

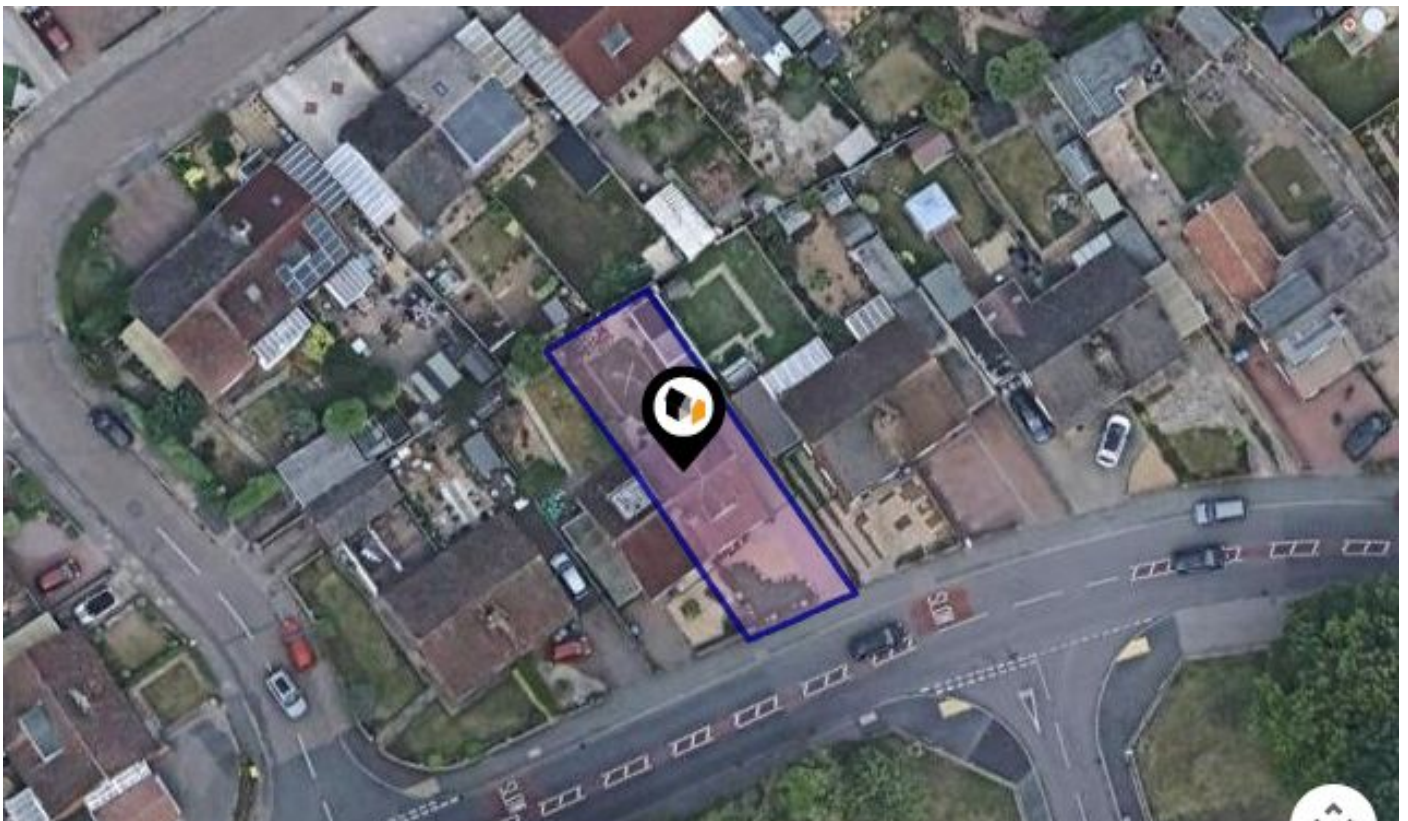


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30<sup>th</sup> July 2025



**BLACKBERRY LANE, COVENTRY, CV2**

## iad UK

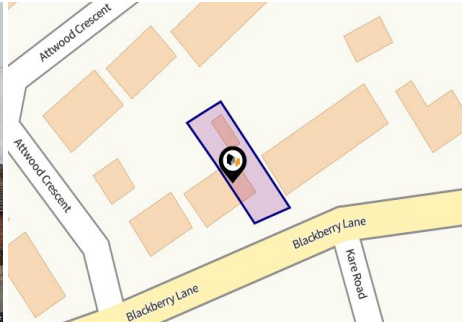
iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

07723 914580

denise.may@iad.uk.com

iadgroup.com





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.07 acres  
**Title Number:** WM122752

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**5**  
mb/s



**1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



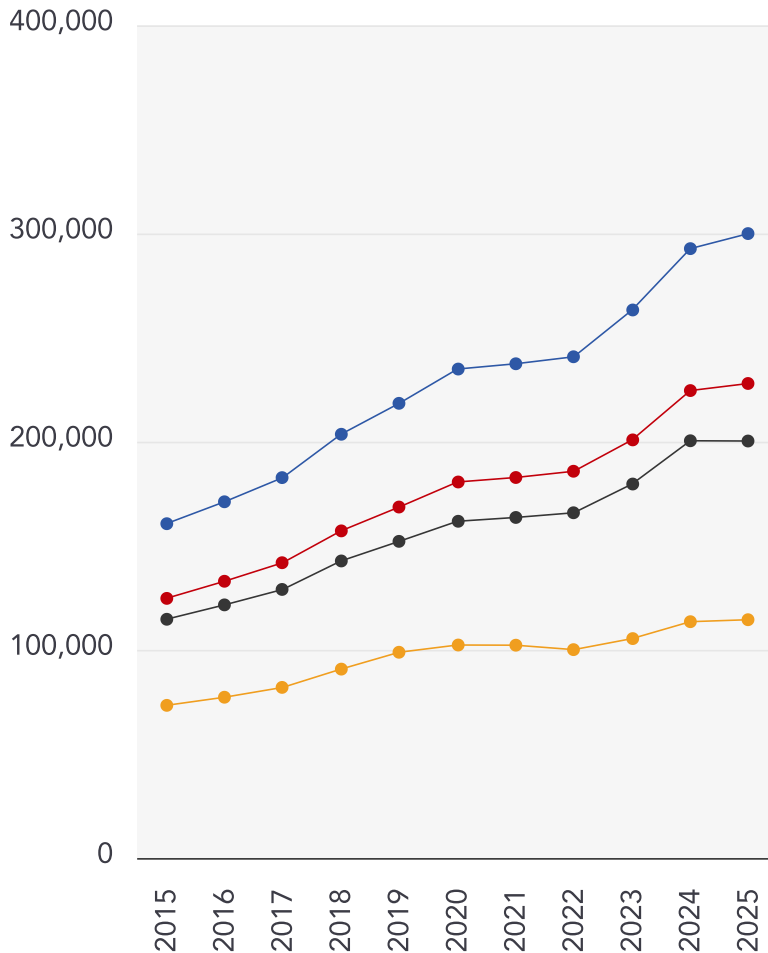
Planning records for: *Blackberry Lane, Coventry, CV2*

Reference - FUL/2012/1310	
Decision:	APPROVED
Date:	11th July 2012
Description:	Replacement pitched roof dormers

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in CV2



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**



This map displays nearby coal mine entrances and their classifications.



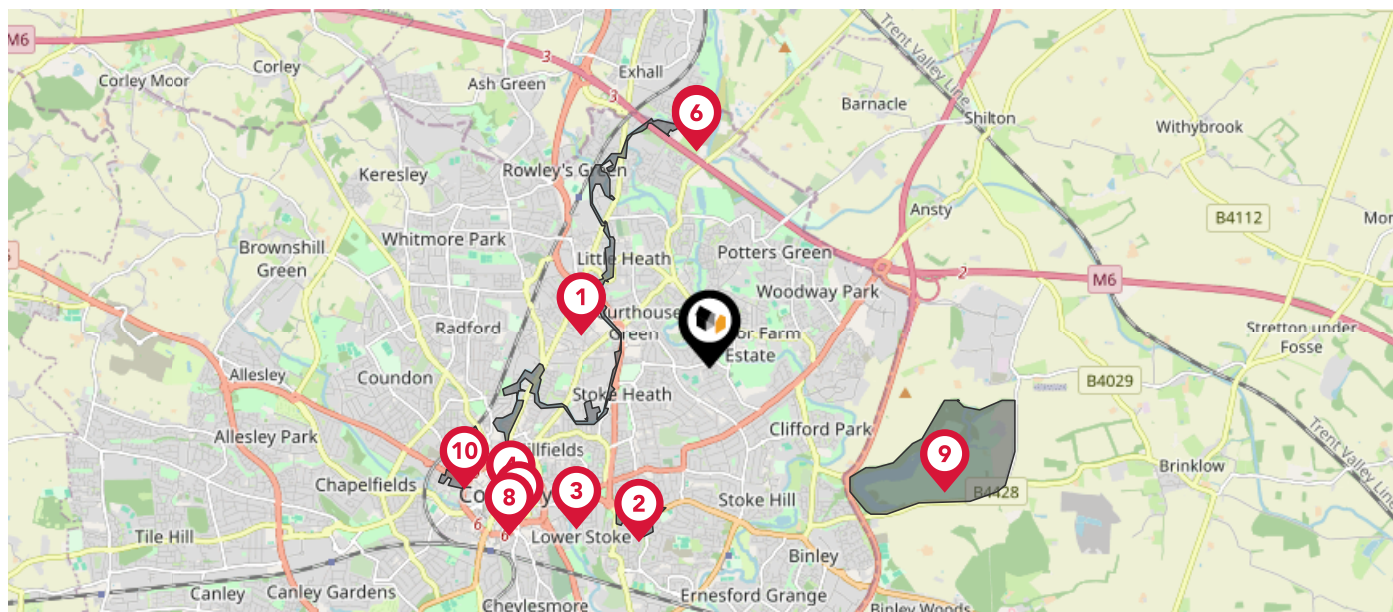
### Mine Entry

- ✕ 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



Coventry Canal



Stoke Green



Far Gosford Street



Lady Herbert's Garden



Hill Top and Cathedral



Hawkesbury Junction



Hawkesbury Junction



High Street

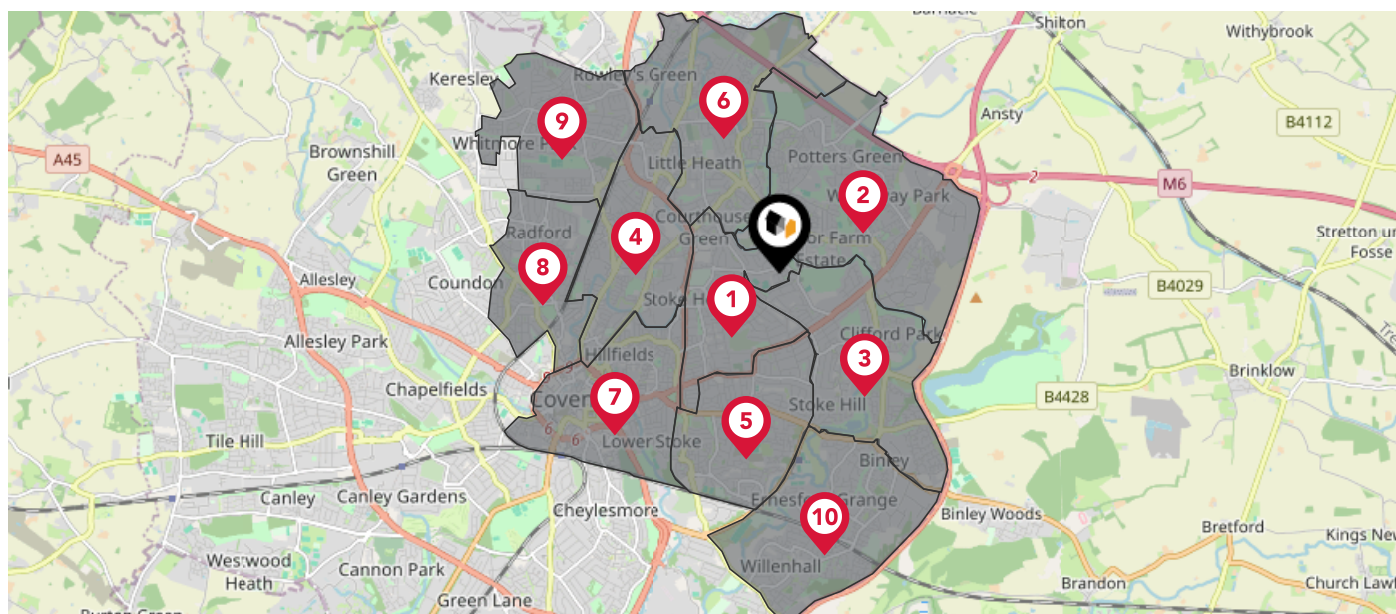


Combe Abbey













Naul's Mill

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

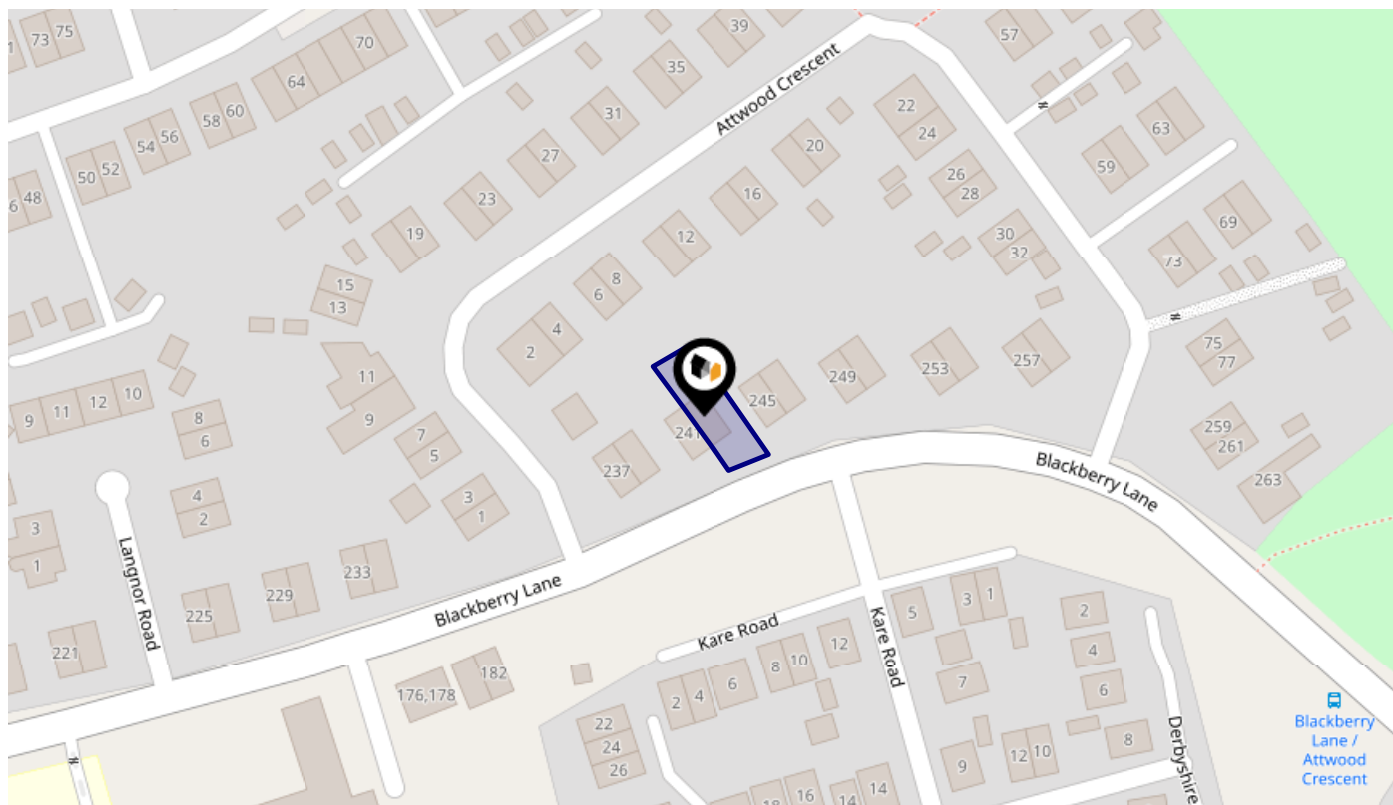


### Nearby Council Wards

-  1 Upper Stoke Ward
-  2 Henley Ward
-  3 Wyken Ward
-  4 Foleshill Ward
-  5 Lower Stoke Ward
-  6 Longford Ward
-  7 St. Michael's Ward
-  8 Radford Ward
-  9 Holbrook Ward
-  10 Binley and Willenhall 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:

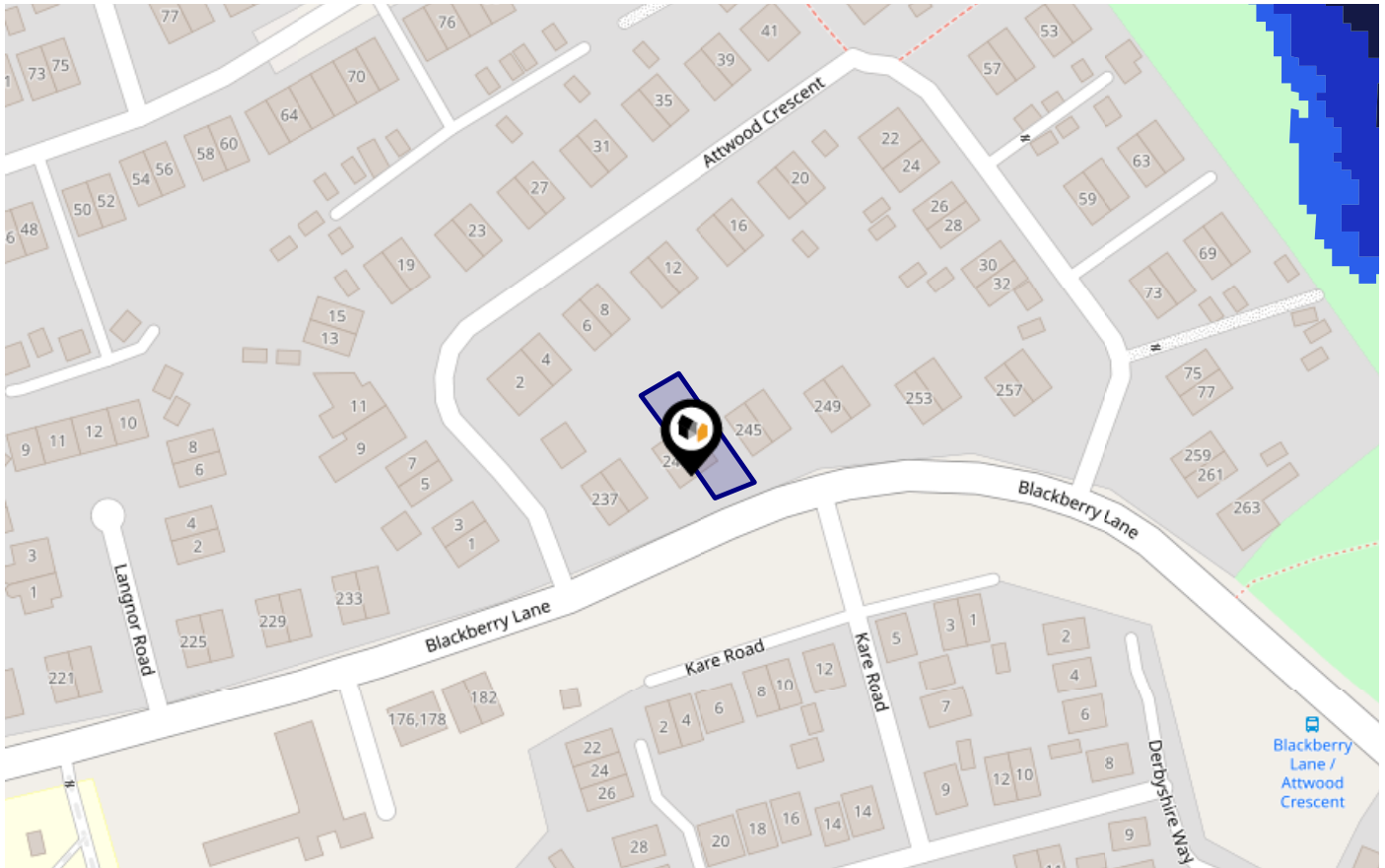
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

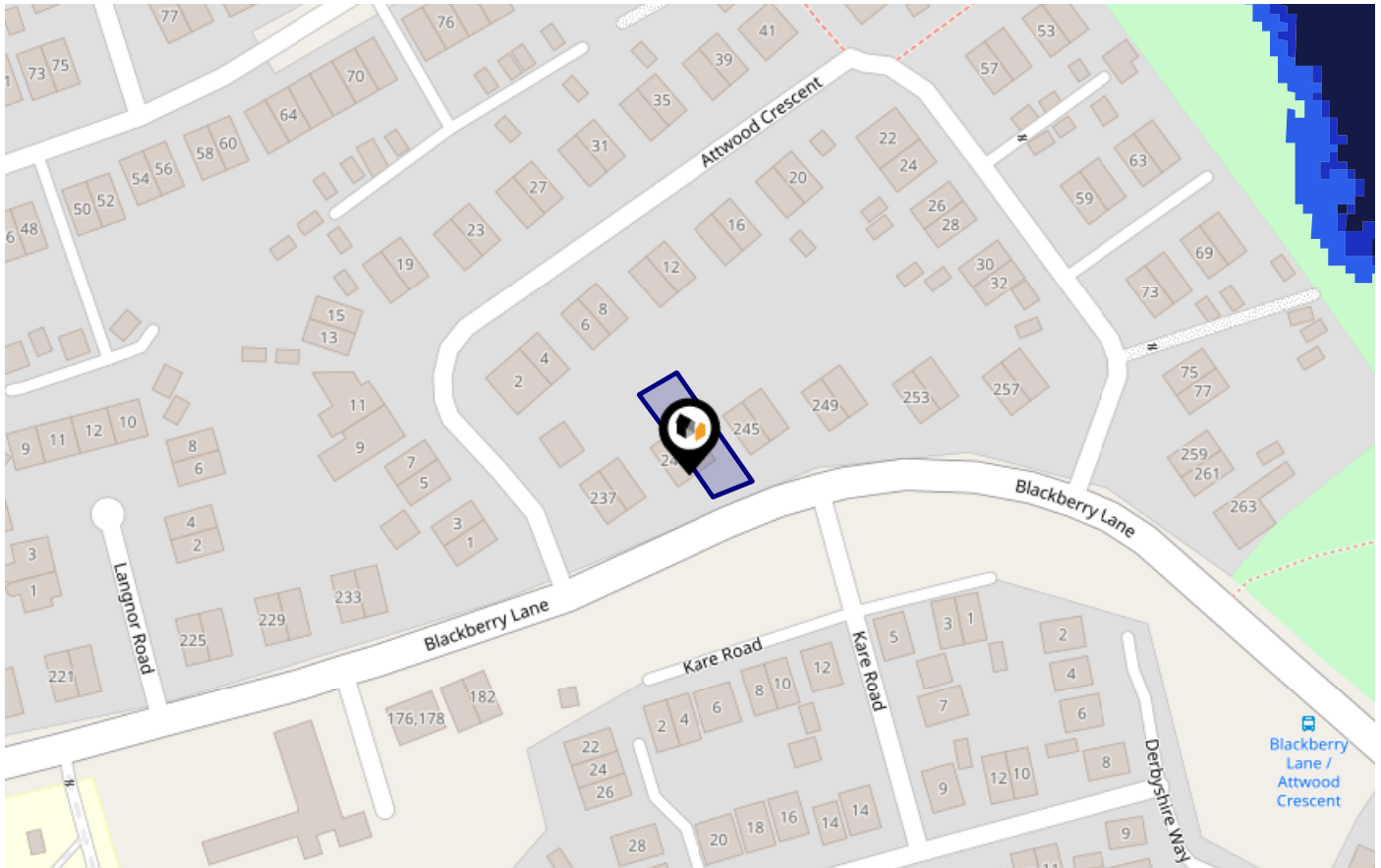
Chance of flooding to the following depths at this property:



# 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.

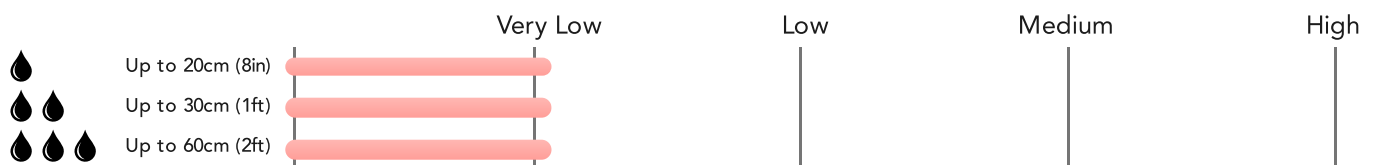


Risk Rating: Very low

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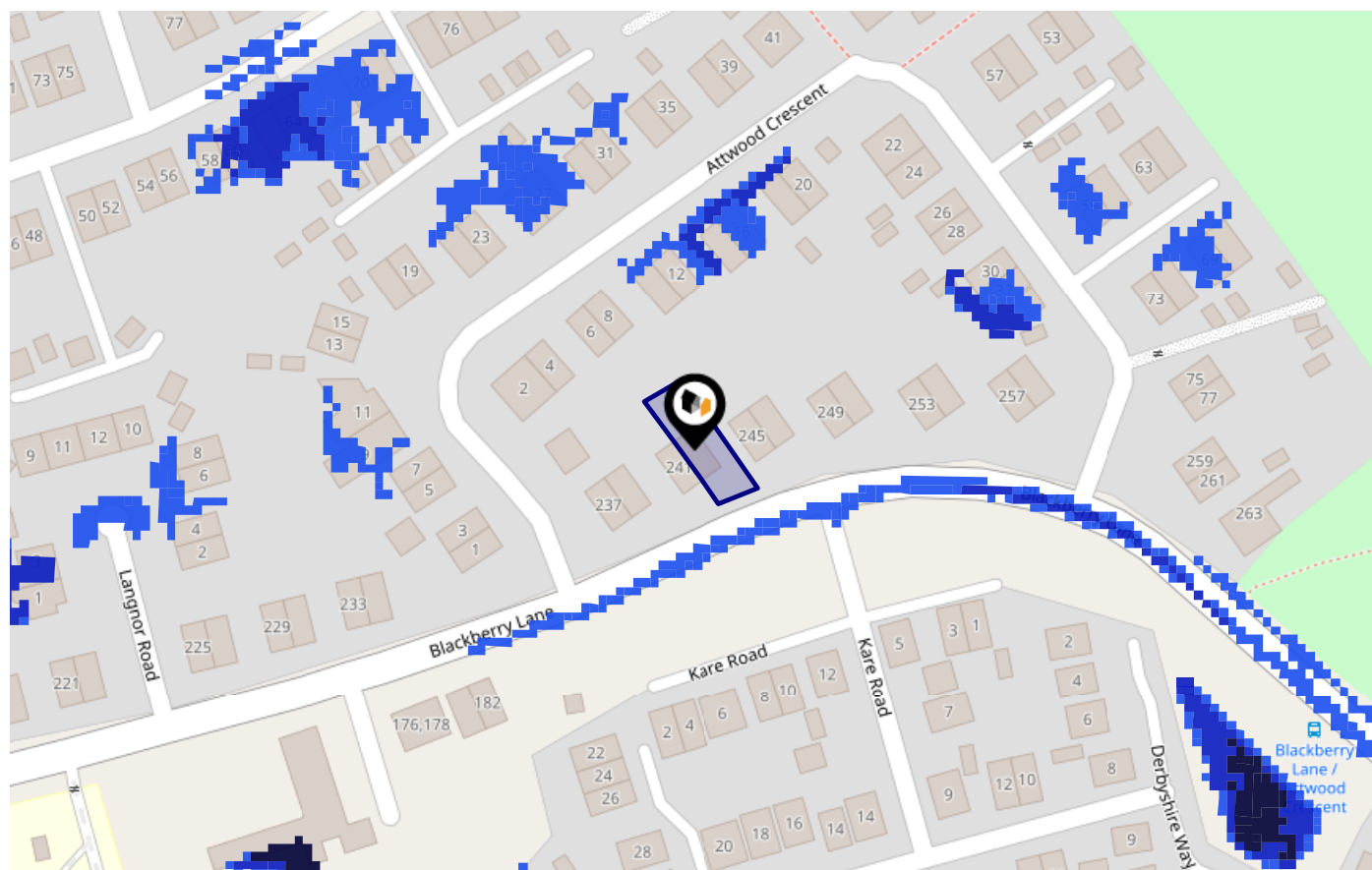
Chance of flooding to the following depths at this property:



# 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.

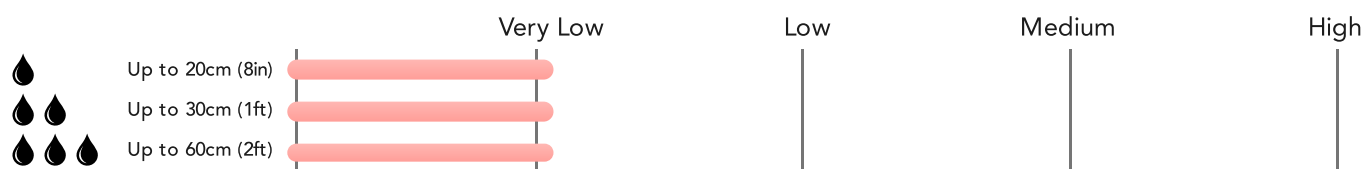


**Risk Rating:** Very low

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

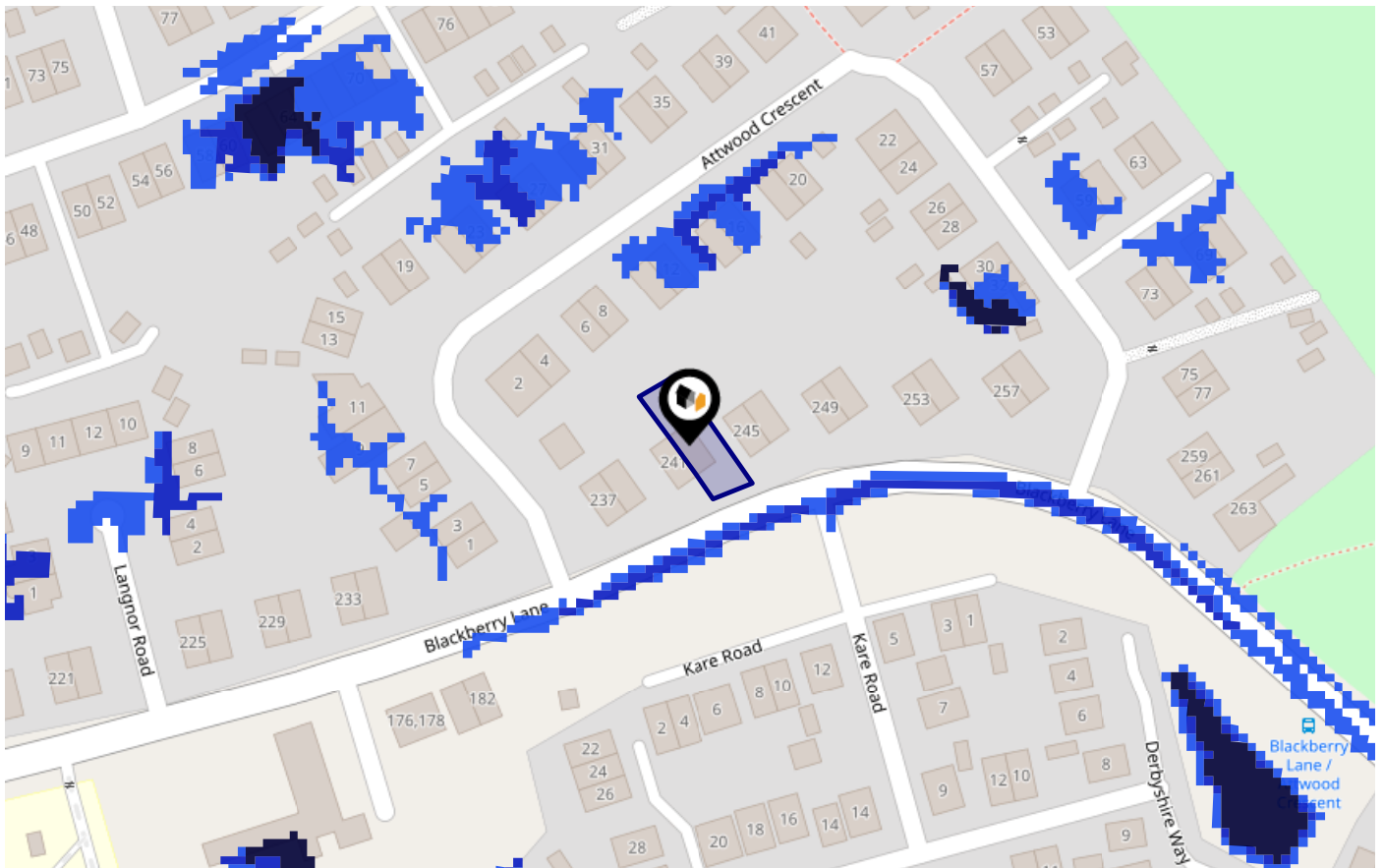




# Flood Risk

## 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**

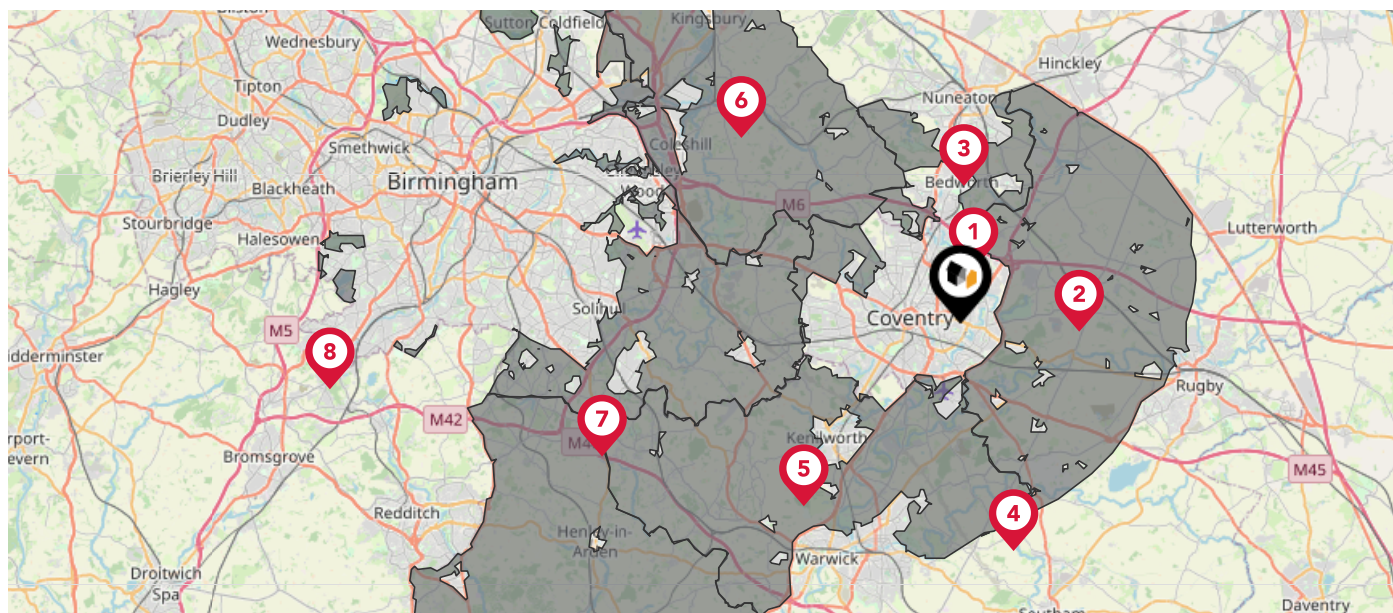
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Chance of flooding to the following depths at this property:



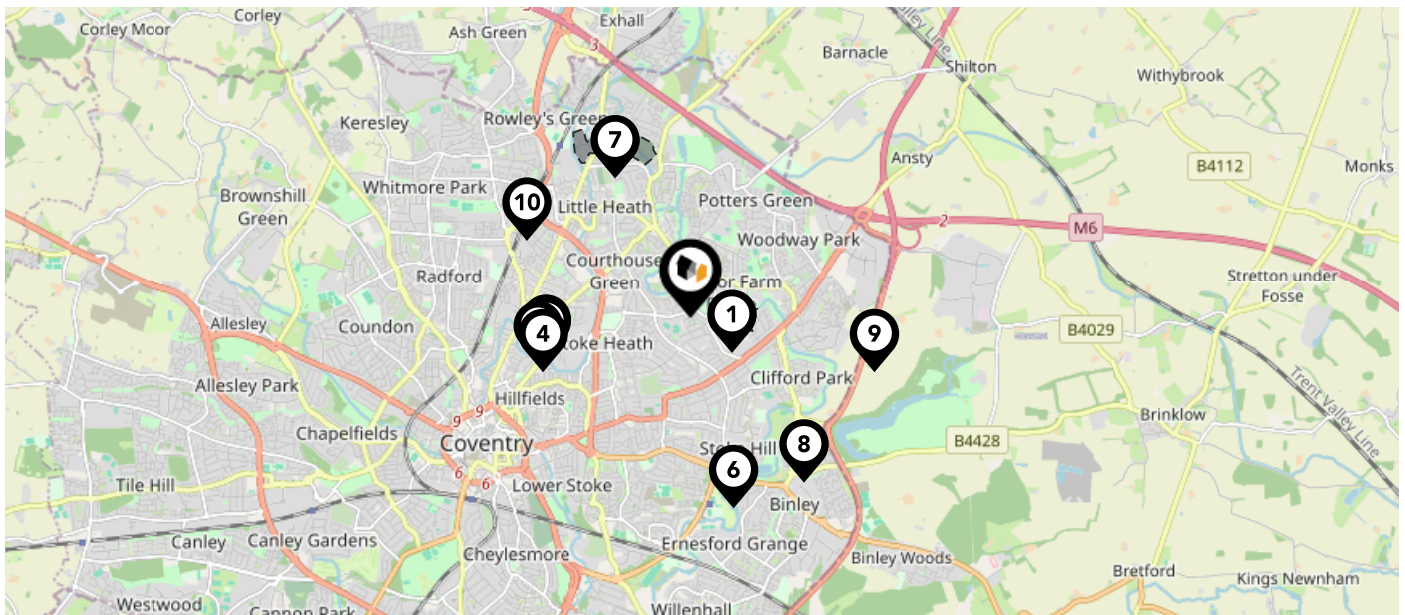
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Birmingham

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.

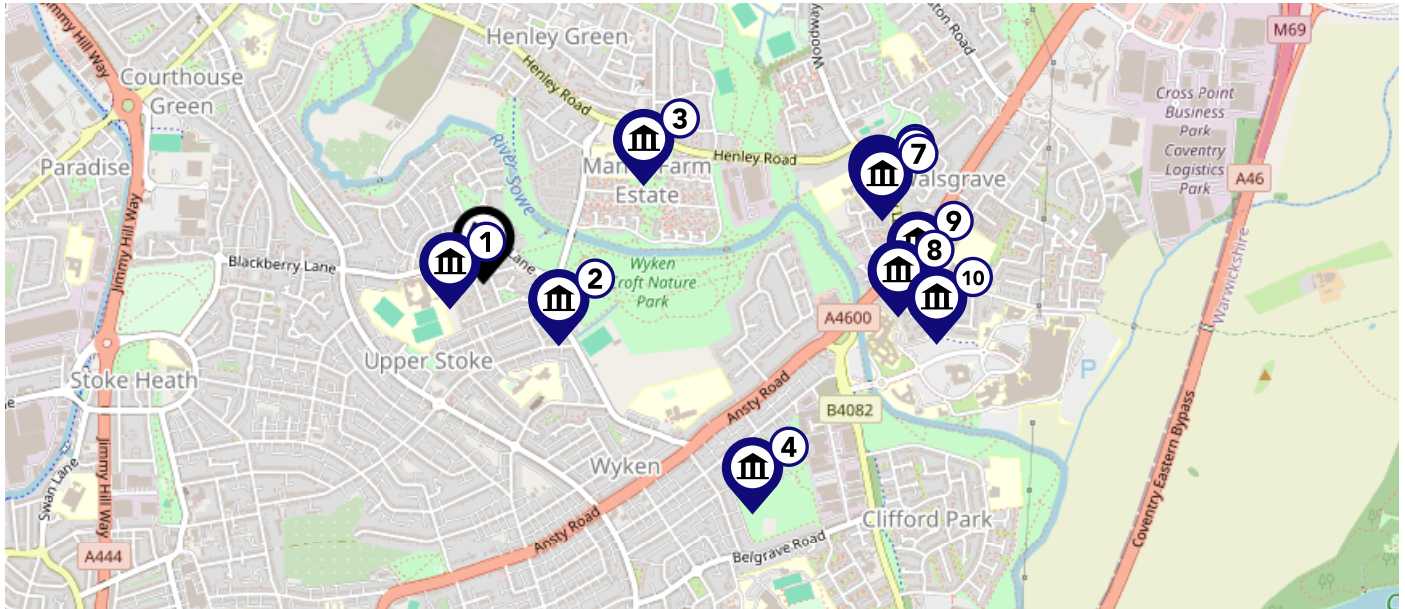












### Nearby Landfill Sites

	Wyken Croft-Wyken, Coventry	Historic Landfill 
	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill 
	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill 
	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill 
	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill 
	Binley Road A-Binley, Coventry	Historic Landfill 
	Doyle Road-Longford	Historic Landfill 
	Coombe Estate-Binley, Coventry	Historic Landfill 
	Site No.4 Walsgrave Hill Borrow Pit-Walgrave Hill Farm, Coventry, Warwickshire	Historic Landfill 
	Railway Sidings-Three Spines Bridge	Historic Landfill 



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

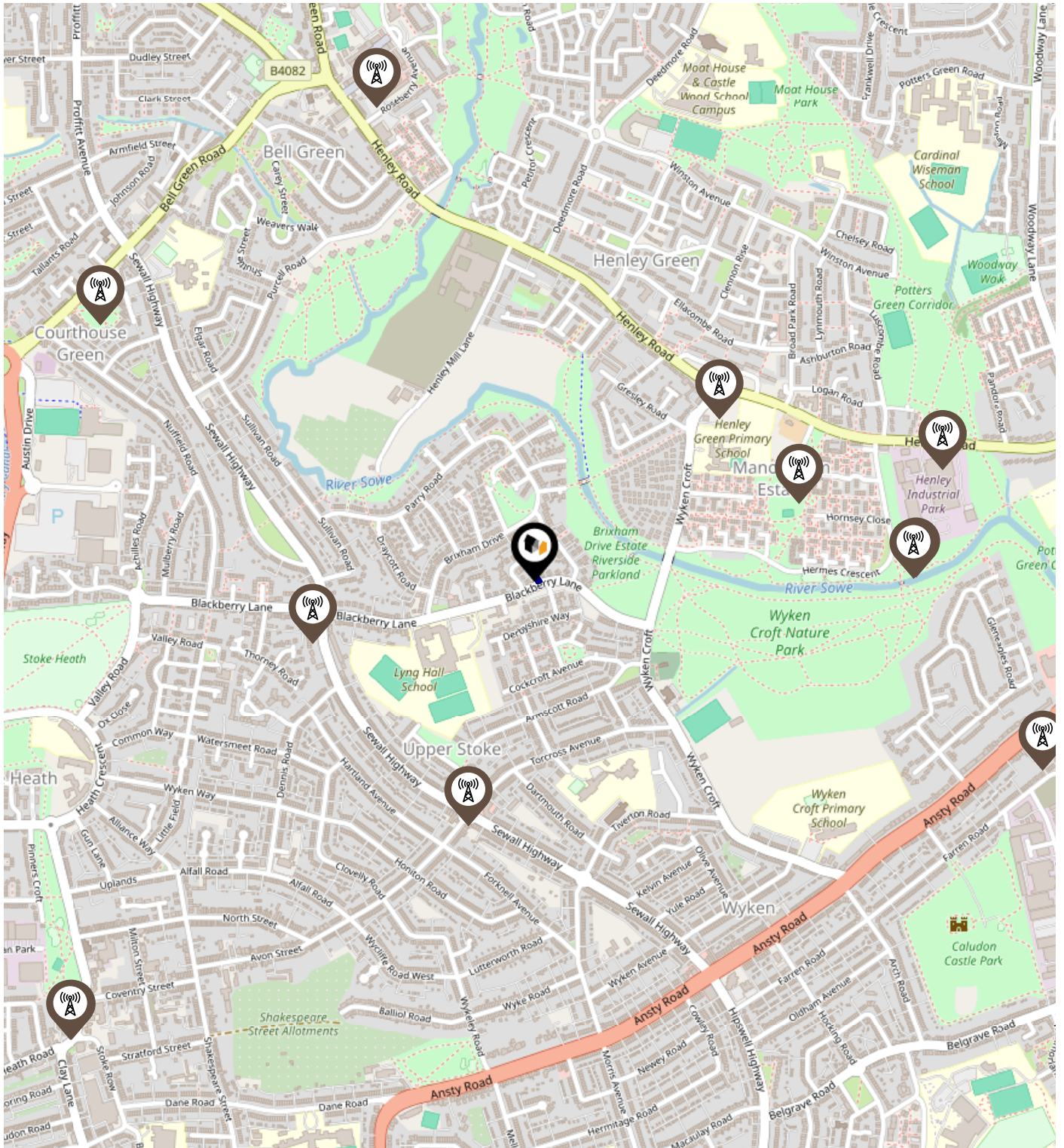


Listed Buildings in the local district	Grade	Distance
 1116106 - Green Farmhouse	Grade II	0.1 miles
 1076583 - Church Of St Mary Magdalen	Grade I	0.2 miles
 1076611 - Manor Farmhouse	Grade II	0.4 miles
 1076645 - Remains Of Caludon Castle	Grade I	0.8 miles
 1342939 - 92, Woodway Lane	Grade II	0.9 miles
 1106320 - 94, Woodway Lane	Grade II	0.9 miles
 1106351 - 76 And 78, Woodway Lane	Grade II	0.9 miles
 1115404 - Church Of St Mary The Virgin	Grade II	1.0 miles
 1342913 - Cruck House	Grade II	1.0 miles
 1335842 - 14, School House Lane	Grade II	1.0 miles





# Local Area

## Masts & Pylons



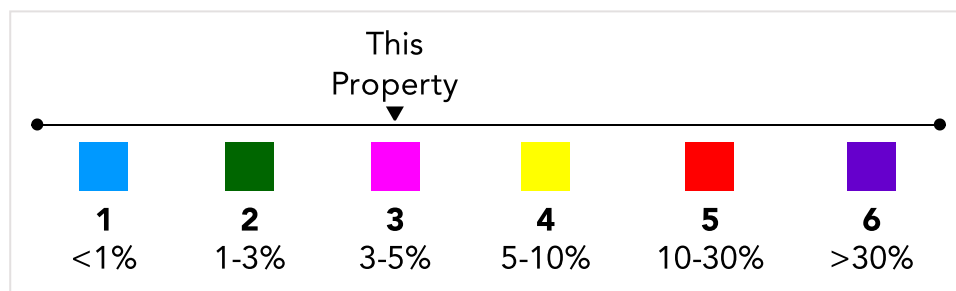
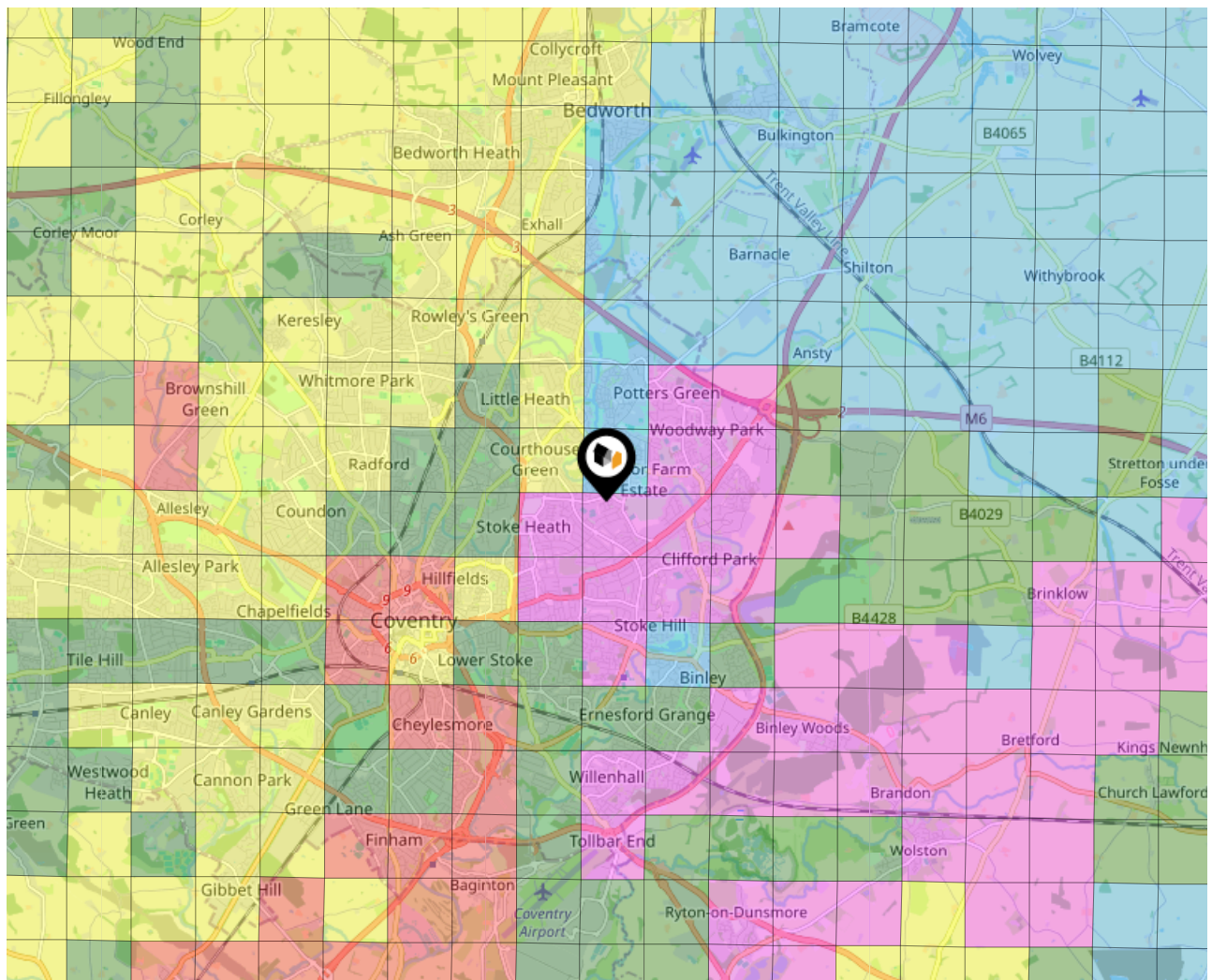
### Key:

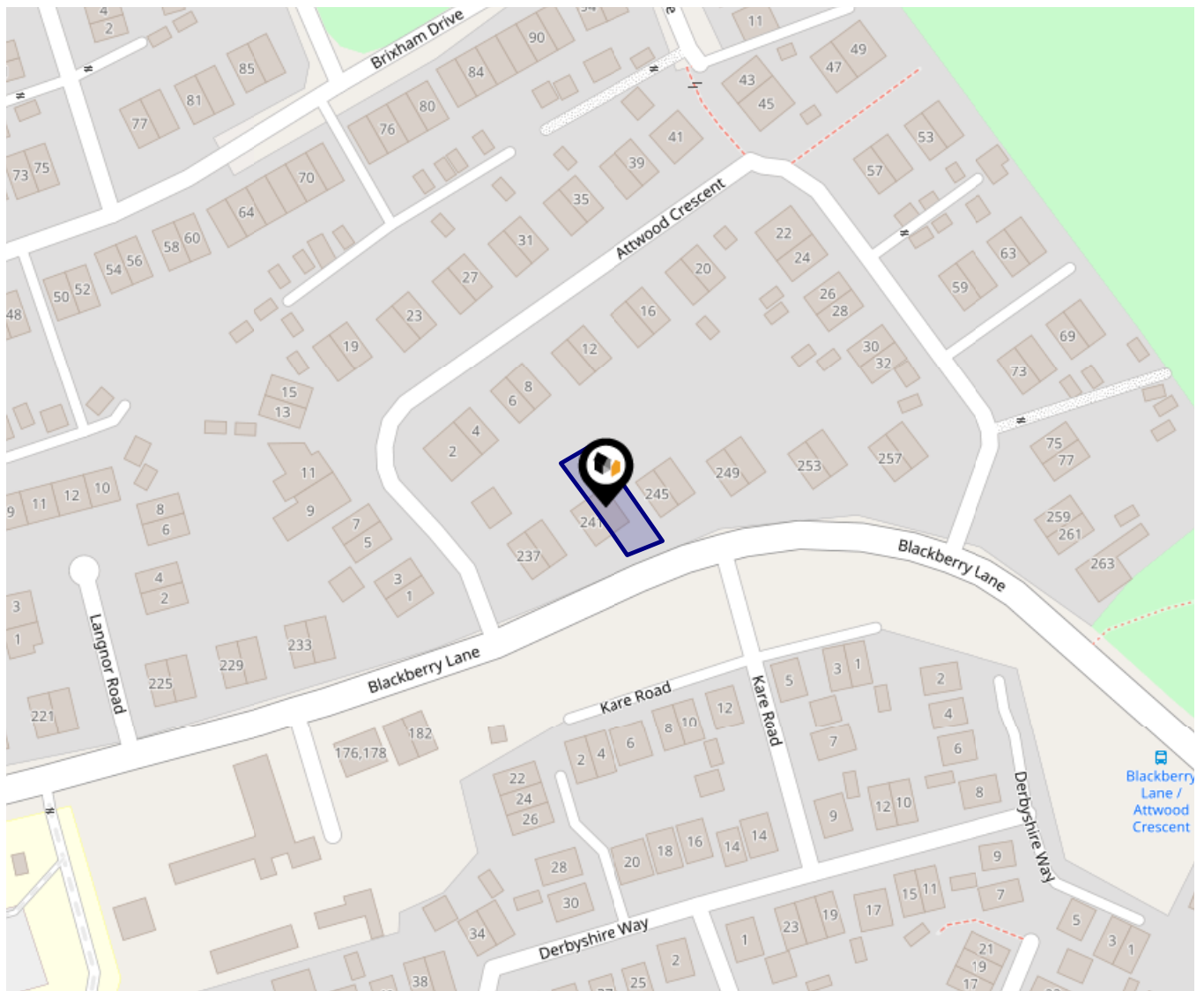
-  Power Pylons
-  Communication Masts



### 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/m<sup>3</sup>).





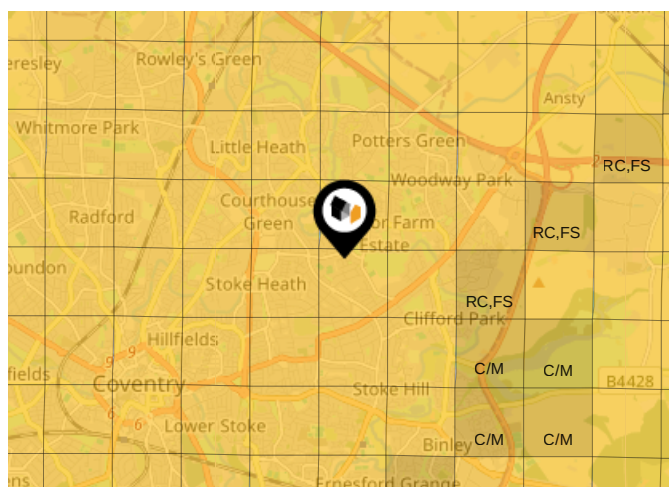
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT		



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess





## **iad UK**

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An international success story

iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

### Testimonial 1



Huge thanks to Denise for an exceptional service provided throughout the process of the sale of our property. She is very professional and always guides you with very honest feedback. She has been a great support with clear communication and always on her toes to help you through any circumstances. A very big thank you Denise for all your help and support. Highly recommend her!

### Testimonial 2



Denise was amazing when we bought a property. She kept us updated about the progress. Some work was supposed to be completed in the property and she kindly agreed to liaise with the professional to get it arranged and completed. It was a smooth process all throughout and we fully recommend her.

### Testimonial 3



Our very first move after 58 years in one house. Denise made the experience very straight forward and easy. It was quite an emotional experience for us both but Denise understood and helped a lot. Her approach was very friendly and I knew we were in good hands. It was a quick sale with no problems. Highly recommend.

### Testimonial 4



Denise was very helpful and she makes things to be happening. She doesn't delays on things. She is very dedicated on her job. She makes sure buyers are in track and updated on their journey for purchase of their new properties. We had a look of a property in July and everything was completed and we got the keys handed over in October. It took 3 months to have everything sorted with their soliciotrs Davidsons. I had a good experience as she raised the bar.

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### Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of iad UK or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by iad UK and therefore no warranties can be given as to their good working order.

# iad UK

## 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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