

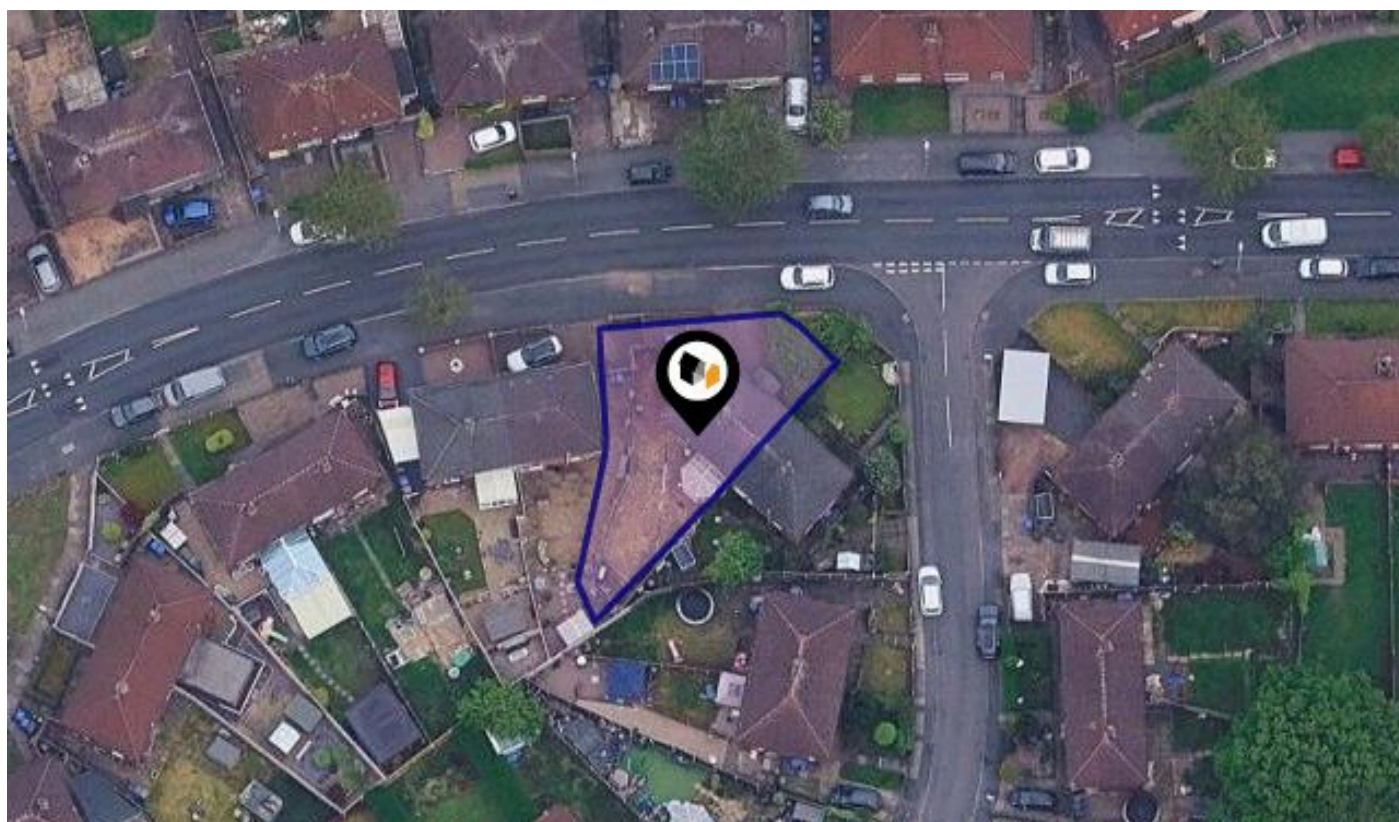


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 20<sup>th</sup> January 2026**



**BEVERLEY DRIVE, STOKE-ON-TRENT, ST2**

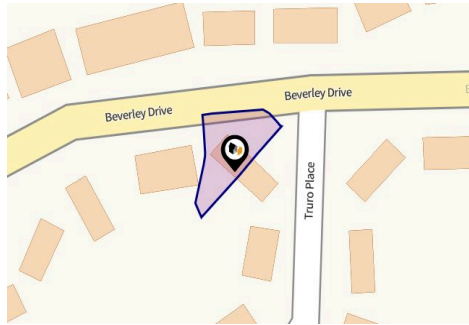
**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com















www.buttersjohnbee.com



## Property

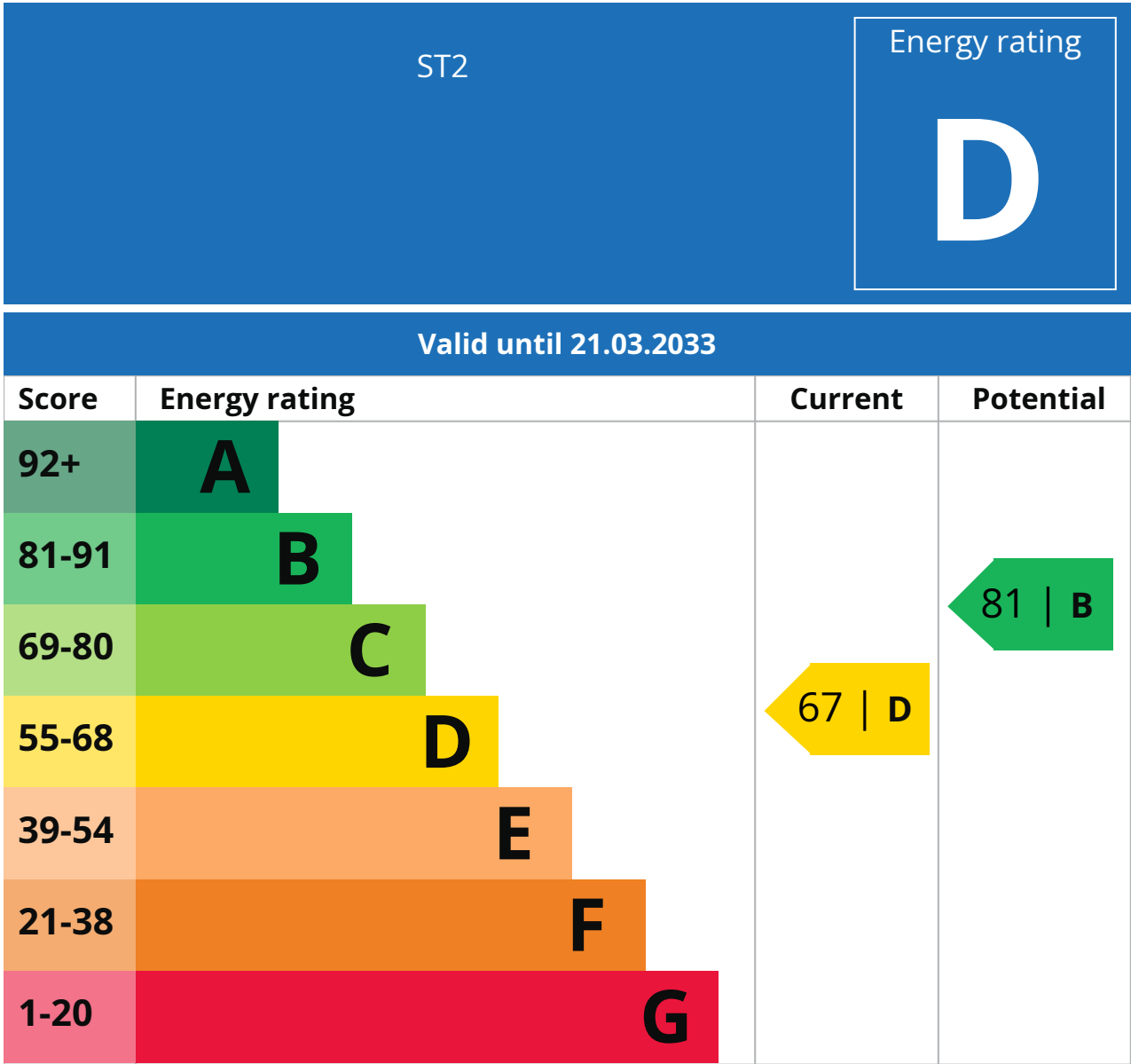
Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,616		
Title Number:	SF181745		

## Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	5 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

# Property

## EPC - Certificate



### Additional EPC Data

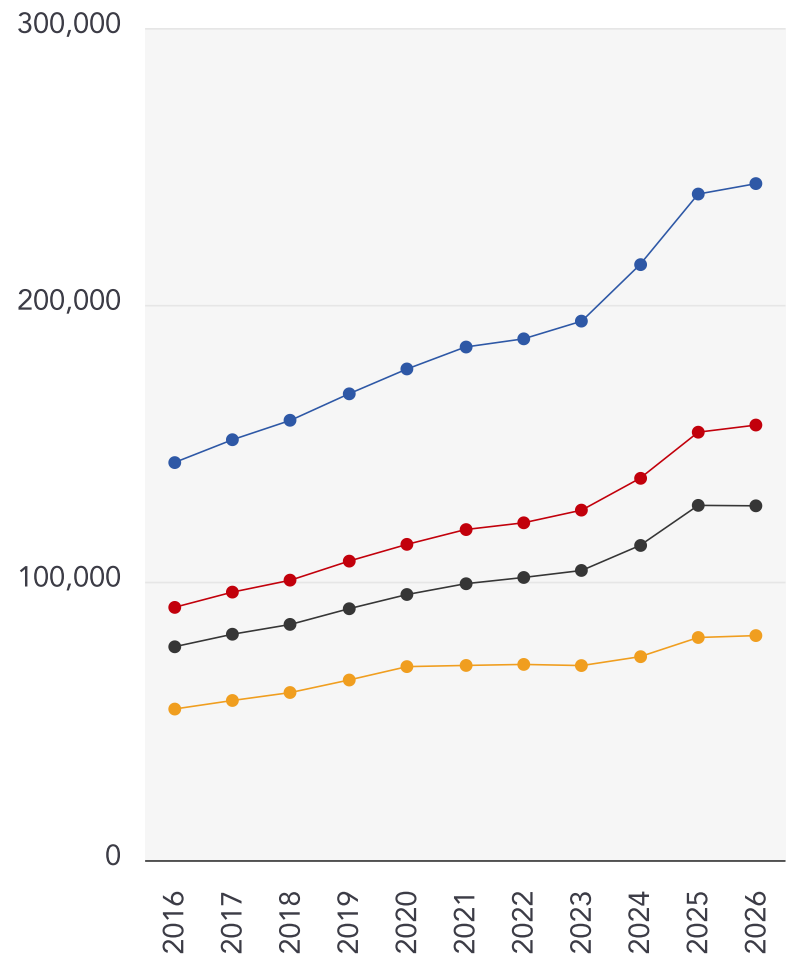
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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	94 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

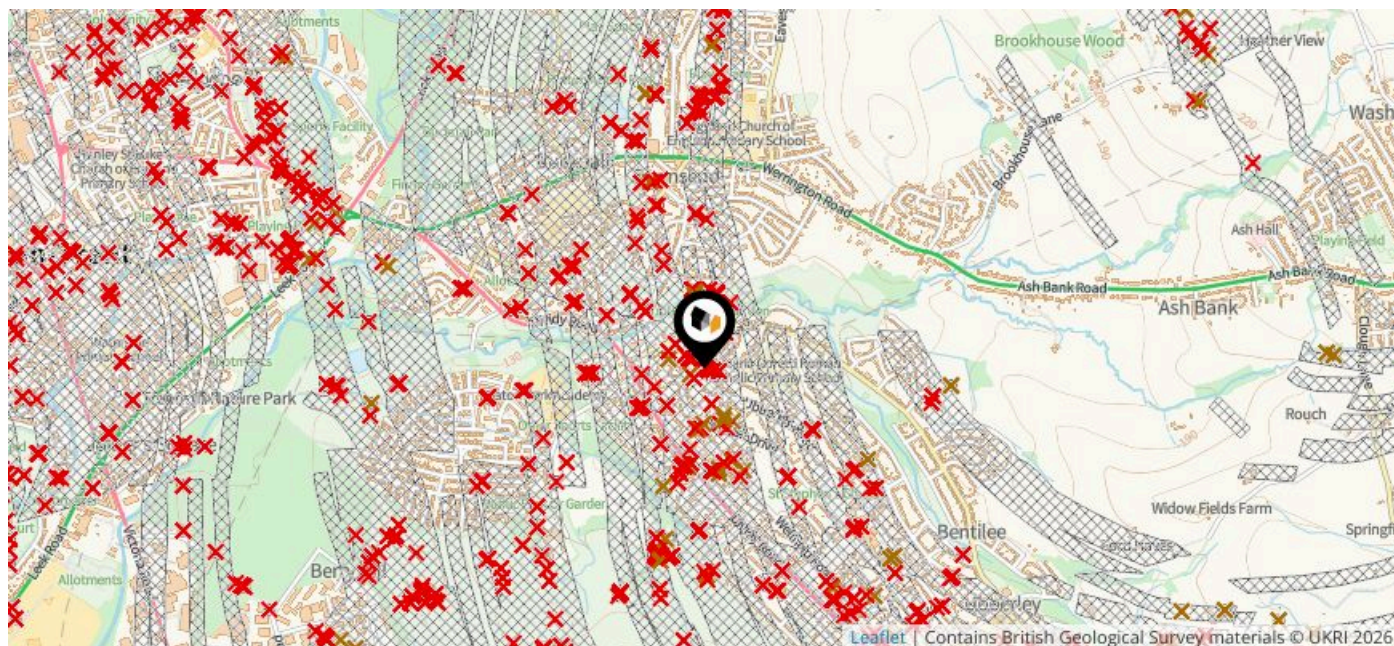
**+66.07%**

Flat

**+48.62%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

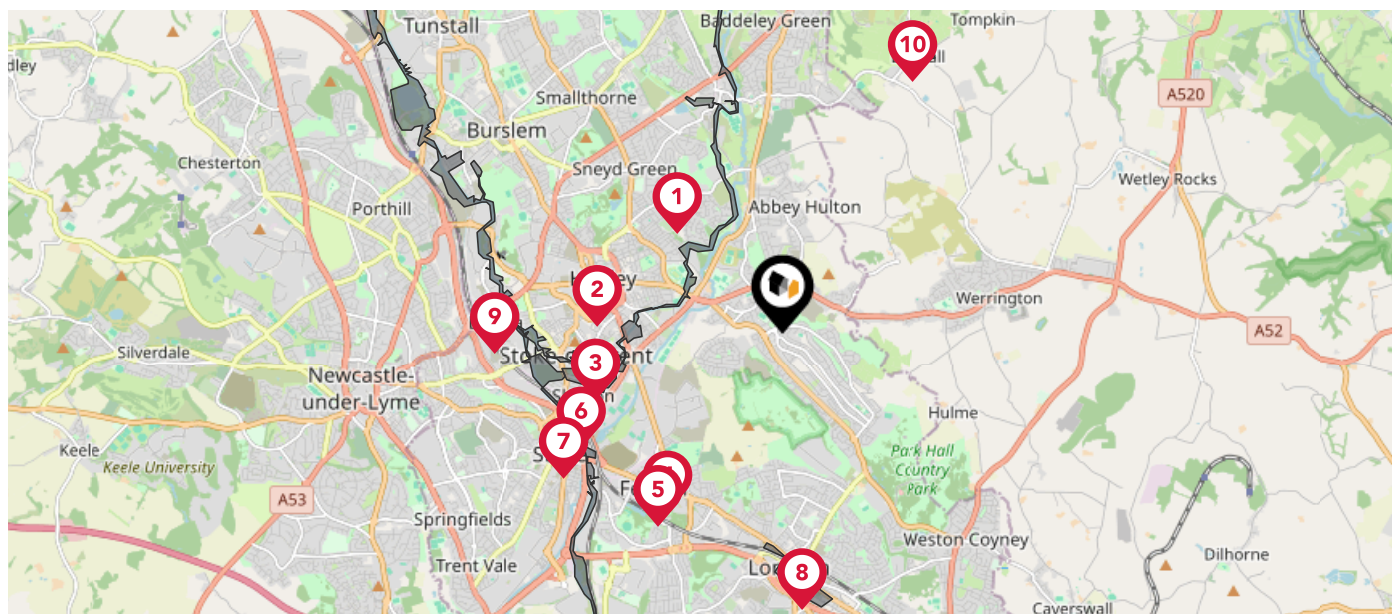
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

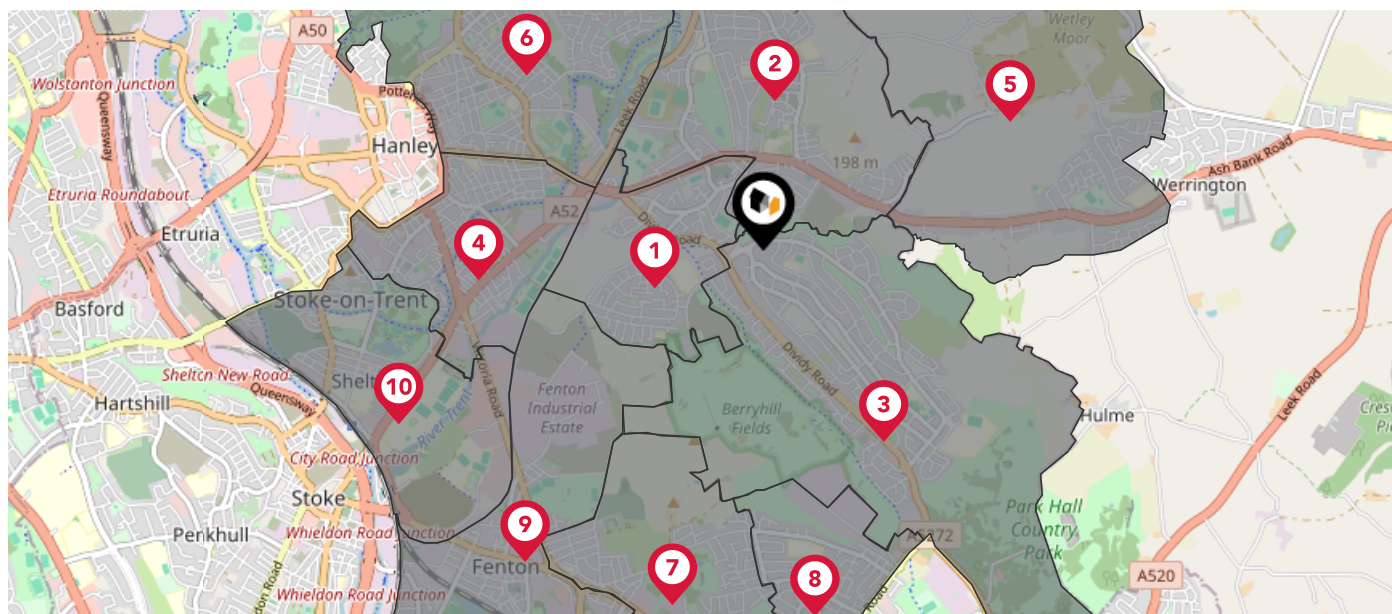
- 1 Caldon Canal
- 2 City Centre
- 3 Hanley Park
- 4 Victoria Road
- 5 Albert Square
- 6 Winton Square
- 7 Stoke Town Centre
- 8 Longton Town Centre
- 9 Trent and Mersey Canal
- 10 Bagnall



# 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

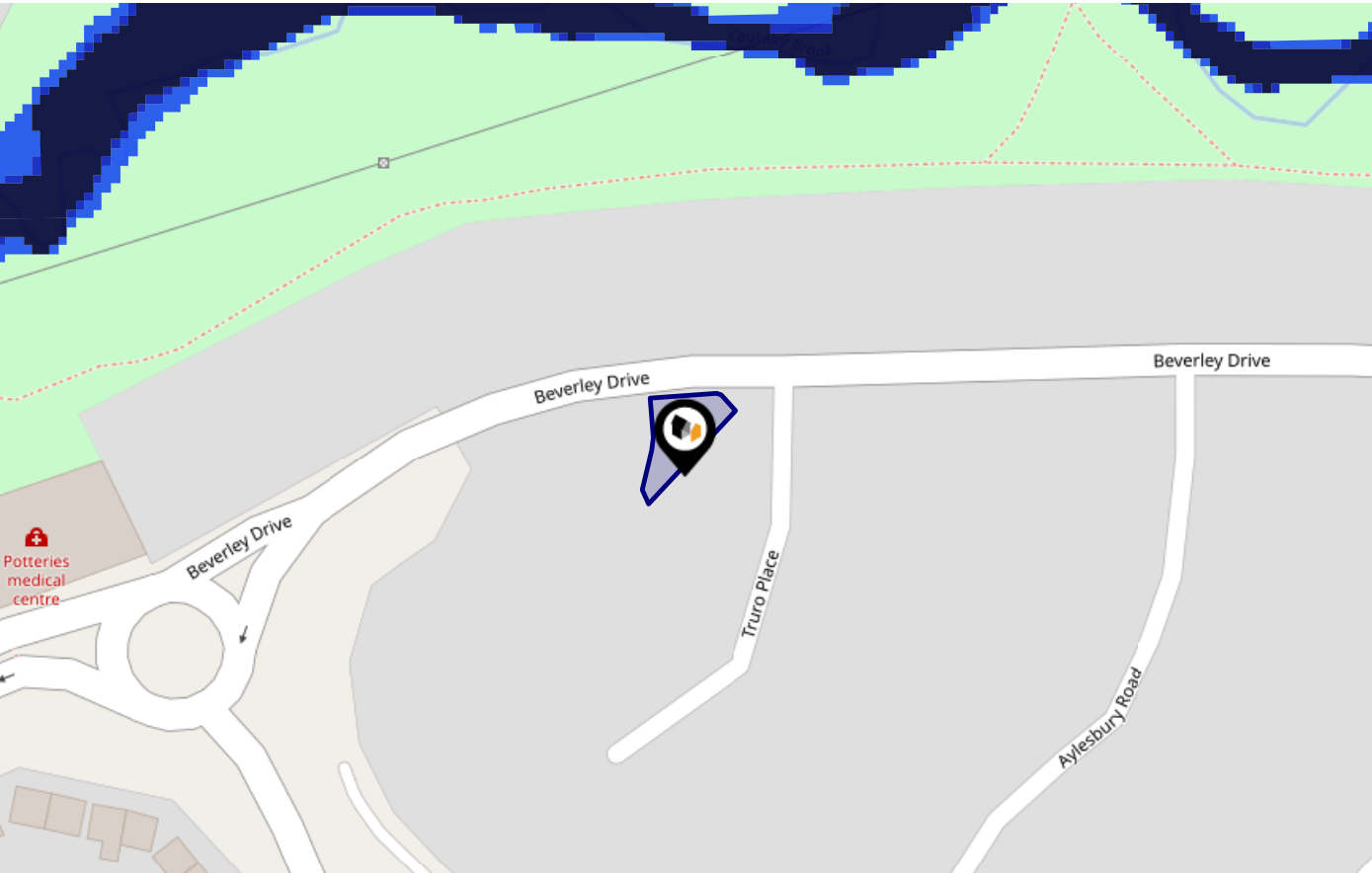
- 1 Eaton Park Ward
- 2 Abbey Hulton and Townsend Ward
- 3 Bentilee and Ubberley Ward
- 4 Joiner's Square Ward
- 5 Werrington Ward
- 6 Birches Head and Central Forest Park Ward
- 7 Fenton East Ward
- 8 Sandford Hill Ward
- 9 Fenton West and Mount Pleasant Ward
- 10 Hanley Park and Shelton Ward



# 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.

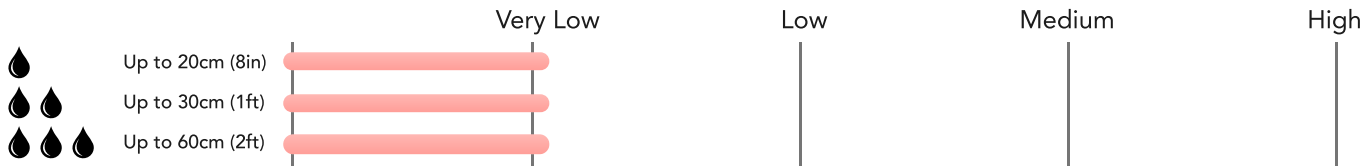


Risk Rating: Very low

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.

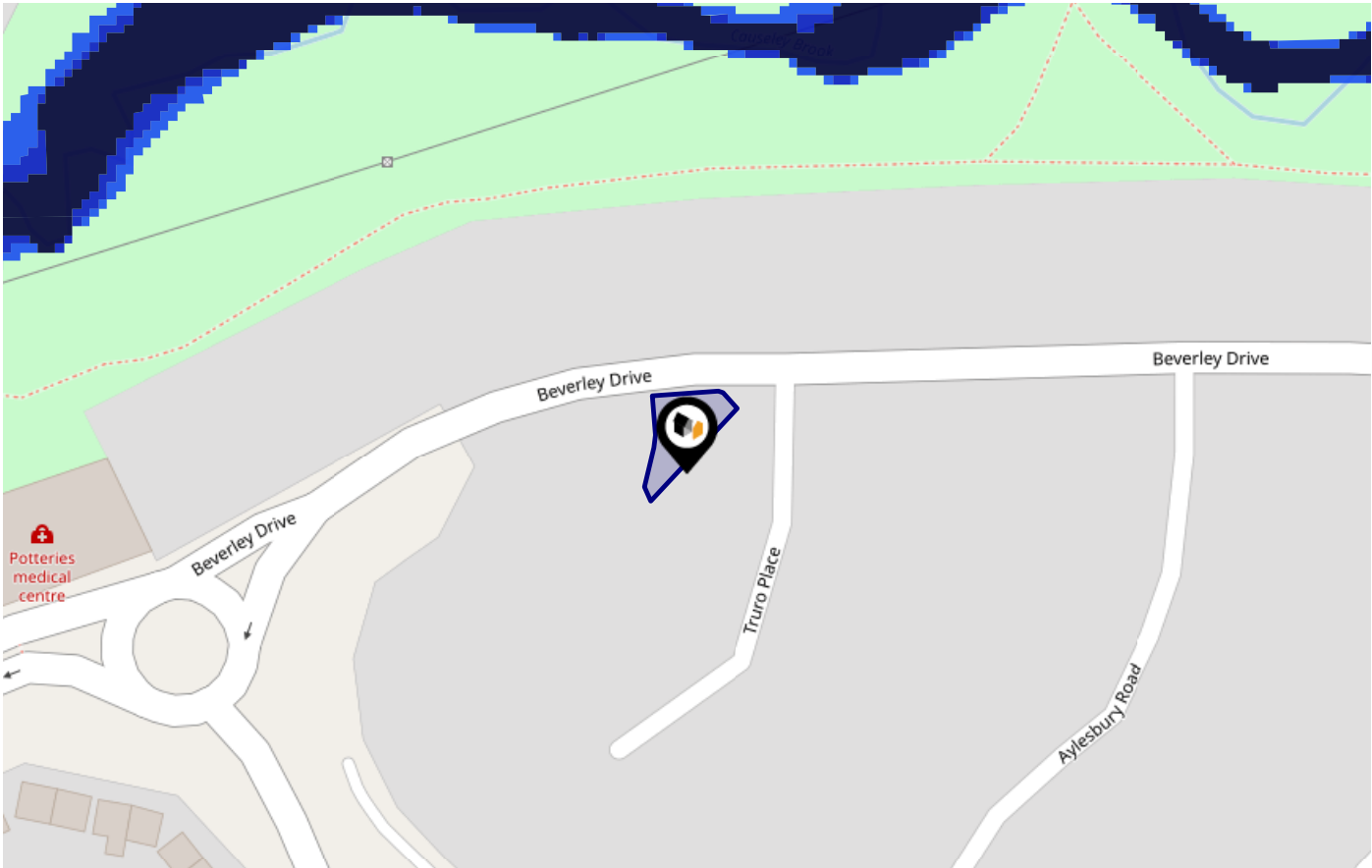
Chance of flooding to the following depths at this property:



# 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.

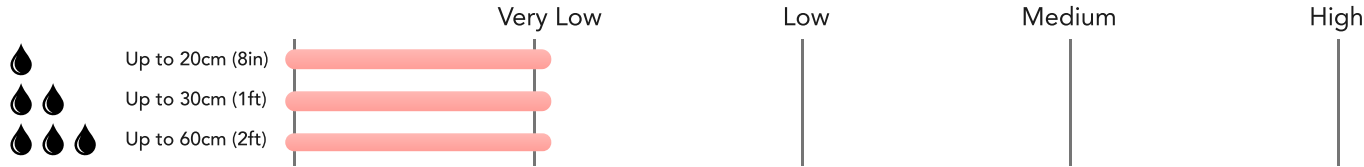


**Risk Rating:** Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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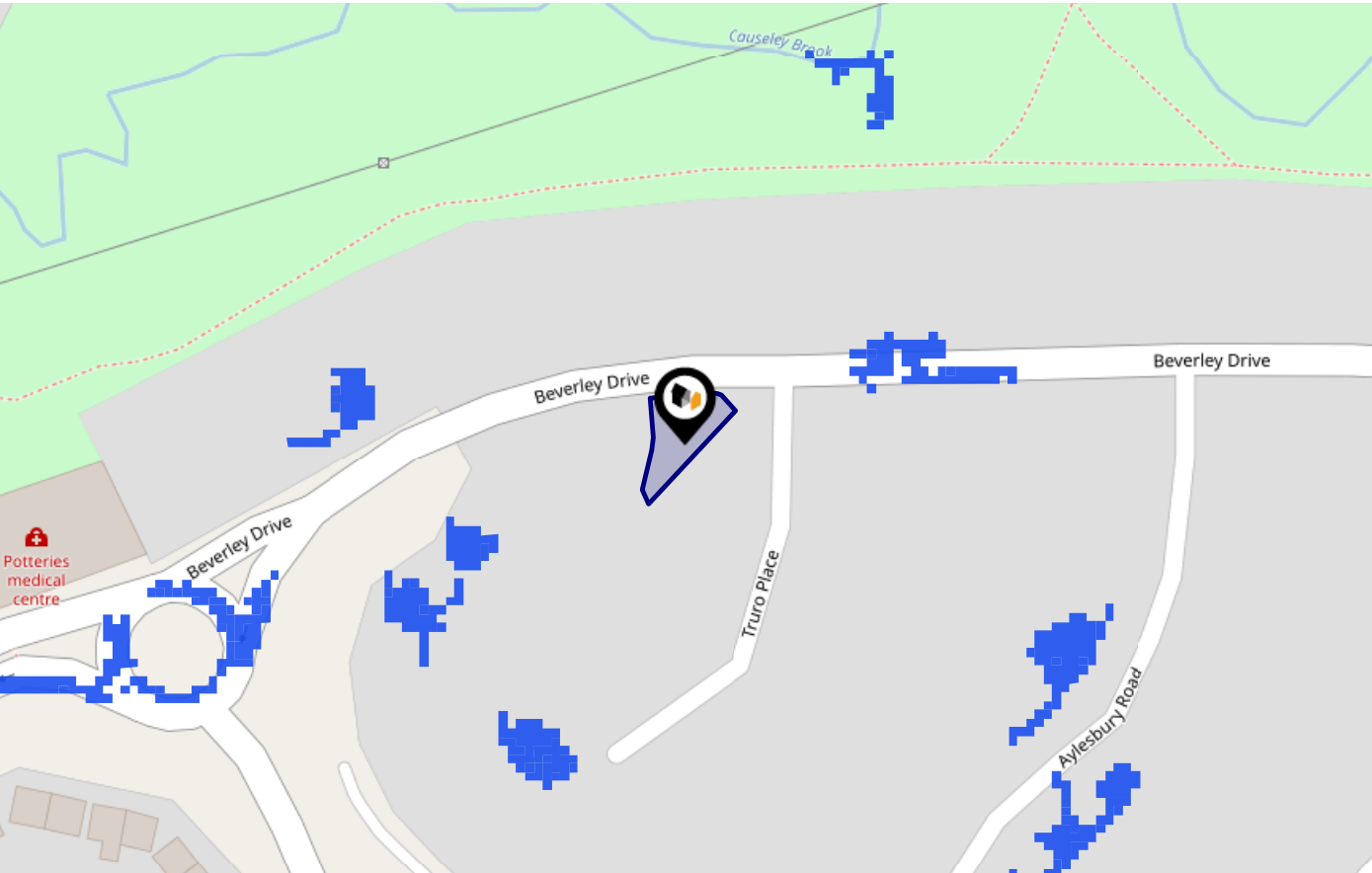
Chance of flooding to the following depths at this property:



# 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

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.

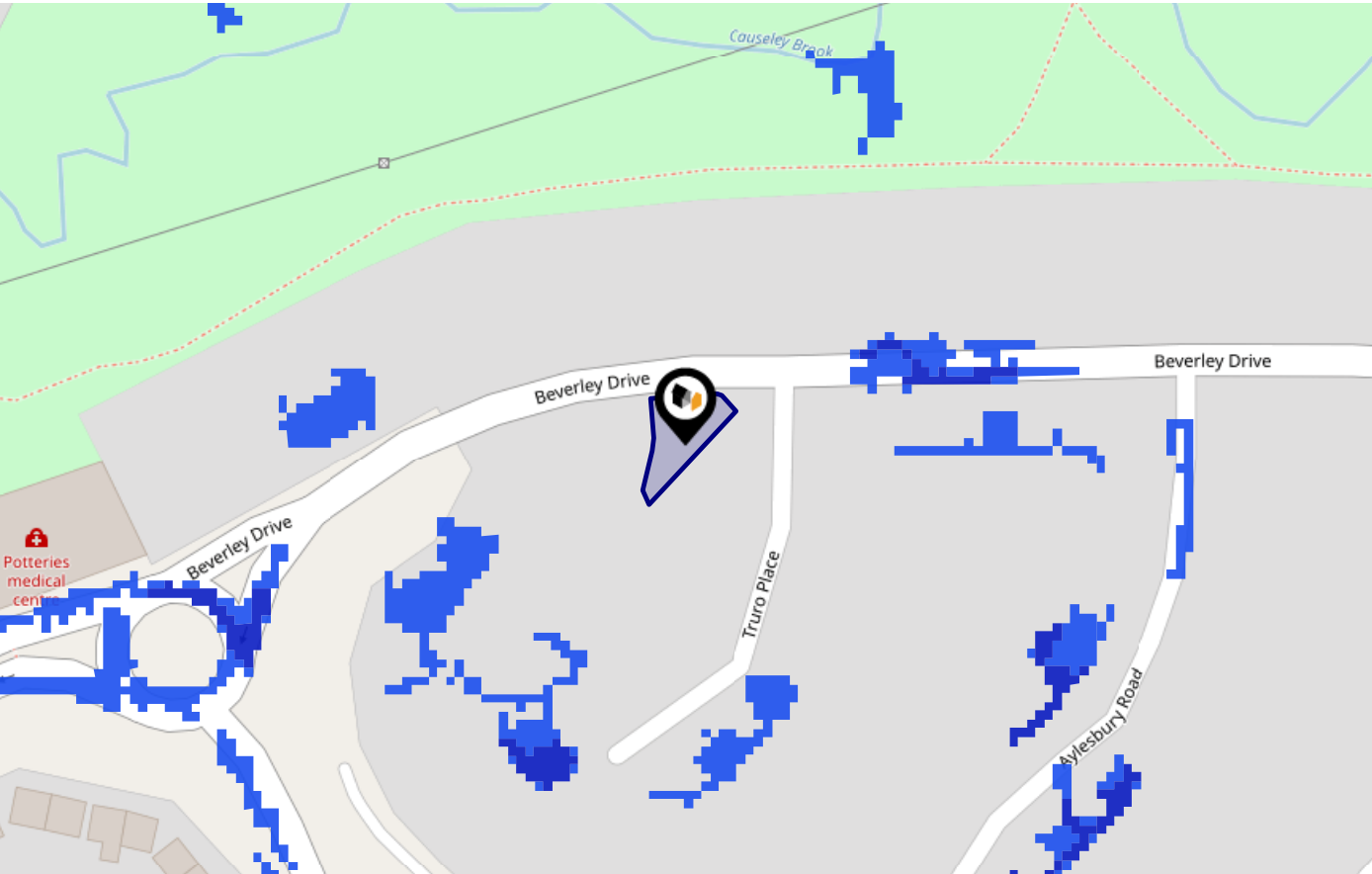
Chance of flooding to the following depths at this property:



# 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.

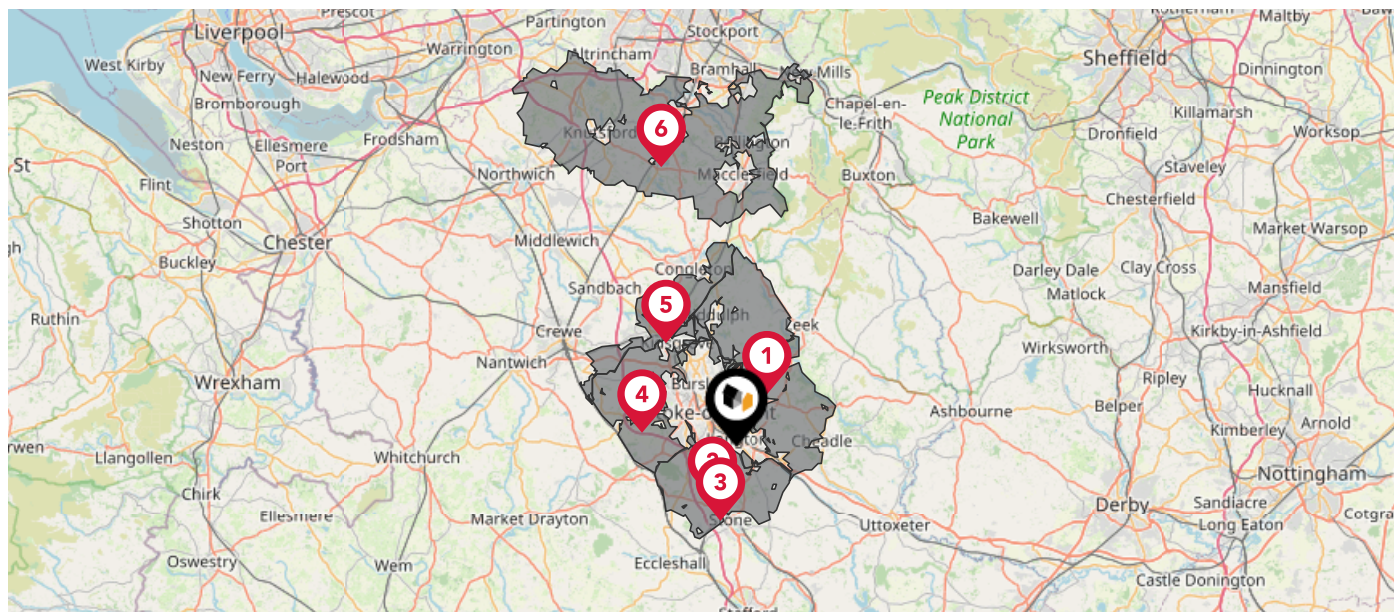
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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 - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford



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



Stoke-on-Trent Green Belt - Cheshire East

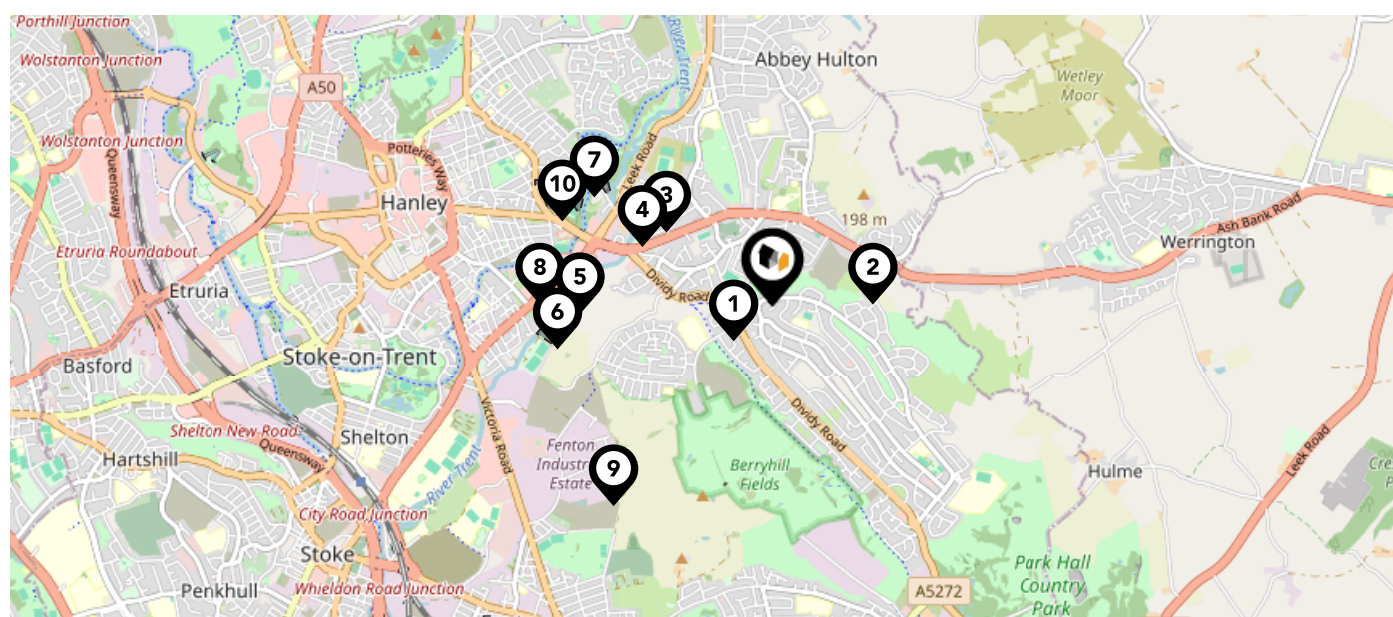


Merseyside and Greater Manchester Green Belt - Cheshire East

# 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.



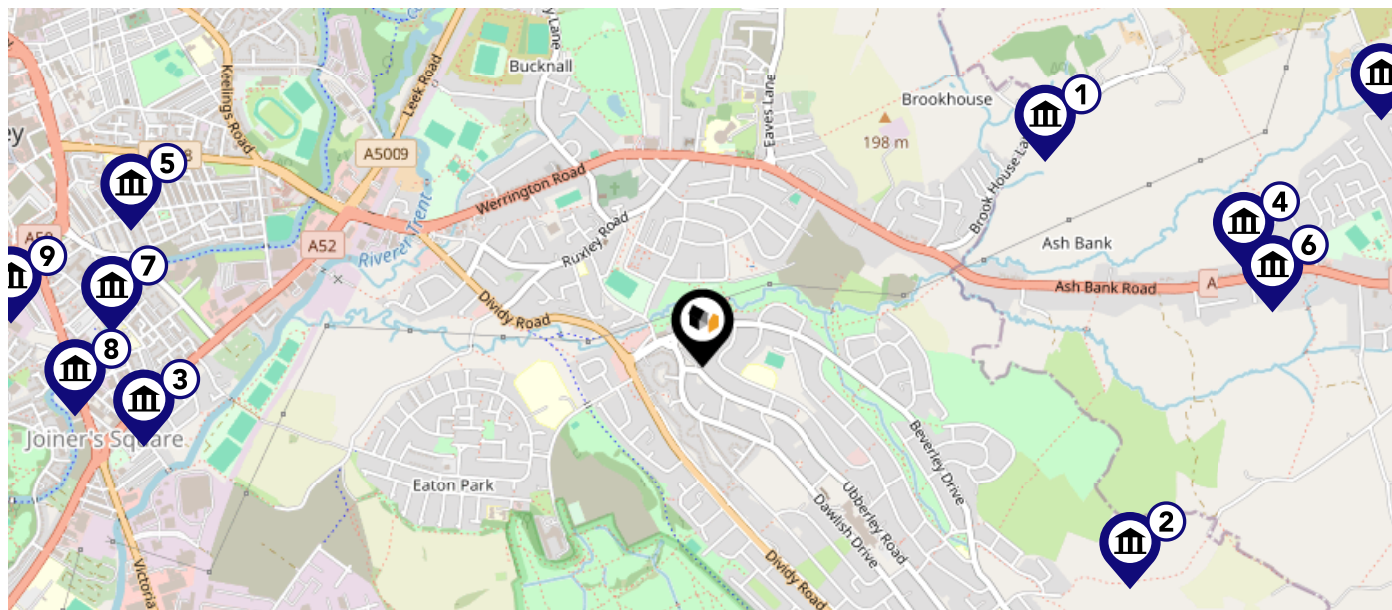
### Nearby Landfill Sites











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

# Maps

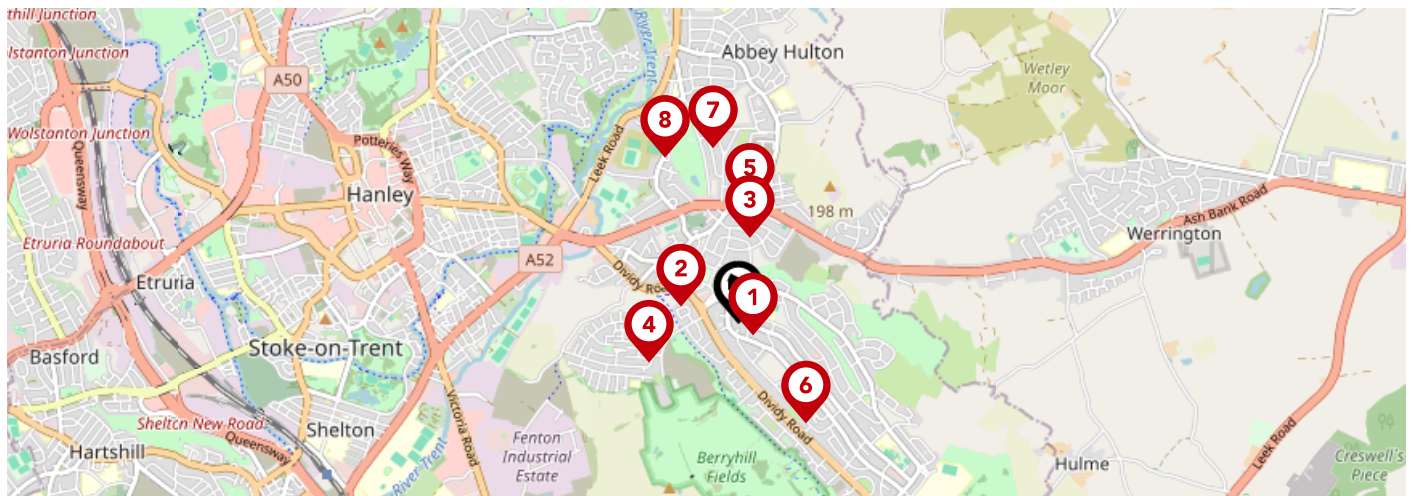
## Listed Buildings

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



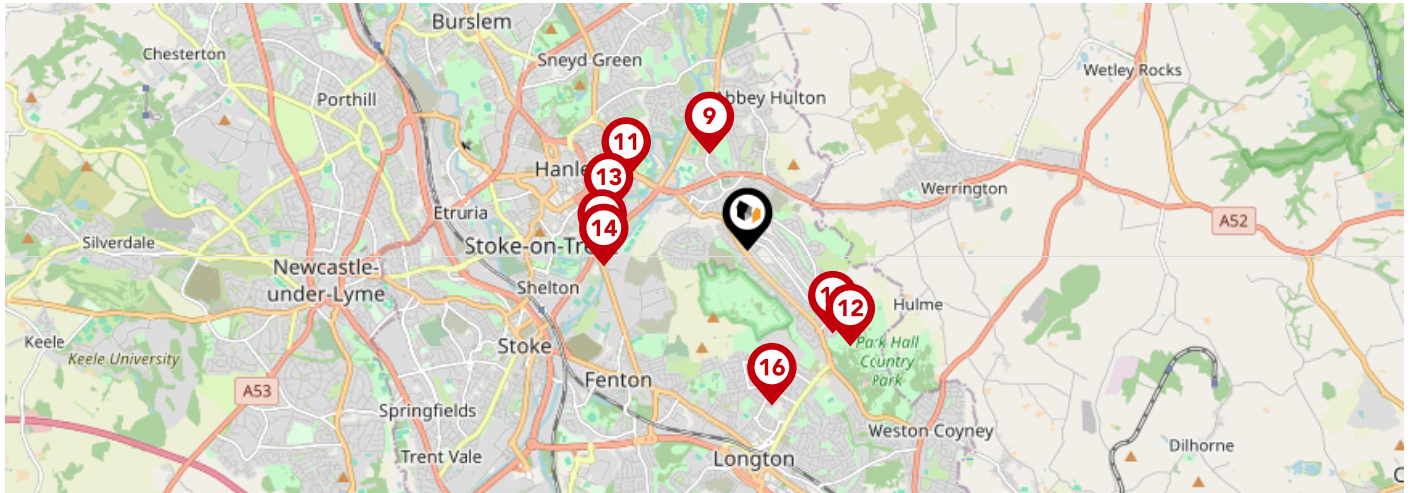
Listed Buildings in the local district		Grade	Distance
	1037998 - Brookhouse Lane Farmhouse	Grade II	0.9 miles
	1195801 - Ford Hayes Farmhouse	Grade II	1.1 miles
	1245925 - Church Of All Saints	Grade II	1.2 miles
	1204508 - Ash Hall	Grade II	1.2 miles
	1119707 - Hanley St Lukes Church Of England Aided 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













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

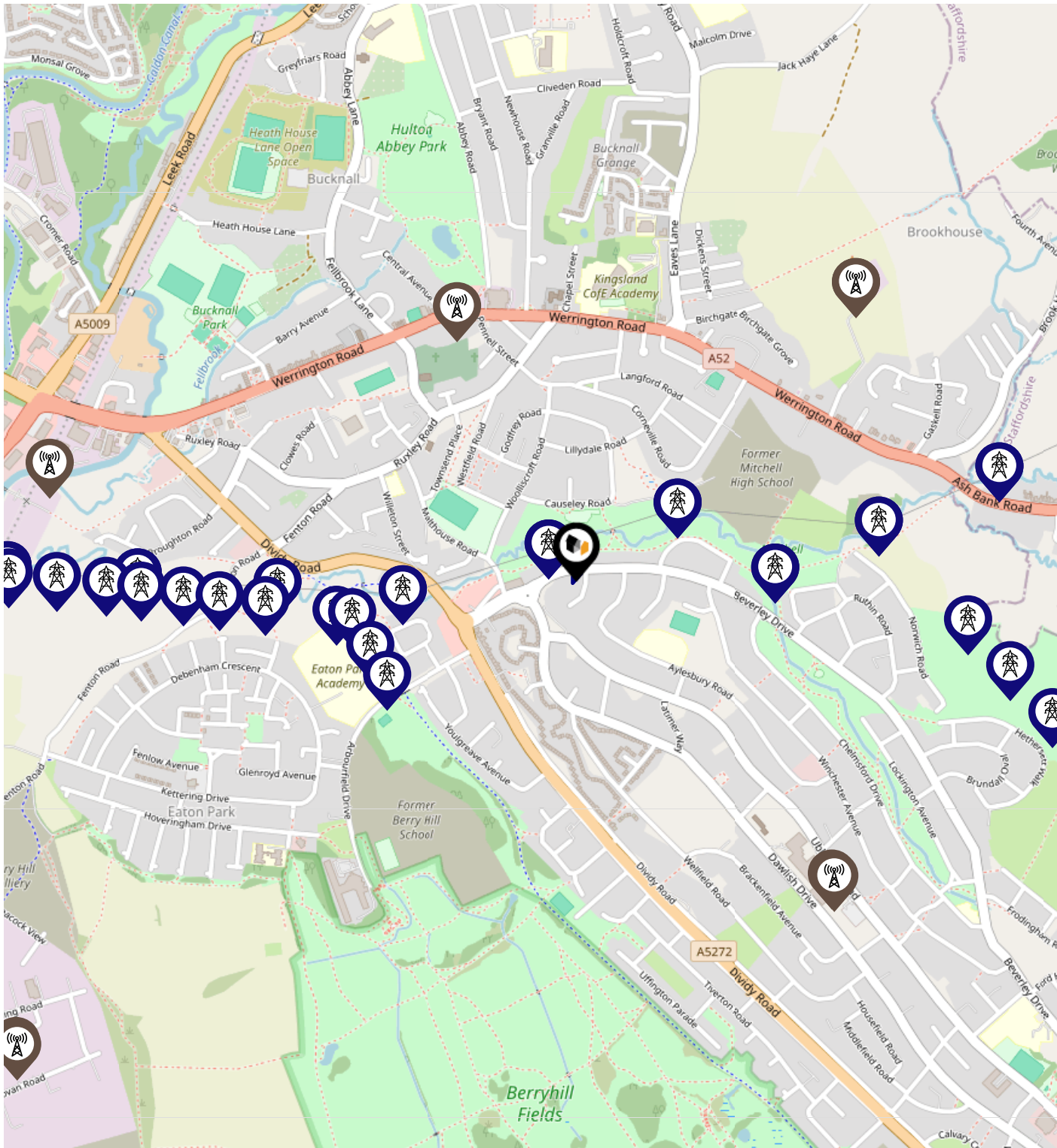






		Nursery	Primary	Secondary	College	Private
	<b>Abbey Hulton Primary School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Maple Court Academy</b> Ofsted Rating: Good   Pupils: 434   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northwood Broom Academy</b> Ofsted Rating: Good   Pupils: 207   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Discovery Academy</b> Ofsted Rating: Requires improvement   Pupils: 1446   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hanley St Luke's Church of England Academy</b> Ofsted Rating: Good   Pupils:0   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Want2Achieve The Academy</b> Ofsted Rating: Inadequate   Pupils: 10   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waterside Primary School</b> Ofsted Rating: Outstanding   Pupils: 470   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sandford Hill Primary School</b> Ofsted Rating: Good   Pupils: 453   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



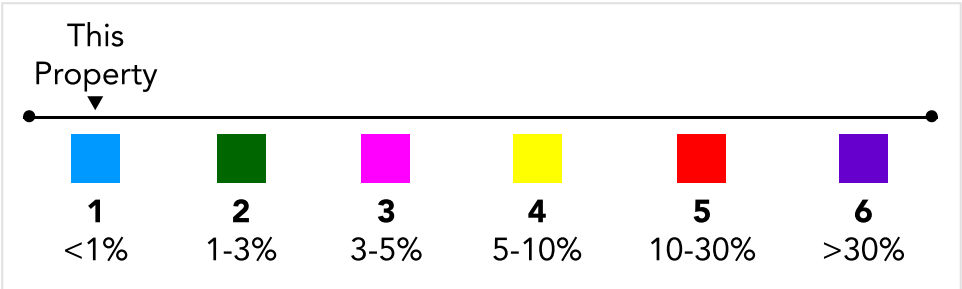
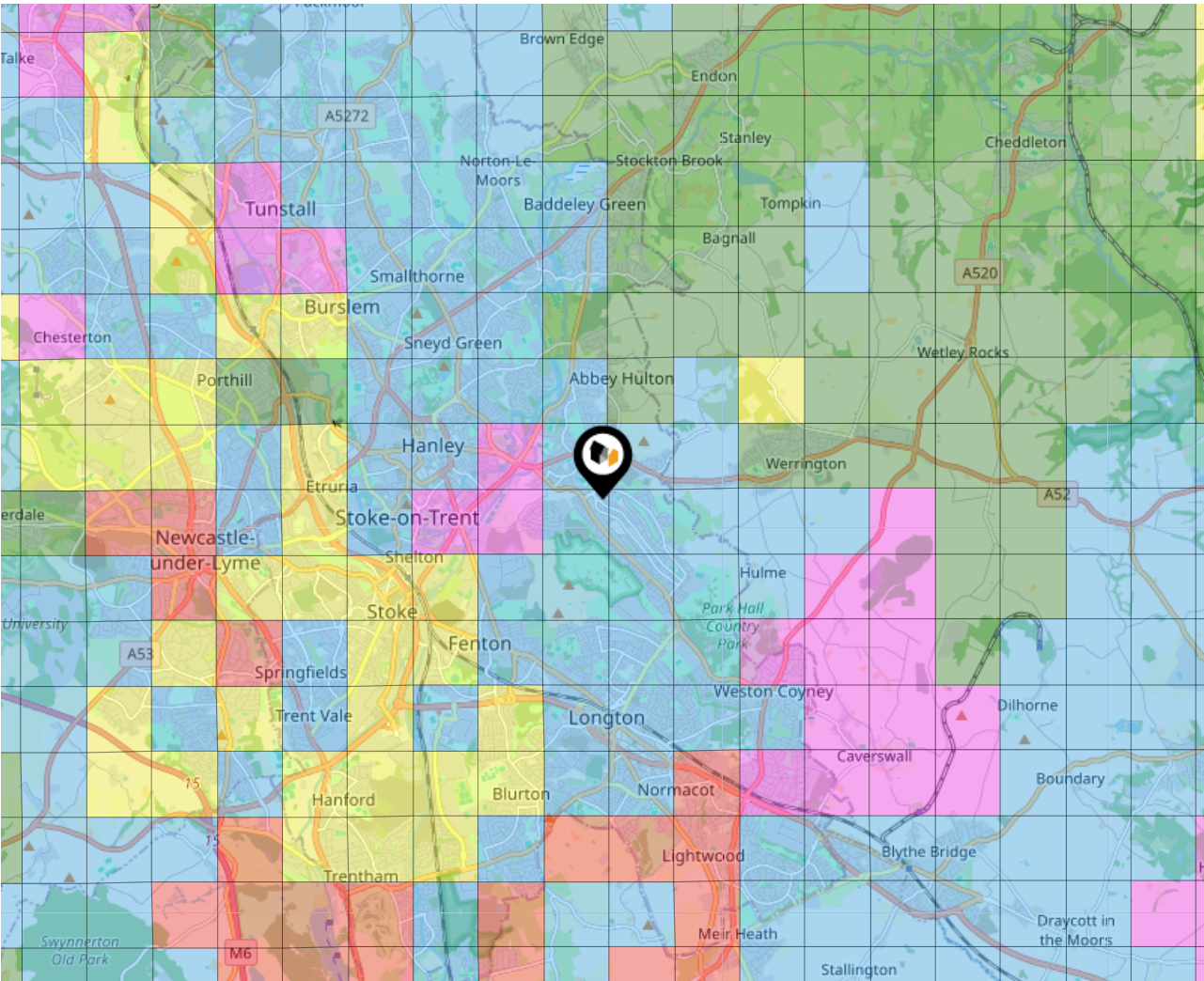
### Key:

-  Power Pylons
-  Communication Masts



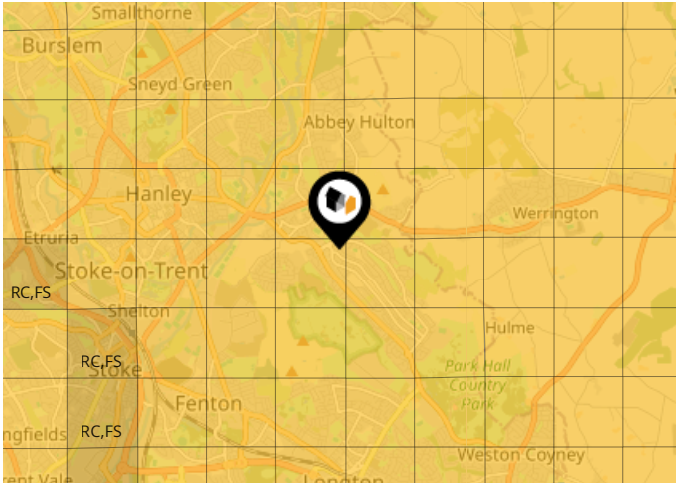
### What is Radon?

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		



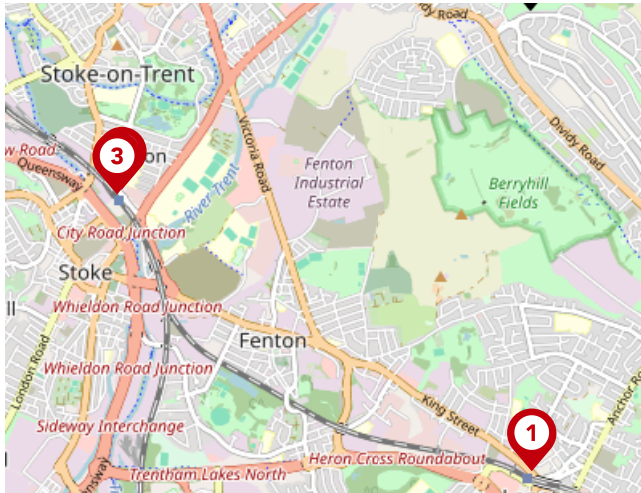
### Primary Classifications (Most Common Clay Types)

<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



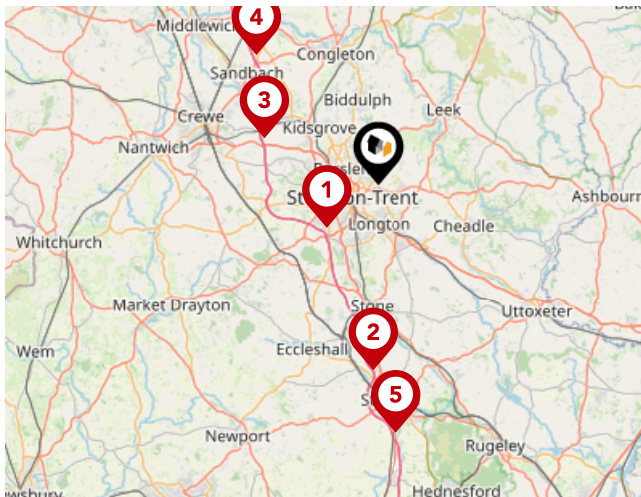
# Area

## Transport (National)



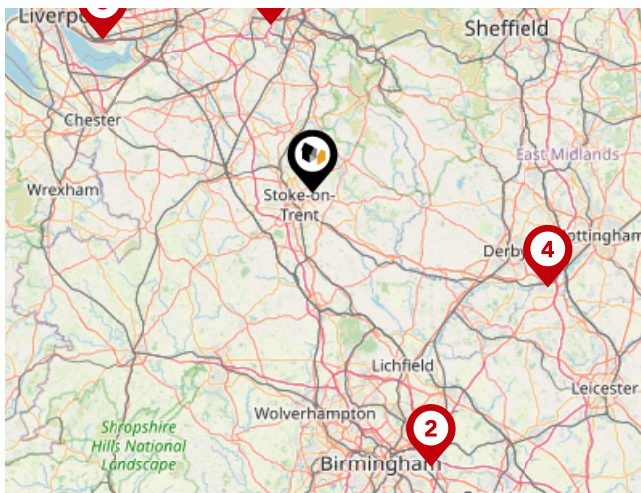
### National Rail Stations

Pin	Name	Distance
1	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

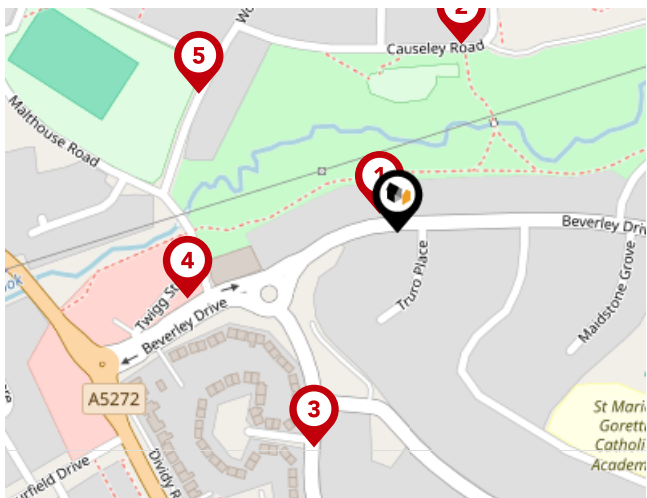


### Airports/Helipads

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

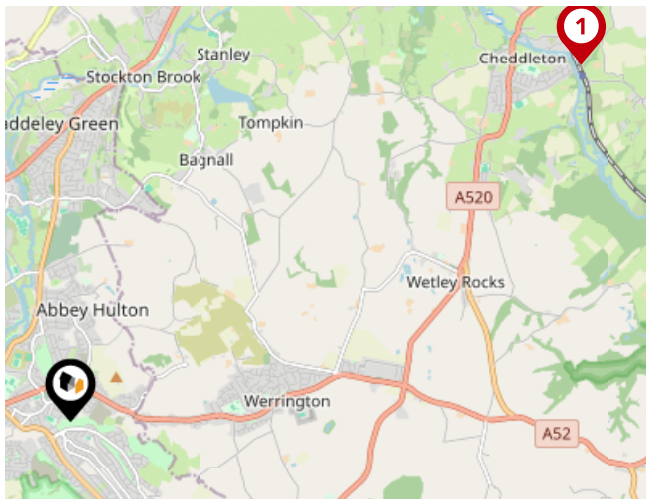
# Area

## 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

# 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.



### Contains public sector information licensed under the Open Government License v3.0

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

butters john bee<sup>bjb</sup>

#### butters john bee

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Valuation Office  
Agency

