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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



**FLAT 626, VANTAGE BUILDING, STATION APPROACH,
HAYES, UB3 4FA**

Phillip Arnold Auctions

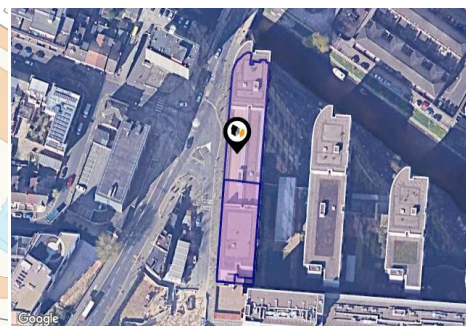
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	495 ft ² / 46 m ²
Plot Area:	0.72 acres
Year Built :	2011
Council Tax :	Band C
Annual Estimate:	£1,818
Title Number:	AGL374508
UPRN:	10022802631
Restrictive Covenants:	Yes

Last Sold Date:	04/10/2011
Last Sold Price:	£180,000
Last Sold £/ft²:	£363
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s **1800** mb/s



Mobile Coverage: (based on calls indoors)

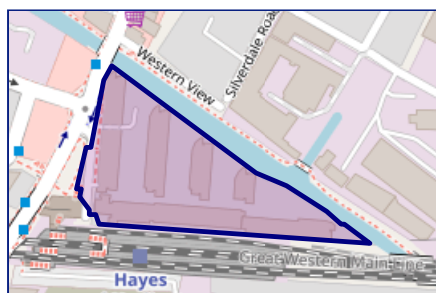


Satellite/Fibre TV Availability:



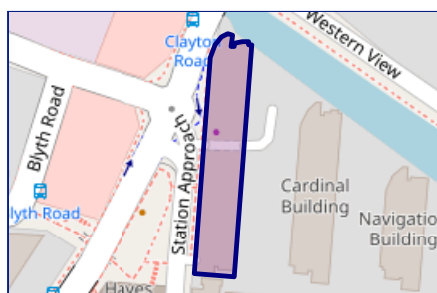
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



AGL93986

Leasehold Title Plan



AGL374508

Start Date: 03/10/2011
End Date: 01/01/3008
Lease Term: 999 years from 1 January 2009
Term 981 years
Remaining:

Start Date: 22/03/2016
End Date: 23/03/2017
Lease Term: 1,000 years from and including 23 March 2016
Term Expired
Remaining:

626 VANTAGE BUILDING HIGHPOINT VILLAGE, STATION APPROACH, HAYES, UB3 4FA		Energy rating B	
Valid until 06.03.2031			
Score	Energy rating	Current	Potential
92+	A	81 B	81 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

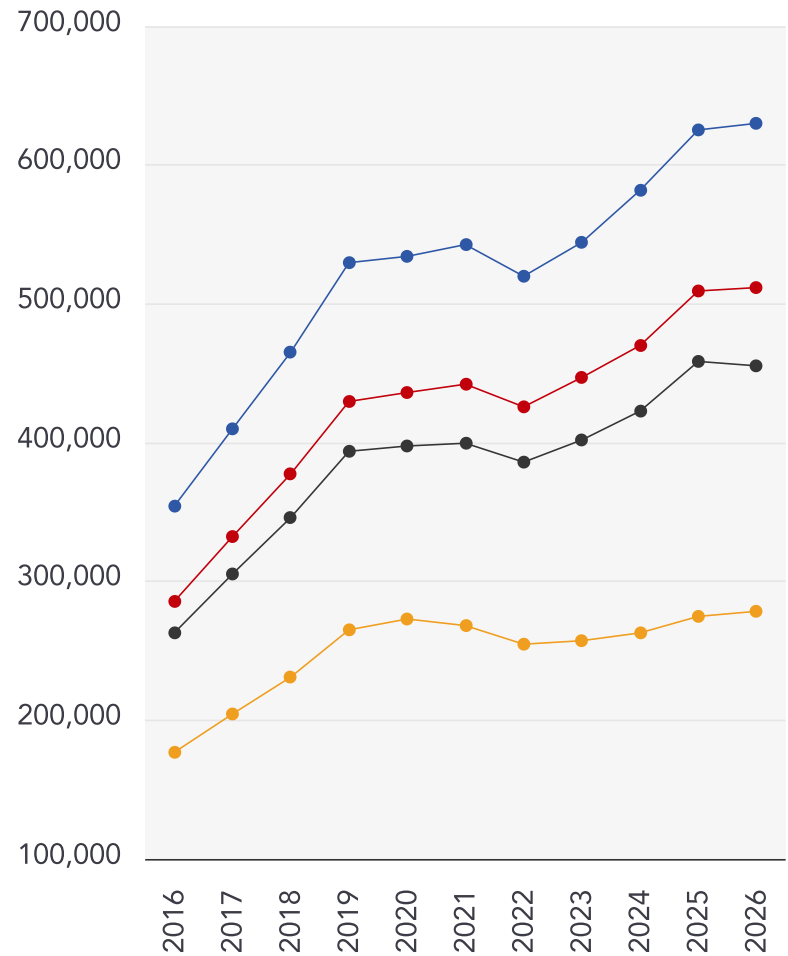
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (community)
Main Gas:	Yes
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	46 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%

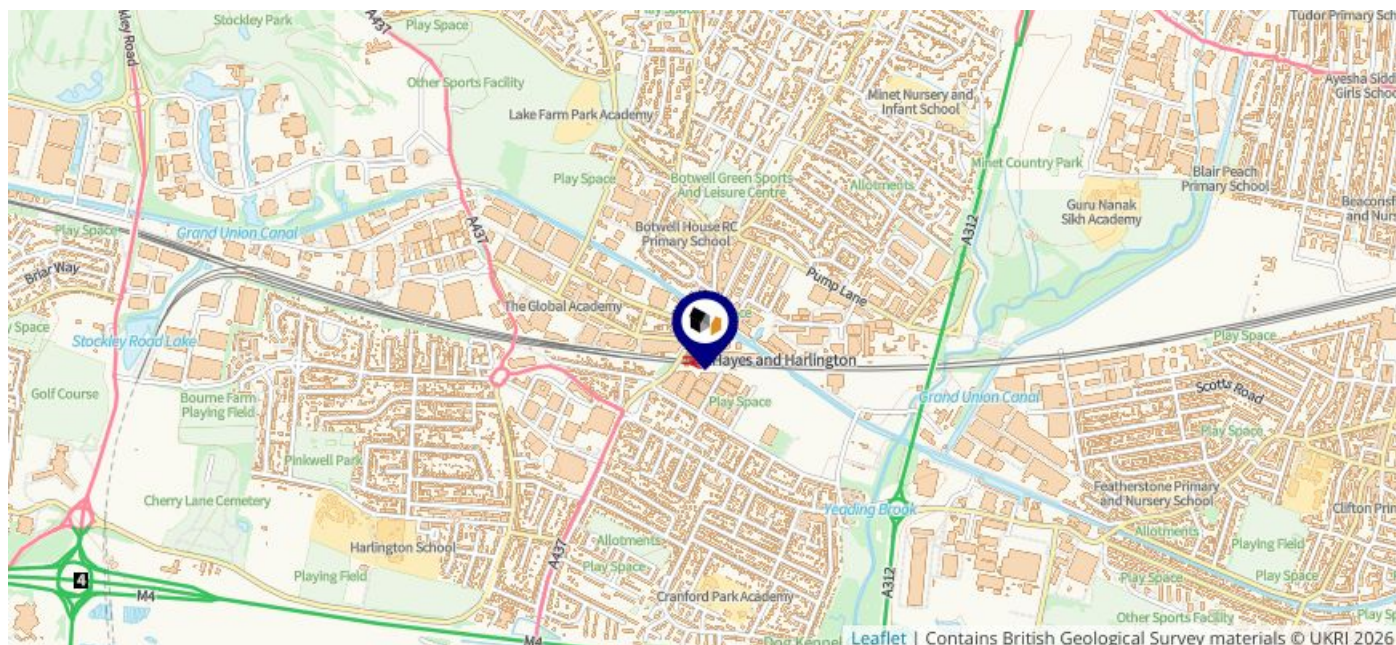
Terraced

+73.17%

Flat

+57.45%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

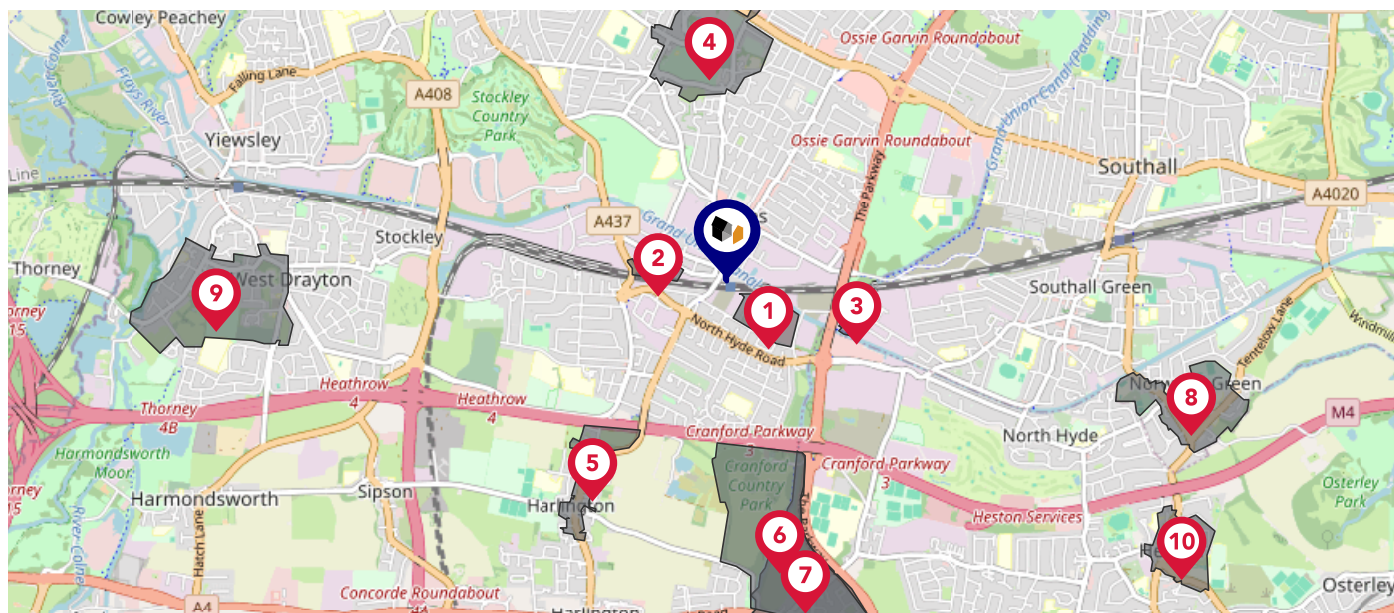
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

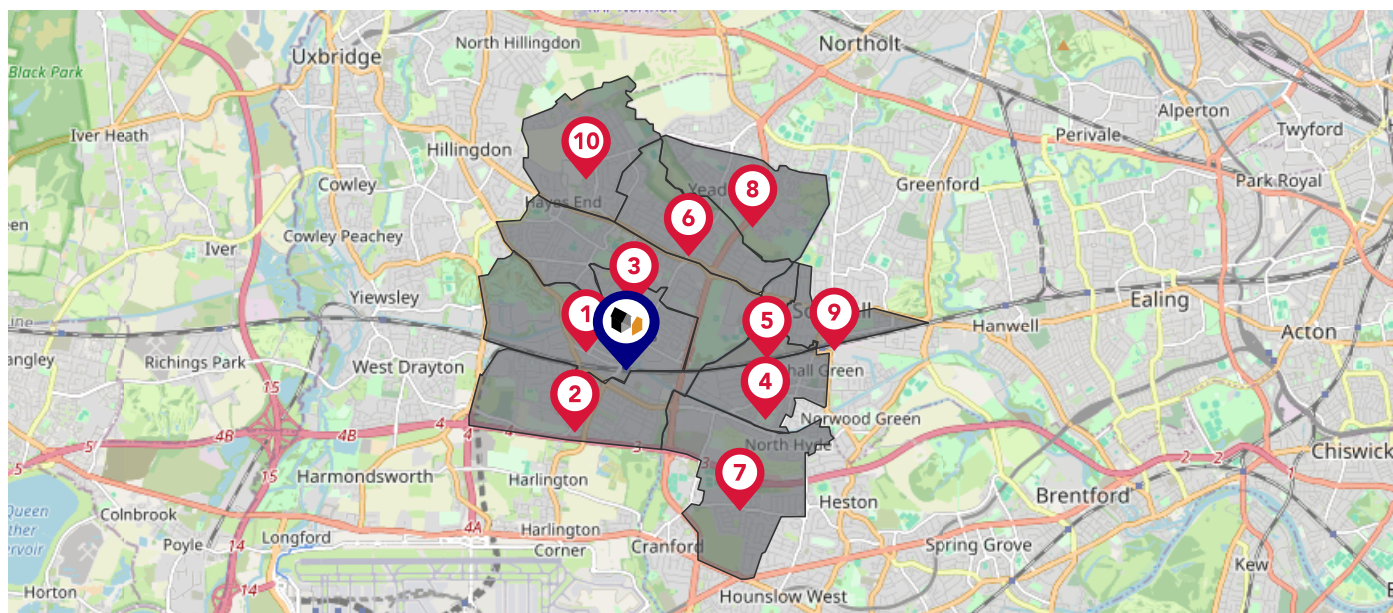
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Botwell, Nestles
-  2 Botwell, Thorn EMI
-  3 Bulls Bridge
-  4 Hayes Village
-  5 Harlington Village
-  6 Cranford Park
-  7 Cranford Village
-  8 Norwood Green
-  9 West Drayton Green
-  10 Heston Village

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



Hayes Town Ward



Pinkwell Ward



Wood End Ward



Southall Green Ward



Southall West Ward



Belmore Ward



Heston West Ward



Yeading Ward

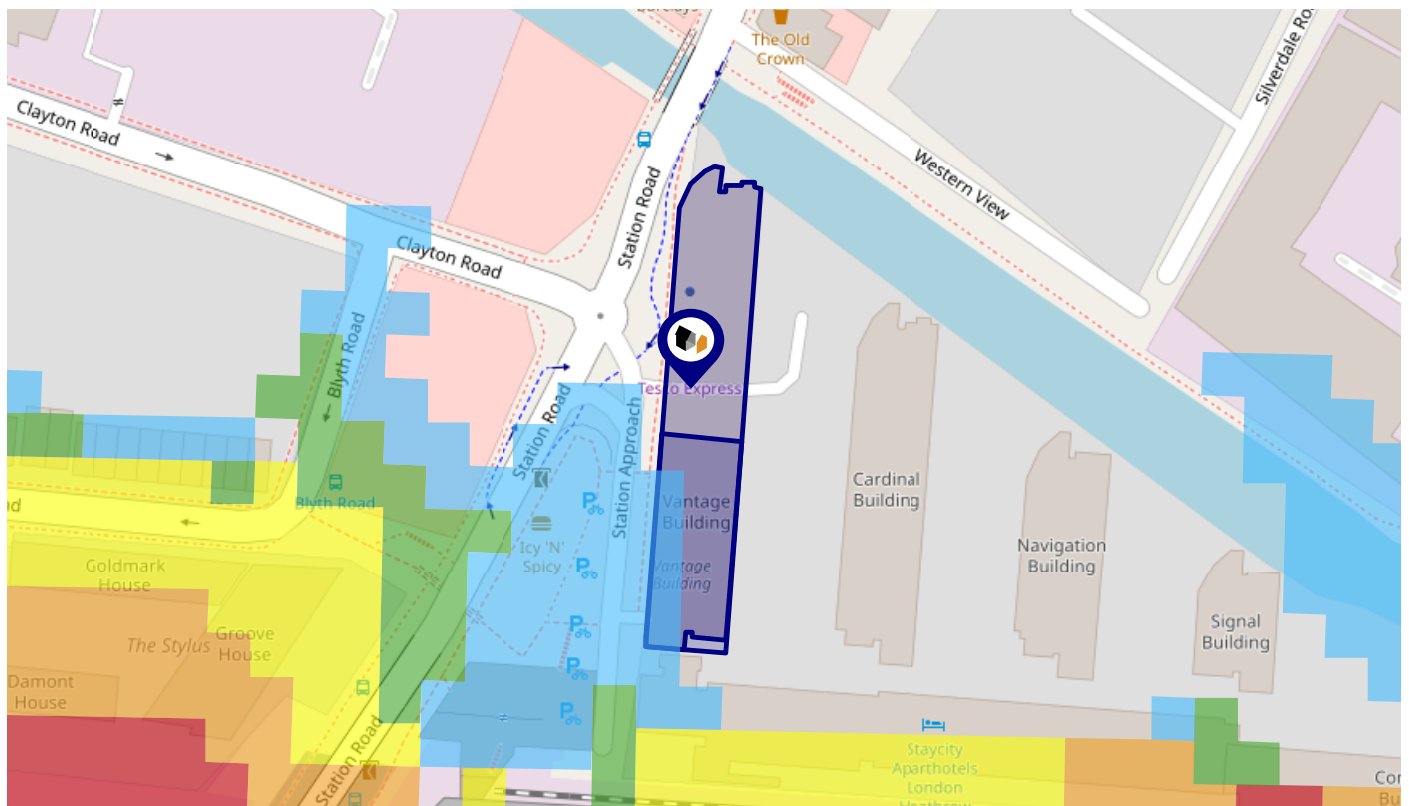


Southall Broadway Ward



Charville 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.

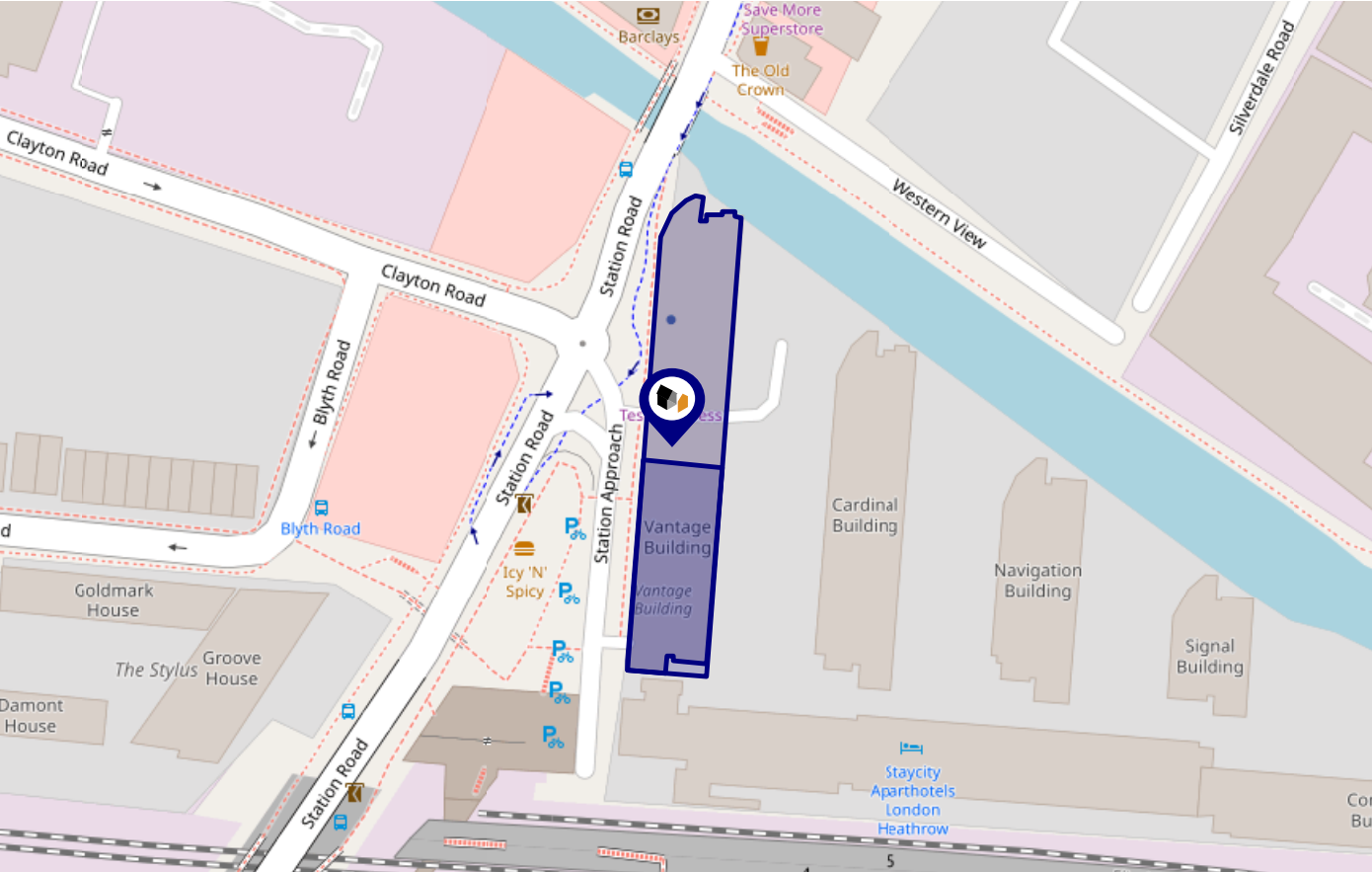
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

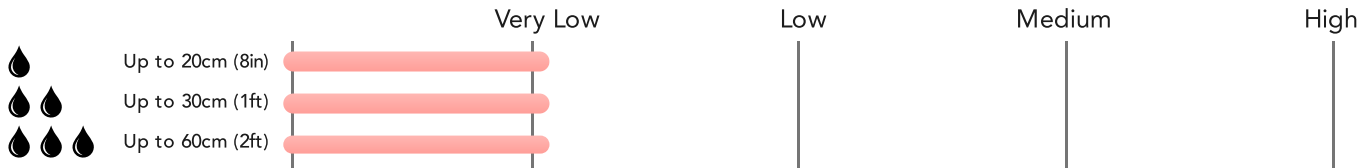


Risk Rating: Very low

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.

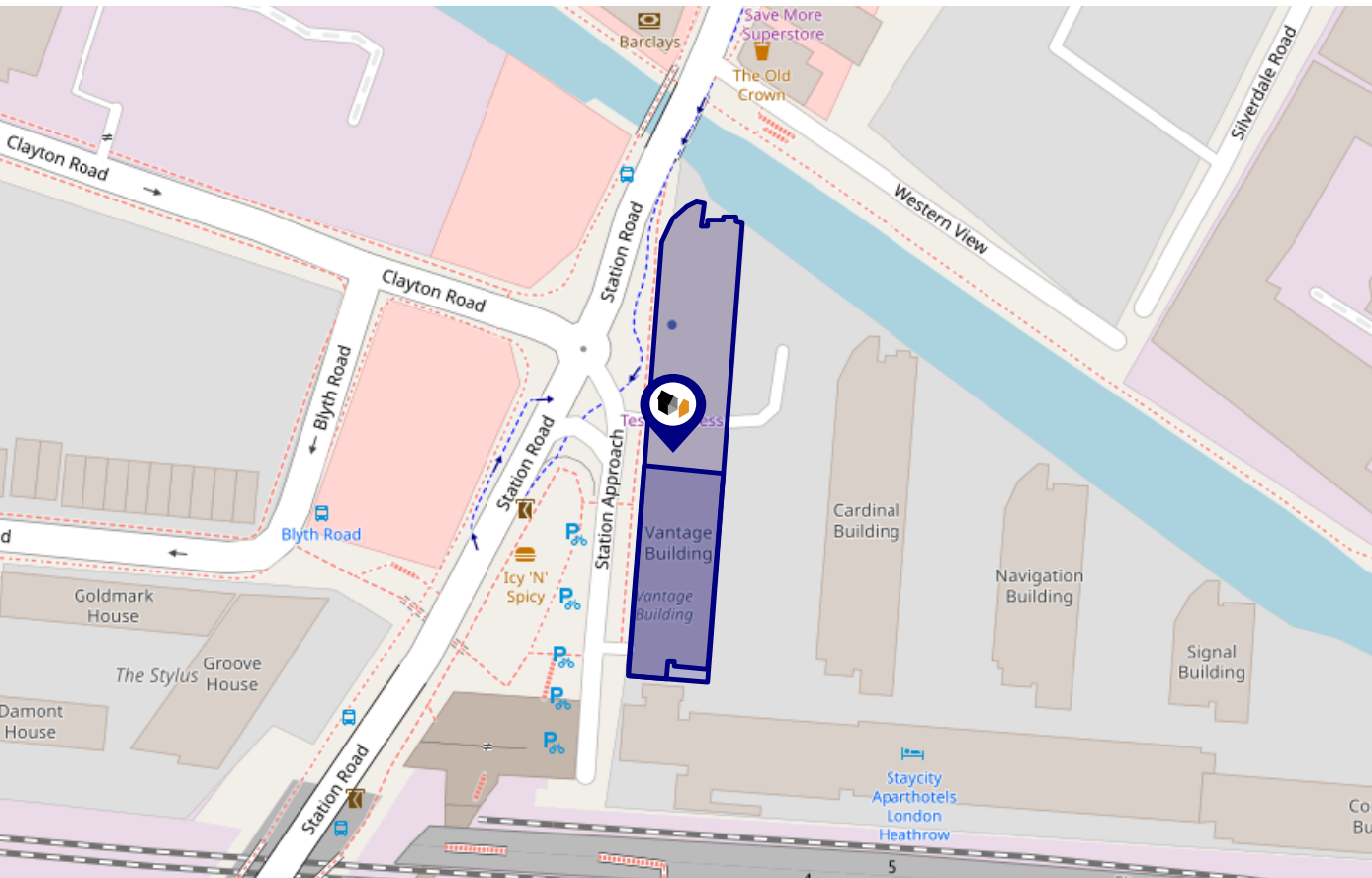
Chance of flooding to the following depths at this property:



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.

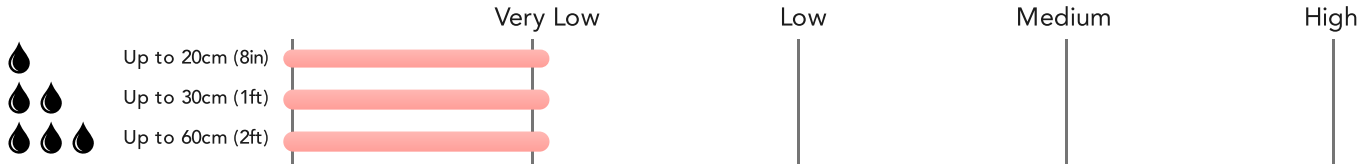


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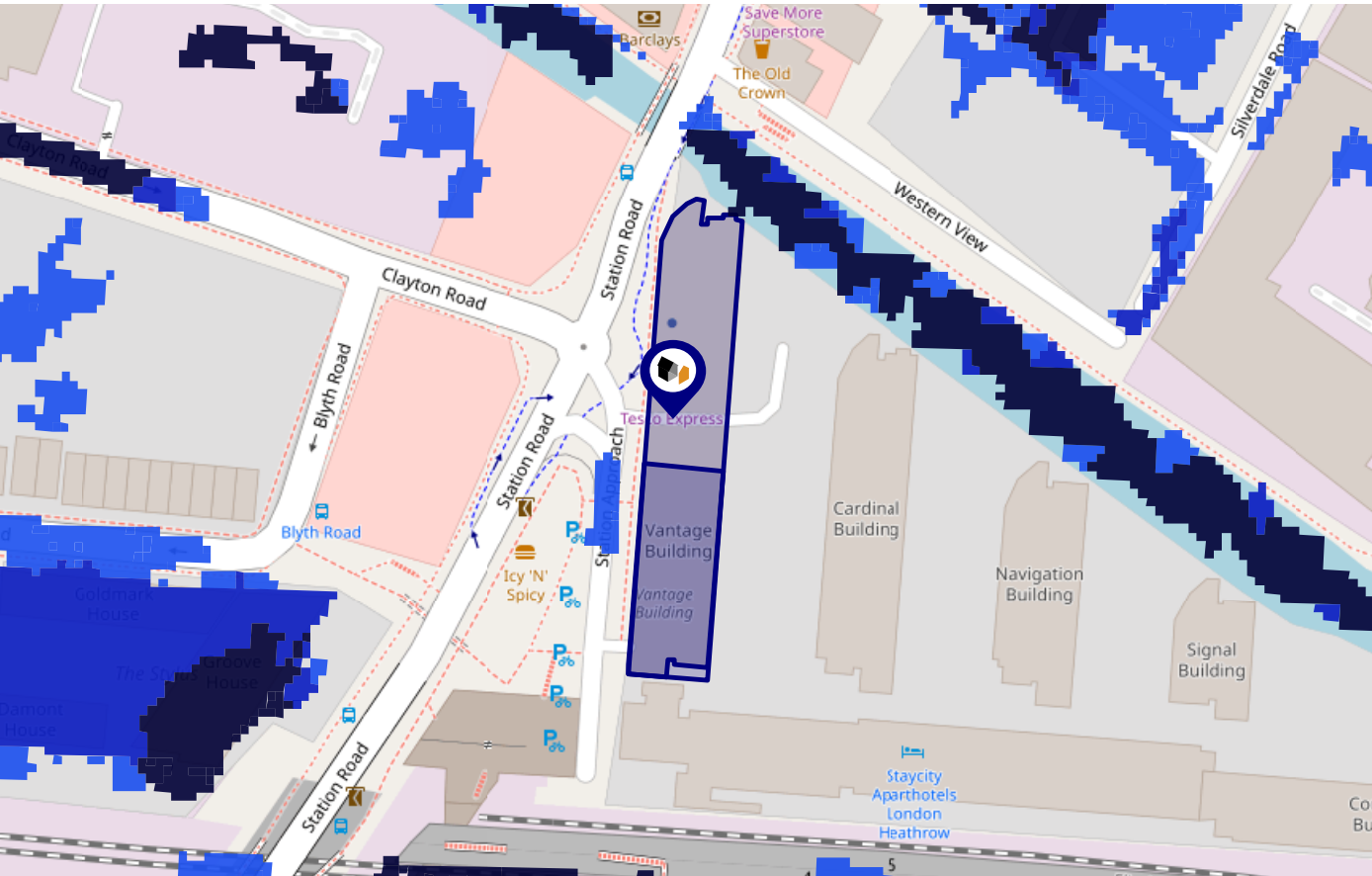
Chance of flooding to the following depths at this property:



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.

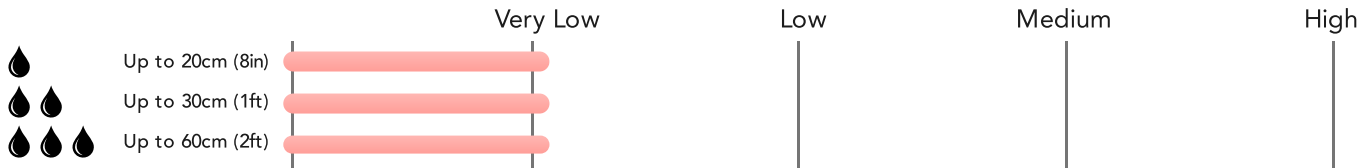


Risk Rating: Very low

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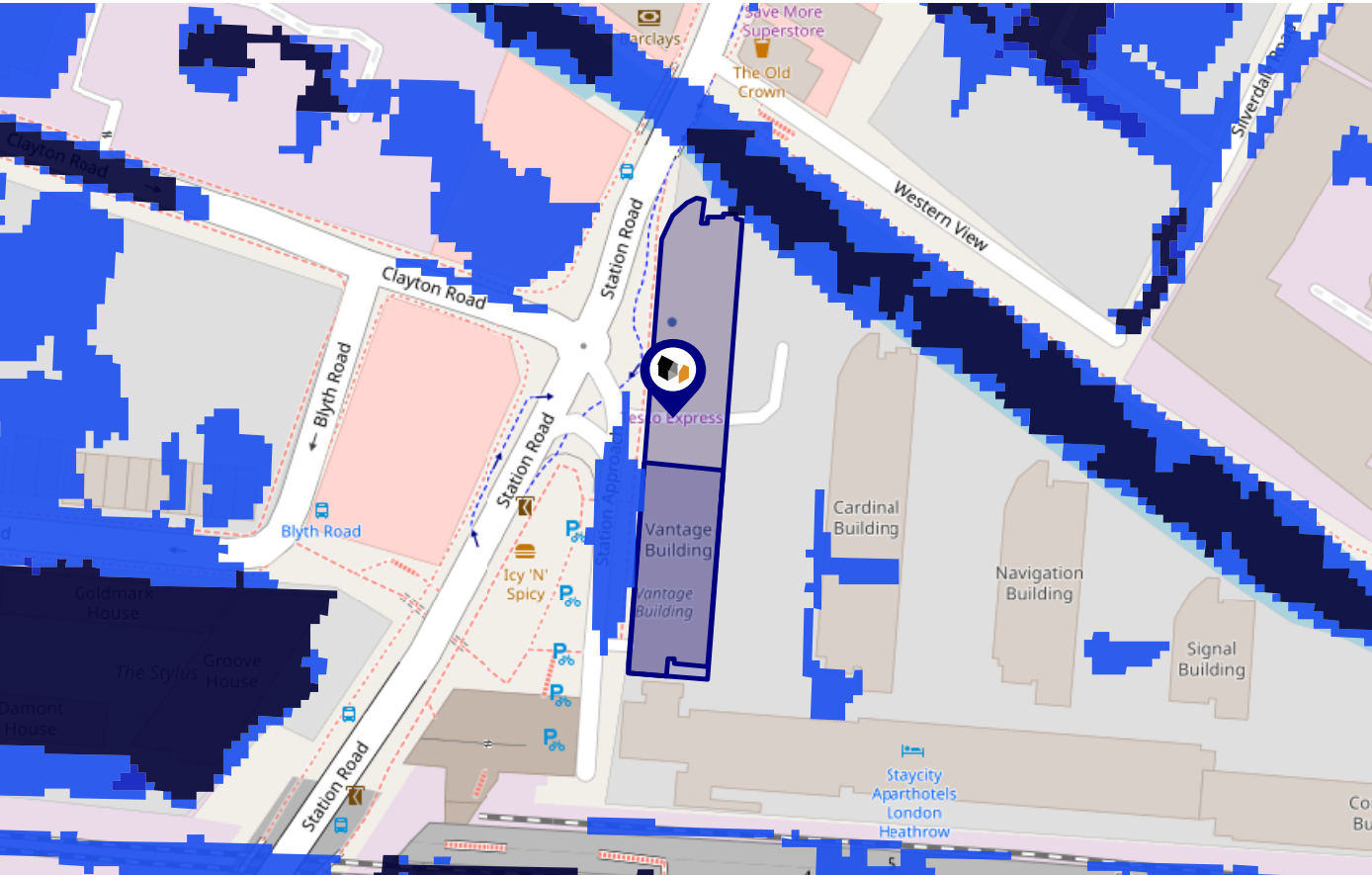
Chance of flooding to the following depths at this property:



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.

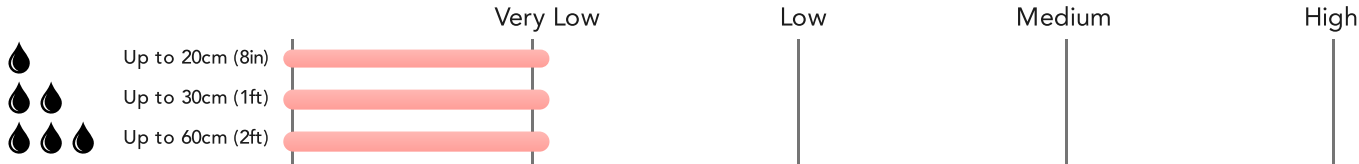


Risk Rating: Very low

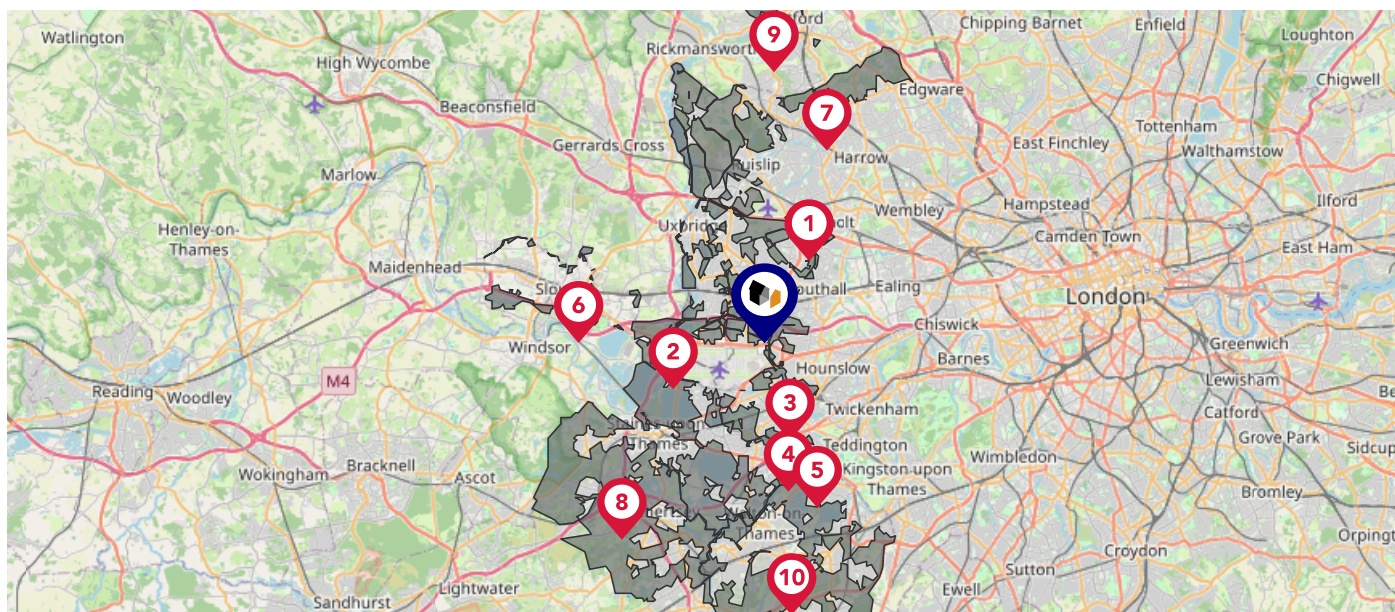
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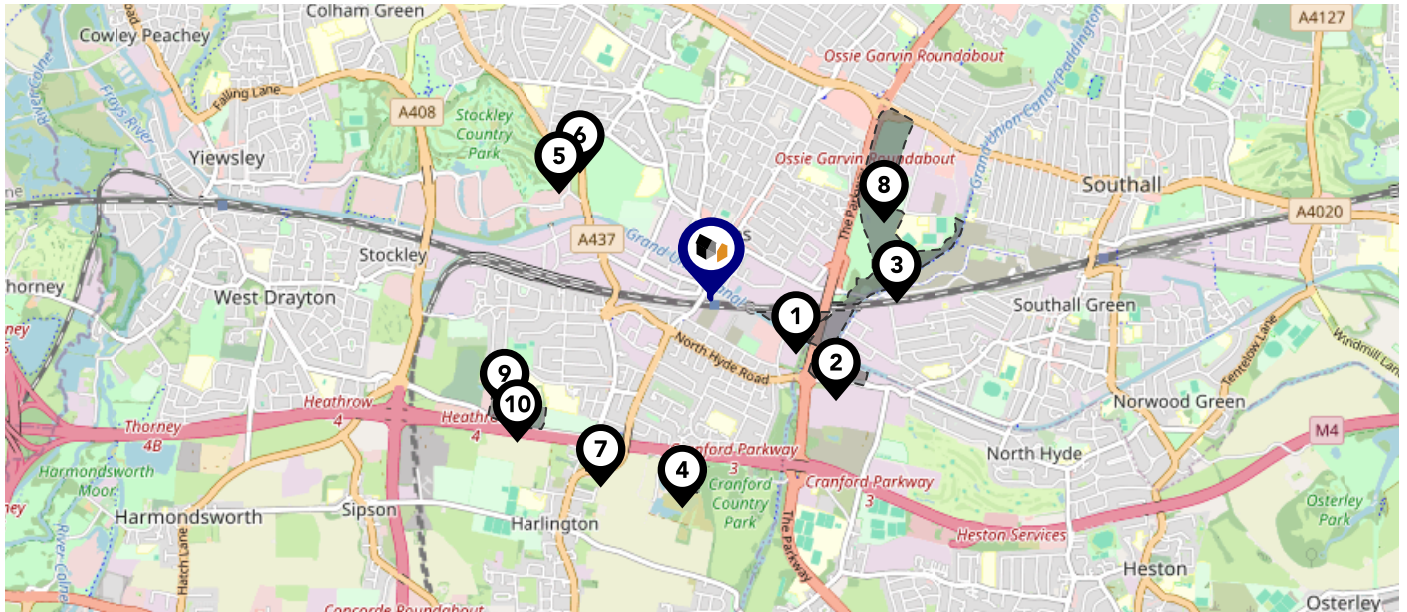
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Ealing
-  London Green Belt - Hillingdon
-  London Green Belt - Hounslow
-  London Green Belt - Spelthorne
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Slough
-  London Green Belt - Harrow
-  London Green Belt - Runnymede
-  London Green Belt - Watford
-  London Green Belt - Elmbridge

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.



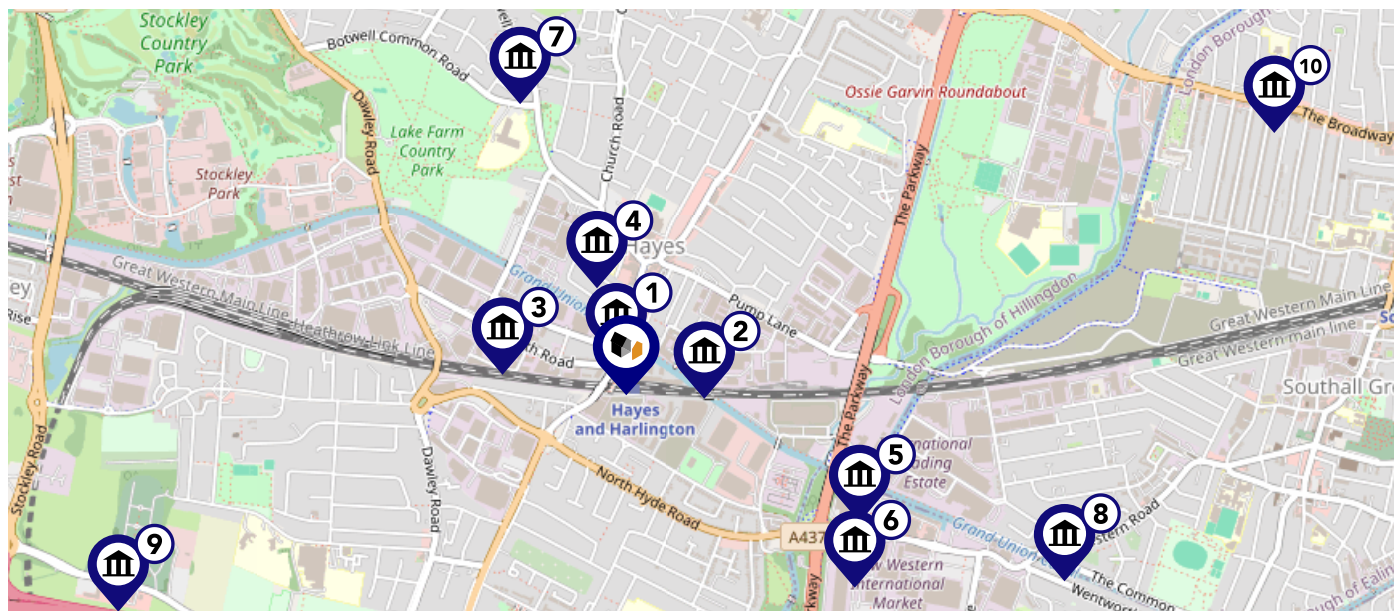
Nearby Landfill Sites

1	Bulls Bridge Area-Hays Town, Hillingdon, London	Historic Landfill	☐
2	Bulls Bridge-Southall	Historic Landfill	☐
3	Land at Yeading-Hayes, Middlesex	Historic Landfill	☐
4	Crane Meadow-Harlington, West Drayton, Hillingdon, London	Historic Landfill	☐
5	Land Parcels 2,3,4,5,9-Stockley Park, Hillingdon, Middlesex	Historic Landfill	☐
6	Botwell Common Road-Botwell	Historic Landfill	☐
7	Saint Peters Way-Harlington, West Drayton, Hillingdon, London	Historic Landfill	☐
8	Minet Site D-Avondale Drive, Minet Estate	Historic Landfill	☐
9	Frogsditch Farm-Harlington, West Drayton, Hillingdon, London	Historic Landfill	☐
10	Frogsditch Farm-Harlington, West Drayton, Hillingdon, London	Historic Landfill	☐

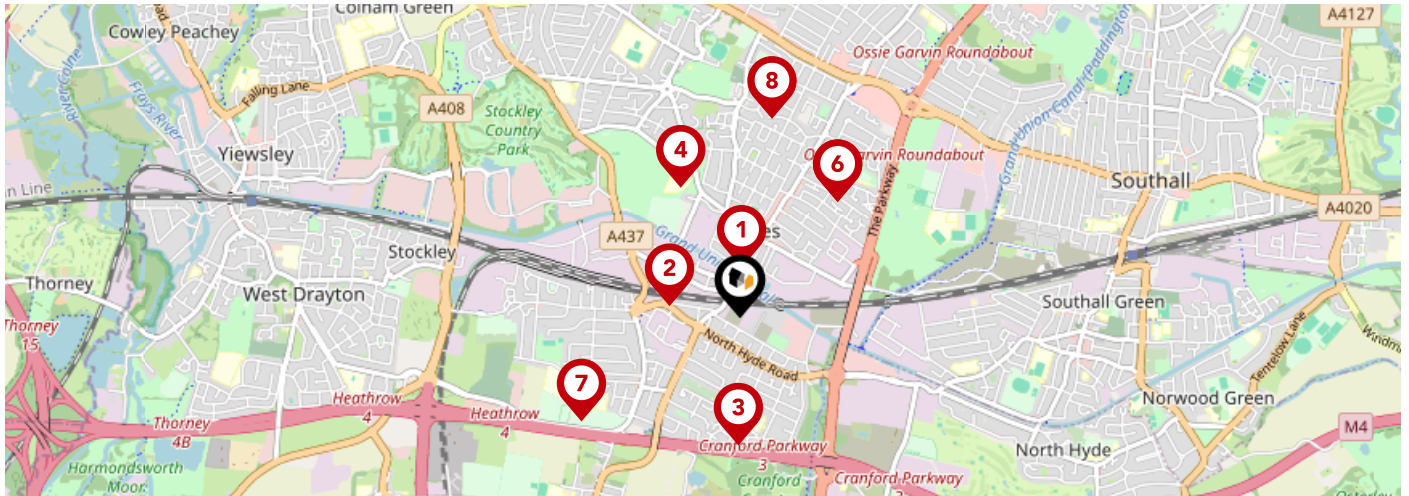
Maps

Listed Buildings

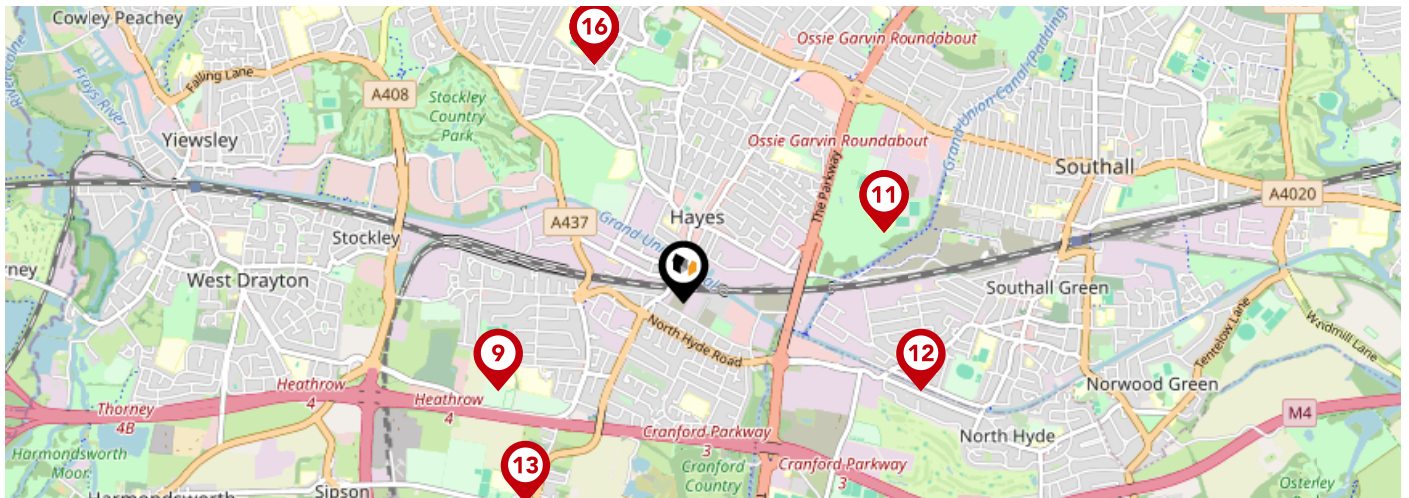
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1464541 - Church Of St Anselm, Hayes	Grade II	0.1 miles
	1080121 - Benlow Works	Grade II	0.2 miles
	1244861 - Enterprise House	Grade II	0.3 miles
	1358357 - Botwell House	Grade II	0.3 miles
	1189553 - Bull's Bridge Number 21 Over Grand Union Canal And Grand Union Canal (paddington Branch) Junction	Grade II	0.6 miles
	1096071 - Brentford Fountain, Western International Market	Grade II	0.7 miles
	1080257 - Whitehall	Grade II	0.7 miles
	1455366 - Featherstone Boys School War Memorial	Grade II	1.1 miles
	1393676 - War Memorial Cherry Lane Cemetery	Grade II	1.3 miles
	1079382 - Church Of St George	Grade II	1.6 miles



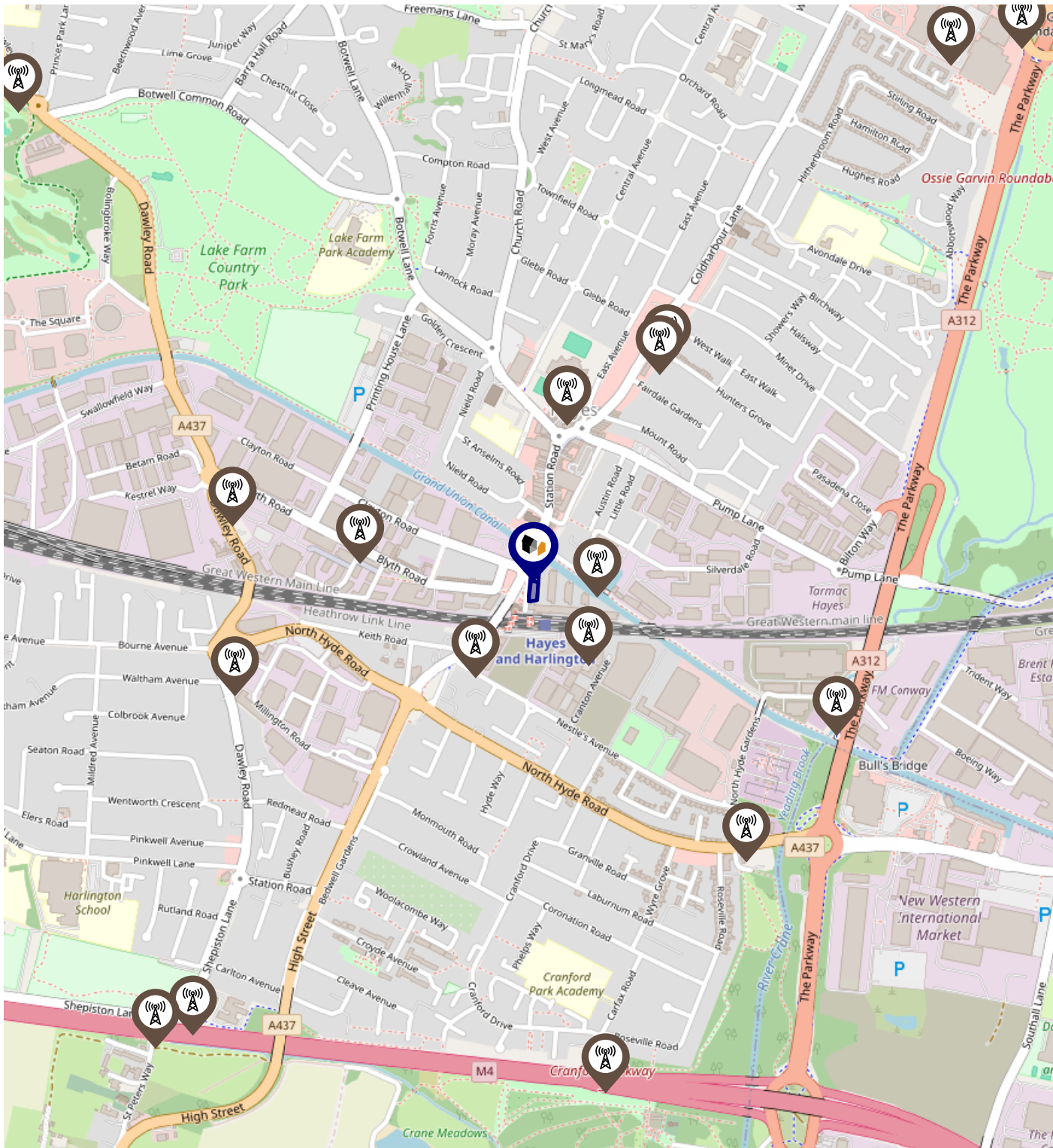
		Nursery	Primary	Secondary	College	Private
	Botwell House Catholic Primary School Ofsted Rating: Good Pupils: 705 Distance:0.23	☐	☒	☐	☐	☐
	Global Academy Ofsted Rating: Good Pupils: 419 Distance:0.33	☐	☐	☒	☐	☐
	Cranford Park Academy Ofsted Rating: Good Pupils: 901 Distance:0.59	☐	☒	☐	☐	☐
	Lake Farm Park Academy Ofsted Rating: Good Pupils: 702 Distance:0.66	☐	☒	☐	☐	☐
	Minet Junior School Ofsted Rating: Good Pupils: 410 Distance:0.7	☐	☒	☐	☐	☐
	Minet Infant and Nursery School Ofsted Rating: Good Pupils: 431 Distance:0.7	☐	☒	☐	☐	☐
	Harlington School Ofsted Rating: Good Pupils: 1317 Distance:0.87	☐	☐	☒	☐	☐
	Dr Triplett's CofE Primary School Ofsted Rating: Good Pupils: 452 Distance:0.93	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Pinkwell Primary School Ofsted Rating: Good Pupils: 616 Distance:0.95	☐	☒	☐	☐	☐
	Nanaksar Primary School Ofsted Rating: Good Pupils: 145 Distance:0.98	☐	☒	☐	☐	☐
	Guru Nanak Sikh Academy Ofsted Rating: Good Pupils: 1560 Distance:0.98	☐	☒	☒	☐	☐
	Featherstone Primary and Nursery School Ofsted Rating: Outstanding Pupils: 682 Distance:1.17	☐	☒	☐	☐	☐
	William Byrd Primary Academy Ofsted Rating: Good Pupils: 567 Distance:1.18	☐	☒	☐	☐	☐
	Rosedale Primary School Ofsted Rating: Good Pupils: 411 Distance:1.18	☐	☒	☐	☐	☐
	Parkside Studio College Ofsted Rating: Good Pupils: 61 Distance:1.18	☐	☐	☒	☐	☐
	Rosedale College Ofsted Rating: Good Pupils: 912 Distance:1.18	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

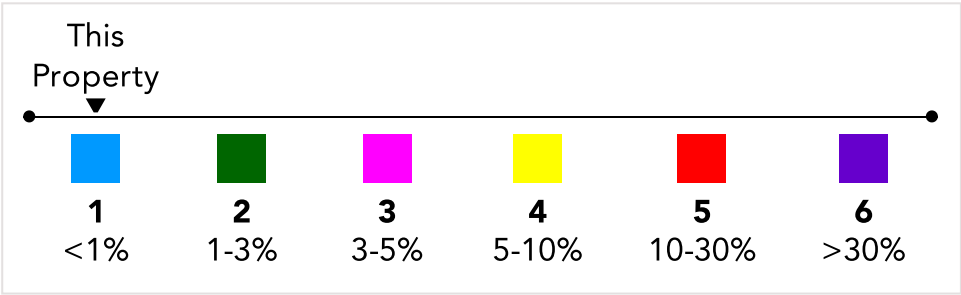
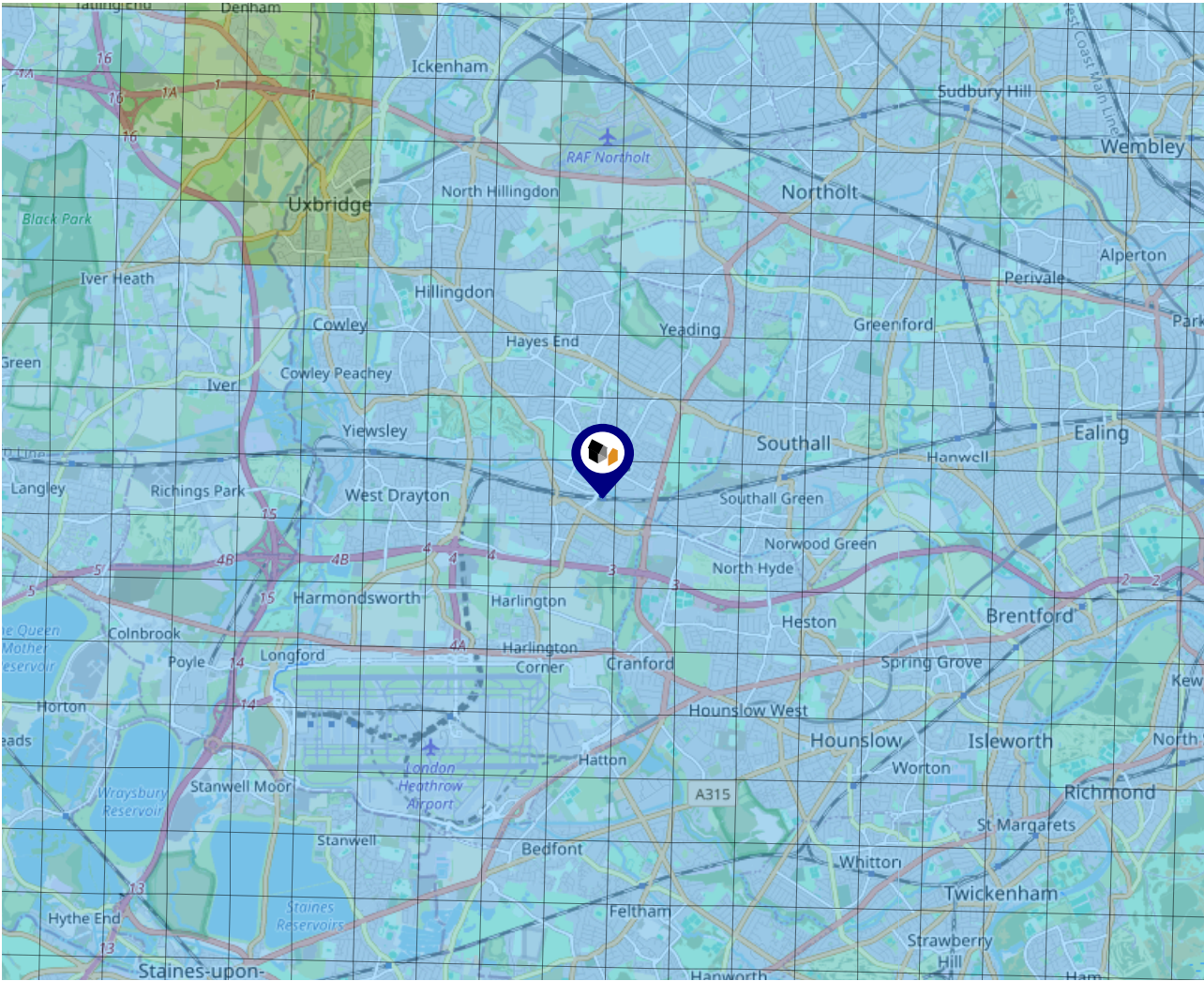


Key:

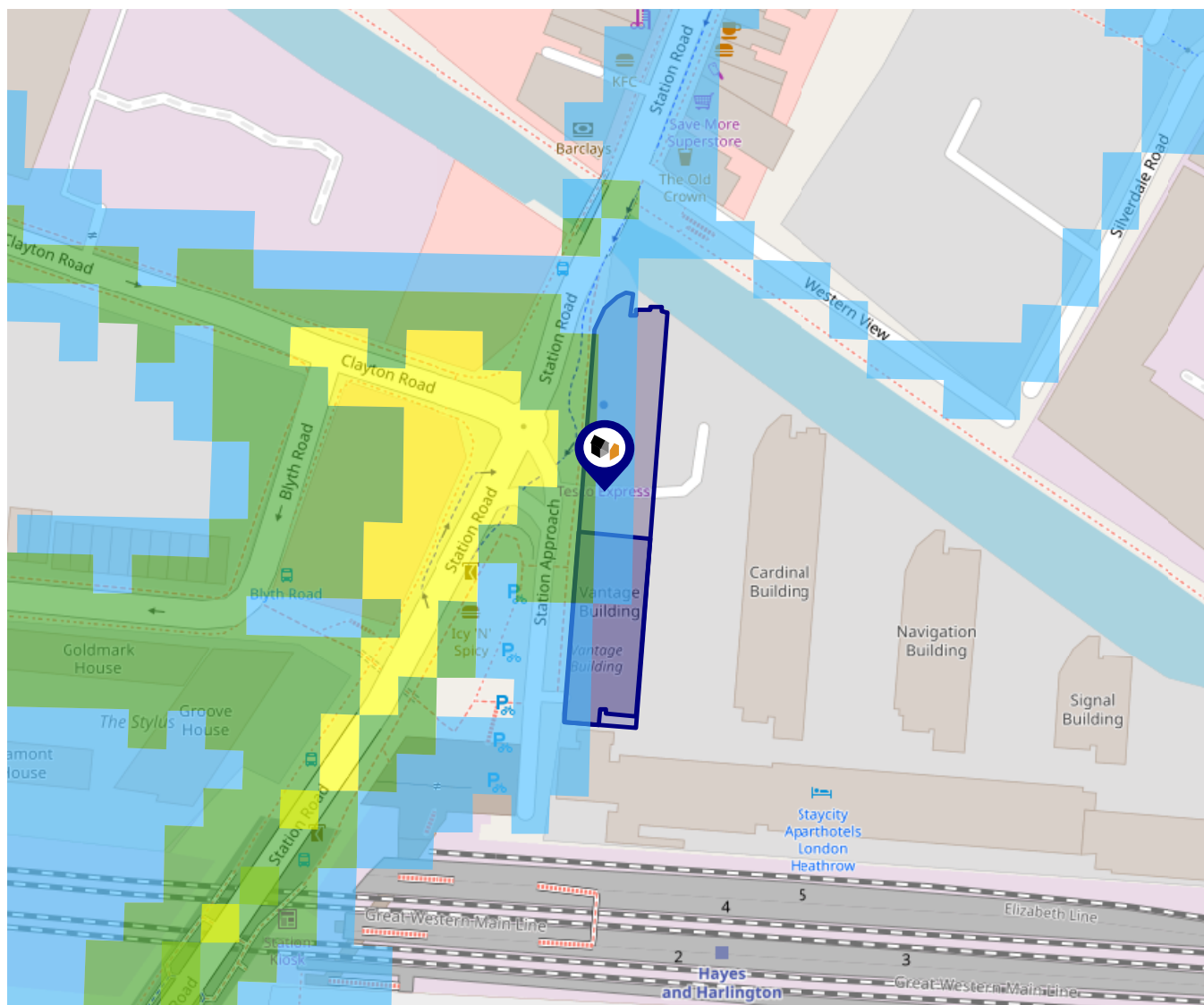
-  Power Pylons
-  Communication Masts

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

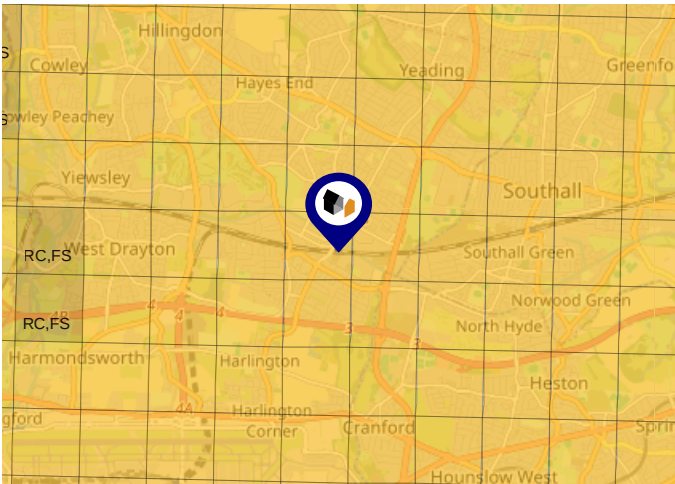


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

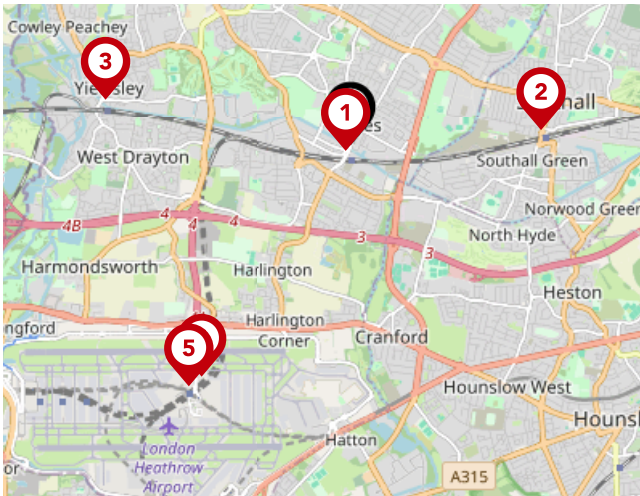


Primary Classifications (Most Common Clay Types)

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

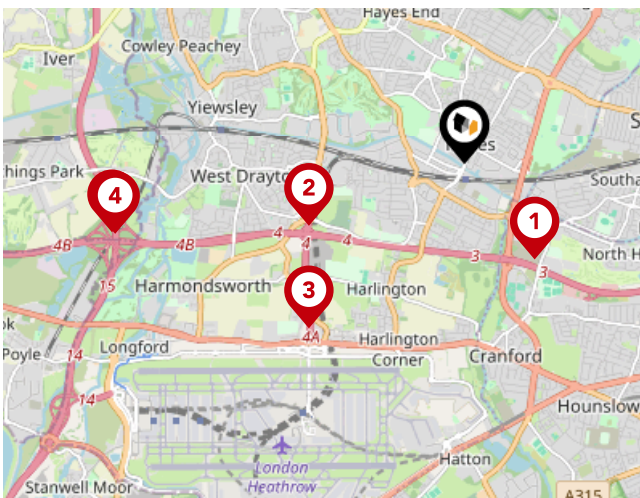
Area

Transport (National)



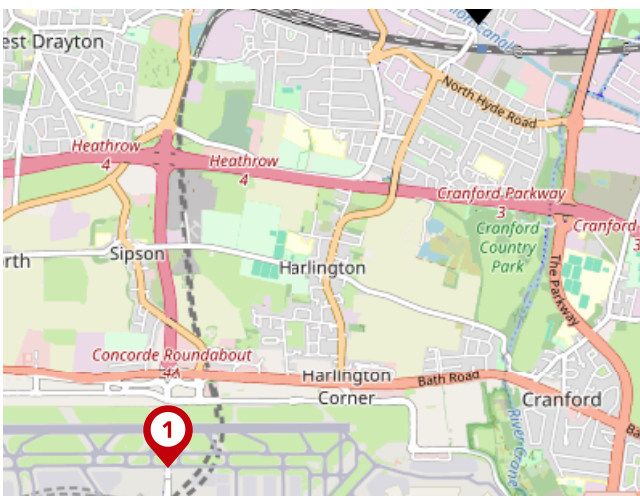
National Rail Stations

Pin	Name	Distance
1	Hayes & Harlington Rail Station	0.07 miles
2	Southall Rail Station	1.76 miles
3	West Drayton Rail Station	2.3 miles
4	Heathrow T1 Rail-Air Link	2.53 miles
5	Heathrow Terminals 2 & 3 Rail Station	2.67 miles



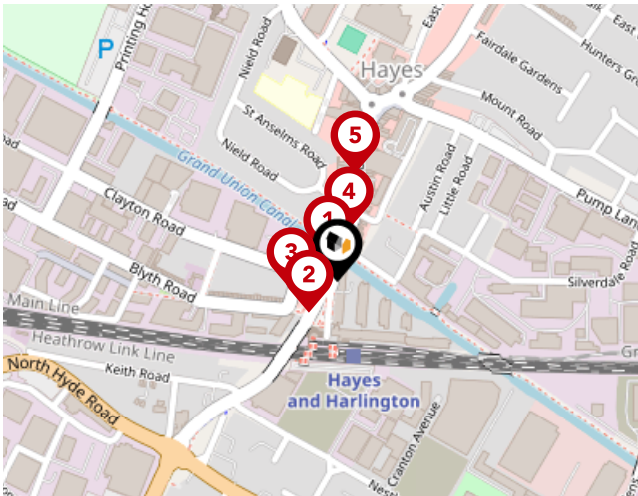
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J3	1.09 miles
2	M4 J4	1.54 miles
3	M4 J4A	2.08 miles
4	M25 J15	3.27 miles
5	M4 J4B	3.31 miles



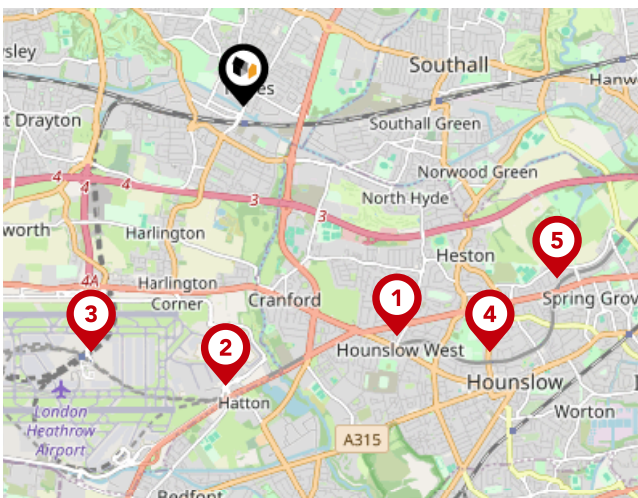
Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	2.49 miles



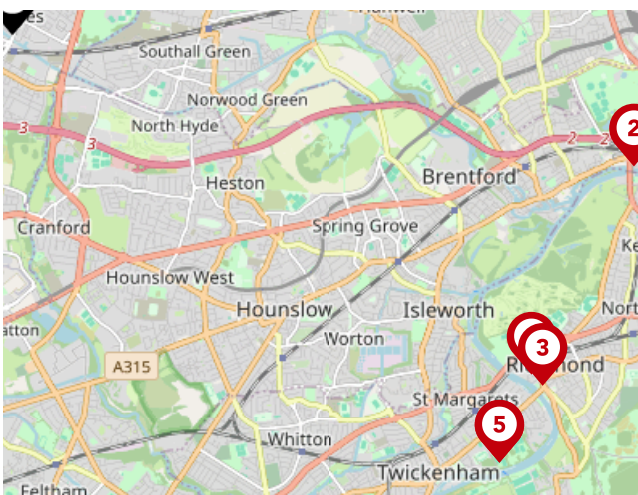
Bus Stops/Stations

Pin	Name	Distance
1	Clayton Road (UB3)	0.02 miles
2	Hayes & Harlington	0.04 miles
3	Blyth Road Hayes	0.05 miles
4	Clayton Road (UB3)	0.06 miles
5	Crown Close Pump Lane	0.12 miles



Local Connections

Pin	Name	Distance
1	Hounslow West Underground Station	2.54 miles
2	Hatton Cross Underground Station	2.57 miles
3	Heathrow Terminals 2 & 3 Underground Station	2.66 miles
4	Hounslow Central Underground Station	3.21 miles
5	Osterley Underground Station	3.29 miles



Ferry Terminals

Pin	Name	Distance
1	Richmond St. Helena Pier	5.72 miles
2	Kew Pier	5.85 miles
3	Richmond Landing Stage	5.86 miles
4	Twickenham - Marble Hill Pk Ferry Landing	5.97 miles
5	Twickenham Hammerton's Pier	5.97 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.

We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



Phillip Arnold

frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

Testimonial 1



I was recommended to Philip Arnold by my solicitor for a probate valuation. Initial contact was good and a very swift reply secured a meeting. Philip was very amenable and spot on time, he carried out the valuation of the property in a very professional manner, explaining every point as he went round. The in depth report came within a few days. It was good to deal at all levels with an honest and professional team. I would have no problem in recommending.

Testimonial 2



A very professional and friendly service. Philip was recommended to us and the service provided was prompt and Philip friendly and courteous. We expected to wait several days to receive the info we required and to our surprise an email with the file was provided within a couple of days although during our appointment he had shared he was very busy. All in all a great service and would recommend Philip Arnold Auctions.

Testimonial 3



Philip Arnold was very helpful in providing a probate valuation for my mother's house. A prompt and efficient response in providing the report and very helpful when when HMRC wanted to verify the value. It all went smoothly.

Testimonial 4



Phillip is a professional person who has done several valuations for us over the years. He is a friendly and helpful gentleman. Julie is very efficient in sending us the invoice.



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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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