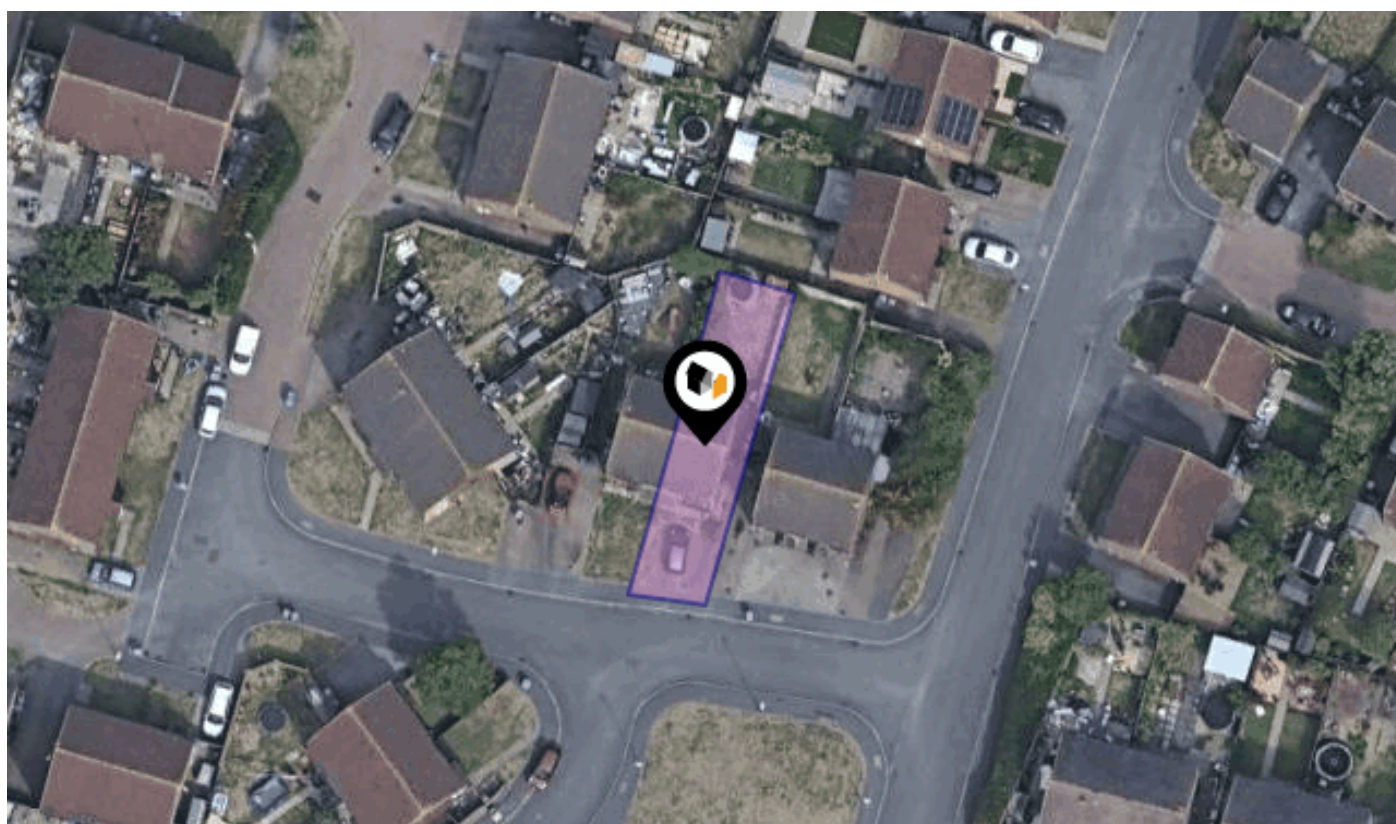




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 16th April 2025



6, JOE OBRIEN CLOSE, COVENTRY, CV3 3JD

Landwood Group

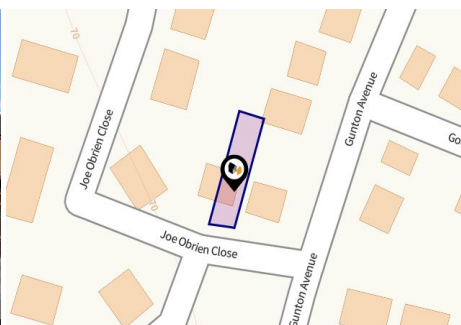
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	667 ft ² / 62 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,609
Title Number:	WM756324
UPRN:	100071504509

Last Sold Date:	22/09/2005
Last Sold Price:	£98,000
Last Sold £/ft ² :	£146
Tenure:	Leasehold
Start Date:	15/05/1997
End Date:	16/05/2096
Lease Term:	99 years from 16 May 1997
Term Remaining:	71 years

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	61	10000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

LANDWOOD
GROUP

6 Joe Obrien Close, CV3 3JD

Energy rating

D

Valid until 07.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

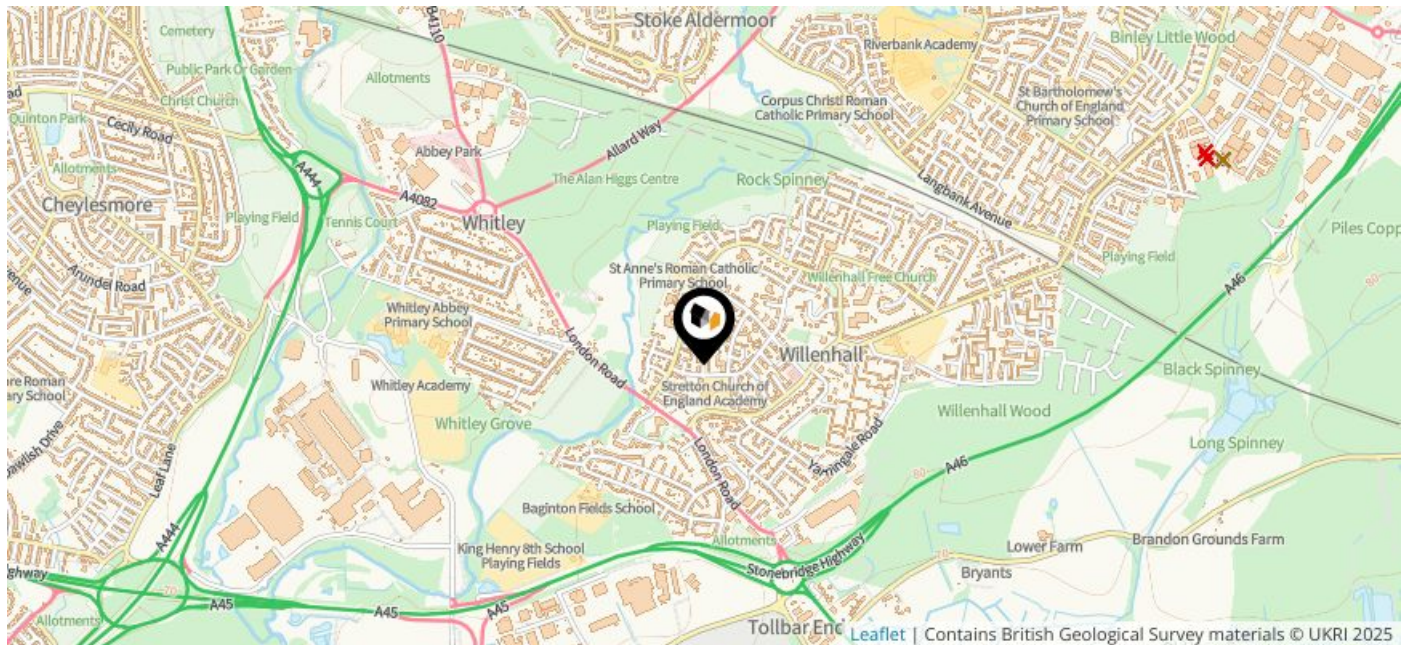
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	62 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.

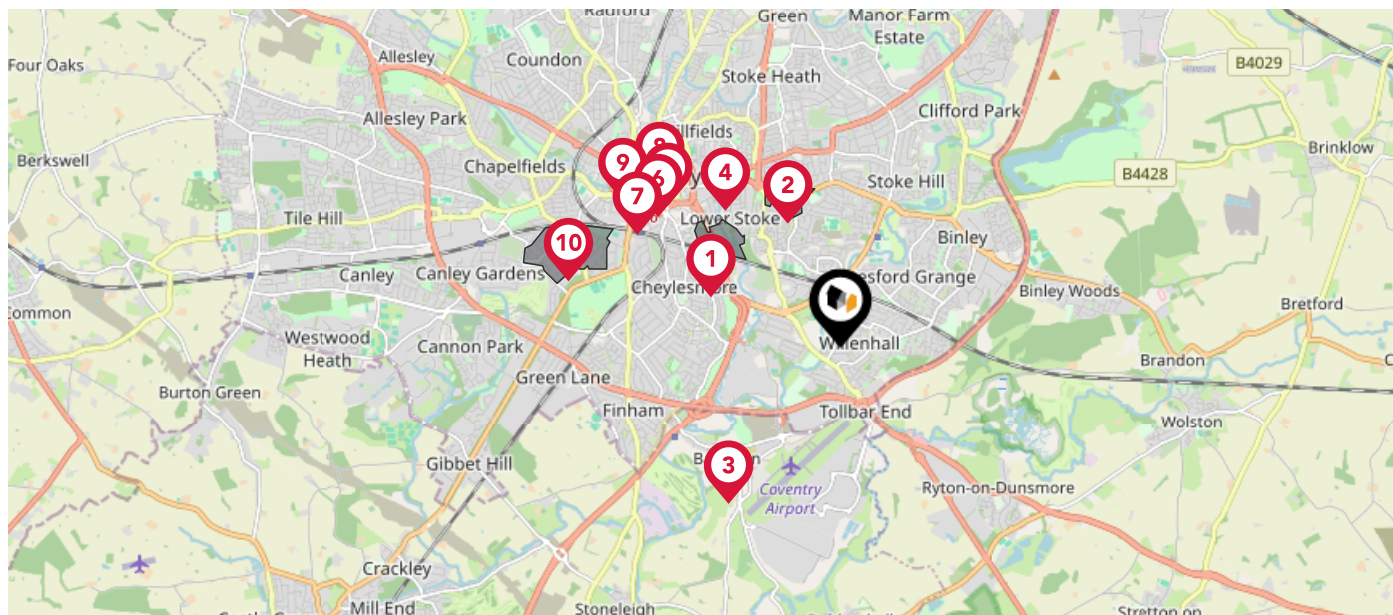
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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

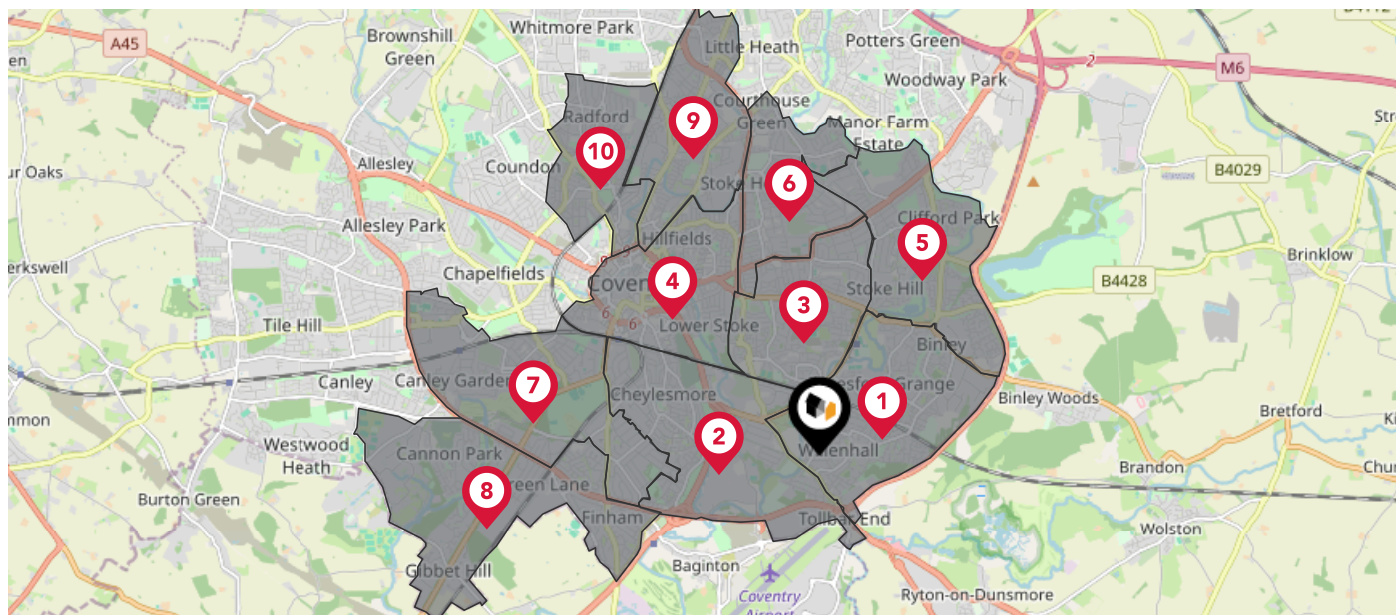
- 1 London Road
- 2 Stoke Green
- 3 Baginton
- 4 Far Gosford Street
- 5 Hill Top and Cathedral
- 6 High Street
- 7 Greyfriars Green
- 8 Lady Herbert's Garden
- 9 Spon Street
- 10 Earlsdon

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

Binley and Willenhall Ward

2

Cheylesmore Ward

3

Lower Stoke Ward

4

St. Michael's Ward

5

Wyken Ward

6

Upper Stoke Ward

7

Earlsdon Ward

8

Wainbody Ward

9

Foleshill Ward

10

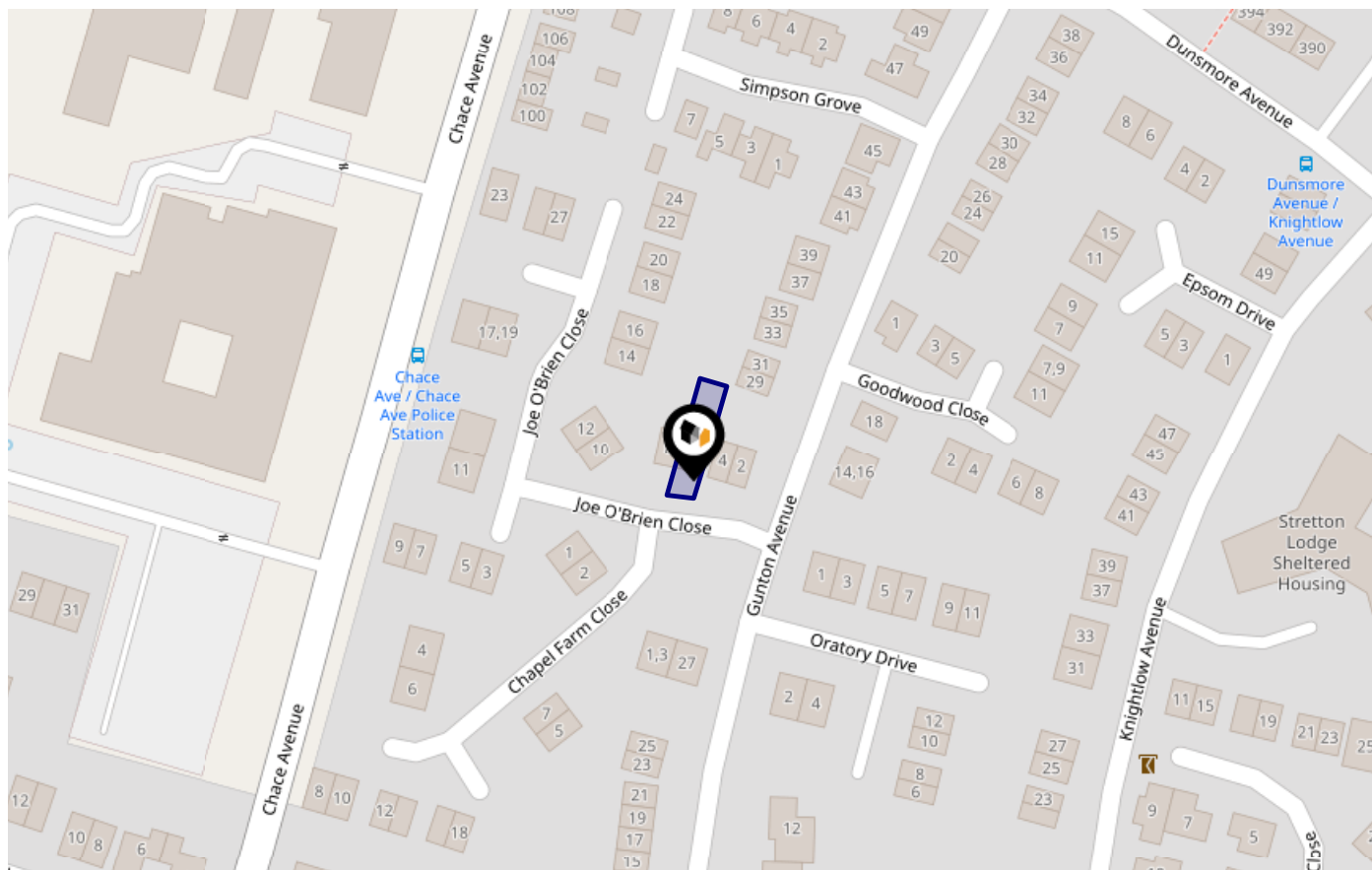
Radford Ward

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.

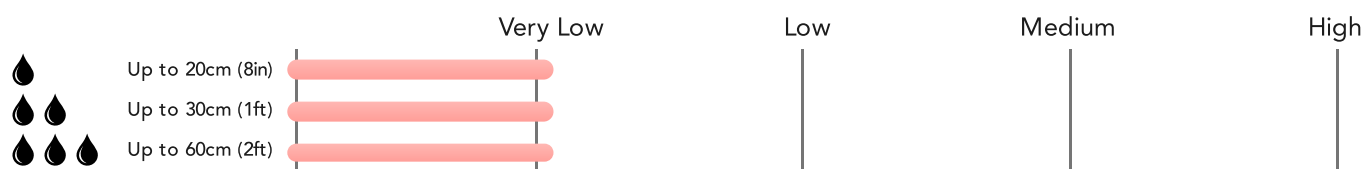


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

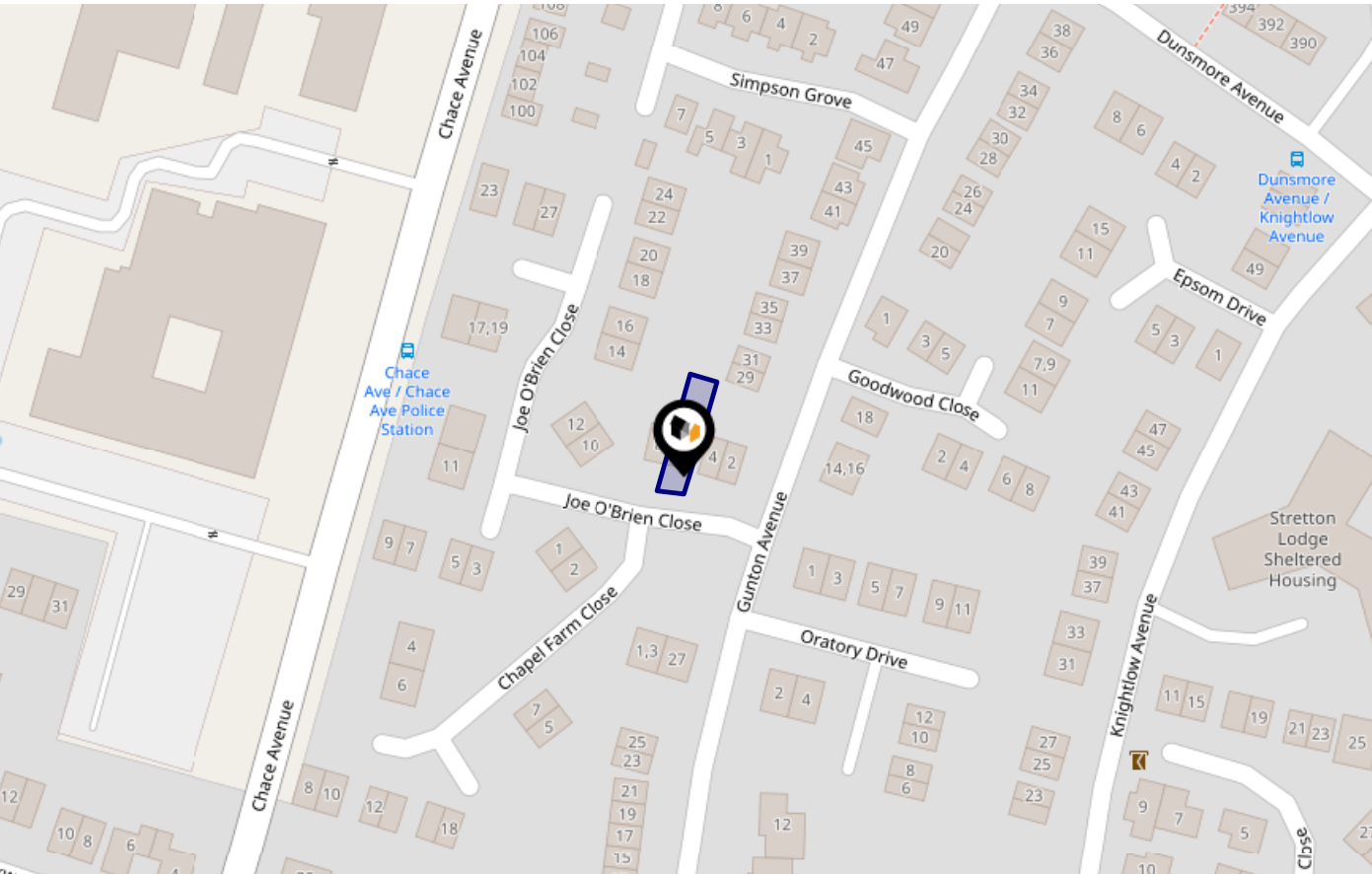
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

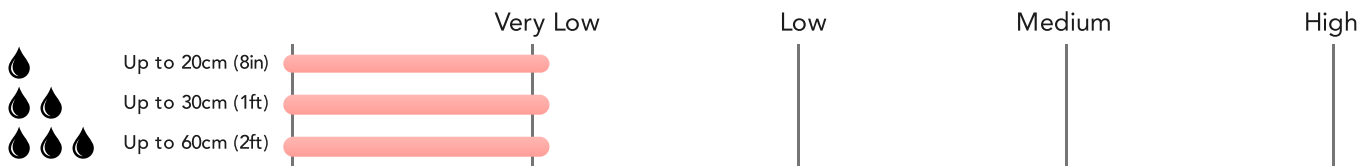


Risk Rating: Very low

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:

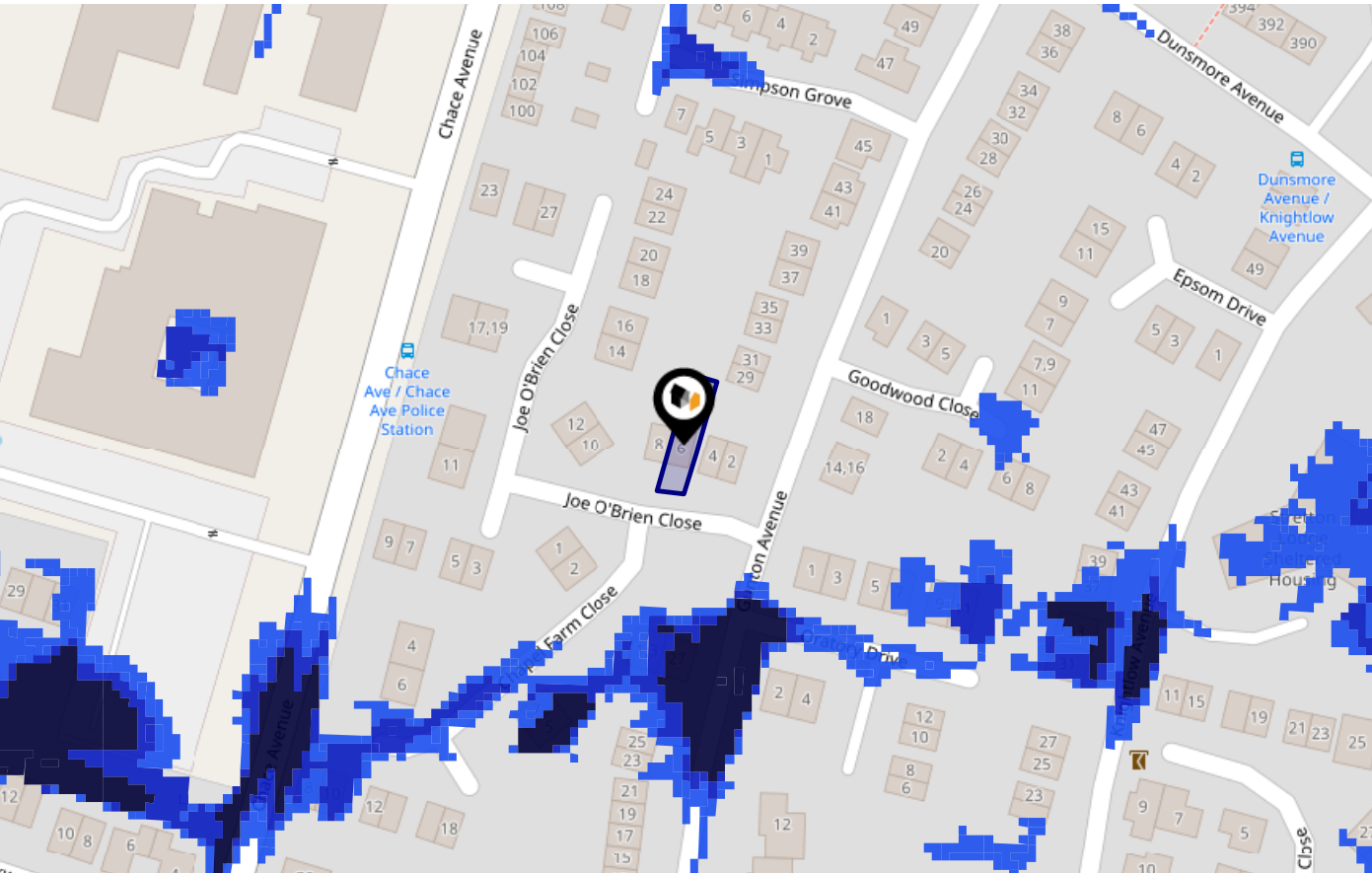


Flood Risk

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.

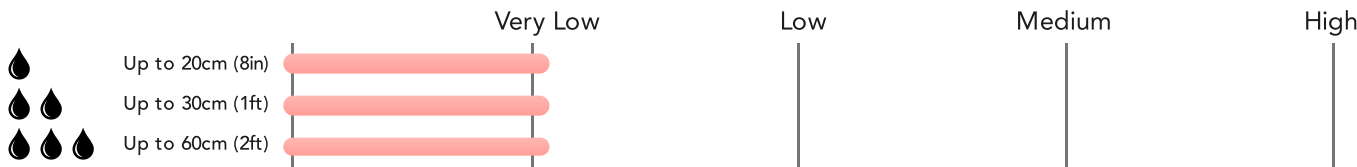


Risk Rating: Very low

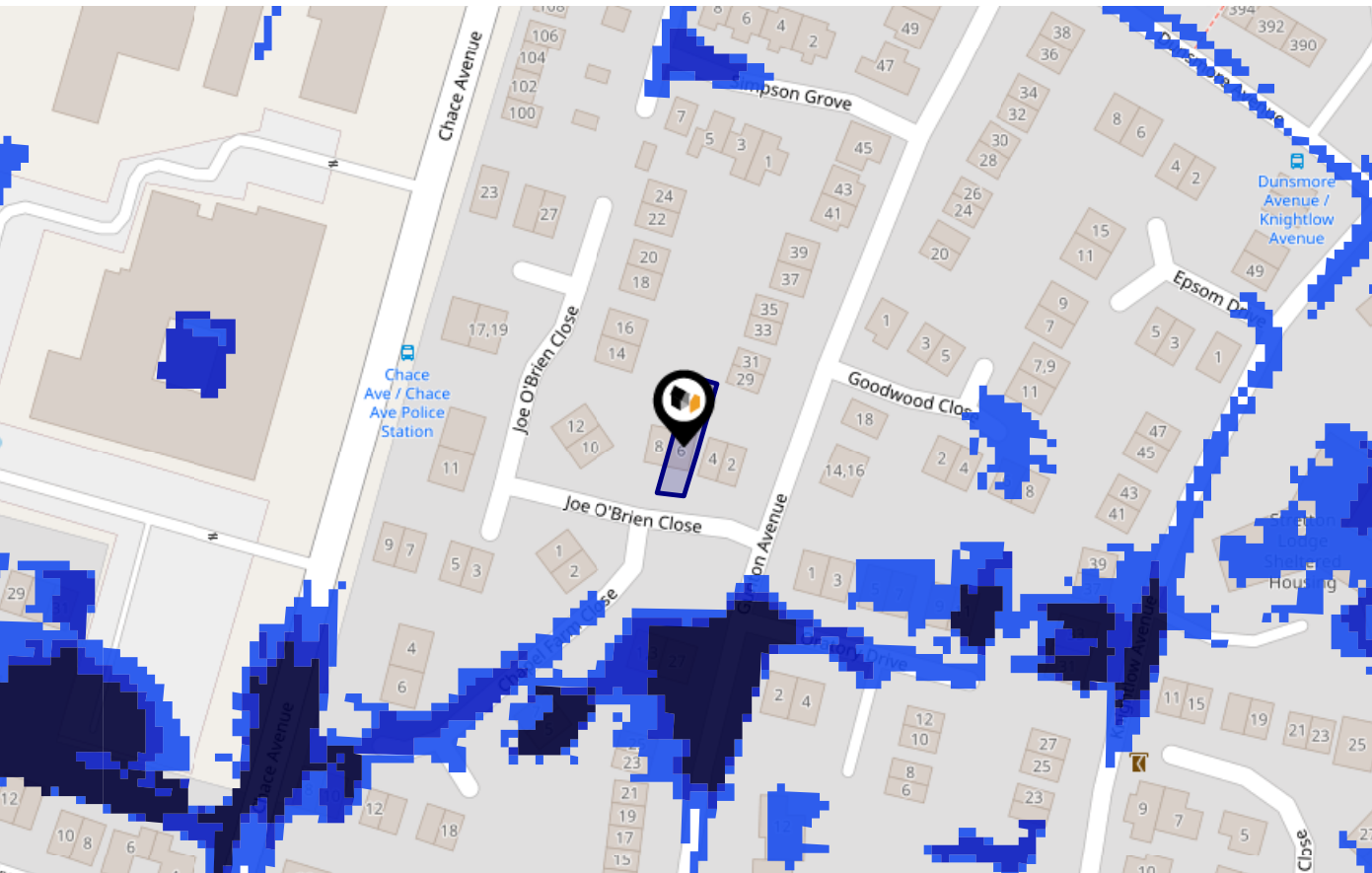
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) 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.

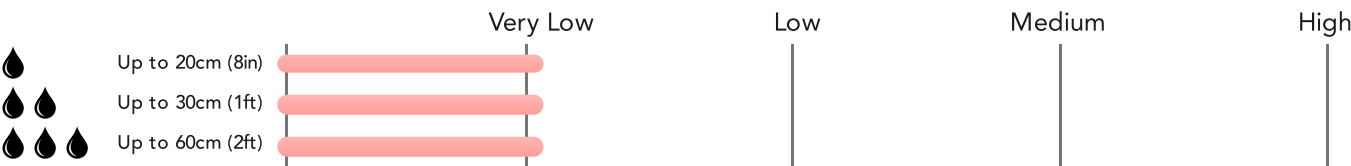


Risk Rating: Very low

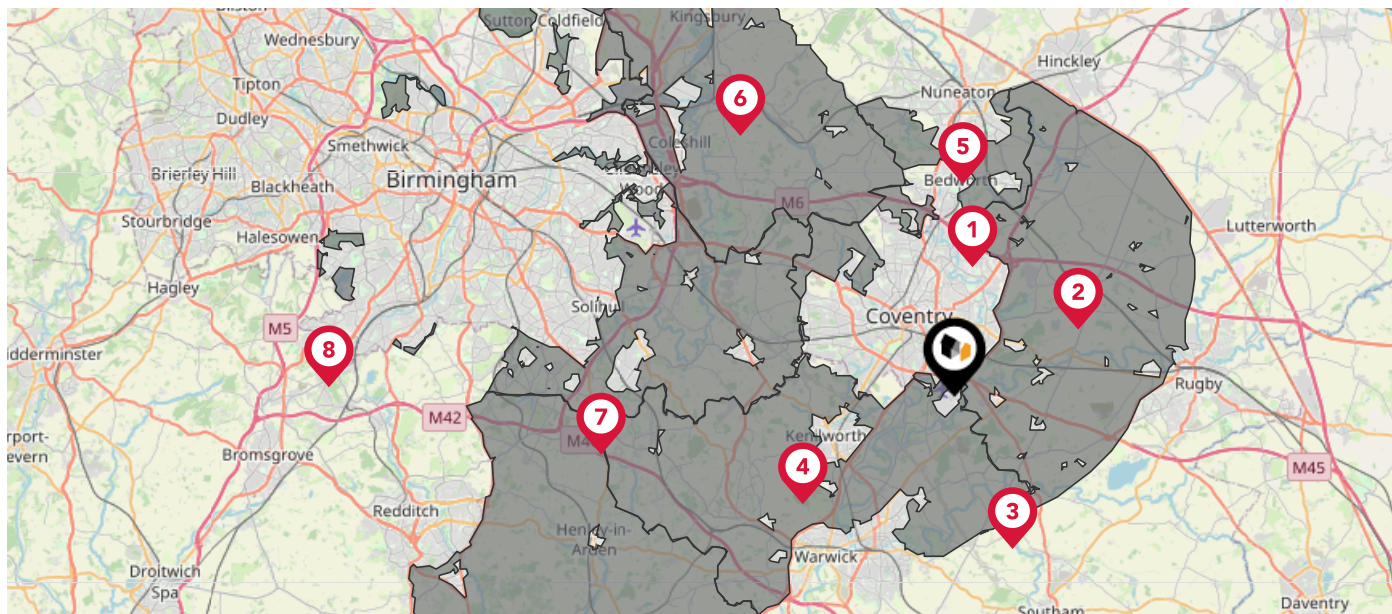
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

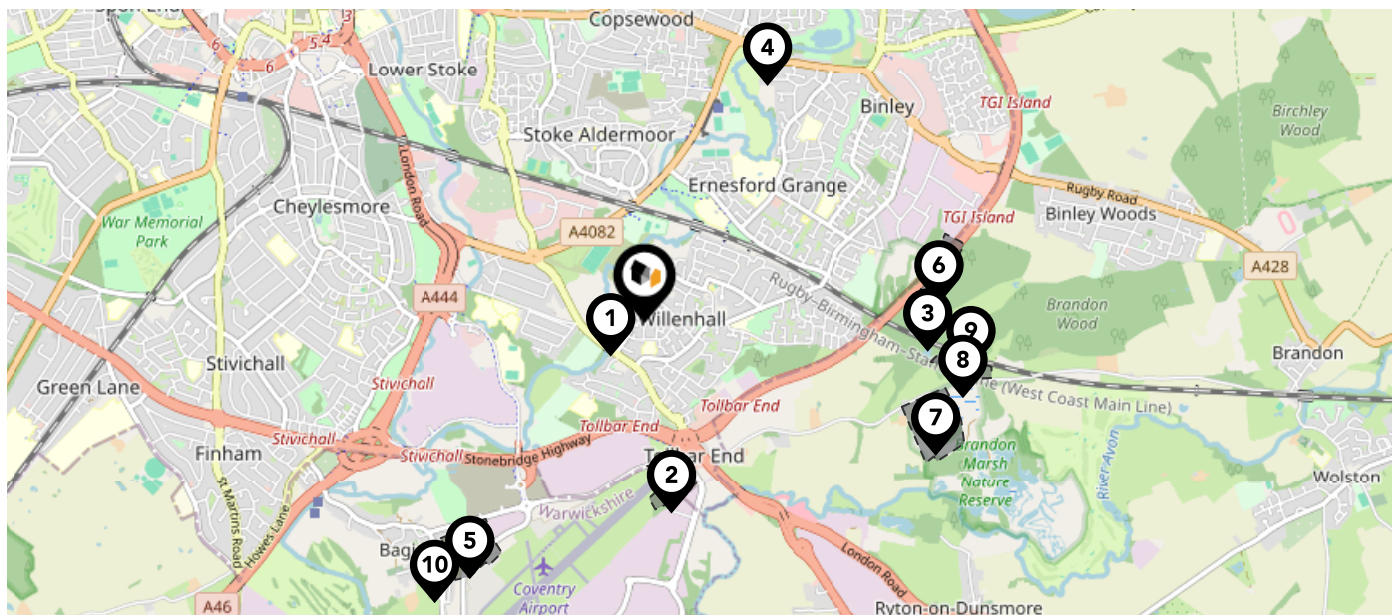
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Birmingham

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

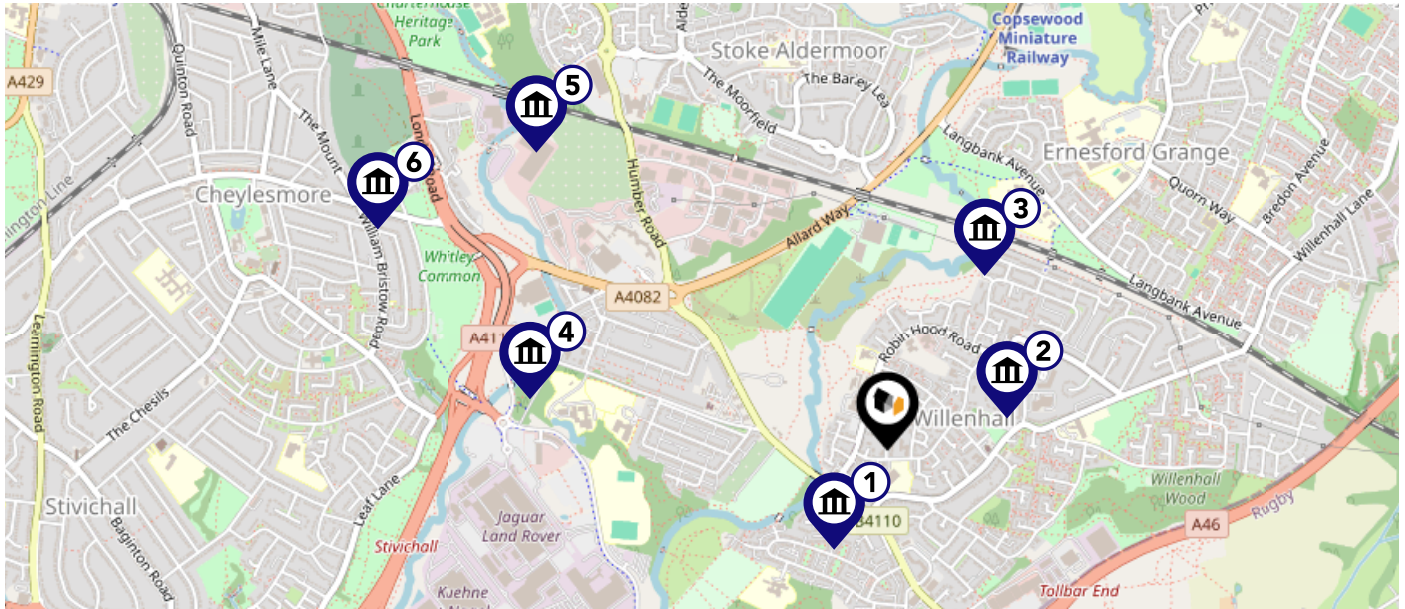
1	London Road B-Willenhall, Coventry	Historic Landfill	
2	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill	
3	Harpers Lodge Landfill Site-Off Brandon Lane, Coventry, Warwickshire	Historic Landfill	
4	Binley Road A-Binley, Coventry	Historic Landfill	
5	Rowley Road-Baginton	Historic Landfill	
6	Fosseway Sand and Gravel Company Limited, Landfill Site-Piles Coppice, Binley Woods, Near Rugby, Warwickshire	Historic Landfill	
7	Land South of Brandon Lane-Brandon Marsh, Brandon, Warwickshire	Historic Landfill	
8	Pools Field-Brandon Quarry, Brandon Lane, Brandon, Willenhall, Coventry, Warwickshire	Historic Landfill	
9	F Clements Landfill Site-Brandon Lane, Along Railway Cutting, Coventry, Warwickshire	Historic Landfill	
10	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	







Maps

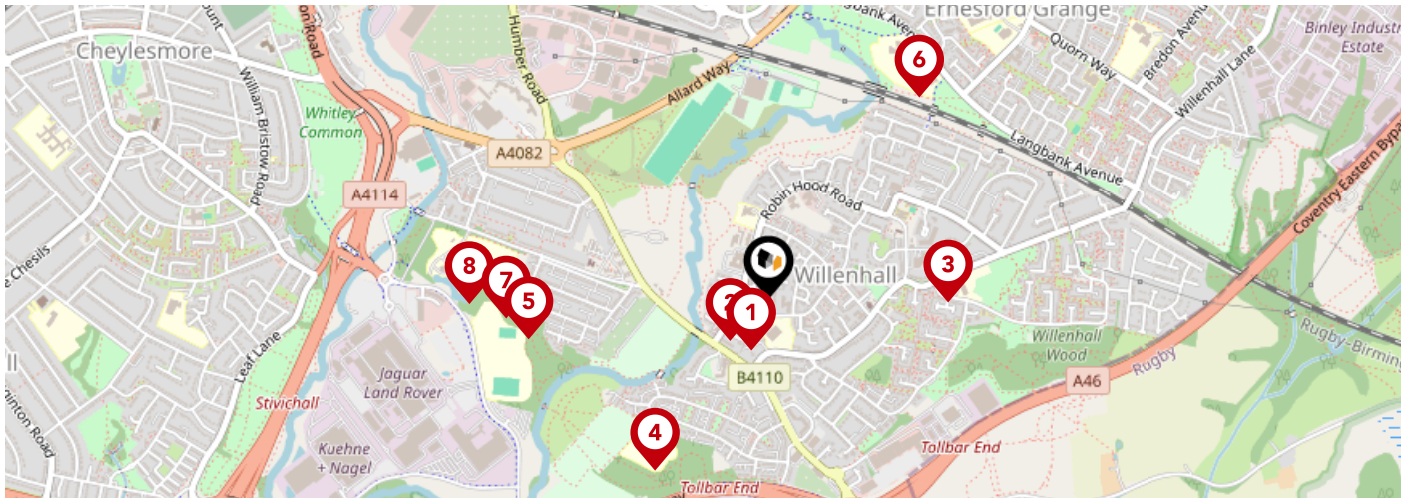
Listed Buildings

LANDWOOD
GROUP

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



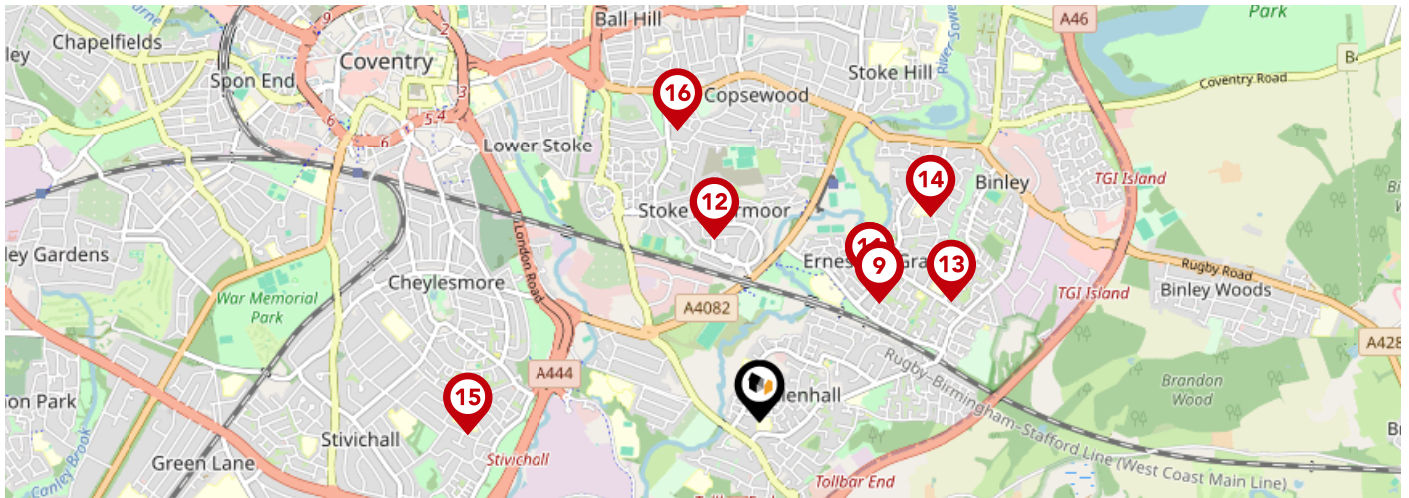
Listed Buildings in the local district		Grade	Distance
	1483208 - The Chace	Grade II	0.2 miles
	1422601 - Church Of St John The Divine, The Church Hall And Bell Tower	Grade II	0.3 miles
	1431088 - Sowe Viaduct	Grade II	0.5 miles
	1076652 - Whitley Abbey Bridge Whitley Bridge	Grade II	0.8 miles
	1431173 - Humber Road Tunnel South Portal	Grade II	1.0 miles
	1376051 - Christ Church	Grade II	1.2 miles



		Nursery	Primary	Secondary	College	Private
1	Stretton Church of England Academy Ofsted Rating: Outstanding Pupils: 209 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Willenhall Community Primary School Ofsted Rating: Requires improvement Pupils: 468 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD
GROUP

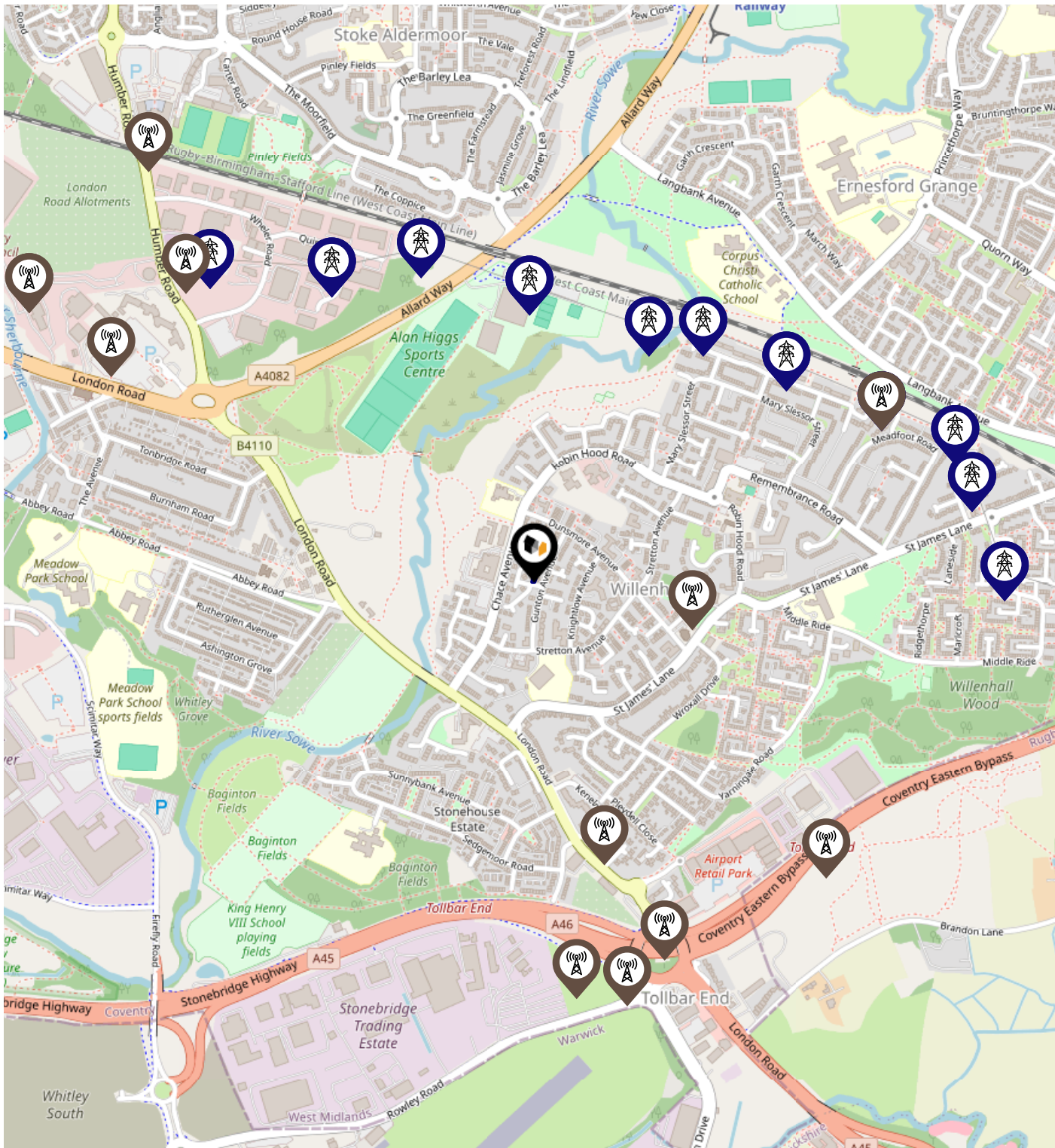


		Nursery	Primary	Secondary	College	Private
9	Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Bartholomew's Church of England Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

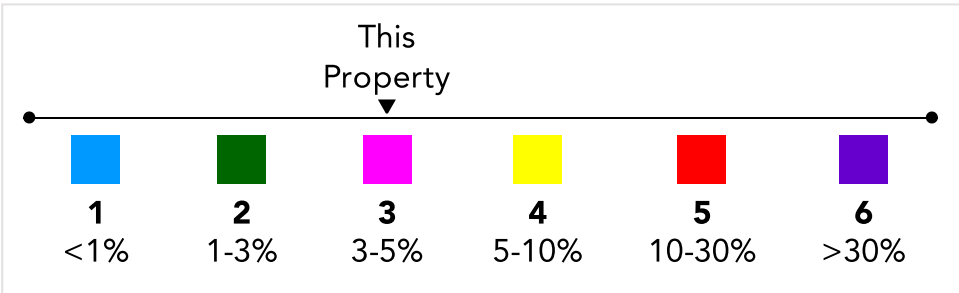
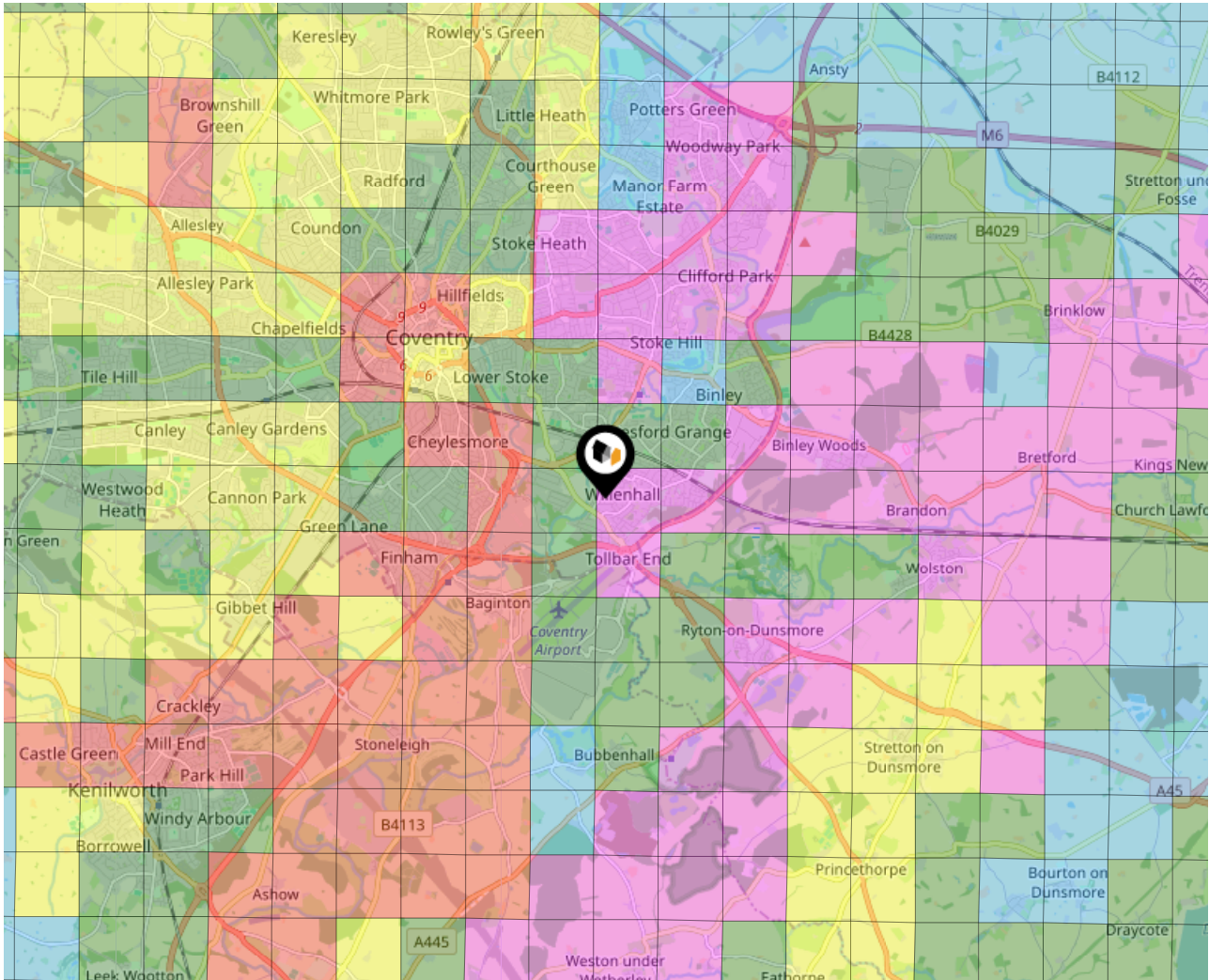


Key:

-  Power Pylons
-  Communication Masts

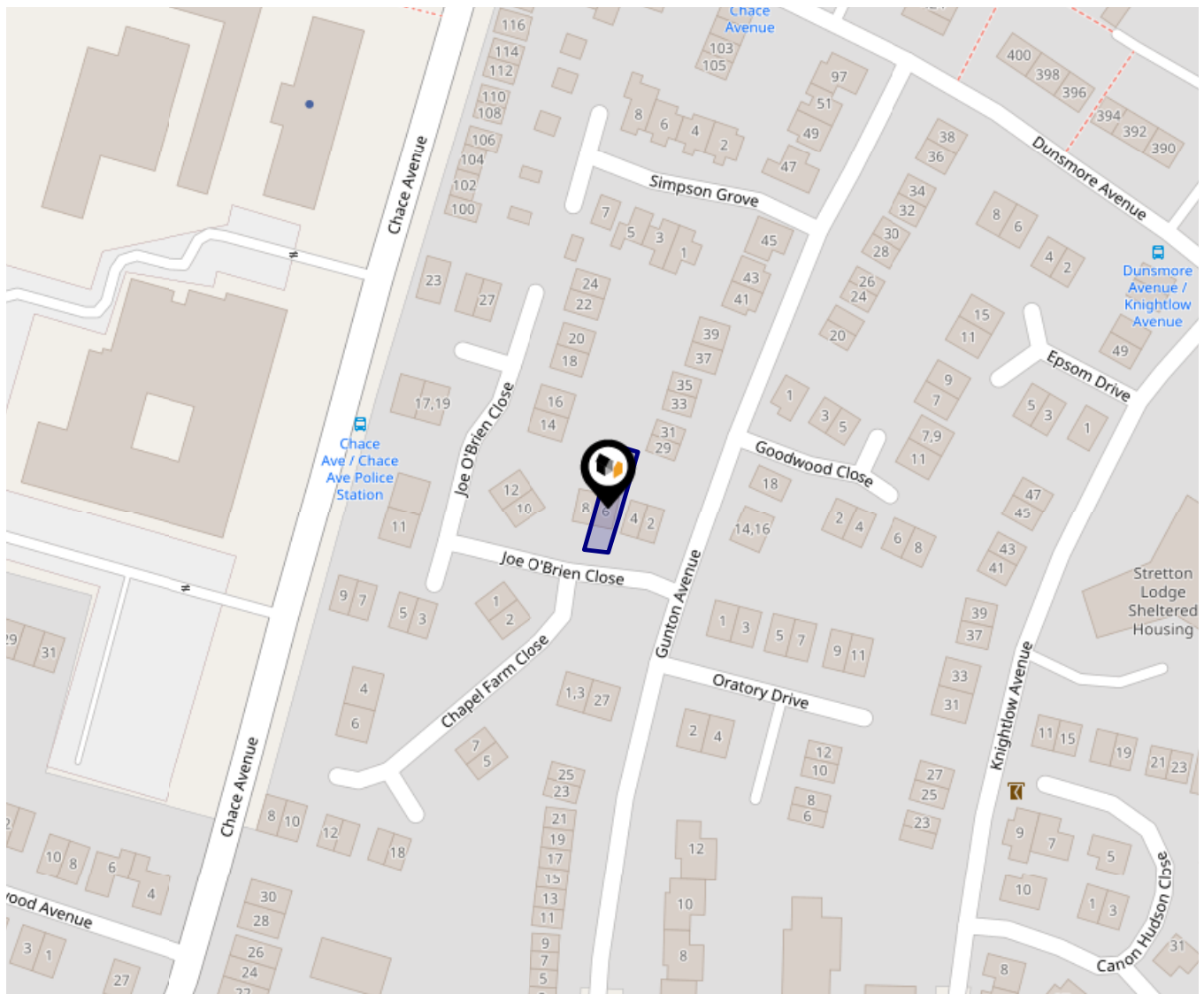
What is Radon?

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).



Local Area Road Noise

LANDWOOD
GROUP



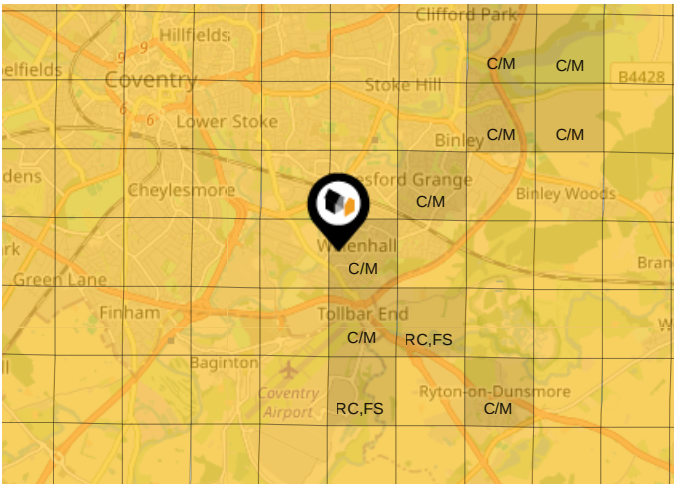
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



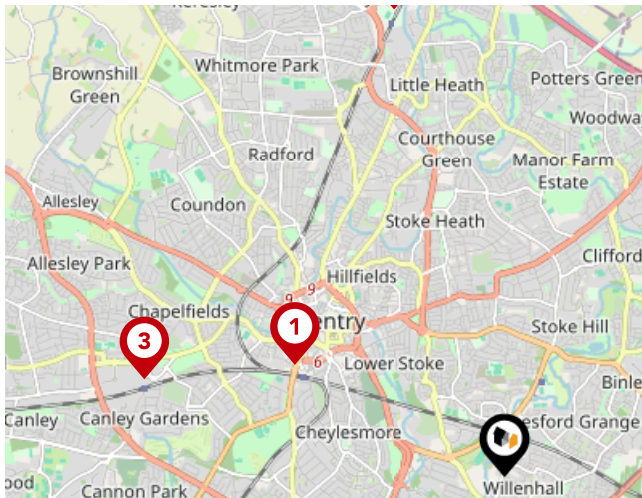
Primary Classifications (Most Common Clay Types)

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

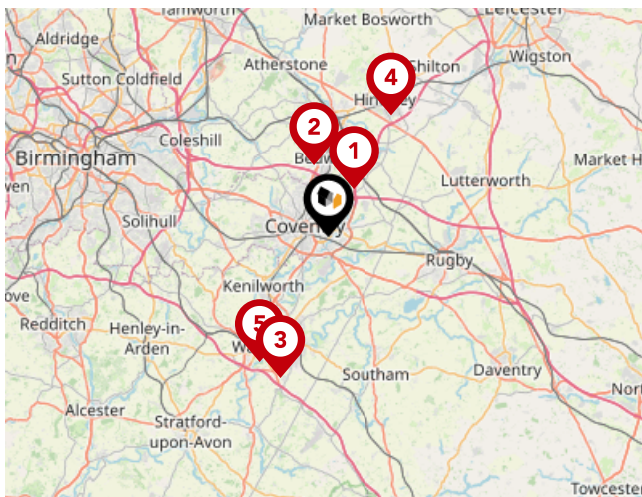
Transport (National)

LANDWOOD
GROUP








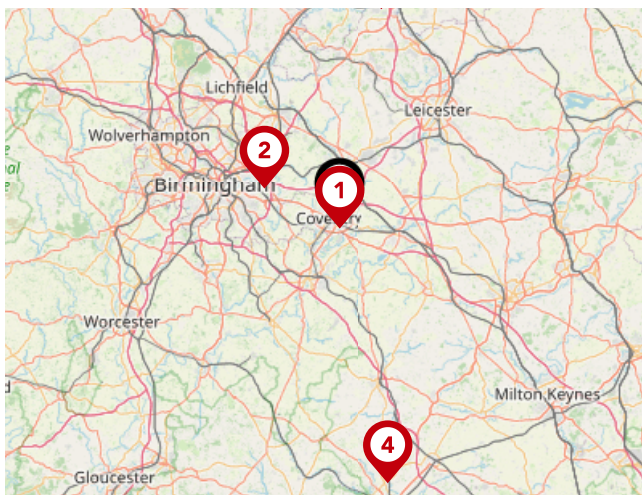
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	2.15 miles
	Coventry Arena Rail Station	4.35 miles
	Canley Rail Station	3.37 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M6 J2	3.99 miles
	M6 J3	5.39 miles
	M40 J13	10.7 miles
	M69 J1	10.03 miles
	M40 J14	10.26 miles



Airports/Helipads

Pin	Name	Distance
	Baginton	1.31 miles
	Birmingham Airport	11.93 miles
	East Mids Airport	31 miles
	Kidlington	38.96 miles

Area

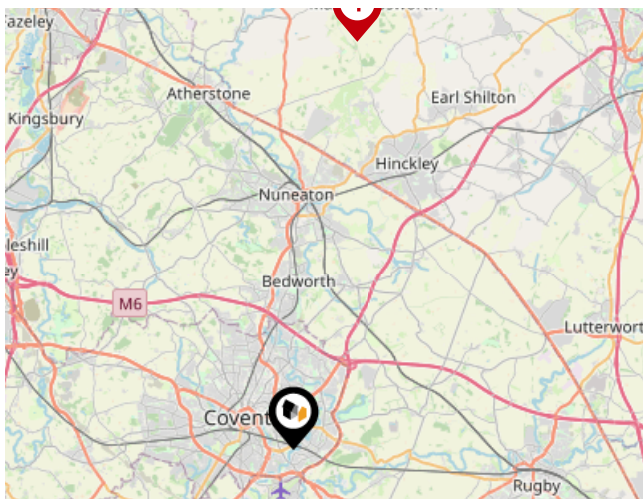
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Chace Ave Police Station	0.04 miles
2	Chace Ave	0.09 miles
3	Stretton Avenue	0.1 miles
4	Knightlow Avenue	0.1 miles
5	Knightlow Avenue	0.11 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	14.92 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.



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

