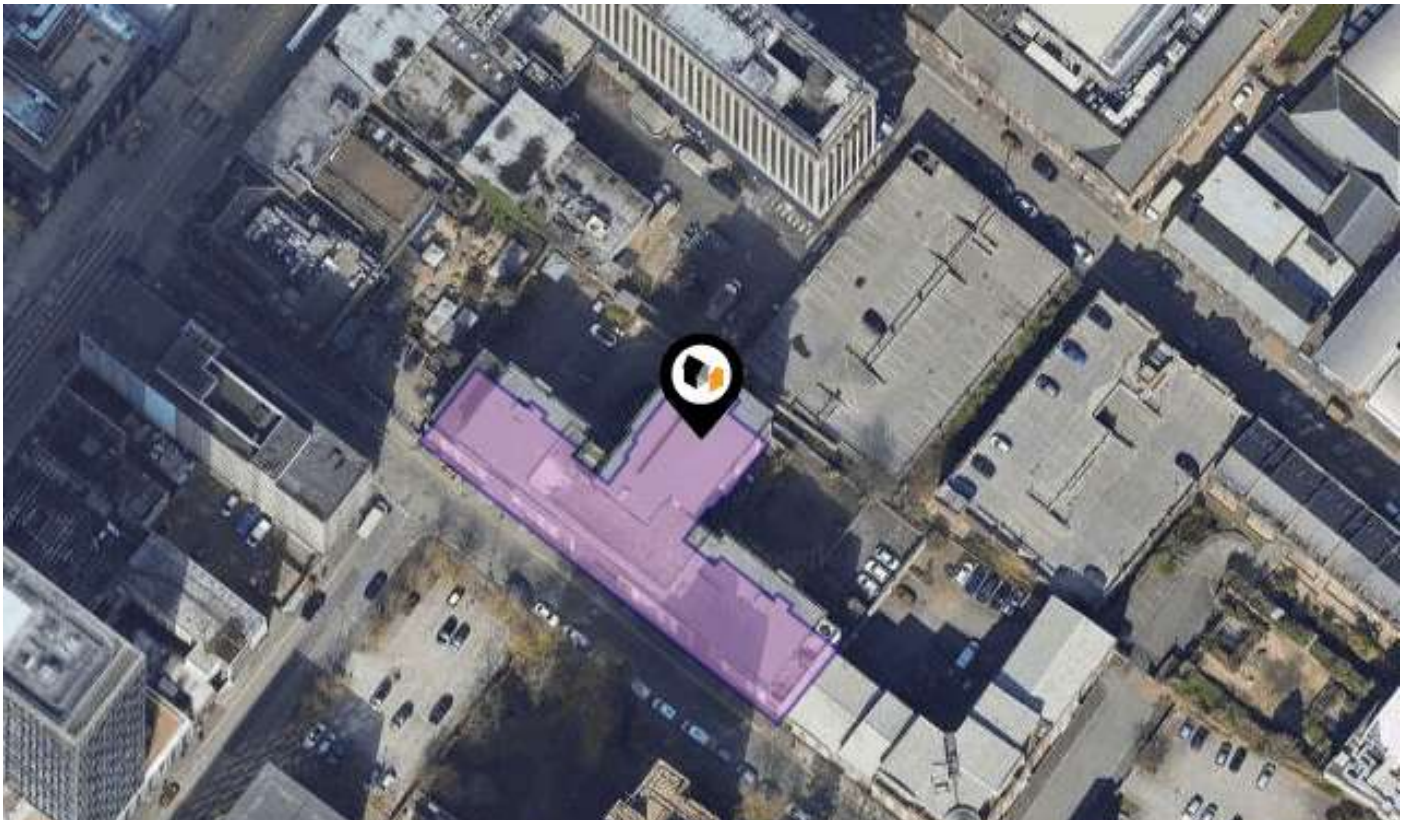




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 12th March 2026



**APARTMENT 62, CUTLASS COURT, 28, GRANVILLE STREET,
BIRMINGHAM, B1 2LS**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

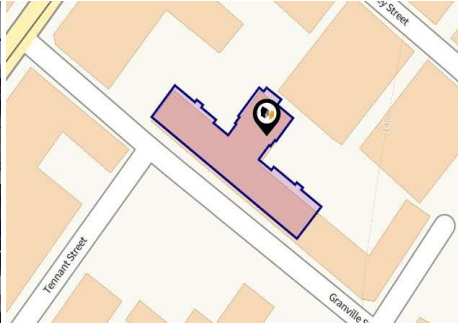
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 452 ft² / 42 m²
Plot Area: 0.38 acres
Year Built : 2008
Council Tax : Band C
Annual Estimate: £1,996
Title Number: WM930120
UPRN: 10023504105

Last Sold Date: 08/04/2008
Last Sold Price: £160,000
Last Sold £/ft²: £353
Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s

1000
mb/s



Mobile Coverage:
(based on calls indoors)



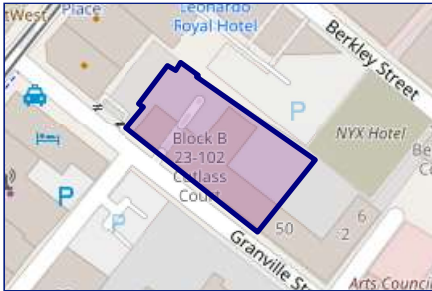
Satellite/Fibre TV Availability:



Property Multiple Title Plans

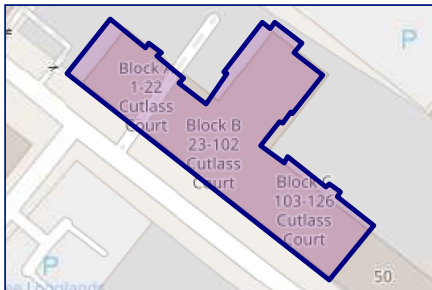
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Freehold Title Plan



WM24121

Leasehold Title Plan

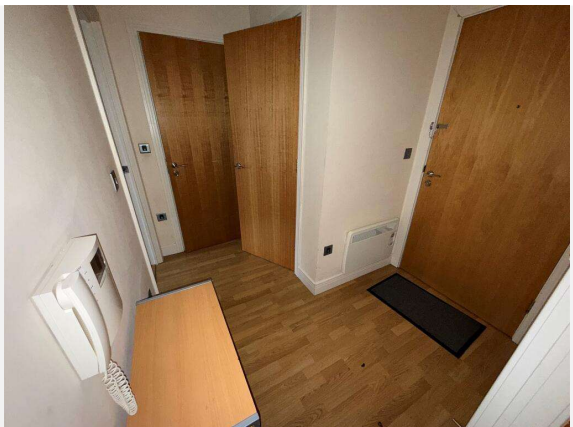
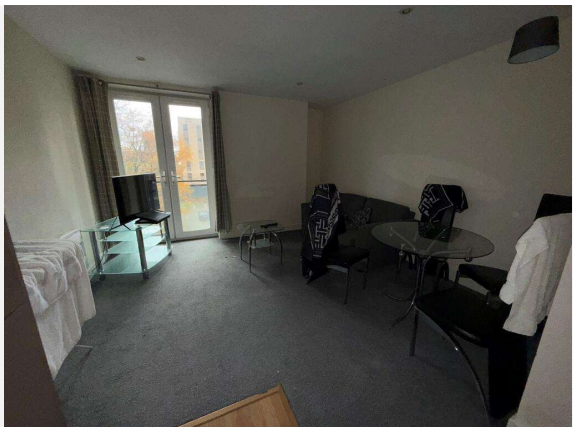
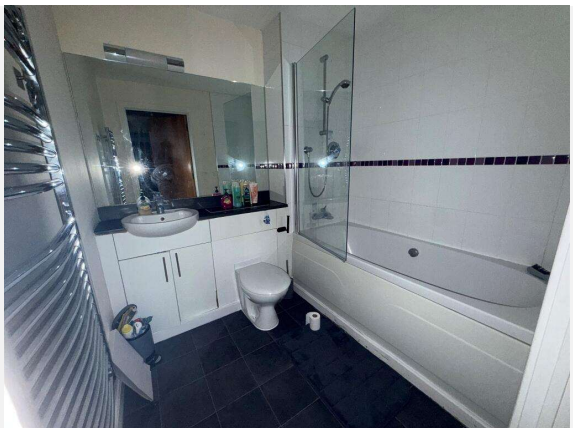
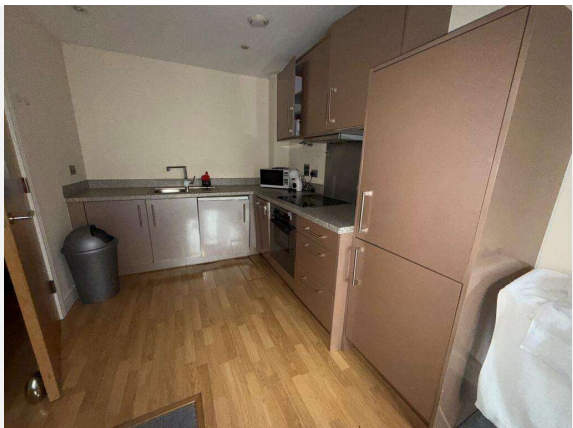
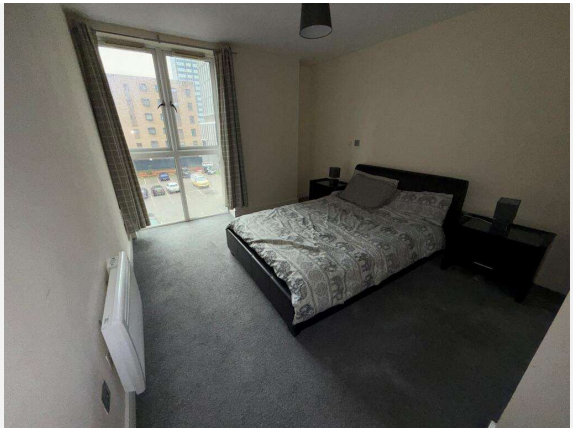


WM930120

Start Date: 07/04/2008
End Date: 01/03/2132
Lease Term: 125 years from 1 March 2007
Term Remaining: 106 years

Gallery Photos

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Property EPC - Certificate

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Apartment 62, Cutlass Court, 28 Granville Street, B1 2LS

Energy rating

C

Valid until 01.09.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 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:	Enclosed Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	03
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 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, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	42 m ²

This map displays nearby coal mine entrances and their classifications.



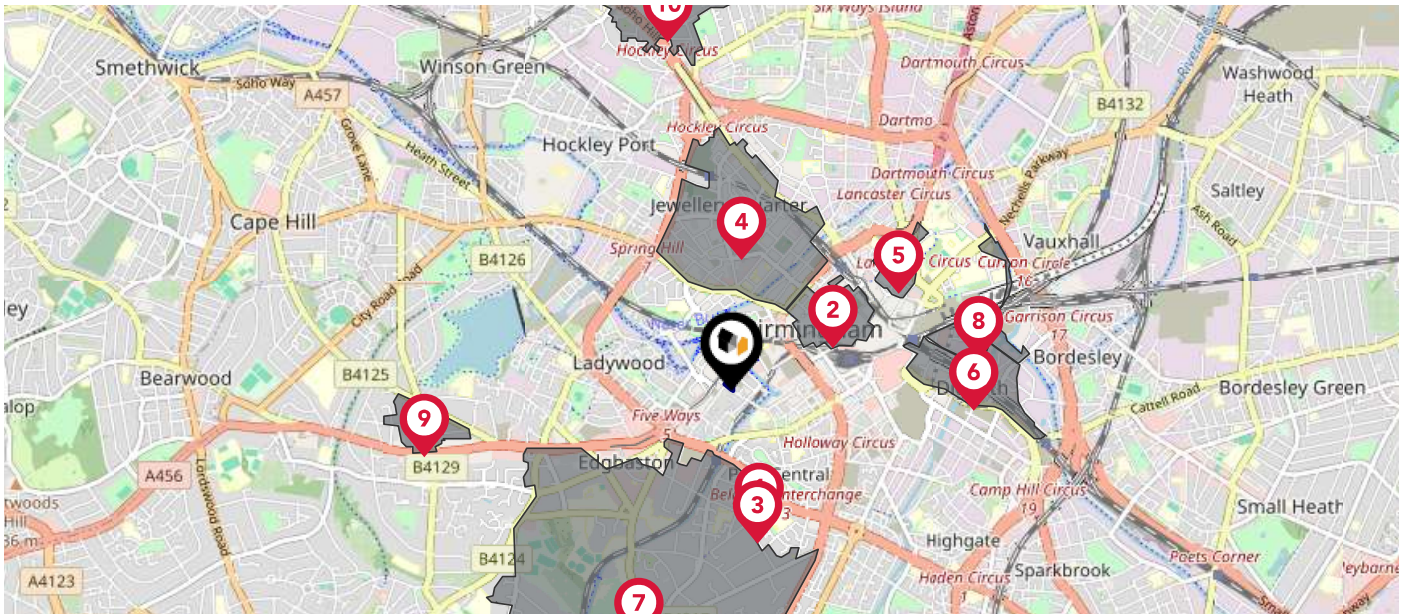
Mine Entry

- ✗ 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.

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

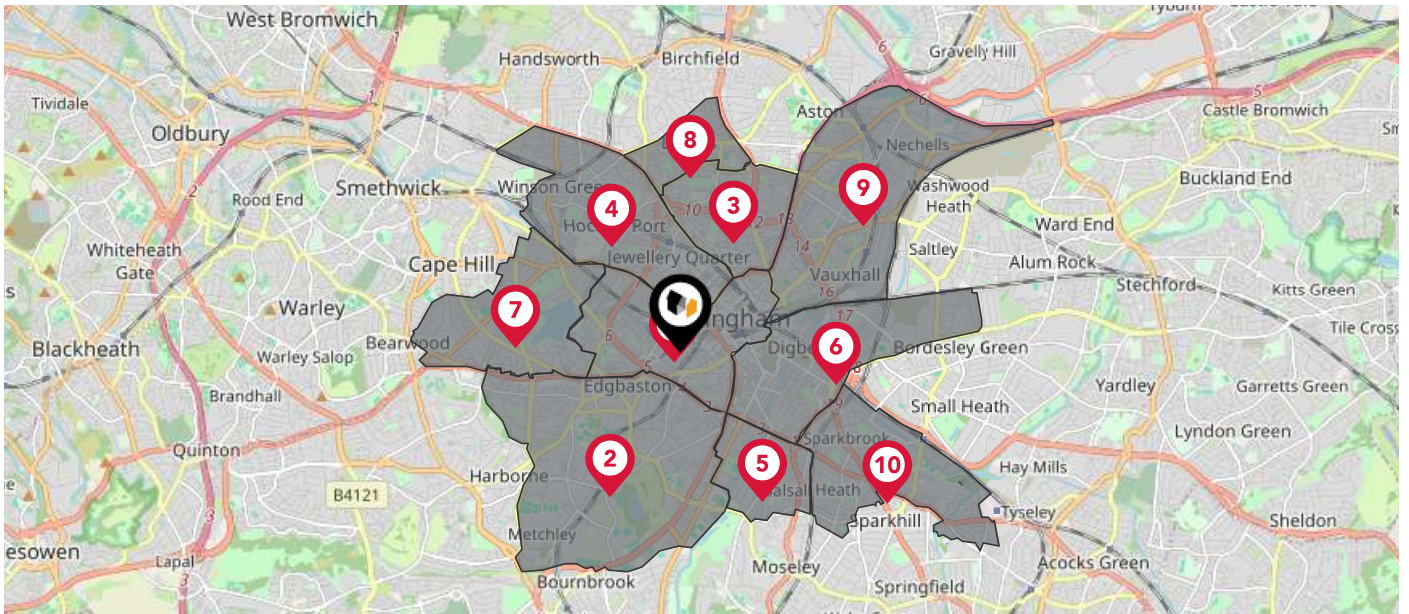
- 1 Lee Crescent
- 2 Colmore Row and Environs
- 3 Ryland Road
- 4 Jewellery Quarter
- 5 Steelhouse
- 6 Digbeth, Deritend and Bordesley High Streets
- 7 Edgbaston
- 8 Warwick Bar
- 9 St Augustine's
- 10 Lozells and Soho Hill

Maps

Council Wards

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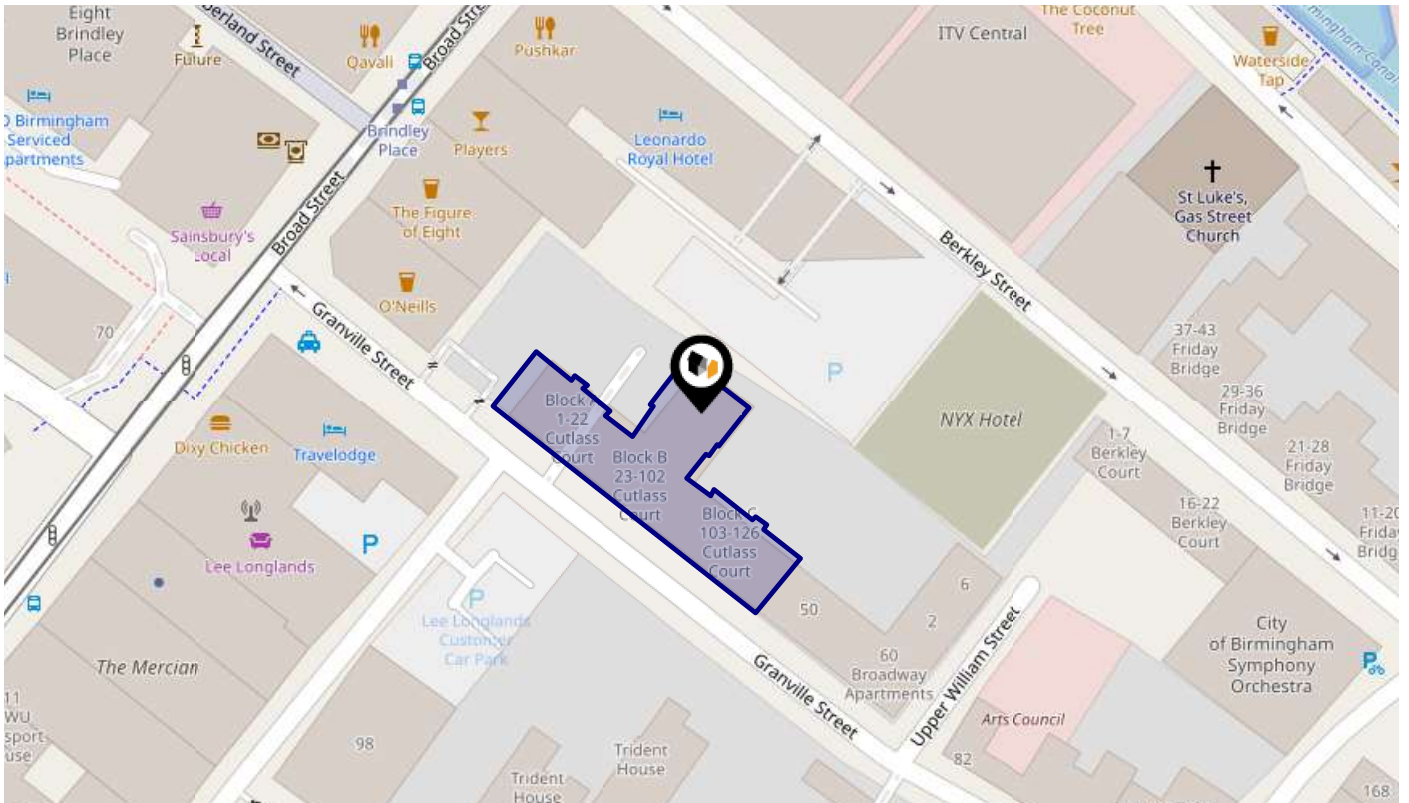
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

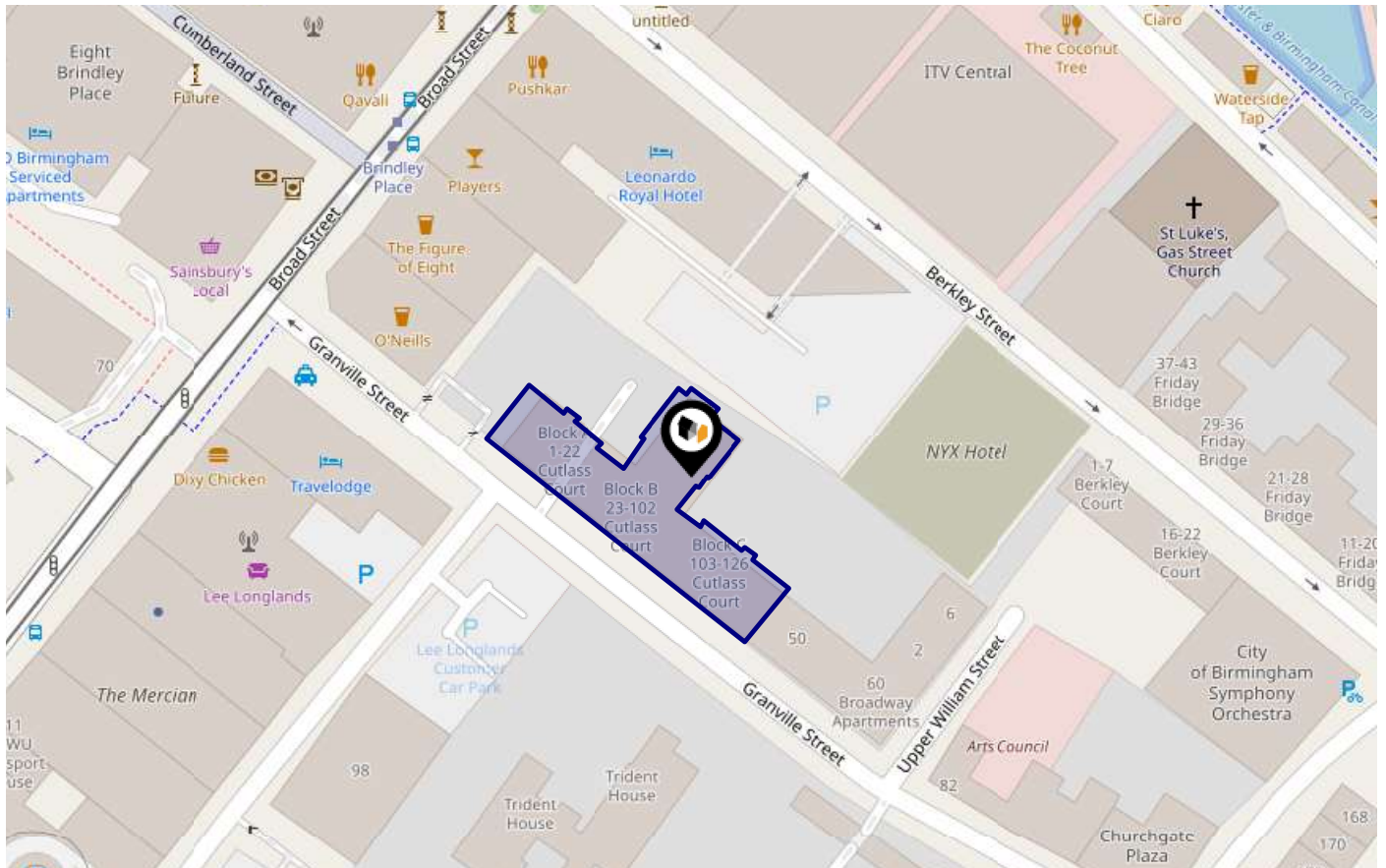
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

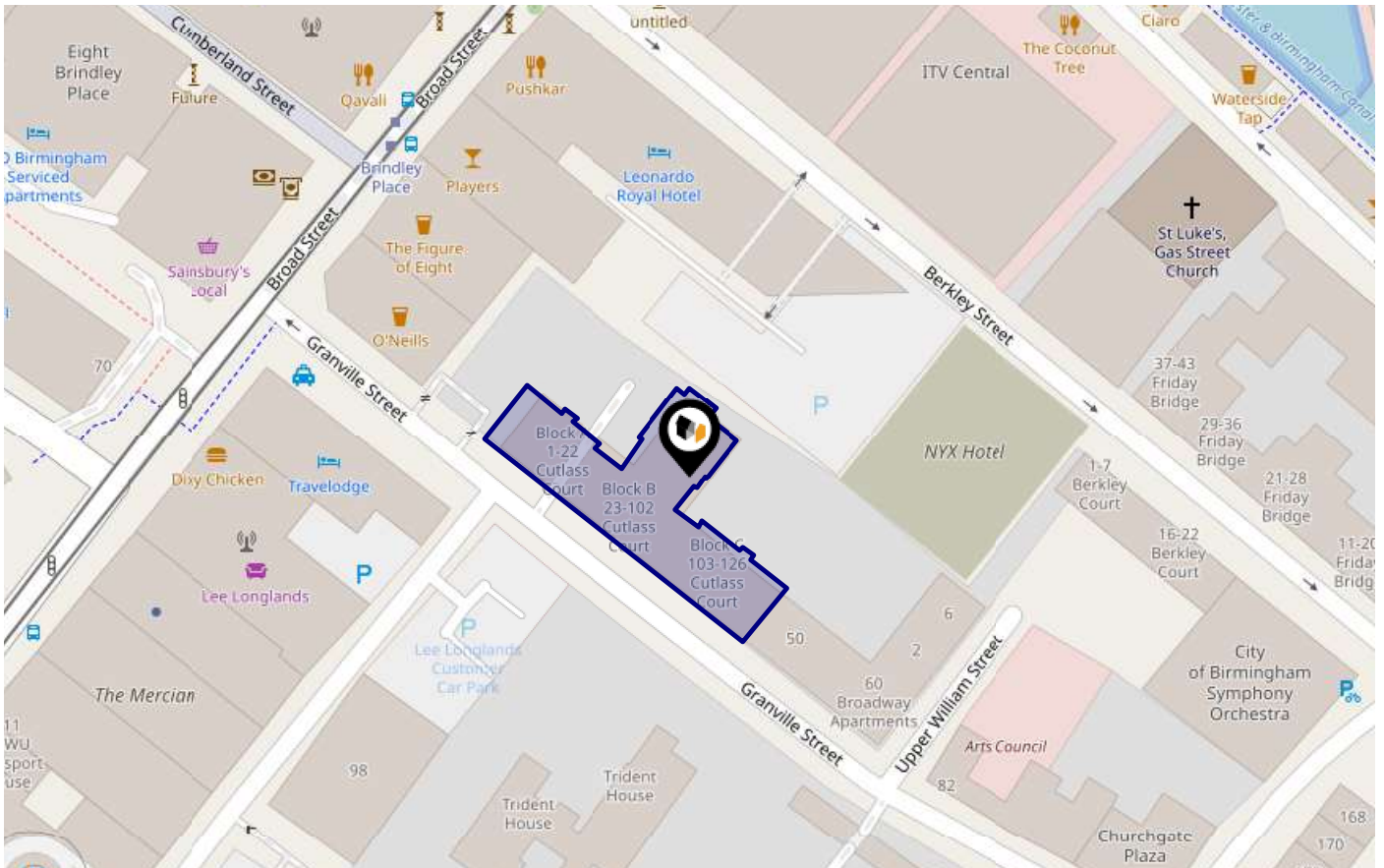
Chance of flooding to the following depths at this property:



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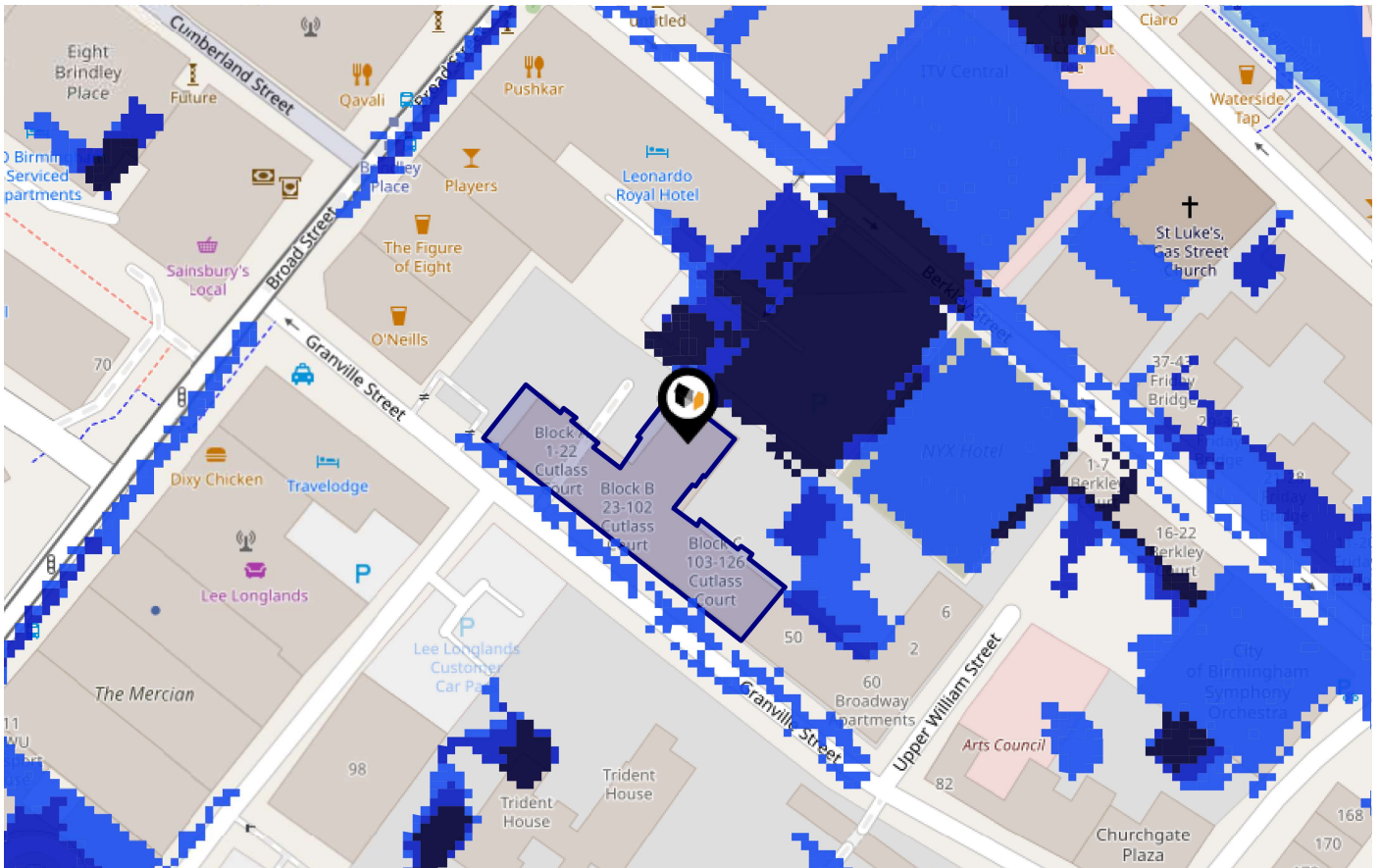
Chance of flooding to the following depths at this property:



Flood Risk

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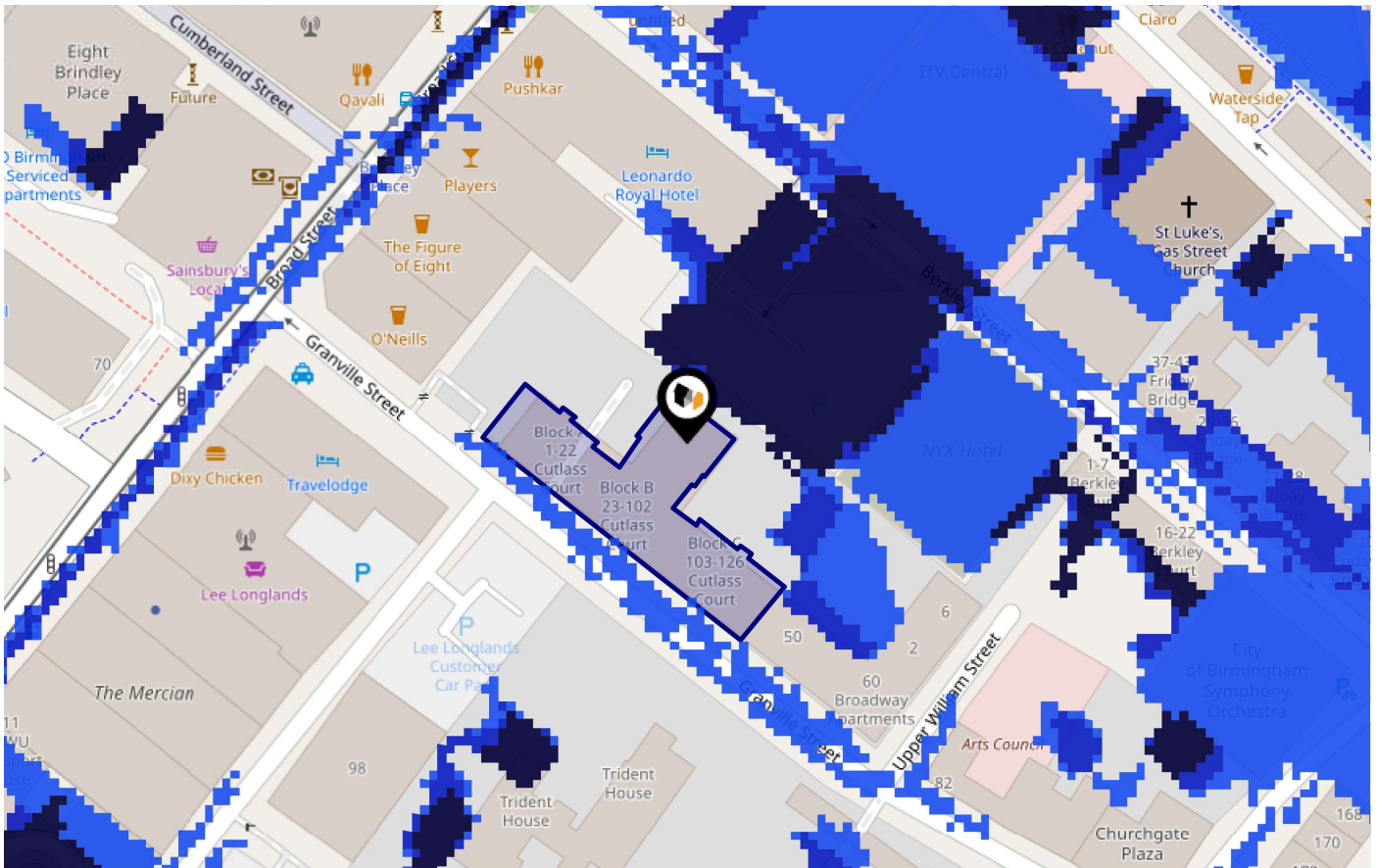
Chance of flooding to the following depths at this property:



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.



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

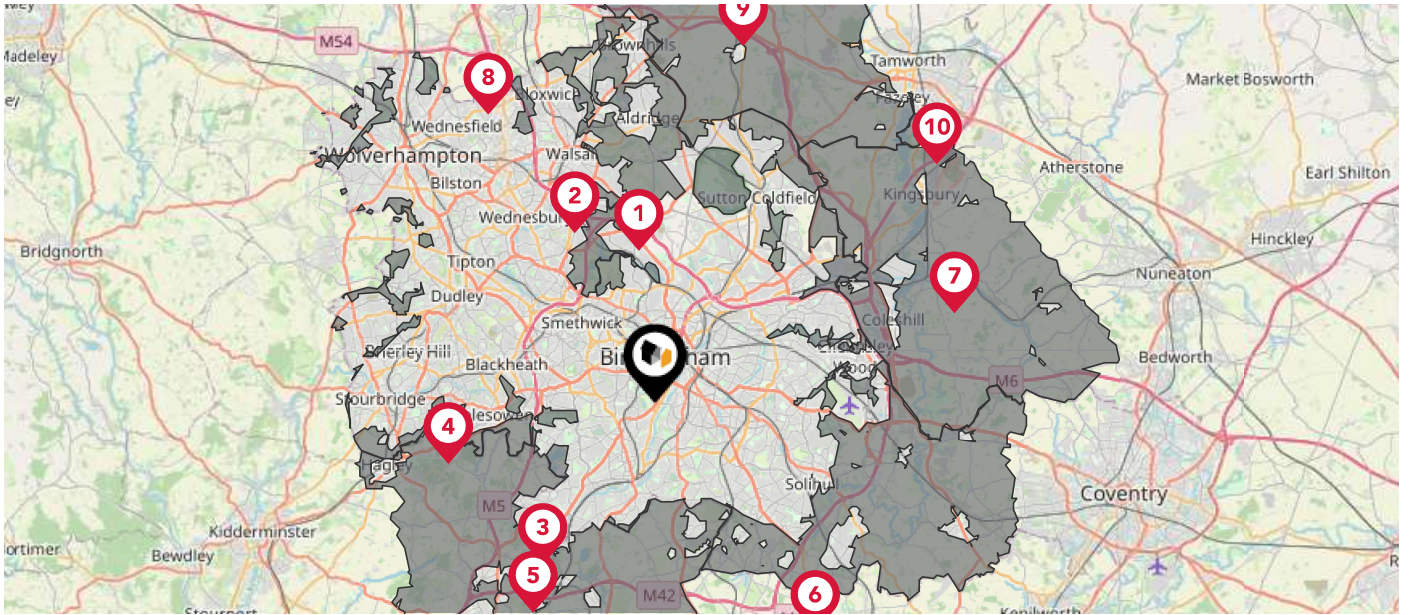


Maps

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 - 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 - Lichfield
- 10 Birmingham Green Belt - Tamworth

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	City Waste Plc's Landfill Site-Park Road, Hockley, Birmingham, West Midlands	Historic Landfill
2	Woodbourne Road Landfill Site-Residential Development Off Euan Close, Euan Close, Harborne, Birmingham, West Midlands	Historic Landfill
3	Former Adderley Park Brickworks Landfill Site-Former Adderley Park Brickworks, Adderley Road, Bordesley, Birmingham, West Midlands	Historic Landfill
4	EA/EPR/FP3296FV/A001	Active Landfill
5	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill
6	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill
7	Former Bordesley Brickworks-Porters Way, Bordesley Green, Birmingham, West Midlands	Historic Landfill
8	Albion Road-Albion Road, Greet, Birmingham, West Midlands	Historic Landfill
9	Ackers Trust Site-Golden Hillock Road, Small Heath, Birmingham, West Midlands	Historic Landfill
10	Former Burbury Brickworks Landfill Site-Warwick Road, Greet, 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

	1075689 - 266a, Broad Street B1 (see Details For Further Address Information)	Grade II	0.1 miles
	1234501 - Cottage And Outbuilding Adjoining North West Of Number 42 Gas Street	Grade II	0.1 miles
	1234330 - Former Gas Retort House, Retort House Extension To South West And Attached Store	Grade II	0.1 miles
	1075733 - Main Block To The Royal Orthopaedic Hospital	Grade II	0.1 miles
	1220284 - Barclays Bank	Grade II	0.1 miles
	1343341 - Second Church Of Christ Scientist	Grade II	0.1 miles
	1211058 - 14 And 16, Gas Street B1	Grade II	0.1 miles
	1343398 - Wh Fraley And Sons Limited	Grade II	0.1 miles
	1076214 - The Ikon Gallery And Ikon Cafe	Grade II	0.1 miles
	1211071 - 44, 46 And 48, Gas Street B1	Grade II	0.1 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	City Academy Ofsted Rating: Requires improvement Pupils: 665 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	City United Academy (CUA) Ofsted Rating: Good Pupils: 20 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Nelson Junior and Infant School Ofsted Rating: Good Pupils: 443 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Edgbaston College Ofsted Rating: Not Rated Pupils: 52 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Thomas CofE Academy Ofsted Rating: Outstanding Pupils: 234 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John's & St Peter's CofE Academy Ofsted Rating: Good Pupils: 210 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Catherine of Siena Catholic Primary School Ofsted Rating: Good Pupils: 248 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Thomas Centre Nursery School Ofsted Rating: Outstanding Pupils: 109 Distance:0.52	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

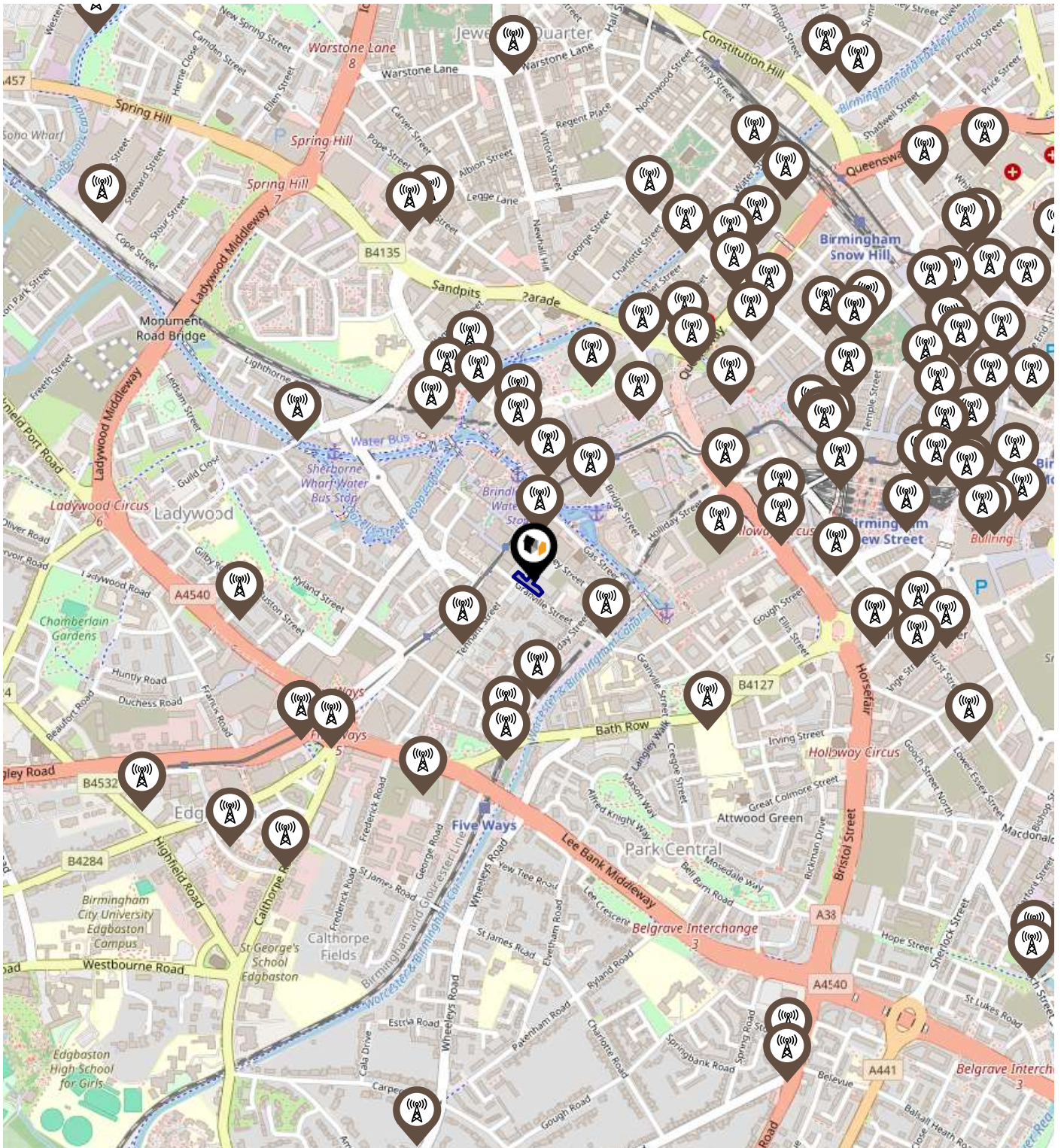
LANDWOOD GROUP





	Nursery	Primary	Secondary	College	Private
 James Brindley School Ofsted Rating: Good Pupils: 137 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 West House School Ofsted Rating: Not Rated Pupils: 333 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Jewellery Quarter Academy Ofsted Rating: Good Pupils: 653 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mander Portman Woodward Independent College Ofsted Rating: Not Rated Pupils: 199 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Oasis Academy Woodview Ofsted Rating: Requires improvement Pupils: 412 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St George's School Edgbaston Ofsted Rating: Not Rated Pupils: 382 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hopwood Hall School Ofsted Rating: Not Rated Pupils: 22 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St George's Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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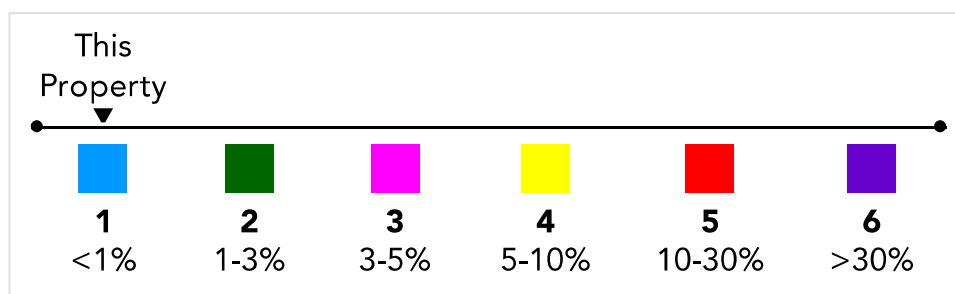
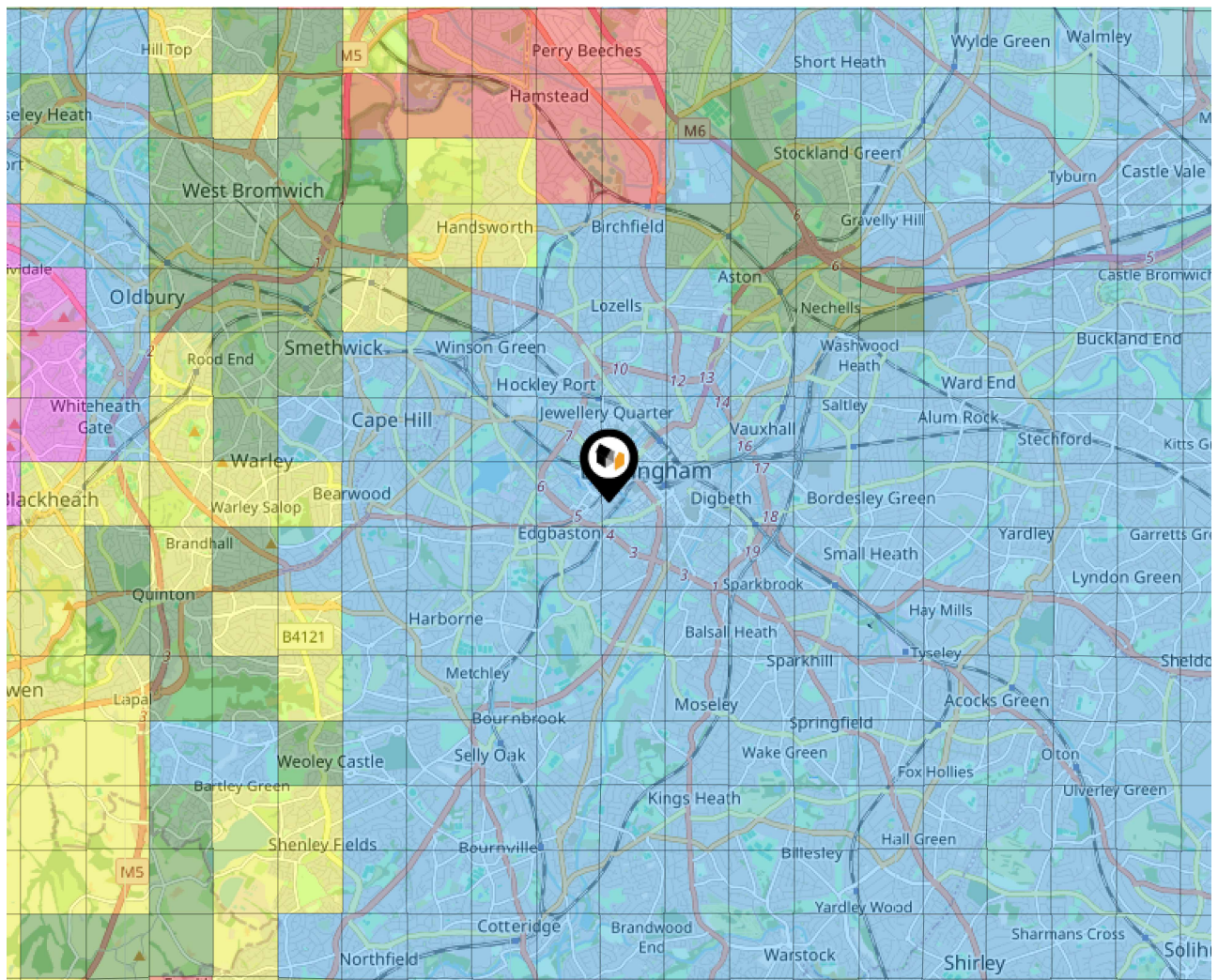


Key:

-  Power Pylons
-  Communication Masts

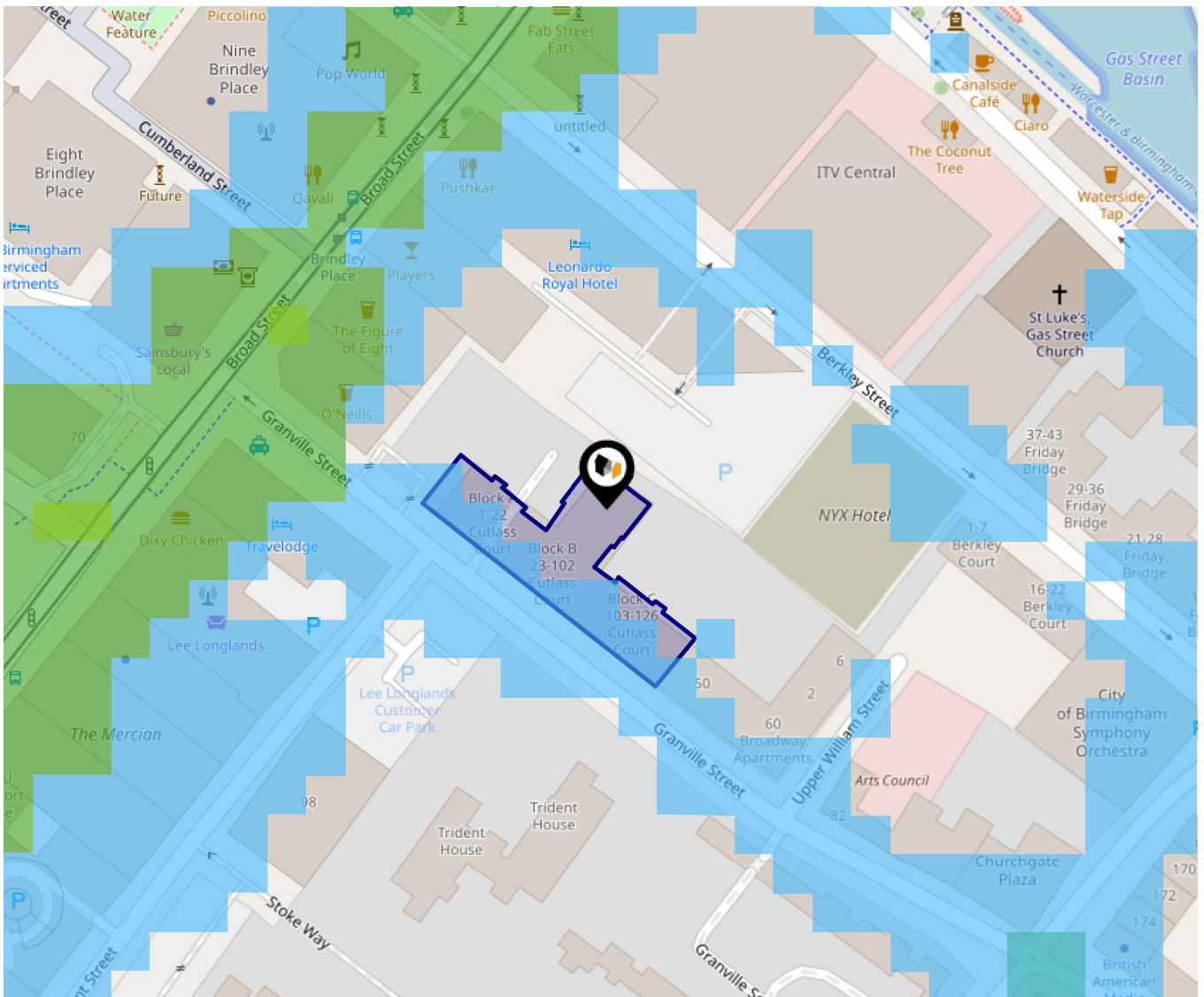
What is Radon?

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

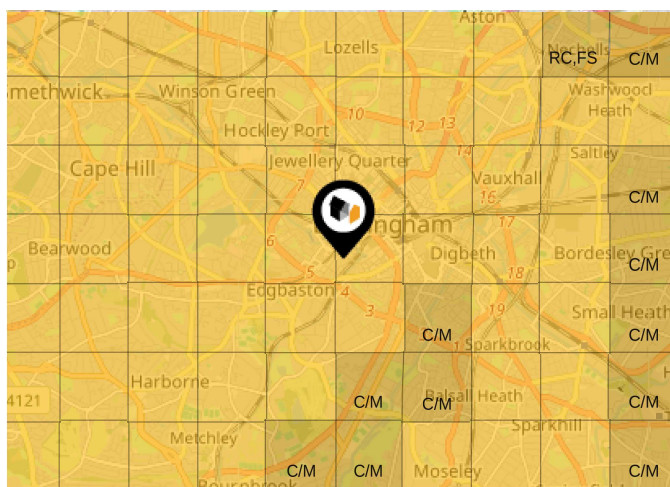


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	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

Area

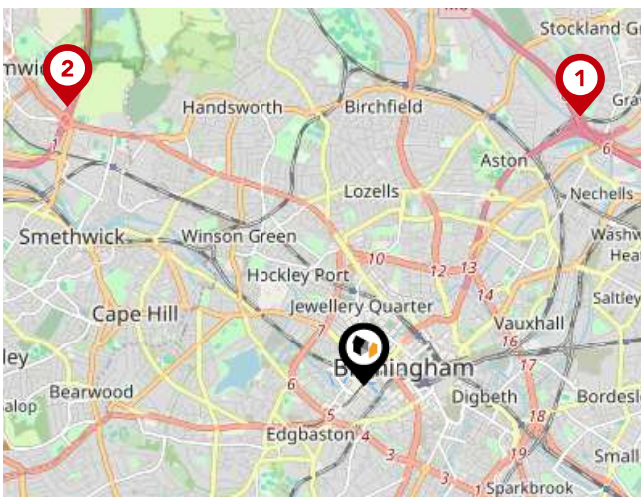
Transport (National)

LANDWOOD GROUP



National Rail Stations

Pin	Name	Distance
1	Five Ways Rail Station	0.34 miles
2	Birmingham New Street Rail Station	0.49 miles
3	Birmingham New Street Rail Station	0.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	3.12 miles
2	M5 J1	3.67 miles
3	M6 J7	5.39 miles
4	M6 J8	6.33 miles
5	M5 J3	4.71 miles

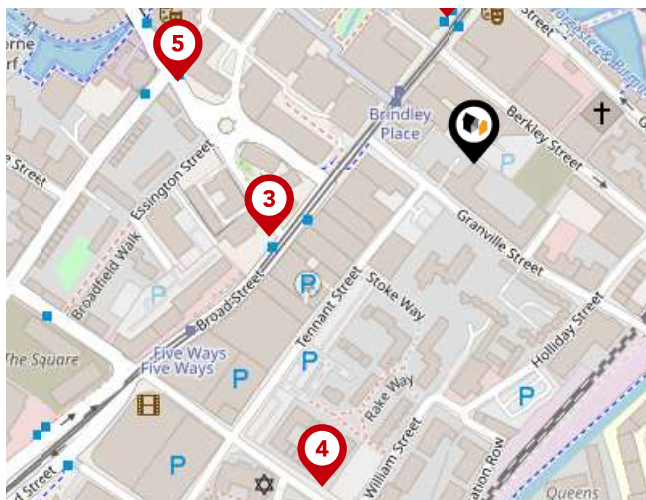


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	7.75 miles
2	Baginton	19.87 miles
3	Staverton	41.67 miles
4	East Mids Airport	34.4 miles

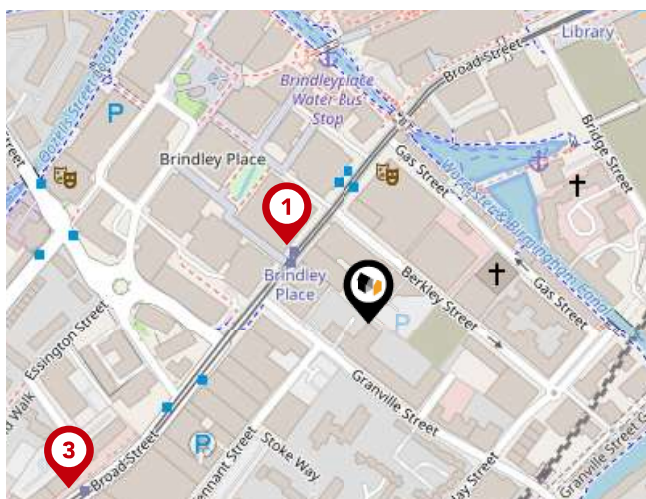
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brindley Place Metro Stop	0.08 miles
2	Brindley Place Metro Stop	0.09 miles
3	Sheepcote St	0.12 miles
4	William St	0.2 miles
5	Grosvenor St West	0.17 miles



Local Connections

Pin	Name	Distance
1	Brindleyplace (Midland Metro Stop)	0.06 miles
2	Centenary Square (Midlands Metro Stop)	0.22 miles
3	Five Ways (Midland Metro Stop)	0.19 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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