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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 08th August 2025



CHAPEL CLOSE, MOW COP, STOKE-ON-TRENT, ST7

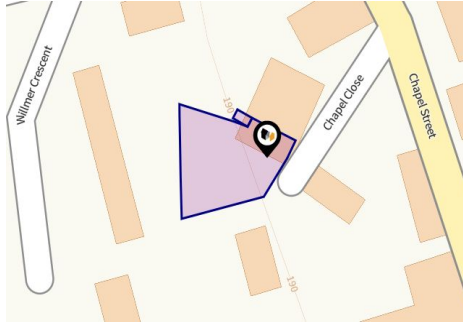
butters john bee

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:	2		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.13 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,555		
Title Number:	CH729707		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	3	80	330
● Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
O ₂	EE	3	O ₂	BT
				sky
				Virgin media

Planning History

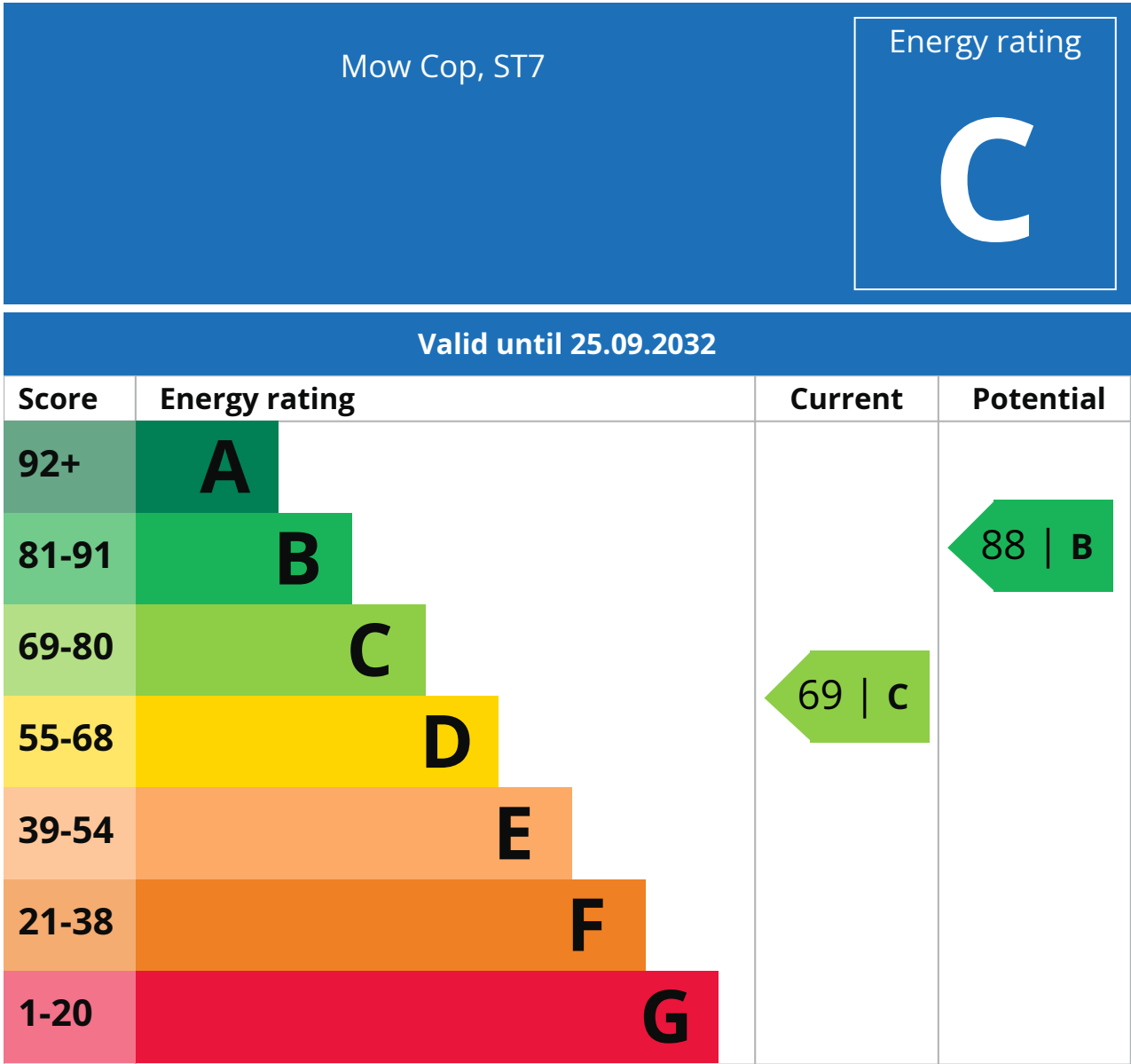
This Address

Planning records for: *Chapel Close, Mow Cop, Stoke-on-trent, ST7*

Reference - 25/2786/DSC	
Decision:	-
Date:	22nd July 2025
Description:	Discharge of conditions 3 and 4 on approval 23/1287C.

Reference - 23/1287C	
Decision:	DECISION MADE
Date:	03rd April 2023
Description:	ERECTION OF DETACHED DWELLING ON LAND ADJ 8 CHAPEL CLOSE

Property
EPC - Certificate



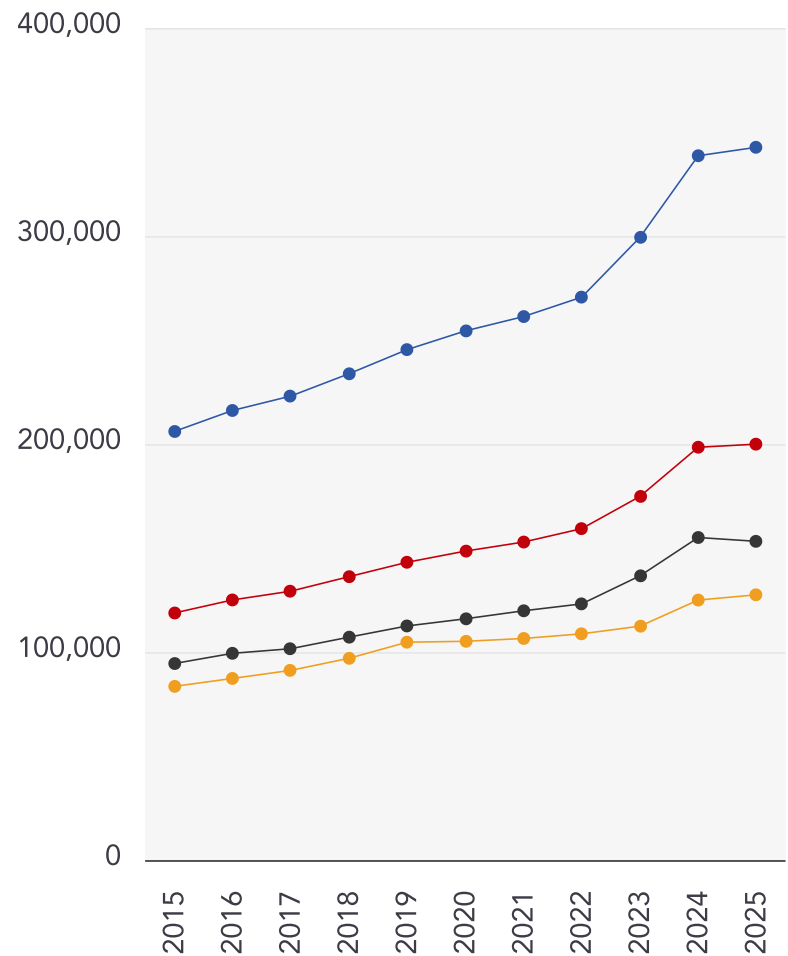
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
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, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	76 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST7



Detached

+66.29%

Semi-Detached

+68.31%

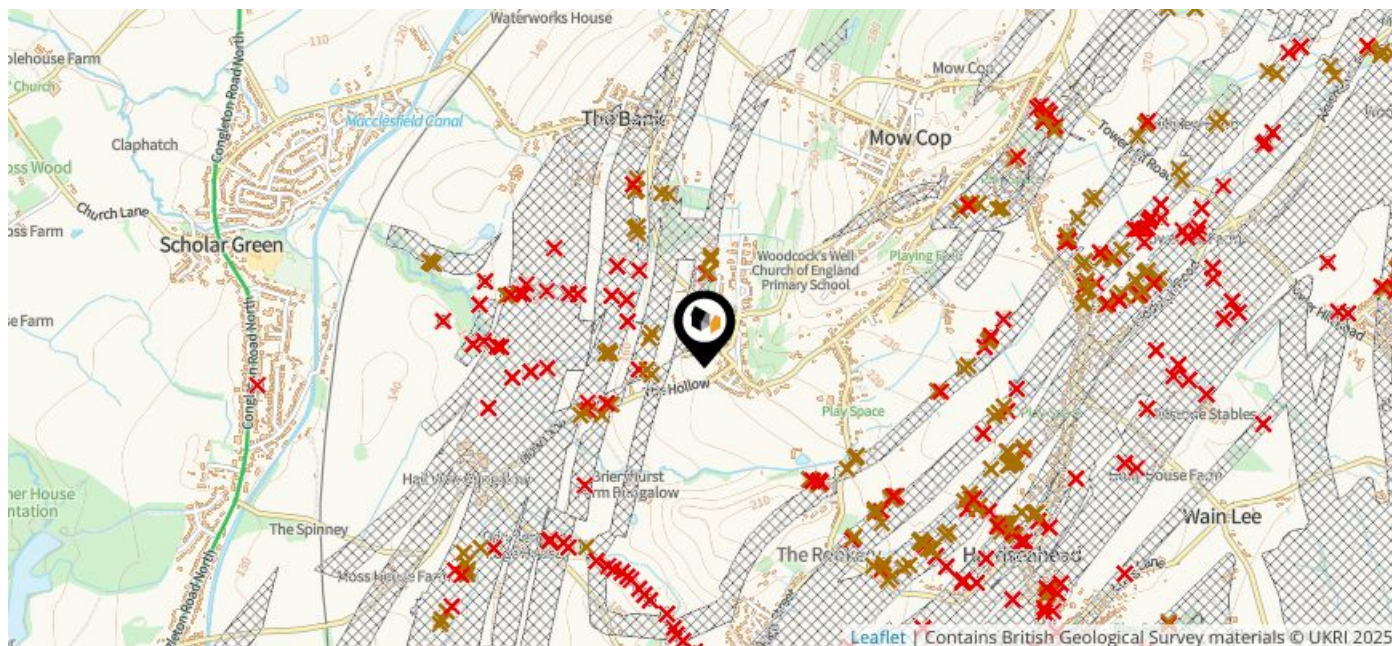
Terraced

+62.15%

Flat

+52.7%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

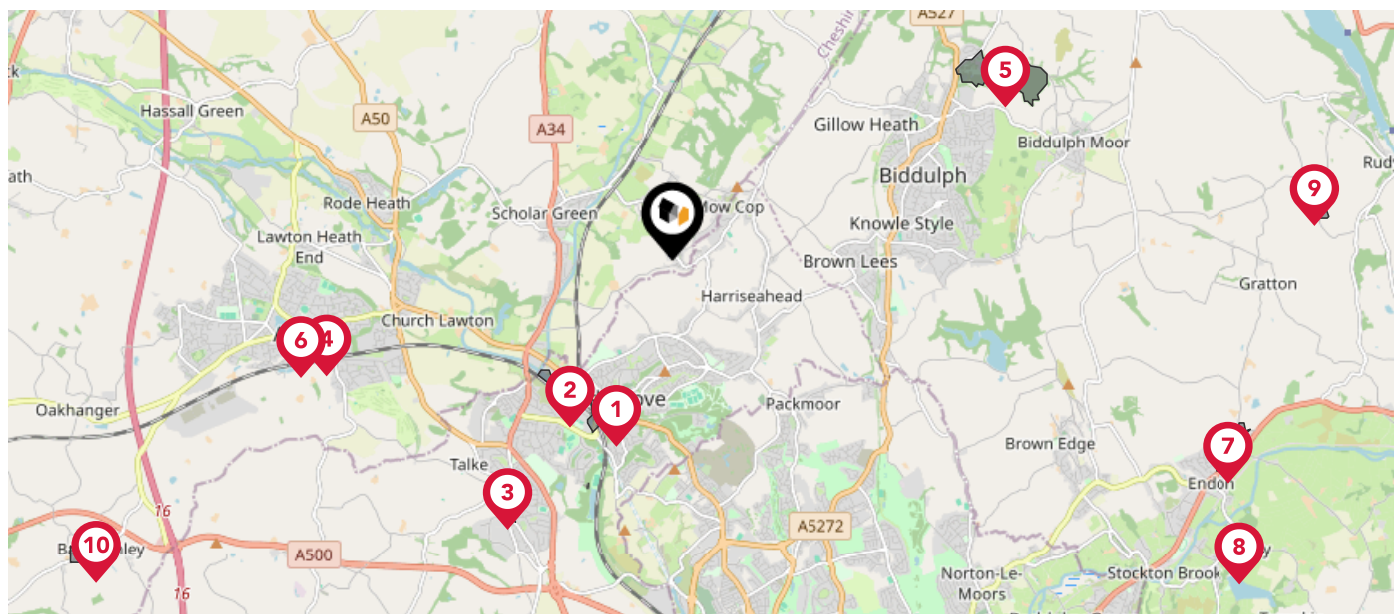
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



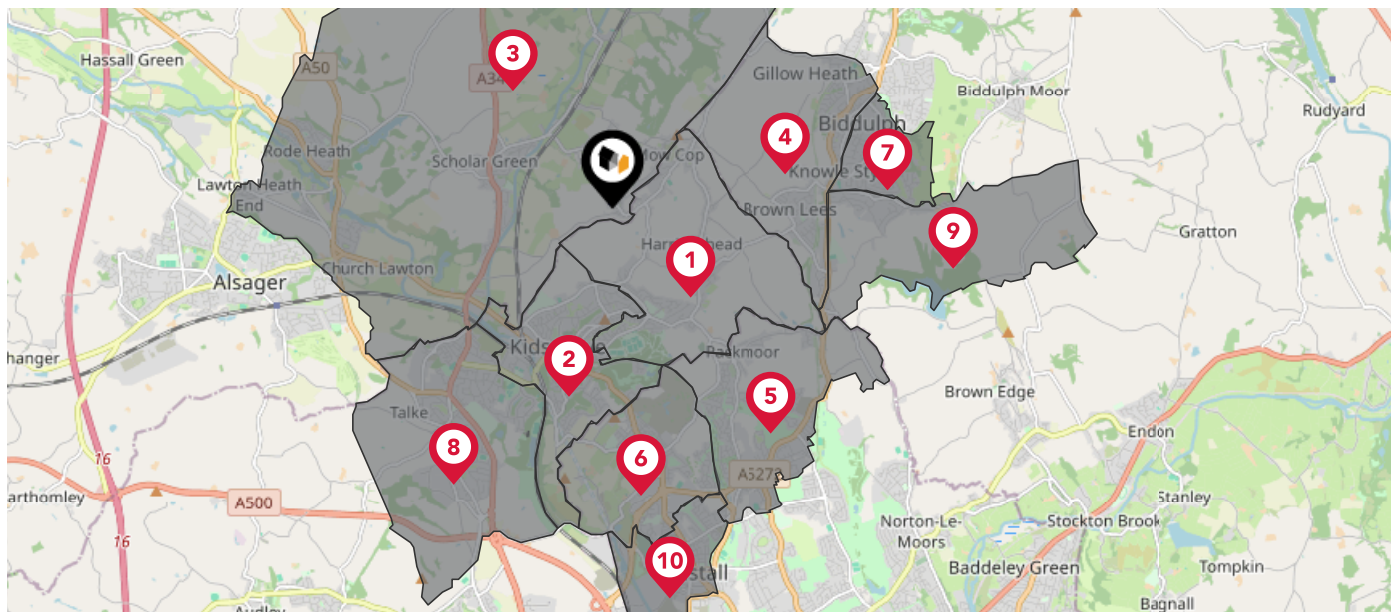
Nearby Conservation Areas

- 1 Kidsgrove
- 2 Trent and Mersey Canal, Hardings Wood
- 3 Talke
- 4 Alsager Conservation Area
- 5 Biddulph Grange
- 6 Alsager Conservation Area
- 7 Endon
- 8 Stanley
- 9 Horton
- 10 Barthomley Conservation Area

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



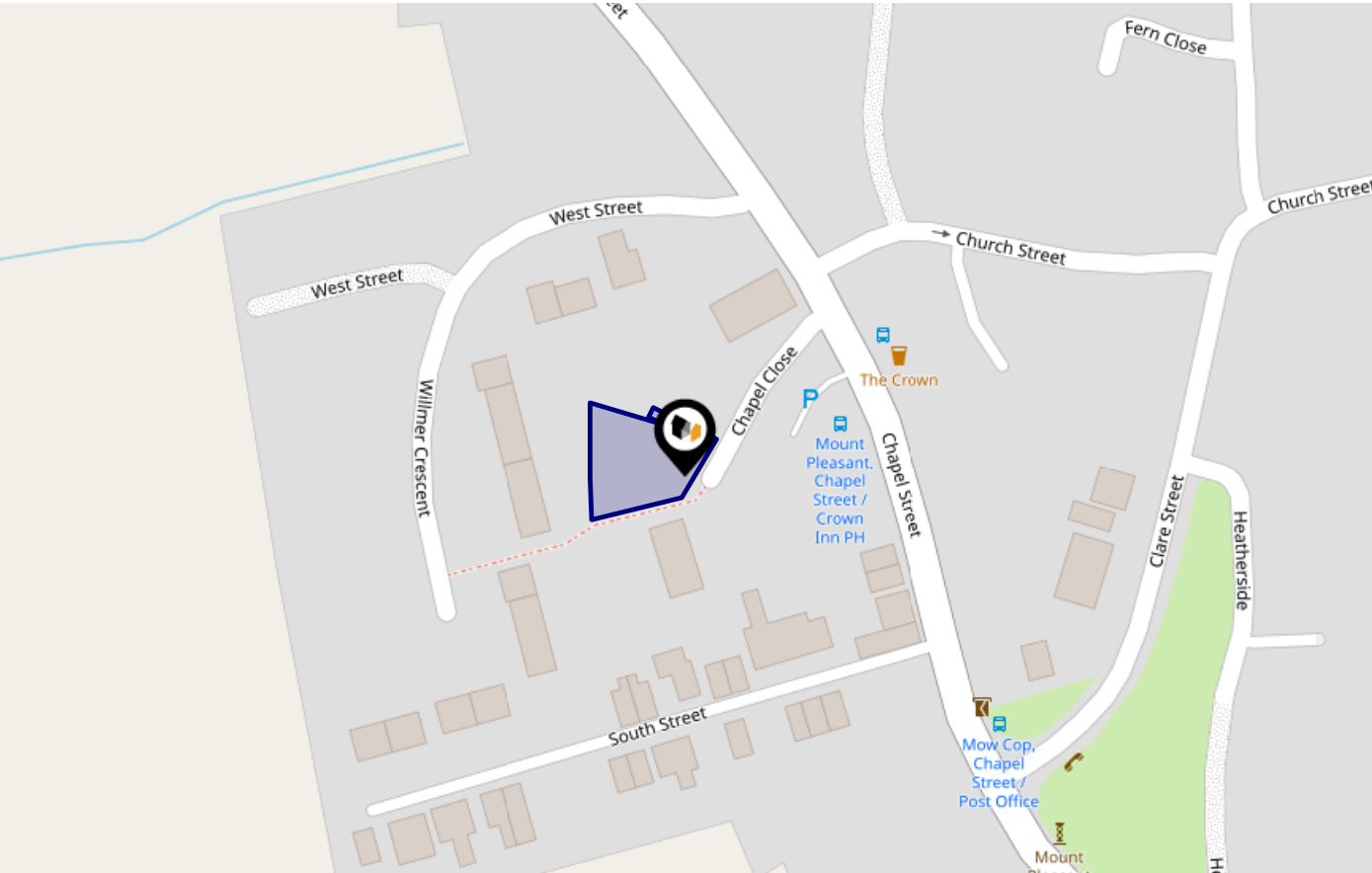
Nearby Council Wards

- 1 Newchapel & Mow Cop Ward
- 2 Kidsgrove & Ravenscliffe Ward
- 3 Odd Rode Ward
- 4 Biddulph West Ward
- 5 Great Chell and Packmoor Ward
- 6 Goldenhill and Sandyford Ward
- 7 Biddulph East Ward
- 8 Talke & Butt Lane Ward
- 9 Biddulph South Ward
- 10 Tunstall 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.

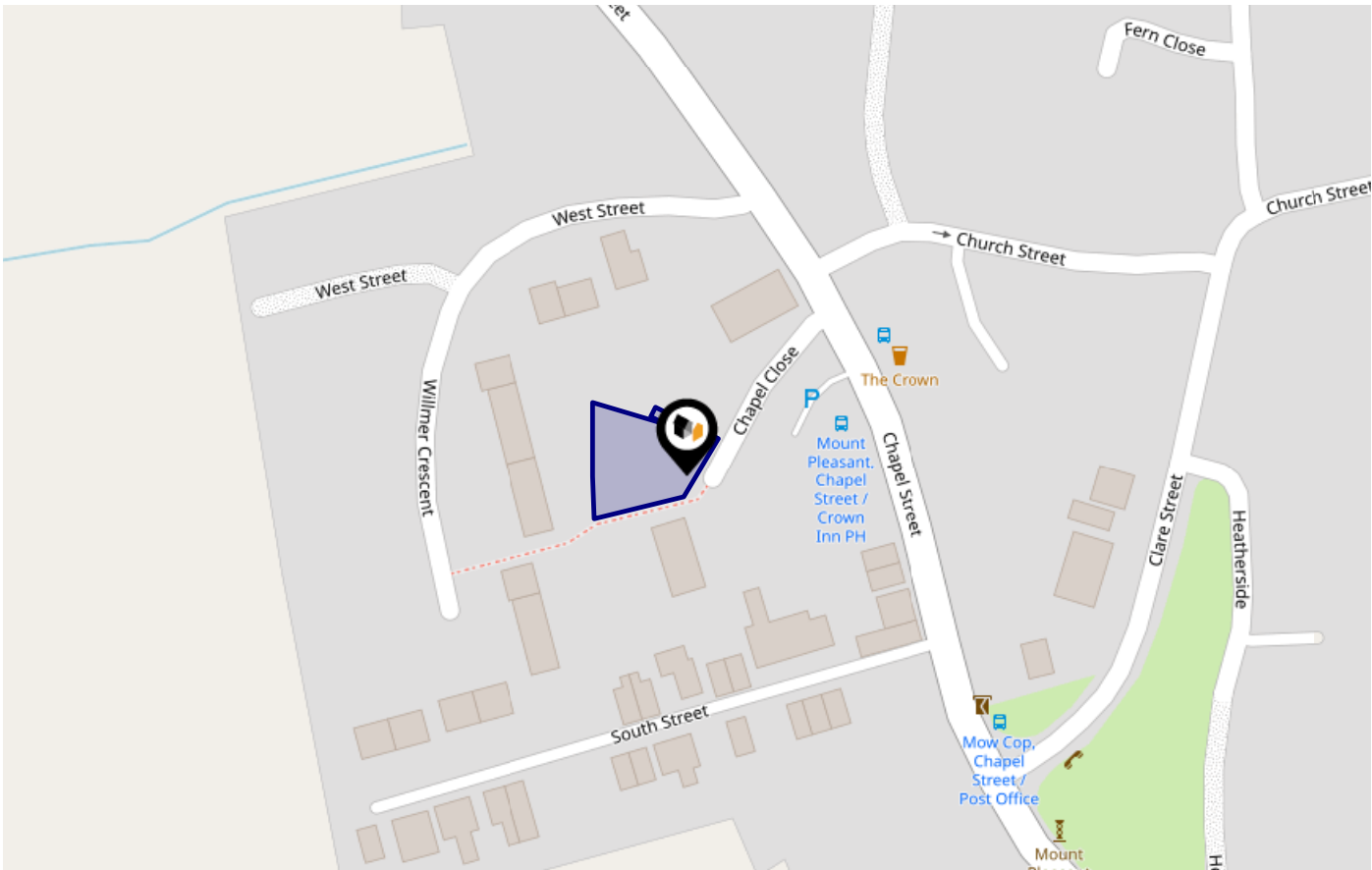
Chance of flooding to the following depths at this property:



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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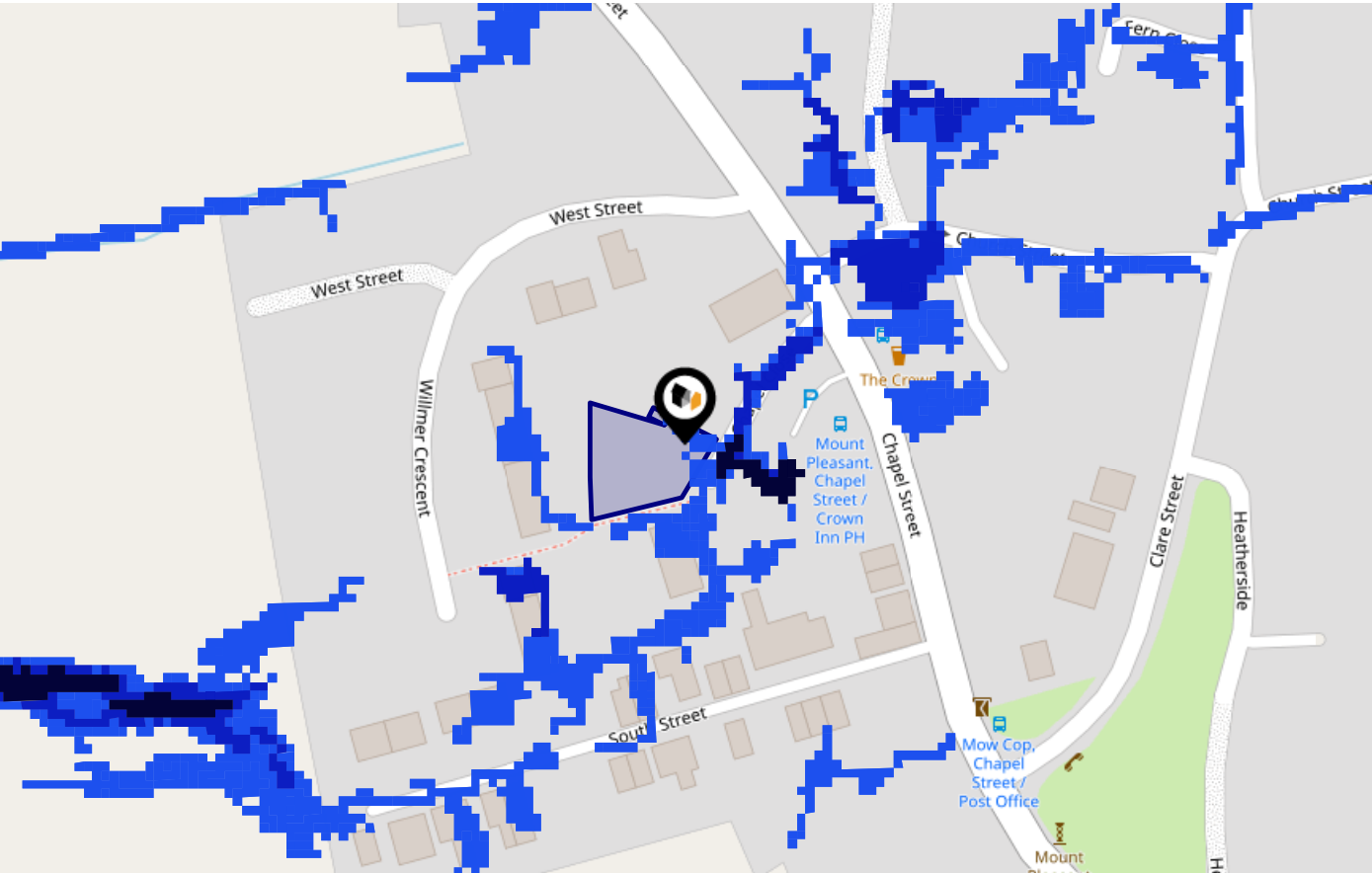
Chance of flooding to the following depths at this property:



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.

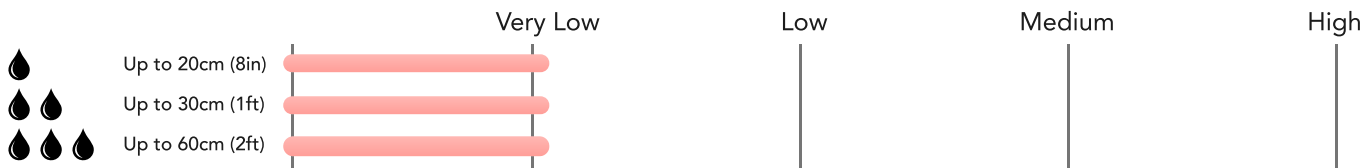


Risk Rating: Low

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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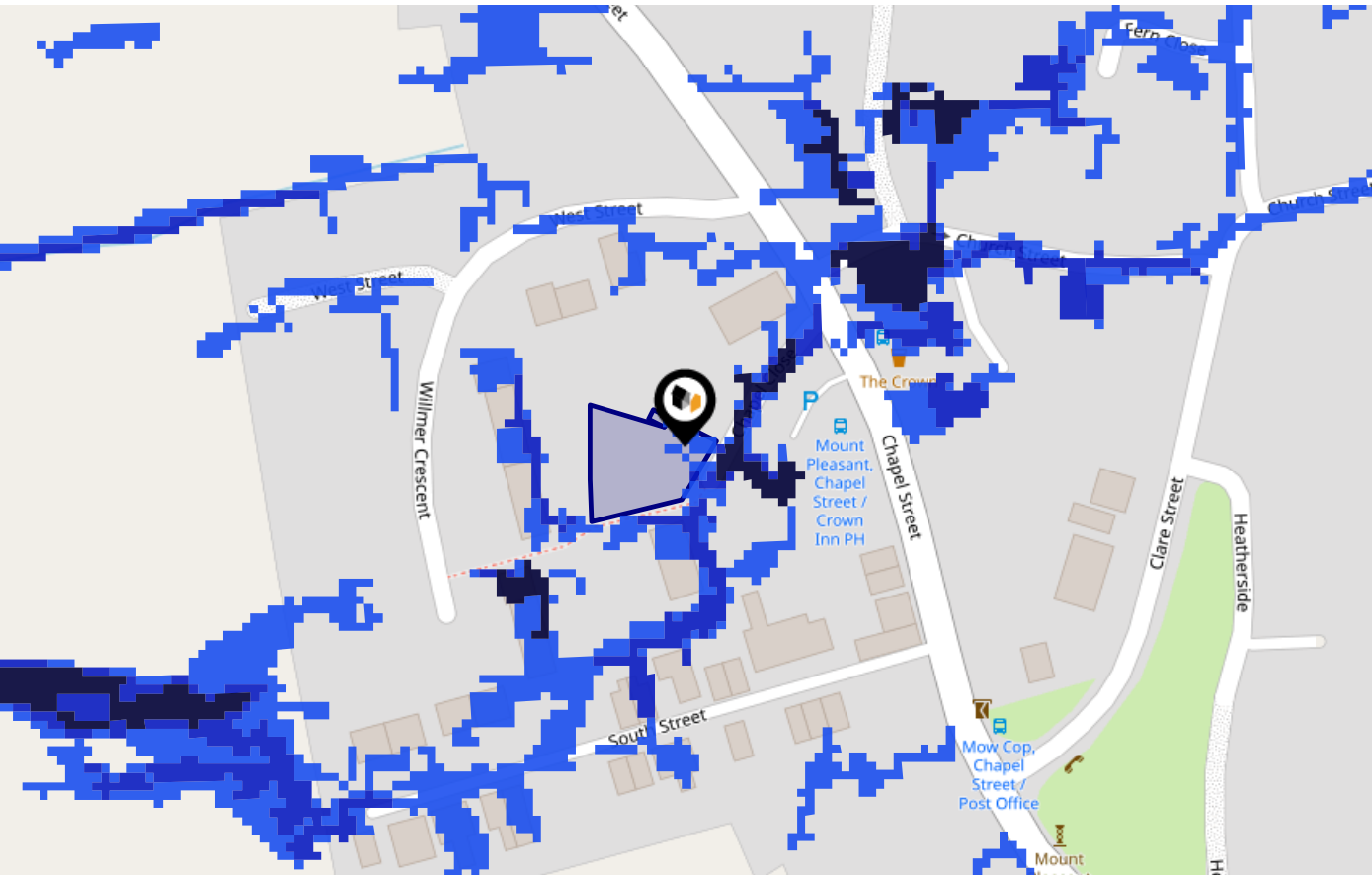
Chance of flooding to the following depths at this property:



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: Low

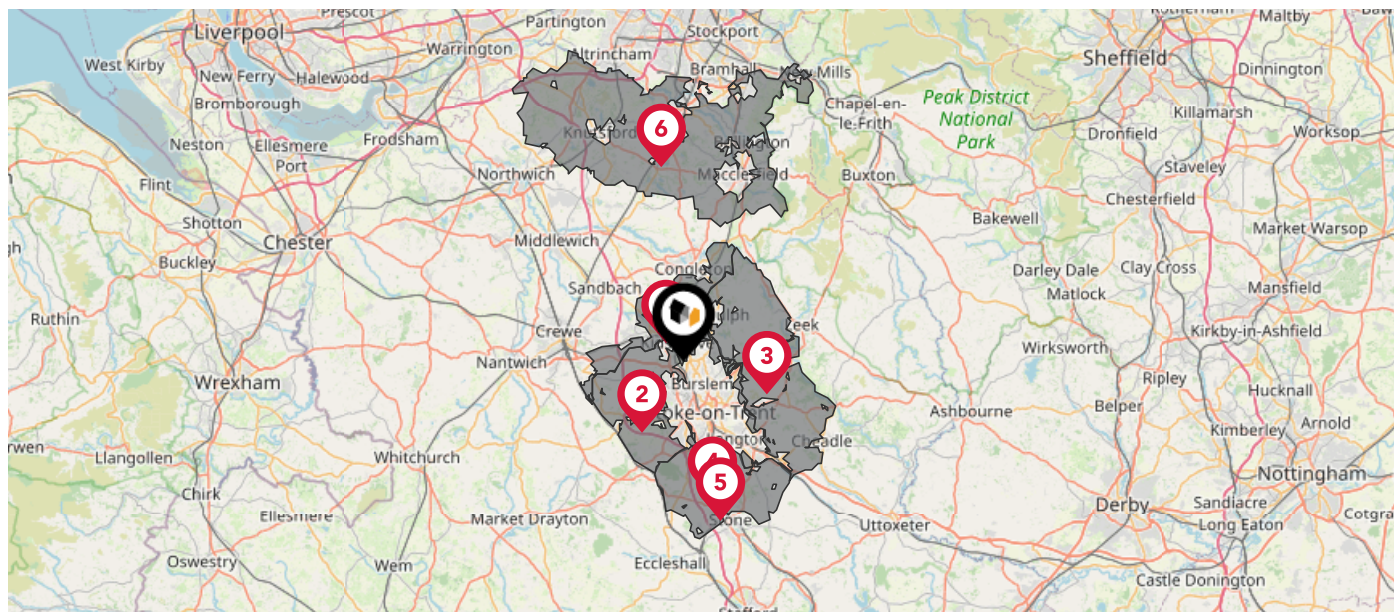
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Stoke-on-Trent Green Belt - Cheshire East



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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

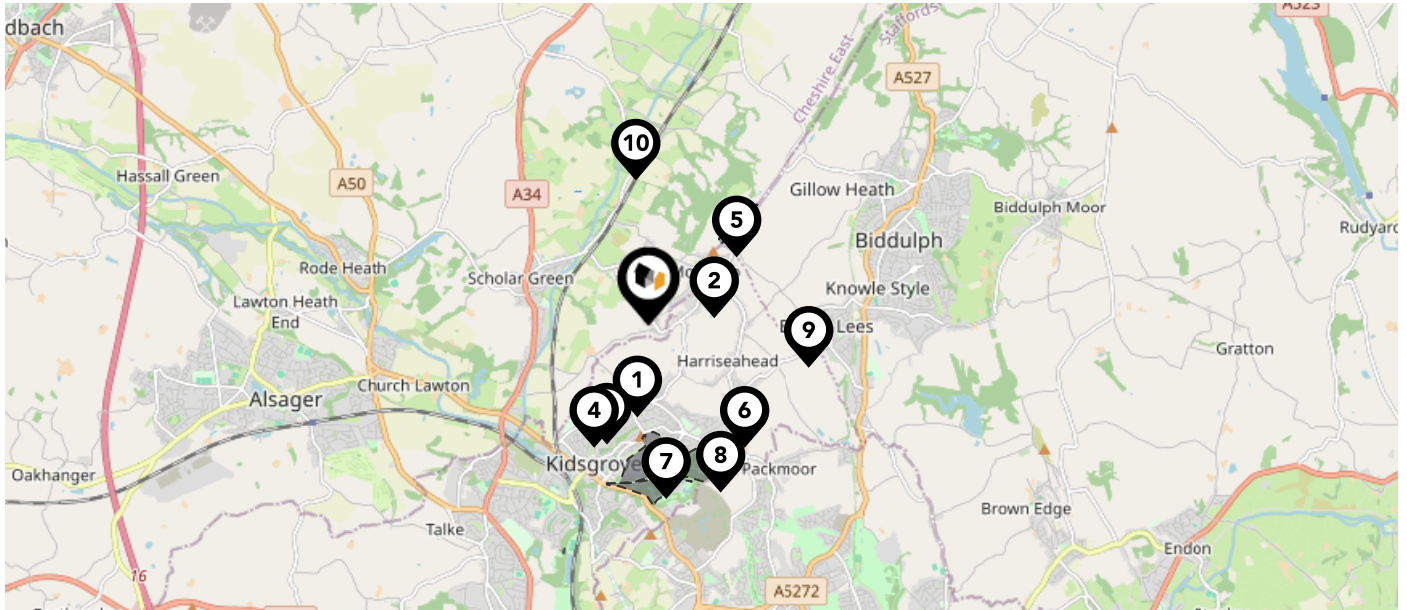


Stoke-on-Trent Green Belt - Stafford



Merseyside and Greater Manchester Green Belt - Cheshire East

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.



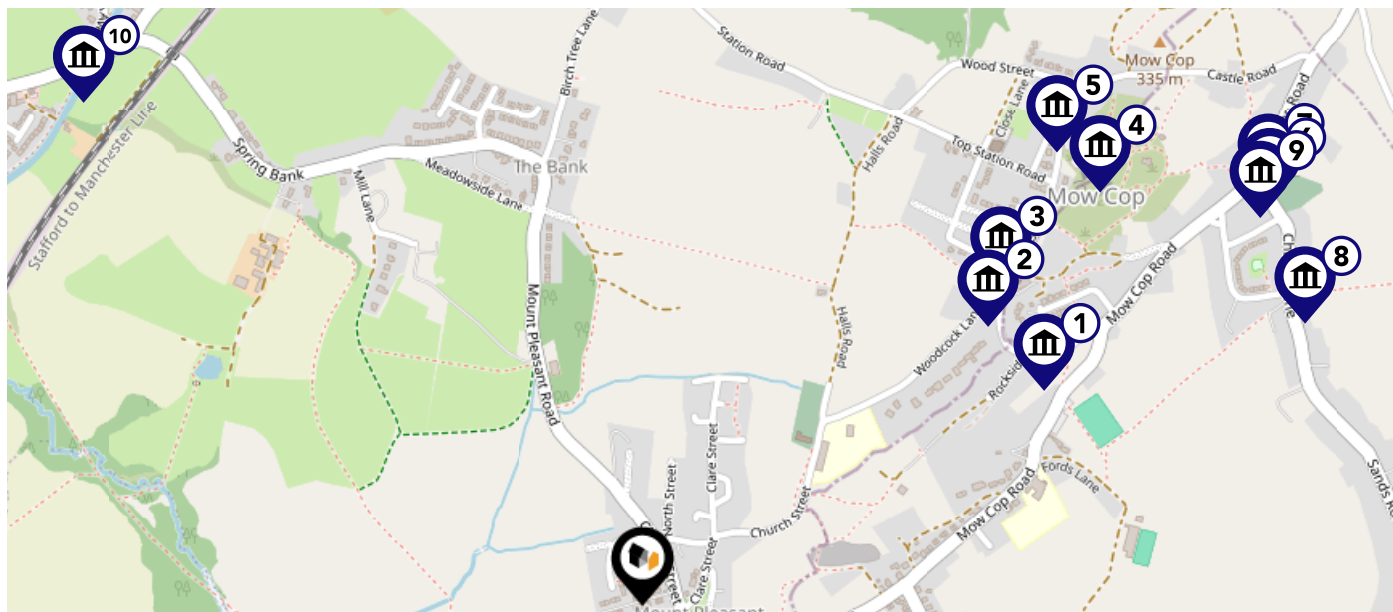
Nearby Landfill Sites

1	Disused Sewage Works Quarry-Newchapel Road, The Rookery, Kidsgrove, Staffordshire	Historic Landfill	☐
2	Mow Cop Brickworks-Mow Cop Road, Mow Cop, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
3	Behind Catholic School-Gloucester Road, Dove Bank, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
4	St Johns Roman Catholic School-Gloucester Road, Kidsgrove, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
5	Land Off Roe Park Lane-Cheshire, Mow Cop	Historic Landfill	☐
6	Land Near Bullocks House Road-Bullocks House Road, Newchapel, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
7	Birchenwood Landfill Site-Kidsgrove, Stoke-on-Trent, Staffordshire	Historic Landfill	☐
8	Newchapel Tip-Newchapel, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
9	Meadow Stile Farm-Tower Hill Road, Brown Lees, Wombourne, Staffordshire	Historic Landfill	☐
10	Ackers Crossing-Moreton, Congleton, Cheshire	Historic Landfill	☐

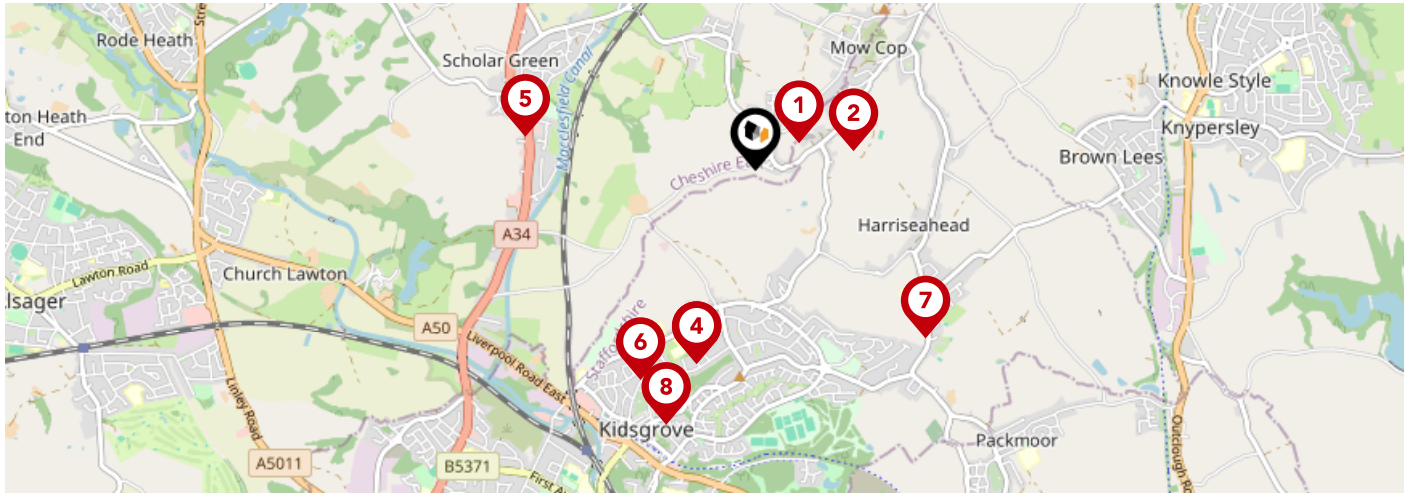
Maps

Listed Buildings

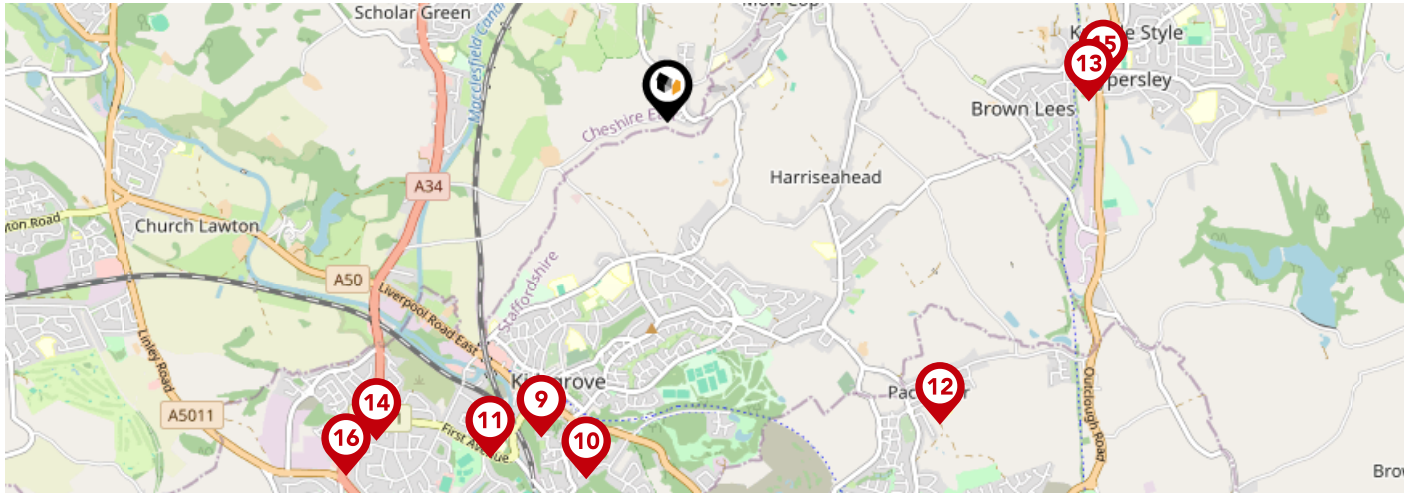
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1294766 - Mow Cop Wesleyan Chapel And Manse	Grade II	0.5 miles
	1309822 - Parson's Well	Grade II	0.5 miles
	1330067 - Wellhead	Grade II	0.5 miles
	1162028 - Mow Cop Castle	Grade II	0.7 miles
	1138749 - Squire's Well	Grade II	0.7 miles
	1374386 - Former School Immediately North Of Church Of St Thomas	Grade II	0.8 miles
	1038551 - Former Stable Immediately West Of St Thomas's Vicarage	Grade II	0.8 miles
	1374384 - Mow House Farmhouse	Grade II	0.8 miles
	1294747 - Church Of St Thomas	Grade II	0.8 miles
	1138709 - Canal Bridge No 87	Grade II	0.8 miles



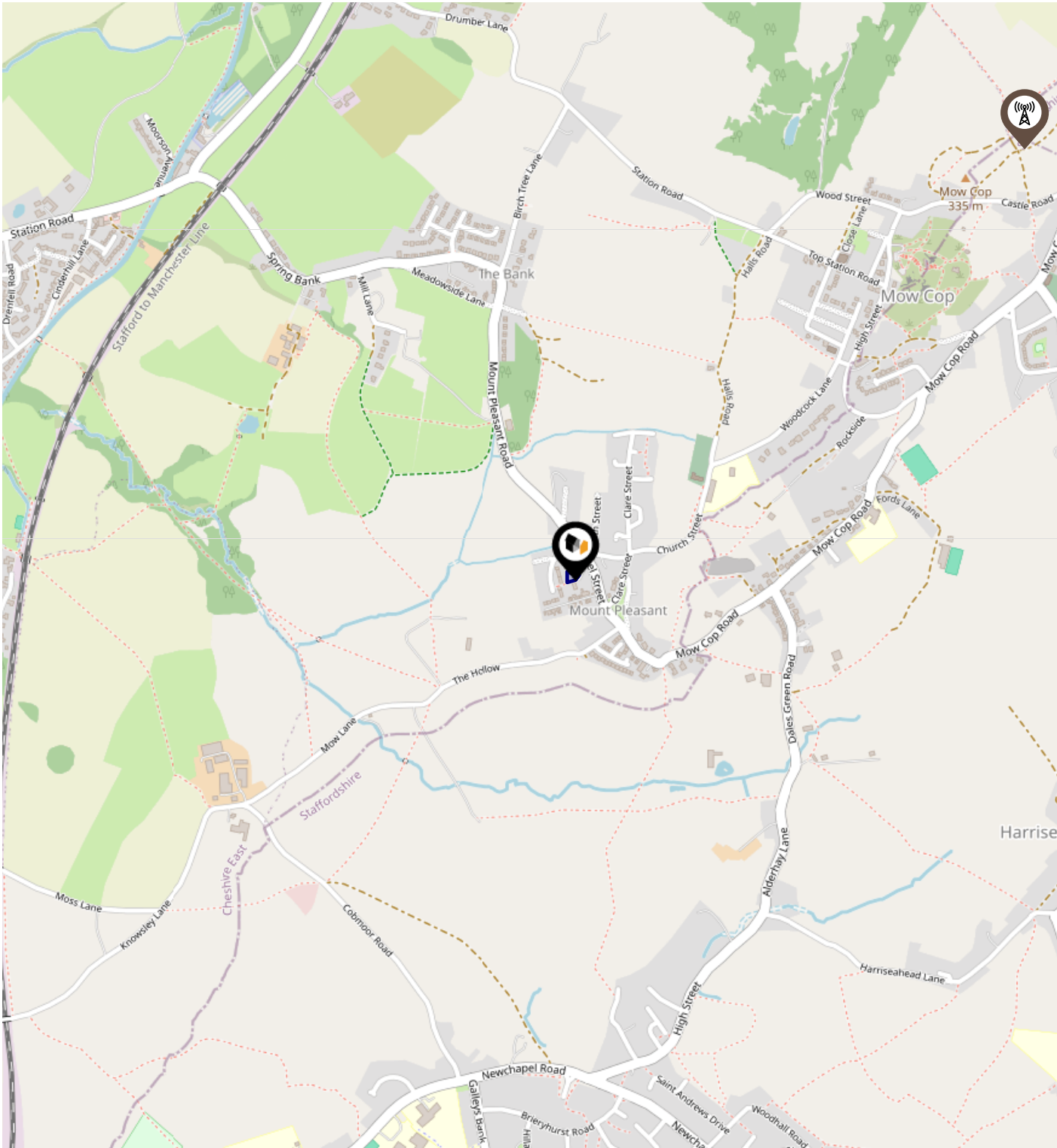
		Nursery	Primary	Secondary	College	Private
1	Woodcocks' Well CofE Primary School Ofsted Rating: Good Pupils: 105 Distance:0.23	☐	☒	☐	☐	☐
2	Castle Primary School Ofsted Rating: Good Pupils: 82 Distance:0.45	☐	☒	☐	☐	☐
3	Kidsgrove Primary School Ofsted Rating: Good Pupils: 157 Distance:0.9	☐	☒	☐	☐	☐
4	Kidsgrove Secondary School Ofsted Rating: Good Pupils: 300 Distance:0.9	☐	☐	☒	☐	☐
5	Scholar Green Primary School Ofsted Rating: Good Pupils: 225 Distance:1.04	☐	☒	☐	☐	☐
6	Bluebell School Ltd Ofsted Rating: Outstanding Pupils: 116 Distance:1.06	☐	☐	☒	☐	☐
7	Thursfield Primary School Ofsted Rating: Good Pupils: 280 Distance:1.06	☐	☒	☐	☐	☐
8	Dove Bank Primary School Ofsted Rating: Good Pupils: 173 Distance:1.19	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9 St John the Evangelist Catholic Primary Ofsted Rating: Good Pupils: 199 Distance:1.51		☐	☒	☐	☐	☐
10 St Thomas' CofE Primary Academy Ofsted Rating: Good Pupils: 172 Distance:1.63		☐	☒	☐	☐	☐
11 The King's CofE Academy Ofsted Rating: Good Pupils: 765 Distance:1.69		☐	☐	☒	☐	☐
12 Packmoor Ormiston Academy Ofsted Rating: Good Pupils: 441 Distance:1.81		☐	☒	☐	☐	☐
13 Knypersley First School Ofsted Rating: Outstanding Pupils: 283 Distance:1.88		☐	☒	☐	☐	☐
14 The Reginald Mitchell Primary School Ofsted Rating: Good Pupils: 192 Distance:1.92		☐	☒	☐	☐	☐
15 Roaches School Ofsted Rating: Good Pupils: 47 Distance:1.95		☐	☐	☒	☐	☐
16 St Saviour's CofE Academy Ofsted Rating: Good Pupils: 187 Distance:2.12		☐	☒	☐	☐	☐

Local Area

Masts & Pylons

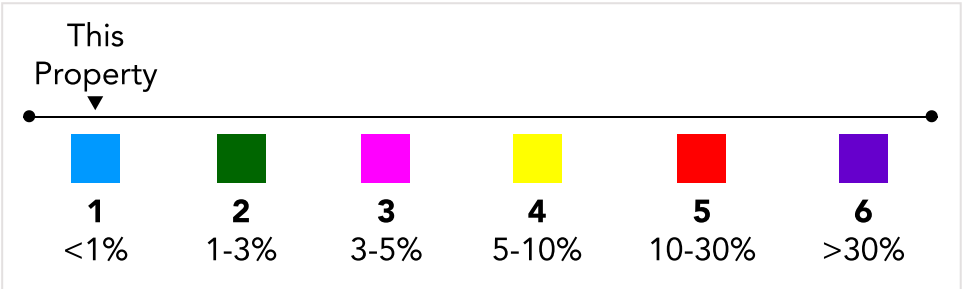
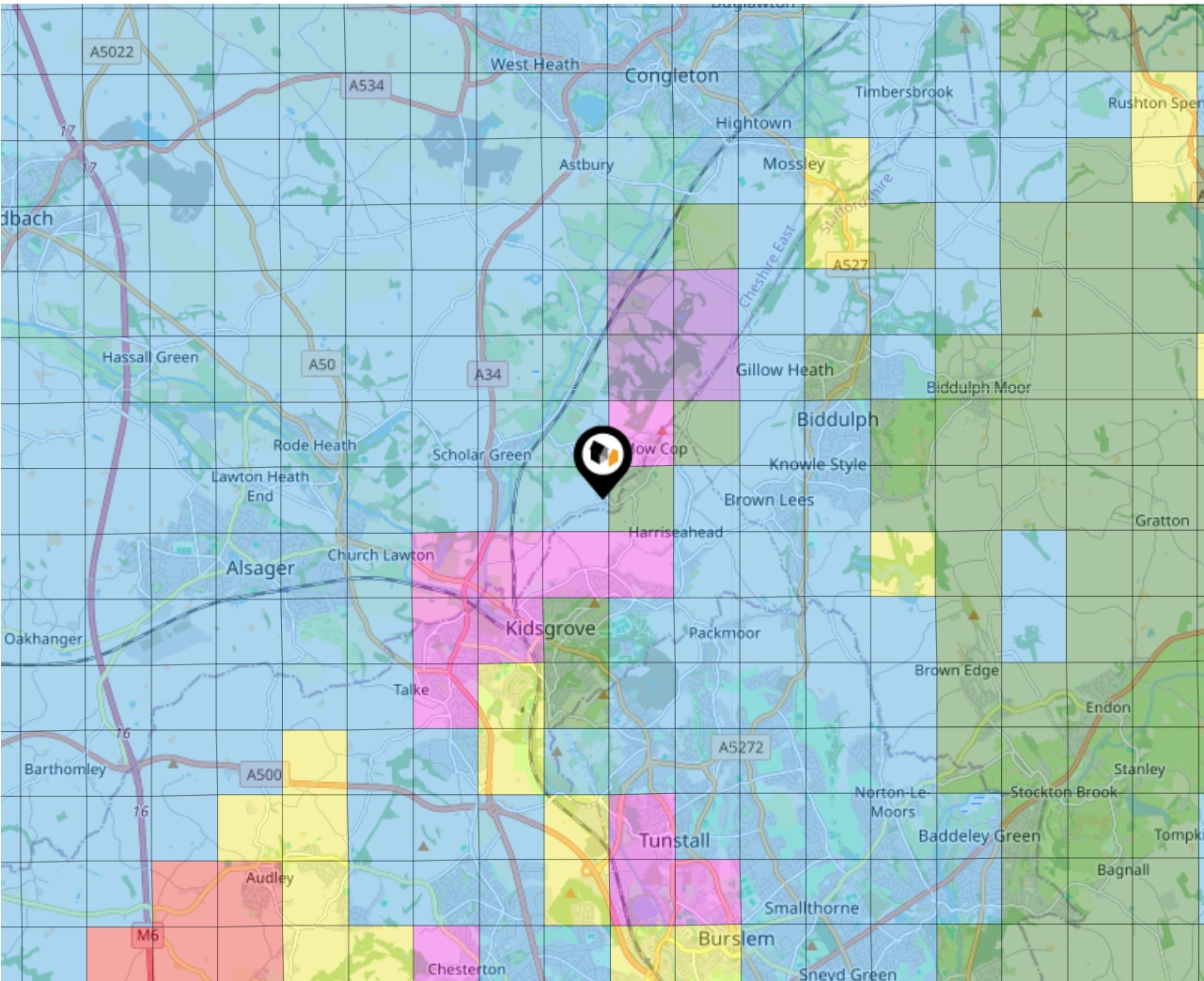


Key:

-  Power Pylons
-  Communication Masts

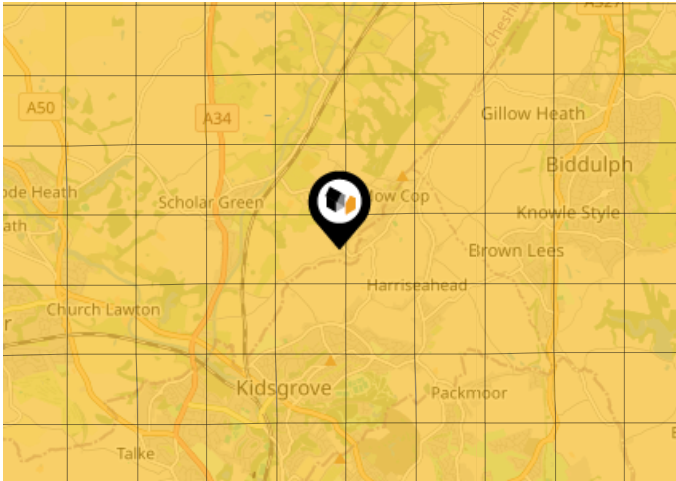
What is Radon?

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)

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		

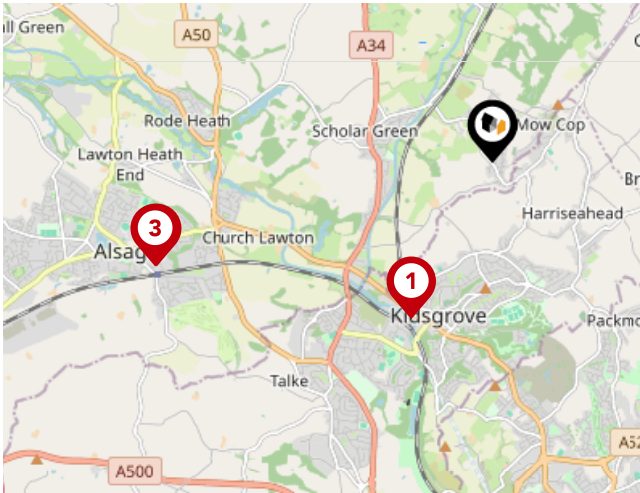


Primary Classifications (Most Common Clay Types)

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

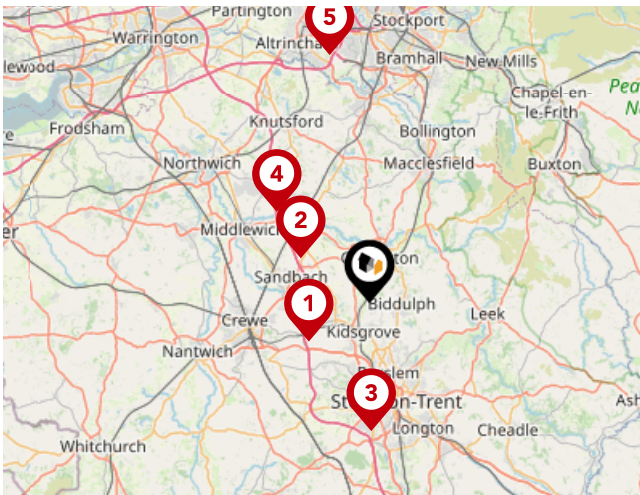
Area

Transport (National)



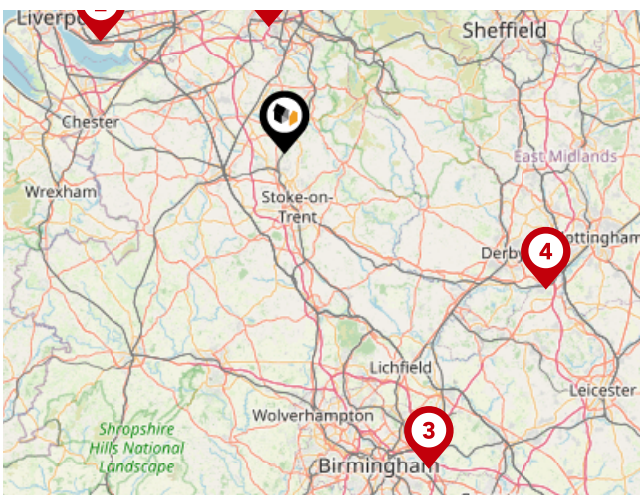
National Rail Stations

Pin	Name	Distance
1	Kidsgrove Rail Station	1.58 miles
2	Alsager Rail Station	3.12 miles
3	Alsager Rail Station	3.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J16	5.16 miles
2	M6 J17	5.91 miles
3	M6 J15	9.04 miles
4	M6 J18	9.32 miles
5	M56 J6	17.89 miles

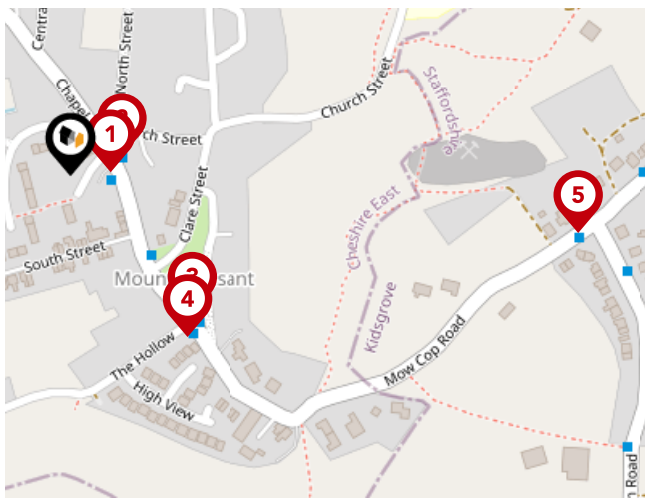


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.2 miles
2	Speke	30.54 miles
3	Birmingham Airport	49.72 miles
4	East Mids Airport	42.11 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Crown Inn PH	0.02 miles
2	Crown Inn PH	0.03 miles
3	The Hollow	0.1 miles
4	The Hollow	0.11 miles
5	Dales Green Corner	0.28 miles

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Data Quality

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Valuation Office
Agency

