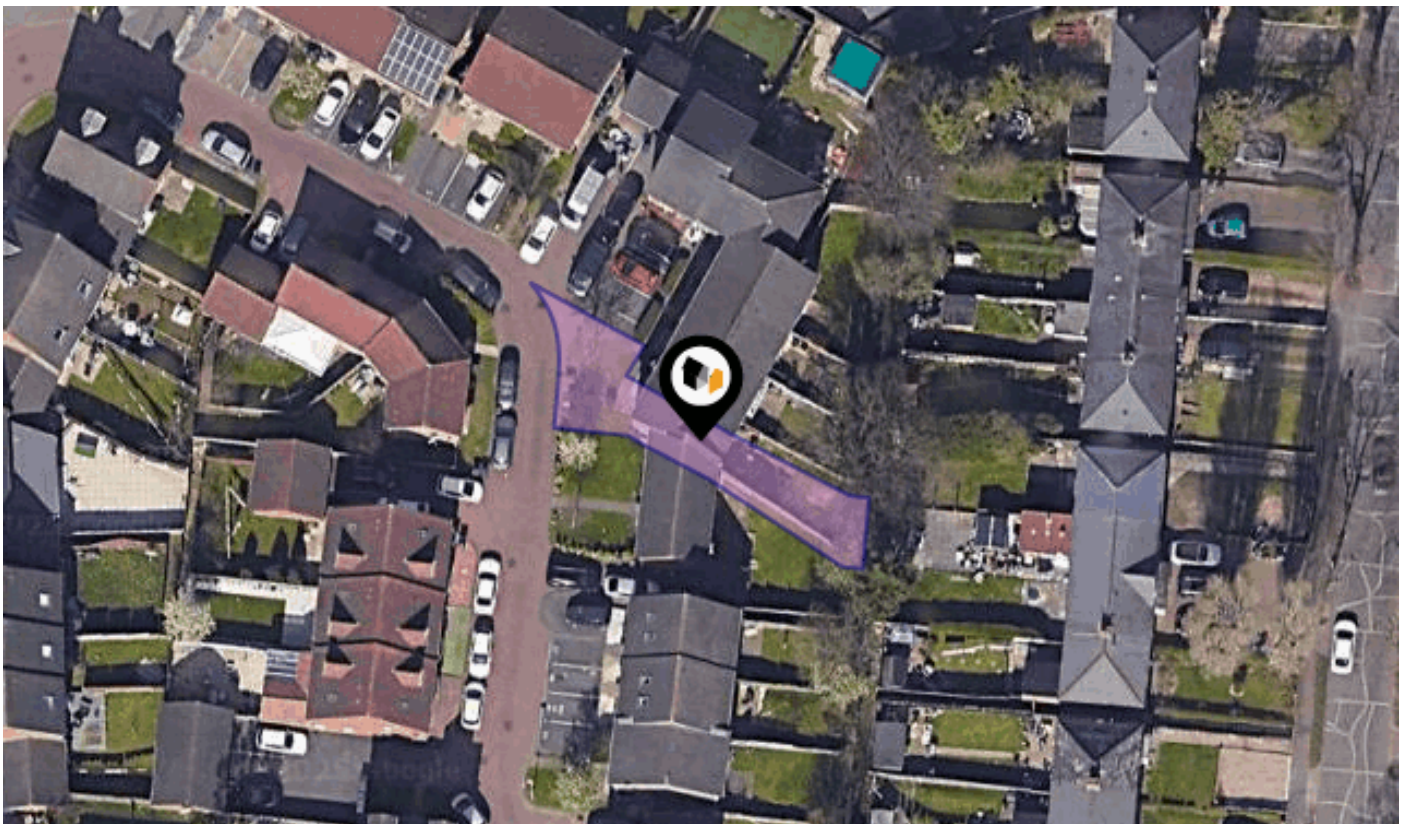




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 05th March 2025



31, NEW IMPERIAL CRESCENT, BIRMINGHAM, B11 3FJ

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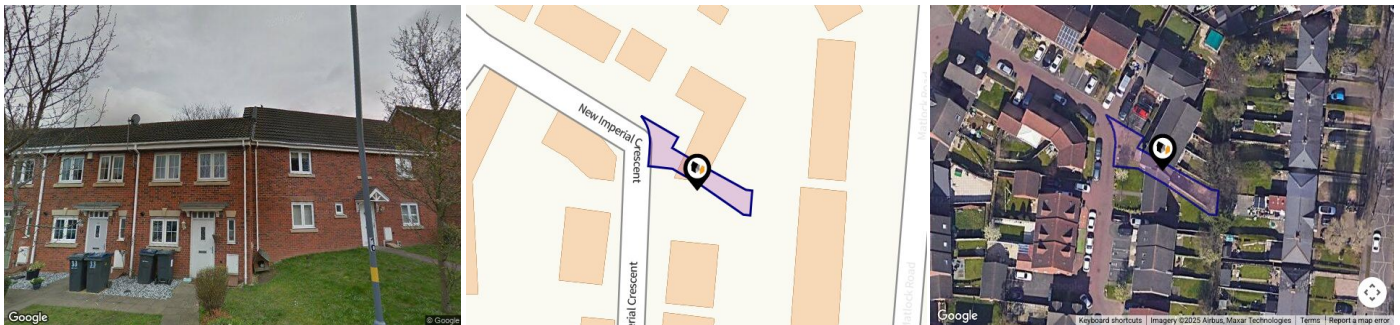
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	26/06/2009
Bedrooms:	3	Last Sold Price:	£128,500
Floor Area:	635 ft ² / 59 m ²	Last Sold £/ft²:	£208
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	2009		
Council Tax :	Band B		
Annual Estimate:	£1,626		
Title Number:	WM959670		
UPRN:	10024263967		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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31 New Imperial Crescent, B11 3FJ

Energy rating

C

Valid until 21.06.2034

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	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

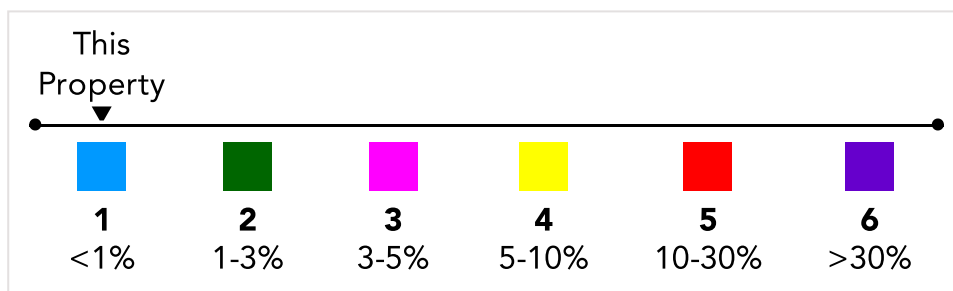
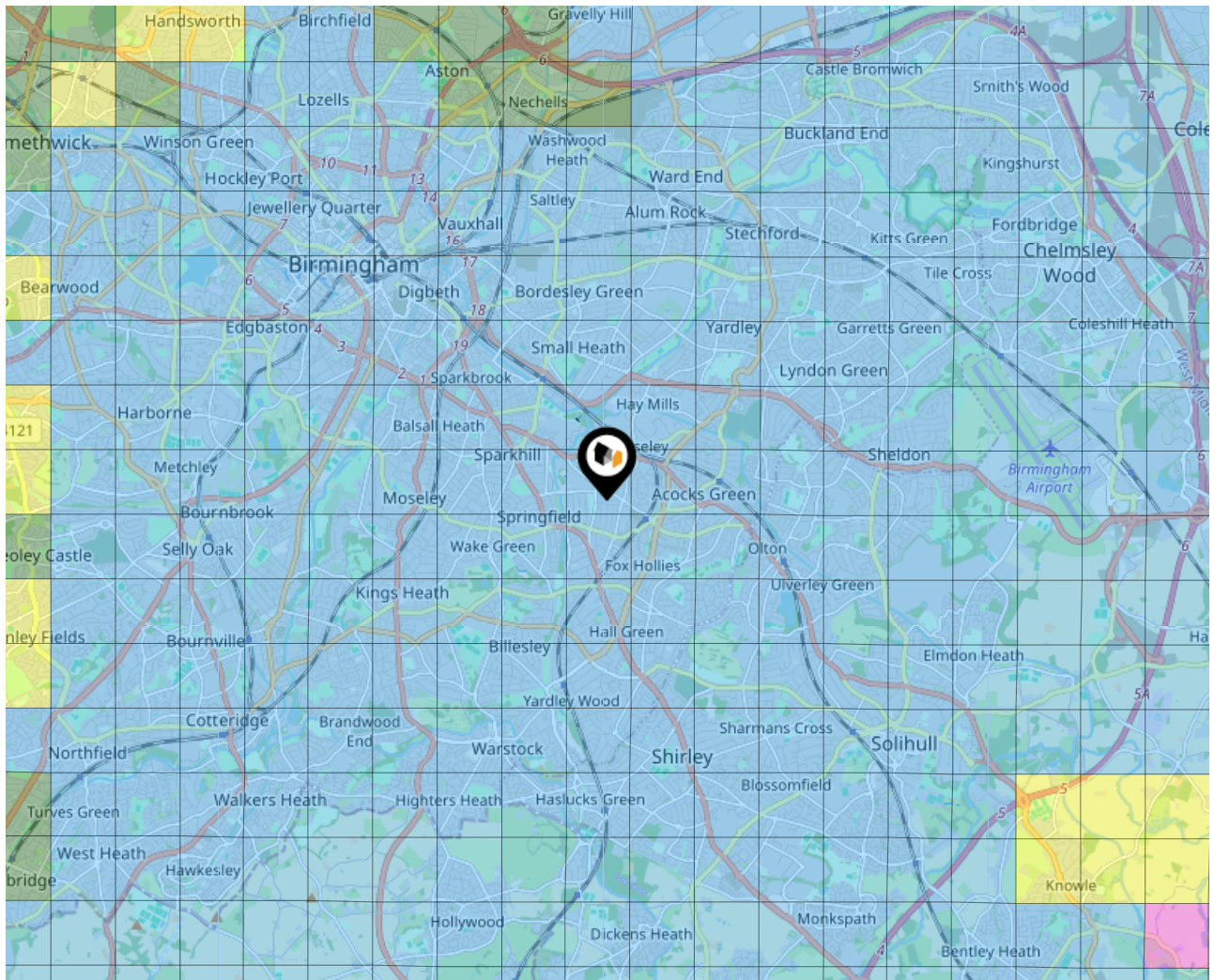
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	59 m ²

Environment

Radon Gas

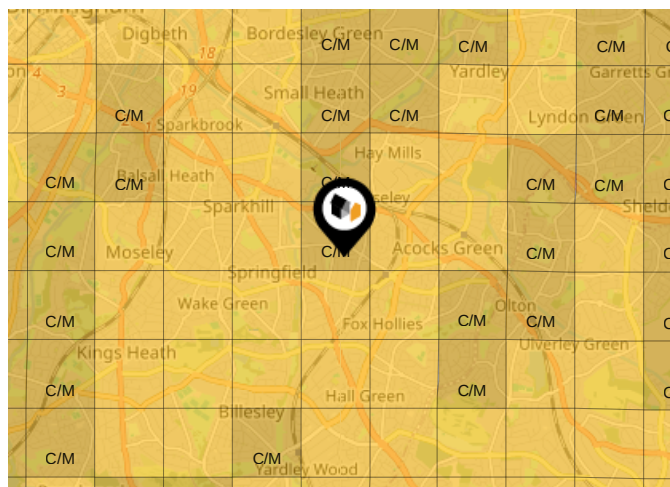
What is Radon?

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).



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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

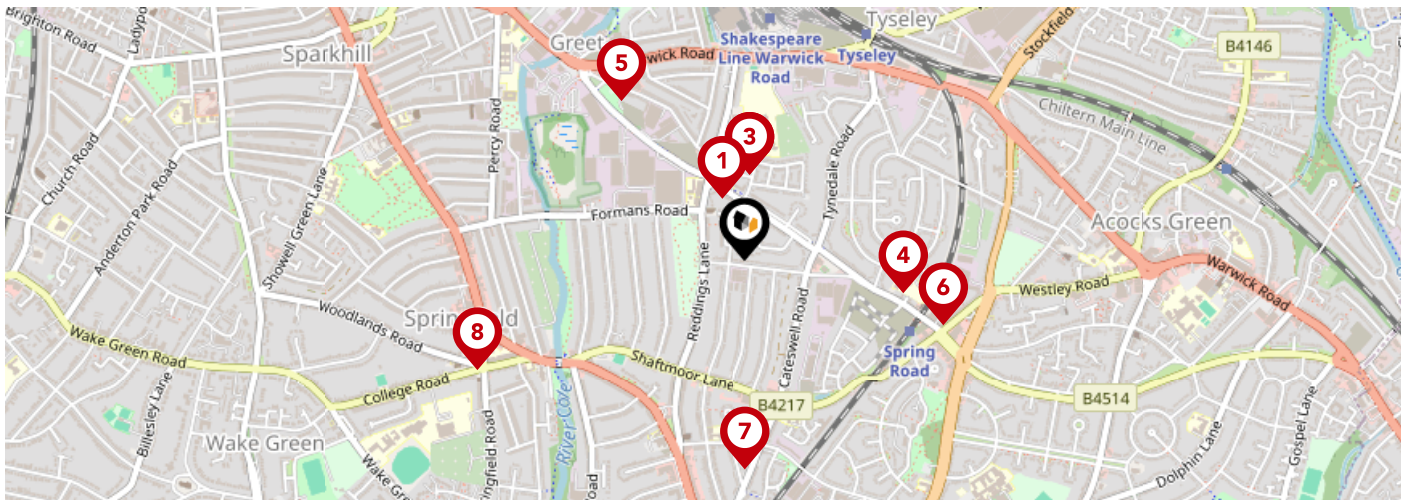


Primary Classifications (Most Common Clay Types)

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

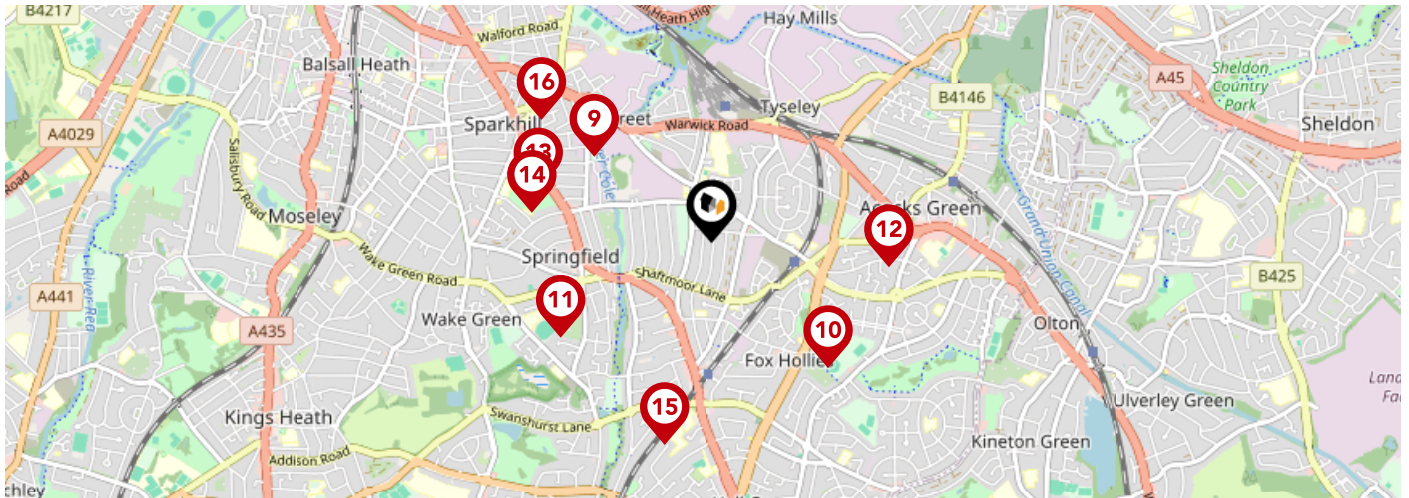
Area Schools

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		Nursery	Primary	Secondary	College	Private
1	The Olive School, Birmingham Ofsted Rating: Outstanding Pupils: 628 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Al-Furqan Primary School Ofsted Rating: Good Pupils: 628 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Yardleys School Ofsted Rating: Good Pupils: 924 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Yarnfield Primary School Ofsted Rating: Good Pupils: 676 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Al-Ameen Primary School Ofsted Rating: Not Rated Pupils: 179 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Al-Burhan Grammar School Ofsted Rating: Good Pupils: 126 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Yorkmead Junior and Infant School Ofsted Rating: Good Pupils: 464 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Springfield Primary Academy Ofsted Rating: Good Pupils: 492 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

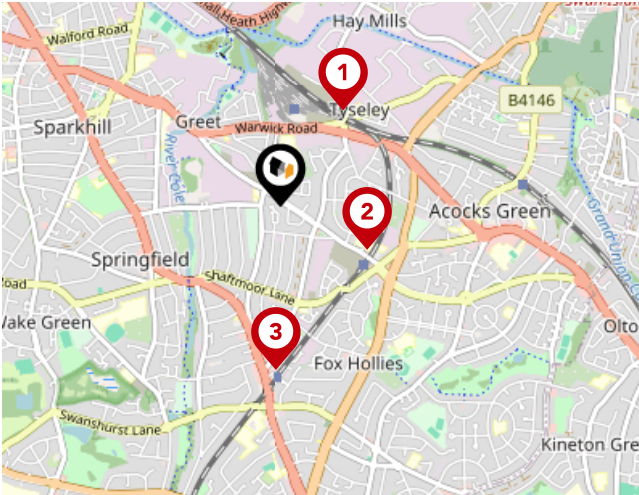
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Greet Primary School Ofsted Rating: Requires improvement Pupils: 824 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Ninestiles, an Academy Ofsted Rating: Good Pupils: 1491 Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Moseley School and Sixth Form Ofsted Rating: Good Pupils: 1454 Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Acocks Green Primary School Ofsted Rating: Outstanding Pupils: 483 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 English Martyrs' Catholic Primary School Ofsted Rating: Good Pupils: 351 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St John's CofE Primary School Ofsted Rating: Outstanding Pupils: 467 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hall Green School Ofsted Rating: Good Pupils: 909 Distance:0.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Arden Primary School Ofsted Rating: Good Pupils: 708 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

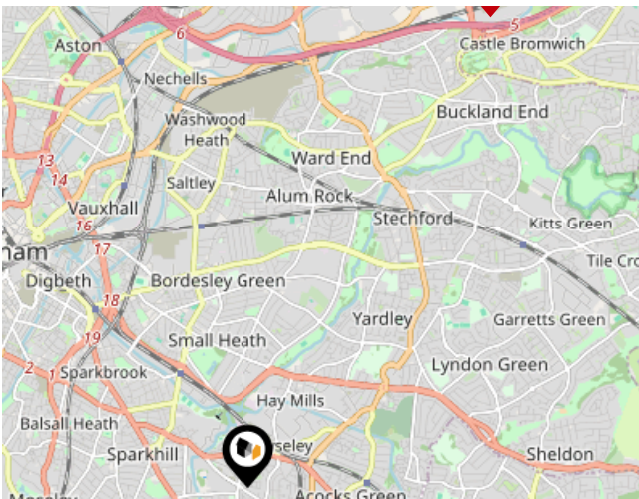
Area

Transport (National)



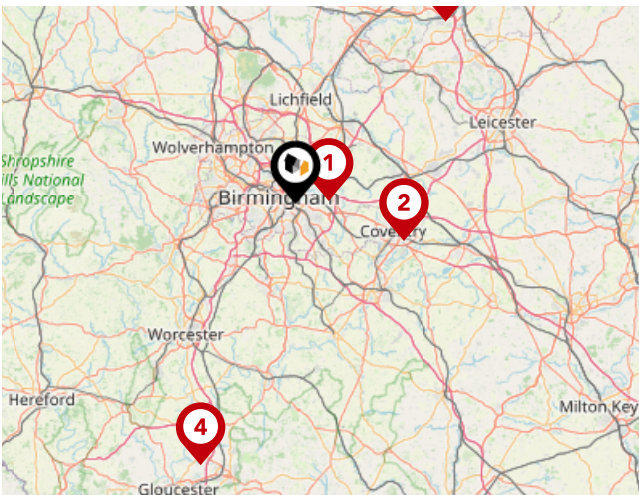
National Rail Stations

Pin	Name	Distance
1	Tyseley Rail Station	0.52 miles
2	Spring Road Rail Station	0.43 miles
3	Hall Green Rail Station	0.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	4.48 miles
2	M6 J5	4.8 miles
3	M42 J4	5.32 miles
4	M42 J5	4.98 miles
5	M6 J4A	5.98 miles

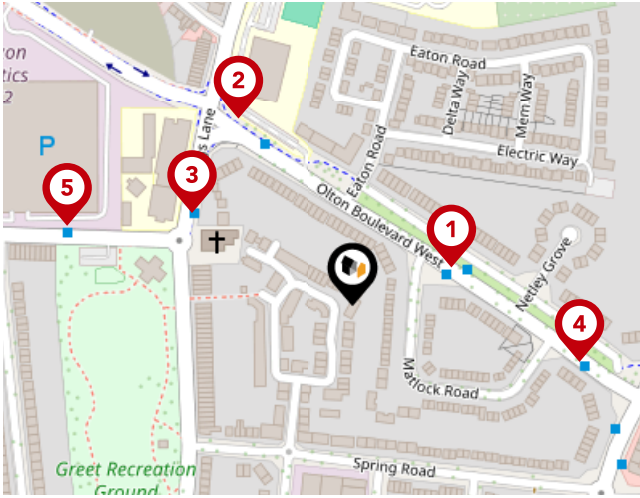


Airports/HELIPADS

Pin	Name	Distance
1	Birmingham Airport	4.82 miles
2	Baginton	16.57 miles
3	East Mids Airport	33.99 miles
4	Staverton	40.6 miles

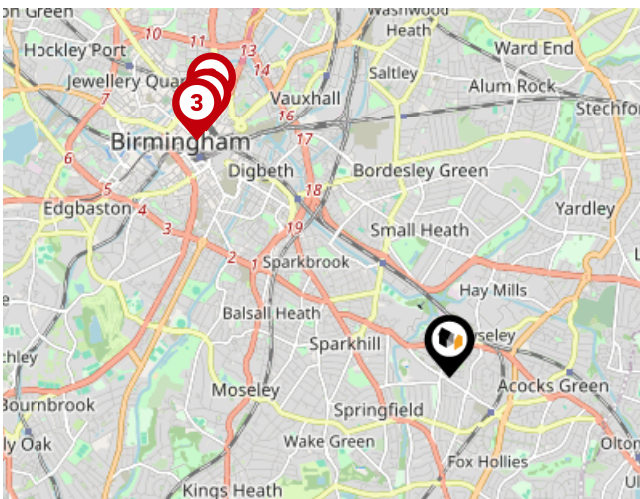
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Matlock Rd	0.06 miles
2	Electricity Works	0.12 miles
3	St Edmunds Church	0.1 miles
4	Tynedale Rd	0.13 miles
5	Tetley Rd	0.17 miles



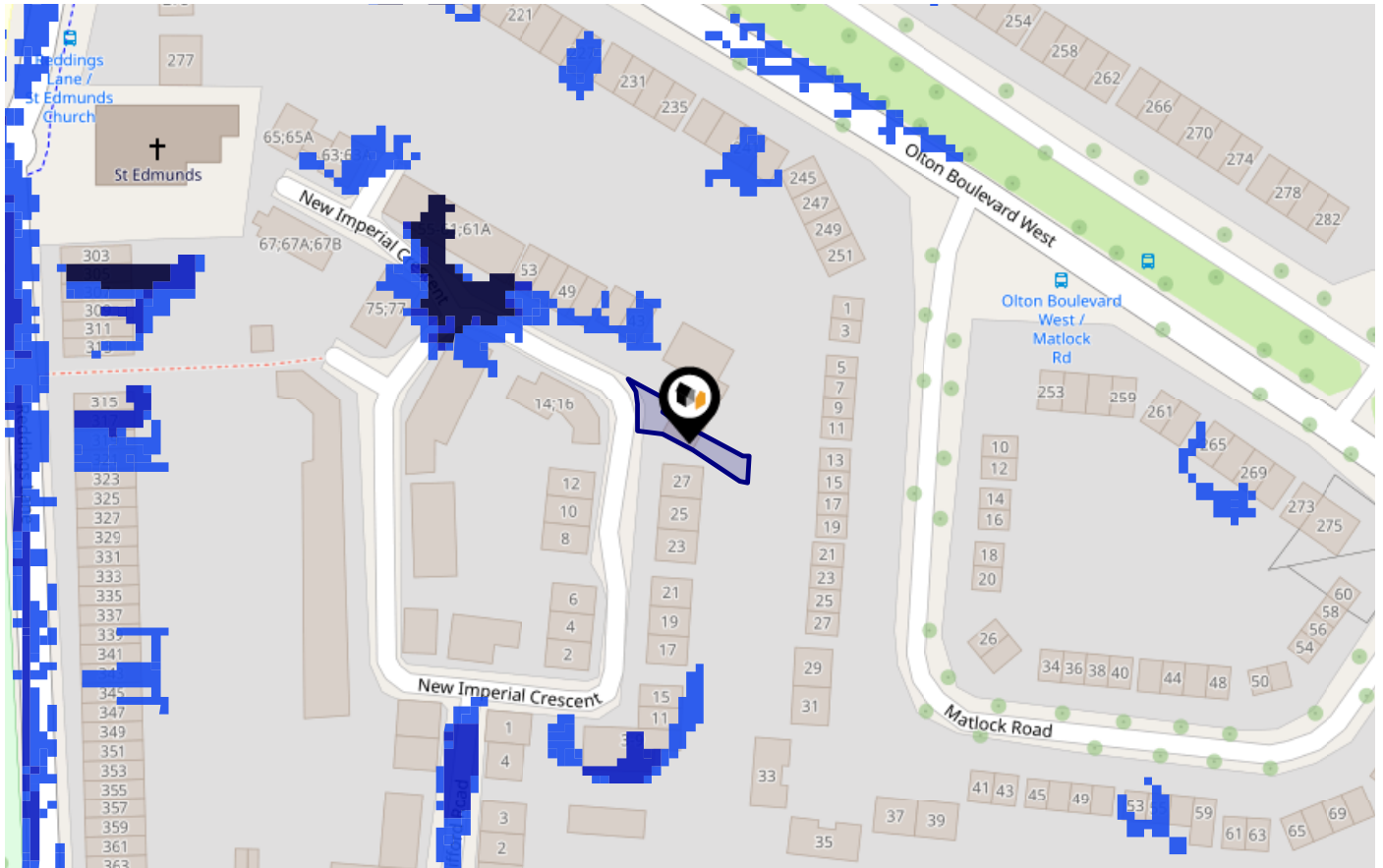
Local Connections

Pin	Name	Distance
1	Corporation Street (Midland Metro Stop)	3.13 miles
2	Bull Street (Midland Metro Stop)	3.21 miles
3	Grand Central New Street (Midland Metro Stop)	3.13 miles

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

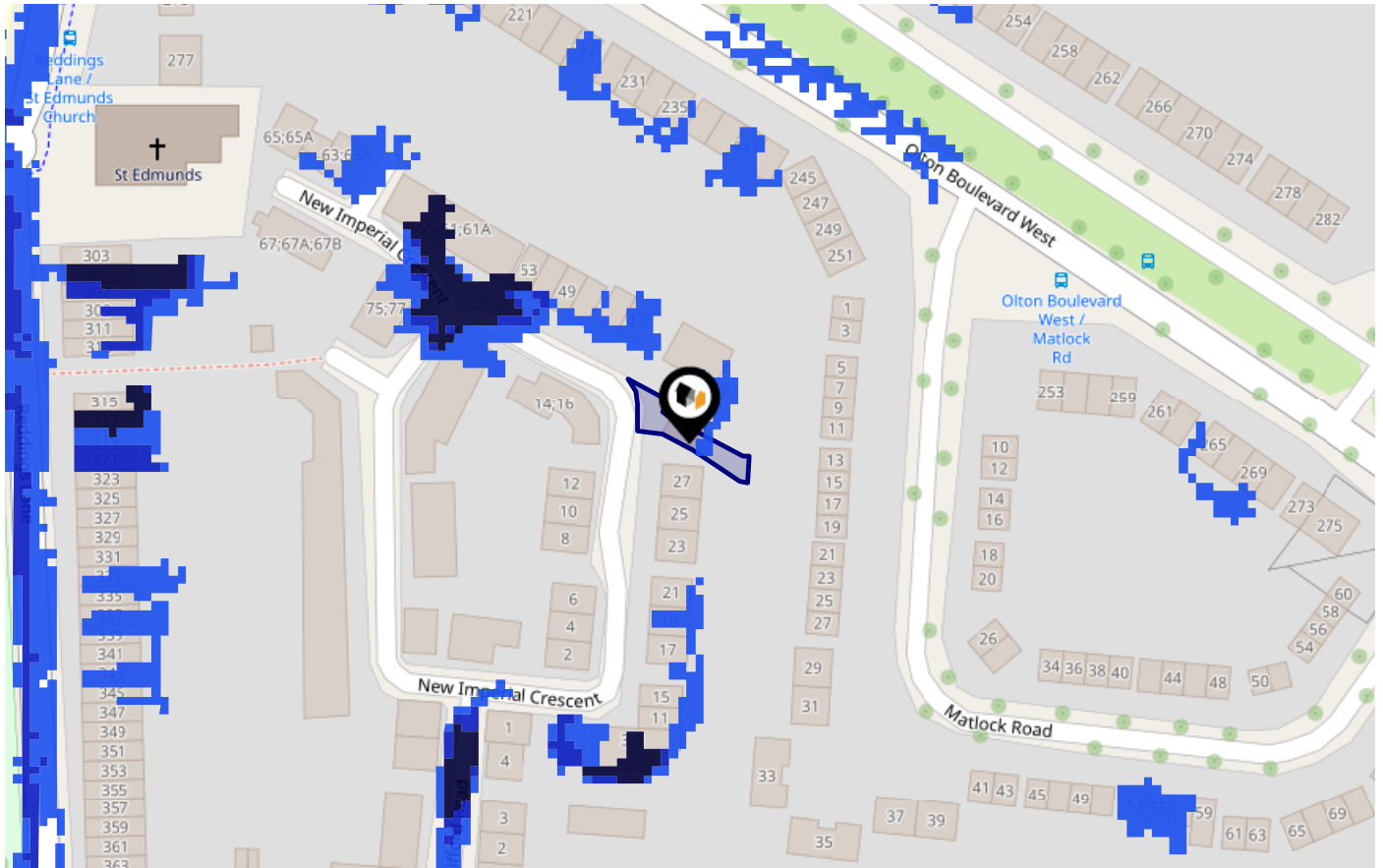
Chance of flooding to the following depths at this property:



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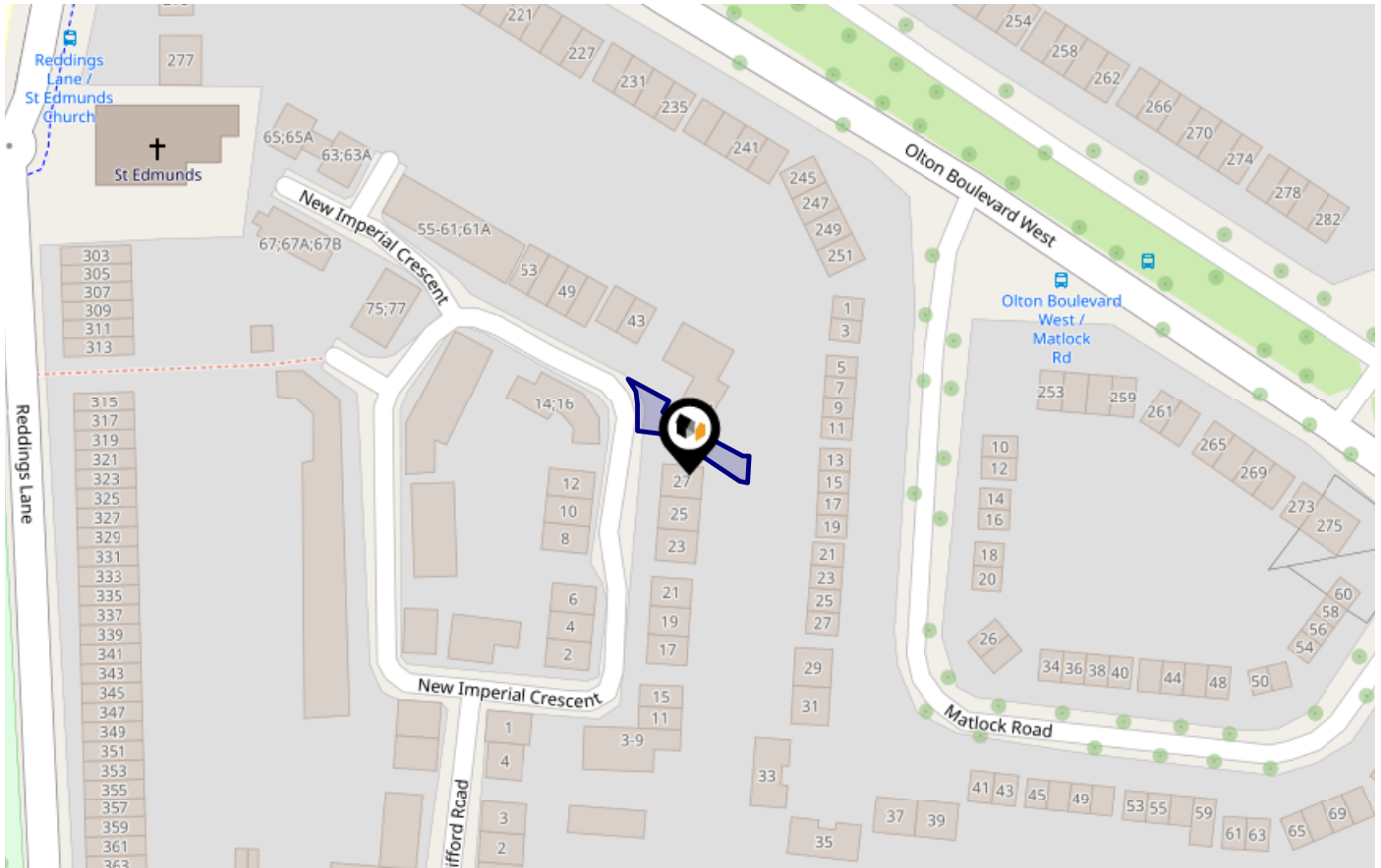
Chance of flooding to the following depths at this property:



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 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

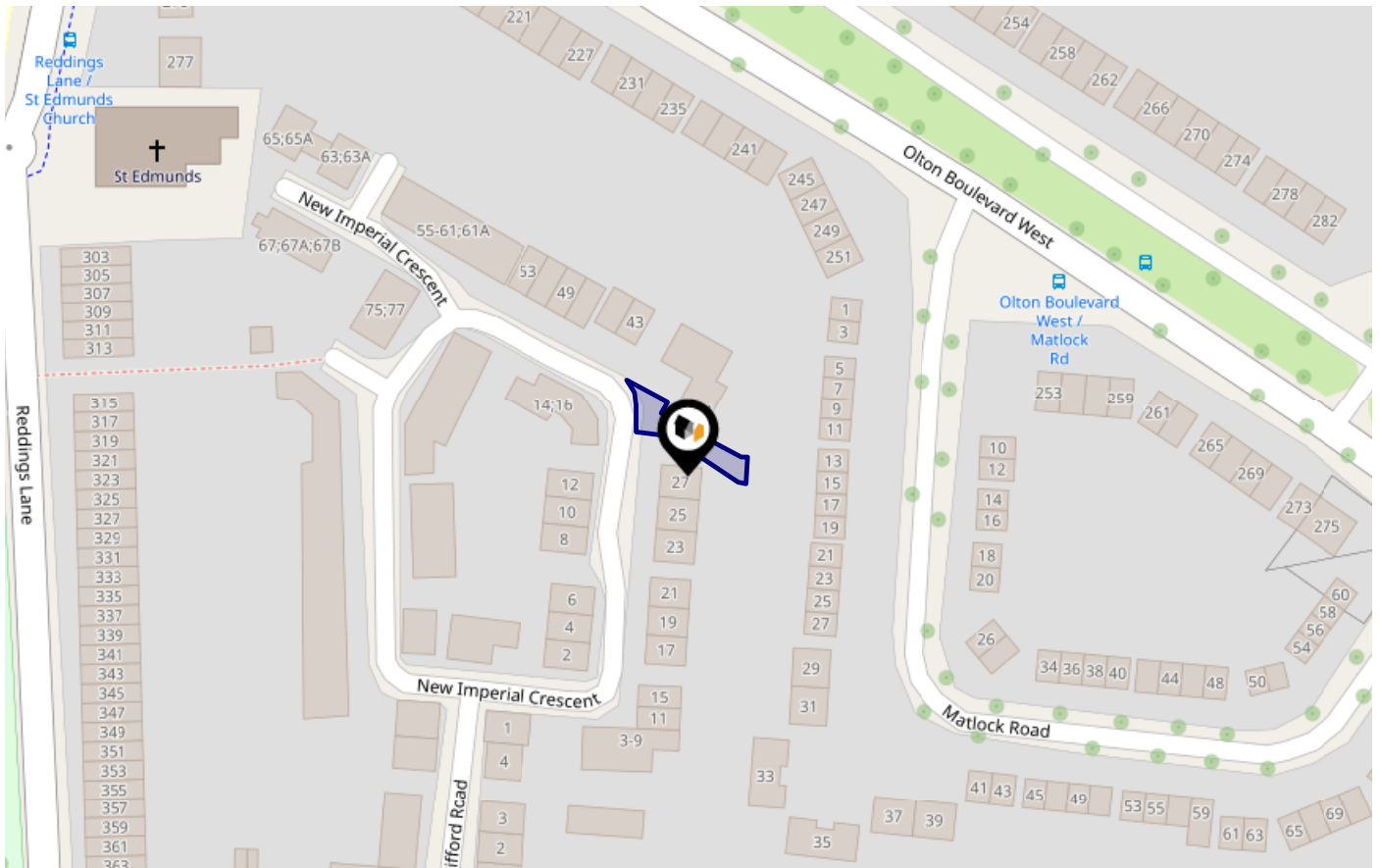
Chance of flooding to the following depths at this property:



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

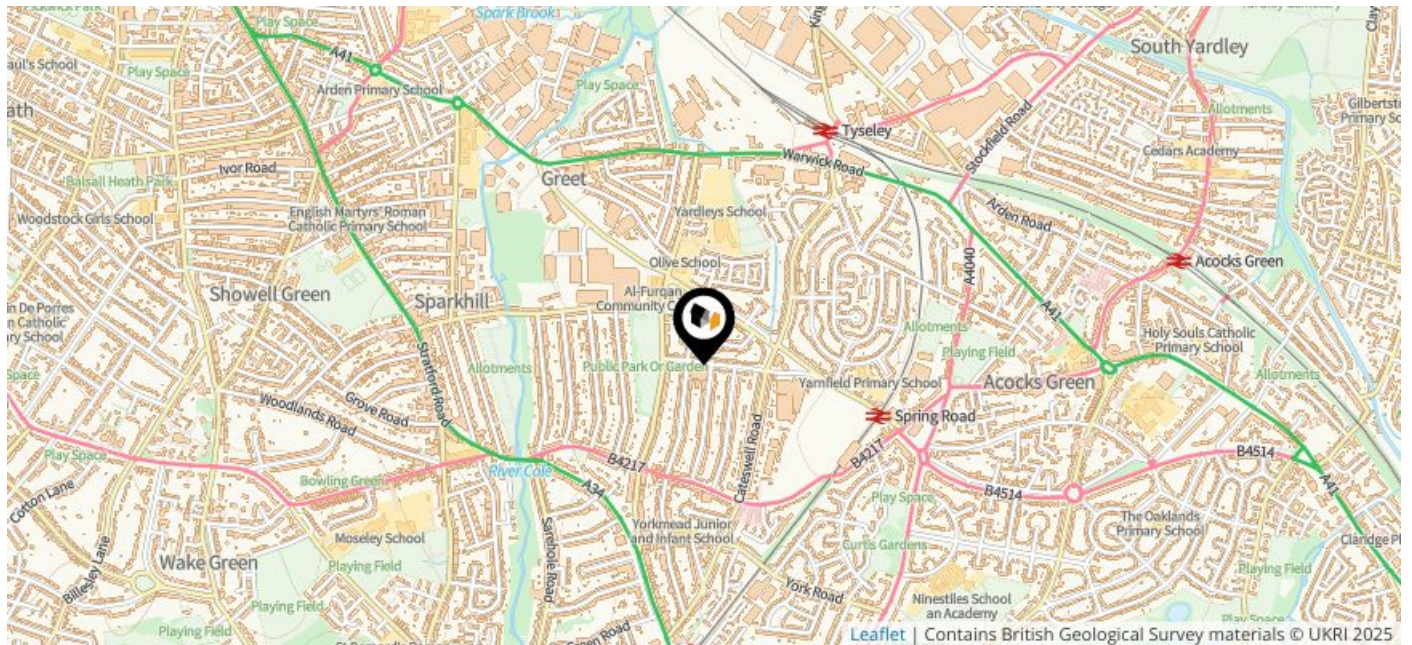
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- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby coal mine entrances and their classifications.



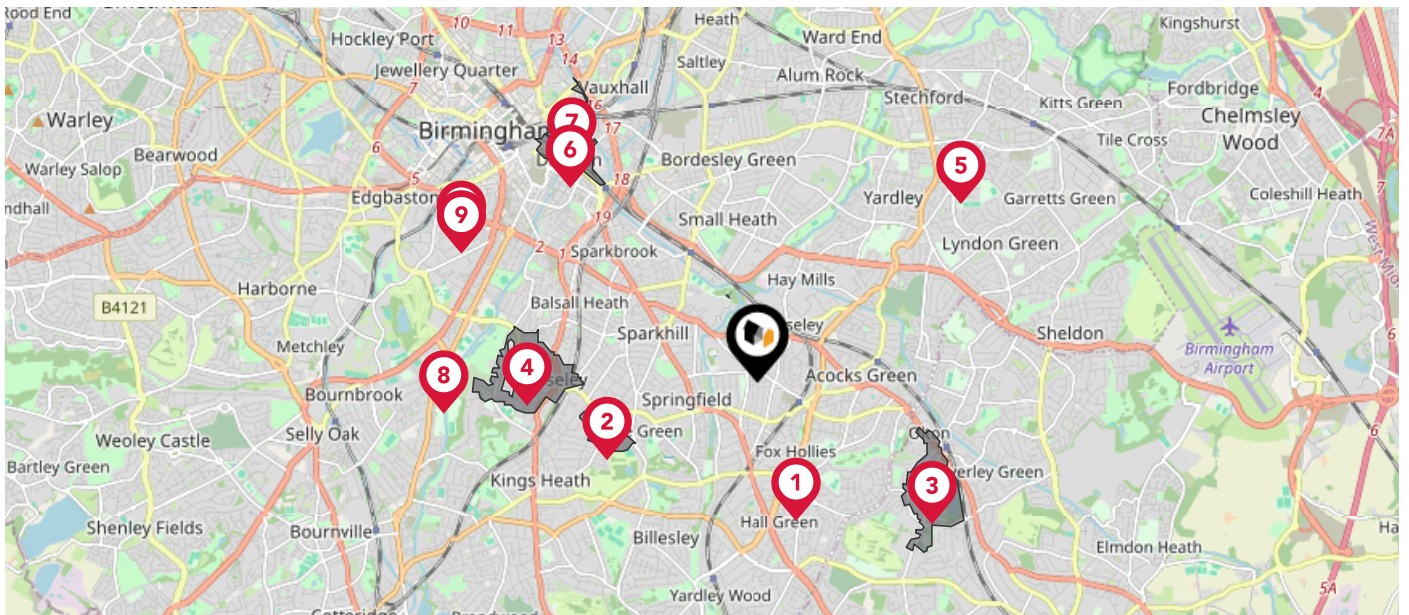
Mine Entry

- ✕ 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.



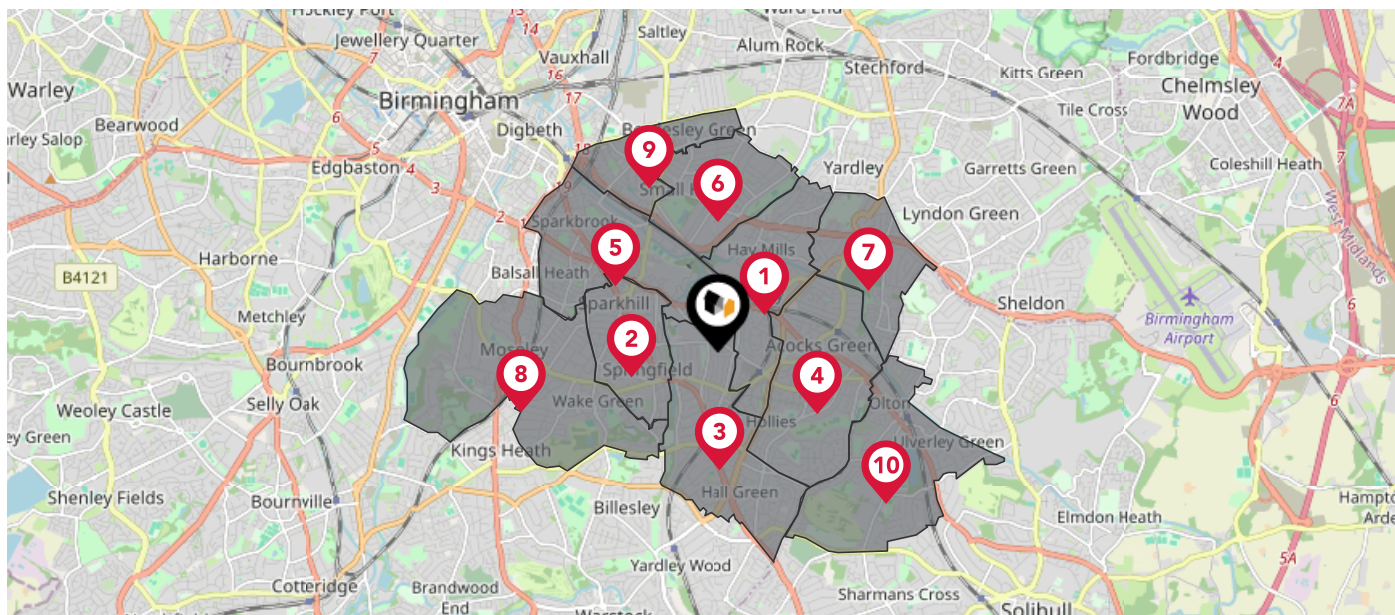
Nearby Conservation Areas

- 1 School Road
- 2 St Agnes
- 3 Conservation Area - Olton
- 4 Moseley
- 5 Old Yardley
- 6 Digbeth, Deritend and Bordesley High Streets
- 7 Warwick Bar
- 8 Selly Park Avenues
- 9 Ryland Road
- 10 Lee Crescent

Maps

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



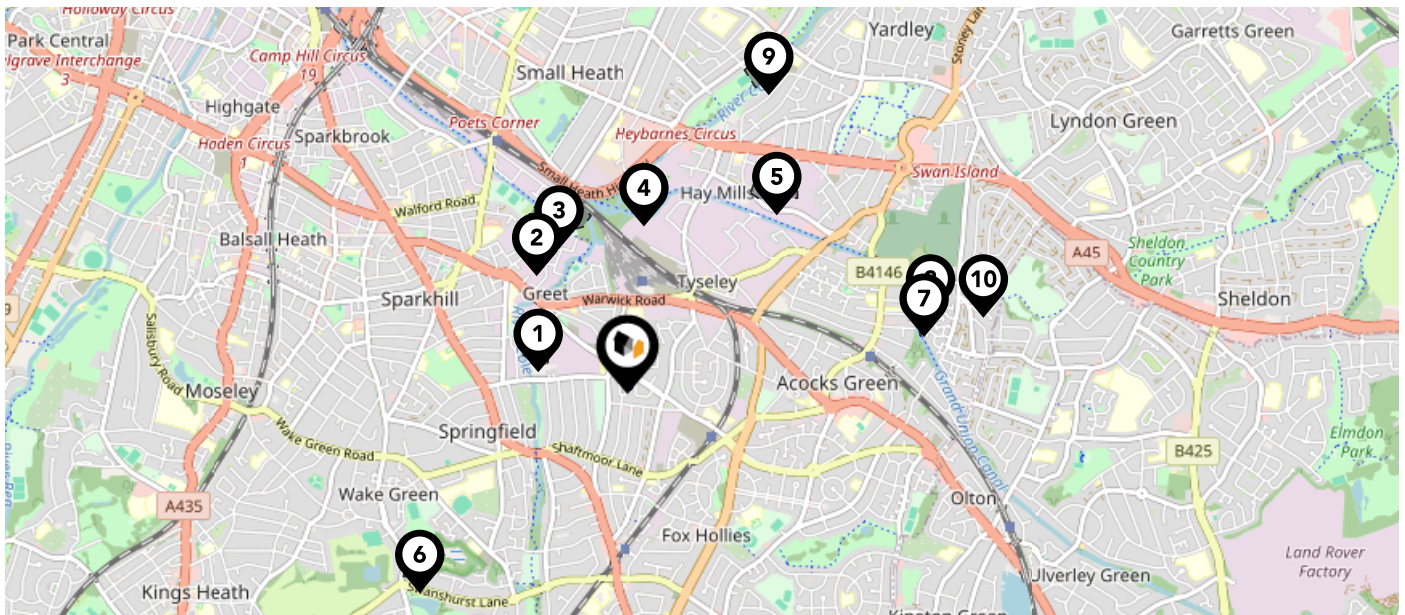
Nearby Council Wards

- 1 Tyseley & Hay Mills Ward
- 2 Sparkhill Ward
- 3 Hall Green North Ward
- 4 Acocks Green Ward
- 5 Sparkbrook & Balsall Heath East Ward
- 6 Small Heath Ward
- 7 South Yardley Ward
- 8 Moseley Ward
- 9 Bordesley Green Ward
- 10 Olton Ward

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	Former Burbury Brickworks Landfill Site-Warwick Road, Greet, Birmingham, West Midlands	Historic Landfill
2	Albion Road-Albion Road, Greet, Birmingham, West Midlands	Historic Landfill
3	Ackers Trust Site-Golden Hillock Road, Small Heath, Birmingham, West Midlands	Historic Landfill
4	Land In The Vicinity Of Tyseley Incinerator-James Road, Tyseley, Birmingham, West Midlands	Historic Landfill
5	Speedwell Road, Hay Mills-Former Bayliss Brickworks, Speedwell Road, Hay Mills, Birmingham, West Midlands	Historic Landfill
6	Yardley Wood Road-Moseley Bog Nature Reserve, Yardley Wood Road, Wake Green, Birmingham, West Midlands	Historic Landfill
7	Former Land Rover Works Landfill Site-Woodcock Lane North, Acocks Green, Birmingham, West Midlands	Historic Landfill
8	Clay Lane Cottages Landfill Site-Clay Lane, Acocks Green, Birmingham, West Midlands	Historic Landfill
9	Newbridge Road / Hob Moor Road-Hobmoor, Hay Mills, Birmingham, West Midlands	Historic Landfill
10	Clay Lane-Birmingham, West Midlands	Historic Landfill

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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