

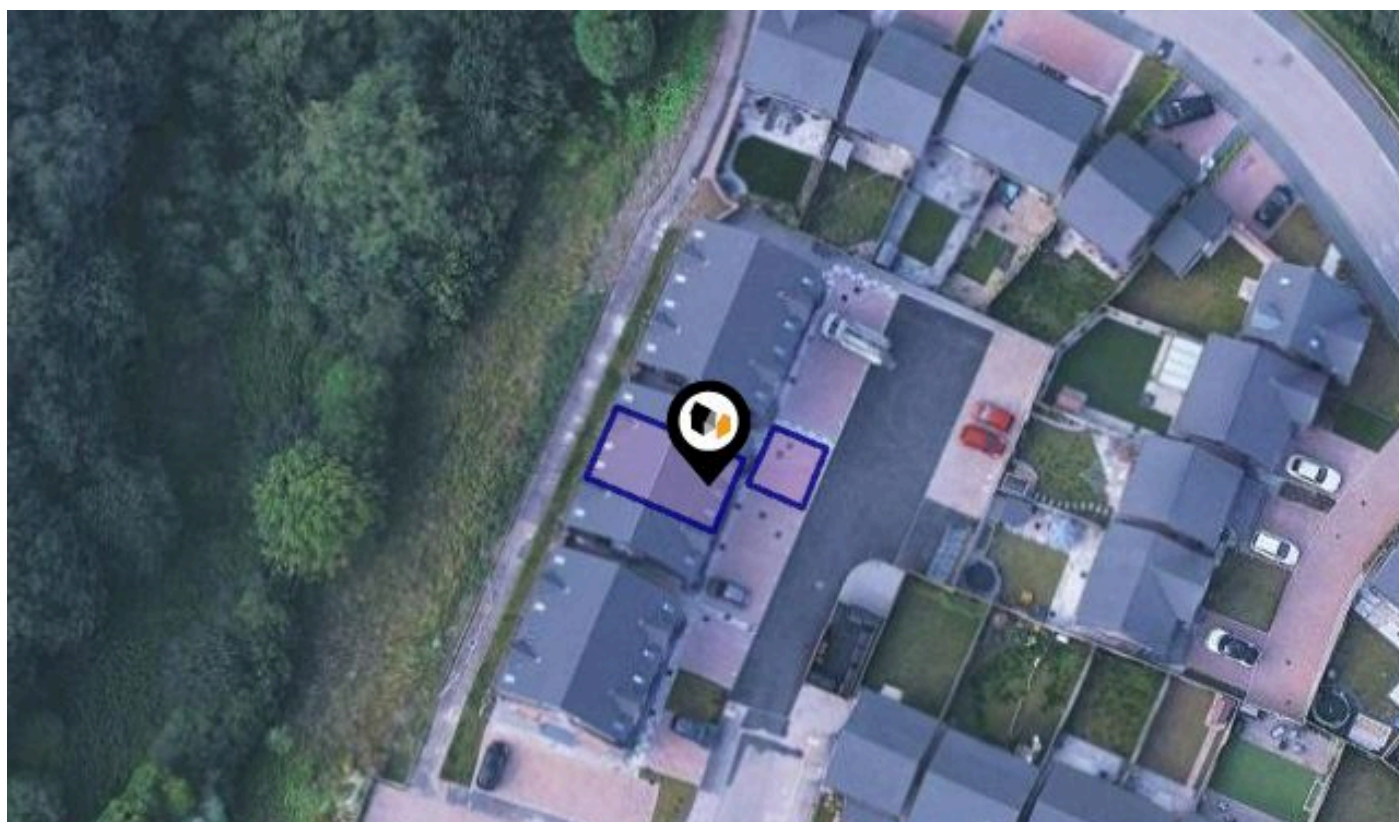


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



BUNKERS HILL, TALKE, STOKE-ON-TRENT, ST7

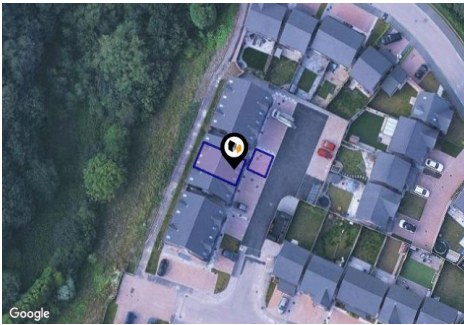
butters john bee

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

01782 470227

newcastlerentals@bjbmail.com















www.buttersjohnbee.com



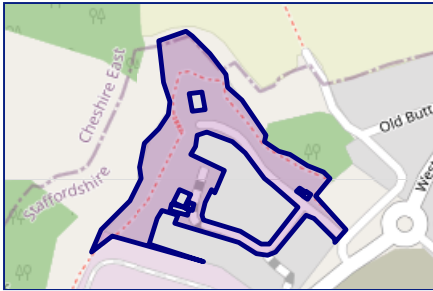
Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	27/03/2024
Floor Area:	753 ft ² / 70 m ²	End Date:	01/01/3022
Plot Area:	0.03 acres	Lease Term:	999 years from 1 January 2023
Title Number:	SF697283	Term Remaining:	996 years

Local Area

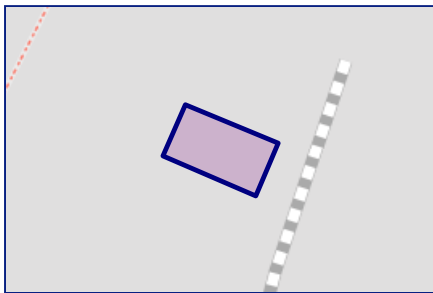
Local Authority:	Staffordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	7 mb/s	32 mb/s	2000 mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Freehold Title Plan



SF672525

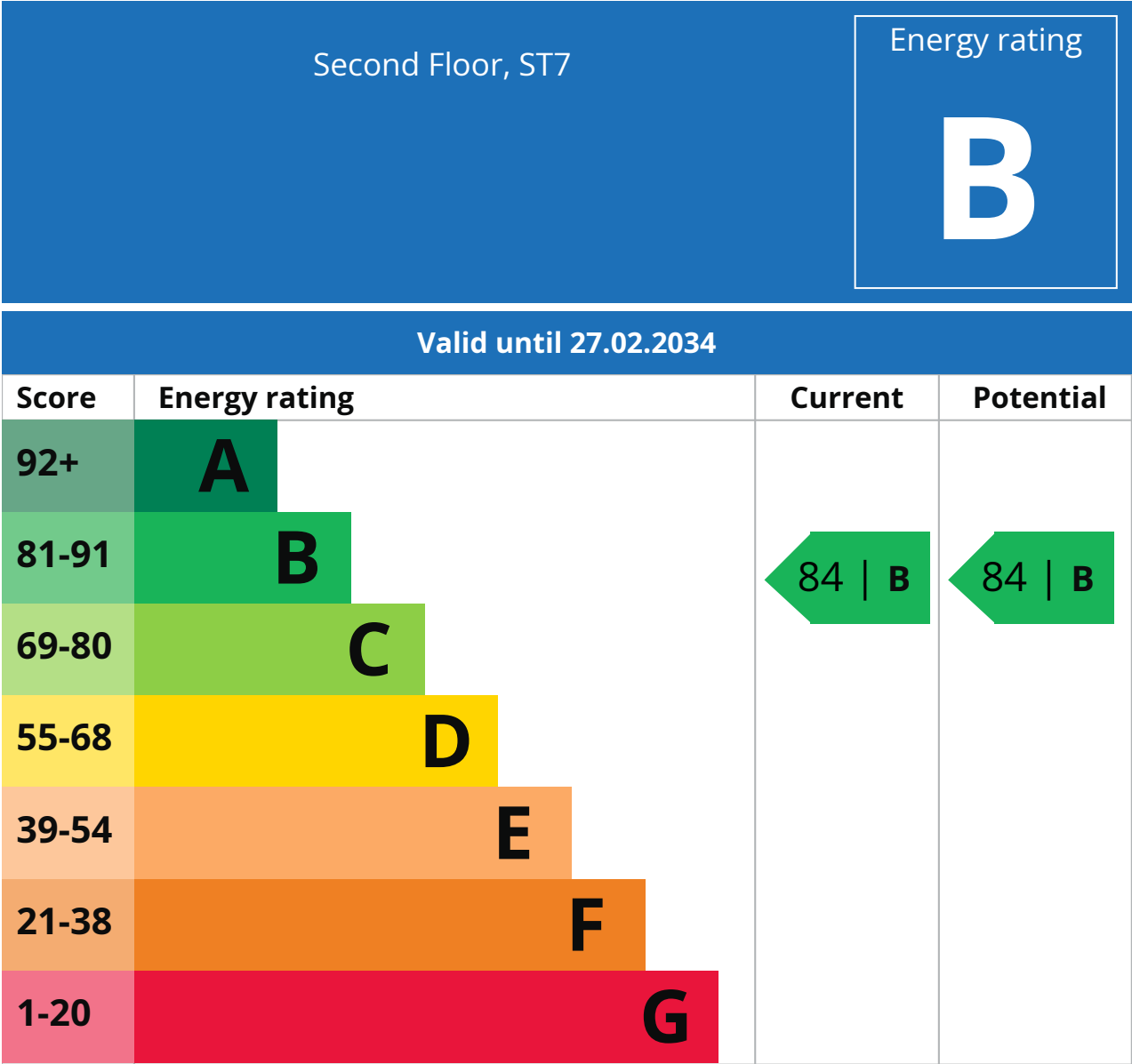
Leasehold Title Plan



SF697283

Start Date: 27/03/2024
End Date: 01/01/3022
Lease Term: 999 years from 1 January 2023
Term Remaining: 996 years

Property
EPC - Certificate



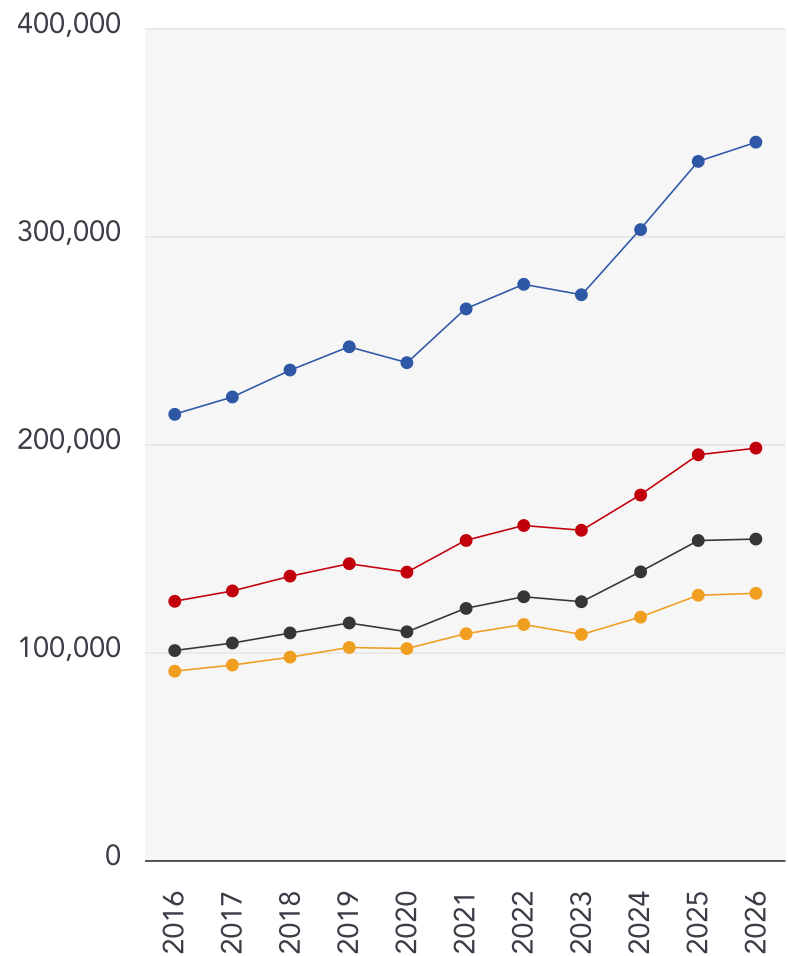
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	3
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² ·K
Roof Energy:	Very 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 all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m ² ·K
Total Floor Area:	70 m ²

Market

House Price Statistics

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



Detached

+61.04%

Semi-Detached

+59.16%

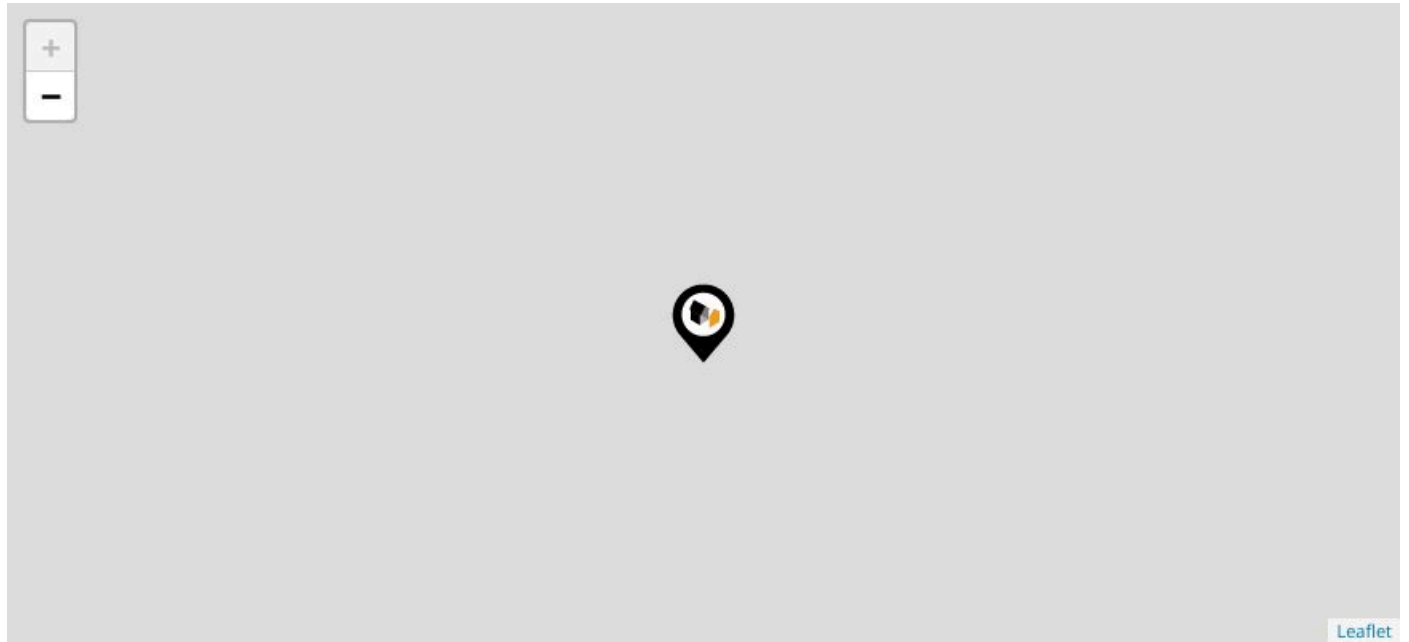
Terraced

+53.2%

Flat

+41.21%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

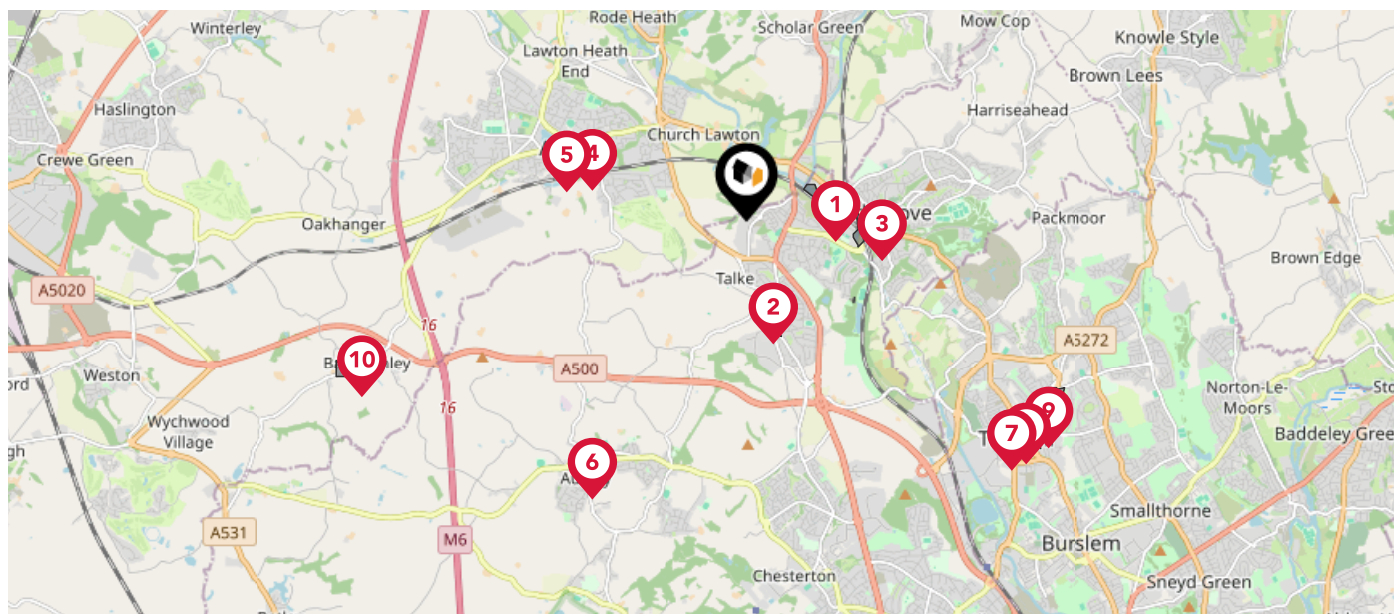
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



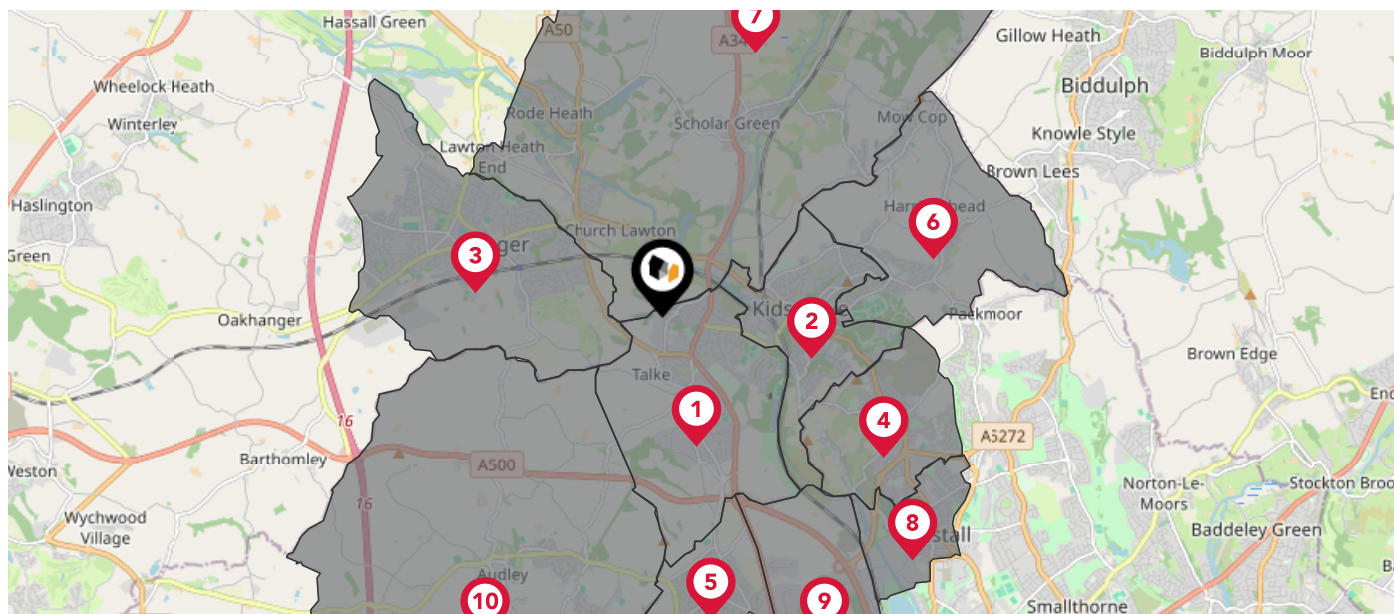
Nearby Conservation Areas

-  1 Trent and Mersey Canal, Hardings Wood
-  2 Talke
-  3 Kidsgrove
-  4 Alsager Conservation Area
-  5 Alsager Conservation Area
-  6 Audley
-  7 Tower Square
-  8 Park Terrace
-  9 Victoria Park
-  10 Barthomley Conservation Area











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



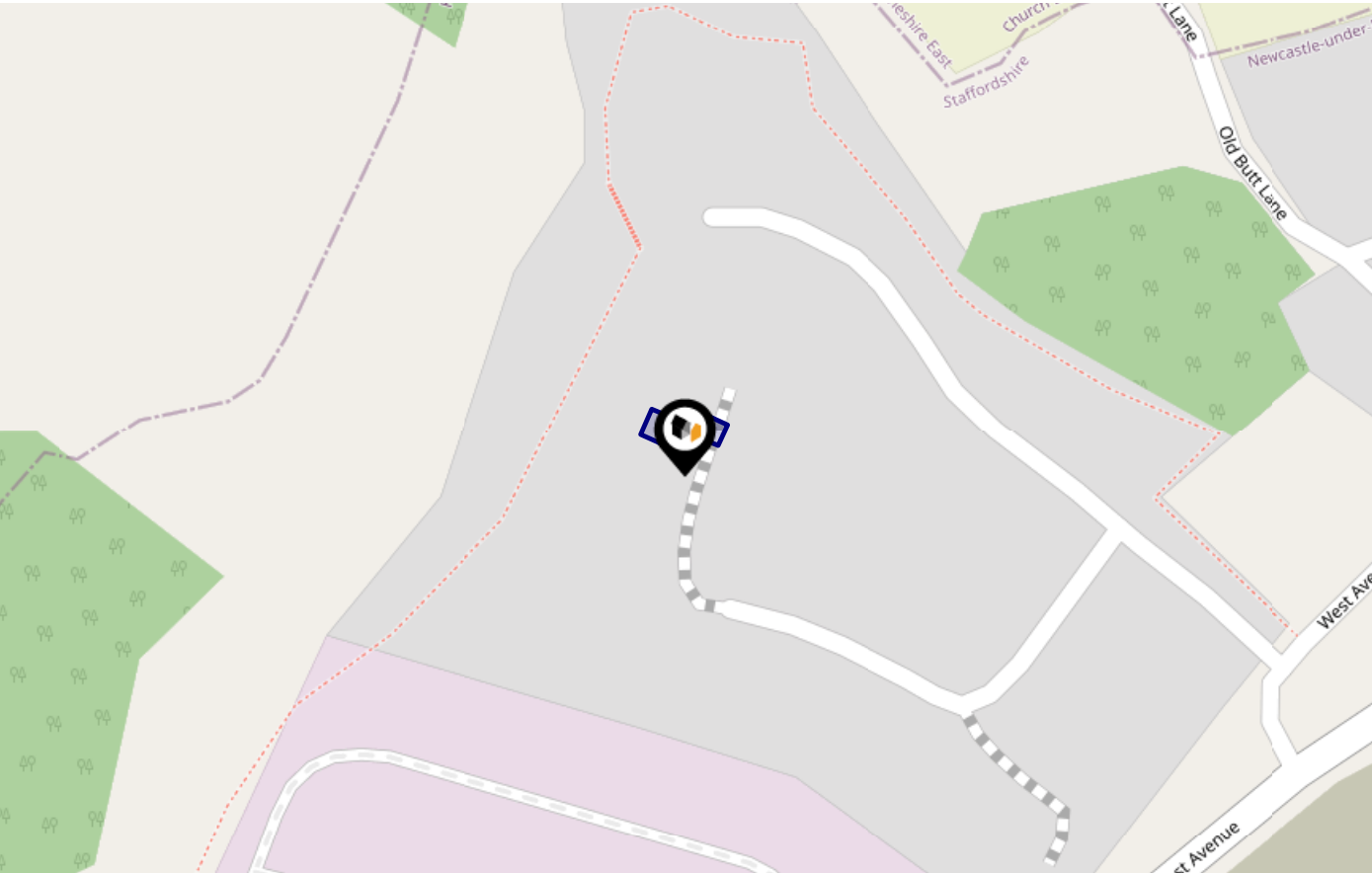
Nearby Council Wards

-  Talke & Butt Lane Ward
-  Kidsgrove & Ravenscliffe Ward
-  Alsager Ward
-  Goldenhill and Sandyford Ward
-  Crackley & Red Street Ward
-  Newchapel & Mow Cop Ward
-  Odd Rode Ward
-  Tunstall Ward
-  Bradwell Ward
-  Audley 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.

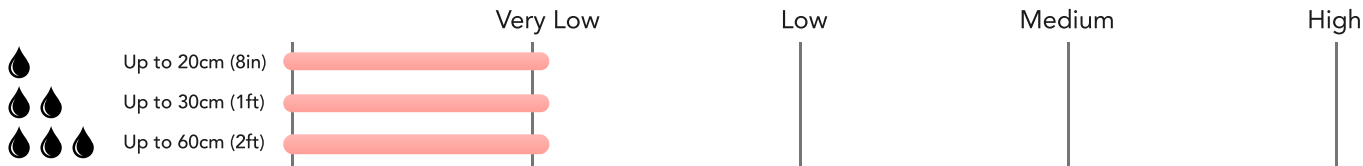


Risk Rating: Very low

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.

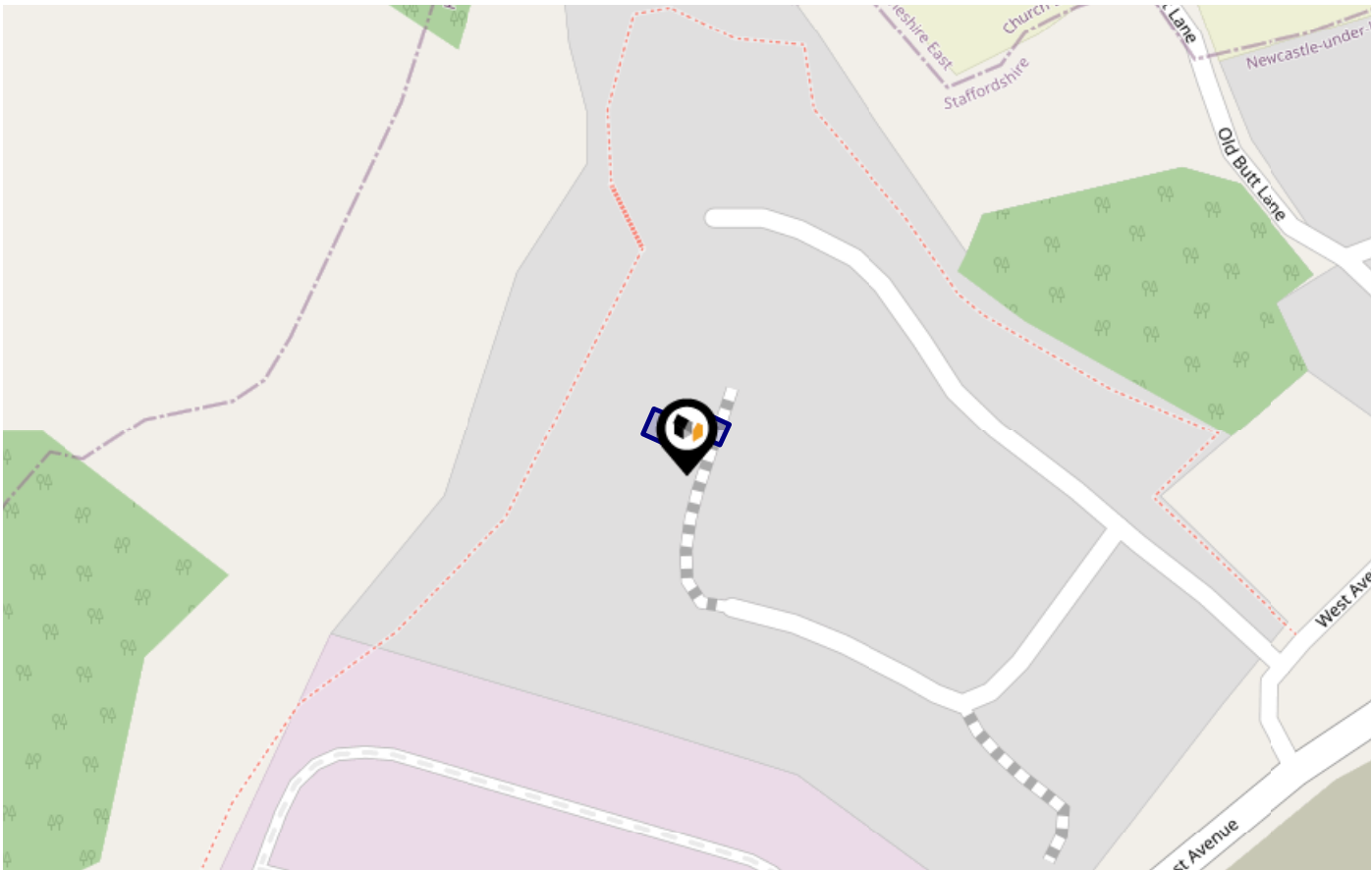
Chance of flooding to the following depths at this property:



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.

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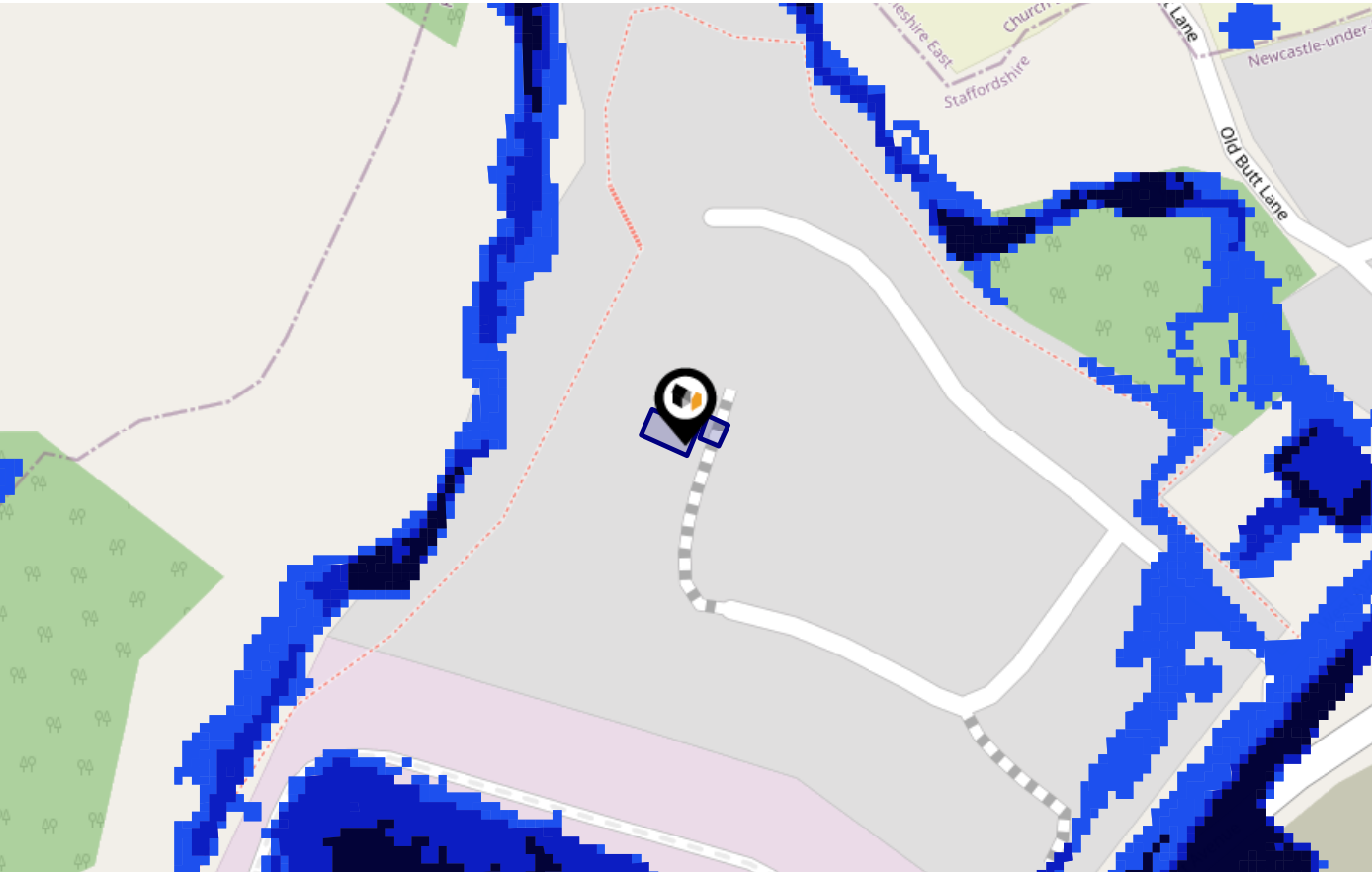
Chance of flooding to the following depths at this property:



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.

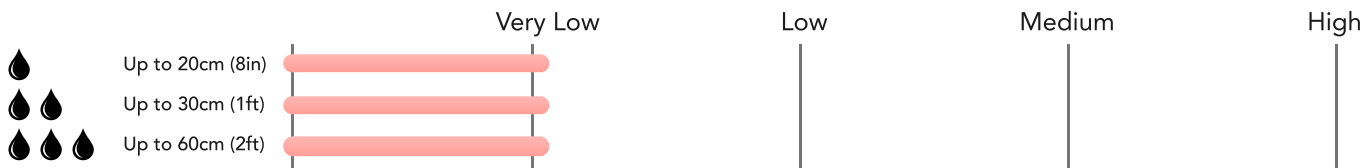


Risk Rating: Very low

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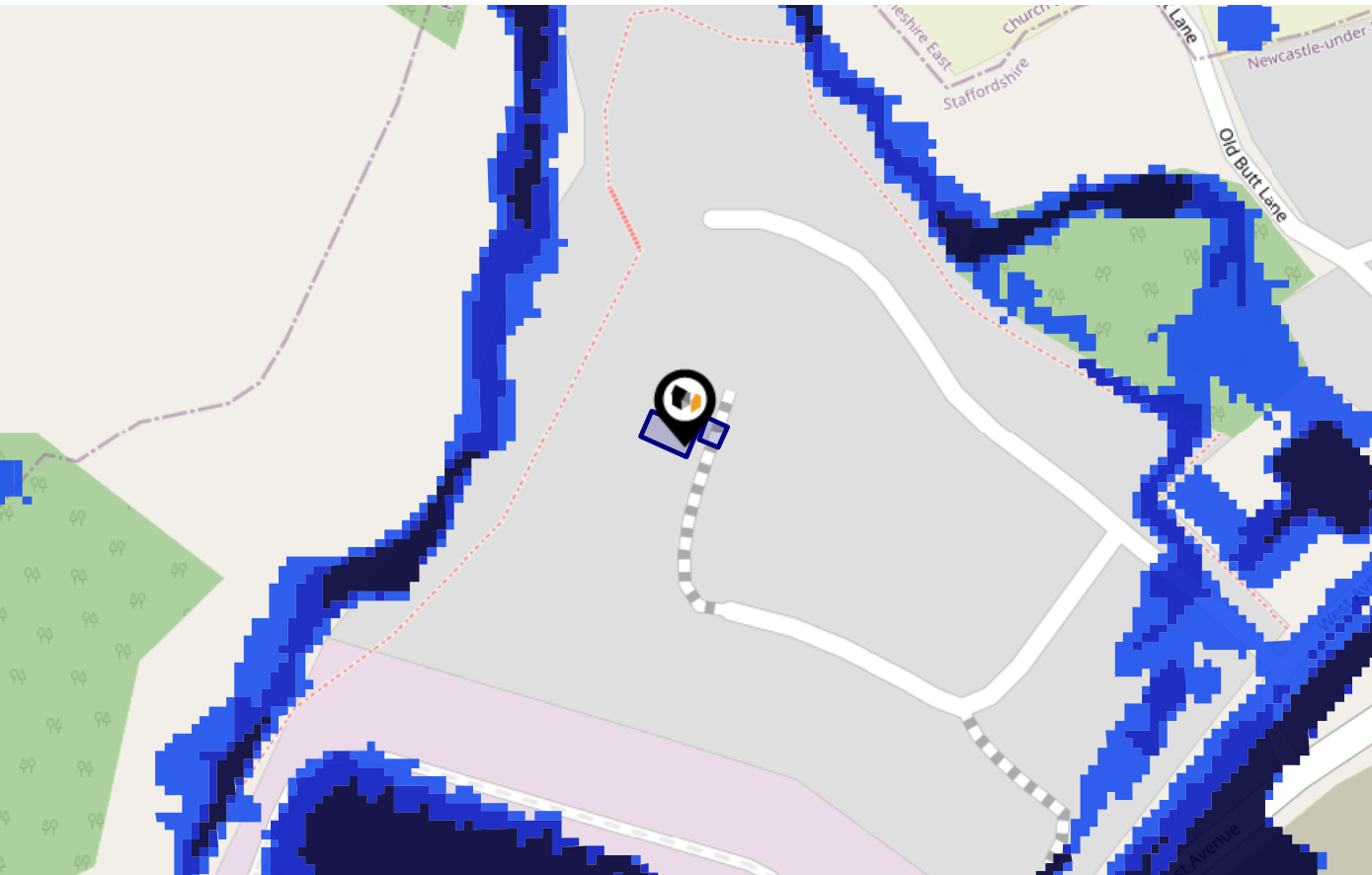
Chance of flooding to the following depths at this property:



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.

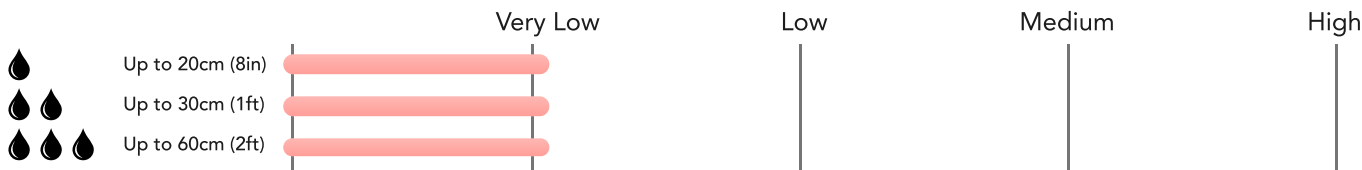


Risk Rating: Very low

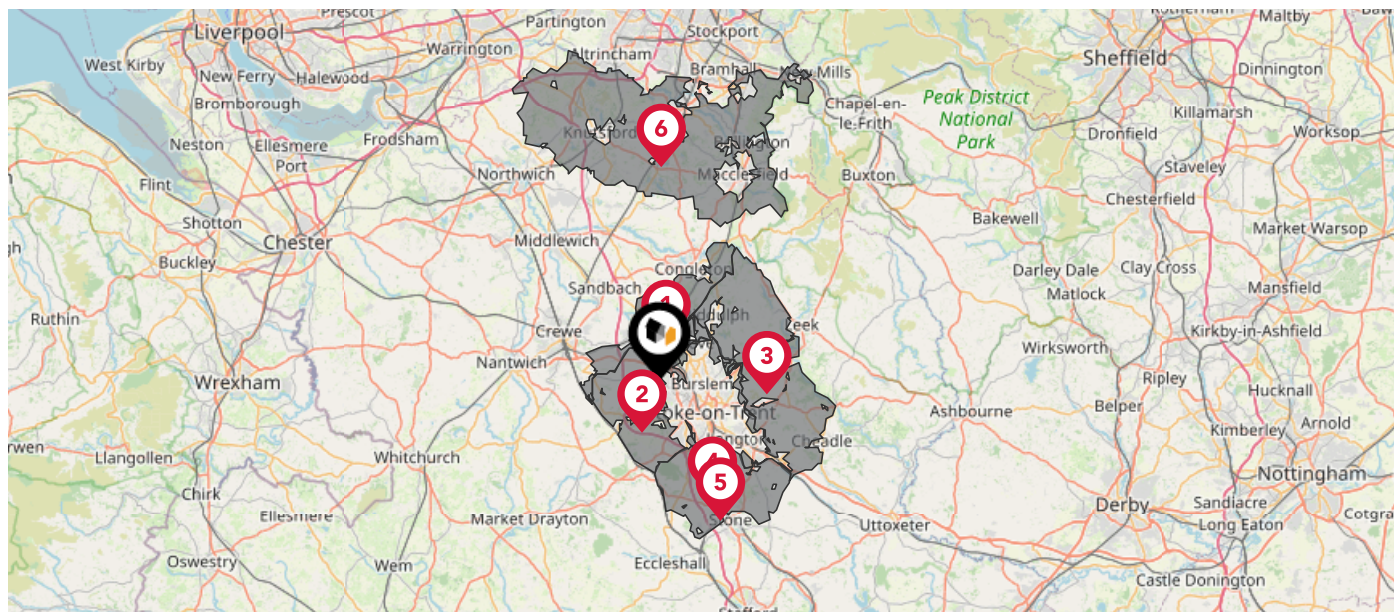
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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 - Cheshire East



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford

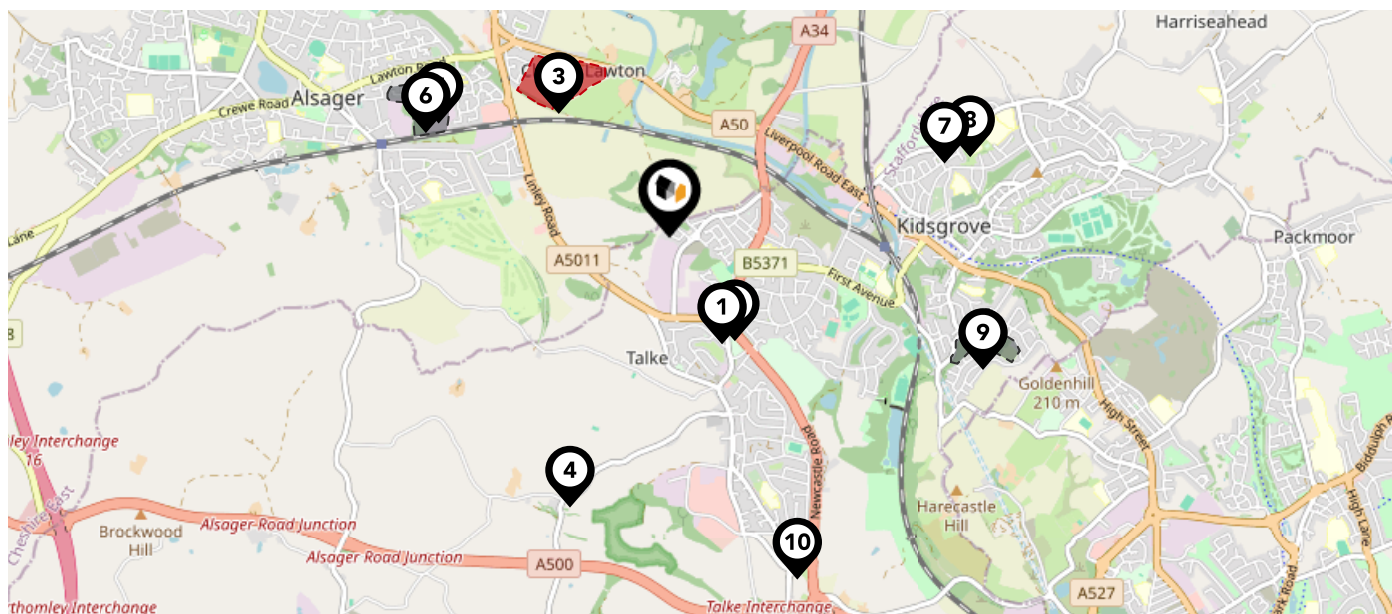


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



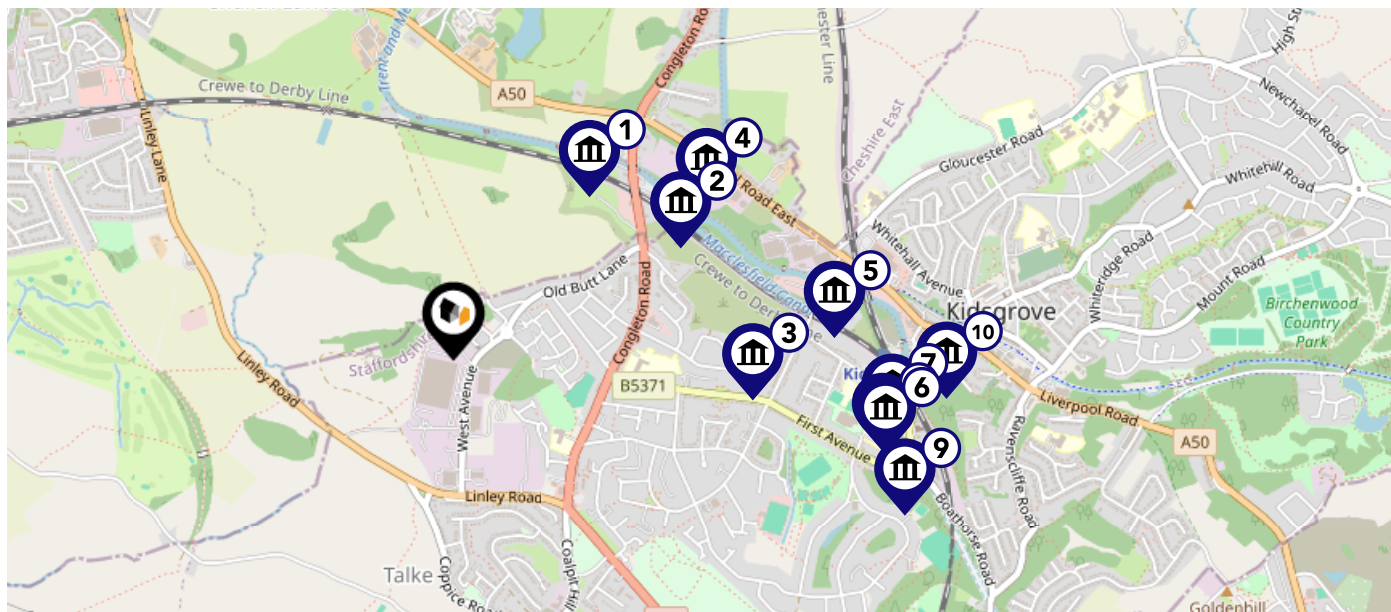
Nearby Landfill Sites

1	Rear of Oasis Public House Westside-Congleton Road, Talke Westside, Newcastle Under Lyme, Staffordshire	Historic Landfill 
2	Rear Of Petrol Station Eastside-Congleton Road, Talke Eastside, Newcastle Under Lyme, Staffordshire	Historic Landfill 
3	EA/EPR/QP3092CC/A001	Active Landfill 
4	Old Railway Line-Audley Road, Dunkirk, Staffordshire	Historic Landfill 
5	Alsager Factory-Off Crewe Road, Crewe, Cheshire	Historic Landfill 
6	The Brunds Sand Pit-Talke Road, Alsager, Cheshire	Historic Landfill 
7	St Johns Roman Catholic School-Gloucester Road, Kidsgrove, Newcastle Under Lyme, Staffordshire	Historic Landfill 
8	Behind Catholic School-Gloucester Road, Dove Bank, Newcastle Under Lyme, Staffordshire	Historic Landfill 
9	Land Near Birchen Wood, Stonebank Road Tip Extension To 43-Stonebank Road, Kidsgrove, Staffordshire	Historic Landfill 
10	Talke Road Landfill-Talke Road, Talke Pits, Newcastle Under Lyme, Staffordshire	Historic Landfill 

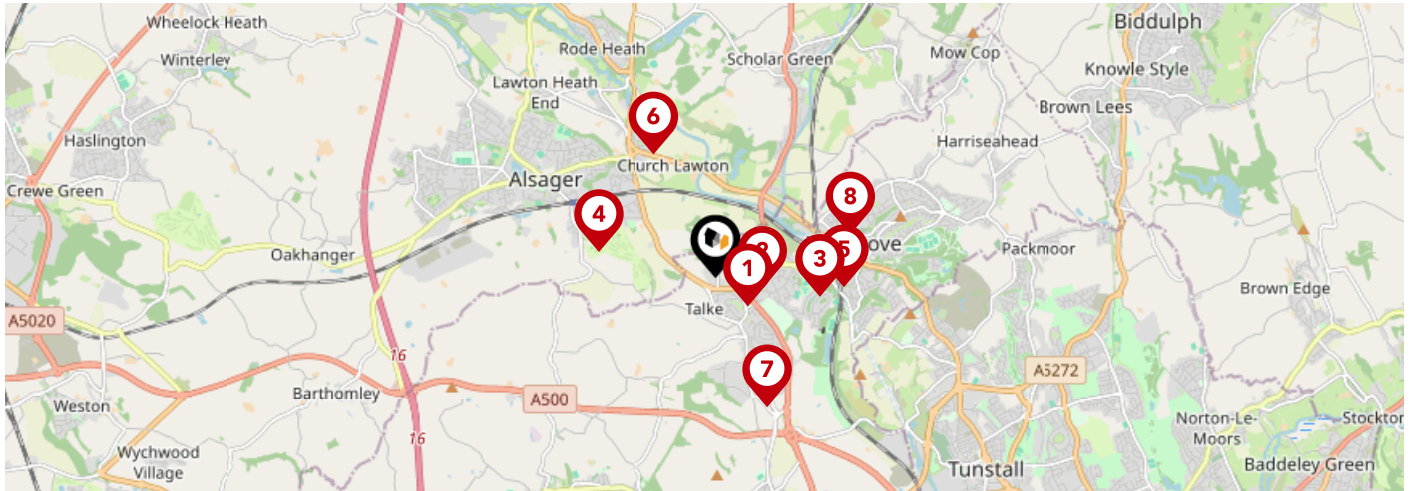
Maps

Listed Buildings

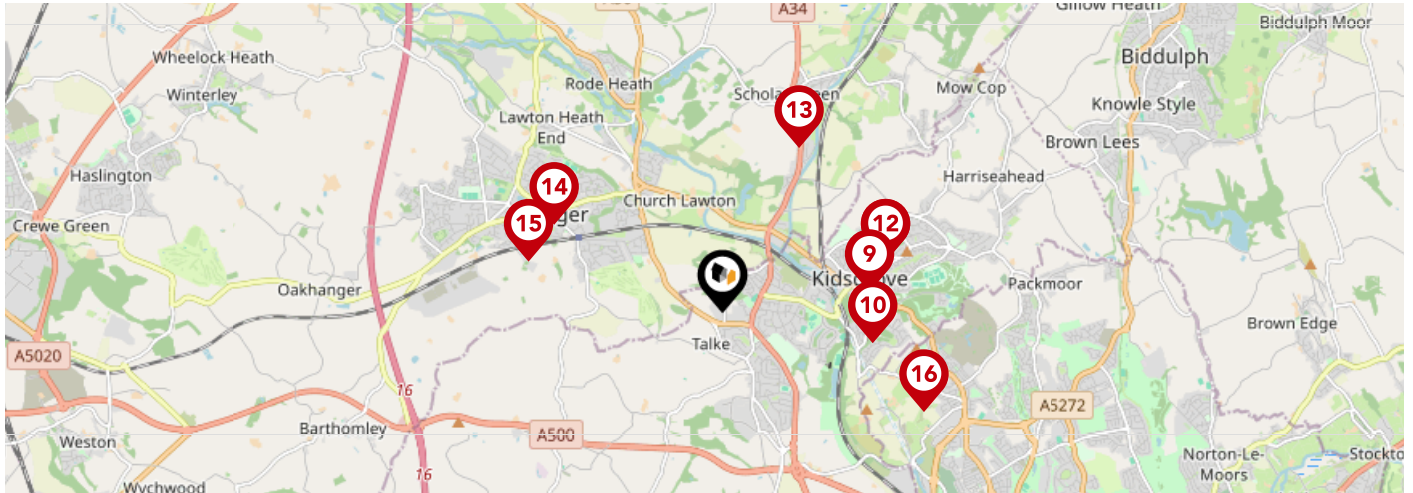
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1309961 - Milepost To North Of Canal And River Trust Offices, Red Bull Wharf At Sj 82754 55084	Grade II	0.5 miles
	1188456 - Macclesfield Canal Pool Lock Aqueduct And Footbridge	Grade II	0.6 miles
	1038554 - Wood Shutt Farmhouse	Grade II	0.7 miles
	1161757 - Red Bull Aqueduct	Grade II	0.7 miles
	1188525 - Trent And Mersey Canal Bridge Over Macclesfield Canal	Grade II	0.9 miles
	1038558 - Harecastle Tunnel Portals And Attached Retaining Wall	Grade II	1.0 miles
	1038559 - Bridge Number 132, Trent And Mersey Canal	Grade II	1.0 miles
	1188519 - Trent And Mersey Canal Milepost Opposite Harecastle Tunnel Portals	Grade II	1.0 miles
	1374383 - Bourne Cottage	Grade II	1.1 miles
	1431742 - War Memorial	Grade II	1.1 miles



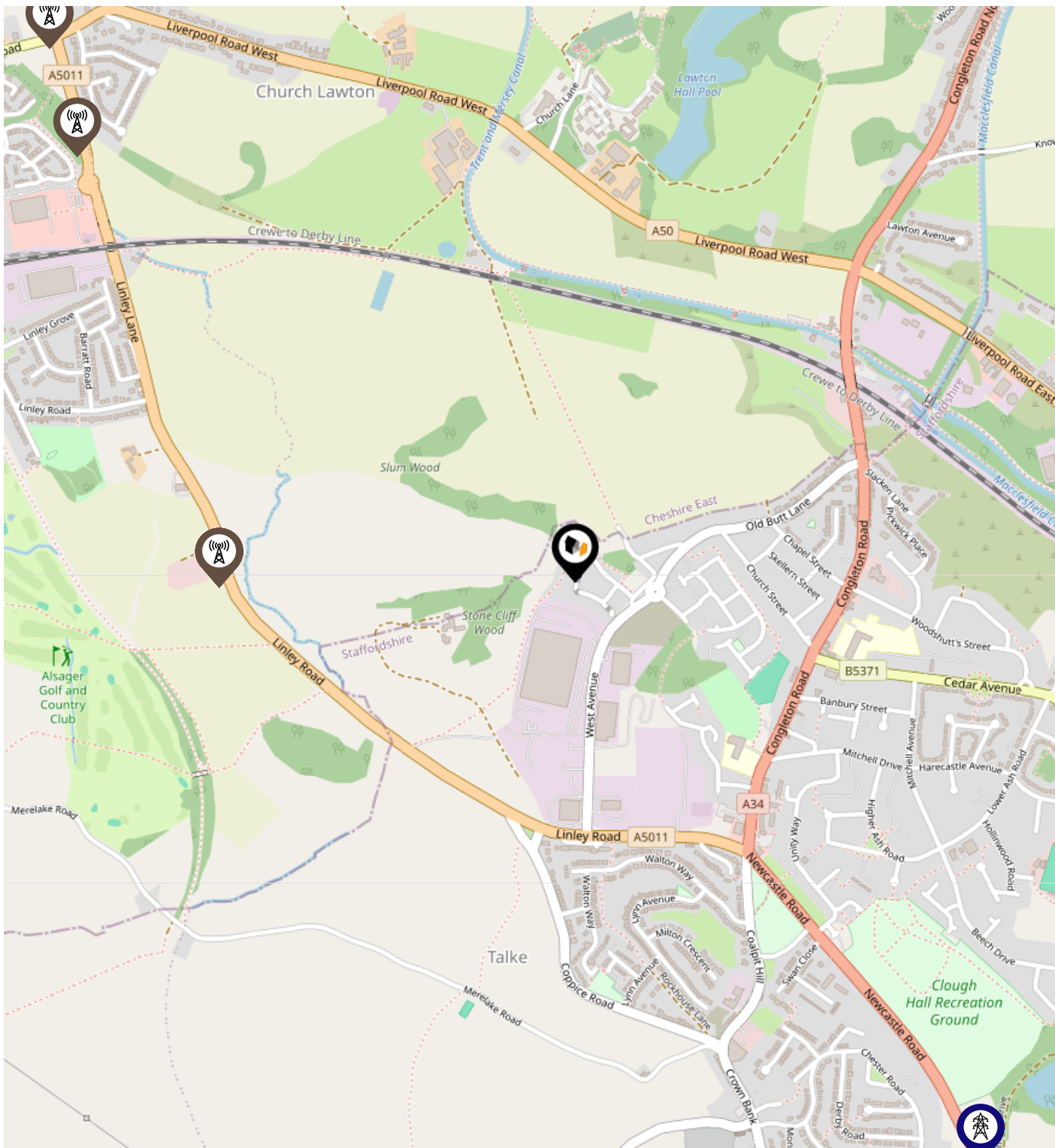
		Nursery	Primary	Secondary	College	Private
1	St Saviour's CofE Academy Ofsted Rating: Good Pupils: 187 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Reginald Mitchell Primary School Ofsted Rating: Good Pupils: 192 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The King's CofE Academy Ofsted Rating: Good Pupils: 765 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Excalibur Primary School Ofsted Rating: Good Pupils: 234 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John the Evangelist Catholic Primary Ofsted Rating: Good Pupils: 199 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Church Lawton School Ofsted Rating: Good Pupils: 75 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Springhead Primary School Ofsted Rating: Good Pupils: 195 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bluebell School Ltd Ofsted Rating: Outstanding Pupils: 116 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Dove Bank Primary School Ofsted Rating: Good Pupils: 173 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas' CofE Primary Academy Ofsted Rating: Good Pupils: 172 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kidsgrove Primary School Ofsted Rating: Good Pupils: 157 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kidsgrove Secondary School Ofsted Rating: Good Pupils: 300 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scholar Green Primary School Ofsted Rating: Good Pupils: 225 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alsager Highfields Community Primary School Ofsted Rating: Good Pupils: 206 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gabriel's Catholic Primary School Ofsted Rating: Outstanding Pupils: 207 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goldenhill Primary Academy Ofsted Rating: Good Pupils: 229 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

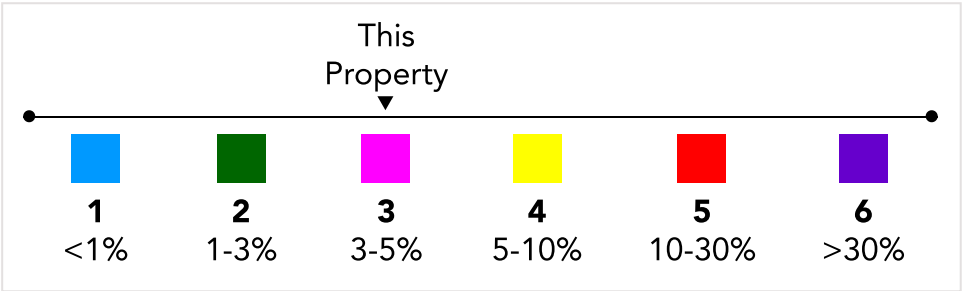
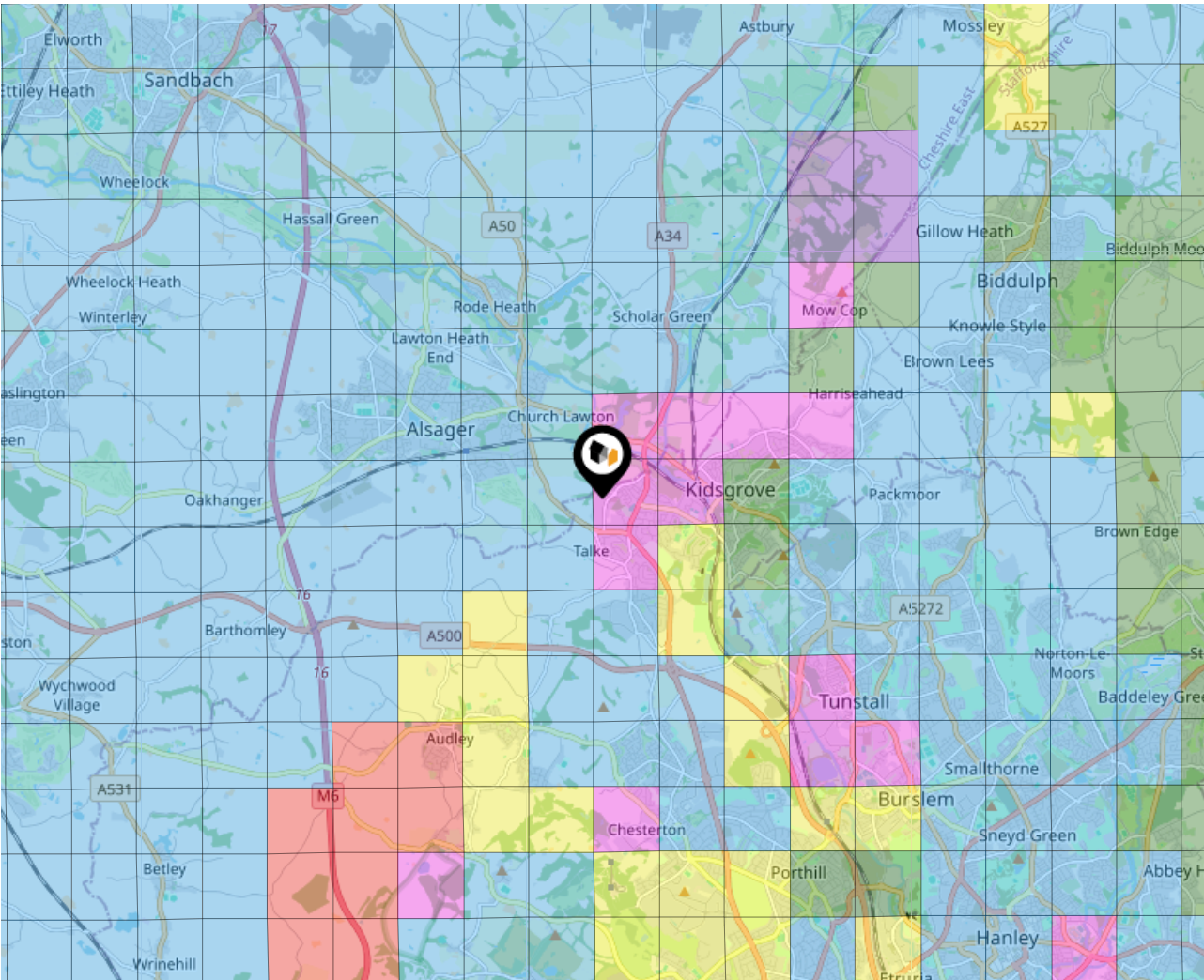


Key:

-  Power Pylons
-  Communication Masts

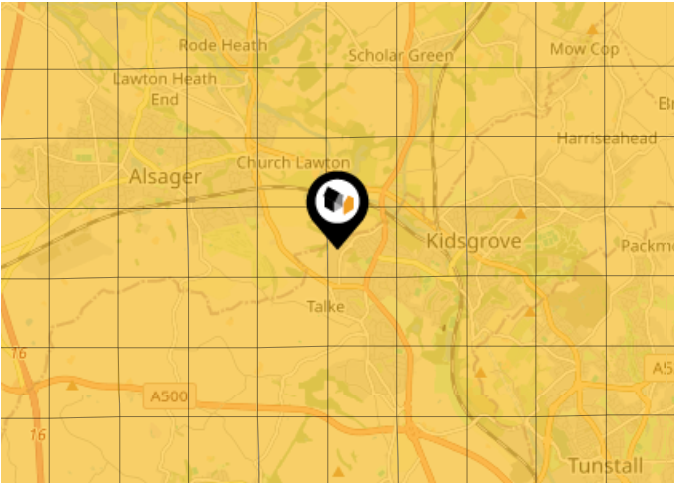
What is Radon?

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/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		

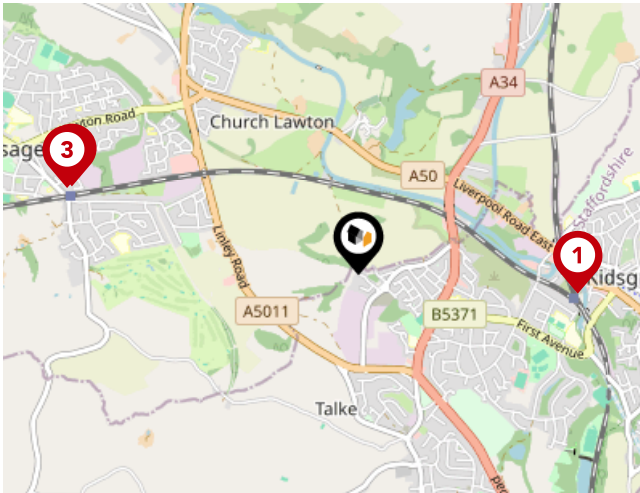


Primary Classifications (Most Common Clay Types)

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

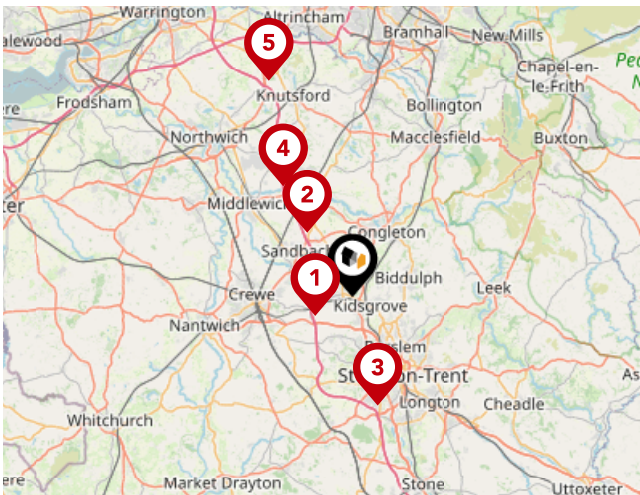
Area

Transport (National)



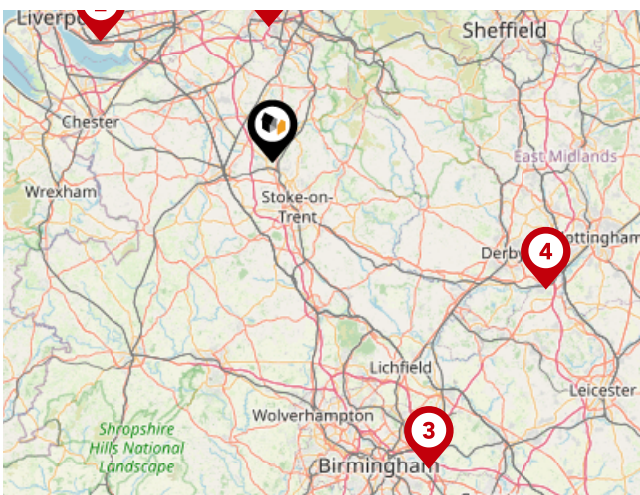
National Rail Stations

Pin	Name	Distance
1	Kidsgrove Rail Station	0.98 miles
2	Alsager Rail Station	1.34 miles
3	Alsager Rail Station	1.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J16	3.03 miles
2	M6 J17	5.58 miles
3	M6 J15	7.92 miles
4	M6 J18	9.27 miles
5	M6 J19	16.48 miles

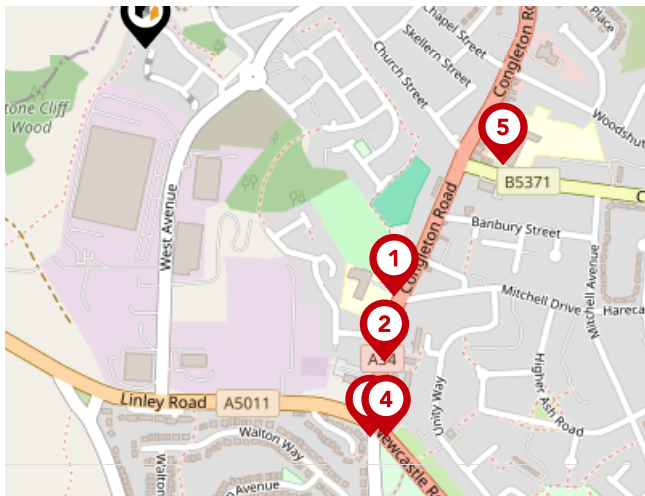


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.39 miles
2	Speke	29.86 miles
3	Birmingham Airport	49.29 miles
4	East Mids Airport	43.07 miles

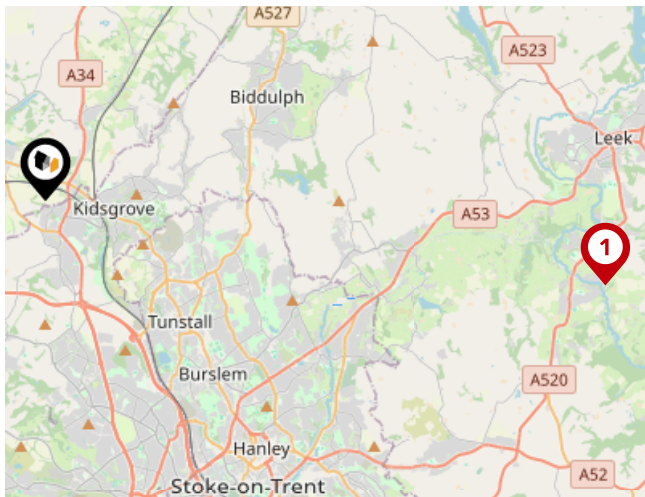
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Saviours School	0.39 miles
2	St Saviours School	0.44 miles
3	Newcastle Road	0.5 miles
4	Congleton Road	0.51 miles
5	Reginald Mitchell School	0.42 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	10.1 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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Land
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Historic England



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National Statistics



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Agency

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