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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 03rd October 2026



FLAT 8, ELM COURT, 47-49, ELM GROVE, SOUTHSEA, PO5 1JF

Phillip Arnold Auctions

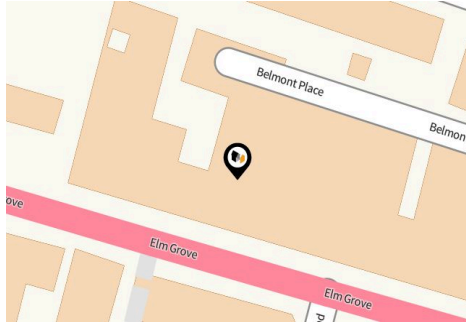
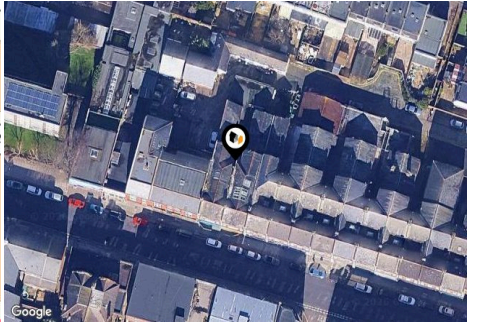
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	473 ft ² / 44 m ²
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,528
UPRN:	1775024601
Restrictive Covenants:	No

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15
mb/s



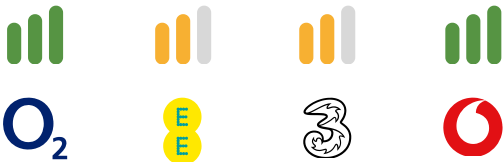
80
mb/s



5500
mb/s

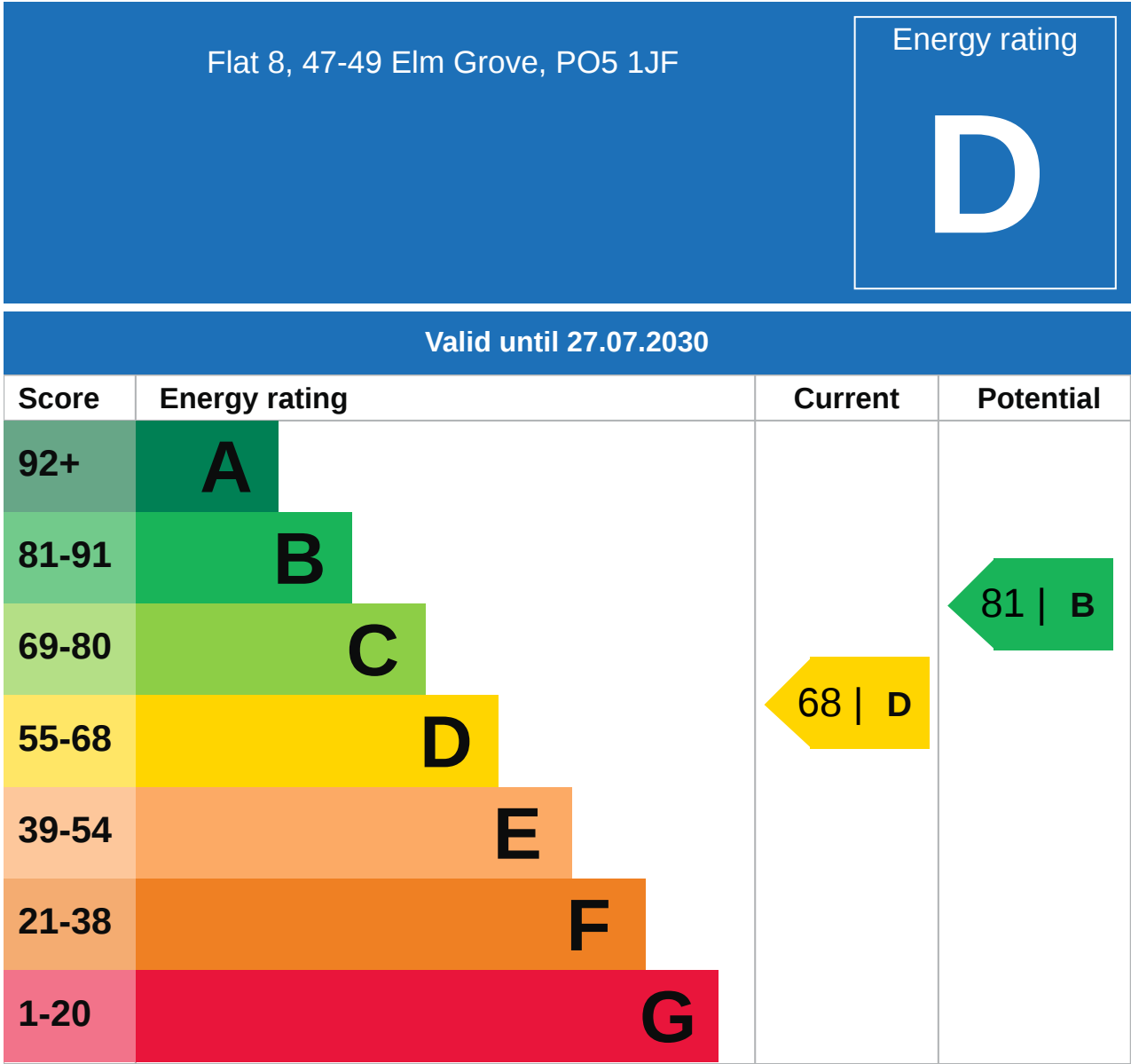


Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





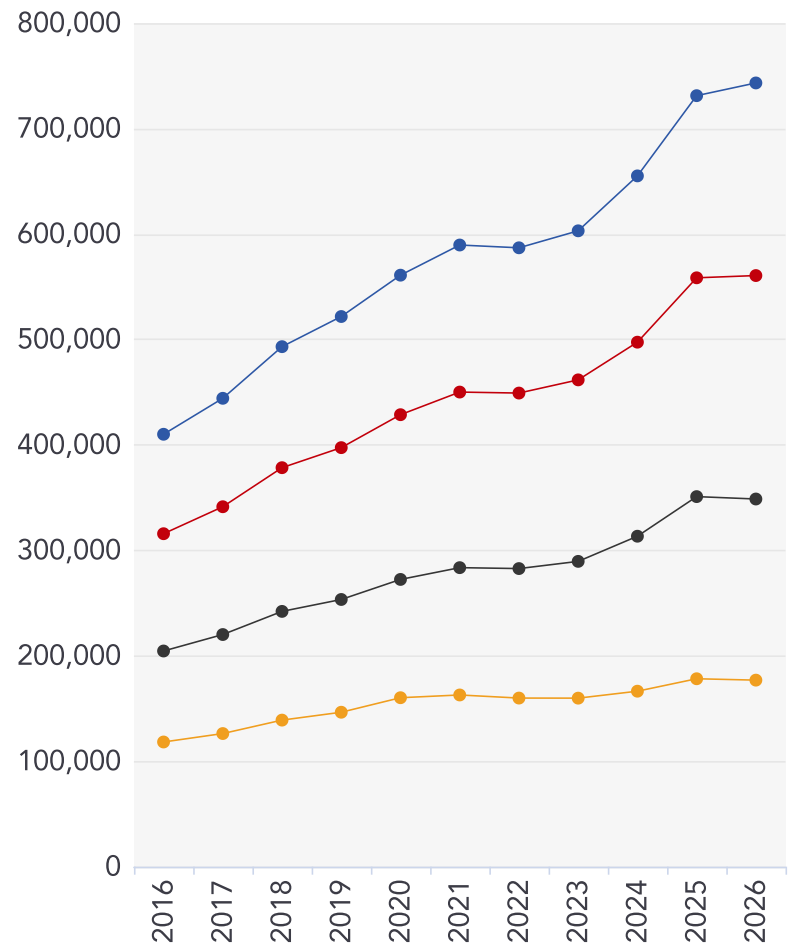
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	44 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PO5



Detached

+81.25%

Semi-Detached

+77.53%

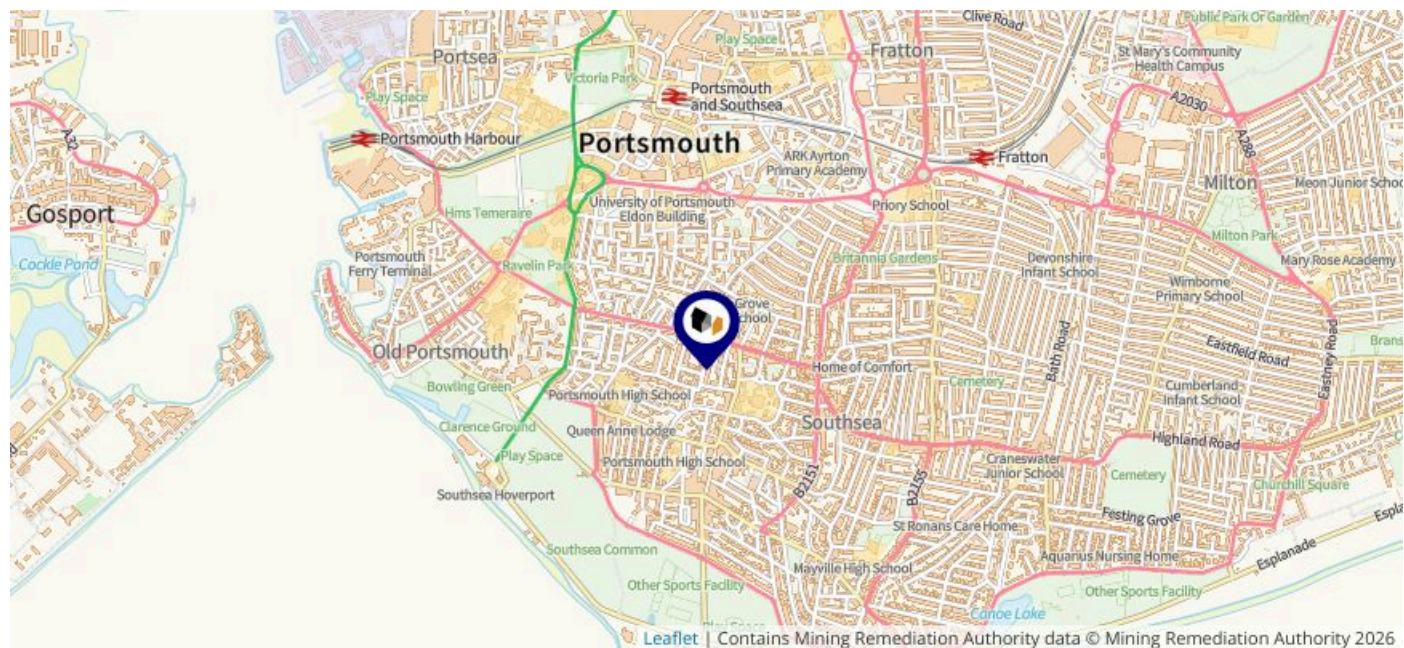
Terraced

+70.47%

Flat

+49.6%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

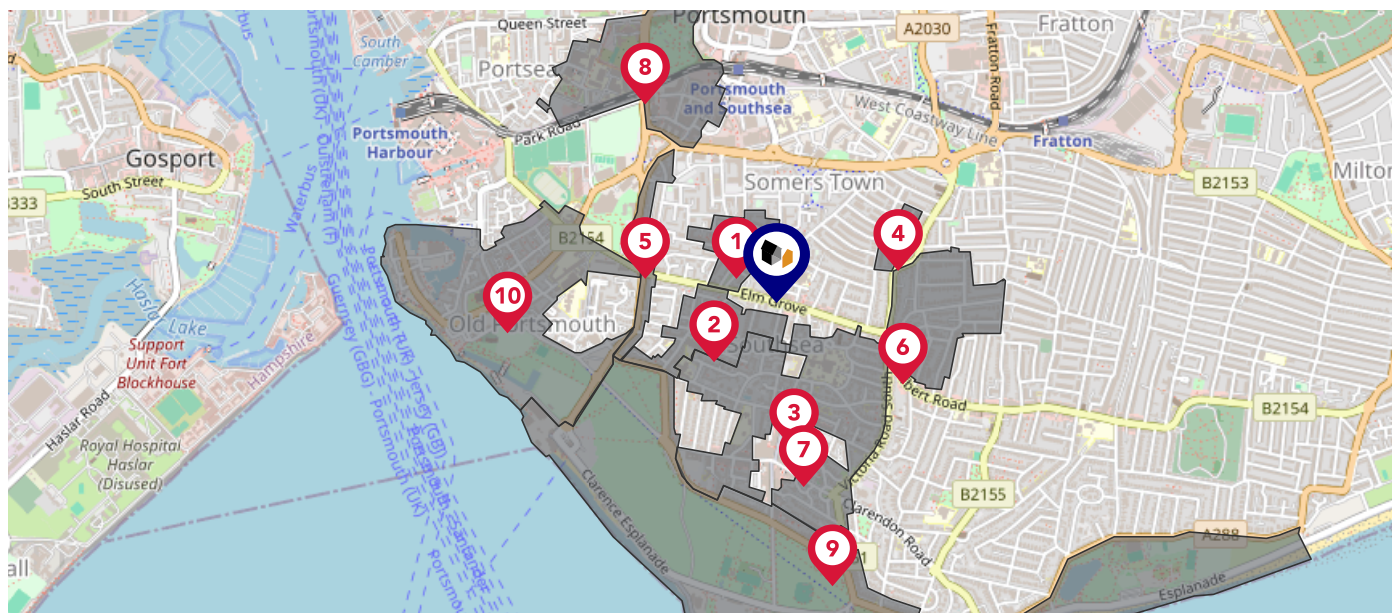
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

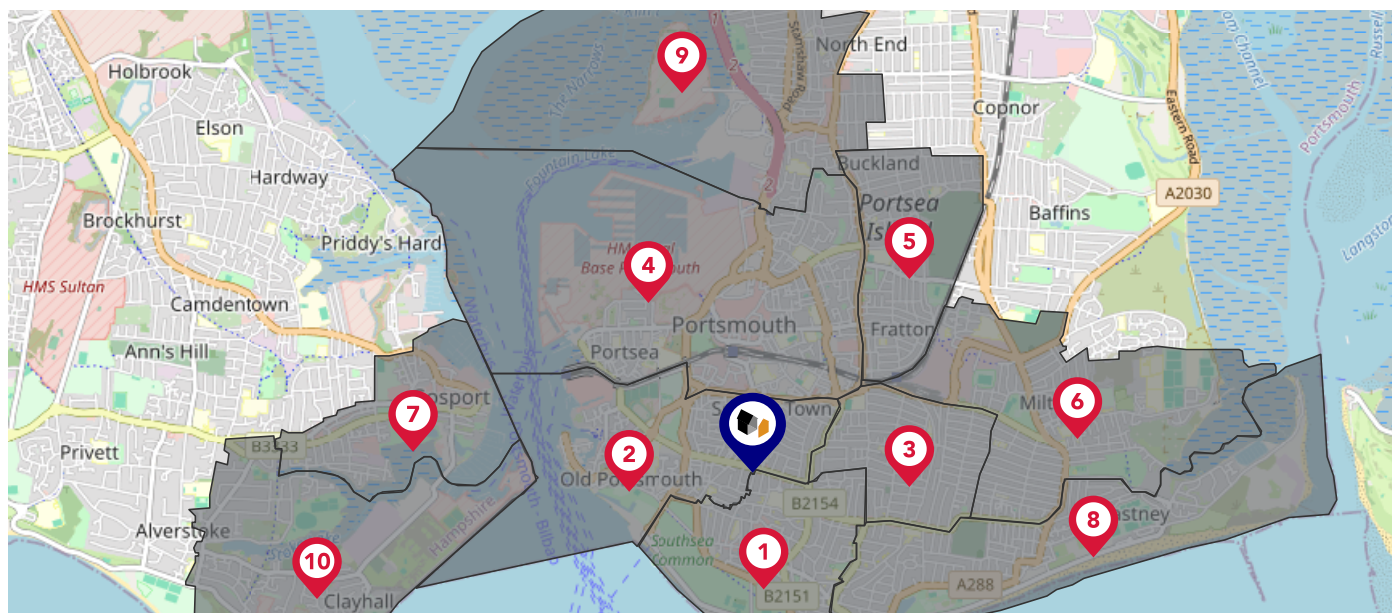
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  King Street
-  Castle Road
-  Owen's Southsea
-  St David's Road, Southsea
-  The Terraces
-  Campbell Road, Southsea
-  Stanley Street, Southsea
-  Guildhall and Victoria Park
-  The Sea Front, Southsea
-  Old Portsmouth

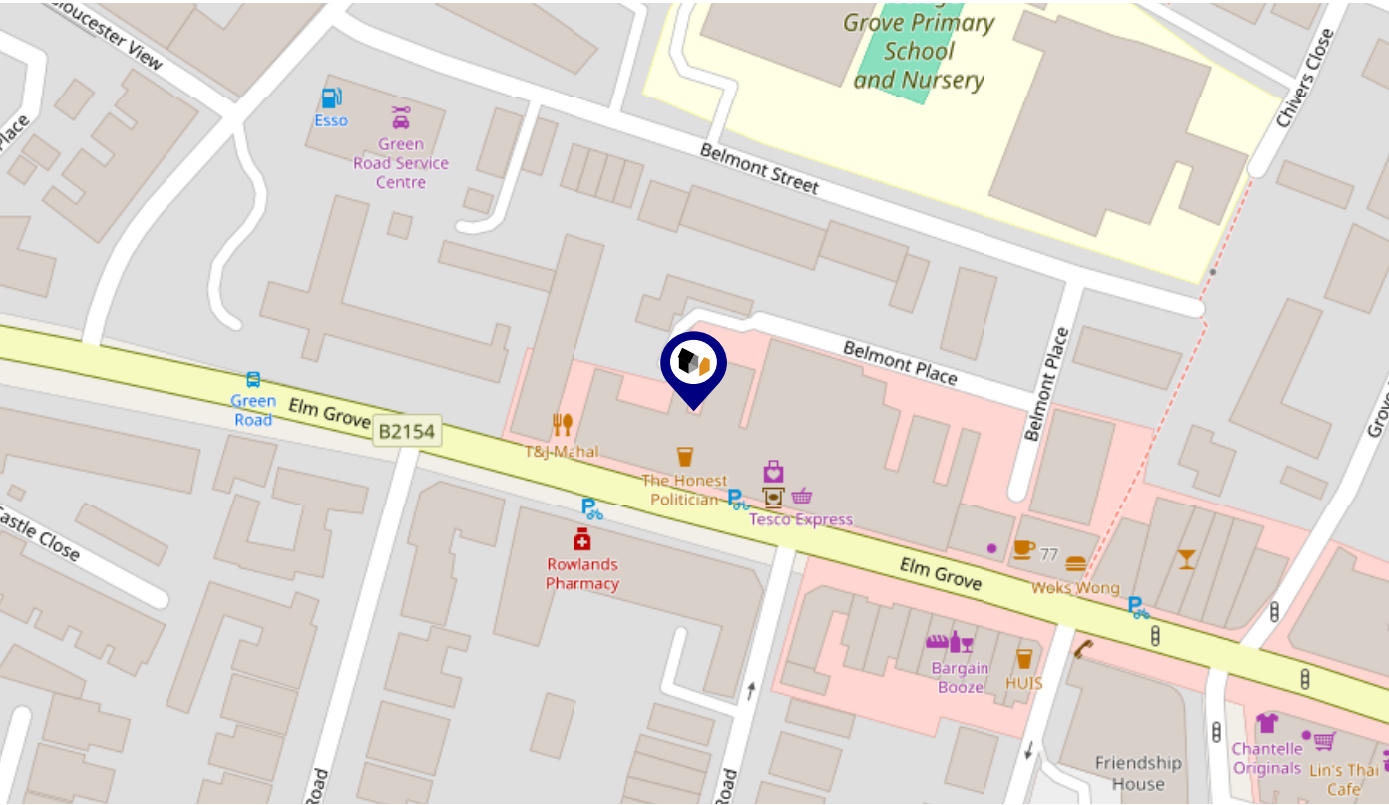
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  St. Jude Ward
-  St. Thomas Ward
-  Central Southsea Ward
-  Charles Dickens Ward
-  Fratton Ward
-  Milton Ward
-  Harbourside & Town Ward
-  Eastney and Craneswater Ward
-  Nelson Ward
-  Anglesey 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.

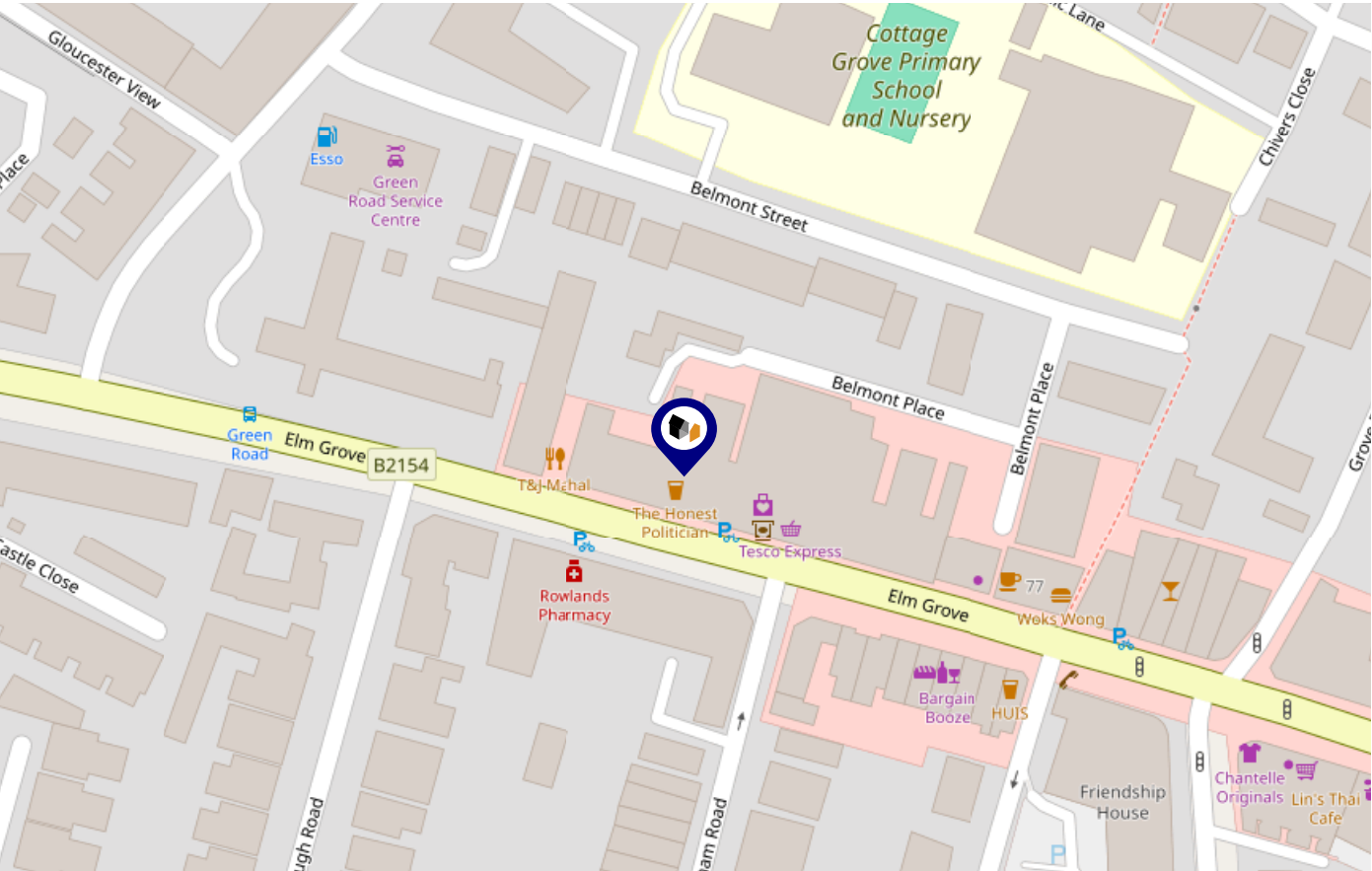
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

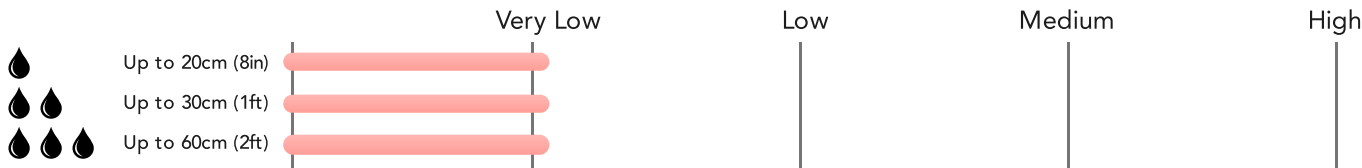


Risk Rating: Very low

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.

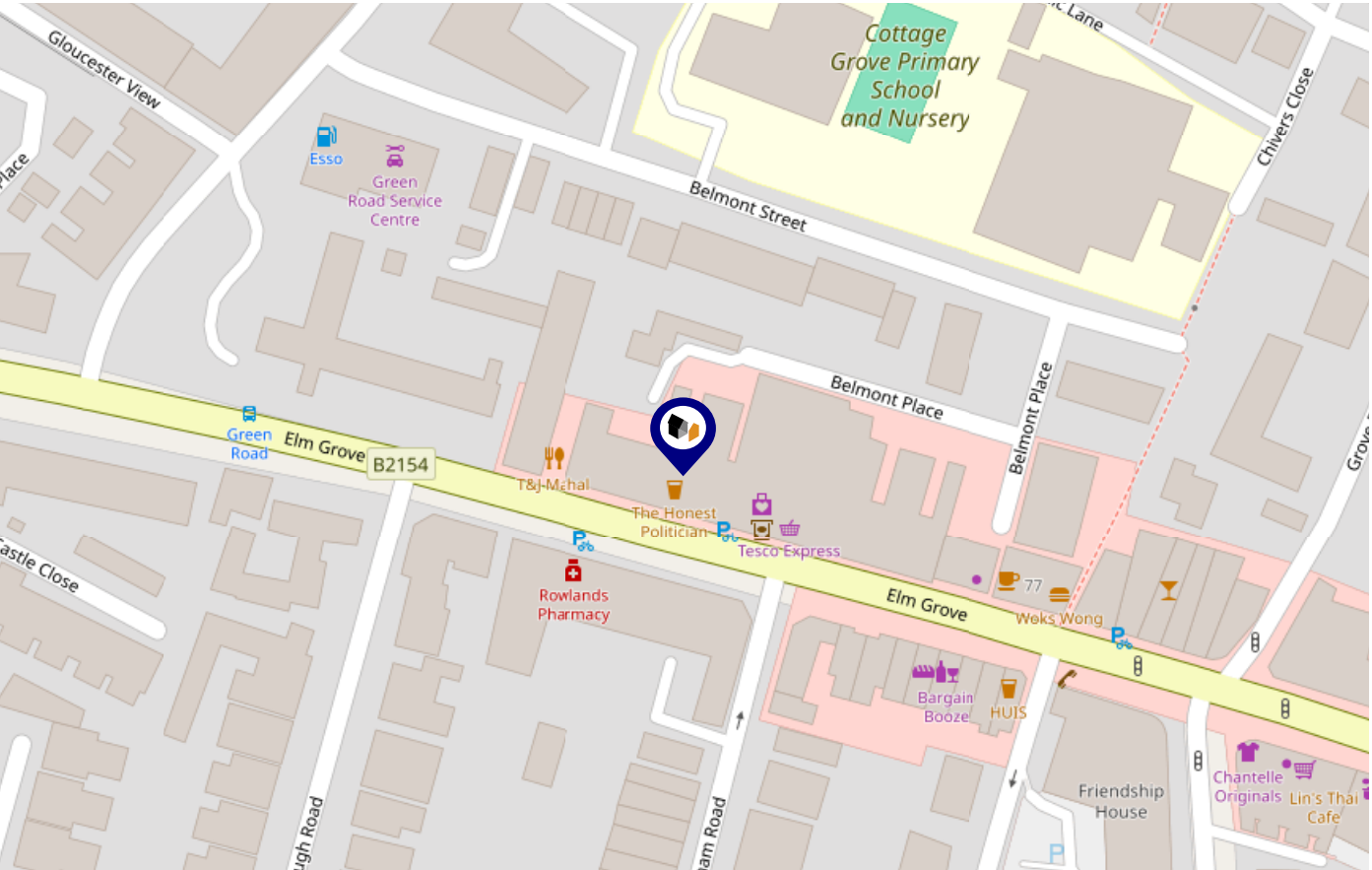
Chance of flooding to the following depths at this property:



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.

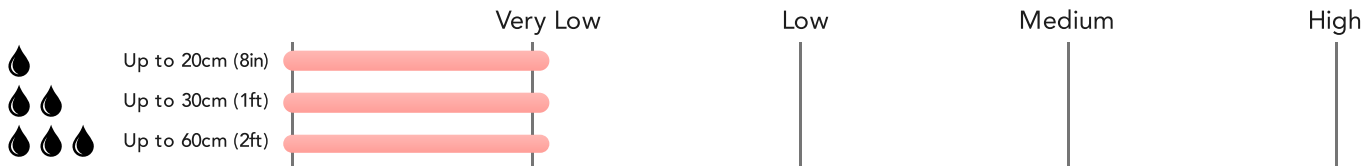


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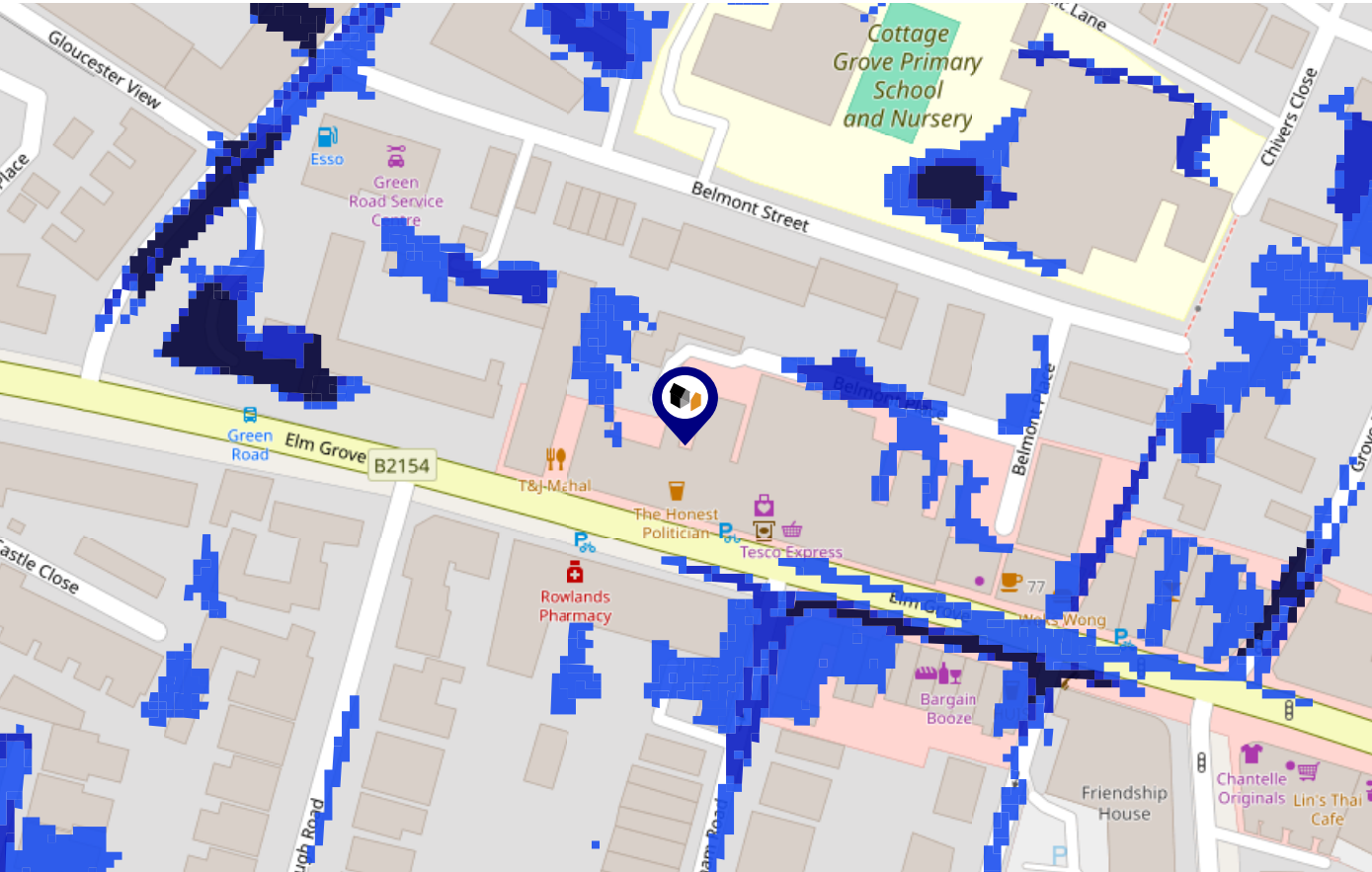
Chance of flooding to the following depths at this property:



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.

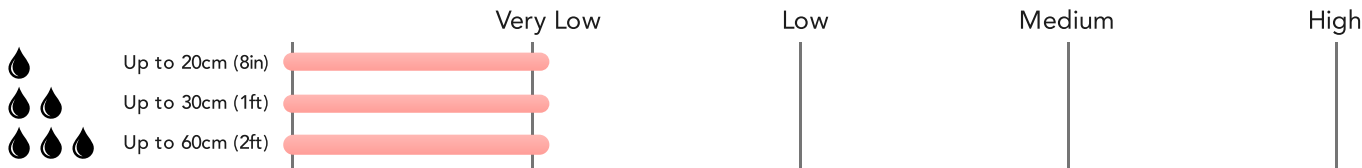


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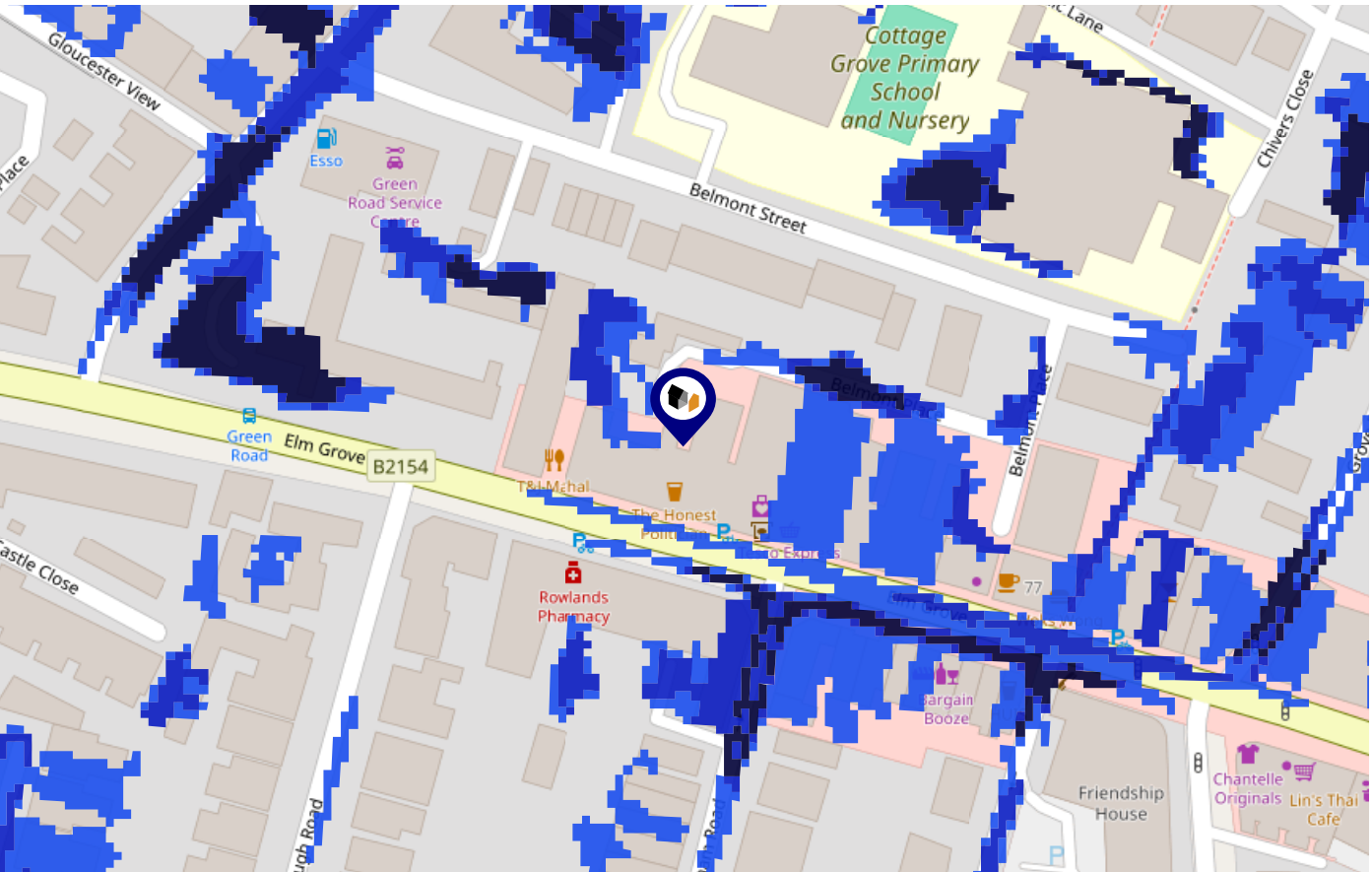
Chance of flooding to the following depths at this property:



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.

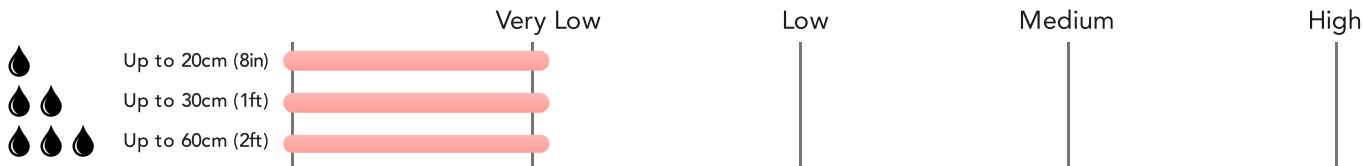


Risk Rating: Very low

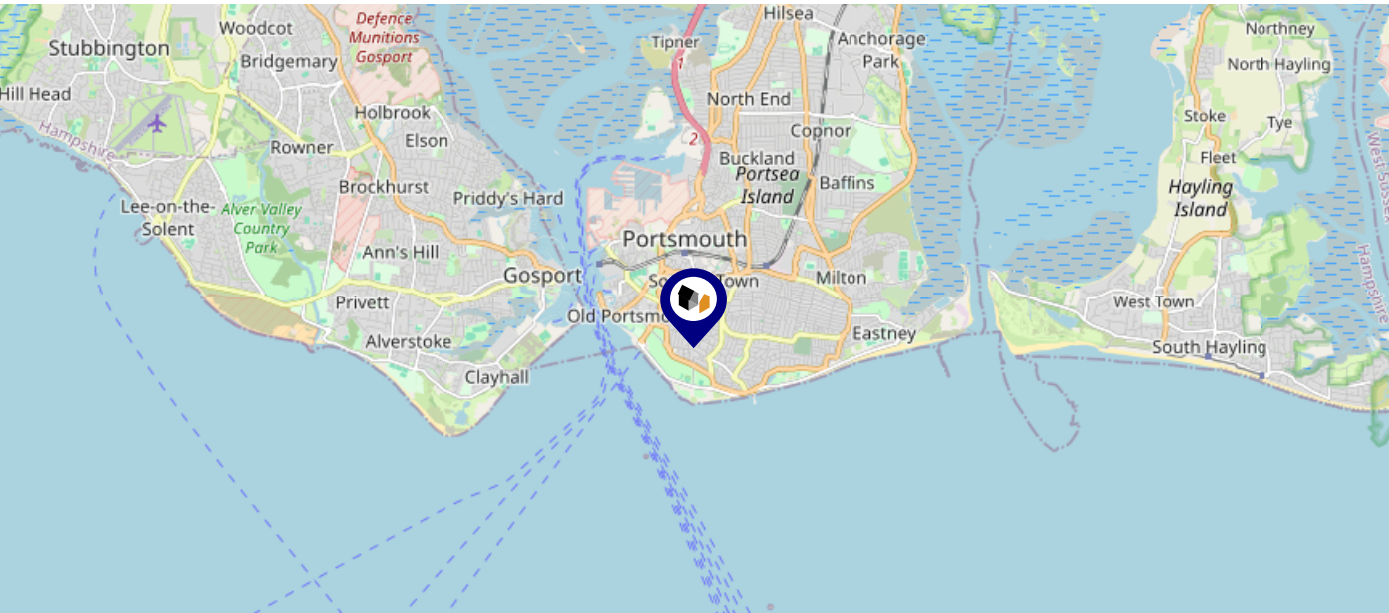
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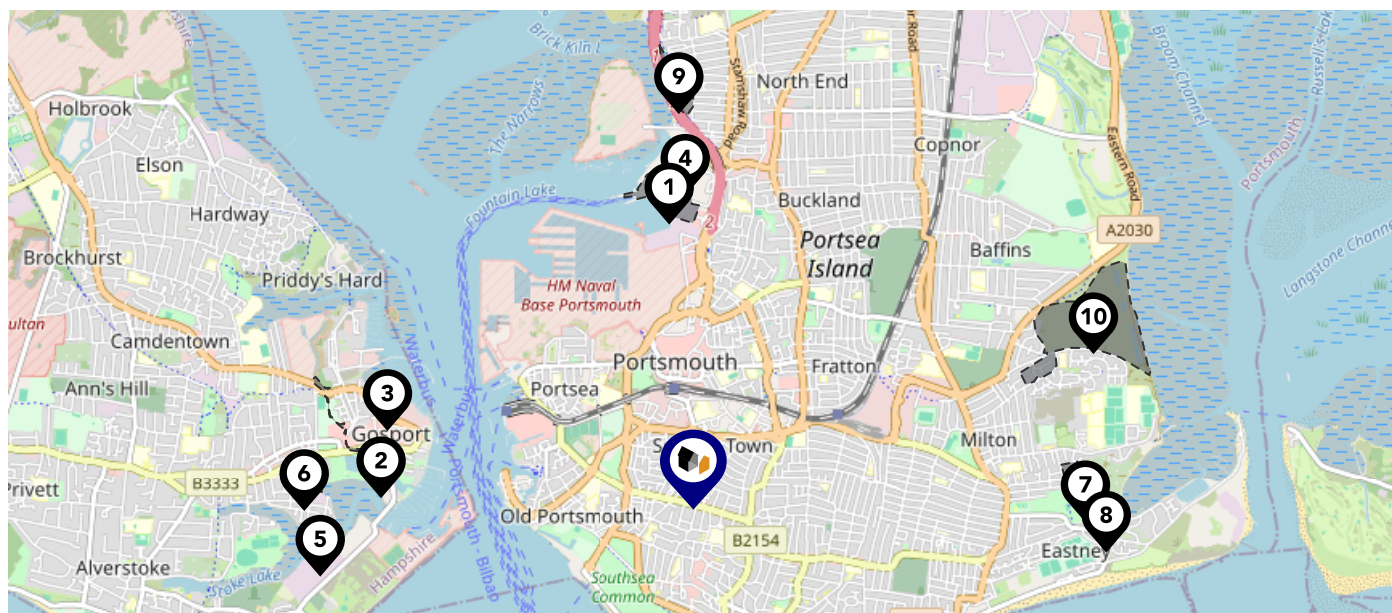
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



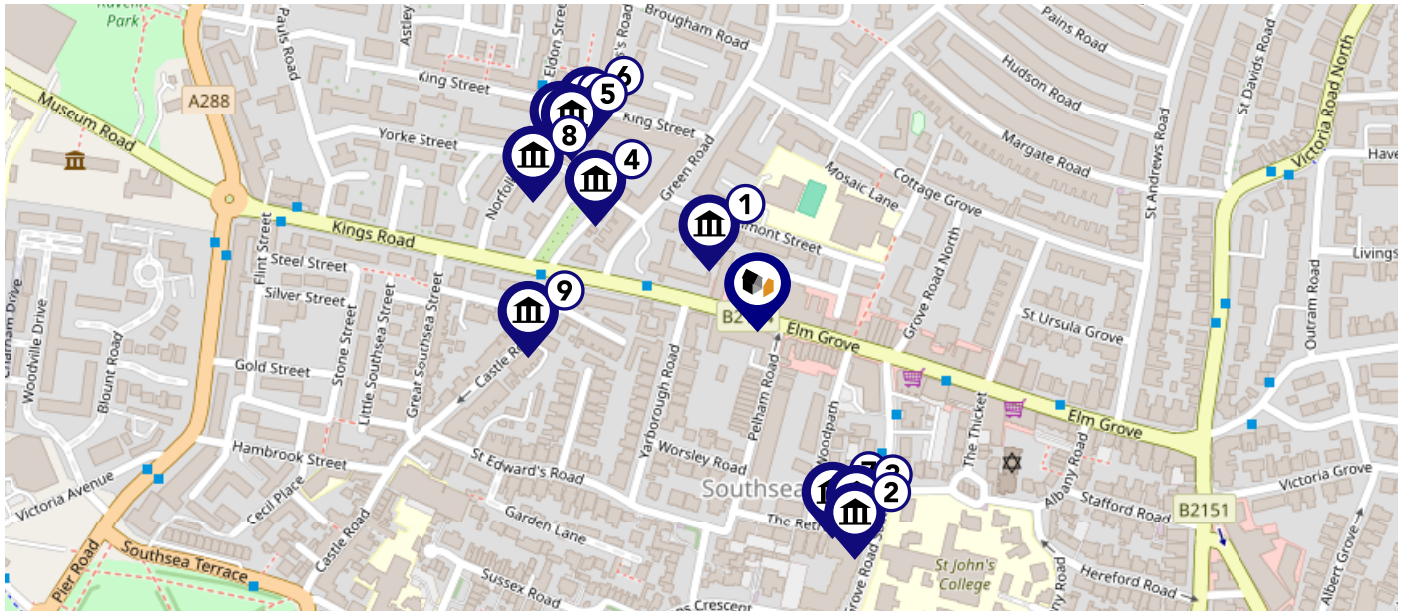
Nearby Landfill Sites

1	Continental Ferry Port-Portsmouth	Historic Landfill	☐
2	Former Moat adjacent to Barracks-Gosport, Hampshire	Historic Landfill	☐
3	Gosport Boatyard-5 Harbour Road, Gosport, Hampshire	Historic Landfill	☐
4	Twyford Wharf-Continental Ferry Port, Portsmouth	Historic Landfill	☐
5	Land Adjacent to Stoke Shoreline Site B-Gosport, Hampshire	Historic Landfill	☐
6	Land adjacent to Stoke Shore Line-Newton, Gosport, Hampshire	Historic Landfill	☐
7	Eastney Lake-Southsea, Hampshire	Historic Landfill	☐
8	Henderson Road Caravan Park-Eastney, Portsmouth	Historic Landfill	☐
9	Stamshaw Park-Western Terrace, PO2 8JX Portsmouth	Historic Landfill	☐
10	Milton Common - Lake-Southsea, Hampshire	Historic Landfill	☐

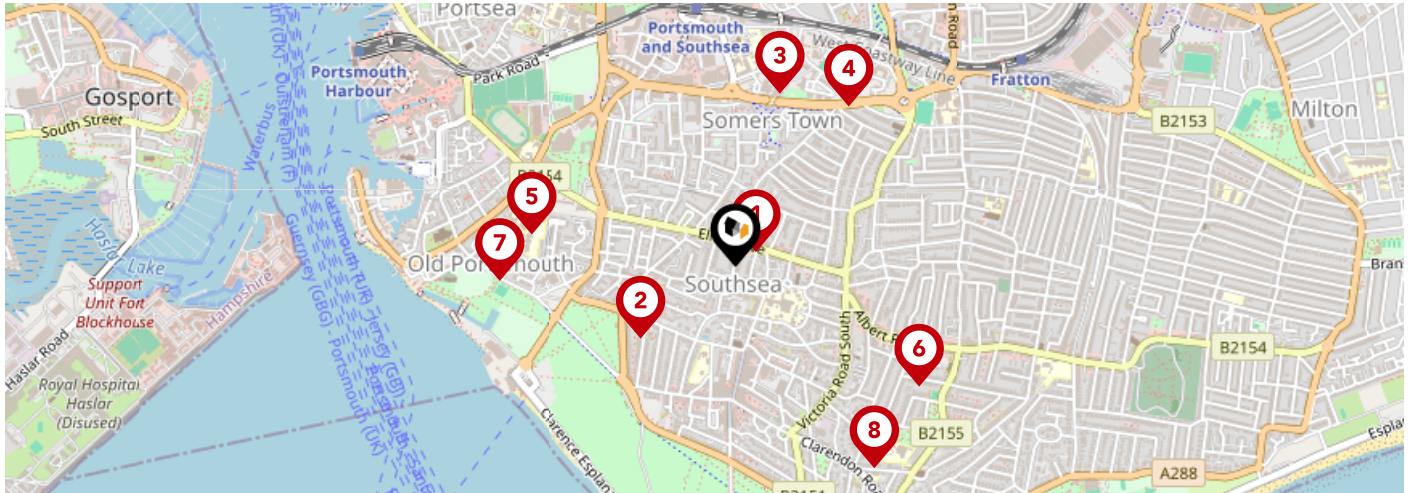
Maps

Listed Buildings

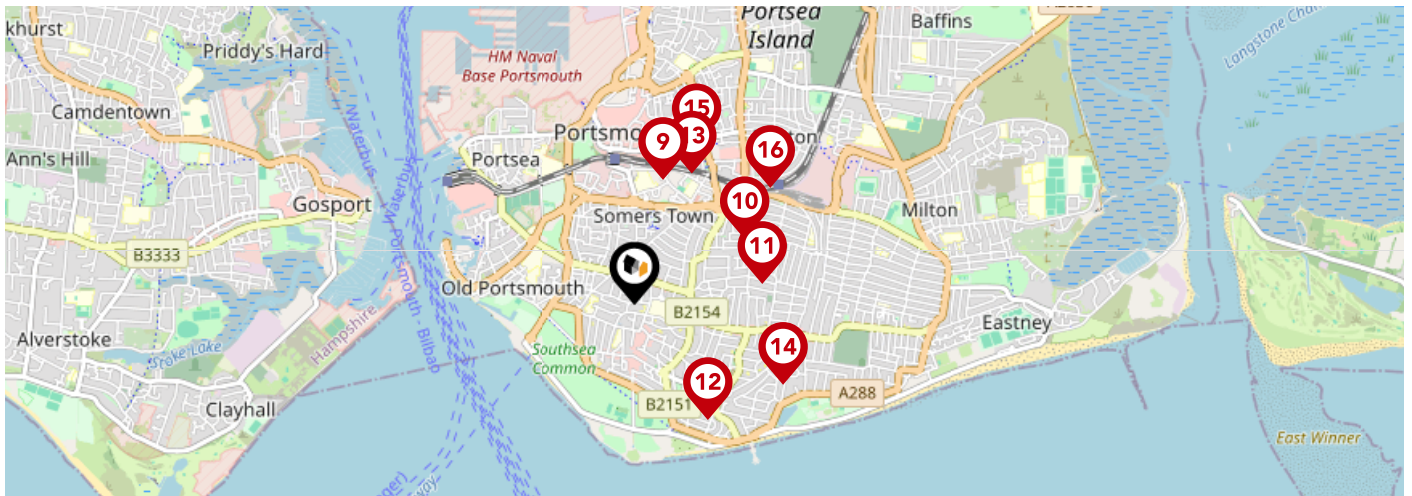
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386835 - 18, Belmont Street	Grade II	0.0 miles
	1104310 - 35, Grove Road South	Grade II	0.1 miles
	1104311 - Milford Lodge	Grade II	0.1 miles
	1333243 - Numbers 1 To 11 And Attached Railings	Grade II	0.1 miles
	1271868 - 80-86, King Street	Grade II	0.1 miles
	1271864 - 63-71, King Street	Grade II	0.1 miles
	1104314 - The Shrubbery	Grade II	0.1 miles
	1103845 - Wilton House (number 13) And Attached Railings	Grade II	0.1 miles
	1386922 - Park Lodge	Grade II	0.1 miles
	1271867 - 78, King Street	Grade II	0.2 miles



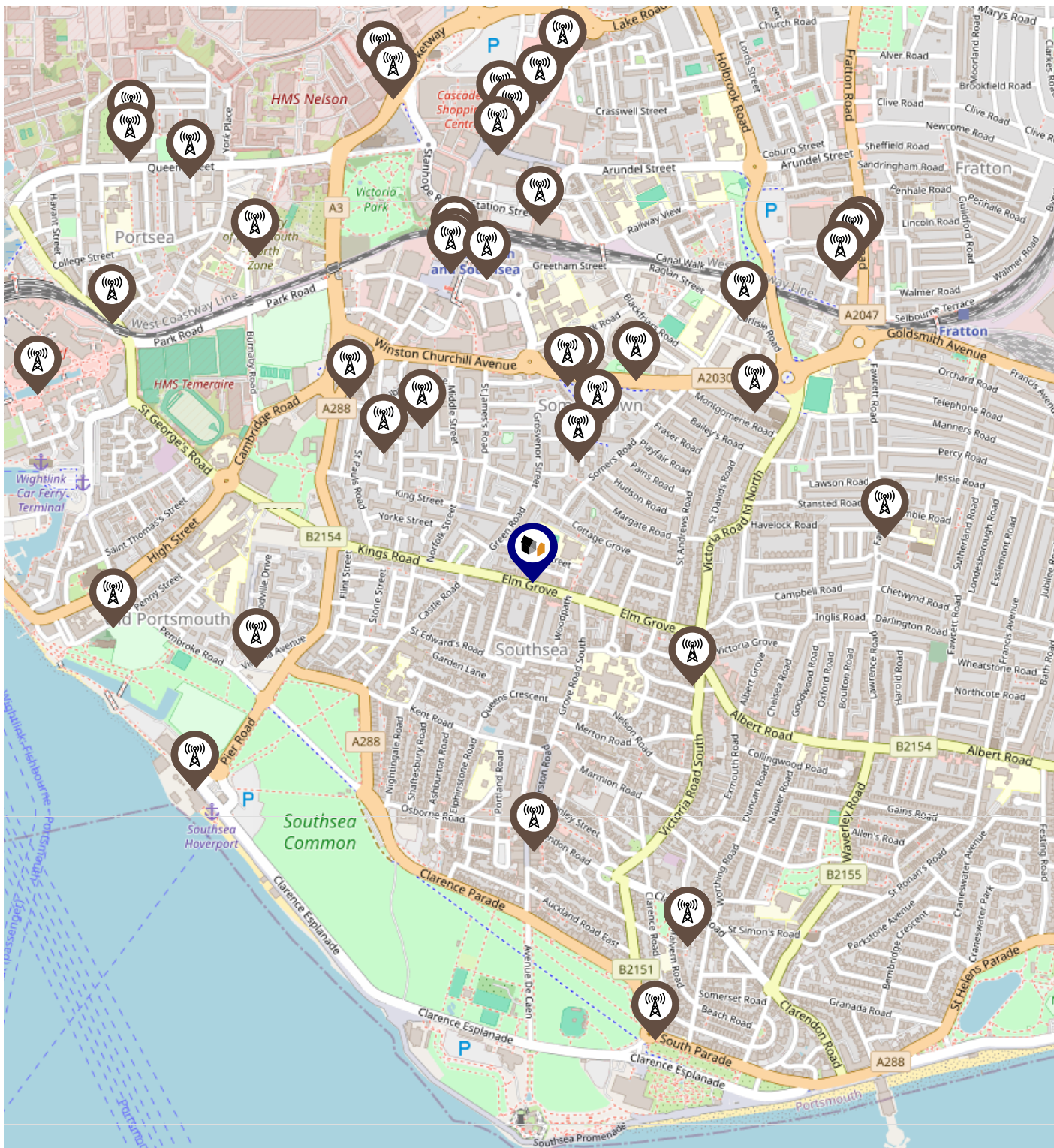
		Nursery	Primary	Secondary	College	Private
	Cottage Grove Primary School and Nursery Ofsted Rating: Good Pupils: 479 Distance:0.06	☐	☒	☐	☐	☐
	Portsmouth High School Ofsted Rating: Not Rated Pupils: 495 Distance:0.28	☐	☐	☒	☐	☐
	Ark Charter Academy Ofsted Rating: Requires improvement Pupils: 876 Distance:0.42	☐	☐	☒	☐	☐
	Ark Ayrton Primary Academy Ofsted Rating: Good Pupils: 411 Distance:0.46	☐	☒	☐	☐	☐
	The Portsmouth Grammar School Ofsted Rating: Not Rated Pupils: 1296 Distance:0.48	☐	☐	☒	☐	☐
	Southsea Infant School Ofsted Rating: Good Pupils: 176 Distance:0.51	☐	☒	☐	☐	☐
	St Jude's CofE Primary School Ofsted Rating: Good Pupils: 418 Distance:0.55	☐	☒	☐	☐	☐
	St Swithun's Catholic Primary School Ofsted Rating: Good Pupils: 357 Distance:0.58	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Edmund's Catholic School Ofsted Rating: Outstanding Pupils: 1150 Distance:0.6	☐	☐	☒	☐	☐
	Priory School Ofsted Rating: Good Pupils: 1252 Distance:0.6	☐	☐	☒	☐	☐
	Bramble Infant School and Nursery Ofsted Rating: Good Pupils: 171 Distance:0.61	☐	☒	☐	☐	☐
	Mayville High School Ofsted Rating: Not Rated Pupils: 491 Distance:0.64	☐	☐	☒	☐	☐
	St John's Cathedral Catholic Primary School Ofsted Rating: Good Pupils: 243 Distance:0.67	☐	☒	☐	☐	☐
	Craneswater Junior School Ofsted Rating: Good Pupils: 507 Distance:0.79	☐	☒	☐	☐	☐
	Arundel Court Primary Academy and Nursery Ofsted Rating: Good Pupils: 649 Distance:0.8	☐	☒	☐	☐	☐
	Penbridge Infant School & Nursery Ofsted Rating: Good Pupils: 221 Distance:0.84	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

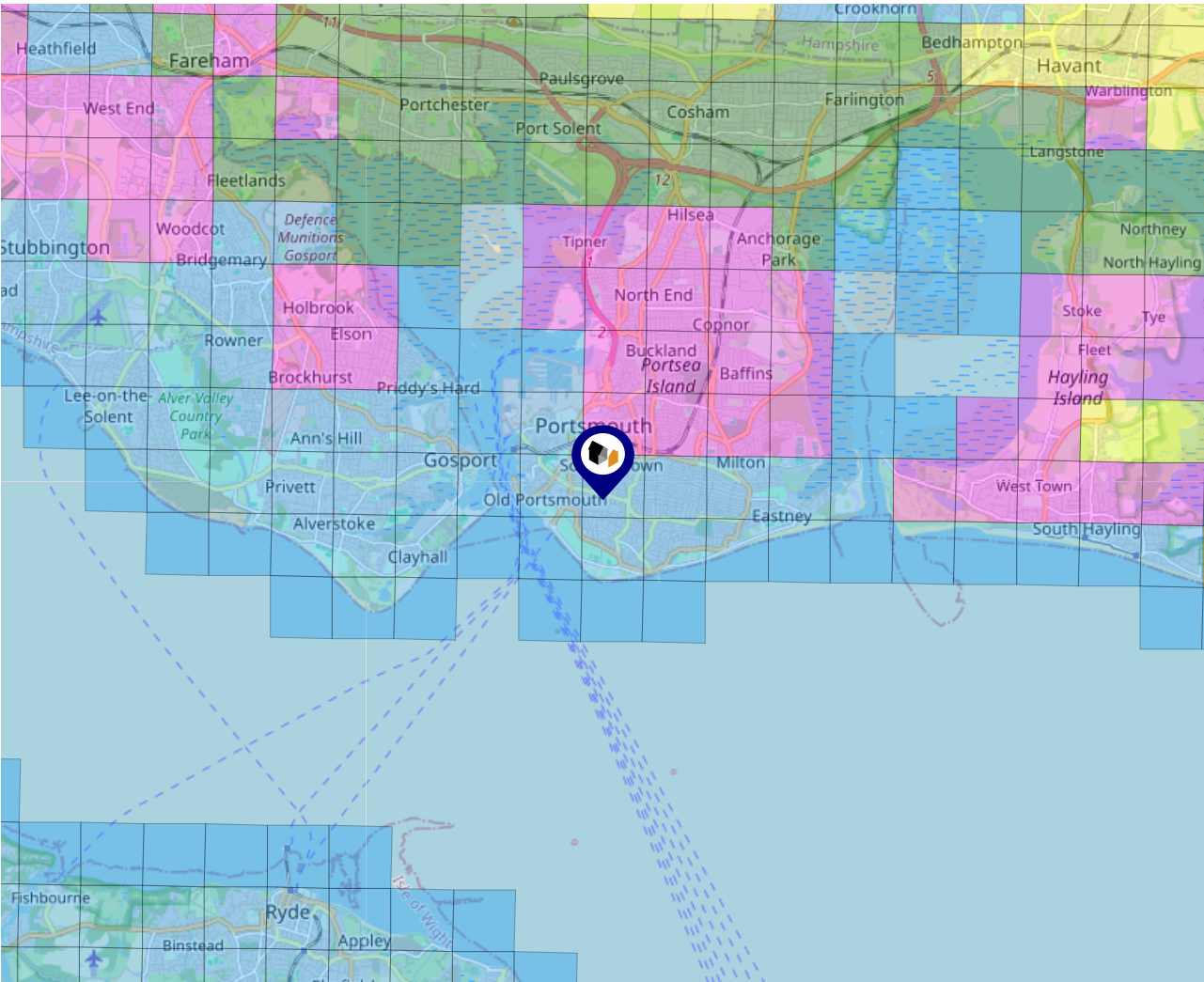
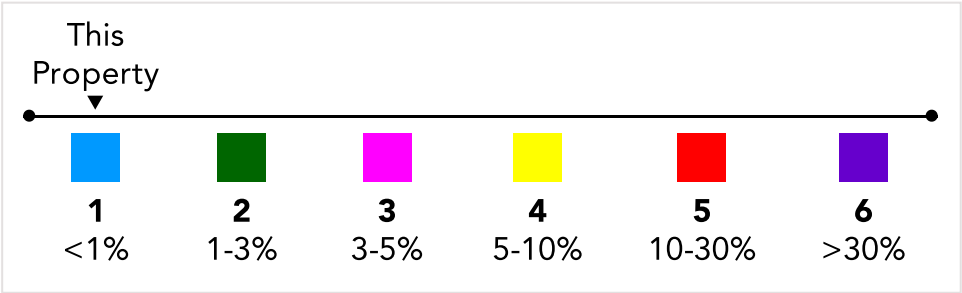


Key:

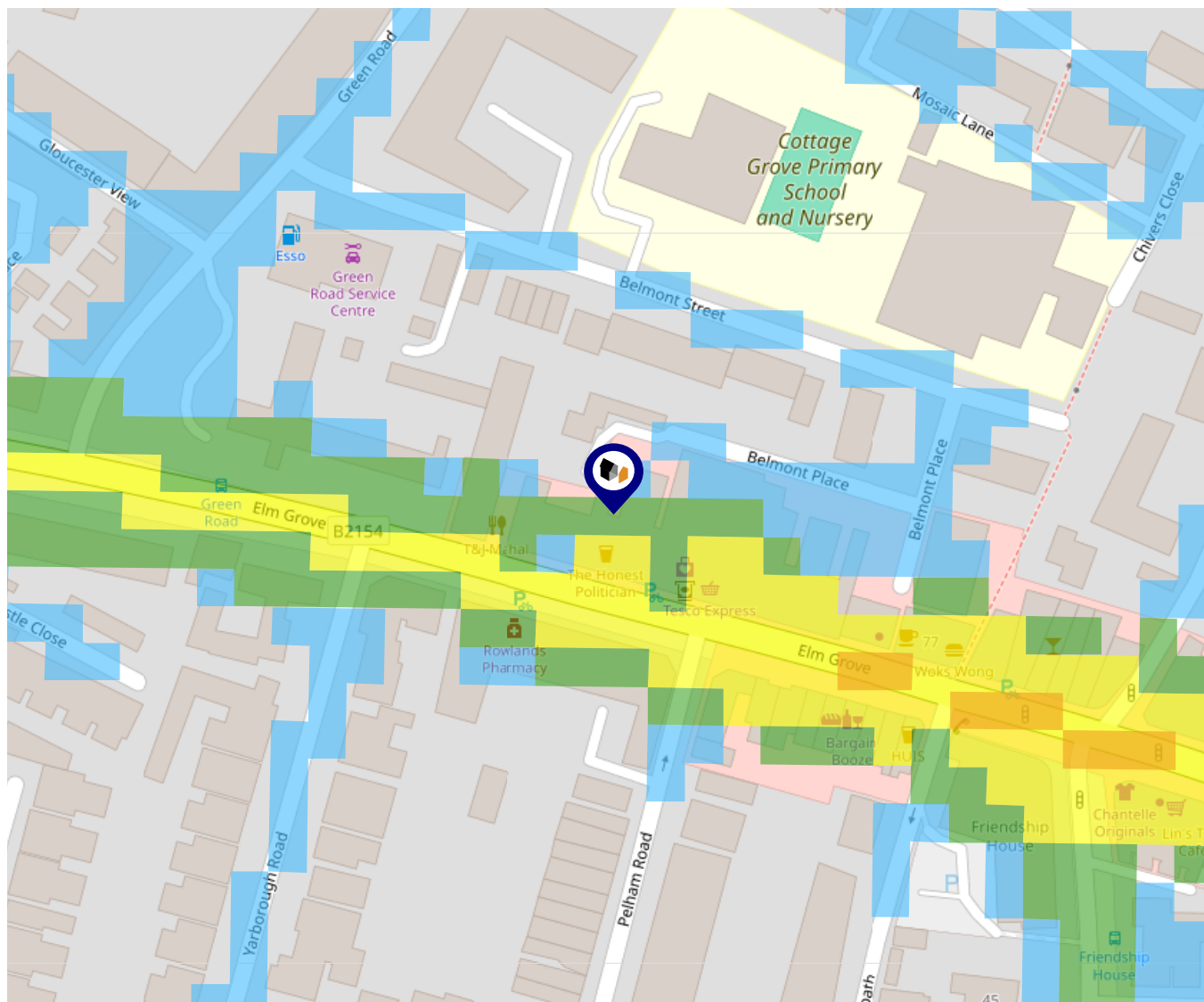
-  Power Pylons
-  Communication Masts

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

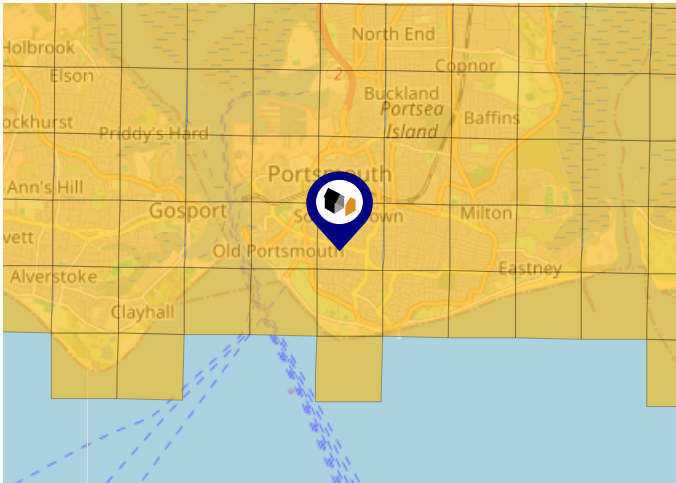


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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 LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		

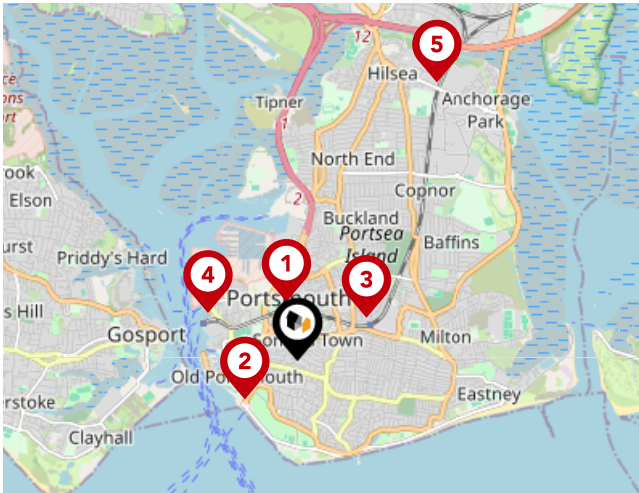


Primary Classifications (Most Common Clay Types)

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

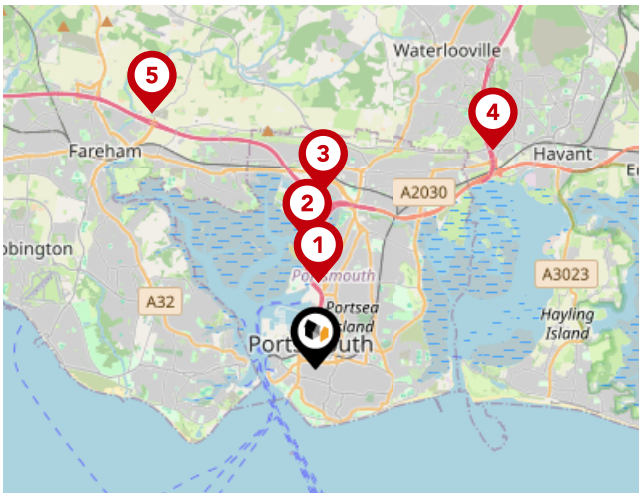
Area

Transport (National)



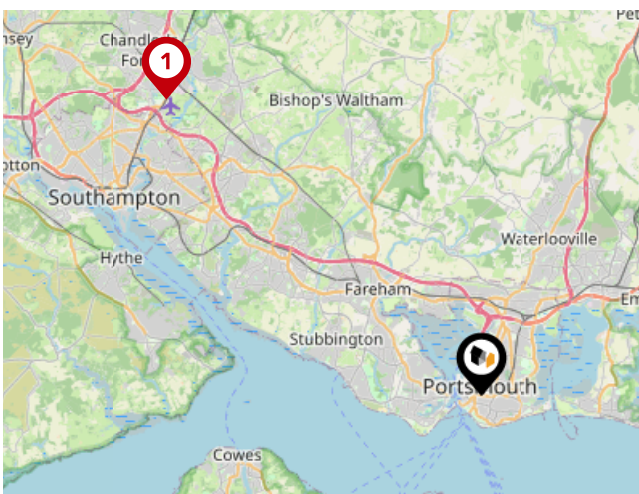
National Rail Stations

Pin	Name	Distance
1	Portsmouth & Southsea Rail Station	0.55 miles
2	Southsea Hoverport	0.61 miles
3	Fratton Rail Station	0.75 miles
4	Portsmouth Harbour Rail Station	0.94 miles
5	Hilsea Rail Station	2.91 miles



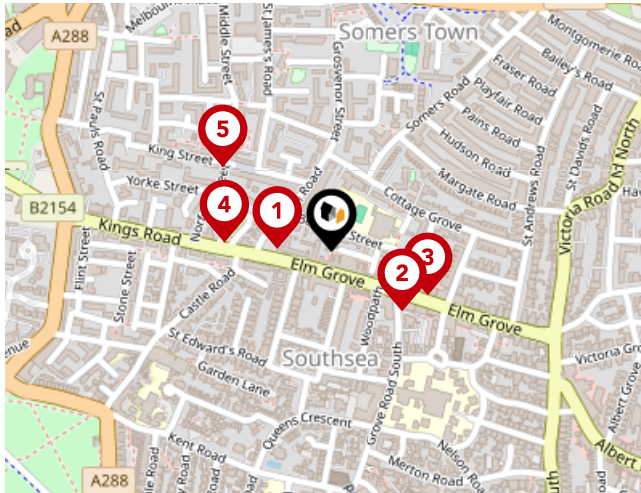
Trunk Roads/Motorways

Pin	Name	Distance
1	M275 J2	1.64 miles
2	M275 J1	2.41 miles
3	M27 J12	3.33 miles
4	A3(M) J5	5.31 miles
5	M27 J11	5.69 miles



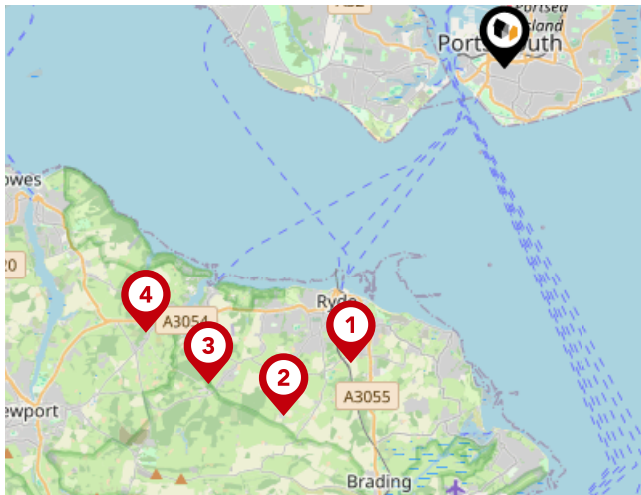
Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	16.18 miles



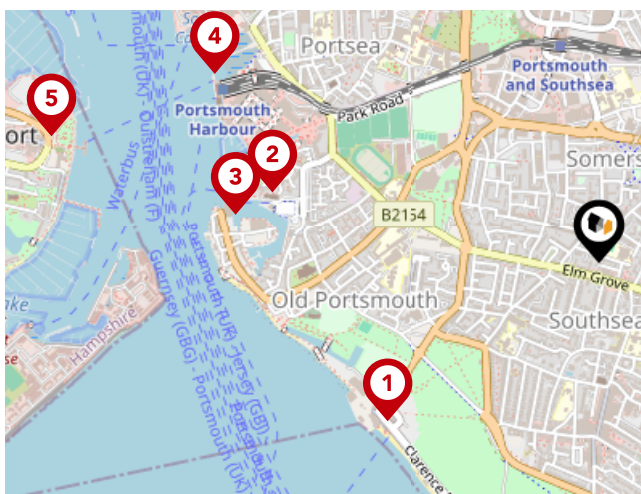
Bus Stops/Stations

Pin	Name	Distance
1	Green Road	0.06 miles
2	Friendship House	0.1 miles
3	Elm Grove	0.12 miles
4	Green Road	0.12 miles
5	King Street	0.16 miles



Local Connections

Pin	Name	Distance
1	Smallbrook Junction (Isle of Wight Steam Railway)	6.2 miles
2	Ashey (Isle of Wight Steam Railway)	7.71 miles
3	Havenstreet (Isle of Wight Steam Railway)	8.08 miles
4	Wootton (Isle of Wight Steam Railway)	8.32 miles



Ferry Terminals

Pin	Name	Distance
1	Southsea Hoverport	0.61 miles
2	Portsmouth IOW Car Ferry Terminal	0.77 miles
3	Portsmouth Millenium Pontoon	0.85 miles
4	Portsmouth Harbour Station Pier	1 miles
5	Gosport Ferry Terminal	1.31 miles



Phillip Arnold Auctions

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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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Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road,
Ealing, London W5 5SL
02087993880
phillip@philliparnoldauctions.co.uk
philliparnoldauctions.co.uk

