

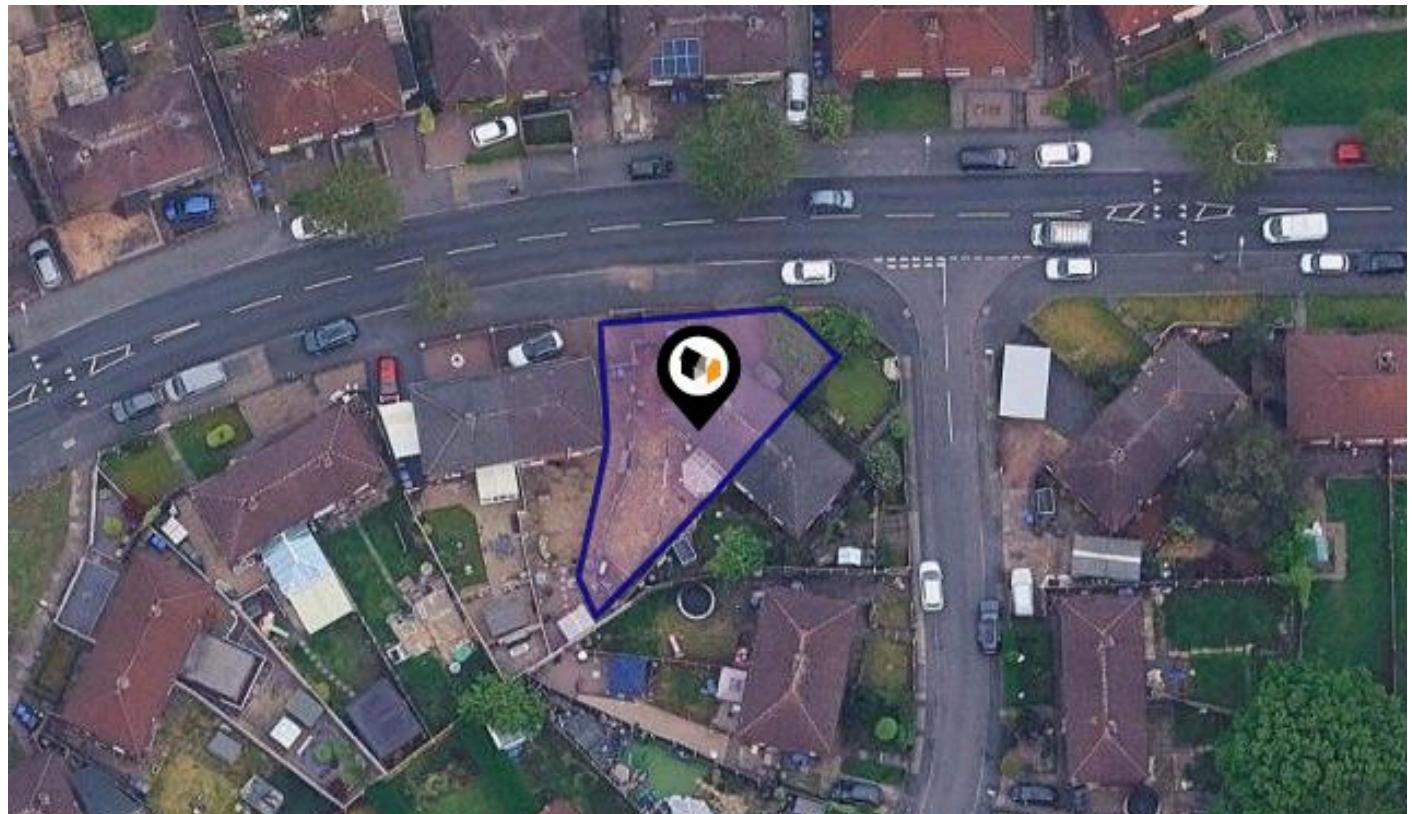


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 20th January 2026



BEVERLEY DRIVE, STOKE-ON-TRENT, ST2

butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com

Property Overview

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Property

Type: Semi-Detached House
Bedrooms: 4
Floor Area: 1,011 ft² / 94 m²
Plot Area: 0.07 acres
Year Built : 1950-1966
Council Tax : Band B
Annual Estimate: £1,616
Title Number: SF181745

Tenure: Freehold

Local Area

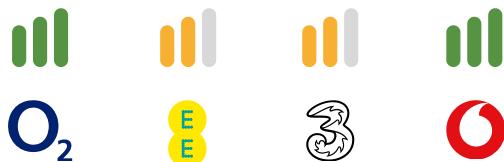
Local Authority: City of stoke-on-trent
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

Very low
Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5
mb/s **80**
mb/s **10000**
mb/s

Mobile Coverage:
(based on calls indoors)

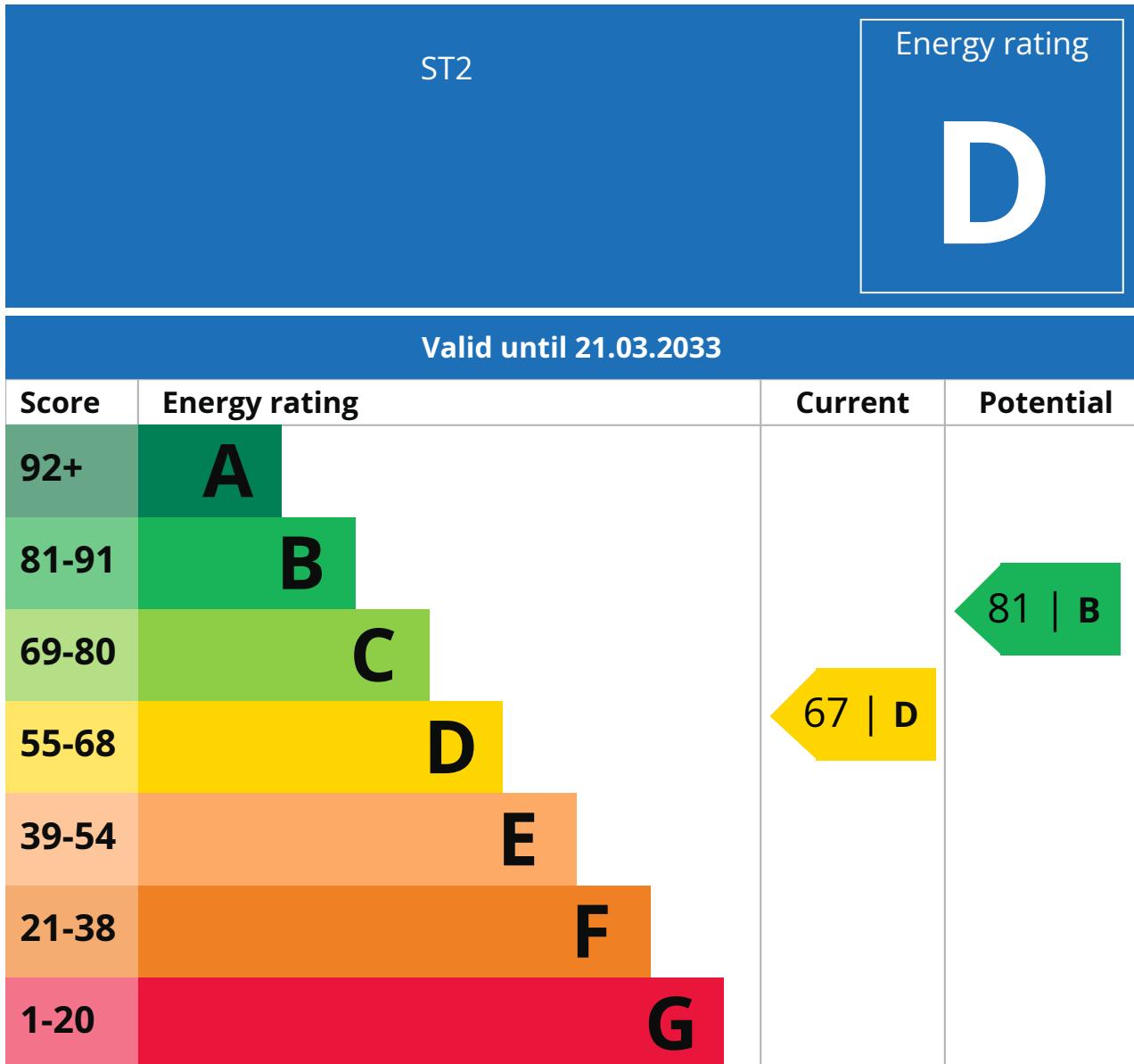


Satellite/Fibre TV Availability:



Property EPC - Certificate

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Property EPC - Additional Data

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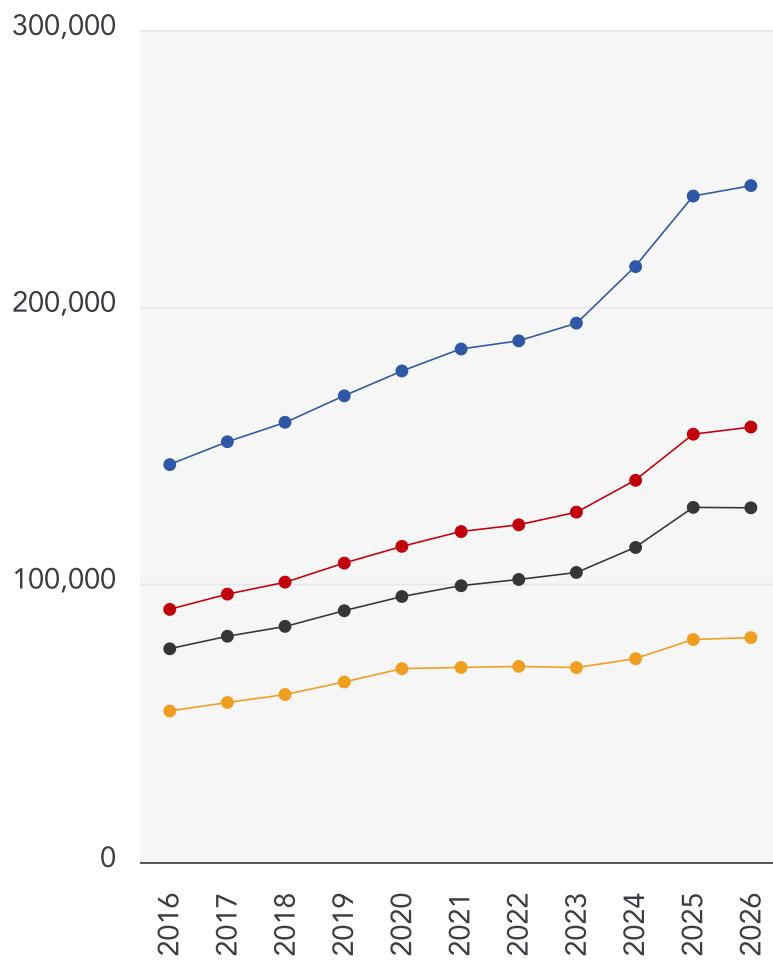
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| 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 75% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 94 m ² |

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in ST2



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

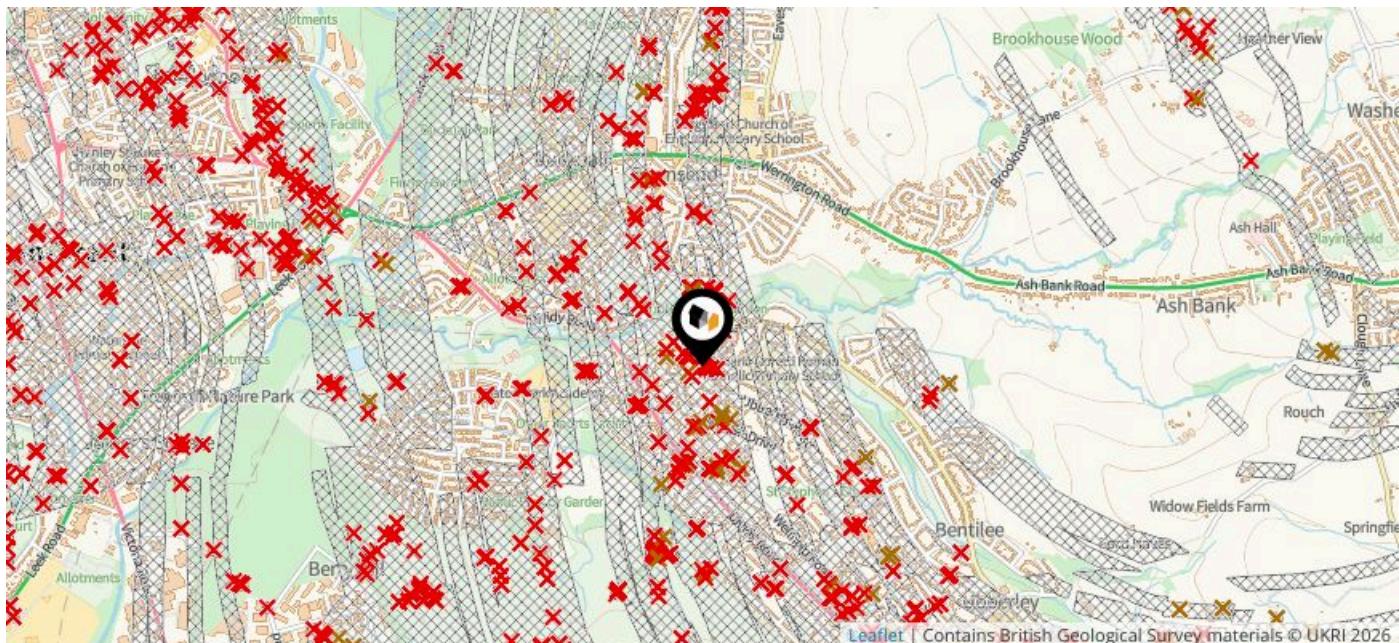
+66.07%

Flat

+48.62%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

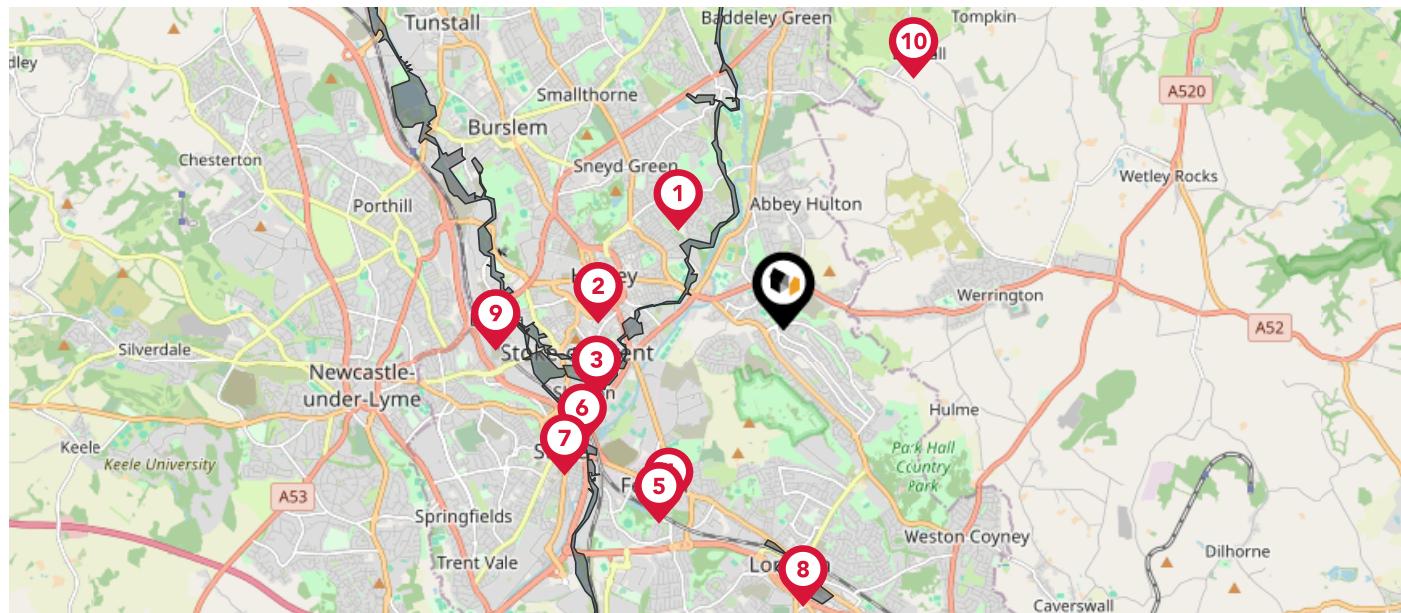
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



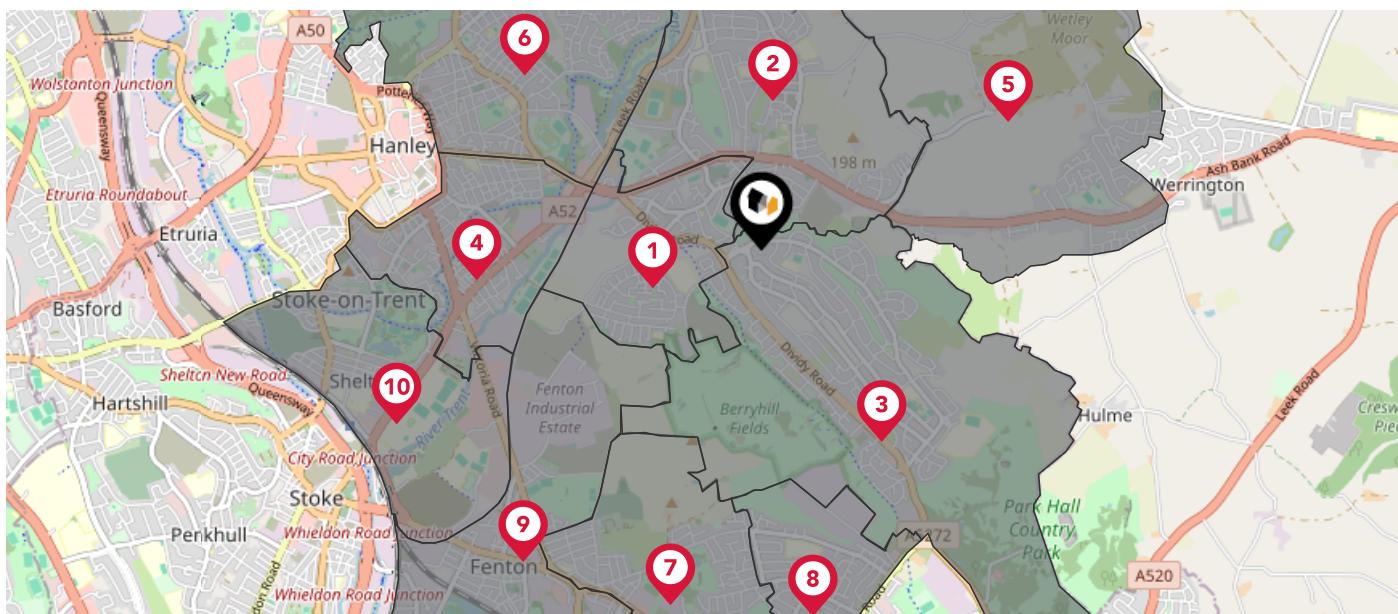
Nearby Conservation Areas

- 1 Caldron Canal
- 2 City Centre
- 3 Hanley Park
- 4 Victoria Road
- 5 Albert Square
- 6 Winton Square
- 7 Stoke Town Centre
- 8 Longton Town Centre
- 9 Trent and Mersey Canal
- 10 Bagnall

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



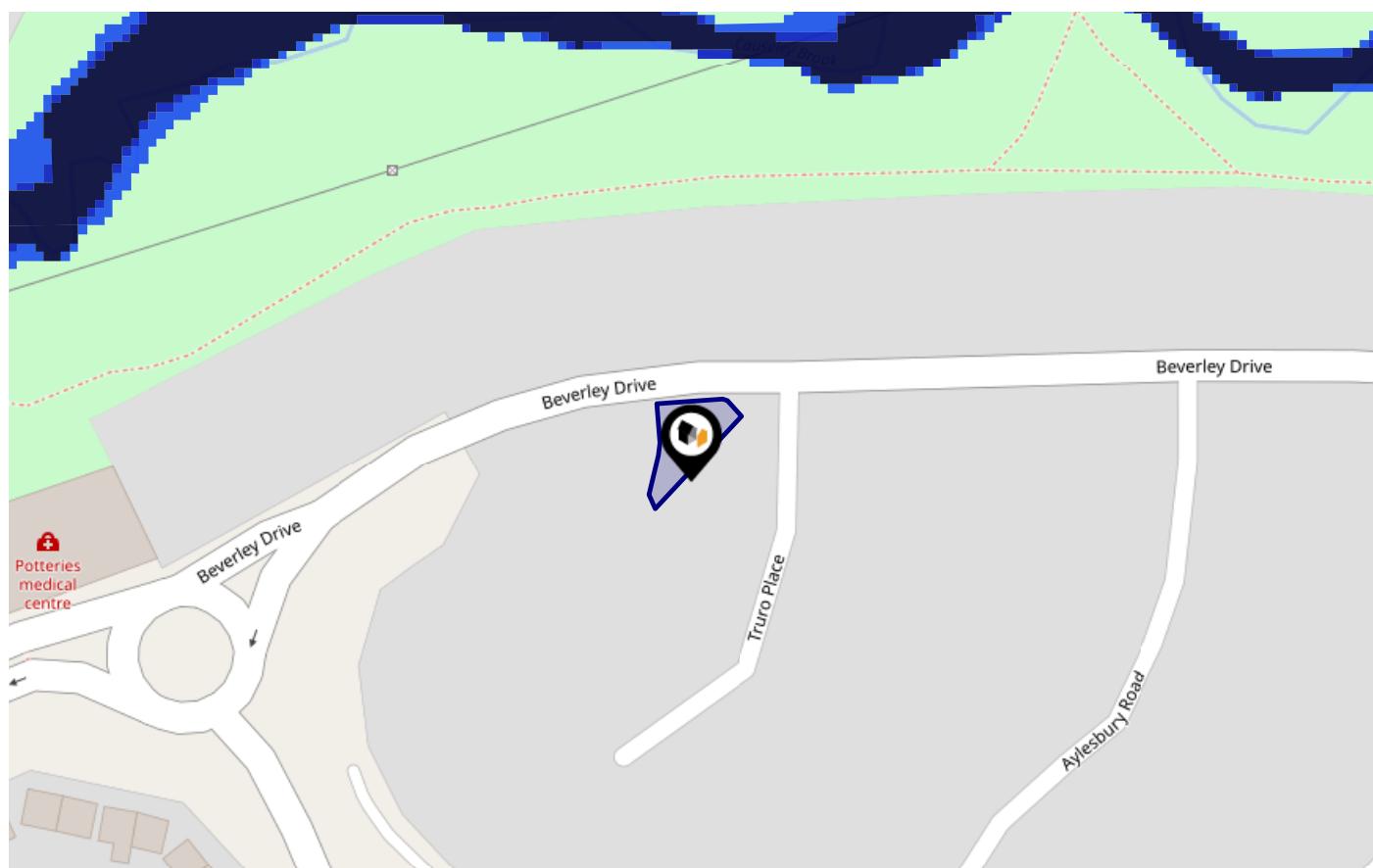
Nearby Council Wards

- 1 Eaton Park Ward
- 2 Abbey Hulton and Townsend Ward
- 3 Bentilee and Ubberley Ward
- 4 Joiner's Square Ward
- 5 Werrington Ward
- 6 Birches Head and Central Forest Park Ward
- 7 Fenton East Ward
- 8 Sandford Hill Ward
- 9 Fenton West and Mount Pleasant Ward
- 10 Hanley Park and Shelton 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.

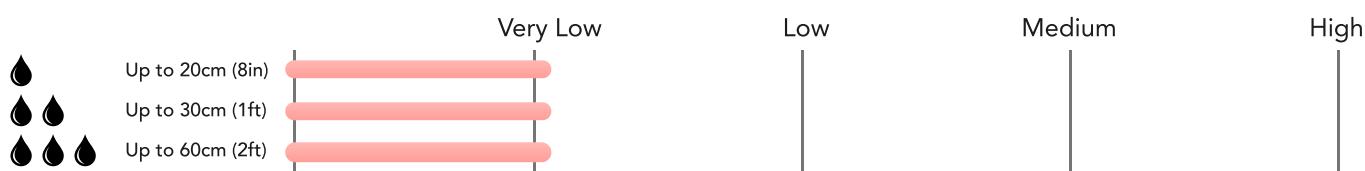


Risk Rating: Very low

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.

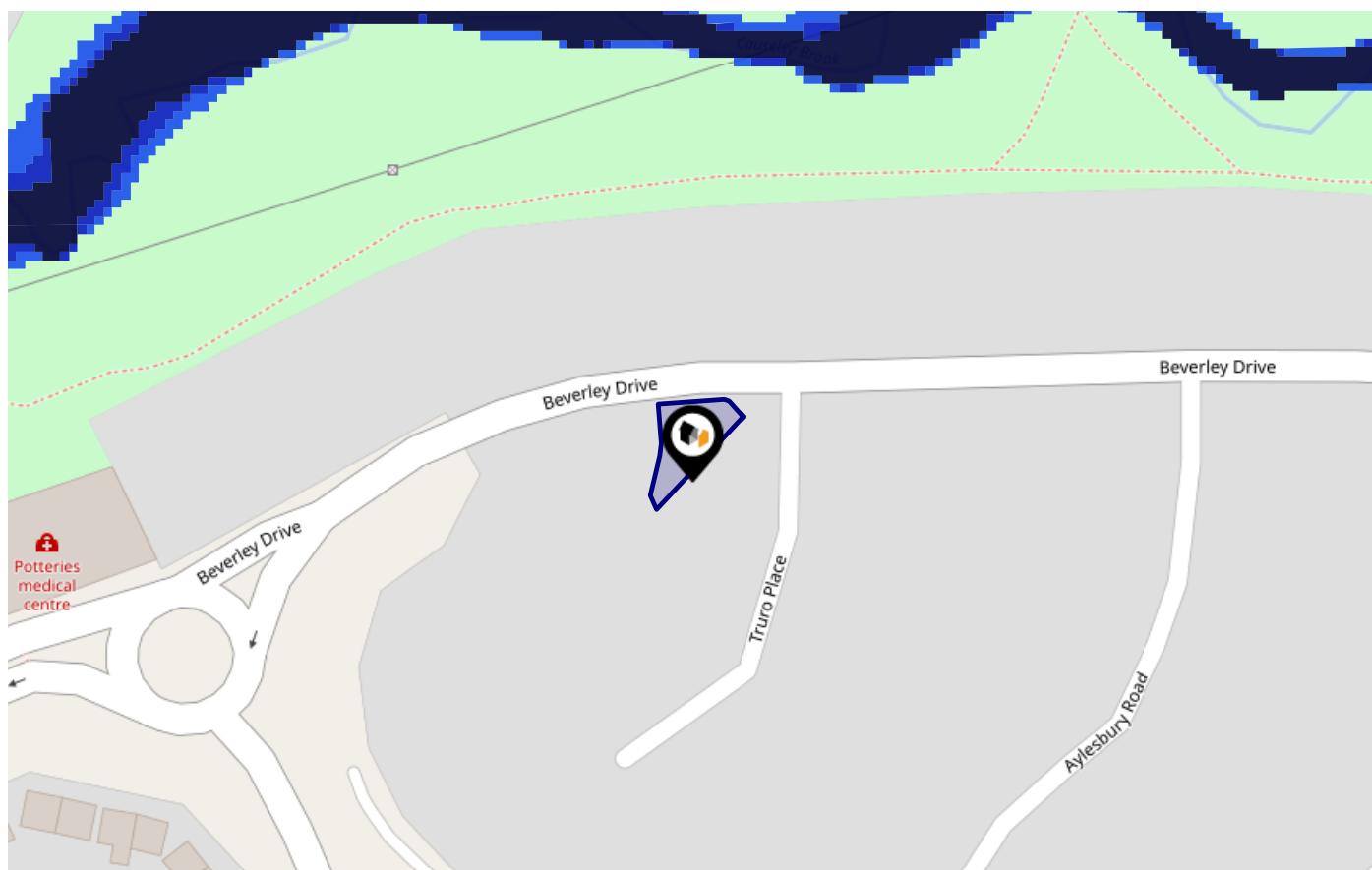
Chance of flooding to the following depths at this property:



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.

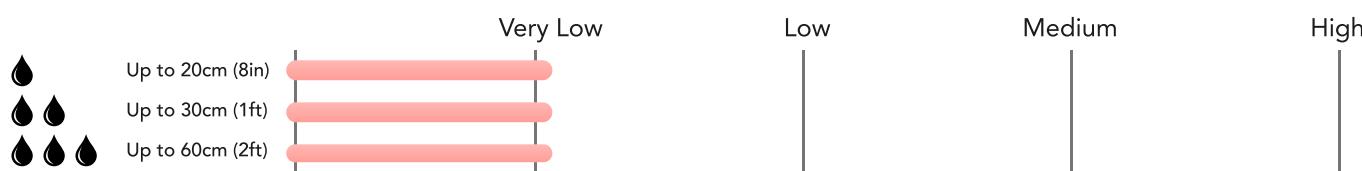


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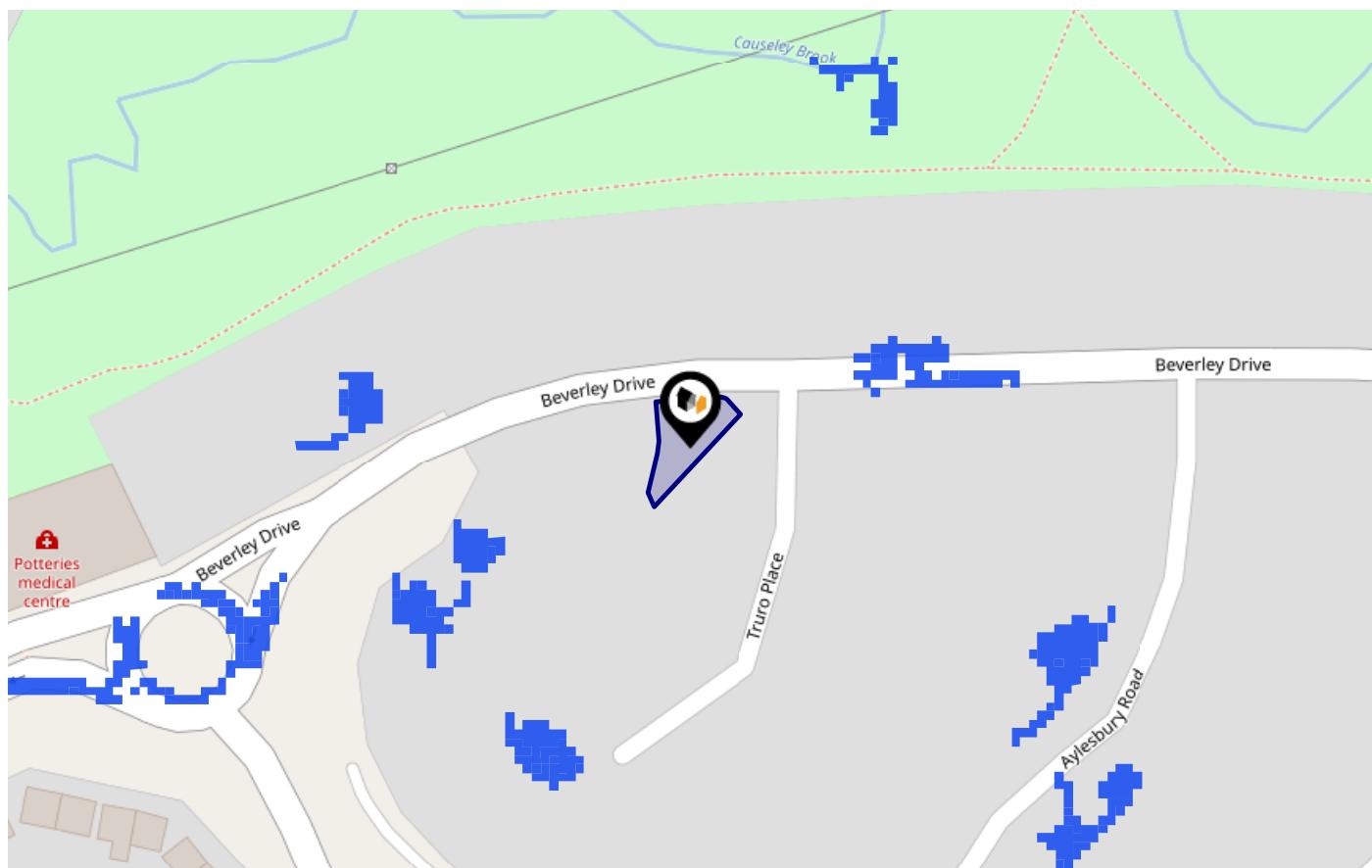
Chance of flooding to the following depths at this property:



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.

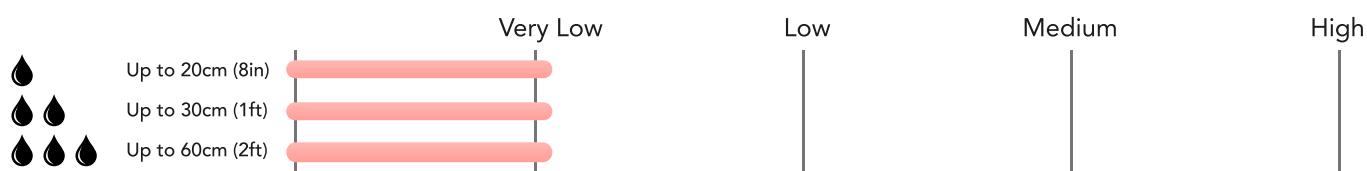


Risk Rating: Very low

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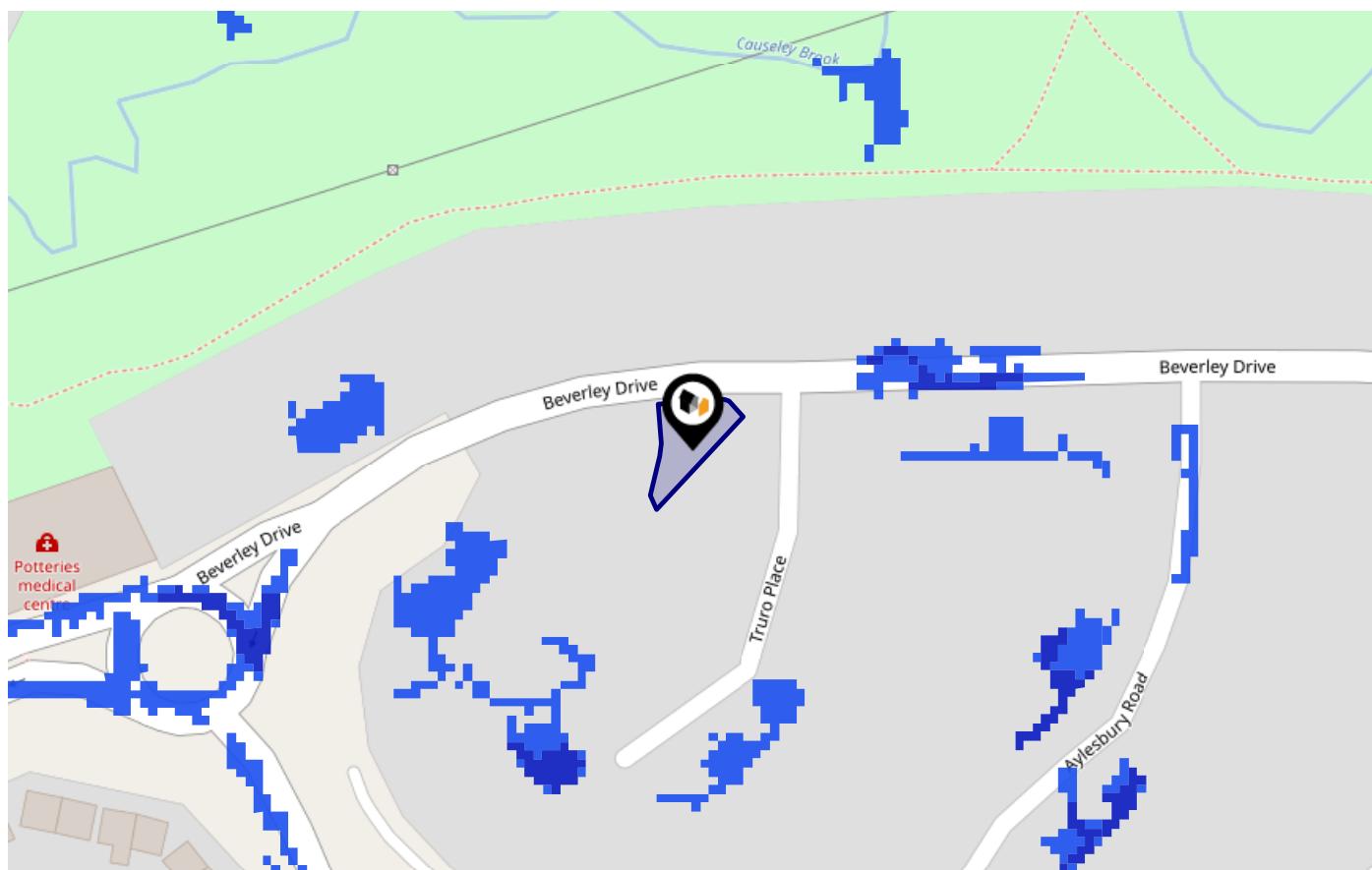
Chance of flooding to the following depths at this property:



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.

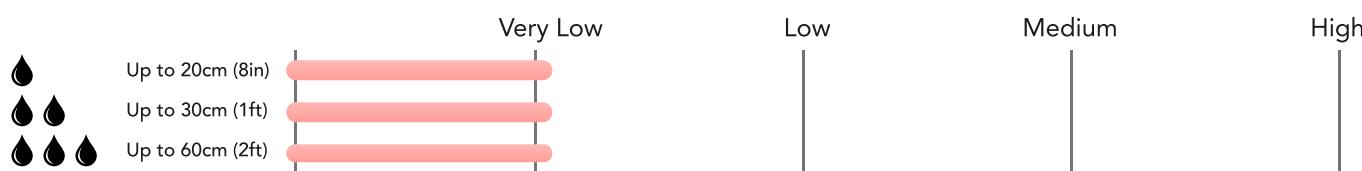


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

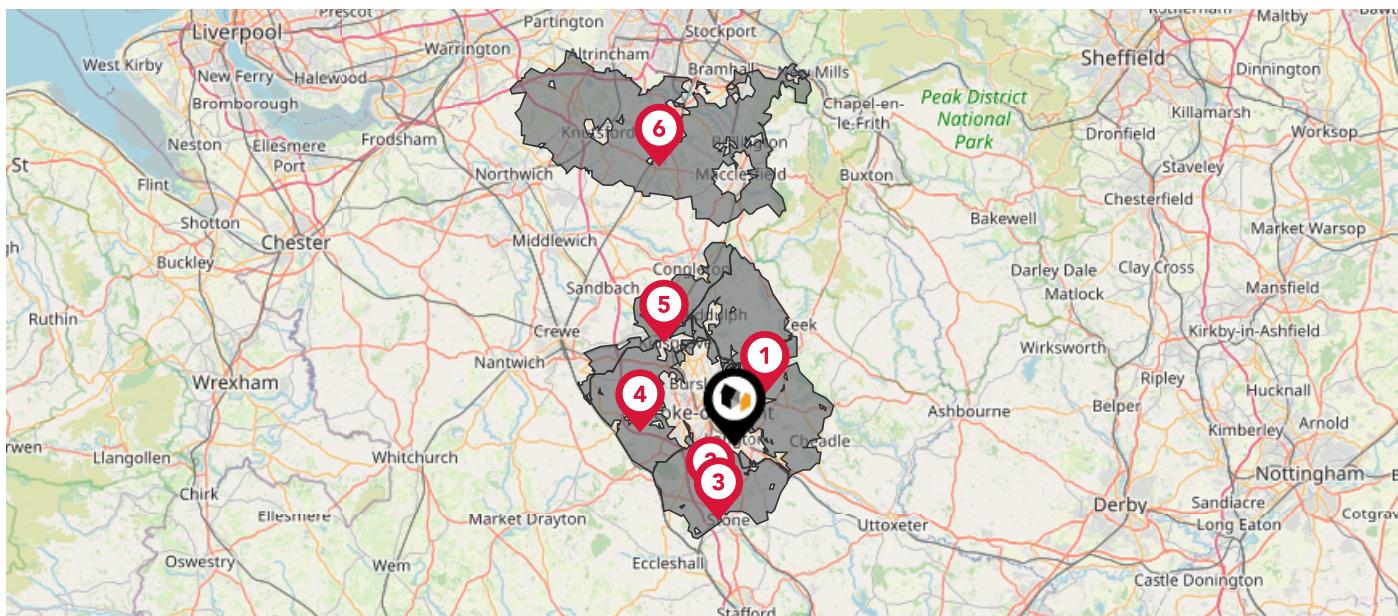


Maps

Green Belt

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



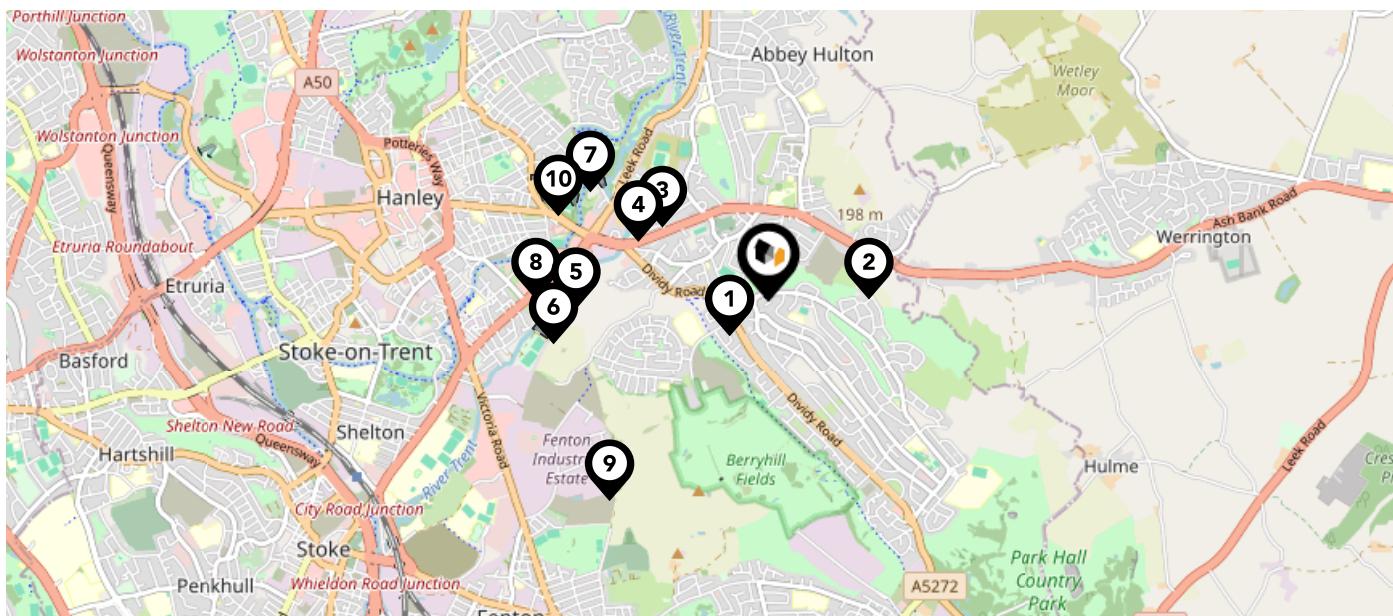
Nearby Green Belt Land

- 1 Stoke-on-Trent Green Belt - Staffordshire Moorlands
- 2 Stoke-on-Trent Green Belt - Stoke-on-Trent
- 3 Stoke-on-Trent Green Belt - Stafford
- 4 Stoke-on-Trent Green Belt - Newcastle-under-Lyme
- 5 Stoke-on-Trent Green Belt - Cheshire East
- 6 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.



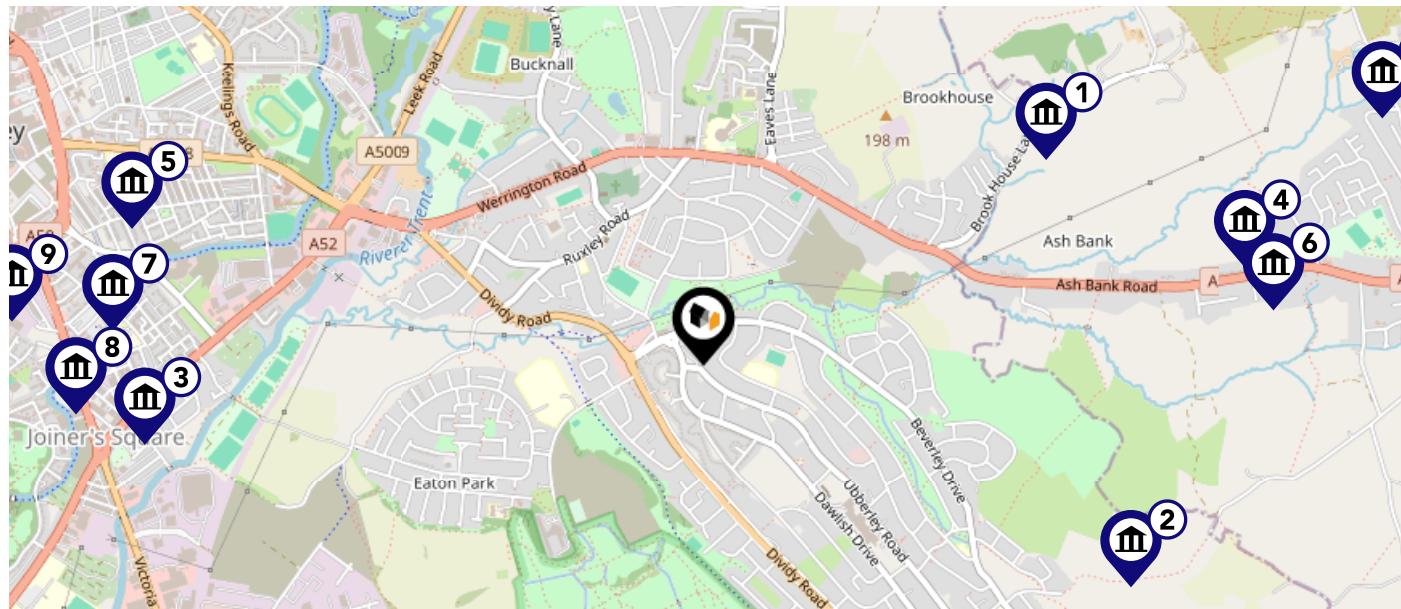
Nearby Landfill Sites

| Site Number | Address | Site Type | Permit Status |
|-------------|---|-------------------|--------------------------|
| 1 | Twigg Street-Twigg Street, Bucknall, Stoke On Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |
| 2 | East of Hanley High School-Werrington Road, Bucknall, Stoke On Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |
| 3 | Bucknall Park-Heath House Lane, Bucknall, Stoke On Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |
| 4 | Finney Gardens-Bucknall, Stoke On Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |
| 5 | Goodwin Steels Limited-Leek Road, Bucknall, Stoke On Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |
| 6 | Joiners Square-Land Off Trentmill Road, Stoke On Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |
| 7 | Ex.Site Operational Services Department-Cromer Road, Northwood, Stoke On Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |
| 8 | Acreswood/North Of Leek Road-Ivy House Road, Bucknall, Stoke On Trent | Historic Landfill | <input type="checkbox"/> |
| 9 | Berry Hill Tip / Westwood Works-Govan Road, Fenton, Stoke On Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |
| 10 | Site of Northwood Stadium-Keelings Road, Northwood, Stoke On Trent, Staffordshire | Historic Landfill | <input type="checkbox"/> |

Maps

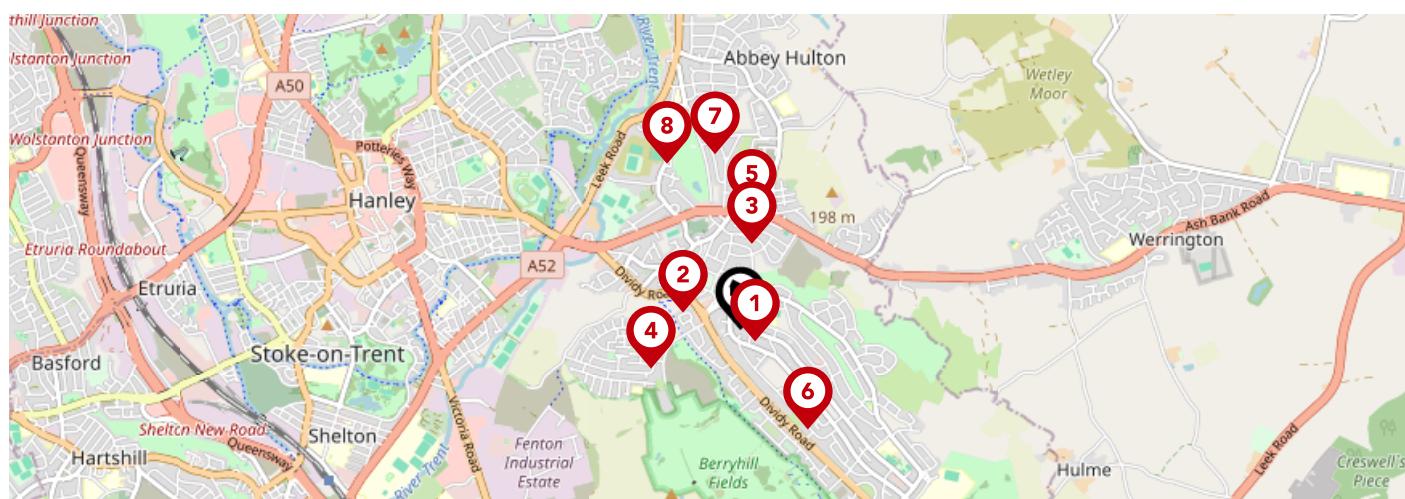
Listed Buildings

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 |
|--|----------|-----------|
| 1037998 - Brookhouse Lane Farmhouse | Grade II | 0.9 miles |
| 1195801 - Ford Hayes Farmhouse | Grade II | 1.1 miles |
| 1245925 - Church Of All Saints | Grade II | 1.2 miles |
| 1204508 - Ash Hall | Grade II | 1.2 miles |
| 1119707 - Hanley St Lukes Church Of England Aided Primary School Infant Building | Grade II | 1.3 miles |
| 1038007 - Lodge To Ash Hall | Grade II | 1.3 miles |
| 1291067 - Pair Of Bottle Ovens At Johnson's Pottery | Grade II | 1.3 miles |
| 1290918 - Pot Bank In Occupation Of Allied Insulators Limited | Grade II | 1.4 miles |
| 1399864 - Church Of The Sacred Heart And Boundary Walls | Grade II | 1.5 miles |
| 1037910 - Stone Post At Sj 9342 4781 | Grade II | 1.6 miles |

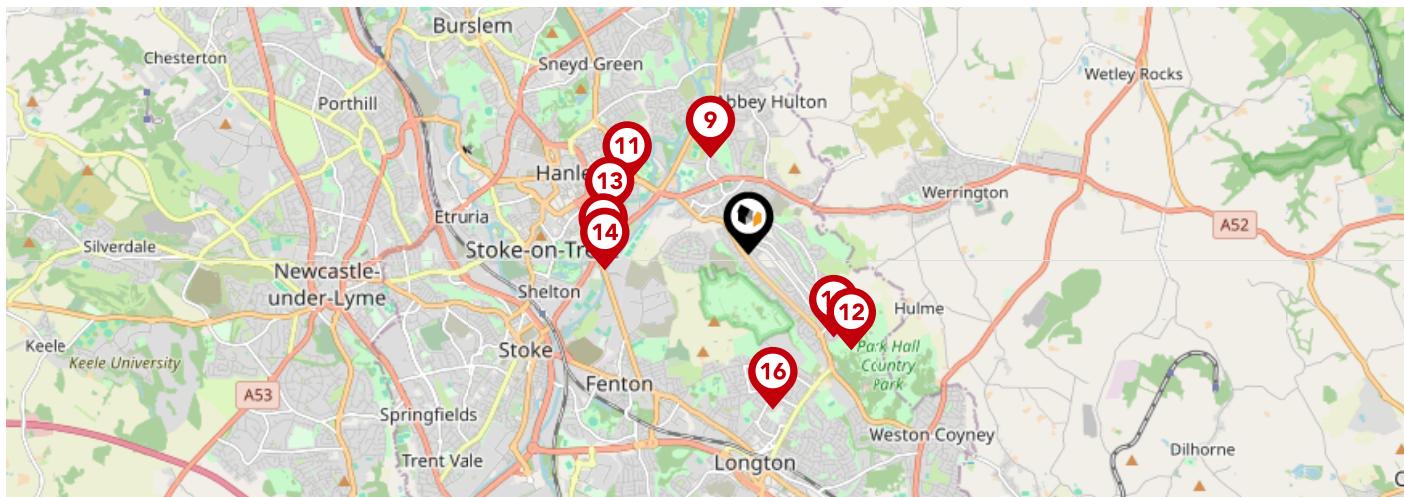
Area Schools



Nursery Primary Secondary College Private

| | School Name | Ofsted Rating | Pupils | Distance | Nursery | Primary | Secondary | College | Private |
|---|---|---------------|--------|----------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Maria Goretti Catholic Academy | Good | 235 | 0.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Merit Hospital School and Medical Pupil Referral Unit | Good | 1 | 0.27 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Kingsland CofE Academy | Good | 456 | 0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Eaton Park Academy | Good | 468 | 0.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Aurora Hanley School | Outstanding | 84 | 0.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Bentilee Nursery School | Outstanding | 62 | 0.53 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Newfriars College | Good | 0 | 0.79 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Our Lady and St Benedict Catholic Academy | Outstanding | 214 | 0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



Nursery Primary Secondary College Private



Abbey Hulton Primary School

Ofsted Rating: Good | Pupils: 233 | Distance: 0.92



Maple Court Academy

Ofsted Rating: Good | Pupils: 434 | Distance: 1.06



Northwood Broom Academy

Ofsted Rating: Good | Pupils: 207 | Distance: 1.25



Discovery Academy

Ofsted Rating: Requires improvement | Pupils: 1446 | Distance: 1.26



Hanley St Luke's Church of England Academy

Ofsted Rating: Good | Pupils: 0 | Distance: 1.28



Want2Achieve The Academy

Ofsted Rating: Inadequate | Pupils: 10 | Distance: 1.29



Waterside Primary School

Ofsted Rating: Outstanding | Pupils: 470 | Distance: 1.3



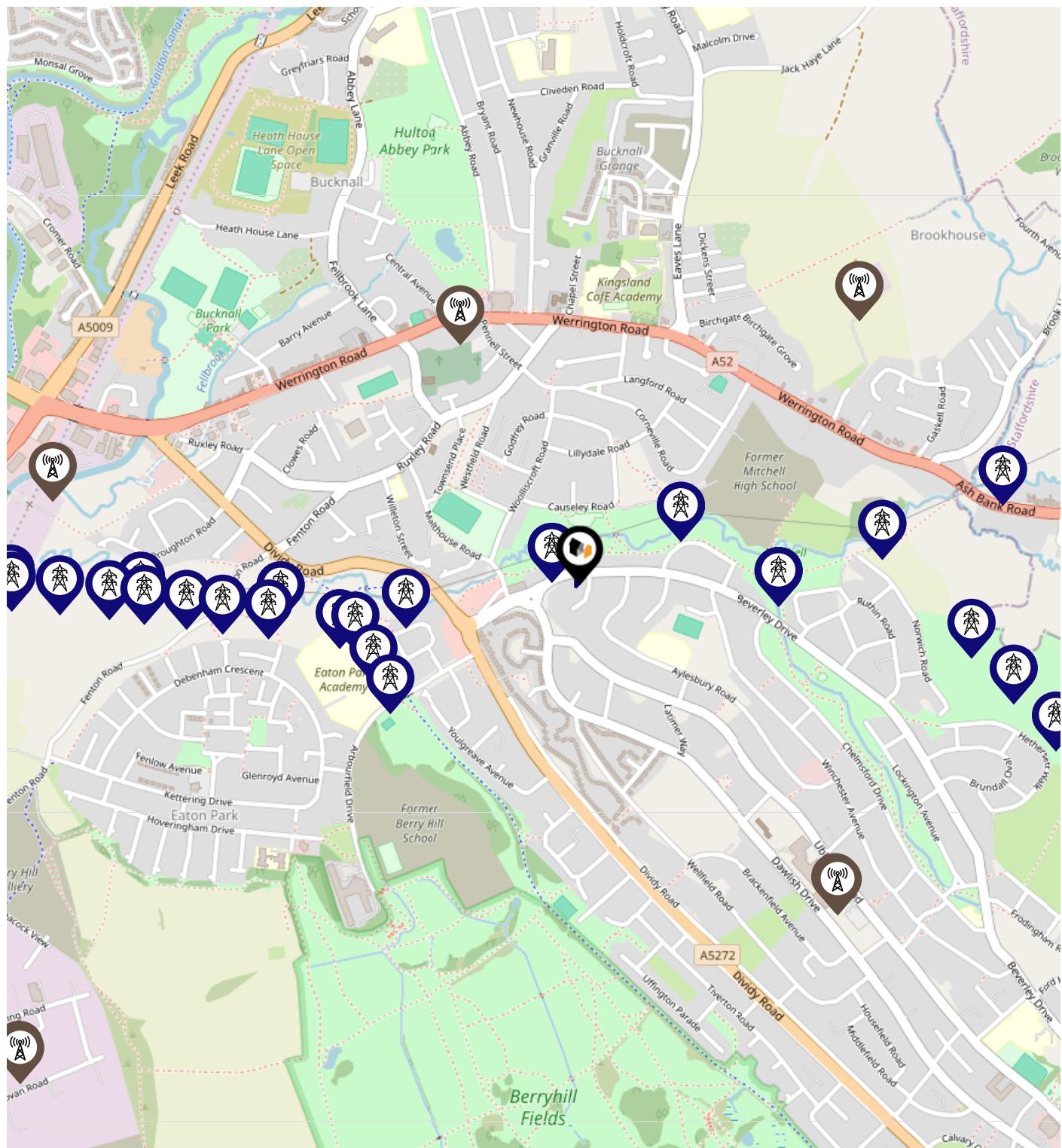
Sandford Hill Primary School

Ofsted Rating: Good | Pupils: 453 | Distance: 1.4



Local Area Masts & Pylons

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Key:

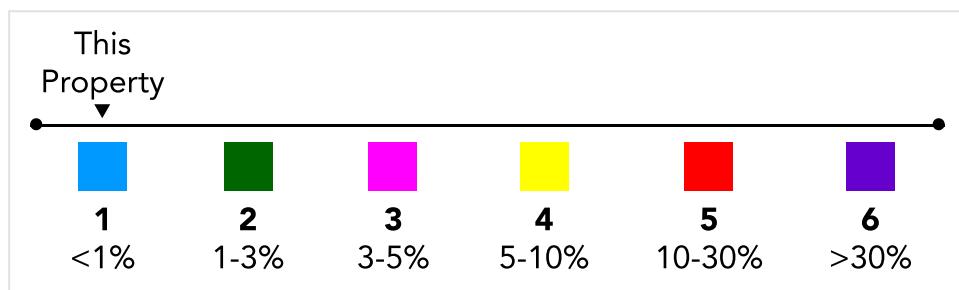
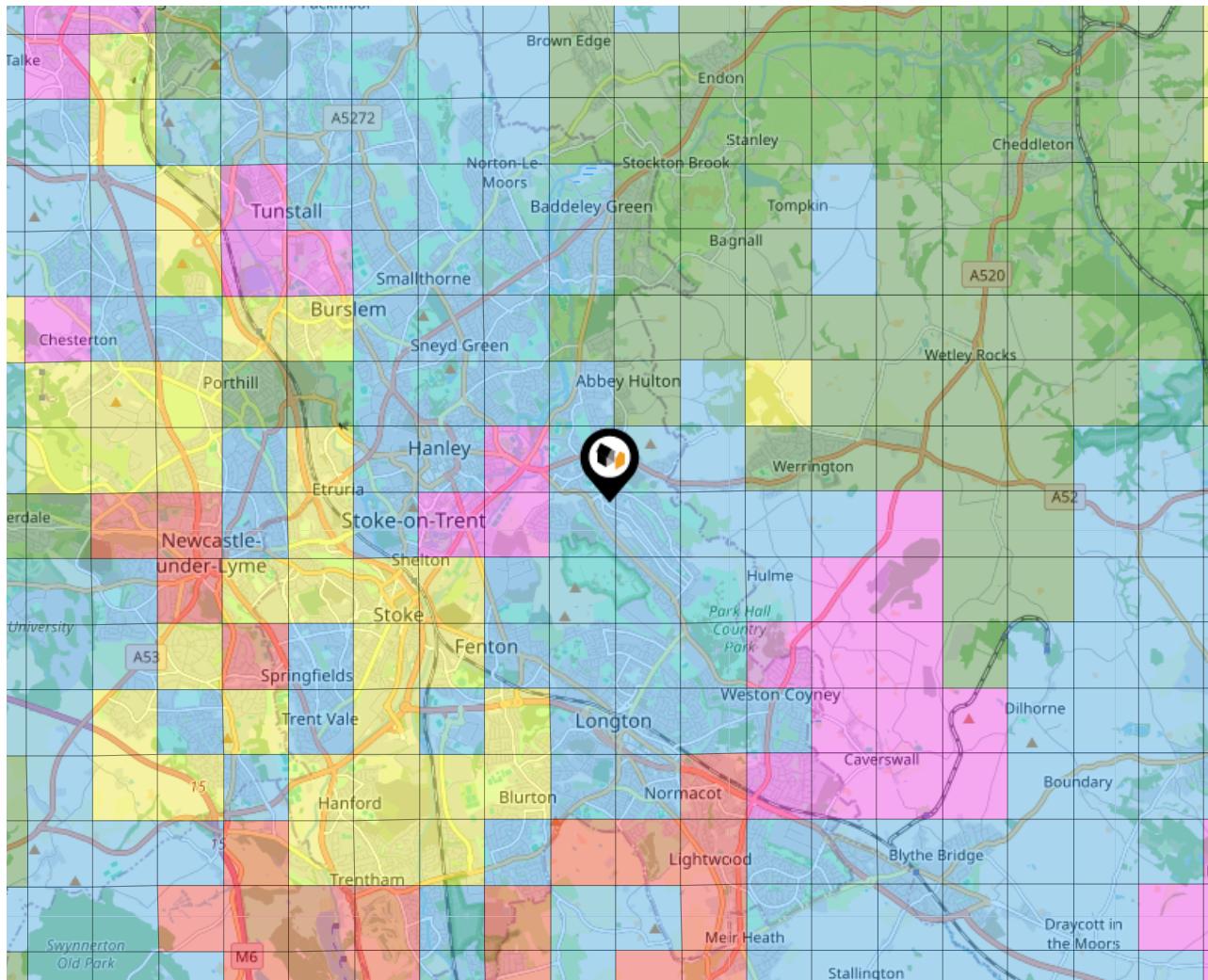
- Power Pylons
- Communication Masts

Environment

Radon Gas

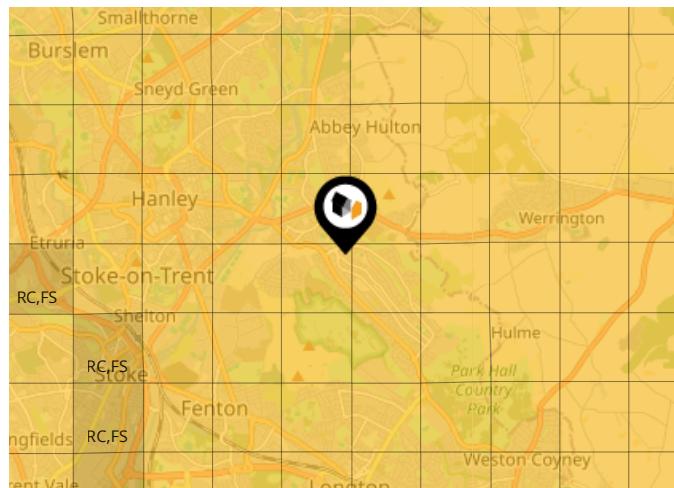
What is Radon?

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)

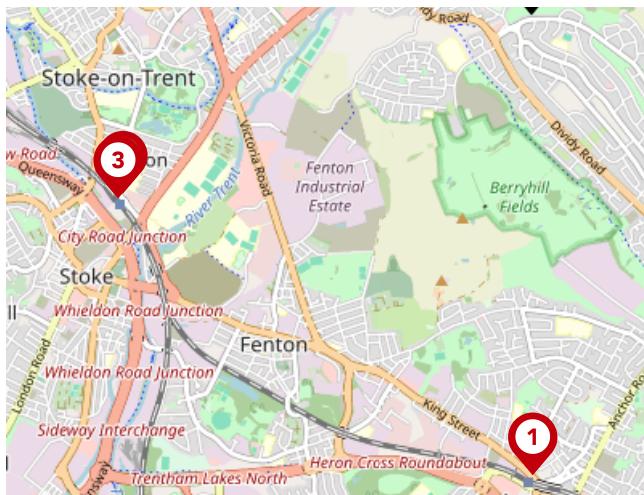
| | | | |
|-------------------------------|------------------------------------|----------------------|---------------------|
| Carbon Content: | VARIABLE(LOW) | Soil Texture: | LOAM TO CLAYEY LOAM |
| Parent Material Grain: | MIXED (ARGILLIC-RUDACEOUS) | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO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



Primary Classifications (Most Common Clay Types)

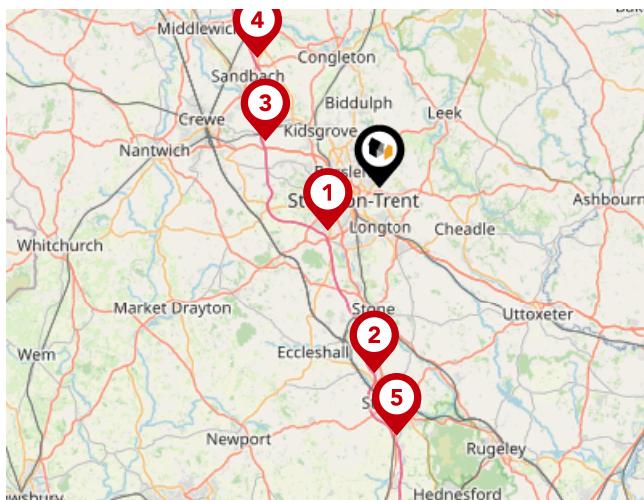
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | 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)



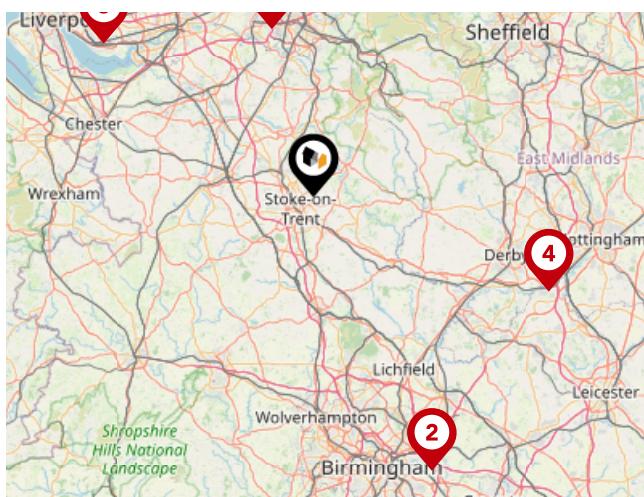
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Platform 1 | 2.06 miles |
| 2 | Stoke-on-Trent Rail Station | 1.99 miles |
| 3 | Stoke-on-Trent Rail Station | 2.02 miles |



Trunk Roads/Motorways

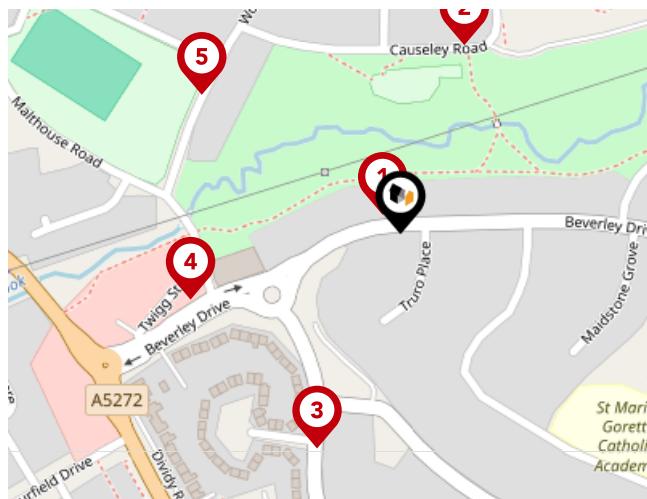
| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M6 J15 | 4.78 miles |
| 2 | M6 J14 | 13.33 miles |
| 3 | M6 J16 | 8.81 miles |
| 4 | M6 J17 | 12.67 miles |
| 5 | M6 J13 | 17.76 miles |



Airports/Helipads

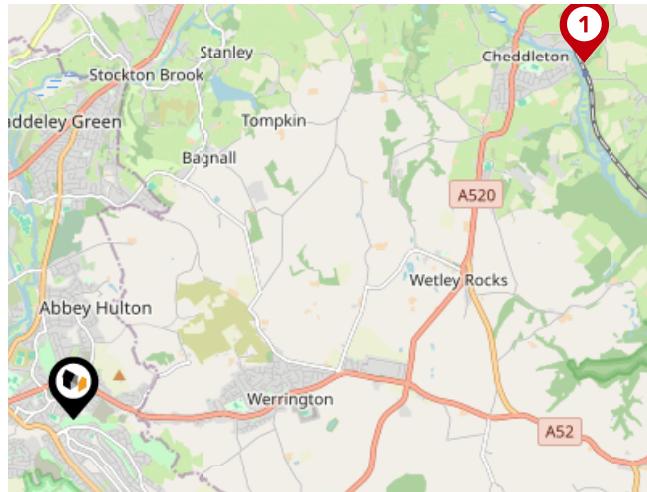
| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Manchester Airport | 24.78 miles |
| 2 | Birmingham Airport | 42.72 miles |
| 3 | Speke | 37.01 miles |
| 4 | East Mids Airport | 36.24 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Truro Place | 0.01 miles |
| 2 | Causeley Road | 0.11 miles |
| 3 | Sundorne Place | 0.13 miles |
| 4 | Twigg Street | 0.12 miles |
| 5 | Woolliscroft Road | 0.14 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Cheddleton (Churnet Valley Railway) | 5.55 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 Registry

