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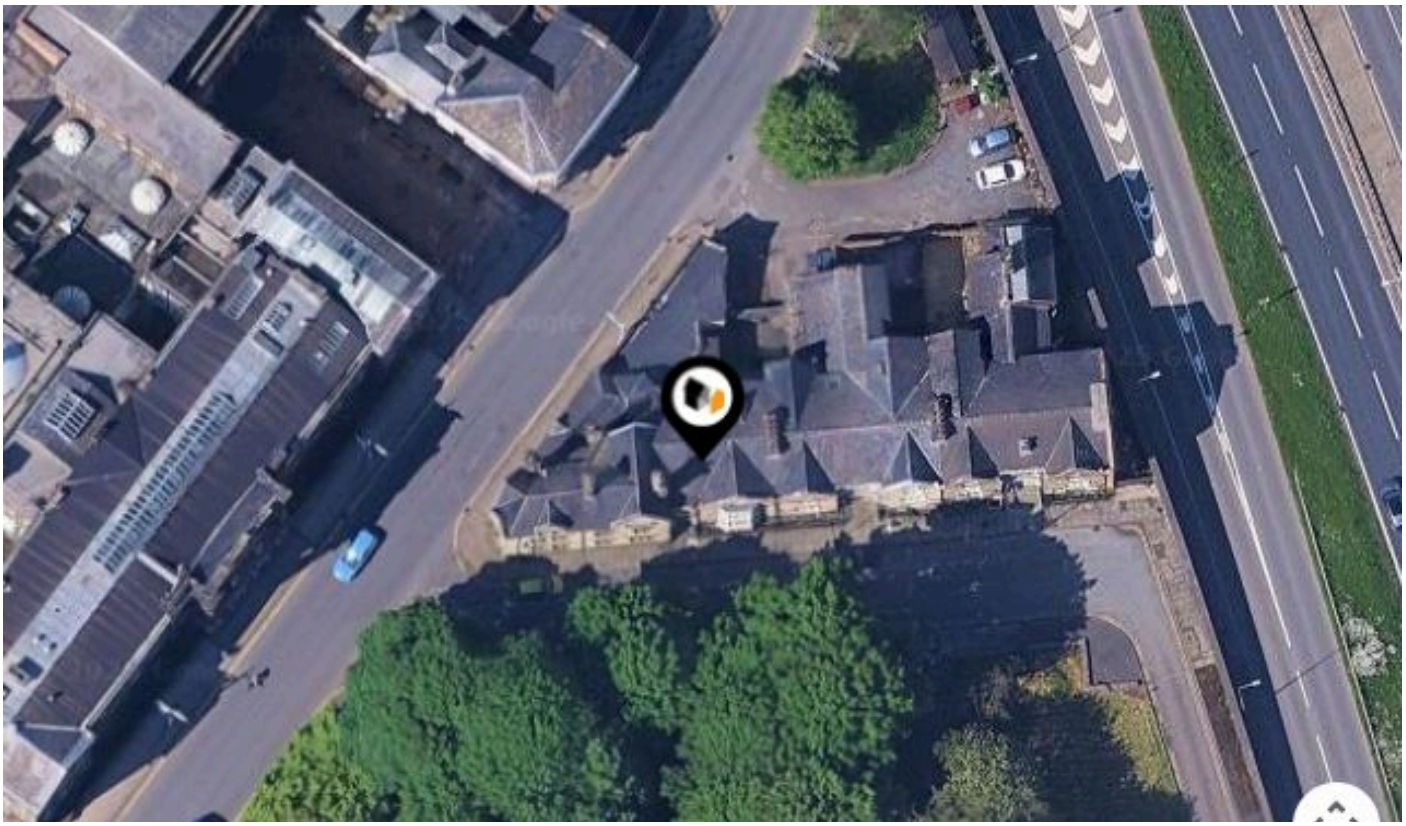
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 18th November 2025



BROOK STREET, STOKE-ON-TRENT, ST4

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com

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Property
Overview

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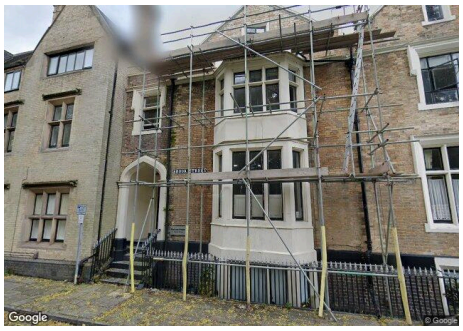

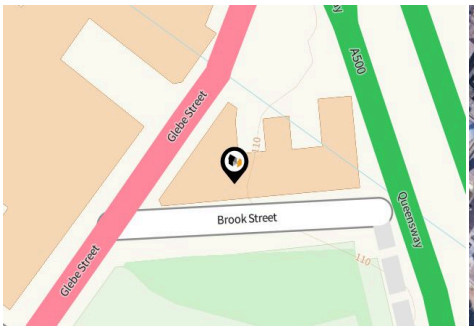

Property

Type:	HMO Bedsit / Other Non Self Contained Accommodation
Bedrooms:	1
Floor Area:	2,647 ft^2 / 246 m^2
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,847

Local Area

Local Authority:	City of stoke-on-trent
Conservation Area:	Stoke Town Centre
Flood Risk:	
• Rivers & Seas	High
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✓ BT ✓ sky ✓ Virgin media

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EPC - Certificate

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Brook Street, ST4

Energy rating

D

Valid until 23.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 | C
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

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EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 85% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	246 m^2

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Market
House Price Statistics

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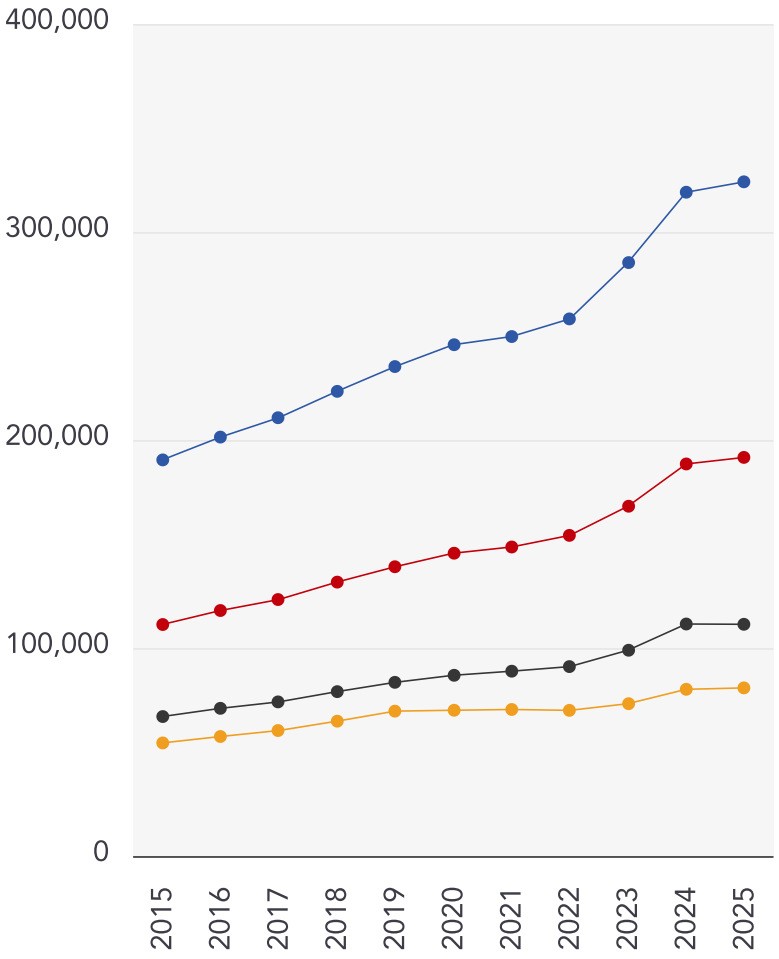
10 Year History of Average House Prices by Property Type in ST4



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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Maps
Coal Mining

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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

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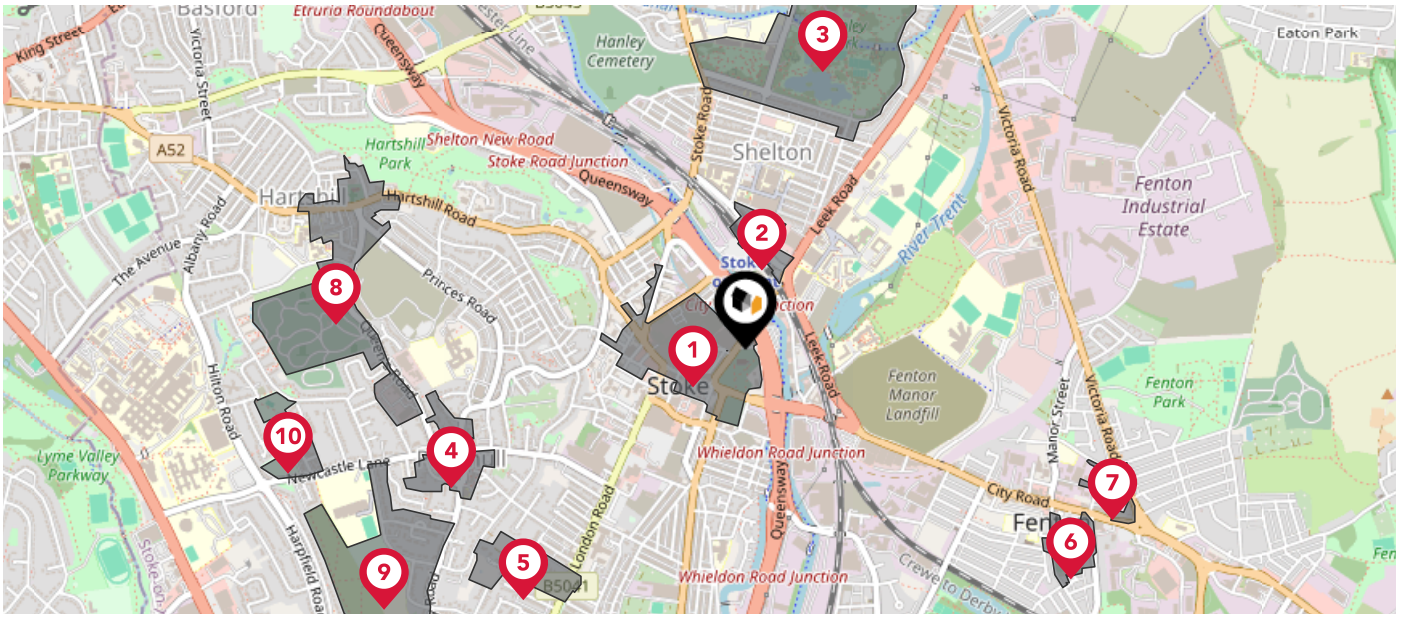
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Stoke Town Centre
2	Winton Square
3	Hanley Park
4	Penkhull Village
5	The Villas
6	Albert Square
7	Victoria Road
8	Hartshill
9	Penkhull Garden Village
10	St Christophers Avenue

Maps
Council Wards

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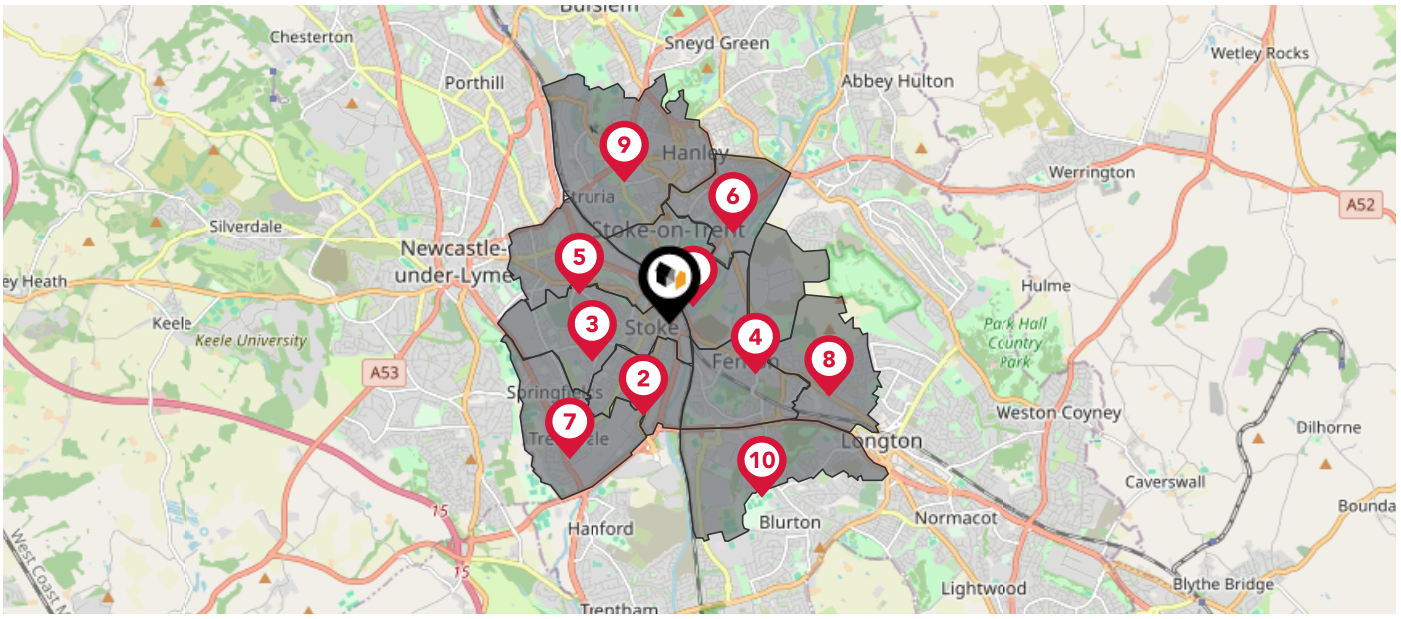
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Hanley Park and Shelton Ward
2	Boothen and Oak Hill Ward
3	Penkhull and Stoke Ward
4	Fenton West and Mount Pleasant Ward
5	Hartshill and Basford Ward
6	Joiner's Square Ward
7	Springfields and Trent Vale Ward
8	Fenton East Ward
9	Etruria and Hanley Ward
10	Hollybush and Longton West Ward

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Flood Risk
Rivers & Seas - Flood Risk

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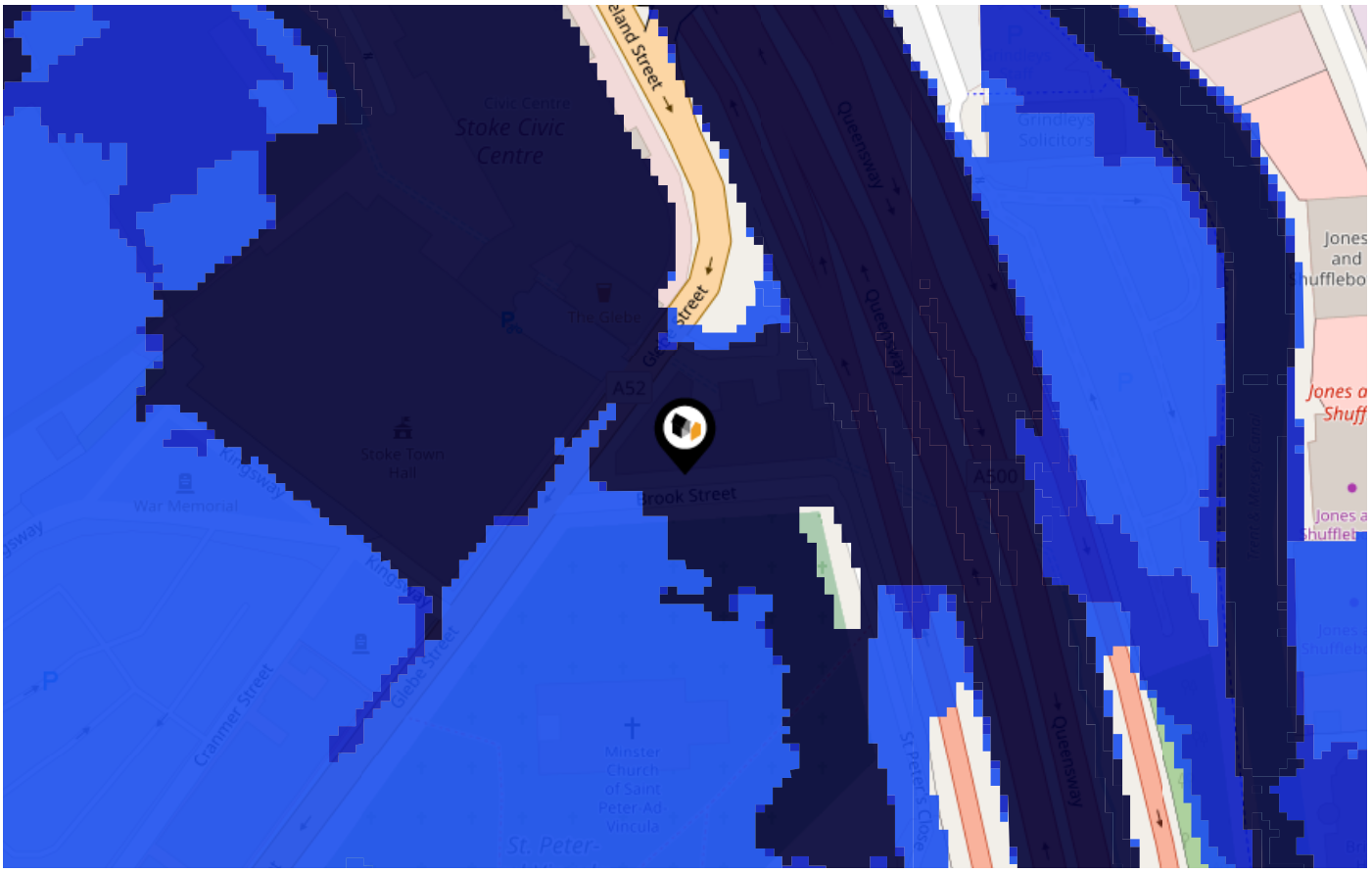
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: High

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:

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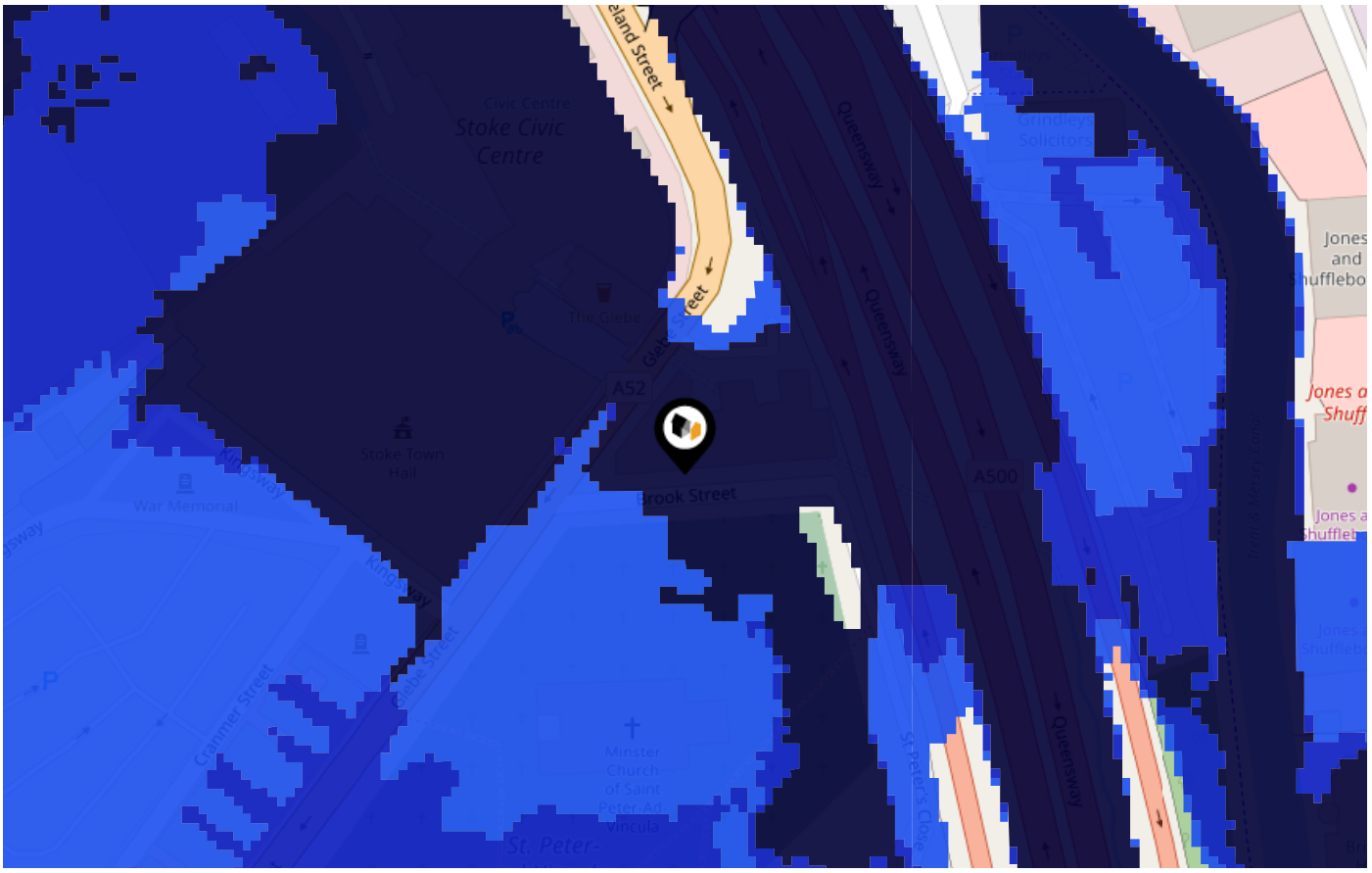
Flood Risk
Rivers & Seas - Climate Change

butters john bee bjb

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: High

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- **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:

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Flood Risk
Surface Water - Flood Risk

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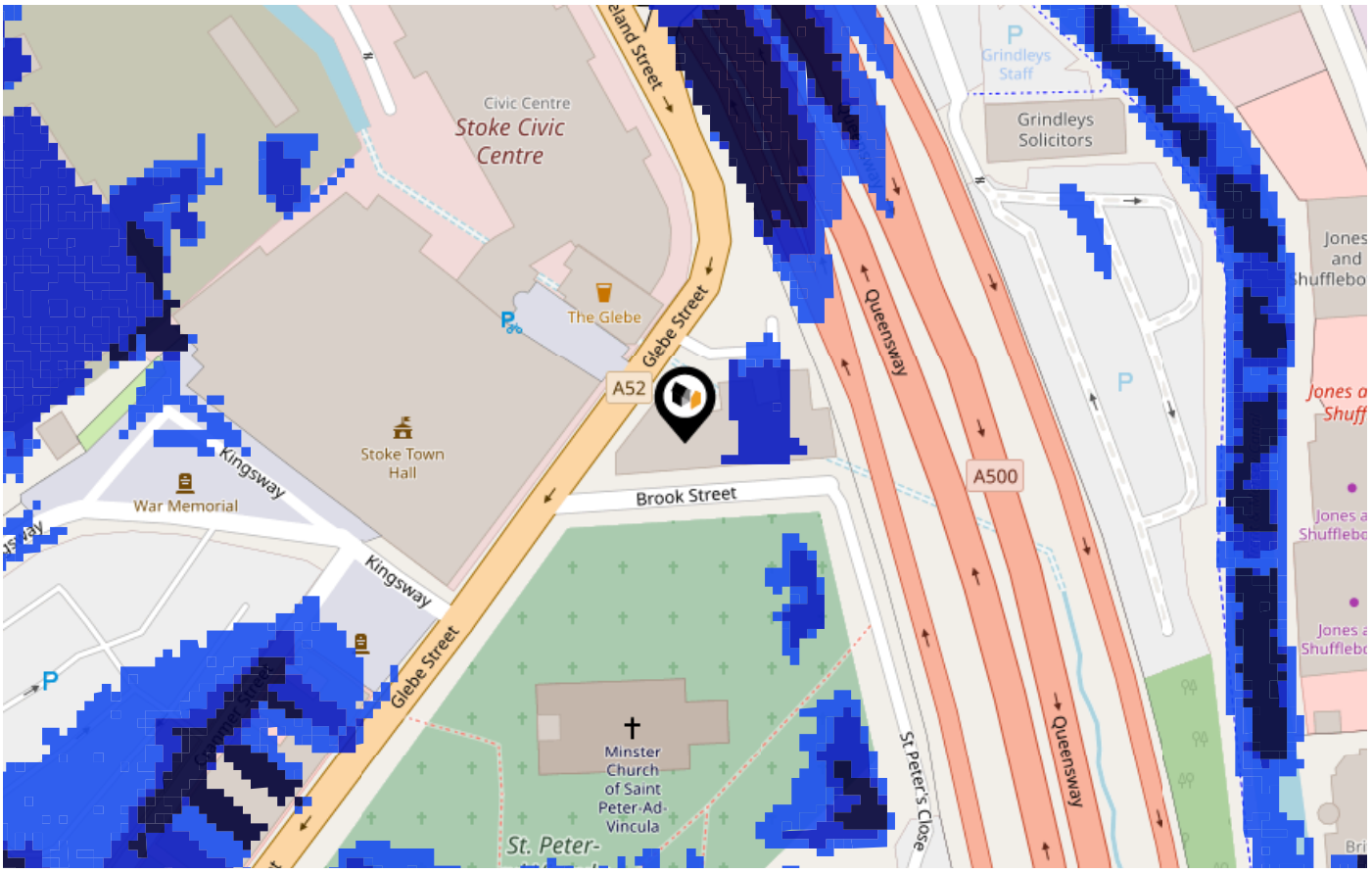
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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:

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Flood Risk
Surface Water - Climate Change

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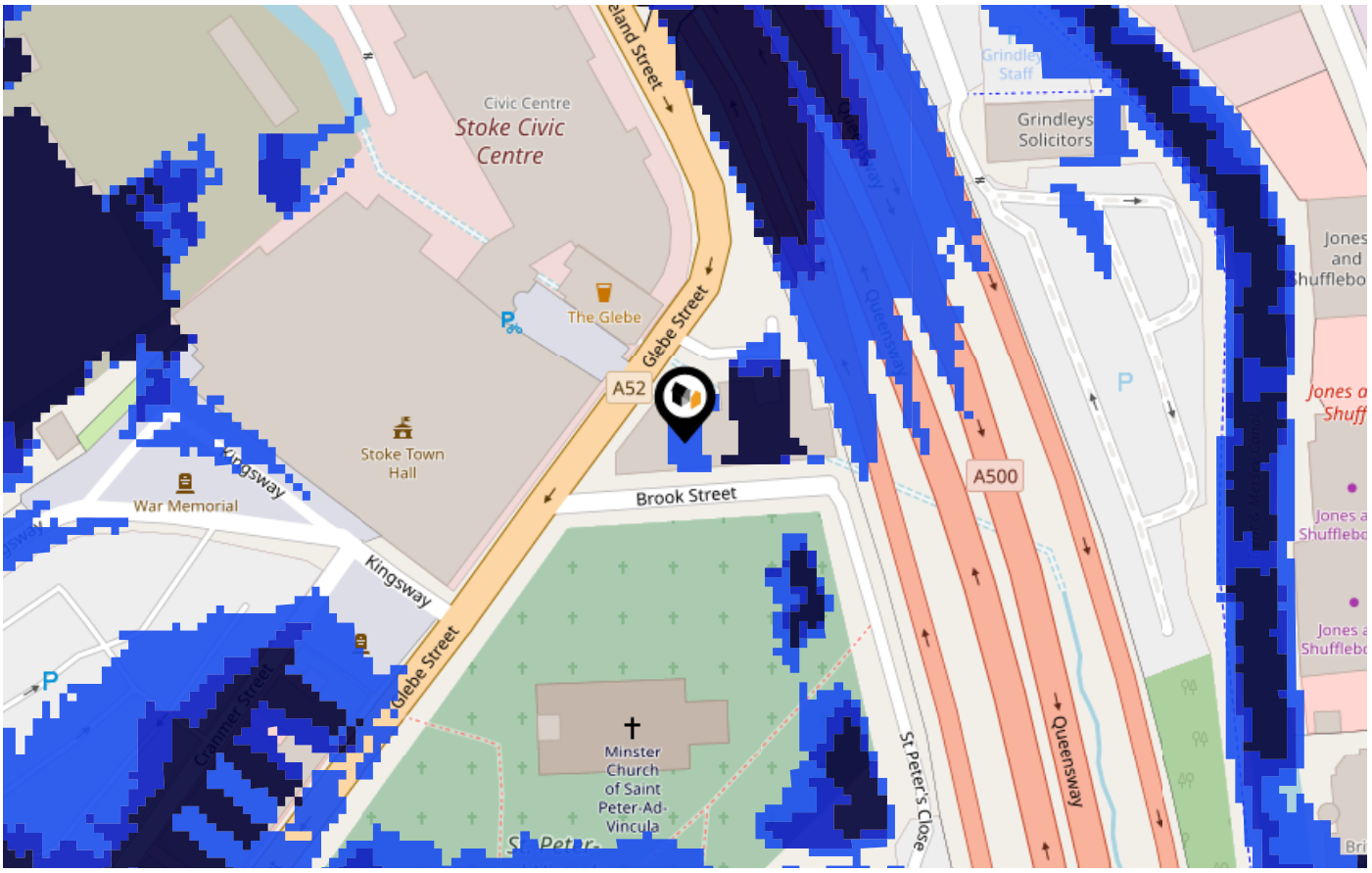
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during 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.
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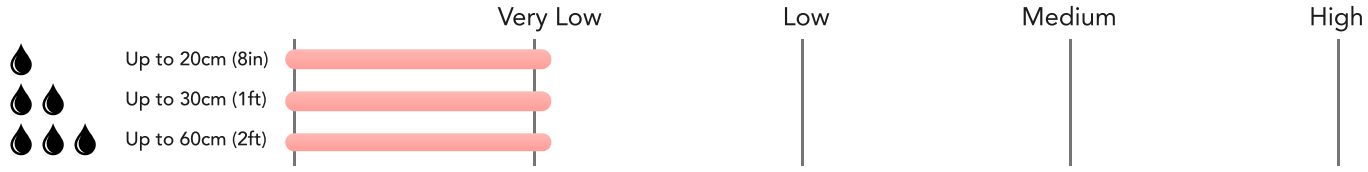
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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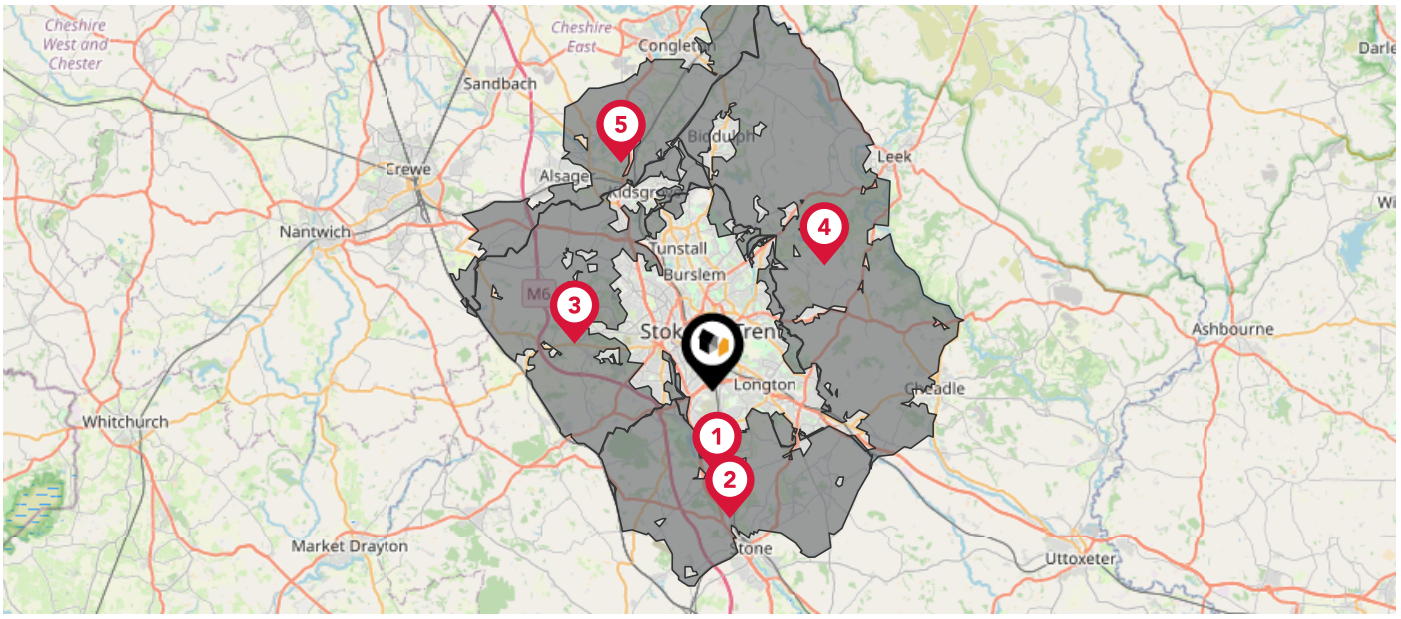
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Stoke-on-Trent Green Belt - Stoke-on-Trent
2	Stoke-on-Trent Green Belt - Stafford
3	Stoke-on-Trent Green Belt - Newcastle-under-Lyme
4	Stoke-on-Trent Green Belt - Staffordshire Moorlands
5	Stoke-on-Trent Green Belt - Cheshire East

Maps
Landfill Sites

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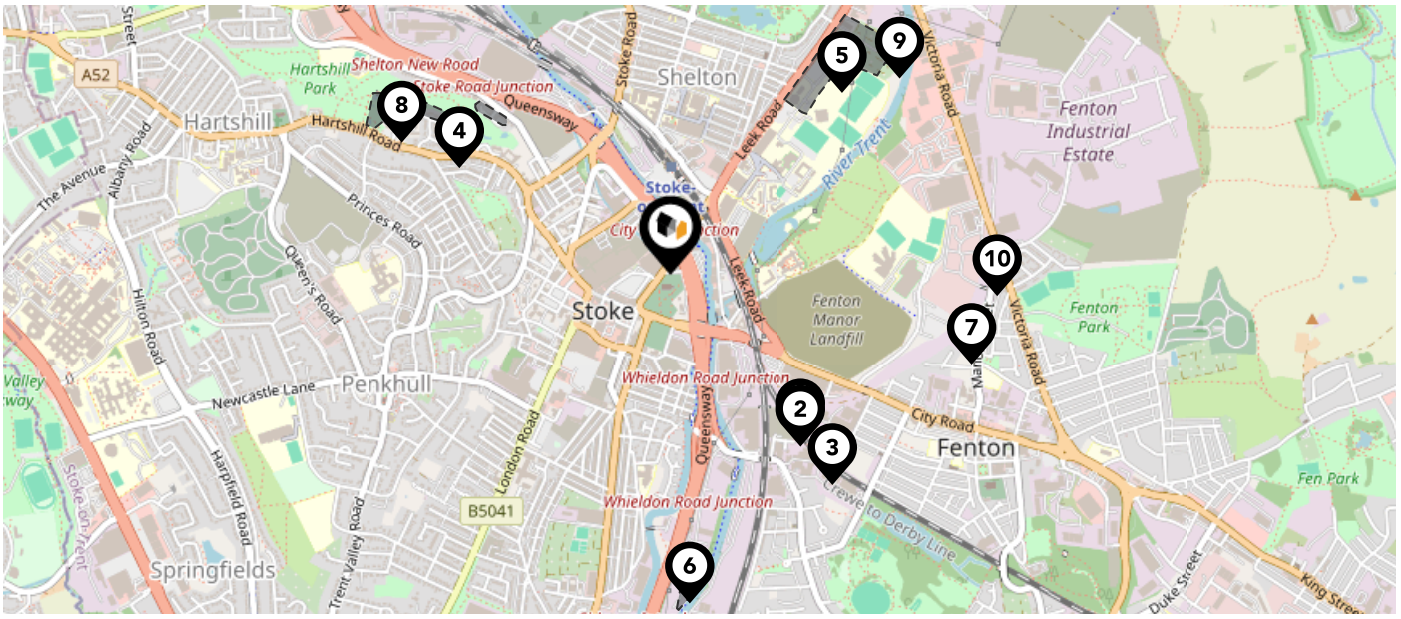
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Rear of Factories-Fenton, Staffordshire	Historic Landfill
2	Hawkins Street-Fenton, Stoke on Trent, Staffordshire	Historic Landfill
3	South Side of Hawkens Street-Fenton, Staffordshire	Historic Landfill
4	Tolkien Way-Hartshill, Stoke On Trent, Staffordshire	Historic Landfill
5	Old/Disused Sewage Works Leek Road-Leek Road, Shelton, Stoke On Trent, Staffordshire	Historic Landfill
6	Stelrad Bathroom Products-Whieldon Road, Mount Pleasant, Stoke On Trent, Staffordshire	Historic Landfill
7	South Manor Street-Off Manor Street, Southern End, Fenton, Stoke on Trent, Staffordshire	Historic Landfill
8	St Dominics Car Park-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill
9	Hanley Water Pollution Control Works-Stoke-on-Trent, Staffordshire	Historic Landfill
10	North Manor Street-Fenton, Stoke on Trent, Staffordshire	Historic Landfill

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Maps
Listed Buildings

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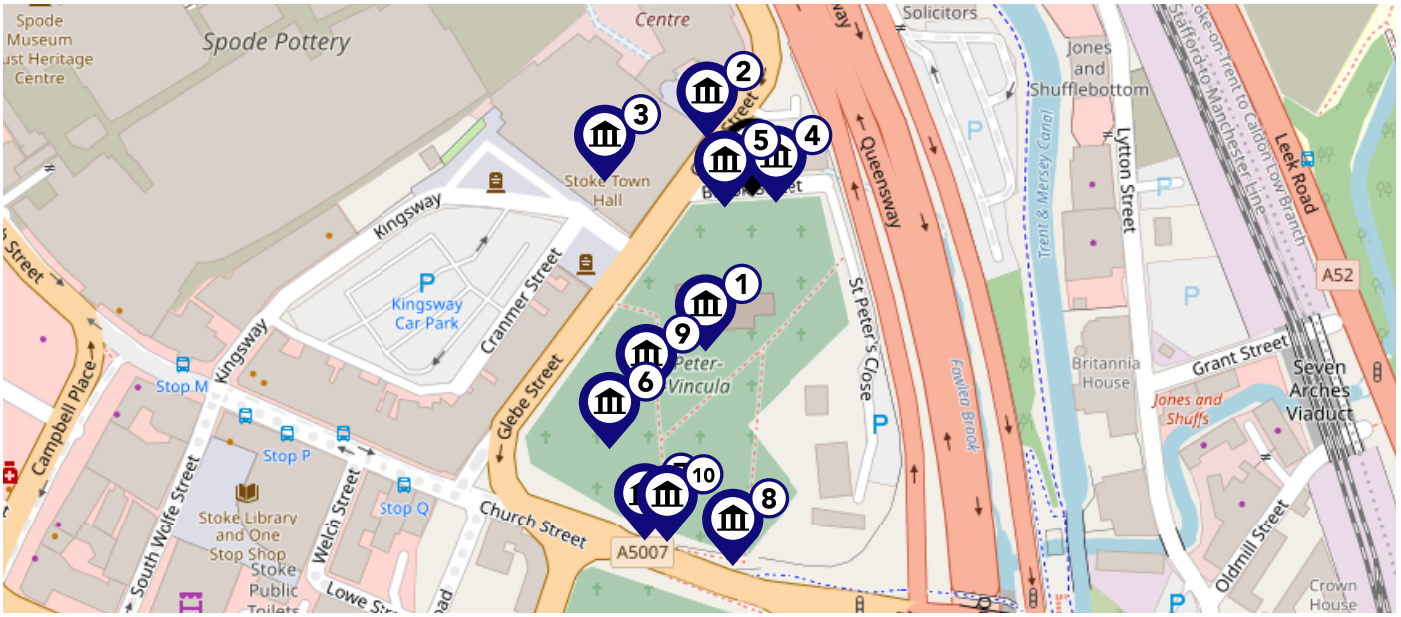
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1297936 - Church Of St Peter Ad Vincula	Grade II	0.0 miles
2 1220352 - The Glebe Hotel	Grade II	0.0 miles
3 1297959 - Jubilee Hall Kings Hall Town Hall	Grade II	0.0 miles
4 1220146 - Number 2 To 6 And Attached Railings	Grade II	0.0 miles
5 1195824 - 1, Brook Street	Grade II	0.0 miles
6 1195794 - Cross Fragment In St Peter's Churchyard	Grade II	0.1 miles
7 1220365 - Chest Tombs And Headstone Of Carr Warburton And Berry Approximately 75 Metres South Of Church	Grade II	0.1 miles
8 1195834 - Chest Tomb To John Fenton In St Peter's Churchyard, Circa 100 Metres South East Of Church	Grade II	0.1 miles
9 1195793 - Chest Tombs Of Whalley And Broade Family Approximately 10 Metres South West Of Church Of St Peter	Grade II	0.1 miles
10 1220376 - Chest Tomb Of Garner Family, St Peter's Churchyard Approximately 70 Metres South Of Church	Grade II	0.1 miles

Area
Schools

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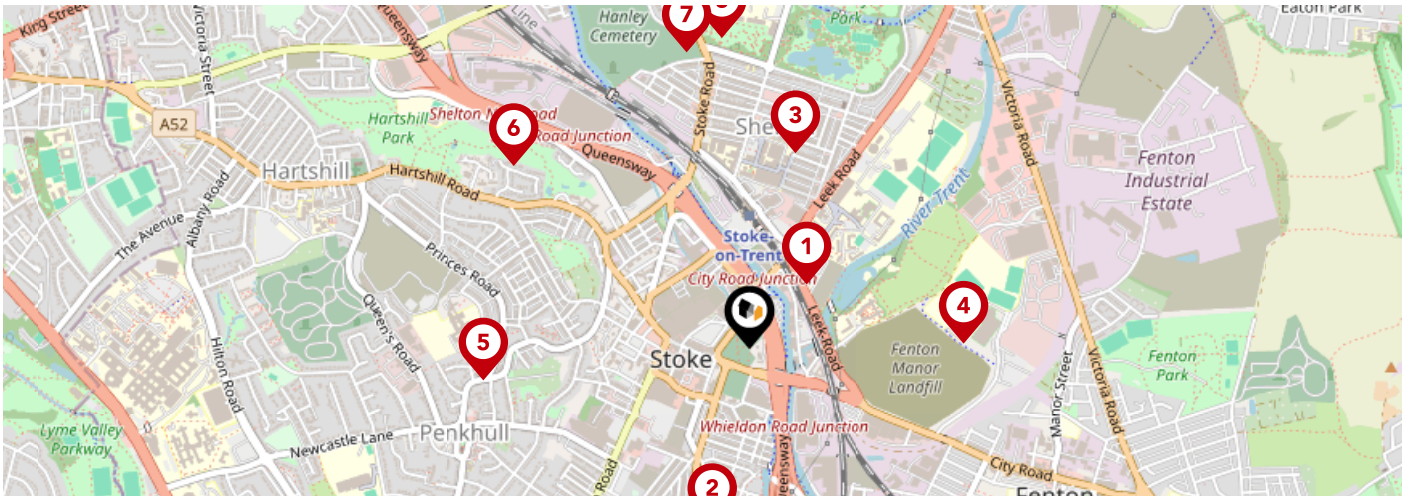

	Nursery	Primary	Secondary	College	Private
1 City of Stoke-On-Trent Sixth Form College Ofsted Rating: Good | Pupils:0 | Distance:0.19			✓		
2 Stoke Minster CofE Primary Academy Ofsted Rating: Special Measures | Pupils: 403 | Distance:0.41		✓			
3 Excellence Girls Academy Ofsted Rating: Good | Pupils: 79 | Distance:0.45			✓		
4 St Peter's CofE Academy Ofsted Rating: Requires improvement | Pupils: 1085 | Distance:0.48			✓		
5 The Willows Primary School Ofsted Rating: Good | Pupils: 687 | Distance:0.6		✓			
6 St Thomas Aquinas Catholic Primary School Ofsted Rating: Good | Pupils: 237 | Distance:0.66		✓			
7 The Registry Ofsted Rating: Not Rated | Pupils:0 | Distance:0.67			✓		
8 Stoke-on-Trent College Ofsted Rating: Good | Pupils:0 | Distance:0.7			✓		

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Area
Schools

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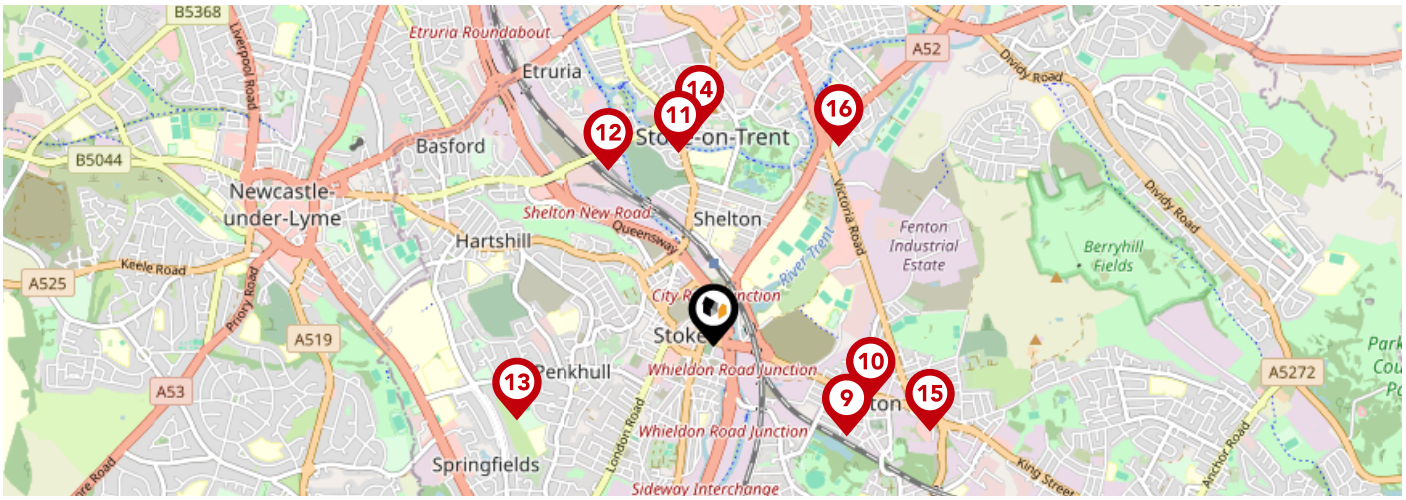

	Nursery	Primary	Secondary	College	Private
9 Our Lady's Catholic Academy Ofsted Rating: Good | Pupils: 228 | Distance:0.72		✓			
10 Christ Church CofE Primary Academy Ofsted Rating: Good | Pupils: 227 | Distance:0.74		✓			
11 Snowhill School Ofsted Rating: Good | Pupils: 35 | Distance:0.88			✓		
12 Regent College Ofsted Rating: Good | Pupils:0 | Distance:0.92			✓		
13 Thistley Hough Academy Ofsted Rating: Good | Pupils: 1091 | Distance:0.94			✓		
14 St Mark's CofE Primary School Ofsted Rating: Good | Pupils: 460 | Distance:0.98		✓			
15 Co-op Academy Glebe Ofsted Rating: Outstanding | Pupils: 237 | Distance:1.04		✓			
16 Want2Achieve The Academy Ofsted Rating: Inadequate | Pupils: 10 | Distance:1.05			✓		

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Local Area
Masts & Pylons

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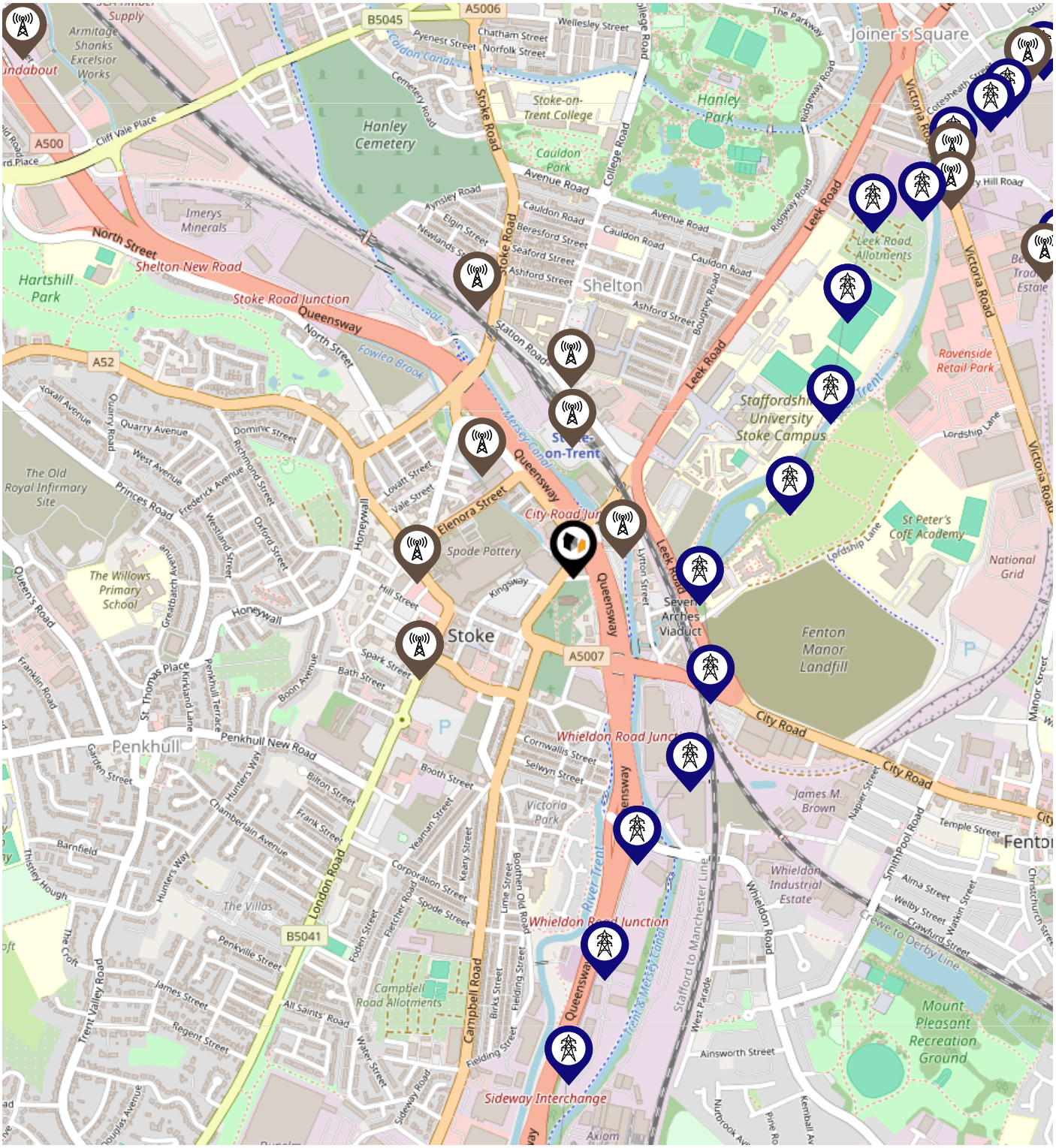

Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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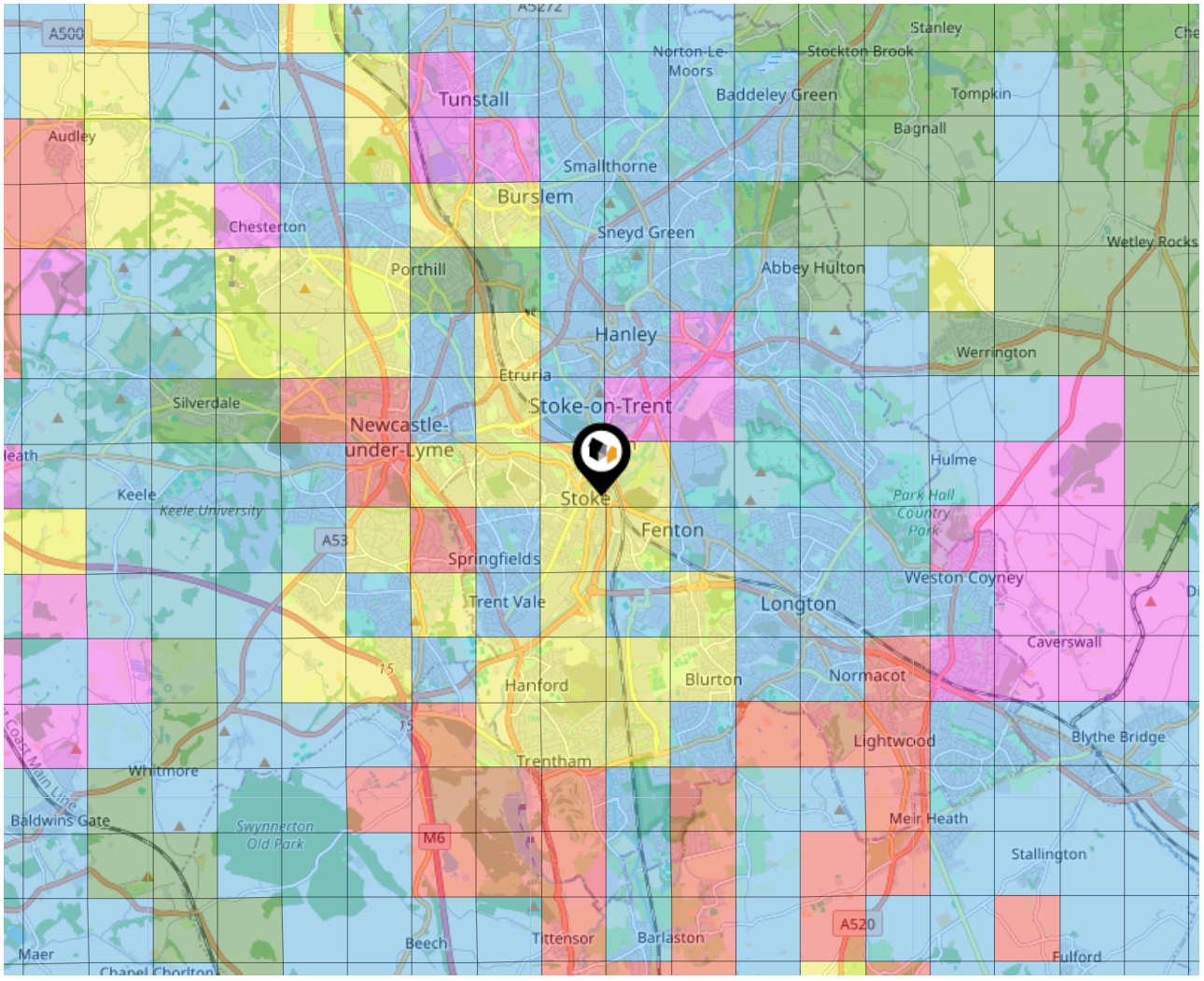
What is Radon?

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	4-10%	10-30%	>30%

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Environment
Soils & Clay

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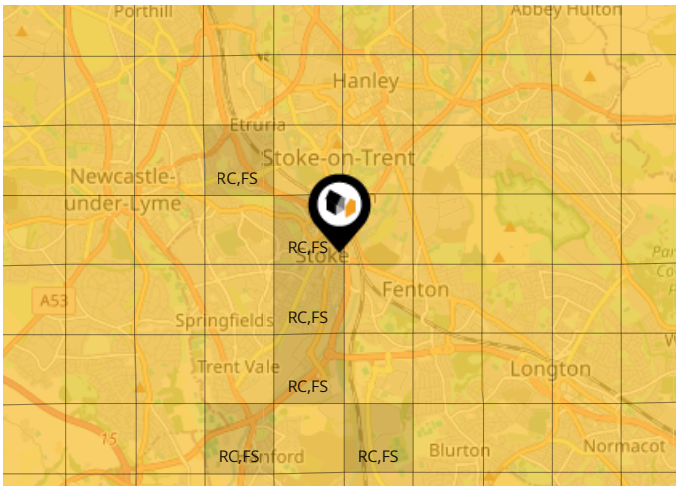
Ground Composition for this Address (Surrounding square kilometer zone around property)

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

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Area
Transport (National)

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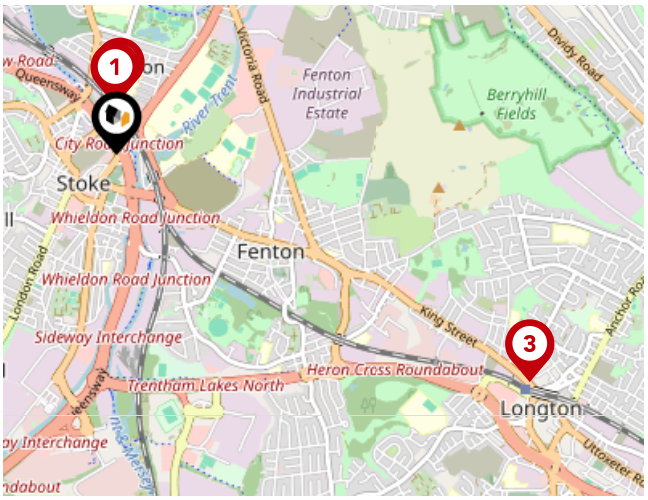
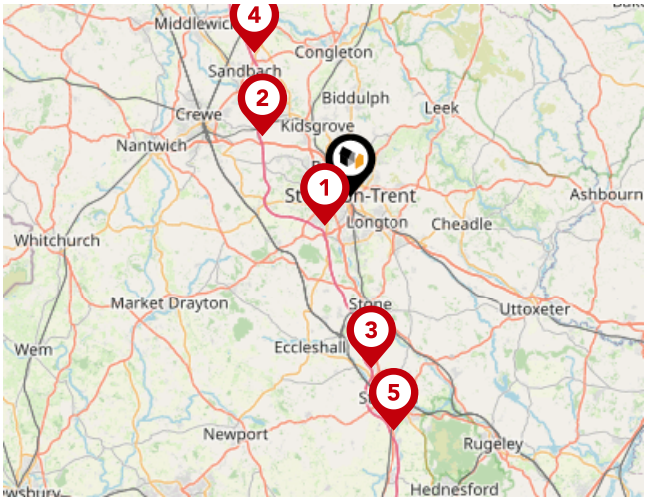


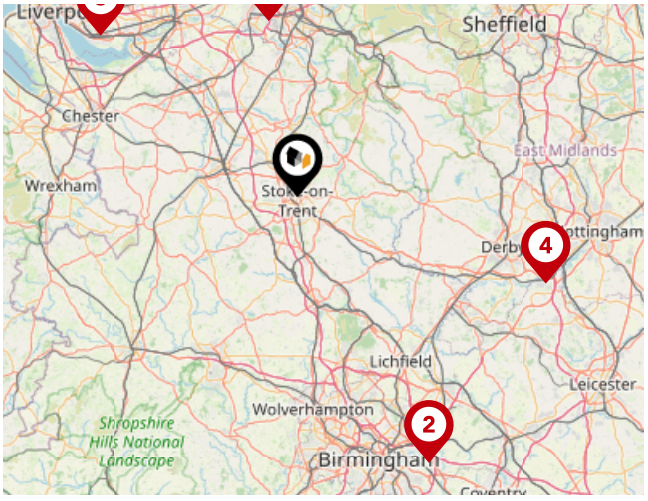
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	0.22 miles
2	Stoke-on-Trent Rail Station	0.24 miles
3	Platform 1	2.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.73 miles
2	M6 J16	7.69 miles
3	M6 J14	12.38 miles
4	M6 J17	12.34 miles
5	M6 J13	16.95 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	25.44 miles
2	Birmingham Airport	42.55 miles
3	Speke	36.22 miles
4	East Mids Airport	37.6 miles

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Area
Transport (Local)

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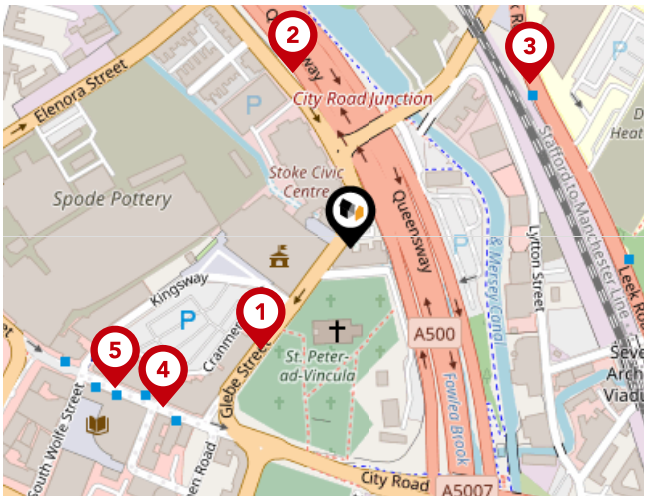
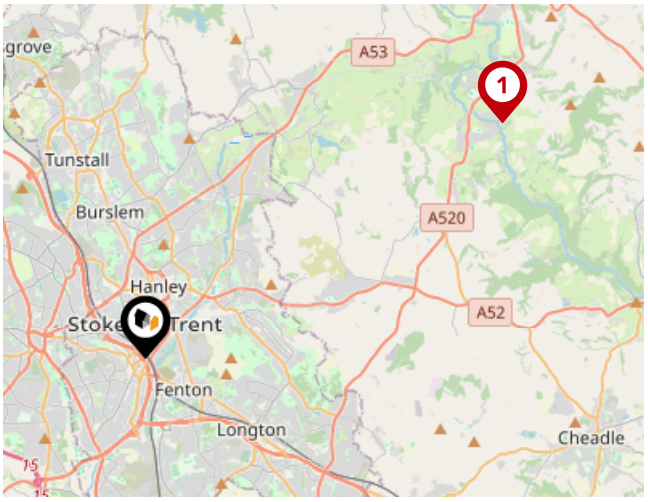


Bus Stops/Stations

Pin	Name	Distance
1	stop X	0.07 miles
2	Civic Centre	0.1 miles
3	Hancock Street	0.14 miles
4	stop Q	0.14 miles
5	stop P	0.15 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.65 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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