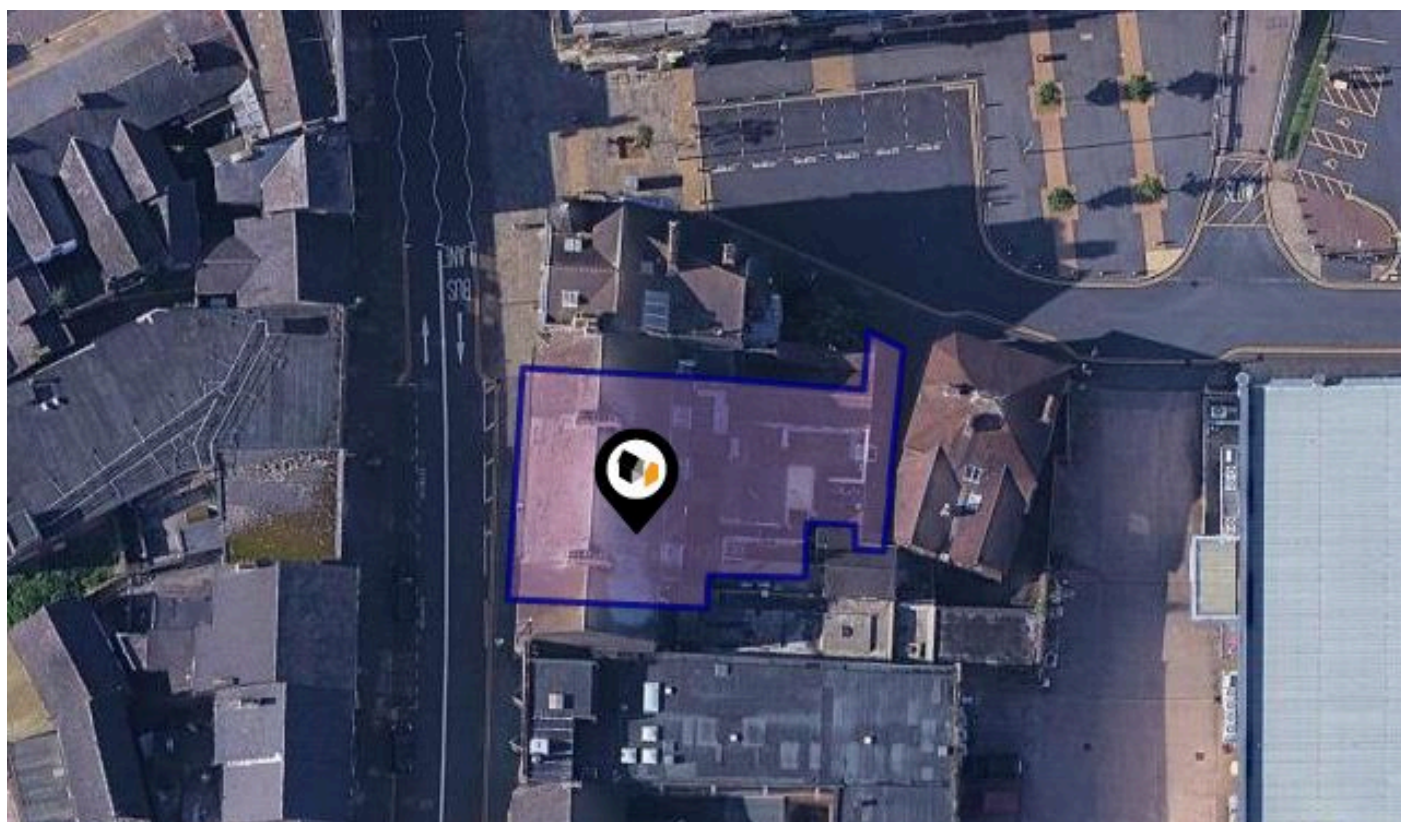# butters john bee ^{bjb}

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026

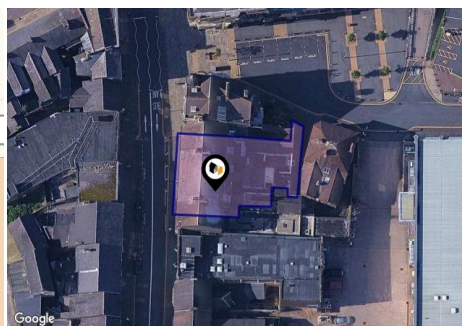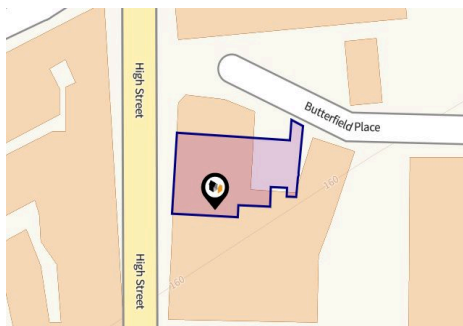
BANK CHAMBERS 120-124, HIGH STREET, STOKE-ON-TRENT, ST6

Property

Type:	Flat / Maisonette	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	527 ft^2 / 49 m^2		
Plot Area:	0.13 acres		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF526662		

Local Area

Local Authority:	City of stoke-on-trent
Conservation Area:	Tower Square
Flood Risk:	
Rivers & Seas	Very low
Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s   **52** mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Property
EPC - Certificate

120-124 High Street, Tunstall, ST6

Energy rating
C

Valid until 22.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 | C	70 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KPF - Key Property Facts

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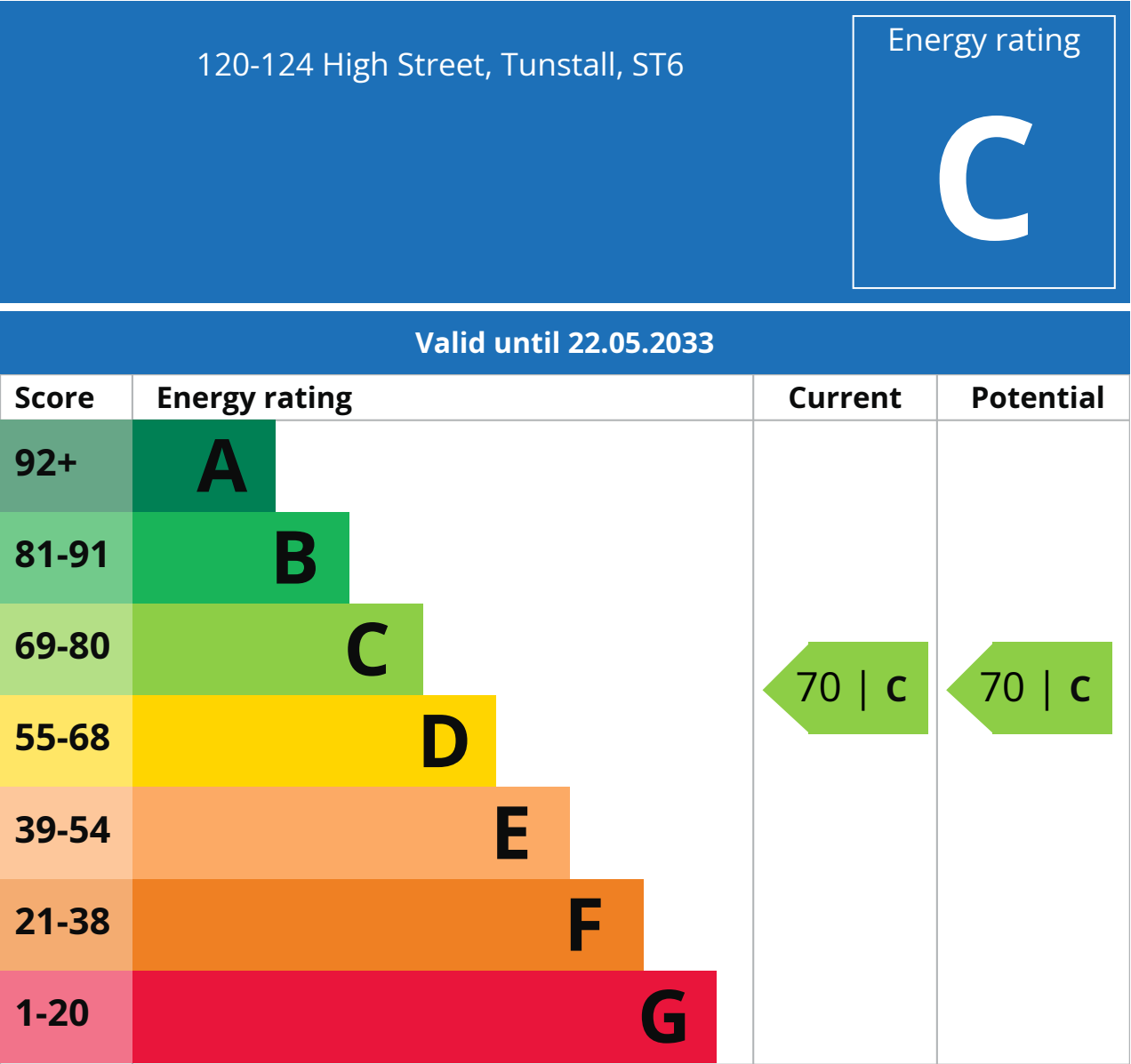
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.44 W/m-Â¦K
Walls Energy:	Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	49 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in ST6
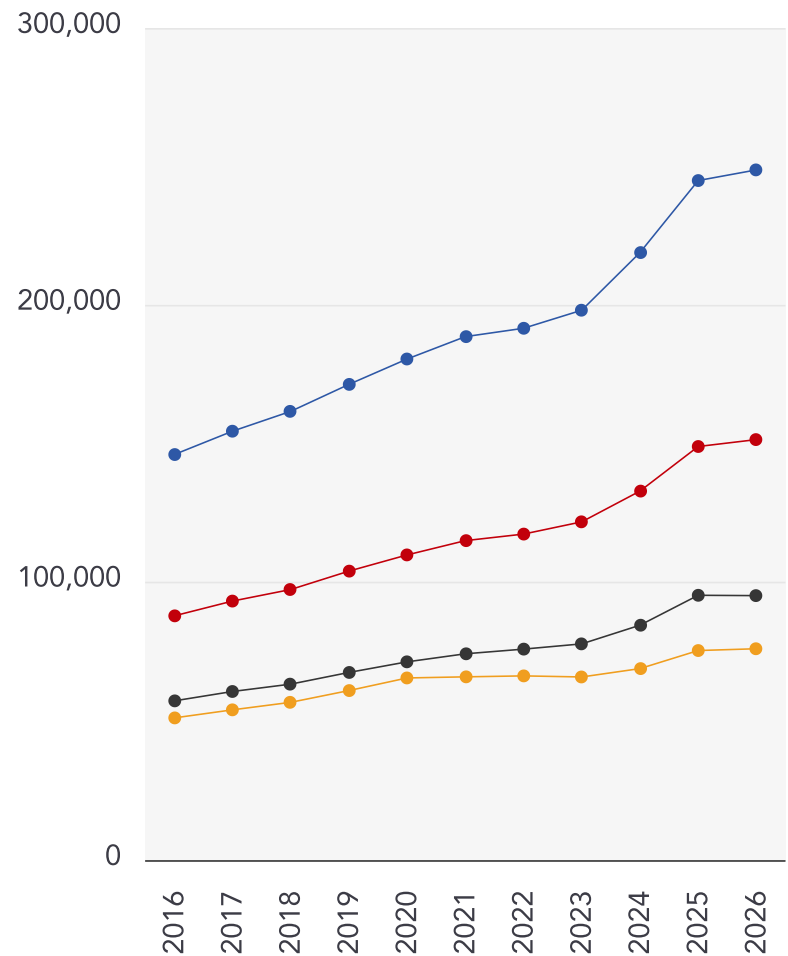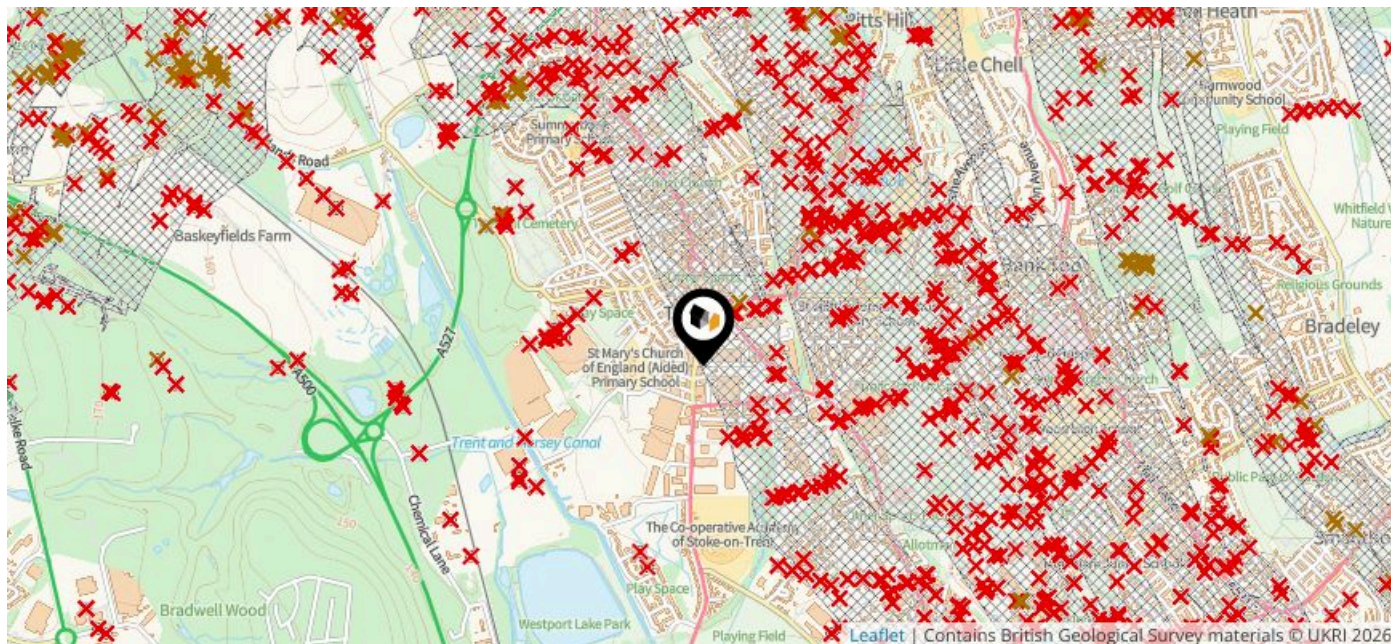

Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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Maps
Coal Mining

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

butters **john bee** bjb

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.
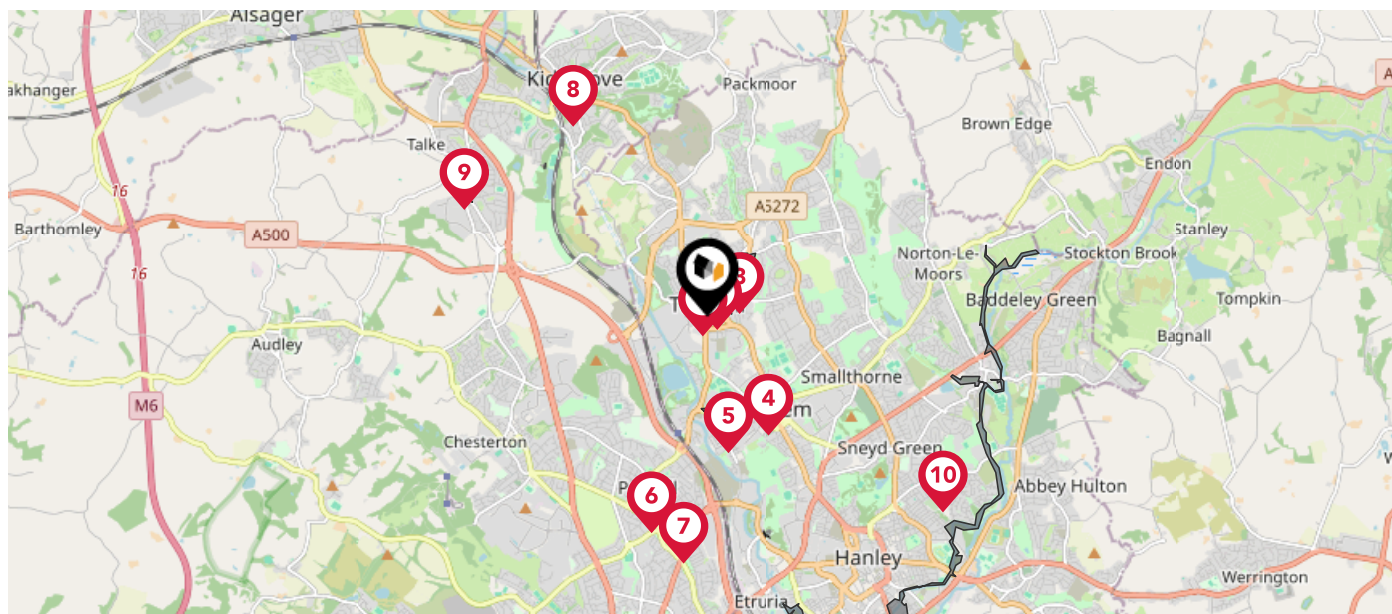

Nearby Conservation Areas	
1	Tower Square
2	Park Terrace
3	Victoria Park
4	Burslem Town Centre
5	Newcastle Street
6	Watlands Park
7	Wolstanton
8	Kidsgrove
9	Talke
10	Caldon Canal

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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
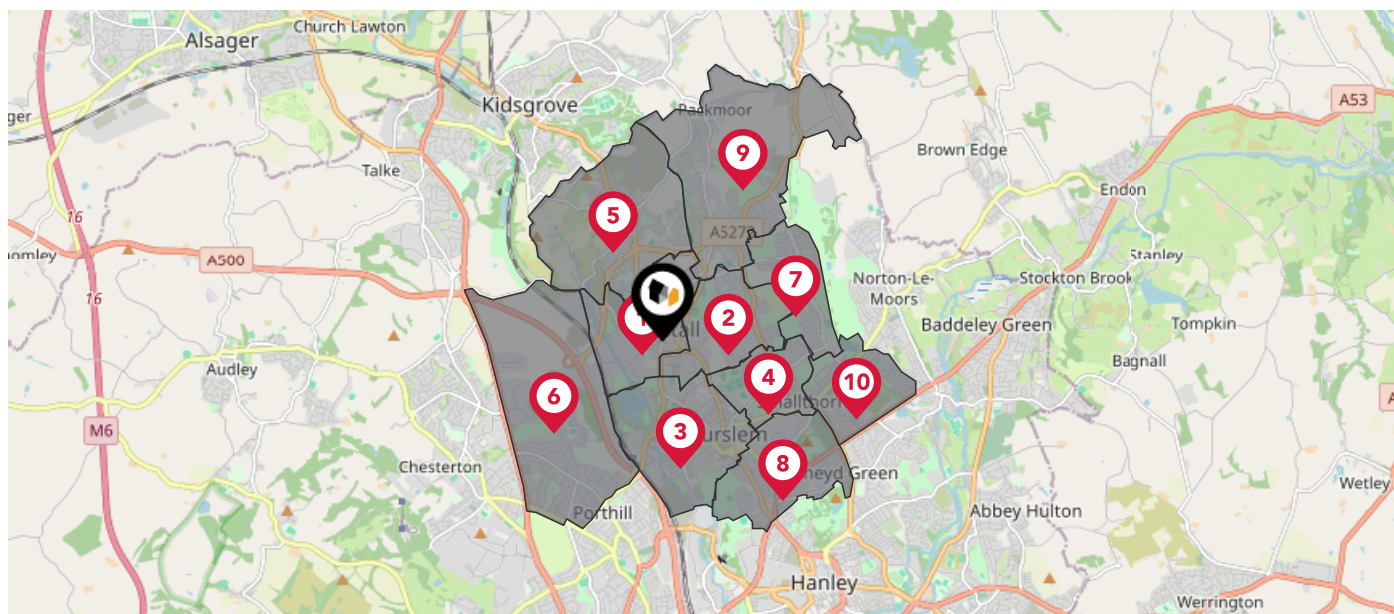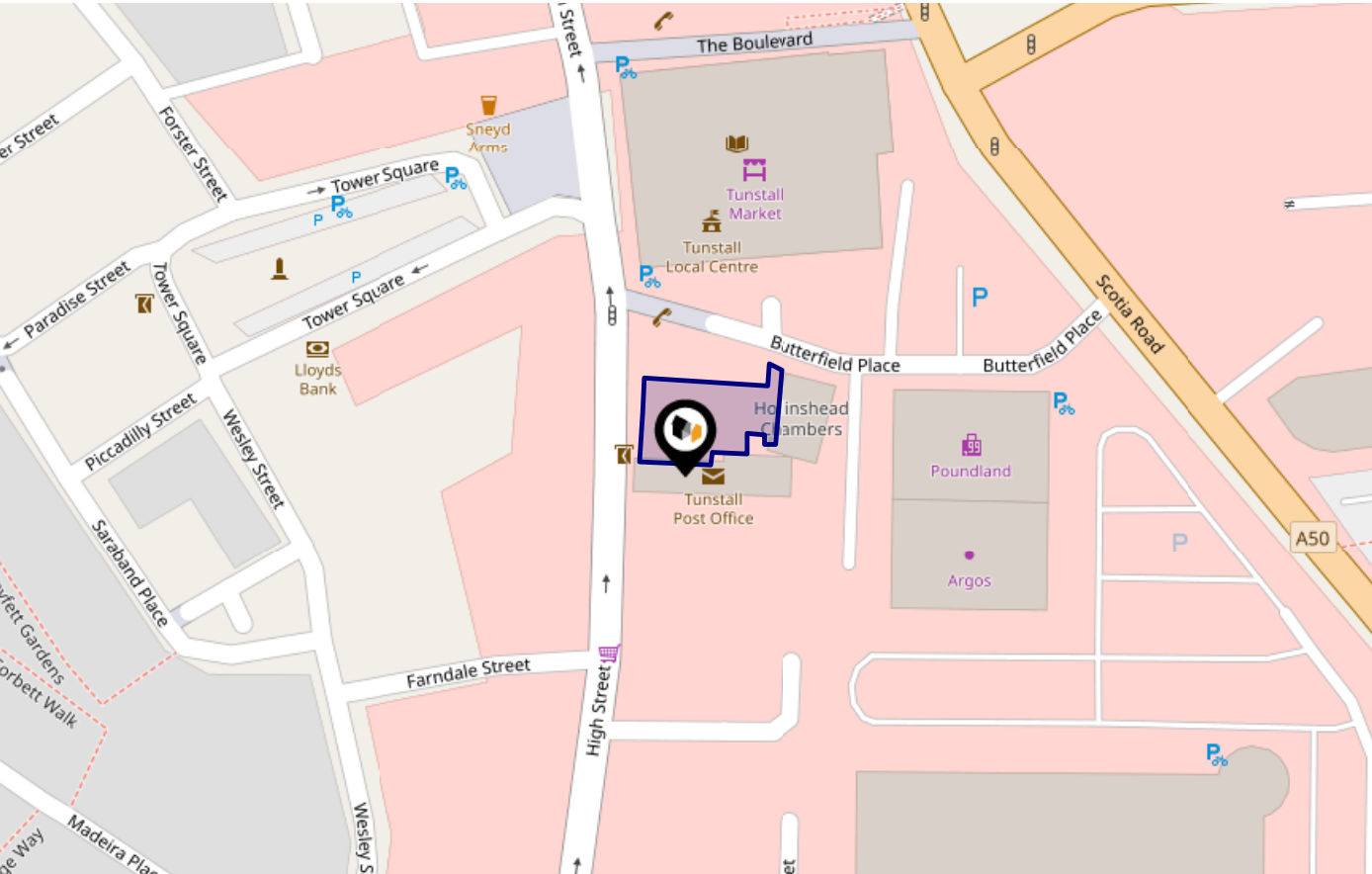

Nearby Council Wards	
1	Tunstall Ward
2	Little Chell and Stanfield Ward
3	Burslem Central Ward
4	Burslem Park Ward
5	Goldenhill and Sandyford Ward
6	Bradwell Ward
7	Bradeley and Chell Heath Ward
8	Moorcroft Ward
9	Great Chell and Packmoor Ward
10	Ford Green and Smallthorne Ward

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.
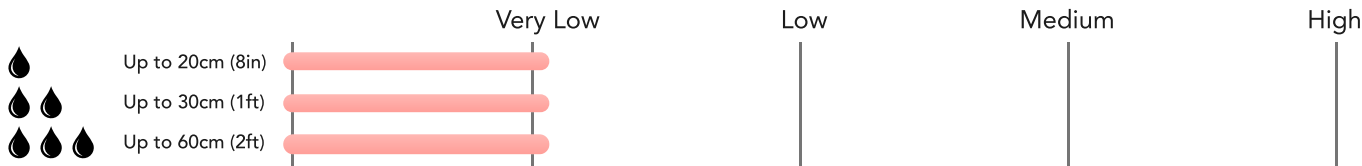

Risk Rating: Very low

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.

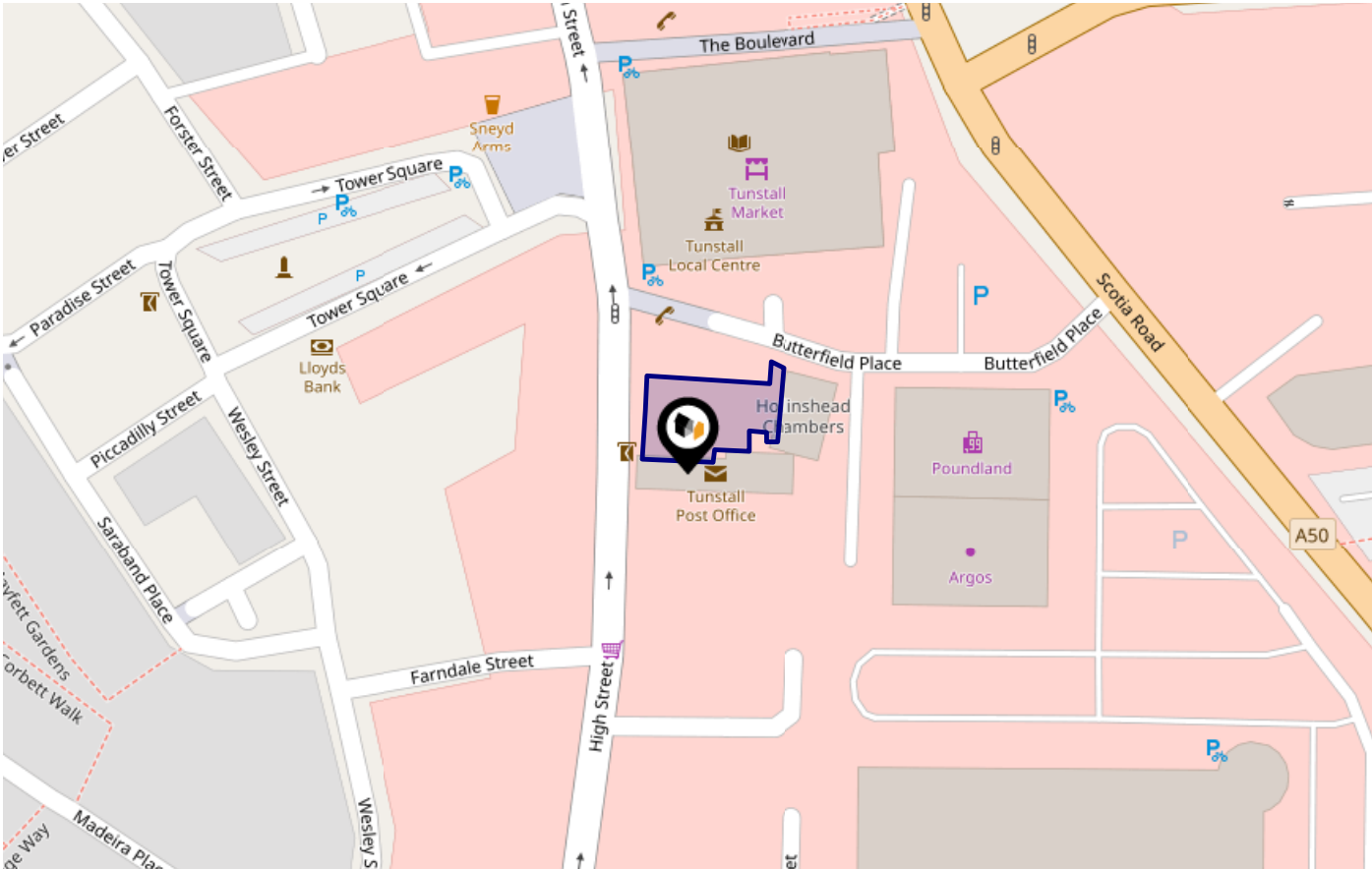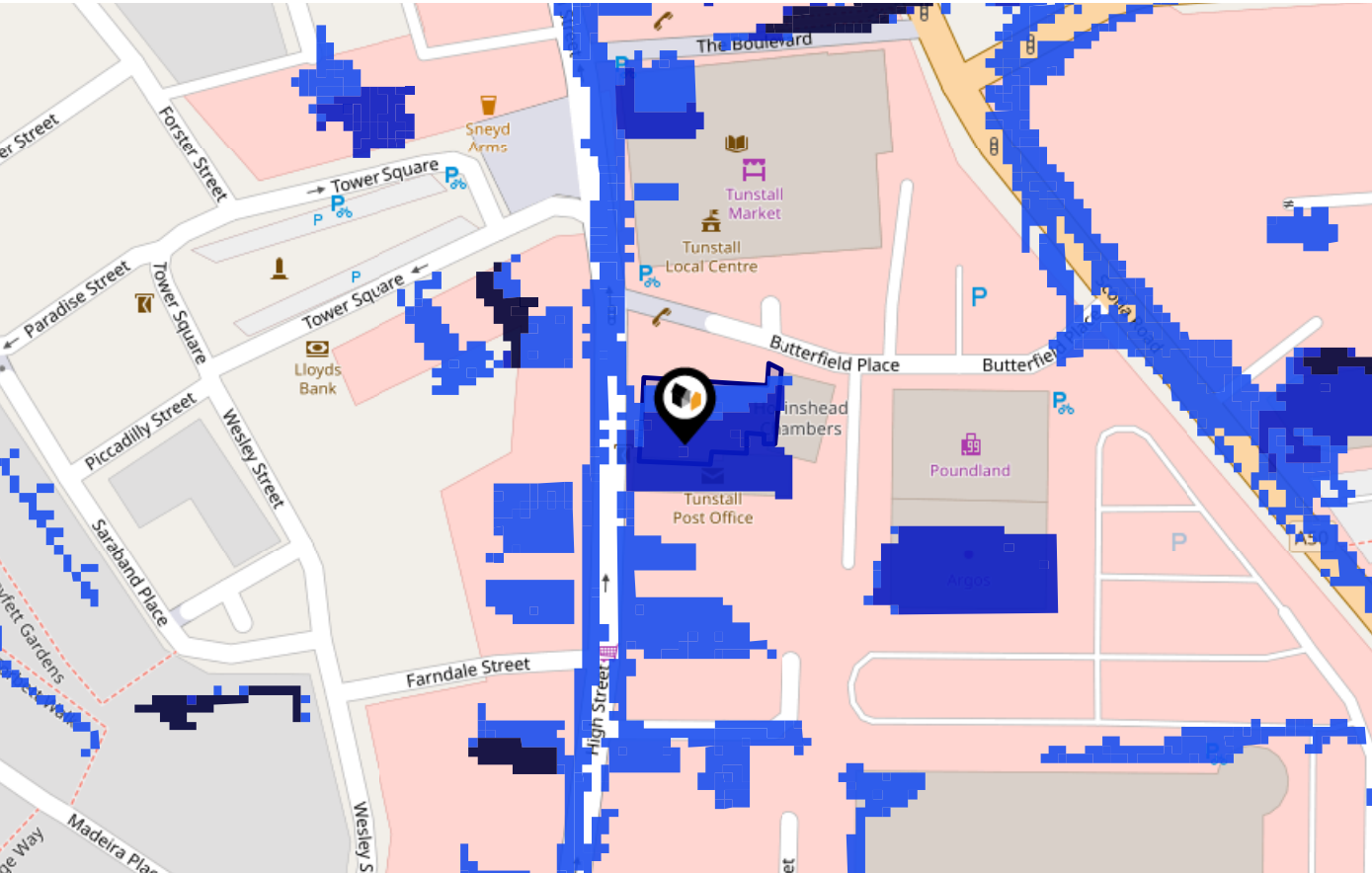■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

Flood Risk
Rivers & Seas - Climate Change

butters john bee bjb

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

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
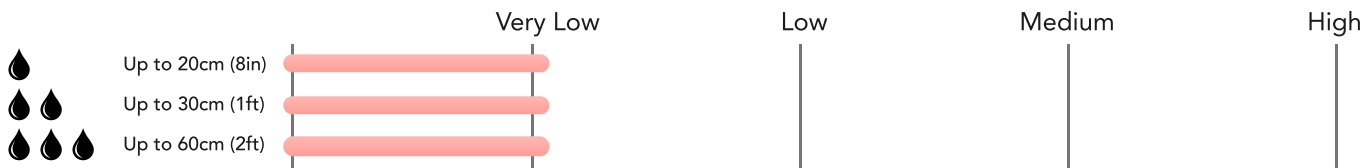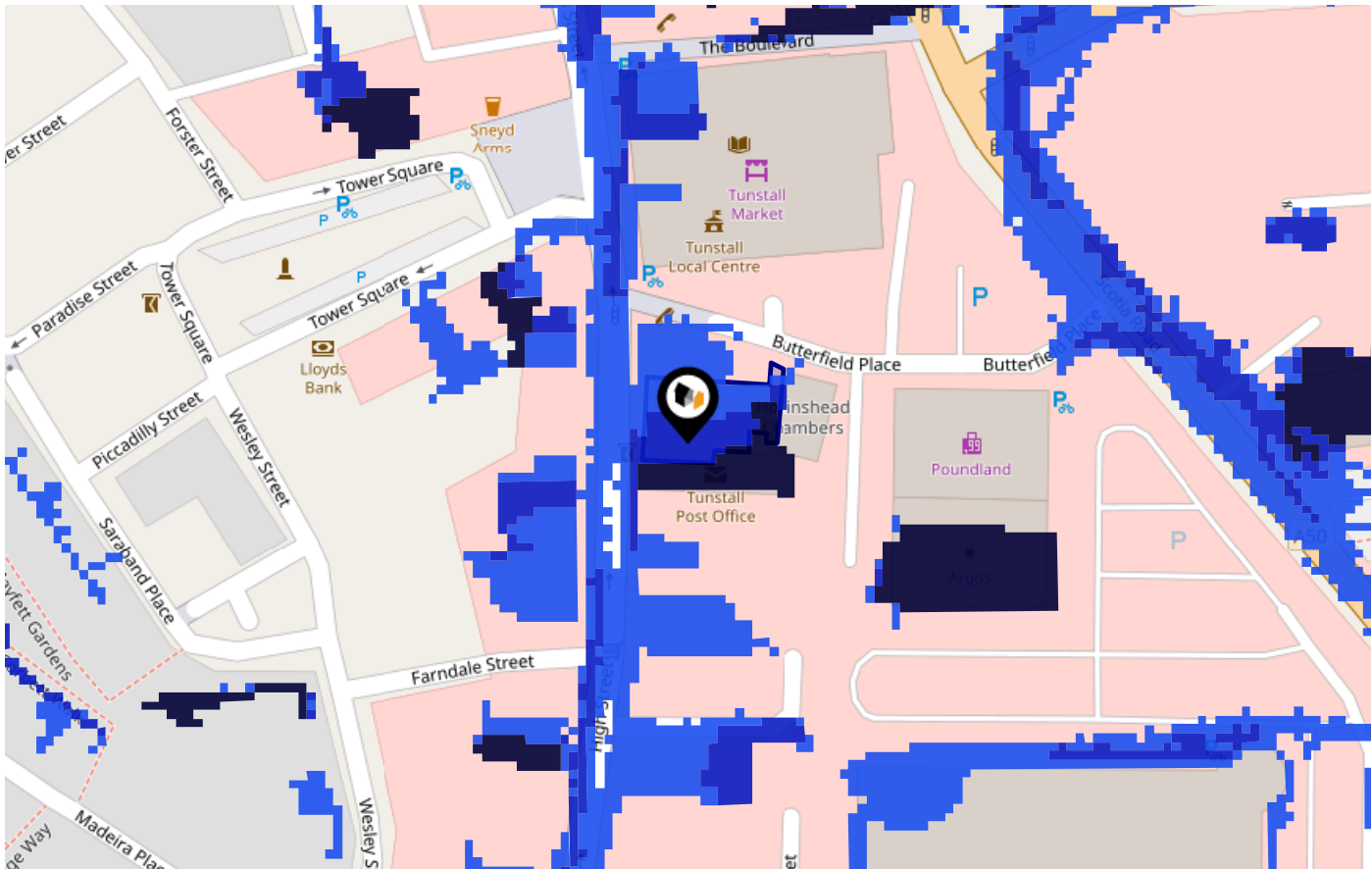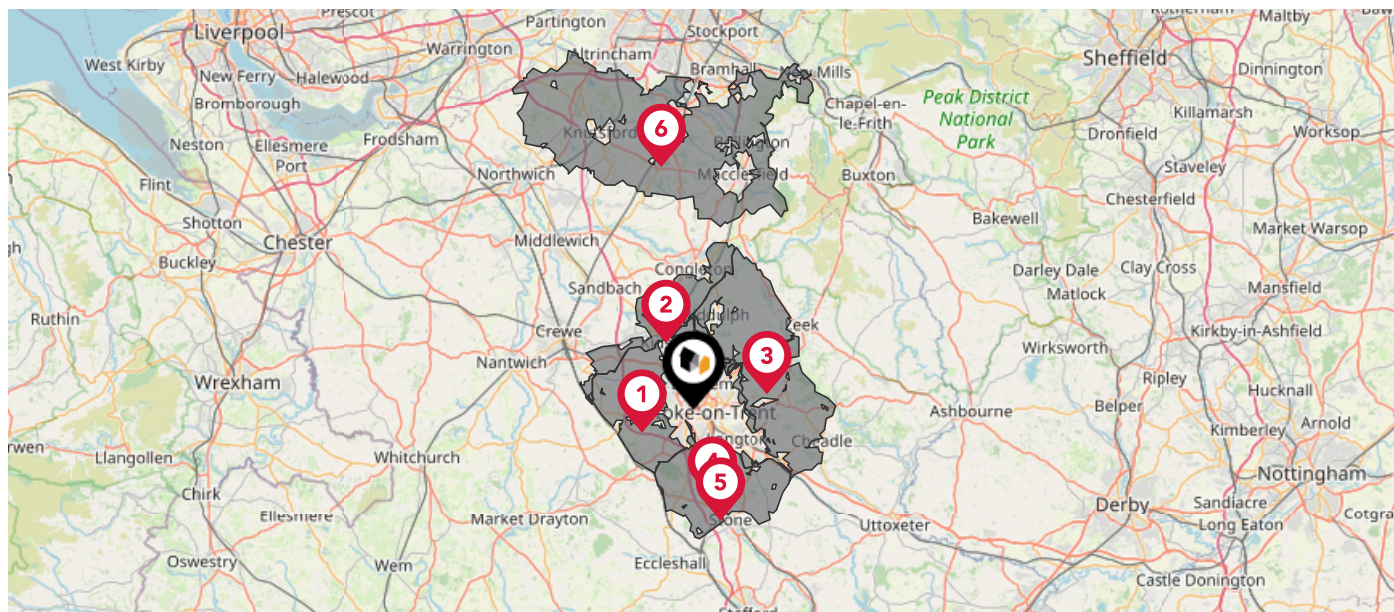

Risk Rating: Medium

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)					

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: 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 - Newcastle-under-Lyme
2	Stoke-on-Trent Green Belt - Cheshire East
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

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.
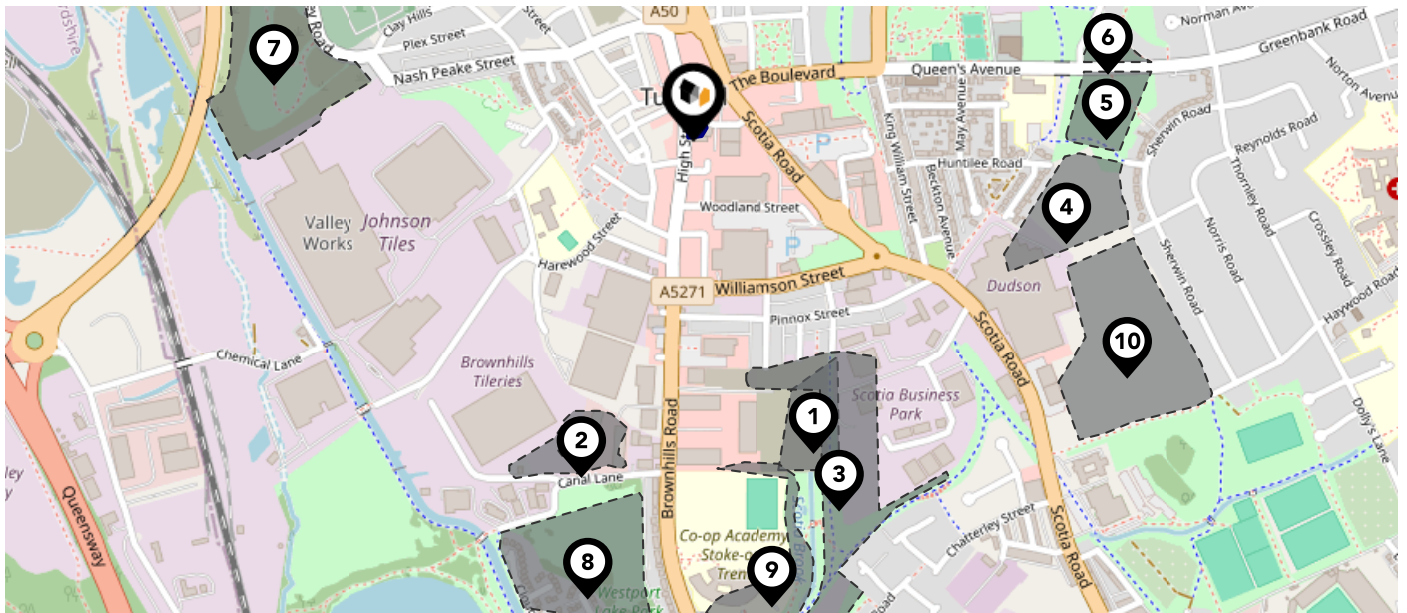
| Nearby Landfill Sites		
1	Former Tip Site-Brownhills Works, Tunstall, Stoke On Trent, Staffordshire	Historic Landfill
2	Gresley - Brownhills Tileries Landfill Site-Canal Lane,Tunstall,Stoke On Trent,Staffordshire	Historic Landfill
3	Around Scotia Brook-Westport Road, Brownhills, Stoke On Trent, Staffordshire	Historic Landfill
4	North Of Scotia Lane-Melstone Avenue, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill
5	South of Greenbank Road-Greenbank Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill
6	East of Sunnyside Avenue/Greenbank Road Junction-Whitfield, Stoke On Trent, Staffordshire	Historic Landfill
7	Off Chatterley Road-Chatterley Road, Chatterley, Stoke On Trent, Staffordshire	Historic Landfill
8	Brownhills Road-Brownhills Road, Westport, Stoke On Trent, Staffordshire	Historic Landfill
9	North of Westport Road-Westport Road, Brownhills, Stoke On Trent, Staffordshire	Historic Landfill
10	South Of Scotia Lane-Haywood Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
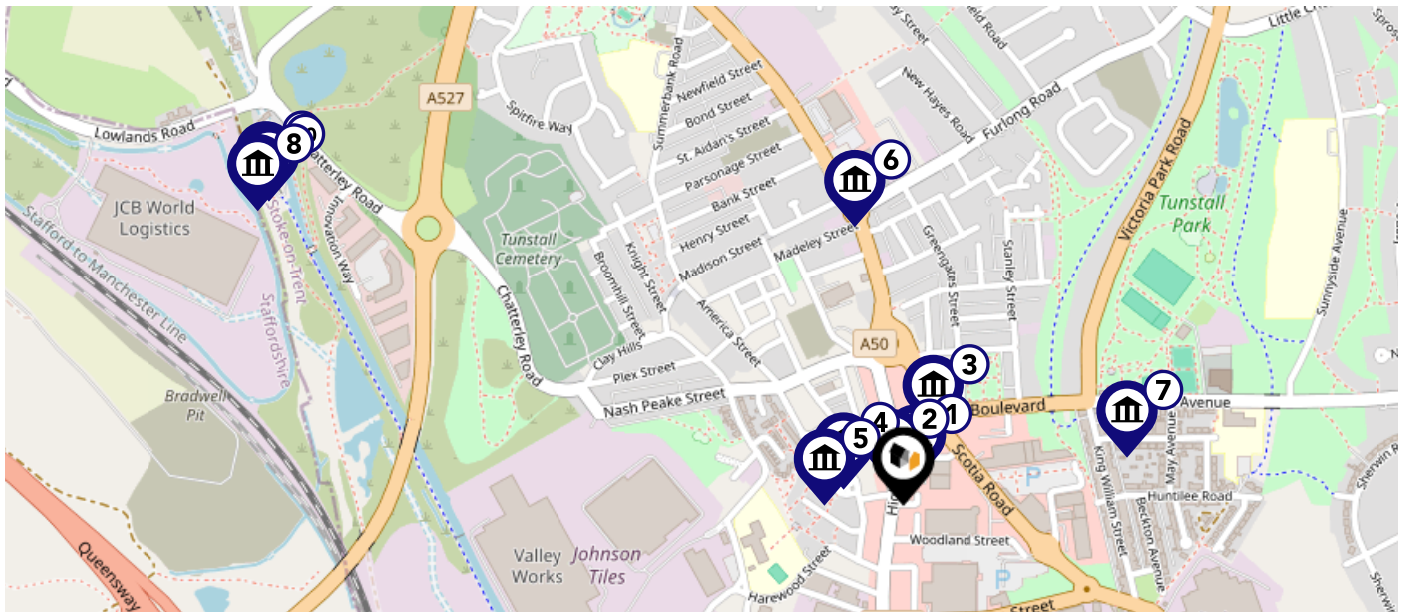
| Listed Buildings in the local district	Grade	Distance
1 1195825 - Tunstall Market	Grade II	0.0 miles
2 1290967 - Former Town Hall, National Westminster Bank And Shops	Grade II	0.0 miles
3 1195847 - Tunstall Public Library And Public Baths	Grade II	0.1 miles
4 1195852 - Clock Tower And Attached Railings	Grade II	0.1 miles
5 1290371 - Former Chapel Of Methodist New Connection	Grade II	0.1 miles
6 1195802 - Christ Church	Grade II	0.3 miles
7 1221068 - Roman Catholic Church Of The Sacred Heart, And Attached Railings	Grade II	0.3 miles
8 1297945 - Trent And Mersey Canal Milepost Outside Harecastle Tunnel Portals	Grade II	0.8 miles
9 1210701 - Trent And Mersey Canal Lodge At Harecastle Tunnel	Grade II	0.8 miles
10 1210692 - Trent And Mersey Canal Harecastle Tunnel Portals And Attached Retaining Walls	Grade II	0.8 miles

Area
Schools
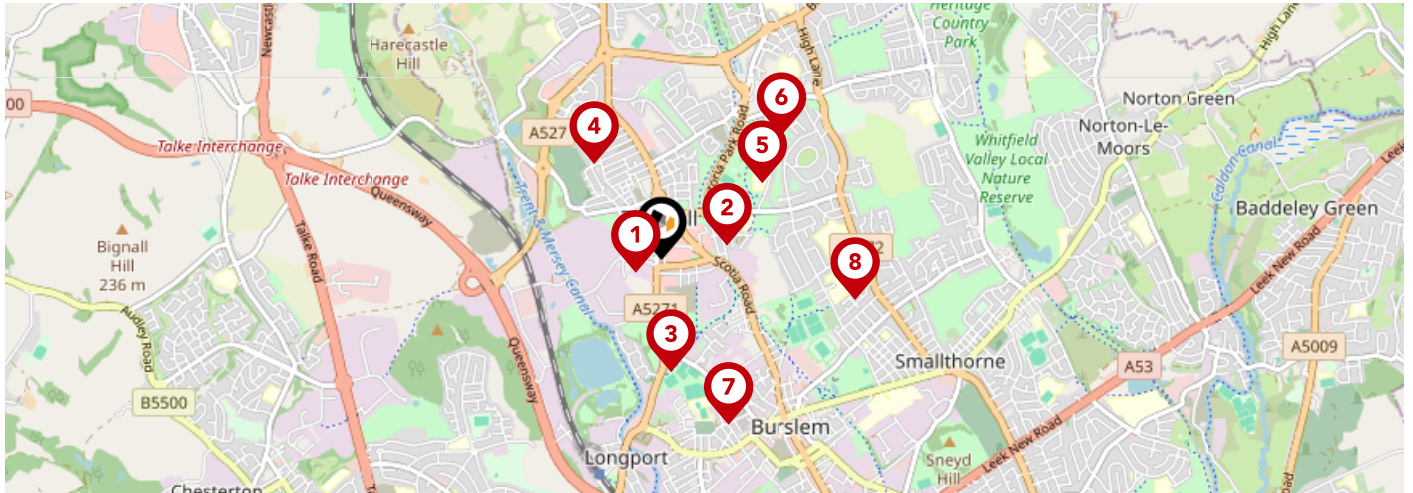
	Nursery	Primary	Secondary	College	Private
1 St Mary's Church of England Primary School Ofsted Rating: Outstanding	Pupils: 493	Distance:0.13	☐	☑	☐	☐	☐
2 St Wilfrid's Catholic Primary School Ofsted Rating: Good	Pupils: 348	Distance:0.3	☐	☑	☐	☐	☐
3 Co-op Academy Stoke-On-Trent Ofsted Rating: Good	Pupils: 1181	Distance:0.51	☐	☐	☑	☐	☐
4 Summerbank Primary Academy Ofsted Rating: Good	Pupils: 443	Distance:0.52	☐	☑	☐	☐	☐
5 Mill Hill Primary Academy Ofsted Rating: Outstanding	Pupils: 455	Distance:0.57	☐	☑	☐	☐	☐
6 St Margaret Ward Catholic Academy Ofsted Rating: Good	Pupils: 1162	Distance:0.77	☐	☐	☑	☐	☐
7 Saint Nathaniel's Academy Ofsted Rating: Good	Pupils: 481	Distance:0.79	☐	☑	☐	☐	☐
8 Haywood Academy Ofsted Rating: Good	Pupils: 1160	Distance:0.89	☐	☐	☑	☐	☐

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Area
Schools
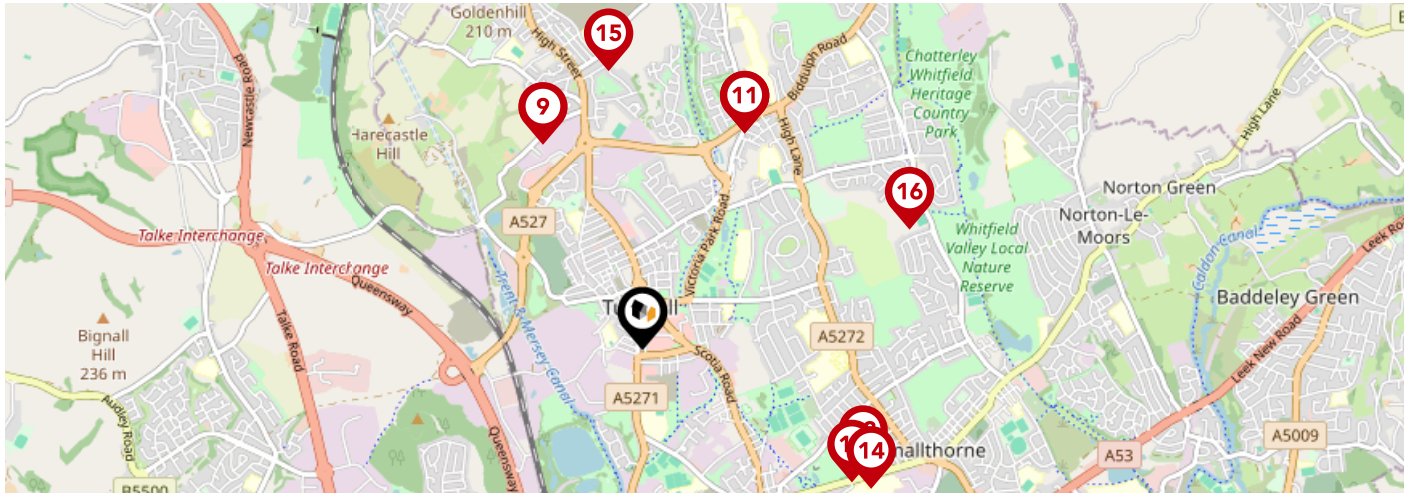
	Nursery	Primary	Secondary	College	Private
Star Academy, Sandyford Ofsted Rating: Good | Pupils: 182 | Distance:1.01	☐	☑	☐	☐	☐
Ormiston Horizon Academy Ofsted Rating: Good | Pupils: 1053 | Distance:1.06	☐	☐	☑	☐	☐
Watermill School Ofsted Rating: Good | Pupils: 238 | Distance:1.06	☐	☐	☑	☐	☐
Moorpark Junior School Ofsted Rating: Good | Pupils: 240 | Distance:1.11	☐	☑	☐	☐	☐
Jackfield Infant School Ofsted Rating: Good | Pupils: 228 | Distance:1.12	☐	☑	☐	☐	☐
The Valiant School Ofsted Rating: Not Rated | Pupils: 8 | Distance:1.19	☐	☑	☐	☐	☐
St Joseph's Catholic Academy, Goldenhill Ofsted Rating: Good | Pupils: 241 | Distance:1.25	☐	☑	☐	☐	☐
Burnwood Community Primary School Ofsted Rating: Good | Pupils: 600 | Distance:1.3	☐	☑	☐	☐	☐

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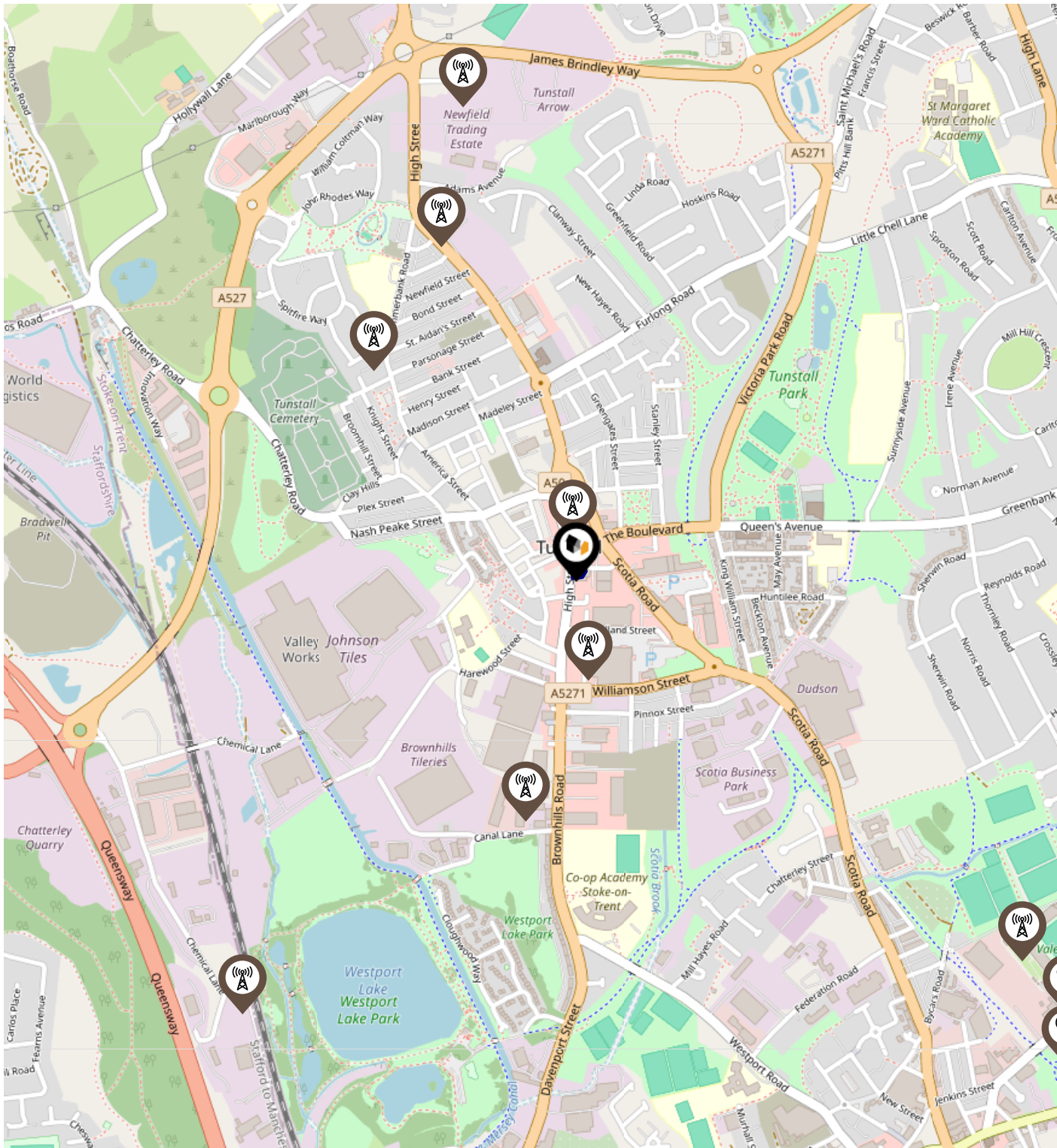
Key:

🗼 Power Pylons

📡 Communication Masts

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Environment
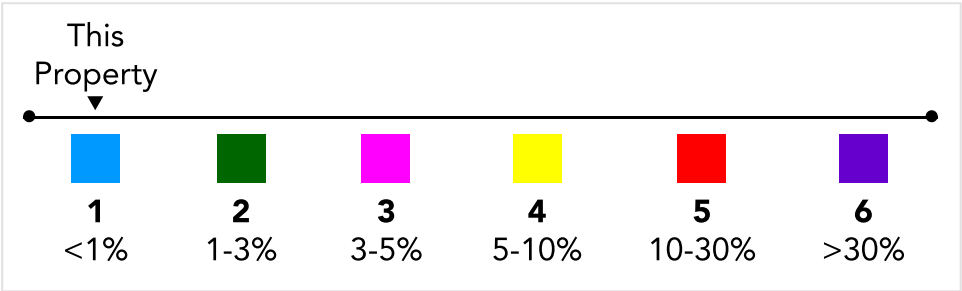## Radon Gas

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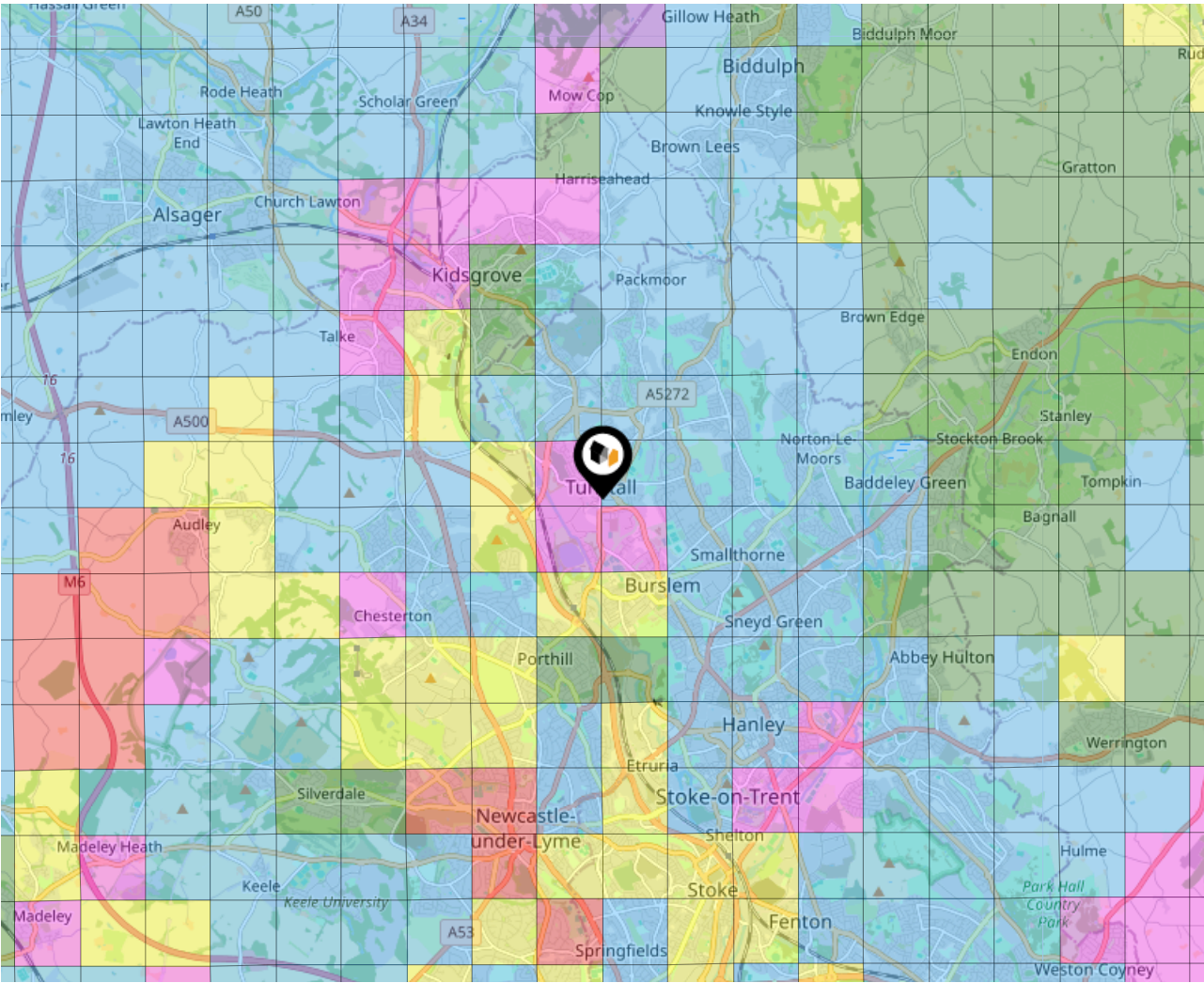
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	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		
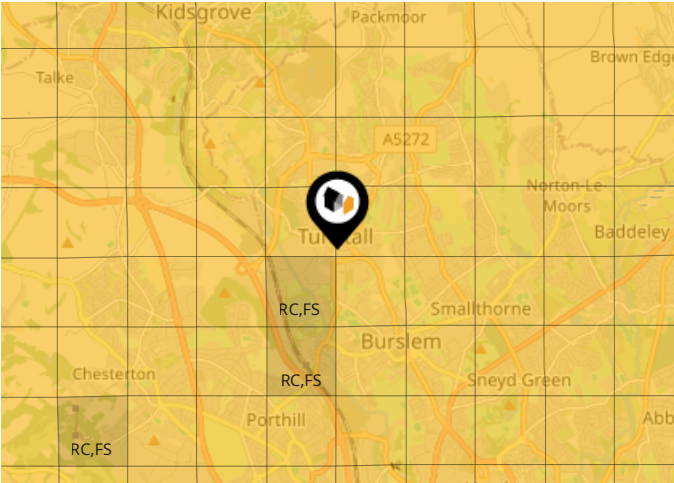
Primary Classifications (Most Common Clay Types)

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)
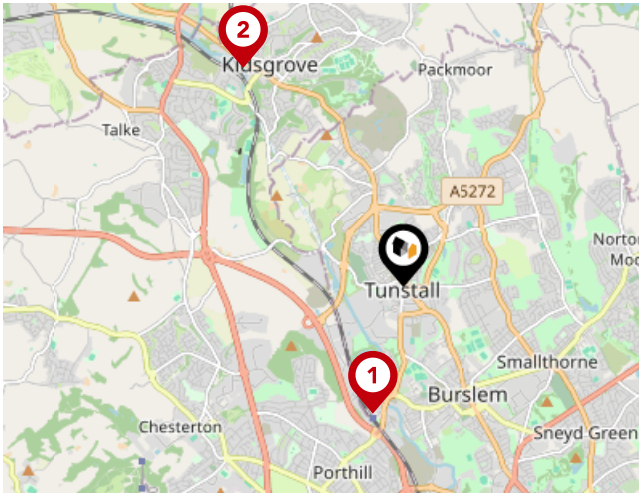
National Rail Stations

Pin	Name	Distance
1	Platform 2	1.16 miles
2	Kidsgrove Rail Station	2.42 miles
3	Stoke-on-Trent Rail Station	3.65 miles
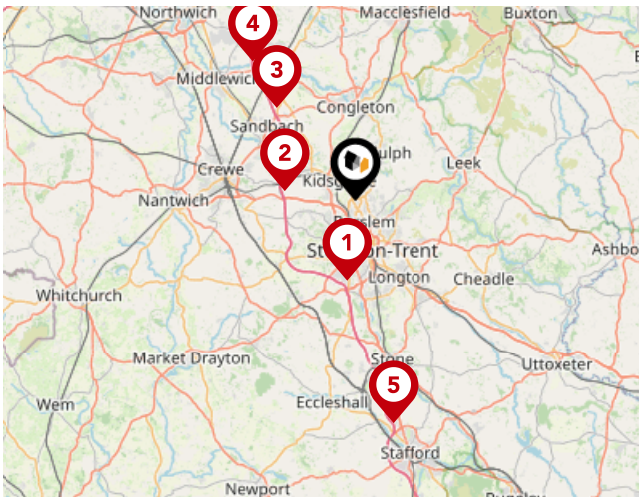
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	5.72 miles
2	M6 J16	5.17 miles
3	M6 J17	8.67 miles
4	M6 J18	12.32 miles
5	M6 J14	16.2 miles
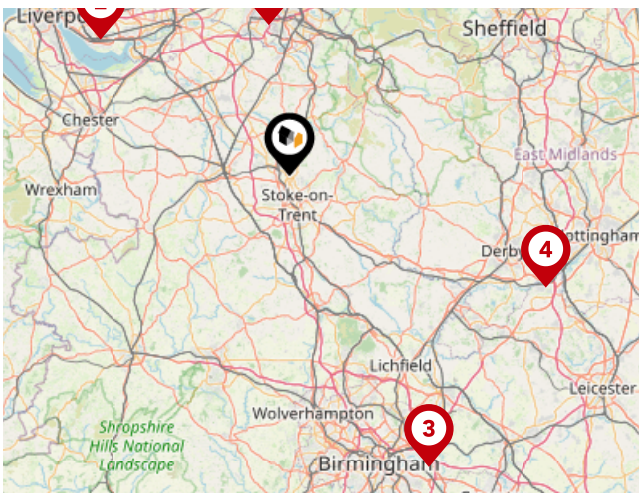
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	21.62 miles
2	Speke	33 miles
3	Birmingham Airport	46.39 miles
4	East Mids Airport	40.05 miles

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Area
Transport (Local)
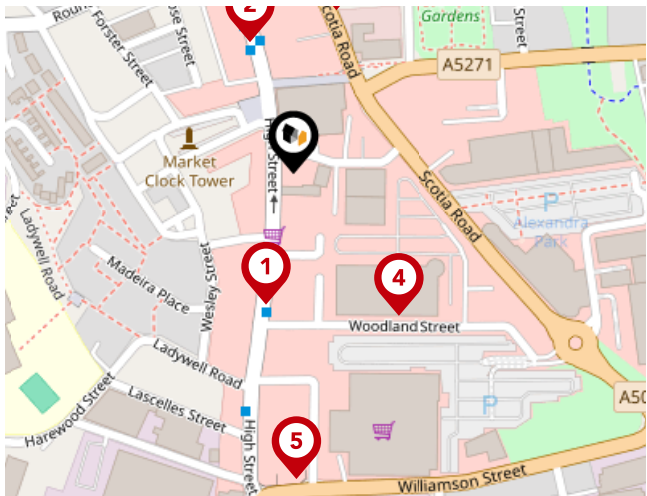
Bus Stops/Stations

Pin	Name	Distance
1	Woodland Street	0.07 miles
2	stop A	0.08 miles
3	stop E	0.09 miles
4	Asda superstore	0.1 miles
5	Washington Street	0.17 miles
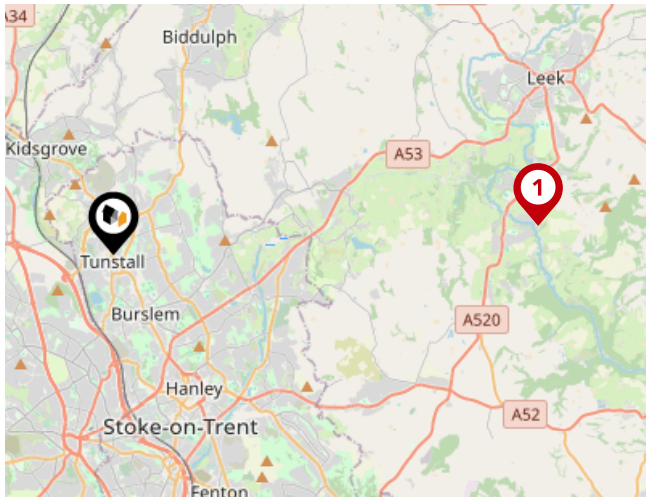
Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.6 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

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Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail