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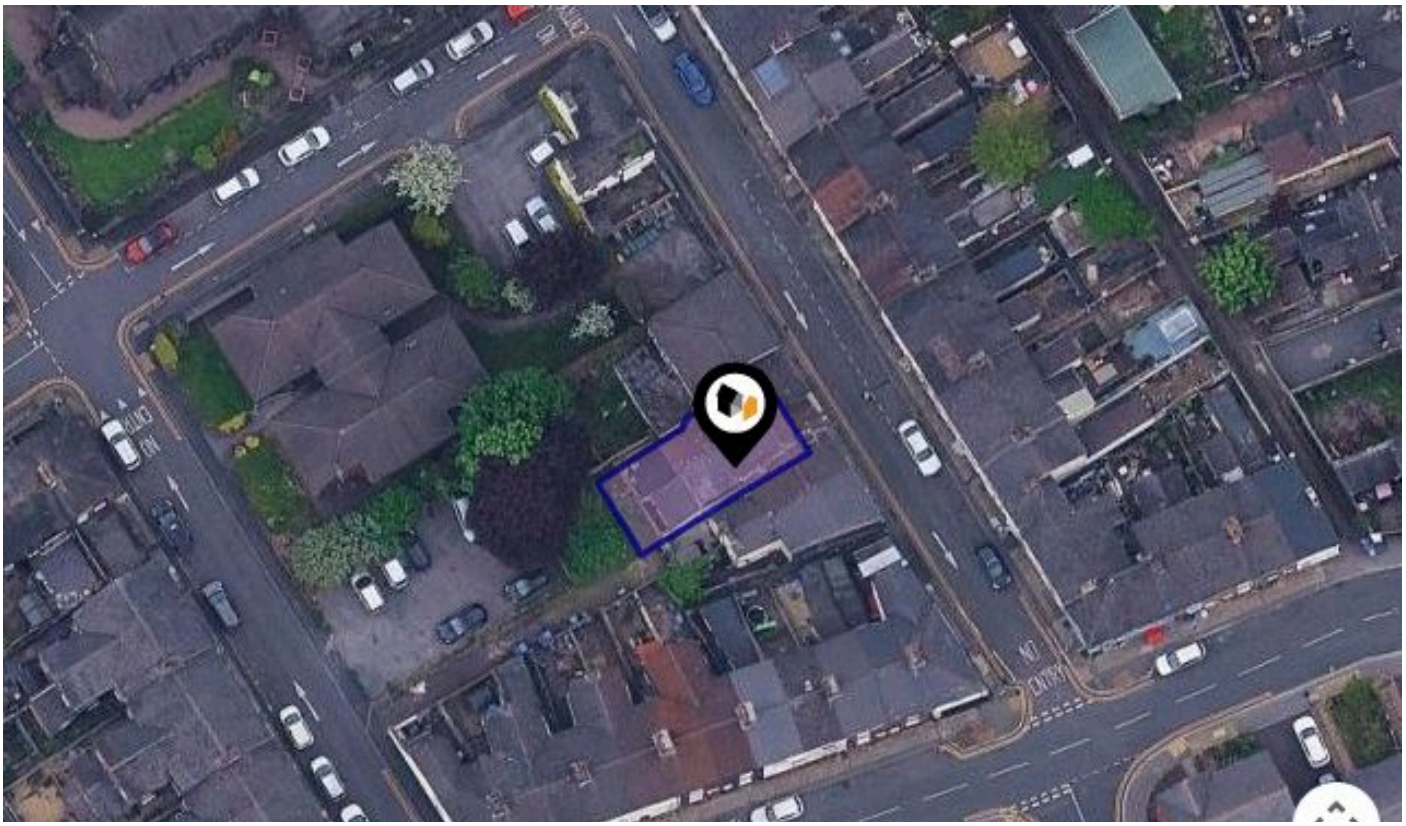
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 22nd August 2025



ST. LUKES STREET, STOKE-ON-TRENT, ST1

butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com

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Property
Overview

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Property

Type:	Terraced House	**Tenure:**	Freehold
Bedrooms:	1		
Floor Area:	1,259 ft^2 / 117 m^2		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF345058		

Local Area

Local Authority: City of stoke-on-trent

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✓

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ST1

Energy rating

D

Valid until 17.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 | B
69-80	C		
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	117 m^2

Market
House Price Statistics

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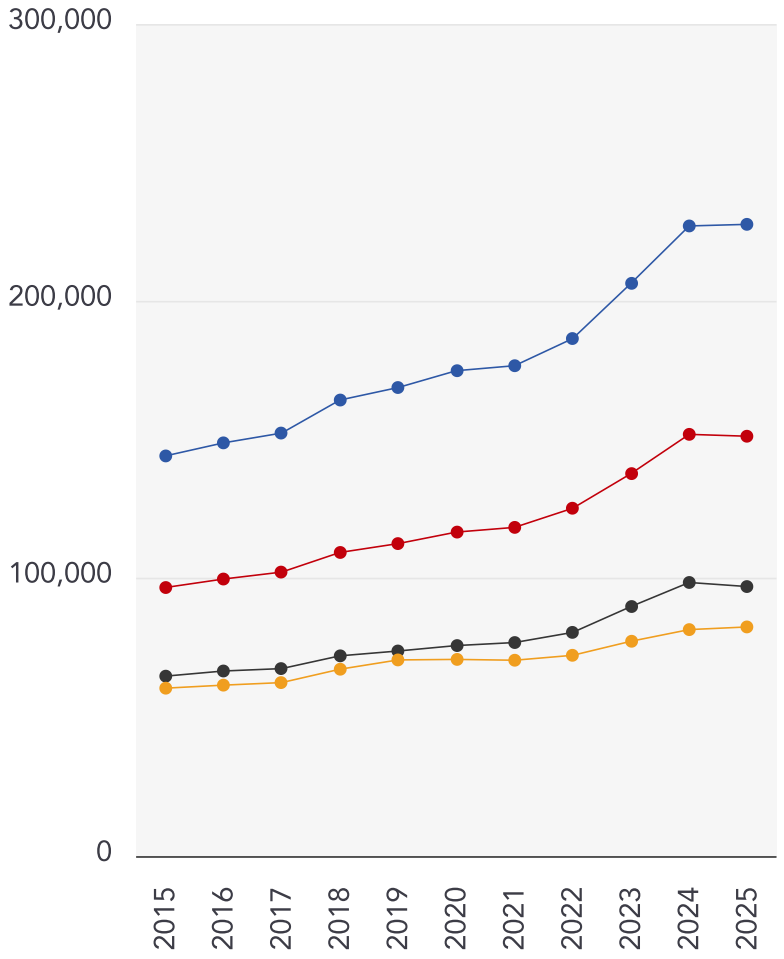
10 Year History of Average House Prices by Property Type in ST1



Detached

+57.87%

Semi-Detached

+56.32%

Terraced

+49.77%

Flat

+36.46%

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Maps
Coal Mining

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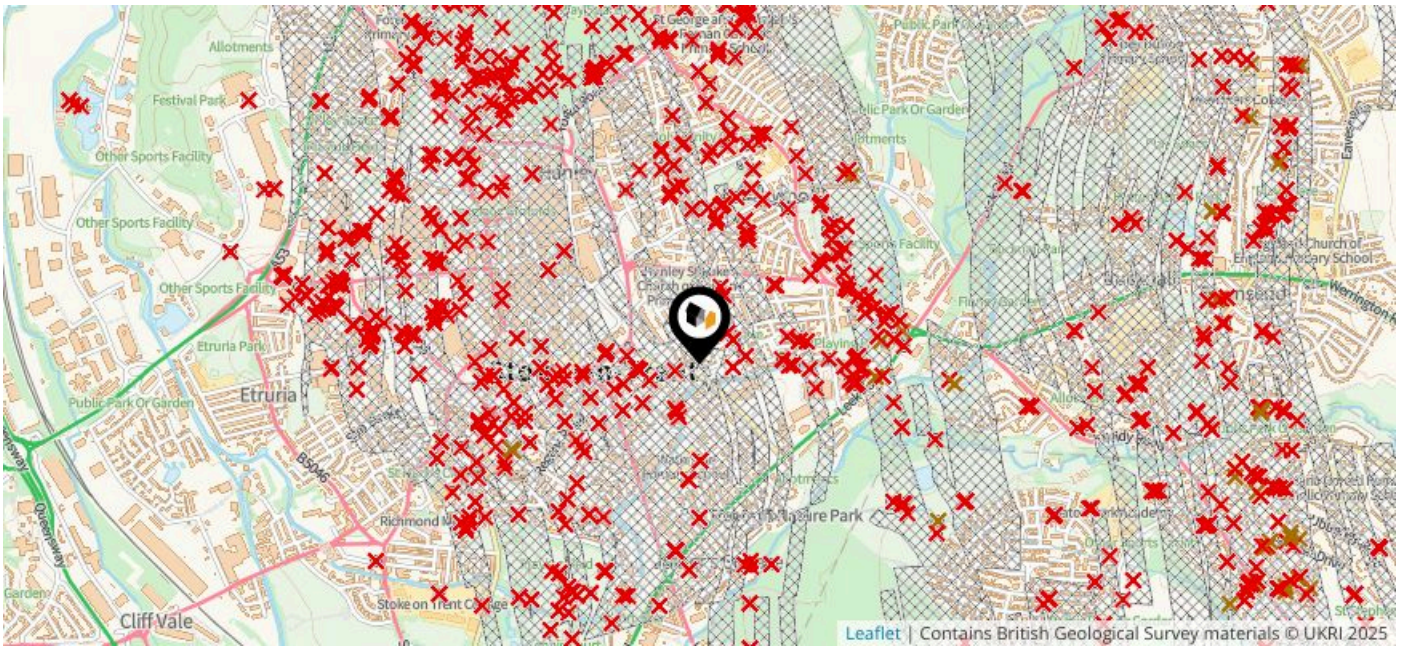
This map displays nearby coal mine entrances and their classifications.



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

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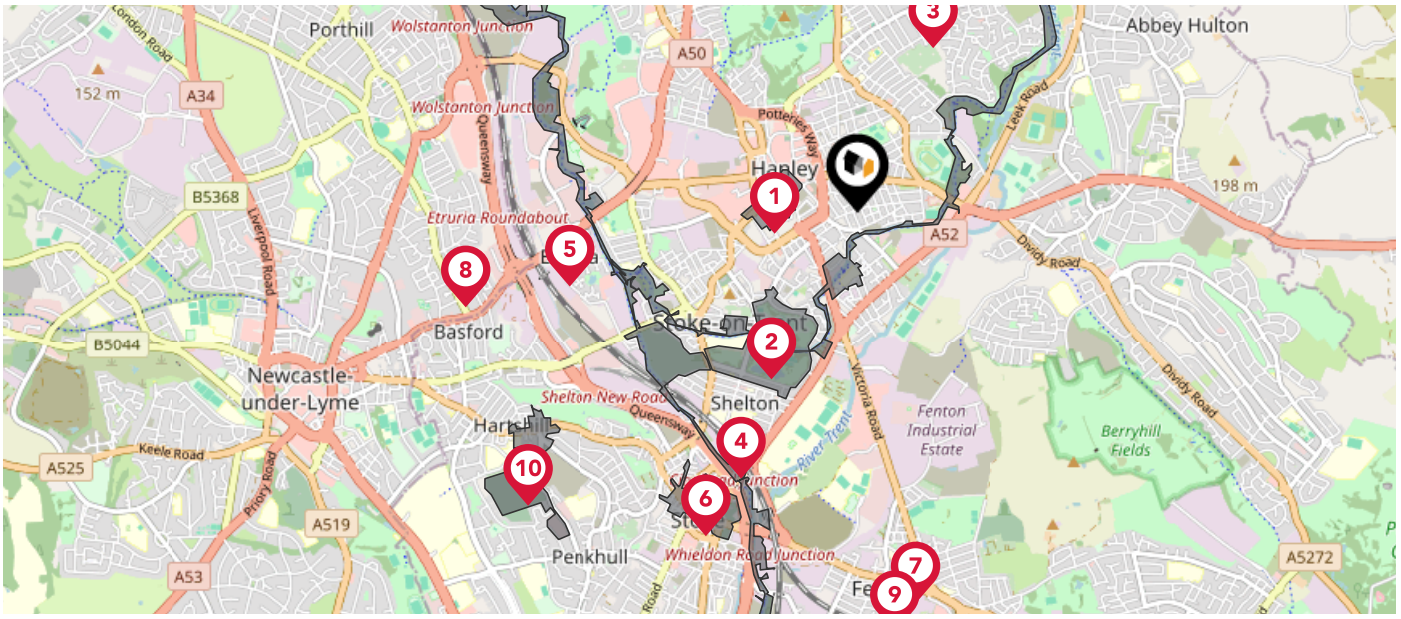
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	City Centre
2	Hanley Park
3	Caldon Canal
4	Winton Square
5	Trent and Mersey Canal
6	Stoke Town Centre
7	Victoria Road
8	Basford
9	Albert Square
10	Hartshill

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Maps
Council Wards

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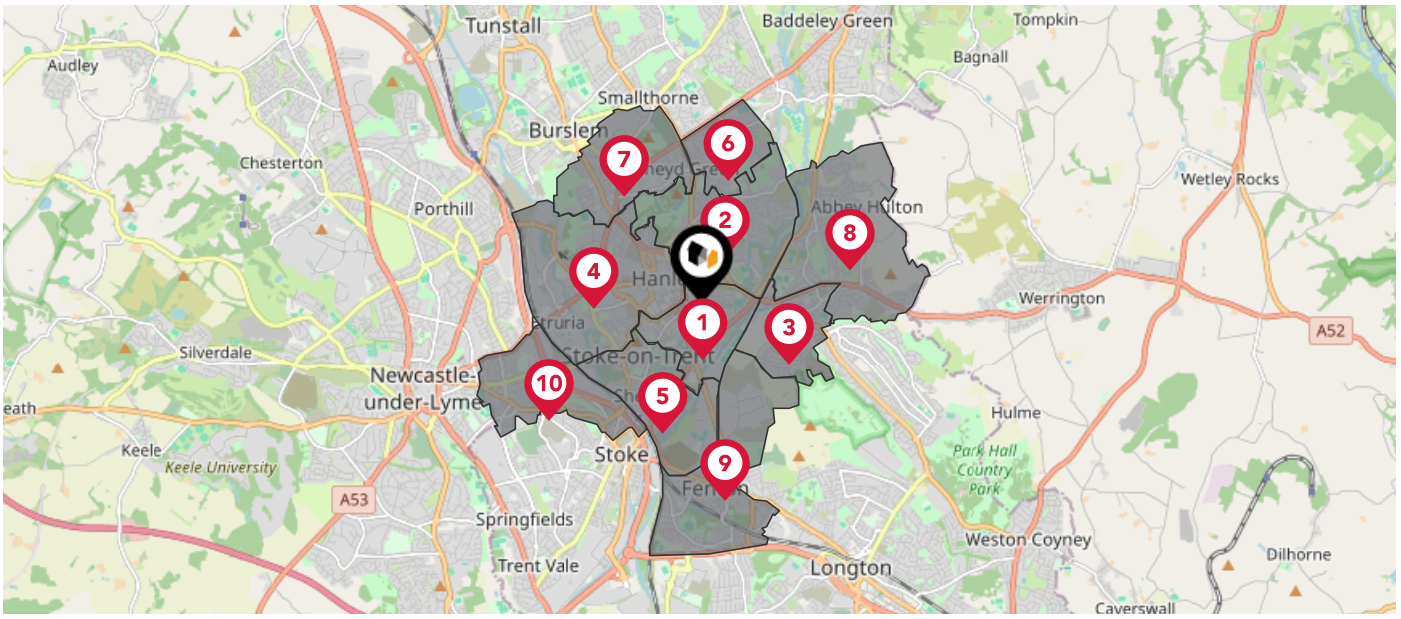
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Joiner's Square Ward
2	Birches Head and Central Forest Park Ward
3	Eaton Park Ward
4	Etruria and Hanley Ward
5	Hanley Park and Shelton Ward
6	Sneyd Green Ward
7	Moorcroft Ward
8	Abbey Hulton and Townsend Ward
9	Fenton West and Mount Pleasant Ward
10	Hartshill and Basford Ward

Flood Risk
Rivers & Seas - Flood Risk

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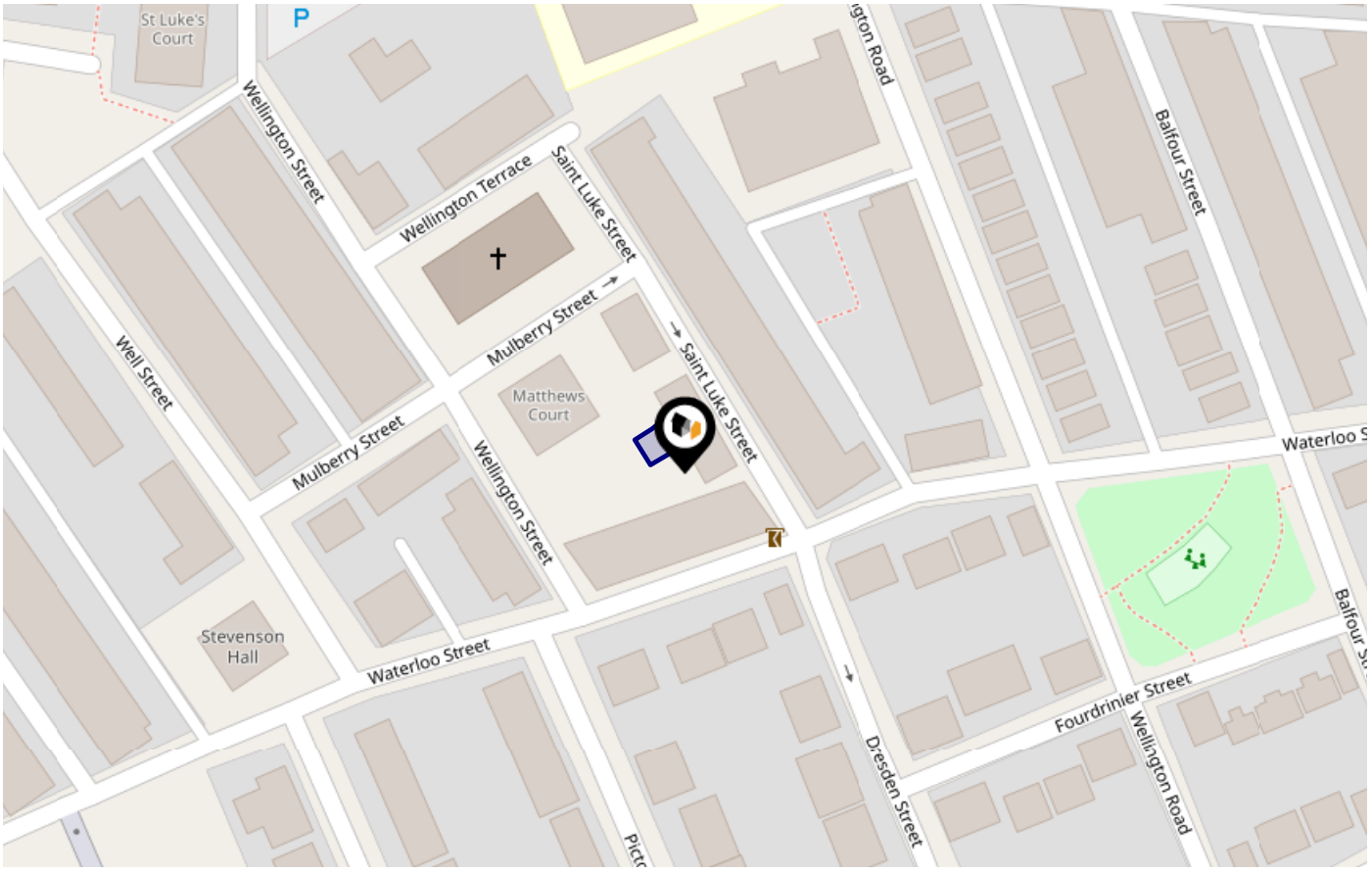
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

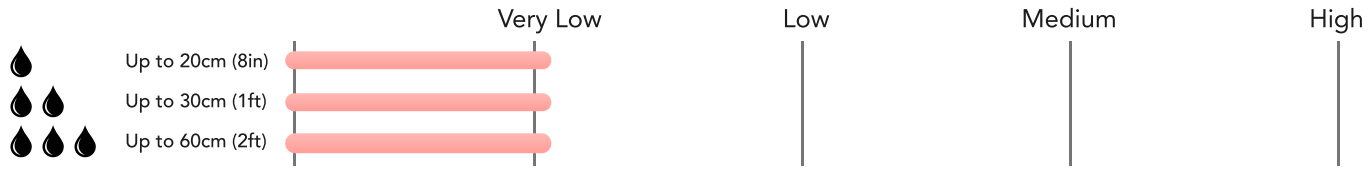


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

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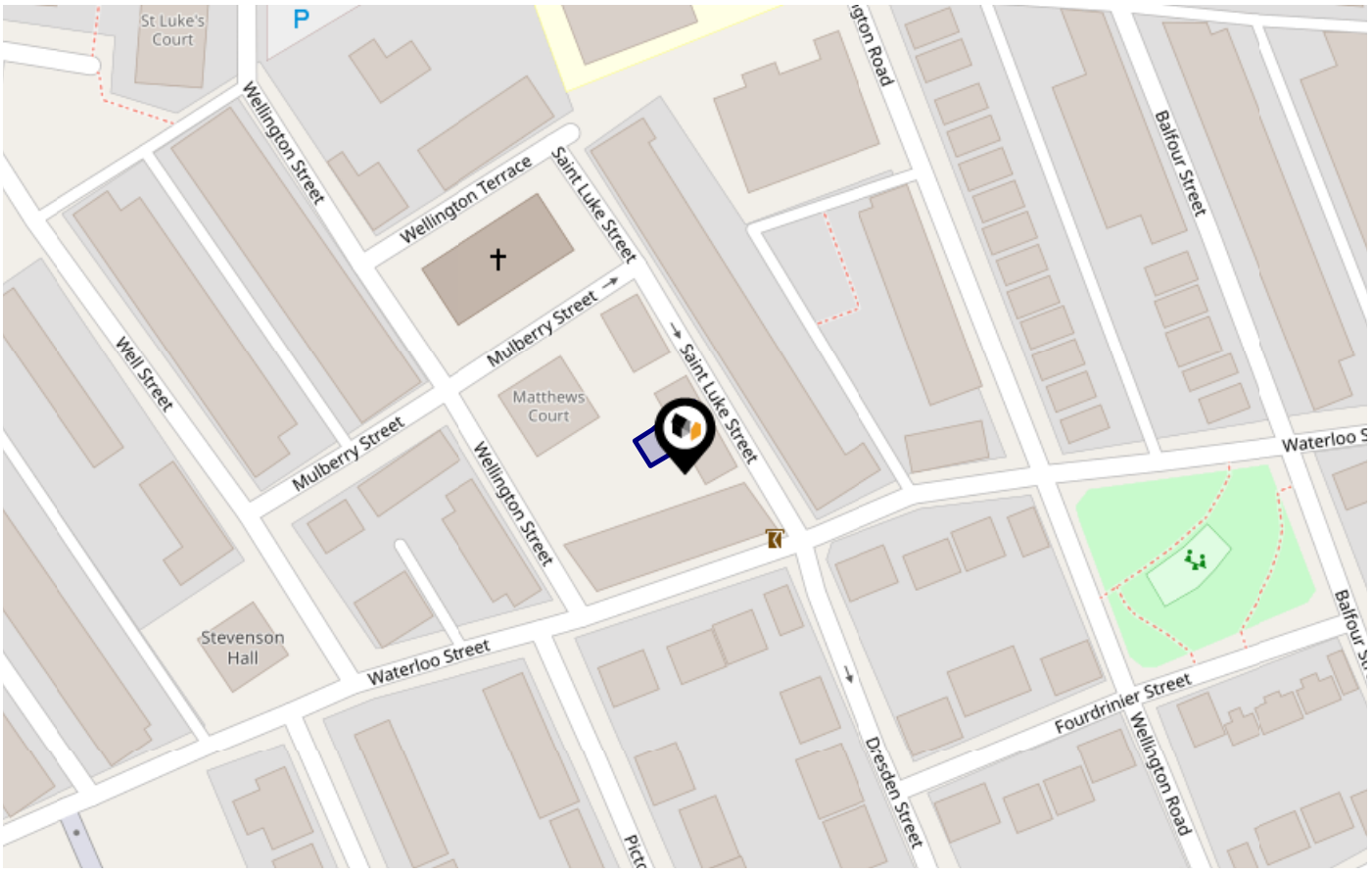
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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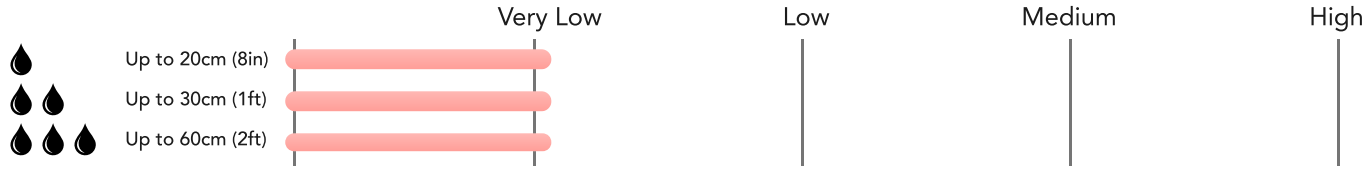

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Flood Risk
Surface Water - Flood Risk

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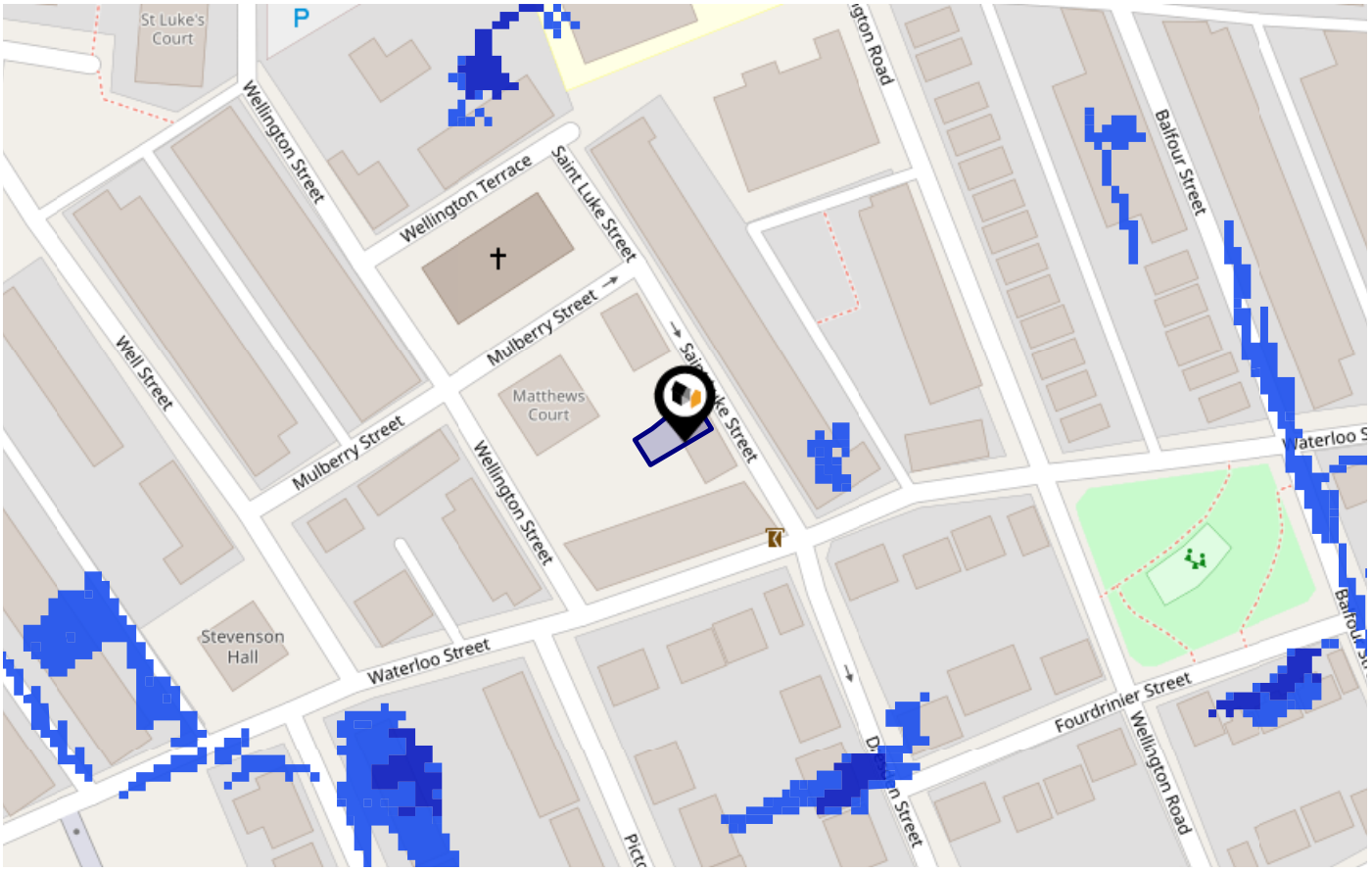
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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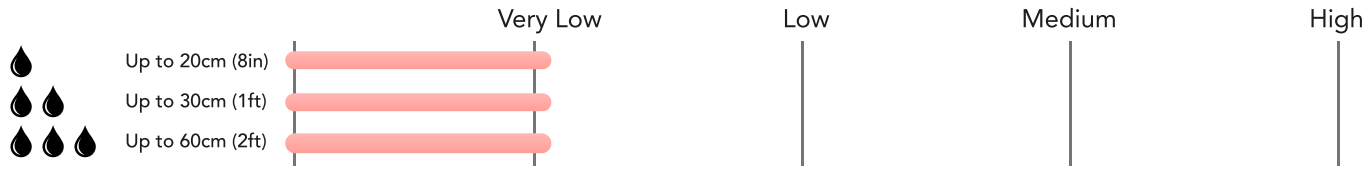

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Flood Risk
Surface Water - Climate Change

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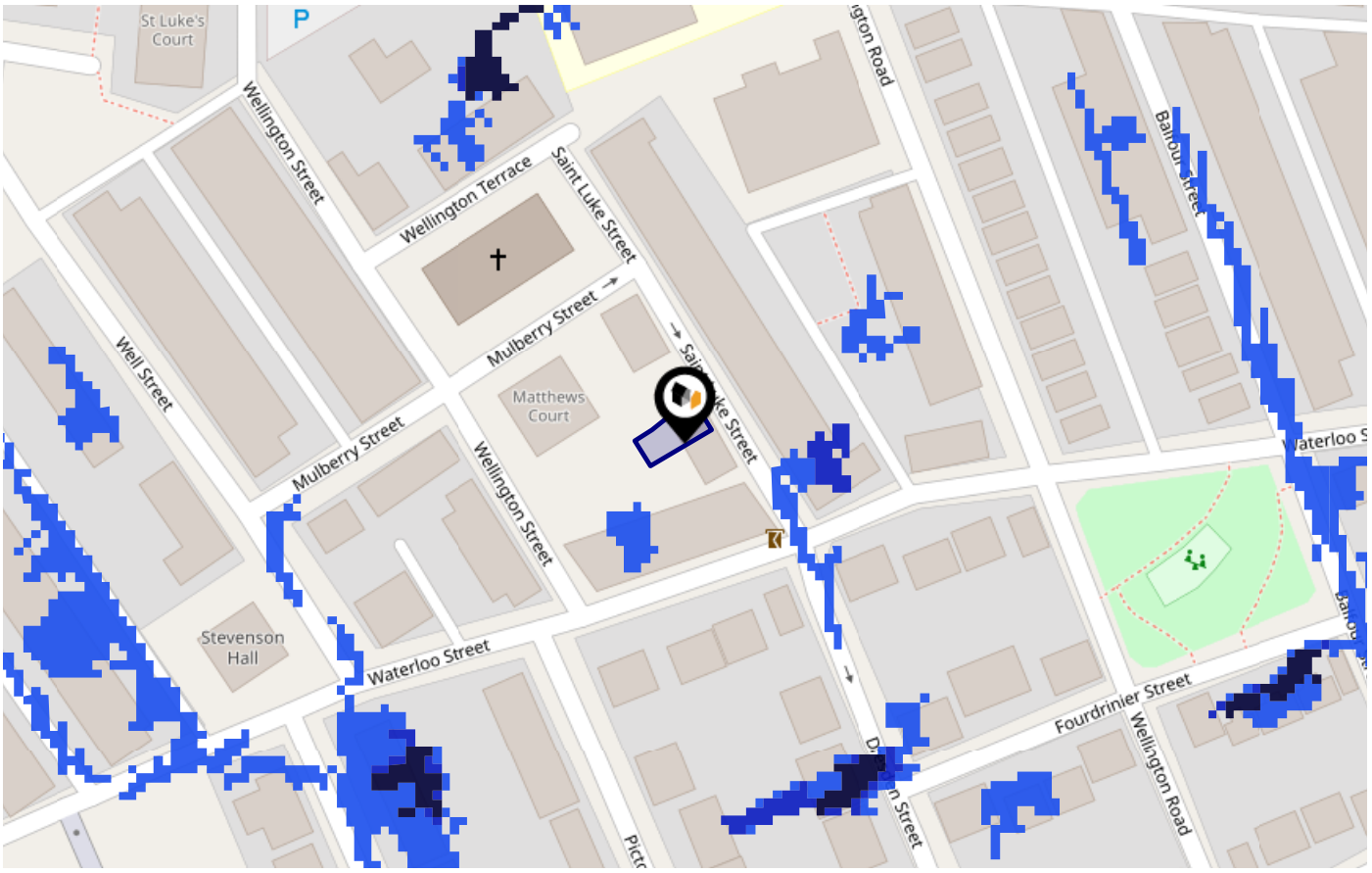
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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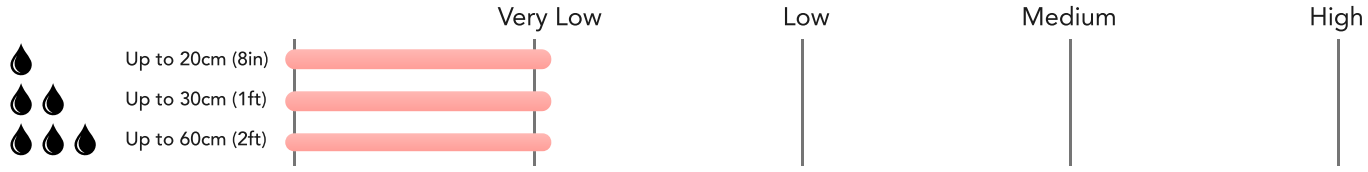

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Maps
Green Belt

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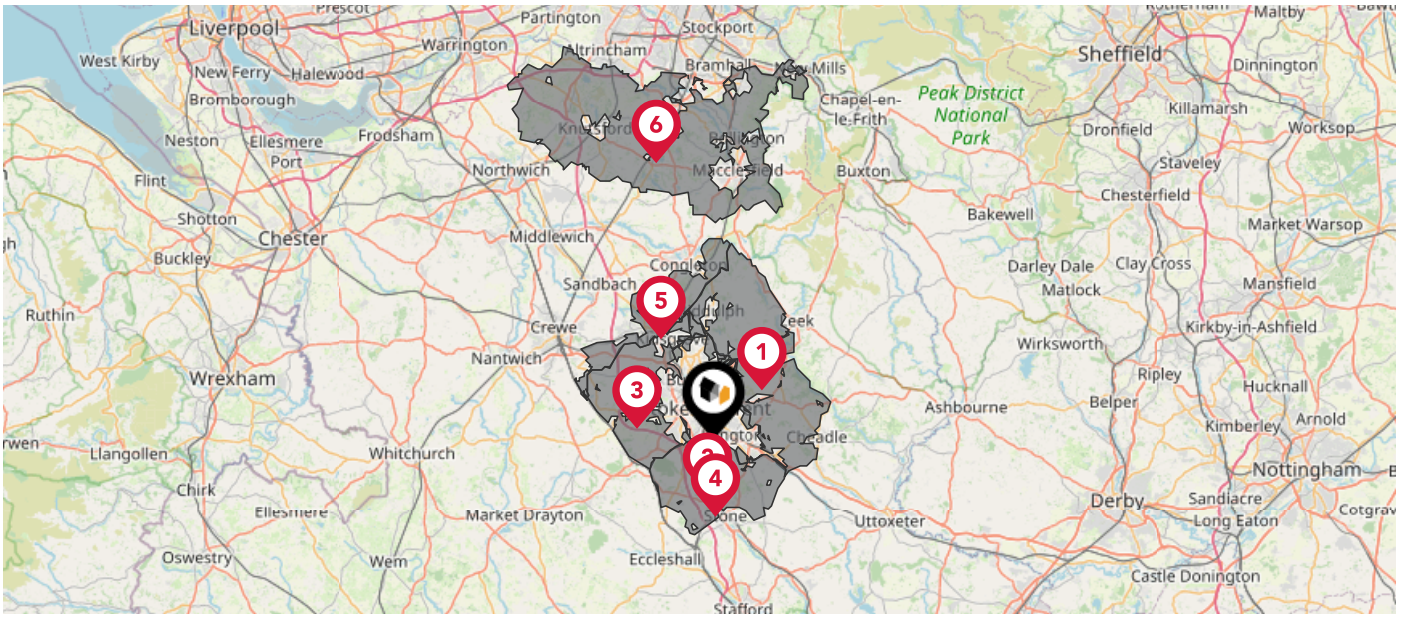
This map displays nearby areas that have been designated as Green Belt...



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 - Newcastle-under-Lyme
4	Stoke-on-Trent Green Belt - Stafford
5	Stoke-on-Trent Green Belt - Cheshire East
6	Merseyside and Greater Manchester Green Belt - Cheshire East

Maps
Landfill Sites

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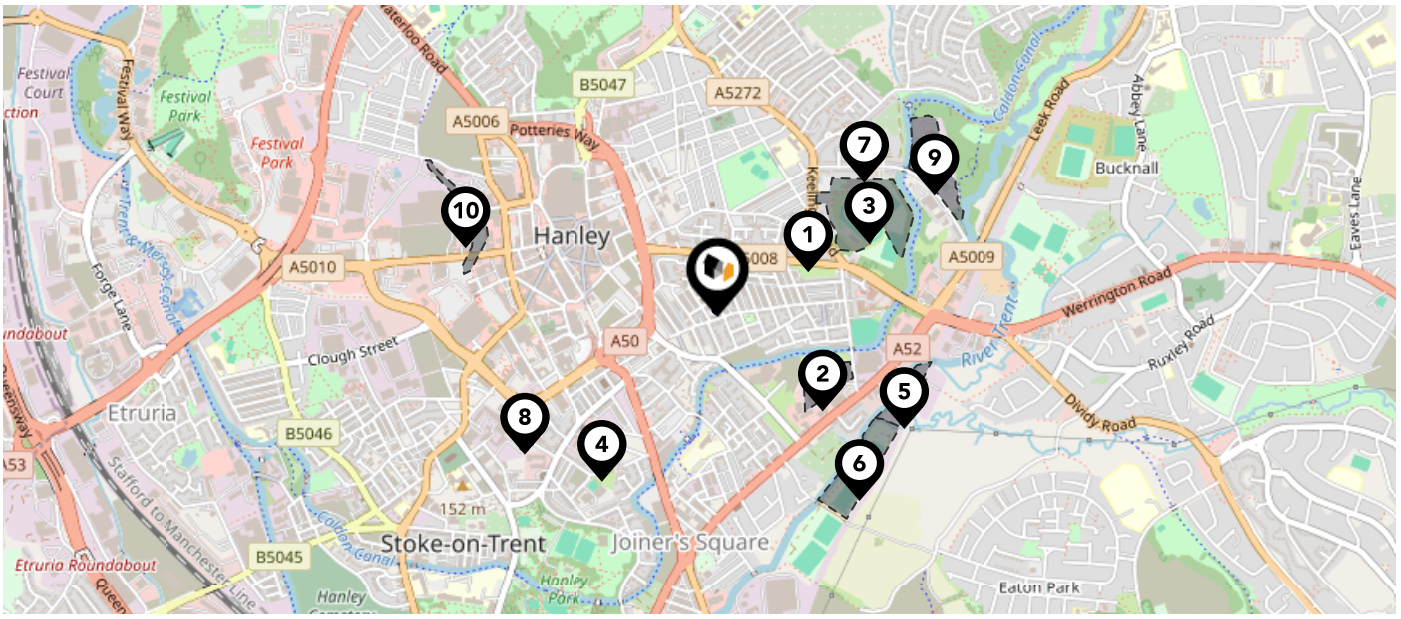
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Bucknall New Road-Bucknall New Road, Hanley, Stoke On Trent, Staffordshire	Historic Landfill
2	Acreswood/North Of Leek Road-Ivy House Road, Bucknall, Stoke On Trent	Historic Landfill
3	Site of Northwood Stadium-Keelings Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill
4	Behind/Rear Of Law Courts-Sage Close, Hanley, Stoke On Trent, Staffordshire	Historic Landfill
5	Goodwin Steels Limited-Leek Road, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill
6	Joiners Square-Land Off Trentmill Road, Stoke On Trent, Staffordshire	Historic Landfill
7	Mayfield Avenue-Mayfield Avenue, Northwood, Stoke On Trent, Staffordshire	Historic Landfill
8	North West Off Regent Road-Hinde Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill
9	Ex.Site Operational Services Department-Cromer Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill
10	Etruria Loopline-Trinity Street To Century Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill

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Maps
Listed Buildings

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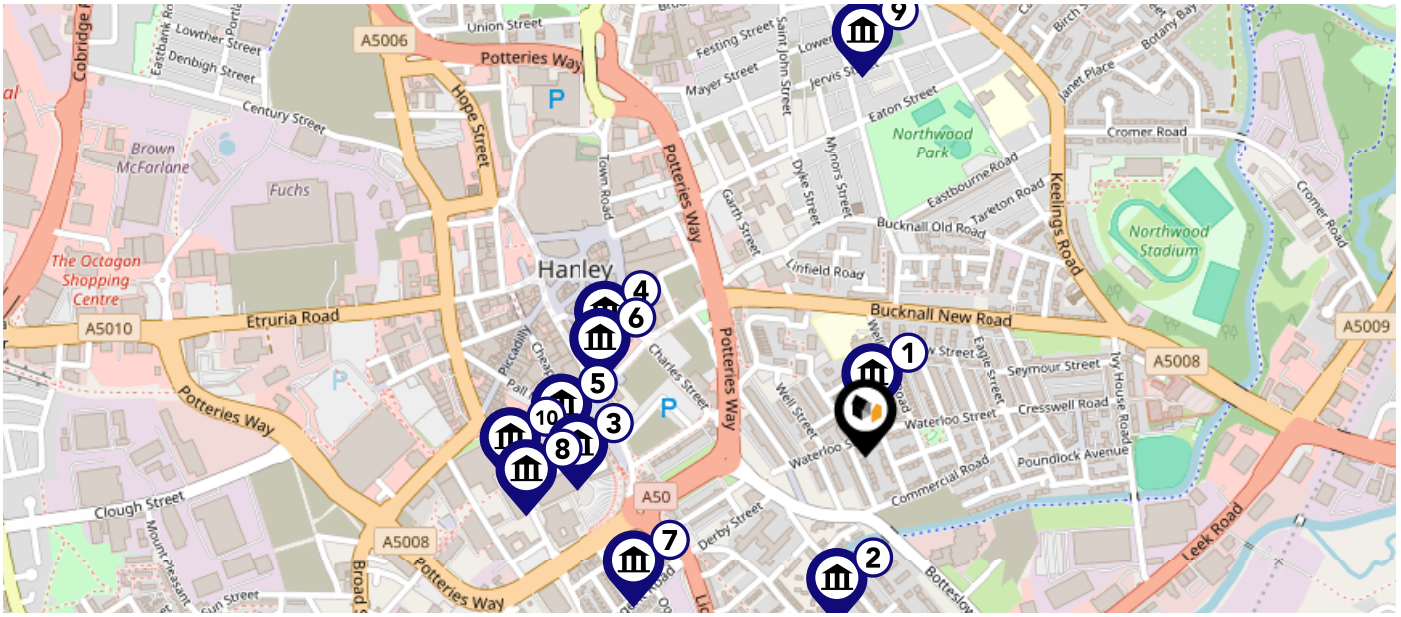
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1119707 - Hanley St Lukes Church Of England Aided Primary School Infant Building	Grade II	0.0 miles
2 1291067 - Pair Of Bottle Ovens At Johnson's Pottery	Grade II	0.2 miles
3 1297932 - Courts Municipal Offices Victoria Hall	Grade II	0.3 miles
4 1195851 - The Tontine Shops	Grade II	0.3 miles
5 1195820 - War Memorial Outside Municipal Offices	Grade II	0.3 miles
6 1290405 - Post Office	Grade II	0.3 miles
7 1399864 - Church Of The Sacred Heart And Boundary Walls	Grade II	0.3 miles
8 1291136 - Alexander House And Railings Bethesda School Rooms	Grade II	0.4 miles
9 1297963 - Church Of The Holy Trinity	Grade II	0.4 miles
10 1195821 - Bethesda Methodist Chapel	Grade II	0.4 miles

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Area
Schools

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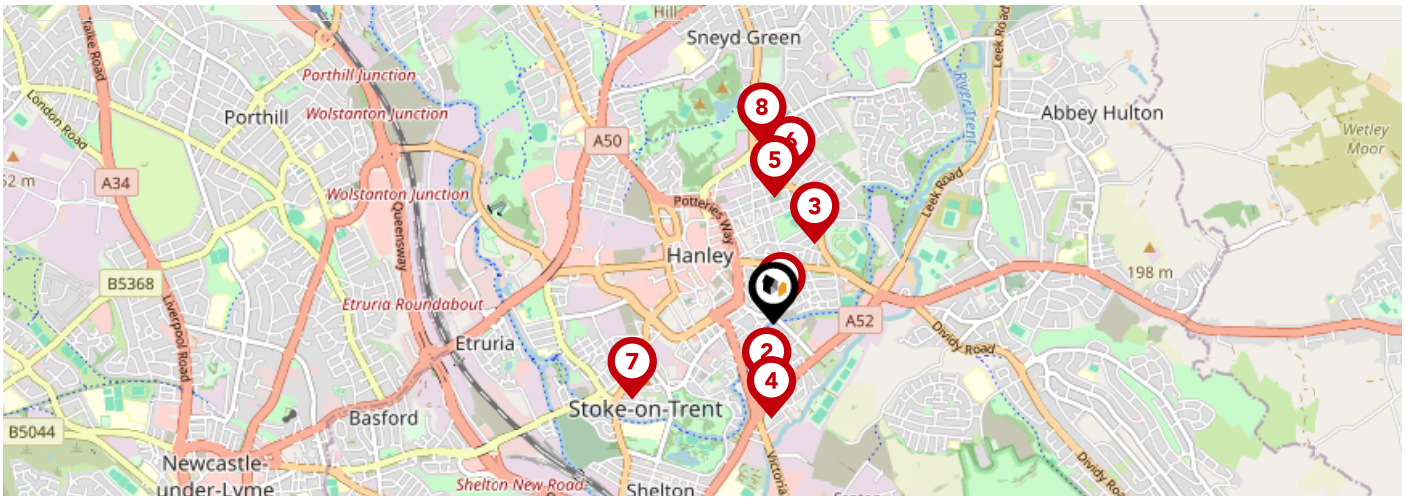

	Nursery	Primary	Secondary	College	Private
1 Hanley St Luke's Church of England Academy Ofsted Rating: Good | Pupils:0 | Distance:0.06		✓			
2 Waterside Primary School Ofsted Rating: Outstanding | Pupils: 470 | Distance:0.29		✓			
3 Northwood Broom Academy Ofsted Rating: Good | Pupils: 207 | Distance:0.4		✓			
4 Want2Achieve The Academy Ofsted Rating: Inadequate | Pupils: 10 | Distance:0.42			✓		
5 Grove Academy Ofsted Rating: Requires improvement | Pupils: 418 | Distance:0.56		✓			
6 St George and St Martin's Catholic Academy Ofsted Rating: Good | Pupils: 230 | Distance:0.65		✓			
7 St Mark's CofE Primary School Ofsted Rating: Good | Pupils: 460 | Distance:0.71		✓			
8 Hamilton Academy Ofsted Rating: Good | Pupils: 114 | Distance:0.8		✓			

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Area
Schools

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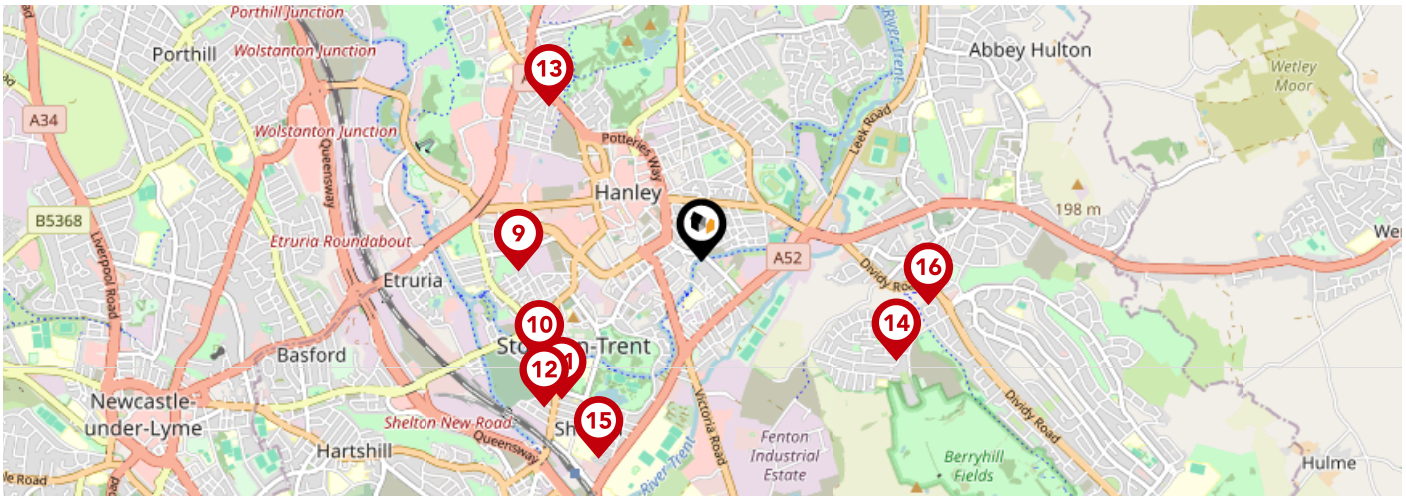

	Nursery	Primary	Secondary	College	Private
9 Phoenix Independent School Ofsted Rating: Requires improvement | Pupils: 23 | Distance:0.81	☐	☐	☑	☐	☐
10 Snowhill School Ofsted Rating: Good | Pupils: 35 | Distance:0.85	☐	☐	☑	☐	☐
11 Stoke-on-Trent College Ofsted Rating: Good | Pupils:0 | Distance:0.87	☐	☐	☑	☐	☐
12 The Registry Ofsted Rating: Not Rated | Pupils:0 | Distance:0.96	☐	☐	☑	☐	☐
13 Forest Park Primary School Ofsted Rating: Good | Pupils: 470 | Distance:0.96	☐	☑	☐	☐	☐
14 Eaton Park Academy Ofsted Rating: Good | Pupils: 468 | Distance:0.98	☐	☑	☐	☐	☐
15 Excellence Girls Academy Ofsted Rating: Good | Pupils: 79 | Distance:0.99	☐	☐	☑	☐	☐
16 Merit Hospital School and Medical Pupil Referral Unit Ofsted Rating: Good | Pupils: 1 | Distance:1.04	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

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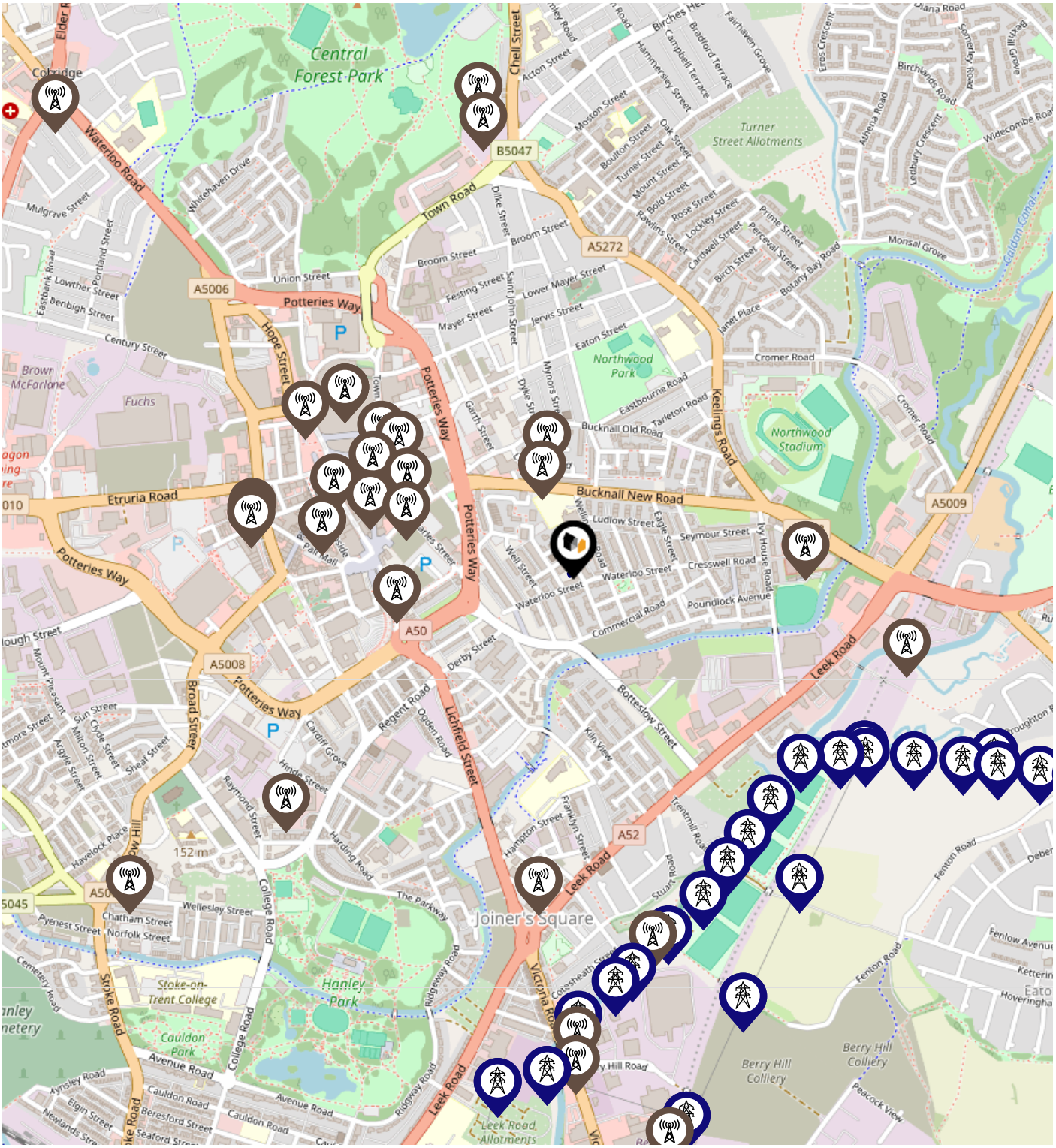

Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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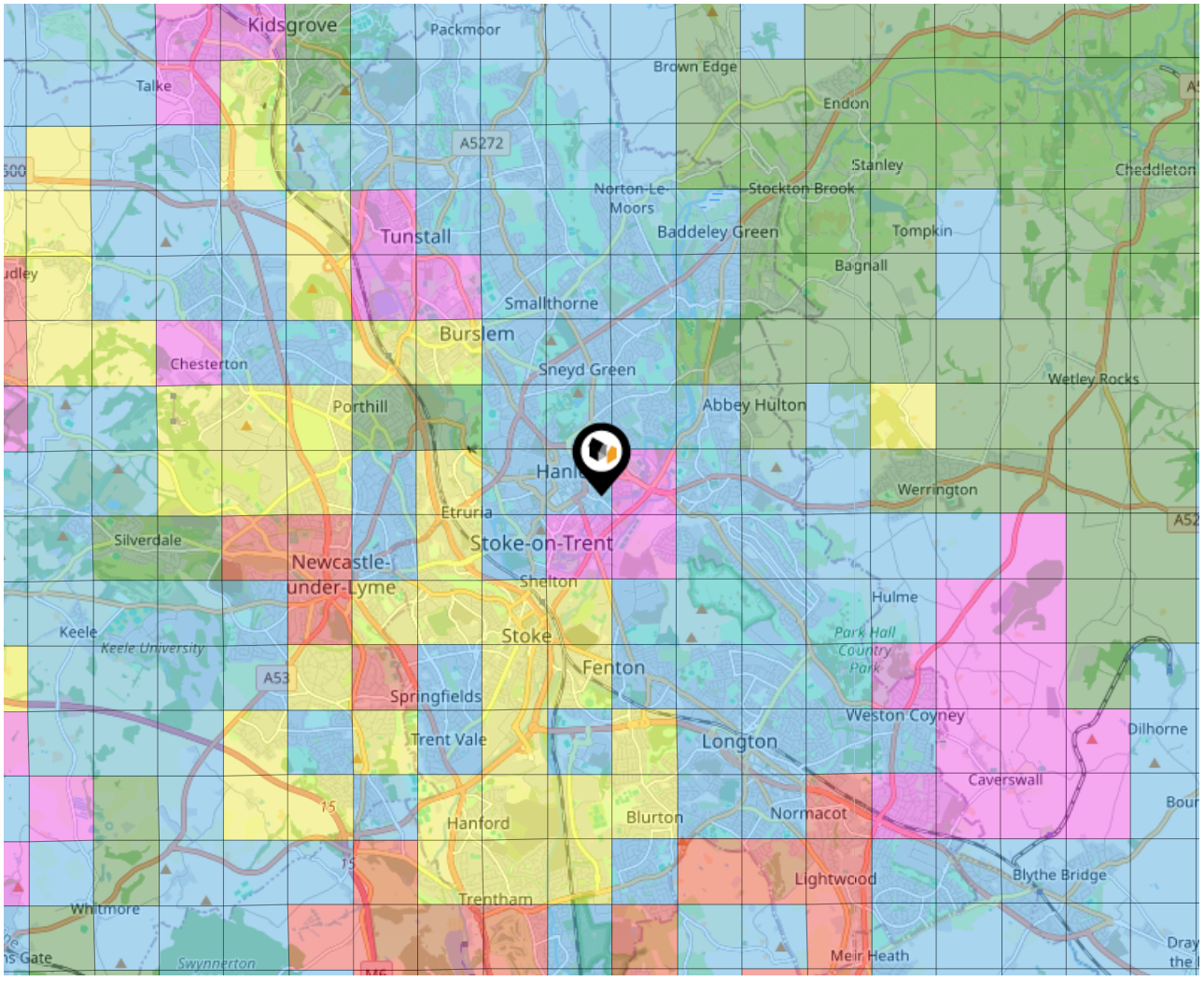
What is Radon?

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%	4-10%	10-30%	>30%

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Environment
Soils & Clay

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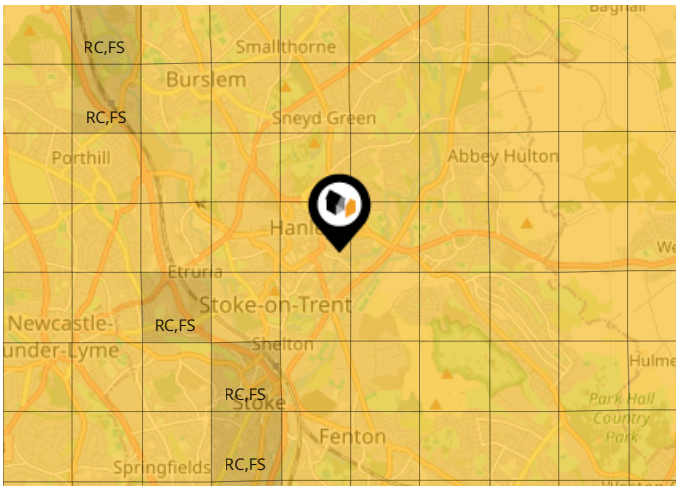
Ground Composition for this Address (Surrounding square kilometer zone around property)

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

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Area
Transport (National)

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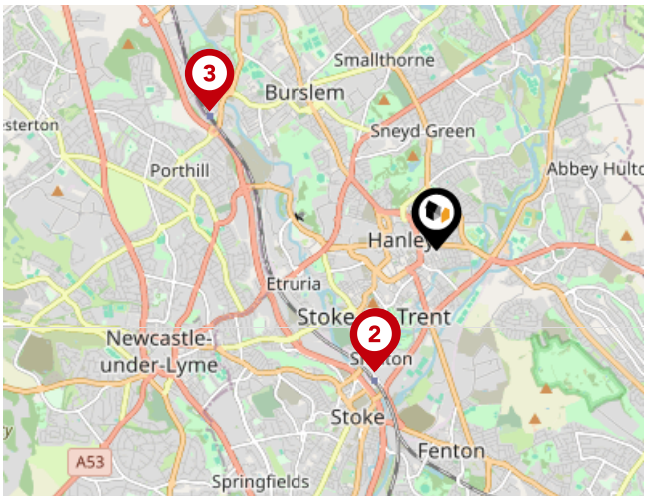
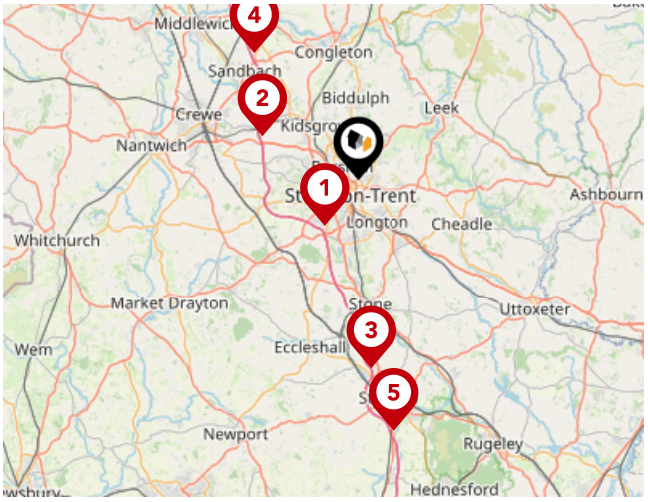


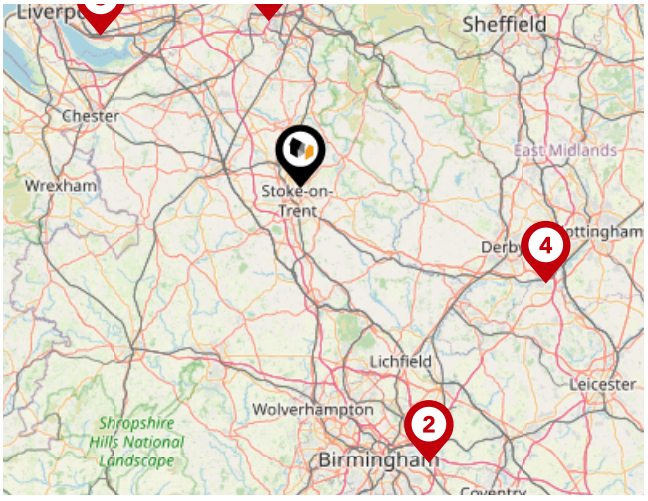
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.21 miles
2	Stoke-on-Trent Rail Station	1.23 miles
3	Platform 2	2.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	4.1 miles
2	M6 J16	7.53 miles
3	M6 J14	13.63 miles
4	M6 J17	11.62 miles
5	M6 J13	18.16 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.24 miles
2	Birmingham Airport	43.49 miles
3	Speke	35.83 miles
4	East Mids Airport	37.53 miles

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Area
Transport (Local)

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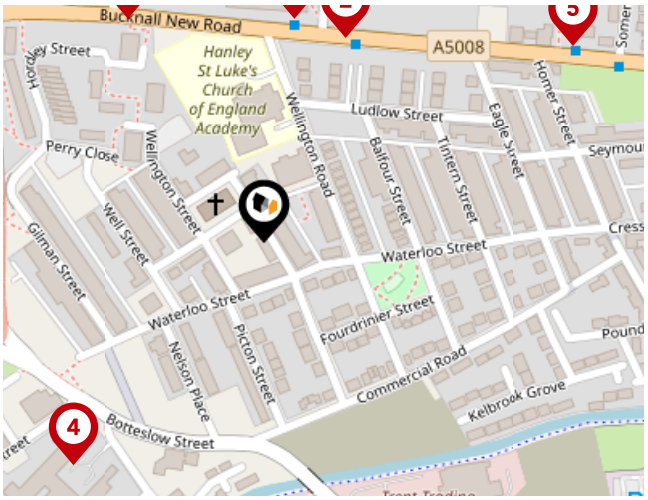
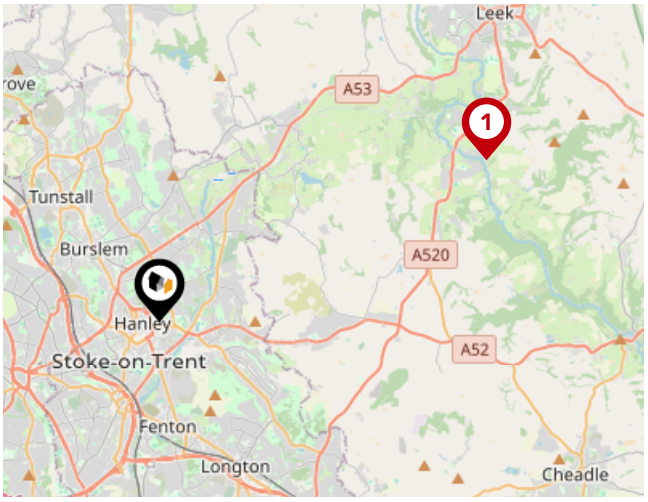


Bus Stops/Stations

Pin	Name	Distance
1	St Ann Street	0.13 miles
2	Wellington Road	0.12 miles
3	Potteries Way	0.15 miles
4	Reginald Mitchell Court	0.16 miles
5	Somerset Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.51 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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