



Phillip Arnold
Auctions

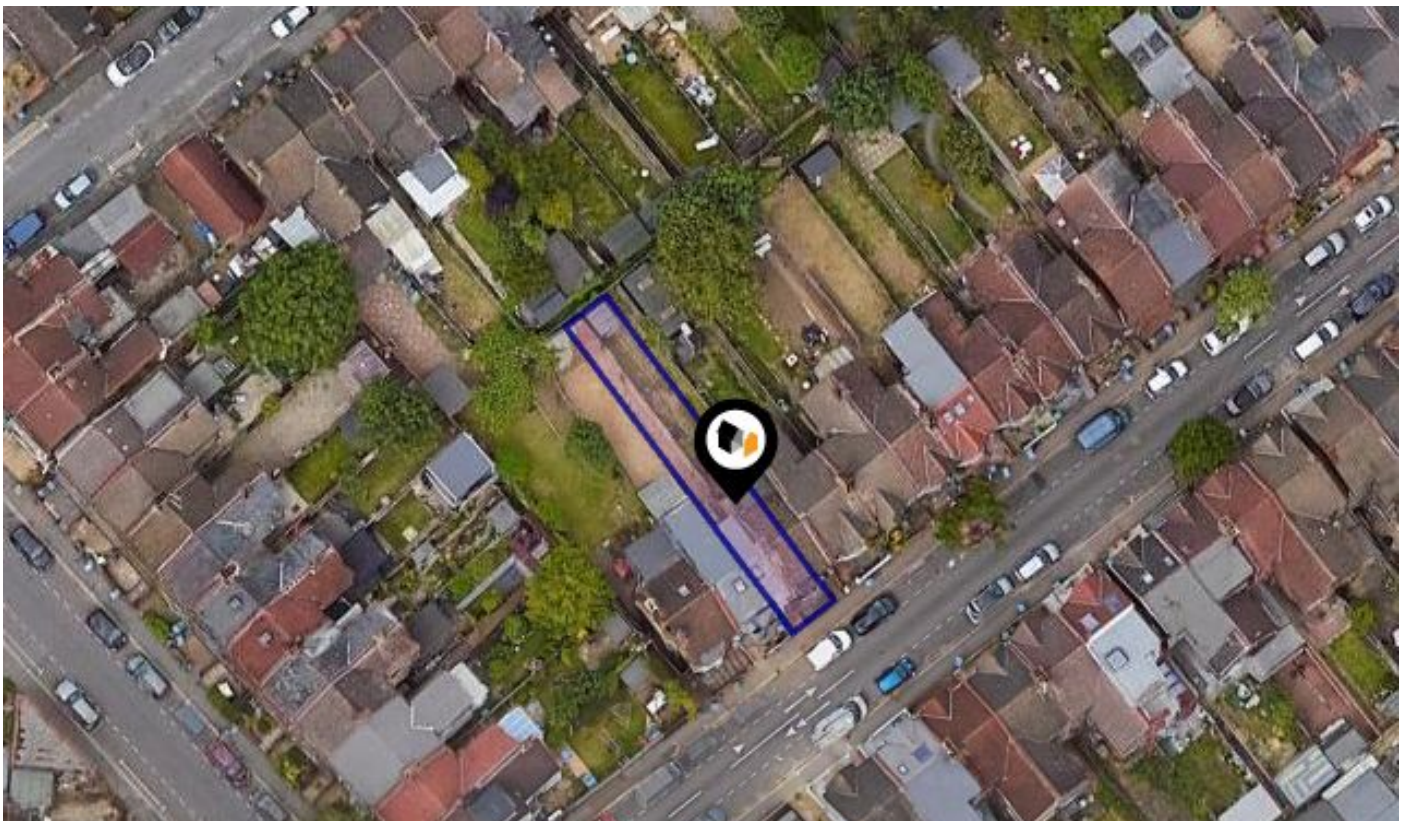
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KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 21st May 2026



98, PRINCES AVENUE, WATFORD, WD18 7RS

Phillip Arnold Auctions

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£2,175		
Title Number:	HD54547		
UPRN:	100080946373		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	110 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



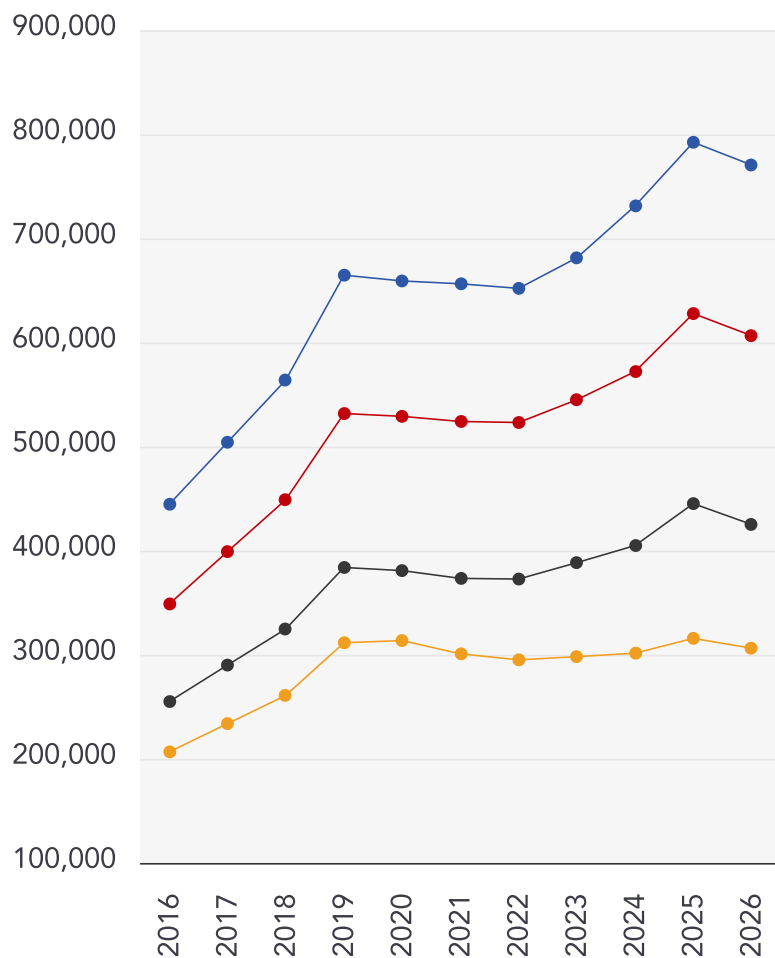
Satellite/Fibre TV Availability:



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in WD18



Detached

+73.3%

Semi-Detached

+73.88%

Terraced

+66.7%

Flat

+48.18%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

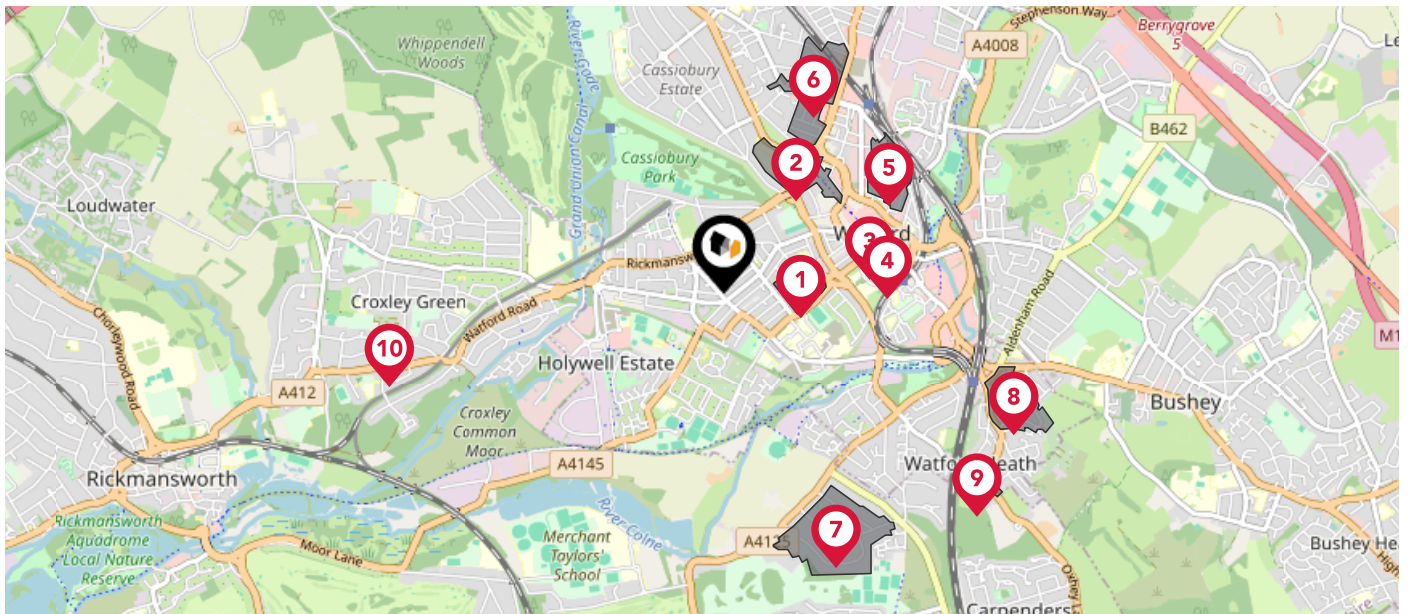
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



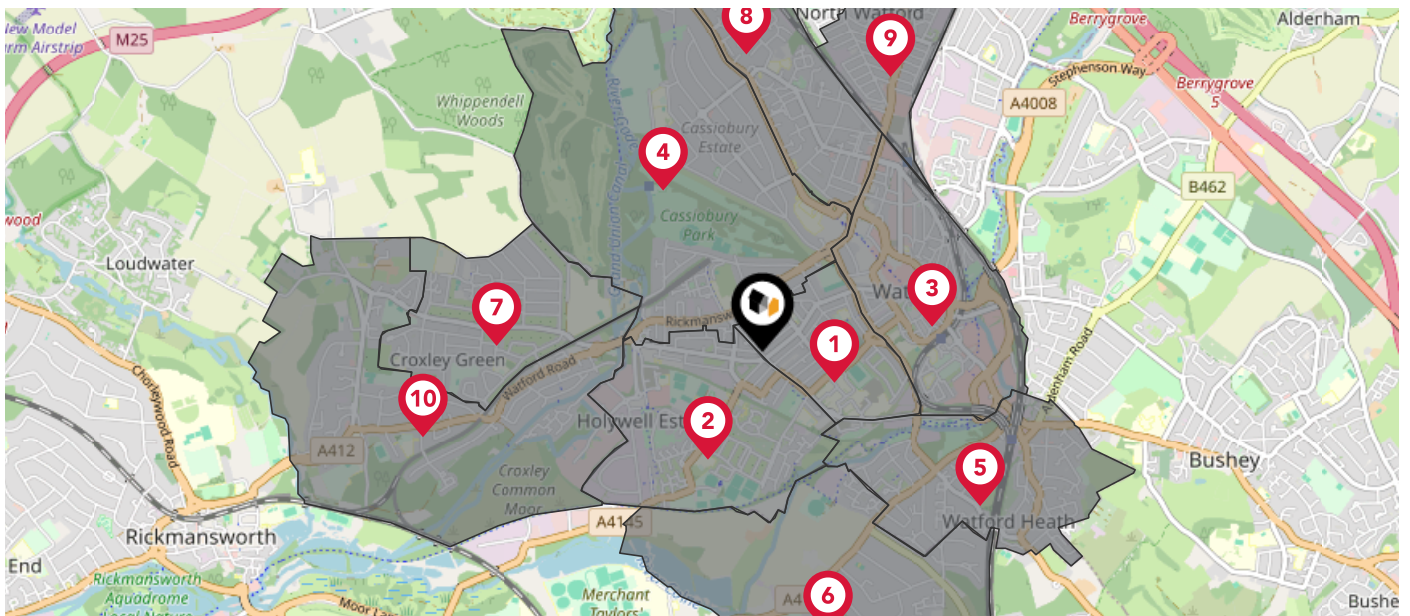
Nearby Conservation Areas

-  The Square
-  Civic Core
-  St Mary's
-  High Street and King Street
-  Estcourt
-  Nascot
-  Oxhey Hall
-  Oxhey
-  Watford Heath
-  Croxley Green, Dickinson Square

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 Vicarage Ward

 2 Holywell Ward


 3 Central Ward

 4 Park Ward

 5 Oxhey Ward

 6 Oxhey Hall & Hayling Ward

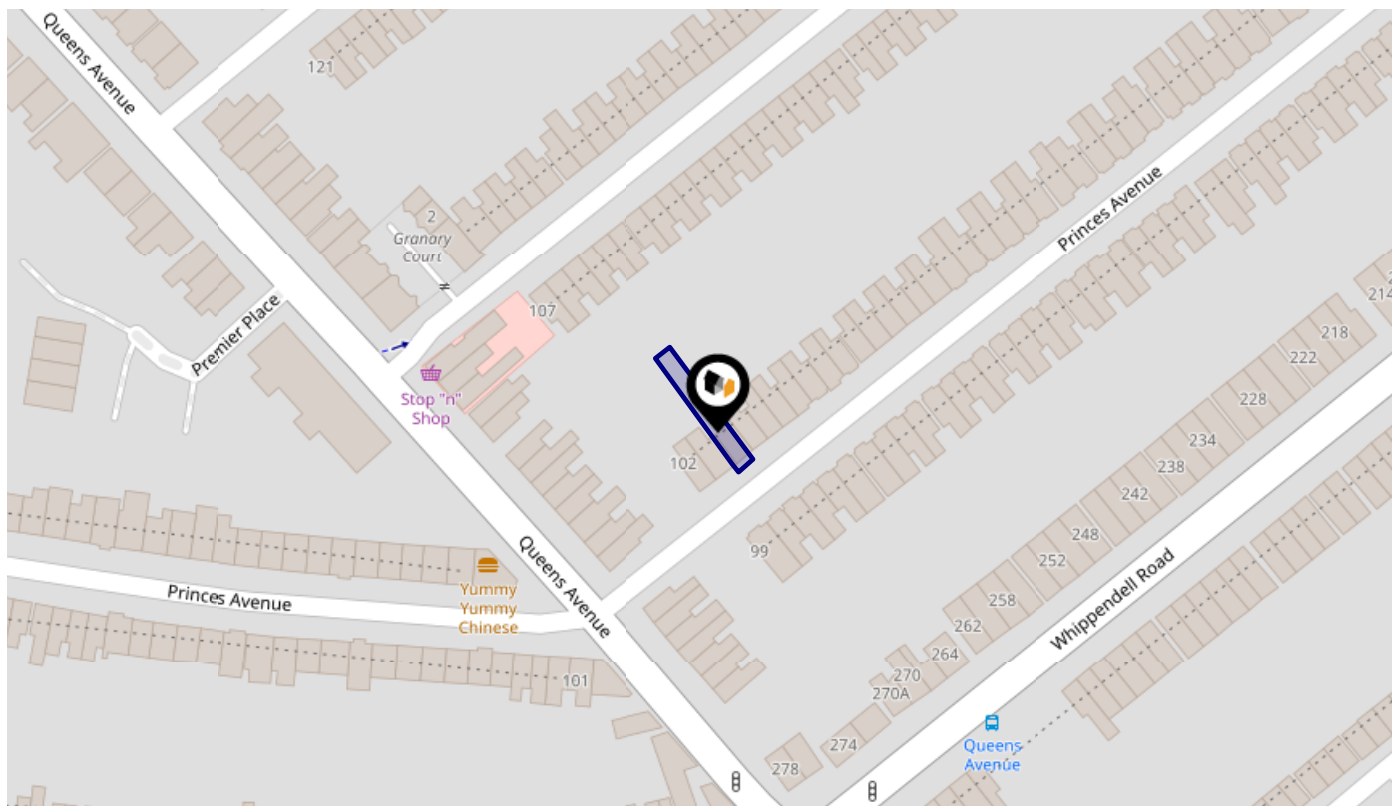
 7 Durrants Ward

 8 Nascot Ward

 9 Callowland Ward

 10 Dickinsons 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.

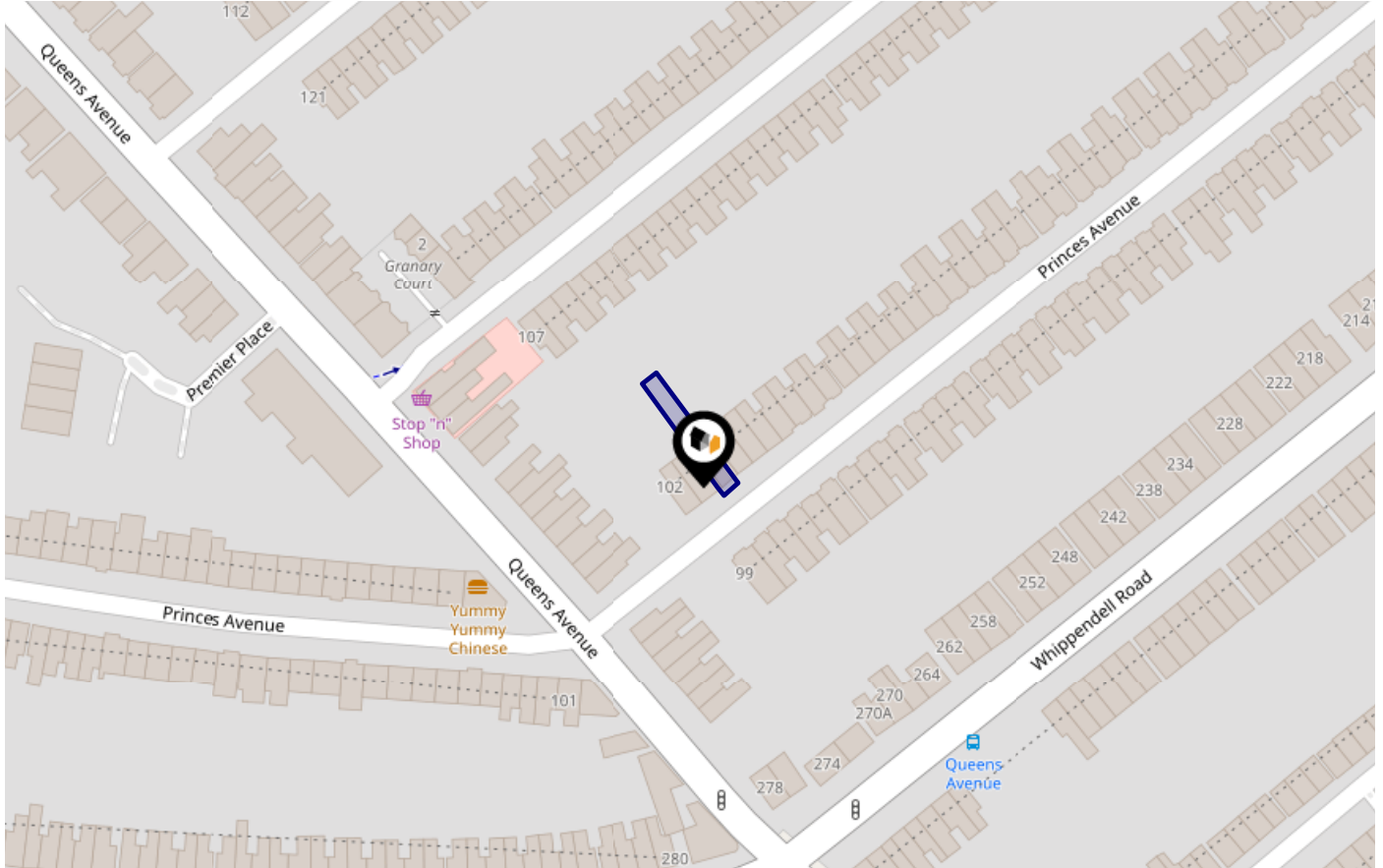
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

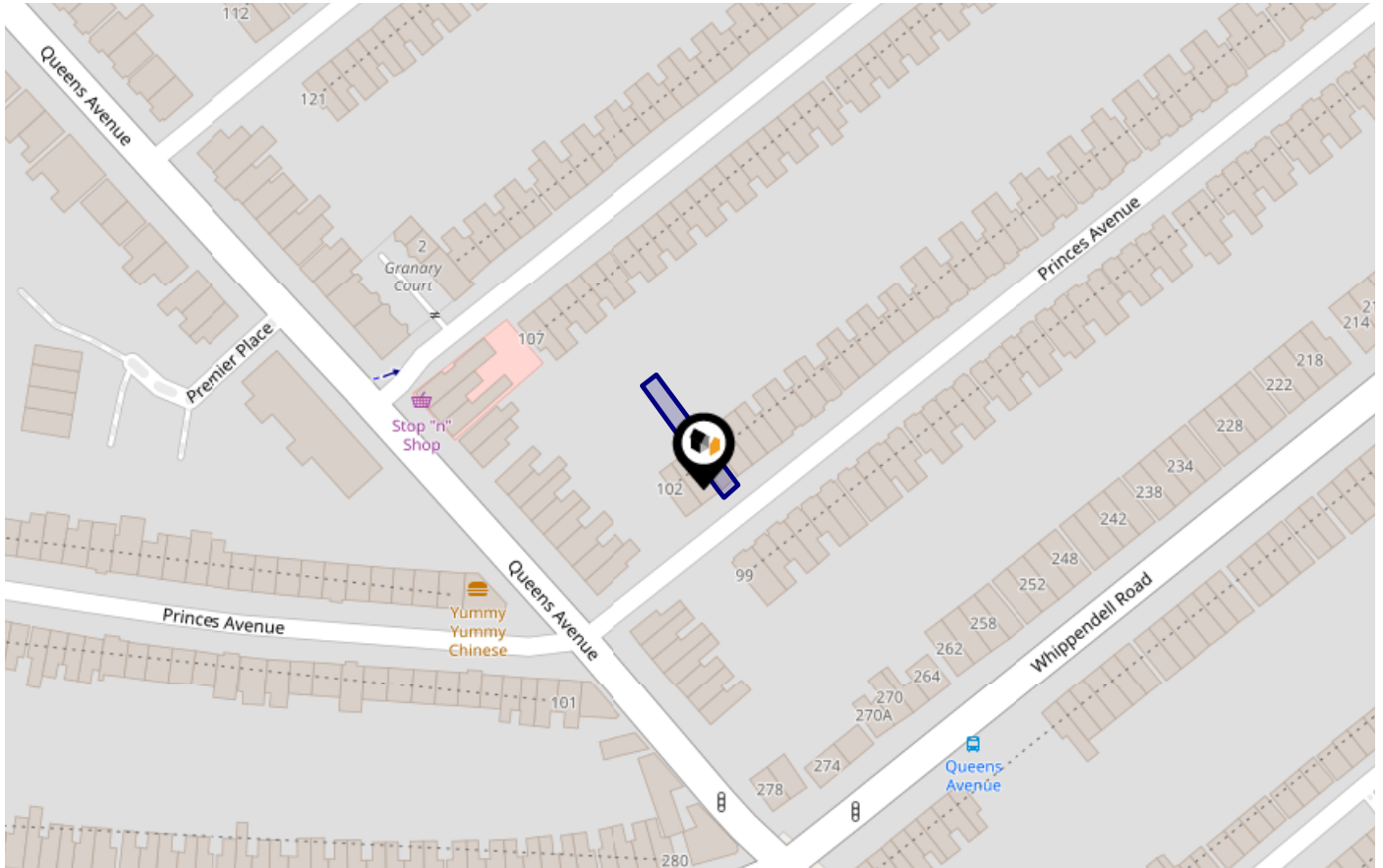
Chance of flooding to the following depths at this property:



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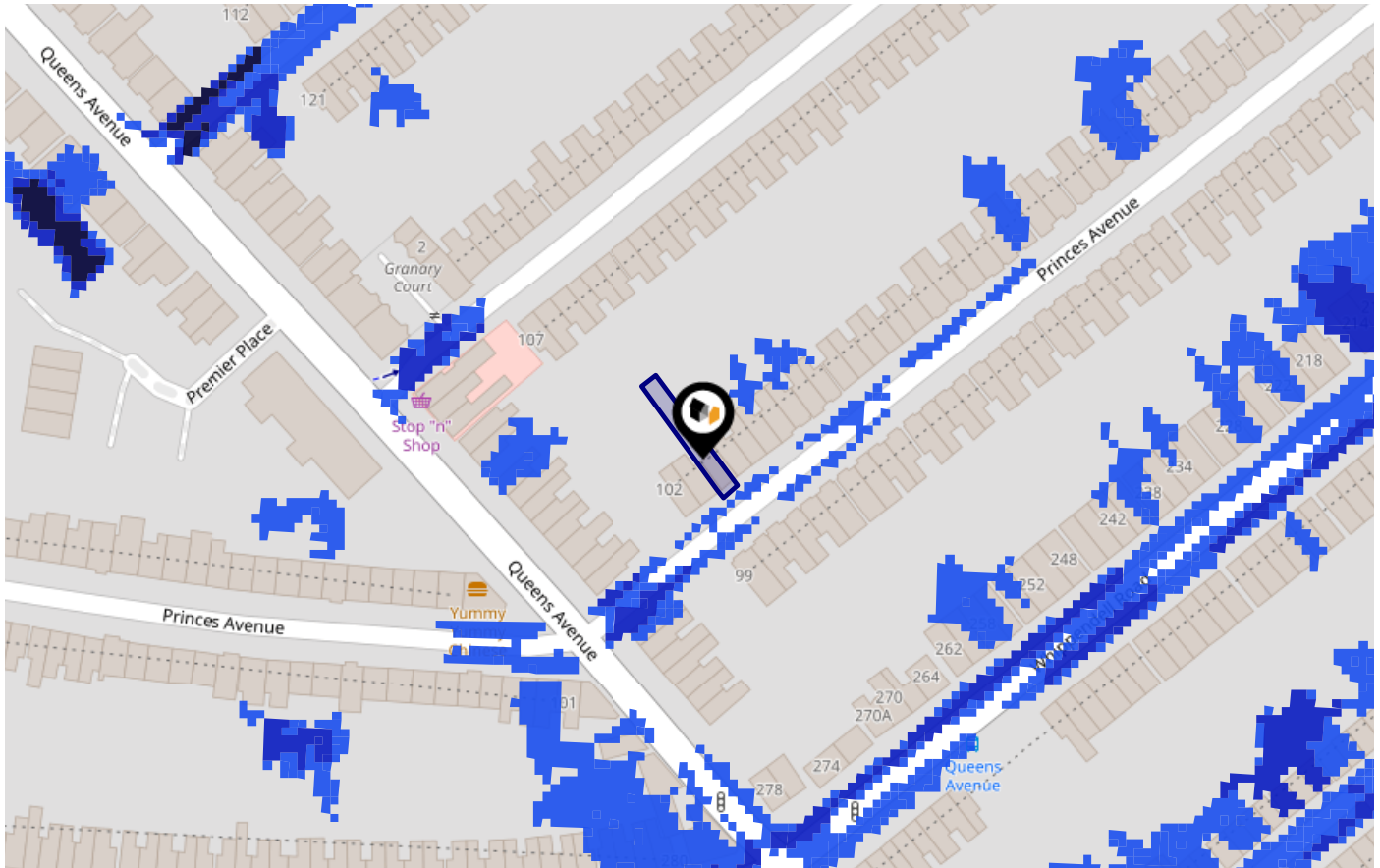
Chance of flooding to the following depths at this property:



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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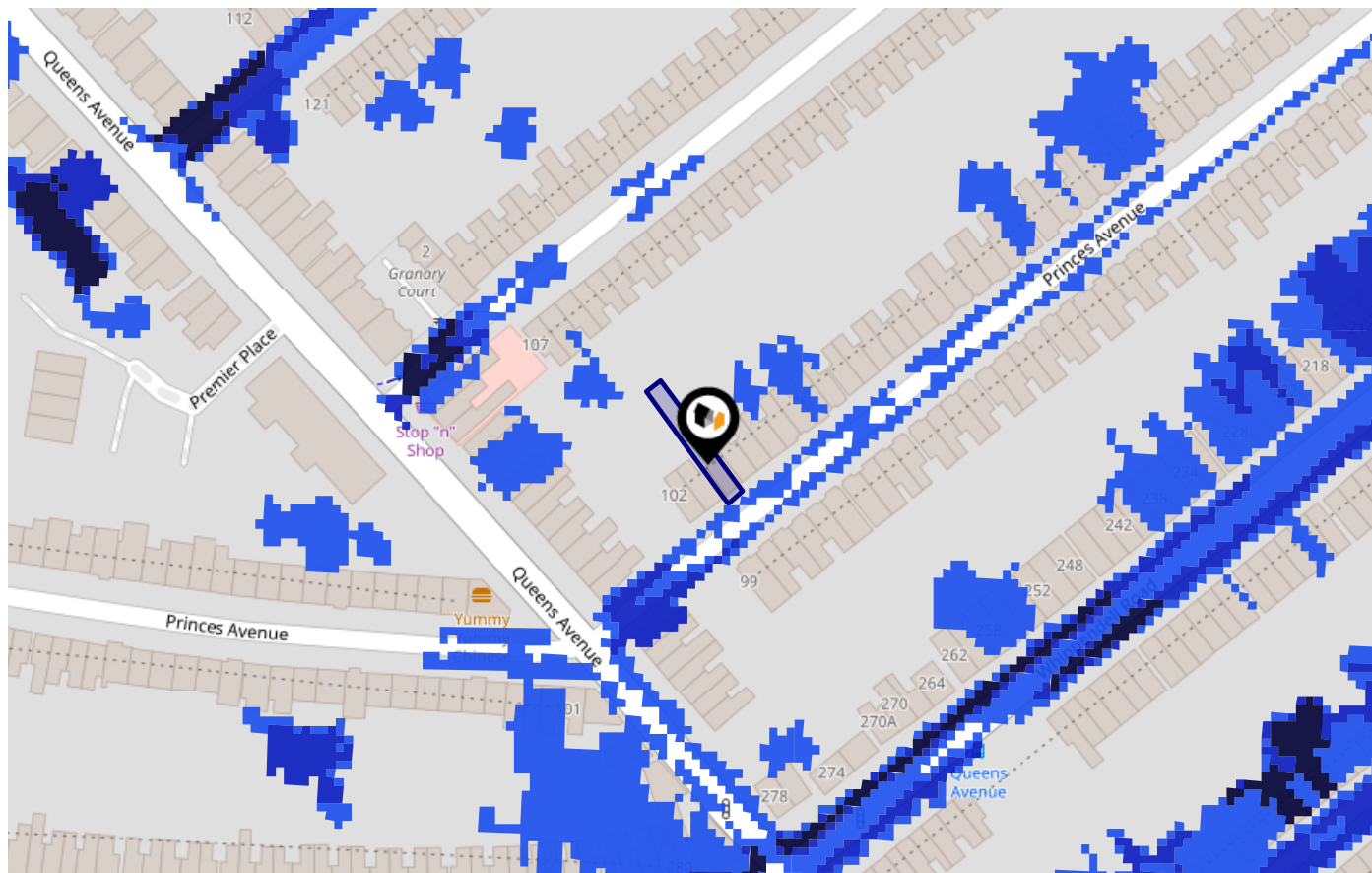
Chance of flooding to the following depths at this property:



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.

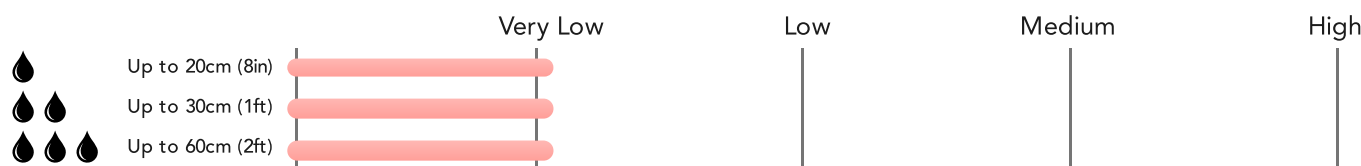


Risk Rating: Very low

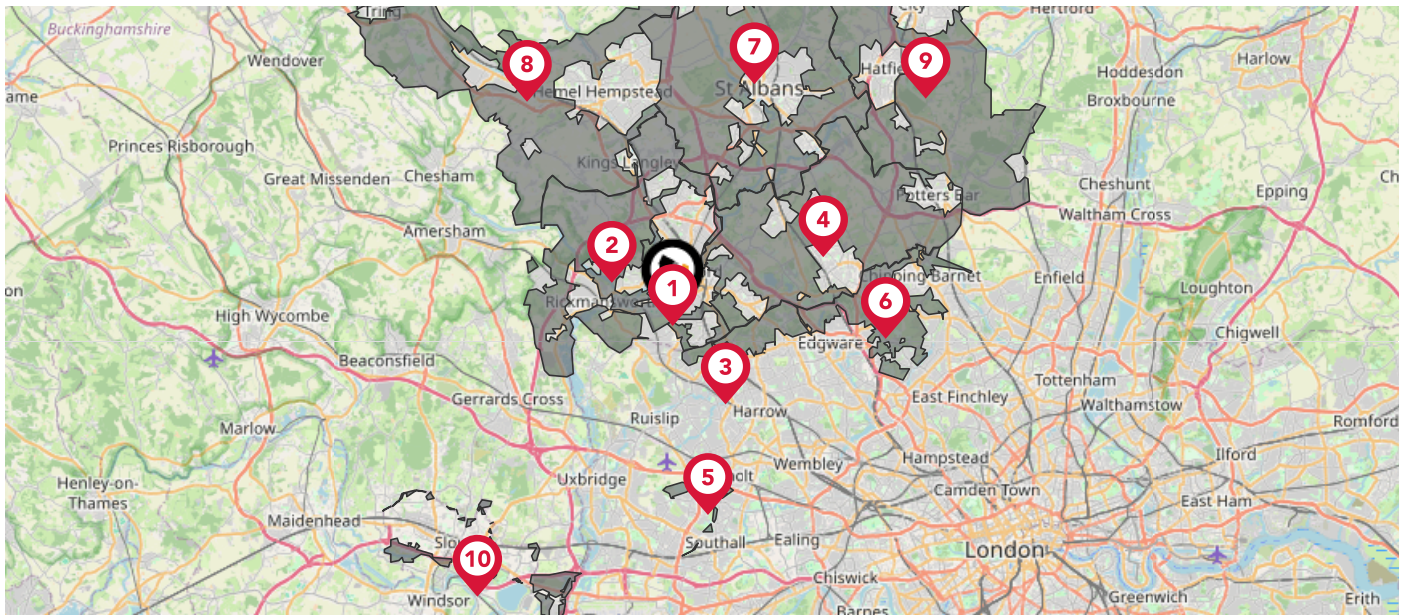
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



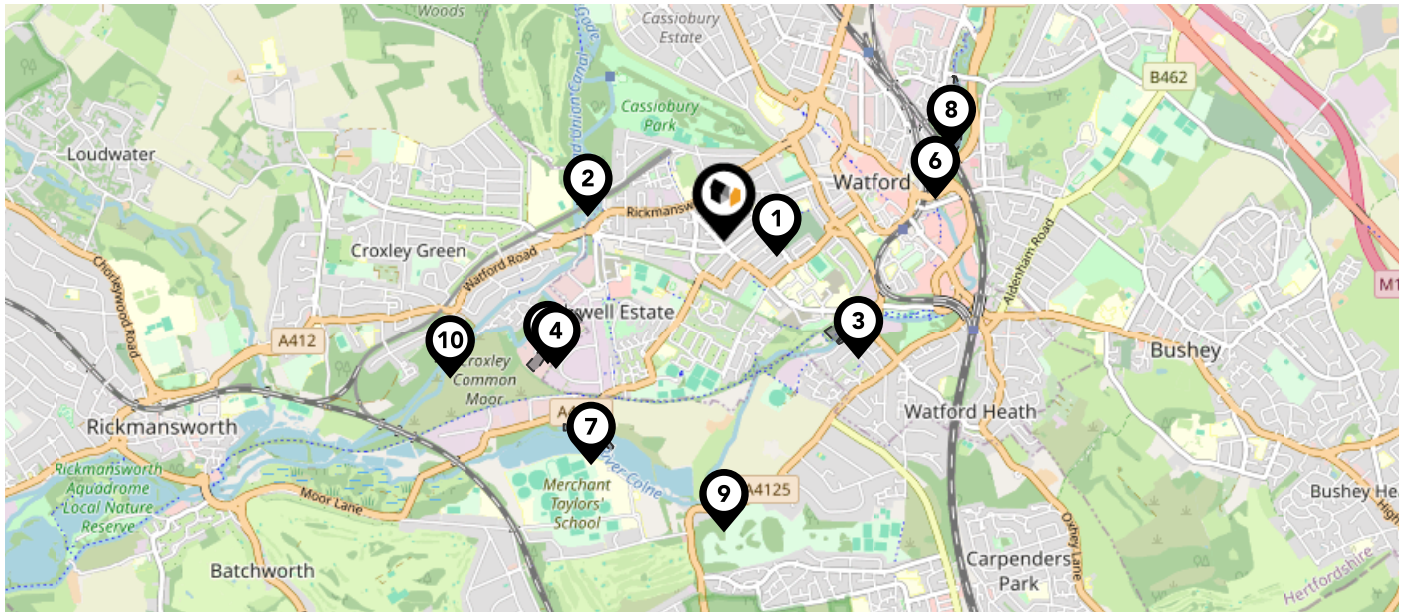
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Watford
-  London Green Belt - Three Rivers
-  London Green Belt - Harrow
-  London Green Belt - Hertsmere
-  London Green Belt - Ealing
-  London Green Belt - Barnet
-  London Green Belt - St Albans
-  London Green Belt - Dacorum
-  London Green Belt - Welwyn Hatfield
-  London Green Belt - Slough

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.



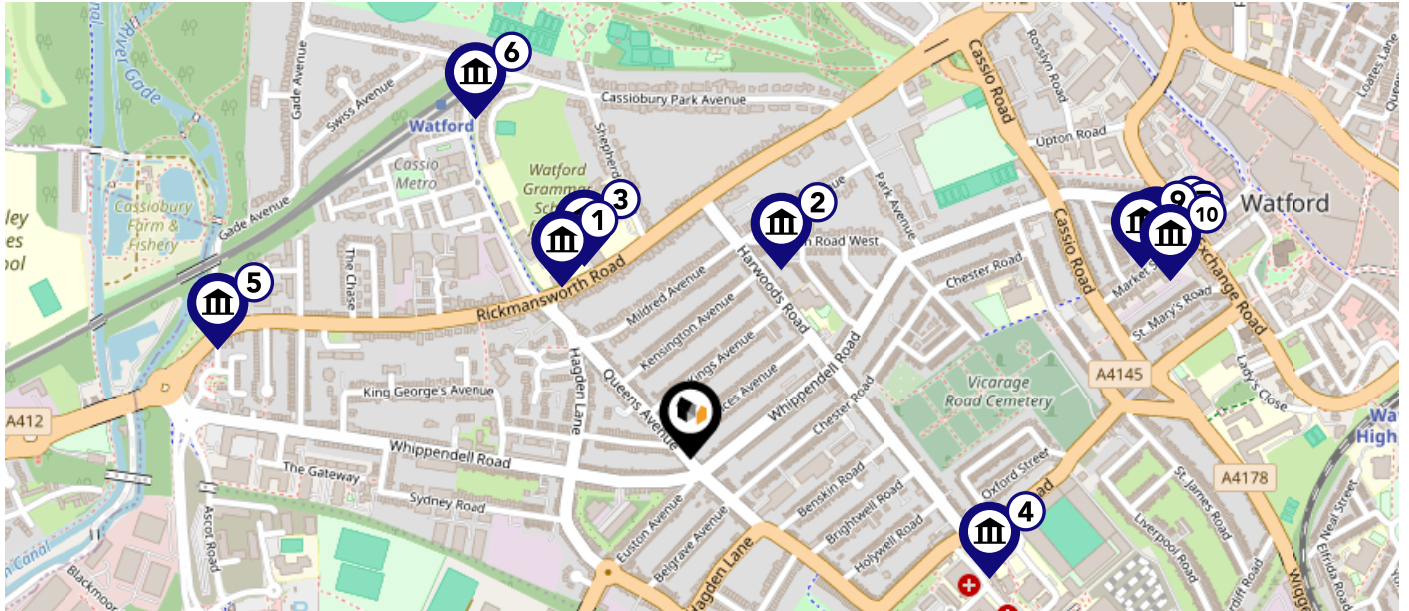
Nearby Landfill Sites











1	Chester Road Allotments-West Watford, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Rousebarn Lane-Croxley Green, Hertfordshire	Historic Landfill	<input type="checkbox"/>
3	Riverside Road-Oxhey, Watford, Hertfordshire	Historic Landfill	<input type="checkbox"/>
4	Land at Croxley Mills-Croxley Green, Hertfordshire	Historic Landfill	<input type="checkbox"/>
5	Croxley Mills-Croxley Green, Hertfordshire	Historic Landfill	<input type="checkbox"/>
6	Waterfields Recreation Ground-Watford, Hertfordshire	Historic Landfill	<input type="checkbox"/>
7	Tolpits Lane Pit-Tolpits Lane	Historic Landfill	<input type="checkbox"/>
8	Radlett Road-Watford, Hertfordshire	Historic Landfill	<input type="checkbox"/>
9	Hamper Mill Lane-Eastbury, Northwood, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Long Valley Wood-Croxley Green, Hertfordshire	Historic Landfill	<input type="checkbox"/>

Maps

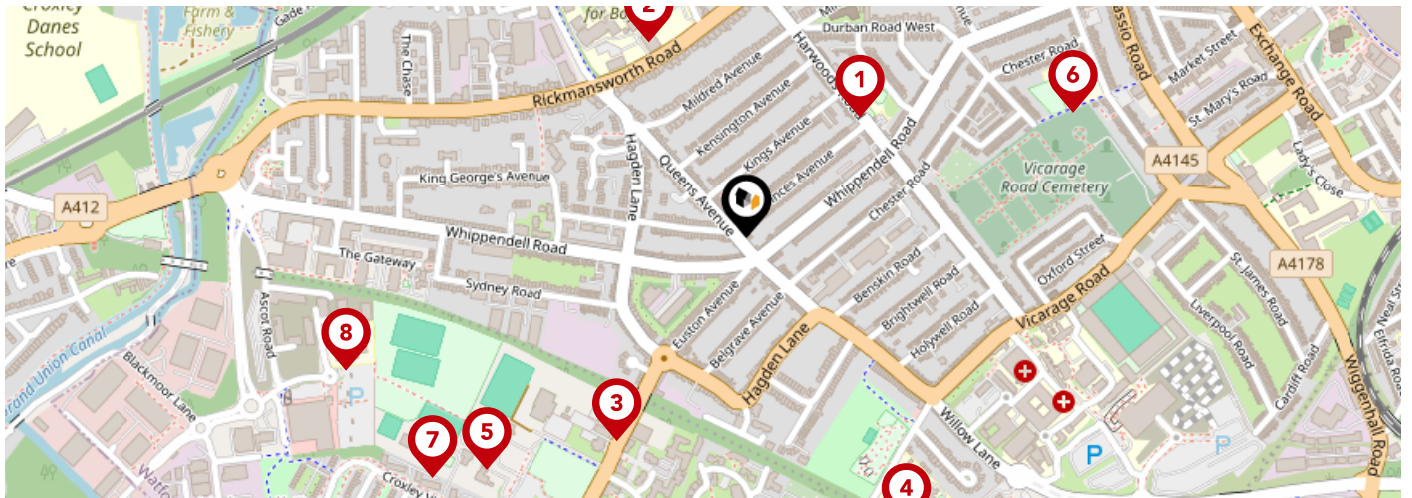
Listed Buildings









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



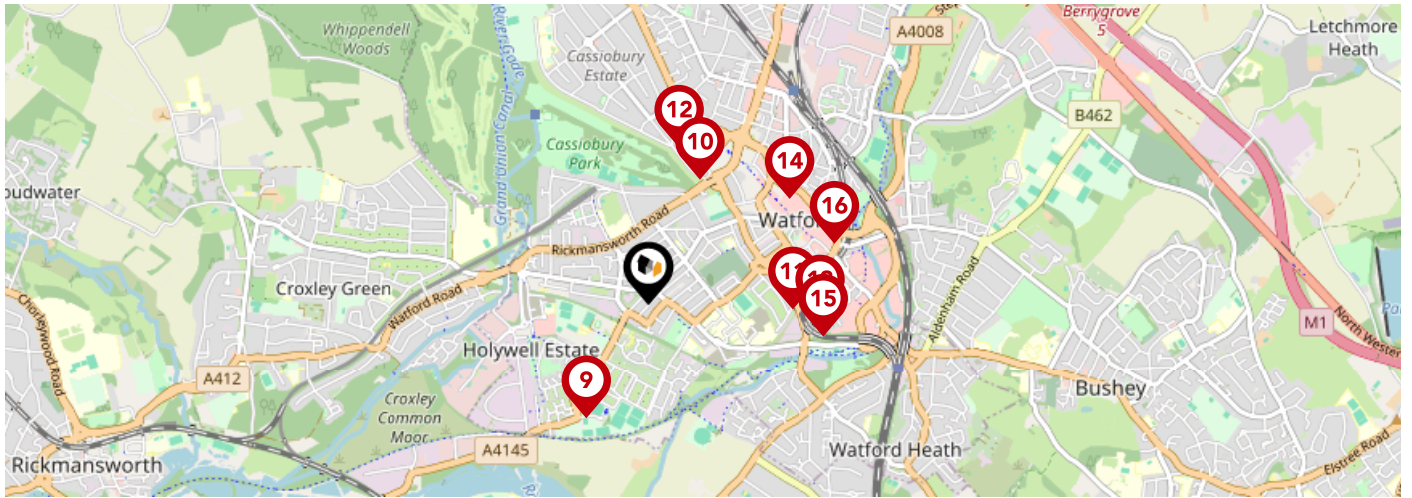
Listed Buildings in the local district		Grade	Distance
	1348117 - Master's House At Watford Boys Grammar School	Grade II	0.2 miles
	1101129 - Church Of St Michael	Grade II	0.3 miles
	1175749 - Main Block At Watford Boys Grammar School	Grade II	0.3 miles
	1175830 - Administration Block At Shrodel's Wing, Watford General Hospital	Grade II	0.4 miles
	1348088 - Cassio Bridge Lodge	Grade II	0.5 miles
	1393965 - Watford Station	Grade II	0.5 miles
	1175356 - Holy Rood House	Grade II	0.6 miles
	1101107 - Former Holy Rood Roman Catholic School	Grade II	0.6 miles
	1308215 - Former Convent Of St Vincent	Grade II	0.6 miles
	1101104 - Holy Rood Church	Grade I	0.6 miles









Area Schools



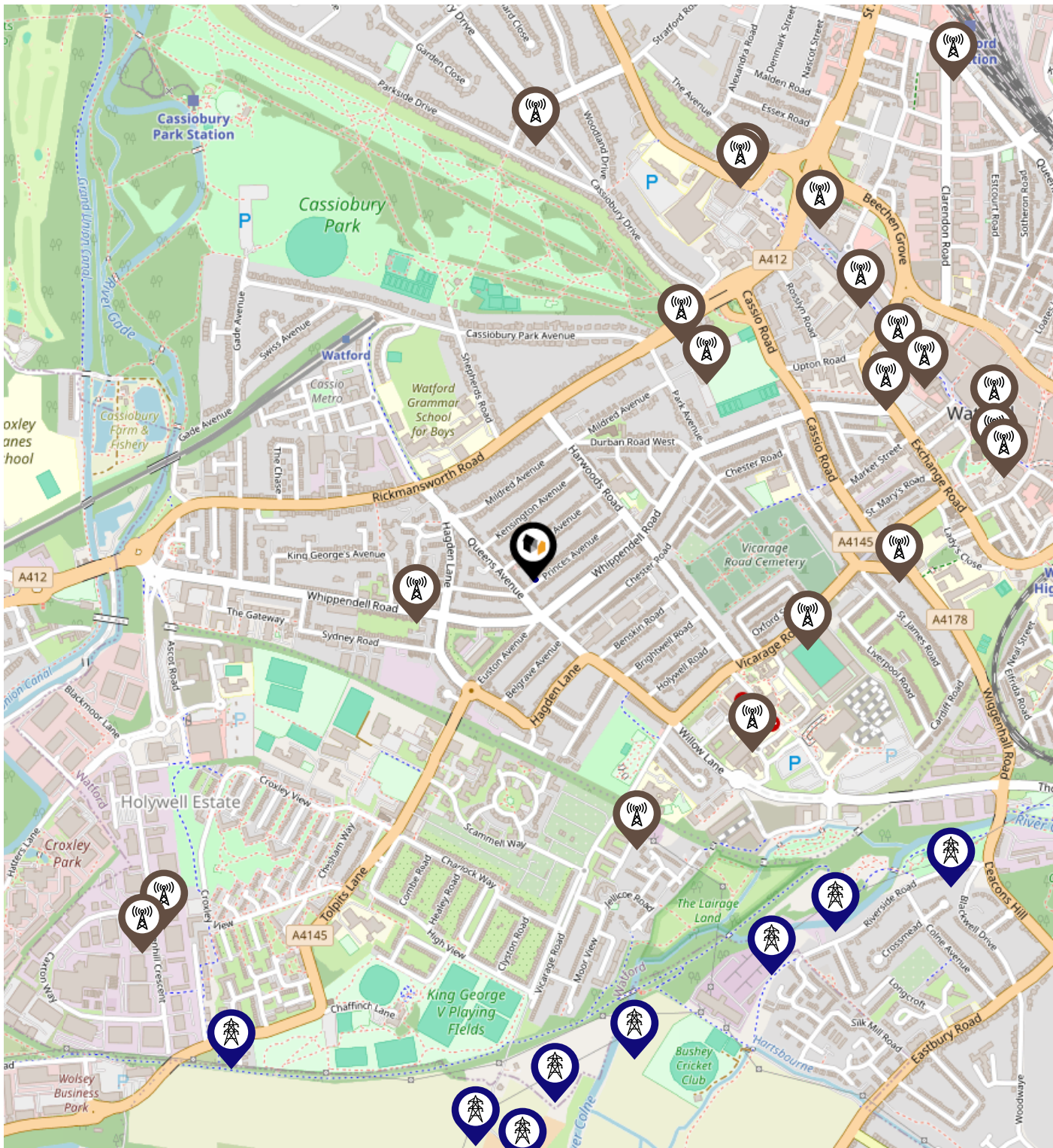
	Nursery	Primary	Secondary	College	Private
 Chater Infant School Ofsted Rating: Good Pupils: 227 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Watford Grammar School for Boys Ofsted Rating: Outstanding Pupils: 1557 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chessbrook Education Support Centre Ofsted Rating: Outstanding Pupils: 5 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Laurance Haines School Ofsted Rating: Good Pupils: 468 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Westfield Academy Ofsted Rating: Good Pupils: 1341 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chater Junior School Ofsted Rating: Outstanding Pupils: 235 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 454 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ascot Road Primary School Ofsted Rating: Good Pupils: 385 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
 Holywell Primary School Ofsted Rating: Requires improvement Pupils: 215 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 West Herts College Ofsted Rating: Good Pupils:0 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Watford Grammar School for Girls Ofsted Rating: Outstanding Pupils: 1451 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lanchester Primary School Ofsted Rating: Good Pupils: 363 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Watford Field School (Infant & Nursery) Ofsted Rating: Good Pupils: 231 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Watford St John's Church of England Primary School Ofsted Rating: Good Pupils: 380 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Field Junior School Ofsted Rating: Outstanding Pupils: 241 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Central Primary School Ofsted Rating: Requires improvement Pupils: 415 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

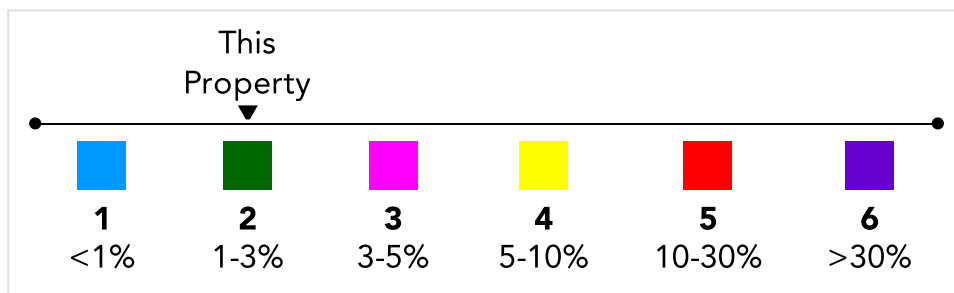
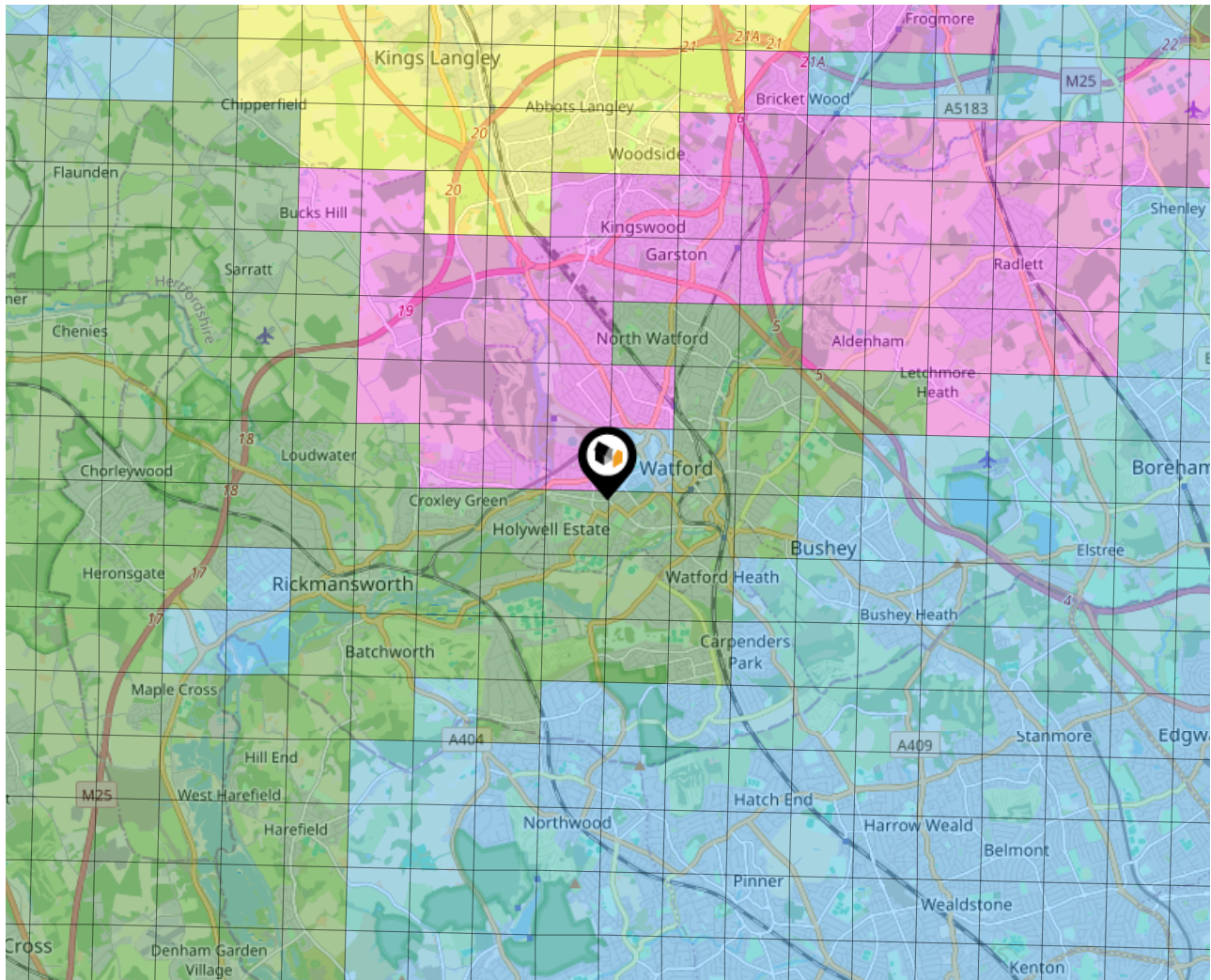


Key:

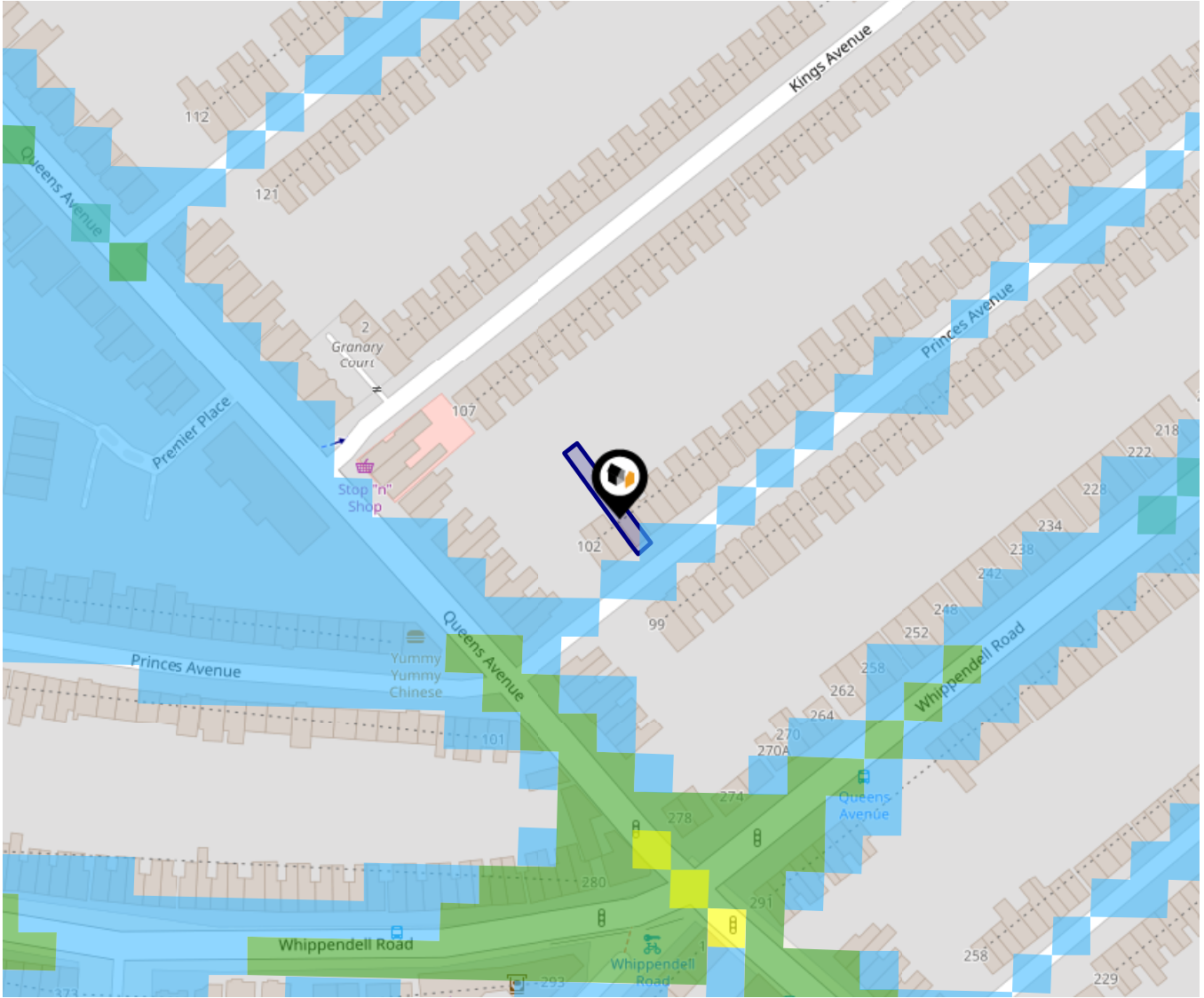
-  Power Pylons
-  Communication Masts

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

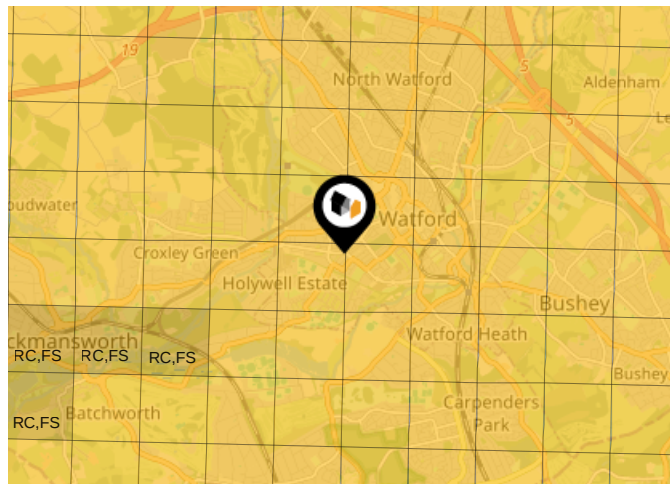


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

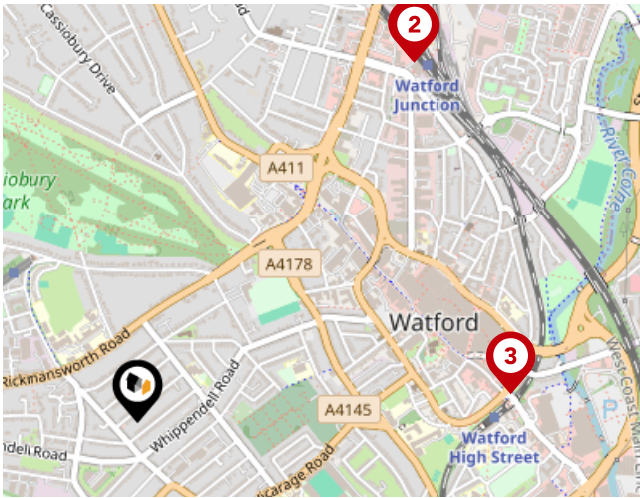


Primary Classifications (Most Common Clay Types)

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

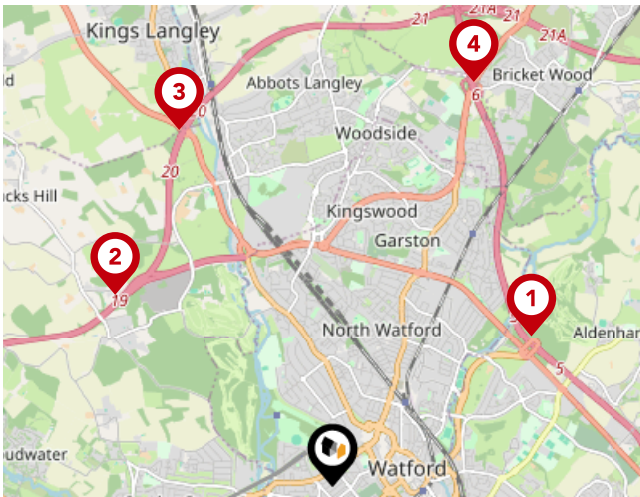
Area

Transport (National)



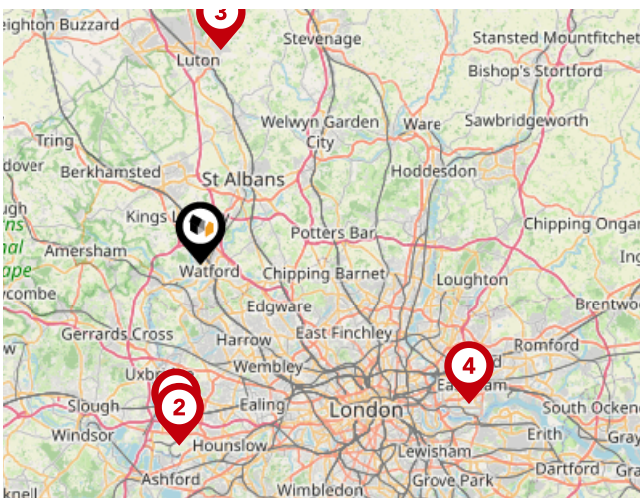
National Rail Stations

Pin	Name	Distance
1	Watford Junction Rail Station	1.05 miles
2	Watford Junction Rail Station	1.04 miles
3	Watford High Street Rail Station	0.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J5	2.29 miles
2	M25 J19	2.67 miles
3	M25 J20	3.57 miles
4	M1 J6	3.94 miles
5	M25 J21	4.59 miles

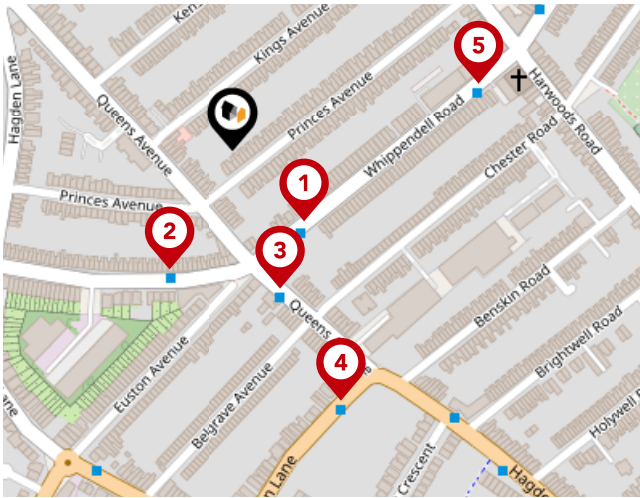


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.39 miles
2	Heathrow Airport Terminal 4	13.36 miles
3	Luton Airport	15.83 miles
4	Silvertown	22.35 miles

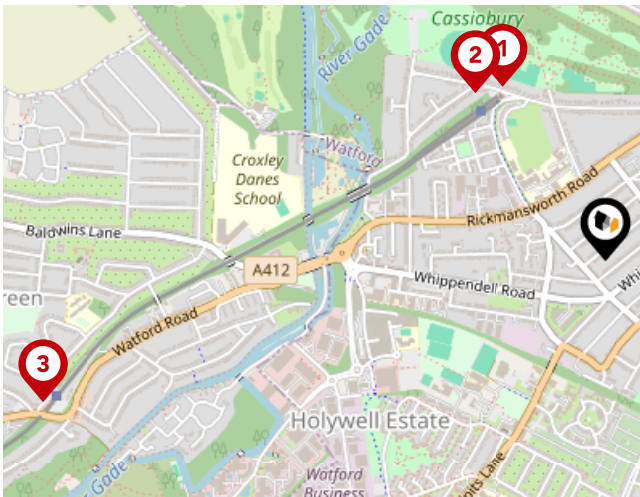
Area

Transport (Local)



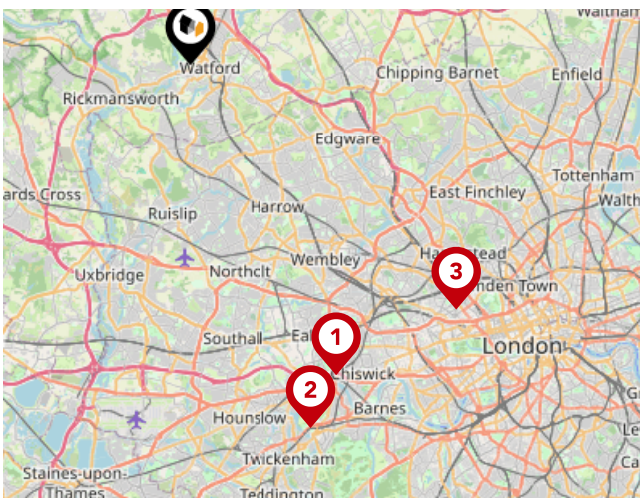
Bus Stops/Stations

Pin	Name	Distance
1	Queens Avenue	0.06 miles
2	Queens Avenue	0.08 miles
3	Queens Avenue	0.08 miles
4	Kelmscott Crescent	0.16 miles
5	Harwoods Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Watford Underground Station	0.46 miles
2	Watford Underground Station	0.49 miles
3	Croxley Underground Station	1.33 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	12.63 miles
2	Richmond St. Helena Pier	14.08 miles
3	Little Venice Waterbus Stop	13.33 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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