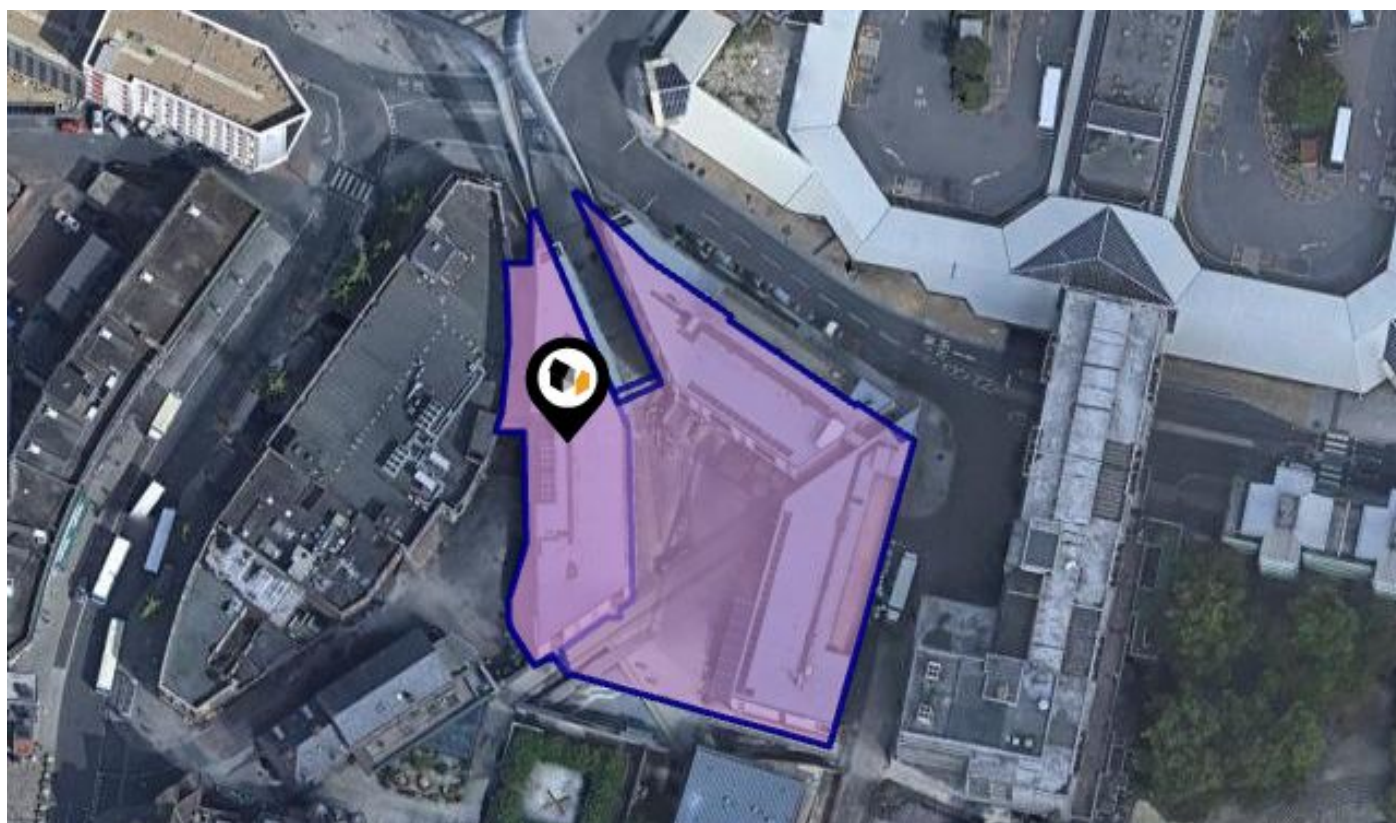




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 23rd June 2026



**FLAT 20, BENEDICTINE COURT, PRIORY PLACE,
COVENTRY, CV1 5SE**

Landwood Group

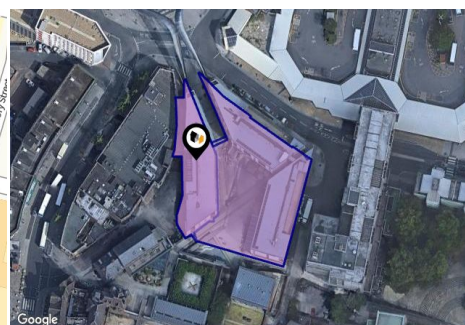
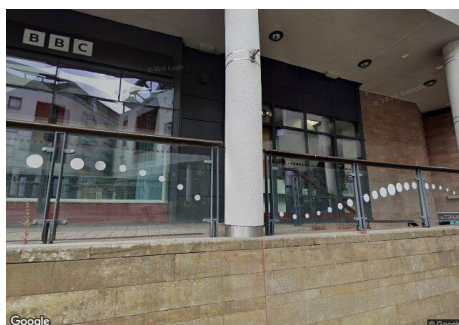
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	936 ft ² / 87 m ²
Plot Area:	2.16 acres
Year Built :	2004
Council Tax :	Band C
Annual Estimate:	£2,237
Title Number:	WM848678
UPRN:	10003612853
Restrictive Covenants:	No

Last Sold Date:	21/08/2008
Last Sold Price:	£180,000
Last Sold £/ft ² :	£192
Tenure:	Leasehold

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	80	5500
mb/s	mb/s	mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property

Multiple Title Plans

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There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



WM848678

Start Date: 20/10/2003
End Date: 31/01/2152
Lease Term: 150 years (less 3 days) from 31 January 2002
Term Remaining: 125 years



WM816166

Start Date: 22/06/2004
End Date: 31/01/2152
Lease Term: 150 years from 31 January 2002
Term Remaining: 125 years



WM834807

Start Date: 22/12/2004
End Date: 22/10/2153
Lease Term: 150 years (less 4 days) from 22 October 2003
Term Remaining: 127 years

Property
EPC - Certificate

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Flat 20 Benedictine Court, Priory Place, CV1 5SE

Energy rating

C

Valid until 11.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	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:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	87 m ²

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.

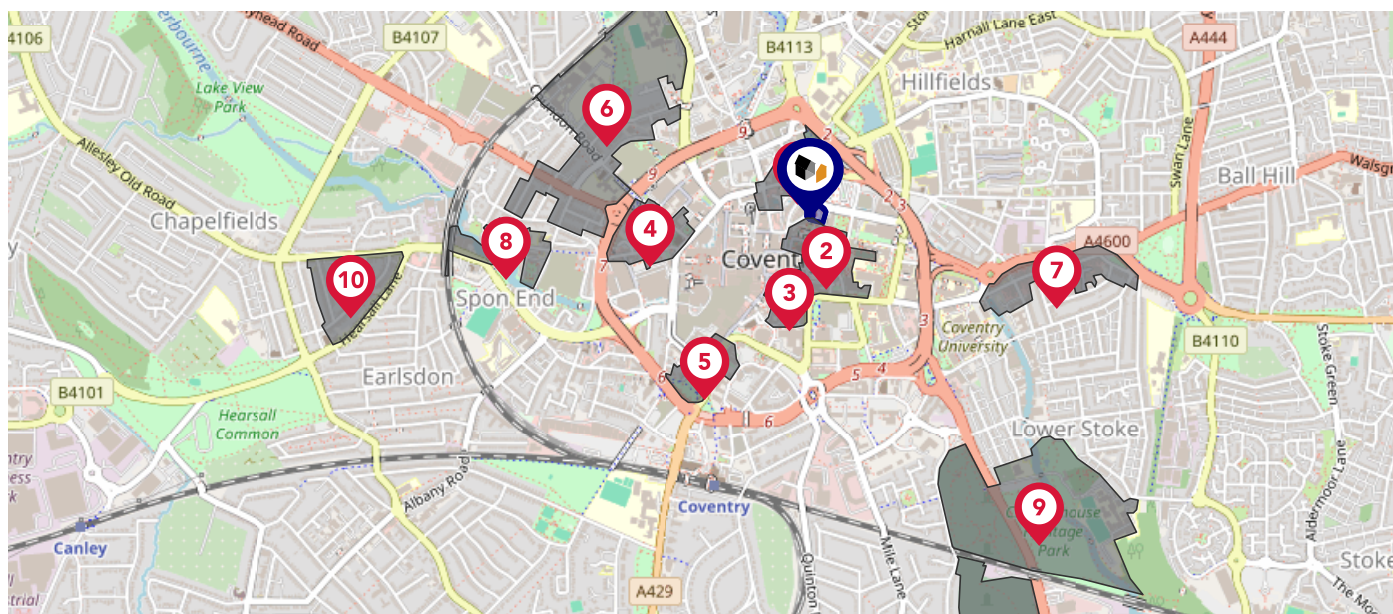
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

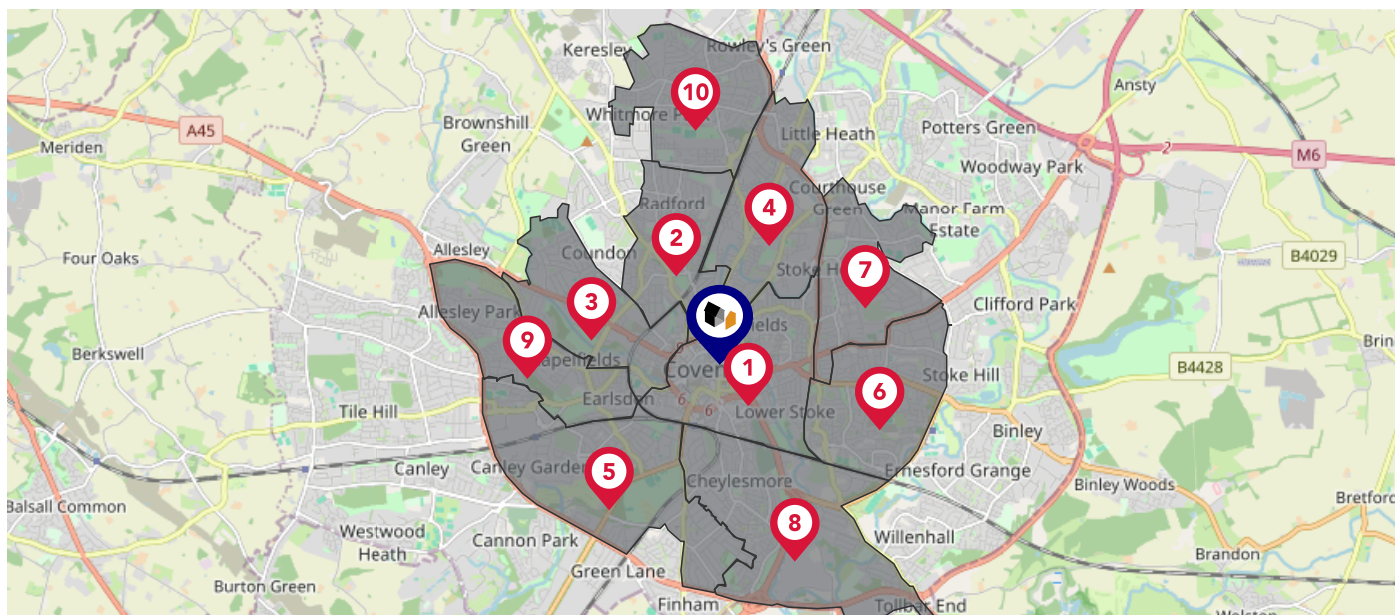
- 1 Lady Herbert's Garden
- 2 Hill Top and Cathedral
- 3 High Street
- 4 Spon Street
- 5 Greyfriars Green
- 6 Naul's Mill
- 7 Far Gosford Street
- 8 Spon End
- 9 London Road
- 10 Chapelfields

Maps

Council Wards

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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

St. Michael's Ward

2

Radford Ward

3

Sherbourne Ward

4

Foleshill Ward

5

Earlsdon Ward

6

Lower Stoke Ward

7

Upper Stoke Ward

8

Cheylesmore Ward

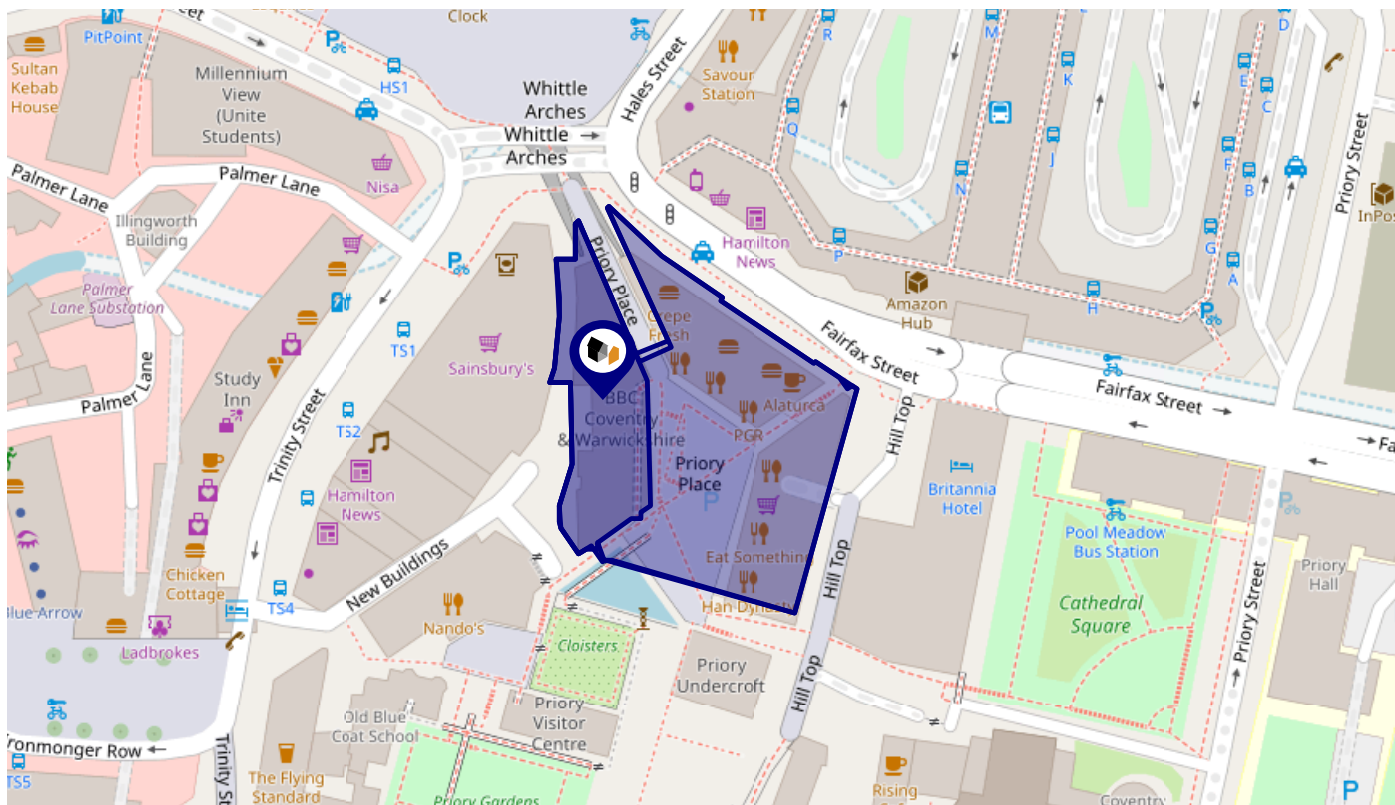
9

Whoberley Ward

10

Holbrook 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:

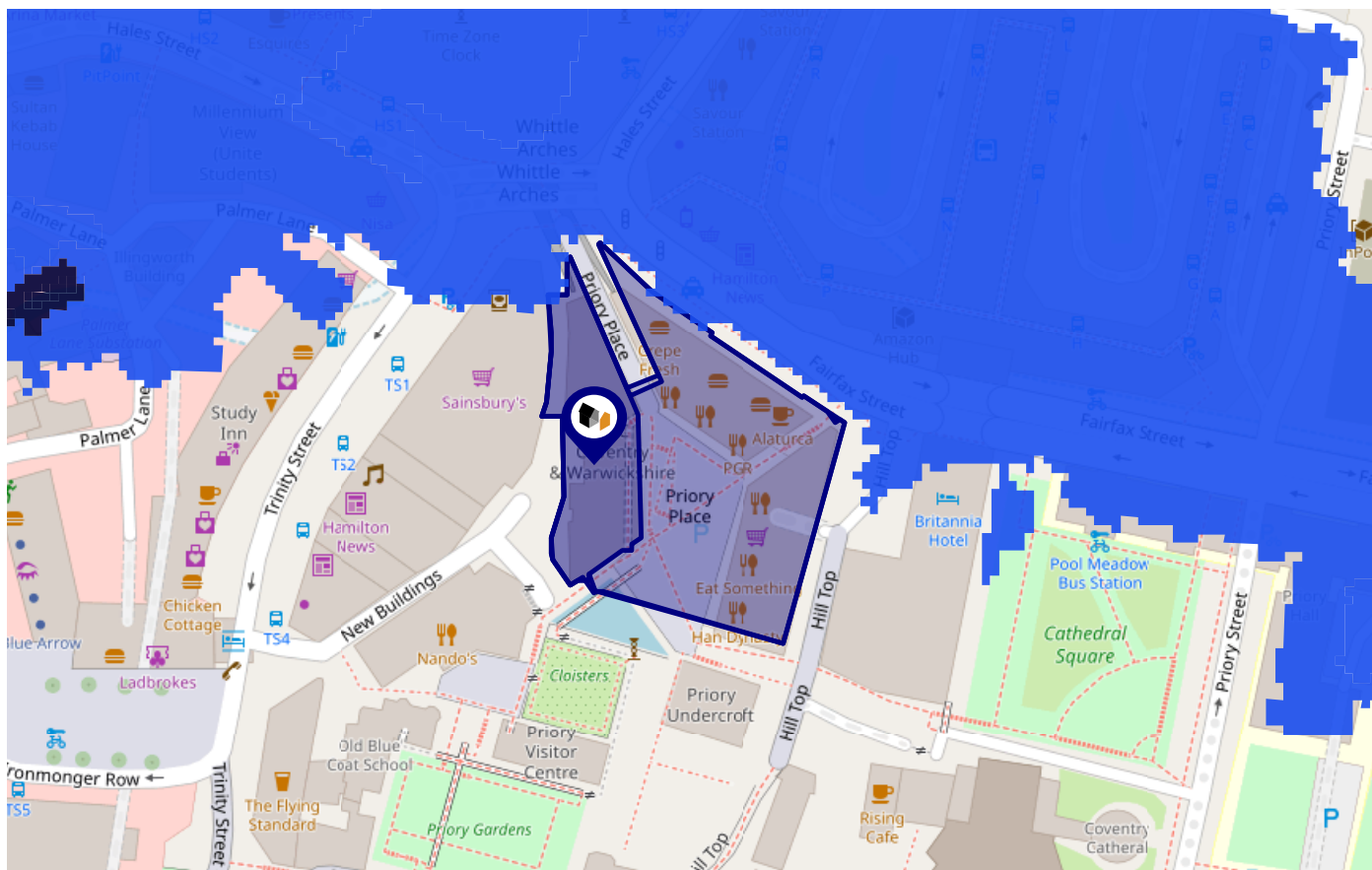
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

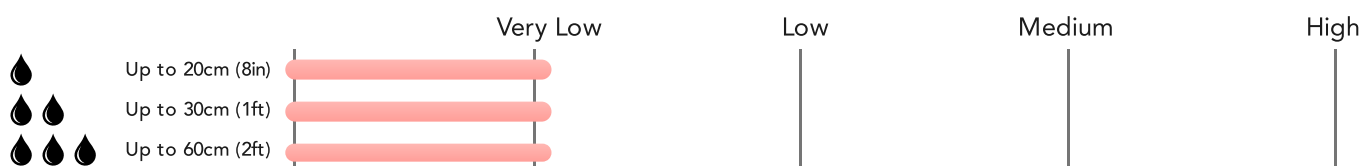


Risk Rating: Very low

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.

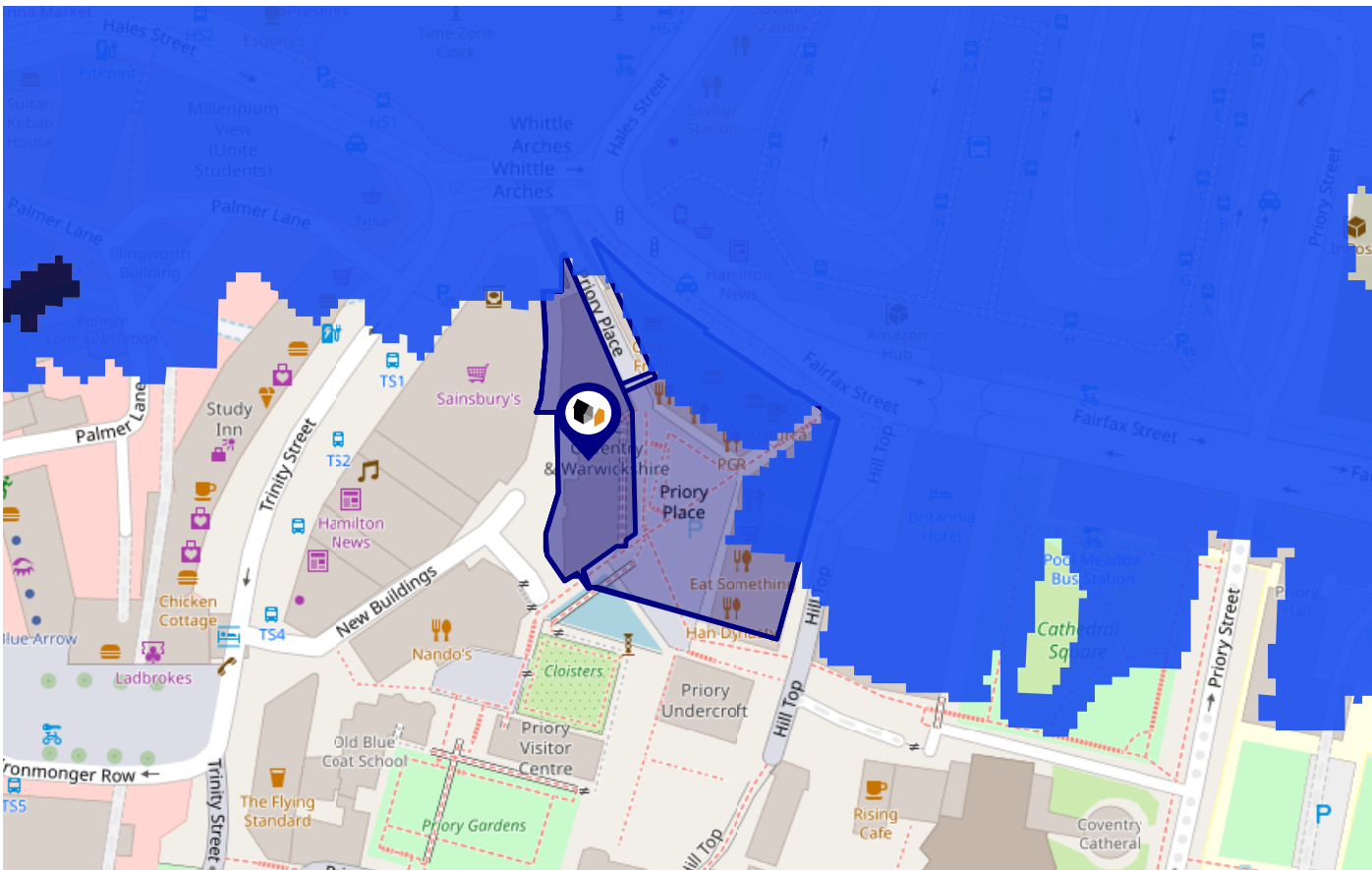
Chance of flooding to the following depths at this property:



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.

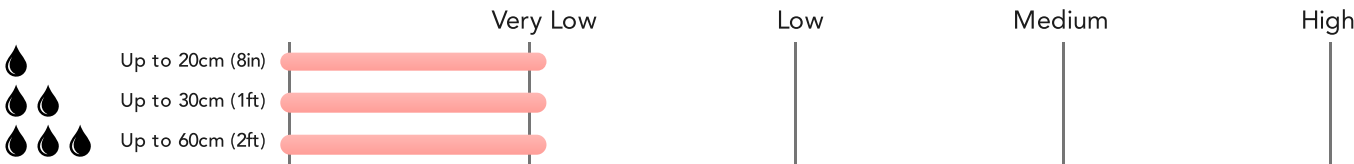


Risk Rating: Very low

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.
- 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:

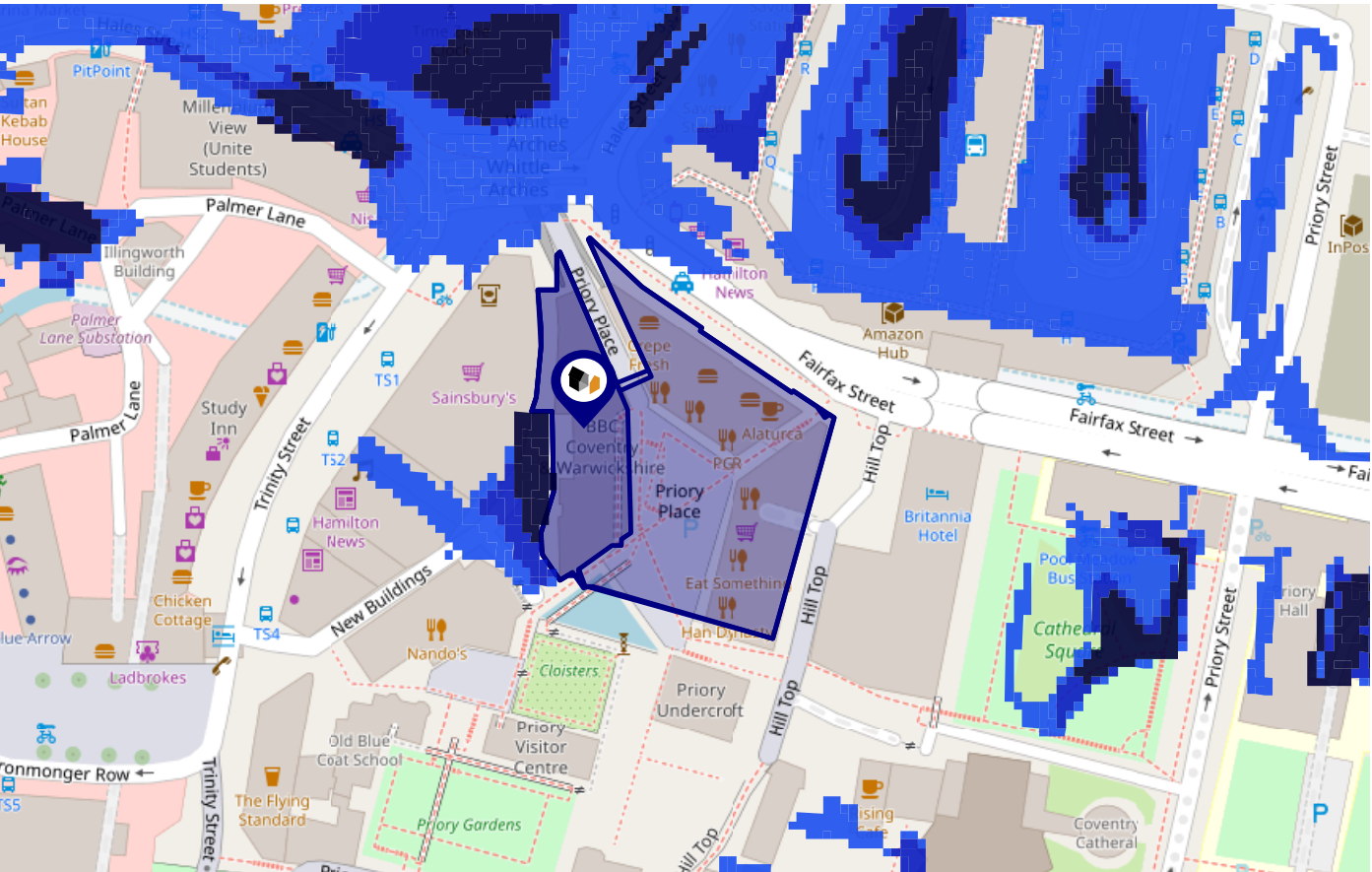


Flood Risk

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.

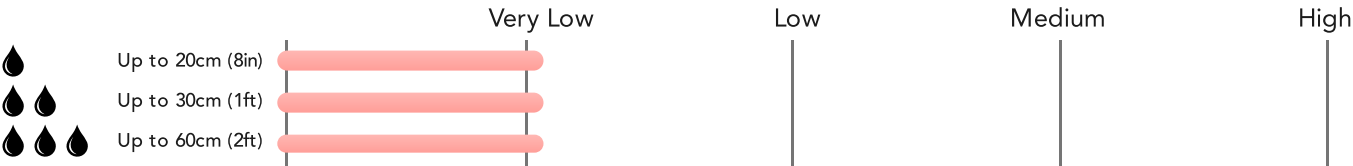


Risk Rating: Very low

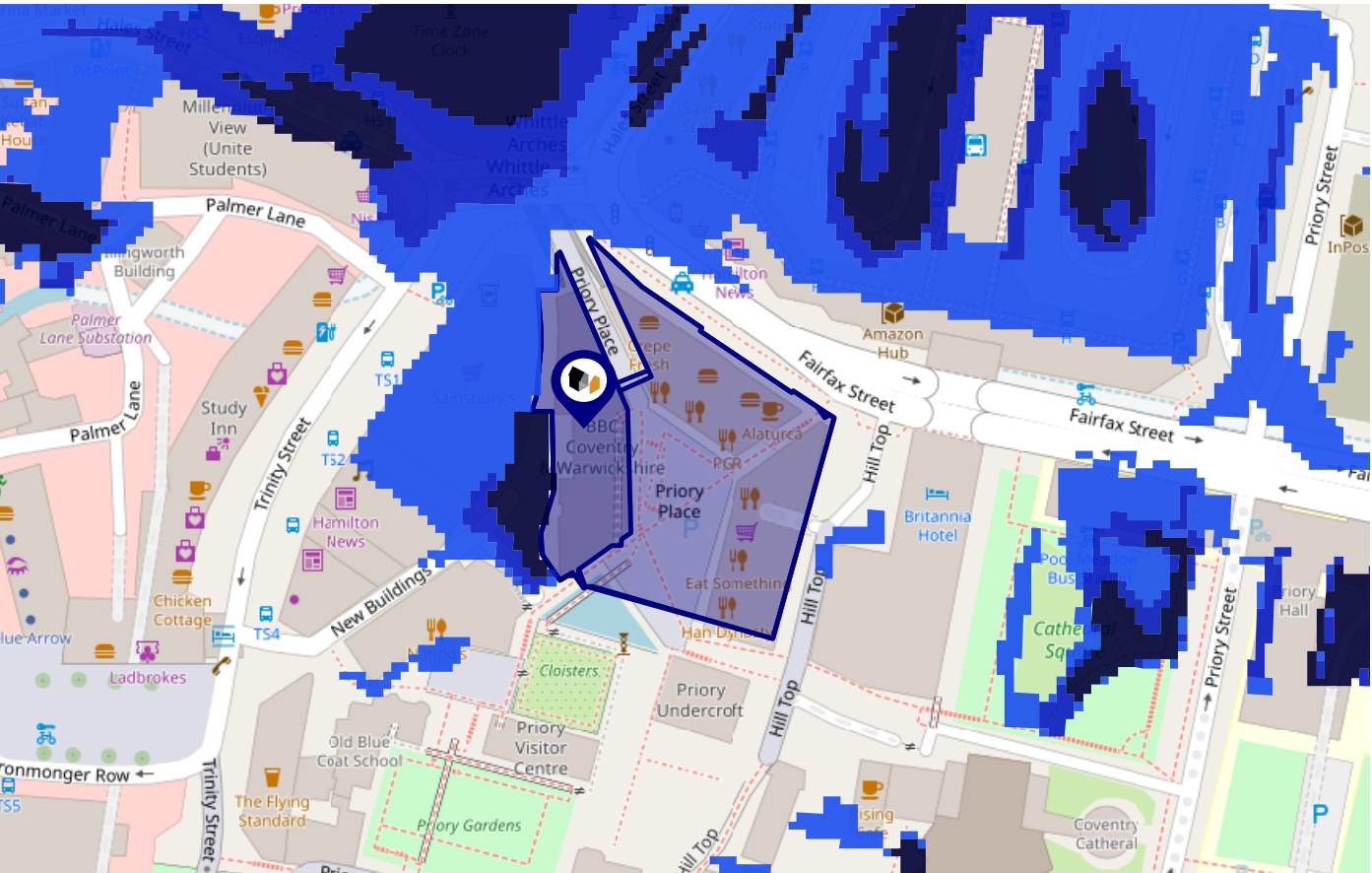
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

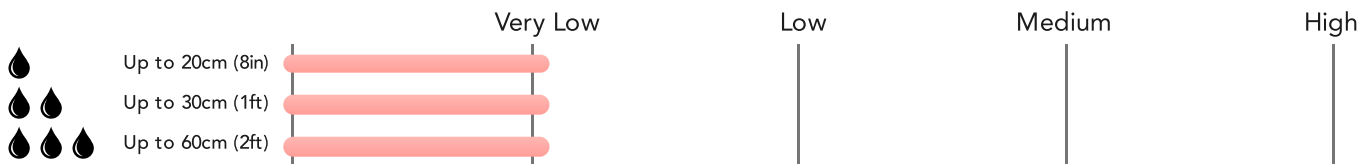


Risk Rating: Very low

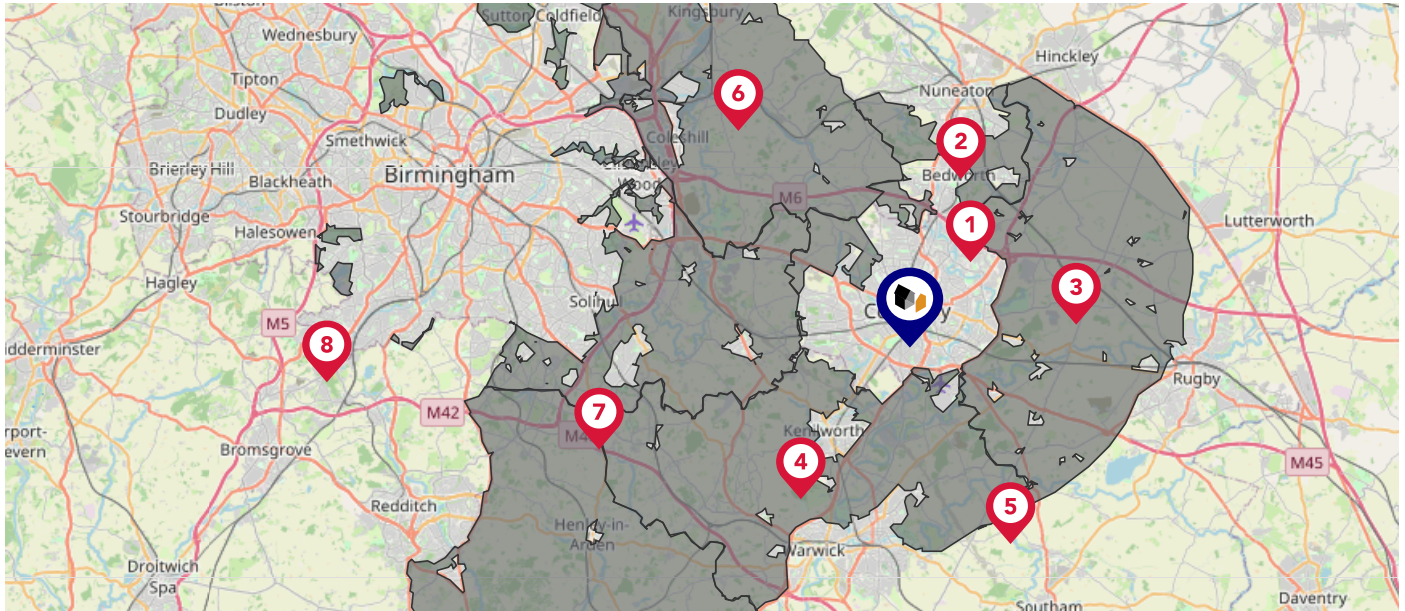
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



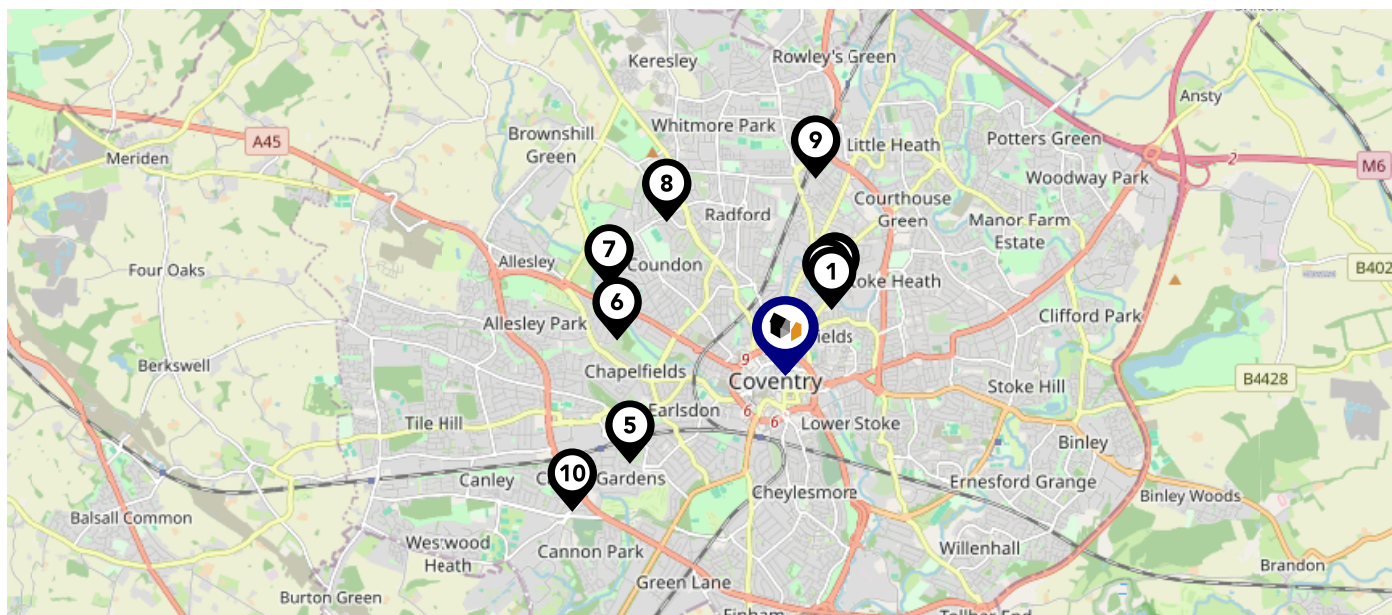
This map displays nearby areas that have been designated as Green Belt...



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

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

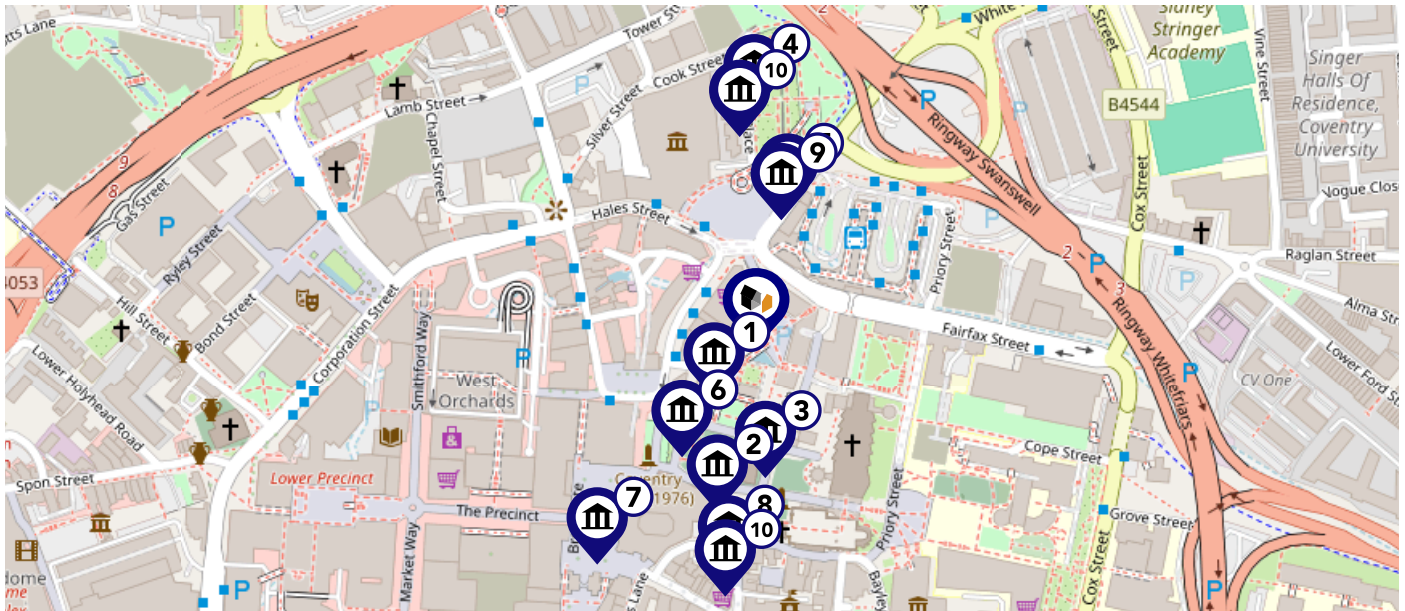
1	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
2	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill	
3	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	
4	Webster Hemming Brickworks-Stoney Stanton Road, 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	Fletchamstead Highway-Canley, Coventry	Historic Landfill	

Maps

Listed Buildings

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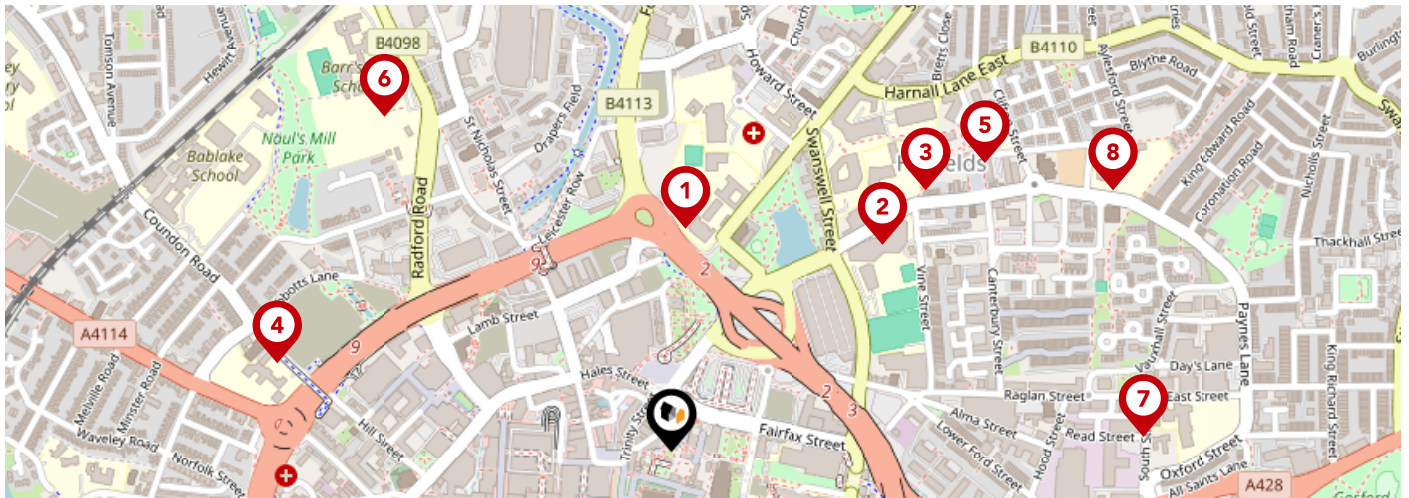
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1265695 - Former Ribbon Factory And Office	Grade II	0.0 miles
 1342893 - Holy Trinity Church	Grade I	0.1 miles
 1076591 - 8, Priory Row	Grade II	0.1 miles
 1271508 - Northern Block At Lady Herberts Homes	Grade II	0.1 miles
 1271506 - Gateway And Boundary Wall At Swanswell Entrance To Lady Herberts Garden	Grade II	0.1 miles
 1076587 - 3-5 Priory Row	Grade II	0.1 miles
 1031589 - Lady Godiva Statue	Grade II	0.1 miles
 1076642 - County Hall	Grade II	0.1 miles
 1076649 - Swanswell Gate And City Wall To North Of Swanswell Gate	Grade I	0.1 miles
 1271507 - Boundary Wall And Gates On West Side Of Lady Herberts Garden From Cook Street Gate To Swanswell Gate	Grade II	0.1 miles
 1116277 - Golden Cross Inn	Grade II	0.1 miles

Area Schools

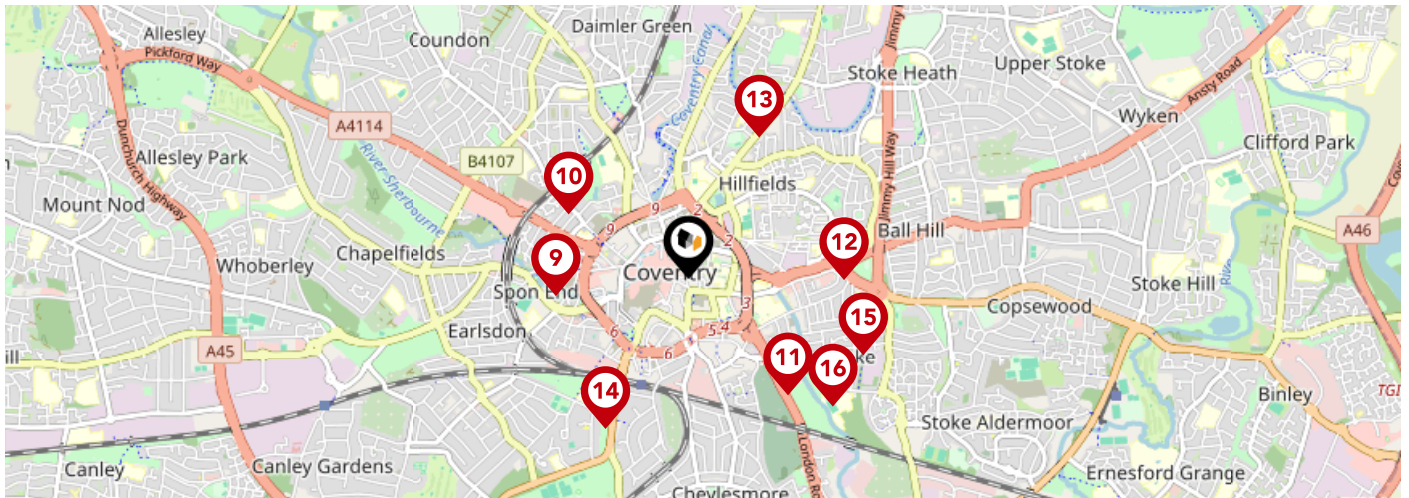
LANDWOOD
GROUP



		Nursery	Primary	Secondary	College	Private
1	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:0.25	☐	☐	☒	☐	☐
2	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:0.33	☐	☐	☒	☐	☐
3	Sidney Stringer Primary Academy Ofsted Rating: Outstanding Pupils: 425 Distance:0.41	☐	☒	☐	☐	☐
4	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.46	☐	☒	☐	☐	☐
5	Hillfields Nursery School Ofsted Rating: Outstanding Pupils: 160 Distance:0.48	☒	☐	☐	☐	☐
6	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.5	☐	☐	☒	☐	☐
7	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:0.53	☐	☒	☐	☐	☐
8	St Mary and St Benedict Catholic Primary School Ofsted Rating: Good Pupils: 345 Distance:0.58	☐	☒	☐	☐	☐

Area Schools

LANDWOOD
GROUP

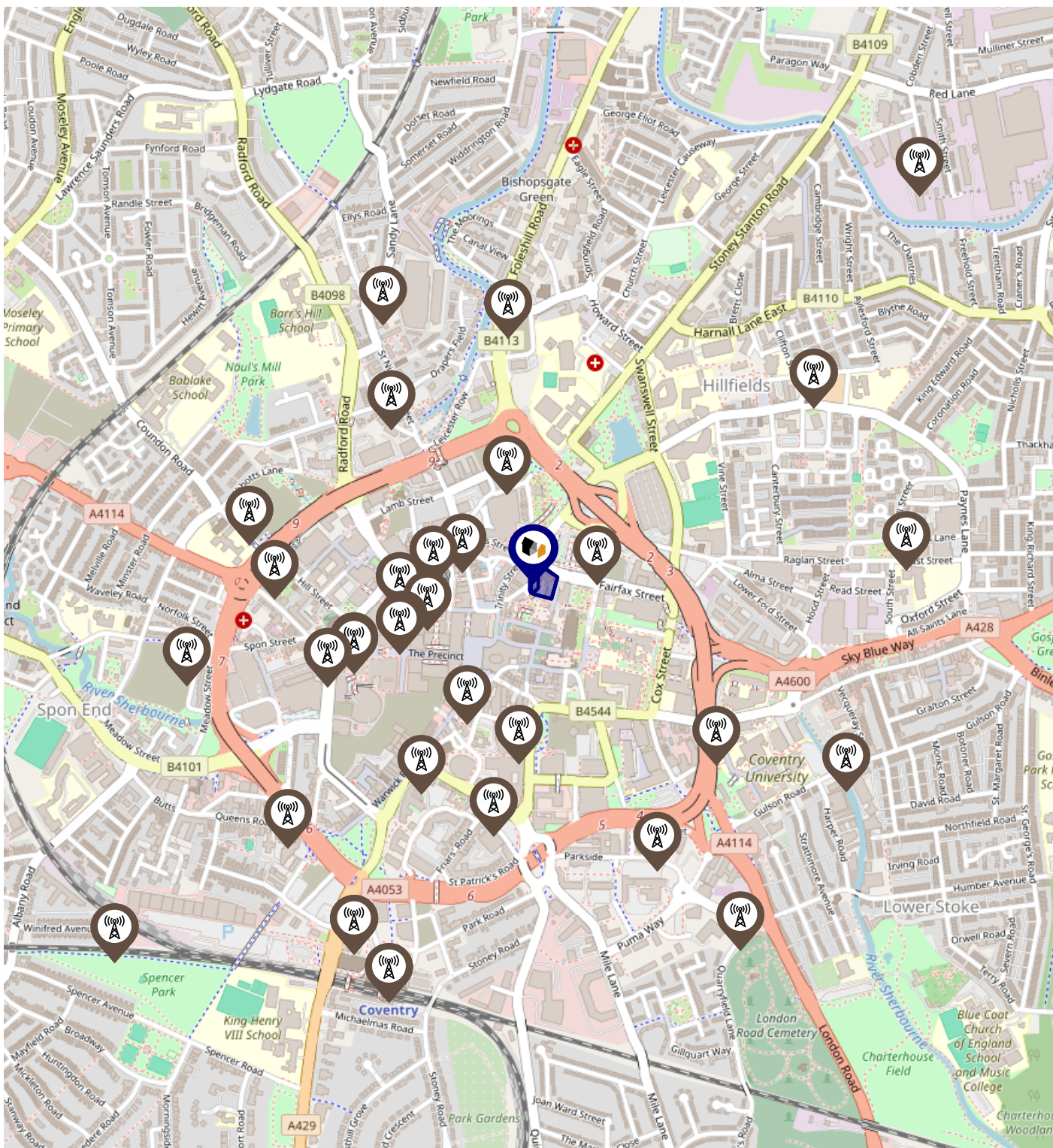


		Nursery	Primary	Secondary	College	Private
9	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.61	☐	☒	☐	☐	☐
10	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.61	☐	☐	☒	☐	☐
11	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.69	☐	☒	☐	☐	☐
12	Summit School Ofsted Rating: Good Pupils: 21 Distance:0.7	☐	☐	☒	☐	☐
13	John Gulson Primary School Ofsted Rating: Requires improvement Pupils: 460 Distance:0.71	☐	☒	☐	☐	☐
14	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.78	☐	☐	☒	☐	☐
15	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:0.87	☐	☒	☐	☐	☐
16	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.87	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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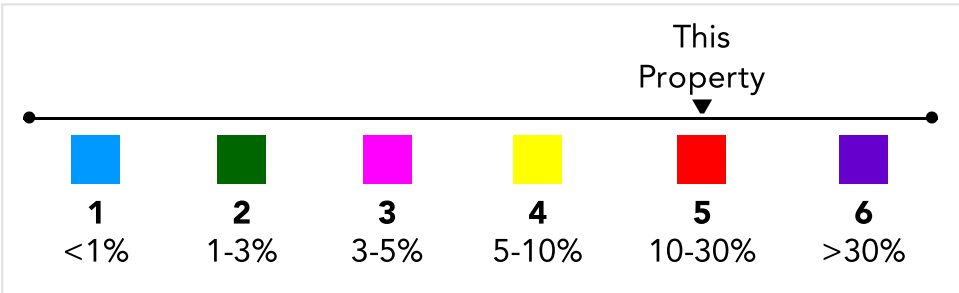
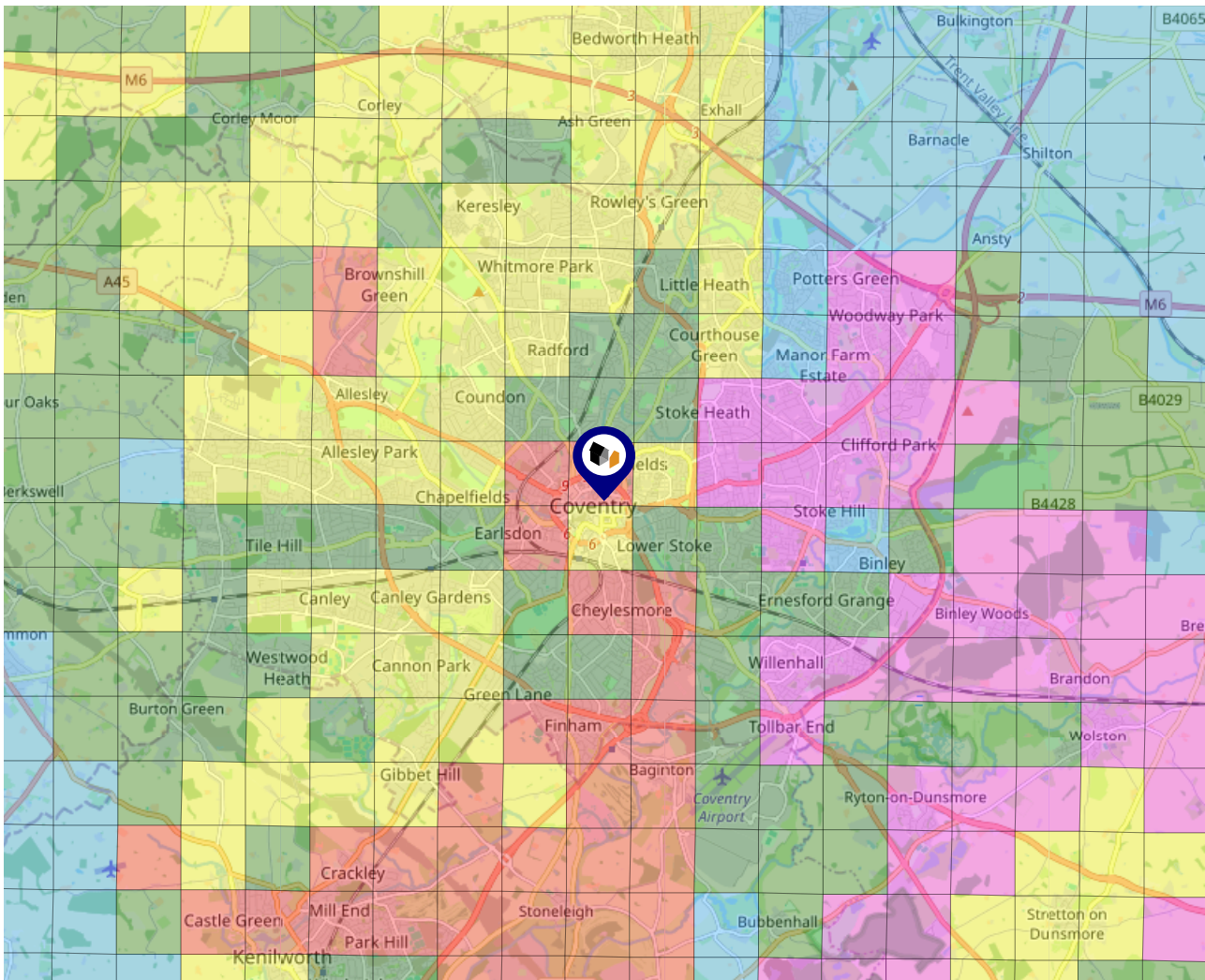


Key:

-  Power Pylons
-  Communication Masts

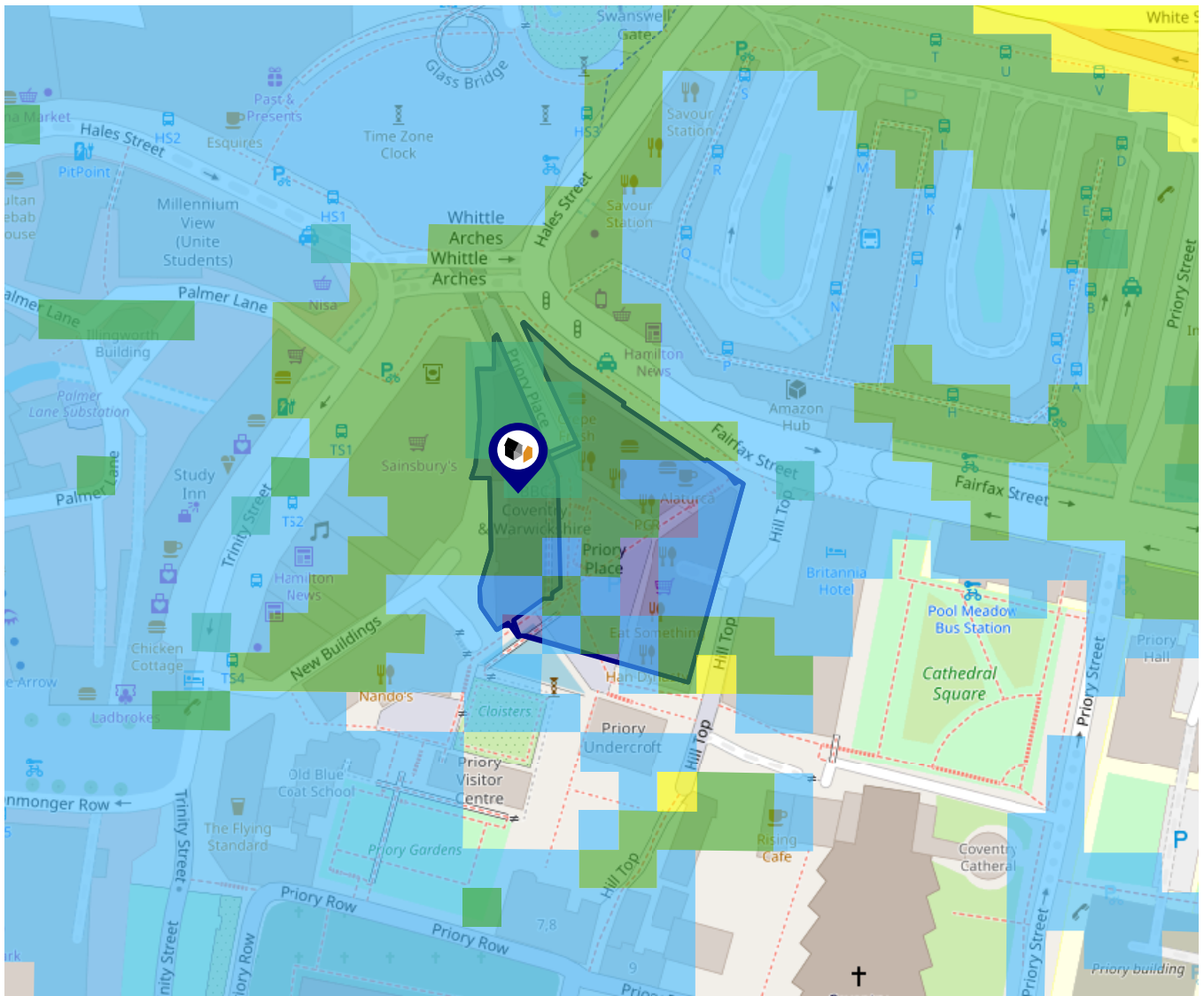
What is Radon?

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

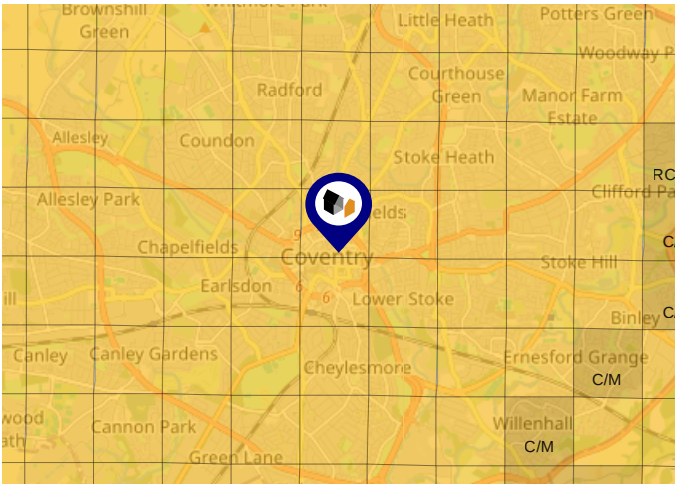


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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



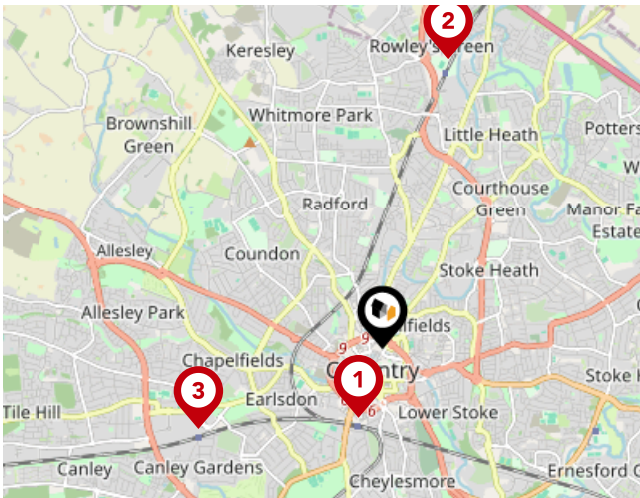
Primary Classifications (Most Common Clay Types)

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

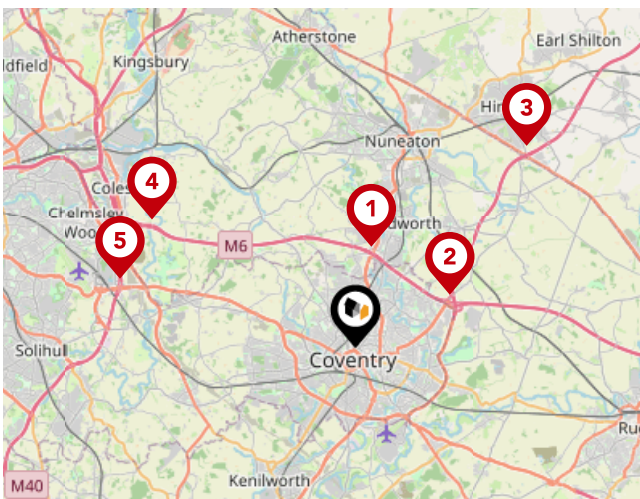
Transport (National)

LANDWOOD
GROUP



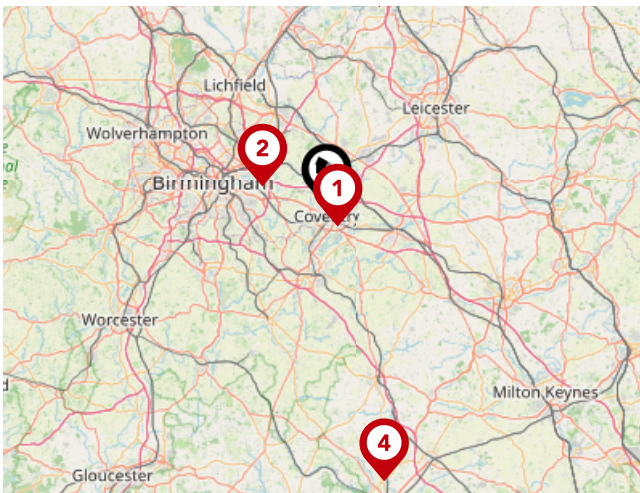
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.65 miles
	Coventry Arena Rail Station	2.69 miles
	Canley Rail Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	3.74 miles
	M6 J2	3.96 miles
	M69 J1	9.58 miles
	M6 J3A	8.7 miles
	M42 J6	8.84 miles



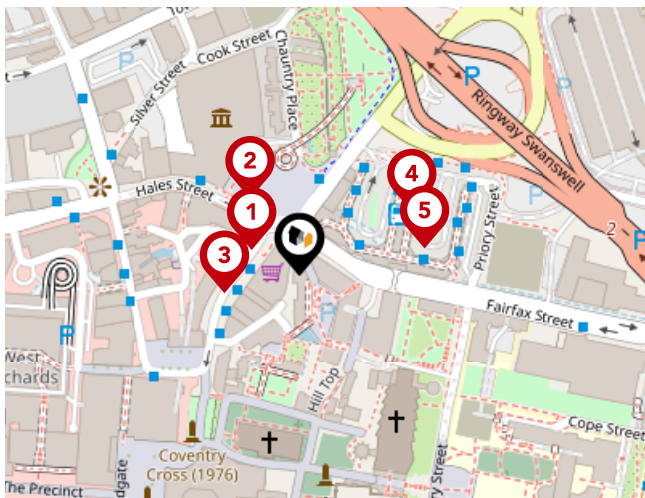
Airports/Helipads

Pin	Name	Distance
	Baginton	3.23 miles
	Birmingham Airport	9.87 miles
	East Mids Airport	29.78 miles
	Kidlington	40.76 miles

Area

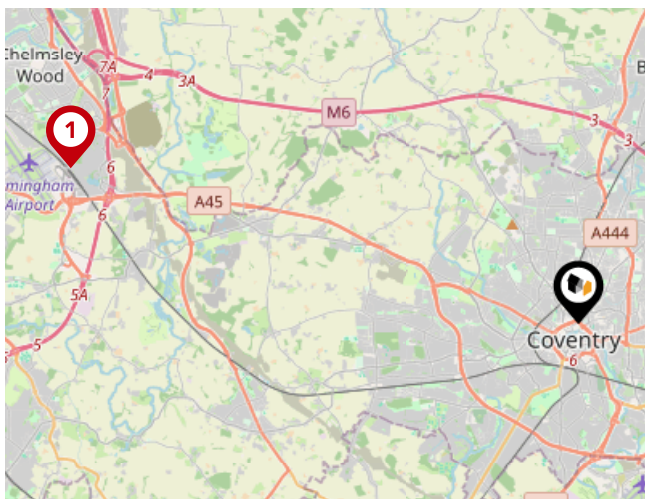
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Sainsbury's	0.03 miles
2	Transport Museum	0.05 miles
3	Sainsbury's	0.04 miles
4	Pool Meadow Bus Station	0.07 miles
5	Pool Meadow Bus Station	0.07 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.61 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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

