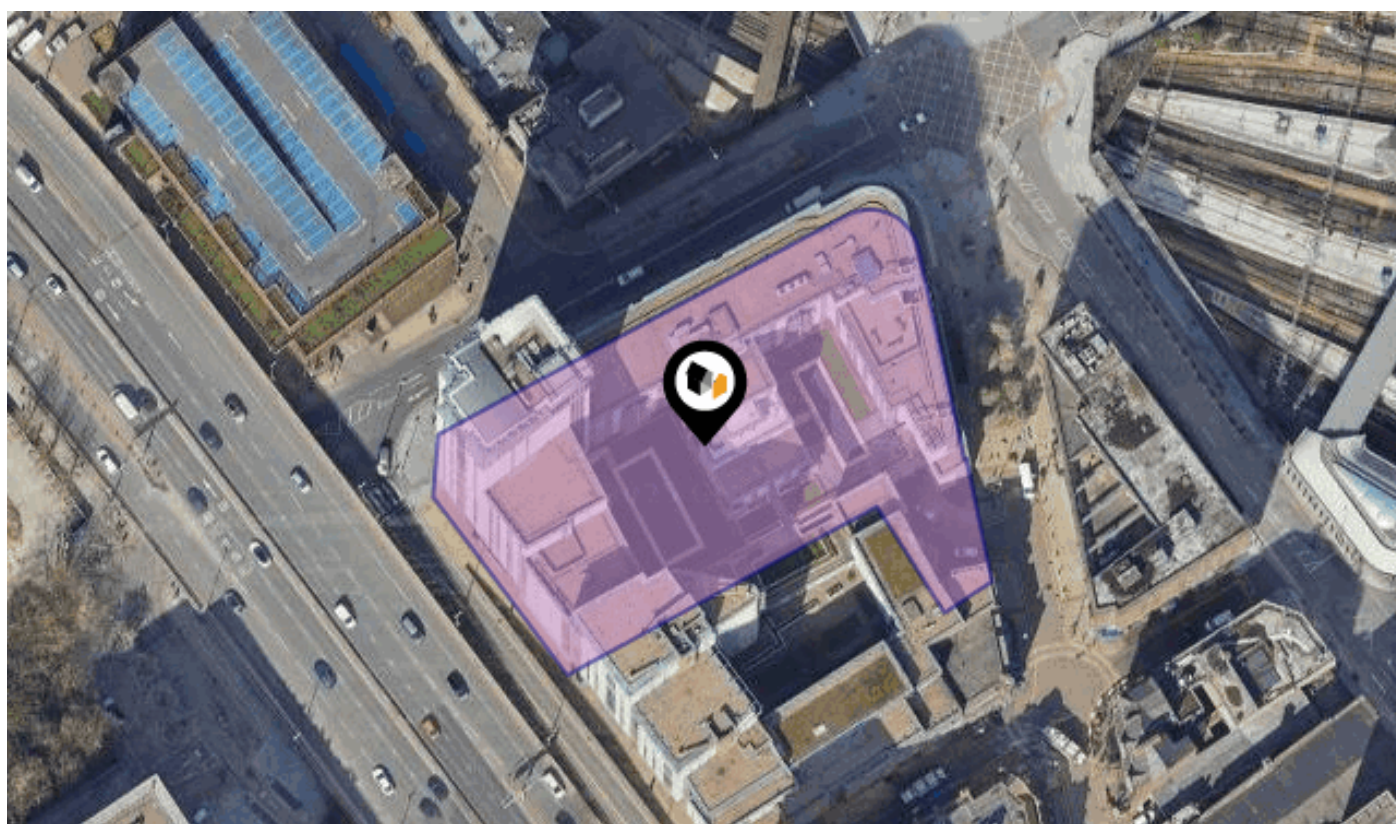




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 21<sup>st</sup> May 2025



**APARTMENT 217, ORION BUILDING, 90, NAVIGATION STREET, BIRMINGHAM, B5 4AE**

## Landwood Group

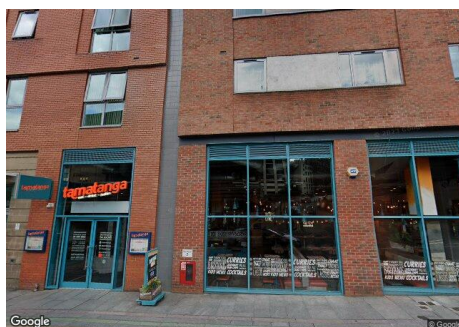
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

Type:	Flat / Maisonette	Last Sold Date:	03/11/2006
Bedrooms:	1	Last Sold Price:	£176,500
Floor Area:	53 ft <sup>2</sup> / 5 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£3,279
Plot Area:	1 acres	Tenure:	Leasehold
Year Built :	2006	Start Date:	02/11/2006
Council Tax :	Band D	End Date:	01/01/2128
Annual Estimate:	£2,245	Lease Term:	125 years from 1 January 2003
Title Number:	WM898413	Term Remaining:	102 years
UPRN:	10023292484		

## Local Area

Local Authority:	Birmingham
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul>	Very low Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

21	-
mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



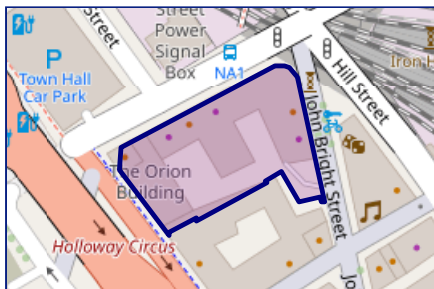
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

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## Freehold Title Plan



**WM274238**

## Leasehold Title Plan



**WM898413**

Start Date: 02/11/2006  
End Date: 01/01/2128  
Lease Term: 125 years from 1 January 2003  
Term Remaining: 102 years

Property  
**EPC - Certificate**

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APARTMENT 217, ORION BUILDING, 90 NAVIGATION  
STREET, B5 4AE

Energy rating

**C**

Valid until 19.05.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	76   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	03
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	5 m <sup>2</sup>



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.

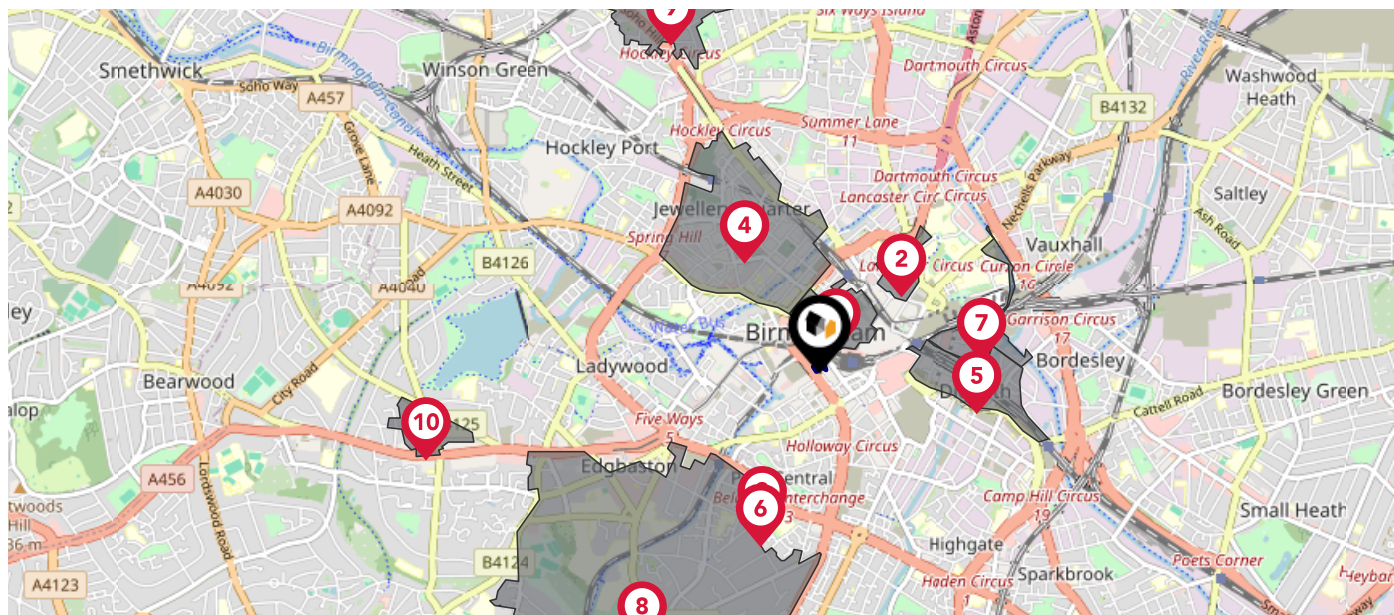
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas

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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 Colmore Row and Environs
- 2 Steelhouse
- 3 Lee Crescent
- 4 Jewellery Quarter
- 5 Digbeth, Deritend and Bordesley High Streets
- 6 Ryland Road
- 7 Warwick Bar
- 8 Edgbaston
- 9 Lozells and Soho Hill
- 10 St Augustine's

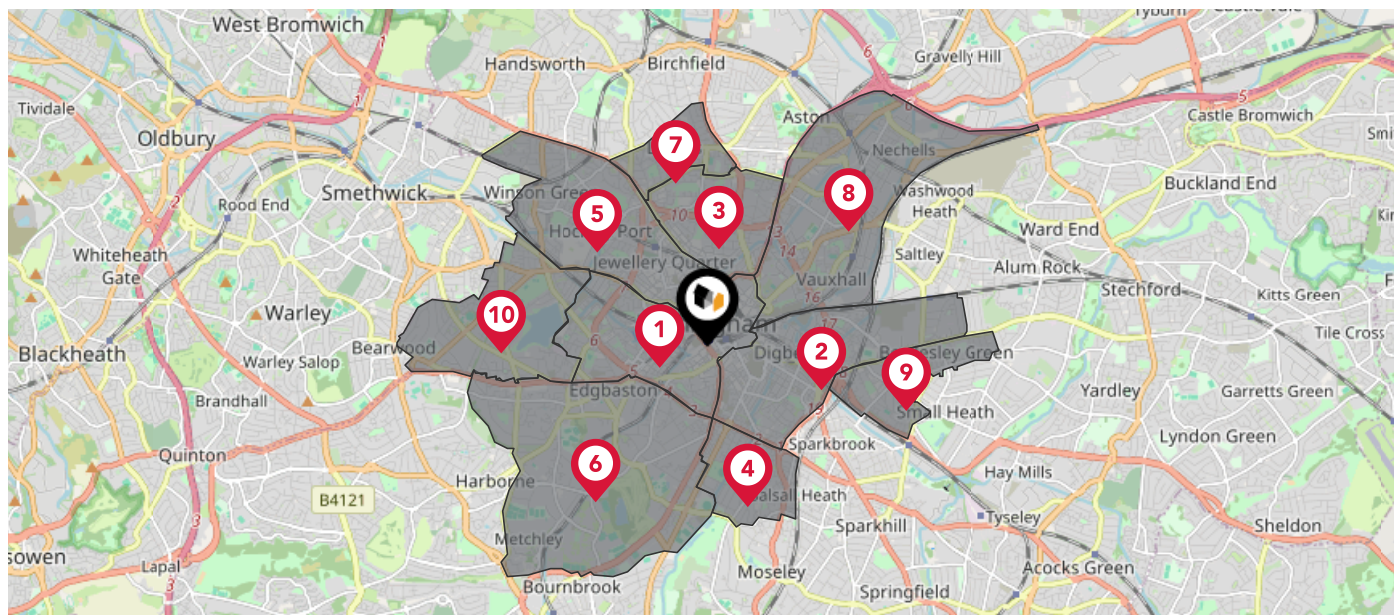


# Maps

## Council Wards

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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



Ladywood Ward



Bordesley & Highgate Ward



Newtown Ward



Balsall Heath West Ward



Soho & Jewellery Quarter Ward



Edgbaston Ward



Lozells Ward



Nechells Ward



Bordesley Green Ward



North Edgbaston Ward

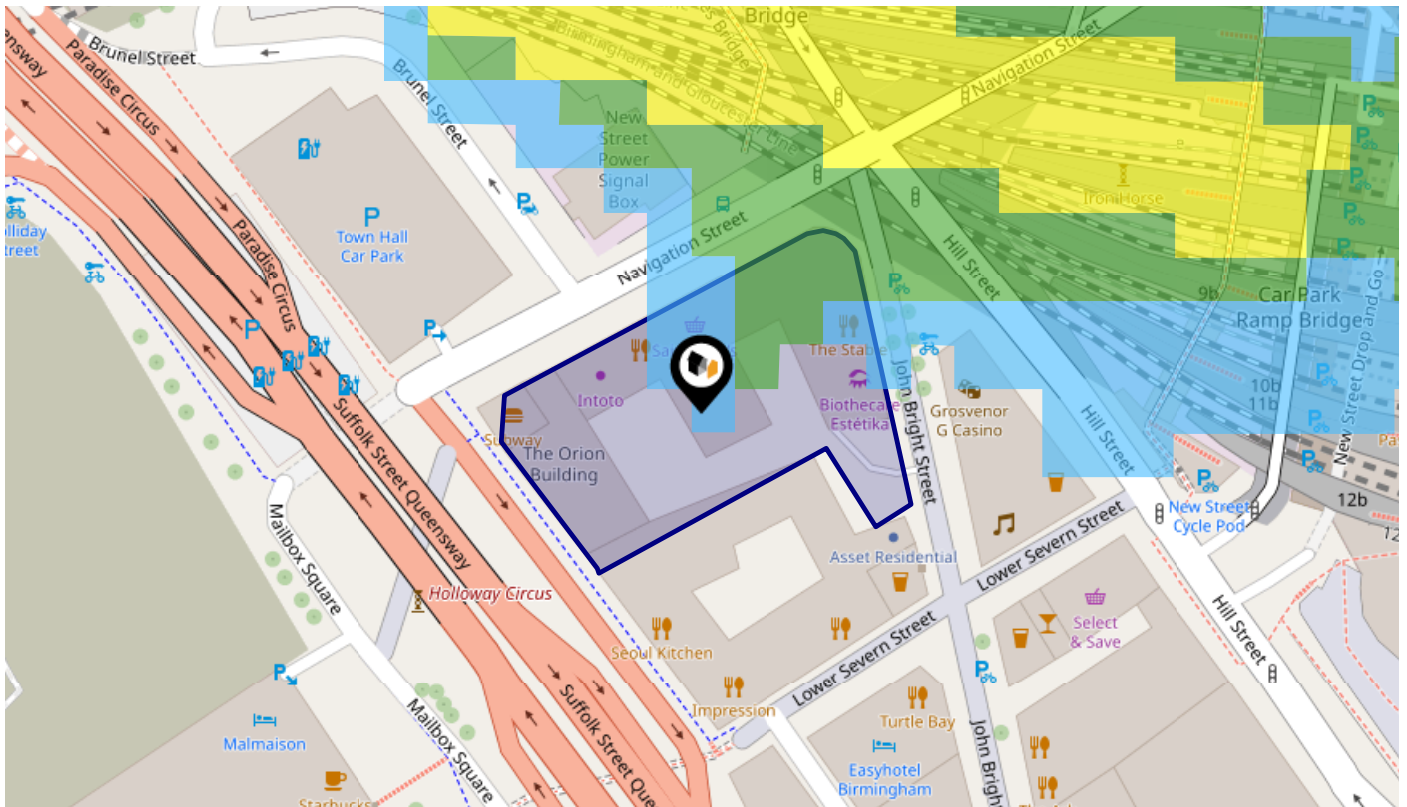


# Maps

## 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:

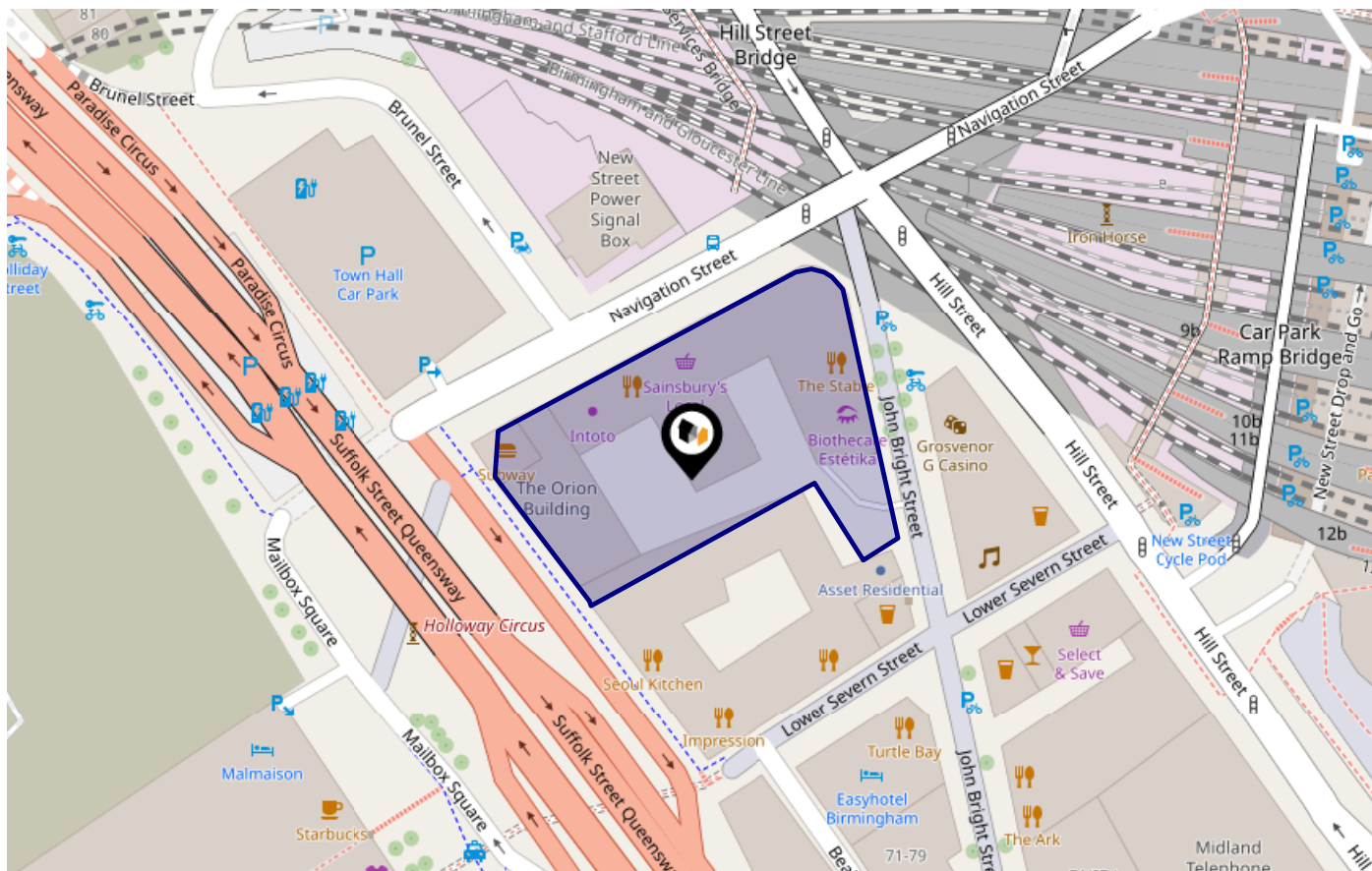
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk

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

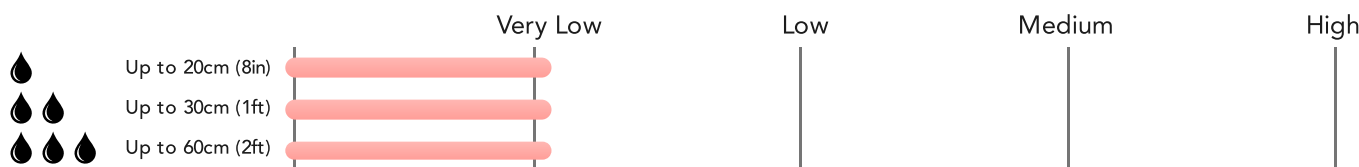


**Risk Rating: Very low**

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.

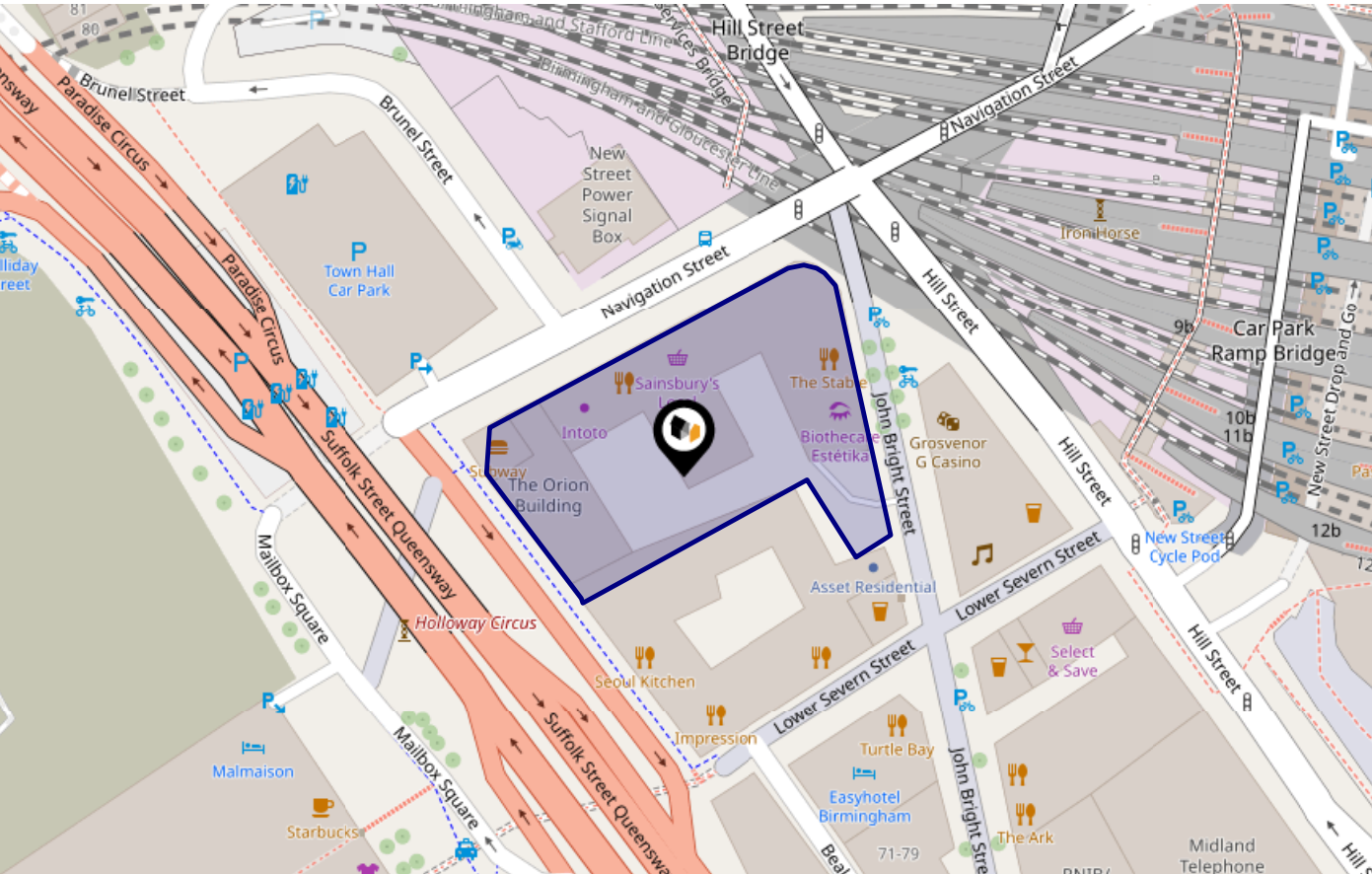
Chance of flooding to the following depths at this property:



# 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.

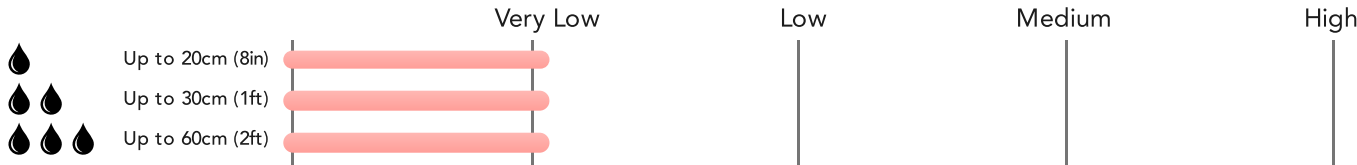


Risk Rating: Very low

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:

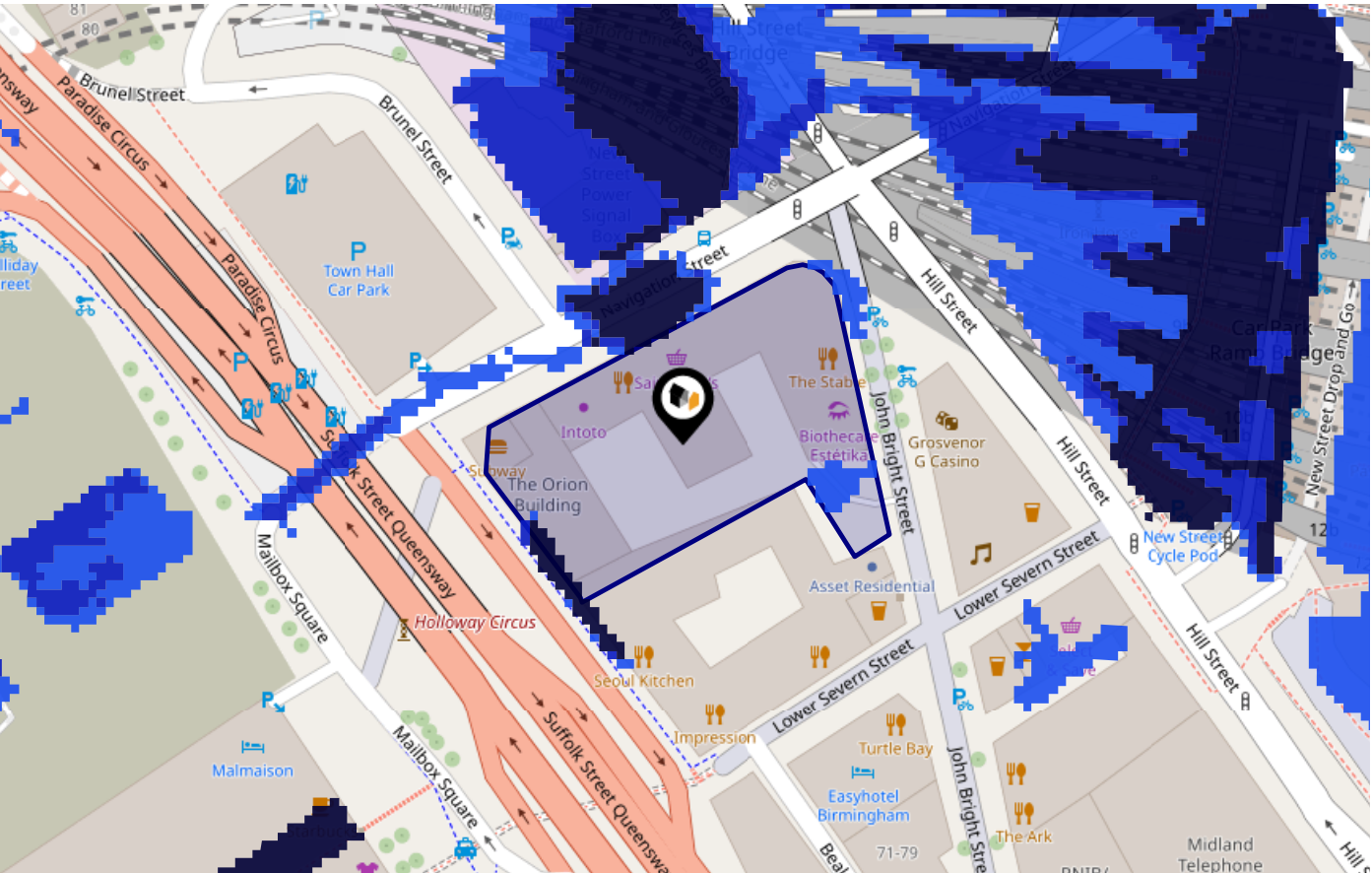




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Flood Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Low

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.

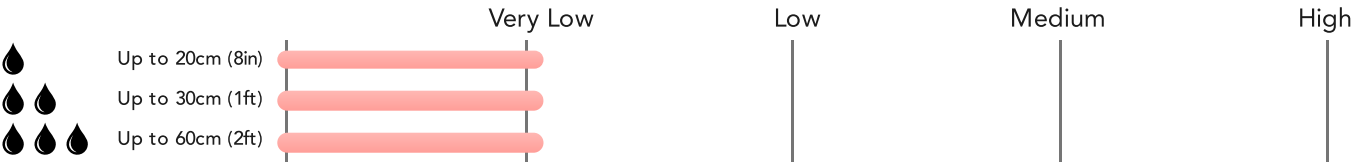


Risk Rating: Very low

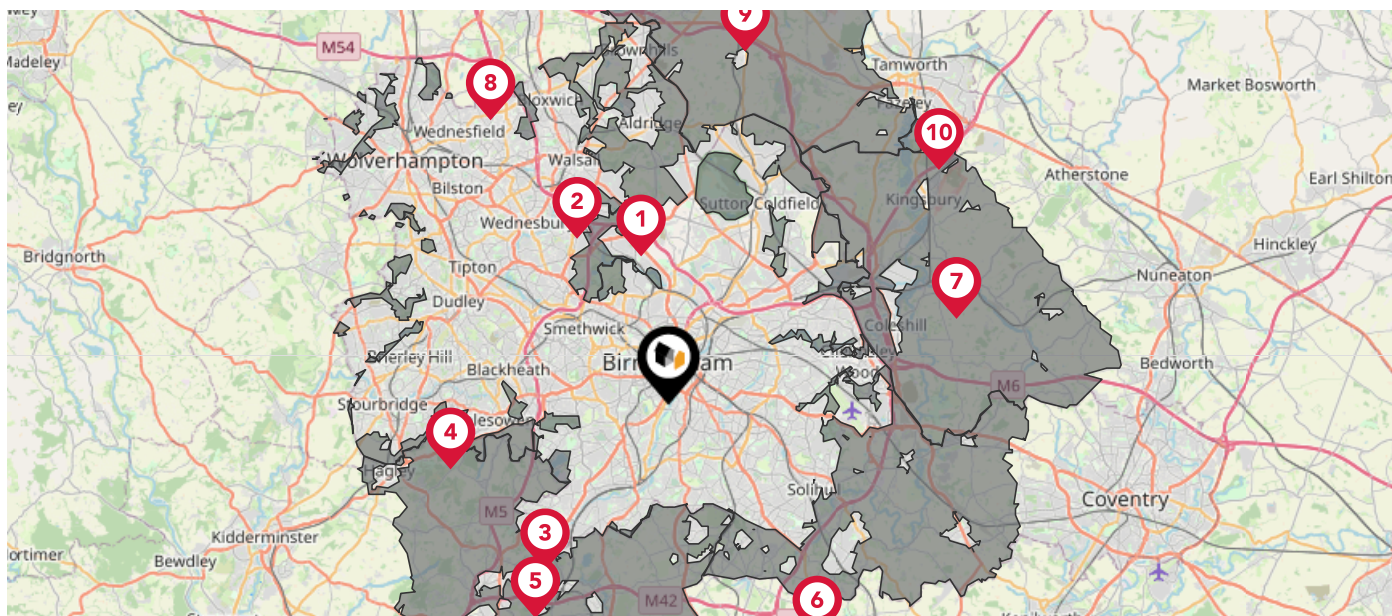
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...

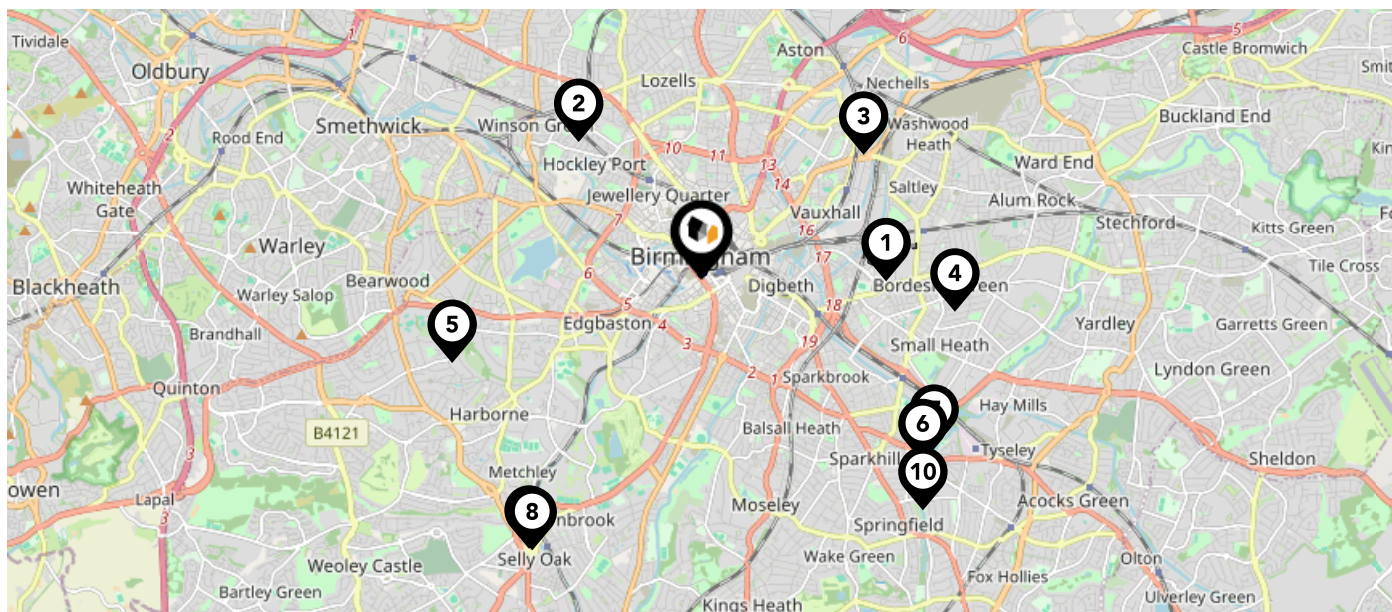


### Nearby Green Belt Land

- 1 Birmingham Green Belt - Sandwell
- 2 Birmingham Green Belt - Walsall
- 3 Birmingham Green Belt - Birmingham
- 4 Birmingham Green Belt - Dudley
- 5 Birmingham Green Belt - Bromsgrove
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Wolverhampton
- 9 Birmingham Green Belt - Lichfield
- 10 Birmingham Green Belt - Tamworth



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

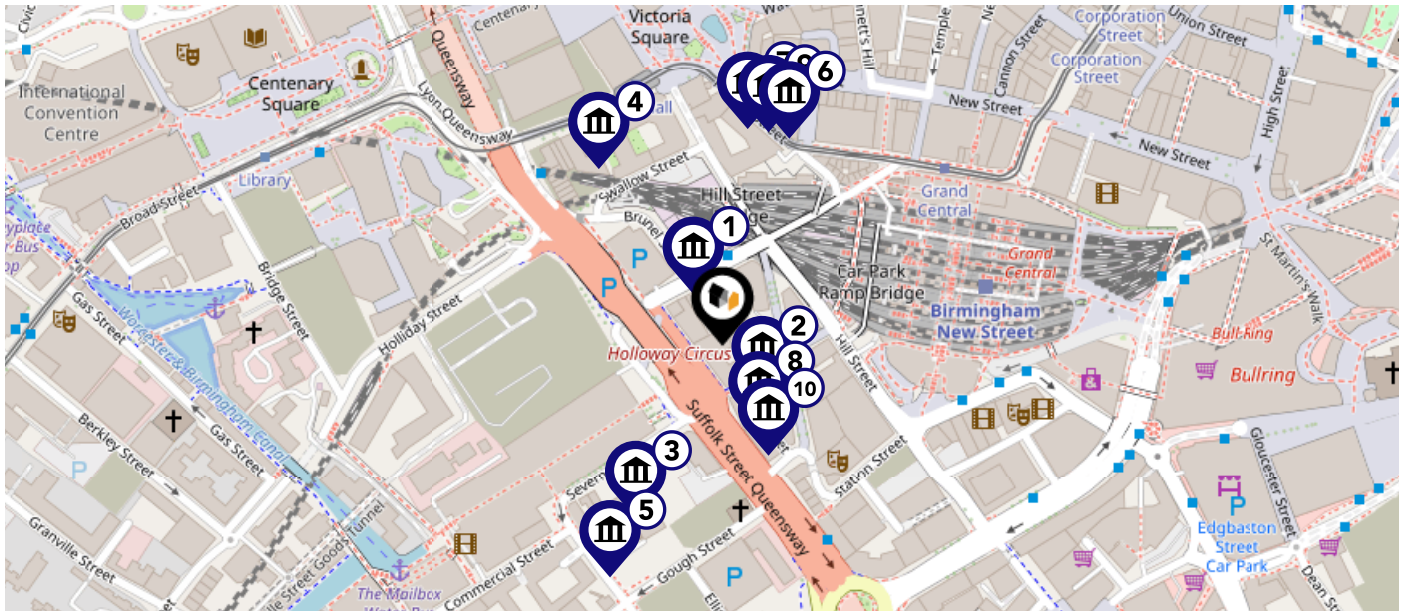
1	Former Adderley Park Brickworks Landfill Site-Former Adderley Park Brickworks, Adderley Road, Bordesley, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
2	City Waste Plc's Landfill Site-Park Road, Hockley, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/FP3296FV/A001	Active Landfill	<input checked="" type="checkbox"/>
4	Former Bordesley Brickworks-Porters Way, Bordesley Green, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
5	Woodbourne Road Landfill Site-Residential Development Off Euan Close, Euan Close, Harborne, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
6	Albion Road-Albion Road, Greet, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
7	Ackers Trust Site-Golden Hillock Road, Small Heath, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
8	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
9	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
10	Former Burbury Brickworks Landfill Site-Warwick Road, Greet, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>










# Maps

## Listed Buildings

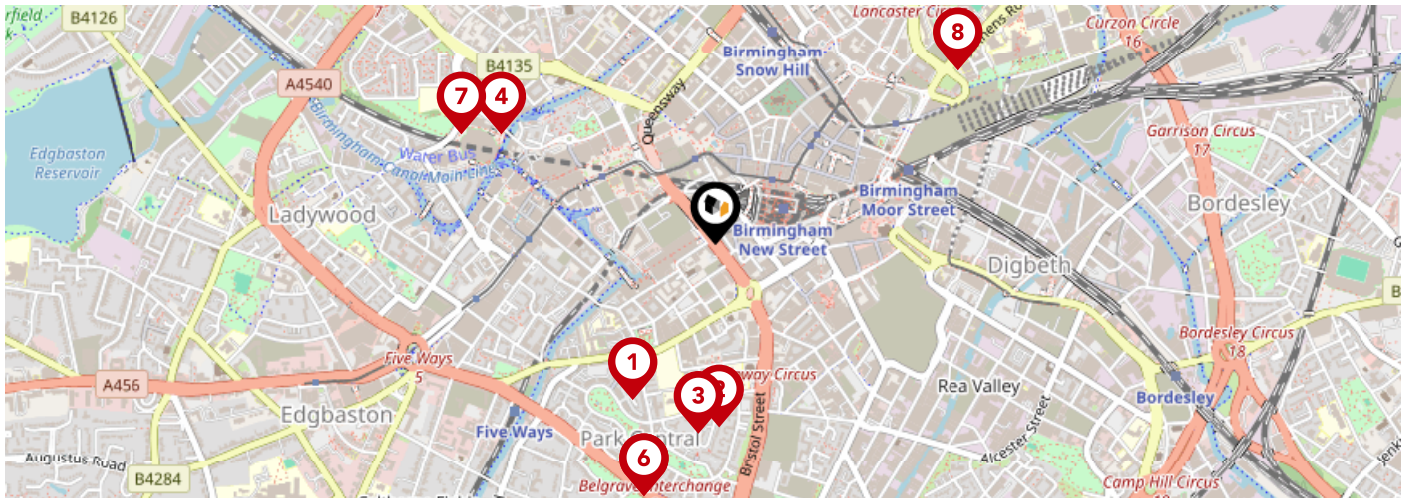
LANDWOOD  
GROUP

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
 1117383 - Birmingham New Street Signal Box	Grade II	0.0 miles
 1343081 - Geoffrey Buildings	Grade II	0.0 miles
 1391675 - Athol Masonic Building	Grade II	0.1 miles
 1076221 - Queen's College Chambers	Grade II	0.1 miles
 1075712 - The Synagogue	Grade II	0.1 miles
 1076243 - 92 And 93, New Street B2 (see Details For Further Address Information)	Grade II	0.1 miles
 1076242 - 84-87, New Street B2	Grade II	0.1 miles
 1076316 - 81-87, John Bright Street B1 (see Details For Further Address Information)	Grade II	0.1 miles
 1219731 - 88-91, New Street B2	Grade II	0.1 miles
 1291562 - Skin Hospital	Grade II	0.1 miles



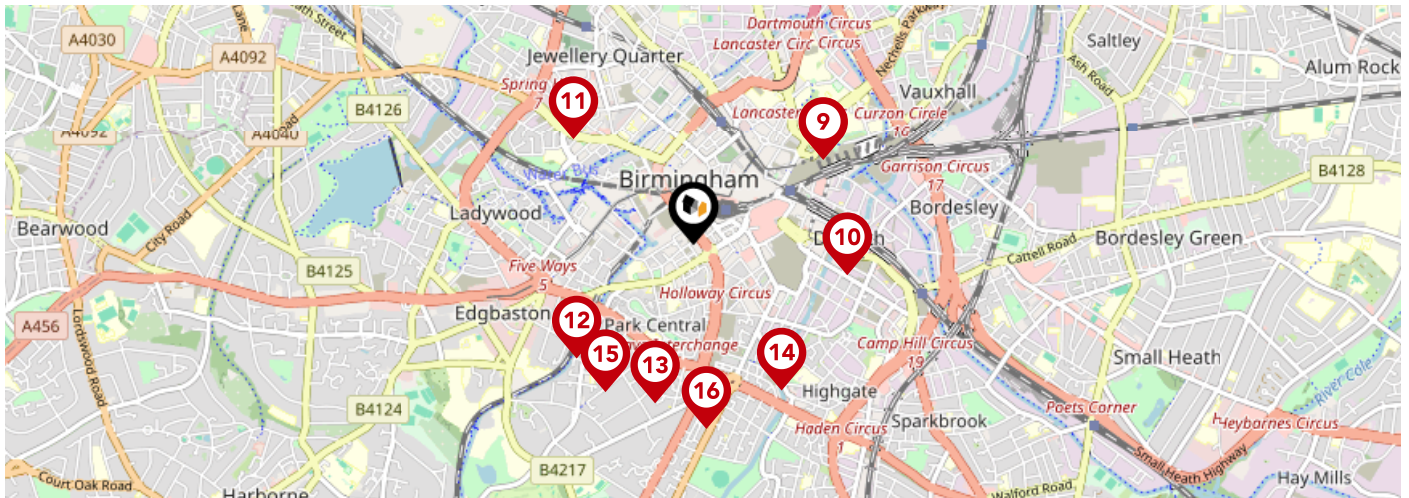










		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>City Academy</b> Ofsted Rating: Requires improvement   Pupils: 665   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Catherine of Siena Catholic Primary School</b> Ofsted Rating: Good   Pupils: 248   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Thomas CofE Academy</b> Ofsted Rating: Outstanding   Pupils: 234   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>City United Academy (CUA)</b> Ofsted Rating: Good   Pupils: 20   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Thomas Centre Nursery School</b> Ofsted Rating: Outstanding   Pupils: 109   Distance:0.59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>James Brindley School</b> Ofsted Rating: Good   Pupils: 137   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Nelson Junior and Infant School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Birmingham Metropolitan College</b> Ofsted Rating: Good   Pupils:0   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

LANDWOOD  
GROUP



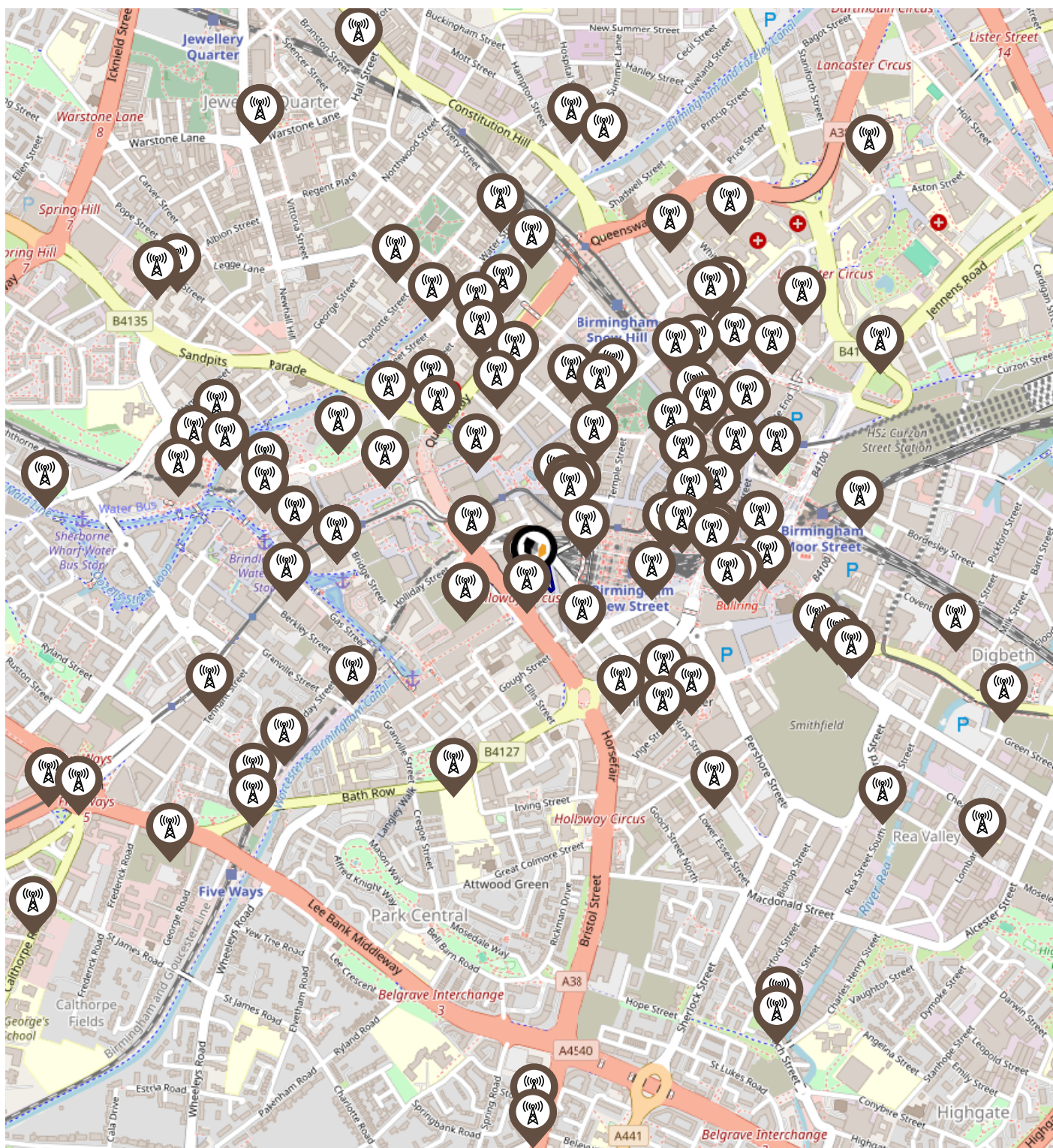
		Nursery	Primary	Secondary	College	Private
	<b>Birmingham Ormiston Academy</b> Ofsted Rating: Good   Pupils: 987   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>South and City College Birmingham</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Jewellery Quarter Academy</b> Ofsted Rating: Good   Pupils: 653   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Edgbaston College</b> Ofsted Rating: Not Rated   Pupils: 52   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oasis Academy Woodview</b> Ofsted Rating: Requires improvement   Pupils: 412   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chandos Primary School</b> Ofsted Rating: Good   Pupils: 474   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West House School</b> Ofsted Rating: Not Rated   Pupils: 333   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lillian De Lissa Nursery School</b> Ofsted Rating: Outstanding   Pupils: 77   Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

LANDWOOD  
GROUP



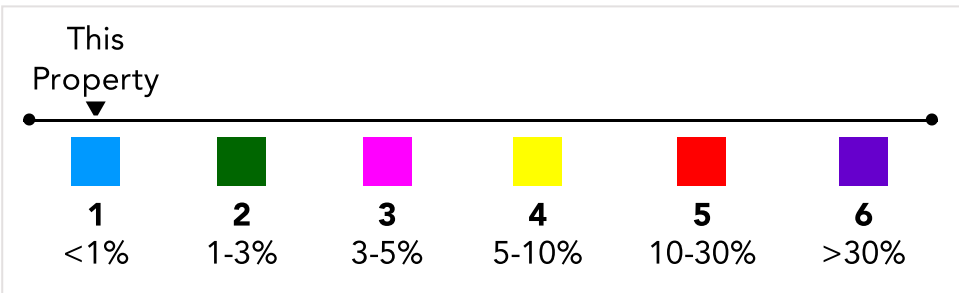
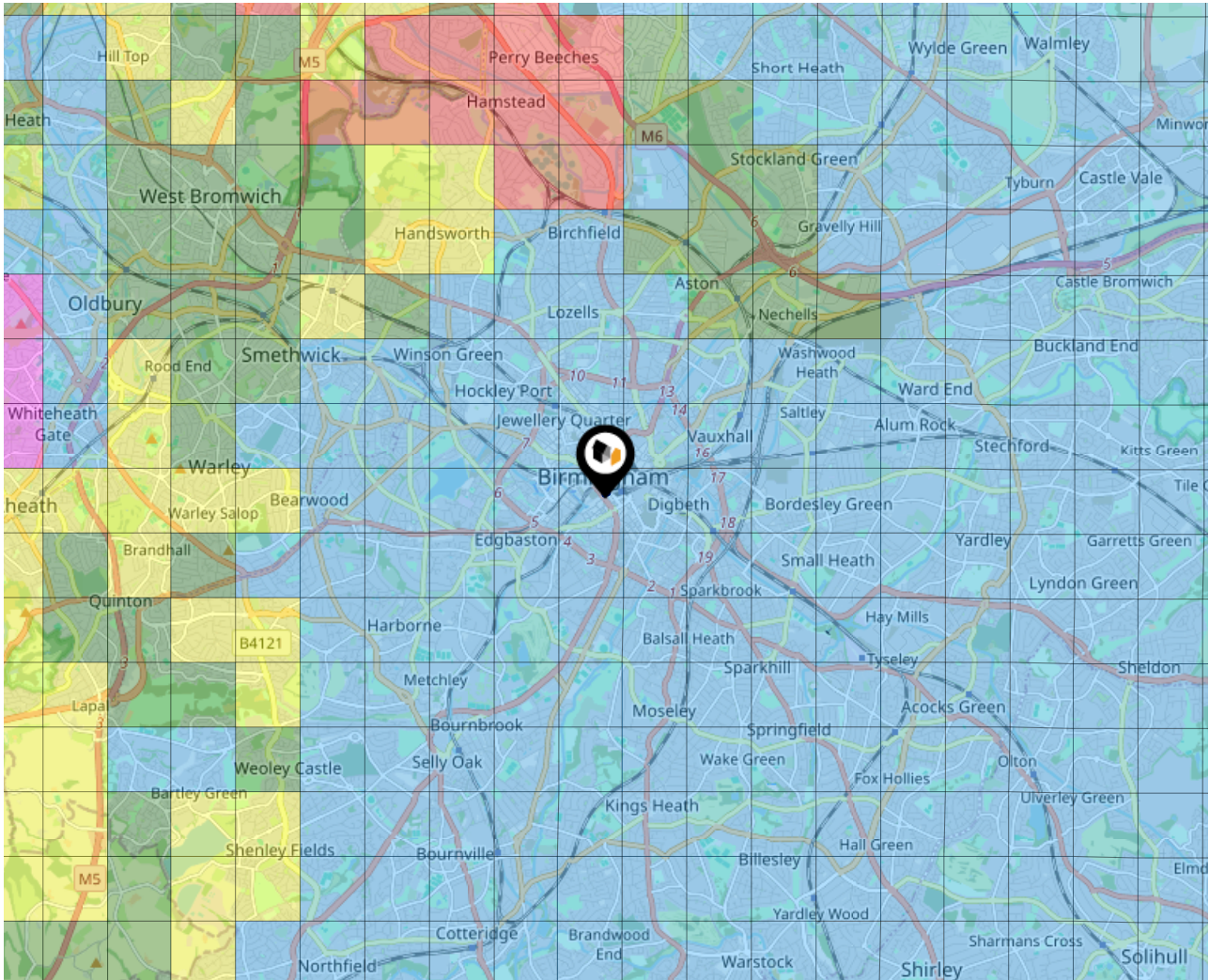
### Key:

-  Power Pylons
-  Communication Masts



### What is Radon?

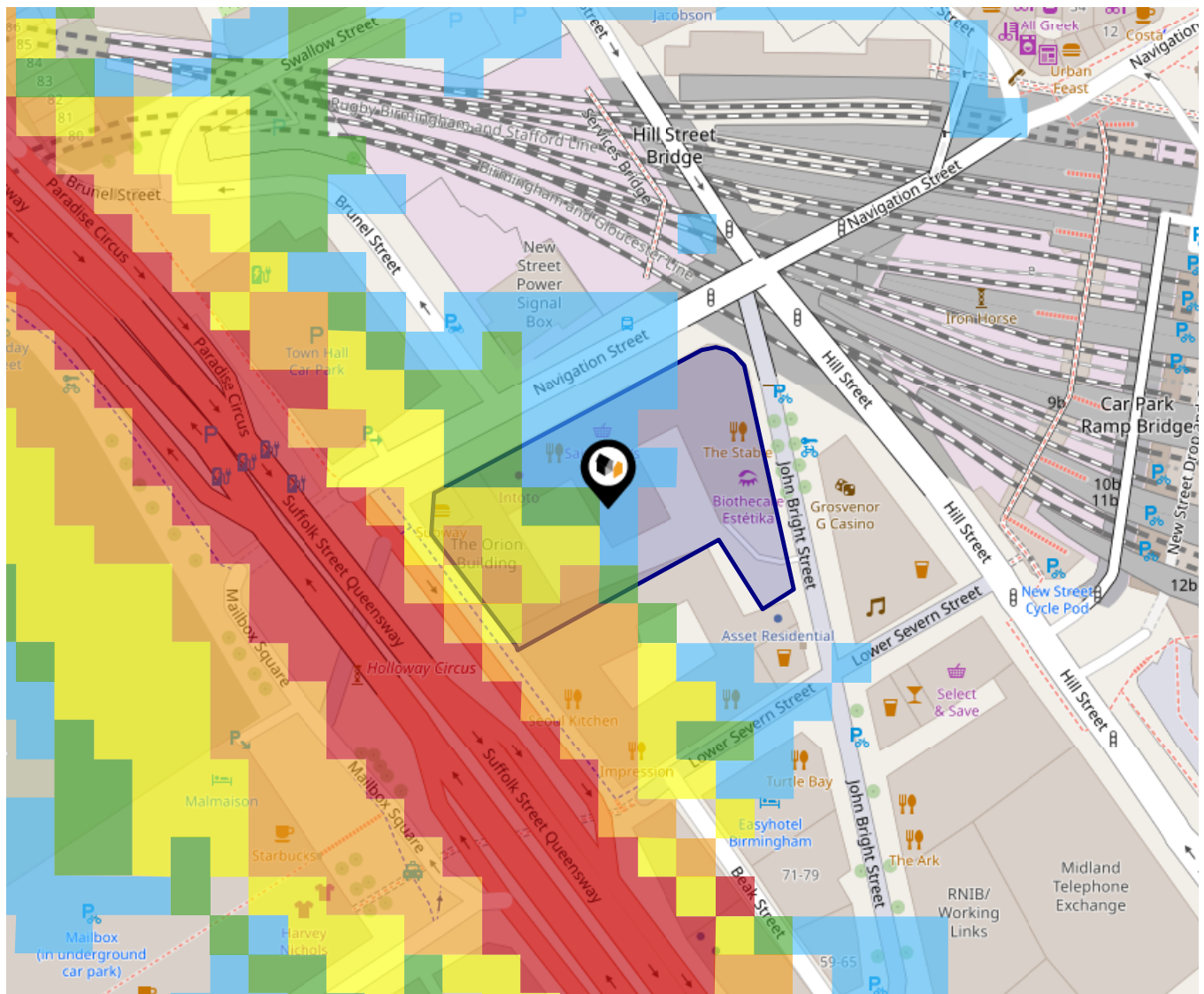
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# Local Area Road Noise

LANDWOOD  
GROUP



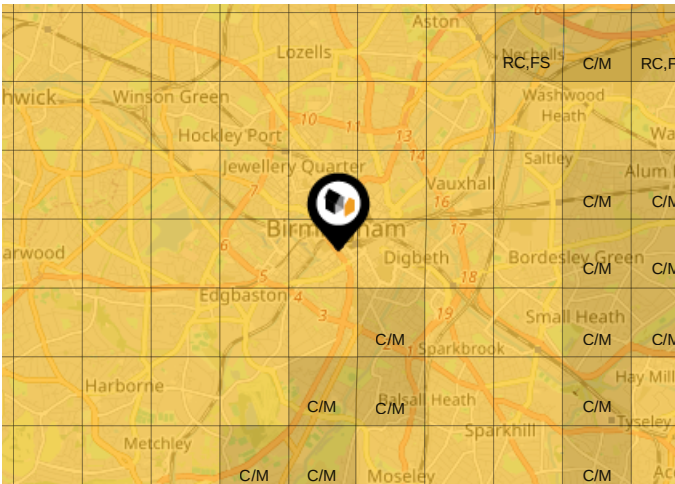
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

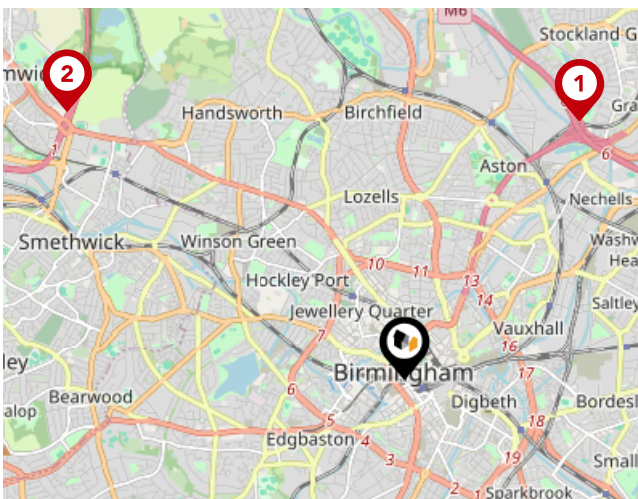
## Transport (National)

LANDWOOD  
GROUP



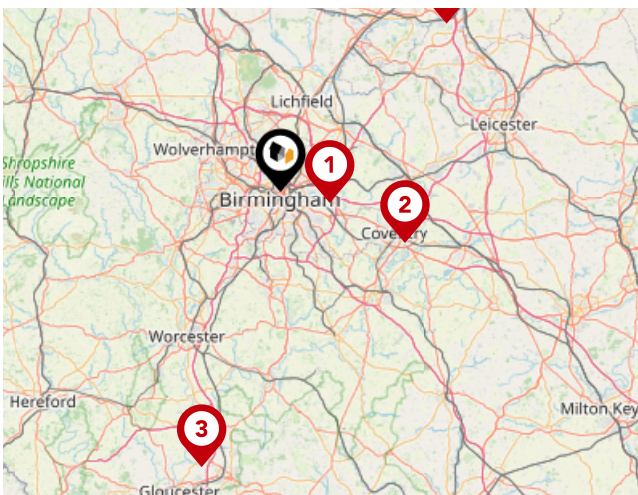
### National Rail Stations

Pin	Name	Distance
1	Birmingham New Street Rail Station	0.19 miles
2	Birmingham Snow Hill Rail Station	0.4 miles
3	Birmingham Moor Street Rail Station	0.43 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	2.81 miles
2	M5 J1	3.9 miles
3	M6 J7	5.36 miles
4	M6 J8	6.43 miles
5	M6 J5	5.1 miles



### Airports/Helipads

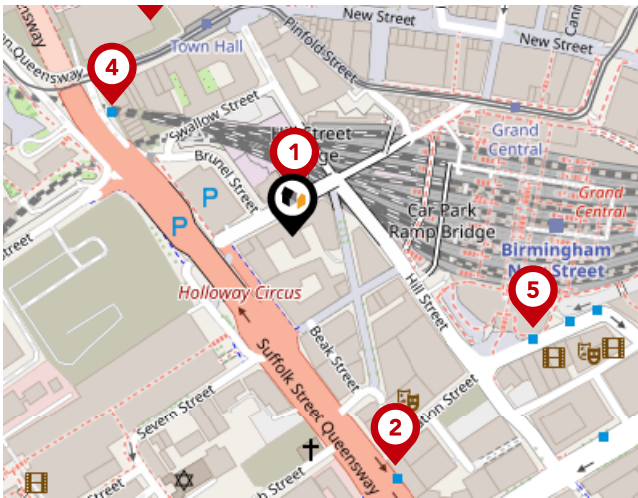
Pin	Name	Distance
1	Birmingham Airport	7.4 miles
2	Baginton	19.56 miles
3	Staverton	41.82 miles
4	East Mids Airport	34.06 miles



# Area

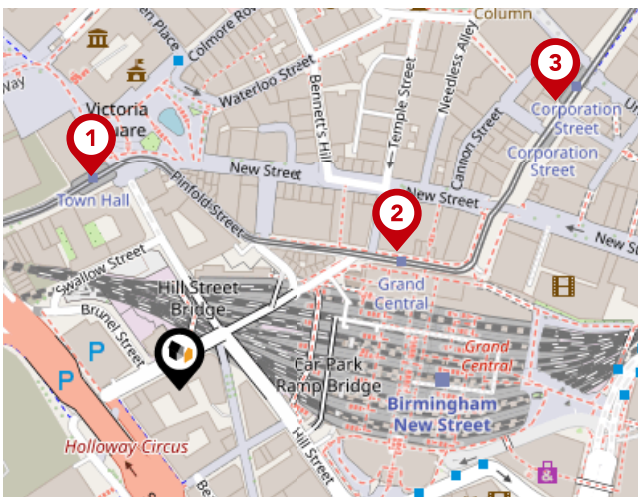
## Transport (Local)

LANDWOOD  
GROUP



### Bus Stops/Stations

Pin	Name	Distance
1	Hill Street	0.03 miles
2	Alexandra Theatre	0.14 miles
3	Town Hall	0.15 miles
4	Brunel St	0.13 miles
5	Old Repertory Theatre	0.15 miles



### Local Connections

Pin	Name	Distance
1	Town Hall (Midlands Metro Stop)	0.13 miles
2	Grand Central New Street (Midland Metro Stop)	0.15 miles
3	Corporation Street (Midland Metro Stop)	0.27 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.

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