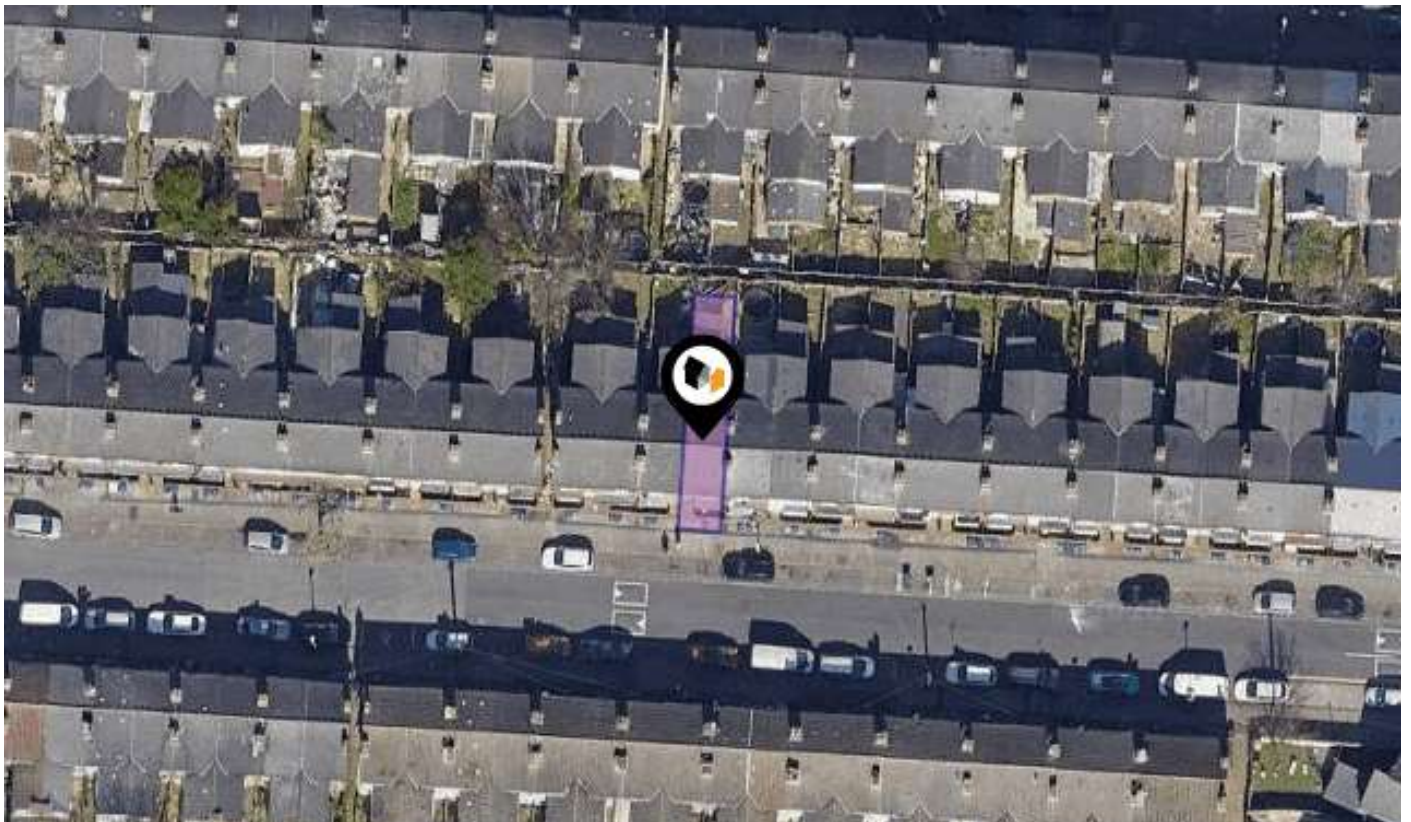




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 11th February 2026



33, PRESTON ROAD, HOCKLEY, BIRMINGHAM, B18 4PL

Landwood Group

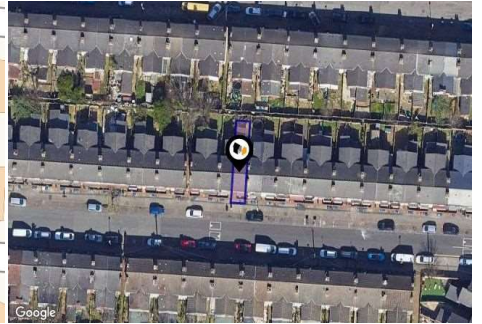
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,497		
Title Number:	WM973165		
UPRN:	100070484419		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	132 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

LANDWOOD
GROUP

33 Preston Road, Hockley, B18 4PL

Energy rating

D

Valid until 02.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private) - this is for
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



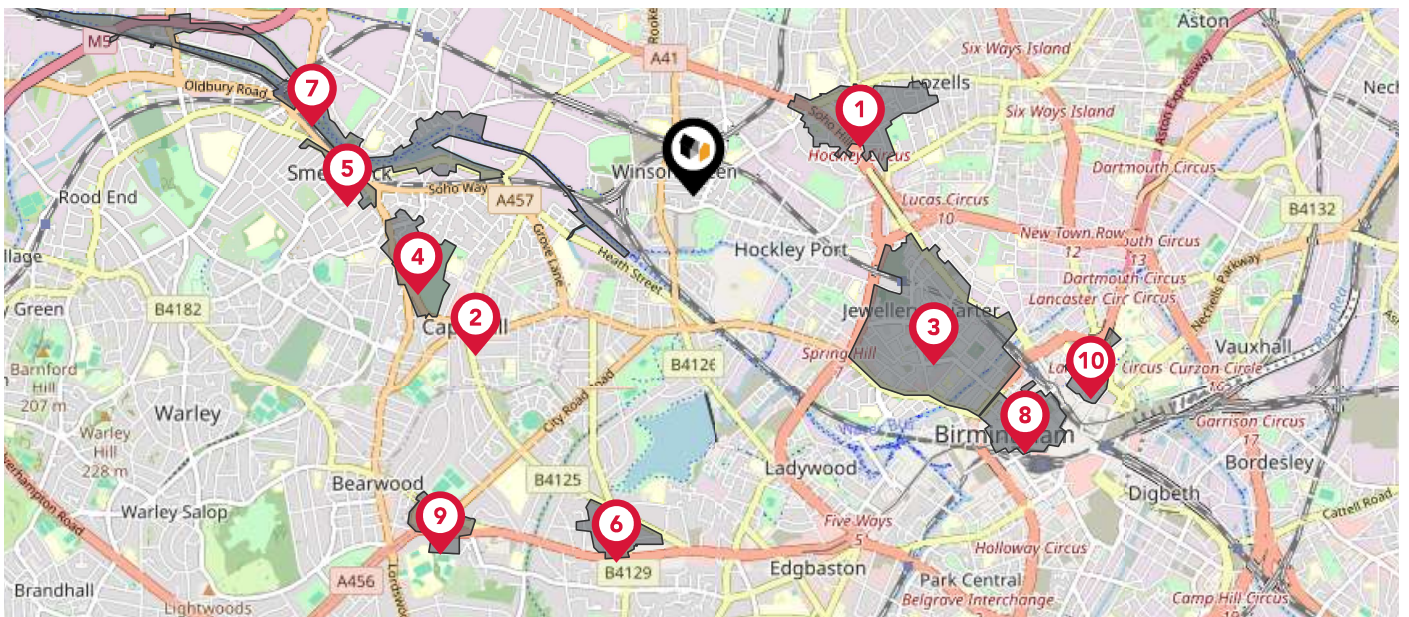
Mine Entry

- ✗ 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.

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.



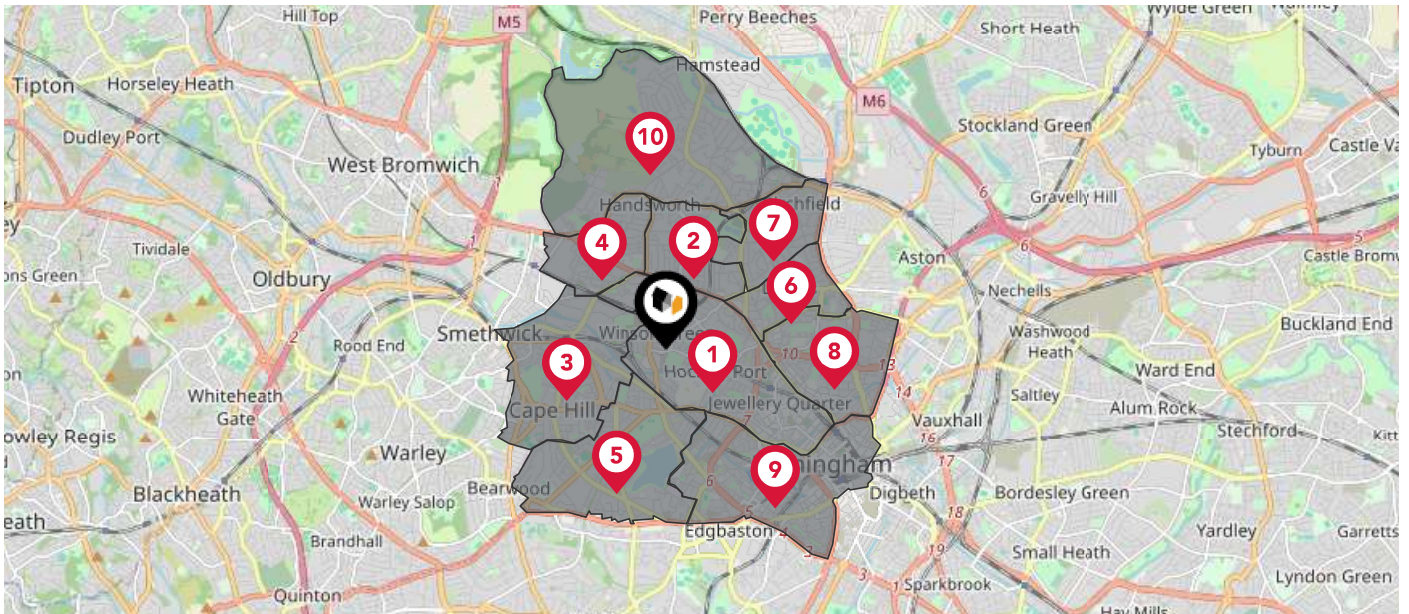
Nearby Conservation Areas

- 1 Lozells and Soho Hill
- 2 Cape Hill Town Centre
- 3 Jewellery Quarter
- 4 High Street and Crocketts Lane
- 5 Smethwick Town Centre
- 6 St Augustine's
- 7 Smethwick Summit Galton Valley
- 8 Colmore Row and Environs
- 9 Barnsley Road
- 10 Steelhouse











Maps

Council Wards

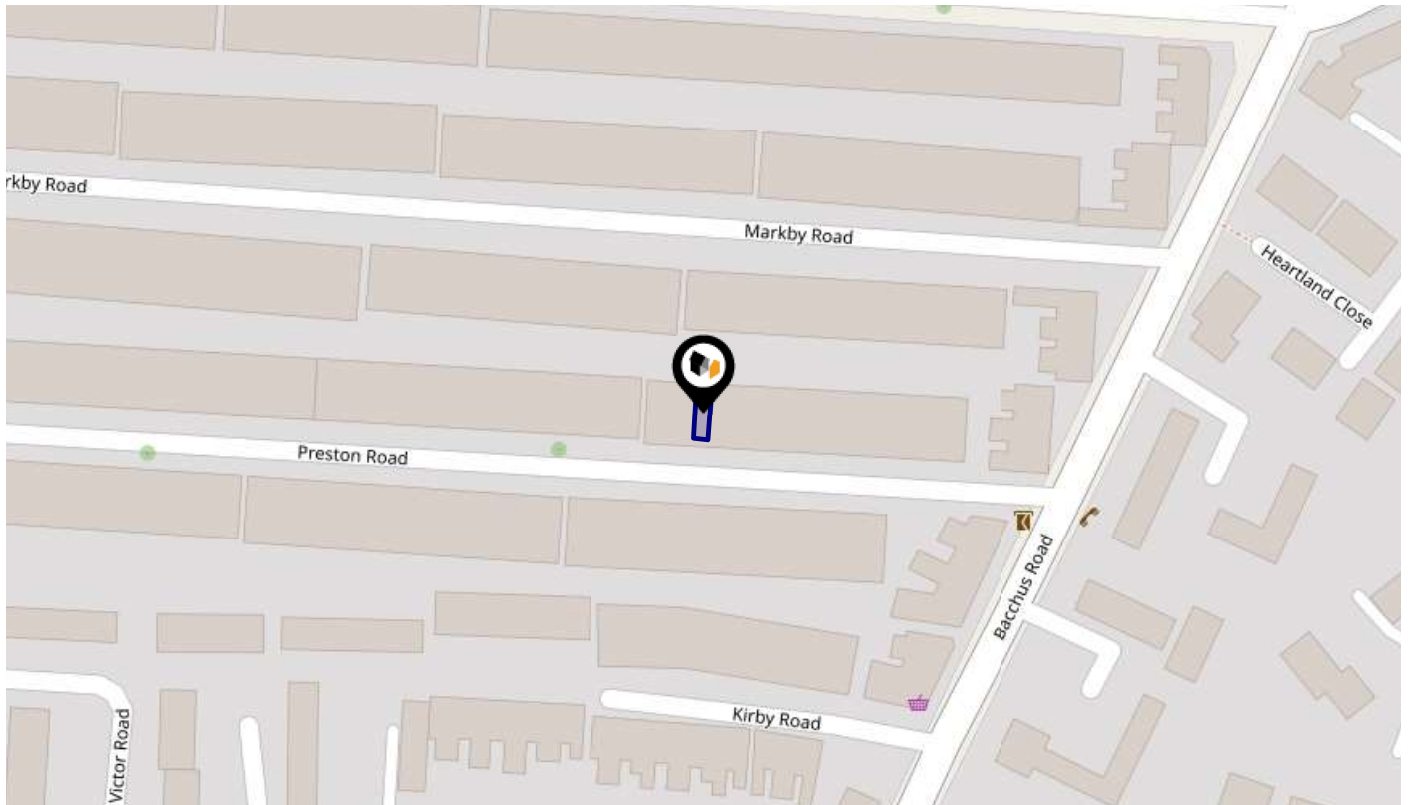
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Soho & Jewellery Quarter Ward
-  Handsworth Ward
-  Soho and Victoria Ward
-  Holyhead Ward
-  North Edgbaston Ward
-  Lozells Ward
-  Birchfield Ward
-  Newtown Ward
-  Ladywood Ward
-  Handsworth Wood 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.

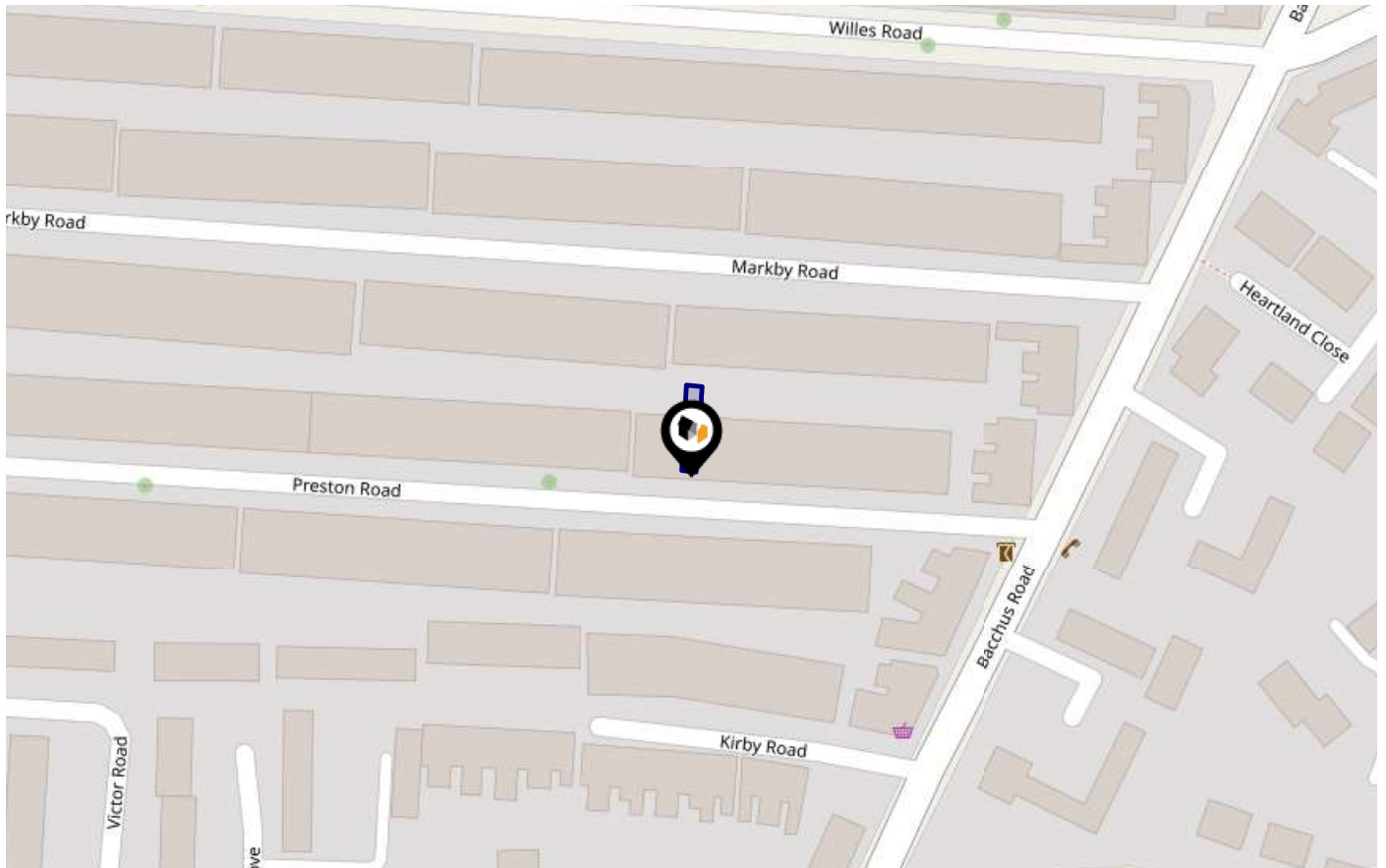
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

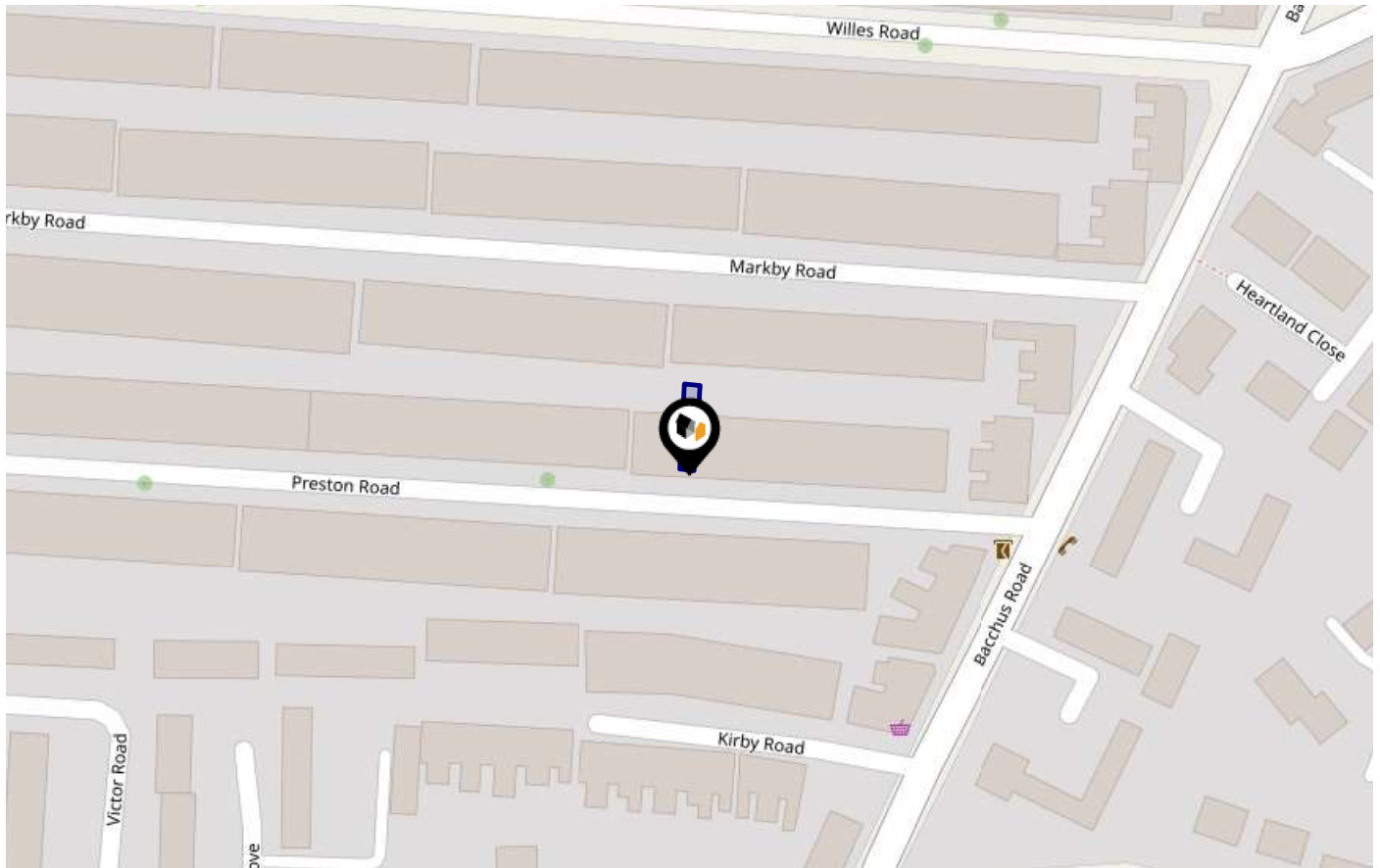
Chance of flooding to the following depths at this property:



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:

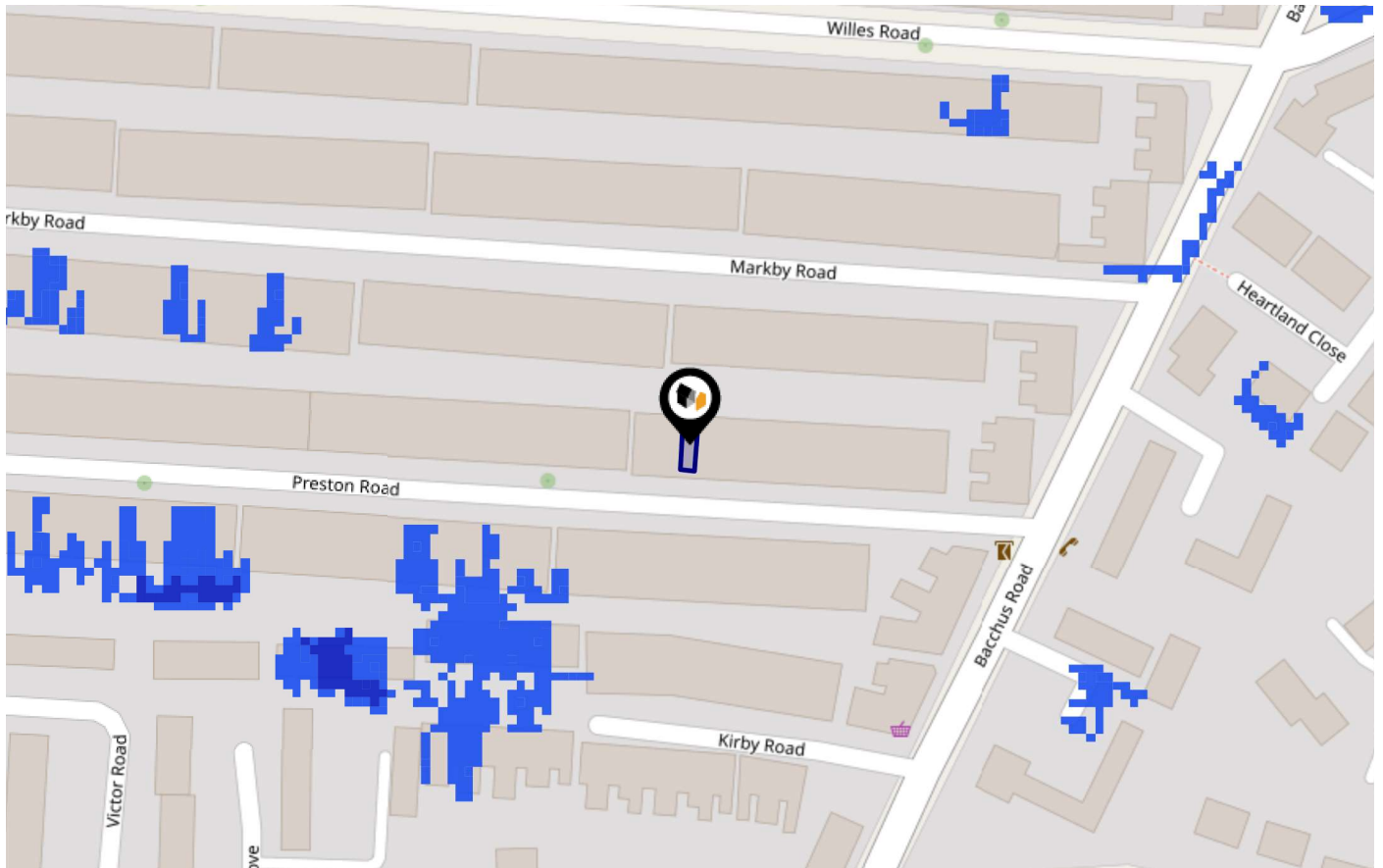


Flood Risk

Surface Water - Flood Risk

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.

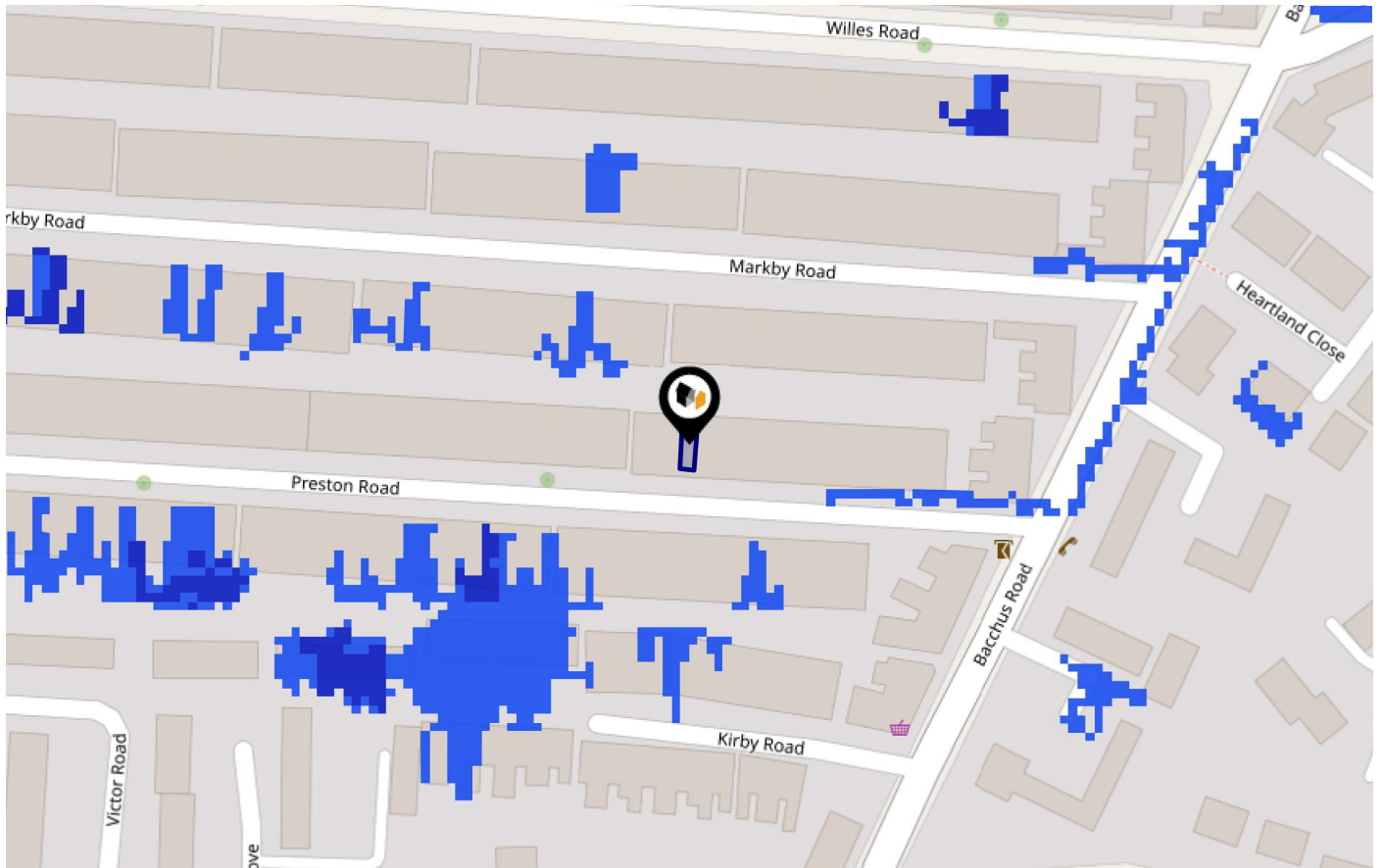
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

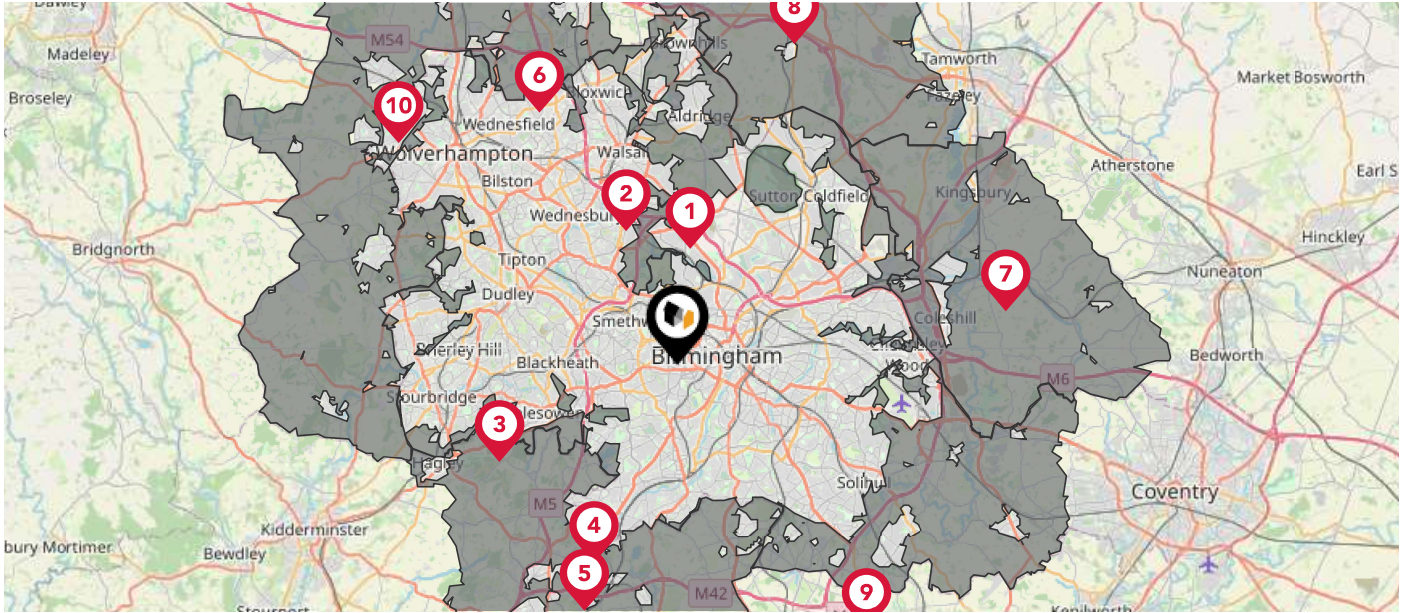
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



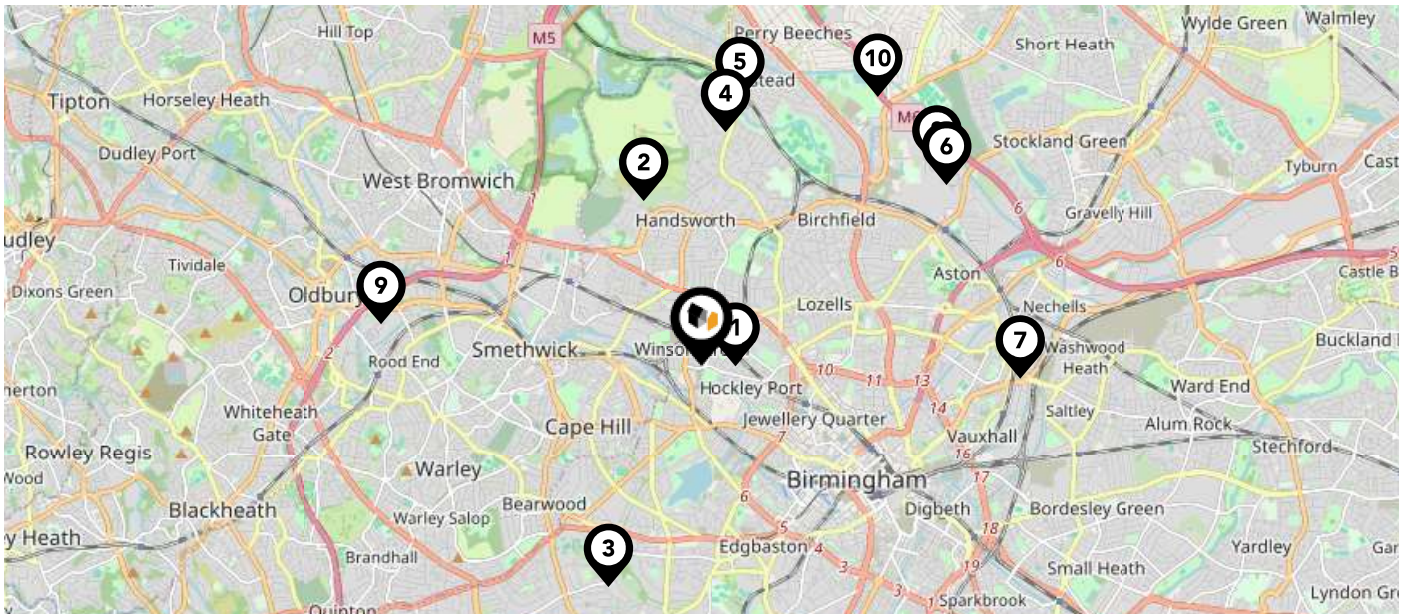
Nearby Green Belt Land

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

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

1	City Waste Plc's Landfill Site-Park Road, Hockley, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
2	Hilltop Farm-Silvercroft Avenue, Handsworth, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
3	Woodbourne Road Landfill Site-Residential Development Off Euan Close, Euan Close, Harborne, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
4	Hamstead Hill-Hamstead Hill, Hamstead, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
5	Kingsdown Avenue Landfill Site-Kingsdown Avenue, Hamstead, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
6	Kynock Works-Witton, Birmingham	Historic Landfill <input type="checkbox"/>
7	EA/EPR/FP3296FV/A001	Active Landfill <input checked="" type="checkbox"/>
8	Former Kynoch Works-Holford Drive, Witton, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
9	Blakeley Hall Road-Blakeley Hall Road, Oldbury, West Midlands	Historic Landfill <input type="checkbox"/>
10	Papermill End-Paper Mill End, Perry Barr, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>

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

	1211898 - 17 Handsworth New Road	Grade II	0.2 miles
	1375351 - All Saints Hospital	Grade II	0.2 miles
	1343061 - Bishop Latimer Memorial Church Of All Saints	Grade II	0.2 miles
	1076360 - Bhai Kanhaya House	Grade II	0.2 miles
	1399843 - Foundry Primary School	Grade II	0.3 miles
	1343352 - 93, Benson Road, Birmingham B18	Grade II	0.3 miles
	1220040 - Benson Junior School	Grade II	0.3 miles
	1289686 - Roving Bridge Over Birmingham/wolverhampton Canal Just West Of West Soho Loop Entrance	Grade II	0.4 miles
	1076336 - Roving Bridge Over West Entrance To Soho Loop	Grade II	0.4 miles
	1077155 - Towpath Bridge At Sp 036 884 (approximately 640 Metres South East Of Radbone Lane) Birmingham Canal Birmingham Level	Grade II	0.5 miles

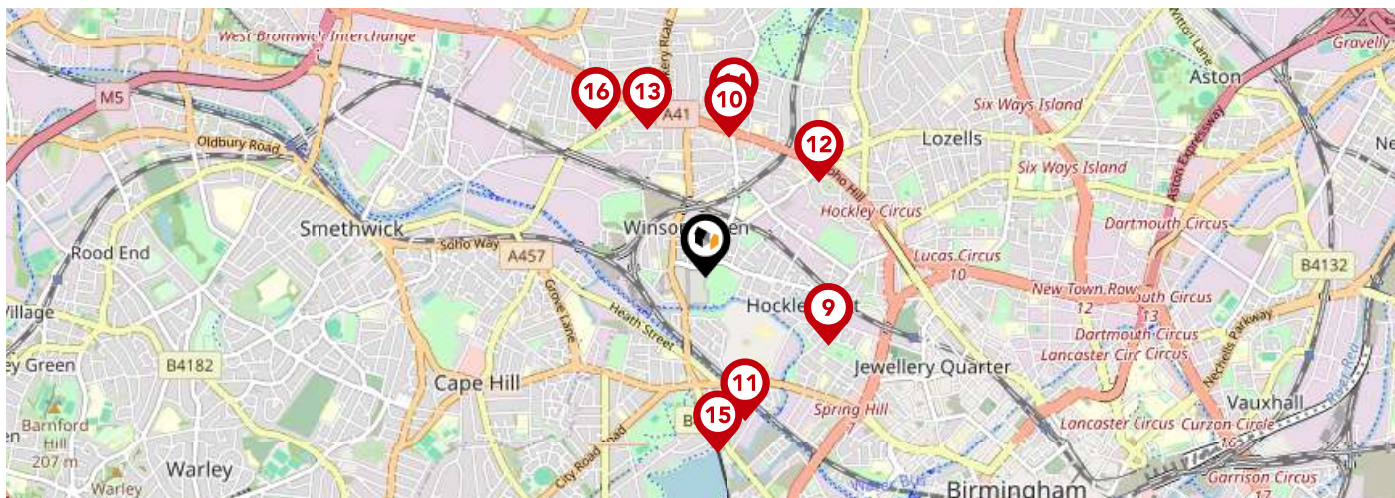
Area Schools



		Nursery	Primary	Secondary	College	Private
1	Oasis Academy Foundry Ofsted Rating: Outstanding Pupils: 224 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oasis Academy Boulton Ofsted Rating: Good Pupils: 239 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	James Watt Primary School Ofsted Rating: Good Pupils: 443 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Summerfield Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Myles Academy Ofsted Rating: Good Pupils: 15 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Michael's CofE Primary Academy, Handsworth Ofsted Rating: Outstanding Pupils: 176 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Nishkam Primary School Birmingham Ofsted Rating: Outstanding Pupils: 420 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Orion School Ofsted Rating: Good Pupils: 9 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

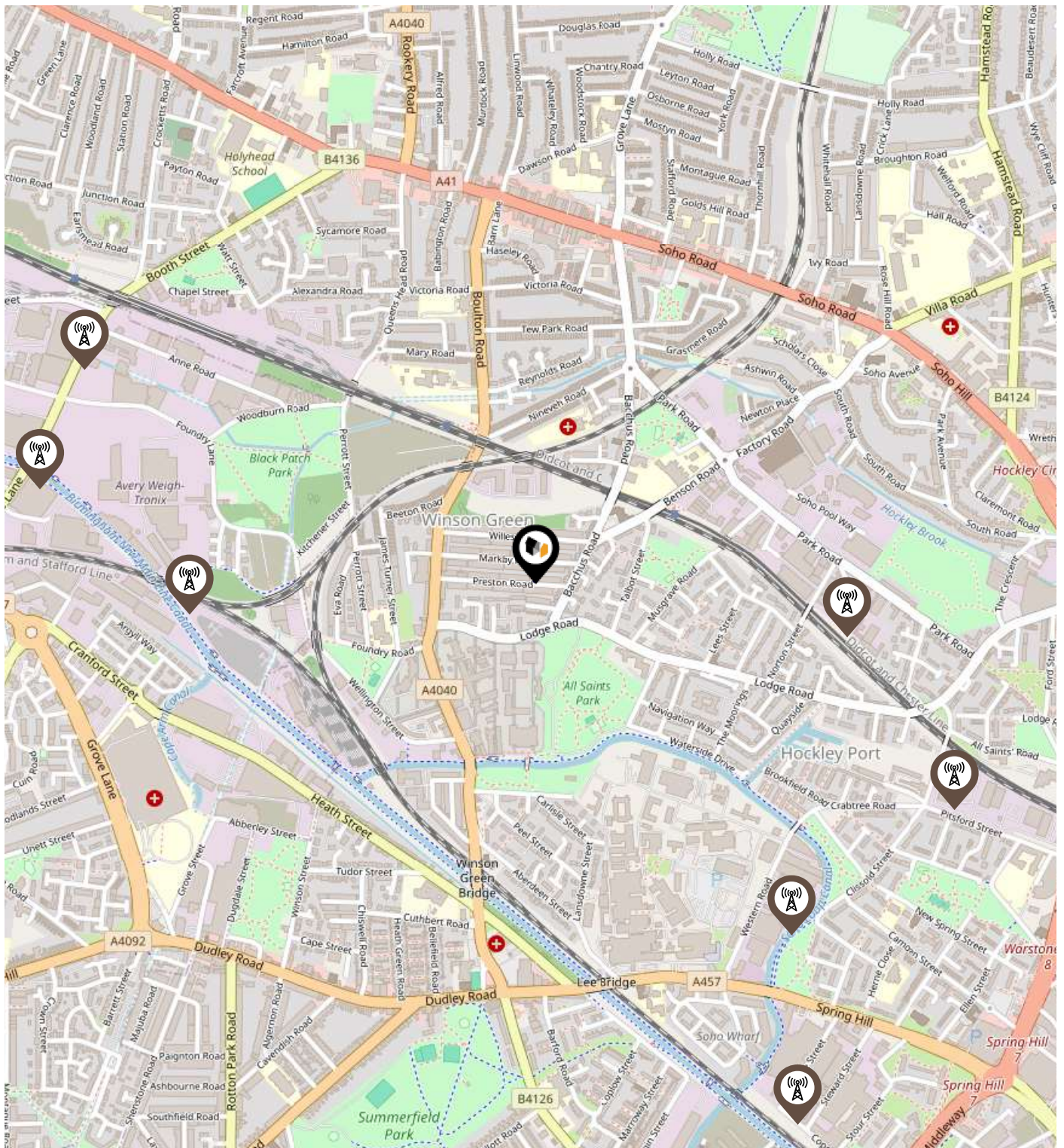
LANDWOOD GROUP





	Nursery	Primary	Secondary	College	Private
<p>9 Future First Independent School Ofsted Rating: Inadequate Pupils: 4 Distance:0.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 King Edward VI Handsworth Grammar School for Boys Ofsted Rating: Good Pupils: 1046 Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Patrick and St Edmund's Catholic Primary School Ofsted Rating: Good Pupils: 404 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 King Edward VI Handsworth School Ofsted Rating: Outstanding Pupils: 1284 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 V.A.S.E Academy Ofsted Rating: Good Pupils: 28 Distance:0.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Grove School Ofsted Rating: Good Pupils: 658 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Barford Primary School Ofsted Rating: Good Pupils: 427 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Holyhead School Ofsted Rating: Good Pupils: 1254 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

LANDWOOD
GROUP

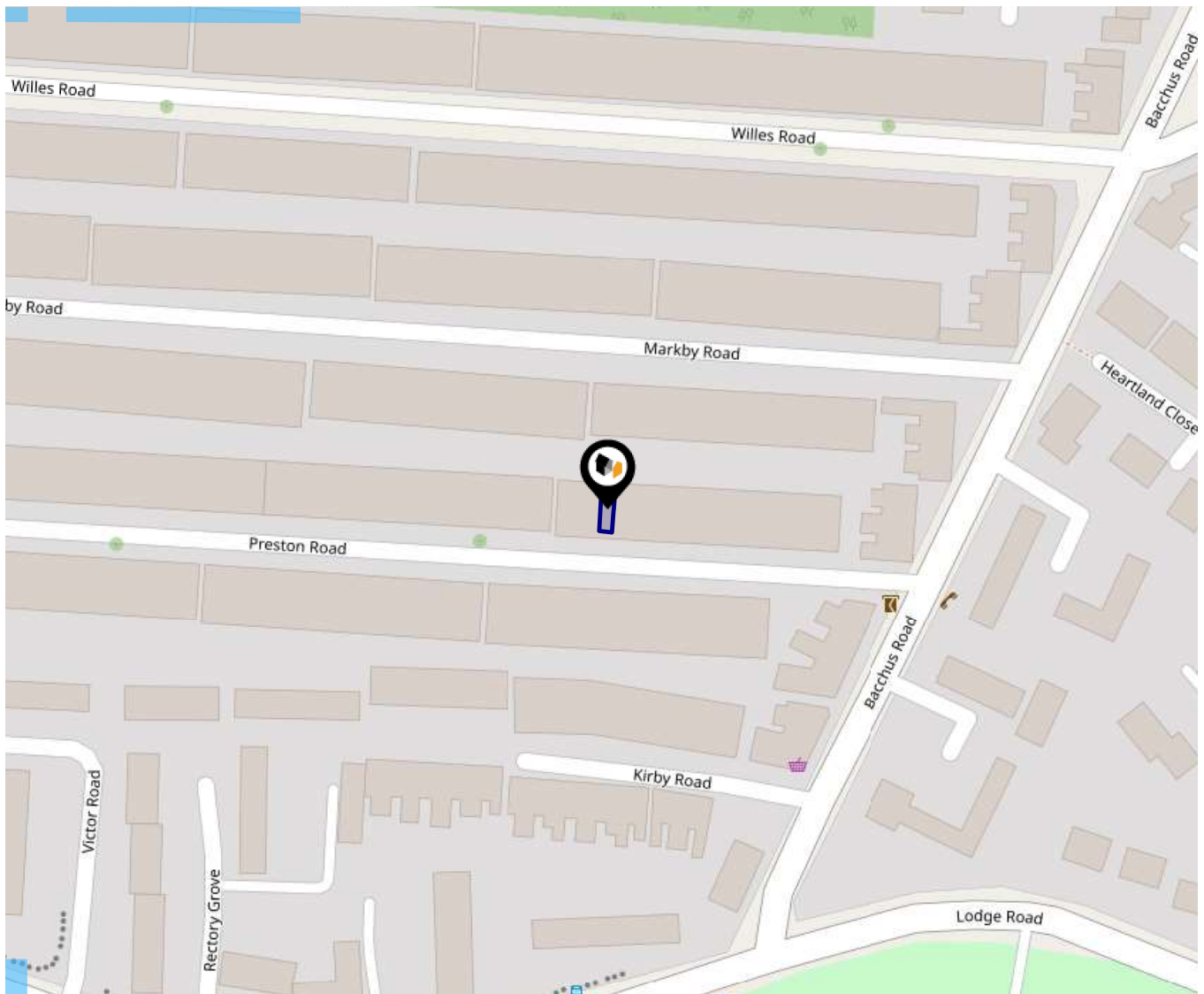


Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise

LANDWOOD
GROUP



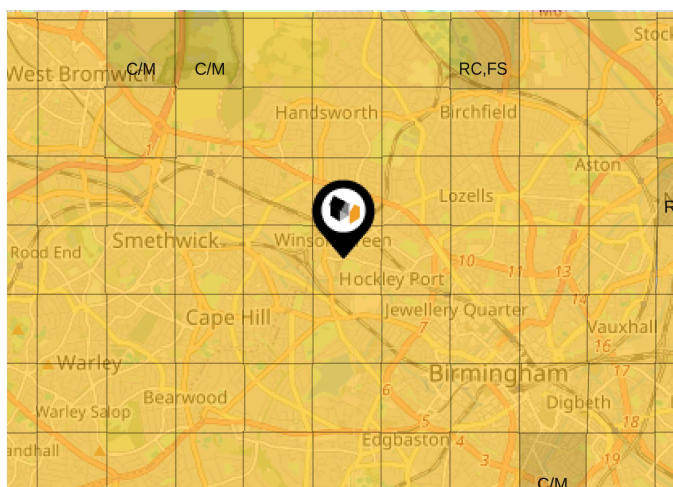
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

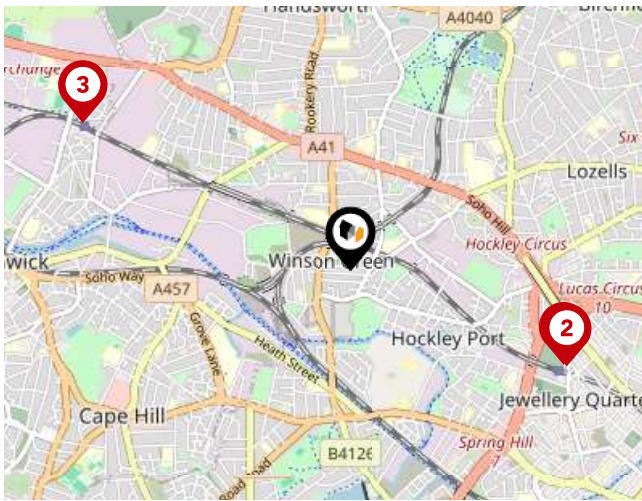


Primary Classifications (Most Common Clay Types)

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)



National Rail Stations

Pin	Name	Distance
1	Jewellery Quarter Rail Station	1.05 miles
2	Jewellery Quarter Rail Station	1.07 miles
3	The Hawthorns Rail Station	1.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J1	2.01 miles
2	M6 J7	3.98 miles
3	M6 J6	3.18 miles
4	M6 J8	4.67 miles
5	M5 J2	3.52 miles

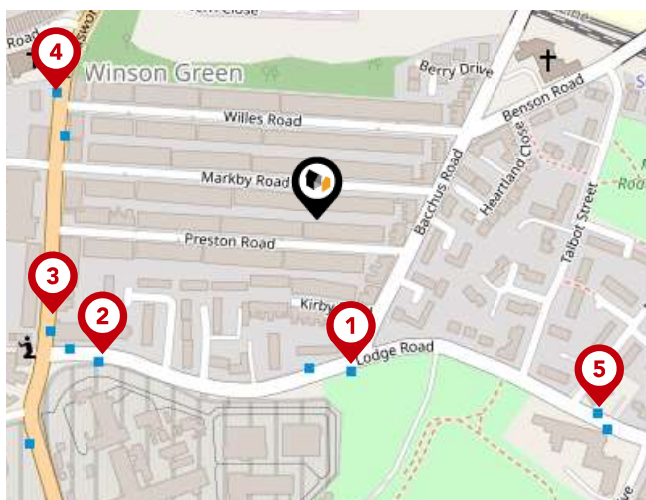


Airports/HELIPADS

Pin	Name	Distance
1	Birmingham Airport	9.11 miles
2	Baginton	21.36 miles
3	Staverton	42.74 miles
4	East Mids Airport	34.22 miles

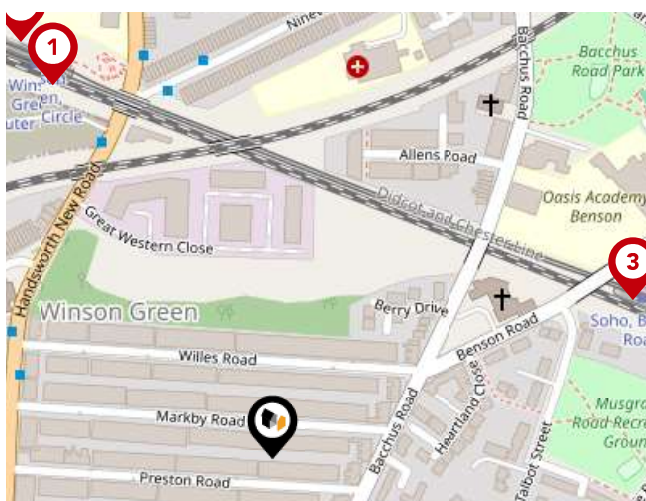
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bacchus Road	0.08 miles
2	Winson Green Prison	0.14 miles
3	Lodge Rd	0.16 miles
4	Willes Rd	0.17 miles
5	Musgrave Rd	0.19 miles



Local Connections

Pin	Name	Distance
1	Winson Green Outer Circle (Midland Metro Stop)	0.24 miles
2	Winson Green Outer Circle (Midland Metro Stop)	0.28 miles
3	Soho Benson Rd (Midland Metro Stop)	0.22 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

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

