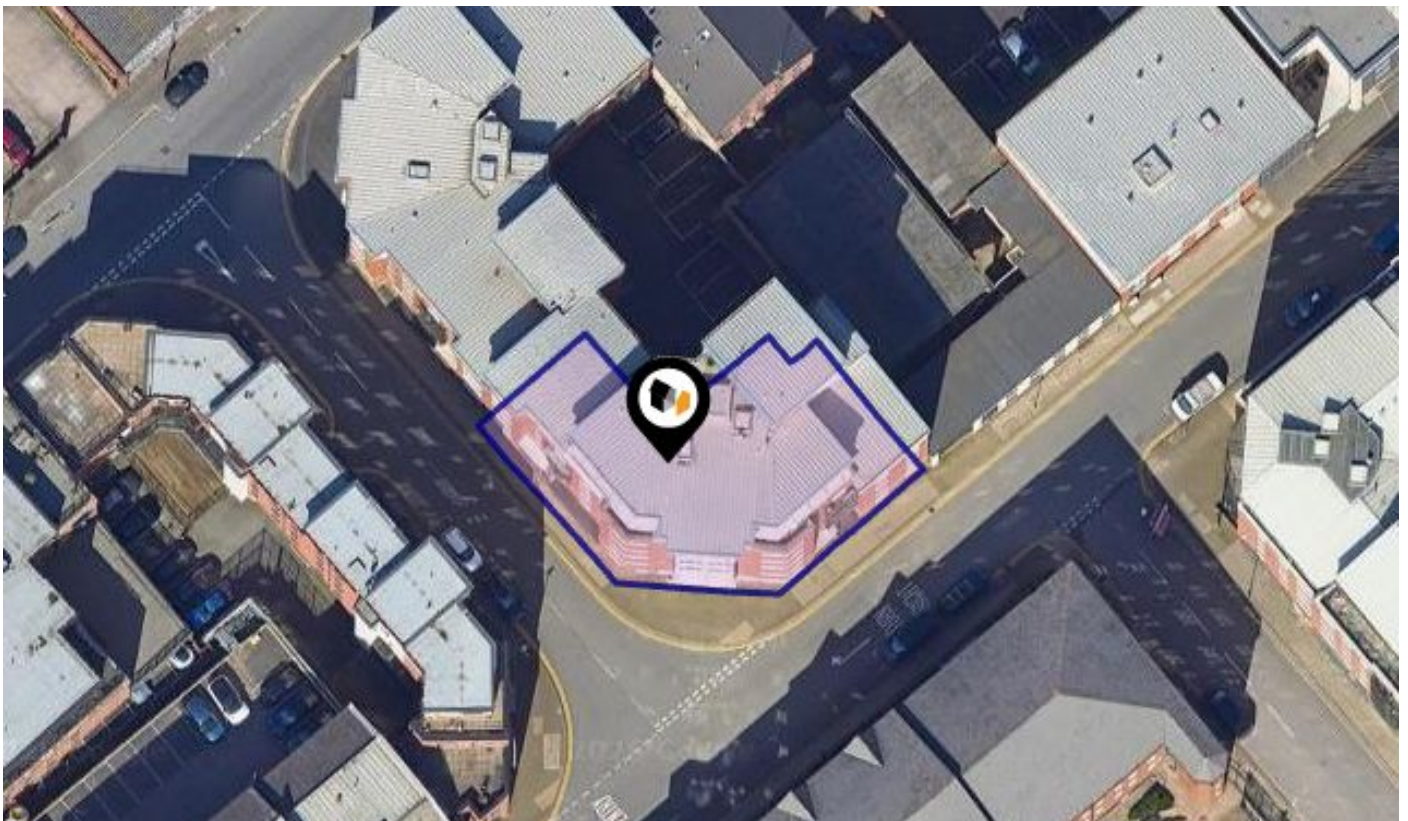




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Tuesday 30th June 2026



**APARTMENT 401, 10, TOWNSEND WAY, BIRMINGHAM, B1
2RT**

Landwood Group

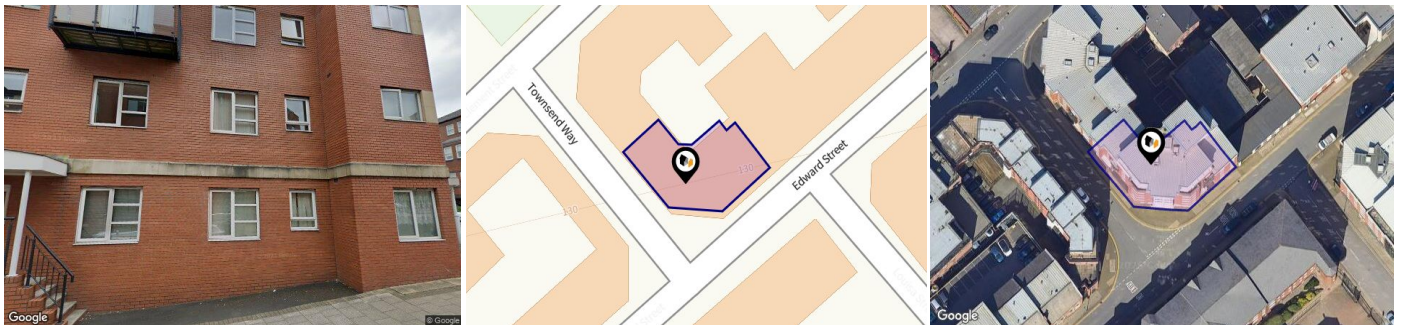
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	14/07/2006
Bedrooms:	2	Last Sold Price:	£143,000
Floor Area:	688 ft ² / 64 m ²	Last Sold £/ft²:	£207
Plot Area:	0.12 acres	Tenure:	Leasehold
Year Built :	2004		
Council Tax :	Band D		
Annual Estimate:	£2,363		
Title Number:	WM836126		
UPRN:	10023293610		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



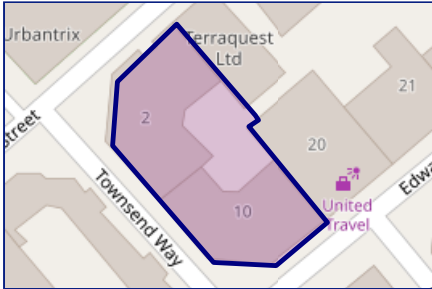
Satellite/Fibre TV Availability:



Property Multiple Title Plans

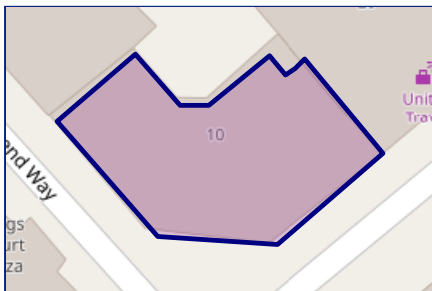
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Freehold Title Plan



WM203090

Leasehold Title Plan



WM836126

Start Date: 17/02/2004
End Date: 01/01/2128
Lease Term: 125 years from 1 January 2003
Term Remaining: 101 years

Gallery Photos

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Property EPC - Certificate

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Apartment 401, 10 Townsend Way, B1 2RT

Energy rating

C

Valid until 05.09.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
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:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	64 m ²

Market Sold in Street

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Apartment 204, 10, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	12/12/2025	27/07/2016		
Last Sold Price:	£135,000	£148,000		
Kings Court Plaza, 37, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	10/09/2025			
Last Sold Price:	£114,000			
Apartment 402, 10, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	24/01/2025			
Last Sold Price:	£215,000			
Apartment 305, 2, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	15/02/2024			
Last Sold Price:	£165,000			
Apartment 404, 10, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	22/03/2023	10/07/2015		
Last Sold Price:	£158,000	£110,000		
Apartment 501, 10, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	16/09/2022	22/03/2019	22/07/2004	21/05/2004
Last Sold Price:	£200,000	£183,000	£237,500	£205,000
Kings Court Plaza, 25, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	07/09/2022			
Last Sold Price:	£150,000			
Kings Court Plaza, 43, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	15/07/2022			
Last Sold Price:	£132,500			
Apartment 302, 2, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	13/05/2022			
Last Sold Price:	£197,500			
Kings Court Plaza, 19, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	14/04/2022			
Last Sold Price:	£124,000			
Kings Court Plaza, 39, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	11/02/2022			
Last Sold Price:	£95,000			
Apartment 205, 10, Townsend Way, Birmingham, B1 2RT	Flat-maisonette House			
Last Sold Date:	29/10/2021	08/10/2018		
Last Sold Price:	£220,000	£205,000		

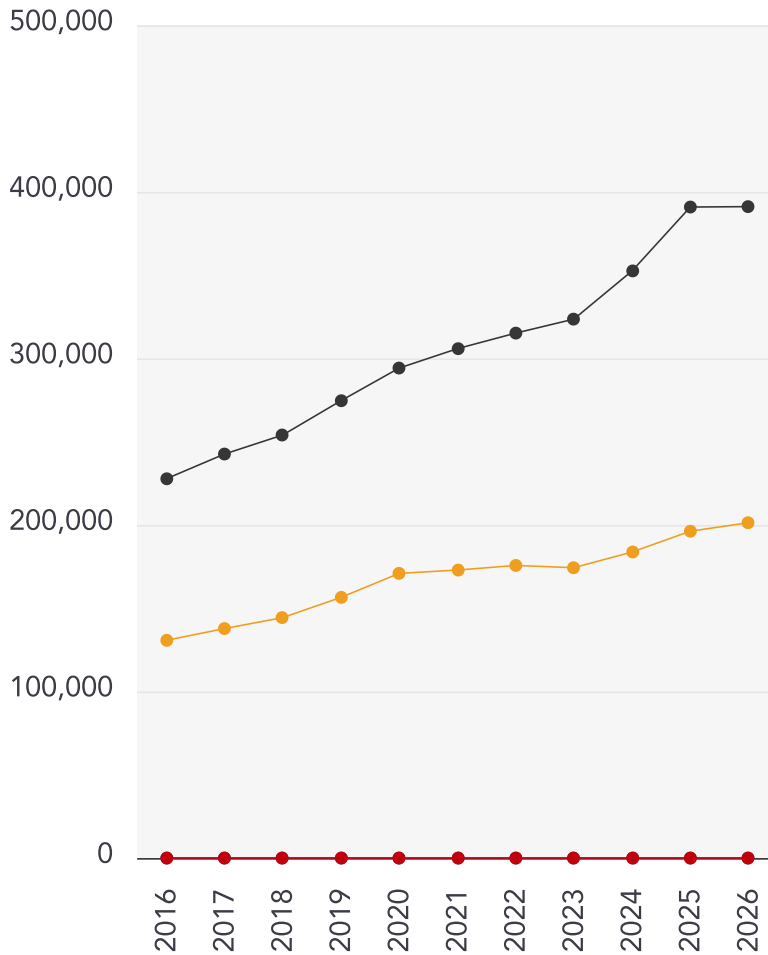
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in B1



Terraced

+71.75%

Flat

+54.03%

Detached

+77.95%

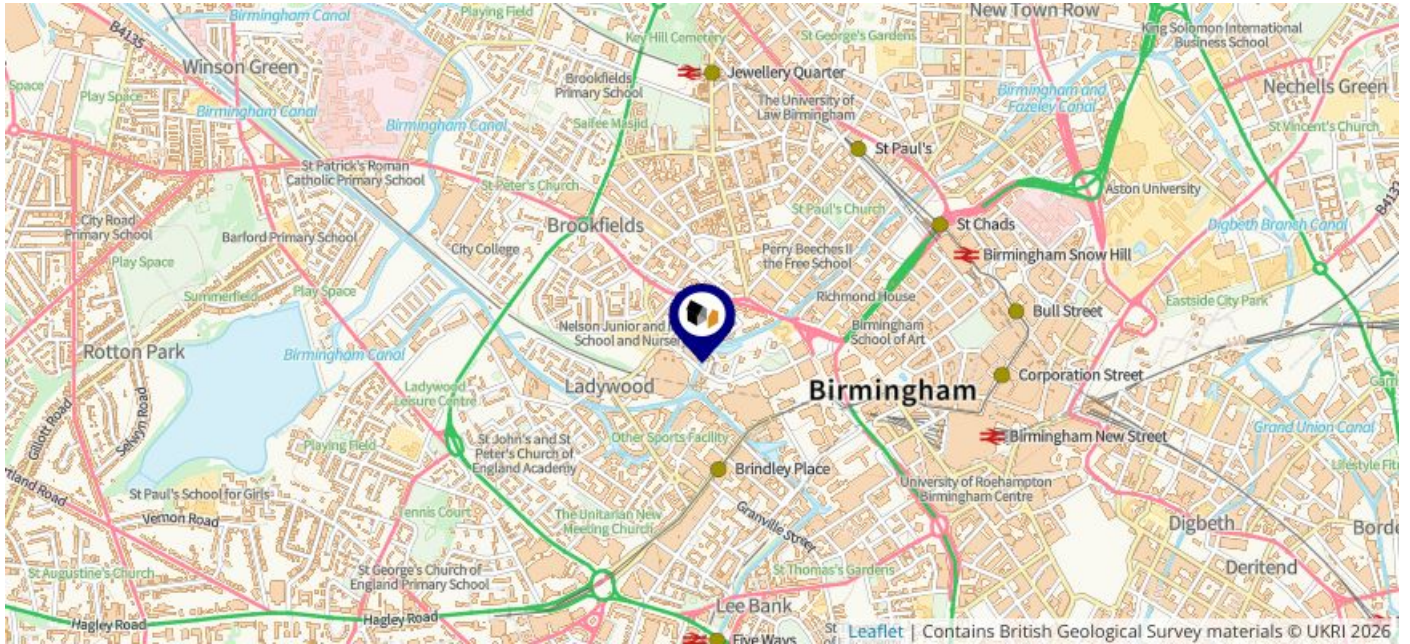
Semi-Detached

+78.12%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



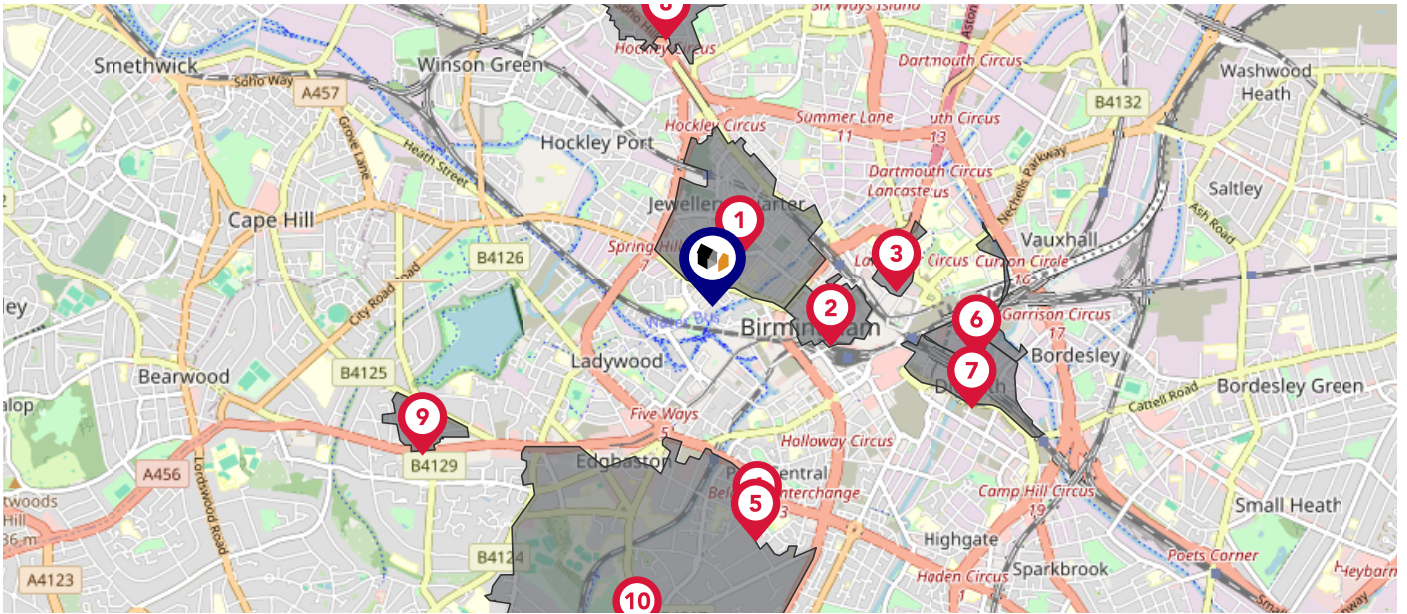
Mine Entry

- ✗ 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.



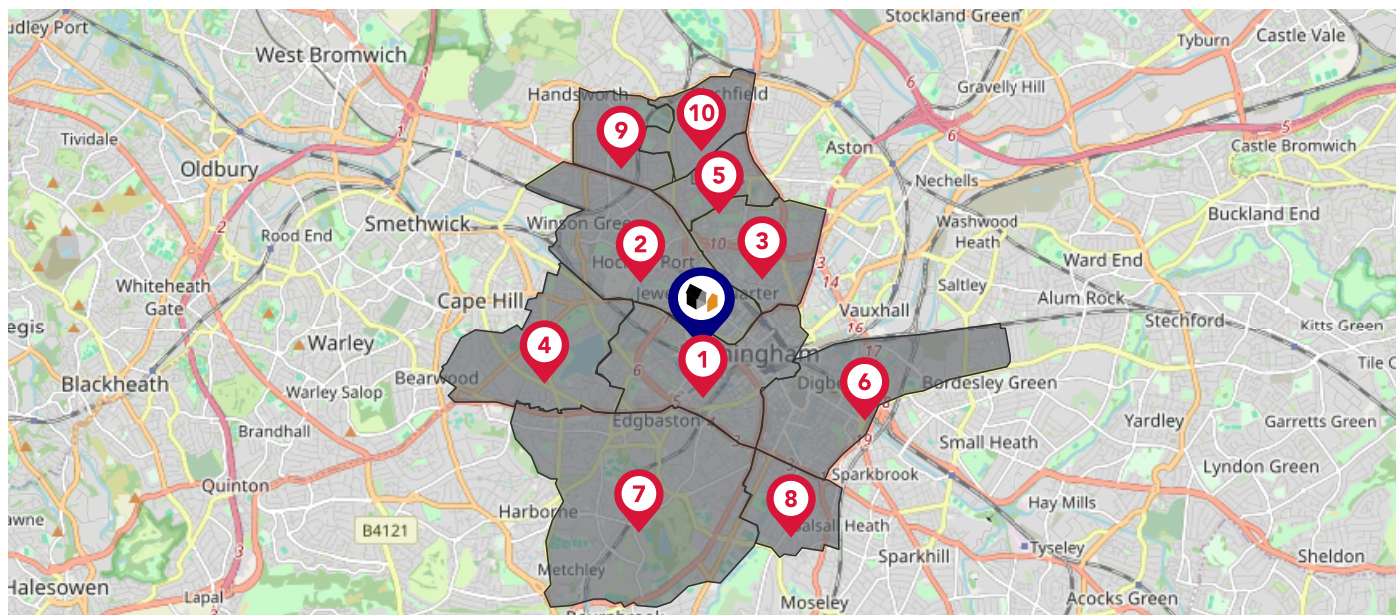
Nearby Conservation Areas

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











Maps

Council Wards

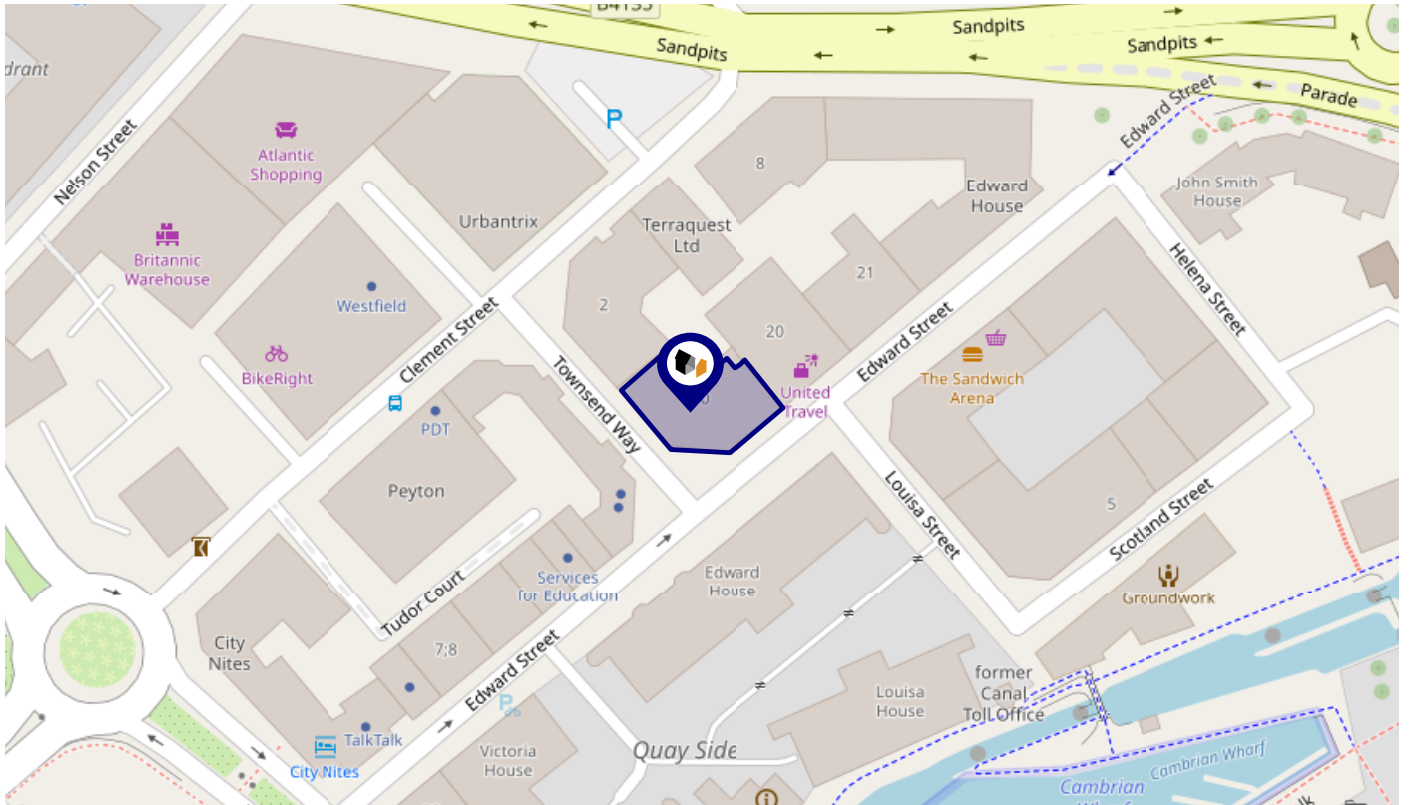
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Ladywood Ward
-  Soho & Jewellery Quarter Ward
-  Newtown Ward
-  North Edgbaston Ward
-  Lozells Ward
-  Bordesley & Highgate Ward
-  Edgbaston Ward
-  Balsall Heath West Ward
-  Handsworth Ward
-  Birchfield 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.

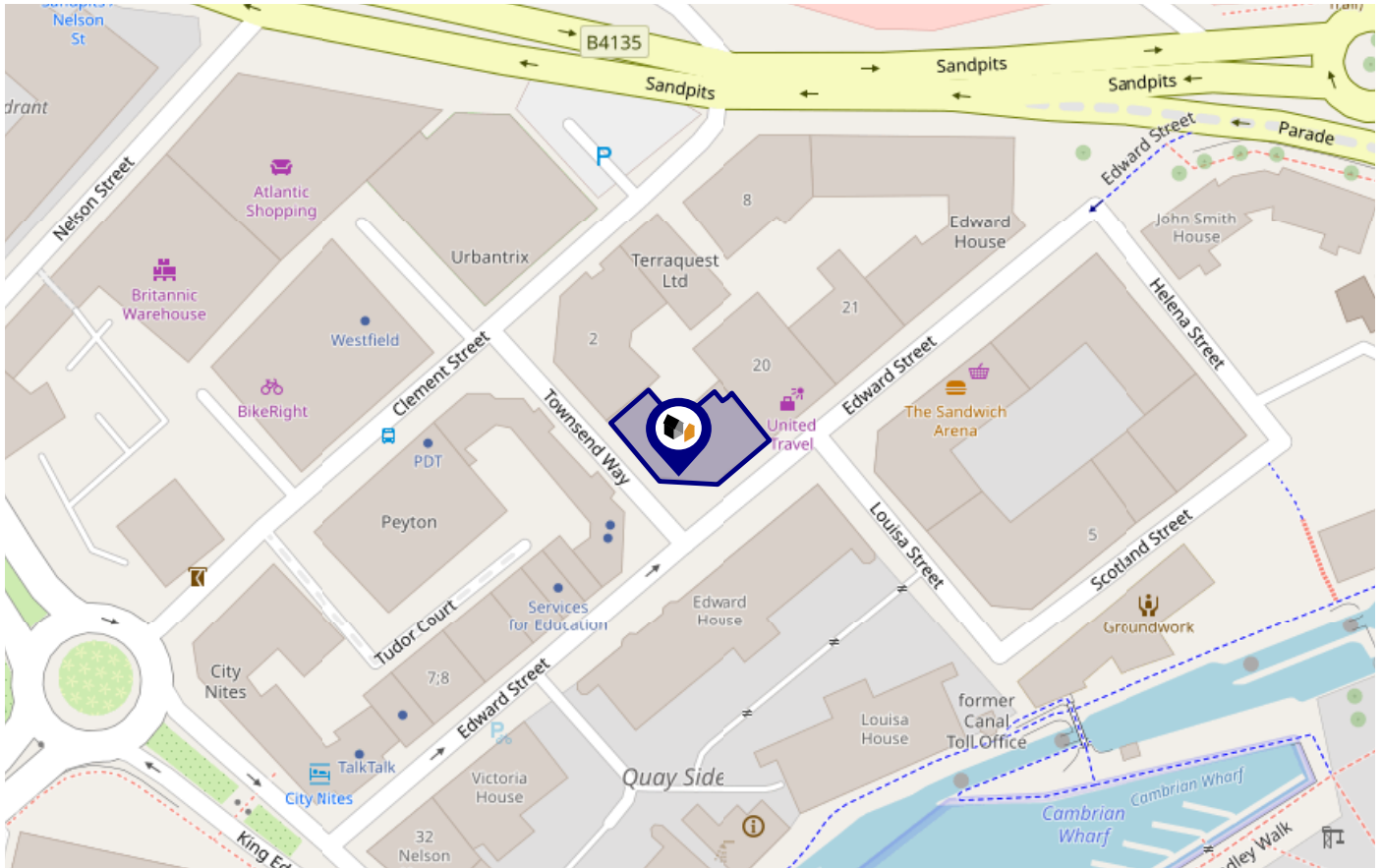
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

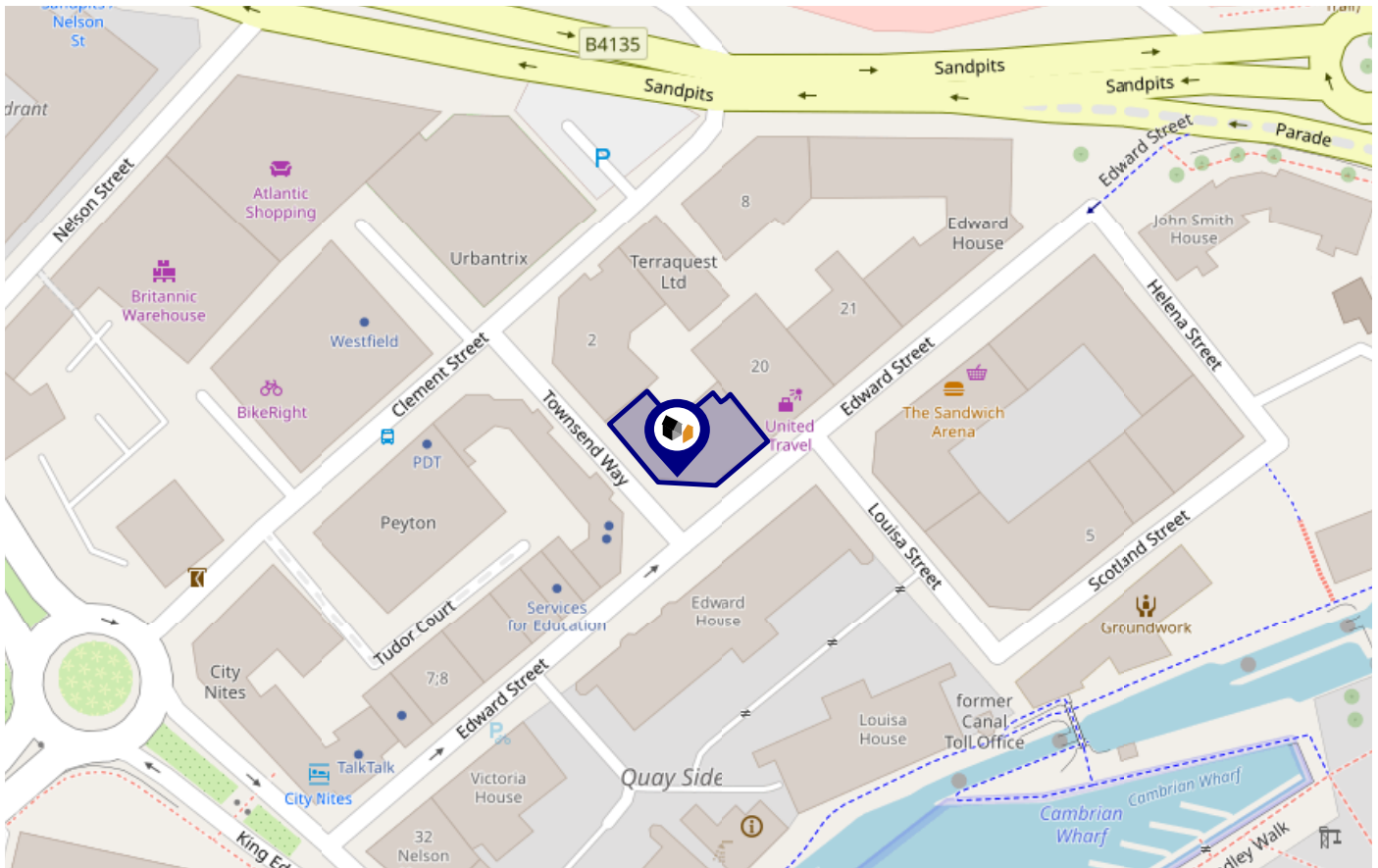
Chance of flooding to the following depths at this property:



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

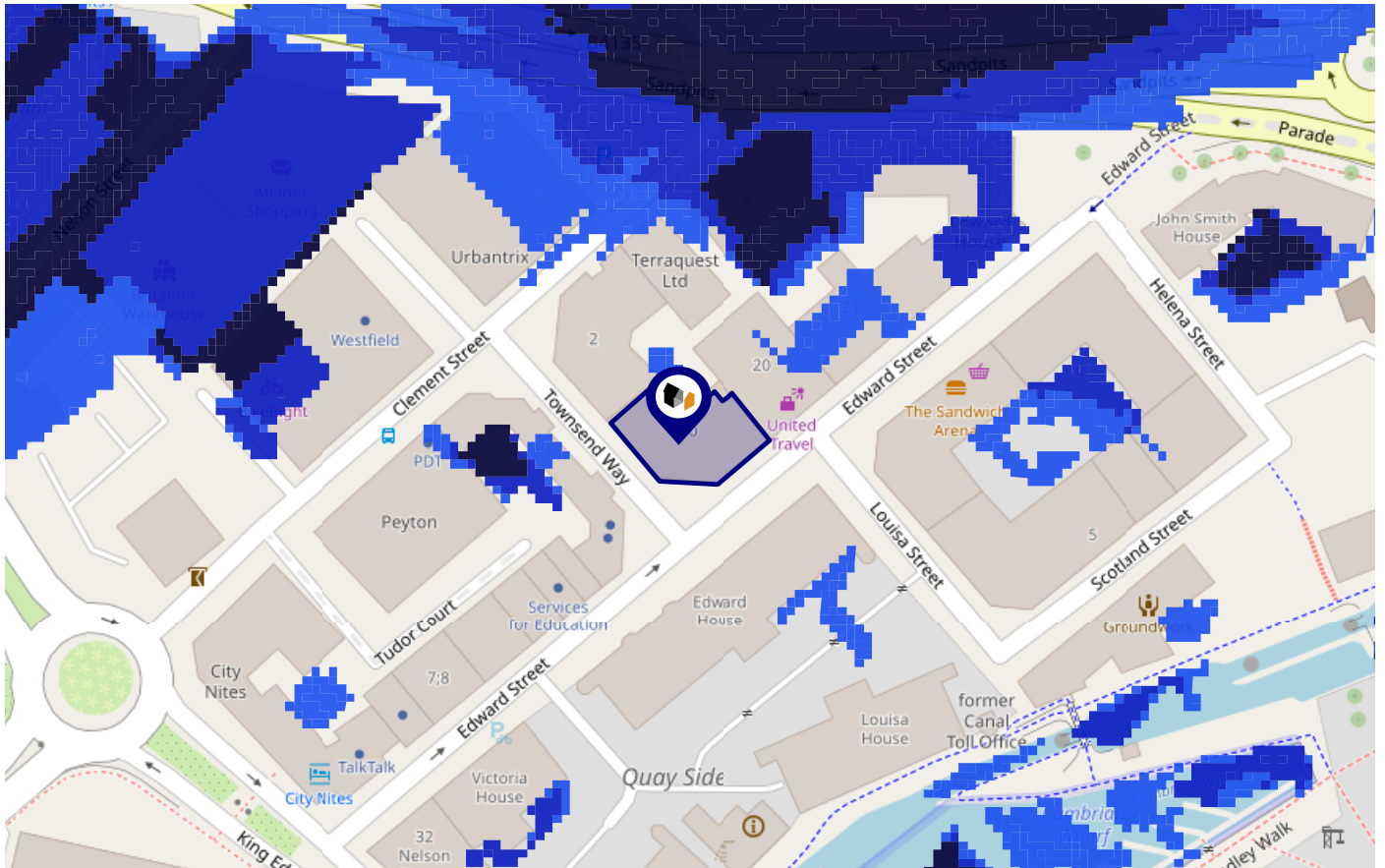
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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



Risk Rating: Very low

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

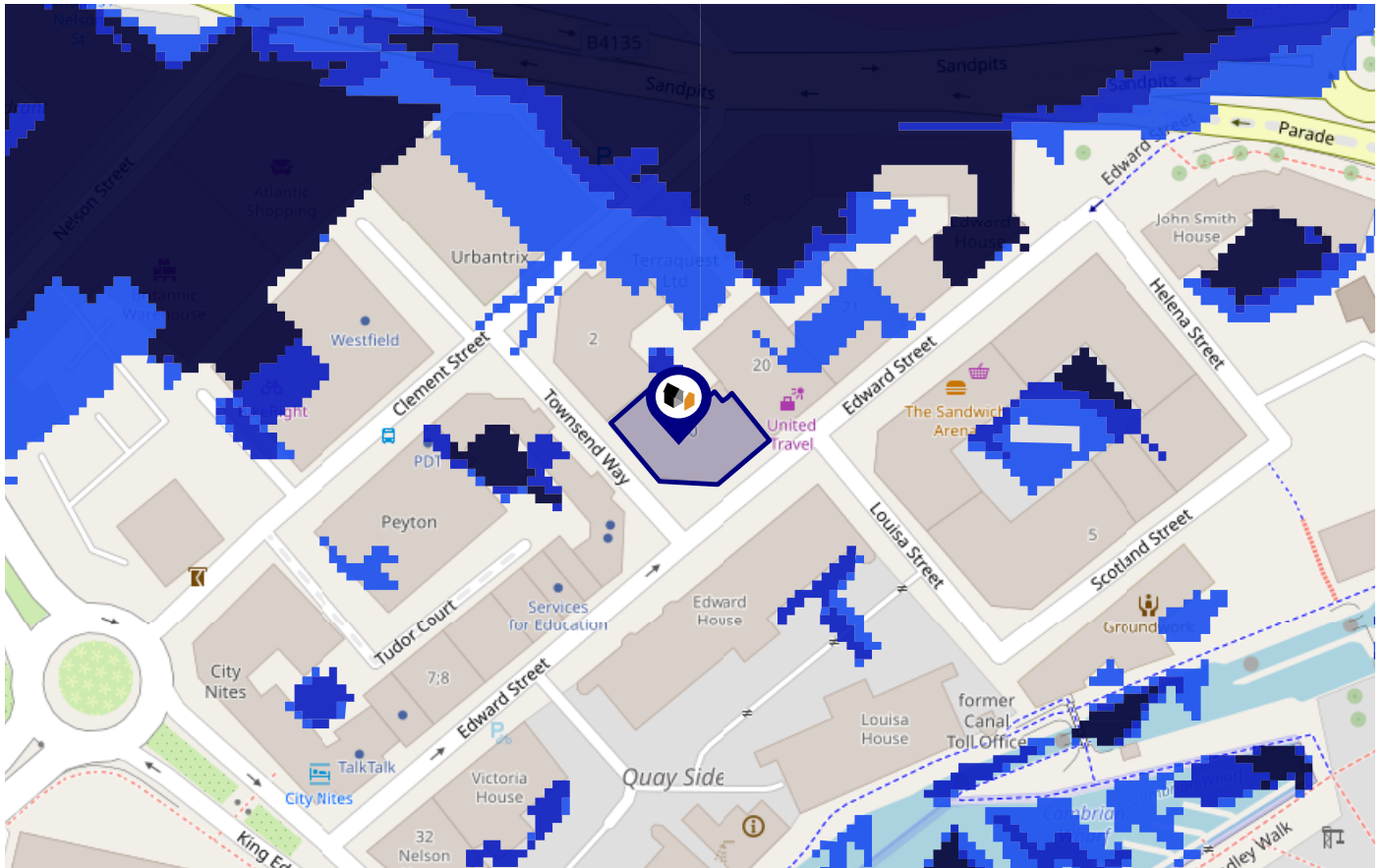
Chance of flooding to the following depths at this property:



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

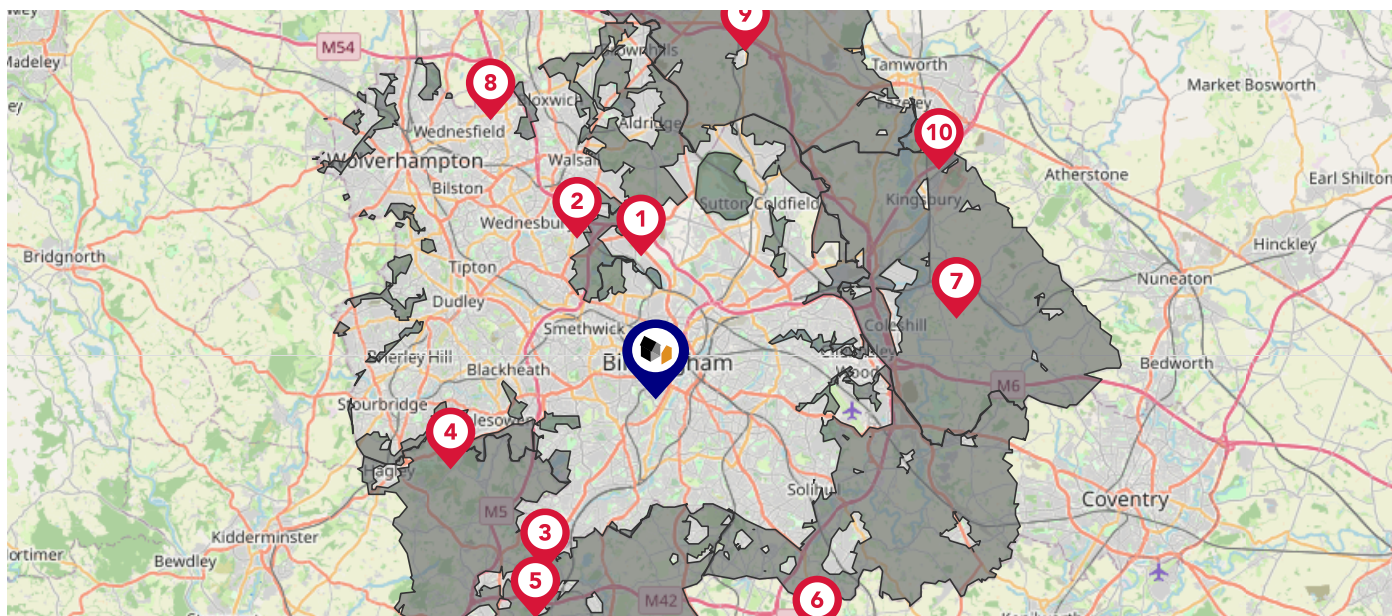
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

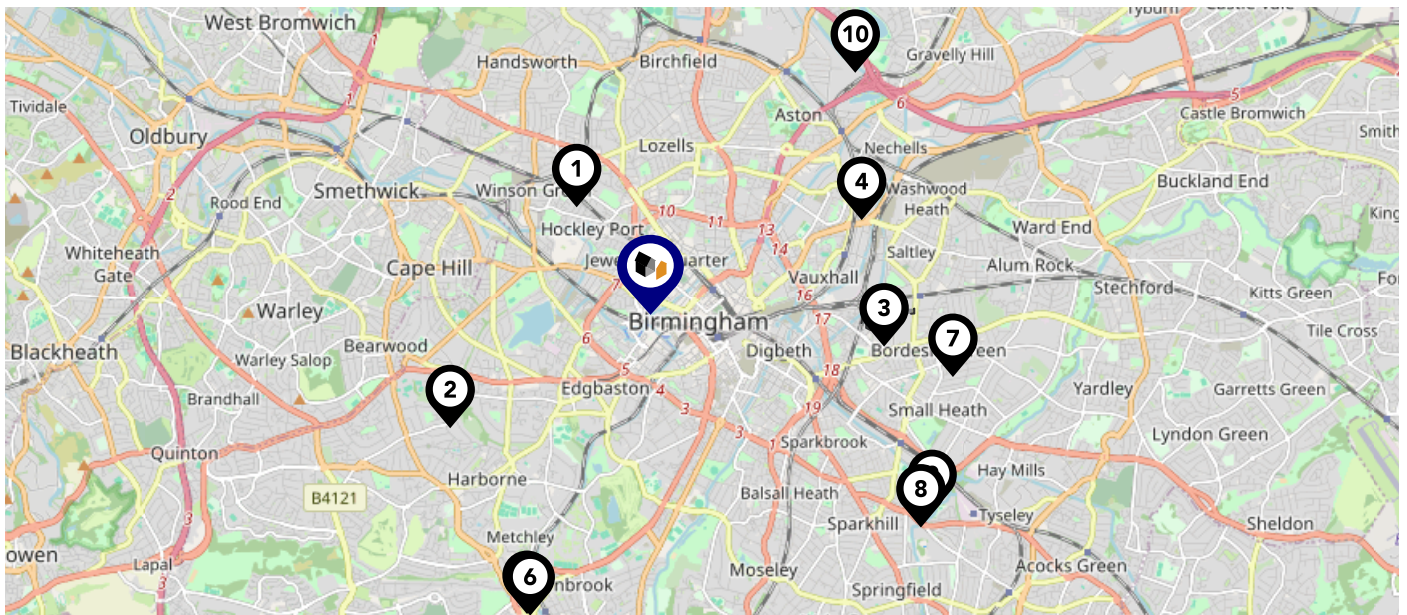
- 1 Birmingham Green Belt - Sandwell
- 2 Birmingham Green Belt - Walsall
- 3 Birmingham Green Belt - Birmingham
- 4 Birmingham Green Belt - Dudley
- 5 Birmingham Green Belt - Bromsgrove
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Wolverhampton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

Maps

Landfill Sites

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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
2	Woodbourne Road Landfill Site-Residential Development Off Euan Close, Euan Close, Harborne, Birmingham, West Midlands	Historic Landfill
3	Former Adderley Park Brickworks Landfill Site-Former Adderley Park Brickworks, Adderley Road, Bordesley, Birmingham, West Midlands	Historic Landfill
4	EA/EPR/FP3296FV/A001	Active Landfill
5	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill
6	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill
7	Former Bordesley Brickworks-Porters Way, Bordesley Green, Birmingham, West Midlands	Historic Landfill
8	Albion Road-Albion Road, Greet, Birmingham, West Midlands	Historic Landfill
9	Ackers Trust Site-Golden Hillock Road, Small Heath, Birmingham, West Midlands	Historic Landfill
10	North Park Road - M6 Motorway-North Park Road, Witton, 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



1210667 - 6 And 8, Edward Street B1

Grade II

0.0 miles



1075621 - 14, Edward Street B1

Grade II

0.0 miles



1076278 - Two Cranes At East And West Ends Of Basin At Head Of Farmers Bridge Locks

Grade II

0.1 miles



1220910 - Men's Urinal

Grade II

0.1 miles



1076318 - Ladywood West Tunnel Portal

Grade II

0.1 miles



1343082 - Roving Bridge Over Entrance To Birmingham Fazeley Canal At Fazeley Junction

Grade II

0.1 miles



1343104 - Roving Bridge By Toll House Over Birmingham And Fazeley Canal

Grade II

0.1 miles



1076276 - 1-4, Kingston Row B1

Grade II

0.1 miles



1235501 - Greek Orthodox Cathedral

Grade II

0.1 miles



1408477 - 1-7 Sloane Street

Grade II

0.1 miles



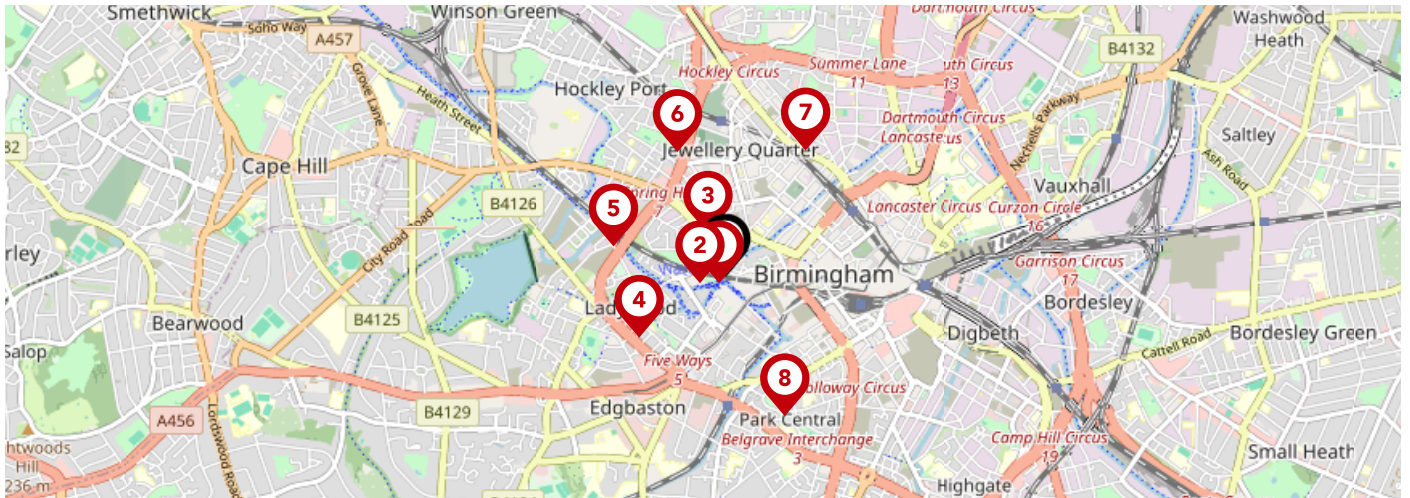
1343365 - 79, Cambridge Street B1

Grade II

0.1 miles

Area Schools

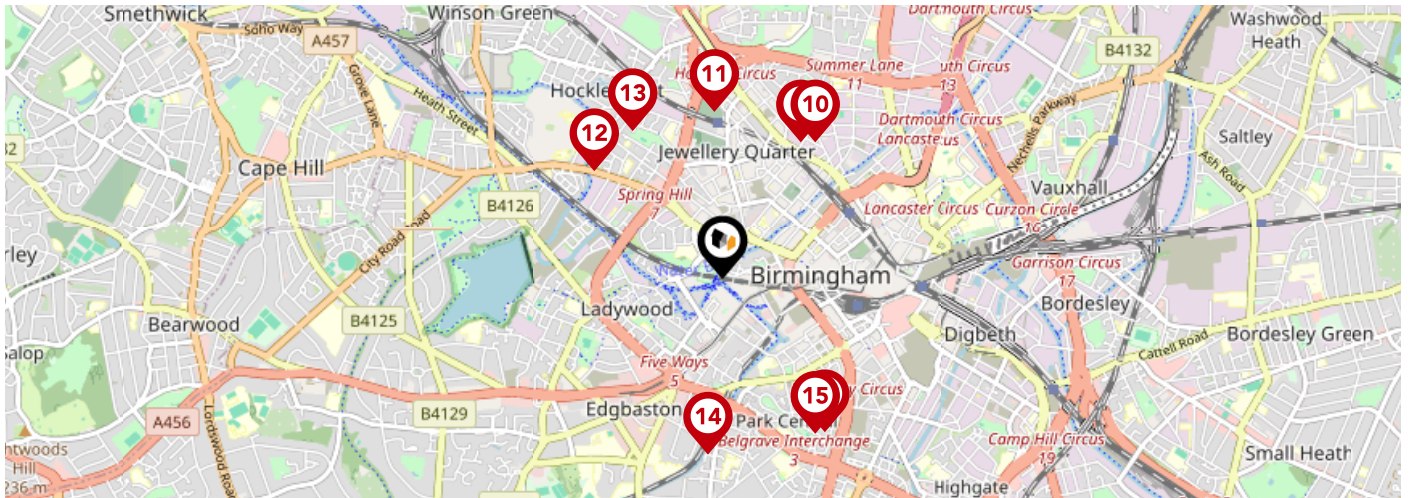
LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>1 City United Academy (CUA) Ofsted Rating: Good Pupils: 20 Distance:0.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Nelson Junior and Infant School Ofsted Rating: Good Pupils: 443 Distance:0.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Jewellery Quarter Academy Ofsted Rating: Good Pupils: 653 Distance:0.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St John's & St Peter's CofE Academy Ofsted Rating: Good Pupils: 210 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 BOA Stage and Screen Production Academy Ofsted Rating: Not Rated Pupils: 247 Distance:0.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Brookfields Primary School Ofsted Rating: Good Pupils: 410 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Arc Oakbridge School Ofsted Rating: Good Pupils: 58 Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 City Academy Ofsted Rating: Requires improvement Pupils: 665 Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

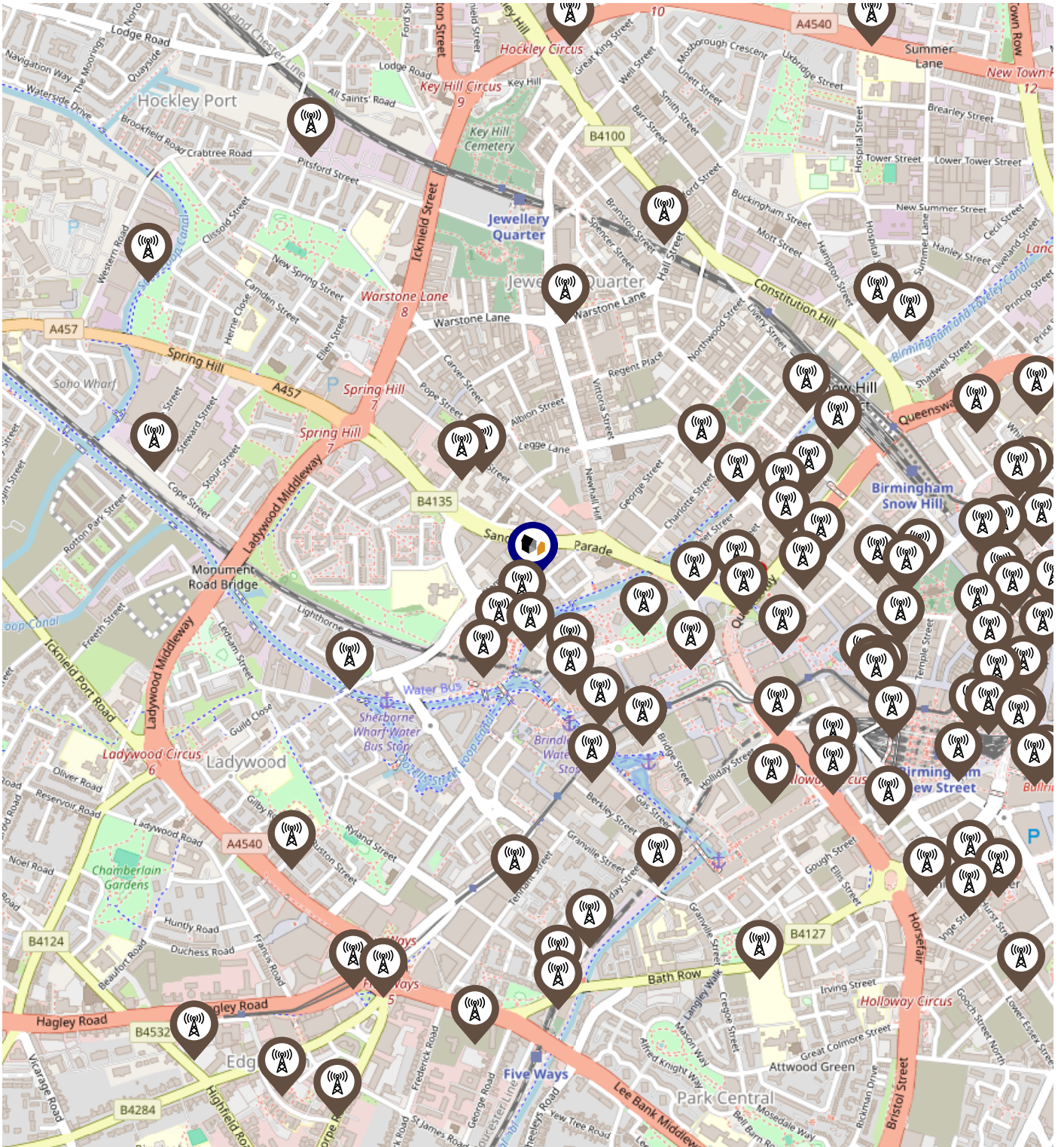
LANDWOOD GROUP





		Nursery	Primary	Secondary	College	Private
	Titan St Georges Academy Ofsted Rating: Good Pupils: 12 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's Church of England Academy, Newtown Ofsted Rating: Requires improvement Pupils: 306 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Values Academy Ofsted Rating: Inadequate Pupils: 15 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orion School Ofsted Rating: Good Pupils: 9 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Future First Independent School Ofsted Rating: Inadequate Pupils: 4 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Edgbaston College Ofsted Rating: Not Rated Pupils: 52 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas CofE Academy Ofsted Rating: Outstanding Pupils: 234 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine of Siena Catholic Primary School Ofsted Rating: Good Pupils: 248 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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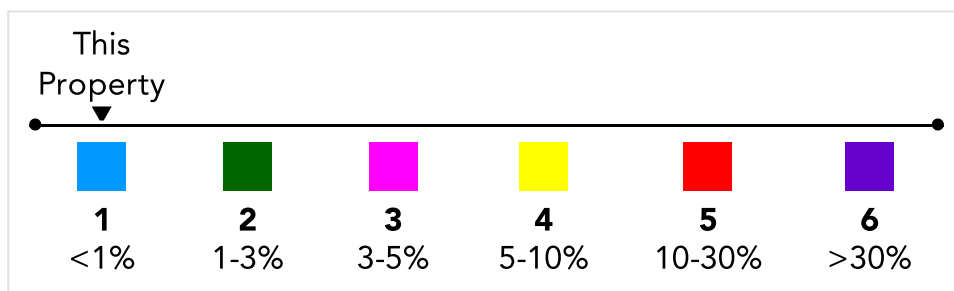
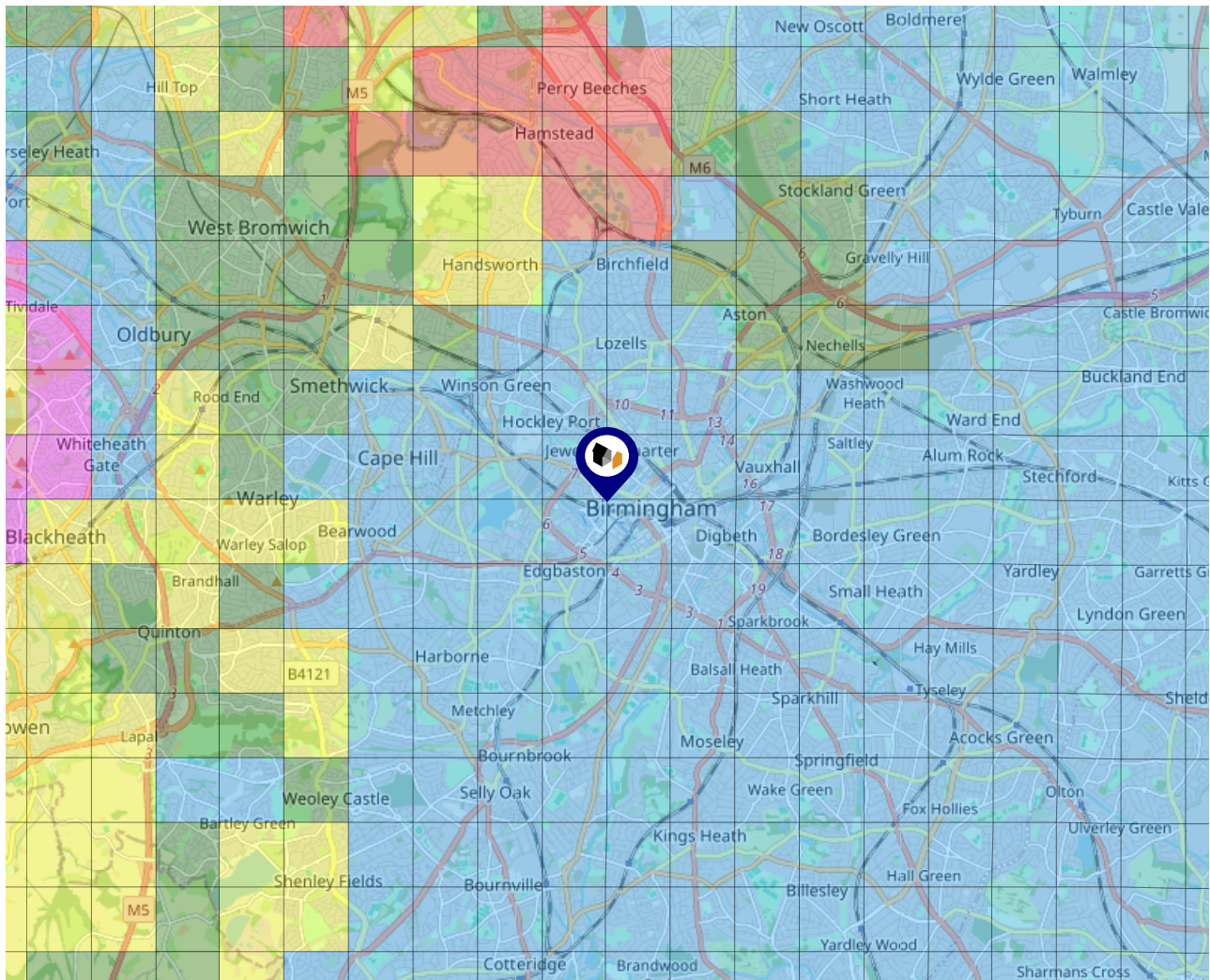


Key:

-  Power Pylons
-  Communication Masts

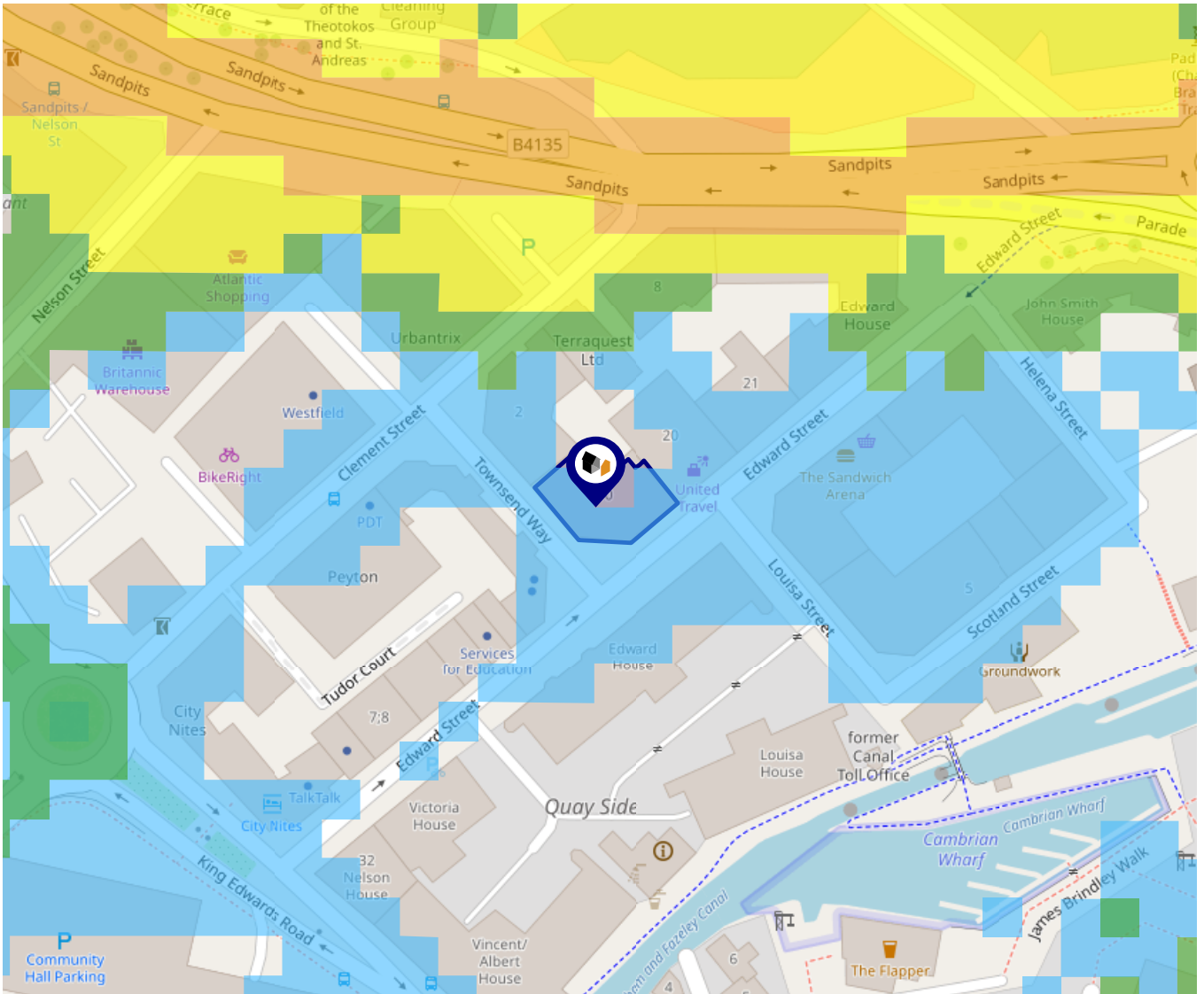
What is Radon?

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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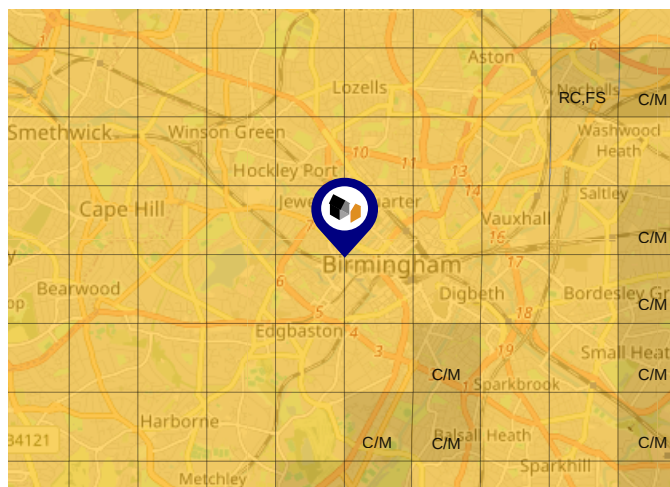


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		



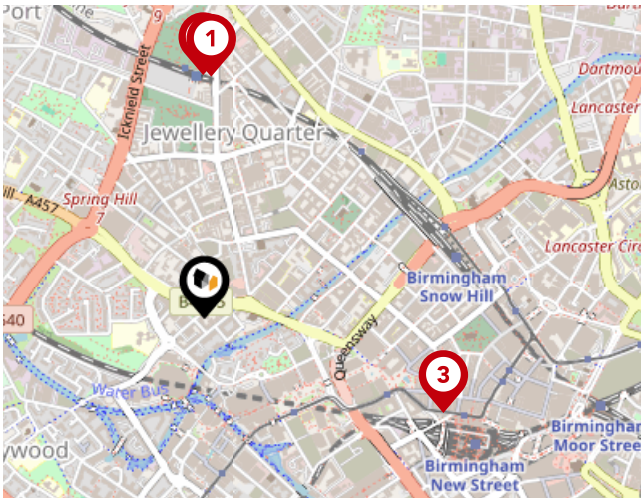
Primary Classifications (Most Common Clay Types)

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

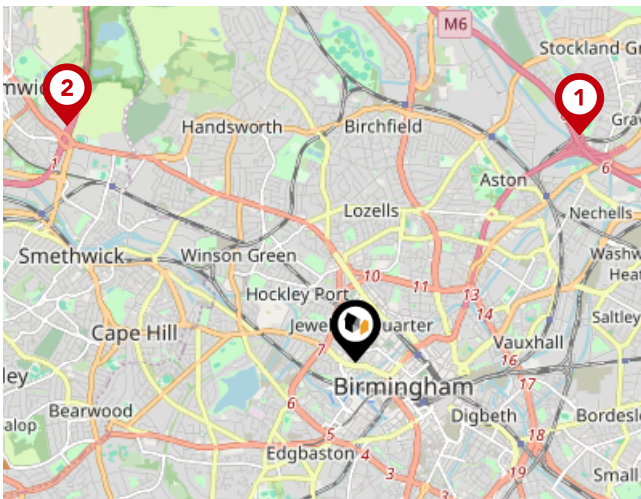
Transport (National)

LANDWOOD GROUP



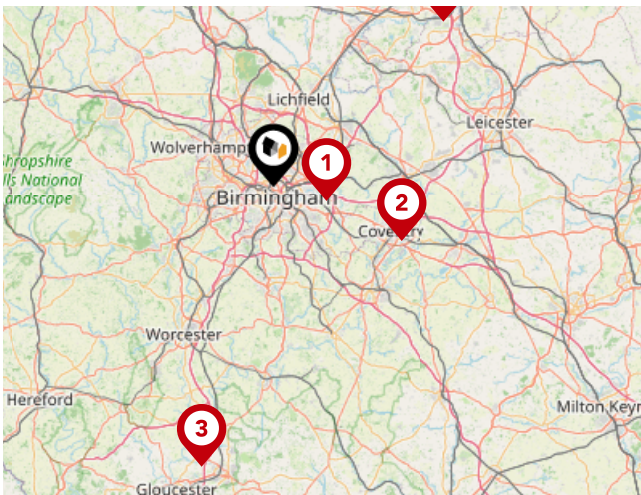
National Rail Stations

Pin	Name	Distance
1	Jewellery Quarter Rail Station	0.54 miles
2	Jewellery Quarter Rail Station	0.55 miles
3	Birmingham New Street Rail Station	0.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	2.89 miles
2	M5 J1	3.37 miles
3	M6 J7	5.01 miles
4	M6 J8	5.96 miles
5	M5 J3	4.8 miles

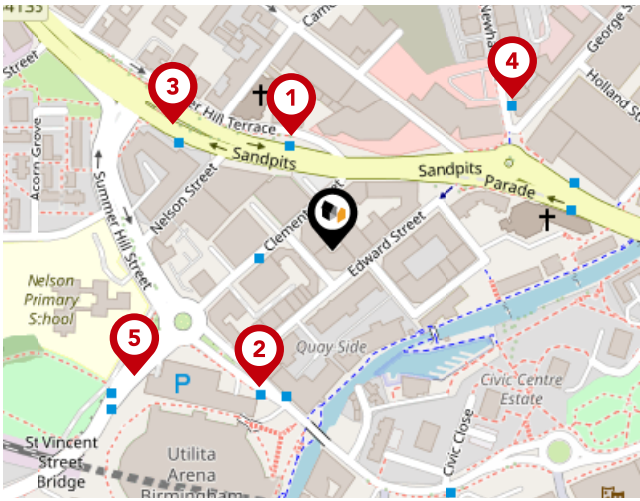


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	7.91 miles
2	Baginton	20.09 miles
3	Staverton	42.02 miles
4	East Mids Airport	34.19 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nelson St	0.07 miles
2	Arena Birmingham	0.09 miles
3	Nelson St	0.11 miles
4	George St	0.13 miles
5	Clement St	0.13 miles



Local Connections

Pin	Name	Distance
1	Brindleyplace (Midland Metro Stop)	0.33 miles
2	Centenary Square (Midlands Metro Stop)	0.28 miles
3	Town Hall (Midlands Metro Stop)	0.44 miles

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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.

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.



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