LANDWOOD GROUP

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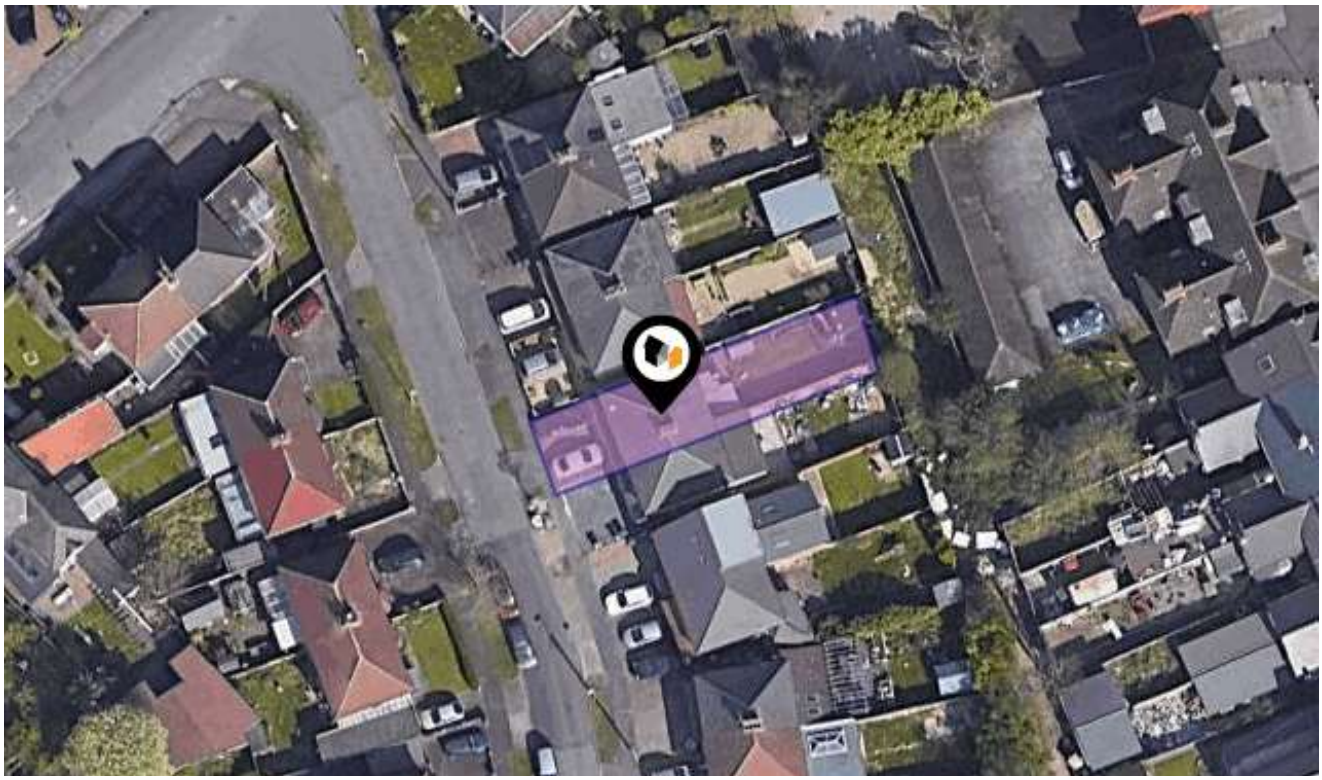
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 20th January 2026



10, REDTHORN GROVE, BIRMINGHAM, B33 8BE

Landwood Group

77 Deansgate Manchester M3 2BW

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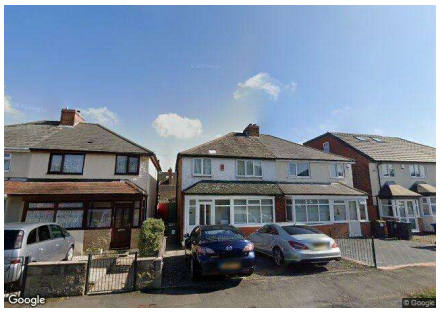
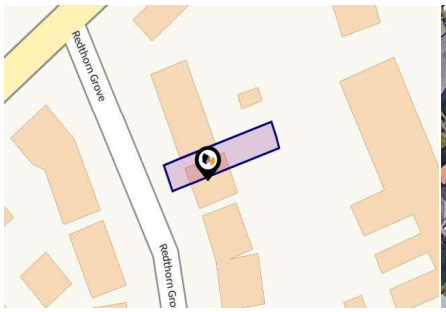
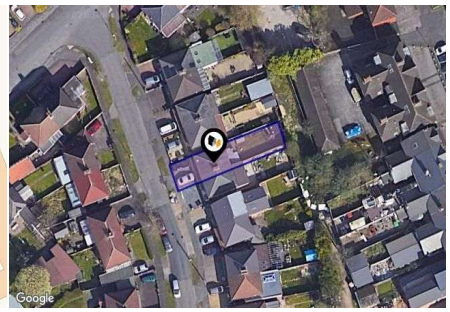
Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	30/03/2005
Bedrooms:	2	**Last Sold Price:**	£147,500
Floor Area:	925 ft^2 / 86 m^2	**Last Sold £/ft^2:**	£159
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,746		
Title Number:	WM145426		
UPRN:	100070492386		

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 **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Property

EPC - Certificate

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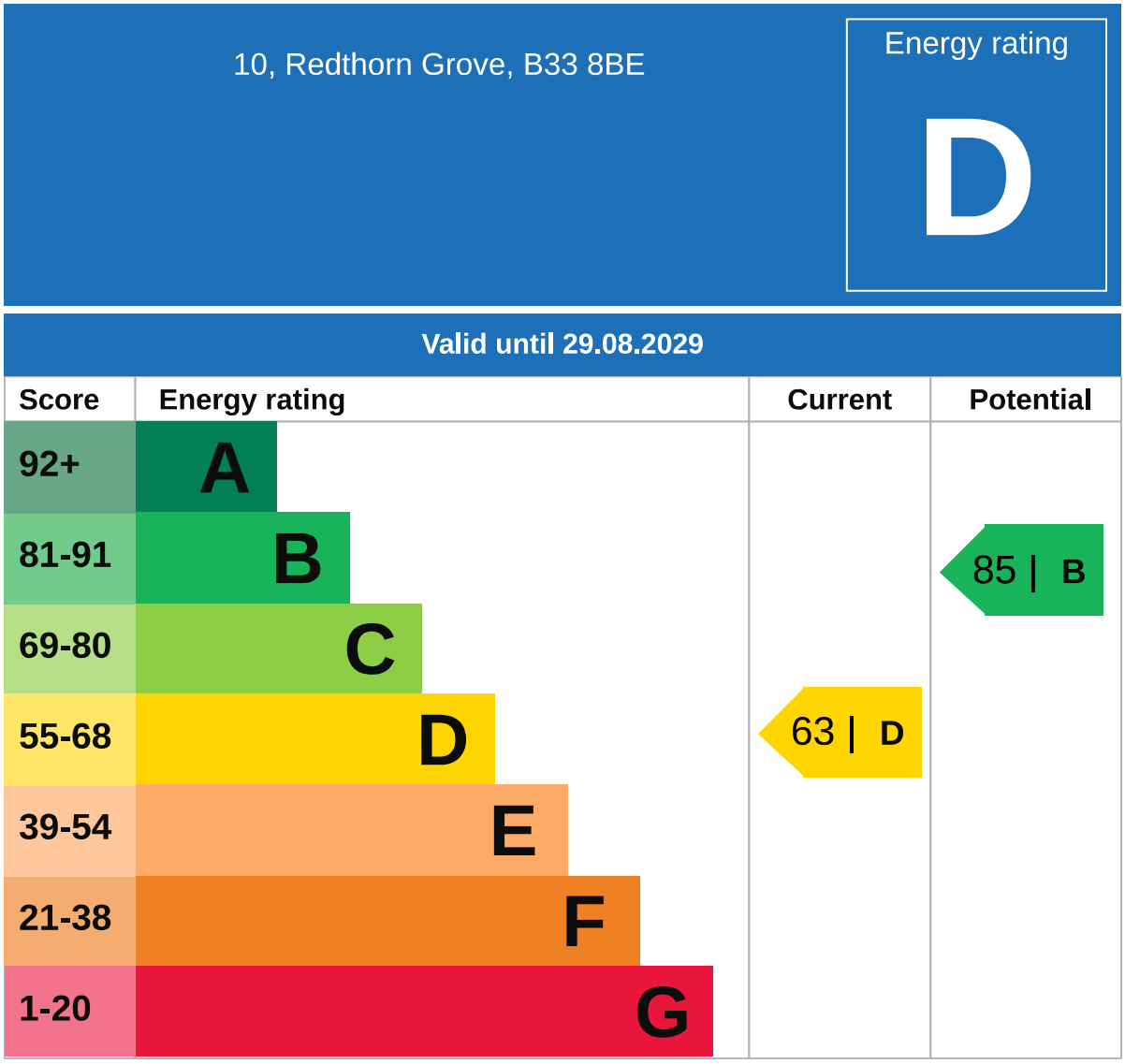

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	86 m^2

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

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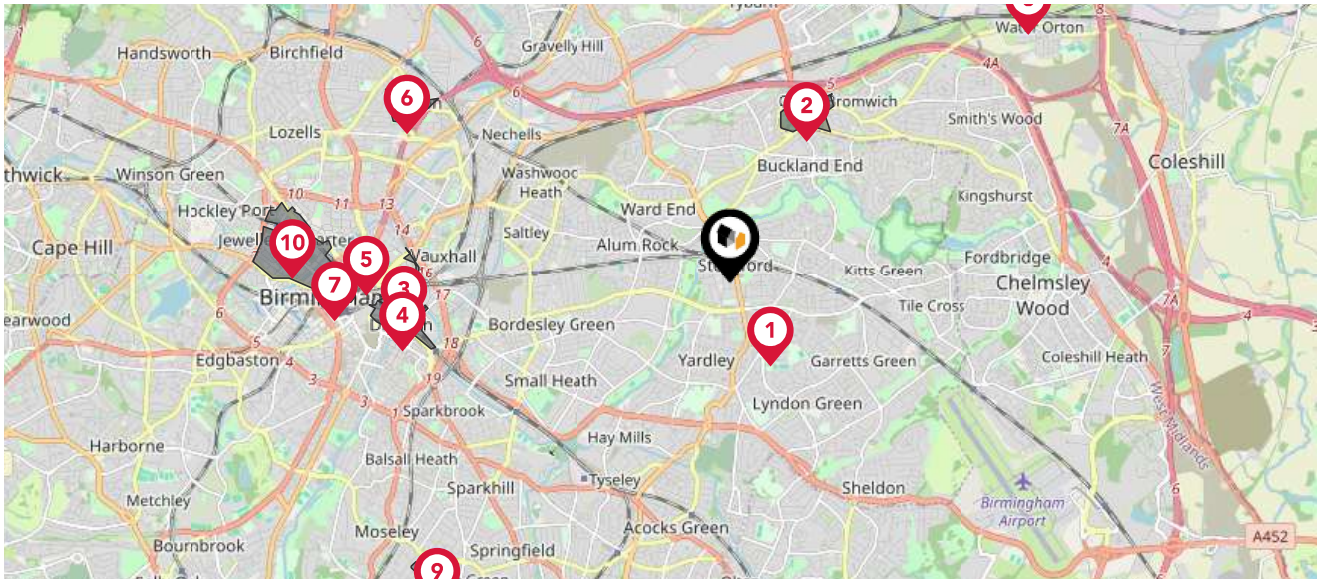
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

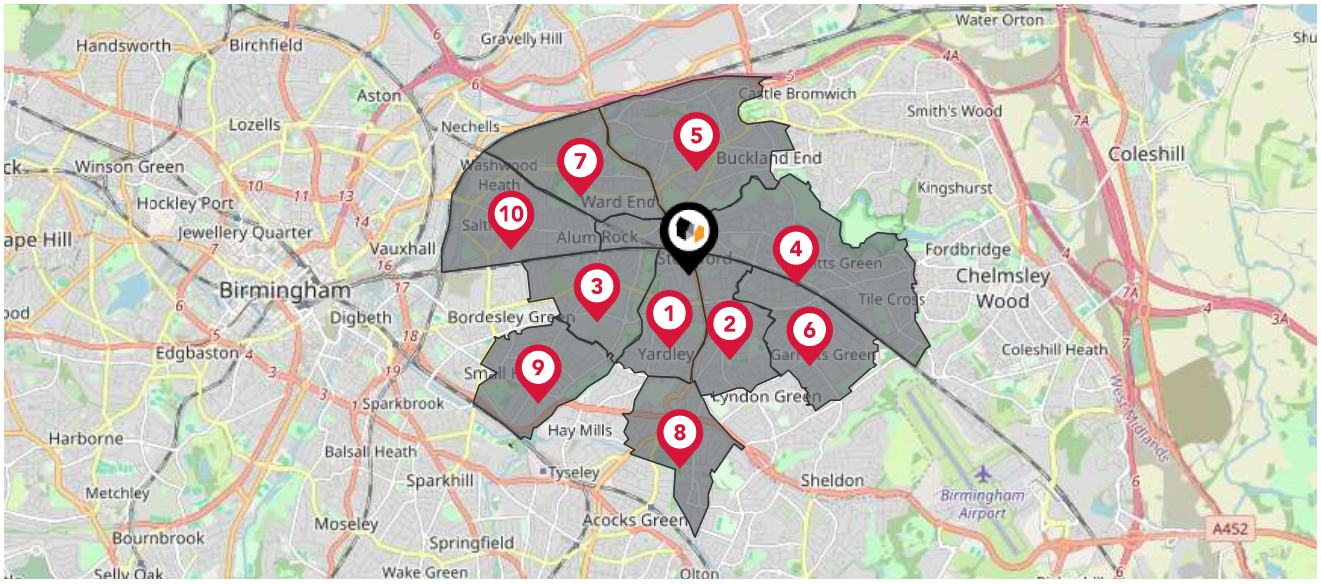


Nearby Conservation Areas

1	Old Yardley
2	Conservation Area - Castle Bromwich
3	Warwick Bar
4	Digbeth, Deritend and Bordesley High Streets
5	Steelhouse
6	Aston Hall and Church
7	Colmore Row and Environs
8	Water Orton
9	St Agnes
10	Jewellery Quarter

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

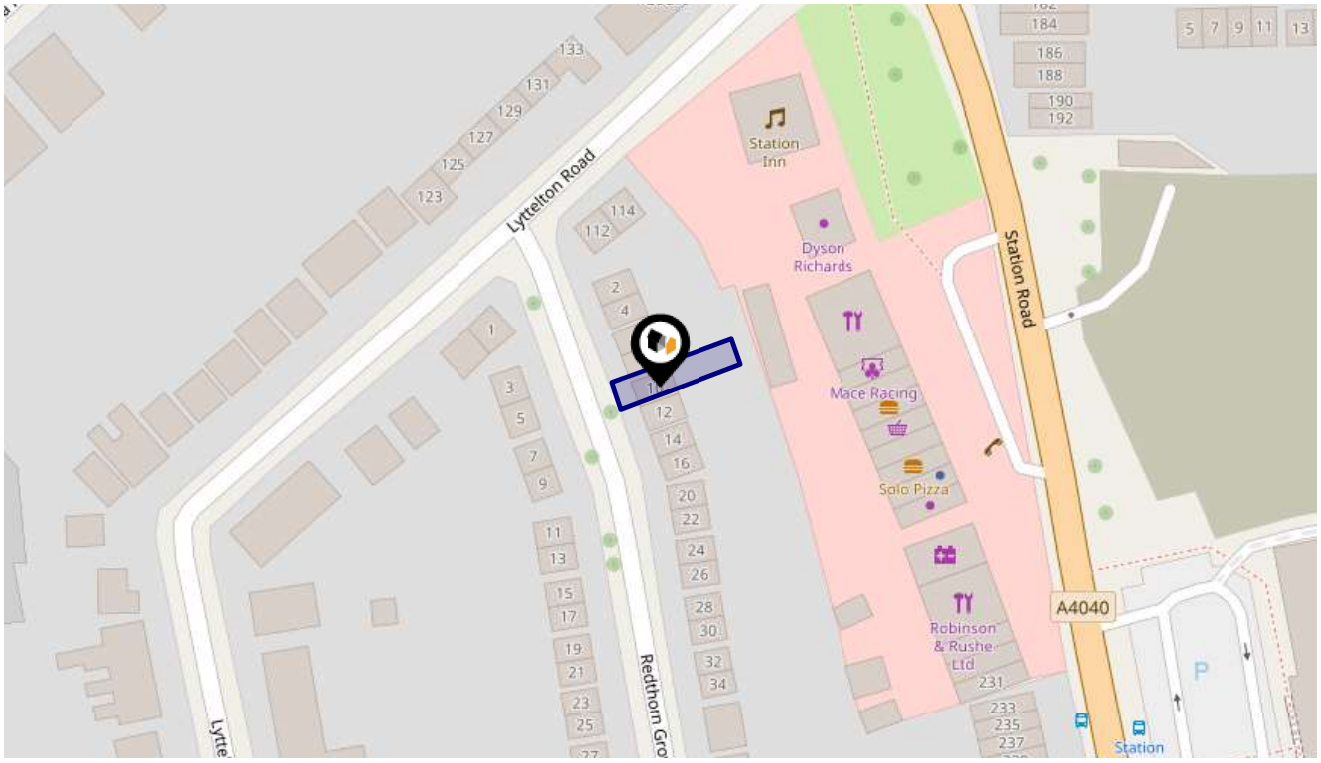


Nearby Council Wards

1	Yardley West & Stechford Ward
2	Yardley East Ward
3	Heartlands Ward
4	Glebe Farm & Tile Cross Ward
5	Bromford & Hodge Hill Ward
6	Garretts Green Ward
7	Ward End Ward
8	South Yardley Ward
9	Small Heath Ward
10	Alum Rock Ward

Maps
Rail Noise

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.

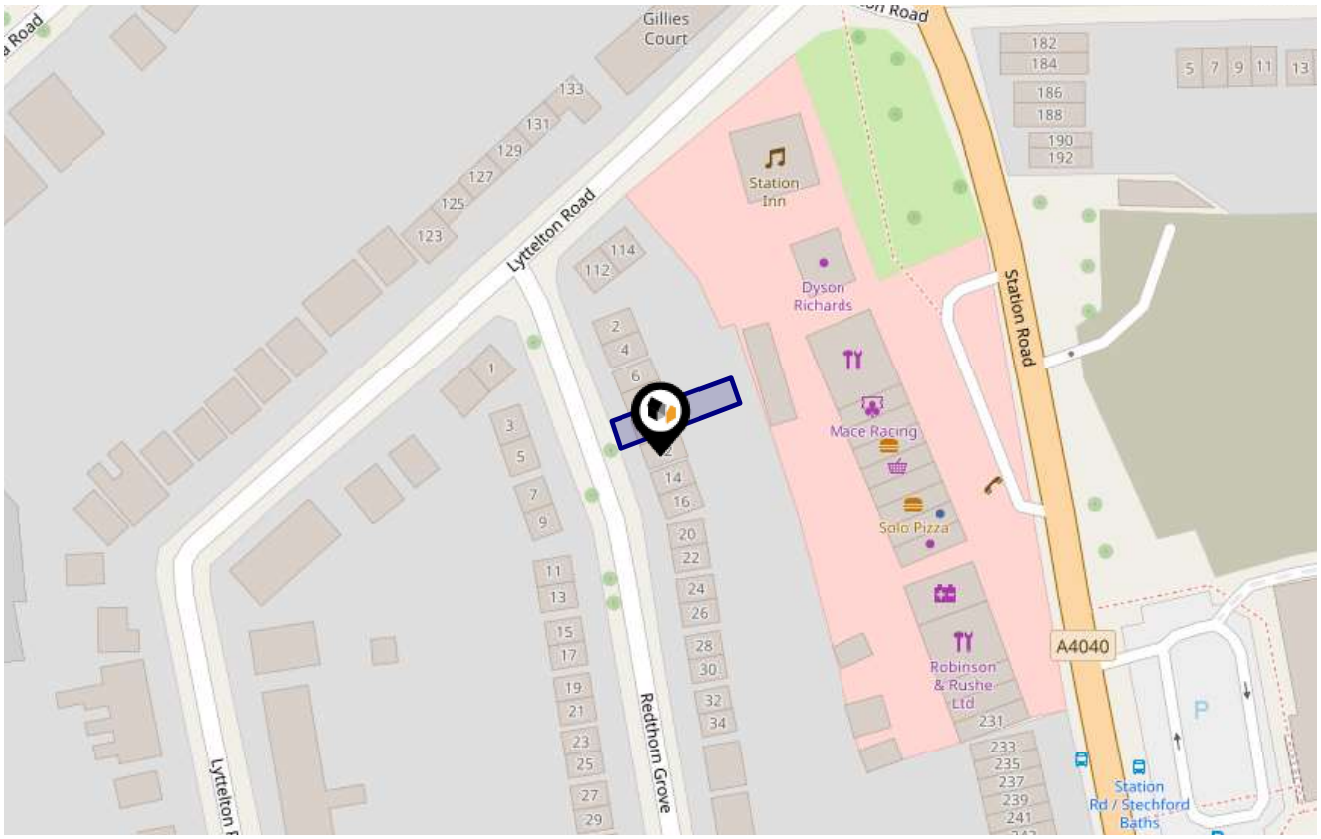
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

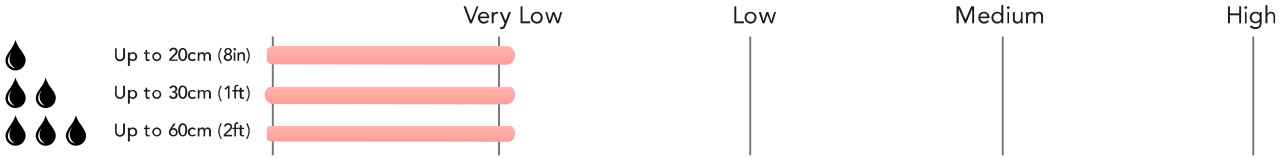


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

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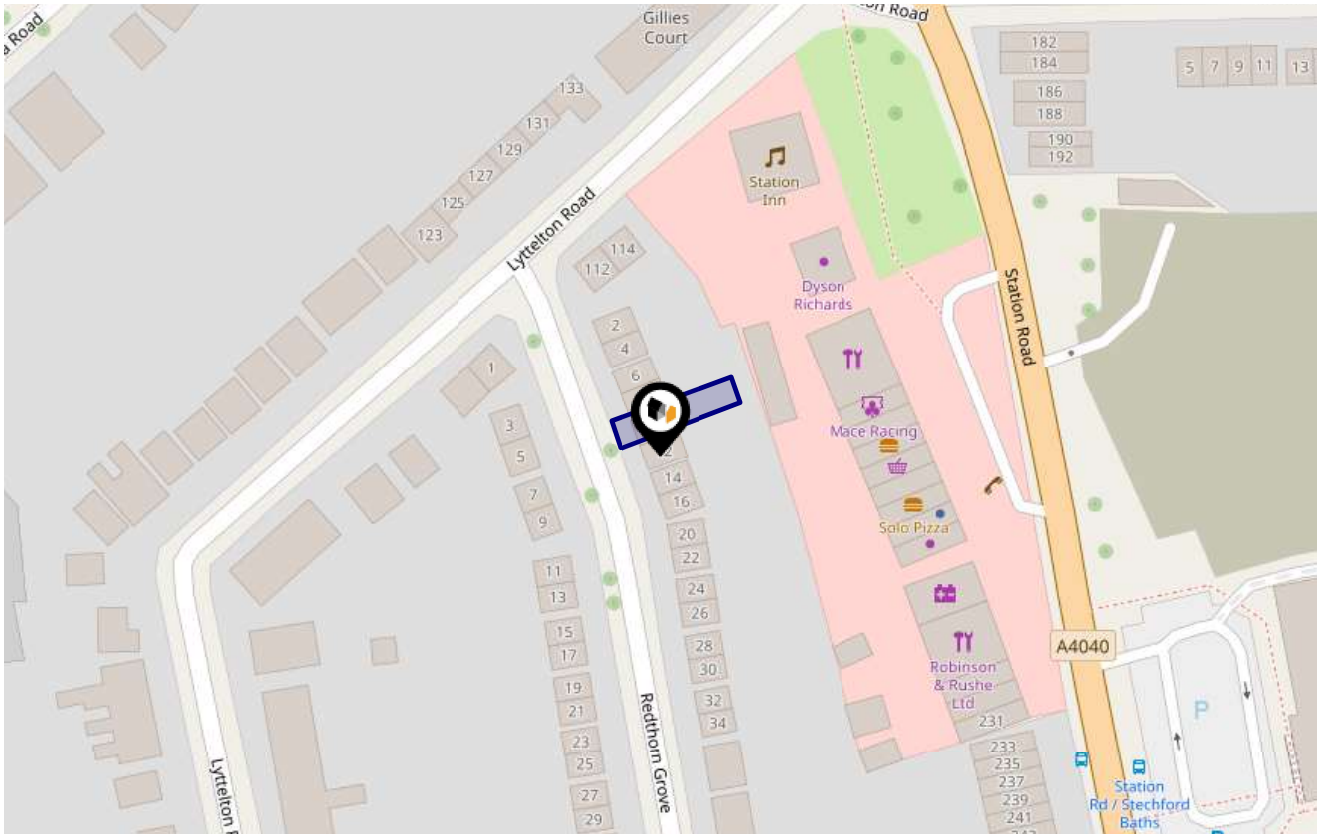
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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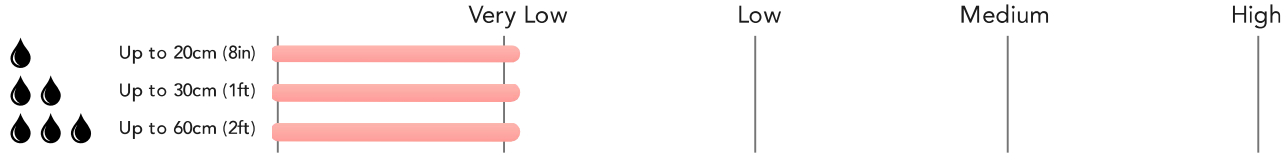

KPF - Key Property Facts

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Flood Risk
Surface Water - Flood Risk

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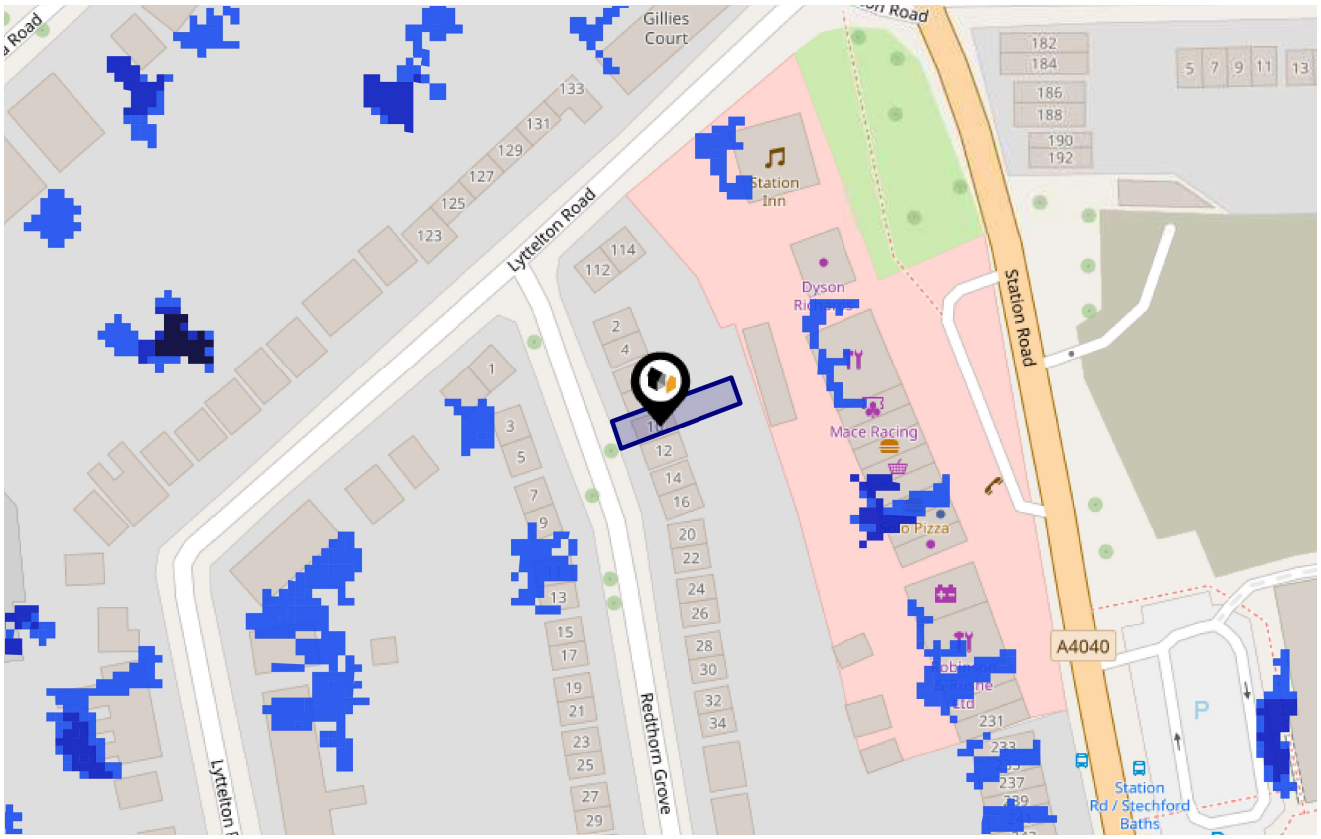
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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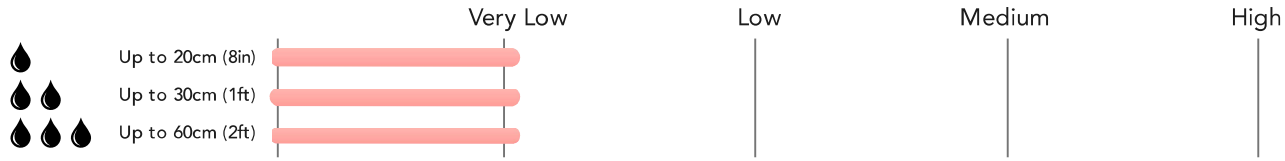

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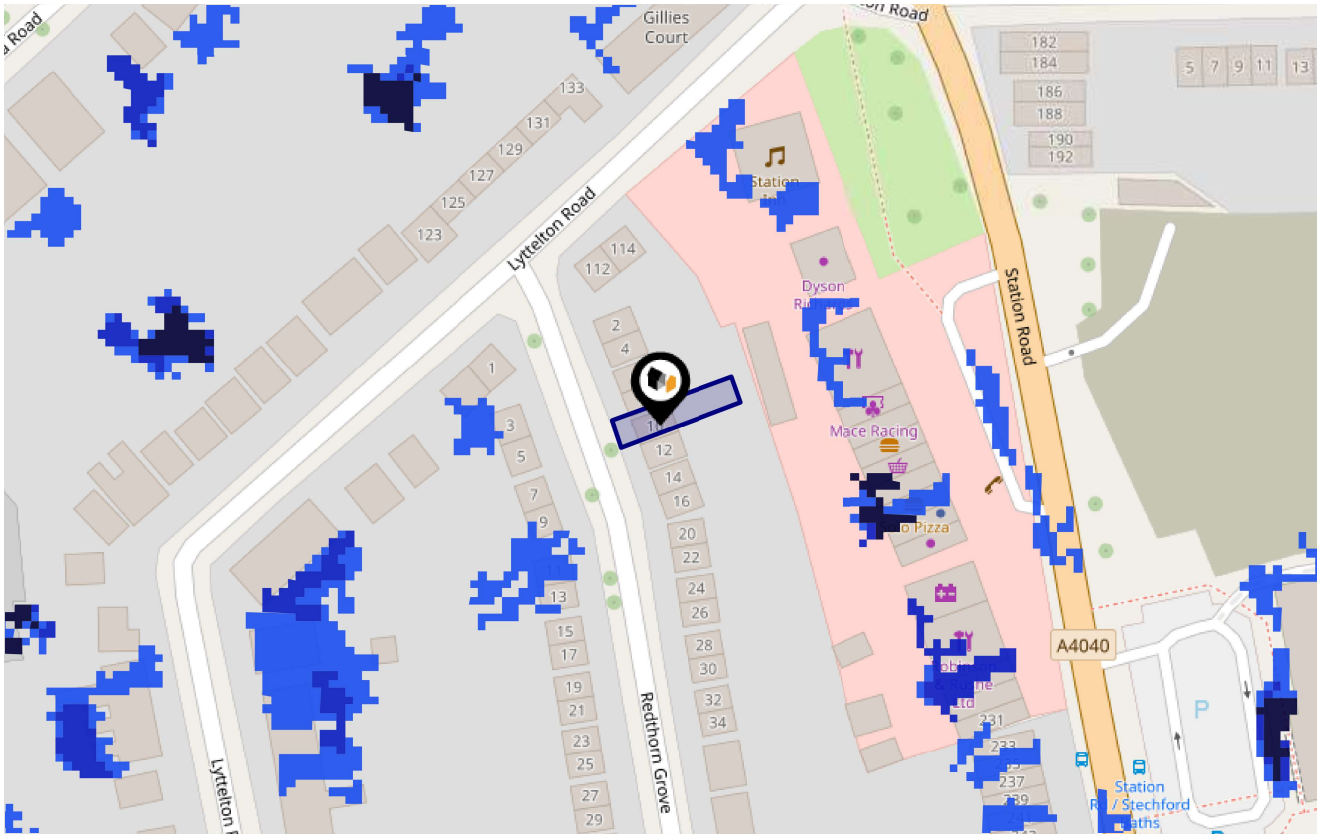
Flood Risk
Surface Water - Climate Change

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.



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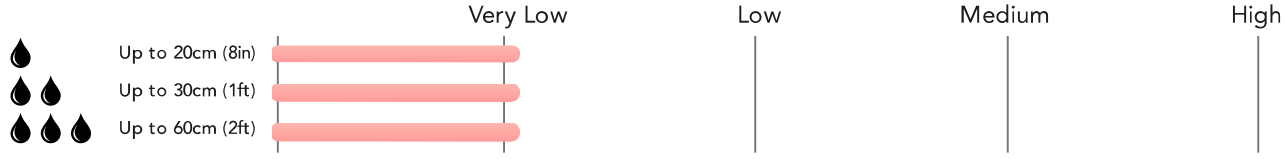

KPF - Key Property Facts

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Maps
Green Belt

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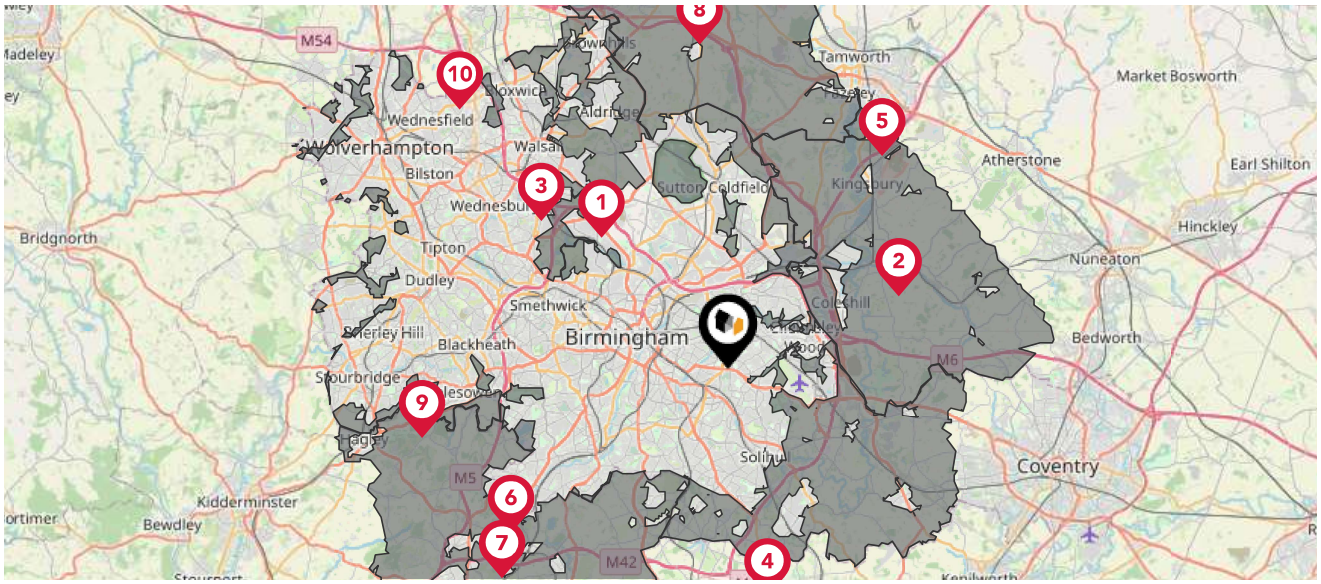
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

1	Batchelors Farm Recreation Ground-Bordesley Green East, Stechford, Birmingham, West Midlands	Historic Landfill
2	Rockland Drive Landfill Site-Rockland Drive, Stechford, Birmingham, West Midlands	Historic Landfill
3	Stechford Hall Park Landfill Site-Coleshill Road, Hodge Hill, Birmingham, West Midlands	Historic Landfill
4	Newbridge Farm Recreation Ground-Newbridge Road, Bordesley Green, Birmingham, West Midlands	Historic Landfill
5	Newbridge Road-Birmingham, West Midlands	Historic Landfill
6	Cole Hall Lane Landfill Site-Former Yardley Sewage Works, Cole Hall Lane, Shard End, Birmingham, West Midlands	Historic Landfill
7	Newbridge Road / Hob Moor Road-Hobmoor, Hay Mills, Birmingham, West Midlands	Historic Landfill
8	Bromford Lane Landfill Site-Former Brickworks, Bromford Lane, Ward End, Birmingham, West Midlands	Historic Landfill
9	Land South Of Brook Meadow Road-Brook Meadow Road, Shard End, Birmingham, West Midlands	Historic Landfill
10	Heathlands Primary School Landfill Site-Heath Way, Hodgehill, Birmingham, West Midlands	Historic Landfill

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Maps
Listed Buildings

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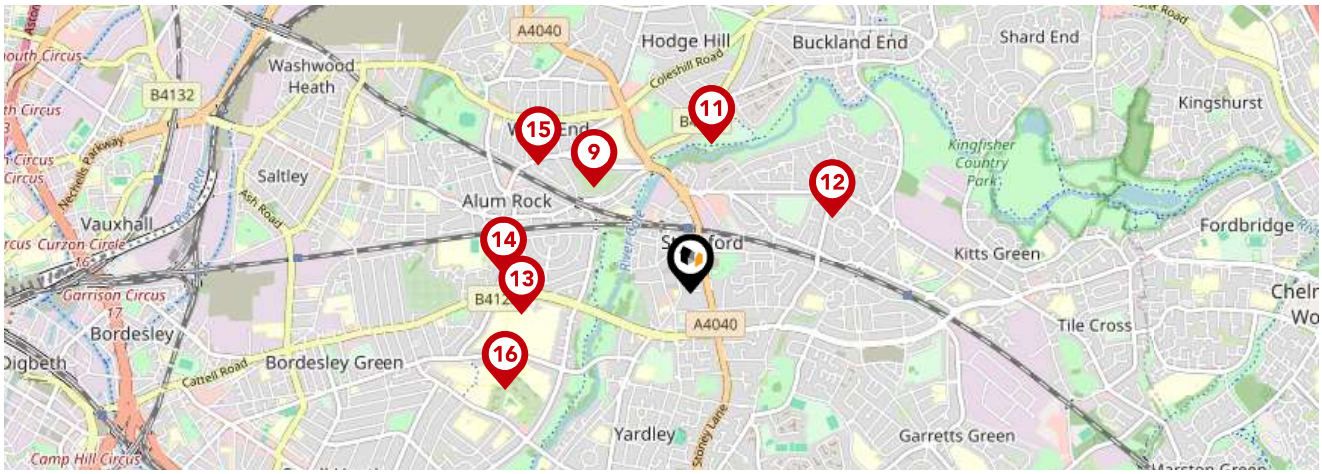
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

Listed Buildings in the local district	Grade	Distance
1 1430236 - Stechford War Memorial	Grade II	0.2 miles
2 1075711 - Blakesley Hall	Grade II	0.6 miles
3 1075663 - 445 And 447, Church Road B26	Grade II	0.6 miles
4 1220957 - Barn On North East Side Of Yard To Number 451	Grade II	0.6 miles
5 1343387 - Barn At West End Of Yard To Number 451	Grade II	0.6 miles
6 1075664 - Barn To South Side Of Yard By Entrance To Number 451	Grade II	0.6 miles
7 1075665 - 453, Church Road B26	Grade II	0.6 miles
8 1343386 - Penny Cottage	Grade II	0.6 miles
9 1343371 - Barn To East Of Blakesley Hall	Grade II	0.6 miles
10 1290733 - 451, Church Road B26	Grade II	0.6 miles

Area
Schools

	Nursery	Primary	Secondary	College	Private
1 Corpus Christi Catholic Primary School Ofsted Rating: Good | Pupils: 418 | Distance:0.16	☐	☑	☐	☐	☐
2 Stechford Primary School Ofsted Rating: Good | Pupils: 437 | Distance:0.24	☐	☑	☐	☐	☐
3 Riverside Education Ofsted Rating: Outstanding | Pupils: 101 | Distance:0.28	☐	☐	☑	☐	☐
4 Blackwater Academy Ofsted Rating: Good | Pupils: 28 | Distance:0.3	☐	☐	☑	☐	☐
5 Bordesley Green East Nursery School Ofsted Rating: Good | Pupils: 73 | Distance:0.33	☑	☐	☐	☐	☐
6 St Cuthbert's RC Junior and Infant (NC) School Ofsted Rating: Good | Pupils: 242 | Distance:0.43	☐	☑	☐	☐	☐
7 Blakesley Hall Primary School Ofsted Rating: Good | Pupils: 538 | Distance:0.55	☐	☑	☐	☐	☐
8 The Oval School Ofsted Rating: Good | Pupils: 657 | Distance:0.69	☐	☑	☐	☐	☐

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Washwood Heath Academy Ofsted Rating: Good | Pupils: 1719 | Distance:0.69	☐	☑	☑	☐	☐
10 Beaufort School Ofsted Rating: Special Measures | Pupils: 95 | Distance:0.72	☐	☑	☐	☐	☐
11 Colebourne Primary School Ofsted Rating: Good | Pupils: 459 | Distance:0.72	☐	☑	☐	☐	☐
12 Audley Primary School Ofsted Rating: Good | Pupils: 835 | Distance:0.77	☐	☑	☐	☐	☐
13 Alston Primary School Ofsted Rating: Good | Pupils: 641 | Distance:0.82	☐	☑	☐	☐	☐
14 Saltley Academy Ofsted Rating: Good | Pupils: 1344 | Distance:0.9	☐	☐	☑	☐	☐
15 Thornton Primary School Ofsted Rating: Good | Pupils: 480 | Distance:0.96	☐	☑	☐	☐	☐
16 Waverley School Ofsted Rating: Good | Pupils: 1810 | Distance:1.01	☐	☑	☑	☐	☐

Local Area
Masts & Pylons

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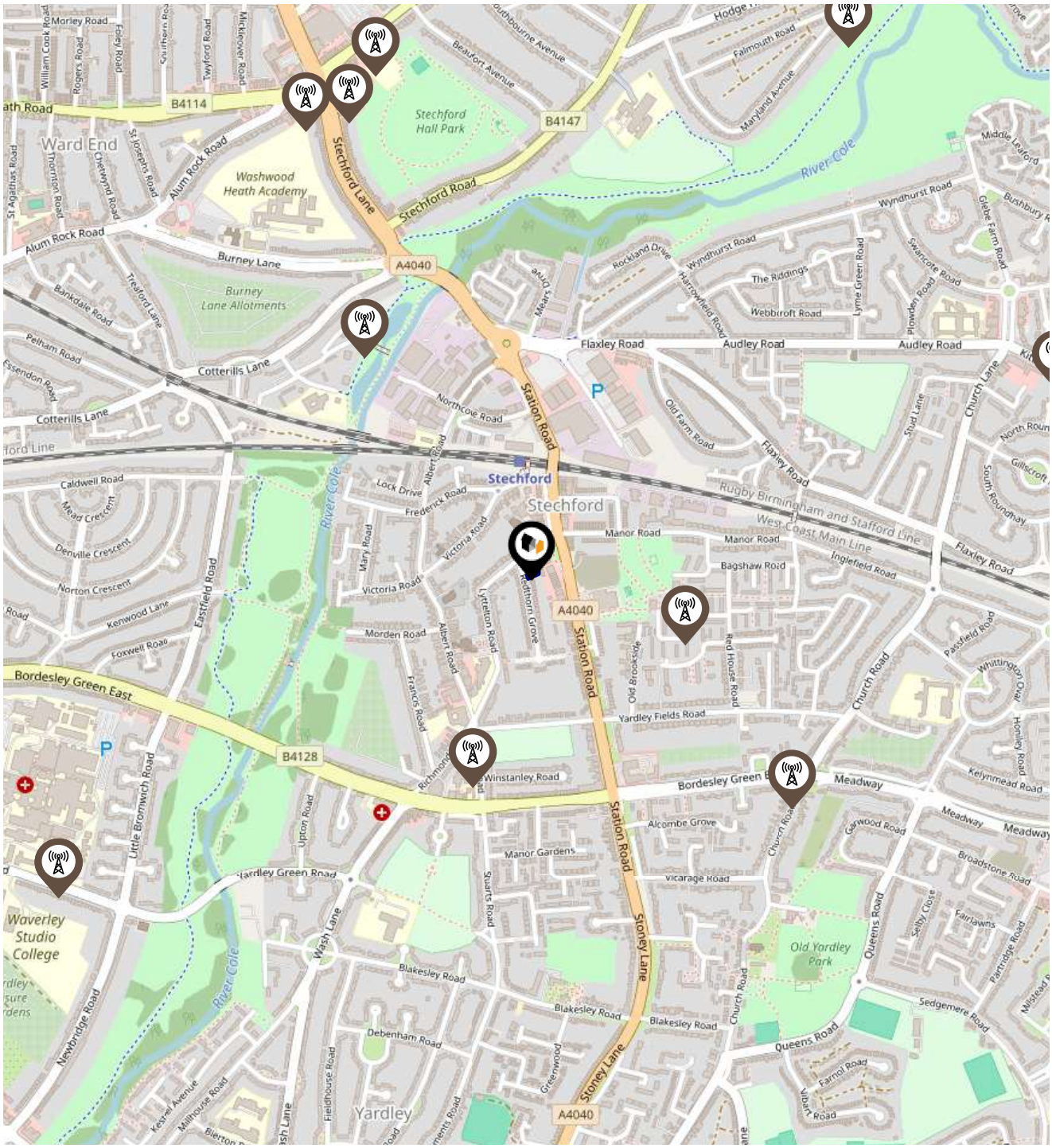

Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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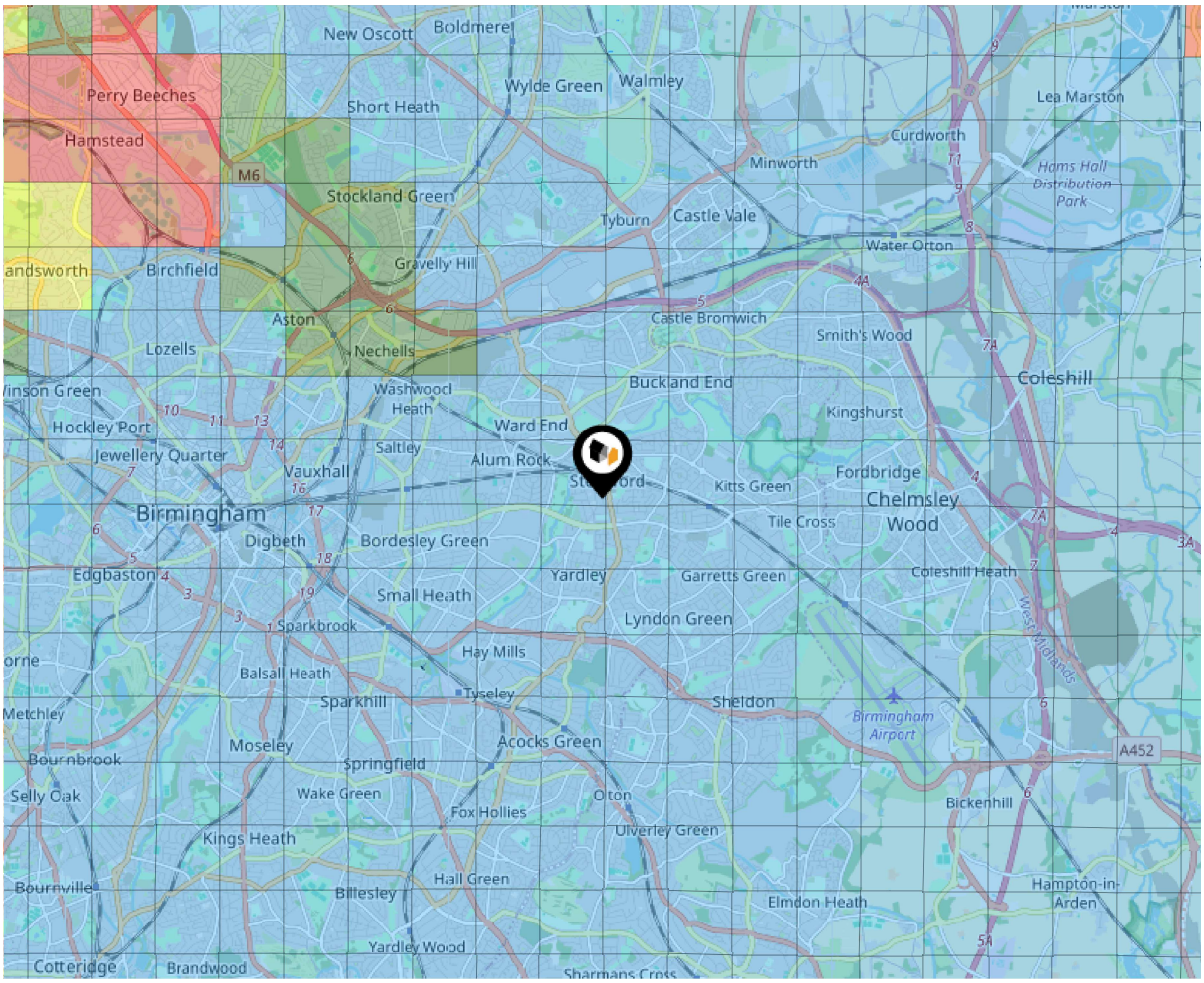
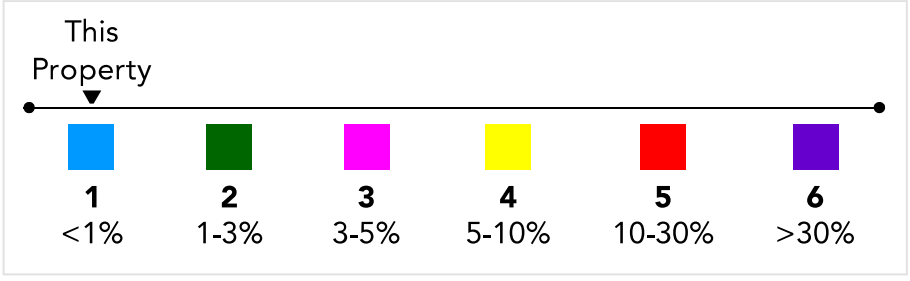
What is Radon?

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).





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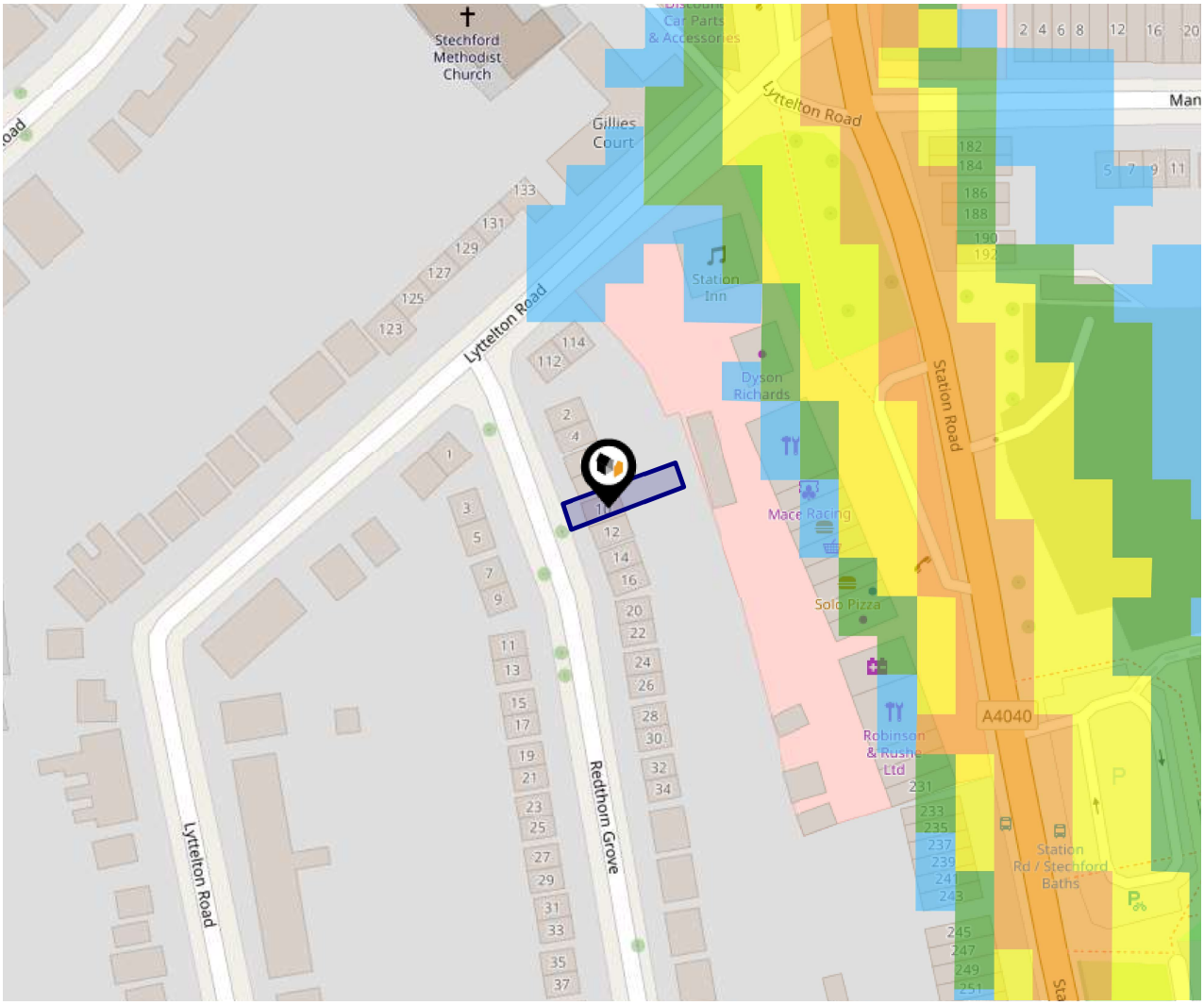
Local Area
Road Noise



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

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Environment
Soils & Clay

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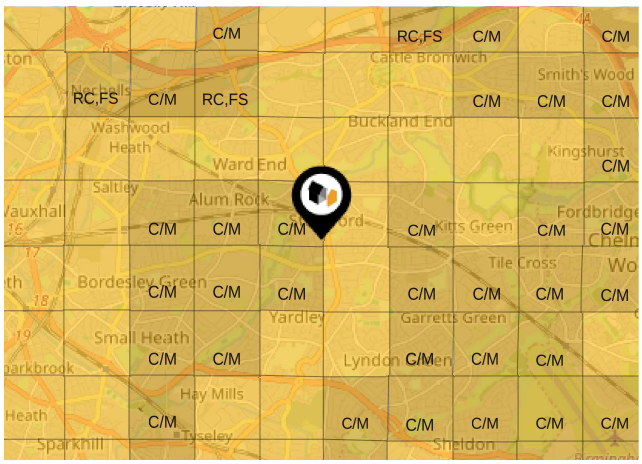
Ground Composition for this Address (Surrounding square kilometer zone around property)

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

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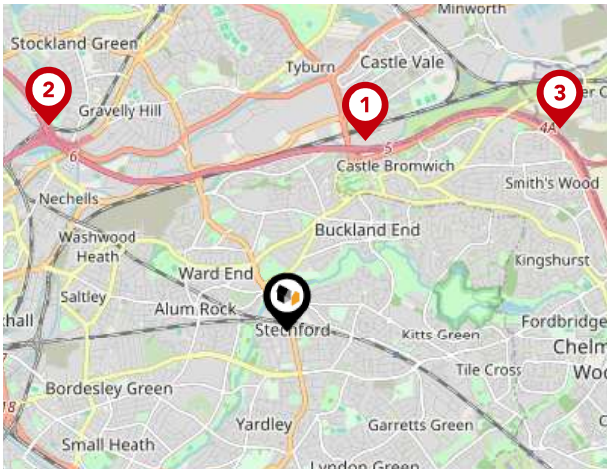
Area

Transport (National)

National Rail Stations

Pin	Name	Distance
1	Stechford Rail Station	0.15 miles
2	Lea Hall Rail Station	1.05 miles
3	Adderley Park Rail Station	1.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J5	1.98 miles
2	M6 J6	3.02 miles
3	M6 J4A	3.27 miles
4	M42 J8	4.01 miles
5	M6 TOLL T1	5.08 miles

Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	3.92 miles
2	Baginton	16.24 miles
3	East Mids Airport	31.19 miles
4	Staverton	43.37 miles

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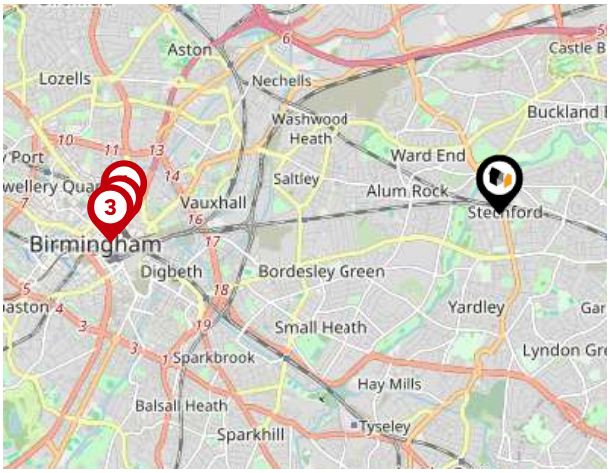
Area

Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Stechford Baths	0.08 miles
2	Stechford Rail Station	0.11 miles
3	Stechford Five Ways	0.27 miles
4	Five Ways	0.27 miles
5	Yardley Fields Rd	0.28 miles



Local Connections

Pin	Name	Distance
1	Bull Street (Midland Metro Stop)	3.61 miles
2	Corporation Street (Midland Metro Stop)	3.65 miles
3	Grand Central New Street (Midland Metro Stop)	3.74 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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