LANDWOOD GROUP

See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 03rd November 2026



39, ARGENT STREET, GRAYS, RM17 6QT

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

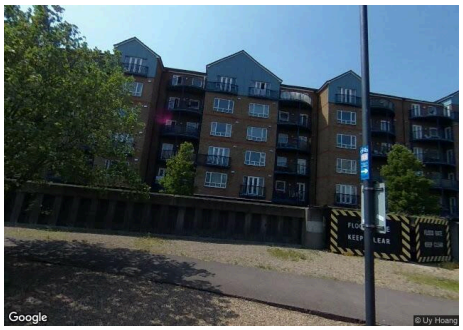
https://landwoodgroup.com/

RICS

Powered by sprift

Know any property instantly

Property
Overview







Property

Type:	HMO Not Further Divided
Bedrooms:	2
Floor Area:	710 ft^2 / 66 m^2
Plot Area:	3.51 acres
Year Built :	2005
Council Tax :	Band D
Annual Estimate:	£2,255
Title Number:	EX841757
UPRN:	10001044130
Restrictive Covenants:	No

Last Sold Date:	12/08/2005
Last Sold Price:	£158,000
Last Sold £/ft^2:	£222
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s | **275** mb/s | **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

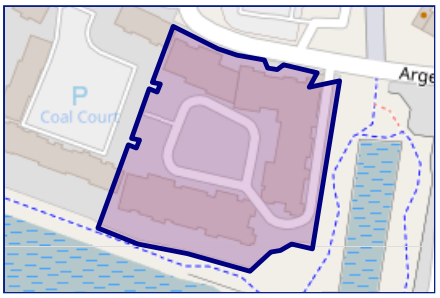
BT | sky | Virgin media

Powered by sprift
Know any property instantly

Property
Multiple Title Plans

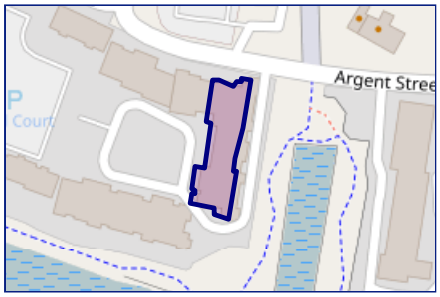
LANDWOOD GROUP

Freehold Title Plan



EX841757

Leasehold Title Plan



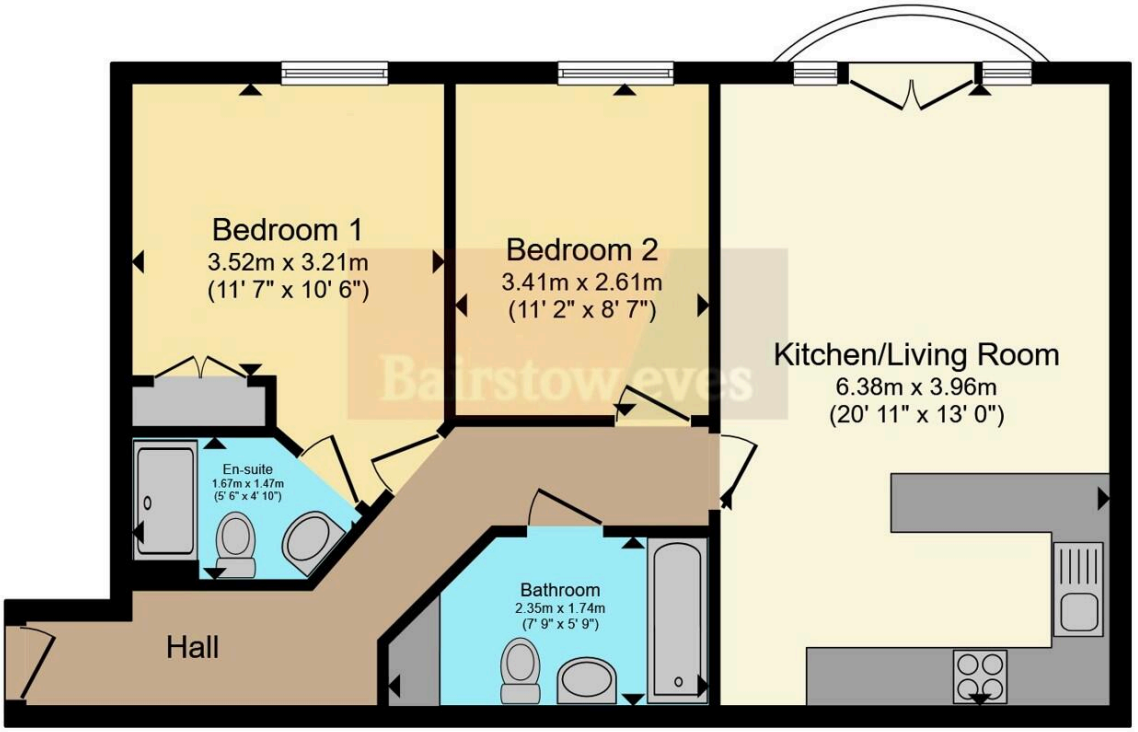
EX765592

Start Date:	11/08/2005
End Date:	01/01/2130
Lease Term:	125 years from 1 January 2005
Term Remaining:	103 years

Gallery
Floorplan

LANDWOOD GROUP

39, ARGENT STREET, GRAYS, RM17 6QT



Total floor area 64.9 m² (698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Property
EPC - Certificate

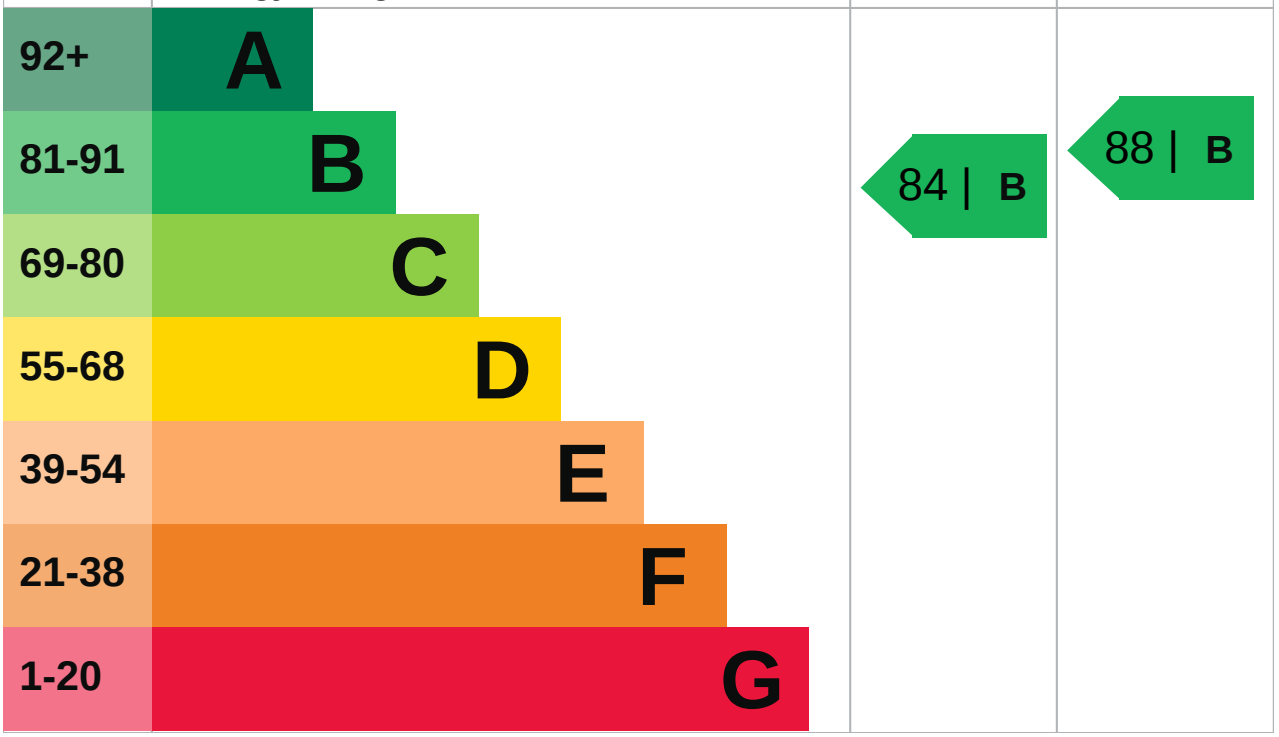
LANDWOOD GROUP

39 Argent Court, Argent Street, RM17 6QT

Energy rating

B

Valid until 15.09.2034



Powered by sprift
Know any property instantly

Property

EPC - Additional Data

LANDWOOD GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	66 m^2

Powered by sprift
Know any property instantly

Market
Sold in Street

LANDWOOD GROUP

31, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	19/12/2025	03/12/2021		
Last Sold Price:	£197,000	£175,000		

52, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	03/03/2025	07/06/2019	19/12/2014	
Last Sold Price:	£248,000	£222,000	£172,500	

46, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	05/12/2024			
Last Sold Price:	£240,000			

74, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	29/11/2024	13/07/2007	25/05/2006	
Last Sold Price:	£242,500	£193,000	£118,150	

27, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	01/03/2024	26/04/2017	18/11/2005	
Last Sold Price:	£255,000	£240,000	£175,000	

71, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	29/02/2024	28/03/2006		
Last Sold Price:	£265,000	£195,000		

53, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	23/02/2024	22/12/2005		
Last Sold Price:	£245,000	£178,000		

16, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	04/01/2024	22/04/2010		
Last Sold Price:	£257,000	£137,000		

21, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	14/12/2023	14/12/2007	02/09/2005	
Last Sold Price:	£260,000	£179,995	£175,000	

17, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	25/07/2023			
Last Sold Price:	£252,500			

11, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	29/06/2023	04/10/2021		
Last Sold Price:	£292,500	£221,500		

38, Argent Court, Argent Street, Grays, RM17 6QT				Flat-maisonette House
Last Sold Date:	02/06/2023	06/09/2019	12/07/2013	
Last Sold Price:	£195,000	£180,000	£116,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

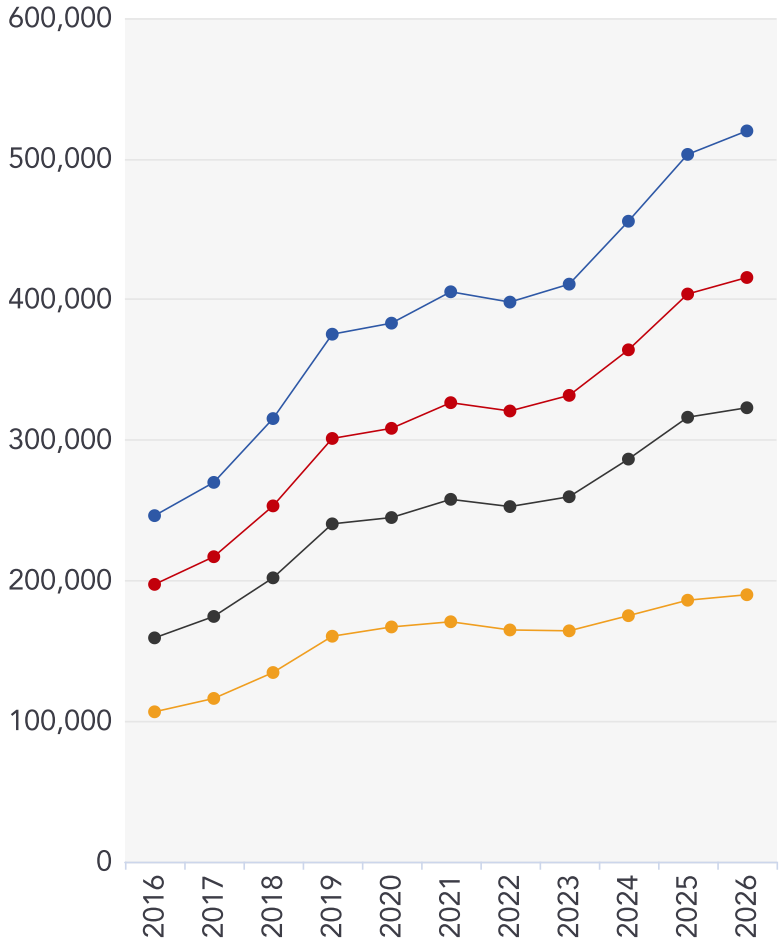
Powered by sprift
Know any property instantly

Market

House Price Statistics

LANDWOOD GROUP

10 Year History of Average House Prices by Property Type in RM17



Detached

+111.17%

Semi-Detached

+110.65%

Terraced

+102.81%

Flat

+78.1%

Powered by sprift
Know any property instantly

Maps
Coal Mining

LANDWOOD GROUP

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

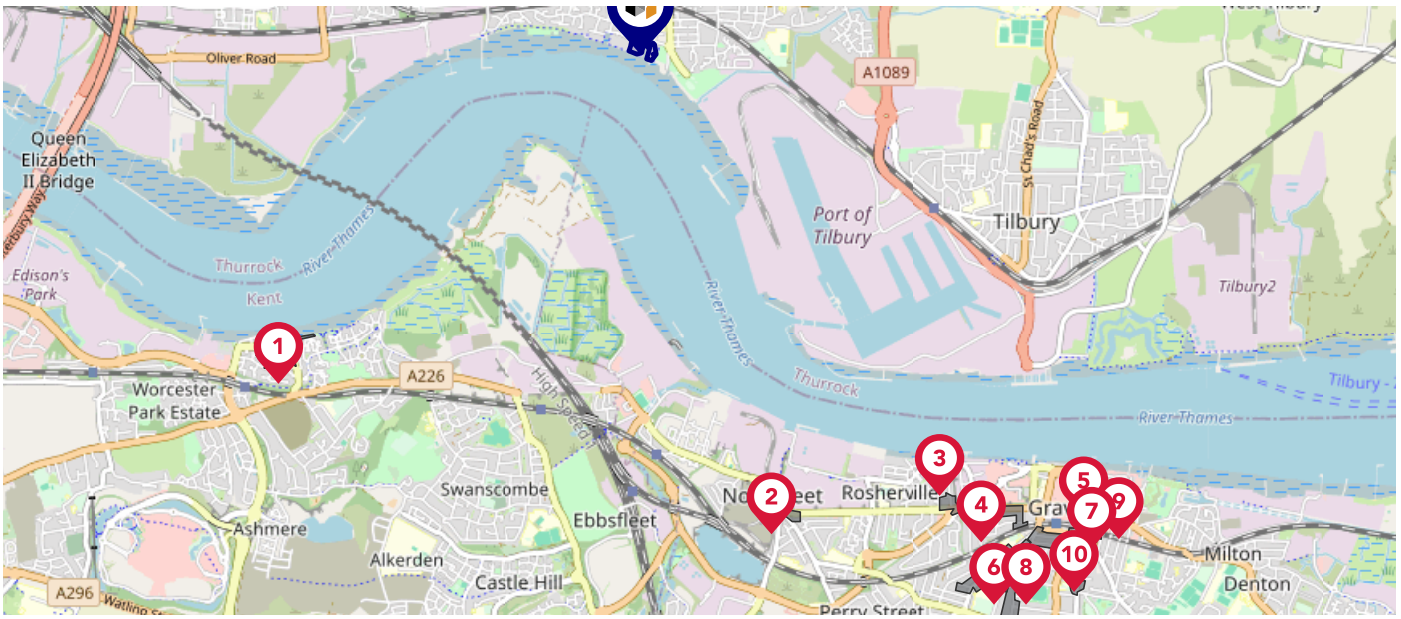
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

LANDWOOD GROUP

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.



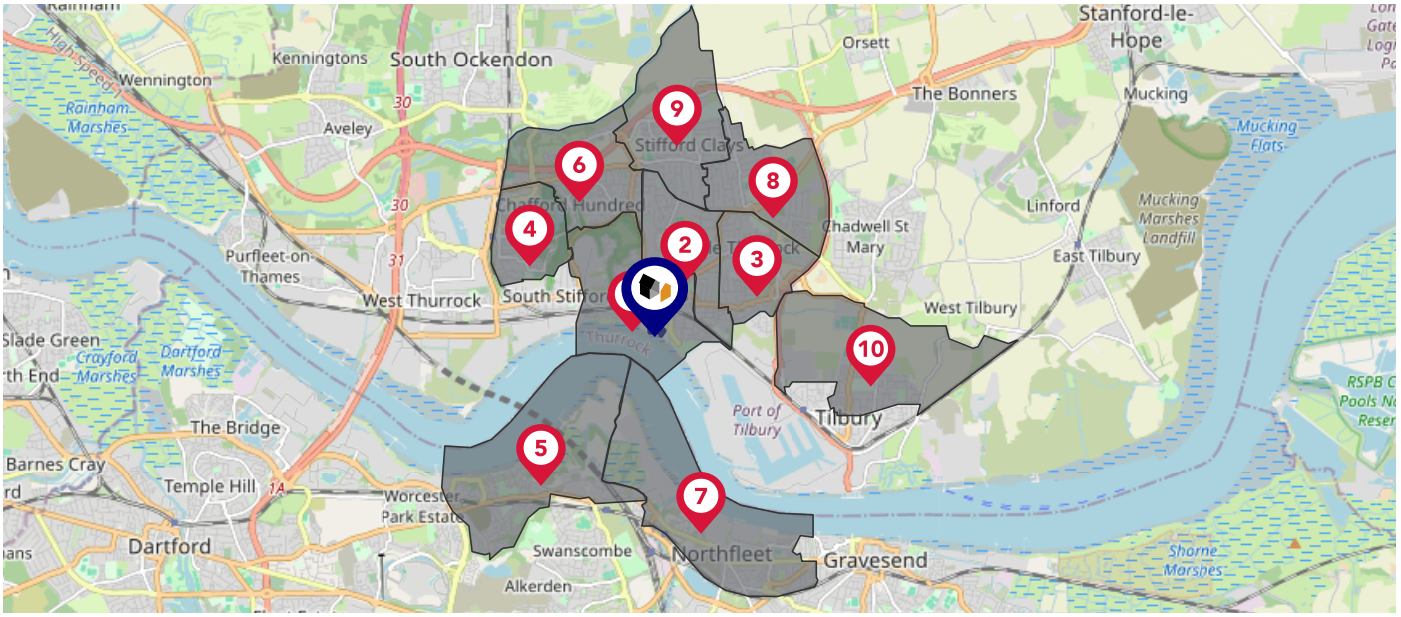
Nearby Conservation Areas

1	Greenhithe
2	The Hill, Northfleet
3	Lansdowne Square, Northfleet
4	Overcliffe, Gravesend
5	High Street and Queen Street, Gravesend
6	Pelham Road and The Avenue, Gravesend
7	King Street, Gravesend
8	Darnley Road, Gravesend
9	Harmer Street, Gravesend
10	Upper Windmill Street, Gravesend

Maps
Council Wards

LANDWOOD GROUP

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



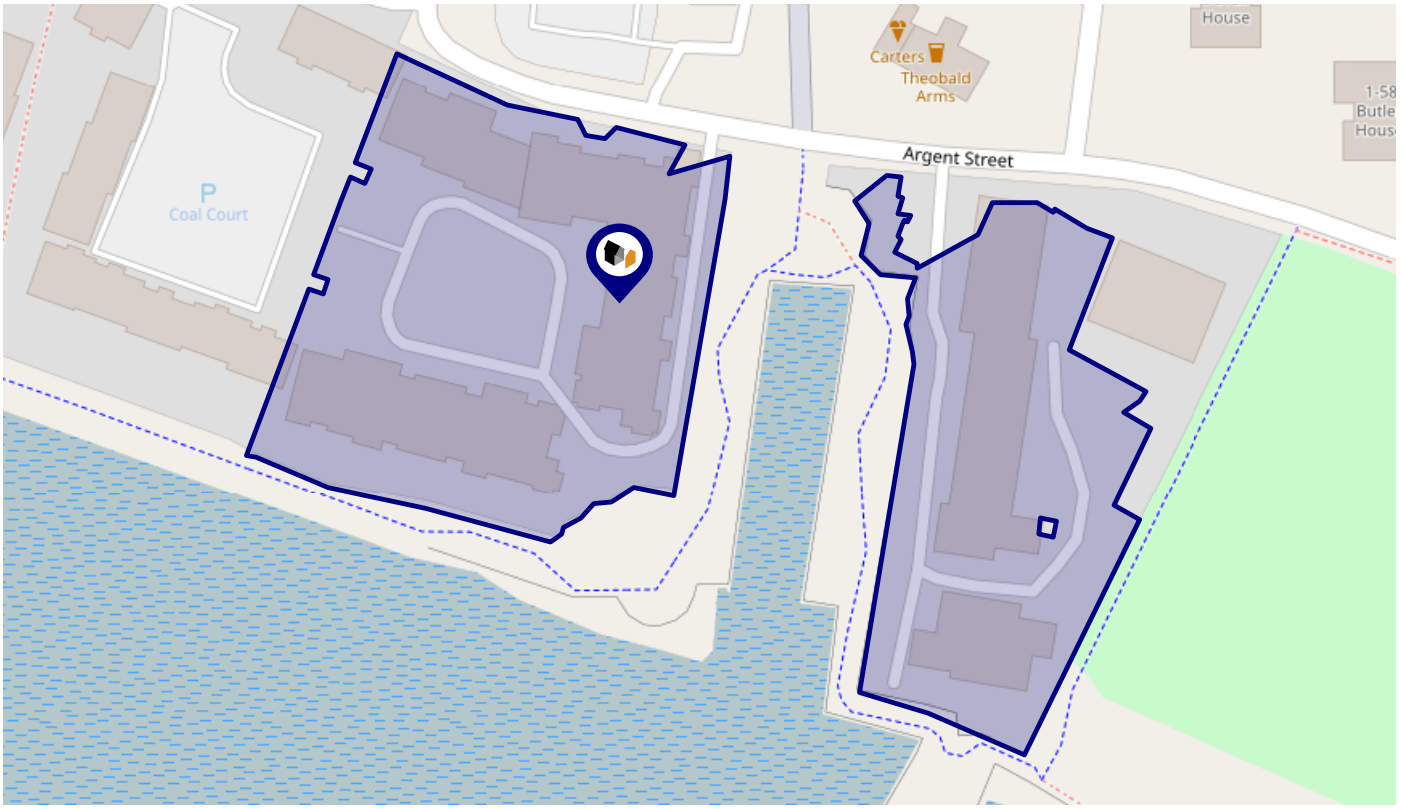
Nearby Council Wards

1	Grays Riverside Ward
2	Grays Thurrock Ward
3	Little Thurrock Rectory Ward
4	South Chafford Ward
5	Greenhithe & Knockhall Ward
6	Chafford and North Stifford Ward
7	Northfleet North Ward
8	Little Thurrock Blackshots Ward
9	Stifford Clays Ward
10	Tilbury St. Chads Ward

Maps
Rail Noise

LANDWOOD GROUP

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.

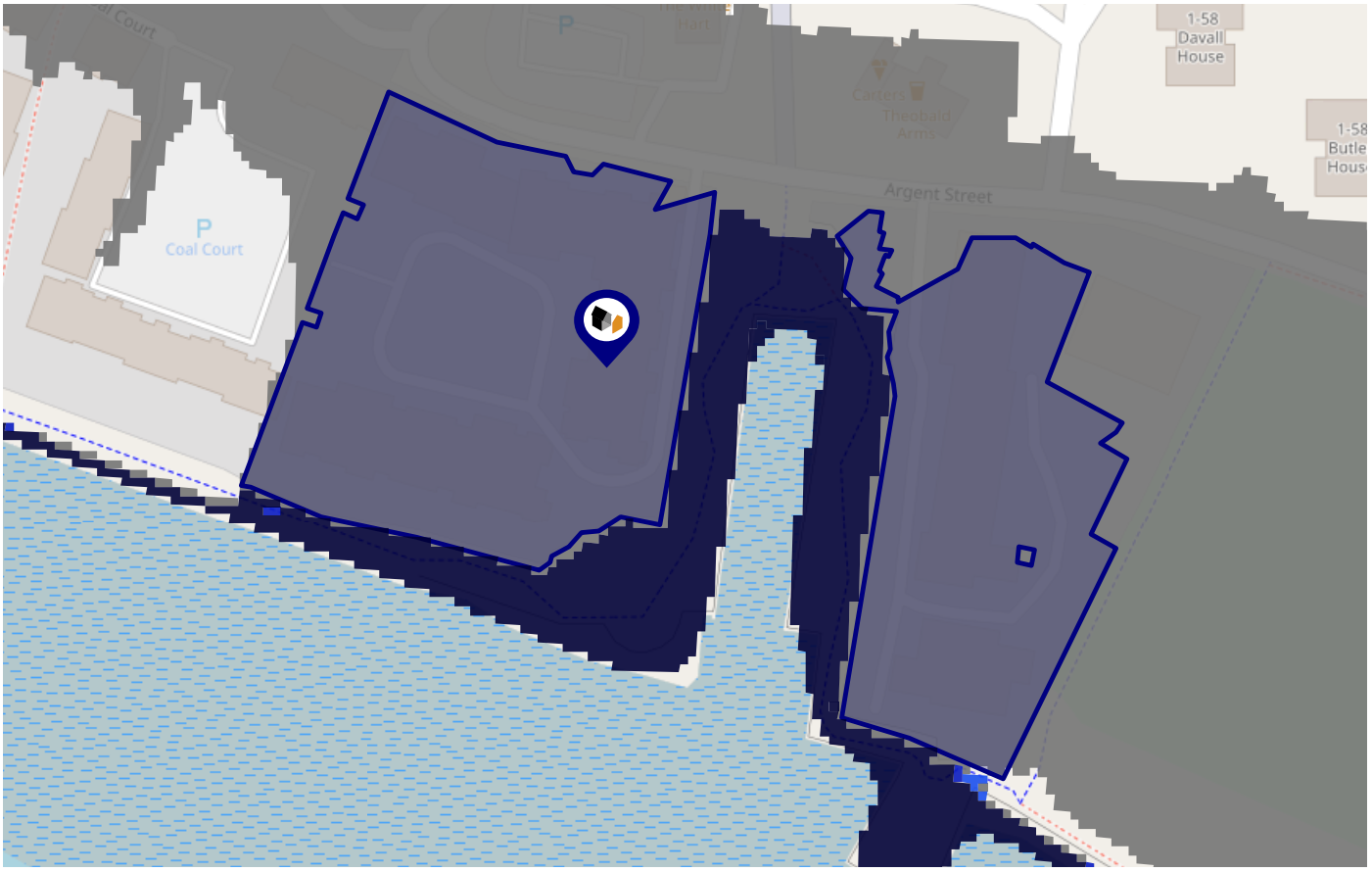
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

LANDWOOD GROUP

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

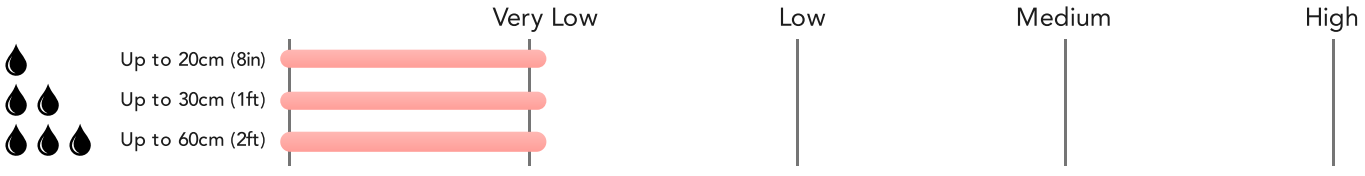


Risk Rating: Very Low

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:

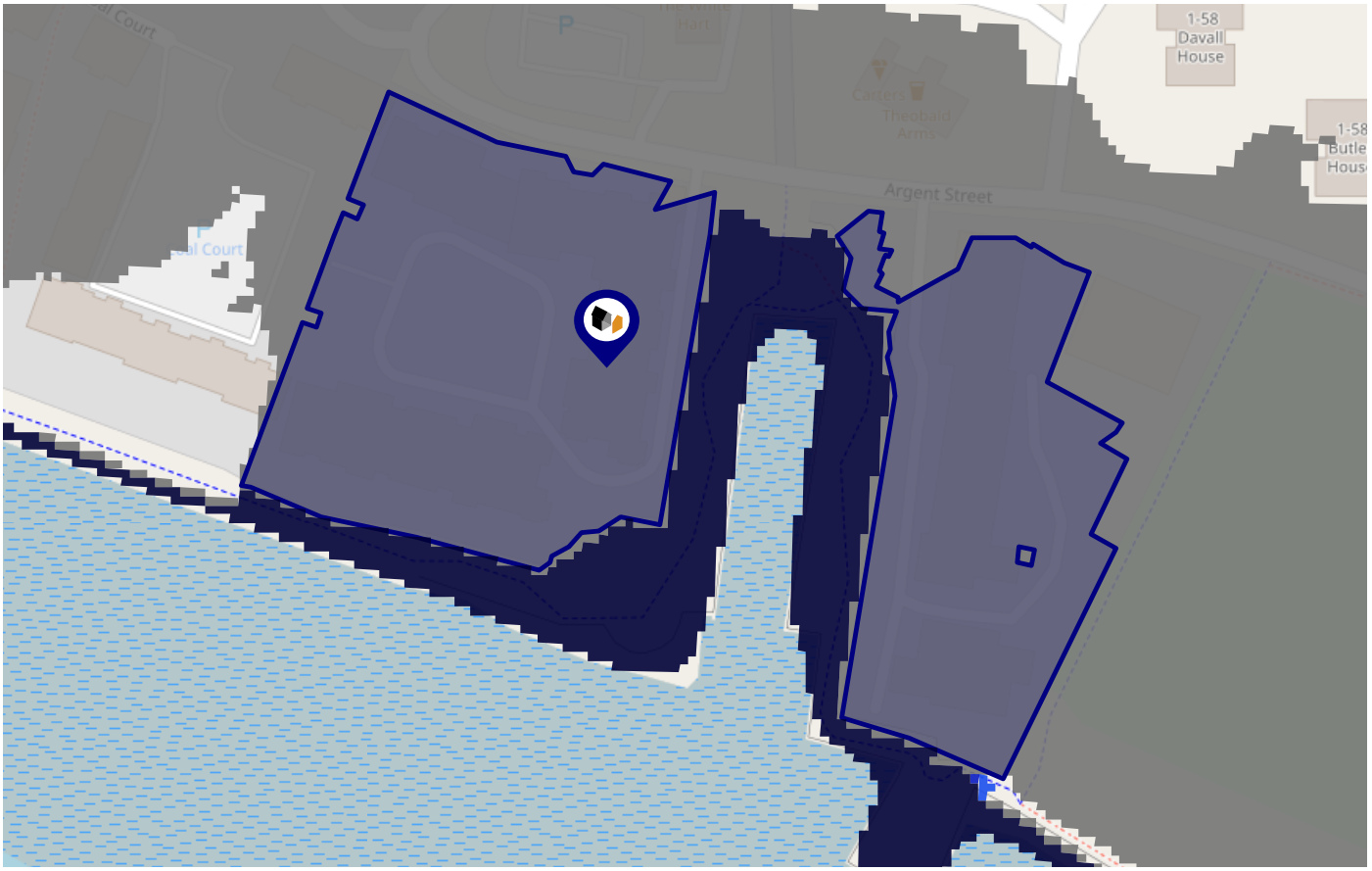


Powered by sprift
Know any property instantly

Flood Risk
Rivers & Seas - Climate Change

LANDWOOD GROUP

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:

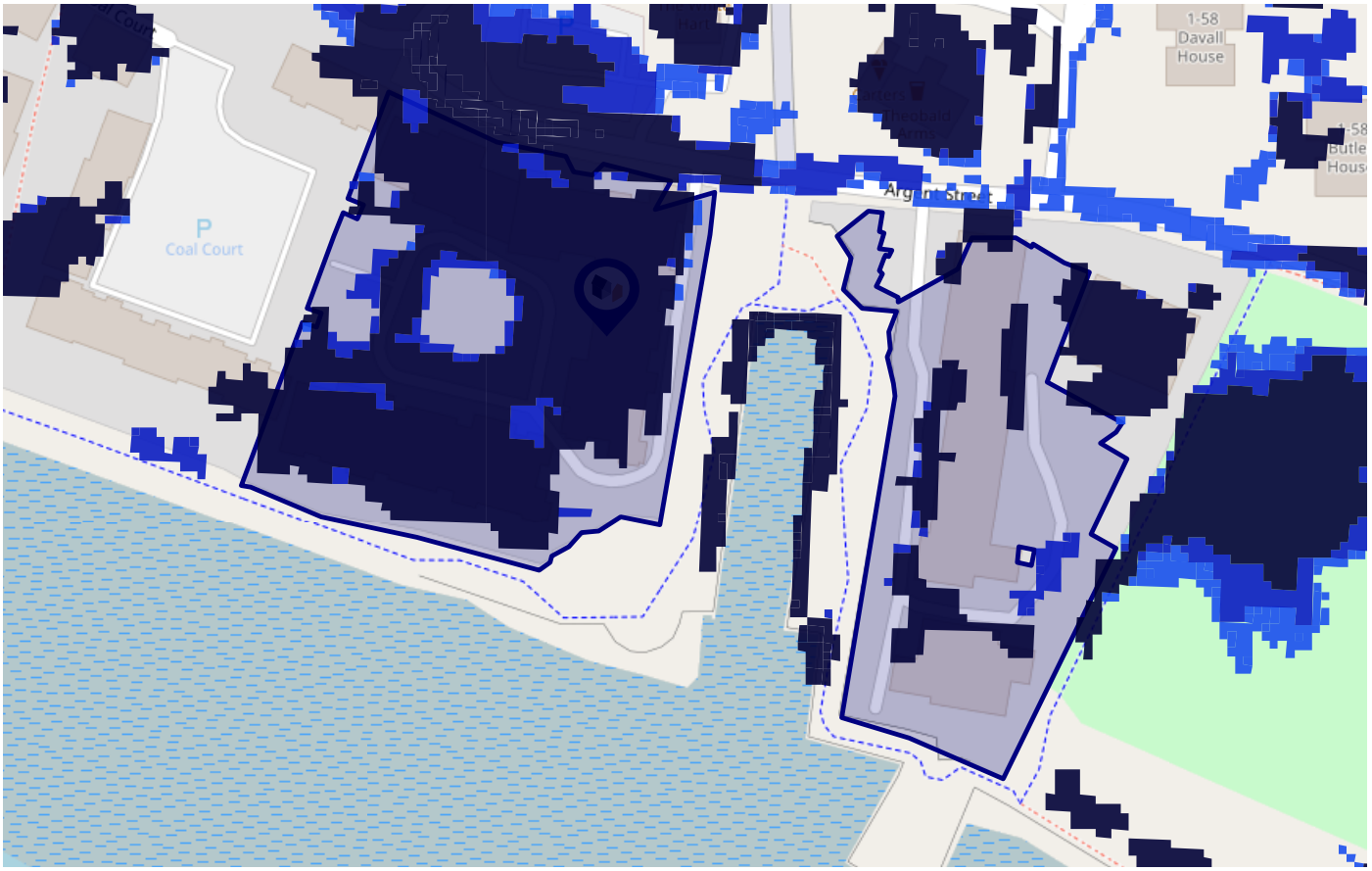


Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Flood Risk

LANDWOOD GROUP

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

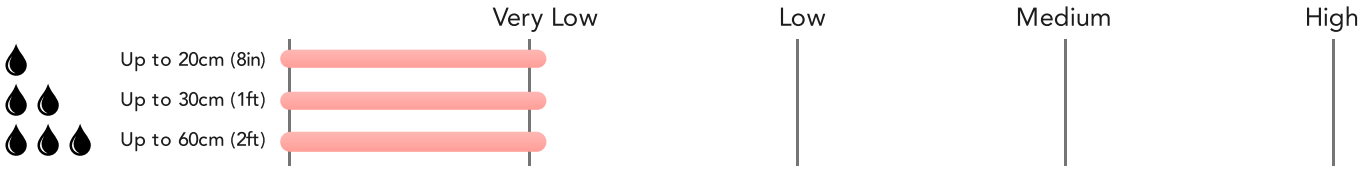


Risk Rating: High

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.
- **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:

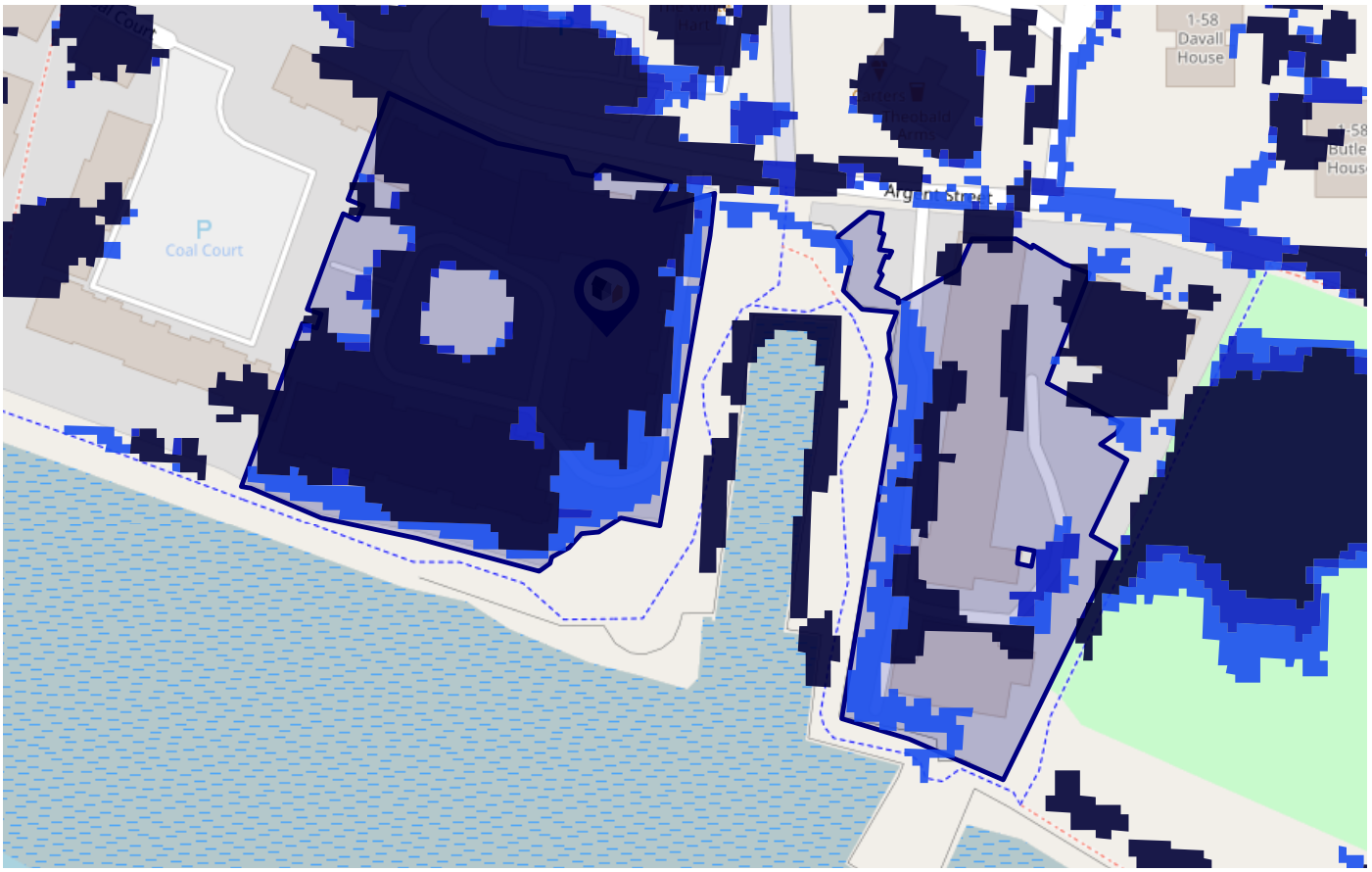


Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Climate Change

LANDWOOD GROUP

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.

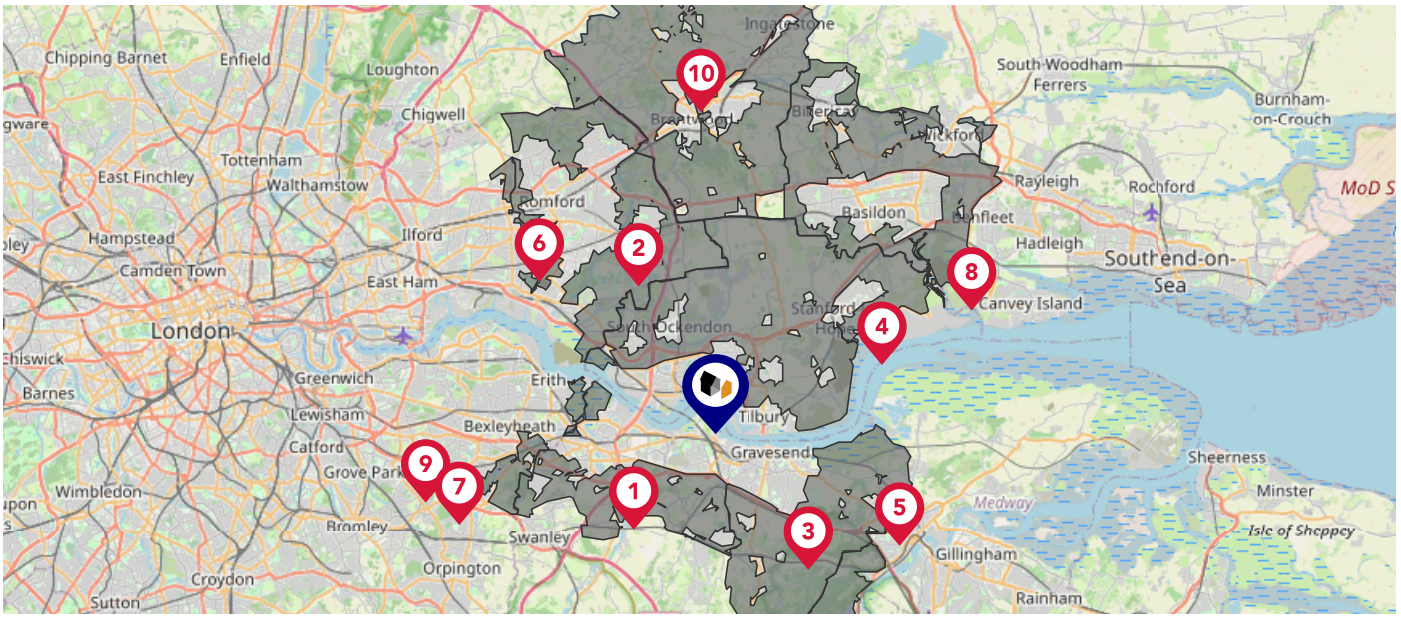
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Maps
Green Belt

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



Nearby Green Belt Land

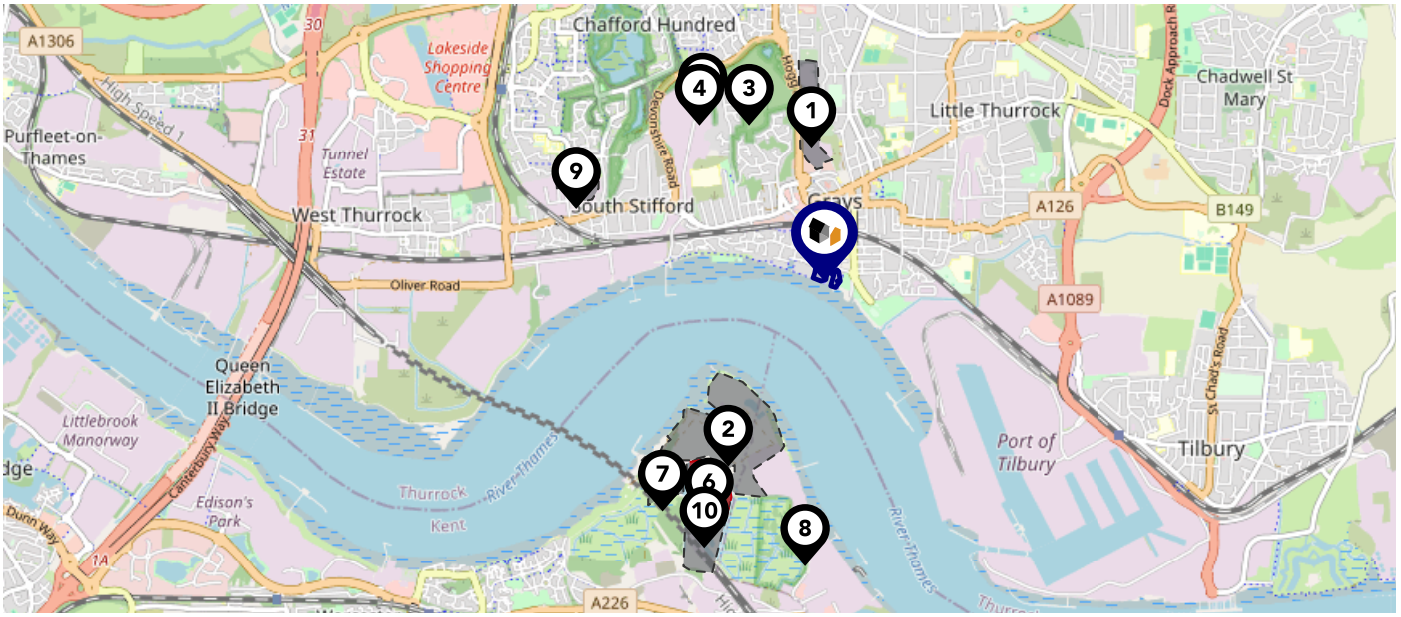
1	London Green Belt - Dartford
2	London Green Belt - Havering
3	London Green Belt - Gravesham
4	London Green Belt - Thurrock
5	London Green Belt - Medway
6	London Green Belt - Barking and Dagenham
7	London Green Belt - Bexley
8	London Green Belt - Basildon
9	London Green Belt - Greenwich
10	London Green Belt - Brentwood

Powered by sprift
Know any property instantly

Maps
Landfill Sites

LANDWOOD GROUP

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.

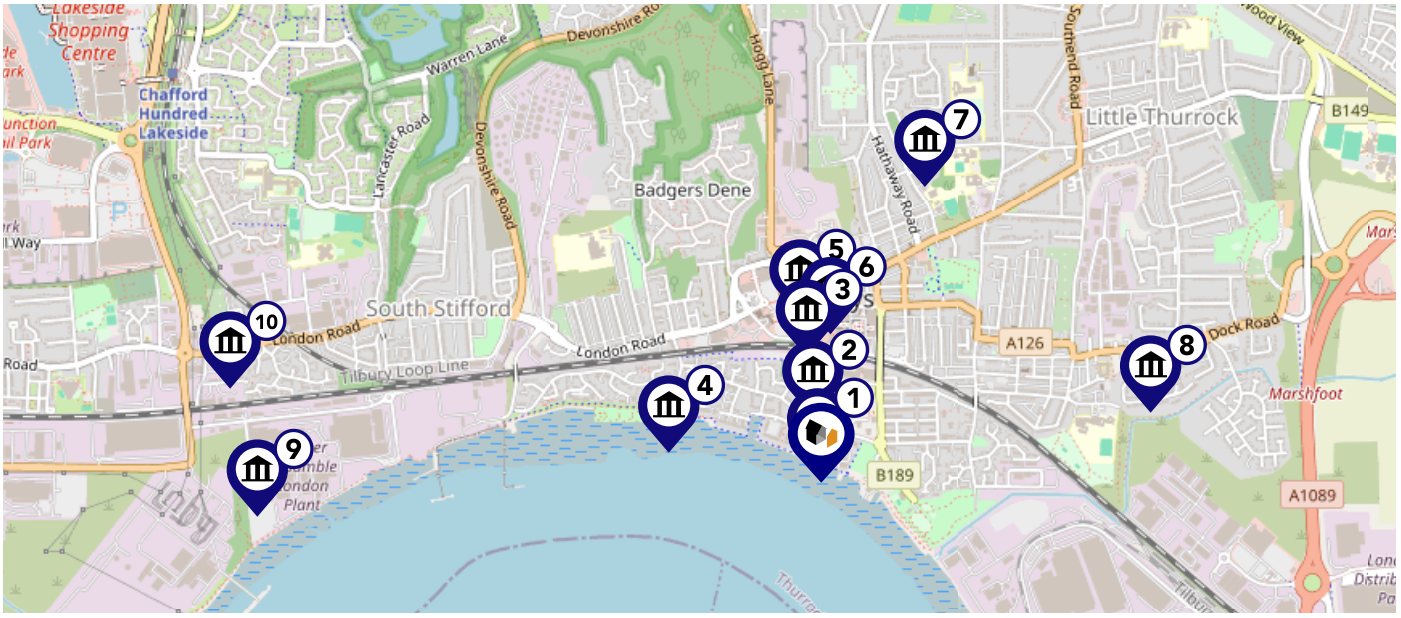


Nearby Landfill Sites

1	Titan Pit-Titan Road,,Grays,Essex	Historic Landfill
2	Broadness-Swanscombe, Kent	Historic Landfill
3	Chalk Quarry-London Road, South Stifford	Historic Landfill
4	South Stifford-Off Devonshire Road, South Stifford	Historic Landfill
5	Chalk Quarry-Chalk Quarry, London Road, South Stifford, Grays	Historic Landfill
6	No name provided by source	Active Landfill
7	Southpit-Swanscombe Marsh, Swanscombe, Kent	Historic Landfill
8	Botany Road-Botany Road, Northfleet, Kent	Historic Landfill
9	Gibbs Quarry-Gibbs Quarry, Mill Lane, South Stifford	Historic Landfill
10	Southpit-Swanscombe Marsh, Swanscombe, Kent	Historic Landfill

Maps
Listed Buildings

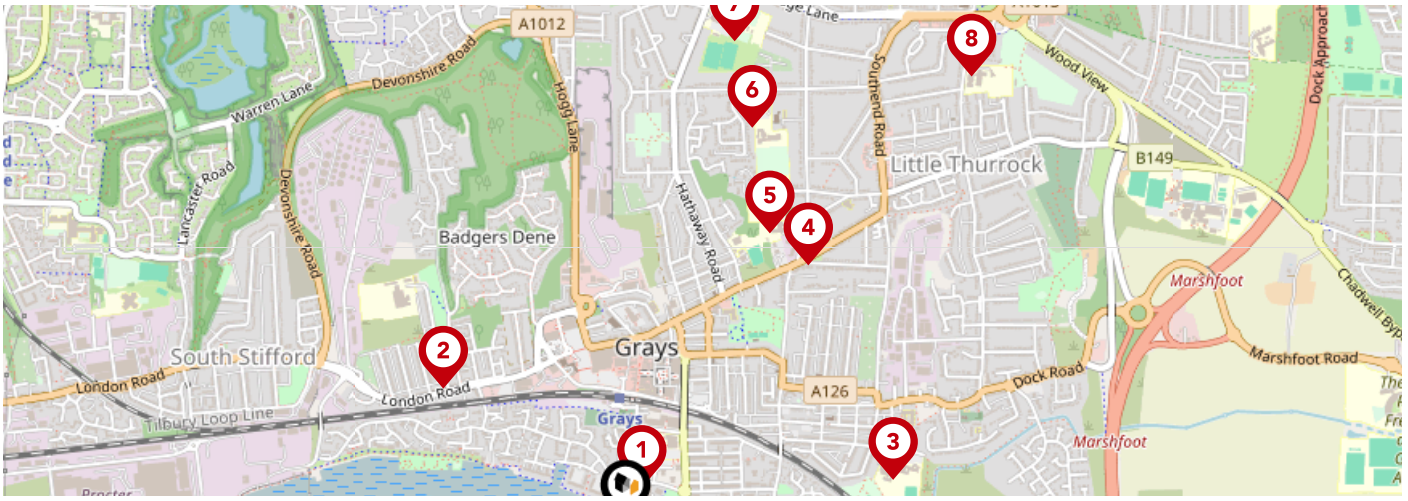
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1427217 - The White Hart Public House	Grade II	0.1 miles
2 1111573 - Church Of St Peter And St Paul	Grade II	0.2 miles
3 1111543 - State Cinema	Grade II	0.3 miles
4 1147907 - Wharf Public House	Grade II	0.3 miles
5 1384993 - Mecca Bingo Club	Grade II	0.4 miles
6 1401269 - War Memorial	Grade II	0.4 miles
7 1380267 - The Dell	Grade II	0.7 miles
8 1111628 - Church Of St Mary The Virgin	Grade II	0.8 miles
9 1147660 - Church Of St Clement	Grade I	1.3 miles
10 1147299 - Ship Public House	Grade II	1.4 miles

Powered by sprift

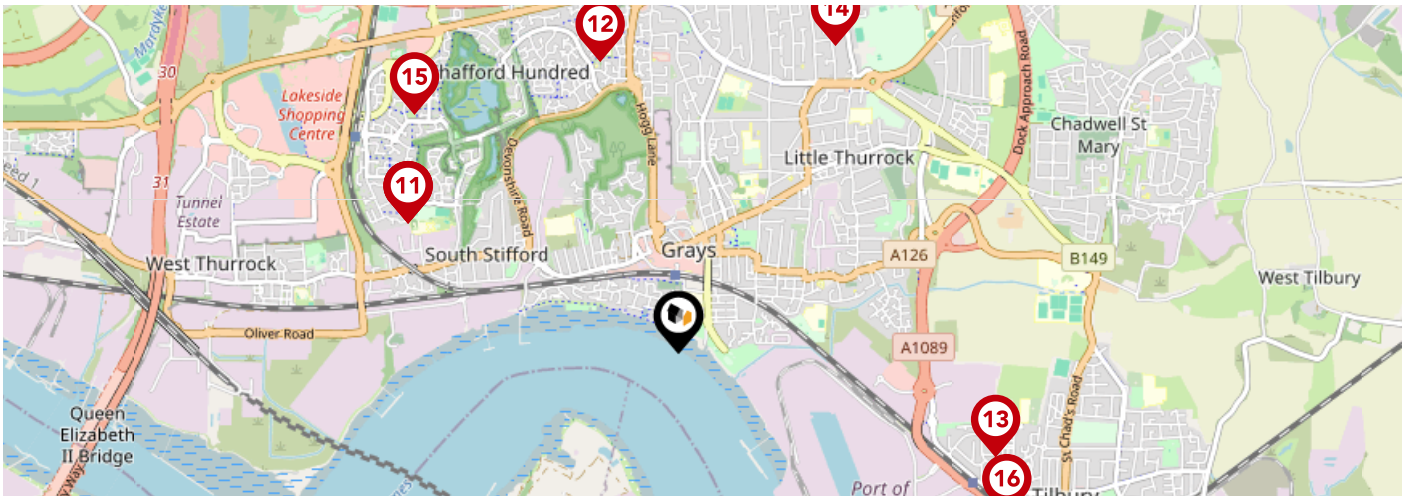
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Thames Park Secondary School** Ofsted Rating: Good | Pupils: 566 | Distance:0.09	☐	☐	☑	☐	☐
2 **Belmont Castle Academy** Ofsted Rating: Good | Pupils: 721 | Distance:0.52	☐	☑	☐	☐	☐
3 **Thameside Primary School** Ofsted Rating: Good | Pupils: 845 | Distance:0.63	☐	☑	☐	☐	☐
4 **Quarry Hill Academy** Ofsted Rating: Outstanding | Pupils: 503 | Distance:0.73	☐	☑	☐	☐	☐
5 **Grays Convent High School** Ofsted Rating: Good | Pupils: 682 | Distance:0.75	☐	☐	☑	☐	☐
6 **St Thomas of Canterbury Catholic Primary School** Ofsted Rating: Good | Pupils: 597 | Distance:0.96	☐	☑	☐	☐	☐
7 **The Hathaway Academy** Ofsted Rating: Good | Pupils: 673 | Distance:1.14	☐	☐	☑	☐	☐
8 **Little Thurrock Primary School** Ofsted Rating: Good | Pupils: 638 | Distance:1.31	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

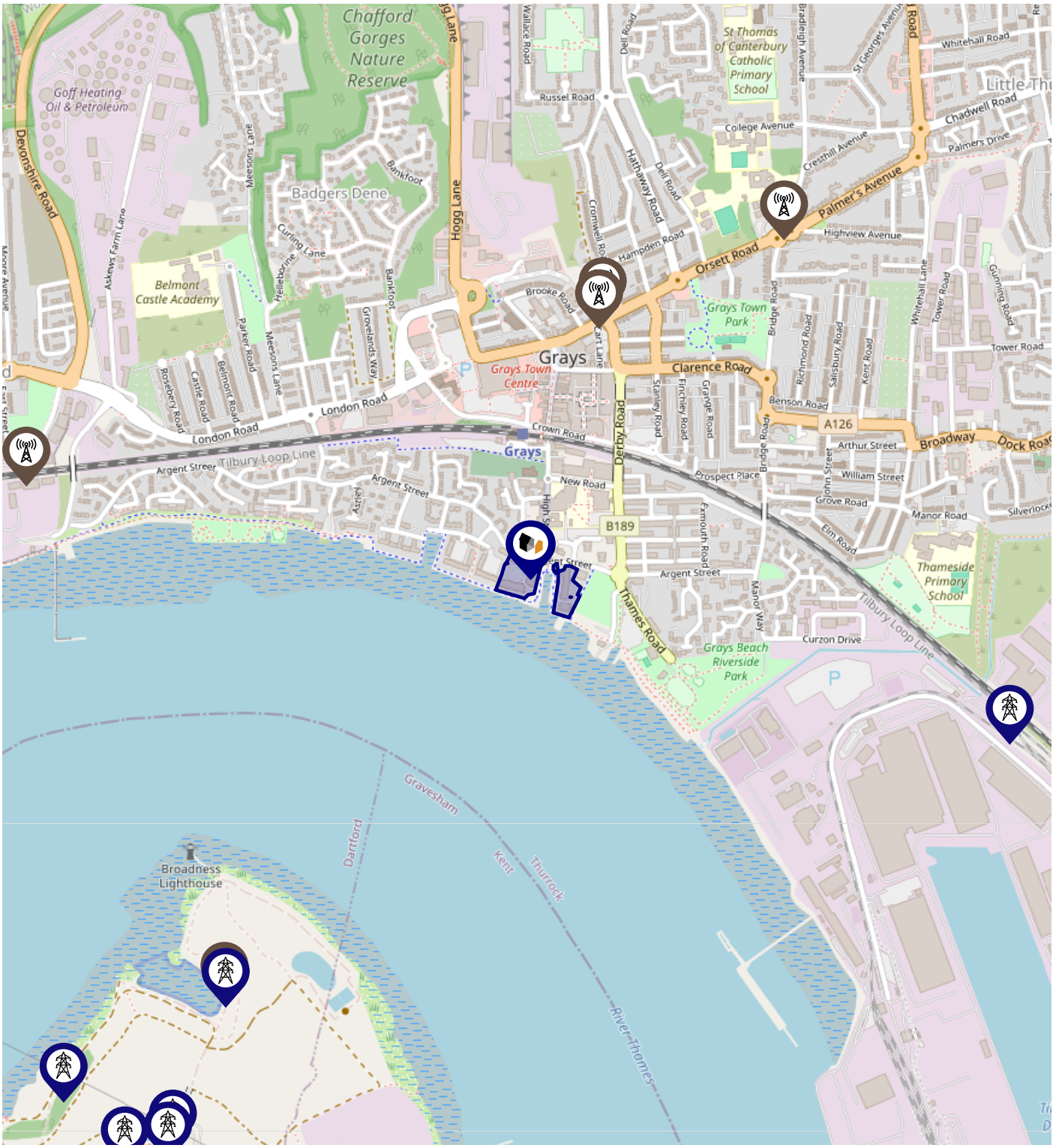
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Harris Primary Academy Chafford Hundred** Ofsted Rating: Outstanding | Pupils: 666 | Distance:1.39	☐	☑	☐	☐	☐
10	**Harris Primary Academy Mayflower** Ofsted Rating: Outstanding | Pupils: 1023 | Distance:1.39	☐	☑	☐	☐	☐
11	**Harris Academy Chafford Hundred** Ofsted Rating: Outstanding | Pupils: 1466 | Distance:1.39	☐	☐	☑	☐	☐
12	**Tudor Court Primary School** Ofsted Rating: Good | Pupils: 755 | Distance:1.4	☐	☑	☐	☐	☐
13	**Olive AP Academy - Thurrock** Ofsted Rating: Good | Pupils: 56 | Distance:1.55	☐	☐	☑	☐	☐
14	**Deneholm Primary School** Ofsted Rating: Good | Pupils: 419 | Distance:1.59	☐	☑	☐	☐	☐
15	**Warren Primary School** Ofsted Rating: Good | Pupils: 457 | Distance:1.64	☐	☑	☐	☐	☐
16	**Lansdowne Primary Academy** Ofsted Rating: Good | Pupils: 705 | Distance:1.7	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

LANDWOOD GROUP



Key:

- Power Pylons
- Communication Masts

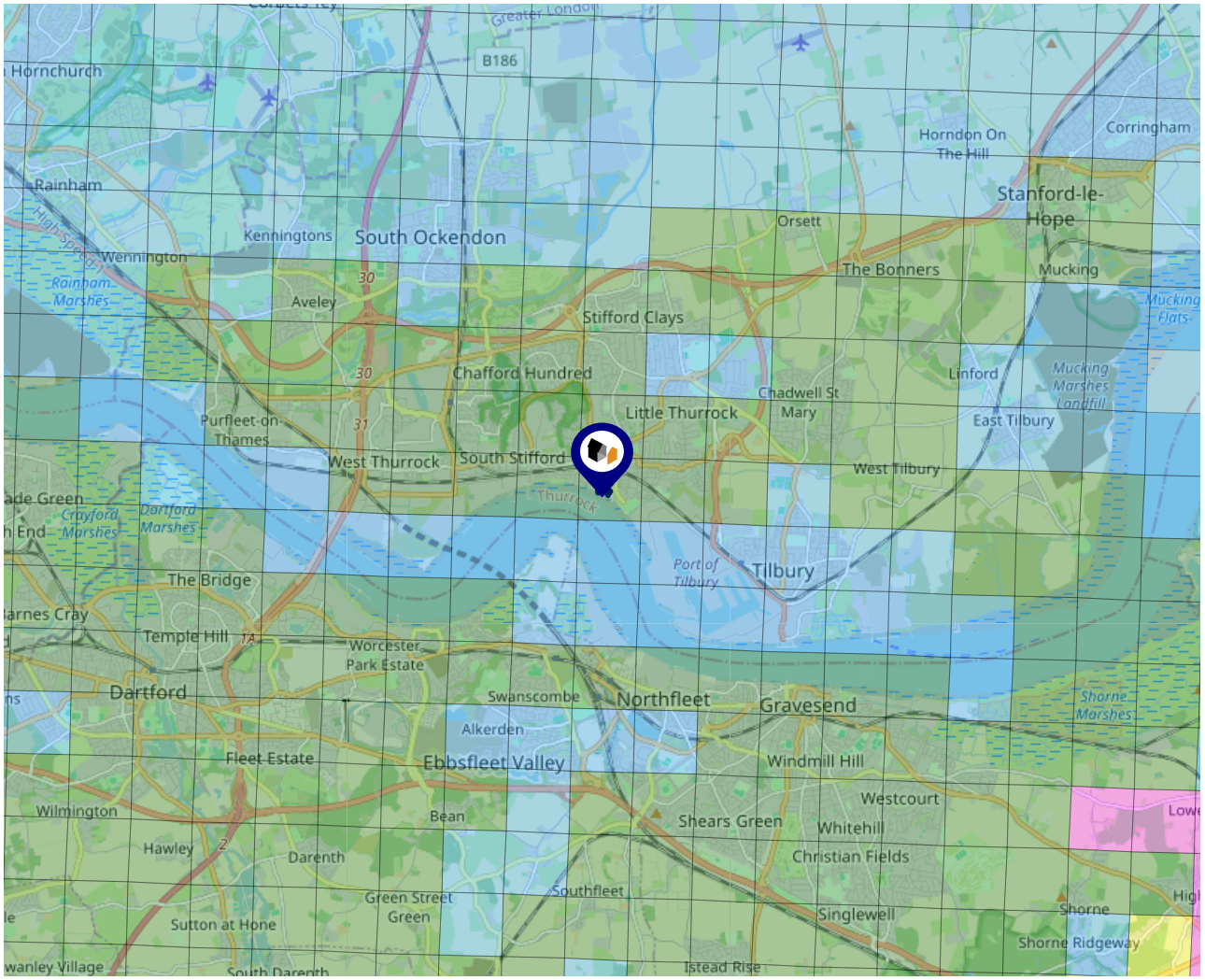
Powered by sprift
Know any property instantly

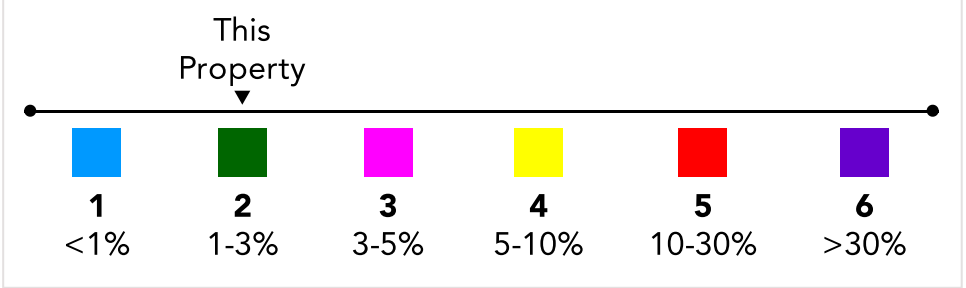
Environment
Radon Gas

LANDWOOD GROUP

What is Radon?

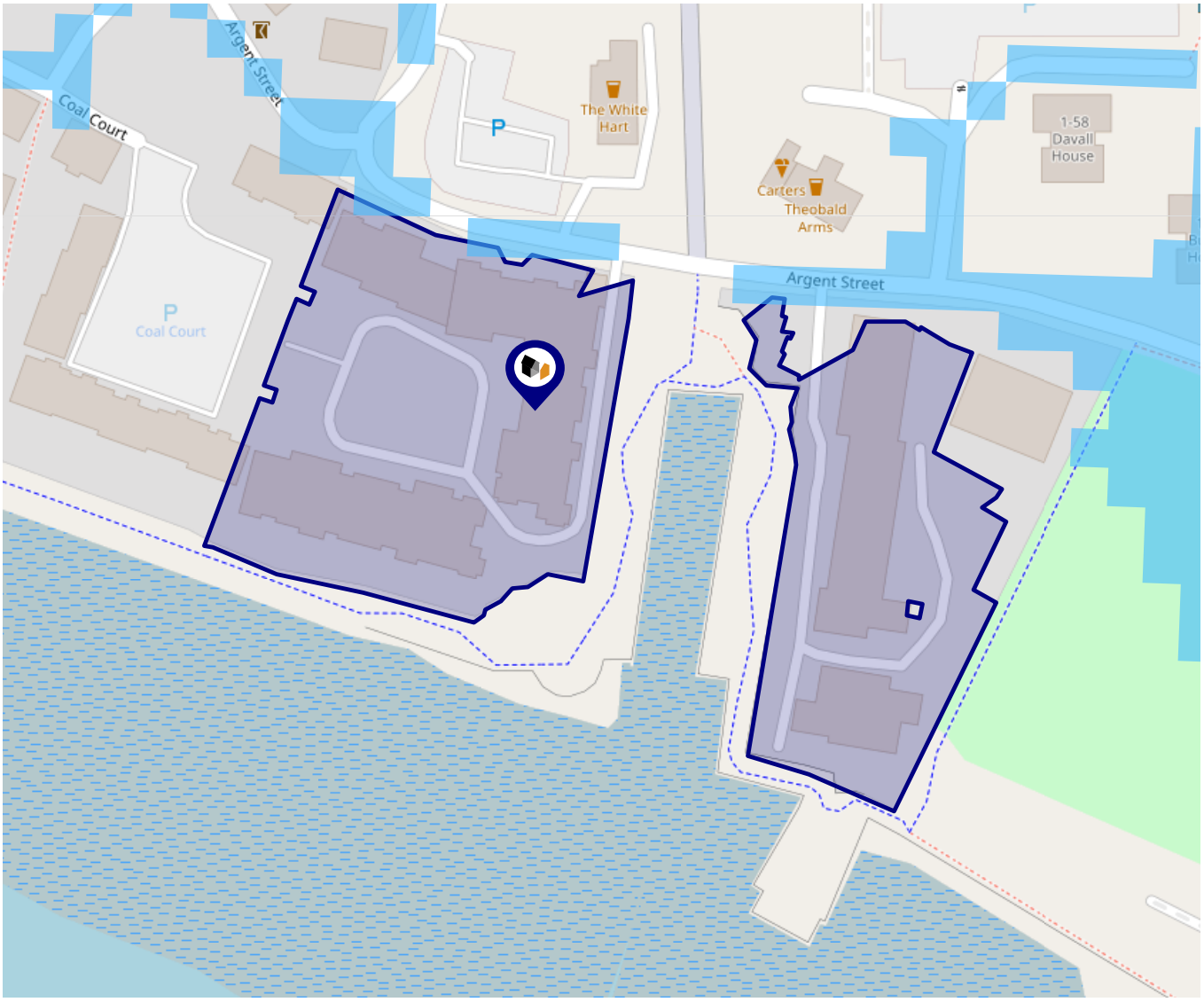
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





Powered by sprift
Know any property instantly

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

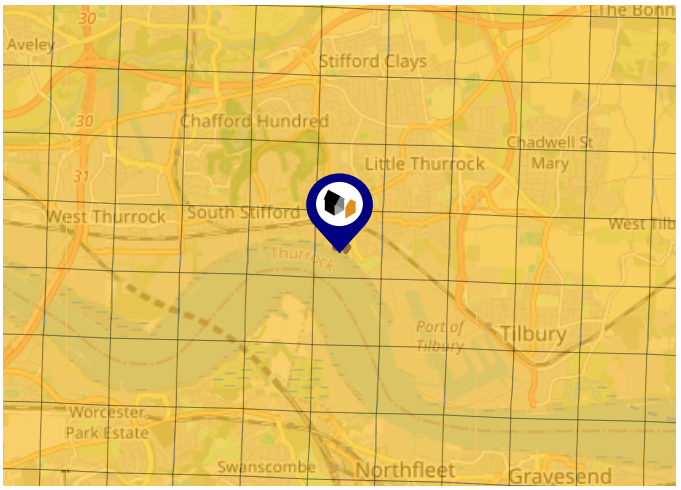
Powered by sprift

Environment
Soils & Clay

LANDWOOD GROUP

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	PEATY CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	HEAVY		



Primary Classifications (Most Common Clay Types)

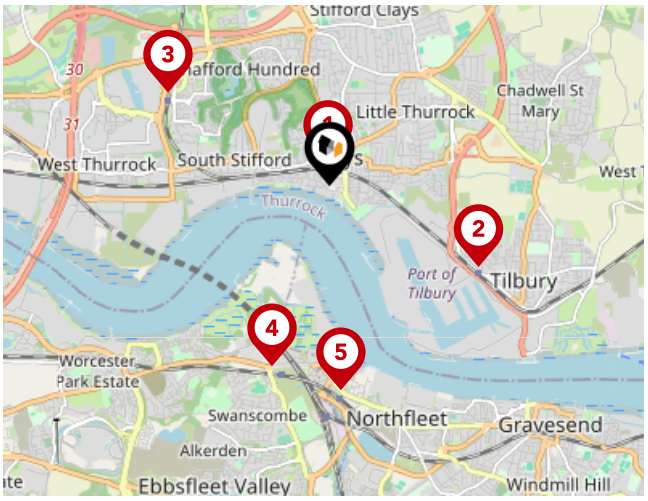
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Powered by sprift
Know any property instantly

Area

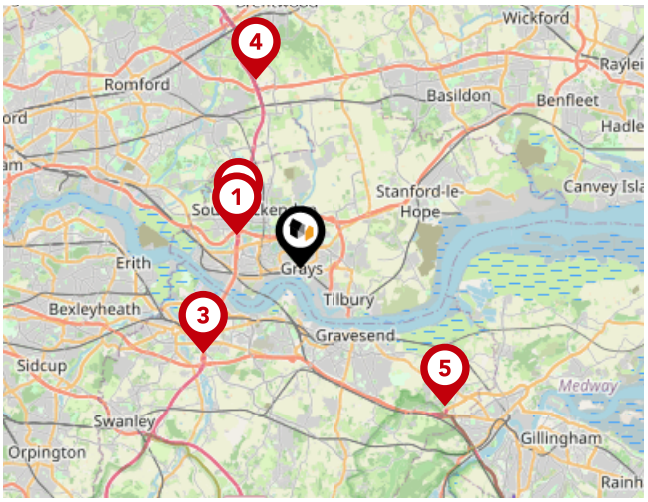
Transport (National)

LANDWOOD GROUP



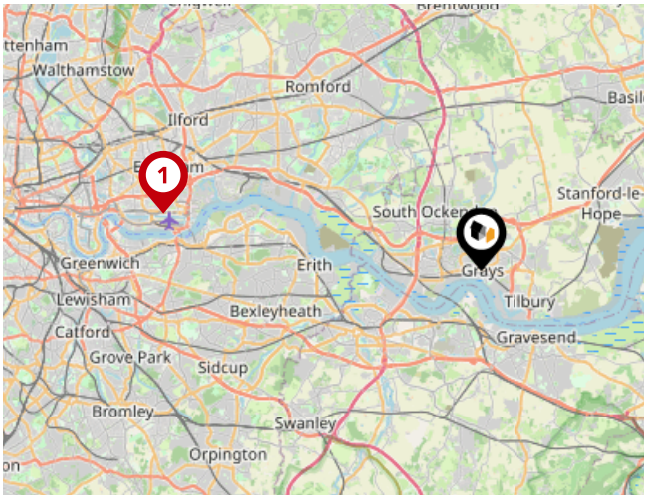
National Rail Stations

Pin	Name	Distance
1	Grays Rail Station	0.2 miles
2	Tilbury Town Rail Station	1.56 miles
3	Chafford Hundred Rail Station	1.71 miles
4	Swanscombe Rail Station	1.75 miles
5	Northfleet Rail Station	1.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	2.63 miles
2	M25 J30	2.89 miles
3	M25 J2	4.79 miles
4	M25 J29	7.1 miles
5	M2 J1	7.37 miles



Airports/Helipads

Pin	Name	Distance
1	London City Airport	11.89 miles

Powered by sprift
Know any property instantly

Area

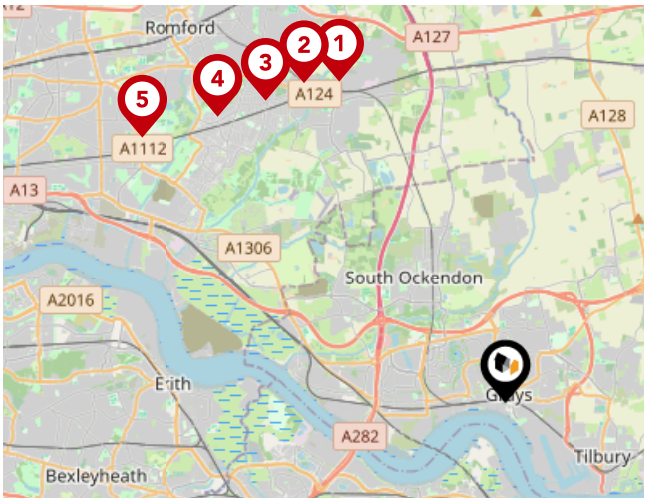
Transport (Local)

LANDWOOD GROUP



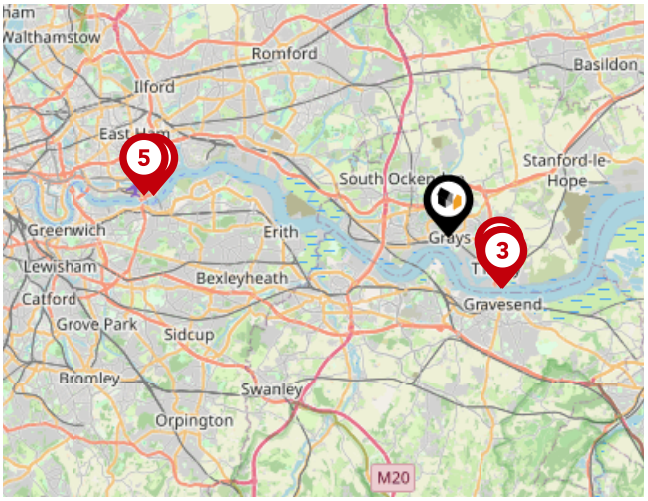
Bus Stops/Stations

Pin	Name	Distance
1	Derby Road Bridge	0.15 miles
2	Argent Street	0.16 miles
3	Jetty Walk	0.36 miles
4	Aldi	0.37 miles
5	Clarence Road	0.38 miles



Local Connections

Pin	Name	Distance
1	Upminster Underground Station	6.67 miles
2	Upminster Bridge Underground Station	6.96 miles
3	Hornchurch Underground Station	7.13 miles
4	Elm Park Underground Station	7.49 miles
5	Dagenham East Underground Station	8.31 miles



Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	2.44 miles
2	West Street Pier	2.75 miles
3	Town Pier	2.8 miles
4	Woolwich Arsenal Pier	10.93 miles
5	Woolwich Ferry South Pier	11.29 miles

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

LANDWOOD GROUP

Landwood Group

77 Deansgate Manchester M3 2BW
0161 710 2010
Emma.judge@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail