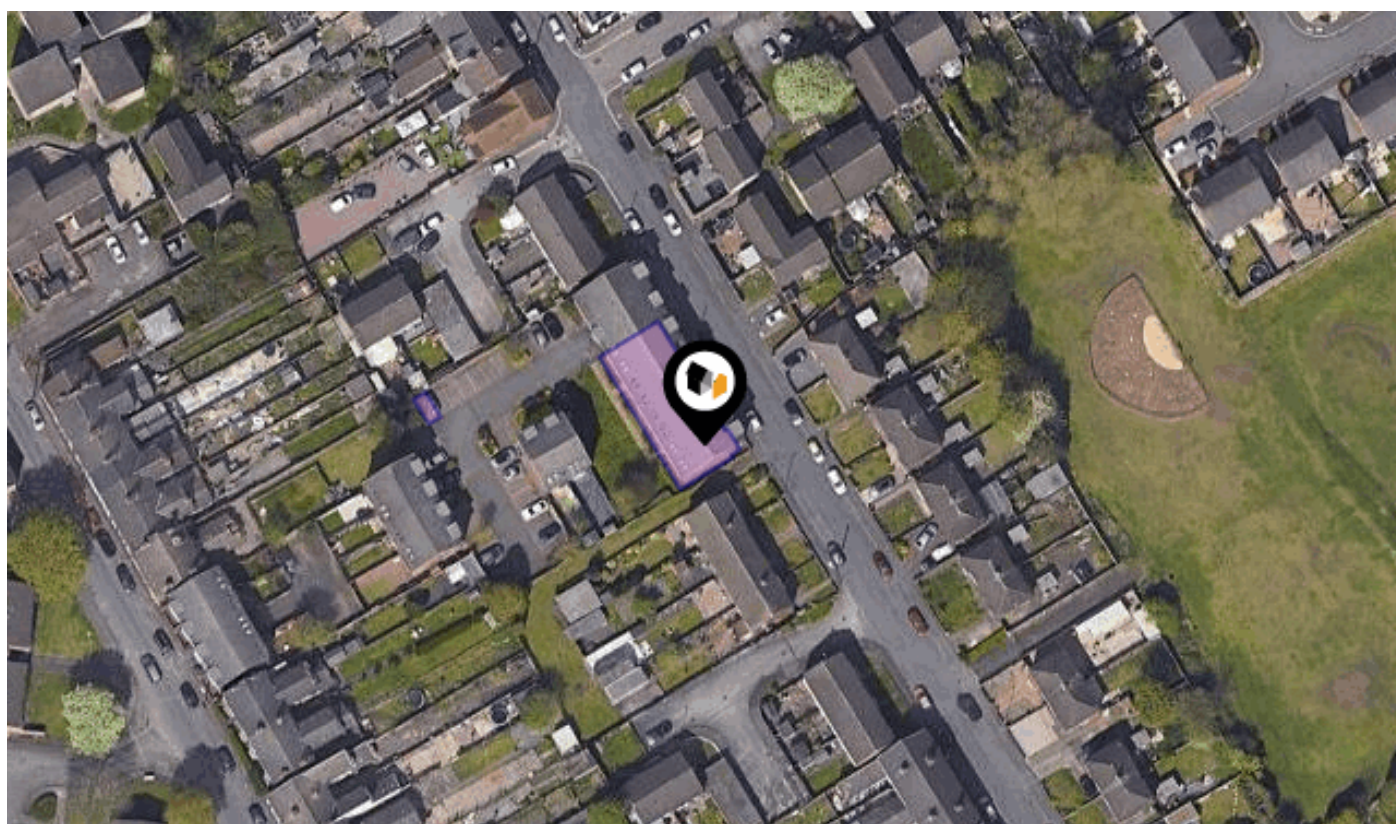




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 25th September 2025



1 MONARCH COURT, COOK STREET, WEDNESBURY, WS10 9FD

Landwood Group

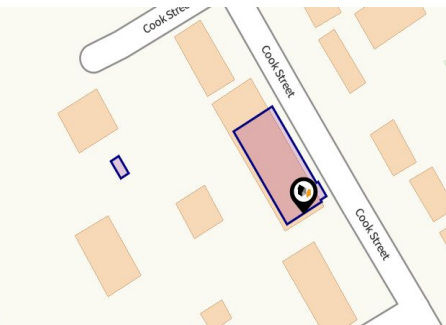
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 592 ft² / 55 m²
Plot Area: 0.07 acres
Council Tax : Band A
Annual Estimate: £1,666
Title Number: WM918143
UPRN: 10014138583

Tenure: Leasehold
Start Date: 28/08/2007
End Date: 01/04/2132
Lease Term: 125 years from 1 April 2007
Term Remaining: 106 years

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 **52** **-**
 mb/s mb/s mb/s



Mobile Coverage:
 (based on calls indoors)



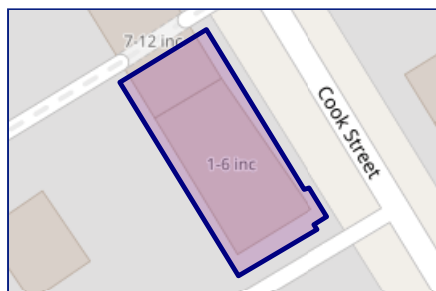
Satellite/Fibre TV Availability:



Property Multiple Title Plans

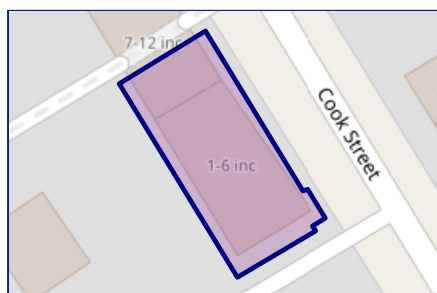
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Freehold Title Plan



WM915603

Leasehold Title Plan



WM918143

Start Date: 28/08/2007
End Date: 01/04/2132
Lease Term: 125 years from 1 April 2007
Term Remaining: 106 years

Property
EPC - Certificate

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1 Monarch Court, Cook Street, WS10 9FD

Energy rating

C

Valid until 01.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

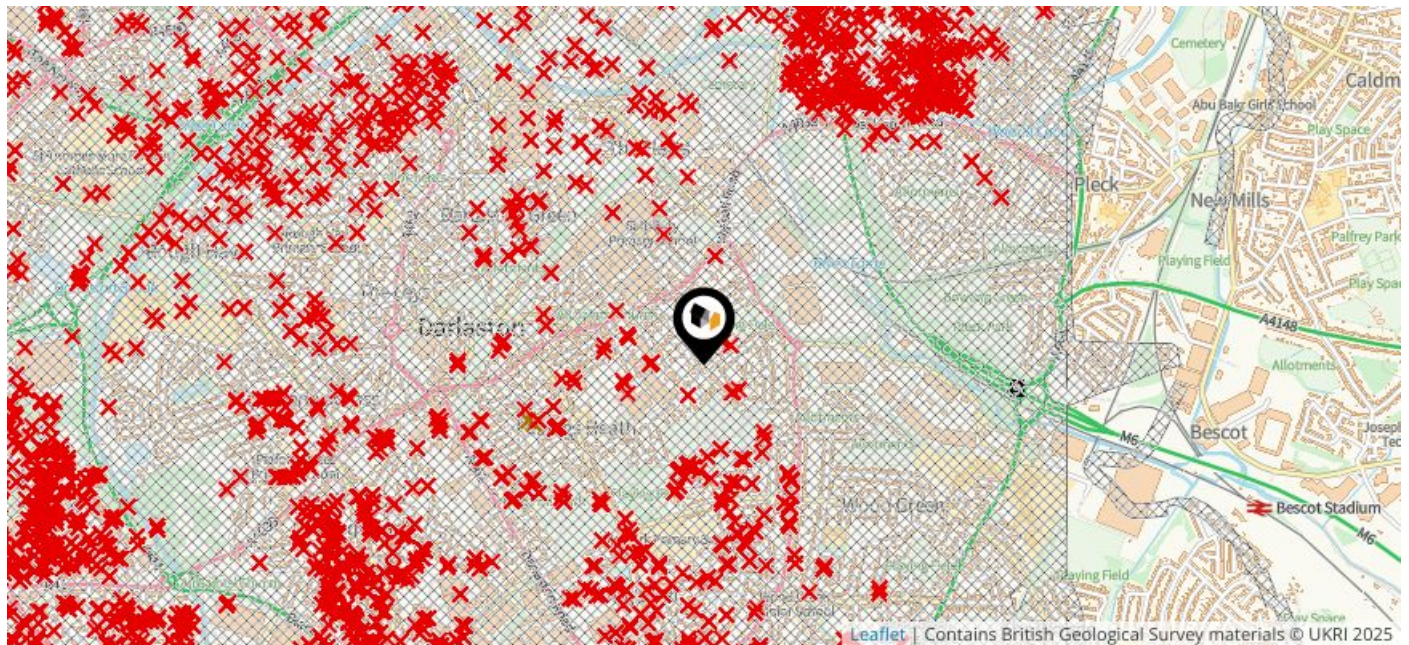
EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 77% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	55 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.

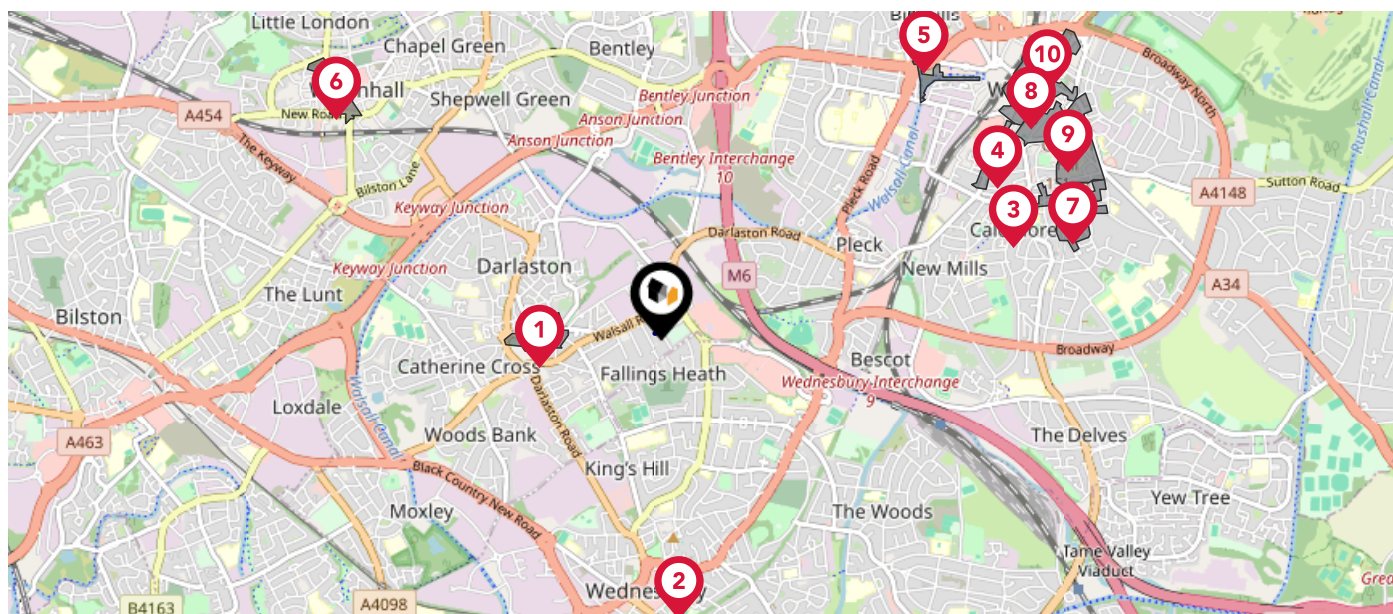
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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

Darlaston

2

Market Place

3

Caldmore Green

4

Bradford Street

5

Walsall Locks

6

Willenhall

7

Highgate

8

Bridge Street

9

Church Hill

10

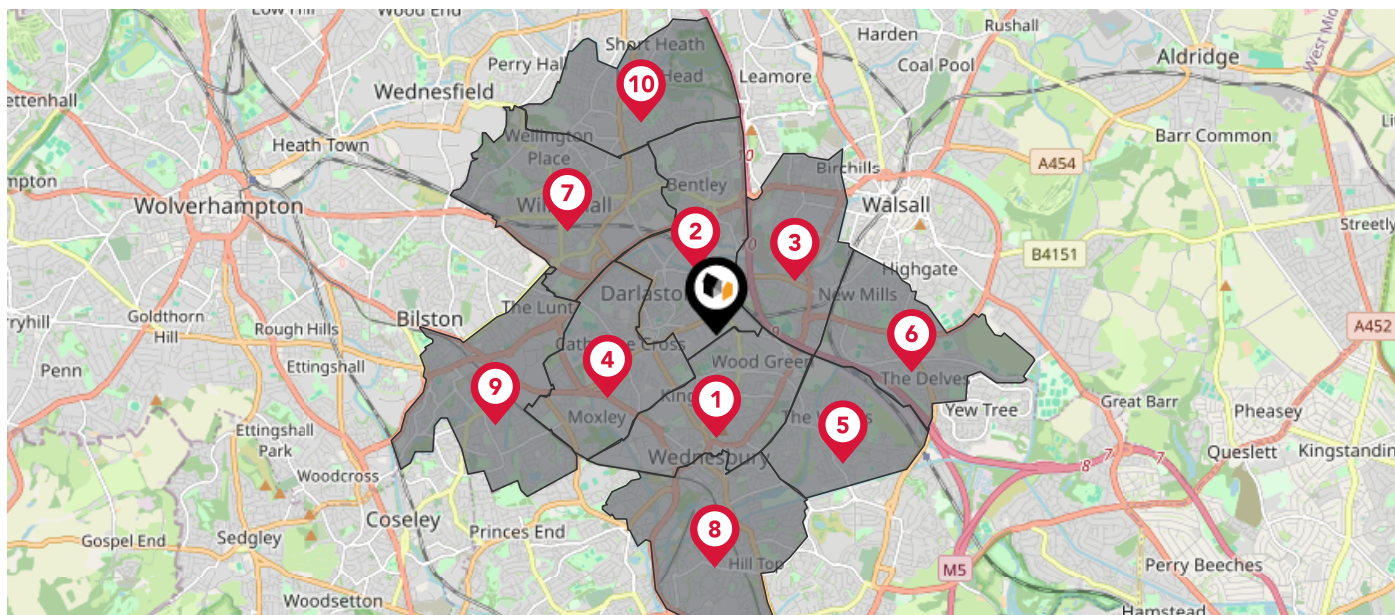
Lichfield Street

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

1

Wednesbury North Ward

2

Bentley and Darlaston North Ward

3

Pleck Ward

4

Darlaston South Ward

5

Friar Park Ward

6

Palfrey Ward

7

Willenhall South Ward

8

Wednesbury South Ward

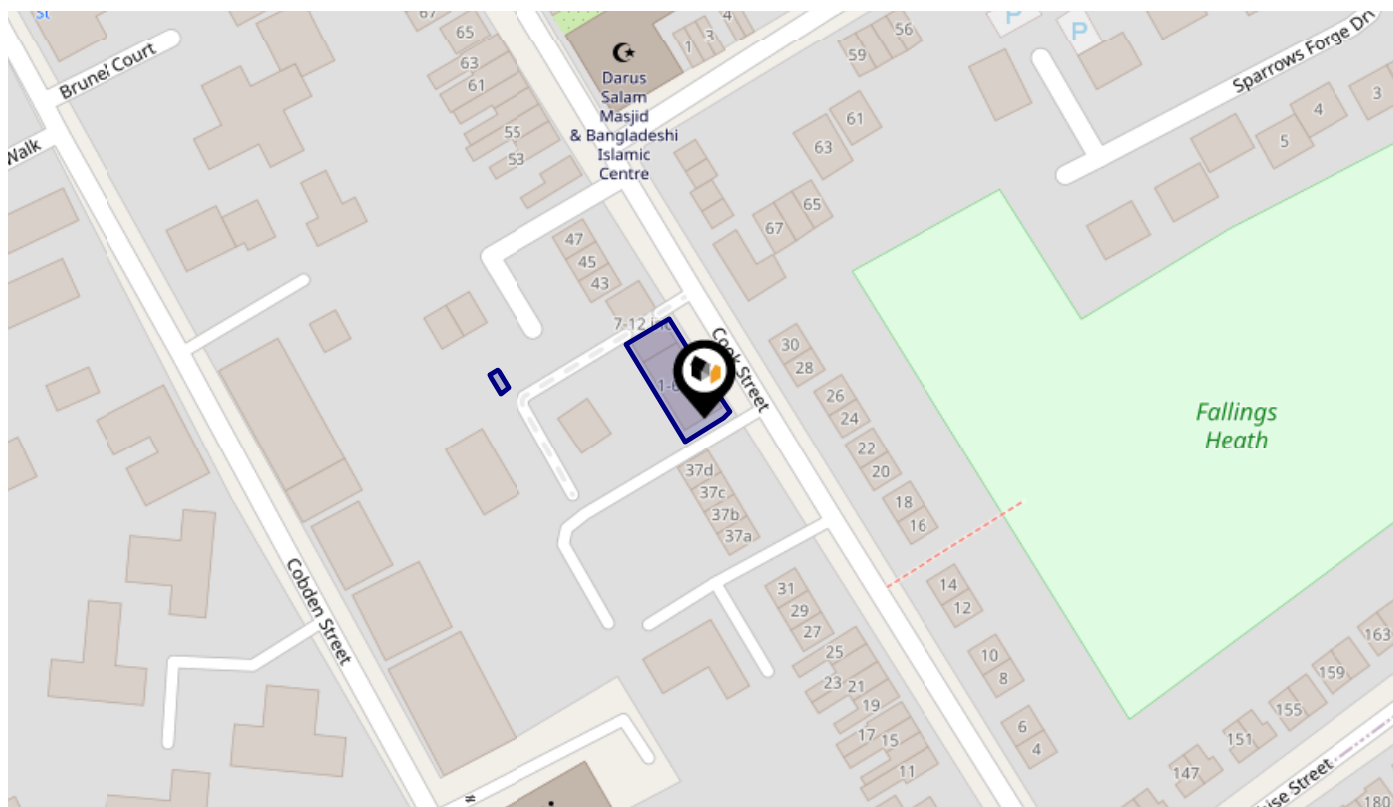
9

Bilston East Ward

10

Short Heath Ward

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:

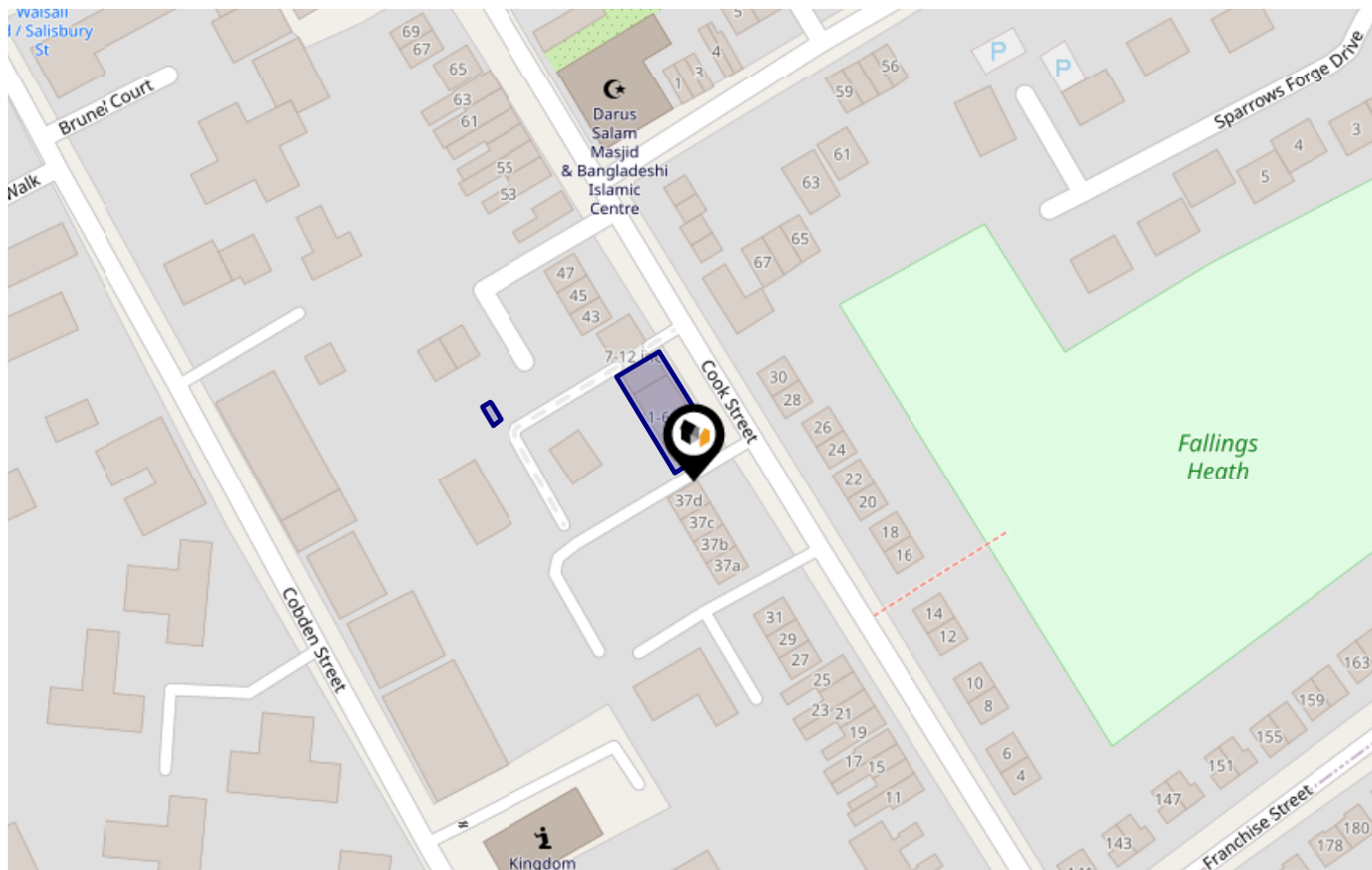
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

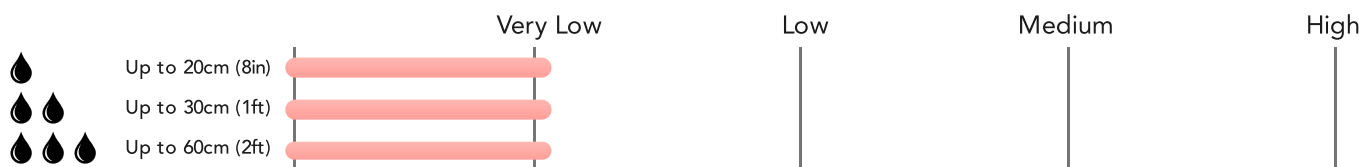


Risk Rating: Very low

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 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

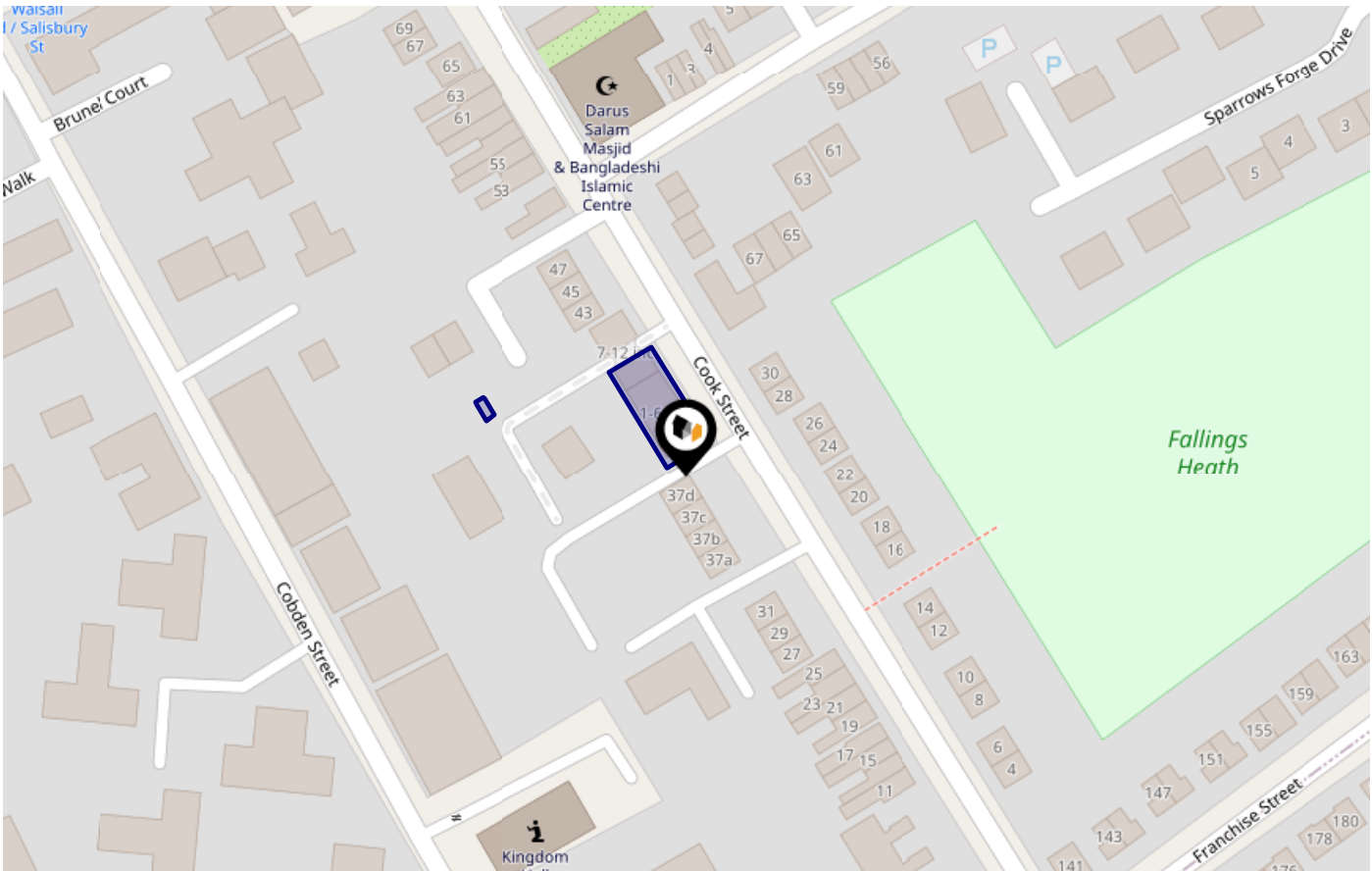
Chance of flooding to the following depths at this property:



Flood Risk

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.

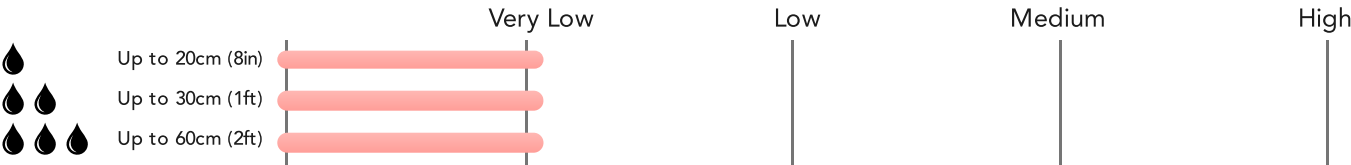


Risk Rating: Very low

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.

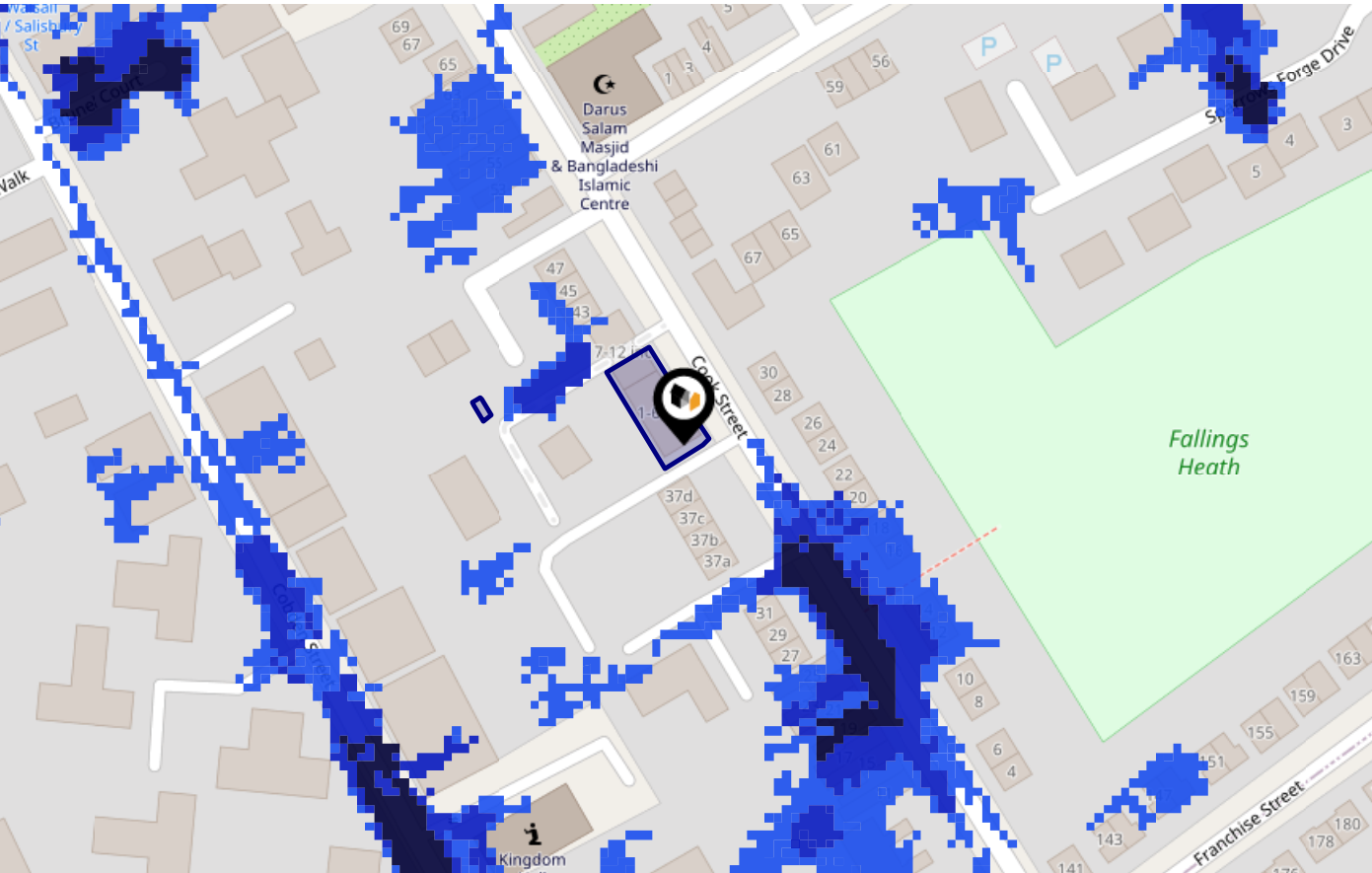
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

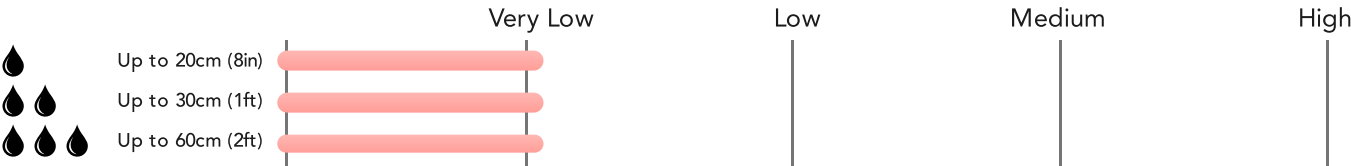


Risk Rating: Very low

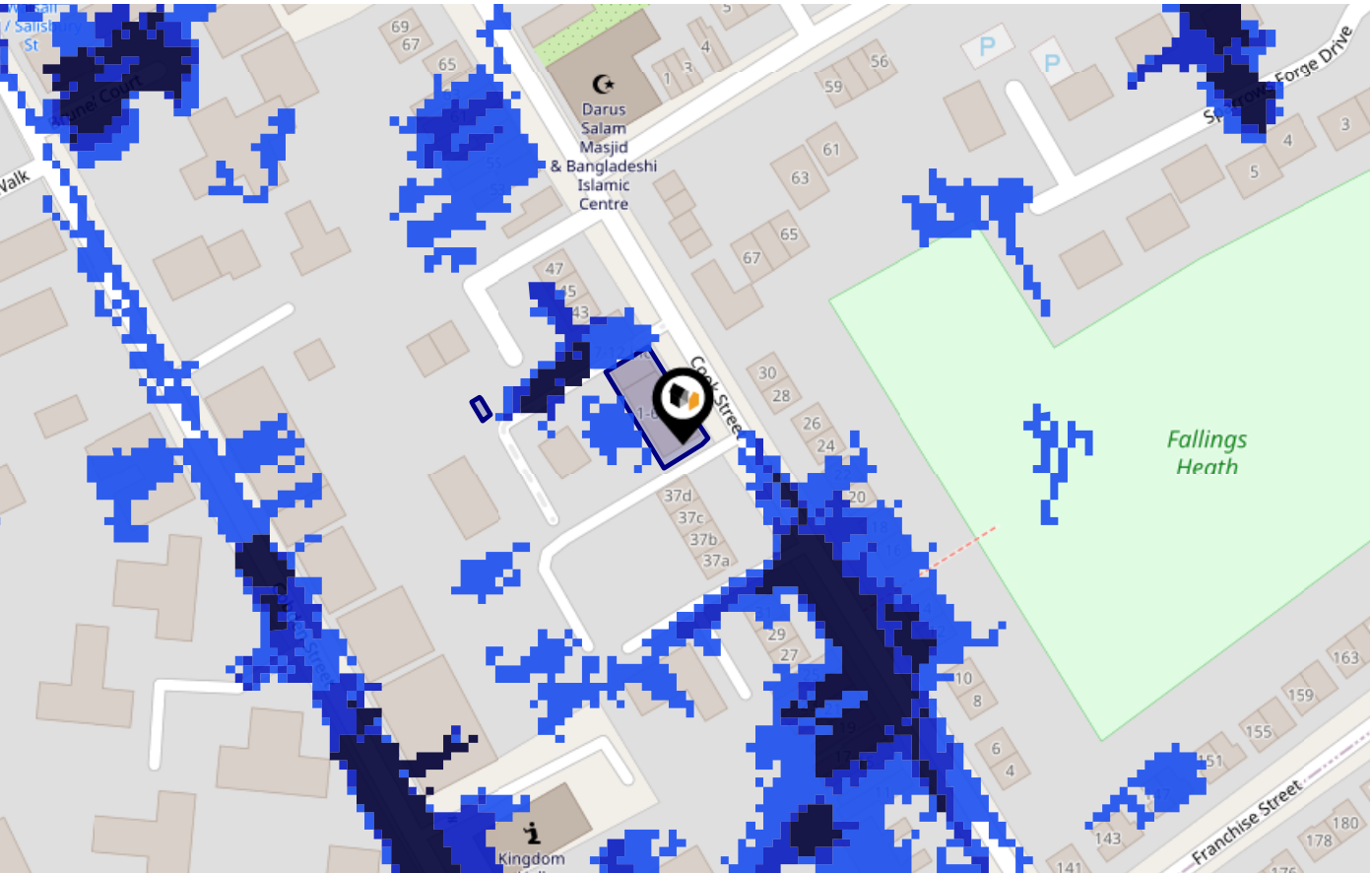
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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 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

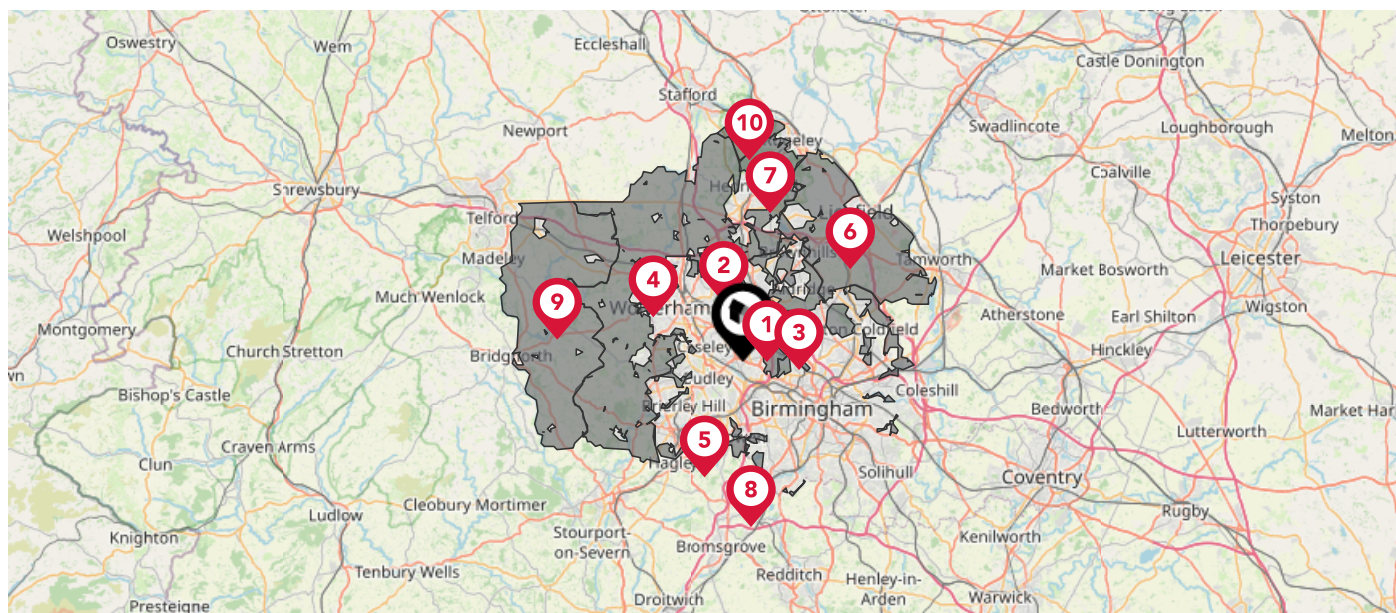
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



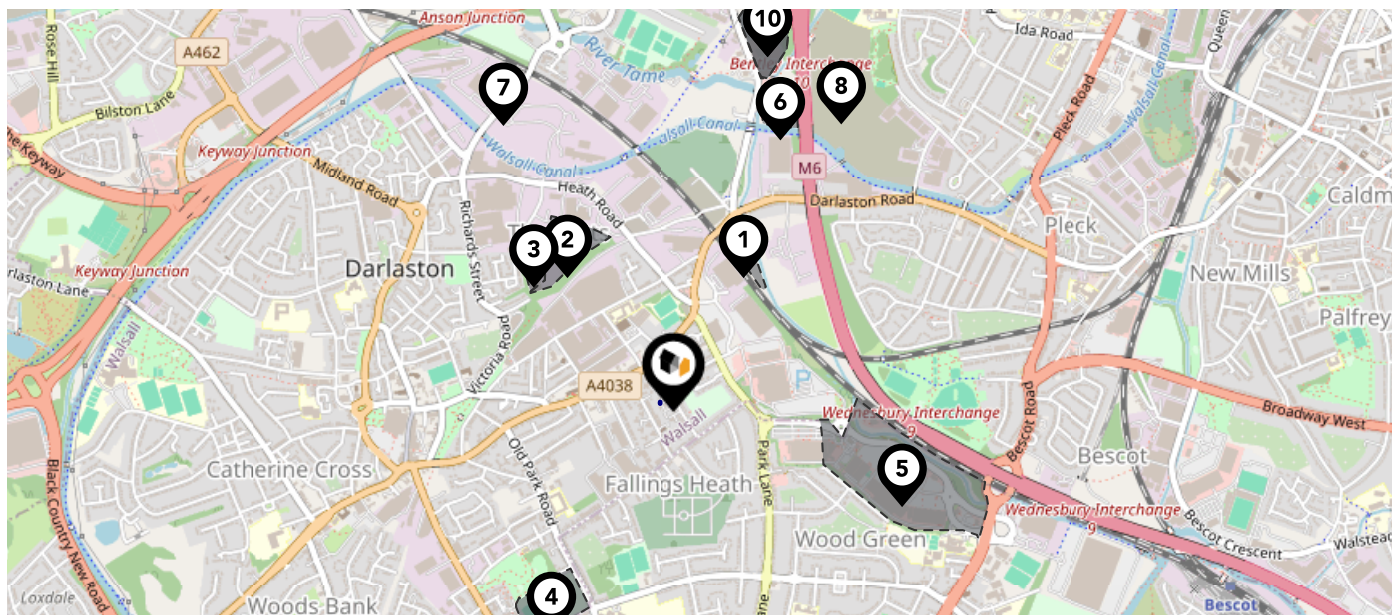
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Birmingham Green Belt - Walsall
- 2 Birmingham Green Belt - Wolverhampton
- 3 Birmingham Green Belt - Sandwell
- 4 Birmingham Green Belt - South Staffordshire
- 5 Birmingham Green Belt - Dudley
- 6 Birmingham Green Belt - Lichfield
- 7 Birmingham Green Belt - Cannock Chase
- 8 Birmingham Green Belt - Birmingham
- 9 Birmingham Green Belt - Shropshire
- 10 Birmingham Green Belt - Stafford

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

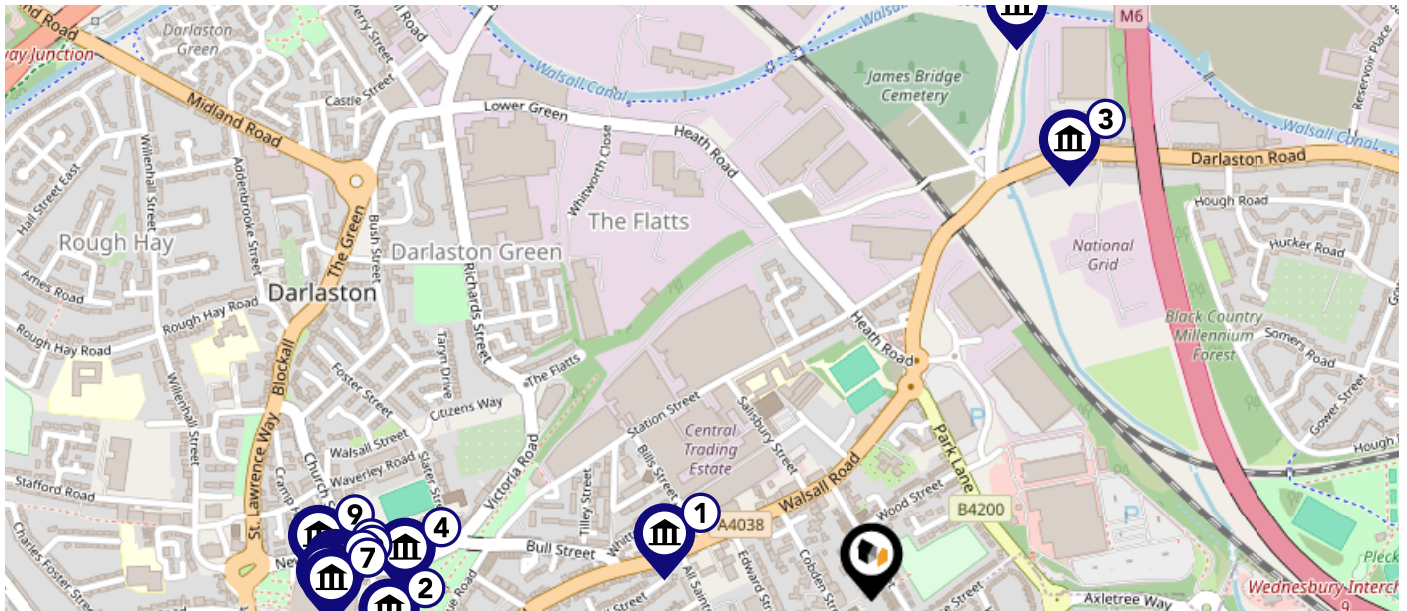
1	Box Pool Landfill Site-Walsall Road, Darlaston, Walsall, West Midlands	Historic Landfill	☐
2	Wood Green Landfill Site-Heath Road, Darlaston, Walsall, West Midlands	Historic Landfill	☐
3	Charles Richard Fasteners Limited's Landfill Site-Heath Road, Darlaston Green, Walsall, West Midlands	Historic Landfill	☐
4	Kings Hill Landfill Site-Old Park Road, Kings Hill, Wednesbury, West Midlands	Historic Landfill	☐
5	James Bridge Steel Works-Wood Green Road, Wednesbury, West Midlands	Historic Landfill	☐
6	James Bridge Copper Works Landfill Site-Darlaston Road, Darlaston, West Midlands	Historic Landfill	☐
7	Bentley Road South-Bentley Road South, Darlaston, West Midlands	Historic Landfill	☐
8	James Bridge Copper Works-Darlaston Road, Darlaston, West Midlands	Historic Landfill	☐
9	Bentley Mill Lane Landfill Site-Bentley Mill Lane, Bentley, Walsall, West Midlands	Historic Landfill	☐
10	Anson Branch Of The Walsall Canal-Bentley Mill Way, Bentley, Walsall, West Midlands	Historic Landfill	☐

Maps

Listed Buildings

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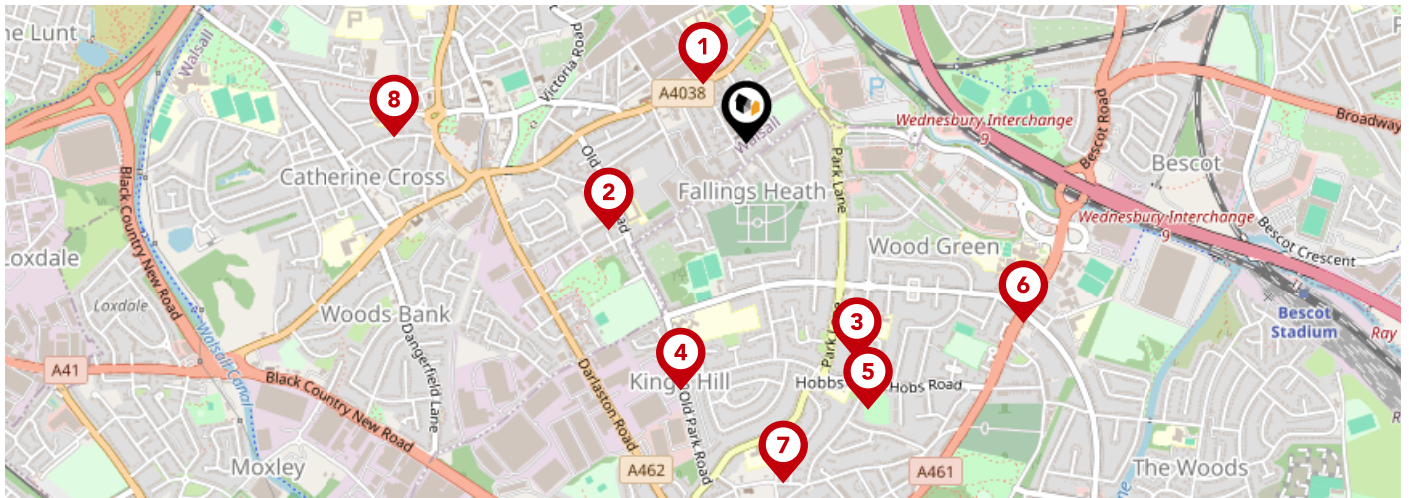
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



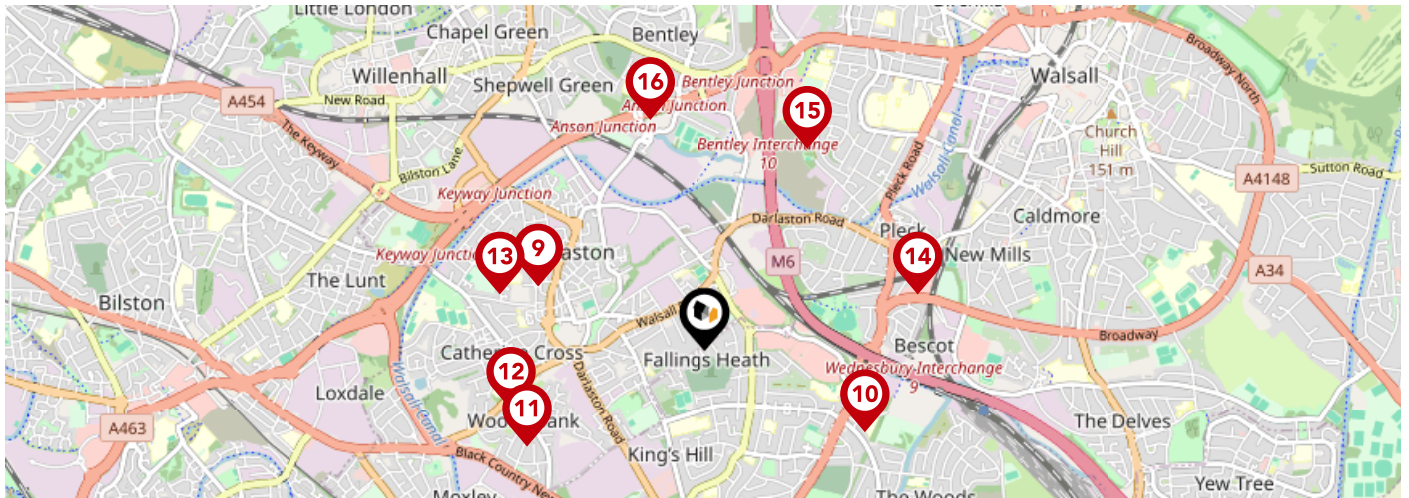
Listed Buildings in the local district	Grade	Distance
 1431982 - Church Of All Saints, Darlaston	Grade II	0.2 miles
 1480422 - Former Police Station And Attached Railings	Grade II	0.5 miles
 1076392 - The Globe Inn	Grade II	0.5 miles
 1299060 - War Memorial	Grade II	0.5 miles
 1186743 - Walsall Canal James Bridge Aqueduct Bentley Mill Lane	Grade II	0.6 miles
 1343065 - The White Lion Public House	Grade II	0.6 miles
 1076366 - 35, King Street	Grade II	0.6 miles
 1116116 - 3, Church Street	Grade II	0.6 miles
 1076391 - Church Of St Lawrence	Grade II	0.6 miles
 1343037 - 1 And 2, Church Street	Grade II	0.6 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Salisbury Primary School Ofsted Rating: Good Pupils: 328 Distance:0.16	☐	☒	☐	☐	☐
2	Kings Hill Primary School Ofsted Rating: Outstanding Pupils: 470 Distance:0.37	☐	☒	☐	☐	☐
3	Albert Pritchard Infant School Ofsted Rating: Good Pupils: 266 Distance:0.55	☐	☒	☐	☐	☐
4	Old Park Primary School Ofsted Rating: Outstanding Pupils: 467 Distance:0.58	☐	☒	☐	☐	☐
5	Wood Green Junior School Ofsted Rating: Good Pupils: 347 Distance:0.66	☐	☒	☐	☐	☐
6	Stuart Bathurst Catholic High School Ofsted Rating: Good Pupils: 861 Distance:0.74	☐	☐	☒	☐	☐
7	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 234 Distance:0.77	☐	☒	☐	☐	☐
8	Old Church Church of England C Primary School Ofsted Rating: Good Pupils: 435 Distance:0.79	☐	☒	☐	☐	☐

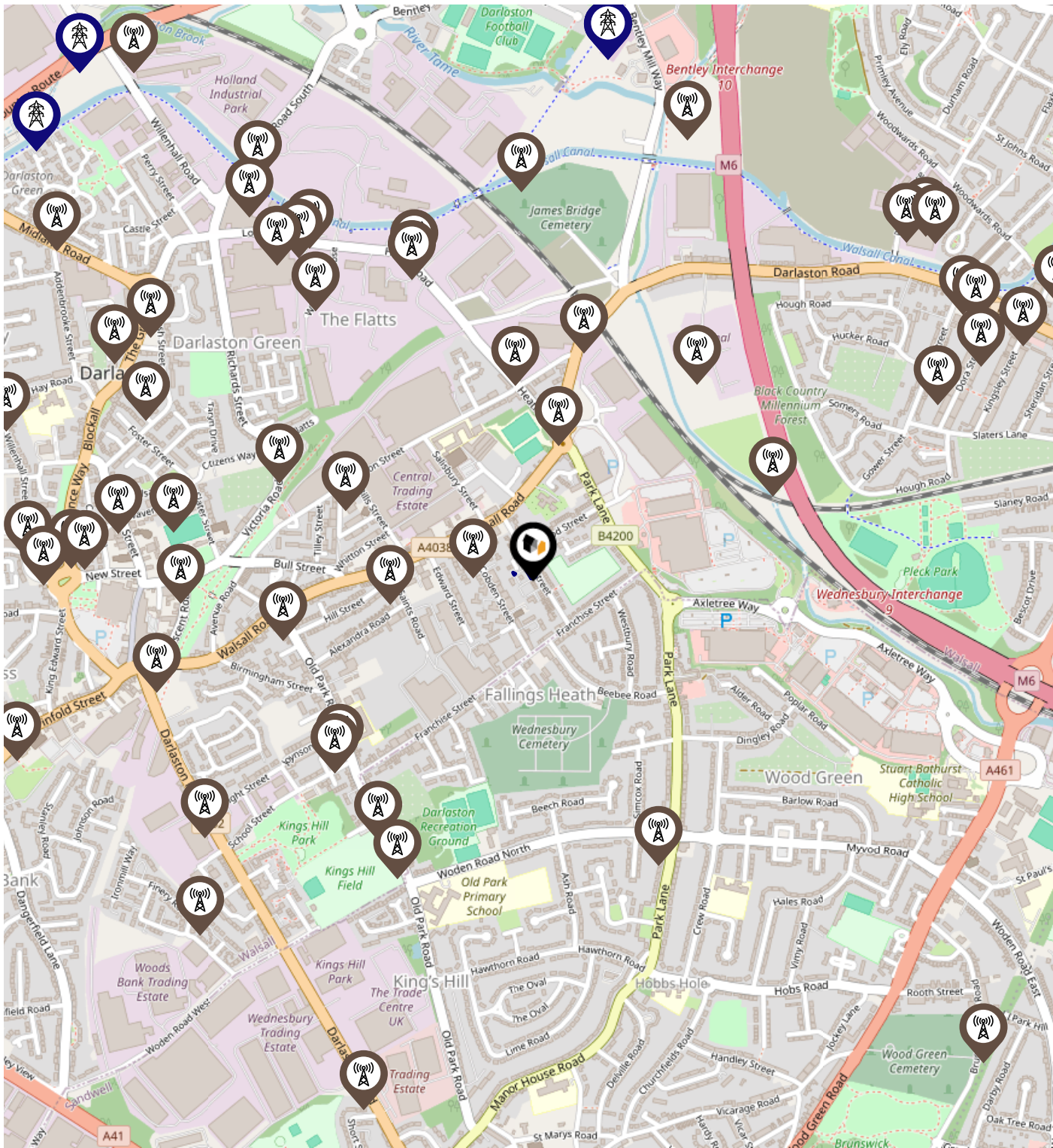


		Nursery	Primary	Secondary	College	Private
9	St Joseph's Catholic Primary School, Darlaston Ofsted Rating: Outstanding Pupils: 231 Distance:0.8	☐	☒	☐	☐	☐
10	Wood Green Academy Ofsted Rating: Good Pupils: 1530 Distance:0.81	☐	☐	☒	☐	☐
11	Rowley View Nursery School Ofsted Rating: Outstanding Pupils: 149 Distance:0.9	☒	☐	☐	☐	☐
12	Pinfold Street Primary School Ofsted Rating: Good Pupils: 423 Distance:0.91	☐	☒	☐	☐	☐
13	Woods Bank Academy Ofsted Rating: Requires improvement Pupils: 381 Distance:0.95	☐	☒	☐	☐	☐
14	Hillary Primary School Ofsted Rating: Requires improvement Pupils: 697 Distance:0.99	☐	☒	☐	☐	☐
15	West Walsall E-ACT Academy Ofsted Rating: Good Pupils: 1181 Distance:1.03	☐	☐	☒	☐	☐
16	County Bridge Primary School Ofsted Rating: Good Pupils: 248 Distance:1.07	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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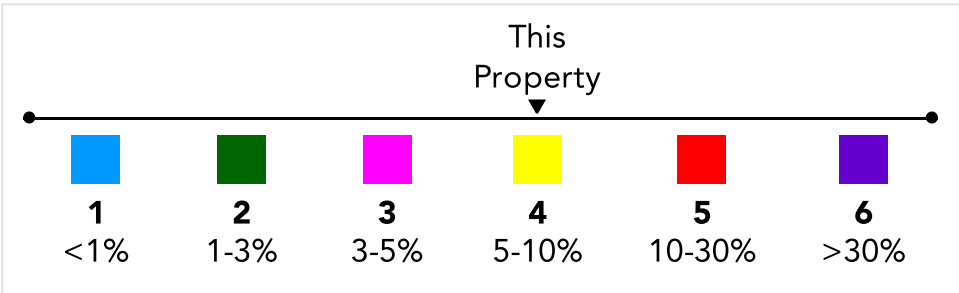
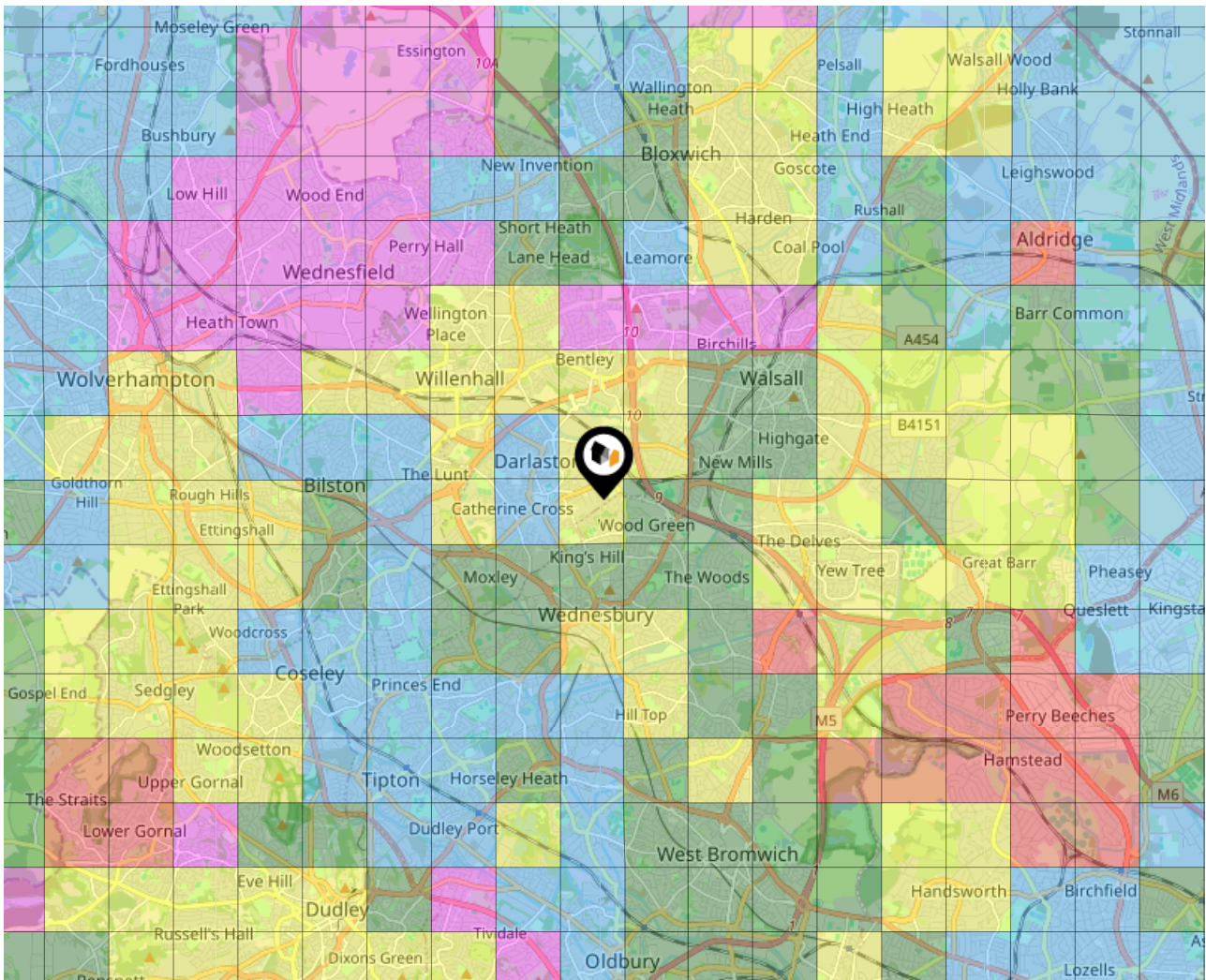


Key:

-  Power Pylons
-  Communication Masts

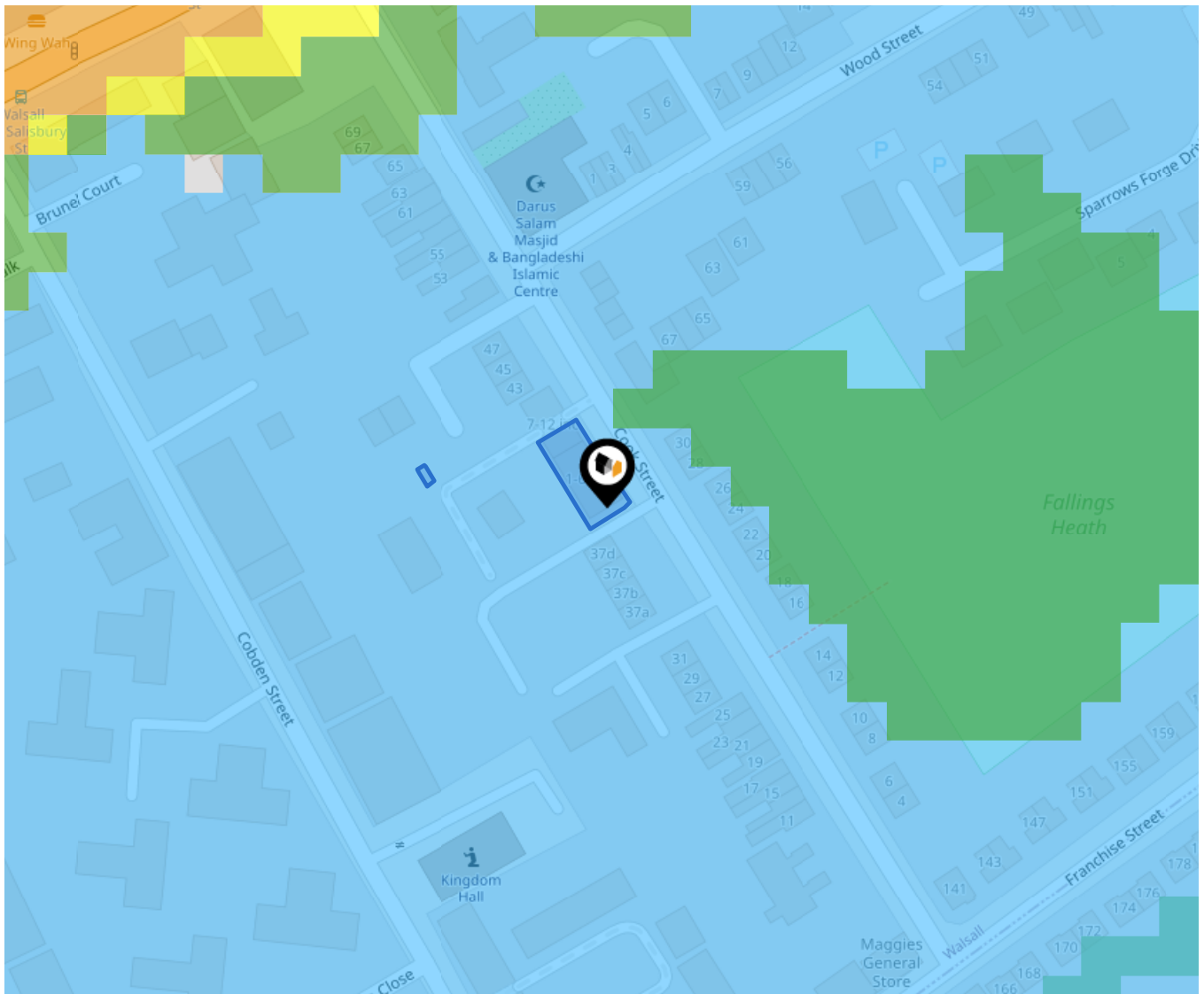
What is Radon?

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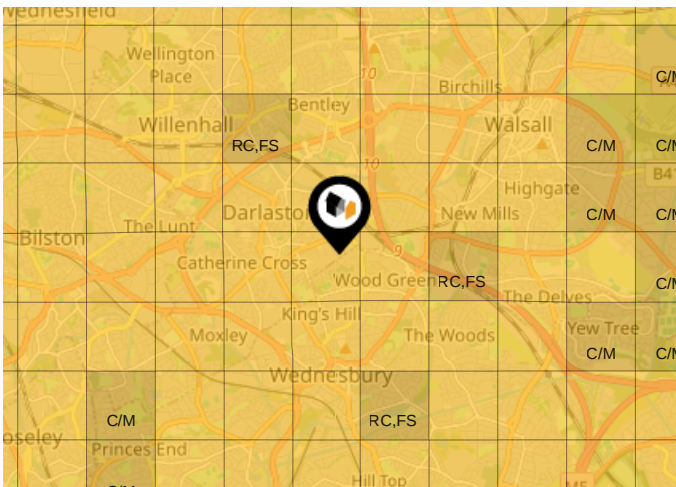
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



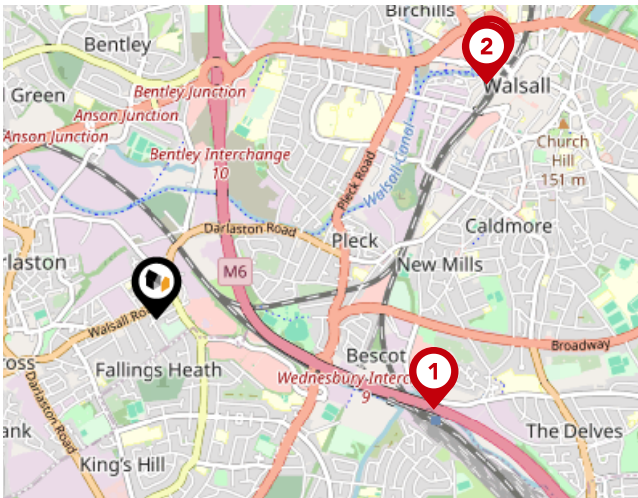
Primary Classifications (Most Common Clay Types)

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

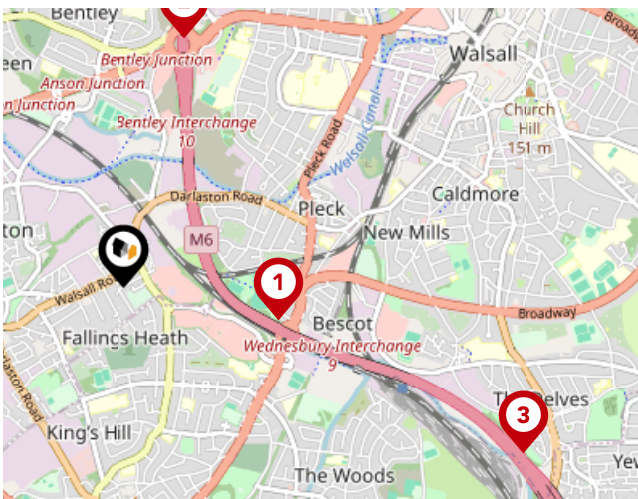
Transport (National)

LANDWOOD
GROUP



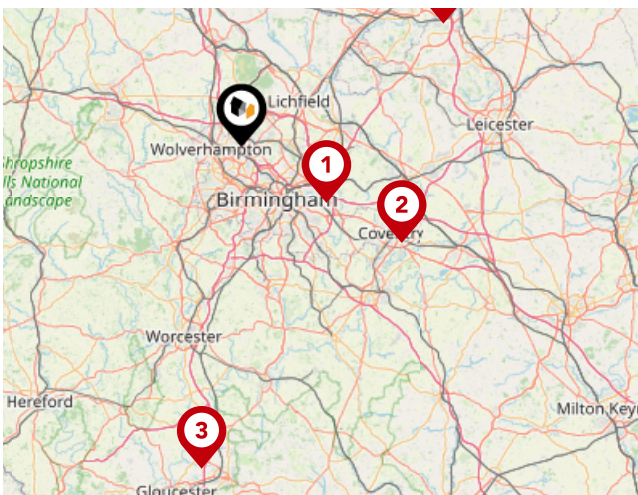
National Rail Stations

Pin	Name	Distance
1	Bescot Stadium Rail Station	1.31 miles
2	Walsall Rail Station	1.83 miles
3	Walsall Rail Station	1.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J9	0.72 miles
2	M6 J10	1.16 miles
3	M6 J8	1.95 miles
4	M6 J10A	4.54 miles
5	M5 J1	4.36 miles



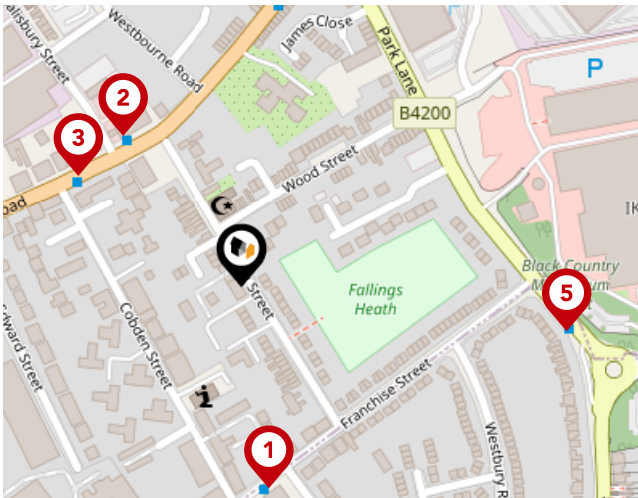
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	14.59 miles
2	Baginton	26.88 miles
3	Staverton	47.12 miles
4	East Mids Airport	34.02 miles

Area

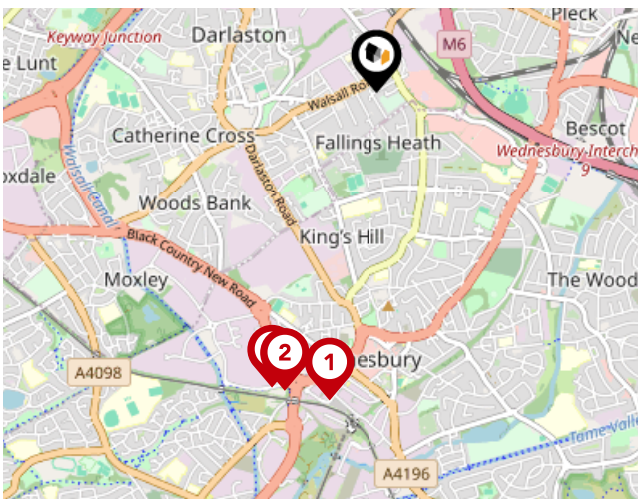
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Cobden St	0.11 miles
2	Salisbury St	0.11 miles
3	Salisbury St	0.11 miles
4	Park Lane	0.16 miles
5	Franchise St	0.18 miles



Local Connections

Pin	Name	Distance
1	Wednesbury Great Western Street (Metro Stop)	1.4 miles
2	Wednesbury Parkway (Midland Metro Stop)	1.4 miles
3	Wednesbury Parkway (Midland Metro Stop)	1.41 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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