



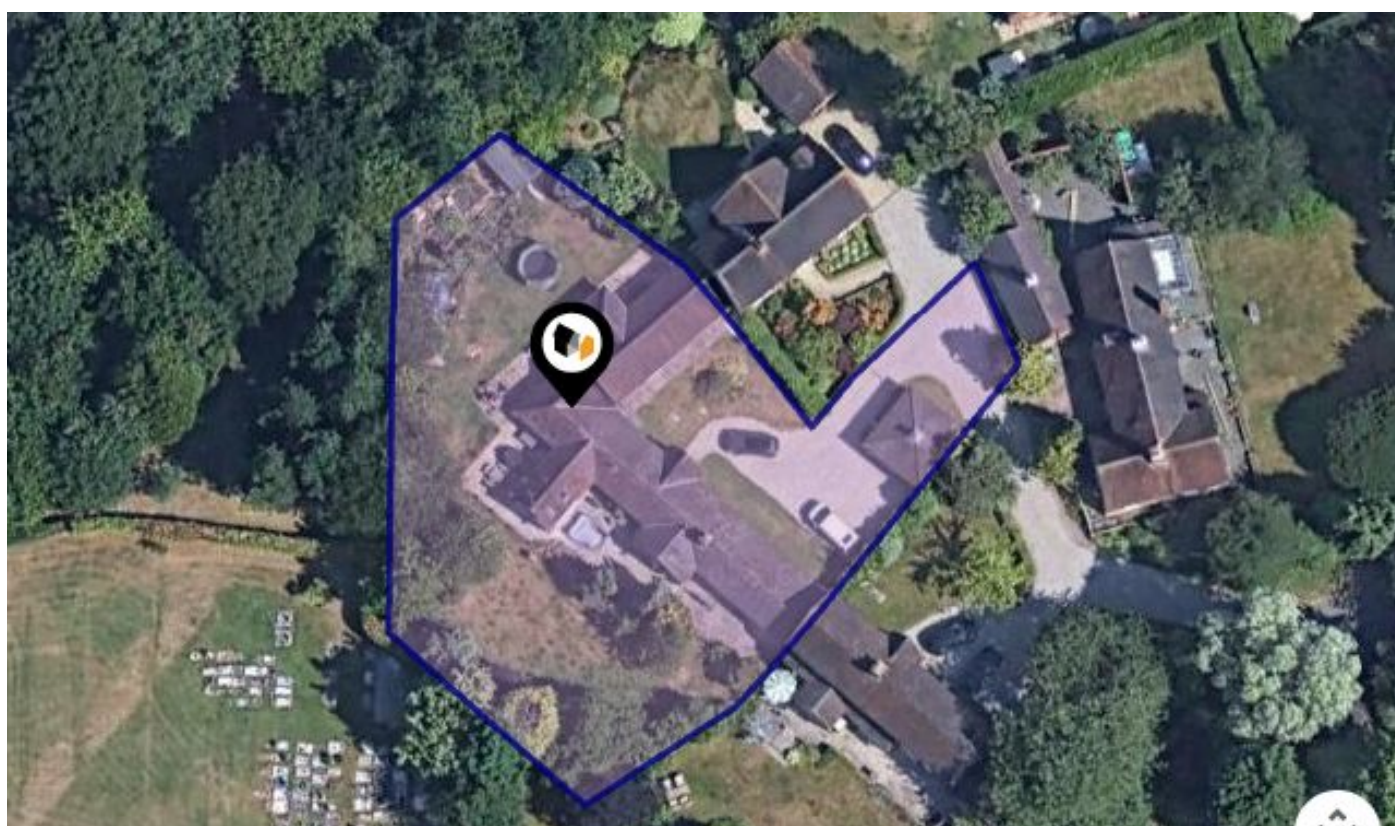
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 26<sup>th</sup> September 2025**



## IVY FARM LANE, COVENTRY, CV4

### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk





# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

A five double bedroom single storey barn conversion  
Four ensuite bathrooms & utility/bootroom  
Exceptional kitchen & Oak framed garden room extension  
Private wraparound gardens with outhouses & storage  
Gas central heating, underfloor heating & double glazing throughout  
Reception hallway, sitting room & family room areas  
Detached double garage & generous private driveway  
Private driveway sat within conservation area, Grade II listing  
Leafy enclave, close to The University of Warwick & A45  
NO CHAIN, Epc rating D, TOTAL 267 SQ.M or 2876 SQ.FT

**These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on [sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**















## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,876 ft <sup>2</sup> / 267 m <sup>2</sup>		
Plot Area:	0.41 acres		
Council Tax :	Band F		
Annual Estimate:	£3,486		
Title Number:	WM690434		

## Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Ivy Farm Lane (Canley Hamlet)	(Standard - Superfast - Ultrafast)		
Flood Risk:		5	40	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O <sub>2</sub>	
				



# Planning History

## This Address



Planning records for: *Ivy Farm Lane, Coventry, CV4*

Reference - R/2009/0386	
Decision:	APPROVED
Date:	19th March 2009
Description:	Submission of details to discharge condition No.3 - details of windows and external facing and roofing materials imposed on listed building consent reference L/43311/B dated 7th January 2009 for erection of rear extension and internal alterations.

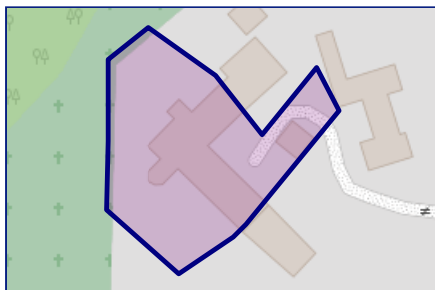
Reference - LB/2019/0739	
Decision:	LBAPP
Date:	19th February 2019
Description:	Removal of existing conservatory and erection of a single storey extension with internal alterations.

Reference - HH/2019/0424	
Decision:	FAPP
Date:	19th February 2019
Description:	Removal of existing conservatory and erection of a single storey extension.



## Freehold Title Plan

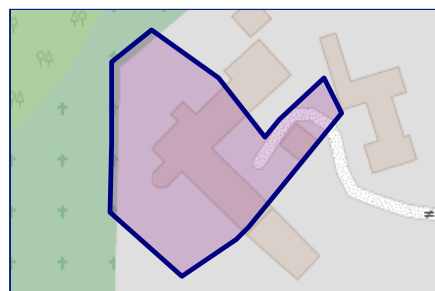
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**WM690434**

## Leasehold Title Plan

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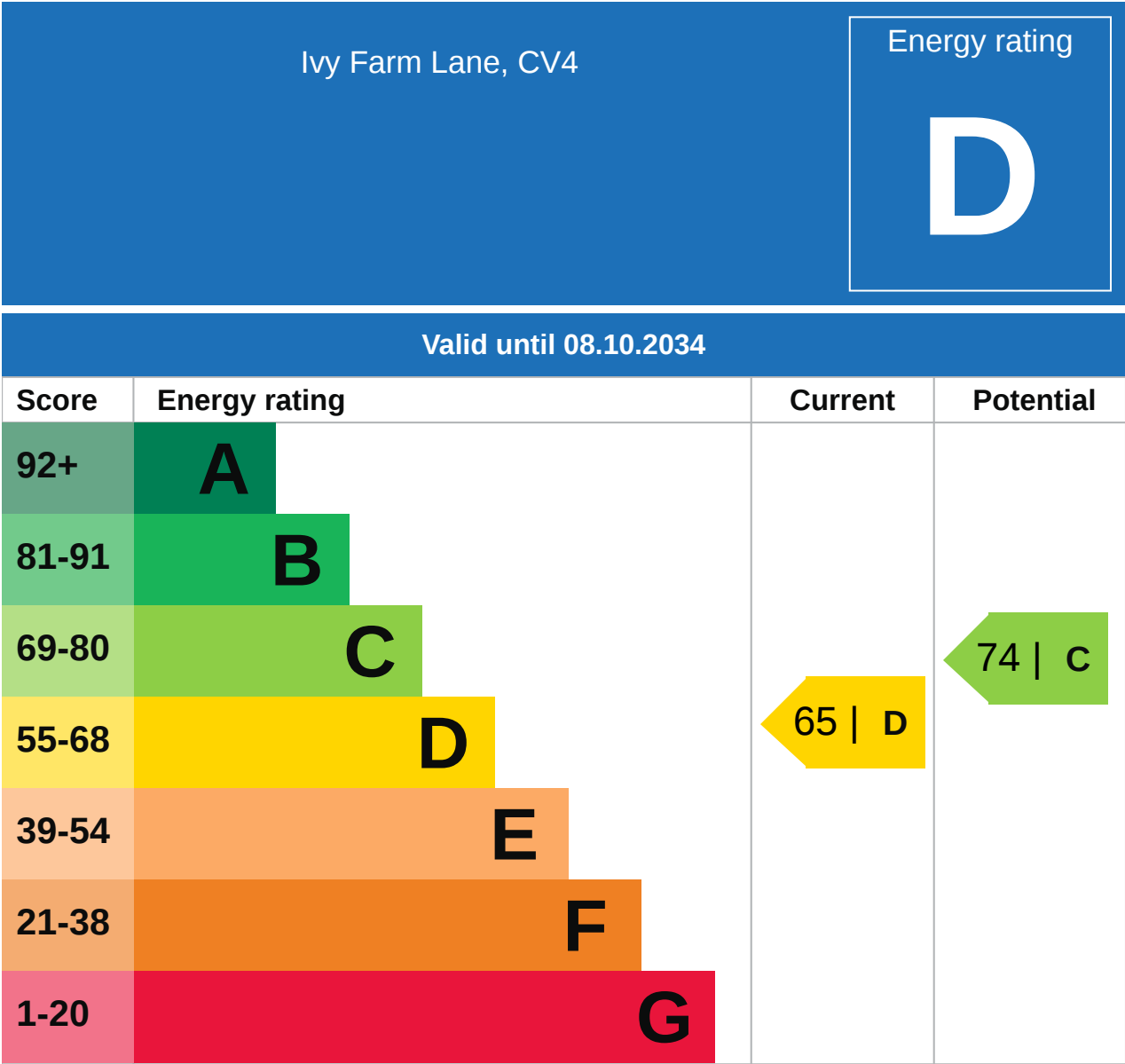
**WM442661**

Start Date:	23/06/1987
End Date:	05/06/2086
Lease Term:	99 years from 5 June 1987
Term Remaining:	60 years



# Property

## EPC - Certificate





### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas, Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	227 m <sup>2</sup>

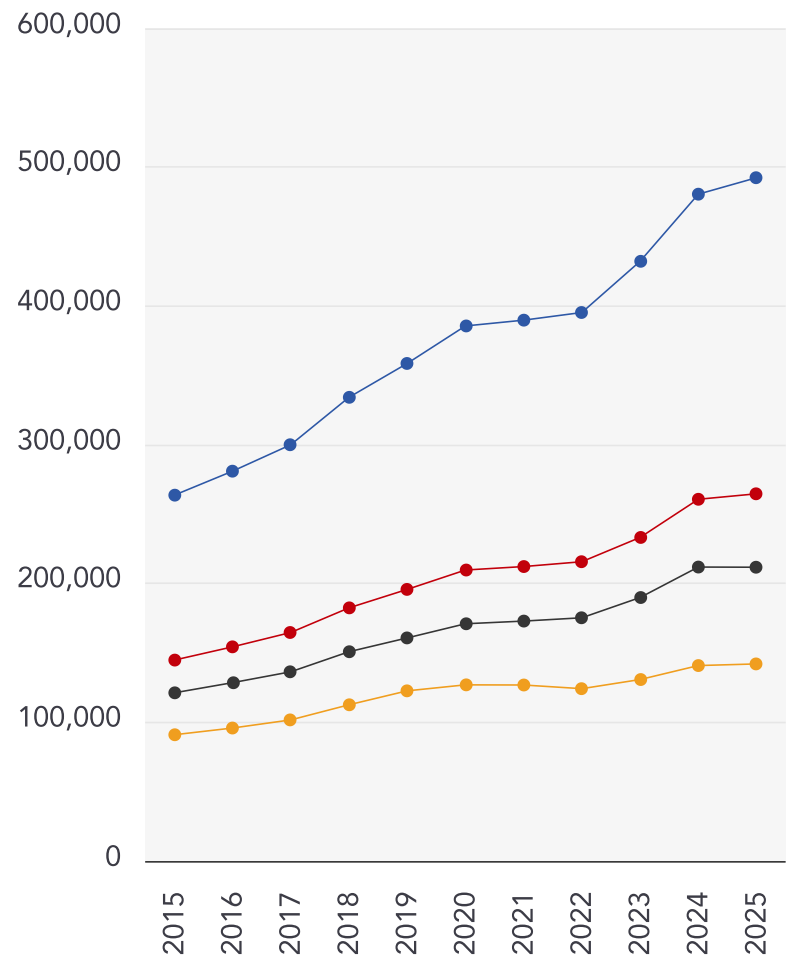


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**

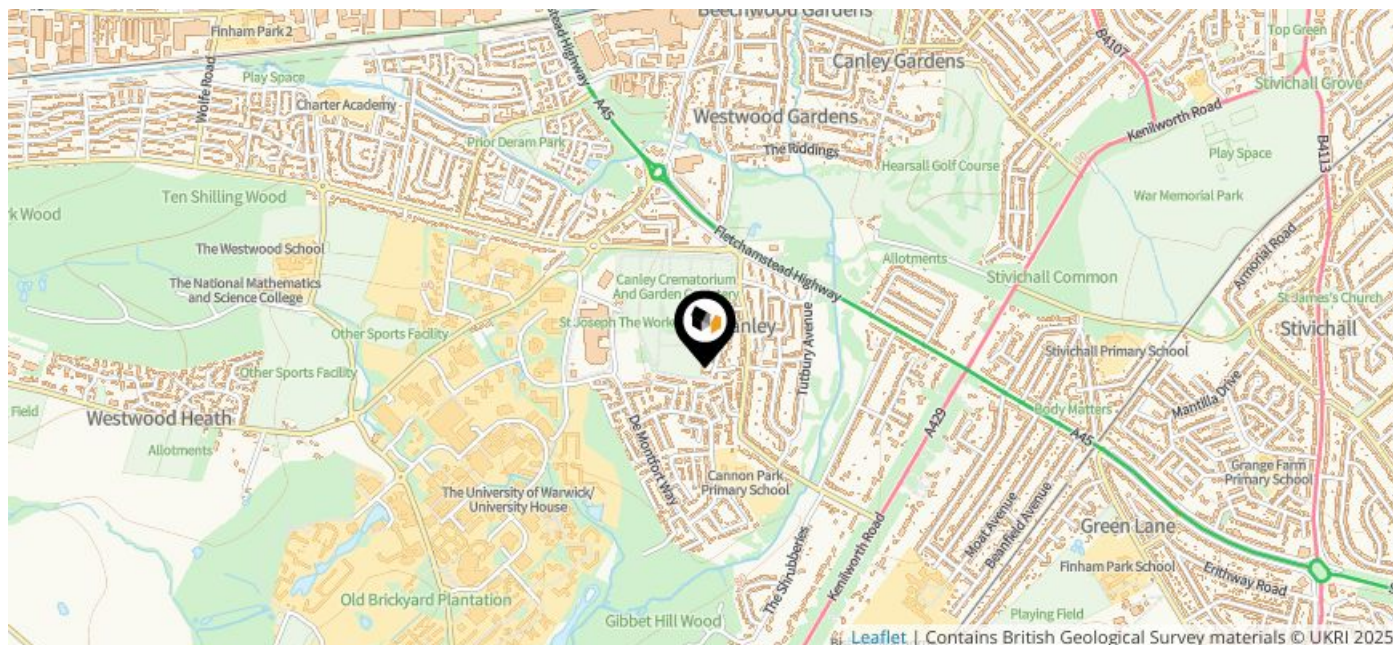


# Maps

## Coal Mining



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.

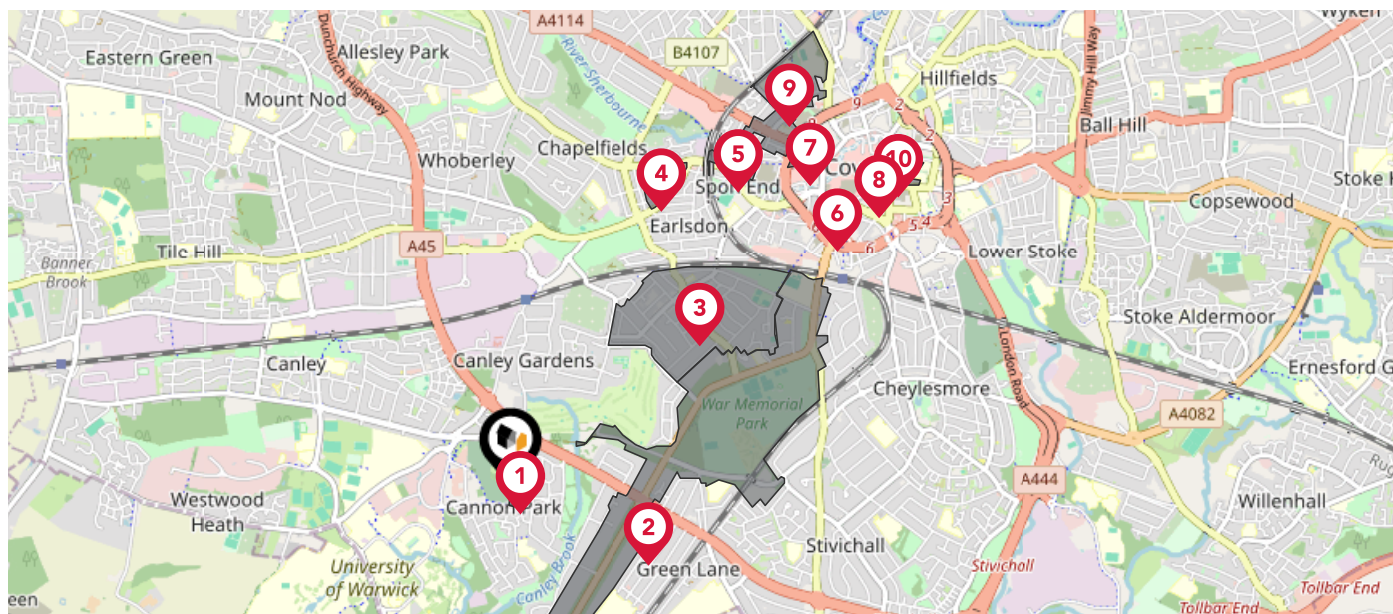


# Maps

## Conservation Areas



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 Ivy Farm Lane (Canley Hamlet)
- 2 Kenilworth Road
- 3 Earlsdon
- 4 Chapelfields
- 5 Spon End
- 6 Greyfriars Green
- 7 Spon Street
- 8 High Street
- 9 Naul's Mill
- 10 Hill Top and Cathedral

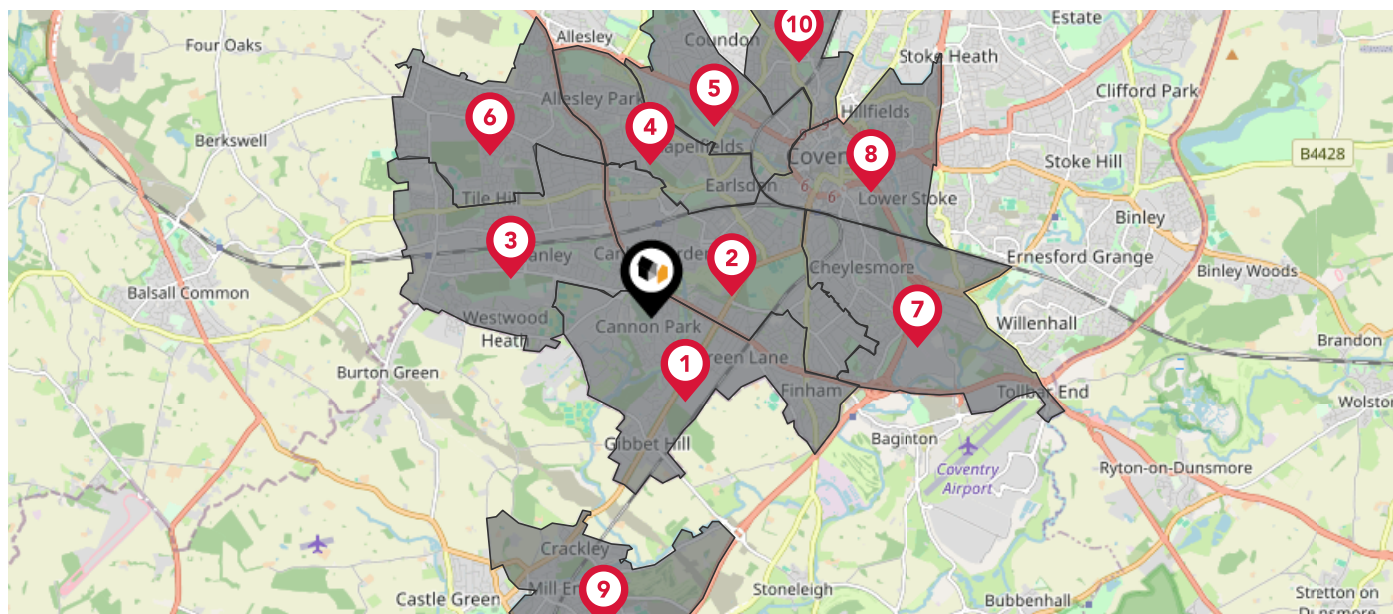


# Maps

## Council Wards



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



Wainbody Ward



Earlsdon Ward



Westwood Ward



Whoberley Ward



Sherbourne Ward



Woodlands Ward



Cheylesmore Ward



St. Michael's Ward



Kenilworth Park Hill Ward



Radford Ward

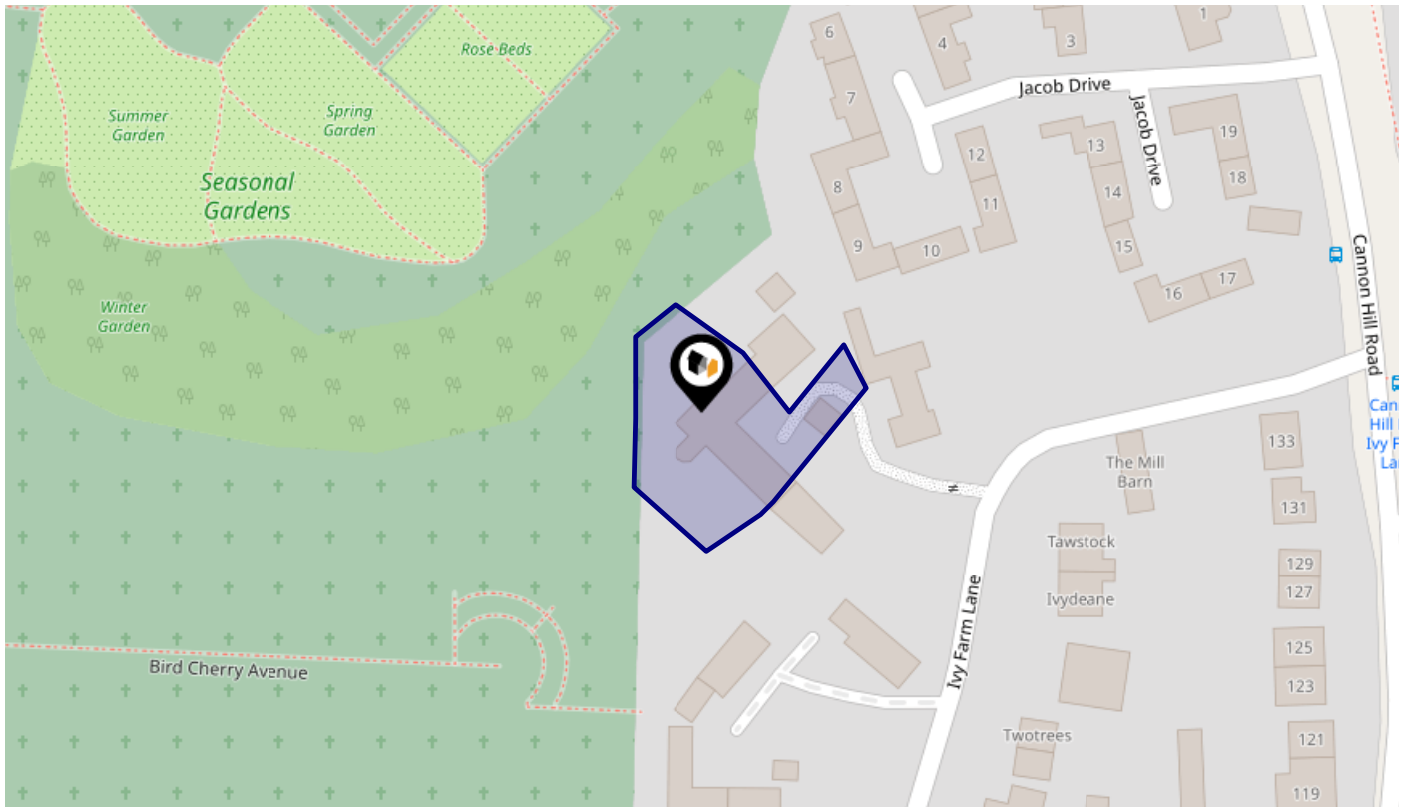


# Maps

## Rail Noise



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:

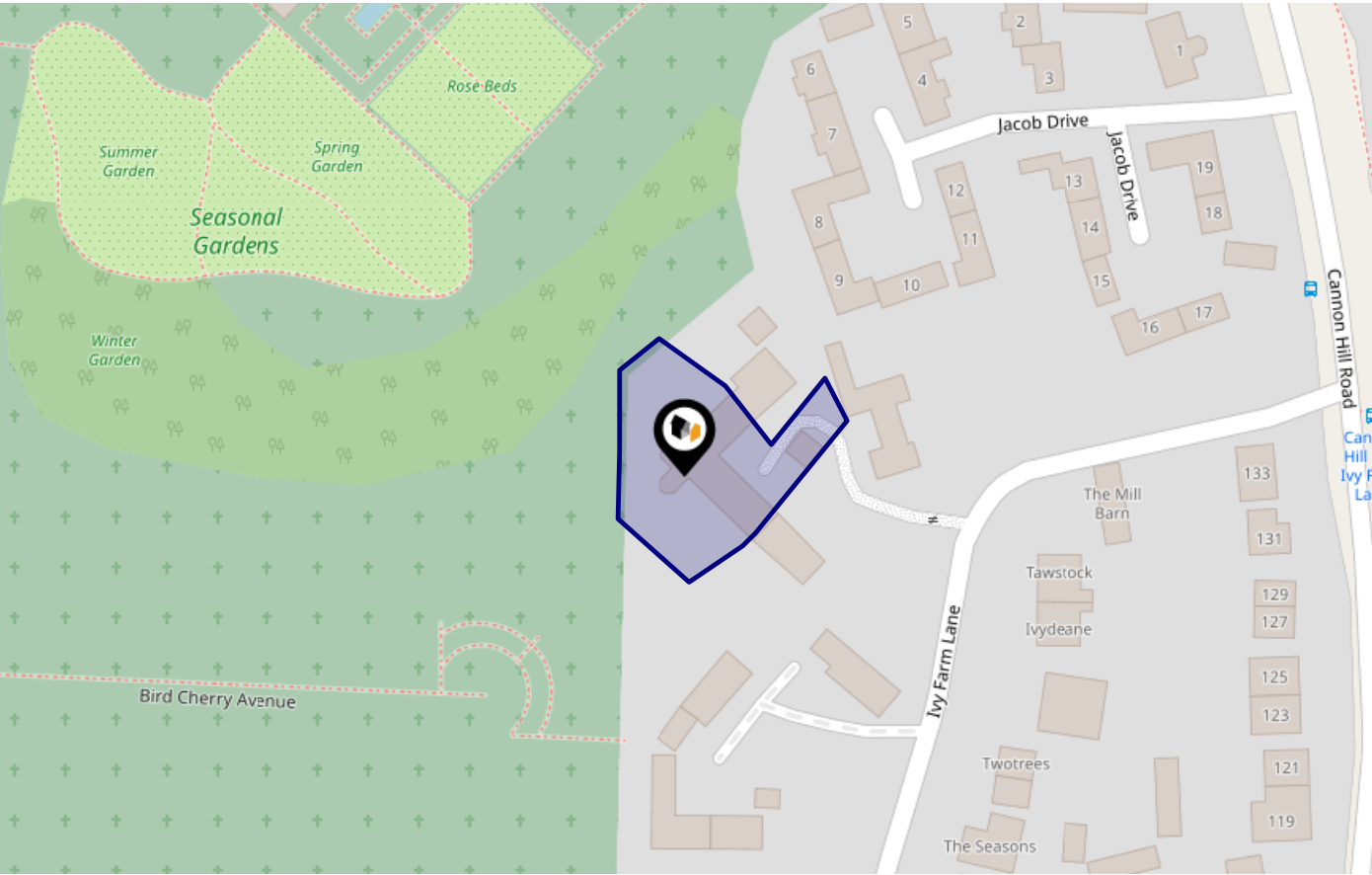
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	



# Flood Risk

## Rivers & Seas - Flood Risk

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

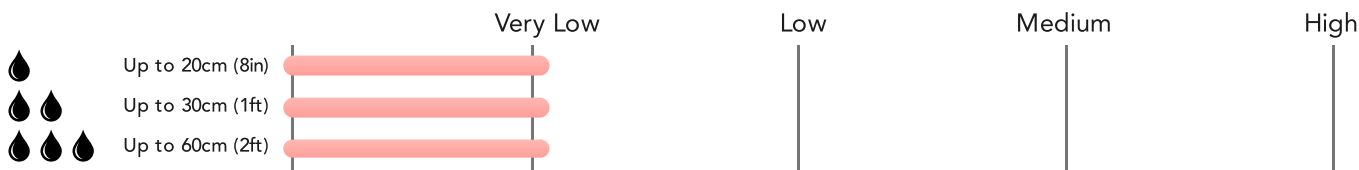


**Risk Rating:** Very low

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:

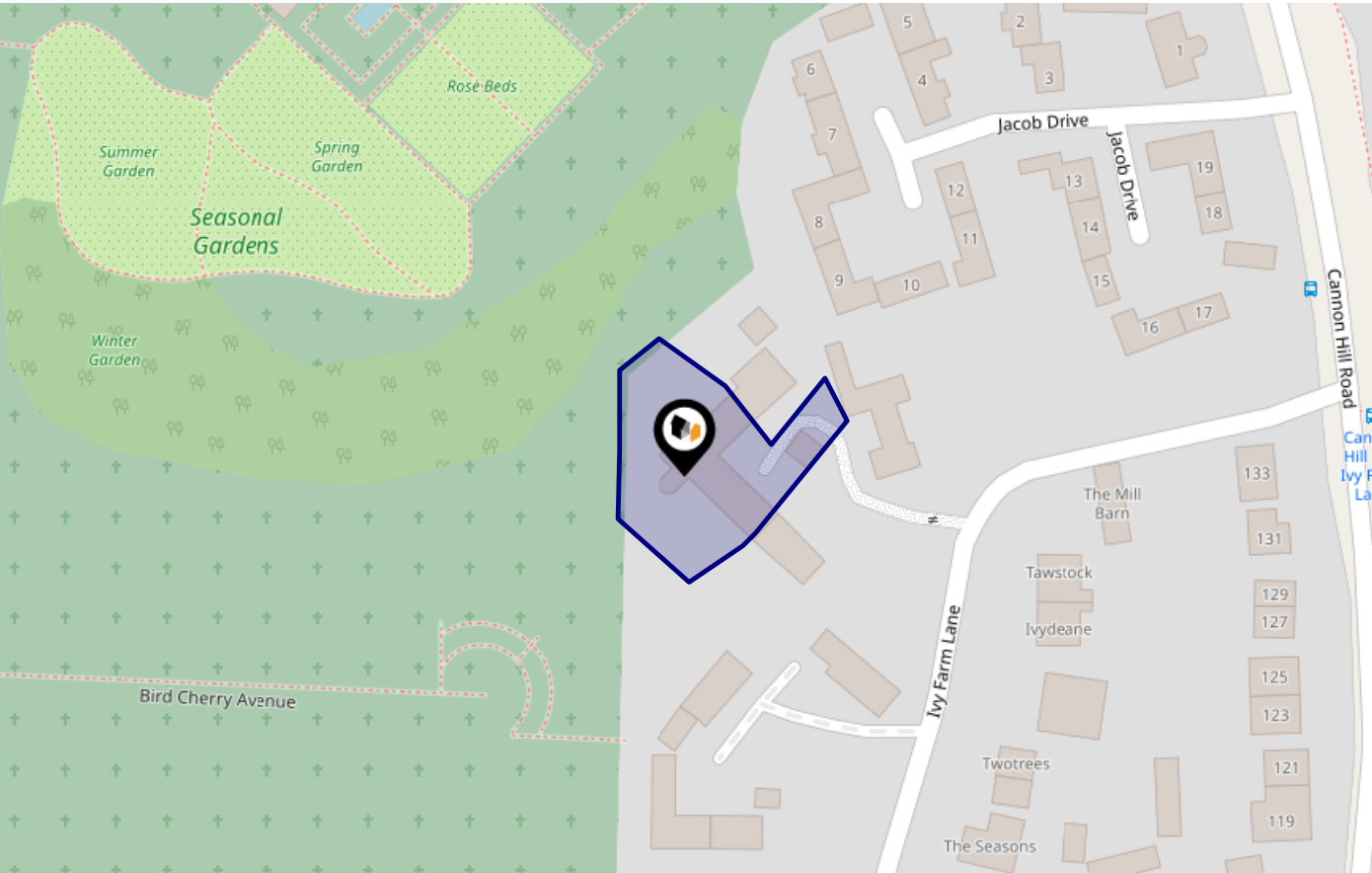




# Flood Risk

## 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.

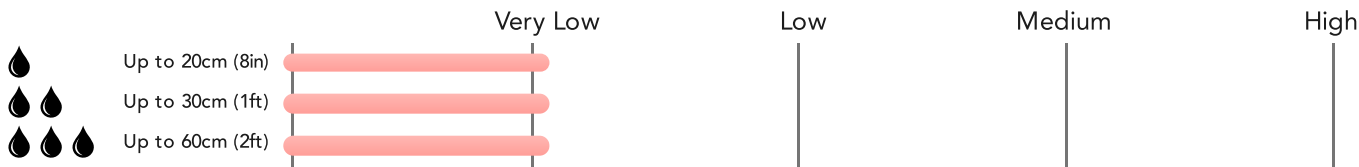


**Risk Rating:** Very low

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.
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Chance of flooding to the following depths at this property:

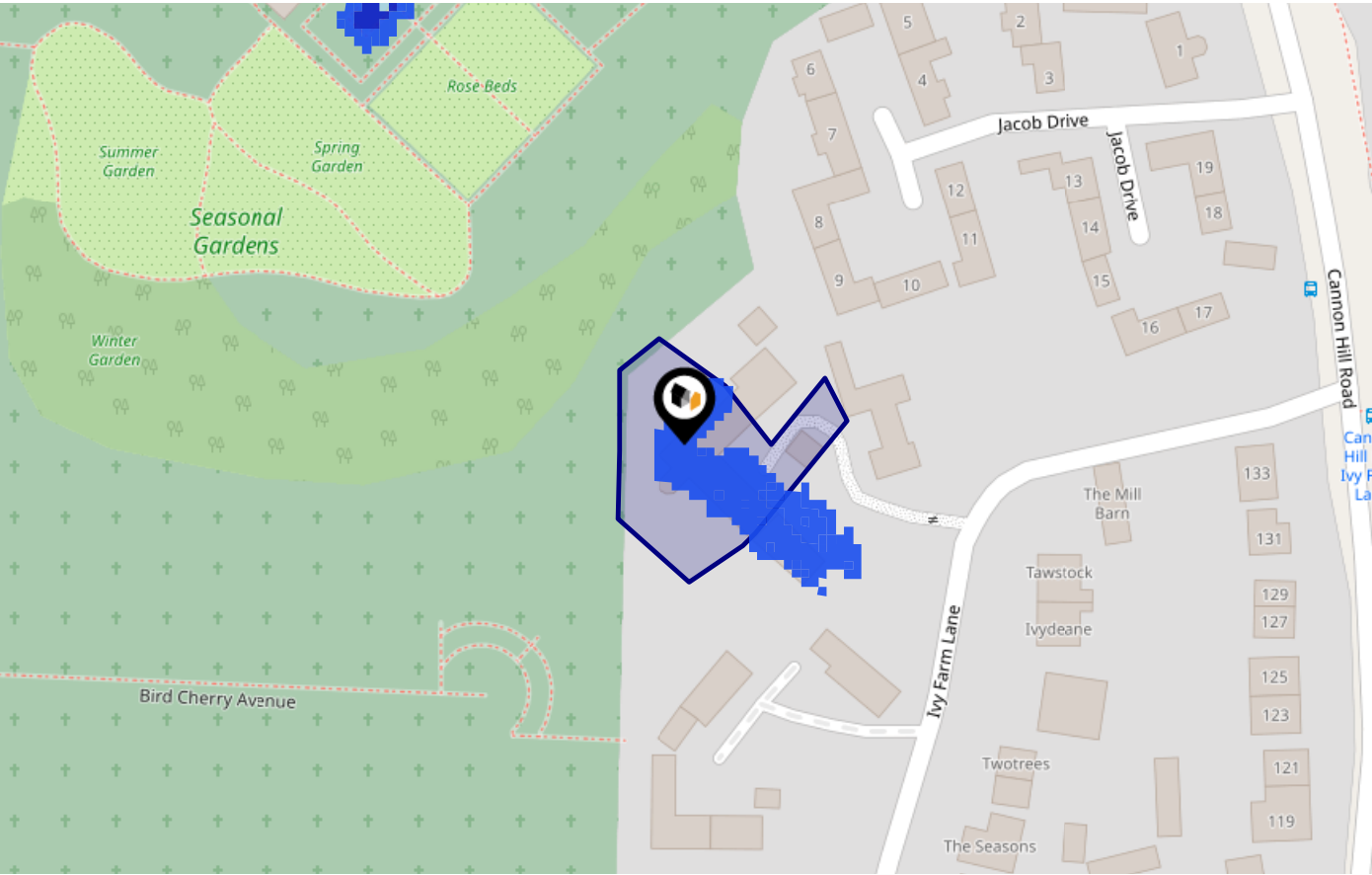




# Flood Risk

## 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.

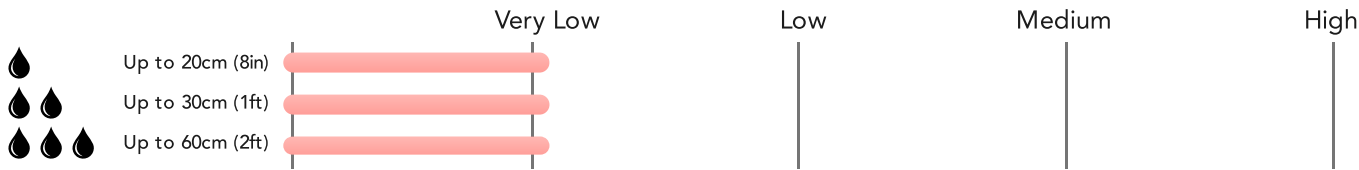


Risk Rating: Low

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:

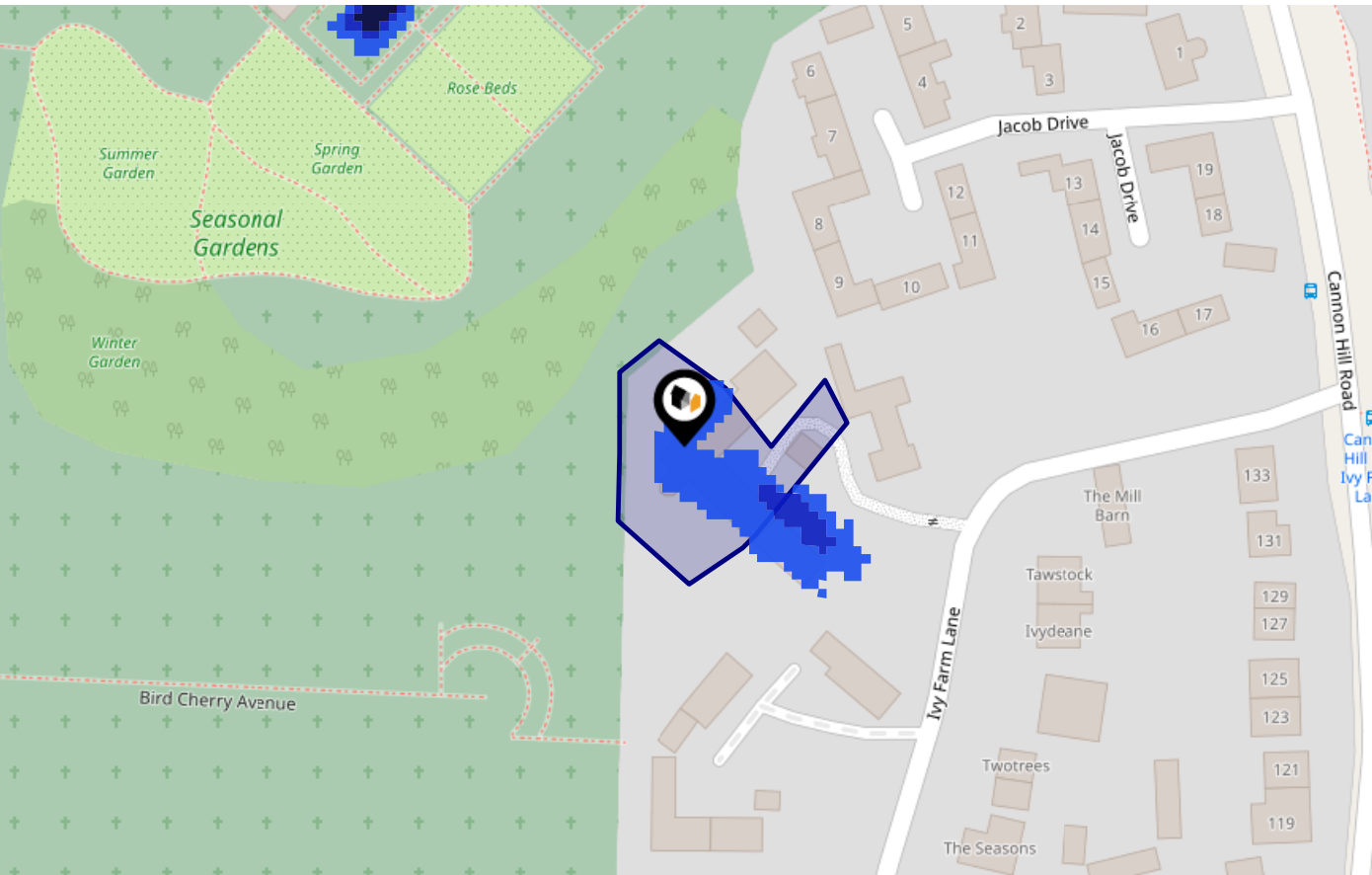




# Flood Risk

## Surface Water - Climate Change

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.

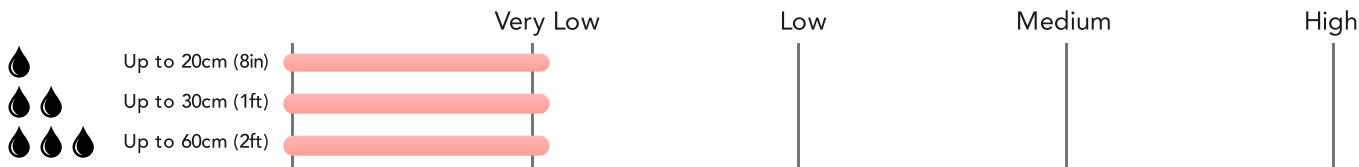


**Risk Rating:** Low

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.

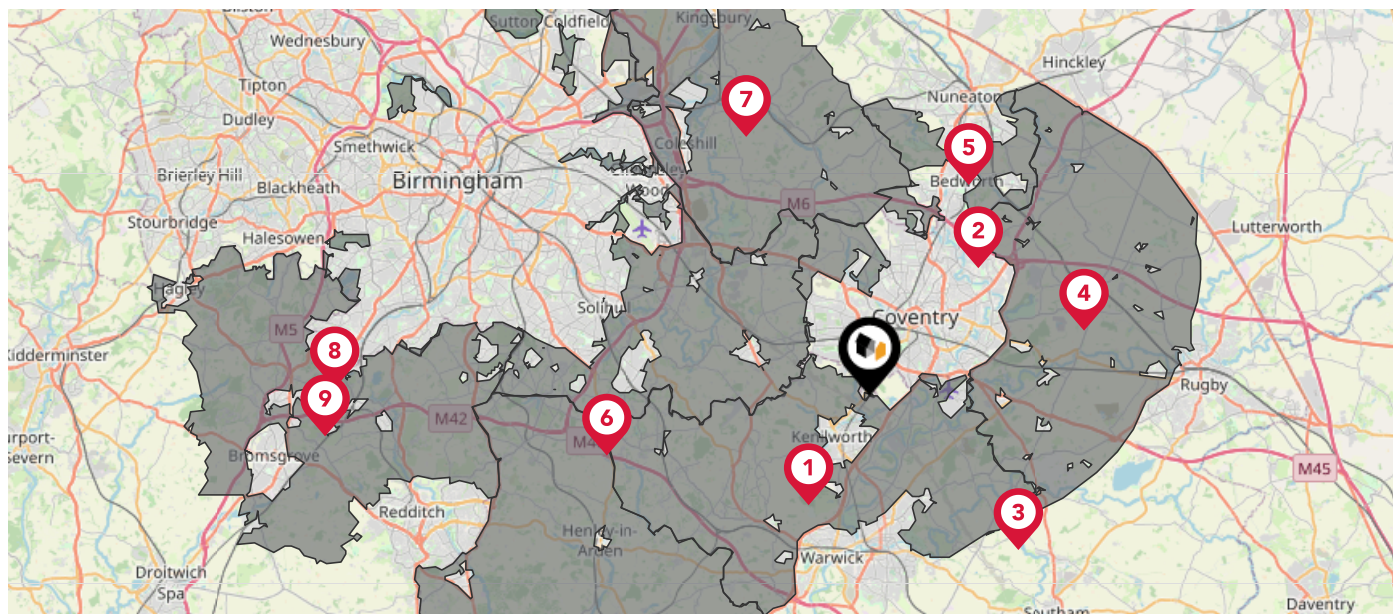
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

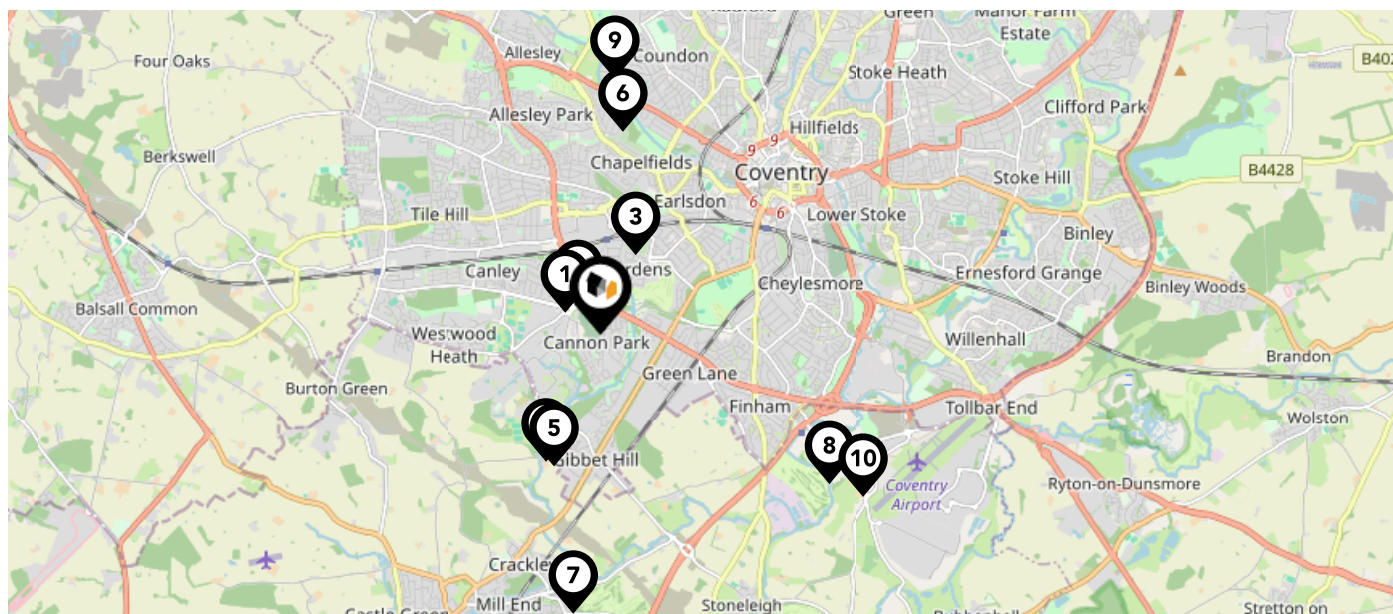


# Maps

## Landfill Sites



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

<b>1</b>	Prior Deram Park-Canley, Coventry	Historic Landfill	
<b>2</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
<b>3</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill	
<b>4</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
<b>5</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
<b>6</b>	Holyhead Road-Coundon, Coventry	Historic Landfill	
<b>7</b>	The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire	Historic Landfill	
<b>8</b>	Hall Drive-Baginton	Historic Landfill	
<b>9</b>	Coundon Social Club-Coundon, Coventry	Historic Landfill	
<b>10</b>	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	

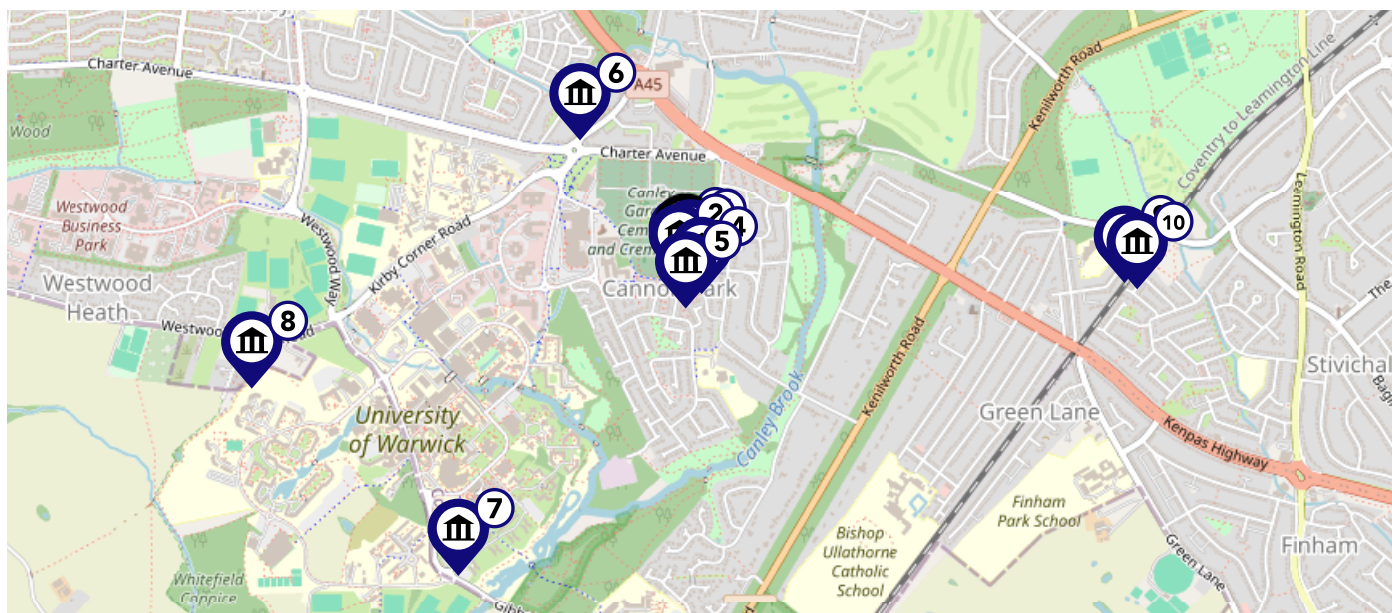












# Maps

## Listed Buildings



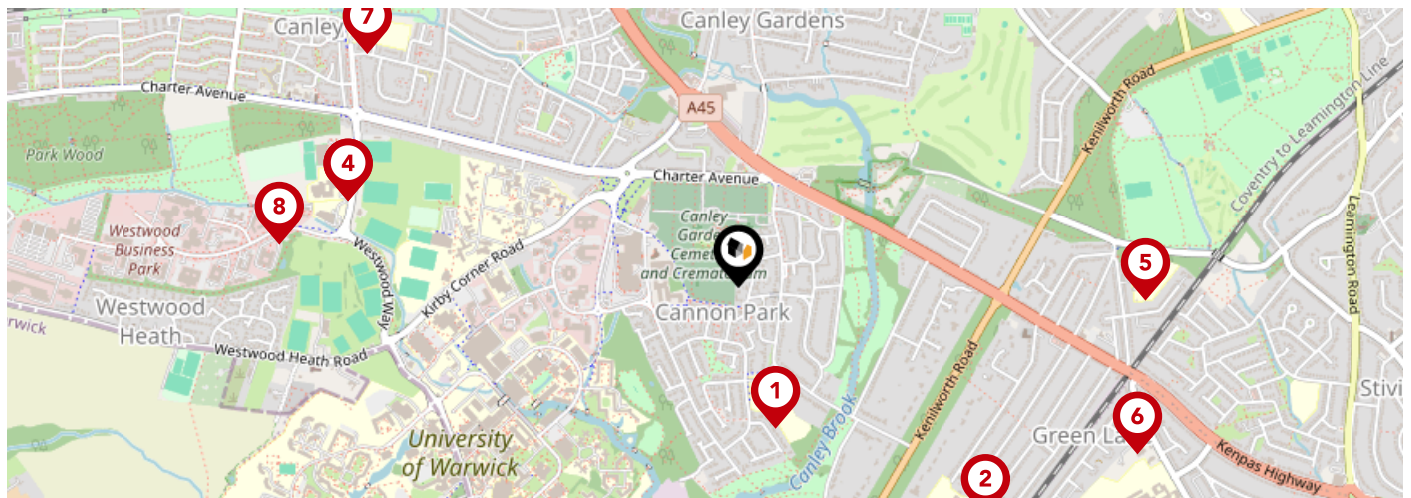
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1076618 - Ivy Farmhouse	Grade II	0.0 miles
 1342915 - Stables At Ivy Farm	Grade II	0.0 miles
 1138979 - Barn At Ivy Farm	Grade II	0.0 miles
 1342914 - Canley Hall Farmhouse	Grade II	0.1 miles
 1076619 - Canley Hall Farmhouses	Grade II	0.1 miles
 1076627 - The Moat House The Moat House And Barn	Grade II	0.4 miles
 1431460 - 3b Series 1 Sculpture	Grade II	0.8 miles
 1076582 - Church Of St John The Baptist	Grade II	1.0 miles
 1265651 - Stivichall Animal Pound	Grade II	1.0 miles
 1320289 - The Cottage	Grade II	1.0 miles



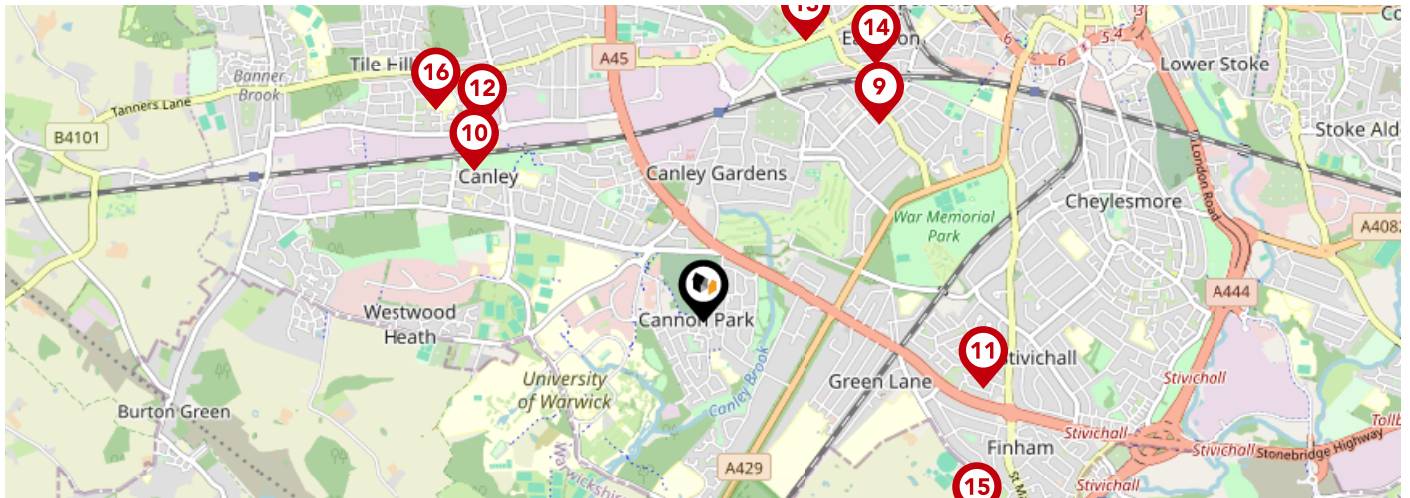
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 504   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Westwood Academy</b> Ofsted Rating: Requires improvement   Pupils: 915   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Charter Academy</b> Ofsted Rating: Good   Pupils: 344   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The National Mathematics and Science College</b> Ofsted Rating: Not Rated   Pupils: 137   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

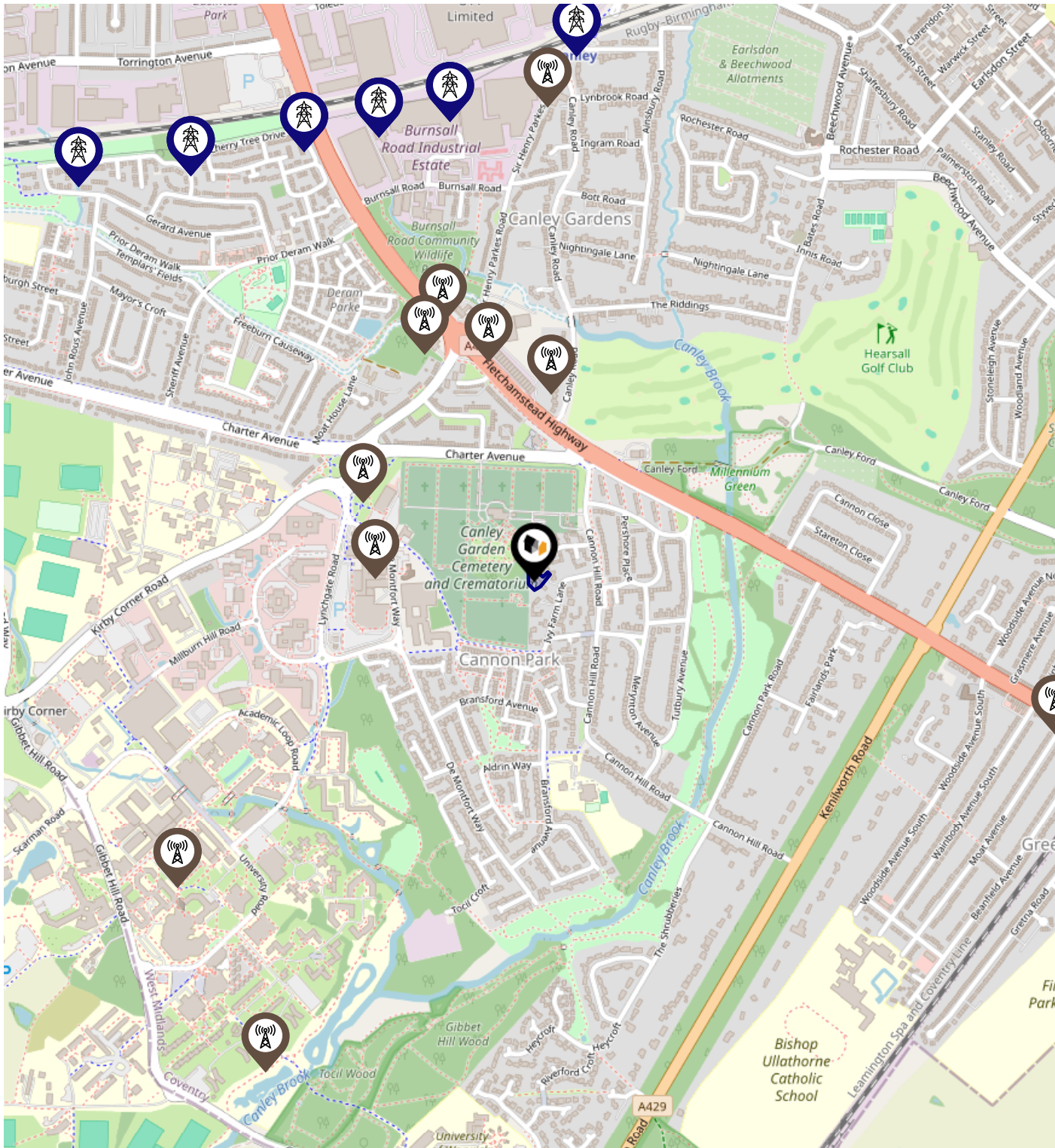


		Nursery	Primary	Secondary	College	Private
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 711   Distance: 1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts



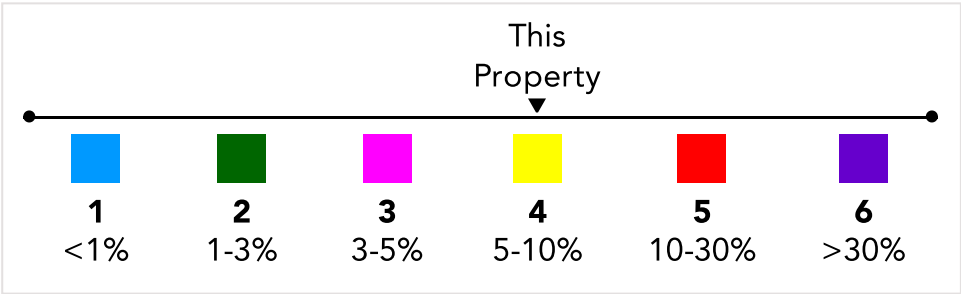
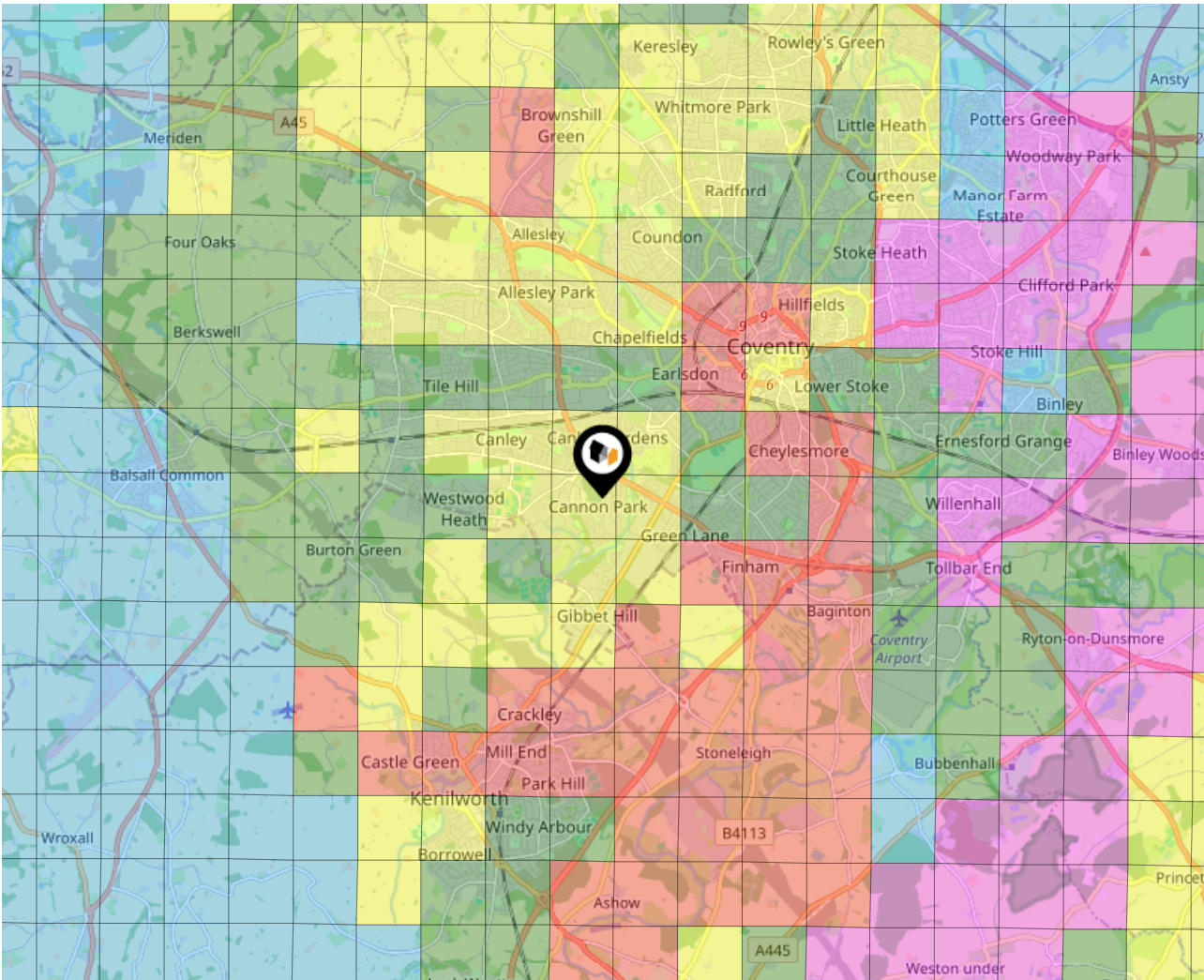
# Environment

## Radon Gas



### What is Radon?

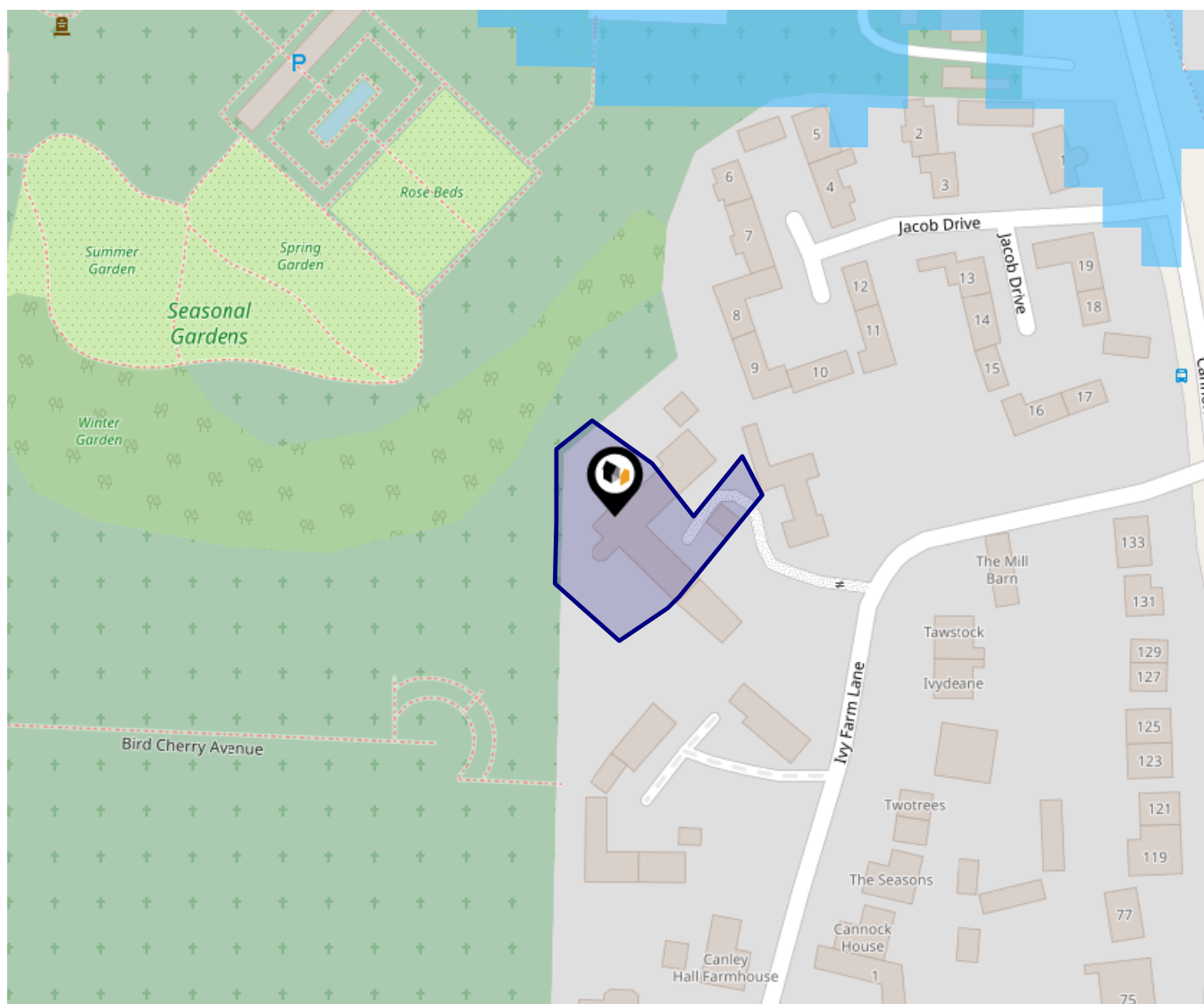
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





# Local Area

## Road Noise



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.

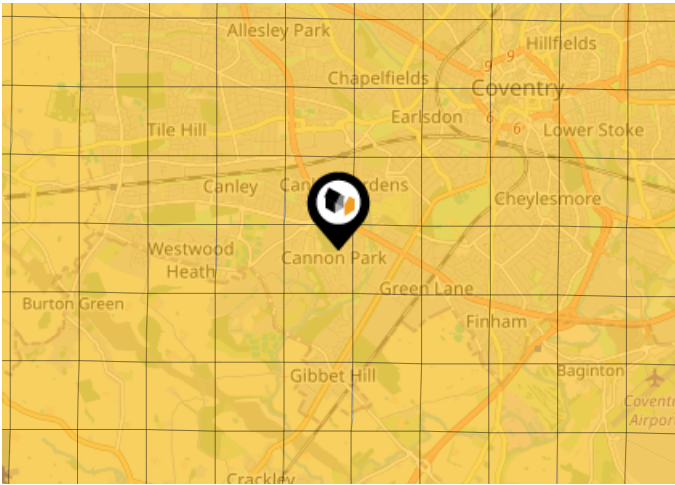
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	LOAM INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



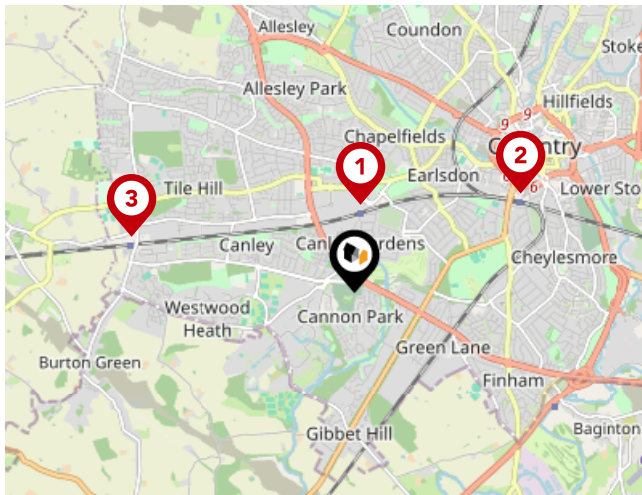
### Primary Classifications (Most Common Clay Types)

<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






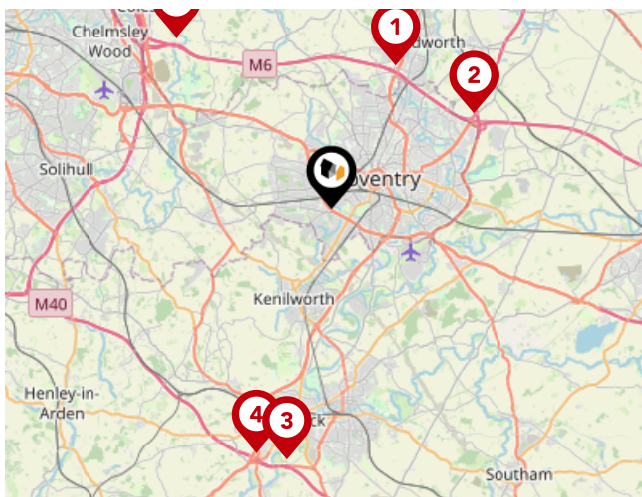
# Area

## Transport (National)








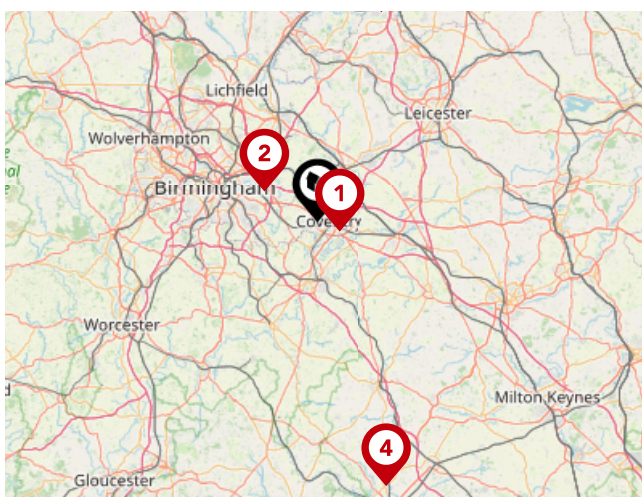
### National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.8 miles
	Coventry Rail Station	1.75 miles
	Tile Hill Rail Station	2.08 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.71 miles
	M6 J2	6.22 miles
	M40 J14	9.2 miles
	M40 J15	9.23 miles
	M6 J3A	8.37 miles



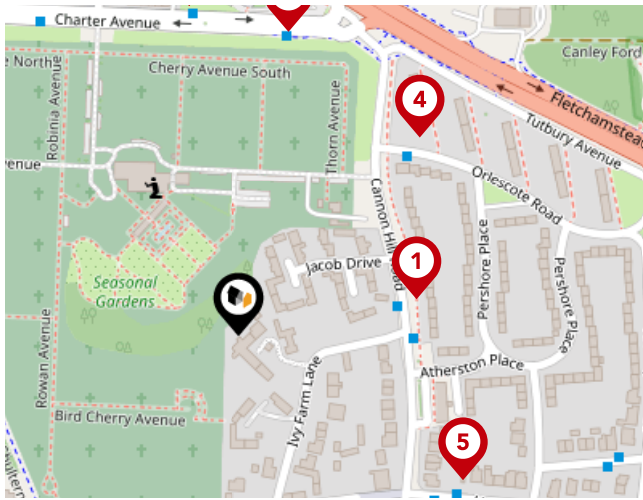
### Airports/Helipads

Pin	Name	Distance
	Baginton	3.42 miles
	Birmingham Airport	8.92 miles
	East Mids Airport	31.72 miles
	Kidlington	39.67 miles








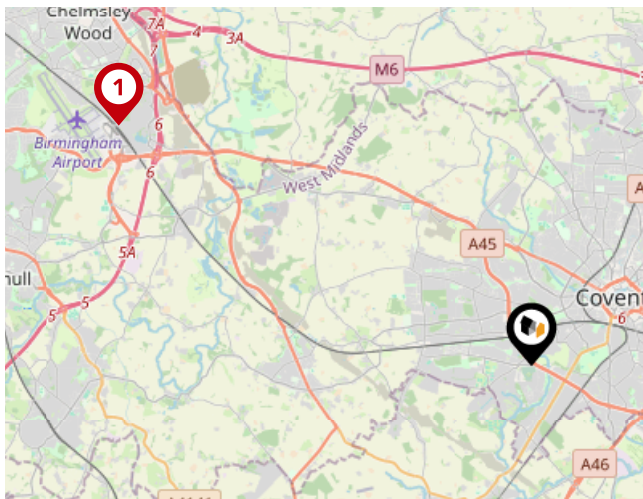
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Ivy Farm Lane	0.1 miles
	Fletchamstead Highway	0.17 miles
	Fletchamstead Highway	0.19 miles
	Cannon Hill Road	0.15 miles
	Merynton Avenue	0.15 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.64 miles



# Walmsley's The Way to Move

## Testimonials



### Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

### Testimonial 2



"A pleasure to deal with." - LinkedIn

### Testimonial 3



"Great photography and video." - LinkedIn

### Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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# Walmsley's The Way to Move

## 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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