butters john bee ^bjb
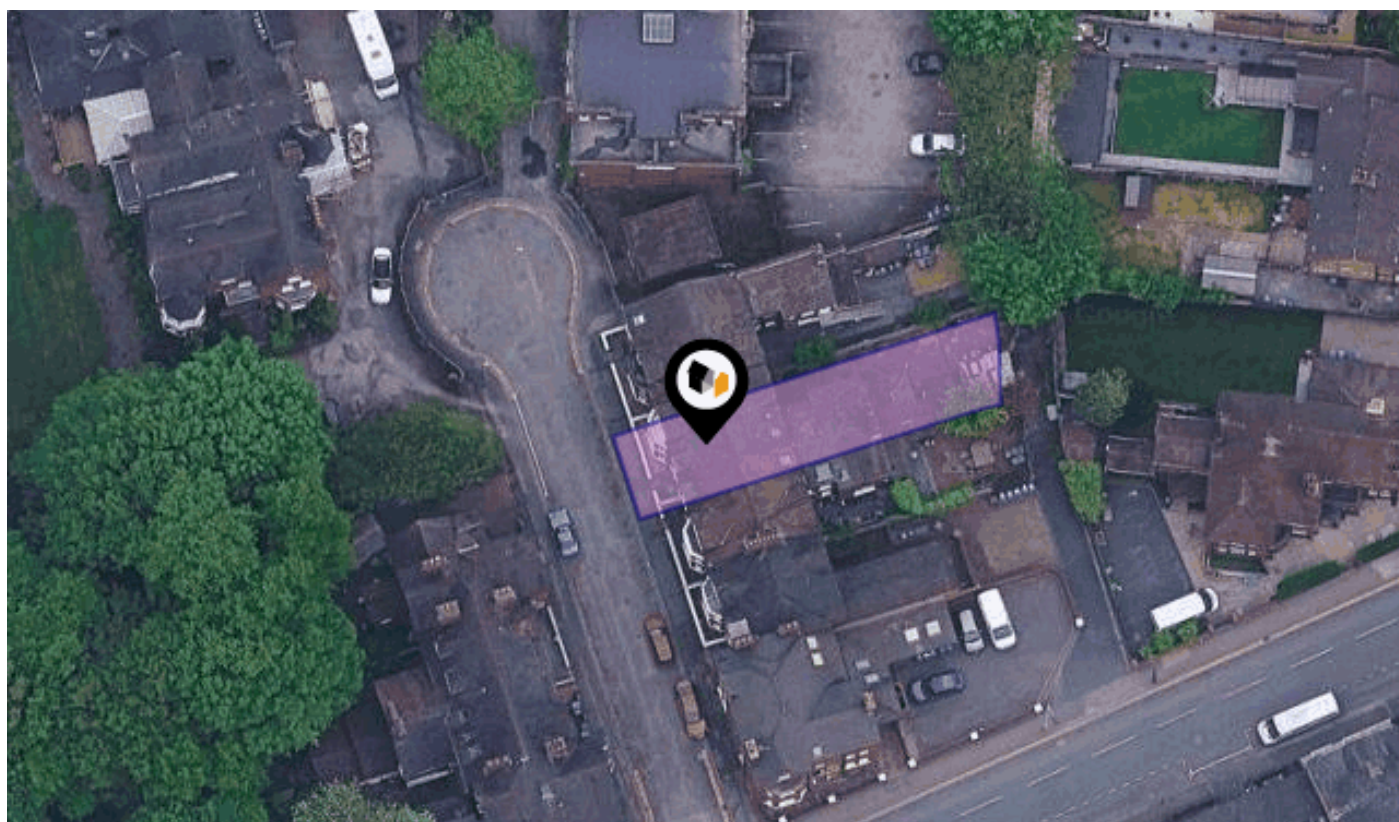
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026

7, NORTHCOTE PLACE, NEWCASTLE, ST5
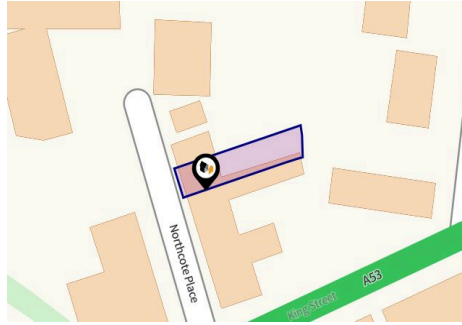
Property
OveryOverview

Property

Type:	Flat / Maisonette	**Tenure:**	Freehold
Bedrooms:	1		
Floor Area:	355 ft^2 / 33 m^2		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,497		
Title Number:	SF206981		

Local Area

Local Authority:	Staffordshire
Conservation Area:	The Brampton
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s   **80** mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

7, Northcote Place, ST5

Energy rating

C

Valid until 16.01.2029

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**	74 | C	76 | C
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		
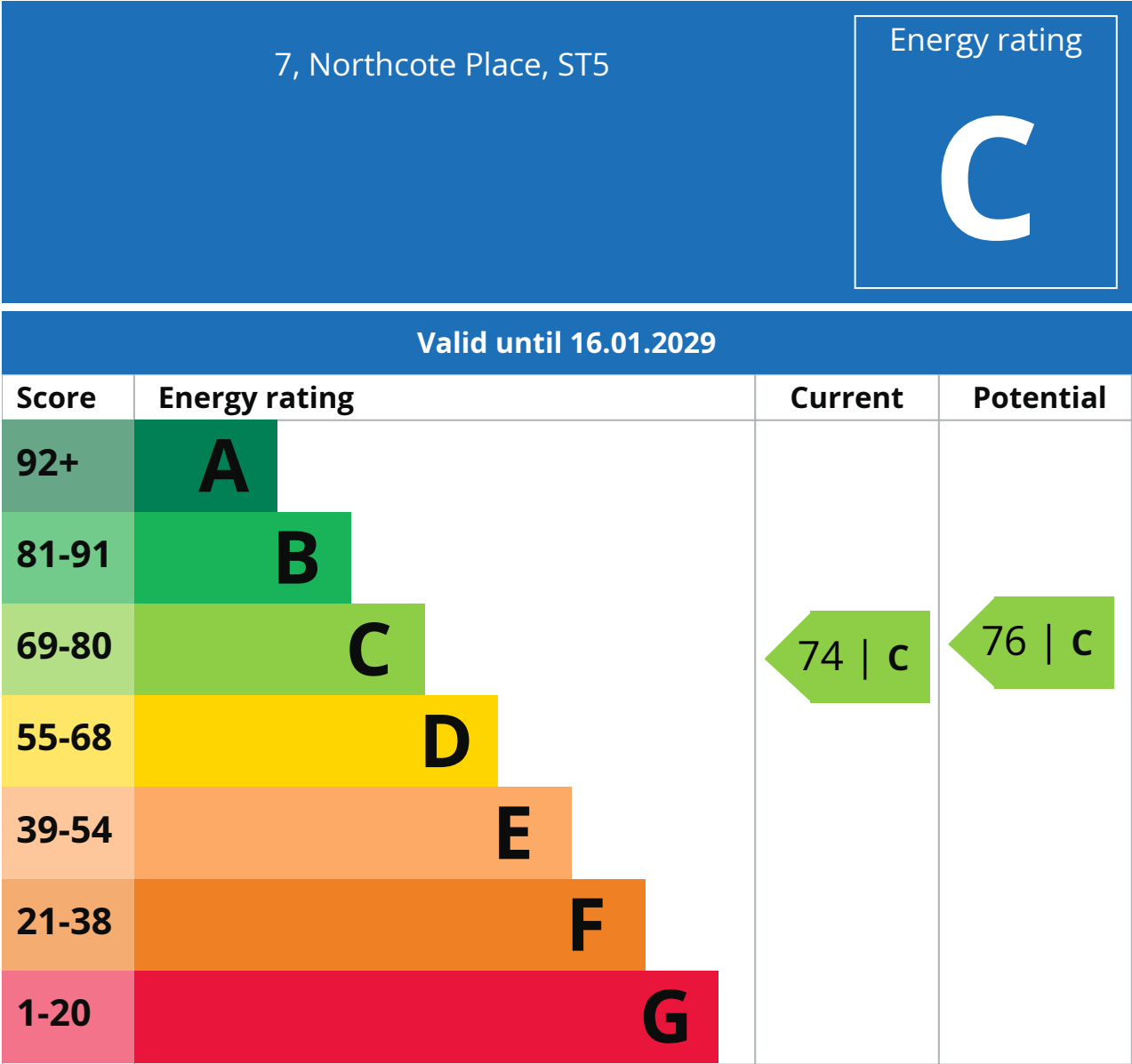
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	33 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in ST5
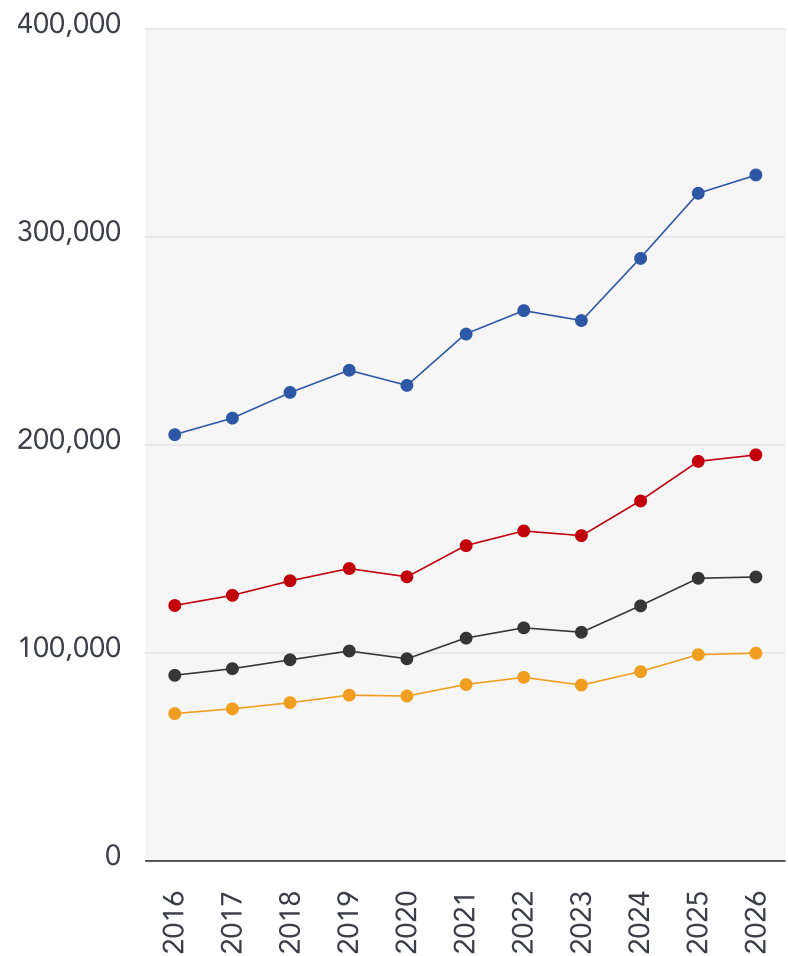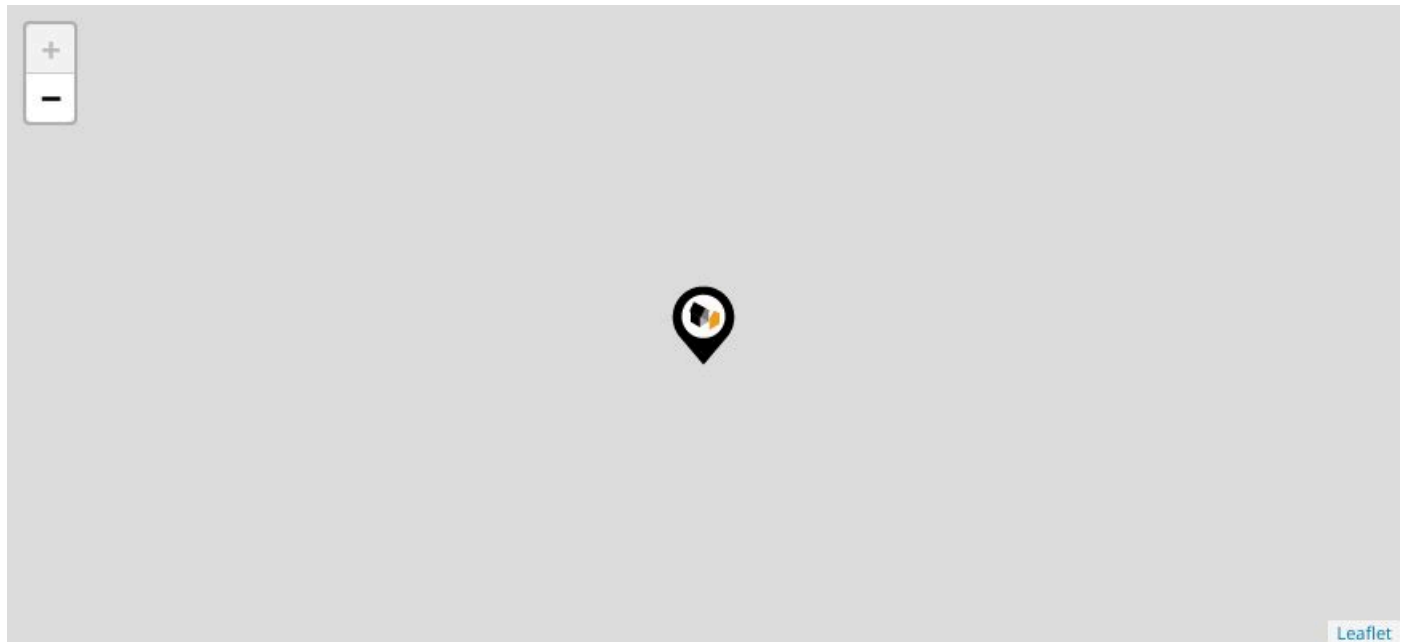

Detached

+61.04%

Semi-Detached

+59.16%

Terraced

+53.2%

Flat

+41.21%

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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.
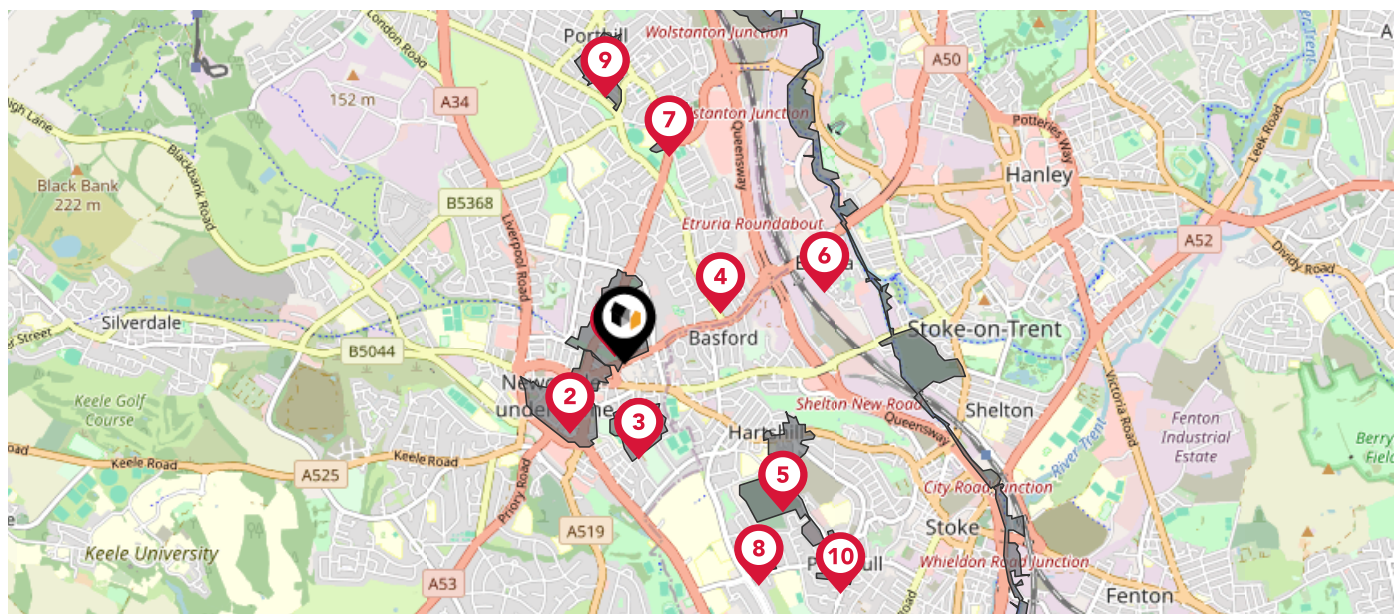
Nearby Conservation Areas	
1	The Brampton
2	Newcastle Town Centre
3	Stubbs Walks
4	Basford
5	Hartshill
6	Trent and Mersey Canal
7	Wolstanton
8	St Christophers Avenue
9	Watlands Park
10	Penkhull Village

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
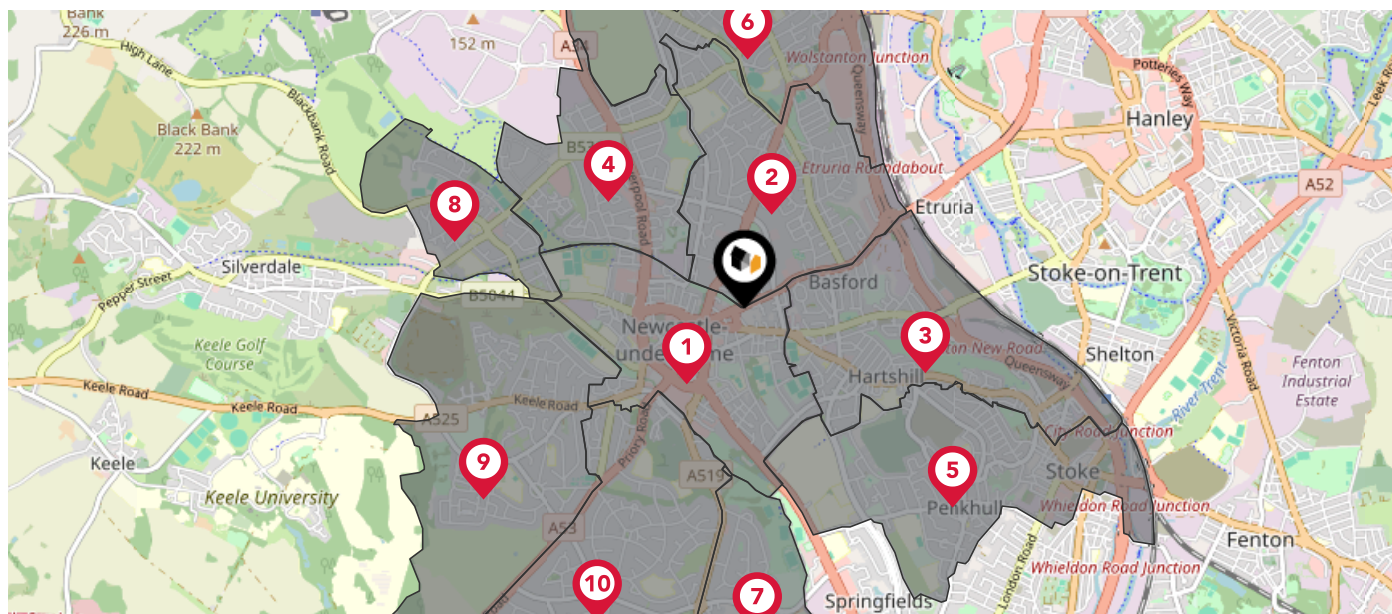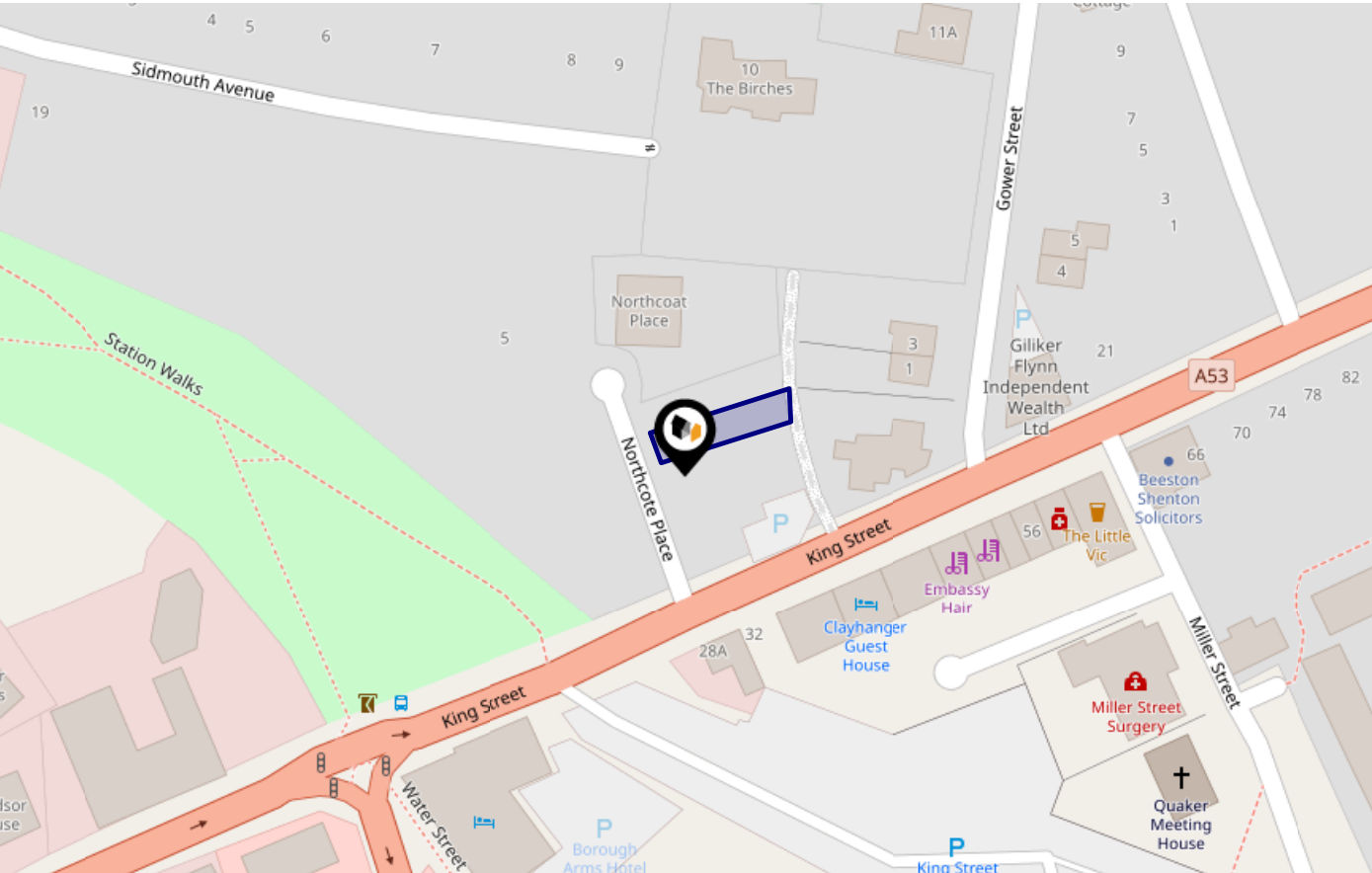

	Nearby Council Wards
1	Town Ward
2	May Bank Ward
3	Hartshill and Basford Ward
4	Cross Heath Ward
5	Penkhull and Stoke Ward
6	Wolstanton Ward
7	Clayton Ward
8	Knutton Ward
9	Thistleberry Ward
10	Westlands Ward

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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.
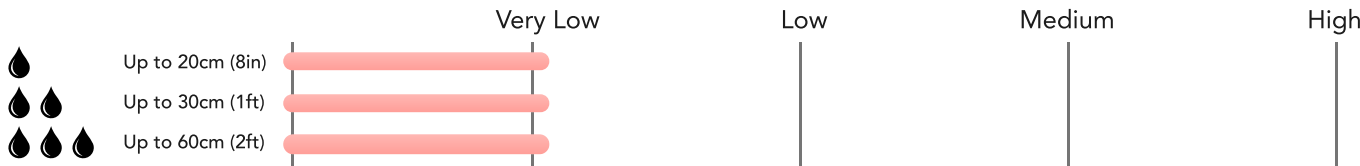

Risk Rating: Very low

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.

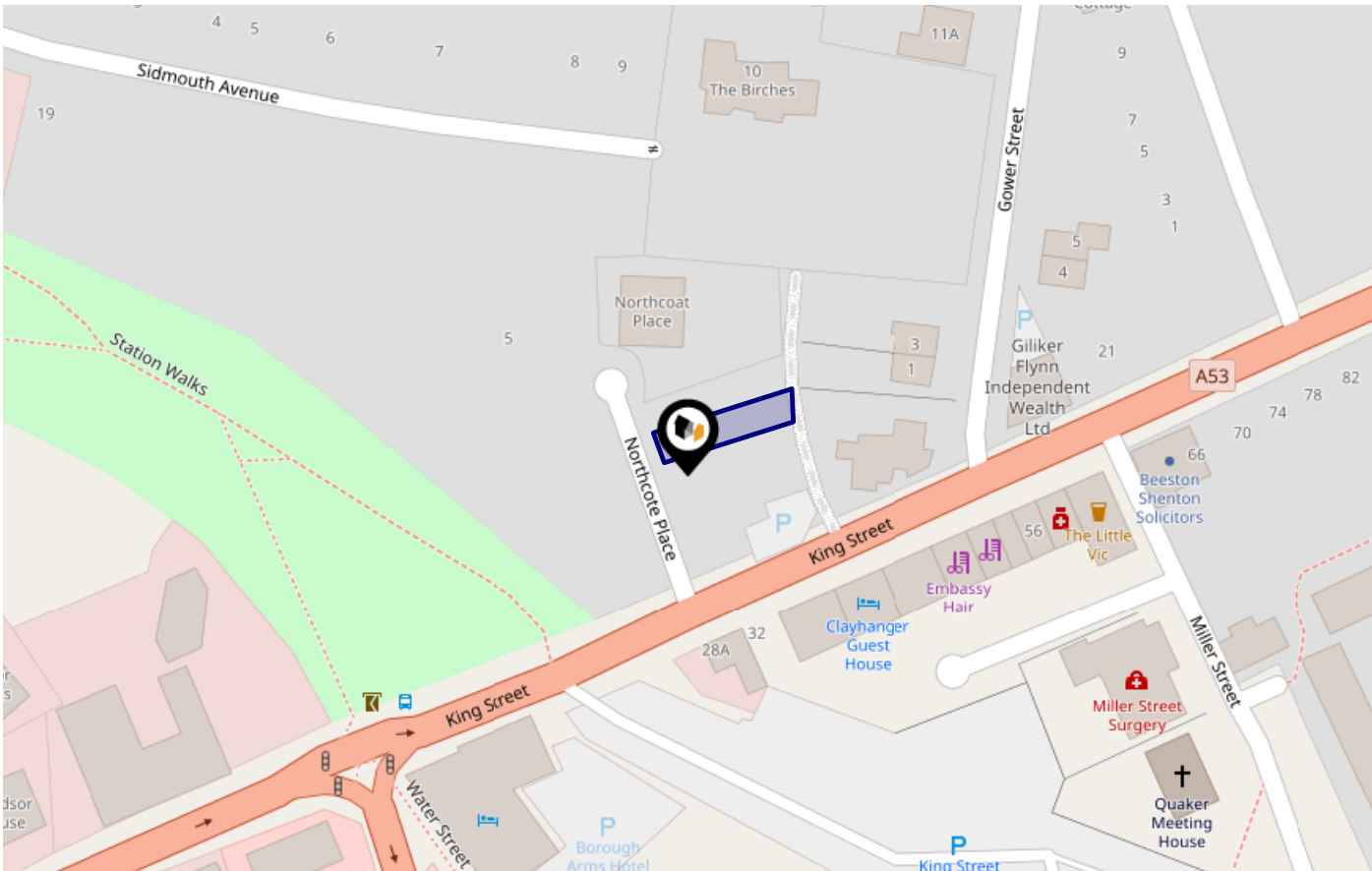**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
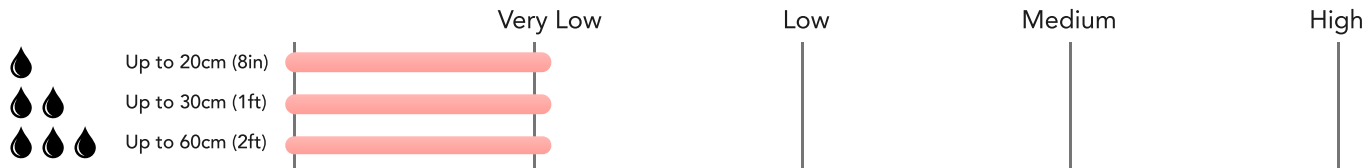

Risk Rating: Very low

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.

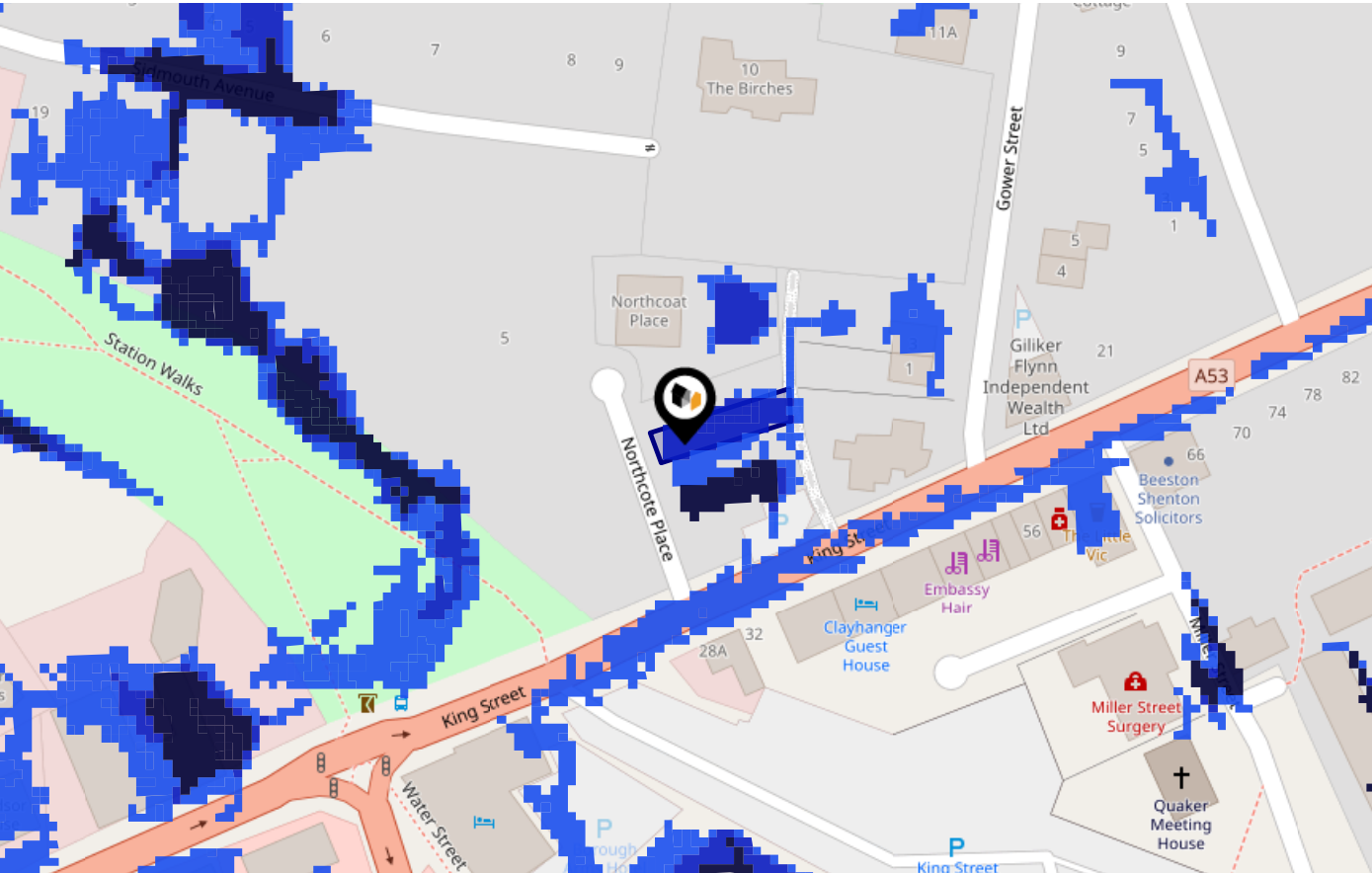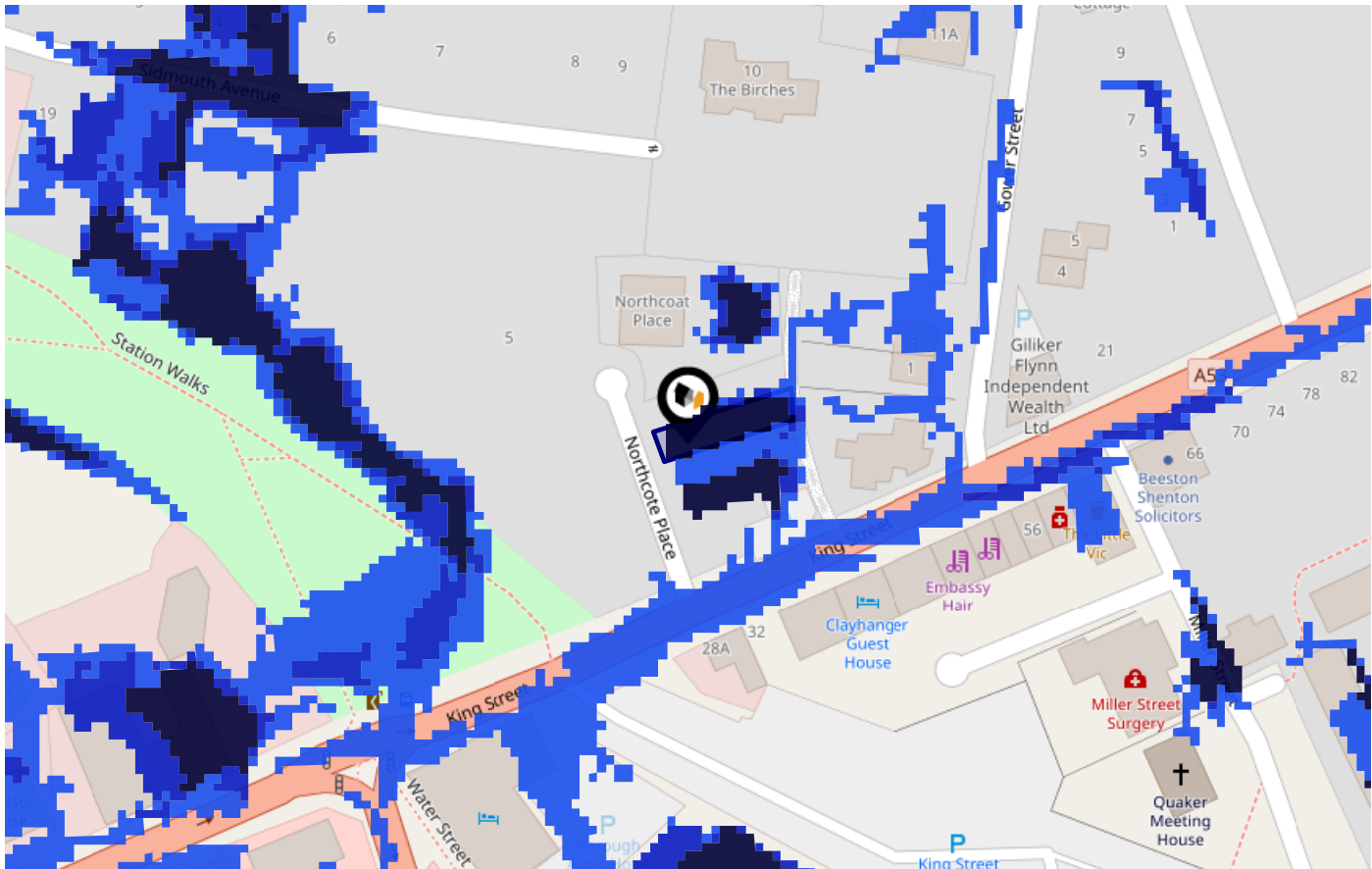**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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: Medium

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KPF - Key Property Facts

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Flood Risk
Surface Water - Climate Change

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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.
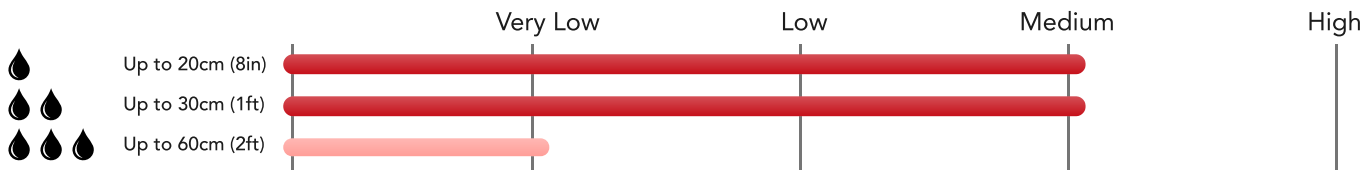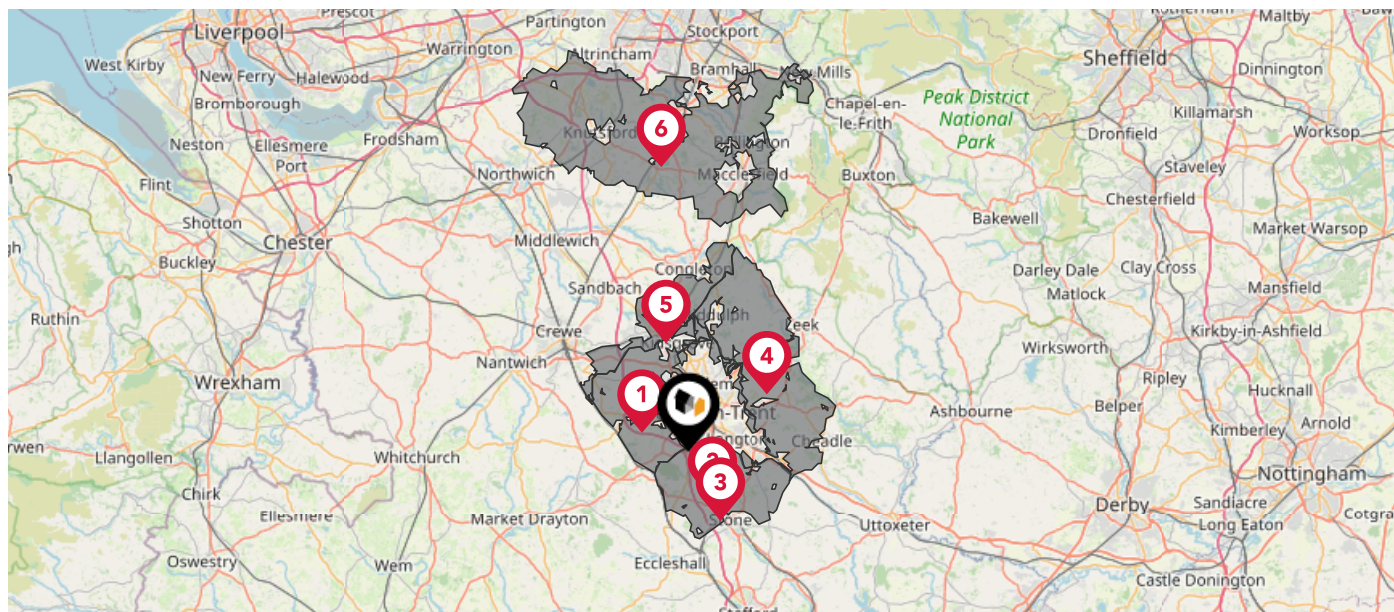

Risk Rating: High

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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

Nearby Green Belt Land

1	Stoke-on-Trent Green Belt - Newcastle-under-Lyme
2	Stoke-on-Trent Green Belt - Stoke-on-Trent
3	Stoke-on-Trent Green Belt - Stafford
4	Stoke-on-Trent Green Belt - Staffordshire Moorlands
5	Stoke-on-Trent Green Belt - Cheshire East
6	Merseyside and Greater Manchester Green Belt - Cheshire East

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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.
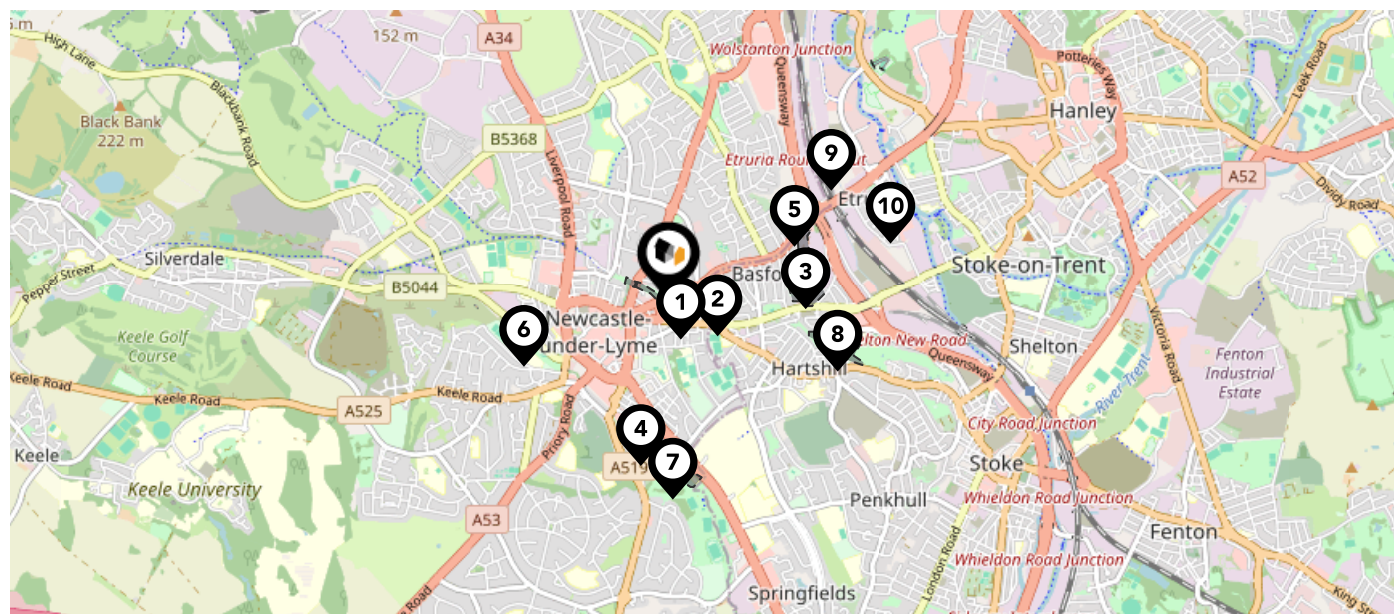
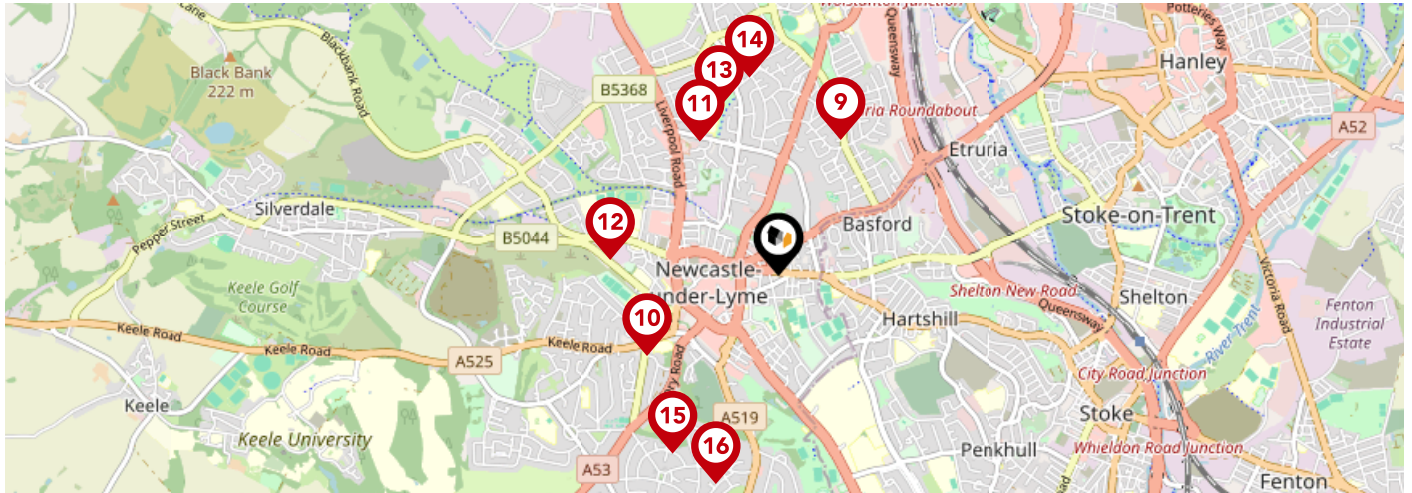|	Nearby Landfill Sites		
1	The Brampton-Former Railway Cutting Near The Brampton, King Street, The Brampton, Newcastle Under Lyme, Staffordshire	Historic Landfill	
2	Newcastle Refuse Tip-Rope Street, Basford, Stoke On Trent, Staffordshire	Historic Landfill	
3	Caddicks Marl Hole-Sheldon New Road, Etruria, Stoke On Trent, Staffordshire	Historic Landfill	
4	Pool Dam Sidings-Off Brook Lane, Newcastle Under Lyme, Staffordshire	Historic Landfill	
5	Downing and Company-Etruria Tileries, Etruria Way, Basford, Newcastle Under Lyme, Staffordshire	Historic Landfill	
6	Albert Mill-Silverdale Road, Newcastle-under-Lyme, Staffordshire	Historic Landfill	
7	Lyme Valley Parkway-London Road, Parkway, Newcastle Under Lyme, Staffordshire	Historic Landfill	
8	Vicarage Road-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	
9	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill	
10	Humbert Street-Humbert Street, Etruria., Stoke On Trent, Staffordshire	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...
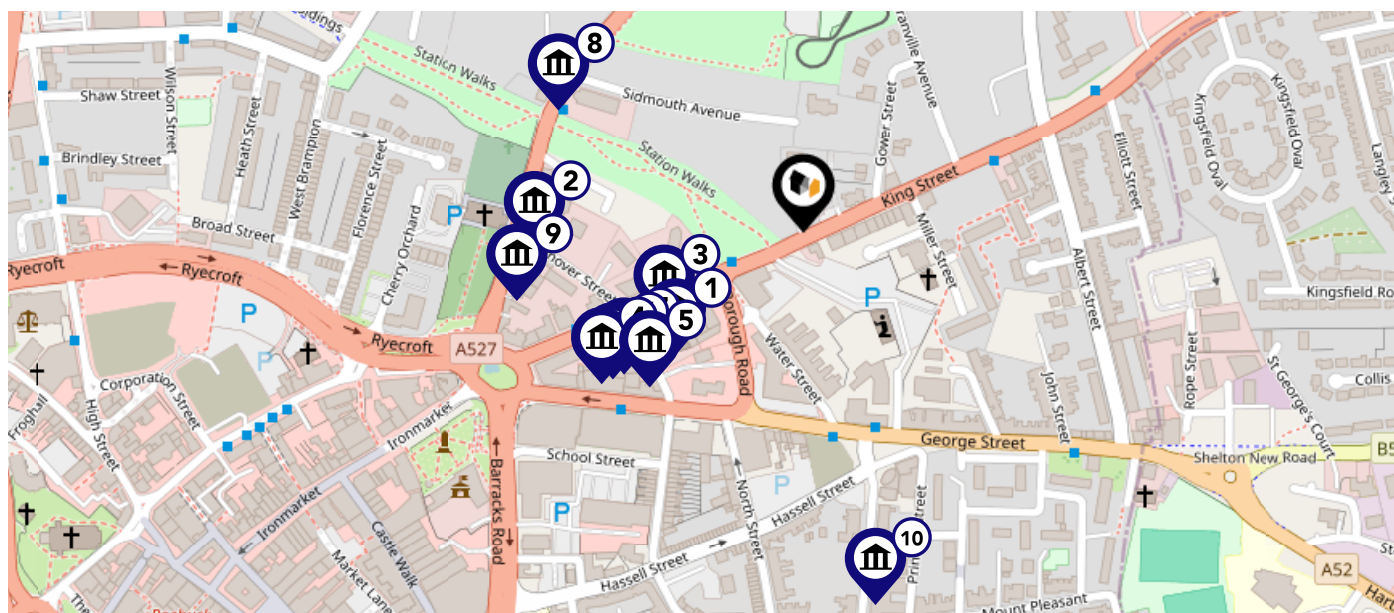
Listed Buildings in the local district	Grade	Distance
1 1297484 - Bradwell House	Grade II	0.1 miles
2 1297449 - Brampton House	Grade II	0.1 miles
3 1196755 - 7, 9 And 11, King Street	Grade II	0.1 miles
4 1297483 - 8, King Street	Grade II	0.1 miles
5 1196758 - Newcastle Congregational Church	Grade II	0.1 miles
6 1196756 - 10, King Street	Grade II	0.1 miles
7 1196757 - 12, King Street	Grade II	0.1 miles
8 1291409 - Garden Wall Of Brampton Lodge And Three Stone Bollards	Grade II	0.1 miles
9 1196762 - 6 And 8, Queen Street	Grade II	0.2 miles
10 1219850 - 23 And 25, Marsh Parade	Grade II	0.2 miles

Area
Schools
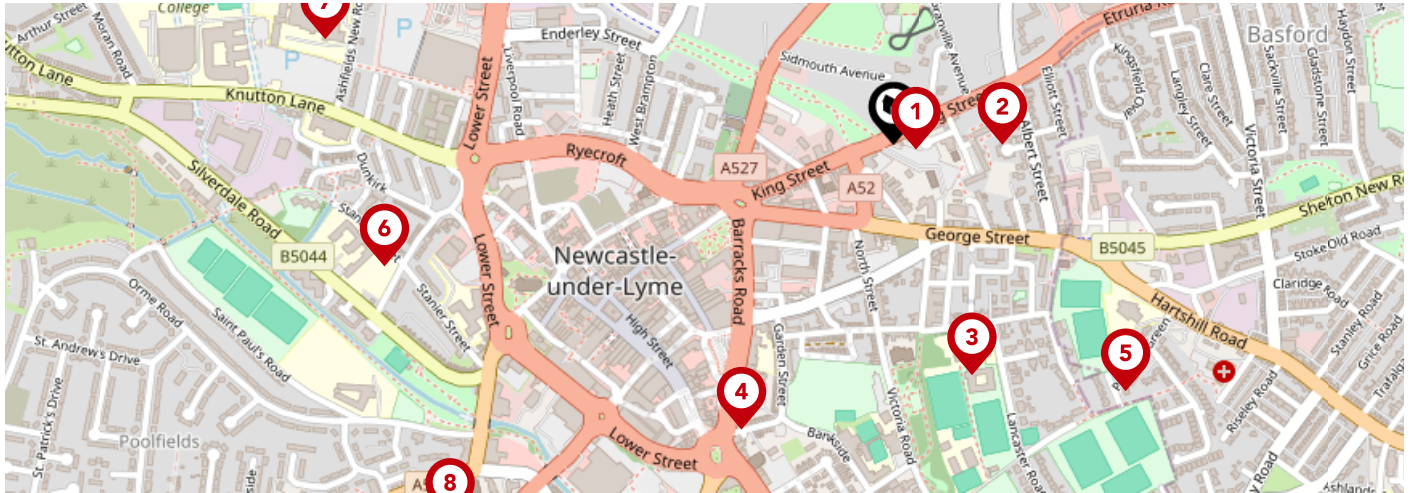
	Nursery	Primary	Secondary	College	Private
1 Demetae Academy Ofsted Rating: Good | Pupils: 30 | Distance:0.03	☐	☐	☑	☐	☐
2 Lyme Brook Independent School Ofsted Rating: Good | Pupils: 7 | Distance:0.12	☐	☐	☑	☐	☐
3 Newcastle-under-Lyme School Ofsted Rating: Not Rated | Pupils: 888 | Distance:0.27	☐	☐	☑	☐	☐
4 Hassell Primary School Ofsted Rating: Good | Pupils: 194 | Distance:0.36	☐	☑	☐	☐	☐
5 Harpfield Primary Academy Ofsted Rating: Good | Pupils: 231 | Distance:0.38	☐	☑	☐	☐	☐
6 St Mary's Catholic Primary School Ofsted Rating: Good | Pupils: 408 | Distance:0.58	☐	☑	☐	☐	☐
7 St John Fisher Catholic College Ofsted Rating: Requires improvement | Pupils: 1094 | Distance:0.64	☐	☐	☑	☐	☐
8 Blackfriars Academy Ofsted Rating: Outstanding | Pupils: 118 | Distance:0.65	☐	☐	☑	☐	☐

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	Nursery	Primary	Secondary	College	Private
9 **May Bank Infants' School** Ofsted Rating: Good | Pupils: 167 | Distance:0.66	☐	☑	☐	☐	☐
10 **St Giles' and St George's Church of England Academy** Ofsted Rating: Good | Pupils: 357 | Distance:0.68	☐	☑	☐	☐	☐
11 **Hempstalls Primary School** Ofsted Rating: Outstanding | Pupils: 422 | Distance:0.69	☐	☑	☐	☐	☐
12 **Newcastle and Stafford Colleges Group** Ofsted Rating: Outstanding | Pupils:0 | Distance:0.75	☐	☐	☑	☐	☐
13 **Merryfields School** Ofsted Rating: Good | Pupils: 108 | Distance:0.8	☐	☑	☐	☐	☐
14 **The Orme Academy** Ofsted Rating: Requires improvement | Pupils: 749 | Distance:0.89	☐	☐	☑	☐	☐
15 **Co-op Academy Friarswood** Ofsted Rating: Good | Pupils: 200 | Distance:0.92	☐	☑	☐	☐	☐
16 **Coppice Academy** Ofsted Rating: Good | Pupils: 112 | Distance:0.97	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

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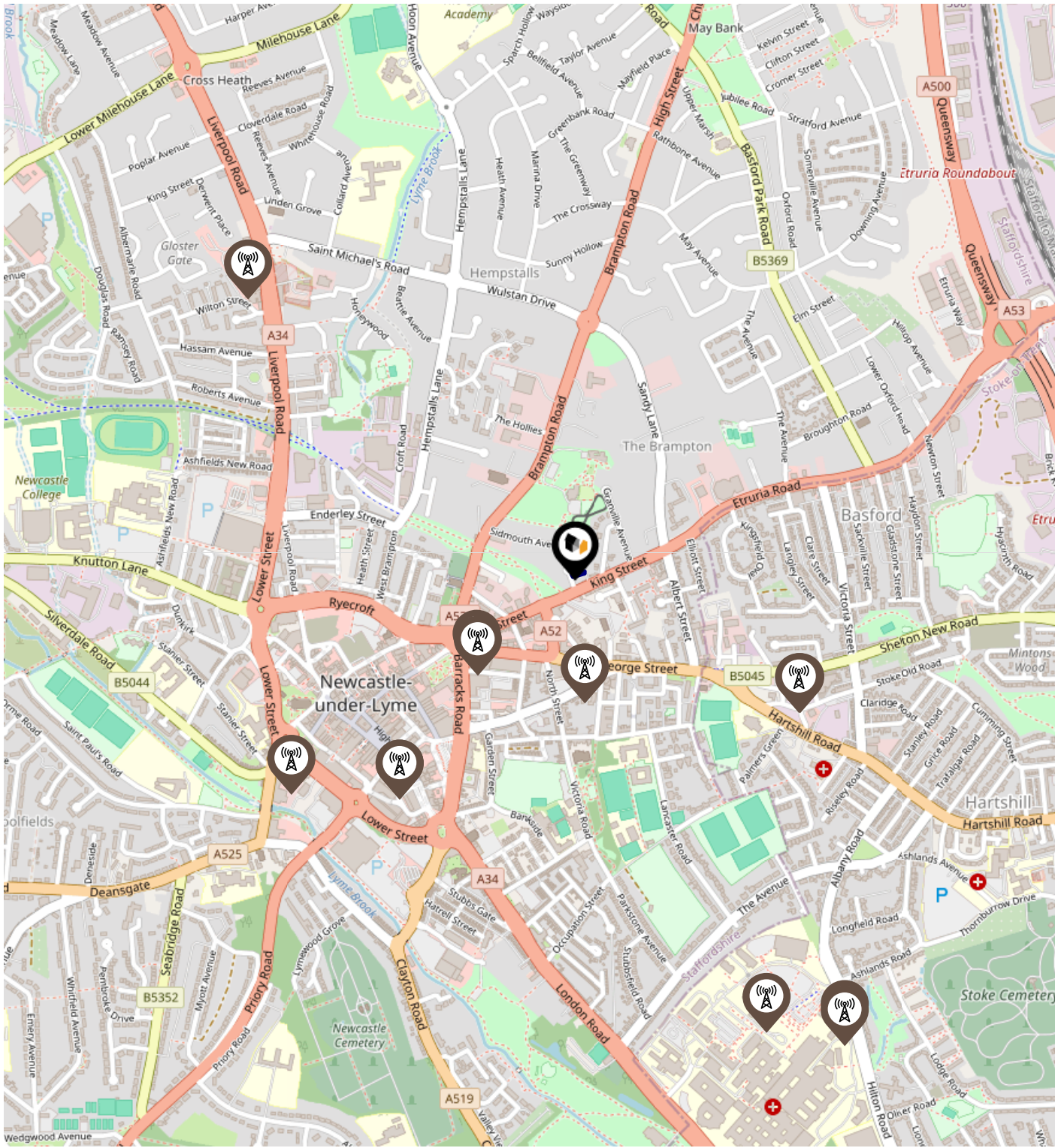
Key:

Power Pylons
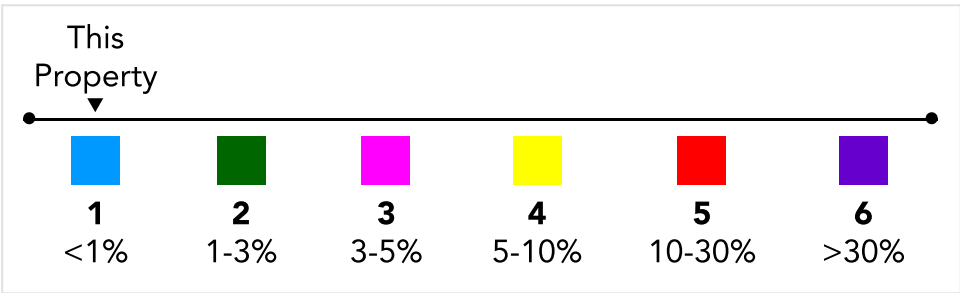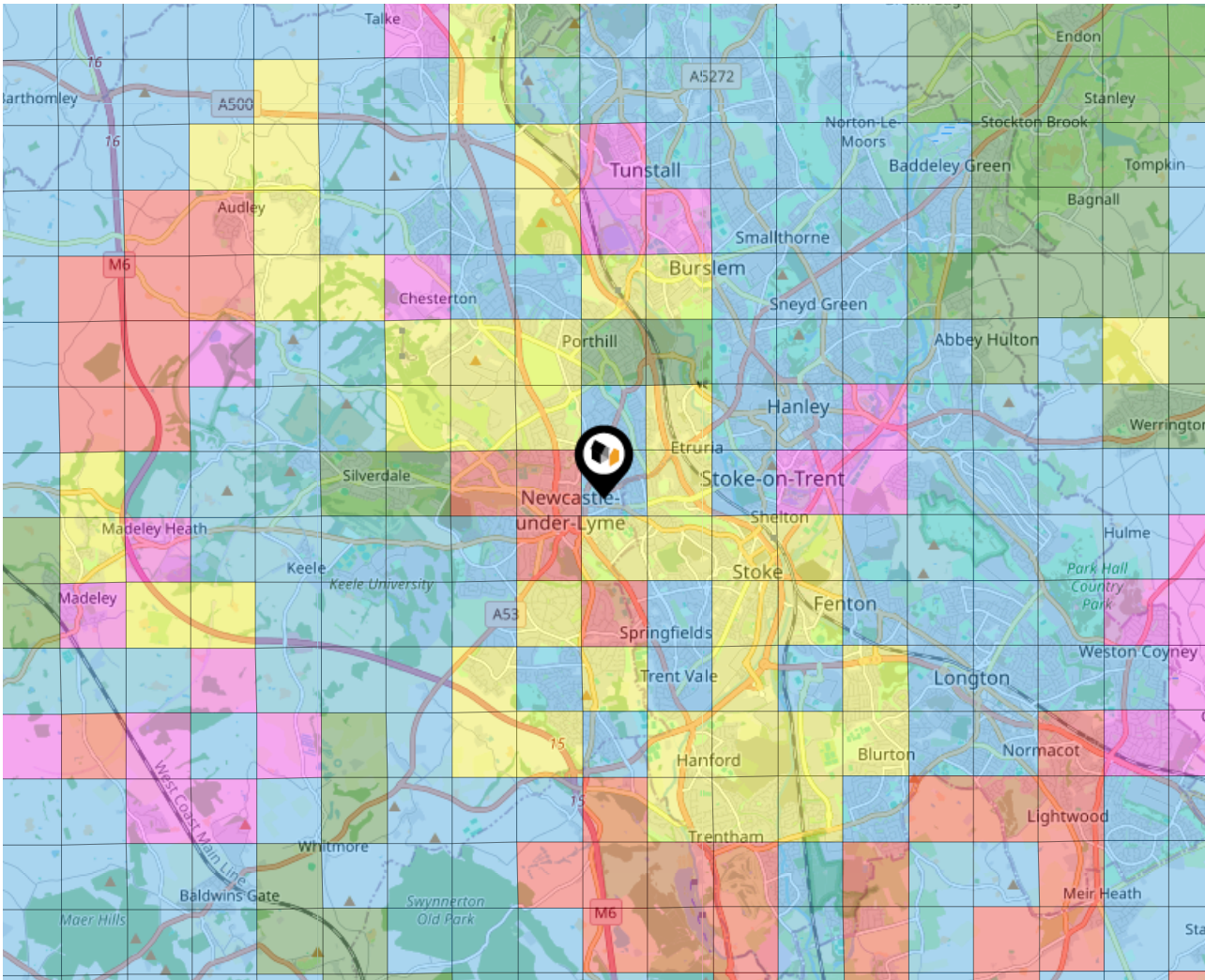
Communication Masts

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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).

	This Property ▼				
1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Environment
Soils & Clay

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

Carbon Content: NONE
Parent Material Grain: ARENACEOUS
Soil Group: LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY

Soil Texture: LOAM TO SANDY LOAM
Soil Depth: INTERMEDIATE-SHALLOW
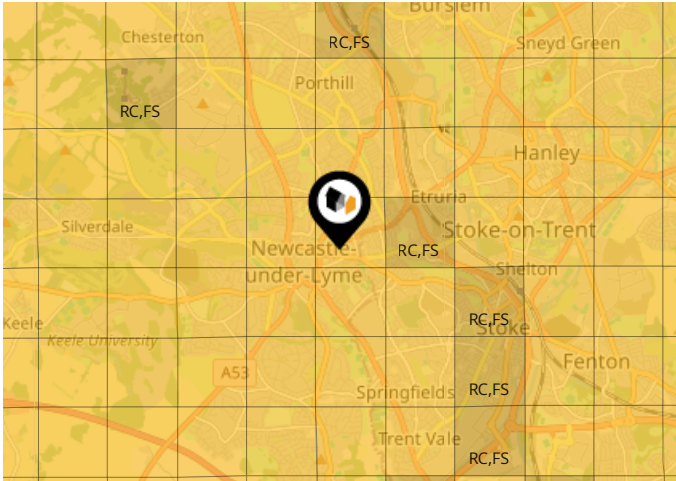
Primary Classifications (Most Common Clay Types)

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)
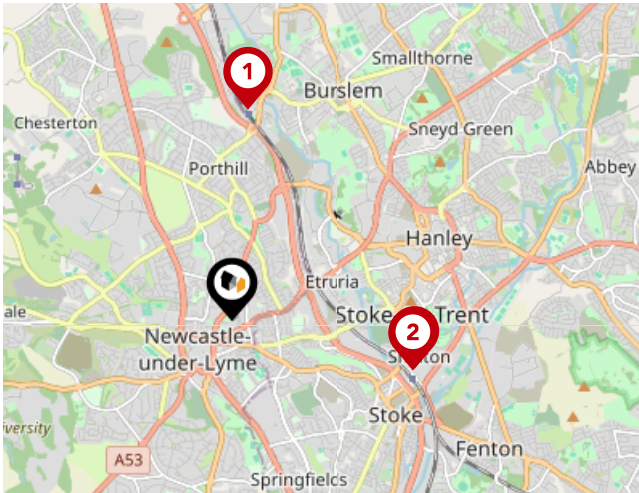
National Rail Stations

Pin	Name	Distance
1	Platform 2	1.9 miles
2	Stoke-on-Trent Rail Station	1.67 miles
3	Stoke-on-Trent Rail Station	1.69 miles
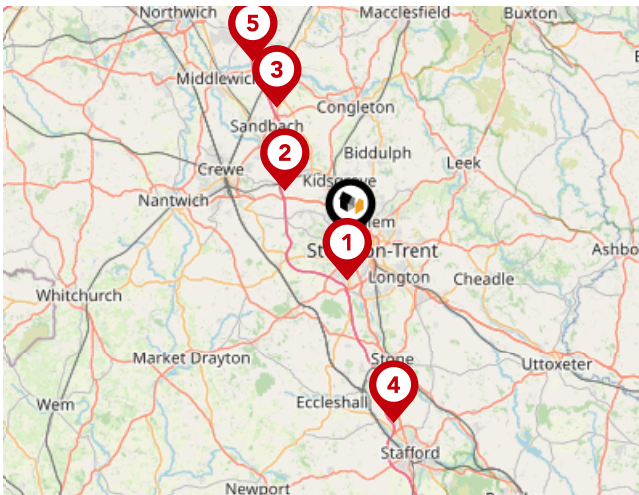
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.67 miles
2	M6 J16	5.99 miles
3	M6 J17	10.93 miles
4	M6 J14	13.32 miles
5	M6 J18	14.65 miles
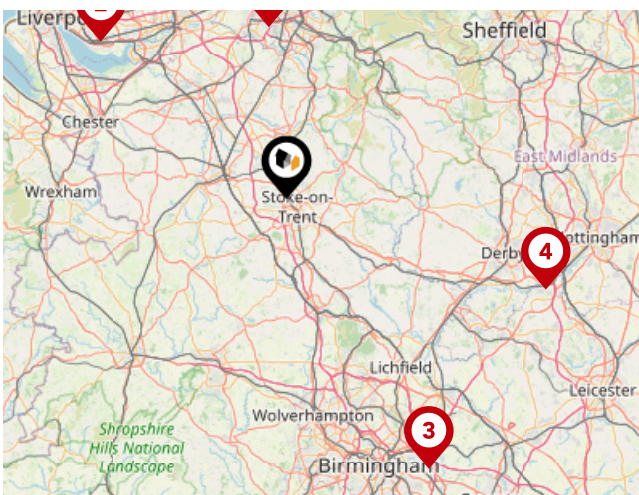
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.57 miles
2	Speke	34.55 miles
3	Birmingham Airport	43.88 miles
4	East Mids Airport	39.35 miles

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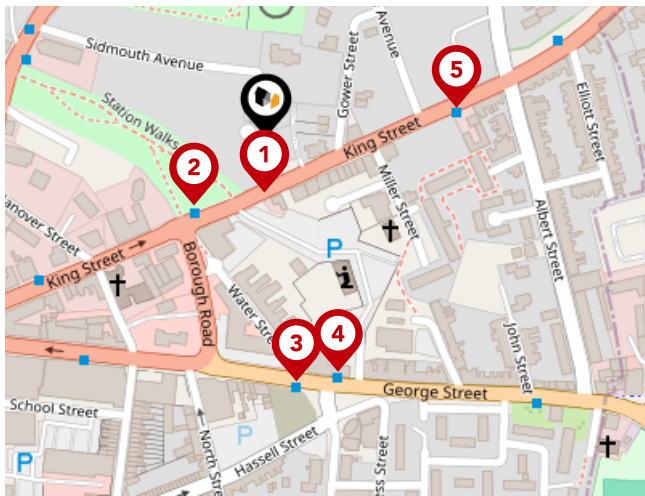
Bus Stops/Stations

Pin	Name	Distance
1	Borough Arms Hotel	0.03 miles
2	Borough Arms Hotel	0.06 miles
3	Seagrave Street	0.14 miles
4	Seagrave Street	0.14 miles
5	Granville Avenue	0.11 miles
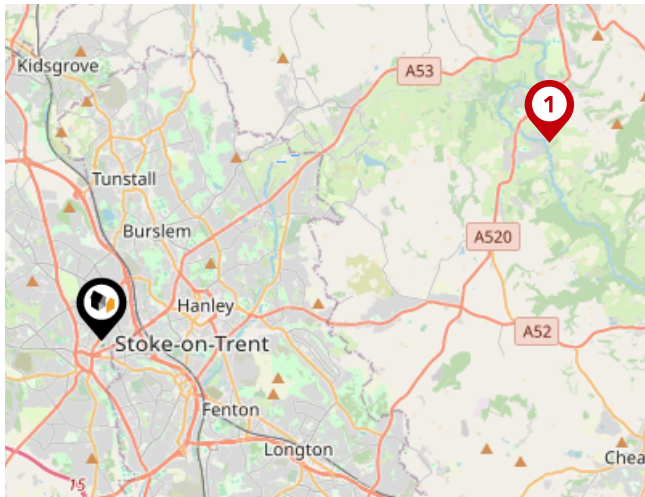
Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.76 miles

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail