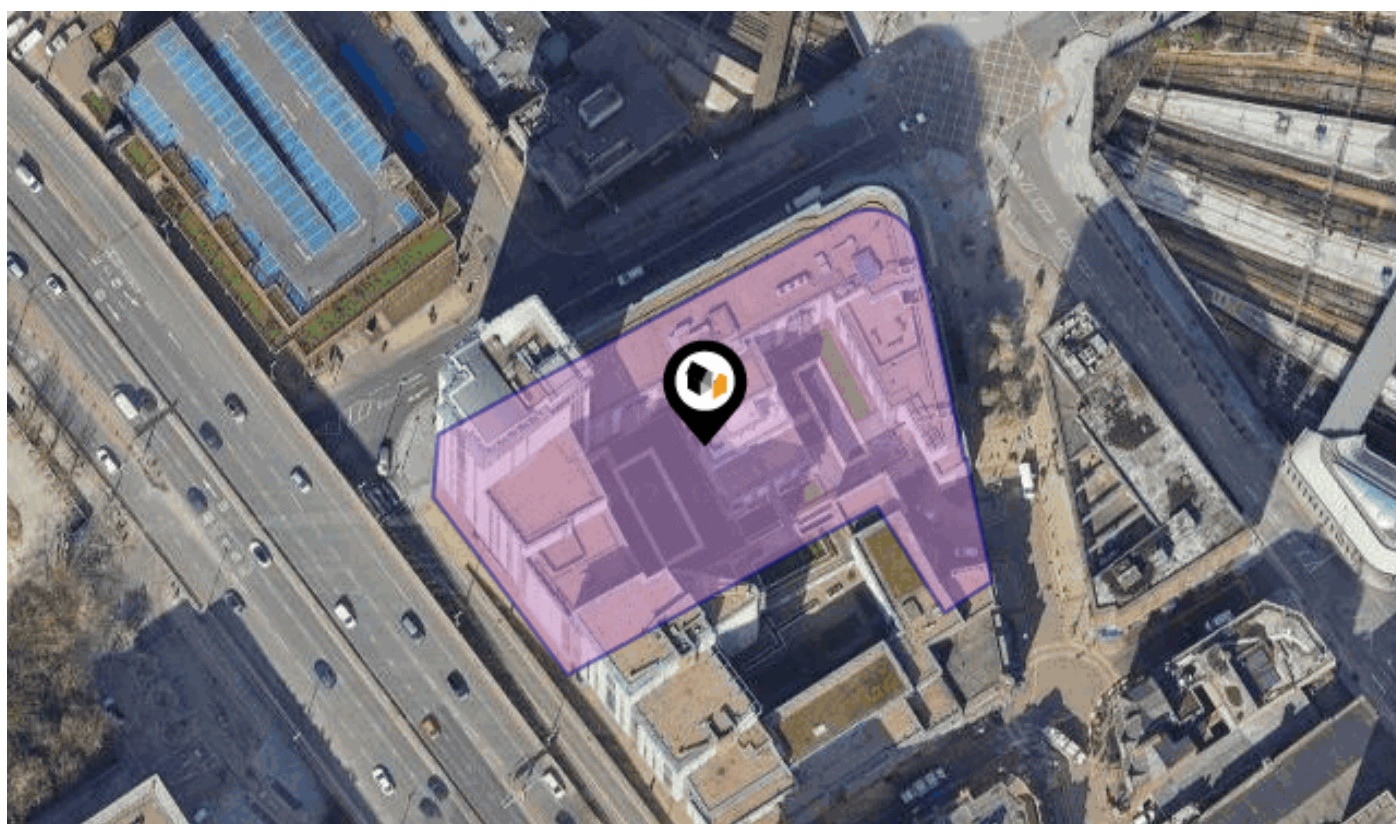




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 10th September 2025



APARTMENT 182, ORION BUILDING, 90, NAVIGATION STREET, BIRMINGHAM, B5 4AB

Landwood Group

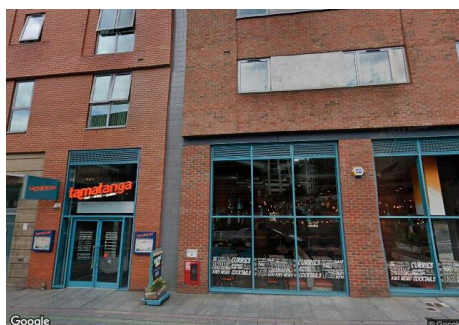
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	27/11/2006
Bedrooms:	1	Last Sold Price:	£162,500
Floor Area:	570 ft ² / 53 m ²	Last Sold £/ft ² :	£285
Plot Area:	1 acres	Tenure:	Leasehold
Year Built :	2006	Start Date:	26/11/2006
Council Tax :	Band C	End Date:	01/01/2128
Annual Estimate:	£1,996	Lease Term:	125 years from 1 January 2003
Title Number:	WM905617	Term Remaining:	102 years
UPRN:	10023504619		

Local Area

Local Authority:	Birmingham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

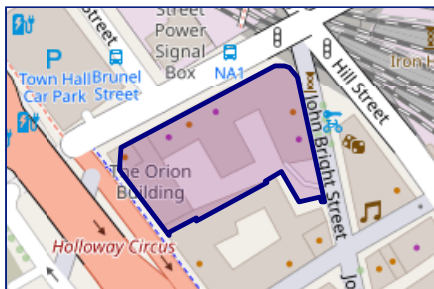
Satellite/Fibre TV Availability:



Property Multiple Title Plans

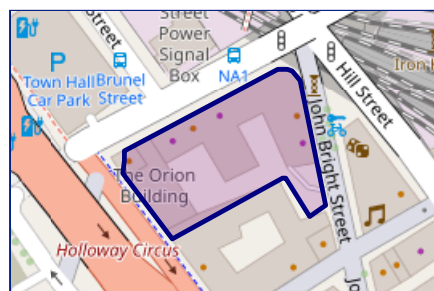
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Freehold Title Plan



WM274238

Leasehold Title Plan



WM905617

Start Date: 26/11/2006
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 182, Orion Building, 90 Navigation Street, B5
4AB

Energy rating

C

Valid until 12.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

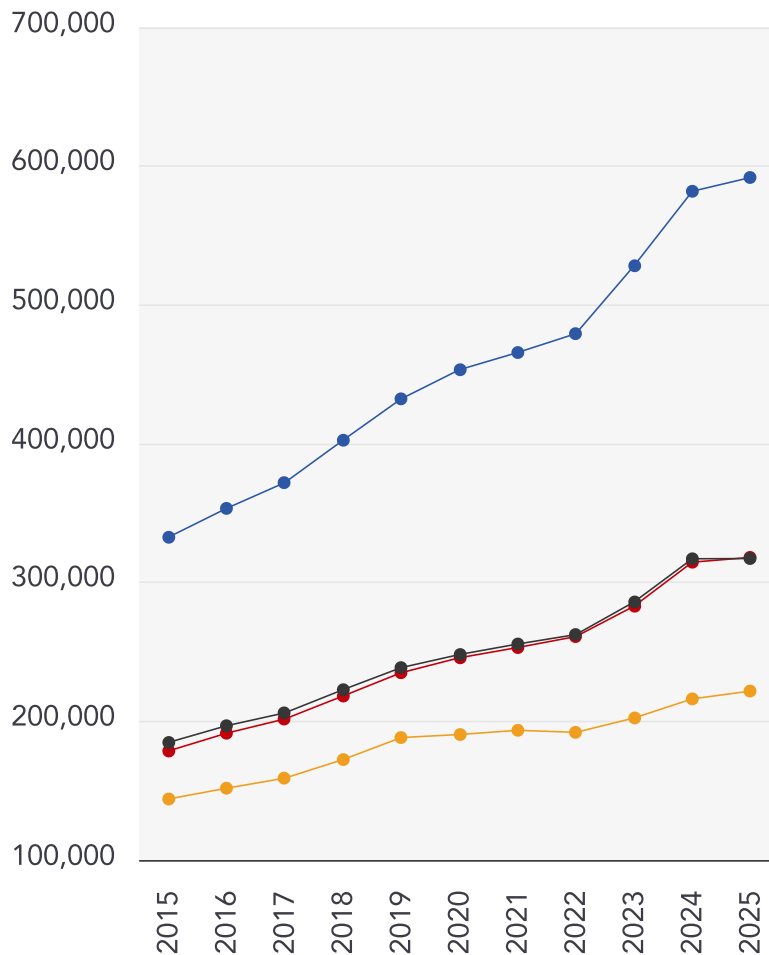
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	05
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in B5



Detached

+77.95%

Terraced

+71.75%

Semi-Detached

+78.12%

Flat

+54.03%

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.

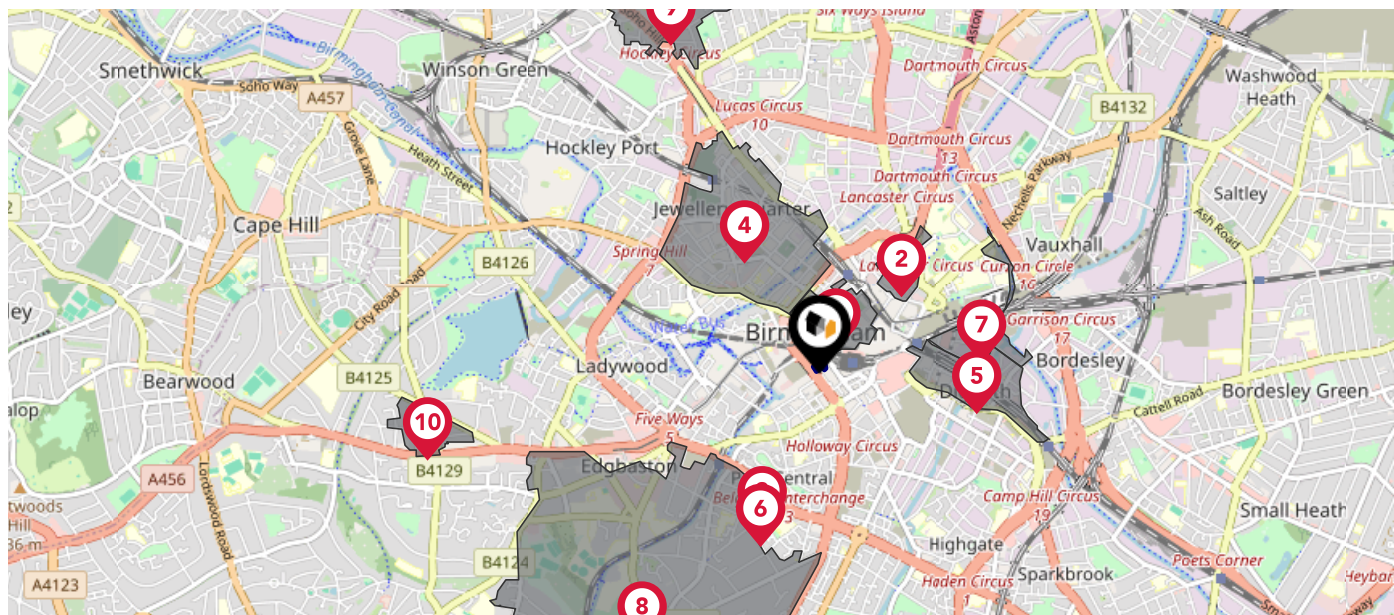
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

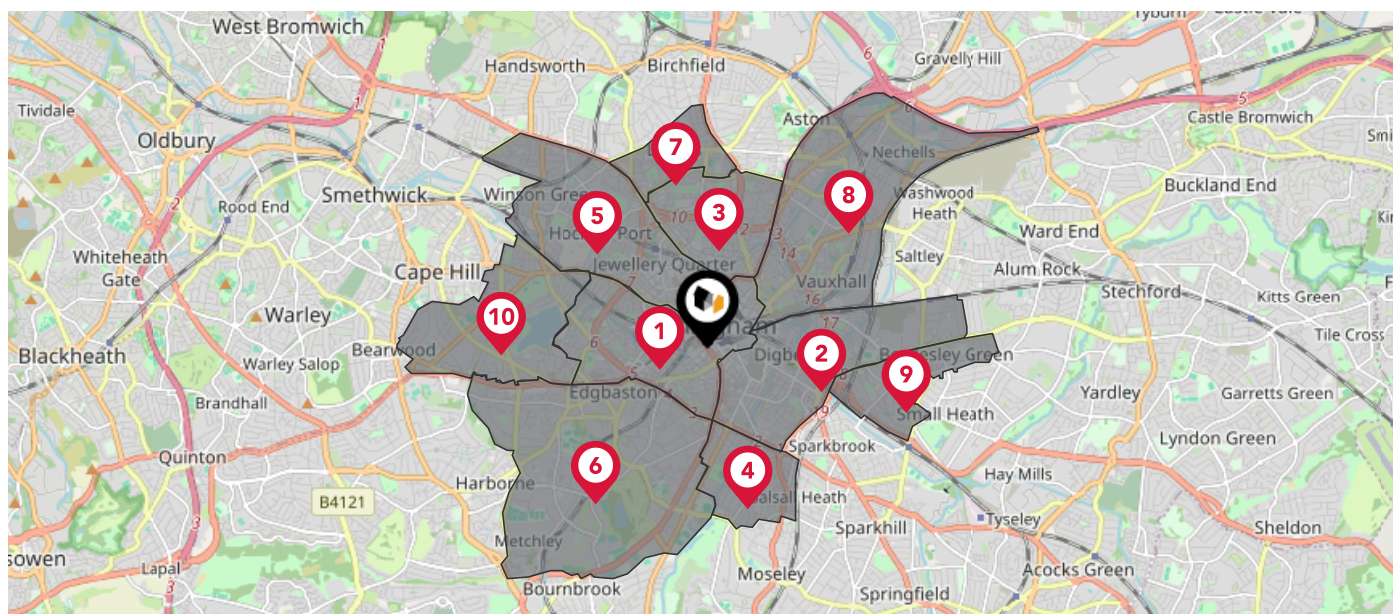
- 1 Colmore Row and Environs
- 2 Steelhouse
- 3 Lee Crescent
- 4 Jewellery Quarter
- 5 Digbeth, Deritend and Bordesley High Streets
- 6 Ryland Road
- 7 Warwick Bar
- 8 Edgbaston
- 9 Lozells and Soho Hill
- 10 St Augustine's

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

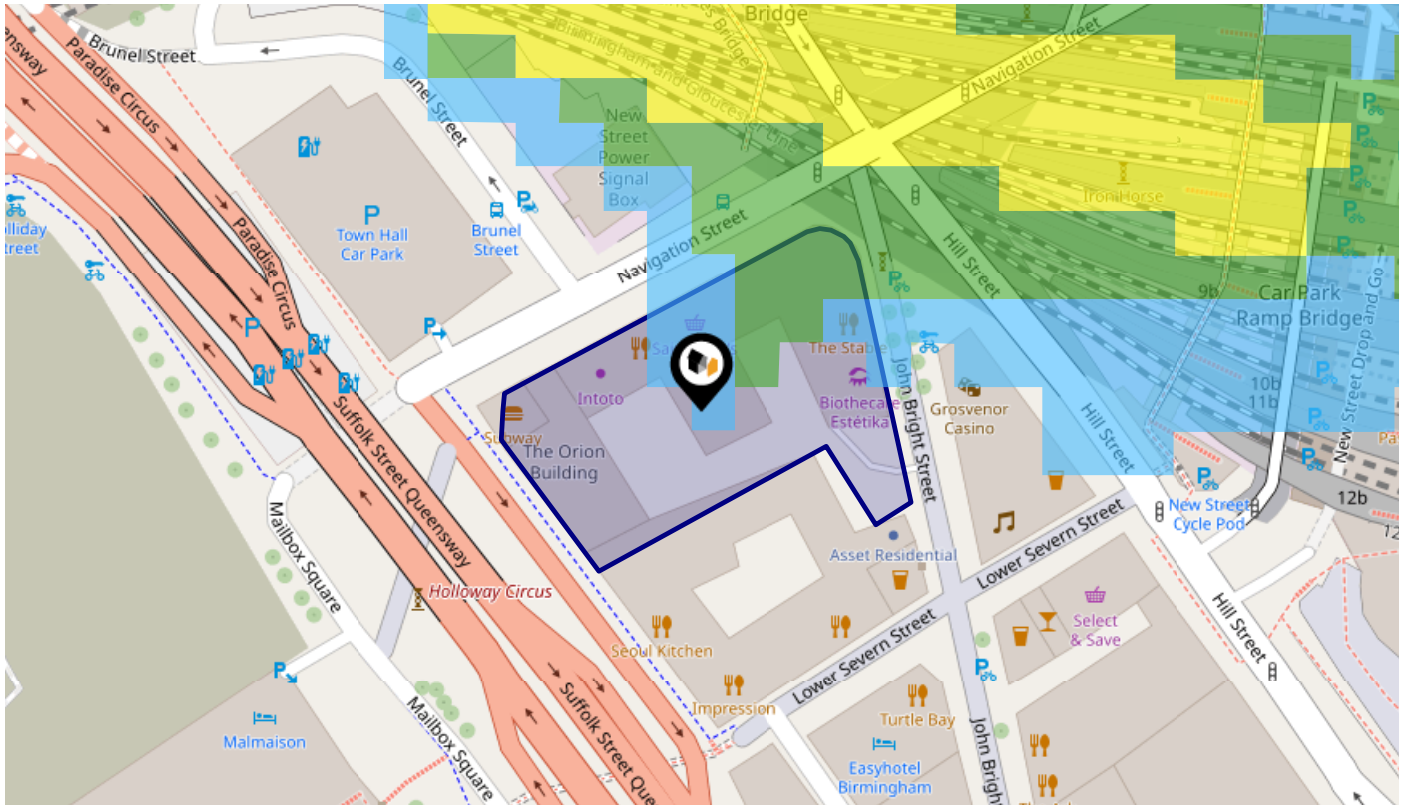


Bordesley Green Ward



North Edgbaston Ward

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:

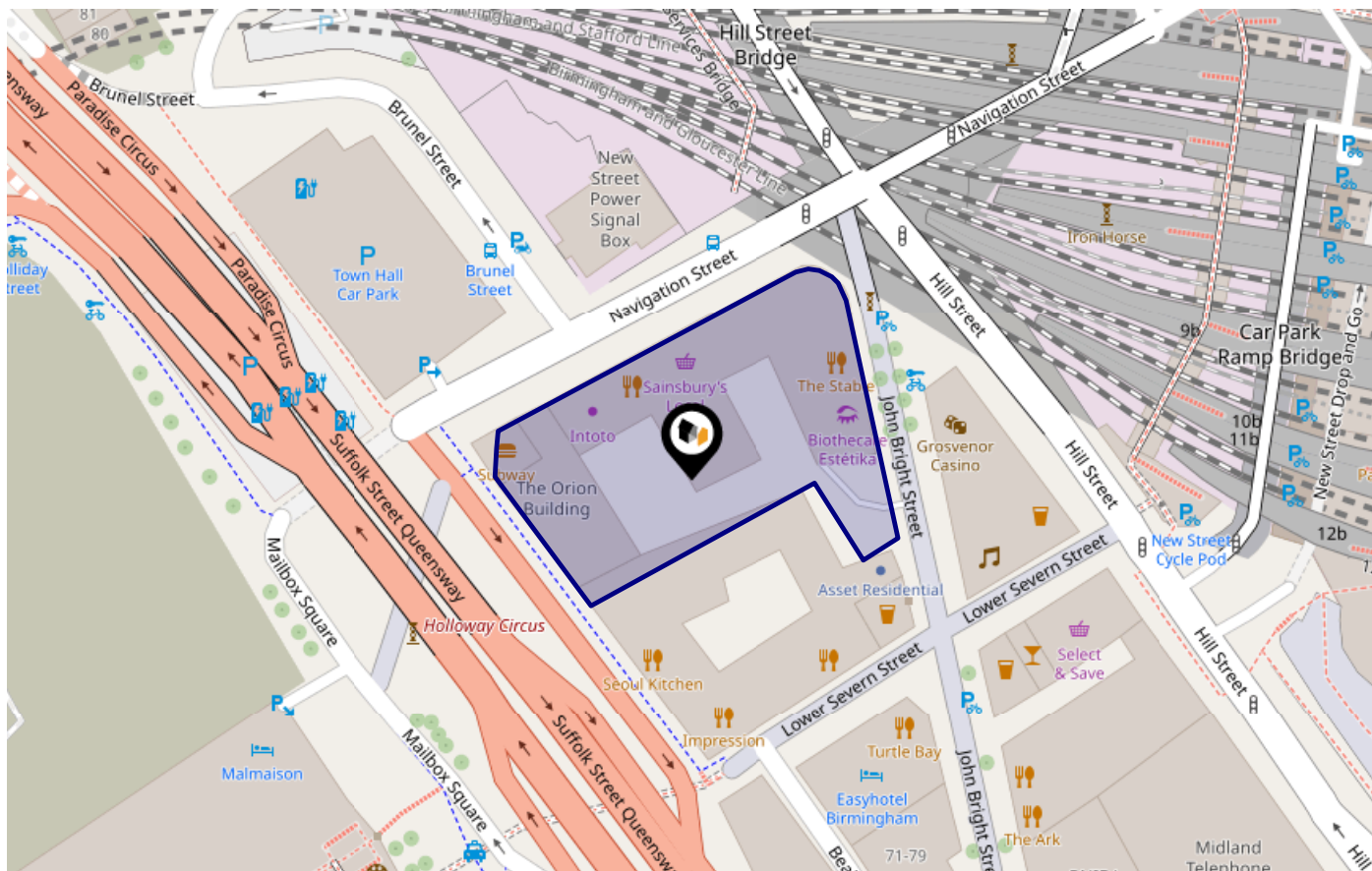
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

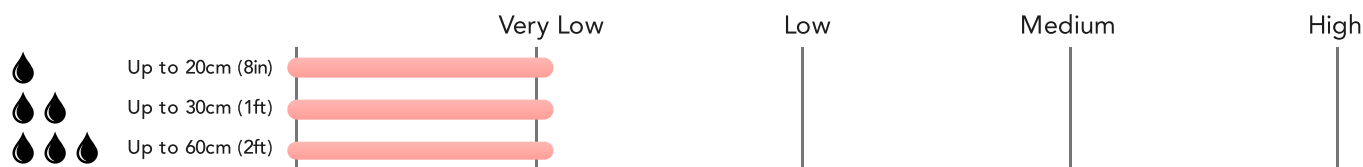


Risk Rating: Very low

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.

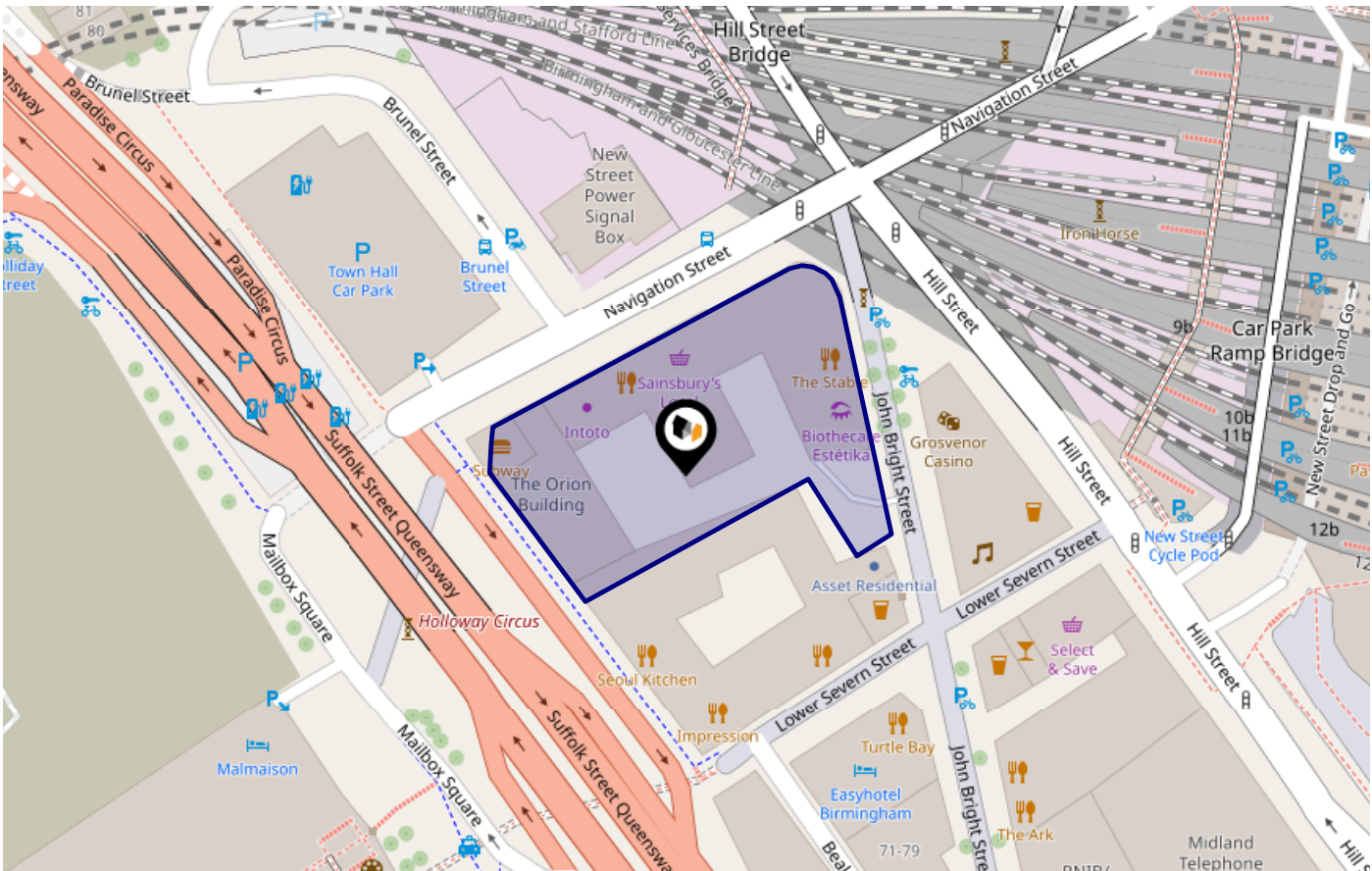
Chance of flooding to the following depths at this property:



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.

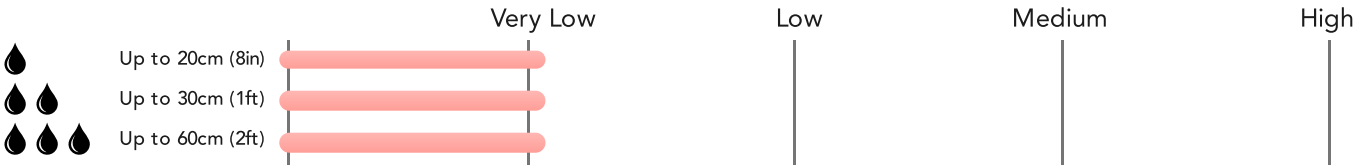


Risk Rating: Very low

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:

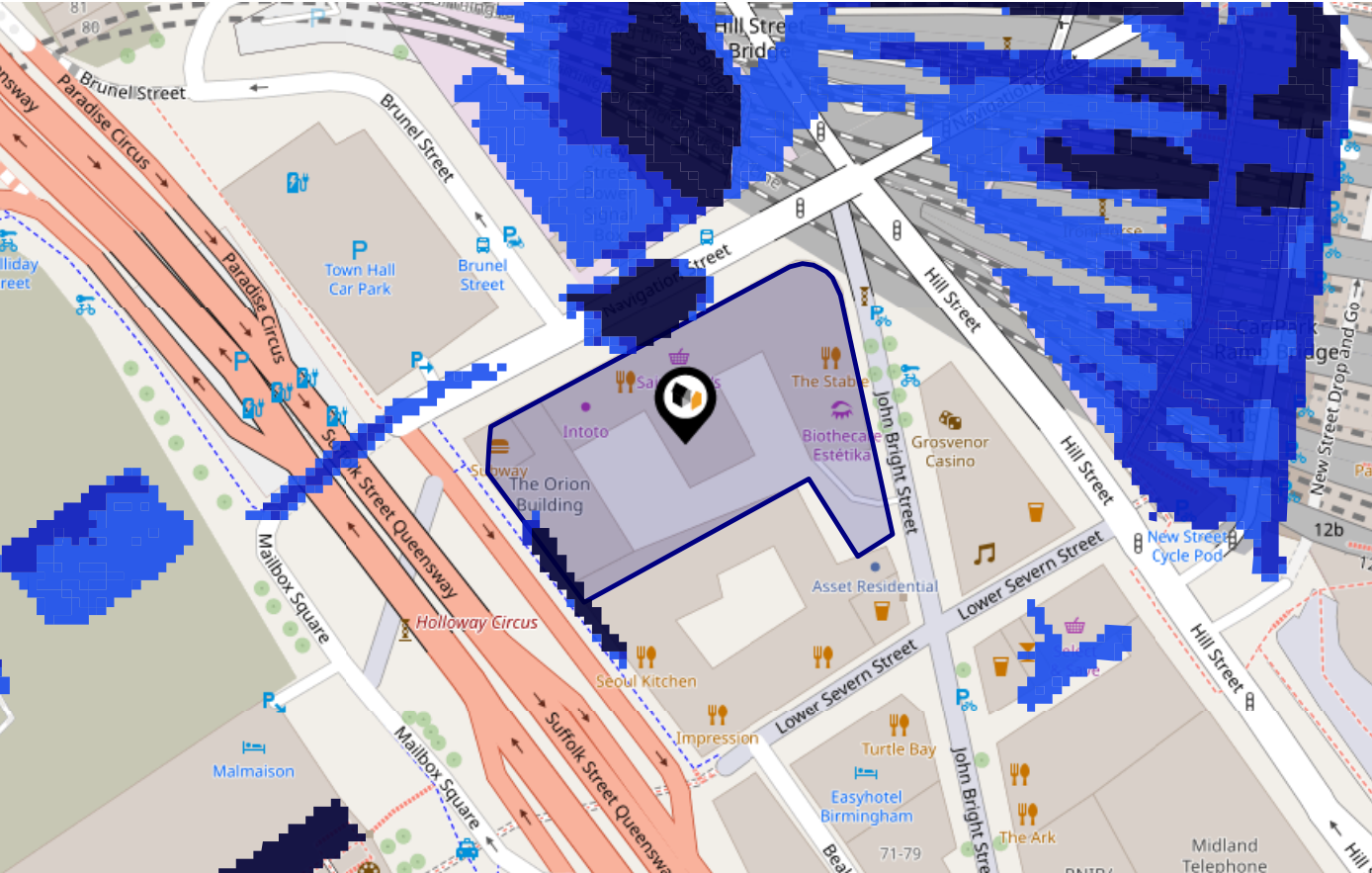


Flood Risk

Surface Water - Flood Risk

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

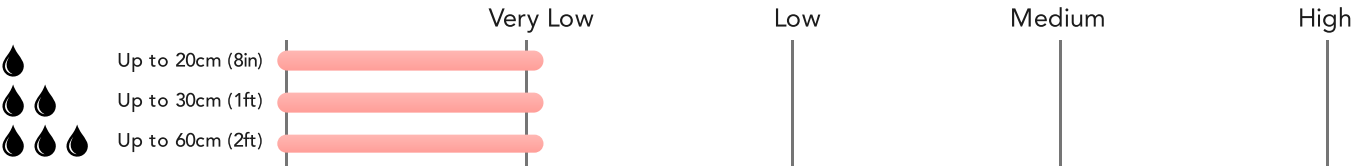


Risk Rating: Very low

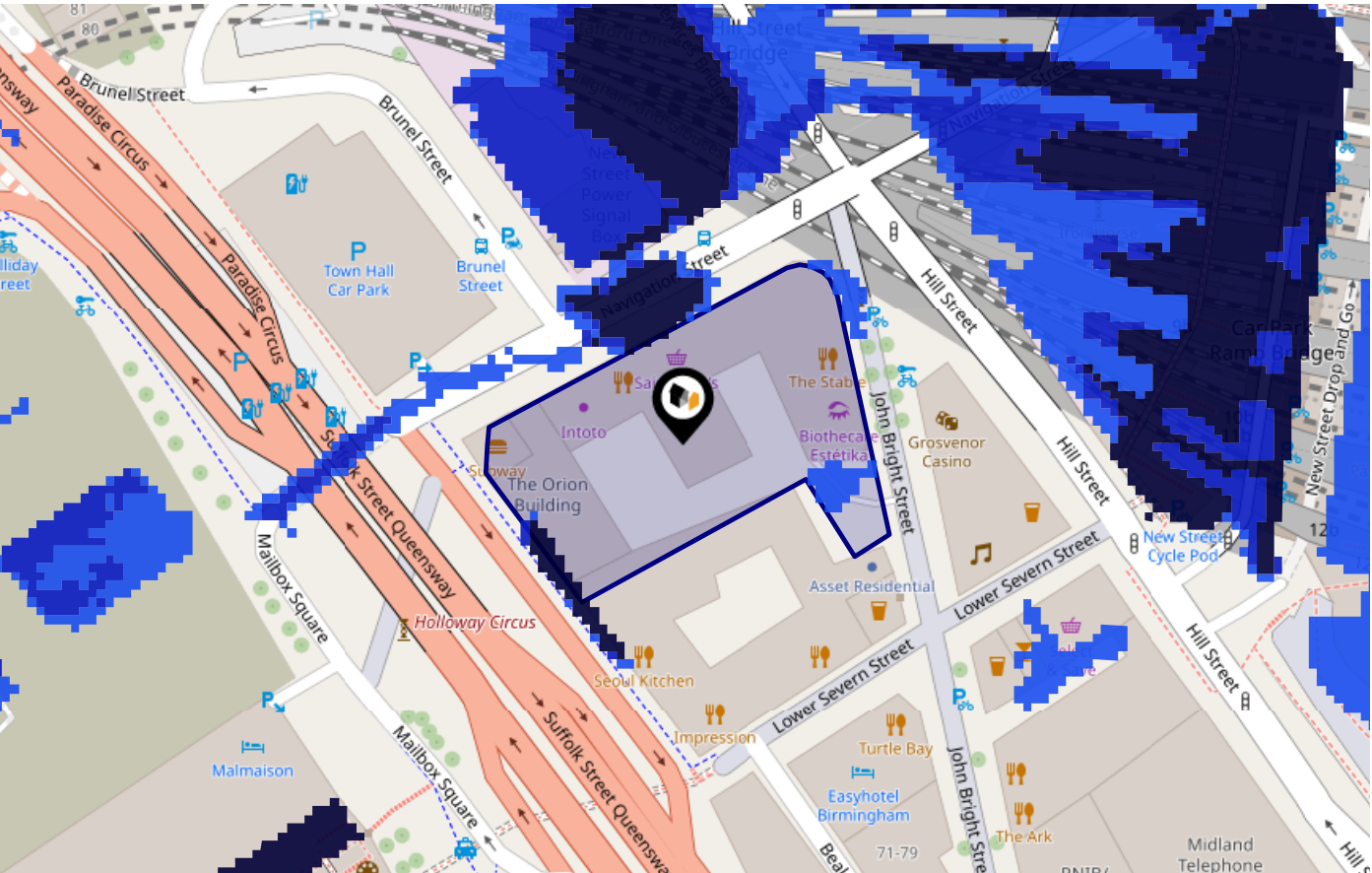
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

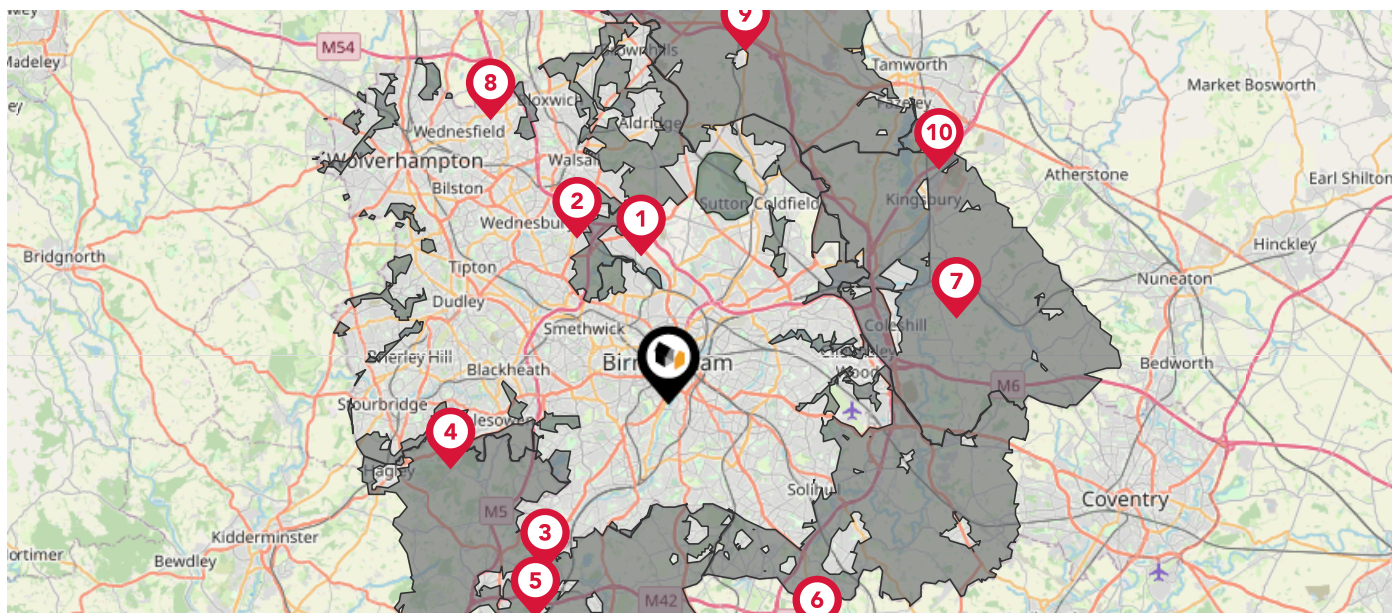
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



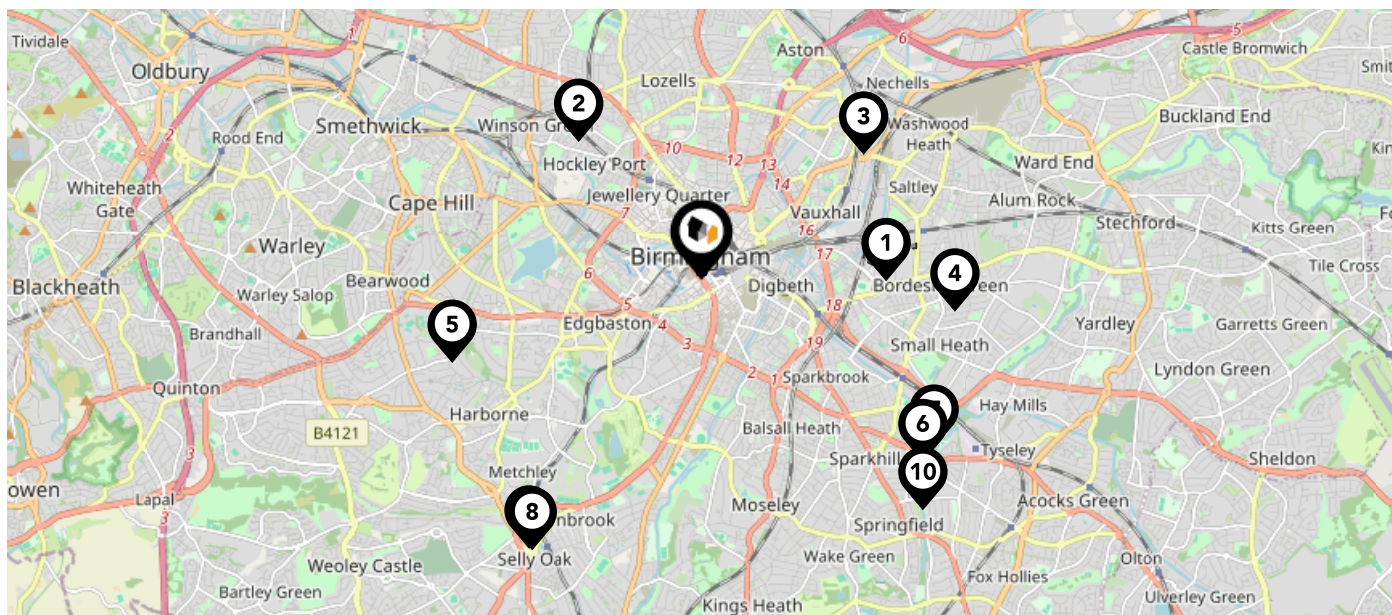
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Birmingham Green Belt - 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

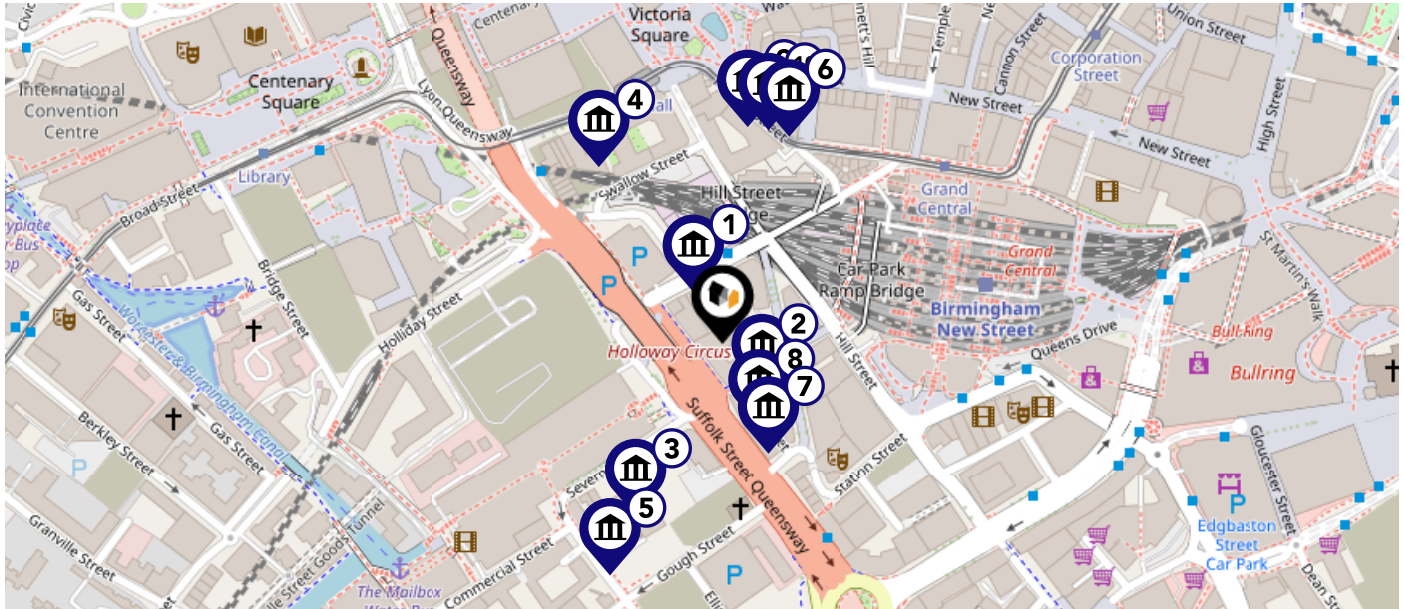
1	Former Adderley Park Brickworks Landfill Site-Former Adderley Park Brickworks, Adderley Road, Bordesley, Birmingham, West Midlands	Historic Landfill	☐
2	City Waste Plc's Landfill Site-Park Road, Hockley, Birmingham, West Midlands	Historic Landfill	☐
3	EA/EPR/FP3296FV/A001	Active Landfill	☒
4	Former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

Maps

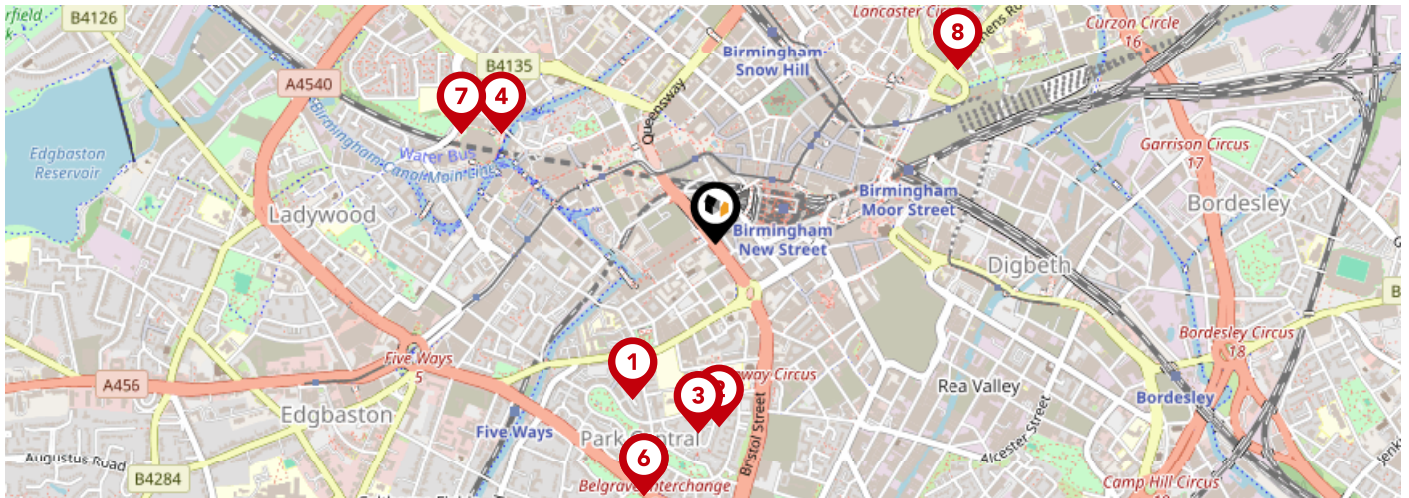
Listed Buildings

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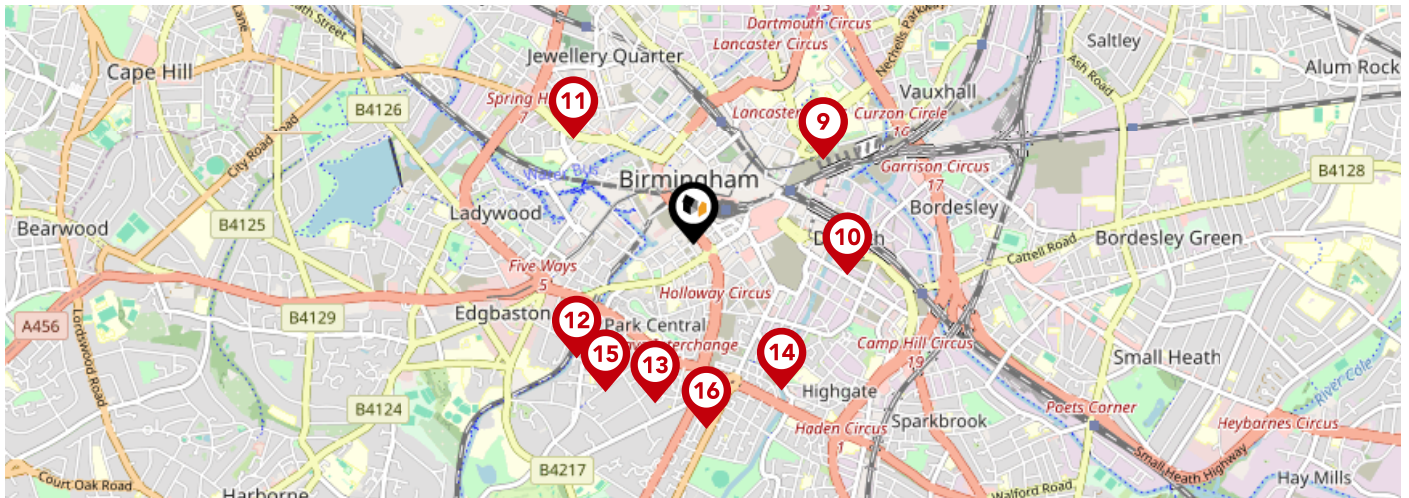
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 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
 1291562 - Skin Hospital	Grade II	0.1 miles
 1076316 - 81-87, John Bright Street B1 (see Details For Further Address Information)	Grade II	0.1 miles
 1076242 - 84-87, New Street B2	Grade II	0.1 miles
 1219731 - 88-91, New Street B2	Grade II	0.1 miles



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

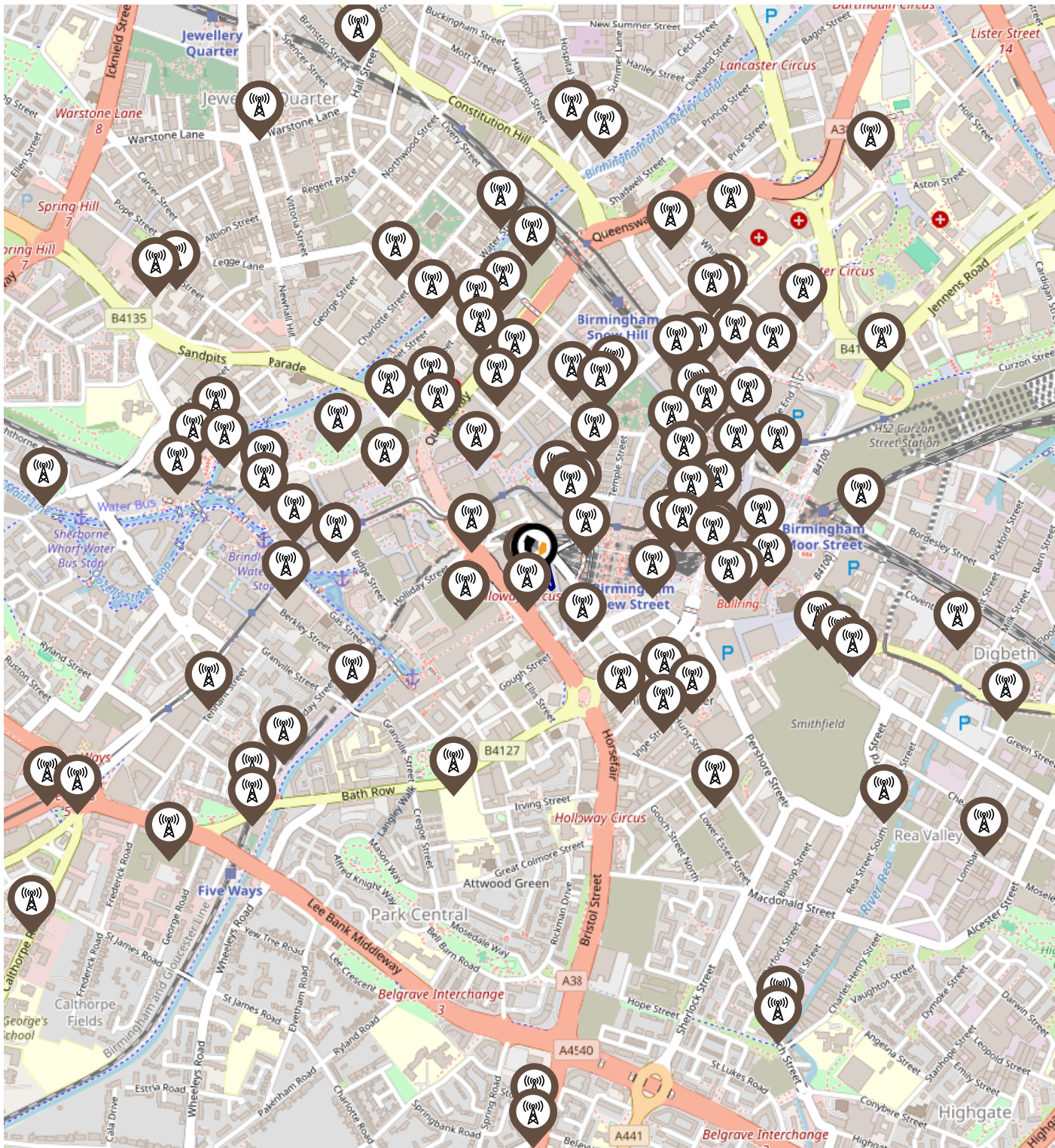


		Nursery	Primary	Secondary	College	Private
	Birmingham Ormiston Academy Ofsted Rating: Good Pupils: 987 Distance:0.7	☐	☐	☒	☐	☐
	South and City College Birmingham Ofsted Rating: Requires improvement Pupils:0 Distance:0.71	☐	☐	☒	☐	☐
	Jewellery Quarter Academy Ofsted Rating: Good Pupils: 653 Distance:0.72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

Local Area

Masts & Pylons

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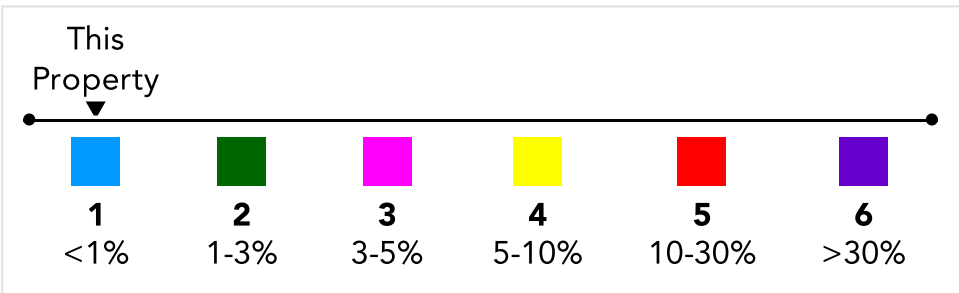
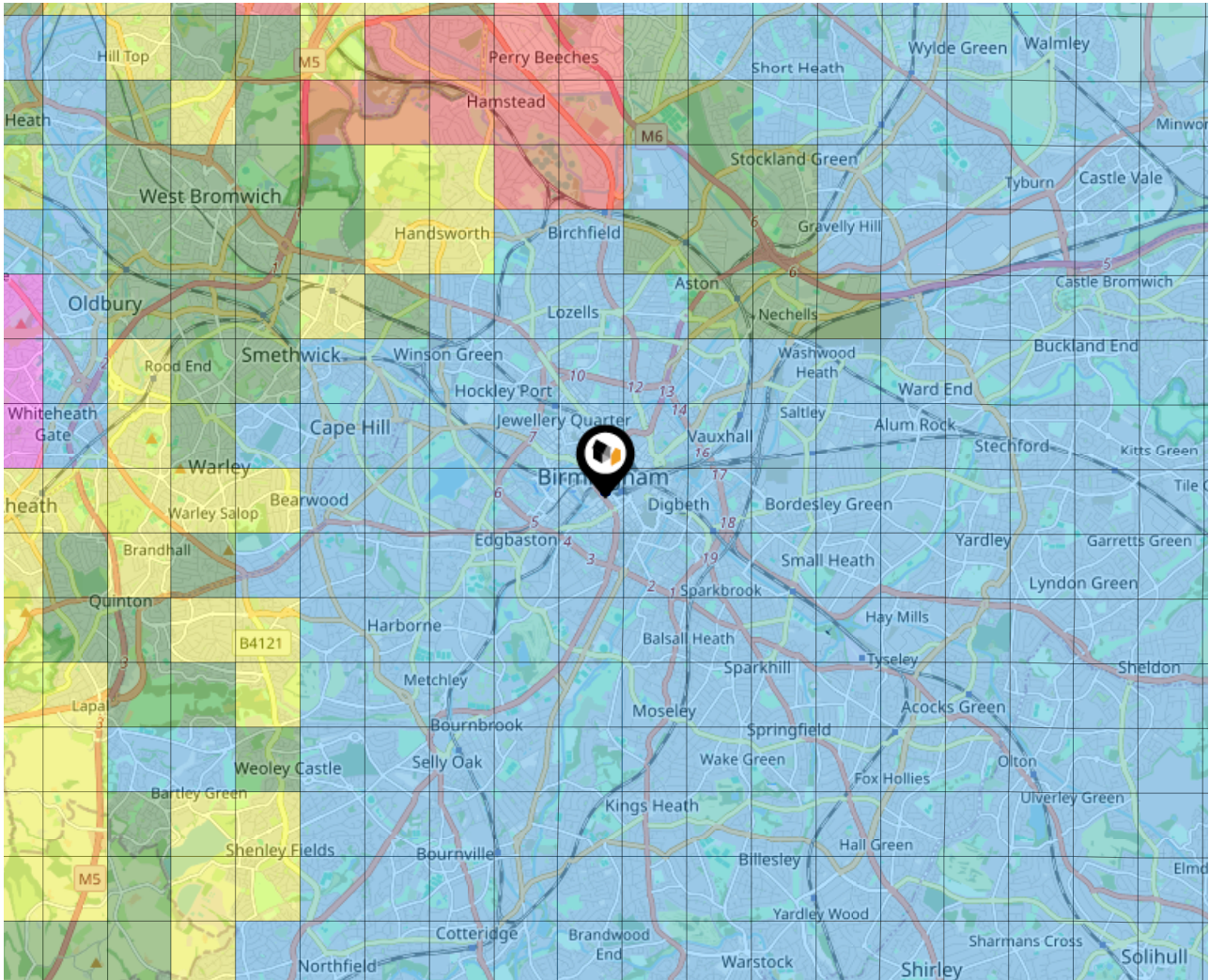


Key:

-  Power Pylons
-  Communication Masts

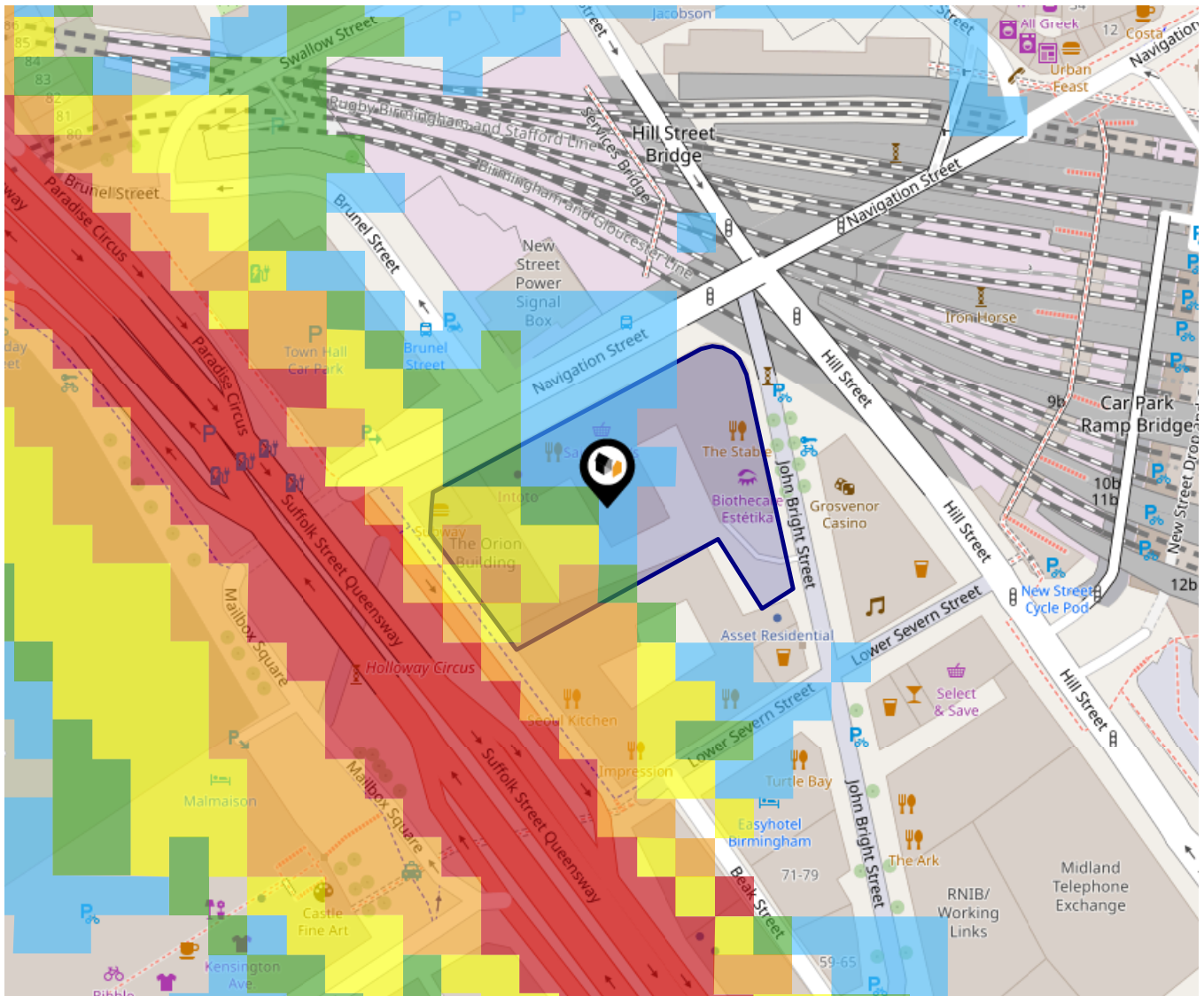
What is Radon?

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

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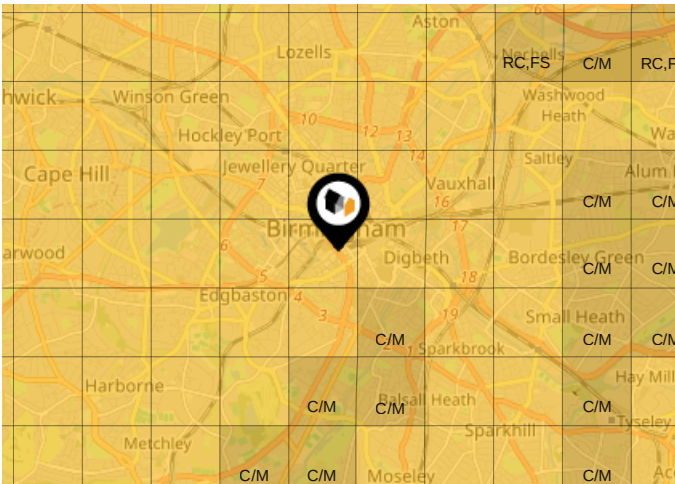
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



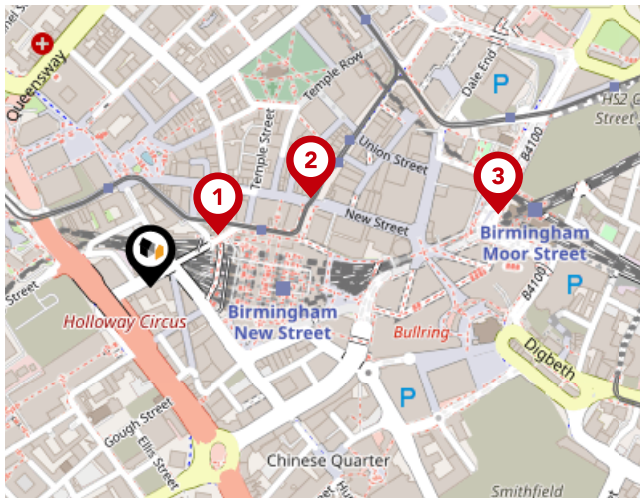
Primary Classifications (Most Common Clay Types)

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

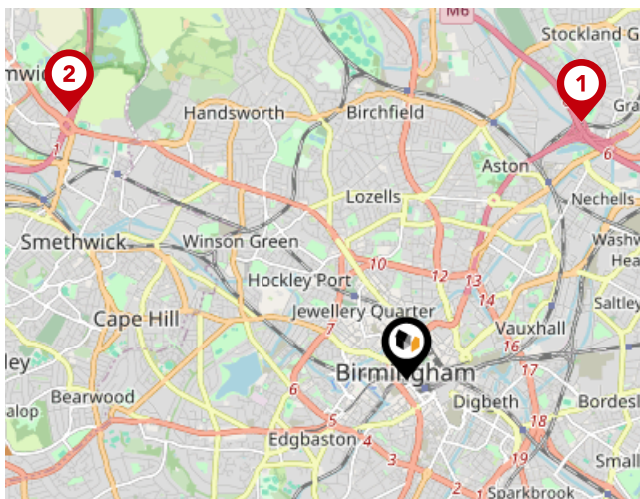
Transport (National)

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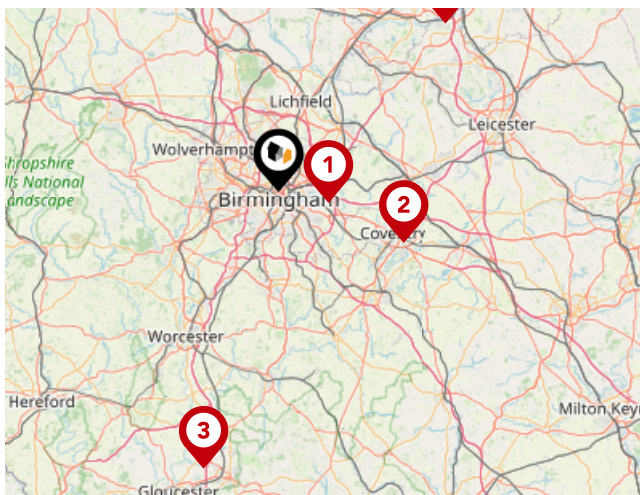
National Rail Stations

Pin	Name	Distance
1	Birmingham New Street Rail Station	0.1 miles
2	Birmingham New Street Rail Station	0.21 miles
3	Birmingham Moor Street Rail Station	0.4 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



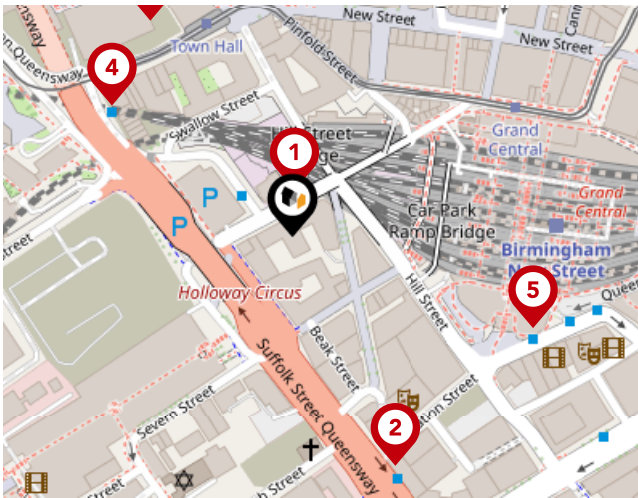
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	7.4 miles
2	Baginton	19.56 miles
3	Staverton	41.87 miles
4	East Mids Airport	34.06 miles

Area

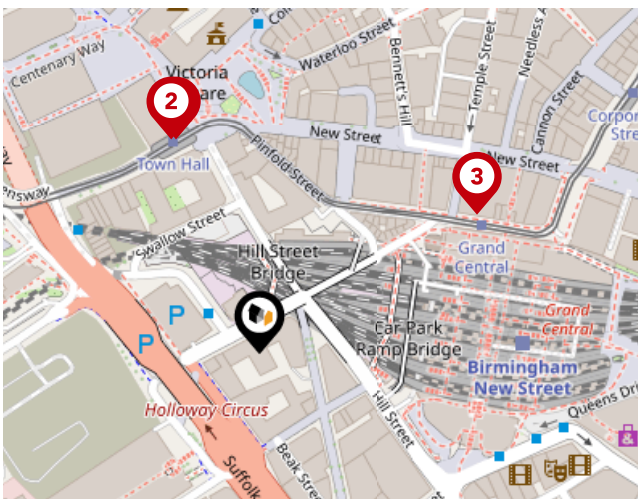
Transport (Local)

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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	Town Hall (Midlands Metro Stop)	0.13 miles
3	Grand Central New Street (Midland Metro Stop)	0.15 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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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.



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