

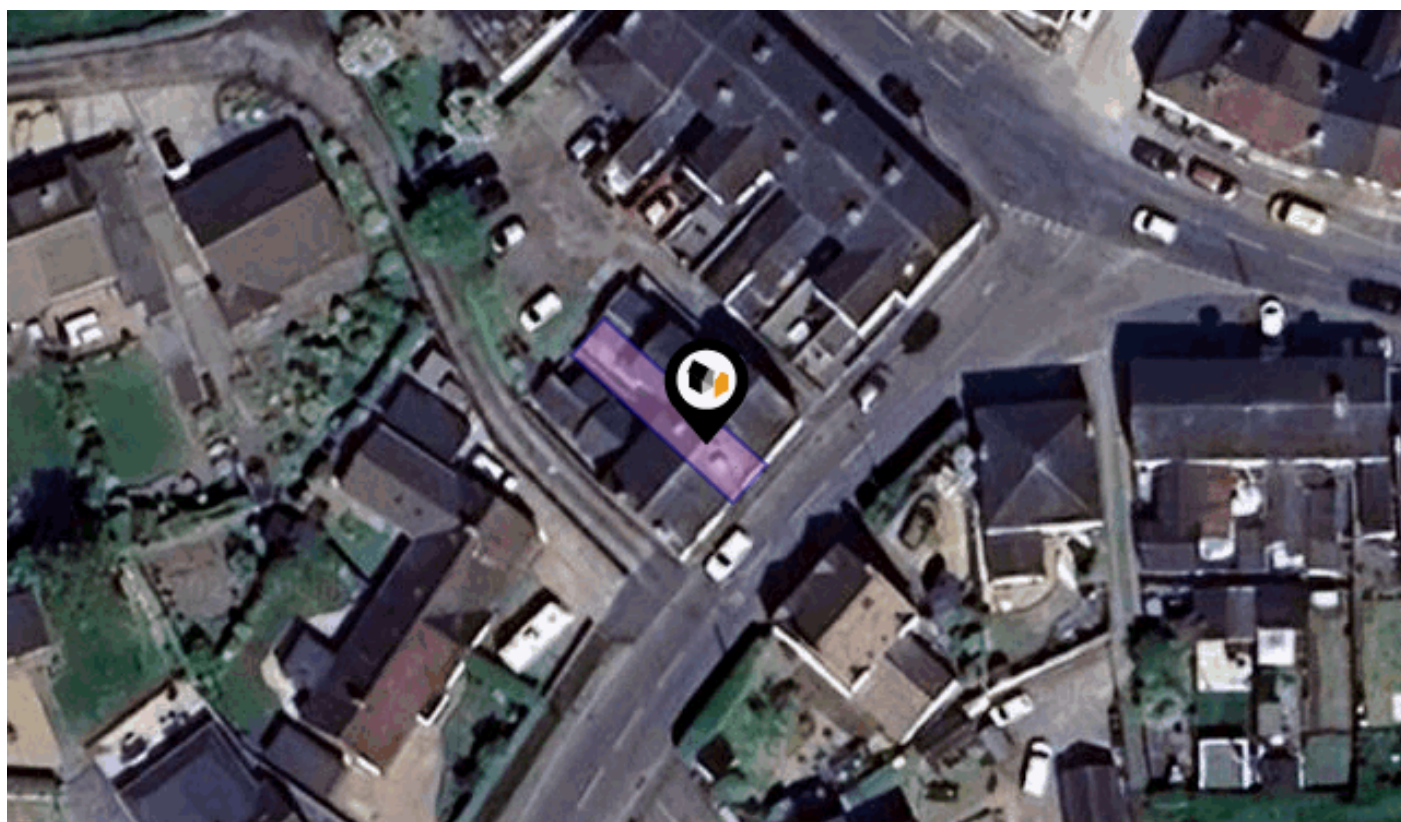


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 11<sup>th</sup> November 2025**



**SCOT HAY ROAD, ALSAGERS BANK, STOKE-ON-TRENT, ST7**

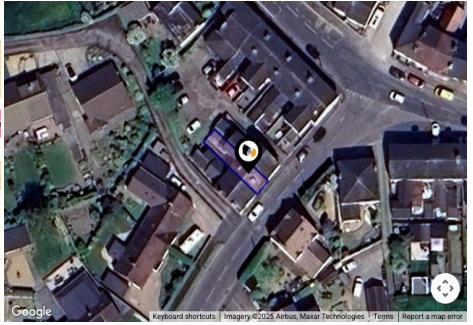
**butters john bee**

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

01782 470227

[newcastlerentals@bjbmail.com](mailto:newcastlerentals@bjbmail.com)

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)



## Property

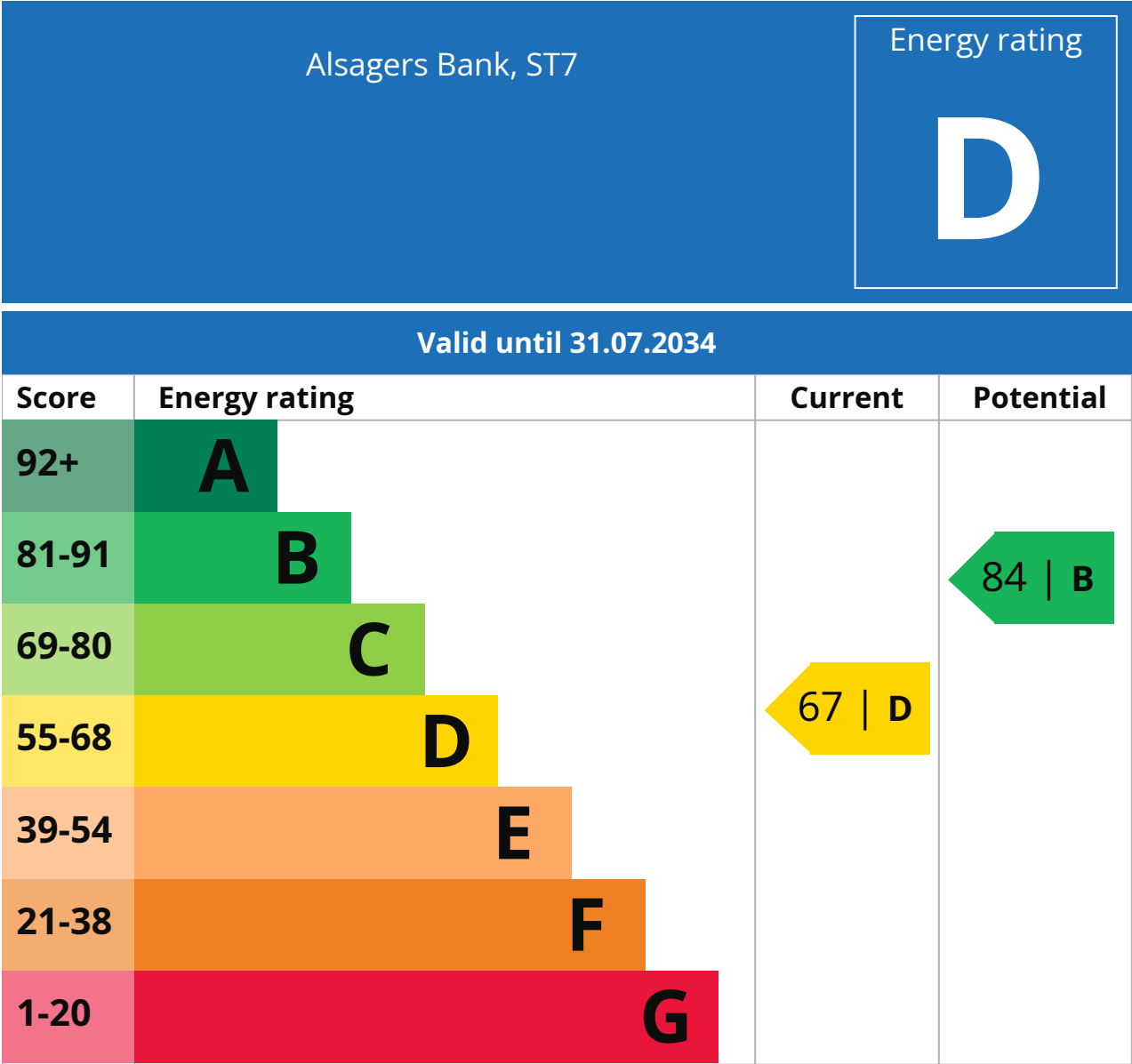
|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Terraced House                          | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 818 ft <sup>2</sup> / 76 m <sup>2</sup> |         |          |
| Plot Area:       | 0.02 acres                              |         |          |
| Council Tax :    | Band A                                  |         |          |
| Annual Estimate: | £1,497                                  |         |          |
| Title Number:    | SF151438                                |         |          |

## Local Area

|                    |               |                                                                  |            |           |
|--------------------|---------------|------------------------------------------------------------------|------------|-----------|
| Local Authority:   | Staffordshire | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast) |            |           |
| Conservation Area: | No            |                                                                  |            |           |
| Flood Risk:        |               |                                                                  |            |           |
| ● Rivers & Seas    | Very low      | 6<br>mb/s                                                        | 45<br>mb/s | -<br>mb/s |
| ● Surface Water    | Low           |                                                                  |            |           |

|                                              |    |   |                |                                  |     |              |
|----------------------------------------------|----|---|----------------|----------------------------------|-----|--------------|
| Mobile Coverage:<br>(based on calls indoors) |    |   |                | Satellite/Fibre TV Availability: |     |              |
|                                              |    |   |                |                                  |     |              |
| O <sub>2</sub>                               | EE | 3 | O <sub>2</sub> | BT                               | sky | Virgin media |

Property  
**EPC - Certificate**



### Additional EPC Data

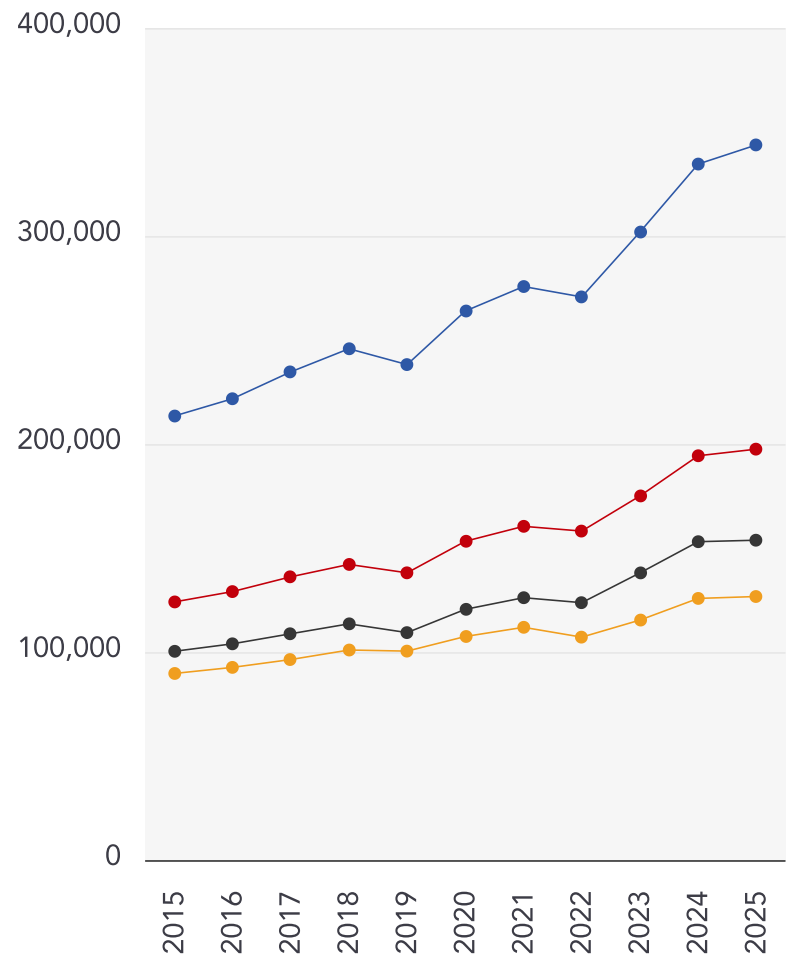
---

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Mid-Terrace                                    |
| <b>Transaction Type:</b>            | Rental                                         |
| <b>Energy Tariff:</b>               | Single                                         |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Top Storey:</b>                  | 0                                              |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 1                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good                                           |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good                                           |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets       |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 76 m <sup>2</sup>                              |

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST7



Detached

**+61.04%**

Semi-Detached

**+59.16%**

Terraced

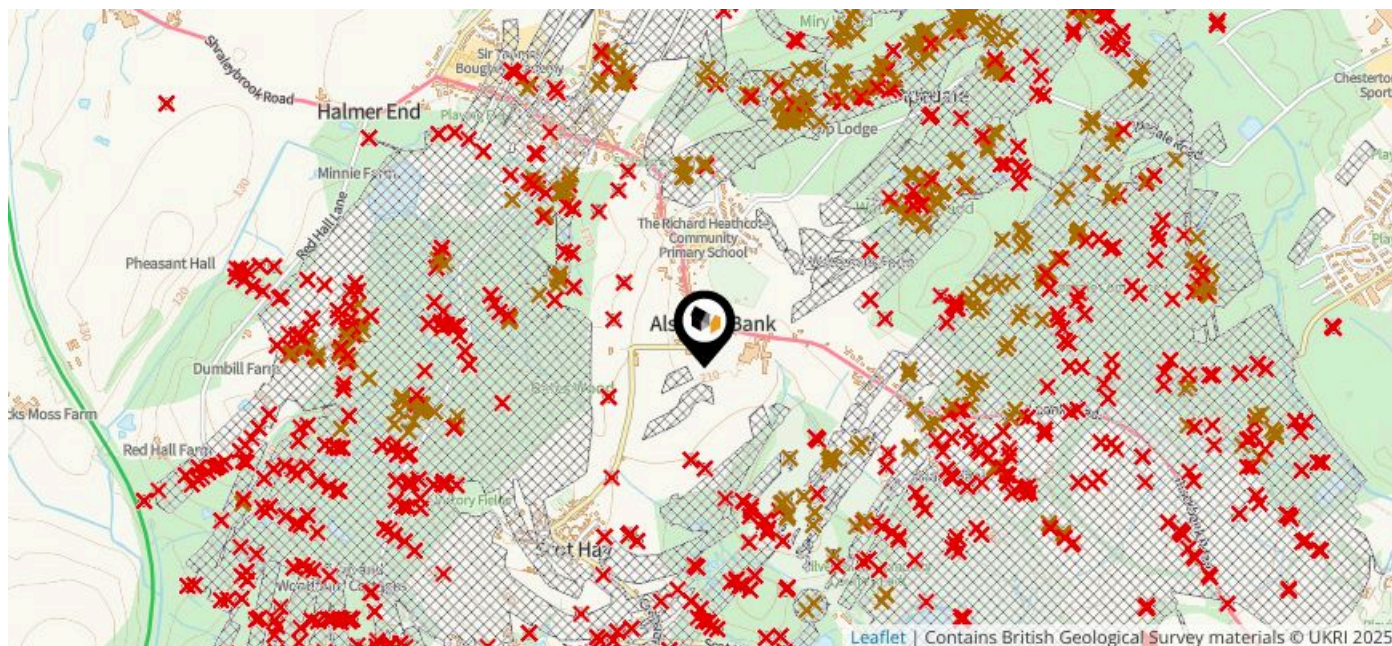
**+53.2%**

Flat

**+41.21%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

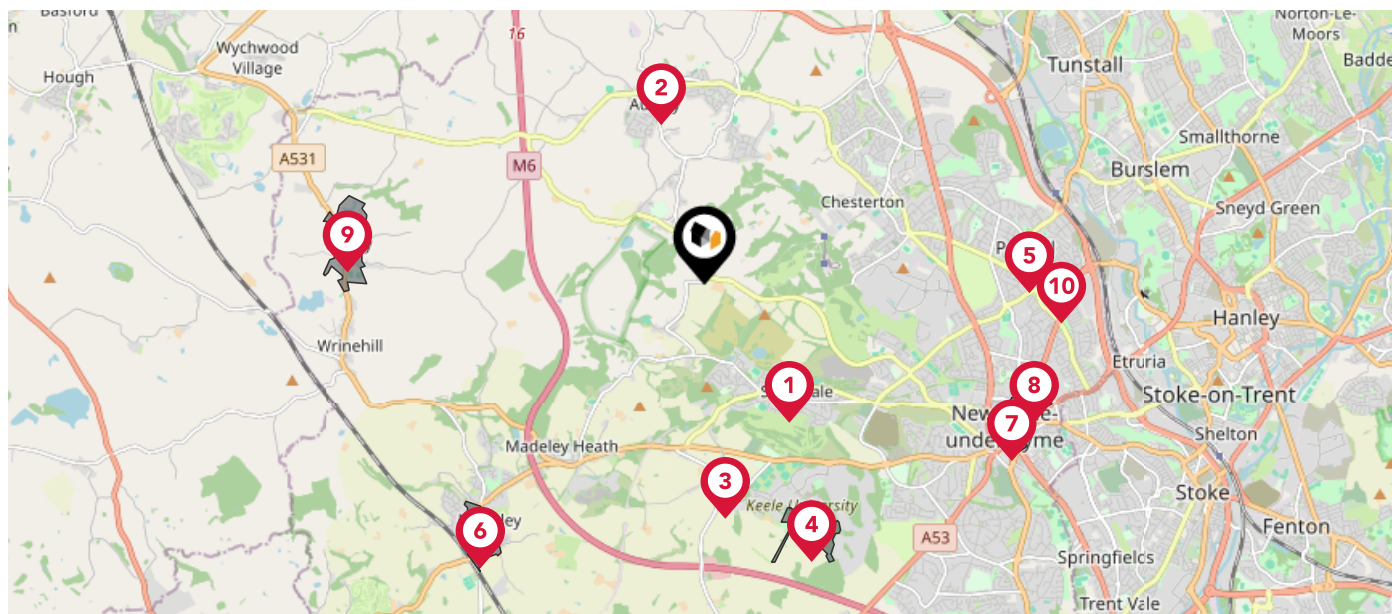
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



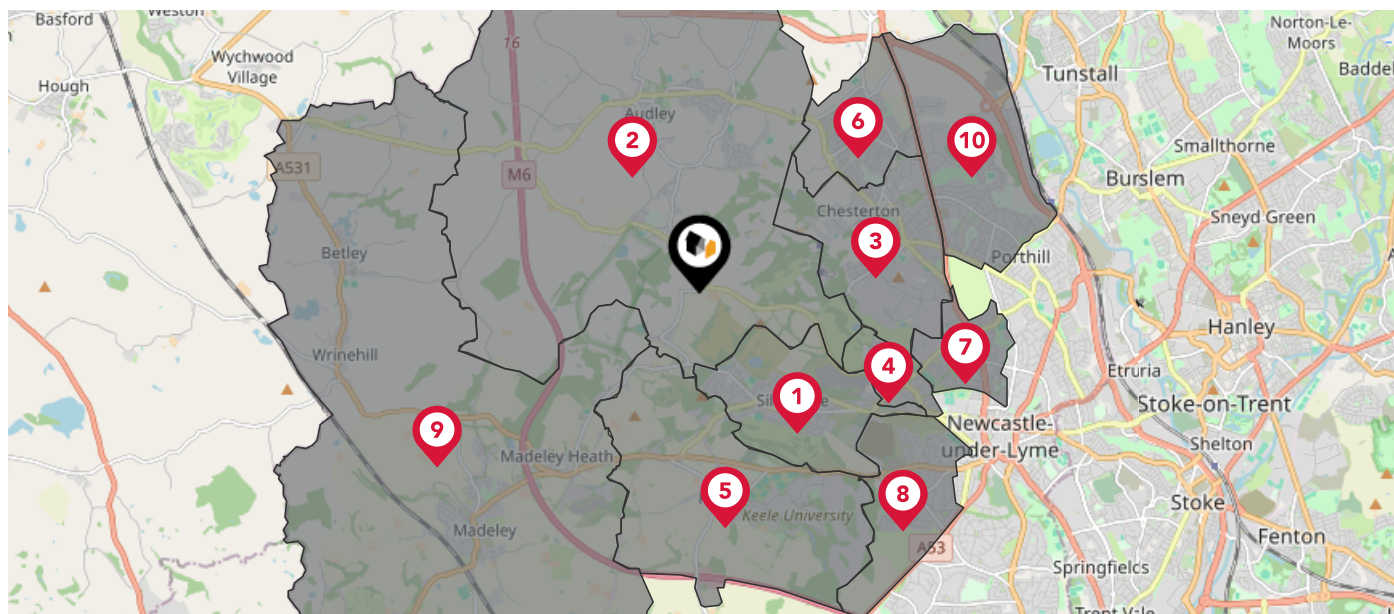
### Nearby Conservation Areas

- |    |                       |
|----|-----------------------|
| 1  | Silverdale            |
| 2  | Audley                |
| 3  | Keele                 |
| 4  | Keele Hall            |
| 5  | Watlands Park         |
| 6  | Madeley               |
| 7  | Newcastle Town Centre |
| 8  | The Brampton          |
| 9  | Betley                |
| 10 | Wolstanton            |

# 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



Silverdale Ward



Audley Ward



Holditch & Chesterton Ward



Knutton Ward



Keele Ward



Crackley & Red Street Ward



Cross Heath Ward



Thistleberry Ward



Madeley & Betley Ward



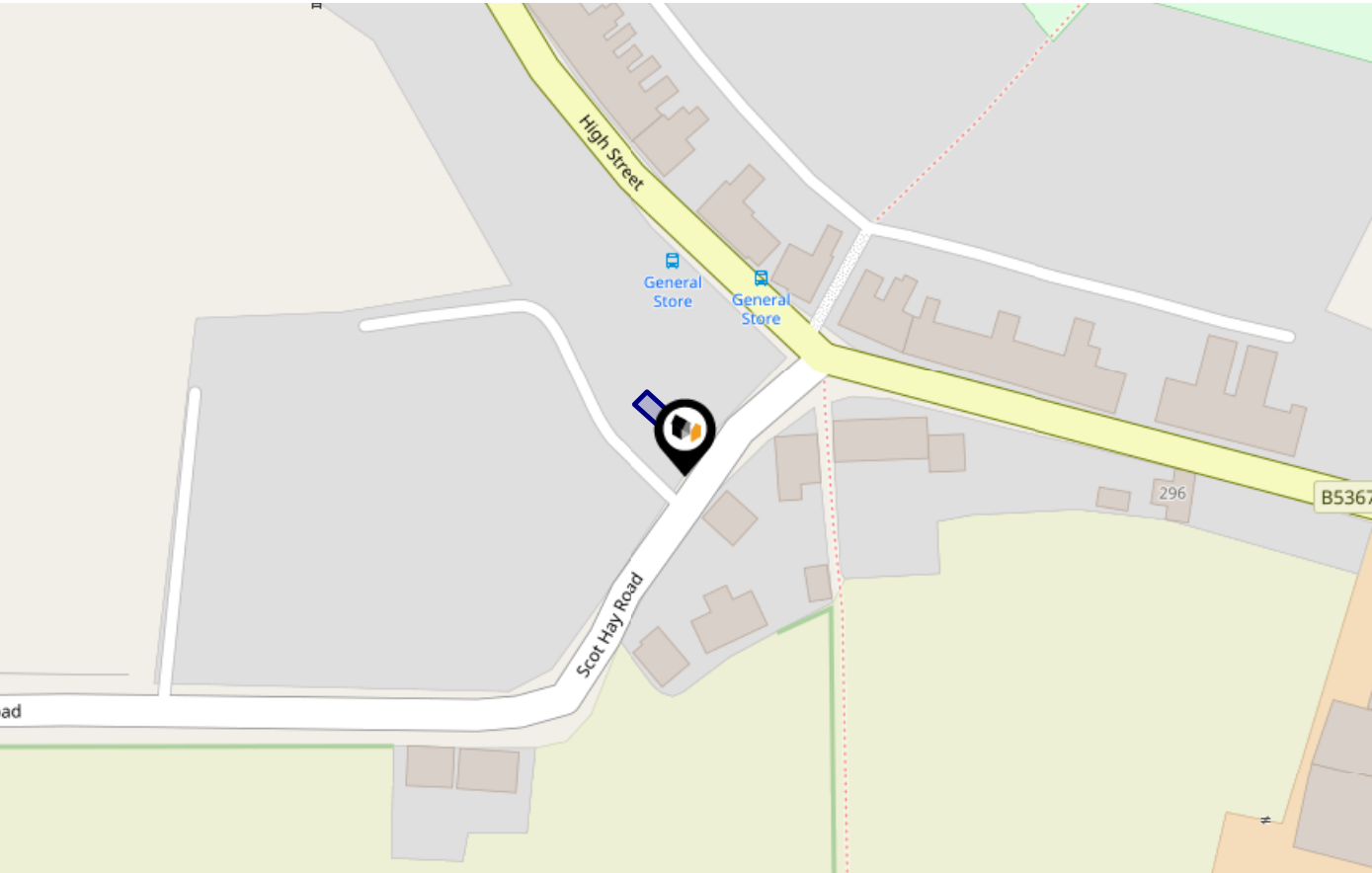
Bradwell Ward



# 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.

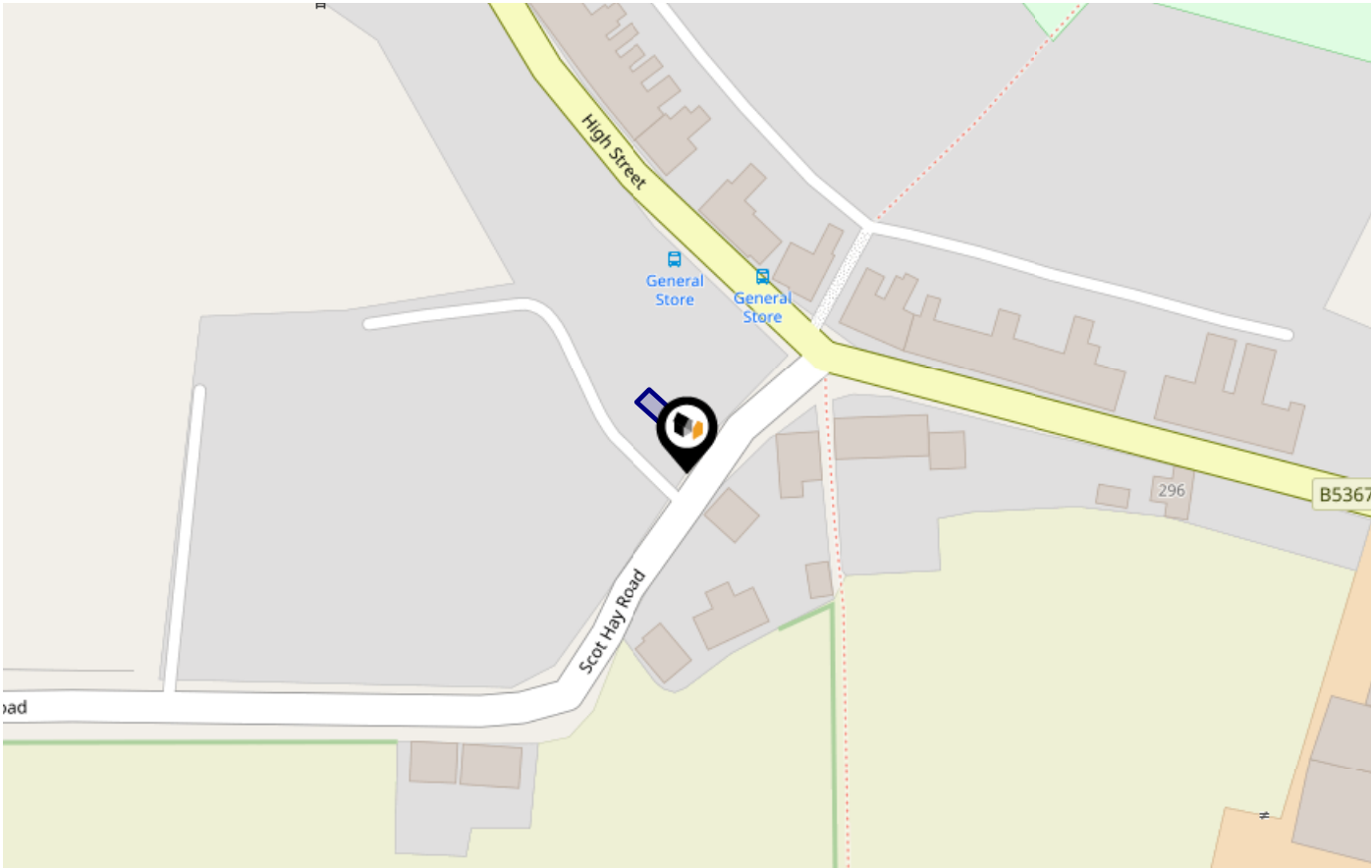
Chance of flooding to the following depths at this property:



# 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.



**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.

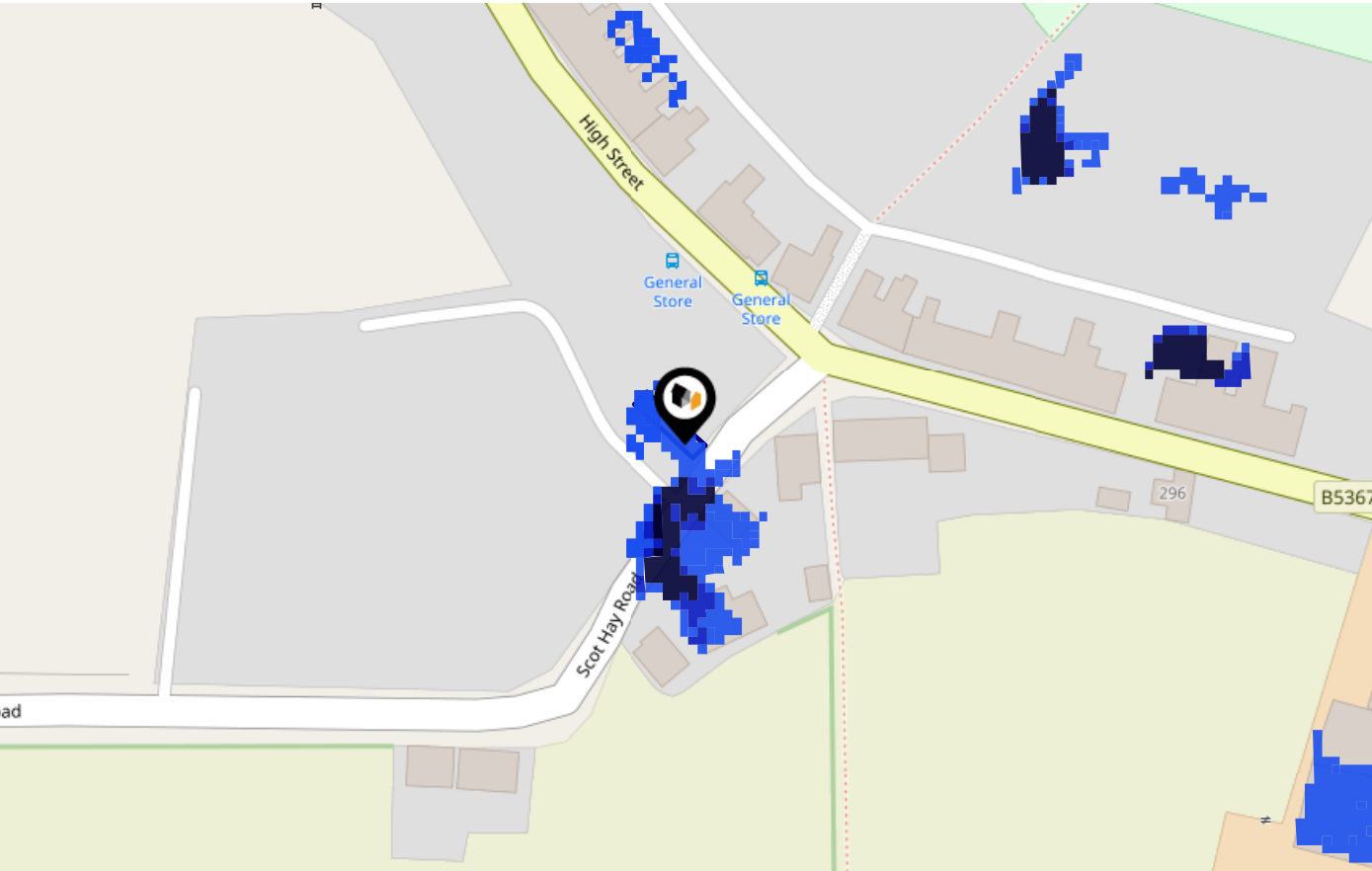
Chance of flooding to the following depths at this property:



# Flood Risk

## 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

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.

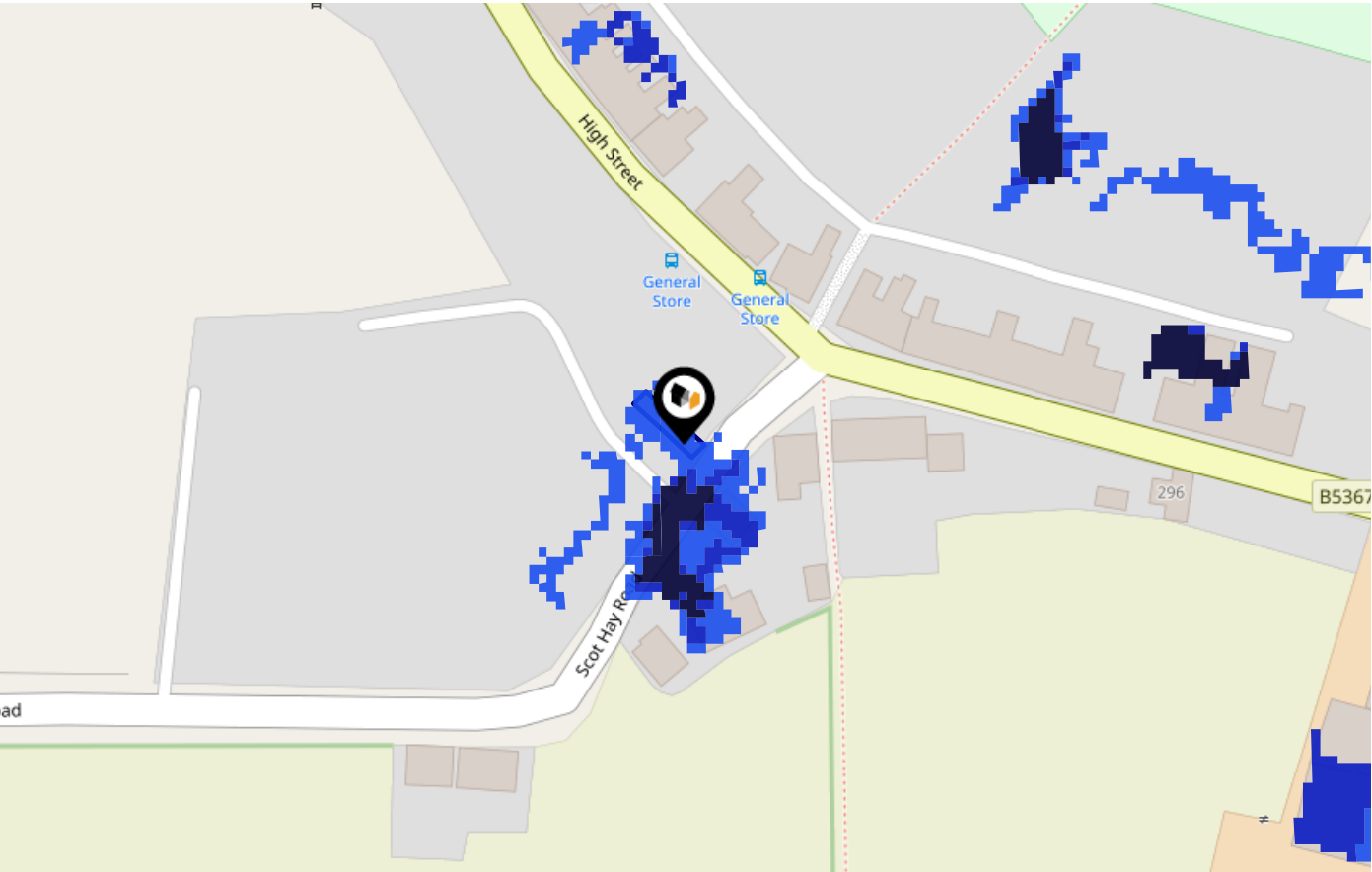
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

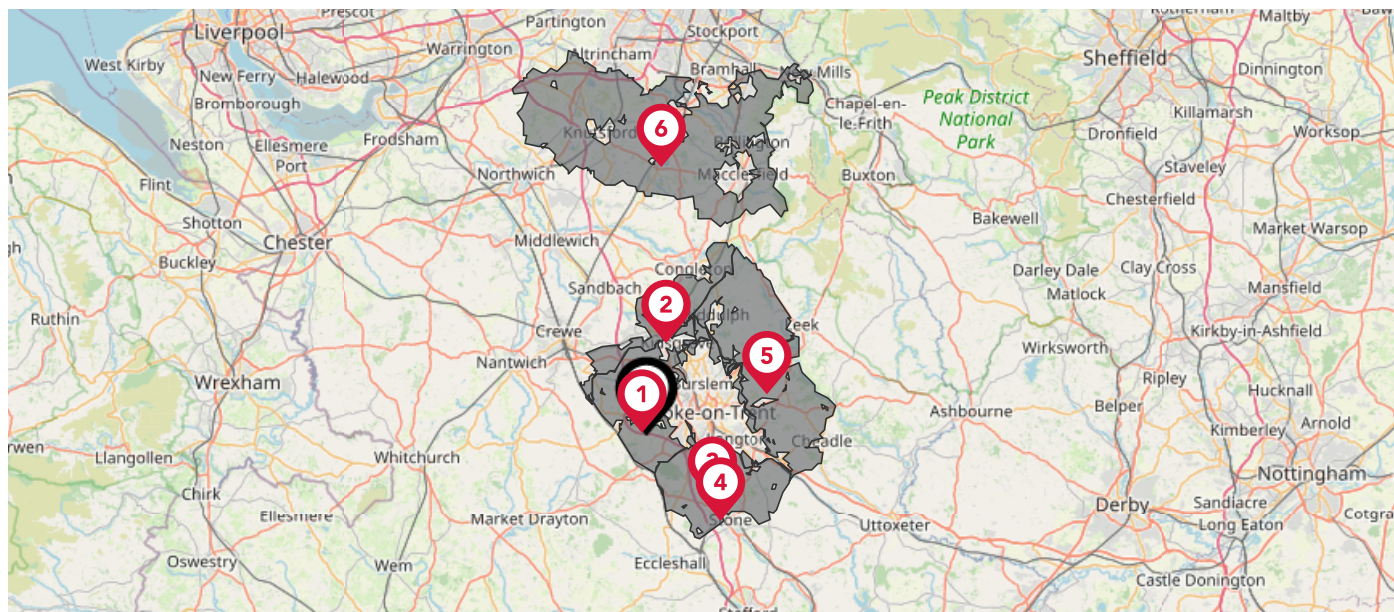
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:





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



### Nearby Green Belt Land



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



Stoke-on-Trent Green Belt - Cheshire East



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands

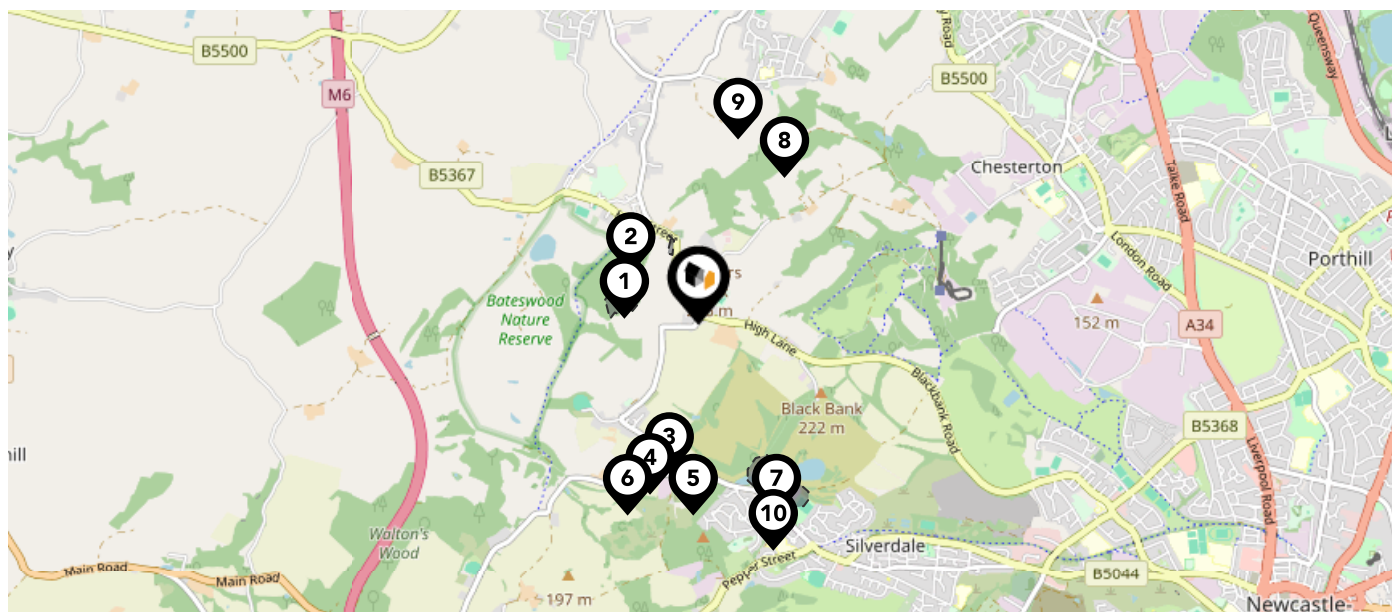


Merseyside and Greater Manchester Green Belt - Cheshire East

# Maps

## Landfill Sites

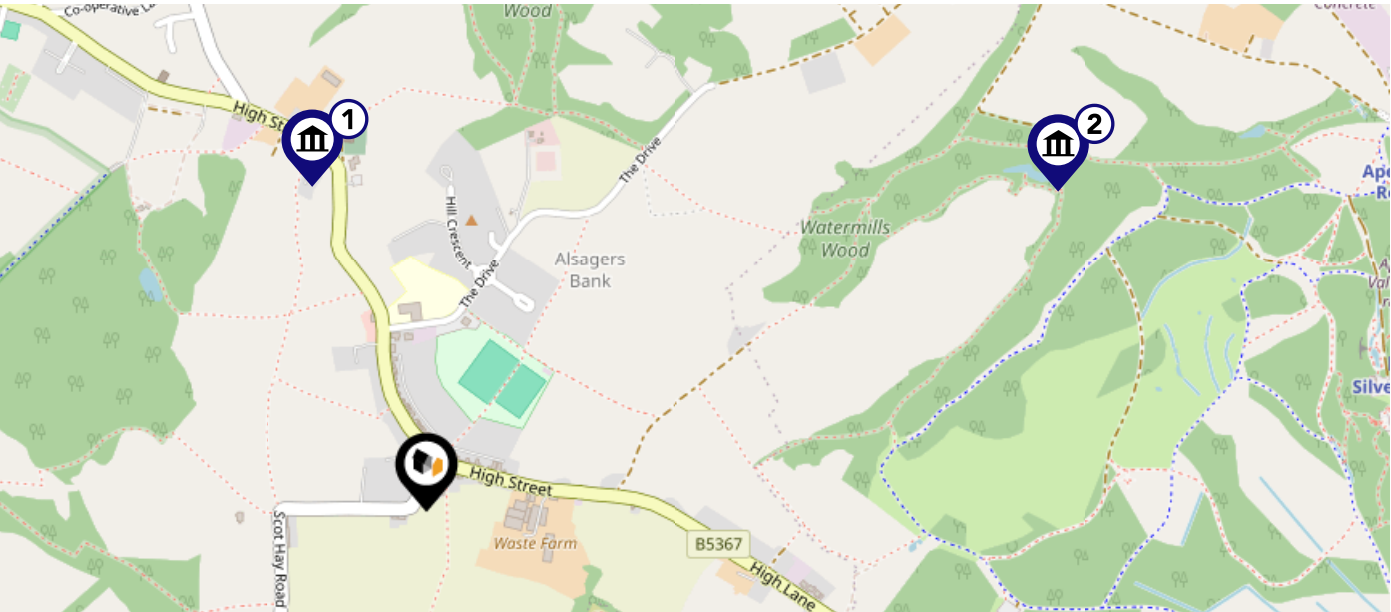
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



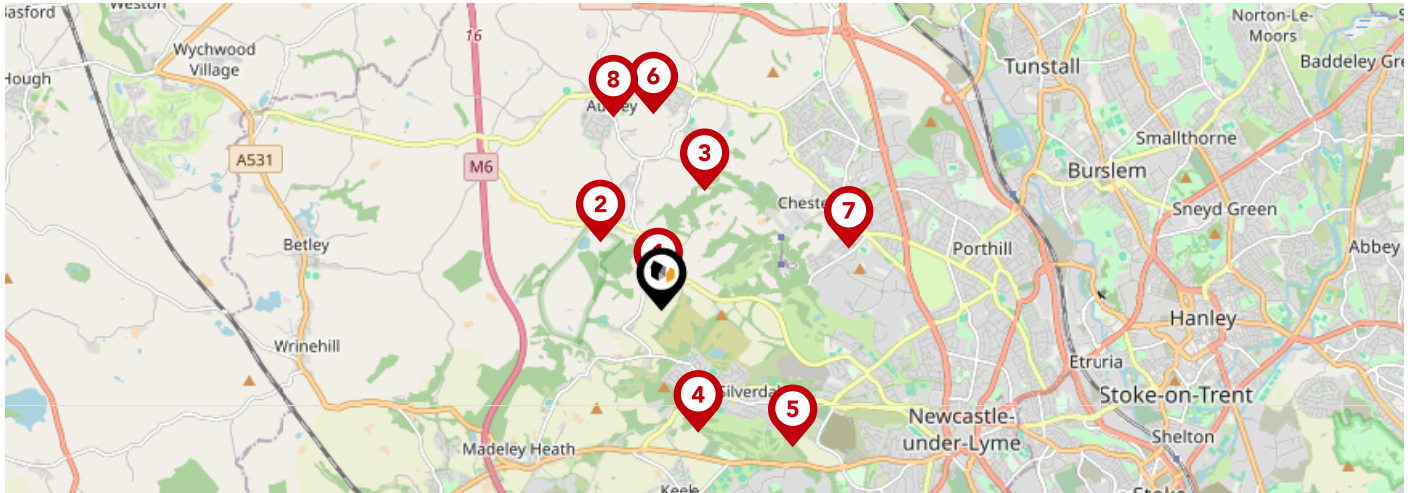
### Nearby Landfill Sites

|           |                                                                                                            |                   |
|-----------|------------------------------------------------------------------------------------------------------------|-------------------|
| <b>1</b>  | Near Disused Shafts-Stone Quarry Farm, Podmore Lane, Alsagers Bank, Newcastle Under Lyme, Staffordshire    | Historic Landfill |
| <b>2</b>  | North West of Alsagers Bank-Podmore Lane, Alsagers Bank, Newcastle Under Lyme, Staffordshire               | Historic Landfill |
| <b>3</b>  | EA/EPR/UP3996FY/A001                                                                                       | Active Landfill   |
| <b>4</b>  | Crackley Gates/ Land at Scot Hey Road-Crackley Gates, Near Silverdale, Newcastle-under-Lyme, Staffordshire | Historic Landfill |
| <b>5</b>  | Crackley Gates-Off Crackley Lane, Crackley Gates, Newcastle                                                | Historic Landfill |
| <b>6</b>  | Scot Hay Road-Leycett Lane, Crackley Gates, Newcastle Under Lyme, Staffordshire                            | Historic Landfill |
| <b>7</b>  | South East Of Alsagers Bank-Scott Hay Road, Silverdale, Newcastle Under Lyme, Staffordshire                | Historic Landfill |
| <b>8</b>  | Miry Wood Quarry-Apedale, Newcastle, Staffordshire                                                         | Historic Landfill |
| <b>9</b>  | Miles Green Farm-Bignall End, Stoke-on-Trent, Staffordshire                                                | Historic Landfill |
| <b>10</b> | West Of Silverdale Lane-Moffatt Way, Silverdale, Newcastle Under Lyme, Staffordshire                       | Historic Landfill |

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



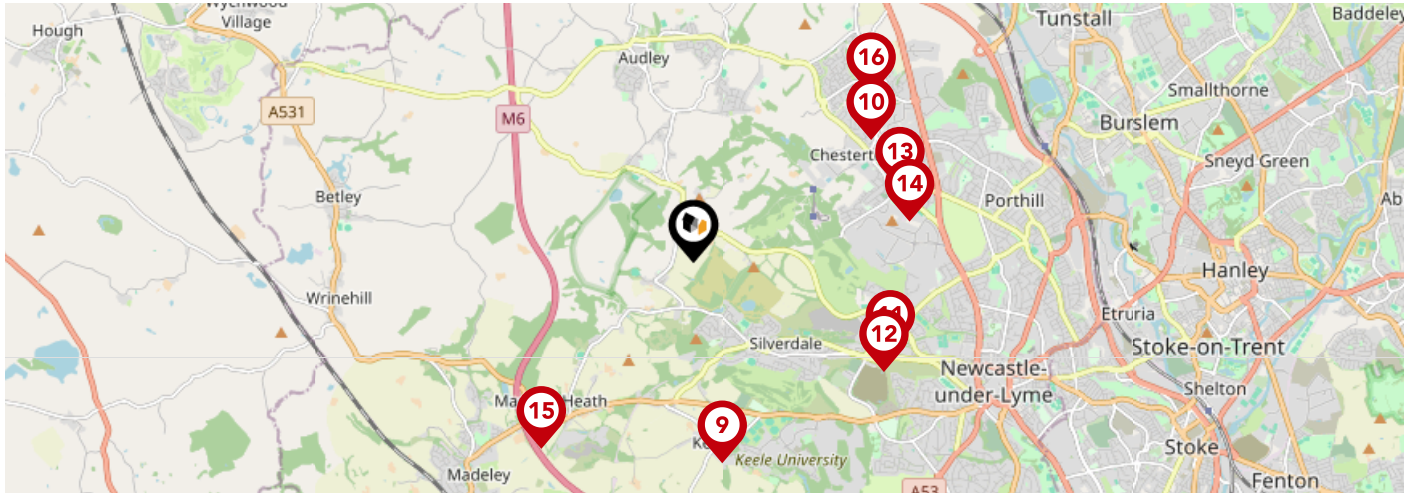
| Listed Buildings in the local district                                              |                                      | Grade    | Distance  |
|-------------------------------------------------------------------------------------|--------------------------------------|----------|-----------|
|  | 1467351 - Alsagers Bank War Memorial | Grade II | 0.4 miles |
|  | 1291460 - Remains Of Chimney         | Grade II | 0.8 miles |



|          |                                                                                                               | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Alsagers Bank Primary Academy</b><br>Ofsted Rating: Good   Pupils: 157   Distance:0.19                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Sir Thomas Boughey Academy</b><br>Ofsted Rating: Good   Pupils: 492   Distance:0.81                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Wood Lane Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 86   Distance:1.14           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Luke's CofE (C) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 195   Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Silverdale Primary Academy</b><br>Ofsted Rating: Good   Pupils: 150   Distance:1.69                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Ravensmead Primary School</b><br>Ofsted Rating: Good   Pupils: 333   Distance:1.75                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Chesterton Community Sports College</b><br>Ofsted Rating: Good   Pupils: 886   Distance:1.77               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Castle Hill School</b><br>Ofsted Rating: Good   Pupils: 11   Distance:1.77                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



# Area Schools

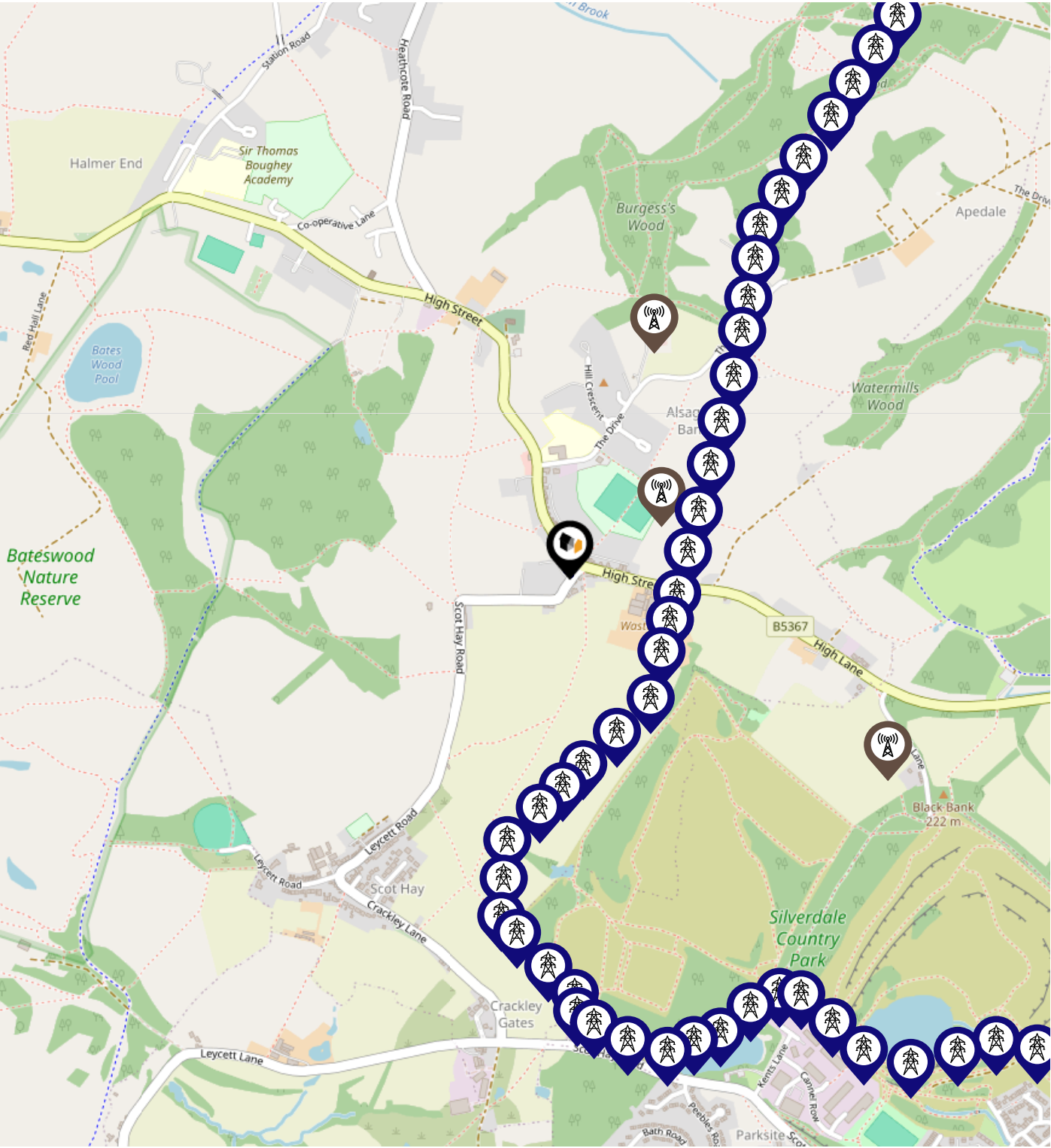


|    |                                                                                                               | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----|---------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9  | <b>St John's CofE (C) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 173   Distance:1.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <b>Crackley Bank Primary School</b><br>Ofsted Rating: Good   Pupils: 190   Distance:1.93                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <b>Cedars - Newcastle, Moorlands and Darwin Bases</b><br>Ofsted Rating: Good   Pupils: 45   Distance:1.93     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <b>Knutton St Marys CofE Academy</b><br>Ofsted Rating: Good   Pupils: 186   Distance:1.96                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | <b>Chesterton Primary School</b><br>Ofsted Rating: Good   Pupils: 166   Distance:1.97                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | <b>Churchfields Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 393   Distance:1.97                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | <b>The Meadows Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 106   Distance:2.14                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | <b>St Chad's CofE (C) Primary School</b><br>Ofsted Rating: Good   Pupils: 270   Distance:2.18                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



# Local Area

## Masts & Pylons

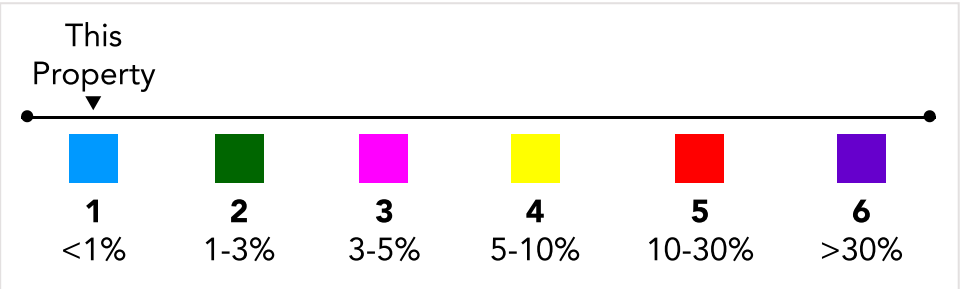
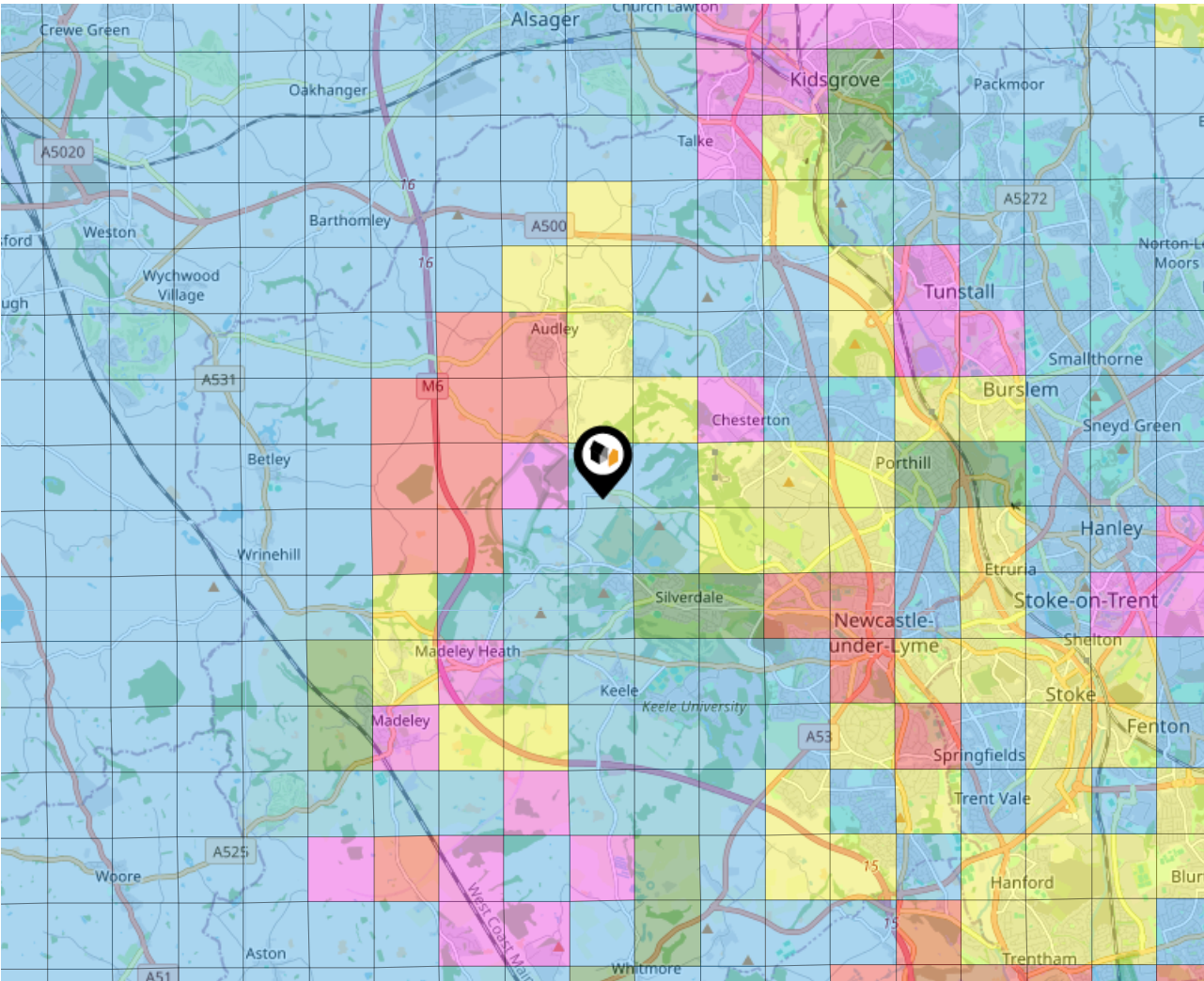


### Key:

-  Power Pylons
-  Communication Masts

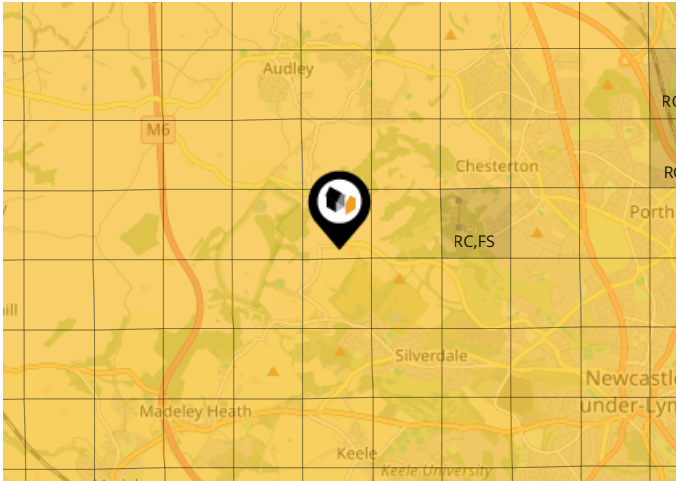
### What is Radon?

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/m<sup>3</sup>).



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

|                               |                                 |                      |                     |
|-------------------------------|---------------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)                   | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-RUDACEOUS)      | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY) TO HEAVY |                      |                     |



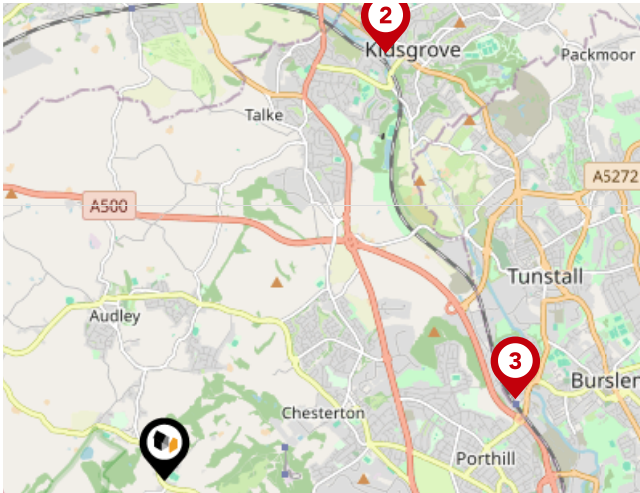
### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |



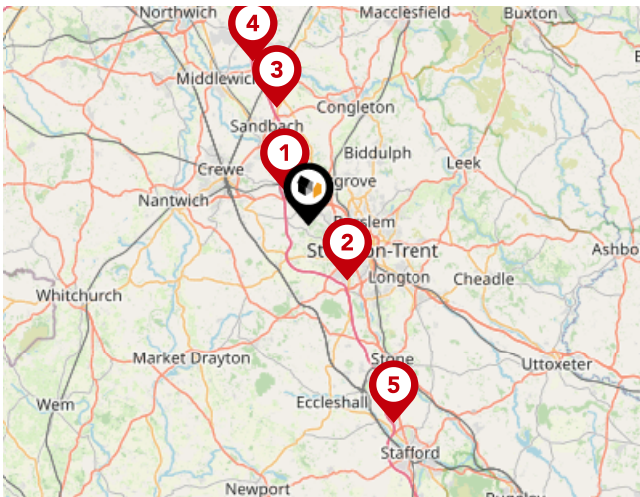
# Area

## Transport (National)



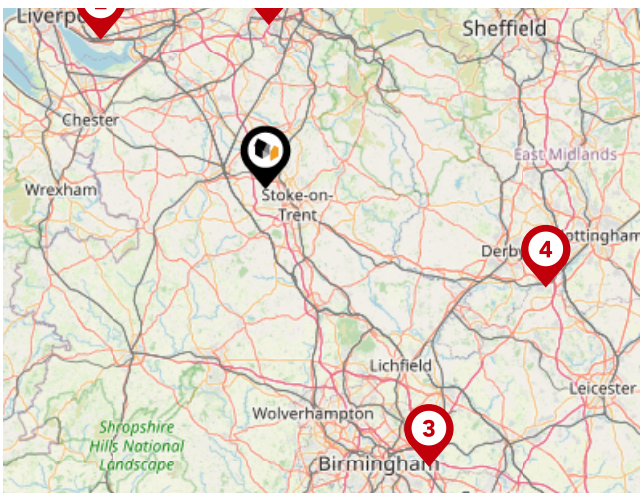
### National Rail Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Alsager Rail Station   | 4.29 miles |
| 2   | Kidsgrove Rail Station | 4.29 miles |
| 3   | Platform 2             | 3.22 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M6 J16 | 3.06 miles  |
| 2   | M6 J15 | 4.72 miles  |
| 3   | M6 J17 | 8.72 miles  |
| 4   | M6 J18 | 12.38 miles |
| 5   | M6 J14 | 15.38 miles |

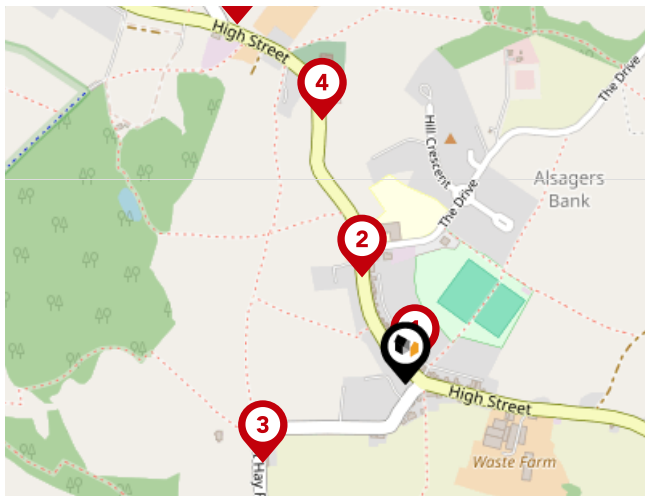


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Manchester Airport | 23.28 miles |
| 2   | Speke              | 31.54 miles |
| 3   | Birmingham Airport | 46.37 miles |
| 4   | East Mids Airport  | 42.56 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Scot Hay Road    | 0.02 miles |
| 2   | The Drive        | 0.13 miles |
| 3   | House No 149     | 0.18 miles |
| 4   | St John's Church | 0.31 miles |
| 5   | Heathcote Road   | 0.44 miles |



# butters john bee

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

butters john bee<sup>bjb</sup>

#### butters john bee

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

01782 470227

[newcastlerentals@bjbmail.com](mailto:newcastlerentals@bjbmail.com)

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)



Valuation Office  
Agency



Royal Mail