KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 26th March 2026
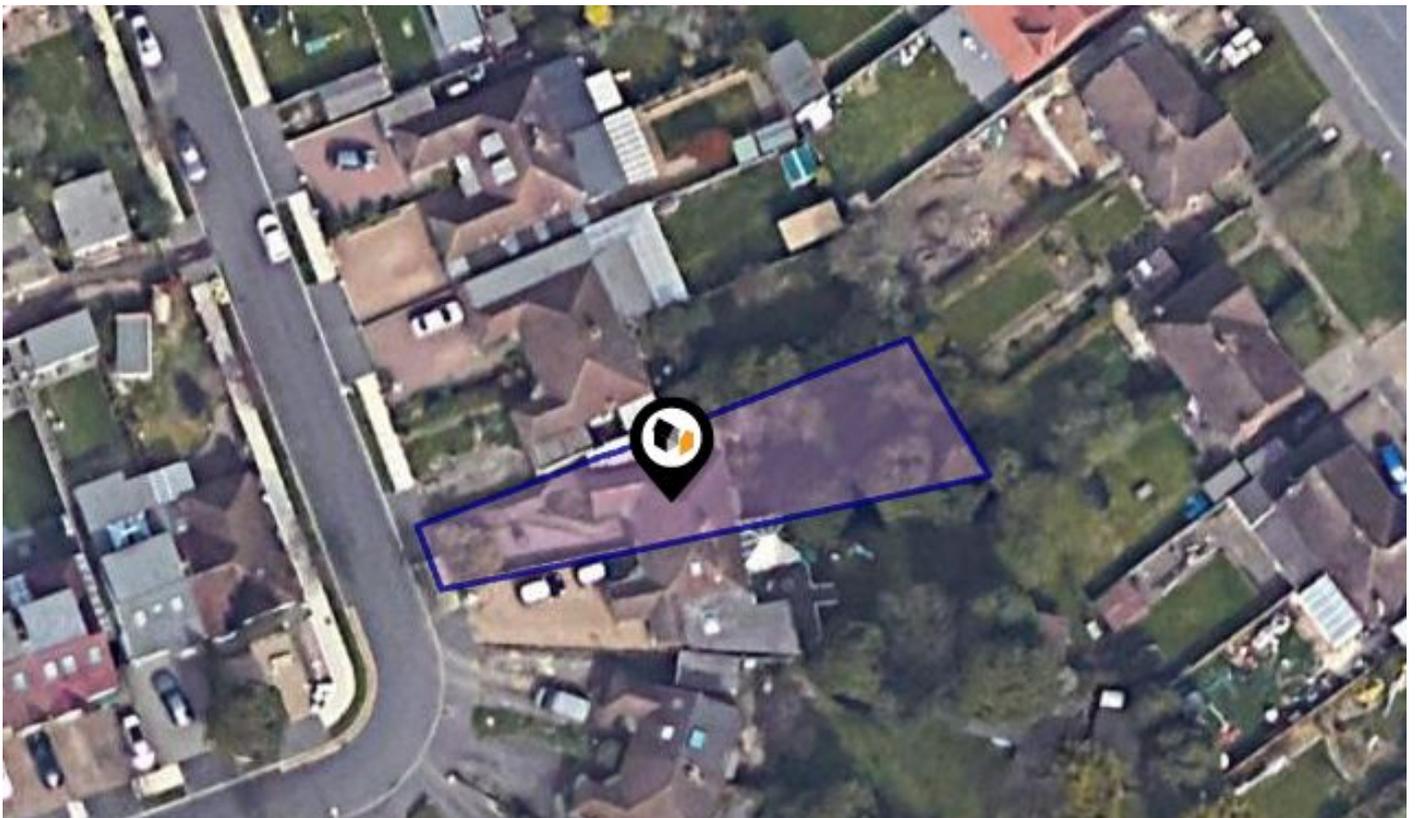
9, GERRARD GARDENS, PINNER, HA5 2PT

RICS
Regulated by RICS
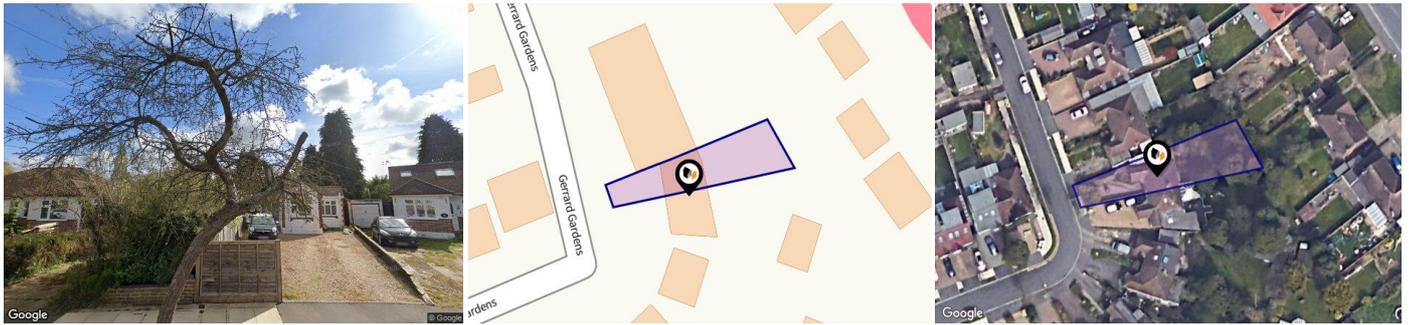
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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,386		
Title Number:	MX90158		
UPRN:	100021451205		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**79** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
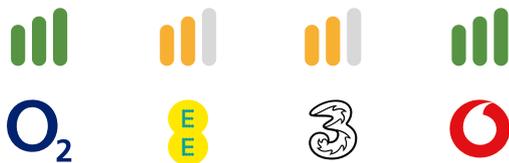
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

10 Year History of Average House Prices by Property Type in HA5
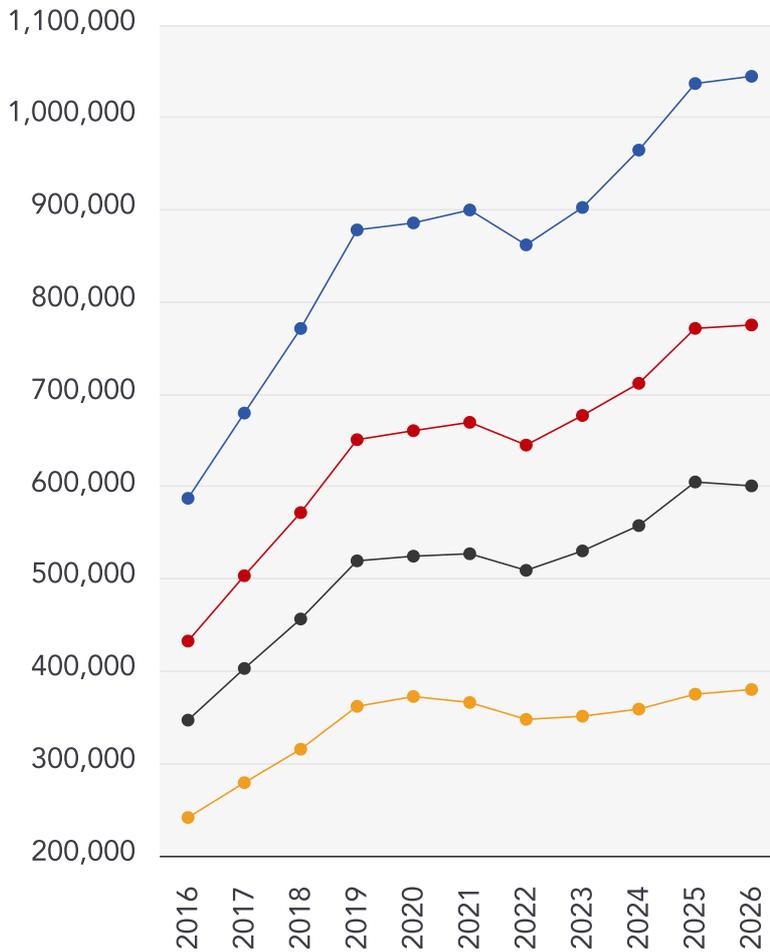
Detached

+77.87%

Semi-Detached

+79.18%

Terraced

+73.17%

Flat

+57.45%

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

Mine Entry

✗   Adit
✗   Gutter Pit
✗   Shaft

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

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
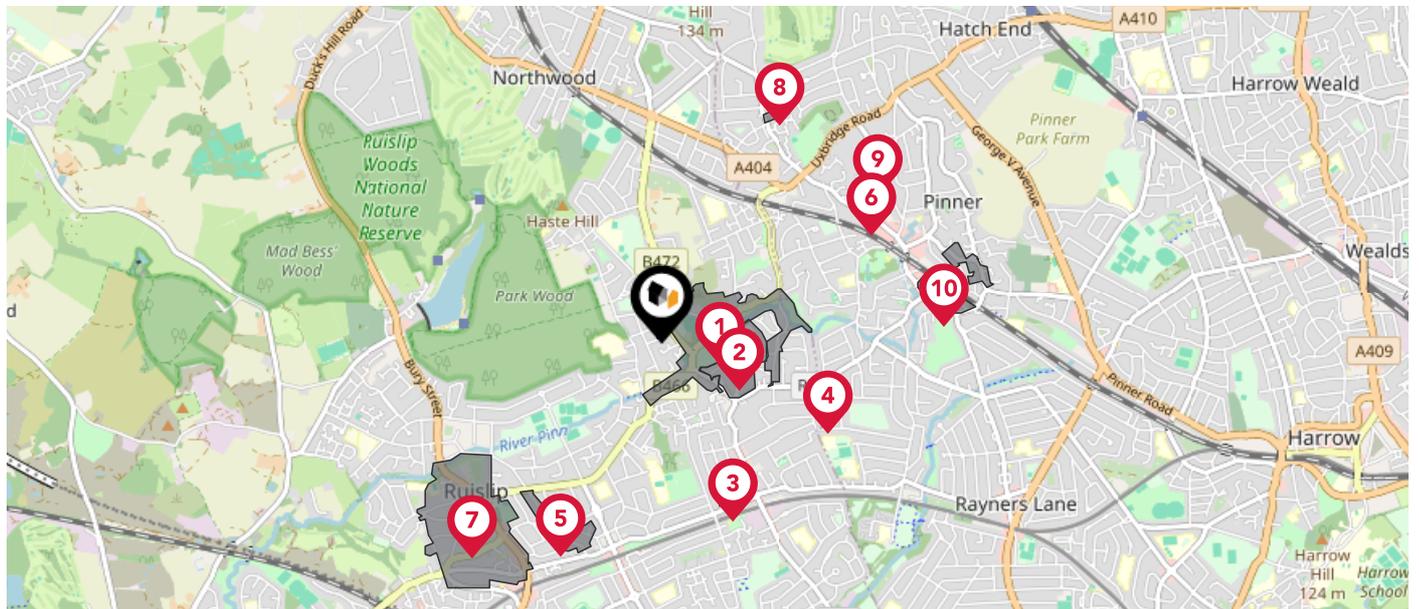

Nearby Conservation Areas	
1	Eastcote Village
2	Eastcote Park Estate
3	Eastcote, Morford Way
4	West Towers Conservation Area Pinner
5	Ruislip, Manor Way
6	Waxwell Lane Conservation Area Pinner
7	Ruislip Village
8	Pinnerwood Park Estate Conservation Area PART 1
9	Waxwell Close Conservation Area Pinner
10	Tookes Green Conservation Area Pinner

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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
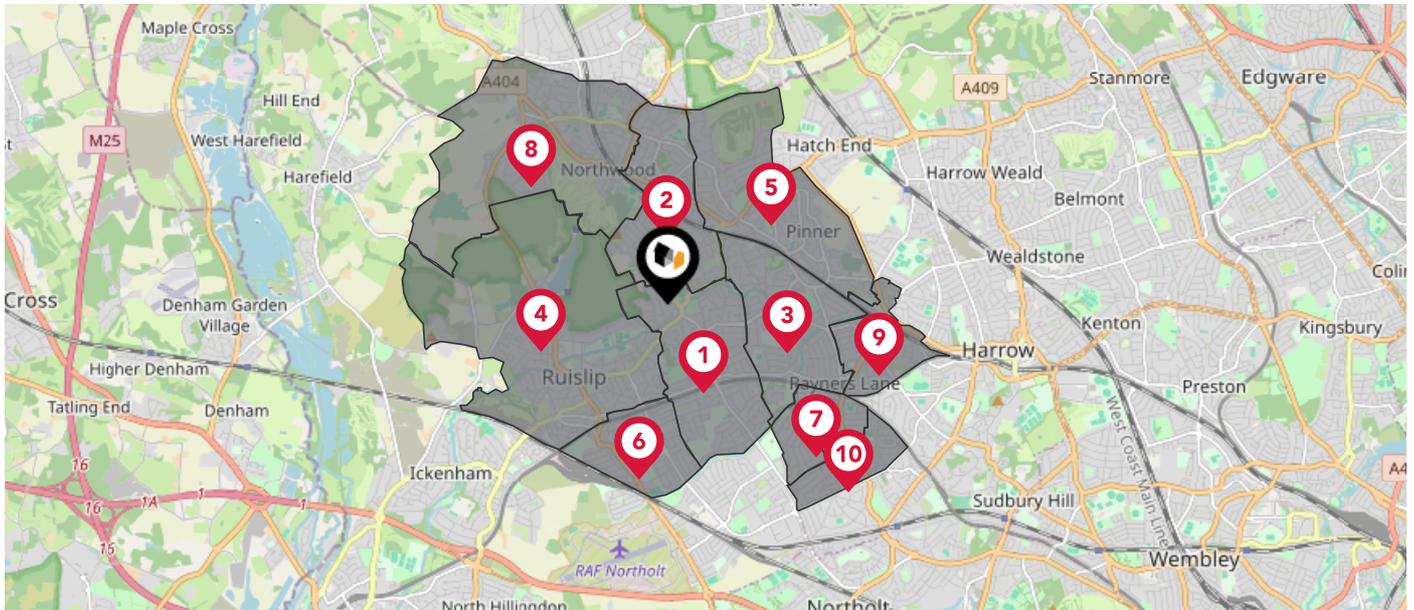
Nearby Council Wards

1	Eastcote Ward
2	Northwood Hills Ward
3	Pinner South Ward
4	Ruislip Ward
5	Pinner Ward
6	Ruislip Manor Ward
7	Rayners Lane Ward
8	Northwood Ward
9	North Harrow Ward
10	Roxbourne Ward

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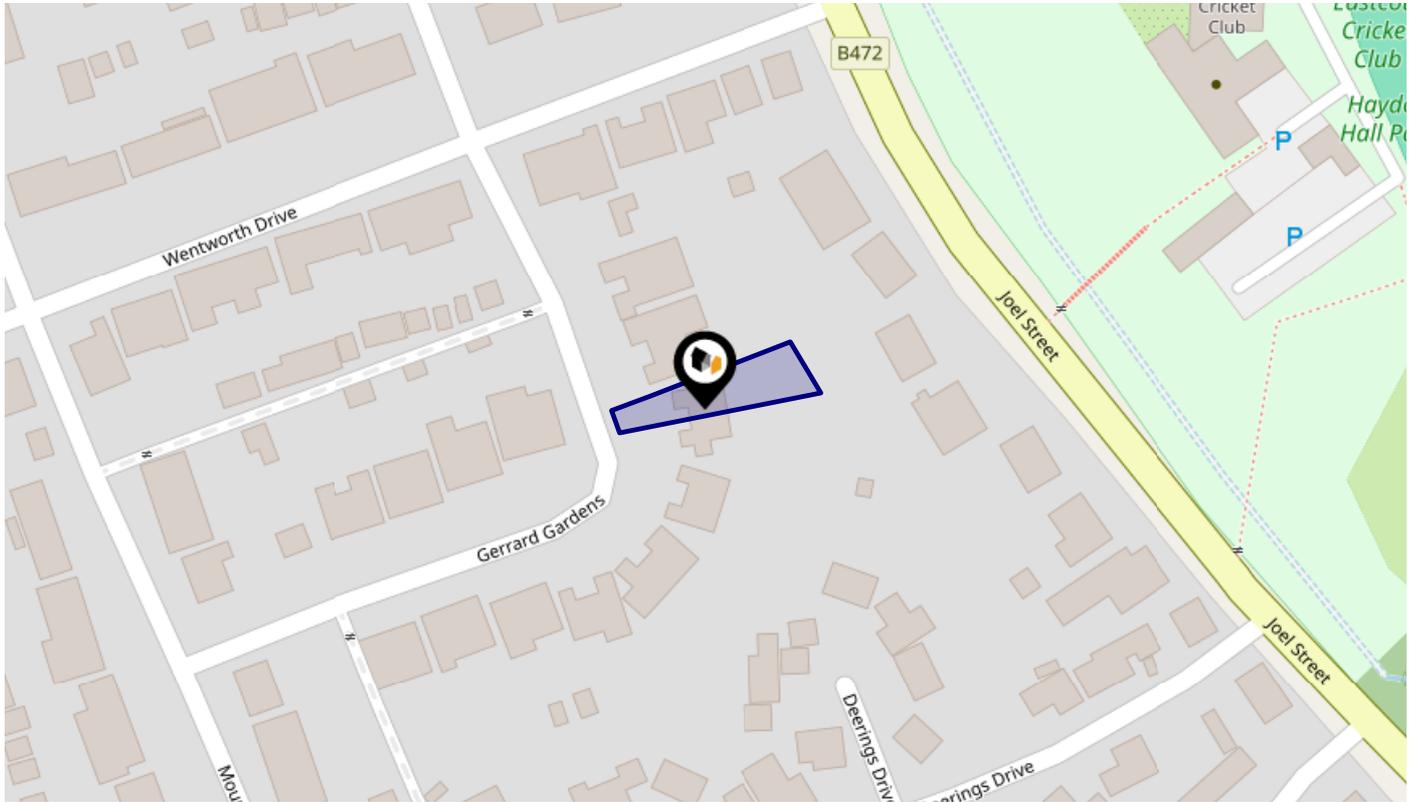
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

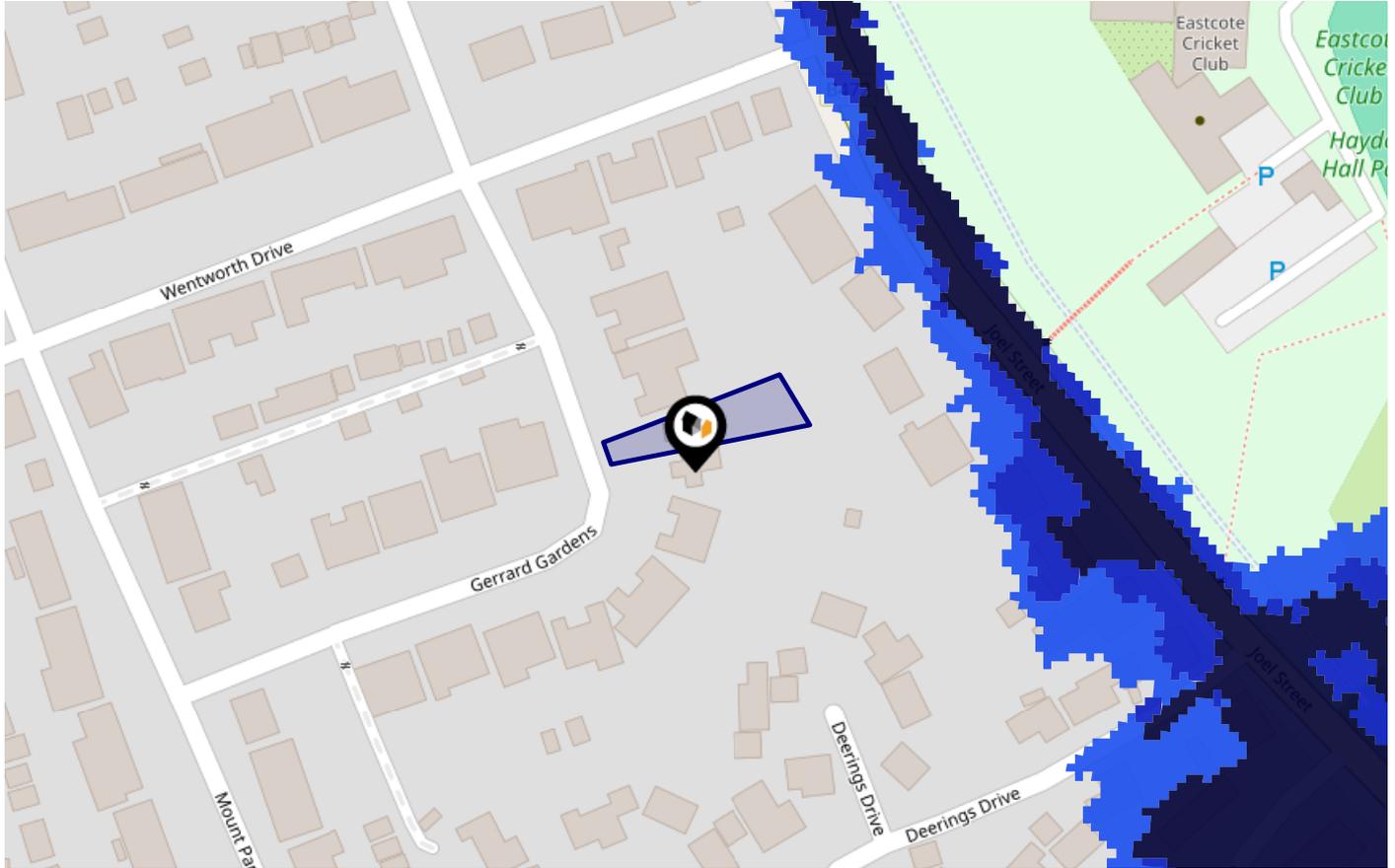The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

Risk Rating: Very low

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

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

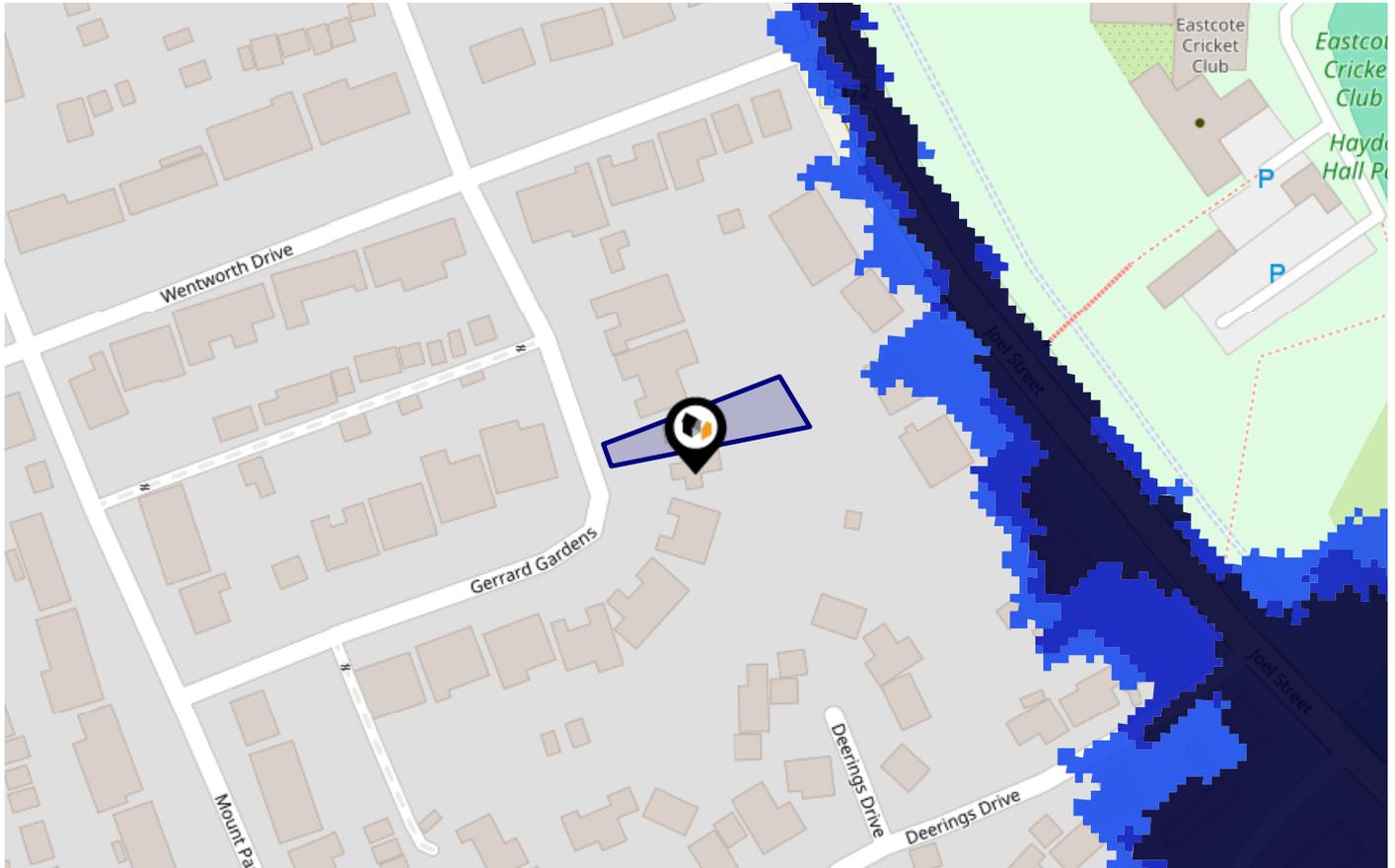■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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

Risk Rating: Very low

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

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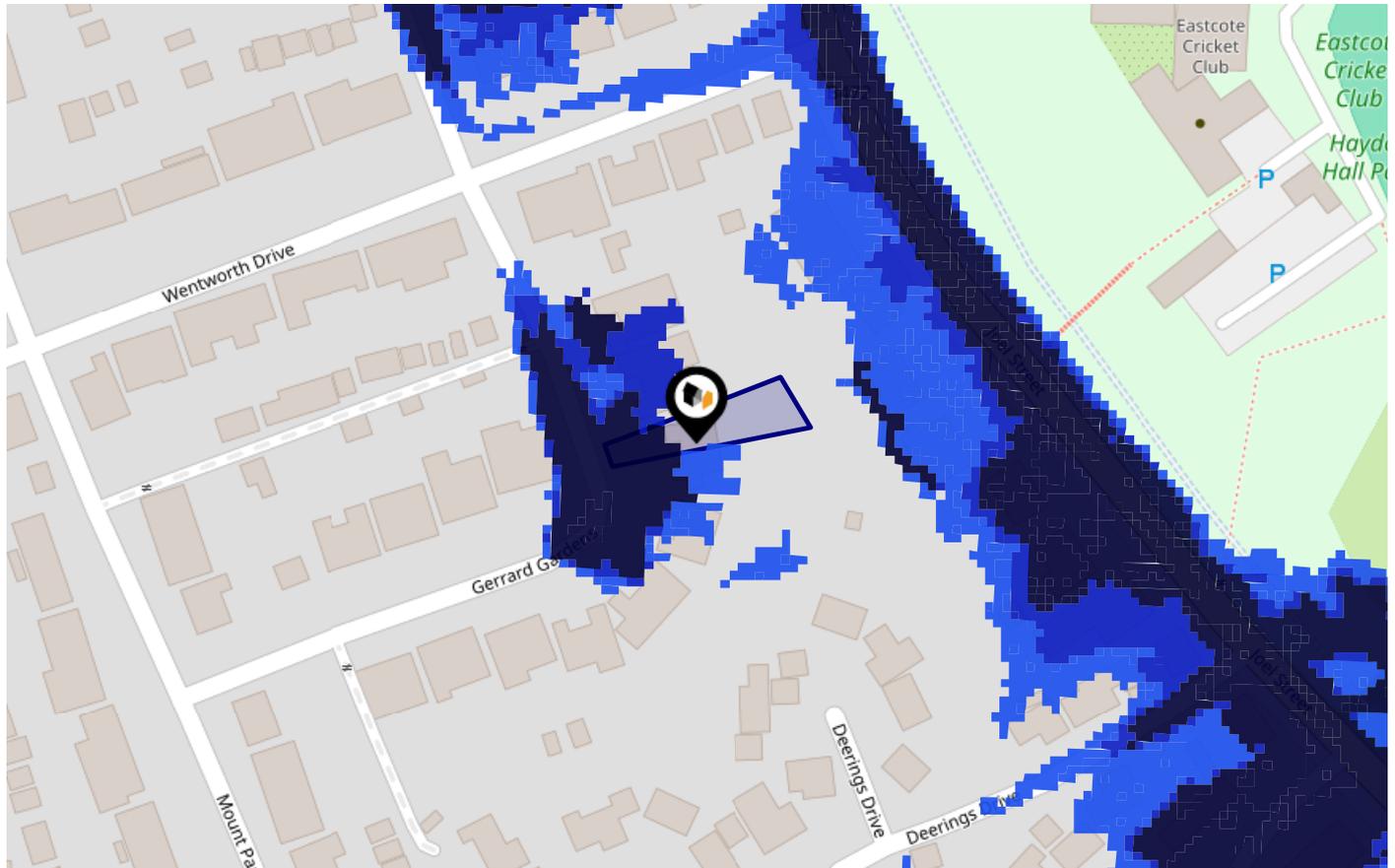- ■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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🌢🌢🌢	Up to 60cm (2ft)				

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

Risk Rating: Very low

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

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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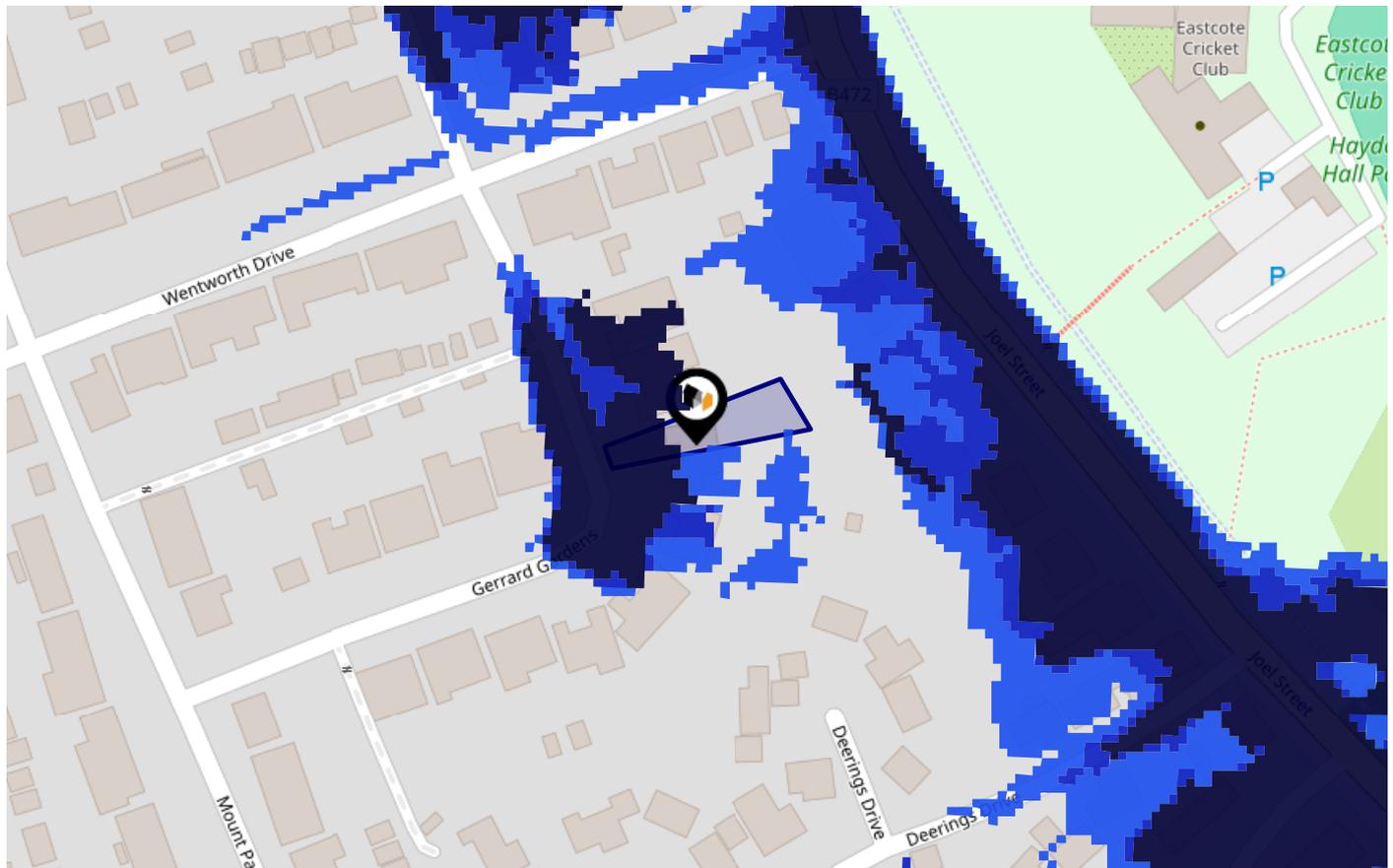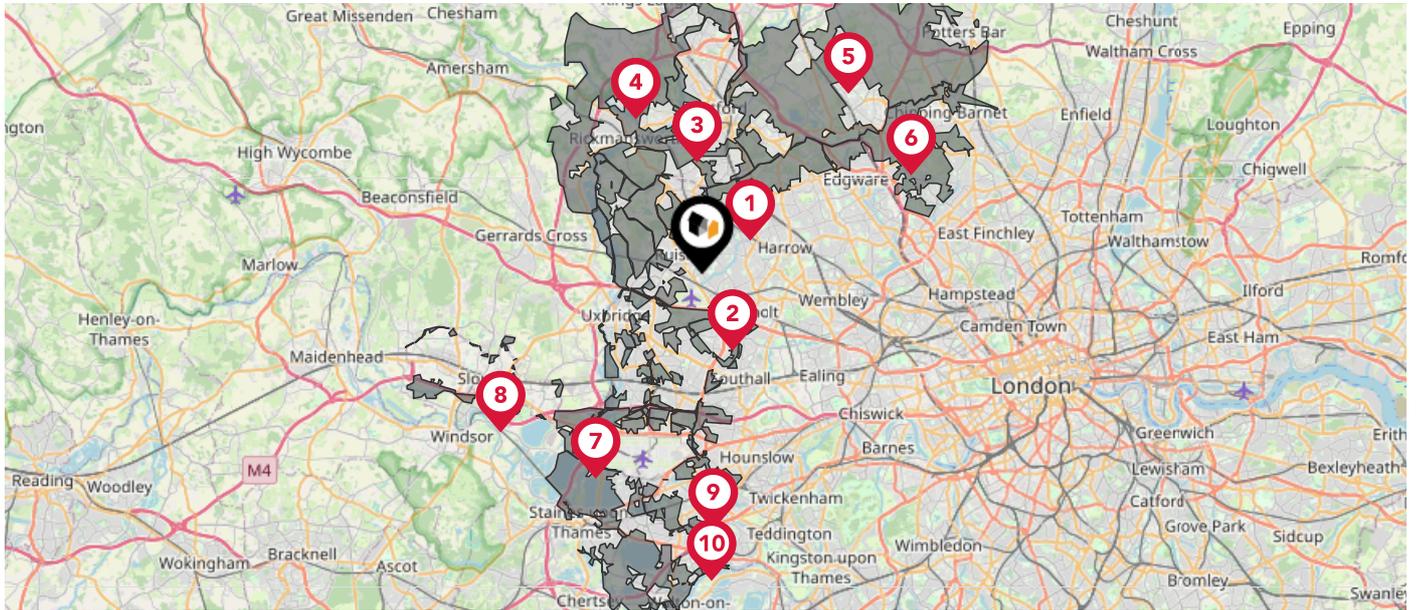■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

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

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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Chance of flooding to the following depths at this property:

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

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

Nearby Green Belt Land
1   London Green Belt - Harrow
2   London Green Belt - Ealing
3   London Green Belt - Watford
4   London Green Belt - Three Rivers
5   London Green Belt - Hertsmere
6   London Green Belt - Barnet
7   London Green Belt - Hillingdon
8   London Green Belt - Slough
9   London Green Belt - Hounslow
10   London Green Belt - Spelthorne

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
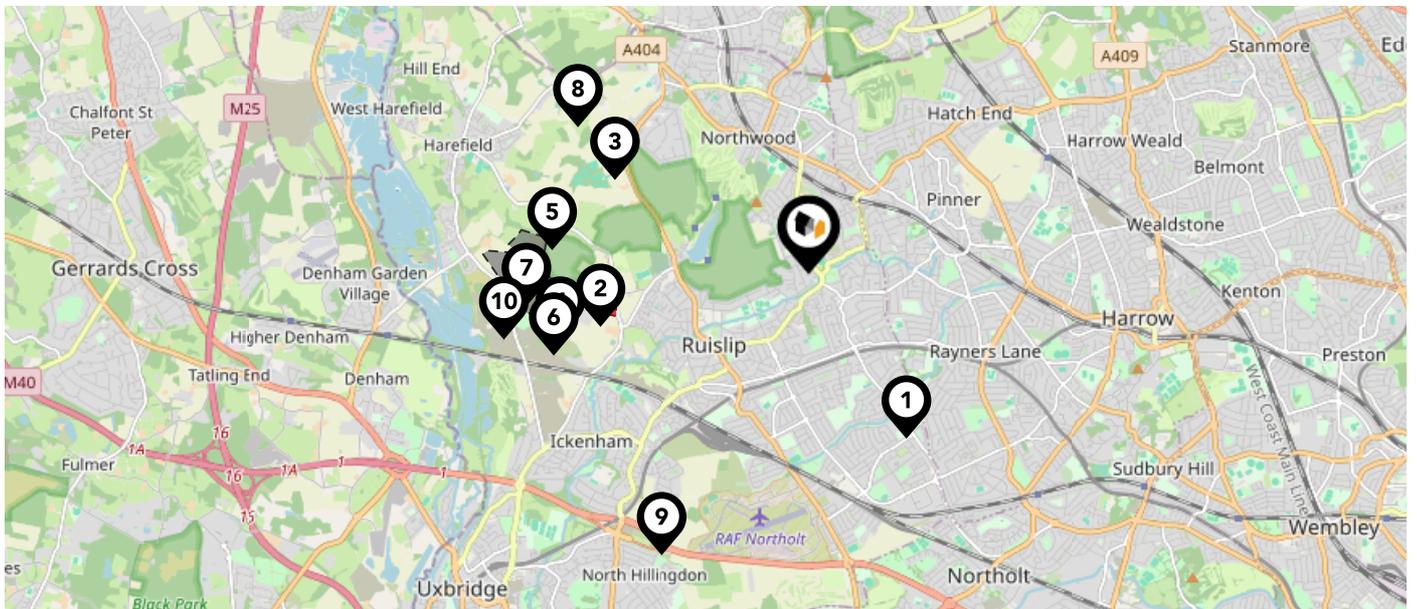

Nearby Landfill Sites

1	Field End Road-Ruislip	Historic Landfill
2	EA/EPR/JB3704MD/A001	Active Landfill
3	Ducks Hill Farm-Northwood, Hillingdon, London	Historic Landfill
4	EA/EPR/EB3303ZA/A001	Active Landfill
5	Breakspear Road North-Breakspear Road	Historic Landfill
6	New Years Farm-Newyears Green, Hillingdon, London	Historic Landfill
7	Park Lodge Farm-Pinewood Road, Iver Heath	Historic Landfill
8	Battlers Wells Farm-Harefield, Hillingdon, London	Historic Landfill
9	Lay-by Western Avenue Long Lane Farm-Hillingdon	Historic Landfill
10	Dews Farm-South Harefield, Hillingdon, London	Historic Landfill

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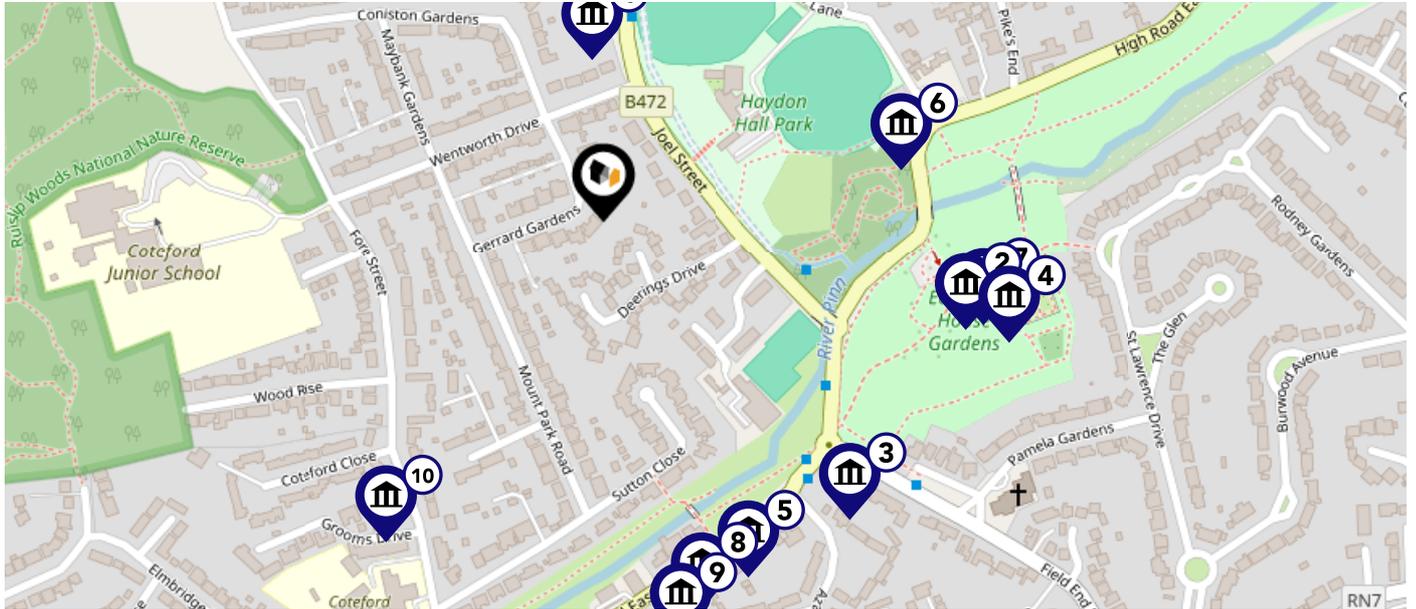

Listed Buildings in the local district	Grade	Distance
① 1358402 - The Woodman Inn	Grade II	0.1 miles
② 1080226 - The Old Coach House	Grade II	0.2 miles
③ 1080243 - 2, Field End Road	Grade II	0.2 miles
④ 1080227 - Garden Walls To East Of The Old Coach House	Grade II	0.2 miles
⑤ 1285856 - Old Barn House	Grade II	0.2 miles
⑥ 1358378 - Wall And Gate Piers To West Of Haydon Lodge	Grade II	0.2 miles
⑦ 1285861 - Wall And Dovecote To East Of The Old Coach House	Grade II	0.2 miles
⑧ 1080120 - Telephone Kiosk Outside Post Office, Black Horse Parade	Grade II	0.2 miles
⑨ 1358380 - The Black Horse Public House	Grade II	0.2 miles
⑩ 1193533 - 19, Fore Street	Grade II	0.2 miles

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	Nursery	Primary	Secondary	College	Private
1 Grangewood School Ofsted Rating: Good | Pupils: 138 | Distance:0.16	☐	☑	☐	☐	☐
2 Coteford Junior School Ofsted Rating: Good | Pupils: 279 | Distance:0.16	☐	☑	☐	☐	☐
3 Coteford Infant School Ofsted Rating: Good | Pupils: 221 | Distance:0.28	☐	☑	☐	☐	☐
4 Haydon School Ofsted Rating: Good | Pupils: 1677 | Distance:0.53	☐	☐	☑	☐	☐
5 Bishop Ramsey Church of England School Ofsted Rating: Requires improvement | Pupils: 1265 | Distance:0.65	☐	☐	☑	☐	☐
6 Harlyn Primary School Ofsted Rating: Good | Pupils: 428 | Distance:0.65	☐	☑	☐	☐	☐
7 Warrender Primary School Ofsted Rating: Good | Pupils: 421 | Distance:0.81	☐	☑	☐	☐	☐
8 Cannon Lane Primary School Ofsted Rating: Good | Pupils: 772 | Distance:0.92	☐	☑	☐	☐	☐
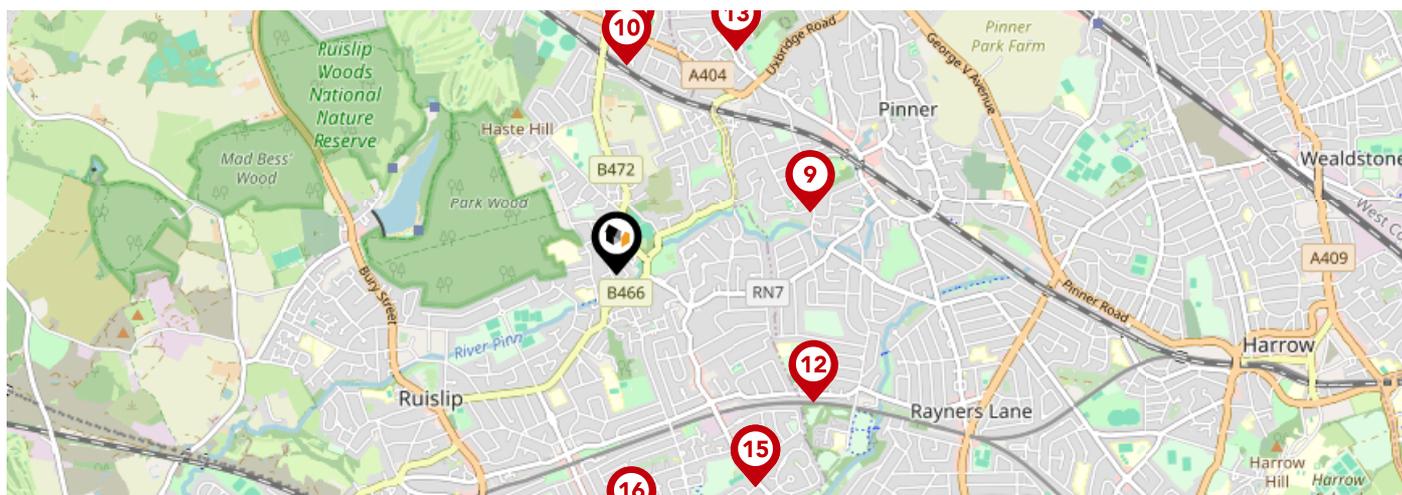
	Nursery	Primary	Secondary	College	Private
9 West Lodge Primary School Ofsted Rating: Good | Pupils: 645 | Distance:0.93	☐	☑	☐	☐	☐
10 Northwood School Ofsted Rating: Outstanding | Pupils: 1007 | Distance:0.96	☐	☐	☑	☐	☐
11 UTC Heathrow Ofsted Rating: Good | Pupils: 209 | Distance:1.05	☐	☐	☑	☐	☐
12 Pinner High School Ofsted Rating: Outstanding | Pupils: 1136 | Distance:1.08	☐	☐	☑	☐	☐
13 Pinner Wood School Ofsted Rating: Outstanding | Pupils: 658 | Distance:1.17	☐	☑	☐	☐	☐
14 Newnham Infant and Nursery School Ofsted Rating: Good | Pupils: 303 | Distance:1.17	☐	☑	☐	☐	☐
15 Newnham Junior School Ofsted Rating: Outstanding | Pupils: 357 | Distance:1.17	☐	☑	☐	☐	☐
16 Lady Bankes Primary School Ofsted Rating: Outstanding | Pupils: 618 | Distance:1.18	☐	☑	☐	☐	☐
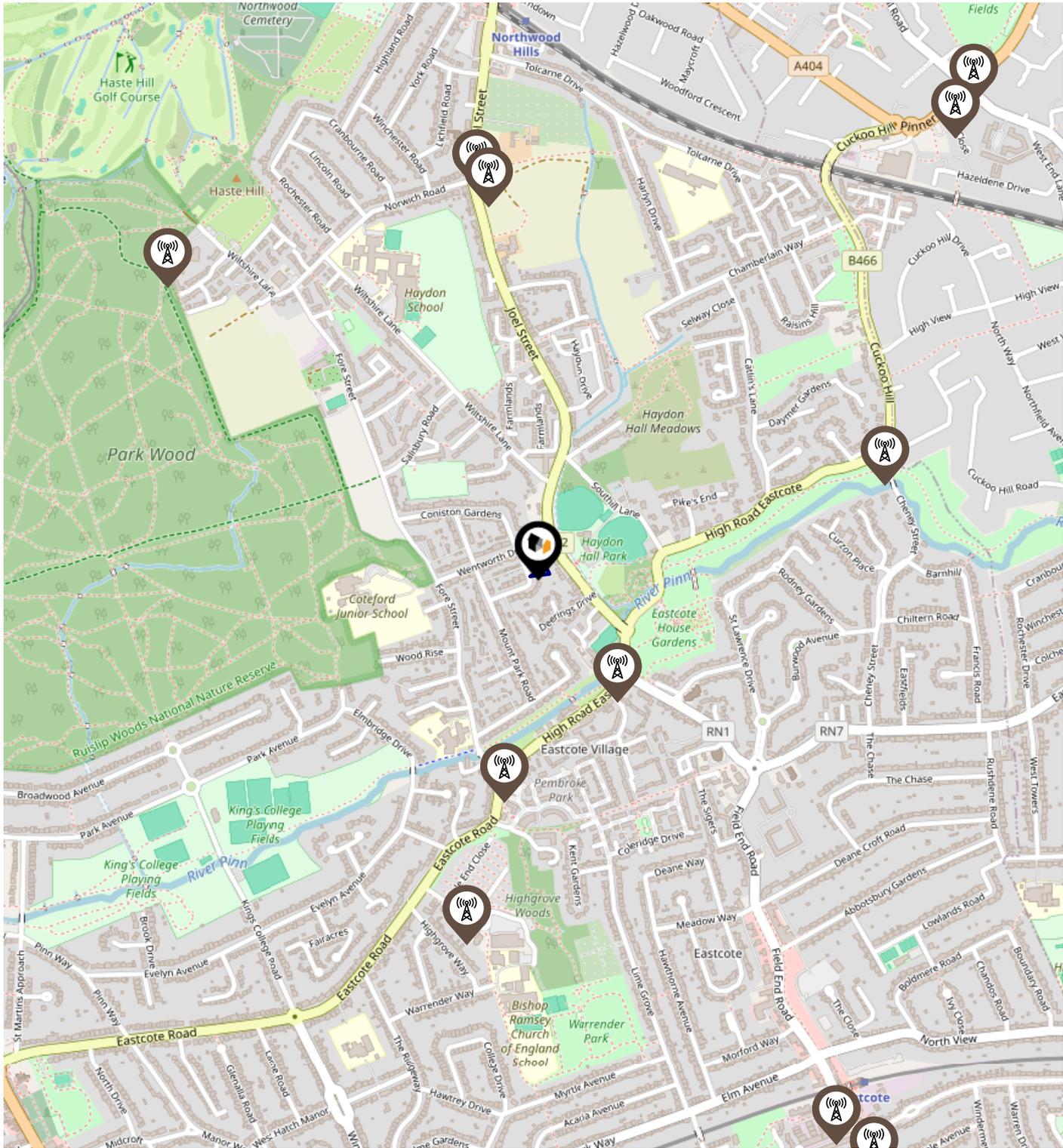
Key:

Power Pylons

Communication Masts

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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

This Property ▼					
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

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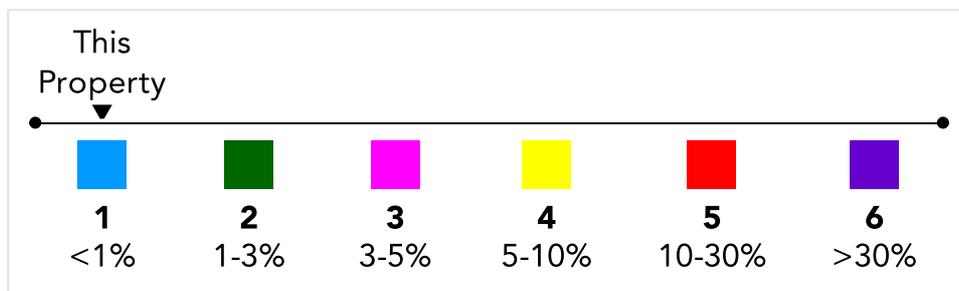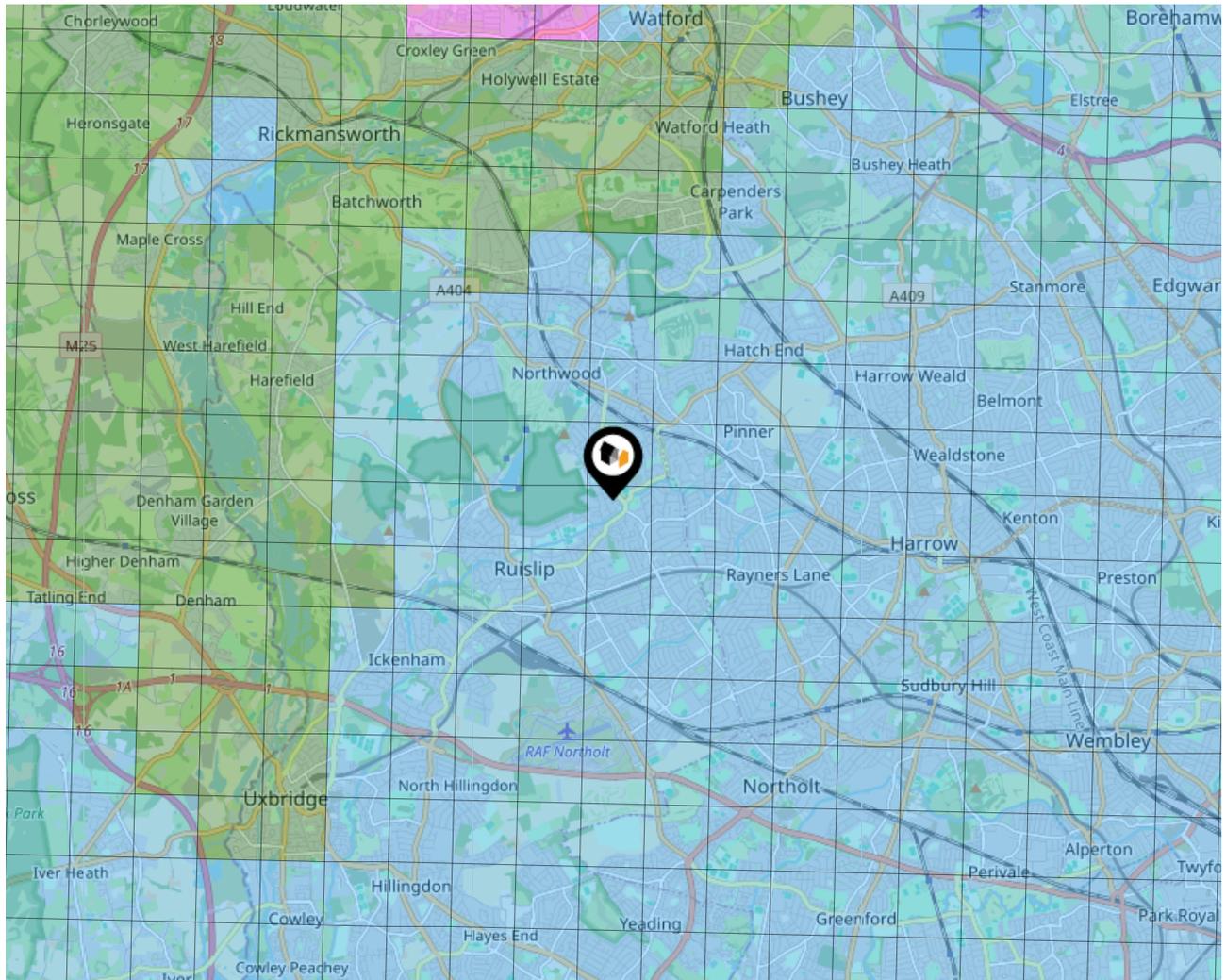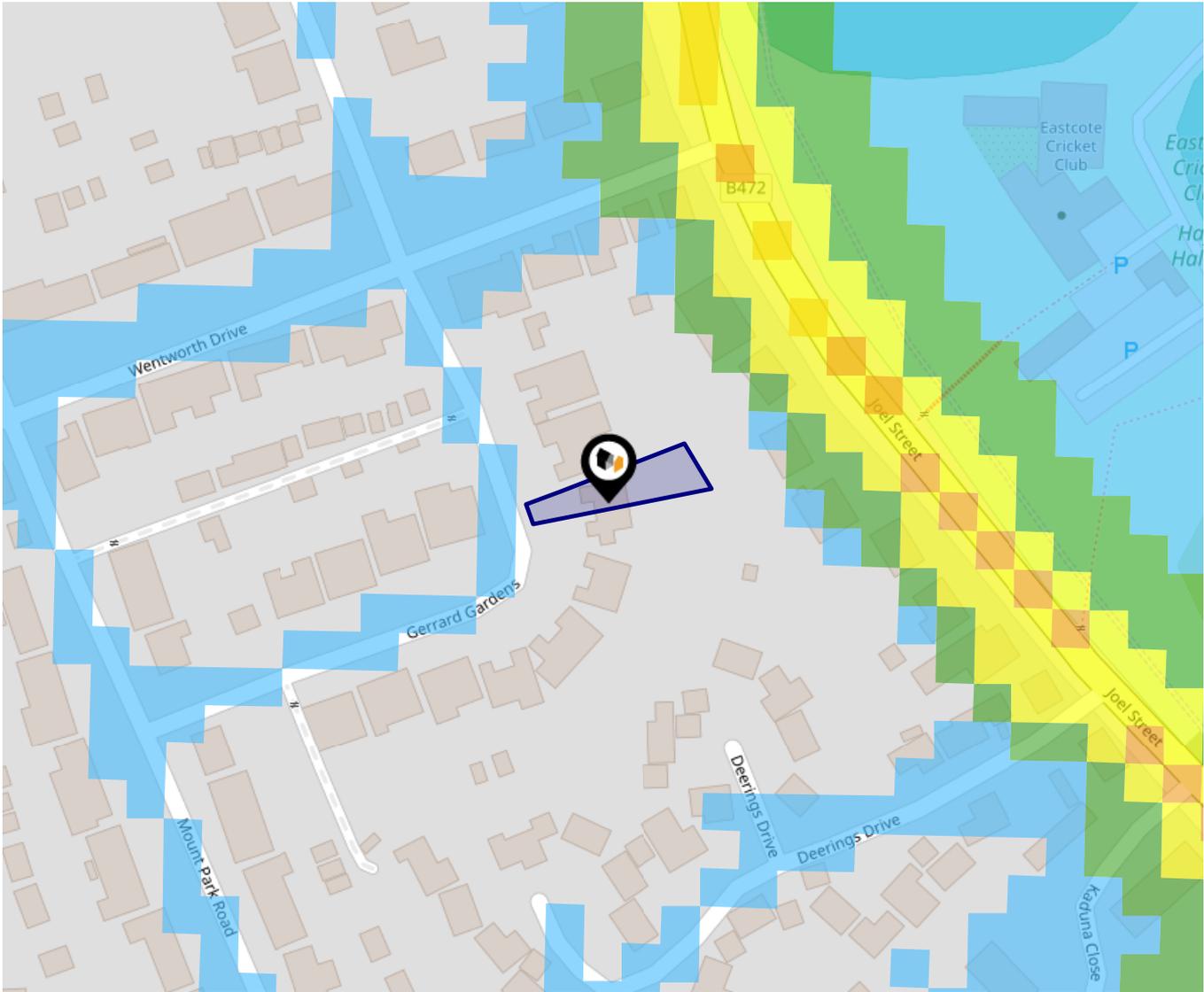
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
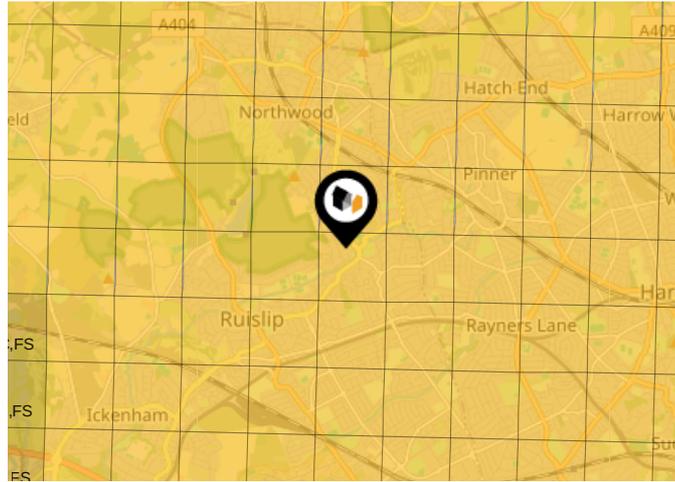
Primary Classifications (Most Common Clay Types)

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

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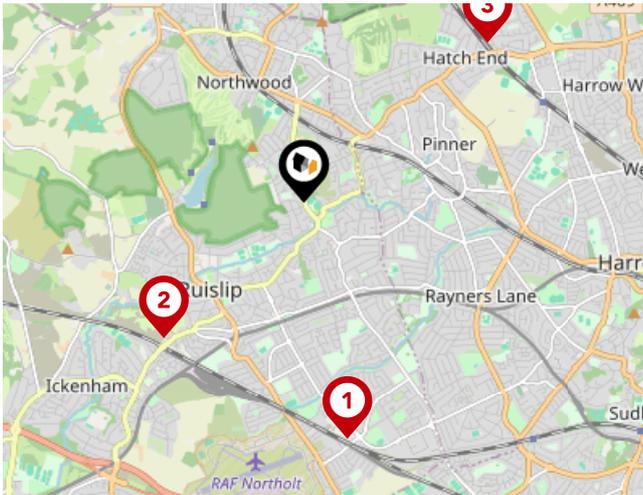
National Rail Stations

Pin	Name	Distance
1	South Ruislip Station	2.21 miles
2	West Ruislip	1.8 miles
3	Hatch End	2.24 miles
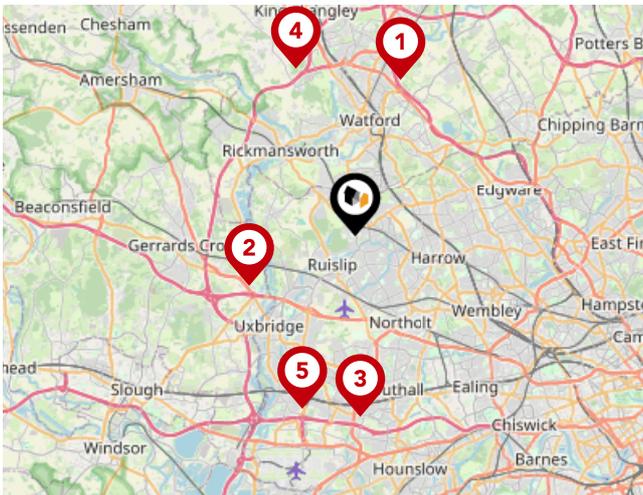
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J5	6.04 miles
2	M40 J1	4.28 miles
3	M4 J3	6.68 miles
4	M25 J19	6.55 miles
5	M4 J4	6.67 miles
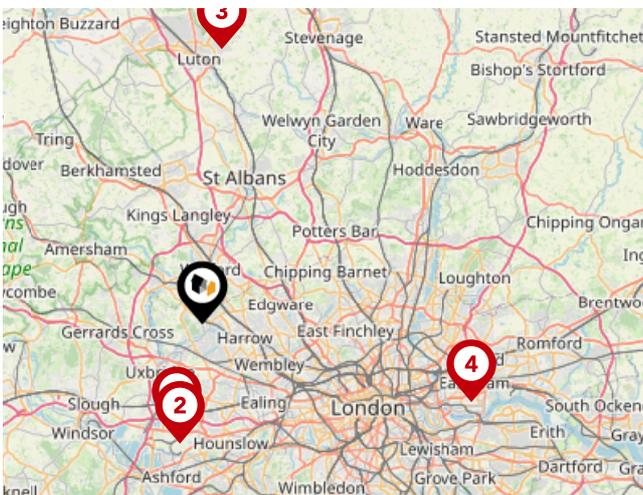
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	8.08 miles
2	Heathrow Airport Terminal 4	9.01 miles
3	Luton Airport	20.22 miles
4	Silvertown	20.55 miles

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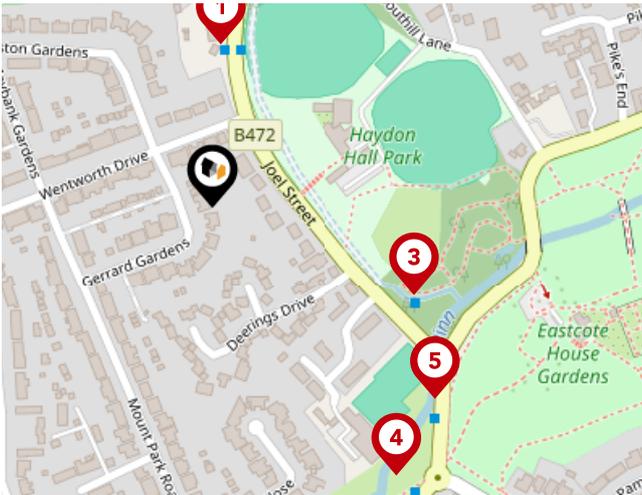
Bus Stops/Stations

Pin	Name	Distance
1	The Woodman	0.09 miles
2	Wiltshire Lane	0.12 miles
3	Eastcote High Road	0.13 miles
4	High Road Eastcote	0.19 miles
5	Eastcote Road Eastcote Village	0.17 miles
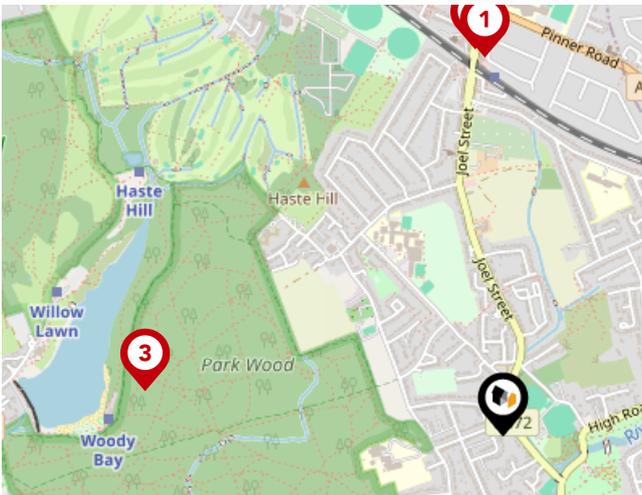
Local Connections

Pin	Name	Distance
1	Northwood Hills Underground Station	0.87 miles
2	Northwood Hills	0.89 miles
3	Woody Bay (Ruislip Lido Railway)	0.83 miles
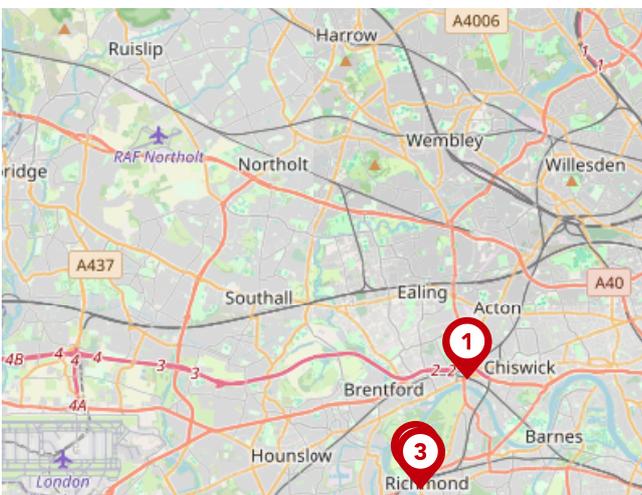
Ferry Terminals

Pin	Name	Distance
1	Kew Pier	8.74 miles
2	Richmond St. Helena Pier	9.92 miles
3	Richmond Landing Stage	10.05 miles

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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

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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.

f	/philliparnoldauctions	🐦	/arnoldauctions
ⓘ	/philliparnoldauctions/	in	/company/brendons-auctioneers

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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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Environment Agency

Historic England

Office for National Statistics

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