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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 07th August 2025



CYNTHIA GROVE, STOKE-ON-TRENT, ST6

butters john bee

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

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www.buttersjohnbee.com



Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,847		
Title Number:	SF122395		

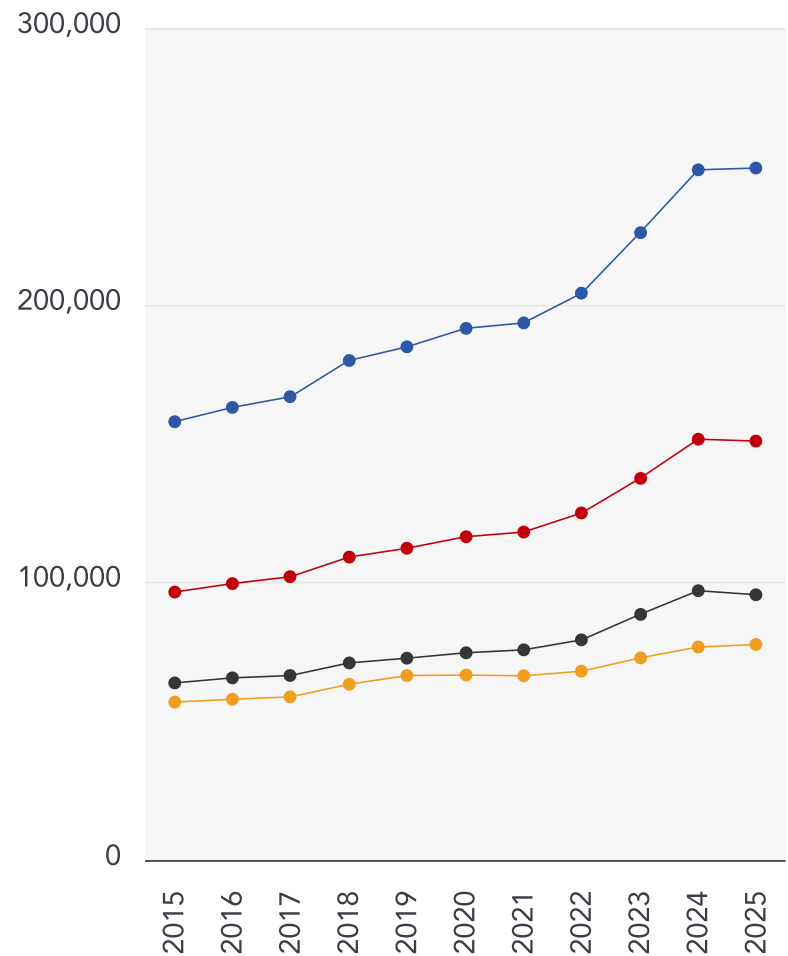
Local Area

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	70 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST6



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

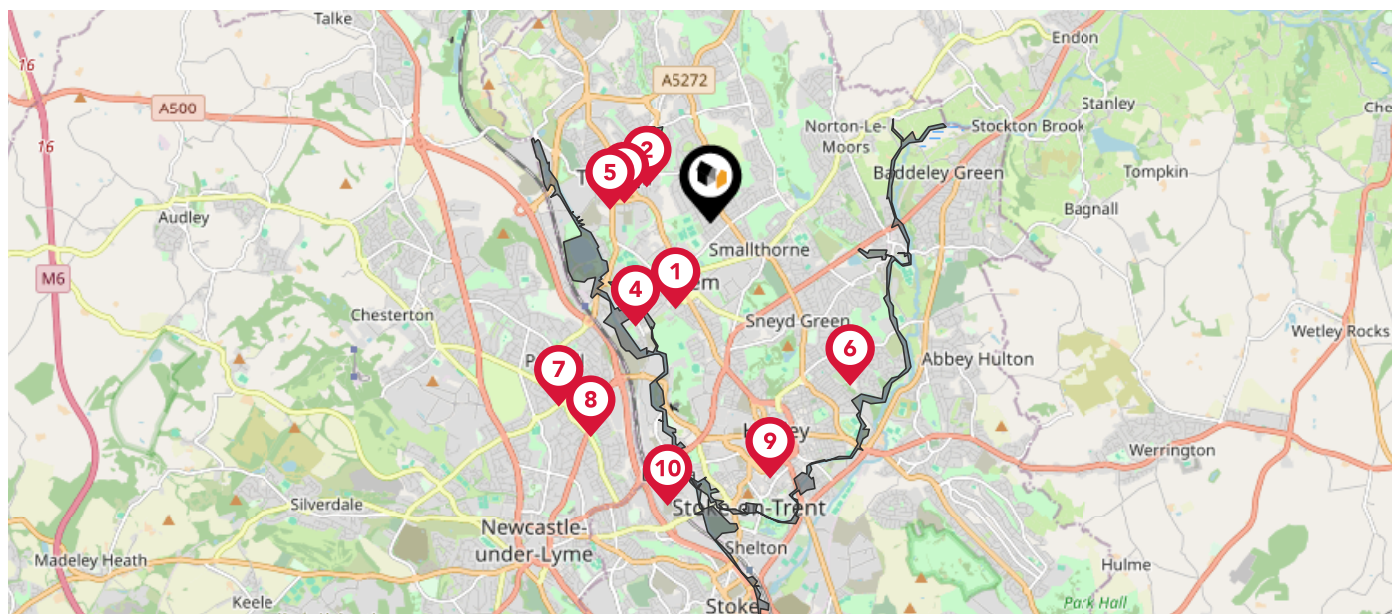
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Burslem Town Centre



Victoria Park



Park Terrace



Newcastle Street



Tower Square



Caldon Canal



Watlands Park



Wolstanton



City Centre

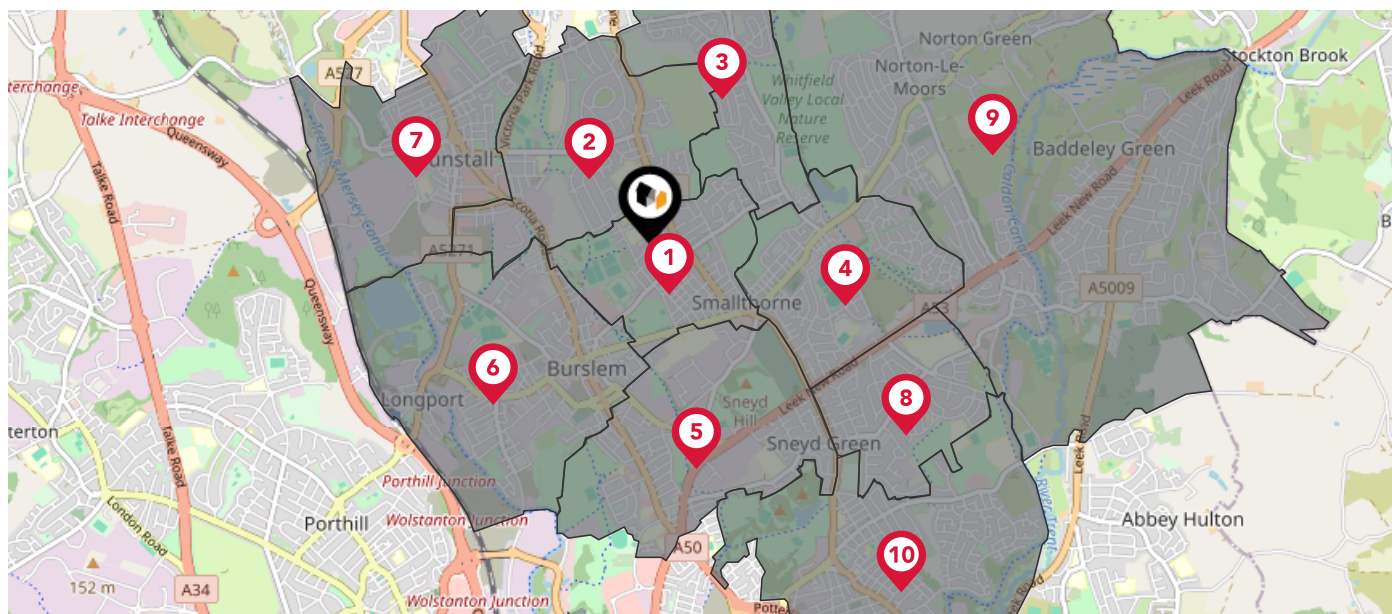


Trent and Mersey Canal

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



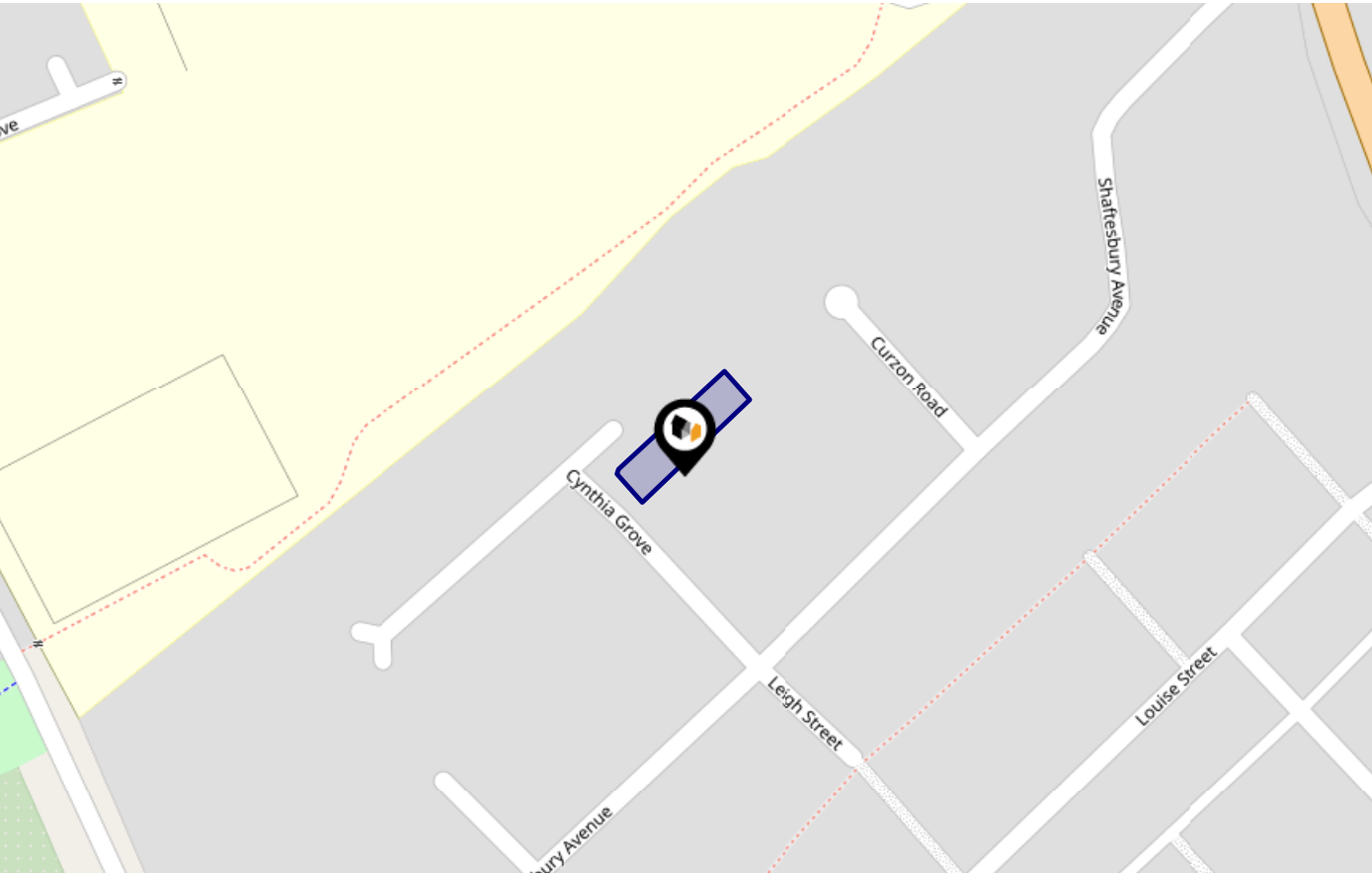
Nearby Council Wards

- 1 Burslem Park Ward
- 2 Little Chell and Stanfield Ward
- 3 Bradeley and Chell Heath Ward
- 4 Ford Green and Smallthorne Ward
- 5 Moorcroft Ward
- 6 Burslem Central Ward
- 7 Tunstall Ward
- 8 Sneyd Green Ward
- 9 Baddeley, Milton and Norton 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.

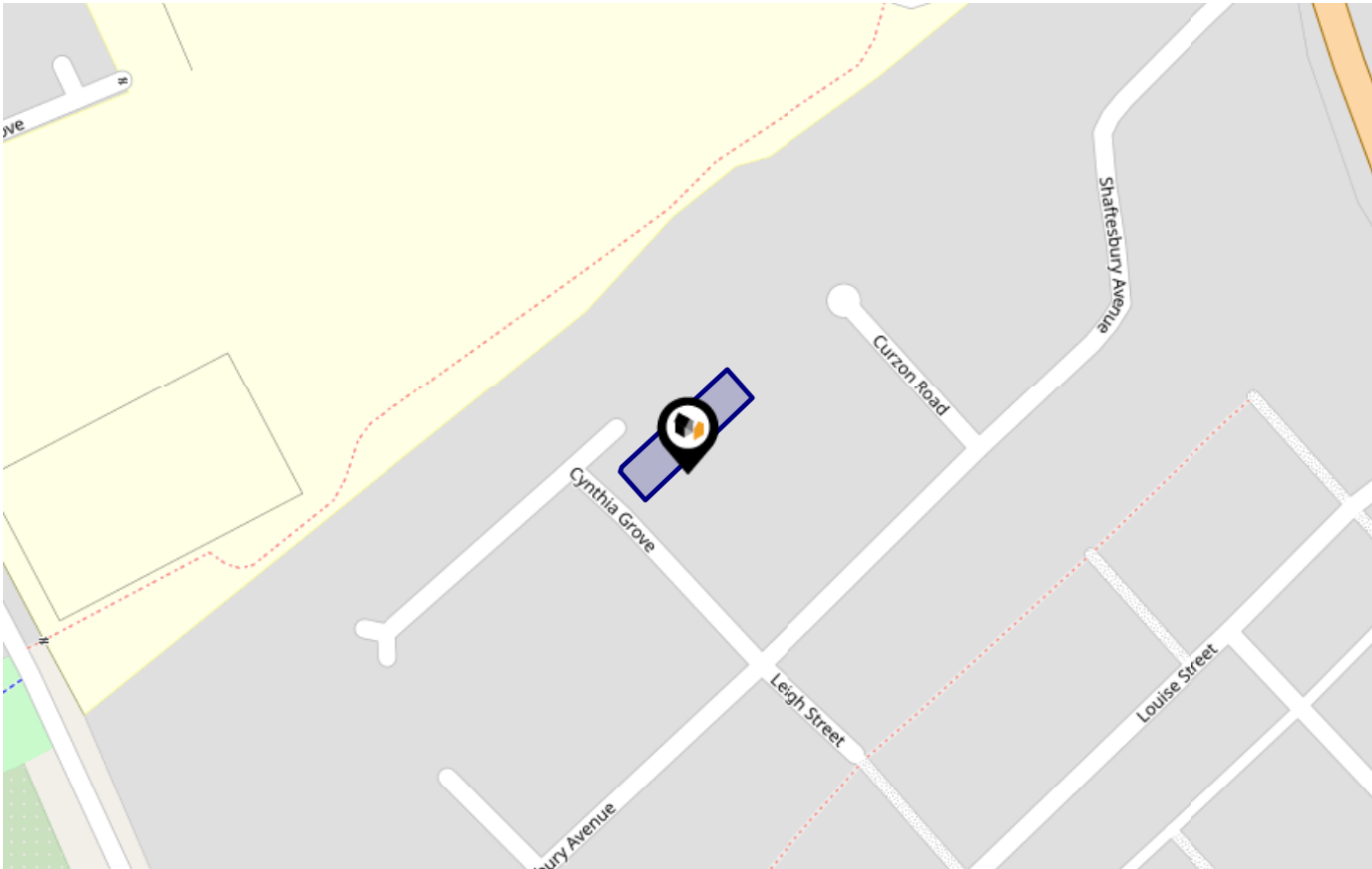
Chance of flooding to the following depths at this property:



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.

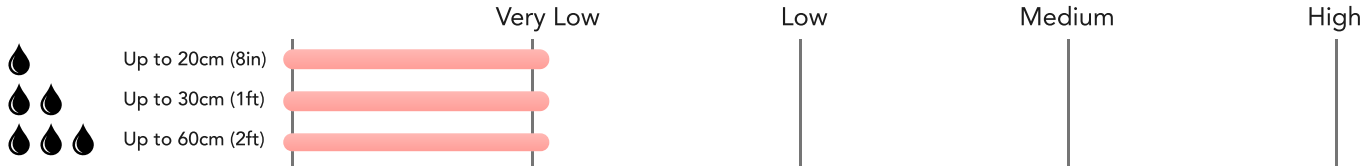


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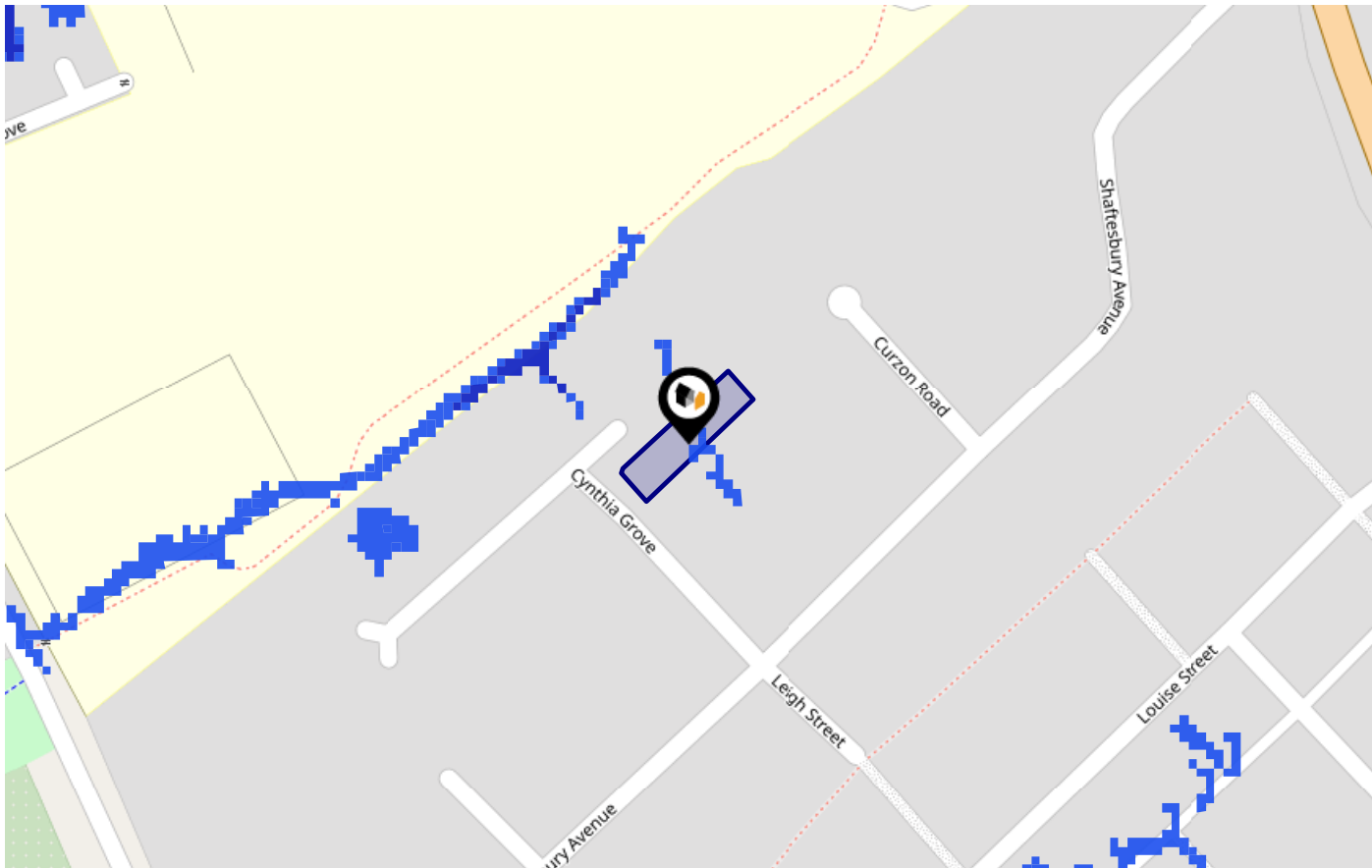
Chance of flooding to the following depths at this property:



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.

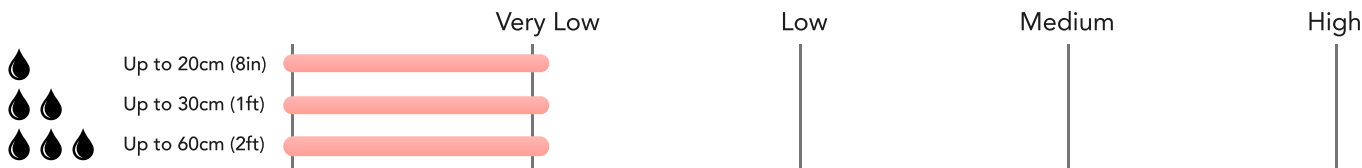


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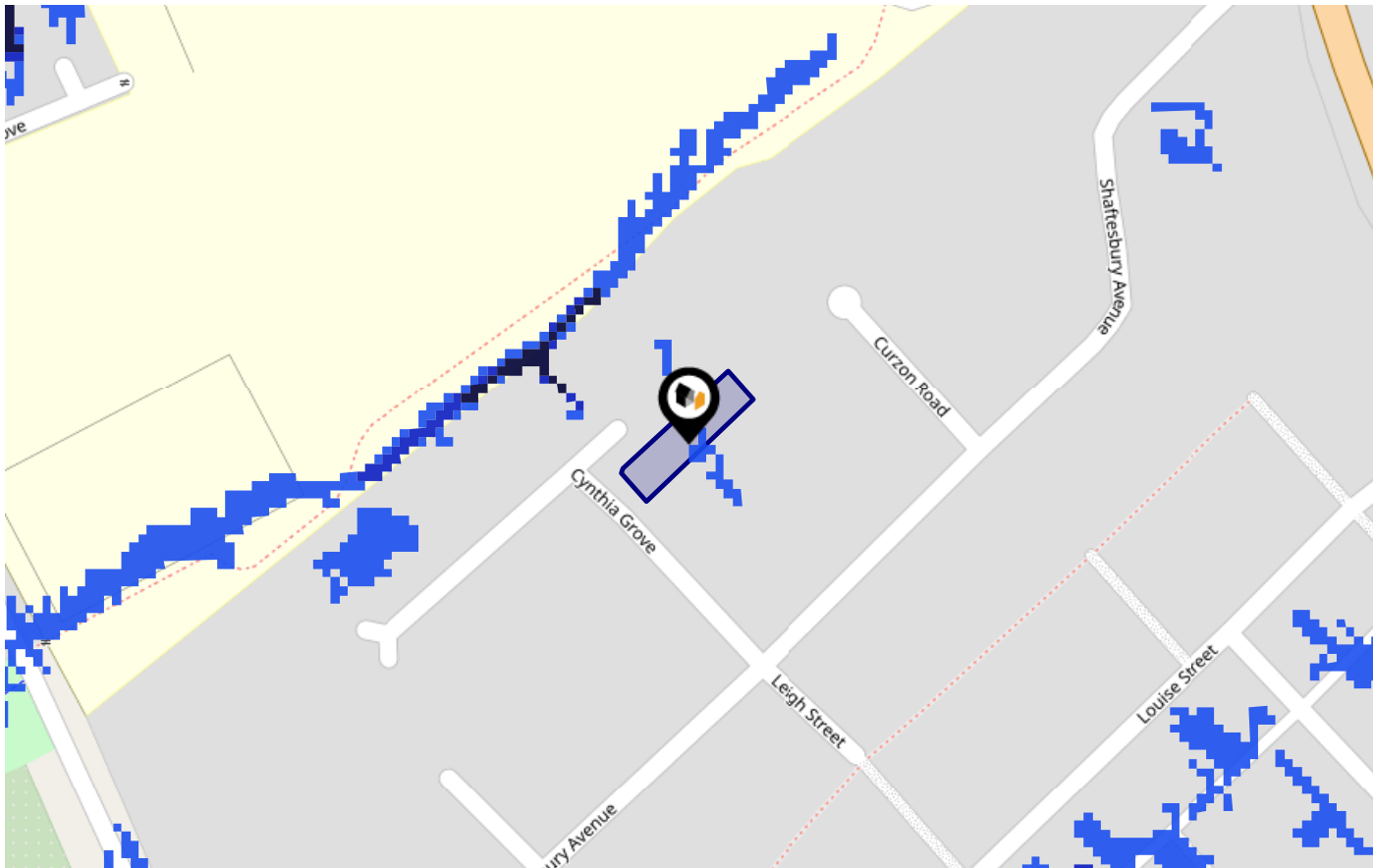
Chance of flooding to the following depths at this property:



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.

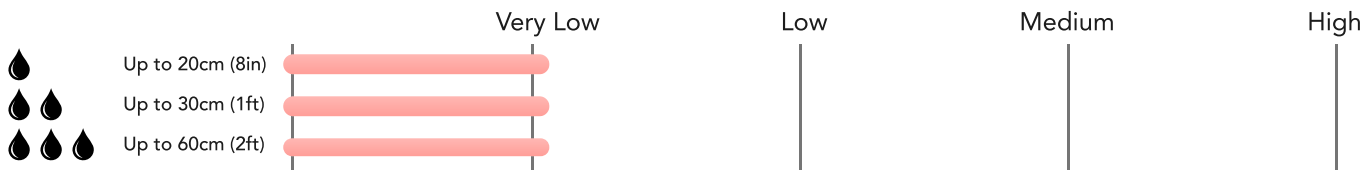


Risk Rating: Very low

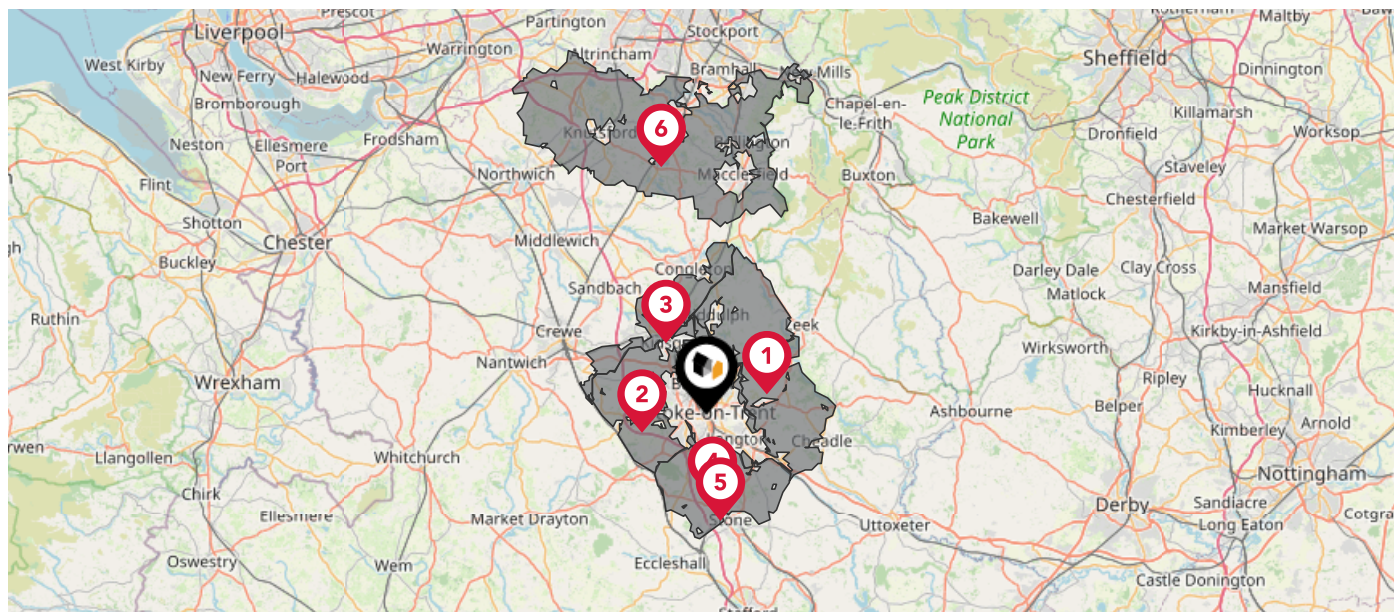
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Cheshire East



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



Stoke-on-Trent Green Belt - Stafford

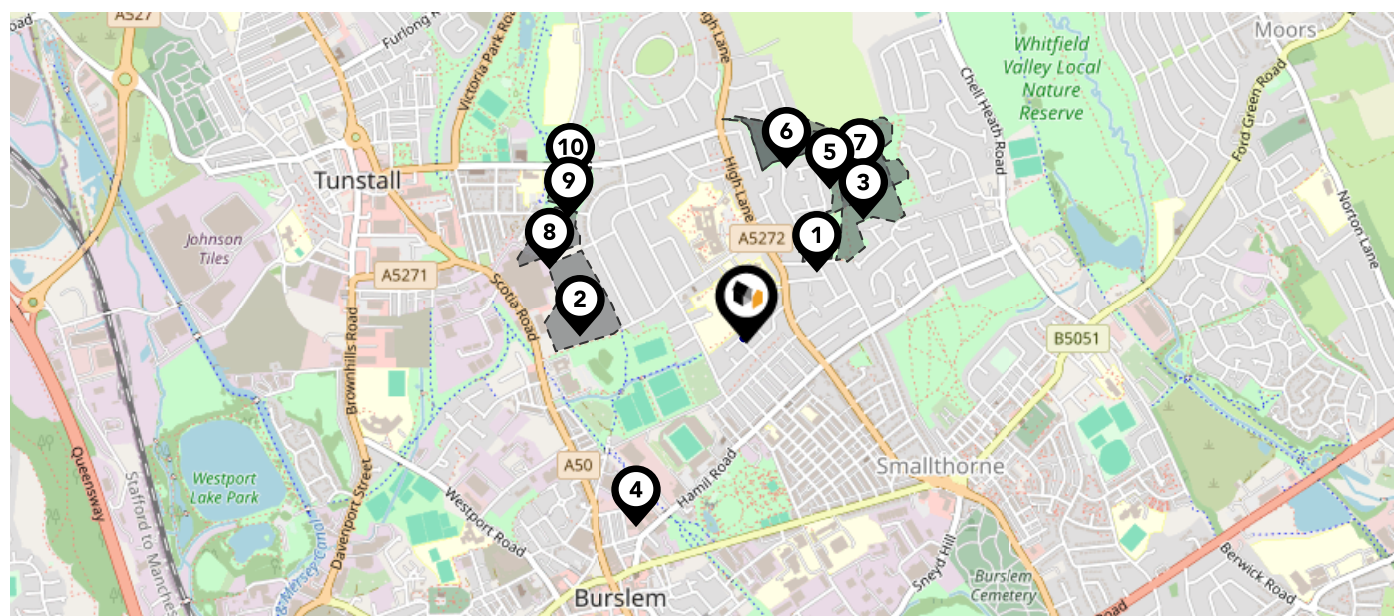


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



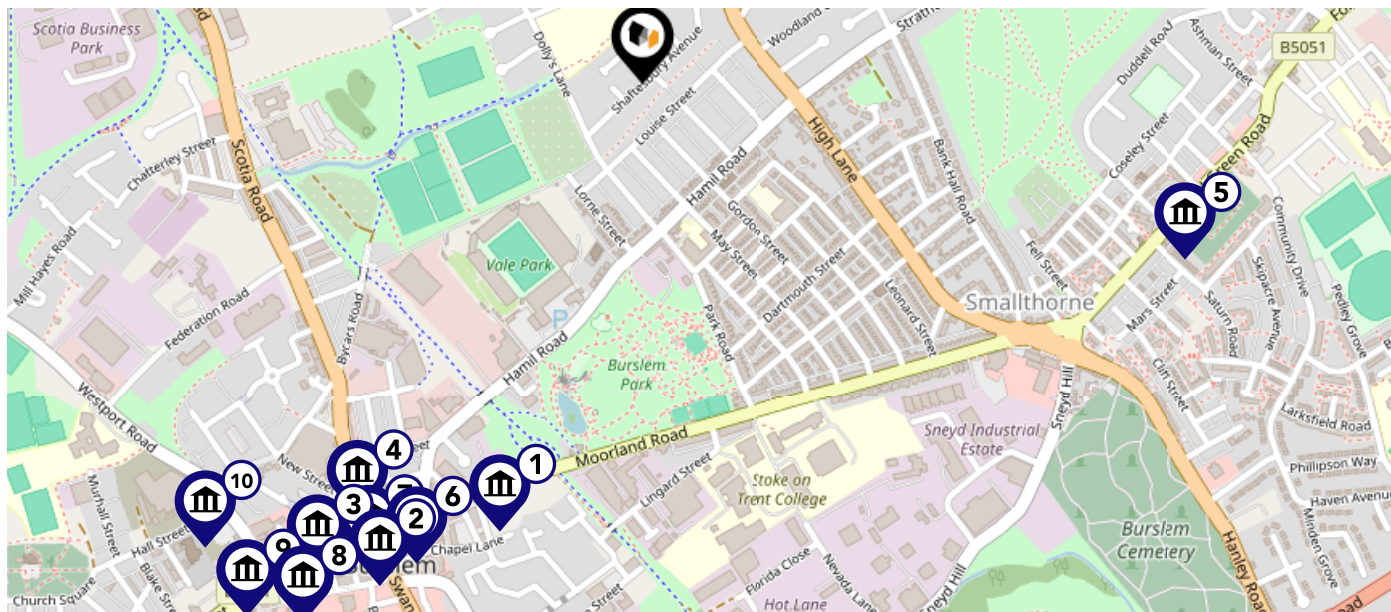
Nearby Landfill Sites

	Land At Acreswood Road-Acreswood, High Lane, Burslem, Stoke On Trent	Historic Landfill 
	South Of Scotia Lane-Haywood Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill 
	Wilkinson Marl Hole-Acreswood Road, Burslem, Stoke On Trent, Staffordshire	Historic Landfill 
	Off Baddeley Street-Baddeley Street, Burslem, Stoke On Trent, Staffordshire	Historic Landfill 
	Acreswood Landfill Site-Acreswood Road, High Lane, Burslem, Stoke-On-Trent, Staffordshire	Historic Landfill 
	Acreswood Bank Top-High Lane, Foreswood, Tunstall, Stoke-On-Trent, Staffordshire	Historic Landfill 
	Acreswood-Birchdown Avenue, Acreswood, Stoke On Trent, Staffordshire	Historic Landfill 
	North Of Scotia Lane-Melstone Avenue, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill 
	South of Greenbank Road-Greenbank Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill 
	East of Sunnyside Avenue/Greenbank Road Junction-Whitfield, Stoke On Trent, Staffordshire	Historic Landfill 

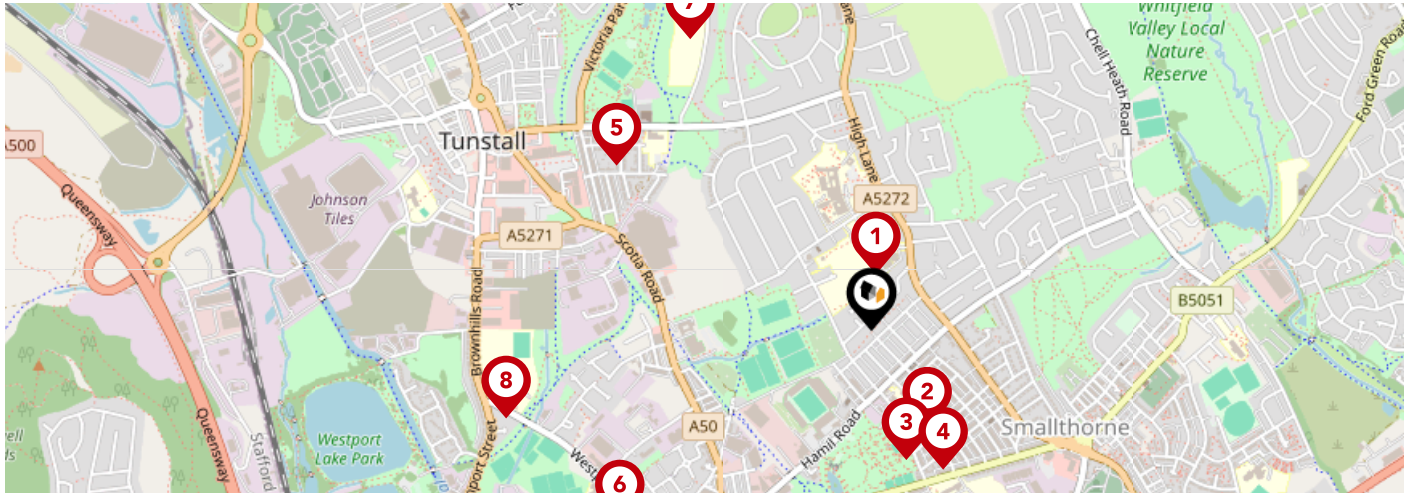
Maps

Listed Buildings

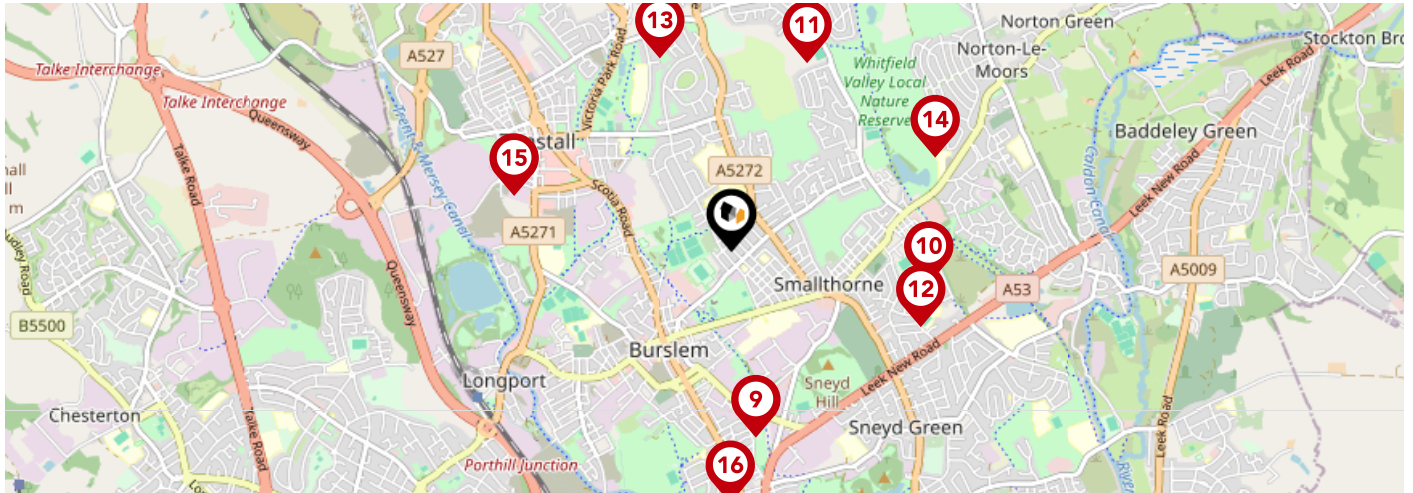
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1297965 - Pot Bank	Grade II	0.5 miles
	1246130 - First World War Memorial	Grade II	0.6 miles
	1195811 - Old Town Hall (burslem Recreation Centre)	Grade II	0.6 miles
	1195877 - Town Hall And Theatre	Grade II	0.6 miles
	1195831 - Church Of St Saviour	Grade II	0.6 miles
	1396377 - Burslem United Reformed Church (formerly Woodall Memorial Congregational Church)	Grade II	0.6 miles
	1220792 - 1, Moorland Road	Grade II	0.6 miles
	1483420 - Burslem Market Hall	Grade II	0.7 miles
	1220341 - Premises Occupied By National Westminster Bank	Grade II	0.7 miles
	1365738 - Hill Top Methodist Church (remains Of)	Grade II	0.7 miles



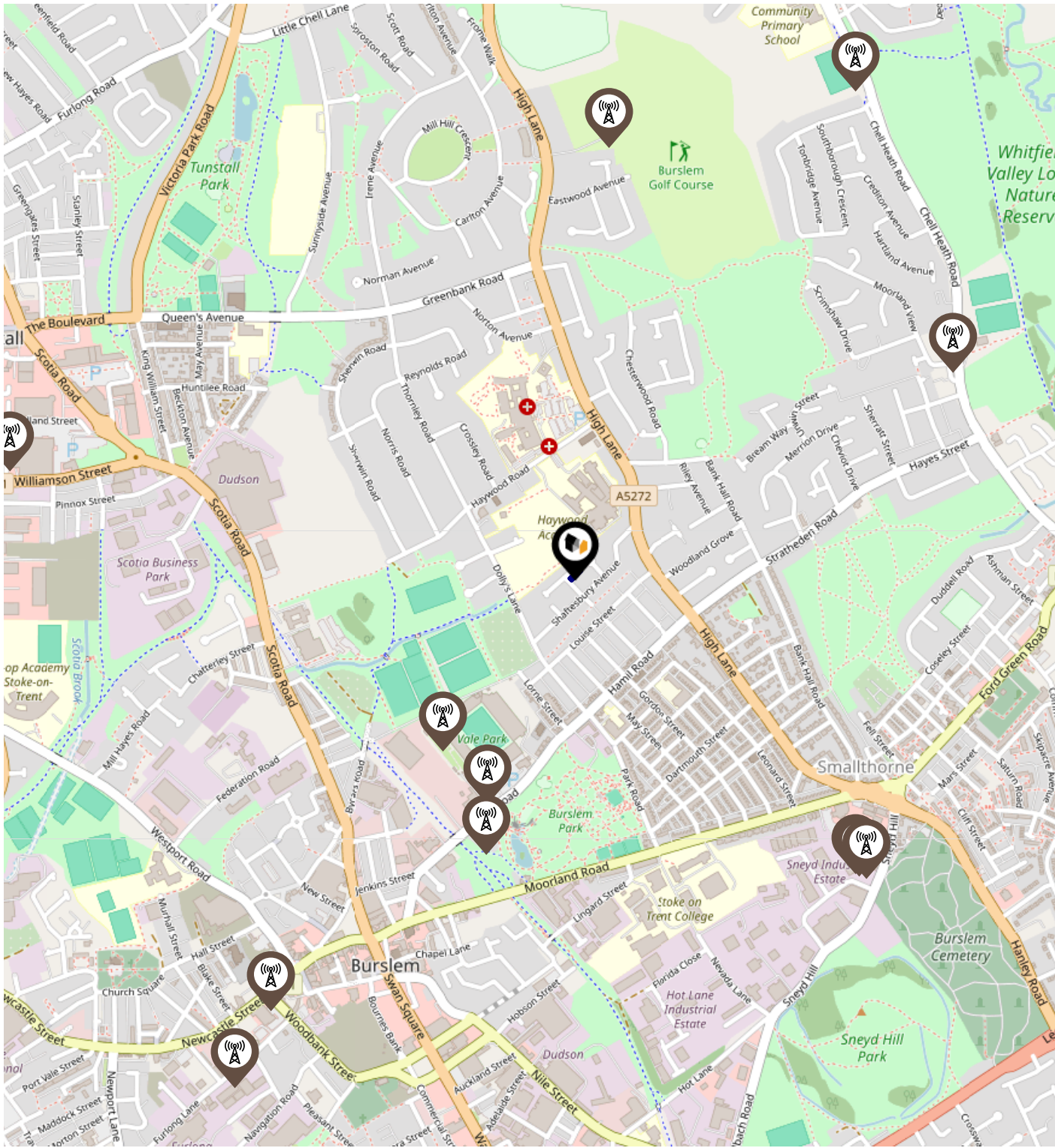
		Nursery	Primary	Secondary	College	Private
1	Haywood Academy Ofsted Rating: Good Pupils: 1160 Distance:0.13	☐	☐	☒	☐	☐
2	Jackfield Infant School Ofsted Rating: Good Pupils: 228 Distance:0.26	☐	☒	☐	☐	☐
3	Moorpark Junior School Ofsted Rating: Good Pupils: 240 Distance:0.3	☐	☒	☐	☐	☐
4	The Valiant School Ofsted Rating: Not Rated Pupils: 8 Distance:0.35	☐	☒	☐	☐	☐
5	St Wilfrid's Catholic Primary School Ofsted Rating: Good Pupils: 348 Distance:0.68	☐	☒	☐	☐	☐
6	Saint Nathaniel's Academy Ofsted Rating: Good Pupils: 481 Distance:0.7	☐	☒	☐	☐	☐
7	Mill Hill Primary Academy Ofsted Rating: Outstanding Pupils: 455 Distance:0.76	☐	☒	☐	☐	☐
8	Co-op Academy Stoke-On-Trent Ofsted Rating: Good Pupils: 1181 Distance:0.84	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	North Road Academy Ofsted Rating: Requires improvement Pupils: 203 Distance:0.84	☐	☐	☒	☐	☐
10	Smallthorne Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.89	☐	☒	☐	☐	☐
11	Burnwood Community Primary School Ofsted Rating: Good Pupils: 600 Distance:0.9	☐	☒	☐	☐	☐
12	New Ford Academy Ofsted Rating: Outstanding Pupils: 474 Distance:0.91	☐	☒	☐	☐	☐
13	St Margaret Ward Catholic Academy Ofsted Rating: Good Pupils: 1162 Distance:0.92	☐	☐	☒	☐	☐
14	St Marys Catholic Academy Ofsted Rating: Outstanding Pupils: 242 Distance:1	☐	☒	☐	☐	☐
15	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 493 Distance:1	☐	☒	☐	☐	☐
16	St Peter's Catholic Academy Ofsted Rating: Outstanding Pupils: 239 Distance:1.12	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

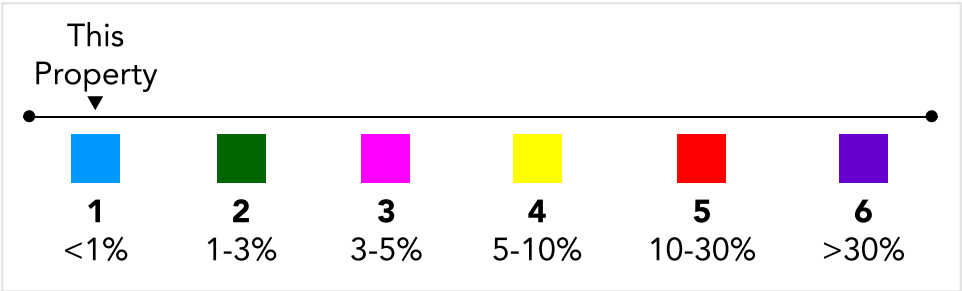
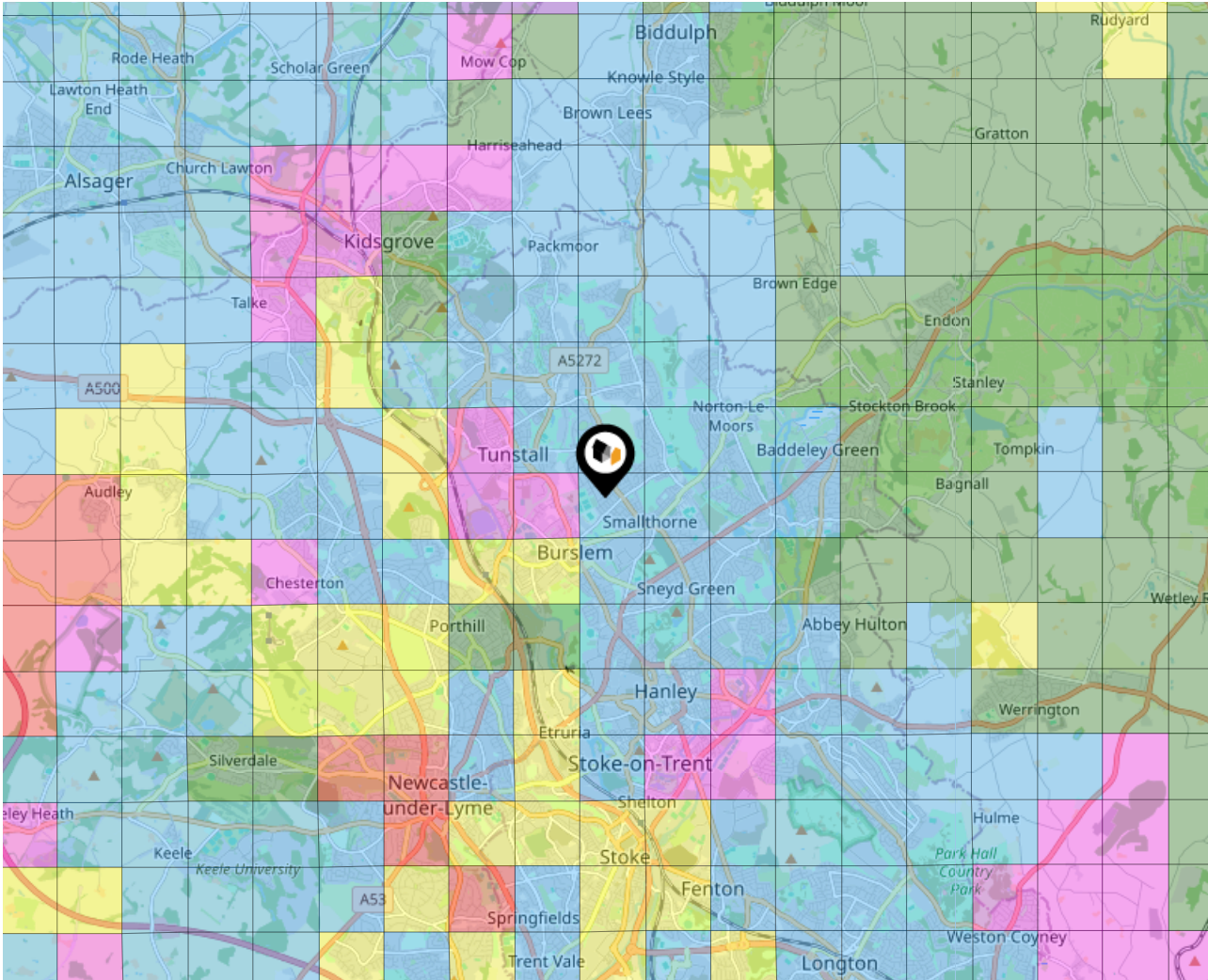


Key:

-  Power Pylons
-  Communication Masts

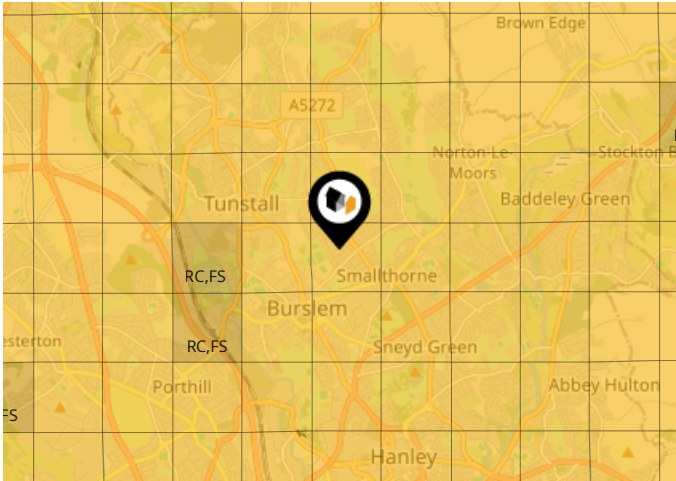
What is Radon?

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		

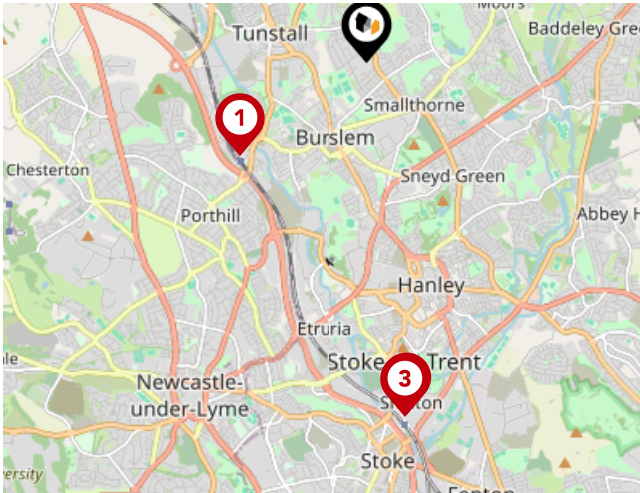


Primary Classifications (Most Common Clay Types)

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

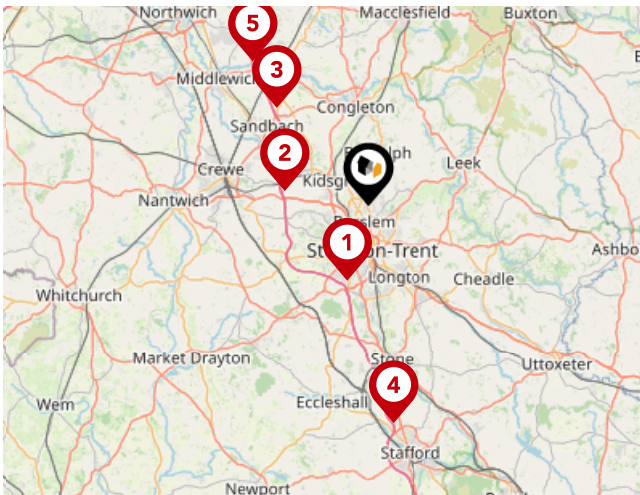
Area

Transport (National)



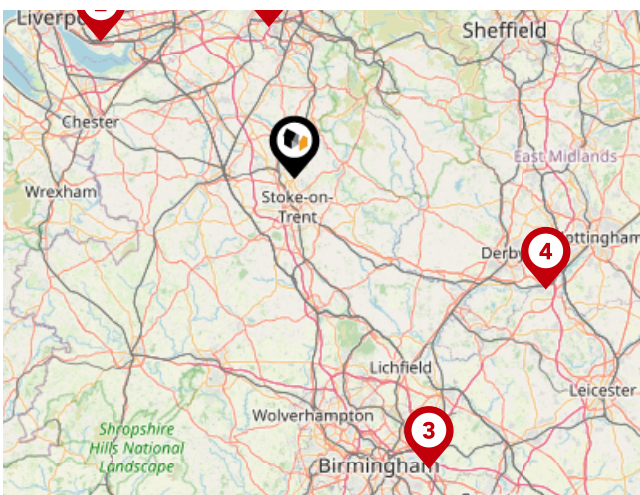
National Rail Stations

Pin	Name	Distance
	Platform 2	1.39 miles
	Stoke-on-Trent Rail Station	3.16 miles
	Stoke-on-Trent Rail Station	3.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J15	5.58 miles
	M6 J16	6.06 miles
	M6 J17	9.48 miles
	M6 J14	15.77 miles
	M6 J18	13.09 miles

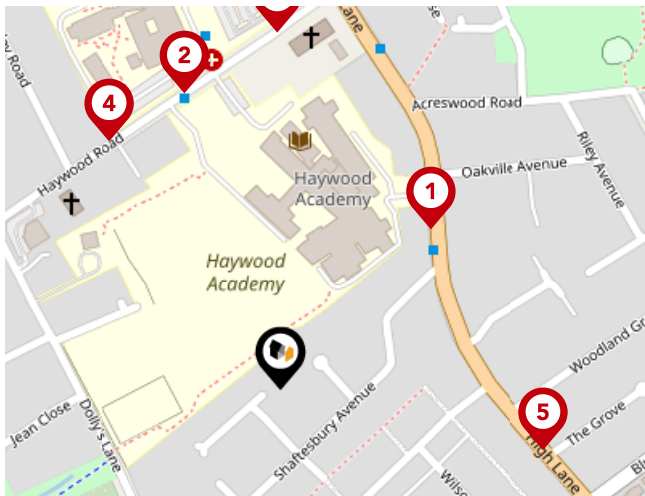


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	22.05 miles
	Speke	33.88 miles
	Birmingham Airport	45.74 miles
	East Mids Airport	39.14 miles

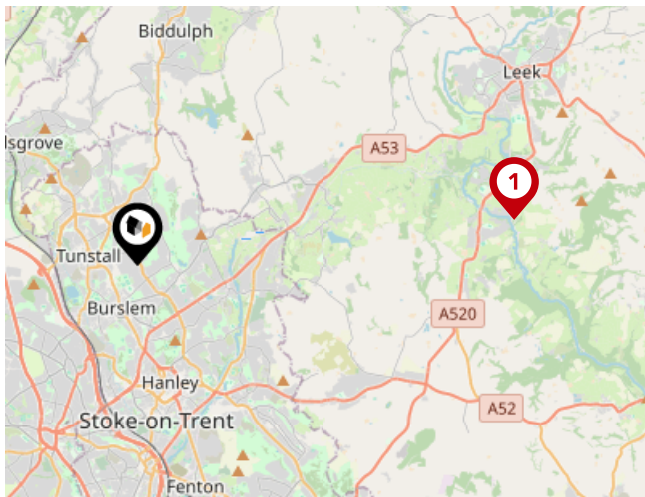
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shaftesbury Avenue	0.12 miles
2	Haywood Hospital	0.17 miles
3	Haywood Hospital	0.2 miles
4	Haywood Road	0.17 miles
5	Hamil Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.78 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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Valuation Office
Agency



Royal Mail