



Phillip Arnold
Auctions

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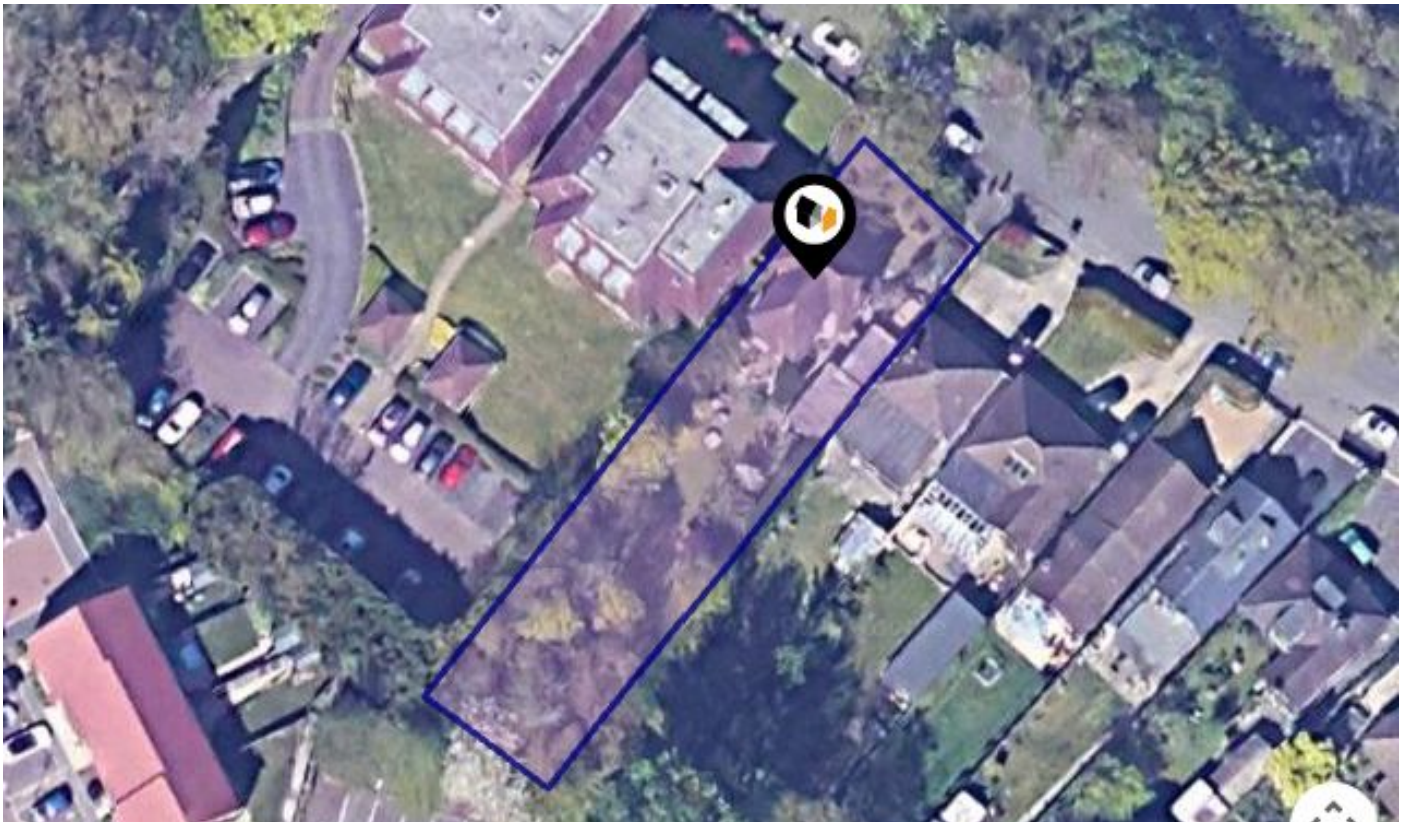


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 06th November 2025



**ORCHARD HOUSE, WOBURN HILL, ADDLESTONE, KT15
2QA**

Phillip Arnold Auctions

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

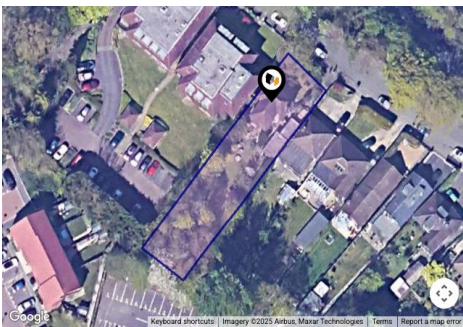
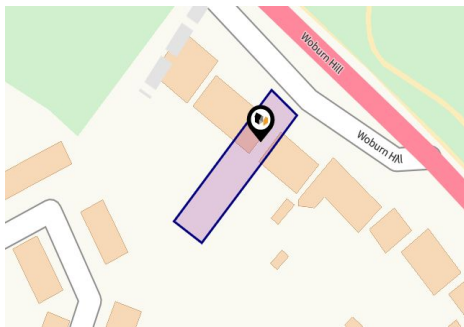
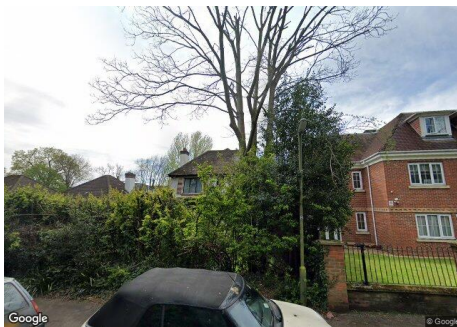
02087993880

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.2 acres		
Council Tax :	Band G		
Annual Estimate:	£3,967		
Title Number:	SY170470		
UPRN:	100061490787		

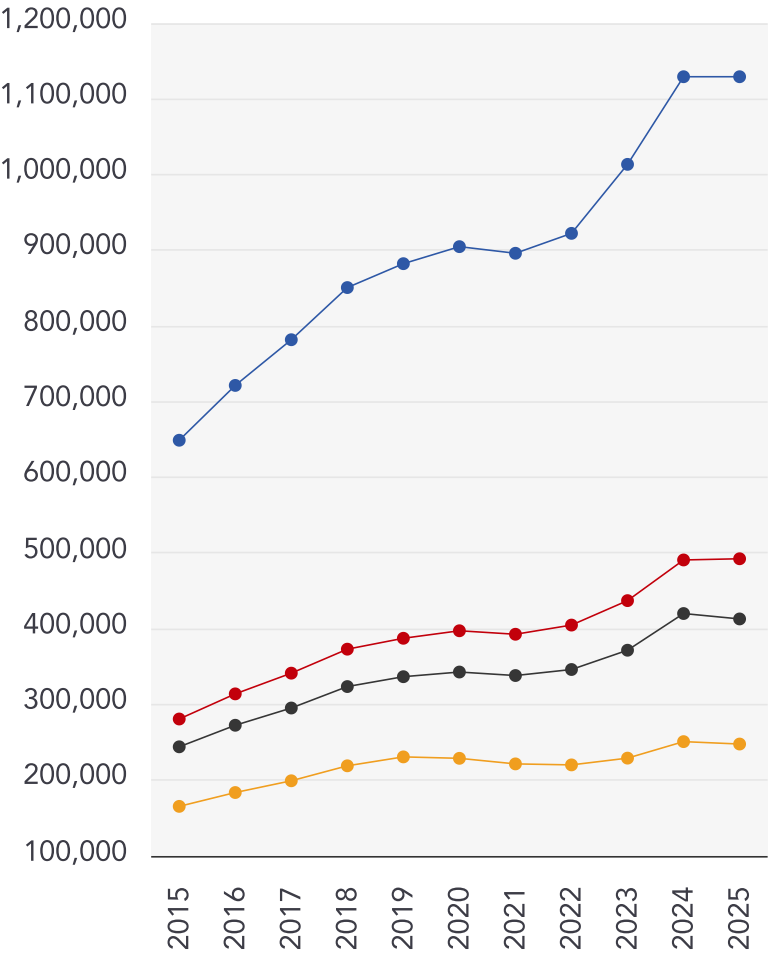
Local Area

Local Authority:	Surrey	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Low	11 mb/s	291 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in KT15



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

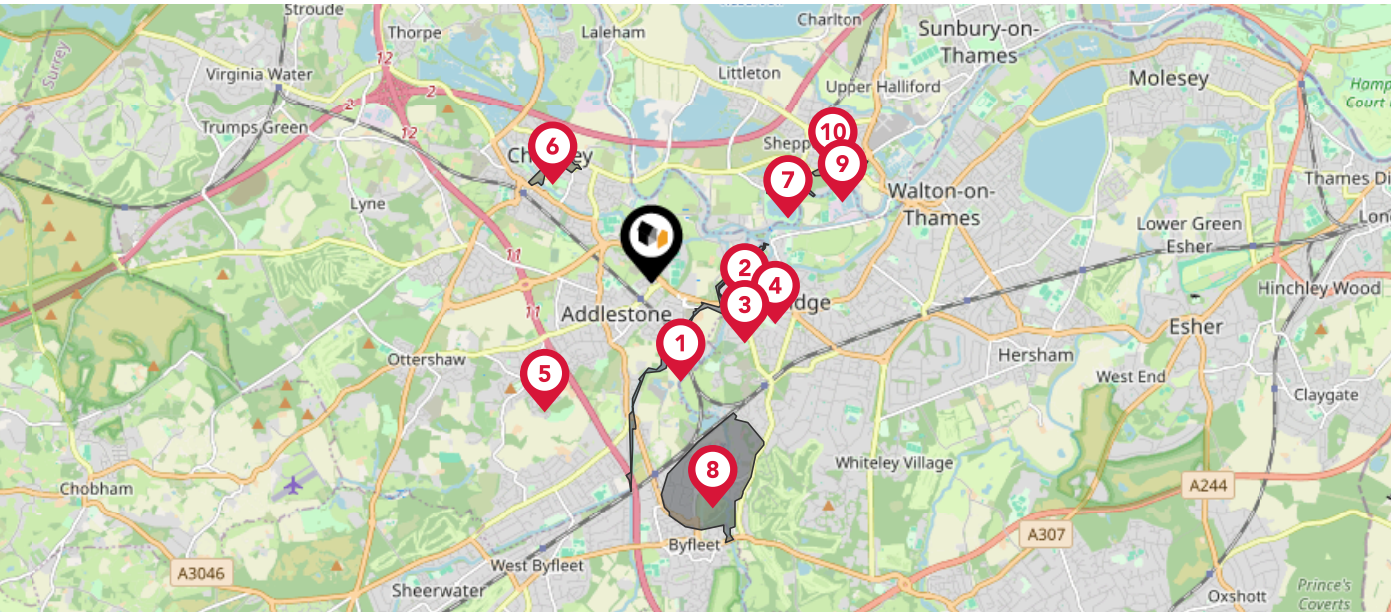
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

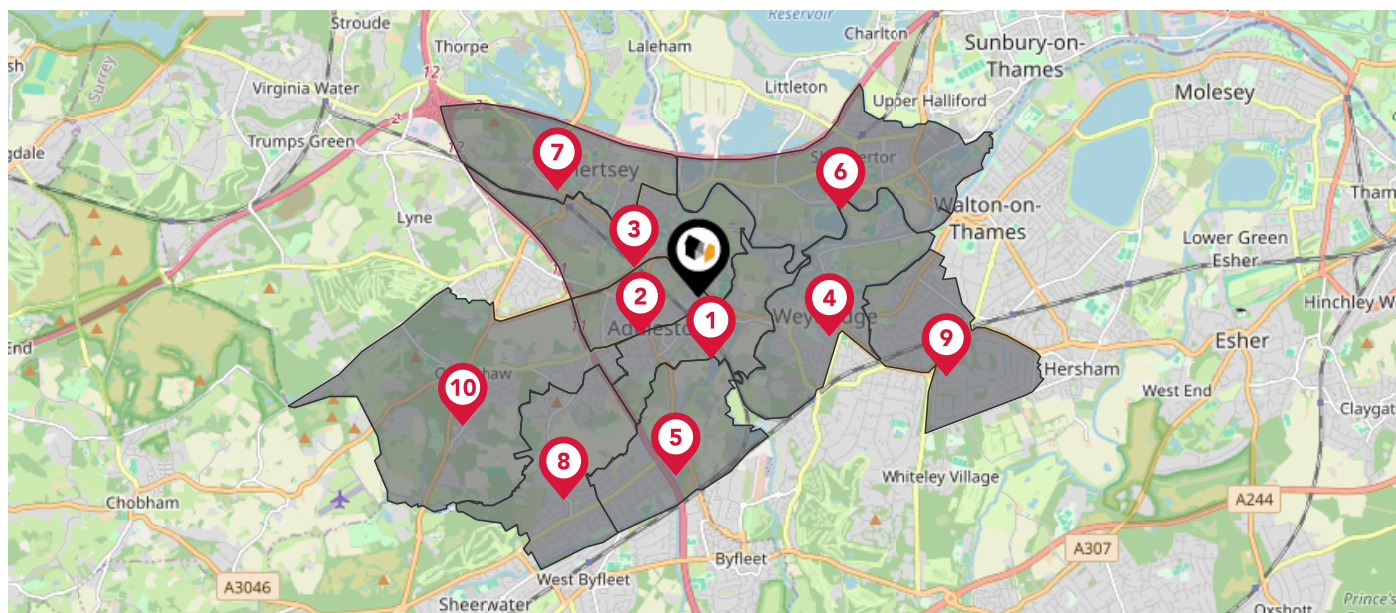


Nearby Conservation Areas	
	Wey Navigation
	Wey Navigation
	Weybridge
	Weybridge Monument Green
	Caxton Avenue
	Chertsey
	Shepperton
	Brooklands
	Lower Halliford
	Manygate Lane Estate, Shepperton

Maps

Council Wards

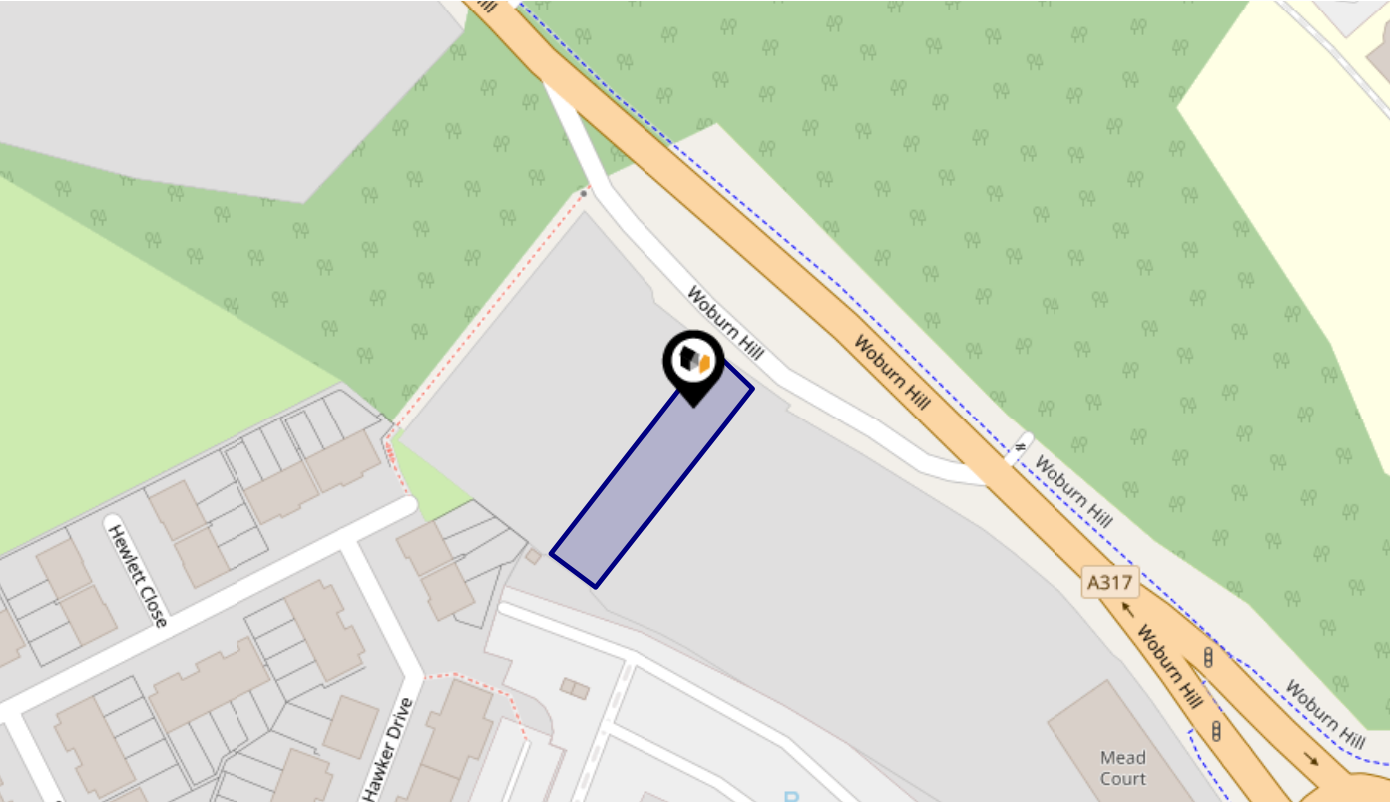
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|---|------------------------------|
|  | Addlestone South Ward |
|  | Addlestone North Ward |
|  | Chertsey Riverside Ward |
|  | Weybridge Riverside Ward |
|  | New Haw Ward |
|  | Shepperton Town Ward |
|  | Chertsey St. Ann's Ward |
|  | Woodham & Rowtown Ward |
|  | Oatlands & Burwood Park Ward |
|  | Ottershaw 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.

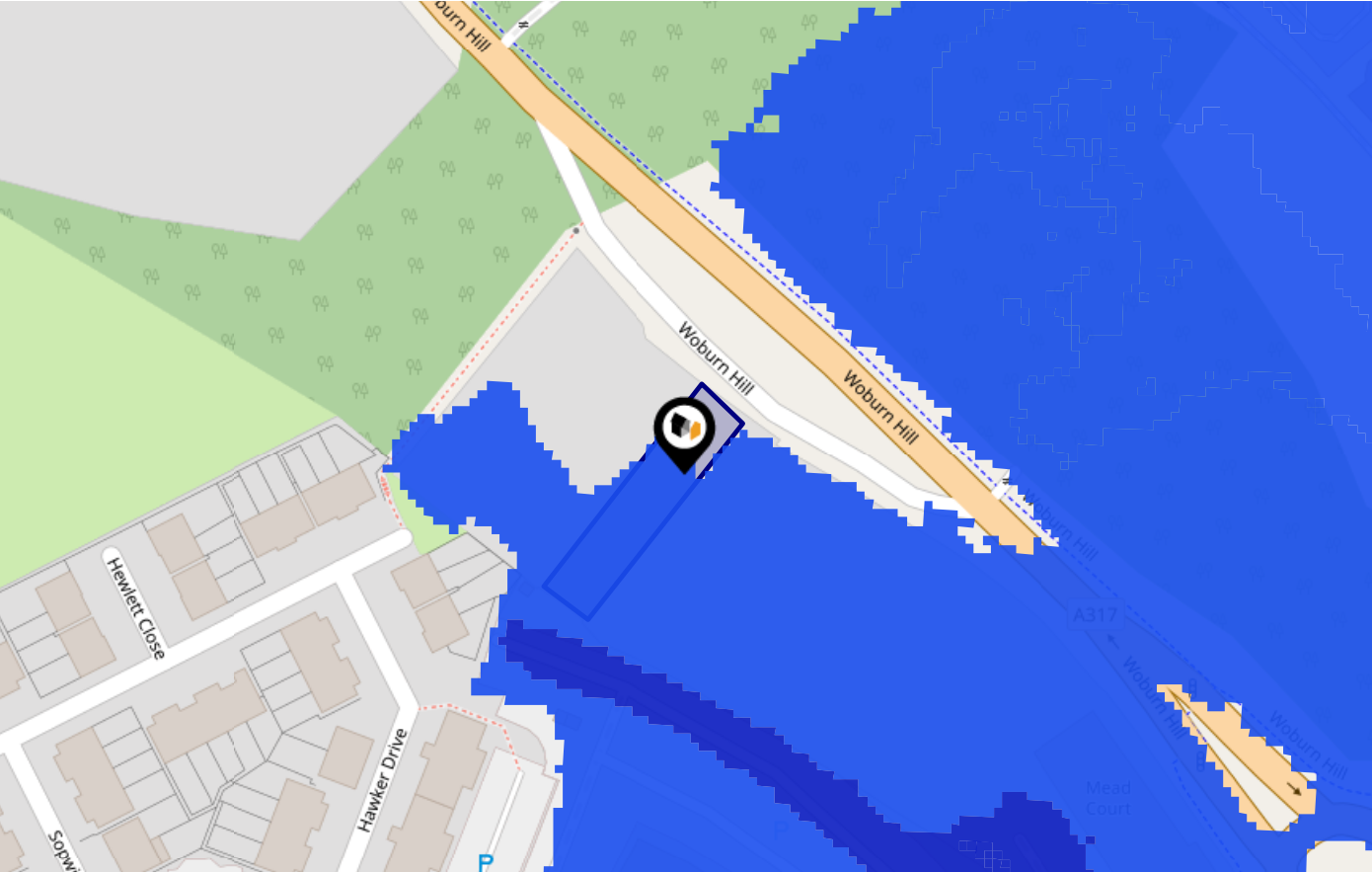
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

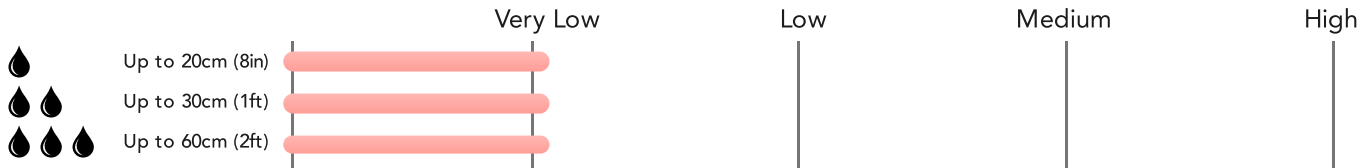


Risk Rating: Low

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.

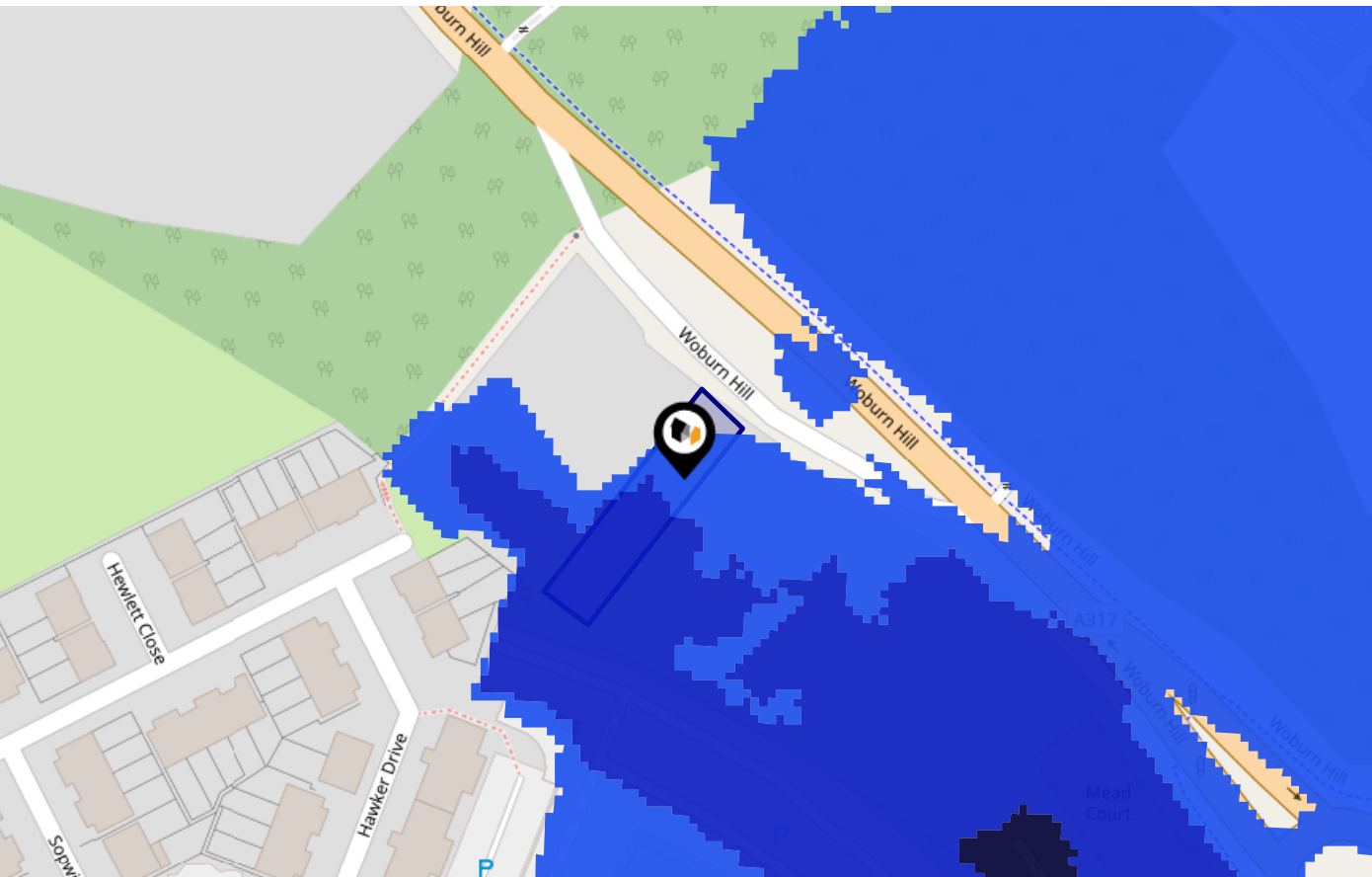
Chance of flooding to the following depths at this property:



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.

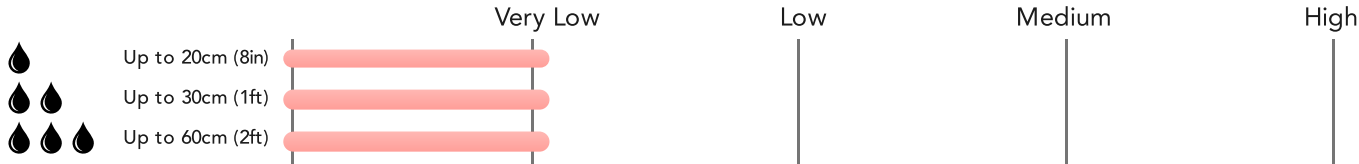


Risk Rating: Low

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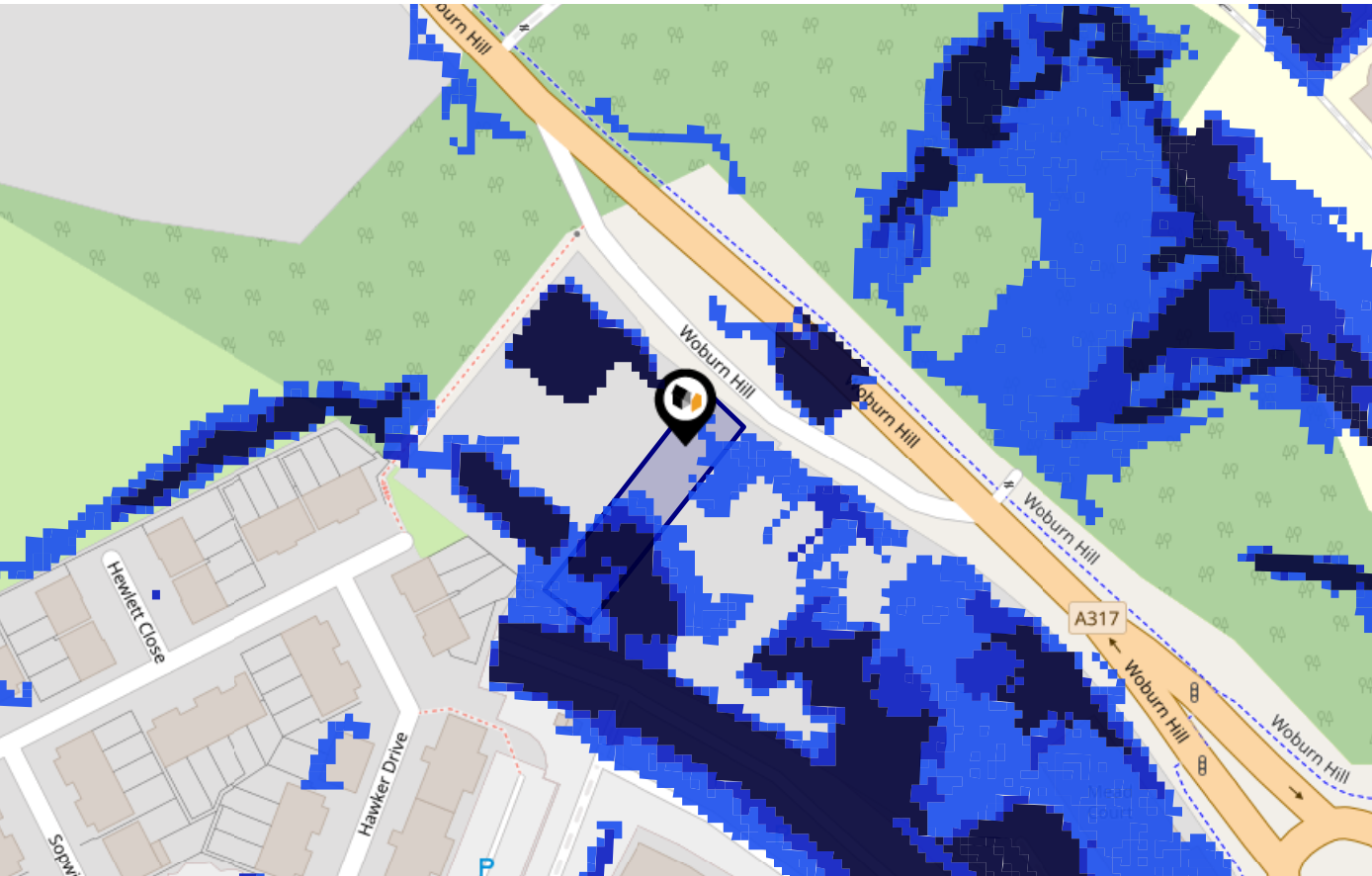
Chance of flooding to the following depths at this property:



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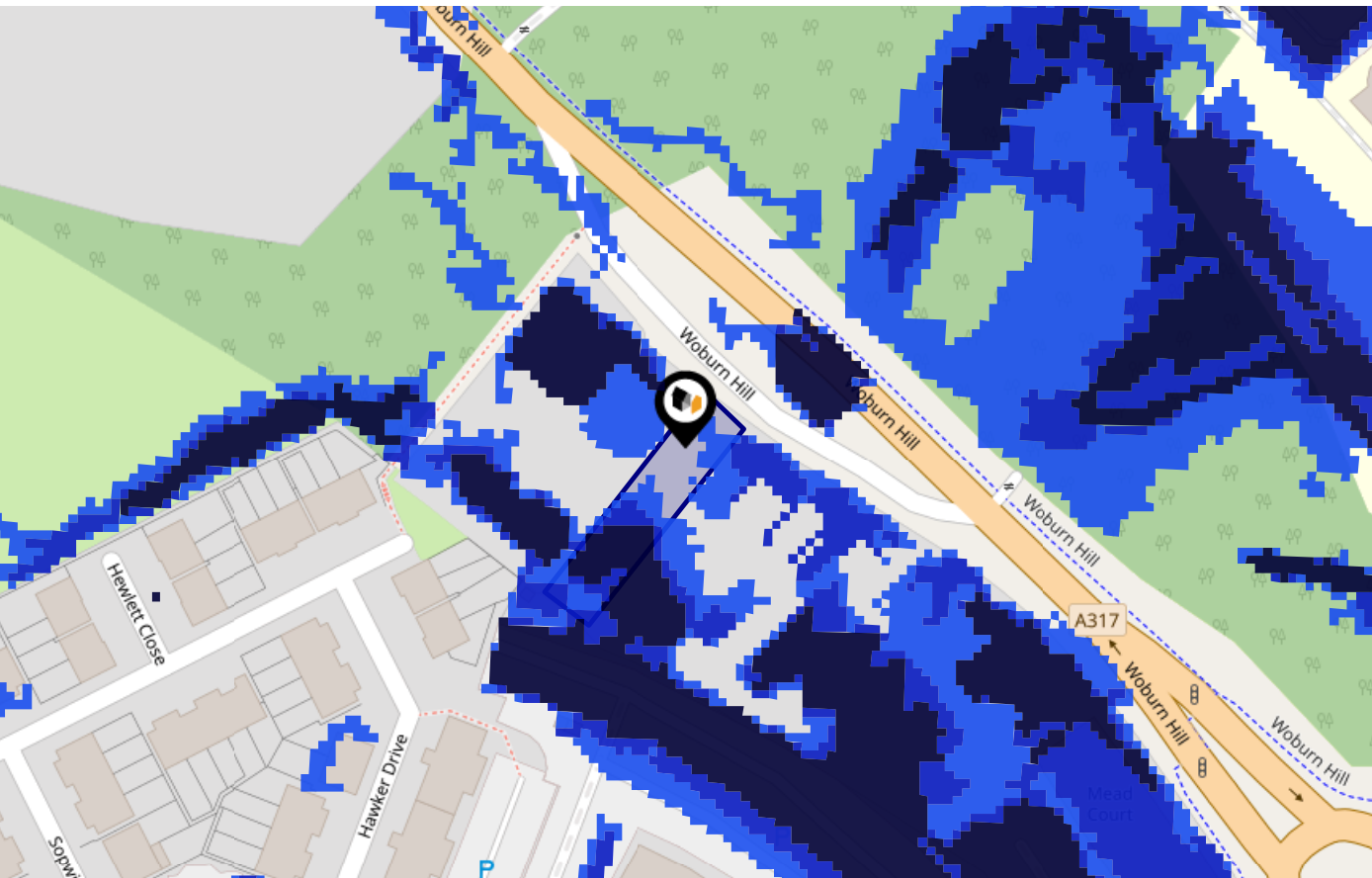
Chance of flooding to the following depths at this property:



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.

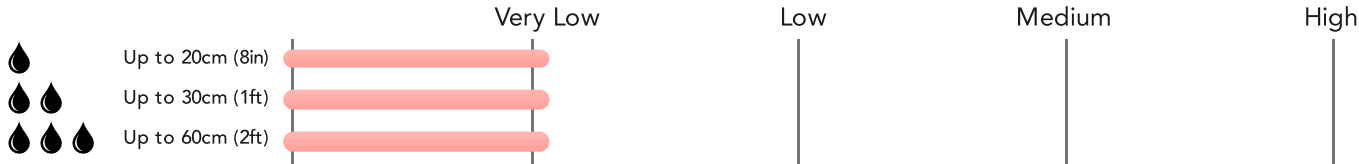


Risk Rating: Very low

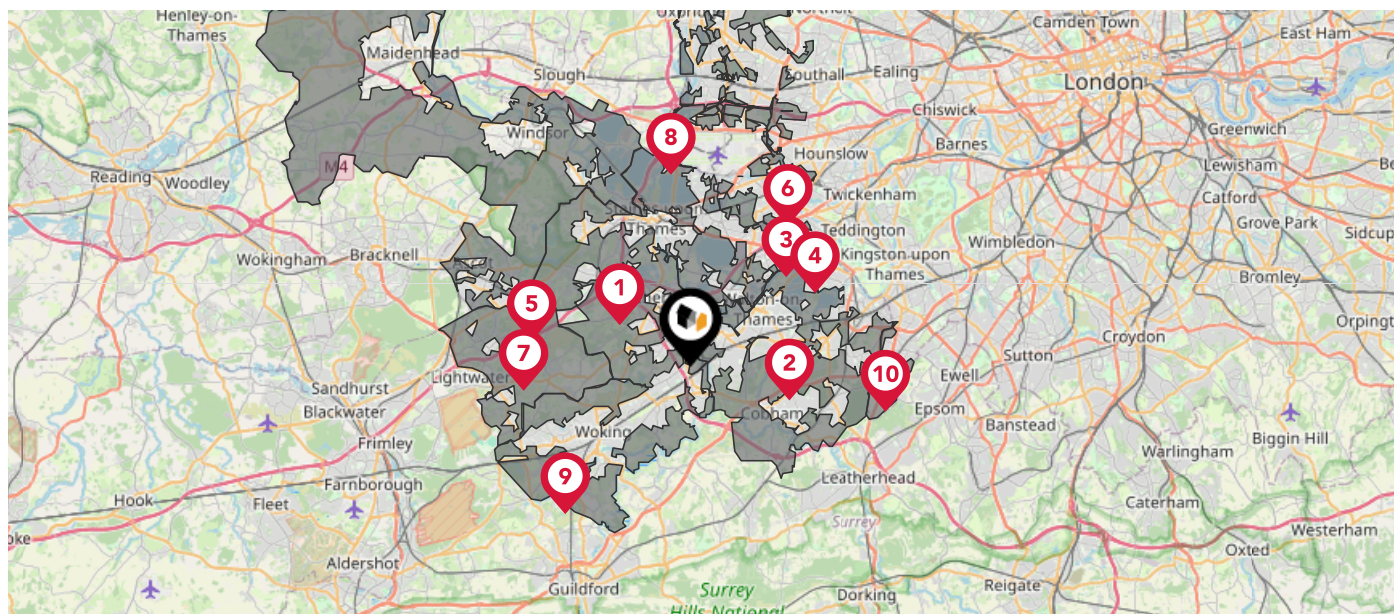
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



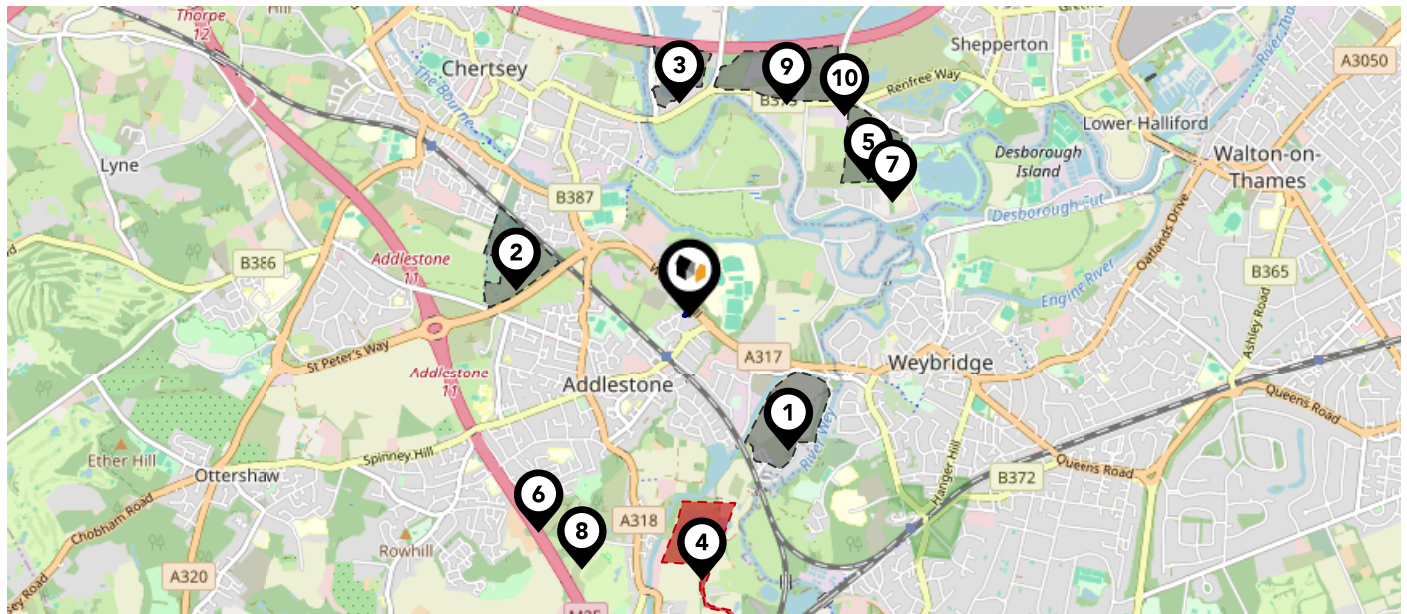
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Runnymede
-  London Green Belt - Elmbridge
-  London Green Belt - Spelthorne
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Hounslow
-  London Green Belt - Surrey Heath
-  London Green Belt - Hillingdon
-  London Green Belt - Woking
-  London Green Belt - Kingston upon Thames

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.



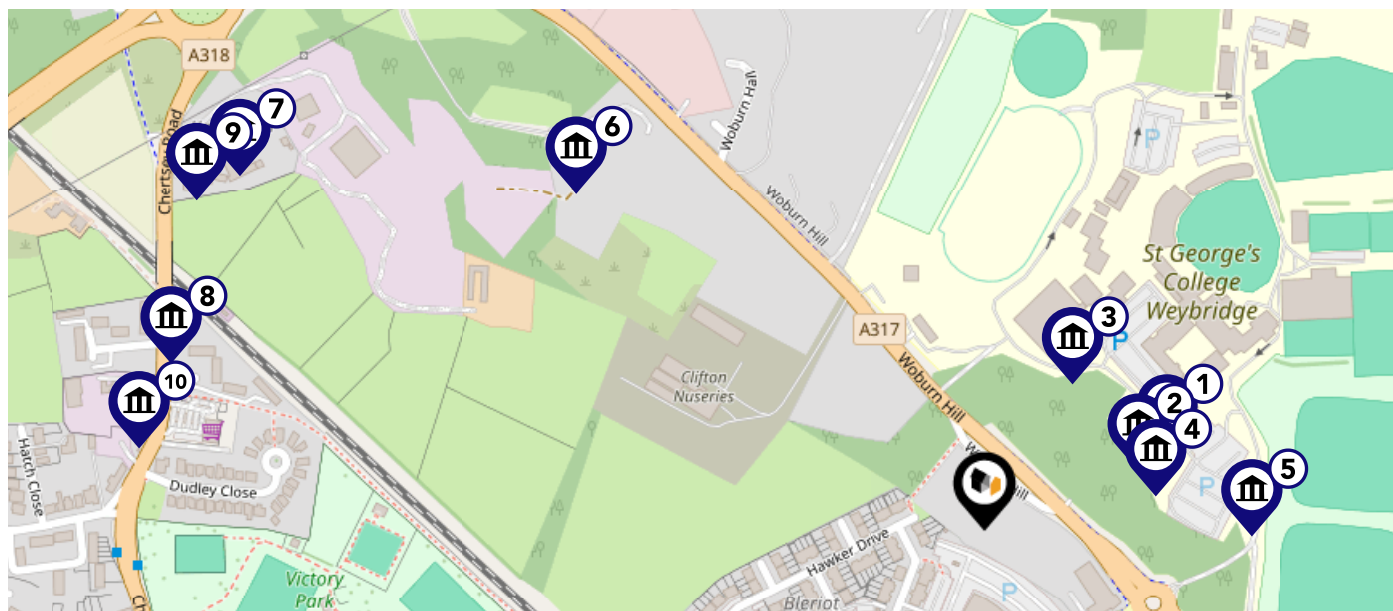
Nearby Landfill Sites

1	Black Boy Farm-Weybridge, Surrey	Historic Landfill	
2	Abbey Moor Golf Club-Green Lane, Addlestone, Surrey	Historic Landfill	
3	Lavenders-Littleton Lane, Shepperton	Historic Landfill	
4	EA/EPR/BB3000FG/V004	Active Landfill	
5	Shepperton Ranges-Chertsey Road, Halliford, Shepperton, Middlesex	Historic Landfill	
6	Seyes Court-Addlestone, Surrey	Historic Landfill	
7	The Margins Landfill-Chertsey Road, Halliford, Shepperton, Middlesex	Historic Landfill	
8	Moated Farm-New Haw	Historic Landfill	
9	Chertsey Road Tip-Riverscroft, off Chertsey Road, Shepperton, Middlesex	Historic Landfill	
10	EA/EPR/EP3493EC/A001 - Econowaste Ltd	Active Landfill	

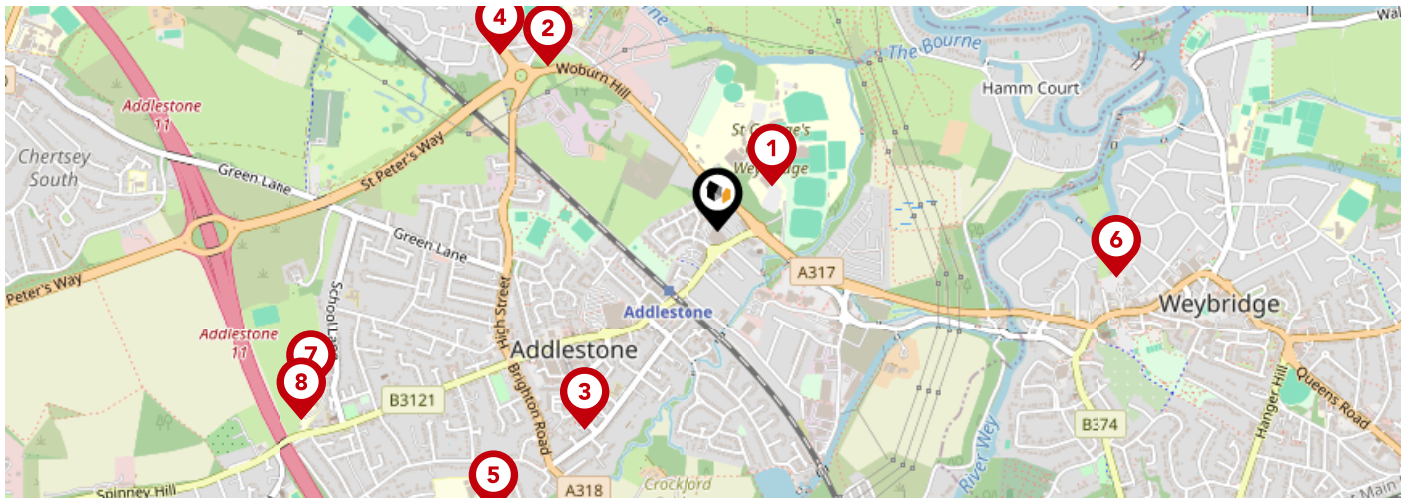
Maps

Listed Buildings

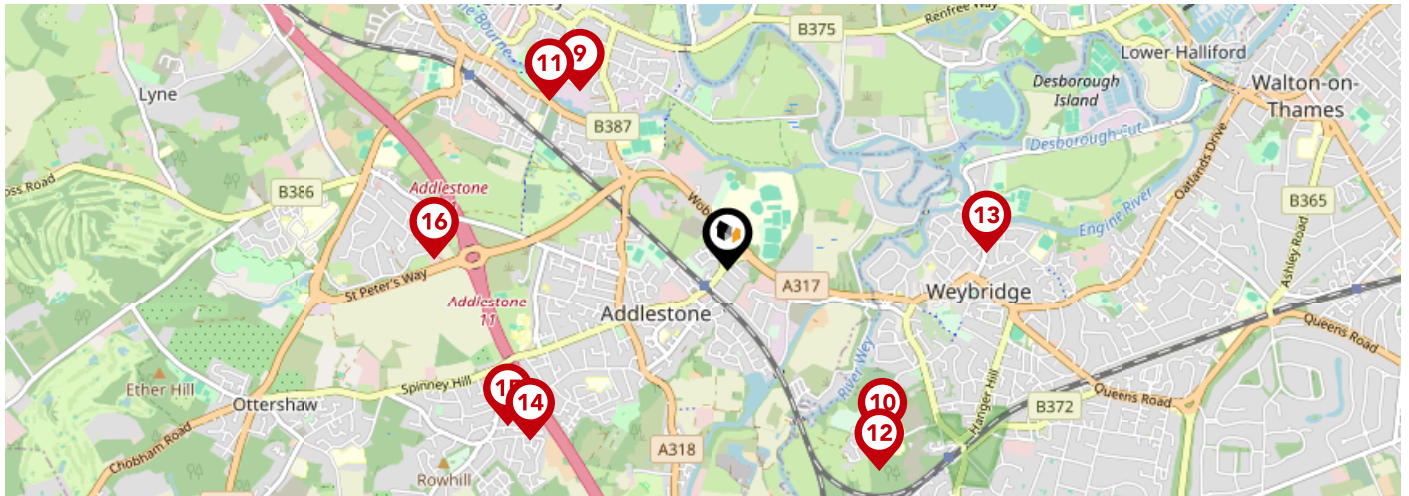
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1260104 - Woburn Park	Grade II	0.1 miles
	1039966 - Railings And Gates In Grounds South West Of Woburn Park	Grade II	0.1 miles
	1260107 - Remains Of Archway In Garden To North West Of Woburn Park	Grade II	0.1 miles
	1372054 - Alcove Or Grotto On Lawn To South Of Woburn Park	Grade II	0.1 miles
	1039965 - Archway On East Side Of Main Entrance Drive Of Woburn Park	Grade II	0.2 miles
	1372053 - Woburn Hill	Grade II	0.3 miles
	1377934 - Hatch Farmhouse	Grade II	0.5 miles
	1029176 - 114 And 116, Chertsey Road	Grade II	0.5 miles
	1029177 - Barn At Hatch Farm	Grade II	0.5 miles
	1029175 - The George Inn	Grade II	0.5 miles



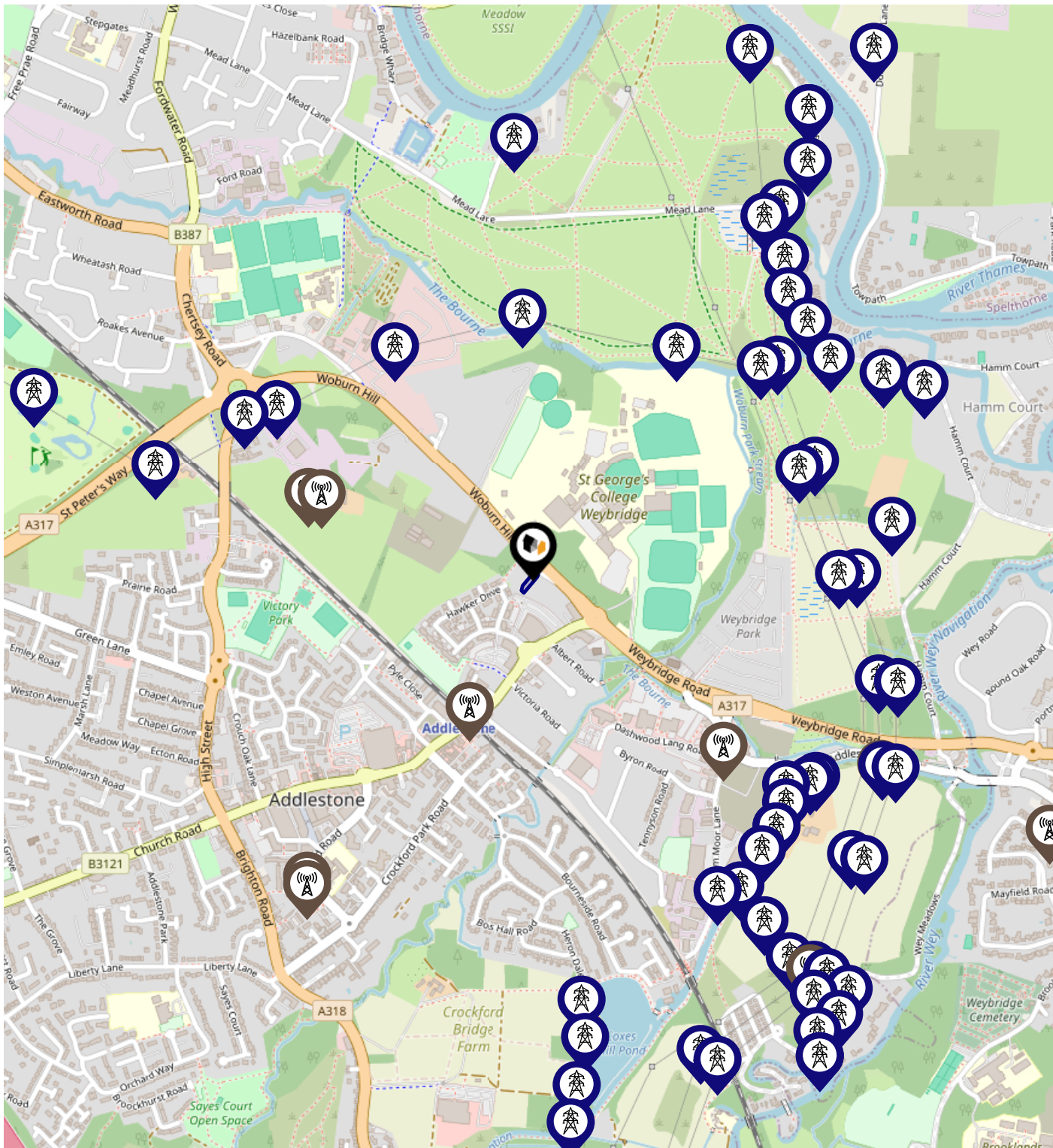
		Nursery	Primary	Secondary	College	Private
1	St George's College Weybridge Ofsted Rating: Not Rated Pupils: 1043 Distance:0.16	☐	☐	☒	☐	☐
2	Philip Southcote School Ofsted Rating: Good Pupils: 238 Distance:0.55	☐	☐	☒	☐	☐
3	Darley Dene Primary School Ofsted Rating: Not Rated Pupils: 231 Distance:0.55	☐	☒	☐	☐	☐
4	Chertsey High School Ofsted Rating: Good Pupils: 876 Distance:0.65	☐	☐	☒	☐	☐
5	Sayes Court School Ofsted Rating: Good Pupils: 244 Distance:0.83	☐	☒	☐	☐	☐
6	St Charles Borromeo Catholic Primary School, Weybridge Ofsted Rating: Good Pupils: 238 Distance:0.93	☐	☒	☐	☐	☐
7	St Paul's CofE Primary School Ofsted Rating: Good Pupils: 415 Distance:1.01	☐	☒	☐	☐	☐
8	Jubilee High School Ofsted Rating: Good Pupils: 672 Distance:1.06	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Stepgates Community School Ofsted Rating: Good Pupils: 283 Distance: 1.07	☐	☒	☐	☐	☐
	Heathside School Ofsted Rating: Good Pupils: 1262 Distance: 1.07	☐	☐	☒	☐	☐
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 425 Distance: 1.14	☐	☒	☐	☐	☐
	Brooklands College Ofsted Rating: Good Pupils: 0 Distance: 1.17	☐	☐	☒	☐	☐
	St George's Junior School Ofsted Rating: Not Rated Pupils: 624 Distance: 1.2	☐	☒	☐	☐	☐
	Ongar Place Primary School Ofsted Rating: Good Pupils: 210 Distance: 1.2	☐	☒	☐	☐	☐
	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance: 1.25	☐	☒	☐	☐	☐
	Meadowcroft Community Infant School Ofsted Rating: Good Pupils: 86 Distance: 1.36	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

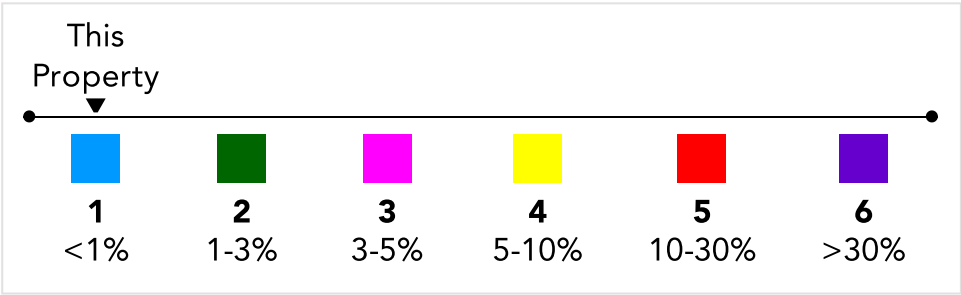
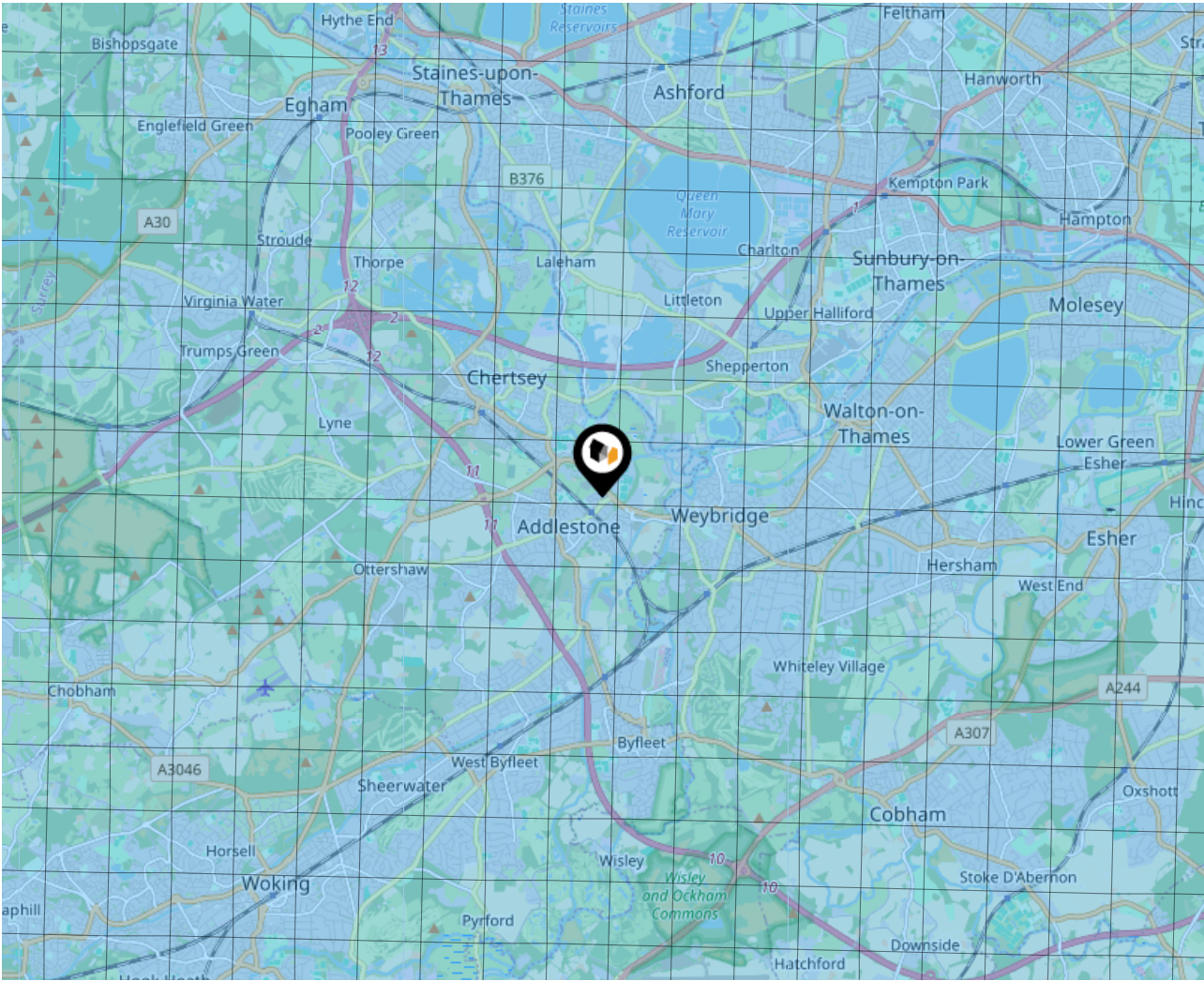


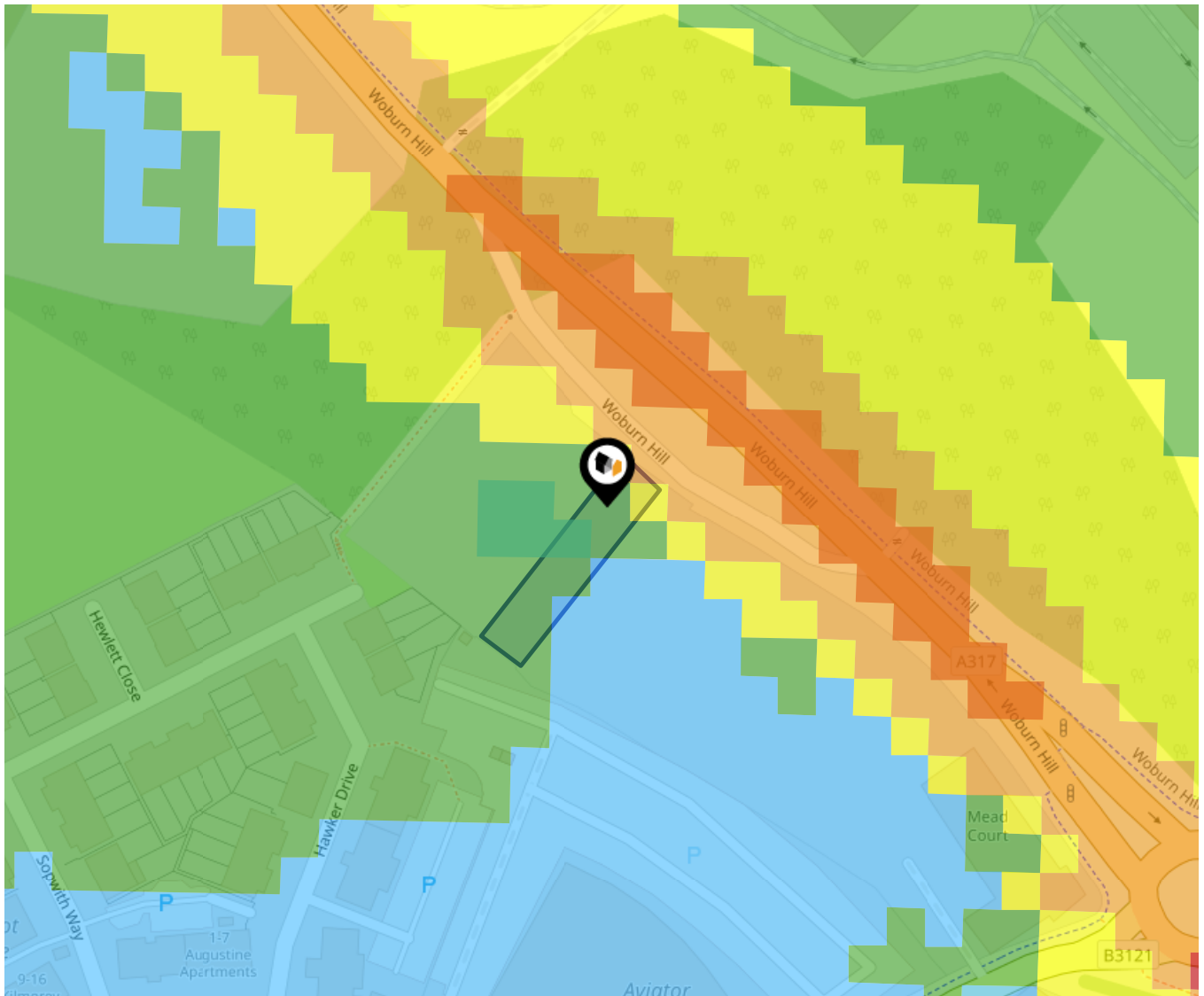
Key:

-  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).





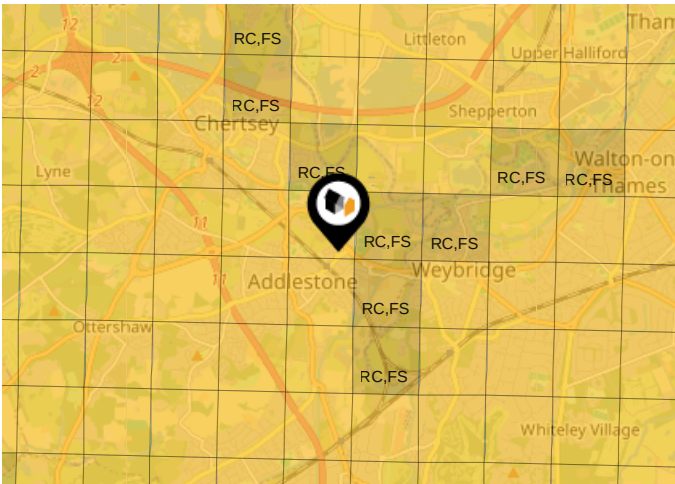
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

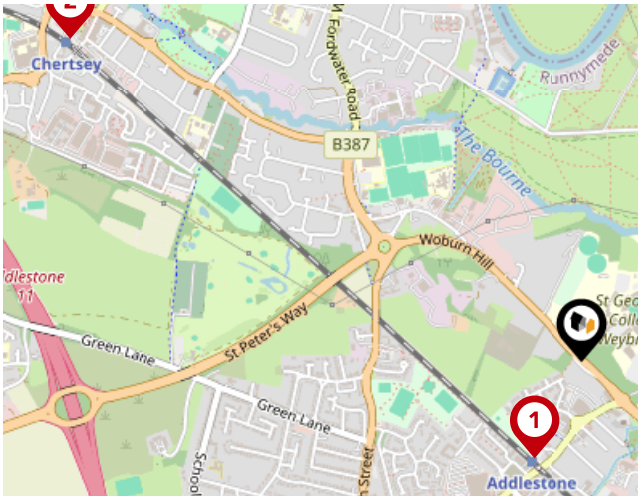


Primary Classifications (Most Common Clay Types)

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

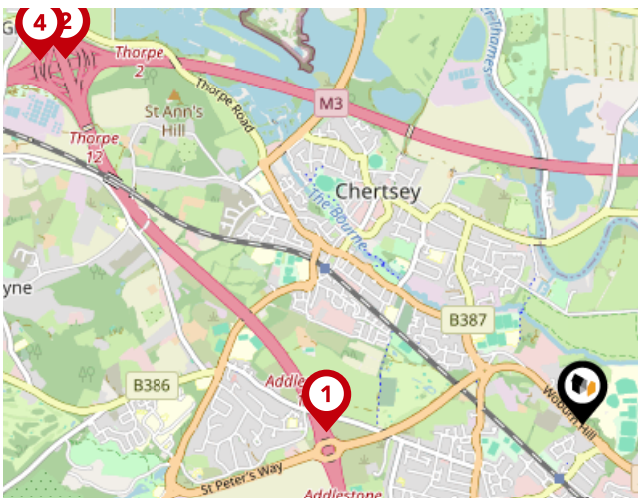
Area

Transport (National)



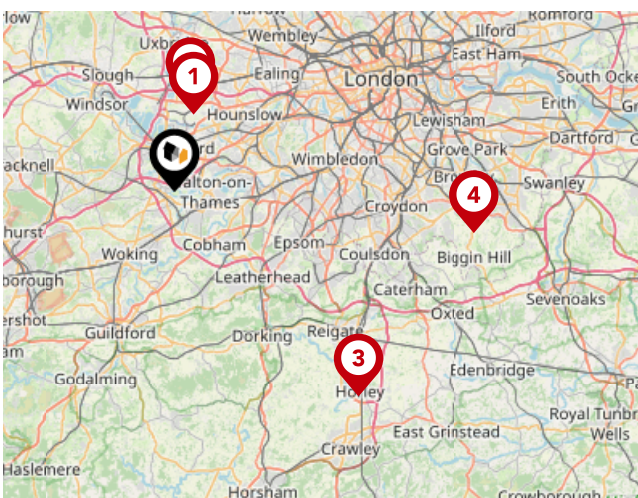
National Rail Stations

Pin	Name	Distance
1	Addlestone Rail Station	0.24 miles
2	Chertsey Rail Station	1.4 miles
3	Chertsey Rail Station	1.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	1.19 miles
2	M25 J12	2.93 miles
3	M25 J10	3.99 miles
4	M3 J2	3.02 miles
5	M3 J1	4.02 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	5.98 miles
2	Heathrow Airport	6.92 miles
3	Gatwick Airport	20.51 miles
4	Leaves Green	22.46 miles

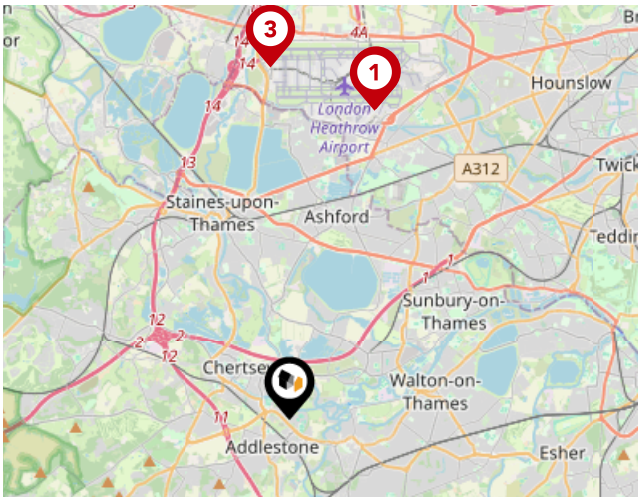
Area

Transport (Local)



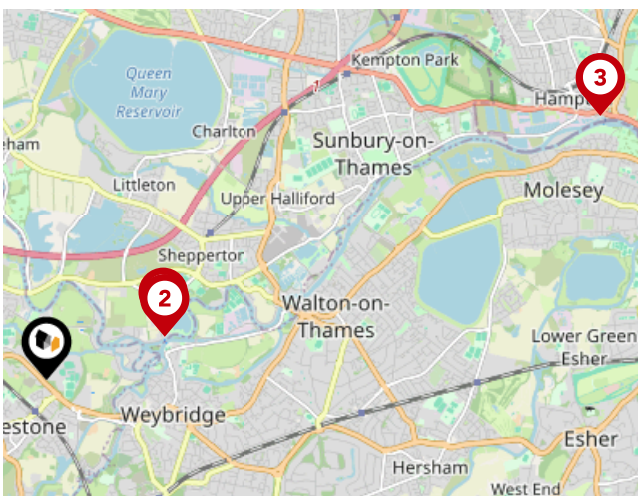
Bus Stops/Stations

Pin	Name	Distance
1	Aviator Park	0.14 miles
2	St George's College	0.19 miles
3	Addlestone Railway Station	0.26 miles
4	Addlestone Railway Station	0.29 miles
5	Tesco	0.38 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	5.91 miles
2	Heathrow Terminal 4	5.97 miles
3	Heathrow Terminal 5 Underground Station	6.51 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	1.16 miles
2	Weybridge Ferry Landing	1.16 miles
3	Moulsey - Hurst Park Ferry Landing	5.68 miles



Phillip Arnold Auctions

Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

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We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



Phillip Arnold

frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

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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Valuation Office
Agency

