



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 27th February 2026



25, WASDALE ROAD, BIRMINGHAM, B31 1QH

Landwood Group

77 Deansgate Manchester M3 2BW

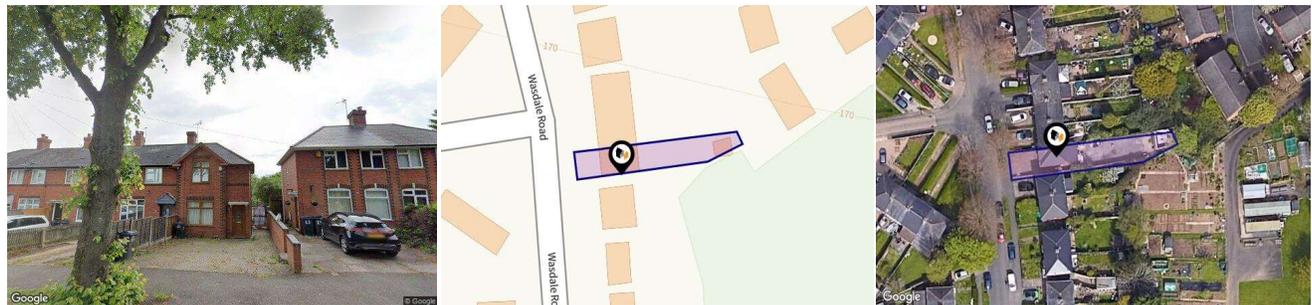
0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview



Property

Type: Terraced
Bedrooms: 3
Floor Area: 742 ft² / 69 m²
Plot Area: 0.07 acres
Year Built : 1950-1966
Council Tax : Band A
Annual Estimate: £1,497
Title Number: WM973163
UPRN: 100070553838

Last Sold Date: 01/04/2010
Last Sold Price: £67,000
Last Sold £/ft²: £90
Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	2000 mb/s

Mobile Coverage:
 (based on calls indoors)



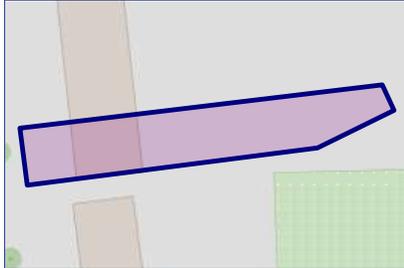
Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



WM281068

Leasehold Title Plan



WM973163

Start Date: 31/03/2010
End Date: 01/04/2135
Lease Term: 125 years from and including 1 April 2010
Term Remaining: 109 years

Property
EPC - Certificate



25 WASDALE ROAD, BIRMINGHAM, B31 1QH

Energy rating

D

Valid until 21.02.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

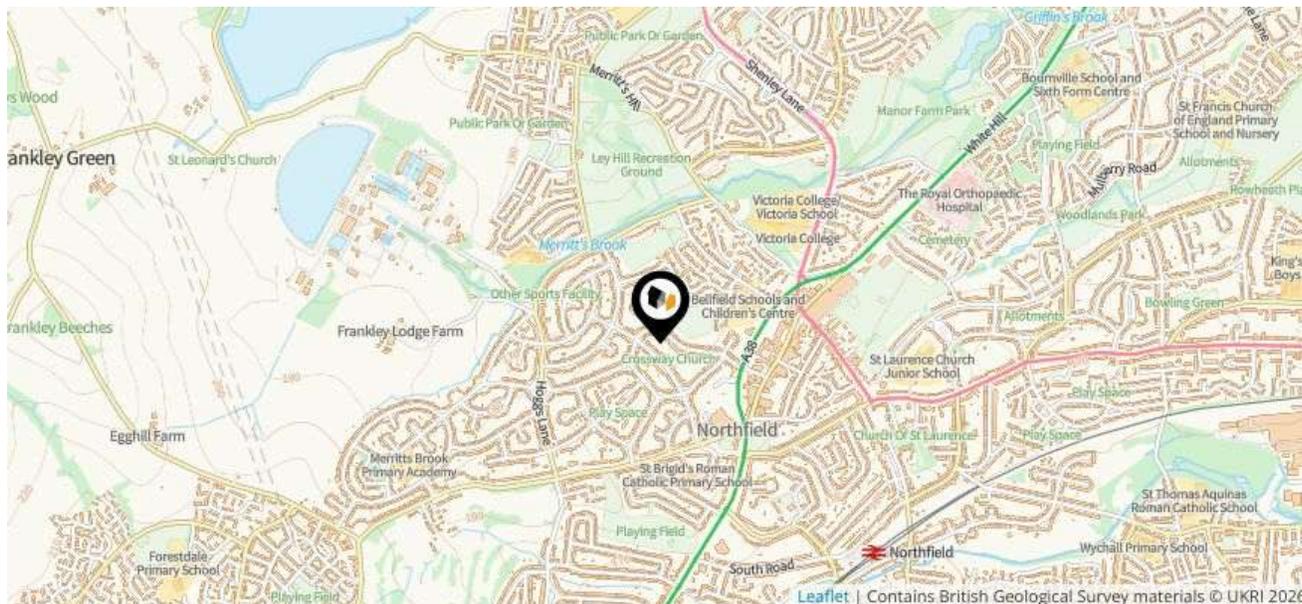
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

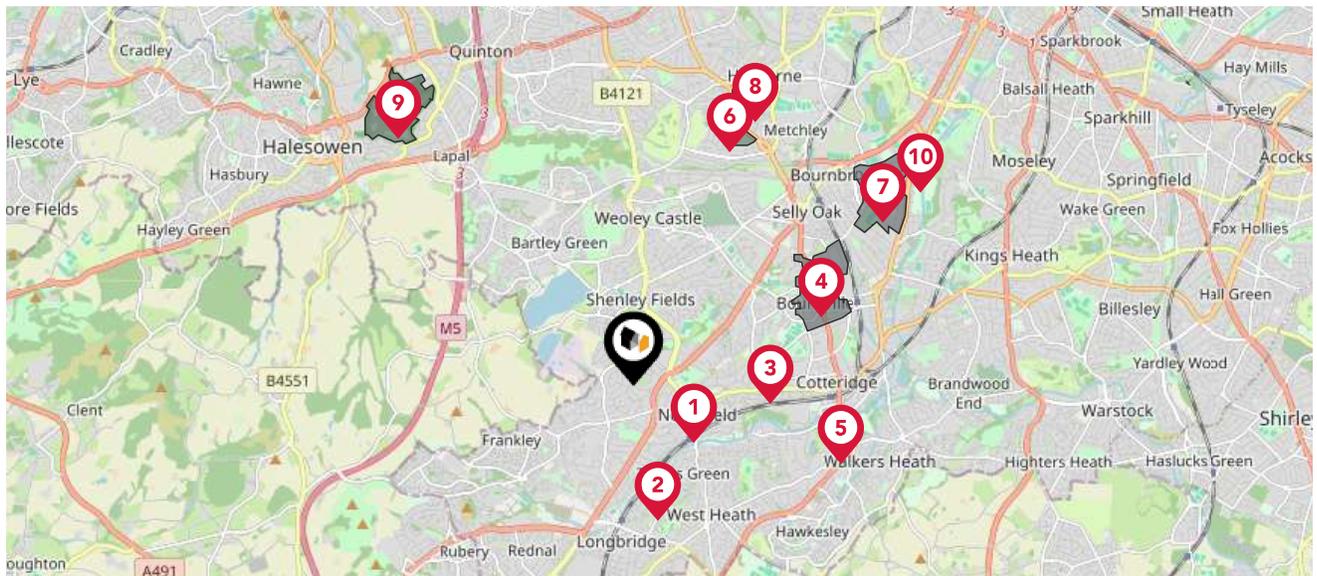
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



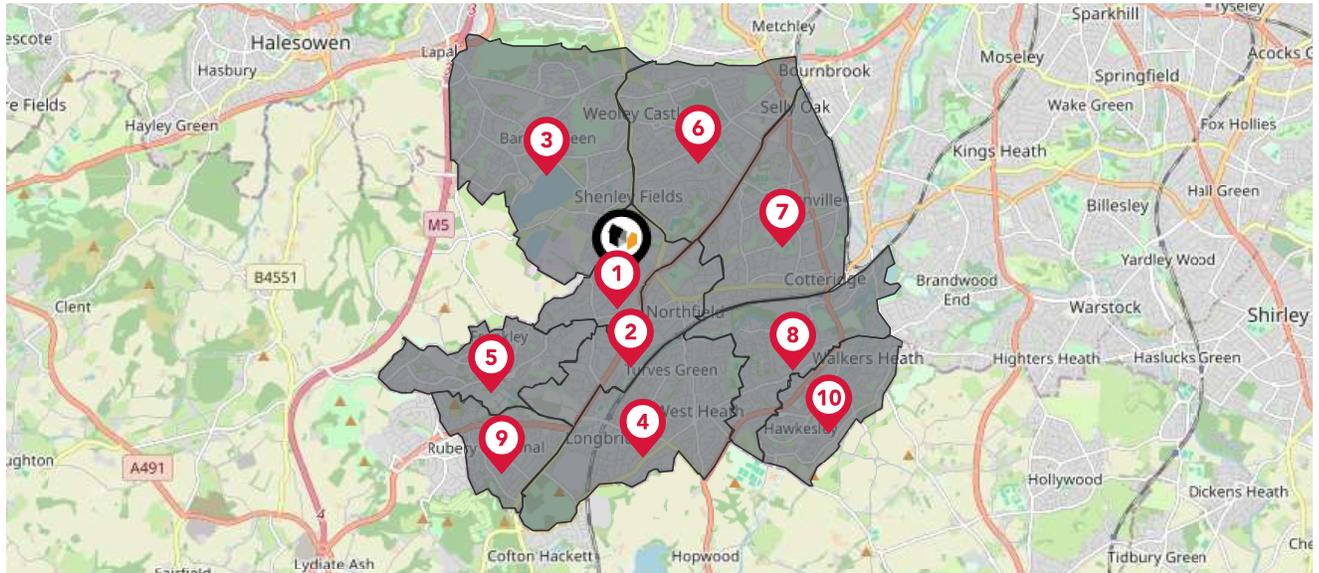
Nearby Conservation Areas

- 1 Northfield Old Village
- 2 Austin Village
- 3 Bournville Tenants
- 4 Bournville Village
- 5 Kings Norton
- 6 Harborne Old Village
- 7 Selly Park
- 8 Greenfield Road
- 9 THE LEASOWES HALESOWEN.
- 10 Selly Park Avenues

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

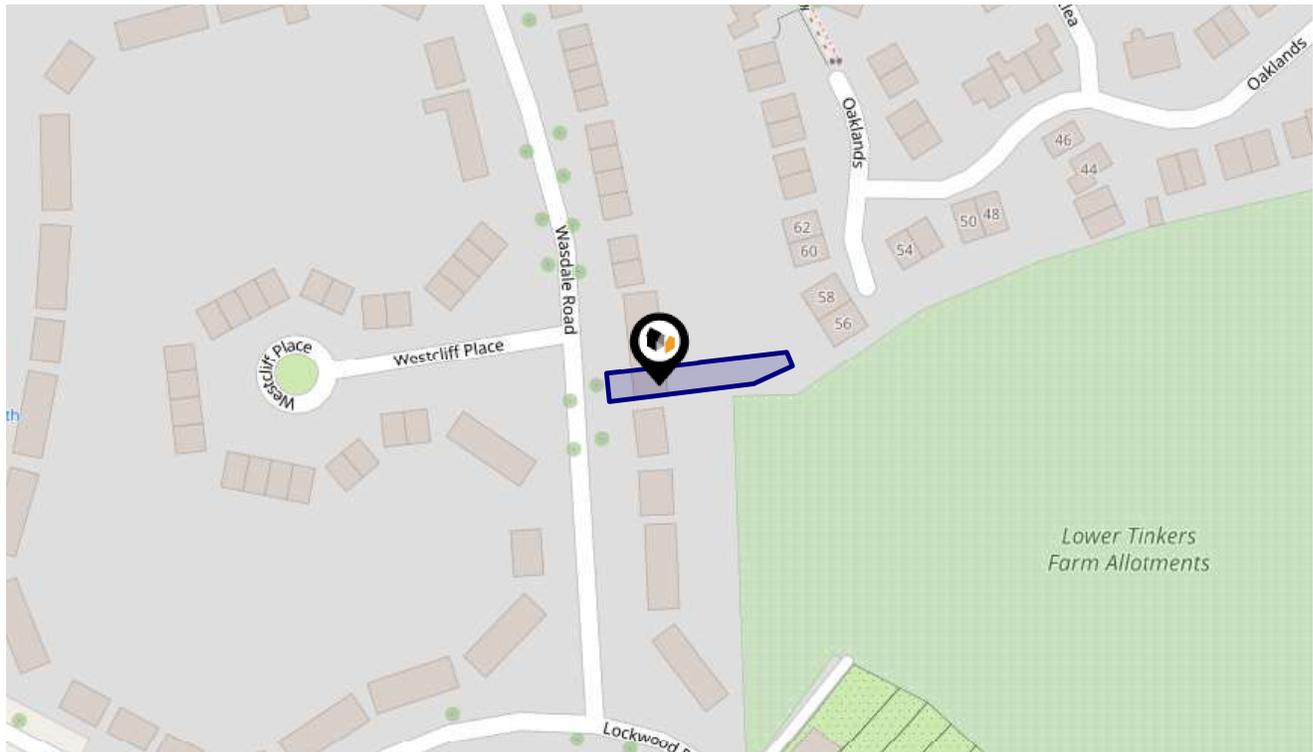
- 1 Allens Cross Ward
- 2 Northfield Ward
- 3 Bartley Green Ward
- 4 Longbridge & West Heath Ward
- 5 Frankley Great Park Ward
- 6 Weoley & Selly Oak Ward
- 7 Bournville & Cotteridge Ward
- 8 King's Norton North Ward
- 9 Rubery & Rednal Ward
- 10 King's Norton South Ward

Maps

Rail Noise

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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:

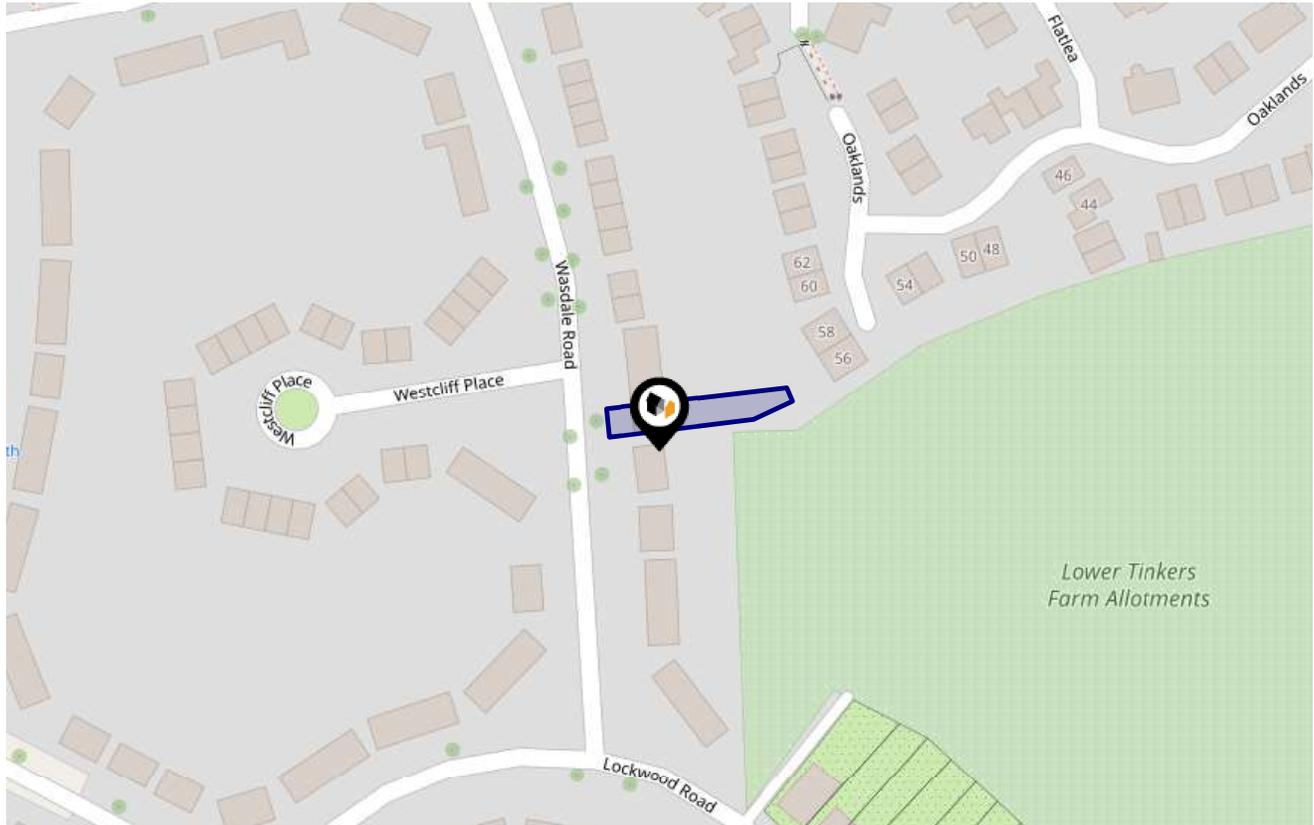
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

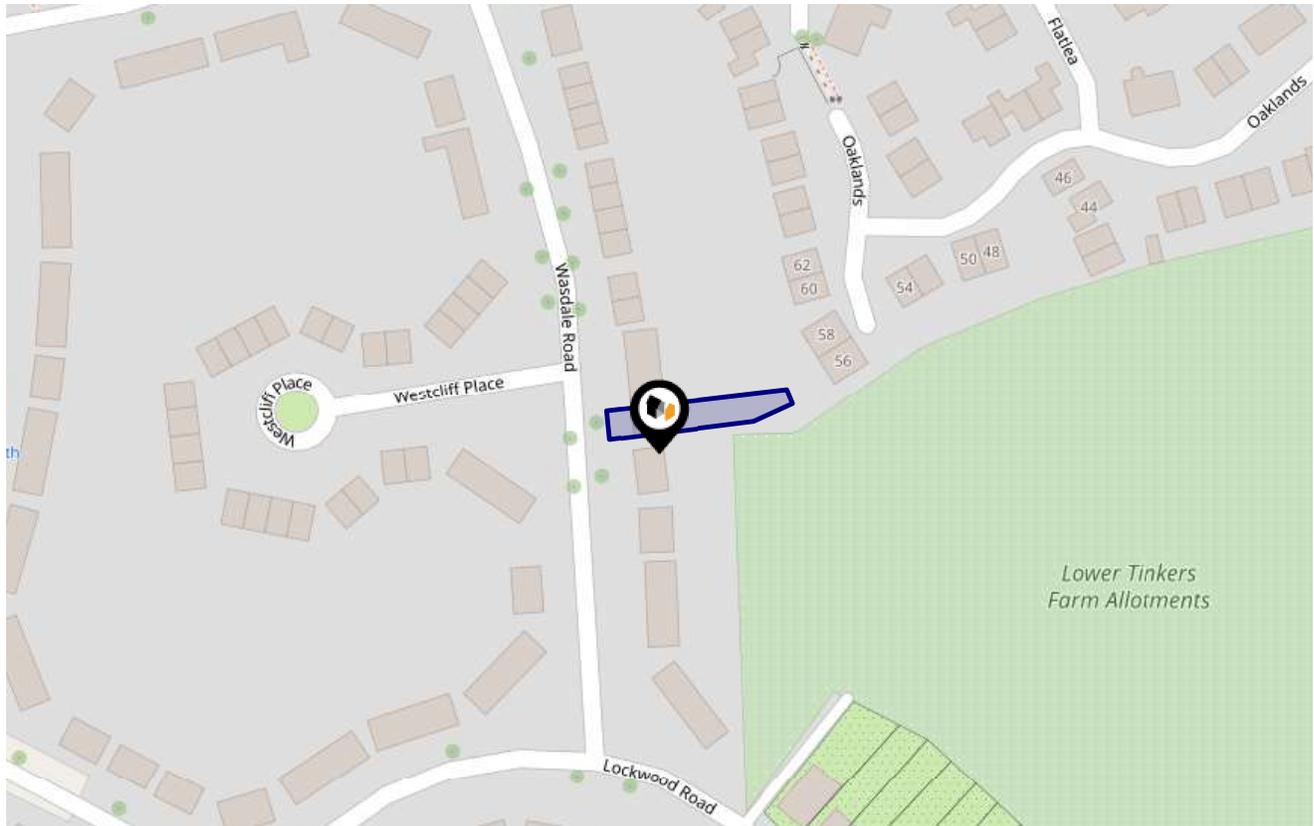


Flood Risk

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:

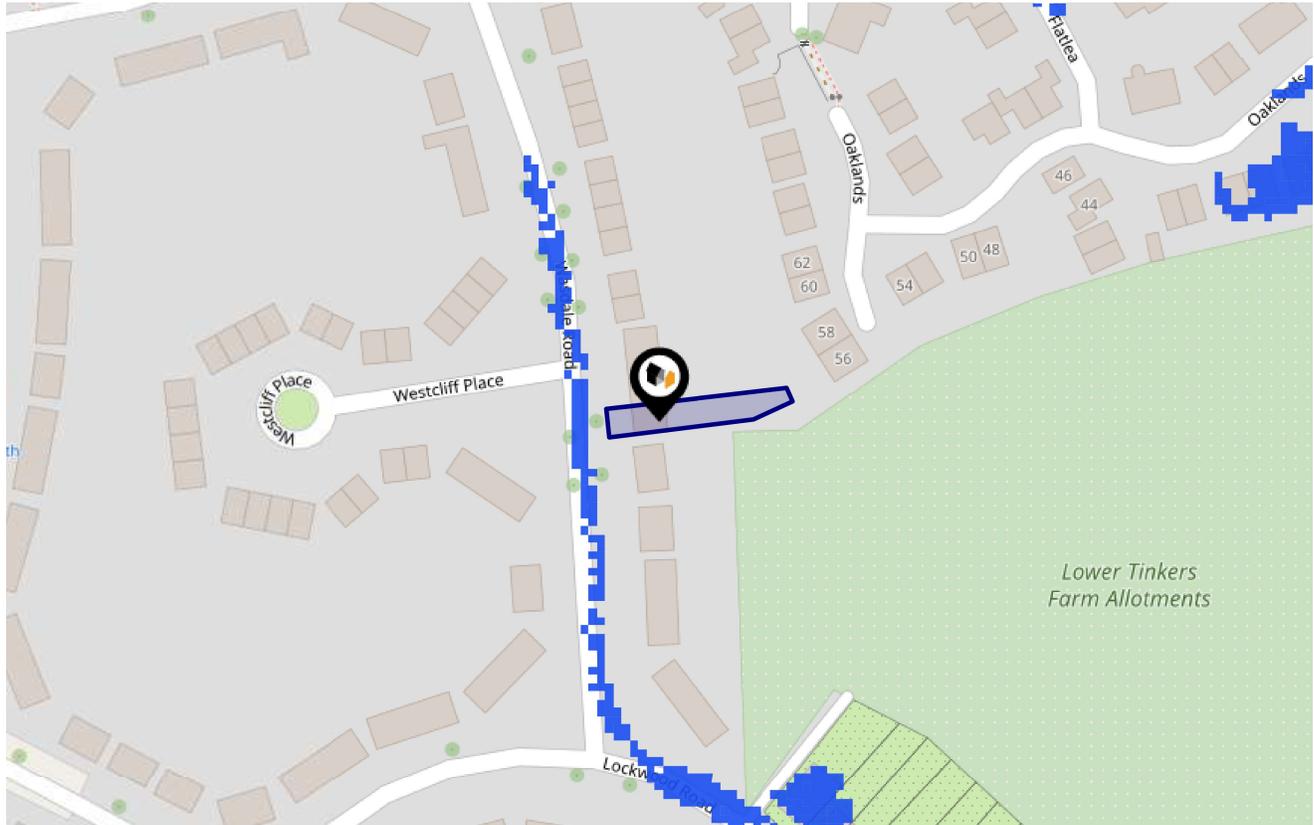


Flood Risk

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

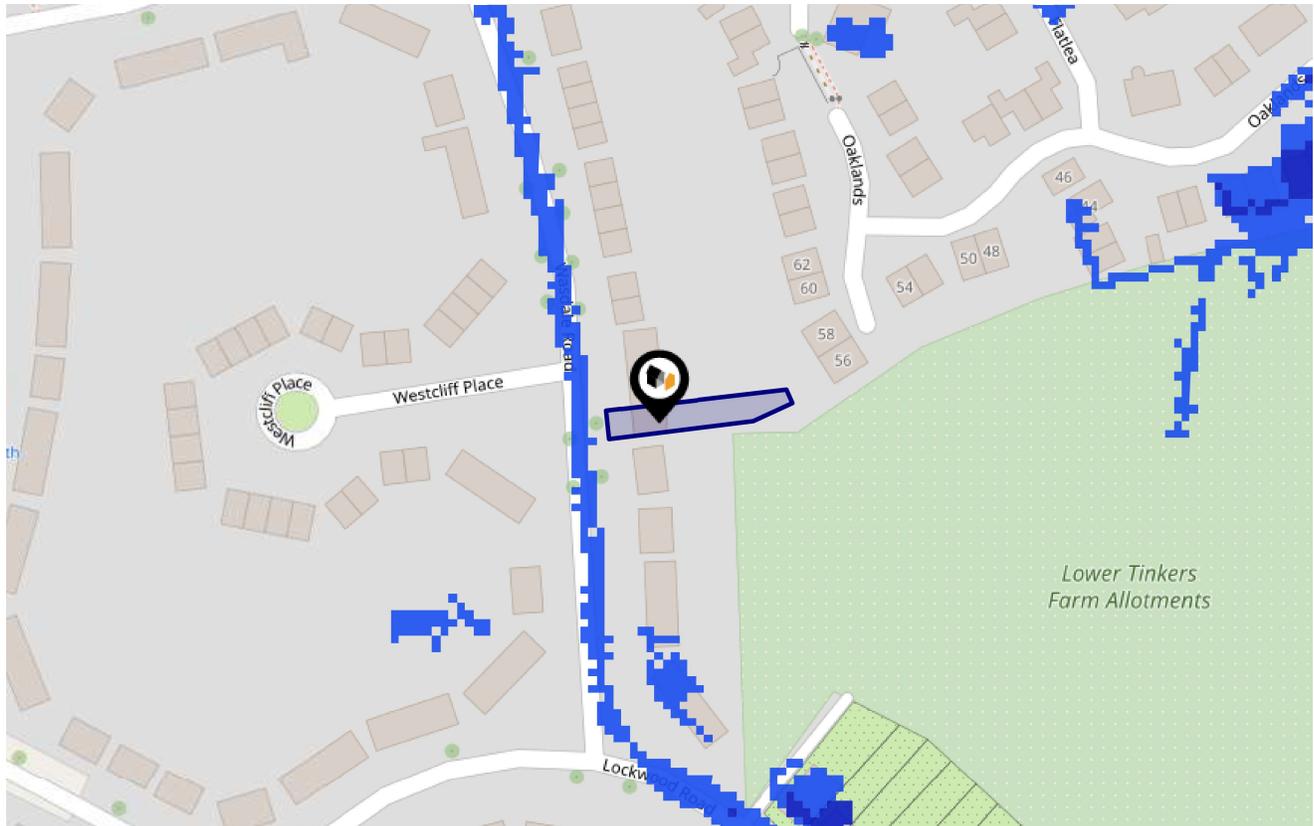


Flood Risk

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.

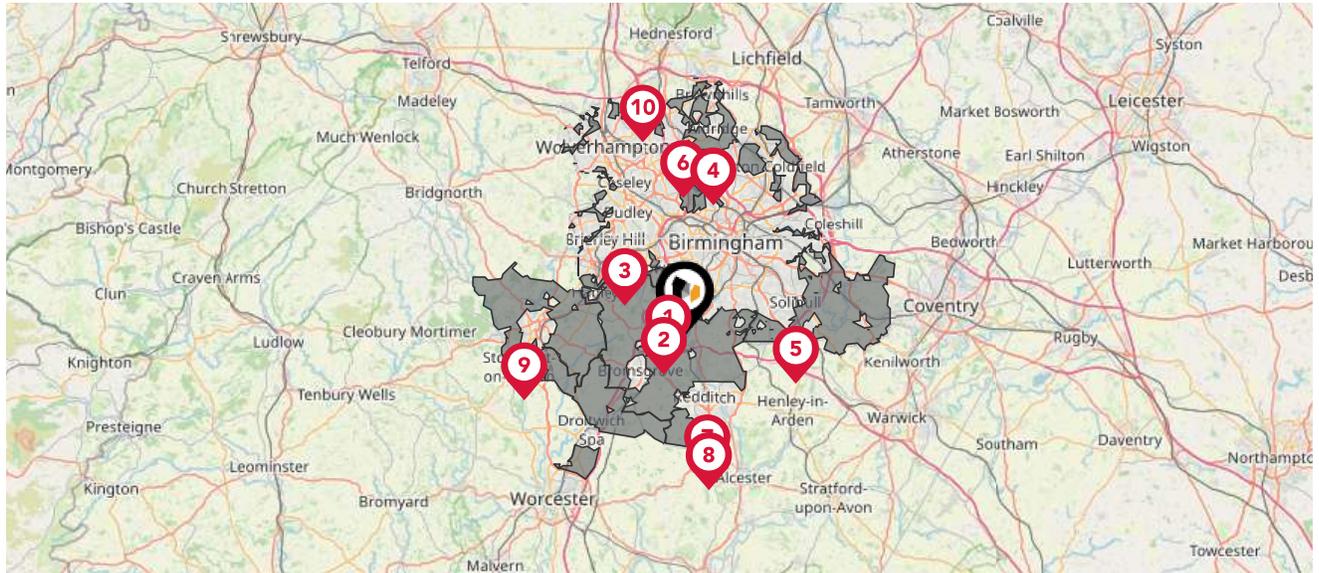
Chance of flooding to the following depths at this property:



Maps

Green Belt

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 - Wyre Forest
- 10 Birmingham Green Belt - Wolverhampton

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

	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
	Land South of Stonehouse Lane-Former Brickworks, Stonehouse Lane, Bartley Green, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
	Hillcrest School Landfill Site-Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
	West Boulevard Landfill Site-Stonehouse Lane/West Boulevard, Weoley Castle, 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
 1219955 - 7, Bell Lane B31	Grade II	0.3 miles
 1343349 - 5, Bell Lane B31	Grade II	0.3 miles
 1343340 - The Black Horse Public House	Grade II	0.4 miles
 1290767 - Rose Cottage	Grade II	0.4 miles
 1428057 - The Bowling Pavilion, Pergolas And Garden Walls At The Black Horse Public House, Northfield	Grade II	0.4 miles
 1075657 - The Great Stone Public House	Grade II	0.6 miles
 1211457 - Old Park Farm	Grade II	0.6 miles
 1343382 - Village Pound	Grade II	0.6 miles
 1343168 - Outbuildings To Rear Of Number 7 (old Park Farm)	Grade II	0.6 miles
 1075685 - Churchyard Wall To The Church Of St Laurence	Grade II	0.6 miles

Area Schools

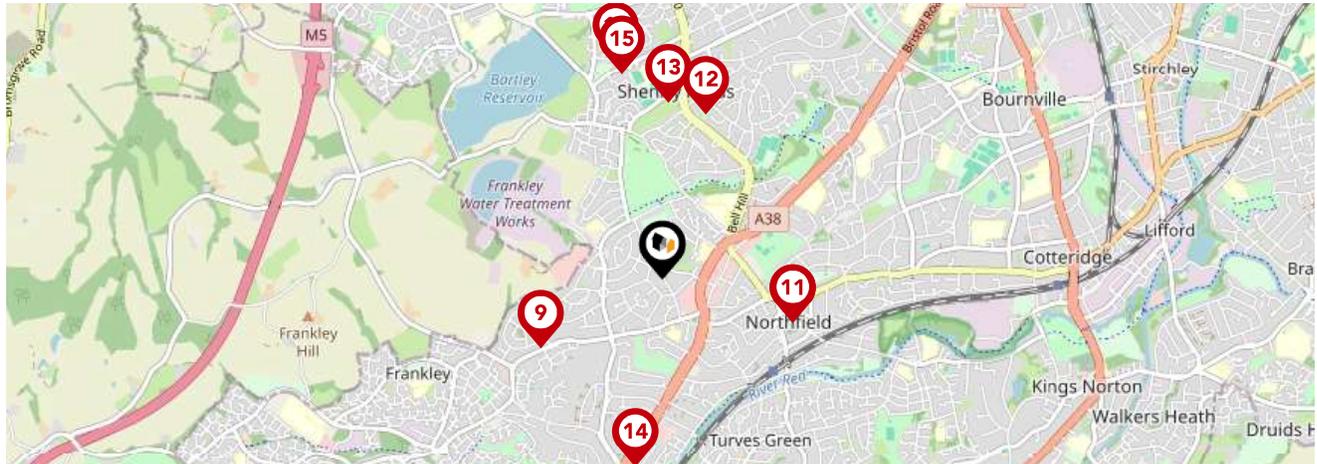
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		Nursery	Primary	Secondary	College	Private
1	Bellfield Junior School Ofsted Rating: Good Pupils: 245 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bellfield Infant School (NC) Ofsted Rating: Good Pupils: 202 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Orchards Primary Academy Ofsted Rating: Good Pupils: 199 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Victoria School Ofsted Rating: Outstanding Pupils: 223 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Victoria College Ofsted Rating: Requires improvement Pupils:0 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longwill A Primary School for Deaf Children Ofsted Rating: Outstanding Pupils: 62 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Edge Academy Ofsted Rating: Good Pupils: 2 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

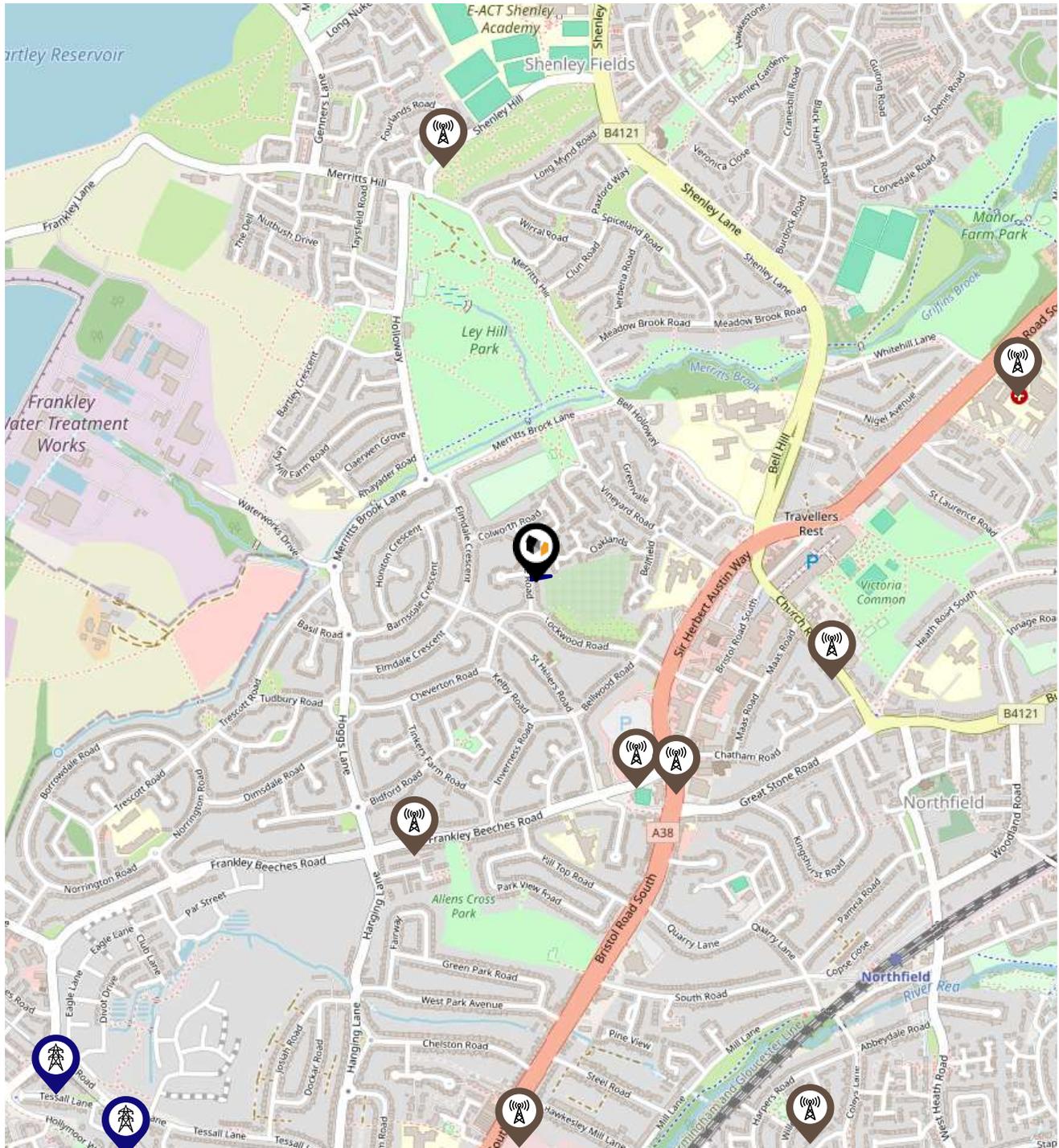
Area Schools

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		Nursery	Primary	Secondary	College	Private
	Merritts Brook Primary E-ACT Academy Ofsted Rating: Good Pupils: 228 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Meadow Primary School Ofsted Rating: Good Pupils: 411 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	E-Act Shenley Academy Ofsted Rating: Good Pupils: 816 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shenley Fields Nursery School Ofsted Rating: Outstanding Pupils: 151 Distance:1.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodcock Hill Primary School Ofsted Rating: Good Pupils: 203 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

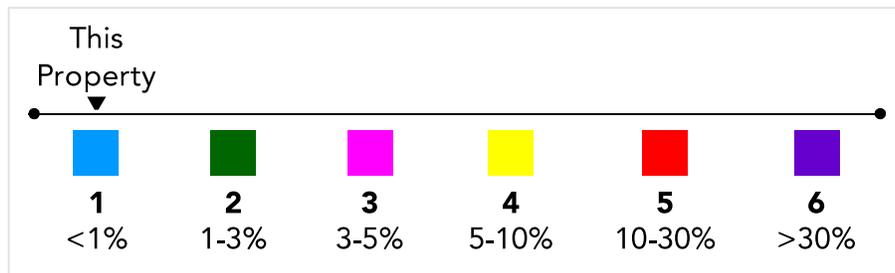
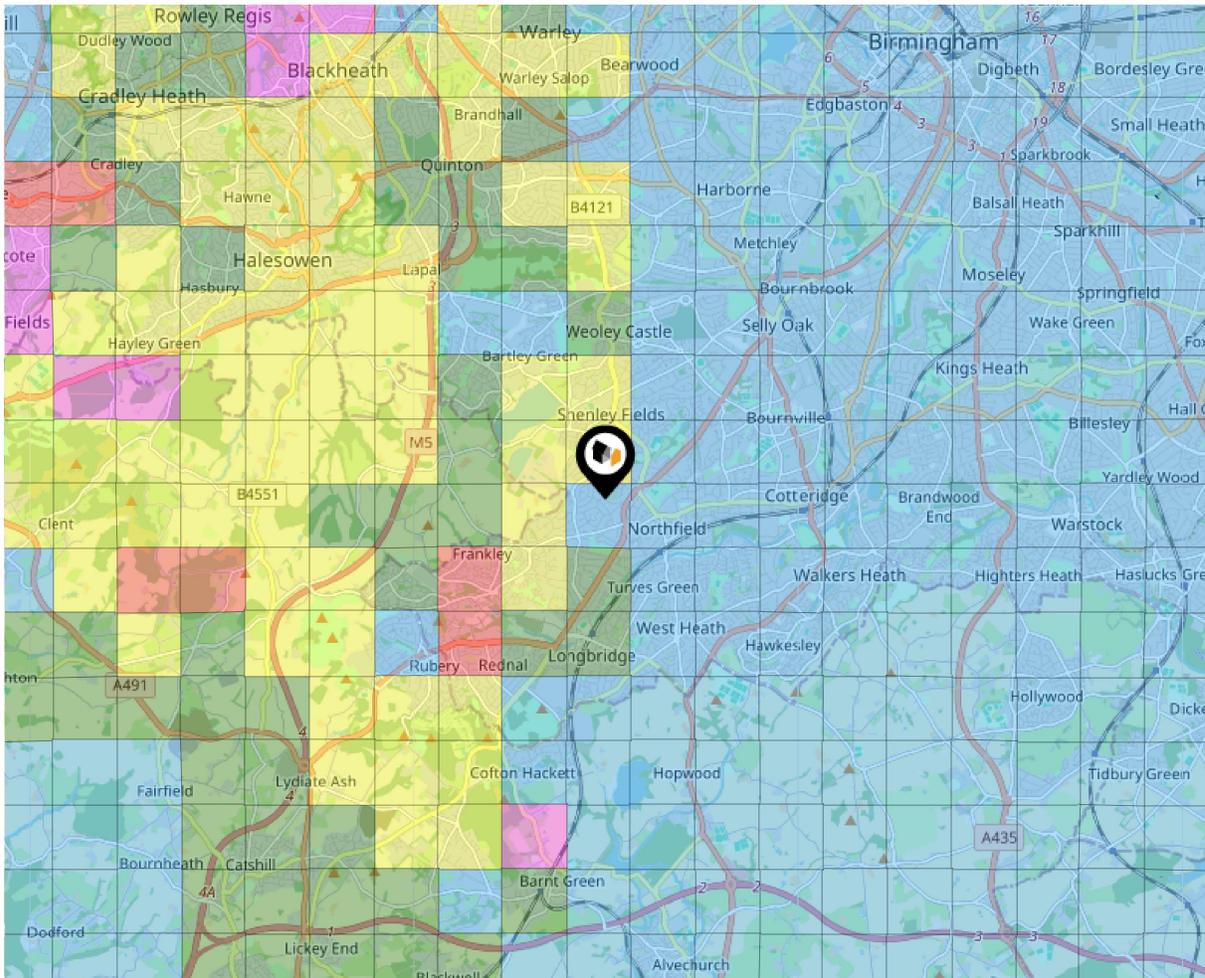
Environment

Radon Gas



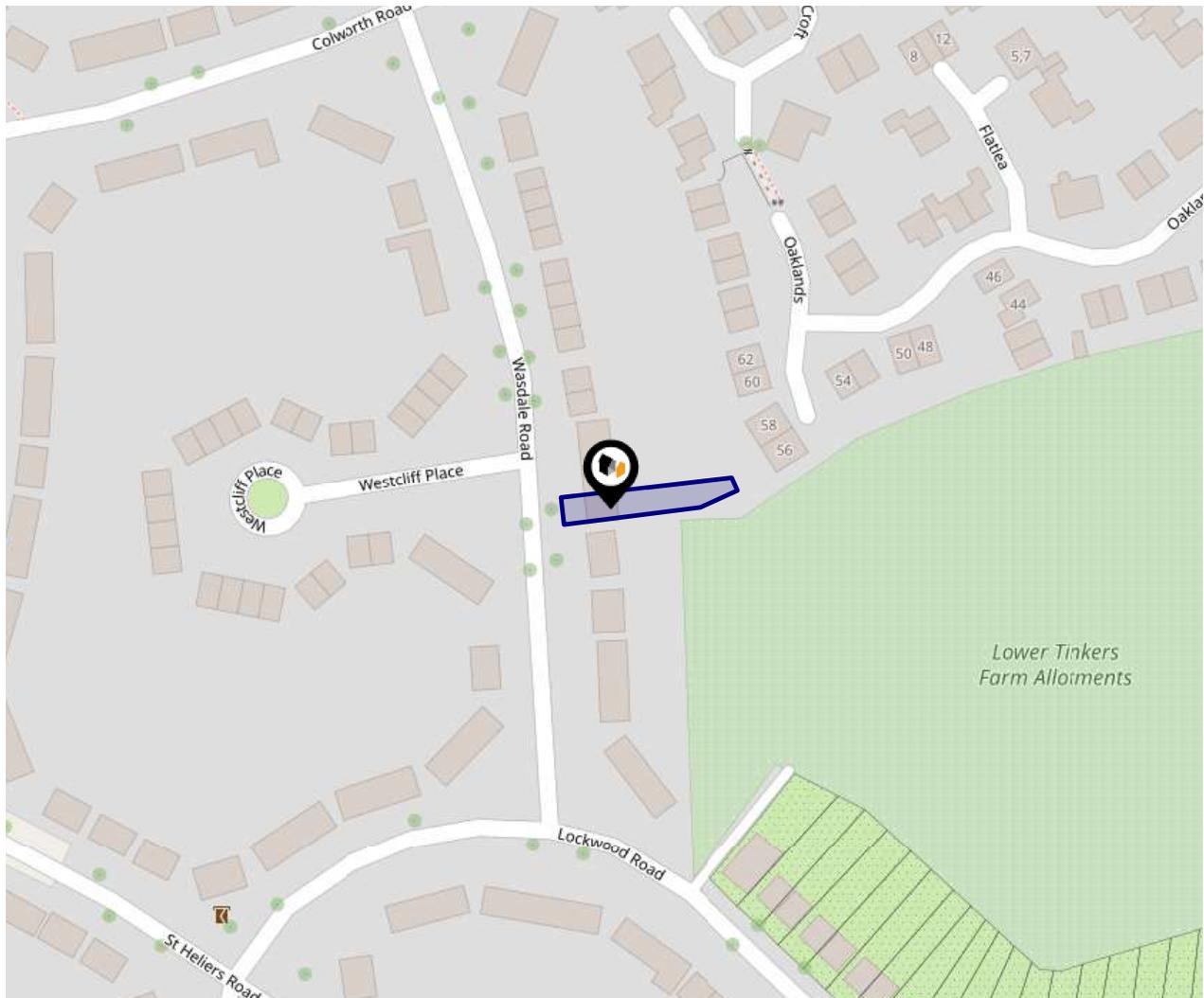
What is Radon?

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/m³).



Local Area Road Noise

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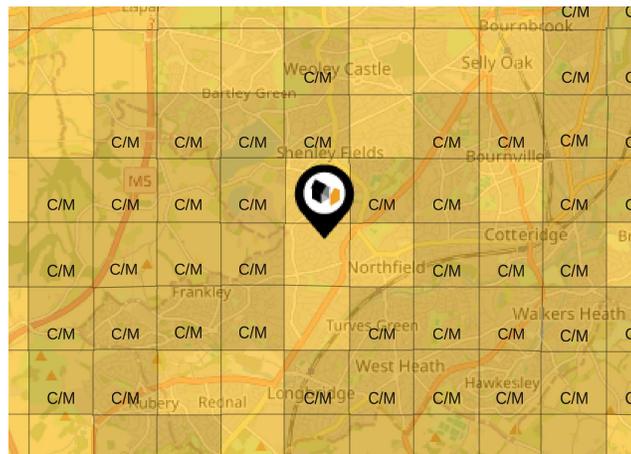
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

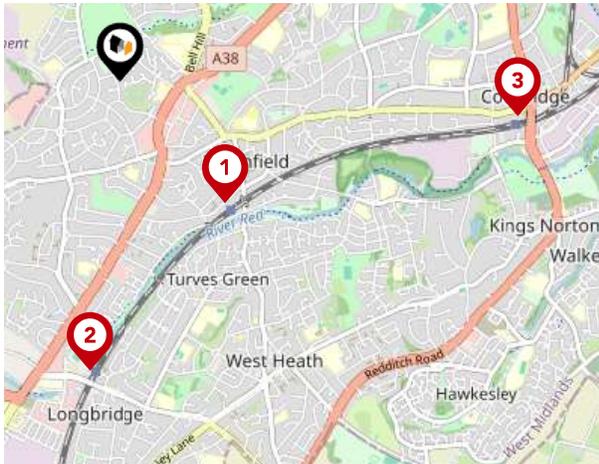
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY) 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



National Rail Stations

Pin	Name	Distance
1	Northfield Rail Station	0.77 miles
2	Longbridge Rail Station	1.4 miles
3	Kings Norton Rail Station	1.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	2.77 miles
2	M42 J2	3.98 miles
3	M5 J4	3.91 miles
4	M5 J2	5.52 miles
5	M42 J1	5.06 miles



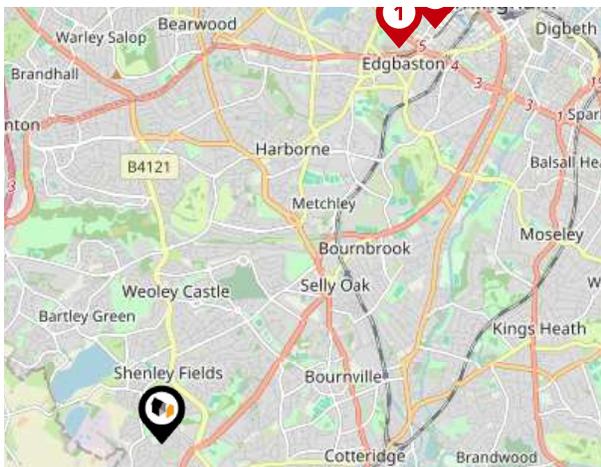
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	10.7 miles
2	Baginton	21.5 miles
3	Staverton	37.02 miles
4	East Mids Airport	39.31 miles



Bus Stops/Stations

Pin	Name	Distance
1	Lockwood Rd	0.1 miles
2	Colworth Rd	0.1 miles
3	Lockwood Rd	0.18 miles
4	School Playing Fields	0.2 miles
5	Rhayader Road	0.23 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	4.46 miles
2	Five Ways (Midland Metro Stop)	4.81 miles
3	Brindleyplace (Midland Metro Stop)	4.99 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.



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