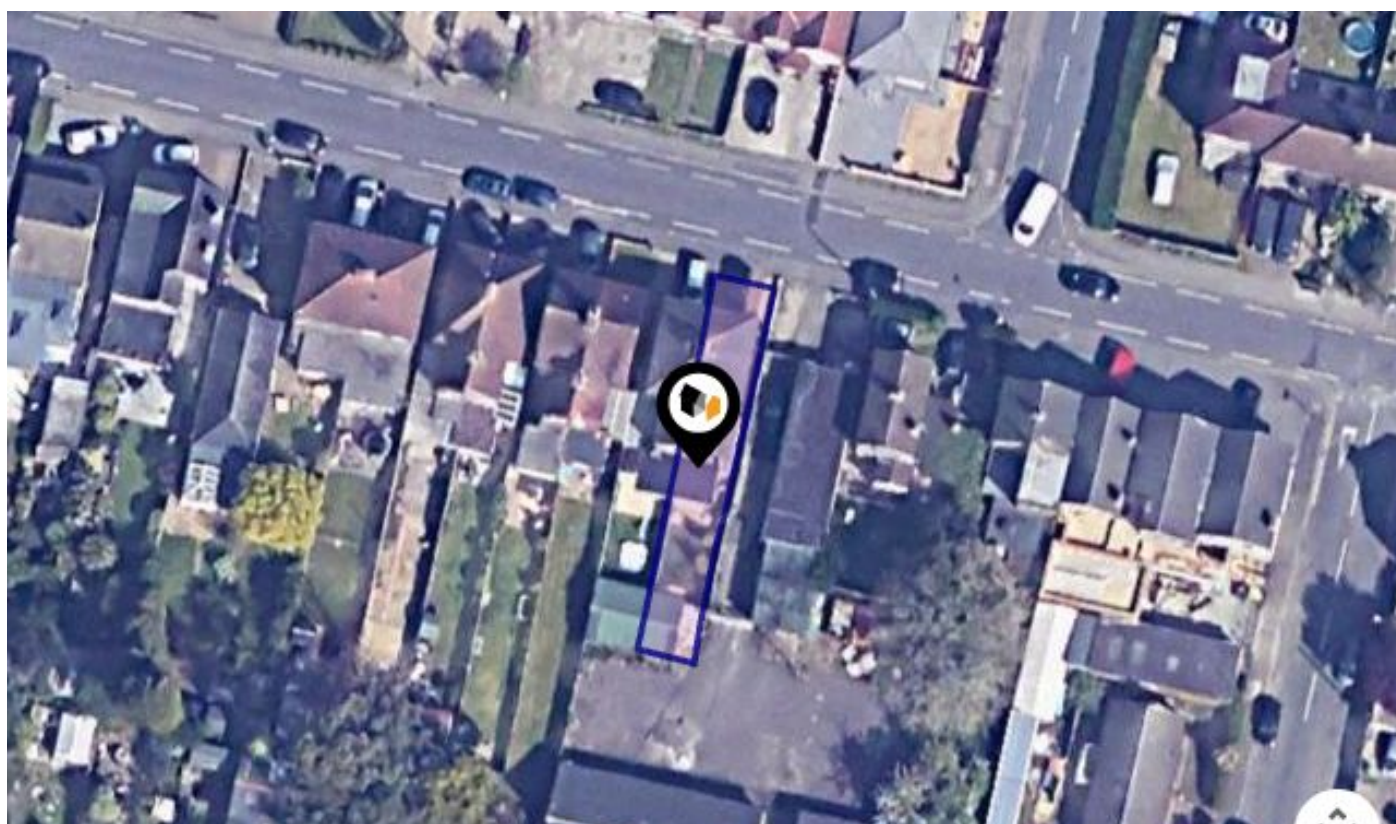




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 03rd October 2025



90, MEADFIELD ROAD, SLOUGH, SL3 8HR

Landwood Group

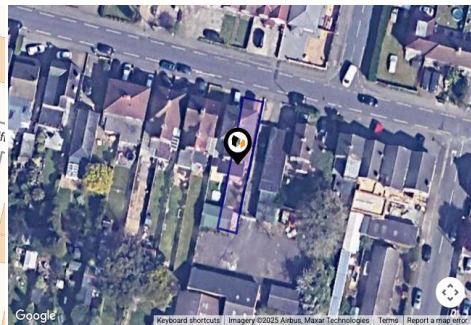
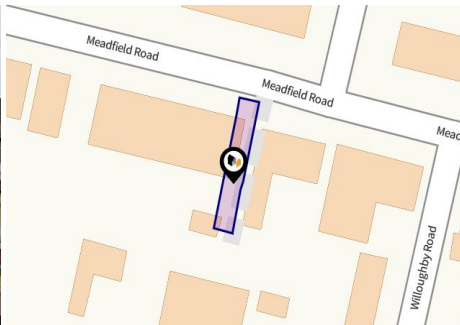
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£2,043
Title Number:	BK382596
UPRN:	100081040711

Last Sold Date:	16/04/2003
Last Sold Price:	£155,000
Last Sold £/ft ² :	£182
Tenure:	Freehold

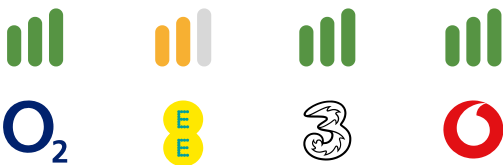
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

28 mb/s	79 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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90 Meadfield Road, SL3 8HR

Energy rating

D

Valid until 18.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

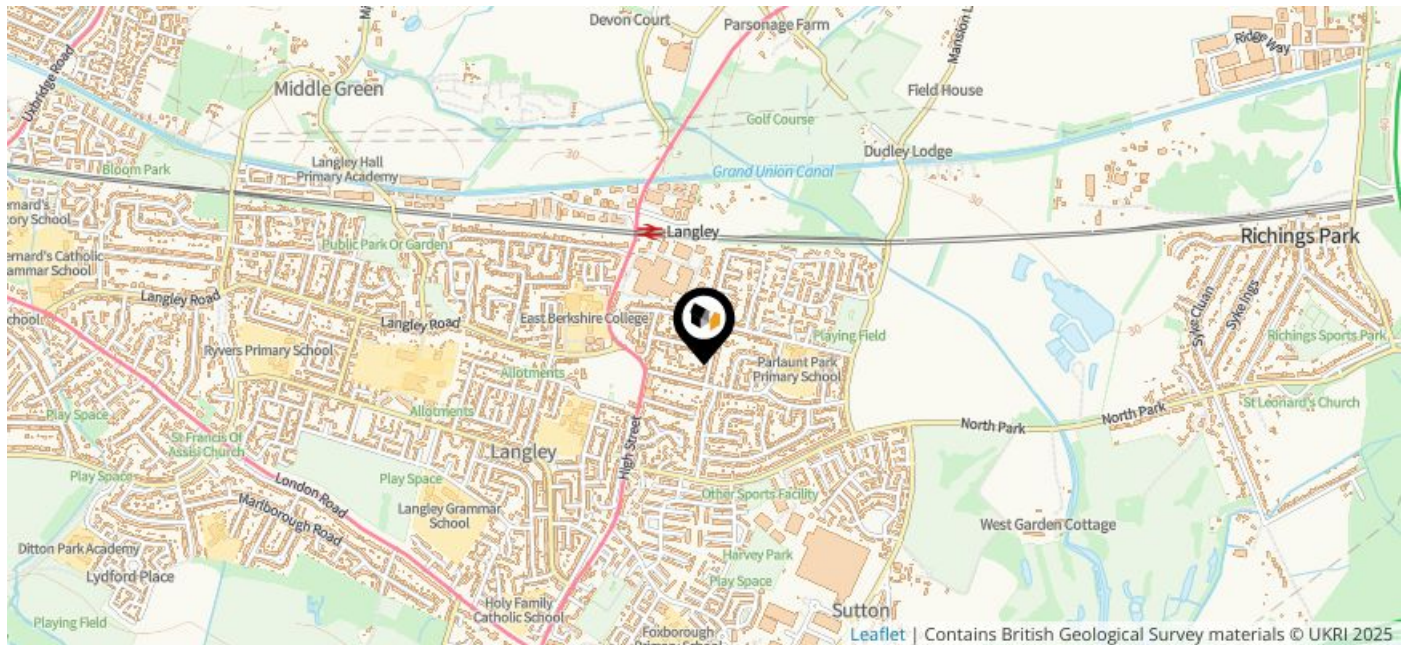
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 12 mm loft insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 m ²

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.

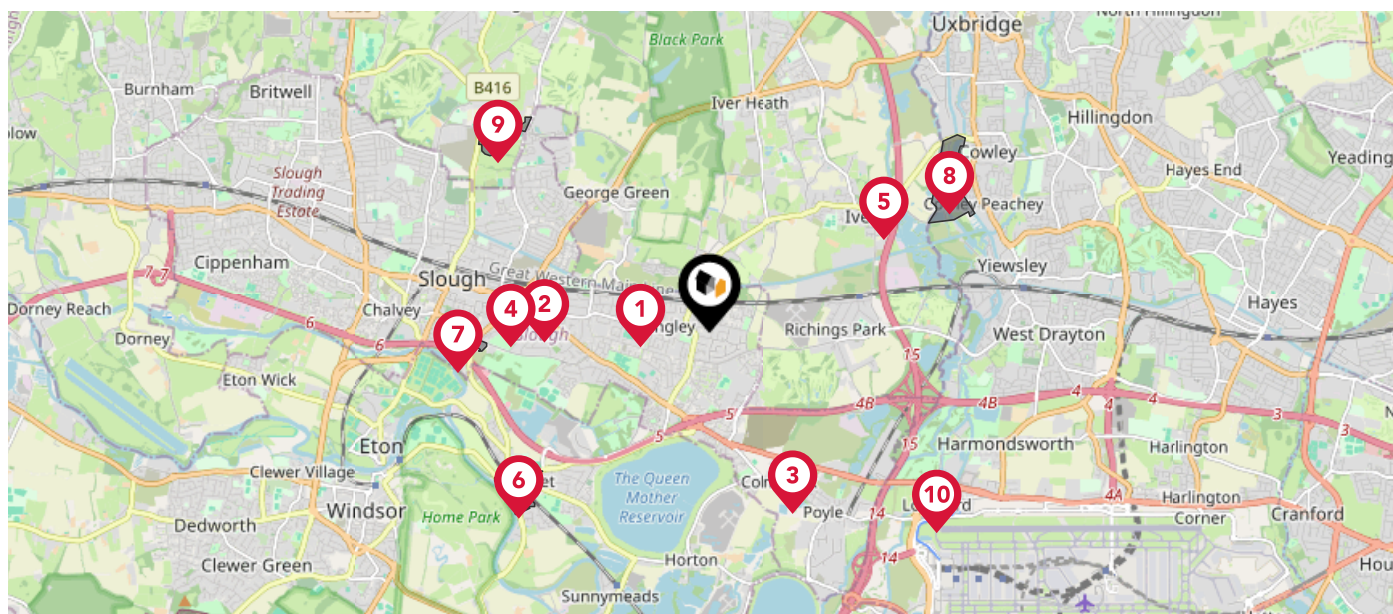
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

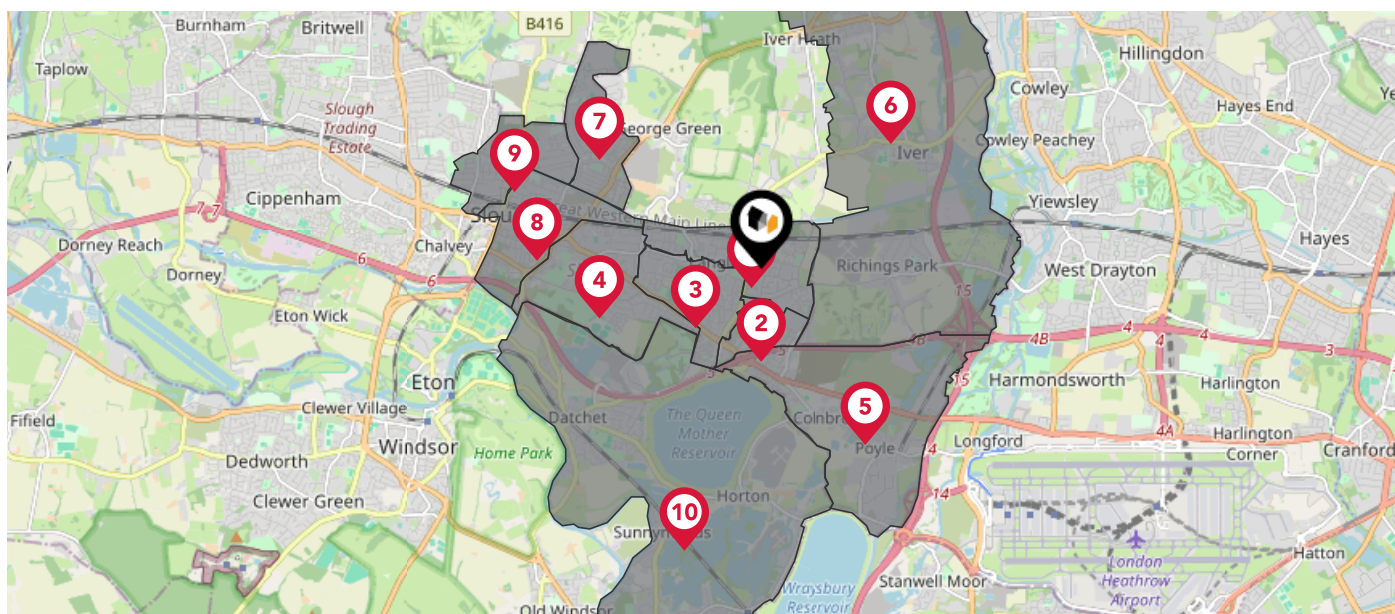
- 1 St Mary's Church, Langley
- 2 St Bernard's School
- 3 Colnbrook
- 4 Sussex Place and Clifton Road
- 5 Iver
- 6 Datchet
- 7 Upton Park and Upton Village
- 8 Cowley Lock
- 9 Stoke Green
- 10 Longford Village

Maps

Council Wards

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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

Langley St. Mary's Ward

2

Foxborough Ward

3

Langley Kedermister Ward

4

Upton Ward

5

Colnbrook with Poyle Ward

6

Iver Ward

7

Wexham Lea Ward

8

Central Ward

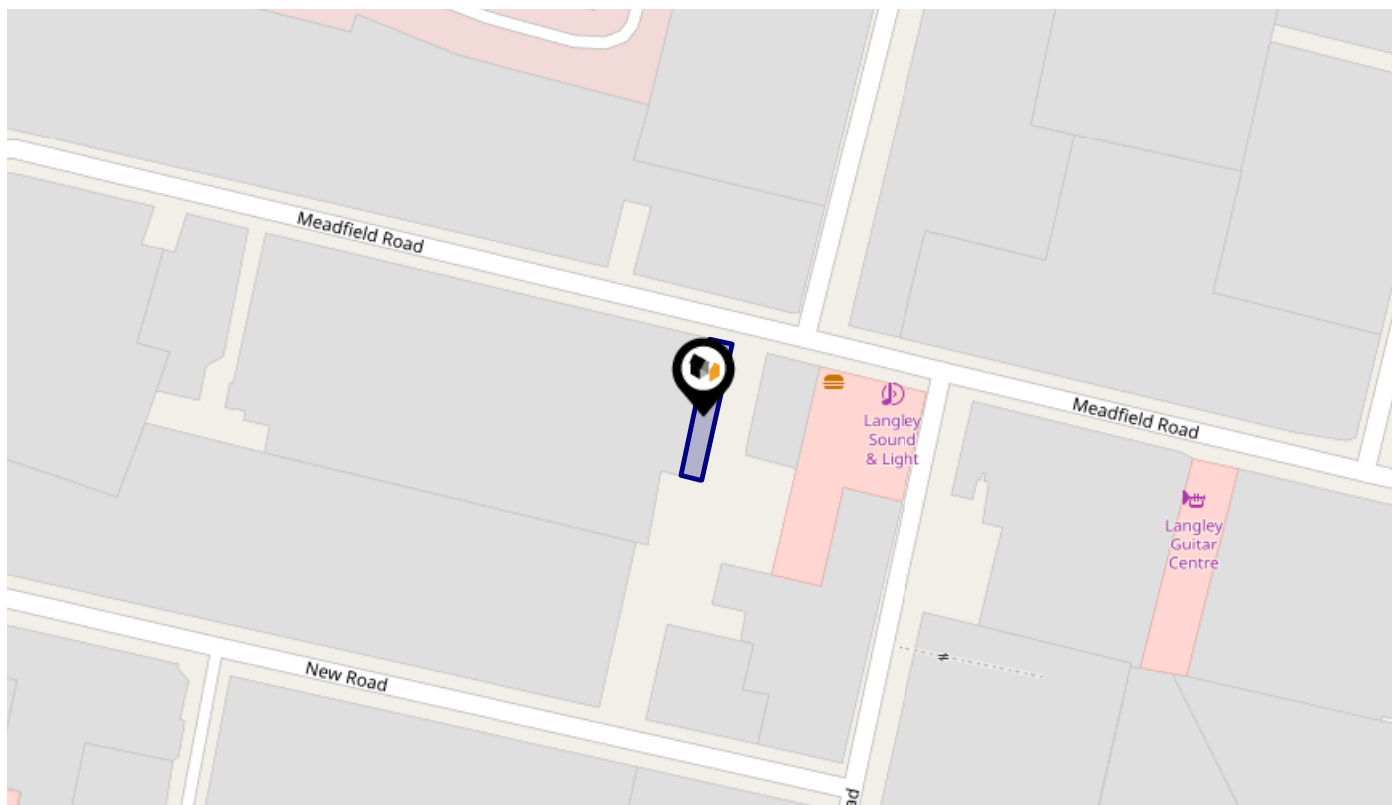
9

Elliman Ward

10

Datchet, Horton & Wraysbury 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:

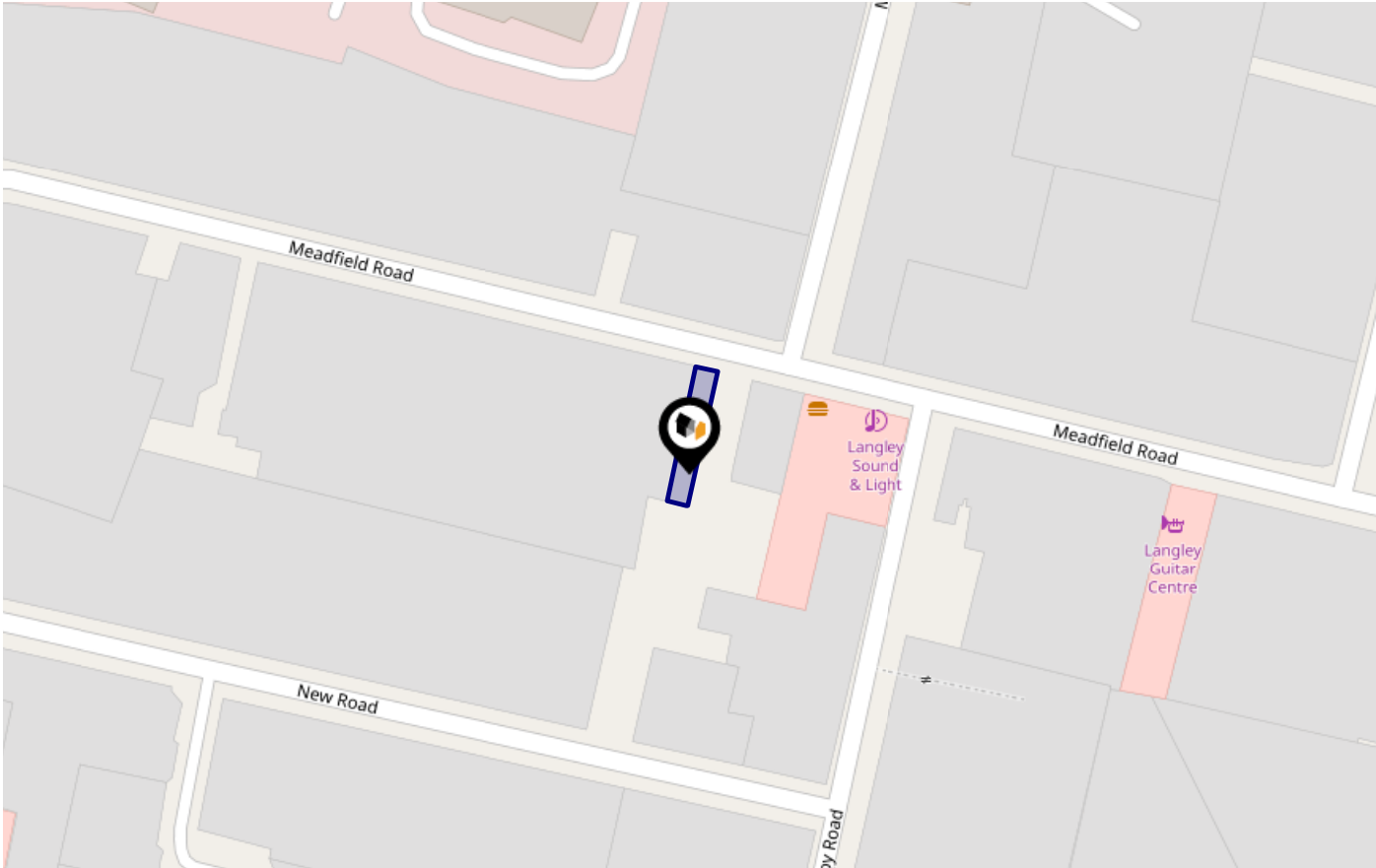
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

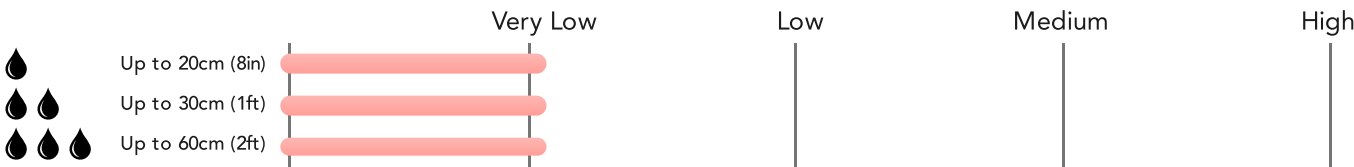


Risk Rating: Very low

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:

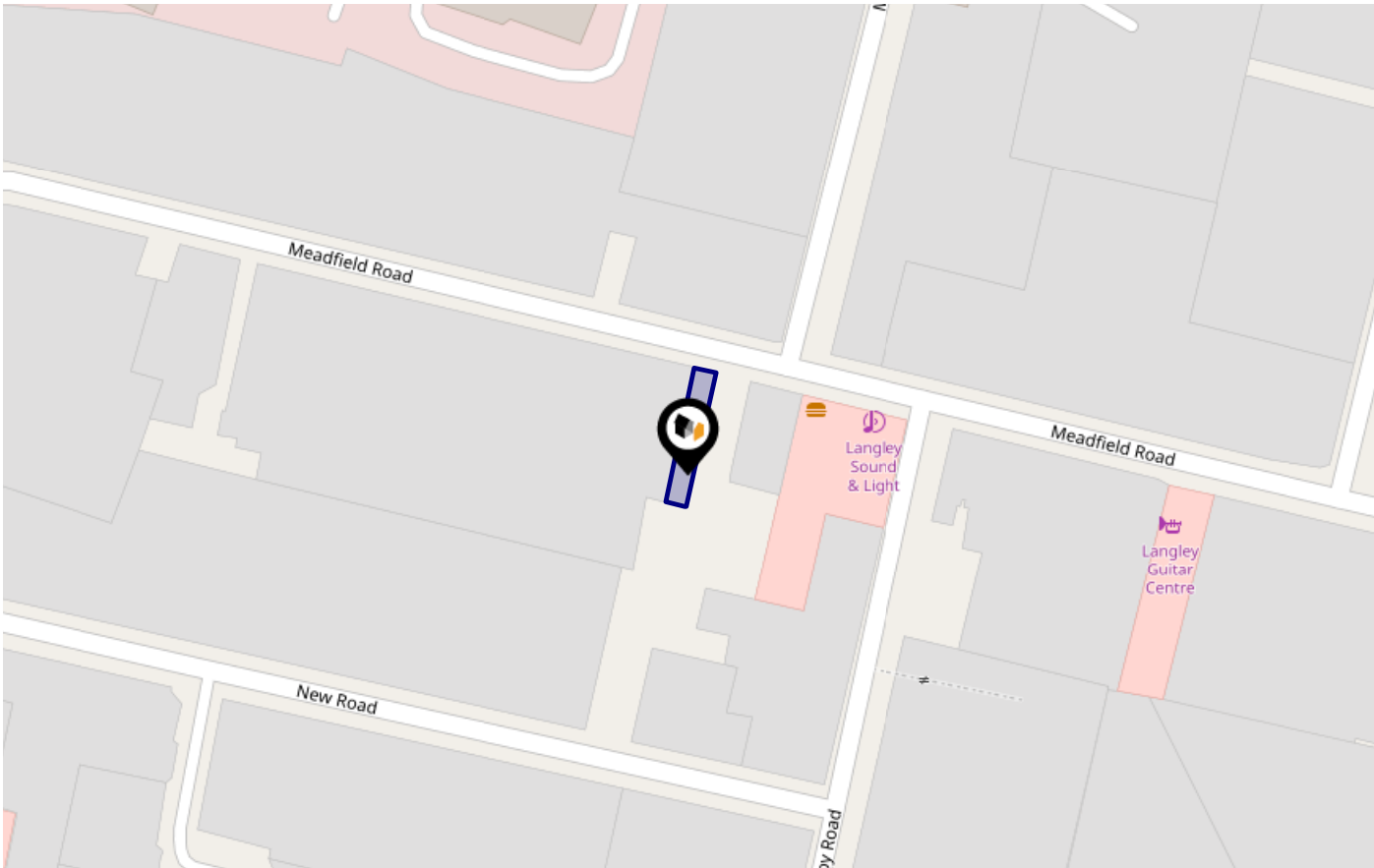


Flood Risk

Rivers & Seas - Climate Change

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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.

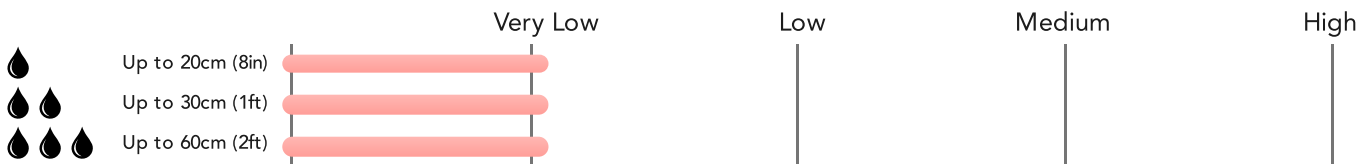


Risk Rating: Very low

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.
- 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:



KPF - Key Property Facts

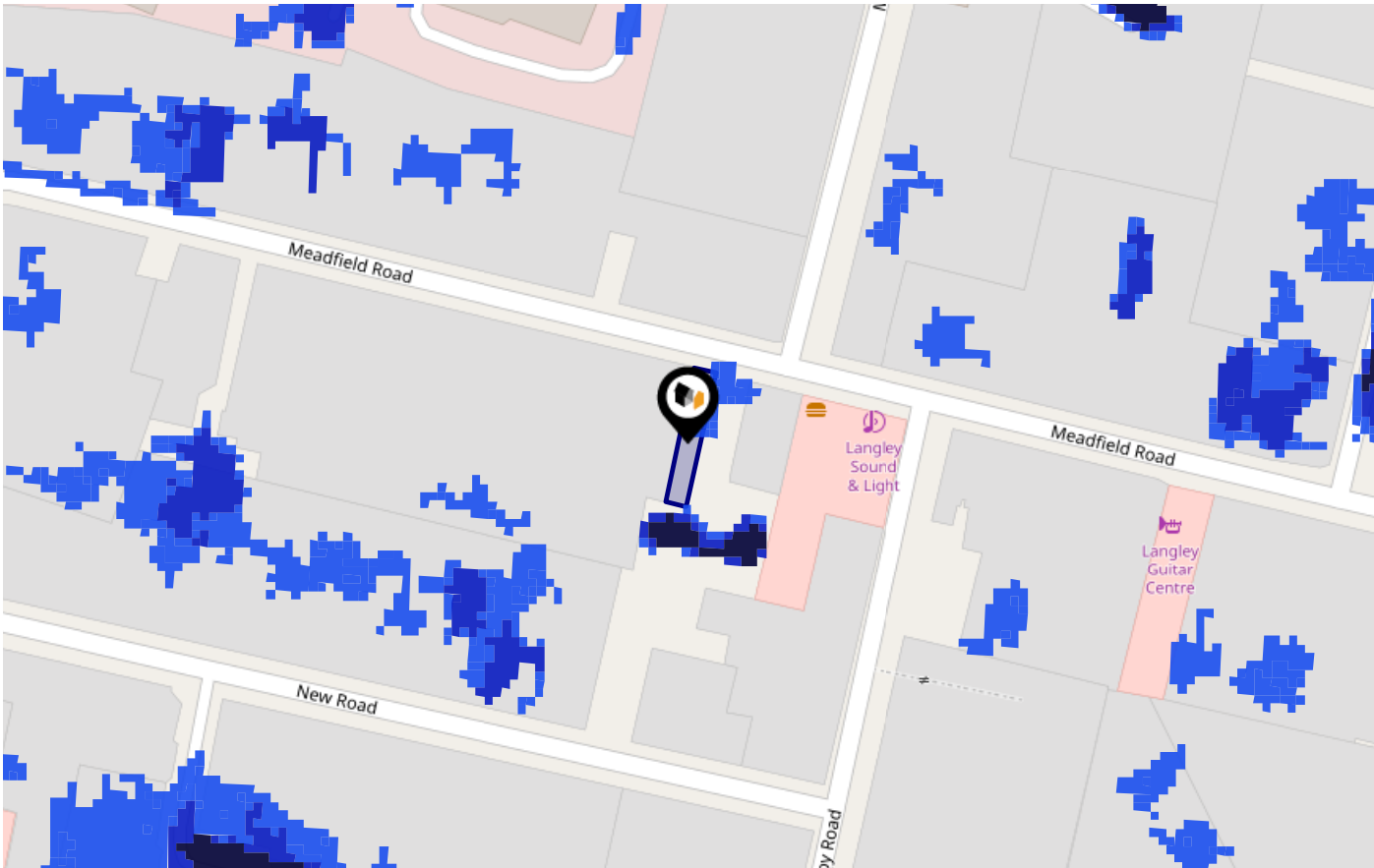
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Know any property instantly

Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

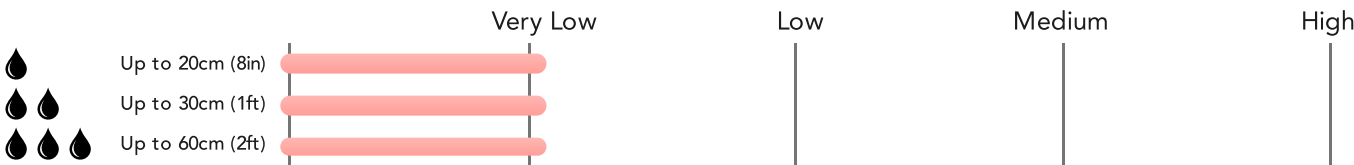


Risk Rating: Very low

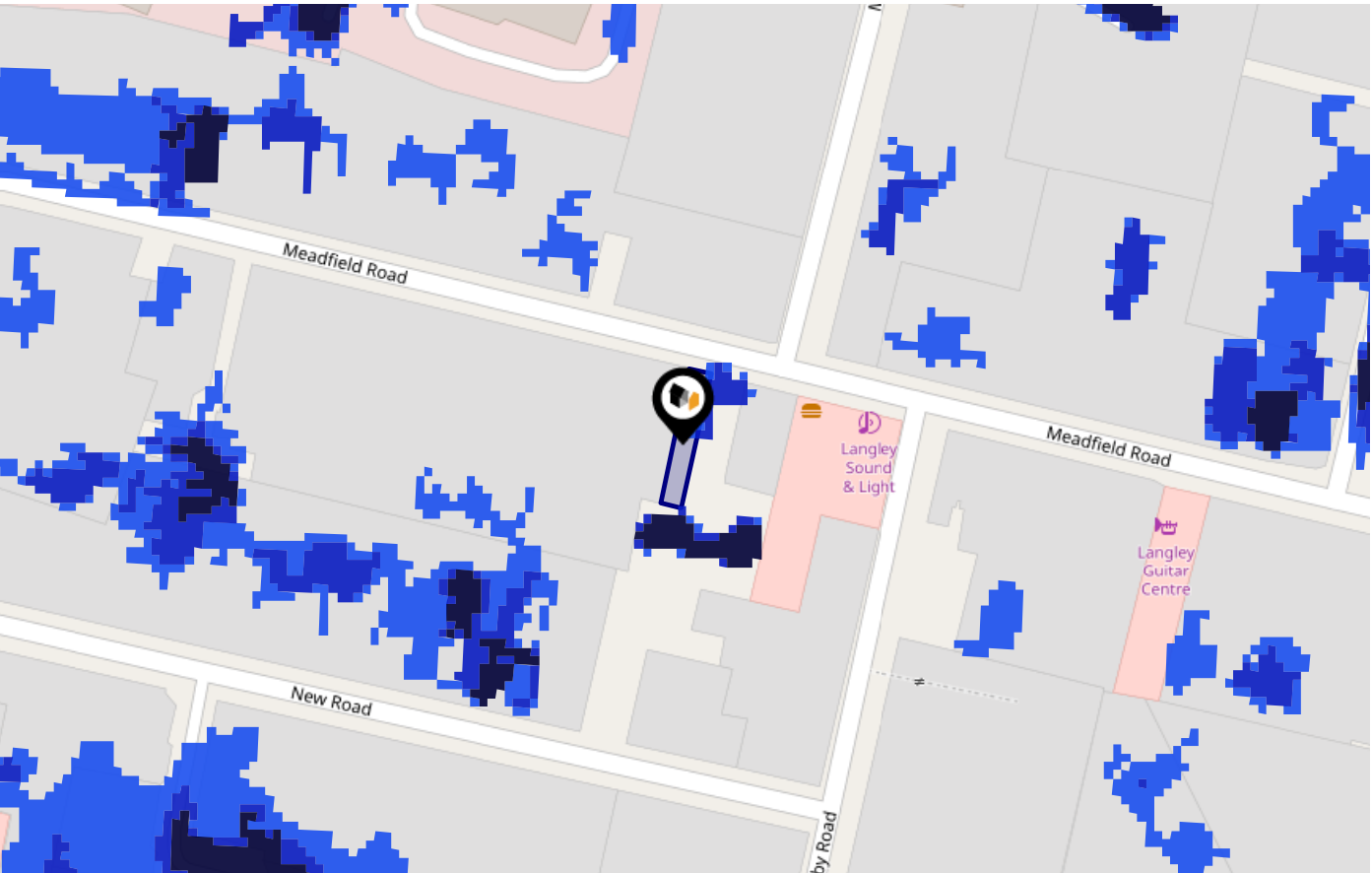
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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 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

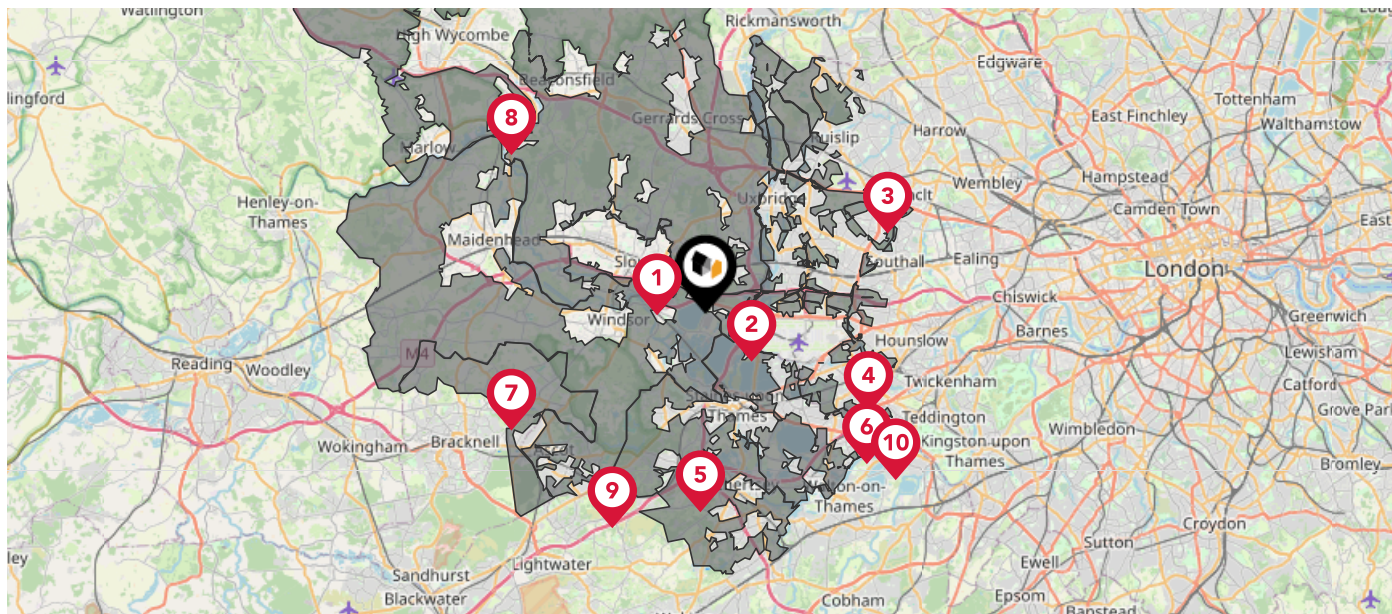
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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

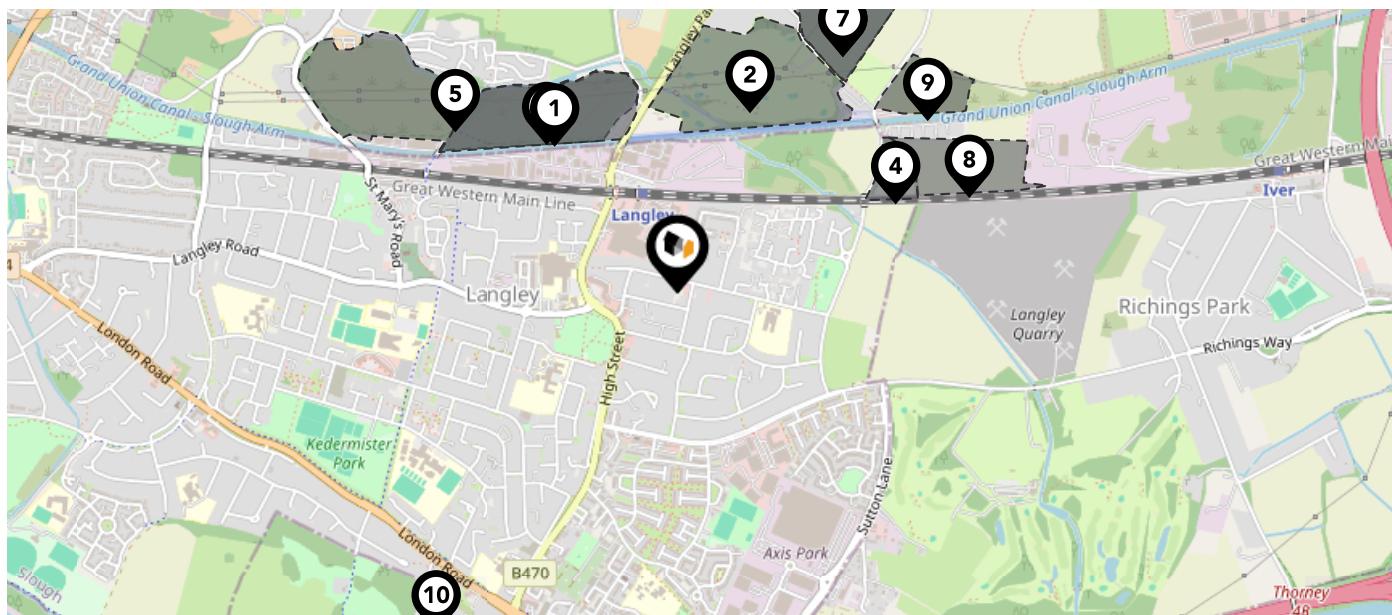
- 1 London Green Belt - Slough
- 2 London Green Belt - Hillingdon
- 3 London Green Belt - Ealing
- 4 London Green Belt - Hounslow
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Spelthorne
- 7 London Green Belt - Bracknell Forest
- 8 London Green Belt - Buckinghamshire
- 9 London Green Belt - Windsor and Maidenhead
- 10 London Green Belt - Richmond upon Thames

Maps

Landfill Sites

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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

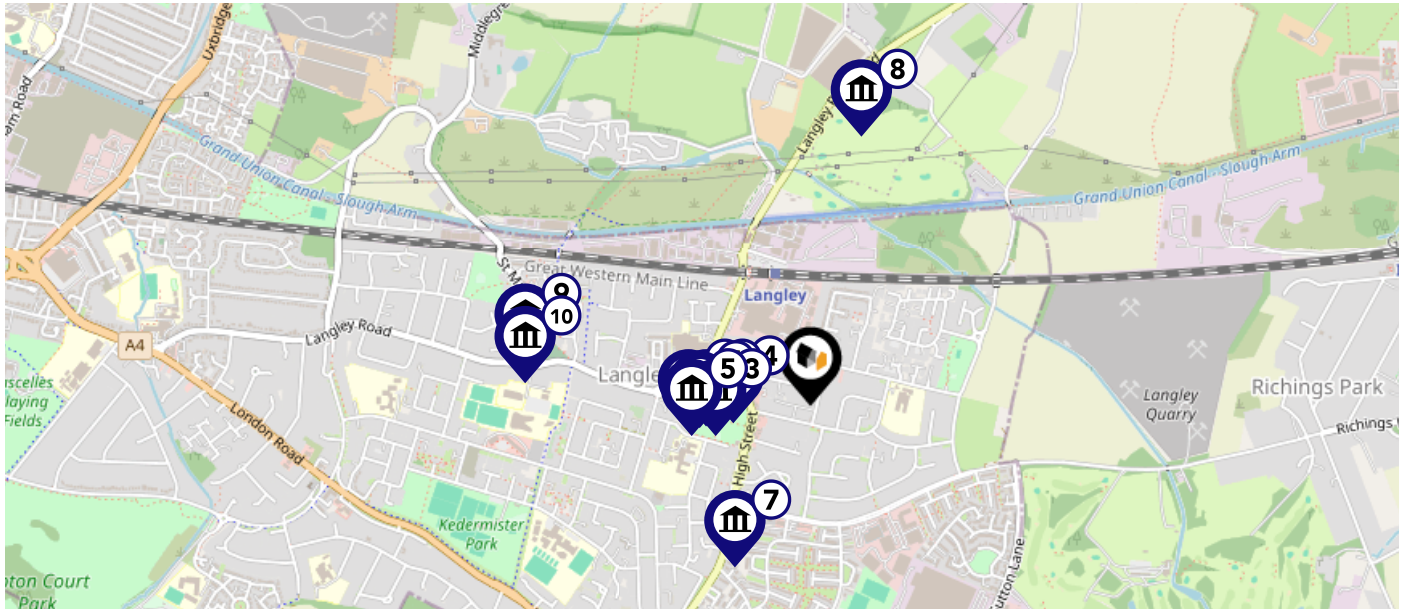
1	Langley No.1 Pit-Middle Green, Langley, Buckinghamshire	Historic Landfill	☐
2	Langley Park Road-Middle Green, Langley, Buckinghamshire	Historic Landfill	☐
3	Tip at Langley-Iver, Buckinghamshire	Historic Landfill	☐
4	Hollow Hill Lane-Slough	Historic Landfill	☐
5	Southend Farm-Trenches Lane, Middle Green, Langley Park Road, Wexham, Buckinghamshire	Historic Landfill	☐
6	Langley Park Road-Shredding Green, Langley, Buckinghamshire	Historic Landfill	☐
7	Hollow Hill Lane Tip-Iver, Buckinghamshire	Historic Landfill	☐
8	Iver Landfill-Iver, Buckinghamshire	Historic Landfill	☐
9	Mansion Lane Landfill-Mansion Lane	Historic Landfill	☐
10	Caravan Park-Ditton Park Road, Ditton	Historic Landfill	☐

Maps

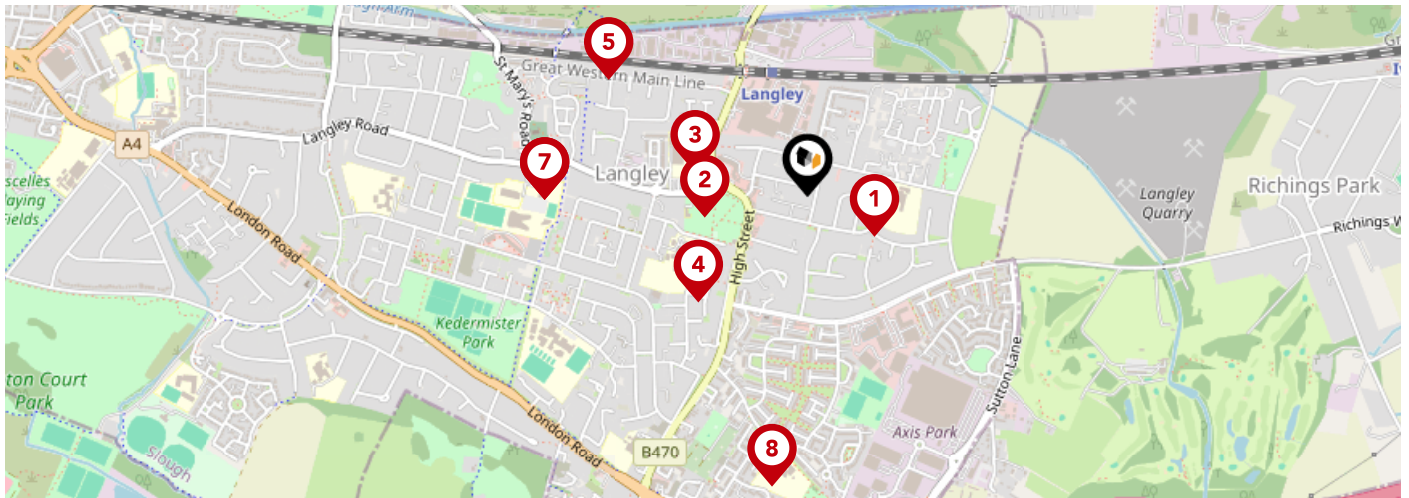
Listed Buildings

LANDWOOD
GROUP

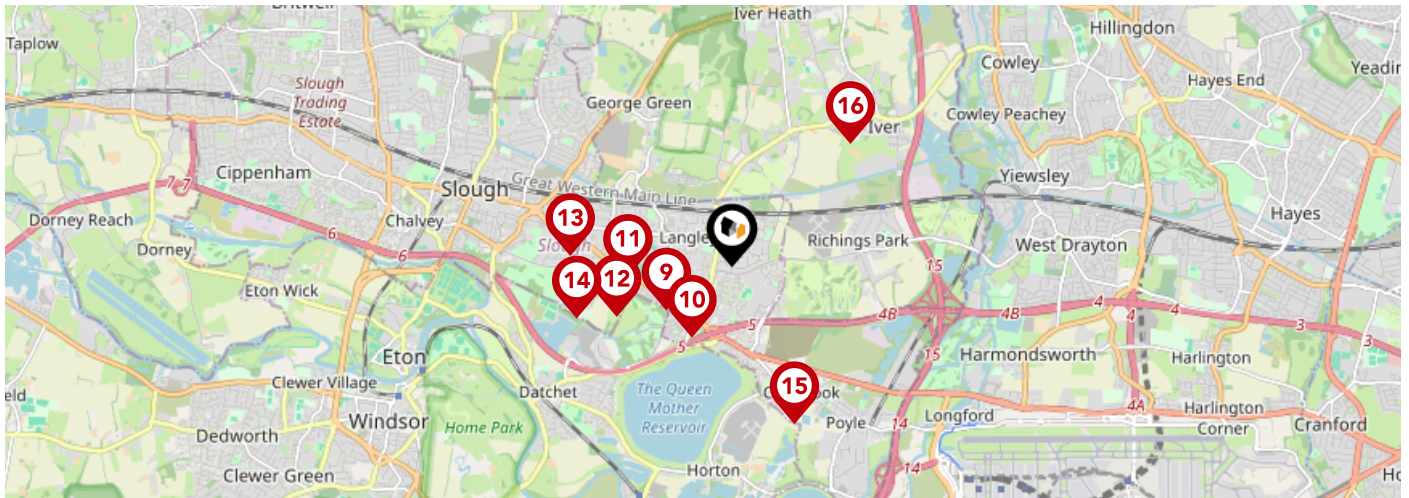
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1313117 - Langley Hall	Grade II	0.2 miles
 1113388 - Wall Approximately 5 Metres To East Of Langley Hall (q.v.)	Grade II	0.2 miles
 1456878 - Langley War Memorial, Slough	Grade II	0.2 miles
 1113381 - The Harrow Public House	Grade II	0.2 miles
 1135739 - Wall Adjoining Langley Hall	Grade II	0.3 miles
 1135764 - Wall Approximately 20 Metres To North-west Of Langley Hall (q.v.)	Grade II	0.3 miles
 1251377 - Granary At Tq 0126 7883	Grade II	0.4 miles
 1164603 - Moat House	Grade II	0.6 miles
 1113387 - 12, 14, 16, 18, 20, 22, St Marys Road	Grade II	0.6 miles
 1113386 - Webb Tomb Approximately 12 Metres To South-west Of Nave Of Church Of St. Mary	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	The Langley Heritage Primary Ofsted Rating: Good Pupils: 506 Distance:0.18	☐	☒	☐	☐	☐
2	Langley Hall Primary Academy Ofsted Rating: Good Pupils: 742 Distance:0.24	☐	☒	☐	☐	☐
3	Windsor Forest Colleges Group Ofsted Rating: Not Rated Pupils:0 Distance:0.26	☐	☐	☒	☐	☐
4	Marish Primary School Ofsted Rating: Good Pupils: 803 Distance:0.35	☐	☒	☐	☐	☐
5	Langley Hall Arts Academy Ofsted Rating: Good Pupils: 21 Distance:0.53	☐	☐	☒	☐	☐
6	The Langley Academy Primary Ofsted Rating: Outstanding Pupils: 682 Distance:0.61	☐	☒	☐	☐	☐
7	The Langley Academy Ofsted Rating: Good Pupils: 1150 Distance:0.61	☐	☐	☒	☐	☐
8	Foxborough Primary School Ofsted Rating: Good Pupils: 226 Distance:0.68	☐	☒	☐	☐	☐

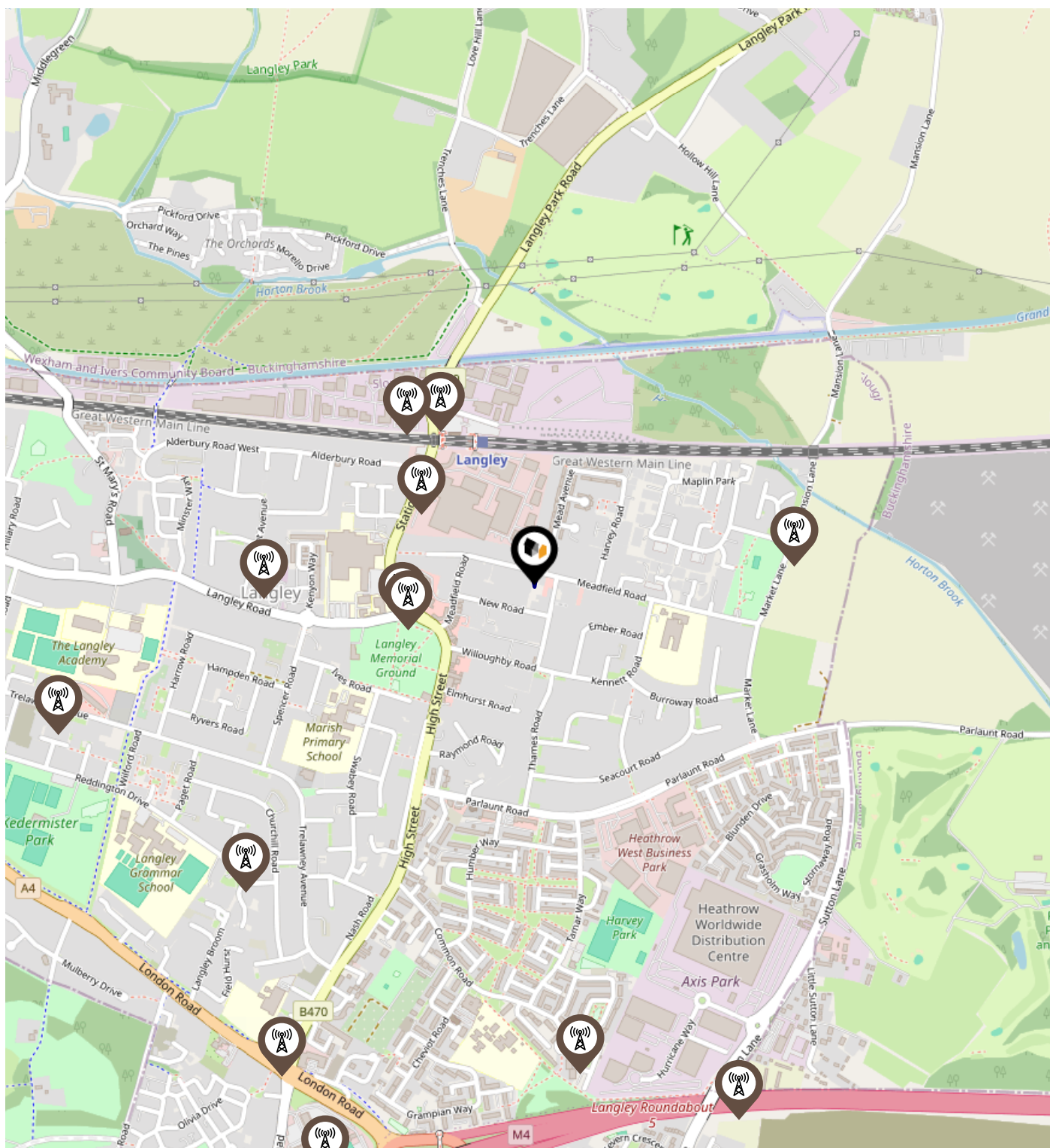


		Nursery	Primary	Secondary	College	Private
	Langley Grammar School Ofsted Rating: Outstanding Pupils: 1284 Distance:0.73	☐	☐	☒	☐	☐
	Holy Family Catholic Primary School Ofsted Rating: Outstanding Pupils: 455 Distance:0.76	☐	☒	☐	☐	☐
	Ryvers School Ofsted Rating: Good Pupils: 689 Distance:0.97	☐	☒	☐	☐	☐
	Castleview Primary School Ofsted Rating: Good Pupils: 468 Distance:1.16	☐	☒	☐	☐	☐
	St Bernard's Catholic Grammar School Ofsted Rating: Outstanding Pupils: 1129 Distance:1.5	☐	☐	☒	☐	☐
	Ditton Park Academy Ofsted Rating: Good Pupils: 1126 Distance:1.52	☐	☐	☒	☐	☐
	Colnbrook Church of England Primary School Ofsted Rating: Good Pupils: 235 Distance:1.56	☐	☒	☐	☐	☐
	The Iver Village Junior School Ofsted Rating: Good Pupils: 212 Distance:1.57	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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GROUP

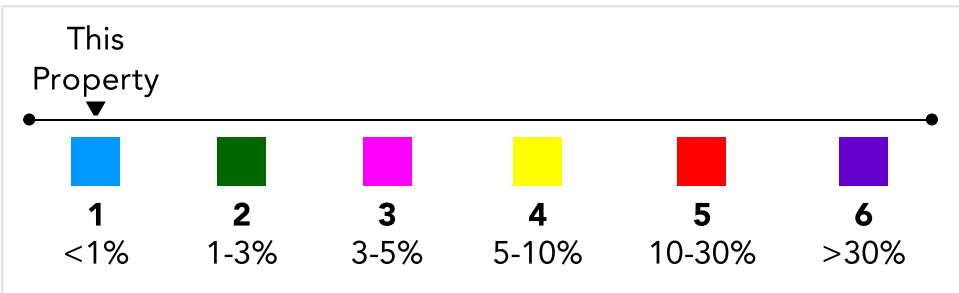
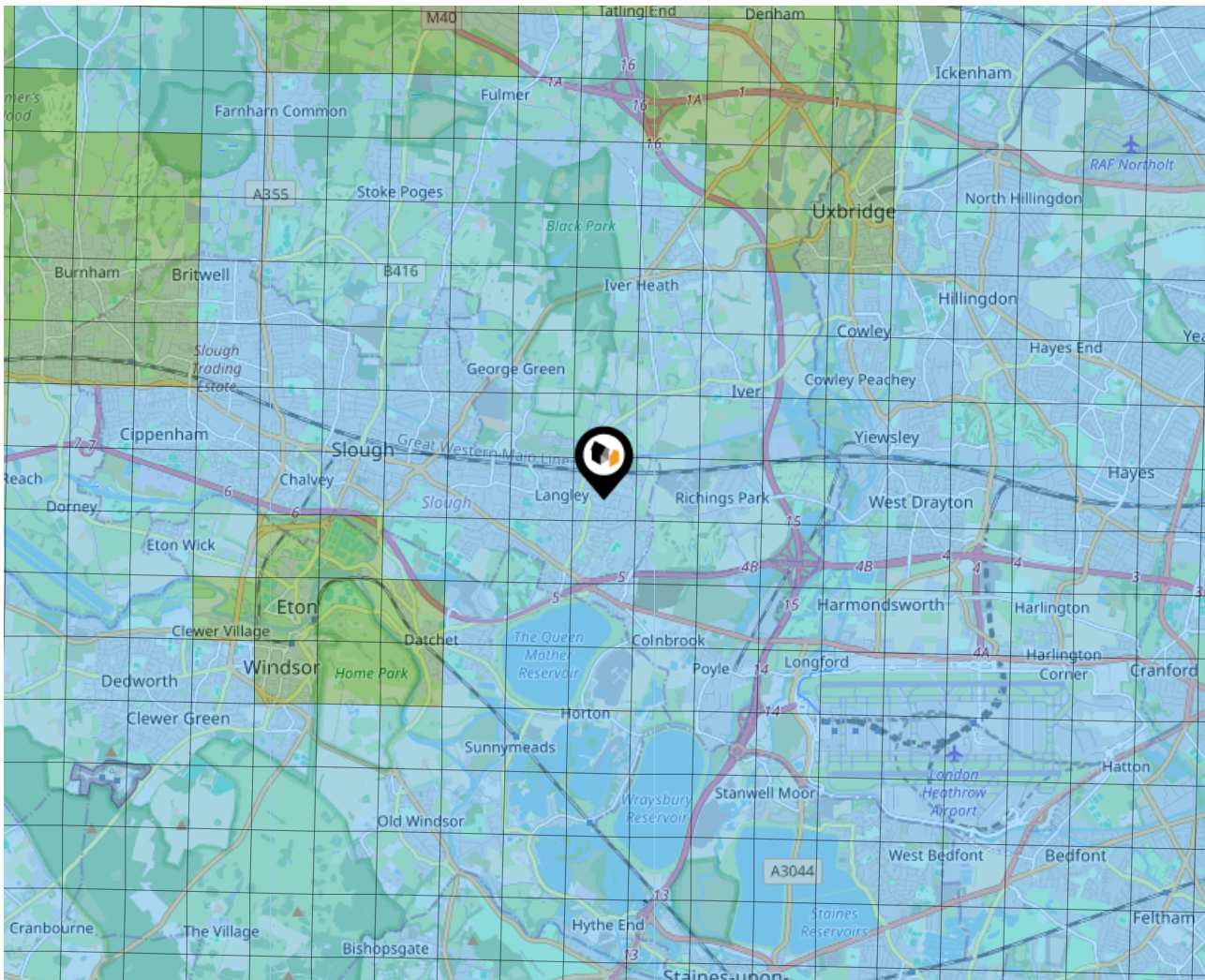


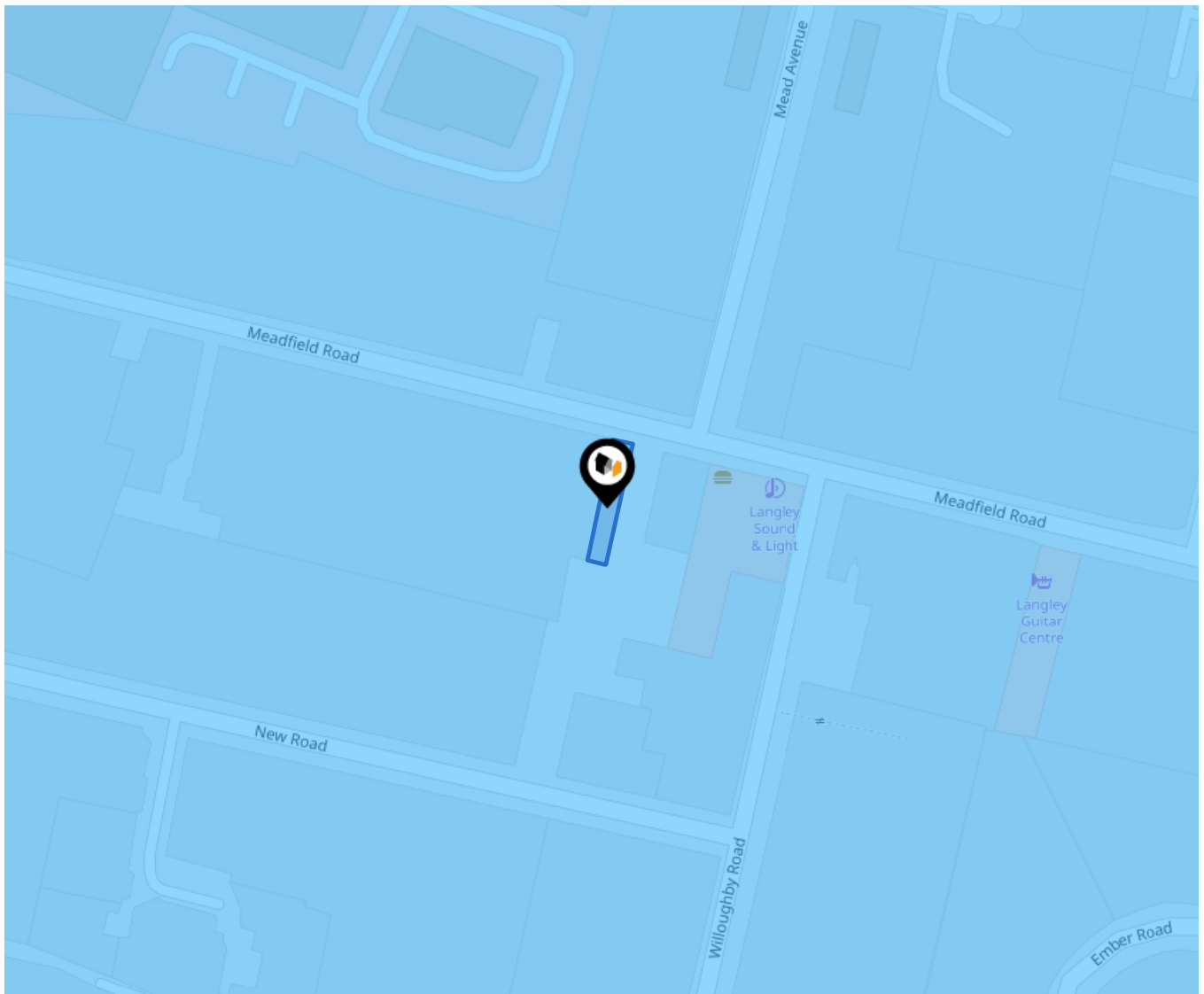
Key:

-  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).





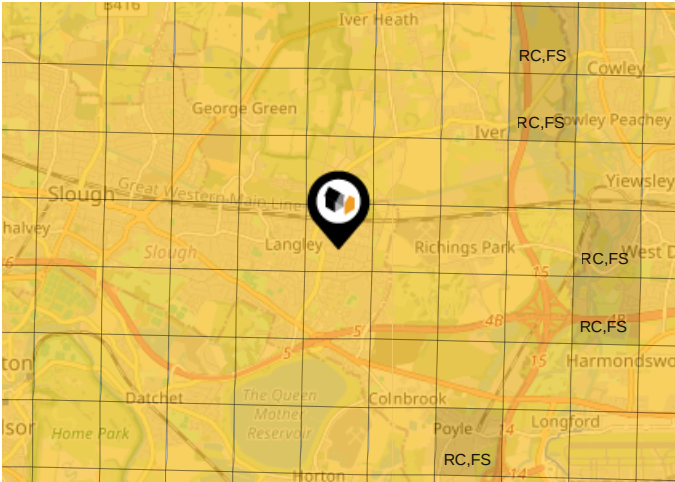
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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		



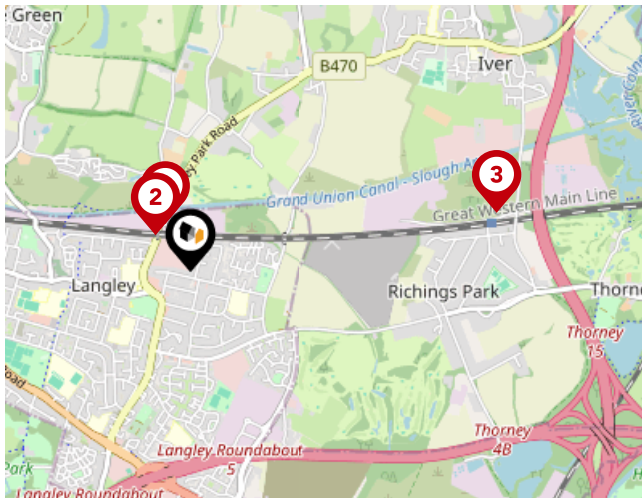
Primary Classifications (Most Common Clay Types)

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

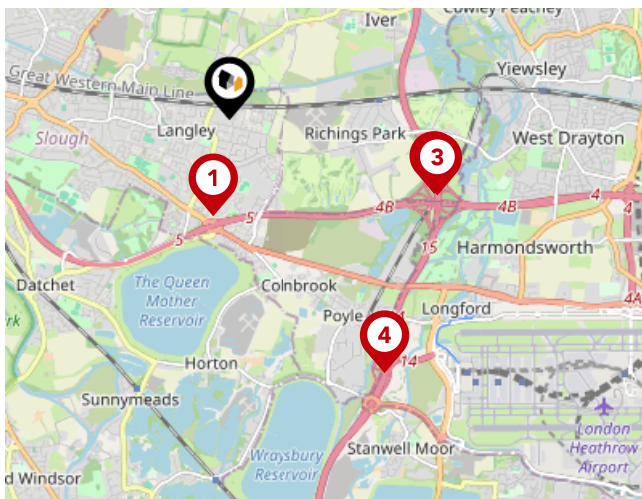
Transport (National)

LANDWOOD
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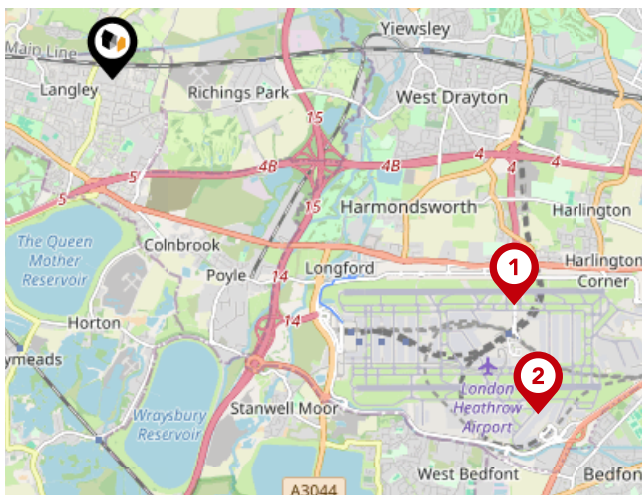
National Rail Stations

Pin	Name	Distance
1	Langley (Berks) Rail Station	0.26 miles
2	Langley (Berks) Rail Station	0.24 miles
3	Iver Rail Station	1.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J5	0.91 miles
2	M4 J4B	2.01 miles
3	M25 J15	2.05 miles
4	M25 J14	2.74 miles
5	M40 J1A	3.91 miles



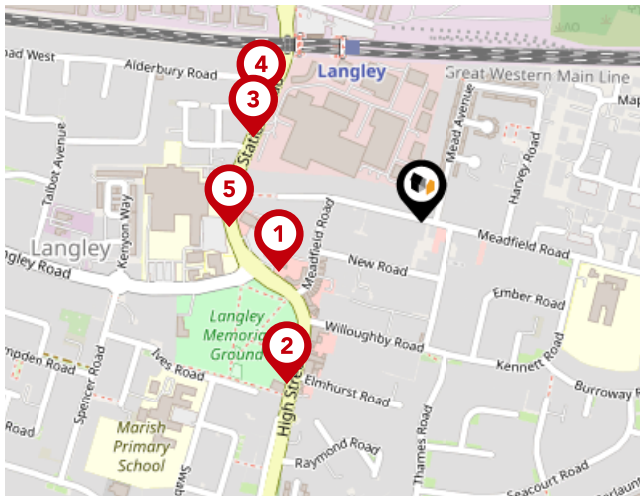
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	4.26 miles
2	Heathrow Airport Terminal 4	5 miles
3	Luton Airport	26.84 miles
4	Silvertown	25.36 miles

Area

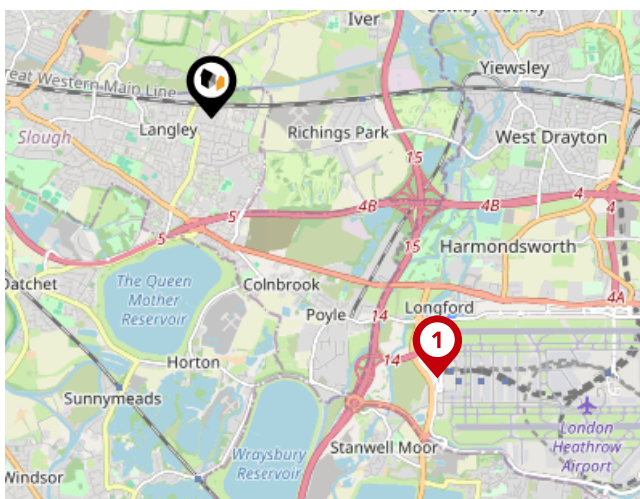
Transport (Local)

LANDWOOD
GROUP



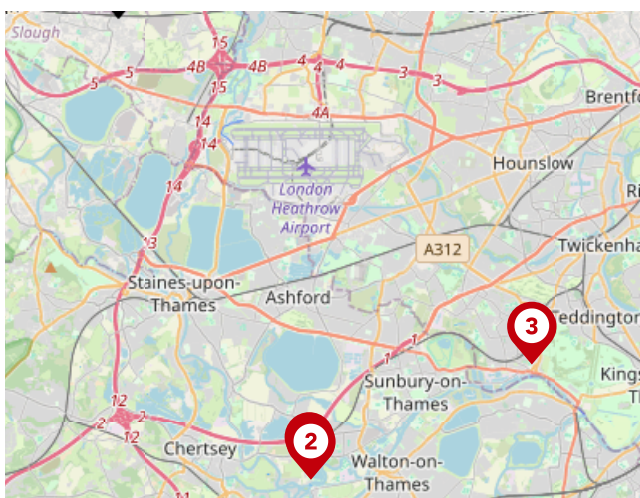
Bus Stops/Stations

Pin	Name	Distance
1	Harrow Market	0.17 miles
2	Marish Court	0.24 miles
3	Langley Business Park	0.22 miles
4	Langley Business Park	0.23 miles
5	Harrow Market	0.22 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	3.18 miles
2	Uxbridge Station	3.84 miles
3	Uxbridge Underground Station	3.91 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	9.15 miles
2	Weybridge Ferry Landing	9.22 miles
3	Hampton Ferry Landing	9.95 miles

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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