

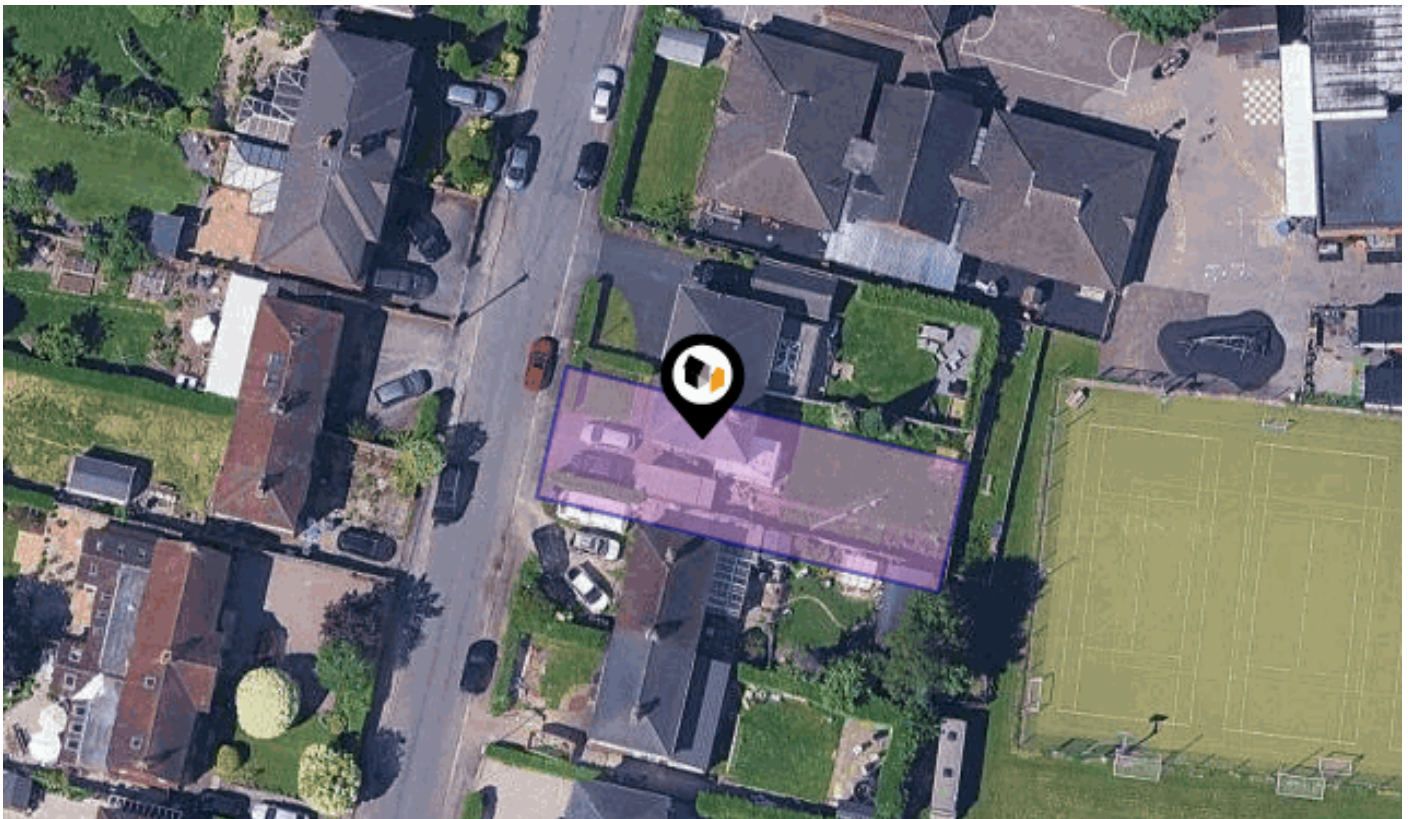


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 22nd October 2025



WESTLANDS AVENUE, NEWCASTLE, ST5

butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com

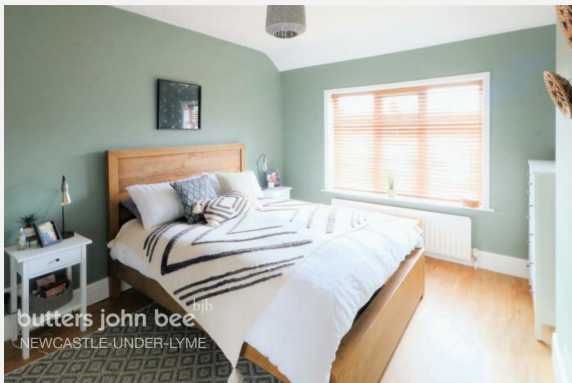
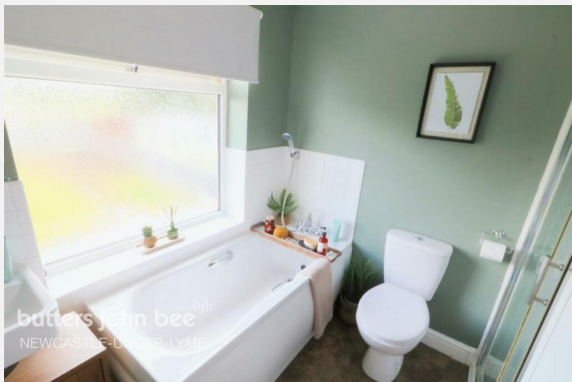
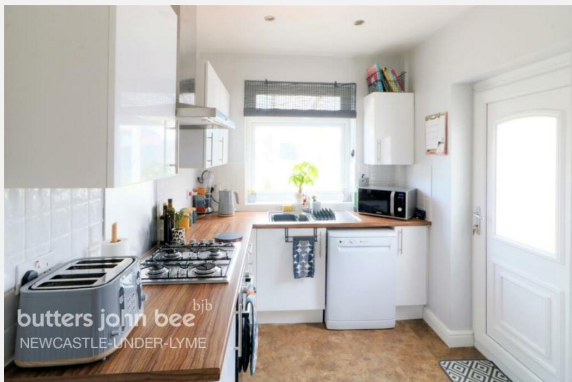


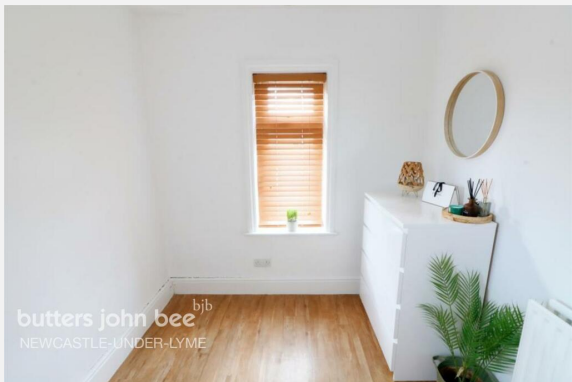
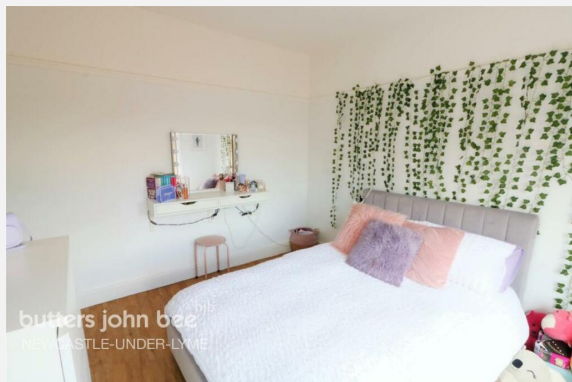
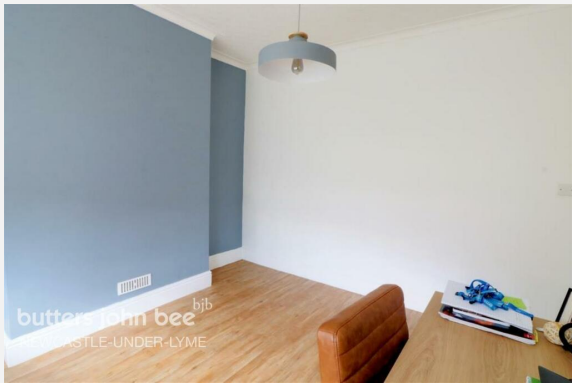
Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,995		
Title Number:	SF220911		

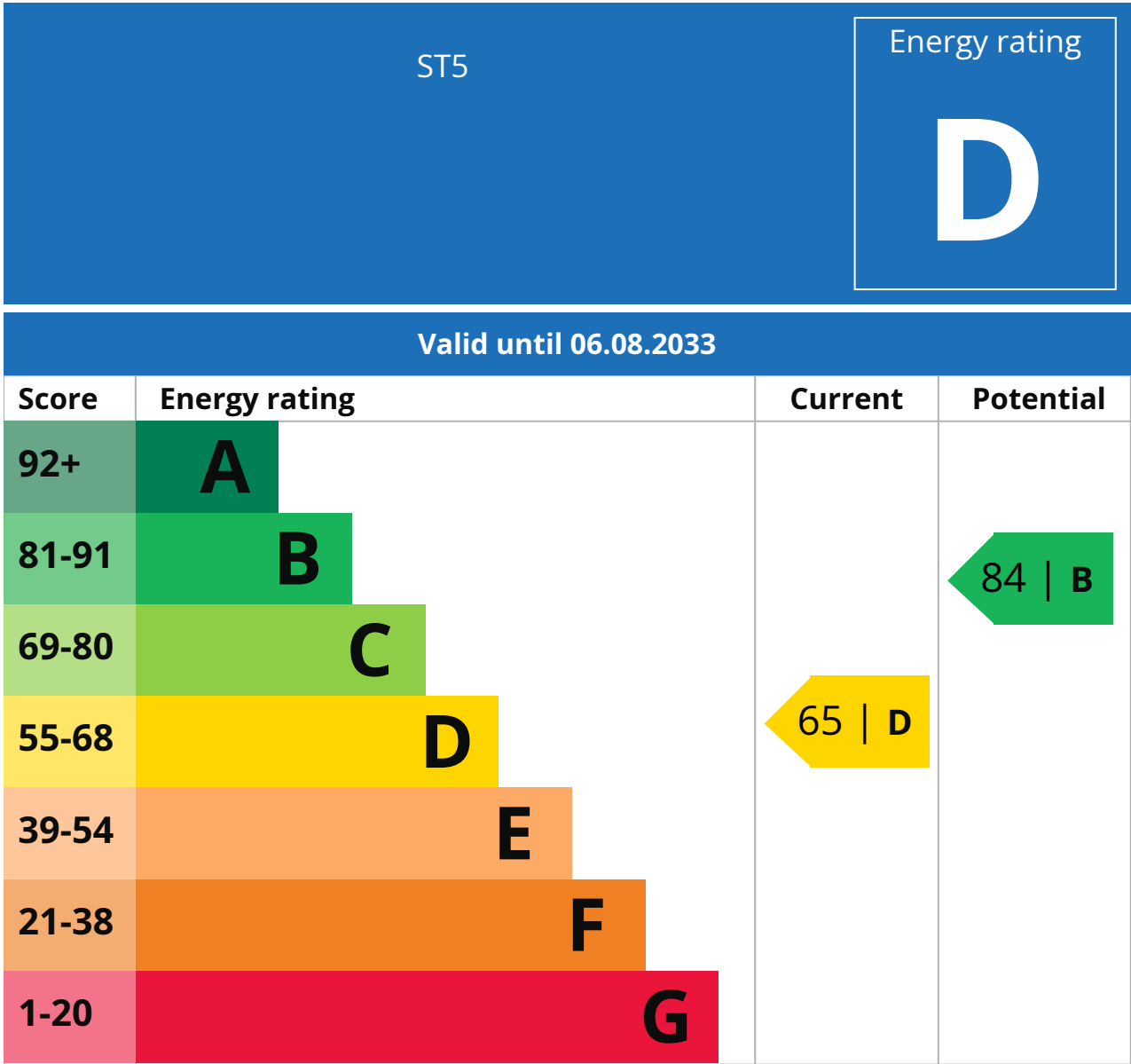
Local Area

Local Authority:	Staffordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	80 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				





Property
EPC - Certificate



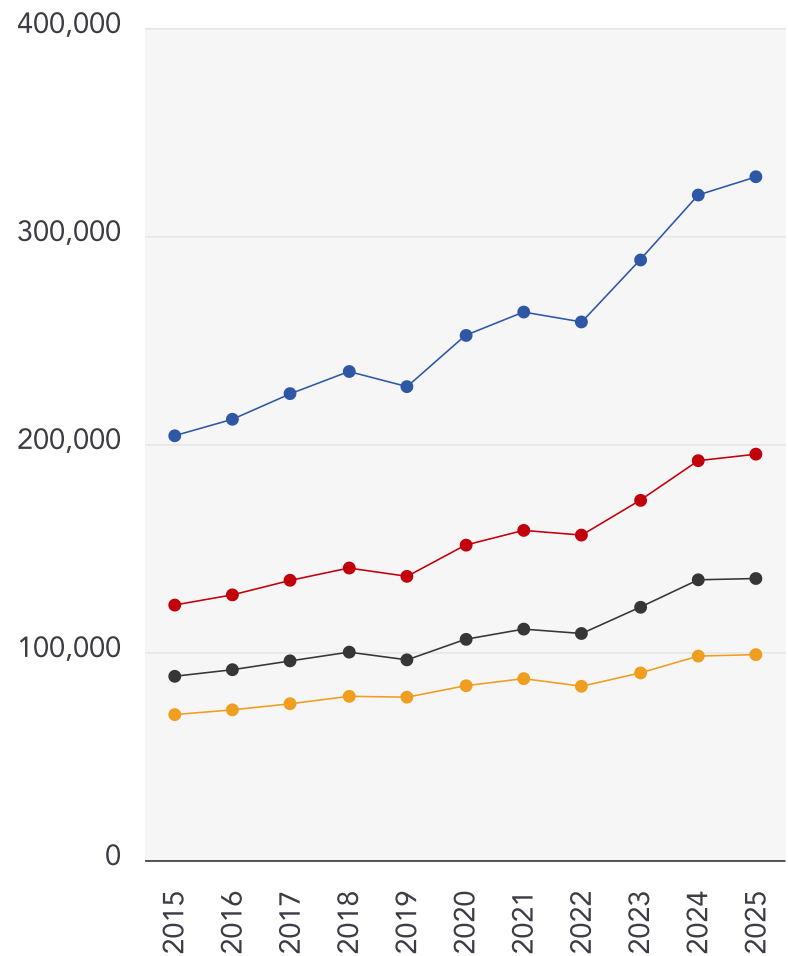
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 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:	Suspended, no insulation (assumed)
Total Floor Area:	88 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%

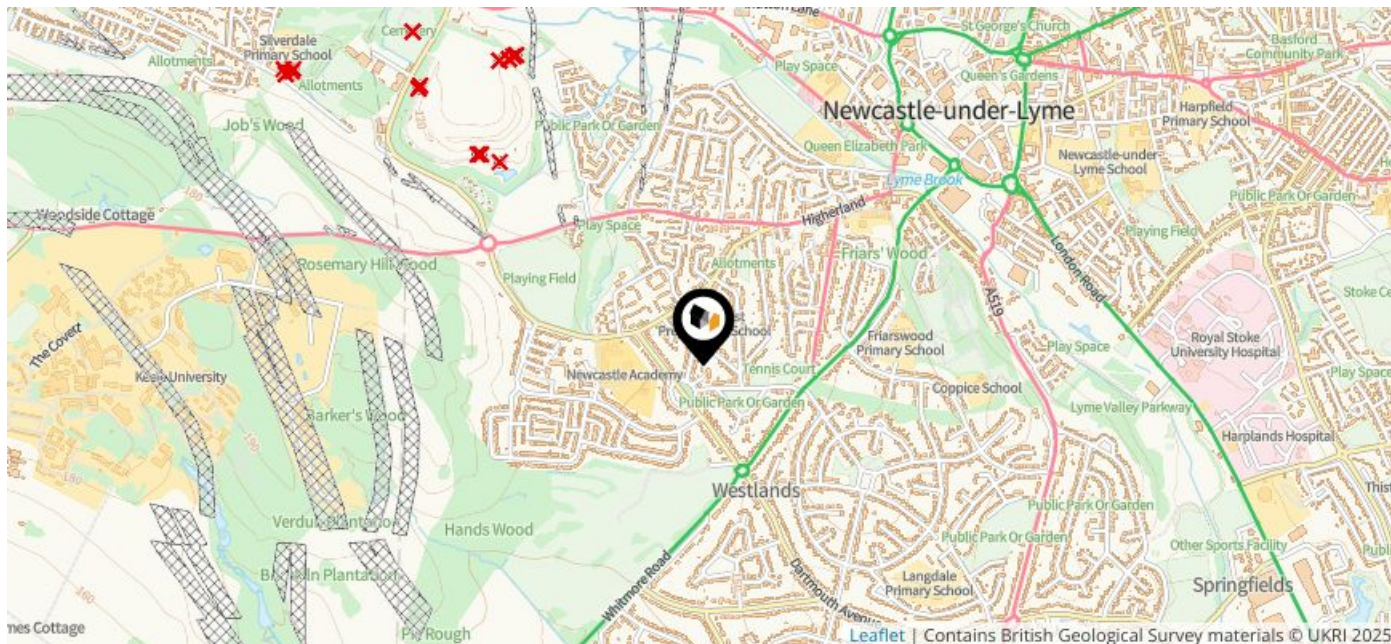
Terraced

+53.2%

Flat

+41.21%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

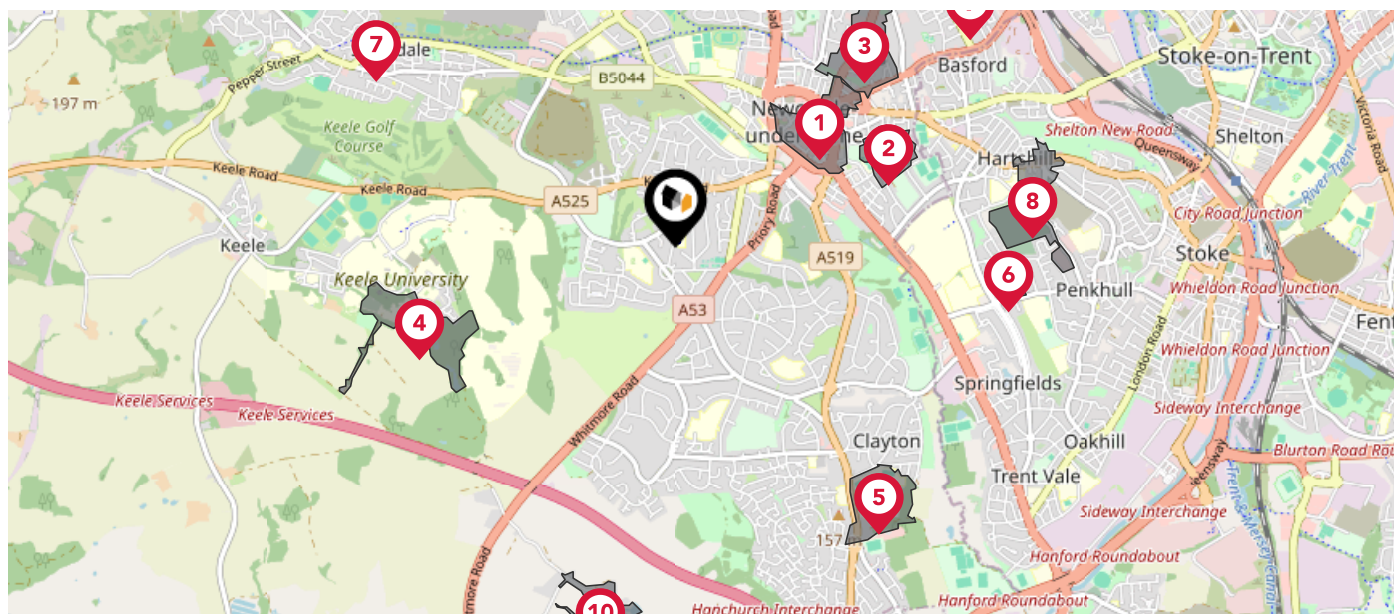
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



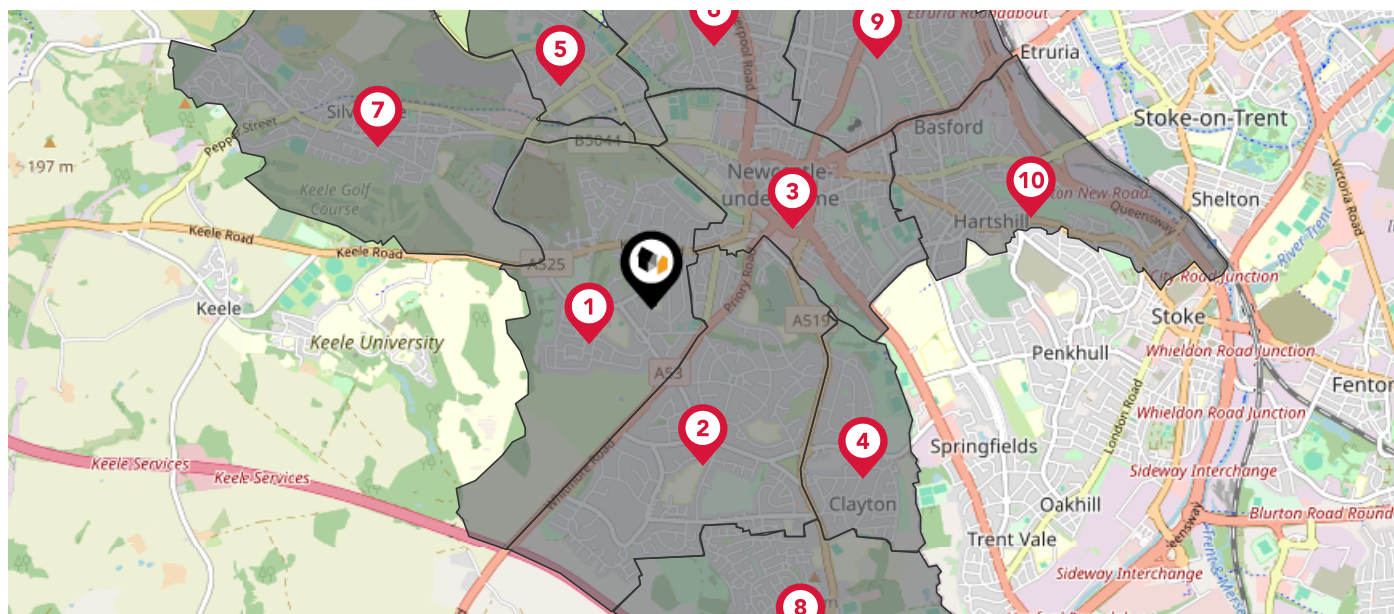
Nearby Conservation Areas

-  1 Newcastle Town Centre
-  2 Stubbs Walks
-  3 The Brampton
-  4 Keele Hall
-  5 Clayton
-  6 St Christophers Avenue
-  7 Silverdale
-  8 Hartshill
-  9 Basford
-  10 Butterson

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

Thistleberry Ward

2

Westlands Ward

3

Town Ward

4

Clayton Ward

5

Knutton Ward

6

Cross Heath Ward

7

Silverdale Ward

8

Westbury Park & Northwood Ward

9

May Bank Ward

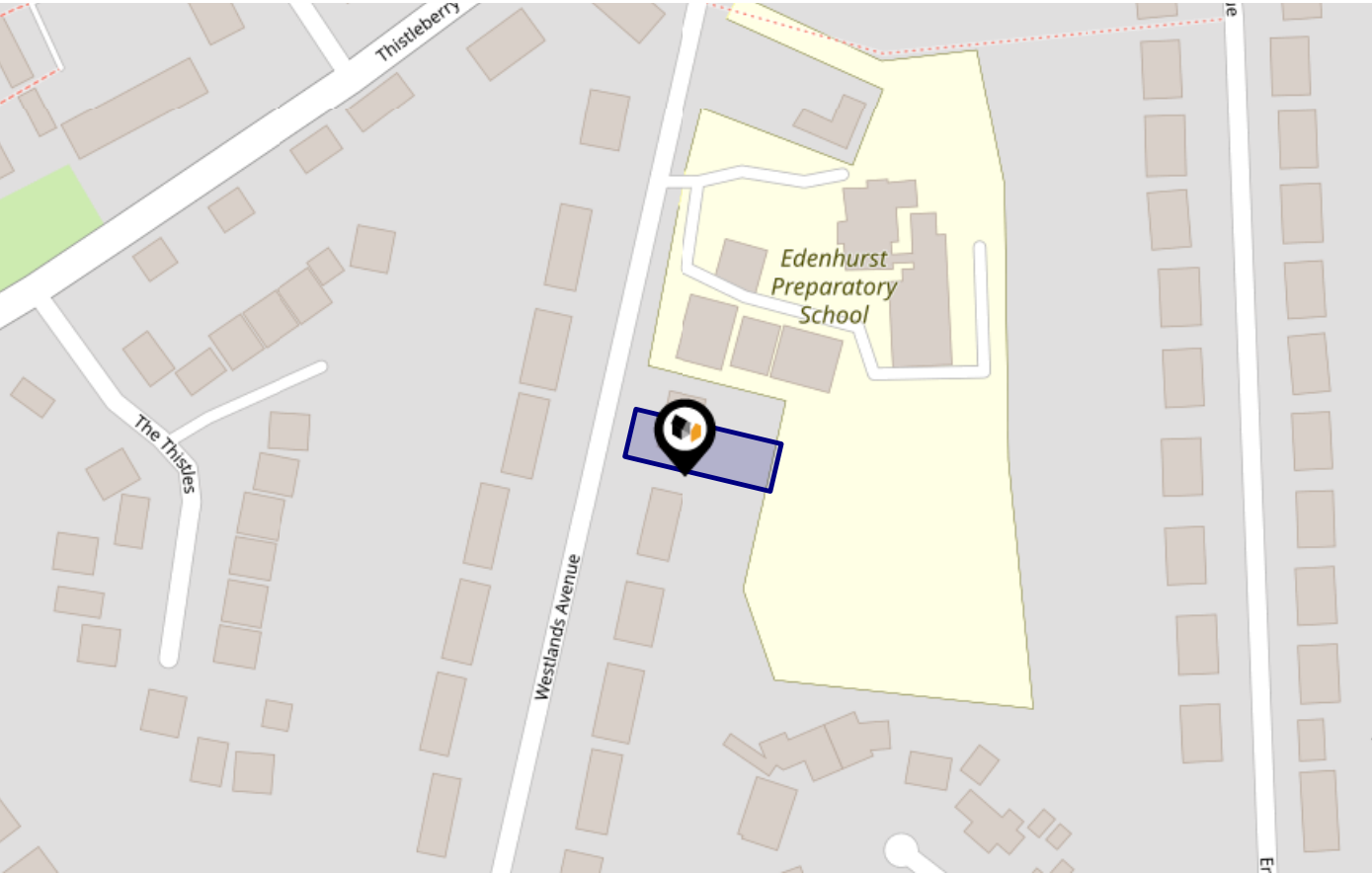
10

Hartshill and Basford 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.

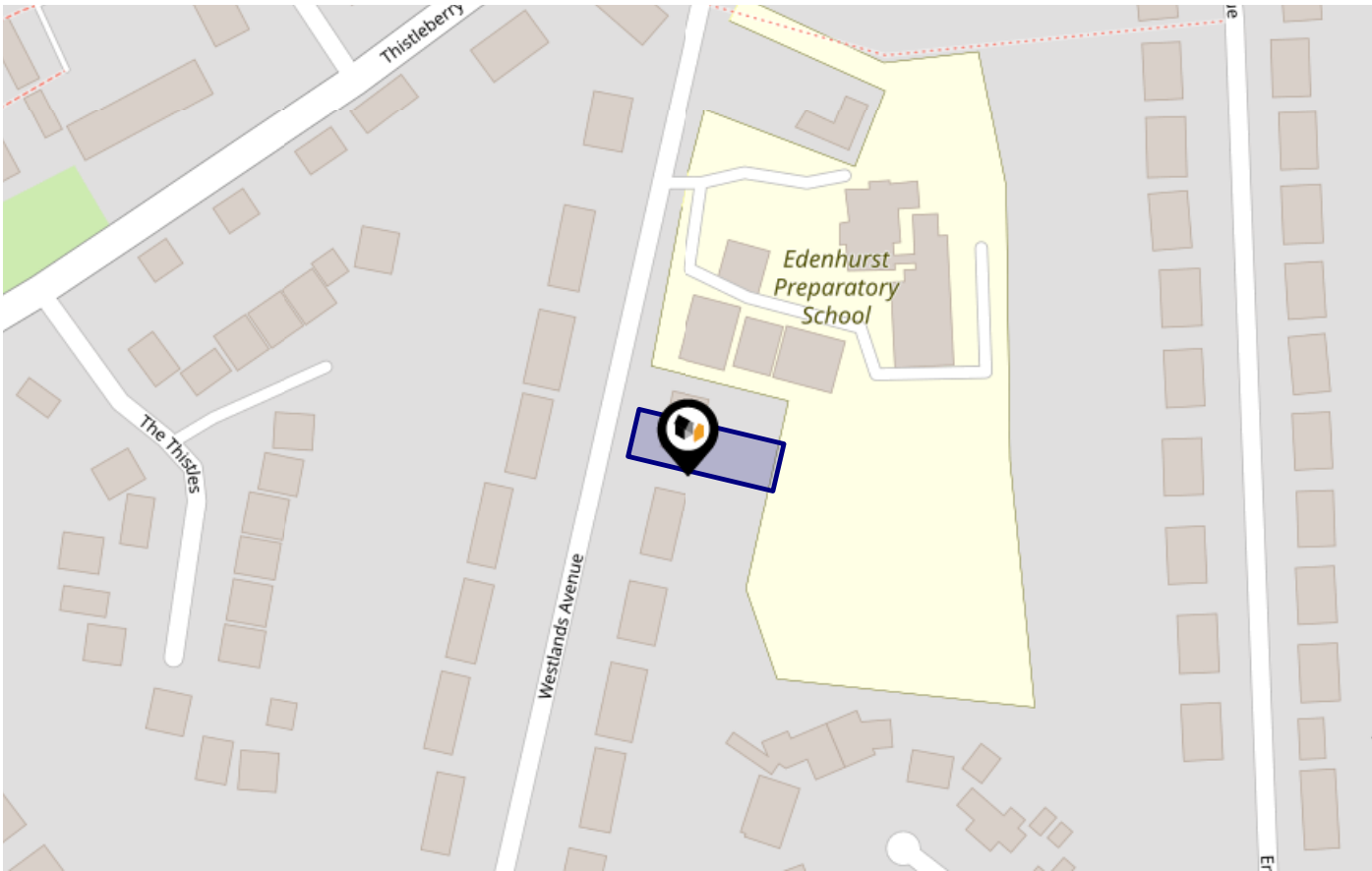
Chance of flooding to the following depths at this property:



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.

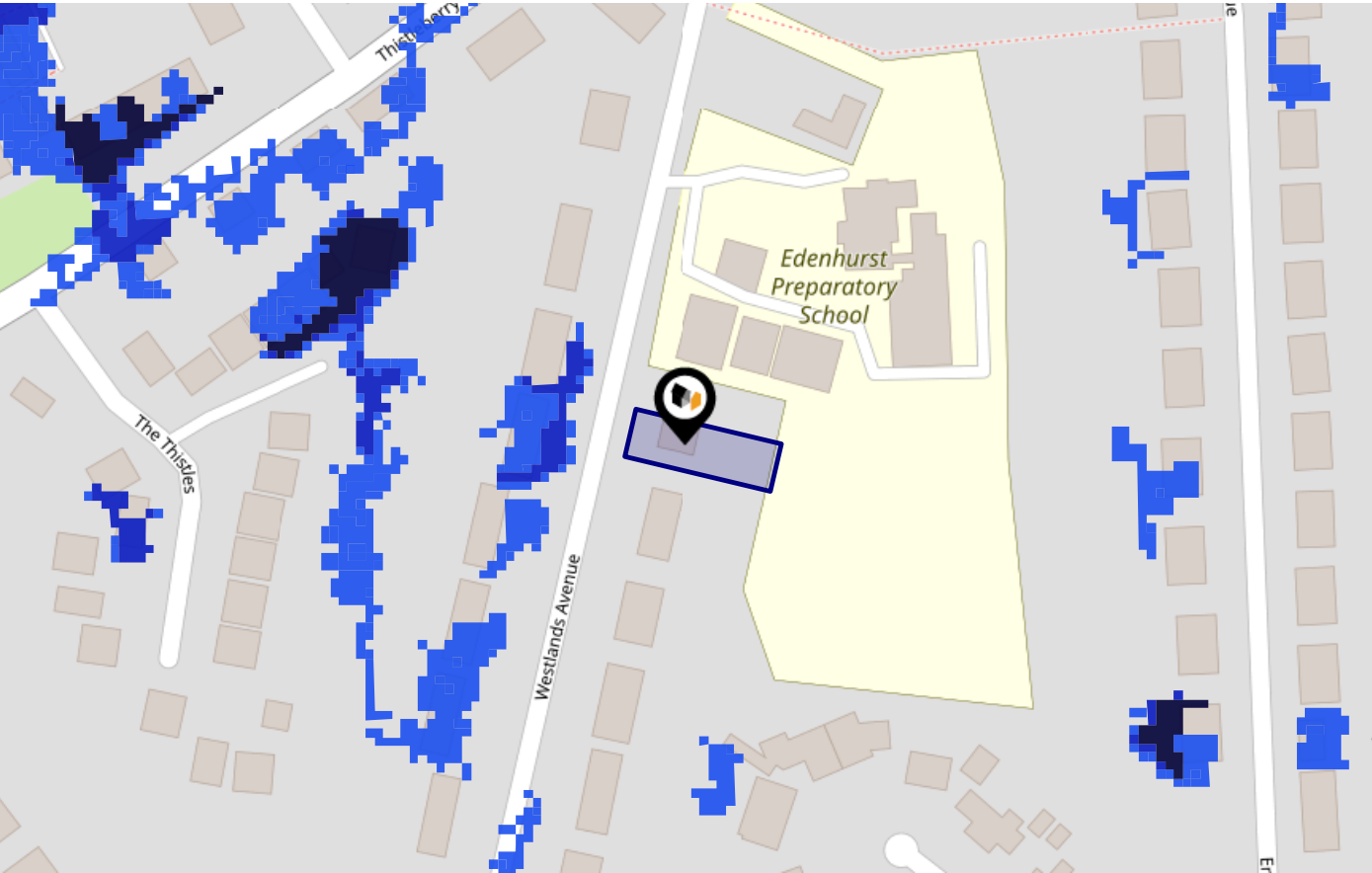
Chance of flooding to the following depths at this property:



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.

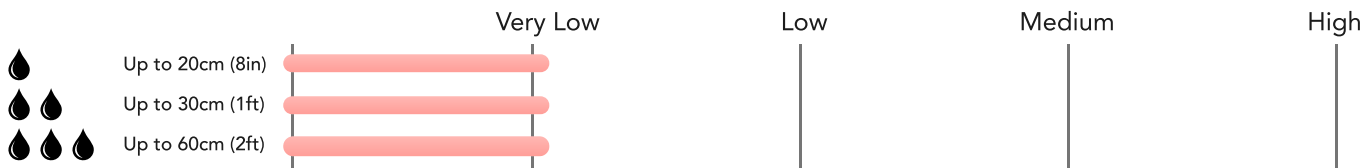


Risk Rating: Very low

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.

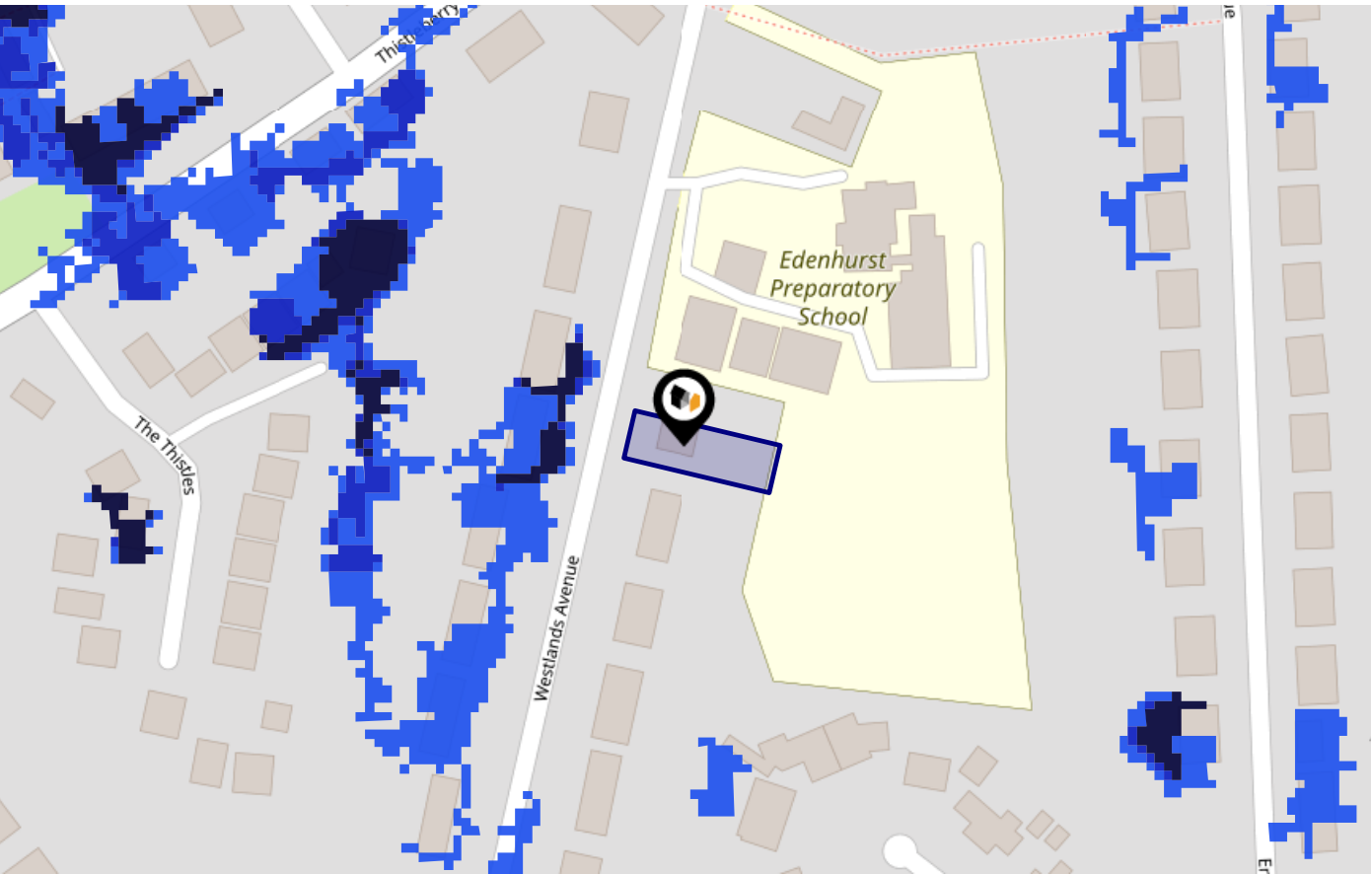
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

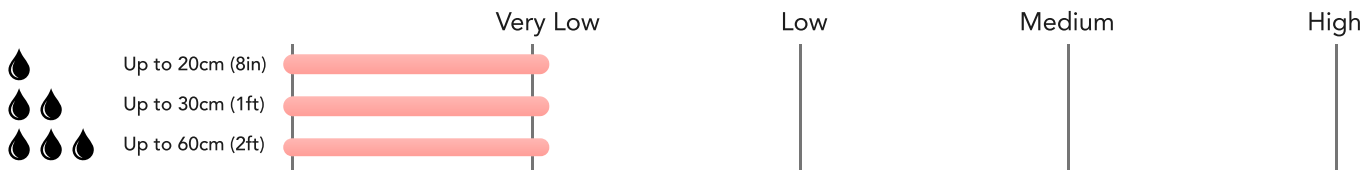


Risk Rating: Very low

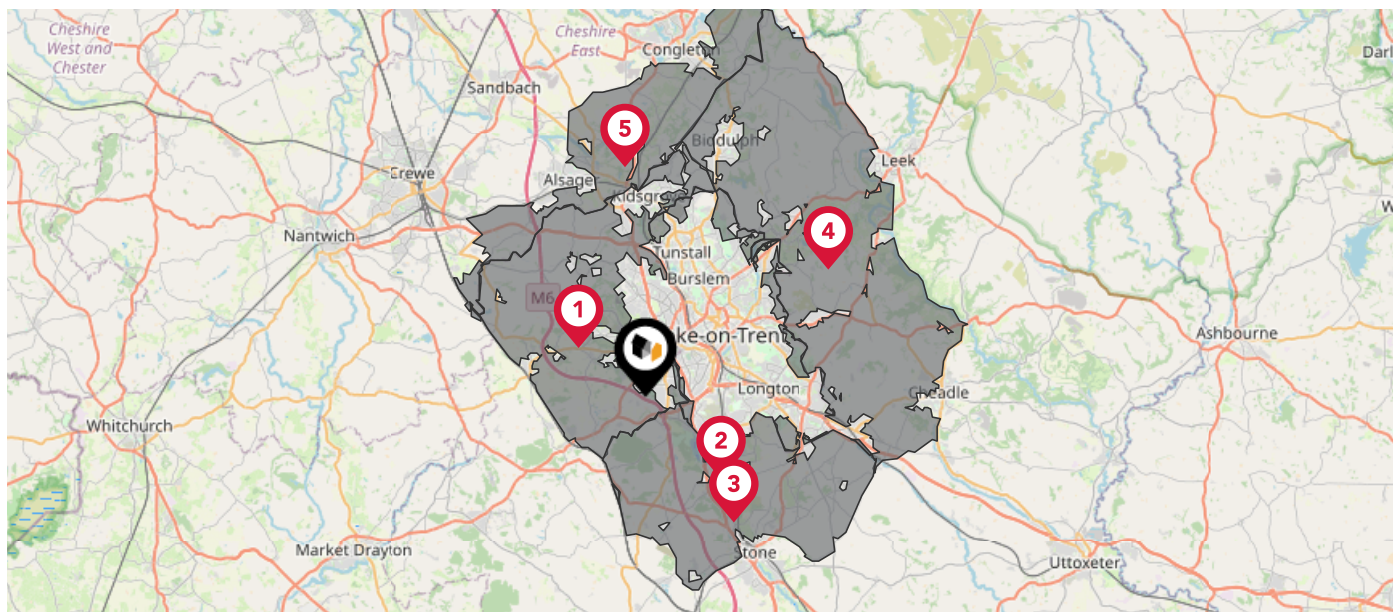
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Stoke-on-Trent



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands

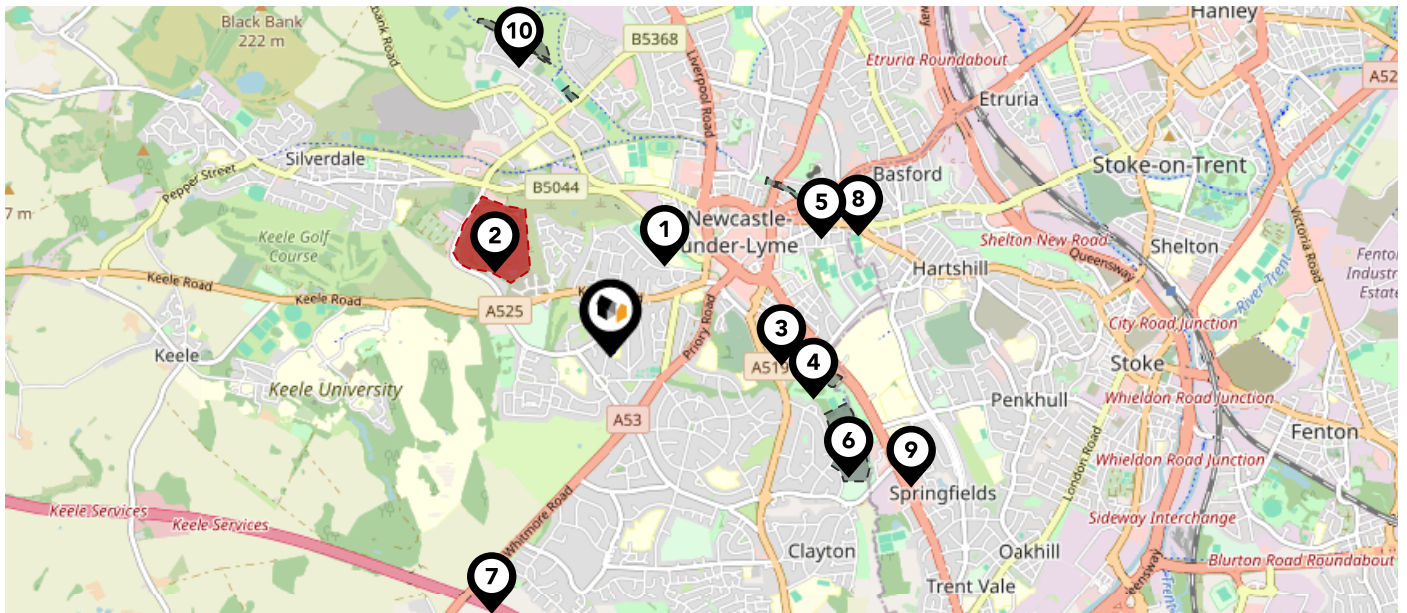


Stoke-on-Trent Green Belt - Cheshire East

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.



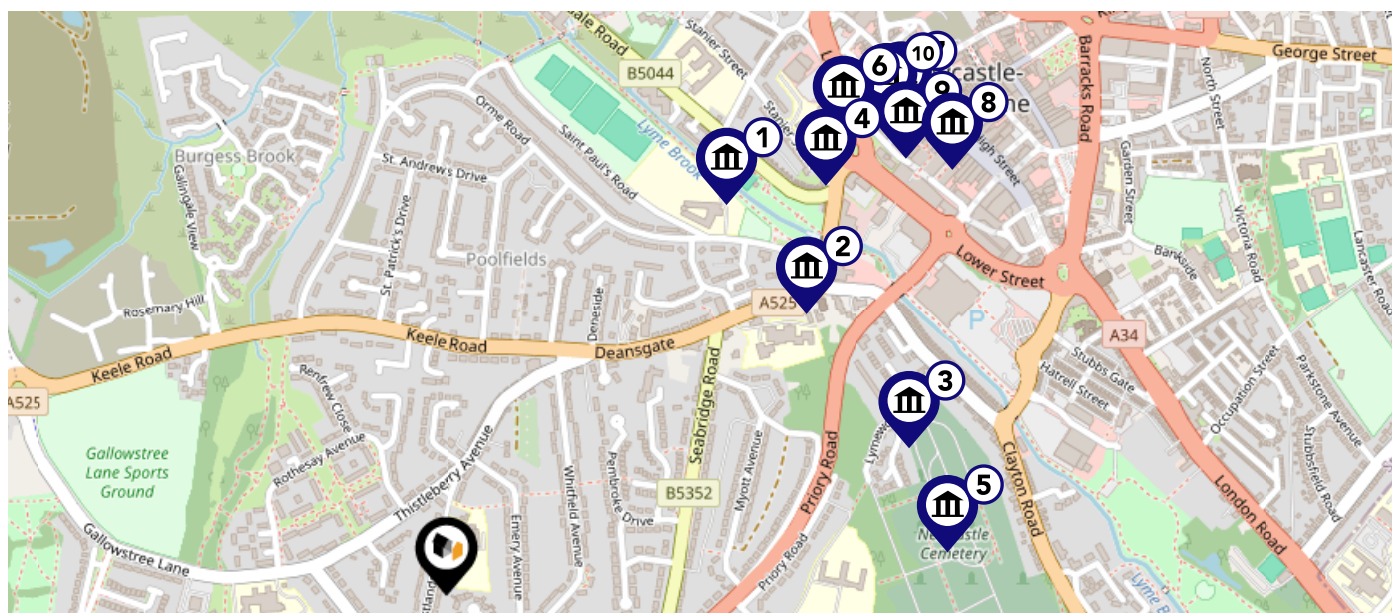
Nearby Landfill Sites

1	Albert Mill-Silverdale Road, Newcastle-under-Lyme, Staffordshire	Historic Landfill	☐
2	No name provided by source	Active Landfill	☒
3	Pool Dam Sidings-Off Brook Lane, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
4	Lyme Valley Parkway-London Road, Parkway, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
5	The Brompton-Former Railway Cutting Near The Brompton, King Street, The Brompton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
6	Football Ground Off Clayton Lane-Clayton Lane, Clayton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
7	Edenhurst Sports Field-Whitmore Road, Seabridge, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
8	Newcastle Refuse Tip-Rope Street, Basford, Stoke On Trent, Staffordshire	Historic Landfill	☐
9	Ex Springfield Tileries/Wheatleys-London Road, Trent Vale, Stoke On Trent	Historic Landfill	☐
10	Apedale-Cleveland Road, Knutton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐

Maps

Listed Buildings

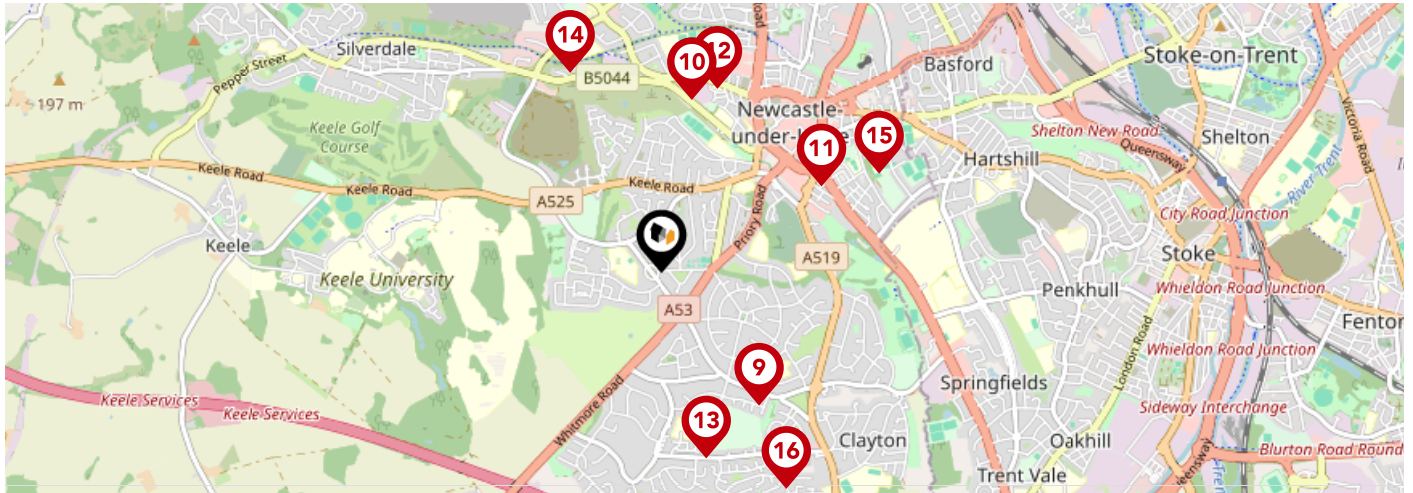
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1196763 - Castle Foundations	Grade II	0.5 miles
	1297487 - Old Orme Boys' Primary School	Grade II	0.5 miles
	1219842 - Cemetery Railings And Gates	Grade II	0.6 miles
	1219746 - 65 Lower Street	Grade II	0.6 miles
	1291319 - Cemetery Chapels	Grade II	0.6 miles
	1297486 - Old Unitarian Meeting House	Grade II	0.7 miles
	1291394 - 17, High Street	Grade II	0.7 miles
	1391417 - Lancaster Buildings	Grade II	0.7 miles
	1196521 - 36 High Street	Grade II	0.7 miles
	1196520 - 18a, High Street	Grade II	0.7 miles



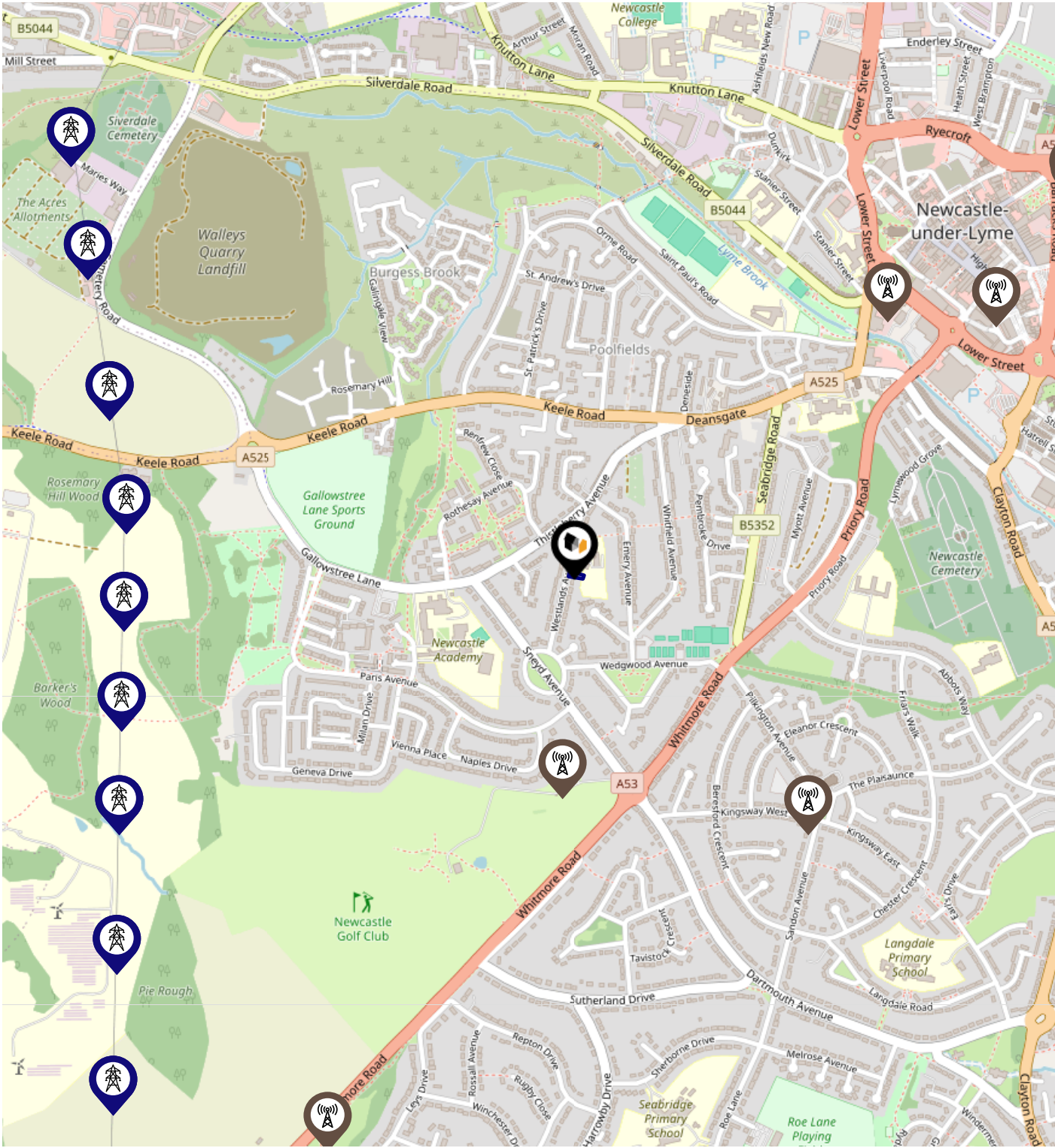
		Nursery	Primary	Secondary	College	Private
1	Edenhurst Preparatory School Ofsted Rating: Not Rated Pupils: 170 Distance:0.04	☐	☒	☐	☐	☐
2	Westlands Primary School Ofsted Rating: Good Pupils:0 Distance:0.19	☐	☒	☐	☐	☐
3	Newcastle Academy Ofsted Rating: Good Pupils: 412 Distance:0.31	☐	☐	☒	☐	☐
4	Co-op Academy Friarswood Ofsted Rating: Good Pupils: 200 Distance:0.42	☐	☒	☐	☐	☐
5	St Giles' and St George's Church of England Academy Ofsted Rating: Good Pupils: 357 Distance:0.46	☐	☒	☐	☐	☐
6	Blackfriars Academy Ofsted Rating: Outstanding Pupils: 118 Distance:0.48	☐	☐	☒	☐	☐
7	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 408 Distance:0.65	☐	☒	☐	☐	☐
8	Coppice Academy Ofsted Rating: Good Pupils: 112 Distance:0.65	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Langdale Primary School Ofsted Rating: Good Pupils: 357 Distance:0.74	☐	☒	☐	☐	☐
10	Newcastle and Stafford Colleges Group Ofsted Rating: Outstanding Pupils:0 Distance:0.78	☐	☐	☒	☐	☐
11	Hassell Primary School Ofsted Rating: Good Pupils: 194 Distance:0.81	☐	☒	☐	☐	☐
12	St John Fisher Catholic College Ofsted Rating: Requires improvement Pupils: 1094 Distance:0.86	☐	☐	☒	☐	☐
13	Seabridge Primary School Ofsted Rating: Good Pupils: 457 Distance:0.86	☐	☒	☐	☐	☐
14	Knutton St Marys CofE Academy Ofsted Rating: Good Pupils: 186 Distance:0.98	☐	☒	☐	☐	☐
15	Newcastle-under-Lyme School Ofsted Rating: Not Rated Pupils: 888 Distance:1.07	☐	☐	☒	☐	☐
16	Our Lady and St Werburgh's Catholic Primary School Ofsted Rating: Good Pupils: 231 Distance:1.12	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

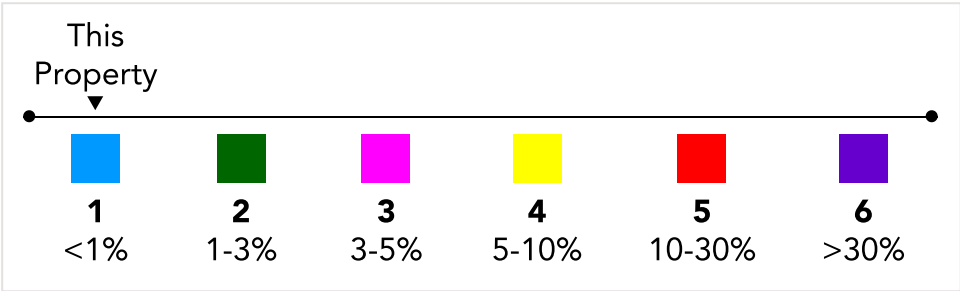
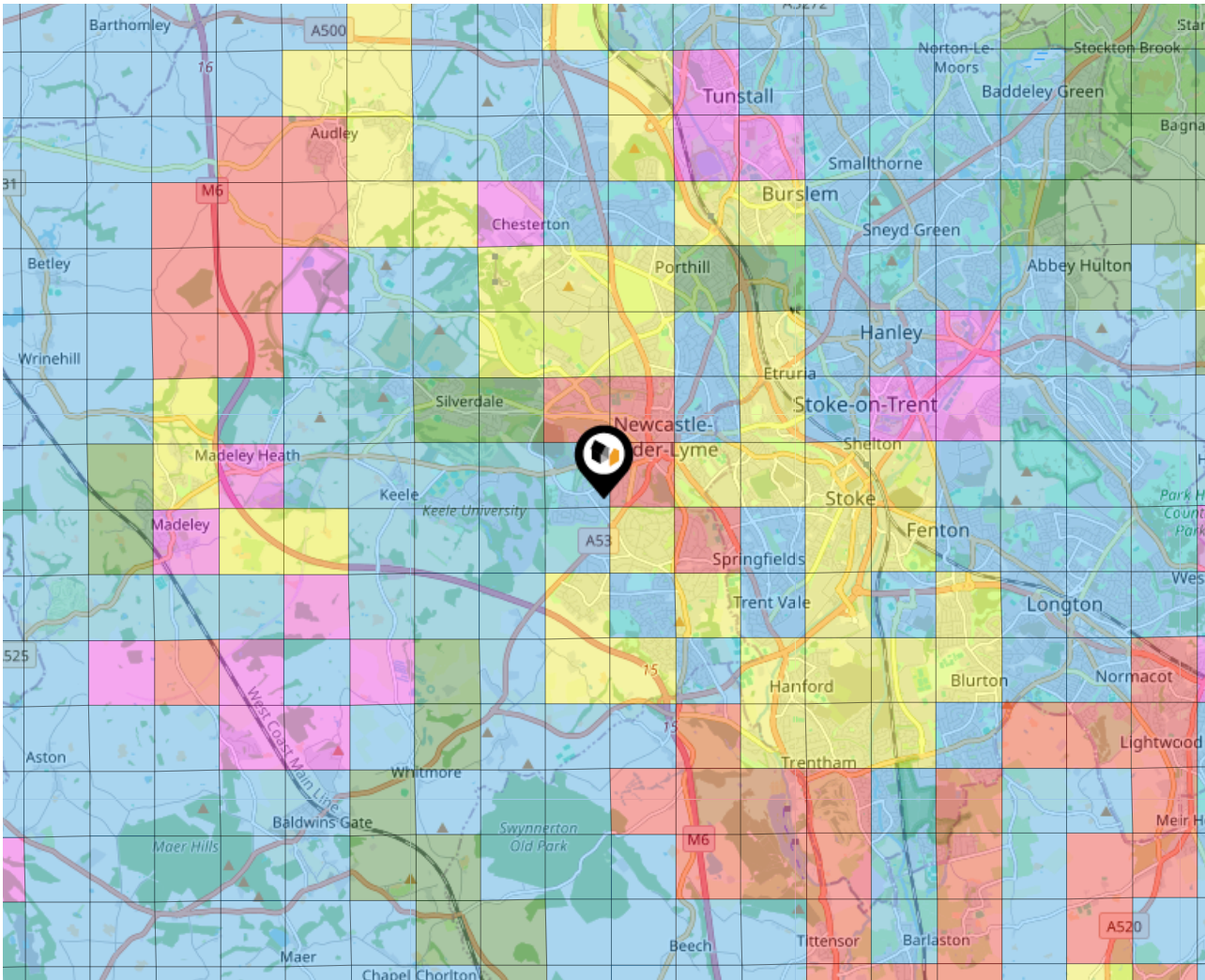


Key:

-  Power Pylons
-  Communication Masts

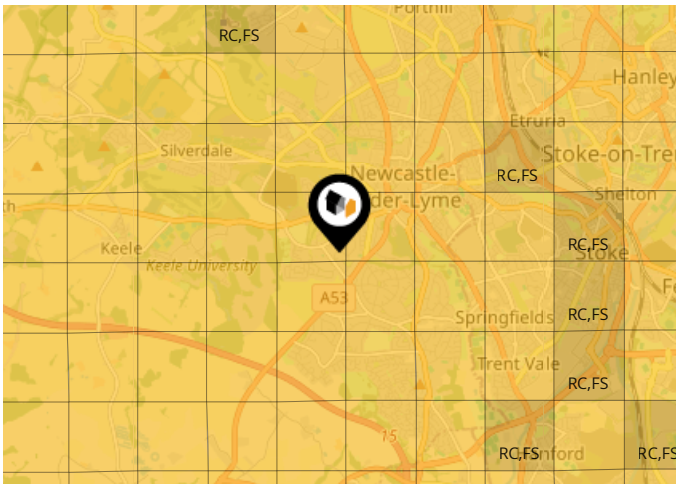
What is Radon?

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:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		

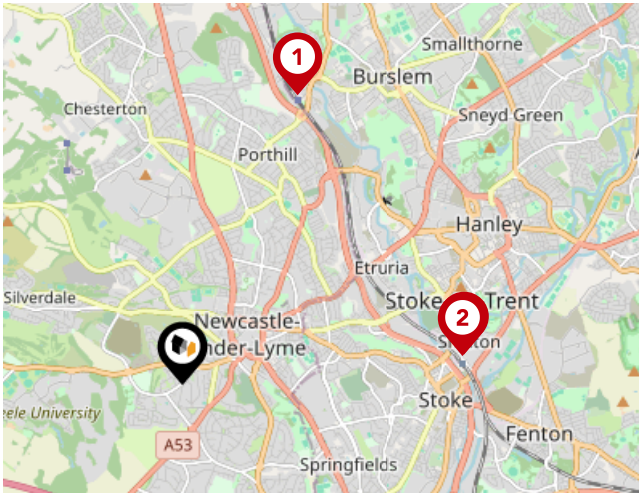


Primary Classifications (Most Common Clay Types)

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

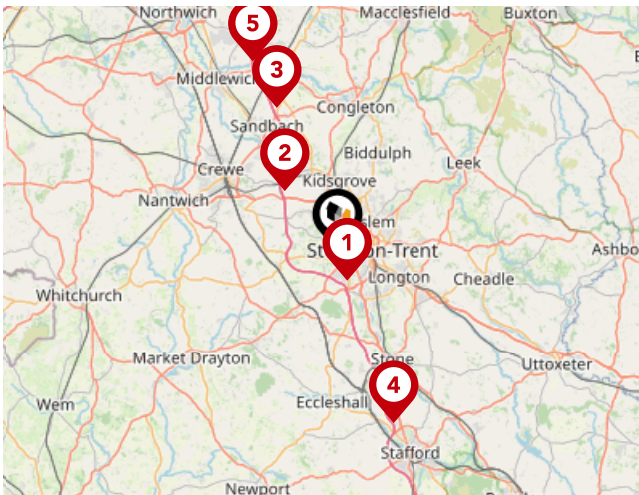
Area

Transport (National)



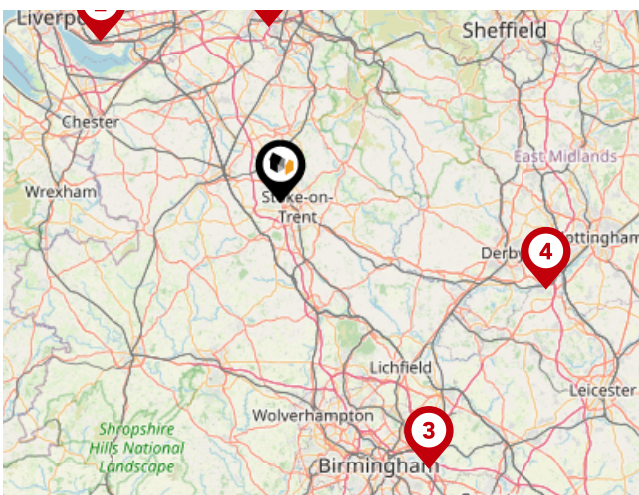
National Rail Stations

Pin	Name	Distance
1	Platform 2	2.79 miles
2	Stoke-on-Trent Rail Station	2.51 miles
3	Stoke-on-Trent Rail Station	2.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.07 miles
2	M6 J16	5.83 miles
3	M6 J17	11.18 miles
4	M6 J14	12.89 miles
5	M6 J18	14.89 miles

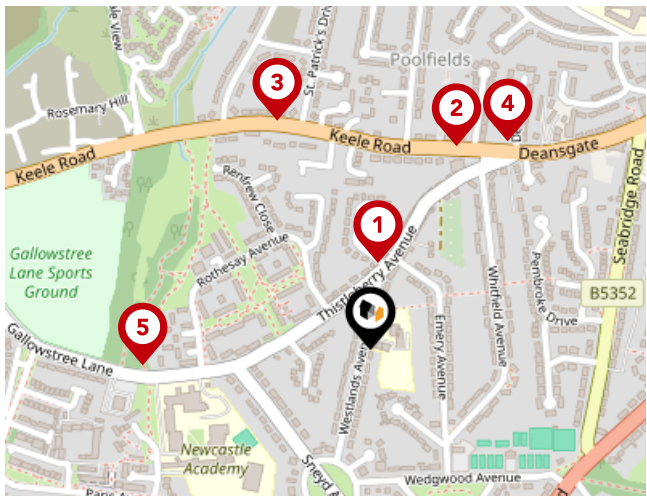


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	25.19 miles
2	Speke	34.35 miles
3	Birmingham Airport	43.7 miles
4	East Mids Airport	39.97 miles

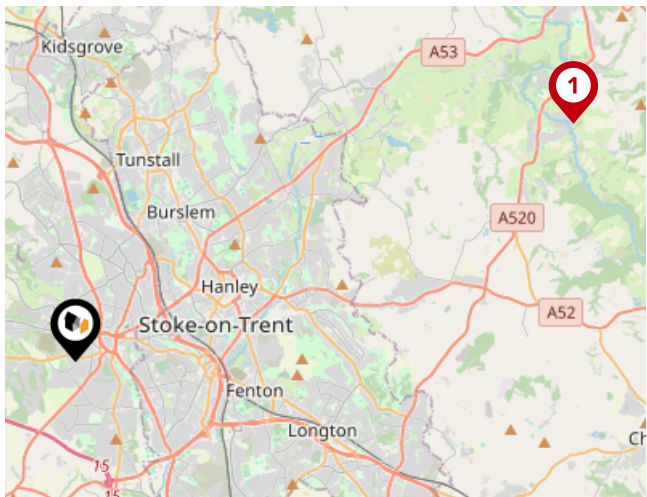
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roseacre	0.1 miles
2	Mayfield Avenue	0.25 miles
3	St Patricks Drive	0.28 miles
4	Mayfield Avenue	0.28 miles
5	Rothesay Avenue	0.25 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	9.85 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^{bjb}

butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Valuation Office
Agency



Royal Mail