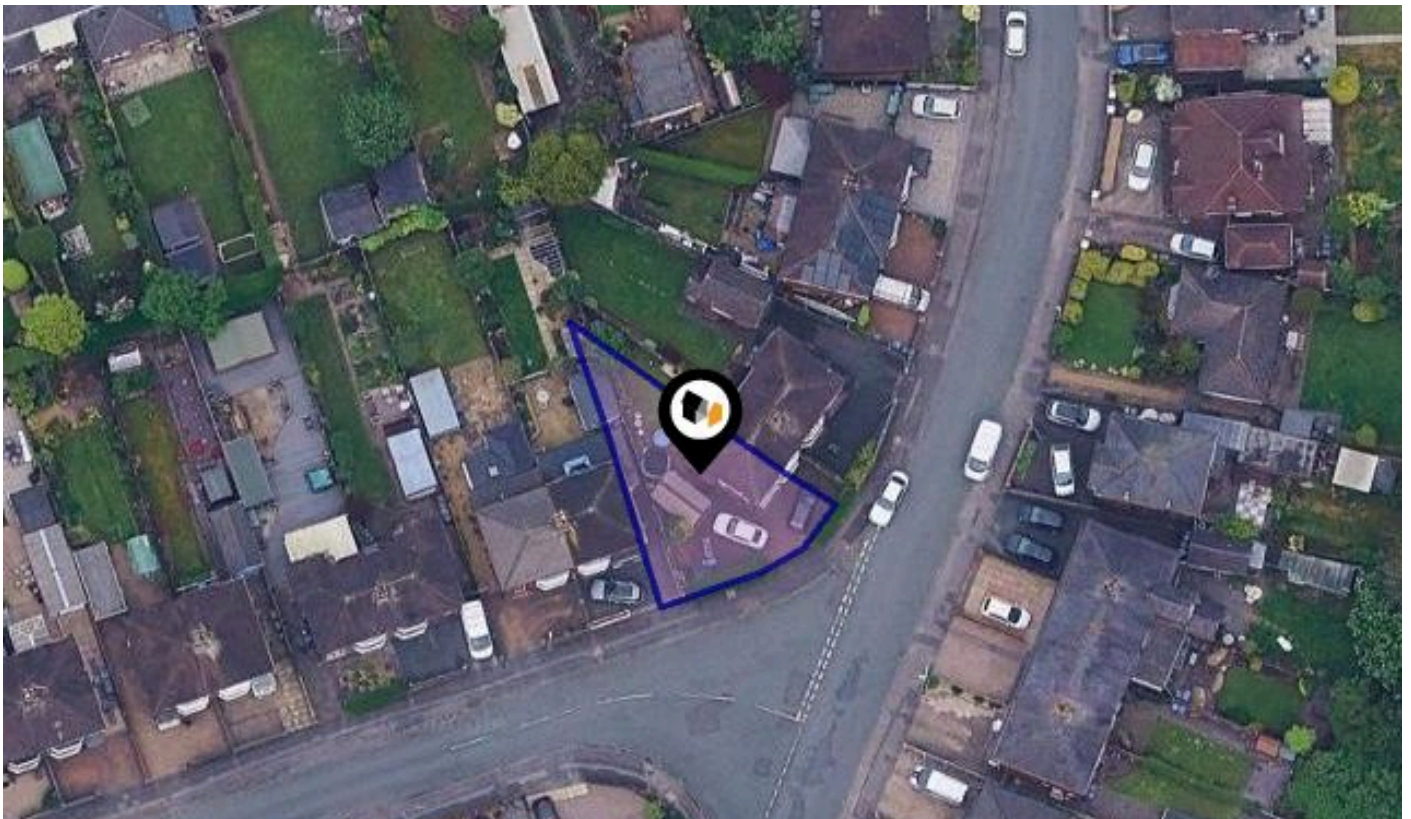# butters john bee ^{bjb}

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 28th January 2026

CLOVERDALE ROAD, NEWCASTLE, ST5

butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com

Property
Overview

Property

Type:	Semi-Detached House	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	839 ft^2 / 78 m^2		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,746		
Title Number:	SF464299		

Local Area

Local Authority:	Staffordshire
Conservation Area:	No
Flood Risk:	
Rivers & Seas	Very low
Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	71 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

BT   sky   Virgin media

Property
EPC - Certificate

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Cloverdale Road, ST5

Energy rating

D

Valid until 28.07.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 | B
69-80	C		
55-68	D	61 | D	
39-54	E		
21-38	F		
1-20	G		

KPF - Key Property Facts

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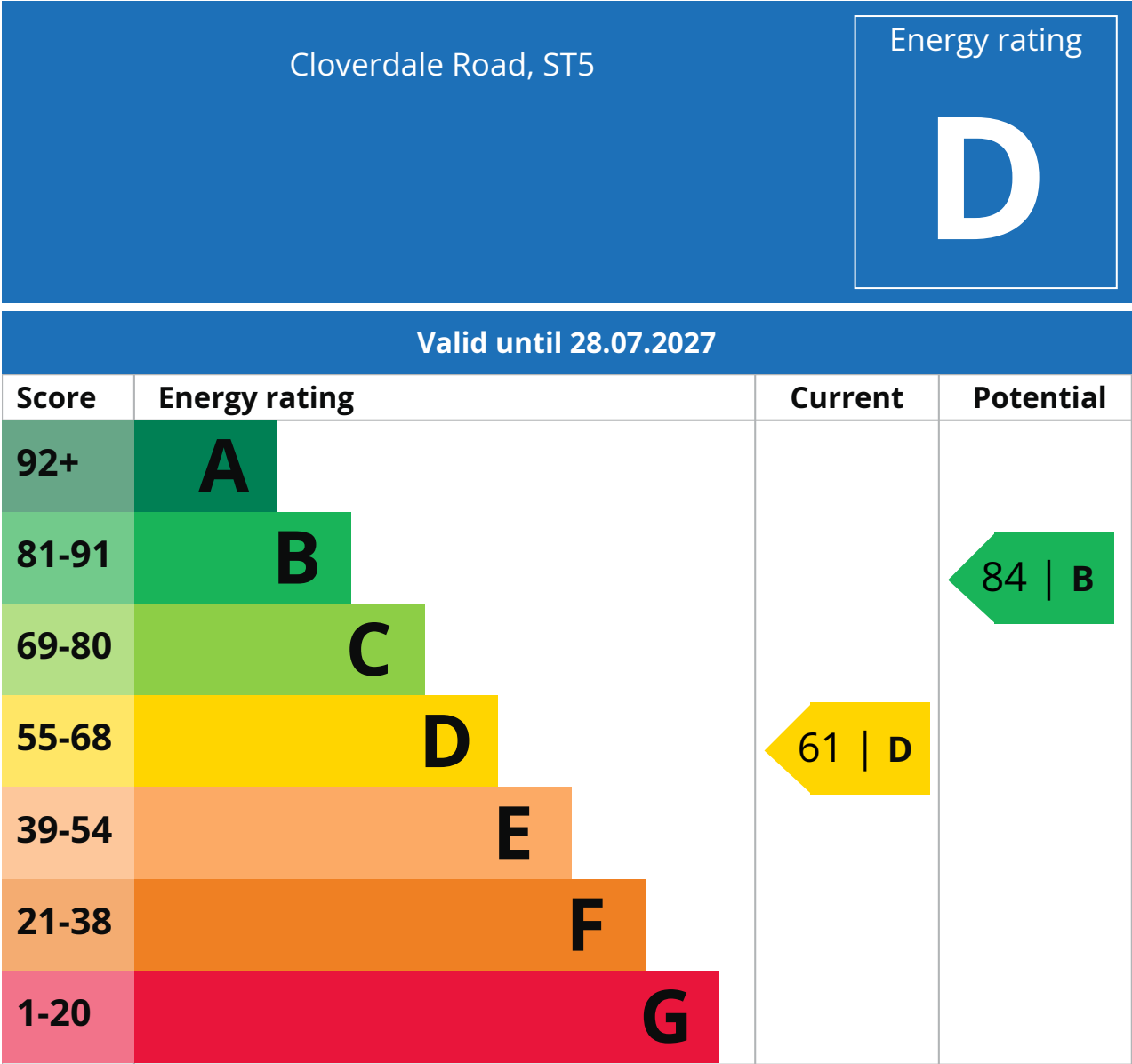
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, 200 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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m^2

Market
House Price Statistics

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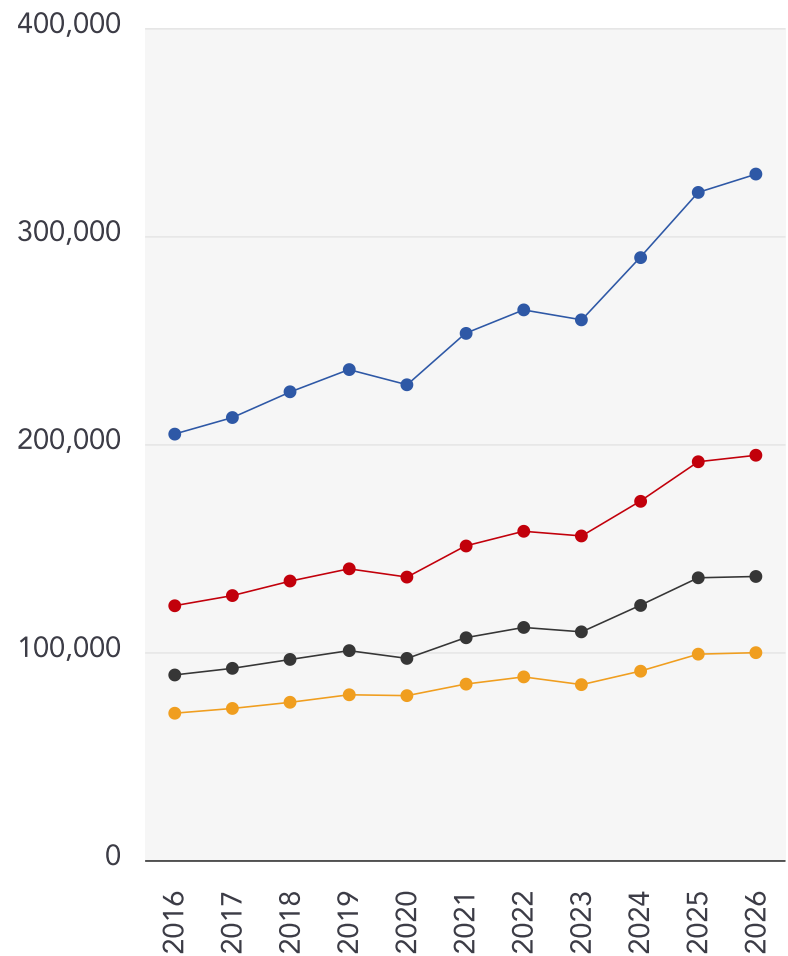
Detached

+61.04%

Semi-Detached

+59.16%

Terraced

+53.2%

Flat

+41.21%

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Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
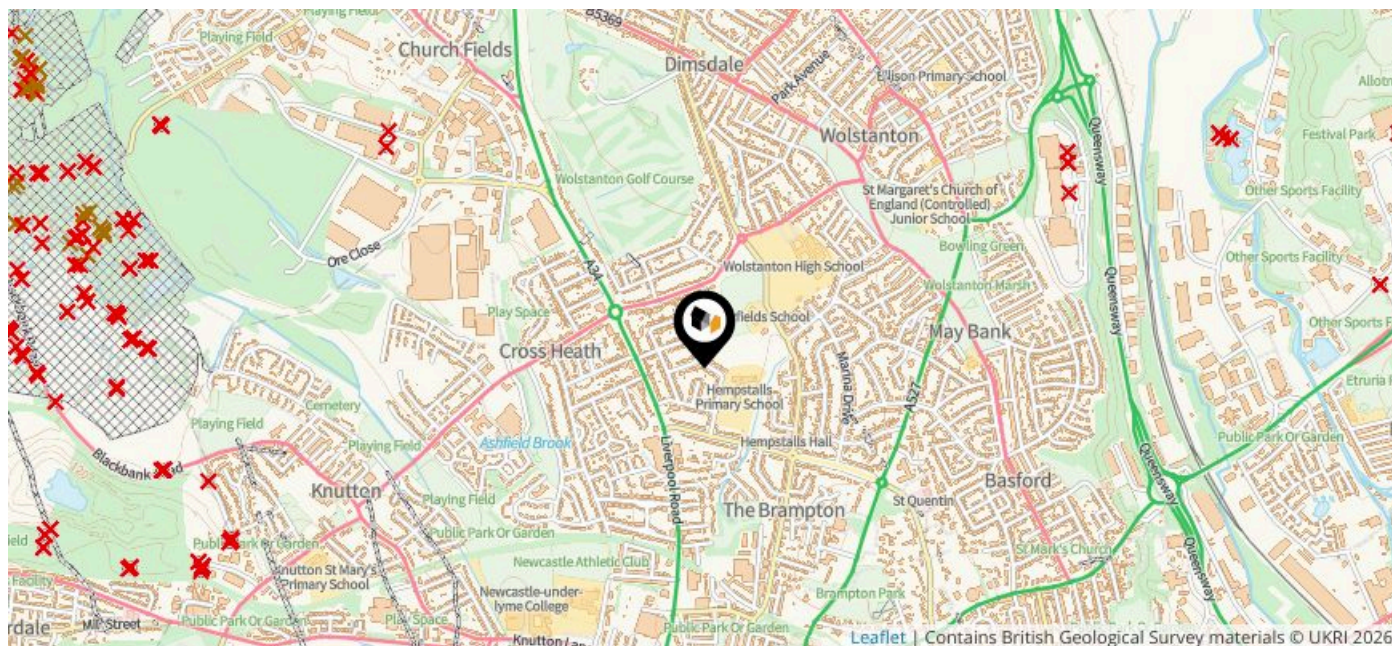
Mine Entry

✕   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.

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.
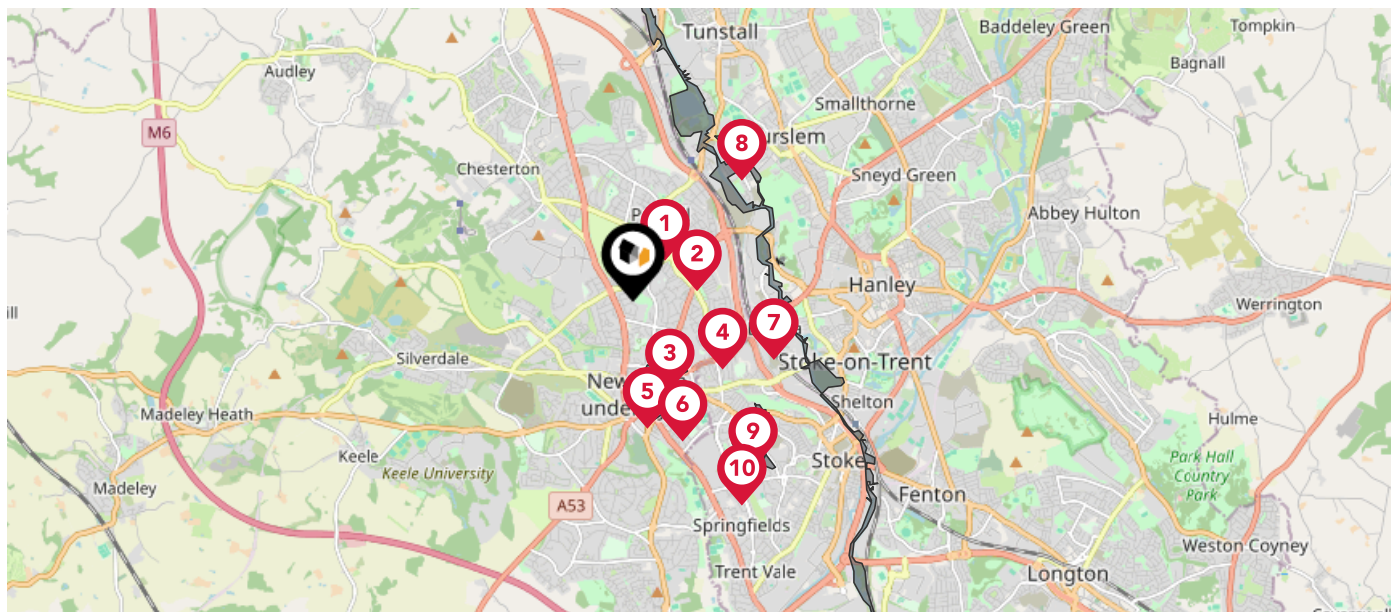
| Nearby Conservation Areas	
1	Watlands Park
2	Wolstanton
3	The Brampton
4	Basford
5	Newcastle Town Centre
6	Stubbs Walks
7	Trent and Mersey Canal
8	Newcastle Street
9	Hartshill
10	St Christophers Avenue

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
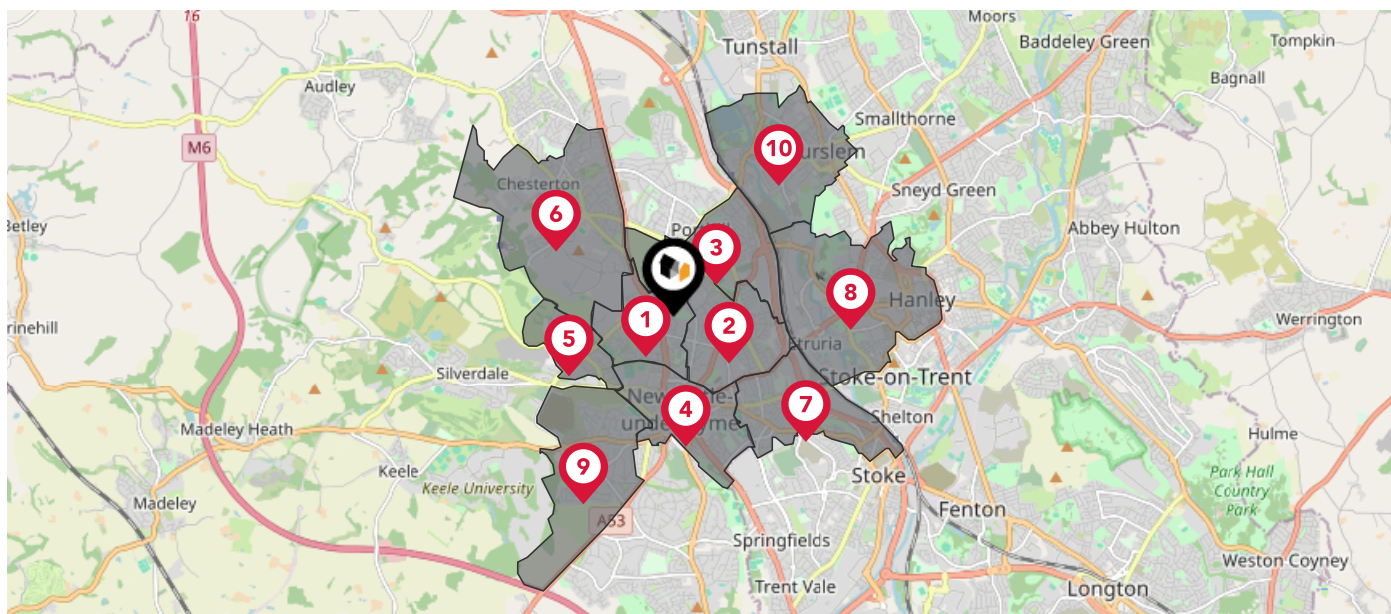
Nearby Council Wards

No.	Ward
1	Cross Heath Ward
2	May Bank Ward
3	Wolstanton Ward
4	Town Ward
5	Knutton Ward
6	Holditch & Chesterton Ward
7	Hartshill and Basford Ward
8	Etruria and Hanley Ward
9	Thistleberry Ward
10	Burslem Central Ward

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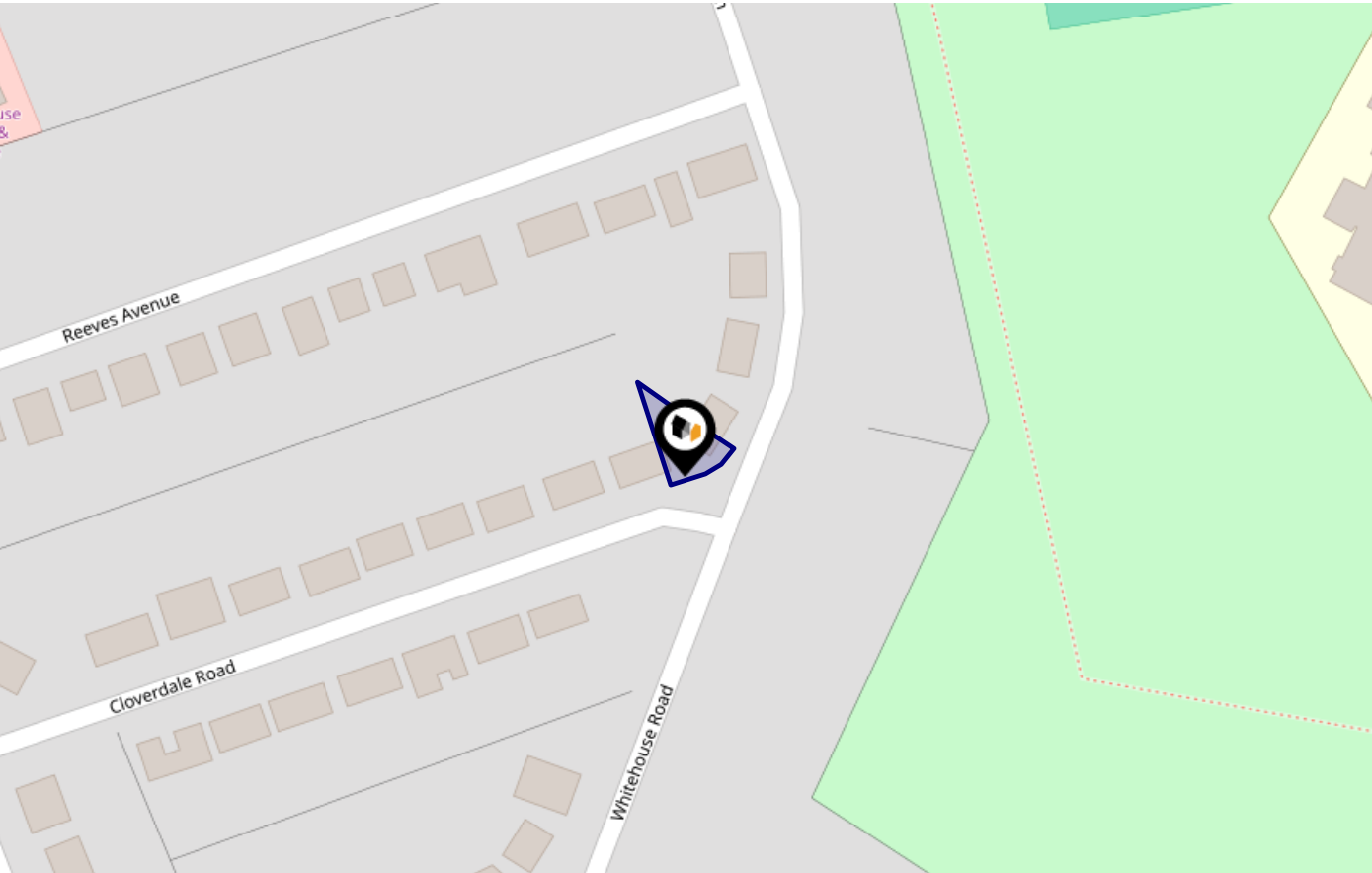
Flood Risk
Rivers & Seas - Flood Risk

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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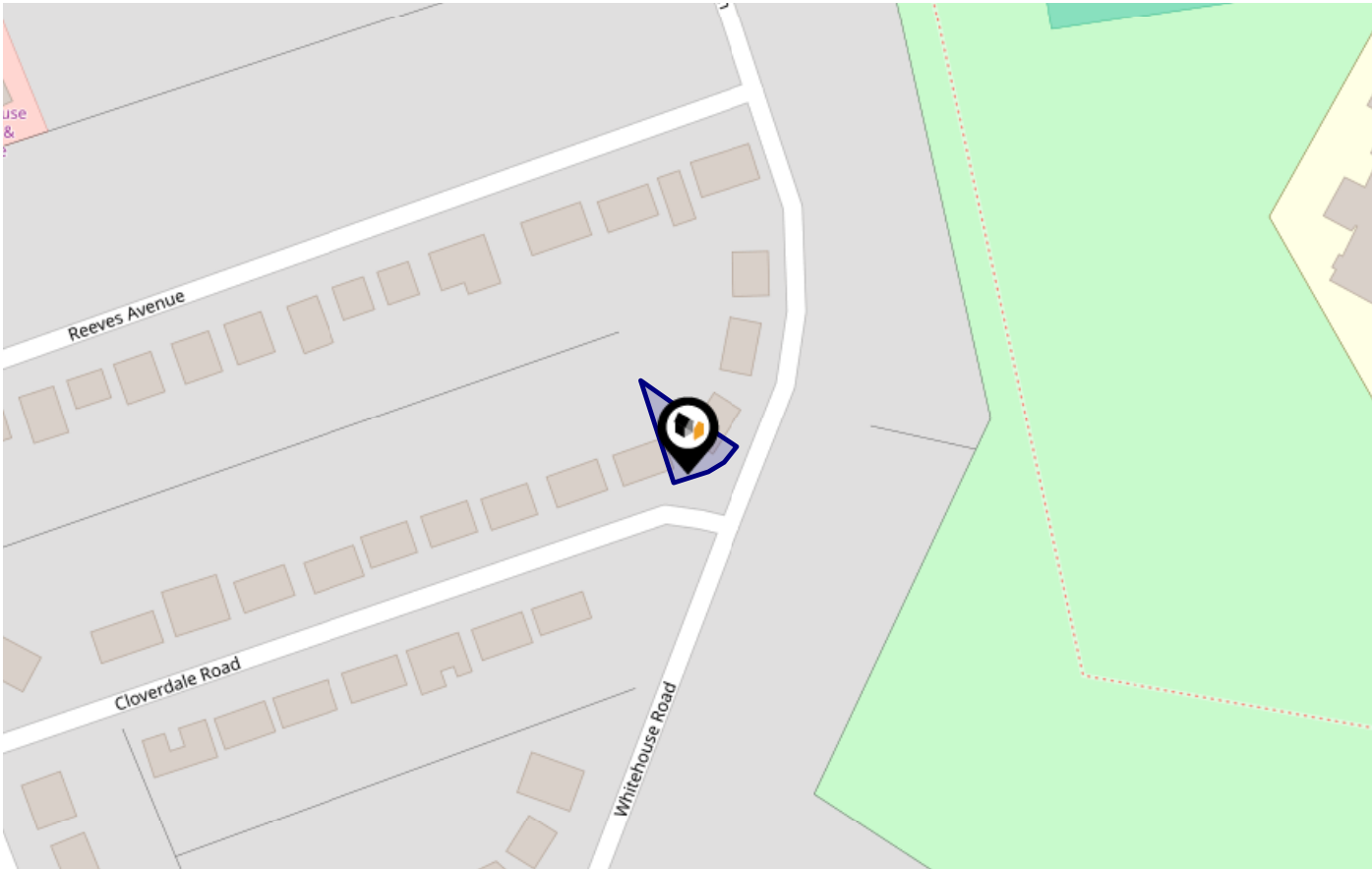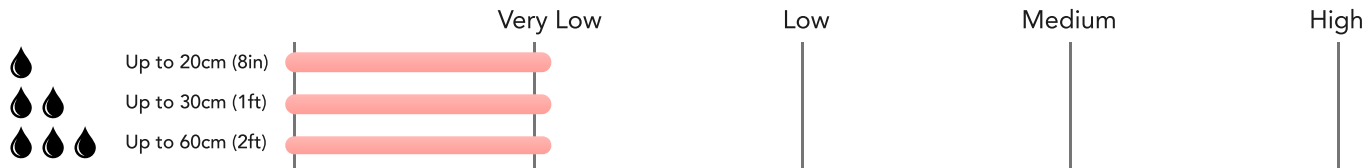
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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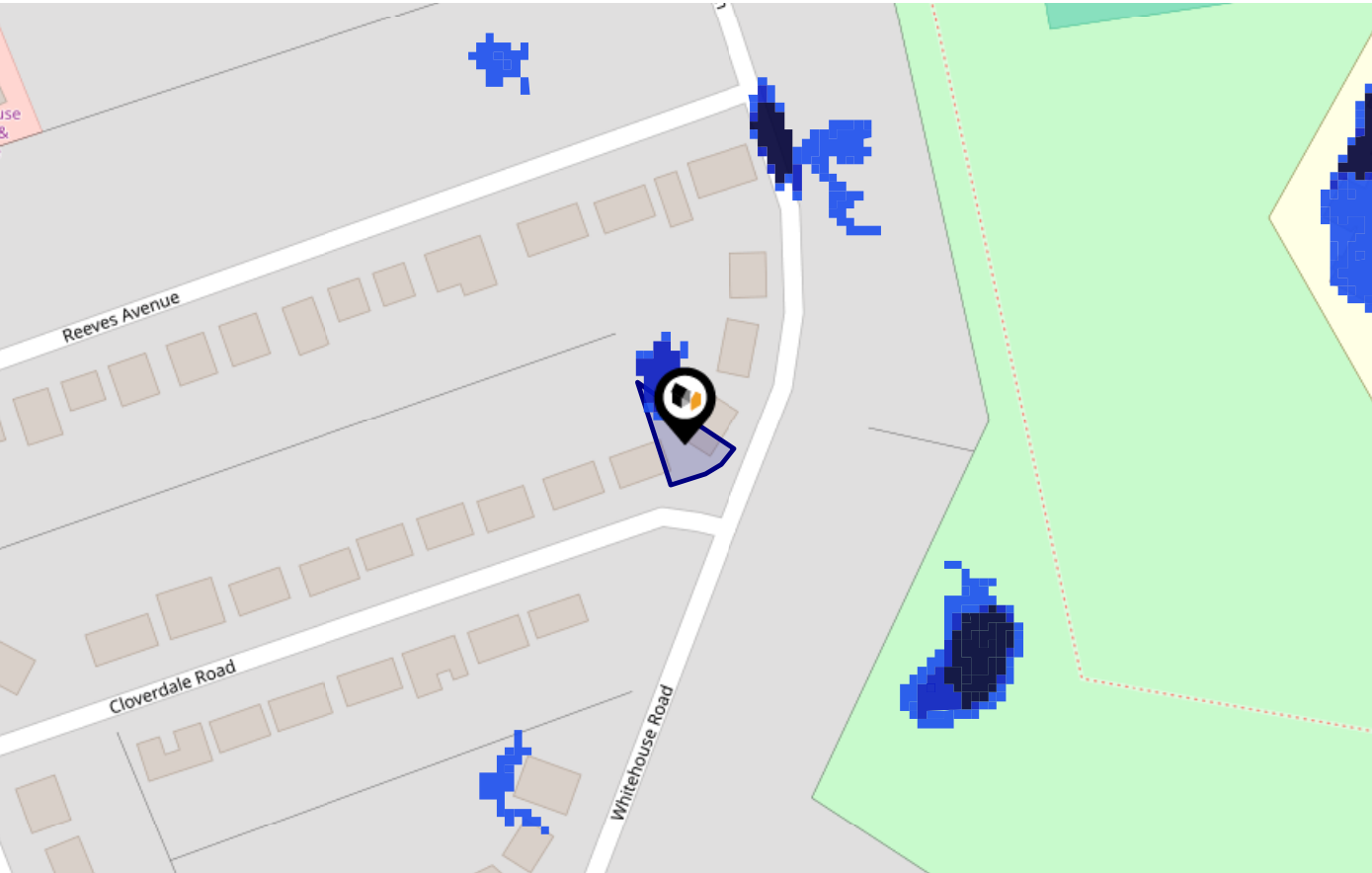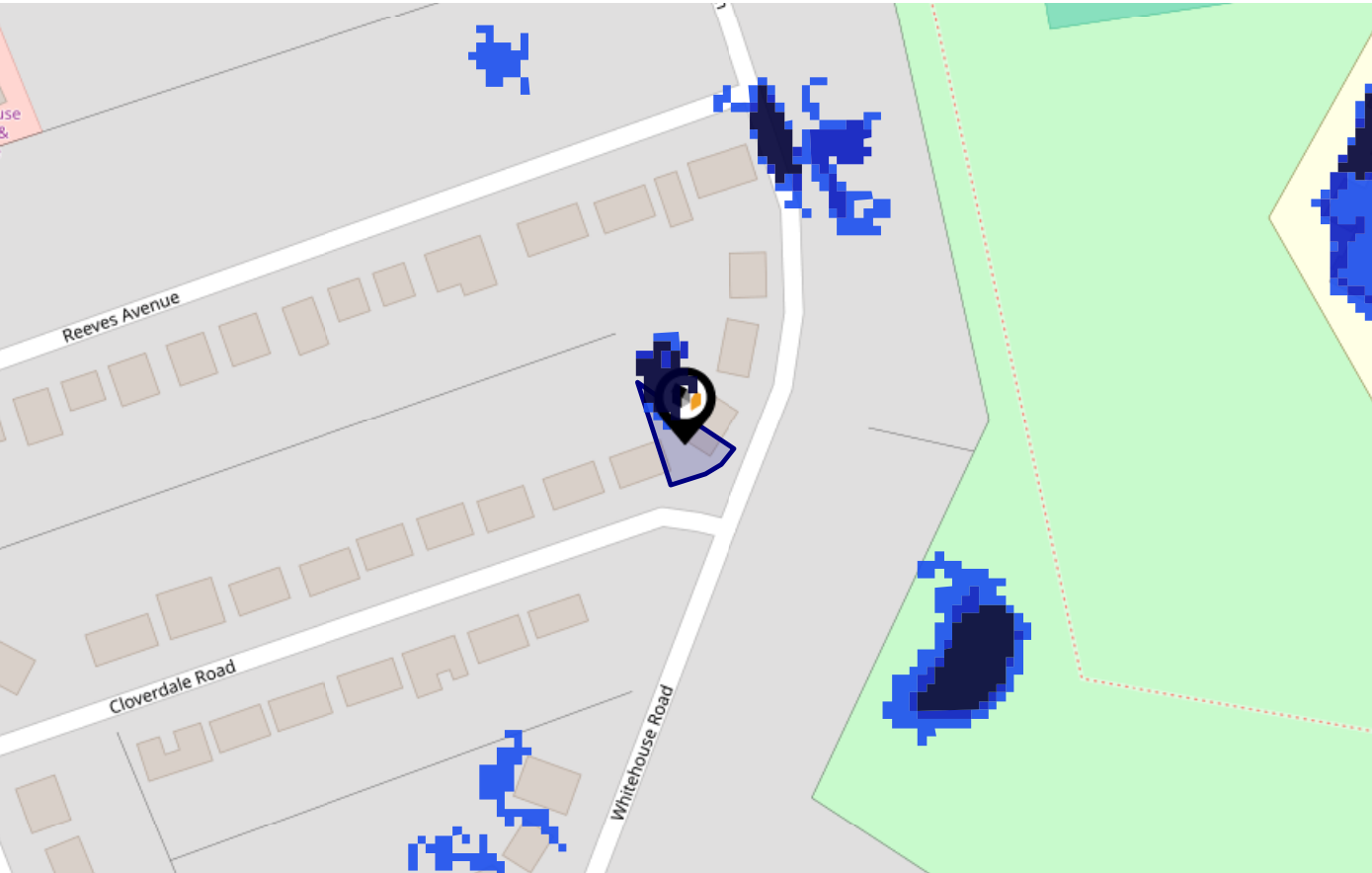
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.
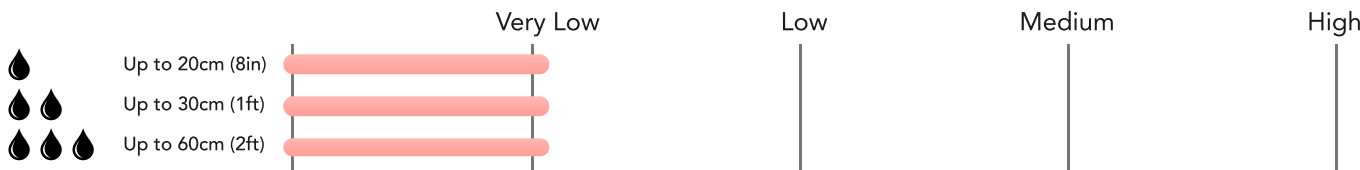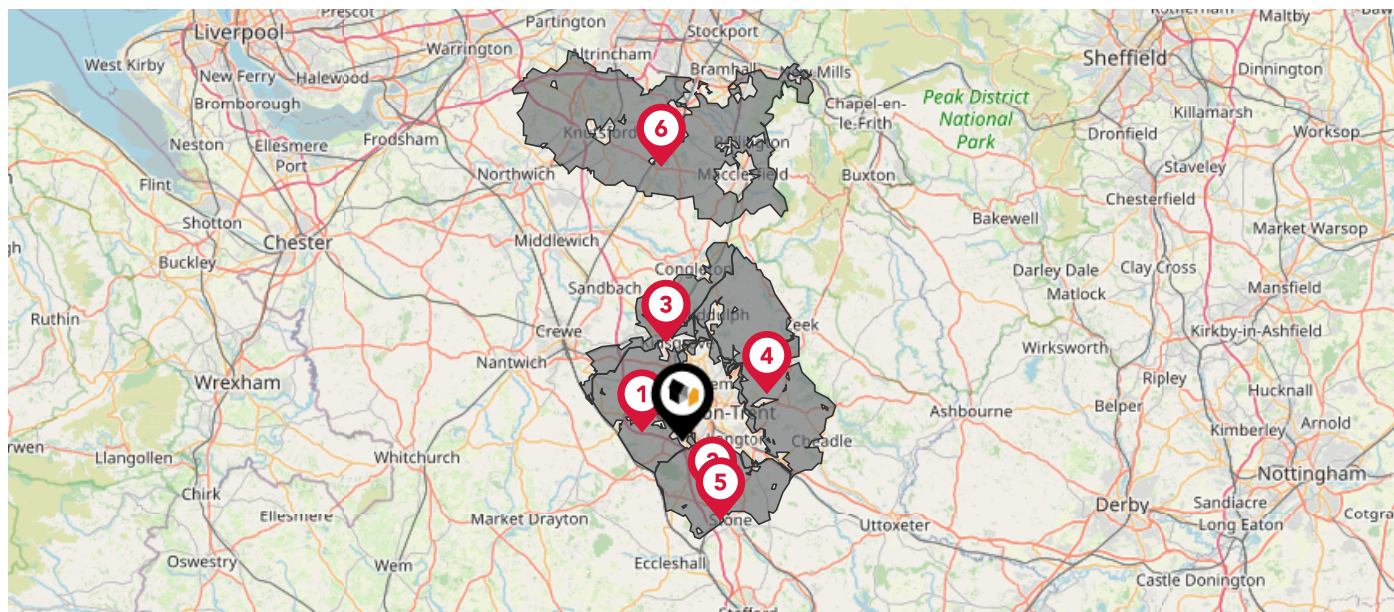

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Maps
Green Belt

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

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

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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.
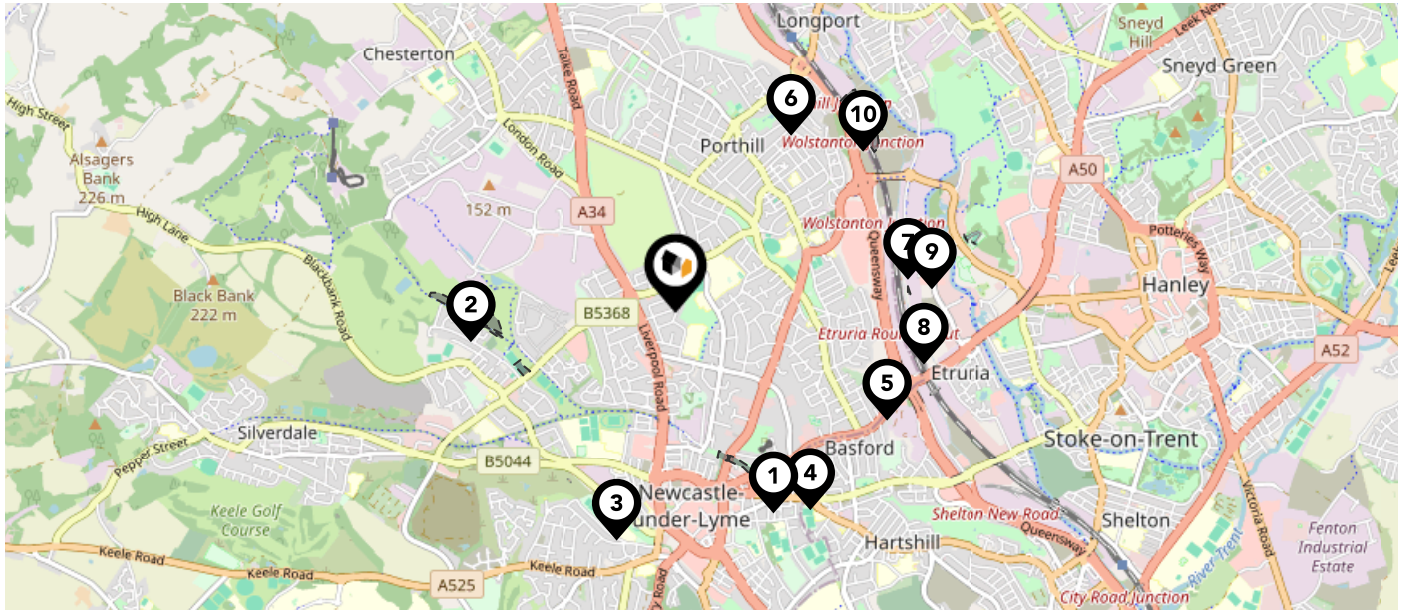

Nearby Landfill Sites

|		
1	The Brampton-Former Railway Cutting Near The Brampton, King Street, The Brampton, Newcastle Under Lyme, Staffordshire	Historic Landfill
2	Apedale-Cleveland Road, Knutton, Newcastle Under Lyme, Staffordshire	Historic Landfill
3	Albert Mill-Silverdale Road, Newcastle-under-Lyme, Staffordshire	Historic Landfill
4	Newcastle Refuse Tip-Rope Street, Basford, Stoke On Trent, Staffordshire	Historic Landfill
5	Downing and Company-Etruria Tileries, Etruria Way, Basford, Newcastle Under Lyme, Staffordshire	Historic Landfill
6	Land off St Edmunds Avenue-St Edmunds Avenue, Porthill, Newcastle Under Lyme, Staffordshire	Historic Landfill
7	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill
8	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill
9	EA/EPR/GB3906CE/T001	Active Landfill
10	Burslem Water Reclamation Works-Burslem Water Reclamation Works, Newport Lane, Burslem, Stoke on Trent	Historic Landfill

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...
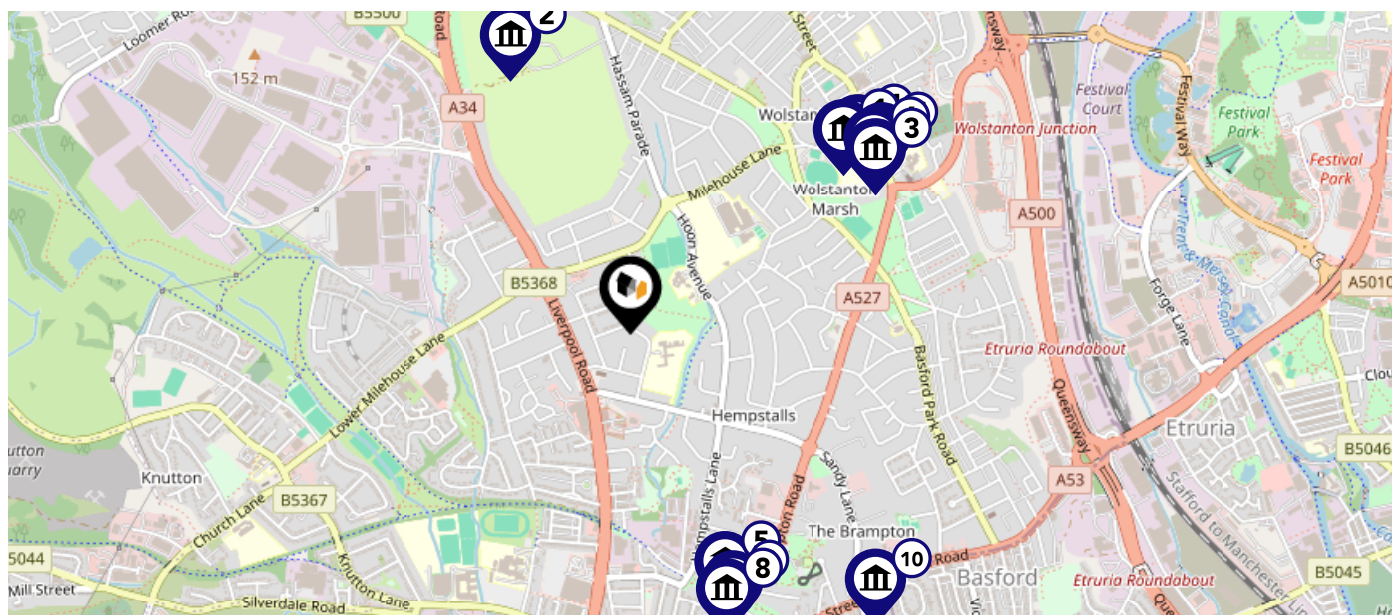
| Listed Buildings in the local district	Grade	Distance
1 - 1297485 - School House	Grade II	0.6 miles
2 - 1219561 - Old Barn At Dimsdale Hall Farm	Grade II	0.6 miles
3 - 1219534 - 1, 3 And 5, Church Lane	Grade II	0.6 miles
4 - 1219720 - School	Grade II	0.6 miles
5 - 1297602 - Brampton Lodge	Grade II	0.6 miles
6 - 1196517 - Church Of St Margaret	Grade II	0.7 miles
7 - 1458049 - Grave Slab Of Sarah Smith	Grade II	0.7 miles
8 - 1219519 - 1, Brampton Road	Grade II	0.7 miles
9 - 1291409 - Garden Wall Of Brampton Lodge And Three Stone Bollards	Grade II	0.7 miles
10 - 1392367 - Milepost Sw Of 'the Polite Vicar' Public House (ngr Sj8563946477)	Grade II	0.9 miles

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Area
Schools
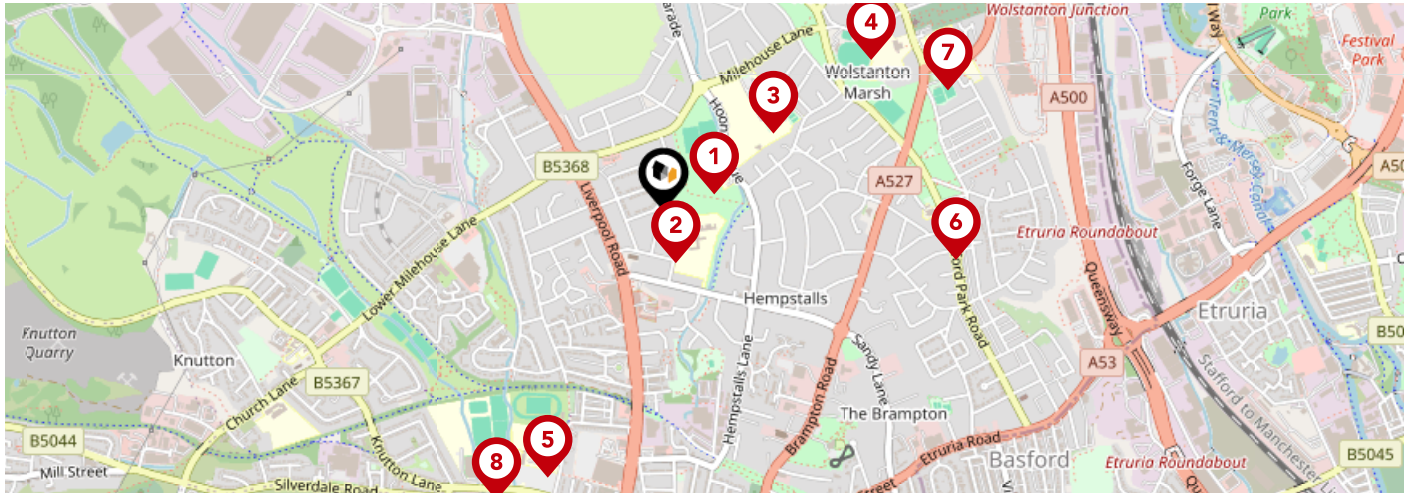
	Nursery	Primary	Secondary	College	Private
1 **Merryfields School** Ofsted Rating: Good | Pupils: 108 | Distance:0.12	☐	☑	☐	☐	☐
2 **Hempstalls Primary School** Ofsted Rating: Outstanding | Pupils: 422 | Distance:0.12	☐	☑	☐	☐	☐
3 **The Orme Academy** Ofsted Rating: Requires improvement | Pupils: 749 | Distance:0.3	☐	☐	☑	☐	☐
4 **St Margaret's CofE (VC) Junior School** Ofsted Rating: Good | Pupils: 231 | Distance:0.57	☐	☑	☐	☐	☐
5 **St John Fisher Catholic College** Ofsted Rating: Requires improvement | Pupils: 1094 | Distance:0.65	☐	☐	☑	☐	☐
6 **May Bank Infants' School** Ofsted Rating: Good | Pupils: 167 | Distance:0.66	☐	☑	☐	☐	☐
7 **St Wulstan's Catholic Primary School** Ofsted Rating: Good | Pupils: 410 | Distance:0.69	☐	☑	☐	☐	☐
8 **Newcastle and Stafford Colleges Group** Ofsted Rating: Outstanding | Pupils:0 | Distance:0.75	☐	☐	☑	☐	☐

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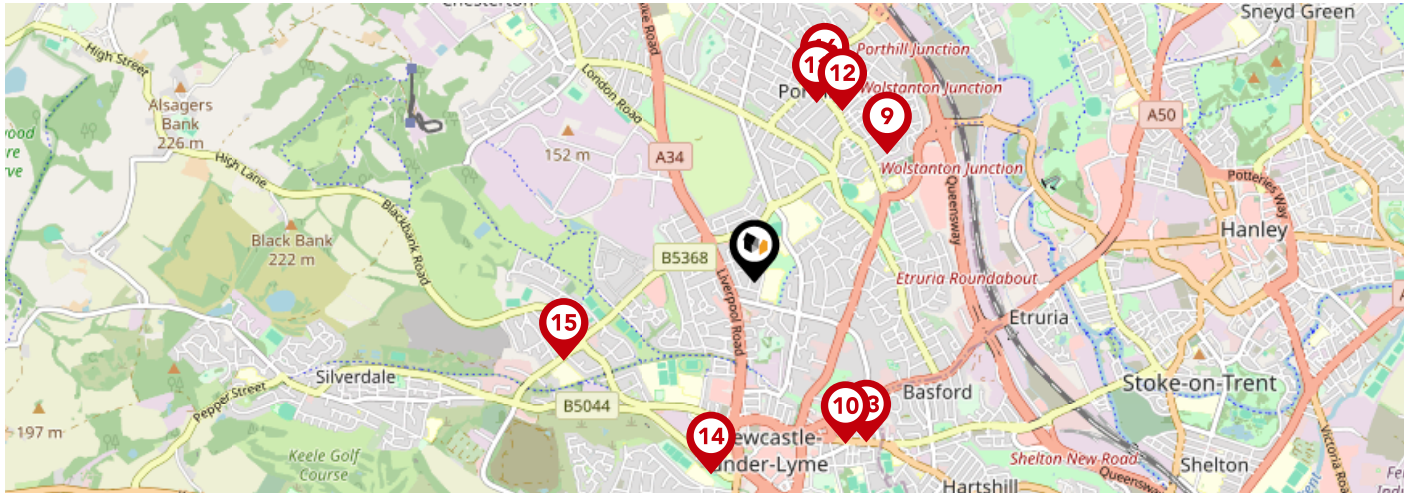
		Nursery	Primary	Secondary	College	Private
9	**Ellison Primary Academy** Ofsted Rating: Good | Pupils: 367 | Distance:0.82	☐	☑	☐	☐	☐
10	**Demetae Academy** Ofsted Rating: Good | Pupils: 30 | Distance:0.83	☐	☐	☑	☐	☐
11	**Kaleidoscope School** Ofsted Rating: Good | Pupils: 29 | Distance:0.85	☐	☑	☐	☐	☐
12	**Oaklands Nursery School** Ofsted Rating: Outstanding | Pupils: 38 | Distance:0.86	☑	☐	☐	☐	☐
13	**Lyme Brook Independent School** Ofsted Rating: Good | Pupils: 7 | Distance:0.87	☐	☐	☑	☐	☐
14	**St Mary's Catholic Primary School** Ofsted Rating: Good | Pupils: 408 | Distance:0.87	☐	☑	☐	☐	☐
15	**Cedars - Newcastle, Moorlands and Darwin Bases** Ofsted Rating: Good | Pupils: 45 | Distance:0.92	☐	☐	☑	☐	☐
16	**Edison Pace School** Ofsted Rating: Good | Pupils: 22 | Distance:0.93	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons
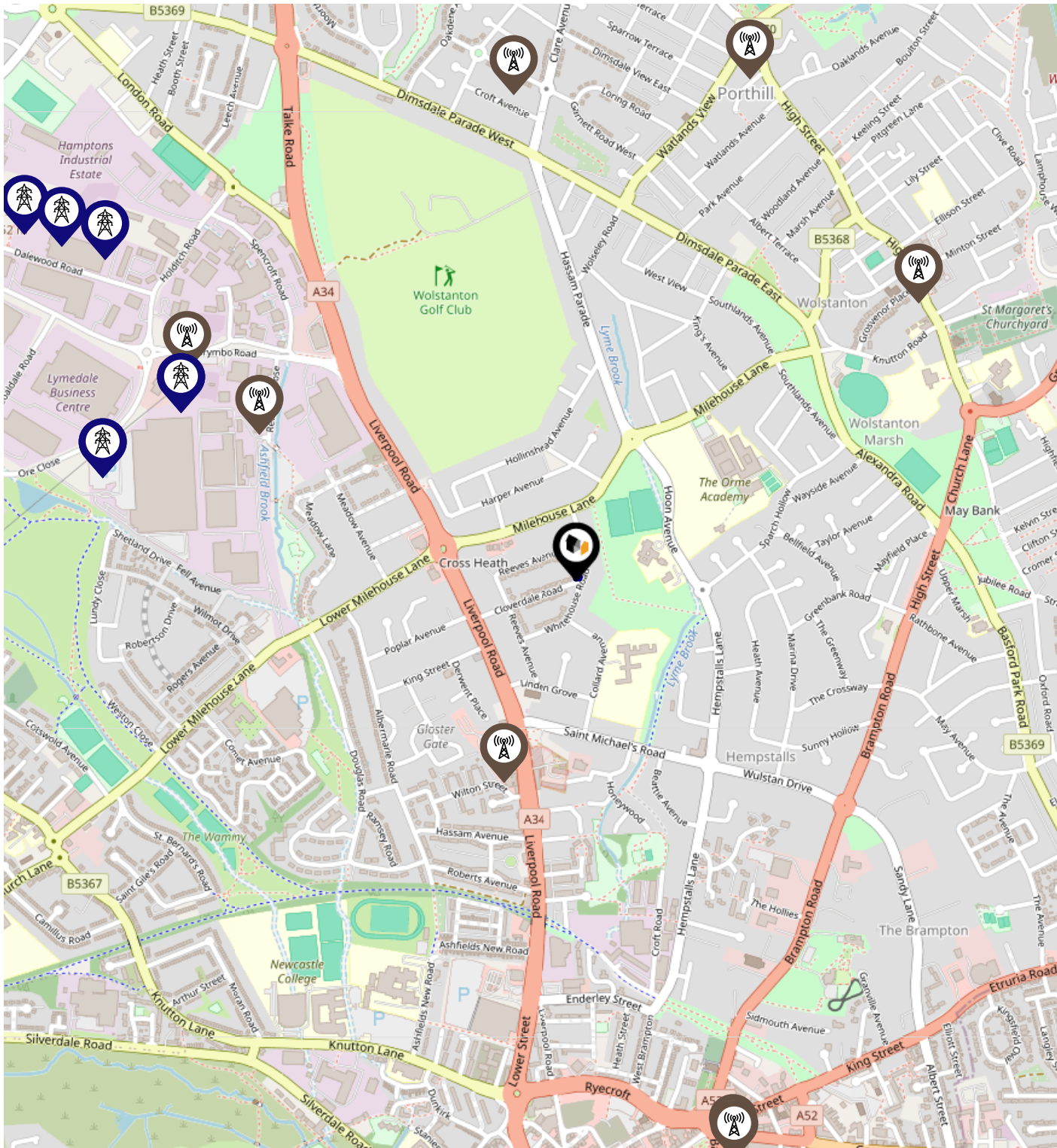
Key:

🗼 Power Pylons

📡 Communication Masts

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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%	5-10%	10-30%	>30%

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Environment
Soils & Clay
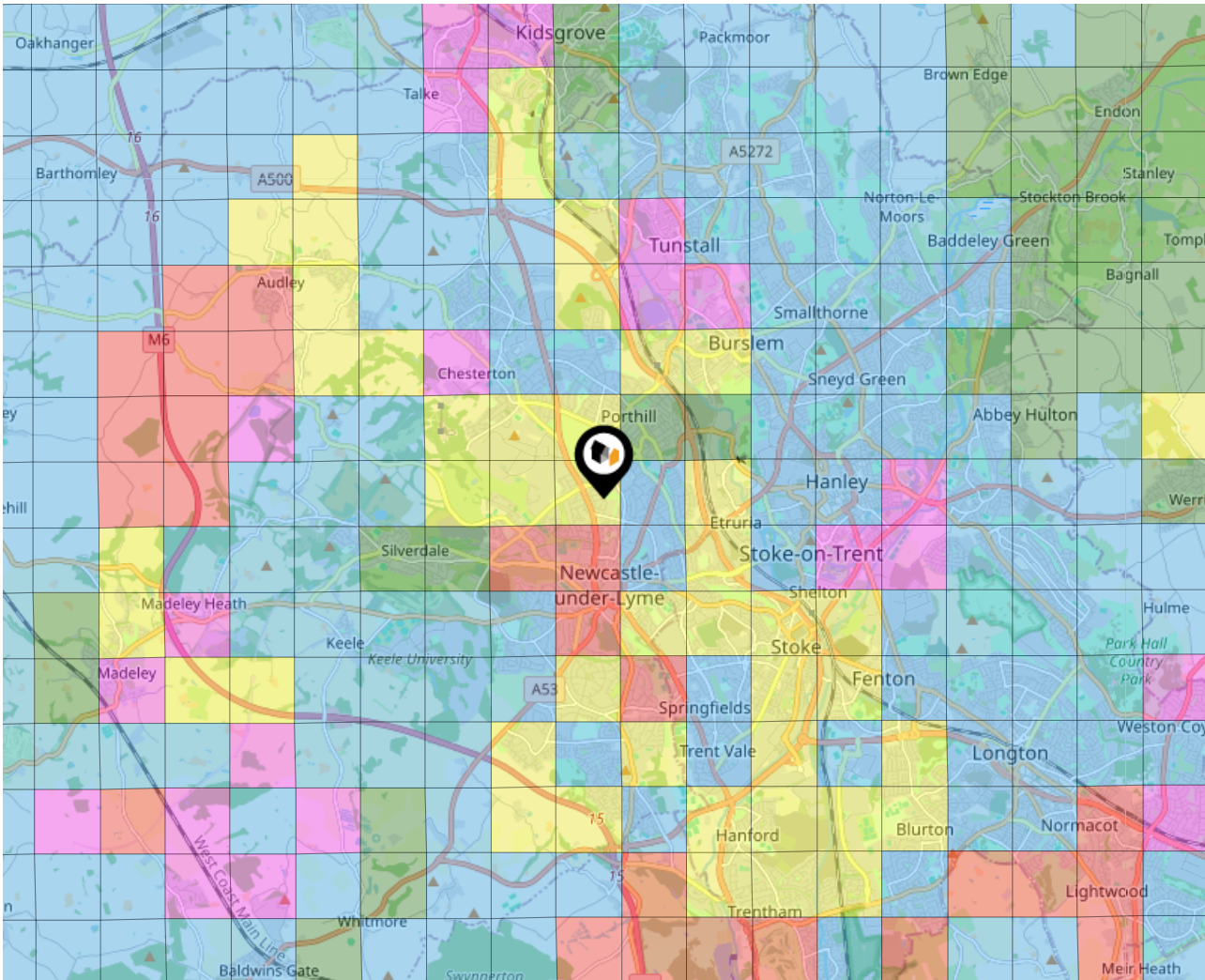
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE
Parent Material Grain:
Soil Group: ARENACEOUS LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY

Soil Texture: LOAM TO SANDY LOAM
Soil Depth: INTERMEDIATE-SHALLOW
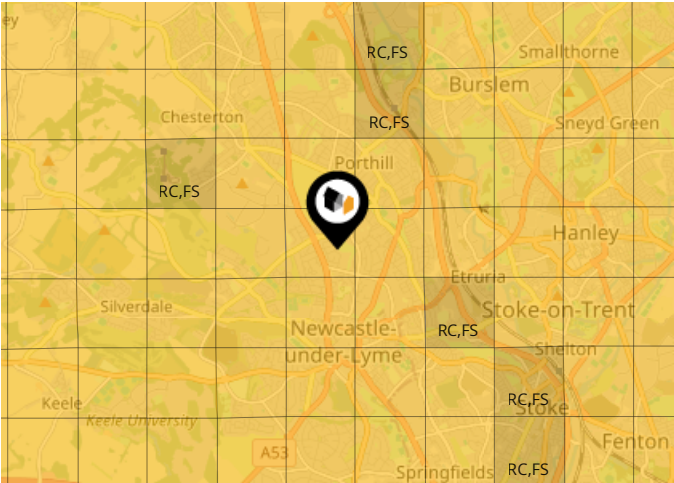
Primary Classifications (Most Common Clay Types)

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)
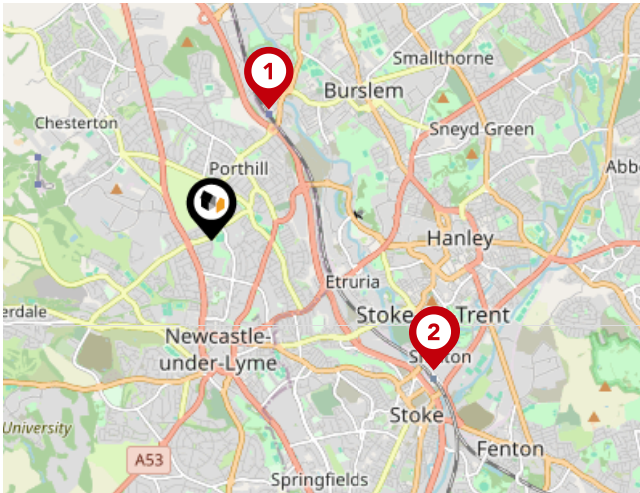
National Rail Stations

Pin	Name	Distance
1	Platform 2	1.29 miles
2	Stoke-on-Trent Rail Station	2.3 miles
3	Stoke-on-Trent Rail Station	2.31 miles
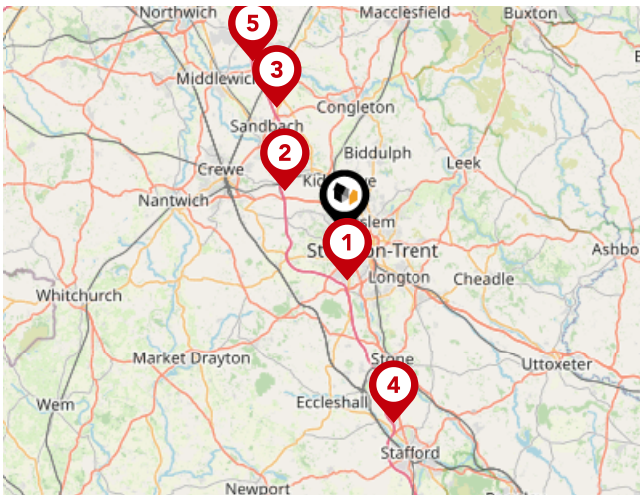
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	3.38 miles
2	M6 J16	5.26 miles
3	M6 J17	10.12 miles
4	M6 J14	14.11 miles
5	M6 J18	13.84 miles
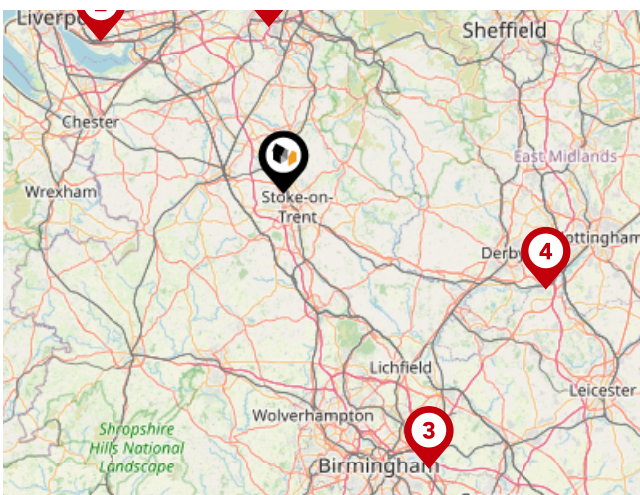
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	23.82 miles
2	Speke	33.8 miles
3	Birmingham Airport	44.69 miles
4	East Mids Airport	39.94 miles

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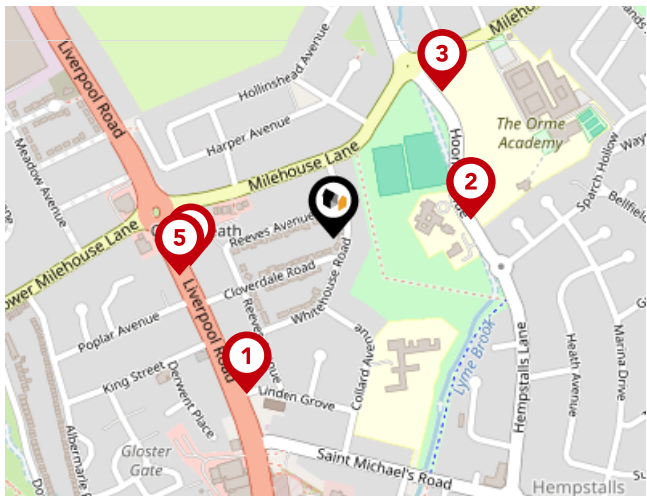
Bus Stops/Stations

Pin	Name	Distance
1	St Michaels Road	0.2 miles
2	Sparch Hollow	0.15 miles
3	Wolstanton High School	0.2 miles
4	Shops	0.16 miles
5	Shops	0.18 miles

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Data Quality

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