

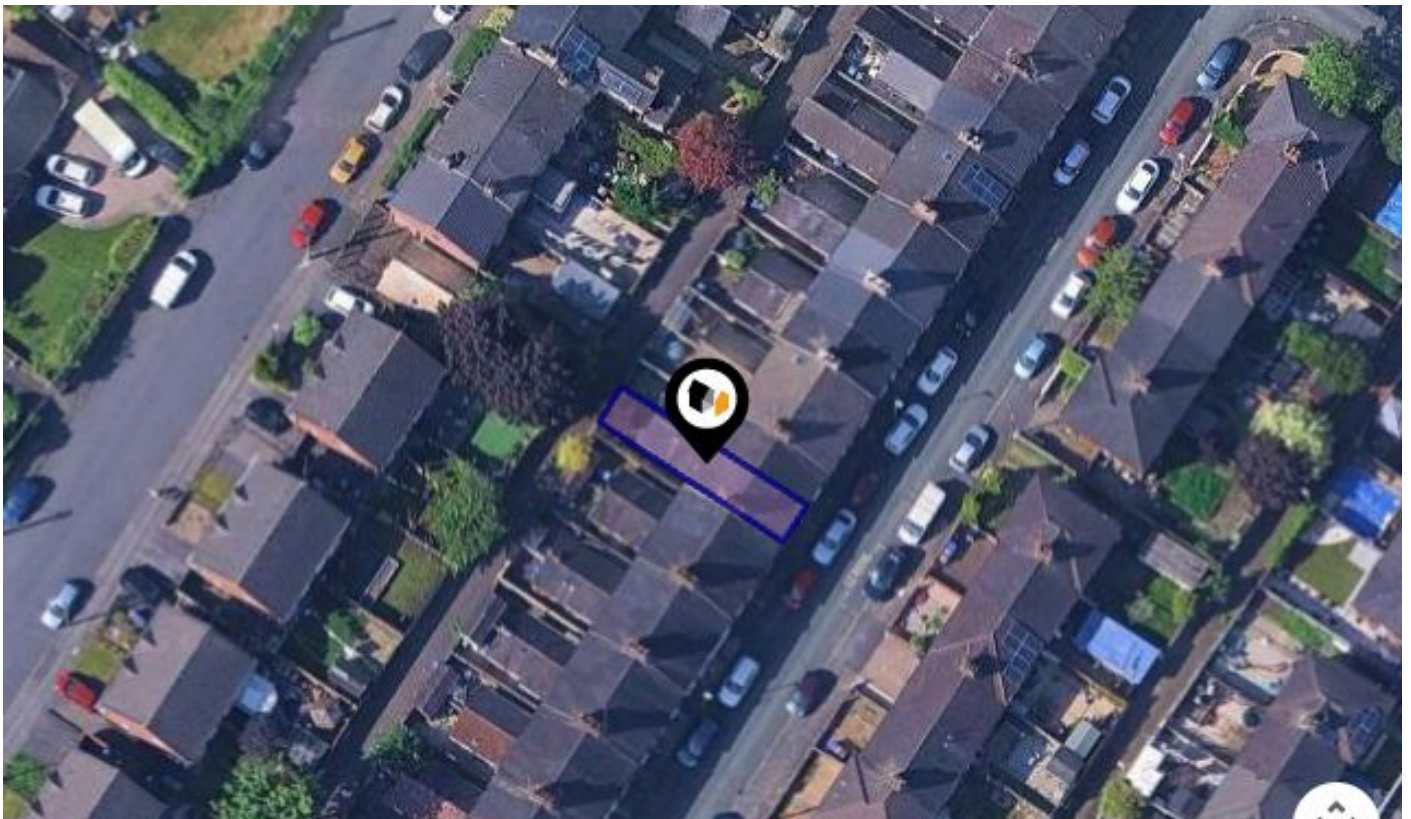


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 17th October 2025



DUNDEE STREET, STOKE-ON-TRENT, ST3

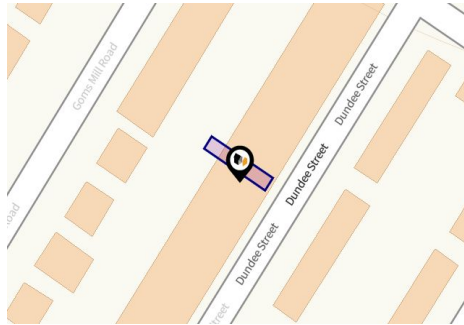
butters john bee

36 High Street, Newcastle-under-lyme, Staffordshire, ST5 1QL

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

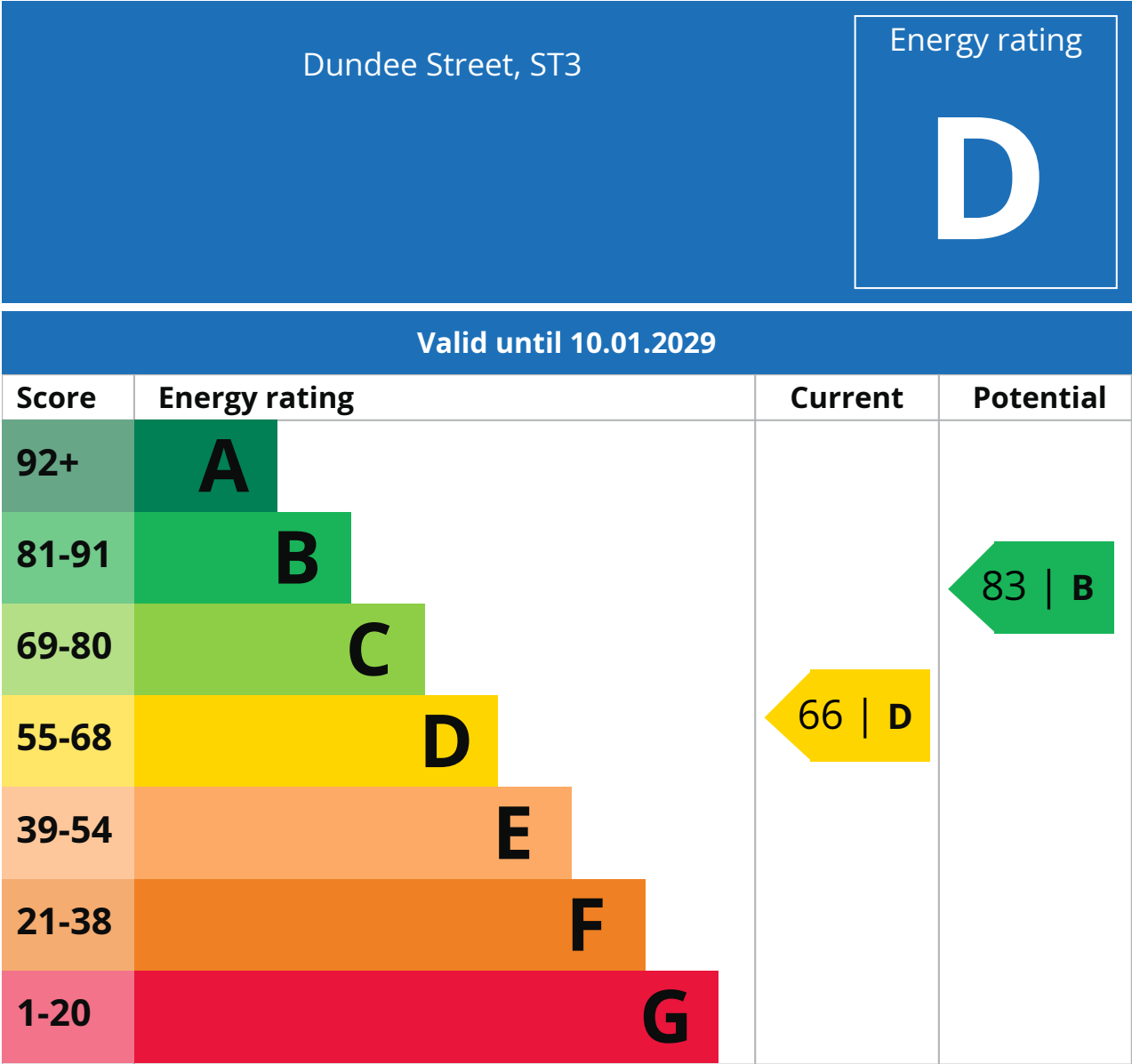
Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF634448		

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	15 mb/s	69 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Property

EPC - Certificate



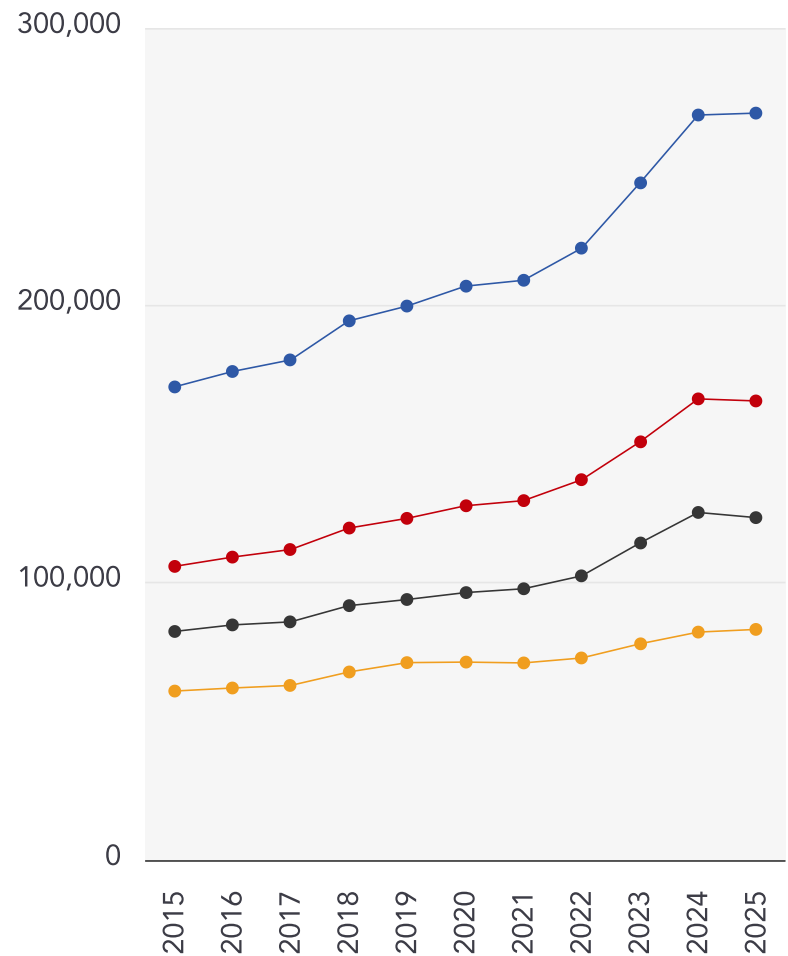
Additional EPC Data

Property Type:	House
Build Form:	Mid-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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all 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 ST3



Detached

+57.87%

Semi-Detached

+56.32%

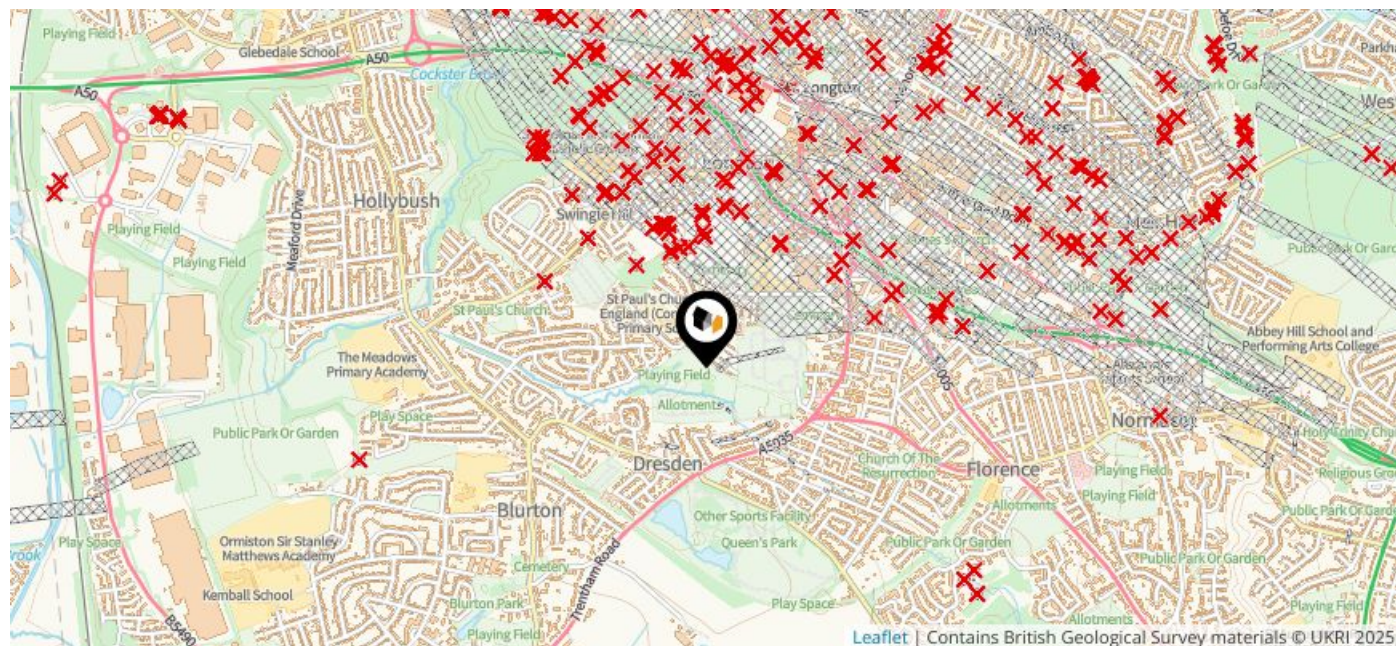
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



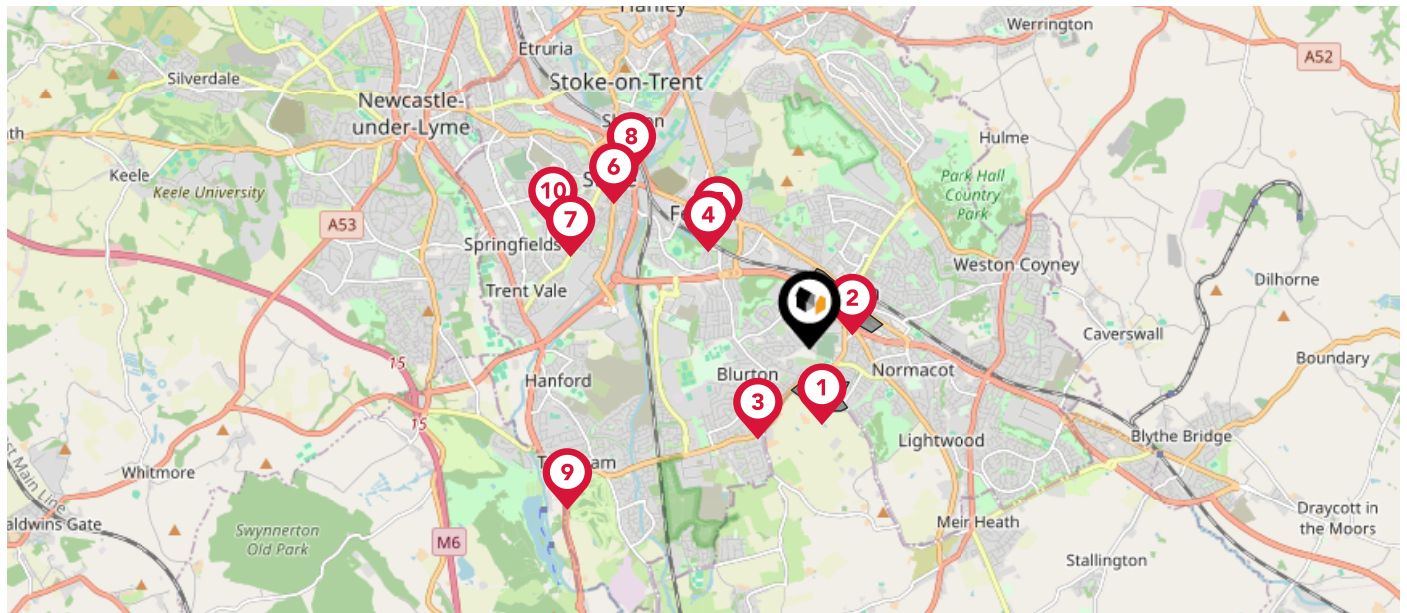
Mine Entry

- ✕ 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.

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



Dresden



Longton Town Centre



Blurton Church



Albert Square



Victoria Road



Stoke Town Centre



The Villas



Winton Square



Ash Green

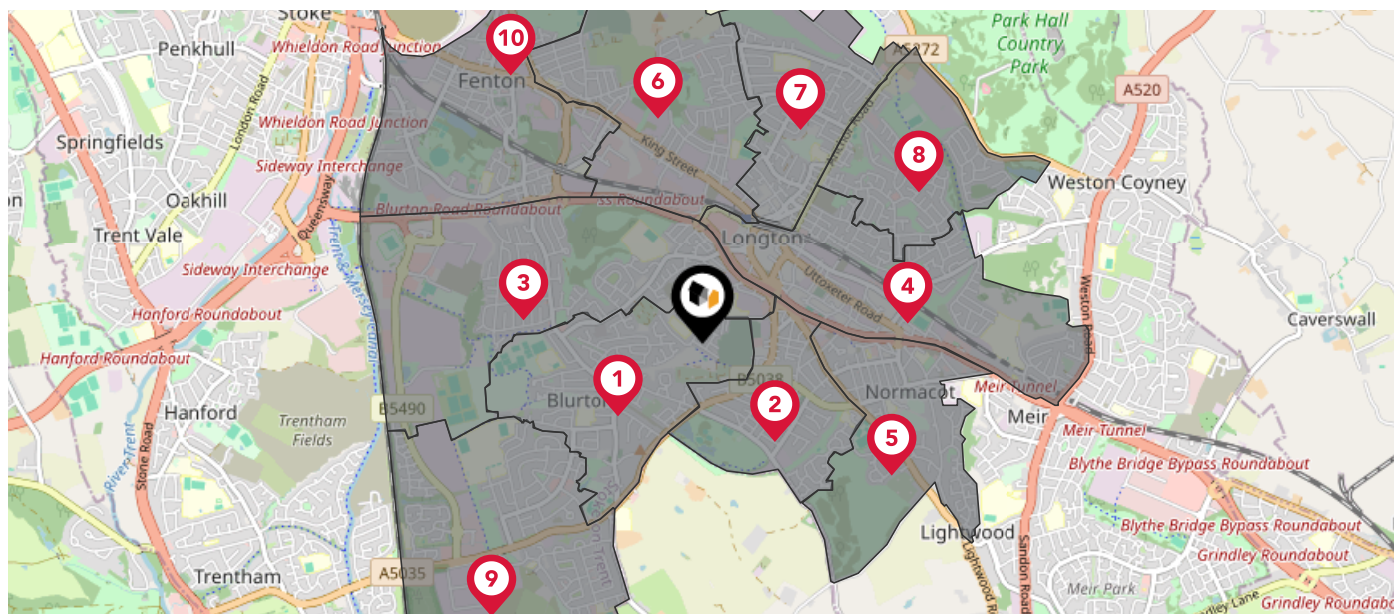


Penkhull Village

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



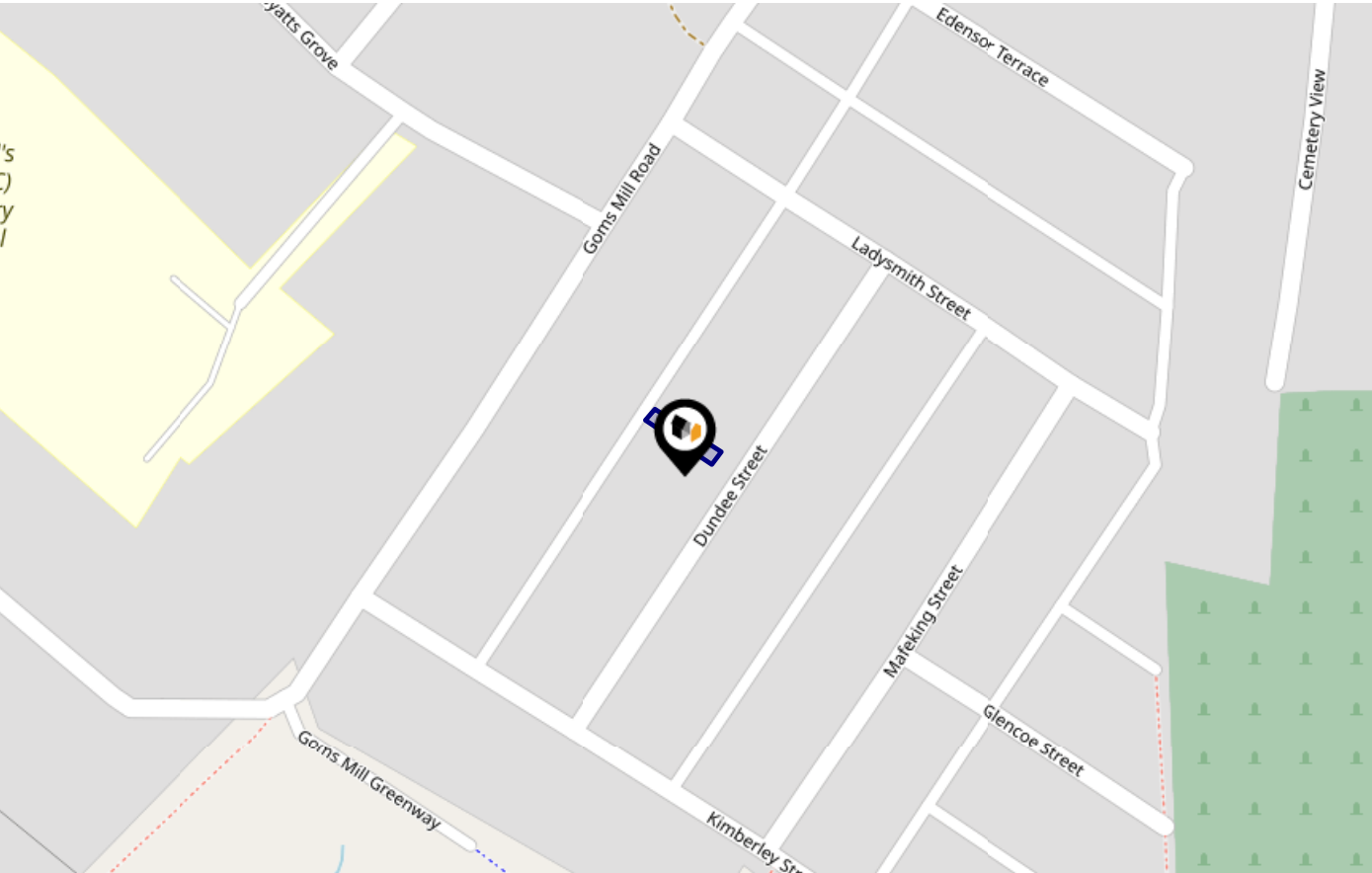
Nearby Council Wards

-  Blurton East Ward
-  Dresden and Florence Ward
-  Hollybush and Longton West Ward
-  Broadway and Longton East Ward
-  Lightwood North and Normacot Ward
-  Fenton East Ward
-  Sandford Hill Ward
-  Meir Hay Ward
-  Blurton West and Newstead Ward
-  Fenton West and Mount Pleasant Ward

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.

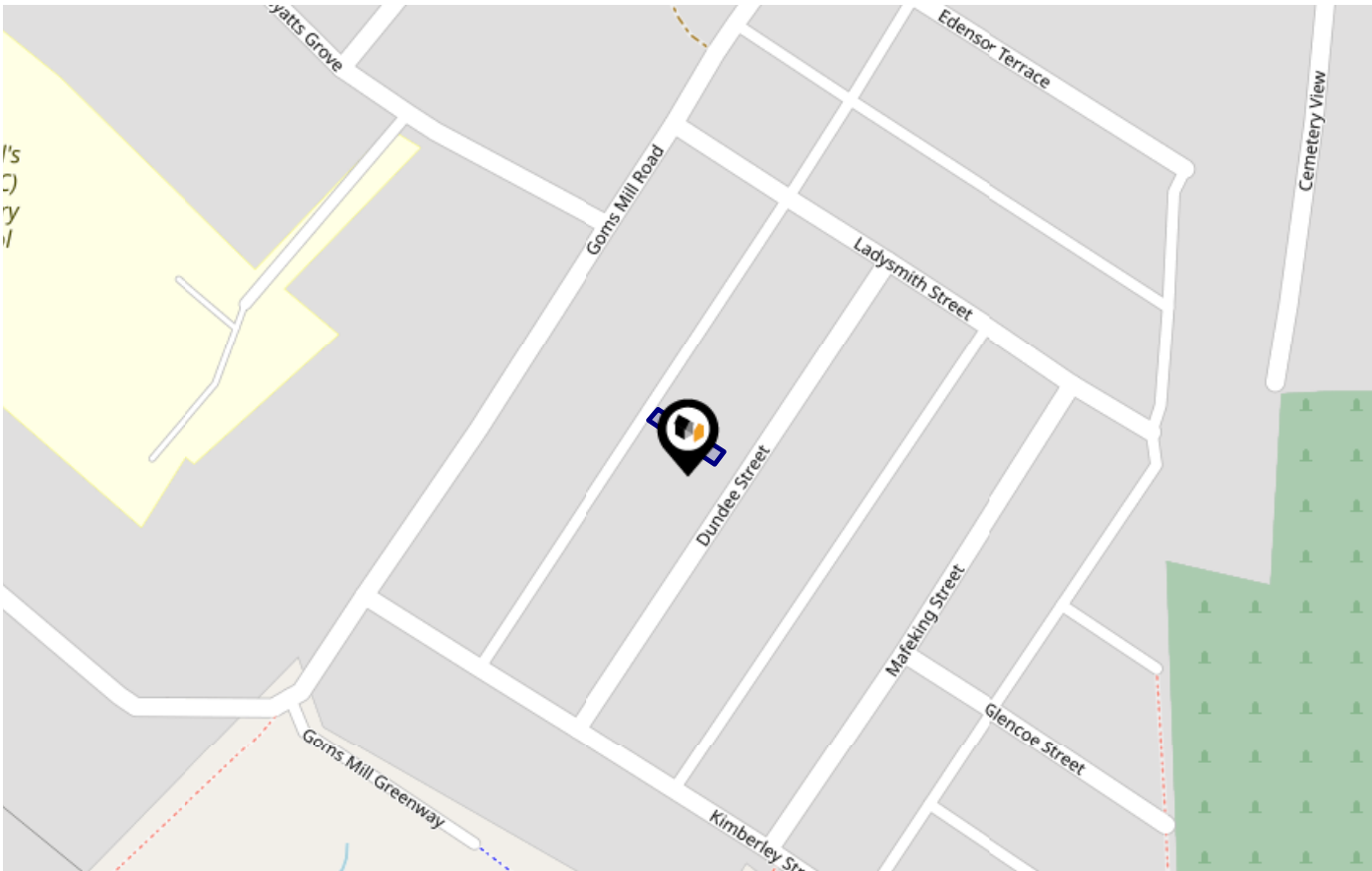
Chance of flooding to the following depths at this property:



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.

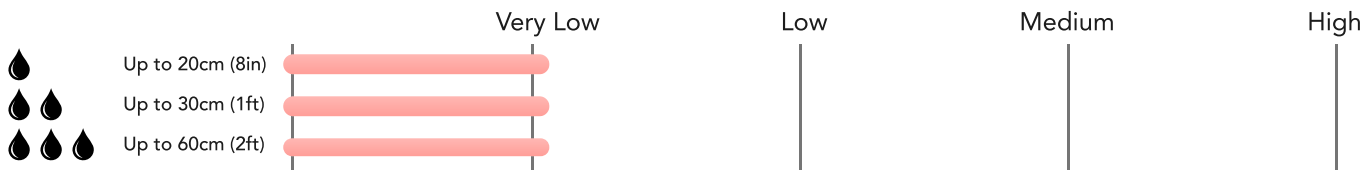


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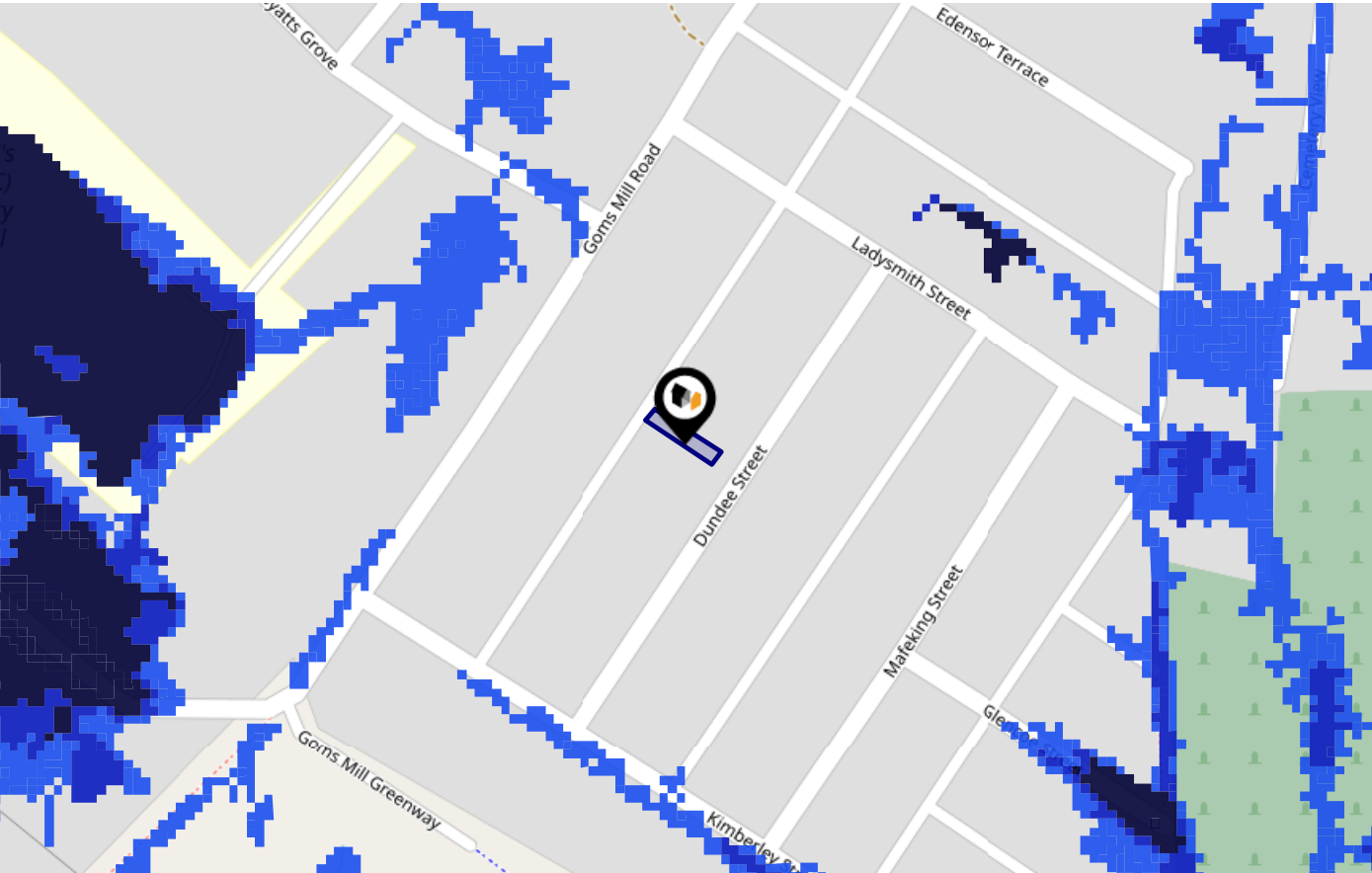
Chance of flooding to the following depths at this property:



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.

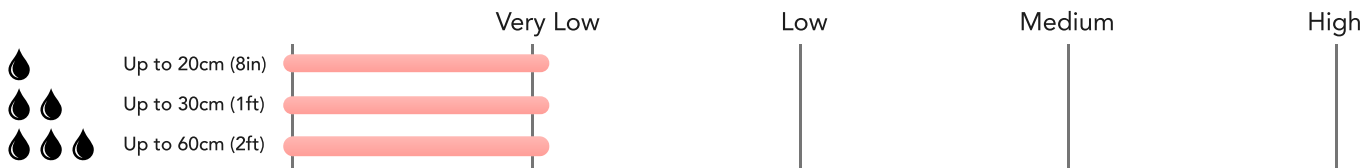


Risk Rating: Very low

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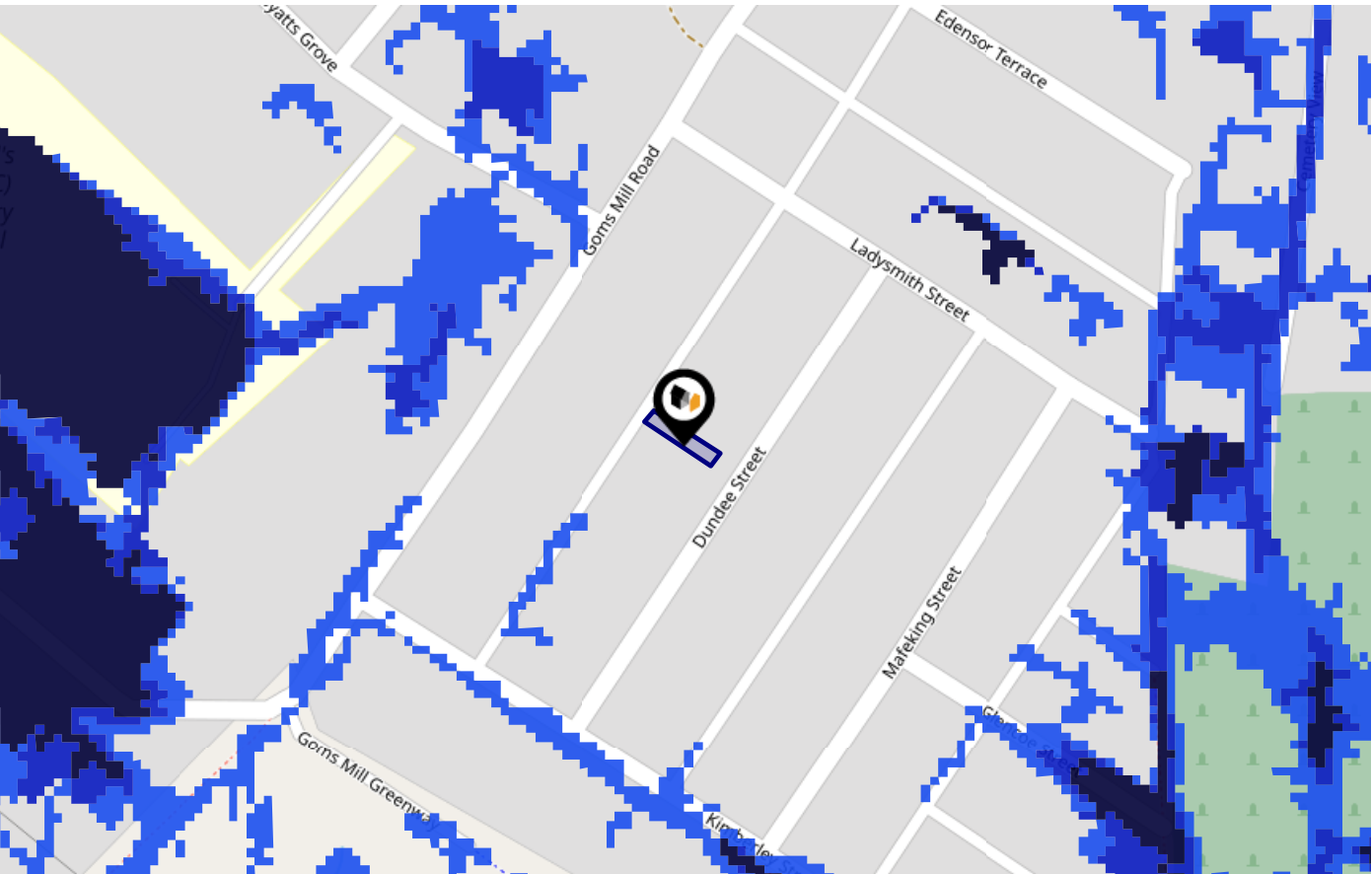
Chance of flooding to the following depths at this property:



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

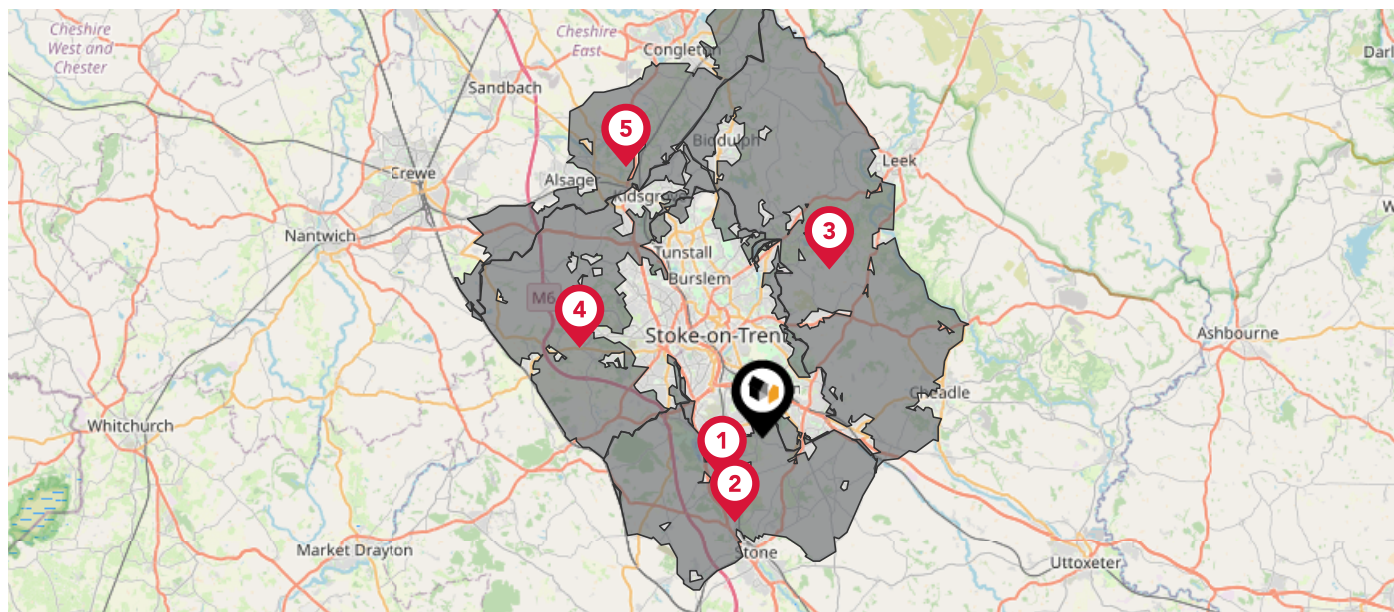
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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

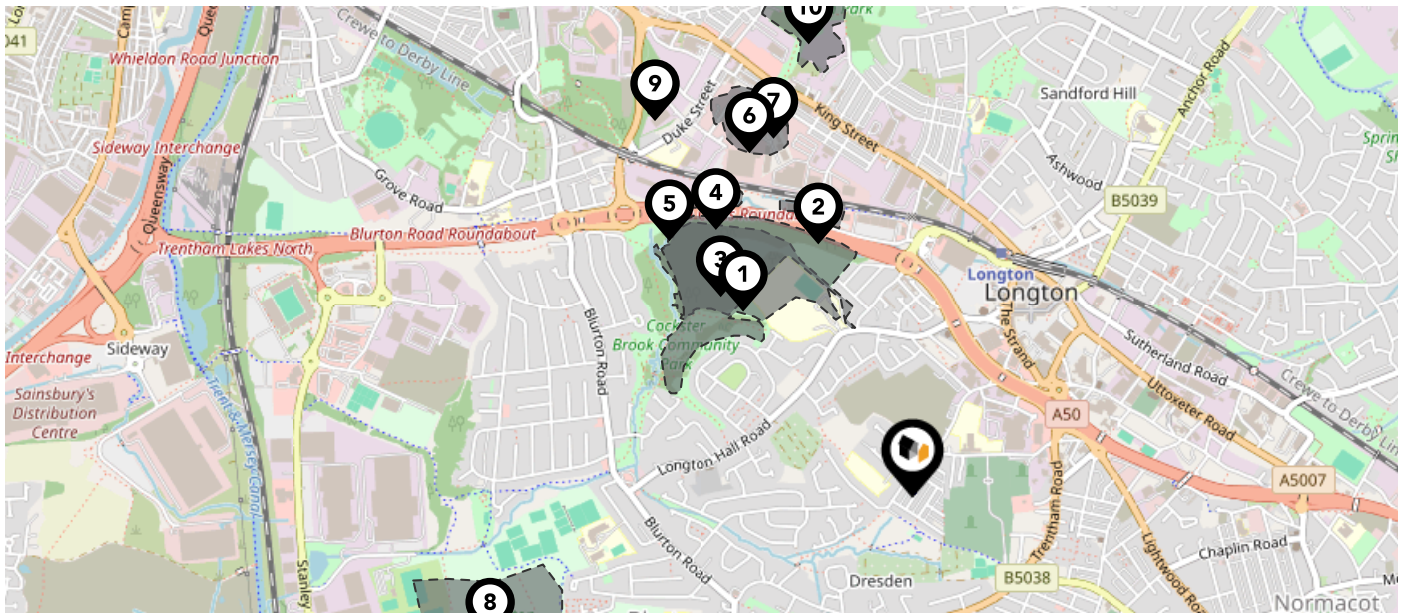


Stoke-on-Trent Green Belt - Cheshire East

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.



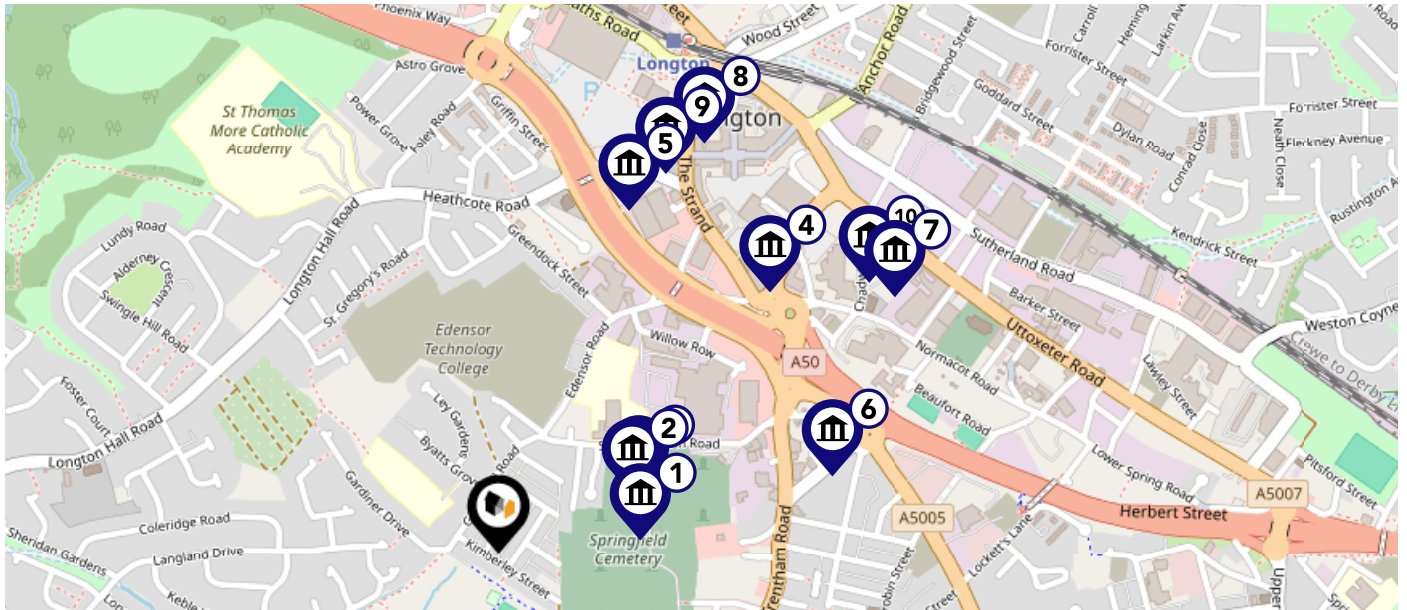
Nearby Landfill Sites

1	Shraff Tip Area-Heathcote Road, Longton, Stoke On Trent, Staffordshire	Historic Landfill ☐
2	Rear of Timber Yard-Foley Road, Longton, Staffordshire	Historic Landfill ☐
3	Shraff Management Shraff Tip-Longton Hall Road, Stoke On Trent, , Staffordshire	Historic Landfill ☐
4	Cookson Ceramics Limited-Duke Street, Fenton, Staffordshire	Historic Landfill ☐
5	Tip Rear of Factory-Ramsden and Company, Duke Street, Fenton, Staffordshire	Historic Landfill ☐
6	Ex Oldfield Brickworks-Birrell Street, Heron Cross, Stoke On Trent, Staffordshire	Historic Landfill ☐
7	Landfill Site, Montrose Street-Montrose Street, Fenton, Stoke On Trent, Staffordshire	Historic Landfill ☐
8	Tilery Lane, Blurton-Tilery Lane, Blurton, Stoke On Trent, Staffordshire	Historic Landfill ☐
9	Joinery Works-Ormonde Street, Fenton, Stoke-on-Trent, Staffordshire	Historic Landfill ☐
10	South Off Fenpark Road-Fenton, Stoke on Trent, Staffordshire	Historic Landfill ☐

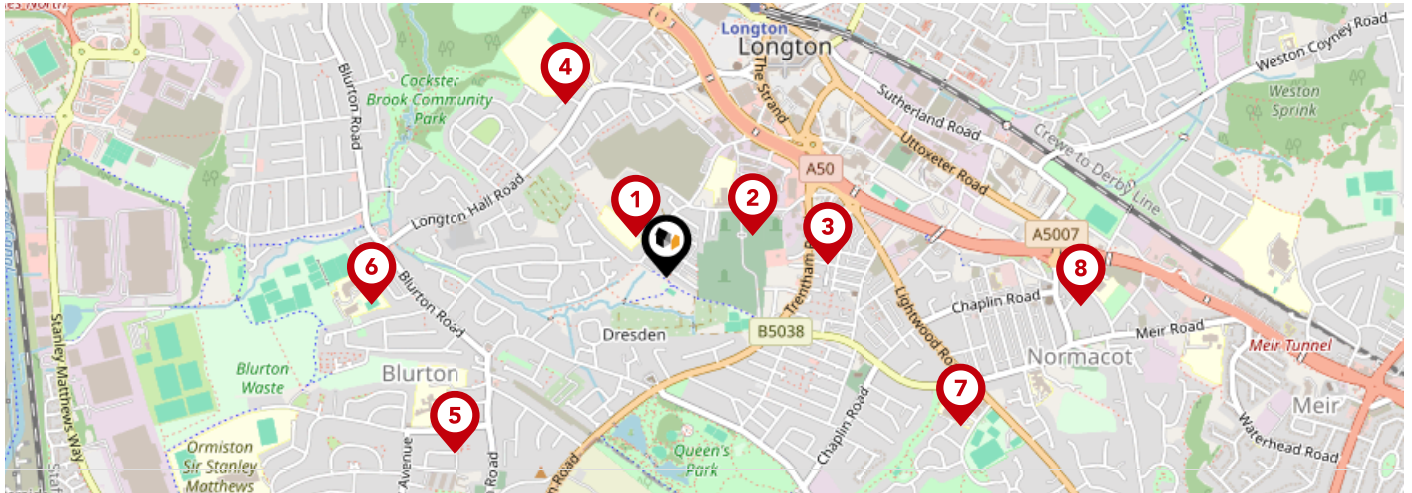
Maps

Listed Buildings

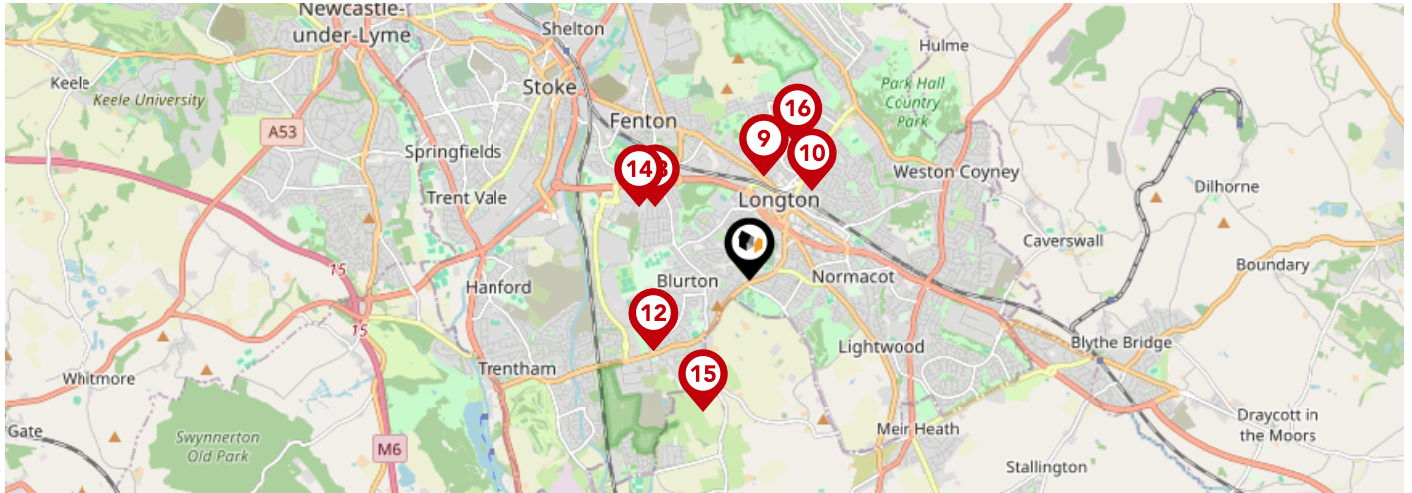
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1210413 - Longton Cemetery Chapels	Grade II	0.2 miles
	1210415 - Former Registrar's Office At Longton Cemetery	Grade II	0.2 miles
	1297943 - Entrance Gates To Longton Cemetery	Grade II	0.2 miles
	1220277 - Commerce Works	Grade II	0.4 miles
	1471995 - St Gregory's Roman Catholic Church And Presbytery	Grade II	0.4 miles
	1195805 - Longton Centre	Grade II	0.4 miles
	1195854 - Former Gladstone And Park Place (roslyn) Works	Grade II	0.5 miles
	1297944 - Longton Town Hall And Market	Grade II	0.5 miles
	1472087 - Longton Central Methodist Hall	Grade II	0.5 miles
	1291099 - The White House	Grade II	0.5 miles



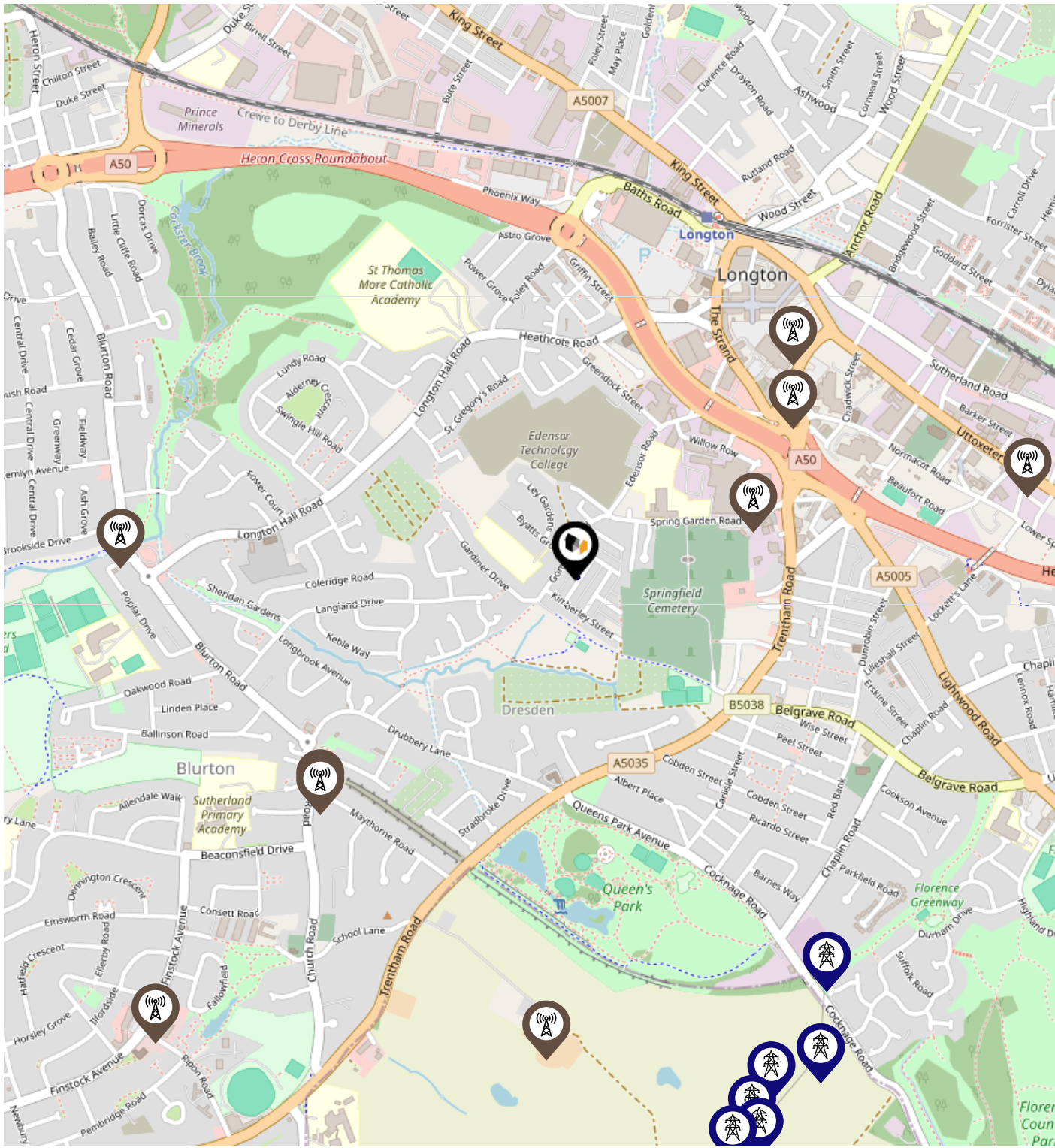
		Nursery	Primary	Secondary	College	Private
1	St Paul's CofE (C) Primary School Ofsted Rating: Requires improvement Pupils: 242 Distance:0.11	☐	☒	☐	☐	☐
2	St Gregory's Catholic Academy Ofsted Rating: Outstanding Pupils: 471 Distance:0.21	☐	☒	☐	☐	☐
3	Intuition Holistic Education Ofsted Rating: Good Pupils: 11 Distance:0.36	☐	☐	☒	☐	☐
4	St Thomas More Catholic Academy Ofsted Rating: Good Pupils: 1168 Distance:0.45	☐	☐	☒	☐	☐
5	Sutherland Primary Academy Ofsted Rating: Good Pupils: 498 Distance:0.61	☐	☒	☐	☐	☐
6	The Meadows Primary Academy Ofsted Rating: Good Pupils: 375 Distance:0.66	☐	☒	☐	☐	☐
7	Belgrave St Bartholomew's Academy Ofsted Rating: Outstanding Pupils: 549 Distance:0.74	☐	☒	☐	☐	☐
8	Alexandra Infants' School Ofsted Rating: Requires improvement Pupils: 179 Distance:0.93	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Co-Op Academy Clarice Cliff Ofsted Rating: Requires improvement Pupils: 418 Distance:0.94	☐	☒	☐	☐	☐
	Gladstone Primary Academy Ofsted Rating: Good Pupils: 462 Distance:0.98	☐	☒	☐	☐	☐
	Ormiston Sir Stanley Matthews Academy Ofsted Rating: Good Pupils: 1197 Distance:1.06	☐	☐	☒	☐	☐
	Kemball School Ofsted Rating: Good Pupils: 218 Distance:1.06	☐	☐	☒	☐	☐
	Glebedale School Ofsted Rating: Good Pupils: 27 Distance:1.08	☐	☐	☒	☐	☐
	Heron Cross Primary School Ofsted Rating: Good Pupils: 402 Distance:1.18	☐	☒	☐	☐	☐
	Newstead Primary Academy Ofsted Rating: Outstanding Pupils: 424 Distance:1.25	☐	☒	☐	☐	☐
	Sandford Hill Primary School Ofsted Rating: Good Pupils: 453 Distance:1.28	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

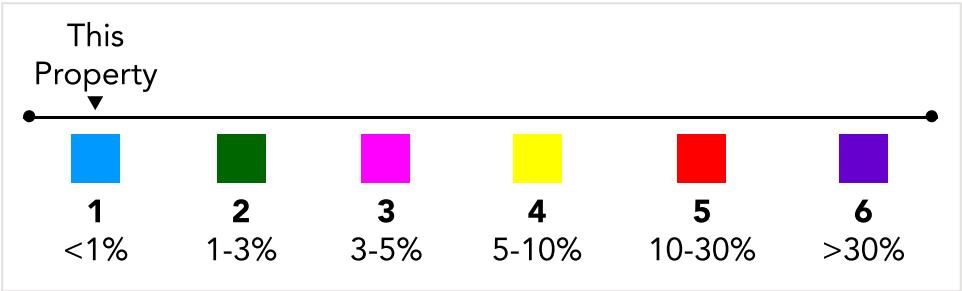
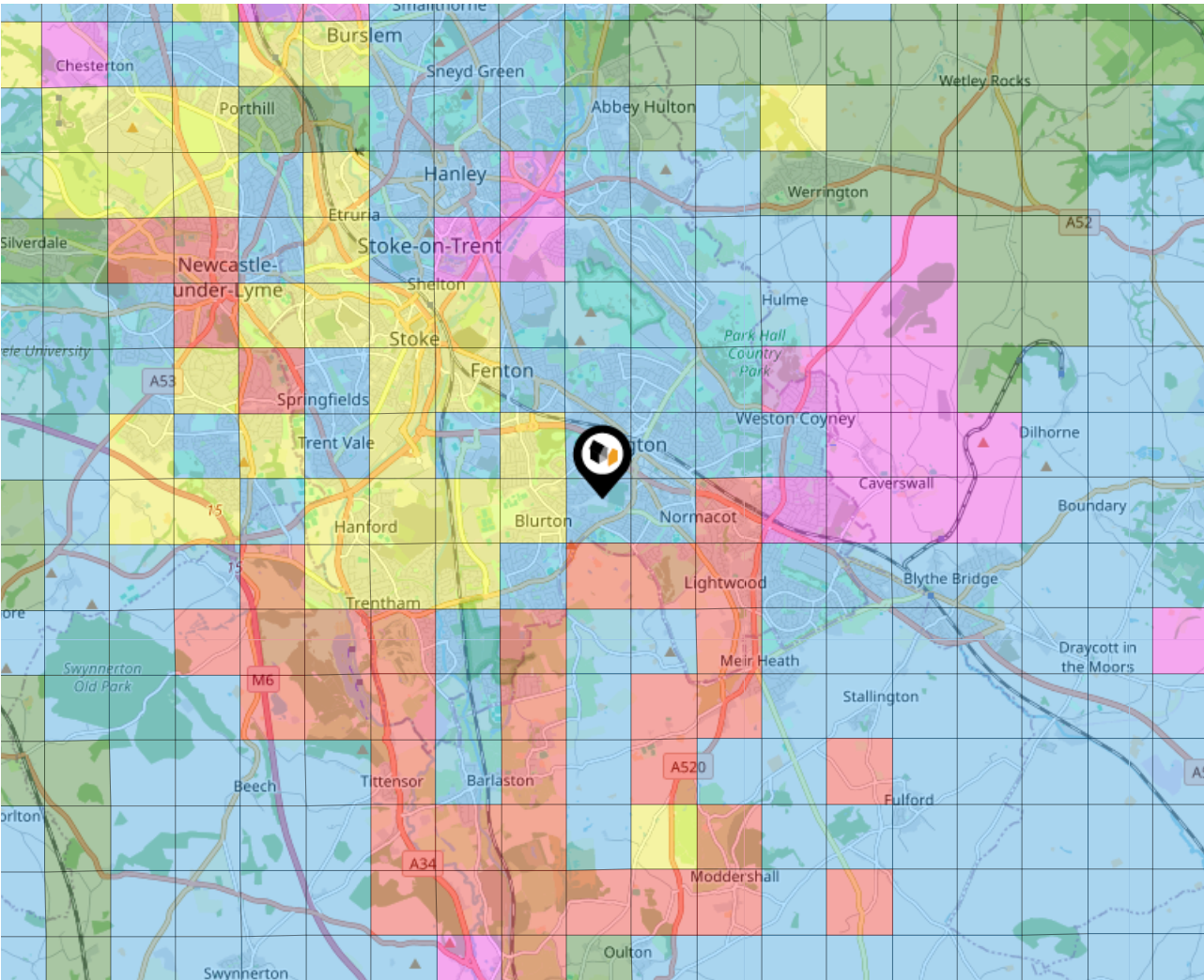


Key:

-  Power Pylons
-  Communication Masts

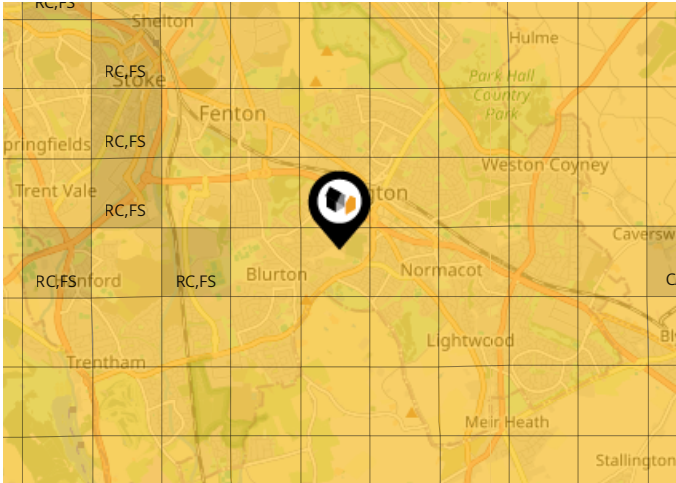
What is Radon?

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).



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		

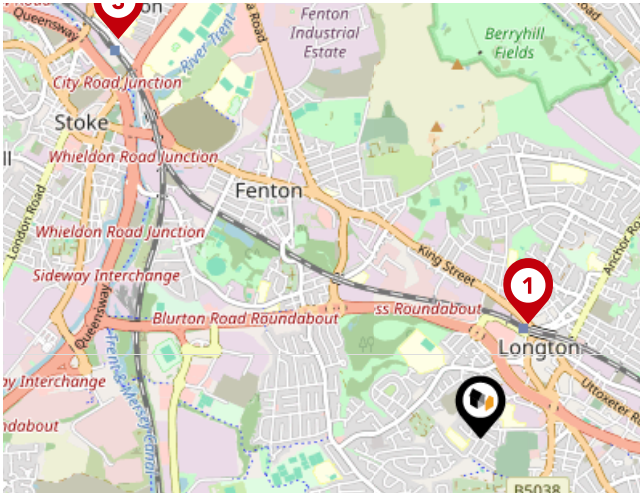


Primary Classifications (Most Common Clay Types)

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

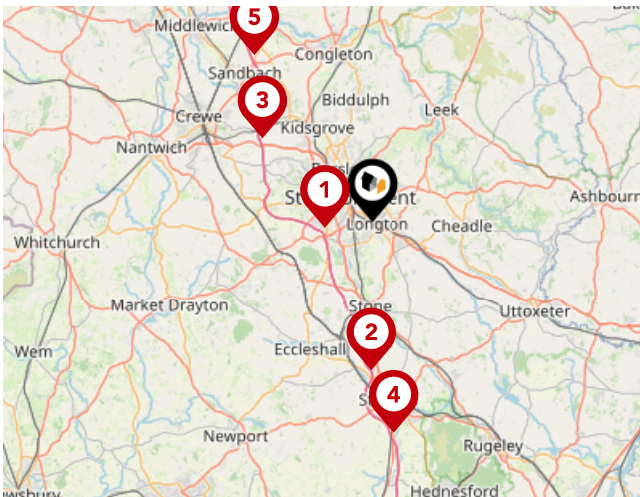
Area

Transport (National)



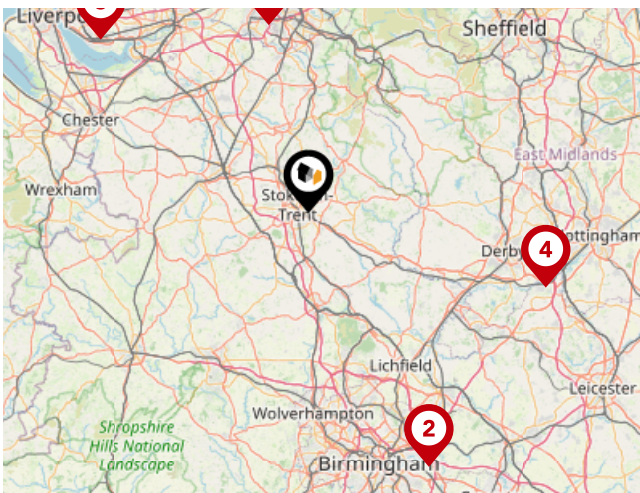
National Rail Stations

Pin	Name	Distance
1	Platform 2	0.56 miles
2	Platform 1	0.57 miles
3	Stoke-on-Trent Rail Station	2.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	3.51 miles
2	M6 J14	10.74 miles
3	M6 J16	9.91 miles
4	M6 J13	15.2 miles
5	M6 J17	14.54 miles

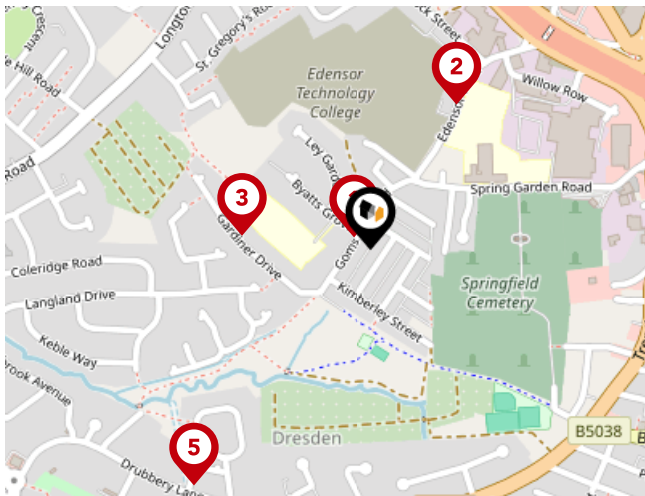


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	27.26 miles
2	Birmingham Airport	40.45 miles
3	Speke	38.46 miles
4	East Mids Airport	35.58 miles

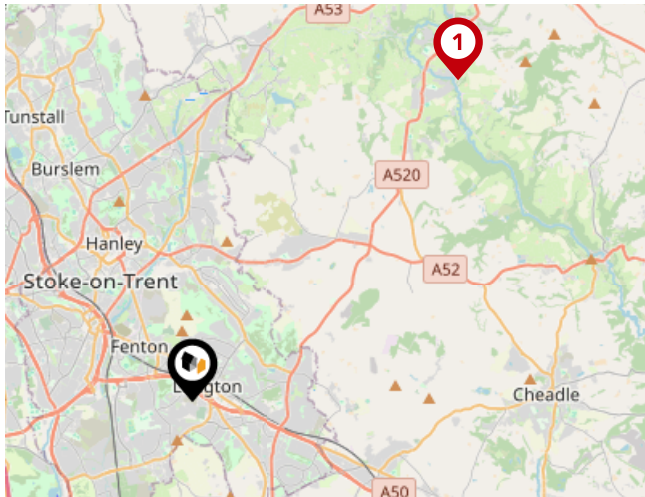
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Goms Mill Road	0.02 miles
2	Edensor Road	0.19 miles
3	Gardiner Drive	0.14 miles
4	Red House Crescent	0.29 miles
5	Drubbery Lane	0.33 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.48 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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Valuation Office
Agency



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