

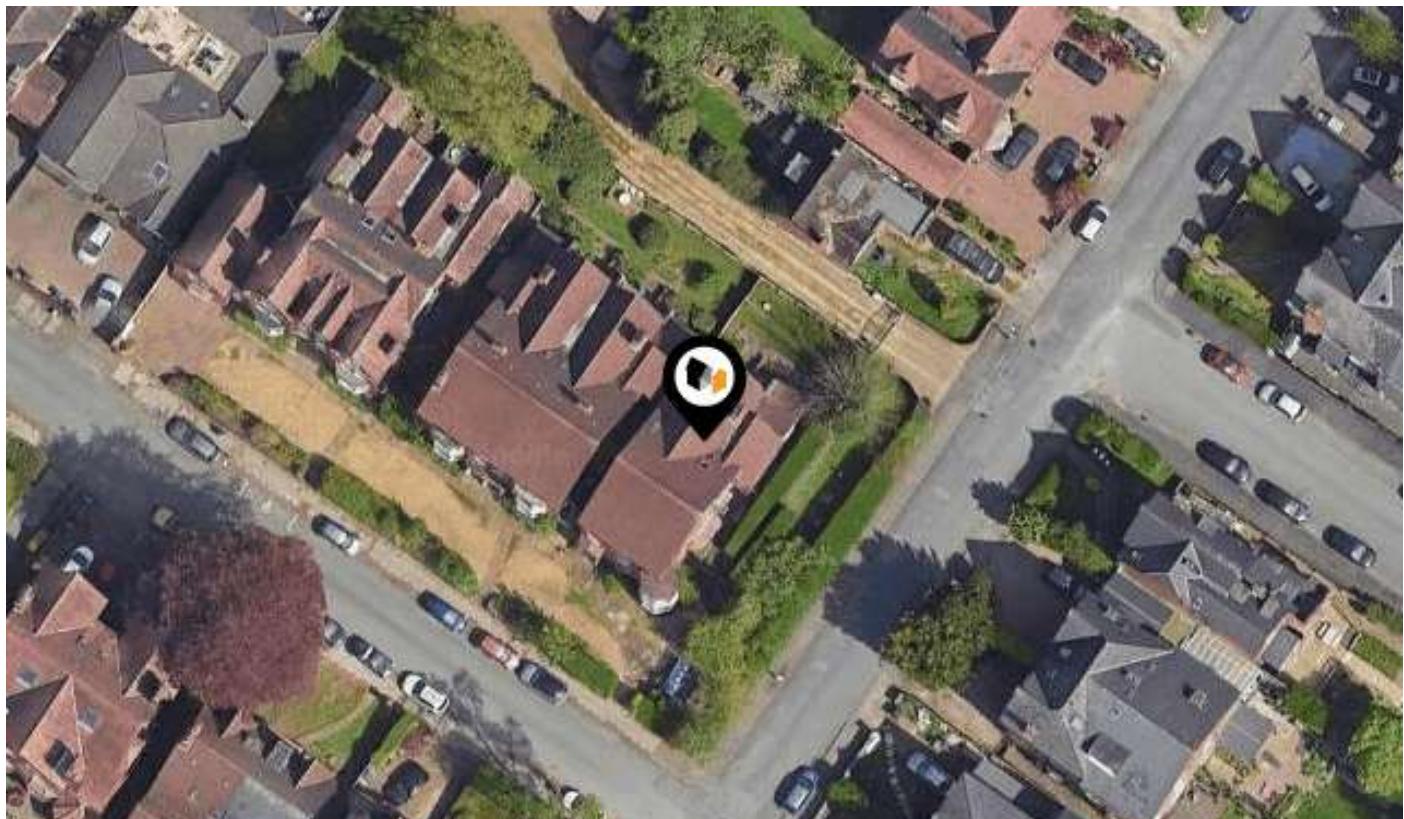


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 03rd February 2026



**47, FOREST ROAD, MOSELEY AND KINGS HEATH,
BIRMINGHAM, B13 9DH**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

Property Overview

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Property

Type: Property Shell

Bedrooms: 1

UPRN: 100071570310

Local Area

Local Authority: Birmingham

Conservation Area: No

Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16
mb/s



80
mb/s



1000
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



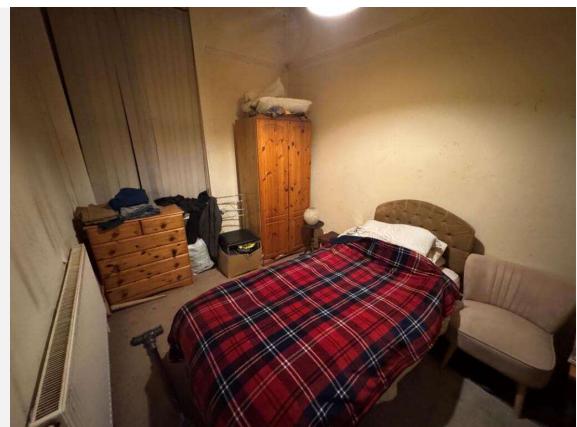
Gallery Photos

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Gallery Photos

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Gallery Photos

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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

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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

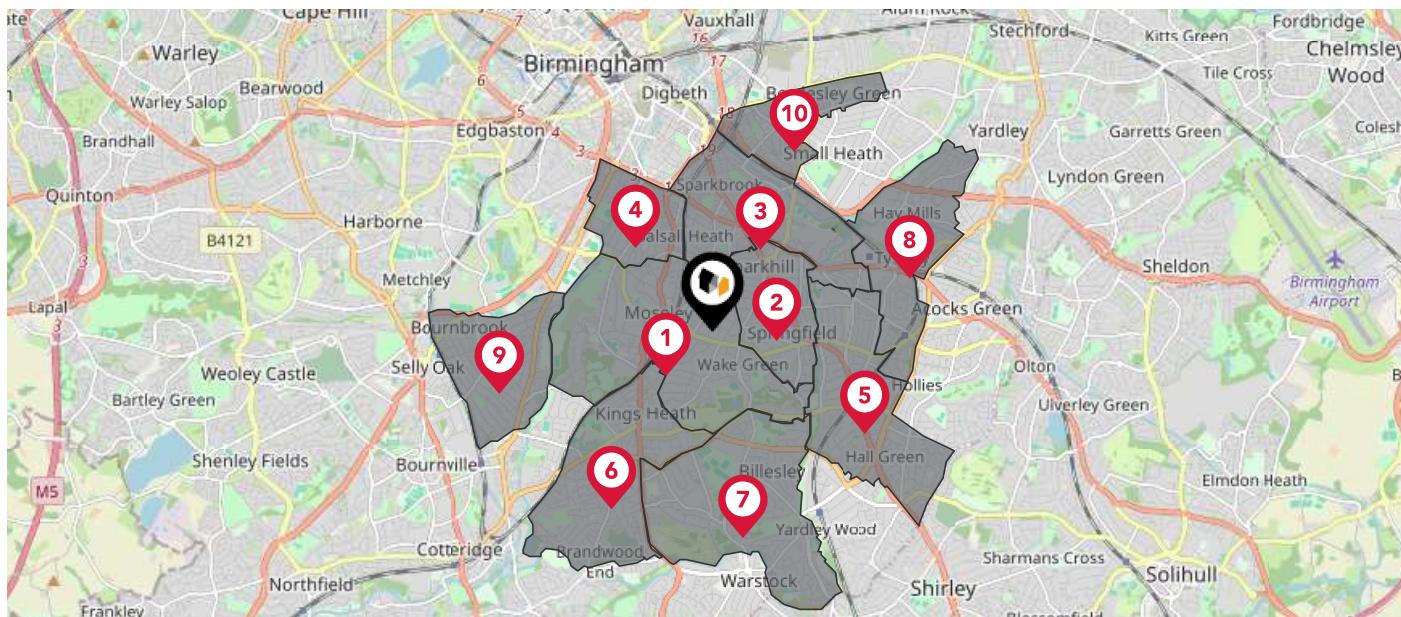
- 1 St Agnes
- 2 Moseley
- 3 Selly Park Avenues
- 4 Selly Park
- 5 School Road
- 6 Ryland Road
- 7 Lee Crescent
- 8 Edgbaston
- 9 Digbeth, Deritend and Bordesley High Streets
- 10 Warwick Bar

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 Moseley Ward
- 2 Sparkhill Ward
- 3 Sparkbrook & Balsall Heath East Ward
- 4 Balsall Heath West Ward
- 5 Hall Green North Ward
- 6 Brandwood & King's Heath Ward
- 7 Billesley Ward
- 8 Tyseley & Hay Mills Ward
- 9 Bournbrook & Selly Park Ward
- 10 Bordesley Green Ward

Maps **Rail Noise**

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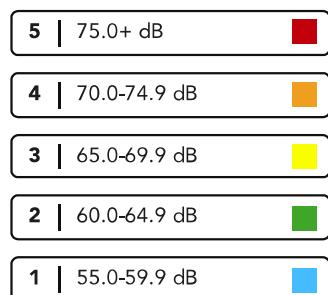
This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

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:



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:

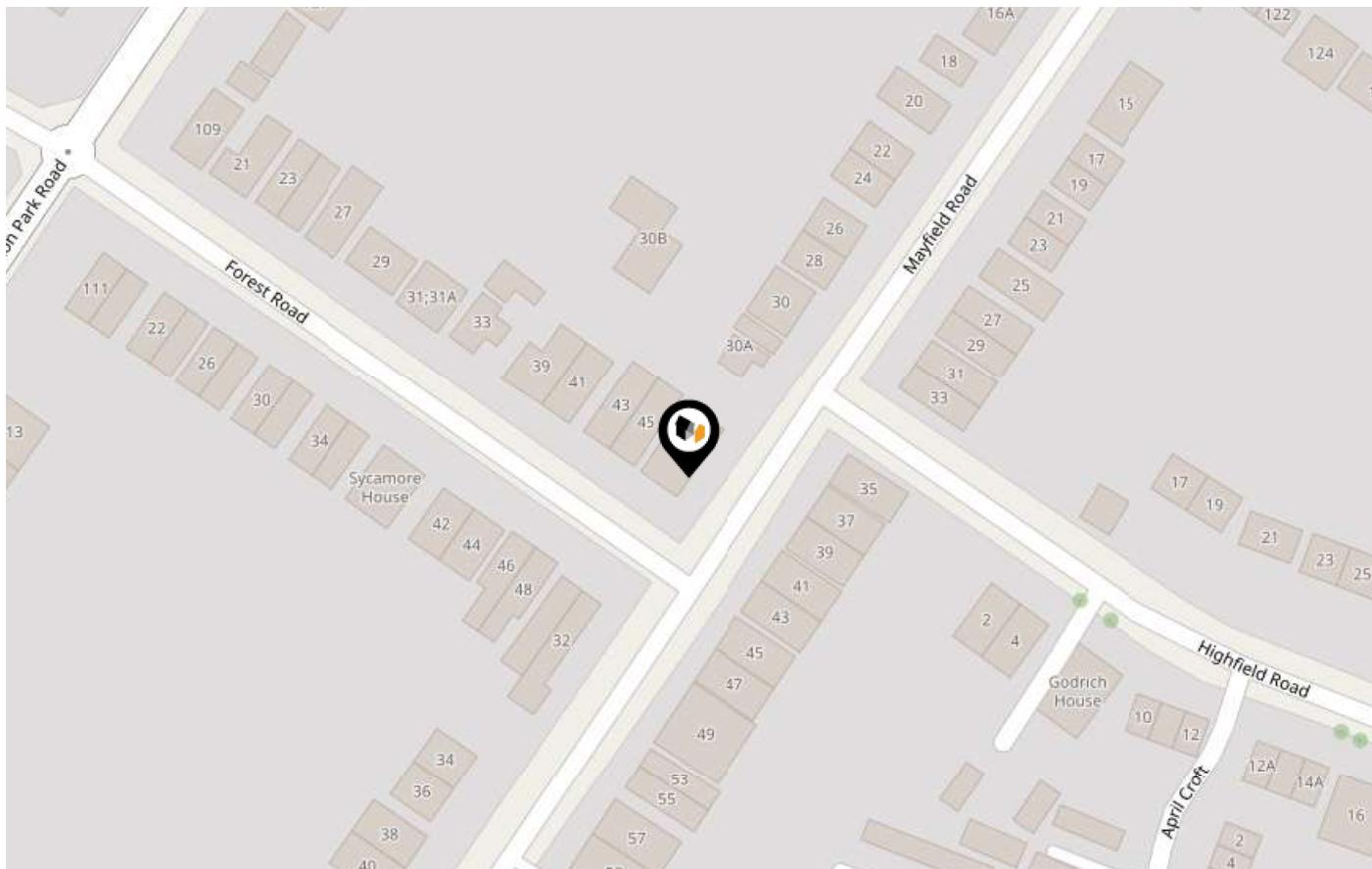


Flood Risk

Rivers & Seas - Climate Change

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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.

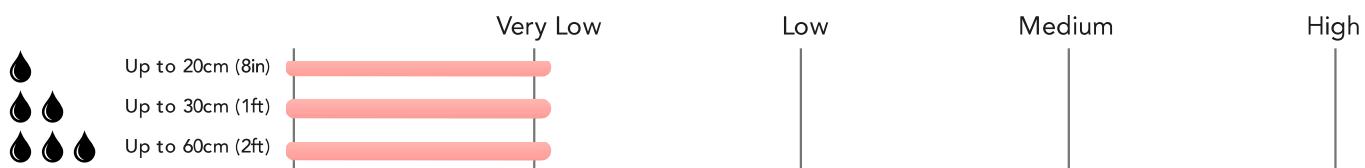


Risk Rating: Very low

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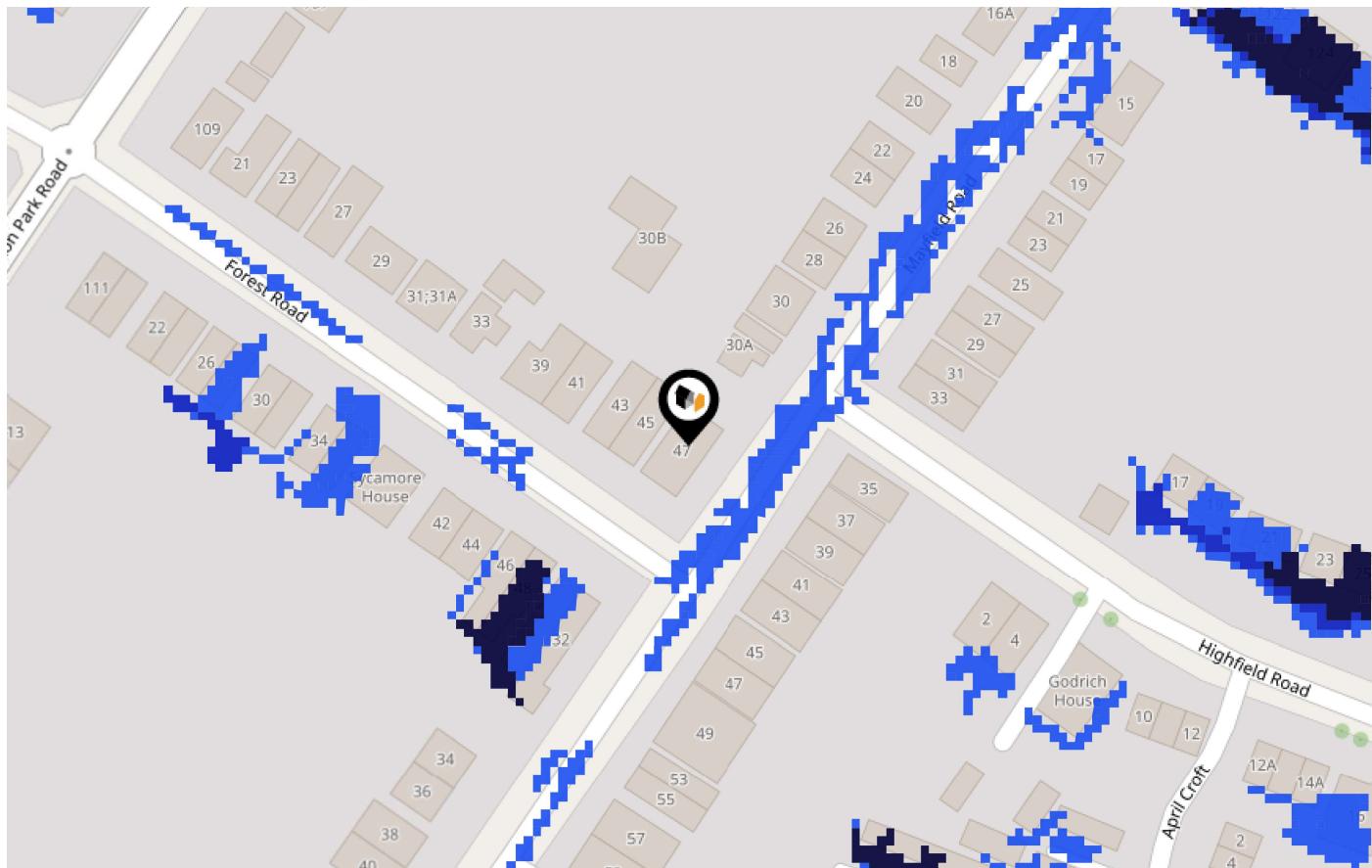


Flood Risk

Surface Water - Flood Risk

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

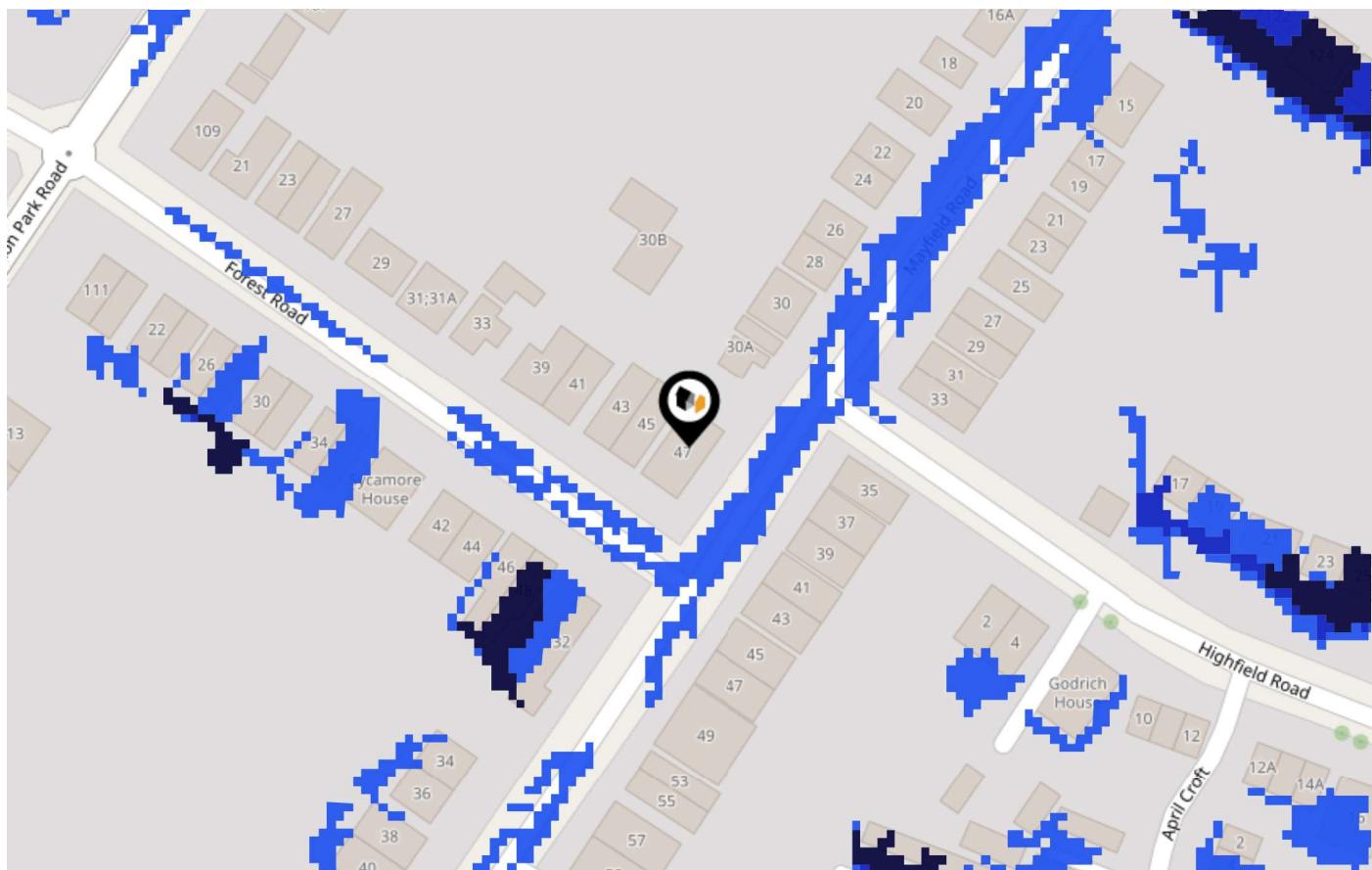


Flood Risk

Surface Water - Climate Change

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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.

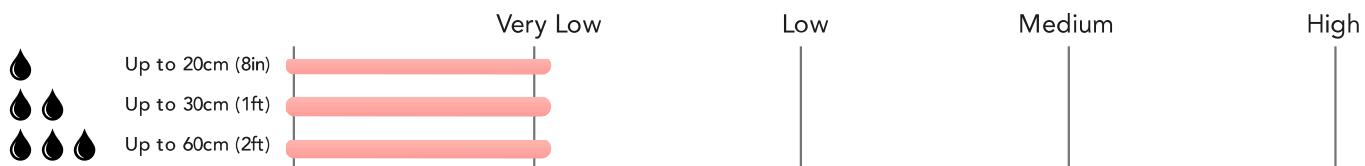


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

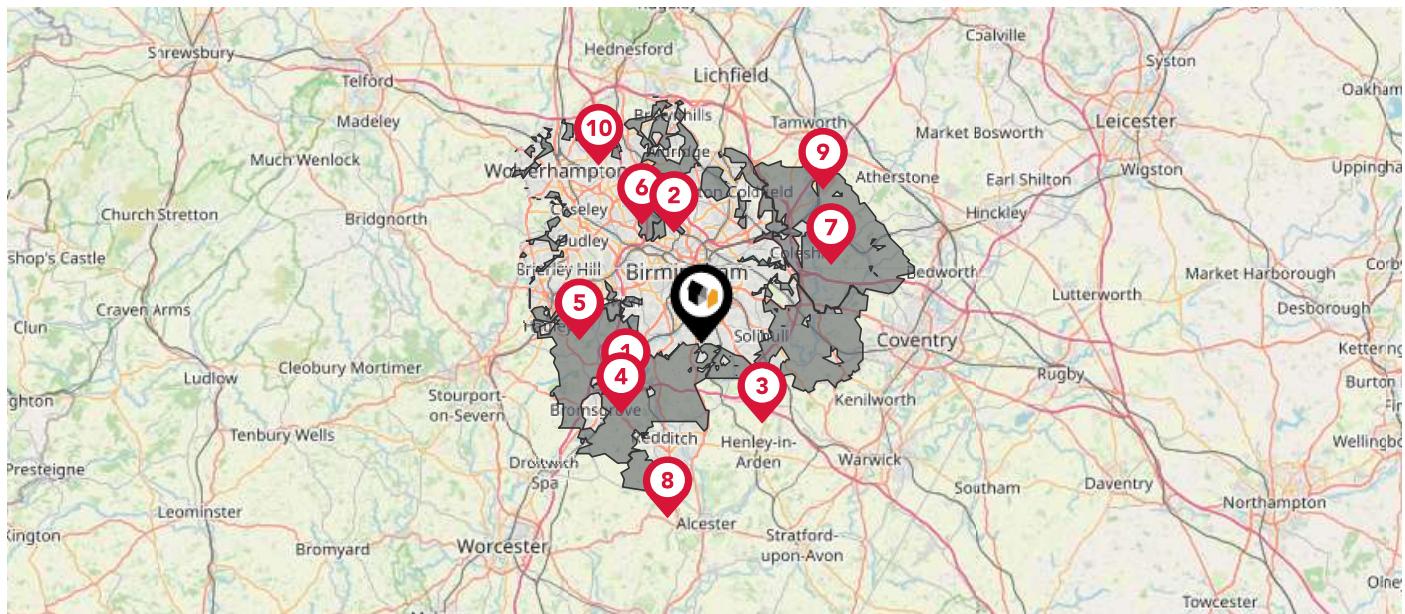


Maps

Green Belt

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



Nearby Green Belt Land

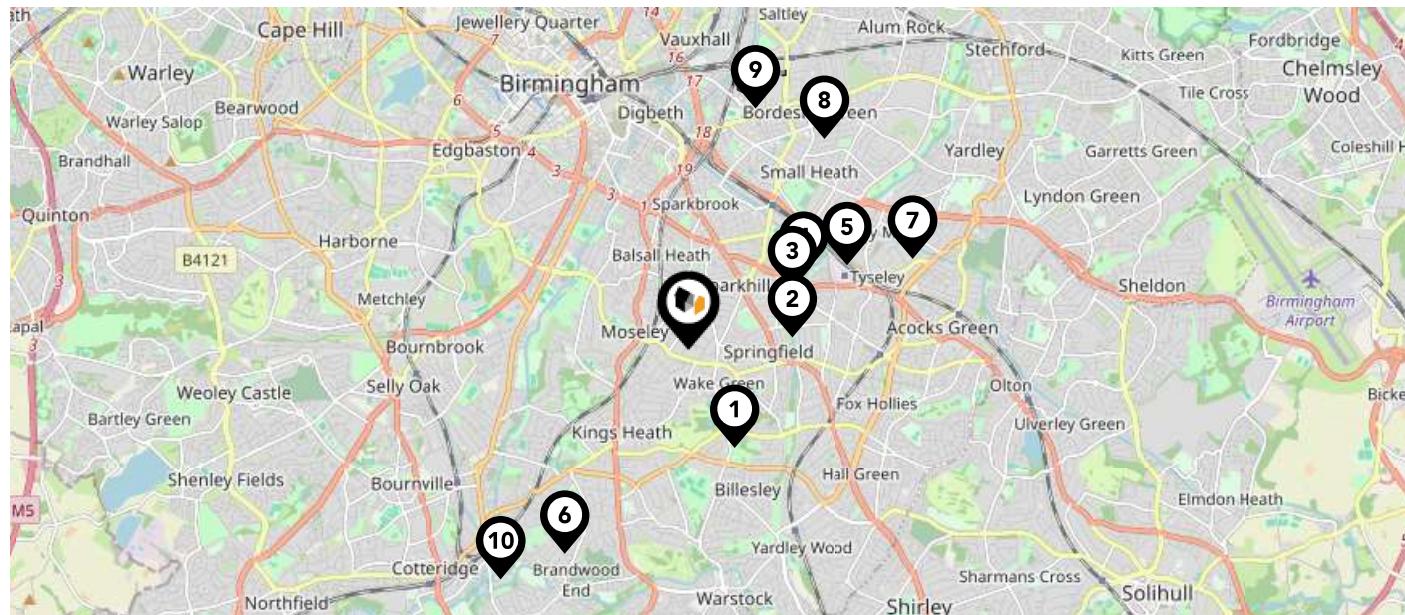
- 1 Birmingham Green Belt - Birmingham
- 2 Birmingham Green Belt - Sandwell
- 3 Birmingham Green Belt - Solihull
- 4 Birmingham Green Belt - Bromsgrove
- 5 Birmingham Green Belt - Dudley
- 6 Birmingham Green Belt - Walsall
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Redditch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

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

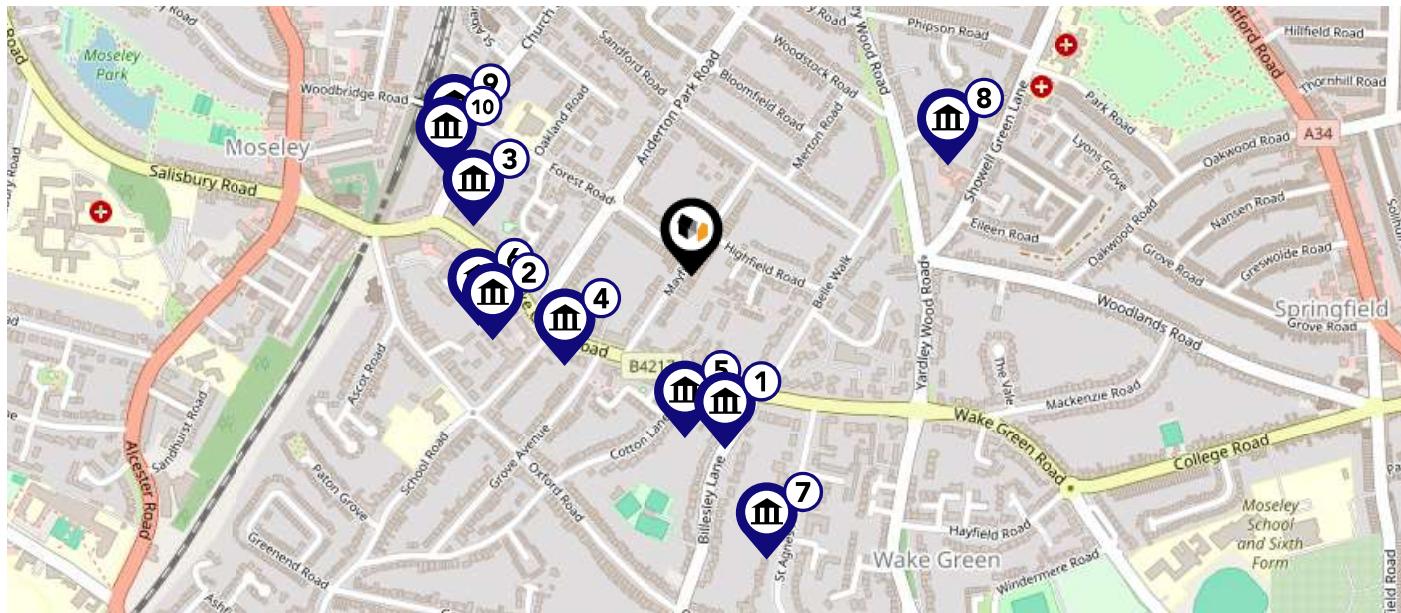
 1	Yardley Wood Road-Moseley Bog Nature Reserve, Yardley Wood Road, Wake Green, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 2	Former Burbury Brickworks Landfill Site-Warwick Road, Greet, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 3	Albion Road-Albion Road, Greet, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 4	Ackers Trust Site-Golden Hillock Road, Small Heath, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 5	Land In The Vicinity Of Tyseley Incinerator-James Road, Tyseley, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 6	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 7	Speedwell Road, Hay Mills-Former Bayliss Brickworks, Speedwell Road, Hay Mills, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 8	Former Bordesley Brickworks-Porters Way, Bordesley Green, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 9	Former Adderley Park Brickworks Landfill Site-Former Adderley Park Brickworks, Adderley Road, Bordesley, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 10	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>

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
1211119 - 50 Wake Green Road	Grade II	0.2 miles
1076116 - 10 And 12, Wake Green Road B13	Grade II	0.2 miles
1075655 - Moseley All Services Club	Grade II	0.2 miles
1343150 - 31, Wake Green Road B13	Grade II	0.2 miles
1076117 - Kingsthorpe	Grade II	0.2 miles
1211113 - 8, Wake Green Road B13	Grade II	0.2 miles
1220717 - 9, St Agnes Road B13	Grade II	0.3 miles
1211522 - Fernside Cottage (numbers 1 To 4 (consecutive)) To Rear Of Number 84	Grade II	0.3 miles
1076066 - 47, Woodbridge Road (see Details For Further Address Information)	Grade II	0.3 miles
1075656 - 108-118, Church Road B15	Grade II	0.3 miles



Nursery Primary Secondary College Private

1 St Martin de Porres Catholic Primary School

Ofsted Rating: Good | Pupils: 201 | Distance:0.18



2 SILVER BIRCH SCHOOL

Ofsted Rating: Good | Pupils: 16 | Distance:0.27



3 Moseley Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 210 | Distance:0.31



4 Green Oak Academy

Ofsted Rating: Good | Pupils: 72 | Distance:0.36



5 Anderton Park Primary School

Ofsted Rating: Good | Pupils: 450 | Distance:0.37



6 King David Primary School

Ofsted Rating: Good | Pupils: 204 | Distance:0.52



7 Park Hill Primary School

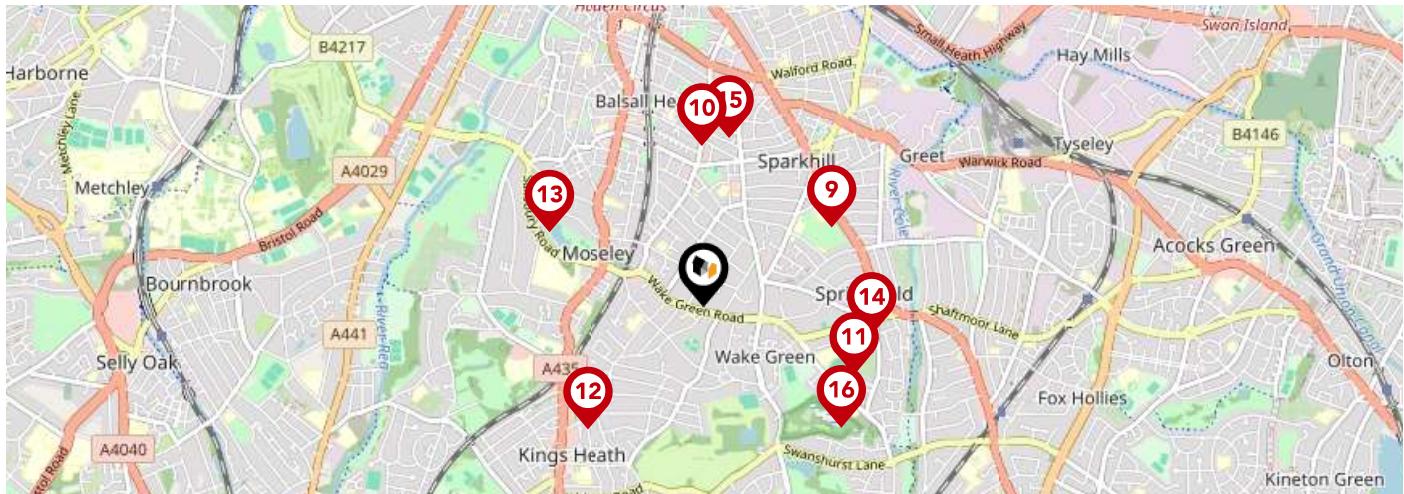
Ofsted Rating: Good | Pupils: 298 | Distance:0.58



8 St John's CofE Primary School

Ofsted Rating: Outstanding | Pupils: 467 | Distance:0.6





Nursery Primary Secondary College Private



English Martyrs' Catholic Primary School

Ofsted Rating: Good | Pupils: 351 | Distance: 0.68



Clifton Primary School

Ofsted Rating: Good | Pupils: 891 | Distance: 0.72



Moseley School and Sixth Form

Ofsted Rating: Good | Pupils: 1454 | Distance: 0.74



Kings Heath Primary School

Ofsted Rating: Good | Pupils: 668 | Distance: 0.76



St John and Monica Catholic Primary School

Ofsted Rating: Good | Pupils: 206 | Distance: 0.77



Springfield Primary Academy

Ofsted Rating: Good | Pupils: 492 | Distance: 0.77



Nelson Mandela School

Ofsted Rating: Outstanding | Pupils: 457 | Distance: 0.77



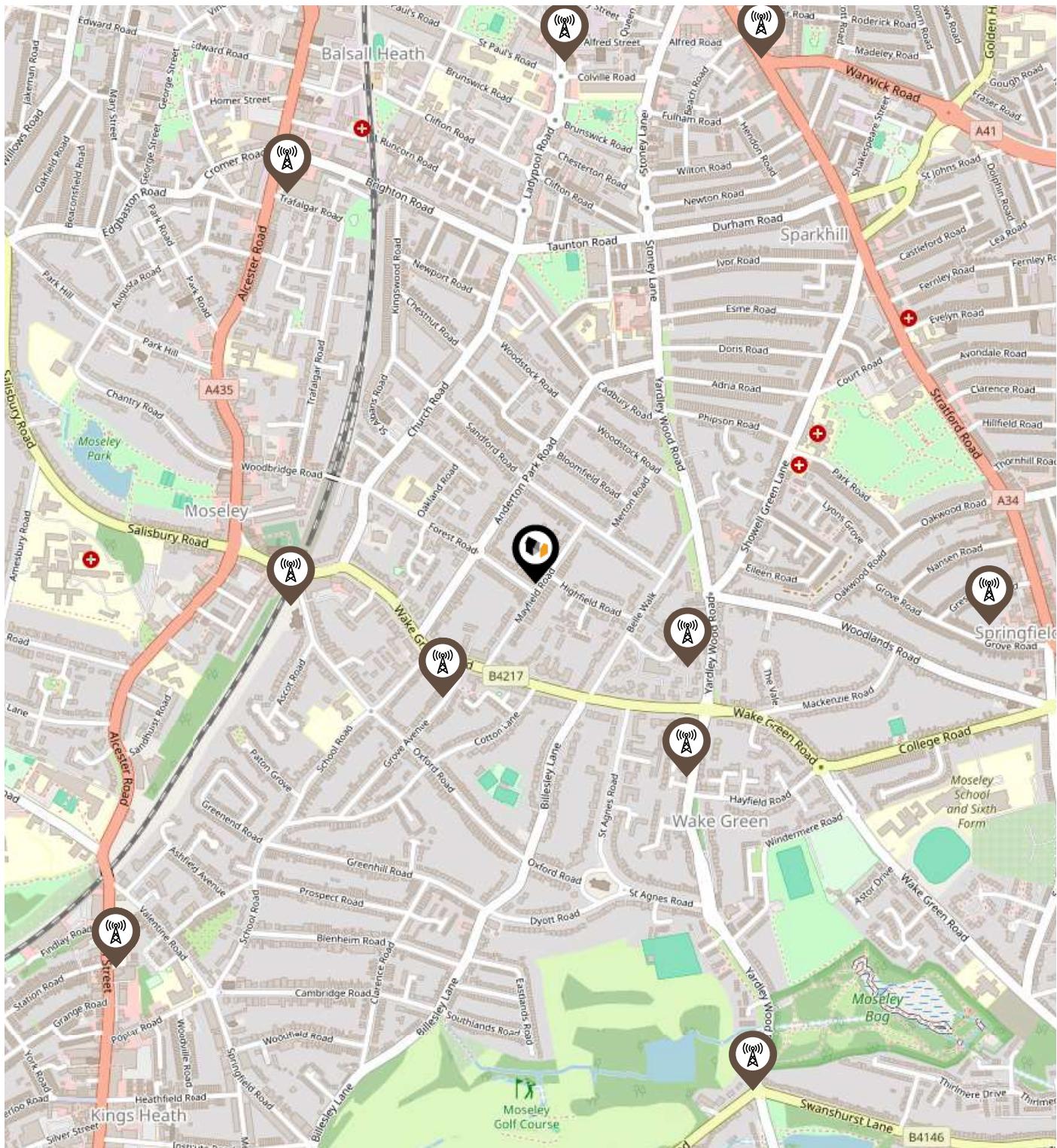
St Bernard's Catholic Primary School

Ofsted Rating: Good | Pupils: 413 | Distance: 0.83



Local Area Masts & Pylons

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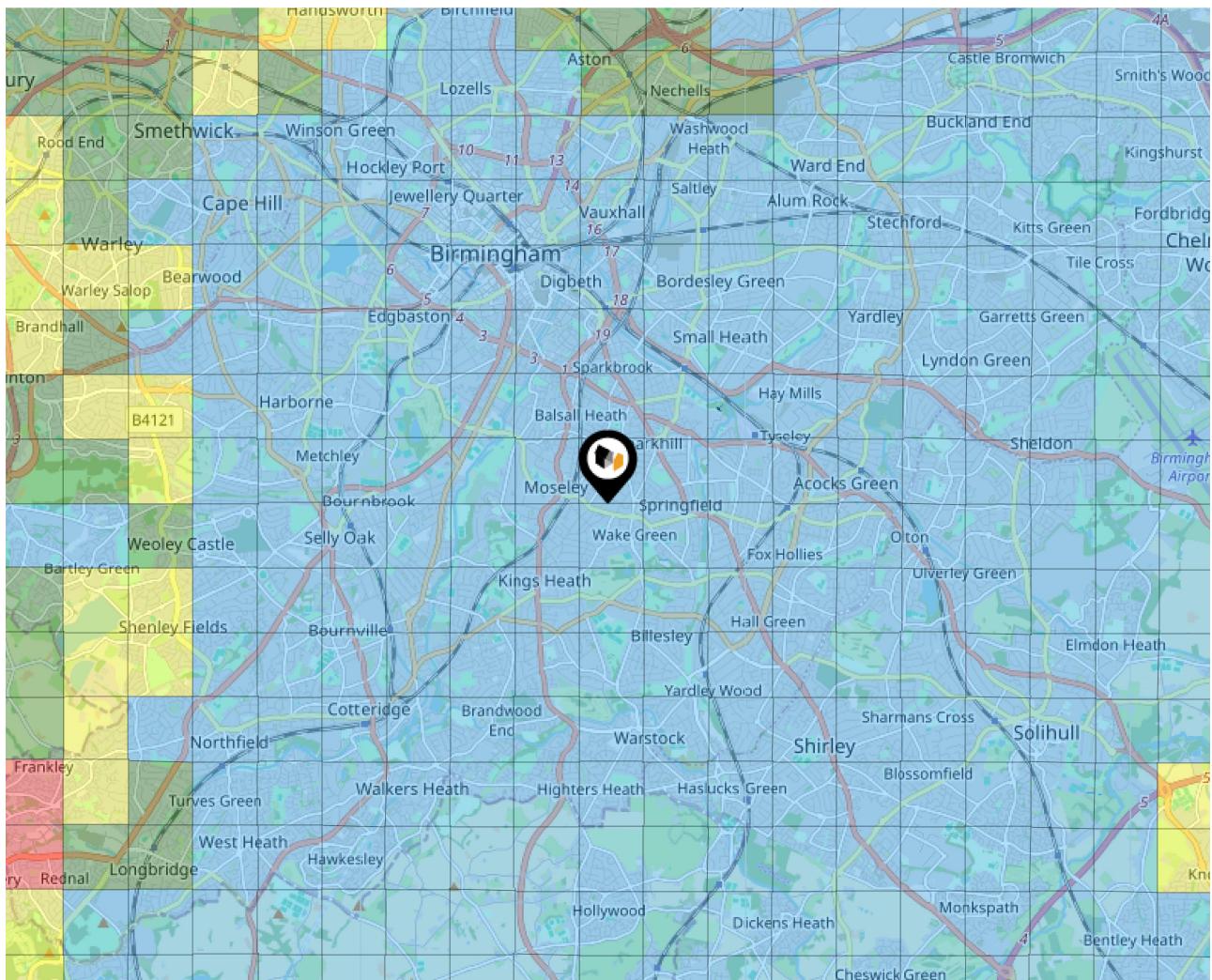


Key:

-  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).

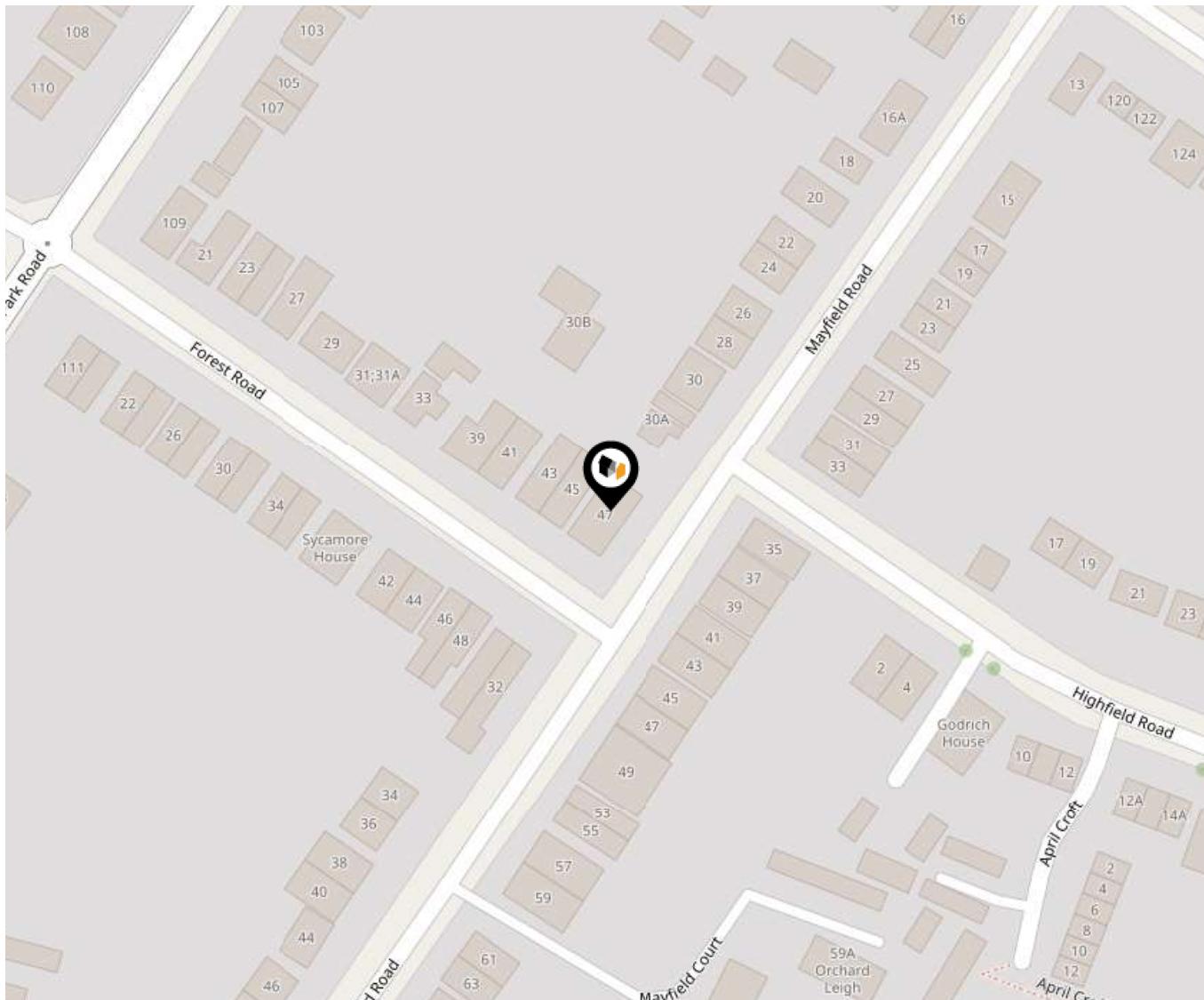


This
Property

	1	<1%
	2	1-3%
	3	3-5%
	4	5-10%
	5	10-30%
	6	>30%

Local Area Road Noise

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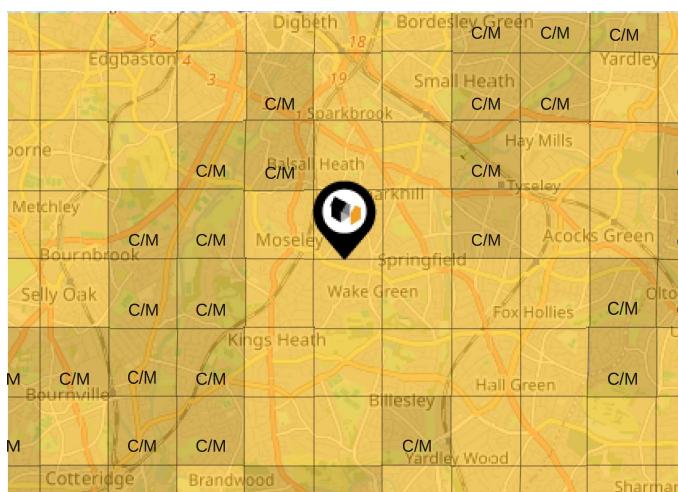
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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: NONE **Soil Texture:** SILT TO SAND
Parent Material Grain: ARENACEOUS - **Soil Depth:** DEEP
Soil Group: RUDACEOUS
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	Small Heath Rail Station	1.45 miles
2	Hall Green Rail Station	1.48 miles
3	Spring Road Rail Station	1.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	4.55 miles
2	M42 J3	6.3 miles
3	M6 J5	5.65 miles
4	M42 J2	6.55 miles
5	M42 J4	5.98 miles

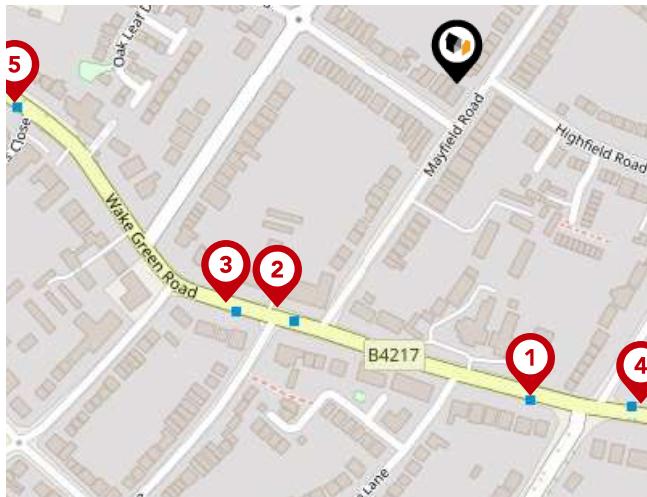


Airports/Helpads

Pin	Name	Distance
1	Birmingham Airport	6.18 miles
2	Baginton	17.82 miles
3	Staverton	40.06 miles
4	East Mids Airport	34.96 miles

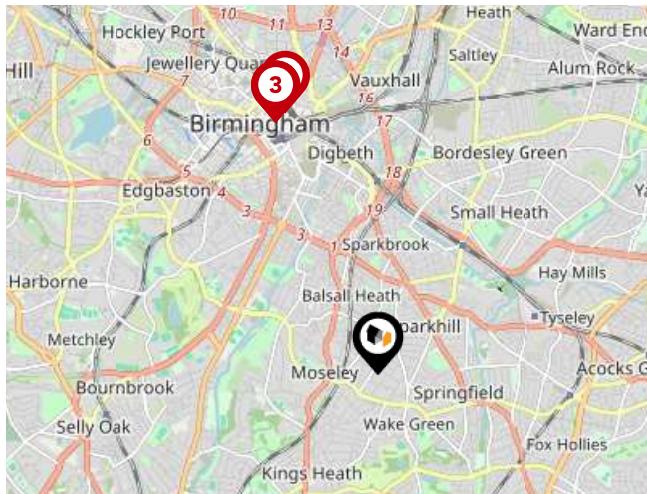
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Billesley Lane	0.18 miles
2	Mayfield Court	0.16 miles
3	Mayfield Court	0.18 miles
4	Billesley Lane	0.21 miles
5	Wake Green Rd	0.25 miles



Local Connections

Pin	Name	Distance
1	Grand Central New Street (Midland Metro Stop)	2.44 miles
2	Corporation Street (Midland Metro Stop)	2.5 miles
3	Grand Central New Street (Midland Metro Stop)	2.45 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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Land
Registry



Valuation Office
Agency

