

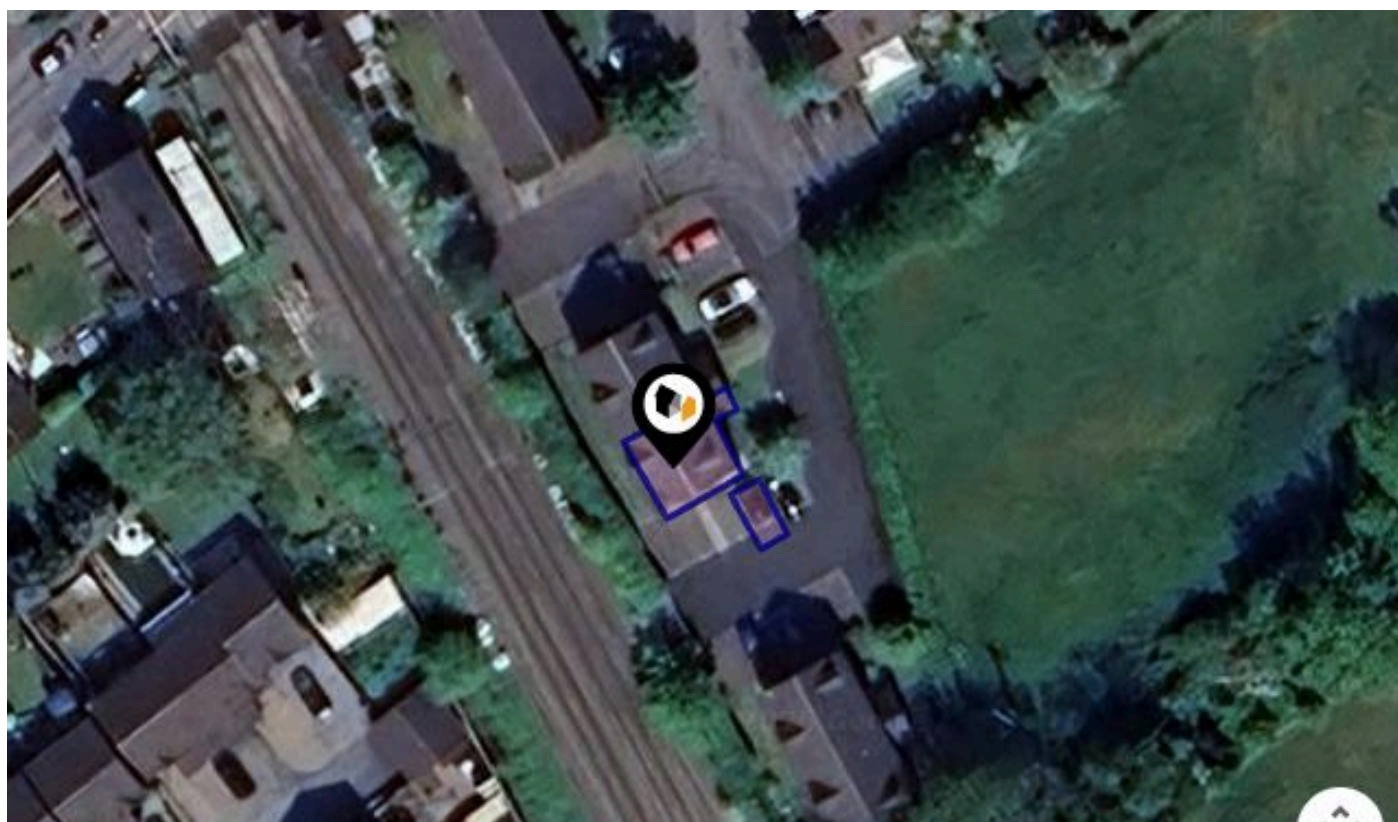


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st October 2025



THE CROSSINGS, STONE, ST15

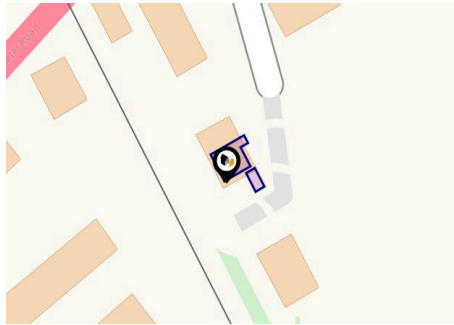
butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	31/07/2006
Floor Area:	818 ft ² / 76 m ²	End Date:	01/01/2131
Plot Area:	0.01 acres	Lease Term:	125 years from 1 January 2006
Year Built :	2006	Term Remaining:	105 years
Council Tax :	Band C		
Annual Estimate:	£1,965		
Title Number:	SF517259		

Local Area

Local Authority:	Staffordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

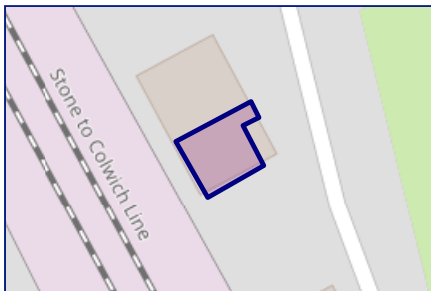


Freehold Title Plan



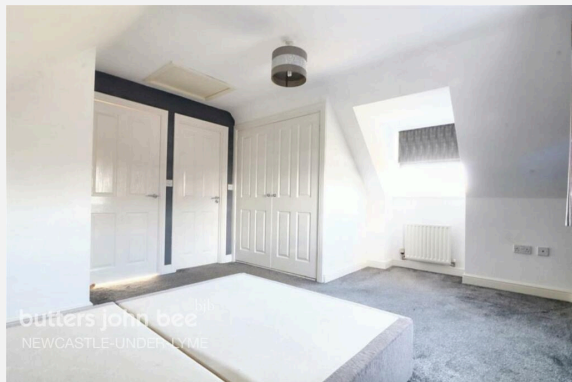
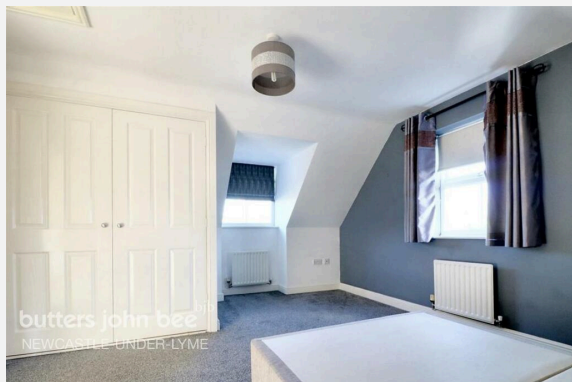
SF491150

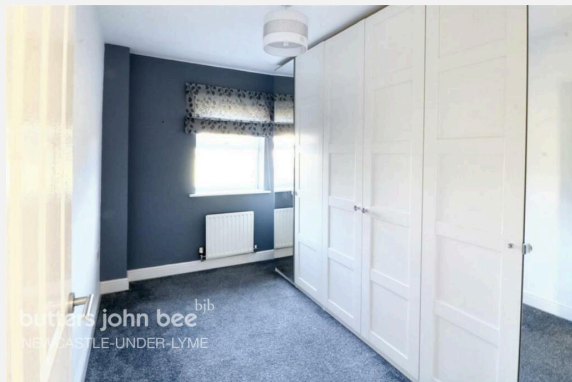
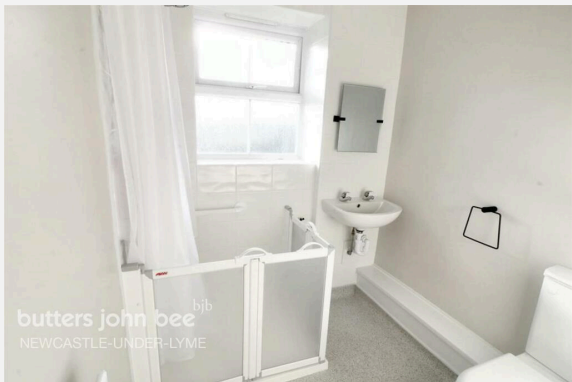
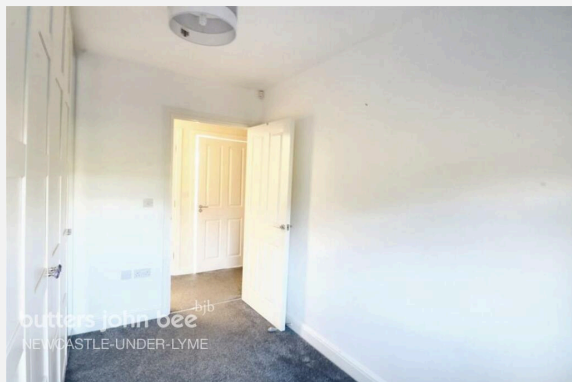
Leasehold Title Plan



SF517259

Start Date: 31/07/2006
End Date: 01/01/2131
Lease Term: 125 years from 1 January 2006
Term Remaining: 105 years





The Crossings, ST15

Energy rating

C

Valid until 22.02.2028

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

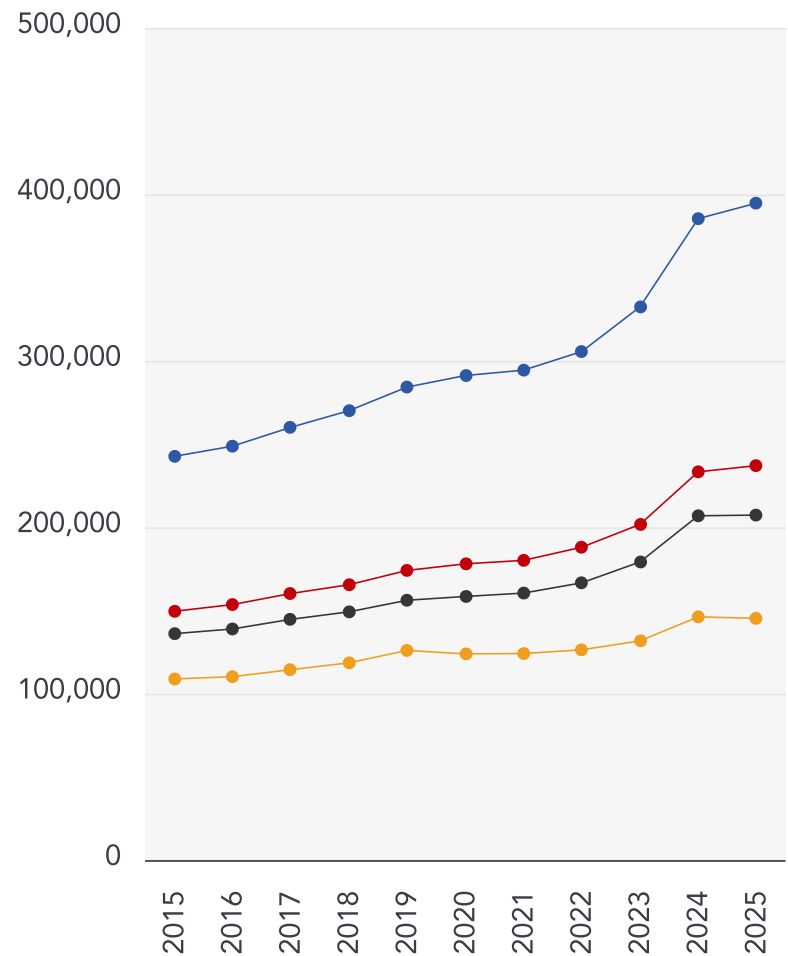
Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
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 85% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	76 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST15



Detached

+62.7%

Semi-Detached

+58.53%

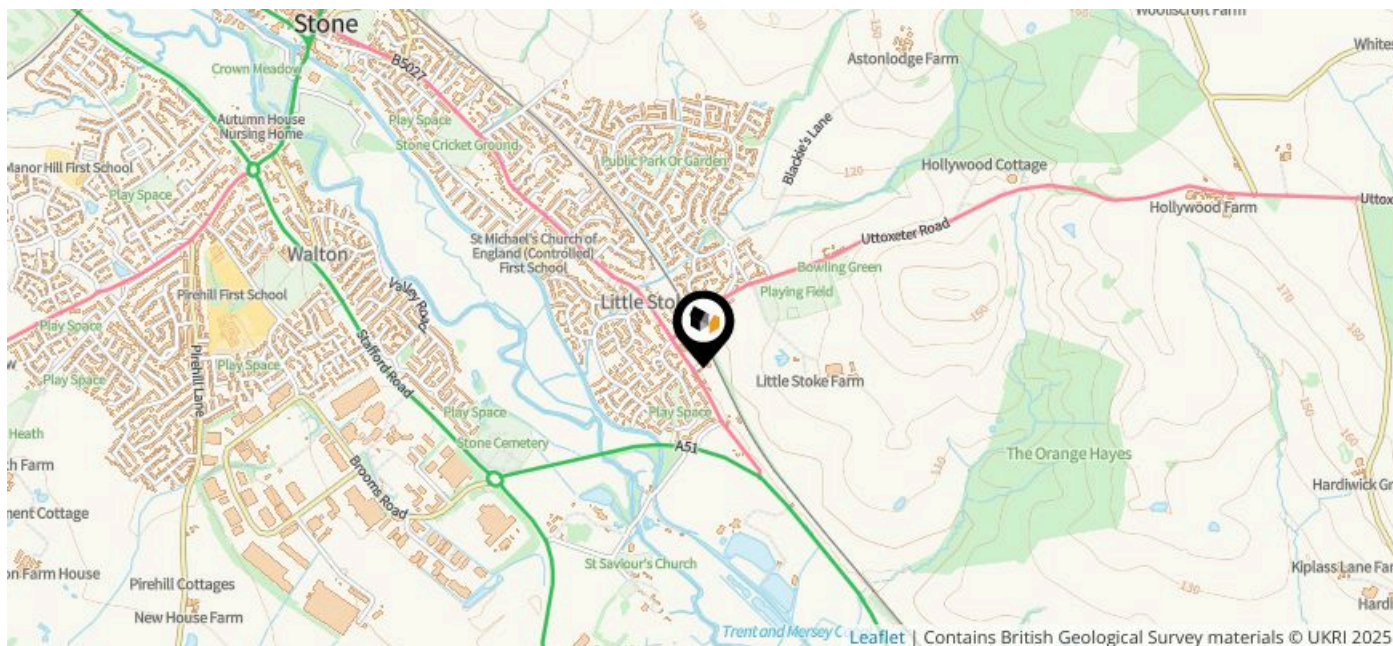
Terraced

+52.35%

Flat

+33.48%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

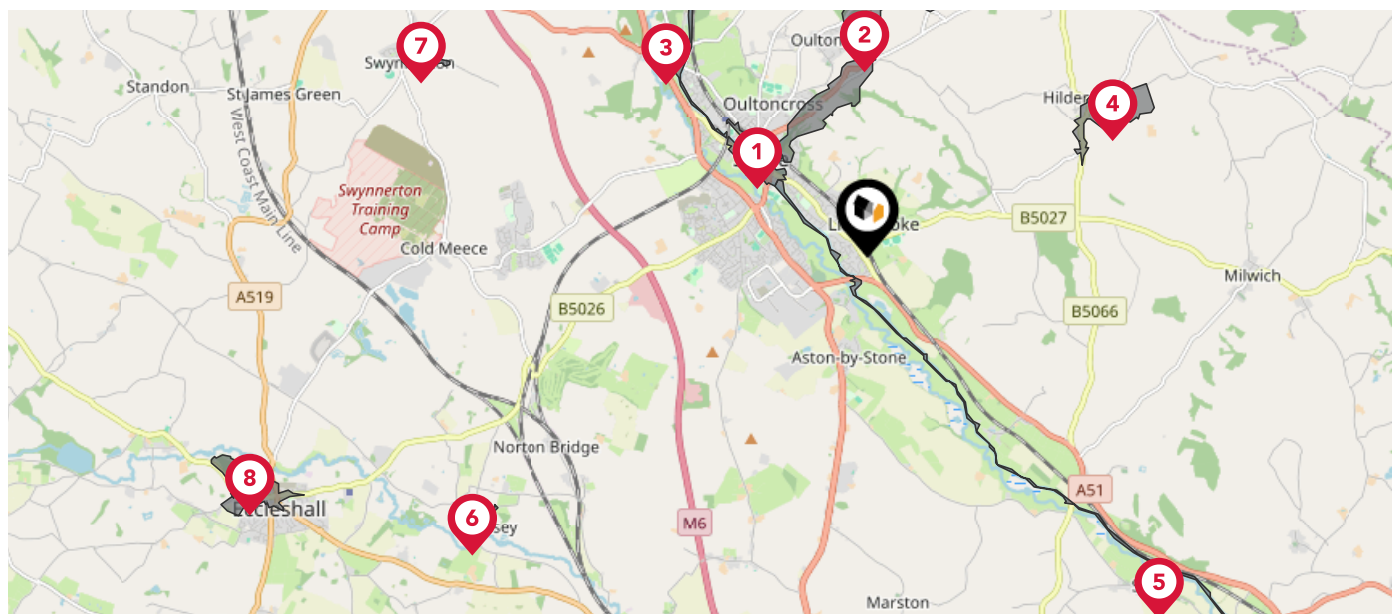
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



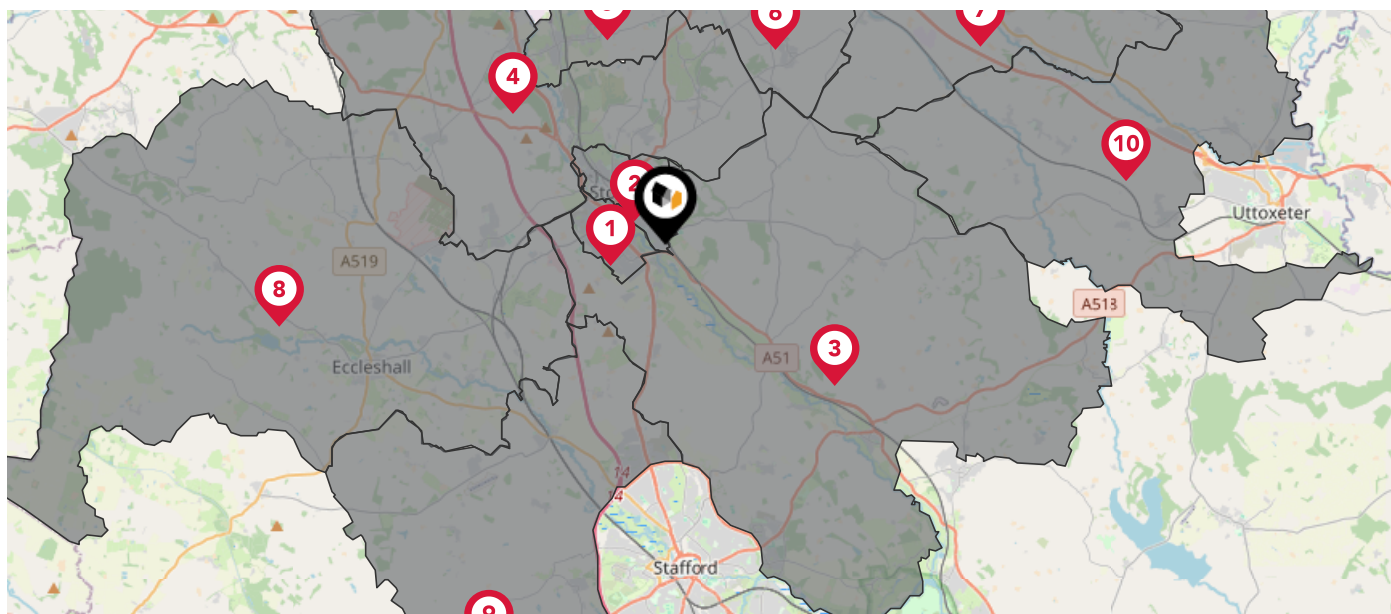
Nearby Conservation Areas

- | | |
|---|------------------------|
| 1 | Stone |
| 2 | Moddershall Valley |
| 3 | Meaford |
| 4 | Hilderstone |
| 5 | Trent and Mersey Canal |
| 6 | Chebsey |
| 7 | Swynnerton |
| 8 | Eccleshall |

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



Walton Ward



St. Michael's & Stonefield Ward



Milwich Ward



Swynnerton & Oulton Ward



Barlaston Ward



Fulford Ward



Checkley Ward



Eccleshall Ward



Seighford & Church Eaton Ward

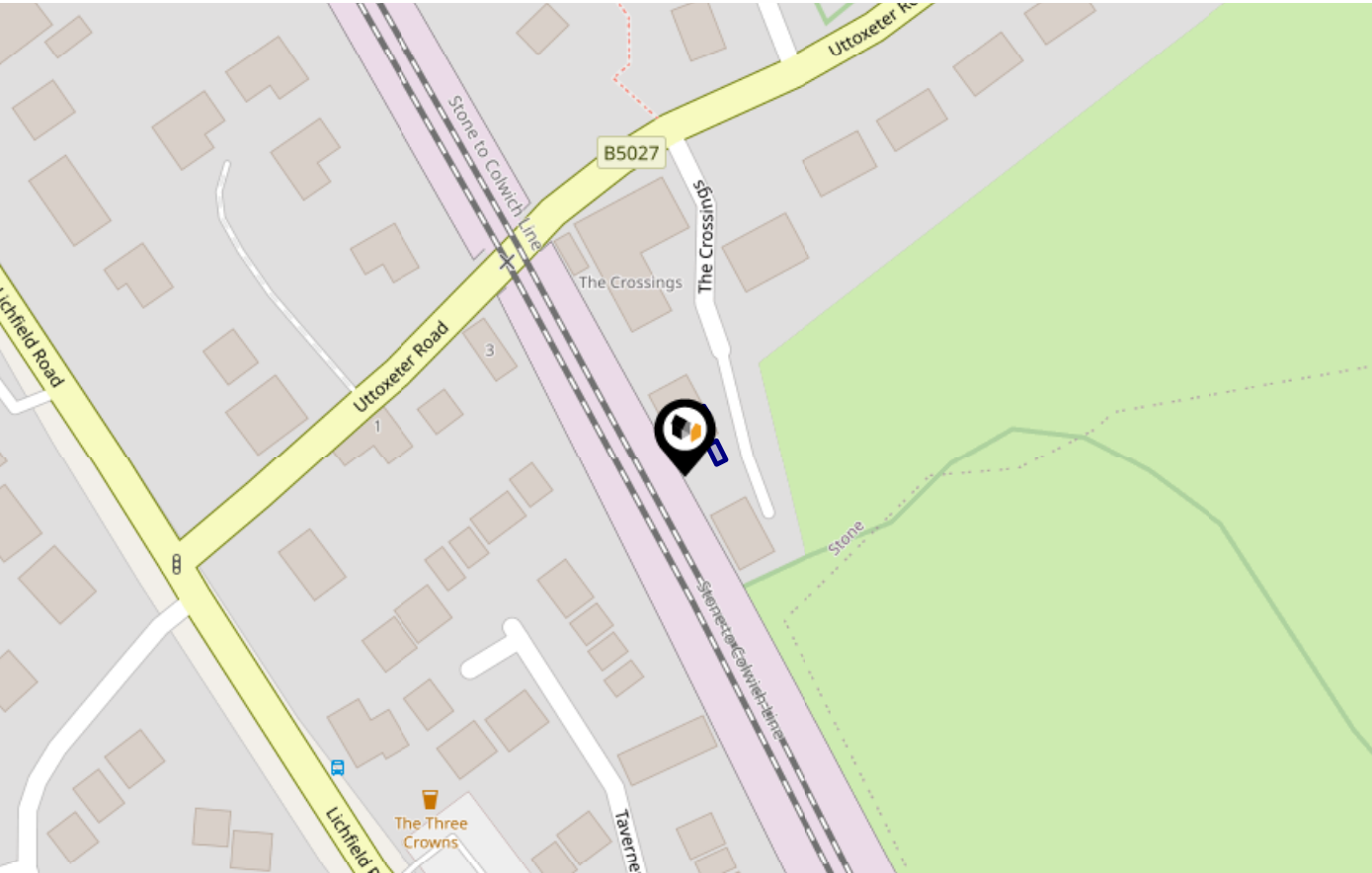


Abbey Ward

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.

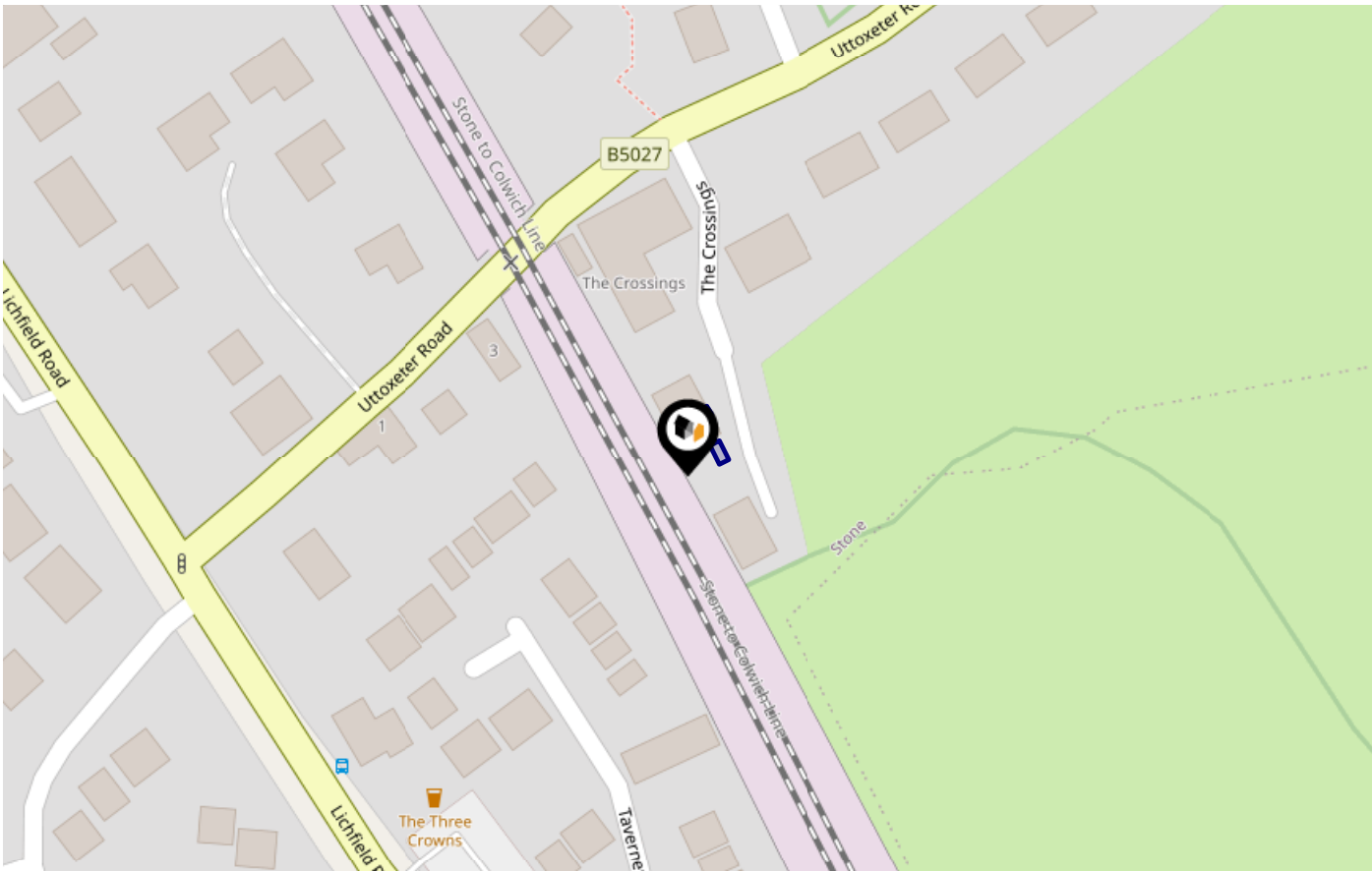
Chance of flooding to the following depths at this property:



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.

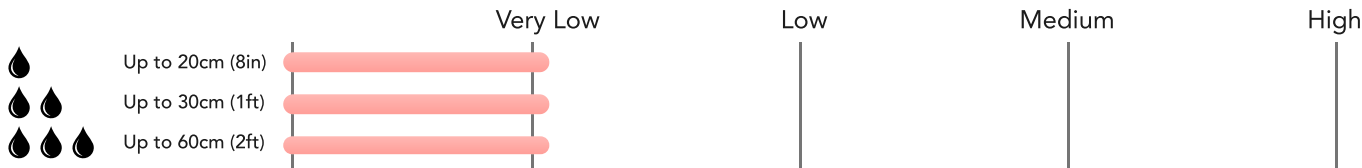


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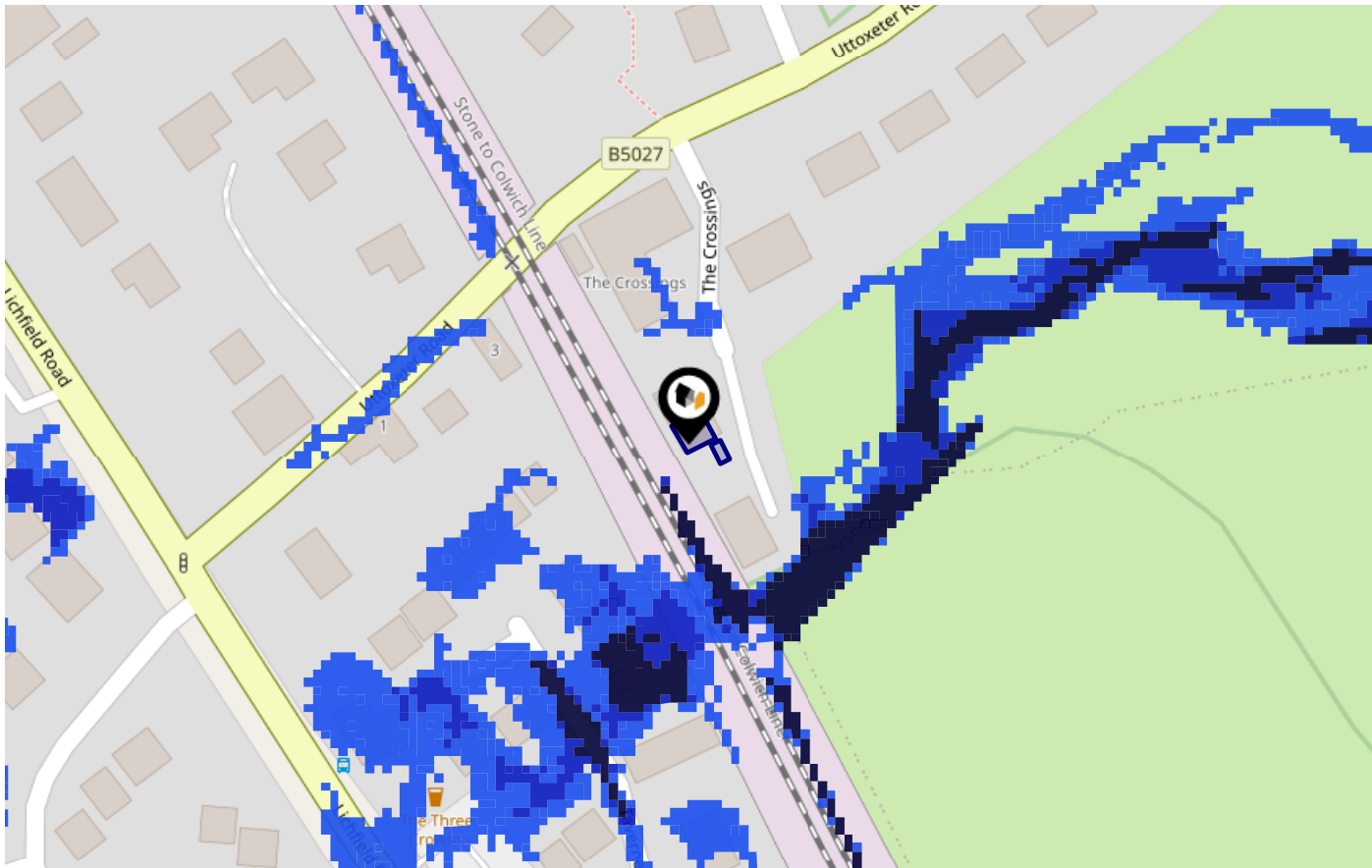
Chance of flooding to the following depths at this property:



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.

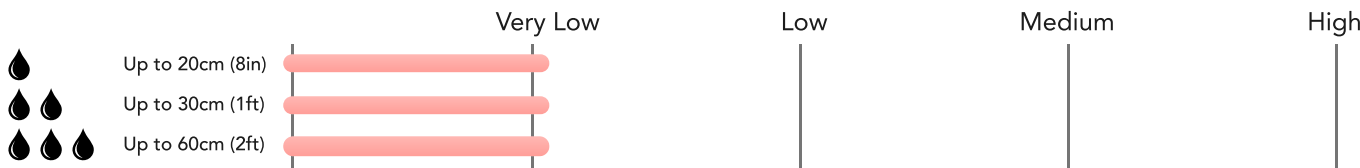


Risk Rating: Very low

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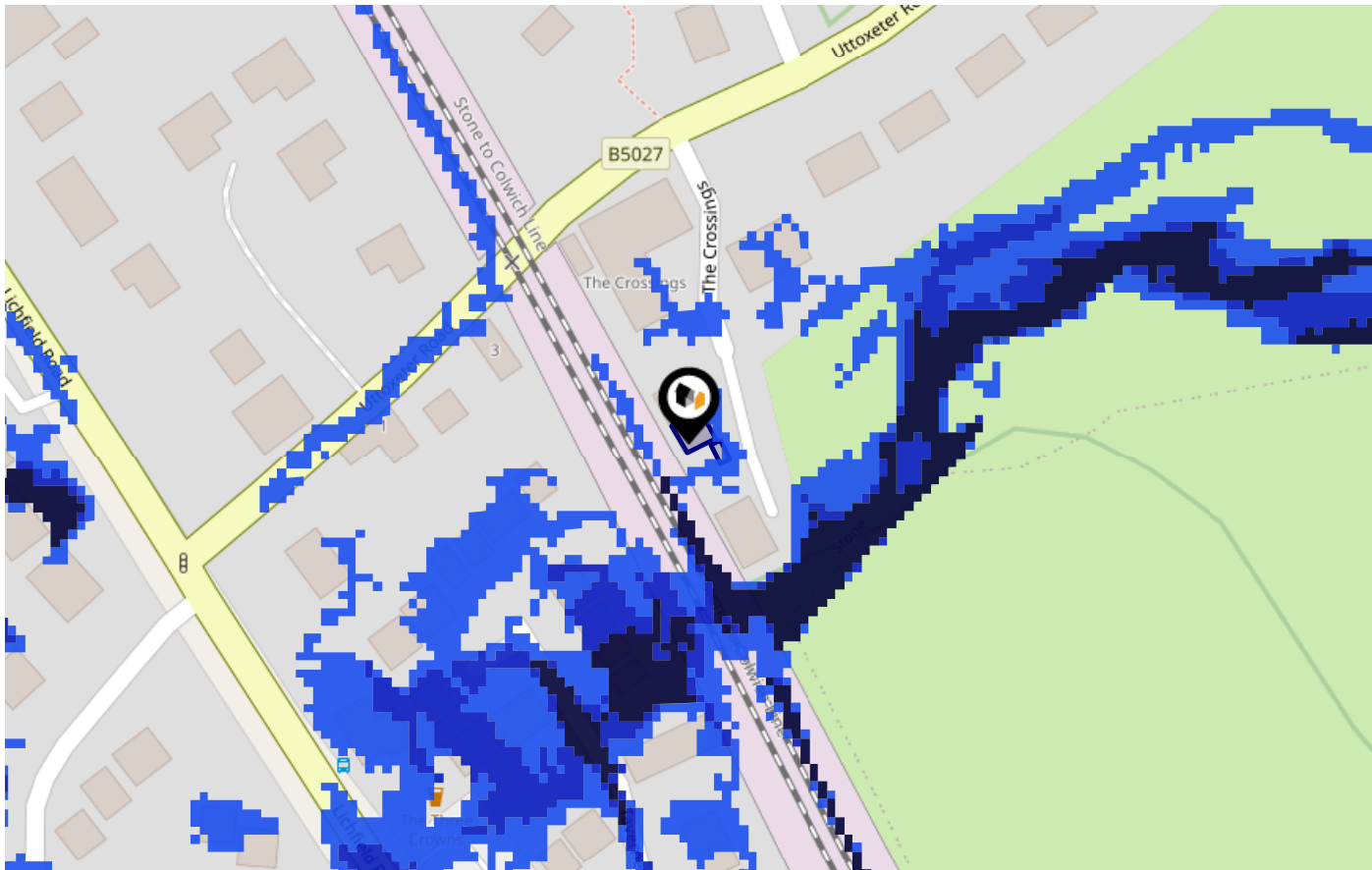
Chance of flooding to the following depths at this property:



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

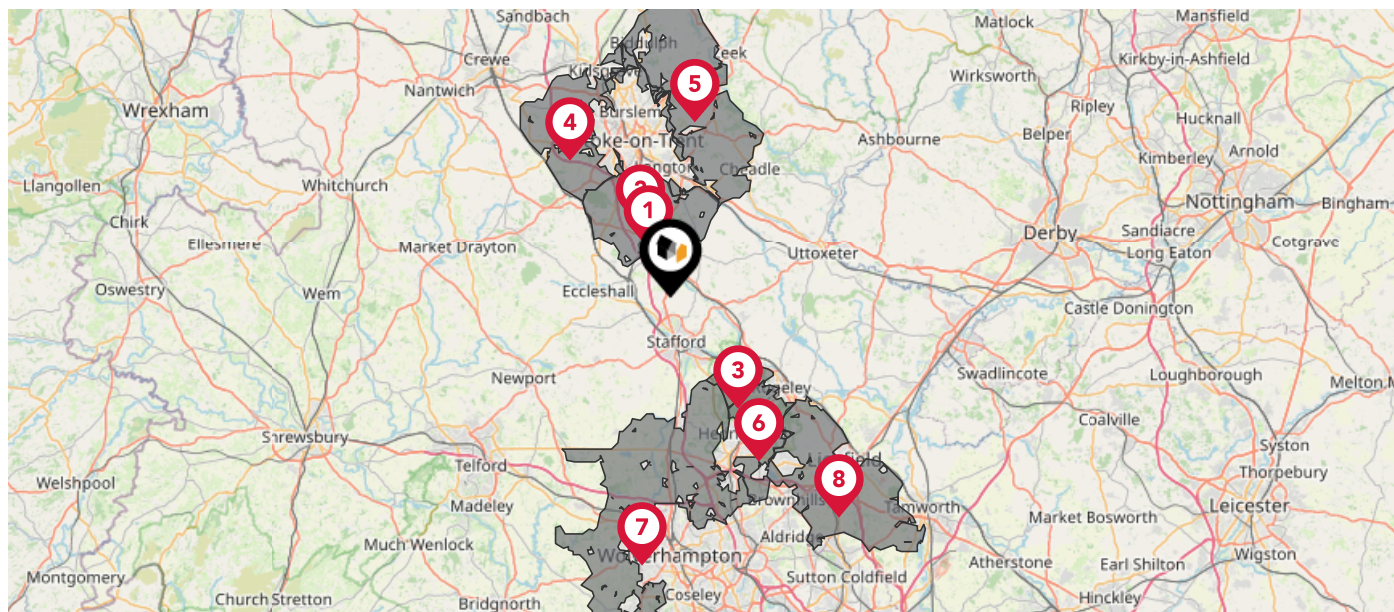
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Chance of flooding to the following depths at this property:



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



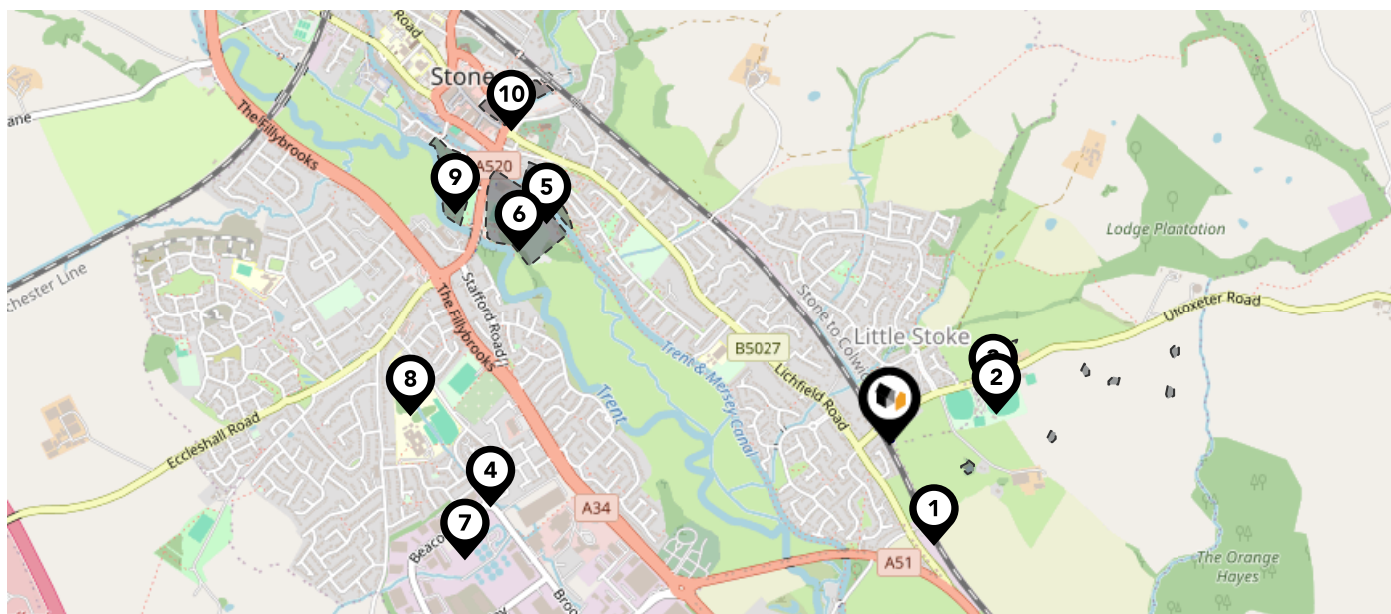
Nearby Green Belt Land

- 1 Stoke-on-Trent Green Belt - Stafford
- 2 Stoke-on-Trent Green Belt - Stoke-on-Trent
- 3 Birmingham Green Belt - Stafford
- 4 Stoke-on-Trent Green Belt - Newcastle-under-Lyme
- 5 Stoke-on-Trent Green Belt - Staffordshire Moorlands
- 6 Birmingham Green Belt - Cannock Chase
- 7 Birmingham Green Belt - South Staffordshire
- 8 Birmingham Green Belt - Lichfield

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.



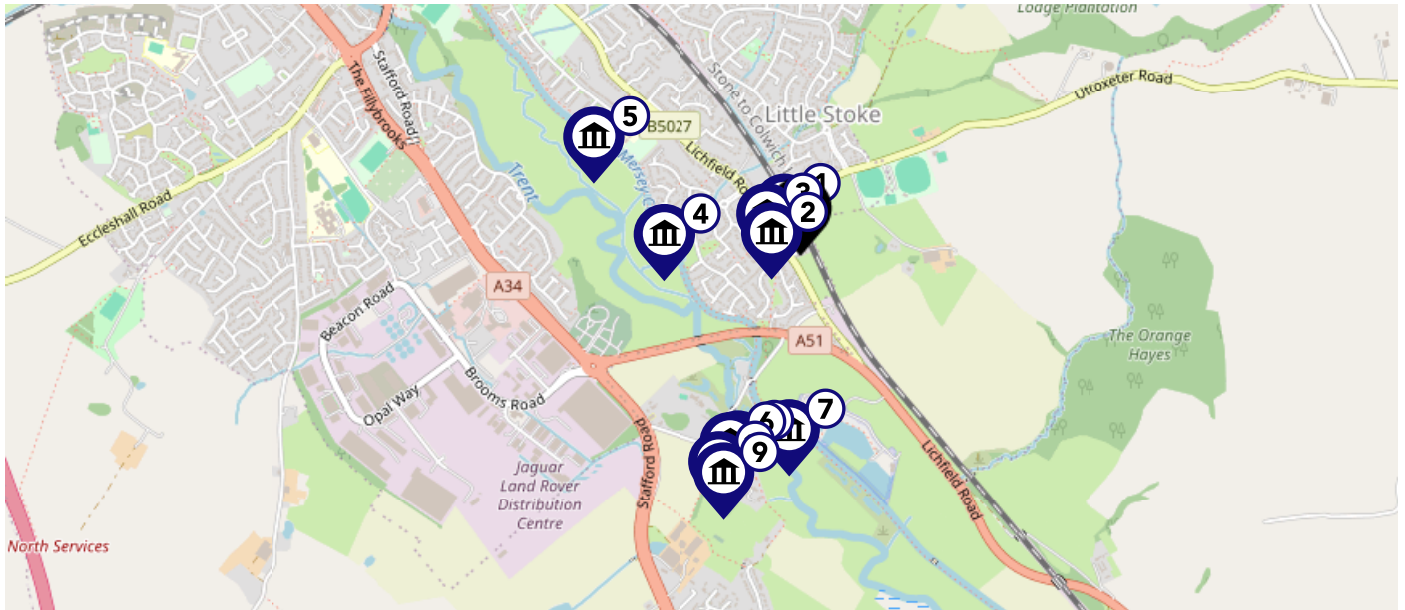
Nearby Landfill Sites










1	Little Stoke-Utoxeter Road, Yarnfield, Stone, Staffordshire	Historic Landfill	
2	Little Stoke Farm-Utoxeter Road, Little Stoke, Stone, Staffordshire	Historic Landfill	
3	Utoxeter Road-Utoxeter Road, Yarnfield, Stone, Staffordshire	Historic Landfill	
4	Walton Industrial Estate-Walton, Stone, Staffordshire	Historic Landfill	
5	Glebe Land-Abbey Street, Stone, Staffordshire	Historic Landfill	
6	Westbridge Park-Stafford Road, Walton, Stone, Staffordshire	Historic Landfill	
7	Sewage Works-Tilling Drive, Walton, Stone, Staffordshire	Historic Landfill	
8	Walton Middle School-Walton Middle School, Walton, Staffordshire	Historic Landfill	
9	Crown Meadow-Stafford Road, Stone, Stafford, Staffordshire	Historic Landfill	
10	Mill Street-Stone, Staffordshire	Historic Landfill	

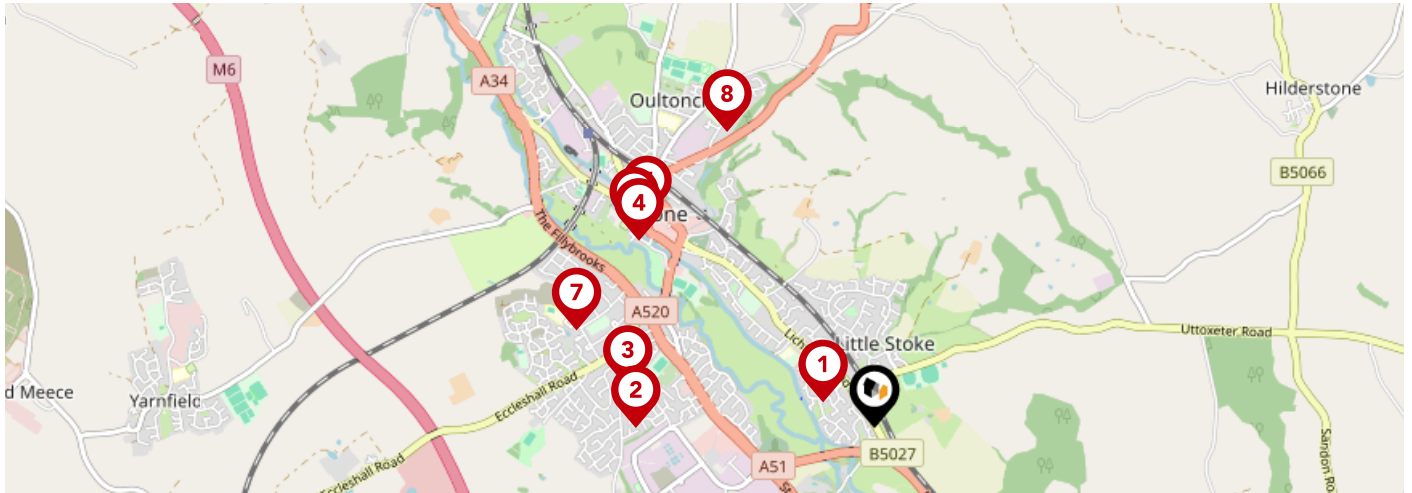
Maps

Listed Buildings

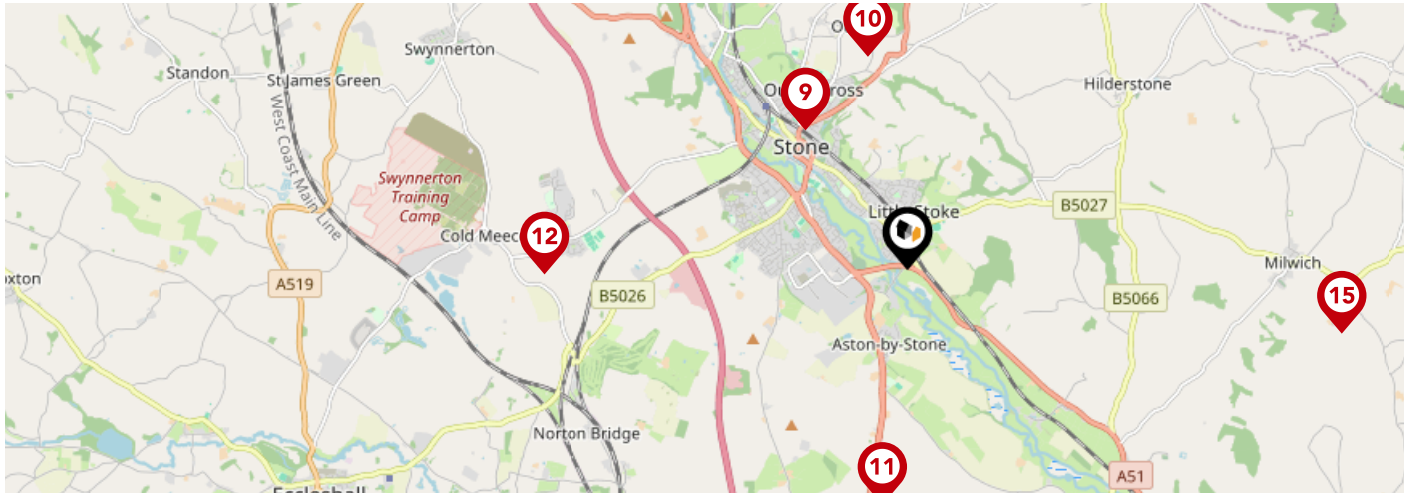
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1392900 - Crossing House	Grade II	0.0 miles
	1219124 - Three Crowns Public House	Grade II	0.1 miles
	1219425 - Stowe House	Grade II	0.1 miles
	1196744 - Brassworks Farmhouse	Grade II	0.3 miles
	1291498 - Trent And Mersey Canal Andre Mills Bridge Number 92	Grade II	0.5 miles
	1039009 - Church Of St Saviour	Grade II	0.5 miles
	1240240 - Trent And Mersey Canal Milepost At Aston Lock At Sj 9165 3192	Grade II	0.5 miles
	1271503 - Parker Jervis Mausoleum In St Saviours Churchyard	Grade II	0.5 miles
	1432004 - Roman Catholic Church Of Holy Michael Archangel	Grade II	0.6 miles
	1294067 - Gate Piers At Aston Hall	Grade II	0.6 miles



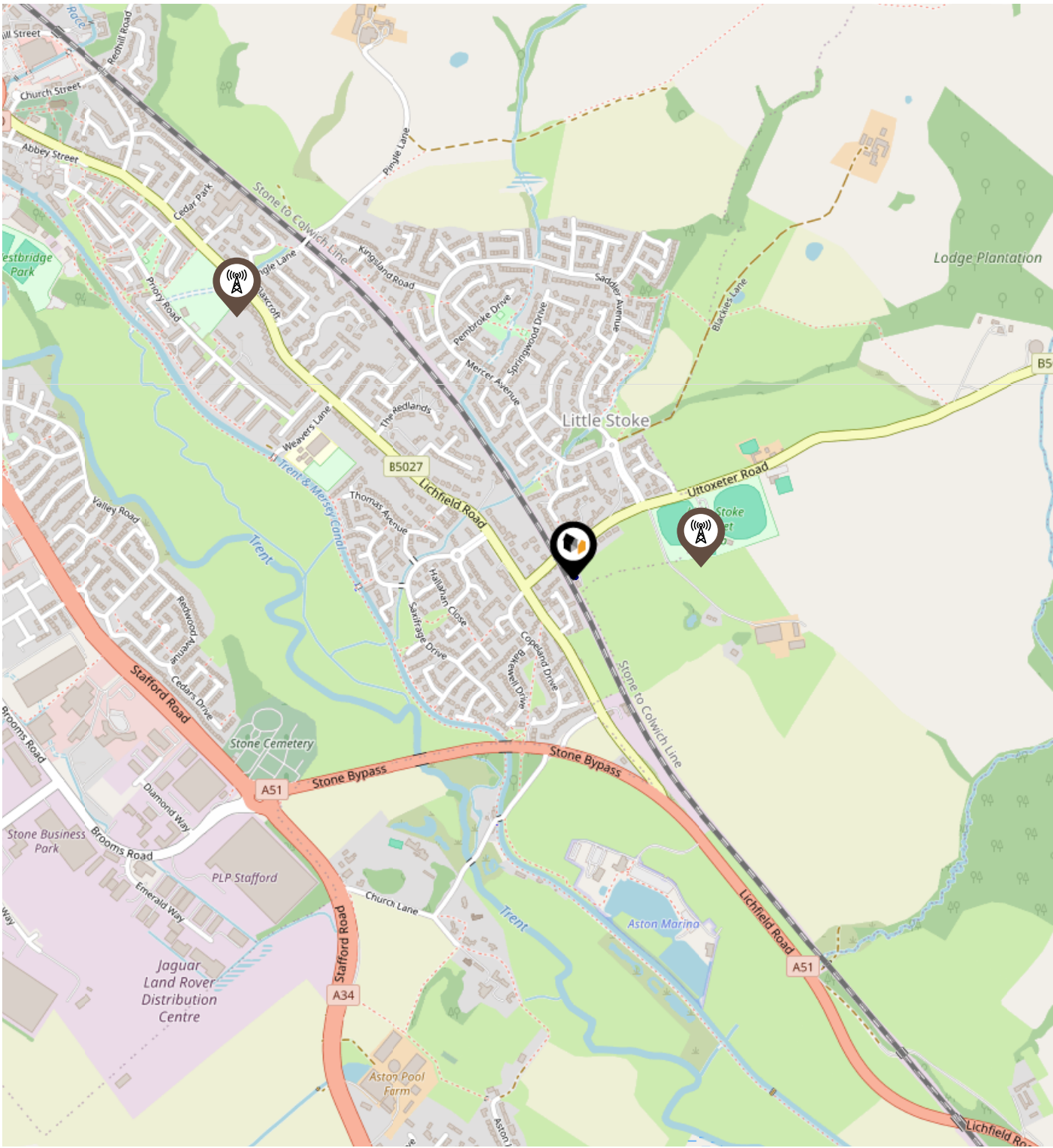
		Nursery	Primary	Secondary	College	Private
1	St Michael's CofE (C) First School Ofsted Rating: Good Pupils: 229 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Priory Middle School Ofsted Rating: Good Pupils: 541 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pirehill First School Ofsted Rating: Good Pupils: 264 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Dominic's Catholic Primary School Ofsted Rating: Outstanding Pupils: 207 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Christ Church CofE First School Ofsted Rating: Good Pupils: 122 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Dominic's Priory School Ofsted Rating: Not Rated Pupils: 195 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Hill First School Ofsted Rating: Good Pupils: 175 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Alleyne's Academy Ofsted Rating: Good Pupils: 881 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Christ Church Academy Ofsted Rating: Good Pupils: 538 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oulton CofE First School Ofsted Rating: Good Pupils: 73 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Yarlet School Ofsted Rating: Not Rated Pupils: 148 Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfields First School Ofsted Rating: Good Pupils: 168 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulford Primary School Ofsted Rating: Good Pupils: 92 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barlaston CofE (VC) First School Ofsted Rating: Good Pupils: 120 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Lea First School Ofsted Rating: Requires improvement Pupils: 59 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Primary School Ofsted Rating: Good Pupils: 327 Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

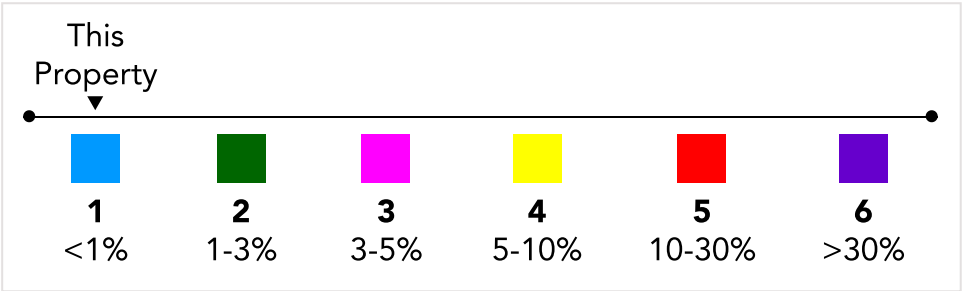
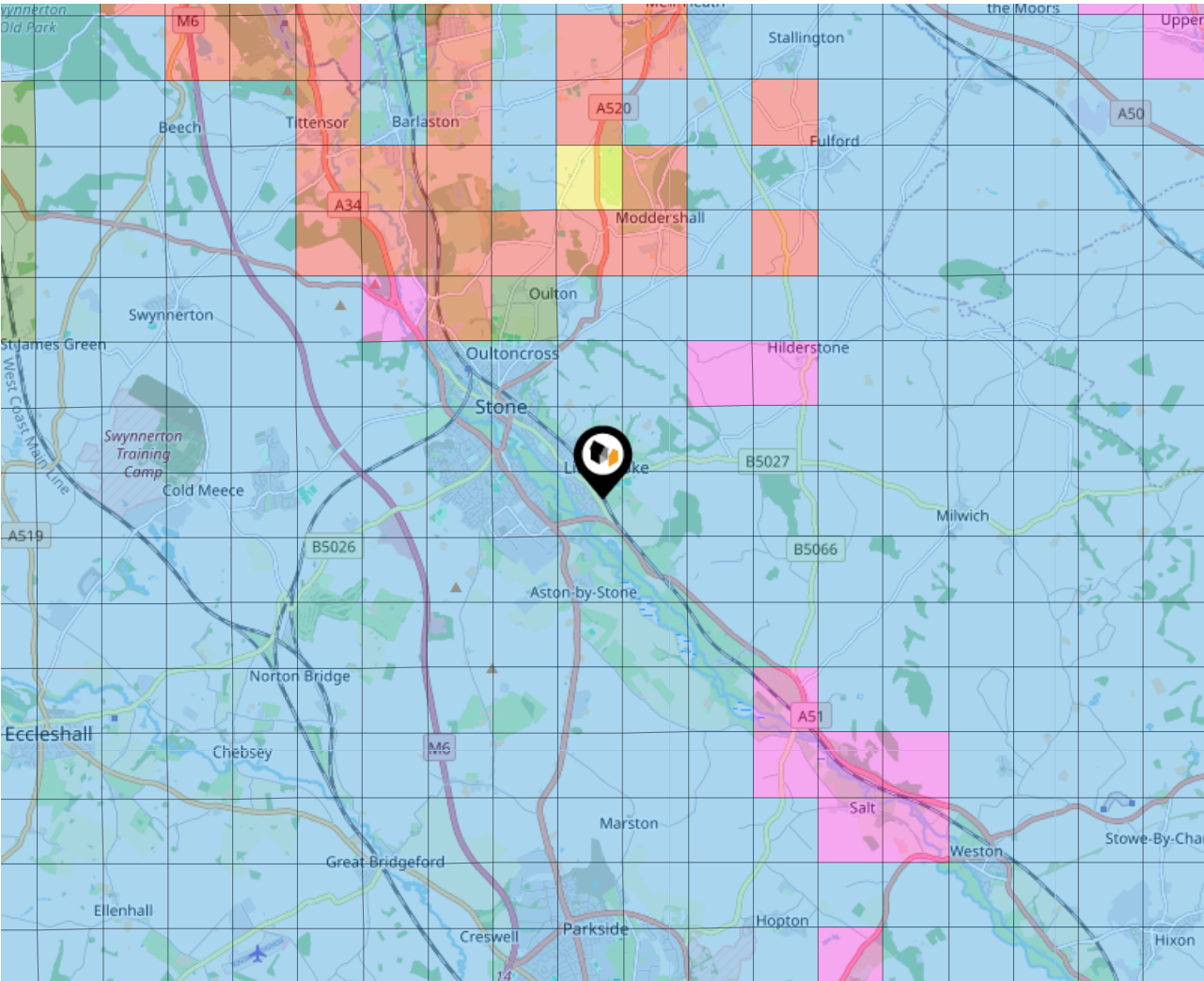


Key:

-  Power Pylons
-  Communication Masts

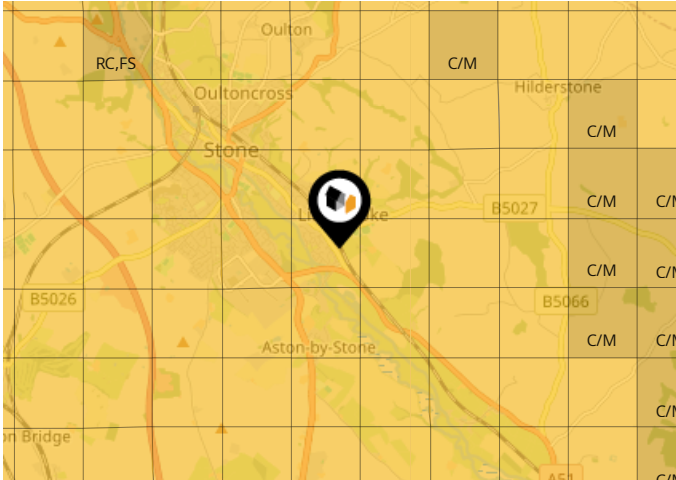
What is Radon?

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	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

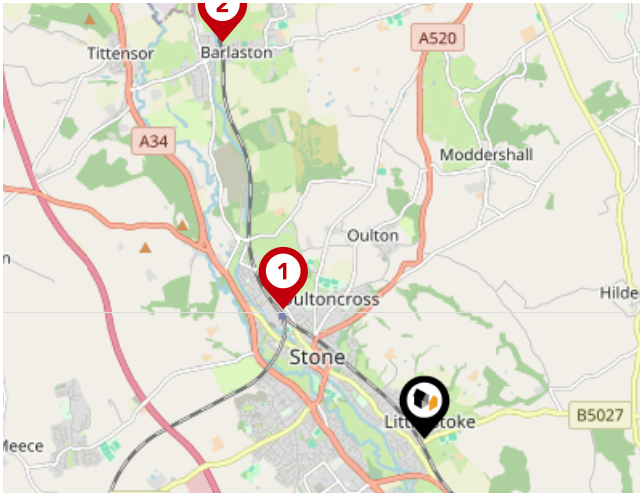


Primary Classifications (Most Common Clay Types)



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

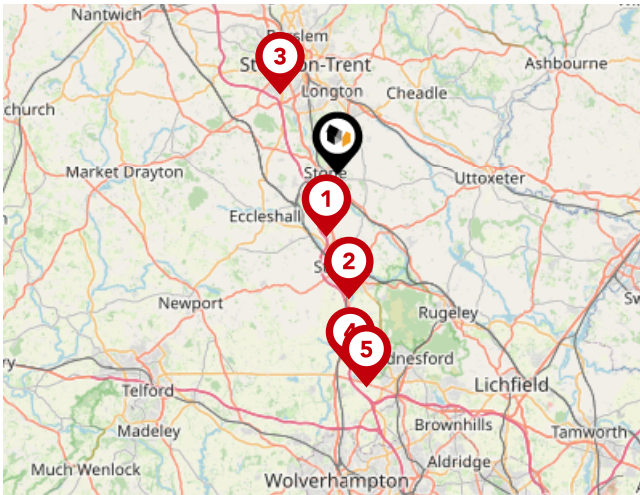
Area

Transport (National)








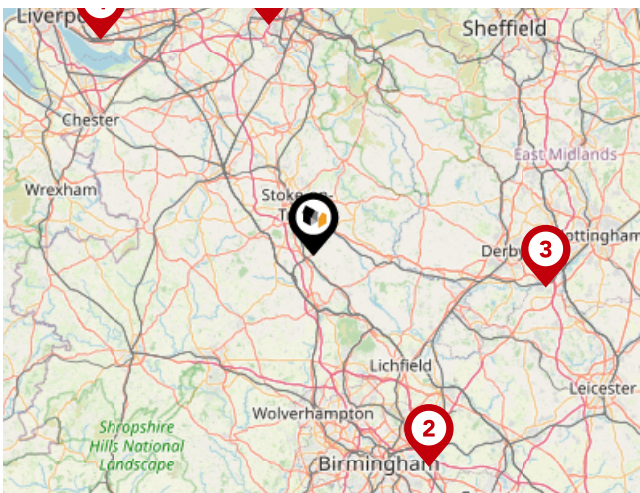
National Rail Stations

Pin	Name	Distance
	Stone Rail Station	1.71 miles
	Barlaston Rail Station	3.98 miles
	Norton Bridge Rail Station	3.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J14	4.54 miles
	M6 J13	8.88 miles
	M6 J15	7.18 miles
	M6 J12	13.96 miles
	M6 J11A	15.36 miles

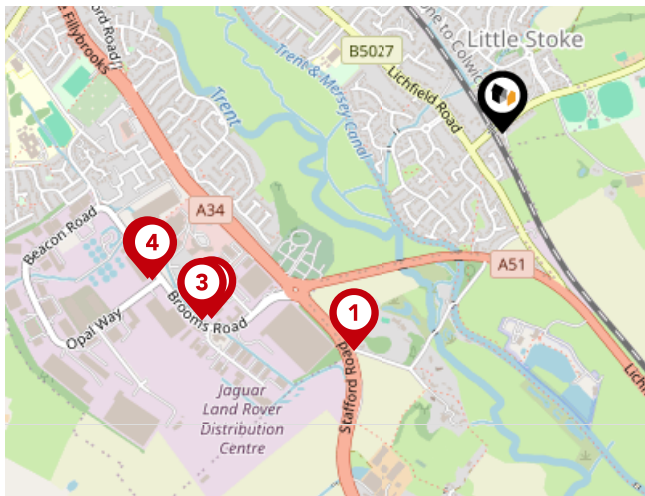


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	33.55 miles
	Birmingham Airport	34.53 miles
	East Mids Airport	33.53 miles
	Speke	43.26 miles

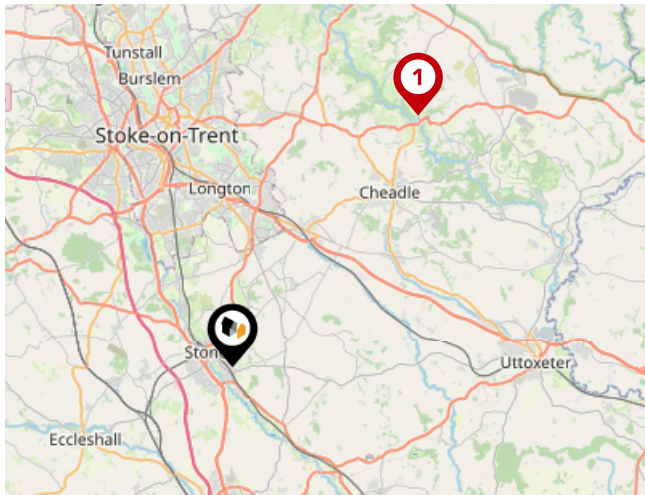
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.59 miles
2	Emerald Way	0.77 miles
3	Emerald Way	0.79 miles
4	Tdg Logistics	0.85 miles
5	Tdg Logistics	0.86 miles



Local Connections

Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	11.21 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



Royal Mail