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Property Intelligence Report

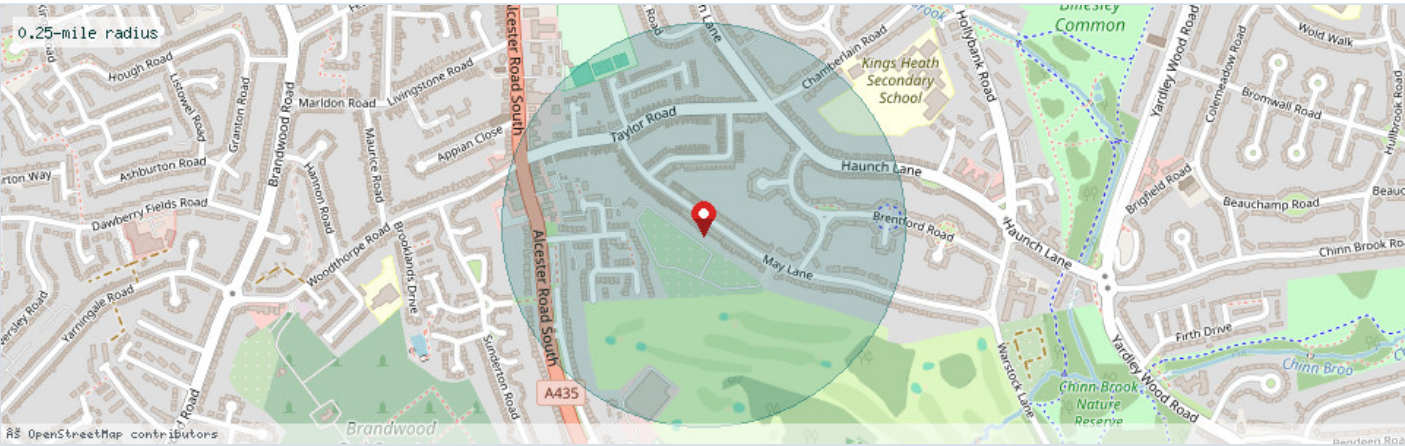
Sold prices, EPC, heritage, flood, ground risk, crime, schools, transport, shops, ownership, broadband, mobile, council tax and running costs — in one printable pack.



Scan for the static online report
<https://homebuyerreport.co.uk/reports/view/99e93813-2bab-4736-9f43-ecceff186afd>
Same figures as this PDF — frozen at generation. Ideal for brochures and For Sale boards.

SUBJECT ADDRESS	70 May Lane, B14 4AG
POSTCODE	B14 4AG
PROPERTY TYPE	Mid-terrace house
REPORT ID	019fd58f-23f7-736a-b0e6-d76a217079c7
GENERATED	06 September 2026 at 11:45
LOCAL AUTHORITY	Birmingham

Property location map



Subject property pin with indicative 0.25-mile radius. © OpenStreetMap contributors.

LAST SOLD PRICE £315,000 19 Dec 2025	COUNCIL TAX BAND B Birmingham	EPC RATING C Potential C	FLOOD RISK Low Worst of river/sea & surface
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Automated intelligence pack — not a RICS valuation, survey or legal report.

Section 1 — HM Land Registry Sales & Valuation Analytics

Registered residential transactions from HM Land Registry Price Paid Data (England & Wales, from 1995).

Historical sales — target property

TRANSACTIONS	AVERAGE	FIRST RECORDED	LATEST SALE
2	£232,500	14 Feb 2025	£315,000

DATE	TYPE	TENURE	PRICE	ADDRESS
14 Feb 2025	Terraced	Freehold	£150,000	70 MAY LANE
19 Dec 2025	Terraced	Freehold	£315,000	70 MAY LANE

0.25-mile radius comparables (50 closest)

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
104 MAY LANE B14 4AG	0.00	Terraced	Freehold	£275,000	16 Apr 2026
191 MAY LANE B14 4AW	0.00	Semi-detached	Freehold	£462,500	10 Apr 2026
98 MAY LANE B14 4AG	0.00	Terraced	Freehold	£283,500	30 Jan 2026
152 MAY LANE B14 4AG	0.00	Terraced	Freehold	£315,000	15 Jan 2026
70 MAY LANE B14 4AG	0.00	Terraced	Freehold	£315,000	19 Dec 2025
177 MAY LANE B14 4AL	0.00	Semi-detached	Freehold	£435,000	27 Oct 2025
66 MAY LANE B14 4AG	0.00	Terraced	Freehold	£282,050	05 Sep 2025
244 MAY LANE B14 4AN	0.00	Detached	Freehold	£355,000	27 Aug 2025
164 MAY LANE B14 4AG	0.00	Detached	Freehold	£425,000	20 Aug 2025
61 MAY LANE B14 4AQ	0.00	Terraced	Freehold	£285,000	24 Jul 2025
227 MAY LANE B14 4AW	0.00	Terraced	Freehold	£270,000	19 Jun 2025
148 MAY LANE B14 4AG	0.00	Terraced	Freehold	£324,500	21 May 2025
70 MAY LANE B14 4AG	0.00	Terraced	Freehold	£150,000	14 Feb 2025
83 MAY LANE B14 4AQ	0.00	Terraced	Freehold	£276,500	18 Dec 2024
280 MAY LANE B14 4AN	0.00	Terraced	Freehold	£280,000	27 Nov 2024
116 MAY LANE B14 4AG	0.00	Terraced	Freehold	£250,000	31 Oct 2024
22 MAY LANE B14 4AA	0.00	Semi-detached	Freehold	£275,000	30 Aug 2024
127 MAY LANE B14 4AQ	0.00	Terraced	Freehold	£255,000	21 Jun 2024
93 MAY LANE B14 4AQ	0.00	Semi-detached	Freehold	£270,000	03 Nov 2023
146 MAY LANE B14 4AG	0.00	Terraced	Leasehold	£238,000	08 Sep 2023
185 MAY LANE B14 4AL	0.00	Semi-detached	Freehold	£360,000	01 Sep 2023
140 MAY LANE B14 4AG	0.00	Terraced	Freehold	£305,000	28 Apr 2023
148 MAY LANE B14 4AG	0.00	Terraced	Freehold	£180,000	28 Apr 2023
79 MAY LANE B14 4AQ	0.00	Terraced	Freehold	£260,000	23 Mar 2023
214 MAY LANE B14 4AJ	0.00	Terraced	Freehold	£432,500	02 Mar 2023
240 MAY LANE B14 4AN	0.00	Terraced	Freehold	£400,000	06 Jan 2023
47 MAY LANE B14 4AQ	0.00	Terraced	Freehold	£270,000	16 Dec 2022
242 MAY LANE B14 4AN	0.00	Semi-detached	Freehold	£400,000	16 Nov 2022
215 MAY LANE B14 4AW	0.00	Terraced	Freehold	£262,000	02 Nov 2022
74 MAY LANE B14 4AG	0.00	Terraced	Freehold	£320,000	30 Sep 2022
156 MAY LANE B14 4AG	0.00	Terraced	Freehold	£216,000	18 Aug 2022
159 MAY LANE B14 4AQ	0.00	Semi-detached	Freehold	£550,000	27 Jul 2022
233 MAY LANE B14 4AW	0.00	Semi-detached	Freehold	£220,000	14 Jul 2022

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
189 MAY LANE B14 4AL	0.00	Semi-detached	Freehold	£428,000	30 Jun 2022
118 MAY LANE B14 4AG	0.00	Terraced	Freehold	£262,000	30 Jun 2022
139 MAY LANE B14 4AQ	0.00	Terraced	Freehold	£260,000	11 Apr 2022
83 MAY LANE B14 4AQ	0.00	Terraced	Leasehold	£266,500	20 Dec 2021
156 MAY LANE B14 4AG	0.00	Terraced	Freehold	£190,000	27 Aug 2021
98 MAY LANE B14 4AG	0.00	Terraced	Freehold	£250,000	20 Aug 2021
151 MAY LANE B14 4AQ	0.00	Terraced	Freehold	£140,000	03 Aug 2021
141 MAY LANE B14 4AQ	0.00	Terraced	Freehold	£275,000	28 Jun 2021
207 MAY LANE B14 4AW	0.00	Terraced	Freehold	£230,000	14 May 2021
187 MAY LANE B14 4AL	0.00	Semi-detached	Freehold	£372,500	21 Apr 2021
202 MAY LANE B14 4AJ	0.00	Terraced	Freehold	£450,000	01 Apr 2021
234 MAY LANE B14 4AN	0.00	Terraced	Freehold	£420,000	29 Mar 2021
92 MAY LANE B14 4AG	0.00	Terraced	Freehold	£250,000	18 Mar 2021
173 MAY LANE B14 4AL	0.00	Semi-detached	Freehold	£370,000	17 Mar 2021
192 MAY LANE B14 4AJ	0.00	Semi-detached	Freehold	£425,000	09 Mar 2021
133 MAY LANE B14 4AQ	0.00	Terraced	Freehold	£239,250	09 Mar 2021
204 MAY LANE B14 4AJ	0.00	Terraced	Freehold	£405,000	26 Feb 2021

Maximum 50 closest properties, sorted by distance (miles) ascending.

Area market summary

MEDIAN SOLD PRICE	DETACHED AVG	SEMI-DETACHED AVG	TERRACED AVG	FLAT AVG
£155,000	£251,045	£172,731	£165,675	£97,519

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Section 2 — EPC Energy Efficiency Breakdown

Certificate 0330-2989-3430-2405-5105 · Lodged 01 Jul 2025 · 83 m²

View Official GOV.UK EPC Certificate

Opens the MHCLG Energy Performance Certificate register for this property

Energy rating scale (A-G)

Official EPC bands as shown on GOV.UK certificates. Arrow badges mark this property’s current and potential ratings.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	—	—
81-91	B	—	—
69-80	C	69 C	80 C
55-68	D	—	—
39-54	E	—	—
21-38	F	—	—
1-20	G	—	—

CURRENT ENERGY RATING	POTENTIAL ENERGY RATING
C · SAP 69	C · SAP 80

ENERGY USE NOW	POTENTIAL USE	PRIMARY HEATING	EST. ANNUAL ENERGY COST
201 kWh/m²/yr	136 kWh/m²/yr	Boiler and radiators, mains gas	£993

Walls: Solid brick, as built, no insulation (assumed) · Roof: Pitched, 350 mm loft insulation

Recommended energy improvements

#	IMPROVEMENT	INDICATIVE COST	TYPICAL ANNUAL SAVING
1	Solid wall insulation	£7,500 - £11,000	£163
2	Solar photovoltaic (PV) panels	£5,000 - £10,000	£49
3	Solar water heating	£8,000 - £10,000	£194

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Section 3 — Heritage & Listed Buildings

Historic England National Heritage List entries within about 500 metres of the property pin.

LISTED BUILDINGS NEARBY	GRADE I	GRADE II*	GRADE II
1	0	0	1

GRADE	NAME	LIST ENTRY	DISTANCE
II	MALTHOUSE FARMHOUSE	1075766	398 m

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Section 4 — Council Tax, Local Authority & Running Costs

VOA council tax band

LOCAL AUTHORITY	Birmingham
COUNCIL TAX BAND	Band B
MATCHED ADDRESS	70 MAY LANE, BIRMINGHAM, B14 4AG

Annual & monthly cost comparison

FULL ANNUAL & MONTHLY COST £1,838 / yr or £153 / mo Standard charge · Band B · 2026	25% SINGLE OCCUPANCY DISCOUNTED RATE £1,378 / yr or £115 / mo 25% SINGLE OCCUPANCY DISCOUNT Saves £459 / year vs full rate
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Estimated total monthly running costs

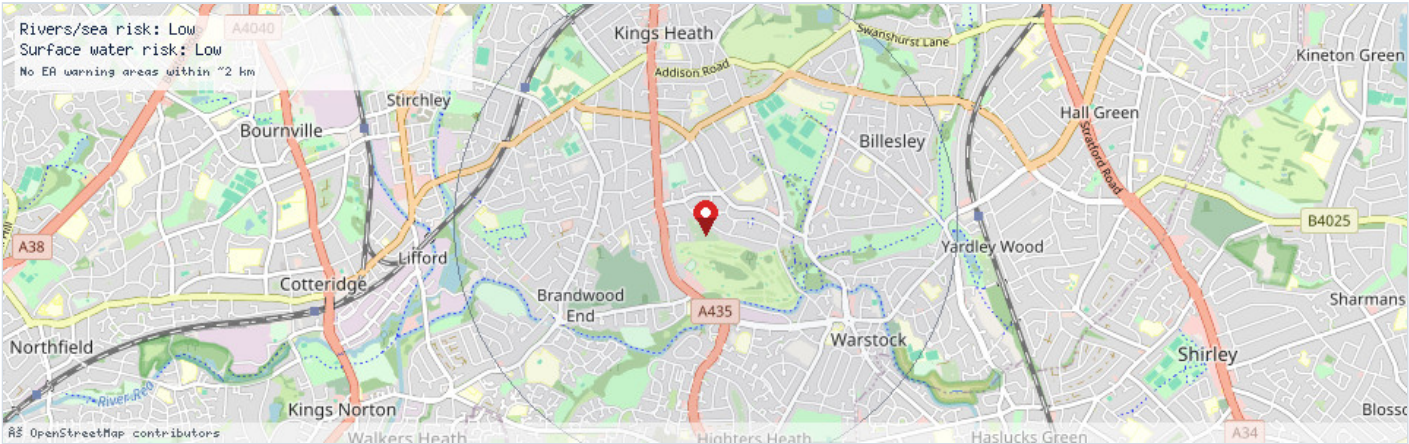
Council tax drops by 25% for single occupants. Utility and insurance figures reflect base household consumption estimates and are not reduced for single occupancy.

COST ITEM	STANDARD	SINGLE OCCUPANT	NOTES
Council tax	£153	£115	VOA band × local Band D
Energy bills (gas + electricity)		£83	From EPC cost fields
Water & sewage		£40	National average estimate
Building / home insurance		£21	Band-adjusted estimate
Estimated monthly total	£297	£259	Indicative only

Confirm your official council tax bill with the local authority. Parish precepts may differ from Band D averages.

Section 5 — Environmental Risk

Flood risk map



Property pin with ~2 km search radius. Blue dots = Environment Agency flood warning area locations nearby (centroids, not flood extents). Risk levels in the legend are derived from those areas and live alerts — not a substitute for the official GOV.UK long-term flood risk map. © OpenStreetMap contributors.

Environment Agency flood risk

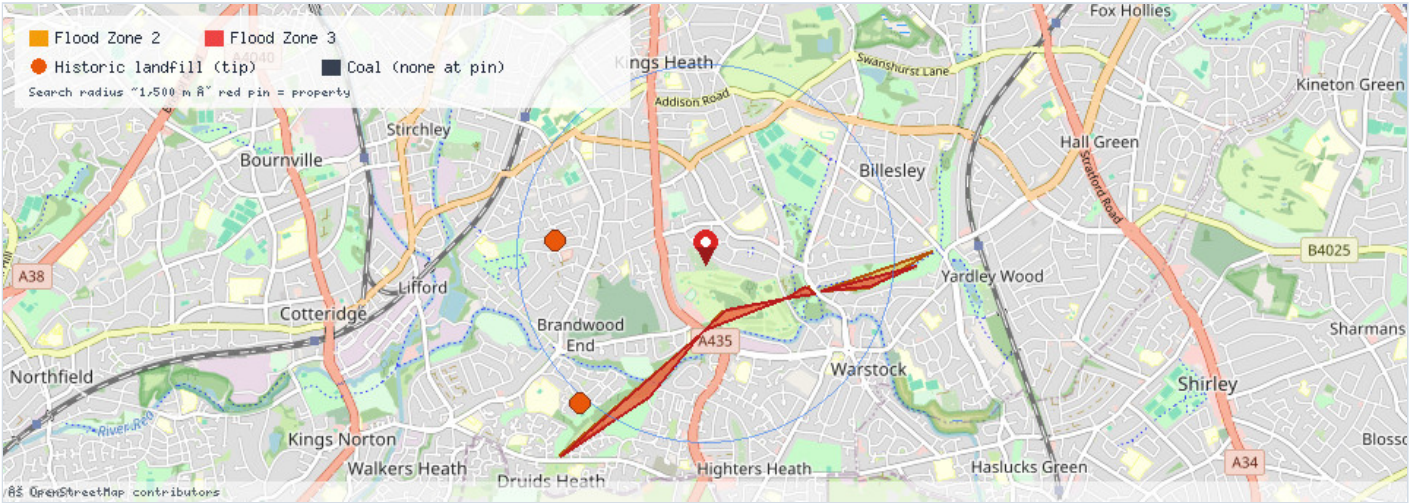
RIVERS & SEA	SURFACE WATER	LIVE ALERTS / AREAS
Low	Low	0 / 0
Rivers and sea: no nearby flood warning areas or live alerts identified.	Surface water: no nearby flood warning areas or live alerts identified.	alerts / nearby zones

Indicative risk derived from EA flood warning areas and live alerts near the postcode. Confirm on GOV.UK Check long term flood risk for planning decisions.

Ground, mining & environment

Planning flood zones, historic landfill sites and coal mining referral areas near the property pin (~1,500 m).

Planning flood zones come from the Environment Agency Flood Map for Planning and are separate from the flood-warning picture earlier in this section.



Amber = Flood Zone 2 · Red = Flood Zone 3 (Environment Agency Flood Map for Planning extents). Orange dots = historic landfill sites (tips). Grey wash = coal mining reporting / high-risk referral area when the pin sits inside one. Blue ring = search radius (~1,500 m). Red pin = property. ©

OpenStreetMap contributors.

PLANNING FLOOD ZONE Zone 1 Low risk	COAL MINING REFERRAL No Not in a reporting area	HISTORIC LANDFILLS NEARBY 2 within search radius
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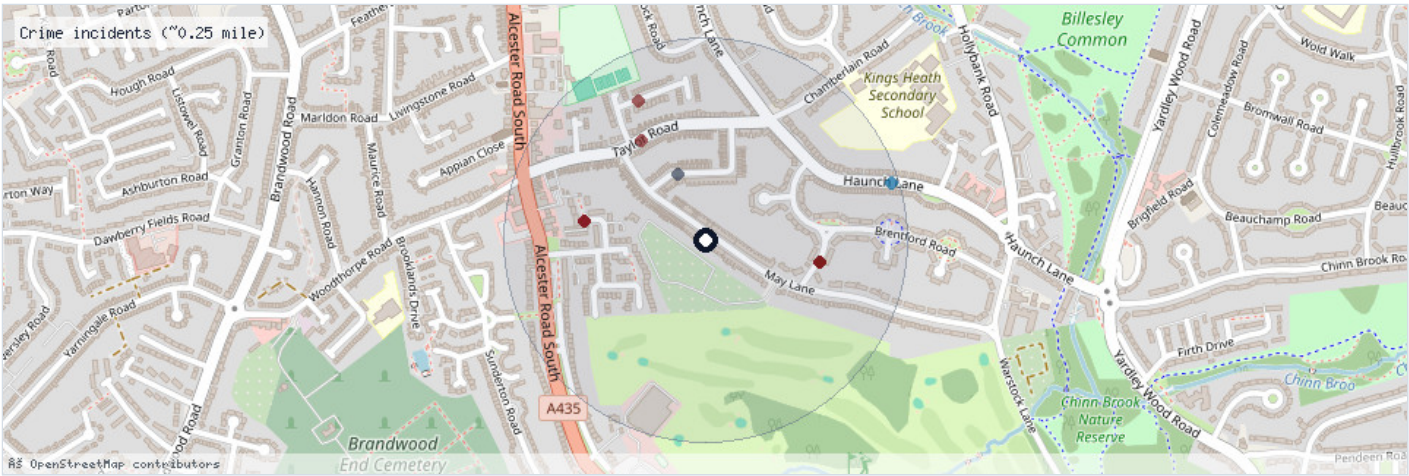
SITE	DISTANCE	FIRST INPUT	LAST INPUT
Kings Road/Listowel Way	1.2 km	1958	1968
Monyhall Hospital	1.6 km	1939	22 Aug 1983

Contains Environment Agency and Mining Remediation Authority (Coal Authority) data licensed under the Open Government Licence v3.0. Flood-warning levels above remain separate from planning flood zones.

Section 6 — Neighbourhood Crime (12 months, ~0.25 mile)

Police.uk street-level crimes — coloured dots match the category breakdown below.

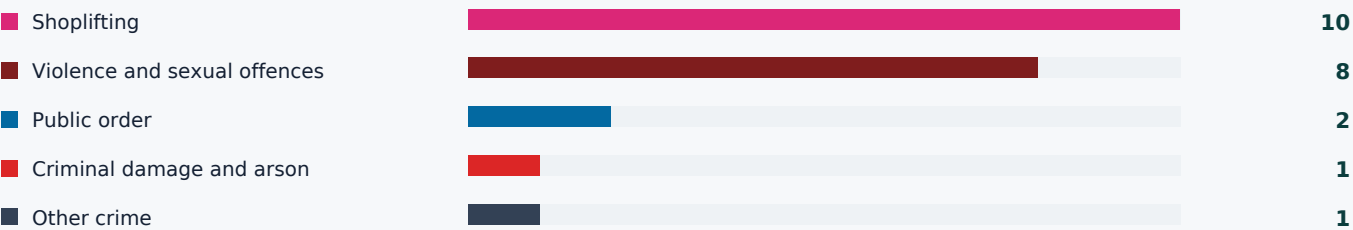
Crime map (latest month)



Dark pin = subject property. Coloured dots = street-level incidents in the latest Police.uk month within ~0.25 mile. © OpenStreetMap contributors. Latest data month: 2026-07. 22 incidents plotted (capped for print).

Category breakdown

Latest month · 2026-07 · 22 incidents · coloured bars match the map dots above



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Contains public sector information from data.police.uk. OGL v3.0.

Section 7 — Local Amenities

Nearby schools, public transport and grocery stores for everyday life around the property.

Schools & Ofsted (~2.0 km)

SCHOOL	PHASE	OFSTED	DISTANCE
Kings Heath Secondary School	Secondary	Good	535 m
Woodthorpe Junior and Infant School	Primary	Good	647 m
St Alban's Catholic Primary School	Primary	School remains Good	684 m
Wheeler's Lane Primary School	Primary	School remains Good	813 m
Wheeler's Lane Technology College	Secondary	Not judged	869 m
Grendon Primary School	Primary	Standards maintained	1 km
Swanshurst School	Secondary	School remains Outstanding	1.2 km
Bishop Challoner Catholic College	Secondary	School remains Good	1.4 km

Closest schools shown; more may exist within the radius.

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Transport & driving times (~5.0 km)

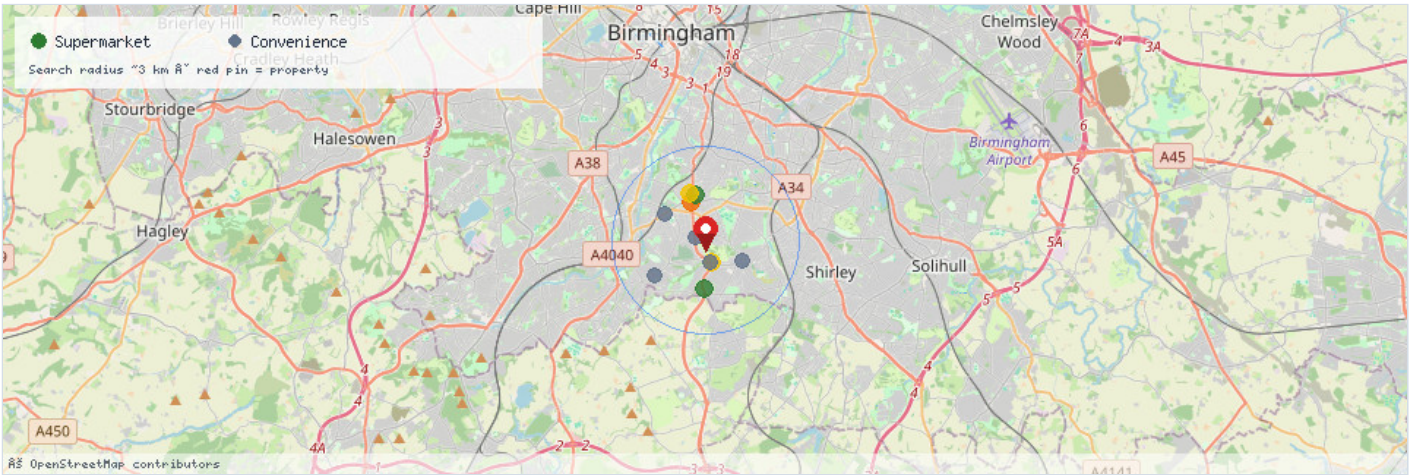
Walk and drive times are network estimates from straight-line distance (not routed journeys).

TYPE	STOP / STATION	DISTANCE	WALK	DRIVE
Rail	Pineapple Road Rail Station · Stirchley	1.8 km	30 min	7 min
Rail	Kings Heath Rail Station · Kings Heath	2.1 km	35 min	8 min
Rail	Yardley Wood Rail Station · Yardley Wood	2.2 km	36 min	8 min
Bus	Tudor Close · Alcester Lanes End	229 m	4 min	3 min
Bus	Tudor Close · Alcester Lanes End	238 m	4 min	3 min
Bus	Beechwood Road · Alcester Lanes End	252 m	5 min	3 min
Bus	Chamberlain Road · Alcester Lanes End	255 m	5 min	3 min
Bus	Wynfield Gardens · Alcester Lanes End	336 m	6 min	3 min

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Supermarket & retail (~3.0 km)

Walk and drive times are network estimates from straight-line distance (not routed journeys).



Green dots = supermarkets · grey dots = convenience stores within the search radius. Larger dots are supermarkets. Red pin = property. © OpenStreetMap contributors.

TYPE	FASCIA / STORE	POSTCODE	DISTANCE	WALK	DRIVE
Supermarket	Lidl · Lidl Warstock Road	B14 4ST	738 m	12 min	4 min
Supermarket	Sainsburys · Sainsburys Kings Heath	B14 7PT	1.3 km	21 min	6 min
Supermarket	Iceland · Iceland Kings Heath	B14 7EG	1.5 km	25 min	6 min
Supermarket	Iceland · Iceland Maypole Birmingham	B14 5JA	1.6 km	26 min	7 min
Supermarket	Lidl · Lidl Moseley Birmingham	B14 7QU	1.6 km	26 min	7 min
Convenience	Tesco Express · Tesco Kings Heath Express	B14 6EB	330 m	6 min	3 min
Convenience	Spar PFS · Spar Millpool	B14 5EL	705 m	12 min	4 min
Convenience	Heron · Heron Yardley Wood	B14 4BW	1.3 km	22 min	6 min
Convenience	The Co-operative Food · Co-op Kings Heath	B14 7NH	1.5 km	26 min	7 min
Convenience	Spar · Spar - Kings Norton	B30 3QH	2 km	33 min	8 min

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Section 8 — Title & Company Ownership

Title ownership from HM Land Registry OCOD / CCOD open data for this postcode. Not a full title register search — instruct a conveyancer for definitive ownership.

Overseas company ownership (OCOD)

No overseas company ownership titles were found for this postcode in the latest OCOD extract.

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UK company ownership (CCOD)

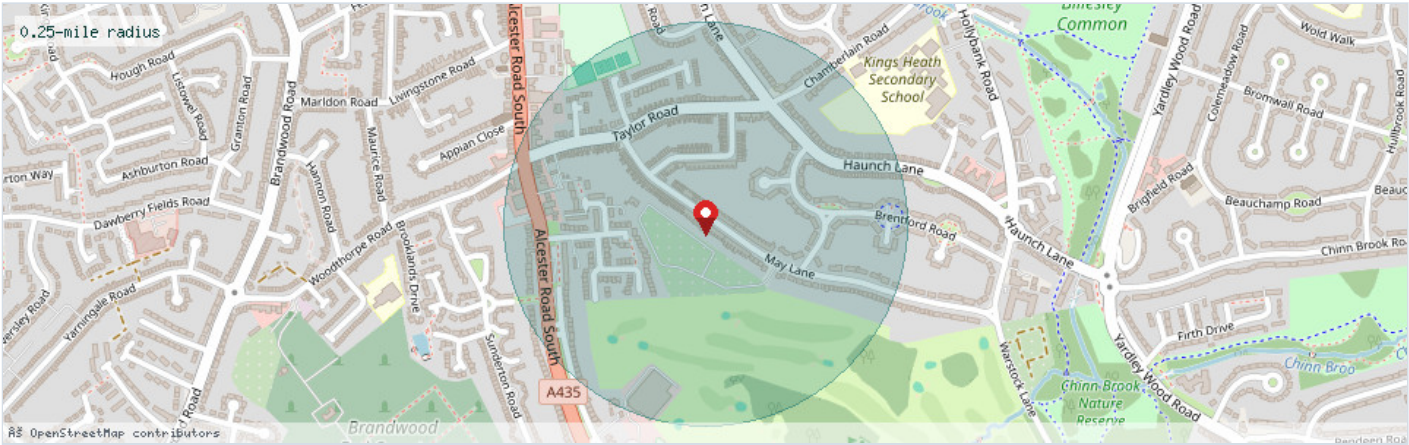
No exact house match — showing UK company-owned titles recorded against this postcode (1 total).

TITLE	TENURE	PROPERTY	PROPRIETOR(S)
WK185035	Freehold	76 May Lane, Kings Heath, Birmingham (B14 4AG)	CITIZEN HOUSING GROUP LIMITED (Co 8181)

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Section 9 — Broadband & Mobile Connectivity

Ofcom predicted coverage for the postcode — not a live speed test or guarantee of service at the premises.



Coverage is predicted for the postcode area around the property pin. © OpenStreetMap contributors.

Fixed broadband (Ofcom)

MAX DOWNLOAD	MAX UPLOAD	MEDIAN DOWNLOAD	PREMISES IN POSTCODE
10000 Mbps	10000 Mbps	10000 Mbps	62

AVAILABILITY	STATUS	TYPICAL DOWNLOAD	PREMISES %
Superfast (30+ Mbps)	Yes	74 Mbps	100%
Ultrafast (300+ Mbps)	Yes	10000 Mbps	100%
Full fibre	Yes	100% gigabit premises	

Mobile coverage (4G / 5G & 2G)

NETWORK	4G / 5G (INDOOR & OUTDOOR)	2G
EE	Variable in-home, good outdoor	Variable in-home, good outdoor
Three	Variable in-home, good outdoor	Not published
O2	Good in-home and outdoor	Variable in-home, good outdoor
Vodafone	Good in-home and outdoor	Good in-home and outdoor

4G/5G scores are from Ofcom Mobile Checker (blended). 2G scores are from Ofcom Mobile 2G Coverage. Three has no 2G data in this dataset. Same 0-4 outdoor/in-home scale for both.

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Mining Remediation Authority (Coal Authority) — Coal mining reporting / high-risk areas. OGL v3.0.

Police UK — Contains public sector information from data.police.uk. OGL v3.0.

DfE / Ofsted — Get Information About Schools and Ofsted inspection outcomes. OGL v3.0.

NaPTAN (DfT) — National Public Transport Access Nodes. OGL v3.0.

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