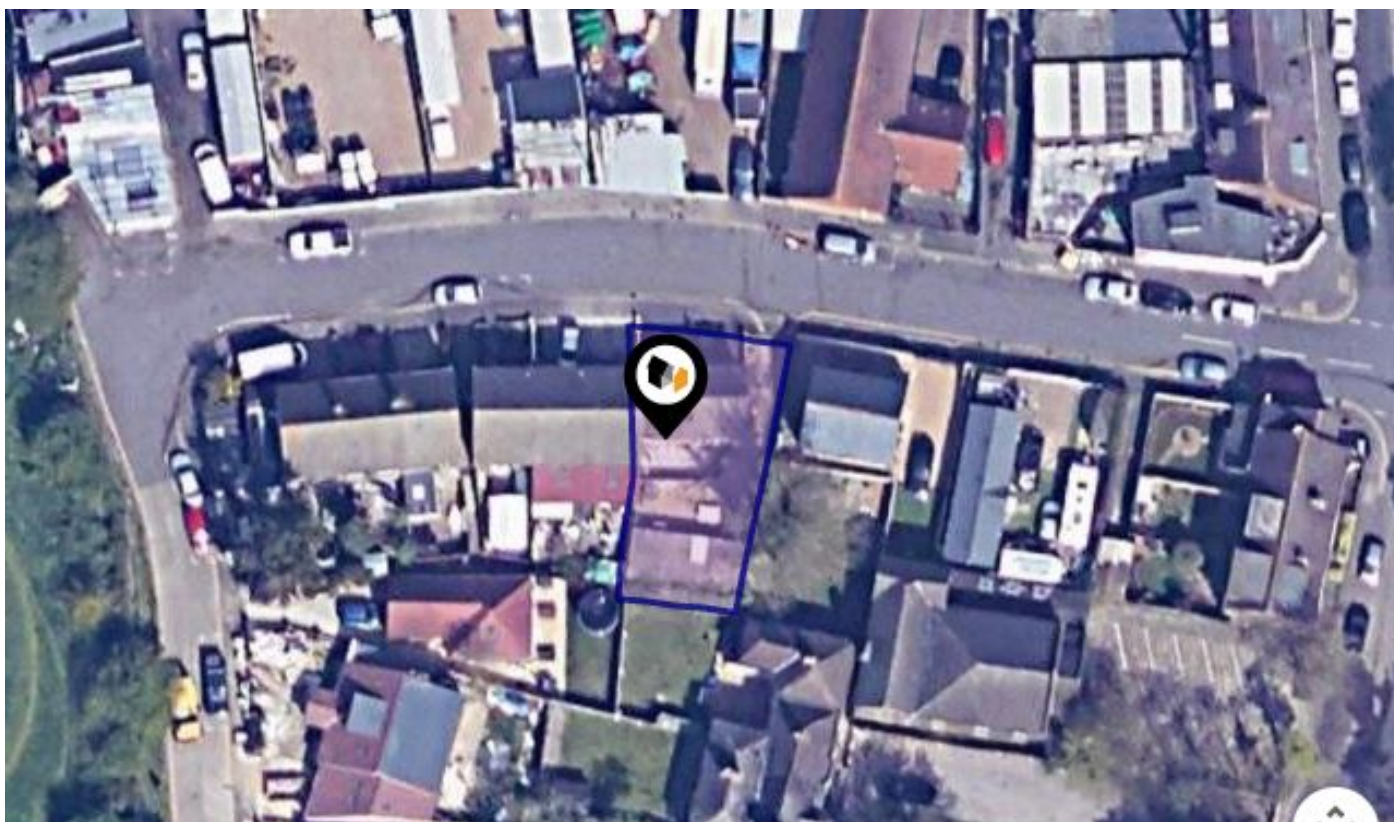# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 19th August 2025

15, MANOR LANE, HARLINGTON, HAYES, UB3 5EG

RICS
Regulated by RICS

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Property

Type:	Flat / Maisonette	**Last Sold Date:**	23/02/2007
Bedrooms:	1	**Last Sold Price:**	£124,000
Floor Area:	473 ft^2 / 44 m^2	**Last Sold £/ft^2:**	£274
Plot Area:	0.07 acres	**Tenure:**	Freehold
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,735		
Title Number:	NGL66197		
UPRN:	100021430057		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**80** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✓ BT ✓ sky ✓ Virgin media

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15 Manor Lane, Harlington, UB3 5EG

Energy rating
C

Valid until 27.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 | C	75 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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"Passionate about property since 1979"
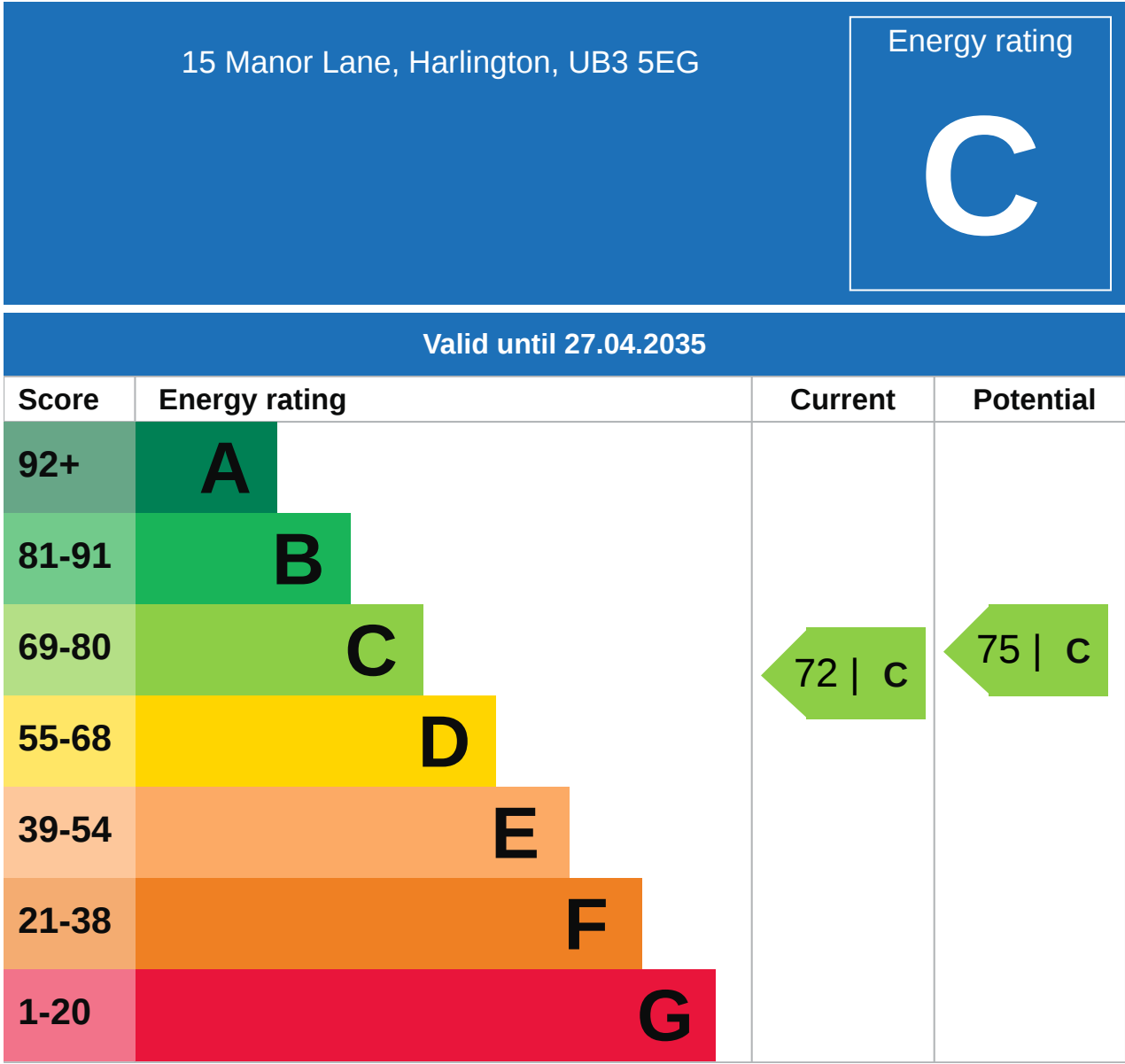
Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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:	(another dwelling below)
Total Floor Area:	44 m^2

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10 Year History of Average House Prices by Property Type in UB3
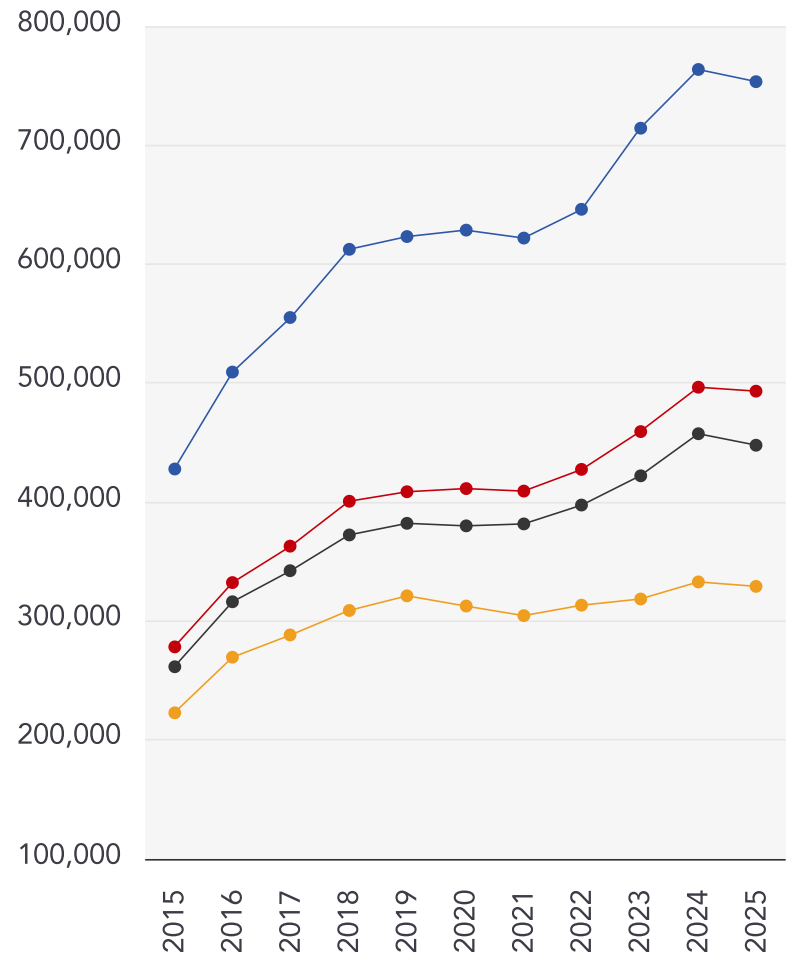
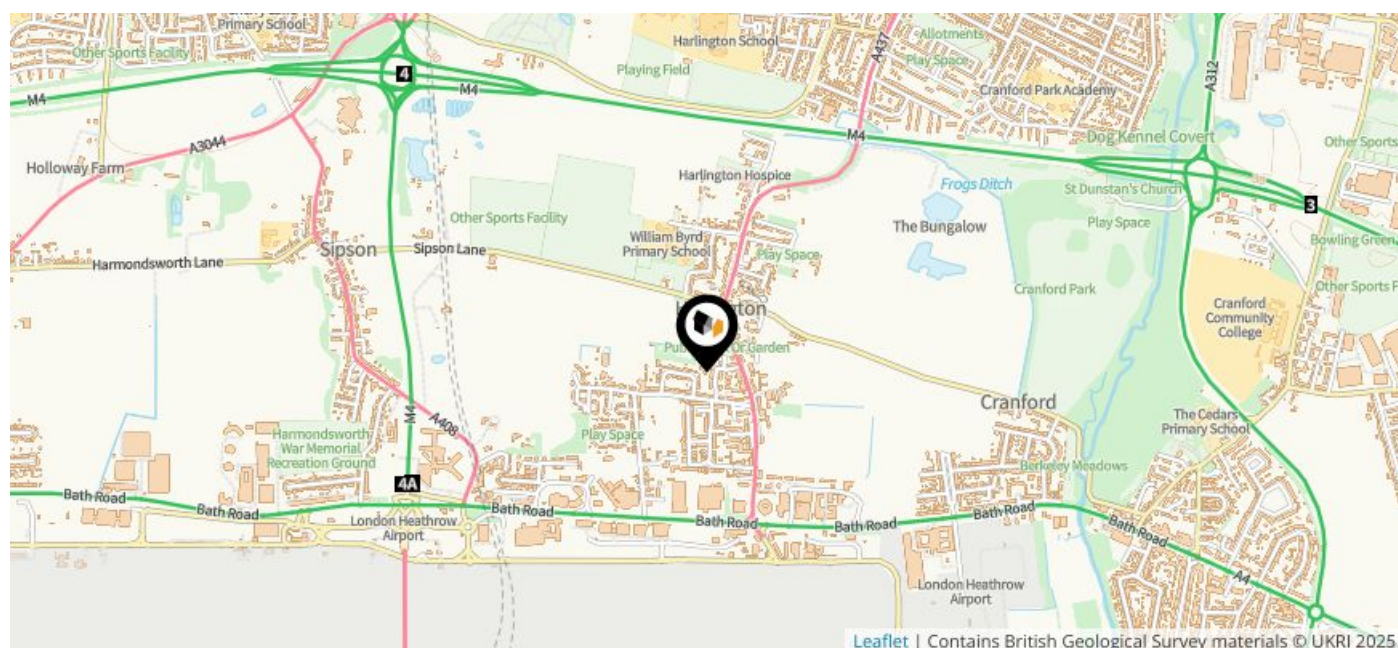**Detached**

+76.11%

Semi-Detached

+77.24%

Terraced

+71.18%

Flat

+47.68%

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

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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.
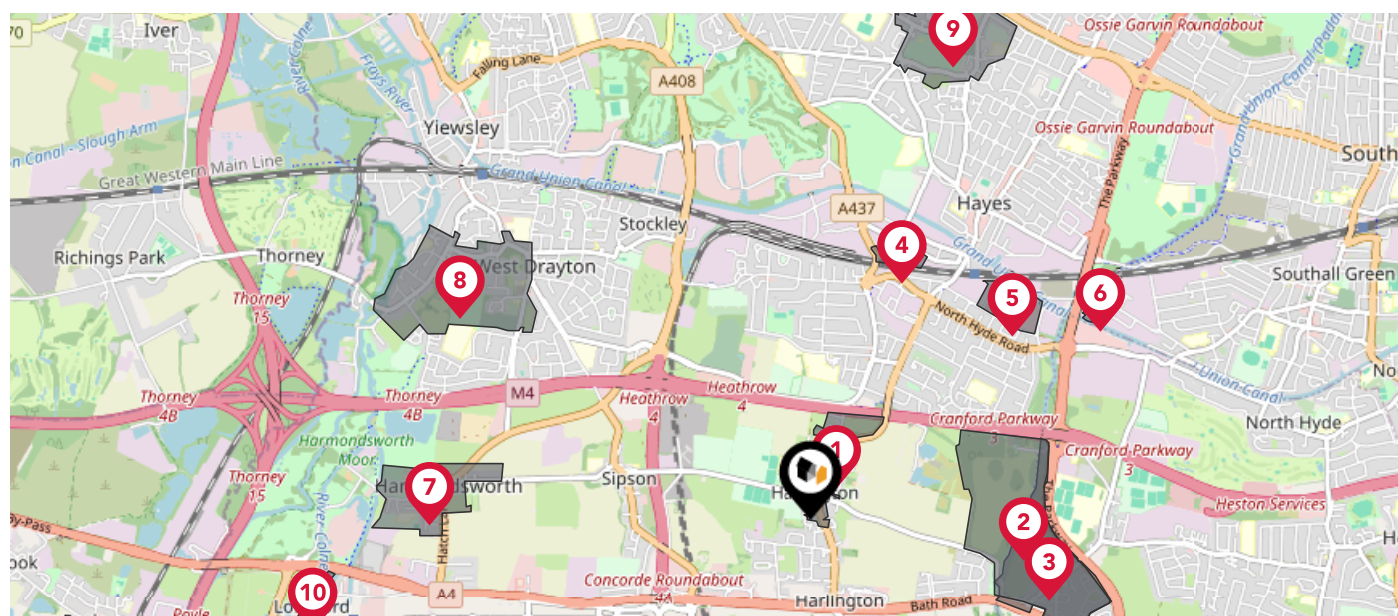

Nearby Conservation Areas	
1	Harlington Village
2	Cranford Park
3	Cranford Village
4	Botwell, Thorn EMI
5	Botwell, Nestles
6	Bulls Bridge
7	Harmondsworth Village
8	West Drayton Green
9	Hayes Village
10	Longford Village

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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
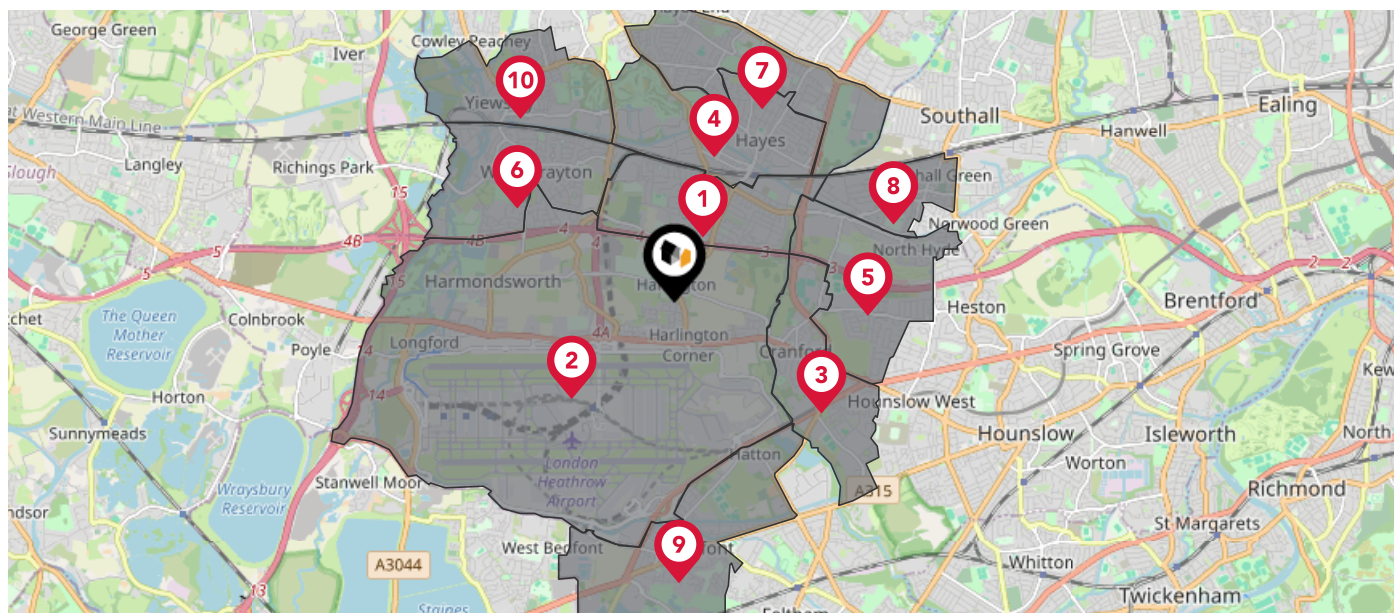
Nearby Council Wards

1	Pinkwell Ward
2	Heathrow Villages Ward
3	Cranford Ward
4	Hayes Town Ward
5	Heston West Ward
6	West Drayton Ward
7	Wood End Ward
8	Southall Green Ward
9	Bedfont Ward
10	Yiewsley Ward

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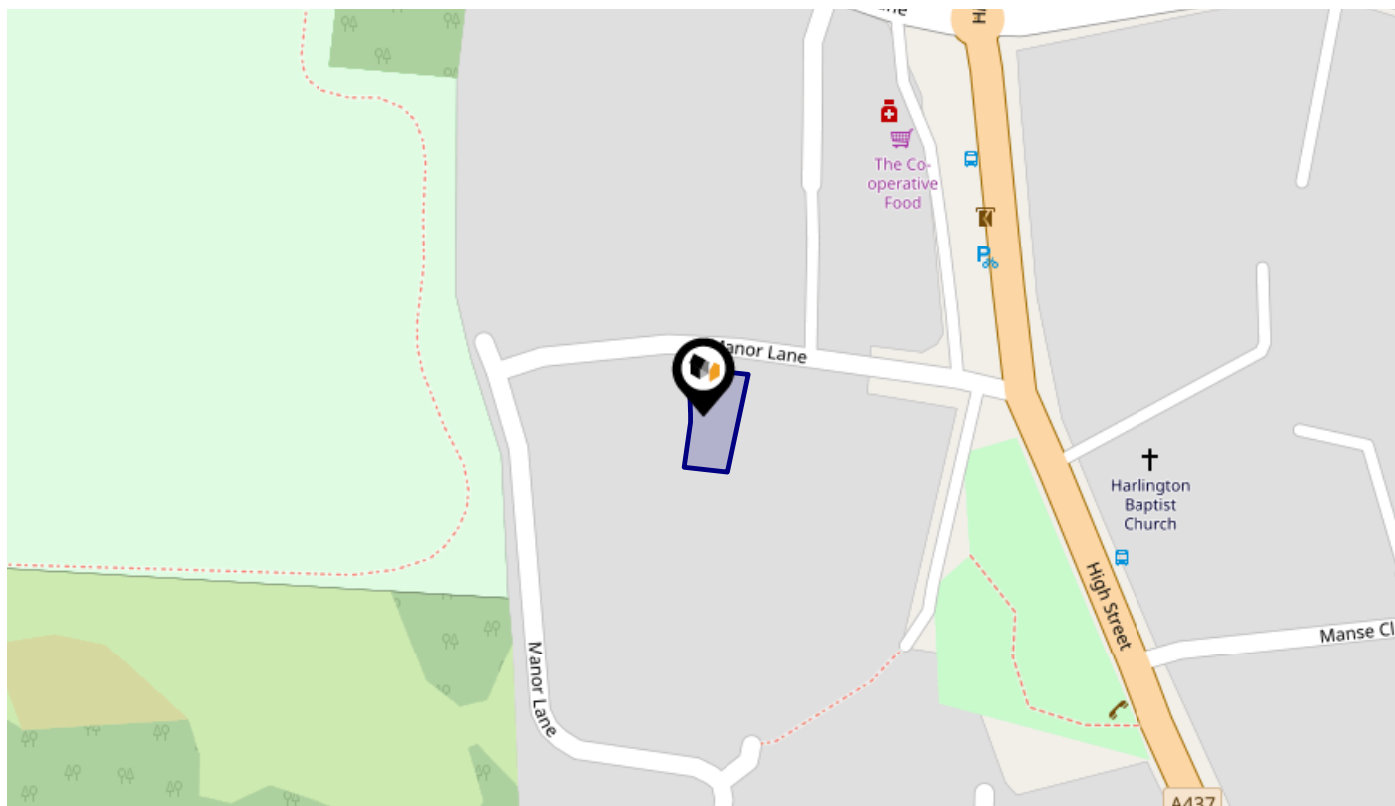
Rail Noise Data

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.

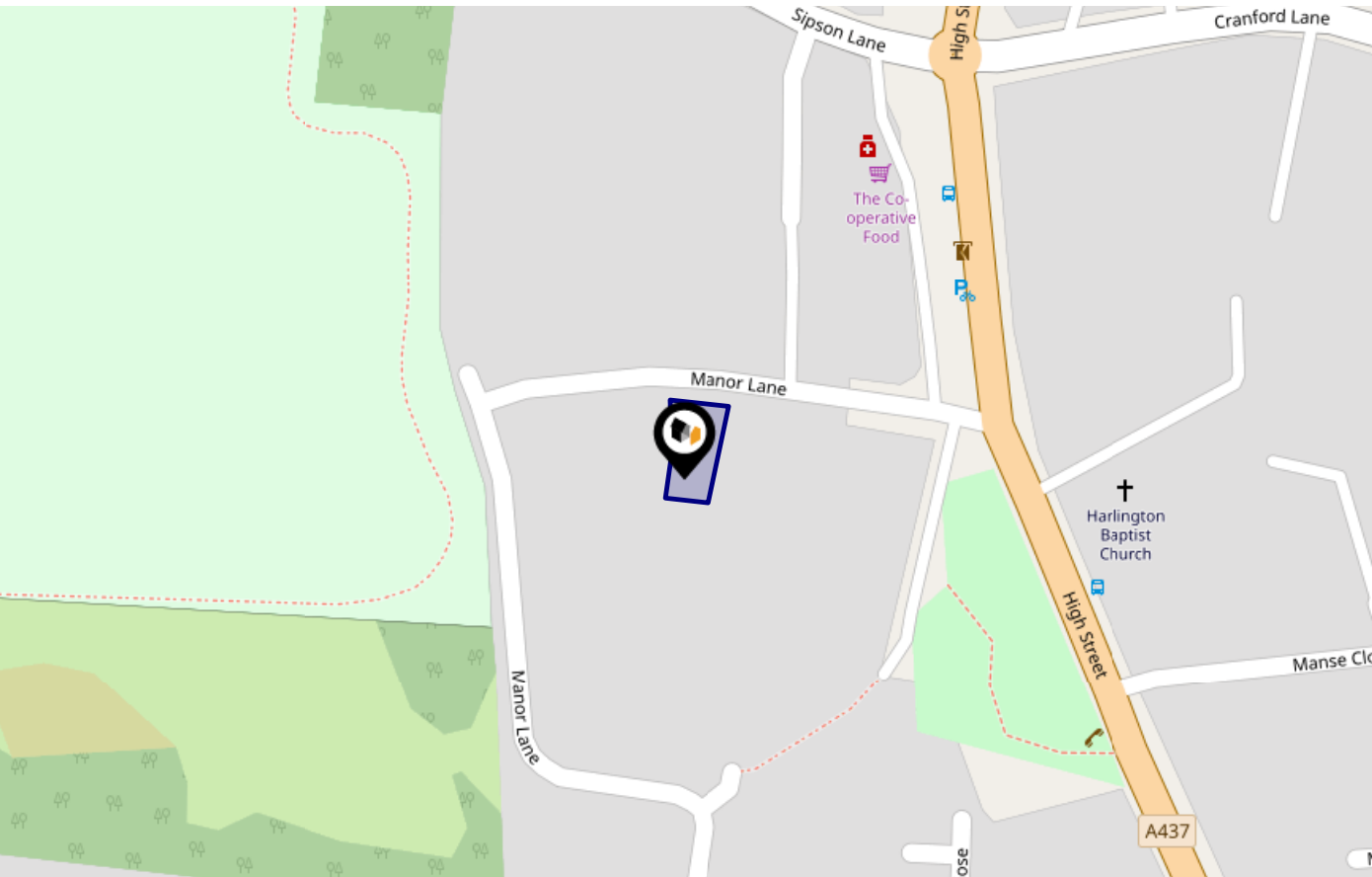The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	🟦

Flood Risk
Rivers & Seas - Flood Risk

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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 (0.1%)** 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)					

KPF - Key Property Facts

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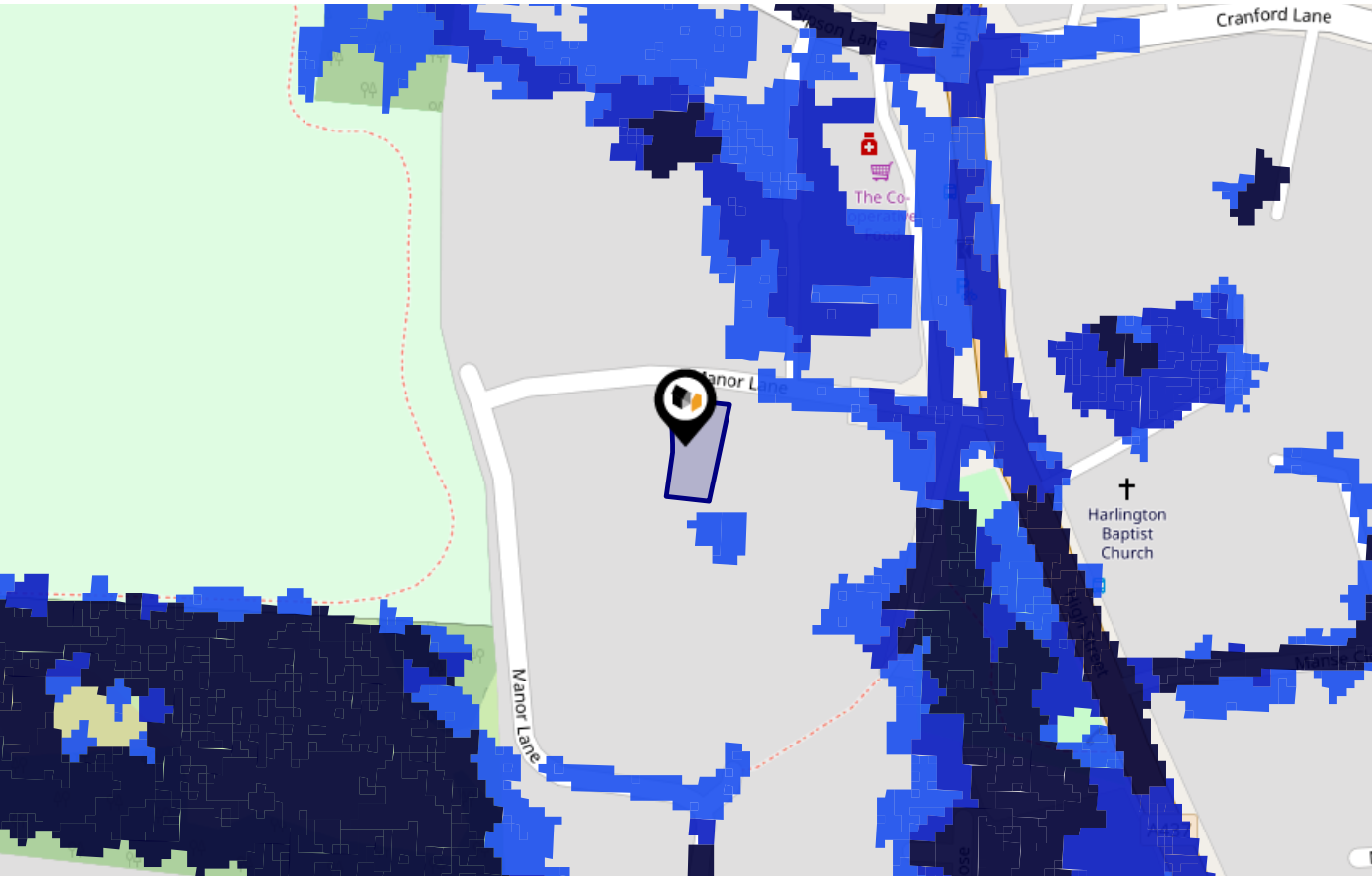
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time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

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

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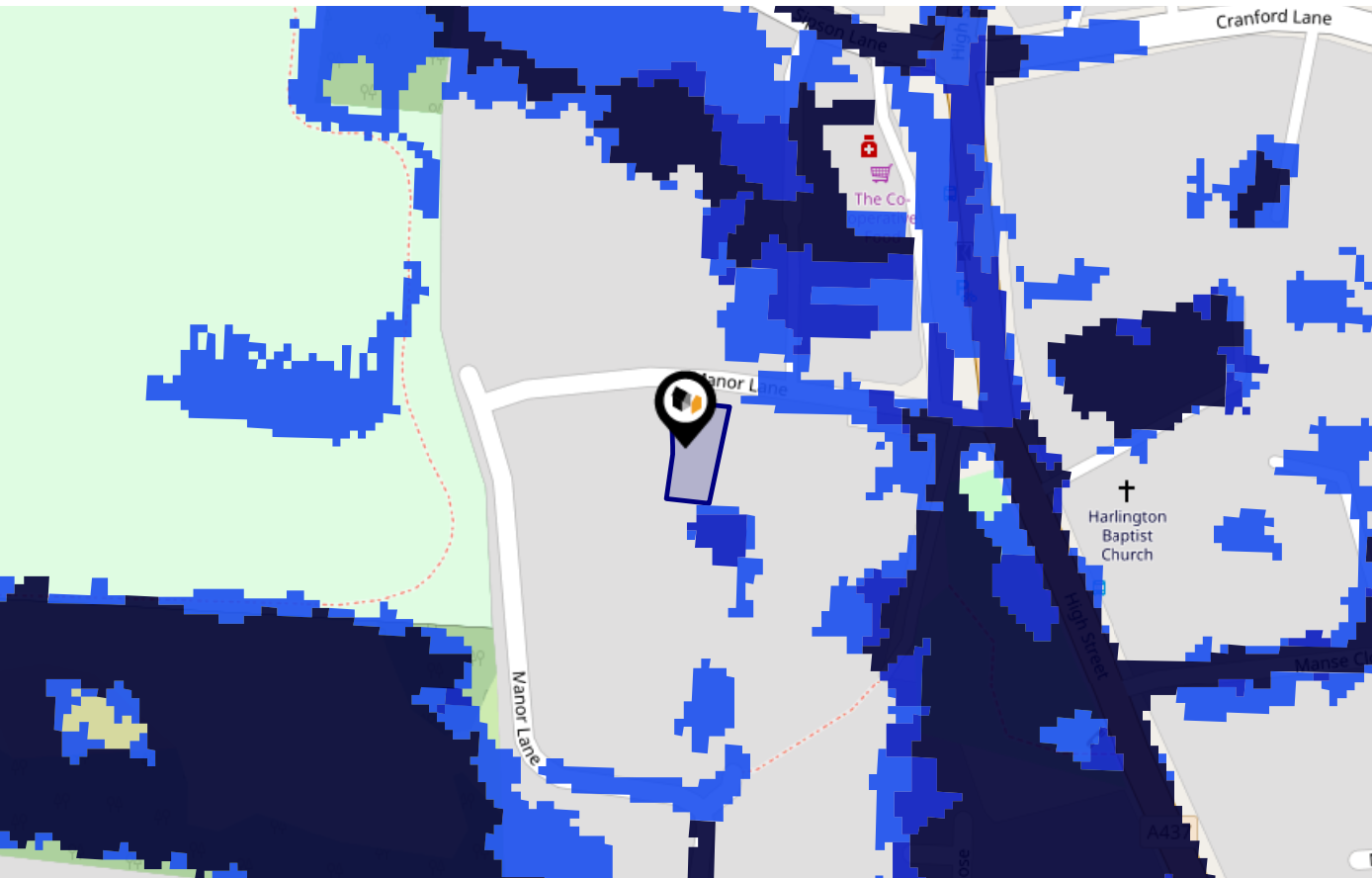
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

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 (0.1%)** 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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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.
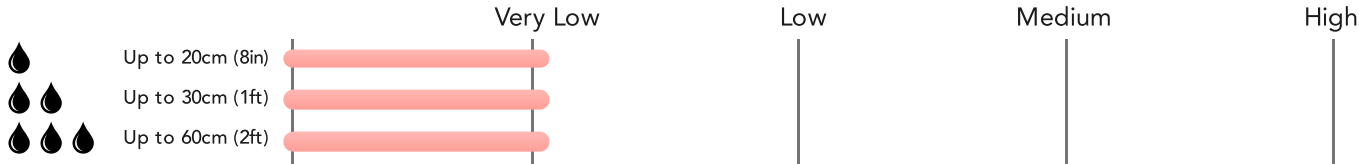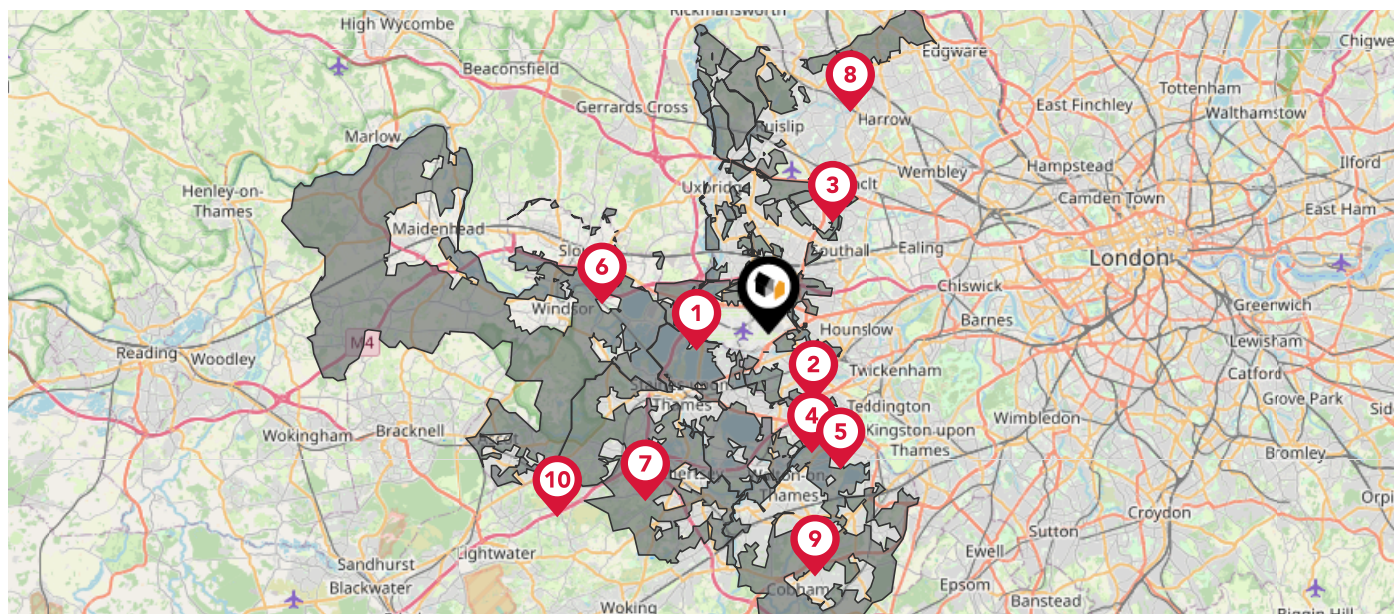

Risk Rating: Very low

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)				

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

Nearby Green Belt Land

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

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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.
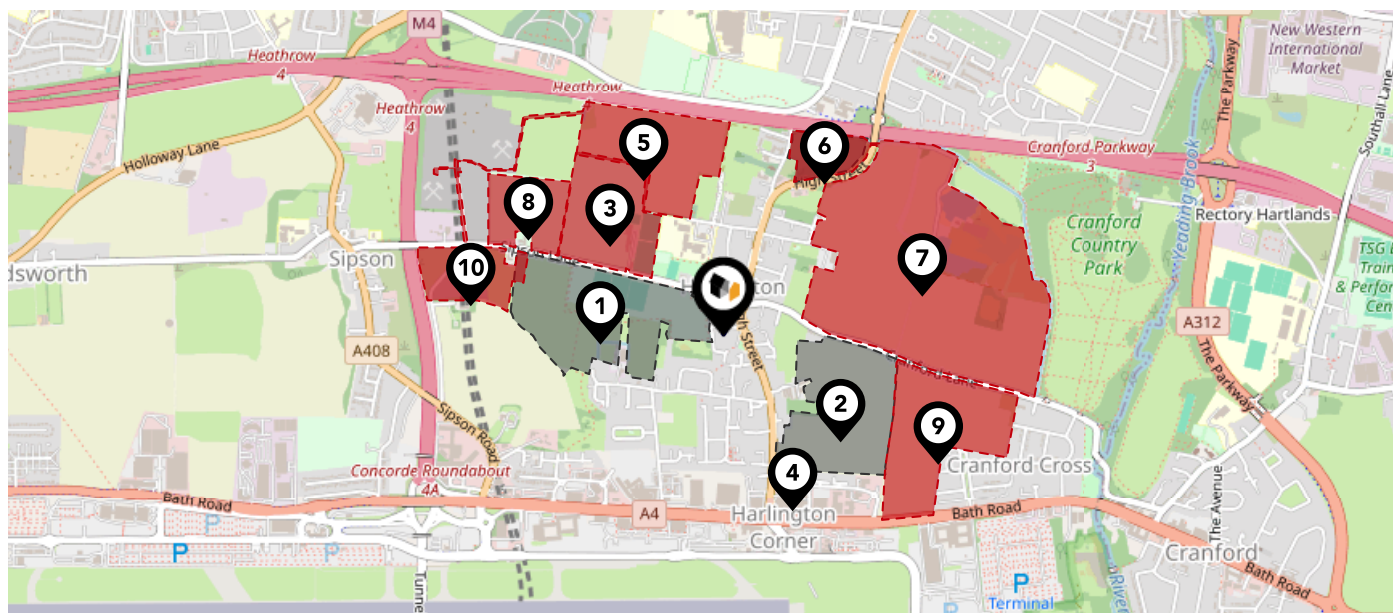
Nearby Landfill Sites

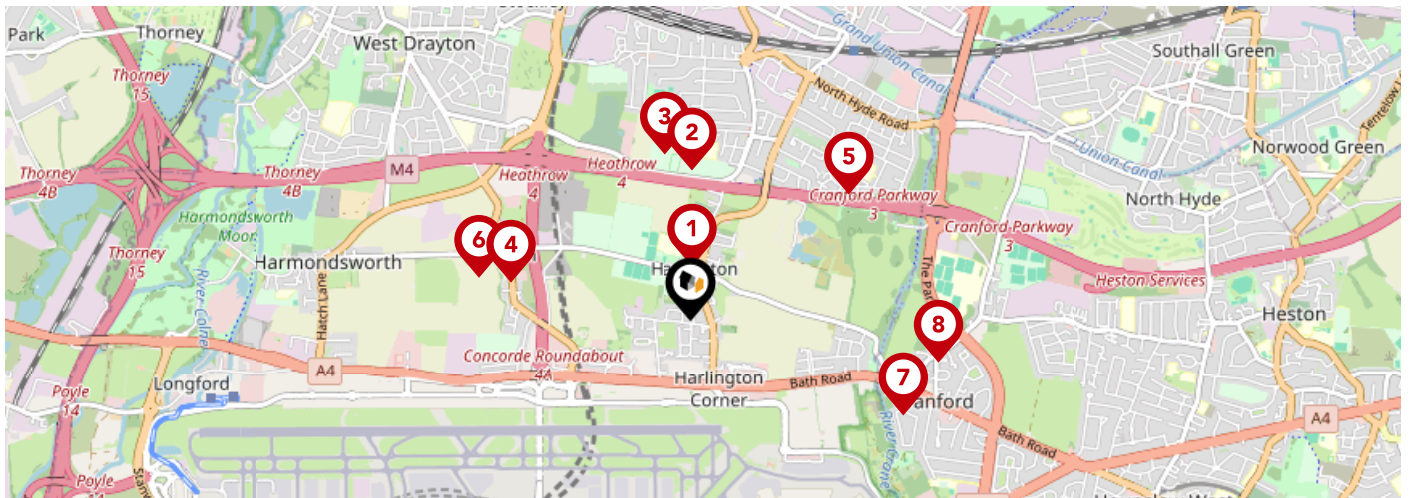| #	Site	Type	
1	Imperial College-South of Sipson Lane, Harlington, Middlesex	Historic Landfill	
2	South of Cranford Lane-Cranford Lane West	Historic Landfill	
3	EA/EPR/AP3696NL/V002 - Henry Streeter (Sand & Ballast) Ltd	Active Landfill	
4	Land Rear of Airport Bowl-Airport Bowl	Historic Landfill	
5	EA/EPR/BT7183IA/V004	Active Landfill	
6	Saint Peters Way-Harlington, West Drayton, Hillingdon, London	Historic Landfill	
7	EA/EPR/AP3896NG/V007	Active Landfill	
8	EA/EPR/AP3196NW/V003 - Henry Streeter (Sand & Ballast) Ltd	Active Landfill	
9	EA/EPR/AP3296NR/V002 - Henry Streeter (Sand & Ballast) Ltd	Active Landfill	
10	EA/EPR/TP3597NJ/V003	Active 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...
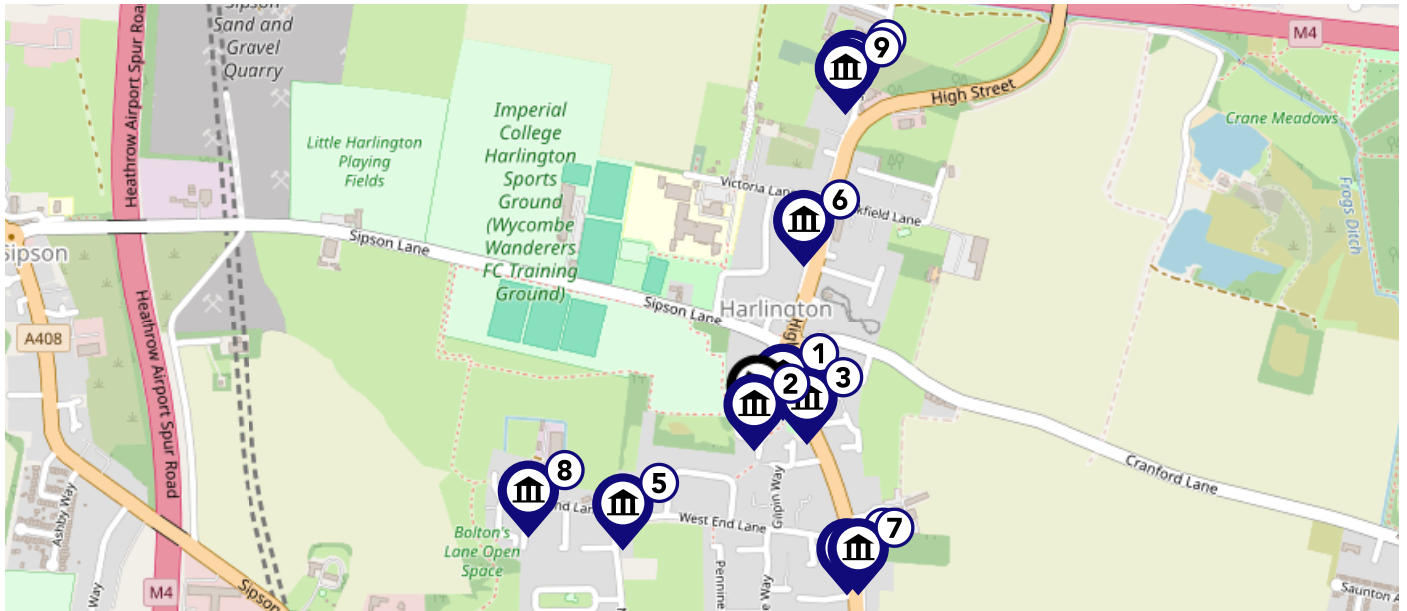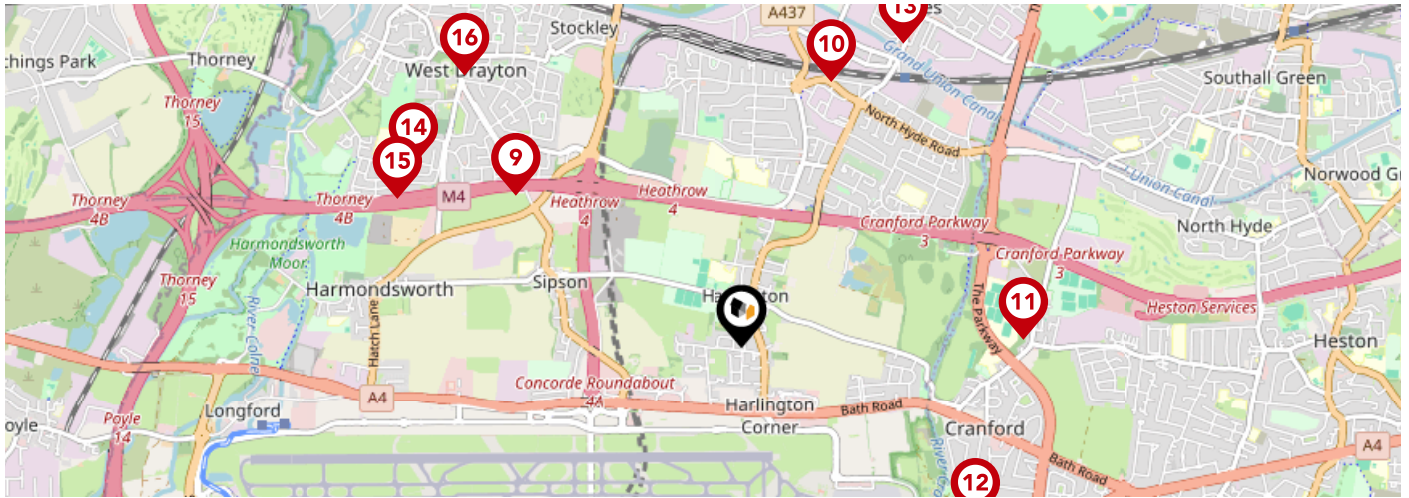

Listed Buildings in the local district	Grade	Distance
① 1409790 - Road Traffic Hazard Sign	Grade II	0.0 miles
② 1194282 - 268-272, High Street	Grade II	0.0 miles
③ 1080195 - Harlington Baptist Church	Grade II	0.1 miles
④ 1080197 - Forecourt Wall To The Dower House	Grade II	0.2 miles
⑤ 1284844 - The Pheasant Public House	Grade II	0.2 miles
⑥ 1080198 - The White Hart Public House	Grade II	0.2 miles
⑦ 1080196 - The Dower House	Grade II	0.2 miles
⑧ 1080138 - Elder Farmhouse	Grade II	0.3 miles
⑨ 1080163 - Church Of St Peter And St Paul	Grade I	0.4 miles
⑩ 1181370 - Walls To North Of Church Of Saint Peter And Saint Paul	Grade II	0.4 miles

Area
Schools

|	Nursery	Primary	Secondary	College	Private
1 William Byrd Primary Academy Ofsted Rating: Good | Pupils: 567 | Distance:0.25	☐	☑	☐	☐	☐
2 Harlington School Ofsted Rating: Good | Pupils: 1317 | Distance:0.7	☐	☐	☑	☐	☐
3 Pinkwell Primary School Ofsted Rating: Good | Pupils: 616 | Distance:0.78	☐	☑	☐	☐	☐
4 Lady Nafisa School Ofsted Rating: Good | Pupils: 87 | Distance:0.84	☐	☐	☑	☐	☐
5 Cranford Park Academy Ofsted Rating: Good | Pupils: 901 | Distance:0.94	☐	☑	☐	☐	☐
6 Heathrow Primary School Ofsted Rating: Good | Pupils: 424 | Distance:0.99	☐	☑	☐	☐	☐
7 Unique Academy Ofsted Rating: Good | Pupils: 64 | Distance:1.08	☐	☑	☐	☐	☐
8 The Cedars Primary School Ofsted Rating: Outstanding | Pupils: 65 | Distance:1.16	☐	☑	☐	☐	☐

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	Nursery	Primary	Secondary	College	Private
9 Cherry Lane Primary School Ofsted Rating: Good	Pupils: 669	Distance: 1.25	☐	☑	☐	☐	☐
10 Global Academy Ofsted Rating: Good	Pupils: 419	Distance: 1.3	☐	☐	☑	☐	☐
11 Cranford Community College Ofsted Rating: Good	Pupils: 1490	Distance: 1.3	☐	☐	☑	☐	☐
12 Cranford Primary School Ofsted Rating: Good	Pupils: 657	Distance: 1.34	☐	☑	☐	☐	☐
13 Botwell House Catholic Primary School Ofsted Rating: Good	Pupils: 705	Distance: 1.59	☐	☑	☐	☐	☐
14 Laurel Lane Primary School Ofsted Rating: Requires improvement	Pupils: 320	Distance: 1.73	☐	☑	☐	☐	☐
15 St Martin's Church of England Primary School Ofsted Rating: Good	Pupils: 260	Distance: 1.73	☐	☑	☐	☐	☐
16 West Drayton Academy Ofsted Rating: Good	Pupils: 678	Distance: 1.8	☐	☑	☐	☐	☐

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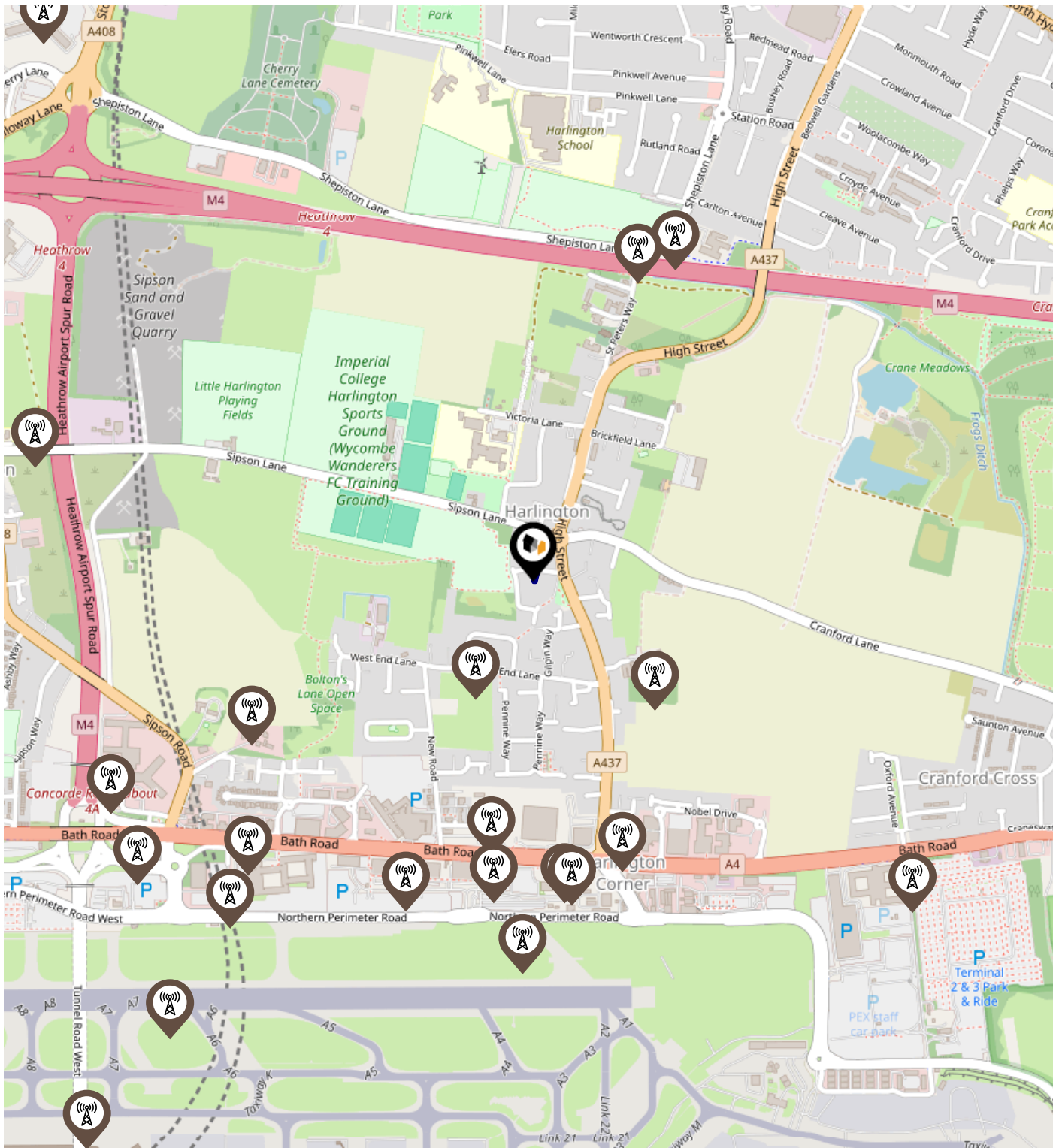
Key:

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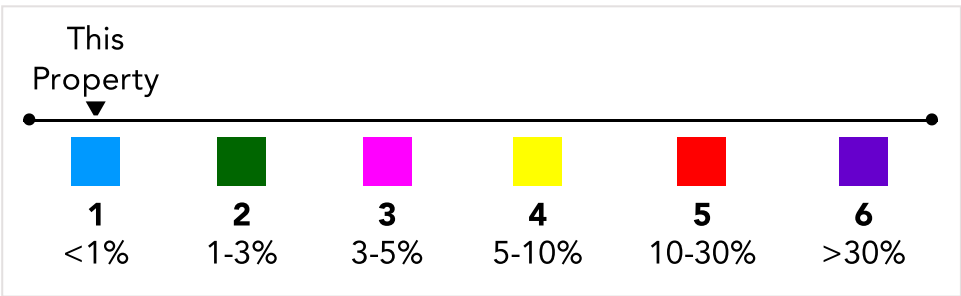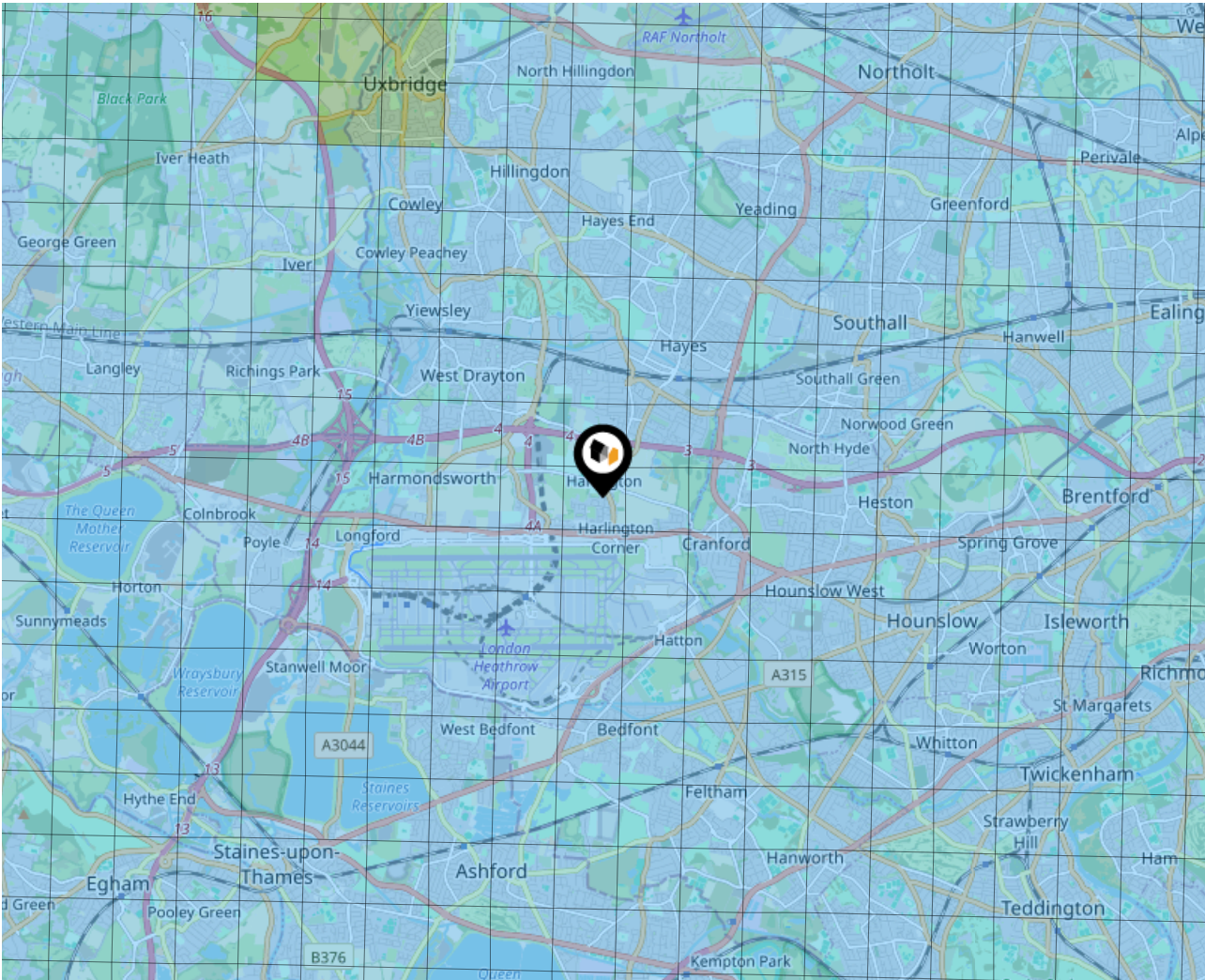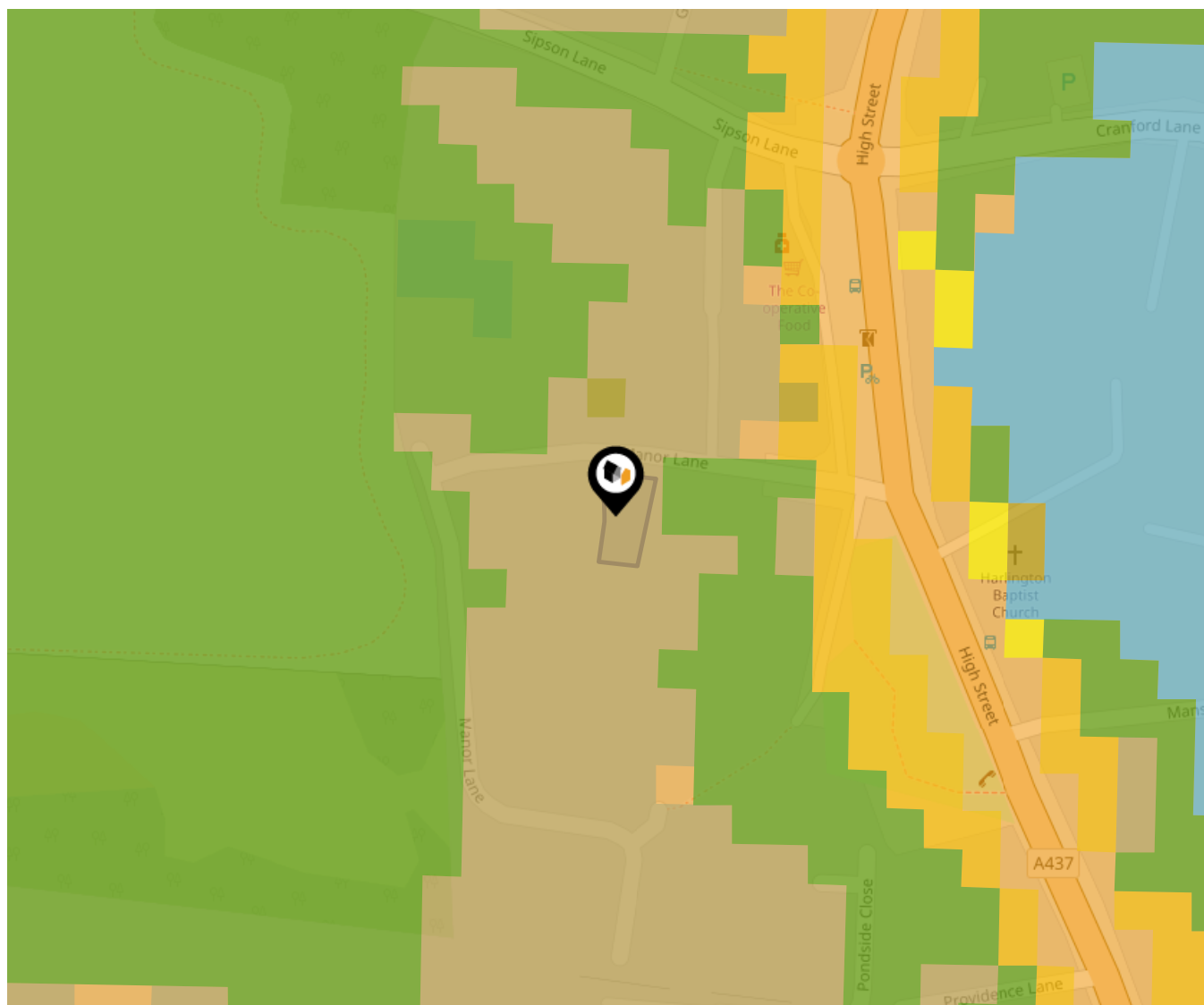
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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		
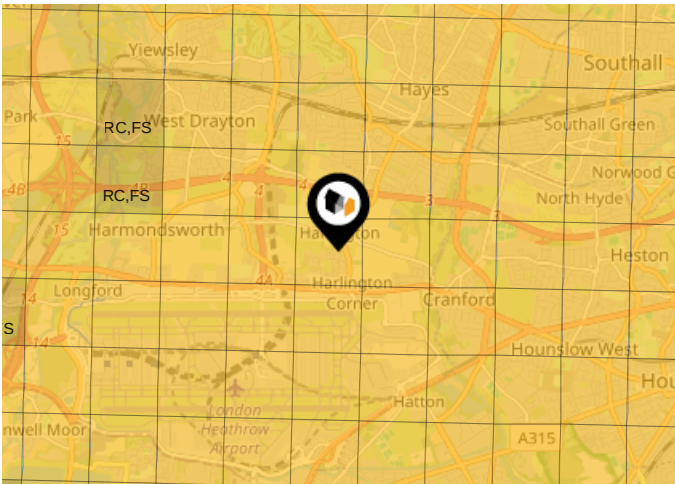
Primary Classifications (Most Common Clay Types)

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
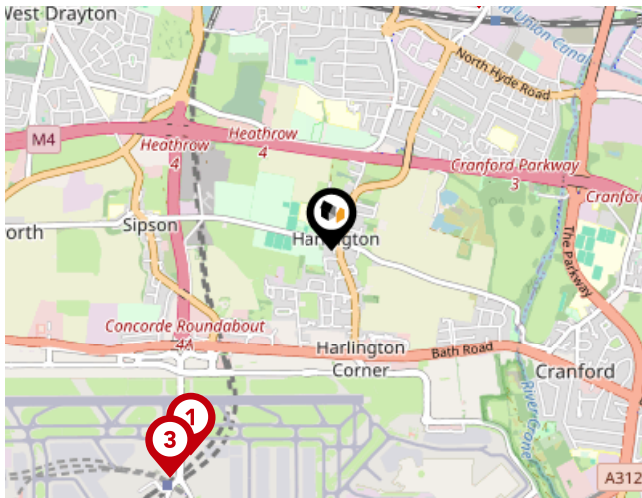
National Rail Stations

Pin	Name	Distance
1	Heathrow Terminals 2 & 3 Rail Station	1.14 miles
2	Hayes & Harlington Station	1.31 miles
3	Heathrow Terminals 2 & 3 Rail Station	1.29 miles
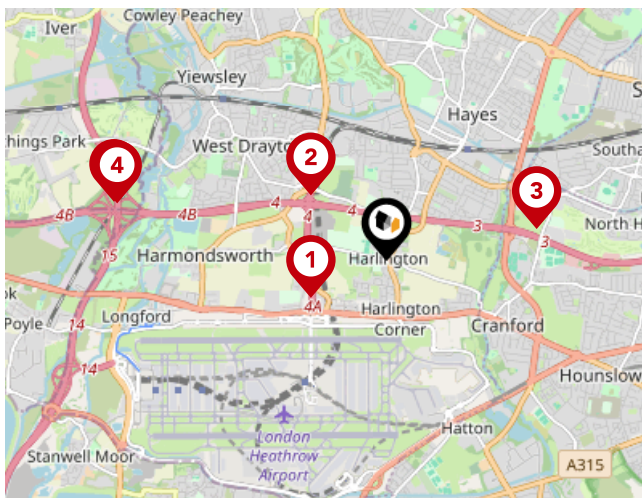
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J4A	0.77 miles
2	M4 J4	0.92 miles
3	M4 J3	1.42 miles
4	M25 J15	2.53 miles
5	M4 J4B	2.57 miles
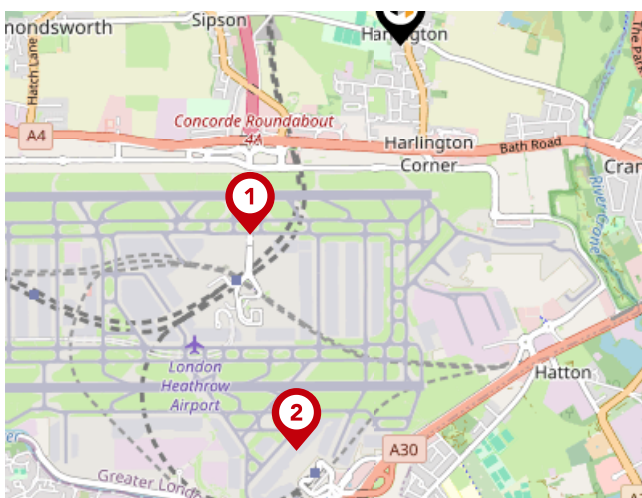
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	1.11 miles
2	Heathrow Airport Terminal 4	1.93 miles
3	Silvertown	21 miles
4	Leaves Green	22.92 miles
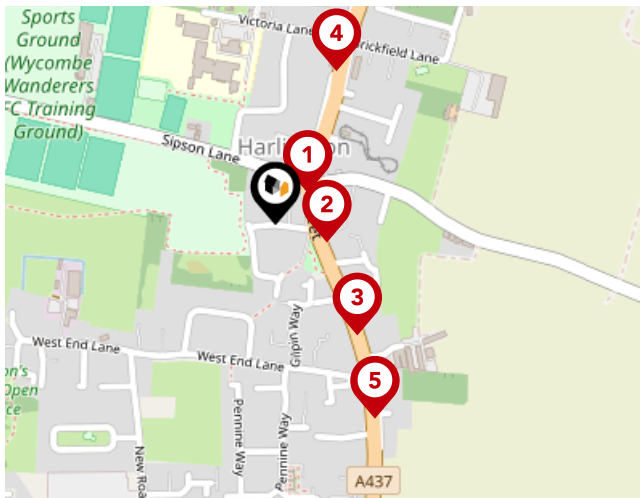
Bus Stops/Stations

Pin	Name	Distance
1	Harlington High Street / Sipson Lane	0.05 miles
2	Harlington High Street / Sipson Lane	0.06 miles
3	West End Lane (Harlington)	0.16 miles
4	Brickfield Lane Harlington	0.19 miles
5	West End Lane (Harlington)	0.25 miles
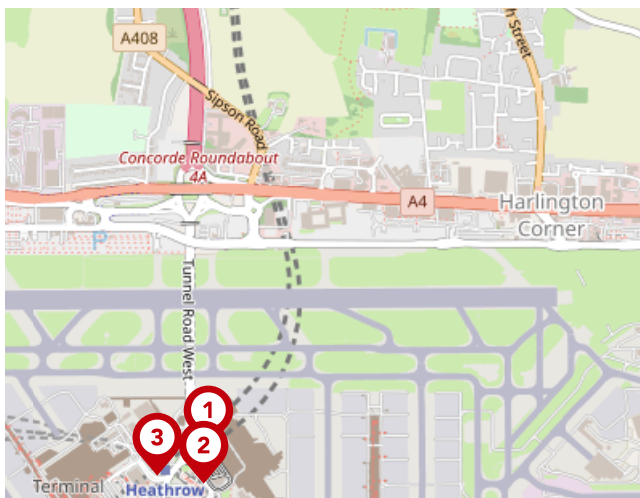
Local Connections

Pin	Name	Distance
1	Heathrow Terminals 2 & 3 Underground Station	1.21 miles
2	Heathrow Terminals 2 & 3 Underground Station	1.28 miles
3	Heathrow Terminals 2 & 3 Underground Station	1.33 miles
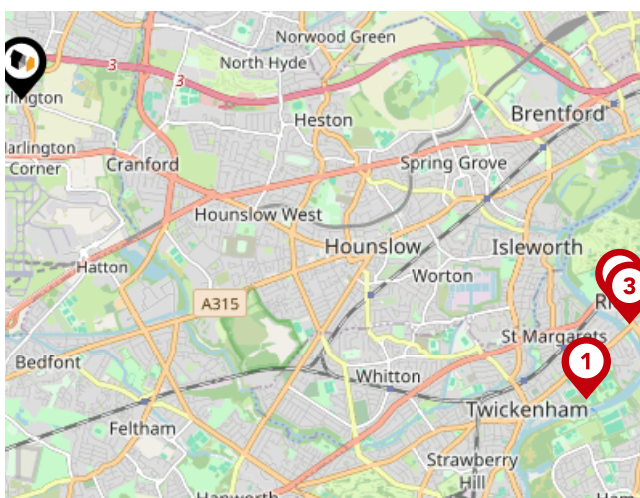
Ferry Terminals

Pin	Name	Distance
1	Twickenham Hammerton's Pier	5.92 miles
2	Richmond St. Helena Pier	5.87 miles
3	Richmond Landing Stage	6 miles

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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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KPF - Key Property Facts

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail