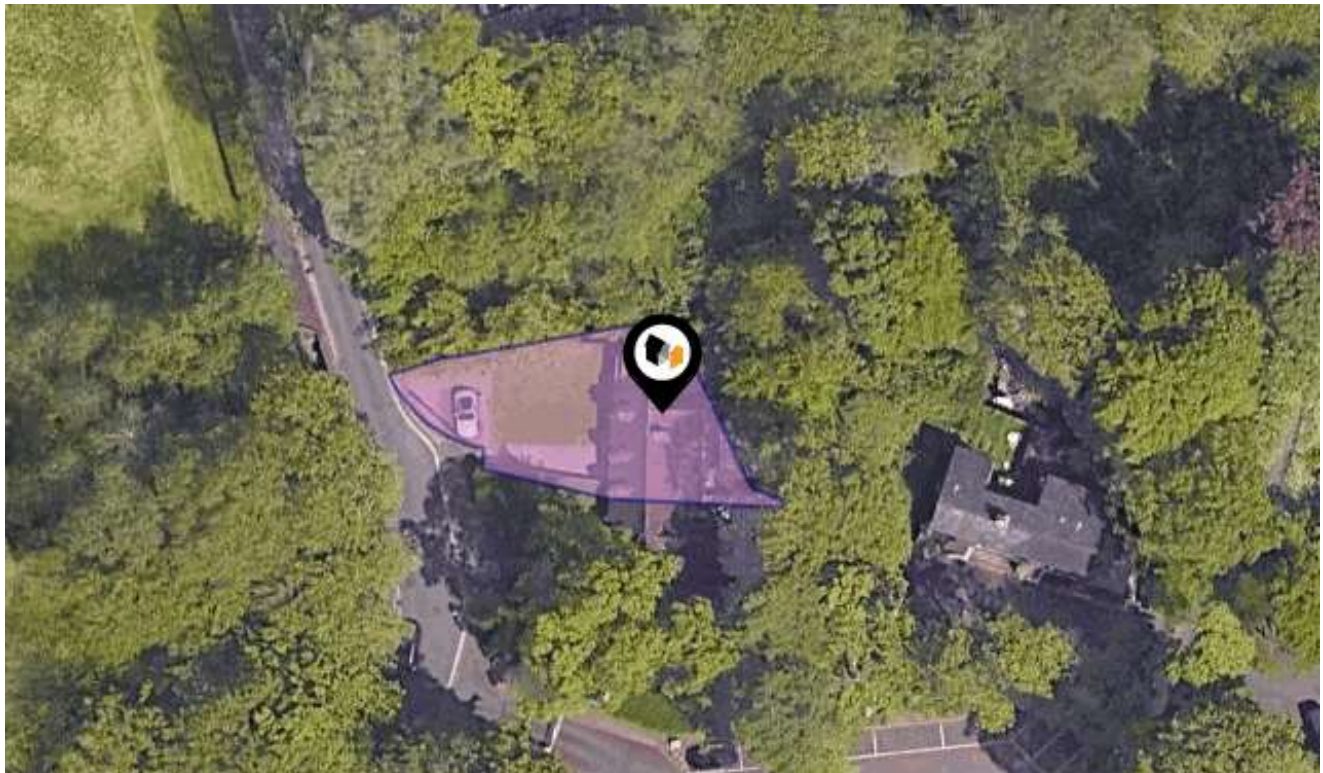




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 24th November 2025



36, COB LANE, BIRMINGHAM, B30 1QR

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

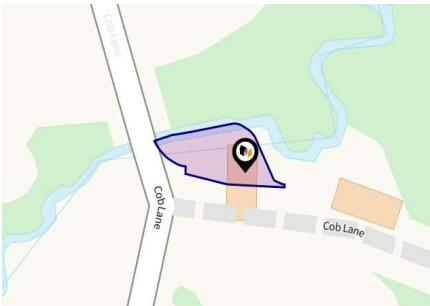
louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,996		
Title Number:	WM678452		
UPRN:	100070329851		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	71	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

LANDWOOD
GROUP

Planning records for: **36, Cob Lane, Birmingham, B30 1QR**

Reference - 2001/02866/PA

Decision: Decided

Date: 01st June 2001

Description:

Erection of a part single and part two storey side extension

Reference - 2001/05045/PA

Decision: Decided

Date: 27th September 2001

Description:

Erection of side and rear single and double storey extensions

Reference - 2001/00493/PA

Decision: Decided

Date: 29th January 2001

Description:

Erection of two storey side extension

Property EPC - Certificate

LANDWOOD
GROUP

36, Cob Lane, B30 1QR

Energy rating

E

Valid until 24.05.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

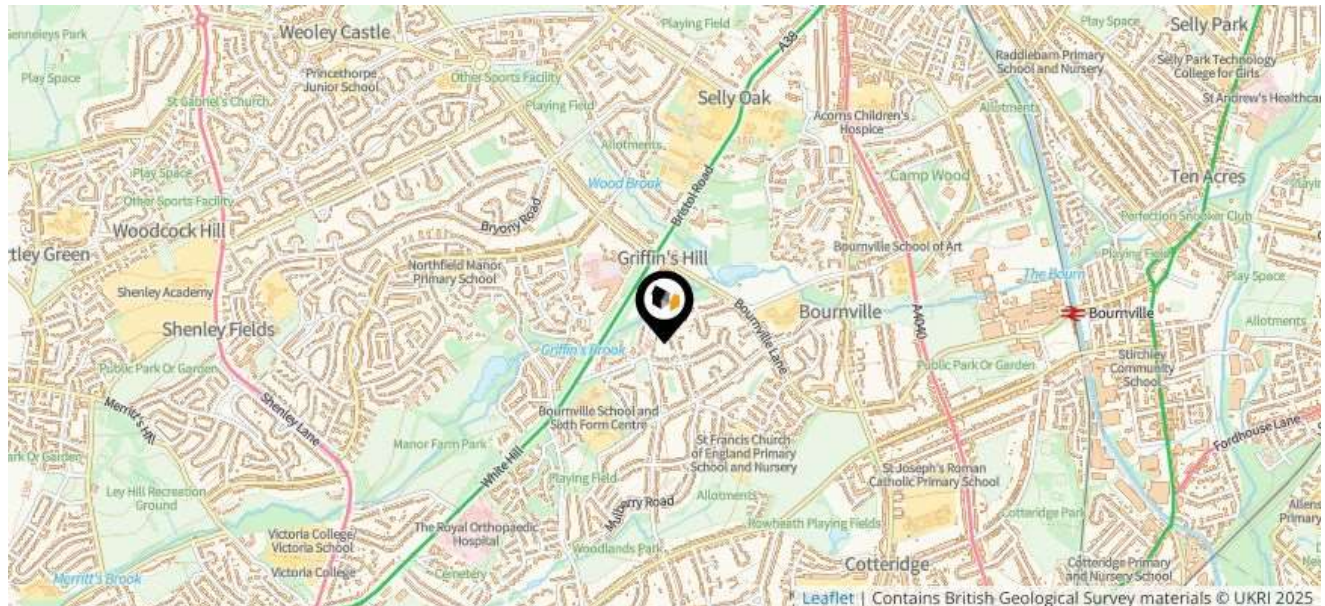
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	116 m ²

Maps

Coal Mining

LANDWOOD
GROUP

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.

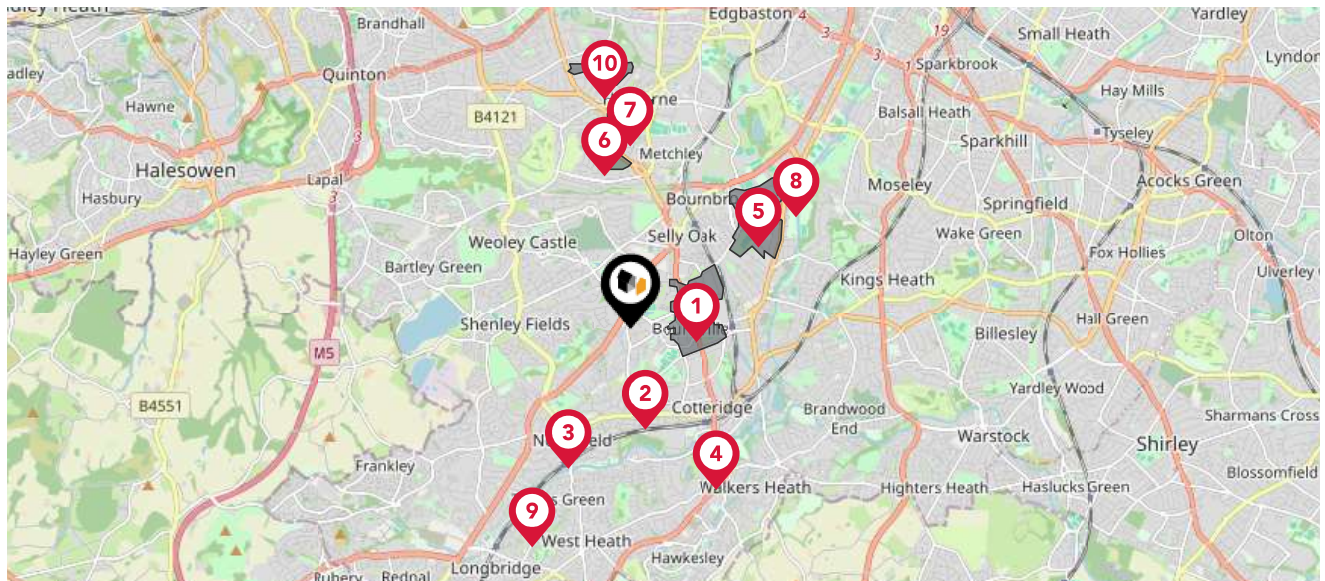
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Bournville Village



Bournville Tenants



Northfield Old Village



Kings Norton



Selly Park



Harborne Old Village



Greenfield Road



Selly Park Avenues



Austin Village



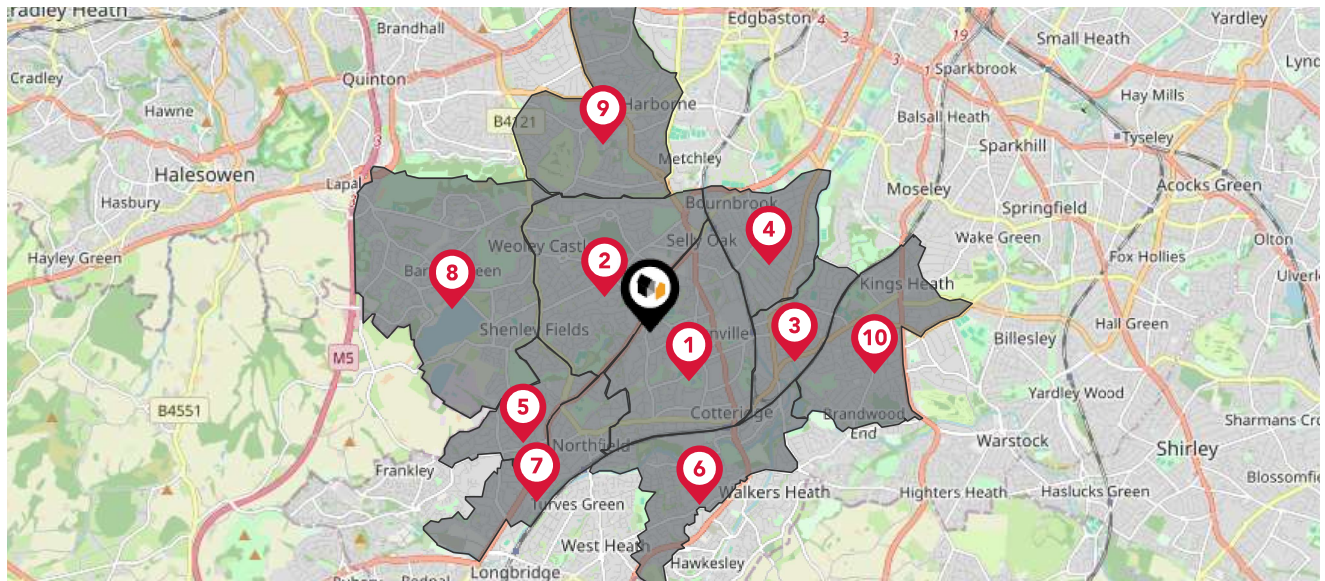
Moor Pool

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



Bournville & Cotteridge Ward



Weoley & Selly Oak Ward



Stirchley Ward



Bournbrook & Selly Park Ward



Allens Cross Ward



King's Norton North Ward



Northfield Ward



Bartley Green Ward



Harborne Ward



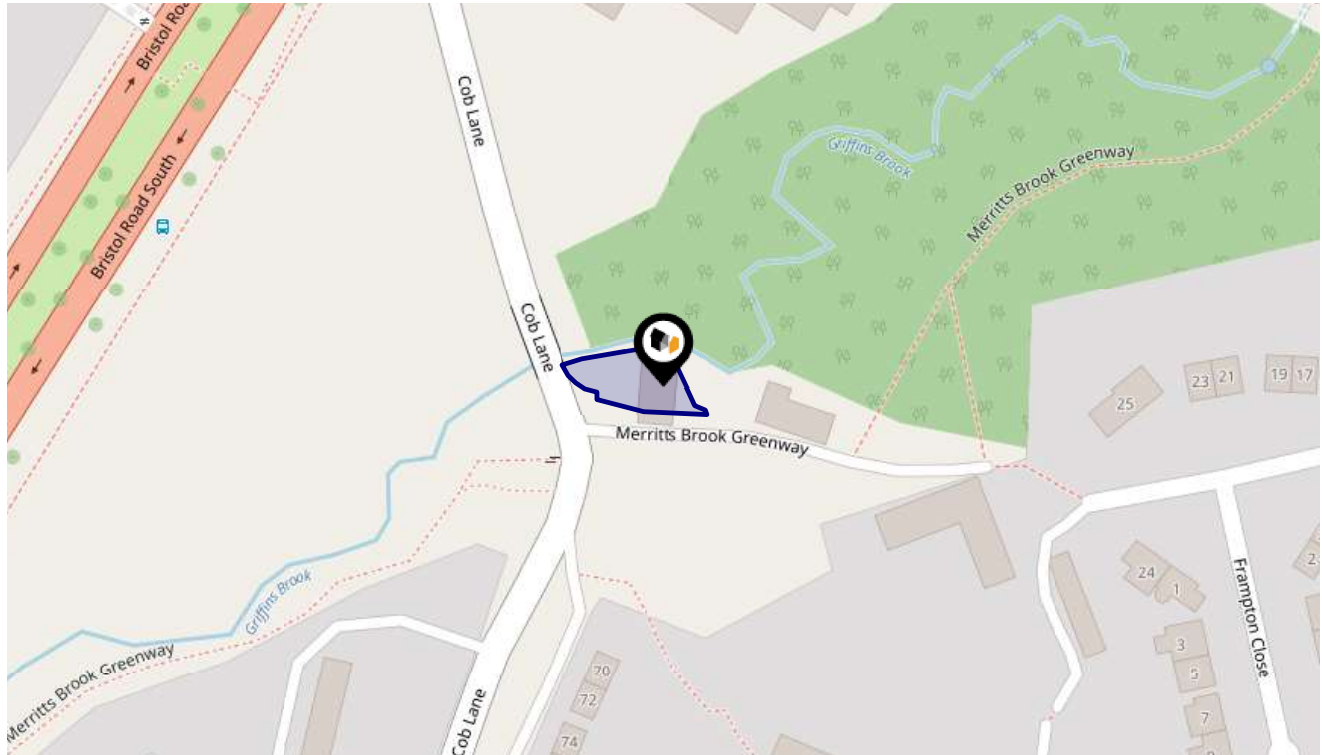
Brandwood & King's Heath Ward

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:

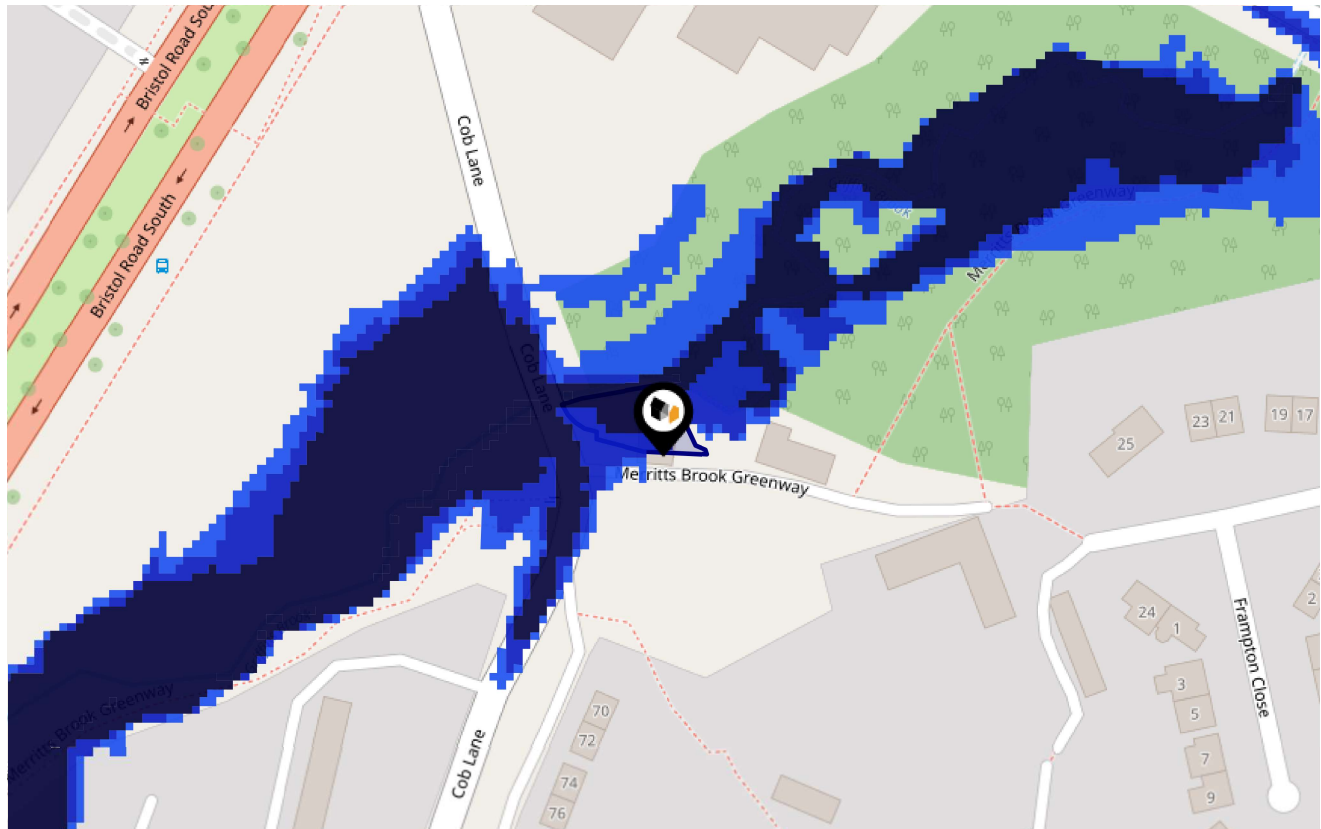
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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: Medium

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:

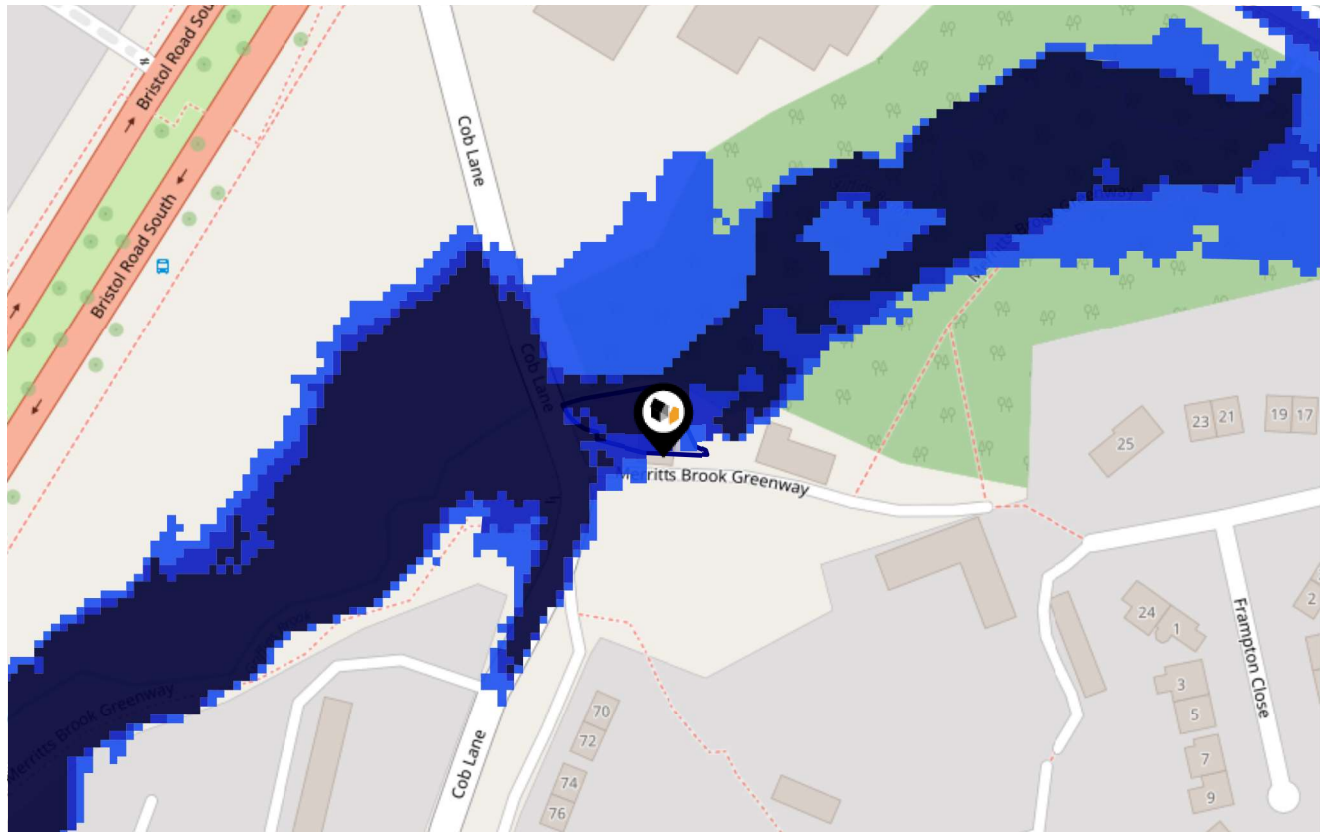


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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: Medium

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:



KPF - Key Property Facts

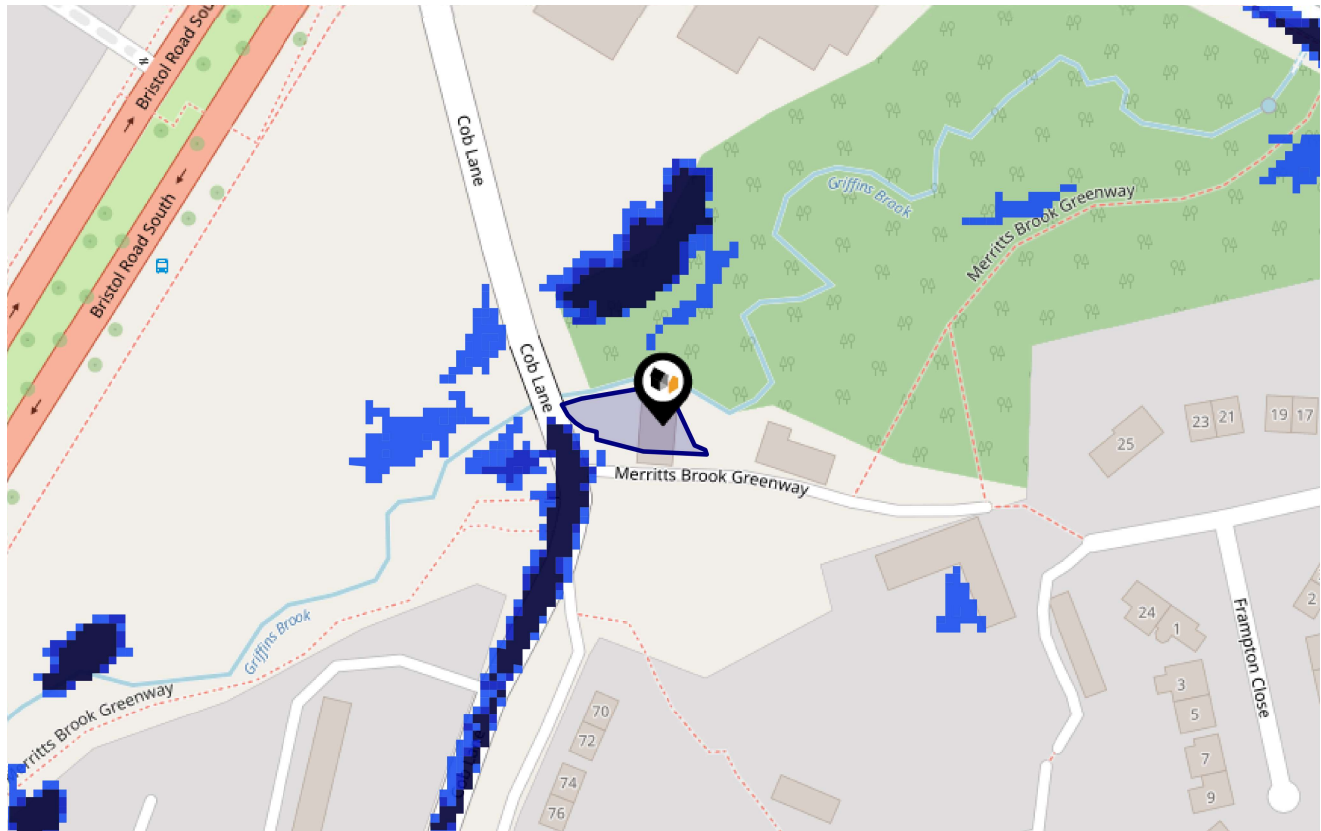
Powered by
aprift
Know any property instantly

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 (0.1%) 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:

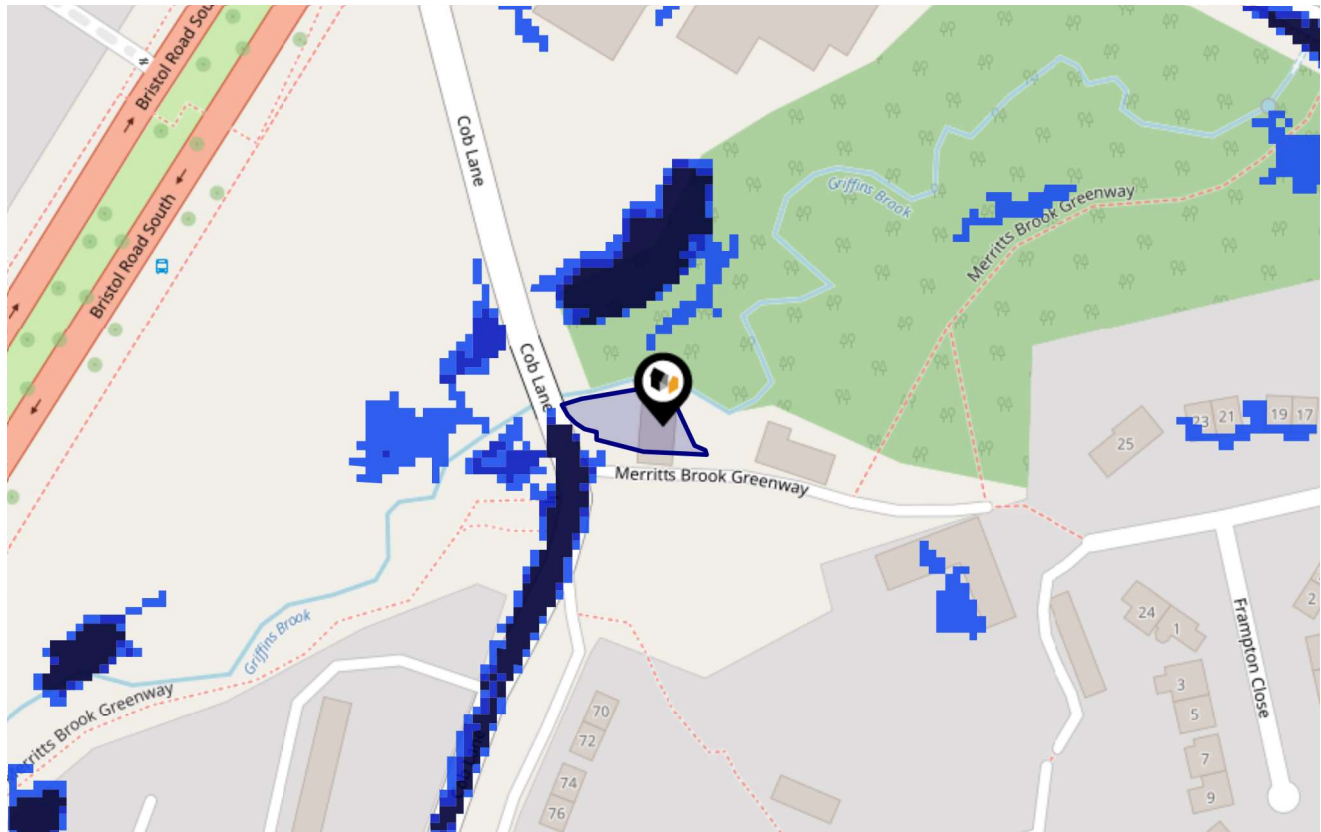


Flood Risk

Surface Water - Climate Change

LANDWOOD
GROUP

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:



KPF - Key Property Facts

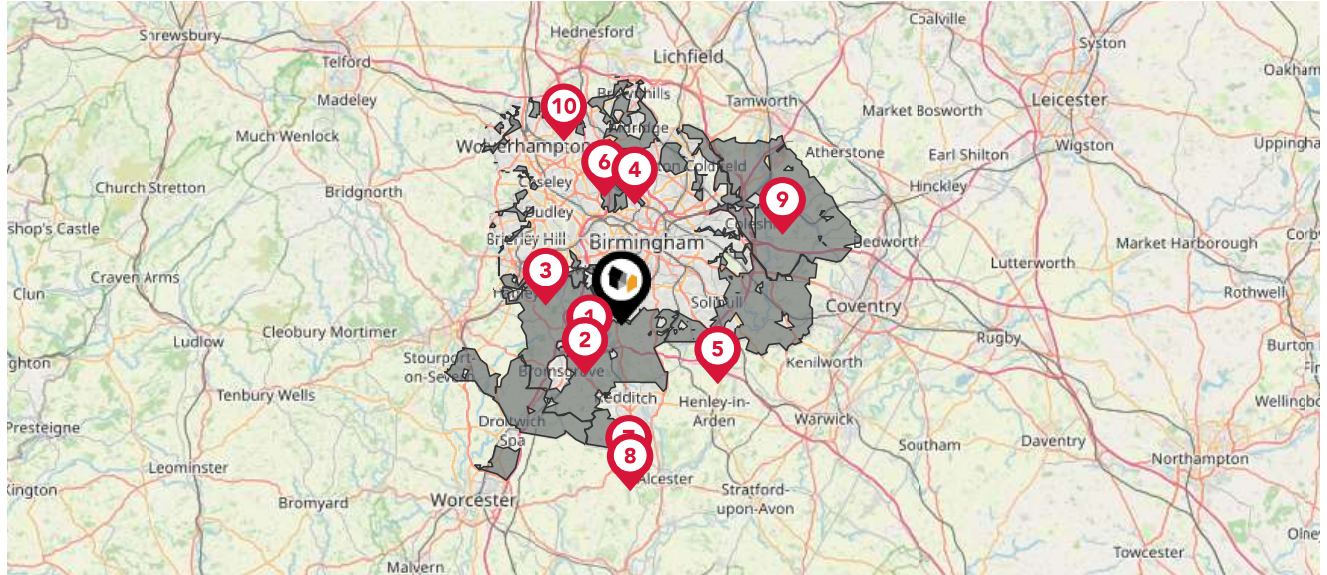
Powered by
aprift
Know any property instantly

Maps

Green Belt

LANDWOOD
GROUP

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



Nearby Green Belt Land

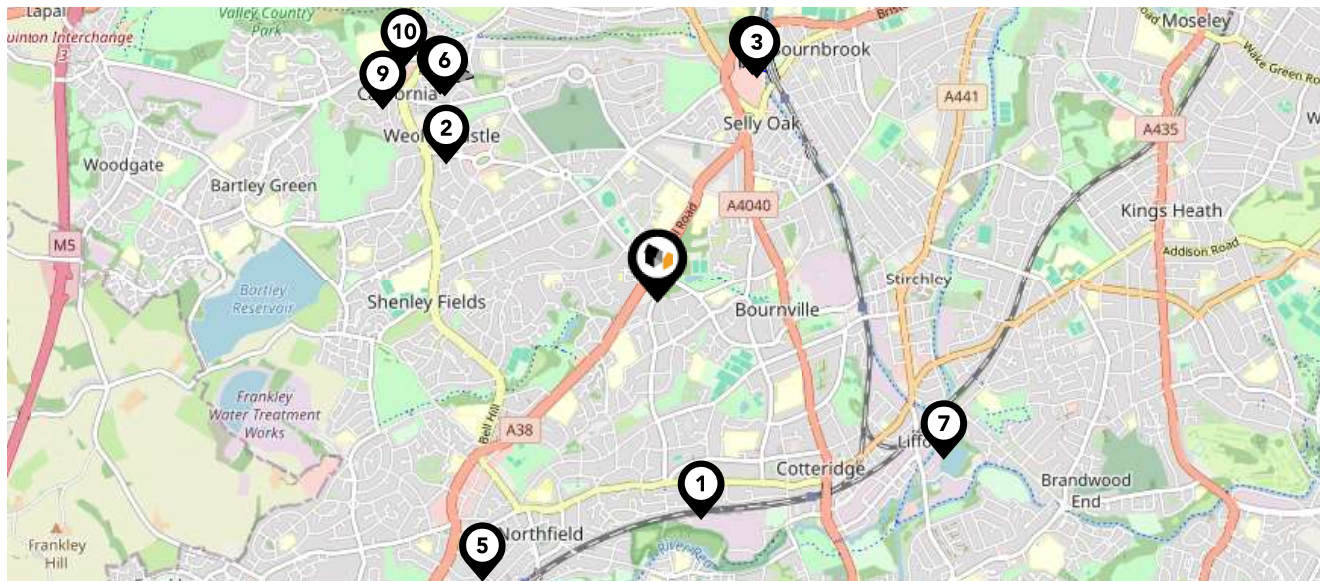
- 1 Birmingham Green Belt - Birmingham
- 2 Birmingham Green Belt - Bromsgrove
- 3 Birmingham Green Belt - Dudley
- 4 Birmingham Green Belt - Sandwell
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Walsall
- 7 Birmingham Green Belt - Redditch
- 8 Birmingham Green Belt - Wychavon
- 9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

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

	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	
	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	
	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	
	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
	Land South of Stonehouse Lane-Former Brickworks, Stonehouse Lane, Bartley Green, Birmingham, West Midlands	Historic Landfill	
	West Boulevard Landfill Site-Stonehouse Lane/West Boulevard, Weoley Castle, Birmingham, West Midlands	Historic Landfill	












Maps

Listed Buildings

LANDWOOD
GROUP

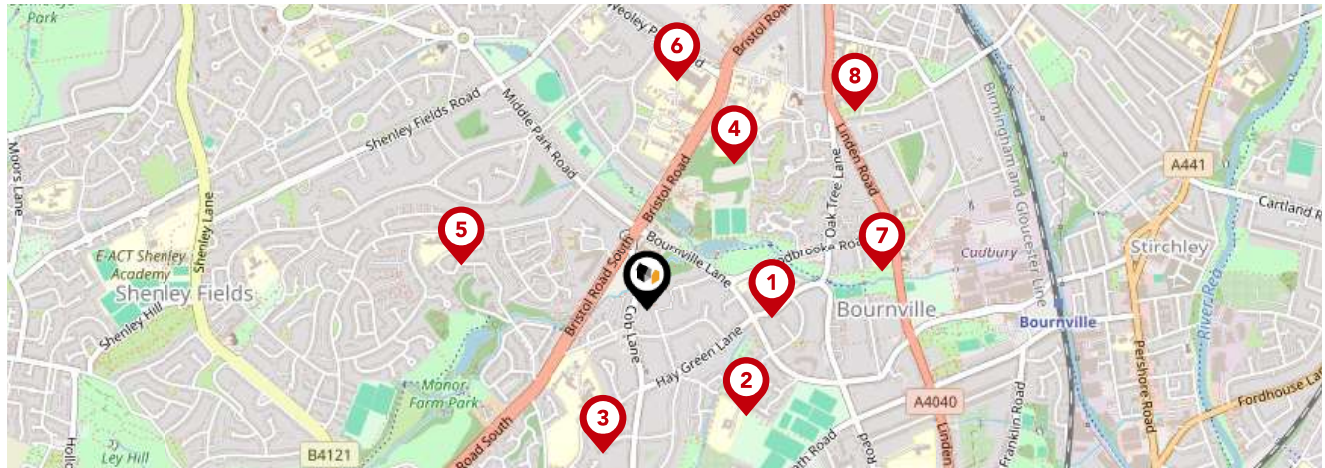
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1220241 - 1046, Bristol Road B29	Grade II	0.2 miles
	1291077 - The Close At Westhill College	Grade II	0.4 miles
	1033366 - 172, Oak Tree Lane	Grade II	0.5 miles
	1271802 - Coach House And Garage South Of Number 172	Grade II	0.5 miles
	1075548 - The Rest House	Grade II	0.6 miles
	1076294 - Bournville Quaker Meeting House	Grade II	0.6 miles
	1343071 - Parish Hall St Francis Centre	Grade II	0.6 miles
	1219427 - Walls And Seating At The Green	Grade II	0.6 miles
	1343070 - Bournville Junior School	Grade II	0.6 miles
	1076293 - Bournville School Of Art And Crafts	Grade II	0.6 miles
	1291486 - Bournville Infants' School	Grade II	0.6 miles

Area Schools

LANDWOOD
GROUP











		Nursery	Primary	Secondary	College	Private
1	Dame Elizabeth Cadbury School Ofsted Rating: Good Pupils: 770 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Francis Church of England Aided Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 221 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bournville School Ofsted Rating: Requires improvement Pupils: 673 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fircroft College of Adult Education Ofsted Rating: Good Pupils:0 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Northfield Manor Primary Academy Ofsted Rating: Good Pupils: 398 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The University of Birmingham School Ofsted Rating: Good Pupils: 1175 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bournville Village Primary Ofsted Rating: Good Pupils: 652 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Selly Oak Trust School Ofsted Rating: Good Pupils: 404 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD
GROUP

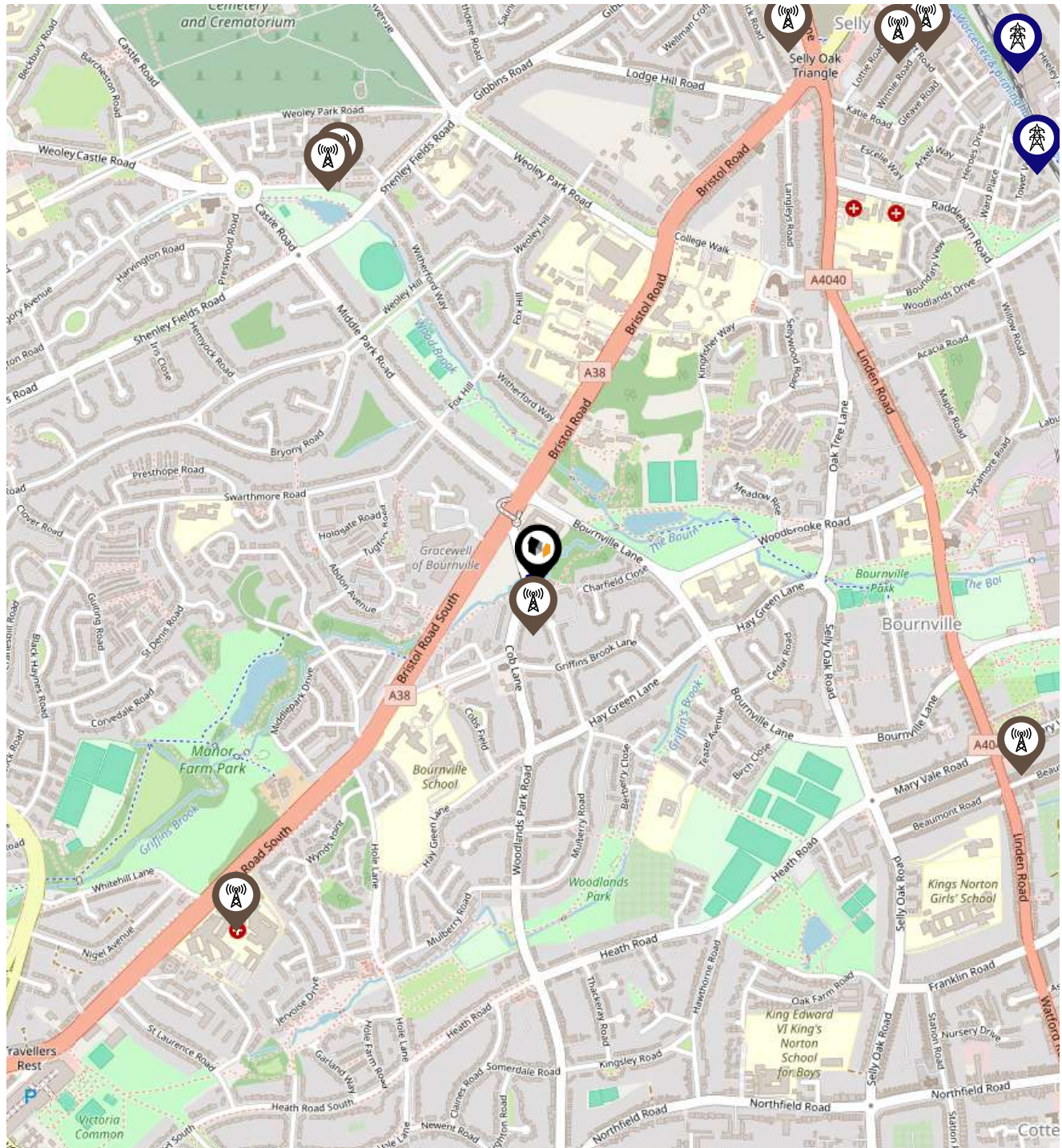


		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Rose of Lima Catholic Primary School Ofsted Rating: Good Pupils: 234 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 408 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1073 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Oak School Ofsted Rating: Good Pupils: 114 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Princethorpe Infant School Ofsted Rating: Good Pupils: 176 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Princethorpe Junior School Ofsted Rating: Good Pupils: 240 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP



Key:

-  Power Pylons
-  Communication Masts

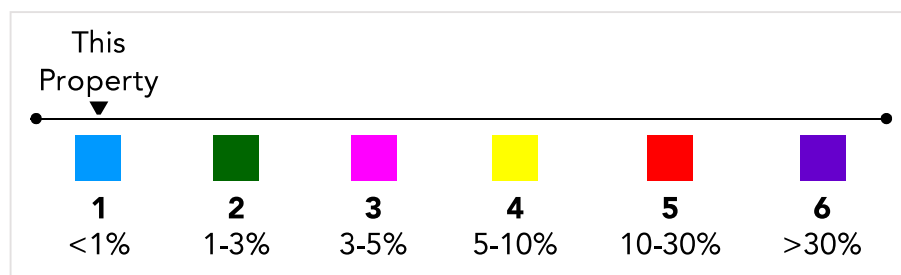
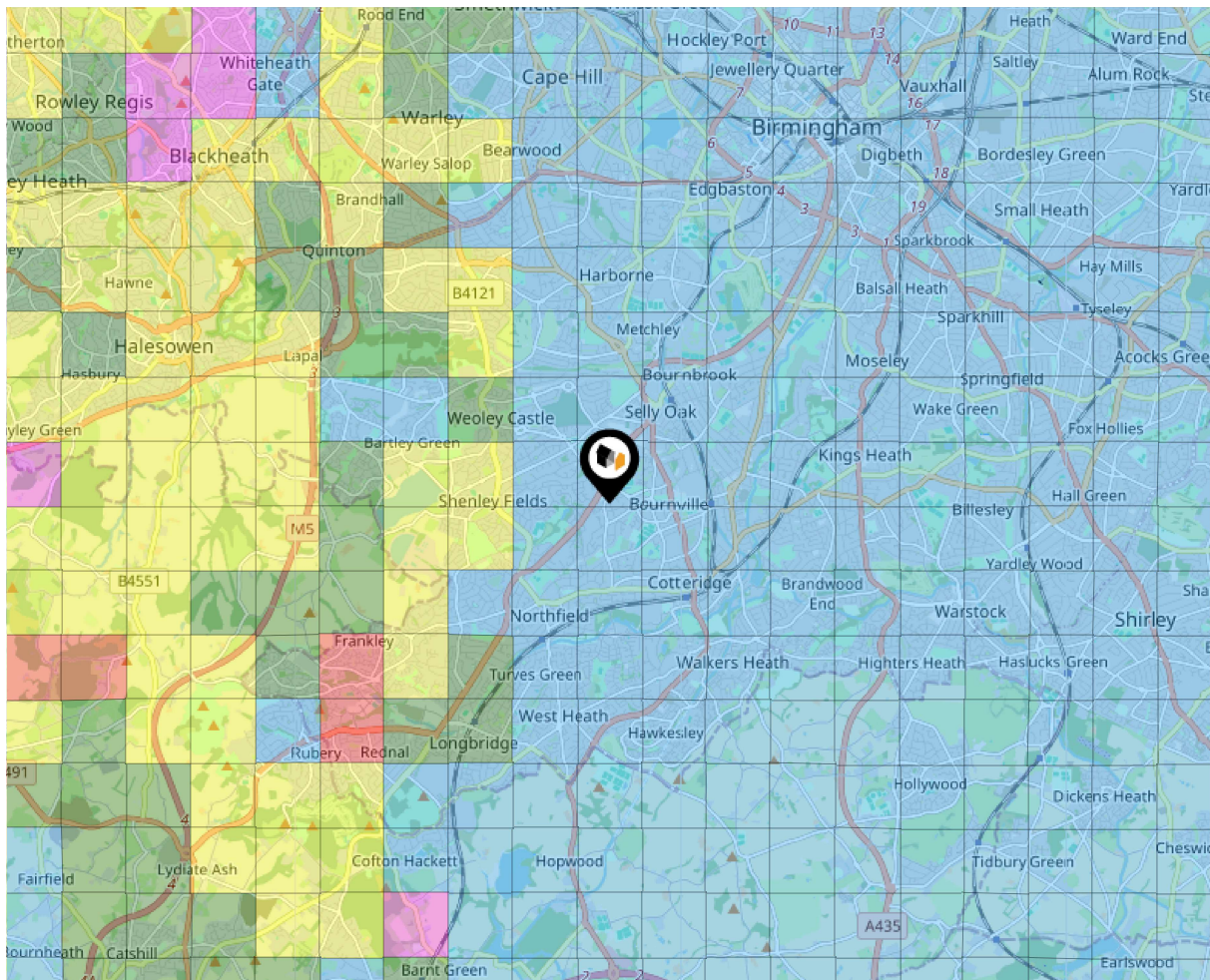
Environment

Radon Gas

LANDWOOD
GROUP

What is Radon?

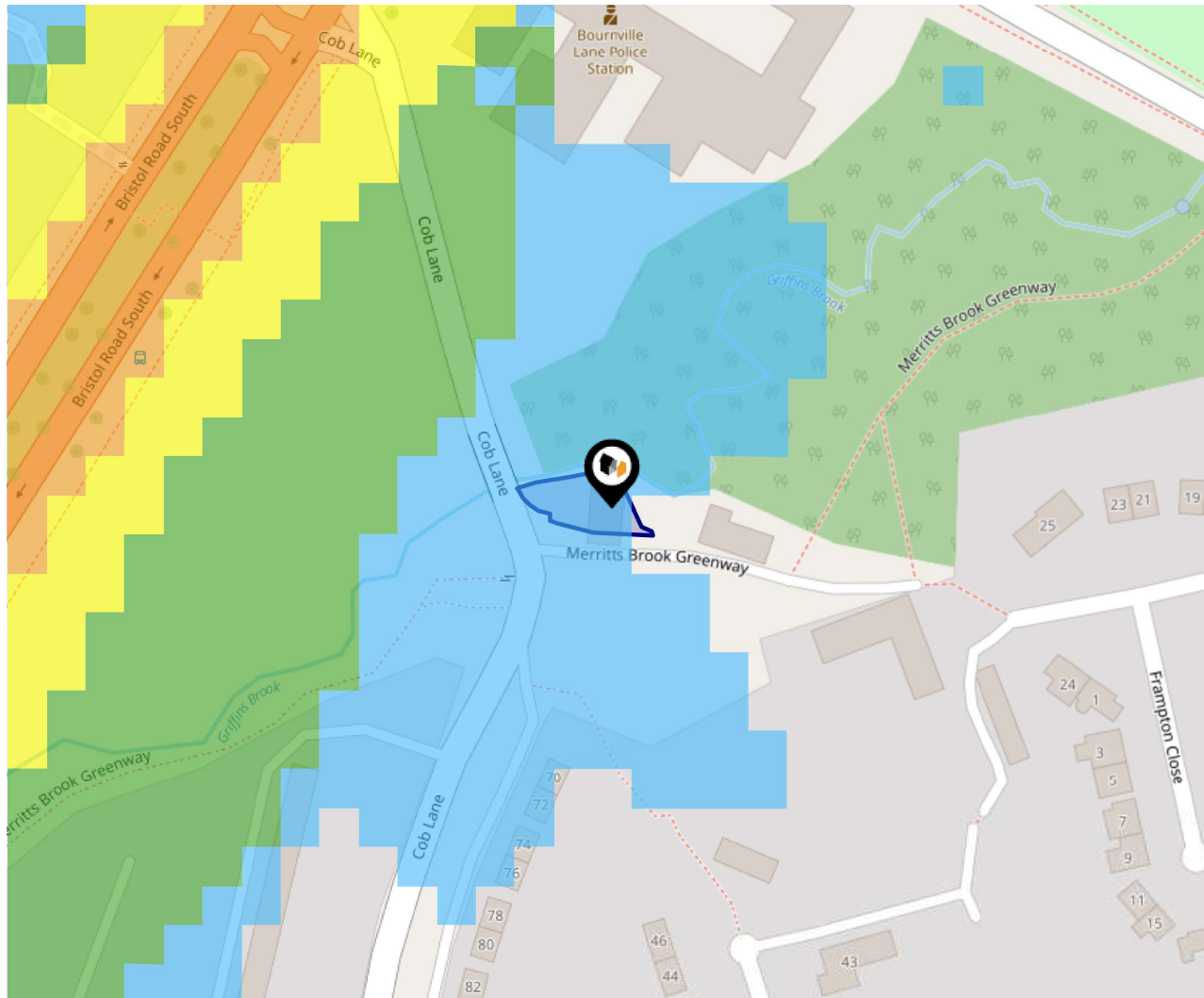
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

LANDWOOD
GROUP



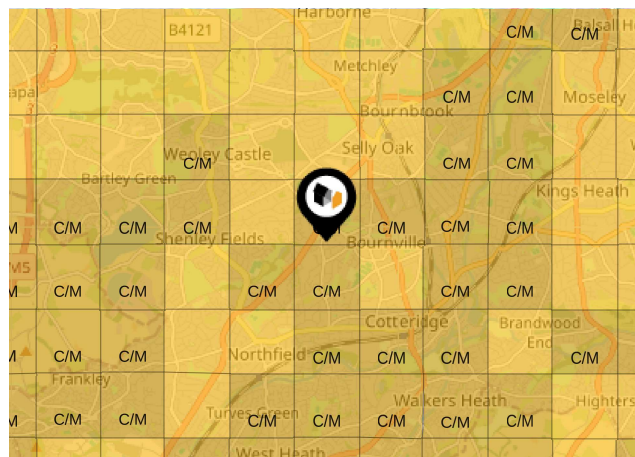
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



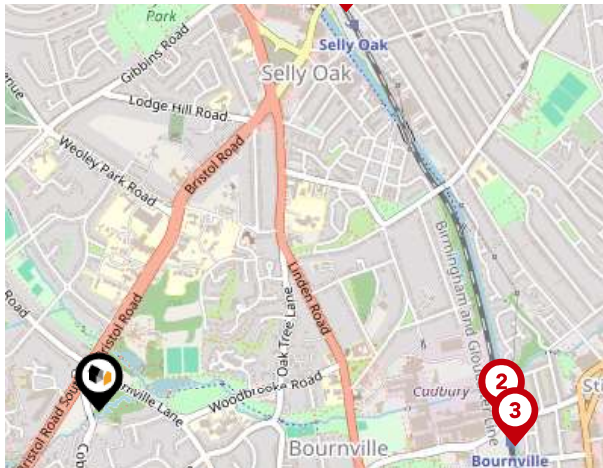
Primary Classifications (Most Common Clay Types)

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	Selly Oak Rail Station	1.13 miles
2	Bournville Rail Station	0.97 miles
3	Bournville Rail Station	1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	4.59 miles
2	M5 J3	3.1 miles
3	M5 J1	5.92 miles
4	M5 J2	5.31 miles
5	M42 J3	5.75 miles



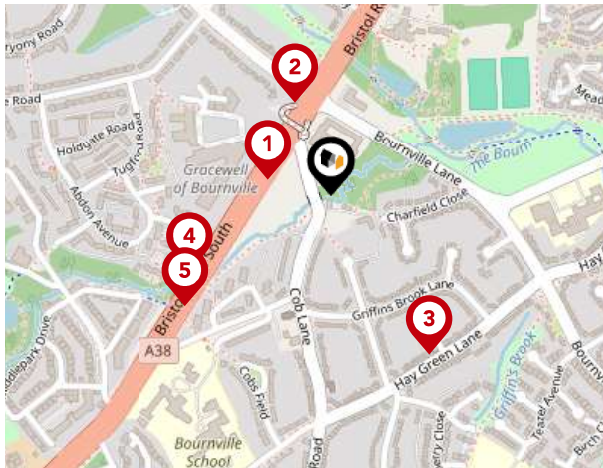
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.39 miles
2	Baginton	20.49 miles
3	Staverton	38.06 miles
4	East Mids Airport	37.92 miles

Area

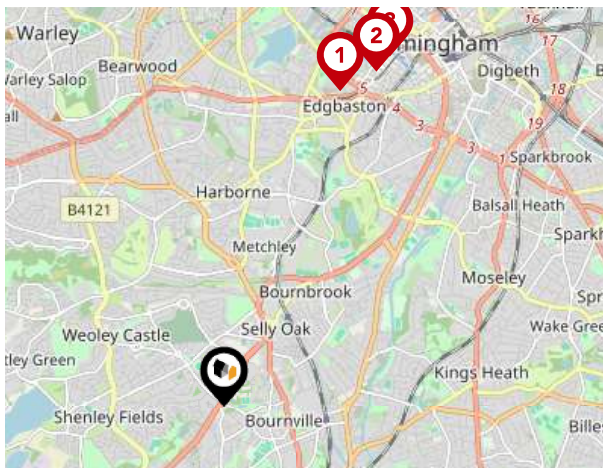
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Bournville Lane	0.08 miles
2	Bournville Lane	0.12 miles
3	Old Barn Rd	0.22 miles
4	Griffins Brook Lane	0.19 miles
5	Griffins Brook Lane	0.22 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	3.23 miles
2	Five Ways (Midland Metro Stop)	3.54 miles
3	Brindleyplace (Midland Metro Stop)	3.71 miles

Landwood Group

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.

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

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>

