



**Phillip Arnold**  
**Auctions**

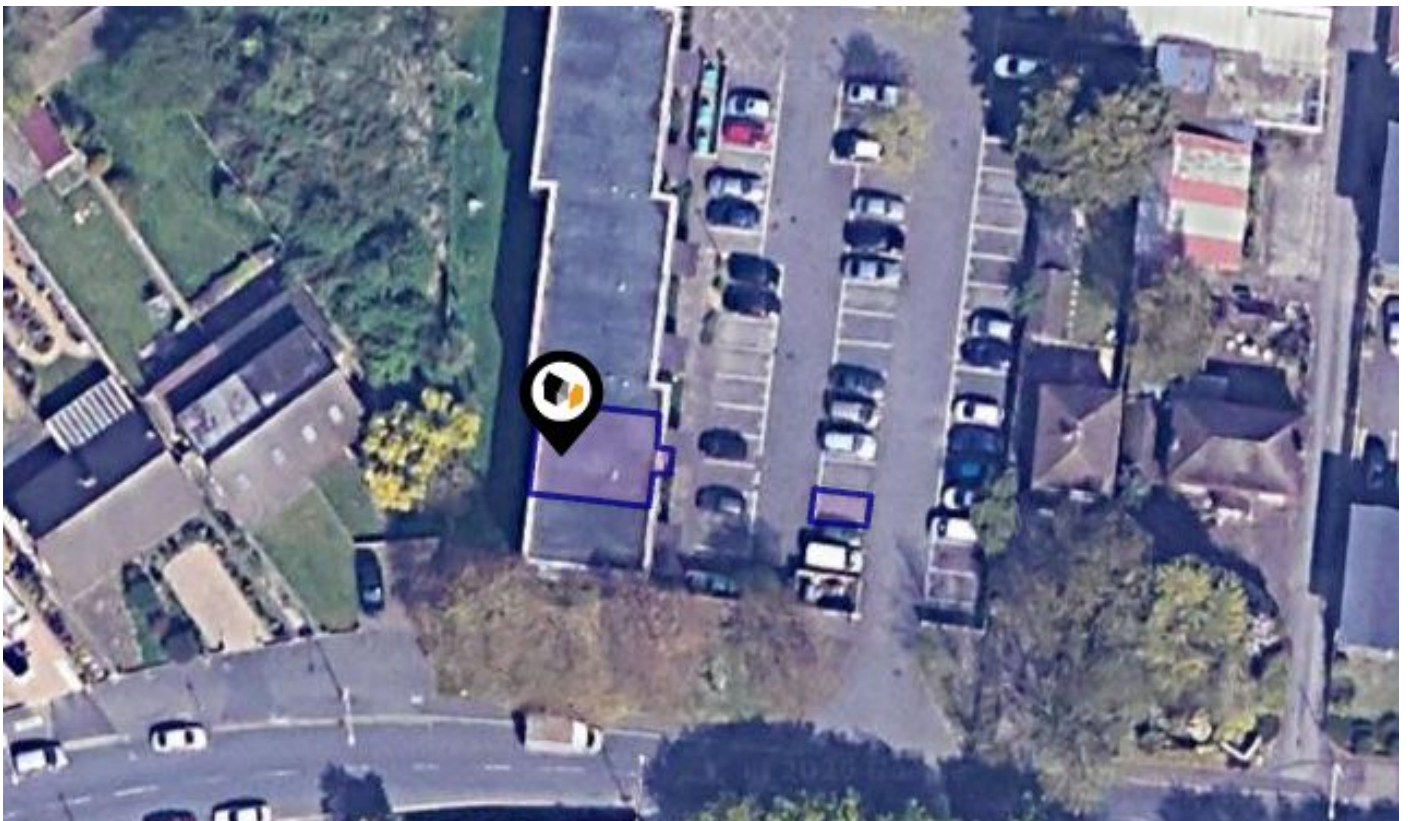
*"Passionate about property since 1979"*



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# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Sunday 24th May 2026**



**8 BAYS FARM COURT, 480, BATH ROAD, WEST DRAYTON,  
UB7 0DY**

## Phillip Arnold Auctions

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

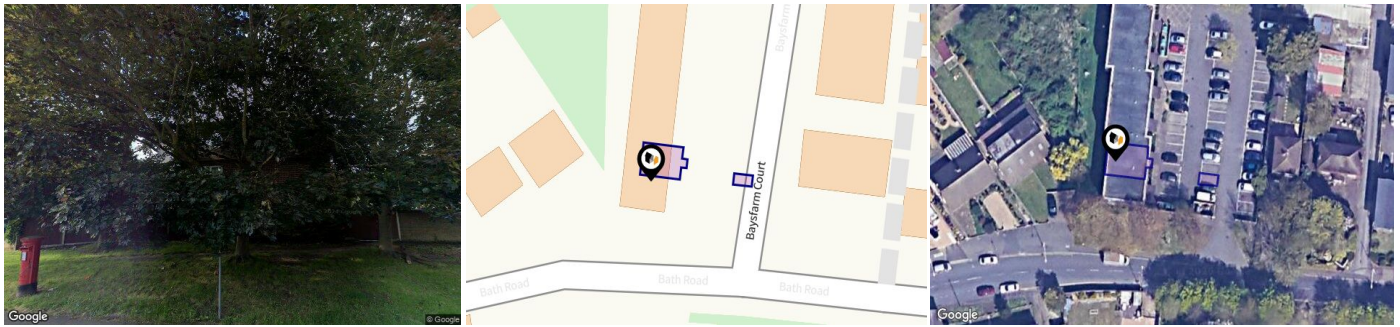
02087993880

phillip@philliparnoldauctions.co.uk

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## Property

|                               |                   |                                    |            |
|-------------------------------|-------------------|------------------------------------|------------|
| <b>Type:</b>                  | Flat / Maisonette | <b>Last Sold Date:</b>             | 04/11/2003 |
| <b>Bedrooms:</b>              | 0                 | <b>Last Sold Price:</b>            | £78,000    |
| <b>Plot Area:</b>             | 0.02 acres        | <b>Last Sold £/ft<sup>2</sup>:</b> | £226       |
| <b>Year Built :</b>           | 1967-1975         | <b>Tenure:</b>                     | Leasehold  |
| <b>Council Tax :</b>          | Band B            |                                    |            |
| <b>Annual Estimate:</b>       | £1,591            |                                    |            |
| <b>Title Number:</b>          | NGL289113         |                                    |            |
| <b>UPRN:</b>                  | 100021500287      |                                    |            |
| <b>Restrictive Covenants:</b> | No                |                                    |            |

## Local Area

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

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

|   |   |
|---|---|
| <b>8</b><br>mb/s  | <b>1000</b><br>mb/s   |
|  |  |

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



### Satellite/Fibre TV Availability:

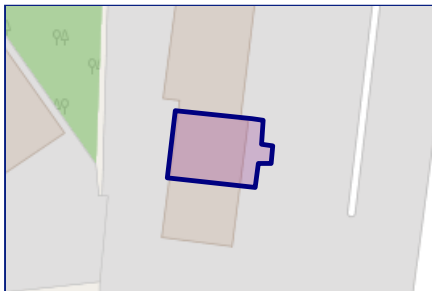


## Freehold Title Plan



**NGL209008**

## Leasehold Title Plan



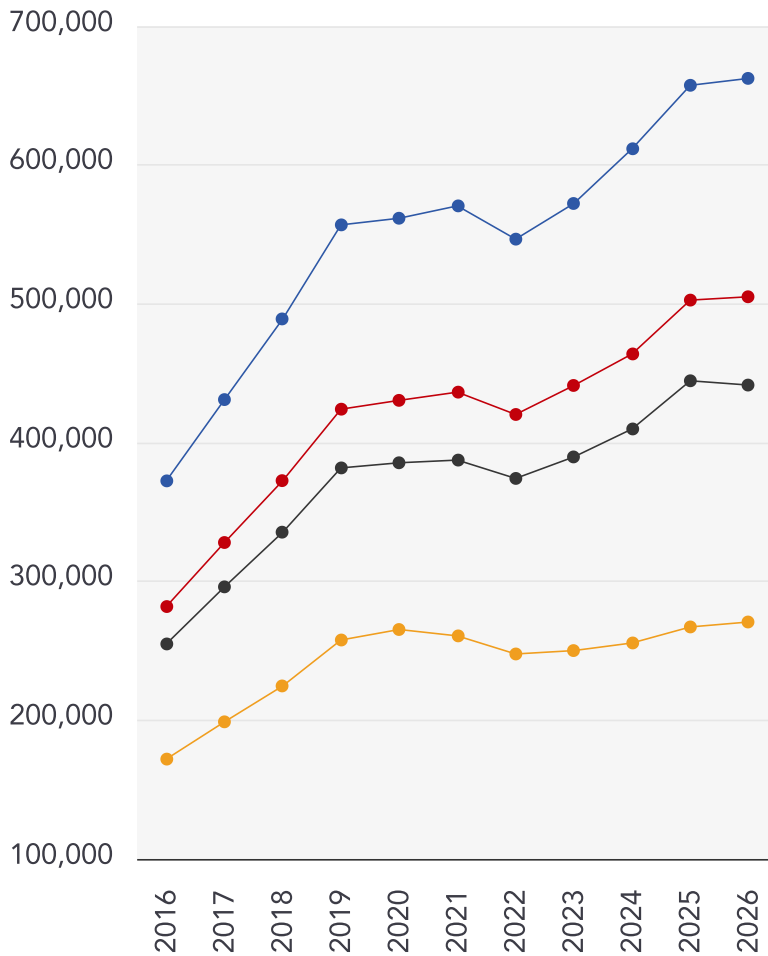
**NGL289113**

Start Date: 23/08/1976  
End Date: 25/03/2976  
Lease Term: 1000 years from 25 March 1976  
Term Remaining: 950 years

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in UB7



Detached

**+77.87%**

Semi-Detached

**+79.18%**

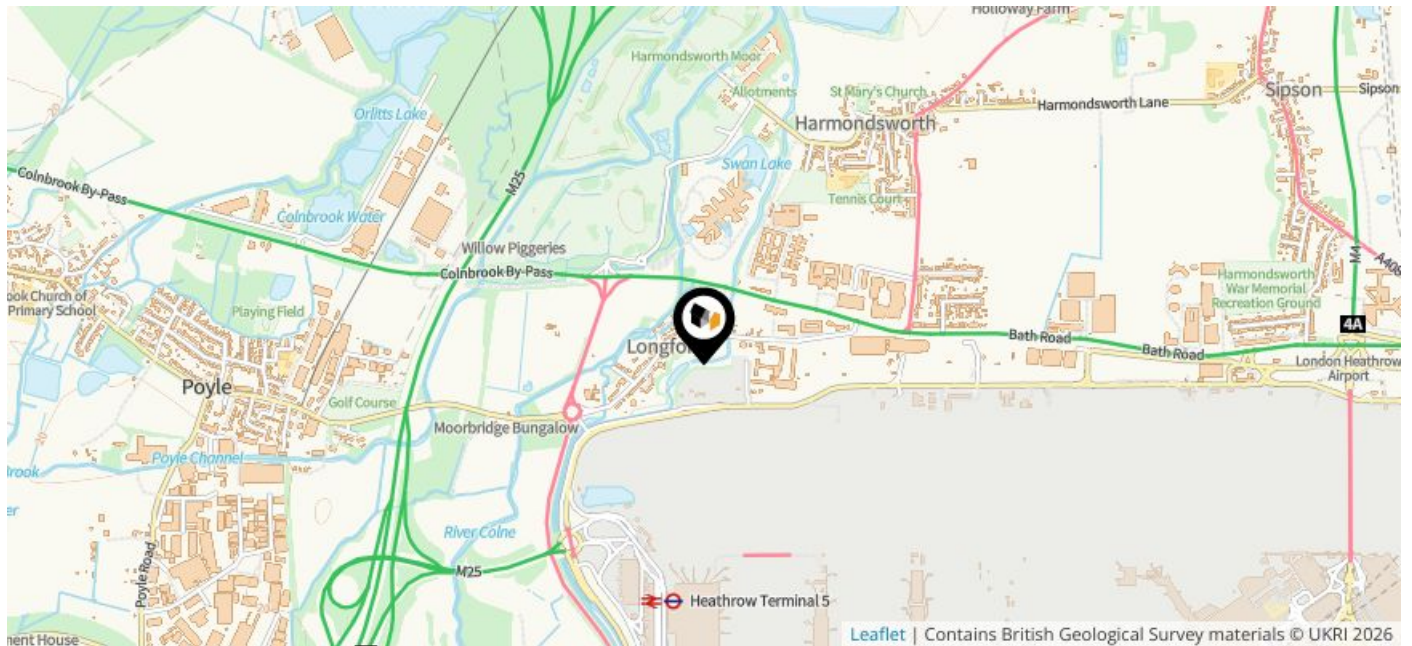
Terraced

**+73.17%**

Flat

**+57.45%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

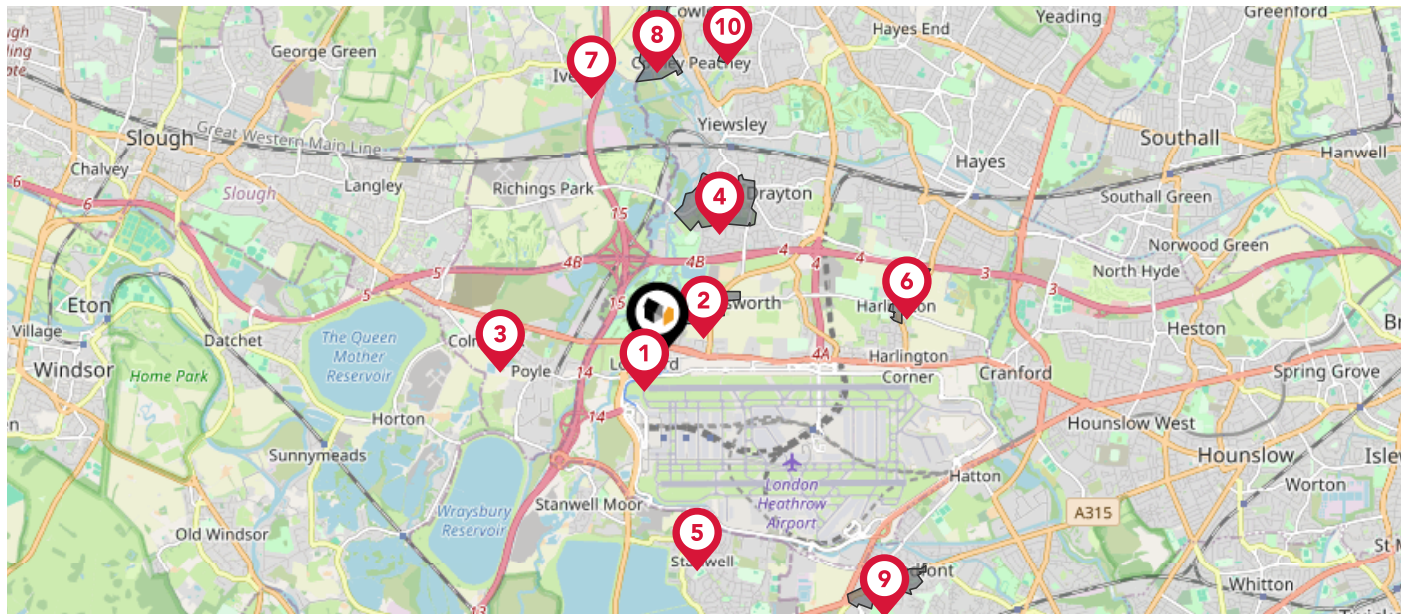
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



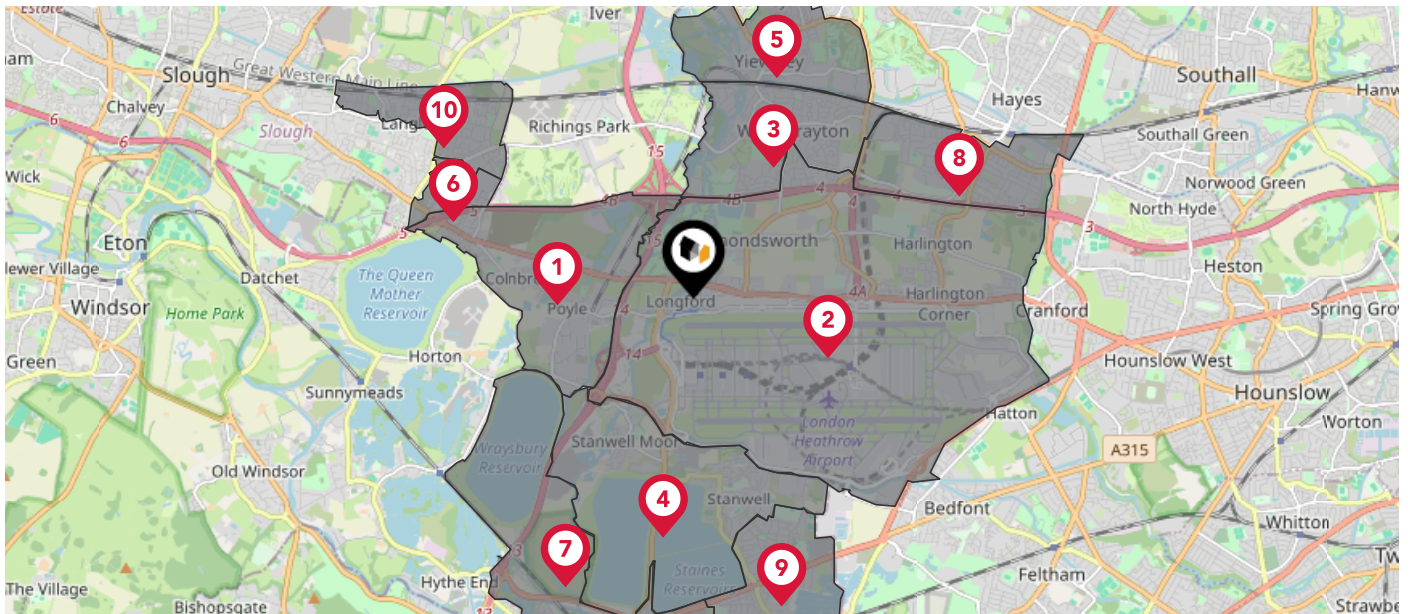
### Nearby Conservation Areas

-  Longford Village
-  Harmondsworth Village
-  Colnbrook
-  West Drayton Green
-  Stanwell
-  Harlington Village
-  Iver
-  Cowley Lock
-  Bedfont Green
-  Cowley Church (St Laurence)











# Maps

## Council Wards

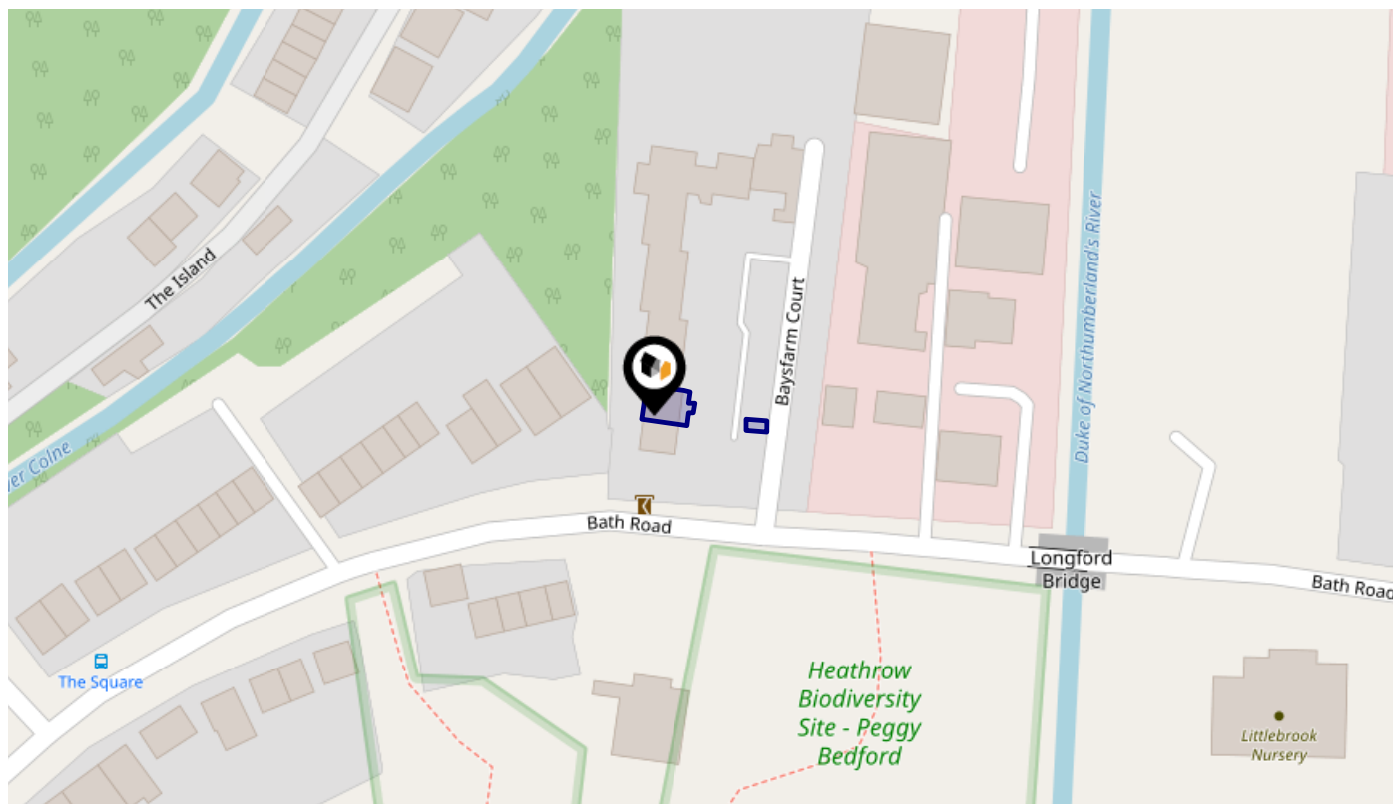
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Colnbrook with Poyle Ward
-  2 Heathrow Villages Ward
-  3 West Drayton Ward
-  4 Stanwell North Ward
-  5 Yiewsley Ward
-  6 Foxborough Ward
-  7 Staines Ward
-  8 Pinkwell Ward
-  9 Ashford North and Stanwell South Ward
-  10 Langley St. Mary's 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.

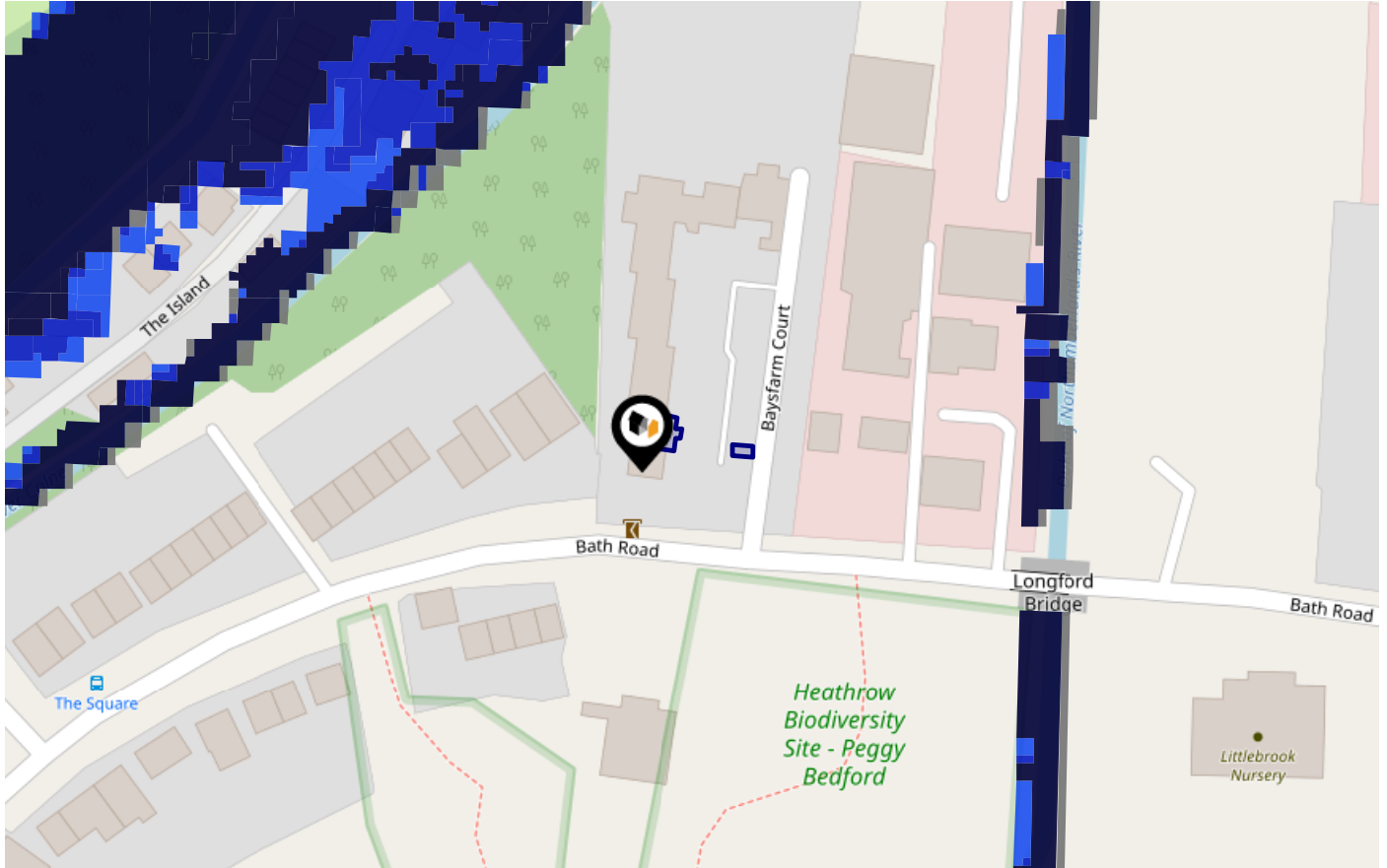
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |   |
|---|--|--------------|---|
| 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.

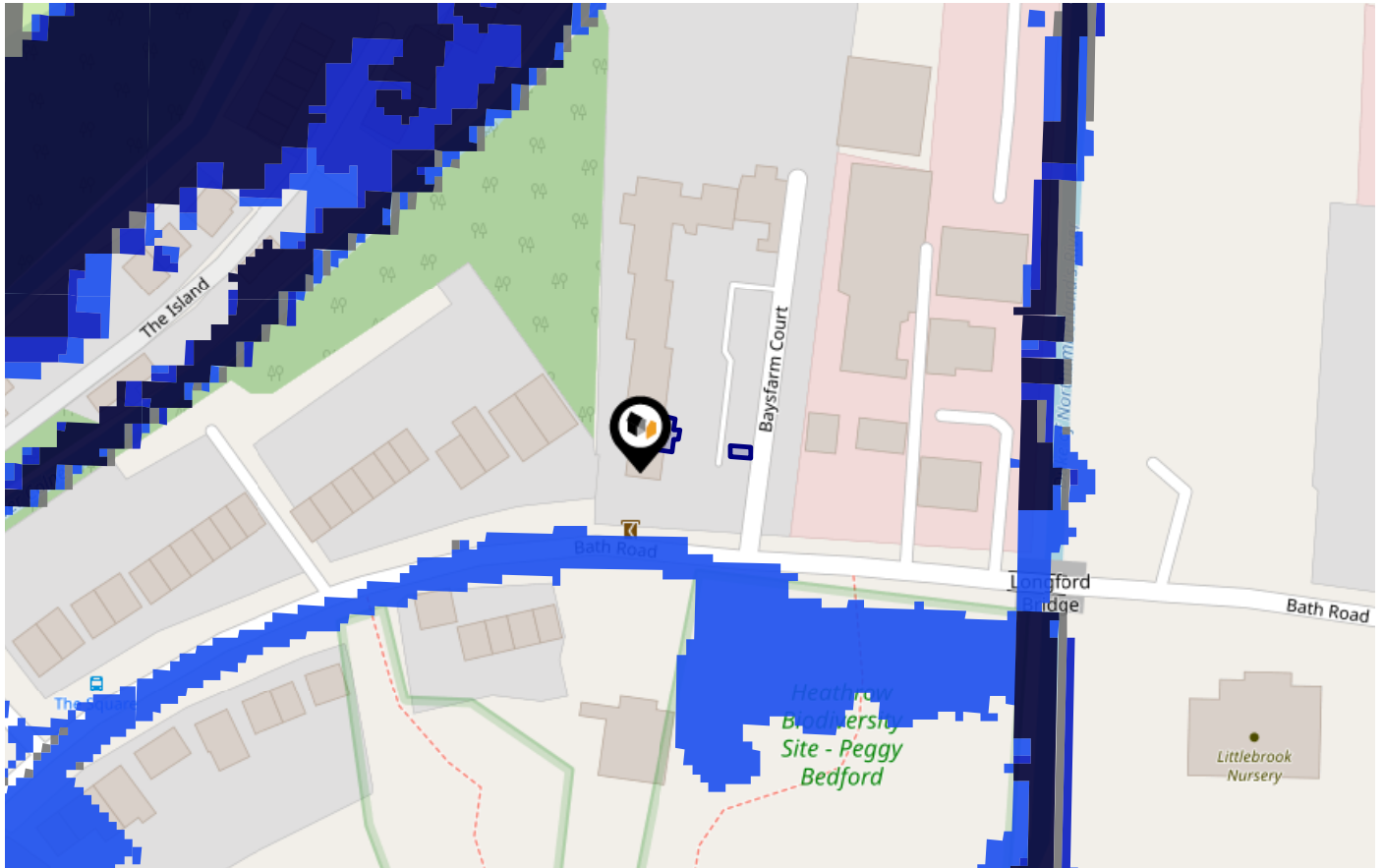
Chance of flooding to the following depths at this property:



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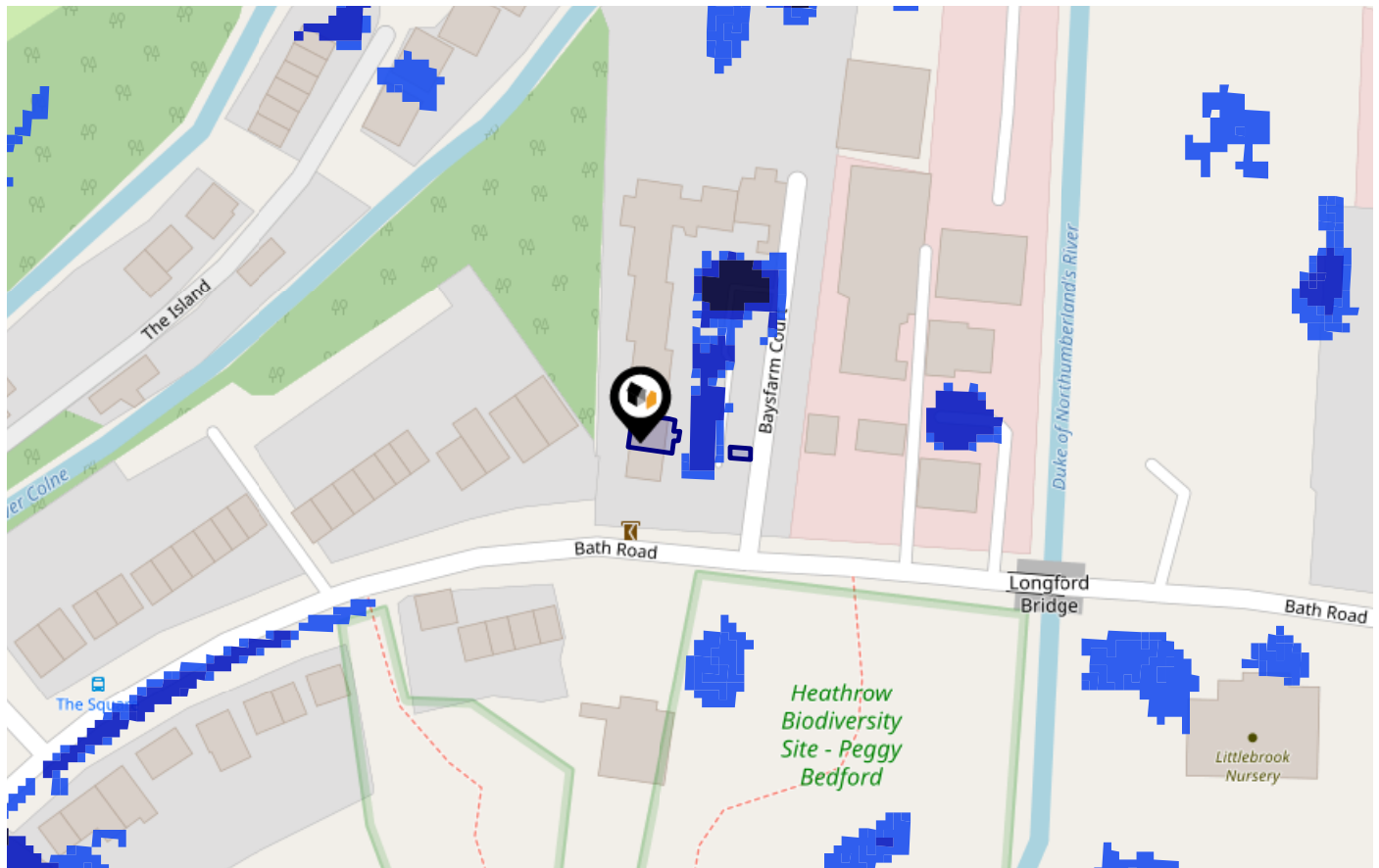
Chance of flooding to the following depths at this property:



# 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.

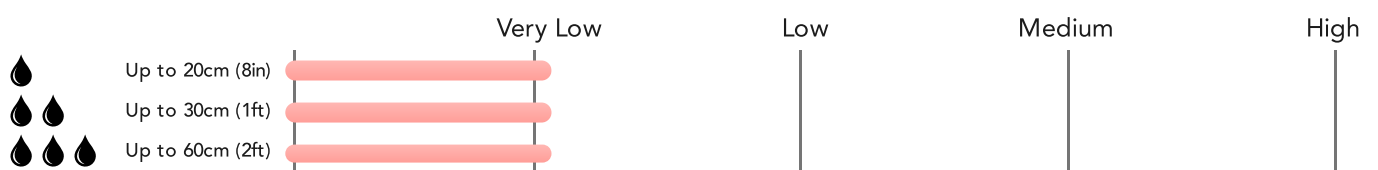


**Risk Rating: Very low**

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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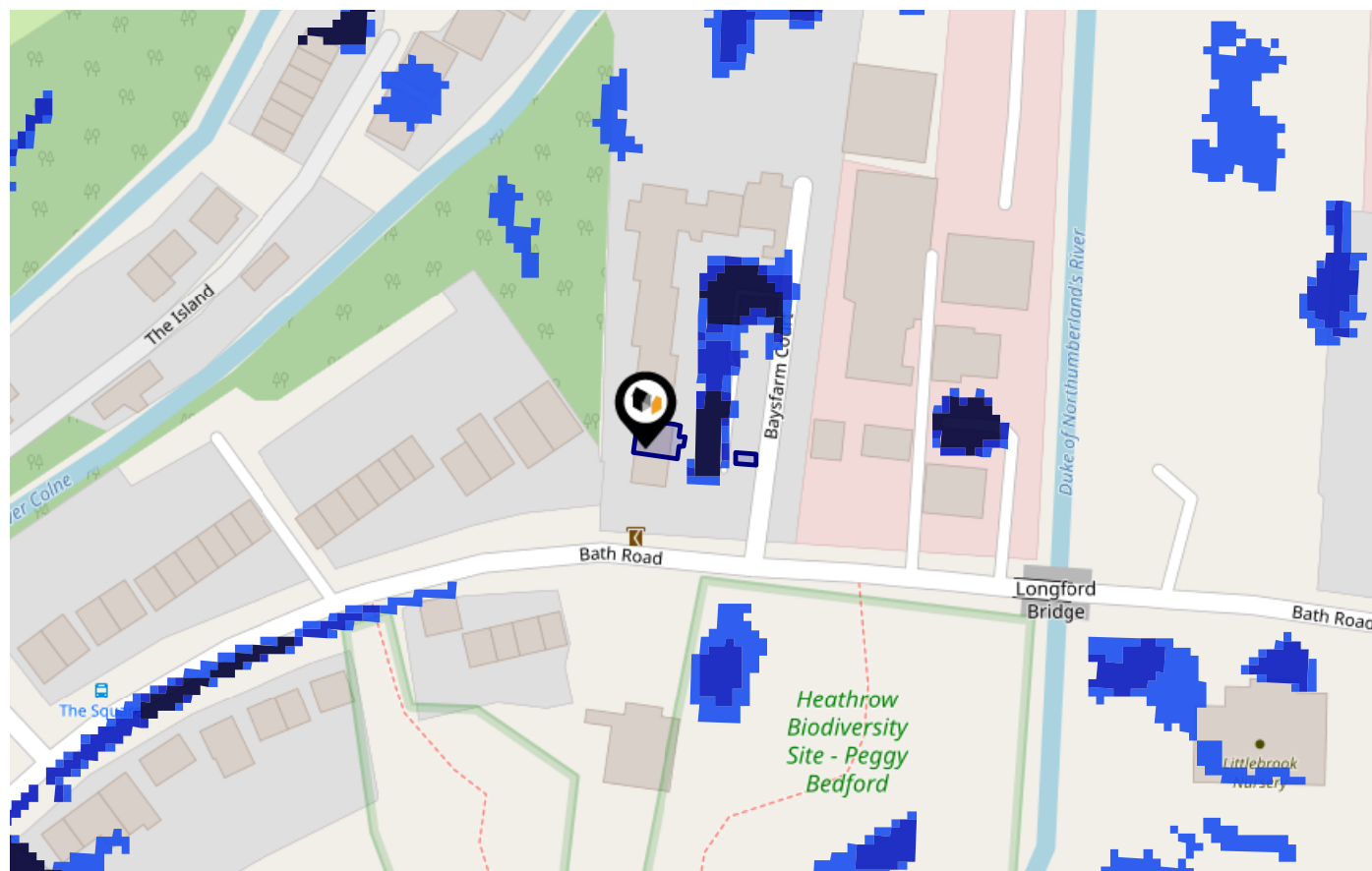
Chance of flooding to the following depths at this property:



# 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.

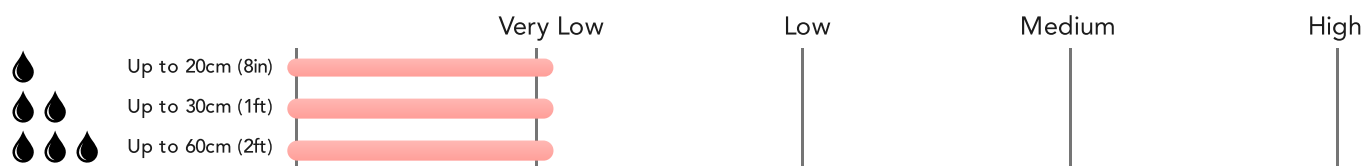


Risk Rating: Very low

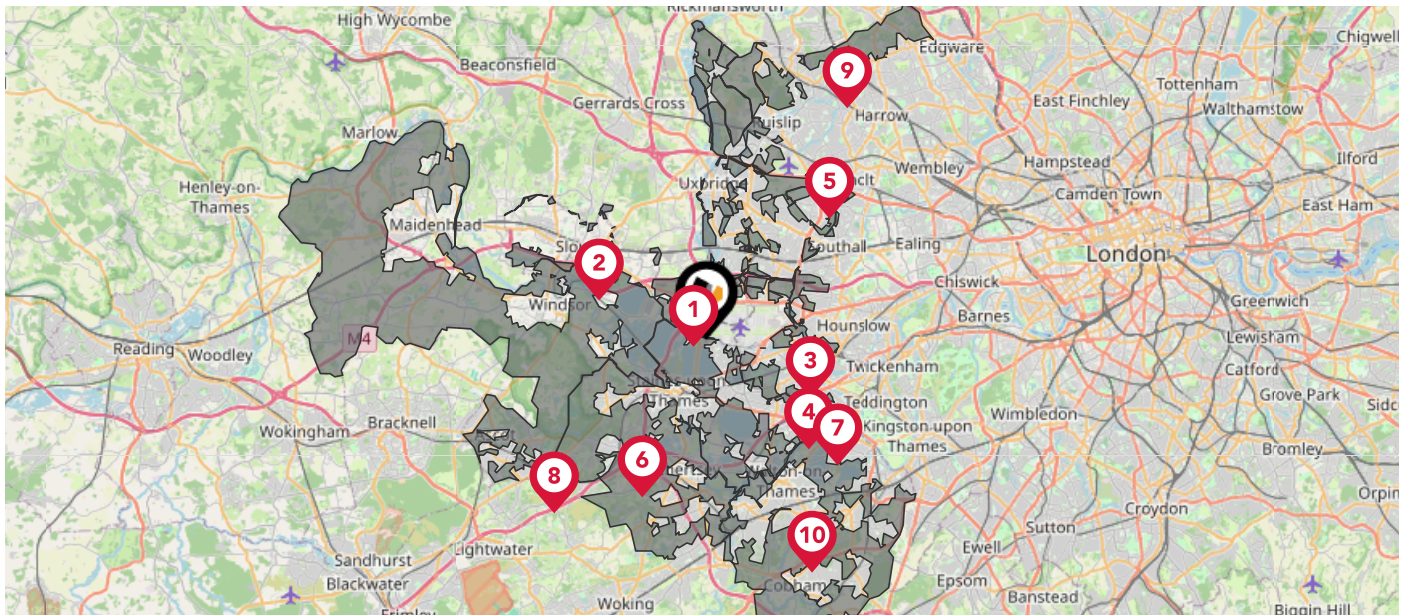
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.











Chance of flooding to the following depths at this property:



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



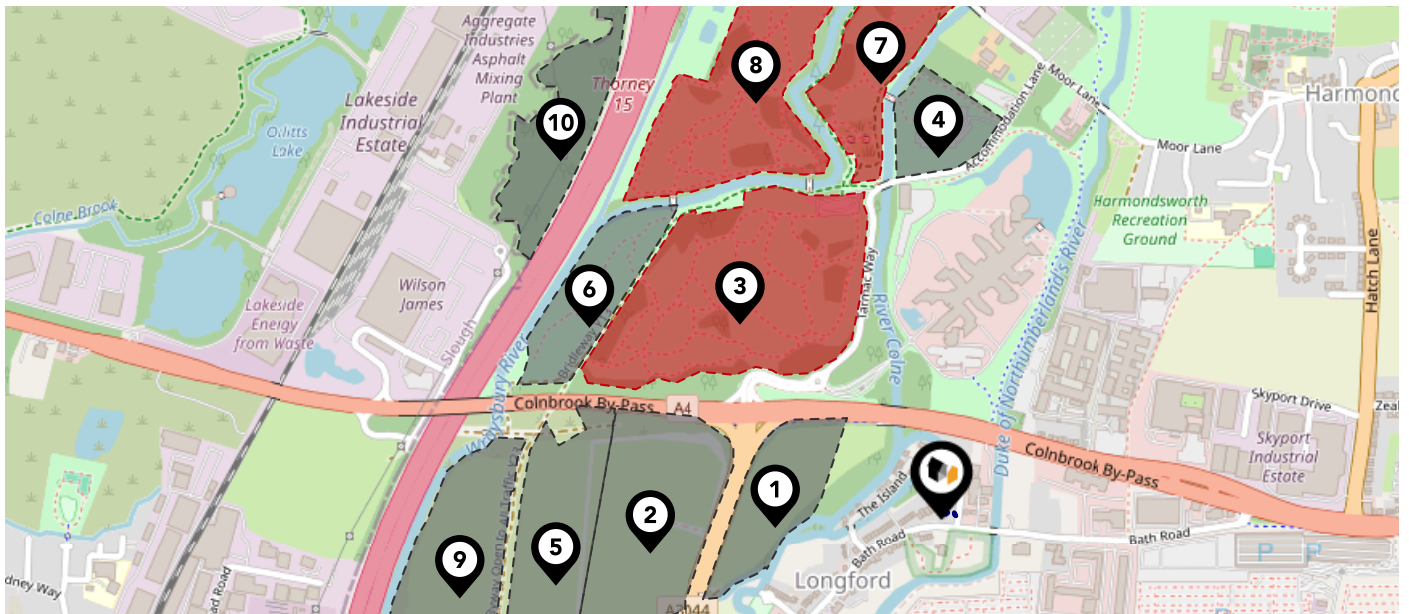
### Nearby Green Belt Land

-  London Green Belt - Hillingdon
-  London Green Belt - Slough
-  London Green Belt - Hounslow
-  London Green Belt - Spelthorne
-  London Green Belt - Ealing
-  London Green Belt - Runnymede
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Harrow
-  London Green Belt - Elmbridge

# 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

|           |  |                   |
|-----------|--|-------------------|
| <b>1</b>  | Accomodation Lane East No.3-Harmondsworth, West Drayton, Middlesex | Historic Landfill |
| <b>2</b>  | Accomodation Lane East No.2-Harmondsworth, West Drayton, Middlesex | Historic Landfill |
| <b>3</b>  | EA/EPR/NP3296NK/V008 - SITA Products & Services Ltd                | Active Landfill   |
| <b>4</b>  | South of Moor Lane-Moor Lane                                       | Historic Landfill |
| <b>5</b>  | Accomodation Lane East No.1-Harmondsworth, West Drayton, Middlesex | Historic Landfill |
| <b>6</b>  | Willow Piggeries-Longford, West Drayton, Hillingdon, London        | Historic Landfill |
| <b>7</b>  | EA/EPR/AP3396NY/V002 - British Airways plc                         | Active Landfill   |
| <b>8</b>  | EA/EPR/WP3396NR/V005 - British Airways plc                         | Active Landfill   |
| <b>9</b>  | Accomodation Lane West-Harmondsworth, West Drayton, Middlesex      | Historic Landfill |
| <b>10</b> | Home Farm-Longford, West Drayton, Hillingdon, London               | Historic Landfill |

# Maps

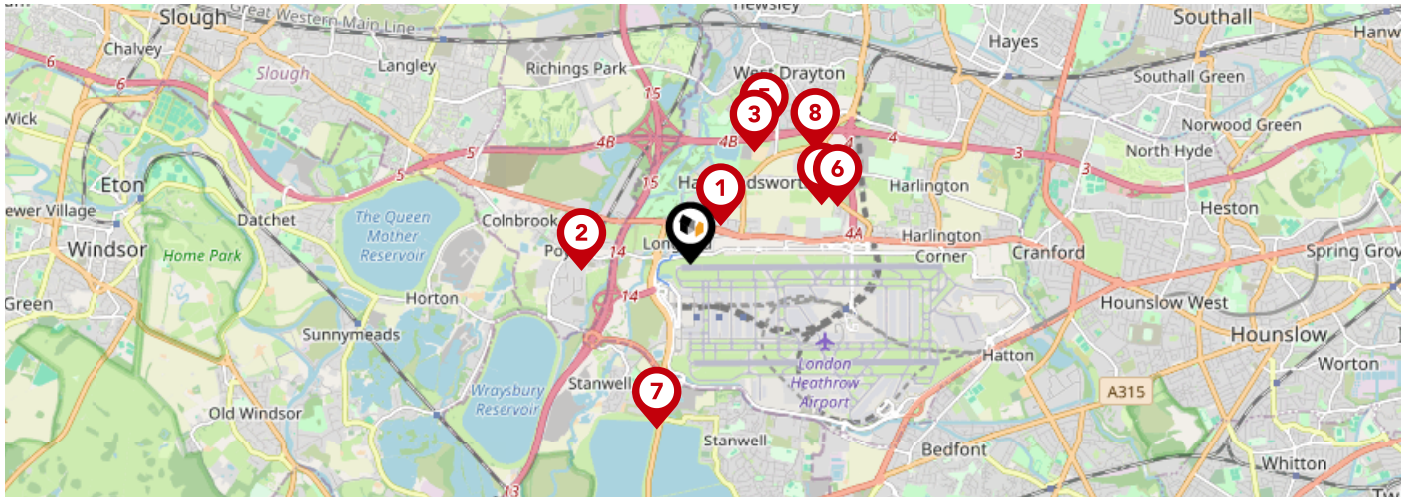
## Listed Buildings









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



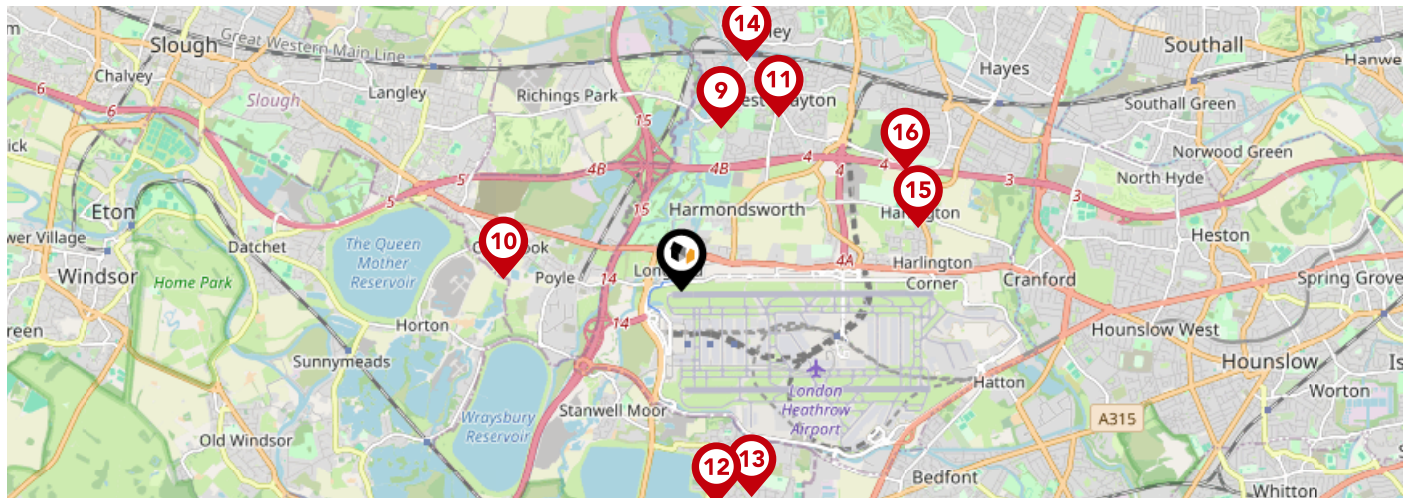
| Listed Buildings in the local district |   | Grade    | Distance  |
|--|---|----------|-----------|
|  | 1358337 - Orchard Cottage                         | Grade II | 0.0 miles |
|  | 1080296 - King Henry Public House The Stables     | Grade II | 0.1 miles |
|  | 1286577 - Longford Cottage                        | Grade II | 0.1 miles |
|  | 1192507 - The White Horse Public House            | Grade II | 0.1 miles |
|  | 1080298 - Flats 1-3 (yeomans)                     | Grade II | 0.1 miles |
|  | 1358336 - Queen River Cottage Willow Tree Cottage | Grade II | 0.1 miles |
|  | 1286544 - Barn To West Of Weekly House            | Grade II | 0.2 miles |
|  | 1080297 - Longford Close                          | Grade II | 0.2 miles |
|  | 1358338 - Wall To North West Of Weekly House      | Grade II | 0.2 miles |
|  | 1192588 - Weekly House                            | Grade II | 0.2 miles |









# Area Schools



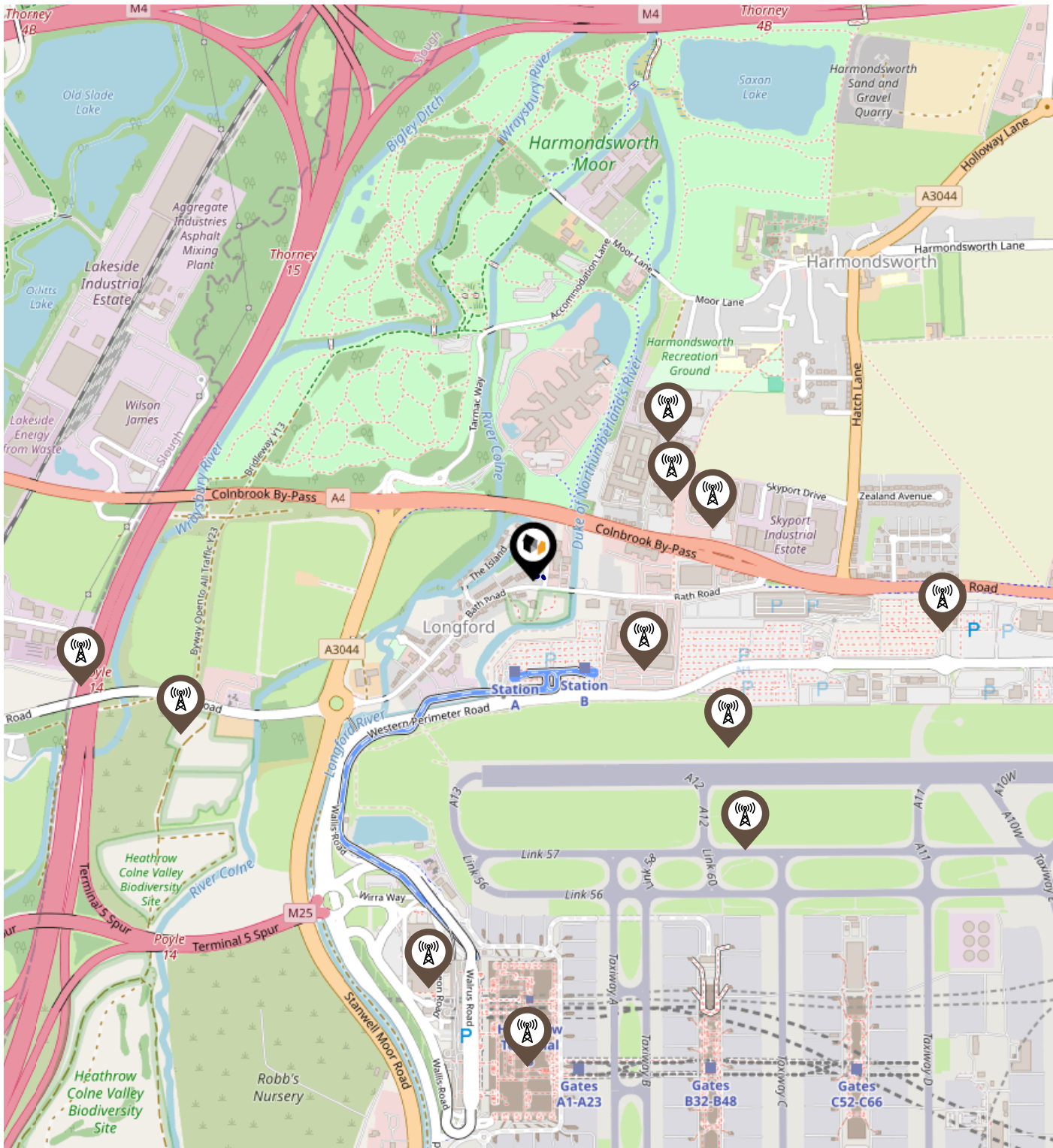
|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Harmondsworth Primary School</b><br>Ofsted Rating: Good   Pupils: 212   Distance:0.46                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Pippins School</b><br>Ofsted Rating: Good   Pupils: 204   Distance:1                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Martin's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 260   Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Heathrow Primary School</b><br>Ofsted Rating: Good   Pupils: 424   Distance:1.34                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Laurel Lane Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 320   Distance:1.38  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lady Nafisa School</b><br>Ofsted Rating: Good   Pupils: 87   Distance:1.46                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Green Corridor</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.55                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cherry Lane Primary School</b><br>Ofsted Rating: Good   Pupils: 669   Distance:1.56                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools





|   | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  <b>St Catherine Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 228   Distance:1.56        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Colnbrook Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 235   Distance:1.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>West Drayton Academy</b><br>Ofsted Rating: Good   Pupils: 678   Distance:1.85                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Town Farm Primary School &amp; Nursery</b><br>Ofsted Rating: Good   Pupils: 452   Distance:1.99    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Stanwell Fields CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 465   Distance:1.99       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>St Matthew's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 425   Distance:2.22          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>William Byrd Primary Academy</b><br>Ofsted Rating: Good   Pupils: 567   Distance:2.28              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Pinkwell Primary School</b><br>Ofsted Rating: Good   Pupils: 616   Distance:2.36                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons

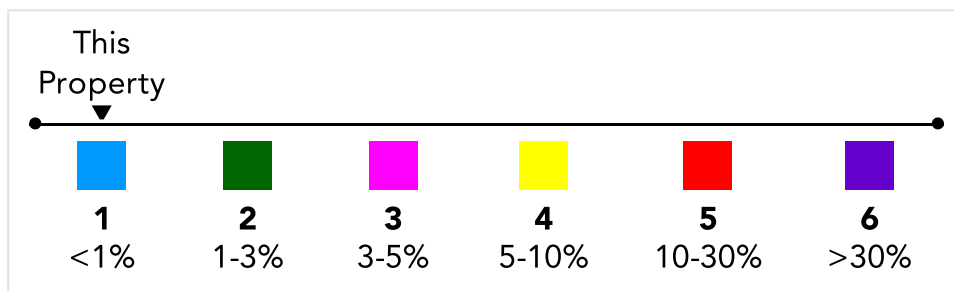
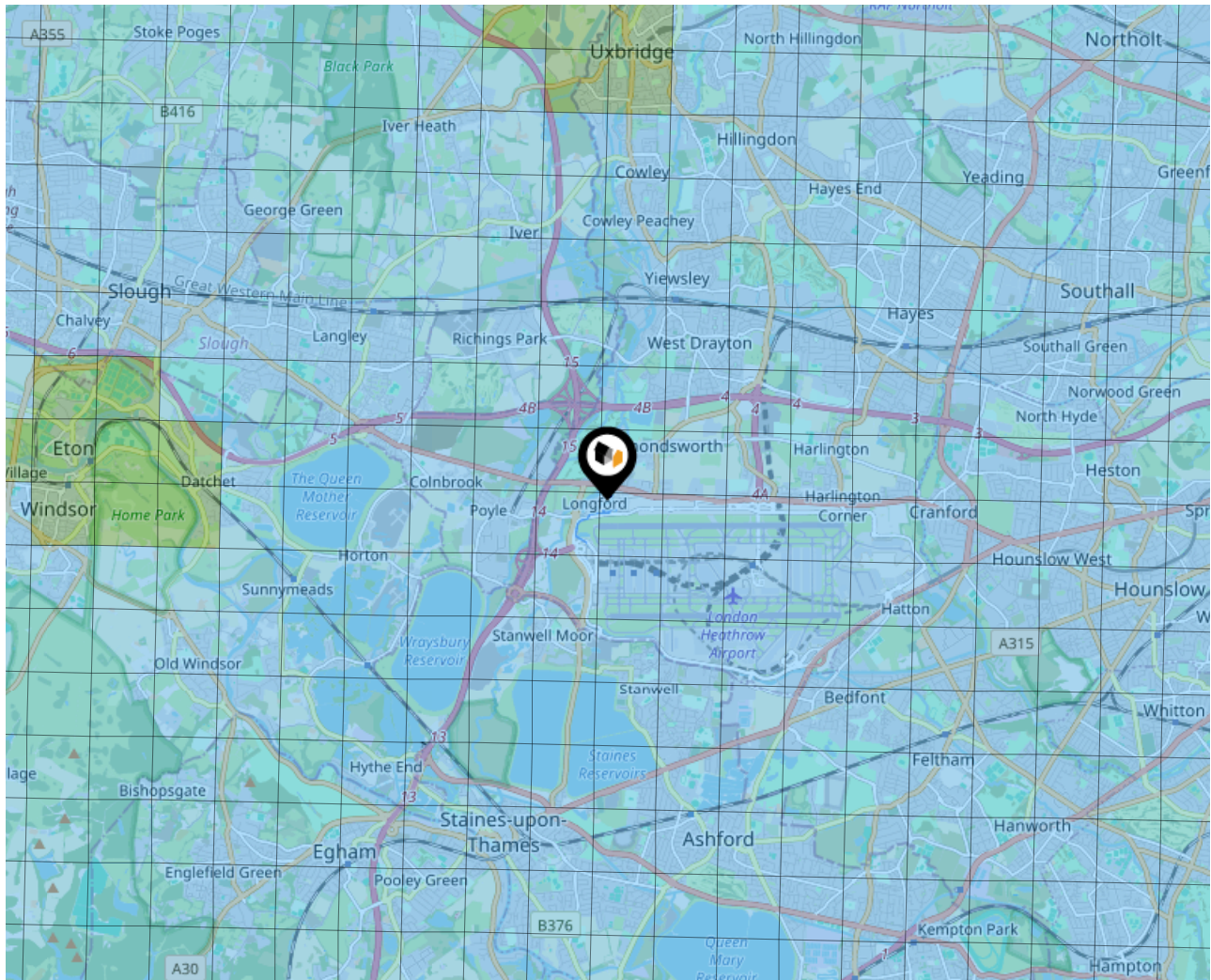


**Key:**

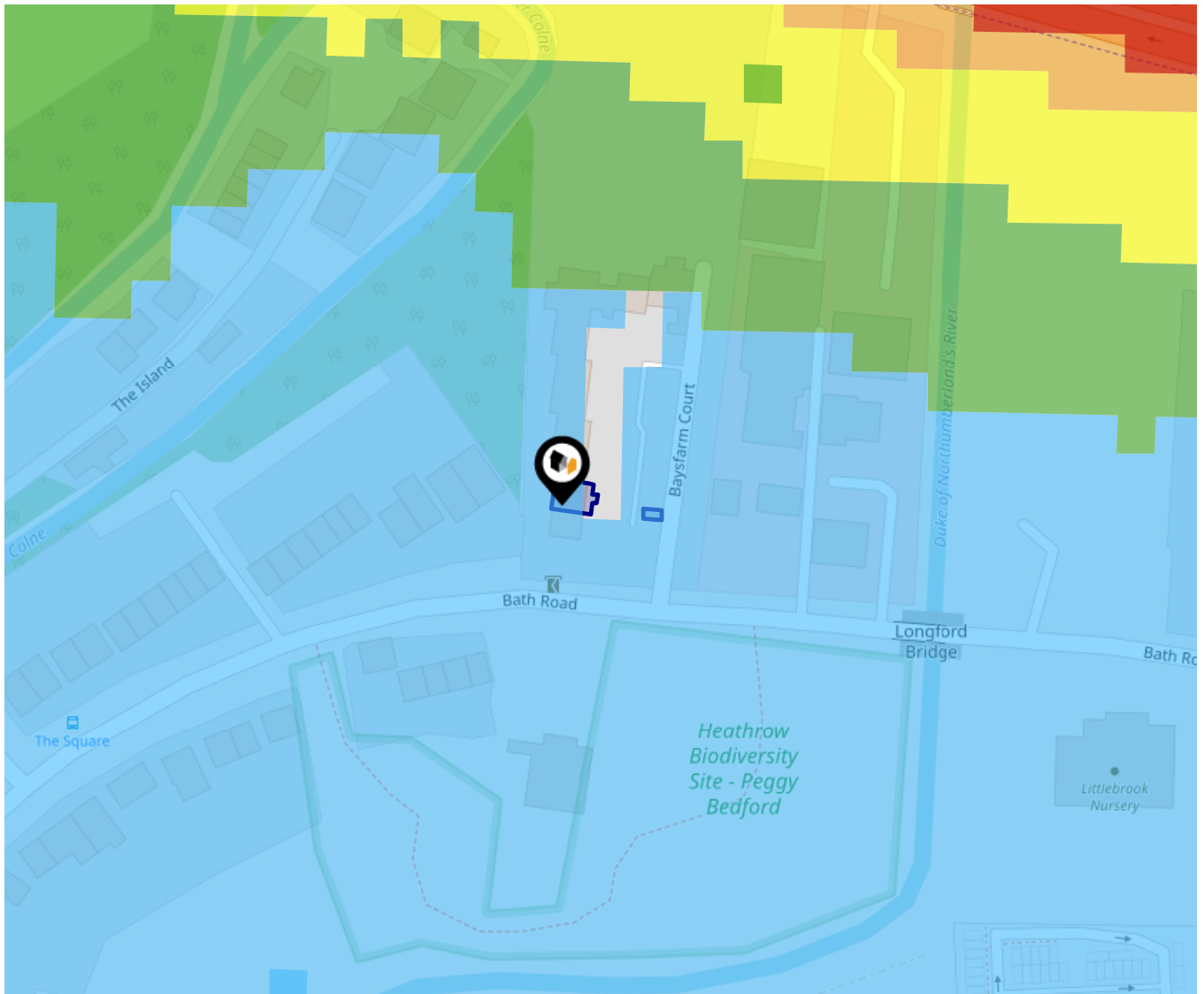
-  Power Pylons
-  Communication Masts

### 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

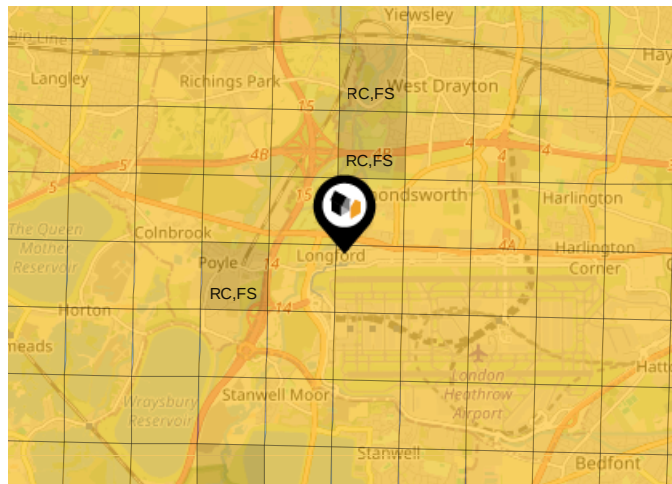


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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>        | NONE                             | <b>Soil Texture:</b> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) |                      |                    |



## 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                   |

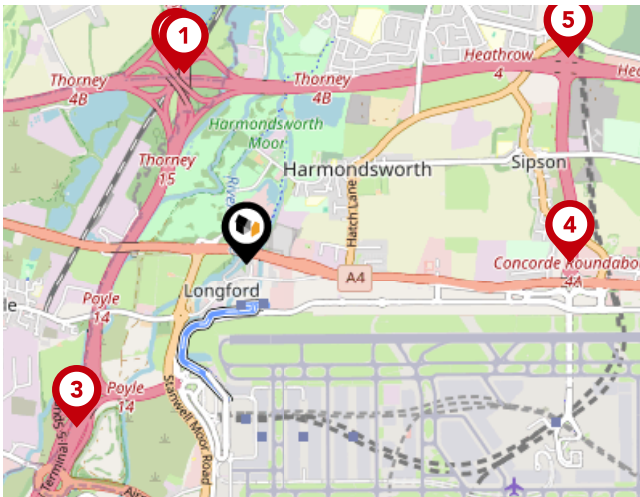
# Area

## Transport (National)



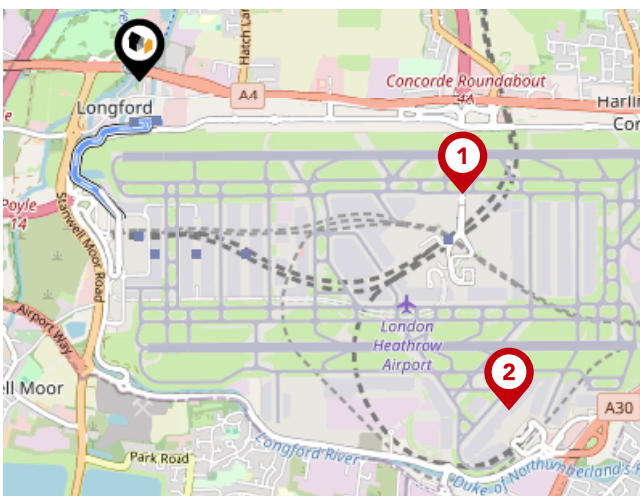
### National Rail Stations

| Pin | Name                                  | Distance   |
|-----|---------------------------------------|------------|
| 1   | Heathrow Terminal 5                   | 0.69 miles |
| 2   | Heathrow Terminal 5 Rail Station      | 0.83 miles |
| 3   | Heathrow Terminals 2 & 3 Rail Station | 1.48 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M25 J15 | 0.93 miles |
| 2   | M4 J4B  | 0.95 miles |
| 3   | M25 J14 | 1.09 miles |
| 4   | M4 J4A  | 1.5 miles  |
| 5   | M4 J4   | 1.77 miles |



### Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Heathrow Airport            | 1.58 miles  |
| 2   | Heathrow Airport Terminal 4 | 2.29 miles  |
| 3   | Silvertown                  | 23.2 miles  |
| 4   | Leaves Green                | 24.73 miles |

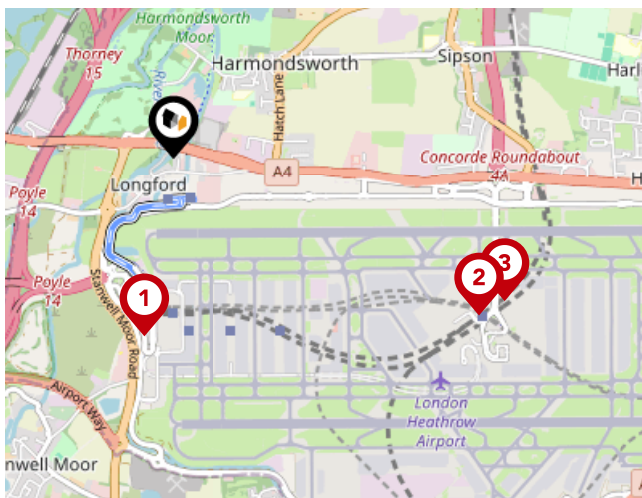
# Area

## Transport (Local)



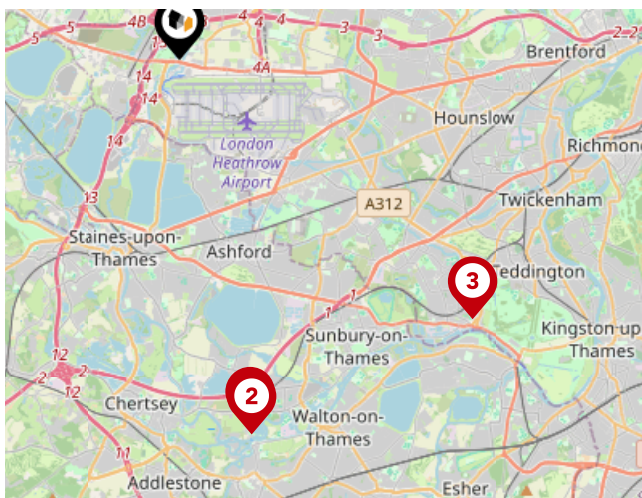
### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | The Square        | 0.09 miles |
| 2   | Duke's Bridge     | 0.13 miles |
| 3   | Heathrow Close    | 0.19 miles |
| 4   | Thistle T5        | 0.21 miles |
| 5   | Colnbrook By-Pass | 0.2 miles  |



### Local Connections

| Pin | Name   | Distance   |
|-----|--|------------|
| 1   | Heathrow Terminal 5 Underground Station      | 0.83 miles |
| 2   | Heathrow Terminals 2 & 3 Underground Station | 1.59 miles |
| 3   | Heathrow Terminals 2 & 3 Underground Station | 1.67 miles |



### Ferry Terminals

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | Shepperton Ferry Landing       | 6.99 miles |
| 2   | Walton-on-Thames Ferry Landing | 7.05 miles |
| 3   | Hampton Ferry Landing          | 7.24 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

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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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