



Phillip Arnold
Auctions

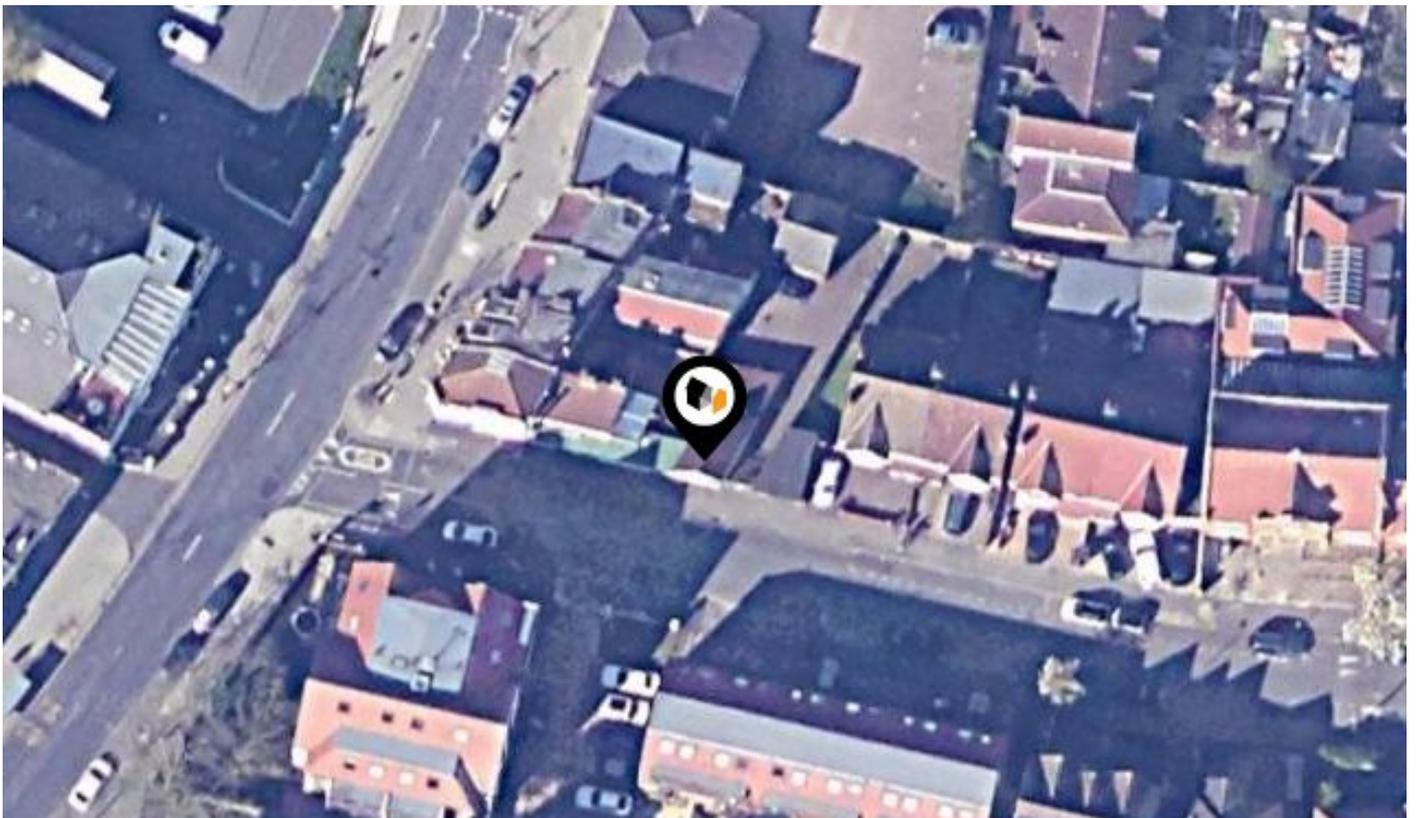
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KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 26th March 2026



**KEY PRINT LTD, 1A, OSTERLEY PARK ROAD, SOUTHALL,
UB2 4BL**

Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL
02087993880

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philliparnoldauctions.co.uk





Property

Type: Workshop / Light Industrial
UPRN: 12110748
Restrictive Covenants: No

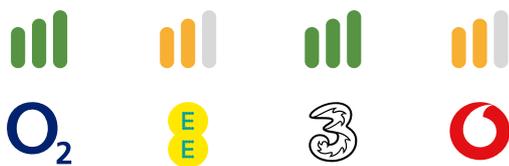
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



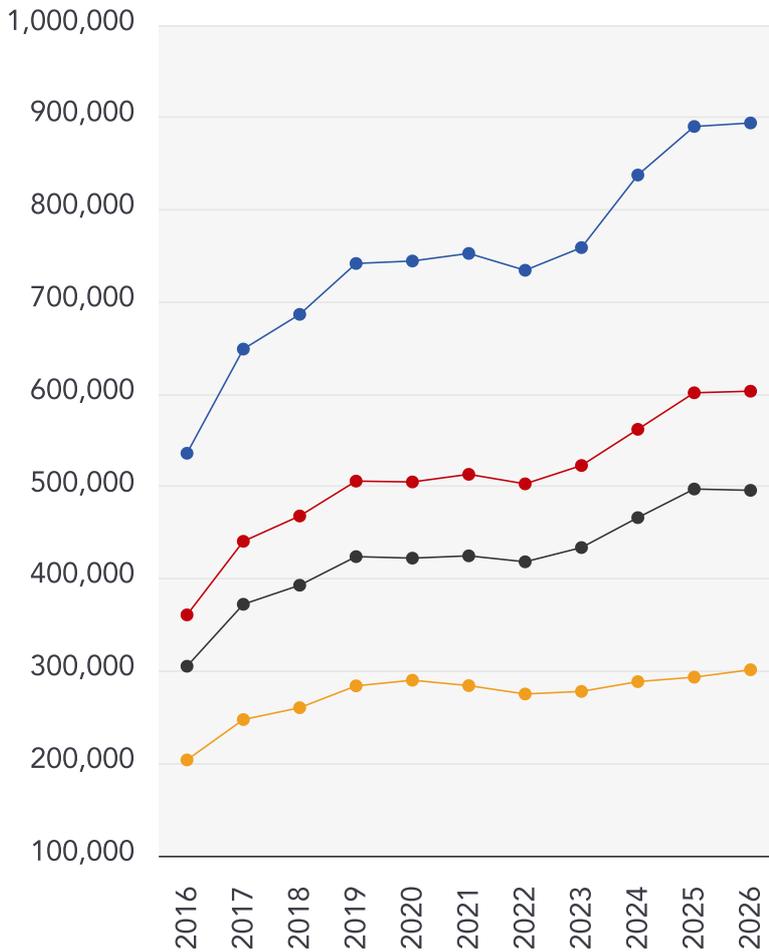
Satellite/Fibre TV Availability:



Market

House Price Statistics

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



Detached

+66.76%

Semi-Detached

+67.15%

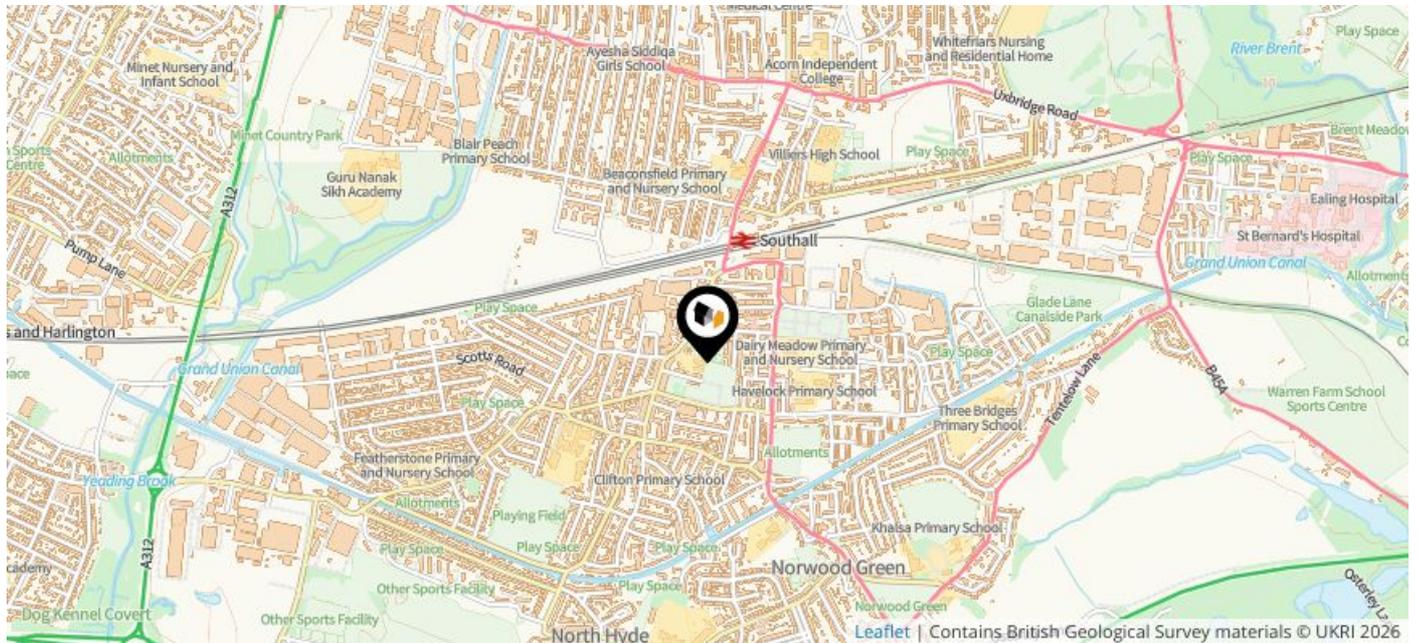
Terraced

+62.42%

Flat

+47.93%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

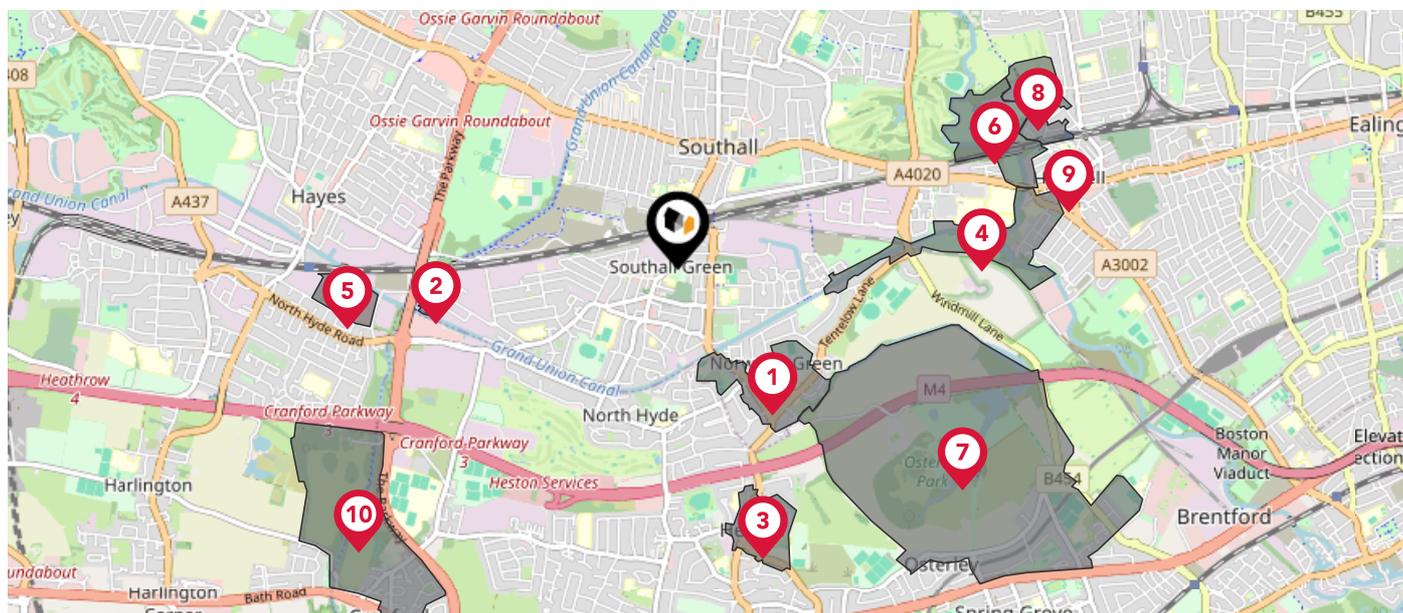
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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.



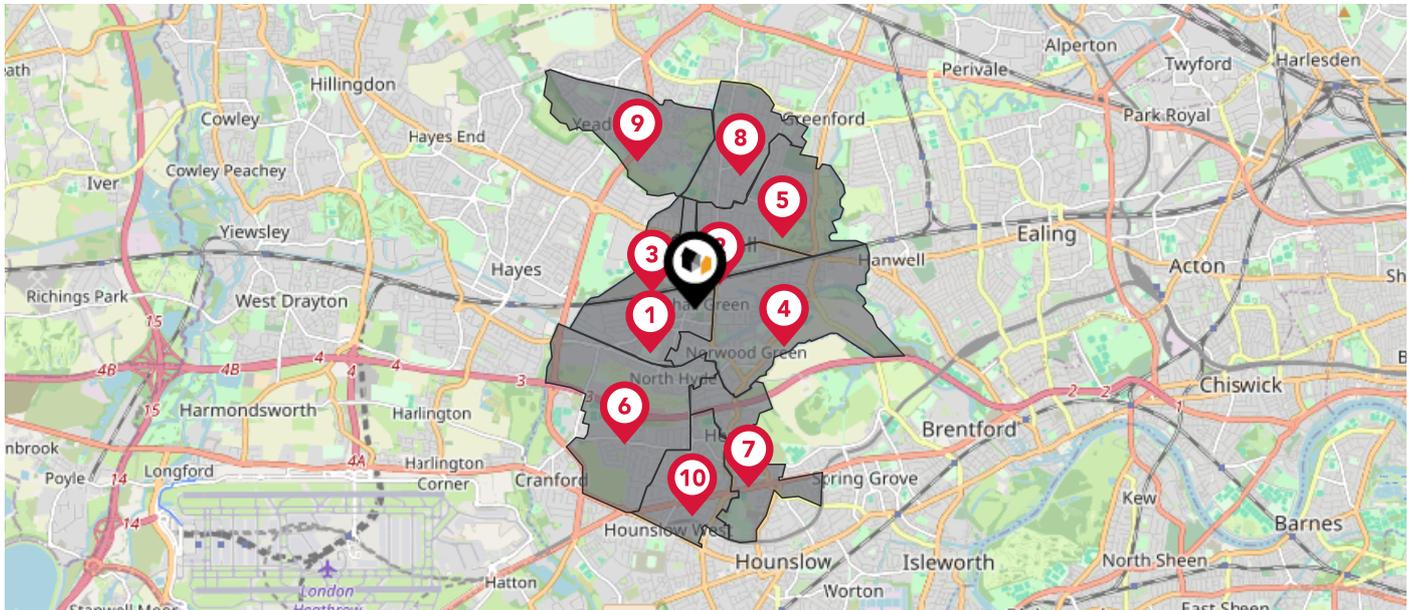
Nearby Conservation Areas

-  1 Norwood Green
-  2 Bulls Bridge
-  3 Heston Village
-  4 St Mark's Church and Canal
-  5 Botwell, Nestles
-  6 Churchfields
-  7 Osterley Park
-  8 Hanwell Village Green
-  9 Hanwell Clock Tower
-  10 Cranford Park

Maps

Council Wards

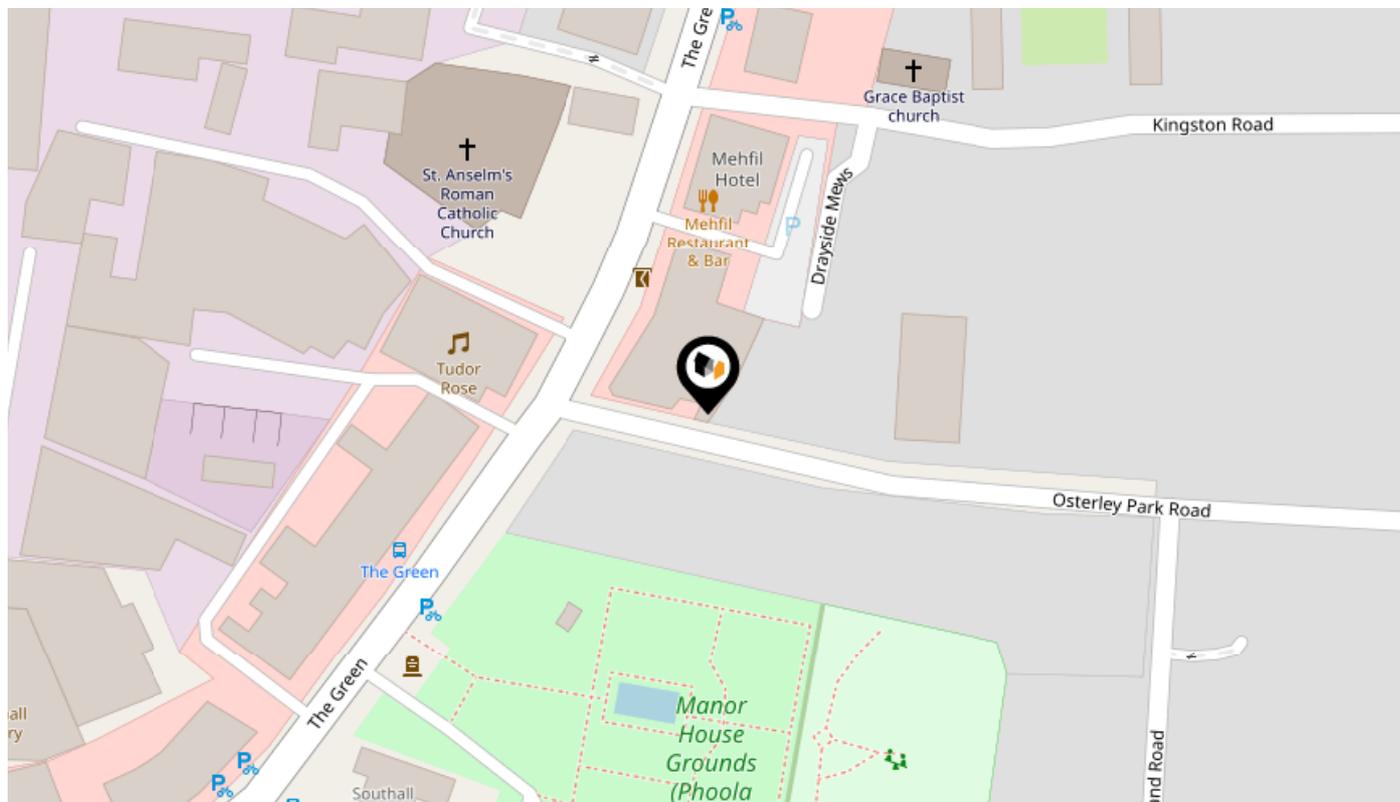
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

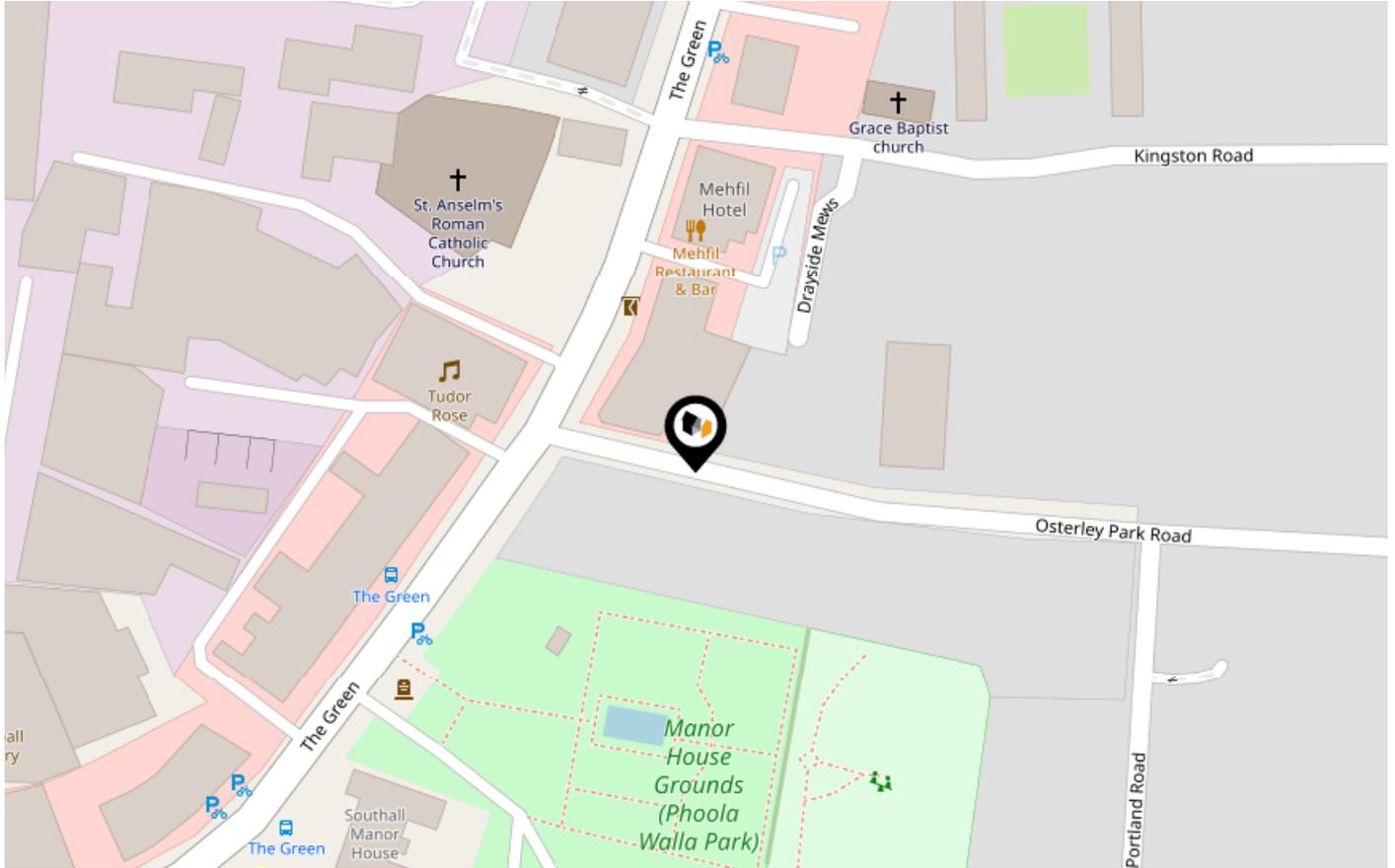
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

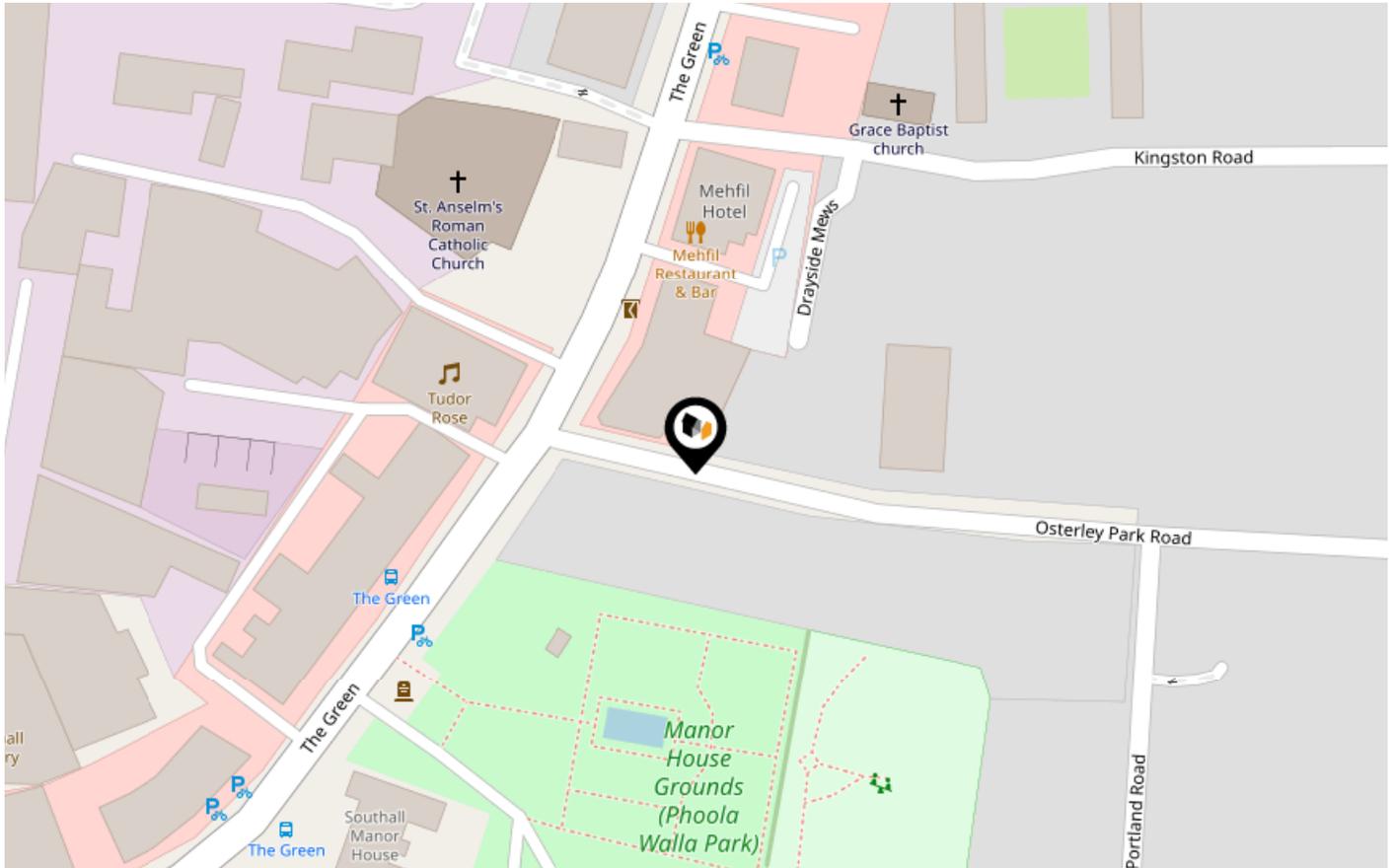
Chance of flooding to the following depths at this property:



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.

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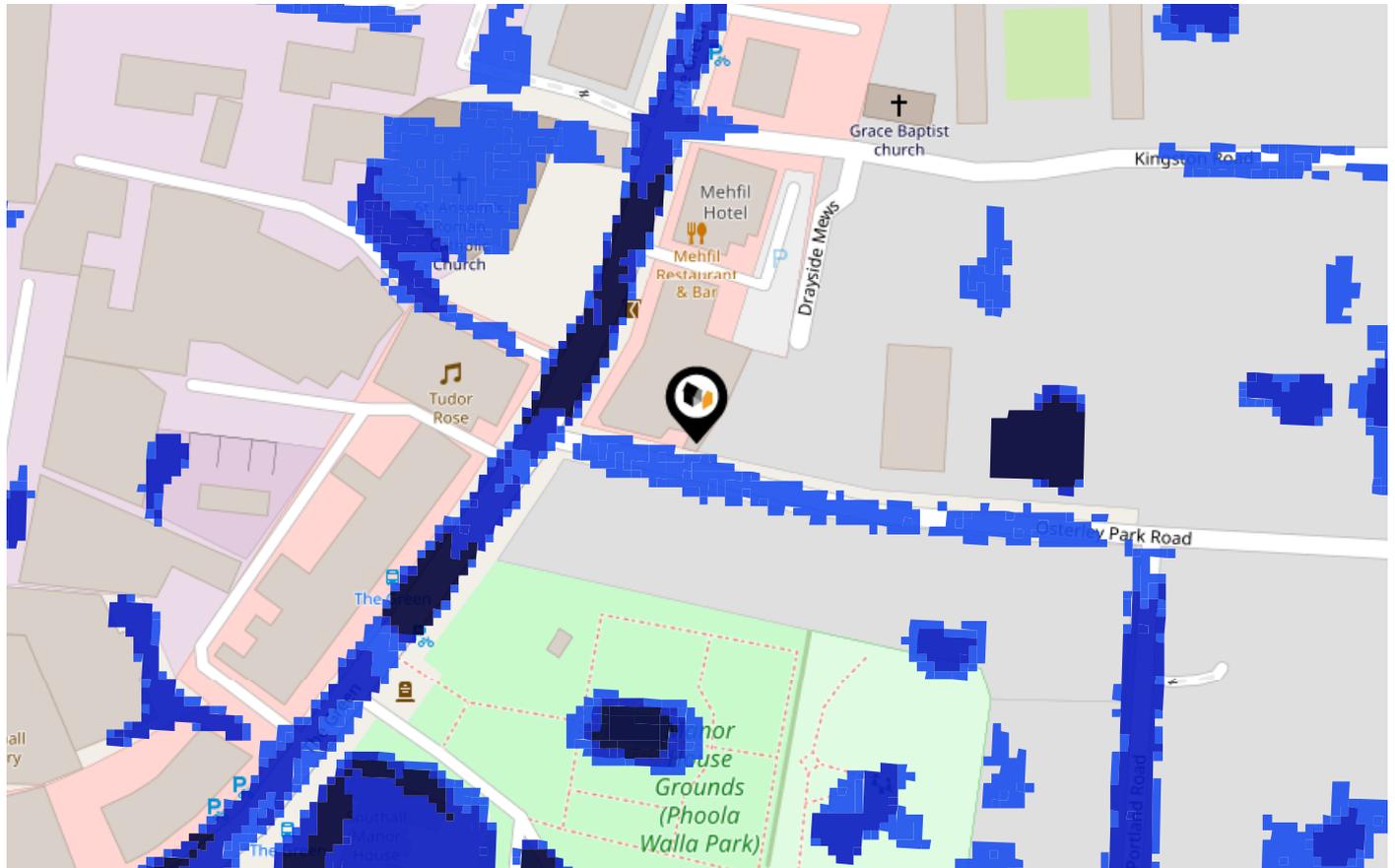
Chance of flooding to the following depths at this property:



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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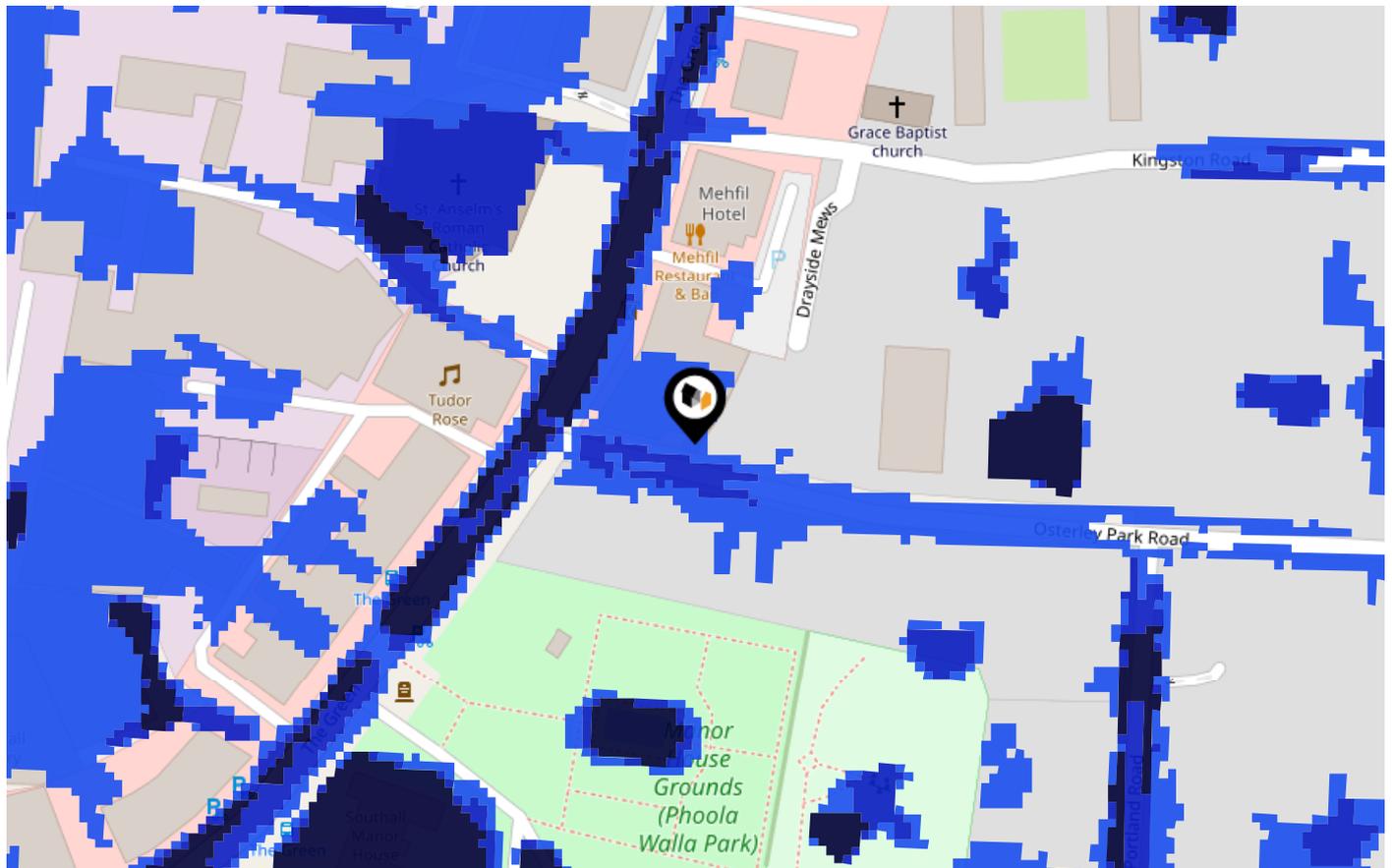
Chance of flooding to the following depths at this property:



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: Low

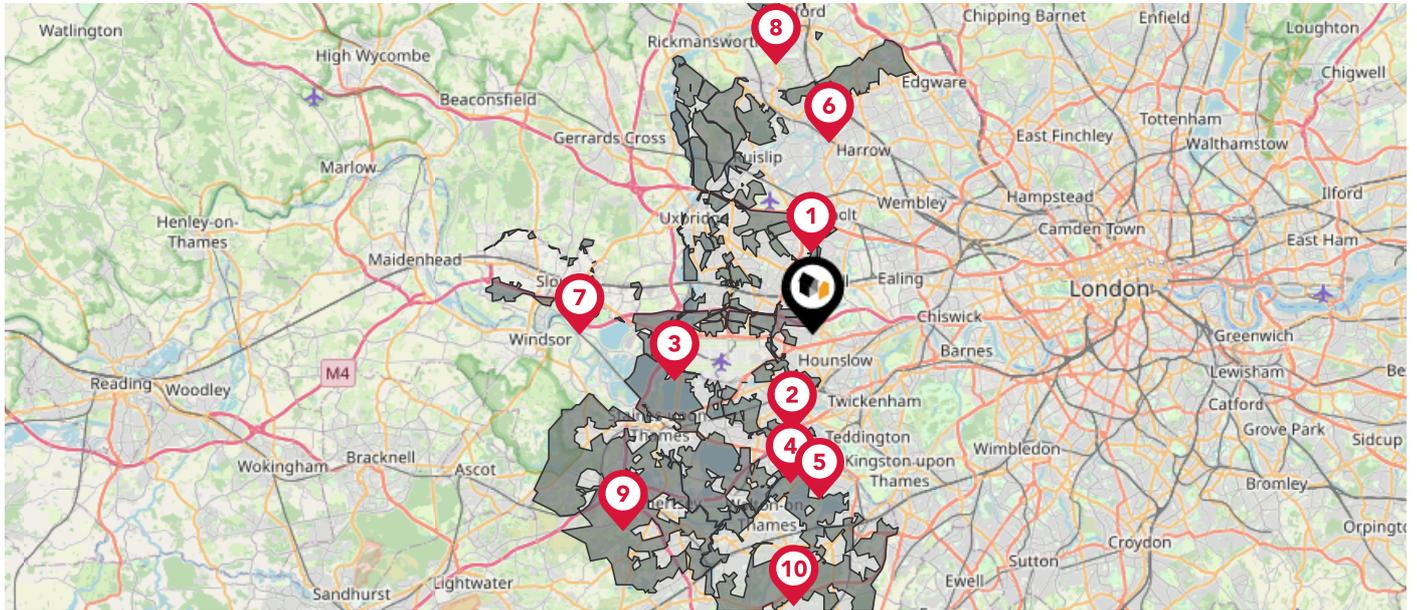
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



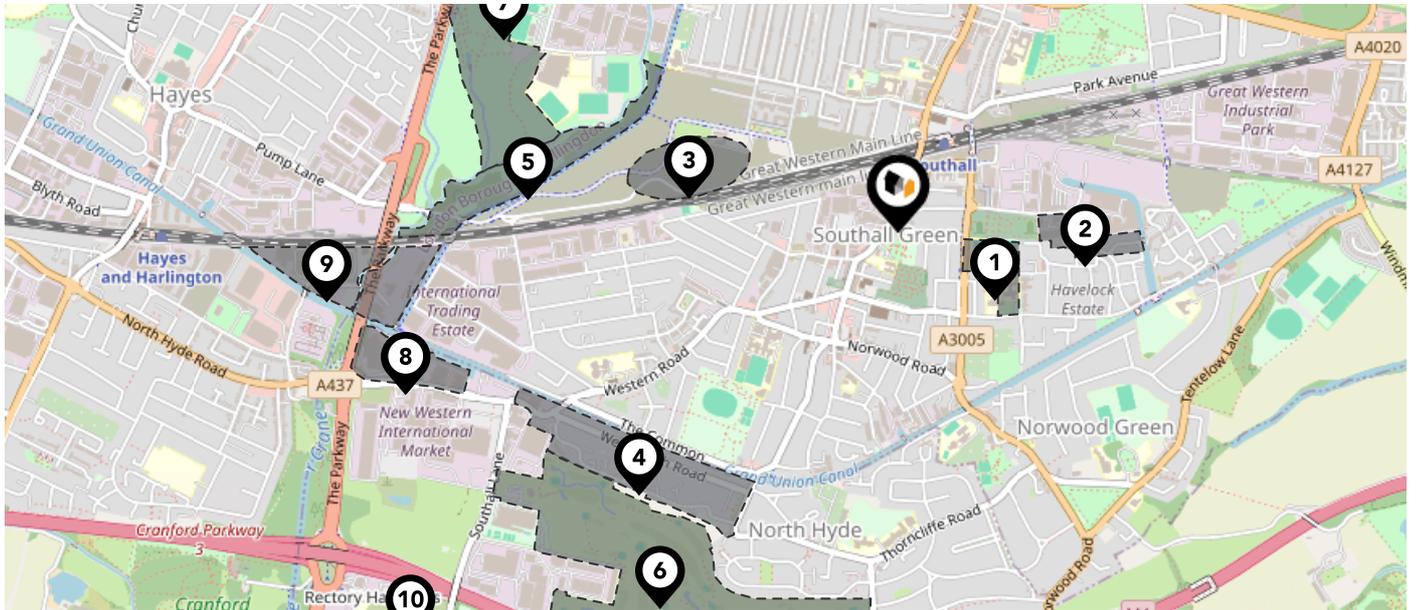
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Ealing
-  London Green Belt - Hounslow
-  London Green Belt - Hillingdon
-  London Green Belt - Spelthorne
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Harrow
-  London Green Belt - Slough
-  London Green Belt - Watford
-  London Green Belt - Runnymede
-  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.



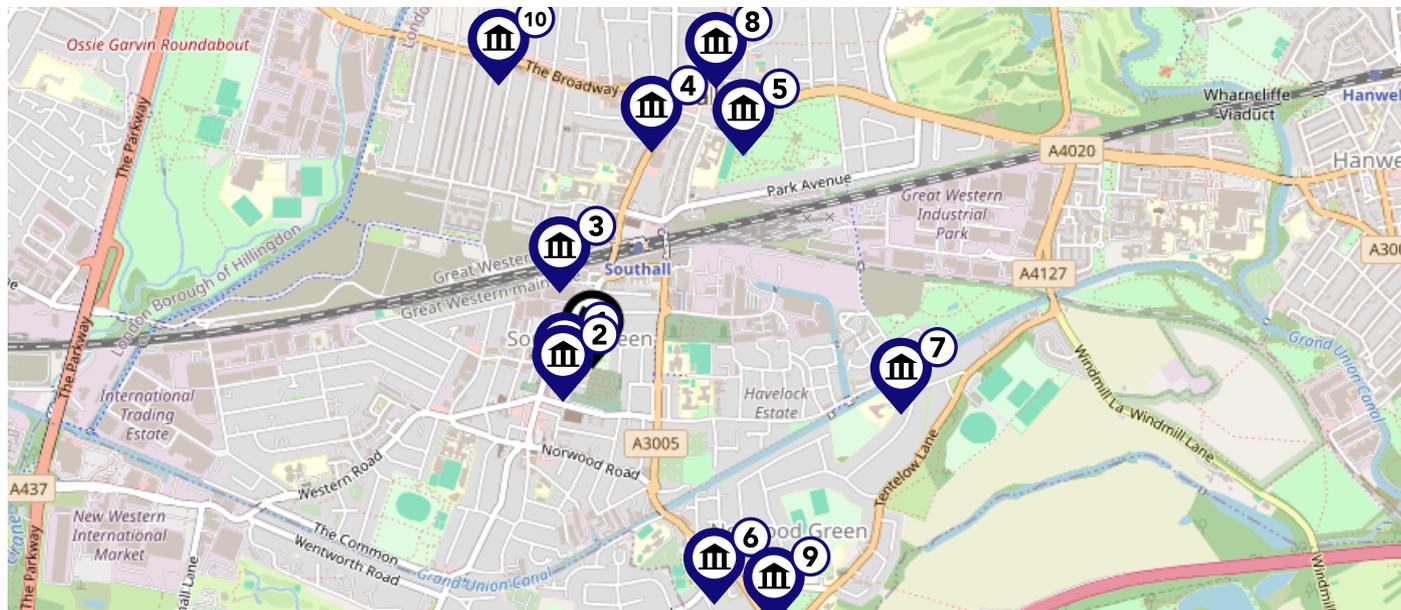
Nearby Landfill Sites

1	Dairy Meadow-Havelock Road, Southall	Historic Landfill
2	Waterside Road-Southall	Historic Landfill
3	Southall Gas Works-The Straight, Southall	Historic Landfill
4	Convent Way-North Hyde, Southall, Hounslow, London	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

Maps

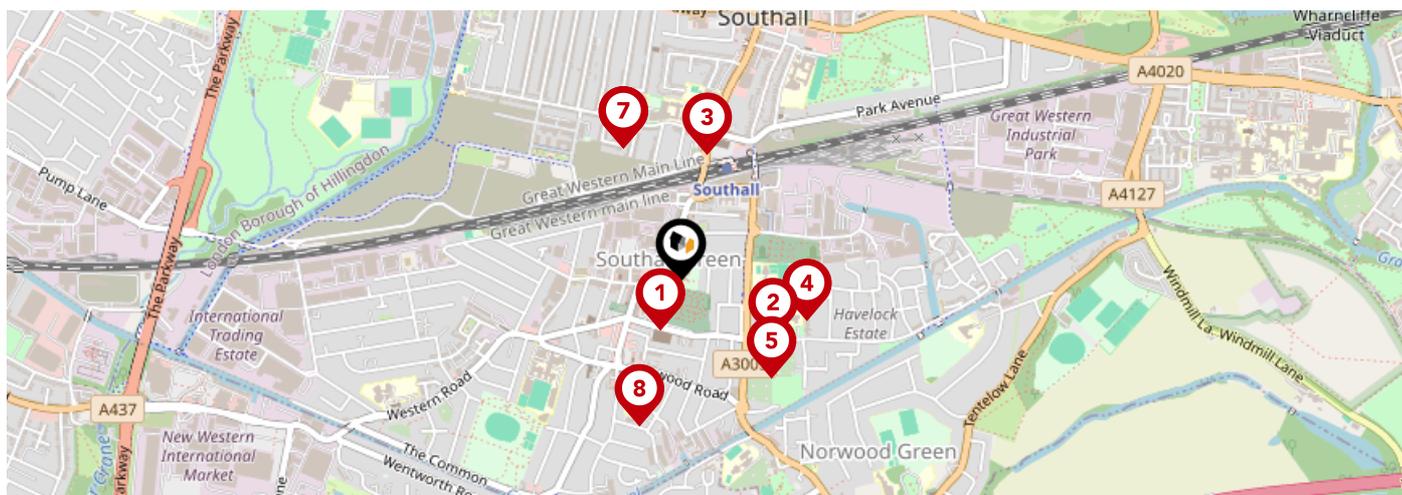
Listed Buildings

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



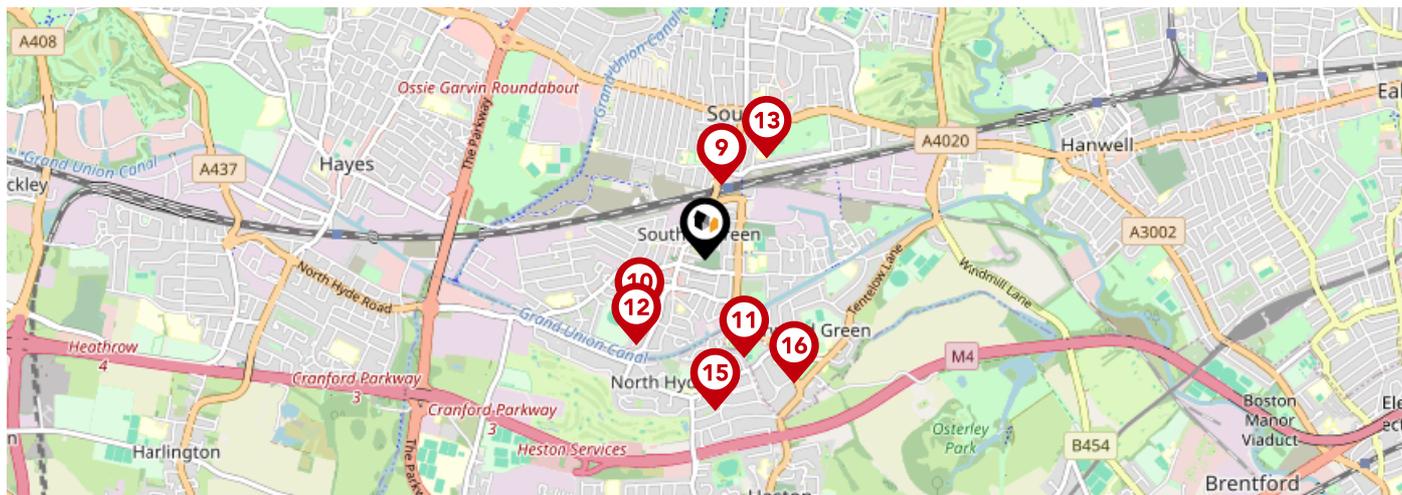
Listed Buildings in the local district		Grade	Distance
	1440943 - Southall War Memorial	Grade II	0.1 miles
	1079419 - Southall Manor House	Grade II	0.1 miles
	1079411 - The Water Tower	Grade II	0.2 miles
	1079380 - Liberty Cinema	Grade II	0.5 miles
	1189295 - Red Lion Public House	Grade II	0.6 miles
	1079397 - 196 And 198, Norwood Road	Grade II	0.6 miles
	1358764 - Walls, Gates, Sluices And Bridge At Lock (90)	Grade II	0.7 miles
	1358754 - Grove House	Grade II	0.7 miles
	1189378 - Friars Lawn The Grange	Grade II	0.7 miles
	1079382 - Church Of St George	Grade II	0.7 miles

Area Schools



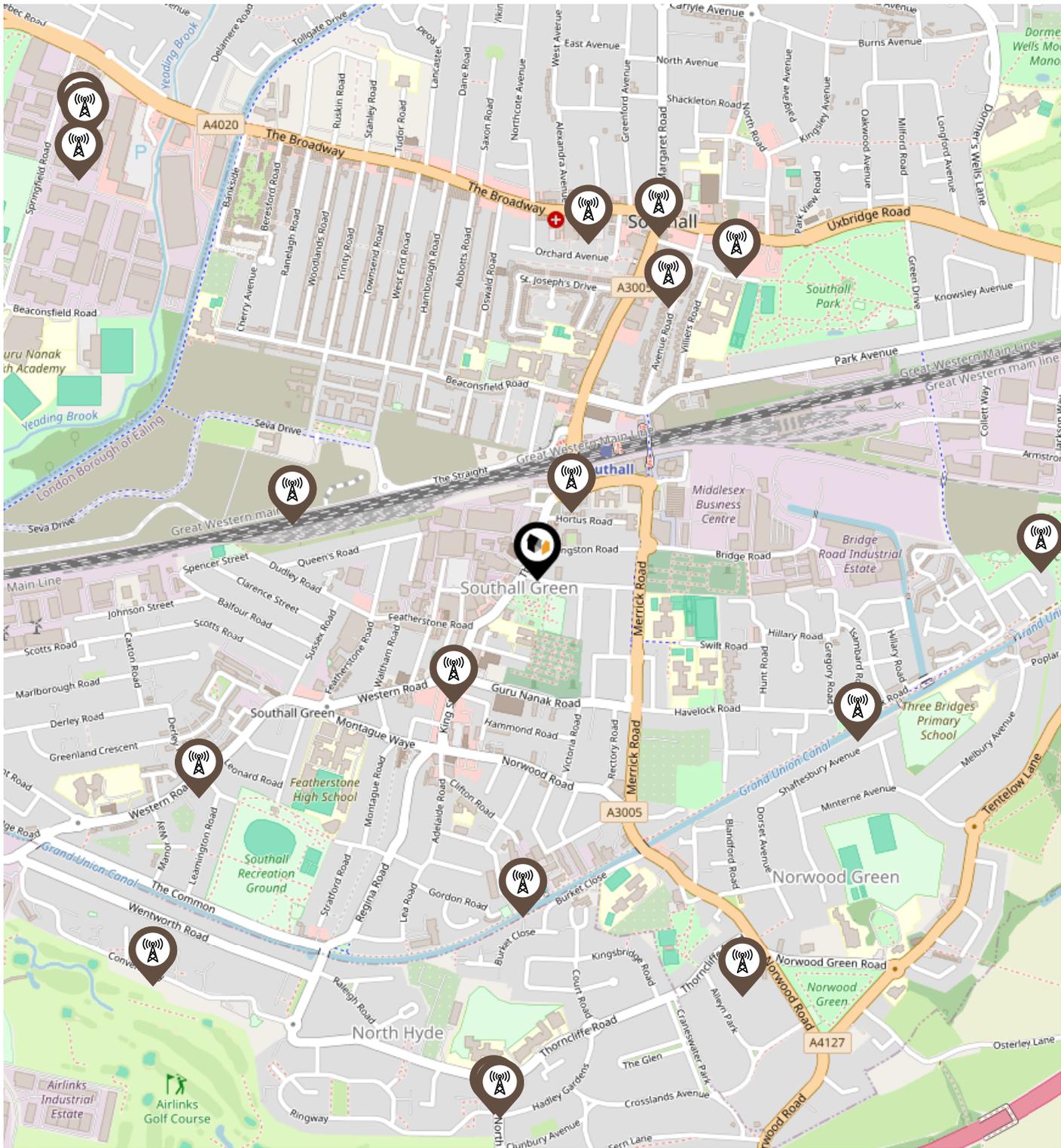
	Nursery	Primary	Secondary	College	Private
1 St Anselm's Catholic Primary School Ofsted Rating: Good Pupils: 231 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Havelock Primary School, Nursery & Arp Ofsted Rating: Good Pupils: 390 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Ayesha Siddiqi Girls School Ofsted Rating: Good Pupils: 90 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Dairy Meadow Primary School Ofsted Rating: Good Pupils: 427 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Sybil Elgar School Ofsted Rating: Outstanding Pupils: 87 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Blair Peach Primary School Ofsted Rating: Good Pupils: 403 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Beaconsfield Primary and Nursery School Ofsted Rating: Good Pupils: 470 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Clifton Primary School Ofsted Rating: Outstanding Pupils: 435 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Hambrough Primary School Ofsted Rating: Good Pupils: 502 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Featherstone High School Ofsted Rating: Outstanding Pupils: 1762 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wolf Fields Primary School Ofsted Rating: Good Pupils: 252 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Greenfields Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 134 Distance:0.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Villiers High School Ofsted Rating: Outstanding Pupils: 1498 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Norwood Green Infant and Nursery School Ofsted Rating: Good Pupils: 301 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Norwood Green Junior School Ofsted Rating: Good Pupils: 351 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Khalsa Primary School Ofsted Rating: Good Pupils: 417 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

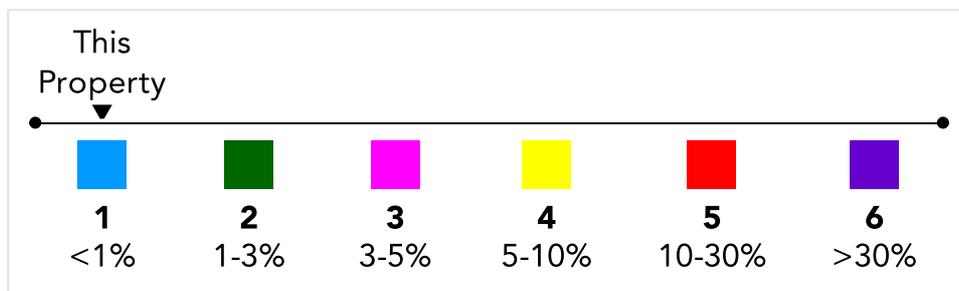
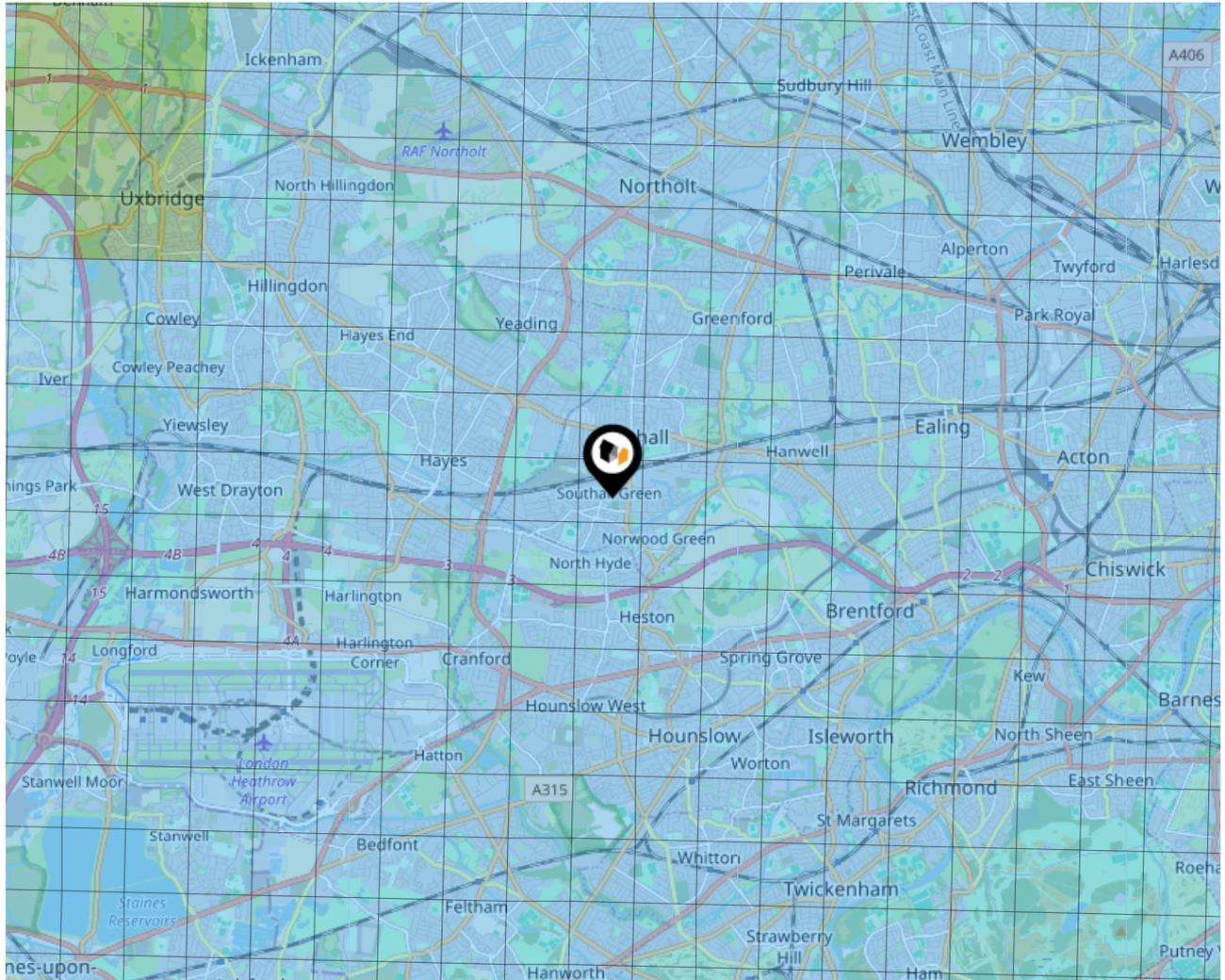


Key:

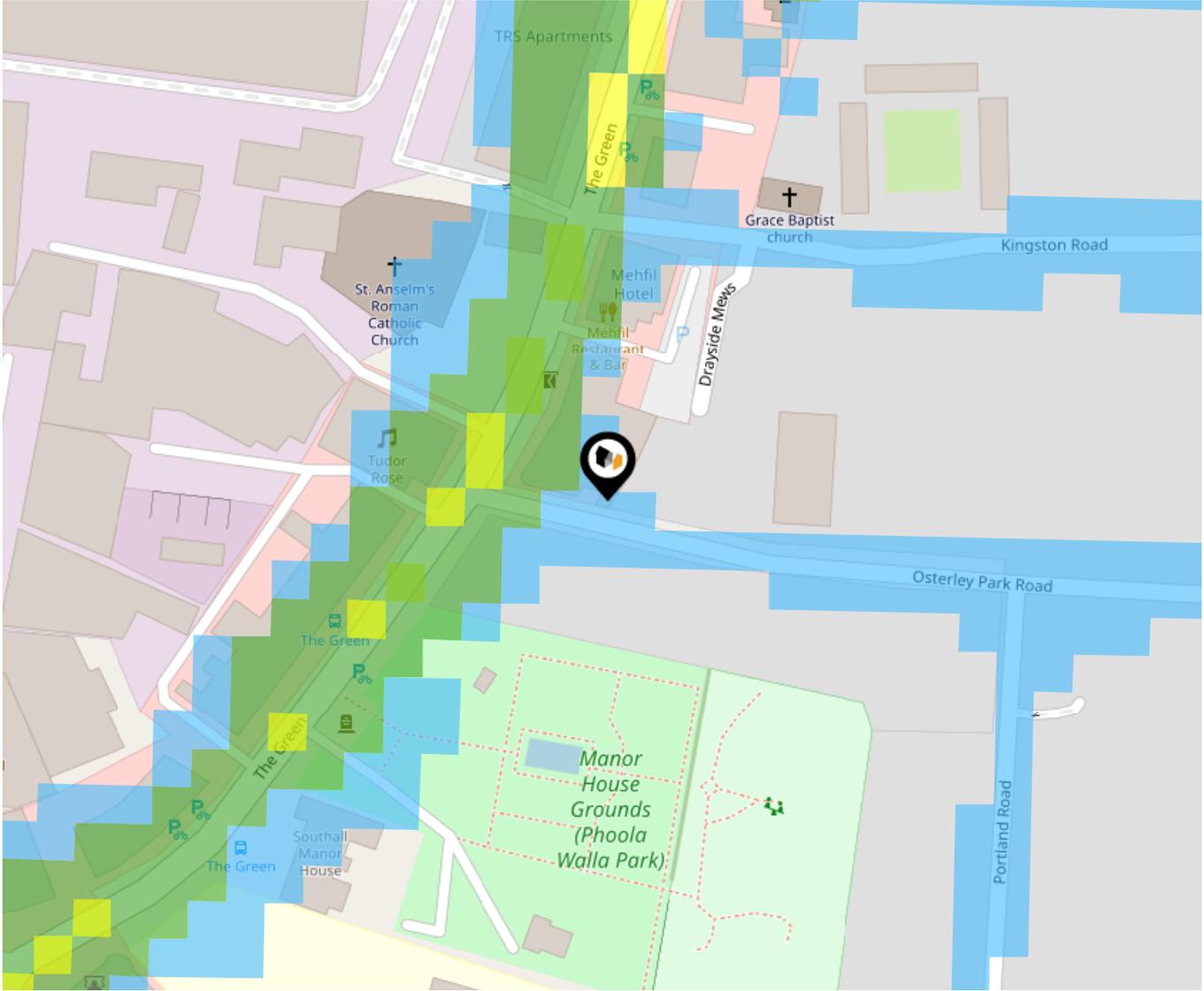
-  Power Pylons
-  Communication Masts

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

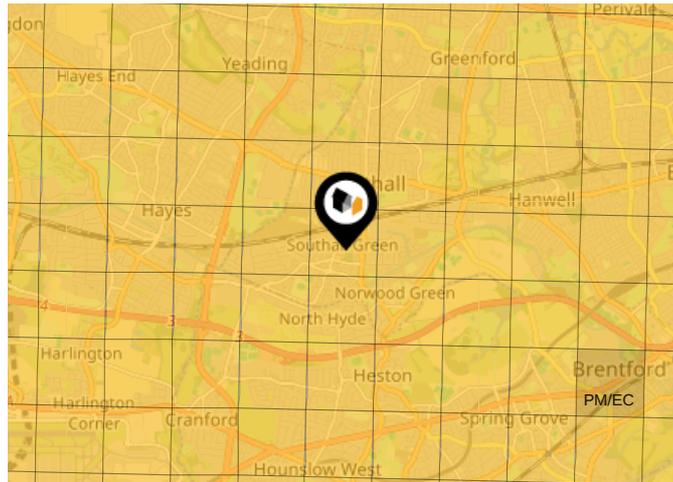


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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		

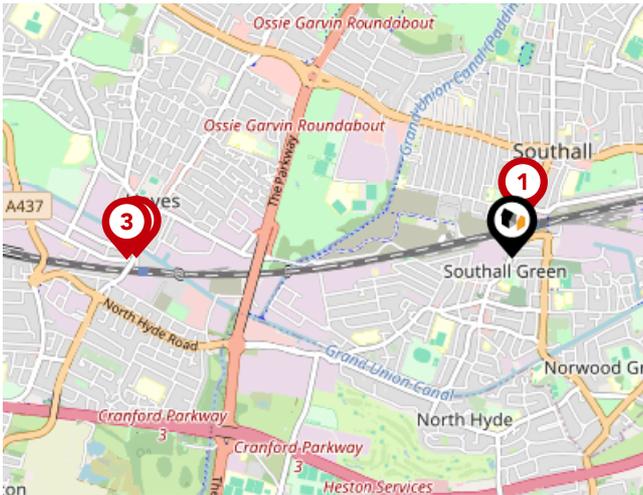


Primary Classifications (Most Common Clay Types)

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

Area

Transport (National)



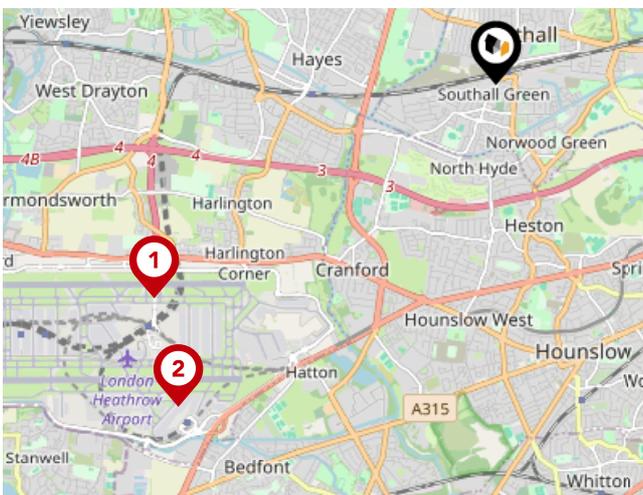
National Rail Stations

Pin	Name	Distance
1	Southall Station	0.19 miles
2	Hayes & Harlington Station	1.72 miles
3	Hayes & Harlington Station	1.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J3	1.34 miles
2	M4 J4	3.19 miles
3	M4 J4A	3.47 miles
4	M4 J2	3.72 miles
5	M3 J1	6.06 miles

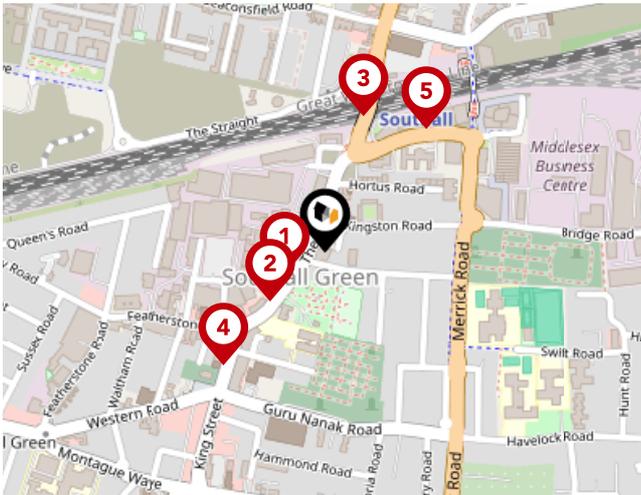


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	3.72 miles
2	Heathrow Airport Terminal 4	4.19 miles
3	Silvertown	18.51 miles
4	Leaves Green	21.38 miles

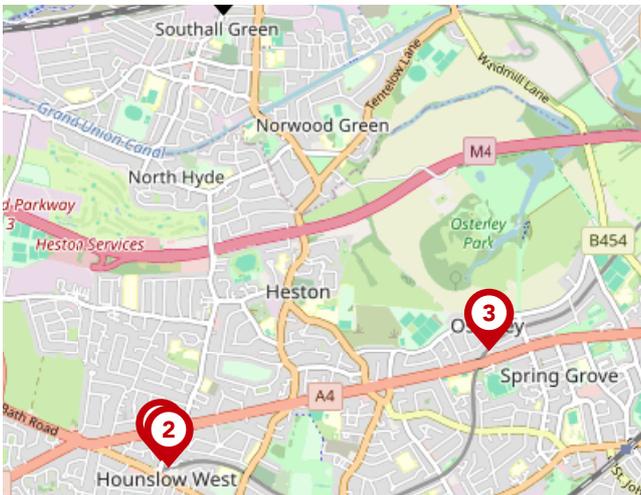
Area

Transport (Local)



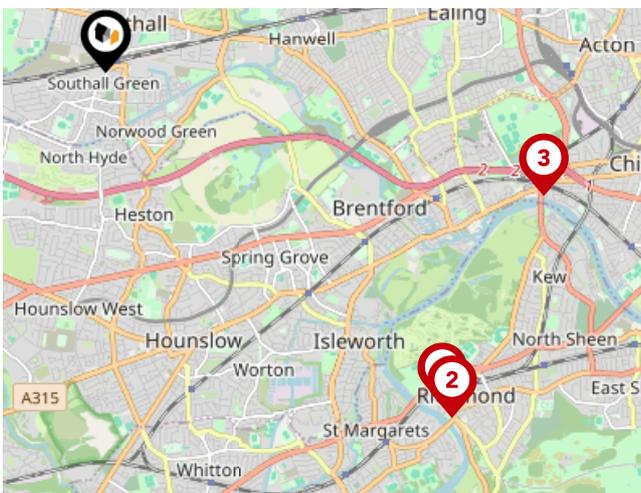
Bus Stops/Stations

Pin	Name	Distance
1	The Green	0.05 miles
2	The Green	0.09 miles
3	Southall Station	0.16 miles
4	King Street (UB2)	0.18 miles
5	The Green (UB2)	0.18 miles



Local Connections

Pin	Name	Distance
1	Hounslow West Underground Station	2.08 miles
2	Hounslow West Station	2.11 miles
3	Osterley	1.97 miles



Ferry Terminals

Pin	Name	Distance
1	Richmond St. Helena Pier	4.36 miles
2	Richmond Landing Stage	4.51 miles
3	Kew Pier	4.18 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.

We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

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

Testimonial 1



I was recommended to Philip Arnold by my solicitor for a probate valuation. Initial contact was good and a very swift reply secured a meeting. Philip was very amenable and spot on time, he carried out the valuation of the property in a very professional manner, explaining every point as he went round. The in depth report came within a few days. It was good to deal at all levels with an honest and professional team. I would have no problem in recommending.

Testimonial 2



A very professional and friendly service. Philip was recommended to us and the service provided was prompt and Philip friendly and courteous. We expected to wait several days to receive the info we required and to our surprise an email with the file was provided within a couple of days although during our appointment he had shared he was very busy. All in all a great service and would recommend Philip Arnold Auctions.

Testimonial 3



Philip Arnold was very helpful in providing a probate valuation for my mother's house. A prompt and efficient response in providing the report and very helpful when when HMRC wanted to verify the value. It all went smoothly.

Testimonial 4



Phillip is a professional person who has done several valuations for us over the years. He is a friendly and helpful gentleman. Julie is very efficient in sending us the invoice.



/philliparnoldauctions



/arnoldauctions



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/company/brendons-auctioneers

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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