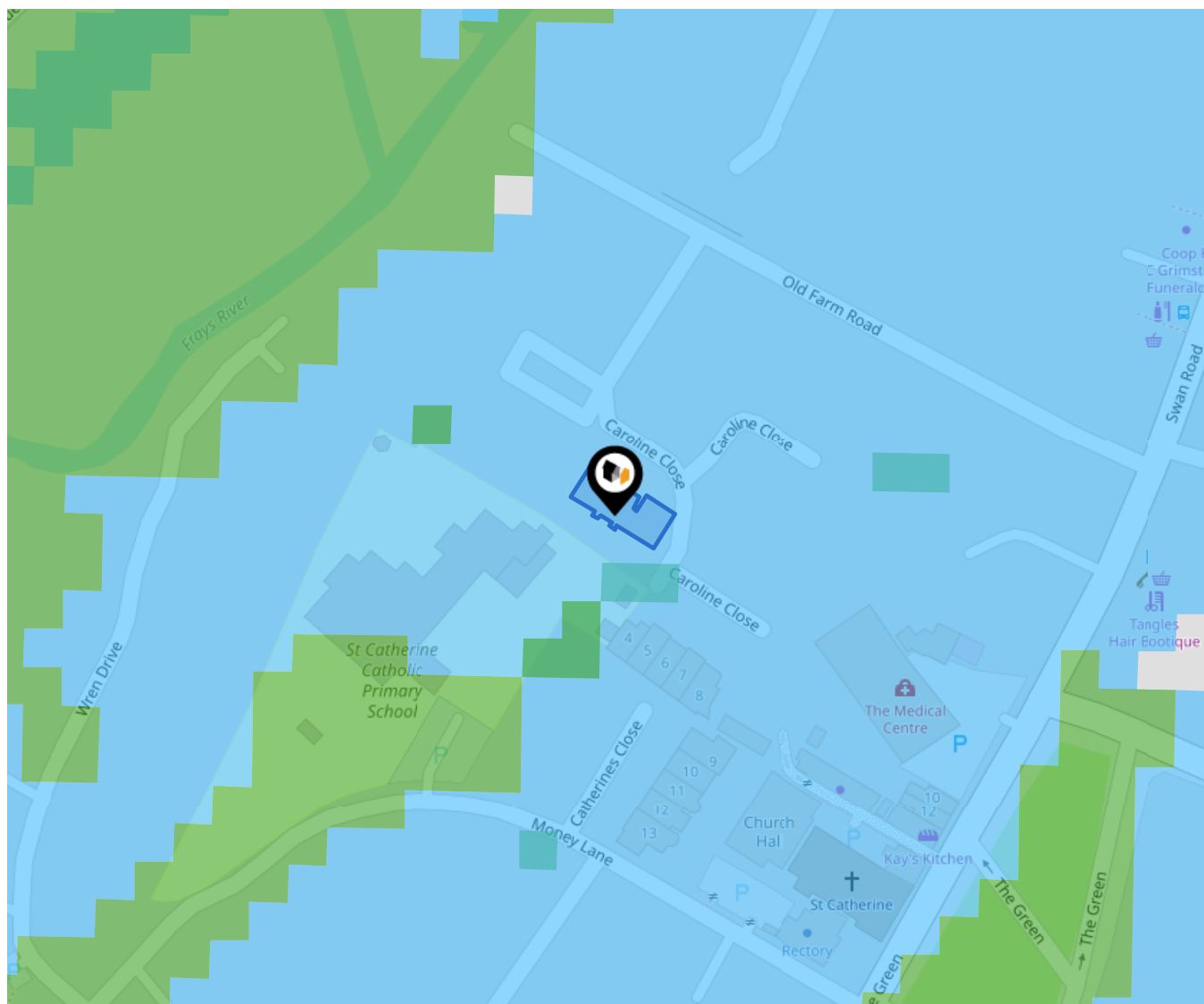
Key:

-  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).



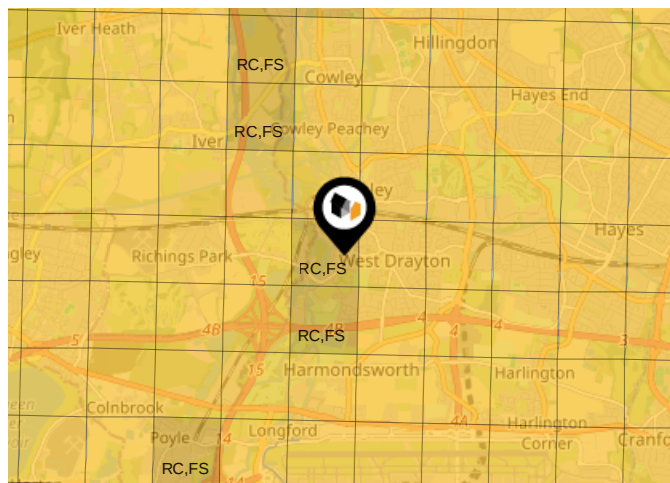


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

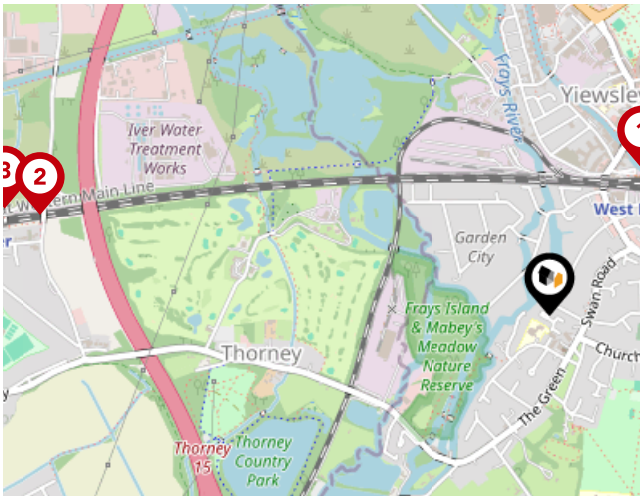
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		






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

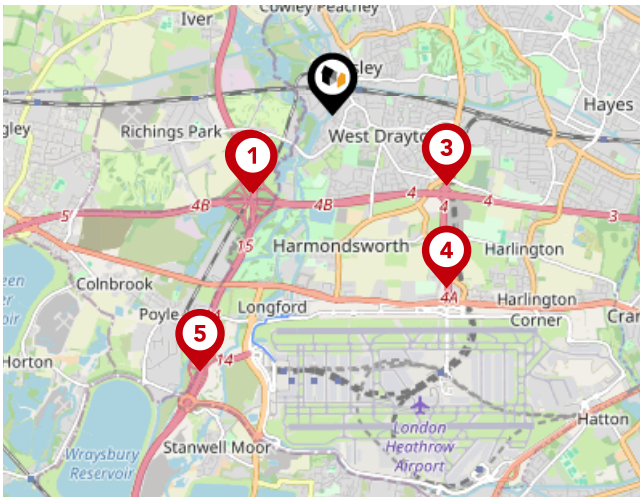
Area

Transport (National)








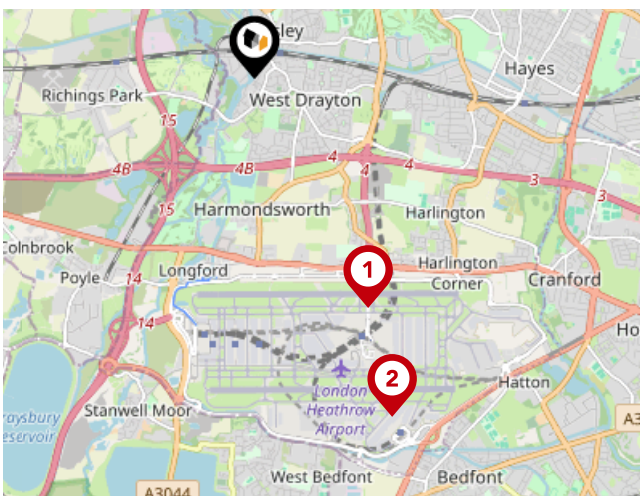
National Rail Stations

Pin	Name	Distance
	West Drayton Station	0.4 miles
	Iwer Rail Station	1.2 miles
	Iwer Rail Station	1.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M25 J15	1.03 miles
	M4 J4B	1.05 miles
	M4 J4	1.23 miles
	M4 J4A	1.92 miles
	M25 J14	2.67 miles

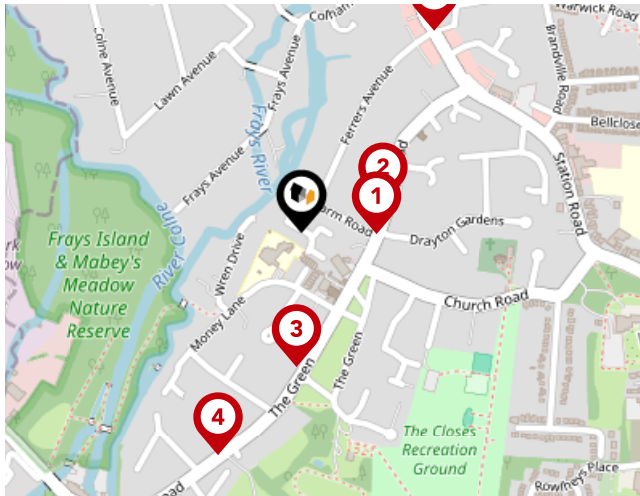


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	2.37 miles
	Heathrow Airport Terminal 4	3.37 miles
	Silvertown	22.7 miles
	Leaves Green	25.04 miles

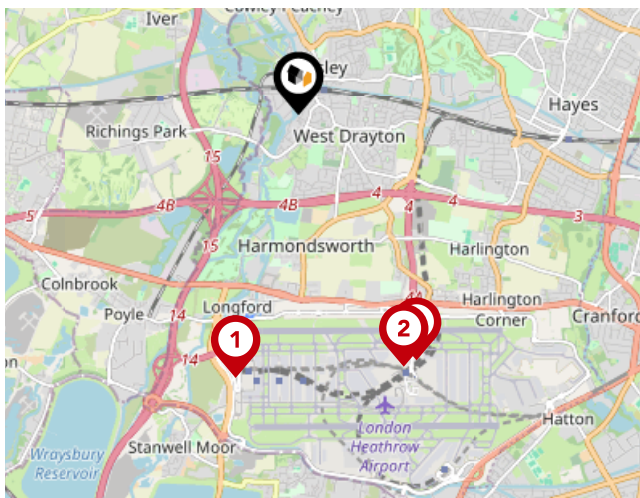
Area

Transport (Local)



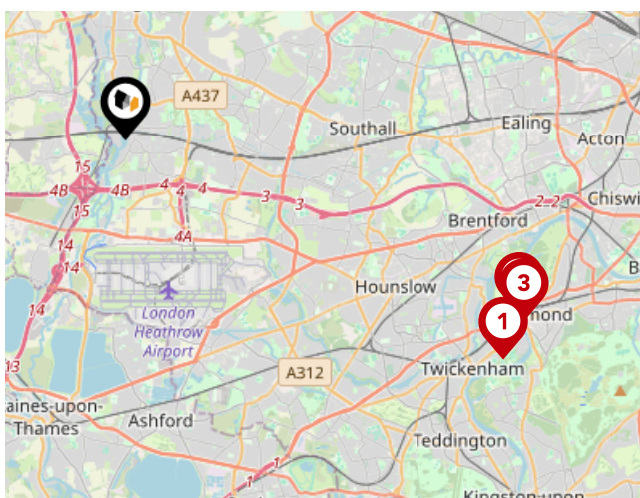
Bus Stops/Stations

Pin	Name	Distance
1	Swan Road	0.09 miles
2	Swan Road	0.1 miles
3	The Green West Drayton	0.16 miles
4	Mill Road Wise Lane	0.27 miles
5	Ferrers Avenue	0.28 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	2.5 miles
2	Heathrow Terminals 2 & 3 Underground Station	2.52 miles
3	Heathrow Terminals 2 & 3 Underground Station	2.52 miles



Ferry Terminals

Pin	Name	Distance
1	Twickenham Hammerton's Pier	8.05 miles
2	Richmond St. Helena Pier	7.95 miles
3	Richmond Landing Stage	8.08 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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