



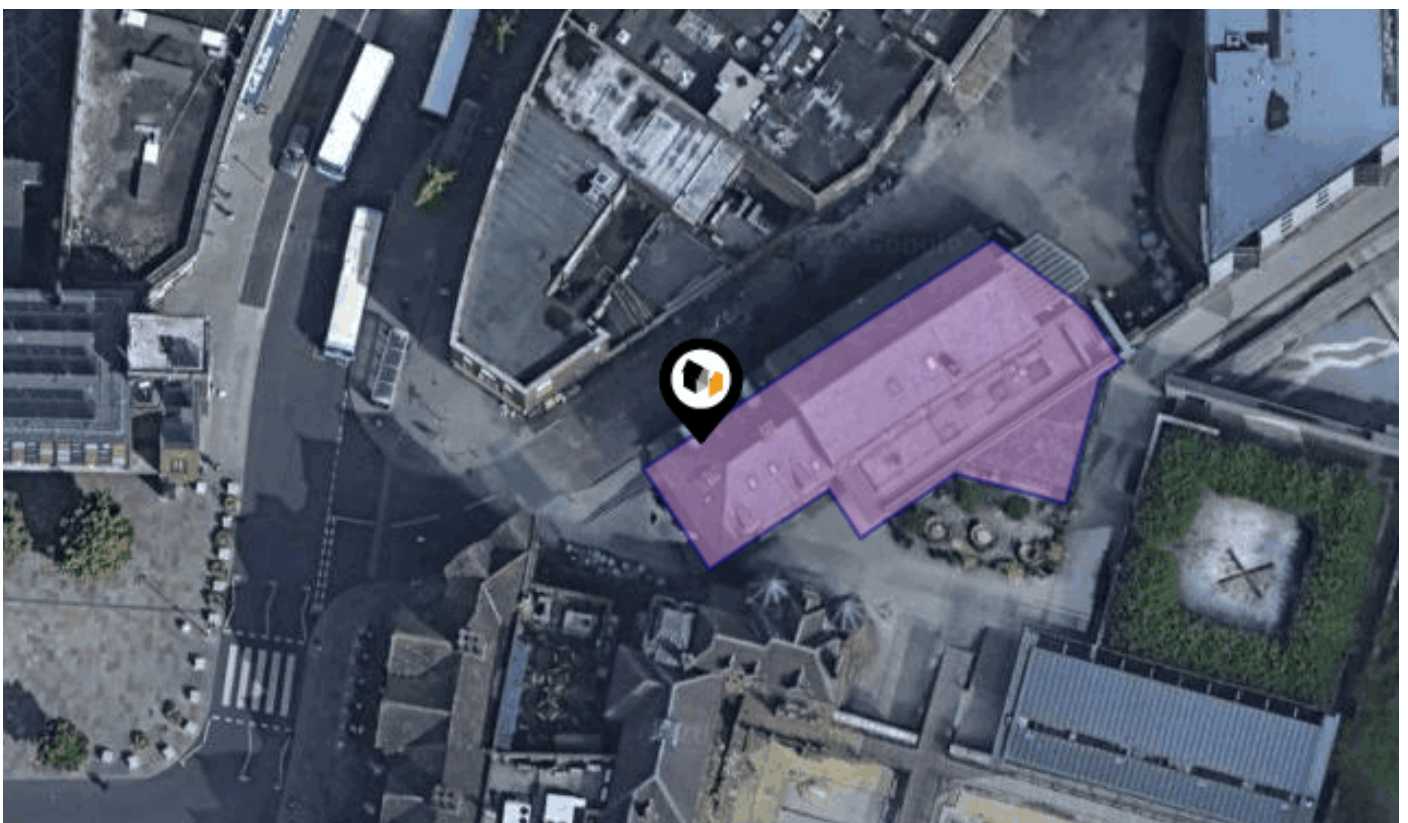
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th June 2026



RIBBON FACTORY, NEW BUILDINGS, COVENTRY, CV1

OIRO : £250,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A stunning "loft" style apartment with wonderful views

Two double bedrooms (one ensuite) Garage off "New Buildings" on Trinity Street

Ensuite shower room & additional bathroom

Exceptional open plan sitting & dining area & kitchen

French doors to terrace overlooking Cathedral undercrofts

Gas central heating & quality glazing

Modern fitted kitchen & appliances

Original features including floorboards & exposed brick work

EPC rating C, Total 1044 Sq.Ft or 97 Sq.M, NO CHAIN

These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleysthewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Flat / Maisonette	OIRO:	£250,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	1,044 ft ² / 96 m ²		
Plot Area:	0.13 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,237		
Title Number:	WM752016		

Local Area

Local Authority:	Coventry
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	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



Apartment 6, Ribbon Factory, New Buildings, Coventry, CV1 1FE			Flat-maisonette House
Last Sold Date:	16/08/2024	02/05/2003	
Last Sold Price:	£267,900	£250,000	
Apartment 4, Ribbon Factory, New Buildings, Coventry, CV1 1FE			Flat-maisonette House
Last Sold Date:	10/09/2018	26/07/2004	
Last Sold Price:	£215,000	£180,000	
Apartment 3, Ribbon Factory, New Buildings, Coventry, CV1 1FE			Flat-maisonette House
Last Sold Date:	18/08/2017	03/02/2003	
Last Sold Price:	£280,000	£195,000	
Apartment 5, Ribbon Factory, New Buildings, Coventry, CV1 1FE			Flat-maisonette House
Last Sold Date:	11/04/2008	14/11/2003	
Last Sold Price:	£200,000	£193,000	

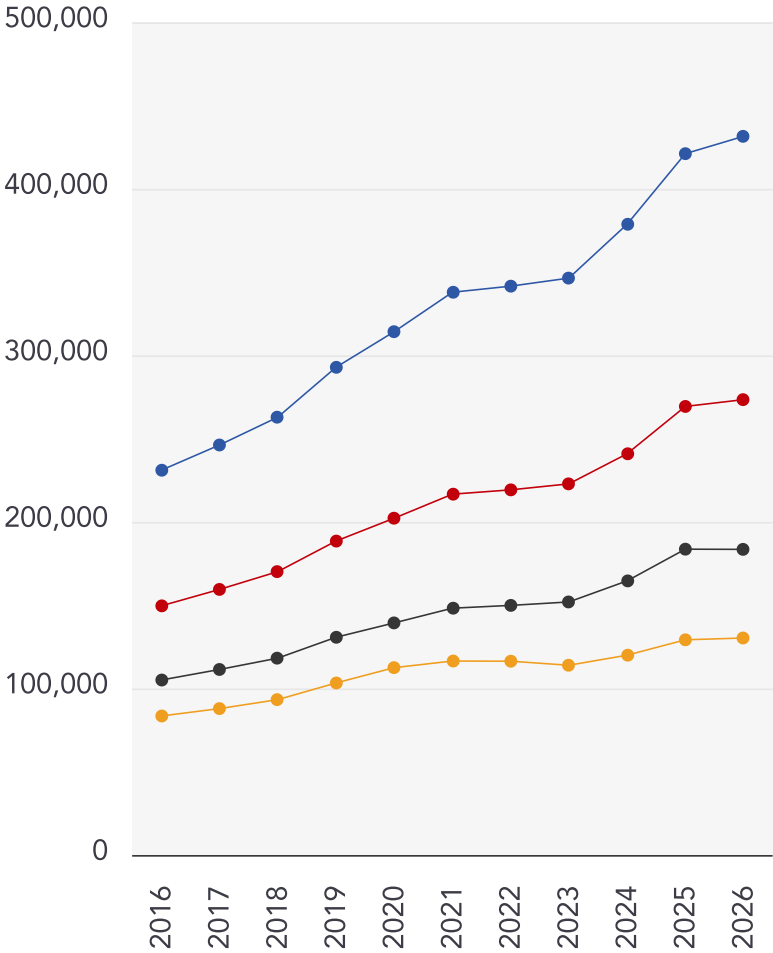
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV1



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

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.

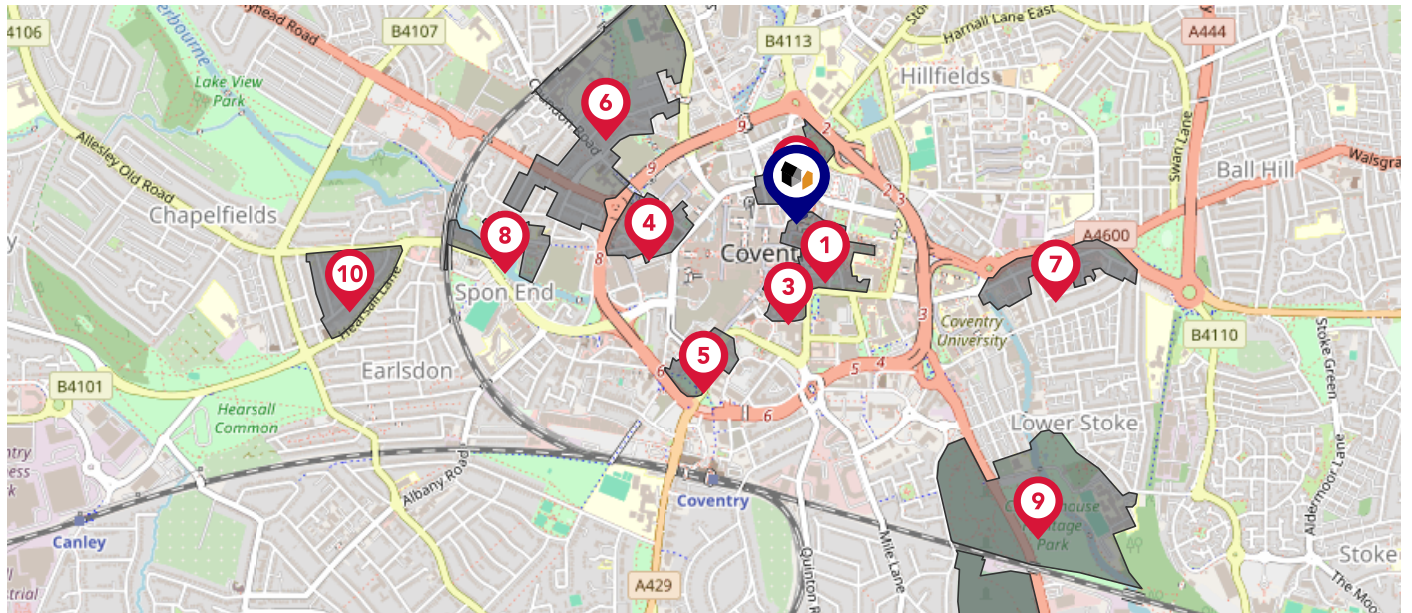
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

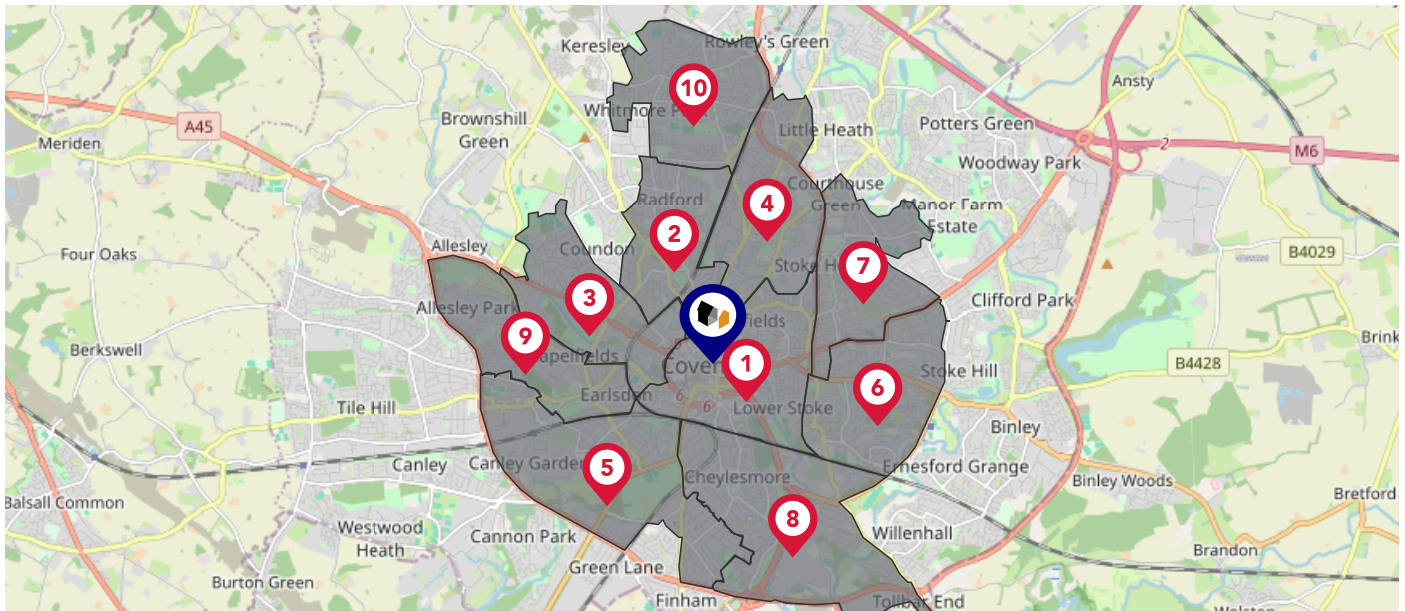
- 1 Hill Top and Cathedral
- 2 Lady Herbert's Garden
- 3 High Street
- 4 Spon Street
- 5 Greyfriars Green
- 6 Naul's Mill
- 7 Far Gosford Street
- 8 Spon End
- 9 London Road
- 10 Chapelfields

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

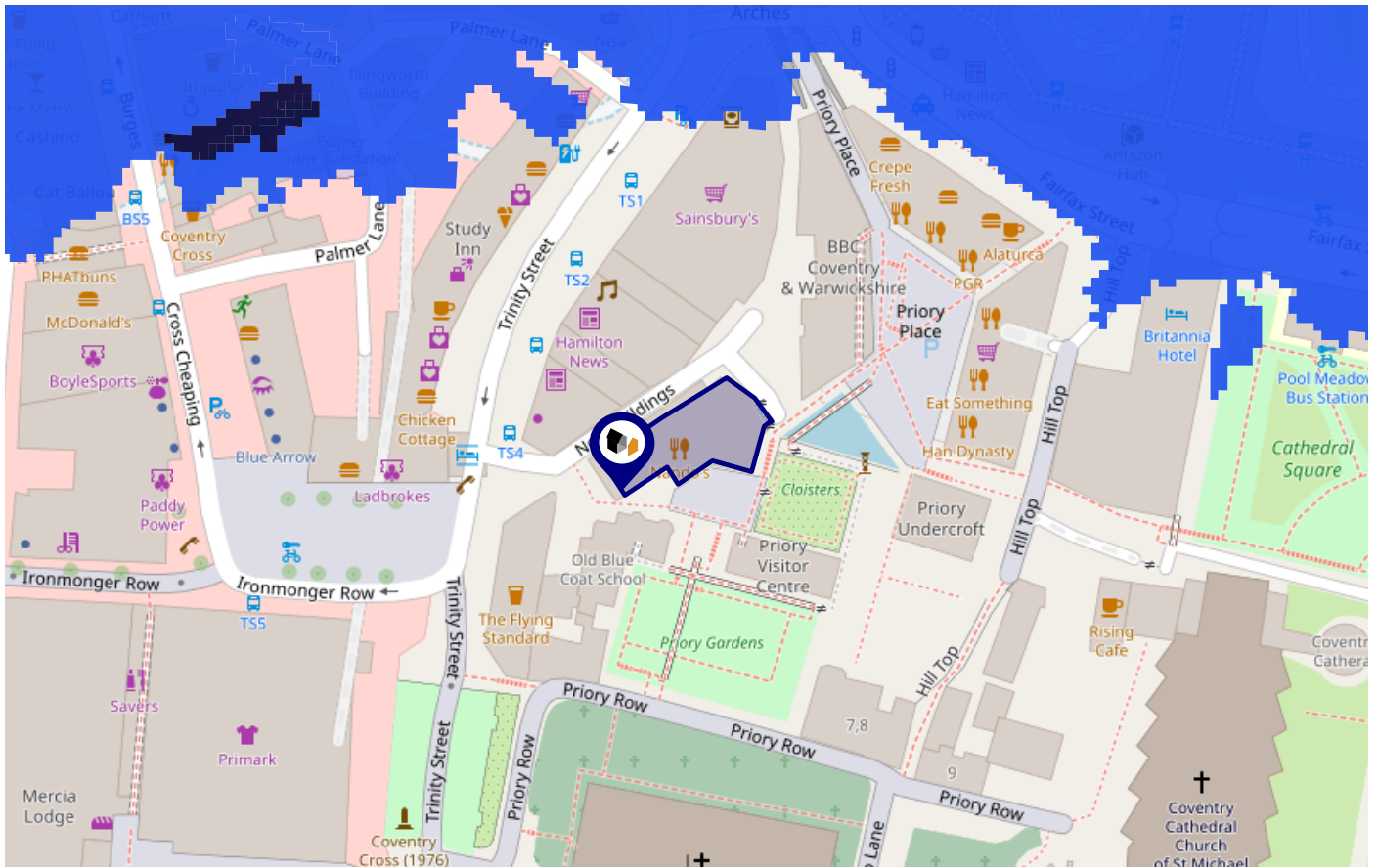
-  St. Michael's Ward
-  Radford Ward
-  Sherbourne Ward
-  Foleshill Ward
-  Earlsdon Ward
-  Lower Stoke Ward
-  Upper Stoke Ward
-  Cheylesmore Ward
-  Whoberley Ward
-  Holbrook Ward

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:

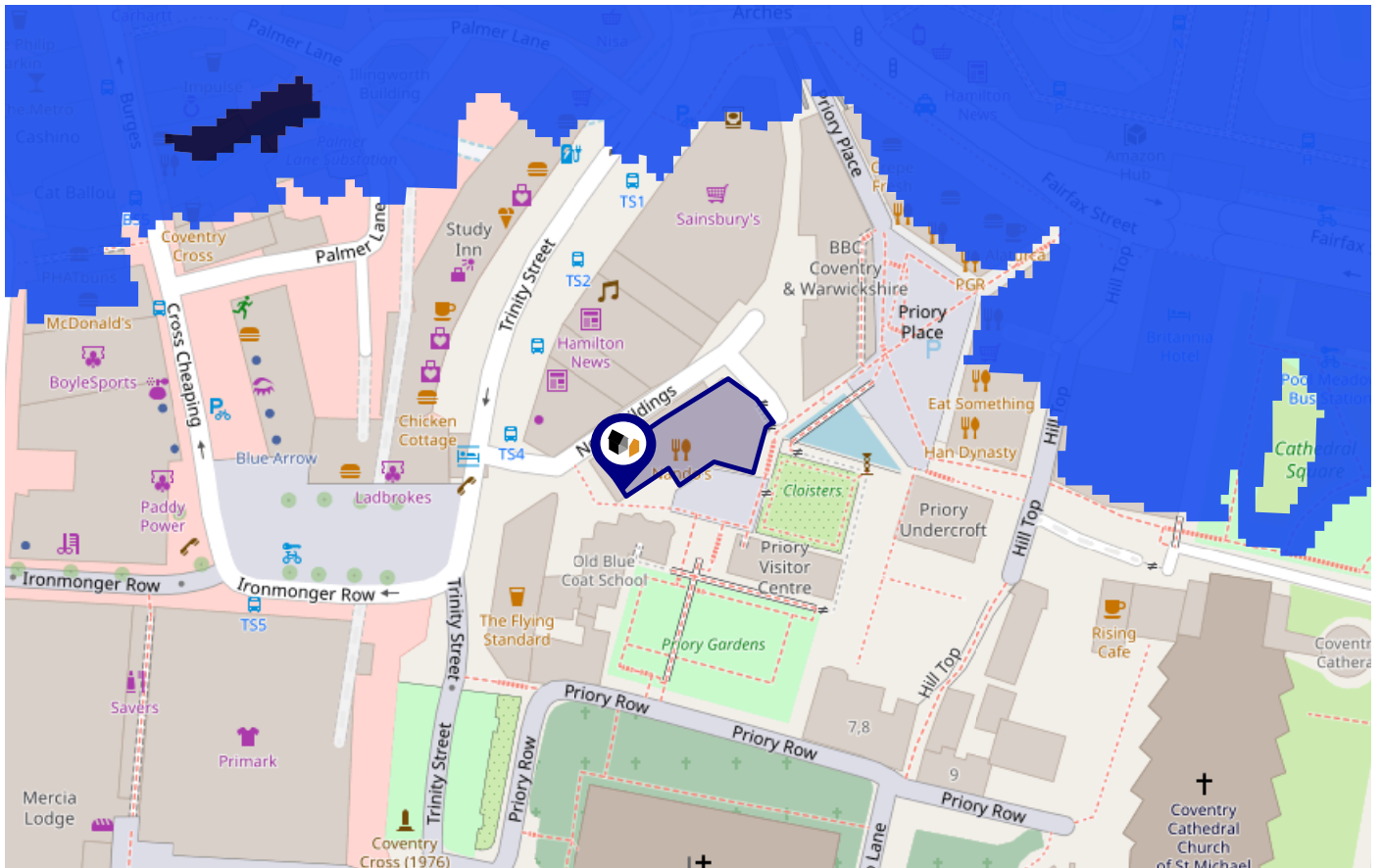


Flood Risk

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

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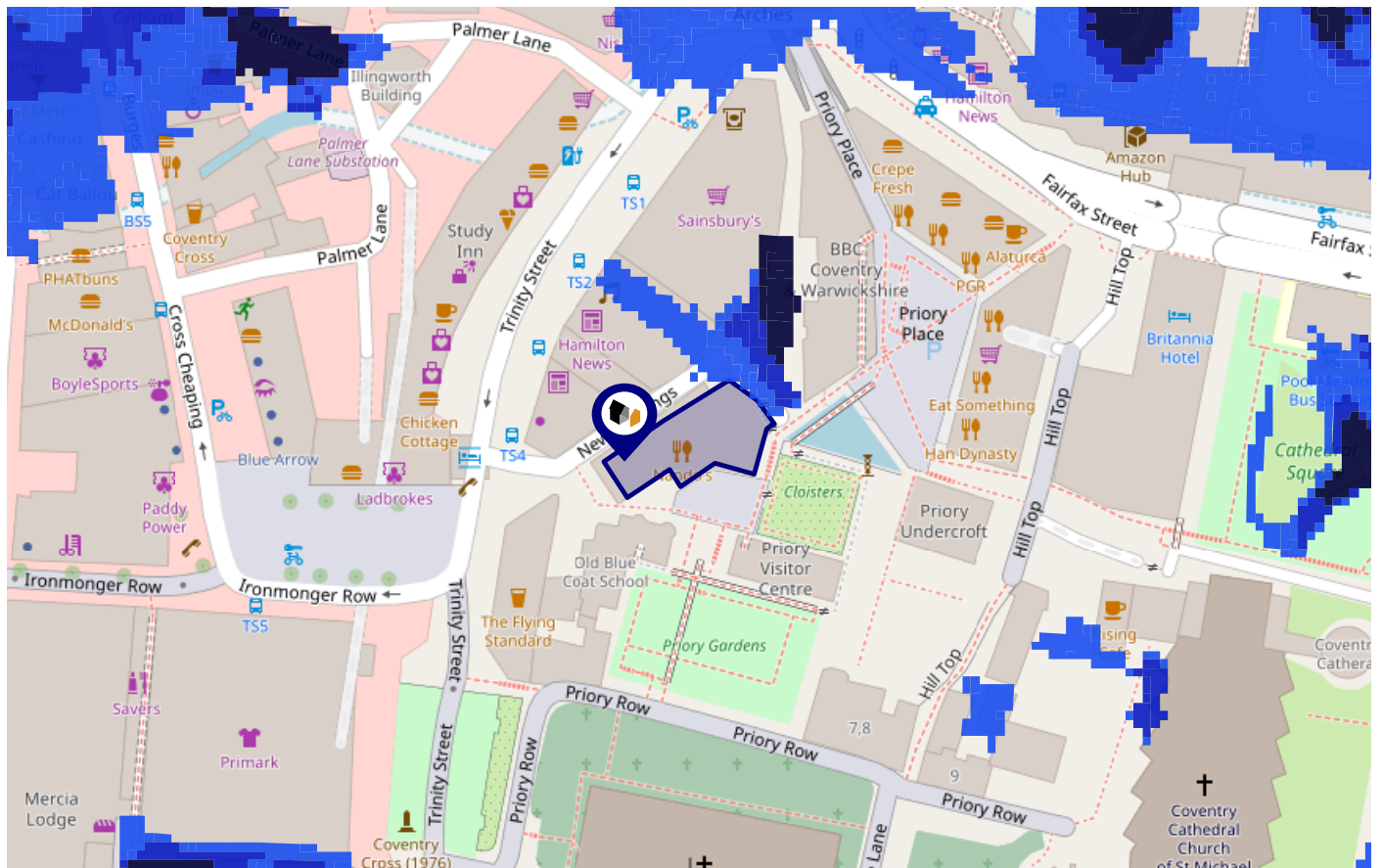


Flood Risk

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

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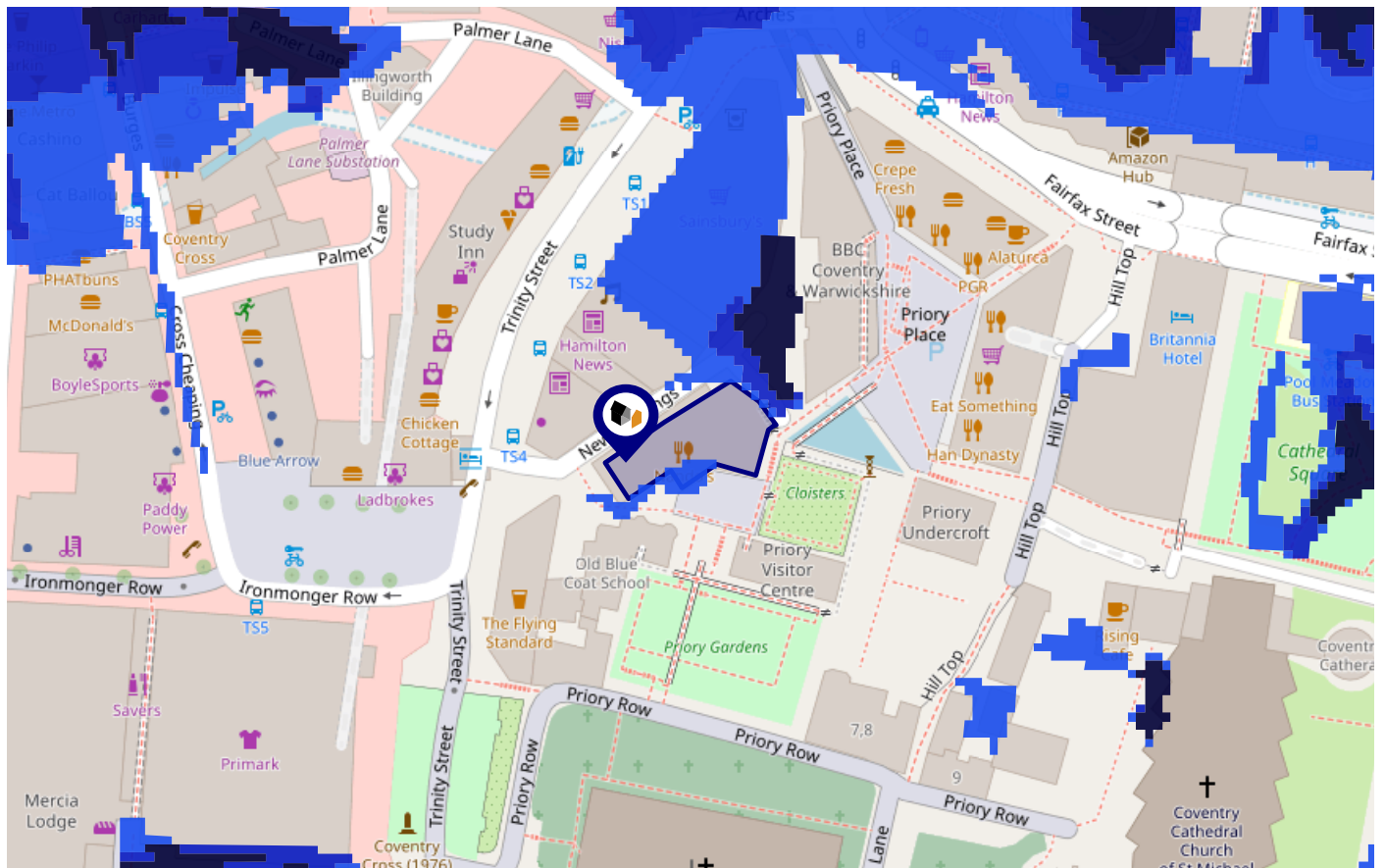


Flood Risk

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

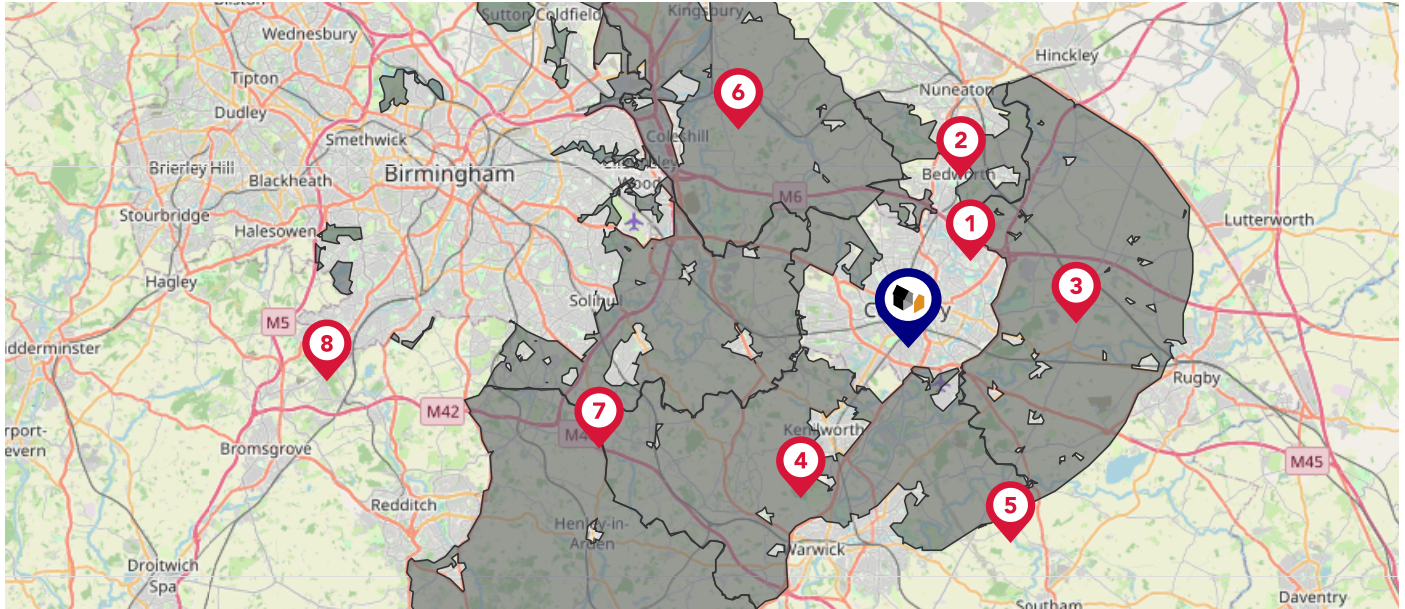
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

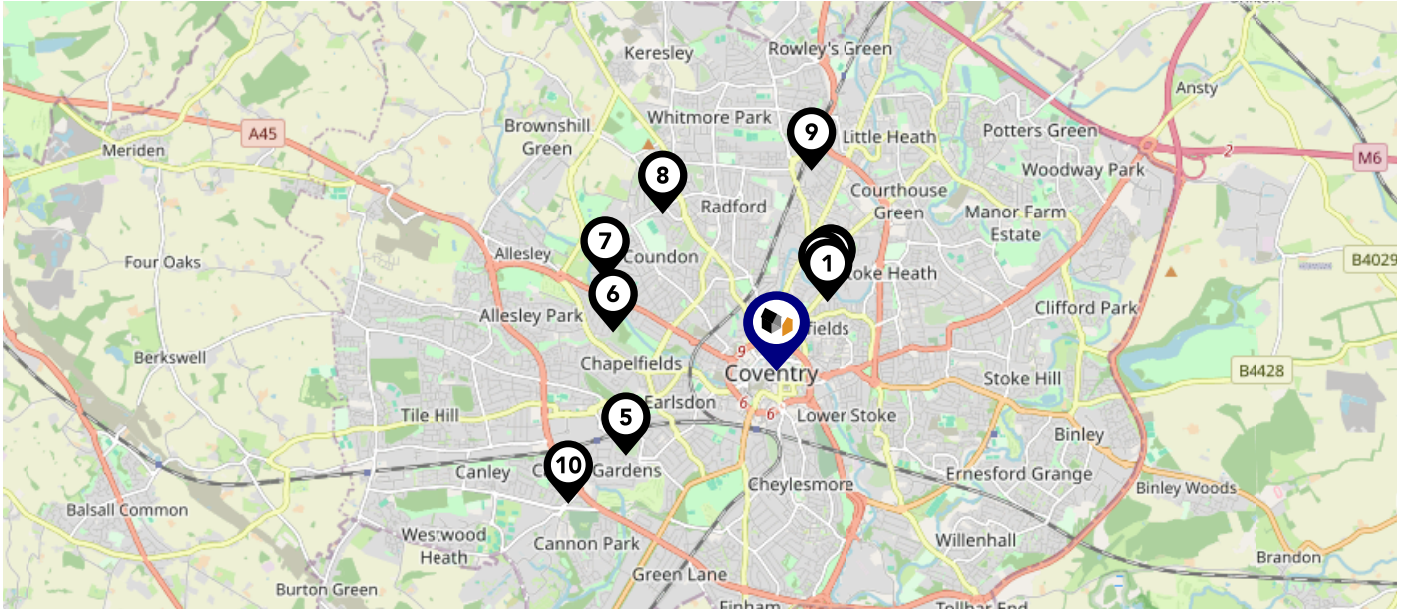
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Birmingham

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

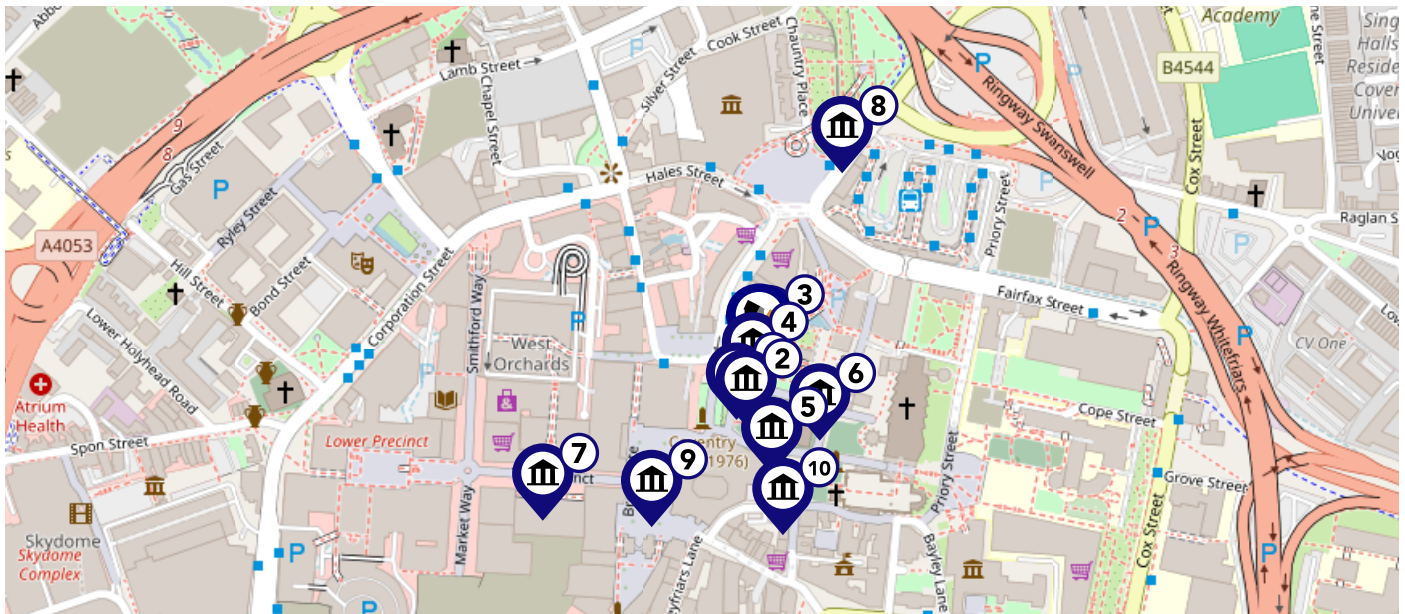
1	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
2	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill
3	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
4	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
5	Hearsall Common-Whoberley, Coventry	Historic Landfill
6	Holyhead Road-Coundon, Coventry	Historic Landfill
7	Coundon Social Club-Coundon, Coventry	Historic Landfill
8	Kelmscote Road-Coudon, Coventry	Historic Landfill
9	Railway Sidings-Three Spines Bridge	Historic Landfill
10	Fletchampstead Highway-Canley, Coventry	Historic Landfill











Maps

Listed Buildings

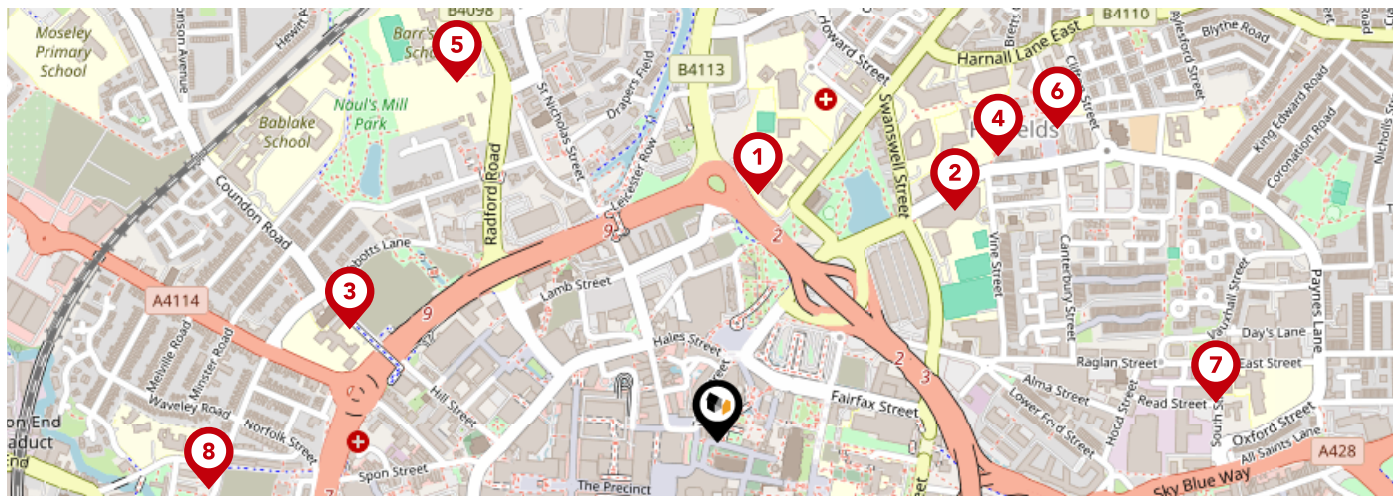


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



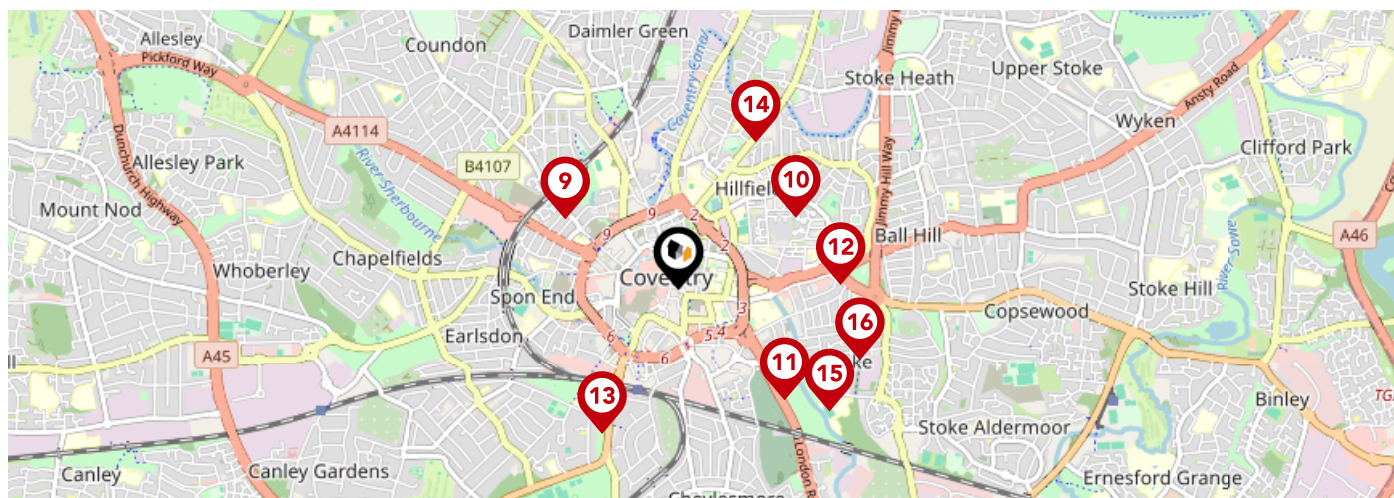
Listed Buildings in the local district	Grade	Distance
 1076587 - 3-5 Priory Row	Grade II	0.0 miles
 1076588 - Remains Of The West Front, Nave And Aisles Of Coventry Priory	Grade I	0.0 miles
 1265695 - Former Ribbon Factory And Office	Grade II	0.0 miles
 1076589 - Former Blue Coat School	Grade II	0.0 miles
 1342893 - Holy Trinity Church	Grade I	0.1 miles
 1076591 - 8, Priory Row	Grade II	0.1 miles
 1449625 - Upper Precinct, North And South Link Blocks And Piazza	Grade II	0.1 miles
 1271506 - Gateway And Boundary Wall At Swanswell Entrance To Lady Herberts Garden	Grade II	0.1 miles
 1031589 - Lady Godiva Statue	Grade II	0.1 miles
 1076642 - County Hall	Grade II	0.1 miles

Area Schools



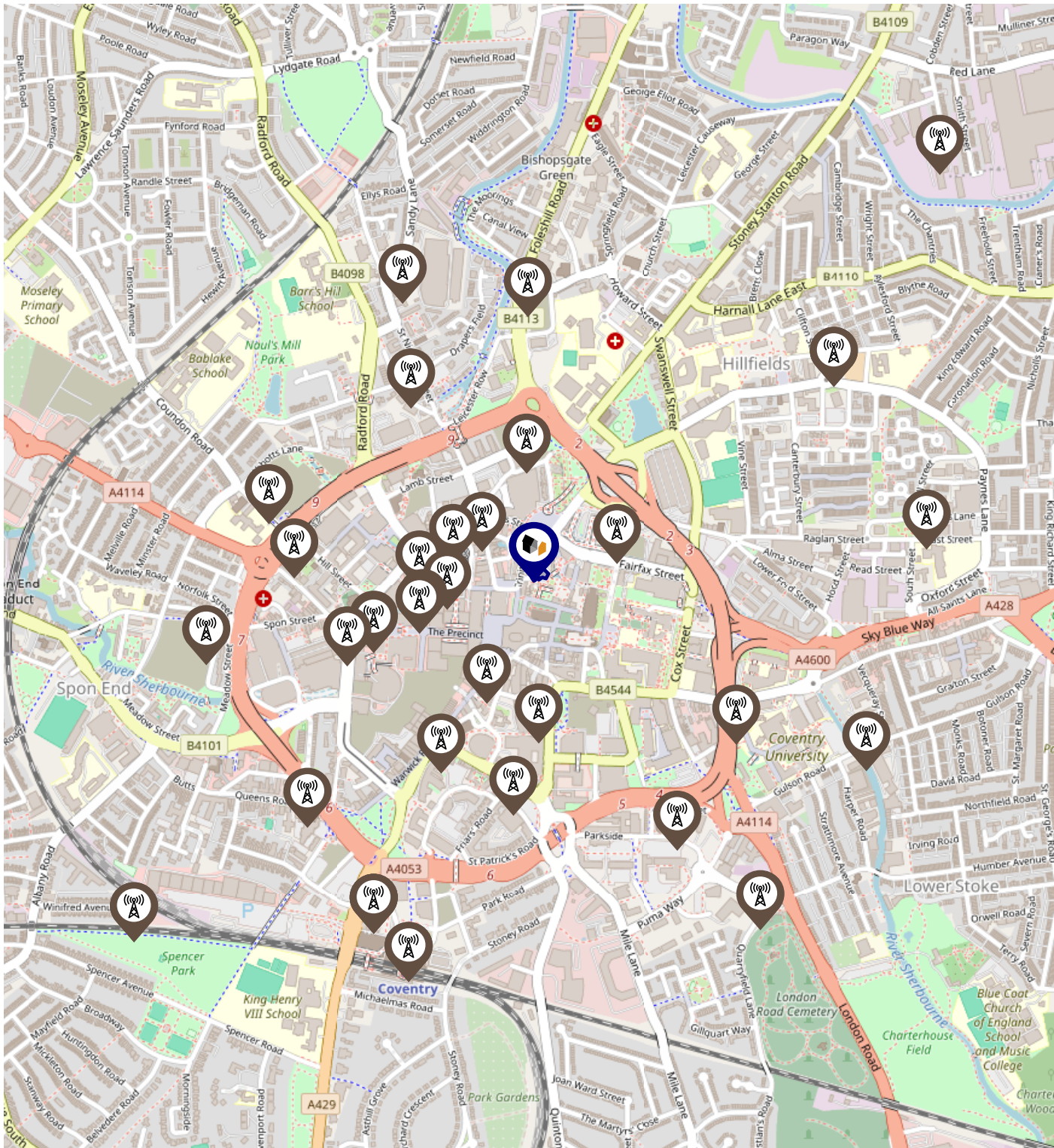
	Nursery	Primary	Secondary	College	Private
1 Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Sidney Stringer Primary Academy Ofsted Rating: Outstanding Pupils: 425 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Hillfields Nursery School Ofsted Rating: Outstanding Pupils: 160 Distance:0.52	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 Bablake School</p> <p>Ofsted Rating: Not Rated Pupils: 1048 Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Mary and St Benedict Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 345 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 All Saints Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 249 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Summit School</p> <p>Ofsted Rating: Good Pupils: 21 Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 King Henry VIII School</p> <p>Ofsted Rating: Not Rated Pupils: 802 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 John Gulson Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 460 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Blue Coat Church of England School and Music College</p> <p>Ofsted Rating: Good Pupils: 1724 Distance:0.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Gosford Park Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 446 Distance:0.88</p>	<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

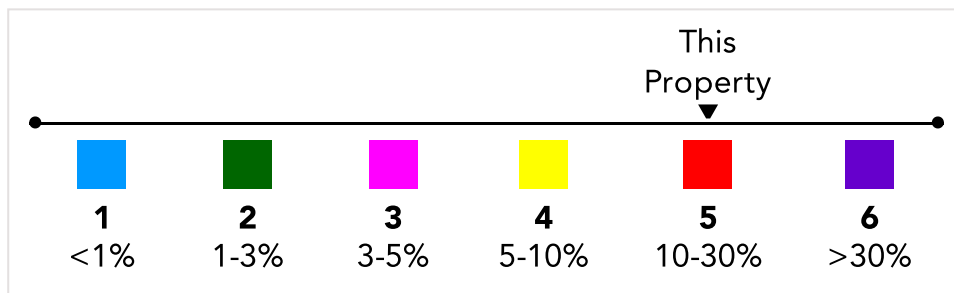
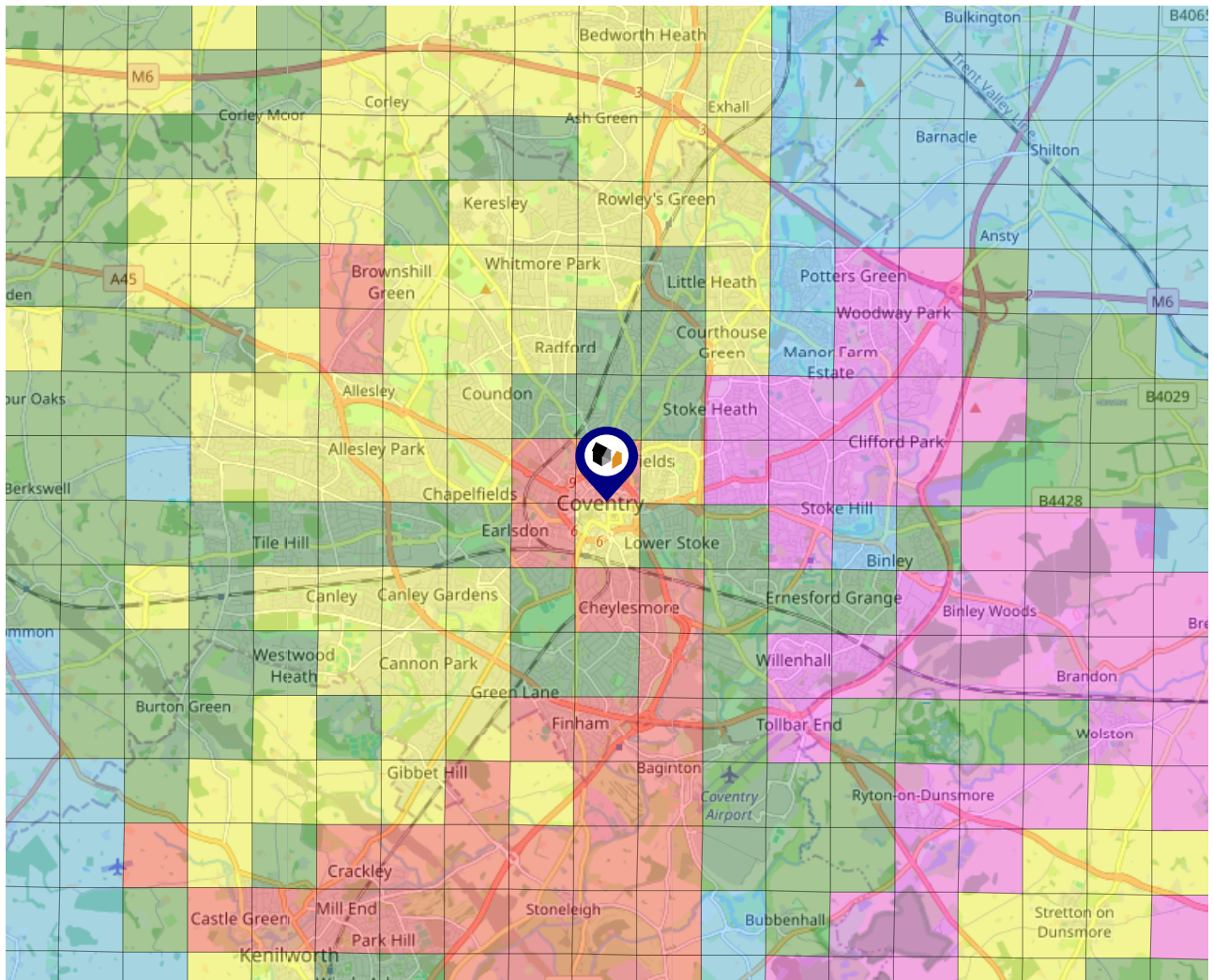
Environment

Radon Gas

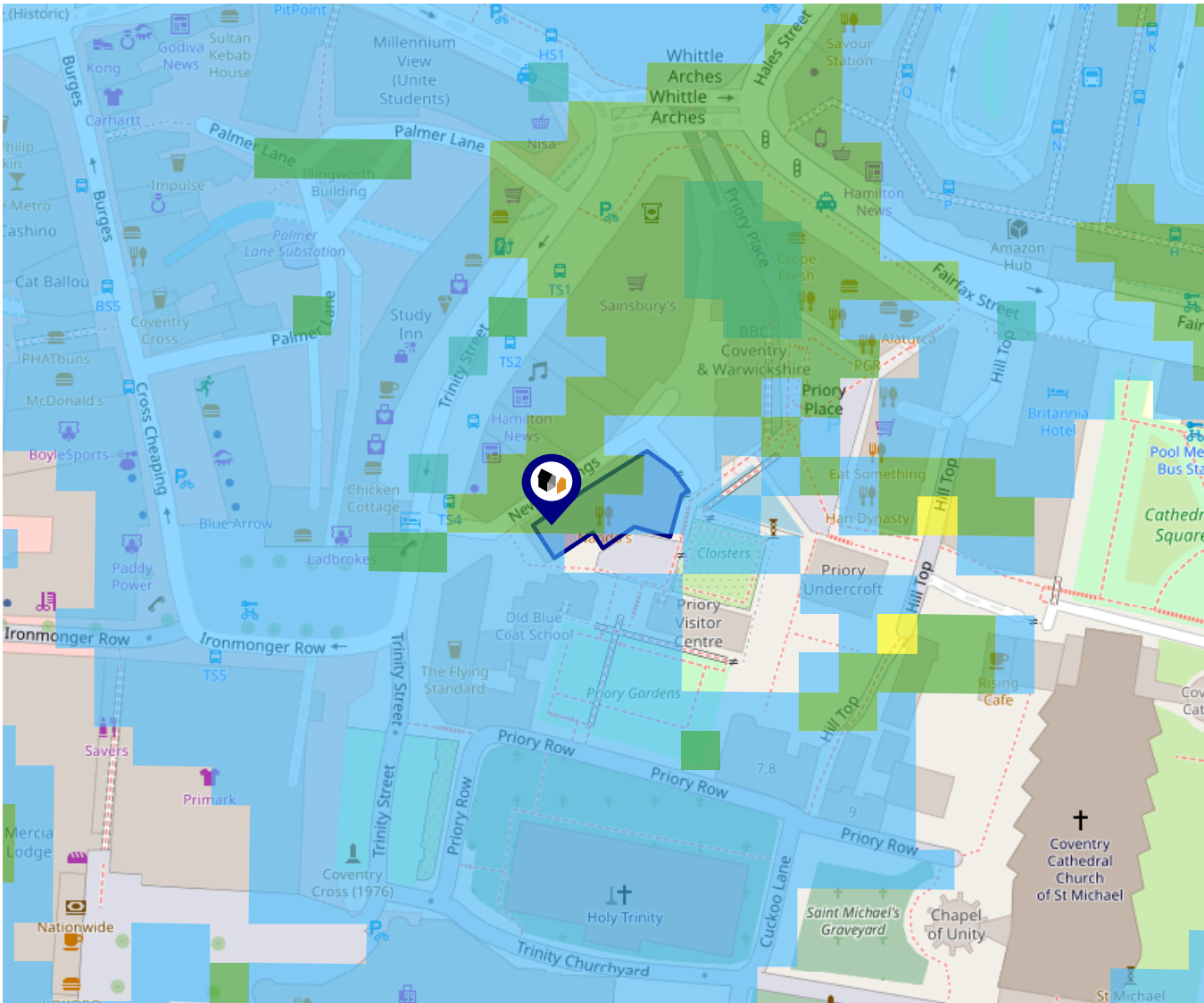


What is Radon?

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

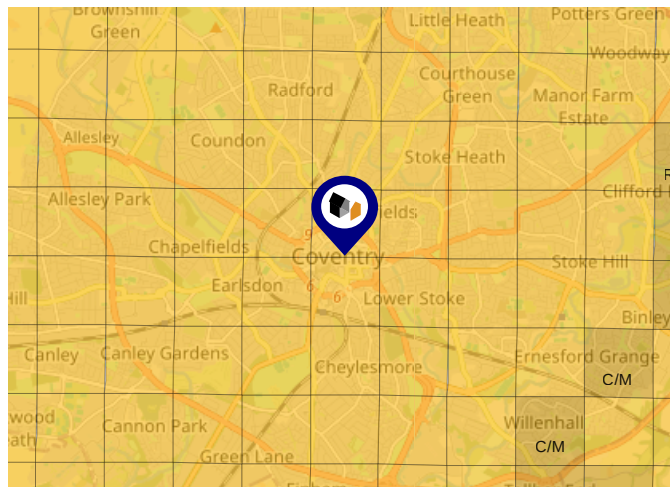


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		

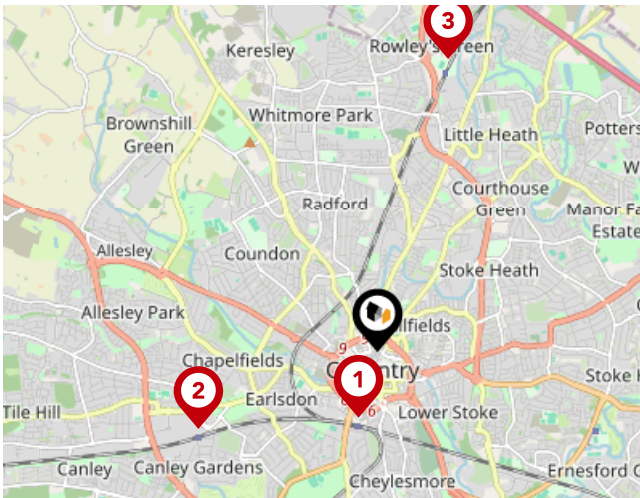


Primary Classifications (Most Common Clay Types)

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

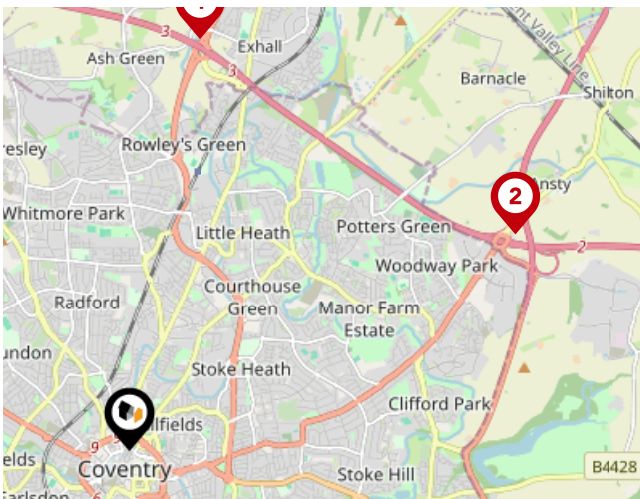
Area

Transport (National)



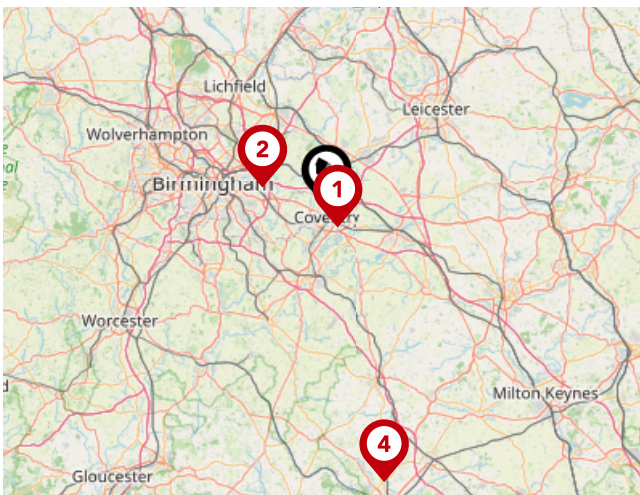
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.62 miles
2	Canley Rail Station	1.77 miles
3	Coventry Arena Rail Station	2.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.77 miles
2	M6 J2	4 miles
3	M40 J14	11.07 miles
4	M69 J1	9.62 miles
5	M6 J3A	8.69 miles

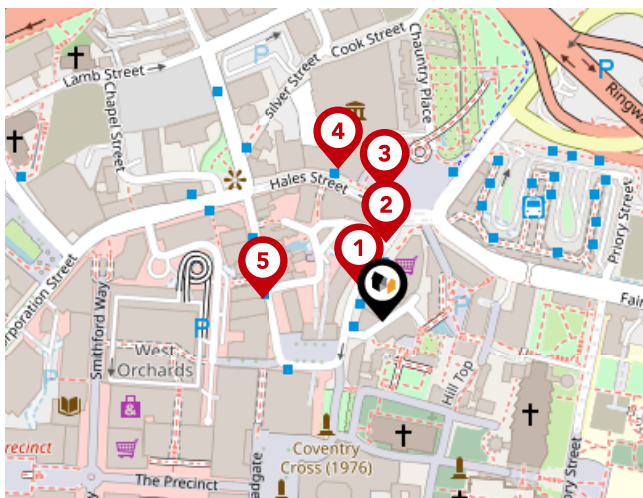


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.21 miles
2	Birmingham Airport	9.85 miles
3	East Mids Airport	29.82 miles
4	Kidlington	40.74 miles

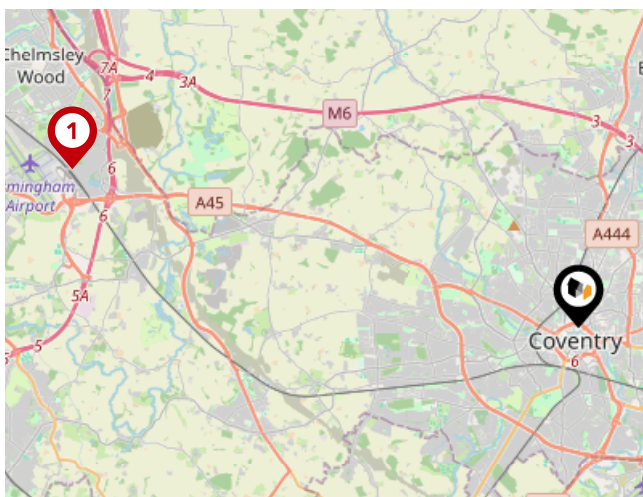
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sainsbury's	0.02 miles
2	Sainsbury's	0.04 miles
3	Transport Museum	0.07 miles
4	Transport Museum	0.09 miles
5	Cross Cheaping	0.07 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.59 miles

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Agent Disclaimer



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

Walmsley's The Way to Move 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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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

