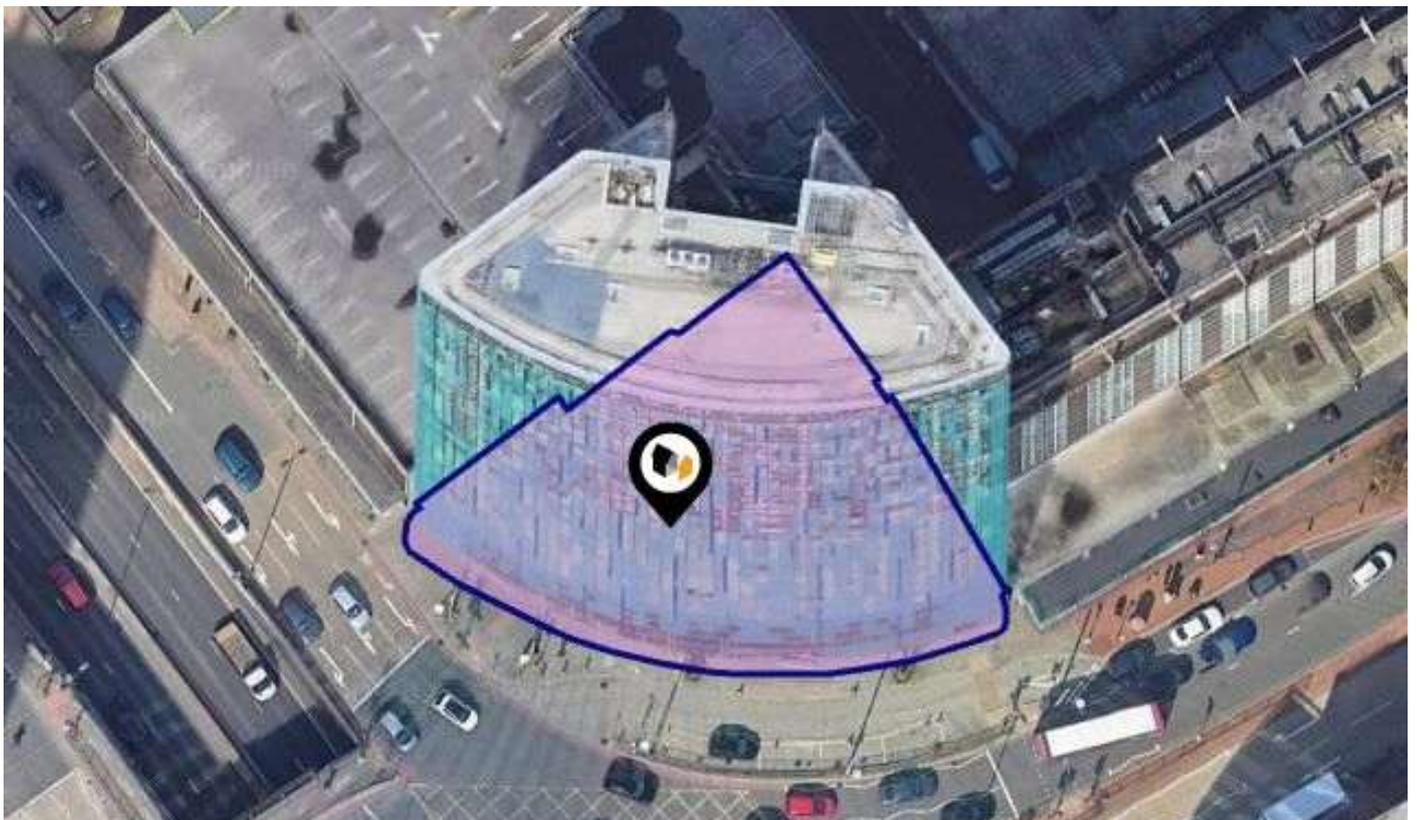# KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 19th March 2026

APARTMENT 2006, BEETHAM TOWER, 10, HOLLOWAY CIRCUS QUEENSWAY, BIRMINGHAM, B1 1BA

Property

Type:	Flat / Maisonette	**Last Sold Date:**	10/04/2008
Bedrooms:	2	**Last Sold Price:**	£250,000
Floor Area:	828 ft^2 / 77 m^2	**Last Sold £/ft^2:**	£400
Plot Area:	0.52 acres	**Tenure:**	Leasehold
Year Built :	2006		
Council Tax :	Band E		
Annual Estimate:	£2,744		
Title Number:	WM889501		
UPRN:	10023504332		
Restrictive Covenants:	Yes		

Local Area

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

Satellite/Fibre TV Availability:

✔ BT ✔ sky ✘ Virgin media

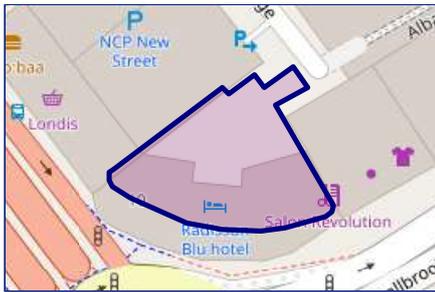# Property
Multiple Title Plans

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.
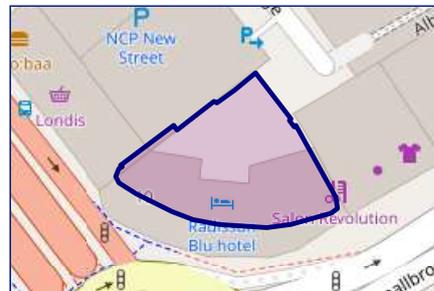
Freehold Title Plan

WM769719

Leasehold Title Plans

WM889501

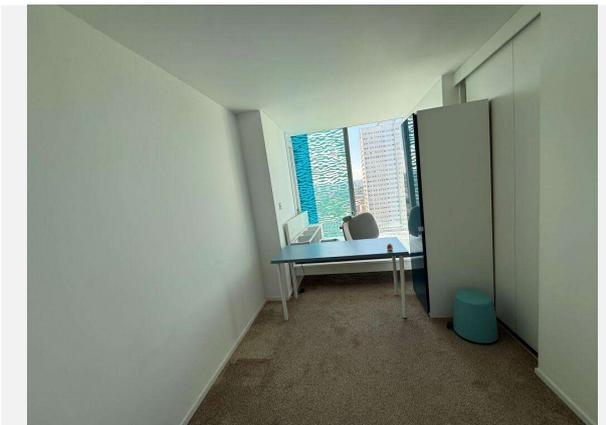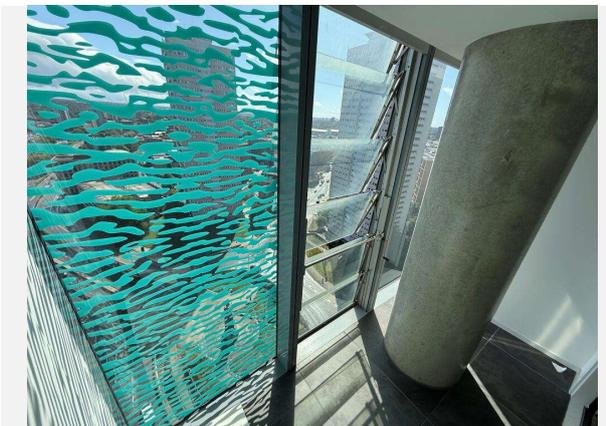|	
Start Date:	07/08/2006
End Date:	01/01/3002
Lease Term:	999 years commencing on 1 January 2003
Term Remaining:	976 years

WM895128

Start Date:	03/09/2006
End Date:	01/01/3002
Lease Term:	999 years (less 3 days) from 1 January 2003
Term Remaining:	976 years

APARTMENT 2006, BEETHAM TOWER, 10, HOLLOWAY CIRCUS QUEENSWAY, BIRMINGHAM, B1 1BA

Balcony

Bedroom 2

Balcony

Bedroom 1

Kitchen/Living Room

En-suite Bathroom
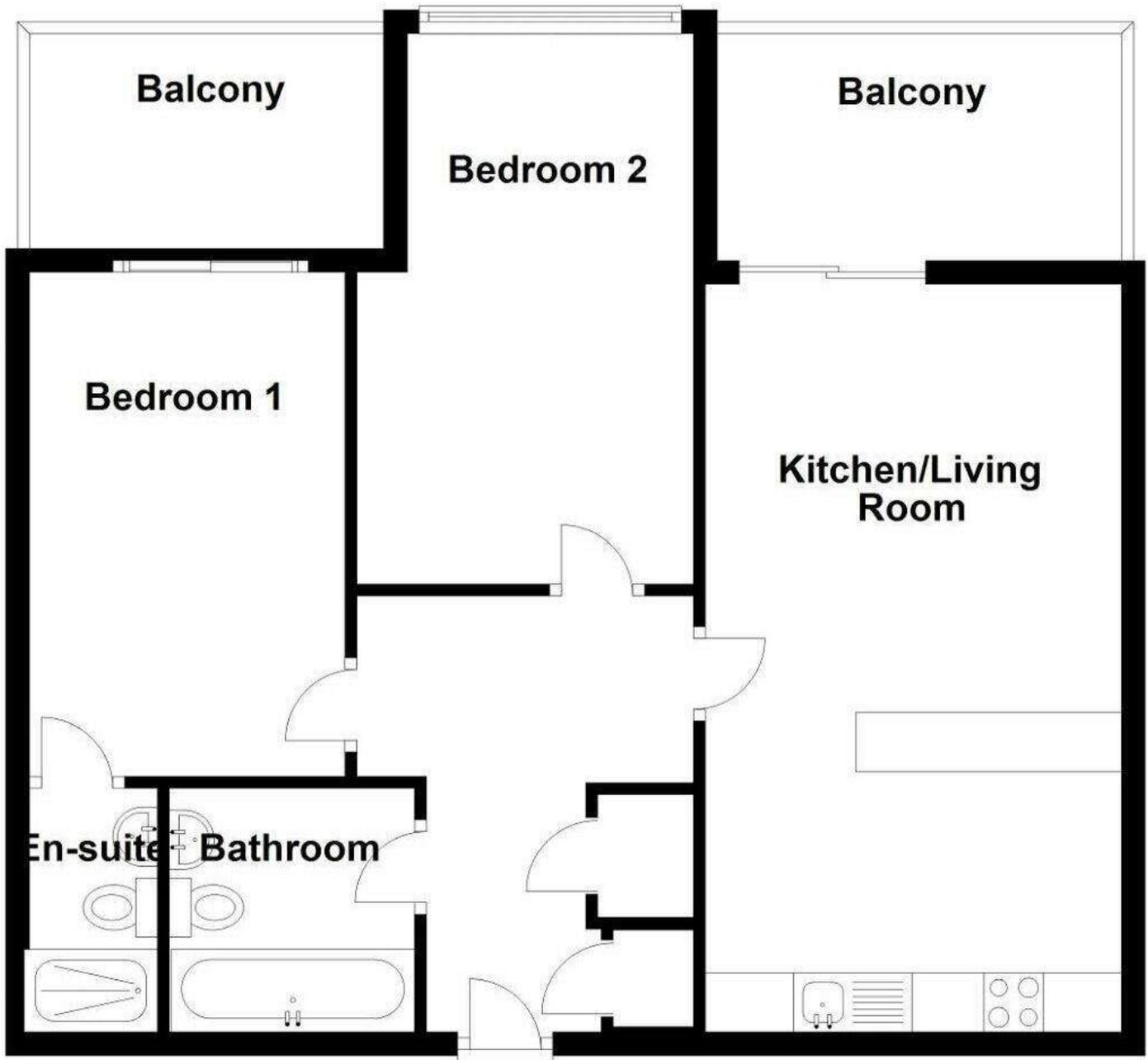
Property
EPC - Certificate

Apartment 2006, Beetham Tower, 10 Holloway Circus Queensway, B1 1BA

Energy rating

C

Valid until 01.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 75 | C

Potential: 81 | B

Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	20
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Good lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	77 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.

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	Colmore Row and Environs
2	Lee Crescent
3	Digbeth, Deritend and Bordesley High Streets
4	Ryland Road
5	Steelhouse
6	Warwick Bar
7	Jewellery Quarter
8	Edgbaston
9	St Augustine's
10	Lozells and Soho Hill

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
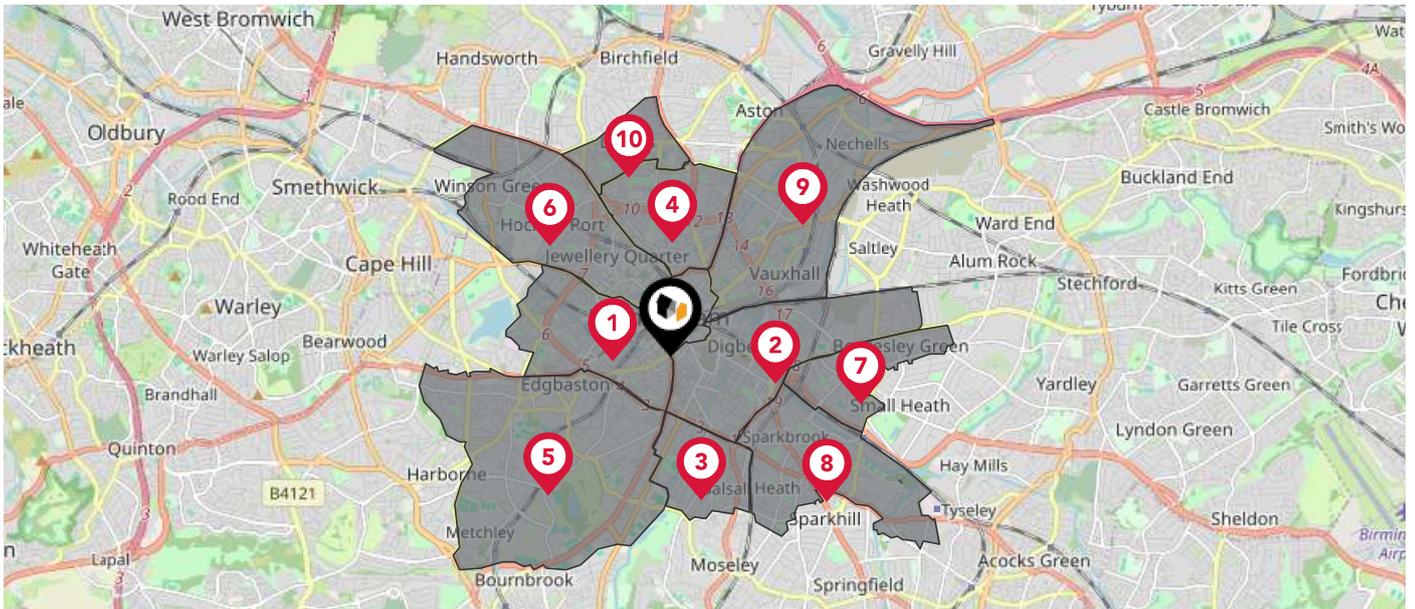
Nearby Council Wards

1	Ladywood Ward
2	Bordesley & Highgate Ward
3	Balsall Heath West Ward
4	Newtown Ward
5	Edgbaston Ward
6	Soho & Jewellery Quarter Ward
7	Bordesley Green Ward
8	Sparkbrook & Balsall Heath East Ward
9	Nechells Ward
10	Lozells Ward

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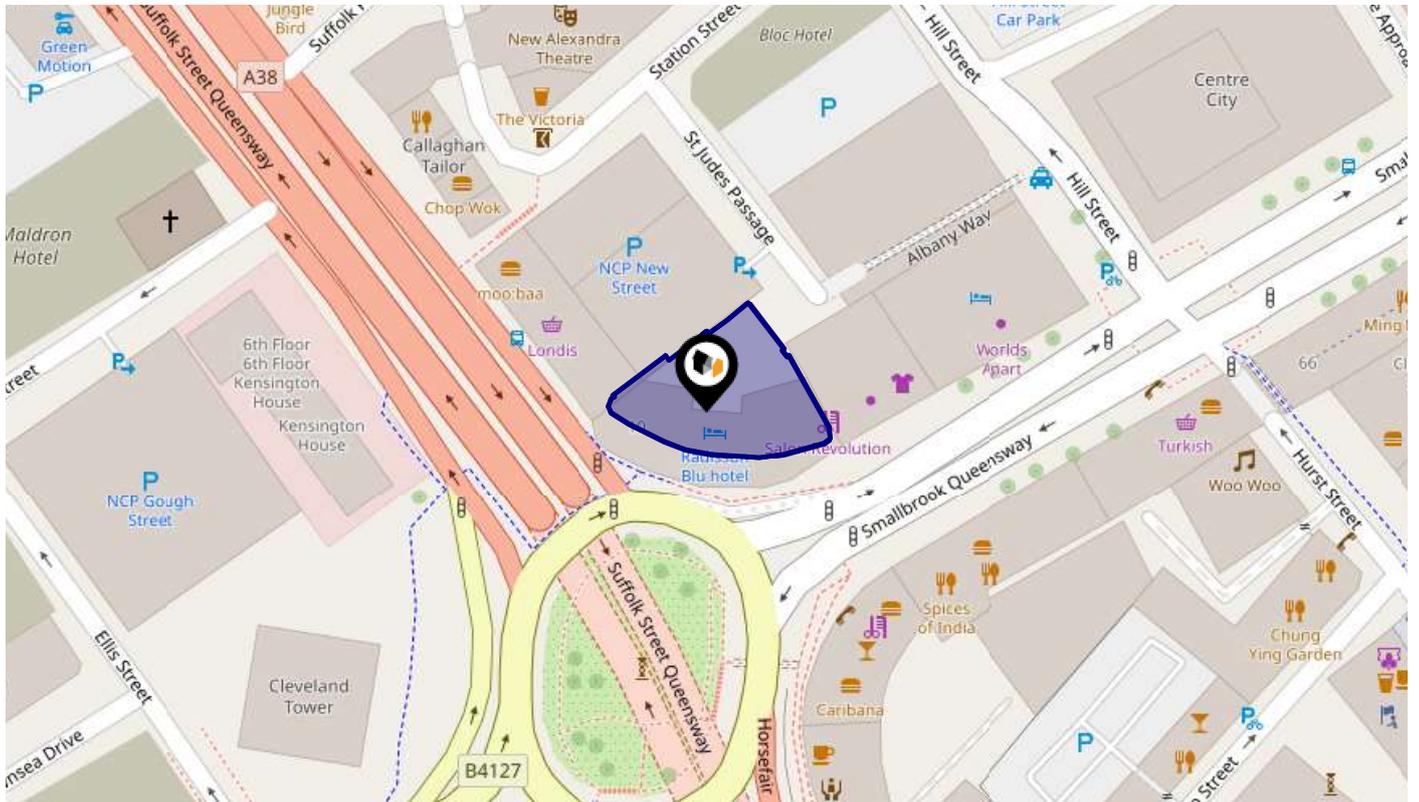
Rail Noise Data

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.
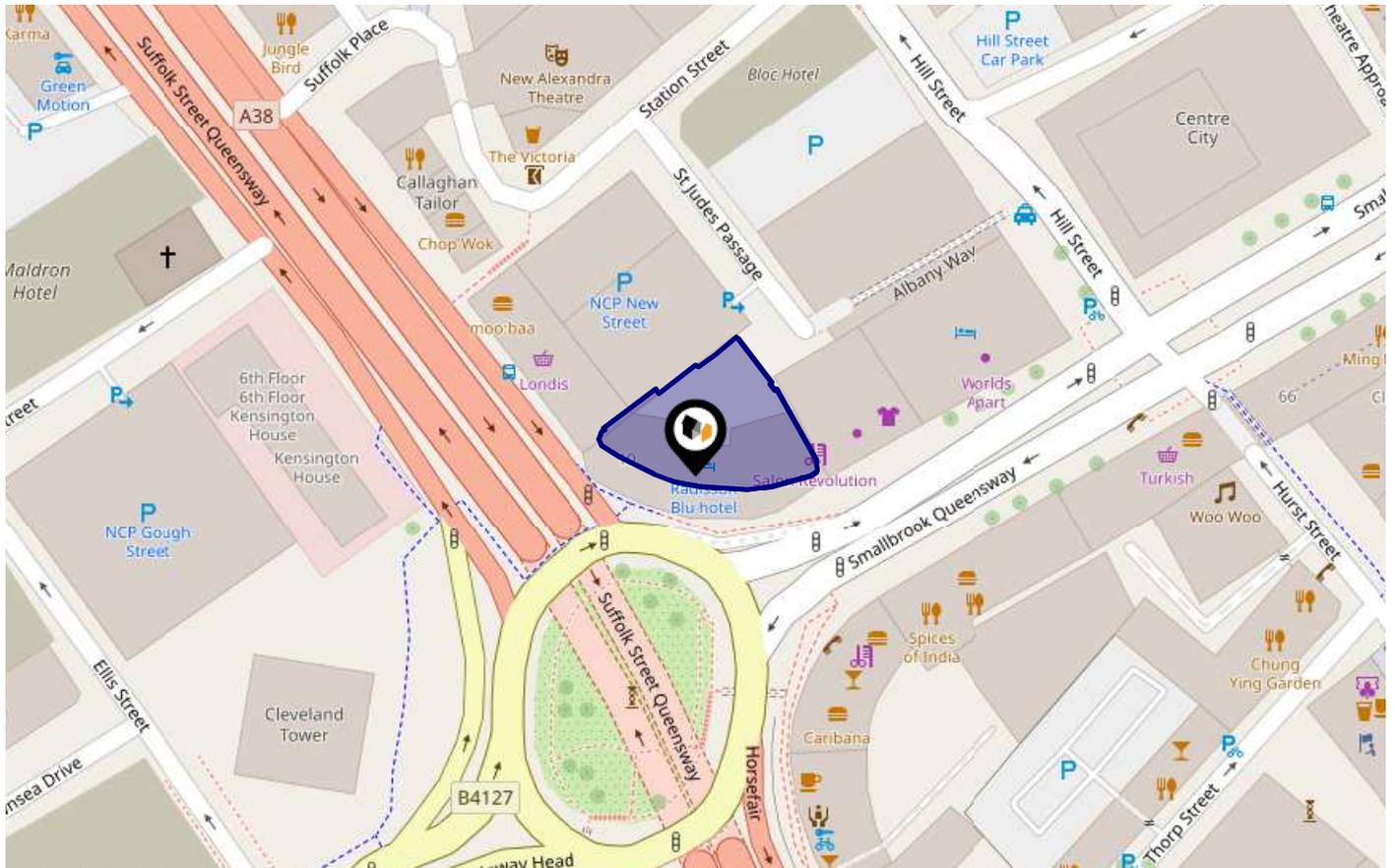
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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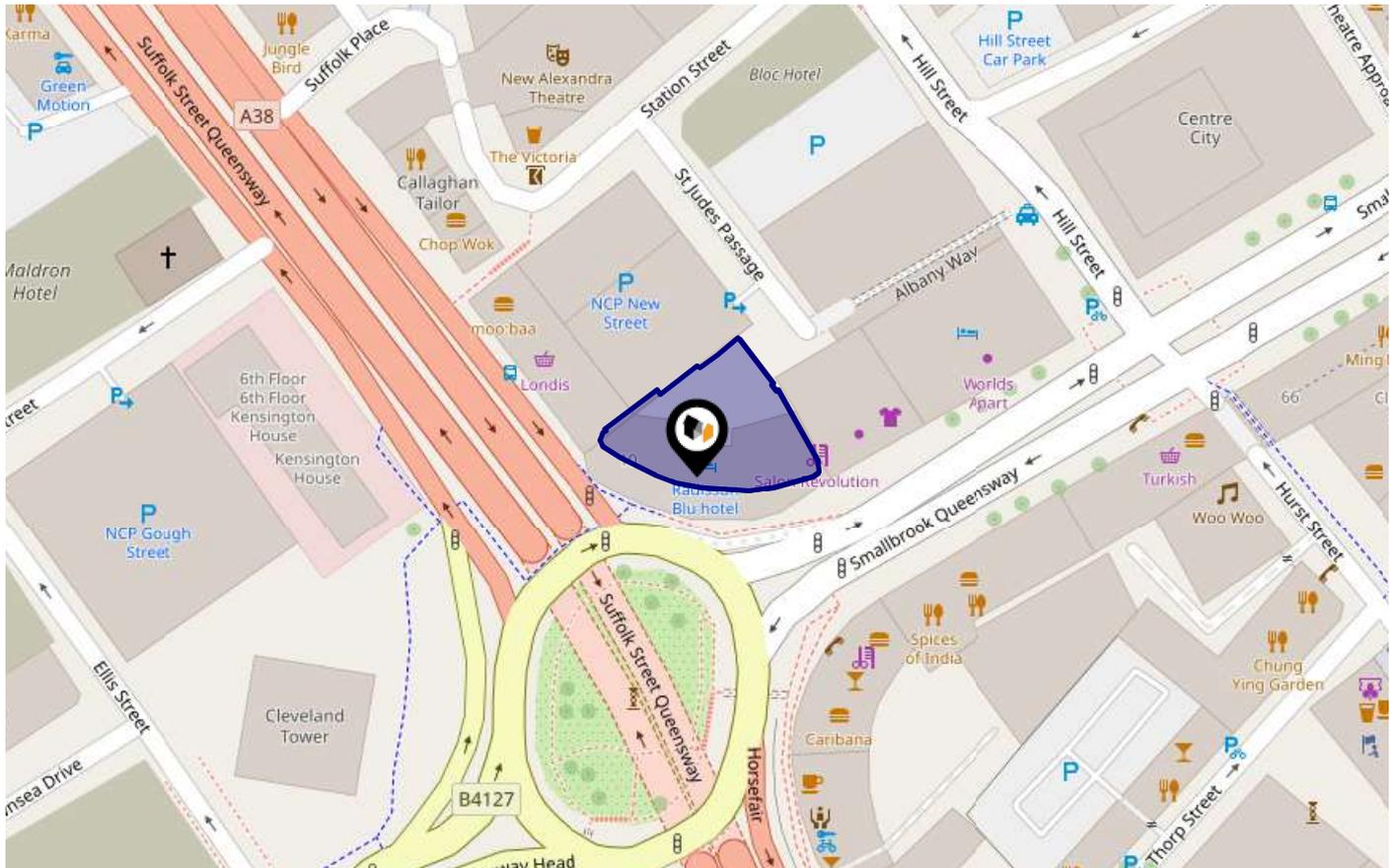
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.

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.

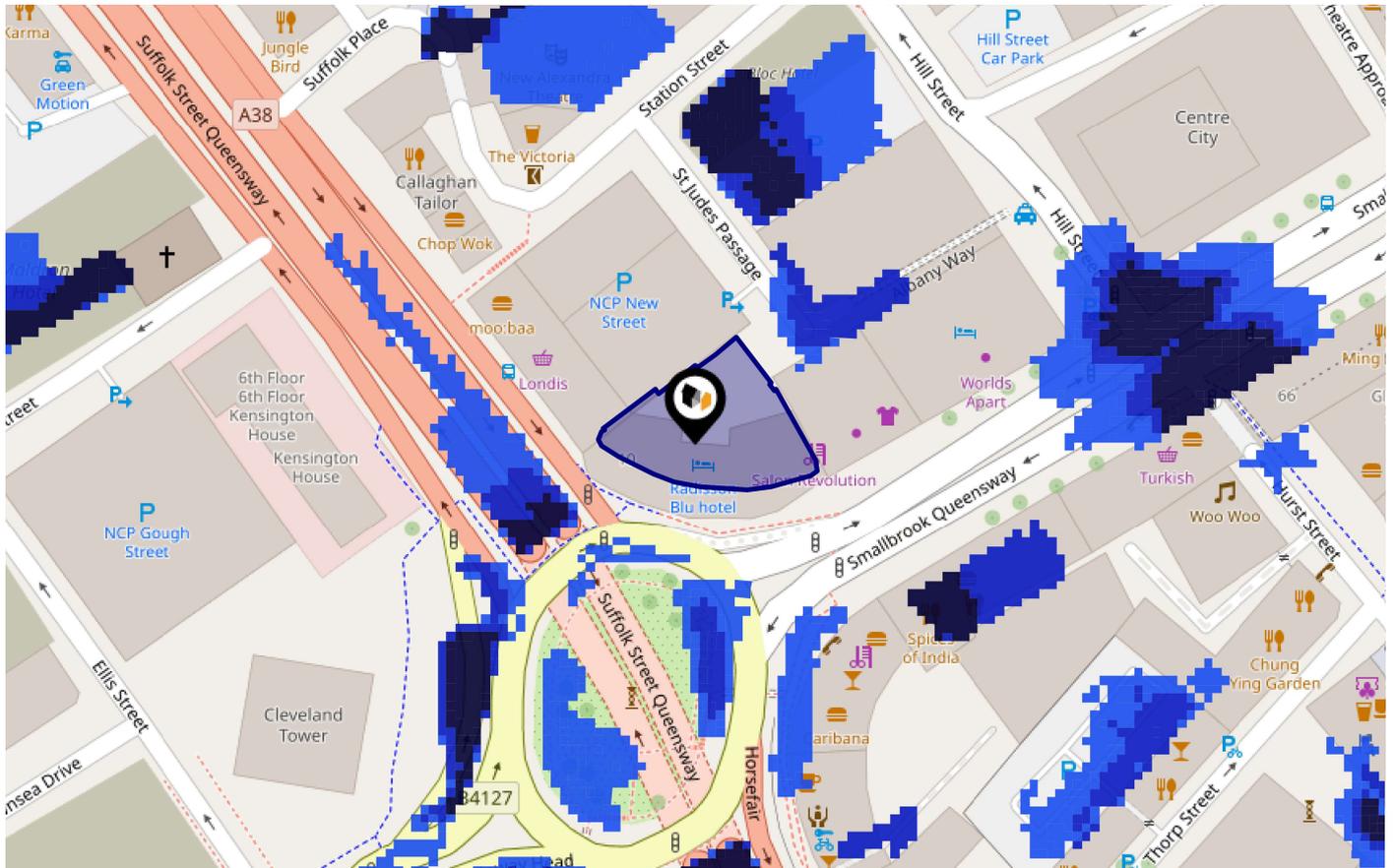- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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

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.

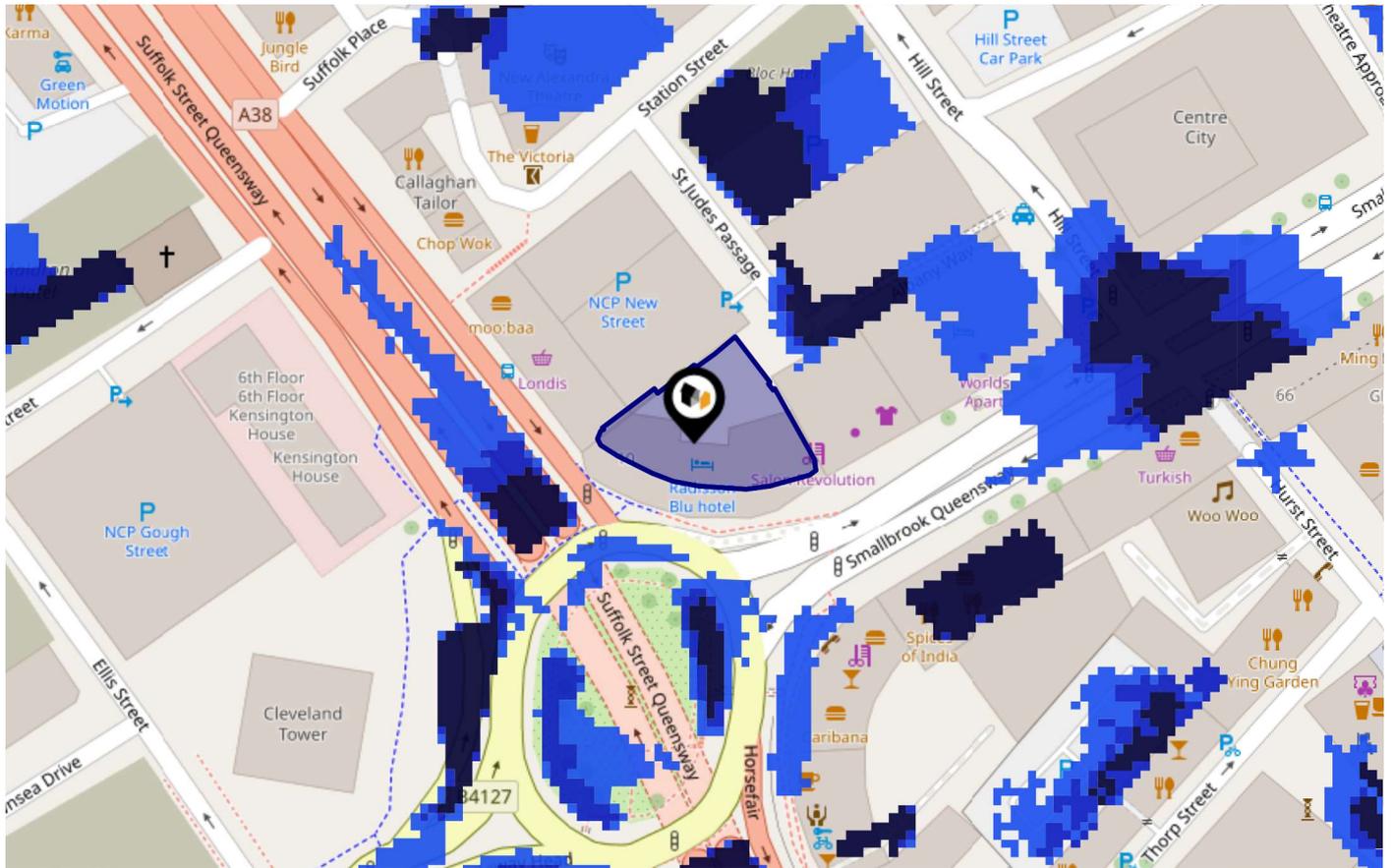■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Flood Risk
Surface Water - Climate Change

LANDWOOD GROUP

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

Green Belt

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 - Birmingham
4	Birmingham Green Belt - Dudley
5	Birmingham Green Belt - Bromsgrove
6	Birmingham Green Belt - Solihull
7	Birmingham Green Belt - North Warwickshire
8	Birmingham Green Belt - Wolverhampton
9	Birmingham Green Belt - Tamworth
10	Birmingham Green Belt - Lichfield

Landfill Sites

LANDWOOD GROUP

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

#	Site	Type	
1	Former Adderley Park Brickworks Landfill Site-Former Adderley Park Brickworks, Adderley Road, Bordesley, Birmingham, West Midlands	Historic Landfill	
2	City Waste Plc's Landfill Site-Park Road, Hockley, Birmingham, West Midlands	Historic Landfill	
3	EA/EPR/FP3296FV/A001	Active Landfill	
4	Former Bordesley Brickworks-Porters Way, Bordesley Green, Birmingham, West Midlands	Historic Landfill	
5	Albion Road-Albion Road, Greet, Birmingham, West Midlands	Historic Landfill	
6	Ackers Trust Site-Golden Hillock Road, Small Heath, Birmingham, West Midlands	Historic Landfill	
7	Woodbourne Road Landfill Site-Residential Development Off Euan Close, Euan Close, Harborne, Birmingham, West Midlands	Historic Landfill	
8	Former Burbury Brickworks Landfill Site-Warwick Road, Greet, Birmingham, West Midlands	Historic Landfill	
9	Land In The Vicinity Of Tyseley Incinerator-James Road, Tyseley, Birmingham, West Midlands	Historic Landfill	
10	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	

KPF - Key Property Facts

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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
① 1391675 - Athol Masonic Building	Grade II	0.1 miles
② 1075712 - The Synagogue	Grade II	0.1 miles
③ 1474416 - Former White Lion Public House	Grade II	0.1 miles
④ 1291562 - Skin Hospital	Grade II	0.1 miles
⑤ 1076316 - 81-87, John Bright Street B1 (see Details For Further Address Information)	Grade II	0.1 miles
⑥ 1343081 - Geoffrey Buildings	Grade II	0.1 miles
⑦ 1034393 - The Old Repertory Theatre	Grade II	0.1 miles
⑧ 1034462 - Numbers 1, 2 And 3 Attached To Rear Numbers 55 To 63 (odd) And Attached Wall And Outhouses	Grade II	0.1 miles
⑨ 1472392 - The Wellington Hotel	Grade II	0.2 miles
⑩ 1117383 - Birmingham New Street Signal Box	Grade II	0.2 miles

Area
Schools

		Nursery	Primary	Secondary	College	Private
1	**St Catherine of Siena Catholic Primary School** Ofsted Rating: Good | Pupils: 248 | Distance:0.28	☐	☑	☐	☐	☐
2	**St Thomas CofE Academy** Ofsted Rating: Outstanding | Pupils: 234 | Distance:0.31	☐	☑	☐	☐	☐
3	**City Academy** Ofsted Rating: Requires improvement | Pupils: 665 | Distance:0.34	☐	☐	☑	☐	☐
4	**St Thomas Centre Nursery School** Ofsted Rating: Outstanding | Pupils: 109 | Distance:0.49	☑	☐	☐	☐	☐
5	**James Brindley School** Ofsted Rating: Good | Pupils: 137 | Distance:0.49	☐	☐	☑	☐	☐
6	**Chandos Primary School** Ofsted Rating: Good | Pupils: 474 | Distance:0.61	☐	☑	☐	☐	☐
7	**South and City College Birmingham** Ofsted Rating: Requires improvement |Pupils:0 | Distance:0.61	☐	☐	☑	☐	☐
8	**Oasis Academy Woodview** Ofsted Rating: Requires improvement | Pupils: 412 | Distance:0.63	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**City United Academy (CUA)** Ofsted Rating: Good	Pupils: 20	Distance:0.69	☐	☐	☑	☐	☐
10	**Lillian De Lissa Nursery School** Ofsted Rating: Outstanding	Pupils: 77	Distance:0.7	☑	☐	☐	☐	☐
11	**Birmingham Metropolitan College** Ofsted Rating: Good	Pupils:0	Distance:0.71	☐	☐	☑	☐	☐
12	**West House School** Ofsted Rating: Not Rated	Pupils: 333	Distance:0.71	☐	☑	☐	☐	☐
13	**Edgbaston College** Ofsted Rating: Not Rated	Pupils: 52	Distance:0.72	☐	☐	☑	☐	☐
14	**Birmingham Ormiston Academy** Ofsted Rating: Good	Pupils: 987	Distance:0.73	☐	☐	☑	☐	☐
15	**Nelson Junior and Infant School** Ofsted Rating: Good	Pupils: 443	Distance:0.77	☐	☑	☐	☐	☐
16	**Calthorpe Academy** Ofsted Rating: Good	Pupils: 432	Distance:0.84	☐	☐	☑	☐	☐

Local Area
Masts & Pylons
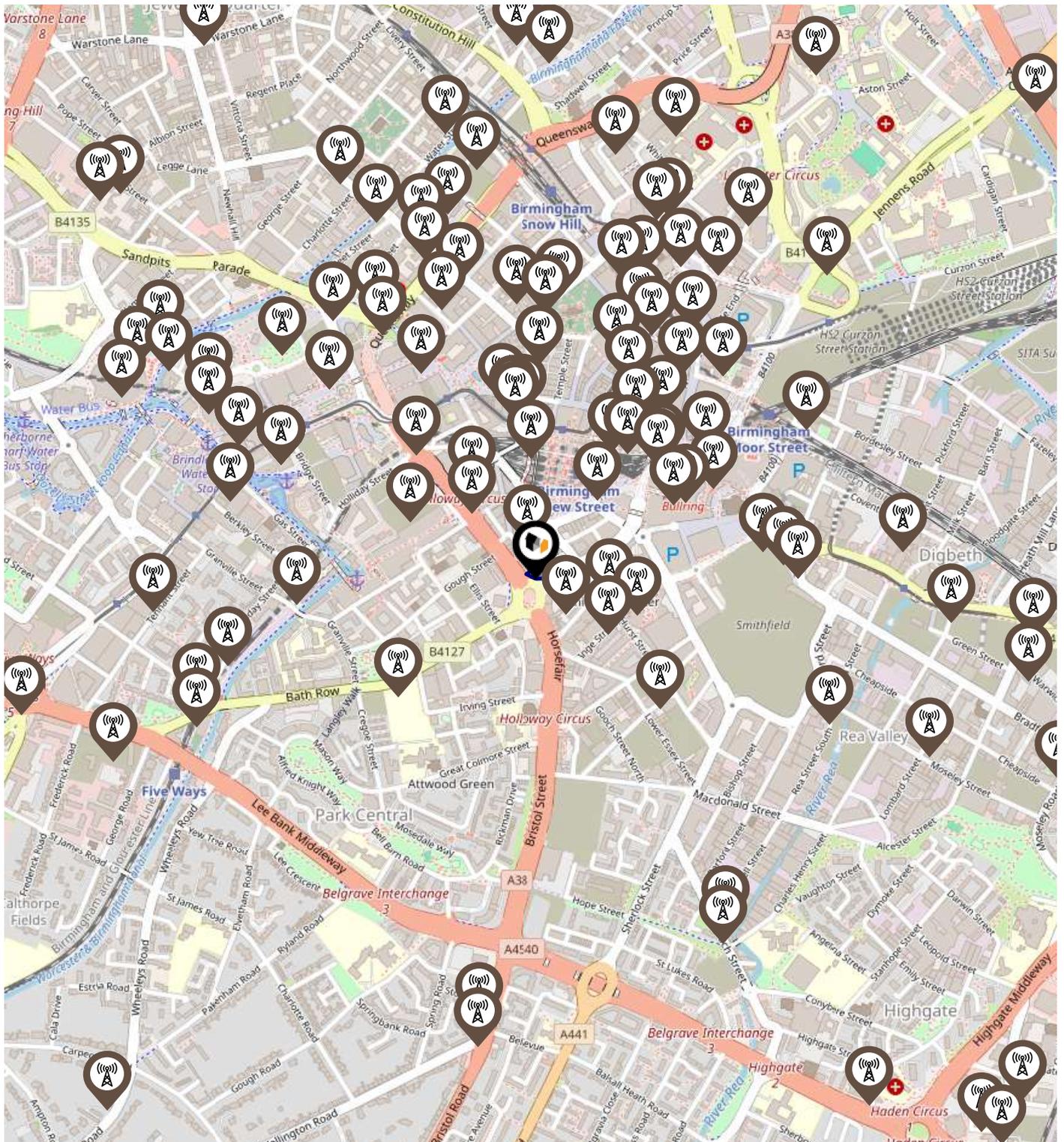
Key:

⚡ 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).

This Property					
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
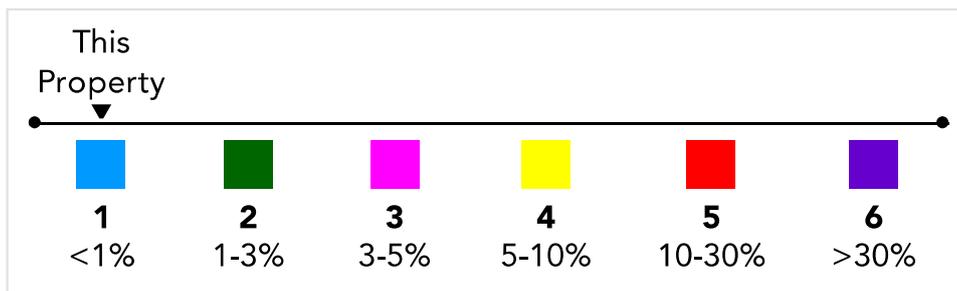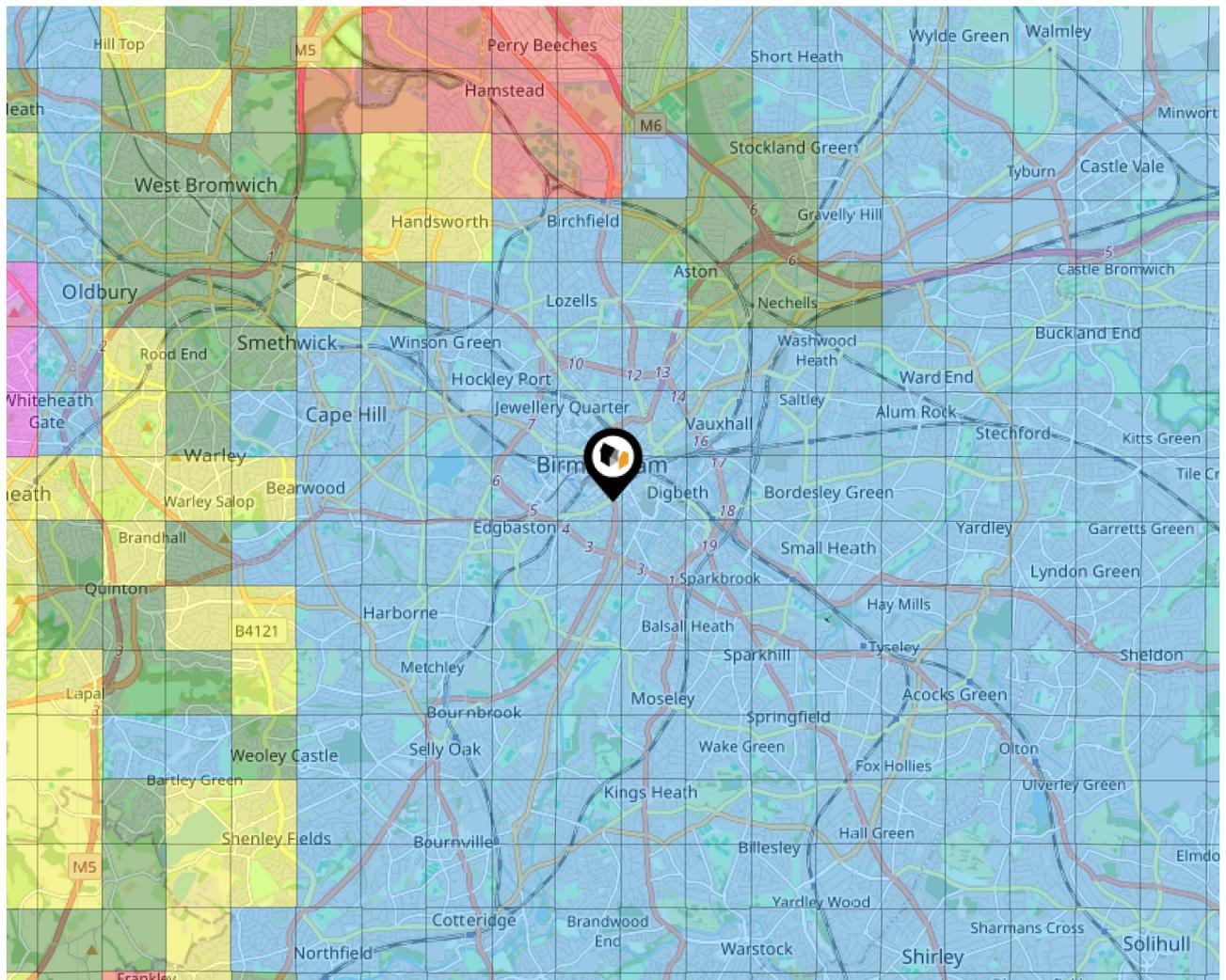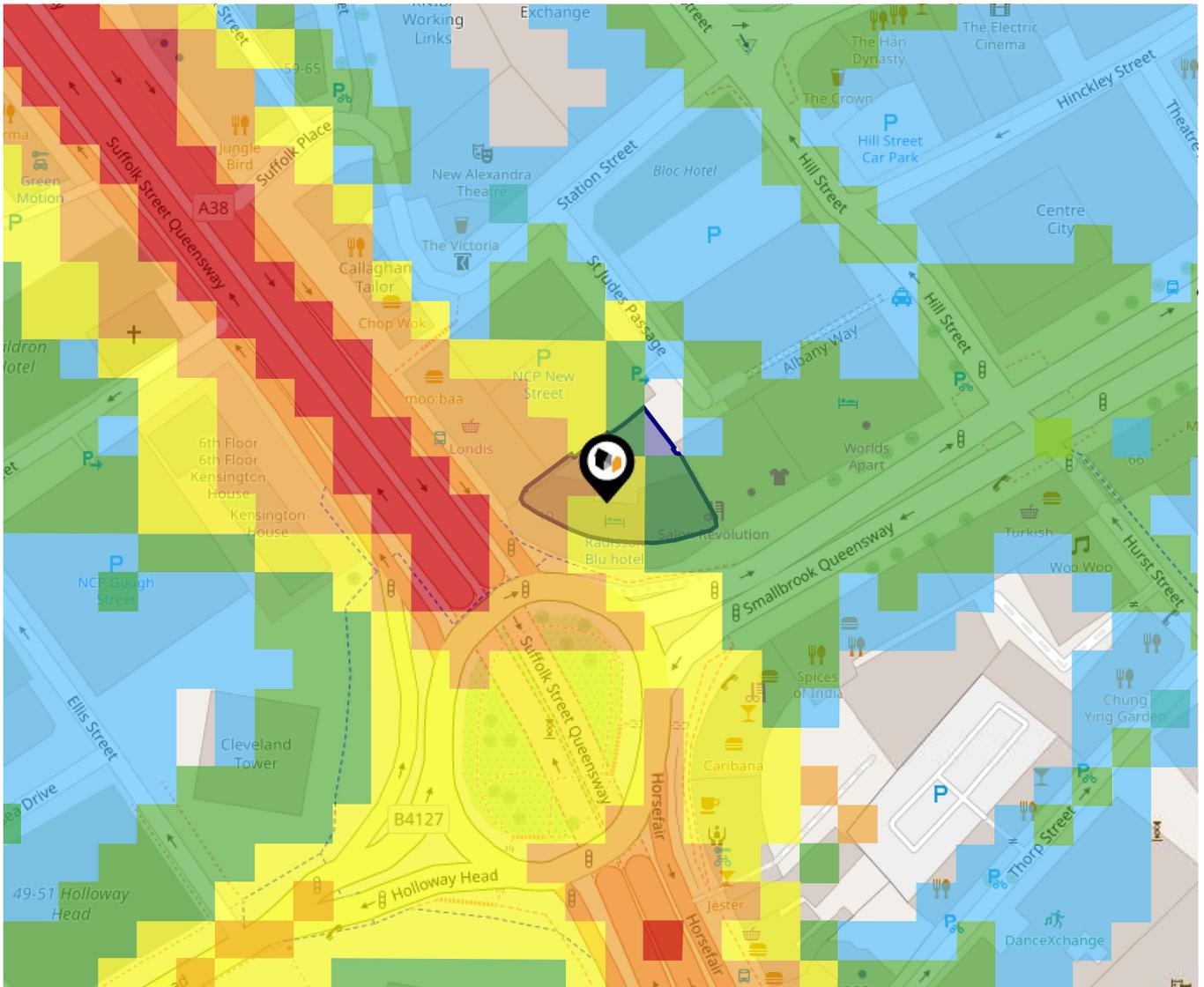
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.
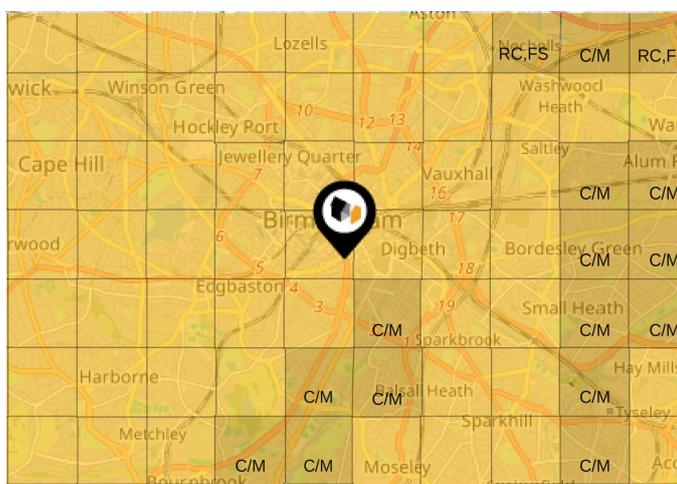
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

Carbon Content: NONE

Parent Material Grain: ARENACEOUS - RUDACEOUS

Soil Group: LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP

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

LANDWOOD
GROUP

National Rail Stations

Pin	Name	Distance
1	Birmingham New Street Rail Station	0.2 miles
2	Birmingham New Street Rail Station	0.26 miles
3	Birmingham Moor Street Rail Station	0.38 miles
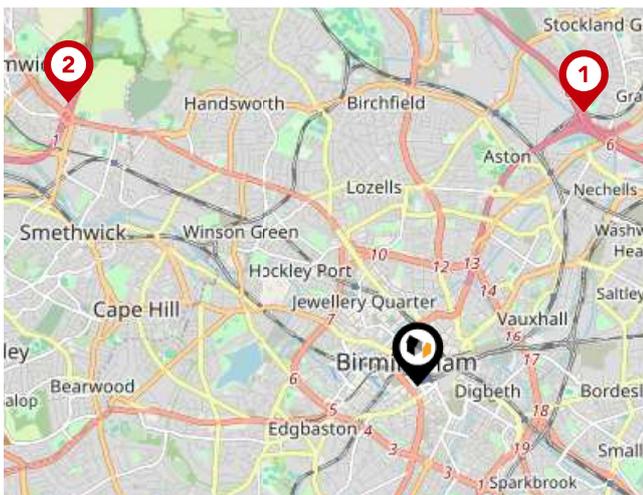
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	2.89 miles
2	M5 J1	4.06 miles
3	M6 J7	5.52 miles
4	M6 J5	5.09 miles
5	M6 J8	6.59 miles

Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	7.29 miles
2	Baginton	19.42 miles
3	Staverton	41.75 miles
4	East Mids Airport	34.1 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Alexandra Theatre	0.03 miles
2	O2 Academy	0.08 miles
3	Old Repertory Theatre	0.1 miles
4	Smallbrook Queensway	0.1 miles
5	Ernest St	0.14 miles

Local Connections

Pin	Name	Distance
1	Grand Central New Street (Midland Metro Stop)	0.22 miles
2	Grand Central New Street (Midland Metro Stop)	0.22 miles
3	Town Hall (Midlands Metro Stop)	0.29 miles

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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/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail