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Auctions

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KPF: Key Property Facts

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



90, WILLENHALL DRIVE, HAYES, UB3 2UX

Phillip Arnold Auctions

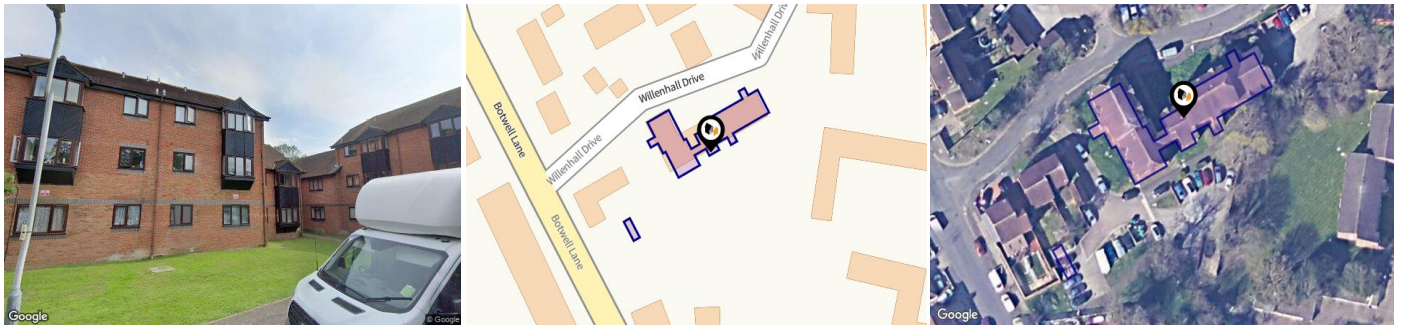
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk








Property

Type:	Flat / Maisonette	Last Sold Date:	09/01/2003
Bedrooms:	1	Last Sold Price:	£77,000
Floor Area:	301 ft ² / 28 m ²	Last Sold £/ft²:	£269
Plot Area:	0.14 acres	Tenure:	Leasehold
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,591		
Title Number:	NGL563770		
UPRN:	100021439938		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s
		

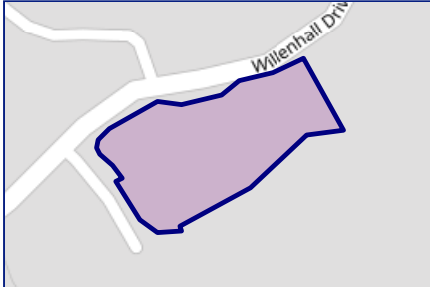
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

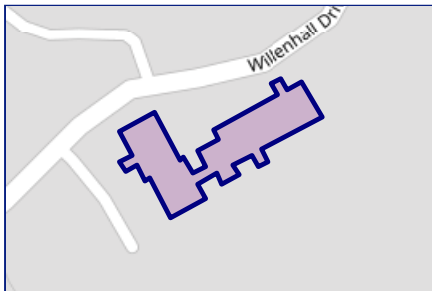


Freehold Title Plan



AGL34928

Leasehold Title Plan



NGL563770

Start Date: 25/03/1987
End Date: 01/01/2085
Lease Term: 99 years from 1 January 1986
Term Remaining: 58 years

Property EPC - Certificate

90 Willenhall Drive, UB3 2UX

Energy rating

D

Valid until 22.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

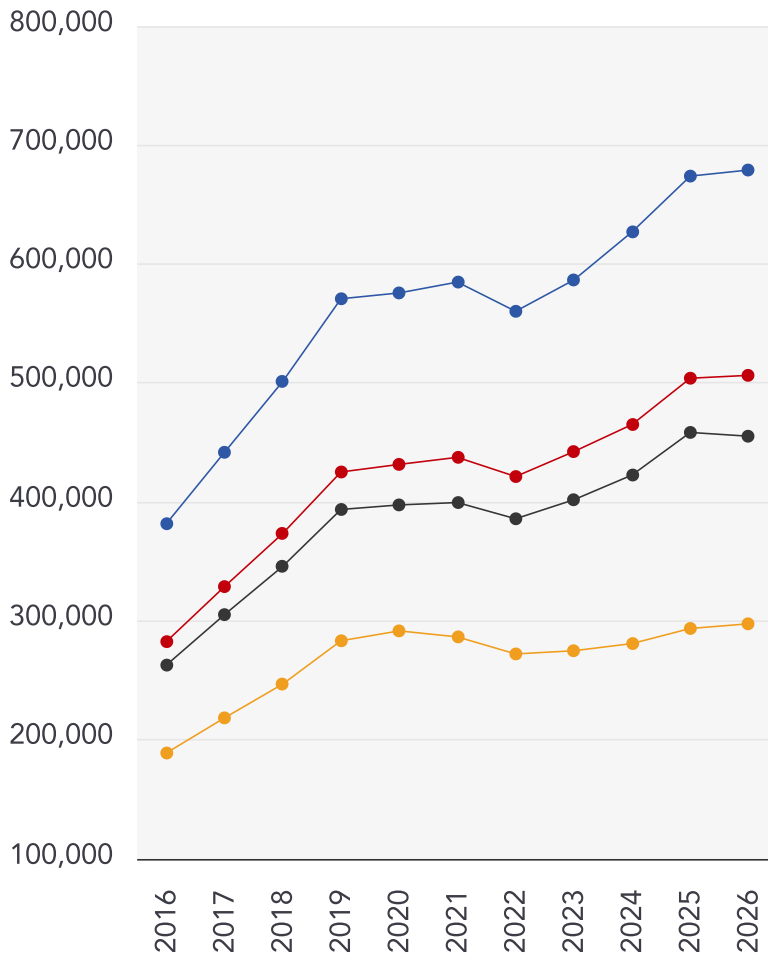
Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	28 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in UB3



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

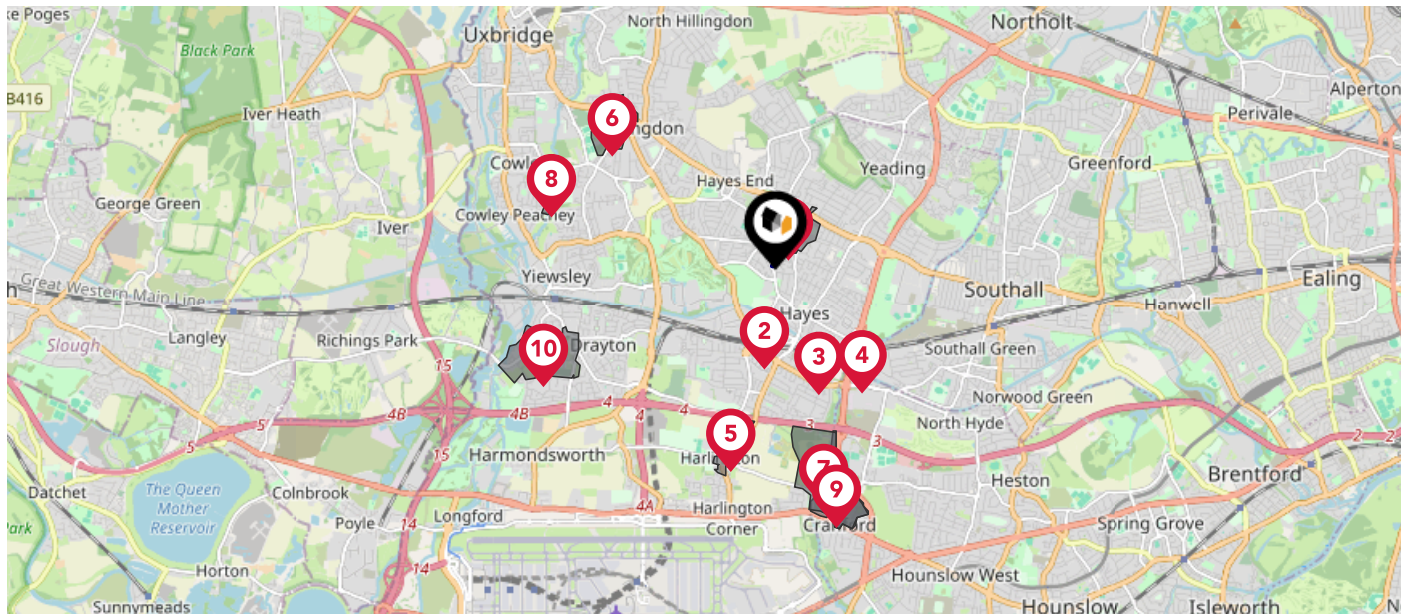
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



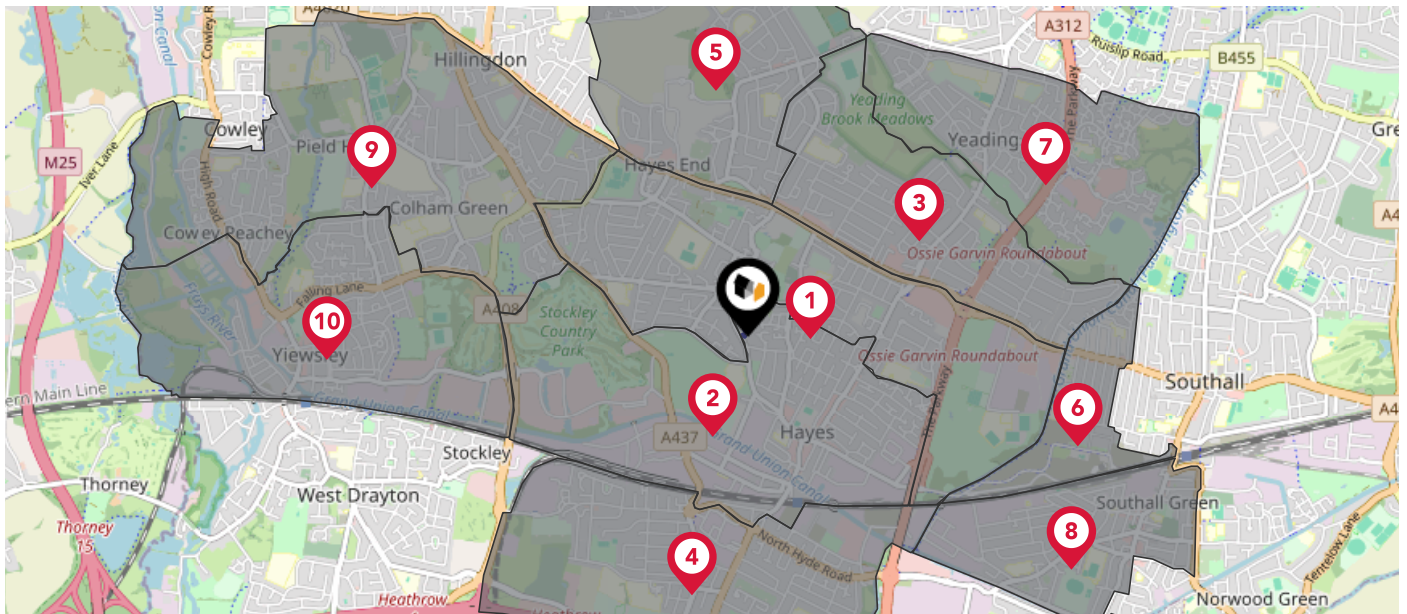
Nearby Conservation Areas

-  Hayes Village
-  Botwell, Thorn EMI
-  Botwell, Nestles
-  Bulls Bridge
-  Harlington Village
-  Hillingdon Village
-  Cranford Park
-  Cowley Church (St Laurence)
-  Cranford Village
-  West Drayton Green











Maps

Council Wards

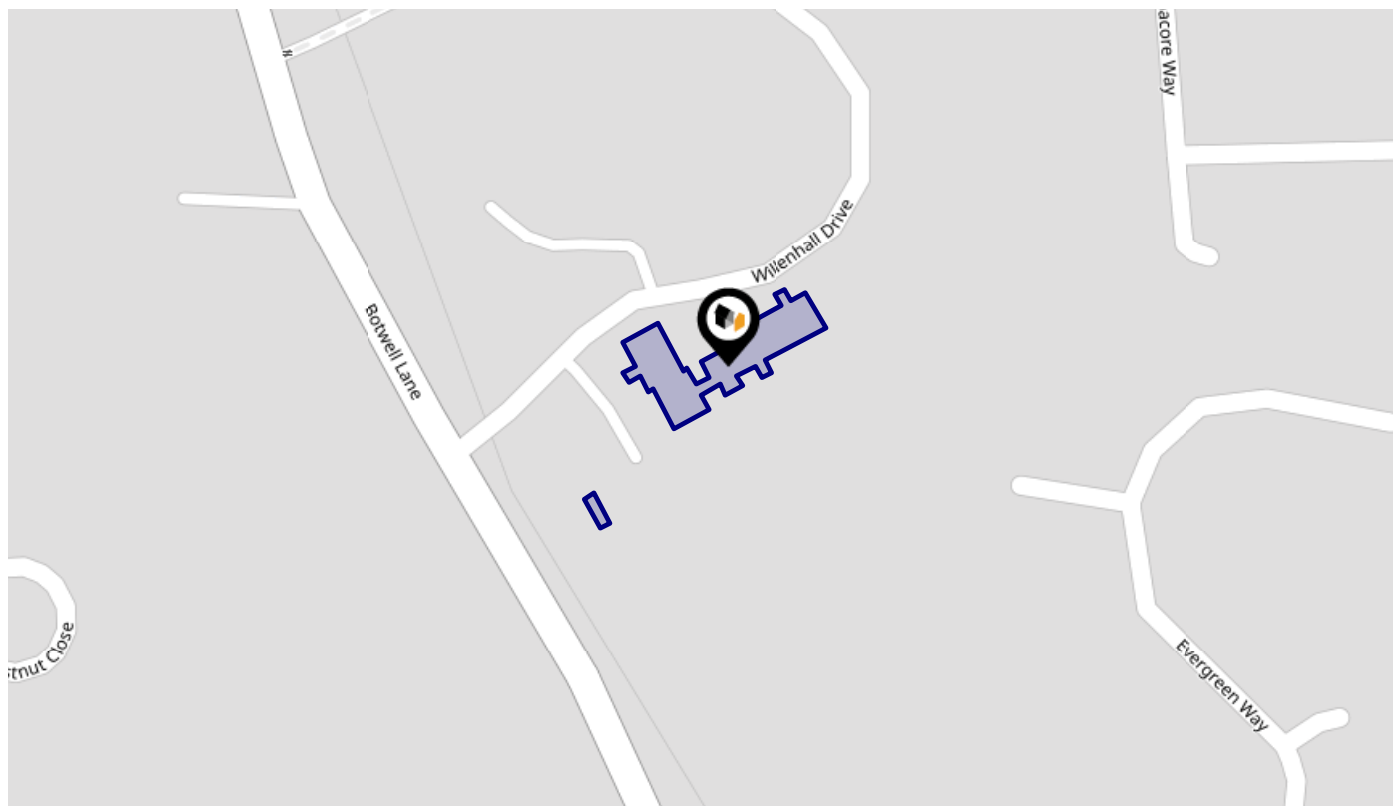
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Wood End Ward
-  2 Hayes Town Ward
-  3 Belmore Ward
-  4 Pinkwell Ward
-  5 Charville Ward
-  6 Southall West Ward
-  7 Yeadon Ward
-  8 Southall Green Ward
-  9 Colham & Cowley Ward
-  10 Yiewsley 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.

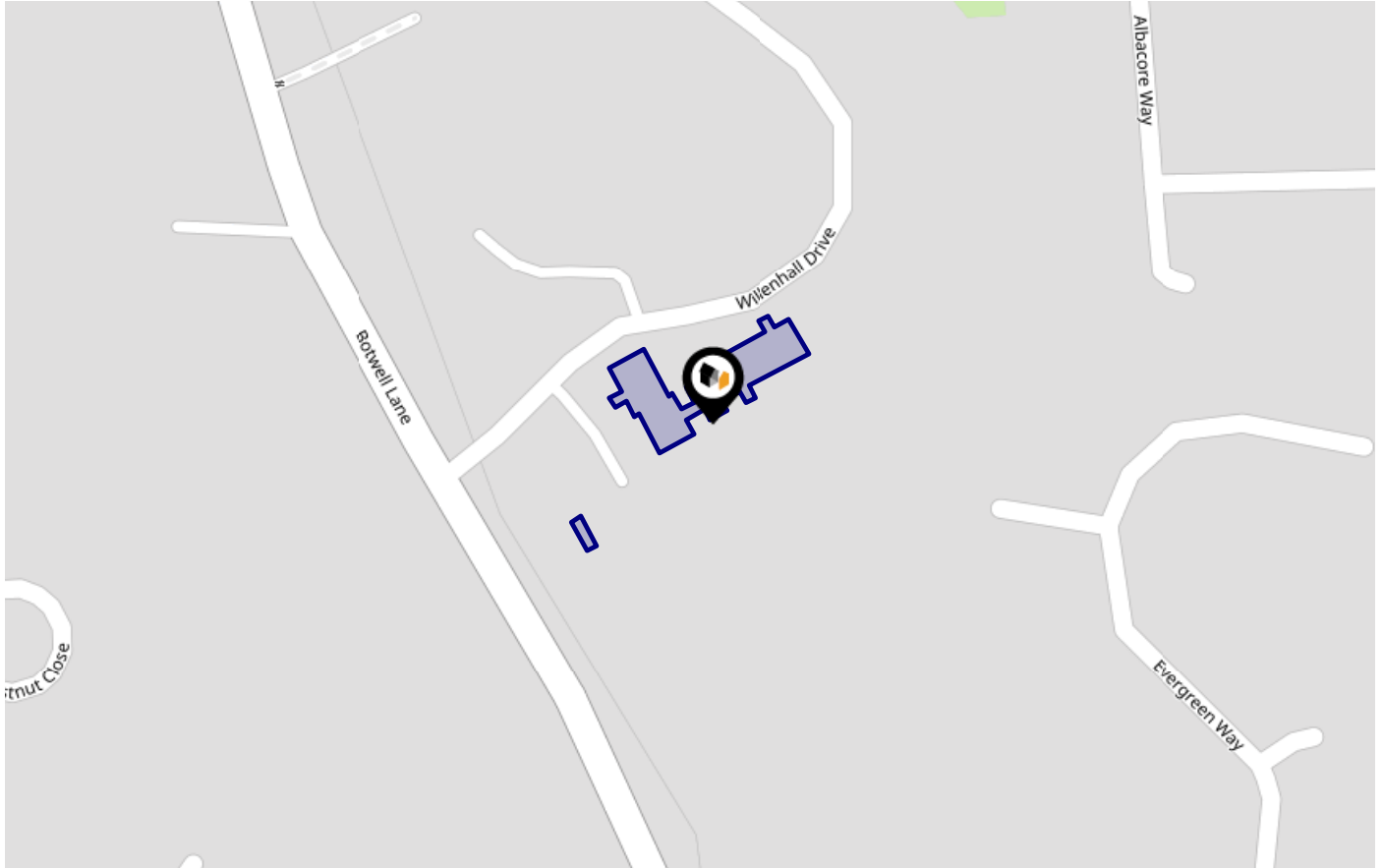
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

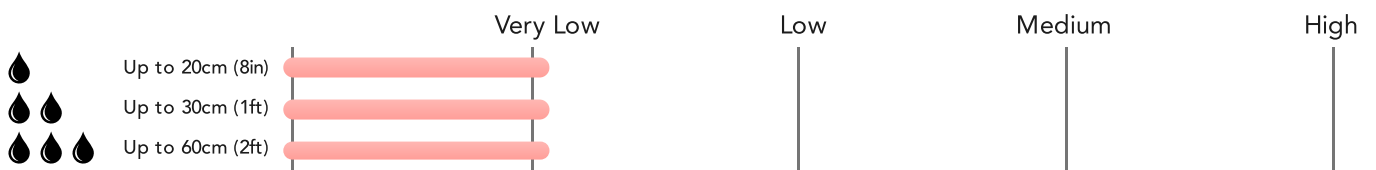


Risk Rating: **Very low**

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.

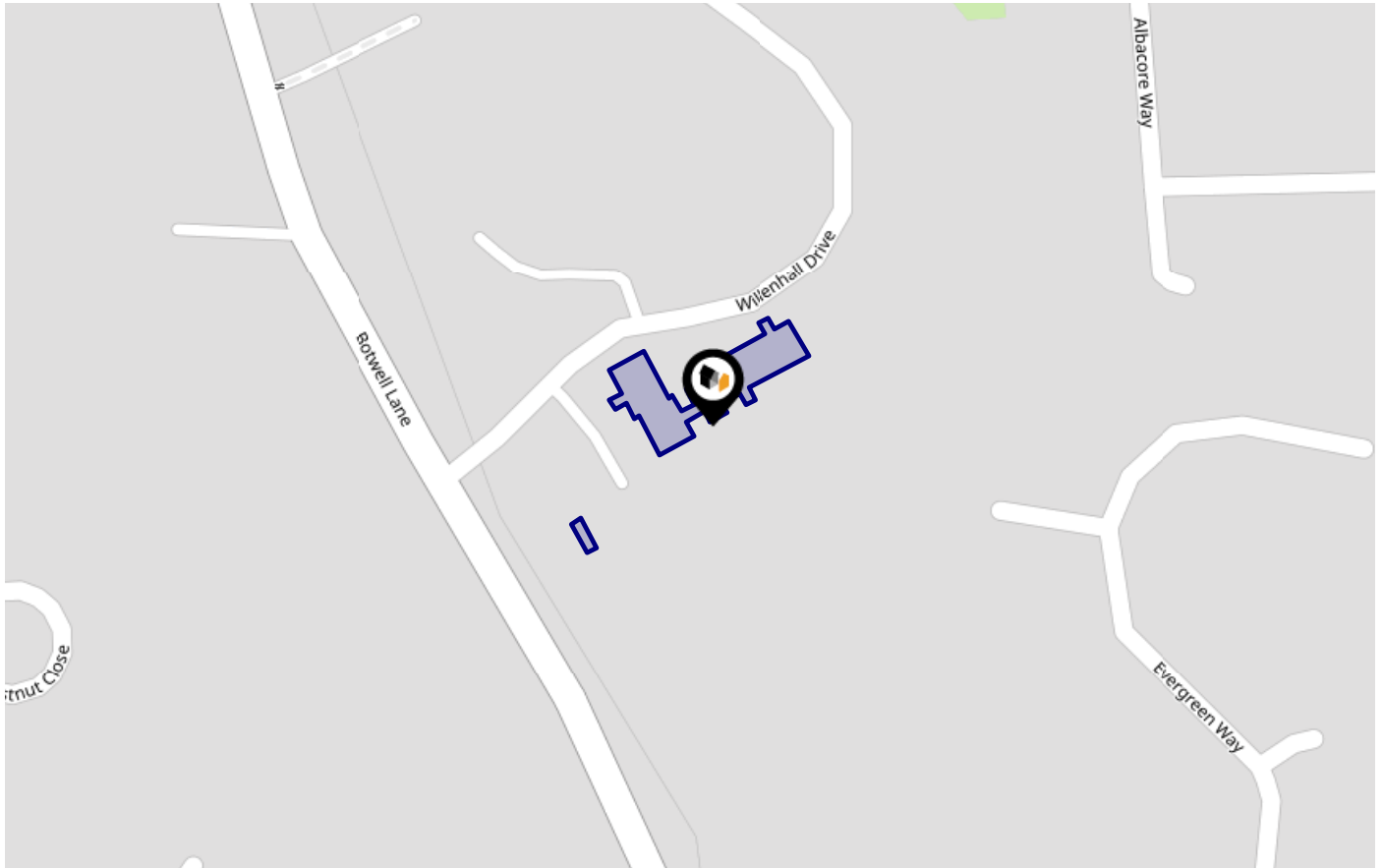
Chance of flooding to the following depths at this property:



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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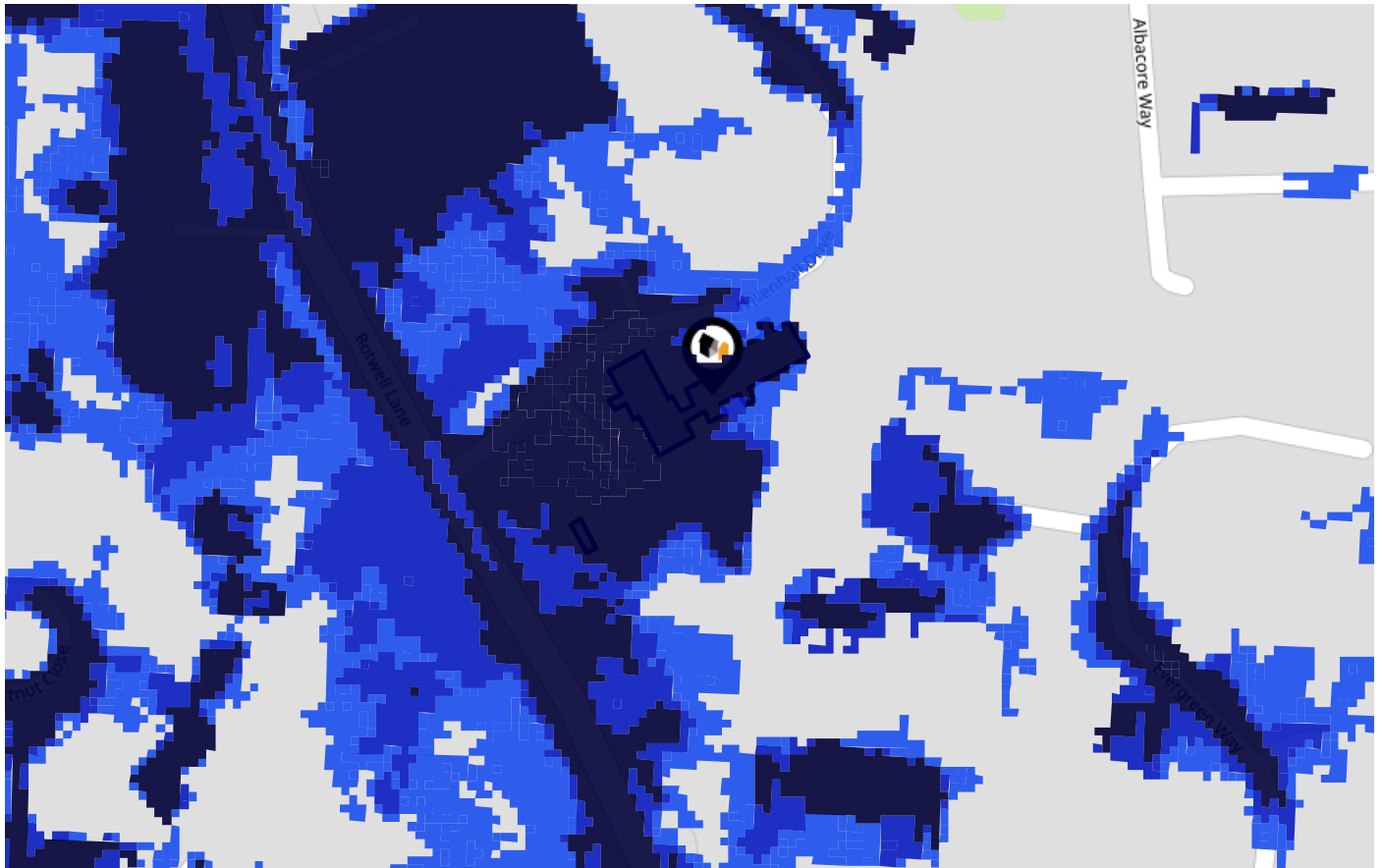
Chance of flooding to the following depths at this property:



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: High

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

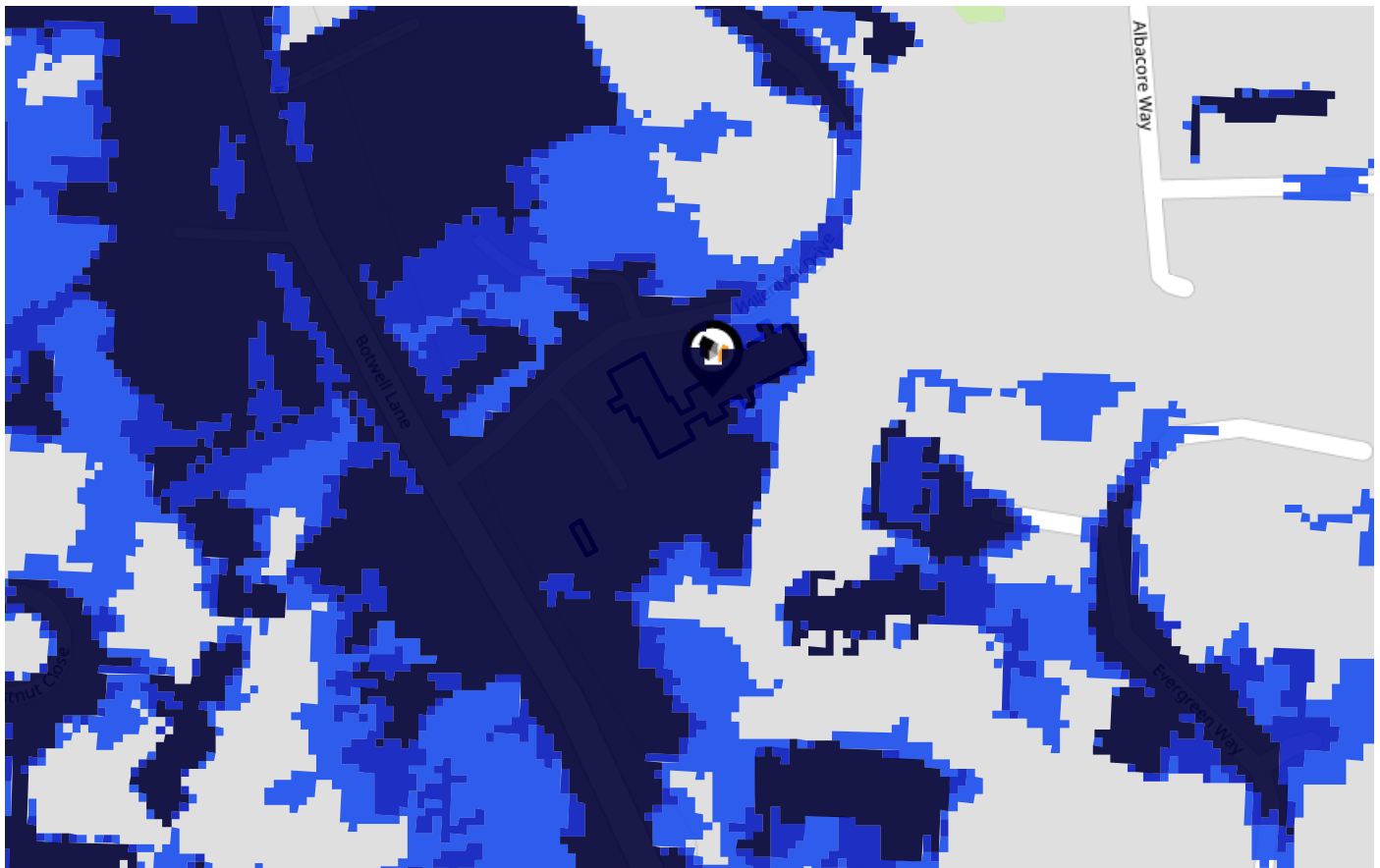
Chance of flooding to the following depths at this property:



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: High

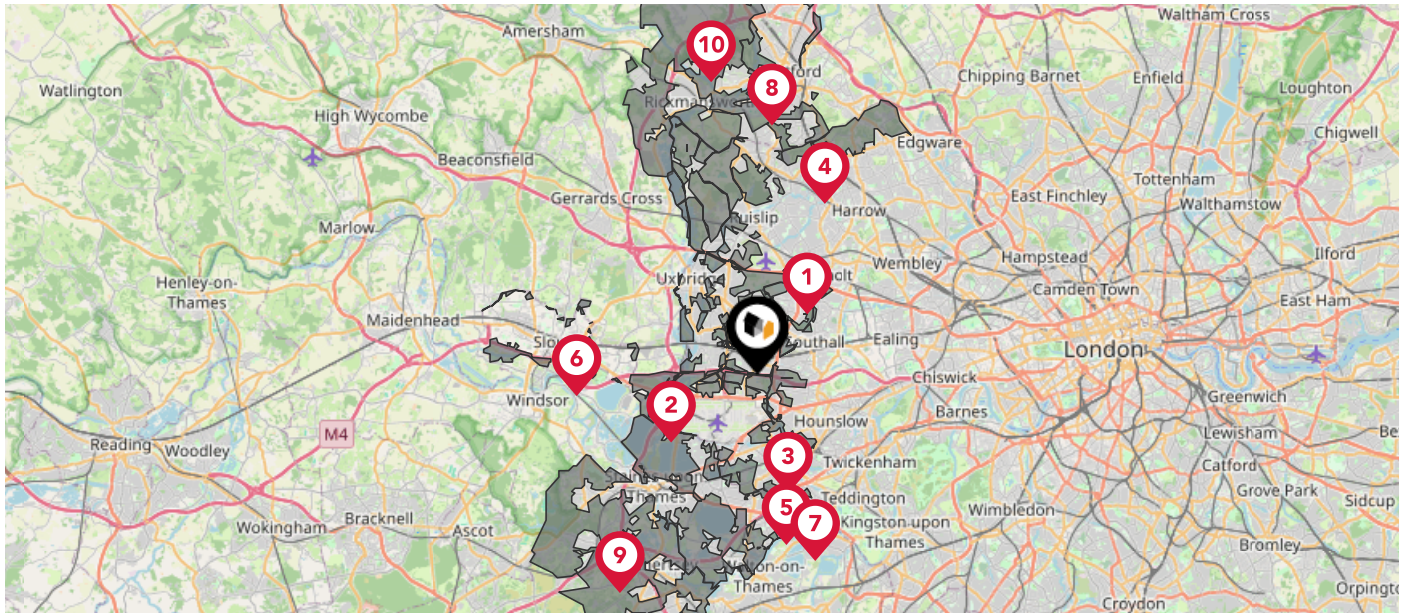
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 - Ealing
-  London Green Belt - Hillingdon
-  London Green Belt - Hounslow
-  London Green Belt - Harrow
-  London Green Belt - Spelthorne
-  London Green Belt - Slough
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Watford
-  London Green Belt - Runnymede
-  London Green Belt - Three Rivers

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.



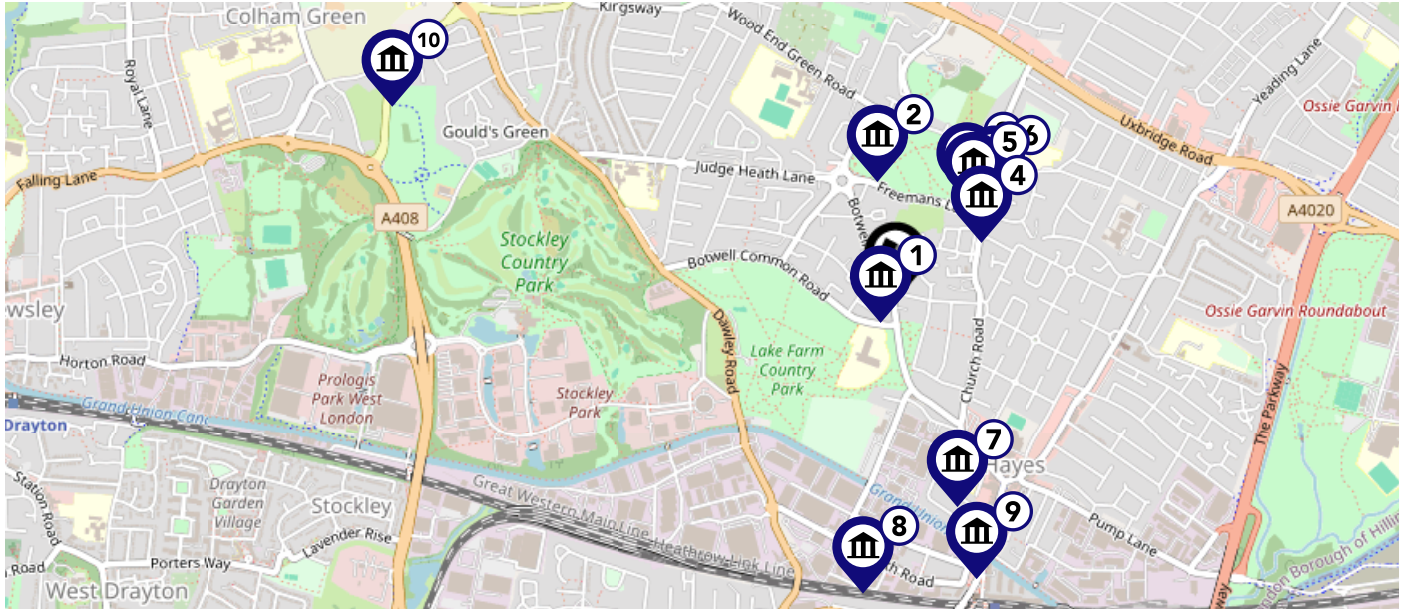
Nearby Landfill Sites











1	Botwell Common Road-Botwell	Historic Landfill
2	Land Parcels 2,3,4,5,9-Stockley Park, Hillingdon, Middlesex	Historic Landfill
3	Stockley Park East-Stockley Park, Middlesex	Historic Landfill
4	Minet Site D-Avondale Drive, Minet Estate	Historic Landfill
5	Bulls Bridge Area-Hays Town, Hillingdon, London	Historic Landfill
6	Land Parcels 2,3,4,5,9-Stockley Park, Hillingdon, Middlesex	Historic Landfill
7	North East Link Spur Road-Stockley Park, Hillingdon, London	Historic Landfill
8	Area to north of Stockley Park-Stockley Park, Middlesex	Historic Landfill
9	Land at Yeading-Hayes, Middlesex	Historic Landfill
10	Stockley Park West-Stockley Park, Middlesex	Historic Landfill

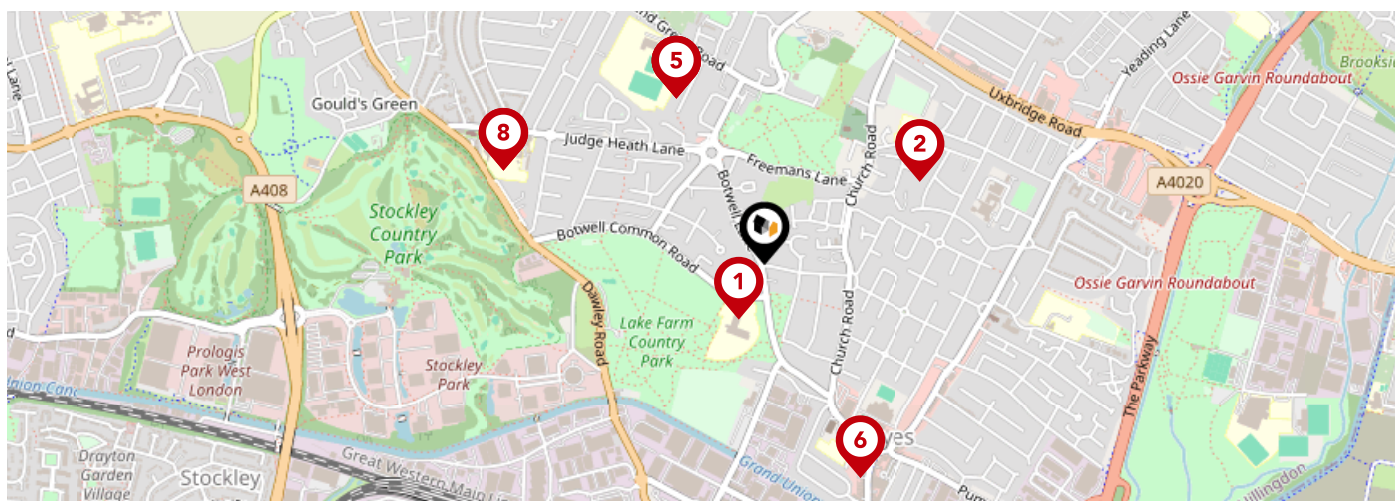
Maps









Listed Buildings

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

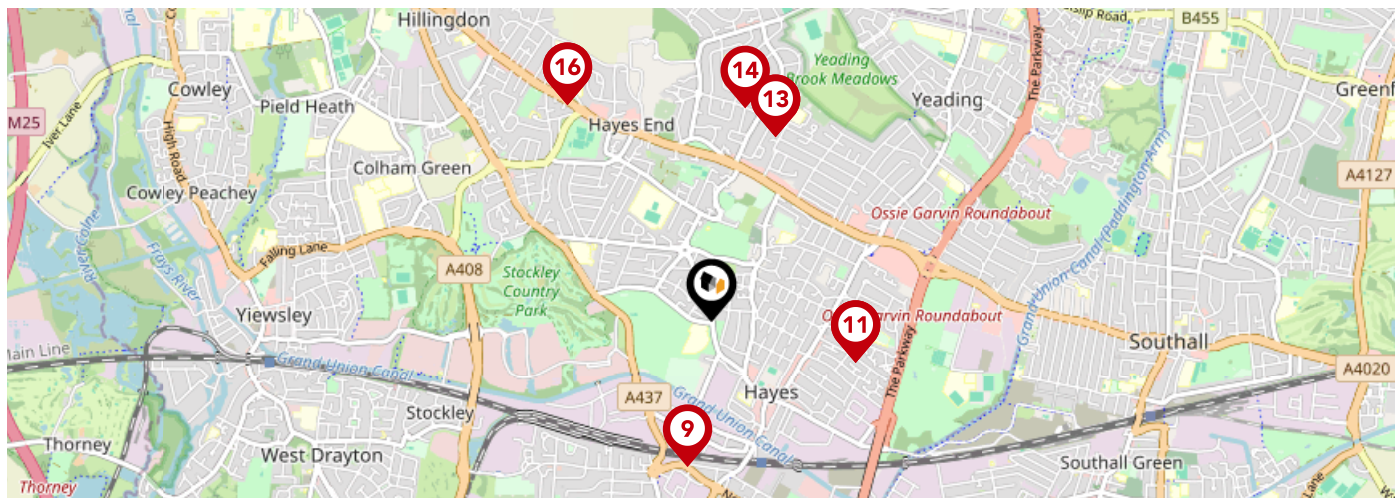










Listed Buildings in the local district	Grade	Distance
 1080257 - Whitehall	Grade II	0.0 miles
 1080105 - Hayes Town Hall	Grade II	0.3 miles
 1080233 - Church Of St Mary	Grade II	0.3 miles
 1192942 - 213, Church Road	Grade II	0.3 miles
 1080234 - Lych Gate And Wall To South Of Church Of St Mary	Grade II	0.3 miles
 1080274 - Former Manor House Stables	Grade II	0.3 miles
 1358357 - Botwell House	Grade II	0.5 miles
 1244861 - Enterprise House	Grade II	0.7 miles
 1464541 - Church Of St Anselm, Hayes	Grade II	0.7 miles
 1080137 - Walls To West And South Of Hubbard's Farm Garden	Grade II	1.2 miles



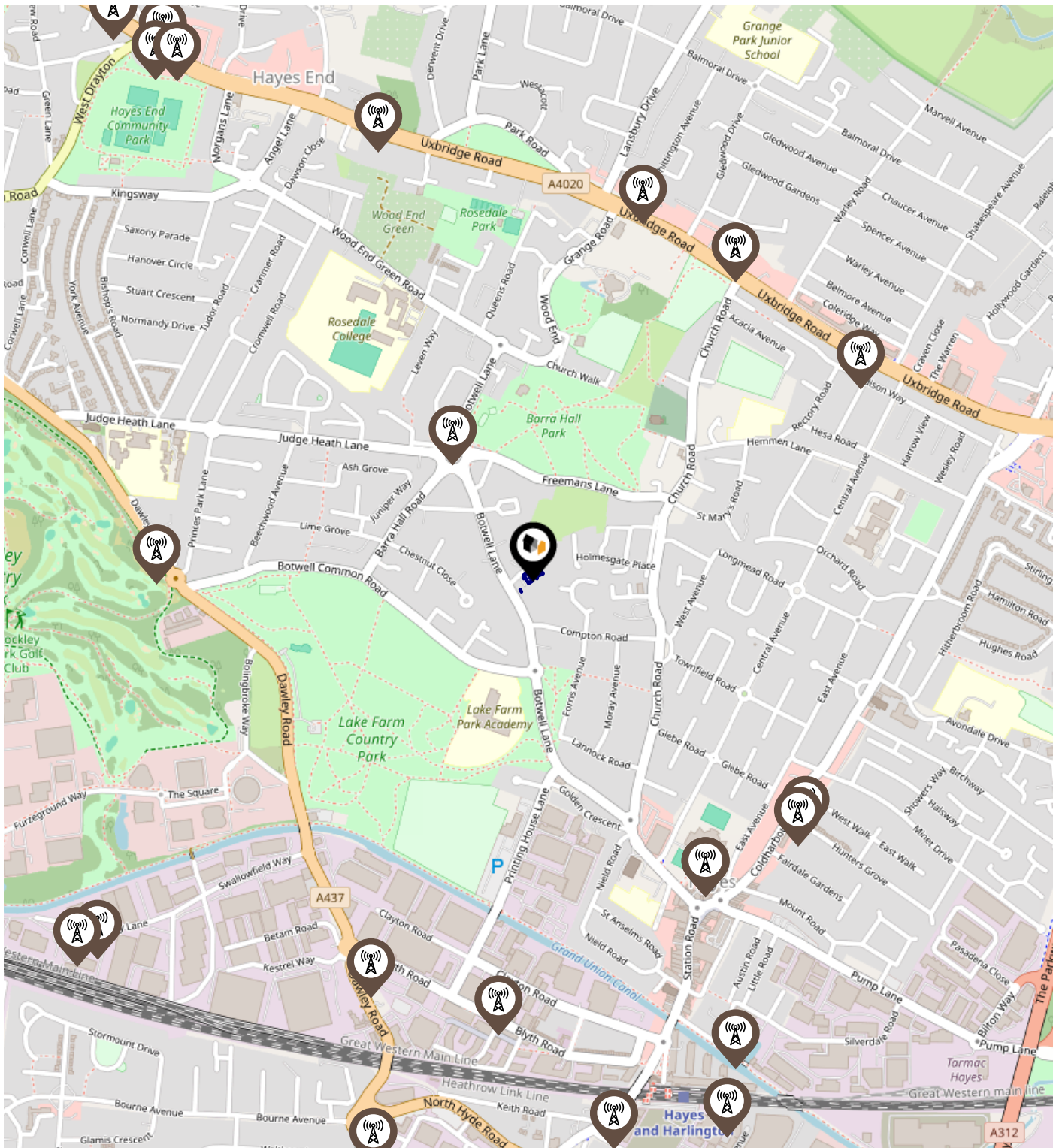
		Nursery	Primary	Secondary	College	Private
 Lake Farm Park Academy Ofsted Rating: Good Pupils: 702 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dr Triplett's CofE Primary School Ofsted Rating: Good Pupils: 452 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rosedale Primary School Ofsted Rating: Good Pupils: 411 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rosedale College Ofsted Rating: Good Pupils: 912 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Parkside Studio College Ofsted Rating: Good Pupils: 61 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Botwell House Catholic Primary School Ofsted Rating: Good Pupils: 705 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 McMillan Early Childhood Centre Ofsted Rating: Good Pupils: 143 Distance:0.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wood End Park Academy Ofsted Rating: Good Pupils: 952 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Area Schools



		Nursery	Primary	Secondary	College	Private
	Global Academy Ofsted Rating: Good Pupils: 419 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minet Junior School Ofsted Rating: Good Pupils: 410 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minet Infant and Nursery School Ofsted Rating: Good Pupils: 431 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Park Infant and Nursery School Ofsted Rating: Good Pupils: 333 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Park Junior School Ofsted Rating: Good Pupils: 378 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayes Park School Ofsted Rating: Good Pupils: 695 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hewens Primary School Ofsted Rating: Good Pupils: 432 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hewens College Ofsted Rating: Requires improvement Pupils: 482 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

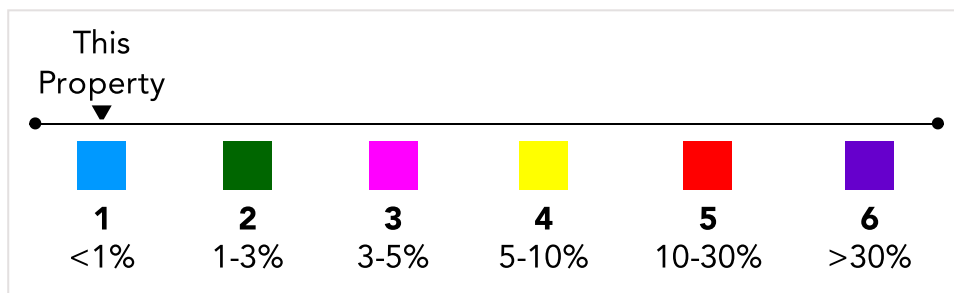
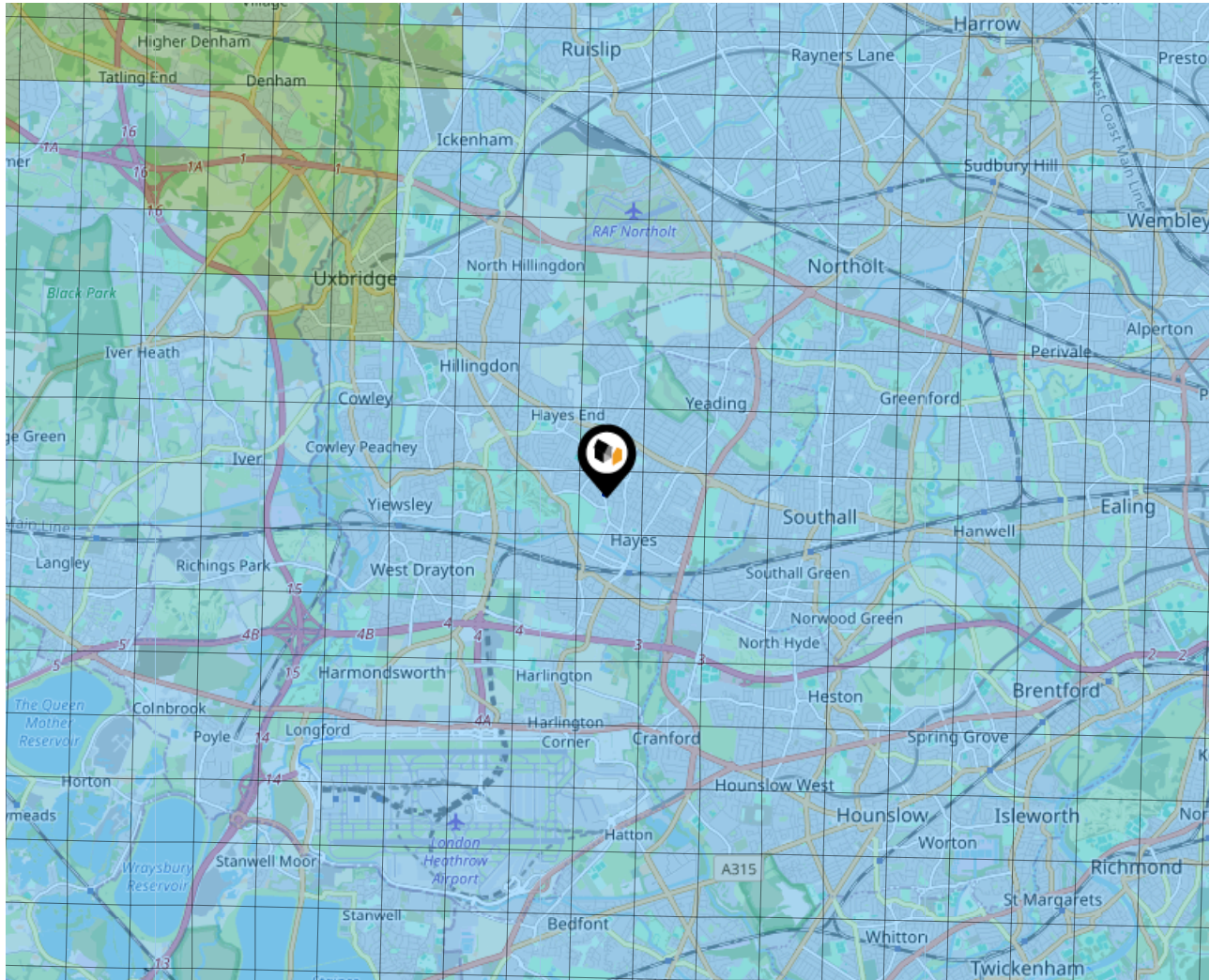
Local Area Masts & Pylons



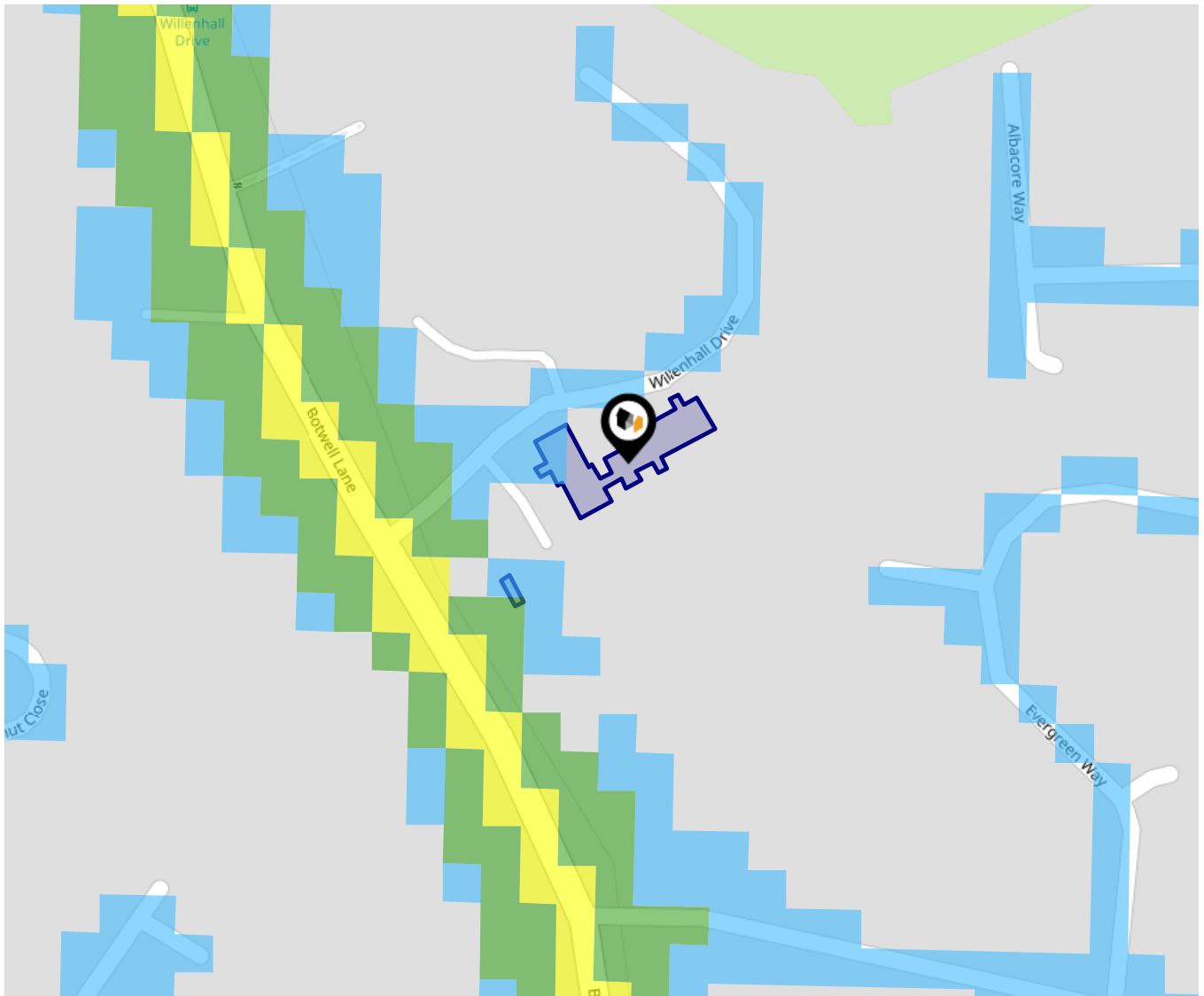
- Key:**
-  Power Pylons
 -  Communication Masts

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

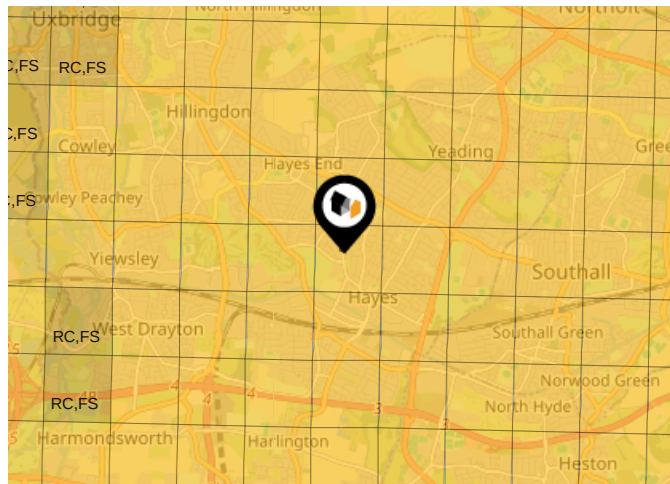


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

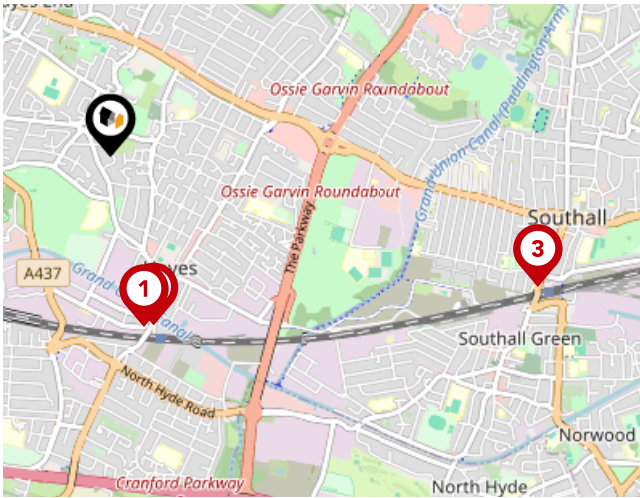


Primary Classifications (Most Common Clay Types)

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

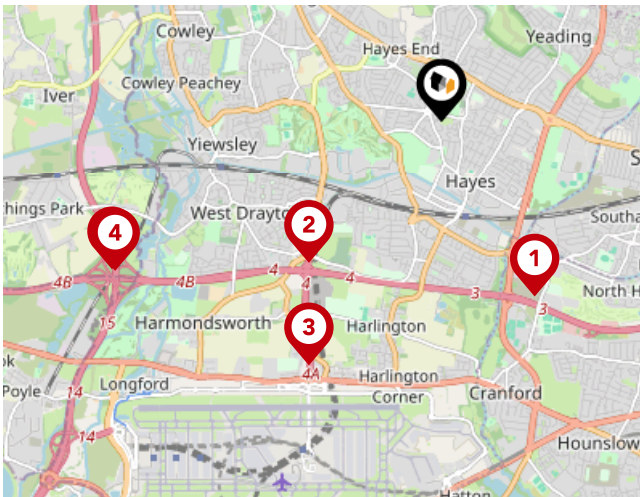
Area

Transport (National)



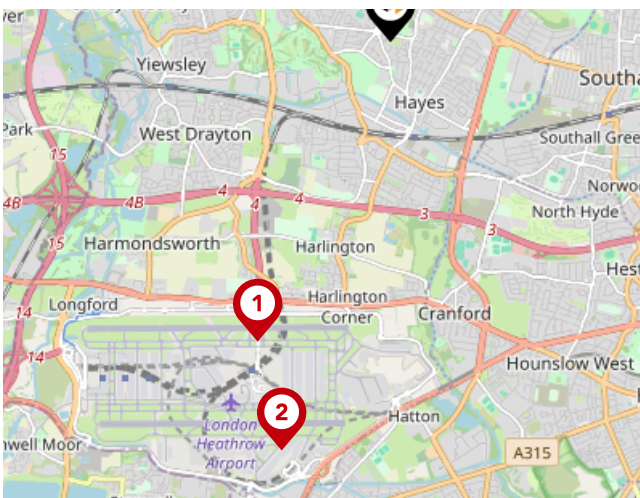
National Rail Stations

Pin	Name	Distance
1	Hayes & Harlington Station	0.8 miles
2	Hayes & Harlington Station	0.8 miles
3	Southall Station	2.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J3	1.82 miles
2	M4 J4	1.79 miles
3	M4 J4A	2.56 miles
4	M25 J15	3.3 miles
5	M4 J4B	3.33 miles

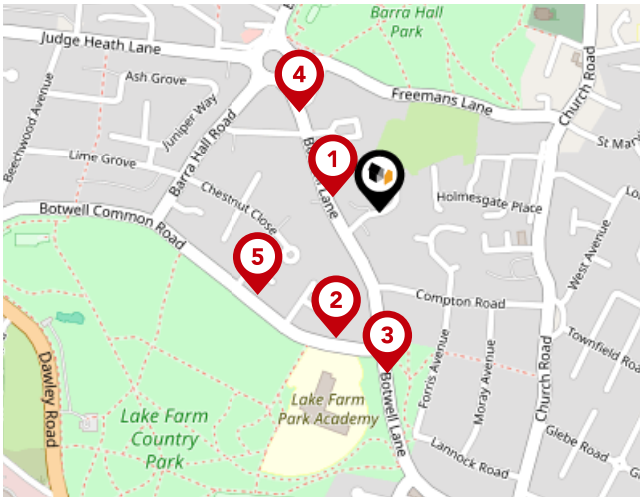


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	3.03 miles
2	Heathrow Airport Terminal 4	3.9 miles
3	Silvertown	20.44 miles
4	Leaves Green	23.41 miles

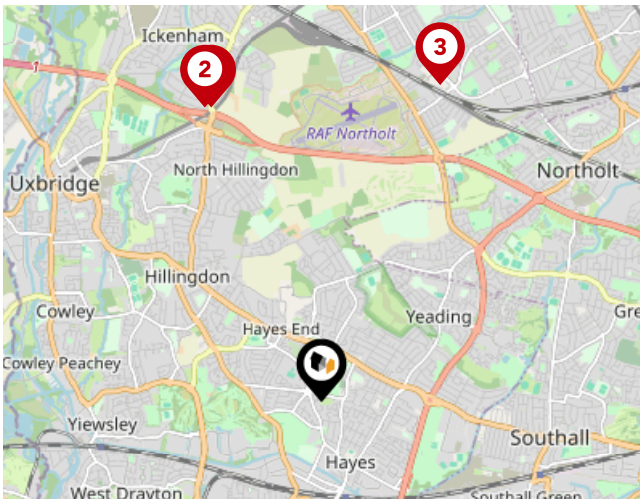
Area

Transport (Local)



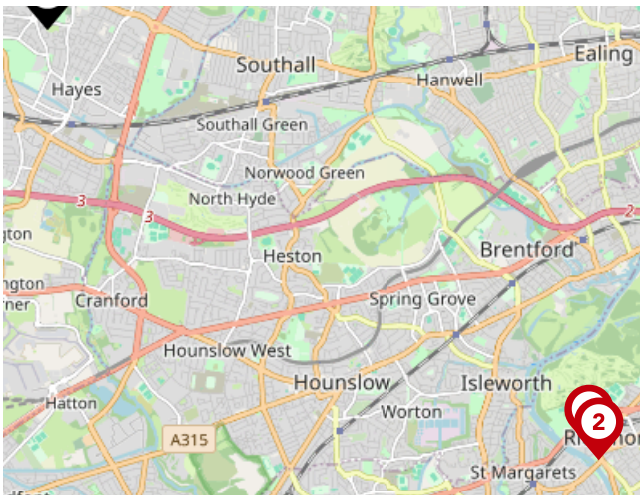
Bus Stops/Stations

Pin	Name	Distance
1	Willenhall Drive	0.06 miles
2	Botwell Common	0.15 miles
3	Botwell Common	0.18 miles
4	Hayes Sycamore Avenue	0.15 miles
5	Orwell Close	0.17 miles



Local Connections

Pin	Name	Distance
1	Hillingdon Station	2.9 miles
2	Hillingdon Station	2.93 miles
3	South Ruislip Underground Station	3.13 miles



Ferry Terminals

Pin	Name	Distance
1	Richmond St. Helena Pier	6.32 miles
2	Richmond Landing Stage	6.46 miles
3	Kew Pier	6.24 miles



**Phillip Arnold
Auctions**

"Passionate about property since 1979"

Phillip Arnold Auctions

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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

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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