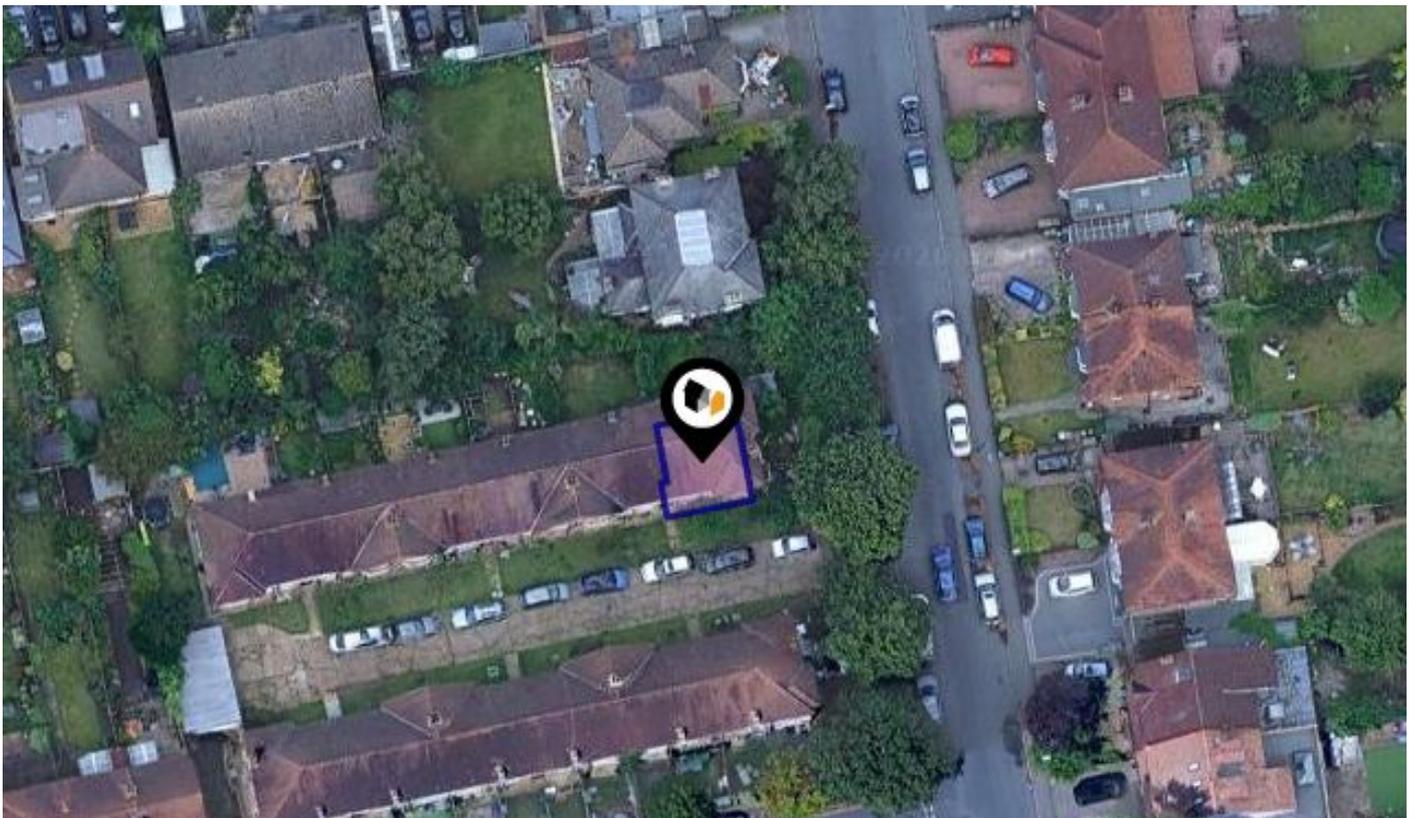




See More Online

# KPF: Key Property Facts

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



**14, BUTE COURT, WALLINGTON, SM6 8AG**

## Phillip Arnold Auctions

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

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1		
<b>Plot Area:</b>	0.01 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,765		
<b>Title Number:</b>	SGL468597		
<b>UPRN:</b>	5870110469		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

<b>Local Authority:</b>	Sutton
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>-</b> mb/s
	

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

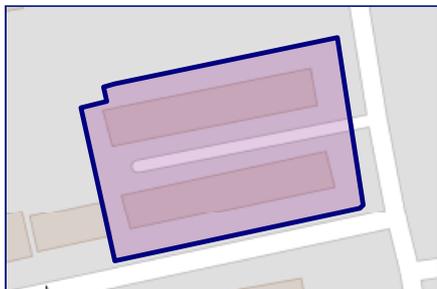


### Satellite/Fibre TV Availability:



## Freehold Title Plan

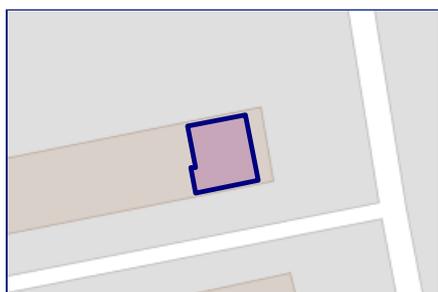
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**SGL605674**

## Leasehold Title Plan

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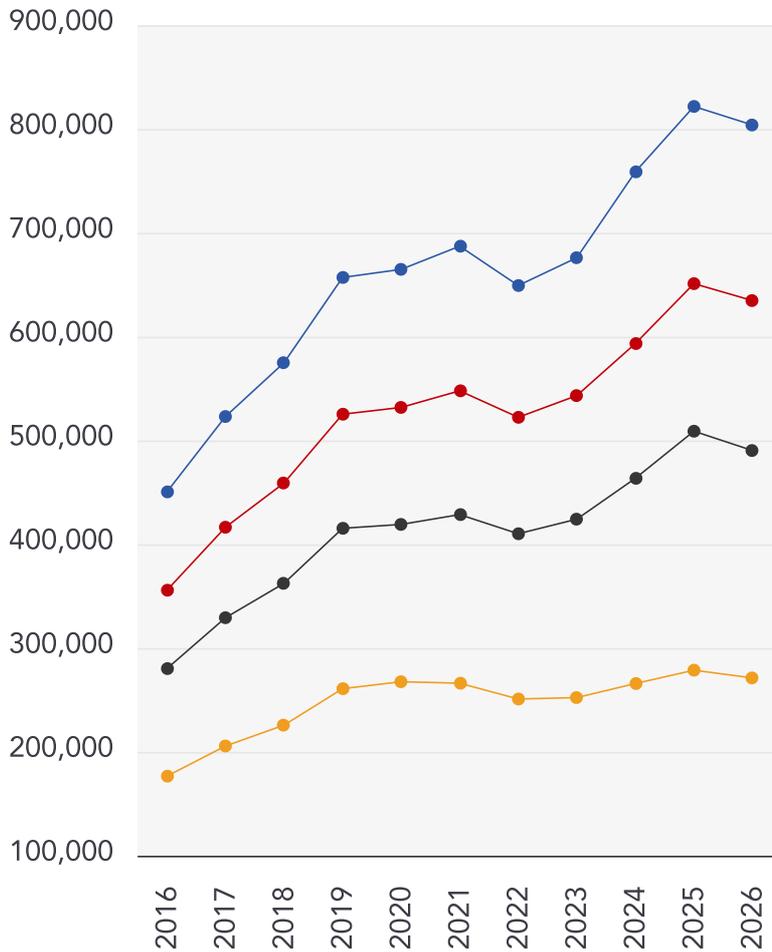
**SGL468597**

Start Date: 21/08/1986  
End Date: 25/03/2078  
Lease Term: 99 years from 25 March 1979  
Term Remaining: 52 years

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in SM6



Detached

**+78.46%**

Semi-Detached

**+78.42%**

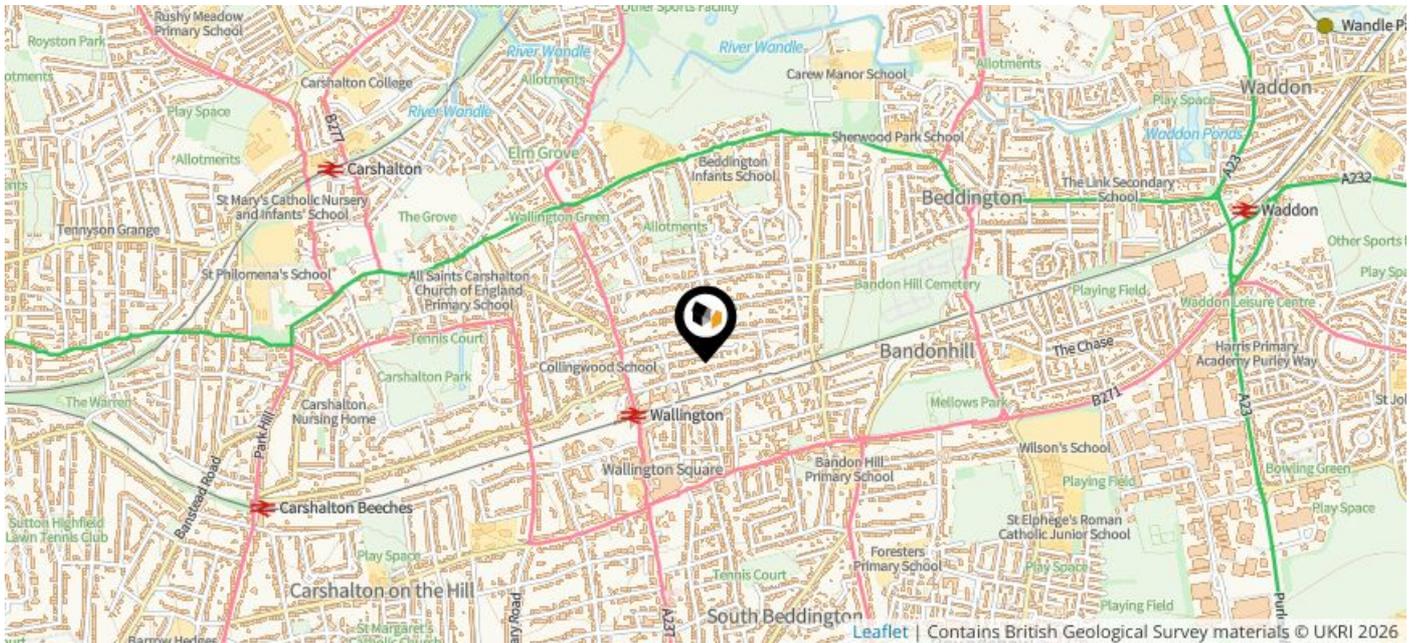
Terraced

**+74.95%**

Flat

**+53.56%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

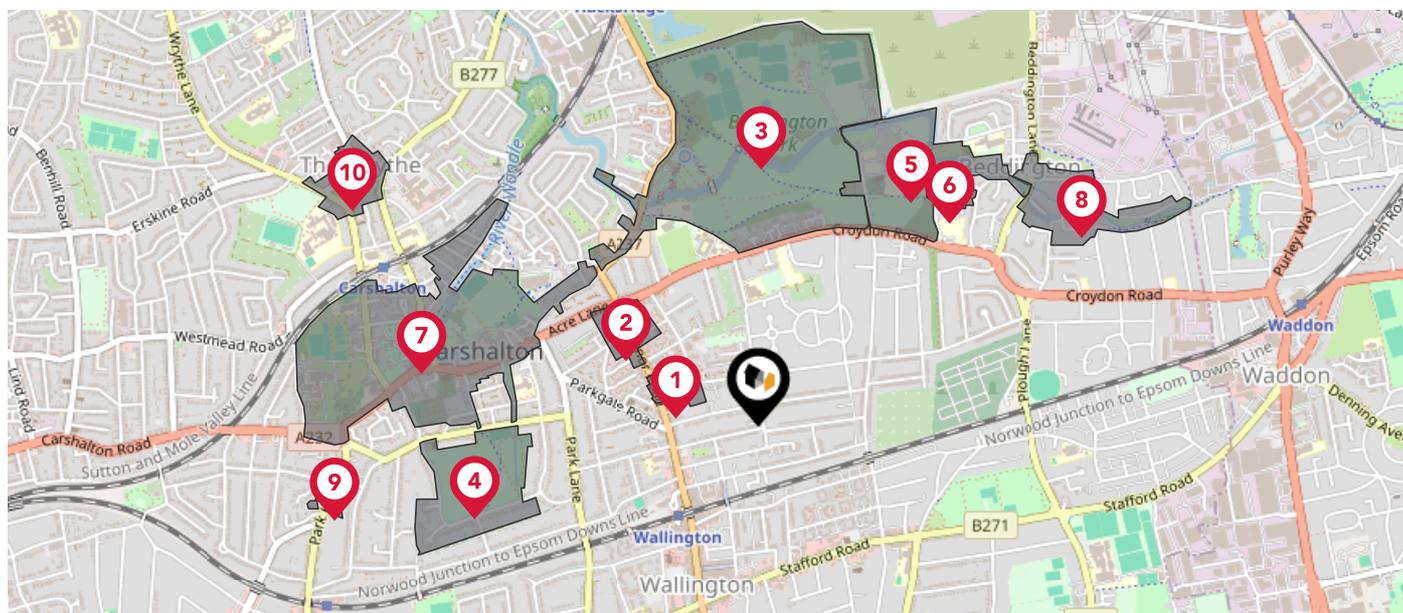
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



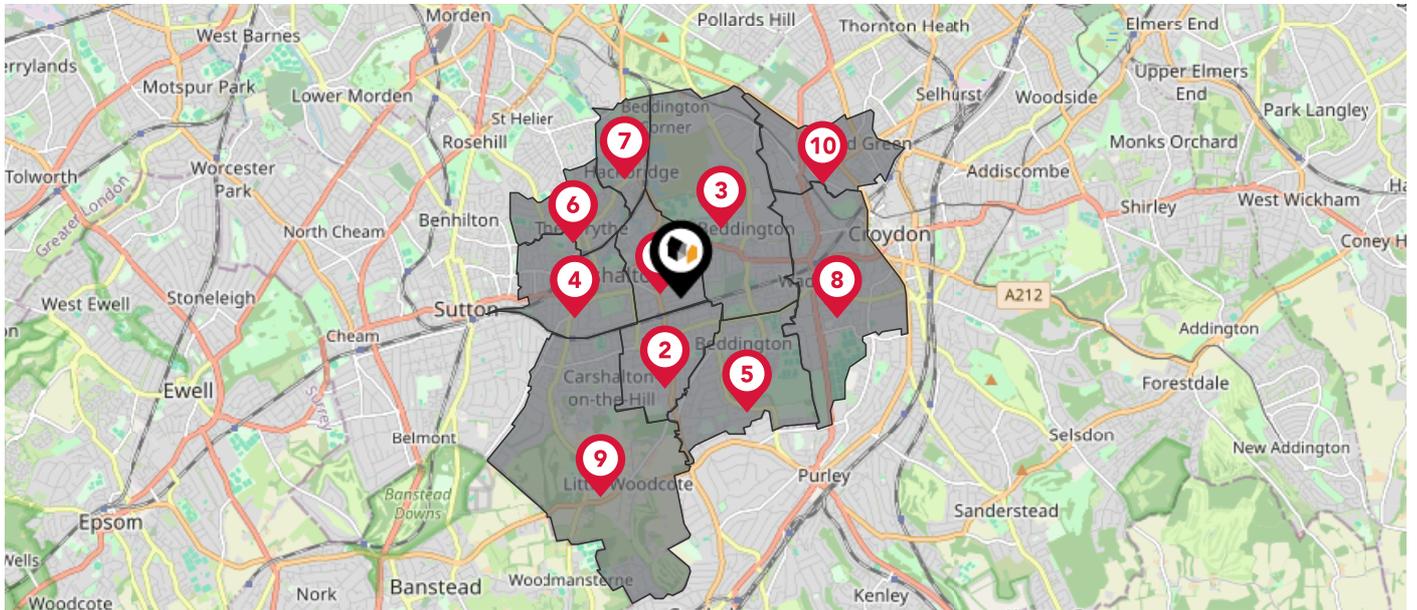
### Nearby Conservation Areas

-  area-unknown
-  area-unknown
-  area-unknown
-  area-unknown
-  area-unknown
-  area-unknown
-  area-unknown
-  area-unknown
-  area-unknown
-  area-unknown

# Maps

## Council Wards

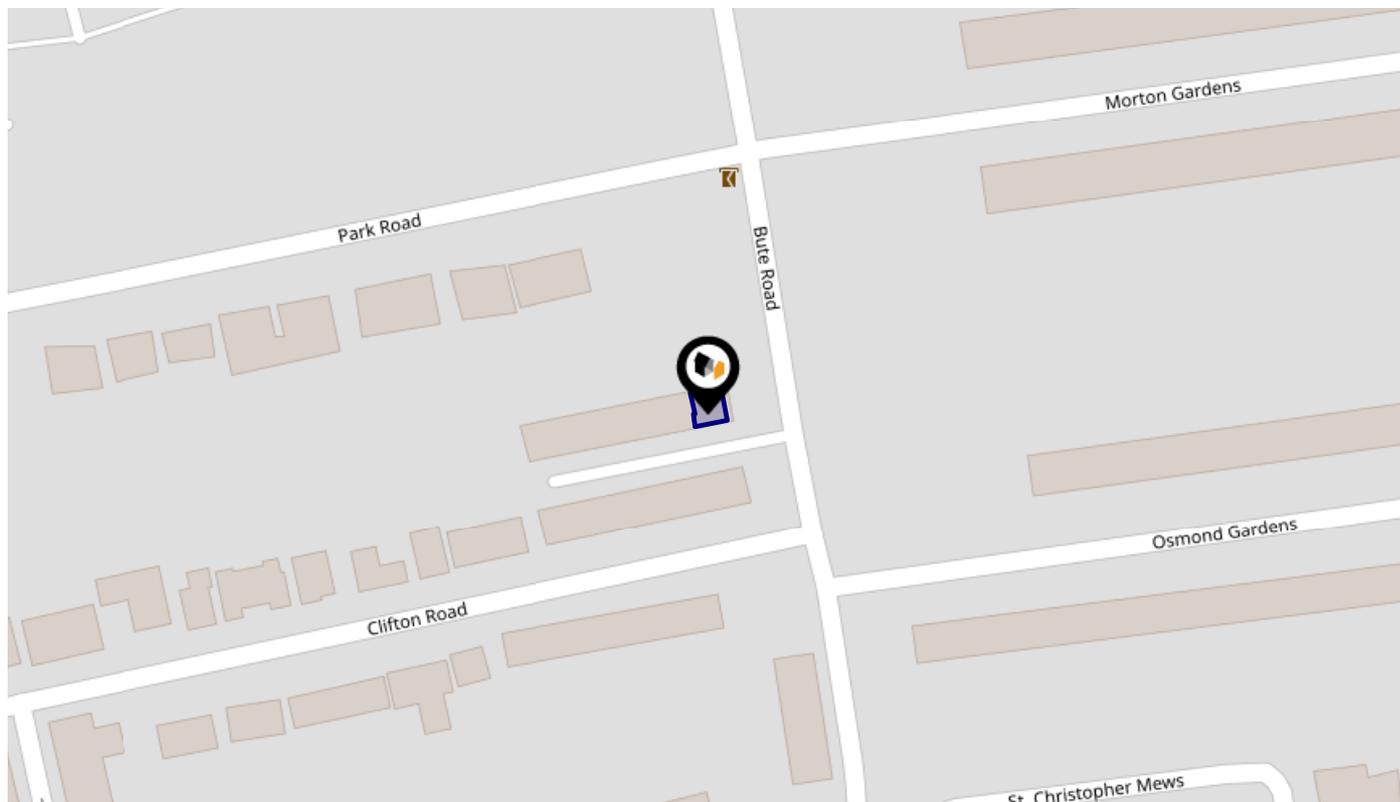
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Wallington North Ward
-  2 Wallington South Ward
-  3 Beddington Ward
-  4 Carshalton Central Ward
-  5 South Beddington & Roundshaw Ward
-  6 The Wrythe Ward
-  7 Hackbridge Ward
-  8 Waddon Ward
-  9 Carshalton South & Clockhouse Ward
-  10 Broad Green 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.

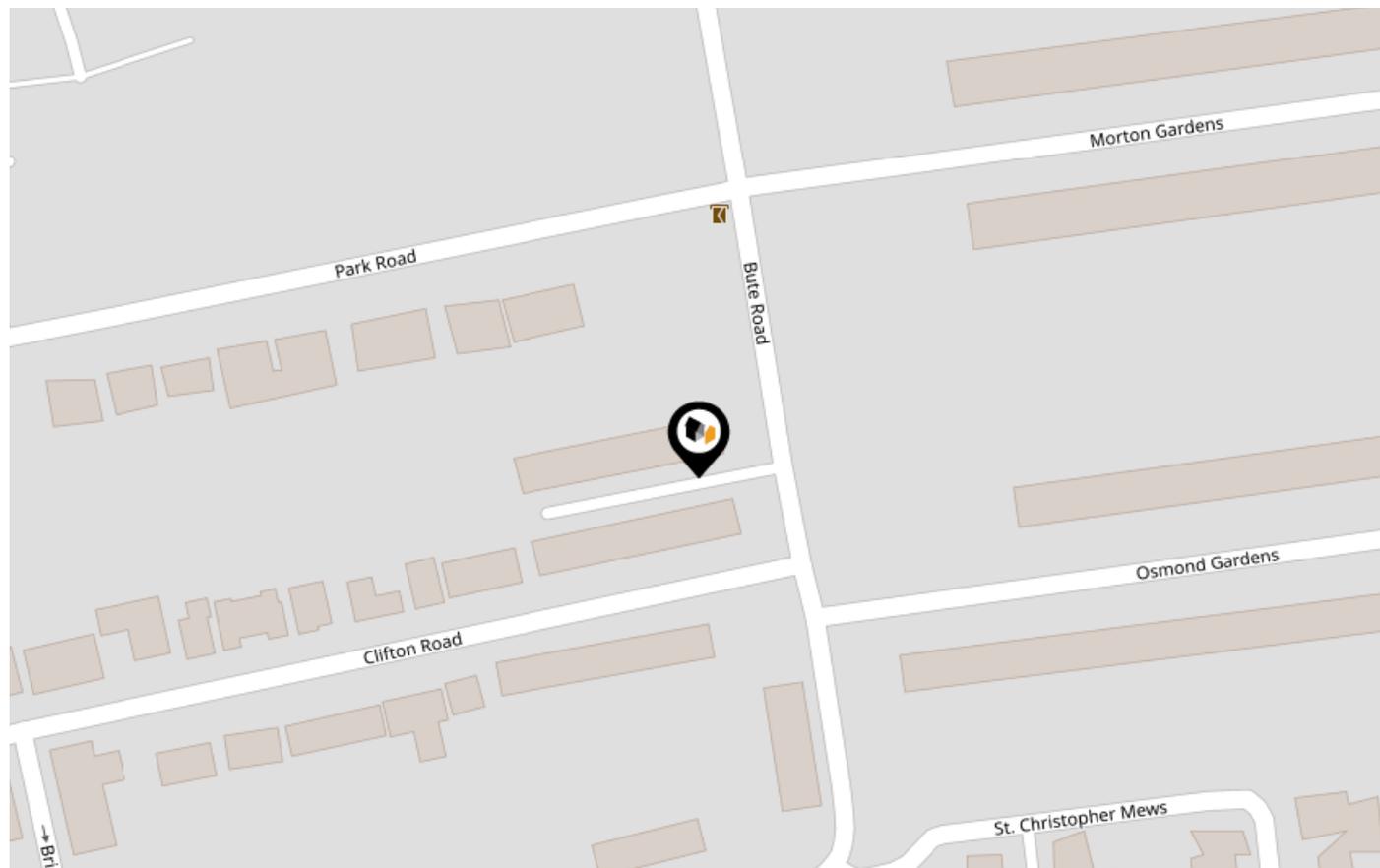
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

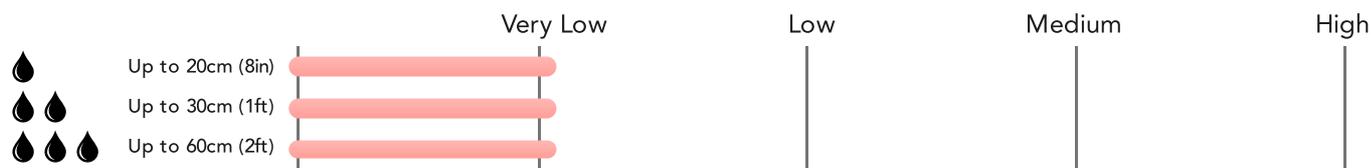


**Risk Rating:** Very low

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.

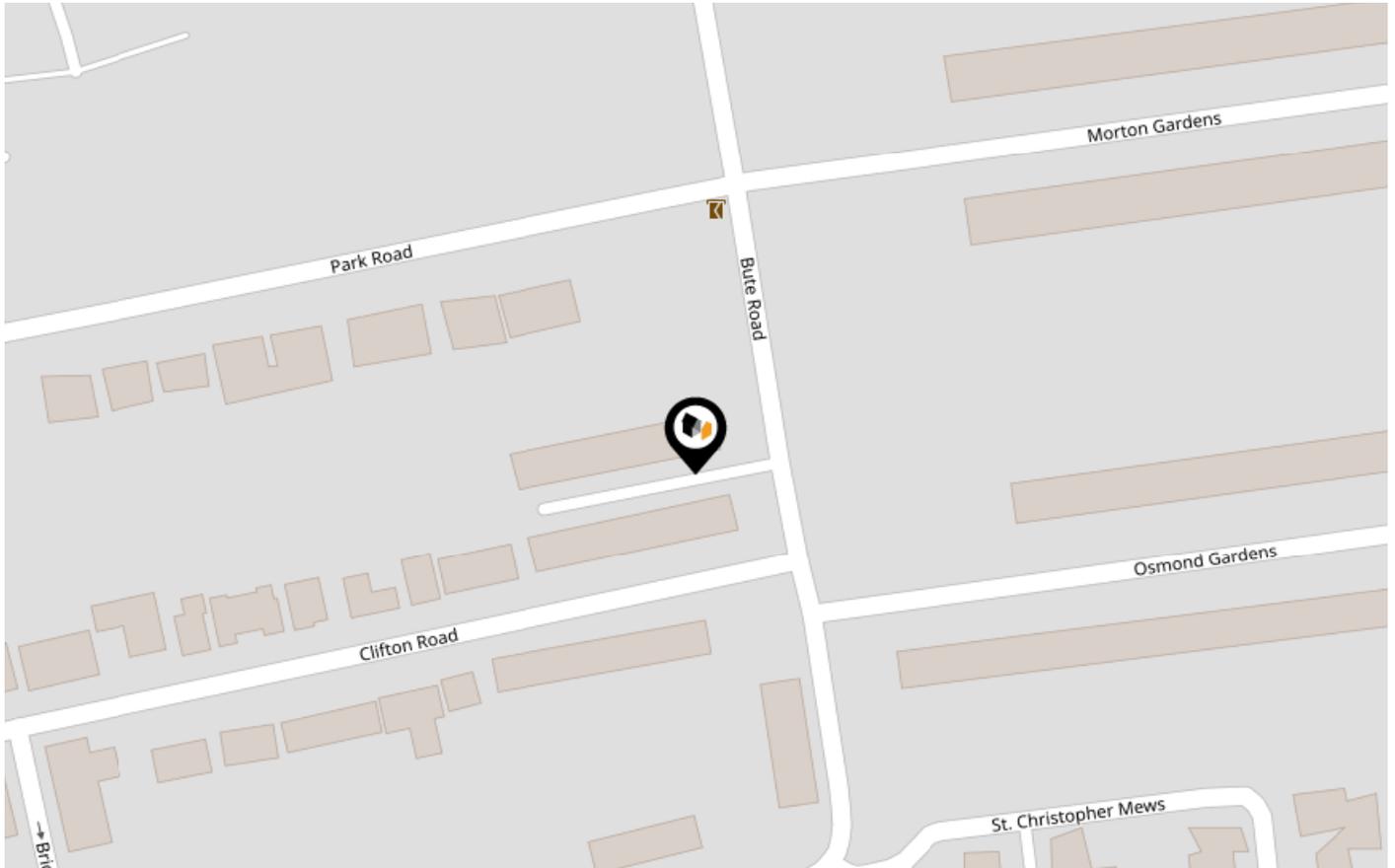
Chance of flooding to the following depths at this property:



# 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.
- 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.

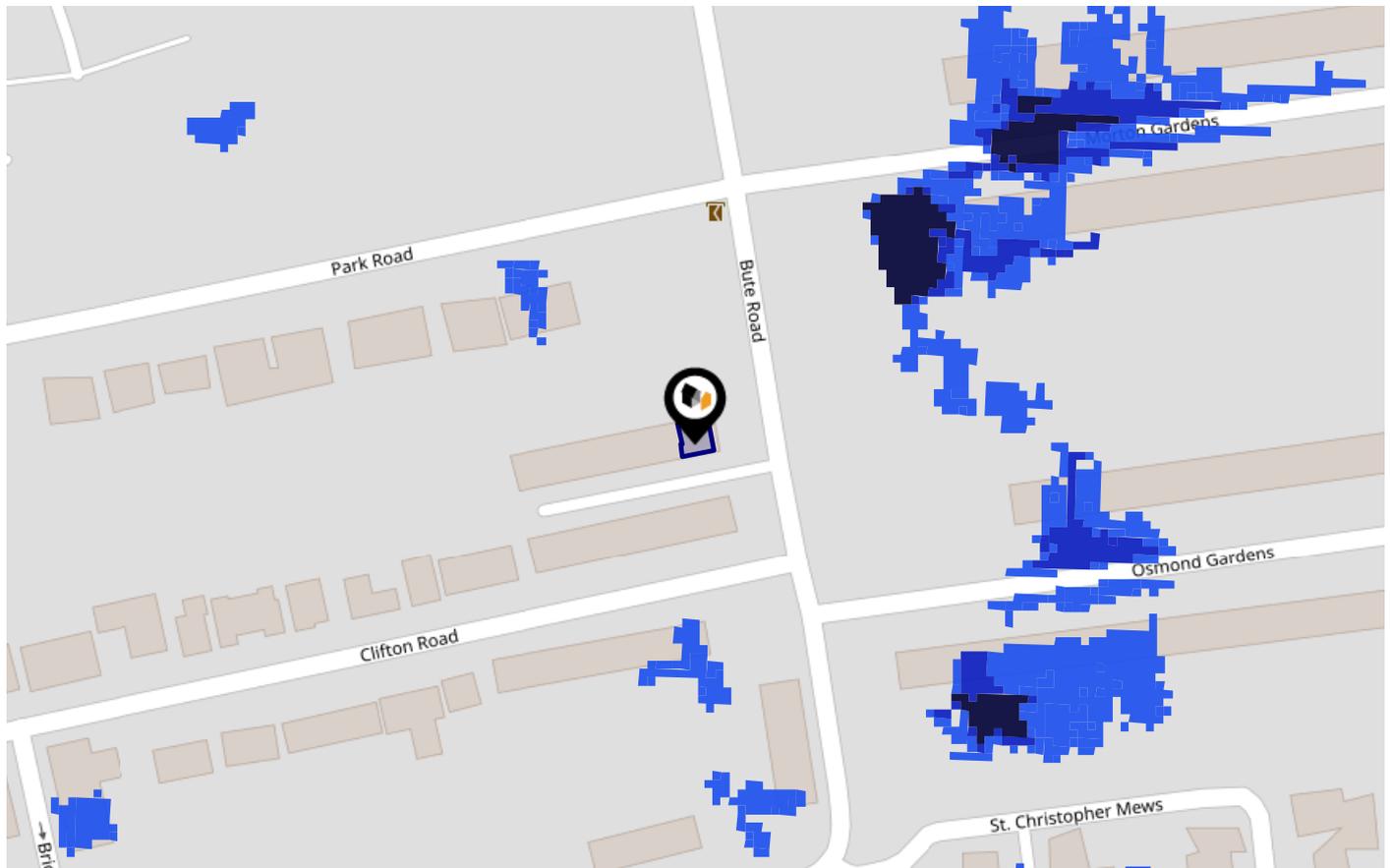
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

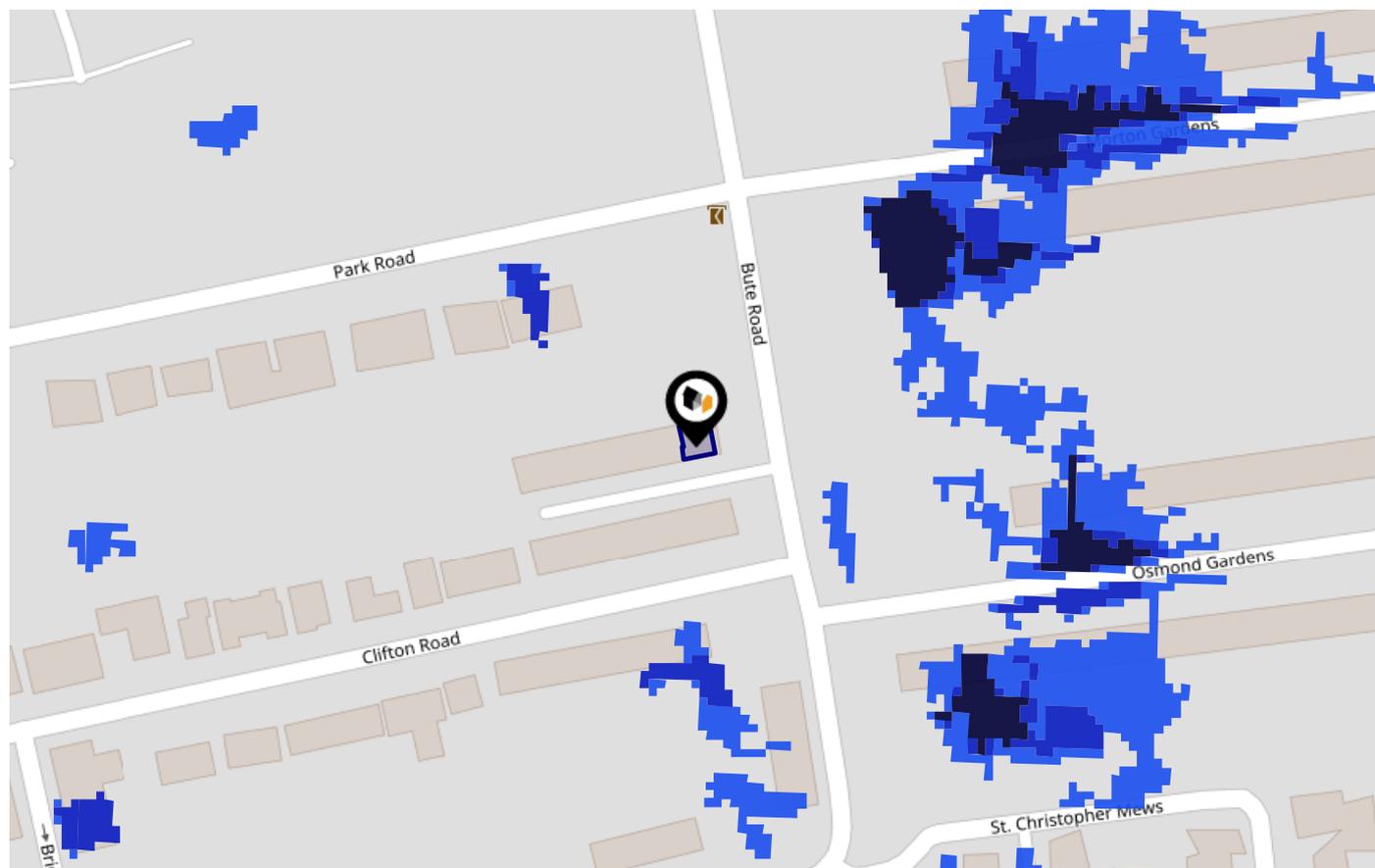
Chance of flooding to the following depths at this property:



# 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.

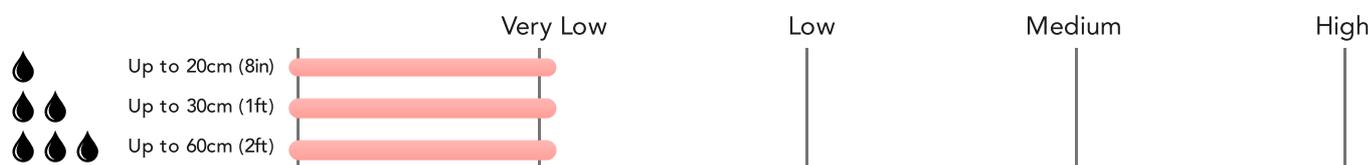


**Risk Rating:** Very low

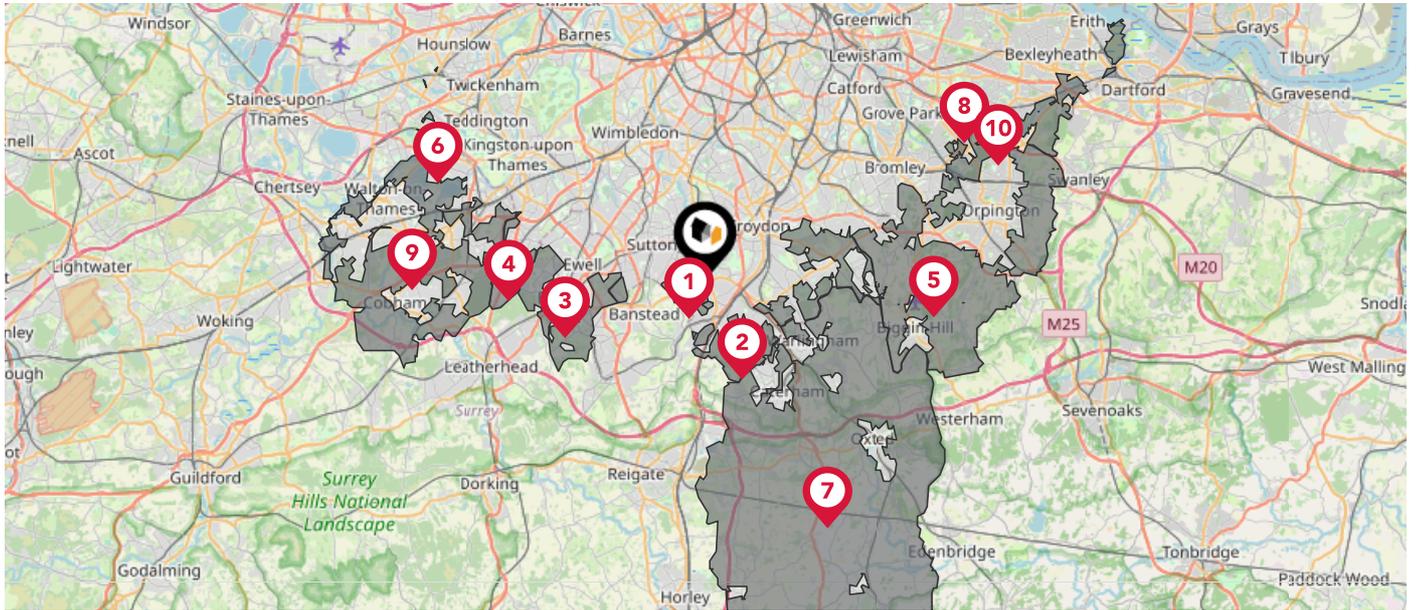
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



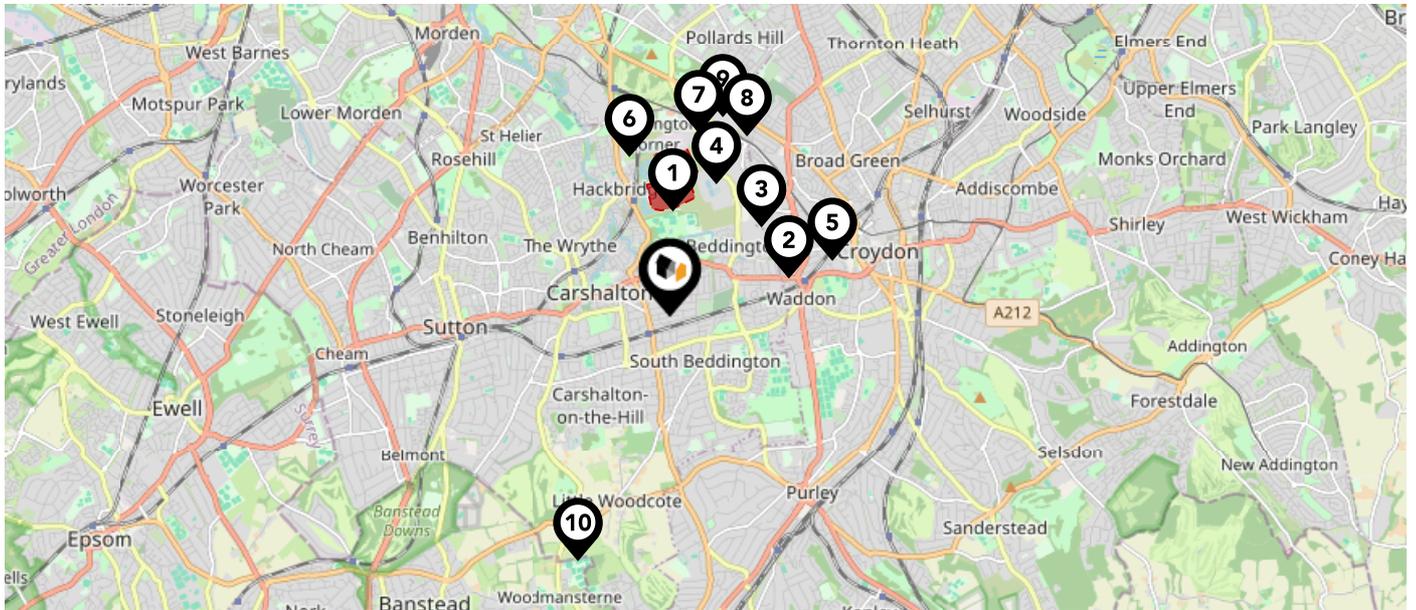
### Nearby Green Belt Land

-  London Green Belt - Sutton
-  London Green Belt - Croydon
-  London Green Belt - Epsom and Ewell
-  London Green Belt - Kingston upon Thames
-  London Green Belt - Bromley
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Tandridge
-  London Green Belt - Greenwich
-  London Green Belt - Elmbridge
-  London Green Belt - Bexley

# 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.



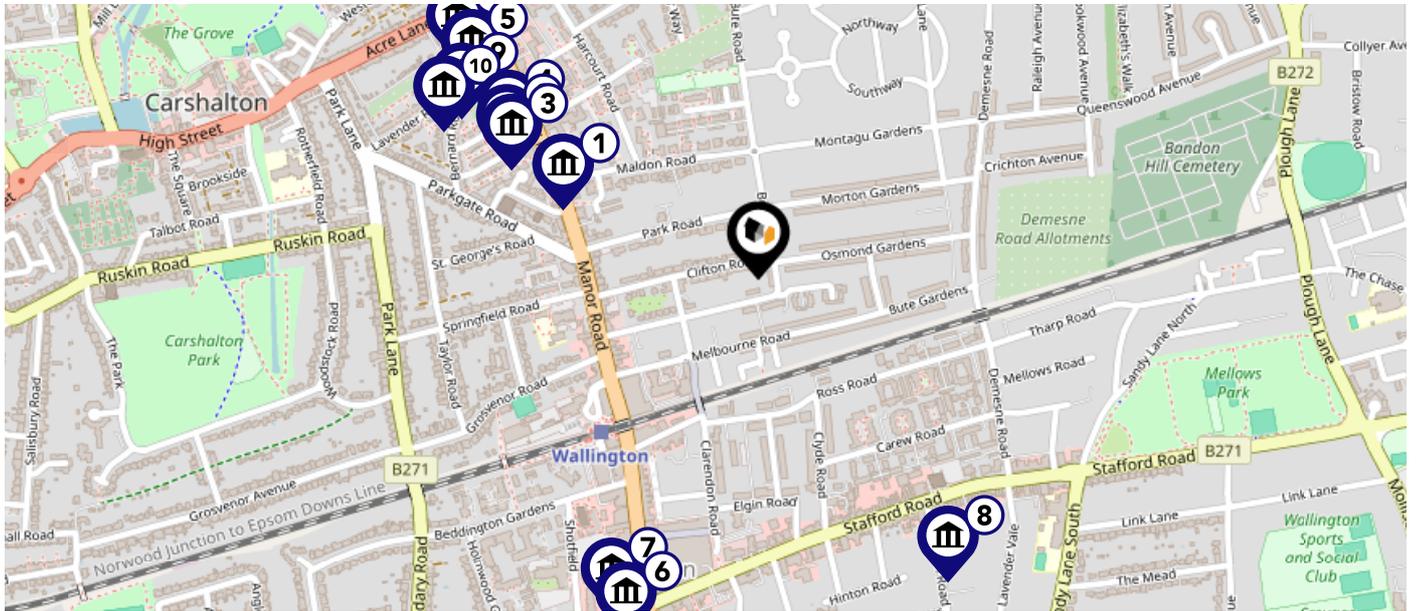
### Nearby Landfill Sites

	No name provided by source	Active Landfill 
	Units 1 and 2-Mill Lane	Historic Landfill 
	Beddington Farm Sewage Works-Beddington Farm, Croydon	Historic Landfill 
	Therapia Lane-Beddington, Sutton, London	Historic Landfill 
	Wandle Park-Waddon, Croydon, London	Historic Landfill 
	EA/EPR/BP3690EG/V004 - A & J Bull (Southern) Ltd	Active Landfill 
	Mitcham Common-Mitcham, Merton, London	Historic Landfill 
	Lanfranc School-Thornton, Heath, Croydon, London	Historic Landfill 
	Mitcham Common-Mitcham, Merton, London	Historic Landfill 
	Woodmansterne Road-Little Woodcote, Sutton, 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
 1357582 - Church Of The Holy Trinity	Grade II	0.2 miles
 1183683 - 36, Manor Road	Grade II	0.3 miles
 1357583 - 38, 40 And 40a, Manor Road	Grade II	0.3 miles
 1065655 - 32, Manor Road	Grade II	0.3 miles
 1065654 - Dukes Head Public House	Grade II	0.4 miles
 1067408 - 120, Woodcote Road	Grade II	0.4 miles
 1392569 - Wallington Town Hall	Grade II	0.4 miles
 1065657 - Church Of St Michael And All Angels	Grade II	0.4 miles
 1065603 - 3-9, Wrights Row	Grade II	0.4 miles
 1439020 - Beddington And Wallington War Memorial	Grade II	0.4 miles
 1468777 - Number 14 Sewer Ventilation Column On Lavender Road	Grade II	0.4 miles

# Area Schools

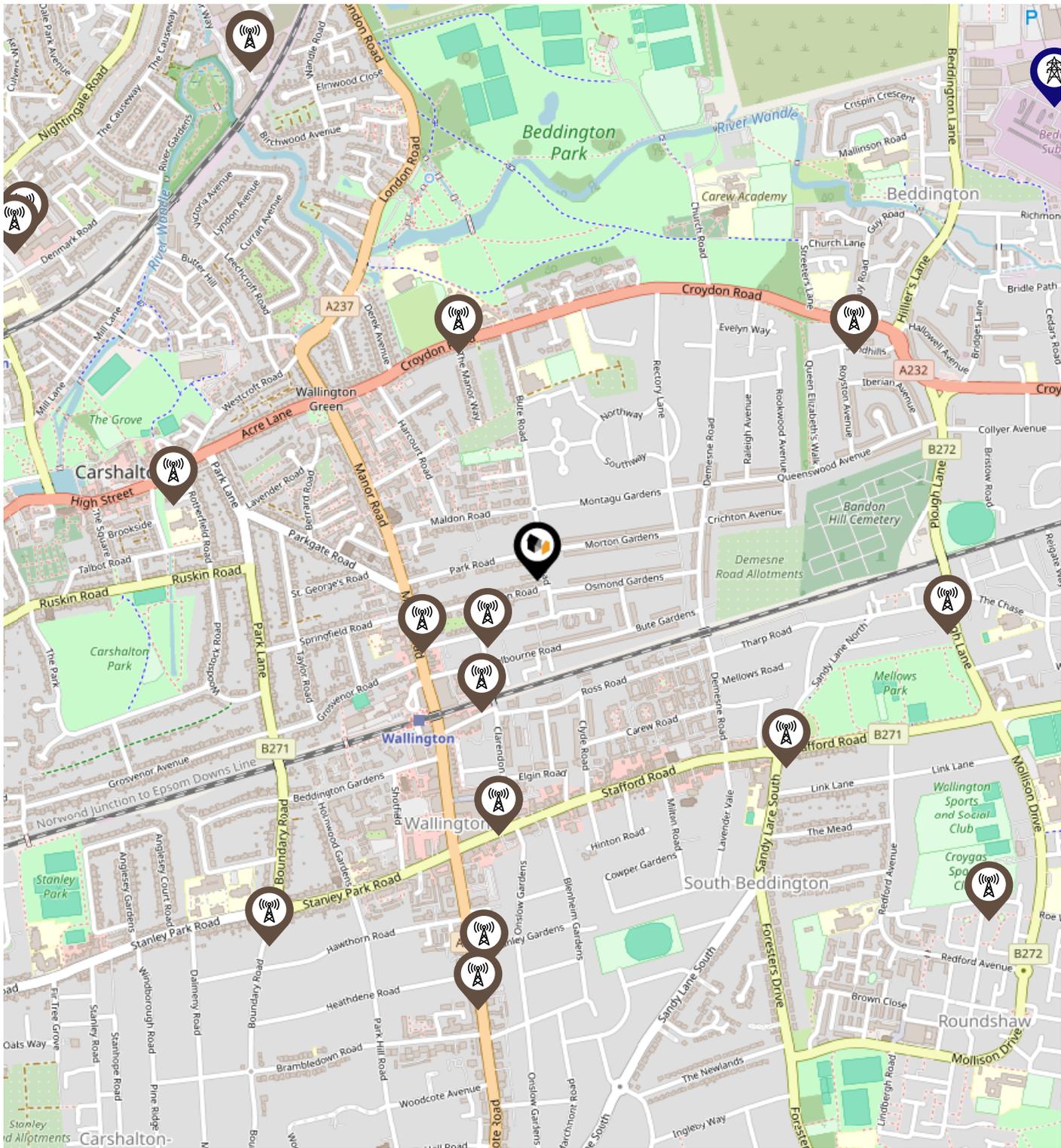


		Nursery	Primary	Secondary	College	Private
	<b>Collingwood School</b> Ofsted Rating: Not Rated   Pupils: 119   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Trinity CofE Junior School</b> Ofsted Rating: Good   Pupils: 352   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>JUS Education</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beddington Infants' School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wallington County Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1098   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bandon Hill Primary School</b> Ofsted Rating: Good   Pupils: 442   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Carshalton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 447   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherwood Park School</b> Ofsted Rating: Good   Pupils: 180   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Wood Field Primary School</b> Ofsted Rating: Not Rated   Pupils: 748   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Carew Academy</b> Ofsted Rating: Outstanding   Pupils: 246   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foresters Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High View Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Link School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Victor Seymour Infants' School</b> Ofsted Rating: Outstanding   Pupils: 326   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilson's School</b> Ofsted Rating: Outstanding   Pupils: 1313   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beddington Park Academy</b> Ofsted Rating: Outstanding   Pupils: 342   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

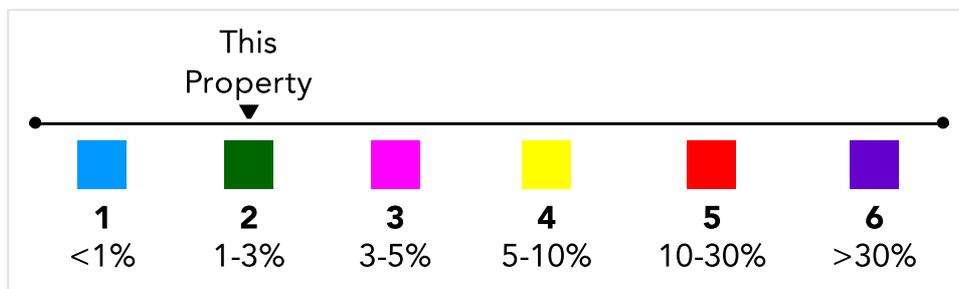
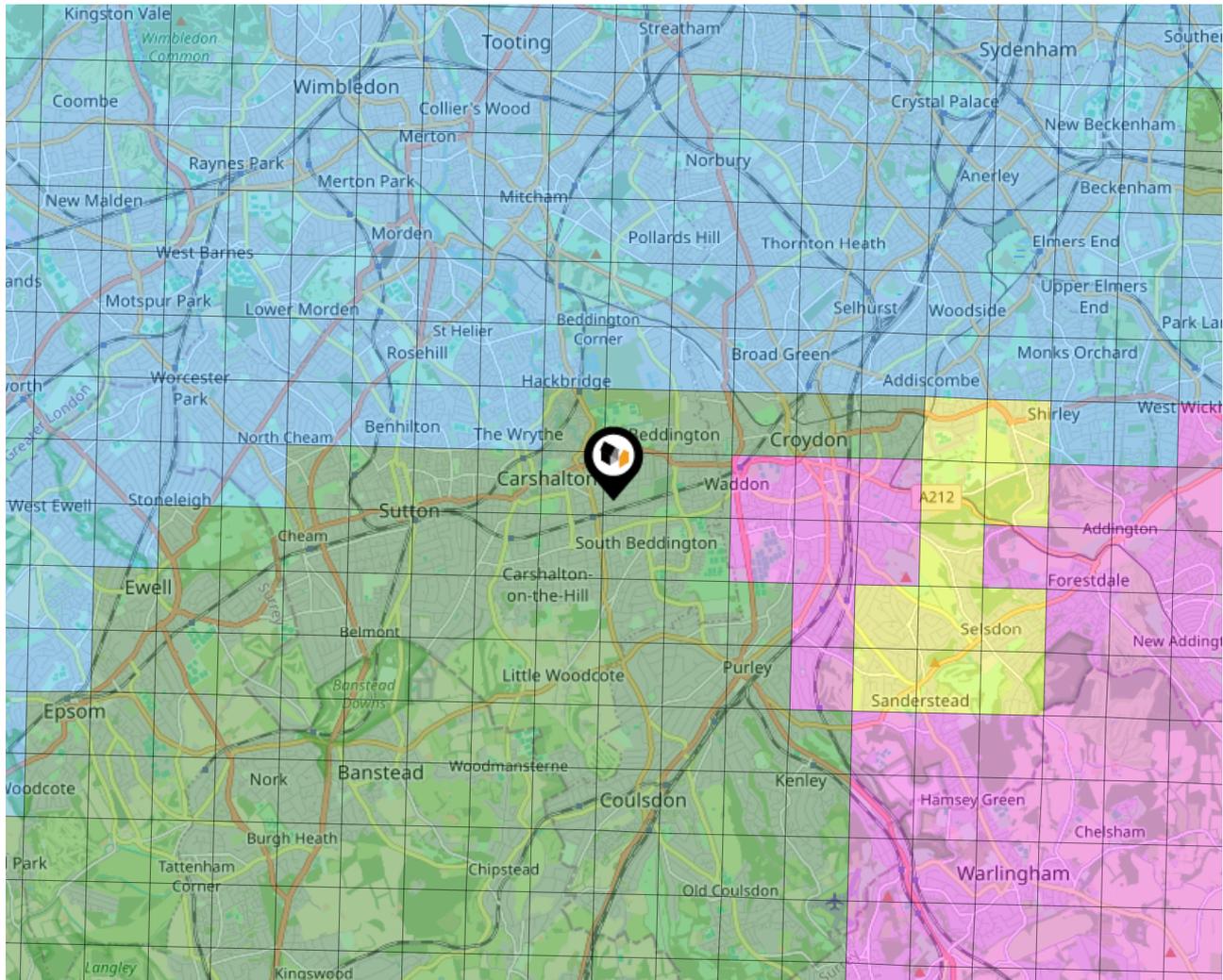


**Key:**

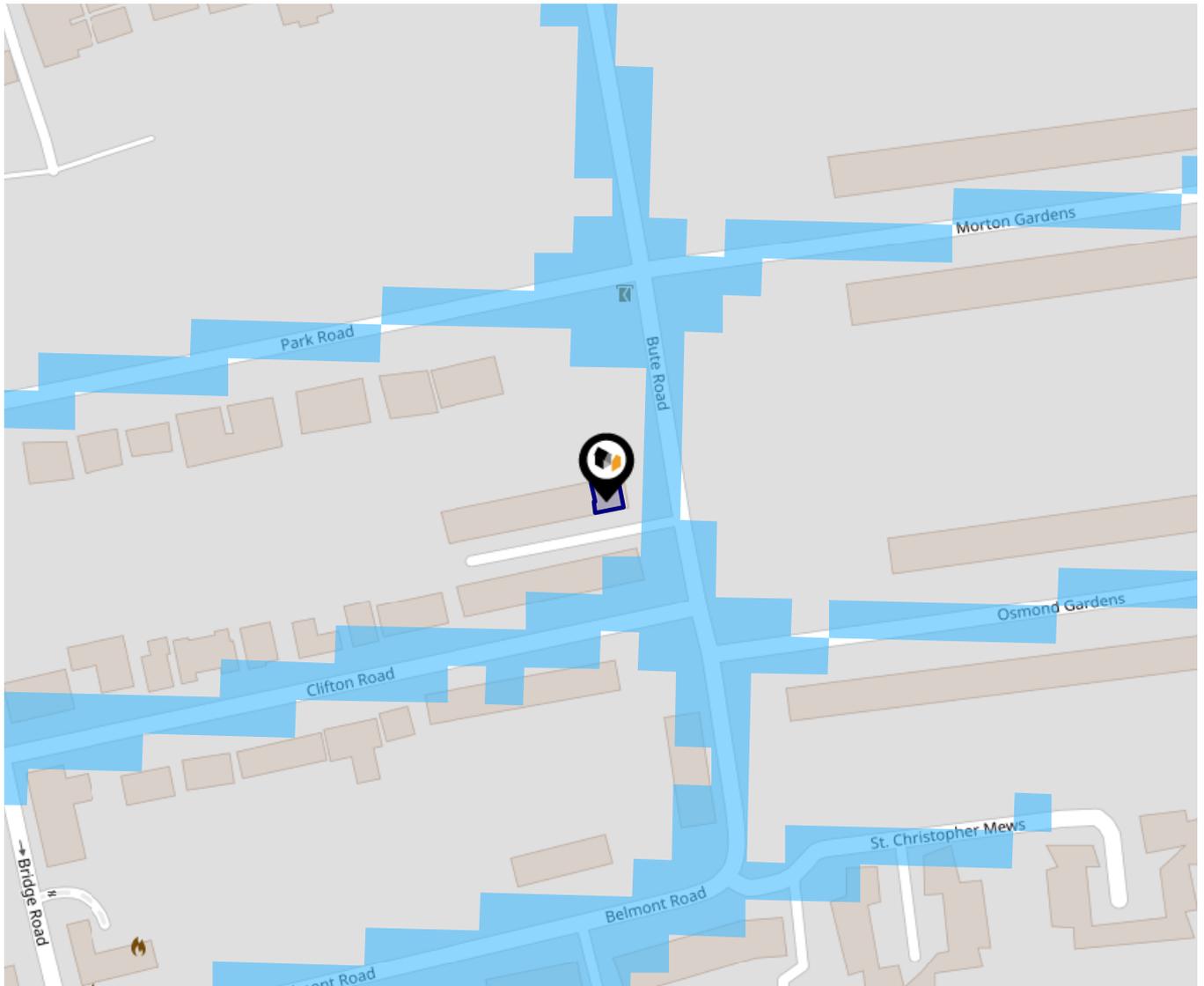
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

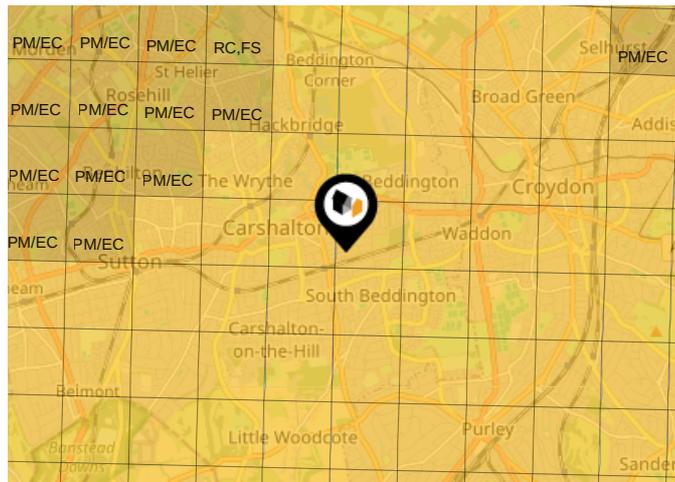


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## 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

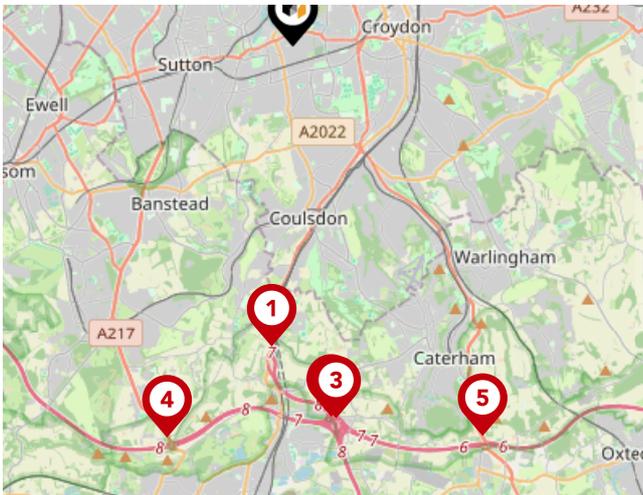
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Wallington Station	0.28 miles
2	Hackbridge	0.96 miles
3	Carshalton Station	0.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J7	5.58 miles
2	M25 J7	6.91 miles
3	M23 J8	6.97 miles
4	M25 J8	7.63 miles
5	M25 J6	8.04 miles



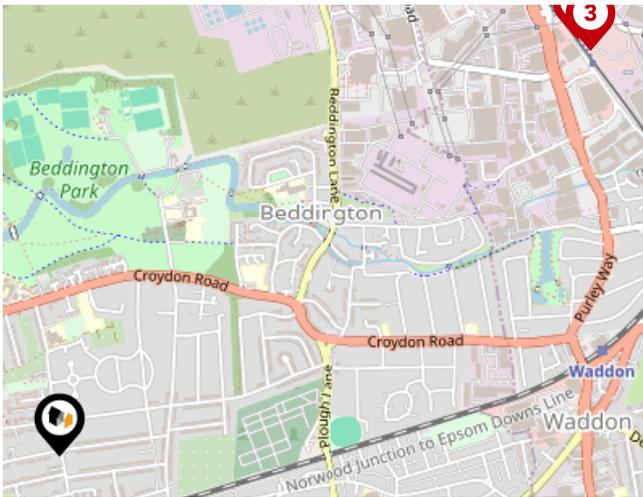
### Airports/Helipads

Pin	Name	Distance
1	Leaves Green	8.05 miles
2	Gatwick Airport	14.36 miles
3	Silvertown	12.86 miles
4	Heathrow Airport Terminal 4	14.62 miles



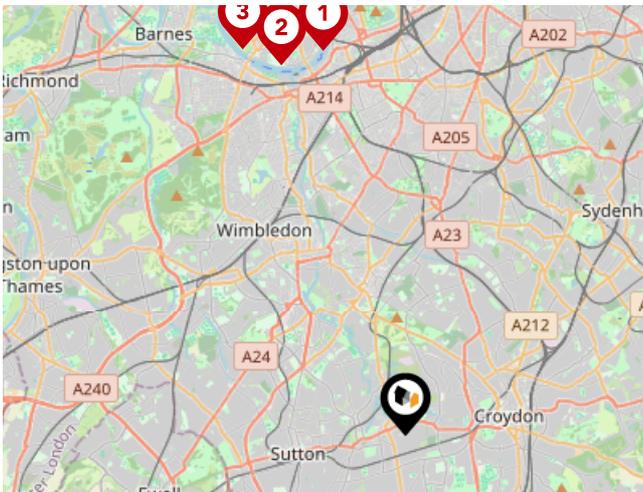
### Bus Stops/Stations

Pin	Name	Distance
1	Wallington Station / Manor Road	0.22 miles
2	Wallington Station	0.27 miles
3	Queens Road Carshalton	0.23 miles
4	Grosvenor Road / Wallington	0.26 miles
5	Wallington Town Centre	0.34 miles



### Local Connections

Pin	Name	Distance
1	Waddon Marsh Tram Stop	1.54 miles
2	Waddon Marsh Tram Stop	1.55 miles
3	Waddon Marsh Tram Stop	1.54 miles



### Ferry Terminals

Pin	Name	Distance
1	Plantation Wharf Pier	7.3 miles
2	Wandsworth Riverside Quarter Pier	7.24 miles
3	Putney Pier	7.78 miles



### Phillip Arnold Auctions

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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



/philliparnoldauctions/



/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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philliparnoldauctions.co.uk

