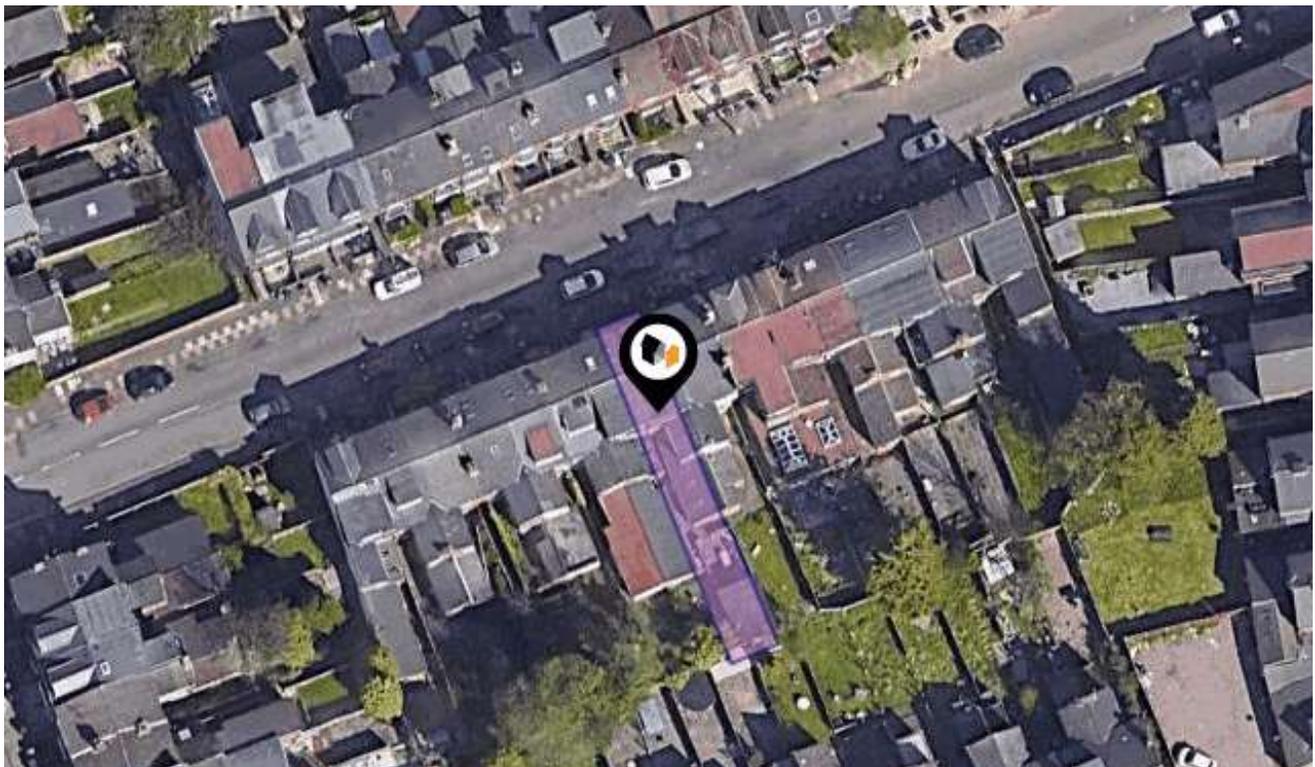# KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 27th February 2026

17, LUTON ROAD, BIRMINGHAM, B29 7BN

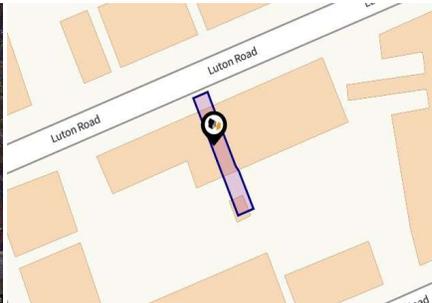**Landwood Group**

77 Deansgate Manchester M3 2BW
0161 710 2010
louise.bugeja@landwoodgroup.com
https://landwoodgroup.com/

Property
Overview

Property

Type:	Terraced	**Last Sold Date:**	01/05/2003
Bedrooms:	7	**Last Sold Price:**	£150,000
Floor Area:	1,302 ft^2 / 121 m^2	**Last Sold £/ft^2:**	£115
Plot Area:	0.03 acres	**Tenure:**	Freehold
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,746		
Title Number:	WM46801		
UPRN:	100070439623		

Local Area

Local Authority:	Birmingham	**Estimated Broadband Speeds**	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	**21** mb/s	**2000** mb/s
• Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
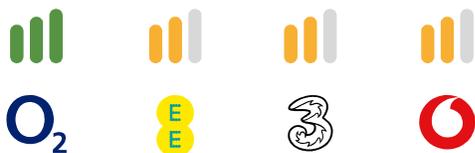
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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Planning History
This Address

Planning records for: *17, Luton Road, Birmingham, B29 7BN*

Reference - 2010/01390/PA	
Decision:	Decided
Date:	17th March 2010
Description:	
Construction of dormer window to front	

Property
EPC - Certificate

17, Luton Road, B29 7BN

Energy rating

D

Valid until 12.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 | B
69-80	C		
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
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:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
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:	121 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.
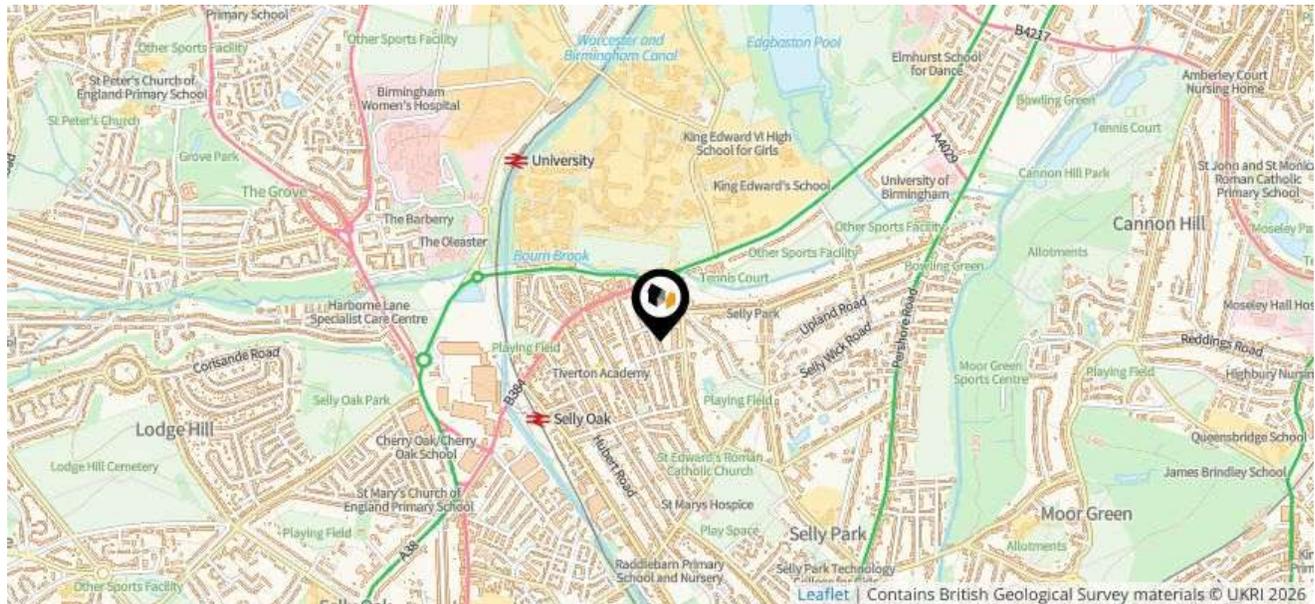
Mine Entry

✕ 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.

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.
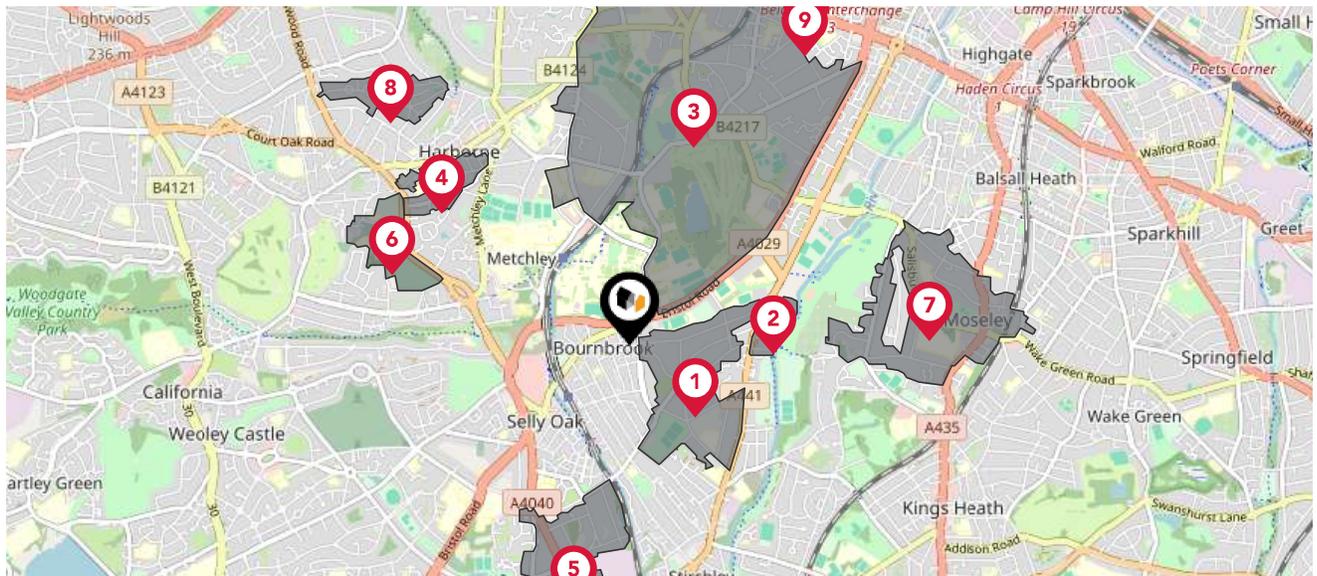

Nearby Conservation Areas

1	Selly Park
2	Selly Park Avenues
3	Edgbaston
4	Greenfield Road
5	Bournville Village
6	Harborne Old Village
7	Moseley
8	Moor Pool
9	Ryland Road
10	Lee Crescent

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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
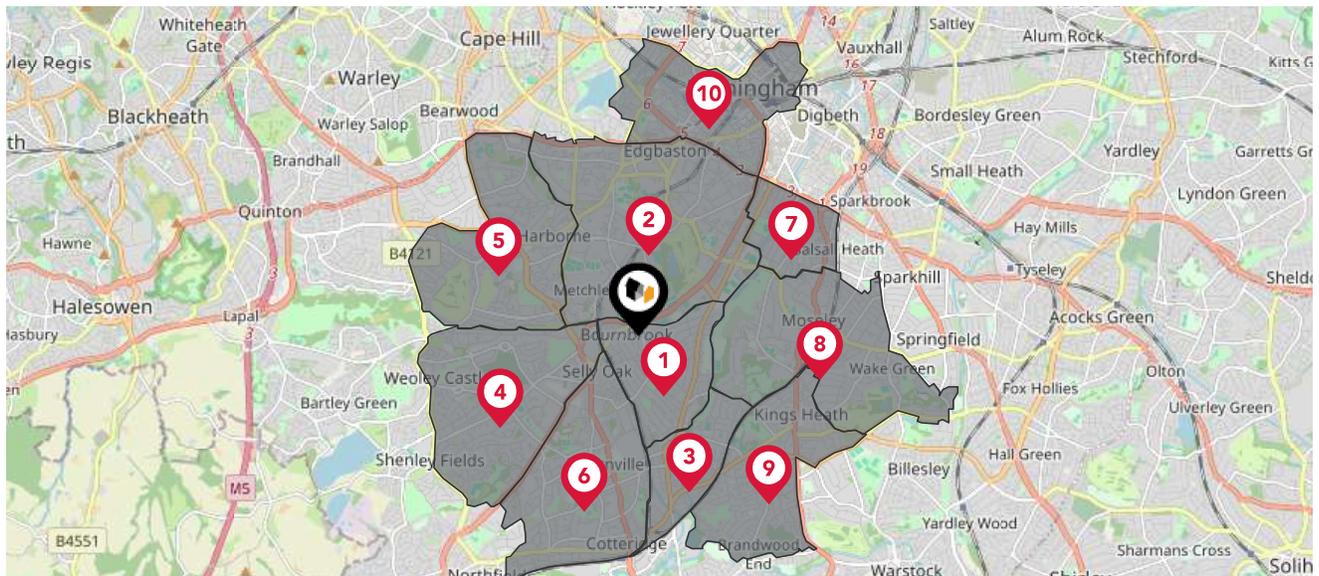
Nearby Council Wards
1 Bournbrook & Selly Park Ward
2 Edgbaston Ward
3 Stirchley Ward
4 Weoley & Selly Oak Ward
5 Harborne Ward
6 Bournville & Cotteridge Ward
7 Balsall Heath West Ward
8 Moseley Ward
9 Brandwood & King's Heath Ward
10 Ladywood Ward

Maps
Rail Noise

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

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:
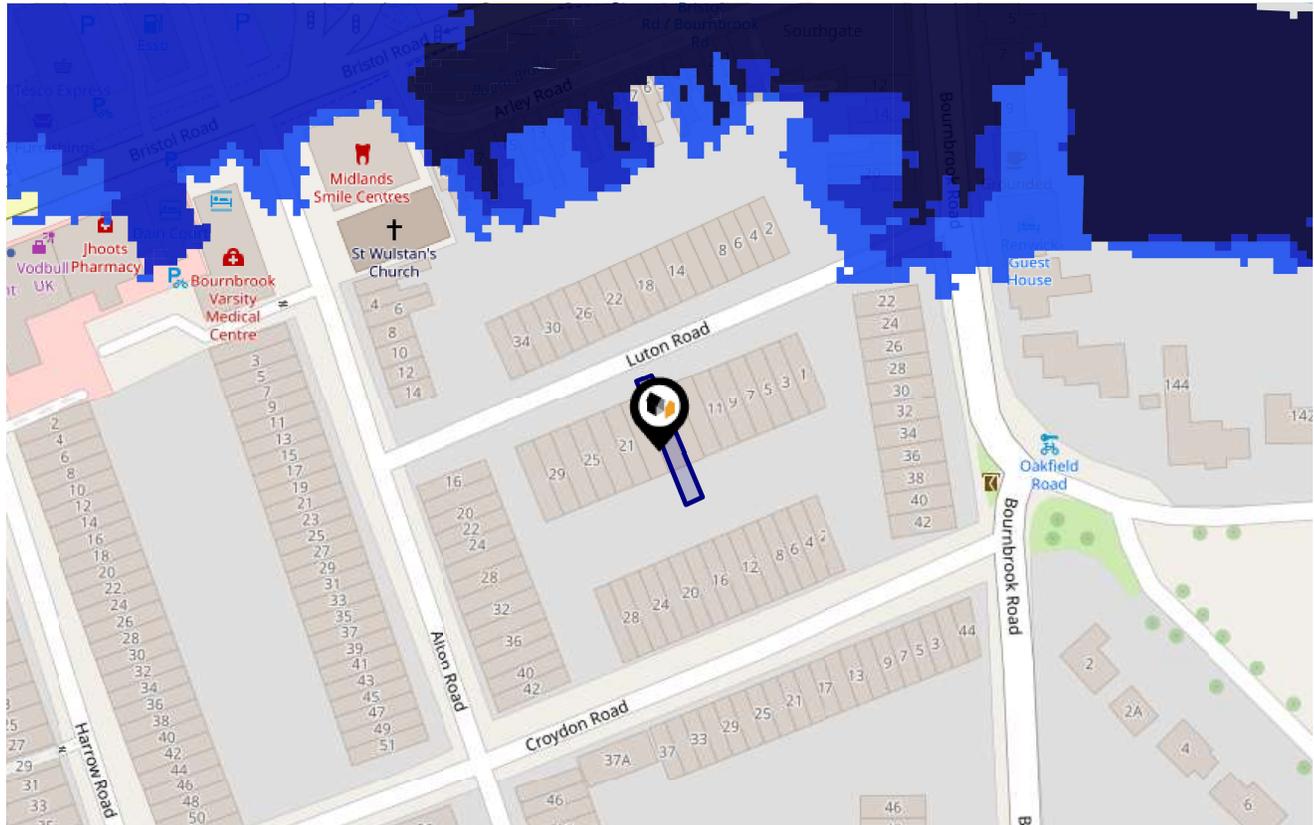
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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:

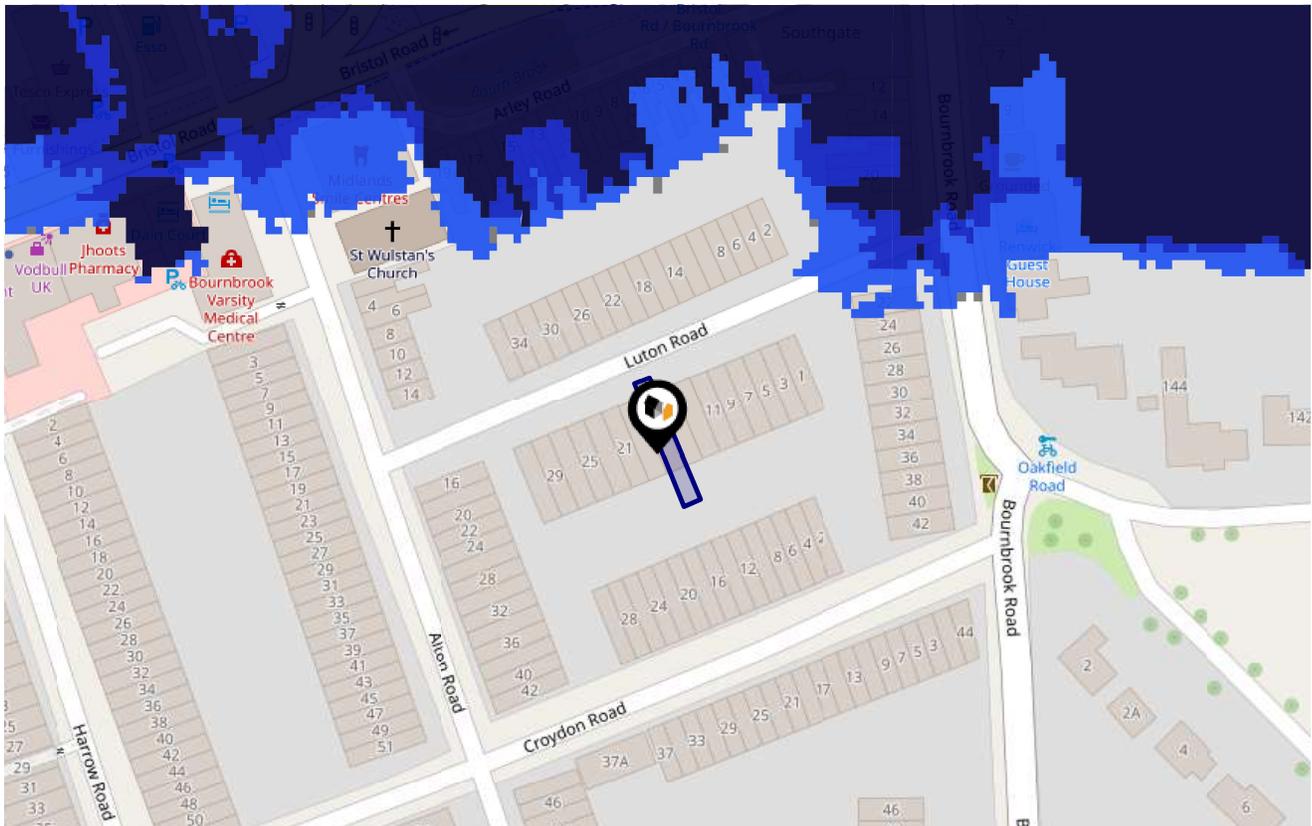|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.

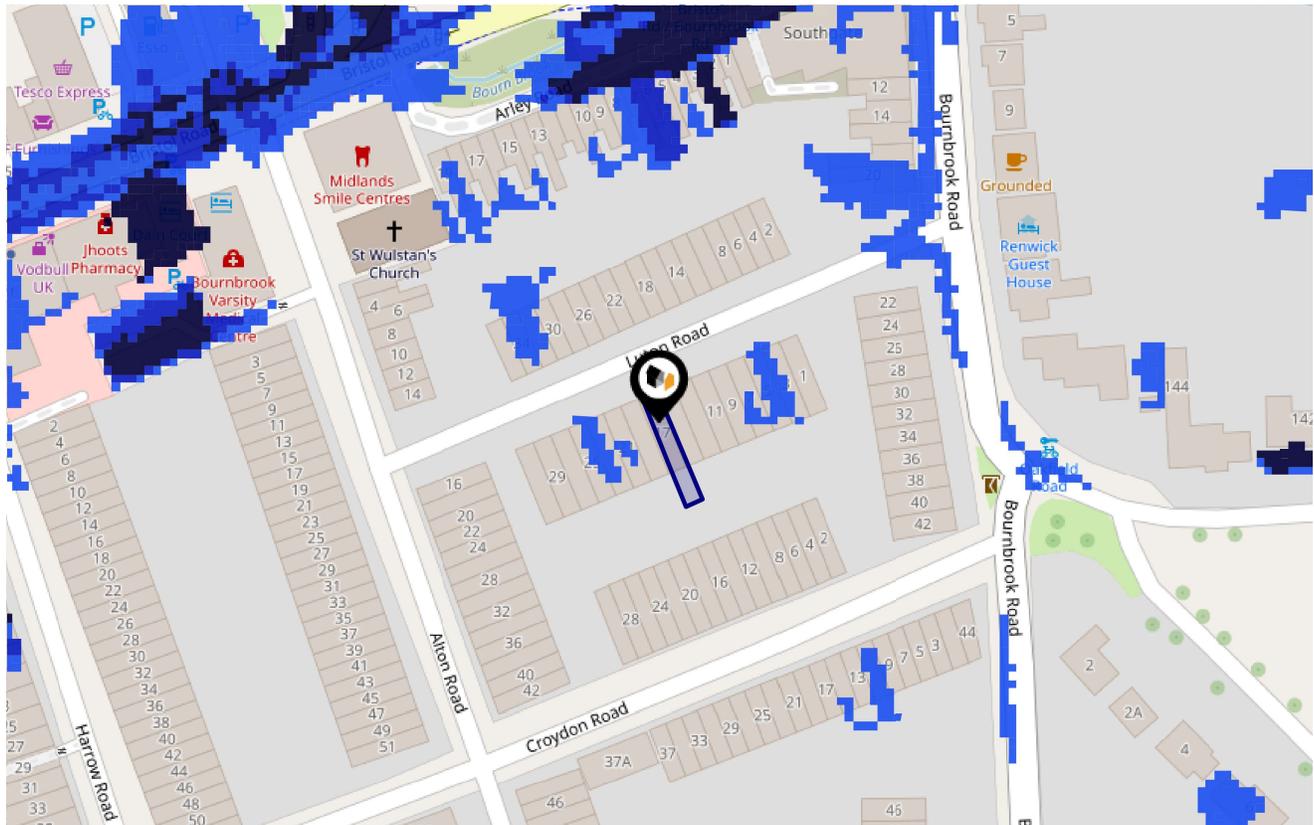Chance of flooding to the following depths at this property:

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

KPF - Key Property Facts

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.

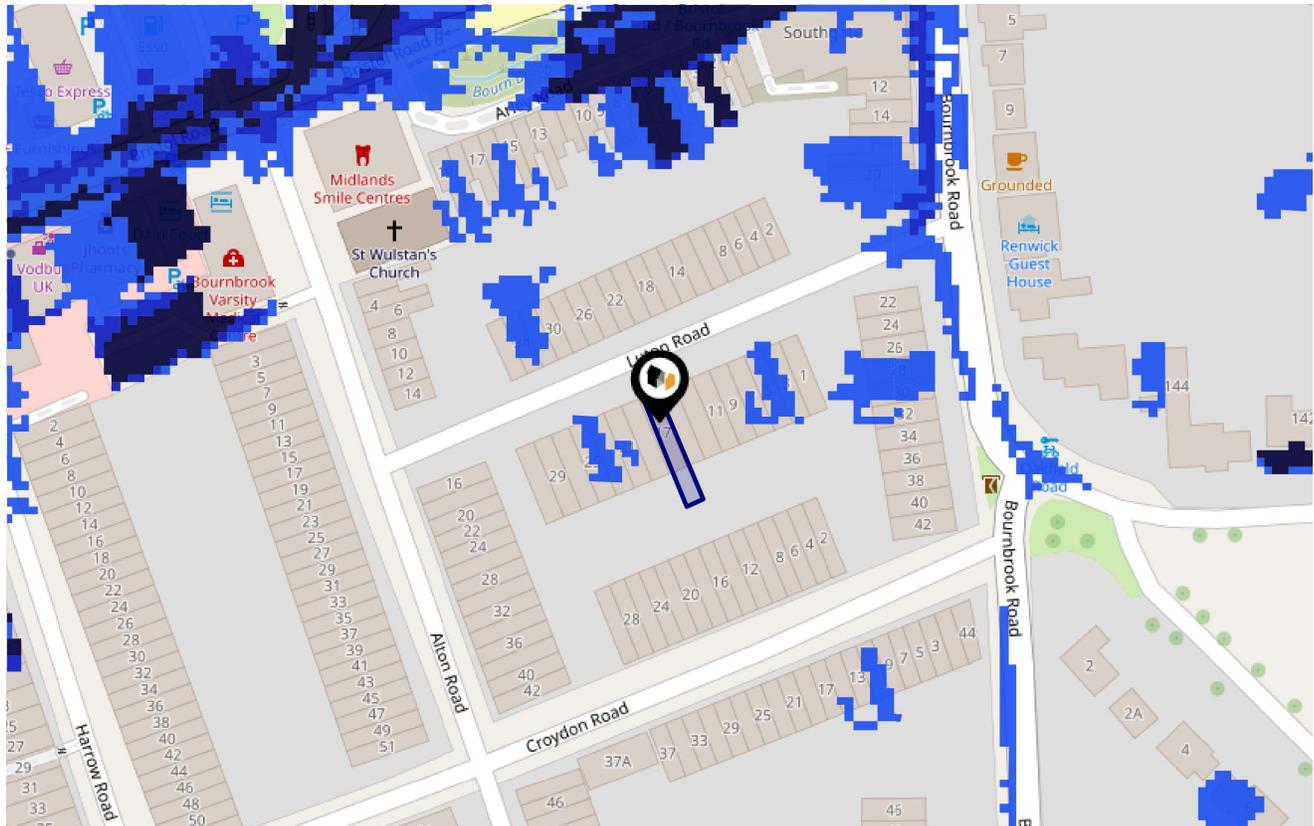Chance of flooding to the following depths at this property:

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

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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

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.

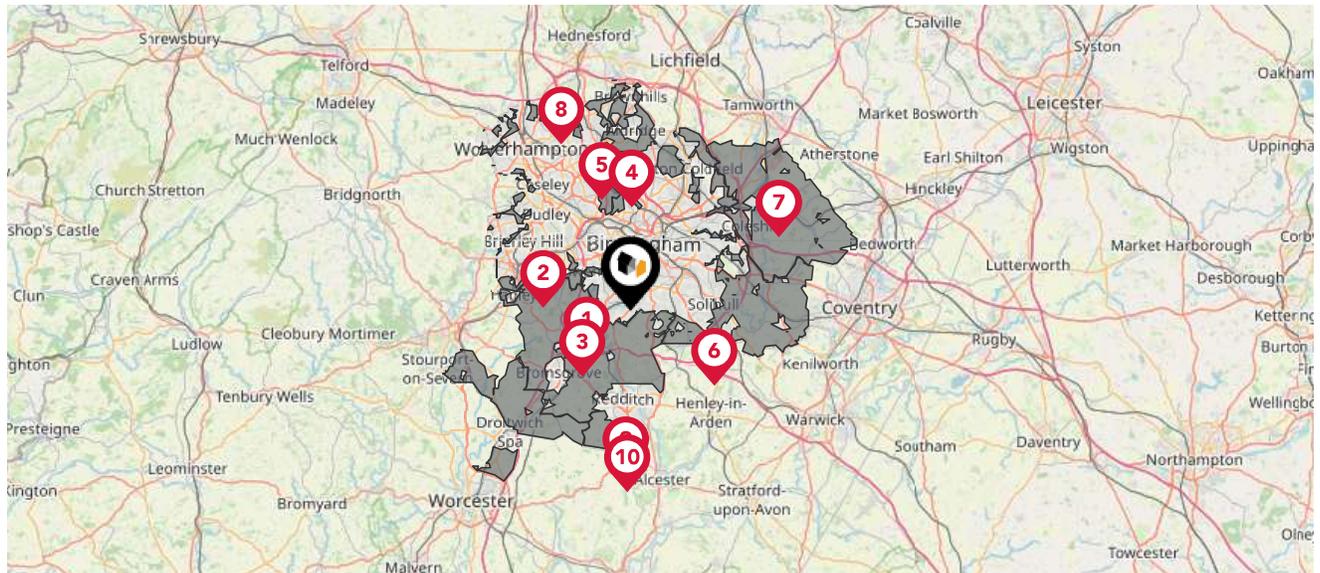Chance of flooding to the following depths at this property:

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

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	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill
2	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill
3	Bames Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill
4	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill
5	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill
6	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill
7	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill
8	Woodbourne Road Landfill Site-Residential Development Off Euan Close, Euan Close, Harborne, Birmingham, West Midlands	Historic Landfill
9	West Boulevard Landfill Site-Stonehouse Lane/West Boulevard, Weoley Castle, Birmingham, West Midlands	Historic Landfill
10	Land South of Stonehouse Lane-Former Brickworks, Stonehouse Lane, Bartley Green, Birmingham, West Midlands	Historic Landfill

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
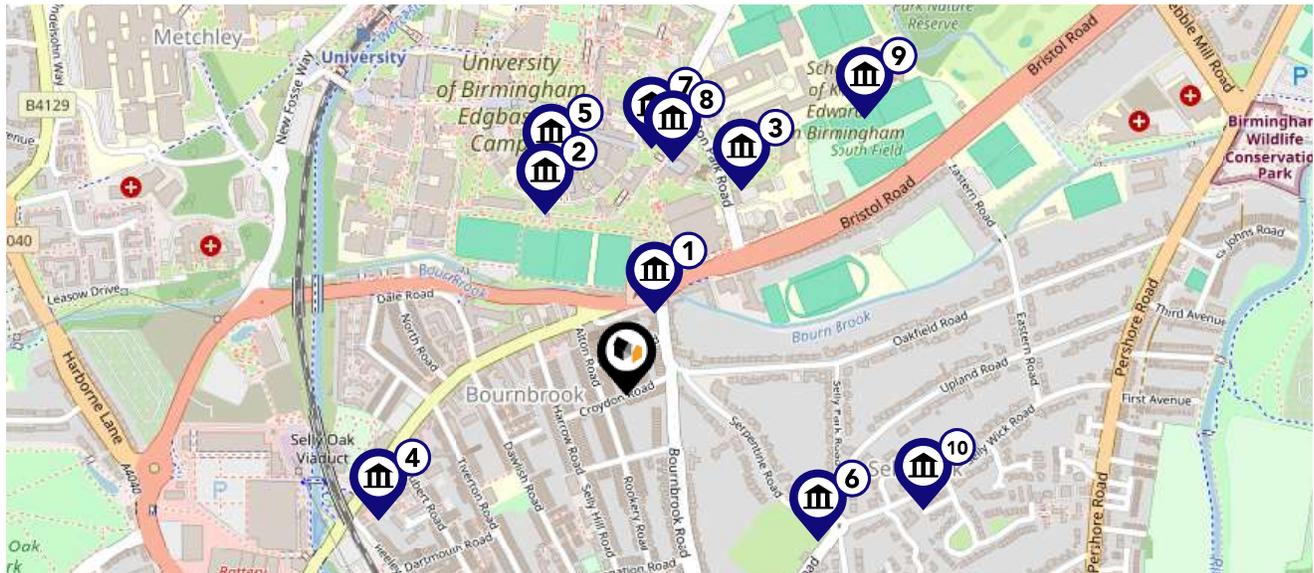
Listed Buildings in the local district	Grade	Distance
① 1394738 - University Of Birmingham Lodge, Gates, Gate Piers And Wall	Grade II	0.1 miles
② 1076133 - Great Hall And Quadrant Range	Grade II	0.2 miles
③ 1389744 - University House	Grade II	0.3 miles
④ 1343339 - Selly Oak Institute (adult Education Centre)	Grade II	0.3 miles
⑤ 1210306 - Chamberlain Tower	Grade II	0.3 miles
⑥ 1343140 - Church Of St Stephen	Grade II	0.3 miles
⑦ 1216784 - The Barber Institute At Birmingham University	Grade I	0.3 miles
⑧ 1275739 - Equestrian Statue Of George I	Grade II	0.3 miles
⑨ 1343402 - King Edward's School Chapel	Grade II	0.4 miles
⑩ 1463621 - 48 Selly Wick Road	Grade II	0.4 miles

	Nursery	Primary	Secondary	College	Private
1 Tiverton Academy Ofsted Rating: Outstanding	Pupils: 204	Distance:0.23	☐	☑	☐	☐	☐
2 Selly Oak Nursery School Ofsted Rating: Outstanding	Pupils: 73	Distance:0.24	☑	☐	☐	☐	☐
3 King Edward VI High School for Girls Ofsted Rating: Not Rated	Pupils: 662	Distance:0.37	☐	☐	☑	☐	☐
4 King Edward's School Ofsted Rating: Not Rated	Pupils: 905	Distance:0.39	☐	☐	☑	☐	☐
5 Raddlebarn Primary School Ofsted Rating: Good	Pupils: 415	Distance:0.64	☐	☑	☐	☐	☐
6 St Edward's Catholic Primary School Ofsted Rating: Good	Pupils: 408	Distance:0.67	☐	☑	☐	☐	☐
7 Cherry Oak School Ofsted Rating: Good	Pupils: 114	Distance:0.68	☐	☑	☐	☐	☐
8 Selly Park Girls' School Ofsted Rating: Good	Pupils: 807	Distance:0.77	☐	☐	☑	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Water Mill Primary School Ofsted Rating: Good	Pupils: 208	Distance:0.78	☐	☑	☐	☐	☐
10 St Mary's Church of England Primary School Ofsted Rating: Good	Pupils: 408	Distance:0.8	☐	☑	☐	☐	☐
11 Selly Oak Trust School Ofsted Rating: Good	Pupils: 404	Distance:0.85	☐	☐	☑	☐	☐
12 Elmhurst Ballet School Ofsted Rating: Not Rated	Pupils: 182	Distance:0.88	☐	☐	☑	☐	☐
13 Moor Green Primary Academy Ofsted Rating: Outstanding	Pupils: 450	Distance:0.98	☐	☑	☐	☐	☐
14 The University of Birmingham School Ofsted Rating: Good	Pupils: 1175	Distance:1.07	☐	☐	☑	☐	☐
15 The Blue Coat School Birmingham Ofsted Rating: Not Rated	Pupils: 638	Distance:1.12	☐	☑	☐	☐	☐
16 Fircroft College of Adult Education Ofsted Rating: Good	Pupils:0	Distance:1.12	☐	☐	☑	☐	☐
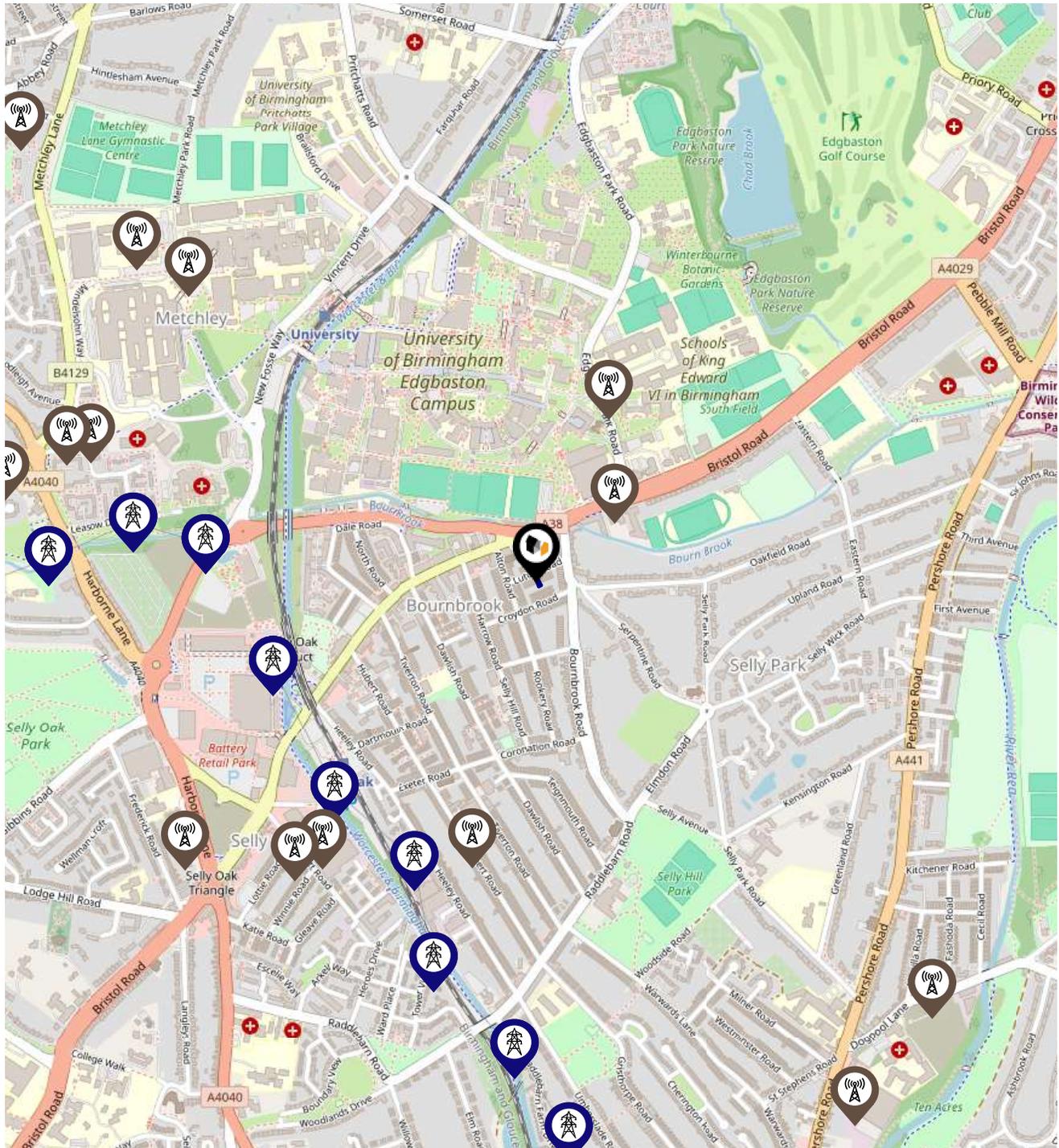
Masts & Pylons

Key:

 Power Pylons

 Communication Masts
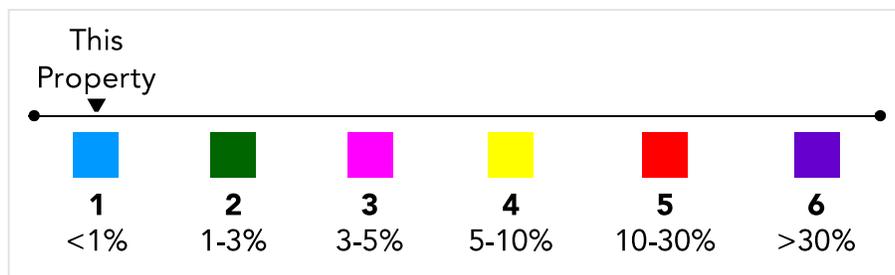
What is Radon?

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).
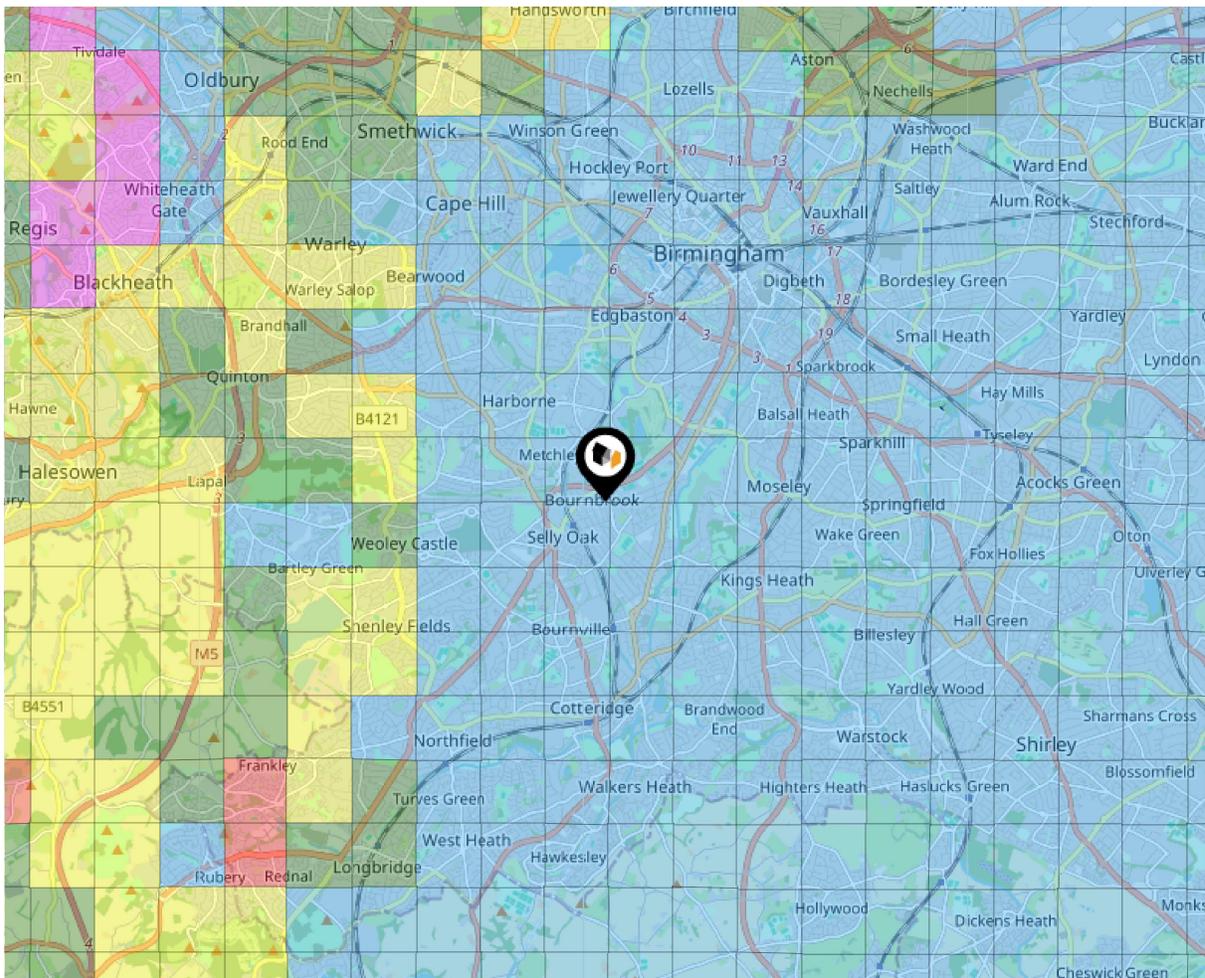
This
Property

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

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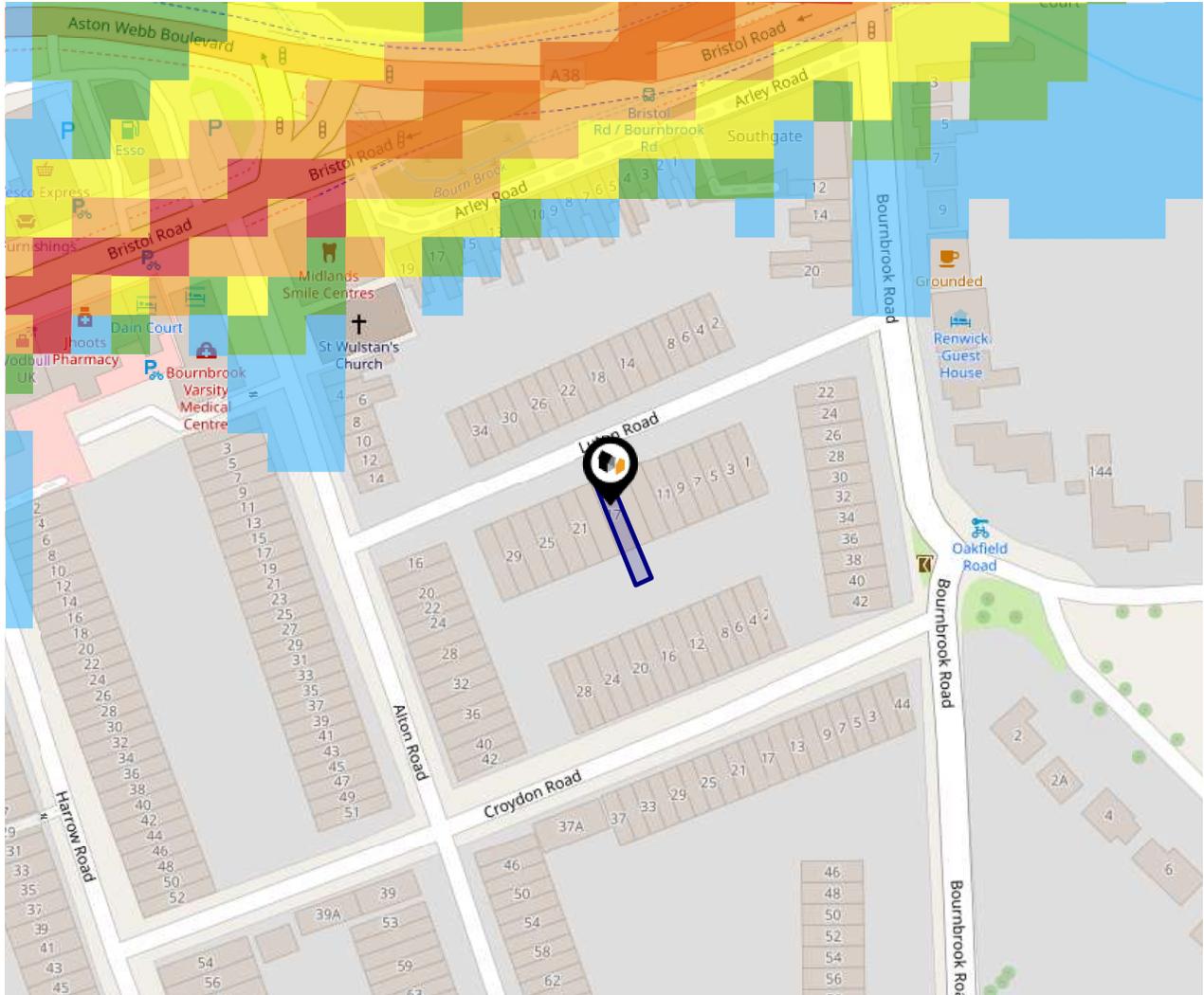
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

LANDWOOD GROUP

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

|			
Carbon Content:	LOW	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	**Soil Depth:**	DEEP
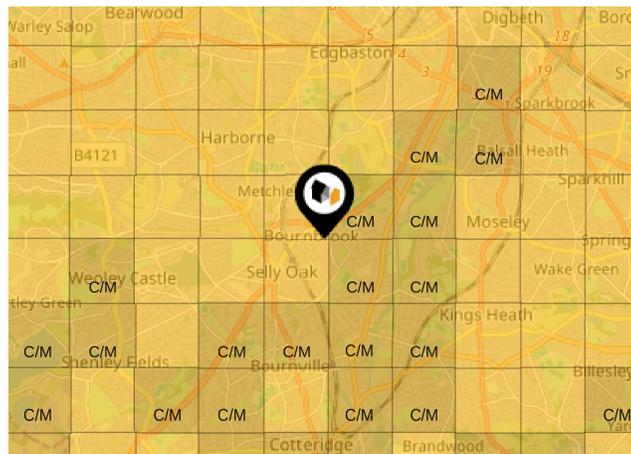
Primary Classifications (Most Common Clay Types)

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

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Transport (National)
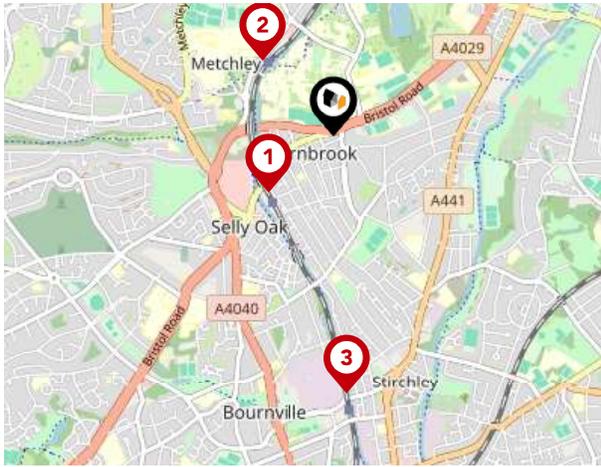
National Rail Stations

Pin	Name	Distance
1	Selly Oak Rail Station	0.41 miles
2	University Rail Station	0.5 miles
3	Bournville Rail Station	1.24 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J1	4.99 miles
2	M5 J3	3.63 miles
3	M42 J2	5.88 miles
4	M6 J6	5.25 miles
5	M42 J3	6.55 miles

Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	8.34 miles
2	Baginton	19.9 miles
3	Staverton	39.47 miles
4	East Mids Airport	36.41 miles

Bus Stops/Stations

Pin	Name	Distance
1	Bournbrook Rd	0.07 miles
2	Bournbrook Rd	0.11 miles
3	North Rd	0.15 miles
4	Tiverton Academy	0.2 miles
5	Grange Road	0.18 miles
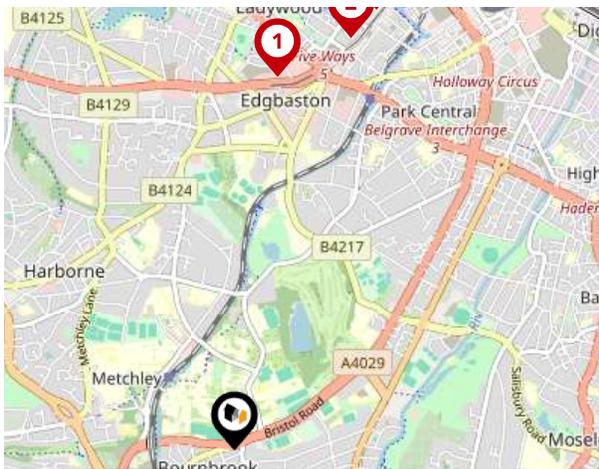
Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	1.82 miles
2	Five Ways (Midland Metro Stop)	2.07 miles
3	Brindleyplace (Midland Metro Stop)	2.24 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

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https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail