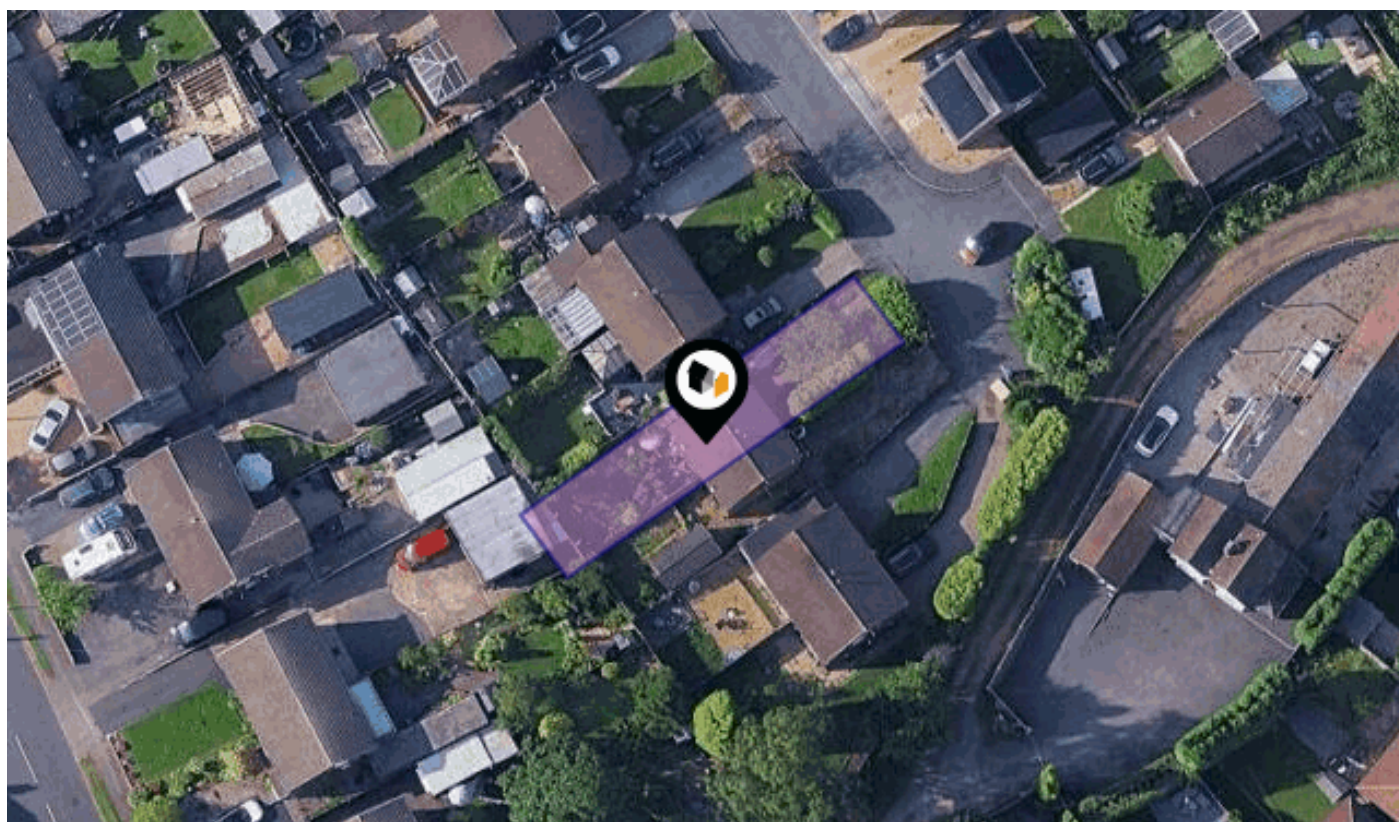




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 12th November 2025



NEWPORT GROVE, NEWCASTLE, ST5

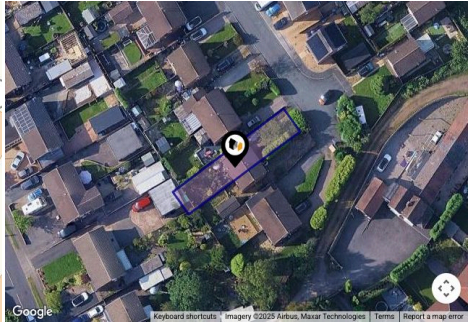
butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com

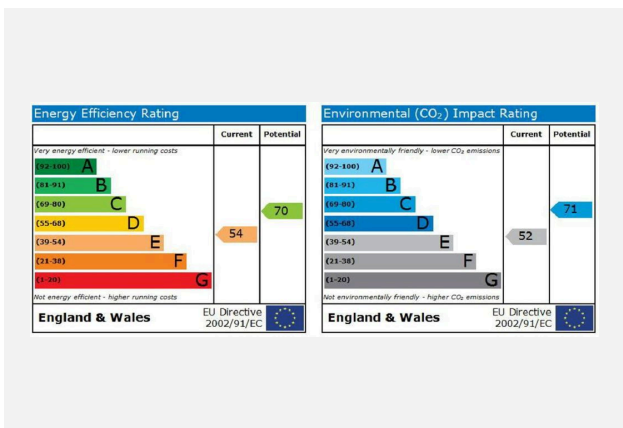


Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,746		
Title Number:	SF246623		

Local Area

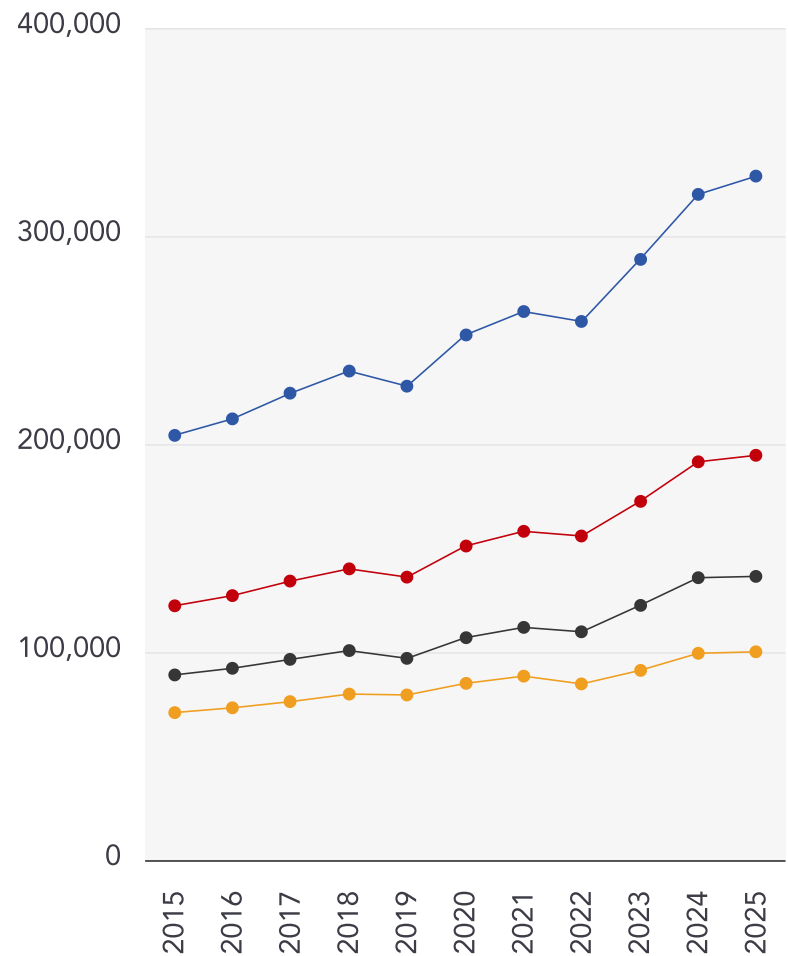
Local Authority:	Staffordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	6 mb/s	53 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				



Market

House Price Statistics

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



Detached

+61.04%

Semi-Detached

+59.16%

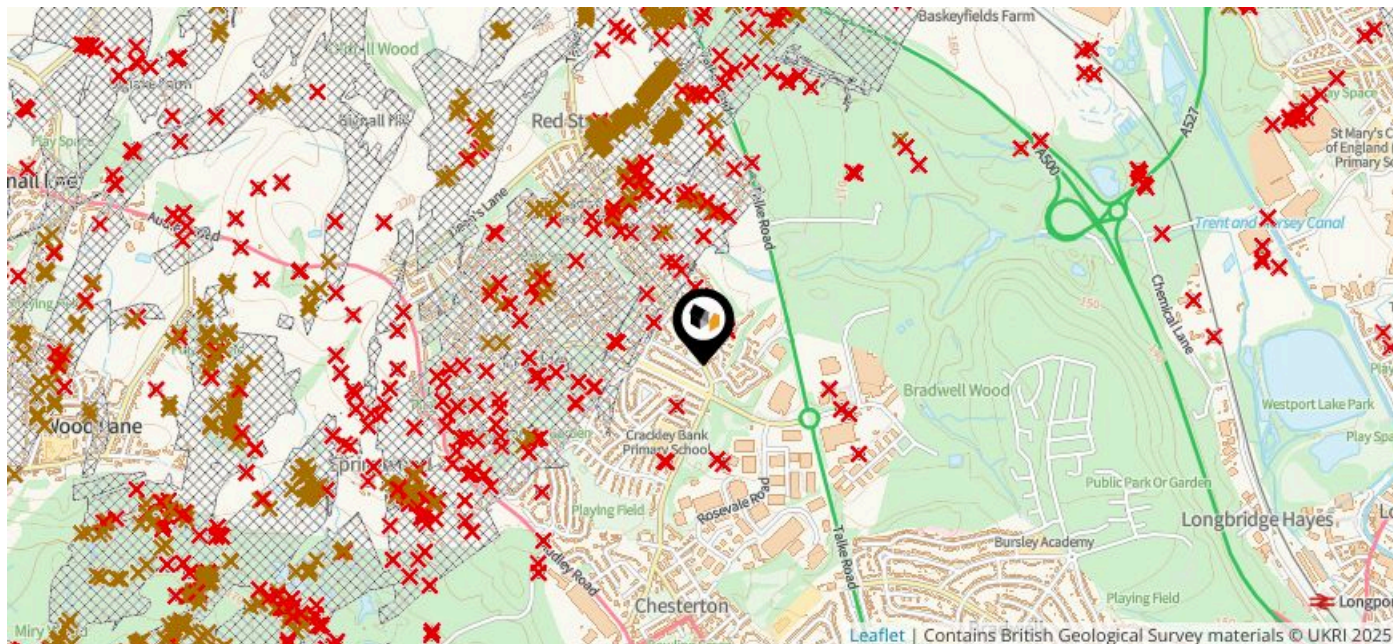
Terraced

+53.2%

Flat

+41.21%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

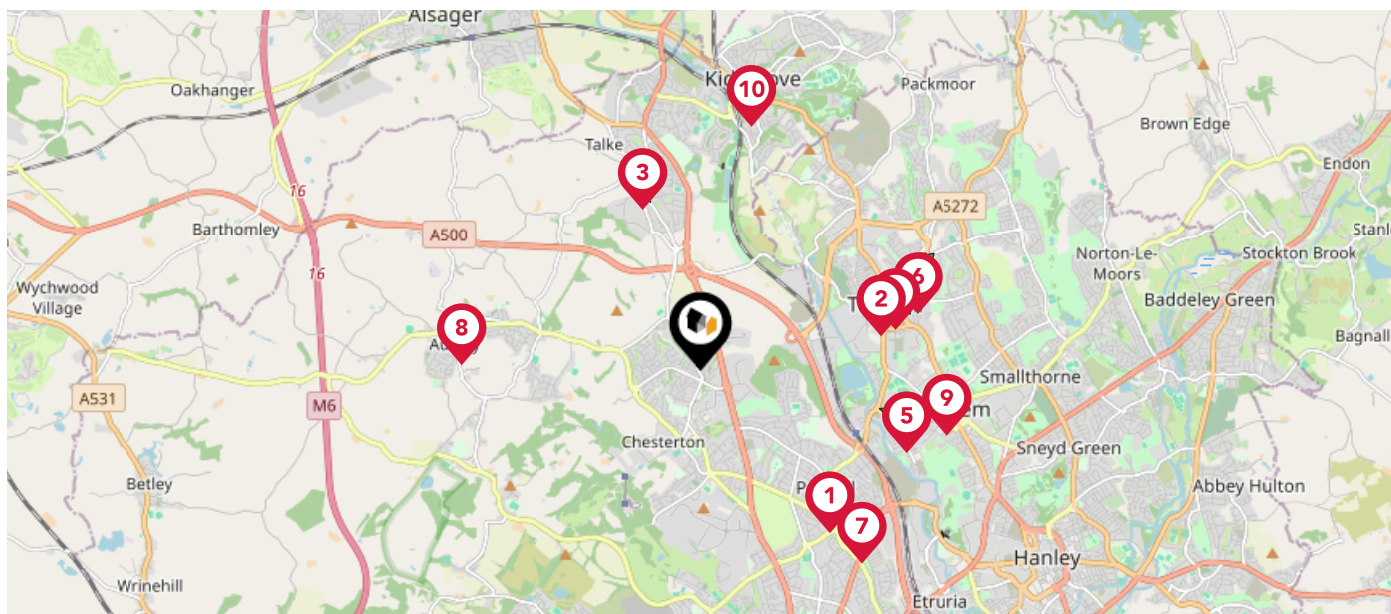
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Tower Square



Talke



Park Terrace



Newcastle Street



Victoria Park



Wolstanton



Audley



Burslem Town Centre

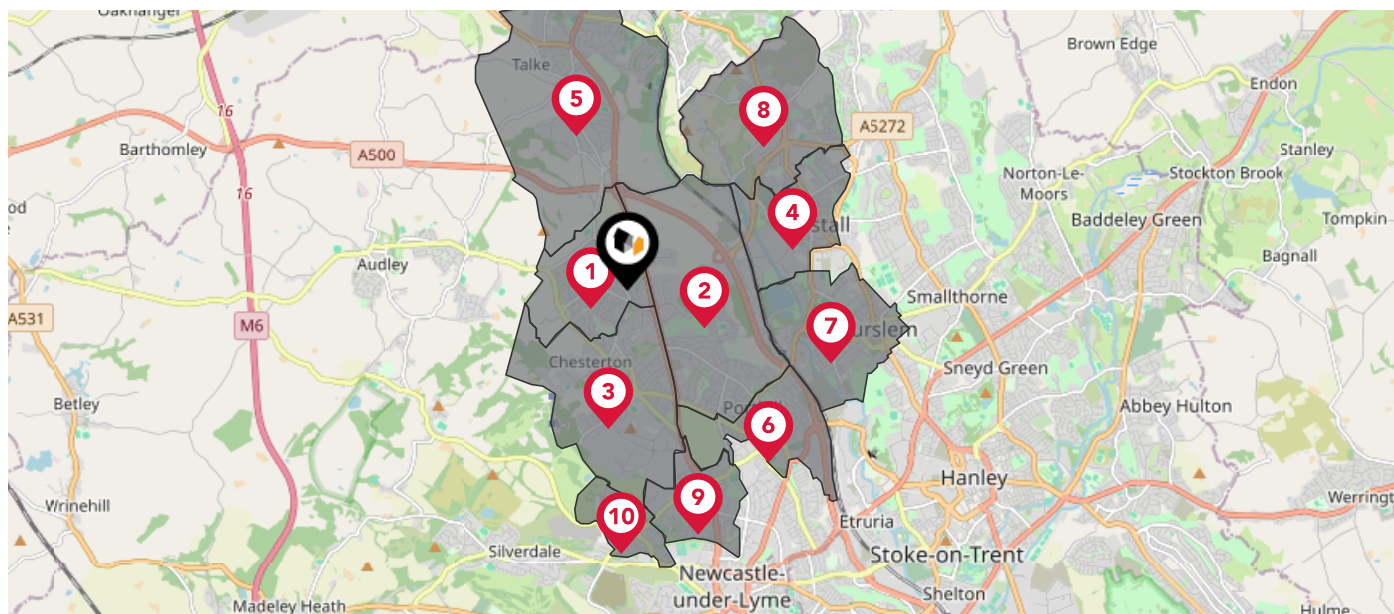


Kidsgrove

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



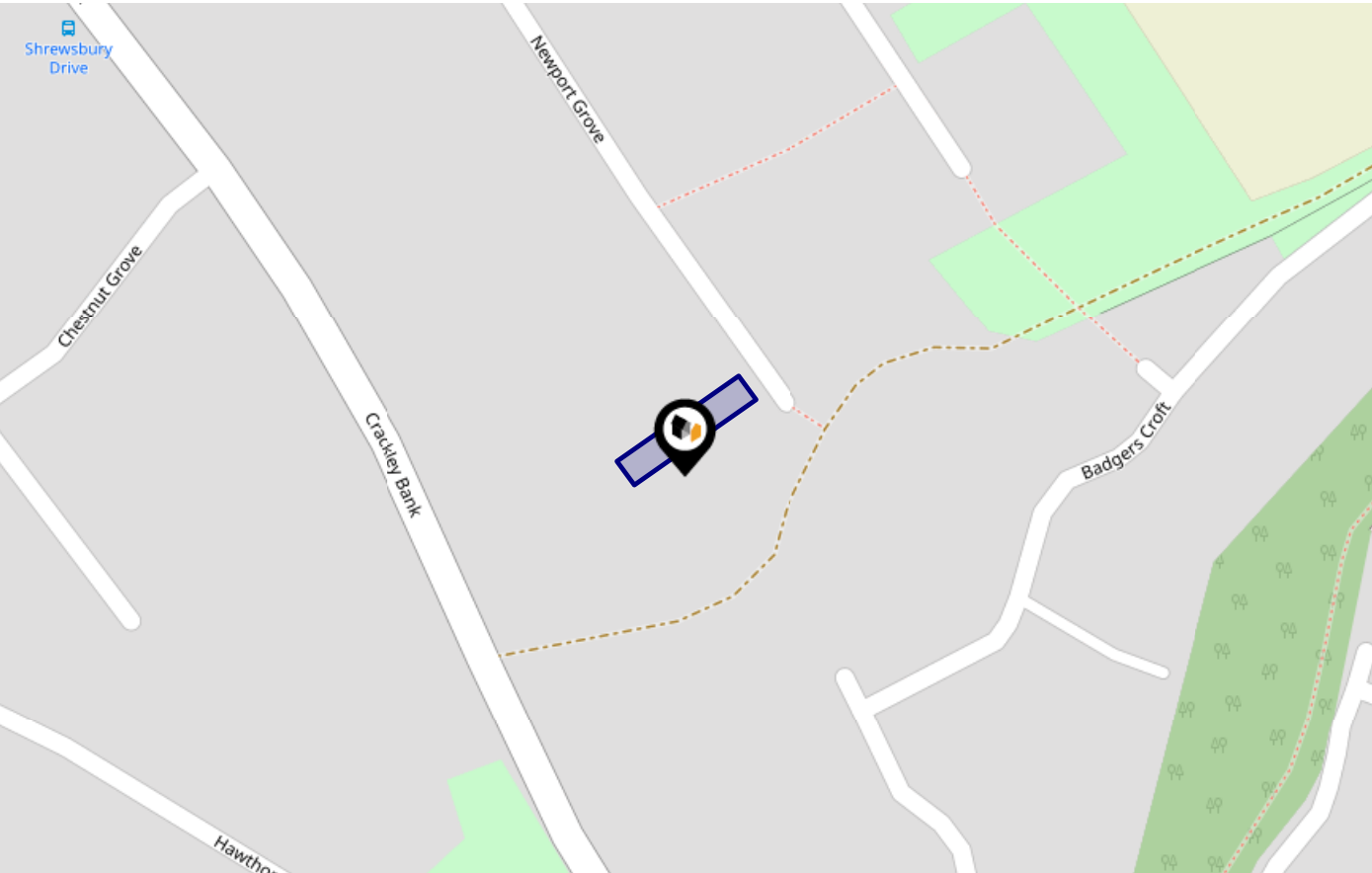
Nearby Council Wards

-  Crackley & Red Street Ward
-  Bradwell Ward
-  Holditch & Chesterton Ward
-  Tunstall Ward
-  Talke & Butt Lane Ward
-  Wolstanton Ward
-  Burslem Central Ward
-  Goldenhill and Sandyford Ward
-  Cross Heath Ward
-  Knutton 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.

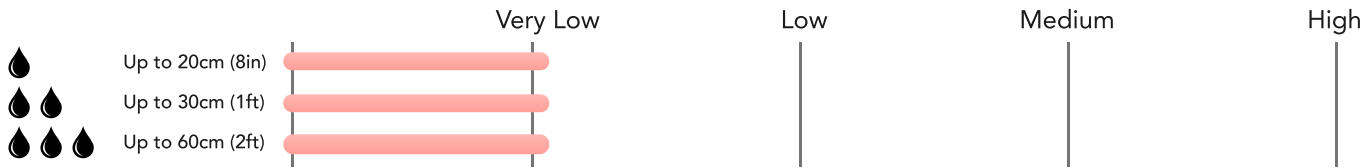


Risk Rating: Very low

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.

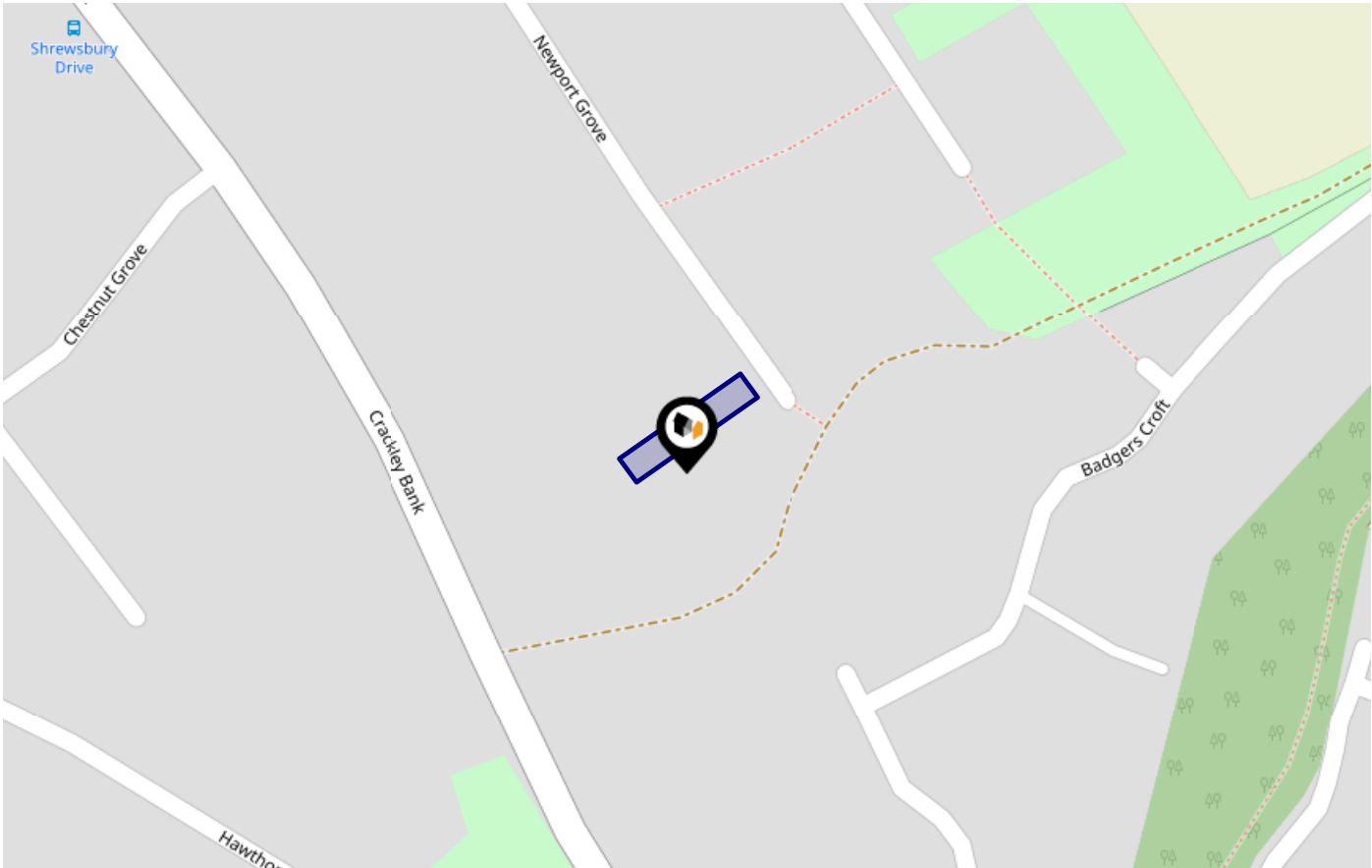
Chance of flooding to the following depths at this property:



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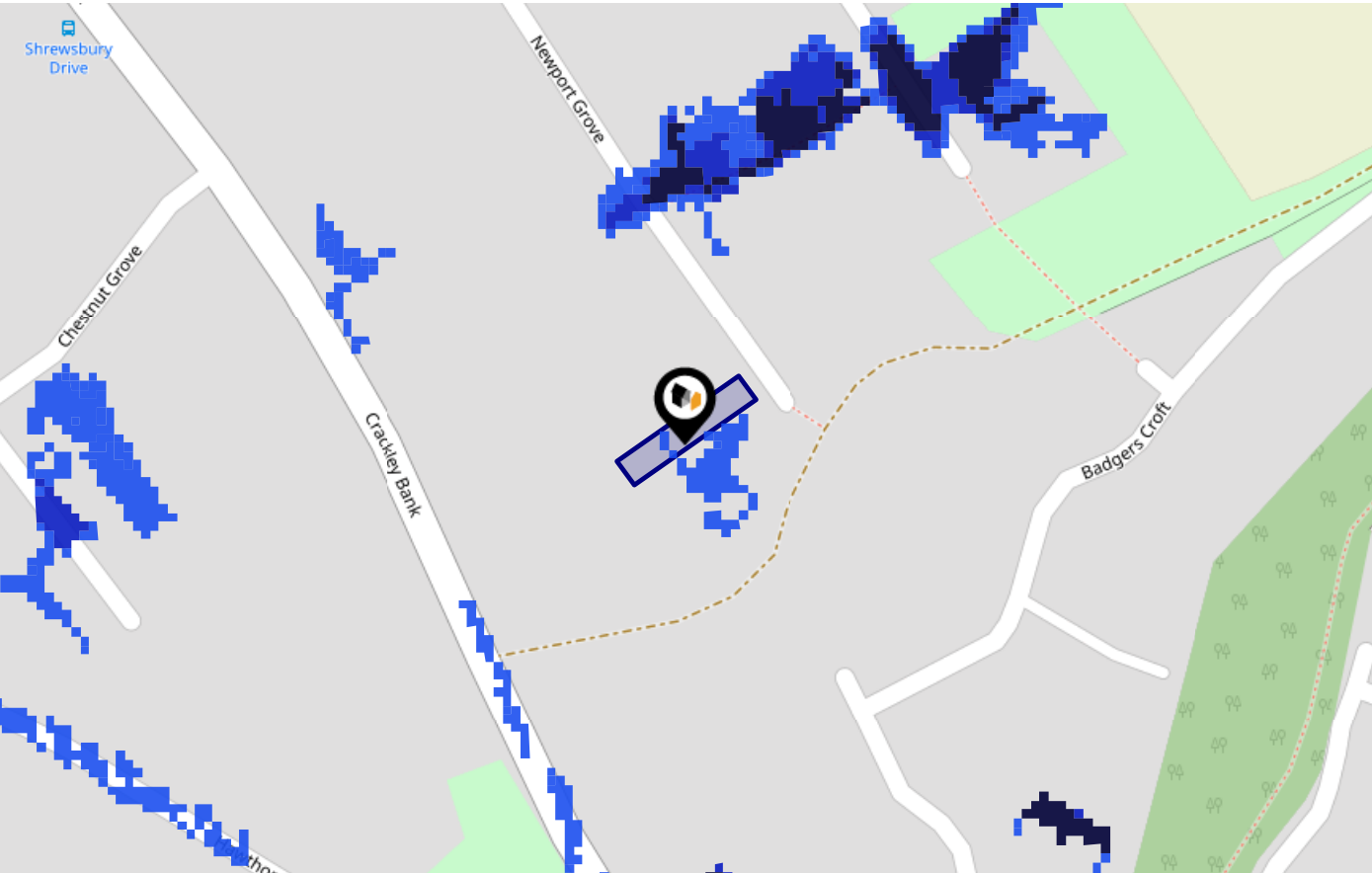
Chance of flooding to the following depths at this property:



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.

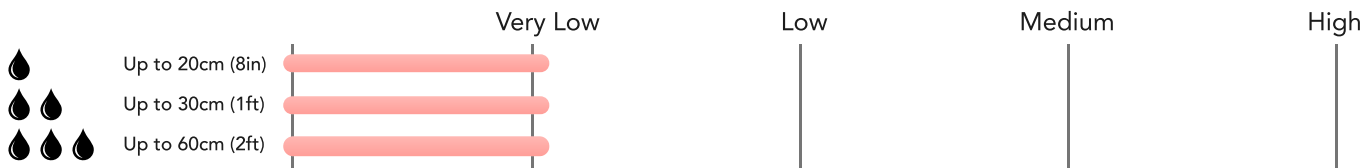


Risk Rating: Very low

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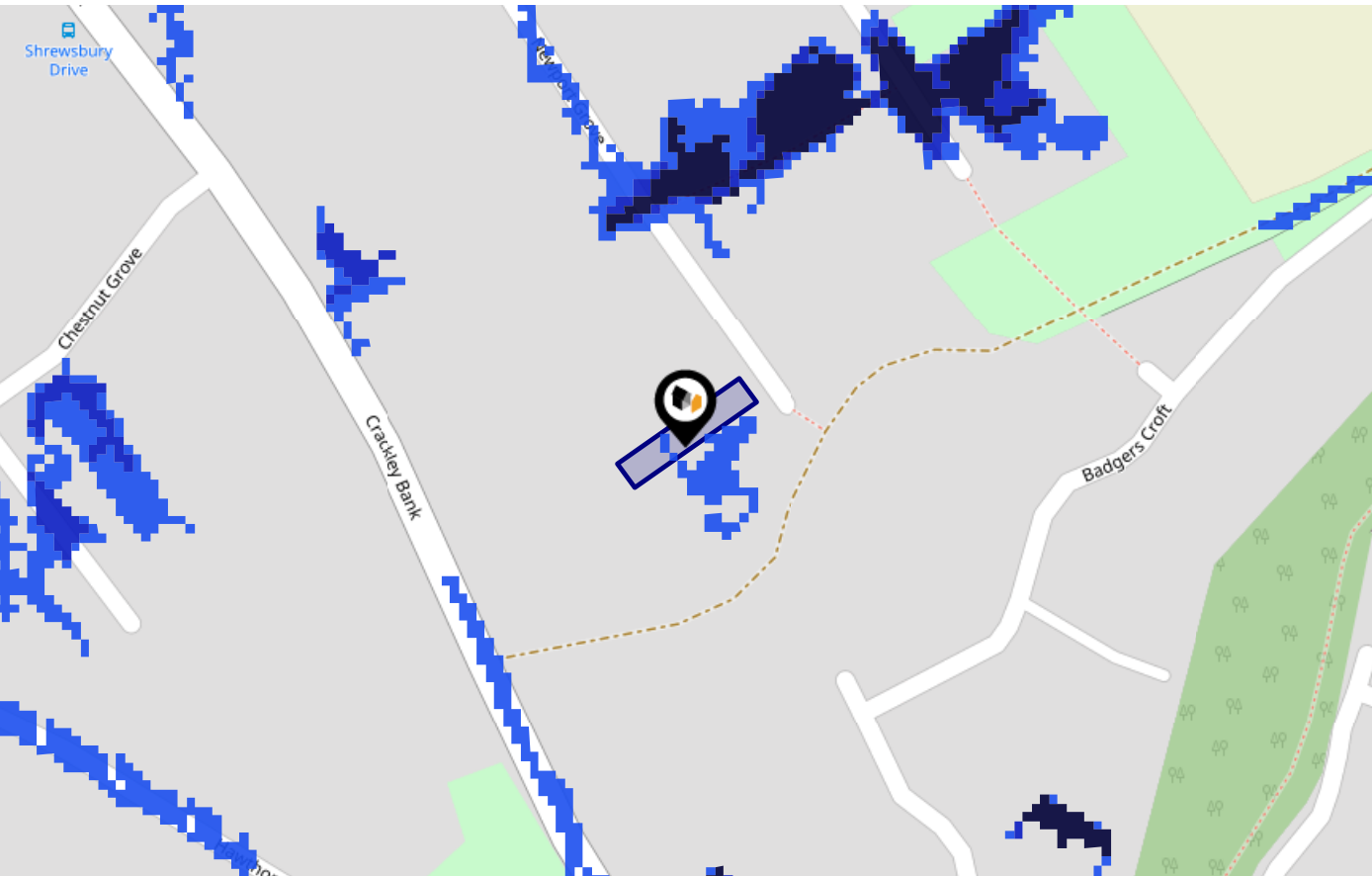
Chance of flooding to the following depths at this property:



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.

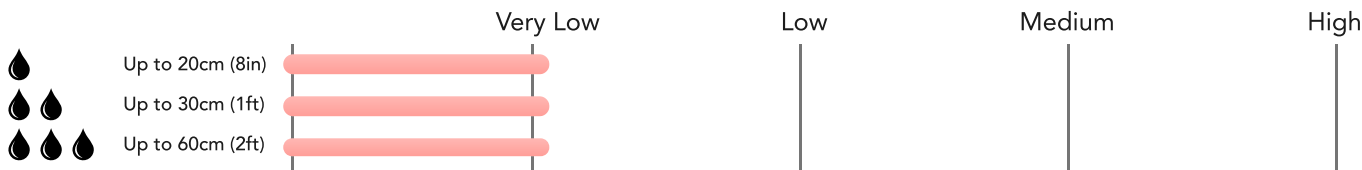


Risk Rating: Very low

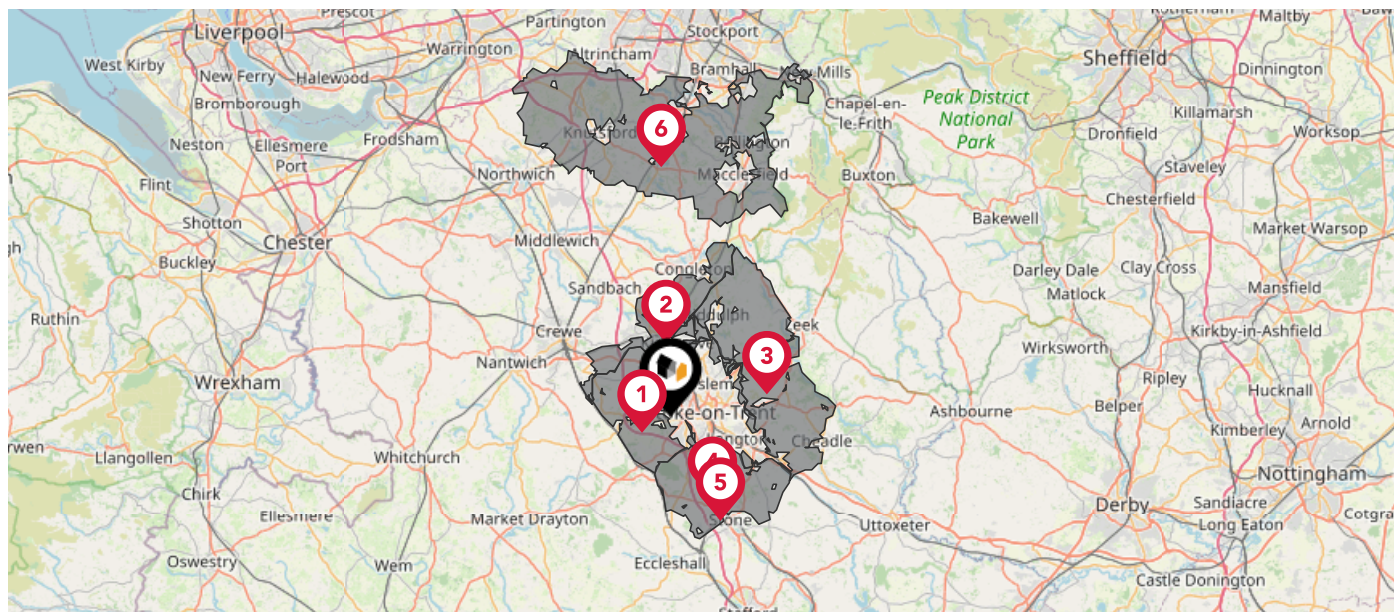
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Newcastle-under-Lyme



Stoke-on-Trent Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford

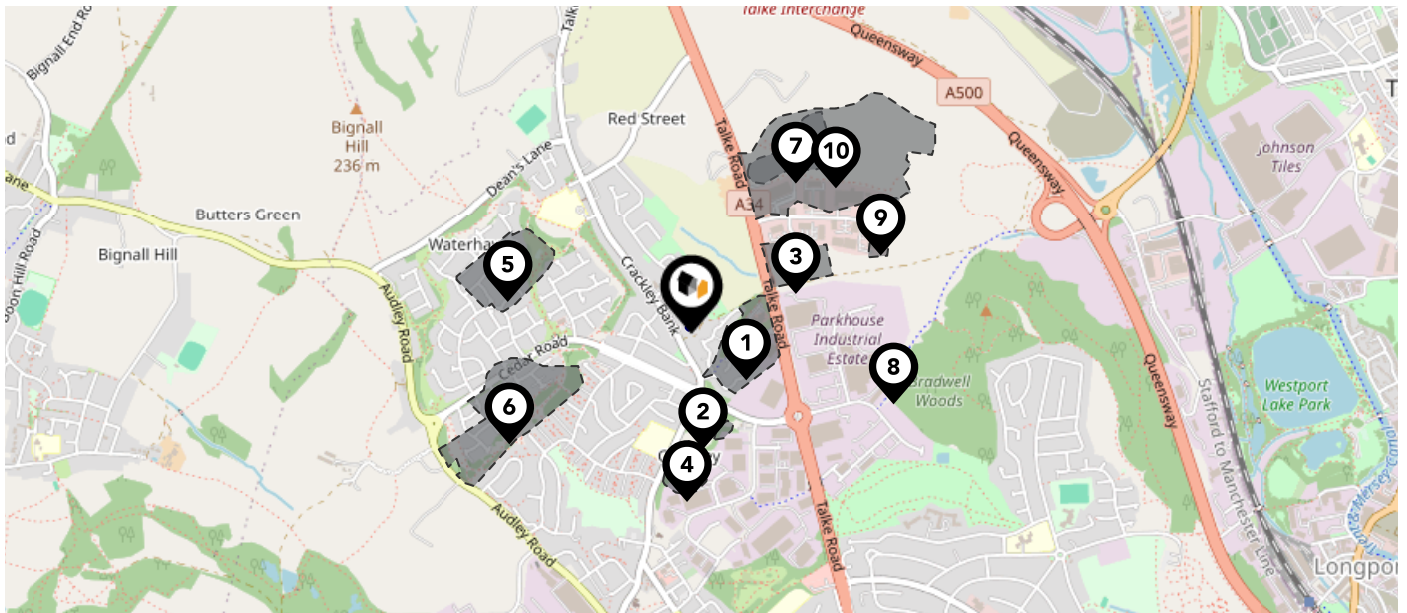


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



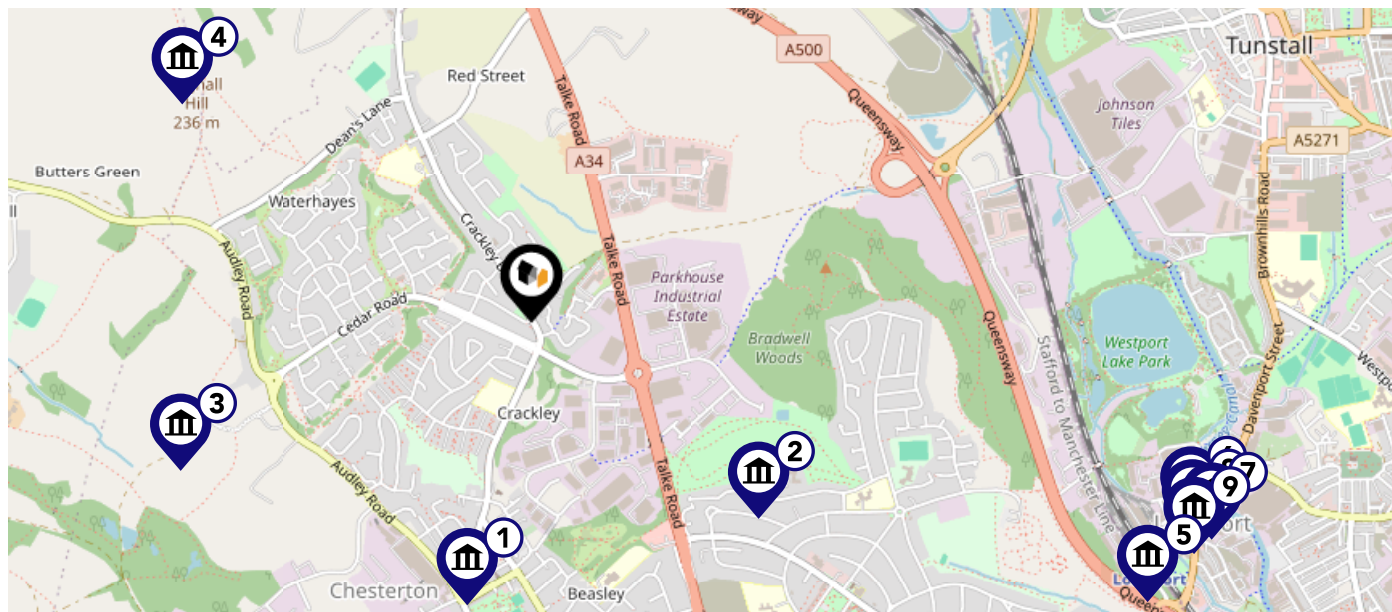
Nearby Landfill Sites

1	Crackley Bank-Beata Road, Crackley, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
2	Crackley Bank-Parkhouse Road West, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
3	Land South Of High Carr Farm-Talke Road, High Carr Business Park, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
4	Junction Crackley Bank, 3 x Holes-Birchouse Road, Crackley Bank, Chesterton	Historic Landfill ☐
5	Crackley Bank-Longclough Road, Crackley, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
6	Land At Audley Road-Audley Road, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
7	High Carr Farm-Talke Road (A34), High Carr, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
8	Plot H-Parkhouse Road East, Newcastle-under-Lyme, Staffordshire	Historic Landfill ☐
9	Talke Road / West of Bradwell Wood-Millennium Way, High Carr, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐
10	High Carr-Talke Road, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill ☐

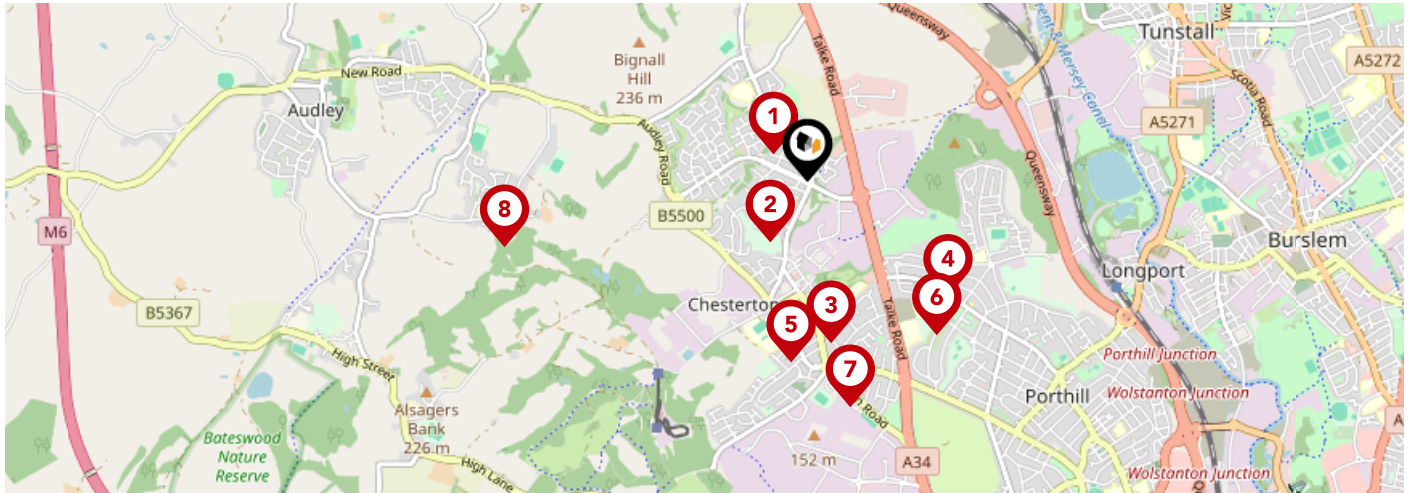
Maps

Listed Buildings

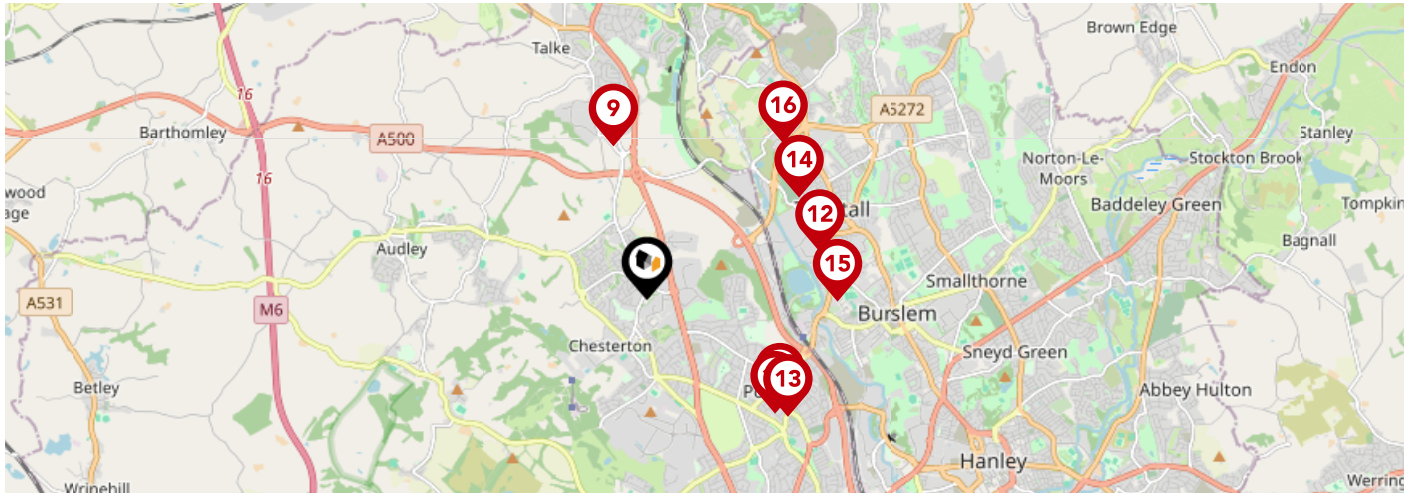
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1196518 - Church Of Holy Trinity	Grade II	0.6 miles
	1196516 - Bradwell Hall	Grade II	0.7 miles
	1219970 - Blast Furnace	Grade II	0.8 miles
	1374392 - Wedgwood Monument	Grade II	0.9 miles
	1290486 - Railway Station	Grade II	1.5 miles
	1290799 - Price And Kensington Teapot Works	Grade II	1.5 miles
	1290817 - Former Warehouse At Longport Wharf	Grade II	1.6 miles
	1195813 - Warehouse In Price And Kensington Works	Grade II	1.6 miles
	1195843 - Duke Of Bridgewater Inn	Grade II	1.6 miles



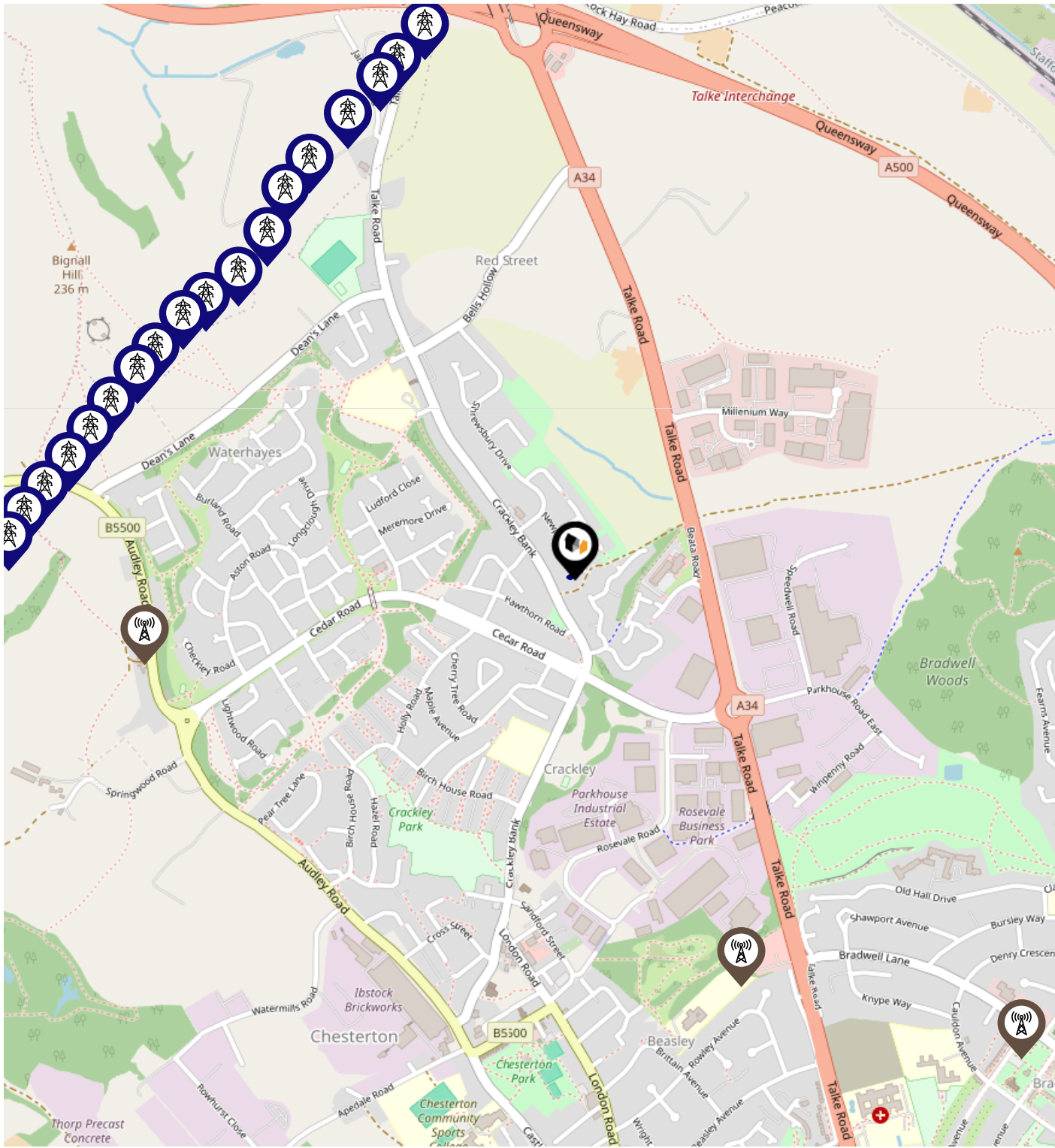
		Nursery	Primary	Secondary	College	Private
1	St Chad's CofE (C) Primary School Ofsted Rating: Good Pupils: 270 Distance:0.2	☐	☒	☐	☐	☐
2	Crackley Bank Primary School Ofsted Rating: Good Pupils: 190 Distance:0.31	☐	☒	☐	☐	☐
3	Chesterton Primary School Ofsted Rating: Good Pupils: 166 Distance:0.72	☐	☒	☐	☐	☐
4	Bursley Academy Ofsted Rating: Requires improvement Pupils: 365 Distance:0.81	☐	☒	☐	☐	☐
5	Chesterton Community Sports College Ofsted Rating: Good Pupils: 886 Distance:0.81	☐	☐	☒	☐	☐
6	Sun Academy Bradwell Ofsted Rating: Good Pupils: 164 Distance:0.89	☐	☒	☐	☐	☐
7	Churchfields Primary School Ofsted Rating: Outstanding Pupils: 393 Distance:1.02	☐	☒	☐	☐	☐
8	Wood Lane Primary School Ofsted Rating: Requires improvement Pupils: 86 Distance:1.38	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Springhead Primary School Ofsted Rating: Good Pupils: 195 Distance:1.4	☐	☒	☐	☐	☐
	Edison Pace School Ofsted Rating: Good Pupils: 22 Distance:1.51	☐	☐	☒	☐	☐
	Kaleidoscope School Ofsted Rating: Good Pupils: 29 Distance:1.53	☐	☒	☐	☐	☐
	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 493 Distance:1.6	☐	☒	☐	☐	☐
	Oaklands Nursery School Ofsted Rating: Outstanding Pupils: 38 Distance:1.63	☒	☐	☐	☐	☐
	Summerbank Primary Academy Ofsted Rating: Good Pupils: 443 Distance:1.64	☐	☒	☐	☐	☐
	Co-op Academy Stoke-On-Trent Ofsted Rating: Good Pupils: 1181 Distance:1.7	☐	☐	☒	☐	☐
	Star Academy, Sandyford Ofsted Rating: Good Pupils: 182 Distance:1.86	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

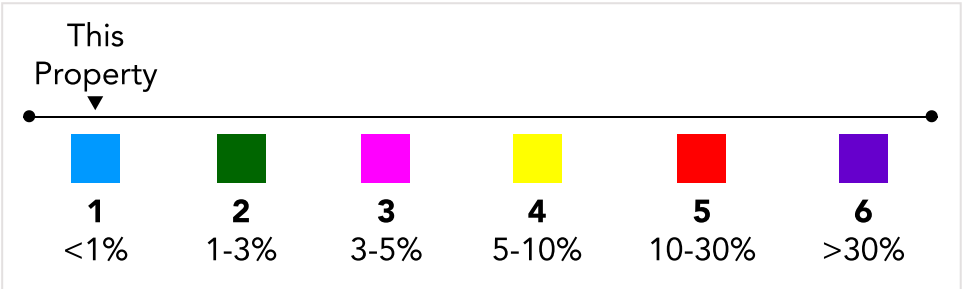
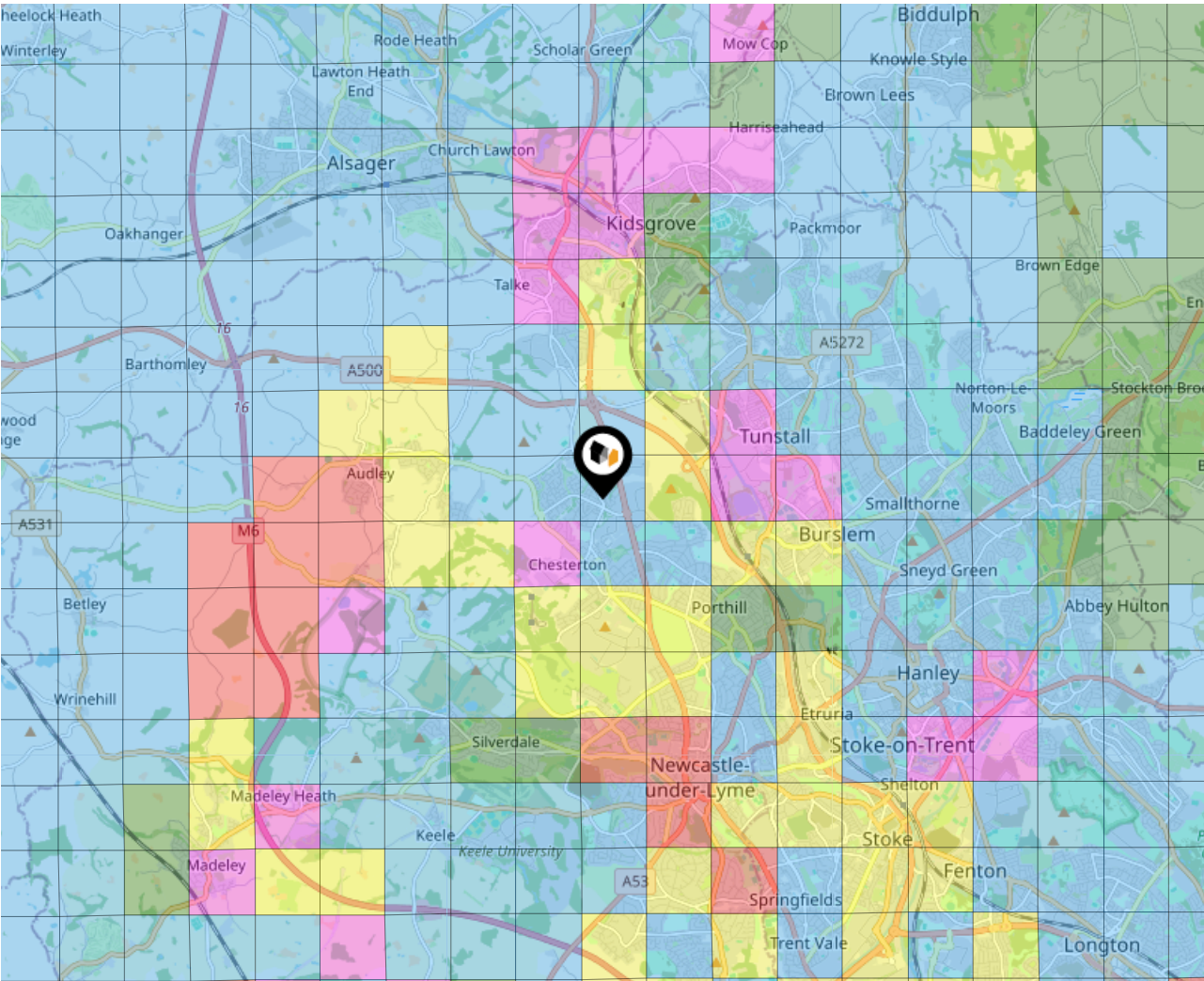


Key:

-  Power Pylons
-  Communication Masts

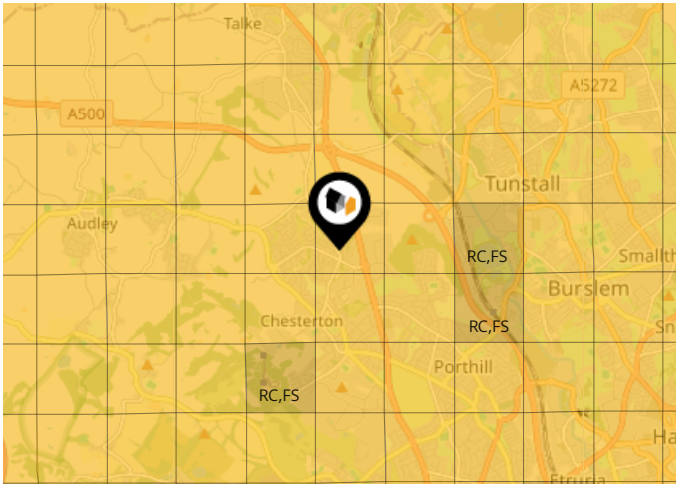
What is Radon?

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 CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		

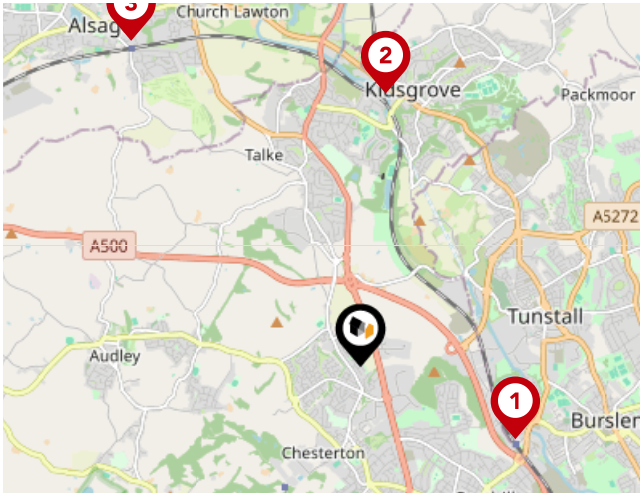


Primary Classifications (Most Common Clay Types)

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

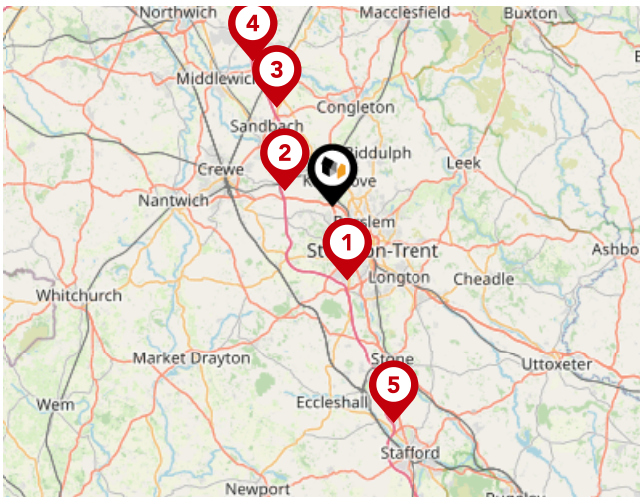
Area

Transport (National)



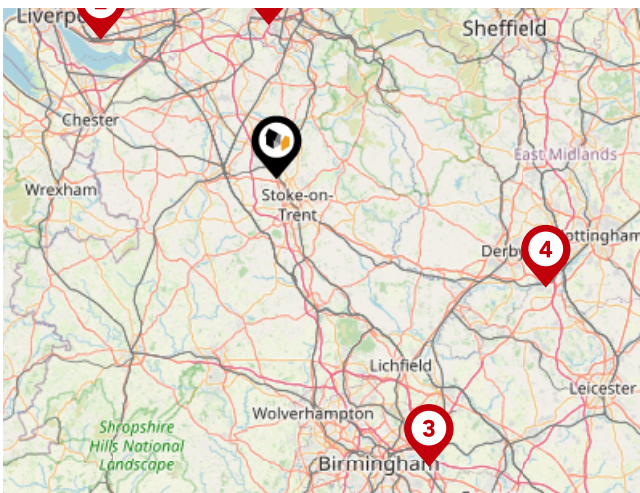
National Rail Stations

Pin	Name	Distance
1	Platform 2	1.53 miles
2	Kidsgrove Rail Station	2.45 miles
3	Alsager Rail Station	3.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	5.29 miles
2	M6 J16	3.66 miles
3	M6 J17	8.12 miles
4	M6 J18	11.83 miles
5	M6 J14	16.08 miles

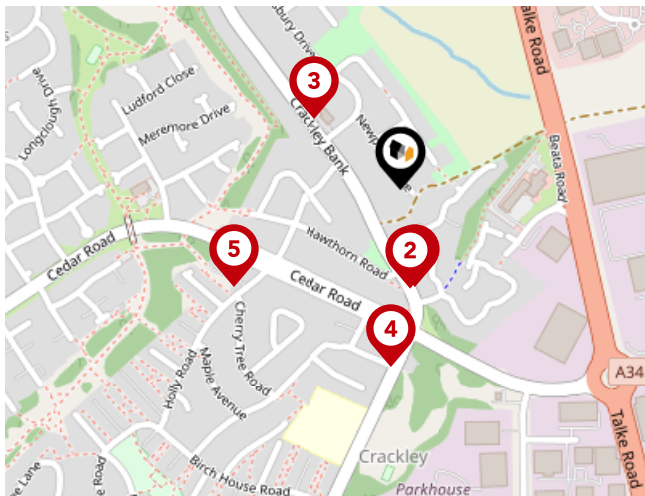


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	21.95 miles
2	Speke	31.98 miles
3	Birmingham Airport	46.7 miles
4	East Mids Airport	41.39 miles

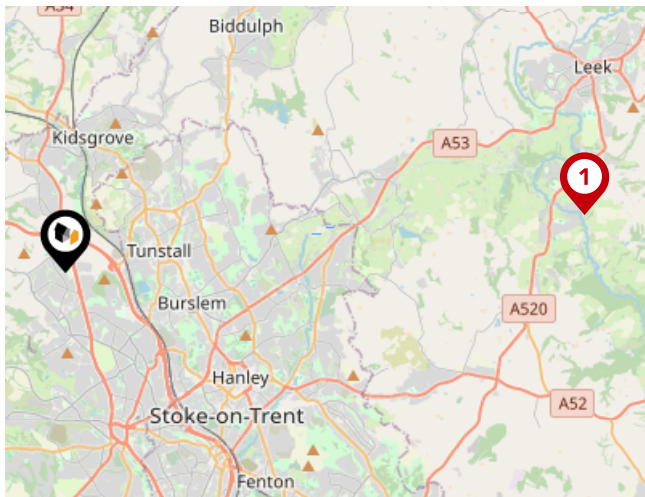
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodrow Way	0.11 miles
2	Woodrow Way	0.11 miles
3	Shrewsbury Drive	0.12 miles
4	Whitethorn Way	0.2 miles
5	Cherry Tree Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	9.3 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.



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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.

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Valuation Office
Agency



Royal Mail