

Comprehensive Property Analysis Report

Property ID: PROP-b54e461d

Report Date: 2025-06-19

Property Overview

Property Information	Value
UPRN	87080815

Property Summary

Key Attribute	Value
Property Type	Mid-terrace
Area (sqm)	115.0 sqm
Bedrooms	1
Bathrooms	1
Condition	Very poor
Council Tax Band	E
Building Age	33 years

Location Details

Primary Address

Address Component	Value
Full Address	89, High Street, Tilbury, Greater London, RT47 9HG
Building Number	89
Street Name	High Street
Town/City	Tilbury
County	Greater London
Postcode	RT47 9HG

Geographic Information

Geographic Detail	Value
Latitude	51.515444444756845°N
Longitude	-0.09259261093269336°E
Coordinates	51.515444444756845°N, -0.09259261093269336°E
British National Grid	SZ2371795514
What3Words	happy.park.place
USRN	72529331

Administrative Areas

Administrative Detail	Value
Country	England
Region	London
Local Authority	Tilbury Council
Electoral Ward	Tilbury Ward
Parliamentary Constituency	Tilbury and South

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	78.00 per hectare
Density Category	Medium Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	Mid-terrace
Occupancy Type	Vacant
Property Condition	Very poor
Property Classification	Mid-terrace
Building Residency	Single Family
Occupancy Residency	Other

Physical Dimensions

Dimension	Value
Property Area	115.0 sqm
Property Height	7.30 m
Number of Storeys	1
Total Rooms	6

Room Composition

Room Type	Count
Bedrooms	1
Bathrooms	1

Building Age & Period

Age Information	Value
Construction Year	1992
Building Age	33 years
Age Category	Modern (1975-2000)
Maintenance Risk	Low maintenance risk
Property Period	1976-1999

External Features

Feature	Details
Parking Type	Garage only

Access Type	Right of way
Front Garden Area	82.5 sqm
Back Garden Area	24.9 sqm

Financial & Administrative

Category	Status/Value
Council Tax Band	E
Housing Association Property	Yes
Income Generating	Yes
Pays Business Rates	Yes

Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2019-05-07
Renovation Required	Yes
Current Condition	Very poor
Maintenance Priority	Immediate attention required

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Brick
Foundation Type	Deep foundations
Floor Type	Mixed

Structural Dimensions

Dimension	Measurement
Property Height	10.72 m
Floor Level	2.00 m above datum

Structural Features

Feature	Present
Basement	No
Construction Year	1992

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Low - Traditional solid construction
Maintenance Considerations	Monitor pointing and structural movement
Foundation Suitability	Foundation type assessment may be required
Height Classification	Medium height - standard building regulations apply

Property Risk Assessment

Flood Risk Analysis

Risk Factor	Assessment
EA Flood Zone	Zone 2
Zone Risk Level	Medium risk - 1 in 1000 to 1 in 100 annual probability
Overall Flood Risk	Very Low
Risk Type	Surface water

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	21.56 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	613 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	28.5 km
Canal Distance	1182 m

Environmental Risk Factors

Environmental Factor	Status
Soil Type	Peat
Soil Risk Level	High risk - Peat soils can shrink and subside

Flood Defence Systems

Defence System	Status
Government Defence Scheme	No
Defence Status	No formal defence scheme

Risk Summary

Risk Category	Assessment
Overall Risk Level	Low-Medium Risk
Risk Score	3/10
Primary Risk Factors	Peat Soil
Recommended Actions	Standard precautions adequate

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£569,812.73
Value per sqm	£4,954.89
Valuation Date	2024-06-23

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£502,857.62
Value Appreciation	£66,955.11
Appreciation %	13.3%
Sale Date	2023-10-03
Monthly Rent	£4,002.68
Annual Rent	£48,032.16
Gross Rental Yield	8.43%

Financial Analysis

Analysis Factor	Assessment
Market Segment	Upper-middle market segment
Investment Rating	Excellent - High yield potential

Protection Measures

Insurance & Risk Assessment

Insurance Factor	Details
Annual Insurance Premium	£969.88
Insurance Excess	£741.00
Insurance Status	Specialist cover
Flood Re Eligible	Yes
Risk Rating	Medium

Resilience Measures

Protection Summary	Status
Measures Installed	5 of 15
Coverage Percentage	33.3%
Protection Rating	Limited - Basic protection only

Installed Protection Measures

Protection Measure	Status
Flood Gates	✗ Not Installed
Flood Barriers	✗ Not Installed
Sump Pump	✗ Not Installed
Non Return Valves	✓ Installed
Waterproof Flooring	✗ Not Installed
Raised Electricals	✓ Installed
Waterproof Plaster	✗ Not Installed
Flood Warning System	✓ Installed
Emergency Kit	✗ Not Installed
Sand Bags	✗ Not Installed
Drainage Improvement	✗ Not Installed
Water Butts	✗ Not Installed
Permeable Paving	✗ Not Installed
Flood Proof Doors	✓ Installed
Flood Proof Windows	✓ Installed

Natural Protection Measures

Natural Measure	Status
Measures Implemented	3 of 6 (50.0%)
Tree Planting	✗ Not Implemented
Rain Garden	✓ Implemented
Green Roof	✓ Implemented
Wetlands	✗ Not Implemented
Natural Drainage	✓ Implemented
Vegetation Management	✗ Not Implemented

Protection Recommendations

Recommendation Category	Suggested Actions
Priority Installations	Install: Flood Gates, Flood Barriers, Sump Pump
Insurance	Ensure Flood Re coverage is active for affordable premiums

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	D
Carbon Rating	F
Emissions Score	Excellent

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	19,991 kWh
Grid Electricity	19,991 kWh
Gas Usage	0 kWh
Solar Generation	0 kWh
Carbon Emissions	6,915.1 kg CO2e
Annual Energy Bill	£6,400.15

Building Fabric & Systems

Building Element	Specification
Loft Insulation	150mm
Thermal Bridge Score	0.29
Air Tightness Score	11.6
Water Heating	Gas system with cylinder
Glazing Type	Low-E coated

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Average - Some improvements possible
Energy Intensity	174 kWh/sqm/year
Intensity Rating	Medium-High - Moderate consumption
Carbon Intensity	60.1 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	Low
Water Quality	Excellent
Noise Pollution	Traffic
Last Environmental Issue Date	2023-05-02

Flood History

Flood Information	Details
Flood Return Period	1 in 50 years
Flood Damage Severity	Severe damage

Fire History

Fire Information	Details
Fire Damage Severity	Minor

Ground Conditions

Ground Factor	Status
Subsidence Status	No issues
Contamination Status	Historical industrial
Ground Stability	Minor concerns
Last Ground Issue Date	2016-01-09

Historical Risk Assessment

Risk Category	Assessment
Environmental Risk	Low - Good environmental conditions
Historical Flood Risk	High - Previous severe flood damage
Ground Stability Risk	Low - Stable ground conditions

Transaction History

Sales Information

Sales Detail	Information
Sale Price	£502,857.62
Sale Date	2023-10-03
Previous Owner	Sarah Mcgoveran
Marketing Period	148 days
Marketing Assessment	Extended marketing - May indicate pricing issues

Rental Information

Rental Detail	Information
Monthly Rent	£4,002.68
Annual Rent	£48,032.16
Rental History	Previously rented
Vacancy Periods	1
Typical Tenancy Duration	24-36 months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	9.55% - Excellent yield
Capital Appreciation	13.3% since last sale
Marketing Efficiency	Below average - Extended marketing period
Rental Stability	Good - Minimal vacancy

Comprehensive Risk Analysis

Overall Risk Summary

Risk Category	Score	Weight	Impact
Property Flood Risk	1/5	40%	Very Low flood risk
Property Protection	3/5	30%	Protection measures
Location Risk	2/5	30%	Standard location risk
OVERALL SCORE	1.90/5.0	100%	38.0%
RISK LEVEL	LOW RISK		GREEN

Key Risk Factors

Risk Factor	Assessment
Primary Risk	Very Low

Risk Management Recommendations

Priority	Recommended Action
Priority 1	Regular monitoring advised
Priority 2	Consider flood protection measures

Recommended Monitoring Schedule

Monitoring Item	Frequency
Property condition	Annual
Flood risk updates	Annual

Data Summary & Report Metadata

Data Completeness Analysis

Data Section	Fields Used	Total Available	Completeness
PropertyHeader	66	74	89.2%
ProtectionMeasures	26	26	100.0%
EnergyPerformance	27	27	100.0%
History	11	13	84.6%
TransactionHistory	8	8	100.0%
OVERALL TOTAL	138	148	93.2%

Data Quality Assessment

Quality Metric	Assessment
Overall Completeness	Excellent - Very comprehensive dataset
Best Data Section	ProtectionMeasures (100.0%)
Weakest Data Section	History (84.6%)
Critical Data Reliability	High - Key sections well populated

Report Generation Metadata

Metadata Item	Value
Report Generated	2025-06-19 16:28:56
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-b54e461d
UPRN	87080815
Data Sources	Property Portfolio Database
Analysis Scope	Property-Only Analysis
Data Last Updated	Unknown

Data Improvement Recommendations

Priority	Recommendation
Priority 1	Maintain current high data quality standards