



in association with the



Flood Risk Indicator

Title number and property description

MX130803

82, Ashford Avenue, Hayes, UB4 0NB

Flood risk

The land registered under the above title number falls within a river or sea floodplain.

The land is in an area that has a low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 1 percent (1 in 100), but greater than or equal to 0.1 percent (1 in 1000). This takes into account the effect of any flood defences that may be in this area.

This result was produced on 25 September 2020 based on Environment Agency and Natural Resources Wales flood risk data that was current as of July 2018 and Land Registry data that was current as of 25 September 2020. The Flood Risk Indicator is based on the most up to date Environment Agency and Natural Resources Wales flood data available at the date and time of your search.