

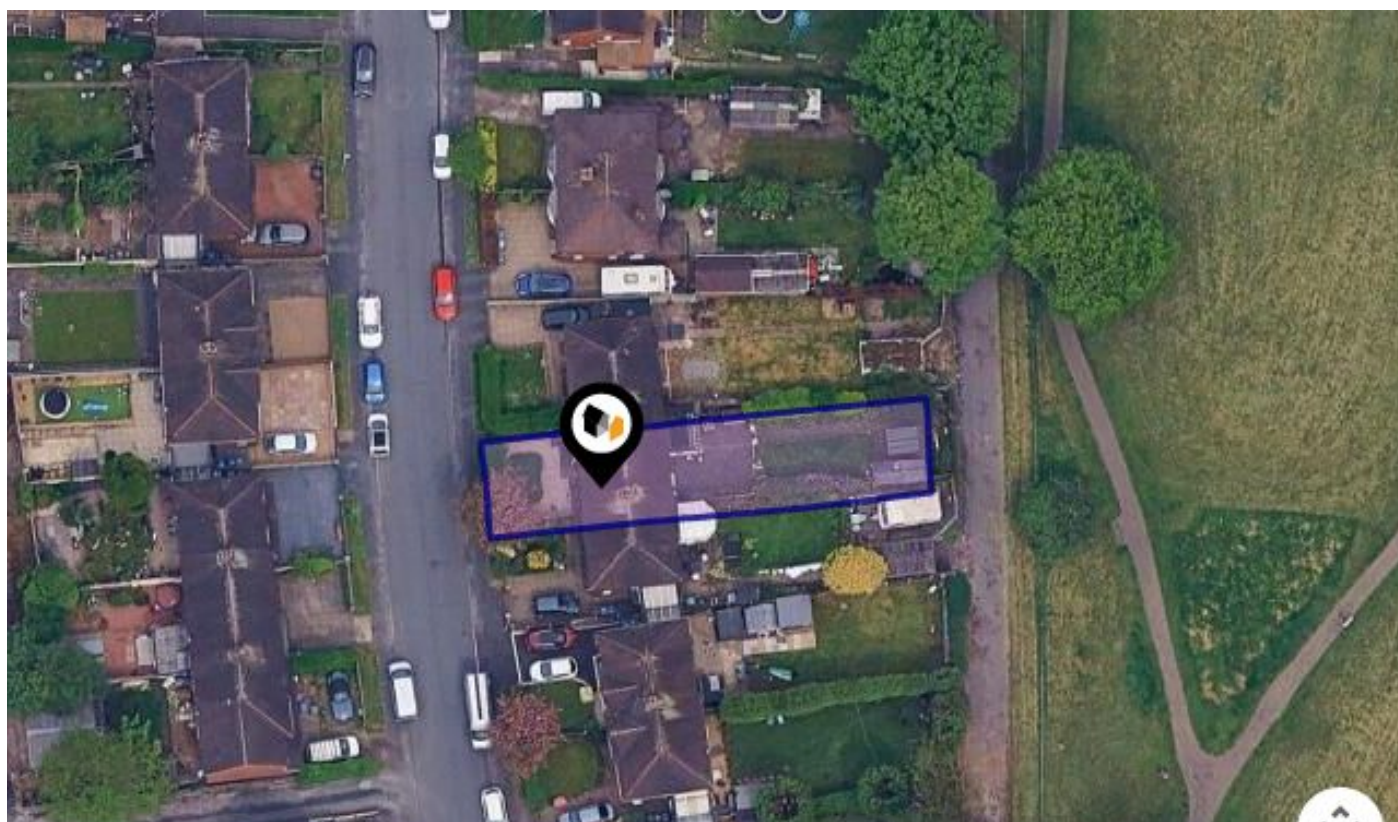


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st October 2025



OLDCASTLE AVENUE, NEWCASTLE, ST5

butters john bee

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

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www.buttersjohnbee.com



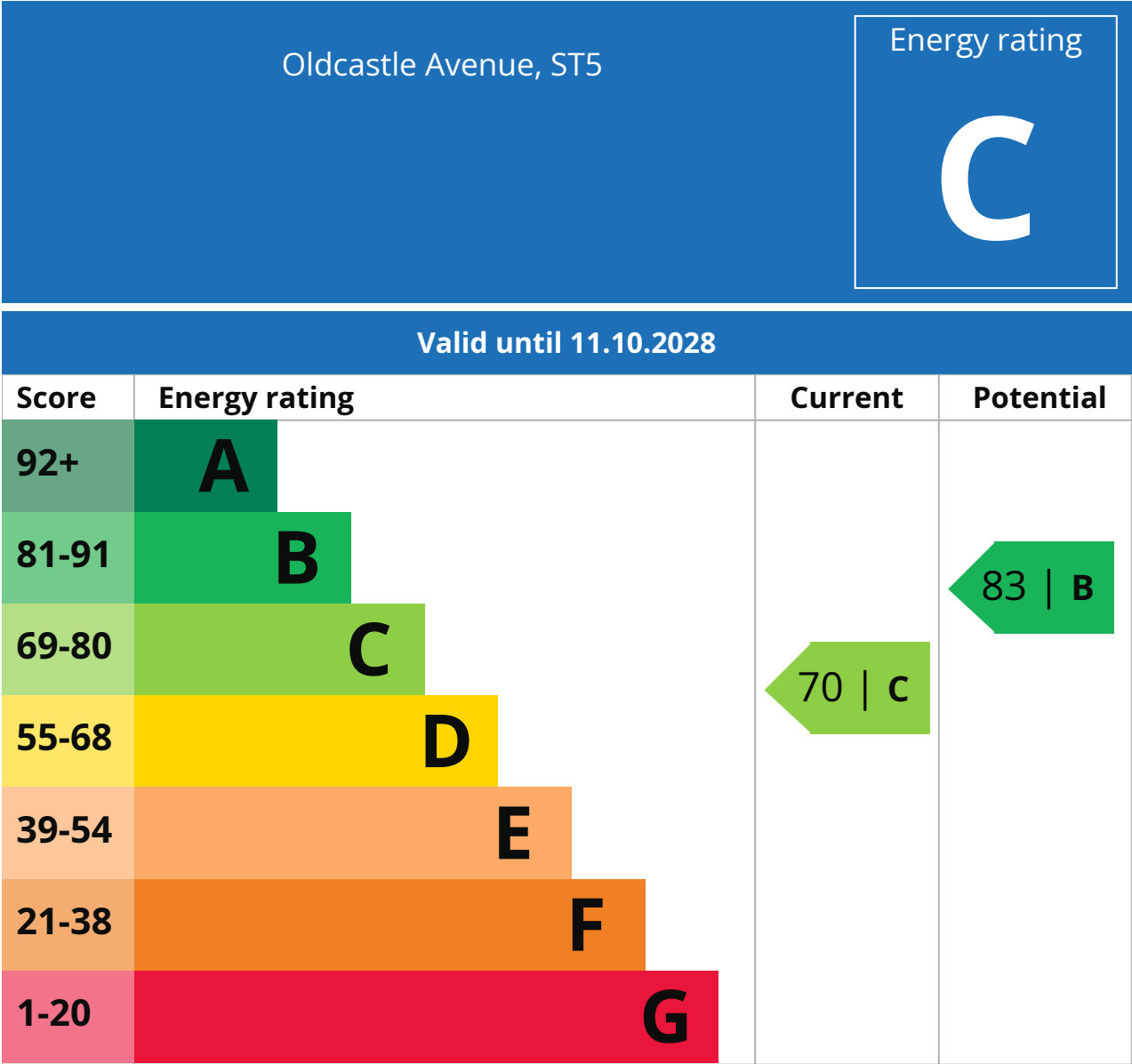
Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,497		
Title Number:	SF231944		

Local Area

Local Authority:	Staffordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	17 mb/s	66 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Property
EPC - Certificate



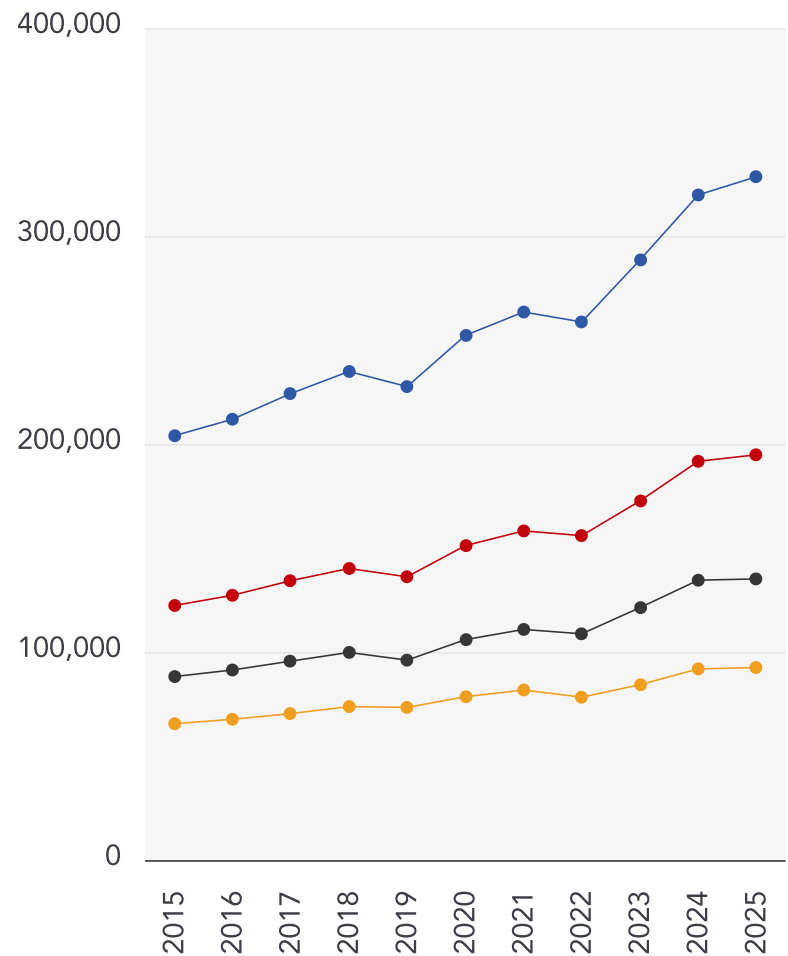
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (social)
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
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 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	106 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST5



Detached

+61.04%

Semi-Detached

+59.16%

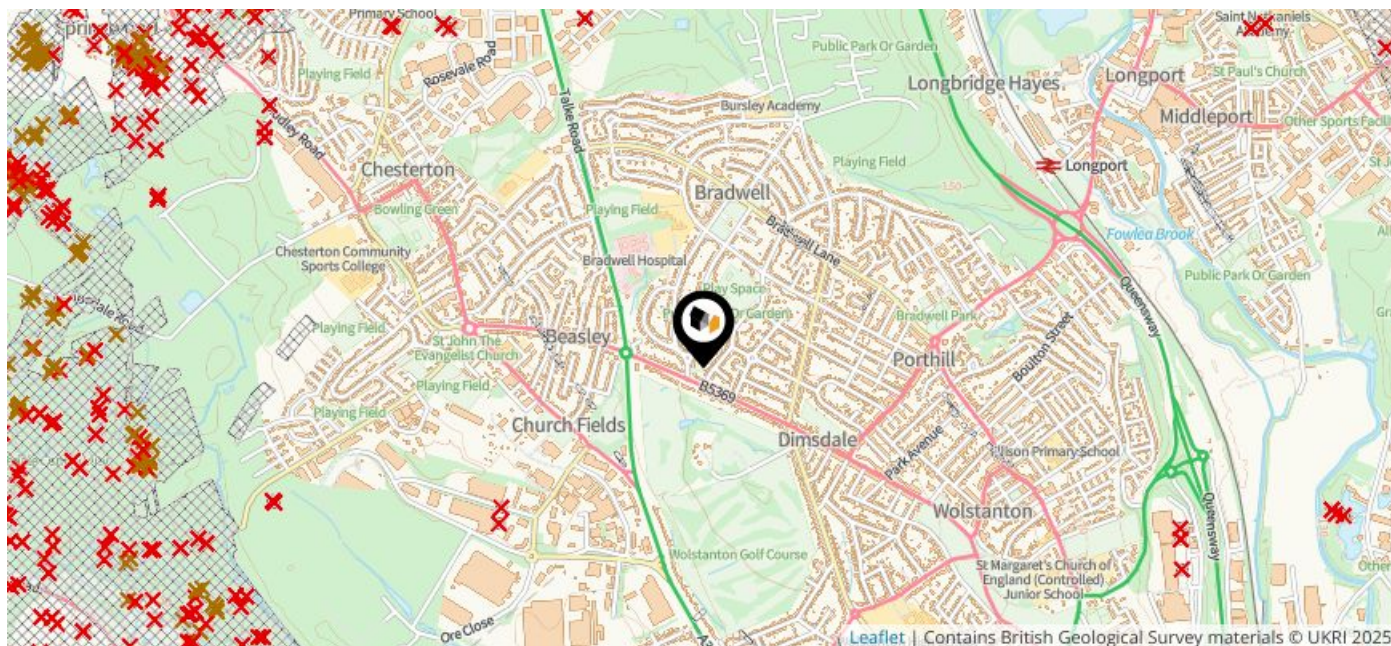
Terraced

+53.2%

Flat

+41.21%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

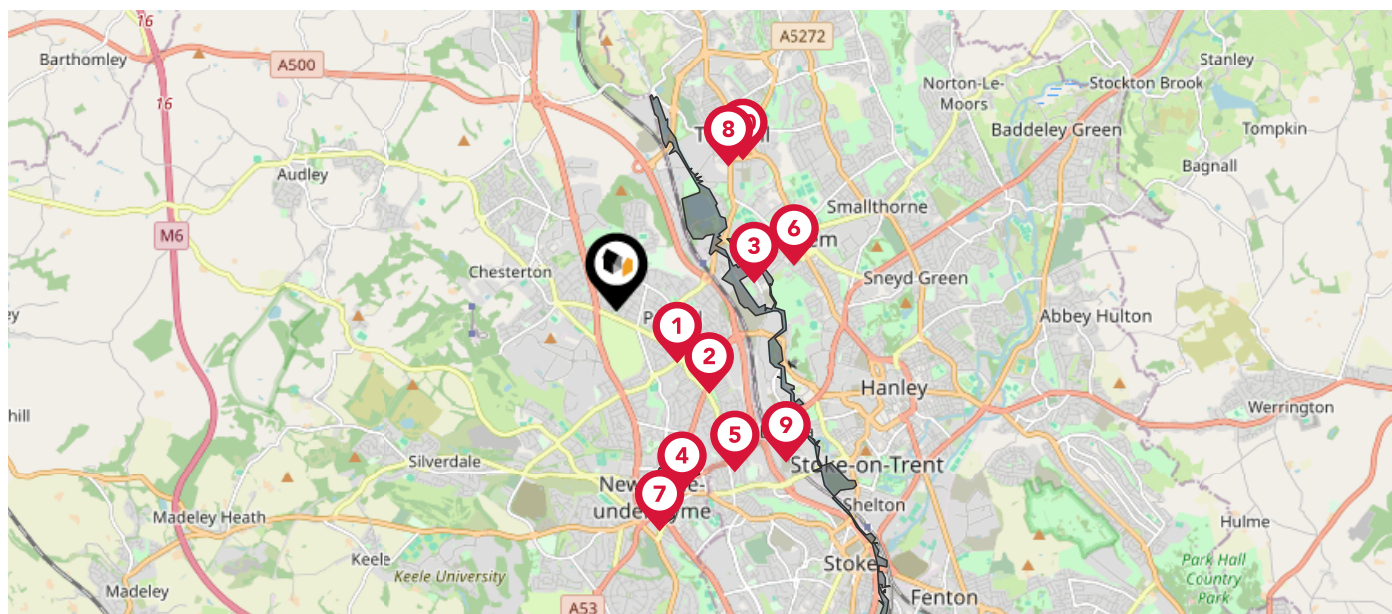
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Watlands Park



Wolstanton



Newcastle Street



The Brampton



Basford



Burslem Town Centre



Newcastle Town Centre



Tower Square



Trent and Mersey Canal

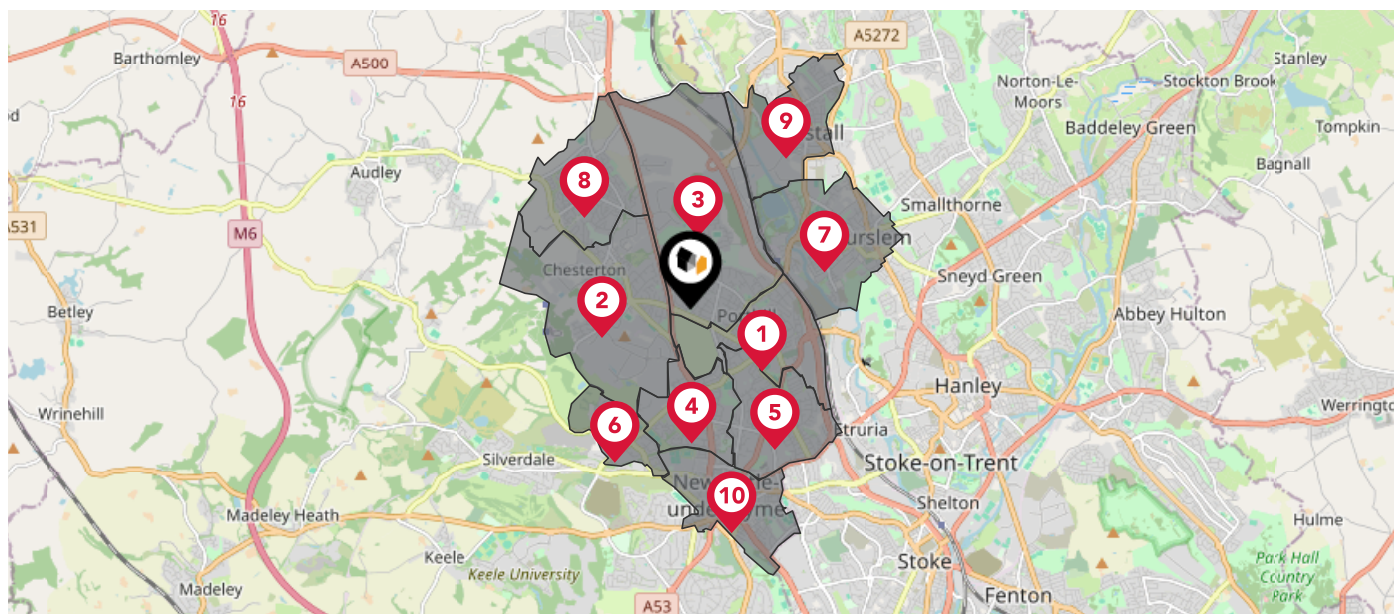


Park Terrace

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



Wolstanton Ward



Holditch & Chesterton Ward



Bradwell Ward



Cross Heath Ward



May Bank Ward



Knutton Ward



Burslem Central Ward



Crackley & Red Street Ward



Tunstall Ward

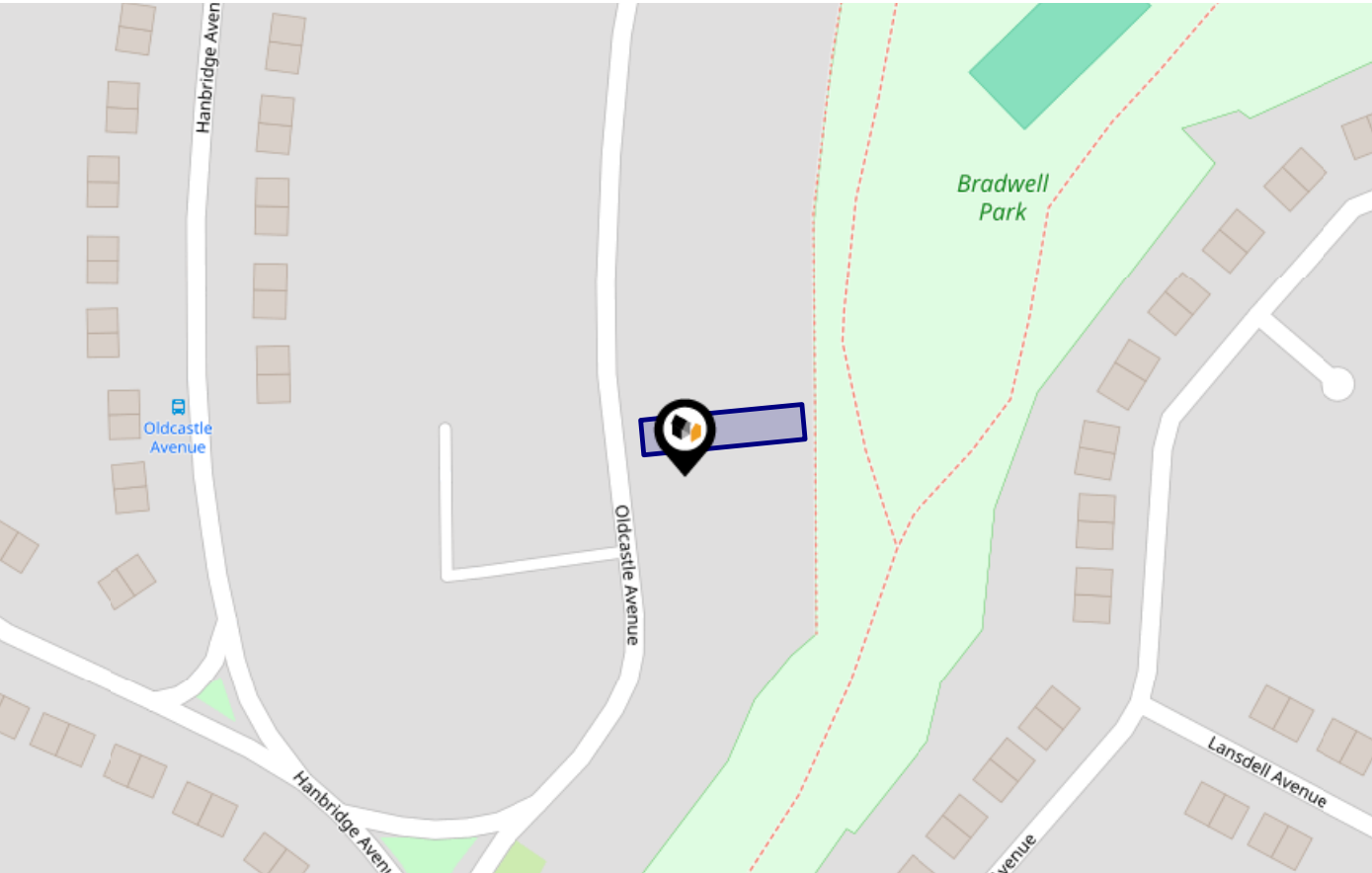


Town Ward

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.

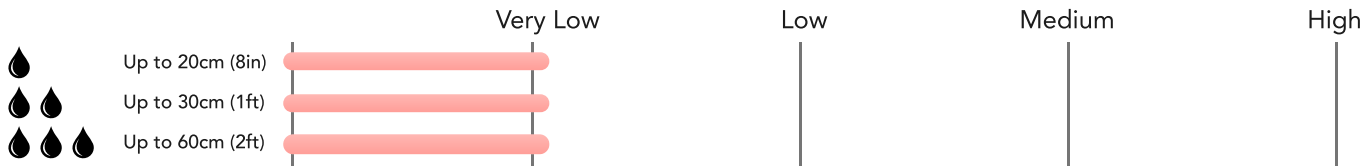


Risk Rating: Very low

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.

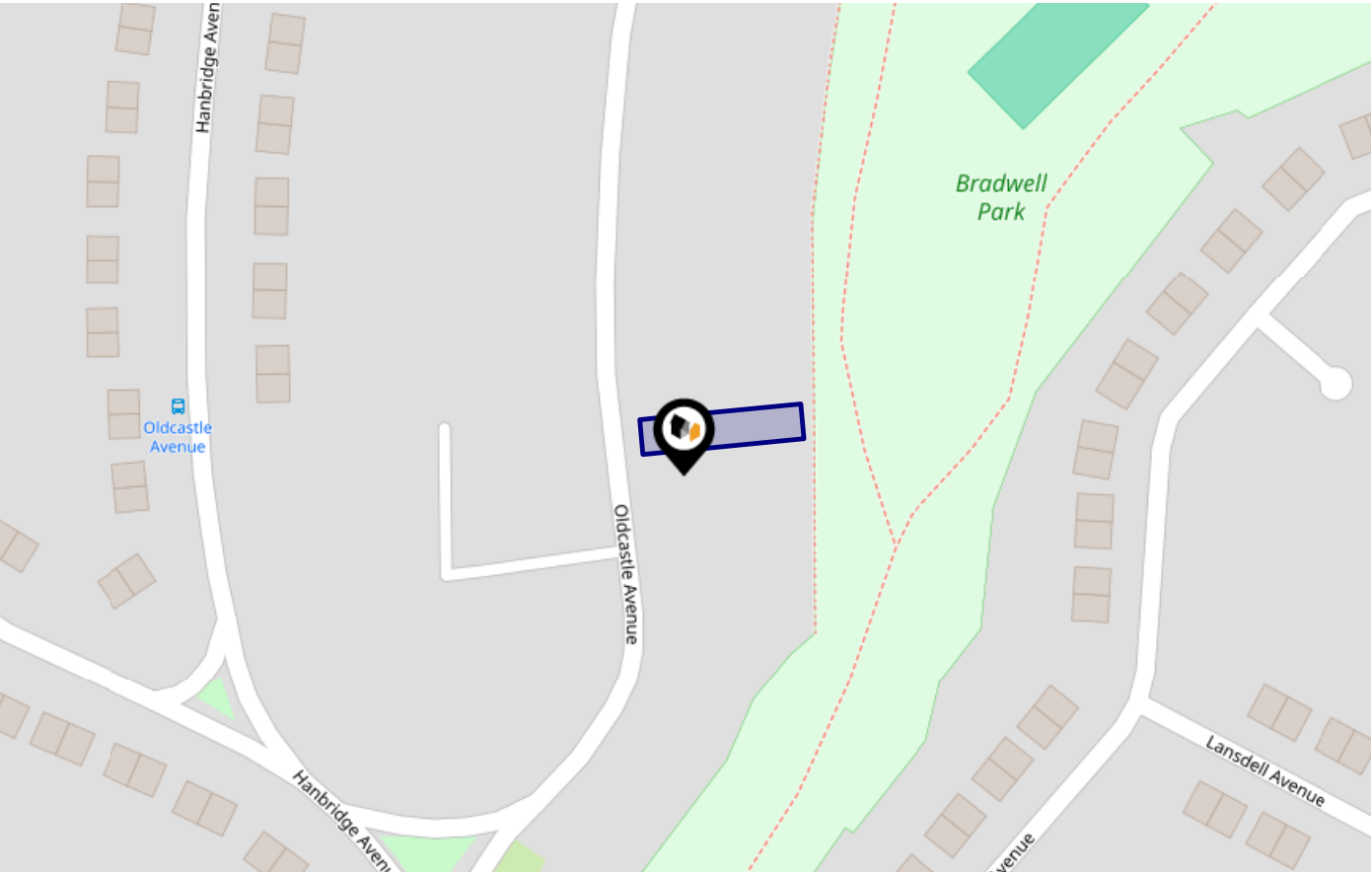
Chance of flooding to the following depths at this property:



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

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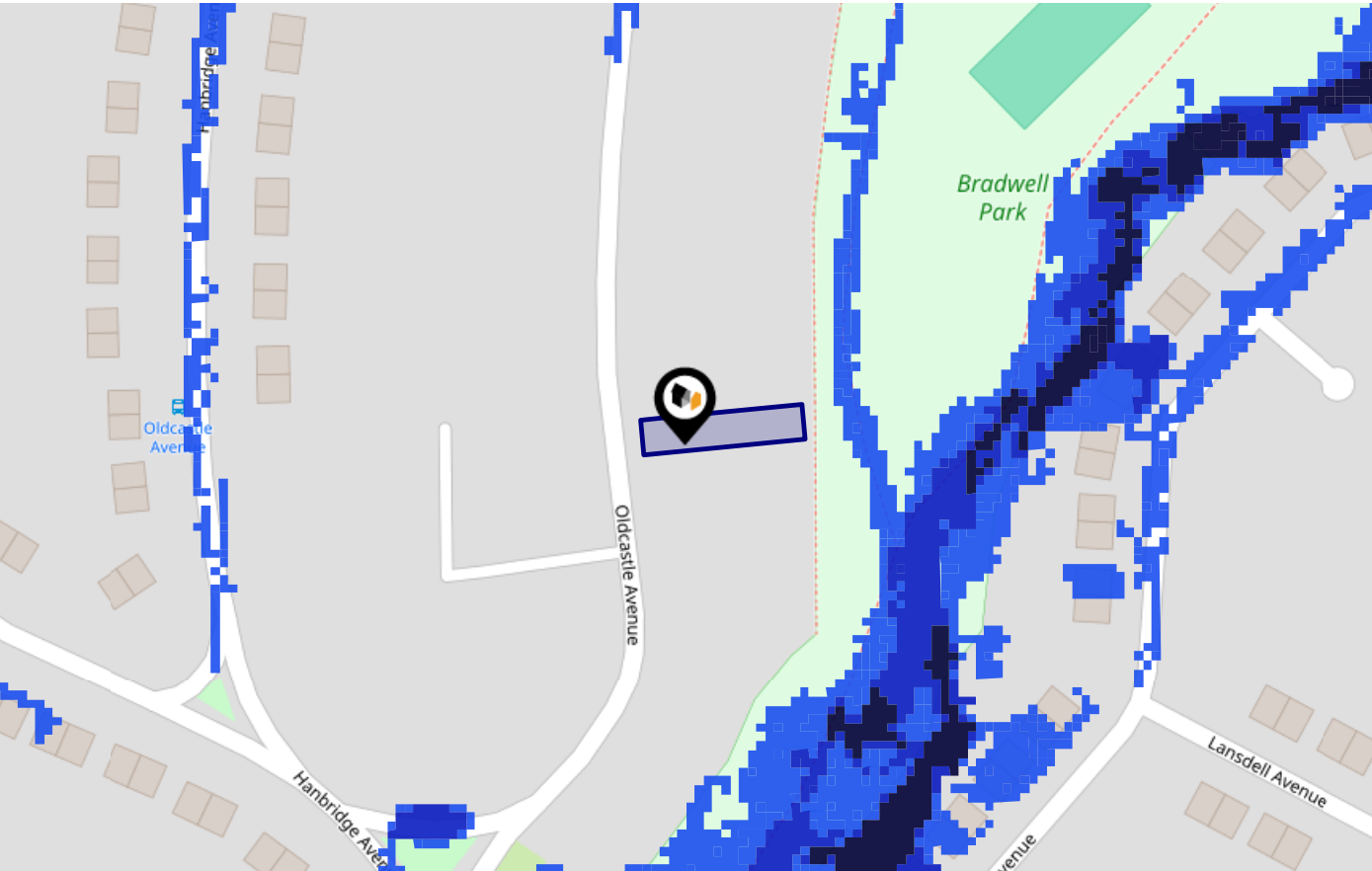
Chance of flooding to the following depths at this property:



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.

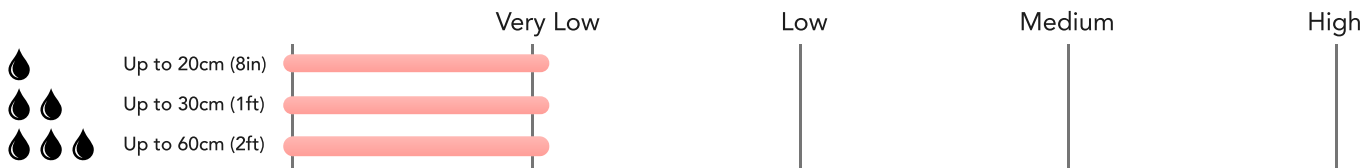


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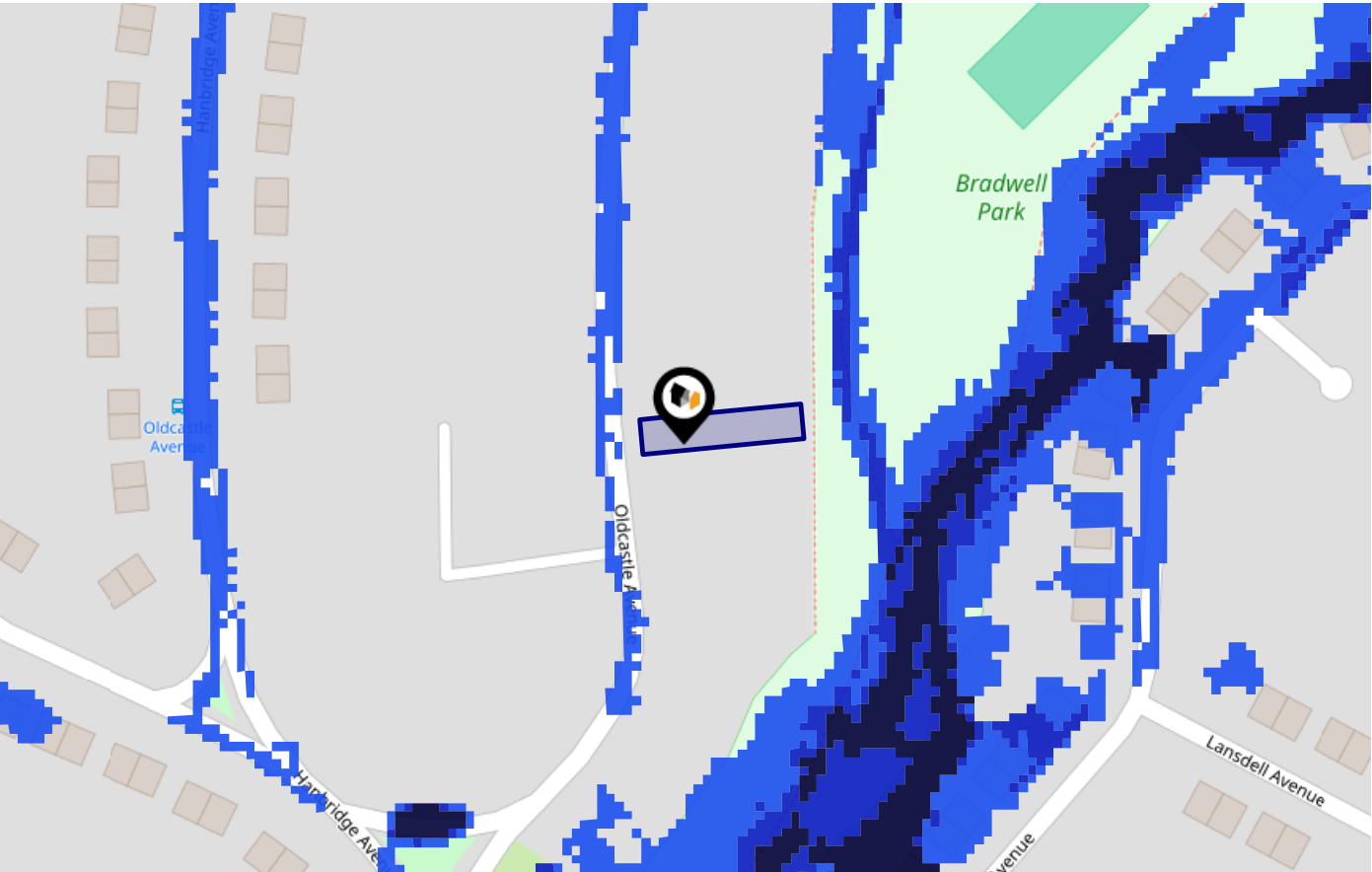
Chance of flooding to the following depths at this property:



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.

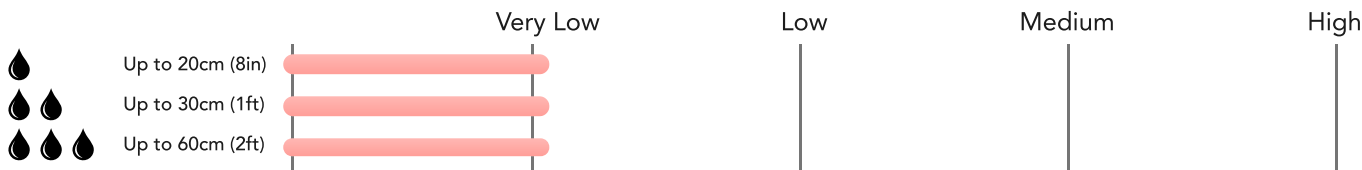


Risk Rating: Very low

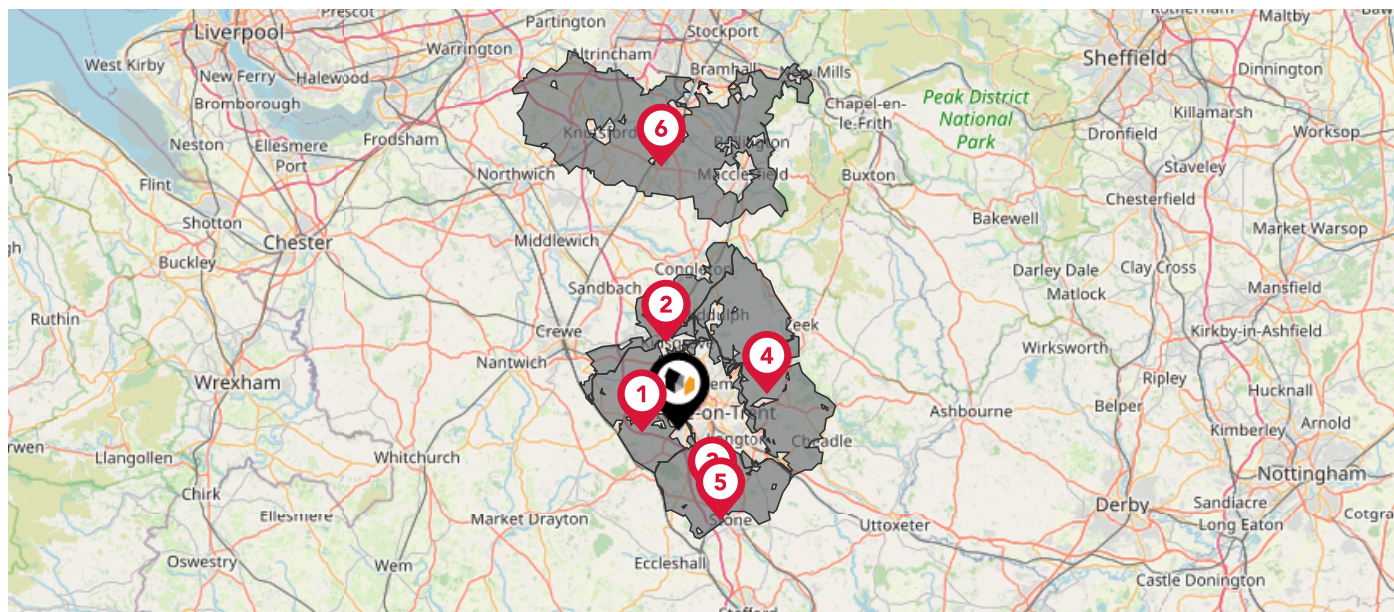
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



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



Stoke-on-Trent Green Belt - Cheshire East



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Stafford

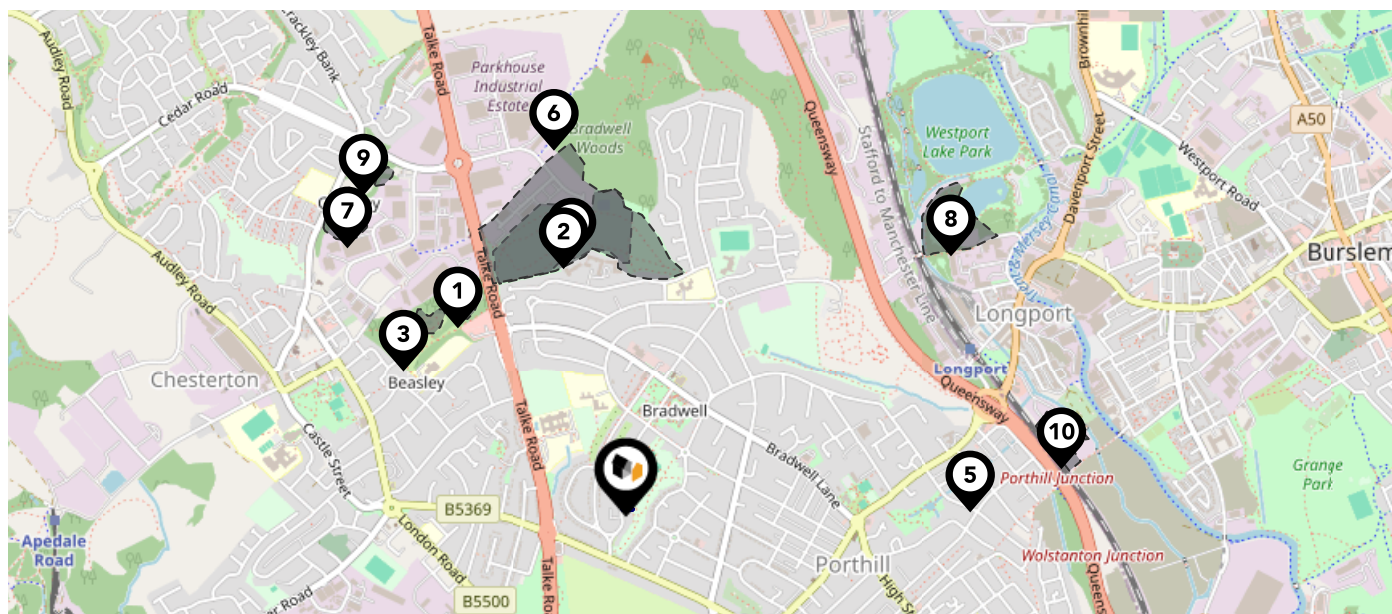


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



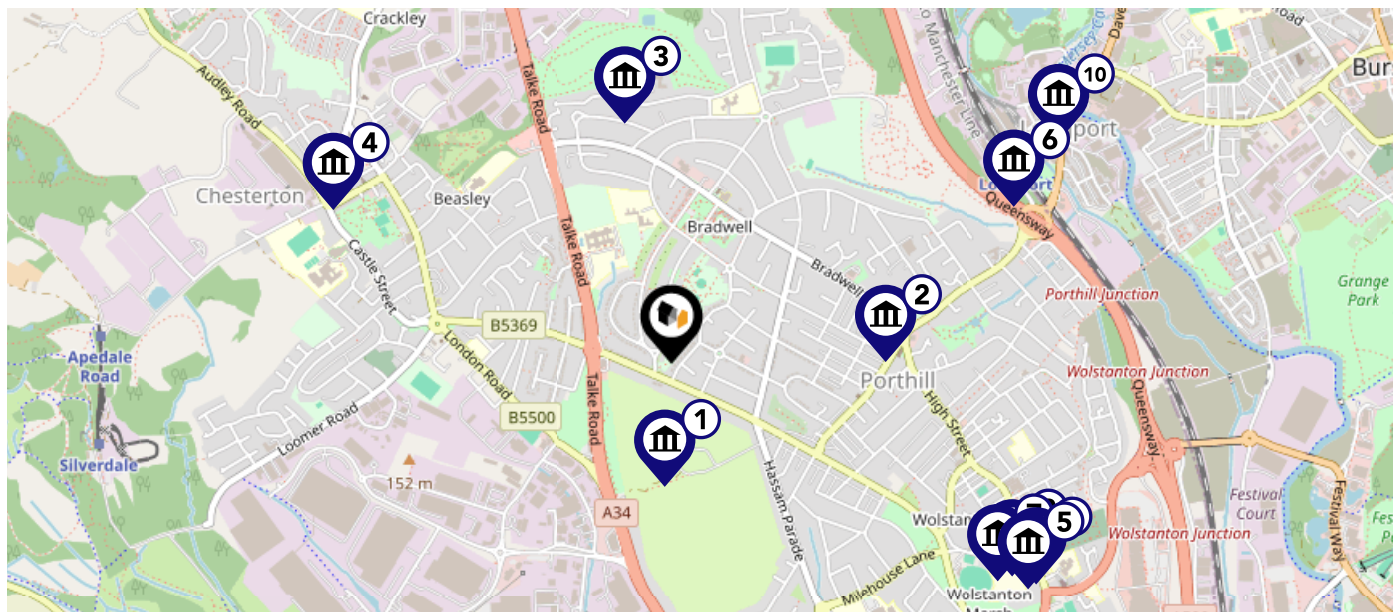
Nearby Landfill Sites

1	Rosevale Brick And Tile Works-Brick Kiln Lane, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
2	Metallic Tileries-Talke Road, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
3	Brick Kiln Lane - Talke Road-Brick Kiln Lane, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
4	Talke Road-Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
5	Land off St Edmunds Avenue-St Edmunds Avenue, Porthill, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
6	Plot H-Parkhouse Road East, Newcastle-under-Lyme, Staffordshire	Historic Landfill	☐
7	Junction Crackley Bank, 3 x Holes-Birchouse Road, Crackley Bank, Chesterton	Historic Landfill	☐
8	Westport Lake Water Park South End-Westport Lake, Stoke on Trent, Staffordshire	Historic Landfill	☐
9	Crackley Bank-Parkhouse Road West, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
10	Off Porthill Road-Longport, Stoke-on-Trent, Staffordshire	Historic Landfill	☐

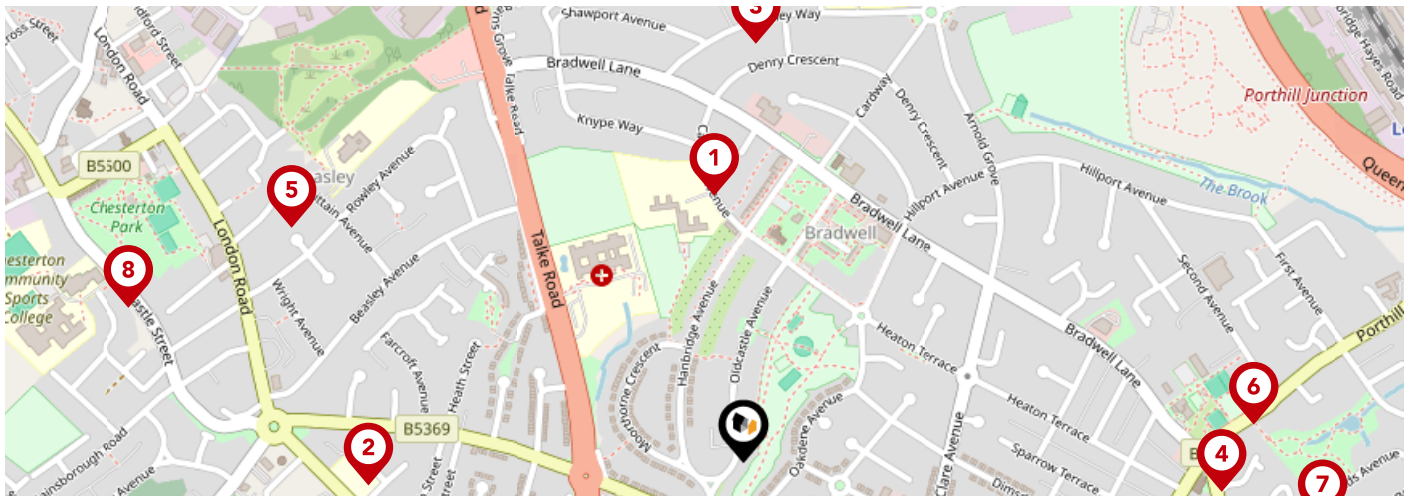
Maps

Listed Buildings

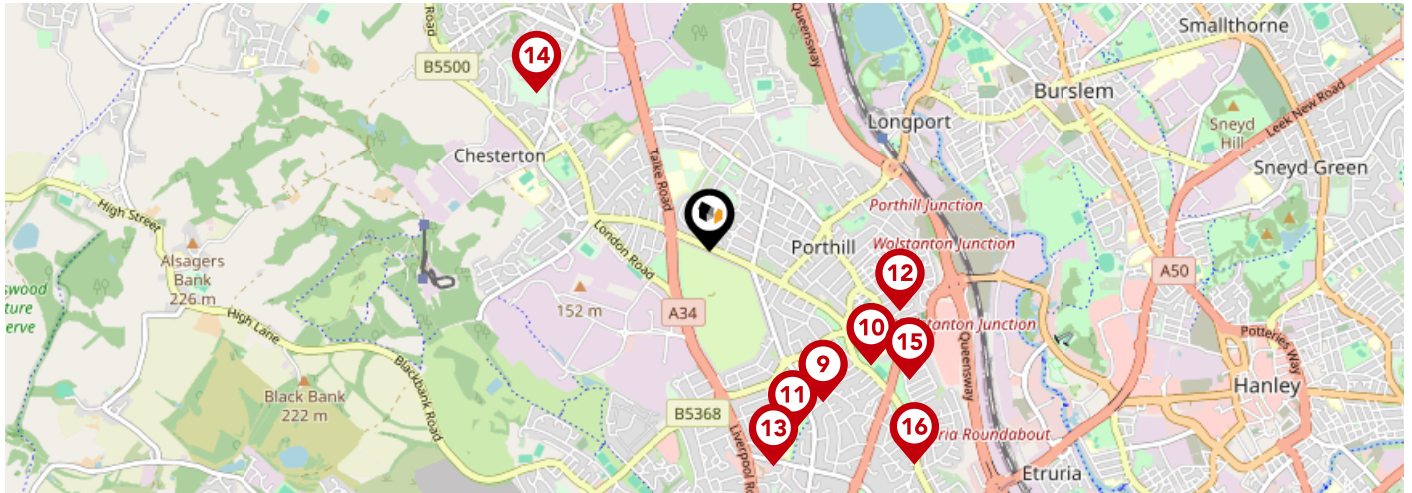
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district			Grade	Distance
	1219561 - Old Barn At Dimsdale Hall Farm		Grade II	0.3 miles
	1196515 - Bradwell Lodge		Grade II	0.5 miles
	1196516 - Bradwell Hall		Grade II	0.6 miles
	1196518 - Church Of Holy Trinity		Grade II	0.8 miles
	1196517 - Church Of St Margaret		Grade II	0.9 miles
	1290486 - Railway Station		Grade II	0.9 miles
	1297485 - School House		Grade II	0.9 miles
	1219720 - School		Grade II	0.9 miles
	1458049 - Grave Slab Of Sarah Smith		Grade II	1.0 miles
	1195813 - Warehouse In Price And Kensington Works		Grade II	1.0 miles



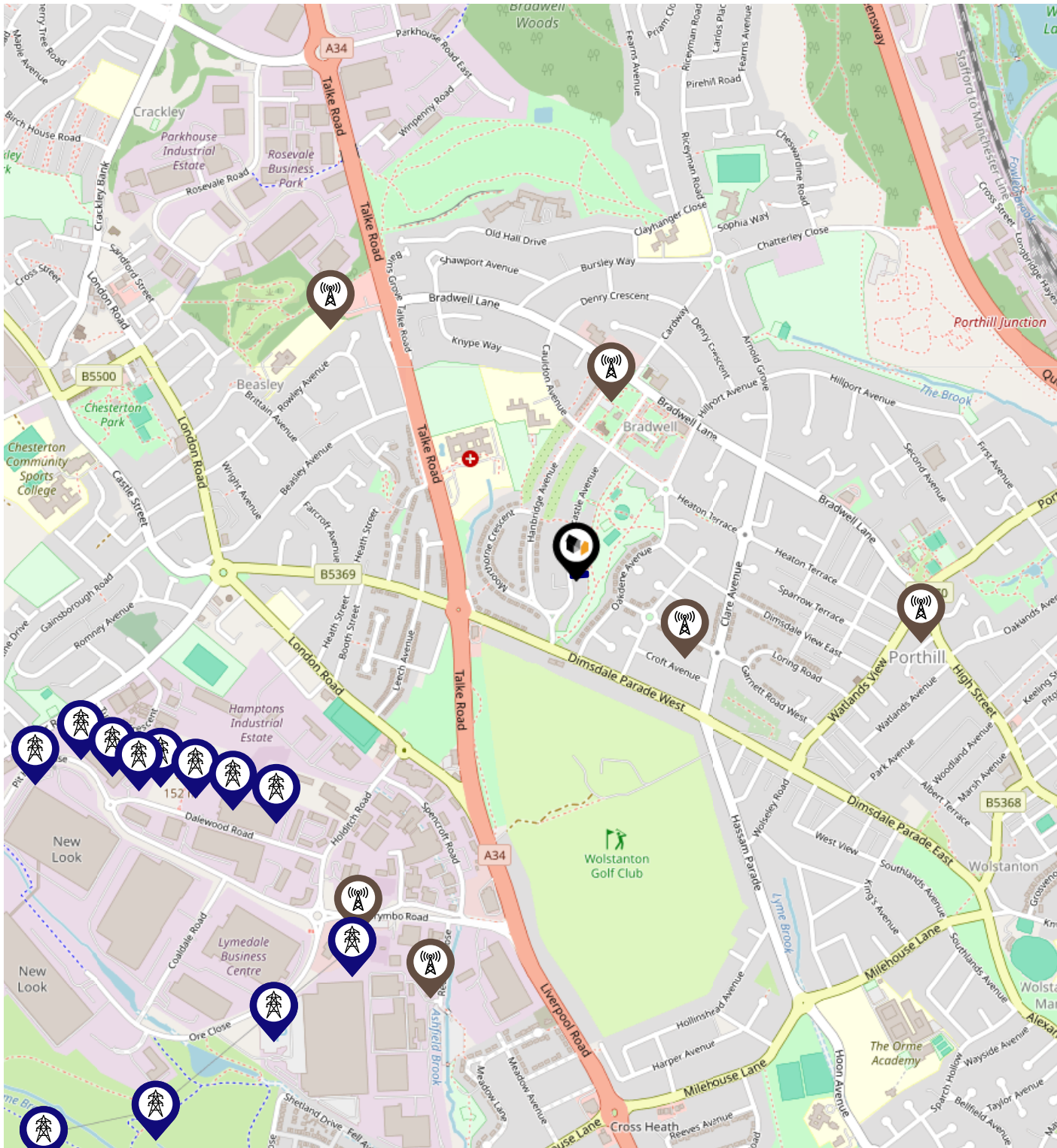
		Nursery	Primary	Secondary	College	Private
1	Sun Academy Bradwell Ofsted Rating: Good Pupils: 164 Distance:0.3	☐	☒	☐	☐	☐
2	Churchfields Primary School Ofsted Rating: Outstanding Pupils: 393 Distance:0.42	☐	☒	☐	☐	☐
3	Bursley Academy Ofsted Rating: Requires improvement Pupils: 365 Distance:0.47	☐	☒	☐	☐	☐
4	Kaleidoscope School Ofsted Rating: Good Pupils: 29 Distance:0.54	☐	☒	☐	☐	☐
5	Chesterton Primary School Ofsted Rating: Good Pupils: 166 Distance:0.57	☐	☒	☐	☐	☐
6	Edison Pace School Ofsted Rating: Good Pupils: 22 Distance:0.57	☐	☐	☒	☐	☐
7	Oaklands Nursery School Ofsted Rating: Outstanding Pupils: 38 Distance:0.65	☒	☐	☐	☐	☐
8	Chesterton Community Sports College Ofsted Rating: Good Pupils: 886 Distance:0.71	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Orme Academy Ofsted Rating: Requires improvement Pupils: 749 Distance:0.84	☐	☐	☒	☐	☐
	St Margaret's CofE (VC) Junior School Ofsted Rating: Good Pupils: 231 Distance:0.88	☐	☒	☐	☐	☐
	Merryfields School Ofsted Rating: Good Pupils: 108 Distance:0.88	☐	☒	☐	☐	☐
	Ellison Primary Academy Ofsted Rating: Good Pupils: 367 Distance:0.88	☐	☒	☐	☐	☐
	Hempstalls Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1	☐	☒	☐	☐	☐
	Crackley Bank Primary School Ofsted Rating: Good Pupils: 190 Distance:1.05	☐	☒	☐	☐	☐
	St Wulstan's Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.06	☐	☒	☐	☐	☐
	May Bank Infants' School Ofsted Rating: Good Pupils: 167 Distance:1.31	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

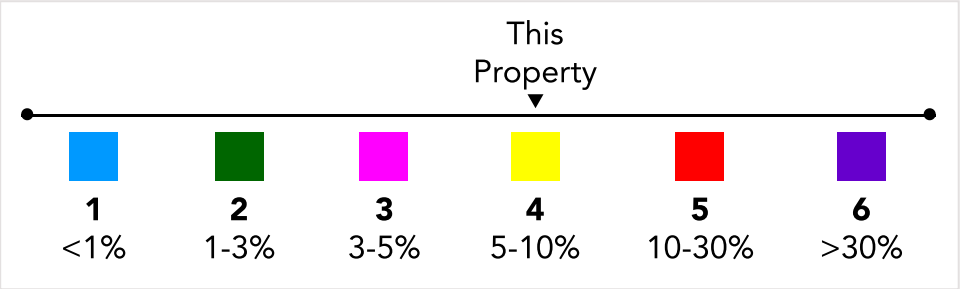
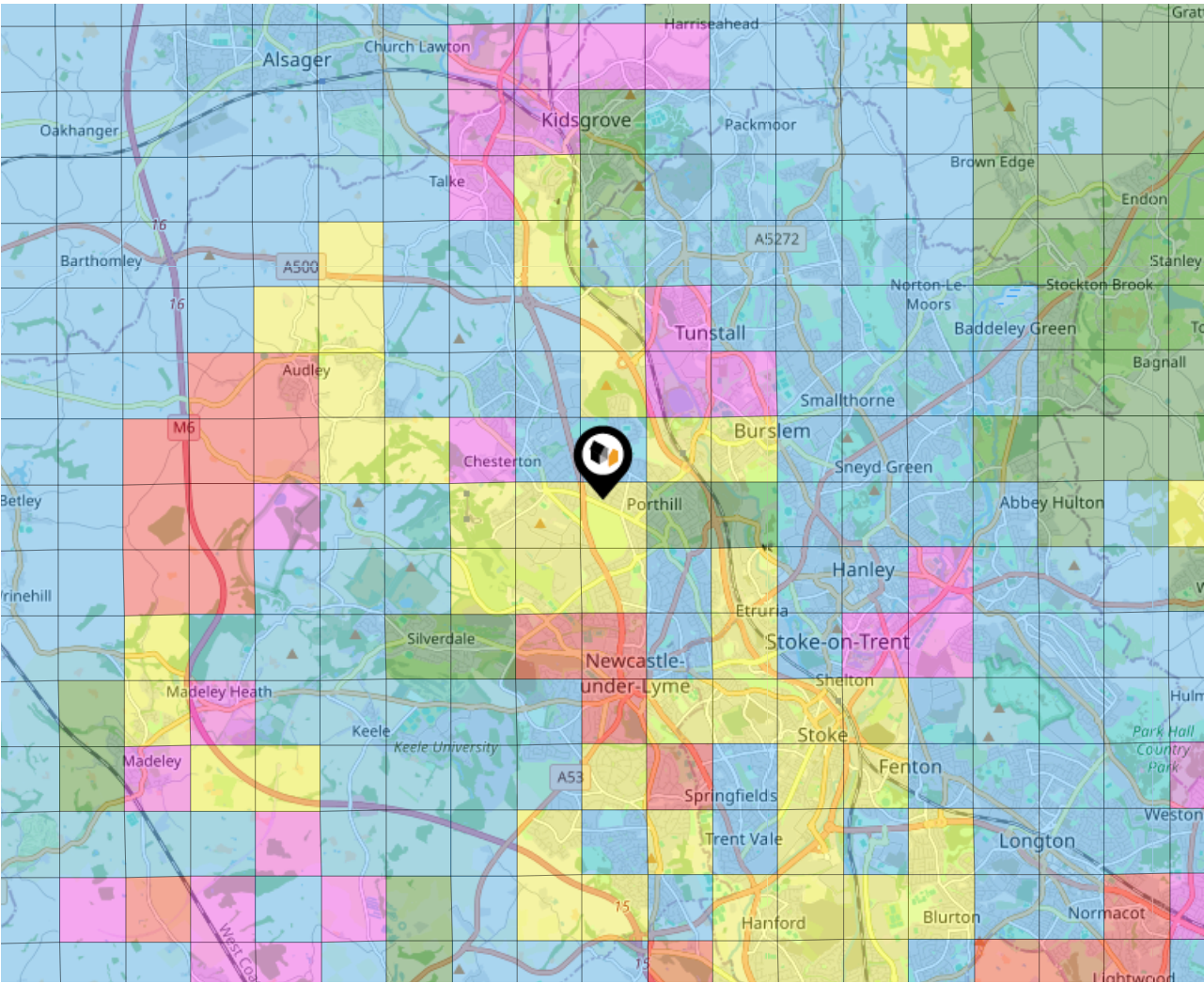


Key:

-  Power Pylons
-  Communication Masts

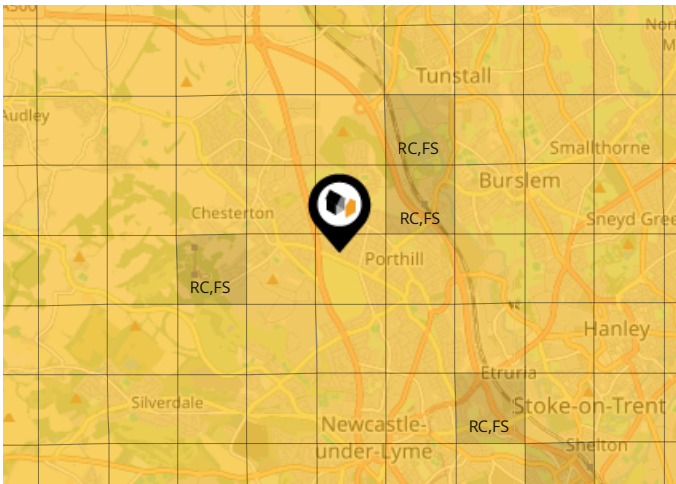
What is Radon?

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		

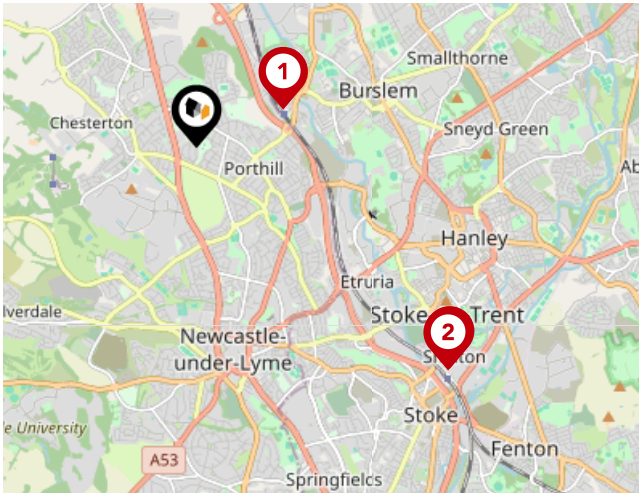


Primary Classifications (Most Common Clay Types)

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

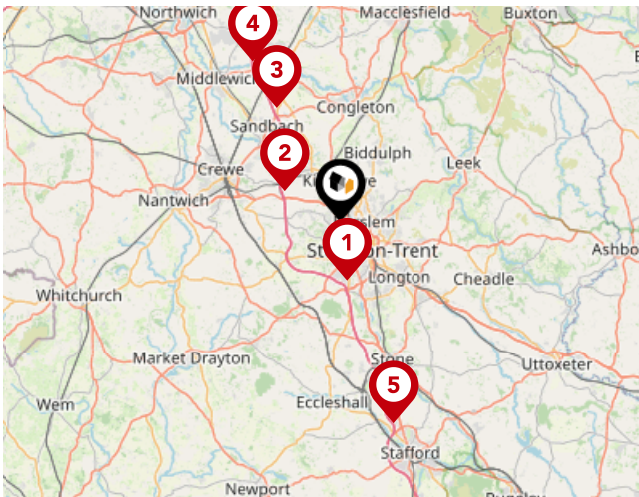
Area

Transport (National)



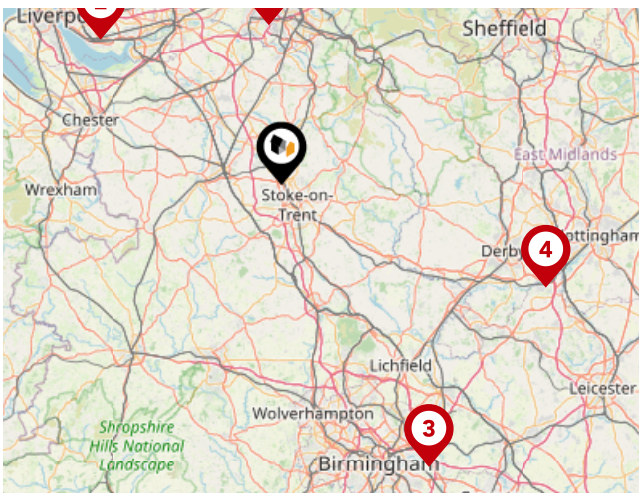
National Rail Stations

Pin	Name	Distance
1	Platform 2	0.85 miles
2	Stoke-on-Trent Rail Station	3 miles
3	Stoke-on-Trent Rail Station	3.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	4.24 miles
2	M6 J16	4.61 miles
3	M6 J17	9.27 miles
4	M6 J18	12.98 miles
5	M6 J14	14.98 miles

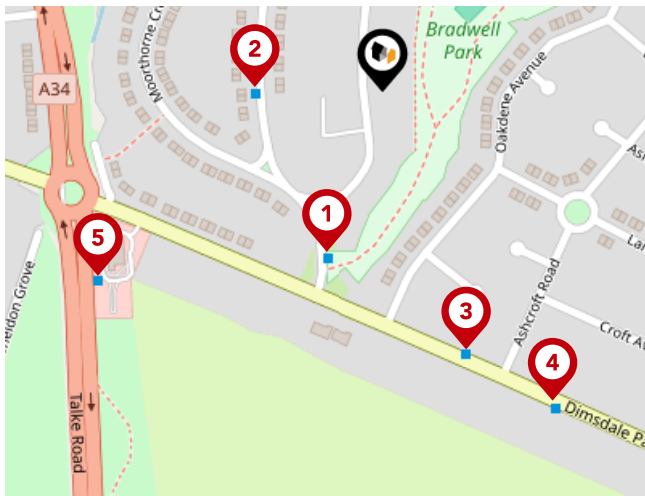


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	22.96 miles
2	Speke	33.07 miles
3	Birmingham Airport	45.55 miles
4	East Mids Airport	40.47 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moorthorne Crescent	0.09 miles
2	Moorthorne Crescent	0.07 miles
3	Ashcroft Road	0.15 miles
4	Ashcroft Road	0.2 miles
5	Wolstanton Road	0.19 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