



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 28th September 2026



4, LABURNUM ROAD, BIRMINGHAM, B30 2BB

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,076 ft ² / 100 m ²
Plot Area:	0.09 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£2,100
Title Number:	WM767166
UPRN:	100071452430
Restrictive Covenants:	No

Last Sold Date:	09/05/2002
Last Sold Price:	£141,000
Last Sold £/ft ² :	£130
Tenure:	Freehold

Local Area

Local Authority:	Birmingham
Conservation Area:	Bournville Village
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

30
mb/s



10000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *4, Laburnum Road, Birmingham, B30 2BB*

Reference - 2002/05681/PA

Decision: Decided

Date: 30th October 2002

Description:

Erection of single storey rear extension

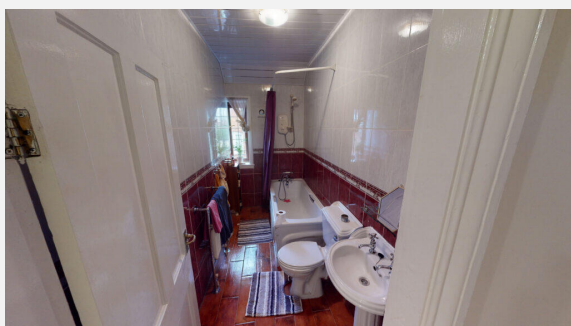
Reference - 2002/05682/PA

Decision: Decided

Date: 30th October 2002

Description:

Erection of single storey rear extension and internal alterations at first floor



Property
EPC - Certificate

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4 HOLLY GROVE, BIRMINGHAM, B30 2BB

Energy rating

D

Valid until 22.02.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 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 91% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	100 m ²

Market Sold in Street

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1, Holly Grove, Birmingham, B30 2BB		Semi-detached House
Last Sold Date:	11/03/2011	
Last Sold Price:	£200,000	
12, Holly Grove, Birmingham, B30 2BB		Semi-detached House
Last Sold Date:	17/03/2003	12/02/1998
Last Sold Price:	£250,000	£135,000
4, Holly Grove, Birmingham, B30 2BB		Semi-detached House
Last Sold Date:	09/05/2002	
Last Sold Price:	£141,000	

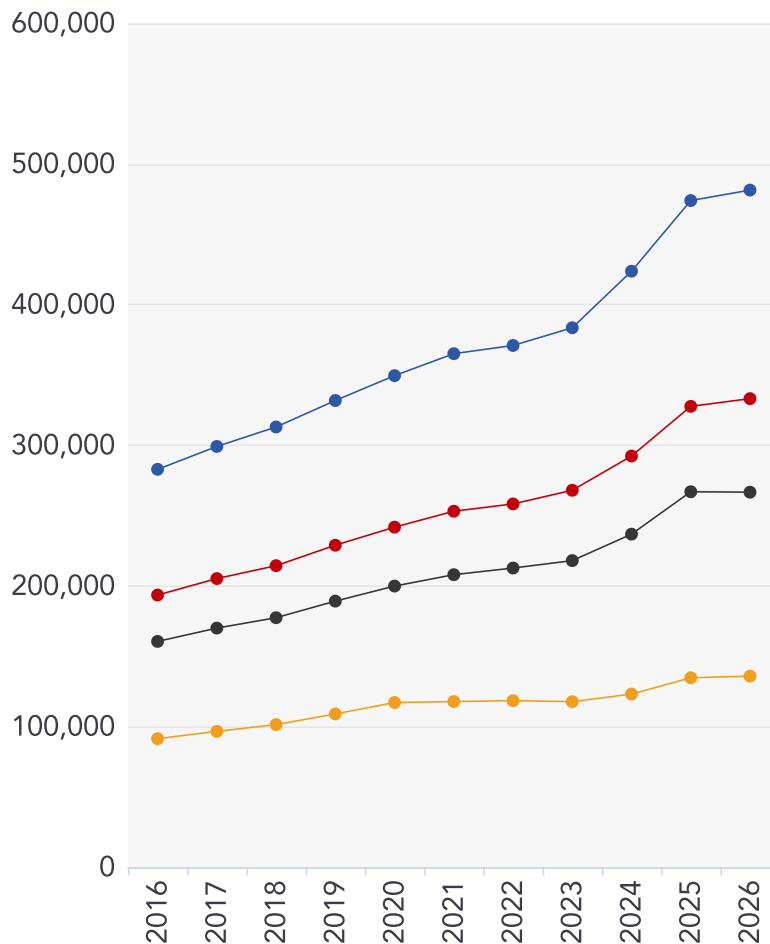
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in B30



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

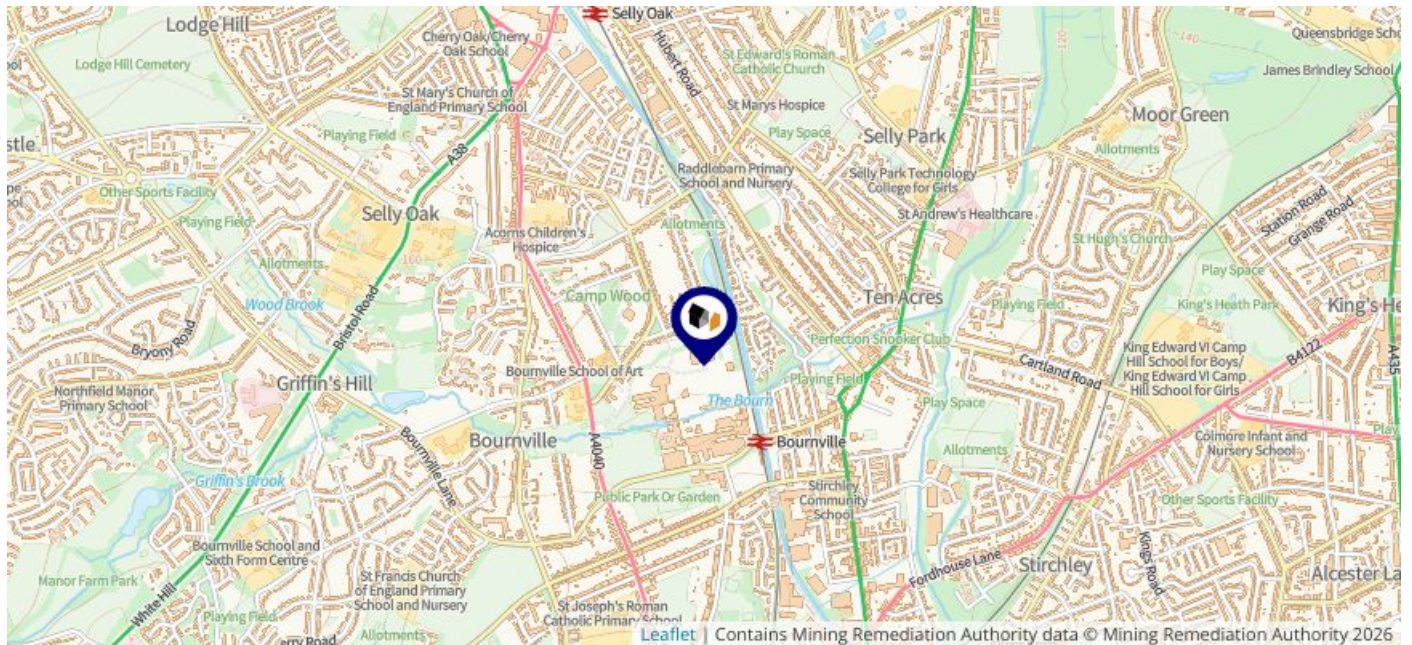
+48.62%

Maps

Coal Mining

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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.

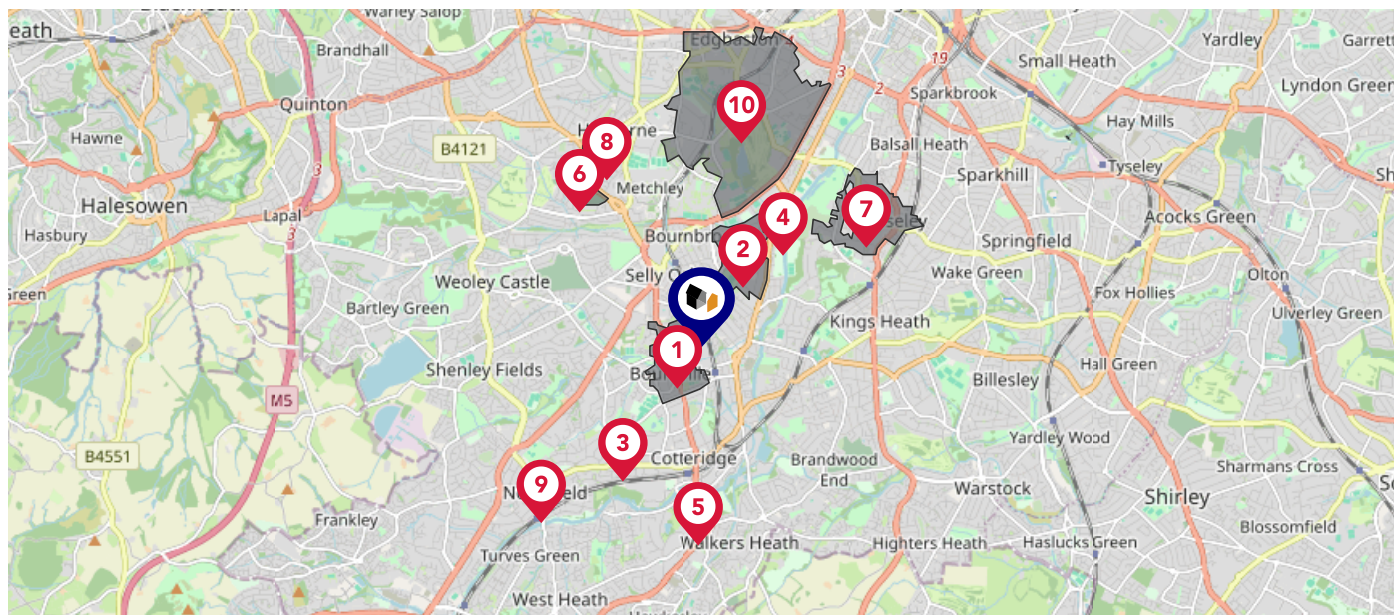
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Bournville Village



Selly Park



Bournville Tenants



Selly Park Avenues



Kings Norton



Harborne Old Village



Moseley



Greenfield Road



Northfield Old Village



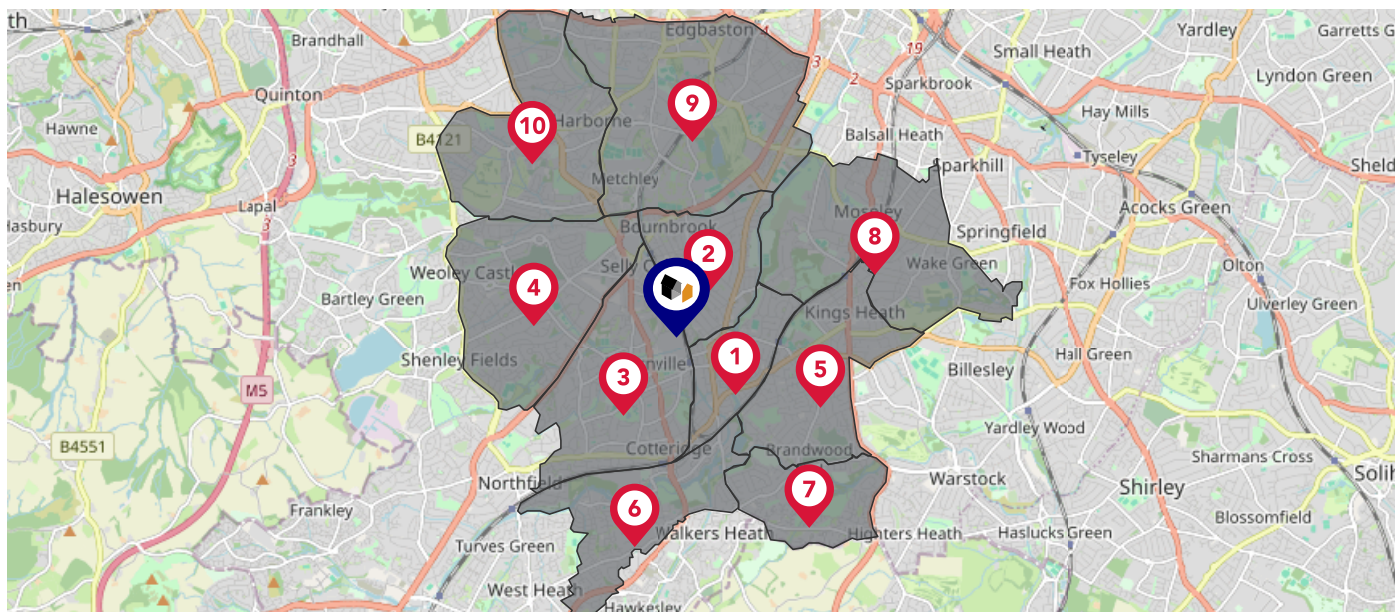
Edgbaston

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



Stirchley Ward



Bournbrook & Selly Park Ward



Bournville & Cotteridge Ward



Weoley & Selly Oak Ward



Brandwood & King's Heath Ward



King's Norton North Ward



Druids Heath & Monyhull Ward



Moseley Ward

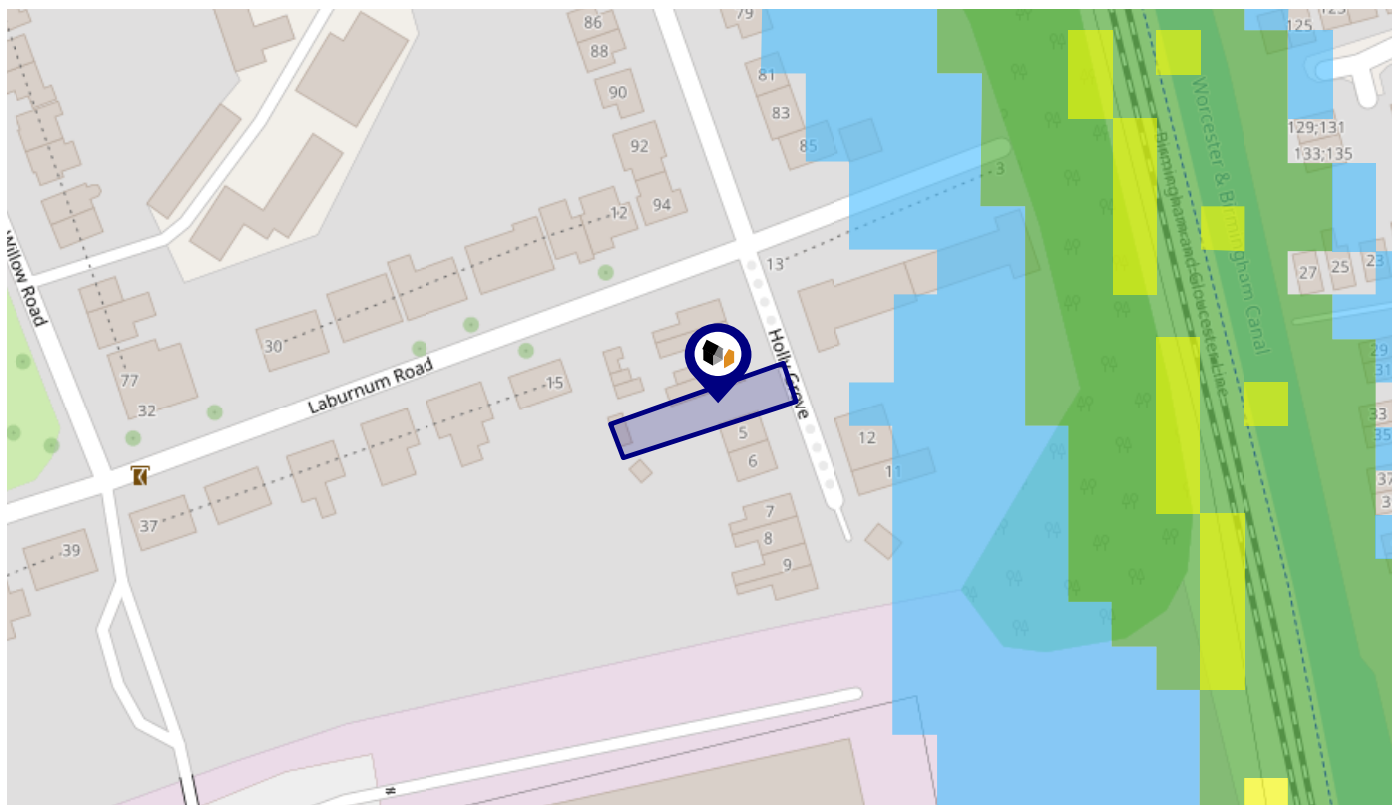


Edgbaston Ward



Harborne 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:

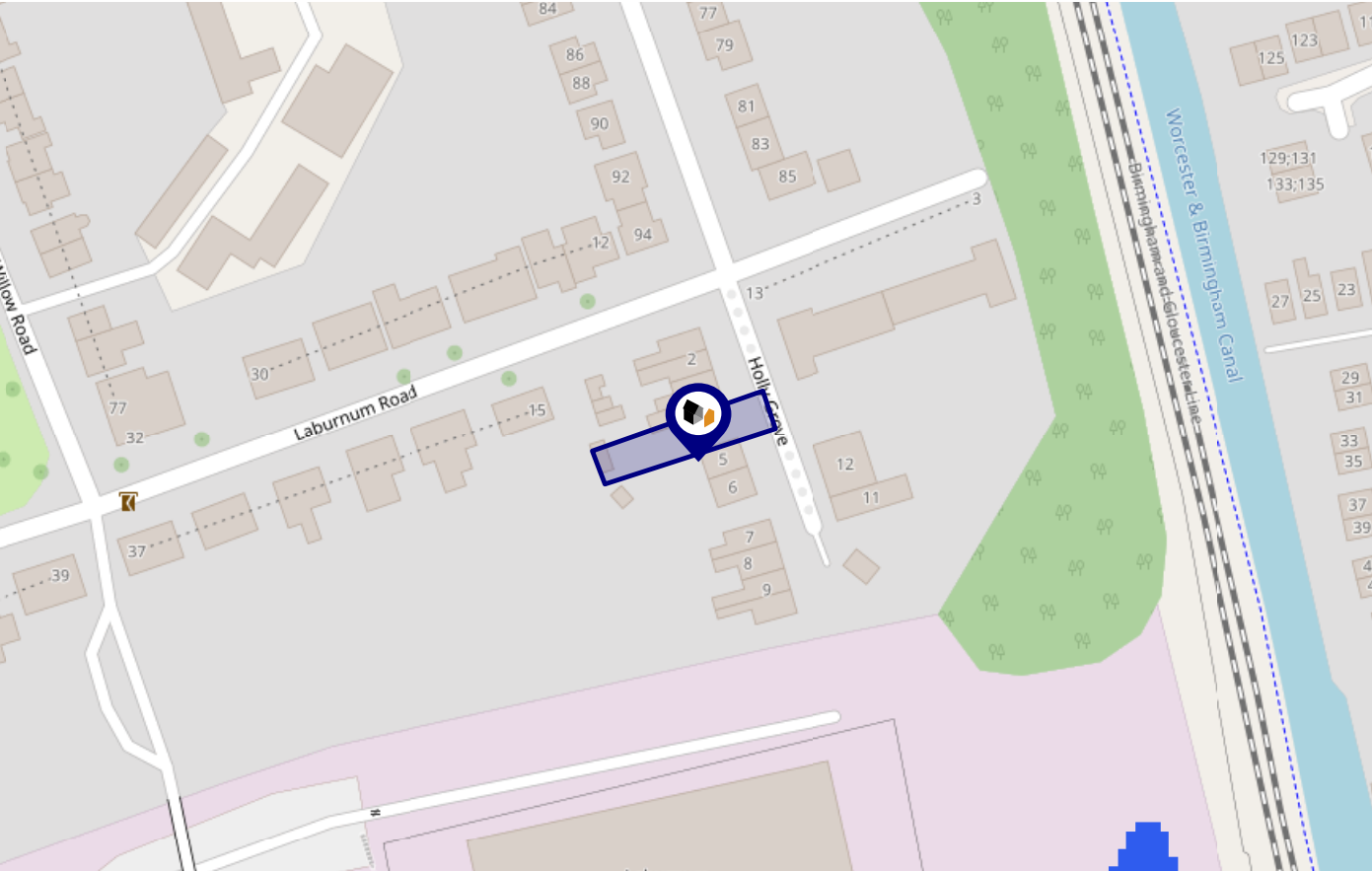
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

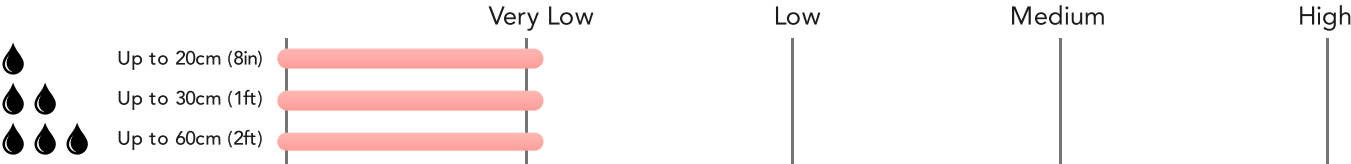


Risk Rating: Very low

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:

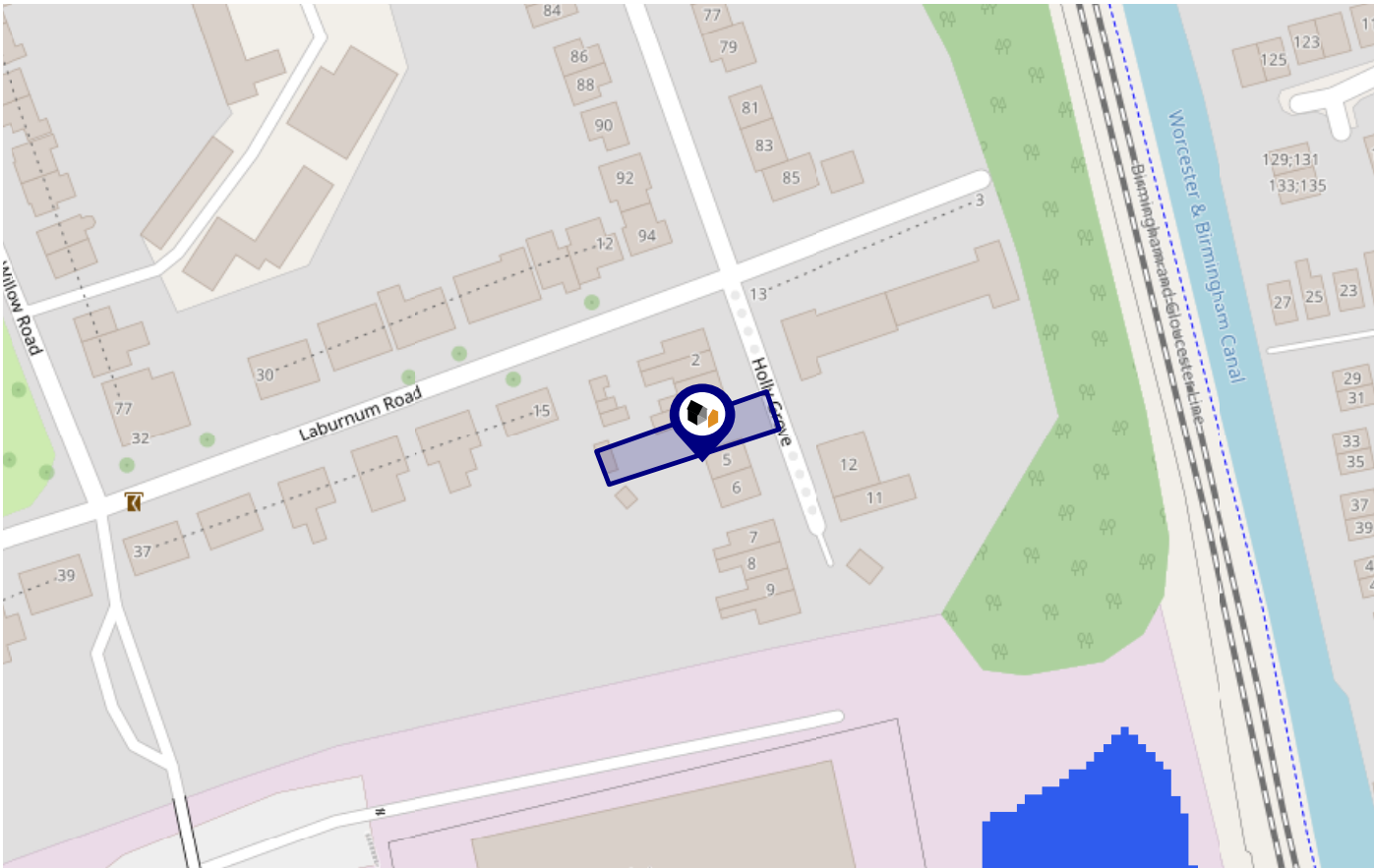


Flood Risk

Rivers & Seas - Climate Change

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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

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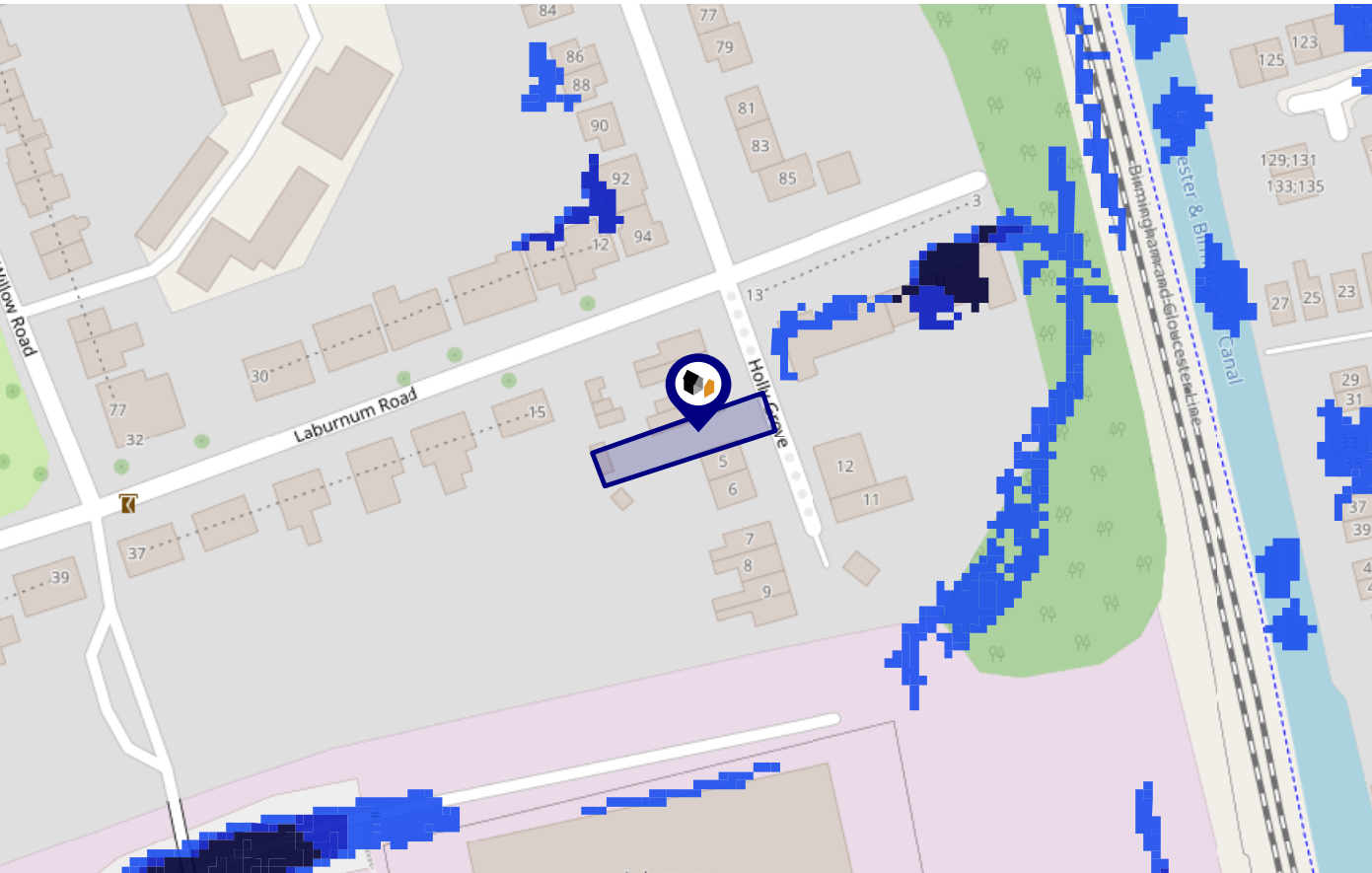
KPF - Key Property Facts

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.

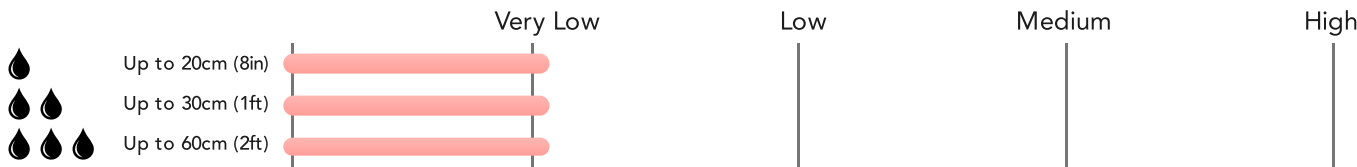


Risk Rating: Very low

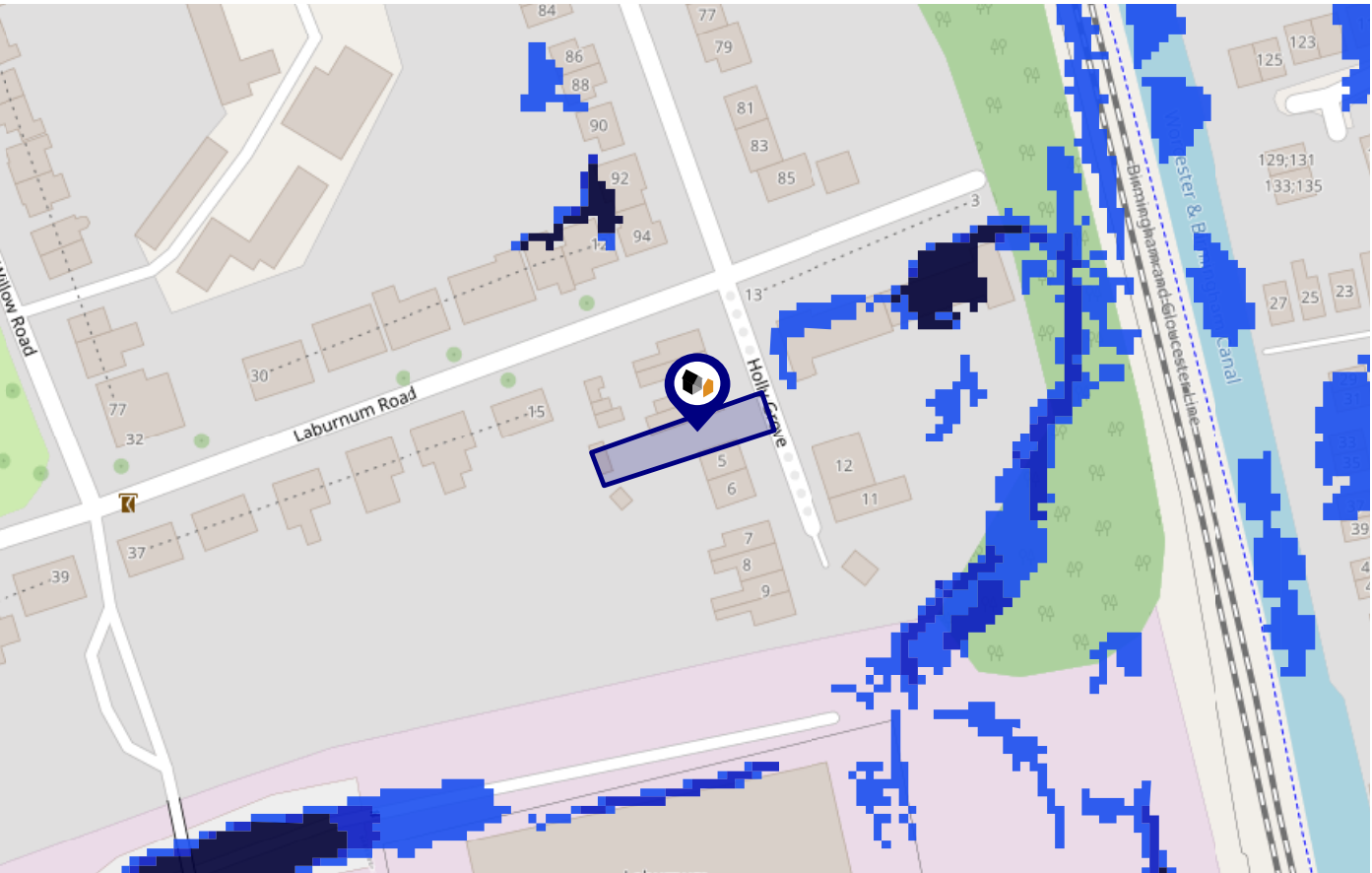
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

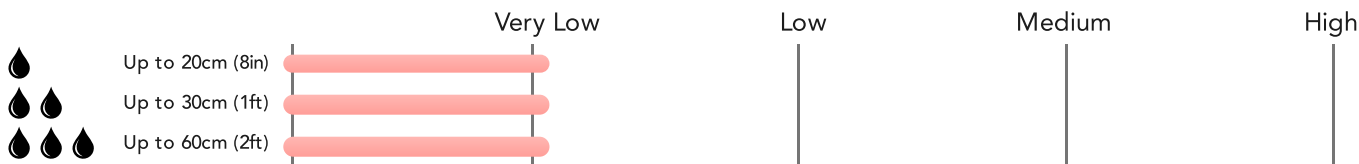


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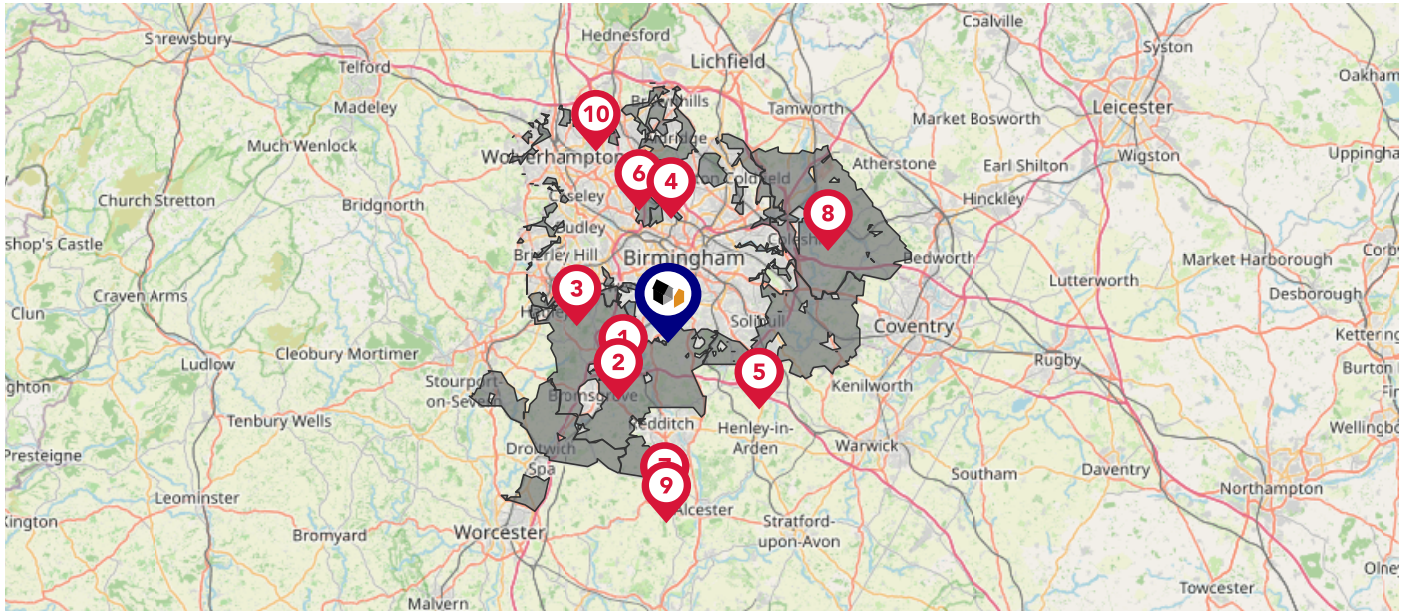


Maps

Green Belt

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



Nearby Green Belt Land

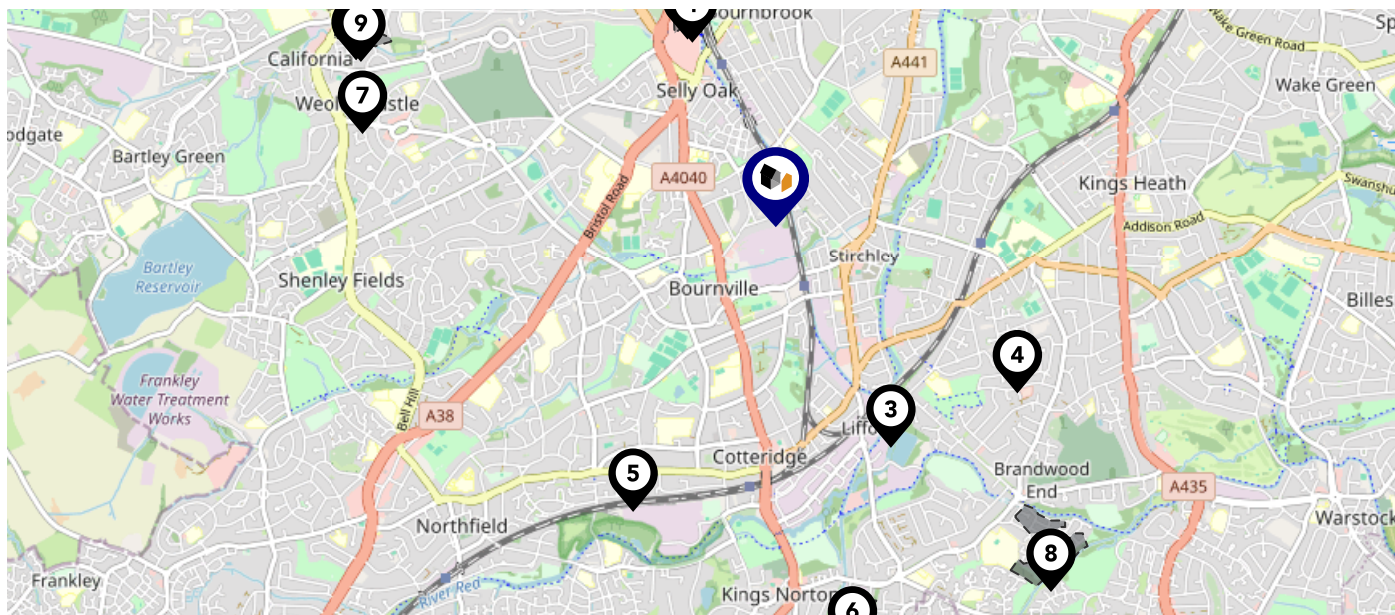
- 1 Birmingham Green Belt - Birmingham
- 2 Birmingham Green Belt - Bromsgrove
- 3 Birmingham Green Belt - Dudley
- 4 Birmingham Green Belt - Sandwell
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Walsall
- 7 Birmingham Green Belt - Redditch
- 8 Birmingham Green Belt - North Warwickshire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

Maps

Landfill Sites

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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	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	☐
4	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill	☐
5	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	☐
6	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	☐
7	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	☐
8	Monyhall Hospital-Monyhall Hall Road, Kings Heath, Birmingham, West Midlands	Historic Landfill	☐
9	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	☐
10	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	☐

Maps

Listed Buildings

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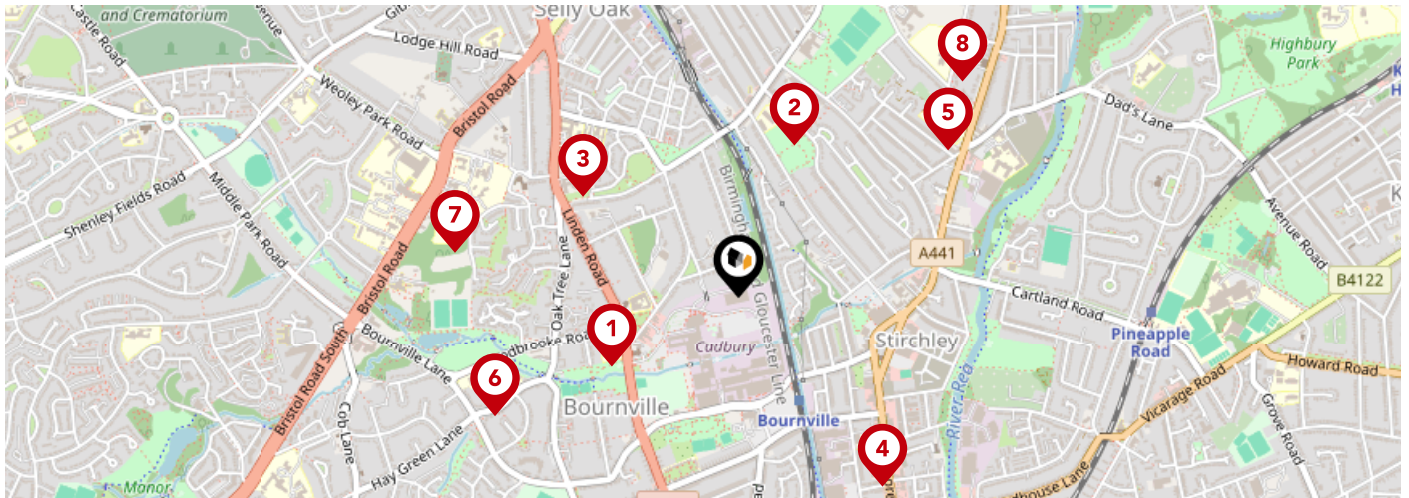
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



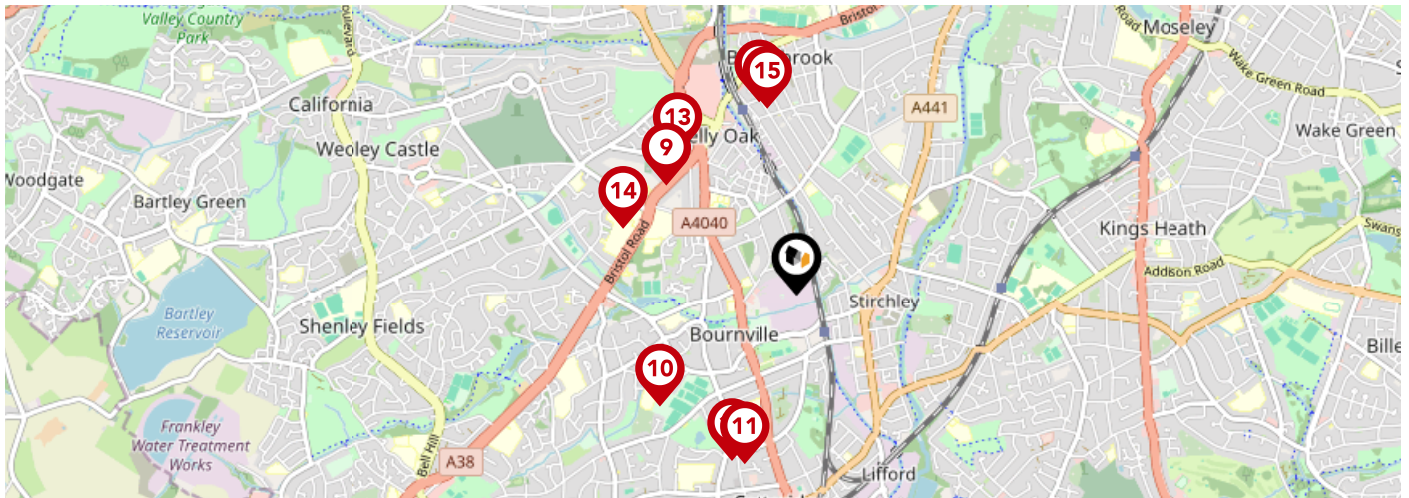
Listed Buildings in the local district	Grade	Distance
 1076305 - 11 And 12, Holly Grove	Grade II	0.0 miles
 1075622 - 92 And 94, Elm Road B30	Grade II	0.0 miles
 1343077 - 1-4, Holly Grove	Grade II	0.0 miles
 1076304 - 5 And 6, Holly Grove	Grade II	0.0 miles
 1343078 - 7-10, Holly Grove	Grade II	0.0 miles
 1343105 - 3-13, Laburnum Road	Grade II	0.0 miles
 1343156 - 10 And 12, Sycamore Road B30	Grade II	0.1 miles
 1076279 - 24 And 26, Laburnum Road B30	Grade II	0.1 miles
 1432591 - Bournville Memorial Cross	Grade II	0.1 miles
 1034445 - Two K6 Telephone Kiosks Outside Bournville Post Office	Grade II	0.2 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Bournville Village Primary Ofsted Rating: Good Pupils: 652 Distance:0.33	☐	☒	☐	☐	☐
2	Raddlebarn Primary School Ofsted Rating: Good Pupils: 415 Distance:0.37	☐	☒	☐	☐	☐
3	Selly Oak Trust School Ofsted Rating: Good Pupils: 404 Distance:0.42	☐	☐	☒	☐	☐
4	Starchley Primary School Ofsted Rating: Good Pupils: 220 Distance:0.53	☐	☒	☐	☐	☐
5	Selly Park Girls' School Ofsted Rating: Good Pupils: 807 Distance:0.58	☐	☐	☒	☐	☐
6	Dame Elizabeth Cadbury School Ofsted Rating: Good Pupils: 770 Distance:0.61	☐	☐	☒	☐	☐
7	Fircroft College of Adult Education Ofsted Rating: Good Pupils:0 Distance:0.65	☐	☐	☒	☐	☐
8	St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 408 Distance:0.7	☐	☒	☐	☐	☐

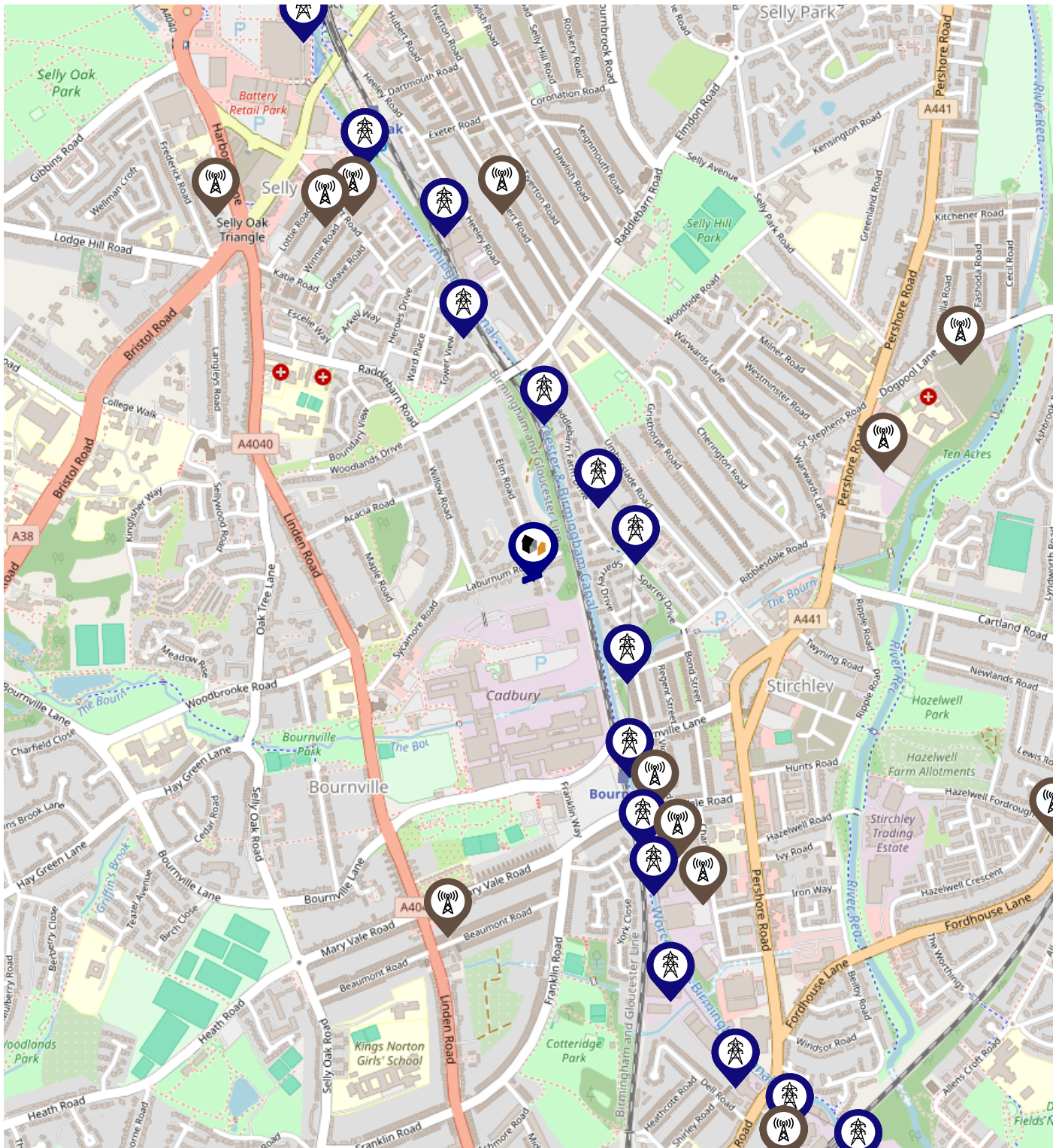


		Nursery	Primary	Secondary	College	Private
9	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 408 Distance:0.77	☐	☒	☐	☐	☐
10	St Francis Church of England Aided Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 221 Distance:0.79	☐	☒	☐	☐	☐
11	Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1073 Distance:0.79	☐	☐	☒	☐	☐
12	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.8	☐	☒	☐	☐	☐
13	Cherry Oak School Ofsted Rating: Good Pupils: 114 Distance:0.82	☐	☒	☐	☐	☐
14	The University of Birmingham School Ofsted Rating: Good Pupils: 1175 Distance:0.84	☐	☐	☒	☐	☐
15	Tiverton Academy Ofsted Rating: Outstanding Pupils: 204 Distance:0.86	☐	☒	☐	☐	☐
16	Selly Oak Nursery School Ofsted Rating: Outstanding Pupils: 73 Distance:0.89	☒	☐	☐	☐	☐

Local Area

Masts & Pylons

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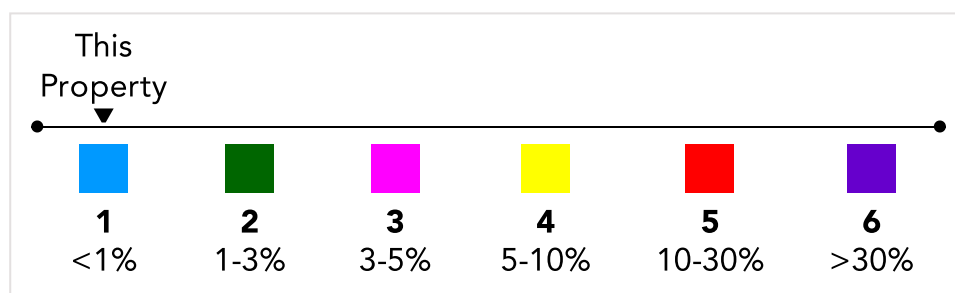
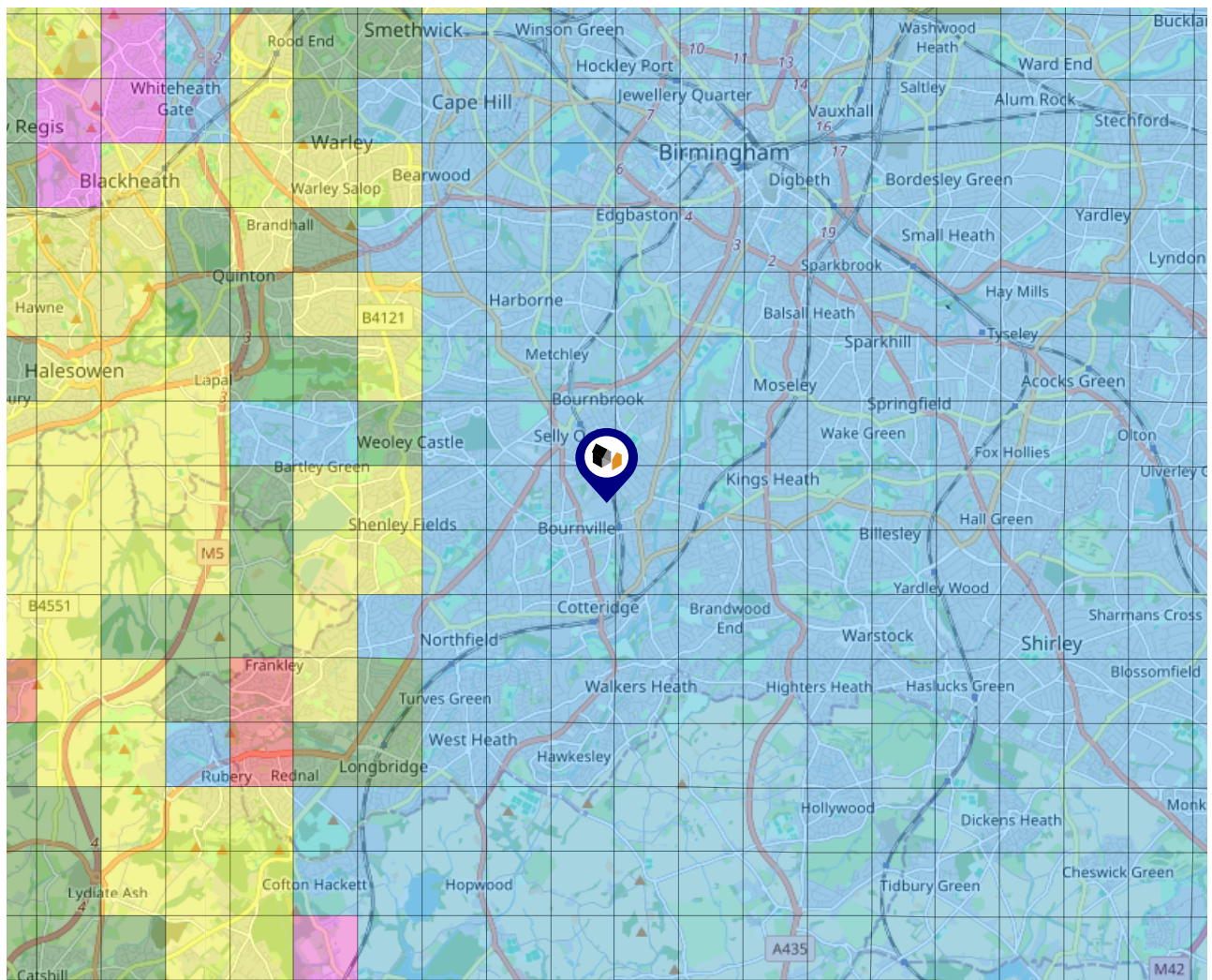


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

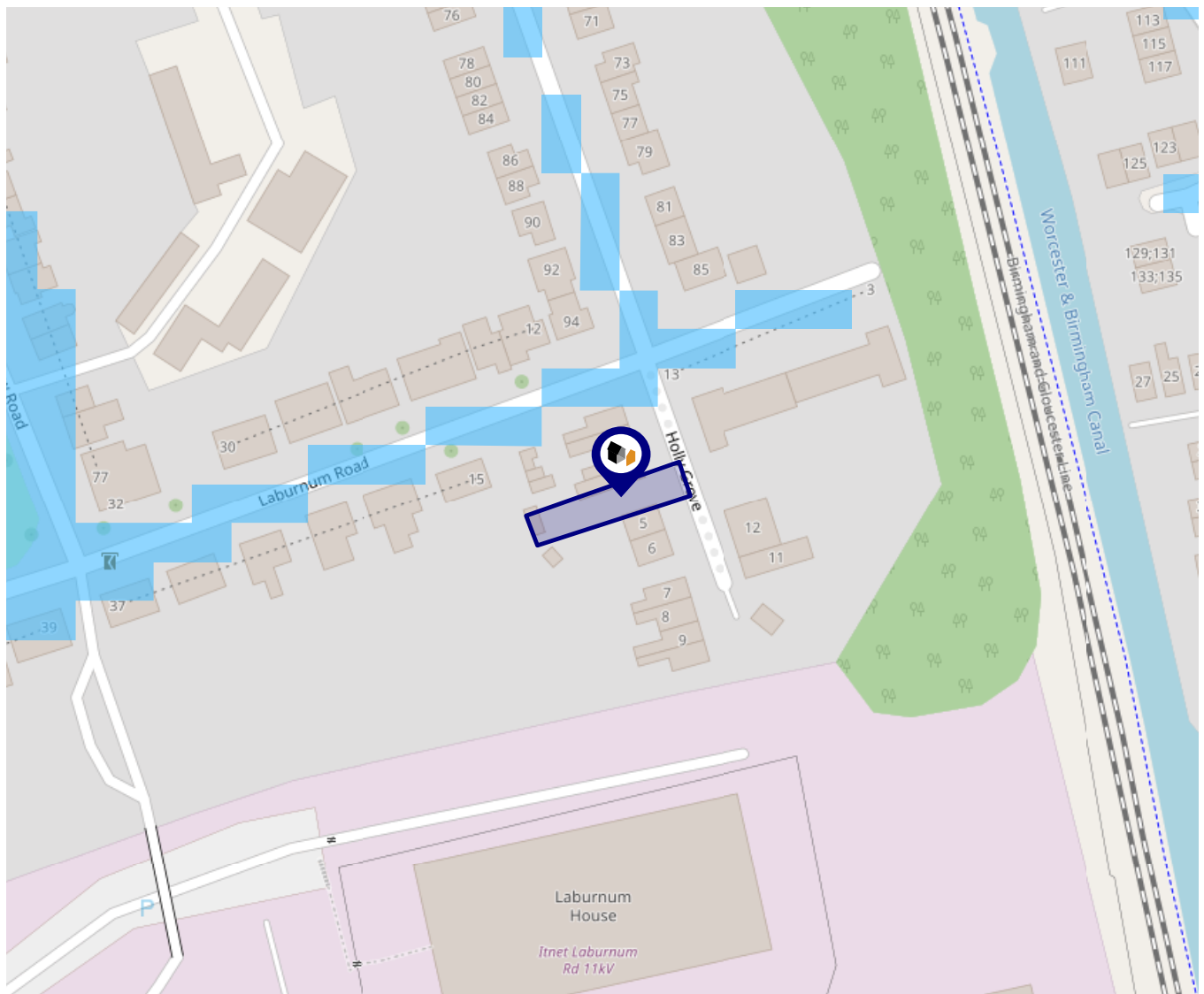
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

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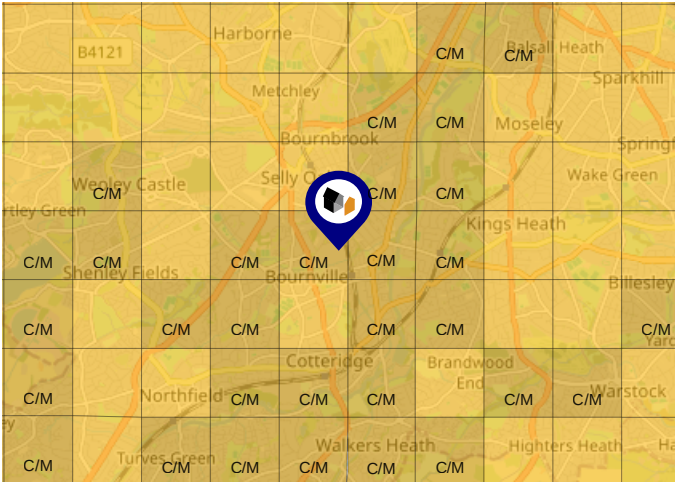


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



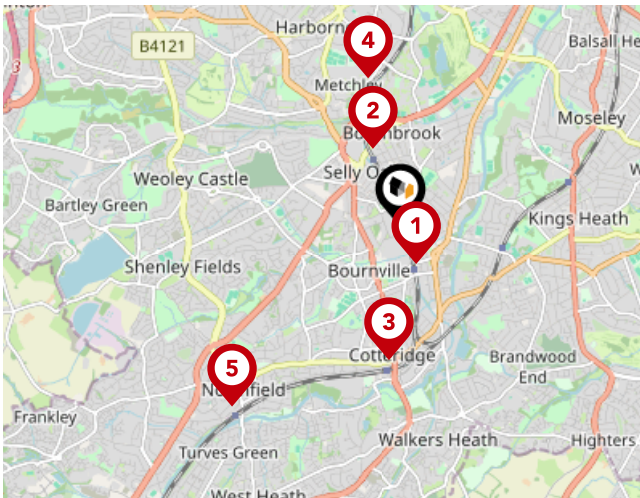
Primary Classifications (Most Common Clay Types)

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

Area

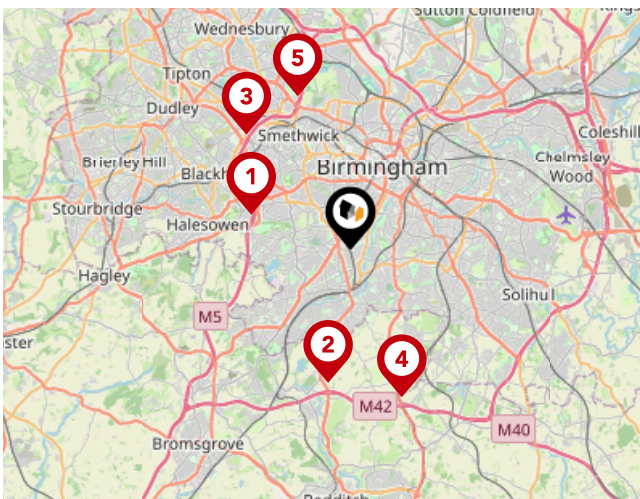
Transport (National)

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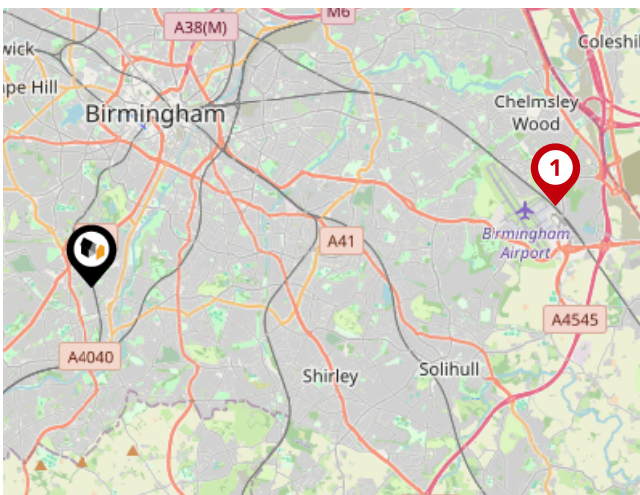
National Rail Stations

Pin	Name	Distance
1	Bournville Rail Station	0.36 miles
2	Selly Oak Rail Station	0.74 miles
3	Kings Norton Rail Station	1.21 miles
4	University Rail Station	1.37 miles
5	Northfield Rail Station	2.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	3.77 miles
2	M42 J2	4.9 miles
3	M5 J2	5.62 miles
4	M42 J3	5.62 miles
5	M5 J1	5.88 miles



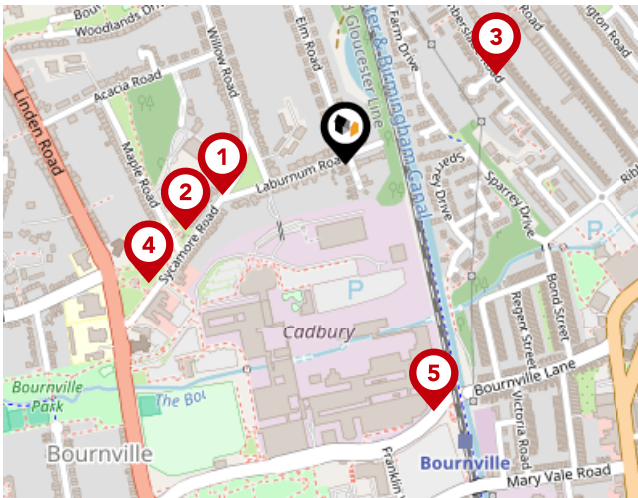
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	8.49 miles

Area

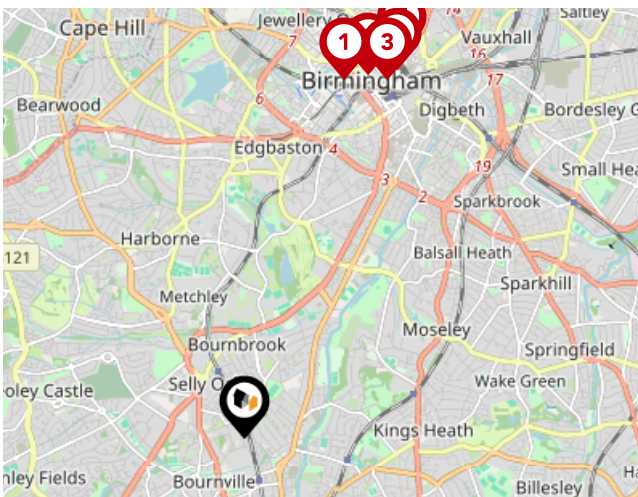
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Maple Rd	0.14 miles
2	Maple Rd	0.19 miles
3	Birkdale Rd	0.19 miles
4	Cadbury World	0.25 miles
5	Railway Bridge	0.29 miles



Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	3.36 miles
2	Town Hall (Midlands Metro Stop)	3.46 miles
3	Grand Central New Street (Midland Metro Stop)	3.48 miles
4	Corporation Street (Midland Metro Stop)	3.59 miles
5	Bull Street (Midland Metro Stop)	3.73 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

The Landwood Group logo, consisting of the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange square with rounded corners.

Landwood Group

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Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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