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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



70, CATESBY ROAD, COVENTRY, CV6 3EW

Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,957
Title Number:	WK151291
UPRN:	100070630780
Restrictive Covenants:	Yes

Last Sold Date:	11/06/1999
Last Sold Price:	£37,500
Tenure:	Freehold

Local Area

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

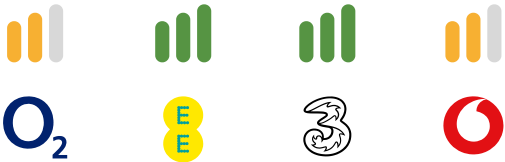
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	80	5500
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



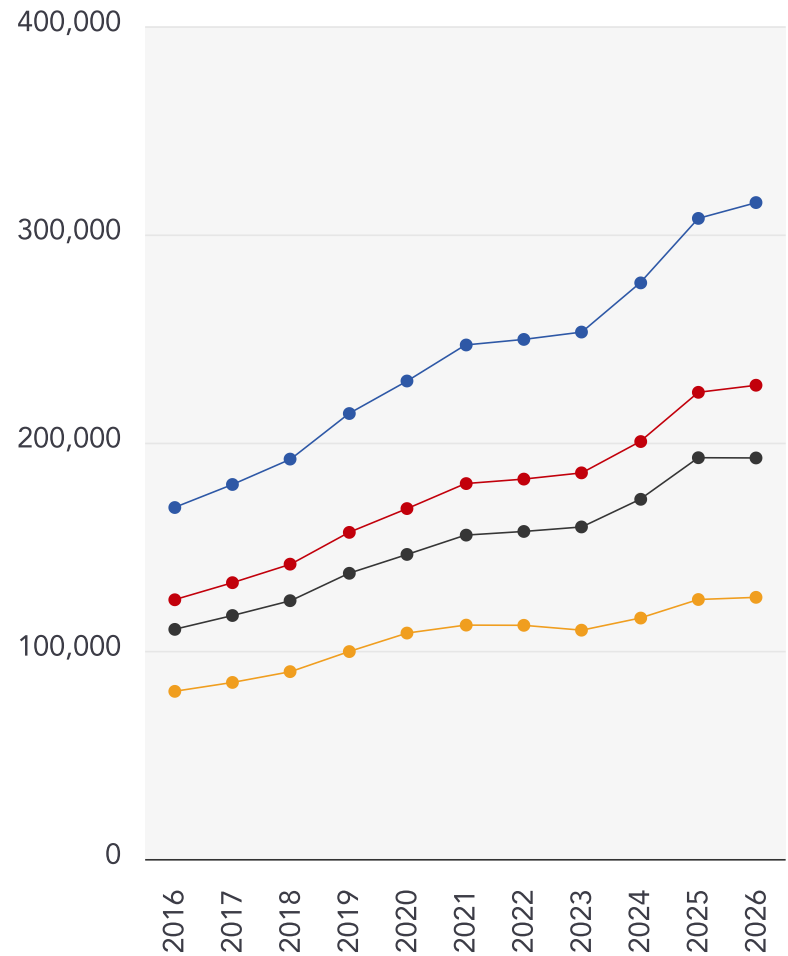
Satellite/Fibre TV Availability:



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CV6



Detached

+86.77%

Semi-Detached

+82.76%

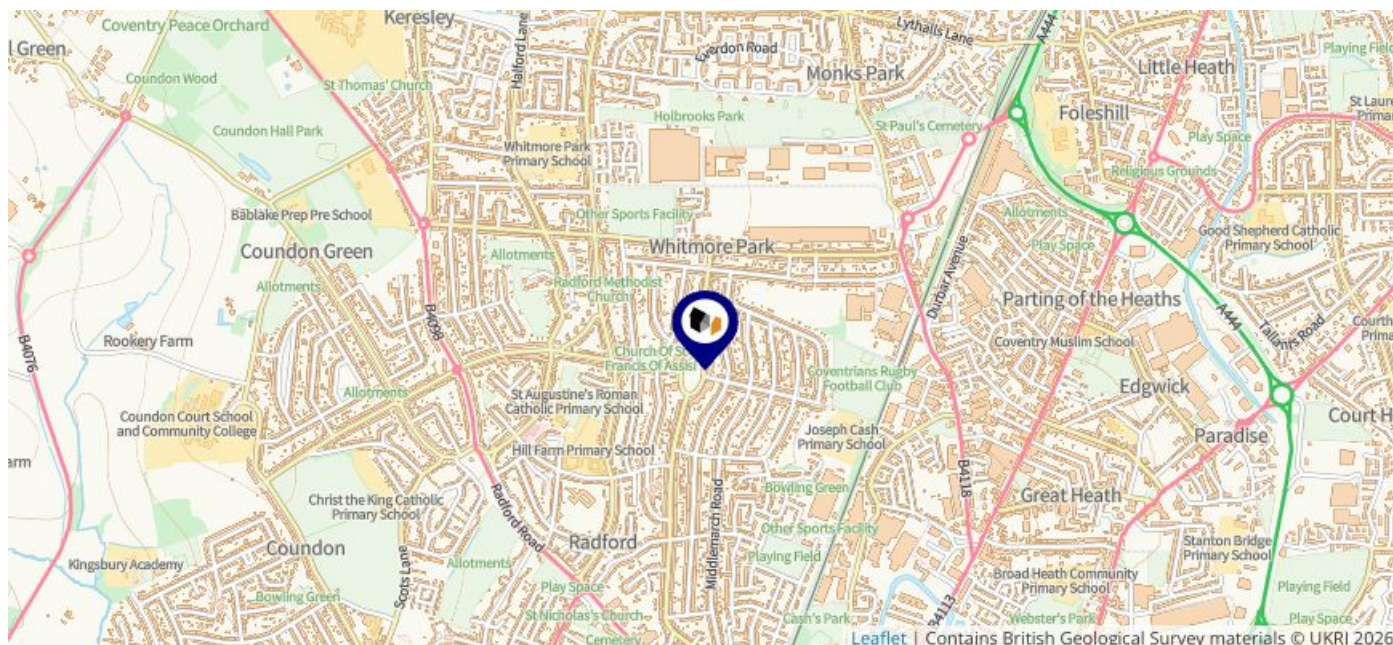
Terraced

+74.65%

Flat

+56.09%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

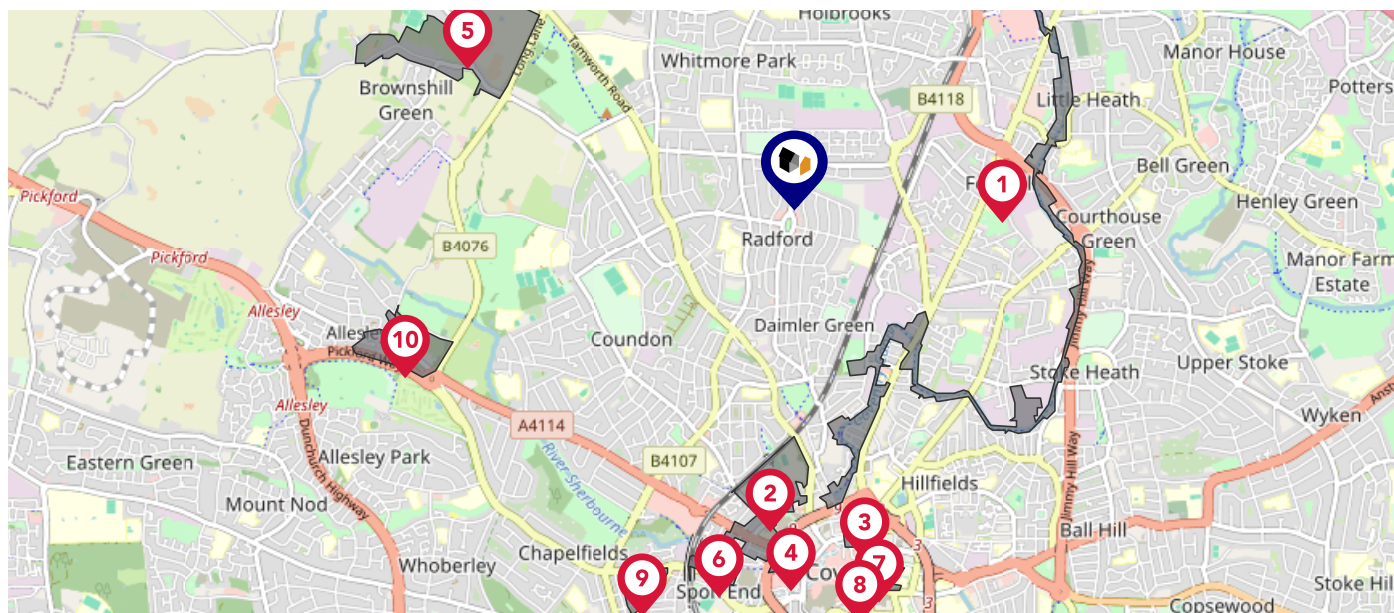
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

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.



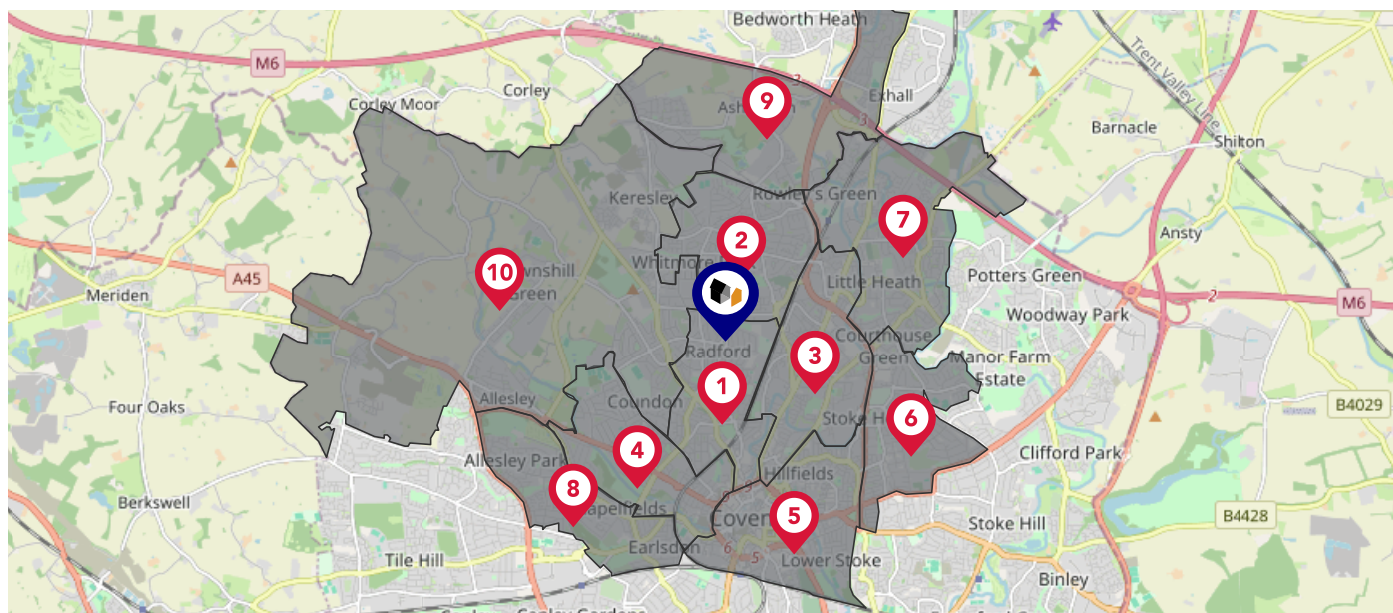
Nearby Conservation Areas

- | | |
|---|------------------------|
|  | Coventry Canal |
|  | Naul's Mill |
|  | Lady Herbert's Garden |
|  | Spon Street |
|  | Brownshill Green |
|  | Spon End |
|  | Hill Top and Cathedral |
|  | High Street |
|  | Chapelfields |
|  | Allestree Village |

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



Radford Ward



Holbrook Ward



Foleshill Ward



Sherbourne Ward



St. Michael's Ward



Upper Stoke Ward



Longford Ward



Whoberley Ward

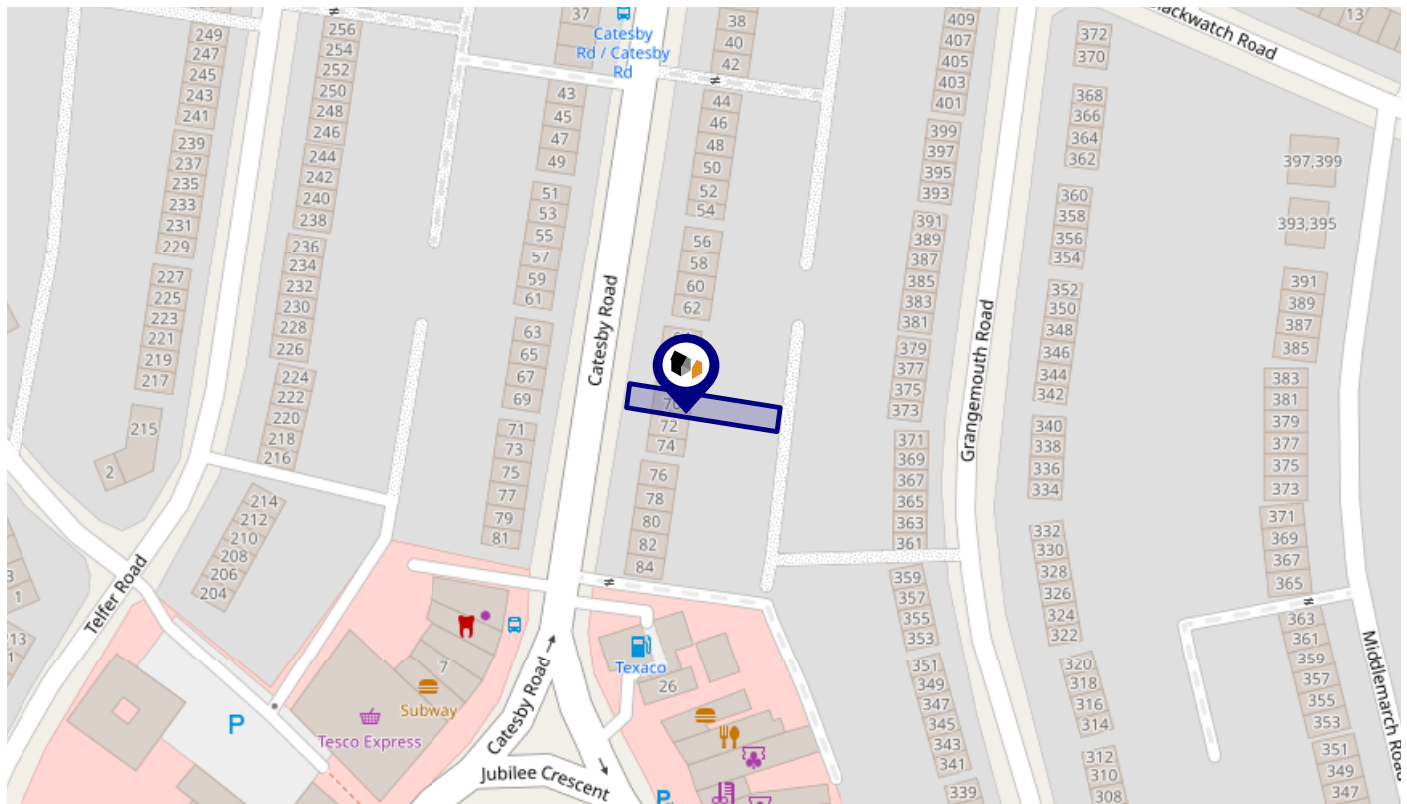


Exhall Ward



Bablake 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.

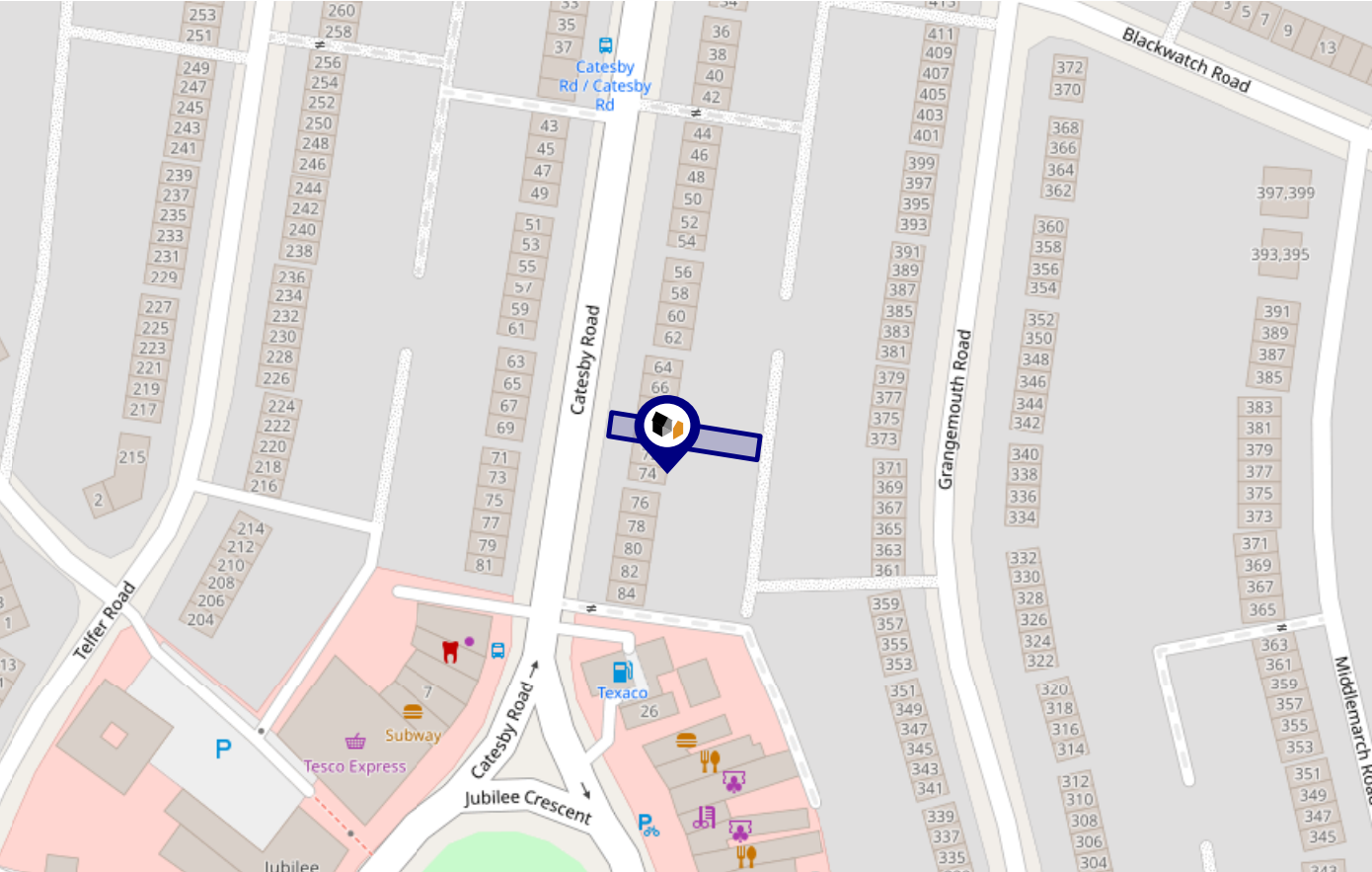
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

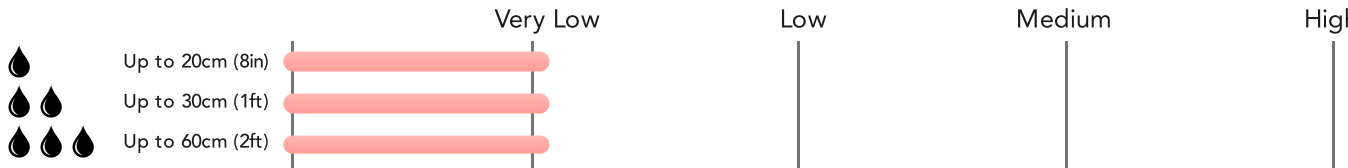


Risk Rating: Very low

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.

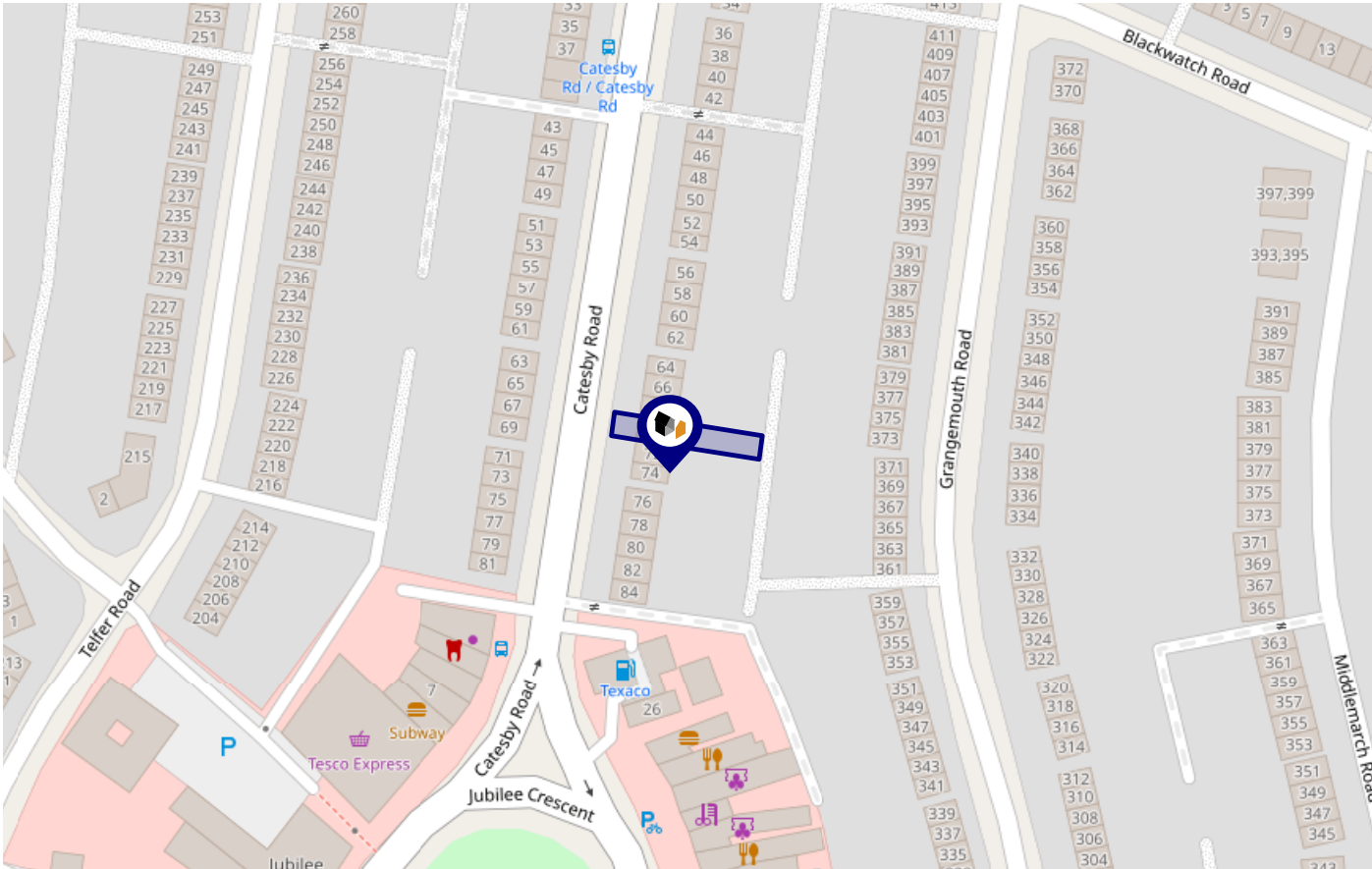
Chance of flooding to the following depths at this property:



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.

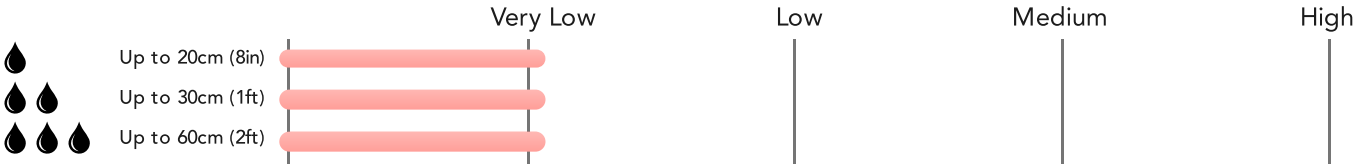


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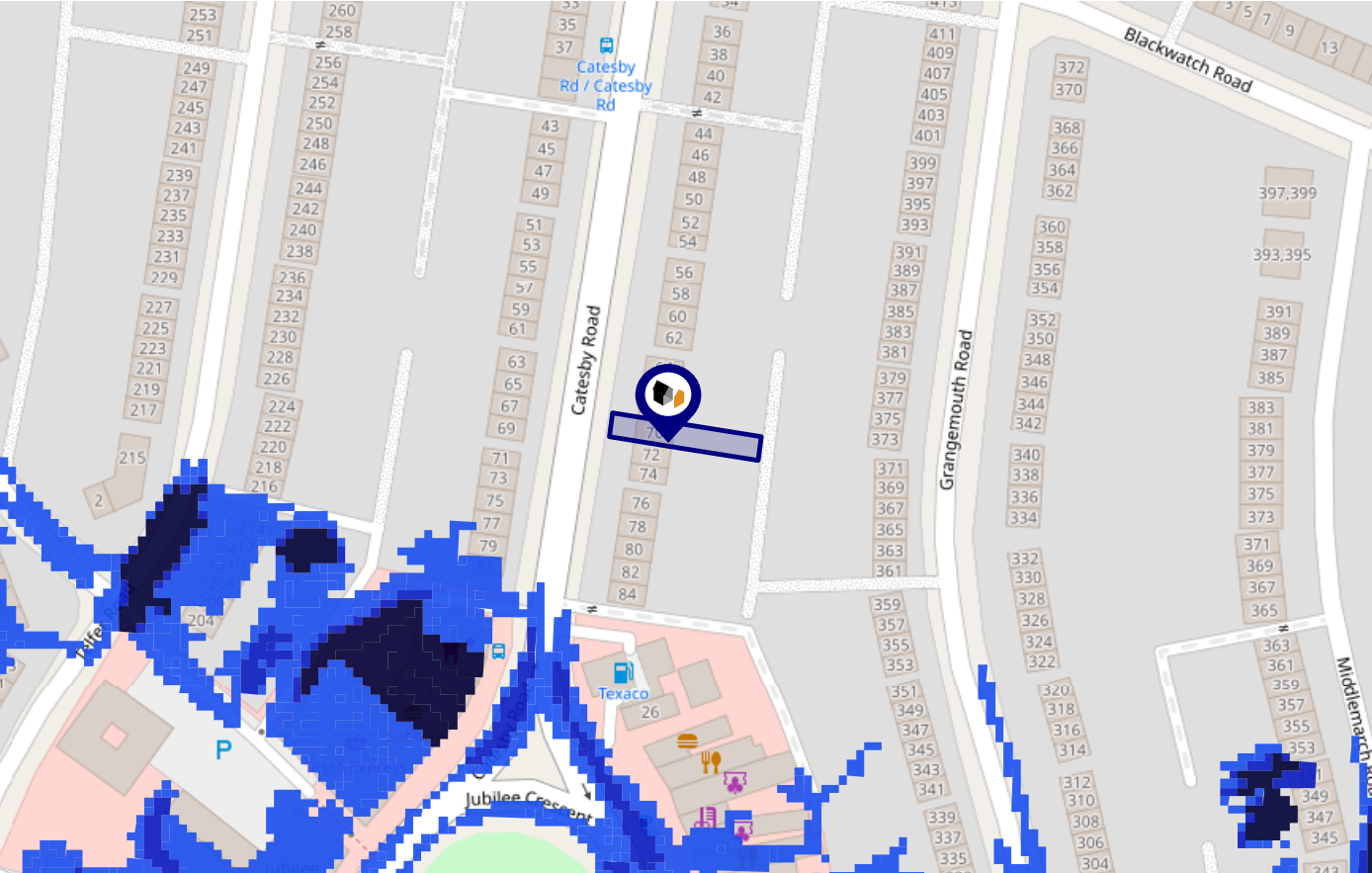
Chance of flooding to the following depths at this property:



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.

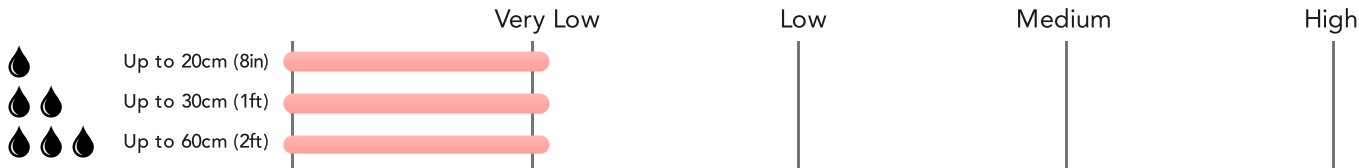


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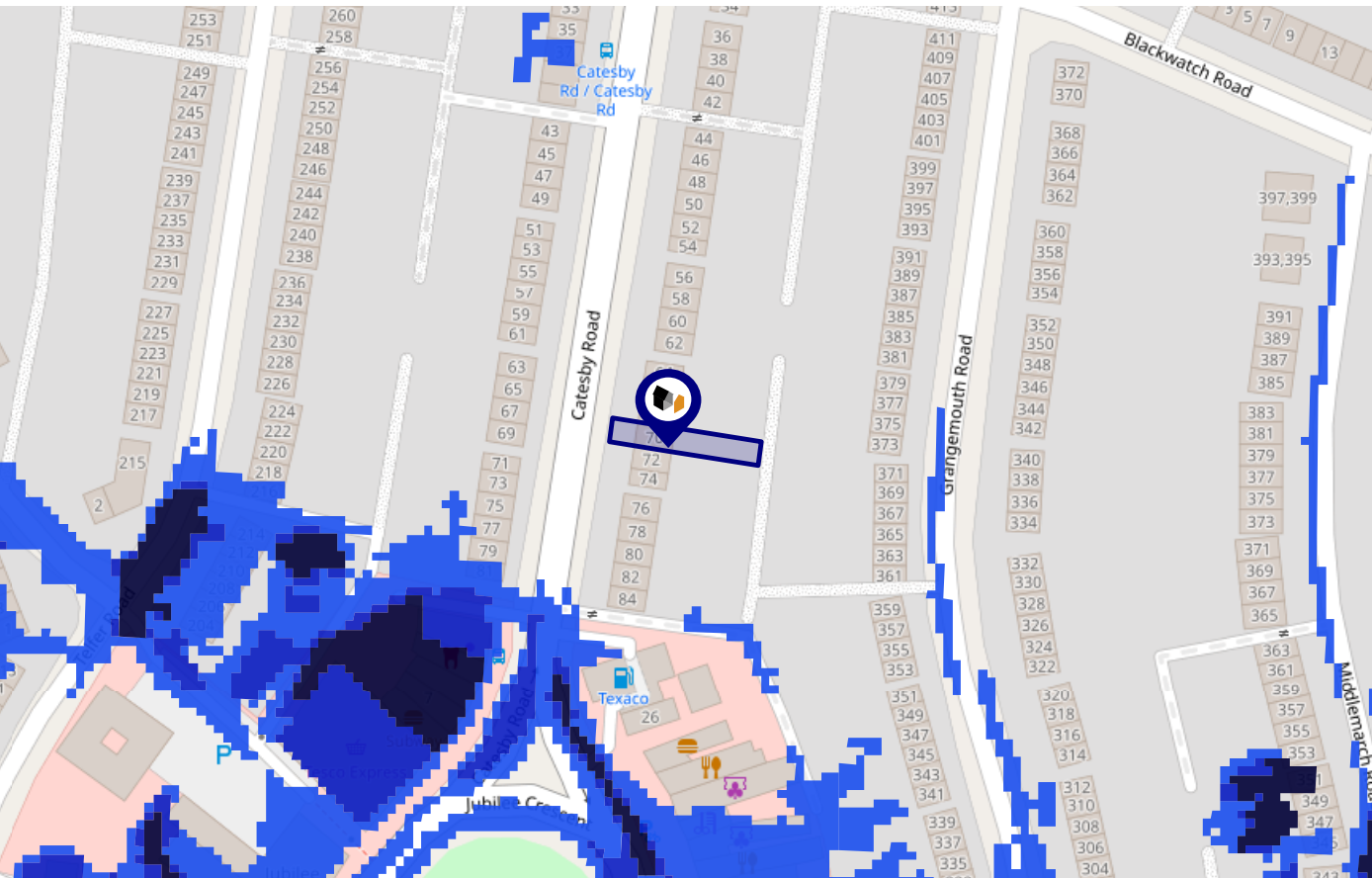
Chance of flooding to the following depths at this property:



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.

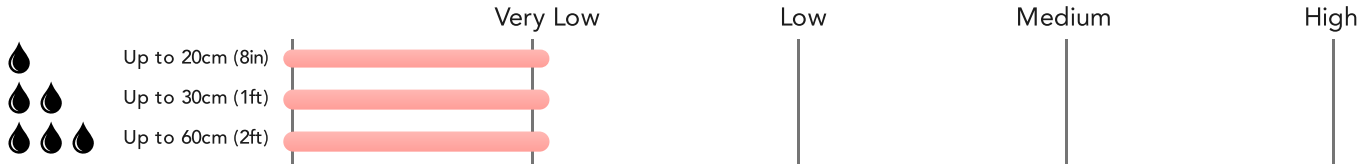


Risk Rating: Very low

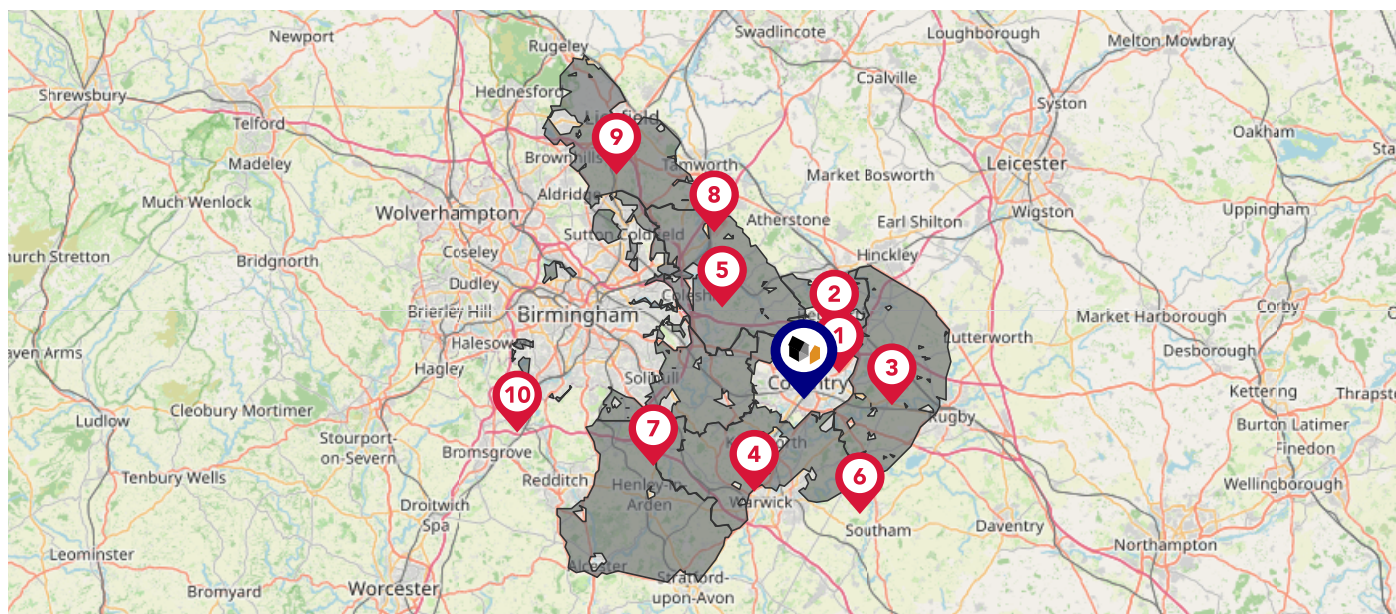
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Chance of flooding to the following depths at this property:



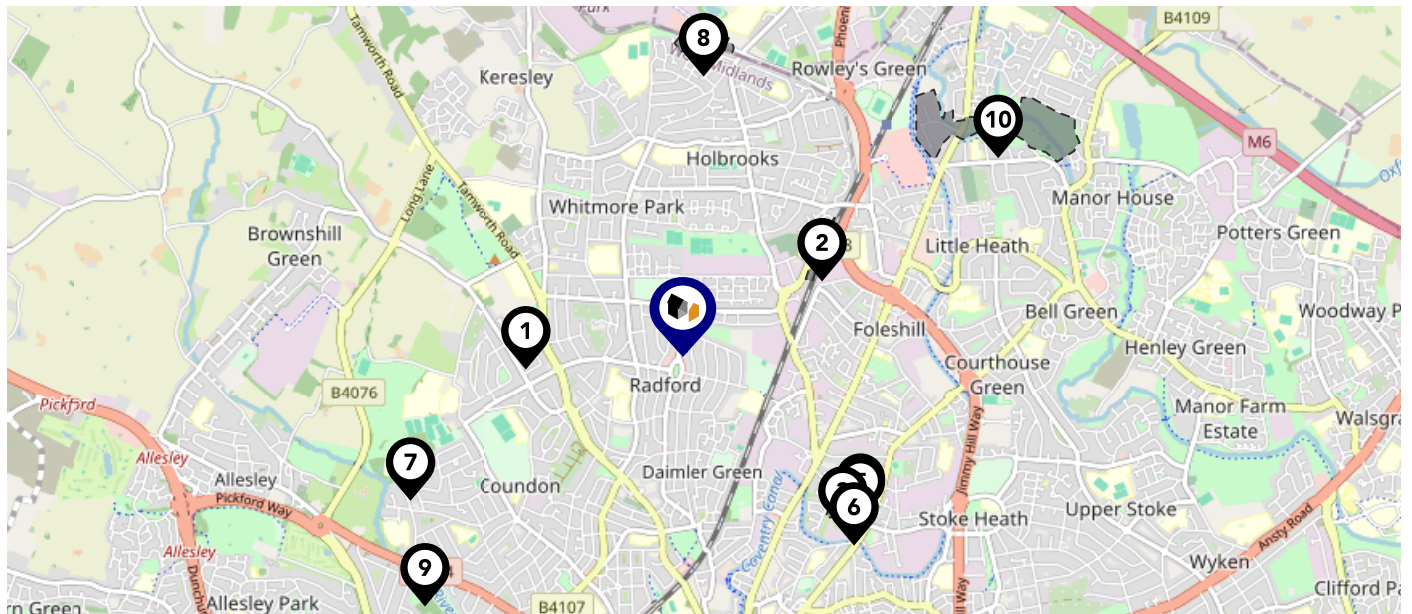
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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



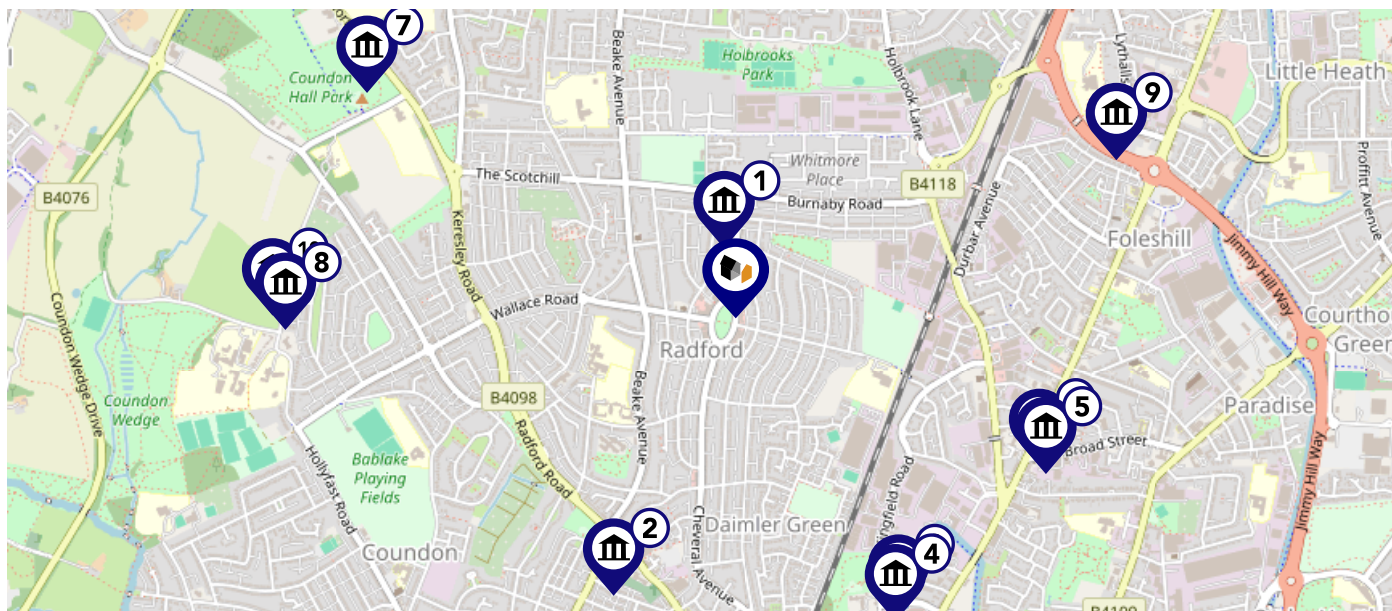
Nearby Landfill Sites

1	Kelmscote Road-Coudon, Coventry	Historic Landfill	☐
2	Railway Sidings-Three Spines Bridge	Historic Landfill	☐
3	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill	☐
4	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	☐
5	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	☐
6	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	☐
7	Coundon Social Club-Coundon, Coventry	Historic Landfill	☐
8	Bladberry Lane Tip-Holbrooks, Coventry	Historic Landfill	☐
9	Holyhead Road-Coundon, Coventry	Historic Landfill	☐
10	Doyle Road-Longford	Historic Landfill	☐

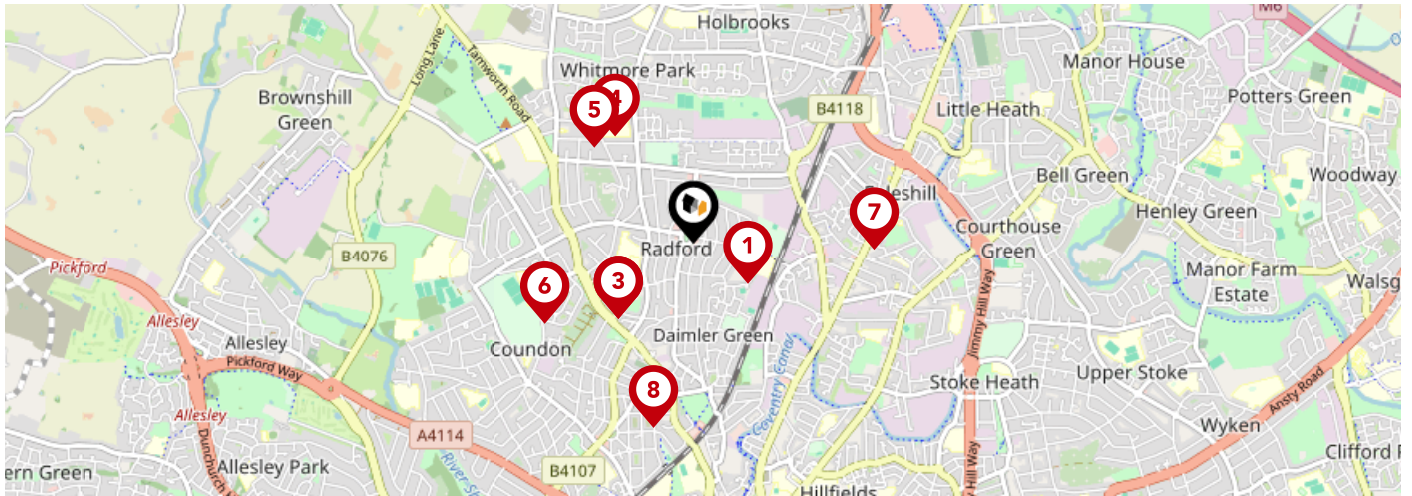
Maps

Listed Buildings

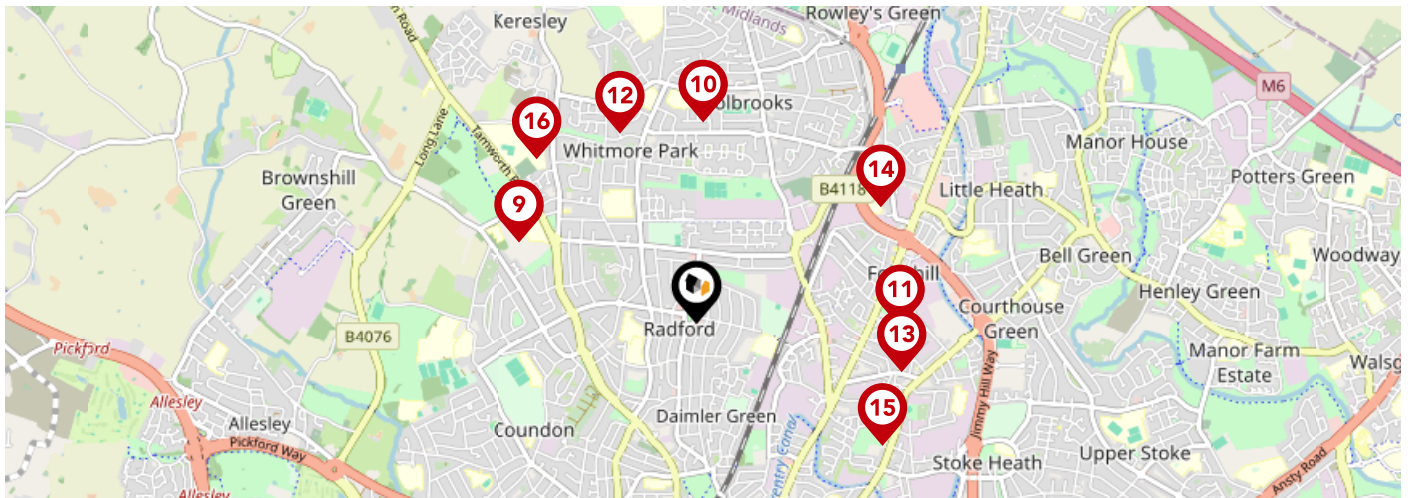
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1380336 - The Pilot Public House	Grade II	0.2 miles
	1437712 - Radford St Nicholas War Memorial	Grade II	0.7 miles
	1226779 - 52-58, Cash's Lane	Grade II	0.8 miles
	1342923 - 64 To 94, Cash's Lane	Grade II	0.8 miles
	1115565 - Church Of St Paul	Grade II	0.8 miles
	1438513 - St Paul's Foleshill War Memorial	Grade II	0.8 miles
	1434931 - Keresley War Memorial	Grade II	1.0 miles
	1342925 - Four Winds	Grade II	1.0 miles
	1342920 - 37 And 37a, Lythalls Lane	Grade II	1.0 miles
	1076641 - Alverston Cottage	Grade II	1.0 miles



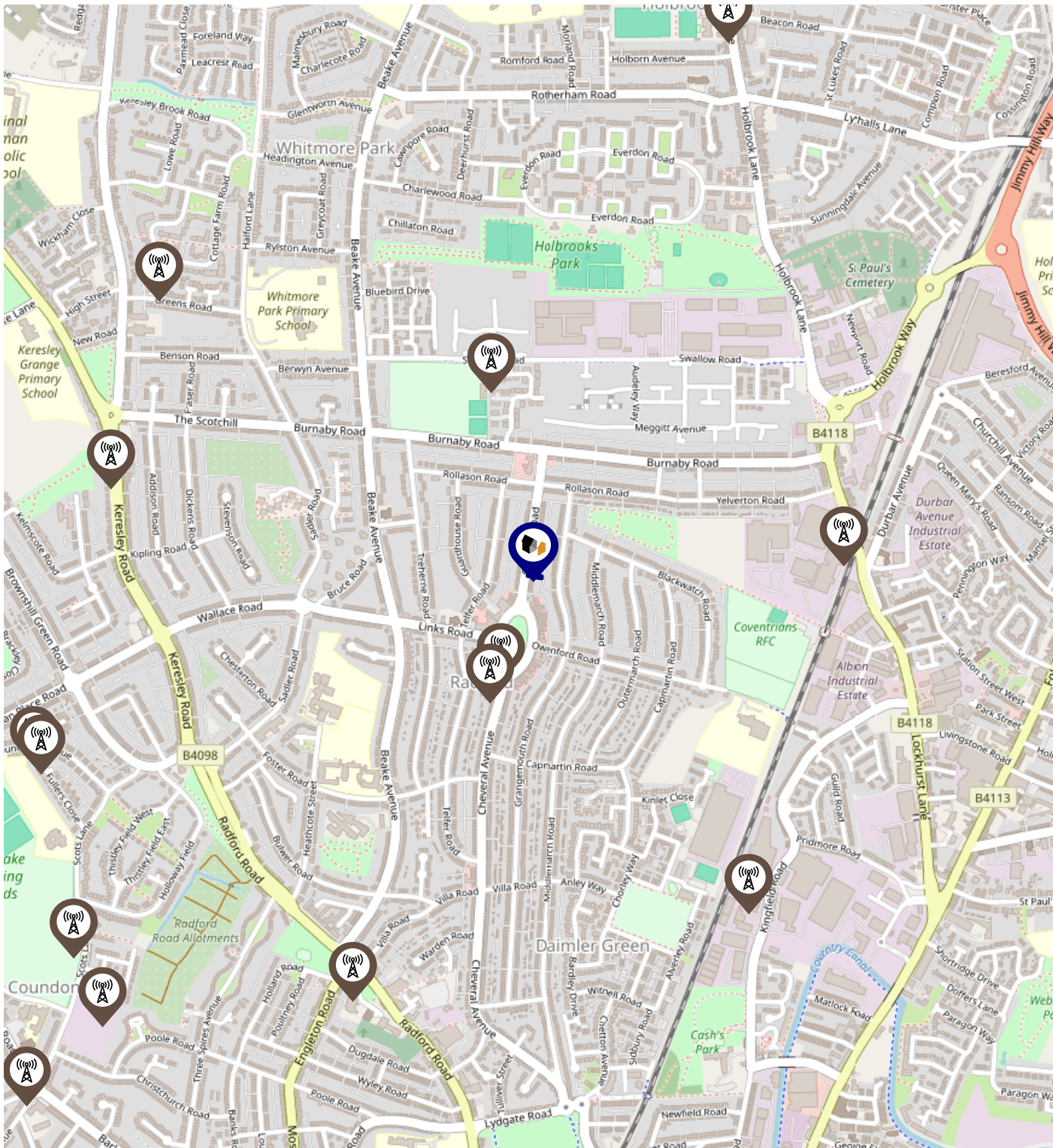
		Nursery	Primary	Secondary	College	Private
	Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:0.31	☐	☒	☐	☐	☐
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.48	☐	☒	☐	☐	☐
	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.48	☐	☒	☐	☐	☐
	Hospital Education Service Ofsted Rating: Good Pupils: 2 Distance:0.6	☐	☐	☒	☐	☐
	Whitmore Park Primary School Ofsted Rating: Good Pupils: 681 Distance:0.62	☐	☒	☐	☐	☐
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.76	☐	☒	☐	☐	☐
	Lote Tree Primary School Ofsted Rating: Not Rated Pupils: 89 Distance:0.82	☐	☒	☐	☐	☐
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.85	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Keresley Grange Primary School Ofsted Rating: Good Pupils: 307 Distance:0.88	☐	☒	☐	☐	☐
	Parkgate Primary School Ofsted Rating: Good Pupils: 688 Distance:0.92	☐	☒	☐	☐	☐
	Edgewick Community Primary School Ofsted Rating: Good Pupils: 444 Distance:0.92	☐	☒	☐	☐	☐
	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 449 Distance:0.93	☐	☒	☐	☐	☐
	St Elizabeth's Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.95	☐	☒	☐	☐	☐
	Holbrook Primary School Ofsted Rating: Good Pupils: 641 Distance:0.99	☐	☒	☐	☐	☐
	Broad Heath Community Primary School Ofsted Rating: Good Pupils: 687 Distance:1	☐	☒	☐	☐	☐
	Cardinal Newman Catholic School Ofsted Rating: Good Pupils: 1481 Distance:1.04	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

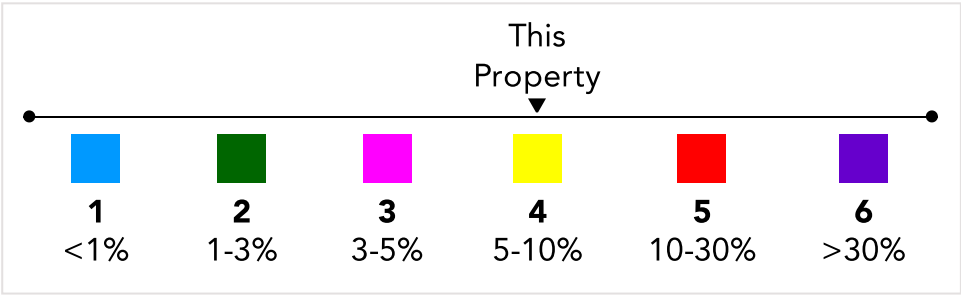
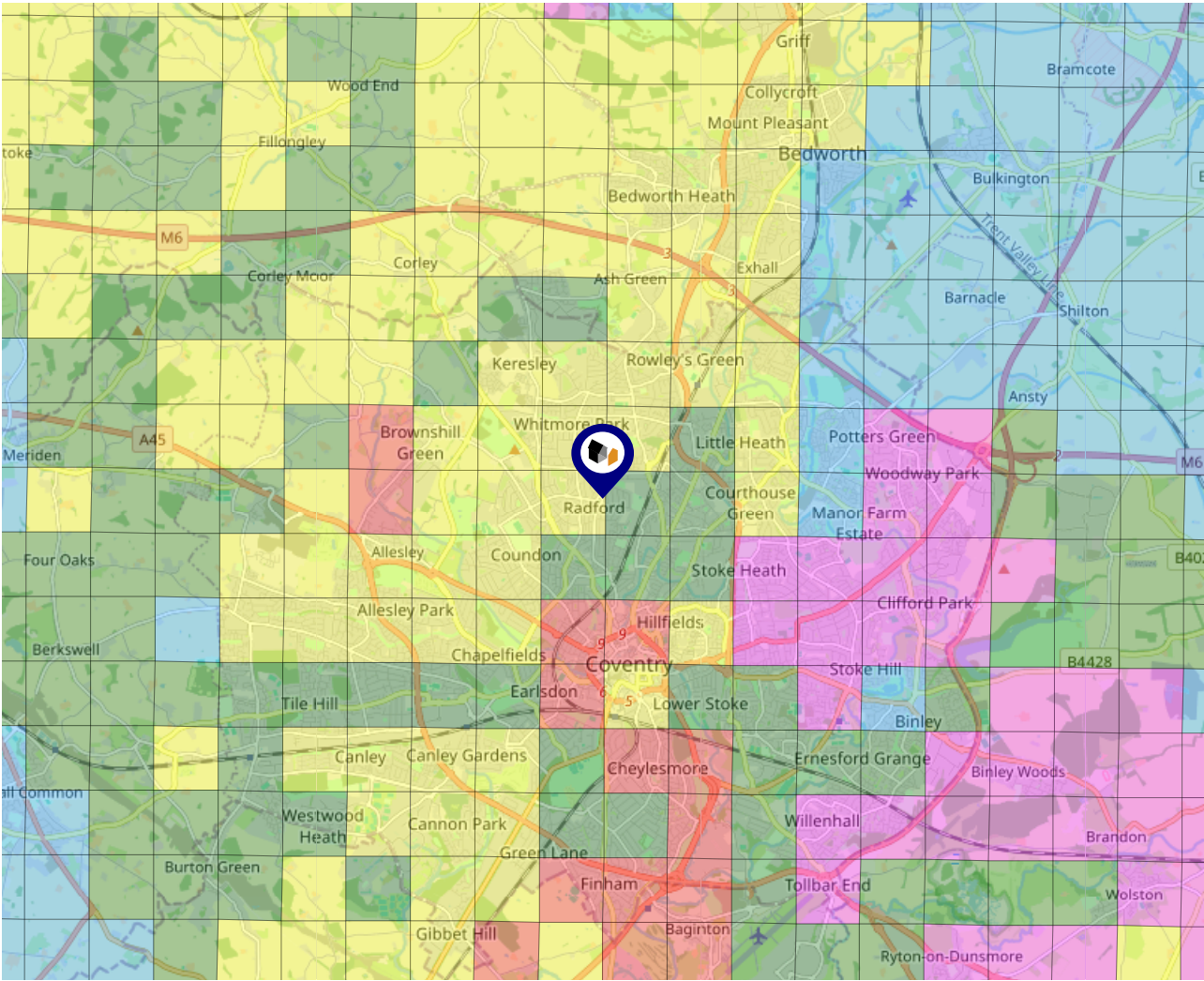


Key:

-  Power Pylons
-  Communication Masts

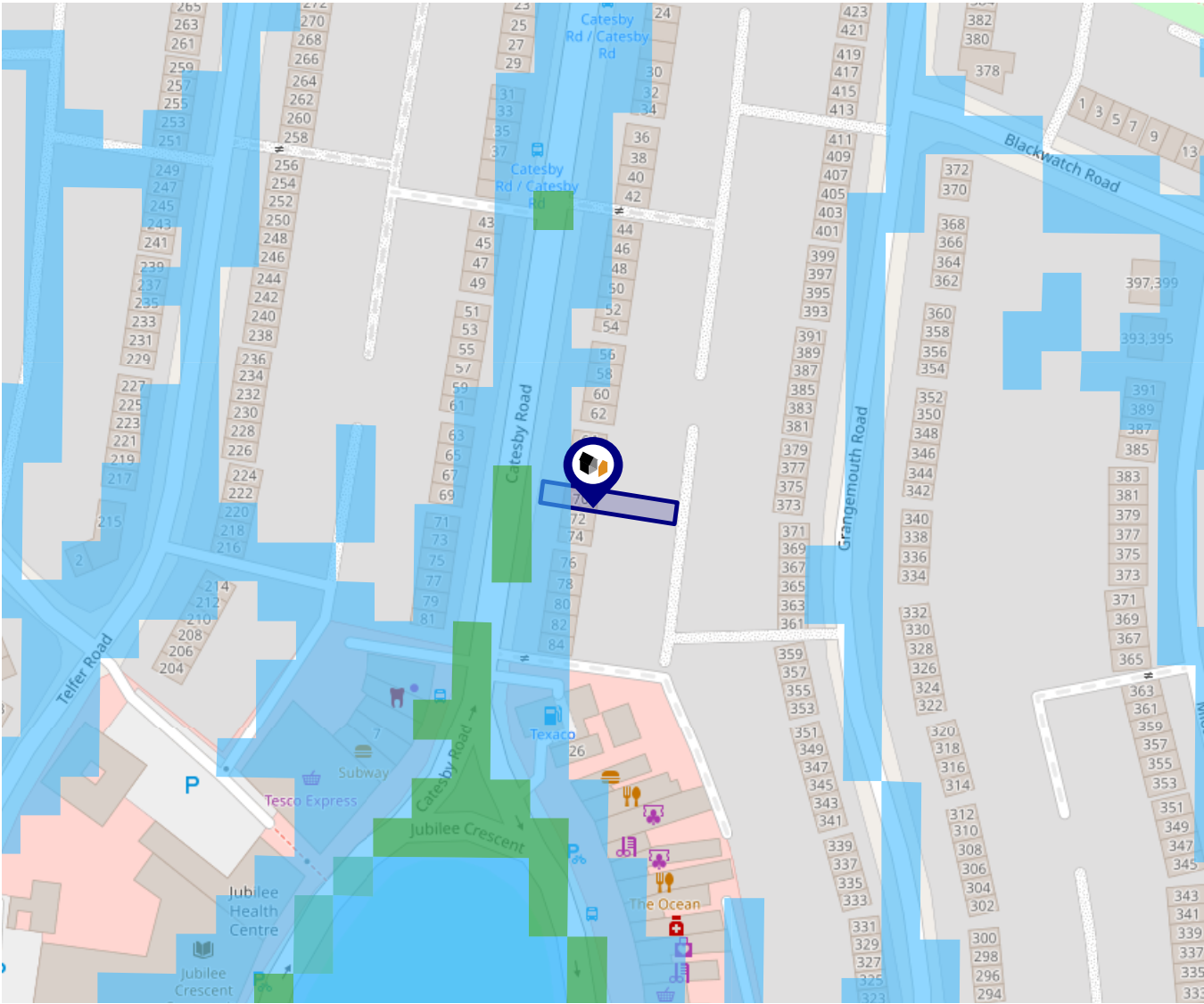
What is Radon?

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/m3).



Local Area

Road Noise

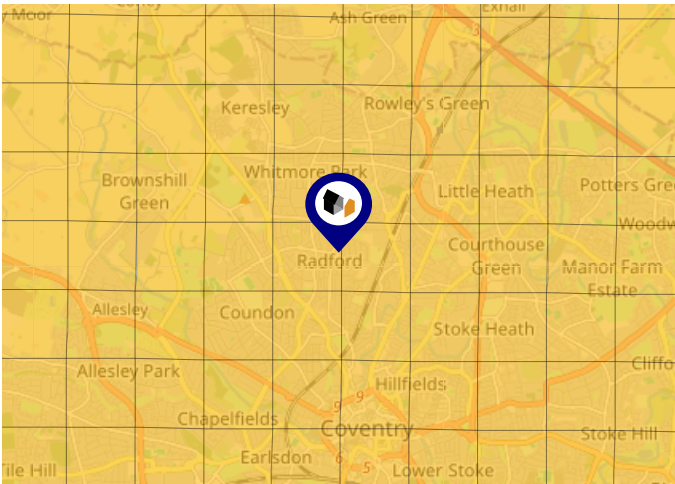


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		

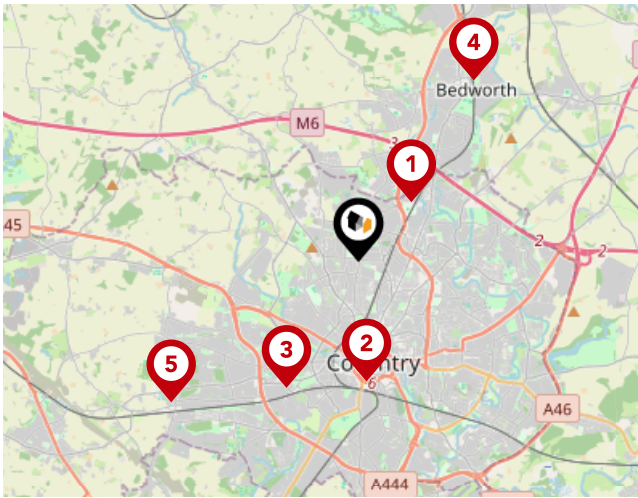


Primary Classifications (Most Common Clay Types)

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

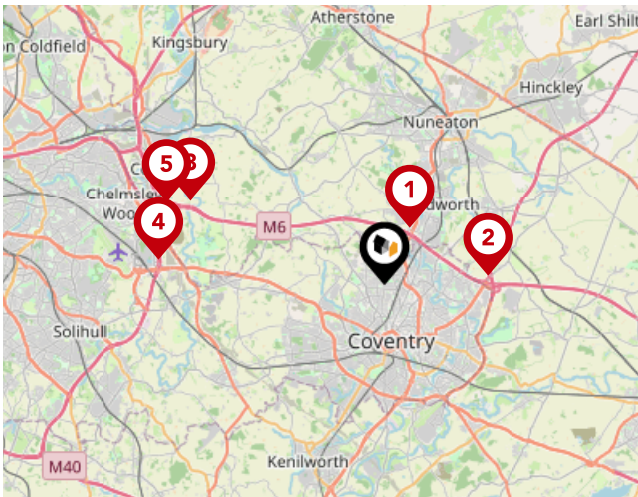
Area

Transport (National)



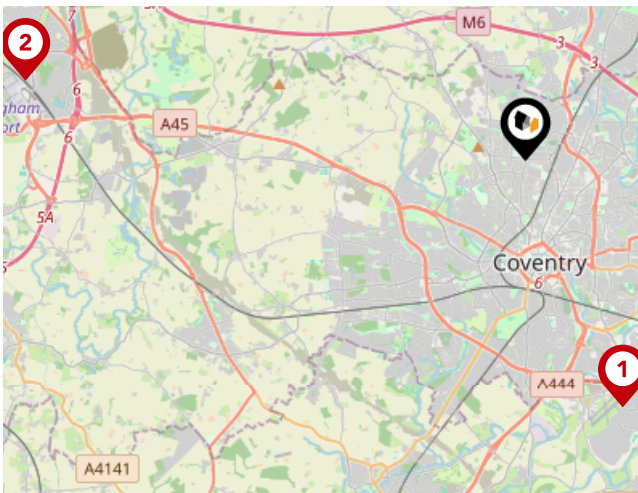
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	1.42 miles
2	Coventry Rail Station	2.17 miles
3	Canley Rail Station	2.62 miles
4	Bedworth Rail Station	3.85 miles
5	Tile Hill Rail Station	4.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	2.33 miles
2	M6 J2	3.81 miles
3	M6 J3A	7.64 miles
4	M42 J6	8.18 miles
5	M6 J4	8.42 miles

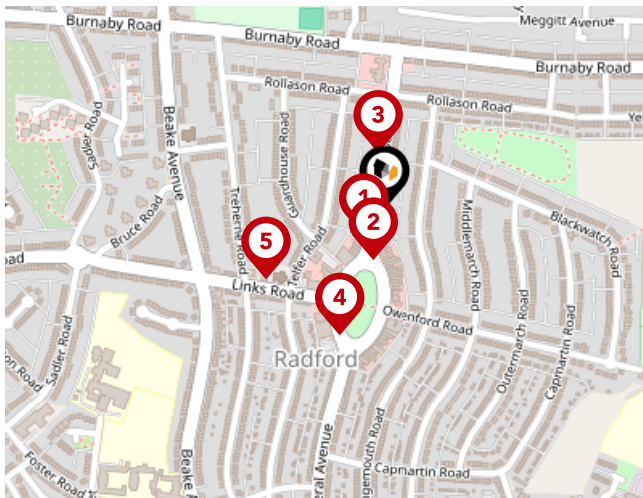


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.78 miles
2	Birmingham International Airport	9.15 miles

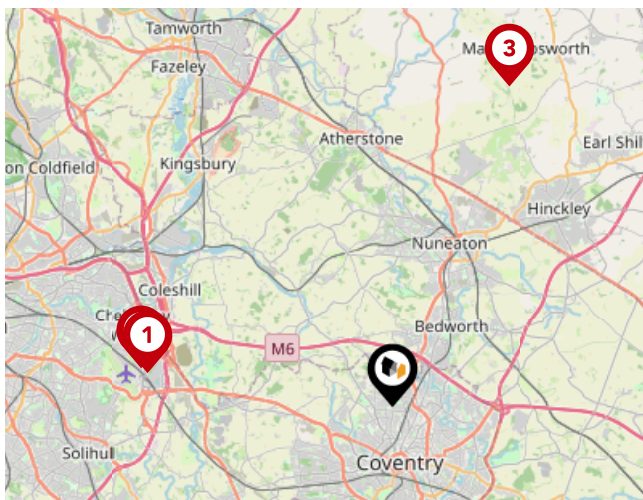
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Jubilee Crescent	0.03 miles
2	Catesby Rd	0.05 miles
3	Catesby Rd	0.06 miles
4	Cheveral Avenue	0.15 miles
5	St Francis Church	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.91 miles
2	Birmingham International Airport (Air-Rail link)	9.19 miles
3	Shenton Rail Station (Battlefield Line)	12.32 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



Phillip Arnold Auctions

Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



Phillip Arnold

frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

Testimonial 1



I was recommended to Philip Arnold by my solicitor for a probate valuation. Initial contact was good and a very swift reply secured a meeting. Philip was very amenable and spot on time, he carried out the valuation of the property in a very professional manner, explaining every point as he went round. The in depth report came within a few days. It was good to deal at all levels with an honest and professional team. I would have no problem in recommending.

Testimonial 2



A very professional and friendly service. Philip was recommended to us and the service provided was prompt and Philip friendly and courteous. We expected to wait several days to receive the info we required and to our surprise an email with the file was provided within a couple of days although during our appointment he had shared he was very busy. All in all a great service and would recommend Philip Arnold Auctions.

Testimonial 3



Philip Arnold was very helpful in providing a probate valuation for my mother's house. A prompt and efficient response in providing the report and very helpful when when HMRC wanted to verify the value. It all went smoothly.

Testimonial 4



Phillip is a professional person who has done several valuations for us over the years. He is a friendly and helpful gentleman. Julie is very efficient in sending us the invoice.



/philliparnoldauctions



/philliparnoldauctions/



/arnoldauctions



/company/brendons-auctioneers

Phillip Arnold Auctions

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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Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road,
Ealing, London W5 5SL
02087993880
phillip@philliparnoldauctions.co.uk
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