

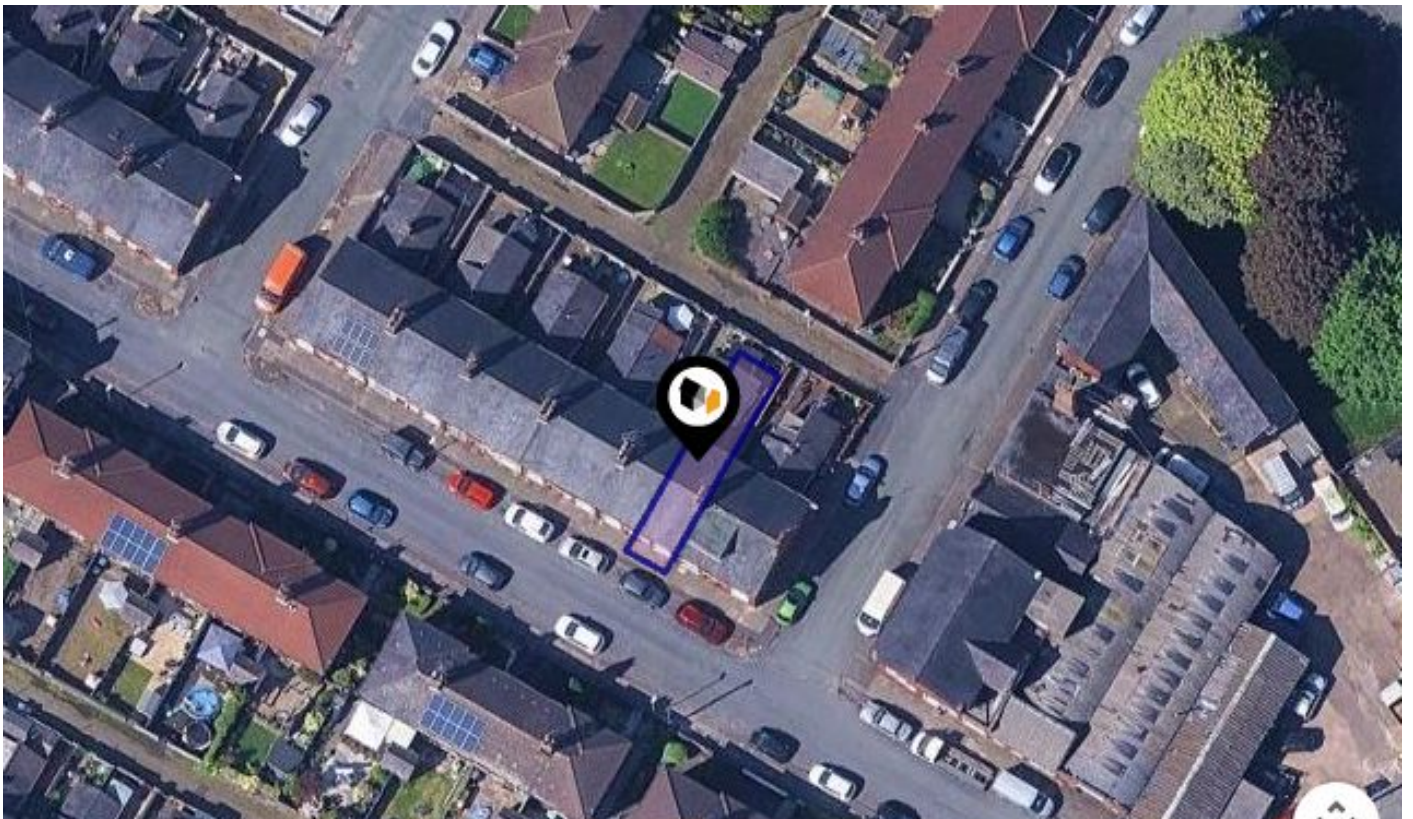


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Thursday 07<sup>th</sup> August 2025**



**MARLBOROUGH STREET, STOKE-ON-TRENT, ST4**

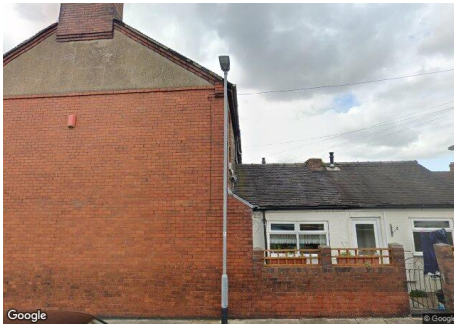
**butters john bee**

2-6 Tontine Square, Hanley, Stoke-on-trent, Staffordshire, ST1 1NP

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



## Property

|                  |                |         |          |
|------------------|----------------|---------|----------|
| Type:            | Terraced House | Tenure: | Freehold |
| Bedrooms:        | 2              |         |          |
| Plot Area:       | 0.02 acres     |         |          |
| Year Built :     | 1900-1929      |         |          |
| Council Tax :    | Band A         |         |          |
| Annual Estimate: | £1,386         |         |          |
| Title Number:    | SF652468       |         |          |

## Local Area

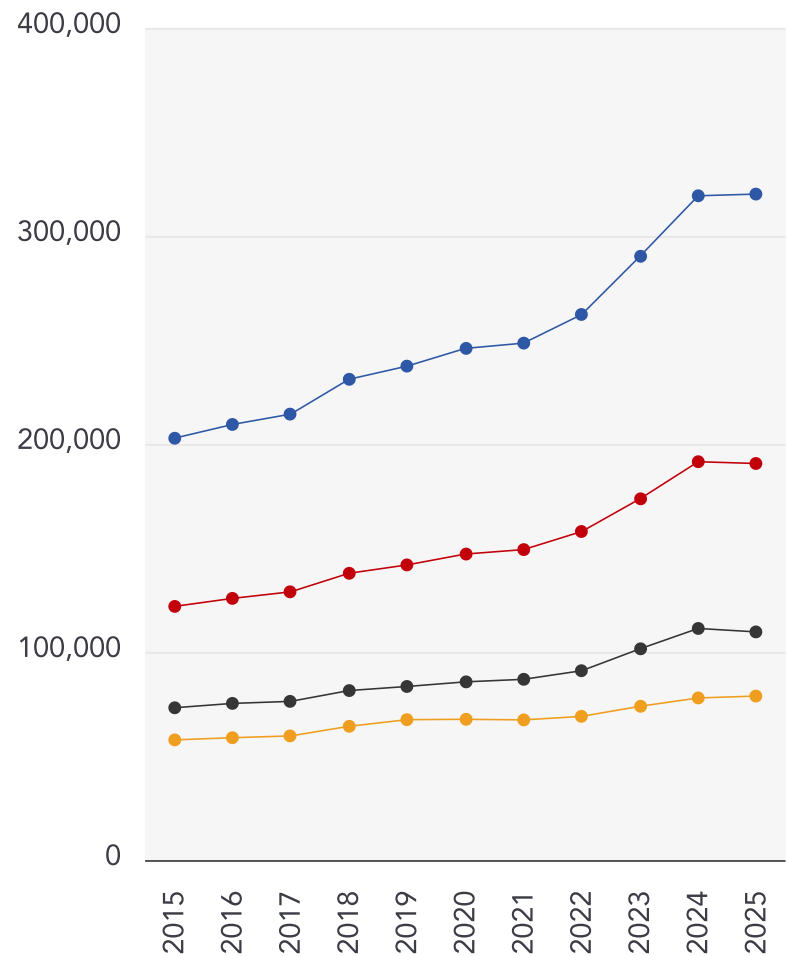
|                    |                        |                                                                                     |                                                                                       |                                                                                       |
|--------------------|------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:   | City of stoke-on-trent | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area: | Kirkton                |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:        |                        |                                                                                     |                                                                                       |                                                                                       |
| ● Rivers & Seas    | Very low               | 9<br>mb/s                                                                           | 35<br>mb/s                                                                            | 1000<br>mb/s                                                                          |
| ● Surface Water    | Very low               |  |  |  |

| Mobile Coverage:                                                                    |                                                                                     |                                                                                     |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| (based on calls indoors)                                                            |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |

# Market

## House Price Statistics

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



Detached

**+57.87%**

Semi-Detached

**+56.32%**

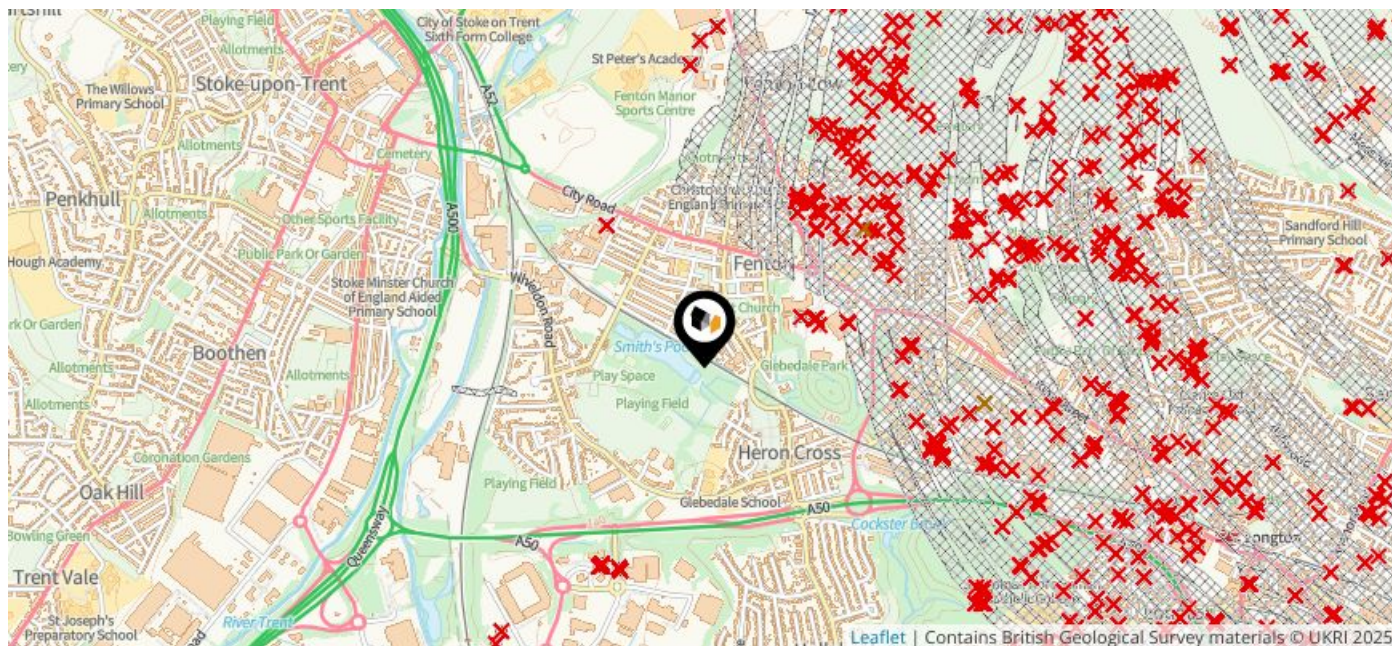
Terraced

**+49.77%**

Flat

**+36.46%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

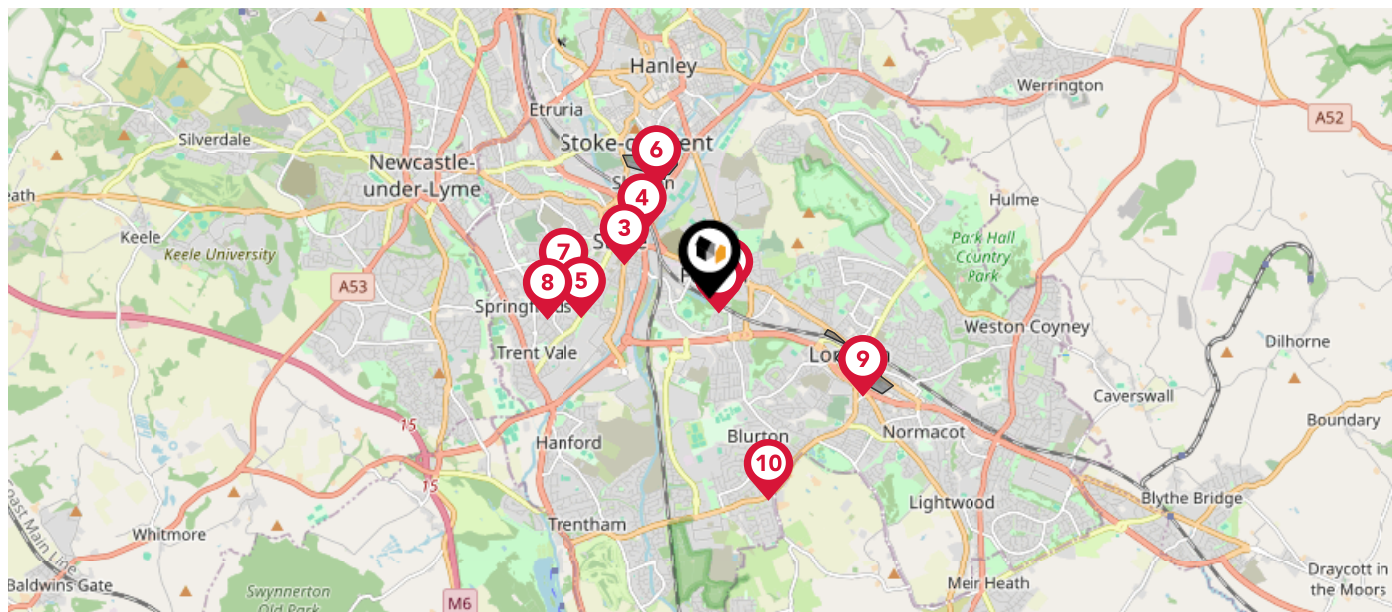
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Albert Square



Victoria Road



Stoke Town Centre



Winton Square



The Villas



Hanley Park



Penkhull Village



Penkhull Garden Village



Longton Town Centre

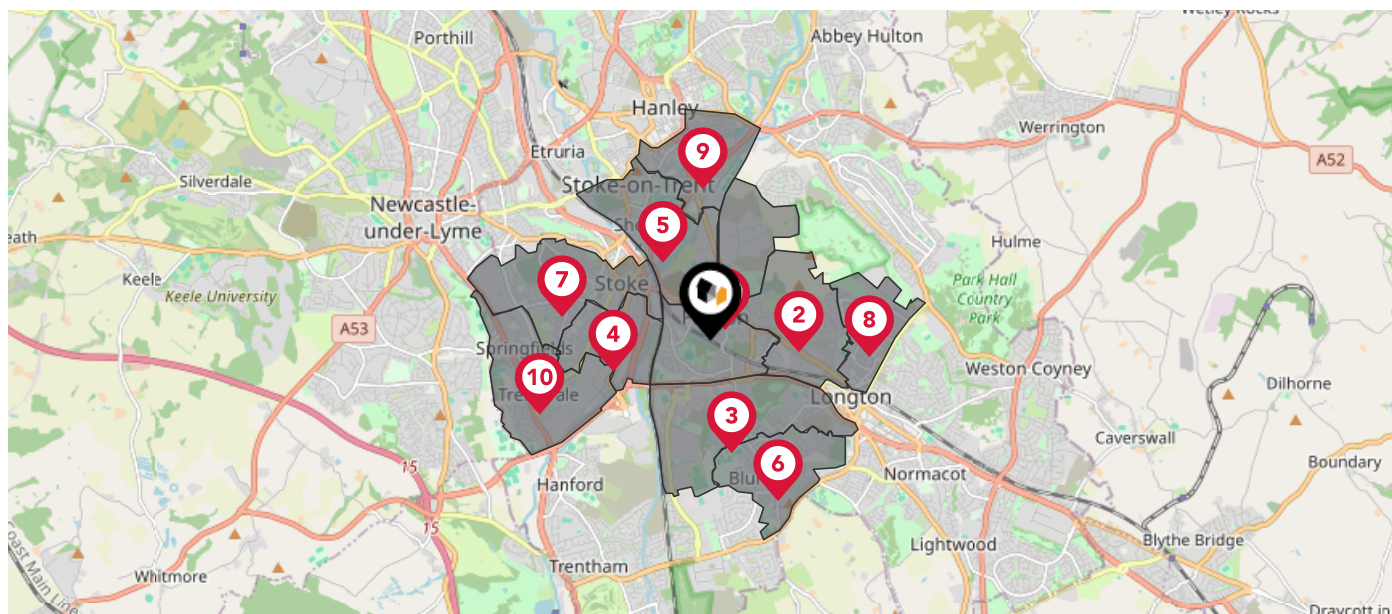


Blurton Church

# 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

Fenton West and Mount Pleasant Ward

2

Fenton East Ward

3

Hollybush and Longton West Ward

4

Boothen and Oak Hill Ward

5

Hanley Park and Shelton Ward

6

Blurton East Ward

7

Penkhull and Stoke Ward

8

Sandford Hill Ward

9

Joiner's Square Ward

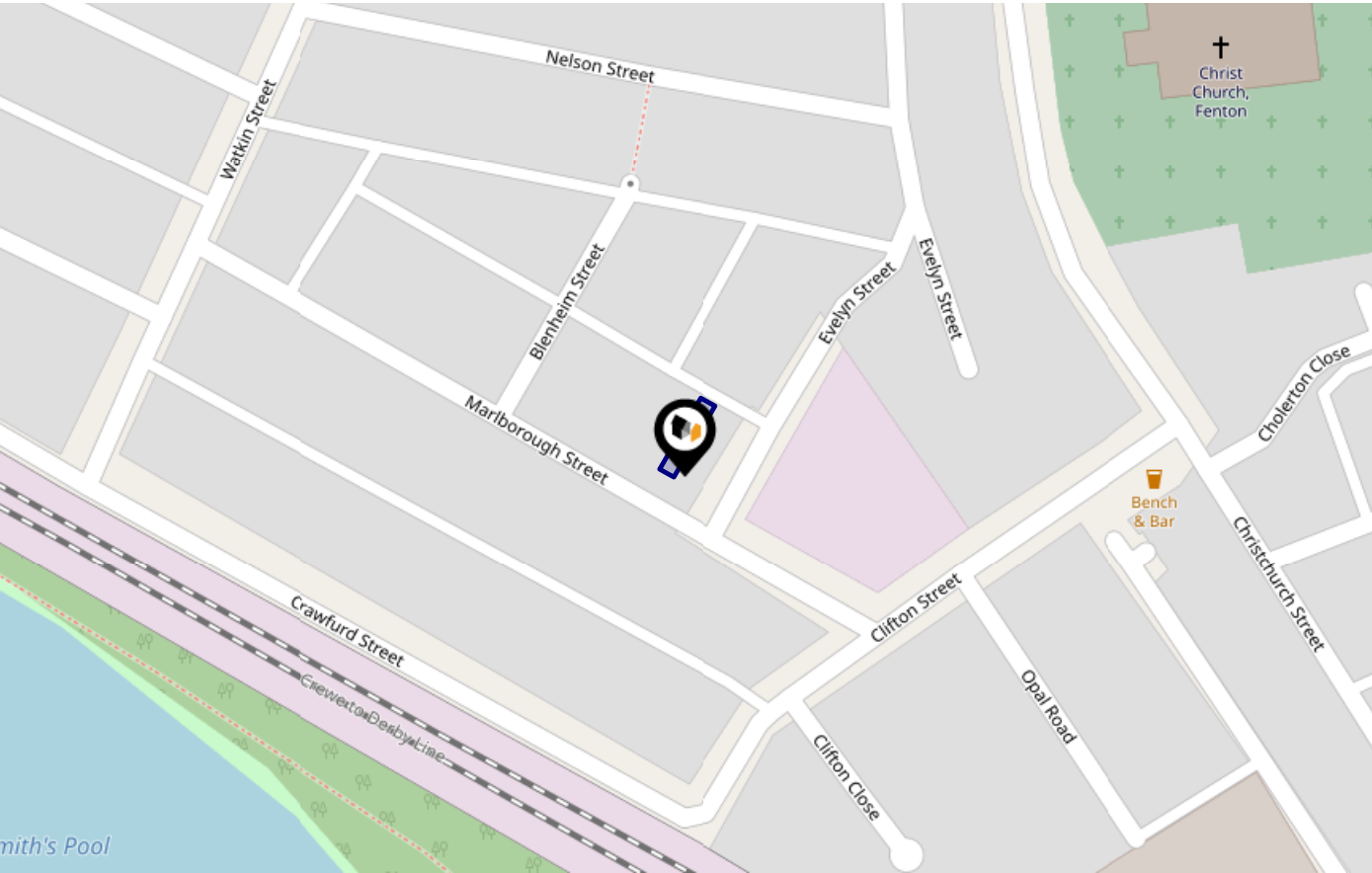
10

Springfields and Trent Vale 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.

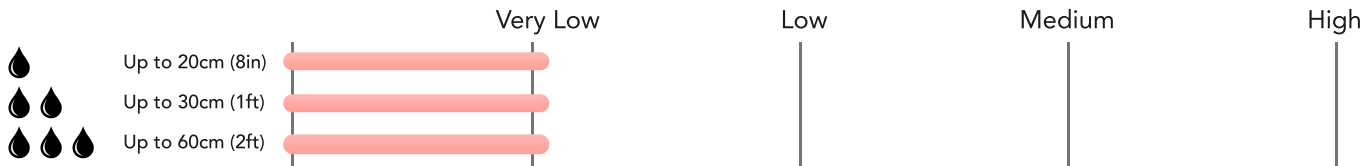


Risk Rating: Very low

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.

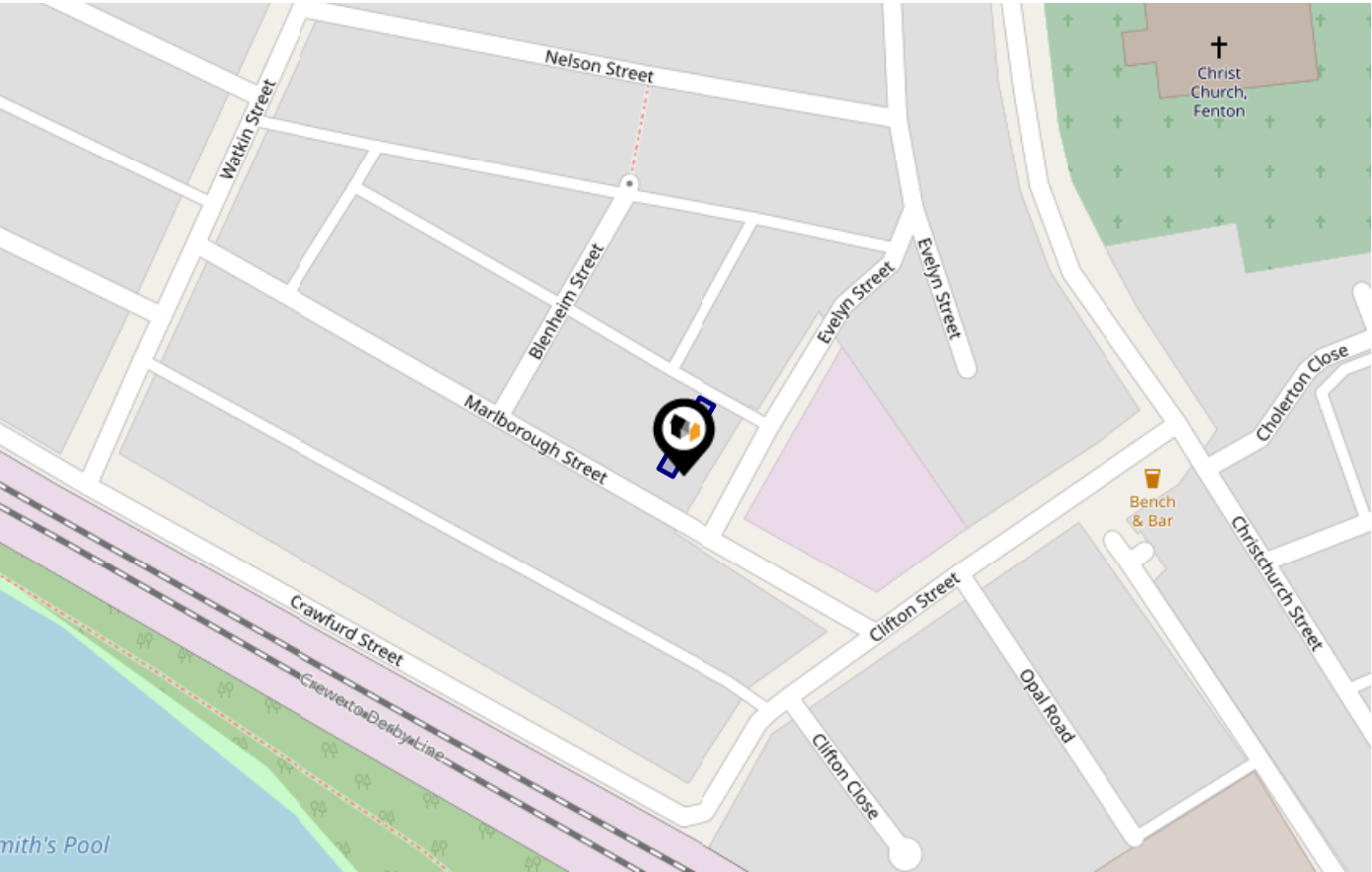
Chance of flooding to the following depths at this property:



# 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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

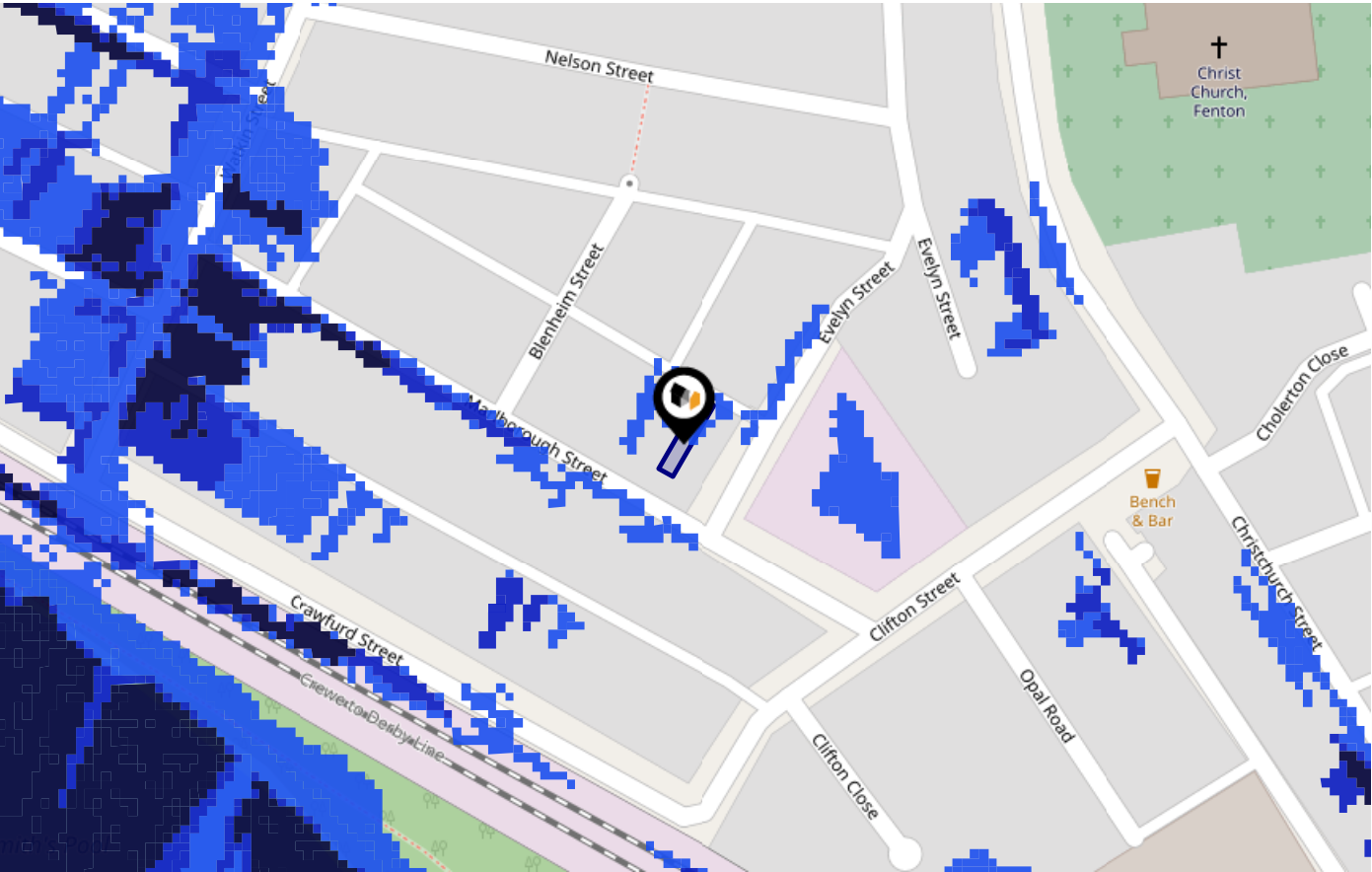
Chance of flooding to the following depths at this property:



# 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.

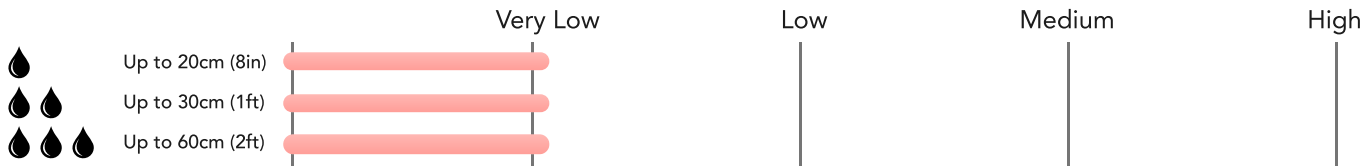


Risk Rating: Very low

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.

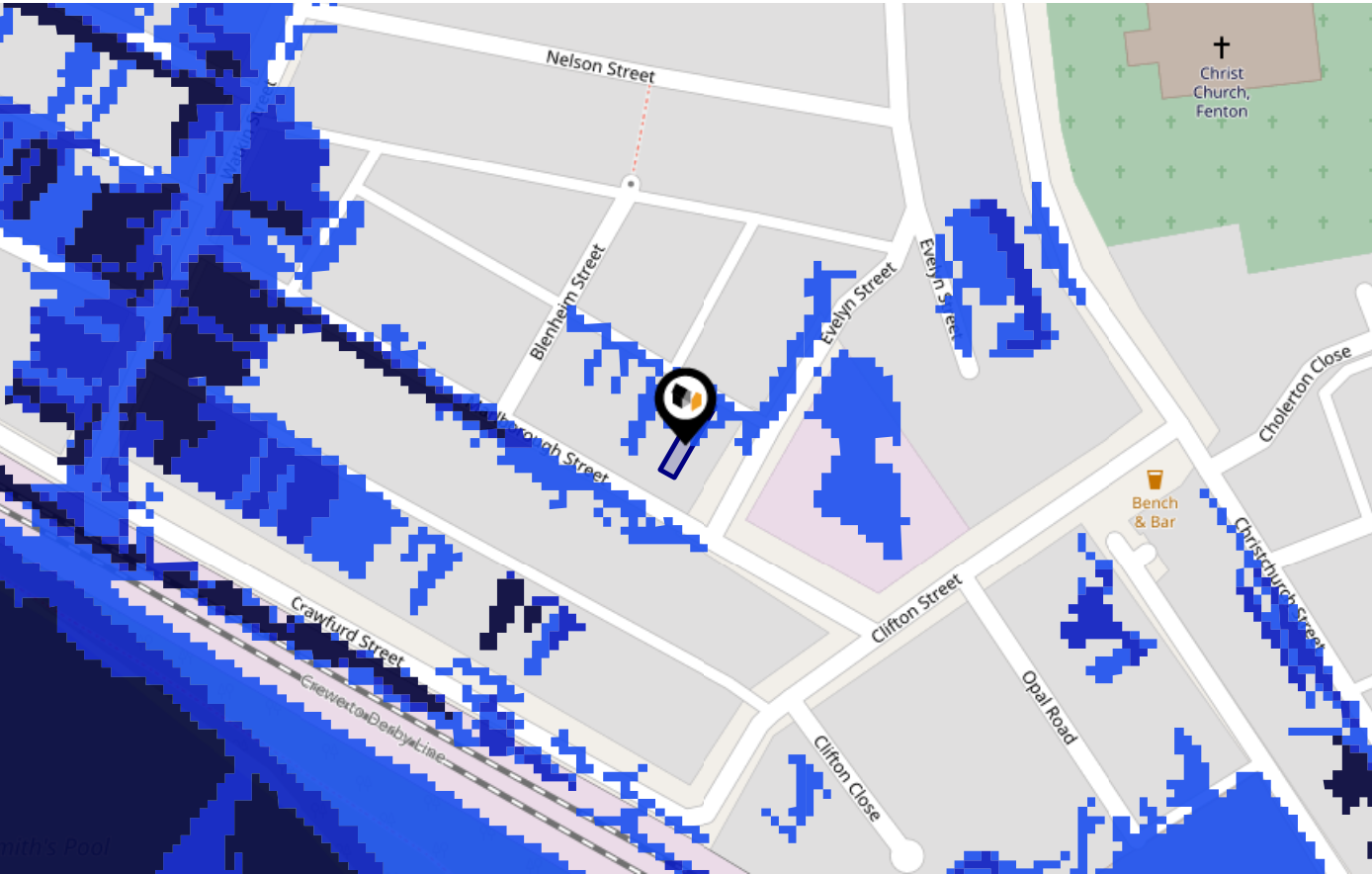
Chance of flooding to the following depths at this property:



# 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

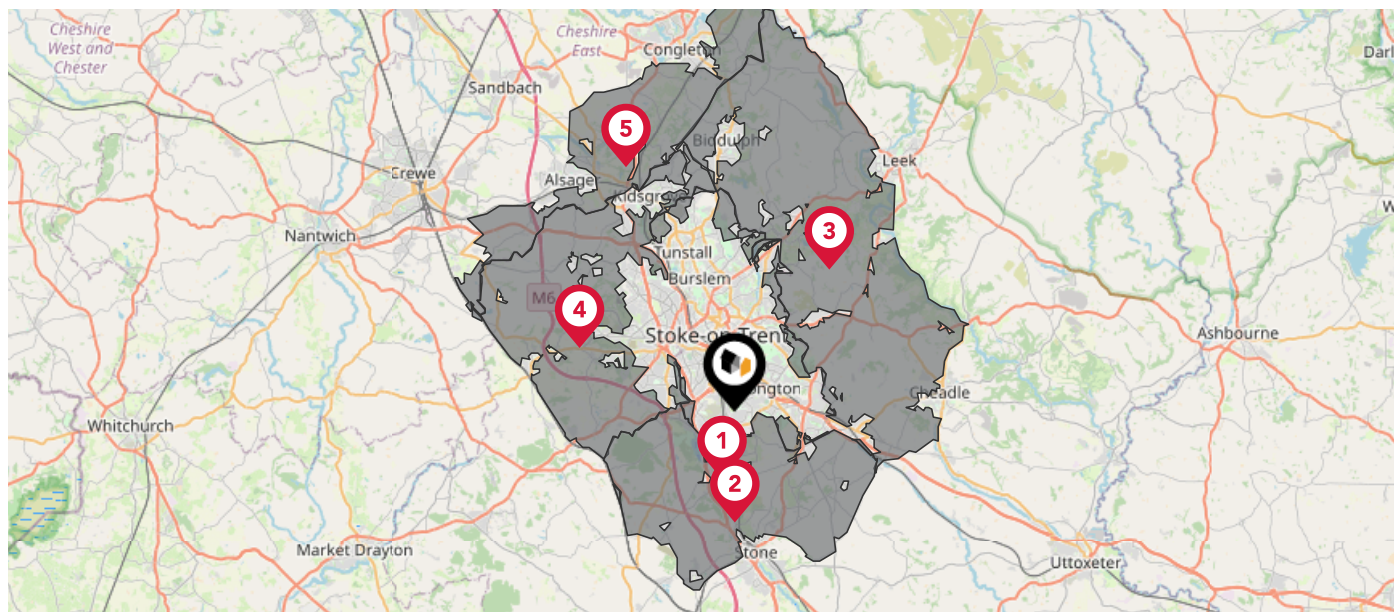
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Stoke-on-Trent



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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

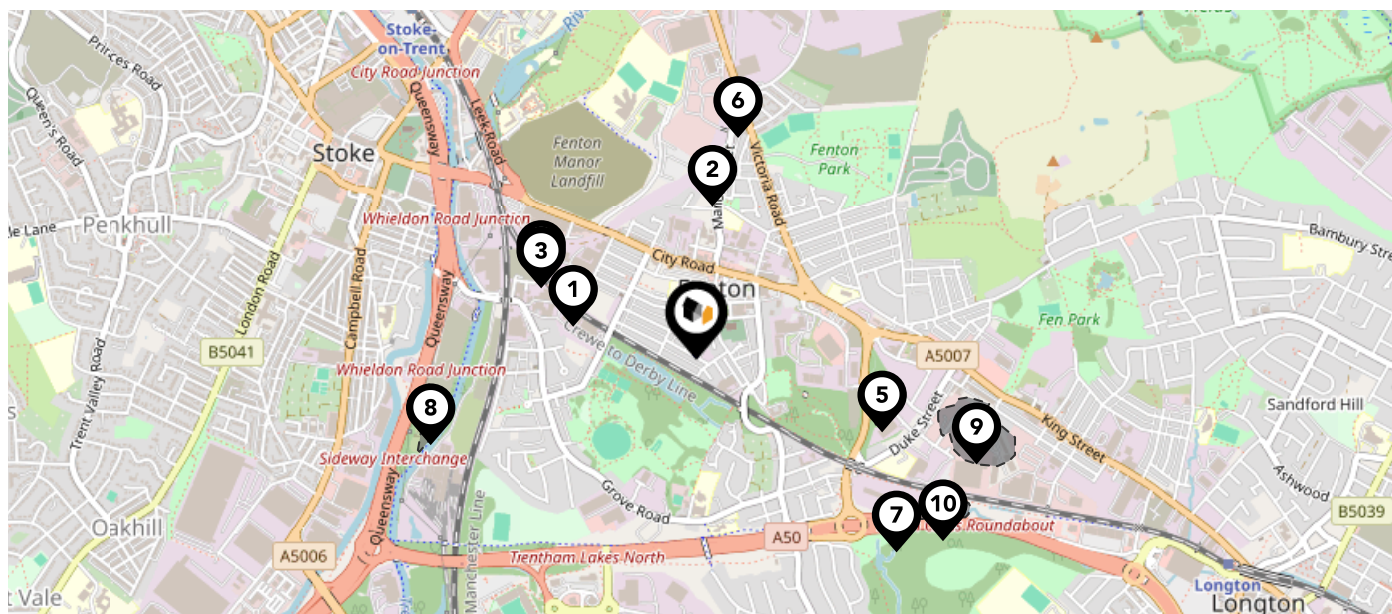


Stoke-on-Trent Green Belt - Cheshire East

# 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.



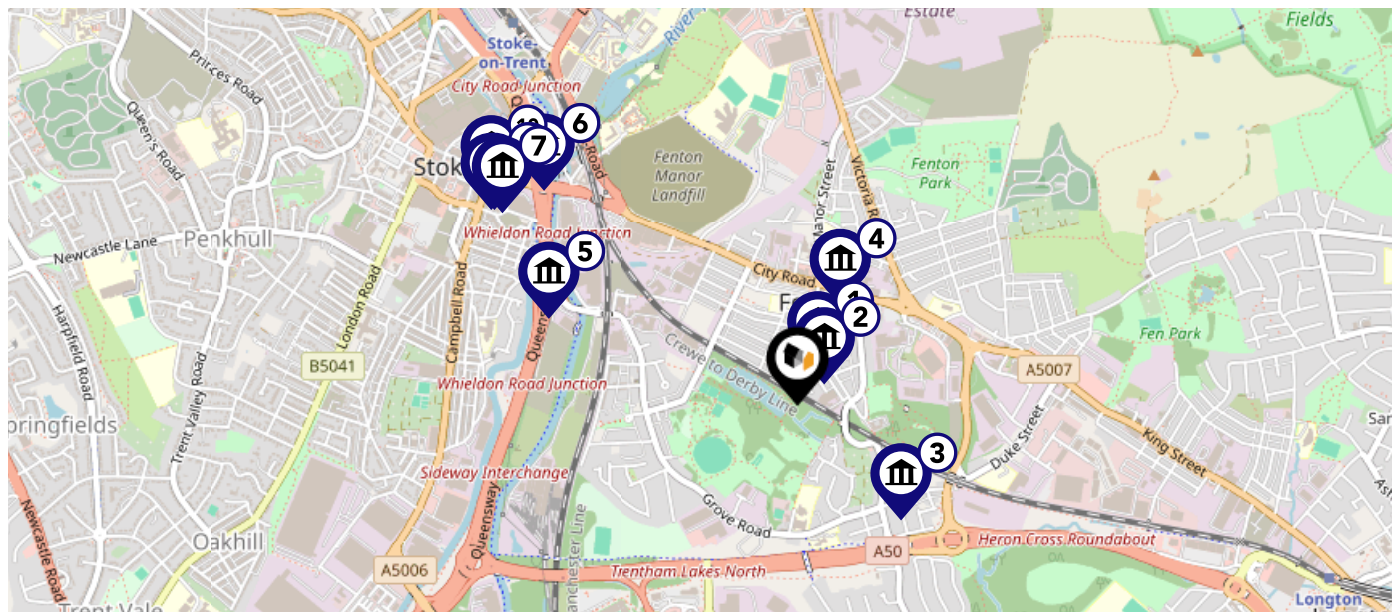
### Nearby Landfill Sites

|           |                                                                                          |                   |                          |
|-----------|------------------------------------------------------------------------------------------|-------------------|--------------------------|
| <b>1</b>  | South Side of Hawken's Street-Fenton, Staffordshire                                      | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | South Manor Street-Off Manor Street, Southern End, Fenton, Stoke on Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Hawkins Street-Fenton, Stoke on Trent, Staffordshire                                     | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Rear of Factories-Fenton, Staffordshire                                                  | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Joinery Works-Ormonde Street, Fenton, Stoke-on-Trent, Staffordshire                      | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | North Manor Street-Fenton, Stoke on Trent, Staffordshire                                 | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | Tip Rear of Factory-Ramsden and Company, Duke Street, Fenton, Staffordshire              | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | Stelrad Bathroom Products-Whieldon Road, Mount Pleasant, Stoke On Trent, Staffordshire   | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Ex Oldfield Brickworks-Birrell Street, Heron Cross, Stoke On Trent, Staffordshire        | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | Cookson Ceramics Limited-Duke Street, Fenton, Staffordshire                              | Historic Landfill | <input type="checkbox"/> |

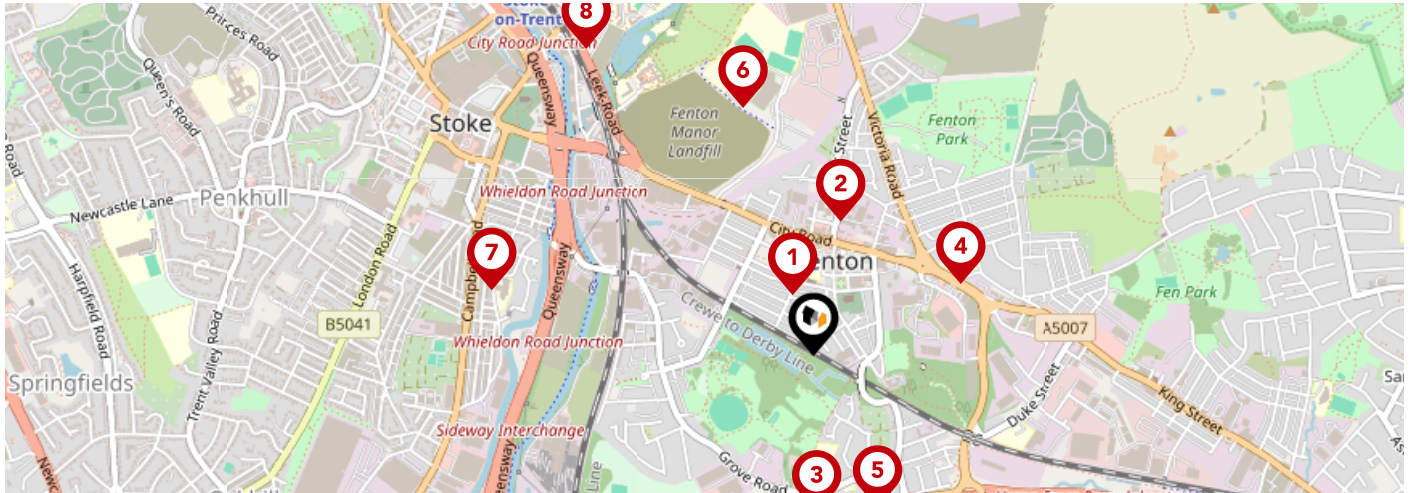
# Maps

## Listed Buildings

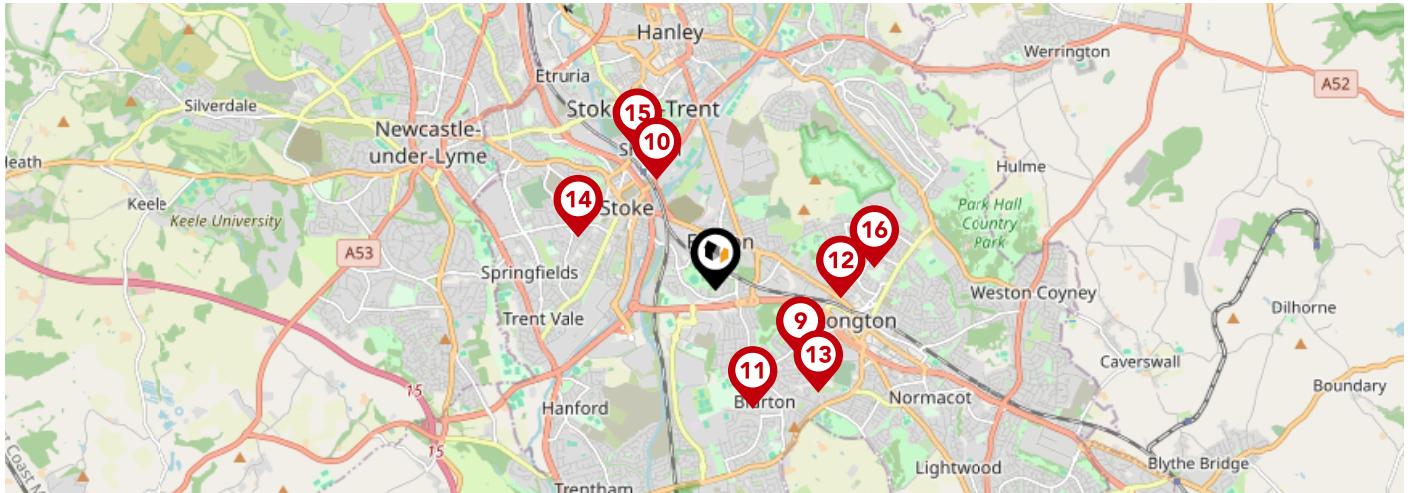
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district |                                                                                                             | Grade    | Distance  |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------|----------|-----------|
|                                        | 1195819 - War Memorial In Centre Of Square                                                                  | Grade II | 0.1 miles |
|                                        | 1297931 - Christ Church                                                                                     | Grade II | 0.1 miles |
|                                        | 1220240 - Main Range Of Pottery Works, Housing The Potteries Centre                                         | Grade II | 0.3 miles |
|                                        | 1195832 - Three Bottle Ovens In Premises Occupied By Bayer United Kingdom Limited                           | Grade II | 0.3 miles |
|                                        | 1260226 - Trent And Mersey Canal Milepost At Sj 88114472                                                    | Grade II | 0.6 miles |
|                                        | 1220666 - Bottle Oven At Former Dolby Pottery                                                               | Grade II | 0.7 miles |
|                                        | 1195834 - Chest Tomb To John Fenton In St Peter's Churchyard, Circa 100 Metres South East Of Church         | Grade II | 0.8 miles |
|                                        | 1220376 - Chest Tomb Of Garner Family, St Peter's Churchyard Approximately 70 Metres South Of Church        | Grade II | 0.8 miles |
|                                        | 1220365 - Chest Tombs And Headstone Of Carr Warburton And Berry Approximately 75 Metres South Of Church     | Grade II | 0.8 miles |
|                                        | 1195793 - Chest Tombs Of Whalley And Broade Family Approximately 10 Metres South West Of Church Of St Peter | Grade II | 0.8 miles |



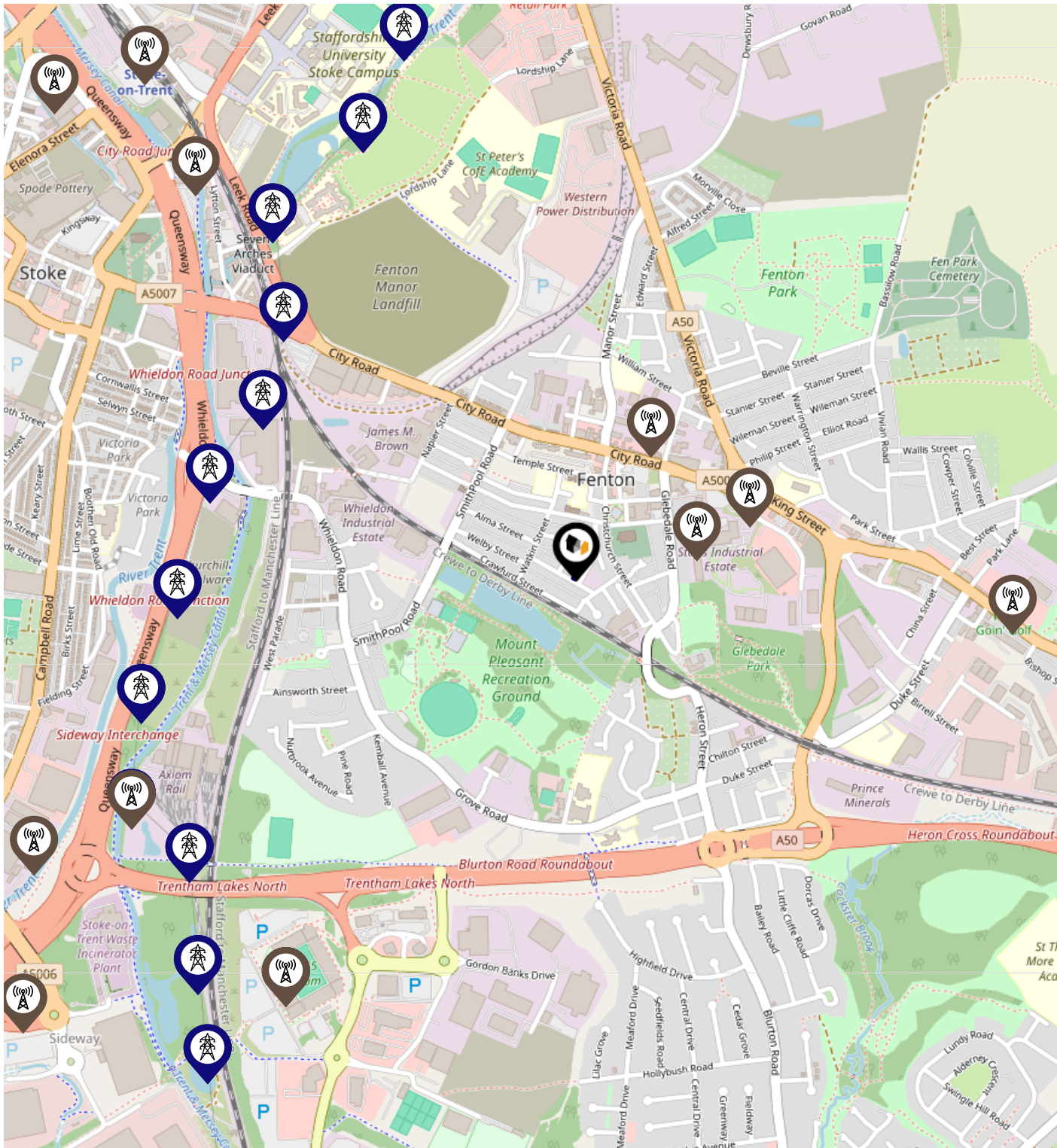
|          |                                                                                                            | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Our Lady's Catholic Academy</b><br>Ofsted Rating: Good   Pupils: 228   Distance:0.14                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Christ Church CofE Primary Academy</b><br>Ofsted Rating: Good   Pupils: 227   Distance:0.31             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Heron Cross Primary School</b><br>Ofsted Rating: Good   Pupils: 402   Distance:0.35                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Co-op Academy Glebe</b><br>Ofsted Rating: Outstanding   Pupils: 237   Distance:0.36                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Glebedale School</b><br>Ofsted Rating: Good   Pupils: 27   Distance:0.37                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Peter's CofE Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 1085   Distance:0.58       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Stoke Minster CofE Primary Academy</b><br>Ofsted Rating: Special Measures   Pupils: 403   Distance:0.73 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>City of Stoke-On-Trent Sixth Form College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.85         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                              | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>St Thomas More Catholic Academy</b><br>Ofsted Rating: Good   Pupils: 1168   Distance:0.98                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Excellence Girls Academy</b><br>Ofsted Rating: Good   Pupils: 79   Distance:1.11                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Meadows Primary Academy</b><br>Ofsted Rating: Good   Pupils: 375   Distance:1.12                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Co-Op Academy Clarice Cliff</b><br>Ofsted Rating: Requires improvement   Pupils: 418   Distance:1.12      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Paul's CofE (C) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 242   Distance:1.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Willows Primary School</b><br>Ofsted Rating: Good   Pupils: 687   Distance:1.32                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Stoke-on-Trent College</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.42                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sandford Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 453   Distance:1.43                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

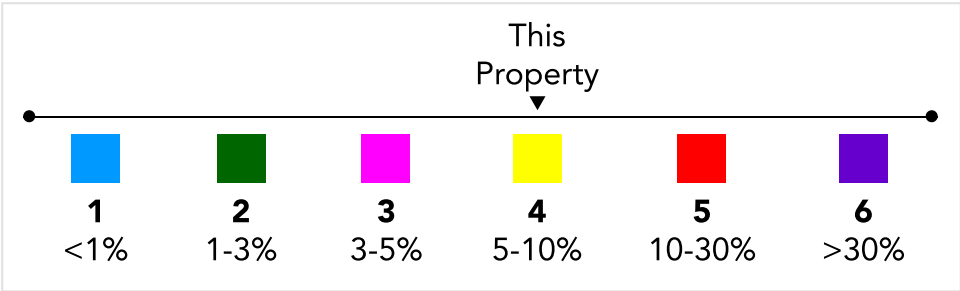
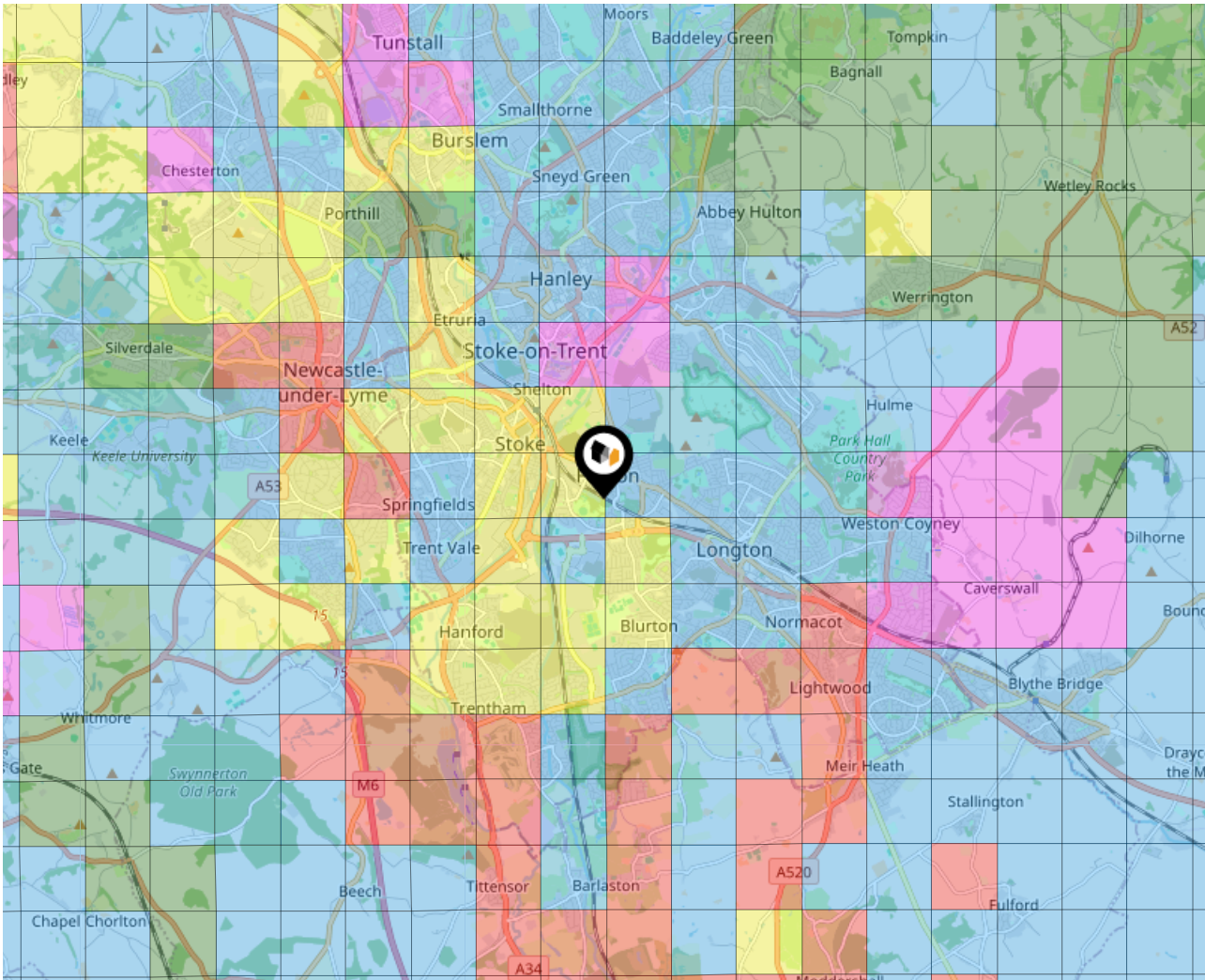


### Key:

-  Power Pylons
-  Communication Masts

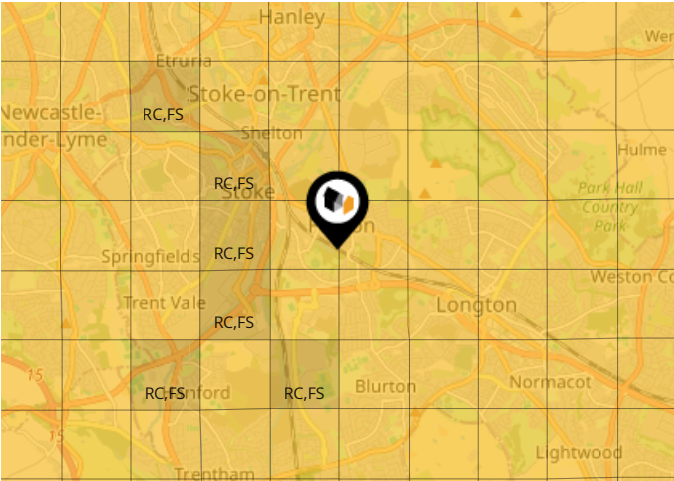
### What is Radon?

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/m<sup>3</sup>).



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

|                               |                                 |                      |                     |
|-------------------------------|---------------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)                   | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-RUDACEOUS)      | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY) TO HEAVY |                      |                     |

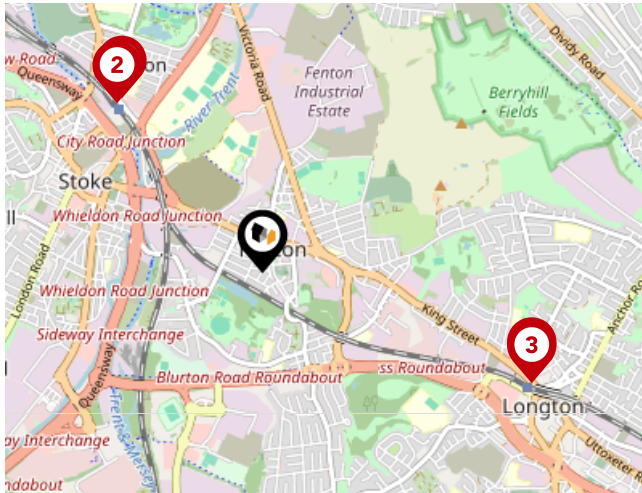


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

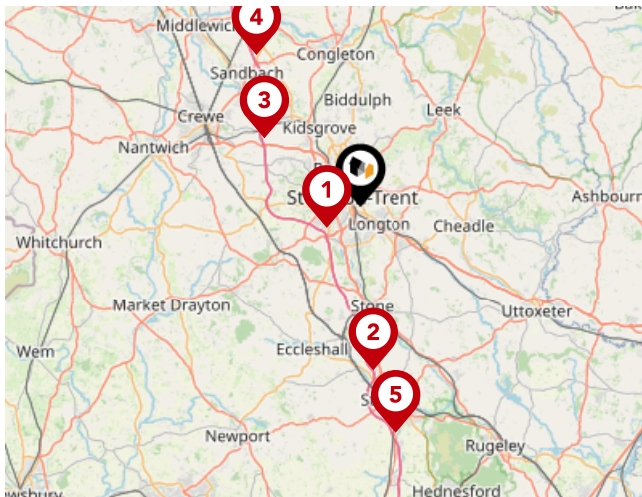
# Area

## Transport (National)



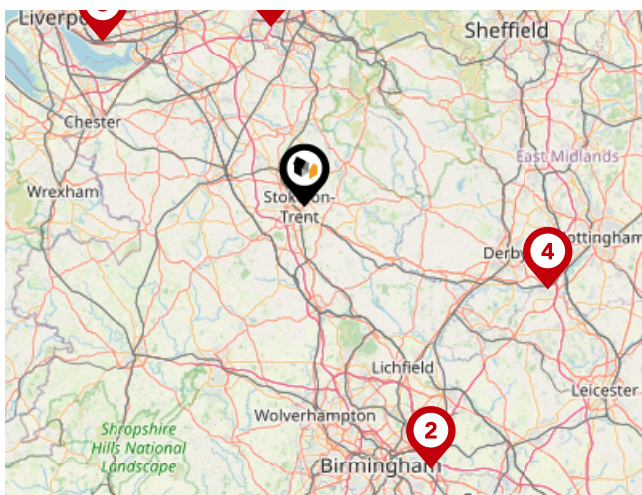
### National Rail Stations

| Pin | Name                        | Distance   |
|-----|-----------------------------|------------|
| 1   | Stoke-on-Trent Rail Station | 1 miles    |
| 2   | Stoke-on-Trent Rail Station | 1 miles    |
| 3   | Platform 2                  | 1.29 miles |
| 4   | Platform 1                  | 1.29 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M6 J15 | 2.89 miles  |
| 2   | M6 J14 | 11.78 miles |
| 3   | M6 J16 | 8.52 miles  |
| 4   | M6 J17 | 13.15 miles |
| 5   | M6 J13 | 16.32 miles |

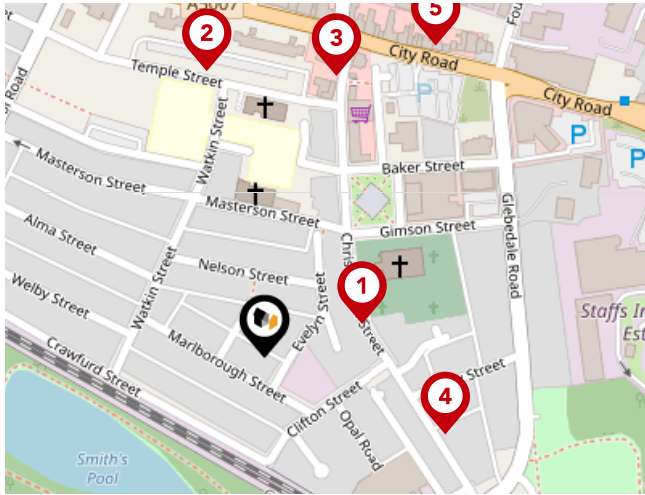


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Manchester Airport | 26.08 miles |
| 2   | Birmingham Airport | 41.78 miles |
| 3   | Speke              | 37.05 miles |
| 4   | East Mids Airport  | 36.83 miles |

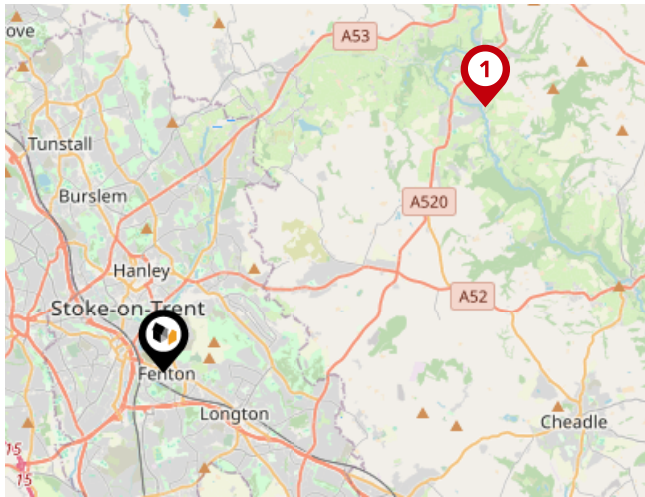
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Clifton Street      | 0.06 miles |
| 2   | Temple Street       | 0.16 miles |
| 3   | Royal Oak           | 0.16 miles |
| 4   | Tirley Street       | 0.11 miles |
| 5   | Christchurch Street | 0.2 miles  |



### Local Connections

| Pin | Name                                | Distance   |
|-----|-------------------------------------|------------|
| 1   | Cheddleton (Churnet Valley Railway) | 7.47 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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butters john bee<sup>bjb</sup>

#### butters john bee

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