

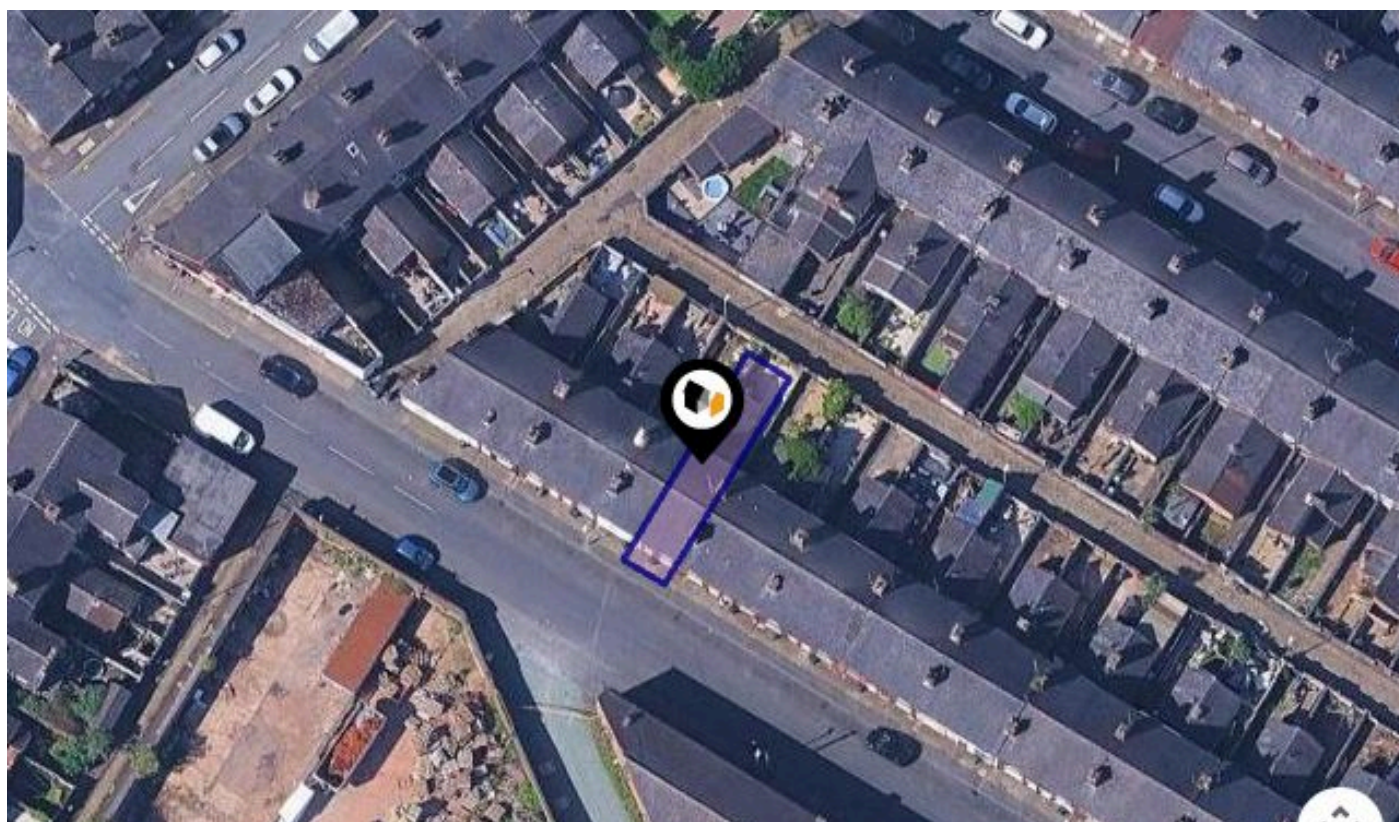


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 02nd October 2025



BROCKSFORD STREET, STOKE-ON-TRENT, ST4

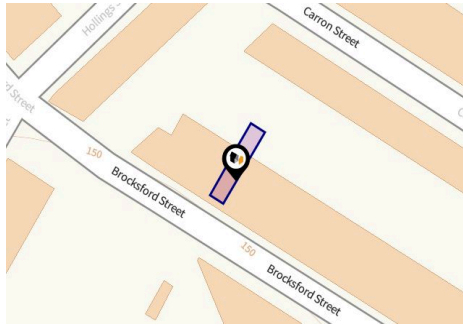
butters john bee

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

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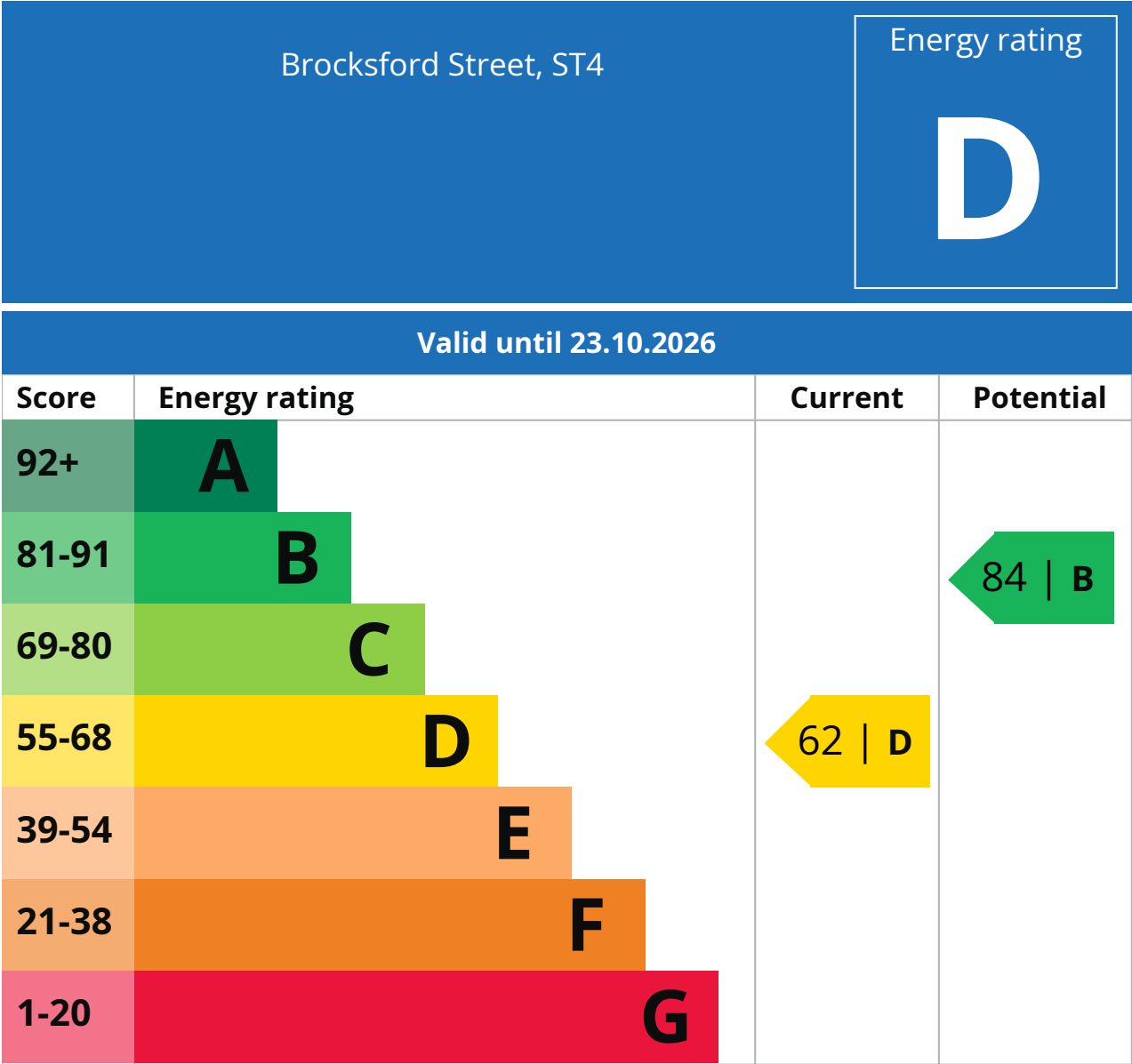
Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF66319		

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	75 mb/s	1800 mb/s
● Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				

Property
EPC - Certificate



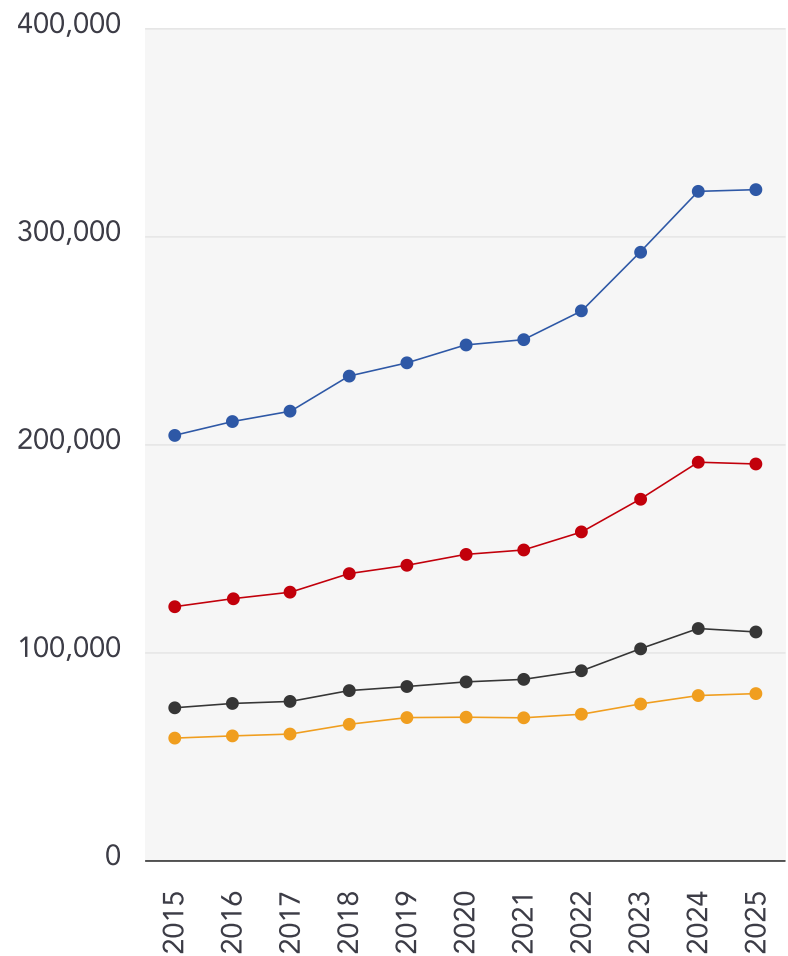
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	ECO assessment
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:	1
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:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	74 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST4



Detached

+57.87%

Semi-Detached

+56.32%

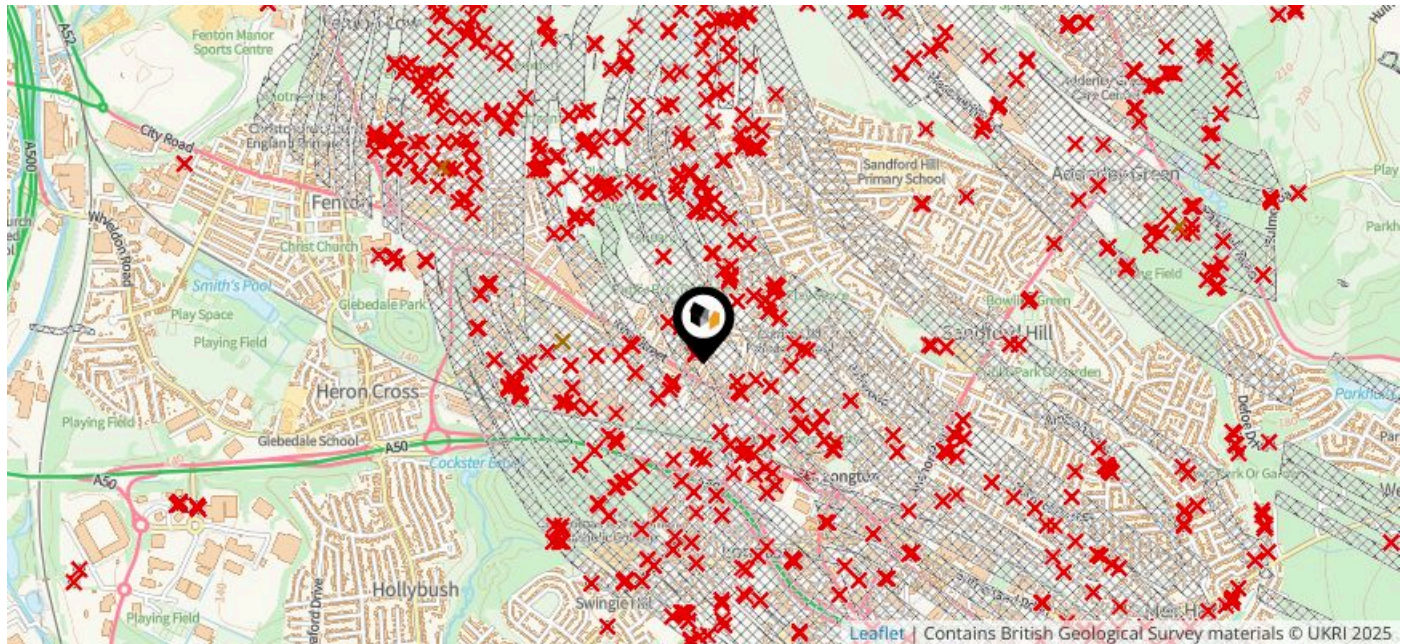
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

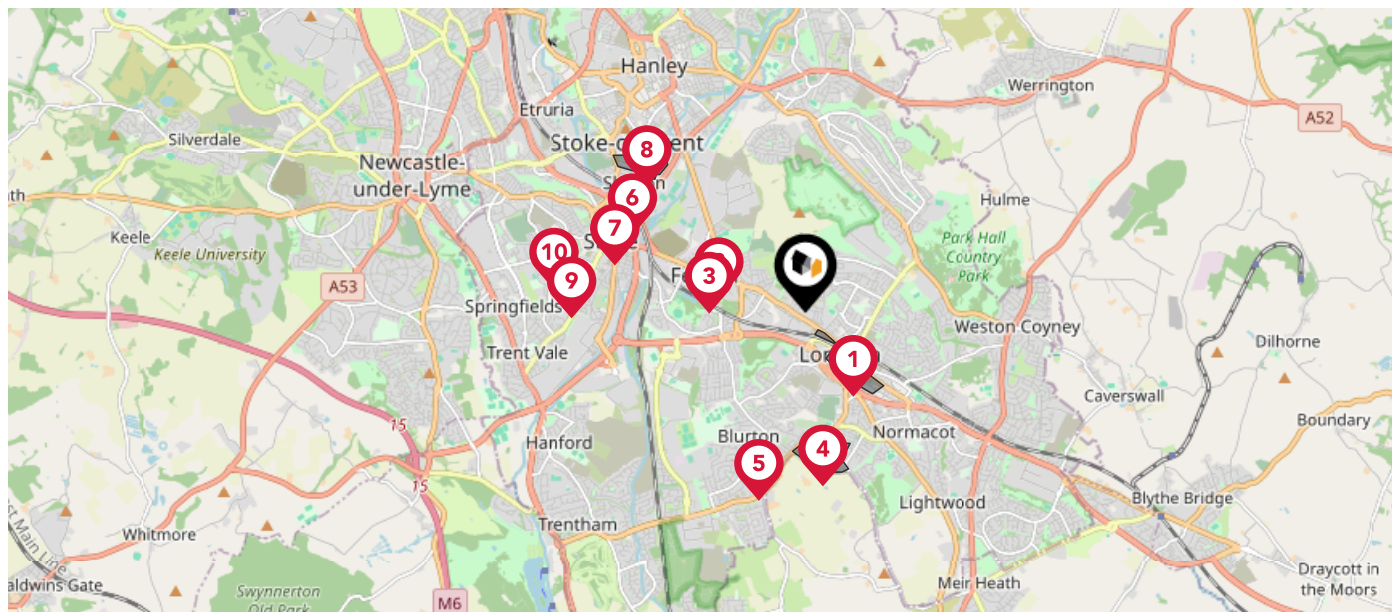
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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



Longton Town Centre



Victoria Road



Albert Square



Dresden



Blurton Church



Winton Square



Stoke Town Centre



Hanley Park



The Villas

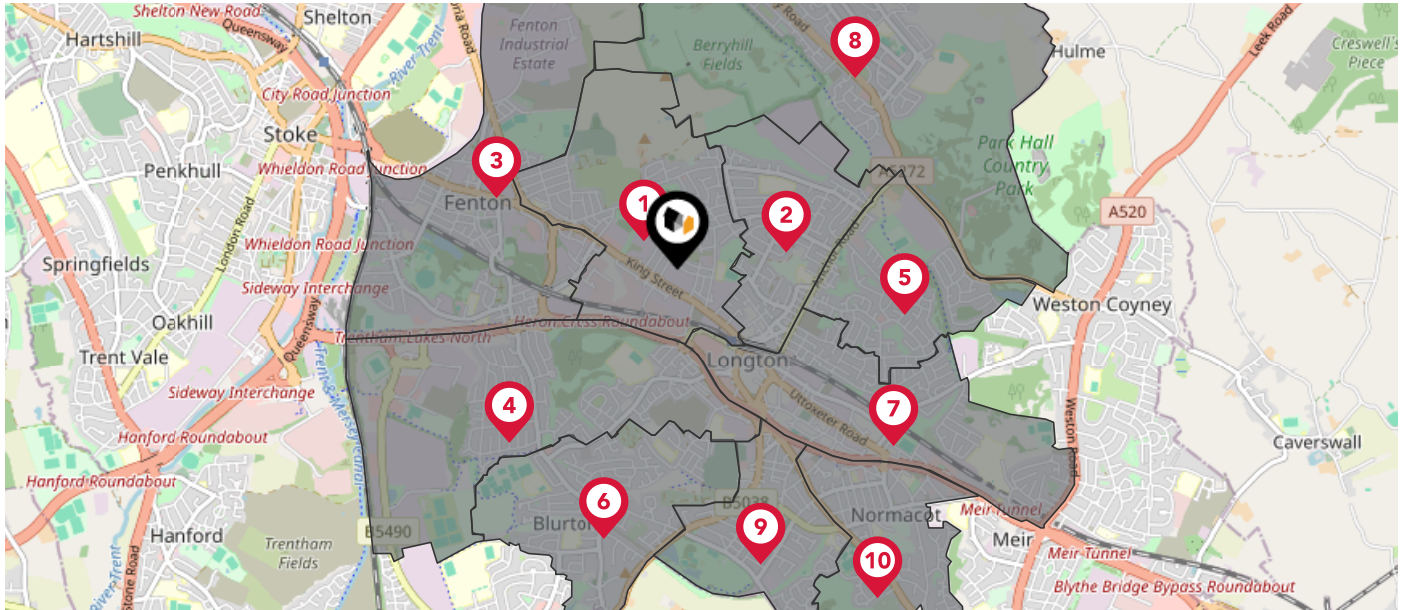


Penkhull Village

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



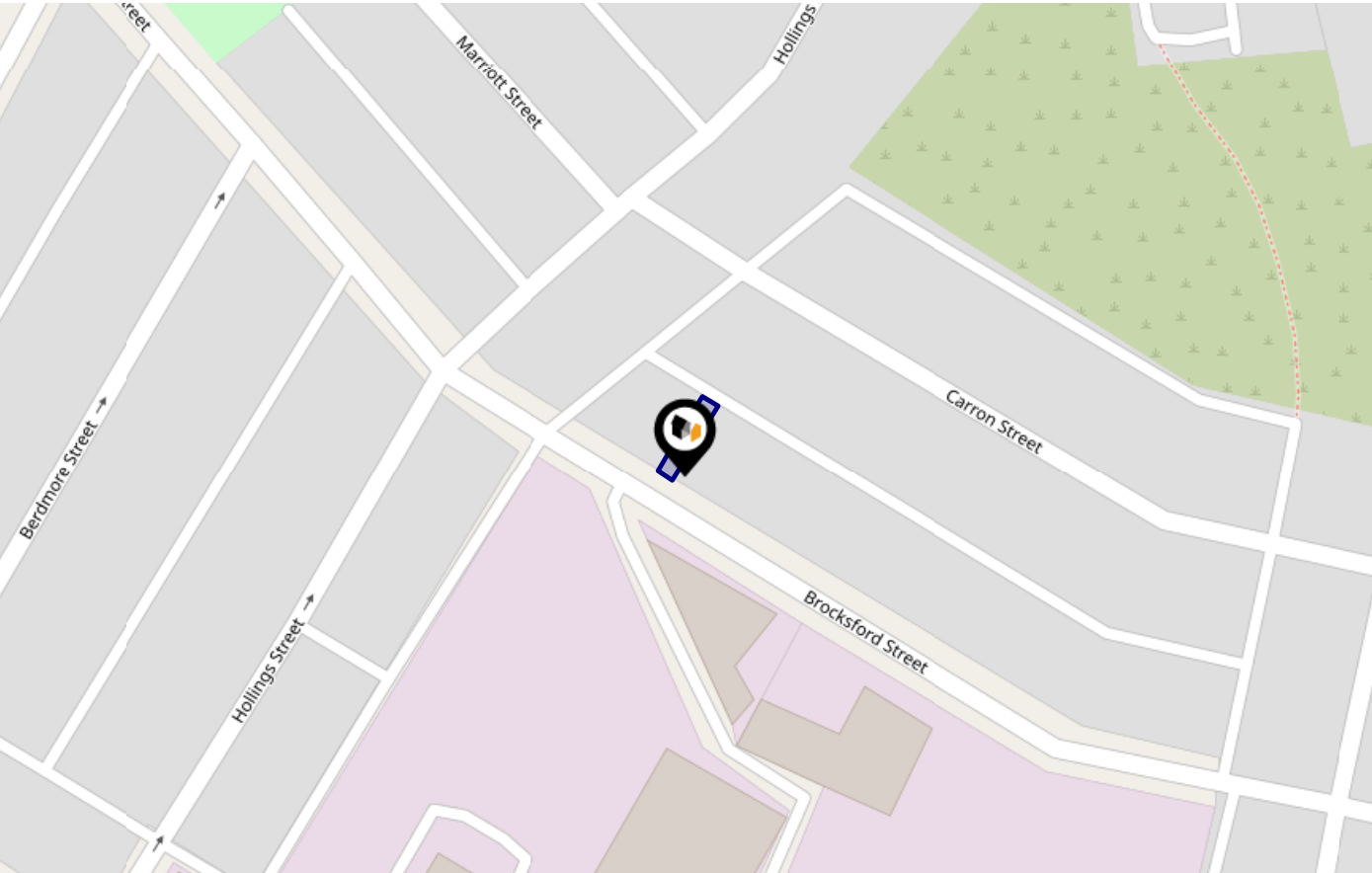
Nearby Council Wards

- 1 Fenton East Ward
- 2 Sandford Hill Ward
- 3 Fenton West and Mount Pleasant Ward
- 4 Hollybush and Longton West Ward
- 5 Meir Hay Ward
- 6 Blurton East Ward
- 7 Broadway and Longton East Ward
- 8 Bentilee and Ubberley Ward
- 9 Dresden and Florence Ward
- 10 Lightwood North and Normacot 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.

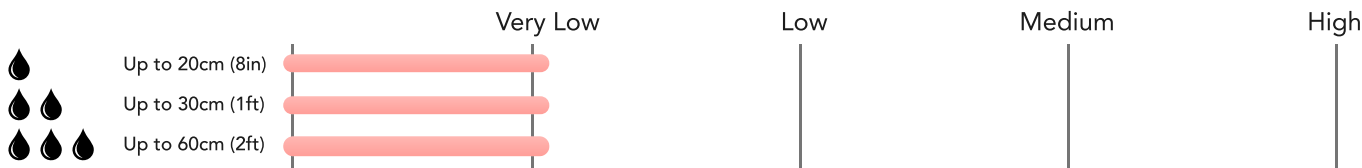


Risk Rating: Very low

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.

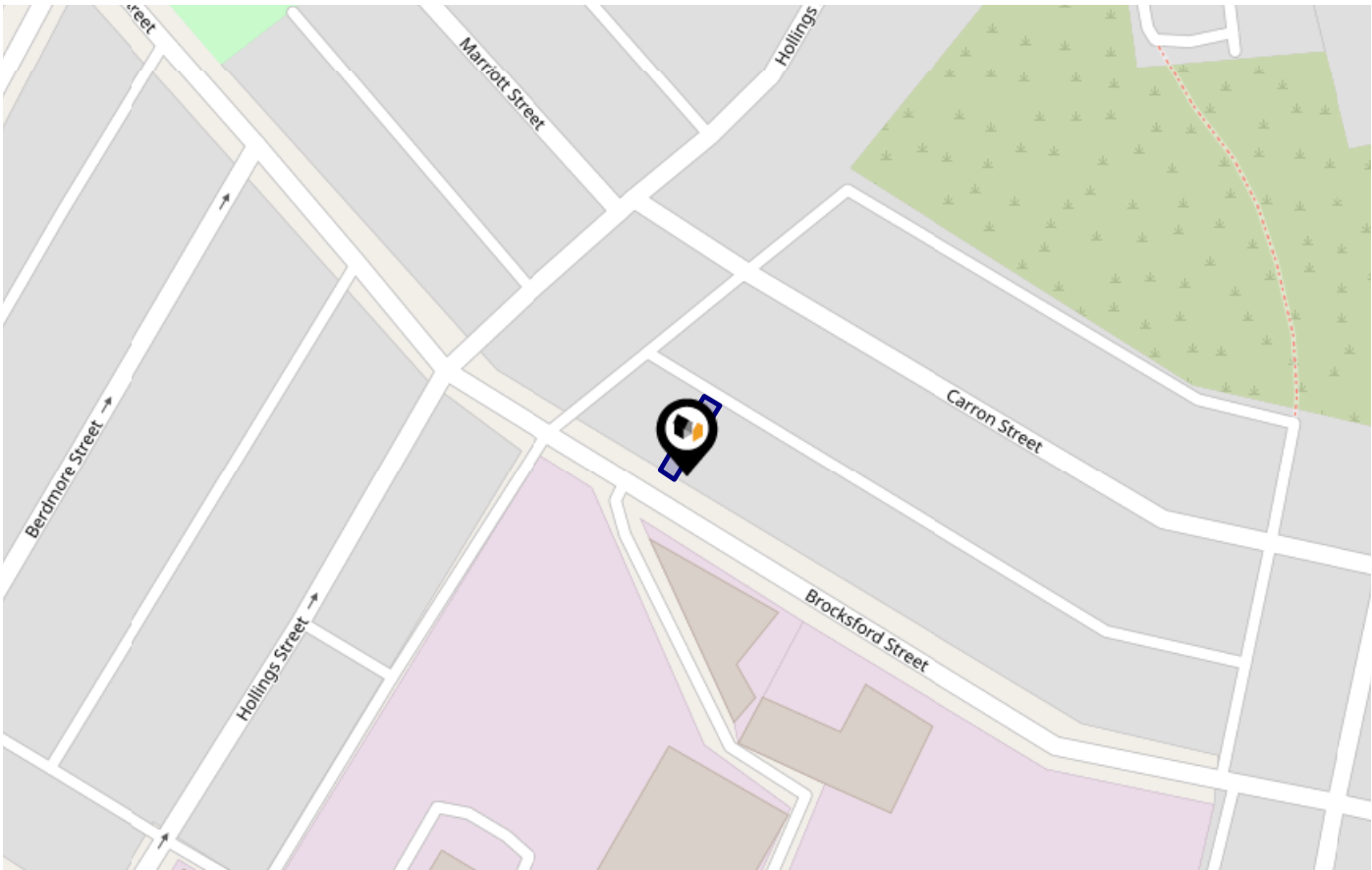
Chance of flooding to the following depths at this property:



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.

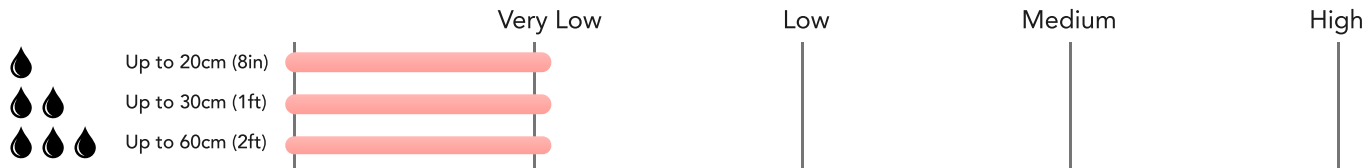


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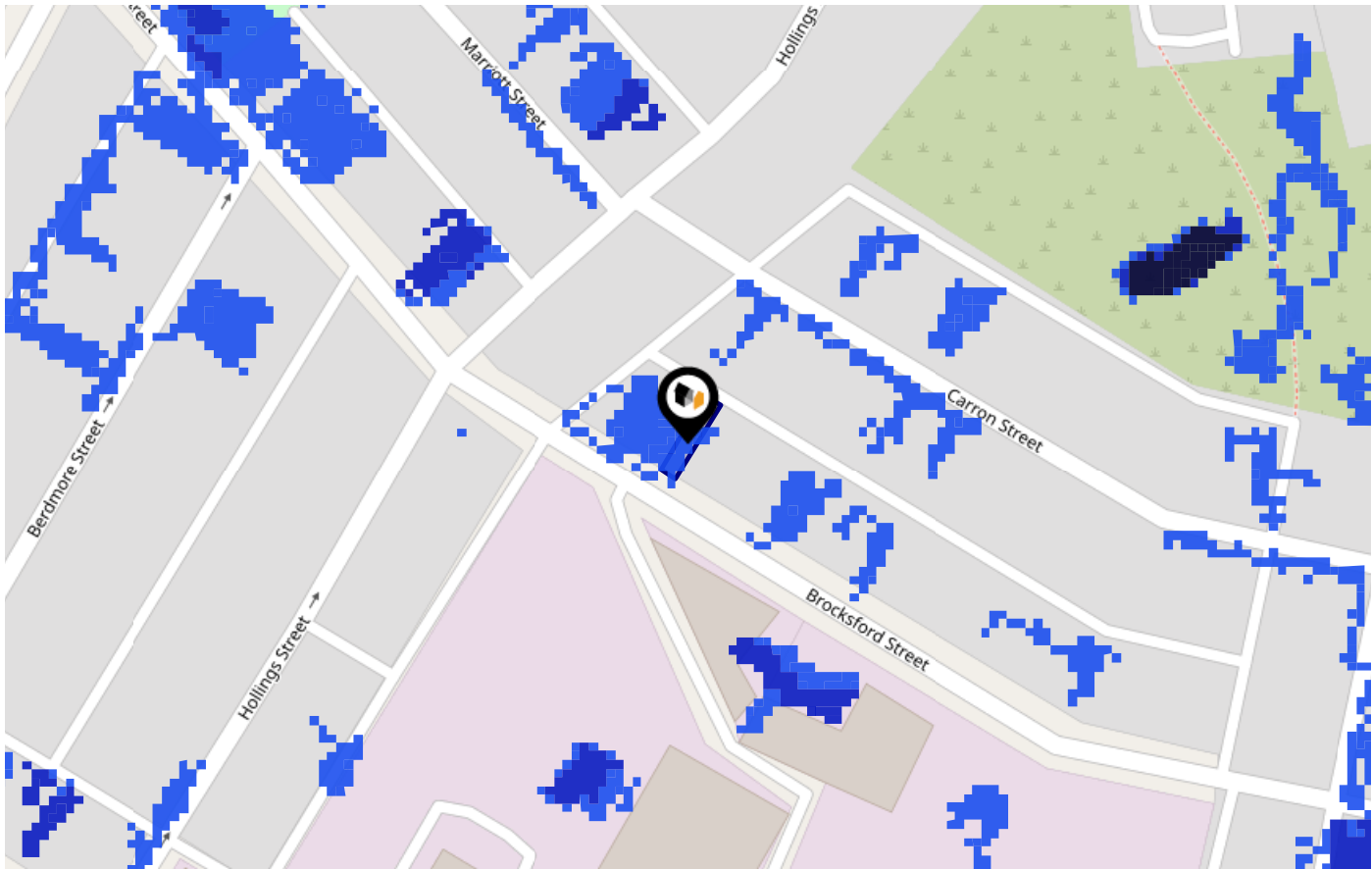
Chance of flooding to the following depths at this property:



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: Low

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-  **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.
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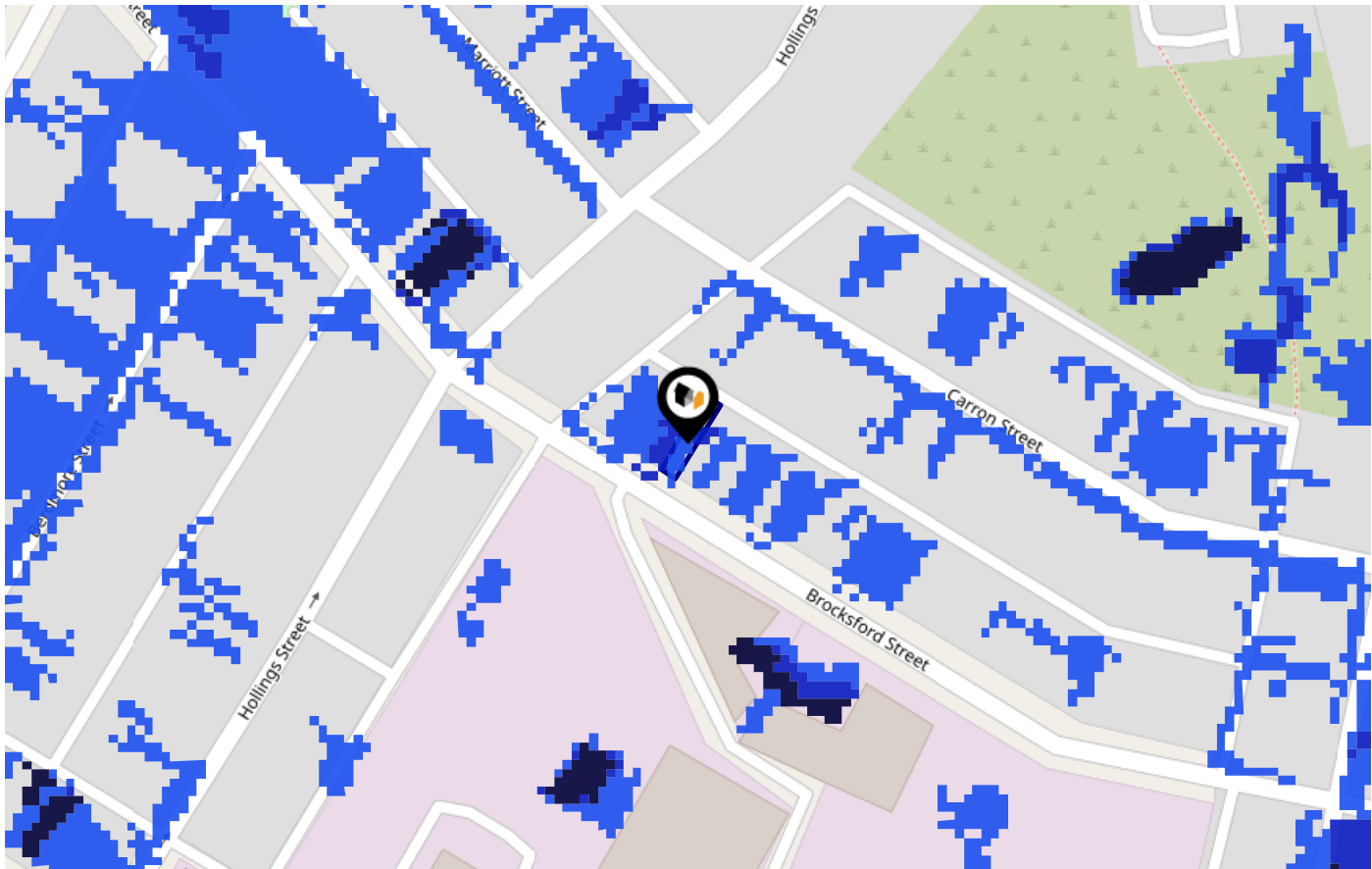
Chance of flooding to the following depths at this property:



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.

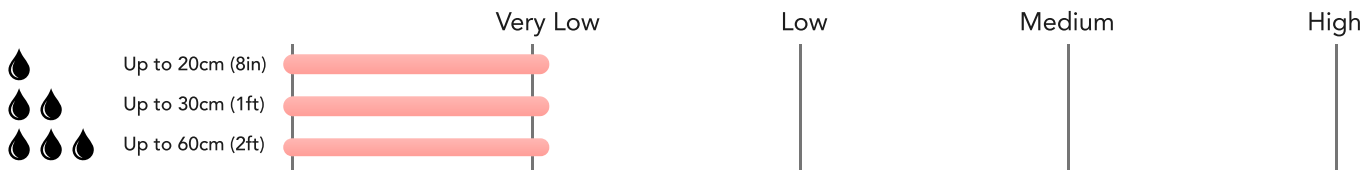


Risk Rating: Low

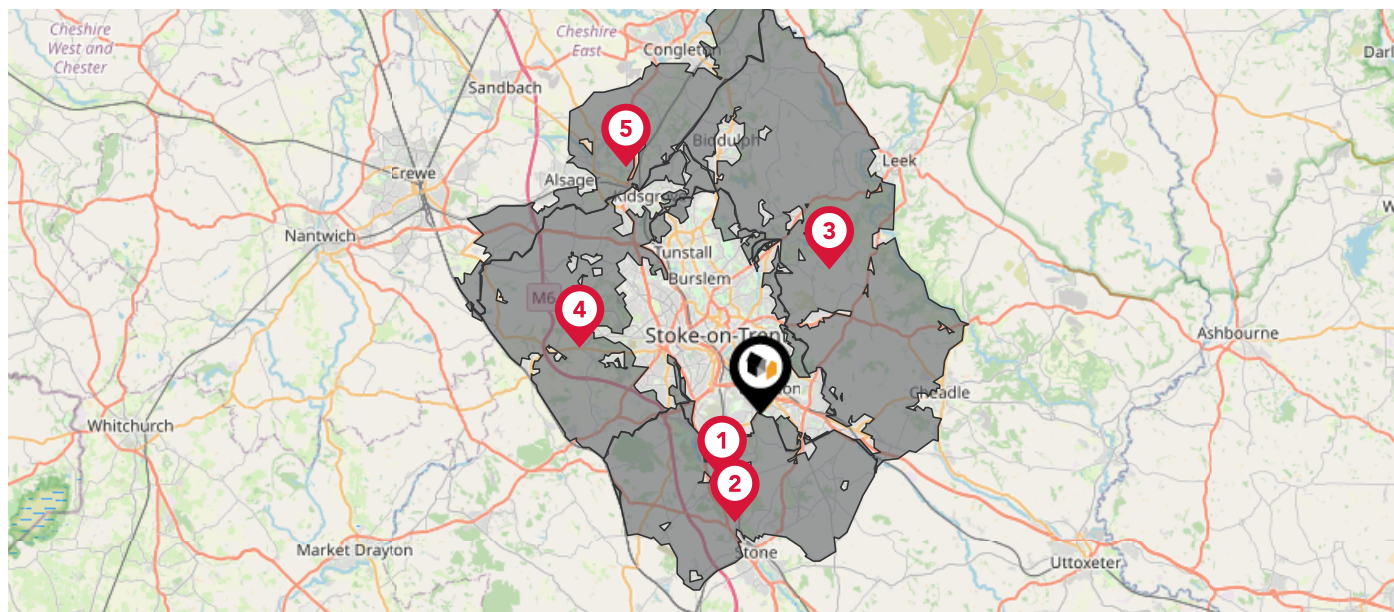
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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

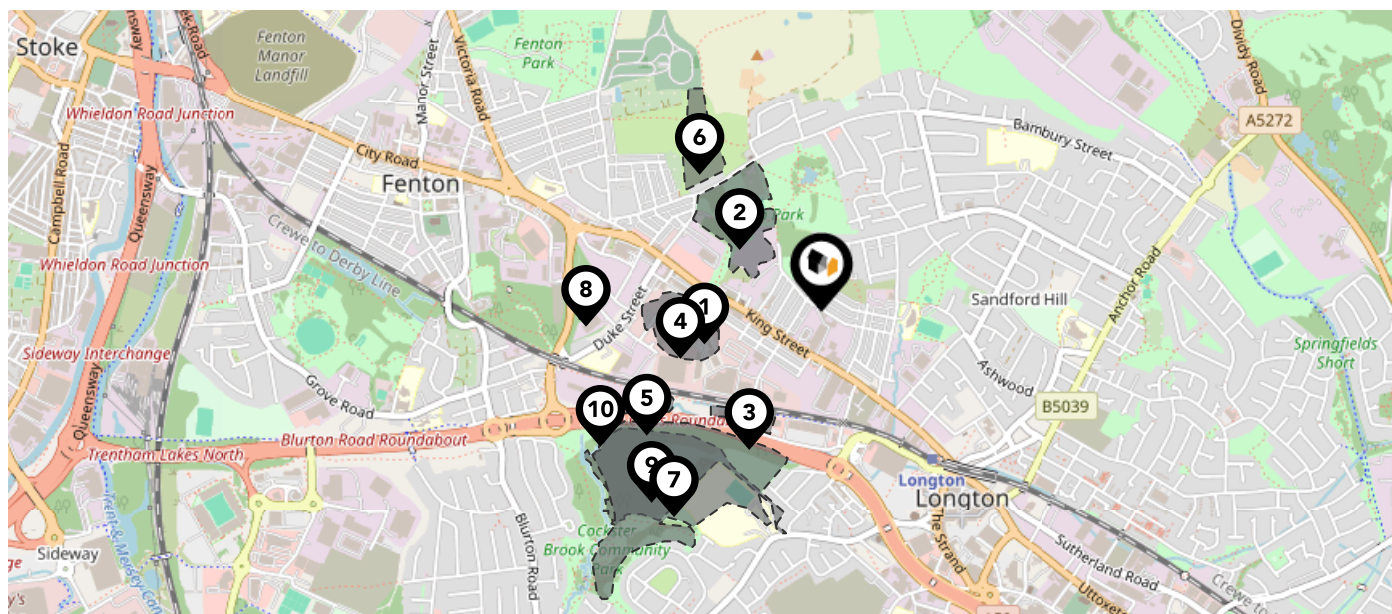


Stoke-on-Trent Green Belt - Cheshire East

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.



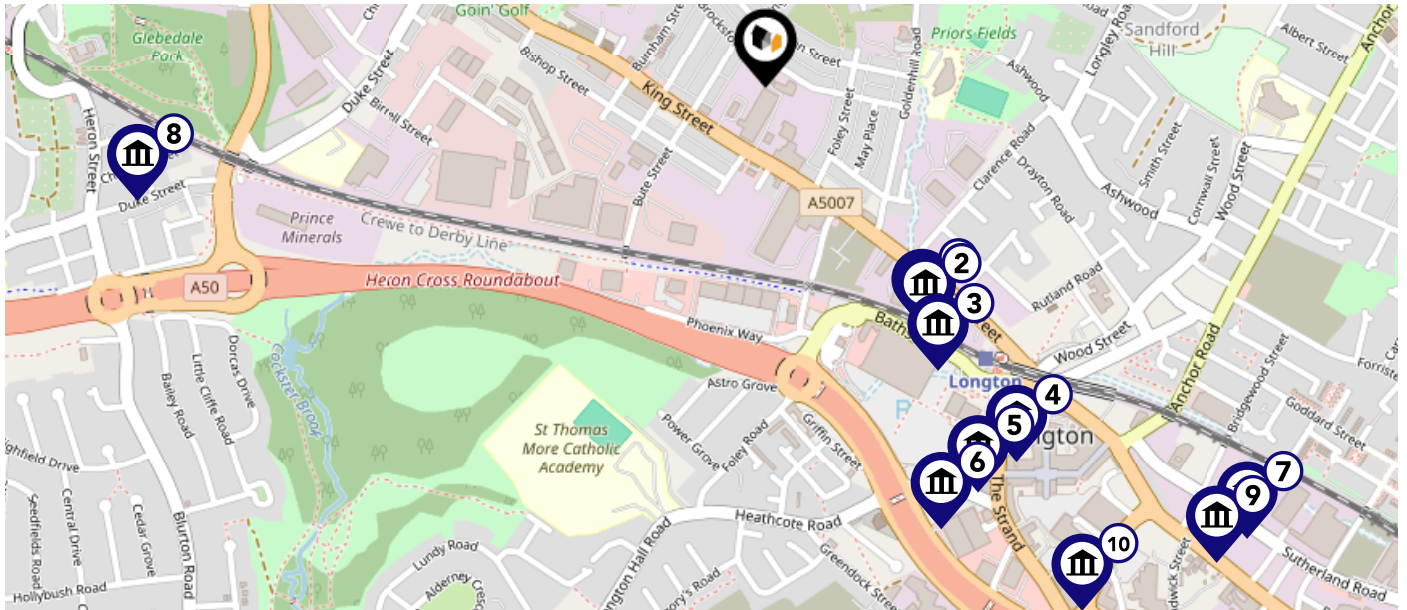
Nearby Landfill Sites











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

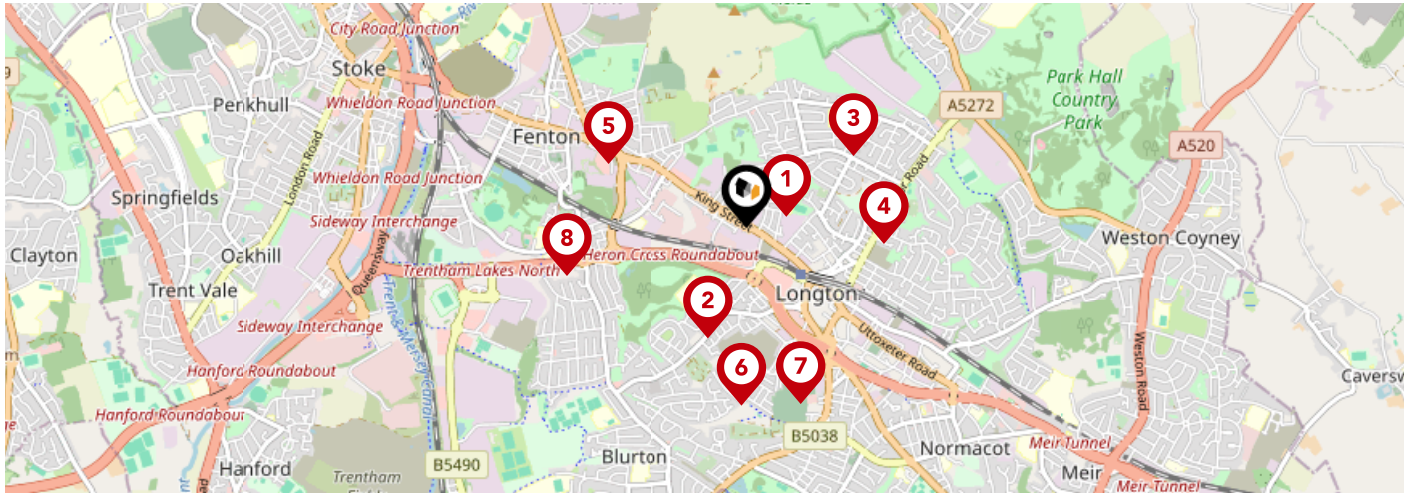
Maps

Listed Buildings

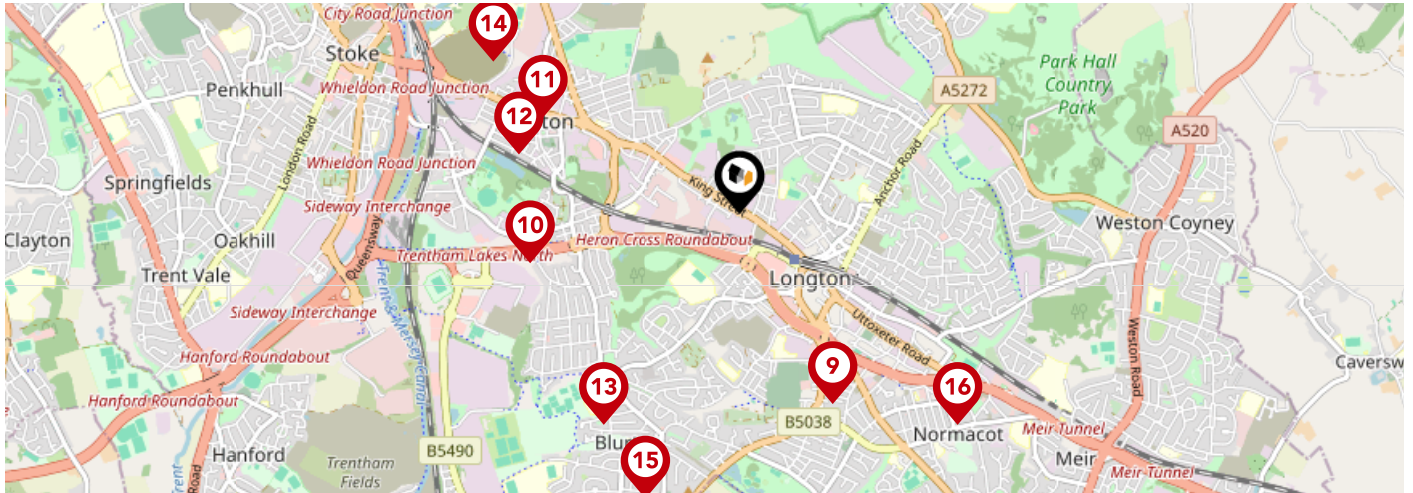
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1220531 - Mile Post	Grade II	0.3 miles
	1195803 - Boundary Works	Grade II	0.3 miles
	1195804 - Two Bottle Ovens And Chimney At Albion Works	Grade II	0.4 miles
	1297944 - Longton Town Hall And Market	Grade II	0.5 miles
	1472087 - Longton Central Methodist Hall	Grade II	0.5 miles
	1471995 - St Gregory's Roman Catholic Church And Presbytery	Grade II	0.5 miles
	1195846 - Aynsley China Works (northern Range)	Grade II	0.7 miles
	1220240 - Main Range Of Pottery Works, Housing The Potteries Centre	Grade II	0.7 miles
	1290441 - Aynsley China Works (southern Range)	Grade II	0.7 miles
	1220277 - Commerce Works	Grade II	0.7 miles



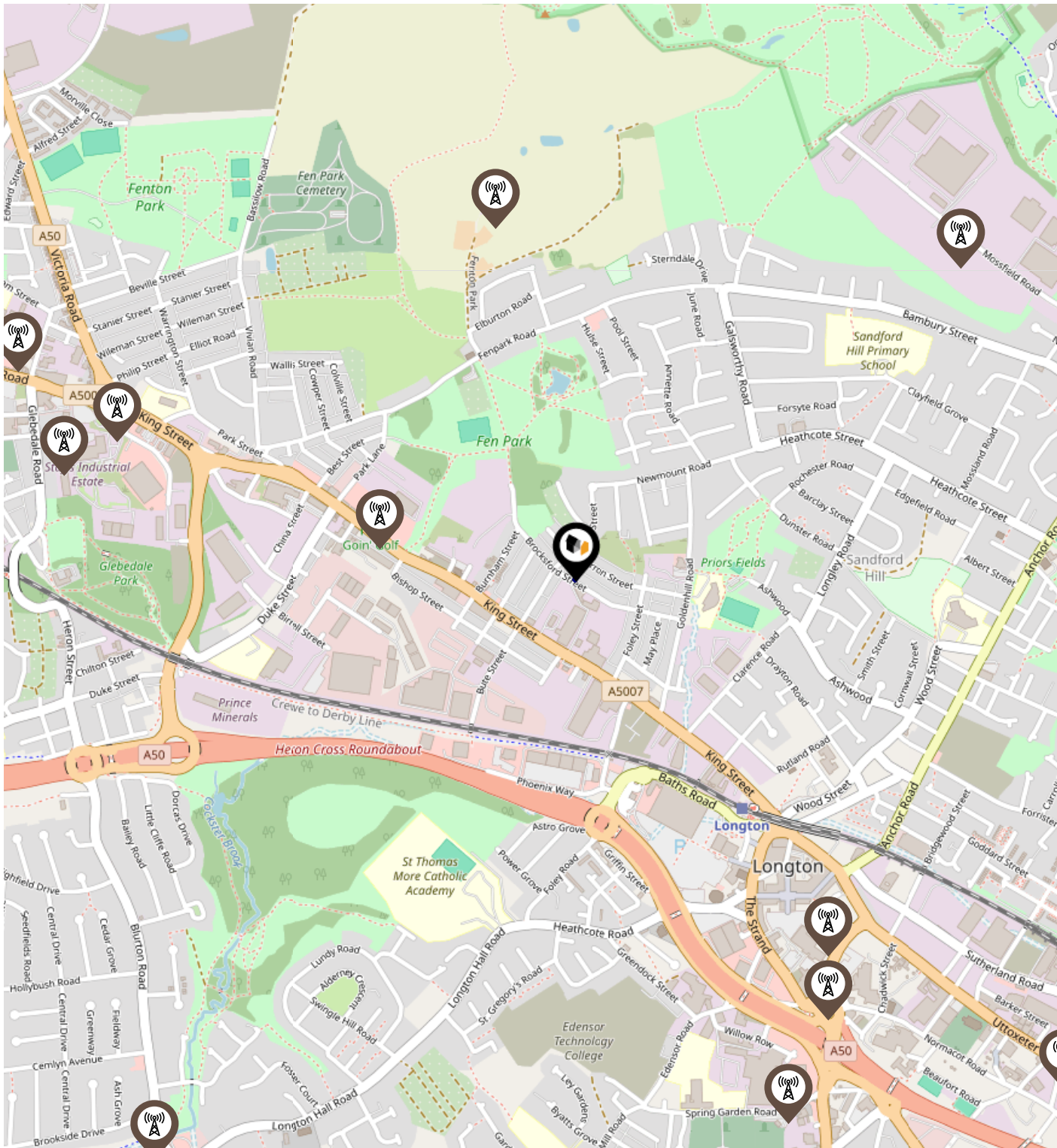
		Nursery	Primary	Secondary	College	Private
1	Co-Op Academy Clarice Cliff Ofsted Rating: Requires improvement Pupils: 418 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas More Catholic Academy Ofsted Rating: Good Pupils: 1168 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sandford Hill Primary School Ofsted Rating: Good Pupils: 453 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gladstone Primary Academy Ofsted Rating: Good Pupils: 462 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Co-op Academy Glebe Ofsted Rating: Outstanding Pupils: 237 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Paul's CofE (C) Primary School Ofsted Rating: Requires improvement Pupils: 242 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Gregory's Catholic Academy Ofsted Rating: Outstanding Pupils: 471 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Glebedale School Ofsted Rating: Good Pupils: 27 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Intuition Holistic Education Ofsted Rating: Good Pupils: 11 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Heron Cross Primary School Ofsted Rating: Good Pupils: 402 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Christ Church CofE Primary Academy Ofsted Rating: Good Pupils: 227 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Our Lady's Catholic Academy Ofsted Rating: Good Pupils: 228 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Meadows Primary Academy Ofsted Rating: Good Pupils: 375 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Peter's CofE Academy Ofsted Rating: Requires improvement Pupils: 1085 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sutherland Primary Academy Ofsted Rating: Good Pupils: 498 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Alexandra Infants' School Ofsted Rating: Requires improvement Pupils: 179 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

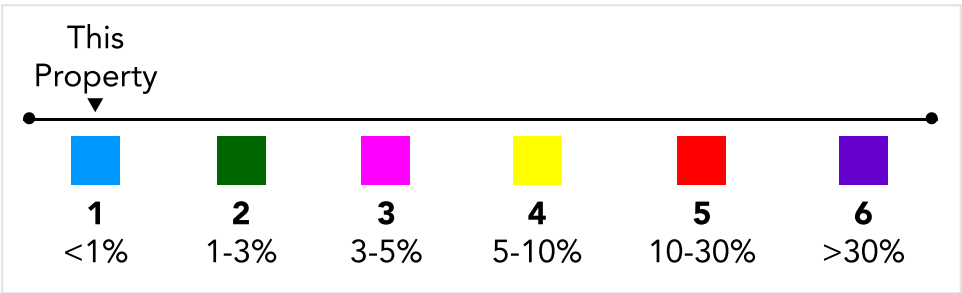
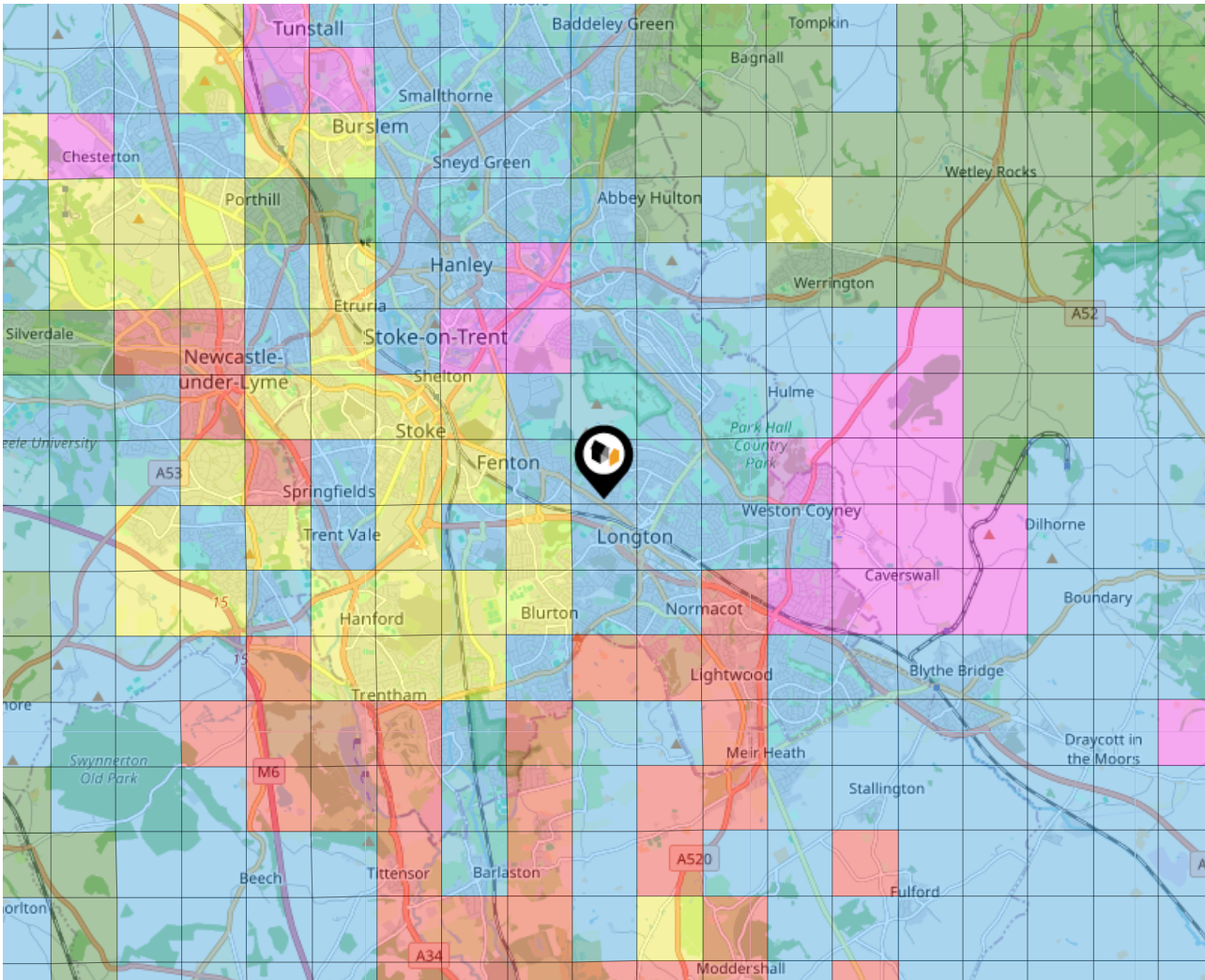


Key:

-  Power Pylons
-  Communication Masts

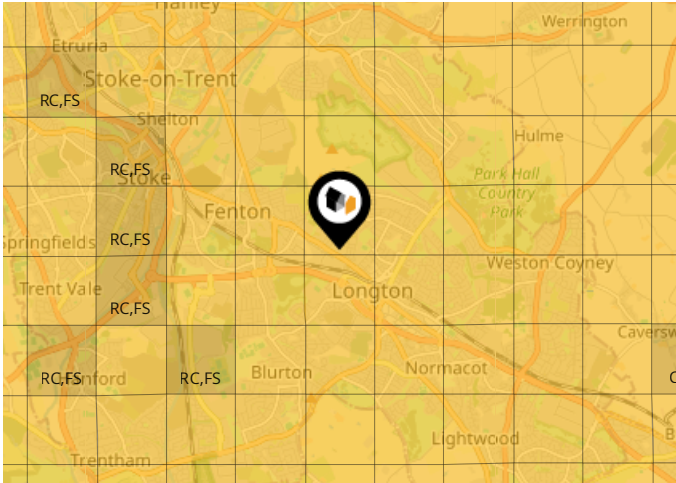
What is Radon?

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		

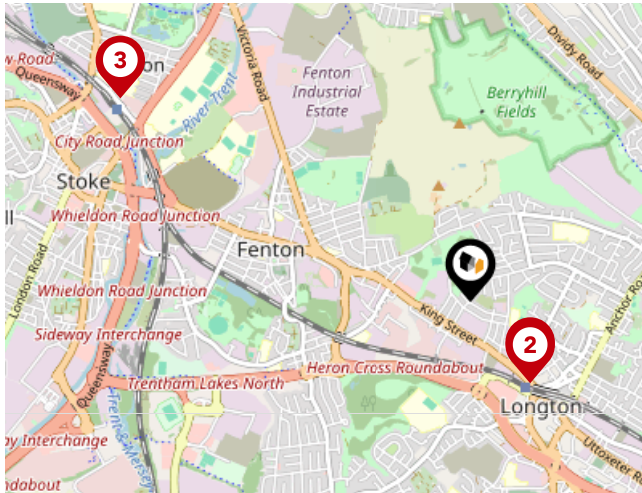


Primary Classifications (Most Common Clay Types)

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

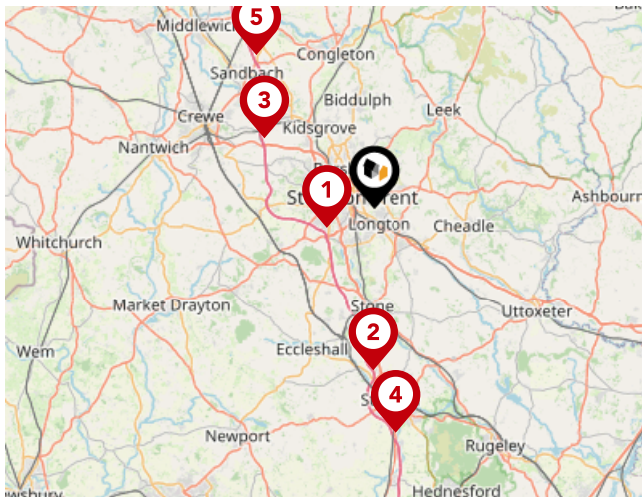
Area

Transport (National)



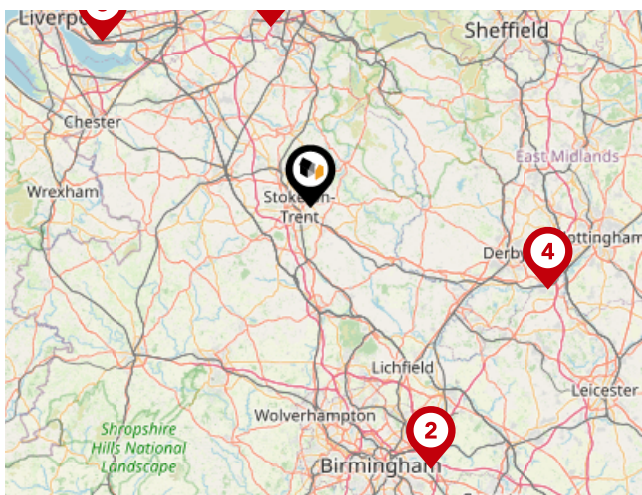
National Rail Stations

Pin	Name	Distance
1	Platform 1	0.44 miles
2	Platform 2	0.44 miles
3	Stoke-on-Trent Rail Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	3.68 miles
2	M6 J14	11.62 miles
3	M6 J16	9.37 miles
4	M6 J13	16.08 miles
5	M6 J17	13.81 miles

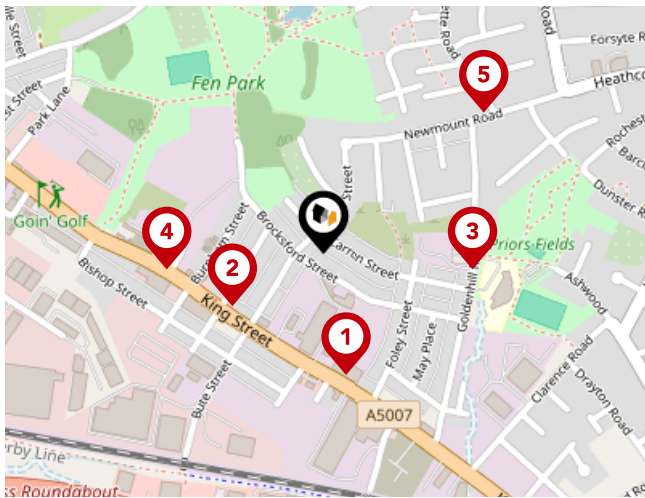


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	26.39 miles
2	Birmingham Airport	41.27 miles
3	Speke	37.86 miles
4	East Mids Airport	35.89 miles

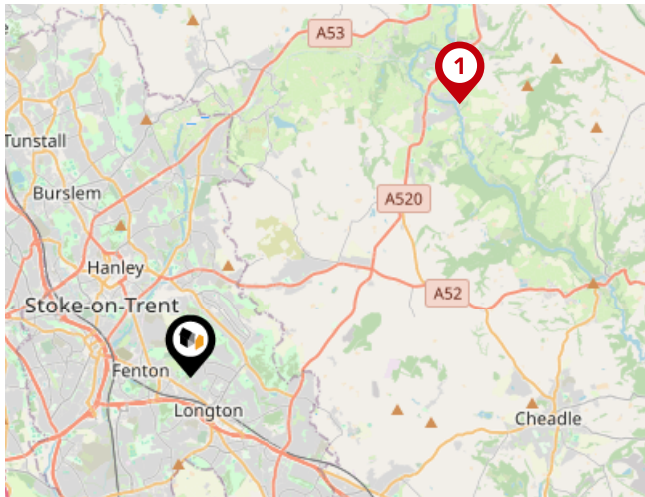
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Foley Arms	0.14 miles
2	Berdmore Street	0.12 miles
3	Goldenhill Road	0.17 miles
4	Royal Street	0.18 miles
5	Newmount Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.86 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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Agency



Royal Mail