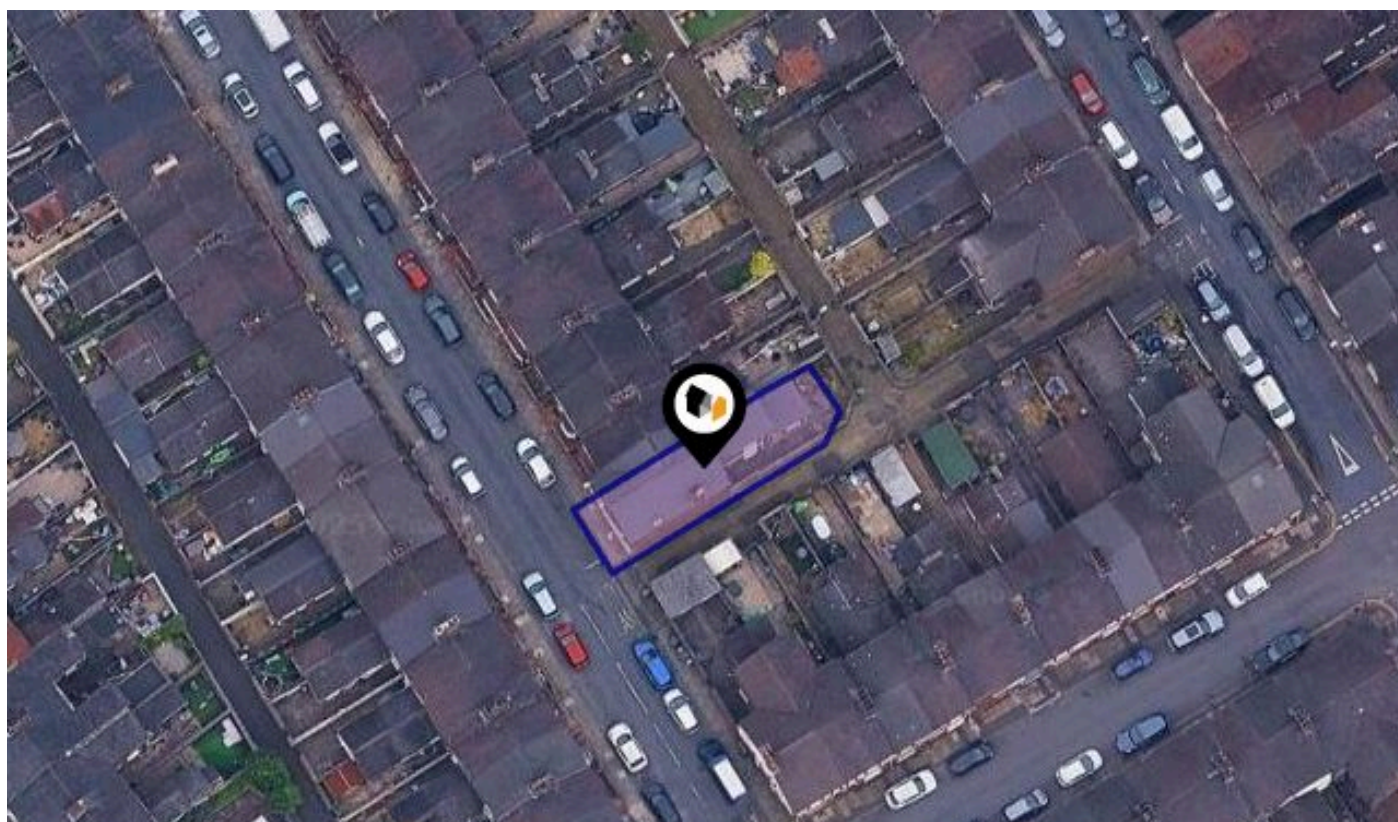




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Friday 09<sup>th</sup> January 2026**



**CAMPBELL TERRACE, STOKE-ON-TRENT, ST1**

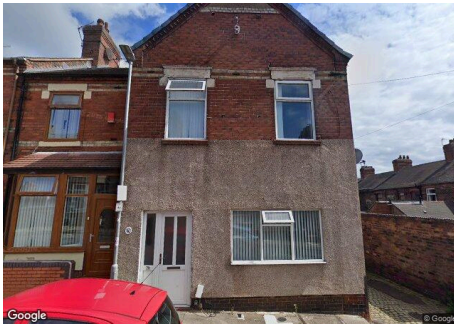
**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com















www.buttersjohnbee.com



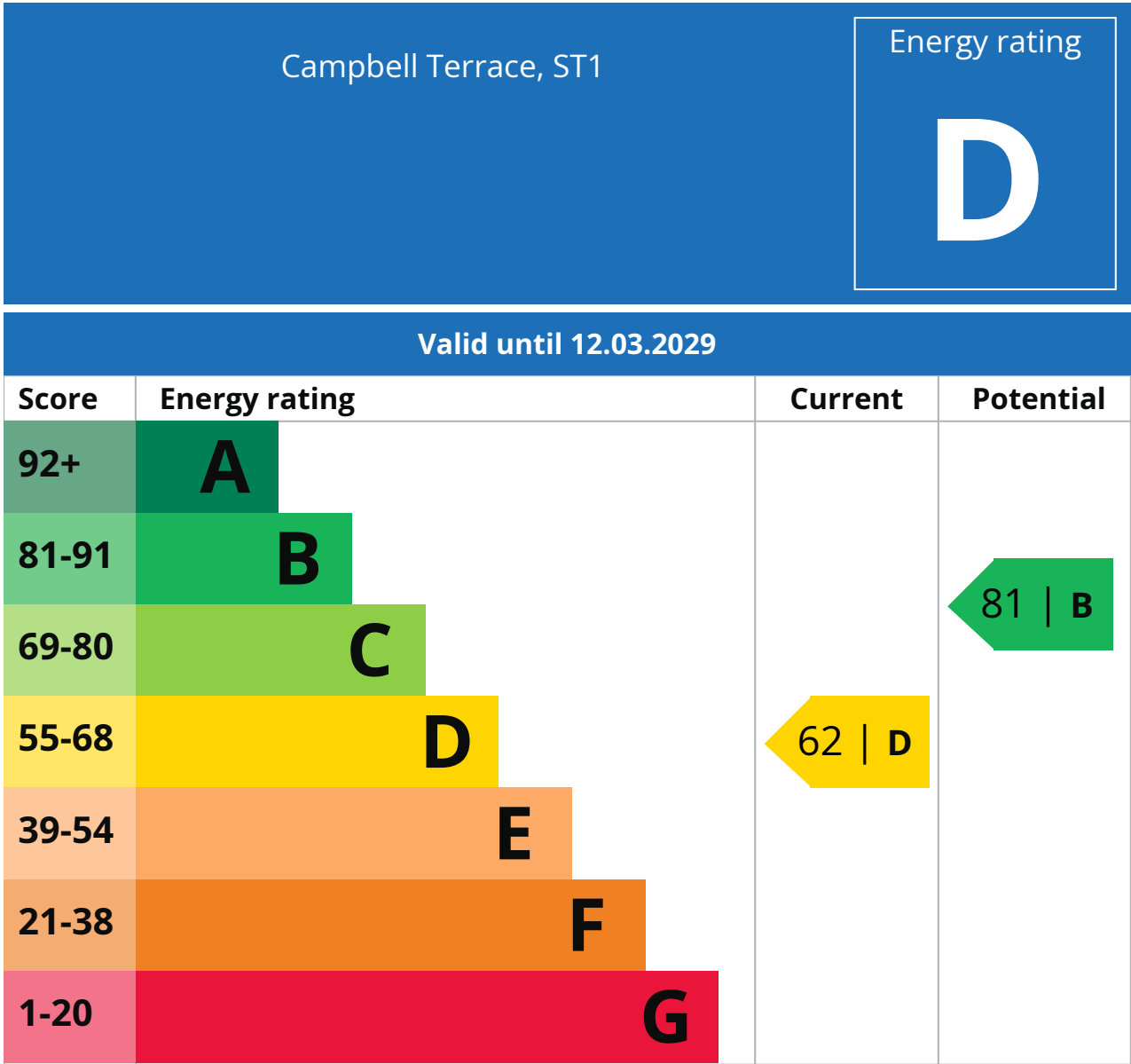
## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,625 ft <sup>2</sup> / 151 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF52188		

## Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	12 mb/s	80 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Property  
**EPC - Certificate**



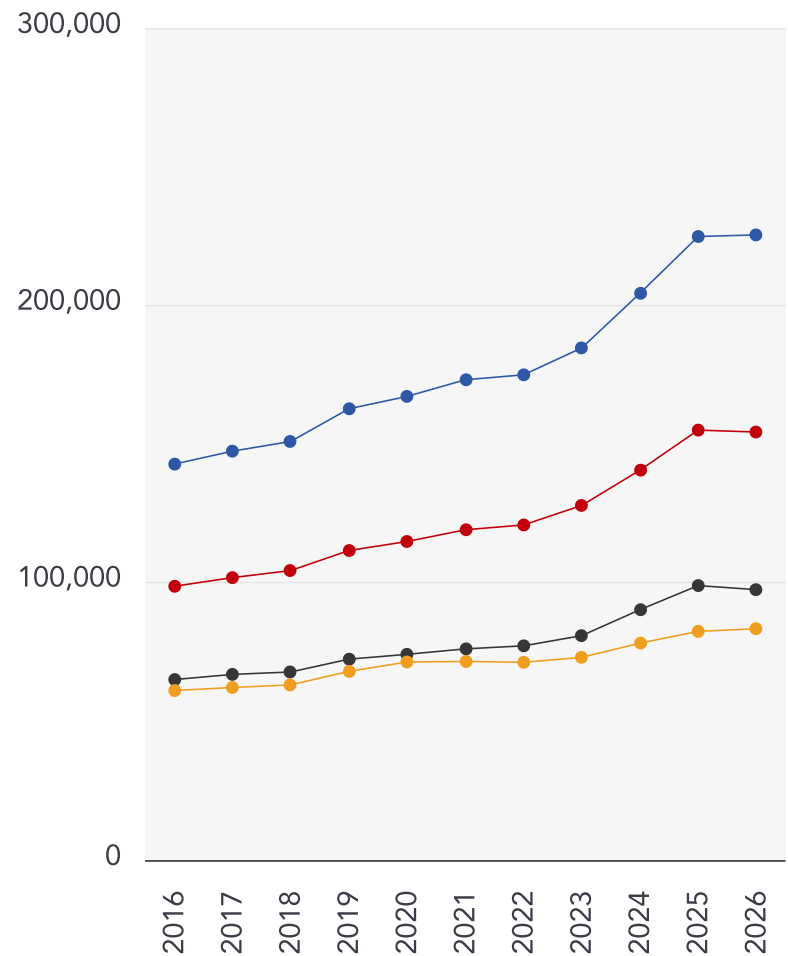
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<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, unknown install date
<b>Previous Extension:</b>	0
<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, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<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 94% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	151 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+57.87%**

Semi-Detached

**+56.32%**

Terraced

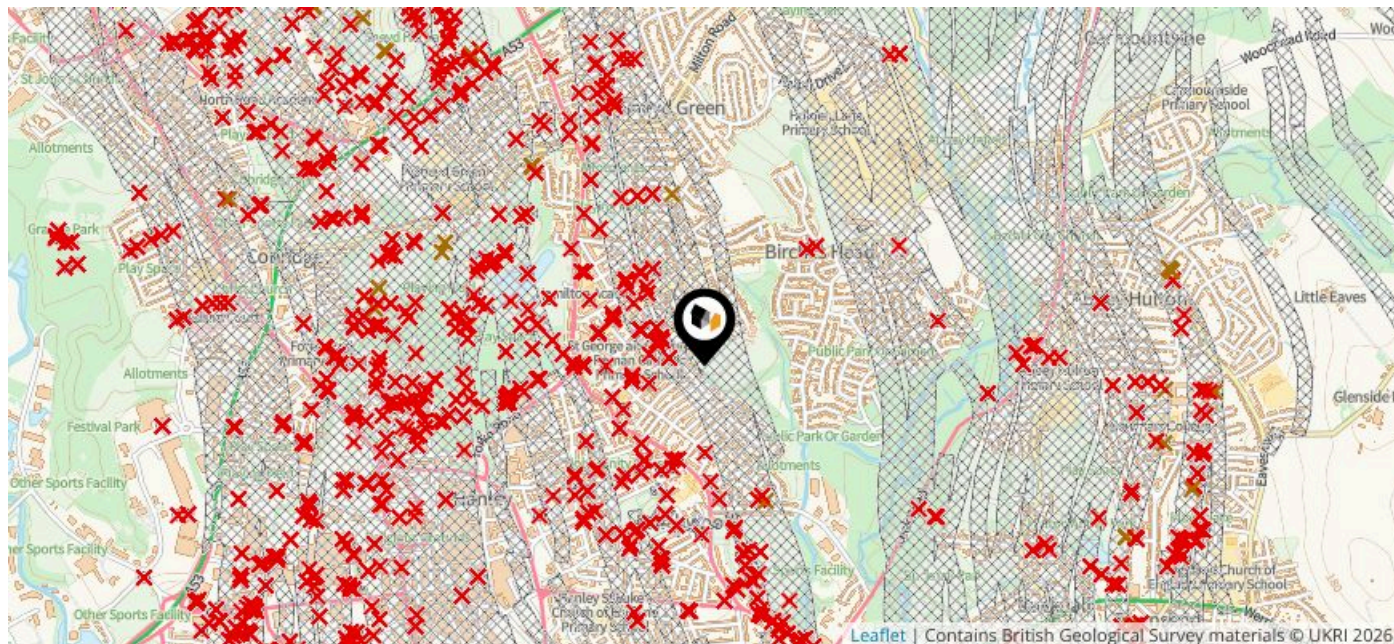
**+49.77%**

Flat

**+36.46%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

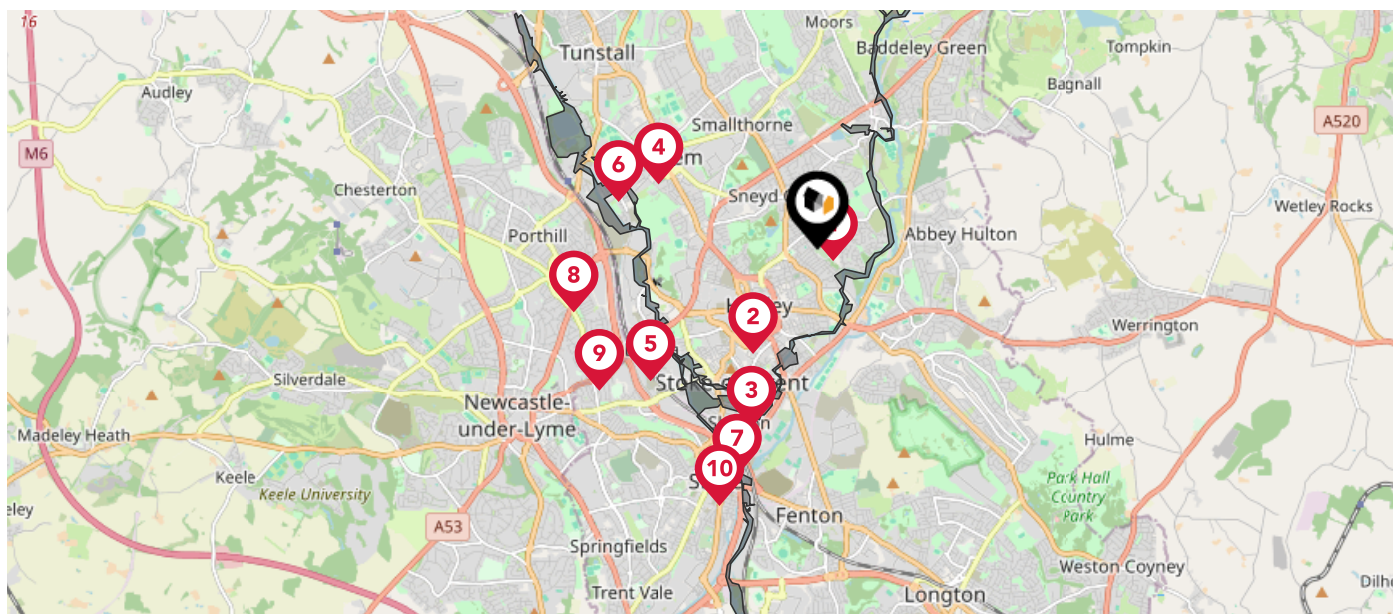
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

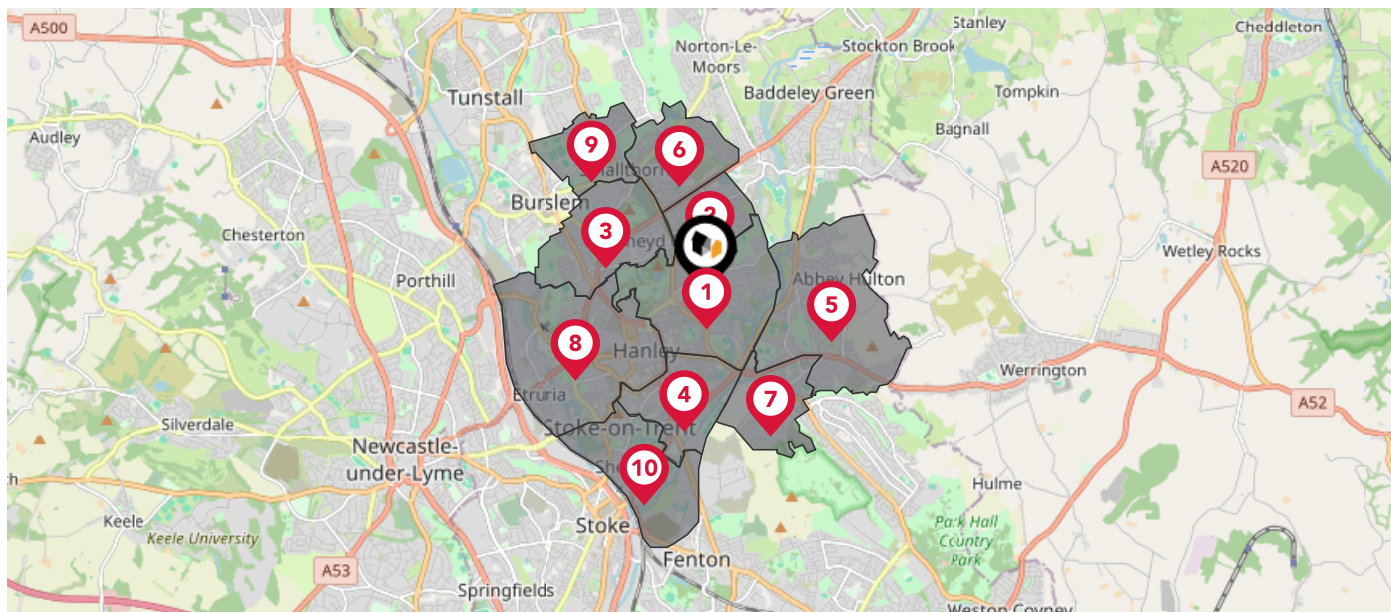
- 1 Caldon Canal
- 2 City Centre
- 3 Hanley Park
- 4 Burslem Town Centre
- 5 Trent and Mersey Canal
- 6 Newcastle Street
- 7 Winton Square
- 8 Wolstanton
- 9 Basford
- 10 Stoke Town Centre













# 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

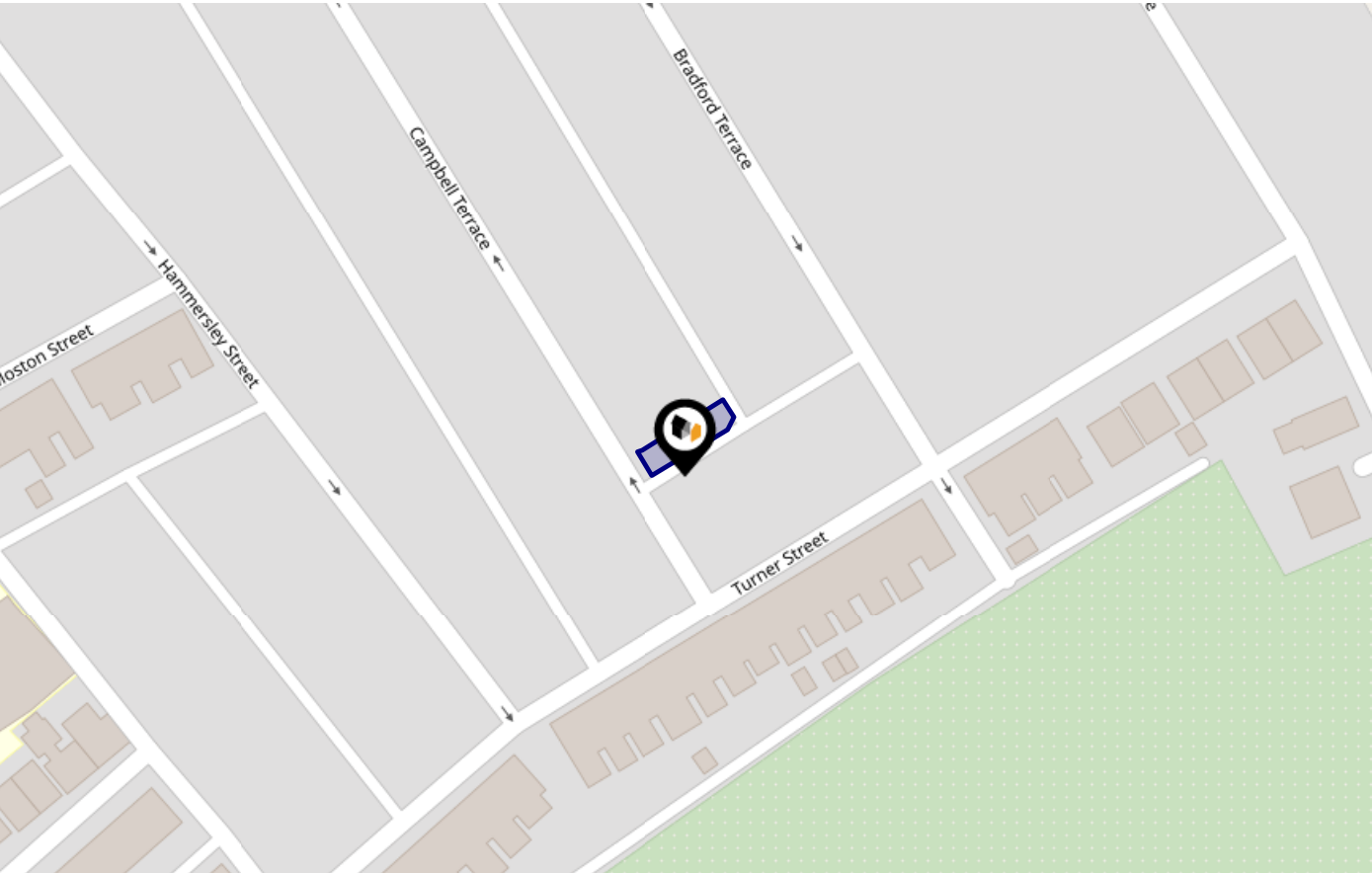
-  Birches Head and Central Forest Park Ward
-  Sneyd Green Ward
-  Moorcroft Ward
-  Joiner's Square Ward
-  Abbey Hulton and Townsend Ward
-  Ford Green and Smallthorne Ward
-  Eaton Park Ward
-  Etruria and Hanley Ward
-  Burslem Park Ward
-  Hanley Park and Shelton Ward



# 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.

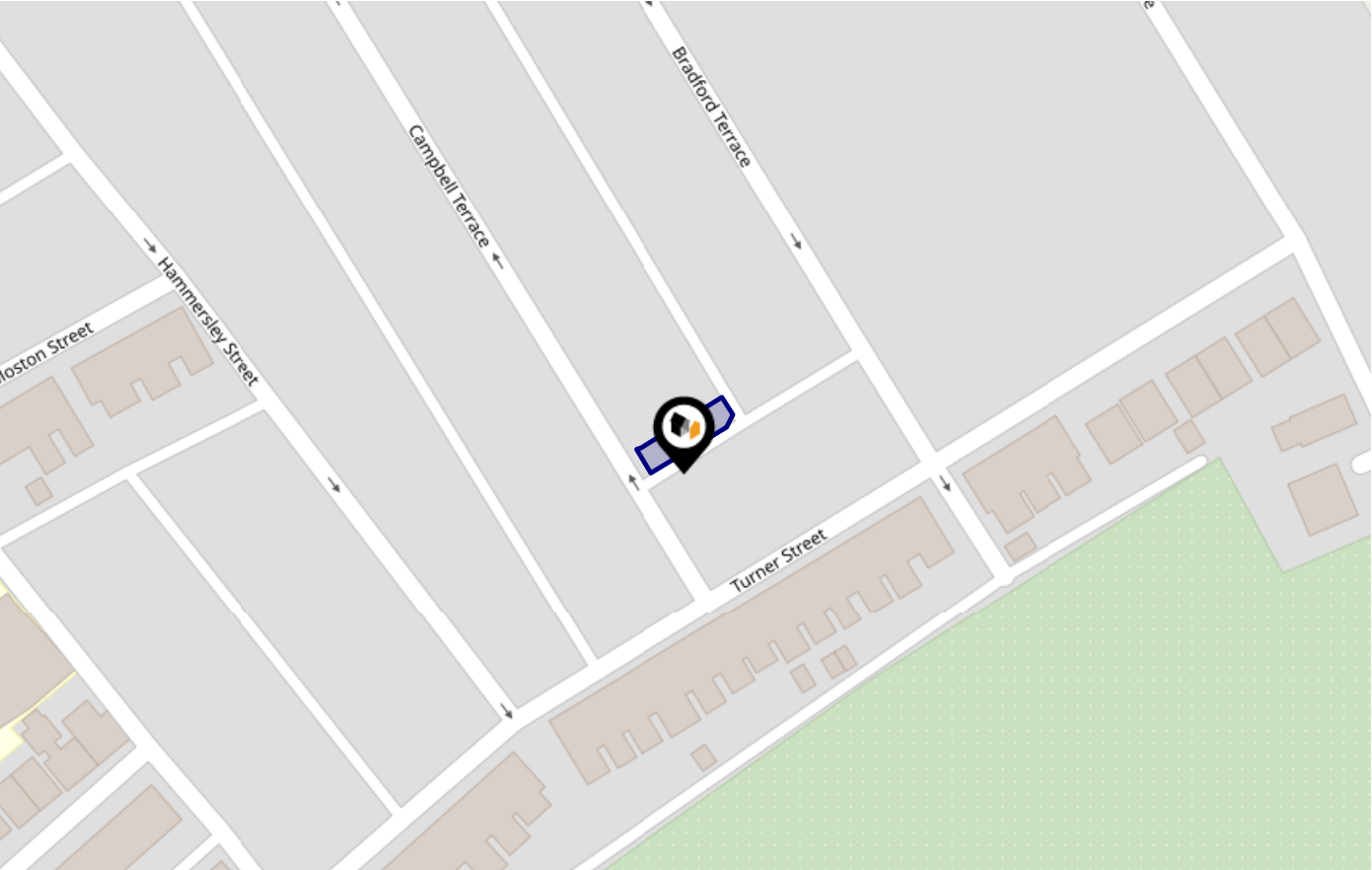
Chance of flooding to the following depths at this property:



# 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

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.

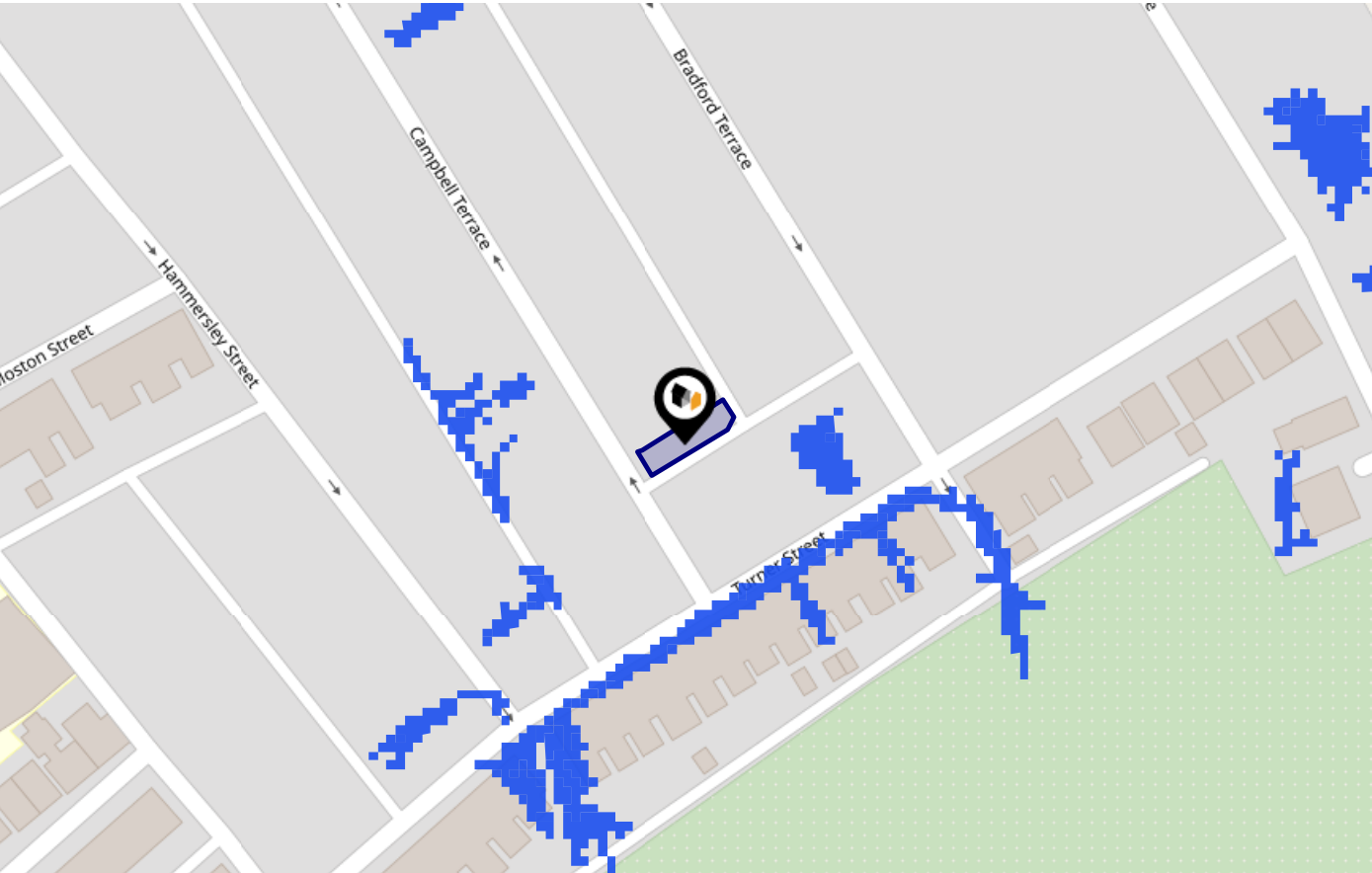
Chance of flooding to the following depths at this property:



# 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.

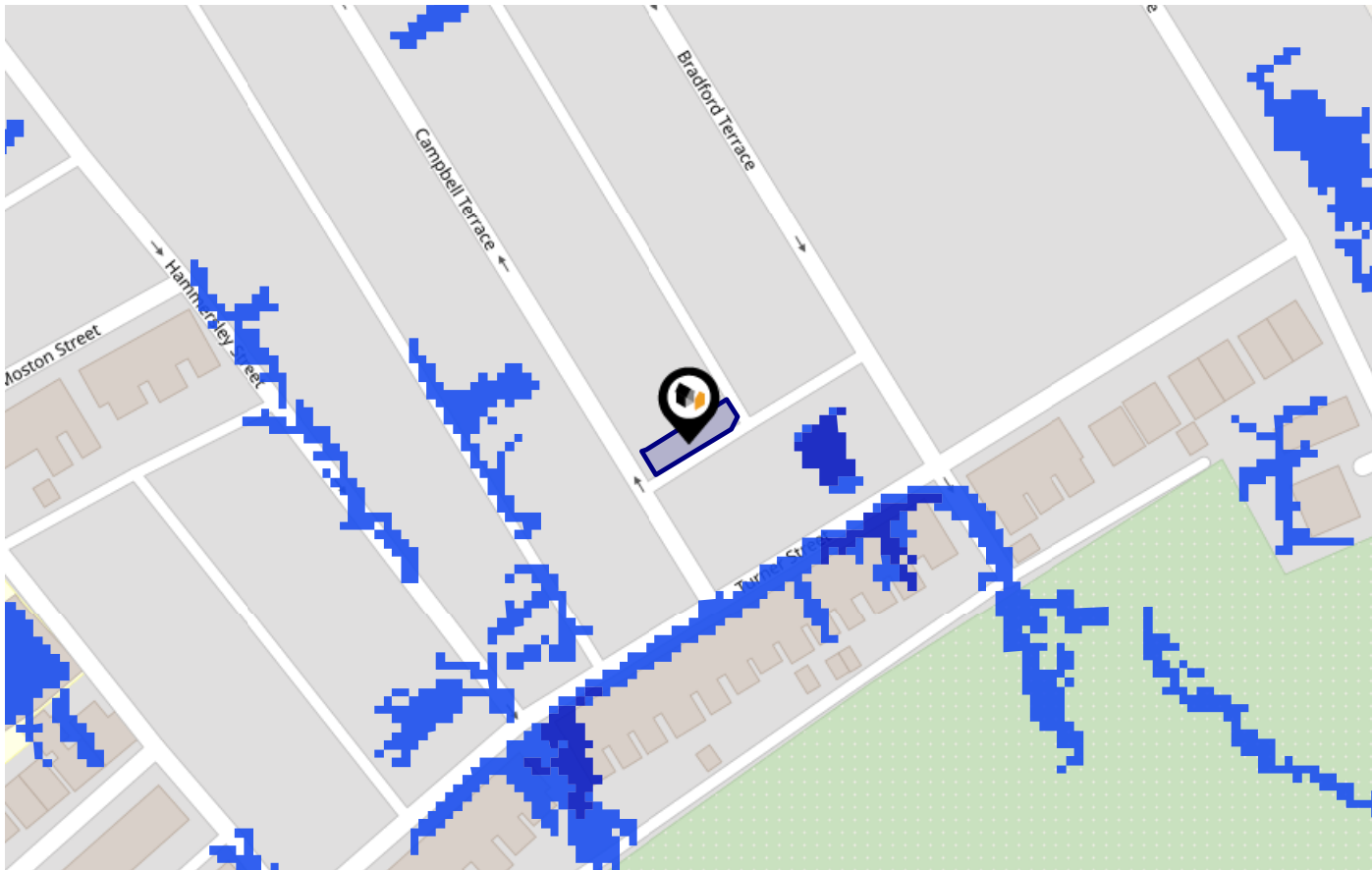
Chance of flooding to the following depths at this property:



# 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.

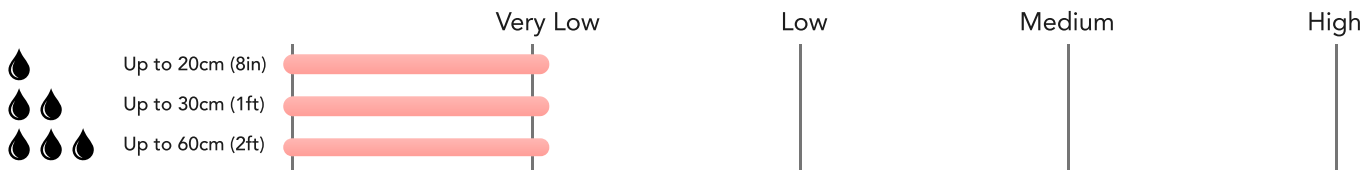


Risk Rating: Very low

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.

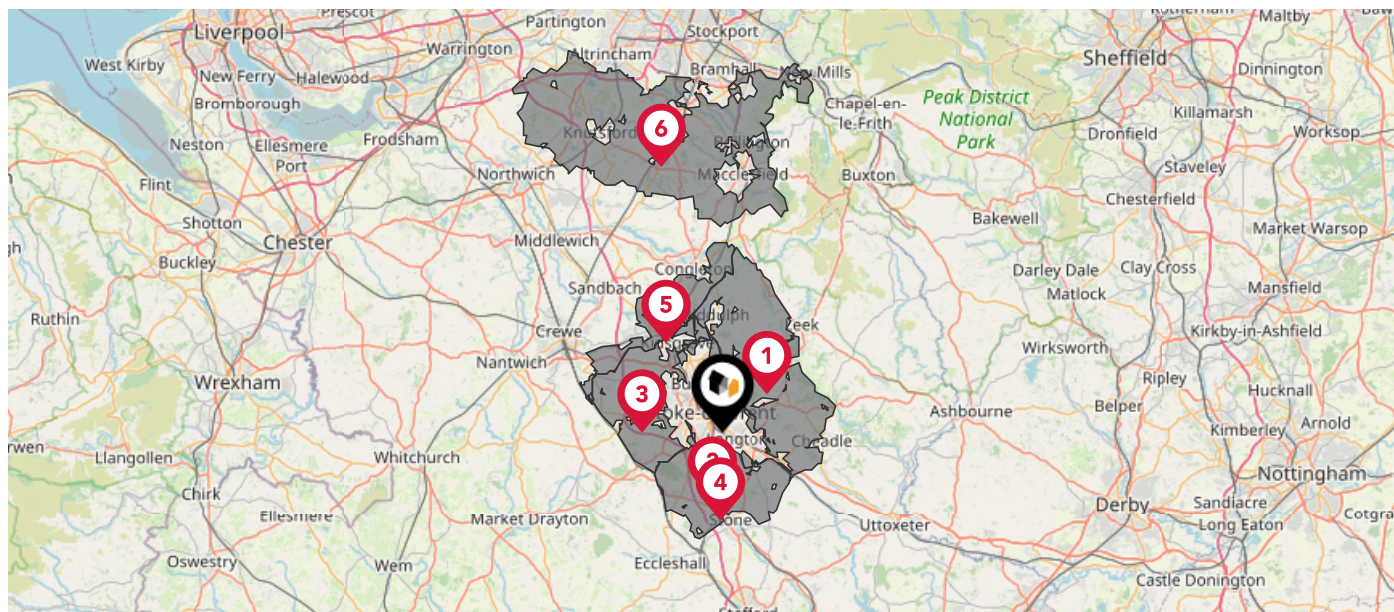
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Cheshire East

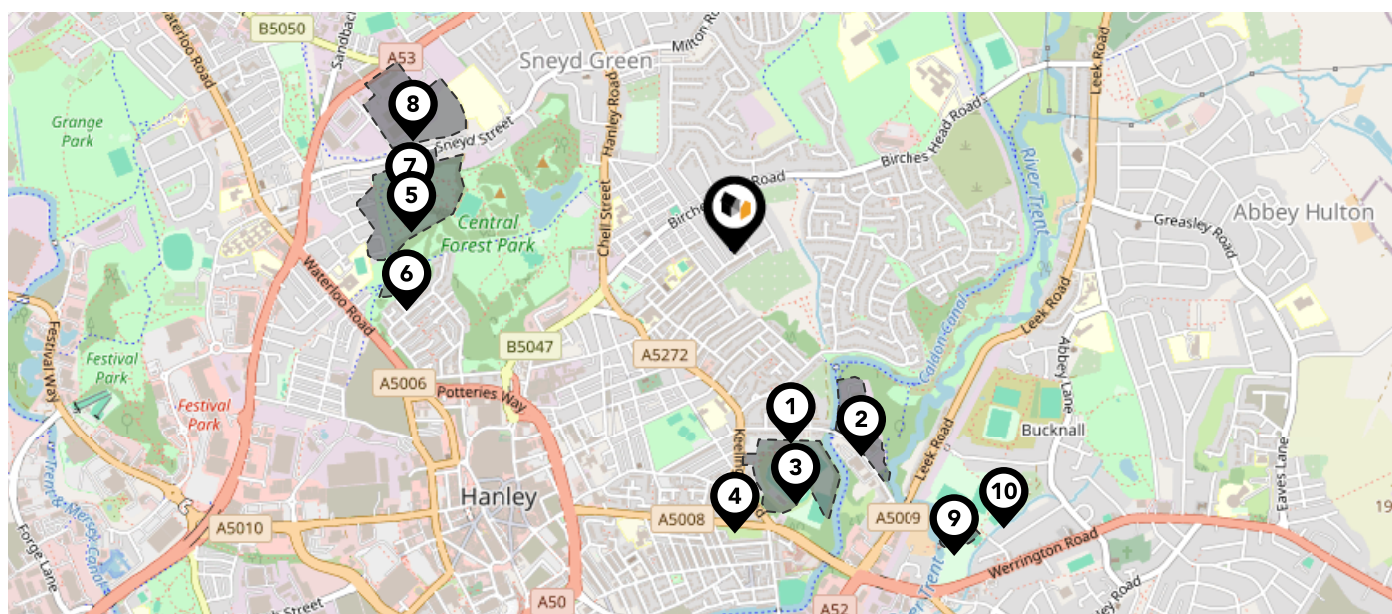


Merseyside and Greater Manchester Green Belt - Cheshire East

# 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.



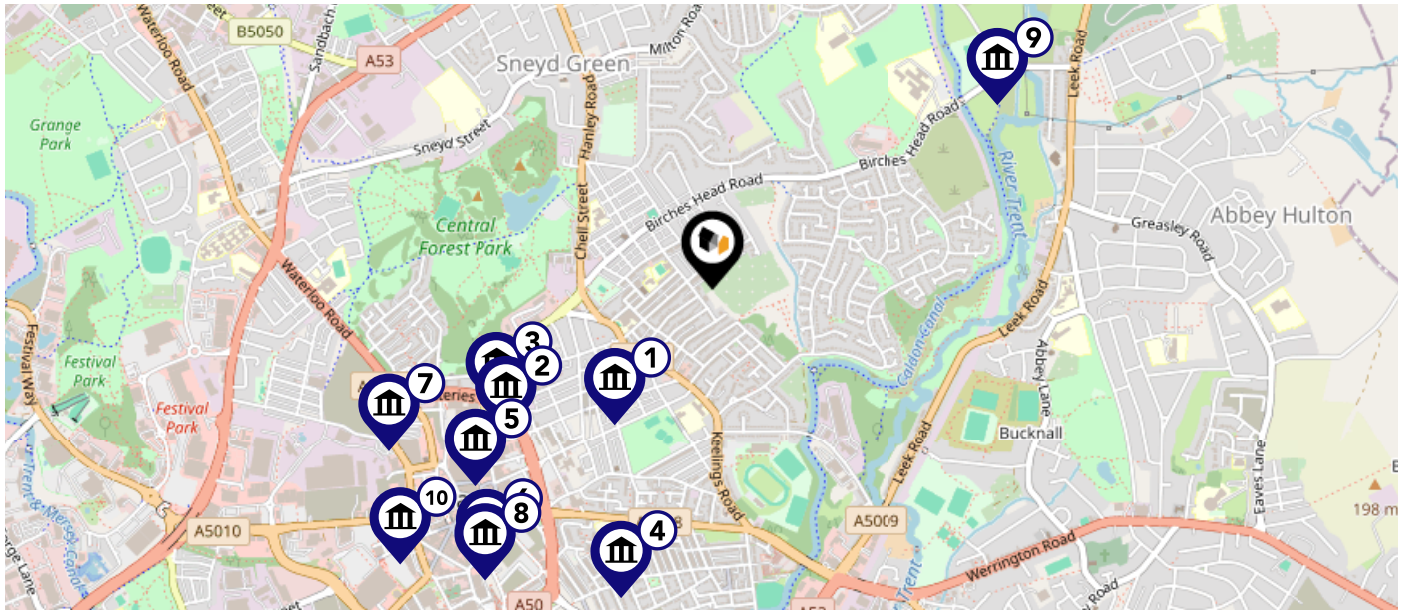
### Nearby Landfill Sites











1	Mayfield Avenue-Mayfield Avenue, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
2	Ex.Site Operational Services Department-Cromer Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
3	Site of Northwood Stadium-Keelings Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
4	Bucknall New Road-Bucknall New Road, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	Wimpey Waste, South off Sneyd Street-Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
6	Adjacent To Central Forest Park-Waterloo Road, Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
7	Cobridge Refractories, Marl Hole-Sneyd Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
8	Palmer's Marl Pit-Leek New Road, Cobridge, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	Finney Gardens-Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
10	Bucknall Park-Heath House Lane, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>

# Maps

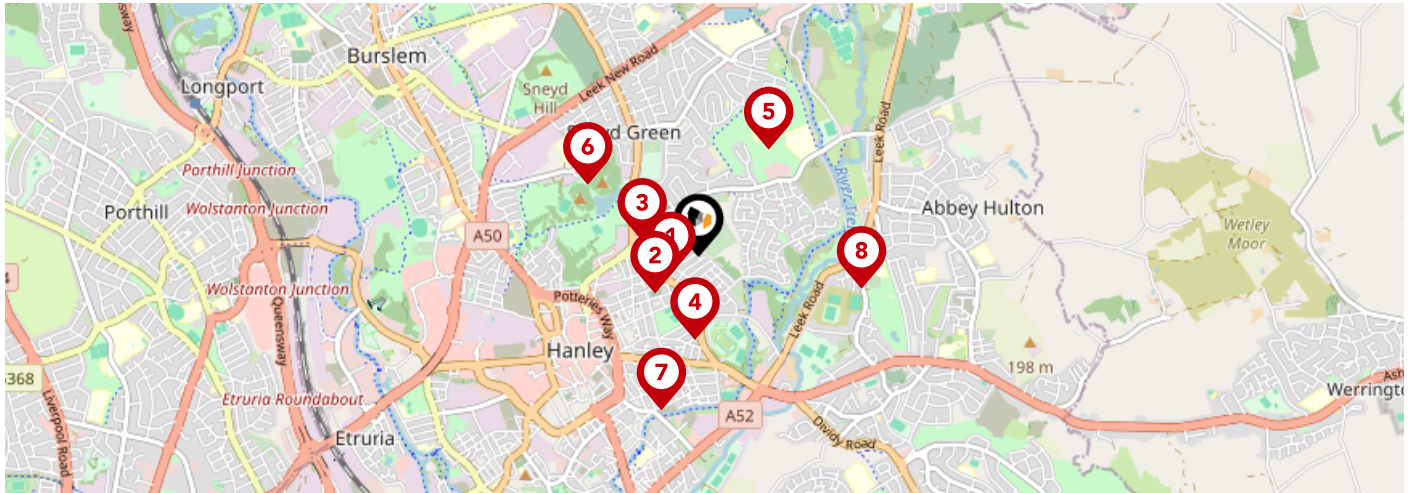
## Listed Buildings

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



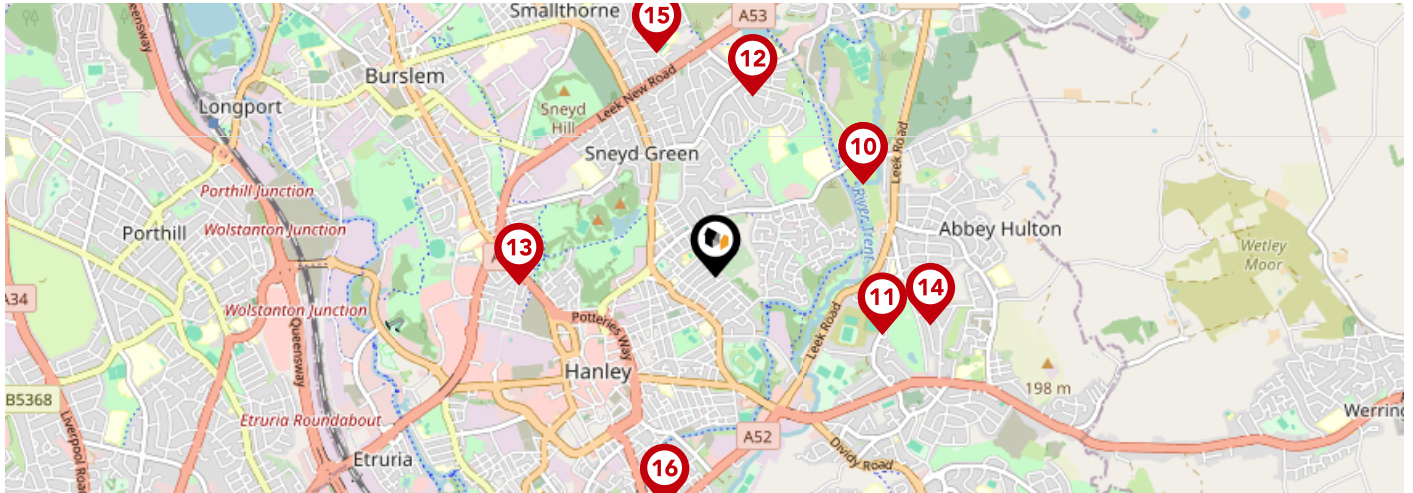
Listed Buildings in the local district		Grade	Distance
	1297963 - Church Of The Holy Trinity	Grade II	0.4 miles
	1297938 - Falcon Pot Works In Occupation Of Weatherby's	Grade II	0.5 miles
	1392575 - The Golden Cup	Grade II	0.5 miles
	1119707 - Hanley St Lukes Church Of England Aided Primary School Infant Building	Grade II	0.7 miles
	1210680 - Church Of St John The Evangelist	Grade II	0.7 miles
	1195851 - The Tontine Shops	Grade II	0.8 miles
	1195798 - Pottery Works Formerly Occupied By Dudson's Limited	Grade II	0.8 miles
	1290405 - Post Office	Grade II	0.8 miles
	1195823 - Abbey Farmhouse	Grade II	0.8 miles
	1195853 - Telephone Buildings	Grade II	0.9 miles













		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St George and St Martin's Catholic Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grove Academy</b> Ofsted Rating: Requires improvement   Pupils: 418   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hamilton Academy</b> Ofsted Rating: Good   Pupils: 114   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Northwood Broom Academy</b> Ofsted Rating: Good   Pupils: 207   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Holden Lane Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sneyd Academy</b> Ofsted Rating: Good   Pupils: 596   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hanley St Luke's Church of England Academy</b> Ofsted Rating: Good   Pupils: 0   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Abbey Hulton Primary School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

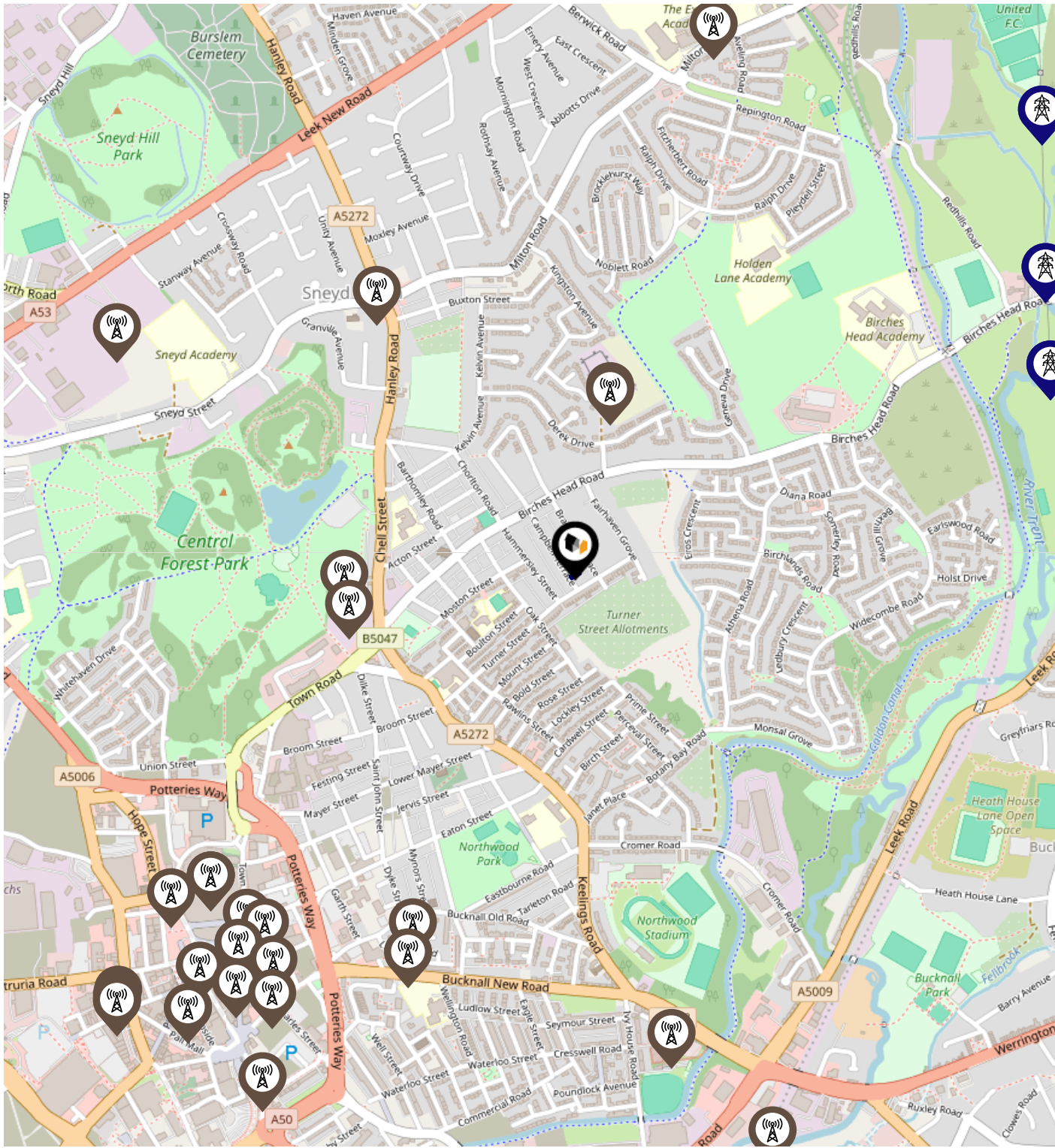






		Nursery	Primary	Secondary	College	Private
	<b>The Nest</b> Ofsted Rating: Good   Pupils: 16   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Birches Head Academy</b> Ofsted Rating: Serious Weaknesses   Pupils: 1045   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady and St Benedict Catholic Academy</b> Ofsted Rating: Outstanding   Pupils: 214   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Excel Academy</b> Ofsted Rating: Good   Pupils: 1189   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Forest Park Primary School</b> Ofsted Rating: Good   Pupils: 470   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newfriars College</b> Ofsted Rating: Good   Pupils:0   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Ford Academy</b> Ofsted Rating: Outstanding   Pupils: 474   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waterside Primary School</b> Ofsted Rating: Outstanding   Pupils: 470   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



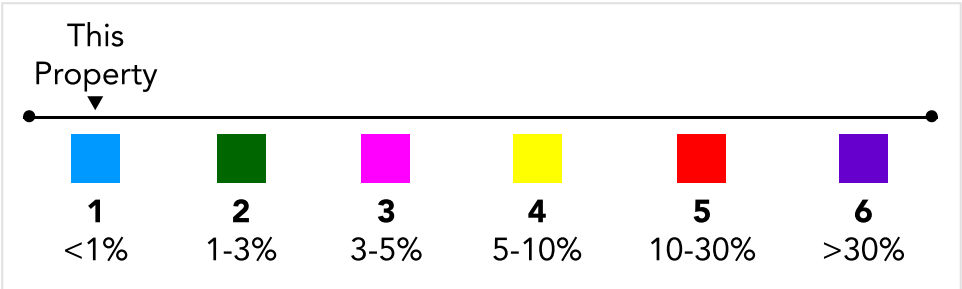
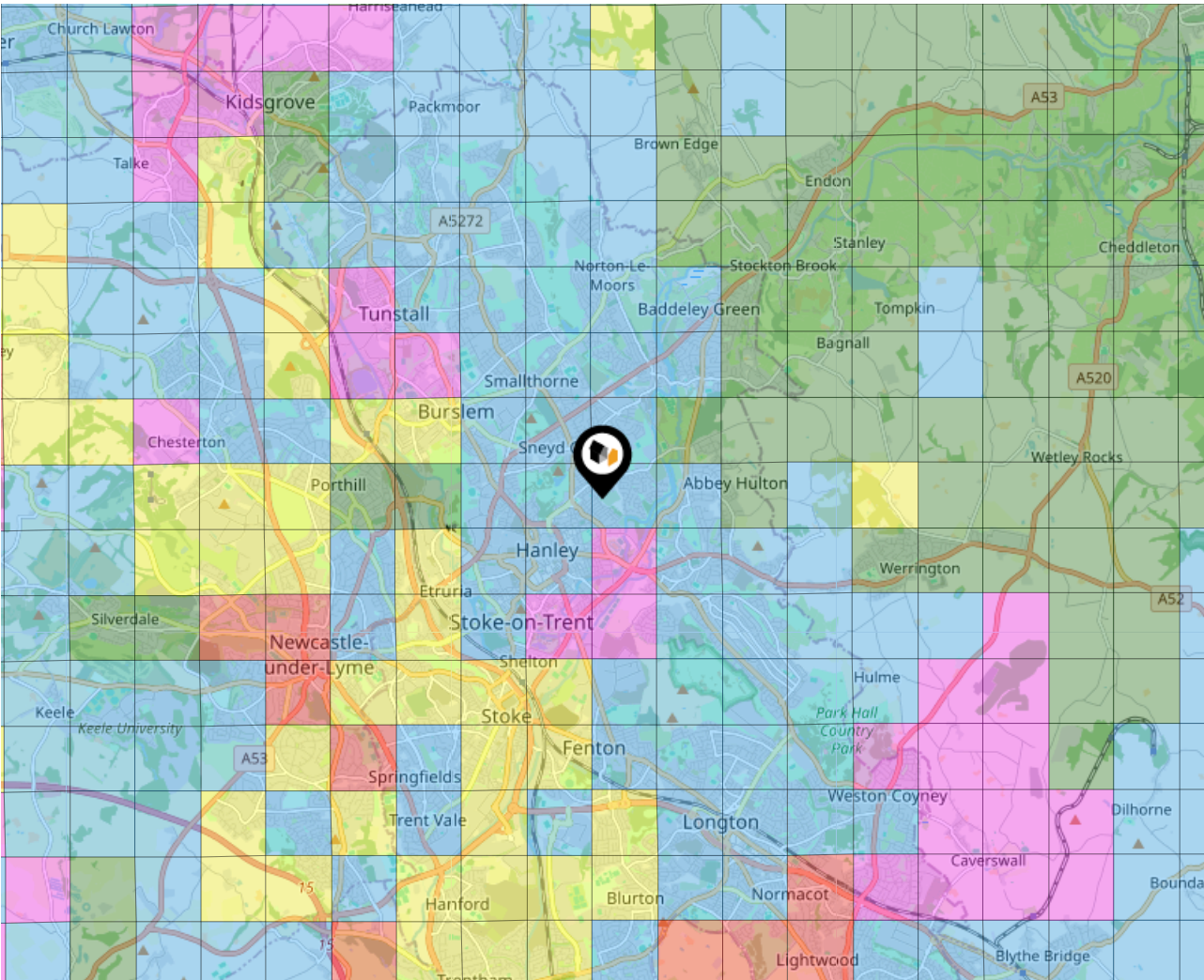
### Key:

-  Power Pylons
-  Communication Masts



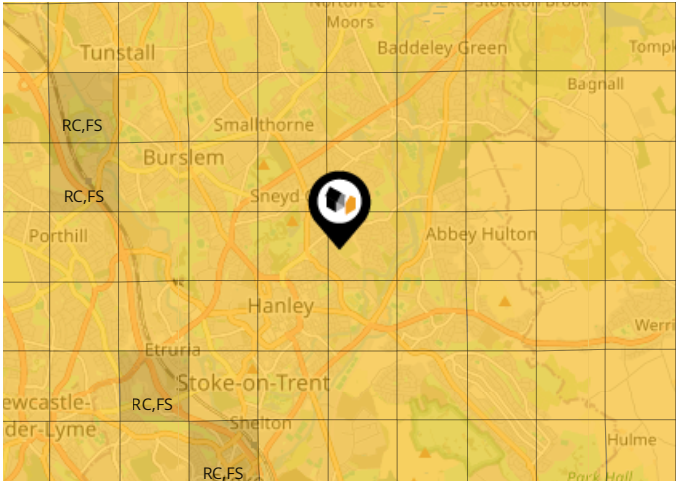
### What is Radon?

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		



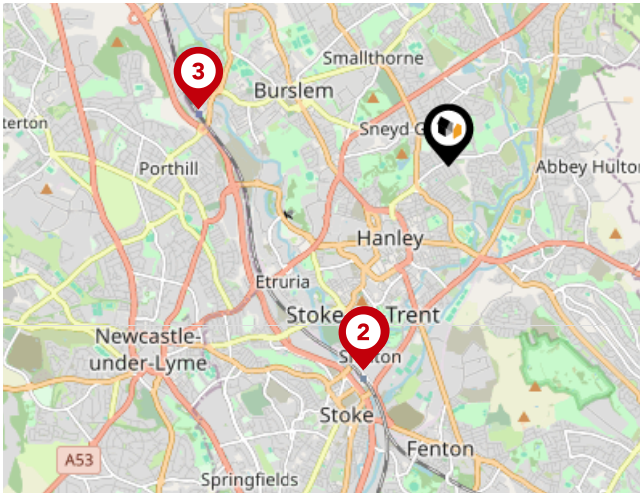
### Primary Classifications (Most Common Clay Types)

<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



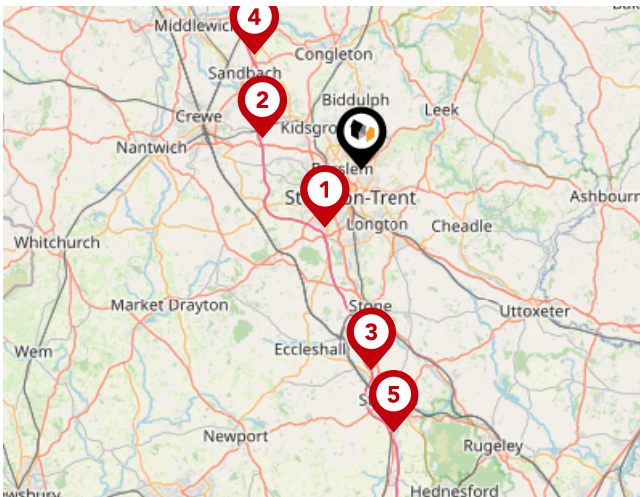
# Area

## Transport (National)



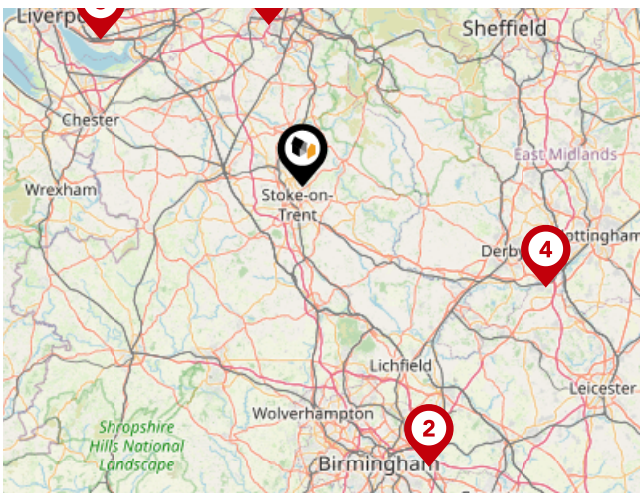
### National Rail Stations

Pin	Name	Distance
	Stoke-on-Trent Rail Station	1.95 miles
	Stoke-on-Trent Rail Station	1.97 miles
	Platform 2	2.29 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J15	4.81 miles
	M6 J16	7.46 miles
	M6 J14	14.34 miles
	M6 J17	11.21 miles
	M6 J13	18.85 miles

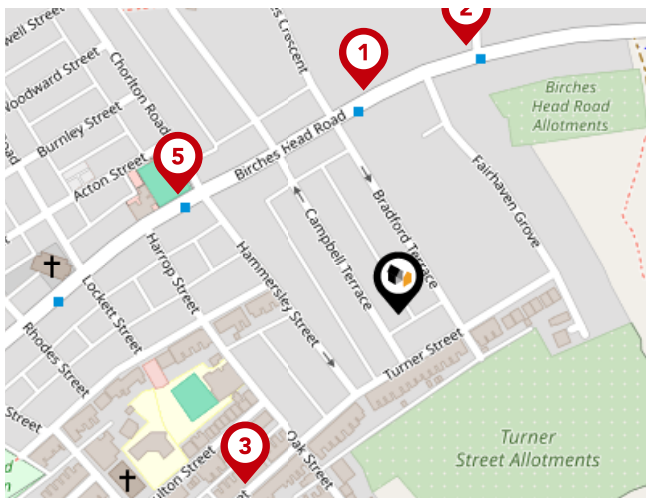


### Airports/Helipads

Pin	Name	Distance
	Manchester Airport	23.57 miles
	Birmingham Airport	44.07 miles
	Speke	35.56 miles
	East Mids Airport	37.6 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bradford Terrace	0.13 miles
2	Donald Road	0.15 miles
3	Turner Street	0.13 miles
4	Donald Road	0.18 miles
5	Chorlton Road	0.14 miles



### Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.03 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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01782 470226

hanleyrentals@bjbmail.com

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Valuation Office  
Agency

