

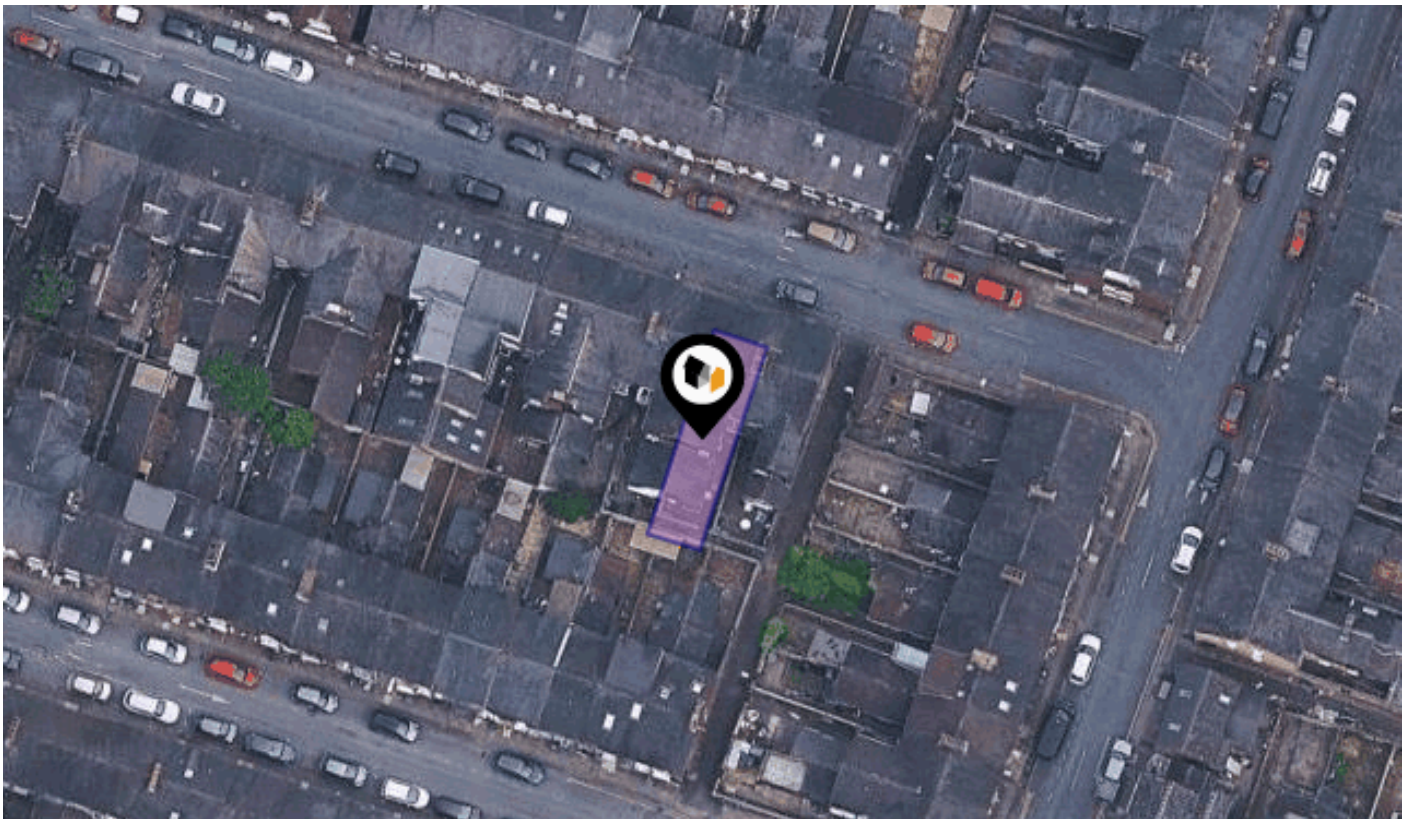


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 09<sup>th</sup> September 2025**



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

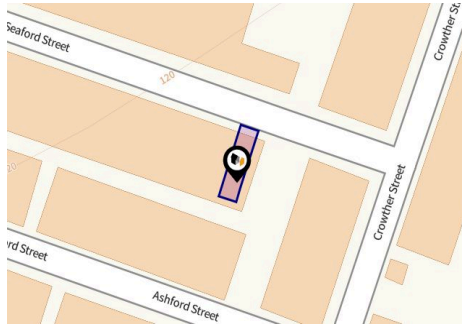
**butters john bee**

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:	5		
Floor Area:	1,087 ft <sup>2</sup> / 101 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF85774		

## Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	80 mb/s	- mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

# Planning History

## This Address

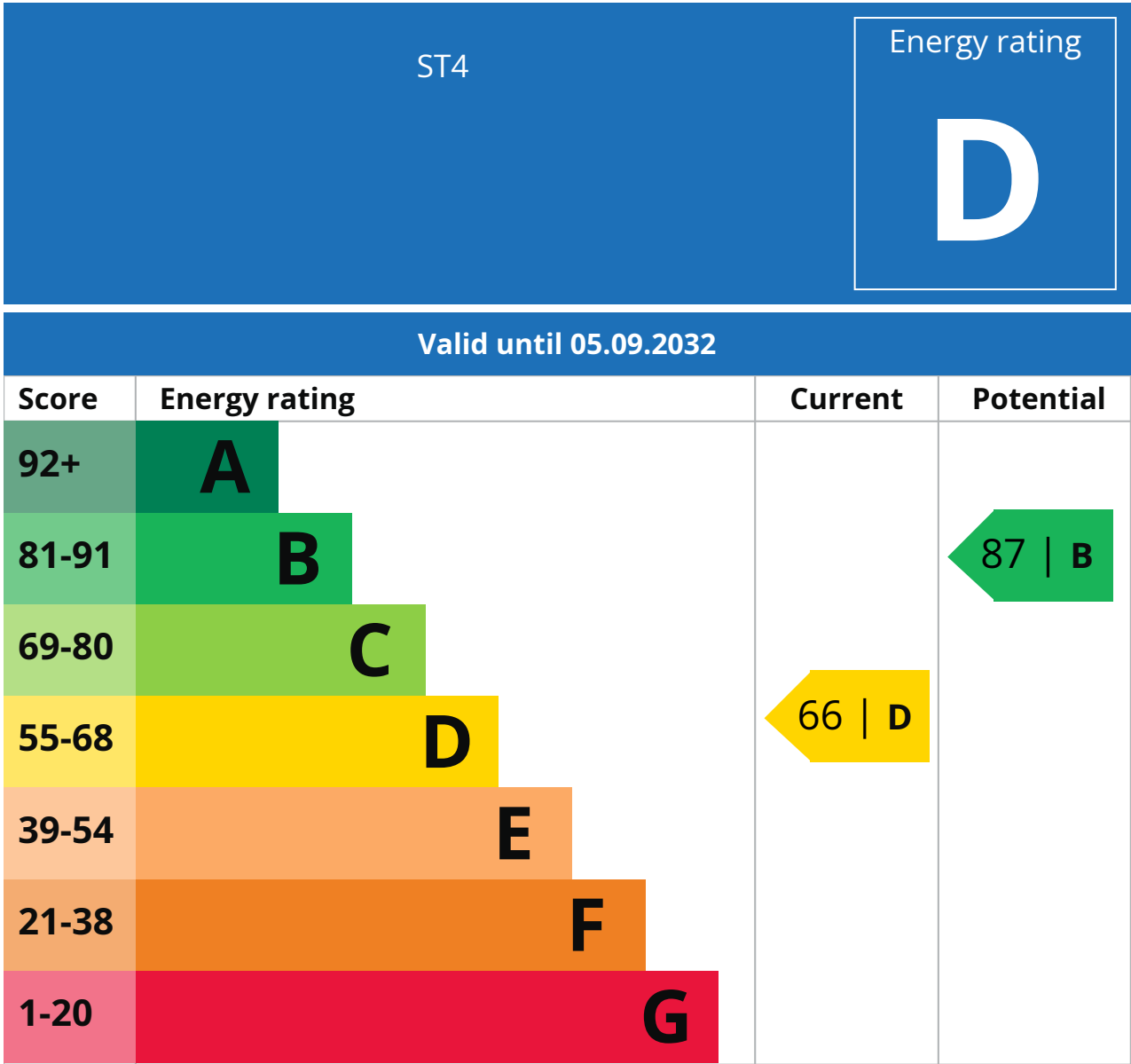
Planning records for: **Seaford Street, Stoke-on-trent, ST4**

Reference - 67416/FUL	
Decision:	Decided
Date:	22nd November 2022
Description:	Change of use to large HMO (Sui Generis) and loft conversion to contain a rear facing dormer

Reference - 69148/FUL	
Decision:	Decided
Date:	03rd May 2023
Description:	Loft conversion to contain roof lights and a rear facing dormer

# Property

## EPC - Certificate



### Additional EPC Data

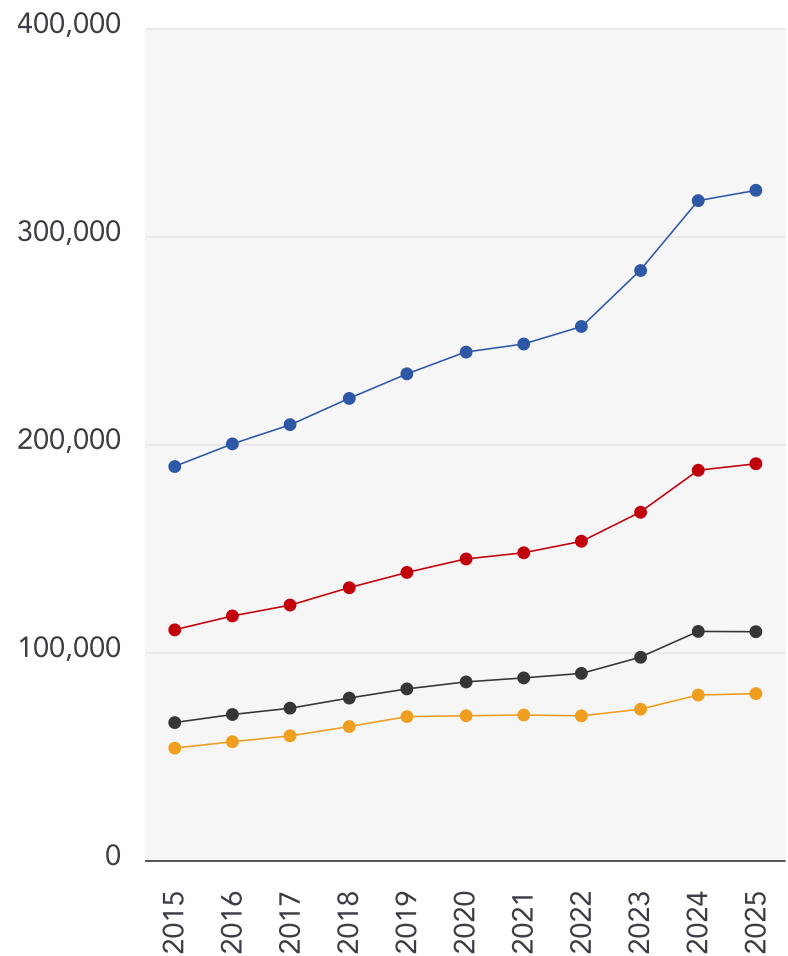
---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<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>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	101 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

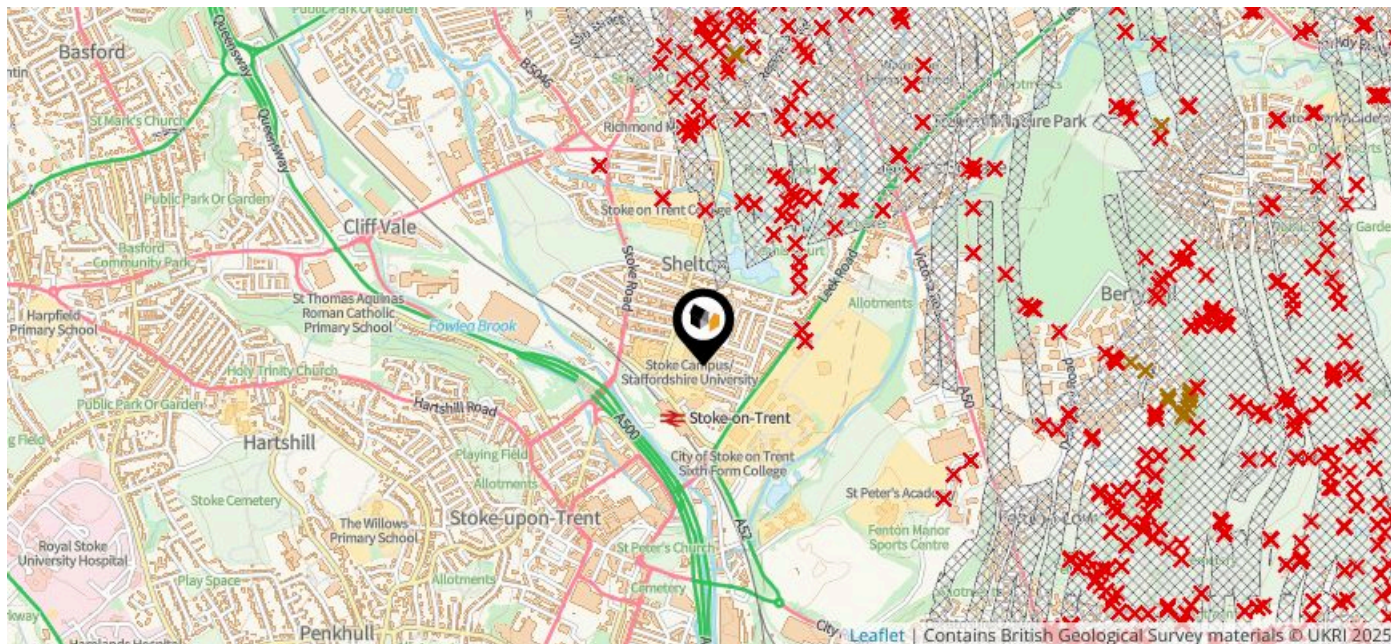
**+66.07%**

Flat

**+48.62%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

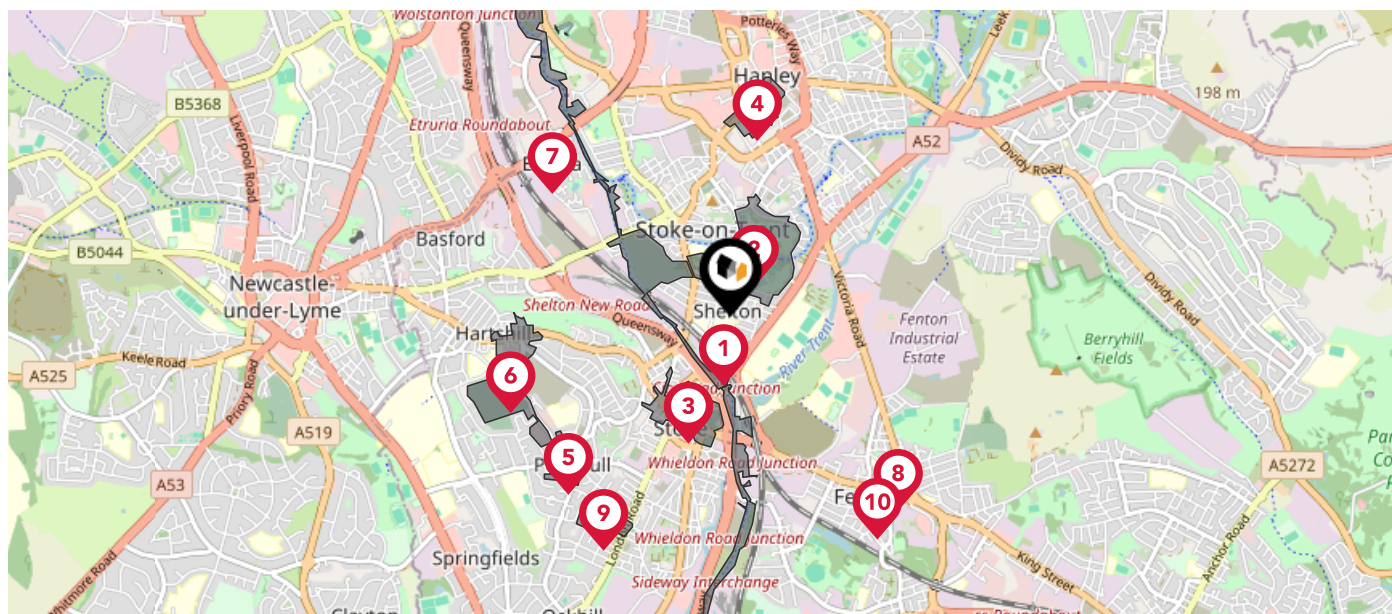
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

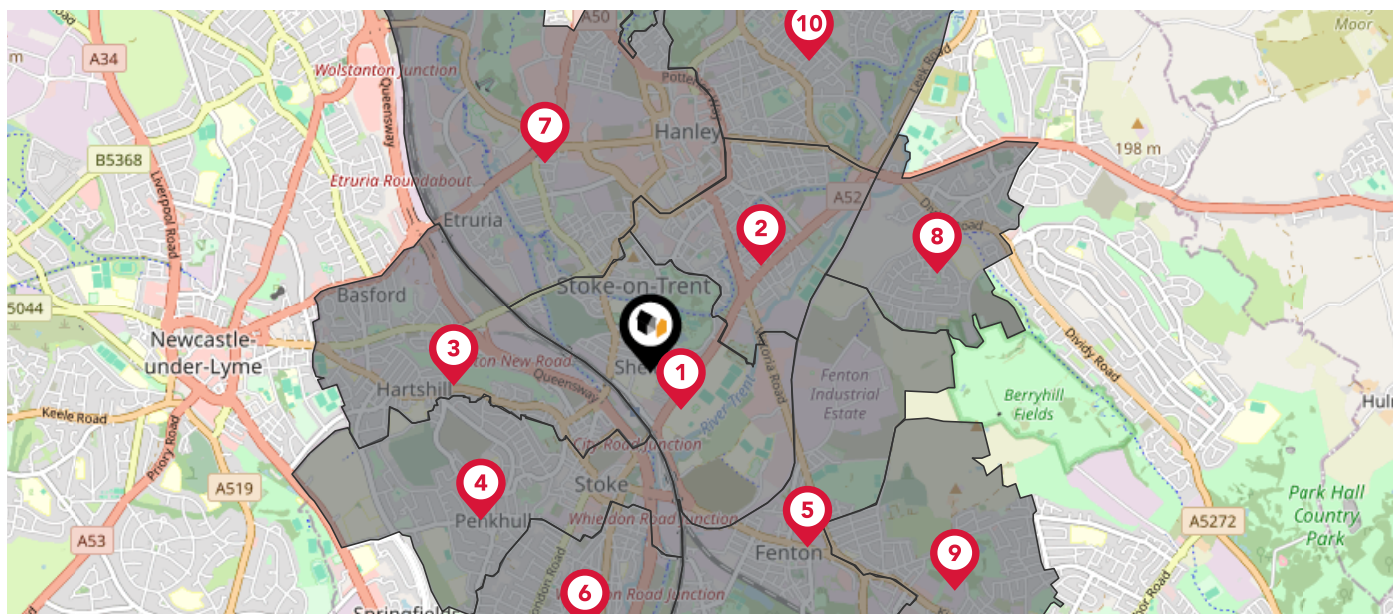
- 1 Winton Square
- 2 Hanley Park
- 3 Stoke Town Centre
- 4 City Centre
- 5 Penkhull Village
- 6 Hartshill
- 7 Trent and Mersey Canal
- 8 Victoria Road
- 9 The Villas
- 10 Albert Square













# 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



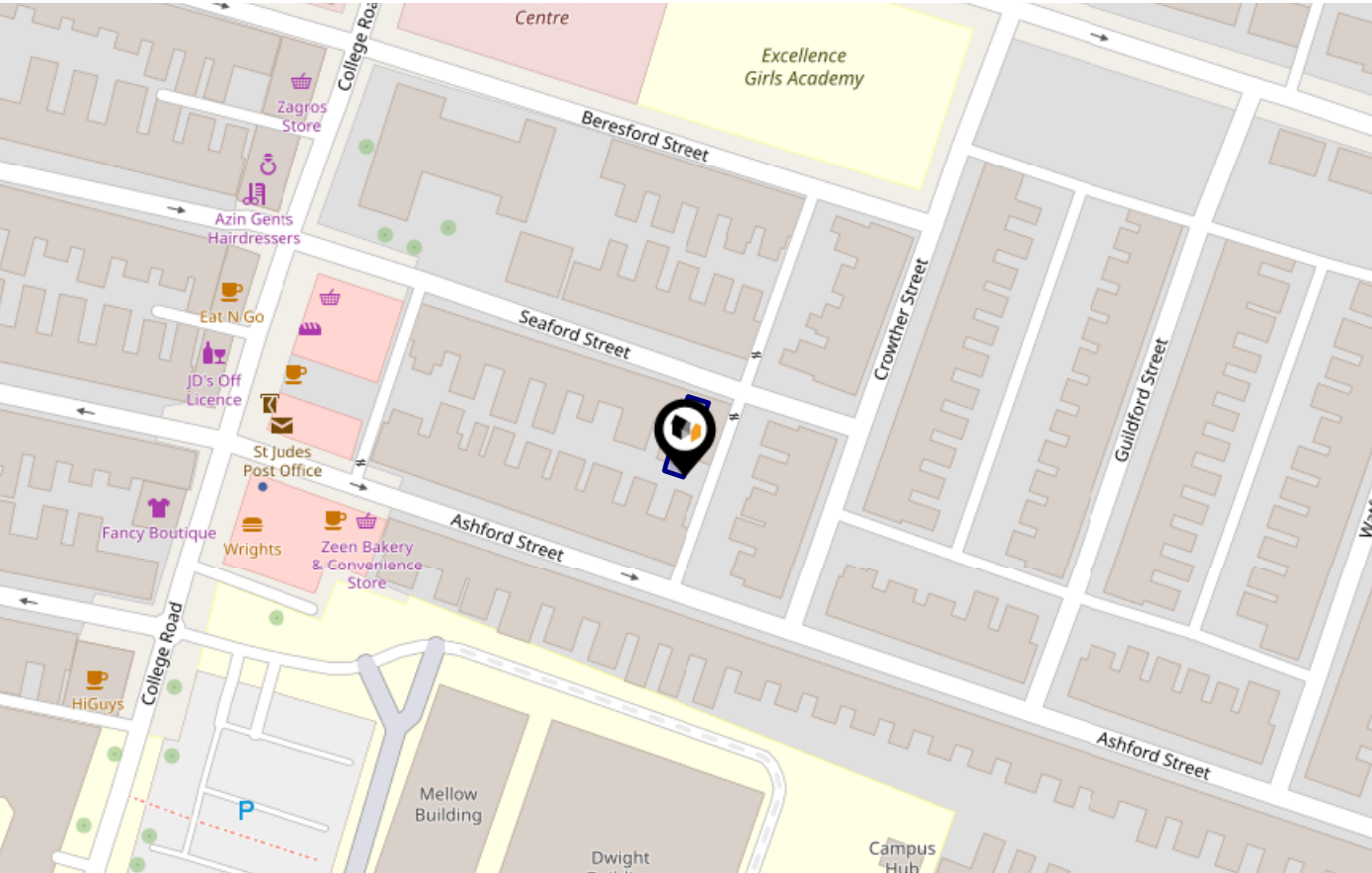
### Nearby Council Wards

-  1 Hanley Park and Shelton Ward
-  2 Joiner's Square Ward
-  3 Hartshill and Basford Ward
-  4 Penkhull and Stoke Ward
-  5 Fenton West and Mount Pleasant Ward
-  6 Boothens and Oak Hill Ward
-  7 Etruria and Hanley Ward
-  8 Eaton Park Ward
-  9 Fenton East Ward
-  10 Birches Head and Central Forest Park 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.

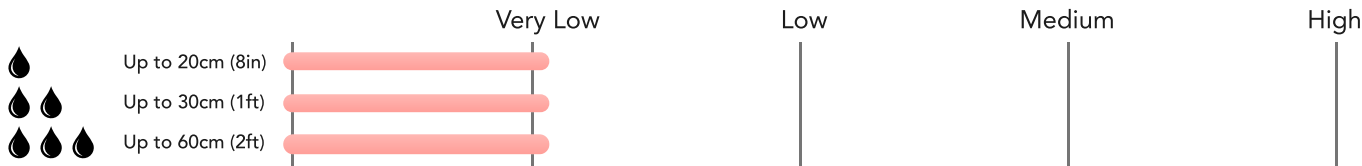


Risk Rating: Very low

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.

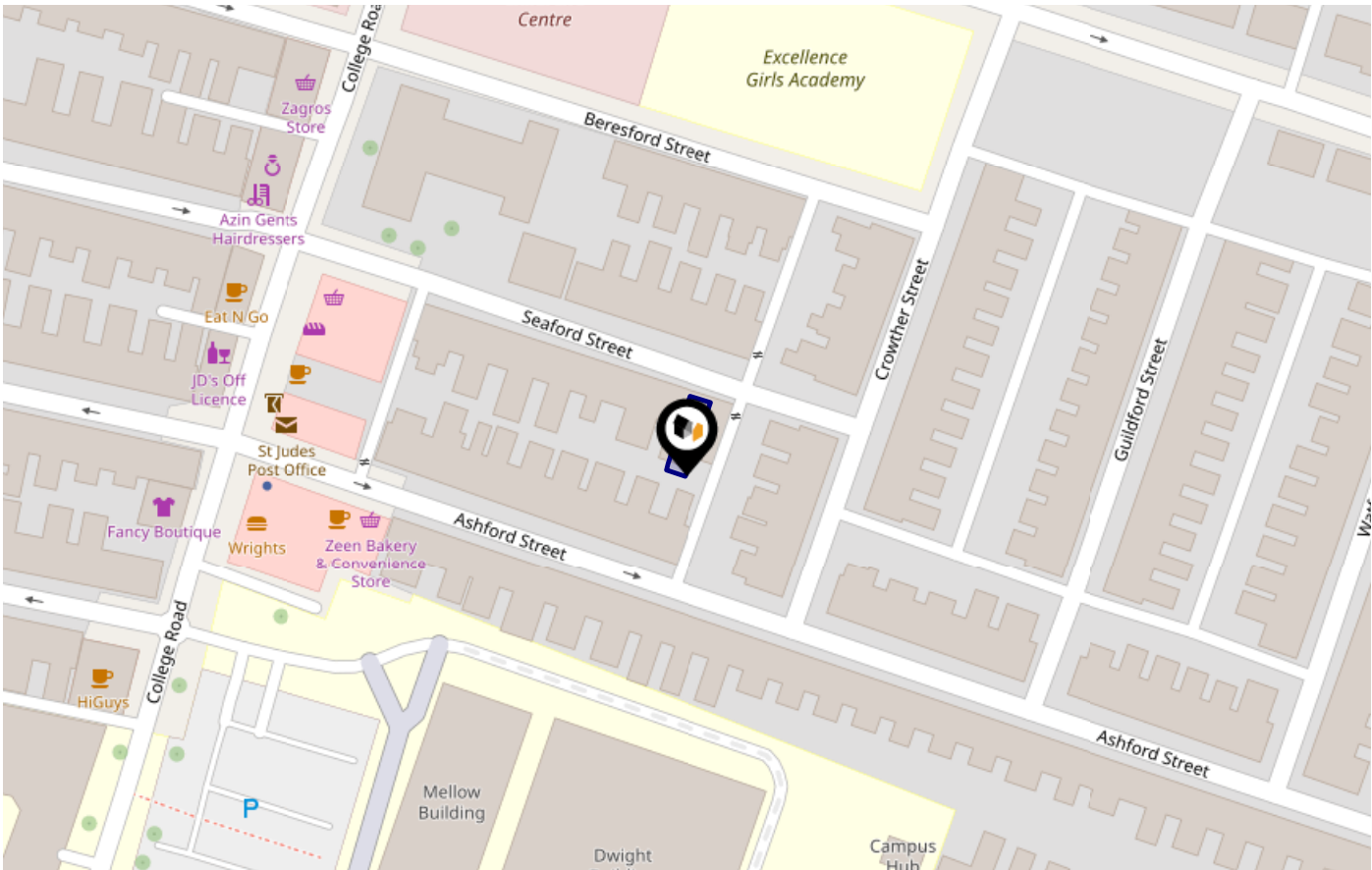
Chance of flooding to the following depths at this property:



# 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.

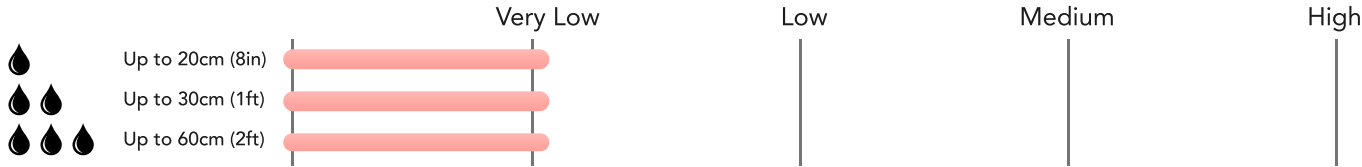


**Risk Rating:** Very low

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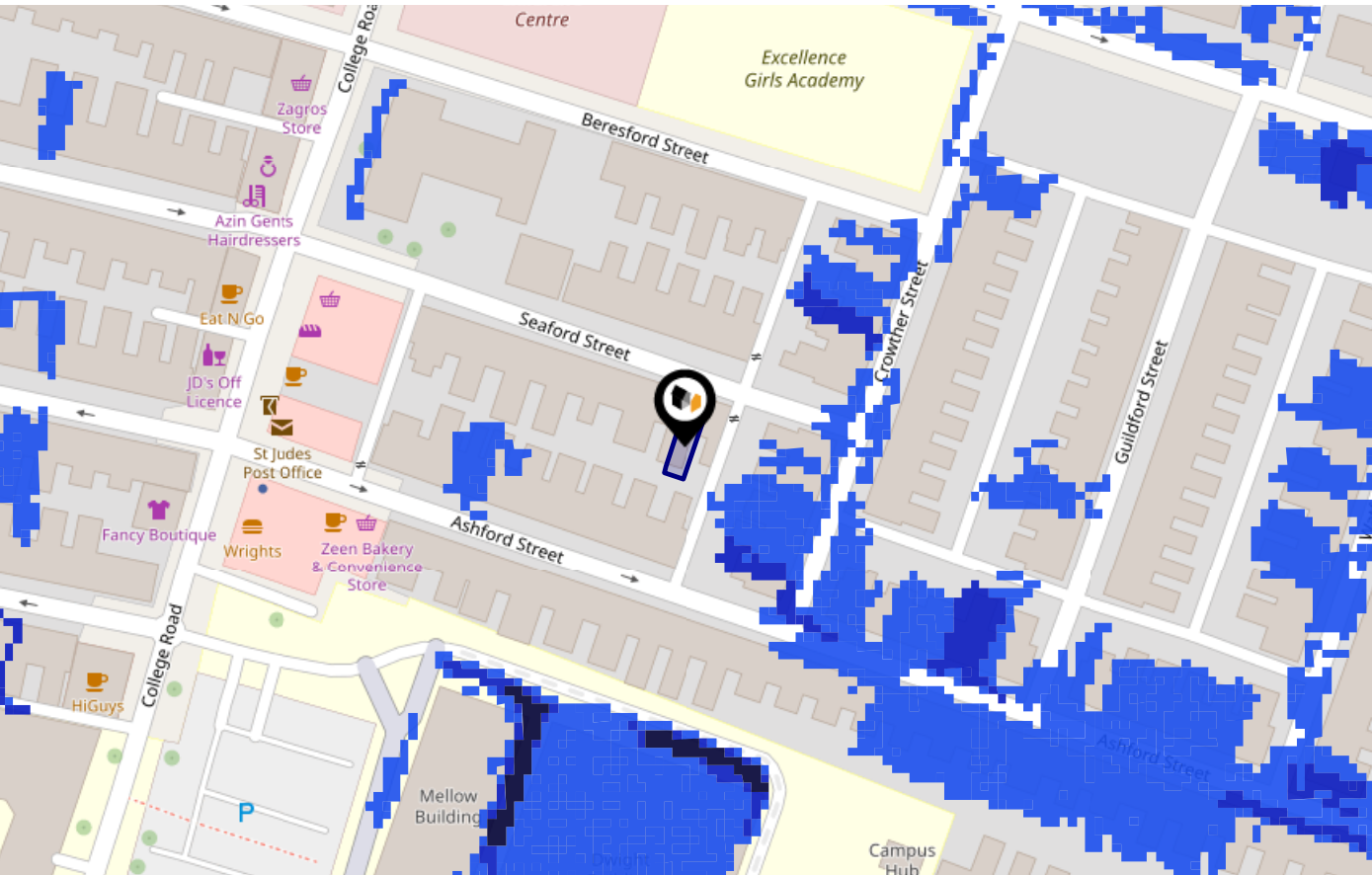
Chance of flooding to the following depths at this property:



# 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:

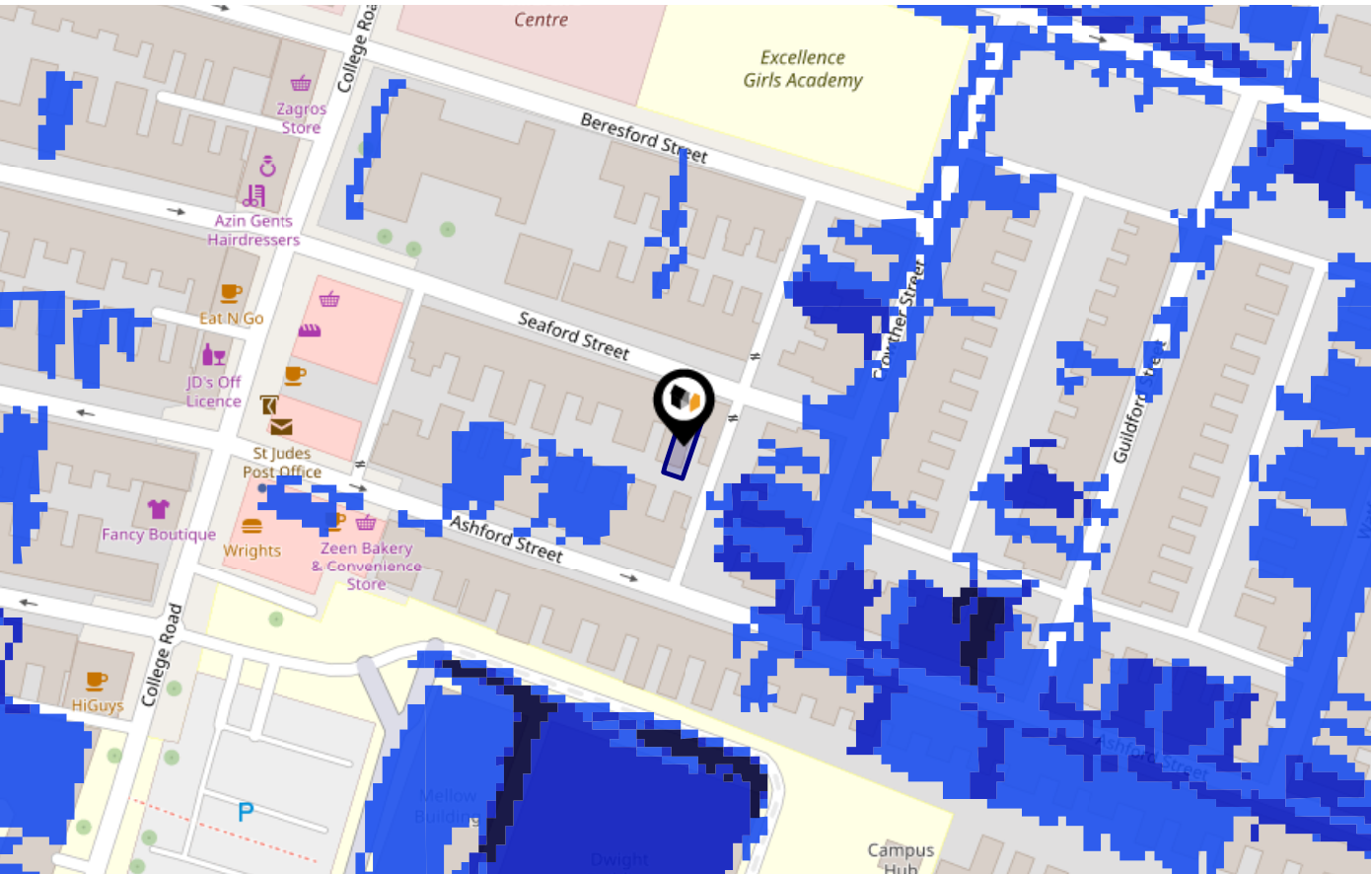




# Flood Risk

## 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.

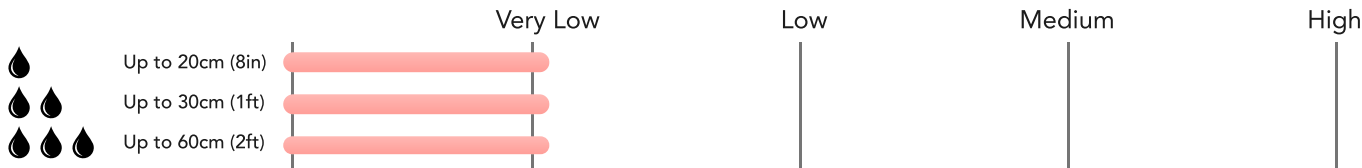


Risk Rating: Very low

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.

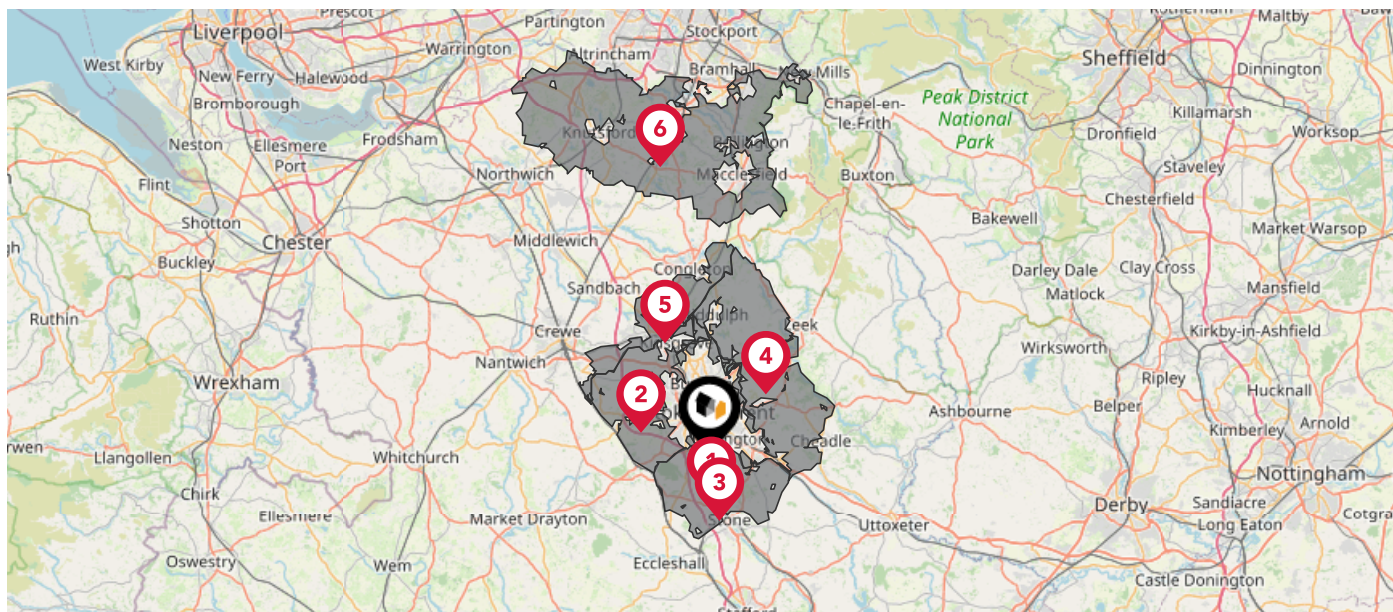
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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 - Newcastle-under-Lyme



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Cheshire East

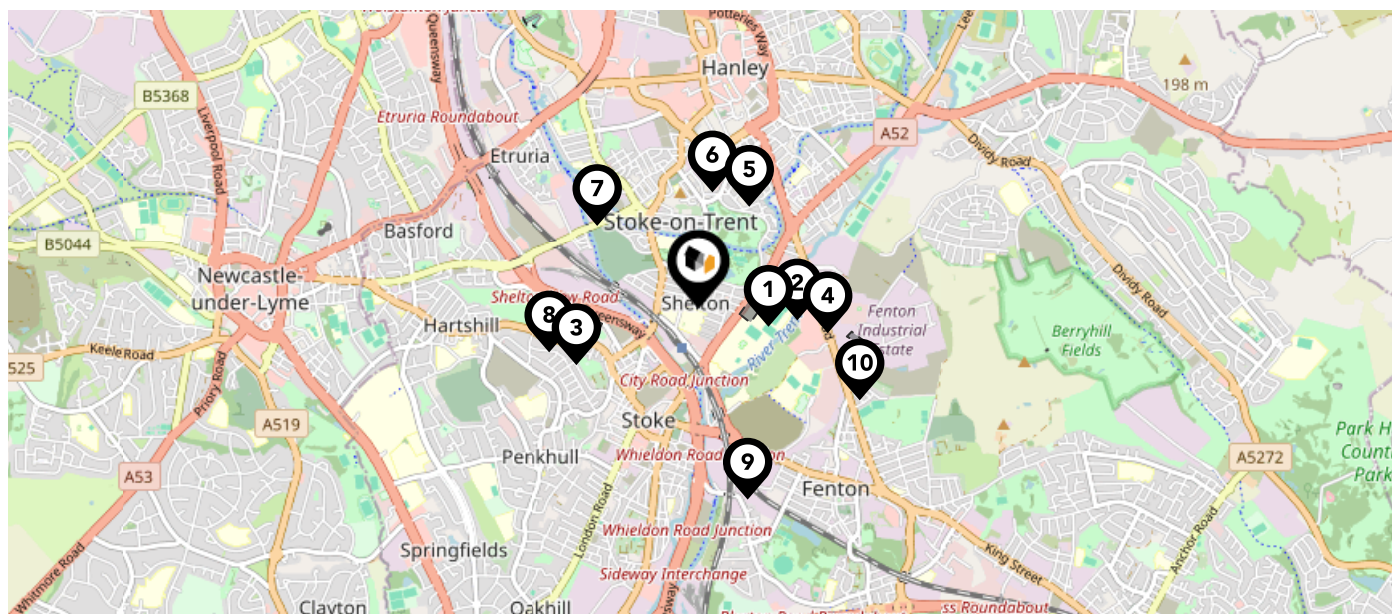


Merseyside and Greater Manchester Green Belt - Cheshire East

# 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

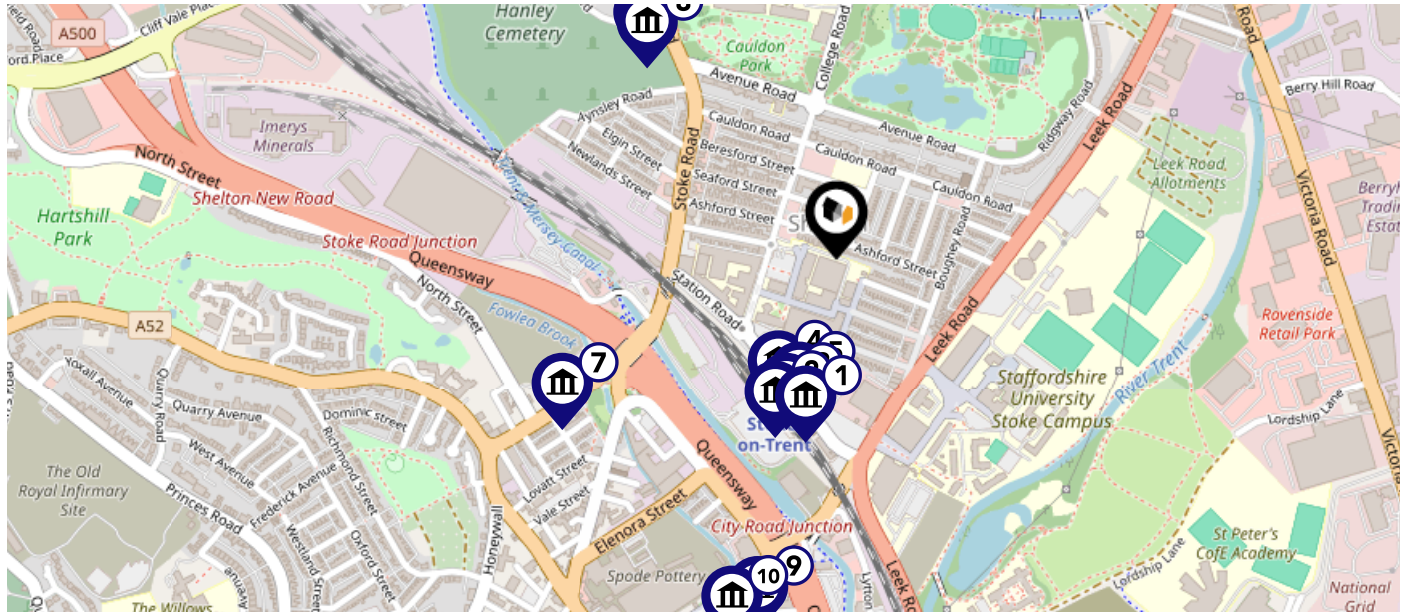
<b>1</b>	Old/Disused Sewage Works Leek Road-Leek Road, Shelton, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Hanley Water Pollution Control Works-Stoke-on-Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Tolkien Way-Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Copestick and Farrell Limited-Victoria Wood, Fenton, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Behind/Rear Of Law Courts-Sage Close, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	North West Off Regent Road-Hinde Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Former Gas Holder-Lower Bedford Street, Etruria Locks, Stoke on Trent	Historic Landfill	<input type="checkbox"/>
<b>8</b>	St Dominics Car Park-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Rear of Factories-Fenton, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	J. Hewitt and Son Fenton Limited-Victoria Road, Fenton, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>






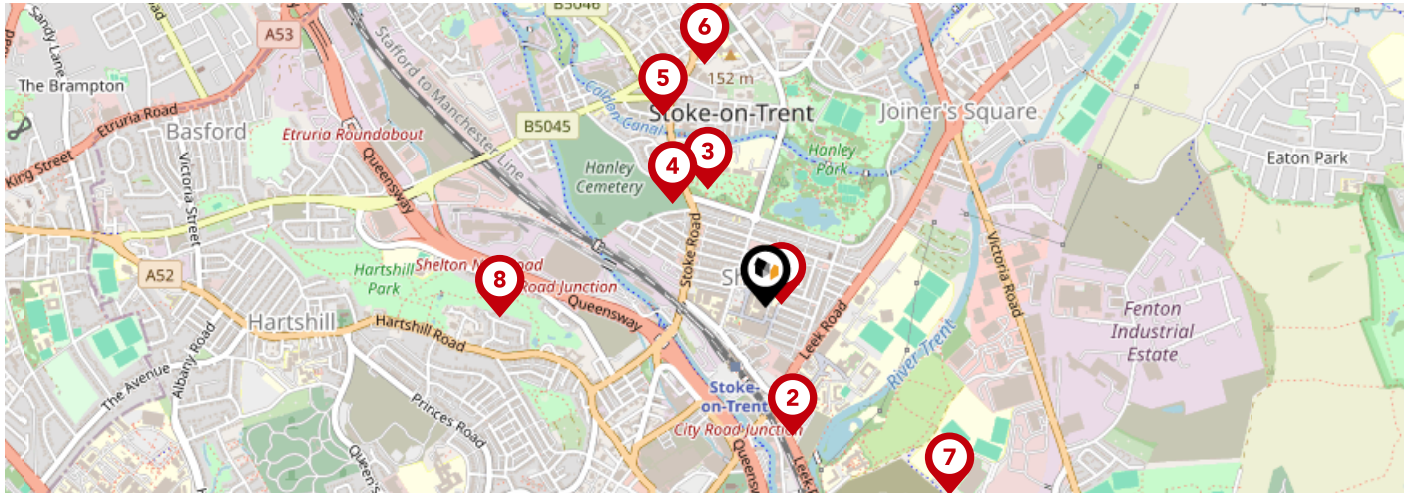
# Maps

## Listed Buildings

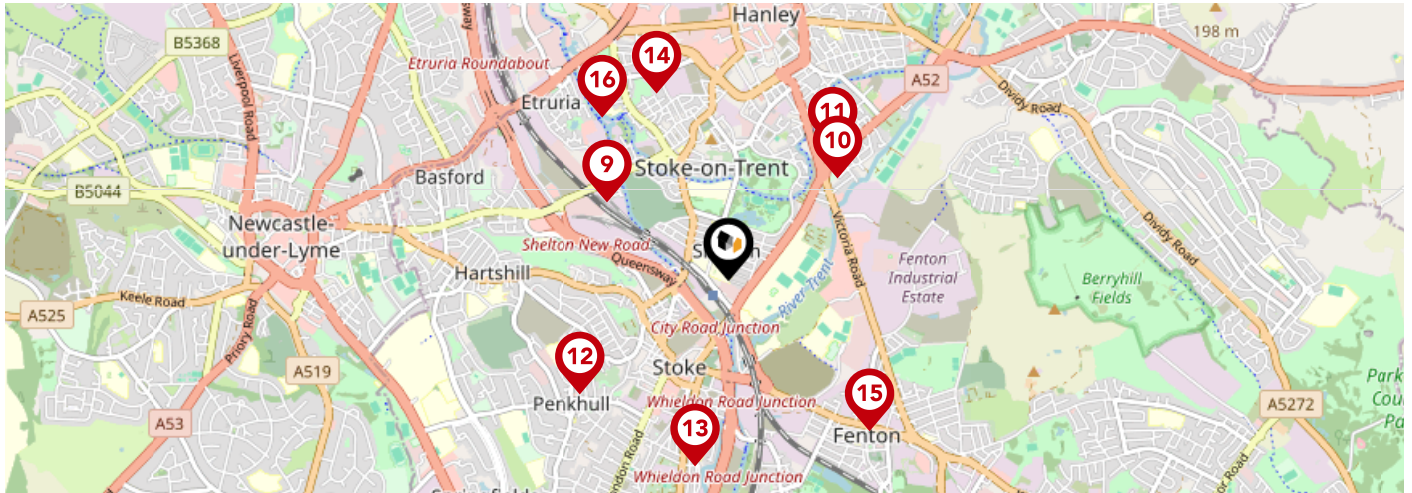
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1297920 - 4, 5 And 6, Winton Square	Grade II	0.2 miles
	1210928 - Stoke On Trent Station	Grade II	0.2 miles
	1195879 - Statue Of Josiah Wedgwood In Centre Of Square	Grade II	0.2 miles
	1210916 - 1,2 And 3, Winton Square	Grade II	0.2 miles
	1290251 - North Stafford Hotel	Grade II	0.2 miles
	1290460 - Cemetery Lodge (north)	Grade II	0.3 miles
	1221093 - Former Minton Hollins Tile Works	Grade II	0.3 miles
	1195844 - Cemetery Lodge (south)	Grade II	0.3 miles
	1220352 - The Glebe Hotel	Grade II	0.4 miles
	1297959 - Jubilee Hall Kings Hall Town Hall	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Excellence Girls Academy</b> Ofsted Rating: Good   Pupils: 79   Distance:0.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>City of Stoke-On-Trent Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stoke-on-Trent College</b> Ofsted Rating: Good   Pupils:0   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Registry</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Snowhill School</b> Ofsted Rating: Good   Pupils: 35   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mark's CofE Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Peter's CofE Academy</b> 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>8</b>	<b>St Thomas Aquinas Catholic Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

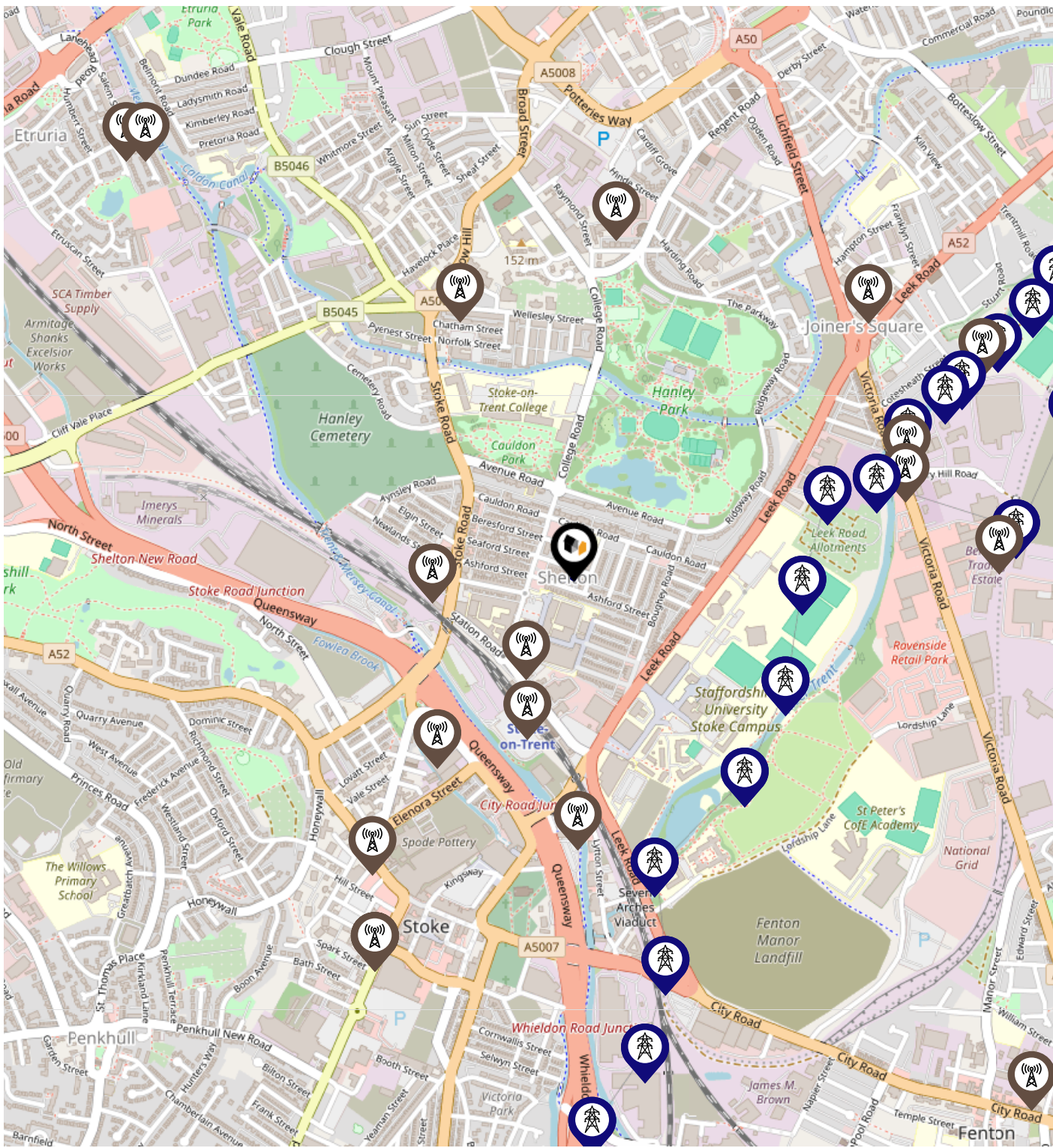


		Nursery	Primary	Secondary	College	Private
	<b>Regent College</b> Ofsted Rating: Good   Pupils:0   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Want2Achieve The Academy</b> Ofsted Rating: Inadequate   Pupils: 10   Distance:0.67	<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:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Willows Primary School</b> Ofsted Rating: Good   Pupils: 687   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoke Minster CofE Primary Academy</b> Ofsted Rating: Special Measures   Pupils: 403   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Phoenix Independent School</b> Ofsted Rating: Requires improvement   Pupils: 23   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ Church CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 227   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Etruscan Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



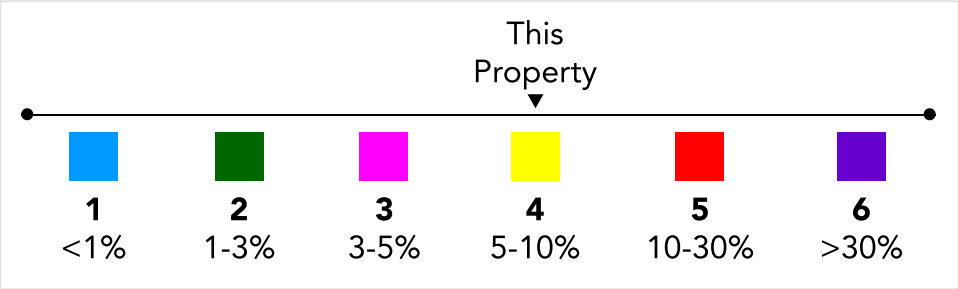
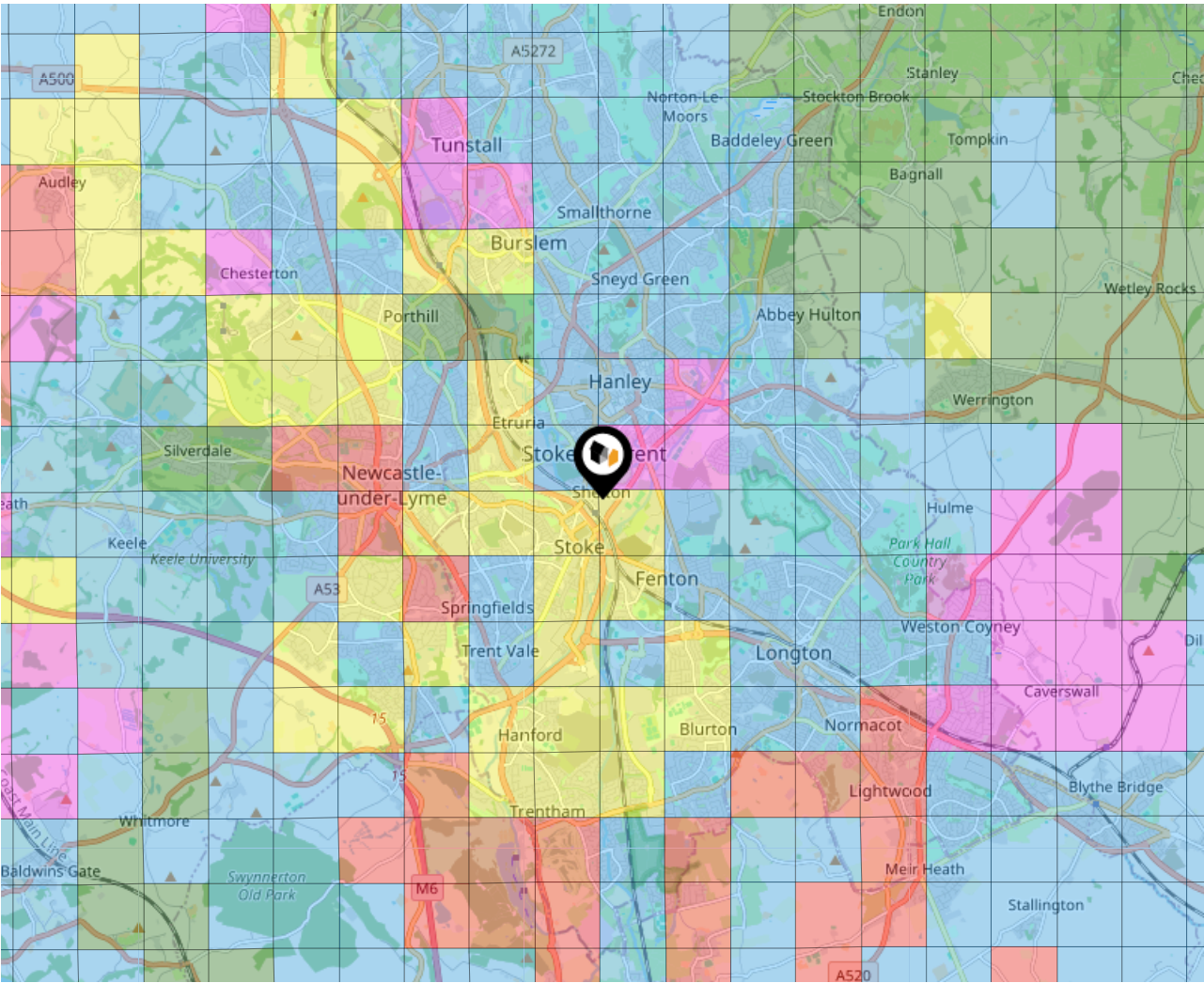
### Key:

-  Power Pylons
-  Communication Masts



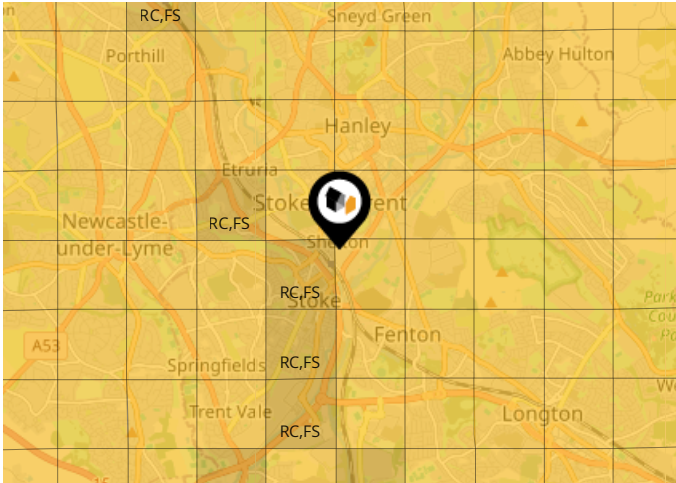
### What is Radon?

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/m3).



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		

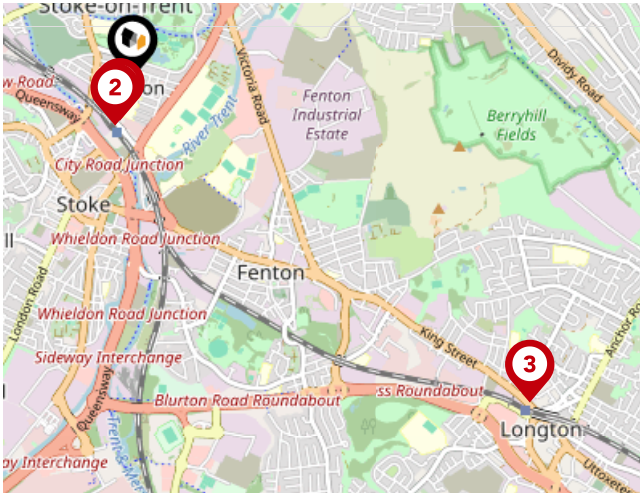


Primary Classifications (Most Common Clay Types)

<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

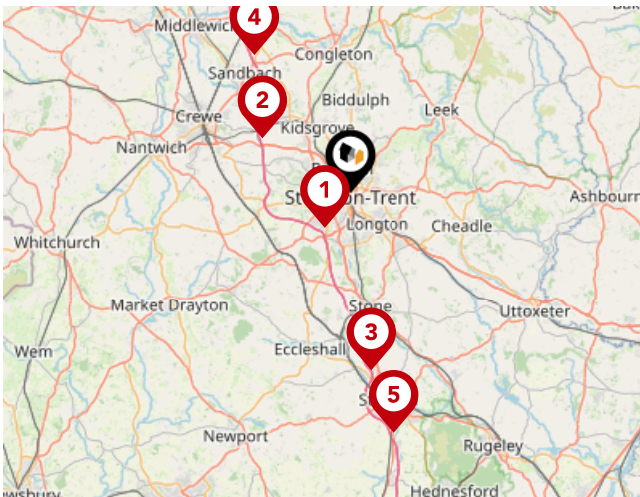
# Area

## Transport (National)



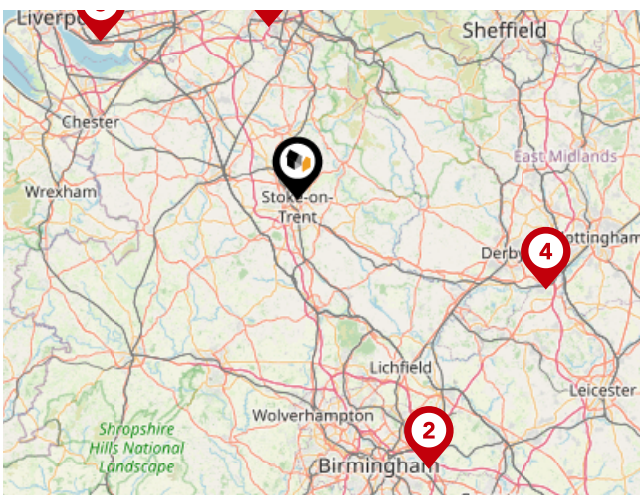
### National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	0.2 miles
2	Stoke-on-Trent Rail Station	0.22 miles
3	Platform 1	2.29 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	3.1 miles
2	M6 J16	7.51 miles
3	M6 J14	12.8 miles
4	M6 J17	12.02 miles
5	M6 J13	17.37 miles



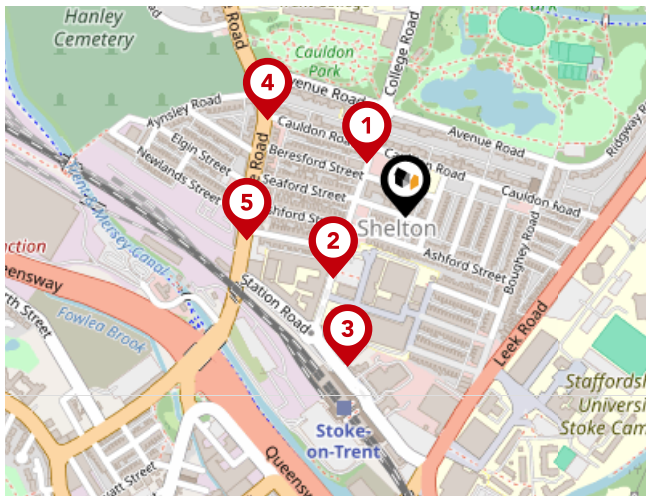
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	25.02 miles
2	Birmingham Airport	42.91 miles
3	Speke	36 miles
4	East Mids Airport	37.68 miles



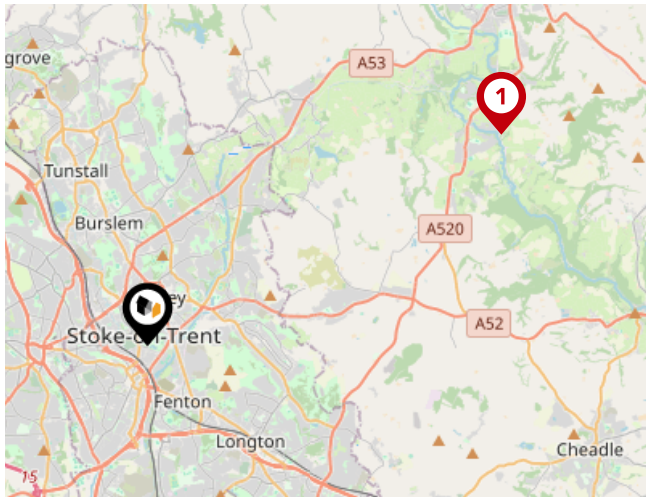
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Seaford Street	0.07 miles
2	Film Theatre	0.11 miles
3	Stoke-on-Trent Railway Station	0.18 miles
4	Cauldon Road	0.19 miles
5	Station Road end	0.18 miles



### Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.37 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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butters john bee<sup>bjb</sup>

#### butters john bee

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Staffordshire, ST1 1NP

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Valuation Office  
Agency

