

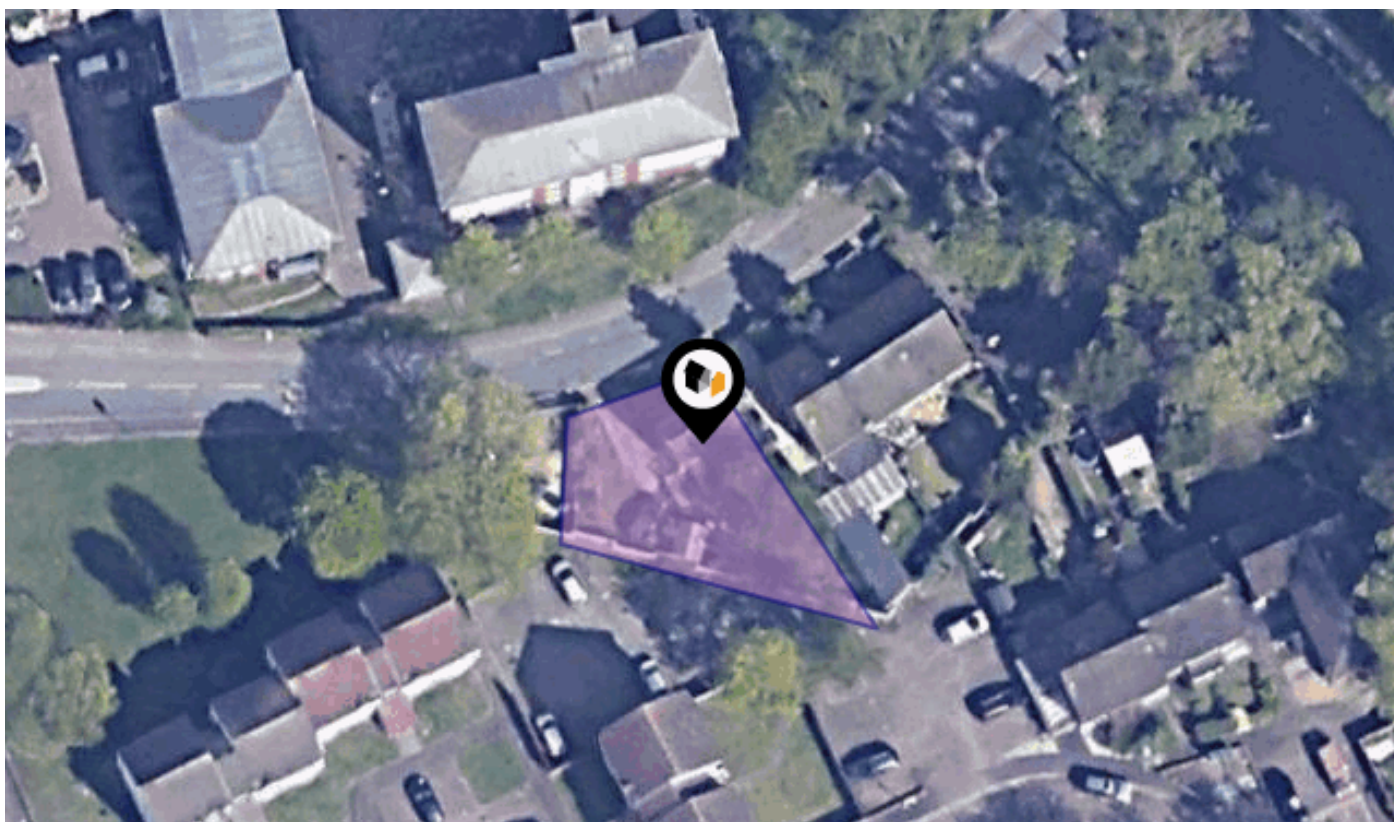


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Wednesday 08<sup>th</sup> October 2025**



**THE RETREAT, TROUT ROAD, YIEWSLEY, WEST DRAYTON,  
UB7 7RR**

## Phillip Arnold Auctions

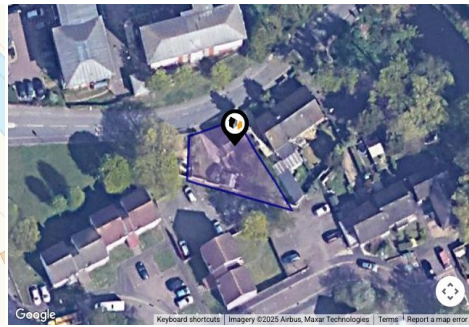
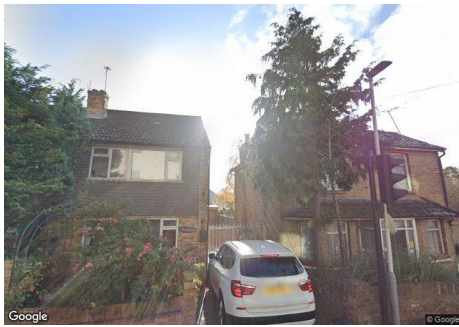
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	775 ft <sup>2</sup> / 72 m <sup>2</sup>
Plot Area:	0.08 acres
Council Tax :	Band D
Annual Estimate:	£1,952
Title Number:	AGL611167
UPRN:	100021509254

## 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>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

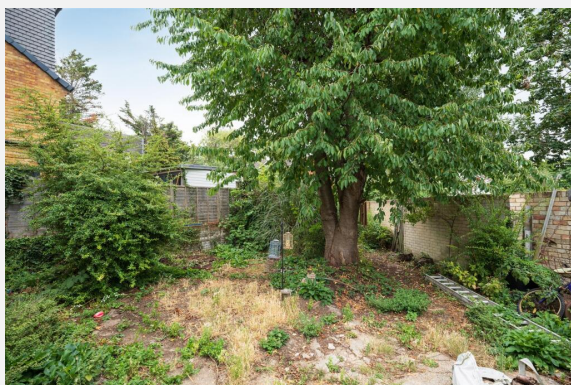
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







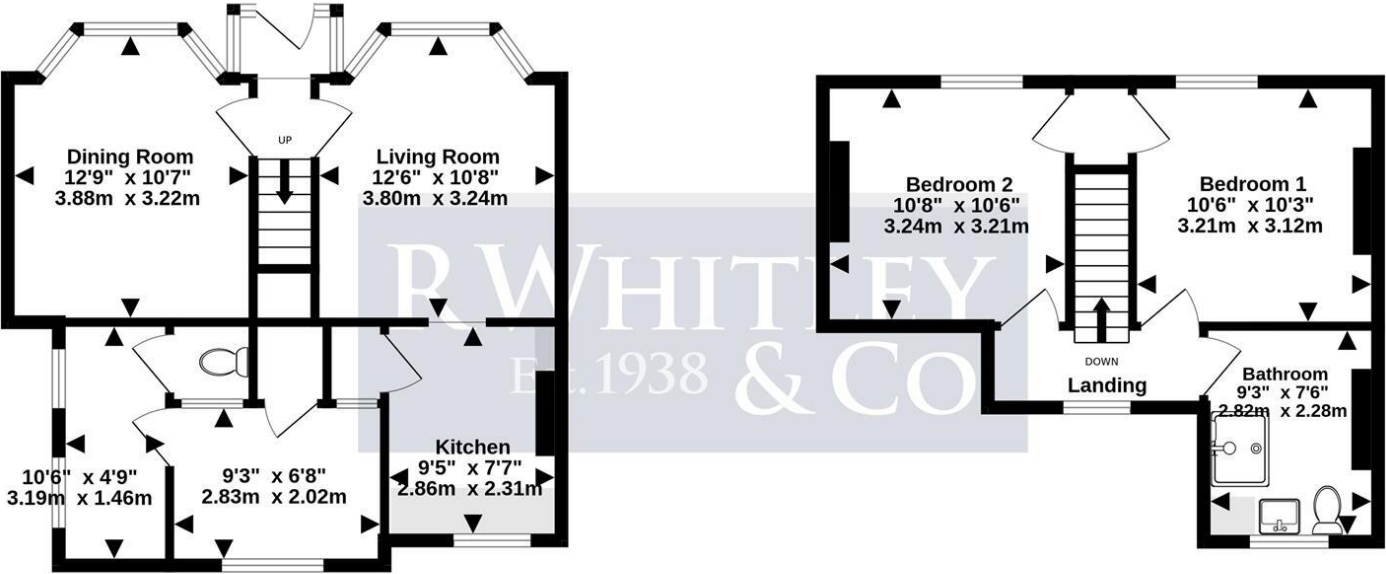




**THE RETREAT, TROUT ROAD, YIEWSLEY, WEST DRAYTON,  
UB7 7RR**

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

FIRST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

The Retreat Trout Road Yiewsley WEST DRAYTON UB7 7RR			Energy rating  <b>D</b>
Valid until 25.07.2035		Certificate number 26663053620351850200	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73   C
55-68	<b>D</b>	59   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

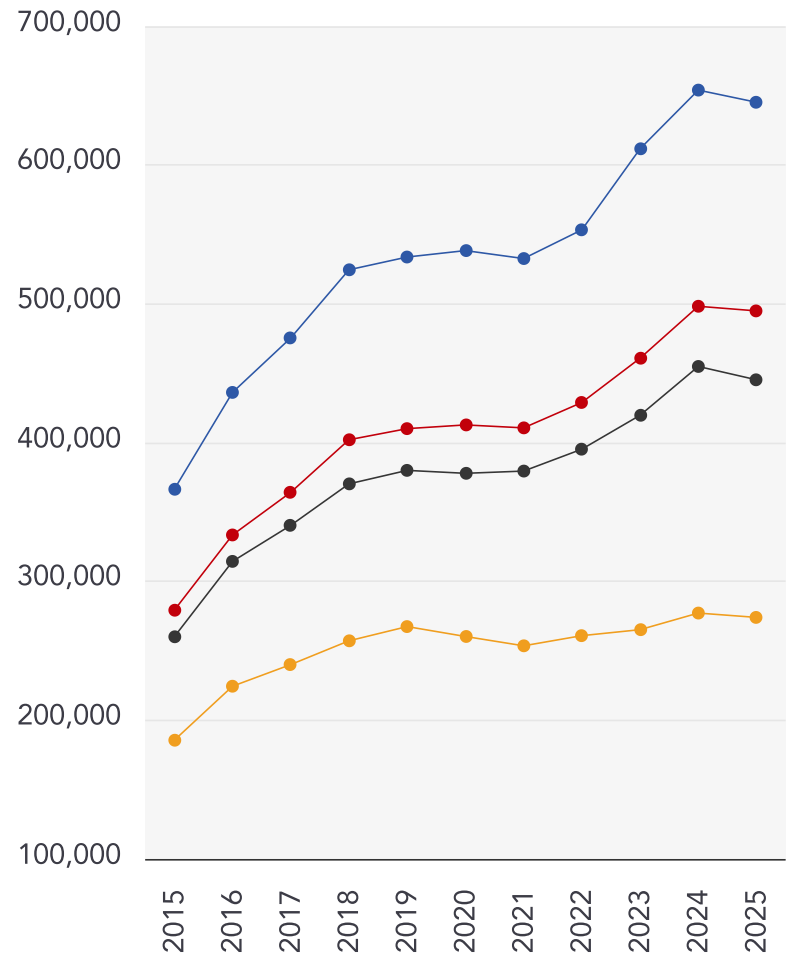
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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Pitched, insulated (assumed)
<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>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+76.11%**

Semi-Detached

**+77.24%**

Terraced

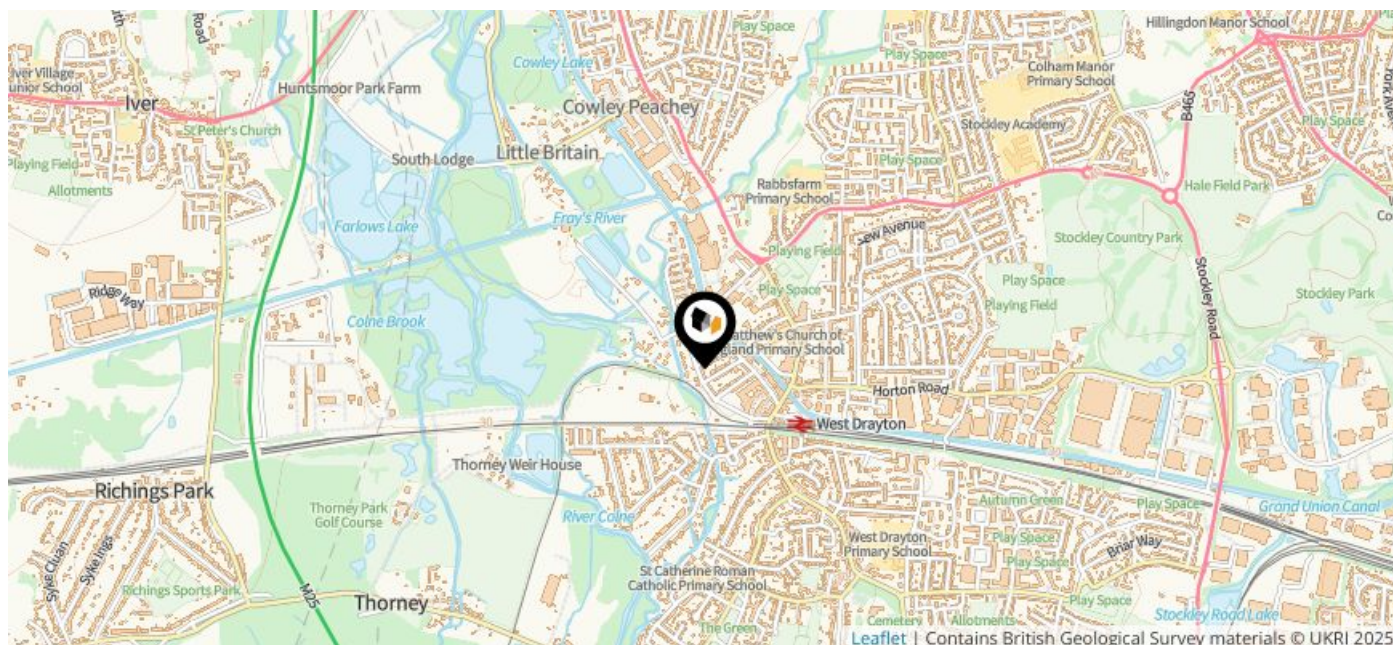
**+71.18%**

Flat

**+47.68%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

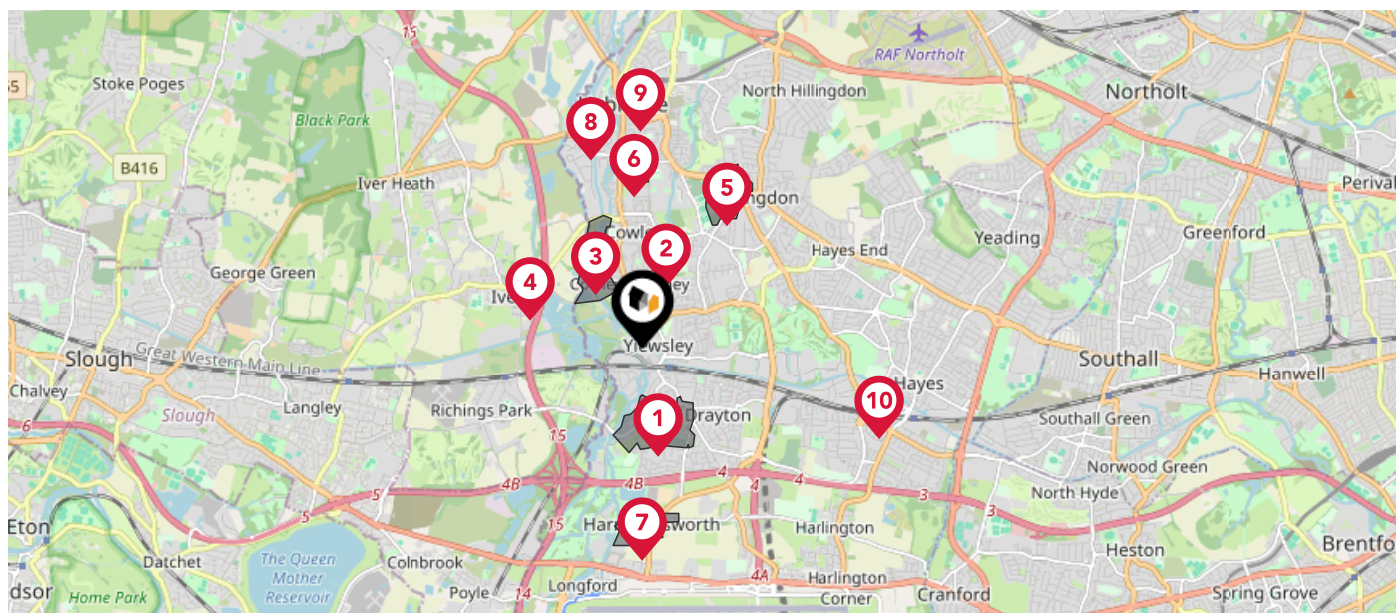
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

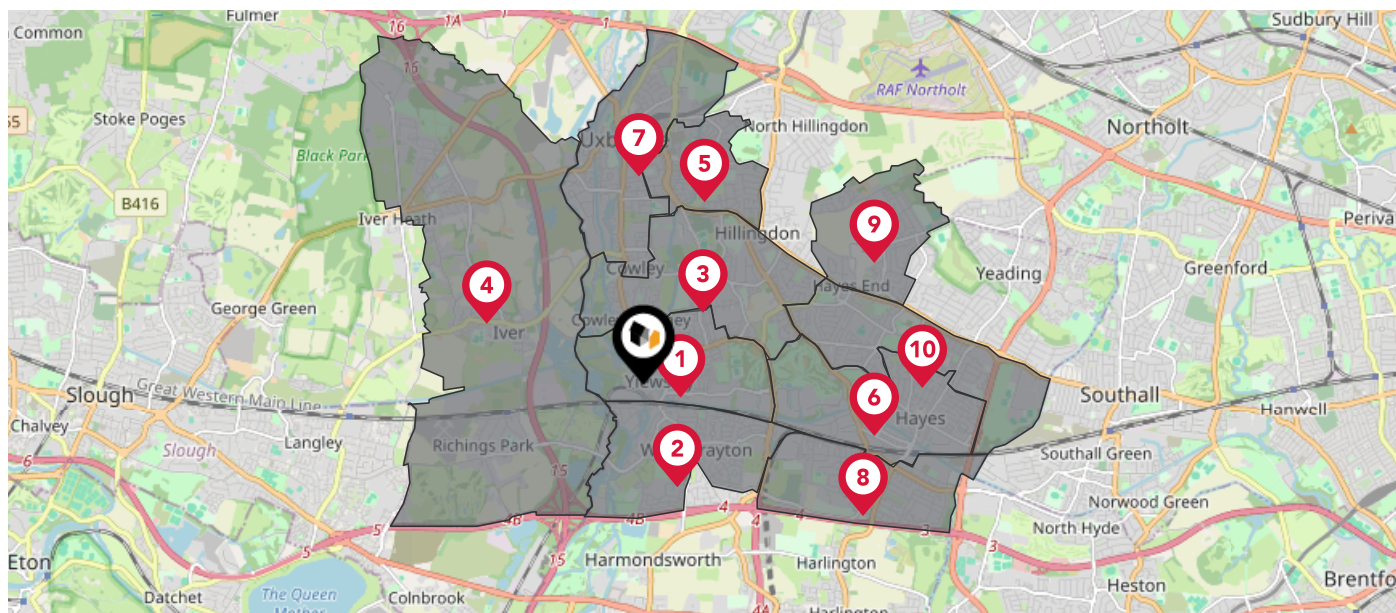
-  1 West Drayton Green
-  2 Cowley Church (St Laurence)
-  3 Cowley Lock
-  4 Iver
-  5 Hillingdon Village
-  6 The Greenway
-  7 Harmondsworth Village
-  8 Uxbridge Moor
-  9 Old Uxbridge and Windsor Street
-  10 Botwell, Thorn EMI



# 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

1

Yiewsley Ward

2

West Drayton Ward

3

Colham & Cowley Ward

4

Iver Ward

5

Hillingdon West Ward

6

Hayes Town Ward

7

Uxbridge Ward

8

Pinkwell Ward

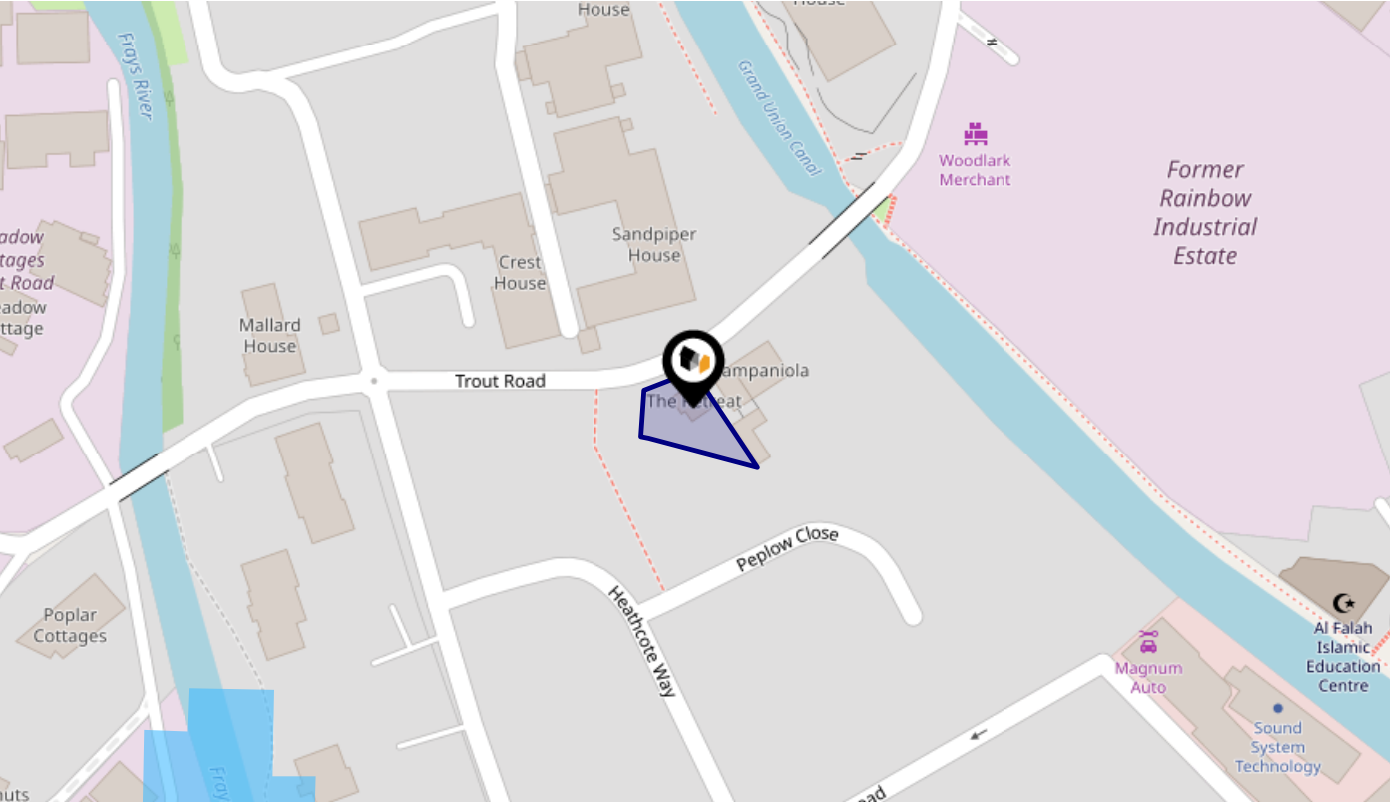
9

Charville Ward

10

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:

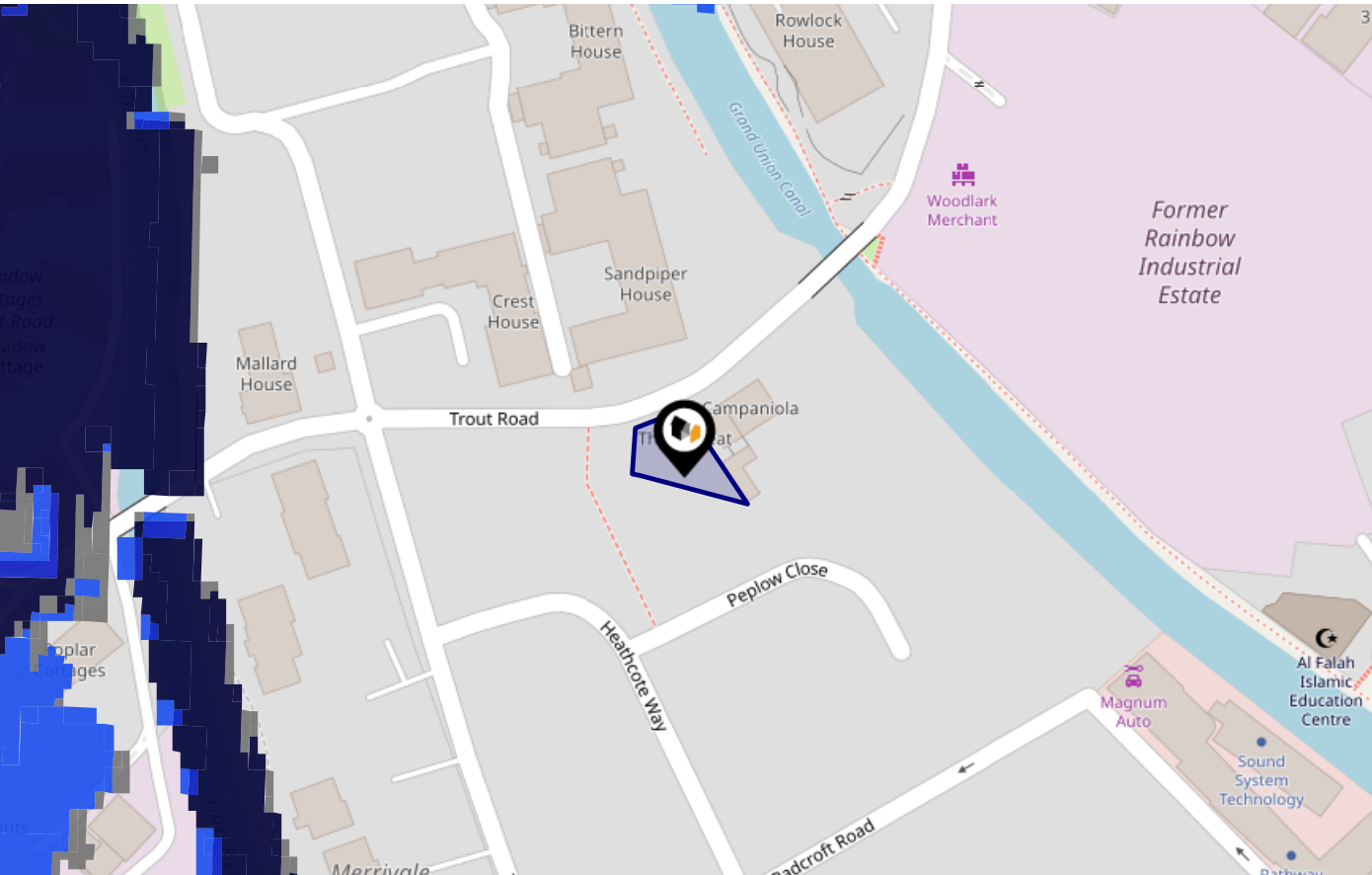
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	



# 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.

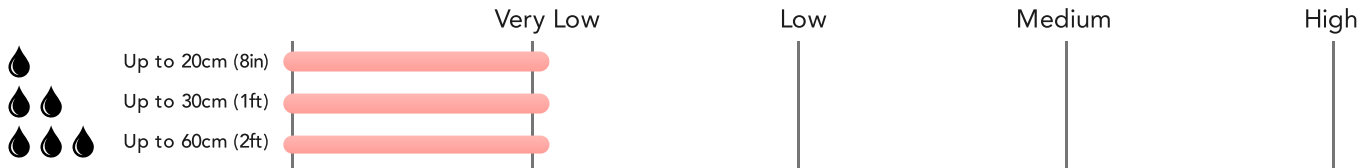


**Risk Rating: Very low**

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.

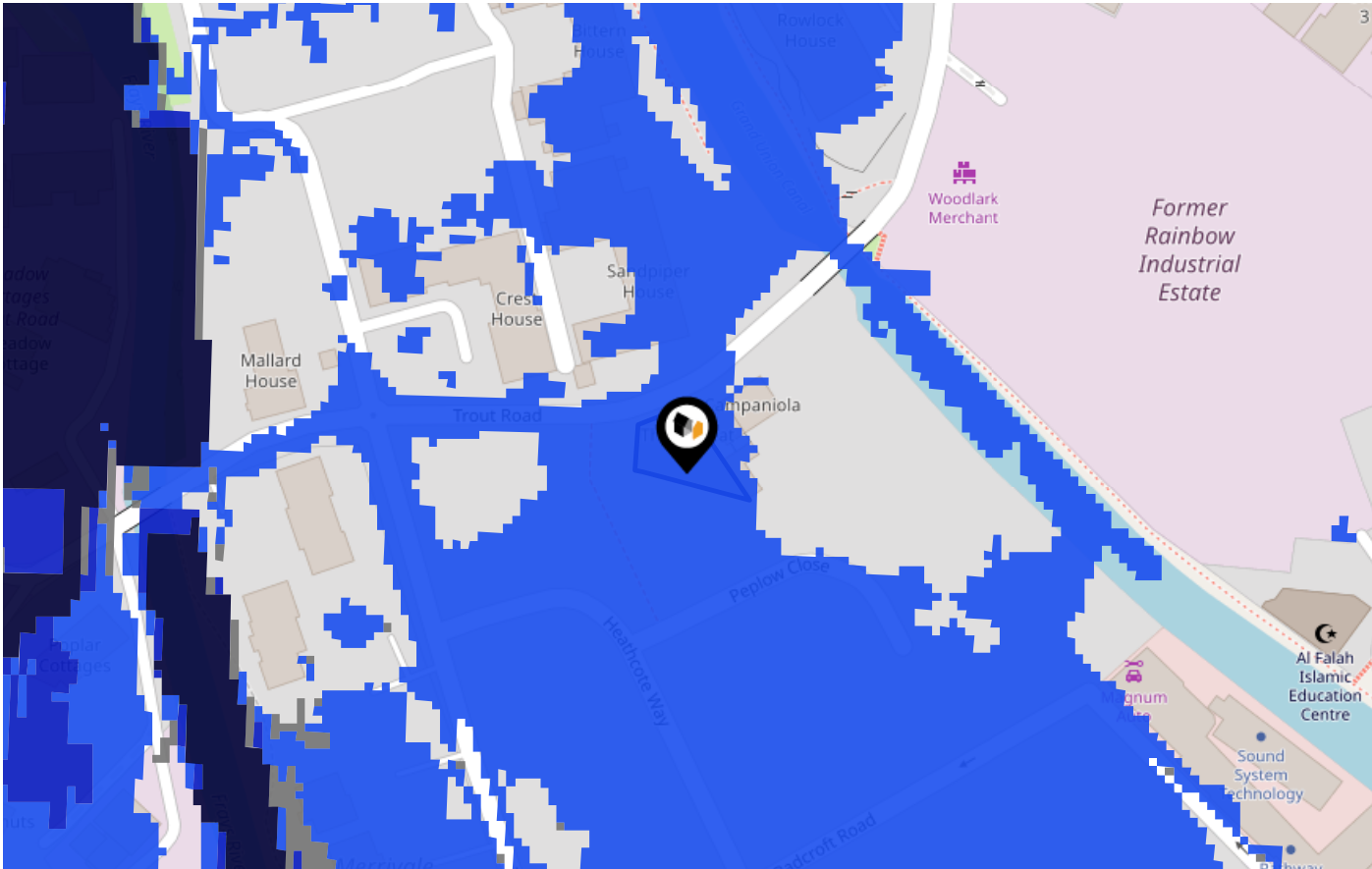
Chance of flooding to the following depths at this property:



# 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.

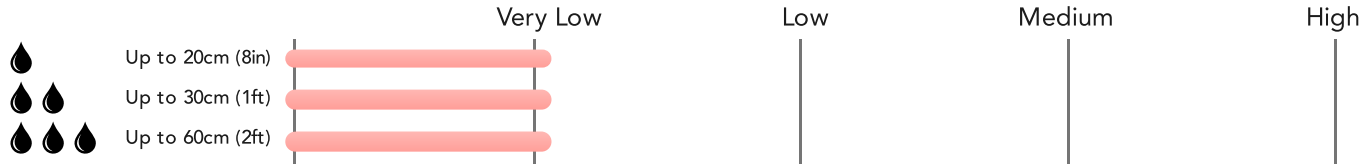


**Risk Rating:** Low

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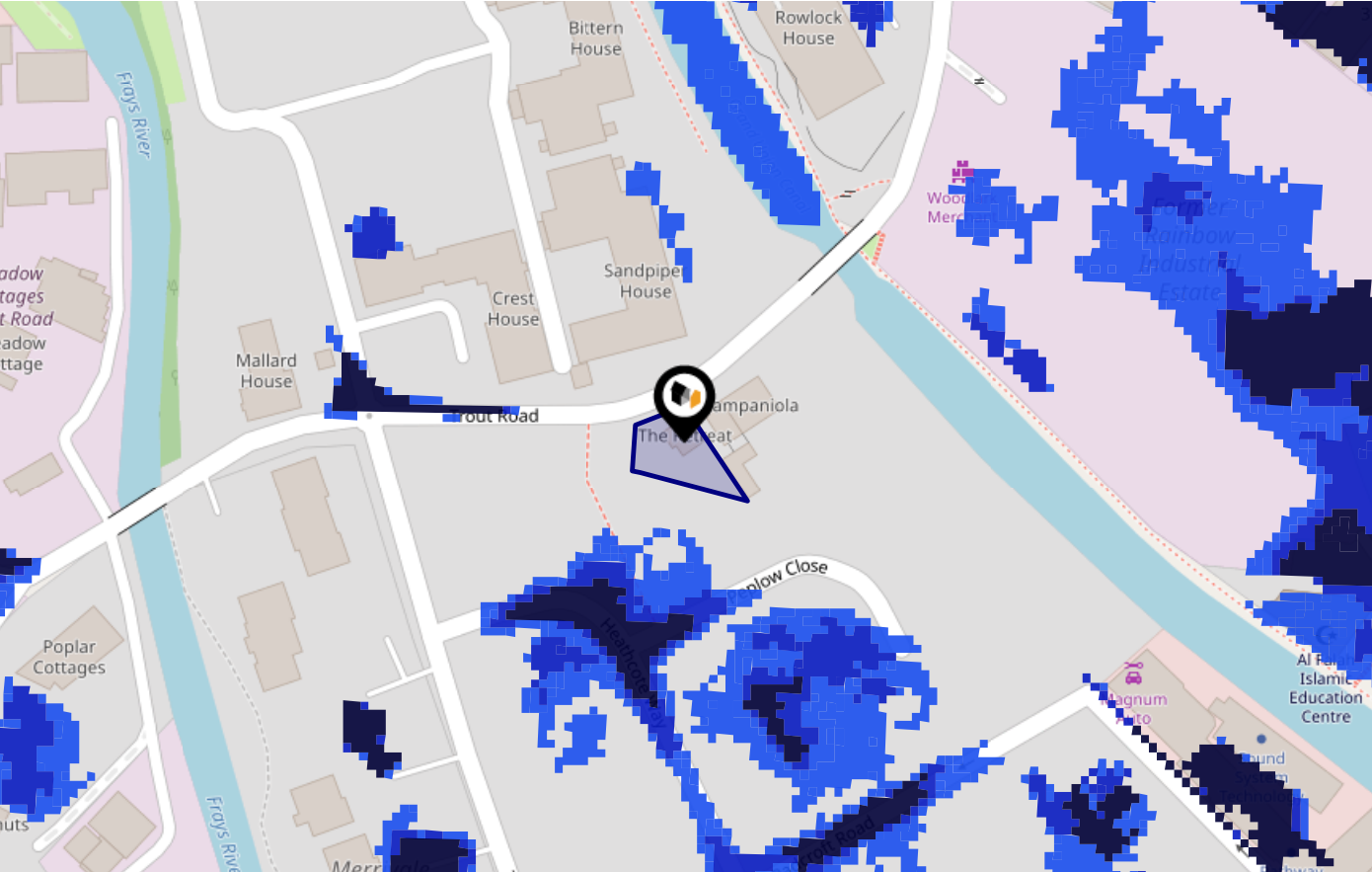
Chance of flooding to the following depths at this property:



# 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.

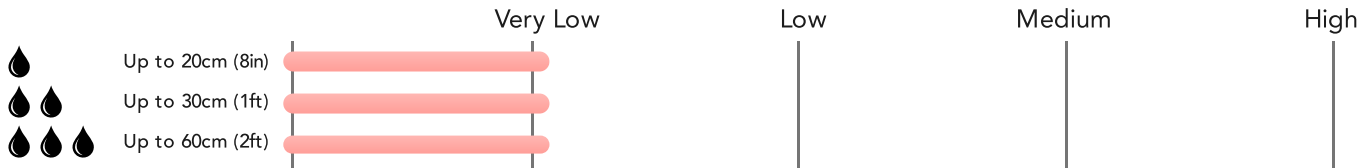


**Risk Rating:** Very low

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.

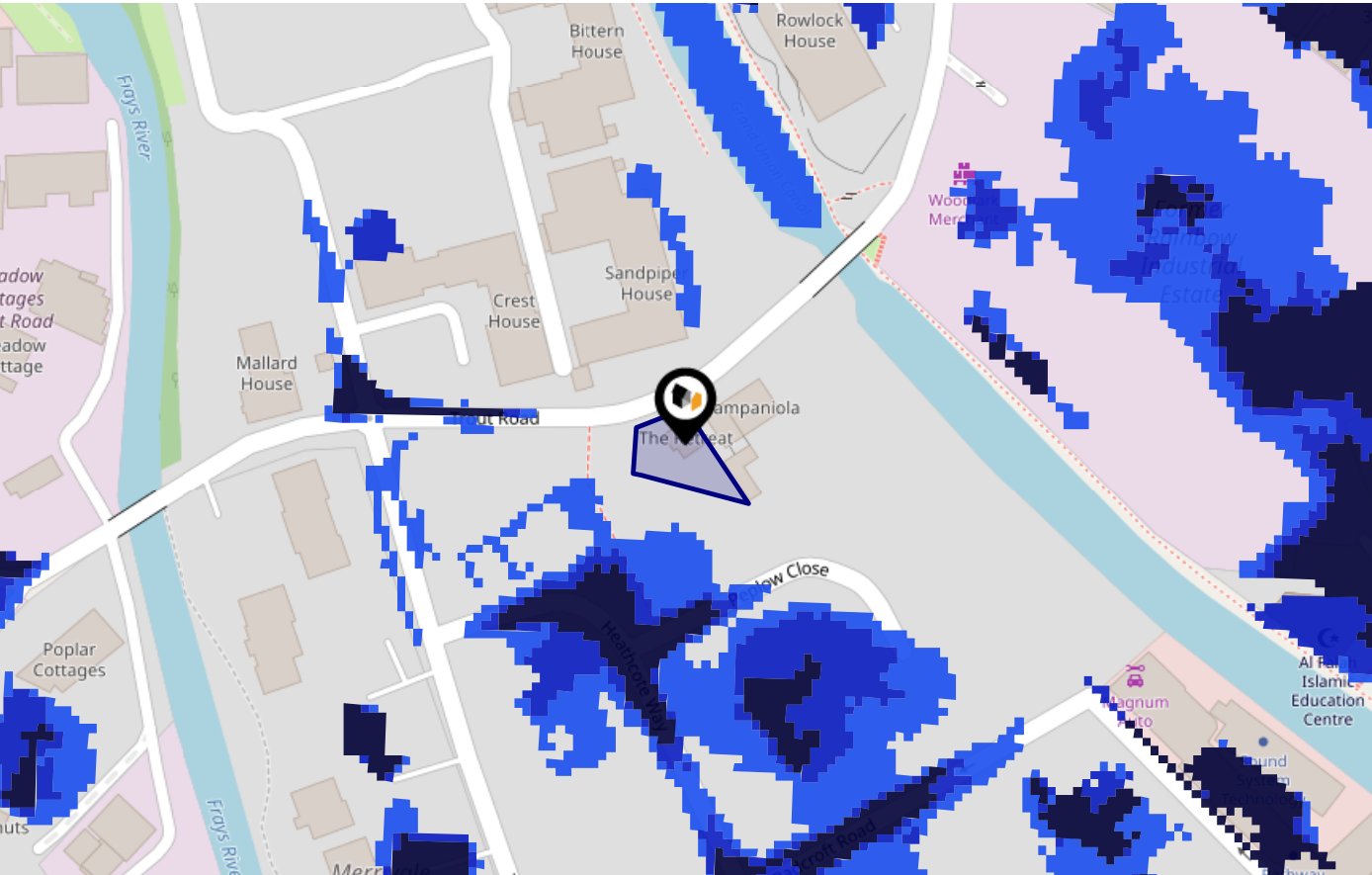
Chance of flooding to the following depths at this property:



# 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.

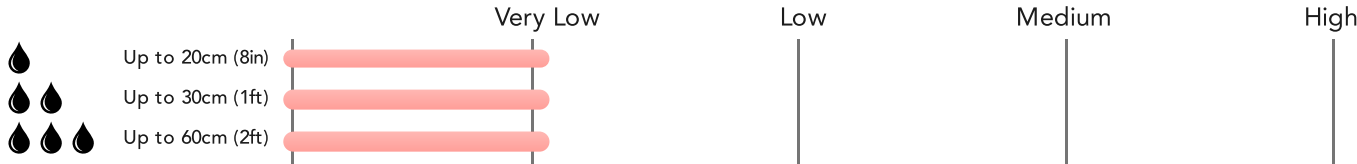


**Risk Rating:** Very low

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.

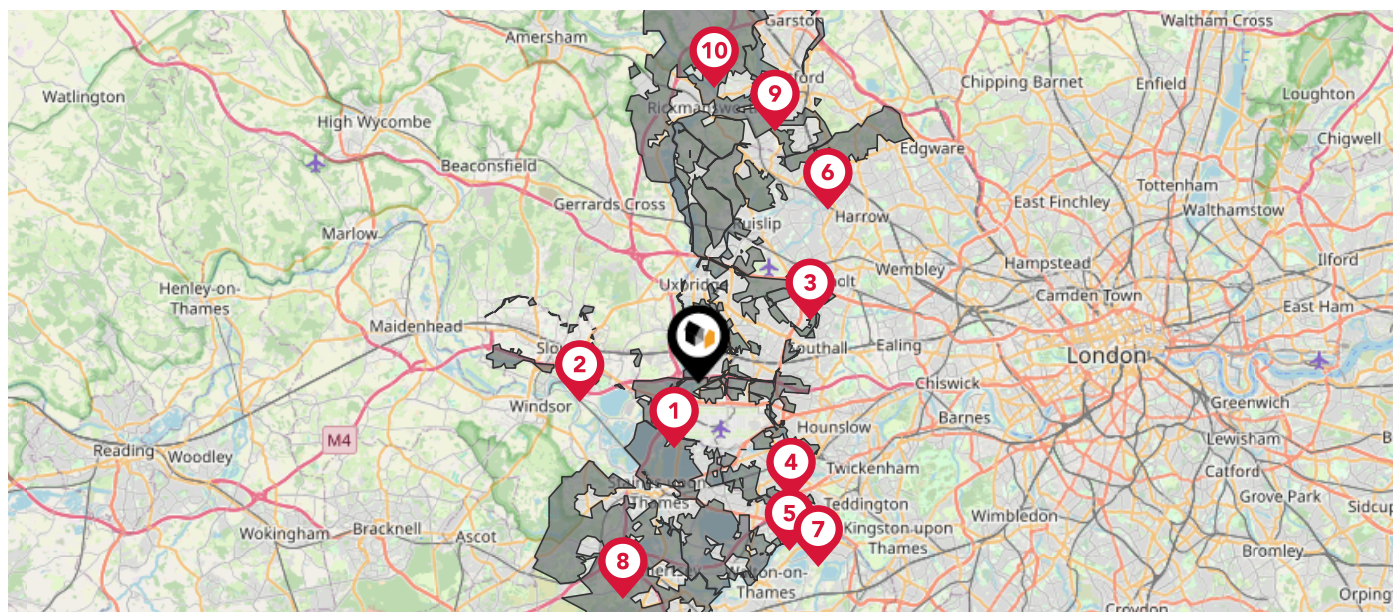
-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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:















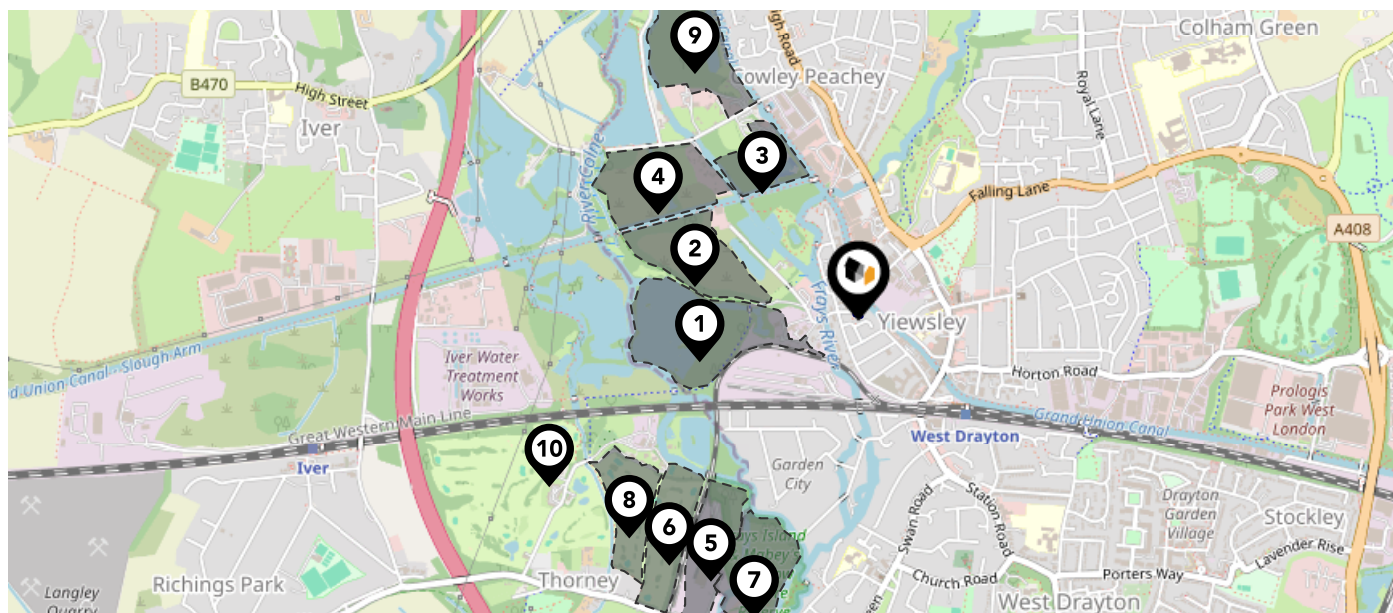
This map displays nearby areas that have been designated as Green Belt...



### 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 - Harrow
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Runnymede
-  London Green Belt - Watford
-  London Green Belt - Three Rivers

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.



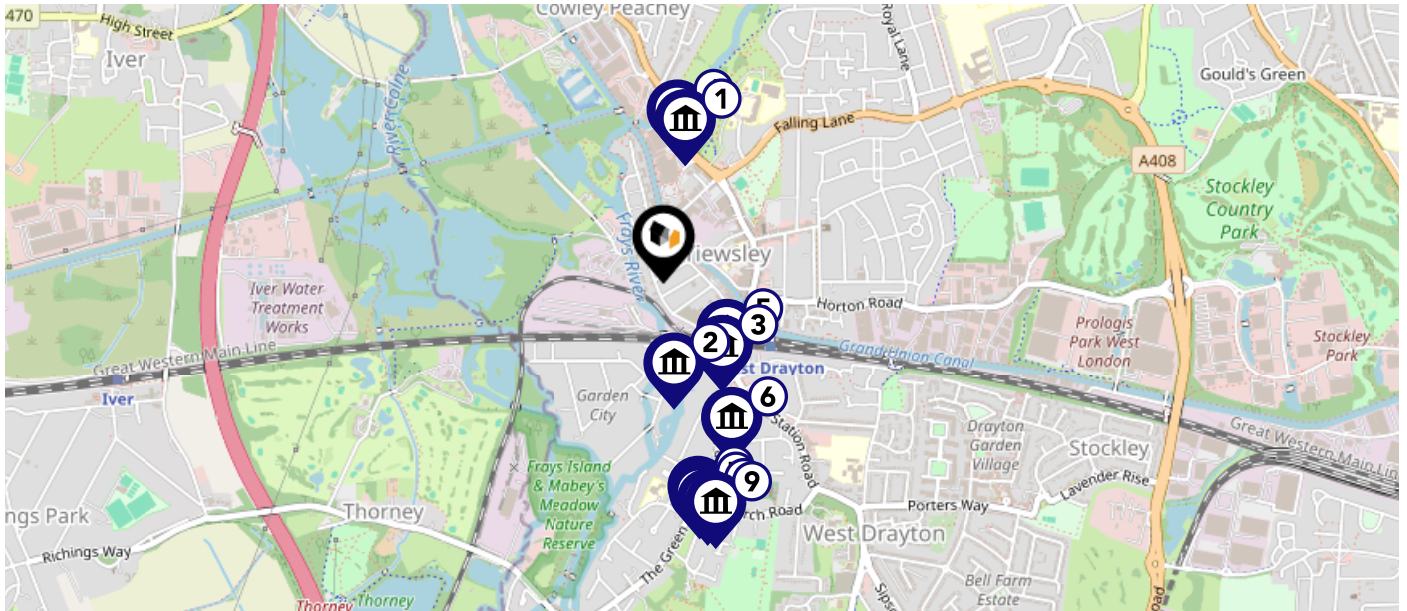
### Nearby Landfill Sites











<b>1</b>	Trout Lane-Yiewsley, Hillingdon, London	Historic Landfill	<input type="checkbox"/>
<b>2</b>	The Lizzards-Yiewsley, Hillingdon, London	Historic Landfill	<input type="checkbox"/>
<b>3</b>	British Waterways Site-Yiewsley, Hillingdon, London	Historic Landfill	<input type="checkbox"/>
<b>4</b>	South of Packet Boat Lane-Packet Boat Lane	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Bagley Ditch-West Drayton, Hillingdon, London	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Thorney Mill-Thorney Mill Road, Iwer, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Thorney Mill Site-Thorney Mill Road	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Thorney Mill-Thorney Mill Road, Iwer, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Cowley Lane-Cowley Peachey, Yiewsley, Hillingdon, London	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Thorney Farm 2nd Lake-Thorney	Historic Landfill	<input type="checkbox"/>

# Maps

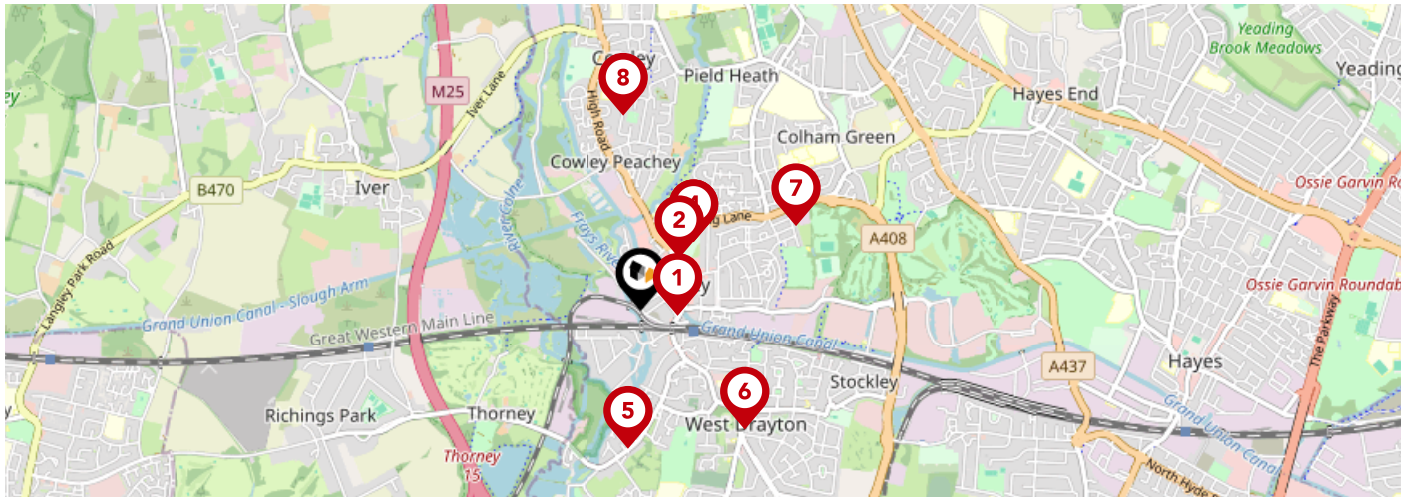
## Listed Buildings









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



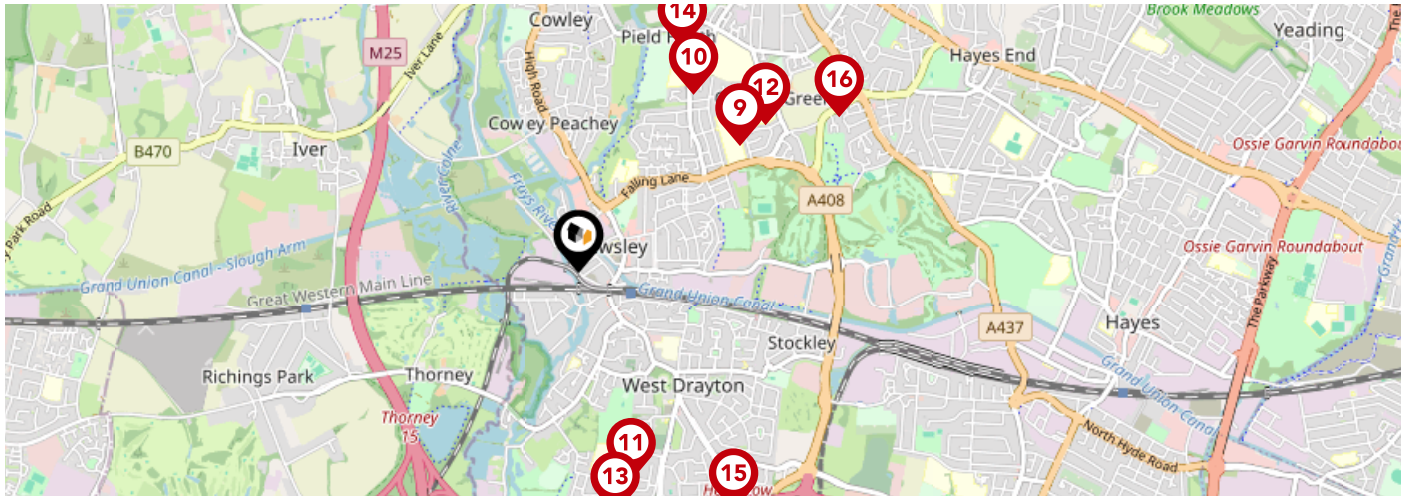
Listed Buildings in the local district	Grade	Distance
 1080176 - Barn At Philpotts Yard	Grade II	0.3 miles
 1358346 - Offices Of The Valentine Varnish And Lacquer Company	Grade II	0.3 miles
 1358411 - The Railway Arms Public House	Grade II	0.3 miles
 1180724 - Yiewsley Grange	Grade II	0.3 miles
 1080122 - The De Burgh Arms Public House	Grade II	0.3 miles
 1080129 - 1, Swan Road	Grade II	0.4 miles
 1286104 - 1-11, The Green	Grade II	0.6 miles
 1080119 - Pair Of K6 Telephone Kiosks In Front Of Number 85, North Of Church Road, The Green	Grade II	0.6 miles
 1358327 - Wall In Front Of Numbers 40 To 50 (even)	Grade II	0.6 miles
 1286348 - Walls In Front Of Numbers 52-58 (even) And Along West End Of Property	Grade II	0.6 miles













		Nursery	Primary	Secondary	College	Private
	<b>St Matthew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rabbsfarm Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Skills Hub</b> Ofsted Rating: Good   Pupils: 103   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The PRIDE Academy</b> Ofsted Rating: Not Rated   Pupils: 91   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Catherine Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Drayton Academy</b> Ofsted Rating: Good   Pupils: 678   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Park Academy West London</b> Ofsted Rating: Requires improvement   Pupils: 878   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cowley St Laurence CofE Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

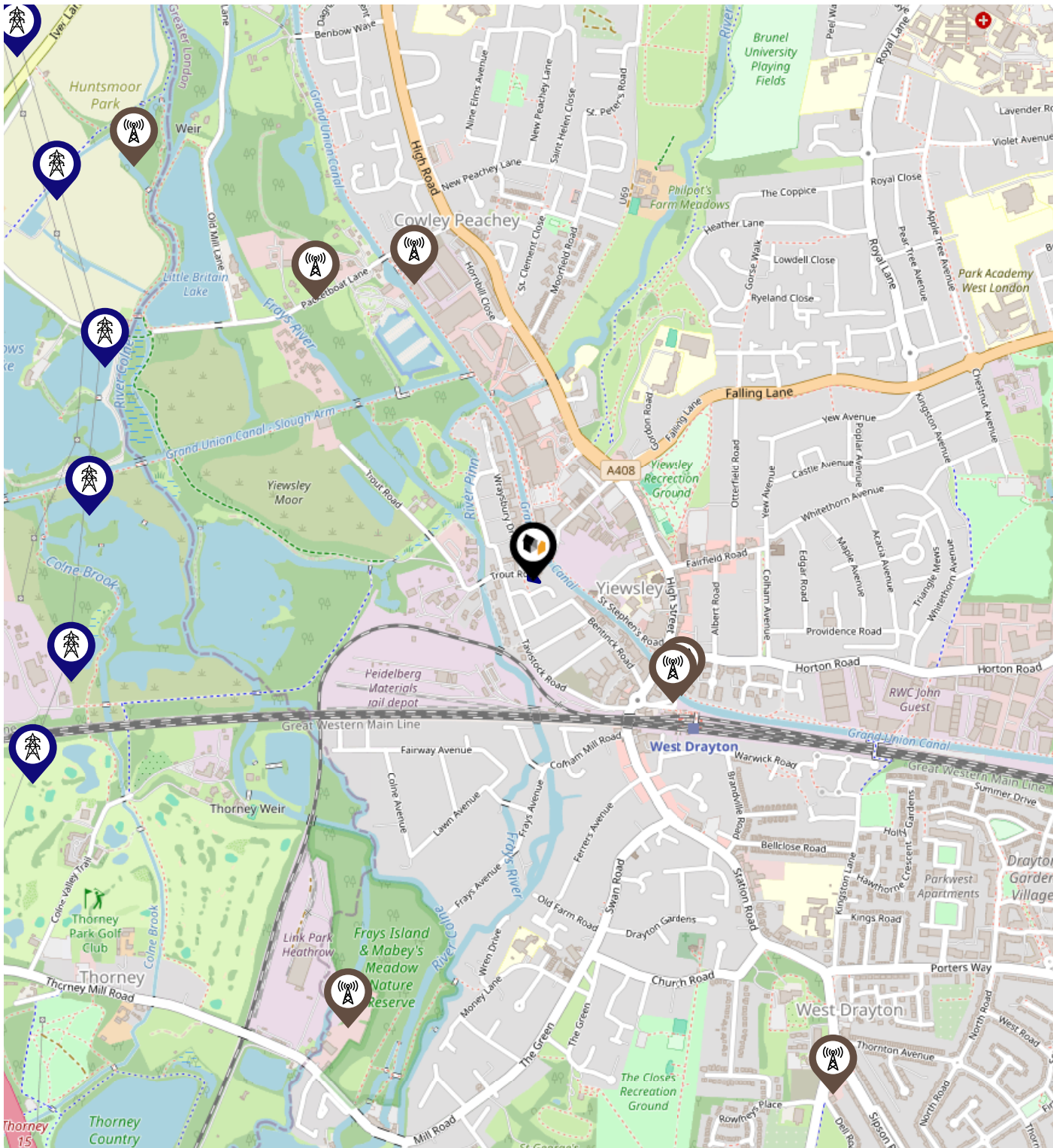






		Nursery	Primary	Secondary	College	Private
	<b>Moorcroft School</b> Ofsted Rating: Outstanding   Pupils: 133   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow High School</b> Ofsted Rating: Good   Pupils: 262   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laurel Lane Primary School</b> Ofsted Rating: Requires improvement   Pupils: 320   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colham Manor Primary School</b> Ofsted Rating: Good   Pupils: 651   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Martin's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Field Heath House RC School</b> Ofsted Rating: Good   Pupils: 98   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Lane Primary School</b> Ofsted Rating: Good   Pupils: 669   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hillingdon Manor School</b> Ofsted Rating: Good   Pupils: 267   Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



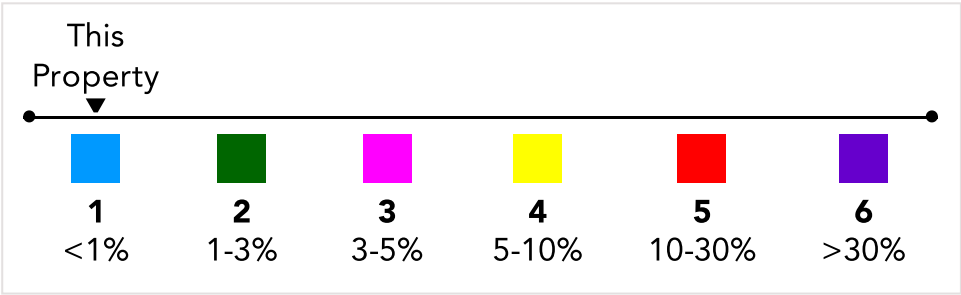
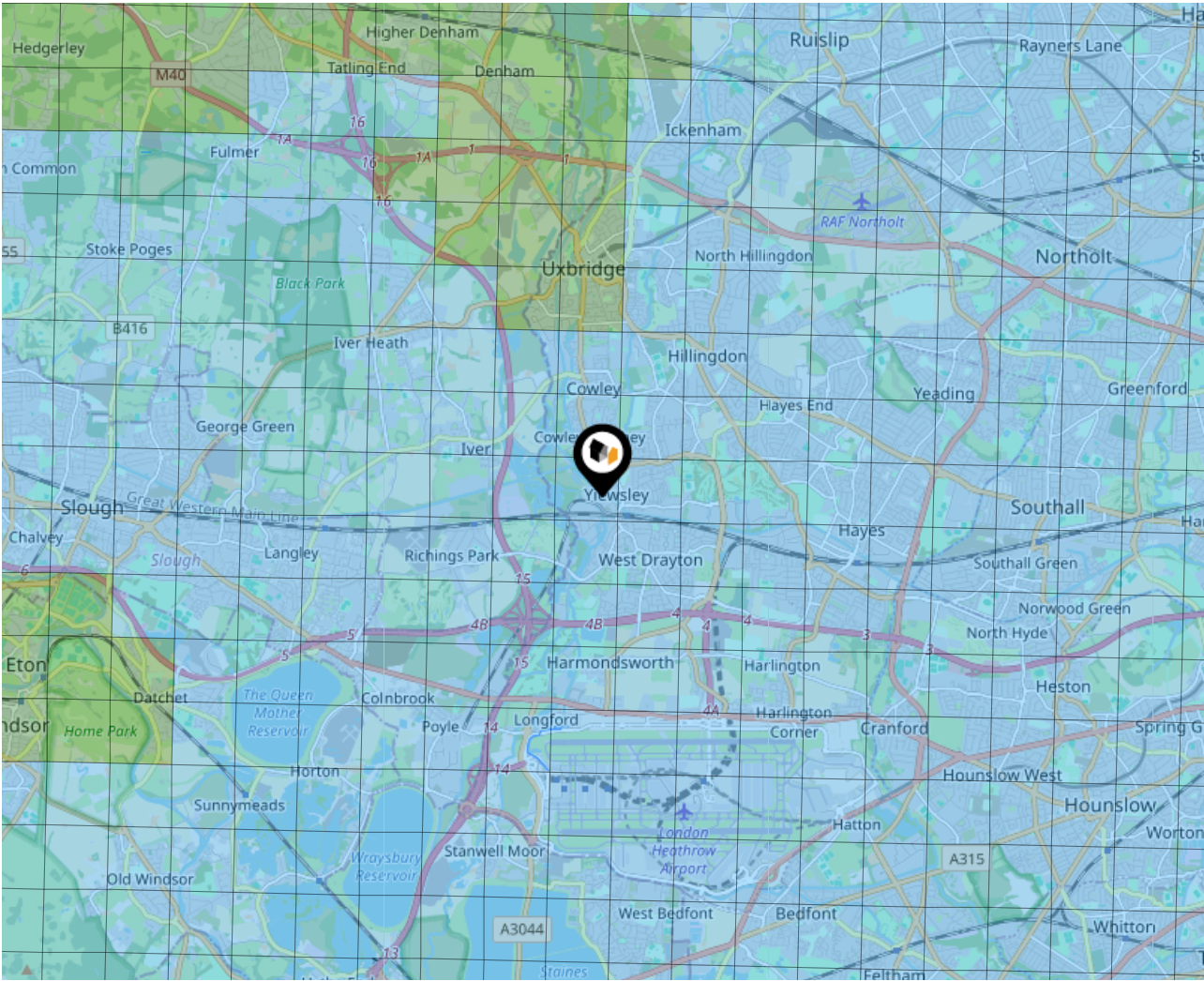
### Key:

-  Power Pylons
-  Communication Masts

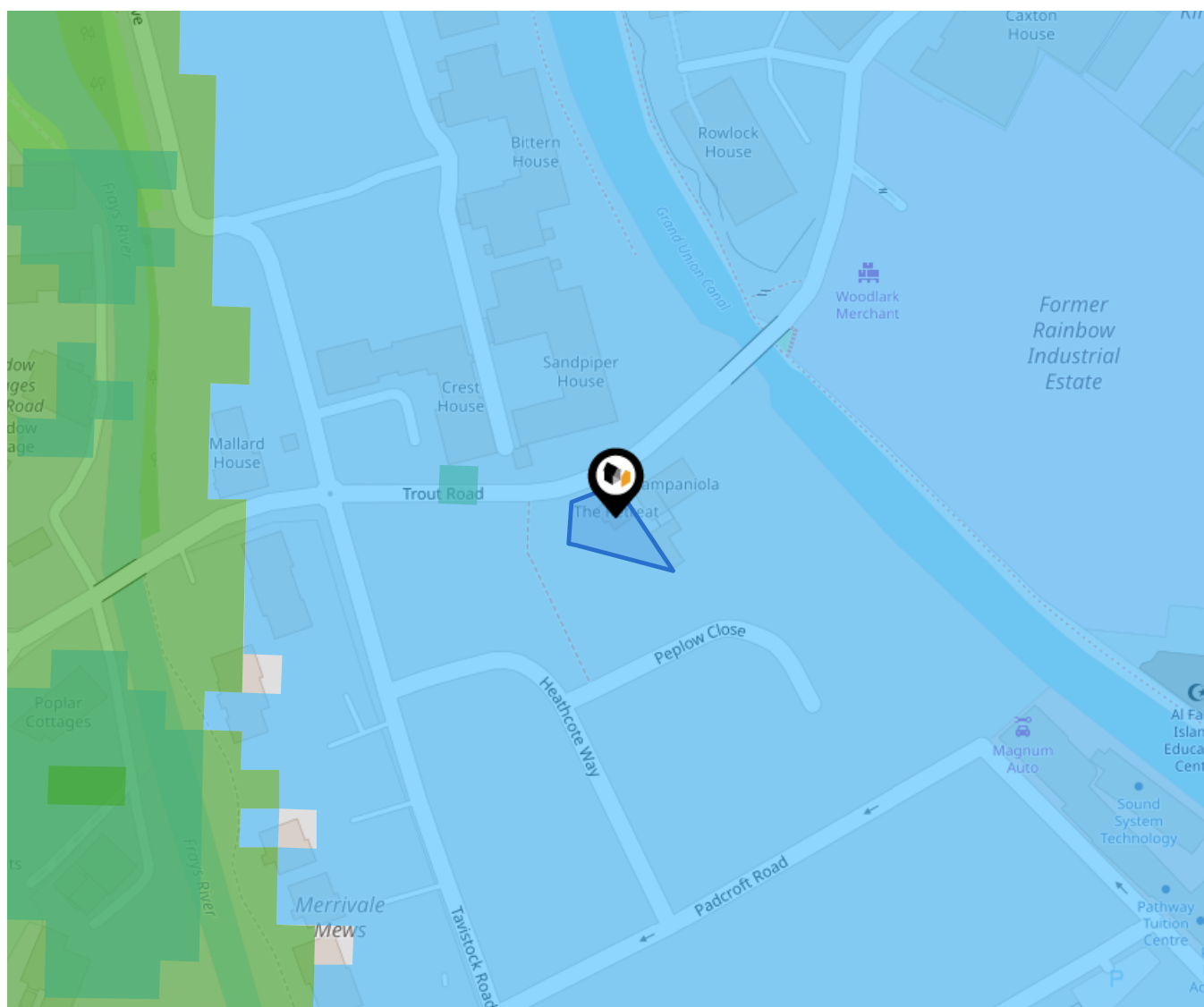


### What is Radon?

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).








# Local Area Road Noise



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.

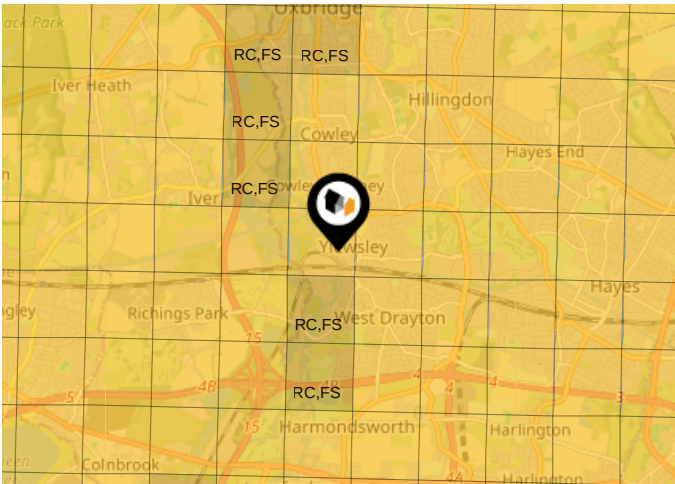
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  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>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

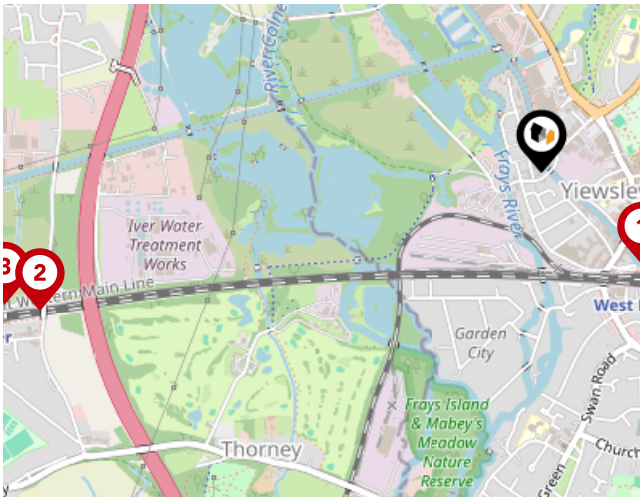


Primary Classifications (Most Common Clay Types)




<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

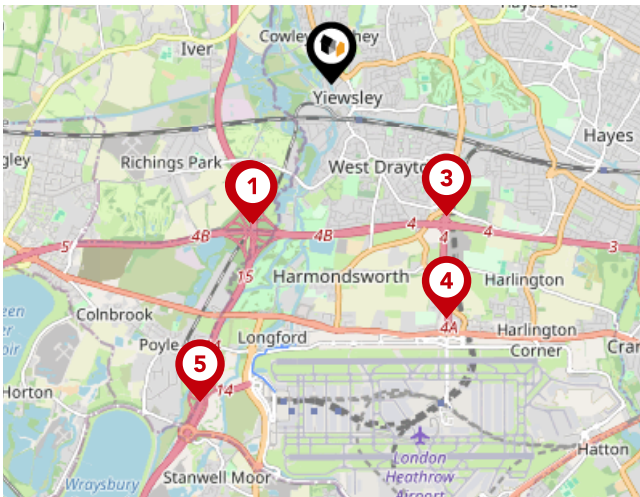
# Area

## Transport (National)








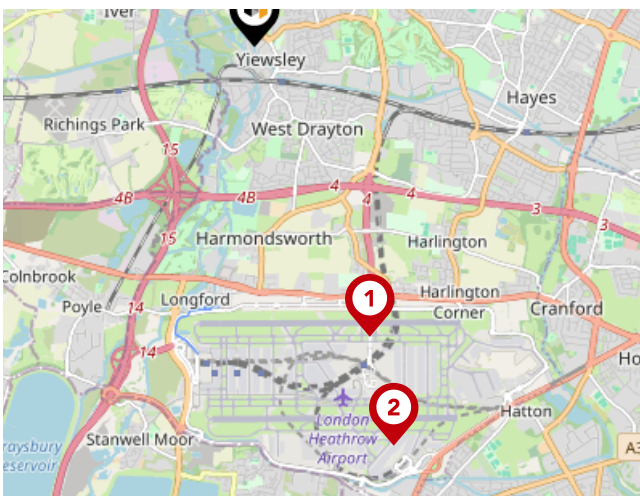
### National Rail Stations

Pin	Name	Distance
	West Drayton Station	0.31 miles
	Iwer Rail Station	1.2 miles
	Iwer Rail Station	1.27 miles




### Trunk Roads/Motorways

Pin	Name	Distance
	M25 J15	1.47 miles
	M4 J4B	1.48 miles
	M4 J4	1.61 miles
	M4 J4A	2.4 miles
	M25 J14	3.16 miles

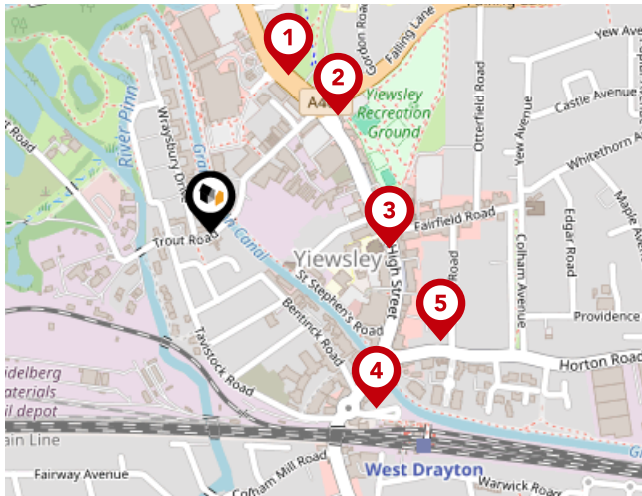


### Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	2.88 miles
	Heathrow Airport Terminal 4	3.89 miles
	Silvertown	22.73 miles
	Leaves Green	25.33 miles

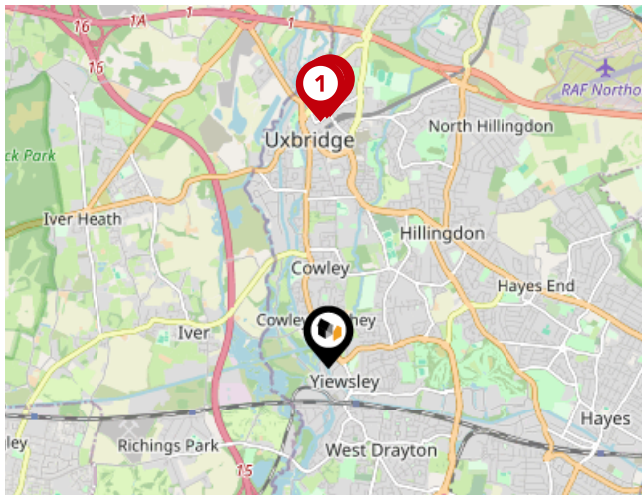
# Area

## Transport (Local)



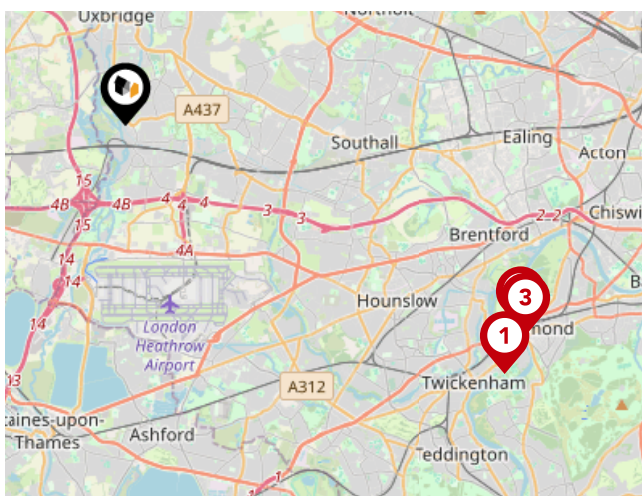
### Bus Stops/Stations

Pin	Name	Distance
1	Falling Lane	0.2 miles
2	Yiewsley Library	0.2 miles
3	Yiewsley High Street	0.21 miles
4	West Drayton Station	0.28 miles
5	Albert Road Yiewsley	0.29 miles



### Local Connections

Pin	Name	Distance
1	Uxbridge Station	2.28 miles
2	Uxbridge Underground Station	2.31 miles
3	Uxbridge Underground Station	2.33 miles



### Ferry Terminals

Pin	Name	Distance
1	Twickenham Hammerton's Pier	8.35 miles
2	Richmond St. Helena Pier	8.2 miles
3	Richmond Landing Stage	8.34 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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