

Comprehensive Property Analysis Report

Property ID: PROP-20e3422b

Report Date: 2025-06-19

Property Overview

Property Information	Value
UPRN	49664687

Property Summary

Key Attribute	Value
Property Type	Mid-terrace
Area (sqm)	152.8 sqm
Bedrooms	3
Bathrooms	1
Condition	Poor
Council Tax Band	H
Building Age	91 years

Location Details

Primary Address

Address Component	Value
Full Address	29, High Street, Tilbury, Greater London, SR30 9ND
Building Number	29
Street Name	High Street
Town/City	Tilbury
County	Greater London
Postcode	SR30 9ND

Geographic Information

Geographic Detail	Value
Latitude	51.51058514146788°N
Longitude	-0.10097252669738896°E
Coordinates	51.51058514146788°N, -0.10097252669738896°E
British National Grid	SK3641025889
What3Words	happy.park.home
USRN	54855892

Administrative Areas

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

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	134.59 per hectare
Density Category	High Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	Mid-terrace
Occupancy Type	Owner Occupied
Property Condition	Poor
Property Classification	Mid-terrace
Building Residency	Mixed Use
Occupancy Residency	Other

Physical Dimensions

Dimension	Value
Property Area	152.8 sqm
Property Height	17.40 m
Number of Storeys	1
Total Rooms	10

Room Composition

Room Type	Count
Bedrooms	3
Bathrooms	1

Building Age & Period

Age Information	Value
Construction Year	1934
Building Age	91 years
Age Category	Mature (1925-1975)
Maintenance Risk	Medium maintenance risk
Property Period	1919-1944

External Features

Feature	Details
Parking Type	Garage only

Access Type	Shared access
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Financial & Administrative

Category	Status/Value
Council Tax Band	H
Housing Association Property	No
Income Generating	No
Pays Business Rates	No

Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2023-06-27
Renovation Required	Yes
Current Condition	Poor
Maintenance Priority	Immediate attention required

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Concrete
Foundation Type	Deep foundations
Floor Type	Suspended concrete

Structural Dimensions

Dimension	Measurement
Property Height	7.24 m
Floor Level	0.16 m above datum

Structural Features

Feature	Present
Basement	No
Construction Year	1934

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Low - Robust construction method
Maintenance Considerations	Check for concrete carbonation over time
Foundation Suitability	Foundation type assessment may be required
Height Classification	Standard height - typical residential scale

Property Risk Assessment

Flood Risk Analysis

Risk Factor	Assessment
EA Flood Zone	Zone 3a
Zone Risk Level	High risk - Greater than 1 in 100 annual probability
Overall Flood Risk	Medium
Risk Type	Multiple

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	16.04 m above sea level
Elevation Risk	Low-medium risk - Moderate elevation
River Distance	266 m
River Proximity Risk	Medium risk - Close to river
Coastal Distance	24.5 km

Environmental Risk Factors

Environmental Factor	Status
Soil Type	Sandy
Soil Risk Level	Medium risk - Sandy soils drain well but can be unstable

Flood Defence Systems

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

Risk Summary

Risk Category	Assessment
Overall Risk Level	Medium Risk
Risk Score	4/10
Primary Risk Factors	Medium Flood Risk, Close to River
Recommended Actions	Consider flood protection measures

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£1,201,405.55
Value per sqm	£7,862.60
Valuation Date	2025-01-21

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£1,029,331.46
Value Appreciation	£172,074.09
Appreciation %	16.7%
Sale Date	2024-12-31
Monthly Rent	£5,721.97
Annual Rent	£68,663.64
Gross Rental Yield	5.72%

Financial Analysis

Analysis Factor	Assessment
Market Segment	Premium market segment
Investment Rating	Fair - Average yield

Protection Measures

Insurance & Risk Assessment

Insurance Factor	Details
Annual Insurance Premium	£4,216.04
Insurance Excess	£2,099.00
Insurance Status	Flood Re supported
Flood Re Eligible	No
Risk Rating	Low

Resilience Measures

Protection Summary	Status
Measures Installed	9 of 15
Coverage Percentage	60.0%
Protection Rating	Good - Well protected

Installed Protection Measures

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

Natural Protection Measures

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

Protection Recommendations

Recommendation Category	Suggested Actions
Priority Installations	Install: Flood Gates

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	D
Carbon Rating	E
Emissions Score	Very poor

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	9,257 kWh
Grid Electricity	2,414 kWh
Gas Usage	6,843 kWh
Solar Generation	2,843 kWh
Carbon Emissions	6,773.1 kg CO2e
Annual Energy Bill	£4,131.21

Building Fabric & Systems

Building Element	Specification
Loft Insulation	150mm
Thermal Bridge Score	0.41
Air Tightness Score	7.9
Water Heating	Gas multipoint
Glazing Type	Triple

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Average - Some improvements possible
Energy Intensity	61 kWh/sqm/year
Intensity Rating	Good - Below average consumption
Carbon Intensity	44.3 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	Low
Water Quality	Excellent
Noise Pollution	Traffic
Last Environmental Issue Date	2021-11-25

Flood History

Flood Information	Details
Flood Return Period	1 in 50 years
Flood Damage Severity	No damage

Fire History

Fire Information	Details
Fire Damage Severity	Minor

Ground Conditions

Ground Factor	Status
Subsidence Status	Severe subsidence
Contamination Status	None detected
Ground Stability	Active movement

Historical Risk Assessment

Risk Category	Assessment
Environmental Risk	Low - Good environmental conditions
Historical Flood Risk	Low - No previous flood damage
Ground Stability Risk	Low - Stable ground conditions

Transaction History

Sales Information

Sales Detail	Information
Sale Price	£1,029,331.46
Sale Date	2024-12-31
Previous Owner	Johnny Brown
Marketing Period	193 days
Marketing Assessment	Very long marketing period - Possible market challenges

Rental Information

Rental Detail	Information
Monthly Rent	£5,721.97
Annual Rent	£68,663.64
Rental History	Currently rented
Vacancy Periods	2
Typical Tenancy Duration	24-36 months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	6.67% - Good yield
Capital Appreciation	16.7% 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	3/5	40%	Medium flood risk
Property Protection	3/5	30%	Protection measures
Location Risk	2/5	30%	Standard location risk
OVERALL SCORE	2.70/5.0	100%	54.0%
RISK LEVEL	MEDIUM RISK		YELLOW

Key Risk Factors

Risk Factor	Assessment
Primary Risk	Medium

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	63	74	85.1%
ProtectionMeasures	26	26	100.0%
EnergyPerformance	27	27	100.0%
History	10	13	76.9%
TransactionHistory	8	8	100.0%
OVERALL TOTAL	134	148	90.5%

Data Quality Assessment

Quality Metric	Assessment
Overall Completeness	Excellent - Very comprehensive dataset
Best Data Section	ProtectionMeasures (100.0%)
Weakest Data Section	History (76.9%)
Critical Data Reliability	High - Key sections well populated

Report Generation Metadata

Metadata Item	Value
Report Generated	2025-06-19 16:29:48
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-20e3422b
UPRN	49664687
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