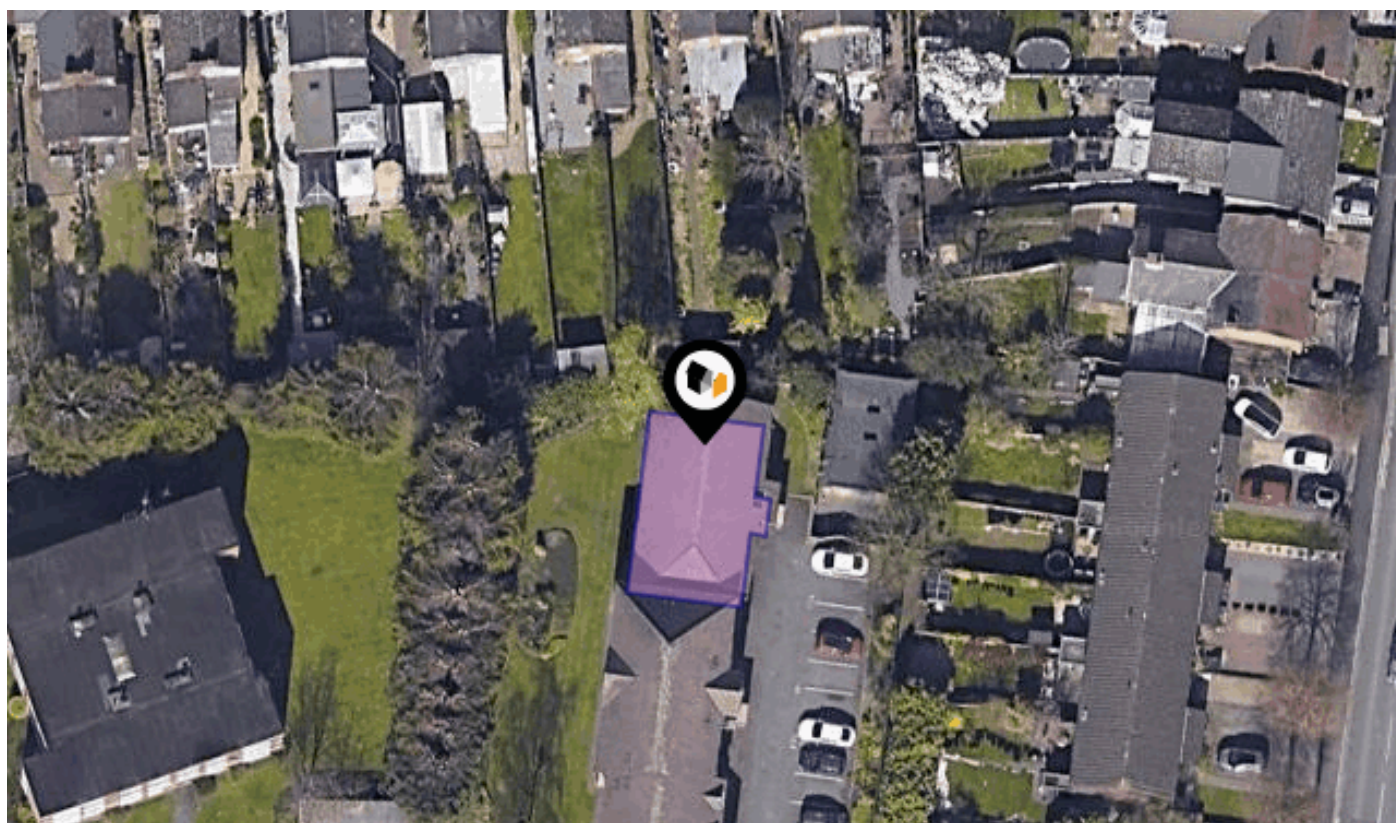




DRR: Desktop Research Report

The key facts about this property & the local market

Monday 29th June 2026 - 09:57



APARTMENT 1, 106, GRAVELLY LANE, BIRMINGHAM, B23 6LS

Landwood Group

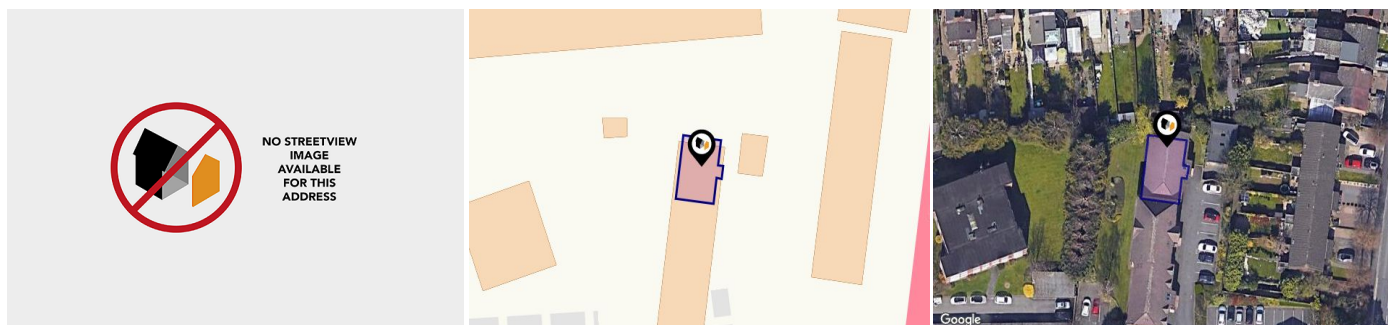
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
TUFA(GIA):	548 ft ² / 51 m ²
Plot Area:	0.04 acres
Year Built :	2006
Council Tax :	Band A
Annual Estimate:	£1,575
Title Number:	WM880364
UPRN:	10023291774
Restrictive Covenants:	No

Last Sold Date:	31/03/2006
Last Sold Price:	£129,500
Last Sold £/ft ² :	£235
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16 **80** **5500**
mb/s mb/s mb/s



Mobile Coverage:

(based on calls indoors)



O₂



EE



3



O₂



BT



sky



Virgin media

Satellite/Fibre TV Availability:



BT



sky

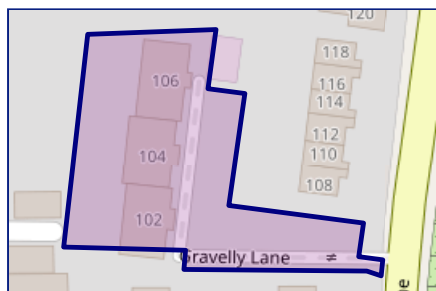


Virgin media

Property Multiple Title Plans

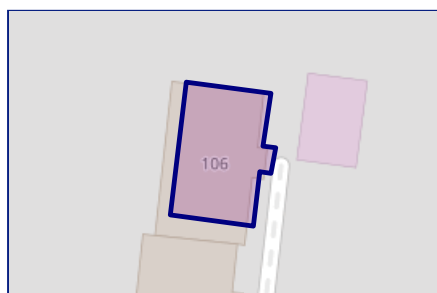
LANDWOOD
GROUP

Freehold Title Plan



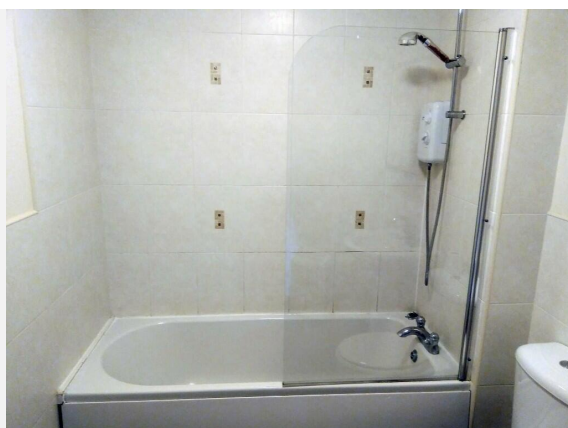
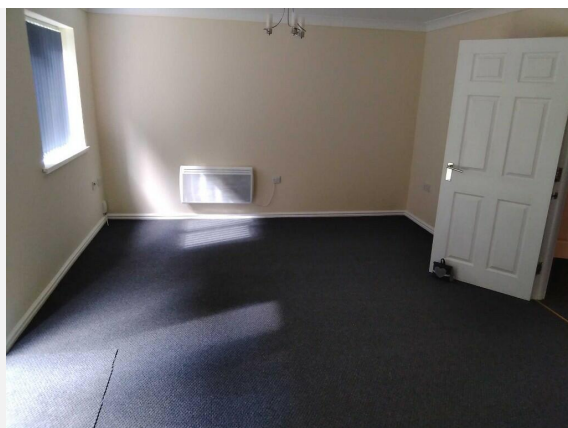
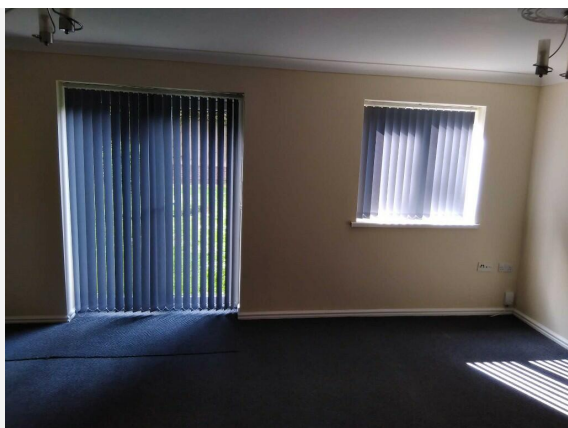
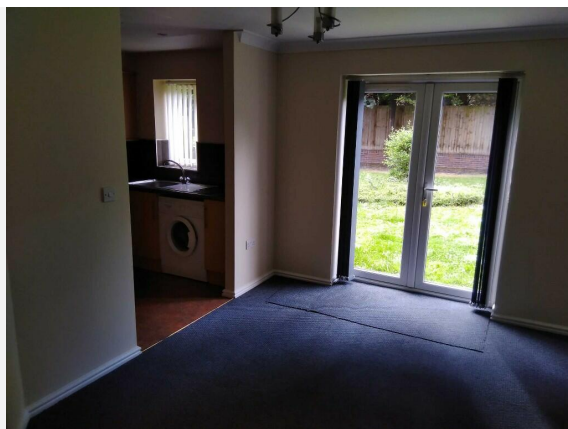
WM805813

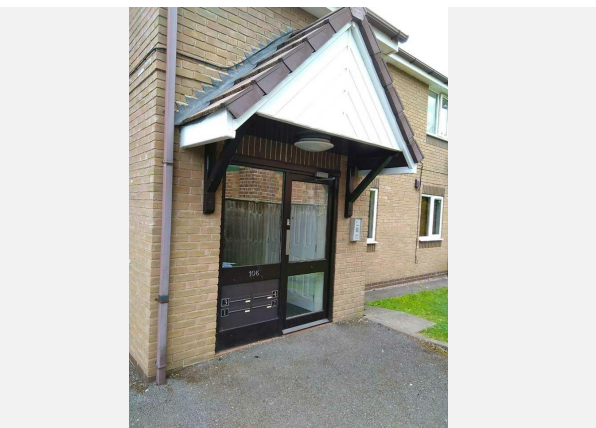
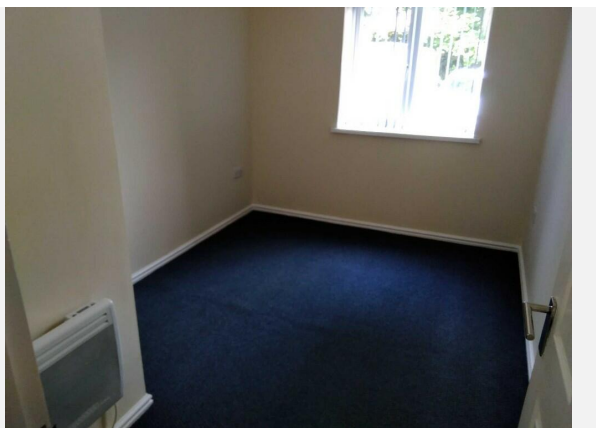
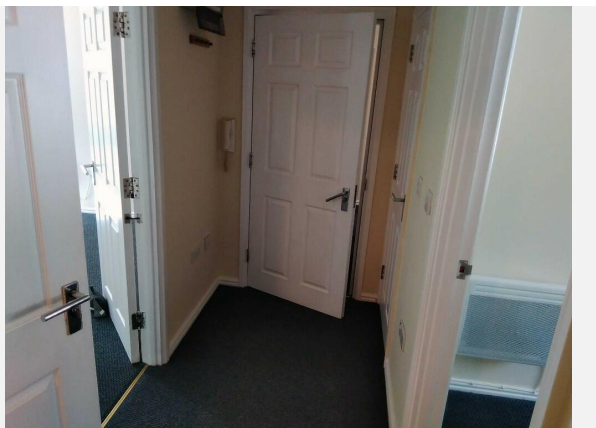
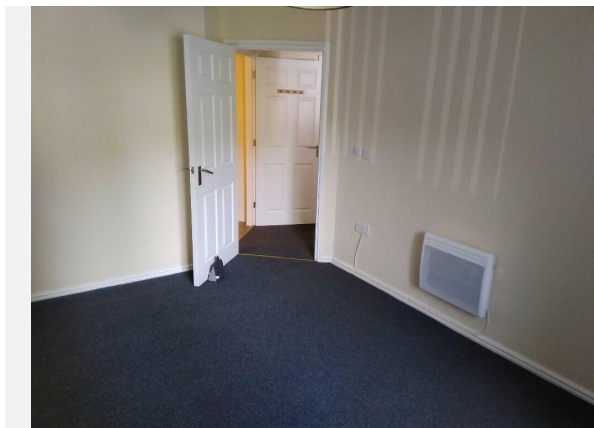
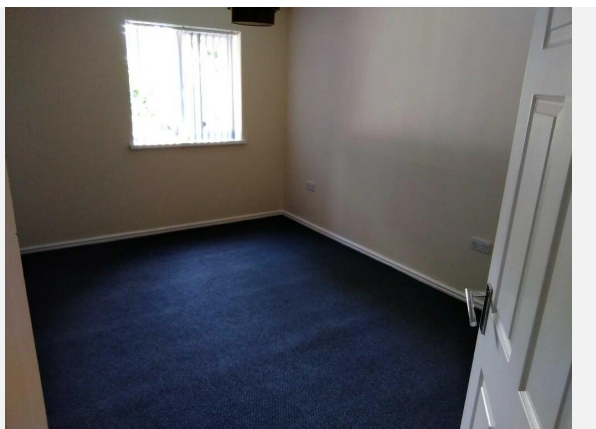
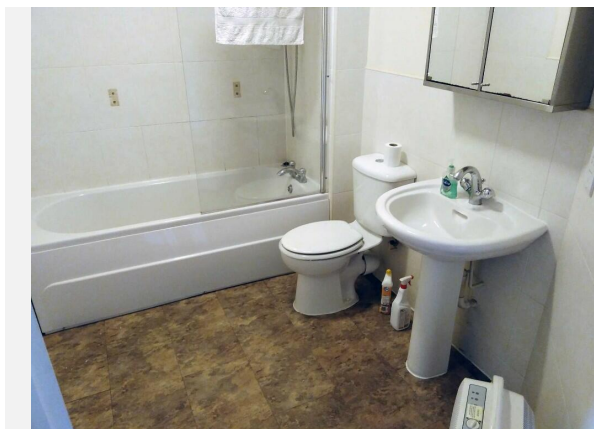
Leasehold Title Plan



WM880364

Start Date: 30/03/2006
End Date: 25/12/2103
Lease Term: 99 years from 25 December 2004
Term Remaining: 77 years





Property
EPC - Certificate

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Apartment 1, 106 Gravelly Lane, B23 6LS

Energy rating

D

Valid until 28.05.2035

Certificate number
64350825750005710226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 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:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1
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:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	51 m ²

Market Sold in Street

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122, Gravelly Lane, Birmingham, B23 6LS					Semi-detached House
Last Sold Date:	20/10/2025	06/12/2018	02/09/2015	31/05/2007	
Last Sold Price:	£230,000	£182,500	£147,000	£144,500	
114, Gravelly Lane, Birmingham, B23 6LS					Terraced House
Last Sold Date:	22/08/2025				
Last Sold Price:	£206,000				
107, Gravelly Lane, Birmingham, B23 6LS					Semi-detached House
Last Sold Date:	28/02/2025	10/07/2020	20/09/2019	28/08/2014	10/06/2005
Last Sold Price:	£242,000	£240,000	£174,500	£132,000	£123,000
103, Gravelly Lane, Birmingham, B23 6LS					Semi-detached House
Last Sold Date:	19/12/2024	20/11/2018	23/03/2007	29/07/2002	10/11/2000
Last Sold Price:	£210,000	£165,000	£134,950	£81,950	£64,500
132, Gravelly Lane, Birmingham, B23 6LS					Semi-detached House
Last Sold Date:	05/04/2024	05/09/2017	11/02/2003		
Last Sold Price:	£240,000	£175,000	£90,000		
120, Gravelly Lane, Birmingham, B23 6LS					Semi-detached House
Last Sold Date:	24/11/2023	04/07/2005	10/11/2004	23/06/1995	
Last Sold Price:	£180,000	£148,000	£129,000	£53,000	
Apartment 2, 106, Gravelly Lane, Birmingham, B23 6LS					Flat-maisonette House
Last Sold Date:	01/09/2022	31/10/2016	12/08/2005		
Last Sold Price:	£120,000	£97,500	£120,000		
127, Gravelly Lane, Birmingham, B23 6LS					Terraced House
Last Sold Date:	17/06/2022	27/04/2022	12/03/2019	06/11/2007	
Last Sold Price:	£161,500	£170,000	£540,000	£107,000	
Apartment 3, 104, Gravelly Lane, Birmingham, B23 6LS					Flat-maisonette House
Last Sold Date:	29/05/2022	10/09/2018	24/02/2006		
Last Sold Price:	£124,000	£105,000	£113,500		
117, Gravelly Lane, Birmingham, B23 6LS					Semi-detached House
Last Sold Date:	25/05/2022	30/10/2013			
Last Sold Price:	£220,000	£130,000			
131, Gravelly Lane, Birmingham, B23 6LS					Terraced House
Last Sold Date:	23/05/2022	30/09/2002			
Last Sold Price:	£190,000	£78,000			
125, Gravelly Lane, Birmingham, B23 6LS					Terraced House
Last Sold Date:	30/11/2021	25/09/2017	24/04/2007		
Last Sold Price:	£182,600	£150,000	£118,500		

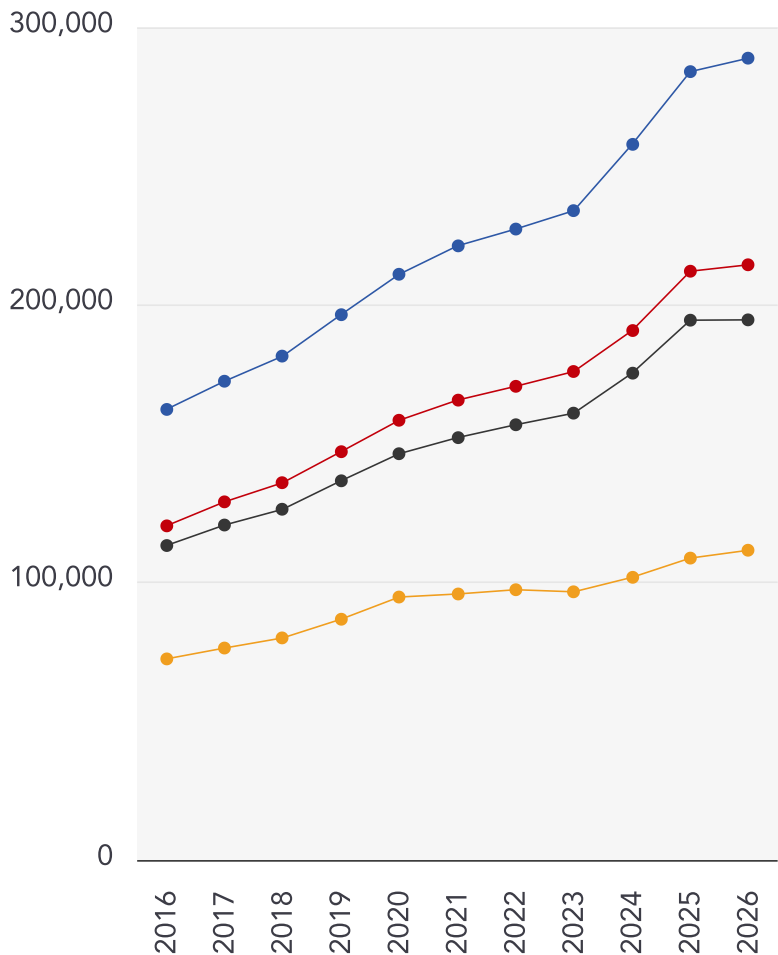
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in B23



Detached

+77.95%

Semi-Detached

+78.12%

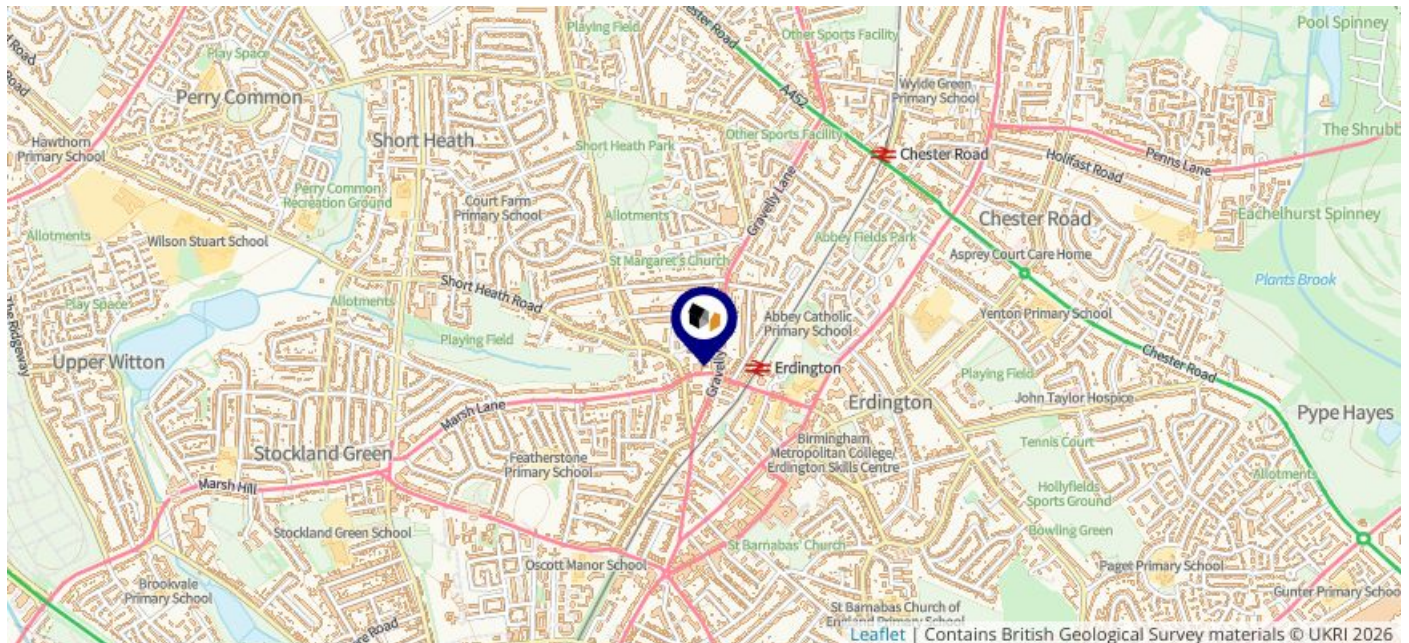
Terraced

+71.75%

Flat

+54.03%

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.

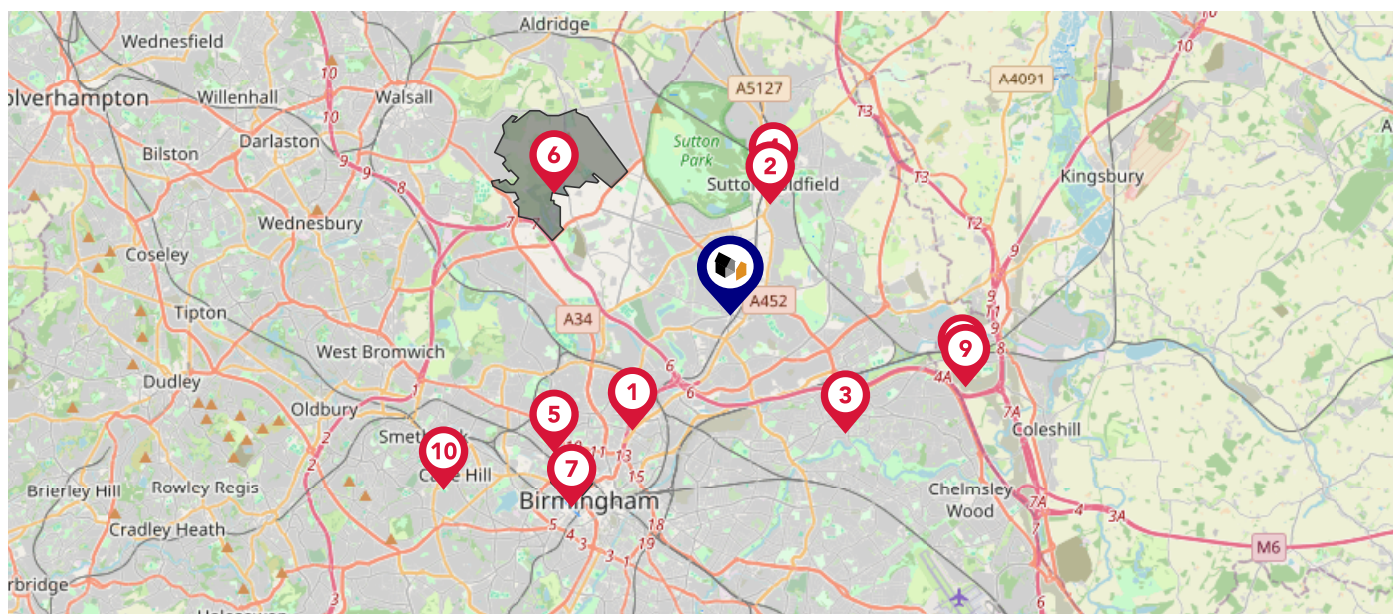
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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

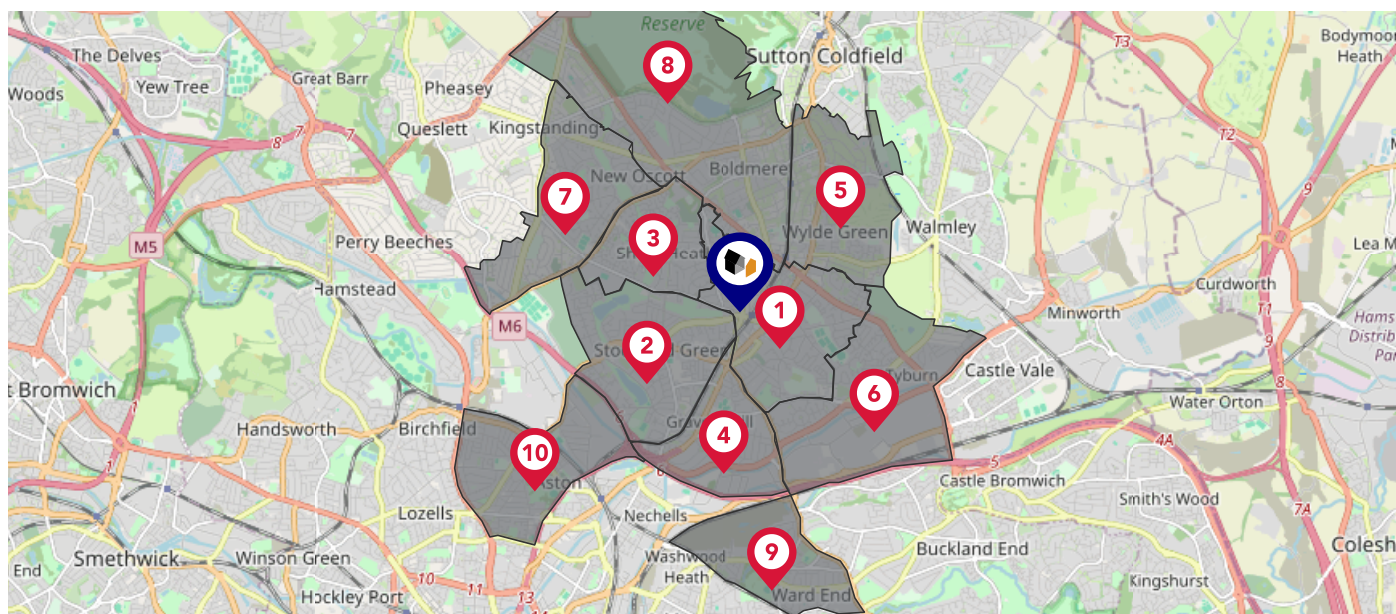
- 1 Aston Hall and Church
- 2 High Street Sutton Coldfield
- 3 Conservation Area - Castle Bromwich
- 4 Anchorage Road
- 5 Lozells and Soho Hill
- 6 Great Barr
- 7 Jewellery Quarter
- 8 Water Orton
- 9 Water Orton
- 10 High Street and Crocketts Lane

Maps

Council Wards

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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

Erdington Ward

2

Stockland Green Ward

3

Perry Common Ward

4

Gravelly Hill Ward

5

Sutton Wylde Green Ward

6

Pype Hayes Ward

7

Kingstanding Ward

8

Sutton Vesey Ward

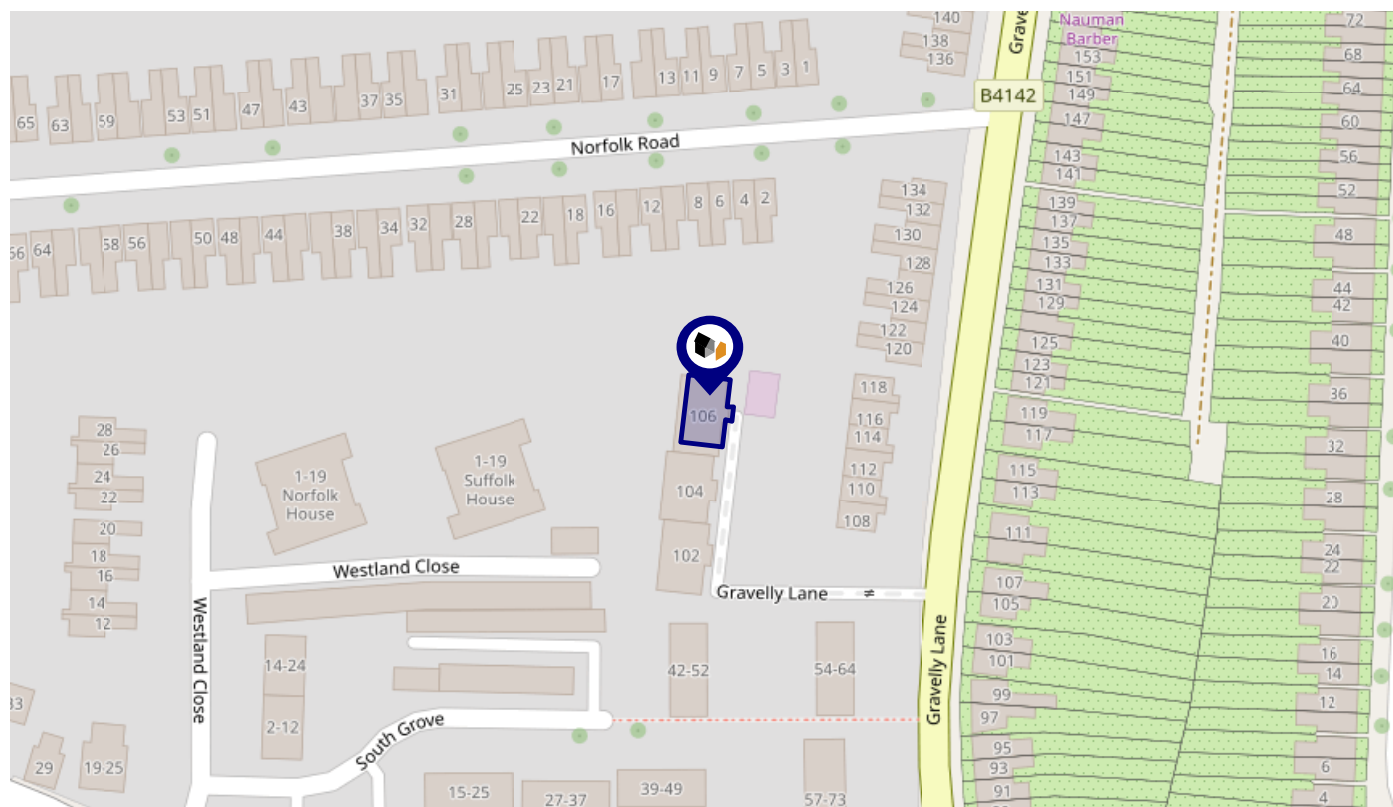
9

Ward End Ward

10

Aston 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:

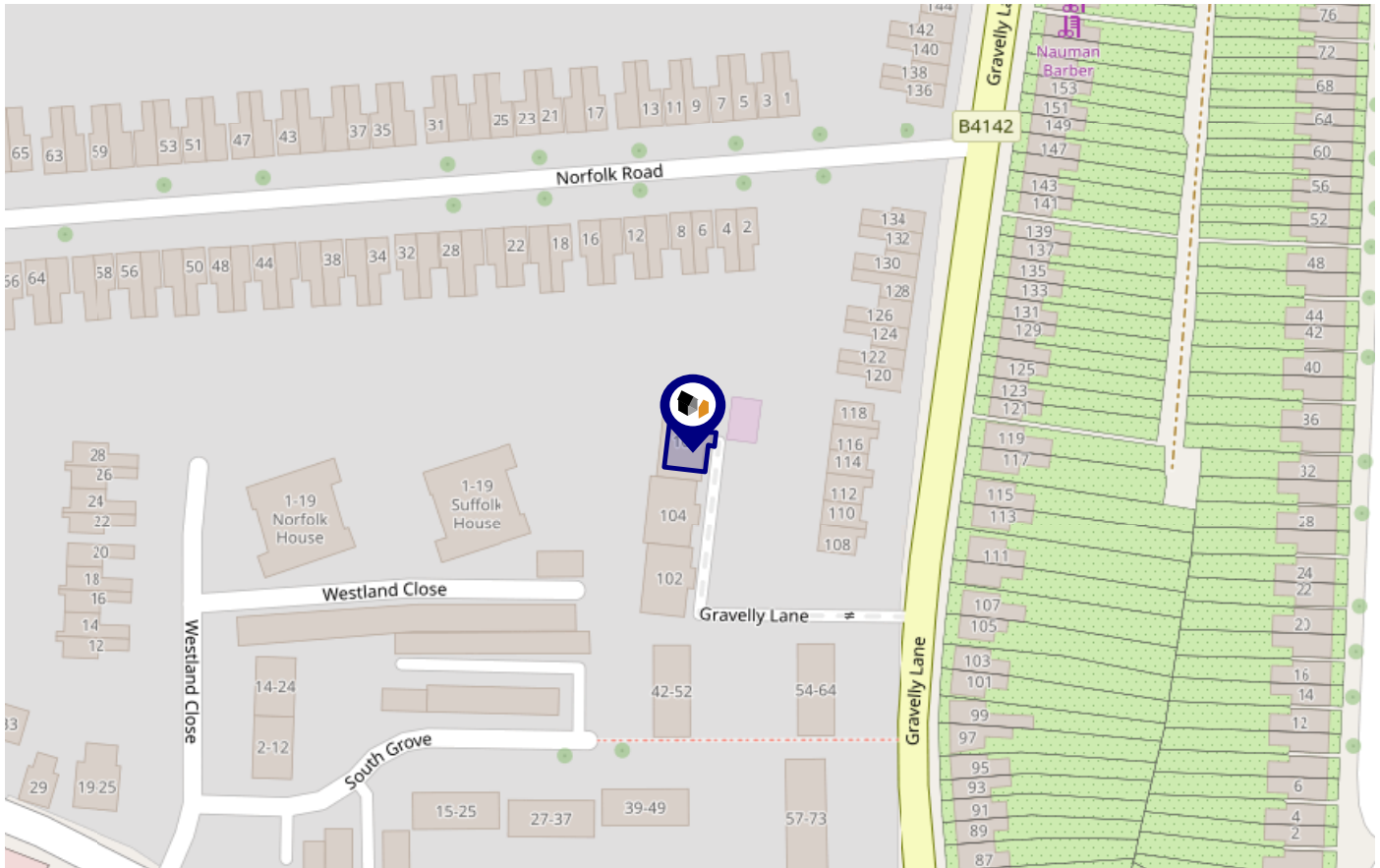
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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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:



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The map displays a residential neighborhood with the following features:

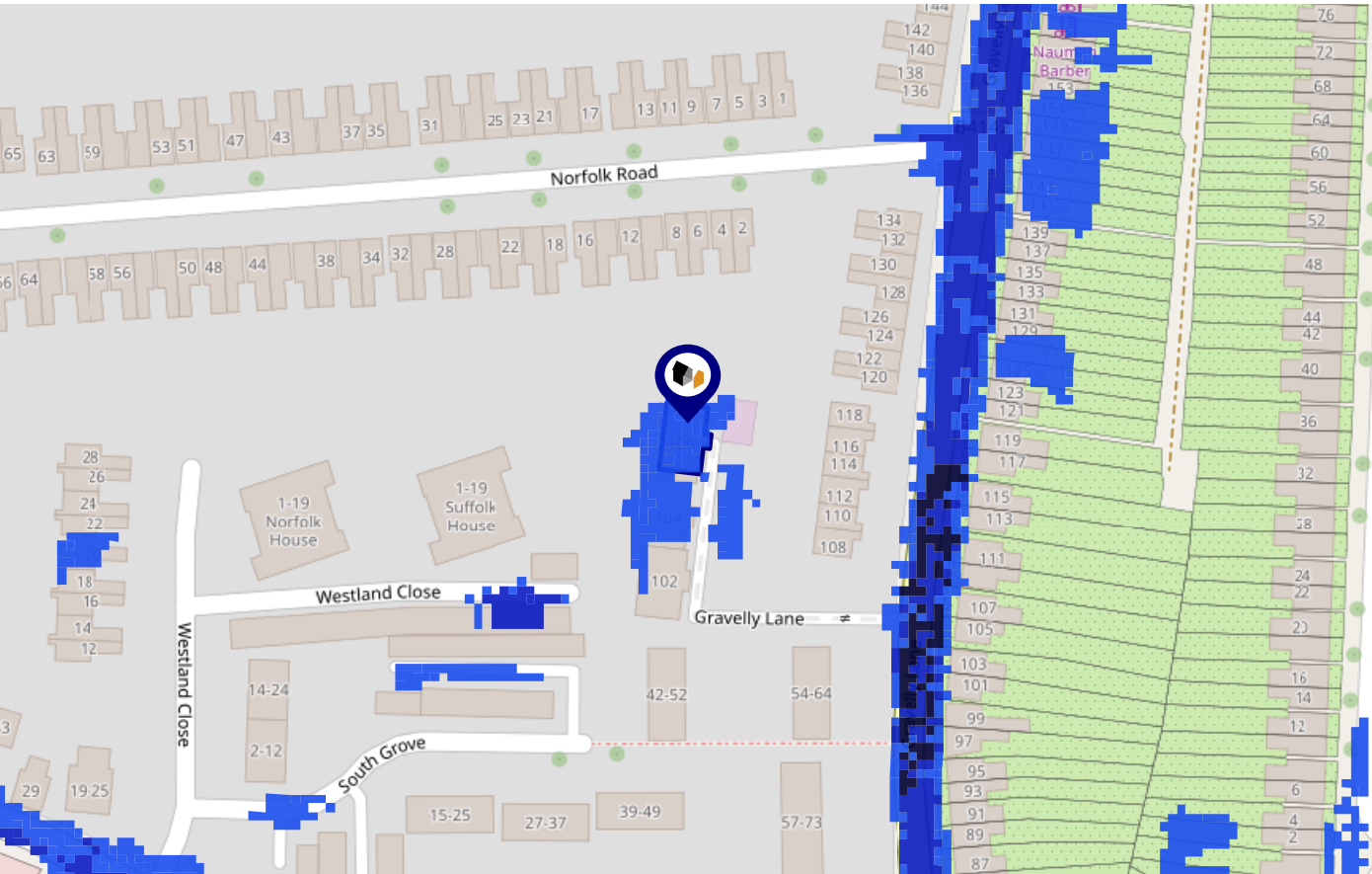
- Streets:** Norfolk Road (top), Gravelly Lane (right and bottom), Westland Close (left), and South Grove (bottom left).
- Property Markers:** Numerous brown rectangular markers represent individual properties, many with house numbers. A blue location pin is placed on a property on Gravelly Lane, near the intersection with Westland Close.
- Labels:** Specific house labels include '1-19 Norfolk House', '1-19 Suffolk House', 'Nauman Barber' (in purple), and 'B4142' (in yellow).
- Green Spaces:** Green dotted areas represent parks or green spaces, including a large one on the right side of the map.
- Other Features:** A dashed red line runs horizontally across the bottom, and a yellow vertical line is labeled 'Gravelly Lane'.

A horizontal scale with three vertical tick marks. The word "Low" is positioned above the first tick mark on the left, "Medium" is positioned above the second tick mark in the center, and "High" is positioned above the third tick mark on the right.

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.

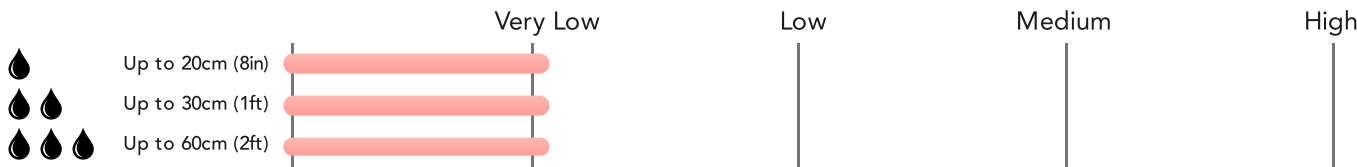


Risk Rating: Low

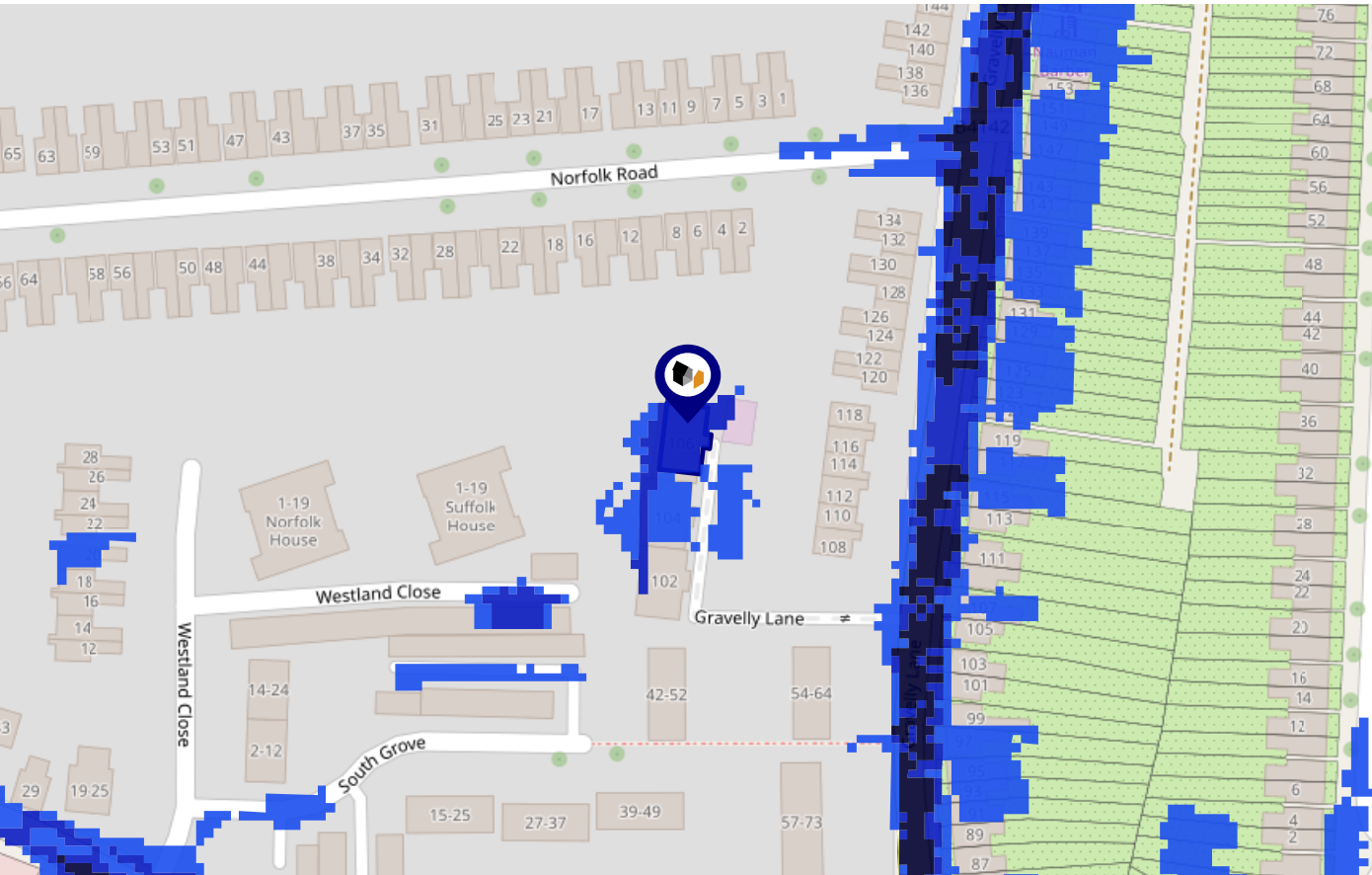
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

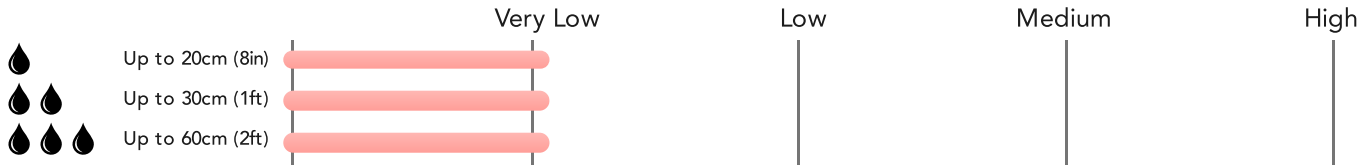


Risk Rating: Medium

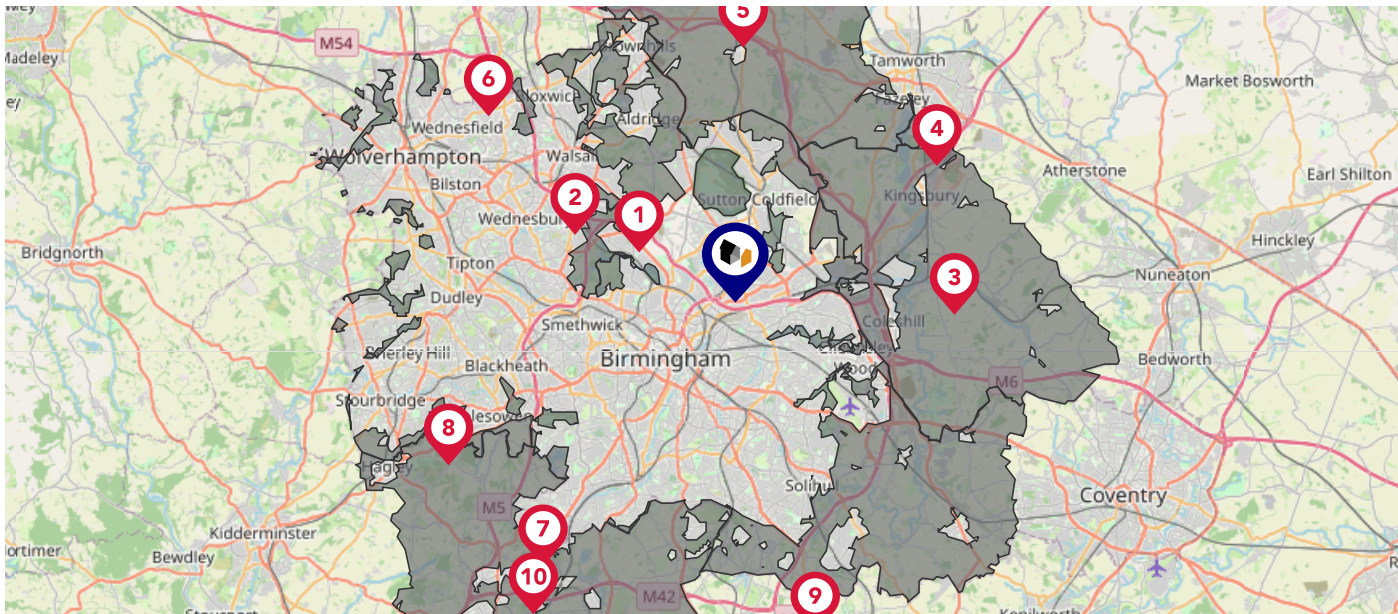
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

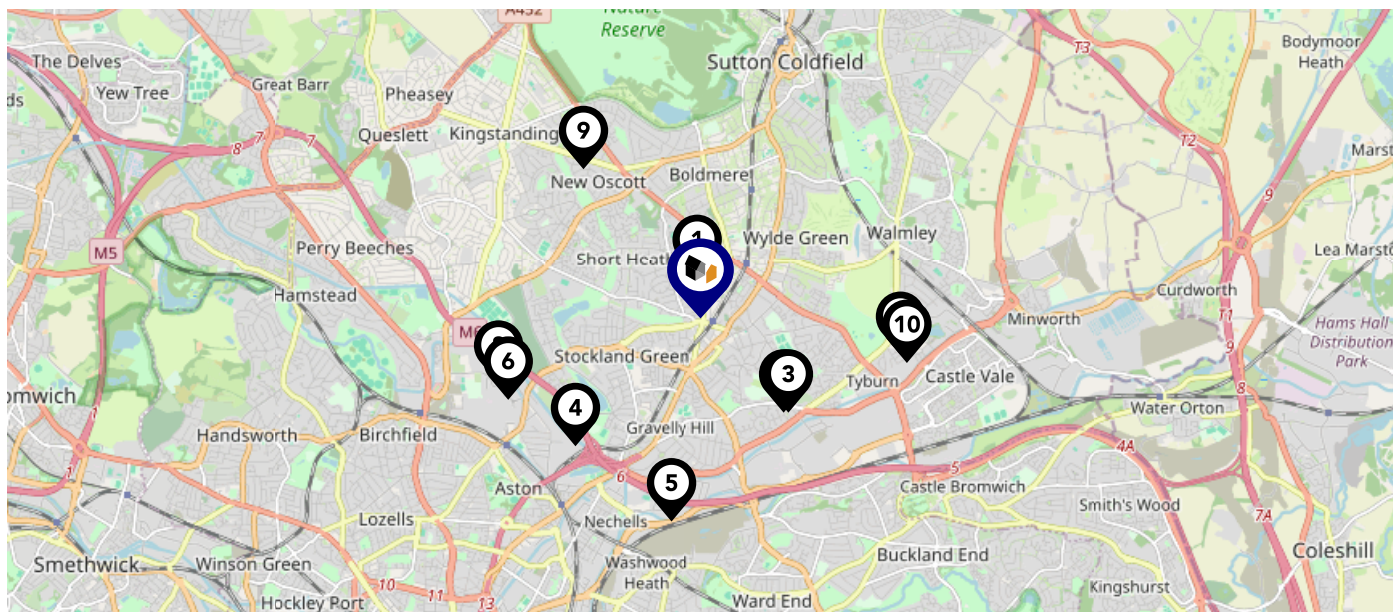
- 1 Birmingham Green Belt - Sandwell
- 2 Birmingham Green Belt - Walsall
- 3 Birmingham Green Belt - North Warwickshire
- 4 Birmingham Green Belt - Tamworth
- 5 Birmingham Green Belt - Lichfield
- 6 Birmingham Green Belt - Wolverhampton
- 7 Birmingham Green Belt - Birmingham
- 8 Birmingham Green Belt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

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

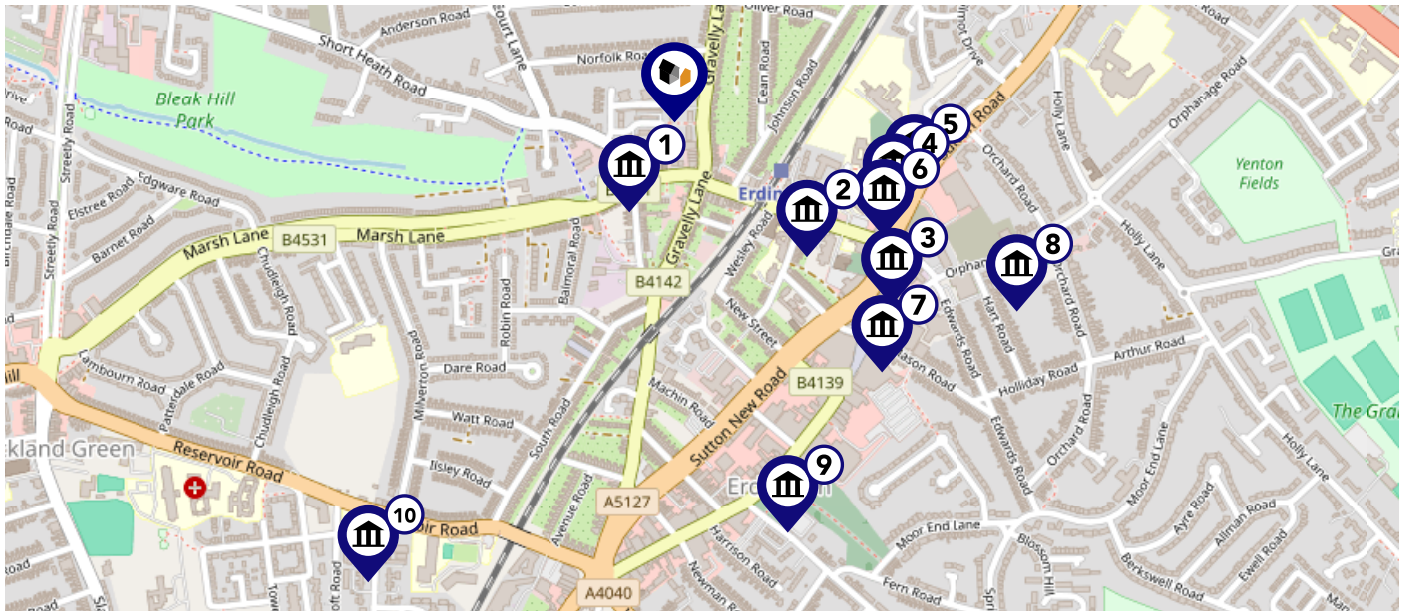
1	Goosemoor Lane - Kirkwood Avenue - Littlecote Drive Landfill Site-Goosemoor Lane, Edington, Birmingham, West Midlands	Historic Landfill	☐
2	Former Nocks Brickworks Landfill Site-Holly Lane, Edington, Birmingham, West Midlands	Historic Landfill	☐
3	Holly Lane-Birmingham, West Midlands	Historic Landfill	☐
4	North Park Road - M6 Motorway-North Park Road, Witton, Birmingham, West Midlands	Historic Landfill	☐
5	Nechells Substation Landfill Site-Watson Road, Nechells, Birmingham, West Midlands	Historic Landfill	☐
6	Kynock Works-Witton, Birmingham	Historic Landfill	☐
7	Eachelhurst Road-Eachelhurst Road, Walsley, Birmingham, West Midlands	Historic Landfill	☐
8	Former Kynoch Works-Holford Drive, Witton, Birmingham, West Midlands	Historic Landfill	☐
9	Bennets Tip-Welshmans Hill, New Oscott, Birmingham, West Midlands	Historic Landfill	☐
10	Plantsbrook Nature Reserve-Plantsbrook Reservoir Site, Kendrick Road, Walsley, Birmingham, West Midlands	Historic Landfill	☐

Maps

Listed Buildings

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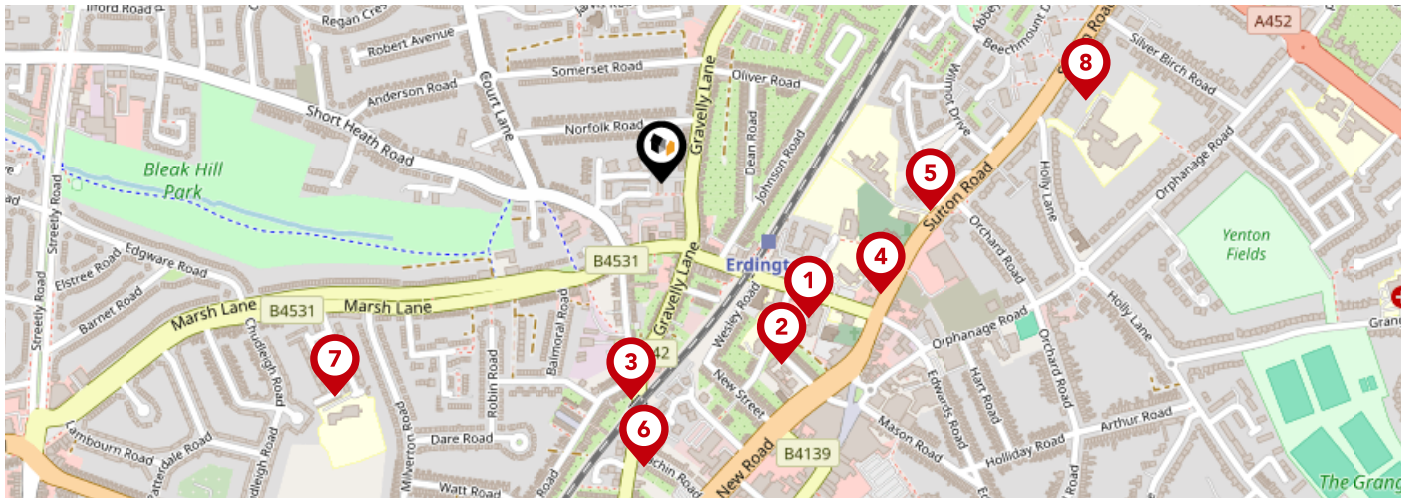
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



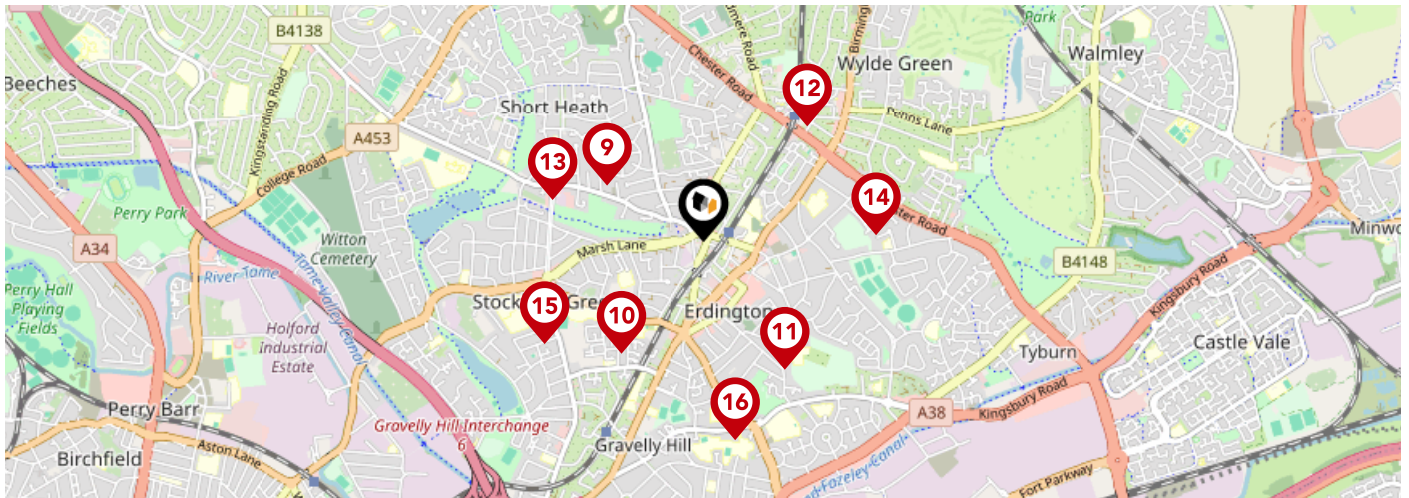
Listed Buildings in the local district	Grade	Distance
 1450468 - Red Lion, Erdington	Grade II	0.1 miles
 1076164 - 23 And 25, Station Road B23	Grade II	0.2 miles
 1212344 - 24 And 26, High Street B23	Grade II	0.3 miles
 1076125 - Roman Catholic Church Of St Thomas And St Edmund With Lych Gate And Walls To Its South-east	Grade II	0.3 miles
 1076126 - Abbey Hall	Grade II	0.3 miles
 1343155 - Erdington Abbey	Grade II	0.3 miles
 1405552 - Erdington Library	Grade II	0.4 miles
 1076216 - Erdington Conservative Club	Grade II	0.4 miles
 1076299 - Parish Church Of St Barnabas	Grade II	0.5 miles
 1343396 - Erdington Cottage Homes	Grade II	0.6 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Osborne Nursery School Ofsted Rating: Good Pupils: 133 Distance:0.22	☒	☐	☐	☐	☐
2	Osborne Primary School Ofsted Rating: Good Pupils: 412 Distance:0.24	☐	☒	☐	☐	☐
3	New Horizon Academy Ofsted Rating: Not Rated Pupils:0 Distance:0.25	☐	☐	☒	☐	☐
4	Highclare School Ofsted Rating: Not Rated Pupils: 524 Distance:0.28	☐	☐	☒	☐	☐
5	Abbey Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.3	☐	☒	☐	☐	☐
6	Imedia School Ofsted Rating: Outstanding Pupils: 17 Distance:0.32	☐	☐	☒	☐	☐
7	Featherstone Primary School Ofsted Rating: Good Pupils: 416 Distance:0.44	☐	☒	☐	☐	☐
8	St Edmund Campion Catholic School Ofsted Rating: Good Pupils: 1133 Distance:0.49	☐	☐	☒	☐	☐

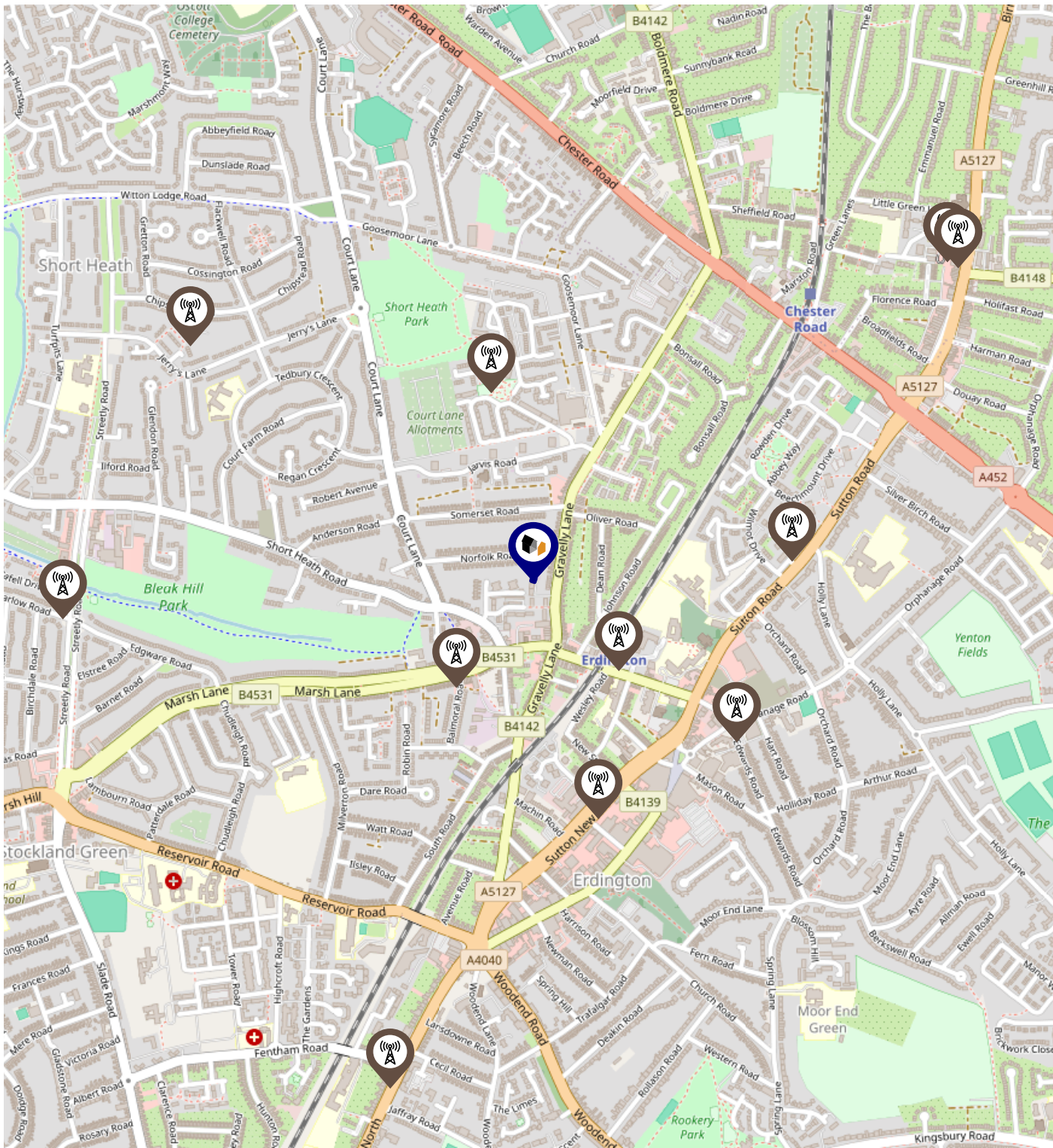


		Nursery	Primary	Secondary	College	Private
9	Court Farm Primary School Ofsted Rating: Good Pupils: 237 Distance:0.5	☐	☒	☐	☐	☐
10	Featherstone Nursery School Ofsted Rating: Good Pupils: 115 Distance:0.63	☒	☐	☐	☐	☐
11	Saint Barnabas Church of England Primary School Ofsted Rating: Good Pupils: 456 Distance:0.69	☐	☒	☐	☐	☐
12	Wylde Green Primary School Ofsted Rating: Good Pupils: 420 Distance:0.7	☐	☒	☐	☐	☐
13	Oasis Academy Short Heath Ofsted Rating: Good Pupils: 456 Distance:0.7	☐	☒	☐	☐	☐
14	Yenton Primary School Ofsted Rating: Good Pupils: 597 Distance:0.78	☐	☒	☐	☐	☐
15	Stockland Green School Ofsted Rating: Good Pupils: 745 Distance:0.85	☐	☐	☒	☐	☐
16	Queensbury School Ofsted Rating: Good Pupils: 306 Distance:0.91	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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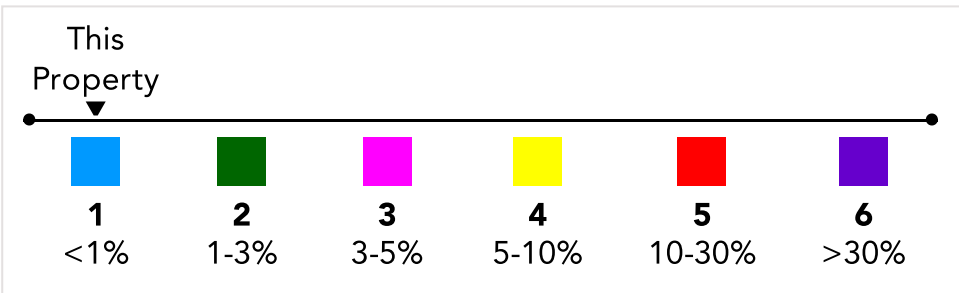
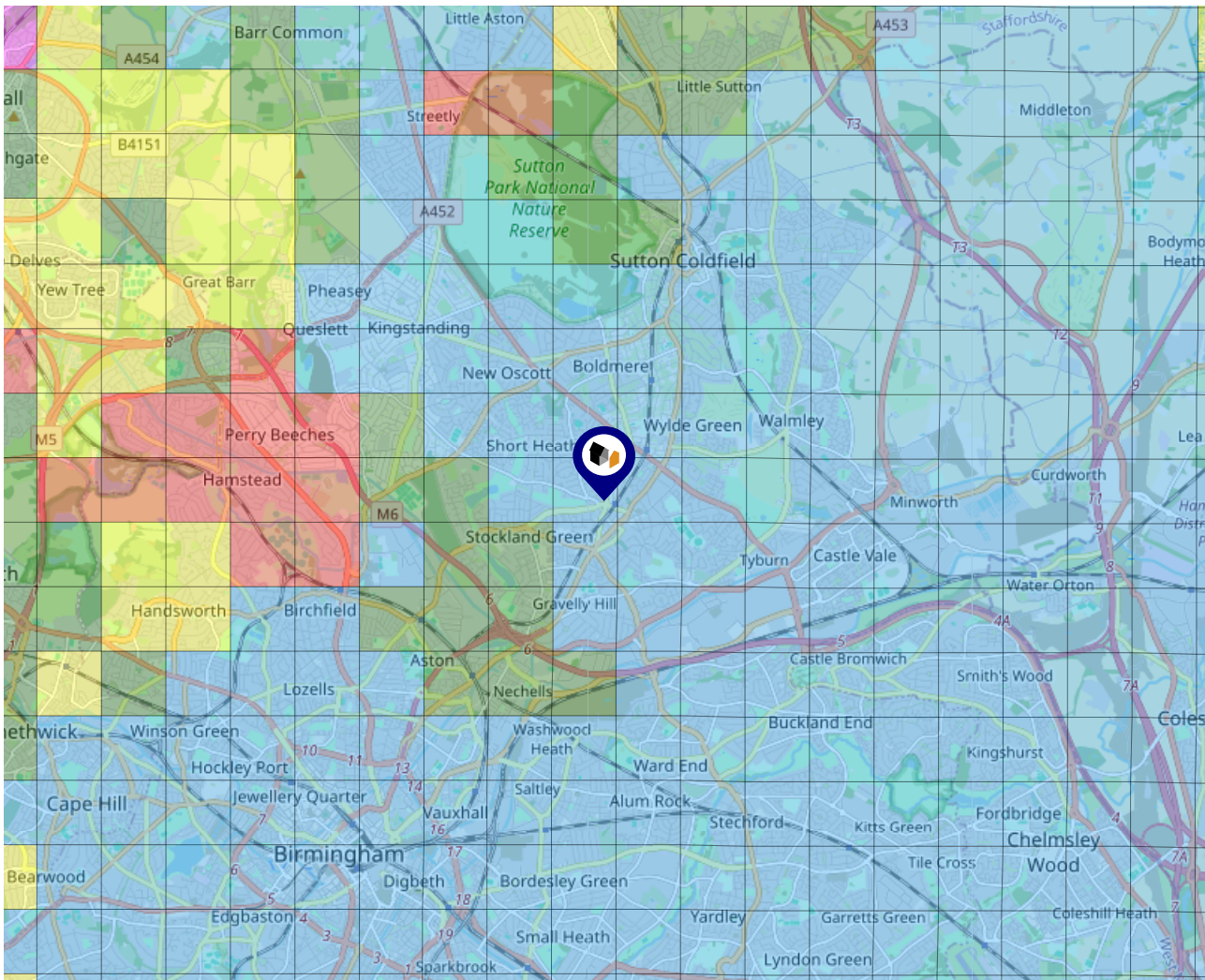


Key:

-  Power Pylons
-  Communication Masts

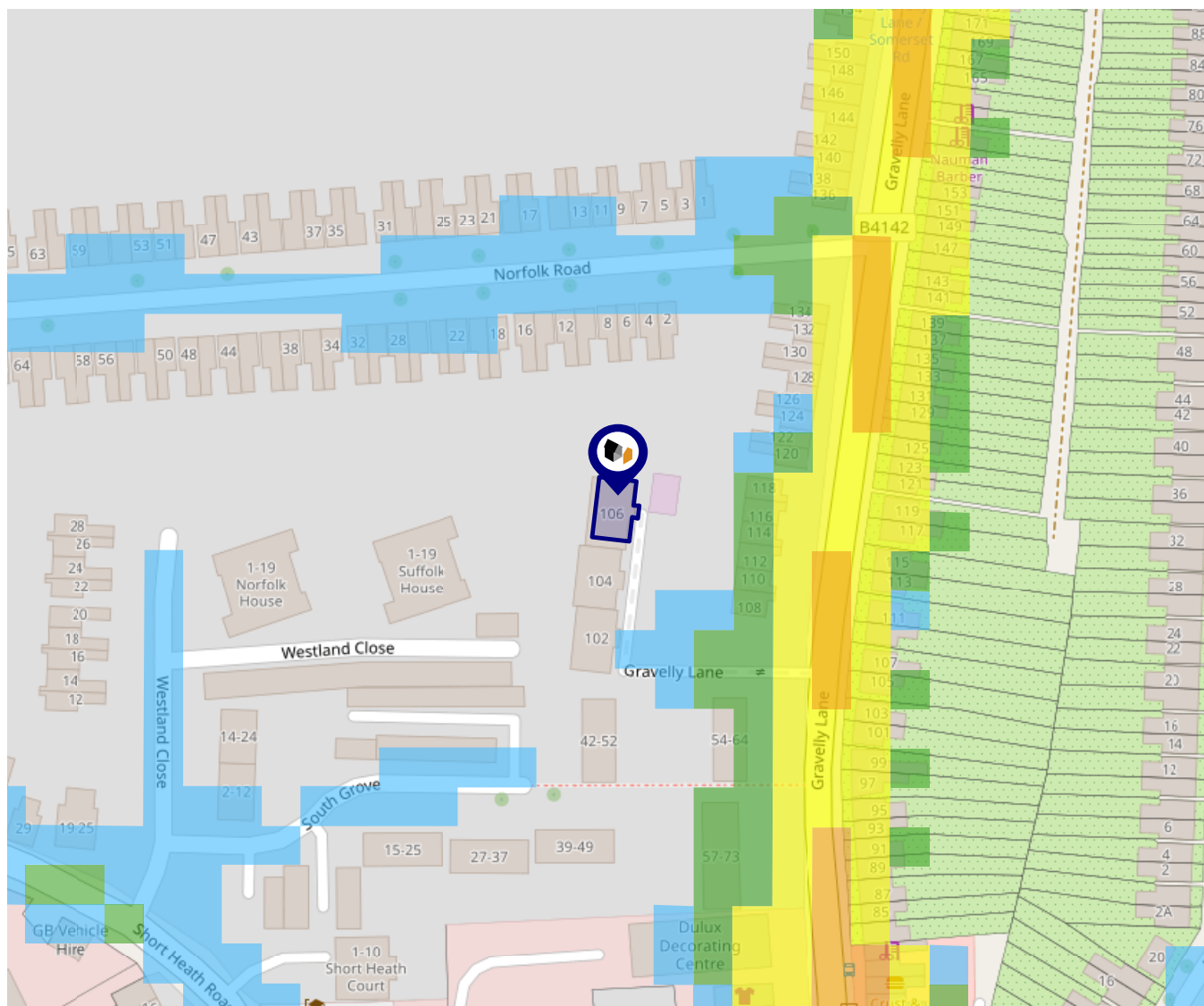
What is Radon?

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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GROUP

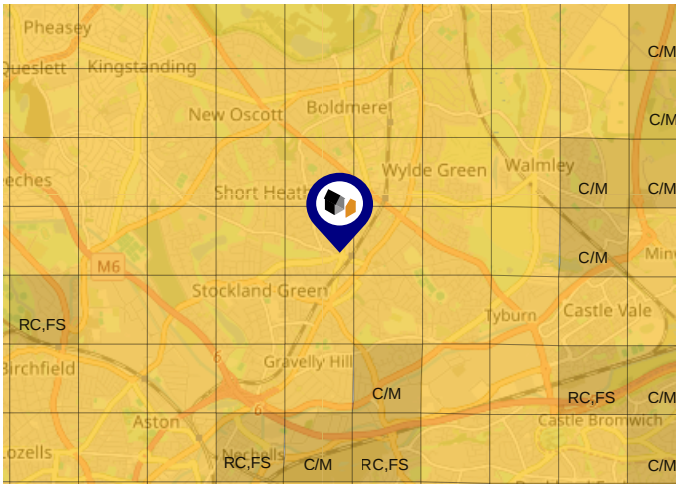


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		



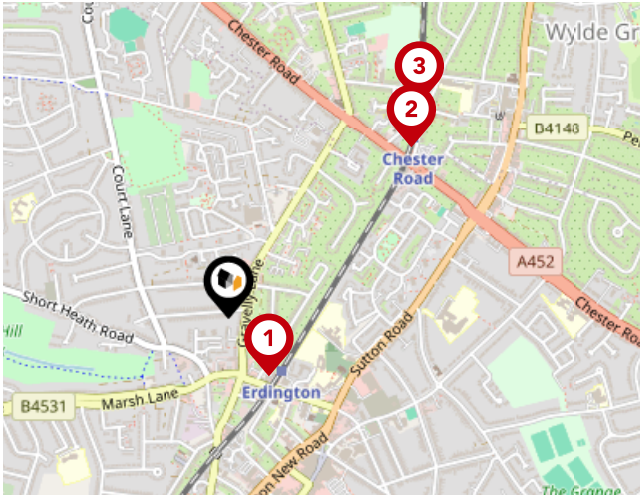
Primary Classifications (Most Common Clay Types)

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

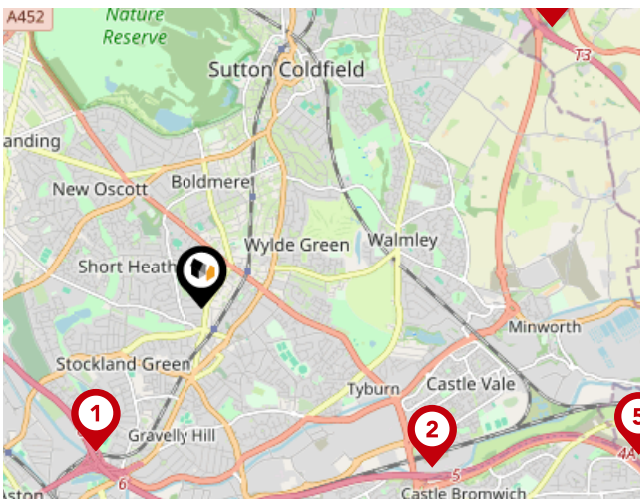
Transport (National)

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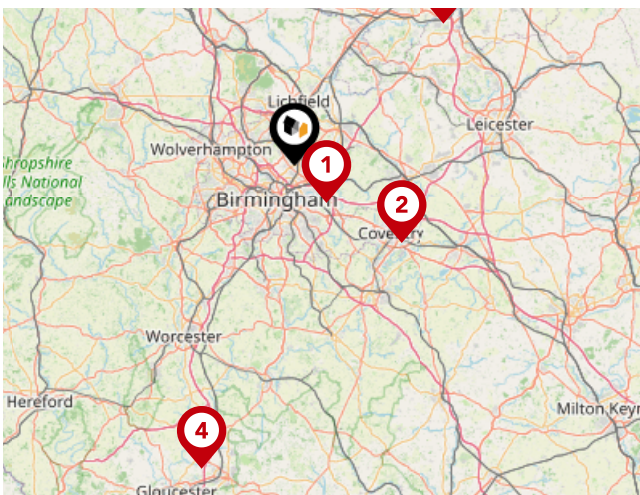
National Rail Stations

Pin	Name	Distance
1	Erdington Rail Station	0.16 miles
2	Chester Road Rail Station	0.56 miles
3	Chester Road Rail Station	0.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	1.6 miles
2	M6 J5	2.52 miles
3	M6 TOLL T3	4.05 miles
4	M6 J7	4.05 miles
5	M6 J4A	4.17 miles



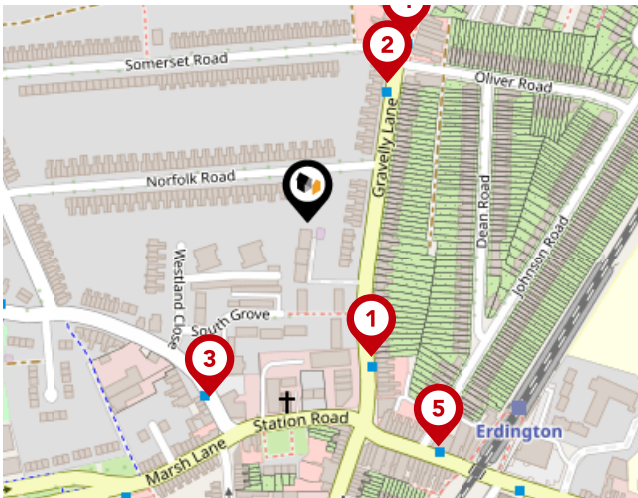
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	7.07 miles
2	Baginton	19.12 miles
3	East Mids Airport	29.72 miles
4	Staverton	46.04 miles

Area

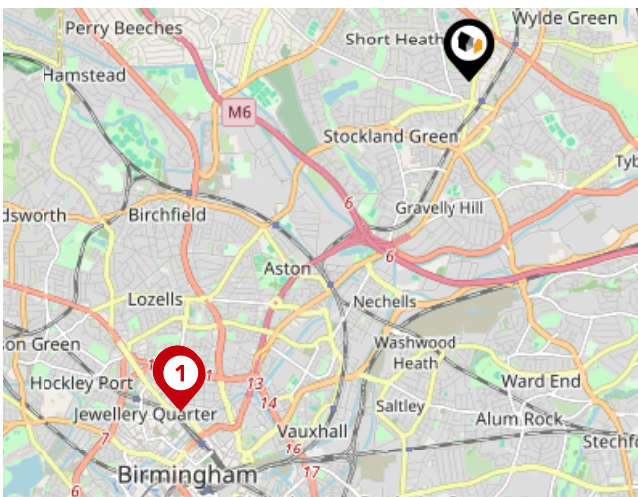
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Station Rd	0.08 miles
2	Somerset Rd	0.09 miles
3	Marsh Lane	0.11 miles
4	Somerset Rd	0.12 miles
5	Erdington Station	0.15 miles



Local Connections

Pin	Name	Distance
1	St Paul's (Midland Metro Stop)	3.96 miles
2	St Paul's (Midland Metro Stop)	3.95 miles
3	St Paul's (Midland Metro Stop)	3.95 miles

The Landwood Group logo, featuring the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange rounded square.

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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

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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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

