butters john bee ^{bjb}

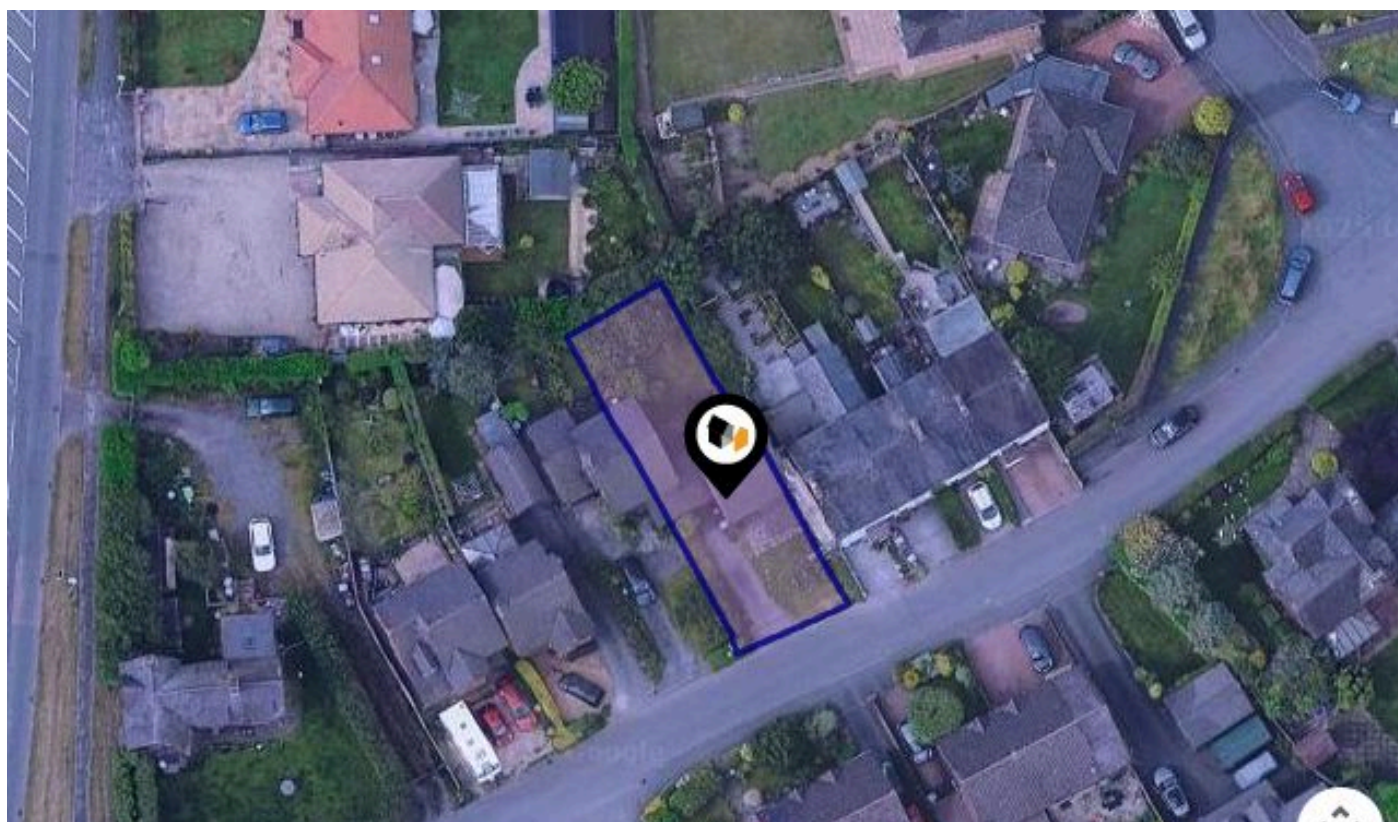## KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st October 2025

LITTLE MOSS LANE, SCHOLAR GREEN, STOKE-ON-TRENT, ST7

Property
Overview

Property

Type:	Semi-Detached House	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	731 ft^2 / 68 m^2		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	CH321426		

Local Area

Local Authority:	Cheshire east
Conservation Area:	No
Flood Risk:	
Rivers & Seas	Very low
Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	51 mb/s	2000 mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · 3 · Vodafone

Satellite/Fibre TV Availability:

BT ✓ · sky ✓ · Virgin media ✗

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Little Moss Lane, Scholar Green, ST7

Energy rating

E

Valid until 09.10.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 | B
69-80	C		
55-68	D		
39-54	E	47 | E	
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	68 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in ST7
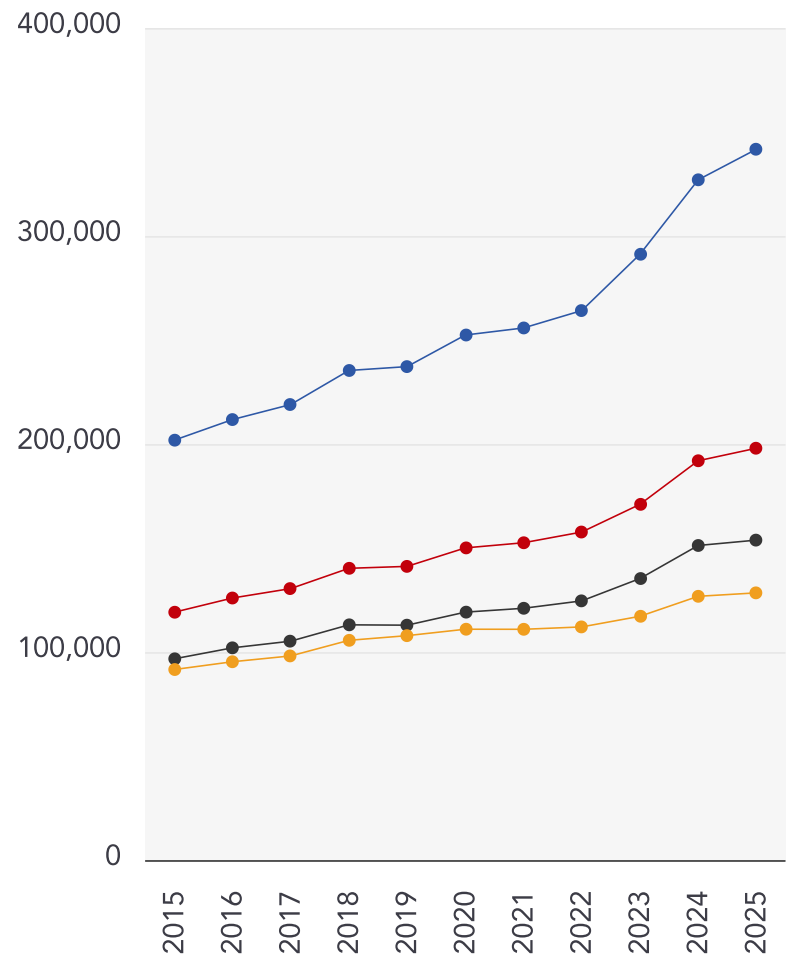
Detached
+69.27%

Semi-Detached
+66.15%

Terraced
+58.95%

Flat
+40.22%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
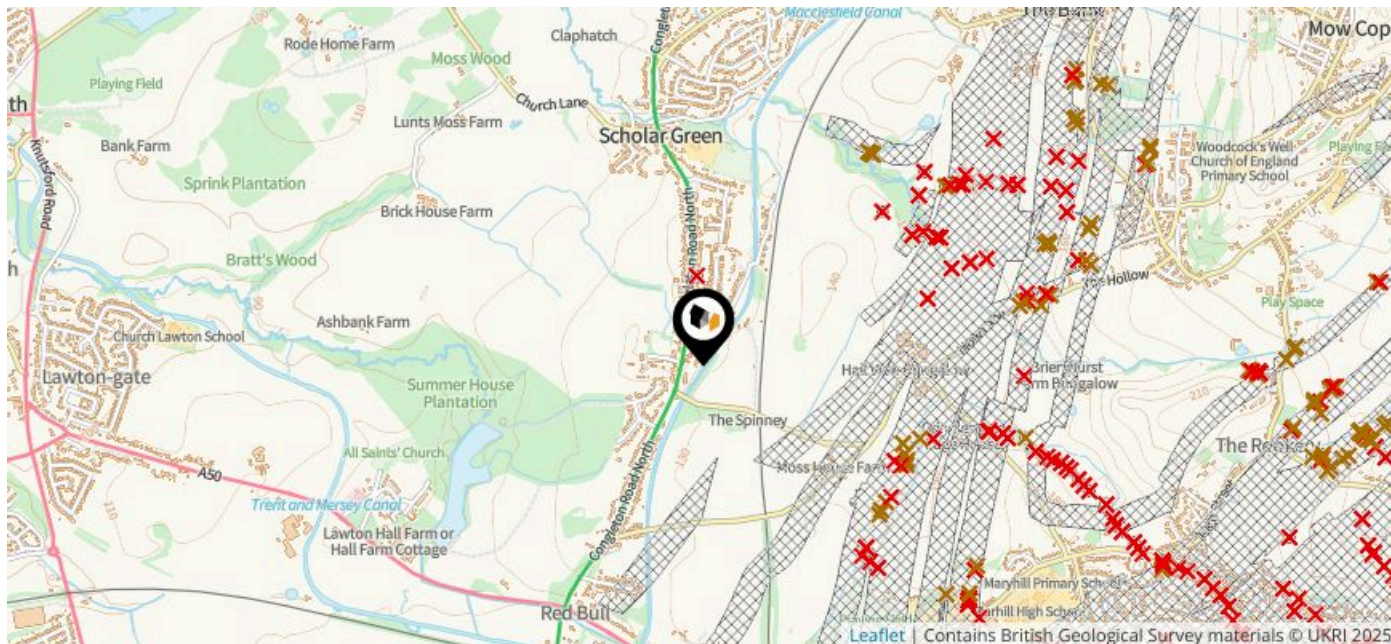
Mine Entry

✕ 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.
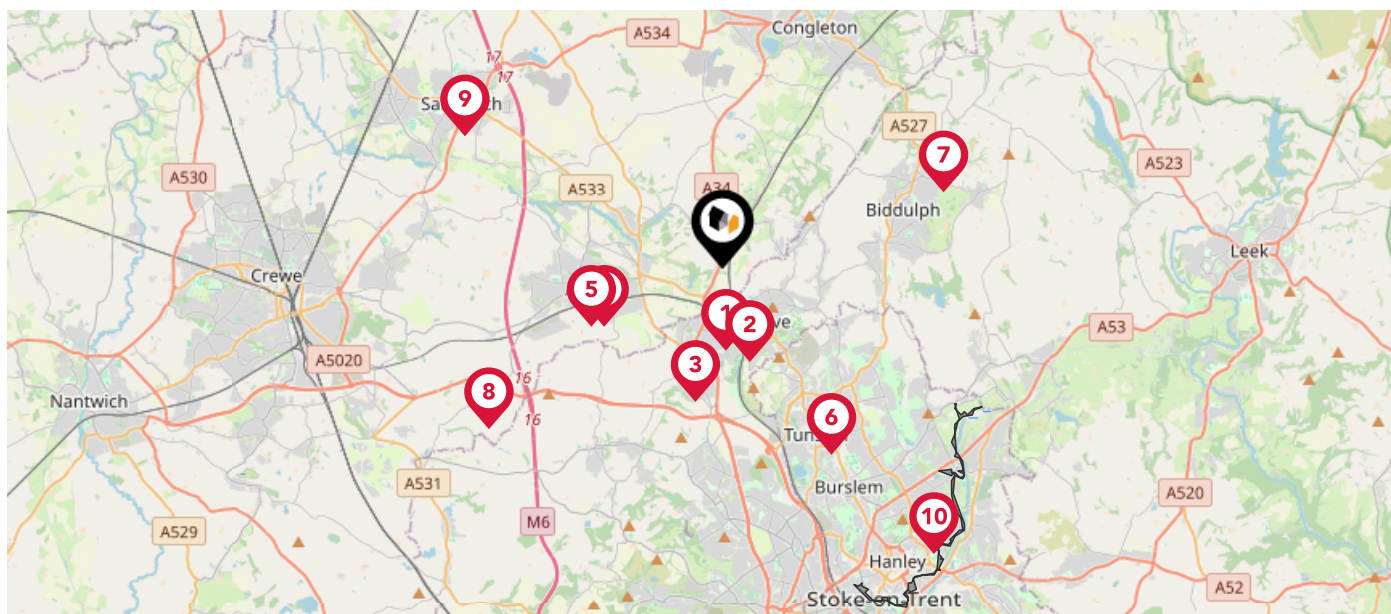
Nearby Conservation Areas	
1	Trent and Mersey Canal, Hardings Wood
2	Kidsgrove
3	Talke
4	Alsager Conservation Area
5	Alsager Conservation Area
6	Victoria Park
7	Biddulph Grange
8	Barthomley Conservation Area
9	Sandbach Town Centre Conservation Area
10	Caldon Canal

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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
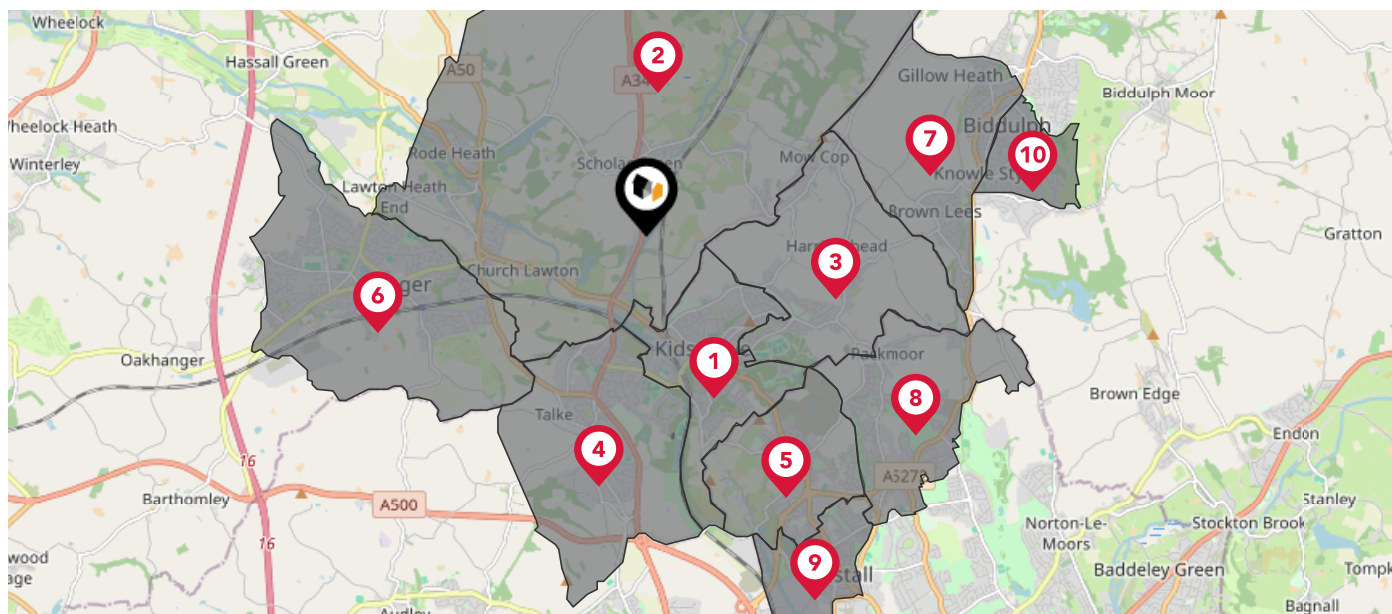
Nearby Council Wards

1	Kidsgrove & Ravenscliffe Ward
2	Odd Rode Ward
3	Newchapel & Mow Cop Ward
4	Talke & Butt Lane Ward
5	Goldenhill and Sandyford Ward
6	Alsager Ward
7	Biddulph West Ward
8	Great Chell and Packmoor Ward
9	Tunstall Ward
10	Biddulph East 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

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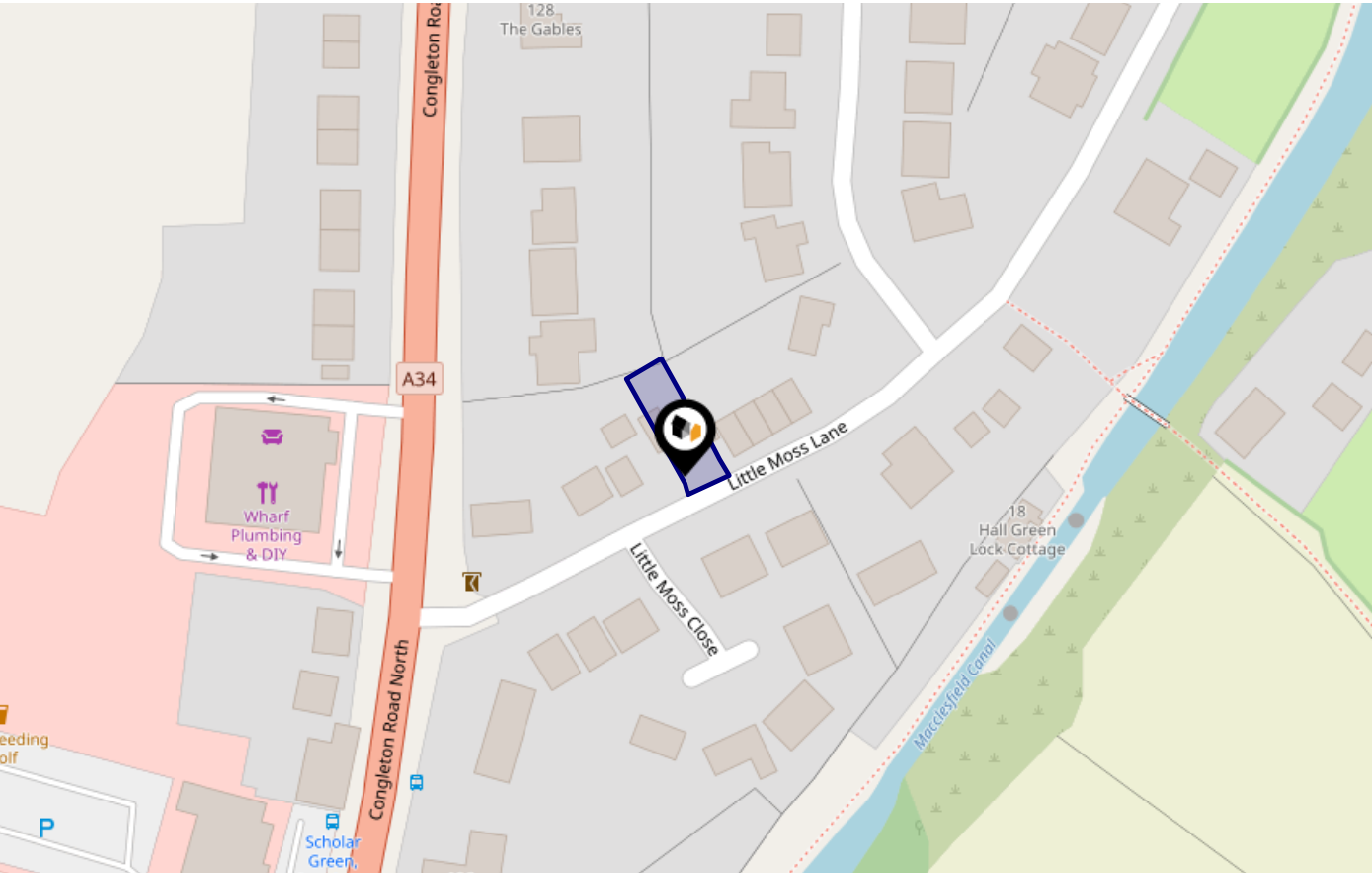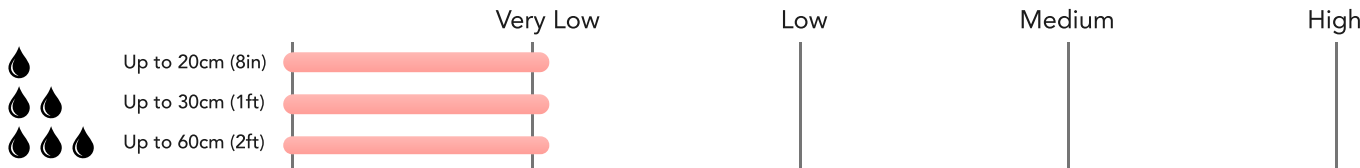- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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: 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.

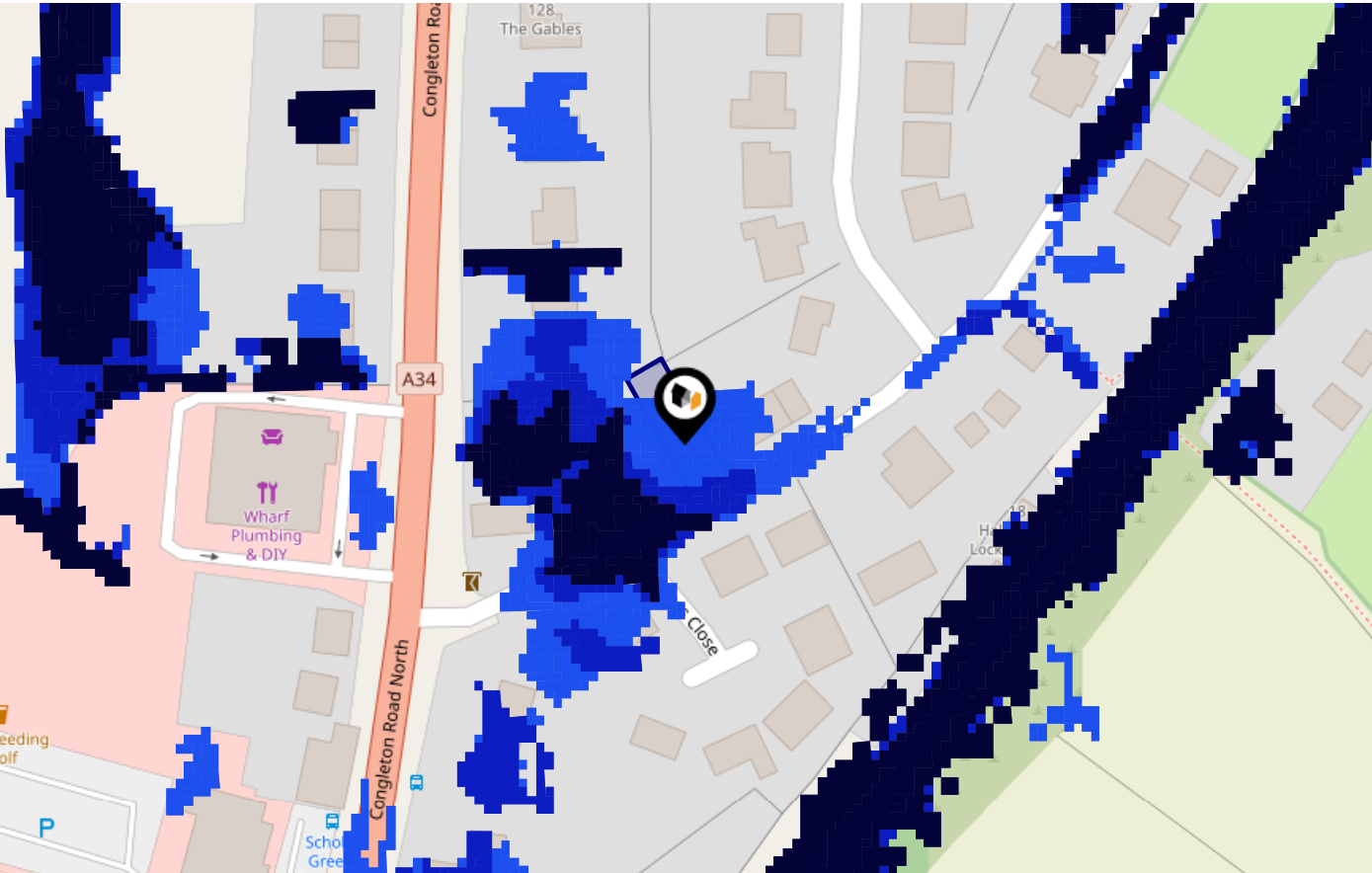■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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)					

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: 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)					

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
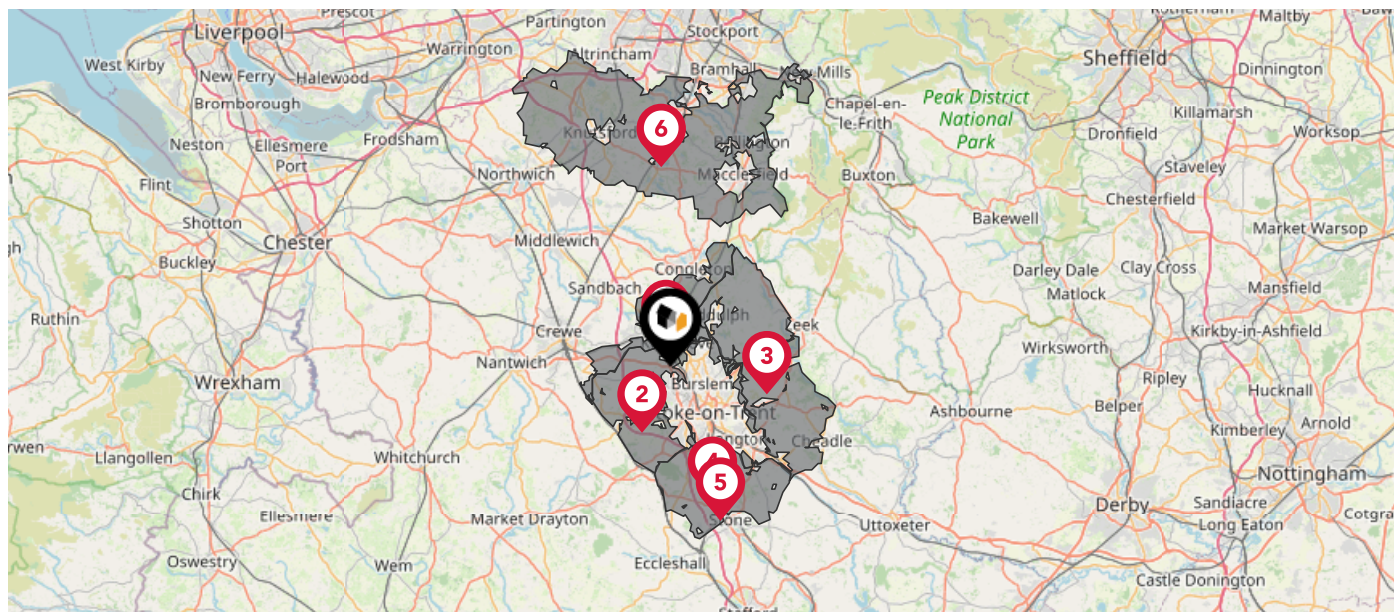
| Nearby Green Belt Land |
| --- |
| **1** Stoke-on-Trent Green Belt - Cheshire East |
| **2** Stoke-on-Trent Green Belt - Newcastle-under-Lyme |
| **3** Stoke-on-Trent Green Belt - Staffordshire Moorlands |
| **4** Stoke-on-Trent Green Belt - Stoke-on-Trent |
| **5** Stoke-on-Trent Green Belt - Stafford |
| **6** Merseyside and Greater Manchester Green Belt - Cheshire East |

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Maps
Landfill Sites

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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.
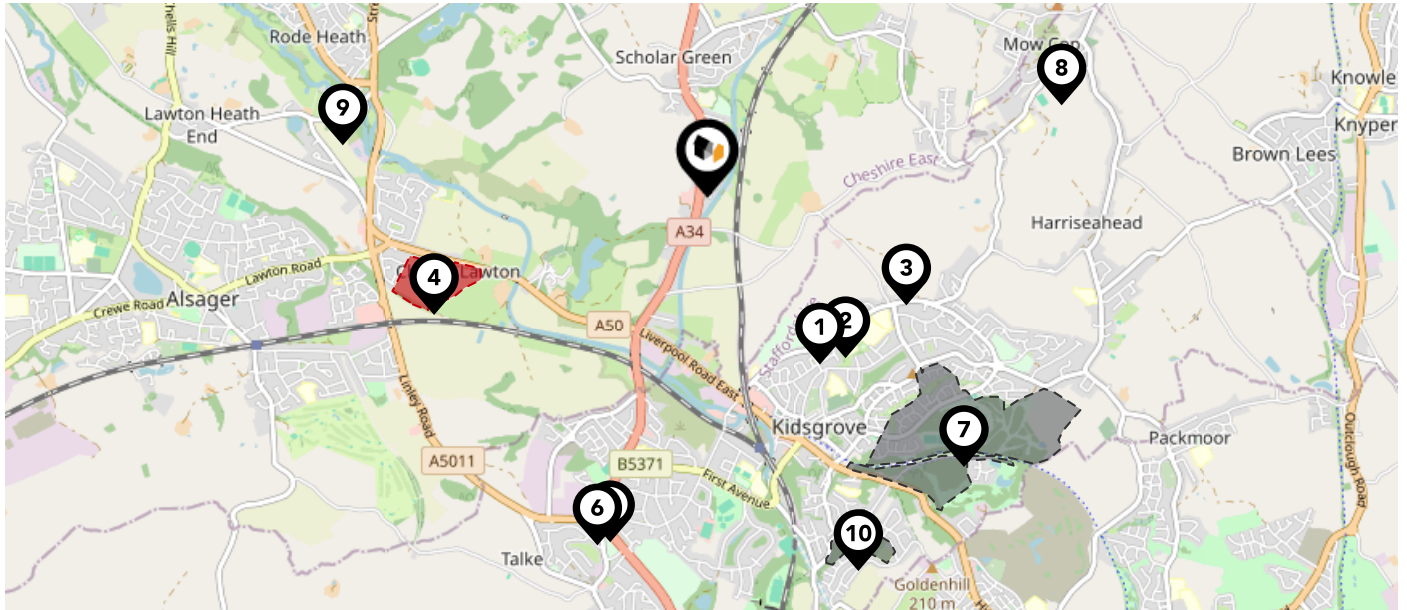
Nearby Landfill Sites		
1	St Johns Roman Catholic School-Gloucester Road, Kidsgrove, Newcastle Under Lyme, Staffordshire	Historic Landfill
2	Behind Catholic School-Gloucester Road, Dove Bank, Newcastle Under Lyme, Staffordshire	Historic Landfill
3	Disused Sewage Works Quarry-Newchapel Road, The Rookery, Kidsgrove, Staffordshire	Historic Landfill
4	EA/EPR/QP3092CC/A001	Active Landfill
5	Rear Of Petrol Station Eastside-Congleton Road, Talke Eastside, Newcastle Under Lyme, Staffordshire	Historic Landfill
6	Rear of Oasis Public House Westside-Congleton Road, Talke Westside, Newcastle Under Lyme, Staffordshire	Historic Landfill
7	Birchenwood Landfill Site-Kidsgrove, Stoke-on-Trent, Staffordshire	Historic Landfill
8	Mow Cop Brickworks-Mow Cop Road, Mow Cop, Newcastle Under Lyme, Staffordshire	Historic Landfill
9	Old Sand Hole-North side of Cherry Lane, Church Lawton	Historic Landfill
10	Land Near Birchen Wood, Stonebank Road Tip Extension To 43-Stonebank Road, Kidsgrove, Staffordshire	Historic Landfill

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Maps
Listed Buildings

bjb

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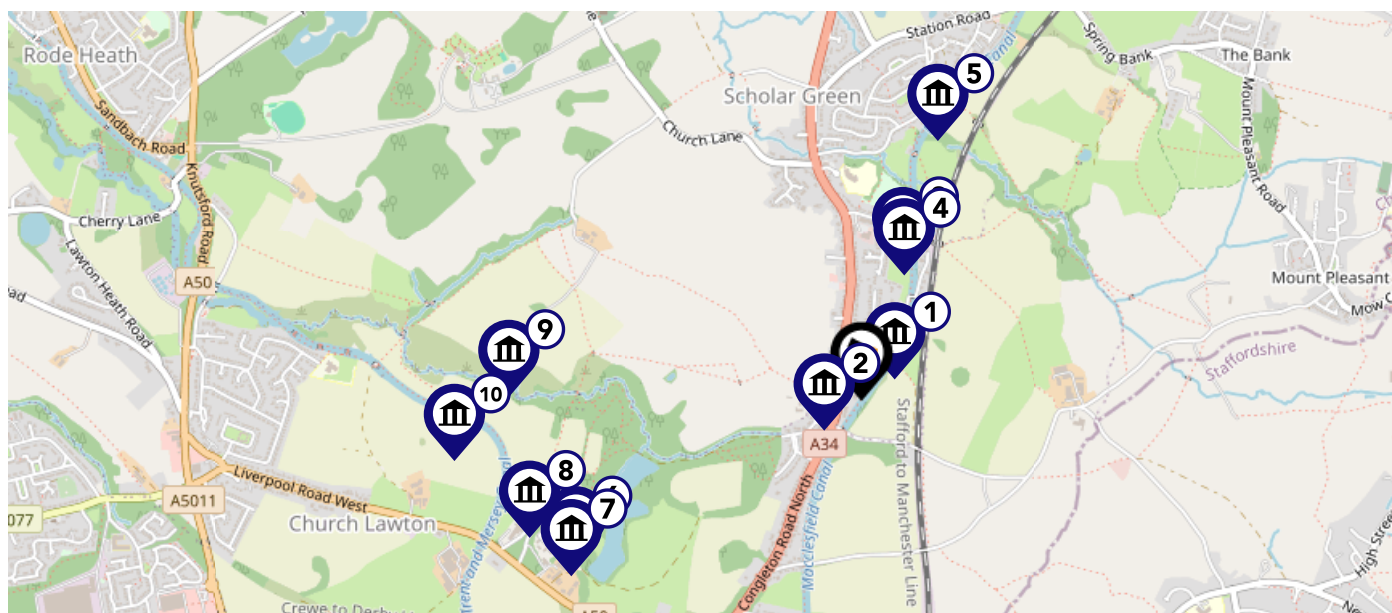

Listed Buildings in the local district	Grade	Distance
1 1138712 - Canal Milepost	Grade II	0.1 miles
2 1400540 - The Bleeding Wolf Public House	Grade II	0.1 miles
3 1067617 - Macclesfield Canal Distance Marker At Sj 8350 5673	Grade II	0.3 miles
4 1138711 - Bridge No 91	Grade II	0.3 miles
5 1138710 - Canal Bridge No 89	Grade II	0.6 miles
6 1138764 - Tombstone To A Bullfinch C10 Yards To North Of Lawton Hall School	Grade II	0.7 miles
7 1138763 - Lawton Hall School	Grade II	0.7 miles
8 1161743 - Church Of All Saints	Grade II	0.8 miles
9 1330044 - Ashbank Farmhouse	Grade II	0.8 miles
10 1360964 - Trent And Mersey Canal, Church Locks Number 48	Grade II	0.9 miles

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Area
Schools
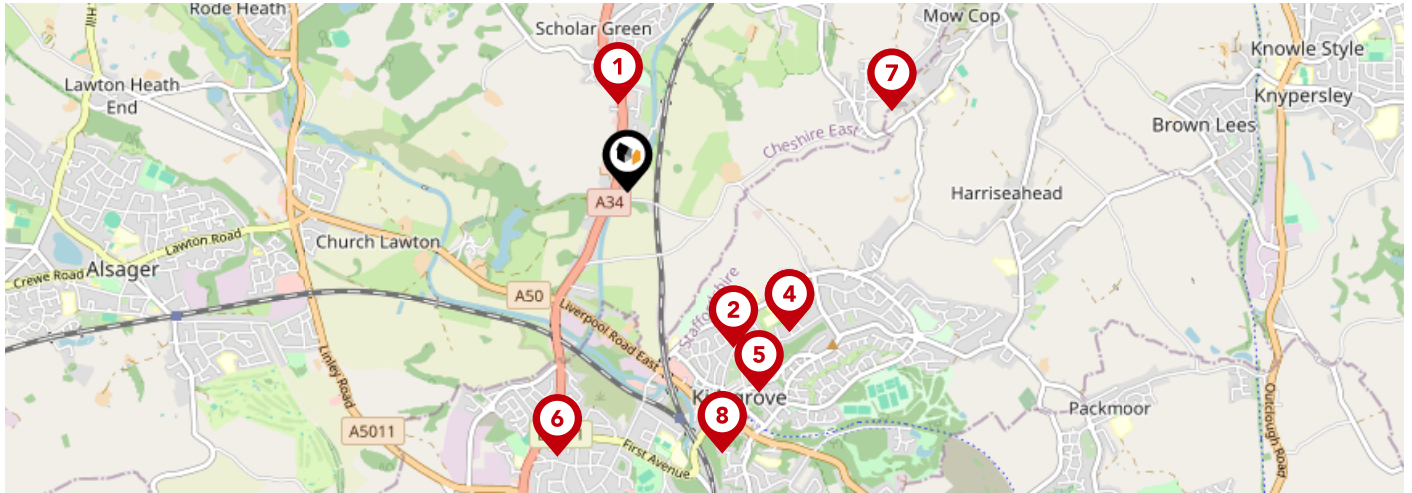
	Nursery	Primary	Secondary	College	Private
1 **Scholar Green Primary School** Ofsted Rating: Good | Pupils: 225 | Distance:0.4	☐	☑	☐	☐	☐
2 **Bluebell School Ltd** Ofsted Rating: Outstanding | Pupils: 116 | Distance:0.84	☐	☐	☑	☐	☐
3 **Kidsgrove Primary School** Ofsted Rating: Good | Pupils: 157 | Distance:0.95	☐	☑	☐	☐	☐
4 **Kidsgrove Secondary School** Ofsted Rating: Good | Pupils: 300 | Distance:0.95	☐	☐	☑	☐	☐
5 **Dove Bank Primary School** Ofsted Rating: Good | Pupils: 173 | Distance:1.07	☐	☑	☐	☐	☐
6 **The Reginald Mitchell Primary School** Ofsted Rating: Good | Pupils: 192 | Distance:1.22	☐	☑	☐	☐	☐
7 **Woodcocks' Well CofE Primary School** Ofsted Rating: Good | Pupils: 105 | Distance:1.23	☐	☑	☐	☐	☐
8 **St John the Evangelist Catholic Primary** Ofsted Rating: Good | Pupils: 199 | Distance:1.24	☐	☑	☐	☐	☐

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Area
Schools
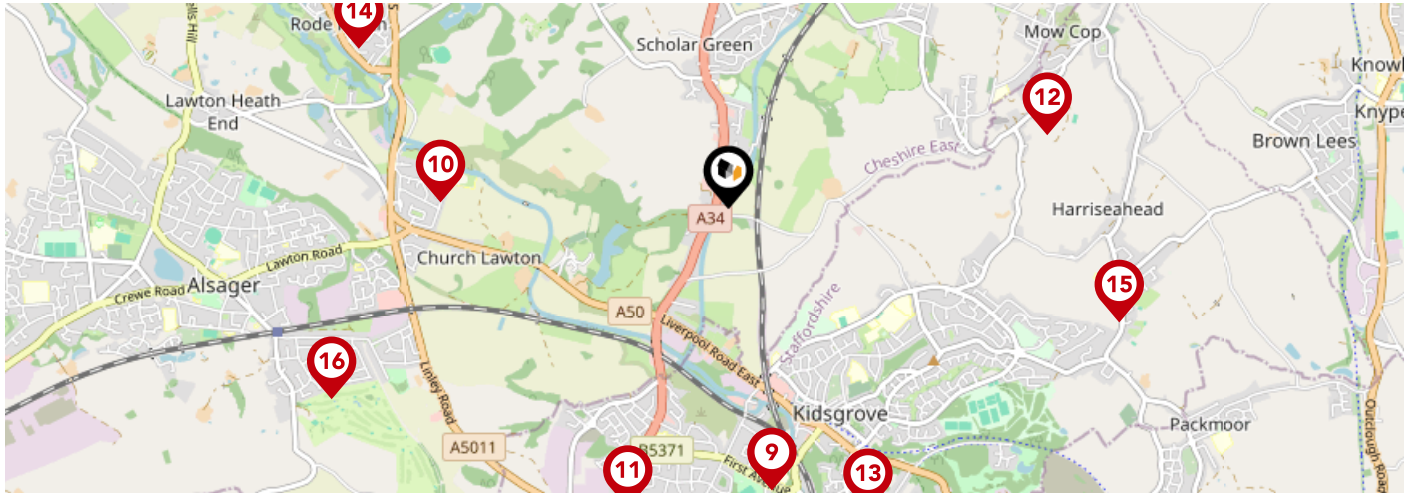
	Nursery	Primary	Secondary	College	Private
9 The King's CofE Academy Ofsted Rating: Good | Pupils: 765 | Distance:1.27	☐	☐	☑	☐	☐
10 Church Lawton School Ofsted Rating: Good | Pupils: 75 | Distance:1.28	☐	☐	☑	☐	☐
11 St Saviour's CofE Academy Ofsted Rating: Good | Pupils: 187 | Distance:1.41	☐	☑	☐	☐	☐
12 Castle Primary School Ofsted Rating: Good | Pupils: 82 | Distance:1.46	☐	☑	☐	☐	☐
13 St Thomas' CofE Primary Academy Ofsted Rating: Good | Pupils: 172 | Distance:1.48	☐	☑	☐	☐	☐
14 Rode Heath Primary School Ofsted Rating: Outstanding | Pupils: 250 | Distance:1.79	☐	☑	☐	☐	☐
15 Thursfield Primary School Ofsted Rating: Good | Pupils: 280 | Distance:1.81	☐	☑	☐	☐	☐
16 Excalibur Primary School Ofsted Rating: Good | Pupils: 234 | Distance:1.96	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
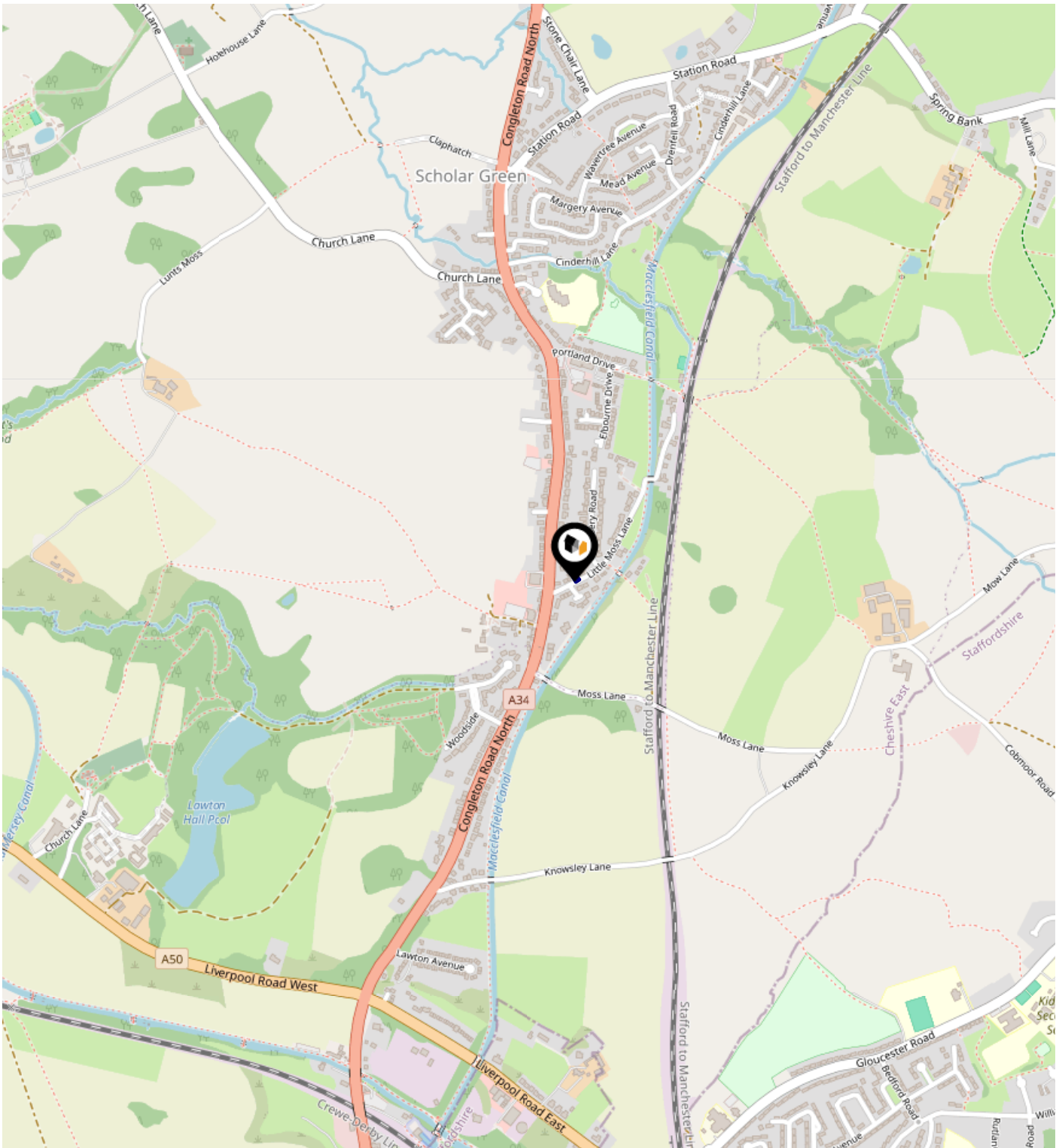
Key:

⚡ 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 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

Environment
Soils & Clay
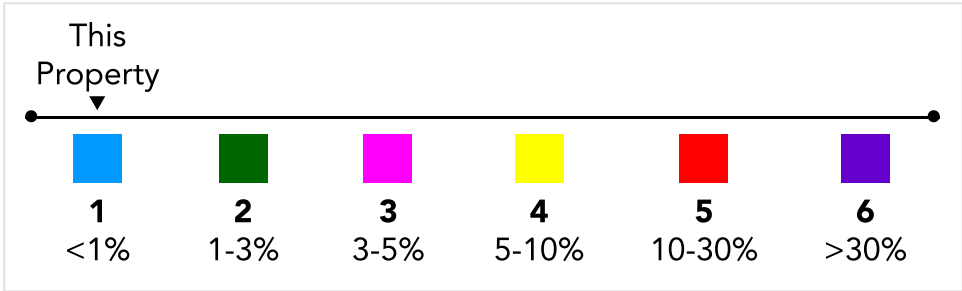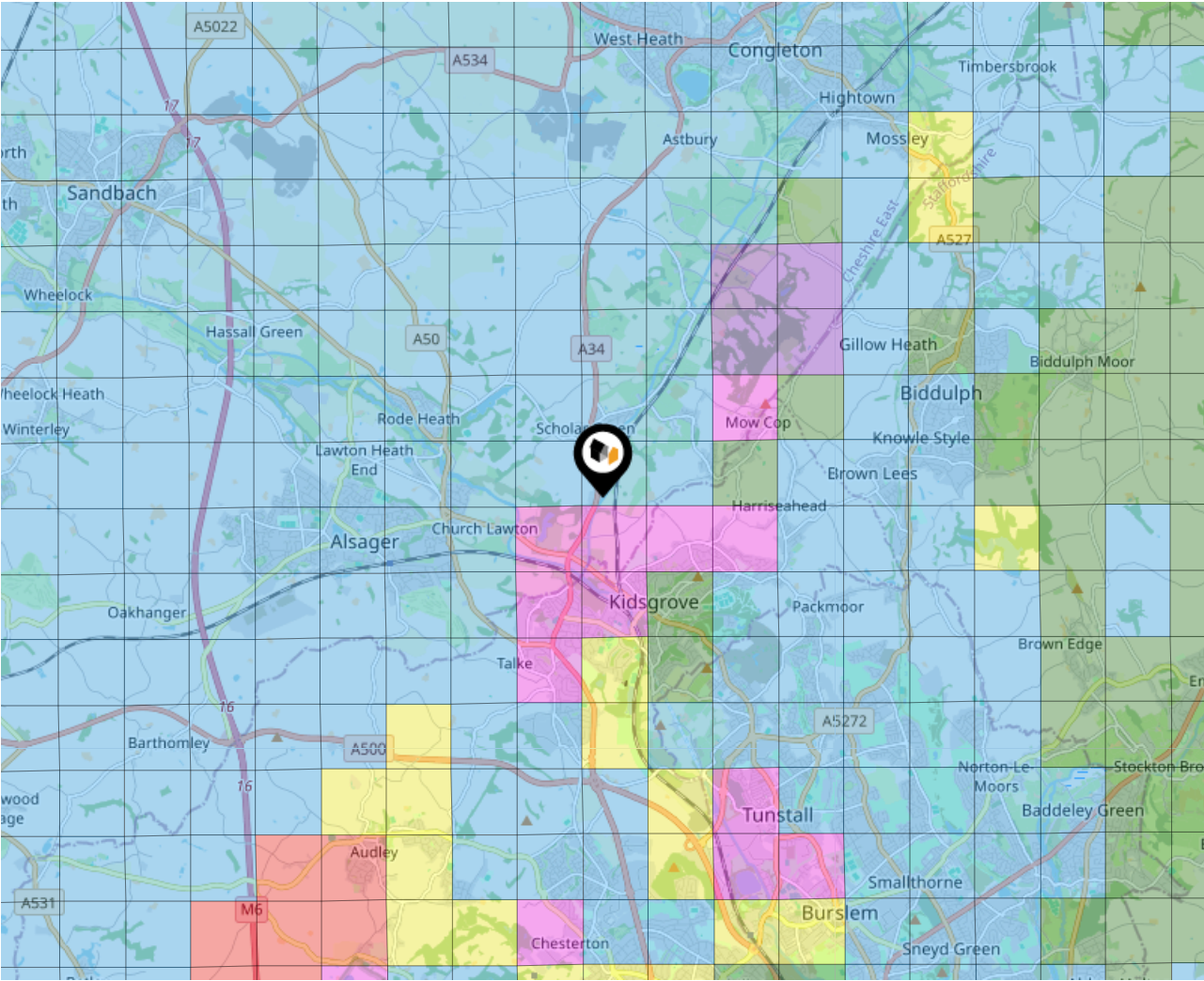
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE(LOW)

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO CLAYEY LOAM

Soil Depth: DEEP
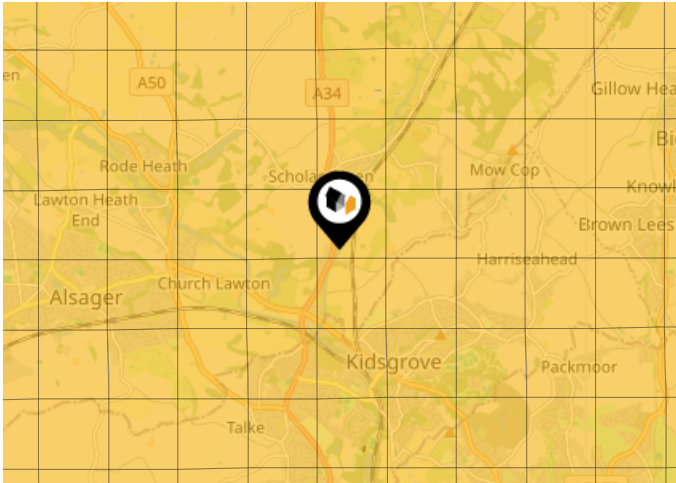
Primary Classifications (Most Common Clay Types)

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

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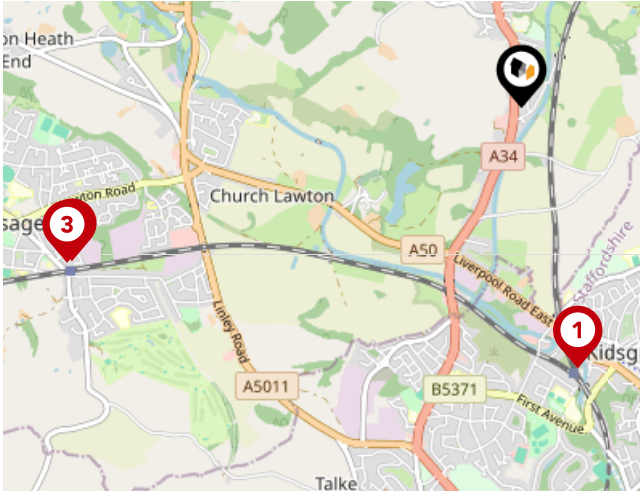
National Rail Stations

Pin	Name	Distance
1	Kidsgrove Rail Station	1.19 miles
2	Alsager Rail Station	2.12 miles
3	Alsager Rail Station	2.14 miles
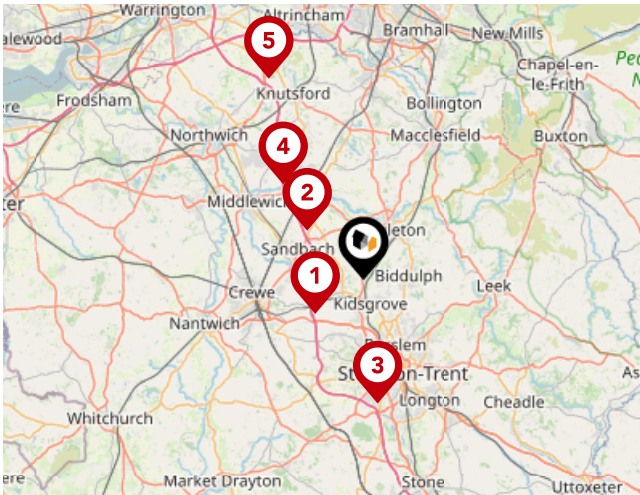
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J16	4.21 miles
2	M6 J17	5.27 miles
3	M6 J15	8.86 miles
4	M6 J18	8.83 miles
5	M6 J19	15.77 miles
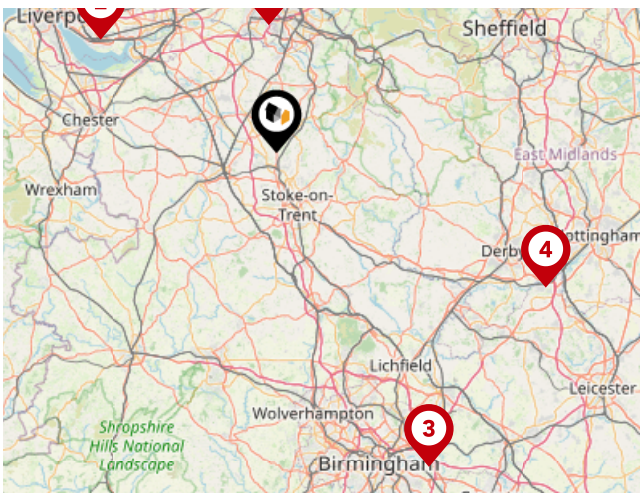
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.35 miles
2	Speke	29.84 miles
3	Birmingham Airport	49.93 miles
4	East Mids Airport	42.88 miles

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Area
Transport (Local)
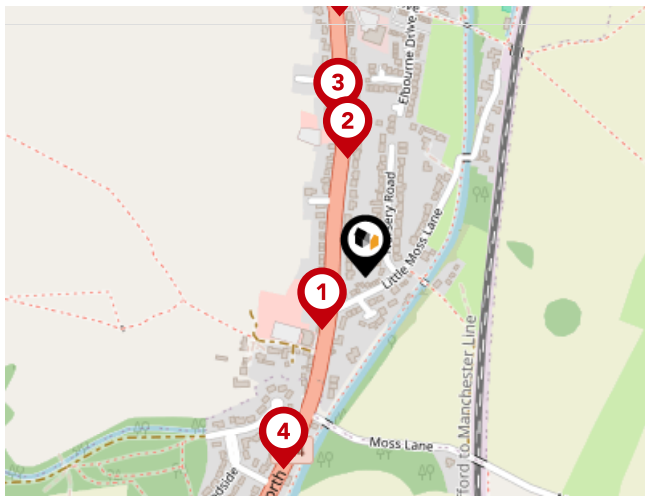
Bus Stops/Stations

Pin	Name	Distance
1	The Bleeding Wolf	0.08 miles
2	Travellers Rest	0.13 miles
3	Travellers Rest	0.18 miles
4	The Spinney	0.23 miles
5	Portland Drive	0.29 miles

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Data Quality

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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

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KPF - Key Property Facts