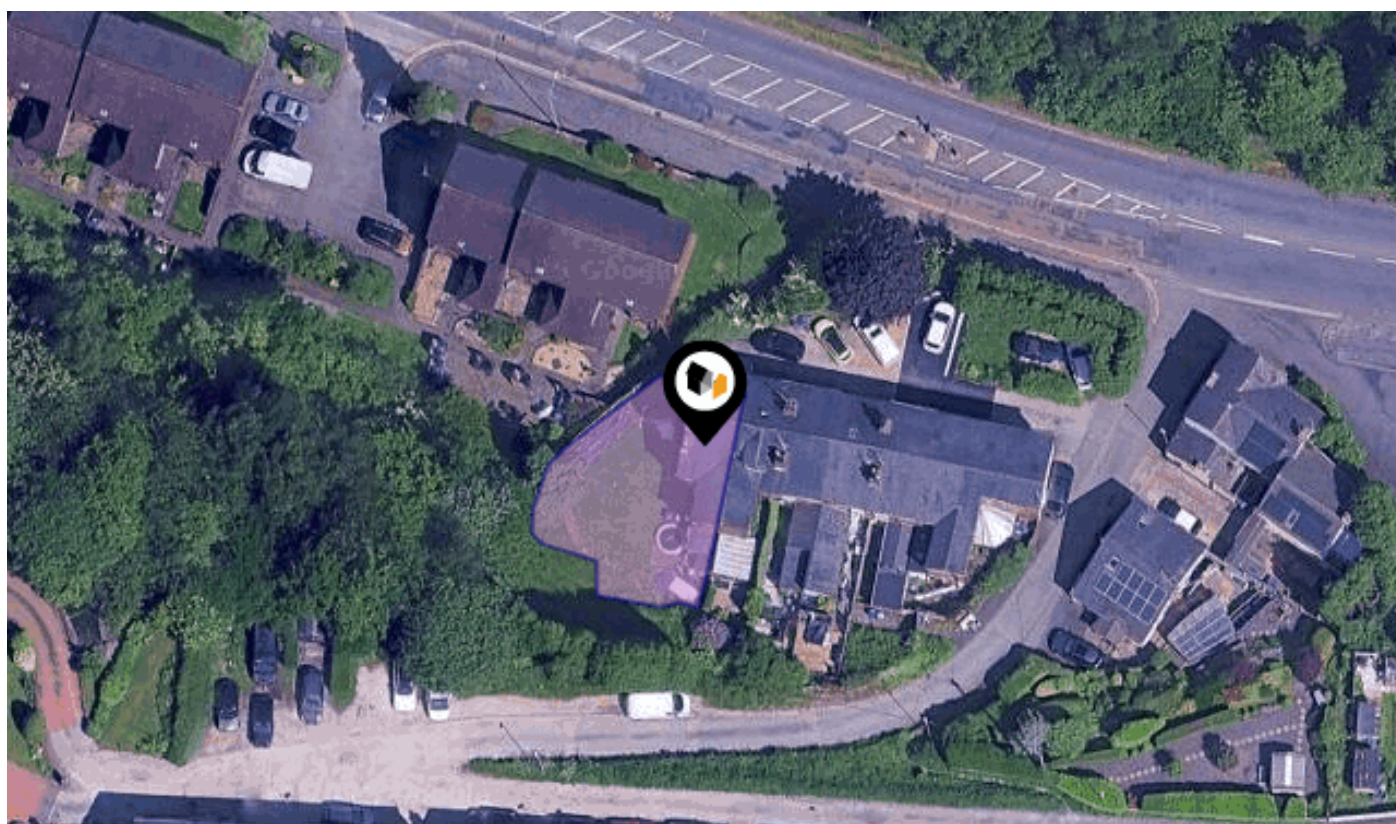




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 23rd October 2025



1, QUARRY TERRACE, KIDSGROVE, STOKE-ON-TRENT, ST7 4EU

Landwood Group

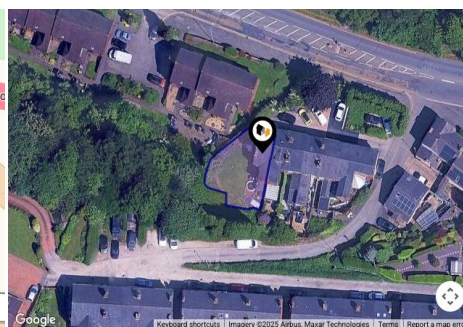
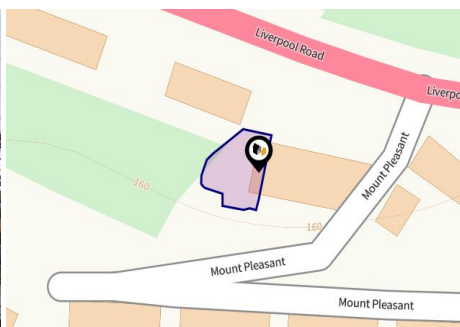
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.05 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,497
Title Number:	SF252181
UPRN:	200004606039

Last Sold Date:	26/08/2014
Last Sold Price:	£107,500
Last Sold £/ft ² :	£121
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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1 Quarry Terrace, Kidsgrove, ST7 4EU

Energy rating

D

Valid until 09.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

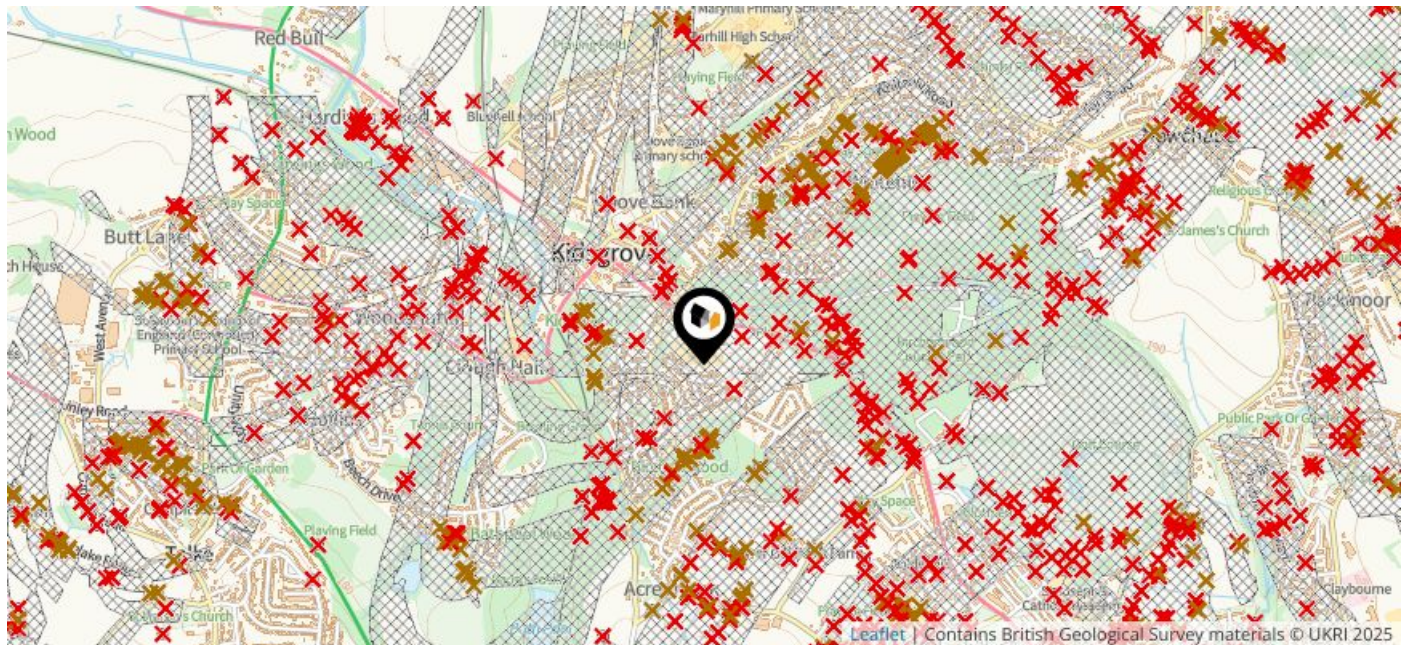
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 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.

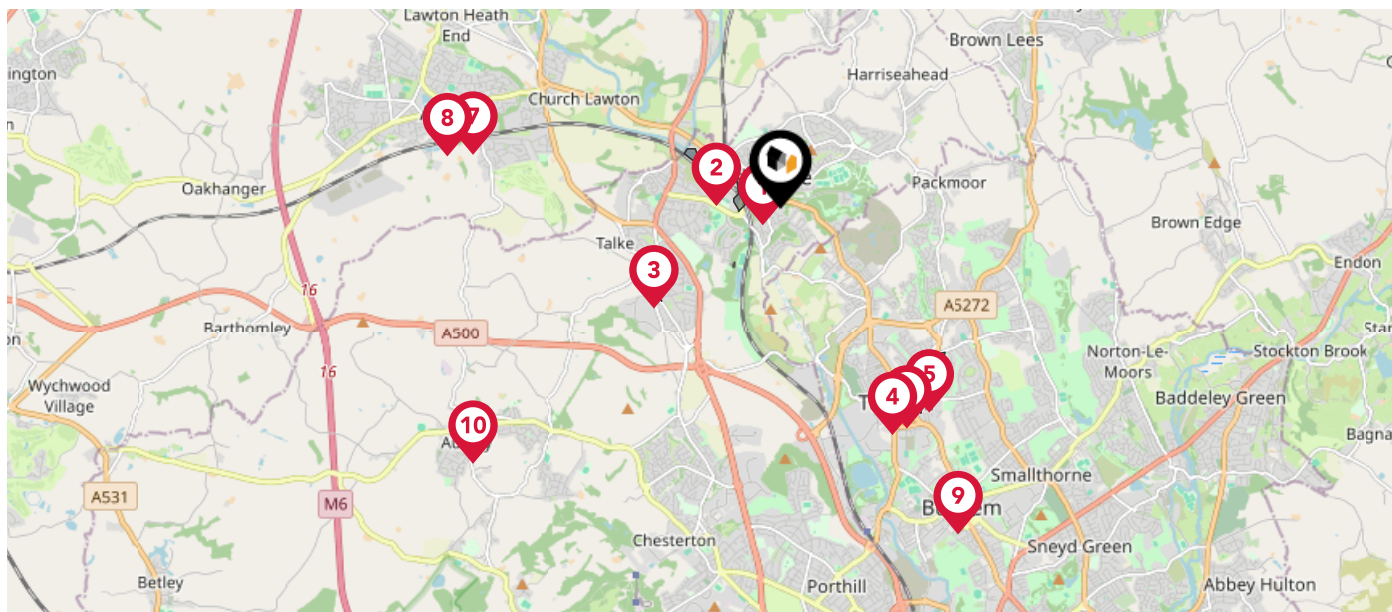
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

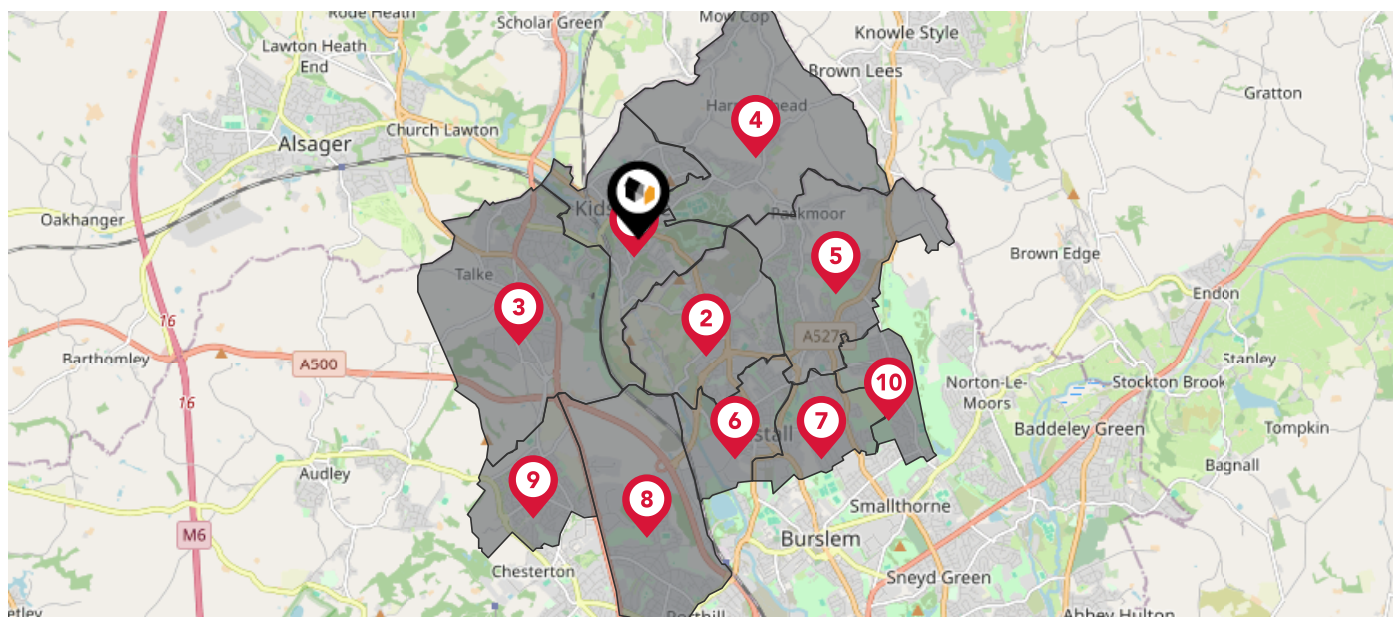
- 1 Kidsgrove
- 2 Trent and Mersey Canal, Hardings Wood
- 3 Talke
- 4 Tower Square
- 5 Victoria Park
- 6 Park Terrace
- 7 Alsager Conservation Area
- 8 Alsager Conservation Area
- 9 Burslem Town Centre
- 10 Audley

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

Kidsgrove & Ravenscliffe Ward

2

Goldenhill and Sandyford Ward

3

Talke & Butt Lane Ward

4

Newchapel & Mow Cop Ward

5

Great Chell and Packmoor Ward

6

Tunstall Ward

7

Little Chell and Stanfield Ward

8

Bradwell Ward

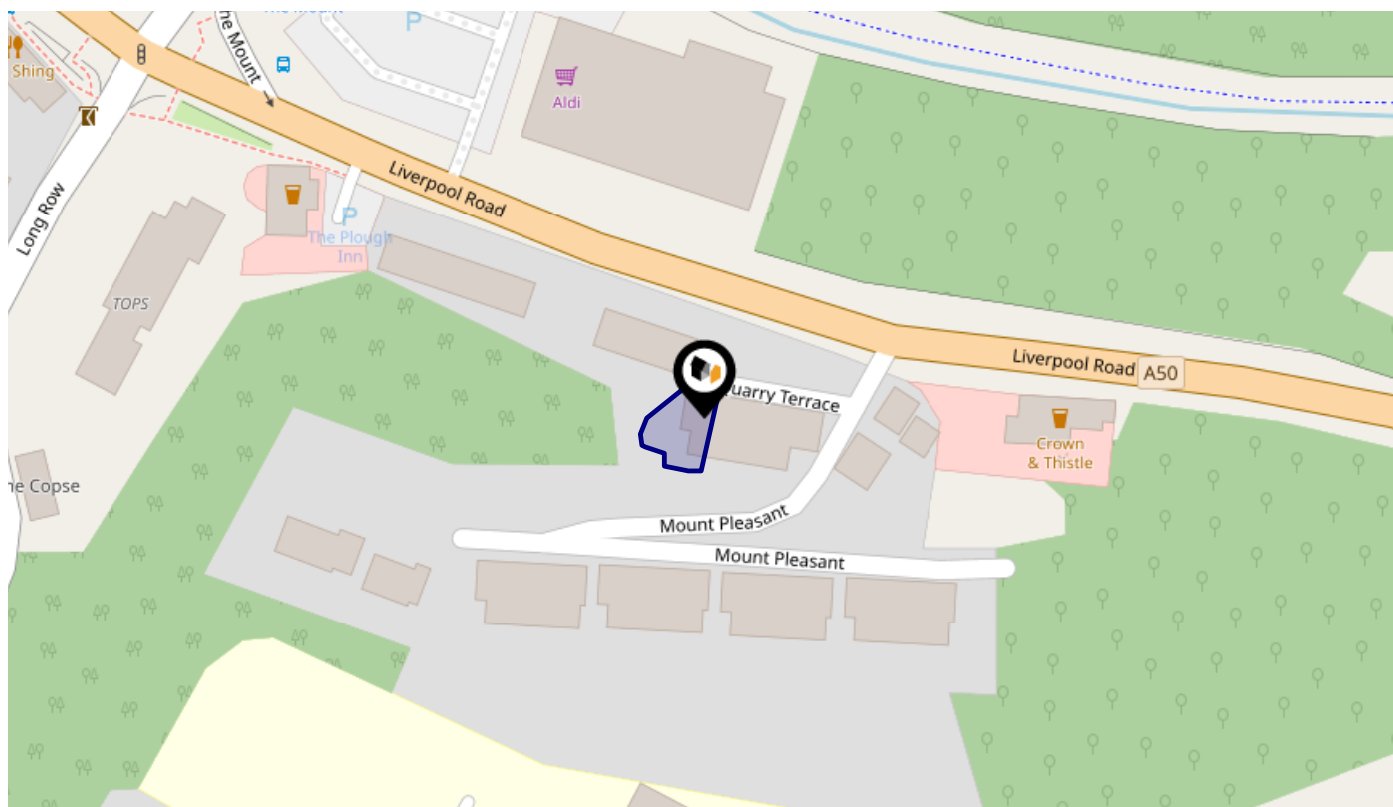
9

Crackley & Red Street Ward

10

Bradeley and Chell Heath 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:

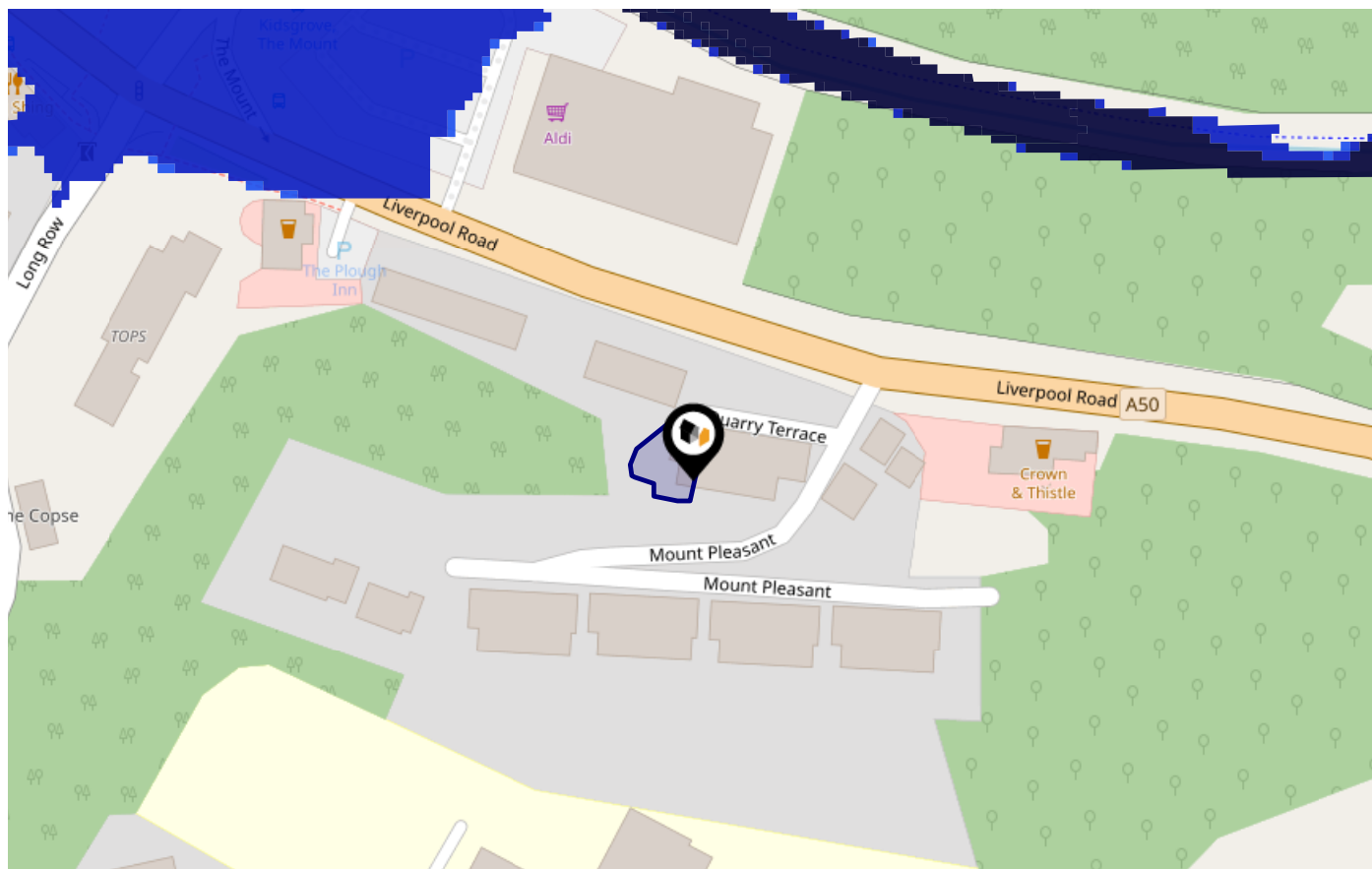
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

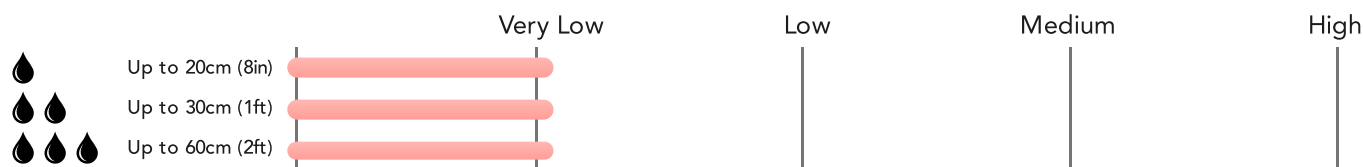


Risk Rating: Very low

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.

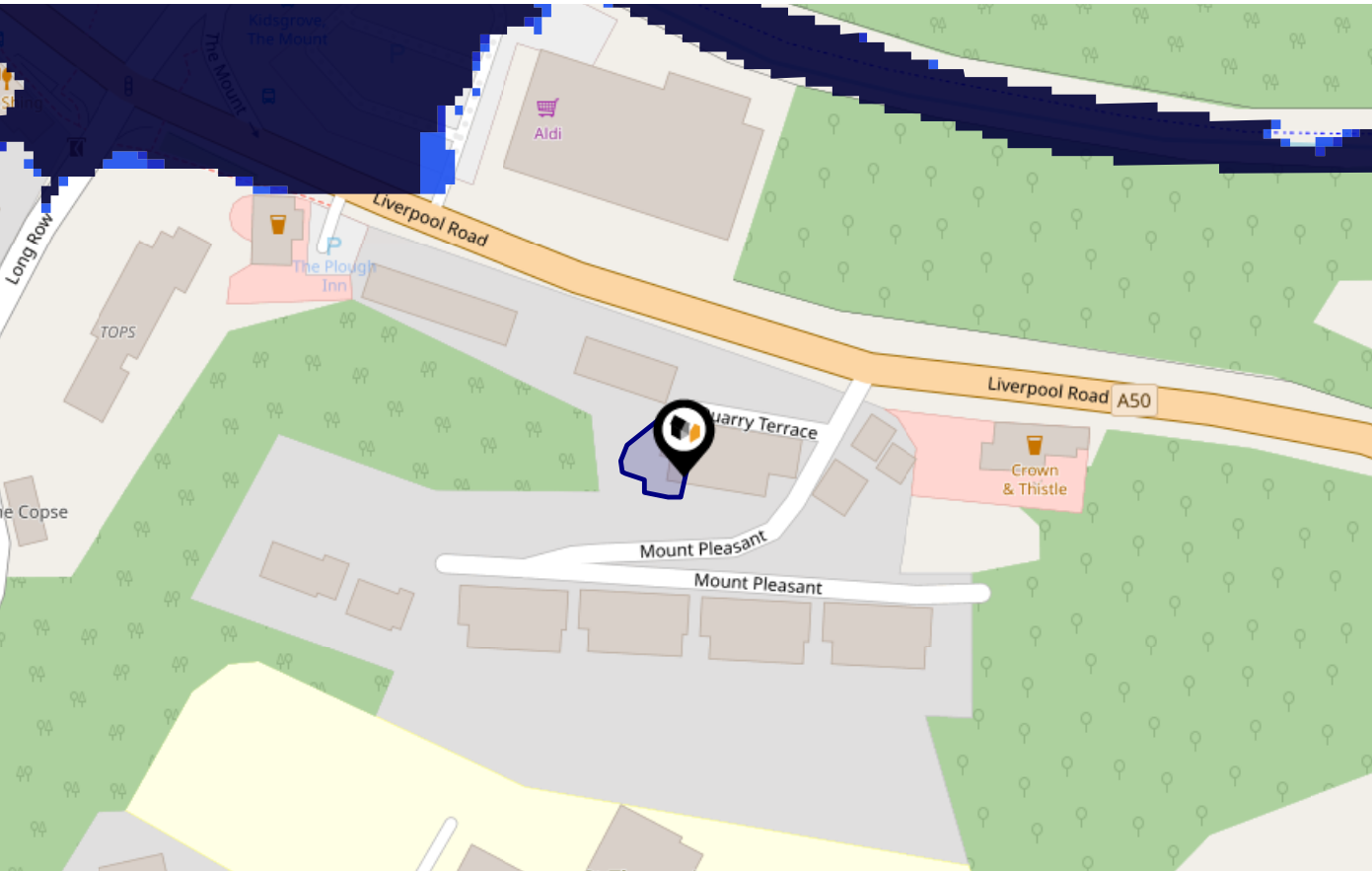
Chance of flooding to the following depths at this property:



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.

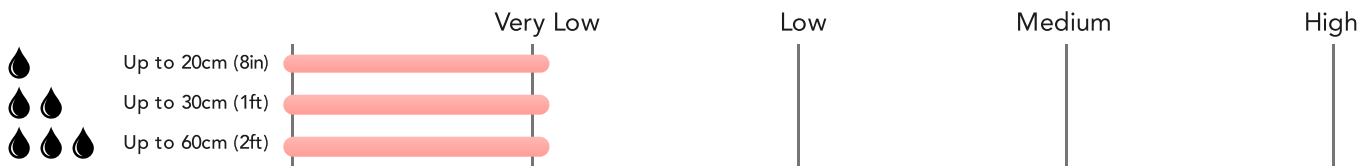


Risk Rating: Very low

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.
- 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:

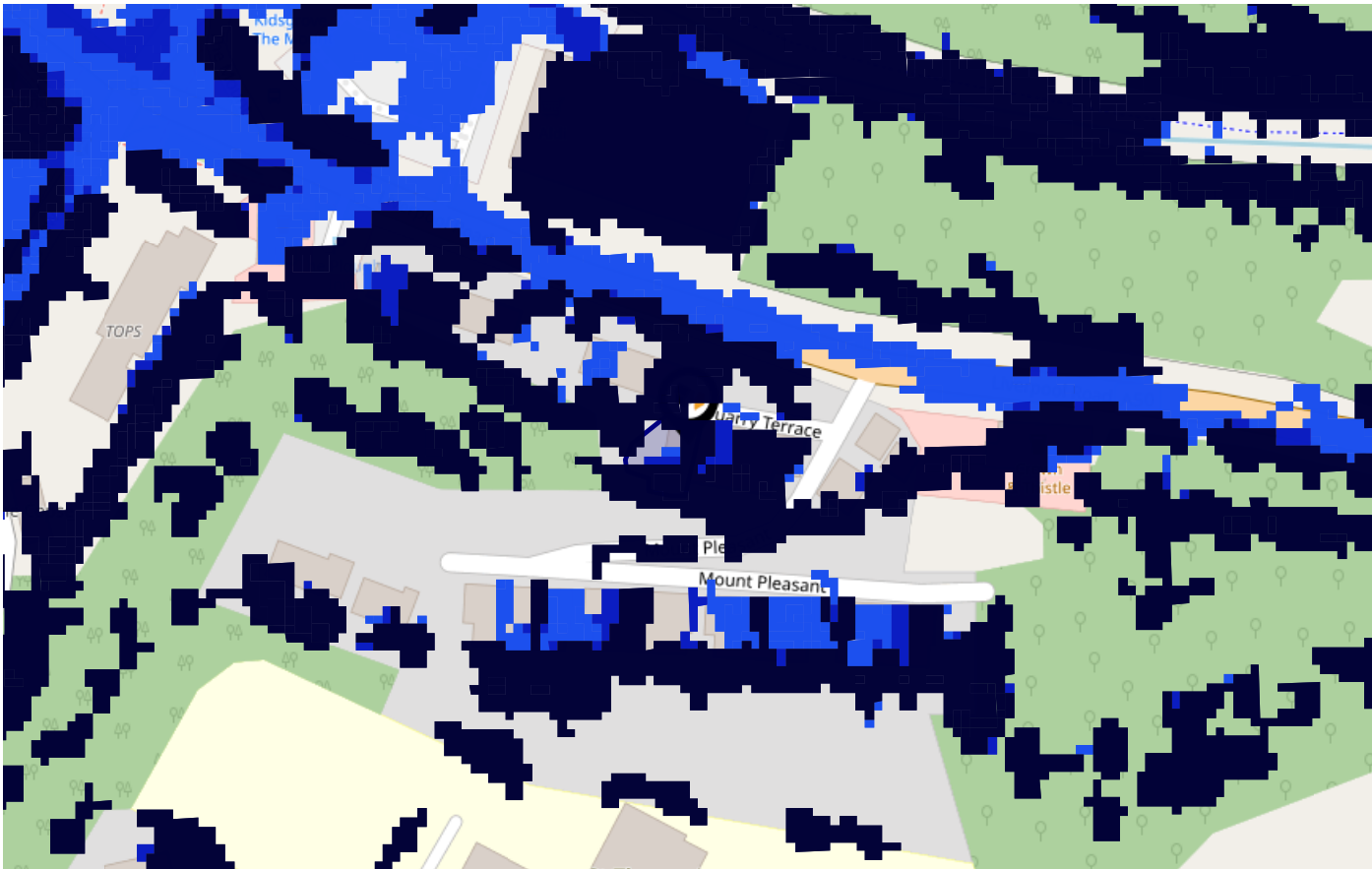


Flood Risk

Surface Water - Flood Risk

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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: High

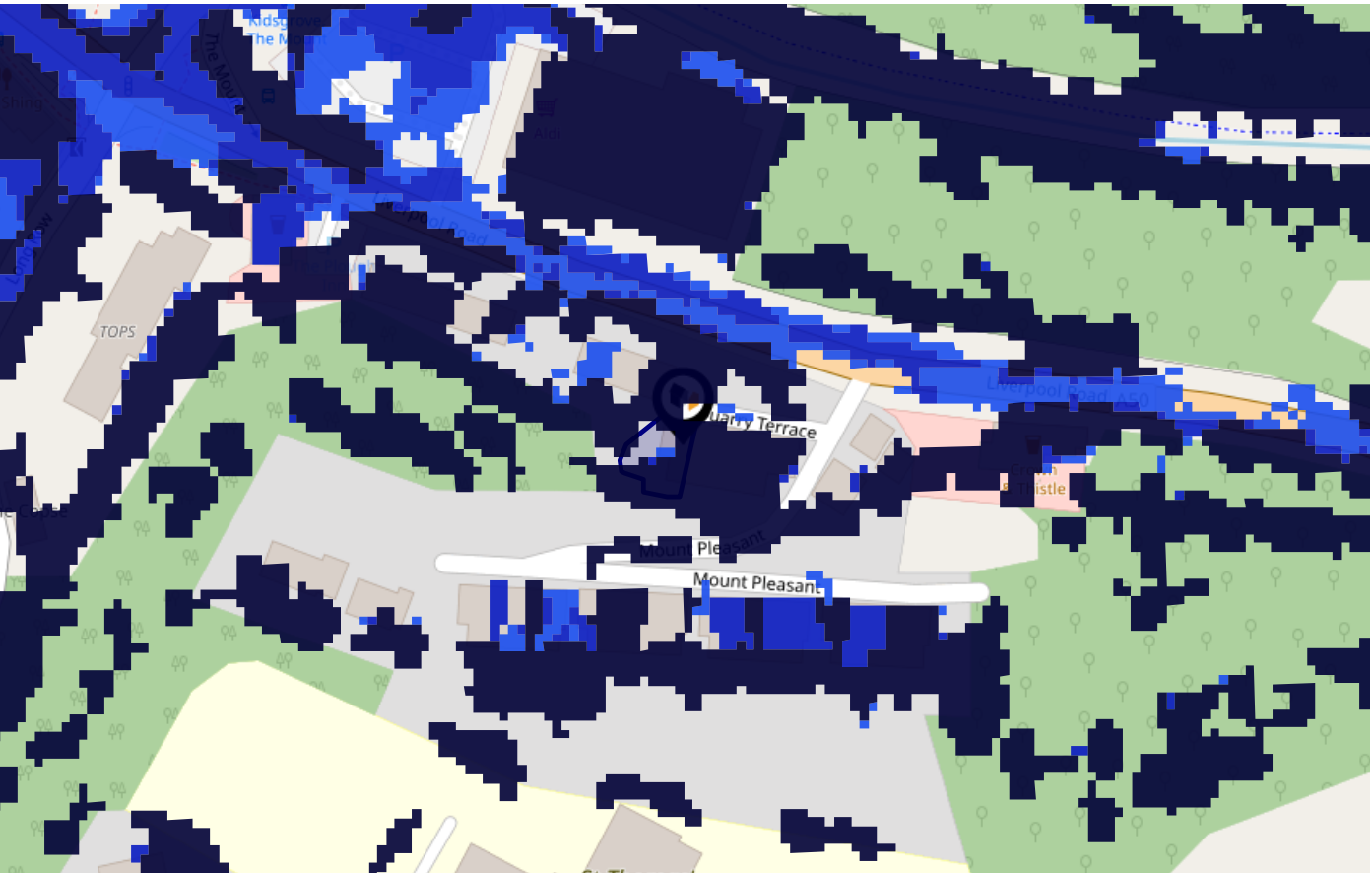
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

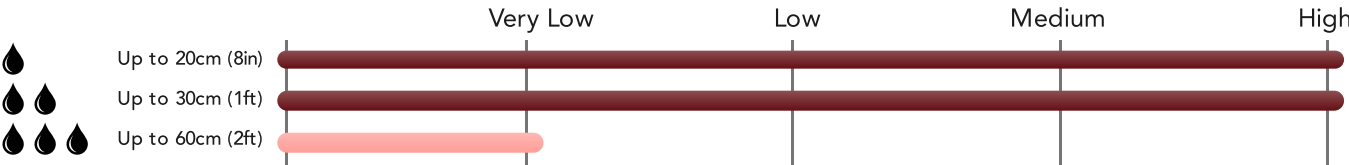


Risk Rating: High

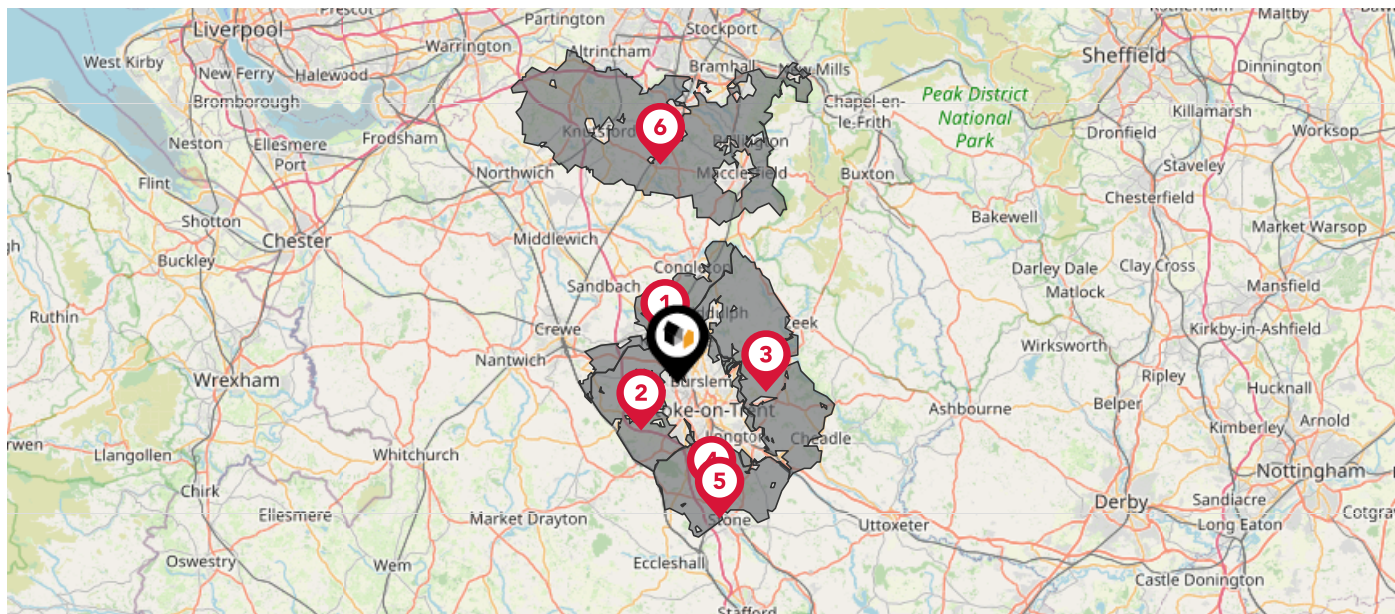
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land



Stoke-on-Trent Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Newcastle-under-Lyme



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Stoke-on-Trent



Stoke-on-Trent Green Belt - Stafford



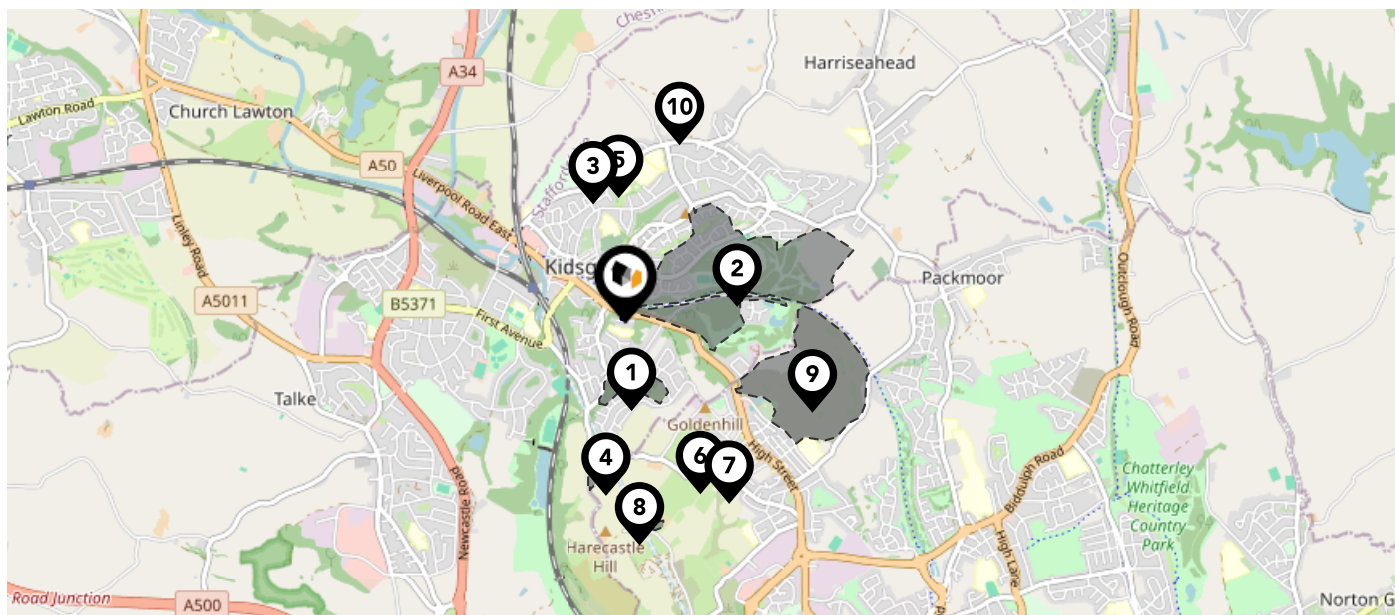
Merseyside and Greater Manchester Green Belt - Cheshire East

Maps

Landfill Sites

LANDWOOD
GROUP

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

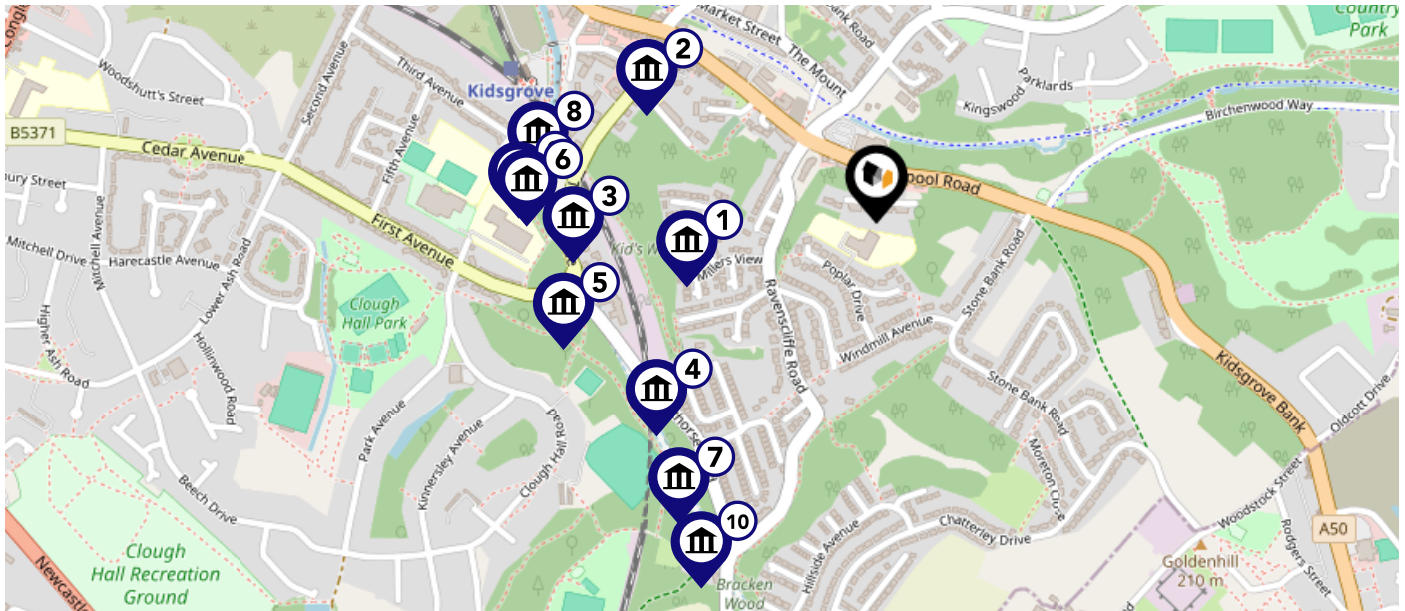
1	Land Near Birchen Wood, Stonebank Road Tip Extension To 43-Stonebank Road, Kidsgrove, Staffordshire	Historic Landfill ☐
2	Birchenwood Landfill Site-Kidsgrove, Stoke-on-Trent, Staffordshire	Historic Landfill ☐
3	St Johns Roman Catholic School-Gloucester Road, Kidsgrove, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
4	Lowlands Colliery Limited-Acres Nook Road, Acres Nook, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
5	Behind Catholic School-Gloucester Road, Dove Bank, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
6	West Of Heathside Lane-Heathside Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill ☐
7	East Of Heathside Lane-Heathside Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill ☐
8	Line Houses-Golden Hill	Historic Landfill ☐
9	Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill ☐
10	Disused Sewage Works Quarry-Newchapel Road, The Rookery, Kidsgrove, Staffordshire	Historic Landfill ☐

Maps

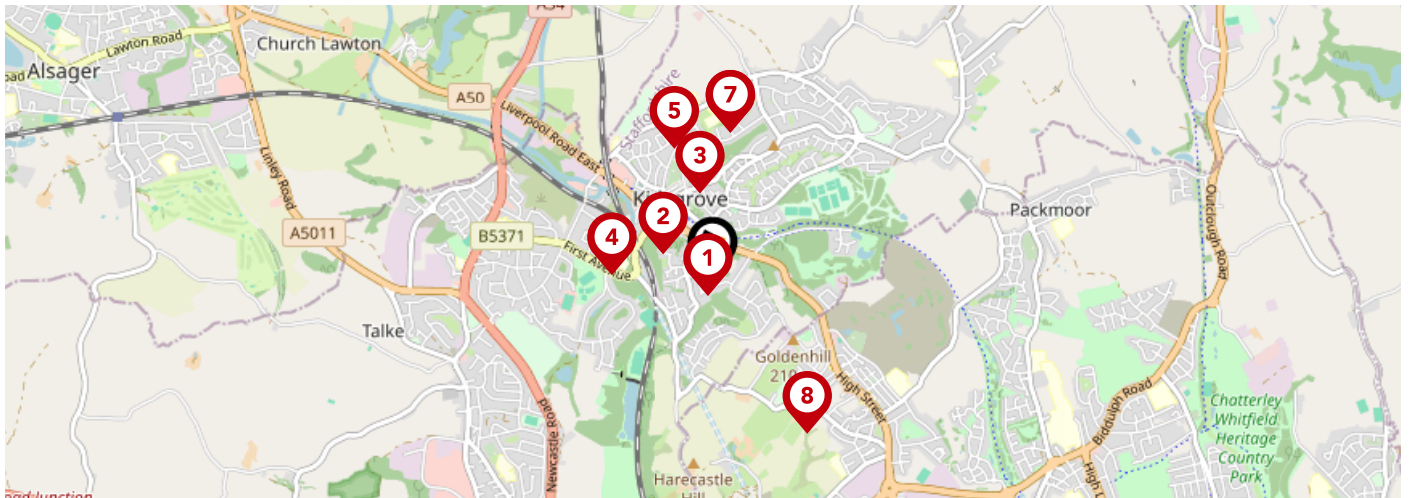
Listed Buildings

LANDWOOD
GROUP

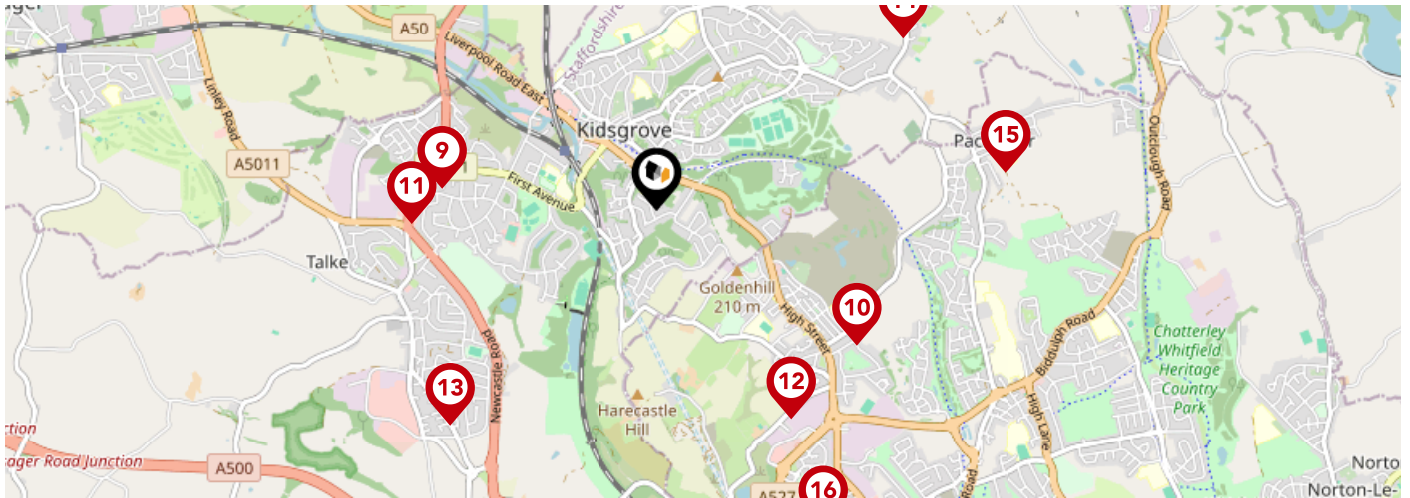
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1038593 - Tower At Ngr. Sj 84025407	Grade II	0.2 miles
 1431742 - War Memorial	Grade II	0.3 miles
 1294760 - Church Of St Thomas	Grade II	0.3 miles
 1038590 - North Portal Of Harecastle Railway Tunnel (north)	Grade II	0.3 miles
 1374383 - Bourne Cottage	Grade II	0.4 miles
 1038558 - Harecastle Tunnel Portals And Attached Retaining Wall	Grade II	0.4 miles
 1188417 - South Portal Of Harecastle Railway Tunnel (north)	Grade II	0.4 miles
 1038559 - Bridge Number 132, Trent And Mersey Canal	Grade II	0.4 miles
 1188519 - Trent And Mersey Canal Milepost Opposite Harecastle Tunnel Portals	Grade II	0.4 miles
 1038591 - North Portal Of Harecastle Railway Tunnel (south)	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	St Thomas' CofE Primary Academy Ofsted Rating: Good Pupils: 172 Distance:0.08	☐	☒	☐	☐	☐
2	St John the Evangelist Catholic Primary Ofsted Rating: Good Pupils: 199 Distance:0.25	☐	☒	☐	☐	☐
3	Dove Bank Primary School Ofsted Rating: Good Pupils: 173 Distance:0.39	☐	☒	☐	☐	☐
4	The King's CofE Academy Ofsted Rating: Good Pupils: 765 Distance:0.45	☐	☐	☒	☐	☐
5	Bluebell School Ltd Ofsted Rating: Outstanding Pupils: 116 Distance:0.61	☐	☐	☒	☐	☐
6	Kidsgrove Primary School Ofsted Rating: Good Pupils: 157 Distance:0.66	☐	☒	☐	☐	☐
7	Kidsgrove Secondary School Ofsted Rating: Good Pupils: 300 Distance:0.66	☐	☐	☒	☐	☐
8	Goldenhill Primary Academy Ofsted Rating: Good Pupils: 229 Distance:0.8	☐	☒	☐	☐	☐

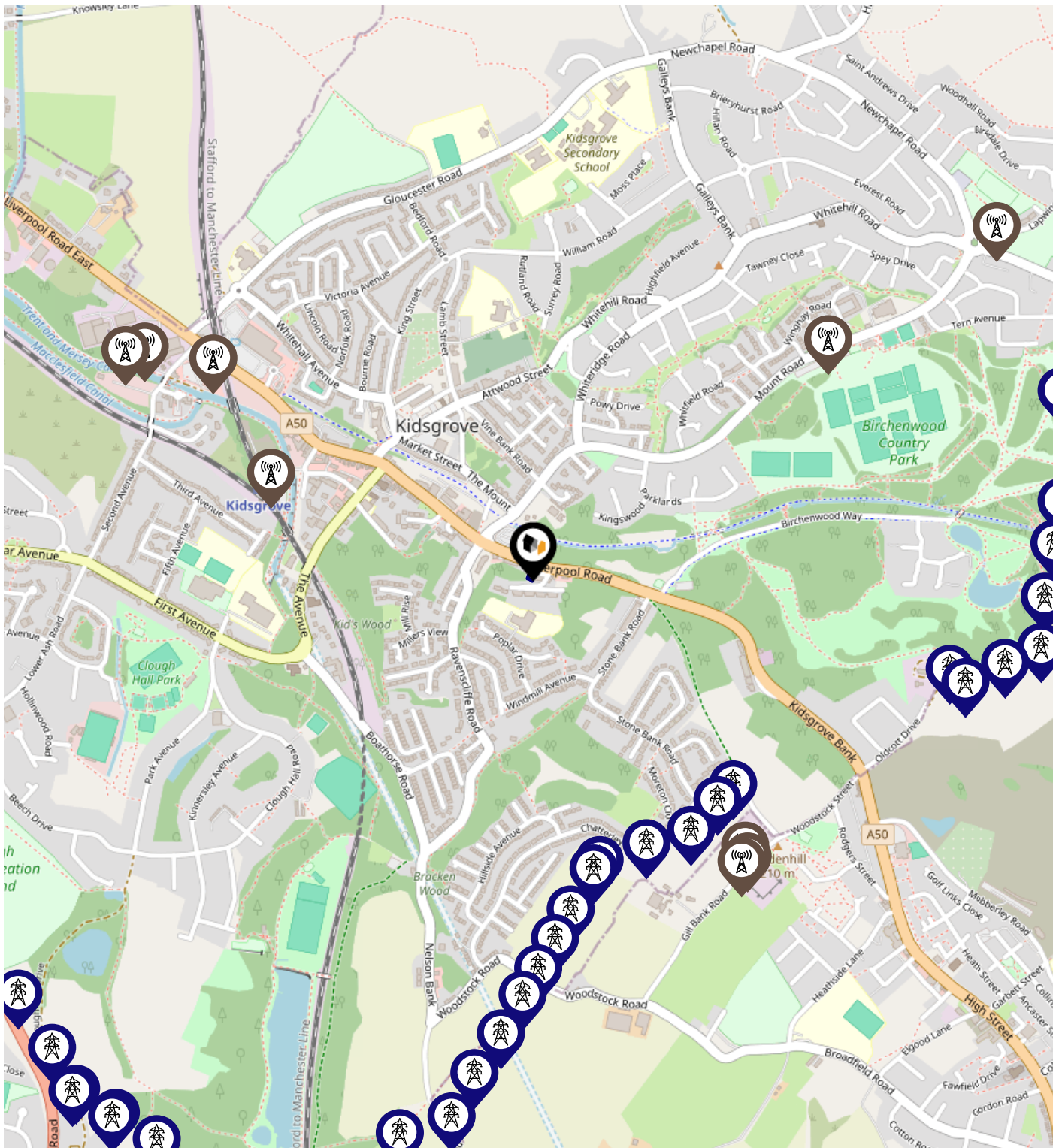


		Nursery	Primary	Secondary	College	Private
9	The Reginald Mitchell Primary School Ofsted Rating: Good Pupils: 192 Distance:0.95	☐	☒	☐	☐	☐
10	St Joseph's Catholic Academy, Goldenhill Ofsted Rating: Good Pupils: 241 Distance:1.07	☐	☒	☐	☐	☐
11	St Saviour's CofE Academy Ofsted Rating: Good Pupils: 187 Distance:1.09	☐	☒	☐	☐	☐
12	Star Academy, Sandyford Ofsted Rating: Good Pupils: 182 Distance:1.11	☐	☒	☐	☐	☐
13	Springhead Primary School Ofsted Rating: Good Pupils: 195 Distance:1.33	☐	☒	☐	☐	☐
14	Thursfield Primary School Ofsted Rating: Good Pupils: 280 Distance:1.34	☐	☒	☐	☐	☐
15	Packmoor Ormiston Academy Ofsted Rating: Good Pupils: 441 Distance:1.57	☐	☒	☐	☐	☐
16	Summerbank Primary Academy Ofsted Rating: Good Pupils: 443 Distance:1.6	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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GROUP

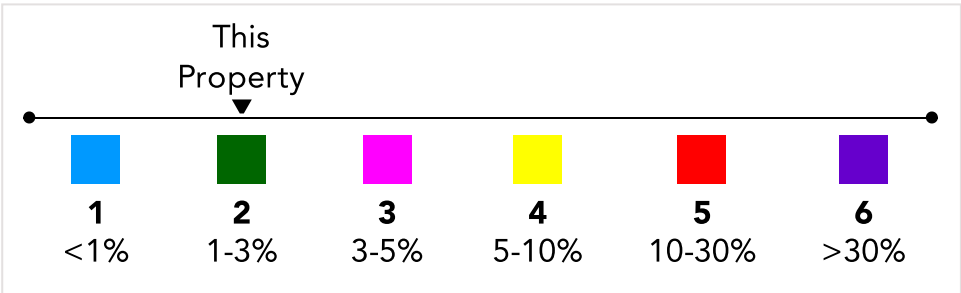
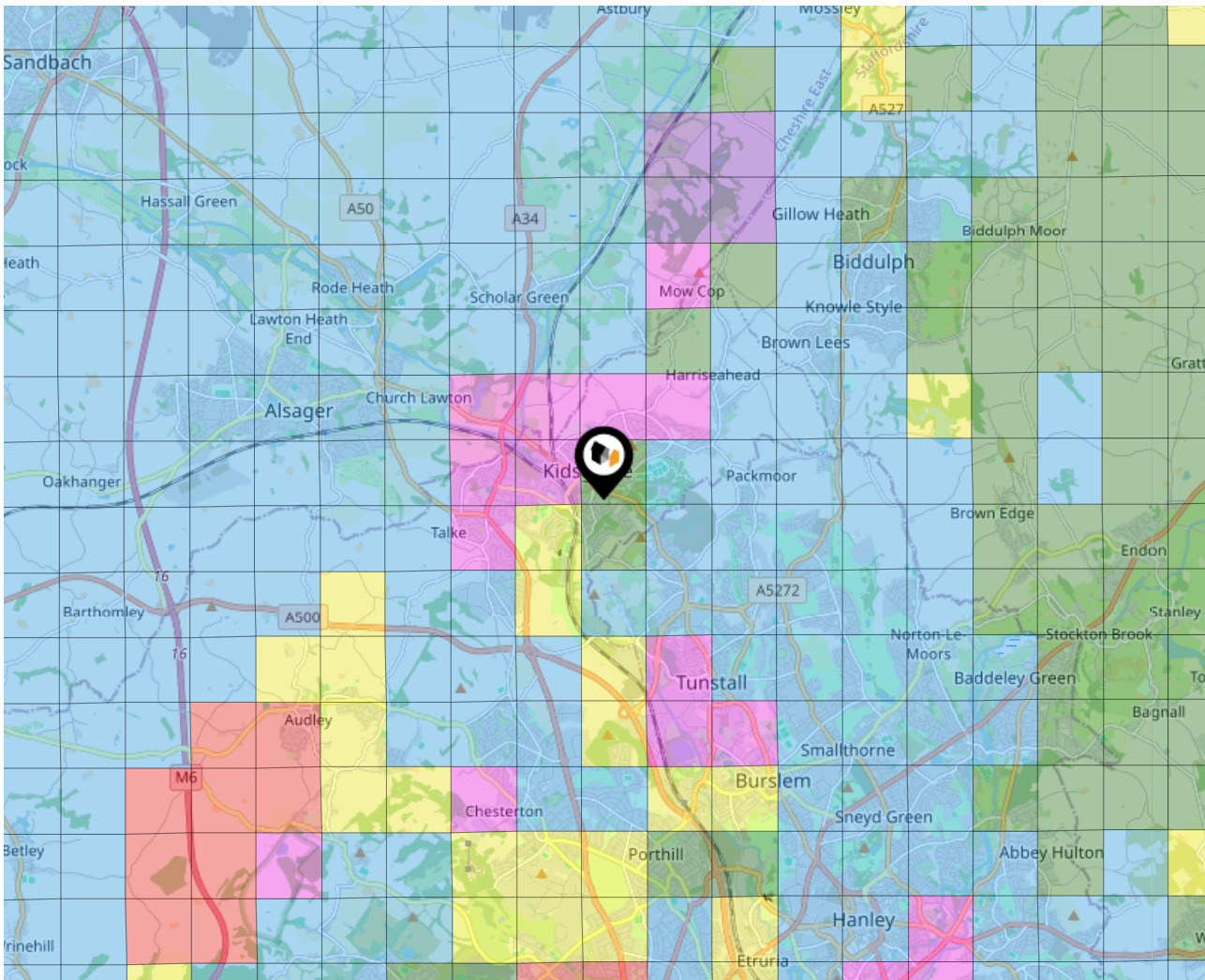


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

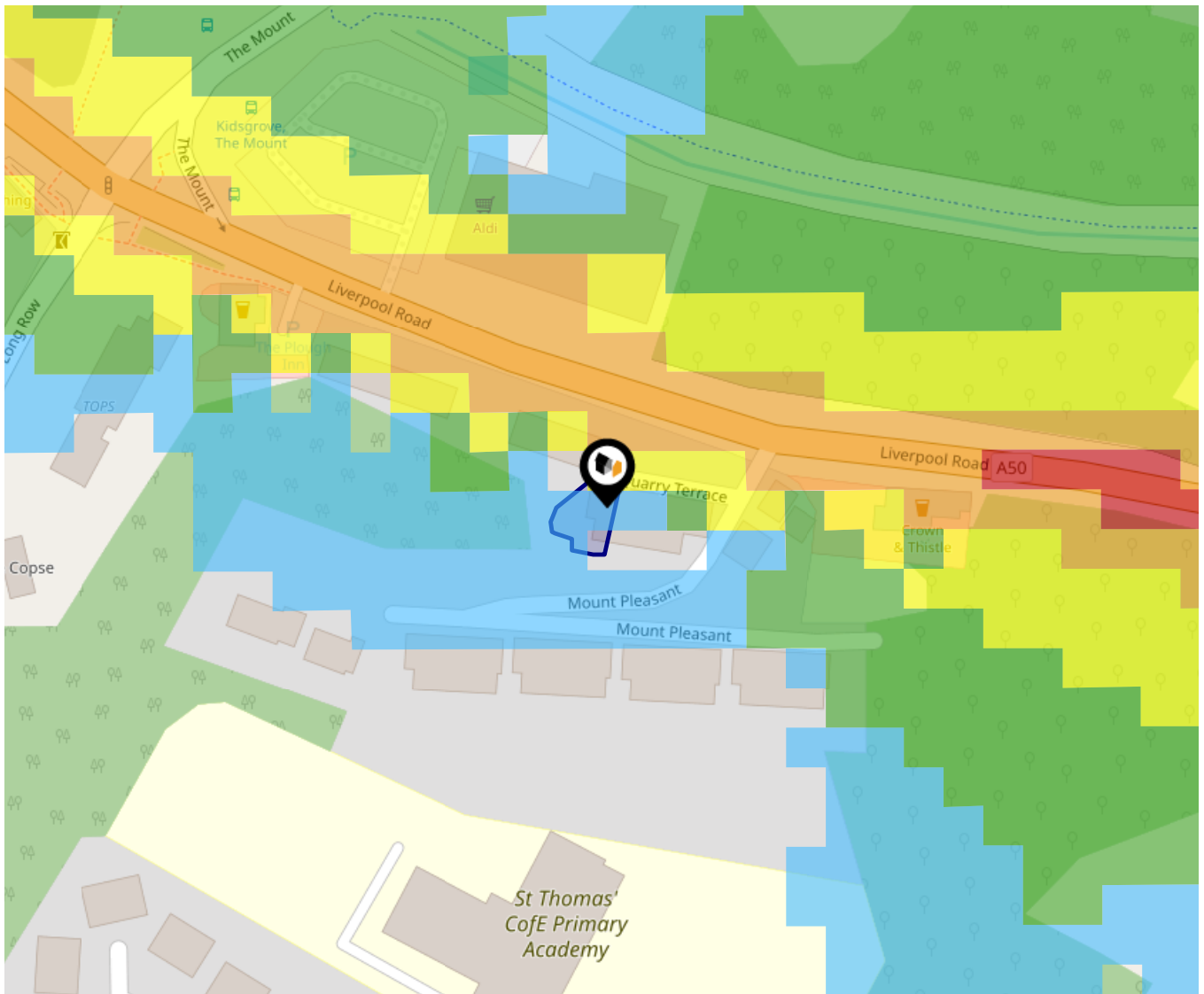
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

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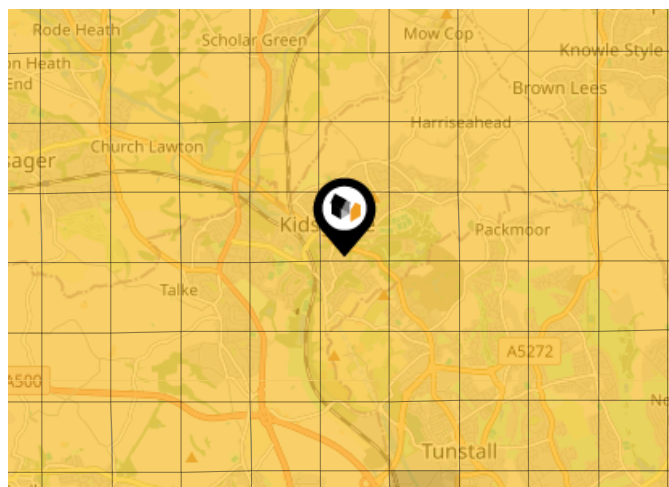
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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		



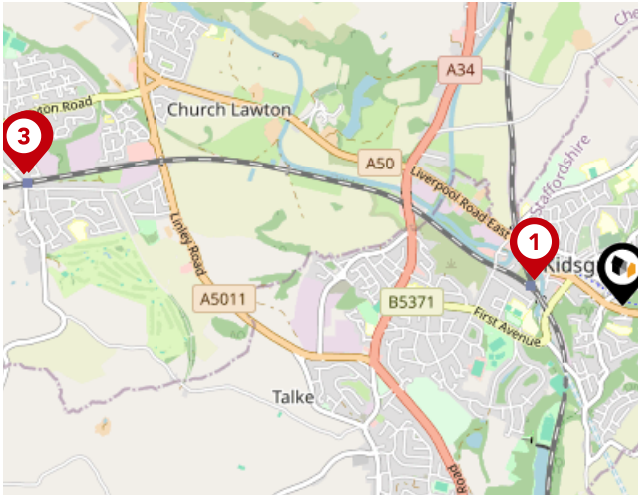
Primary Classifications (Most Common Clay Types)

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

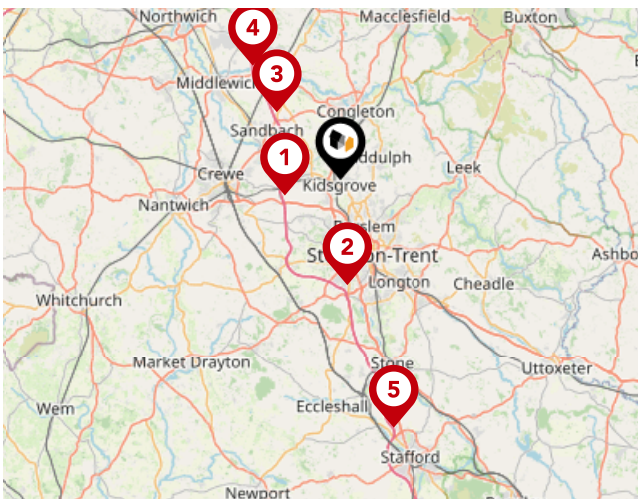
Transport (National)

LANDWOOD
GROUP



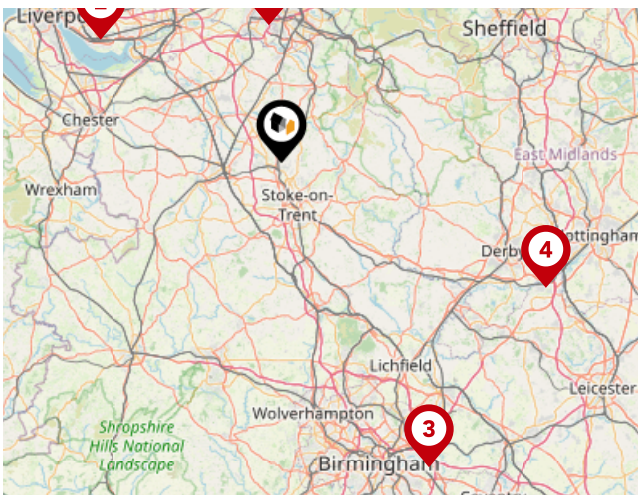
National Rail Stations

Pin	Name	Distance
1	Kidsgrove Rail Station	0.4 miles
2	Alsager Rail Station	2.71 miles
3	Alsager Rail Station	2.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J16	4.24 miles
2	M6 J15	7.53 miles
3	M6 J17	6.61 miles
4	M6 J18	10.22 miles
5	M6 J14	18.2 miles



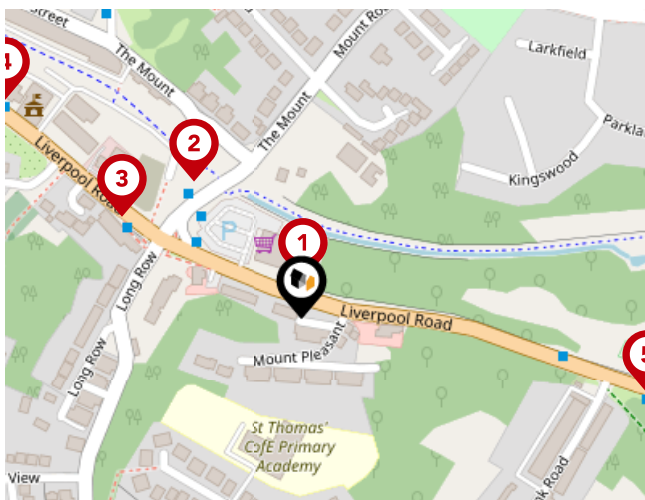
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.67 miles
2	Speke	31.08 miles
3	Birmingham Airport	48.5 miles
4	East Mids Airport	41.75 miles

Area

Transport (Local)

LANDWOOD
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Bus Stops/Stations

Pin	Name	Distance
1	Mount Road	0.02 miles
2	The Mount	0.1 miles
3	Mount Road	0.11 miles
4	Town Hall	0.21 miles
5	Stonebank Road	0.2 miles

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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

