

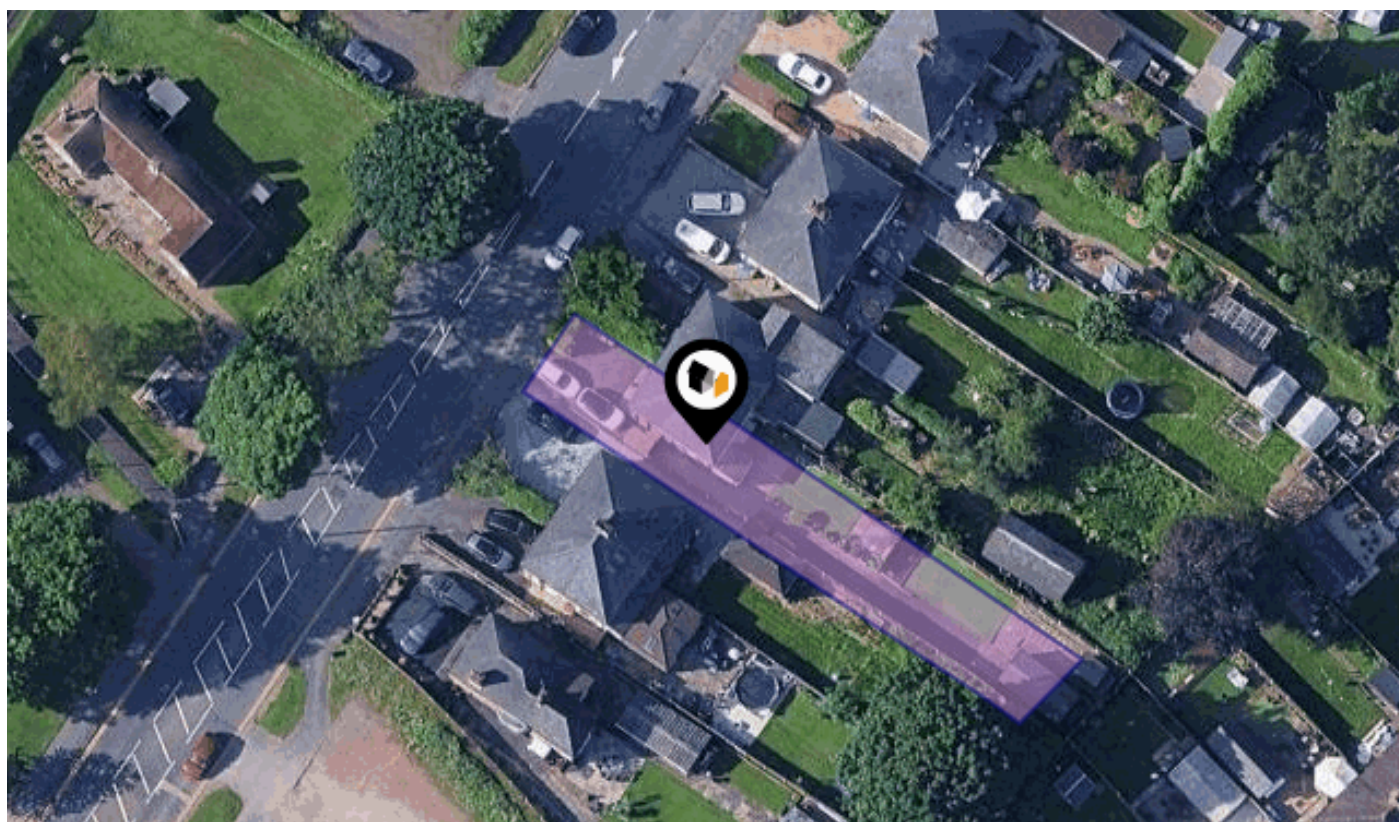


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 06th August 2025



FORD GREEN ROAD, STOKE-ON-TRENT, ST6

butters john bee

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

01782 470226

hanleyrentals@bjbmail.com




www.buttersjohnbee.com














Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,847		
Title Number:	SF358692		

Local Area

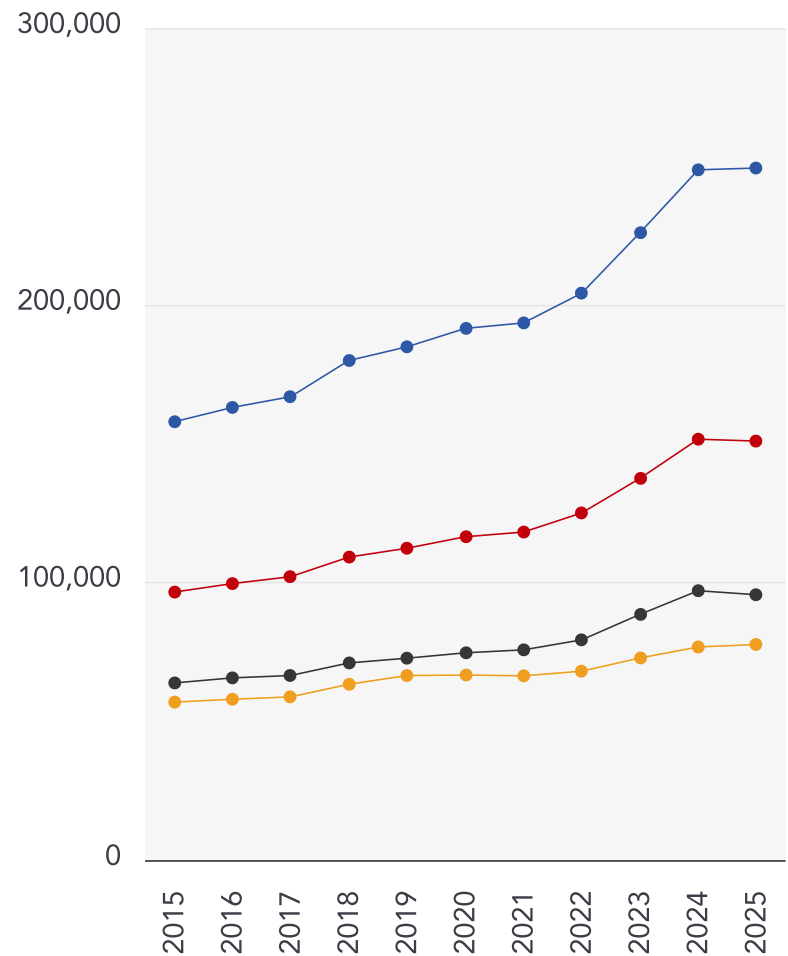
Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	4	80	1000
● Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

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.



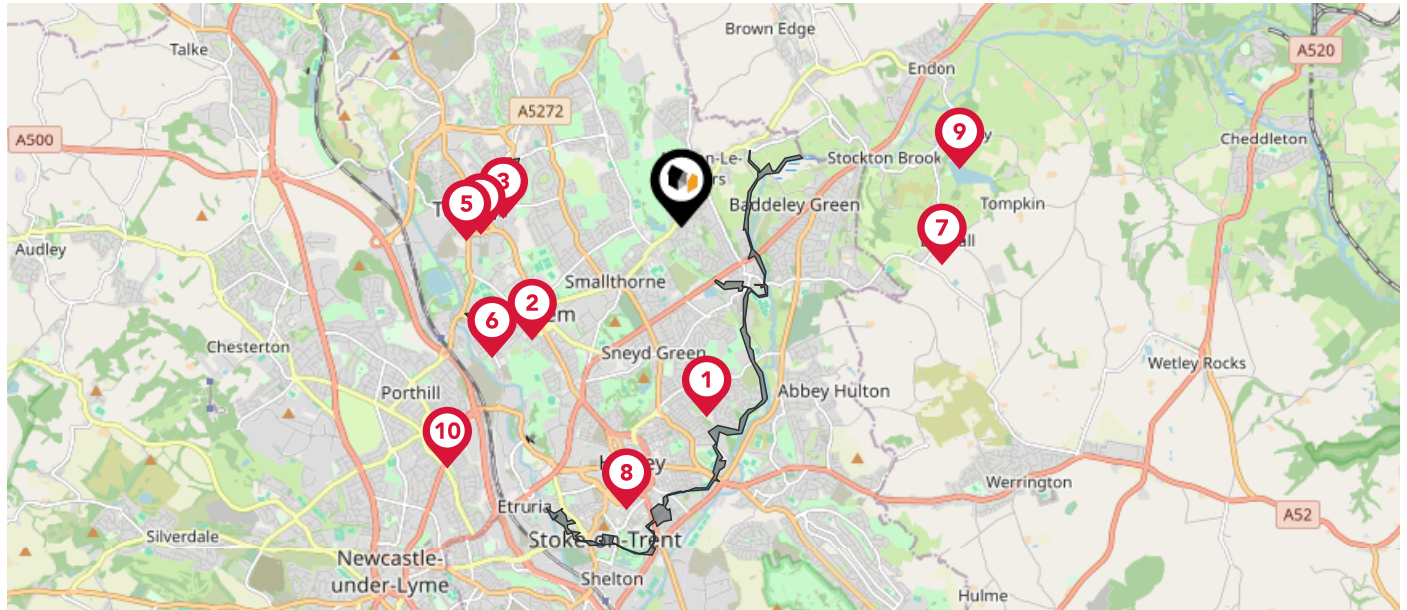
Mine Entry

- ✕ 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.

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.



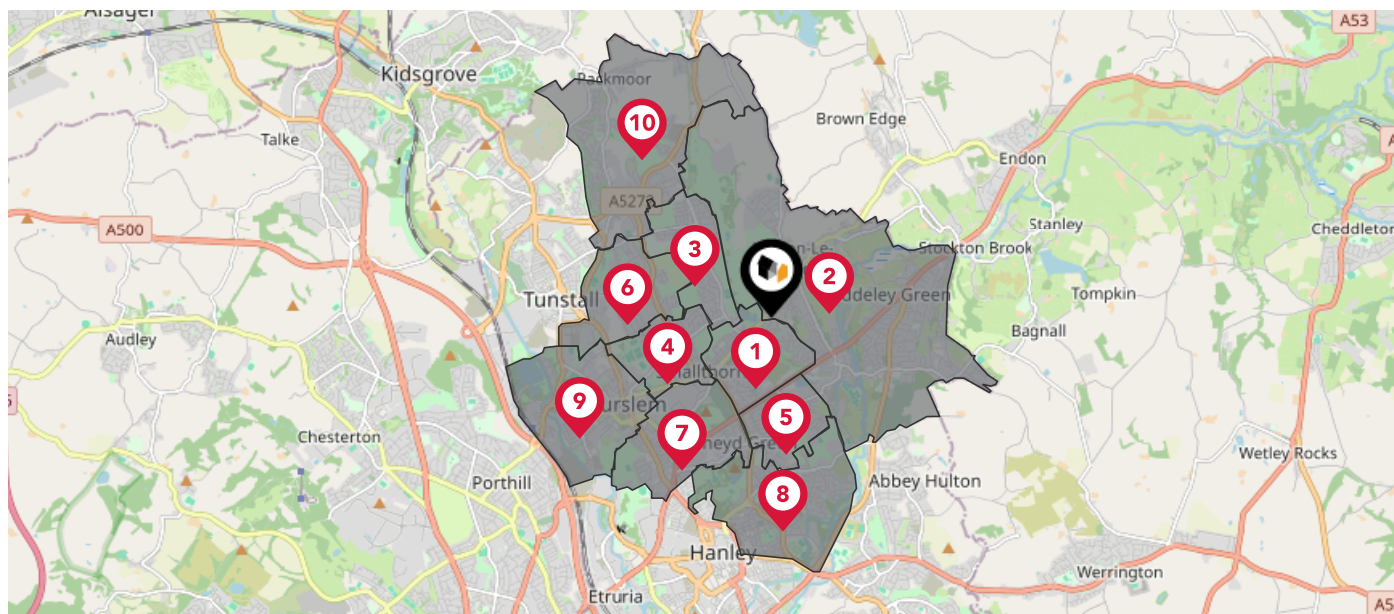
Nearby Conservation Areas

- 1 Caldon Canal
- 2 Burslem Town Centre
- 3 Victoria Park
- 4 Park Terrace
- 5 Tower Square
- 6 Newcastle Street
- 7 Bagnall
- 8 City Centre
- 9 Stanley
- 10 Wolstanton











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



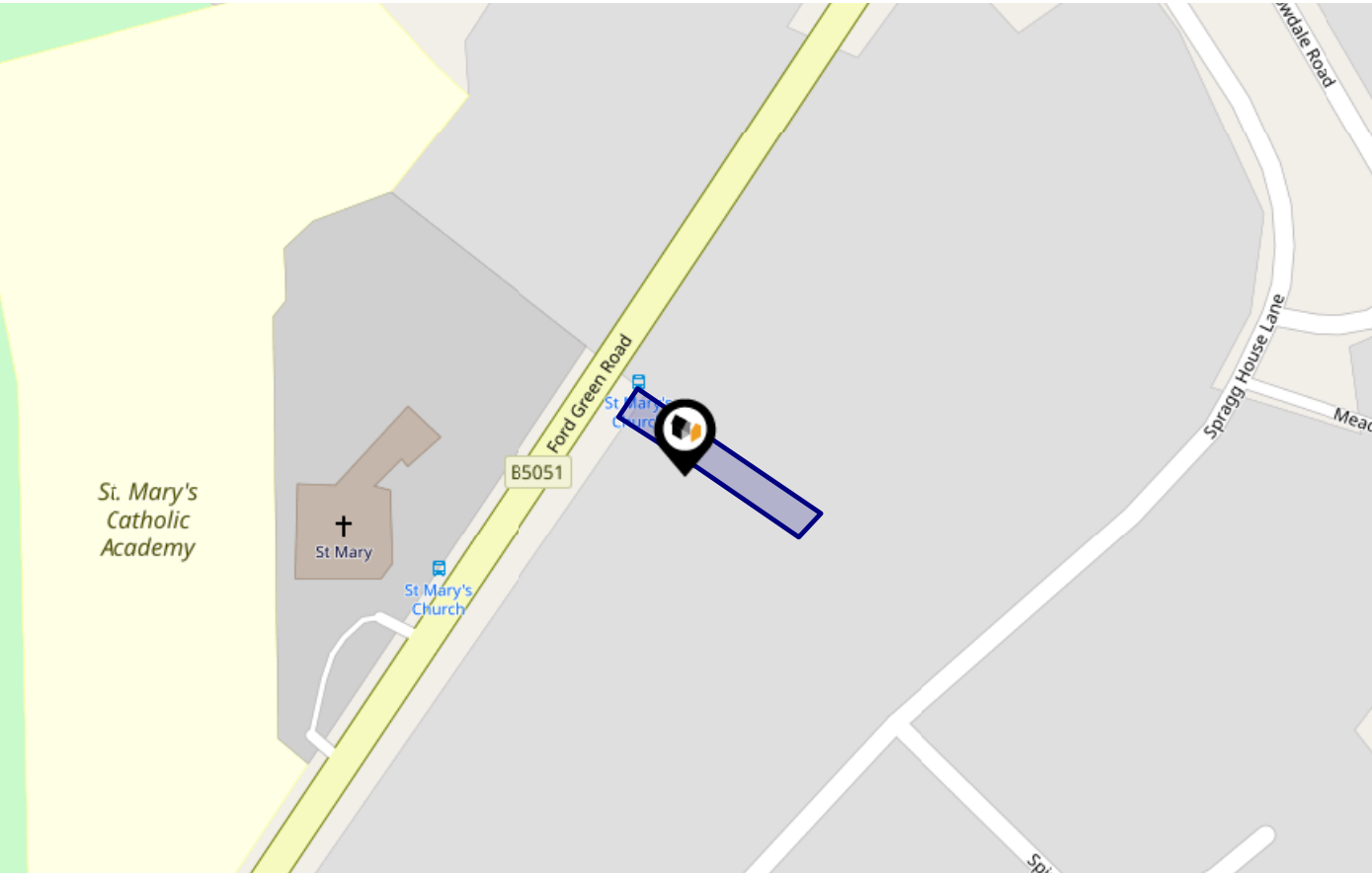
Nearby Council Wards

-  Ford Green and Smallthorne Ward
-  Baddeley, Milton and Norton Ward
-  Bradeley and Chell Heath Ward
-  Burslem Park Ward
-  Sneyd Green Ward
-  Little Chell and Stanfield Ward
-  Moorcroft Ward
-  Birches Head and Central Forest Park Ward
-  Burslem Central Ward
-  Great Chell and Packmoor 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.

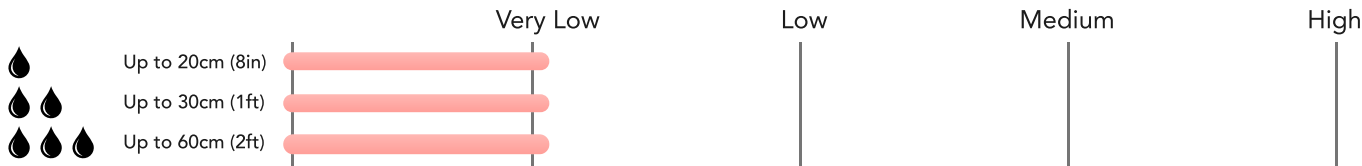


Risk Rating: Very low

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.

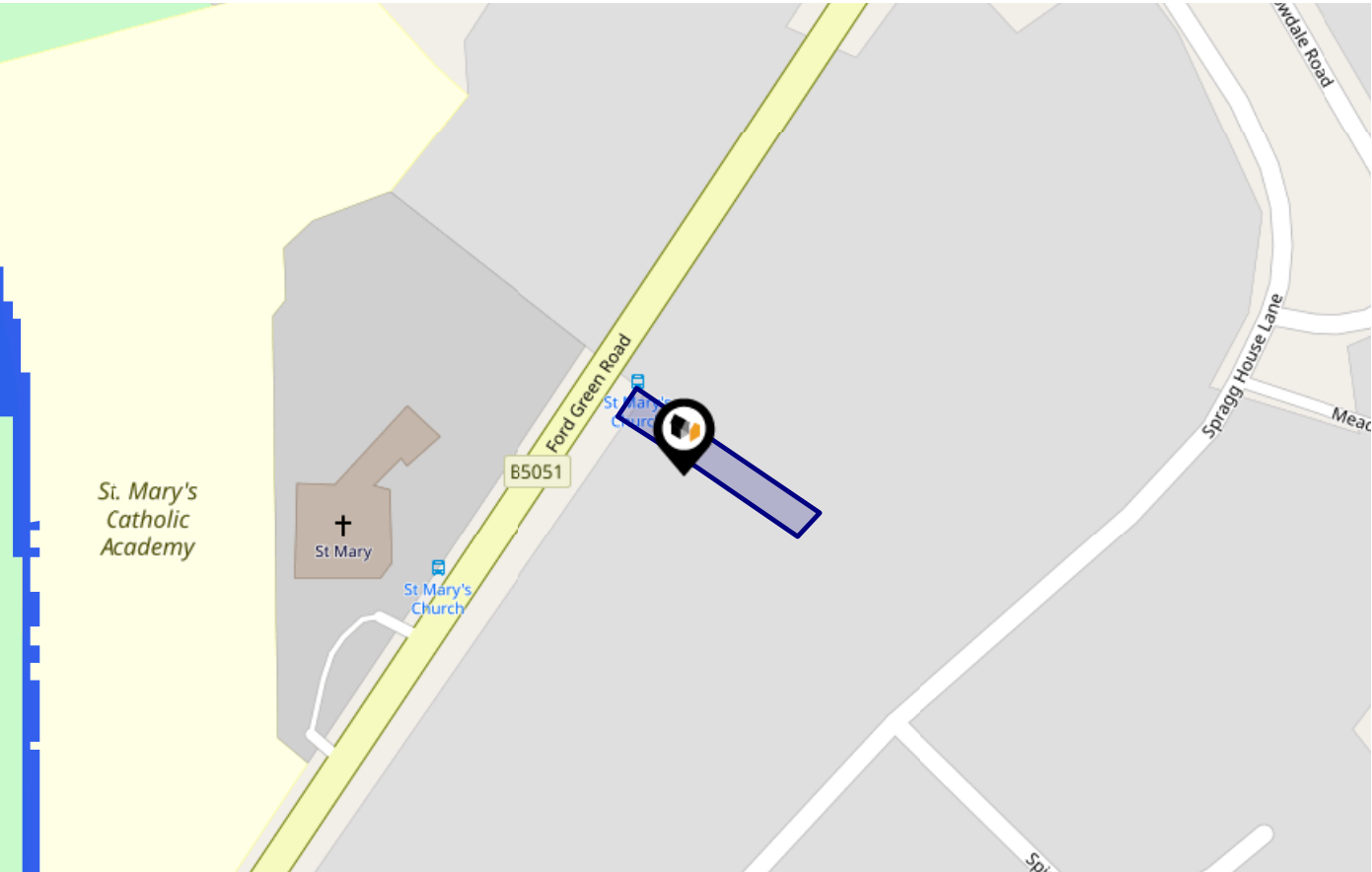
Chance of flooding to the following depths at this property:



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.

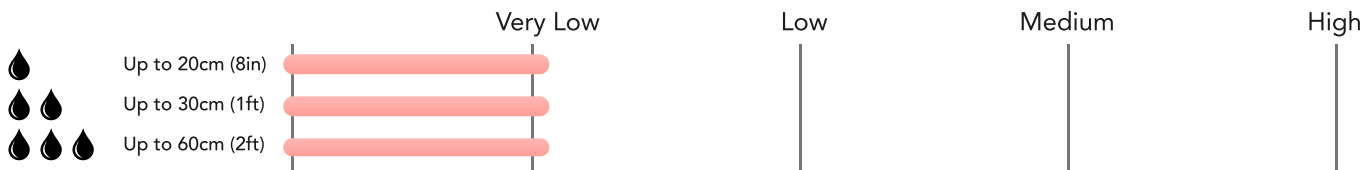


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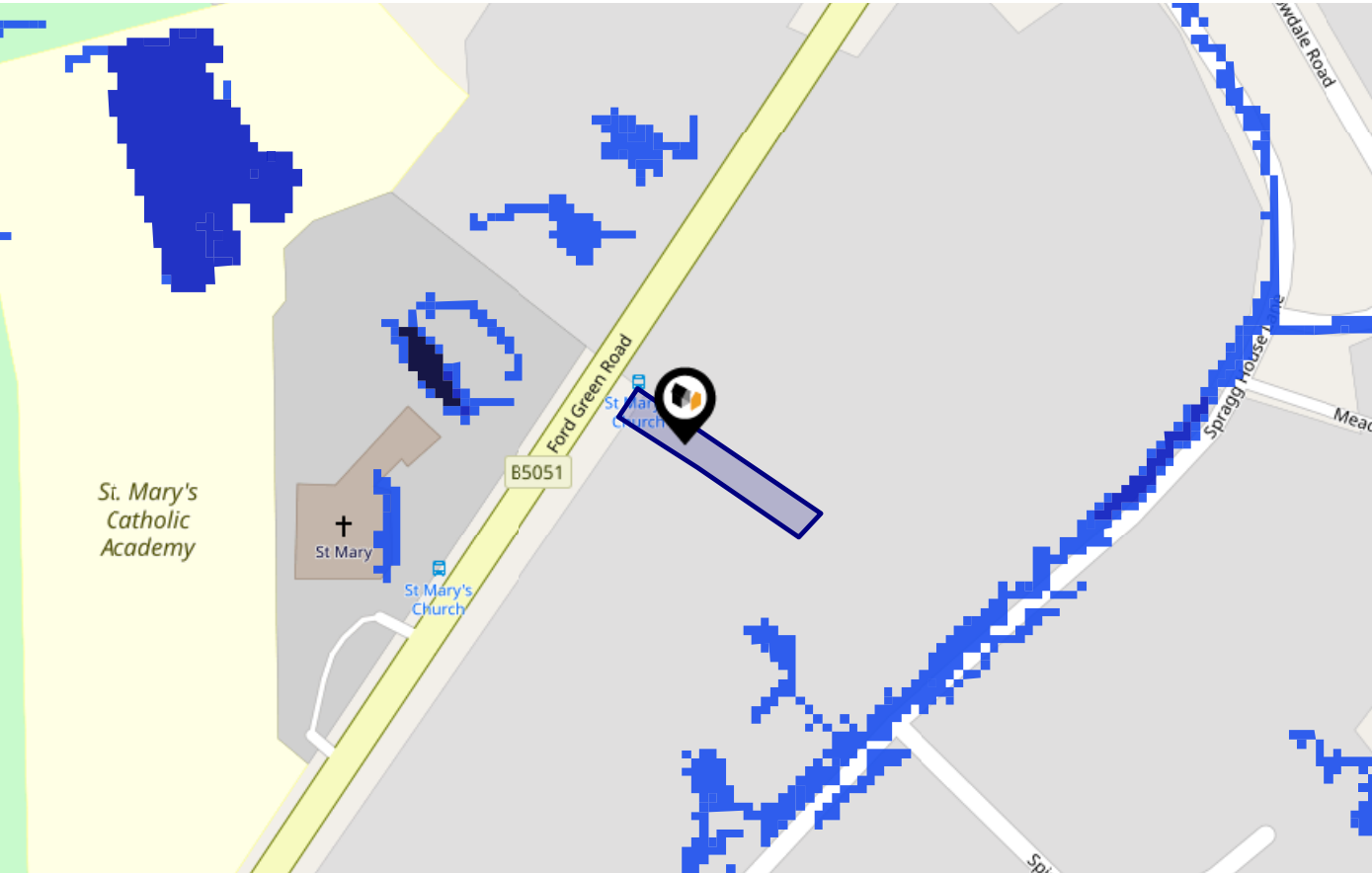
Chance of flooding to the following depths at this property:



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.

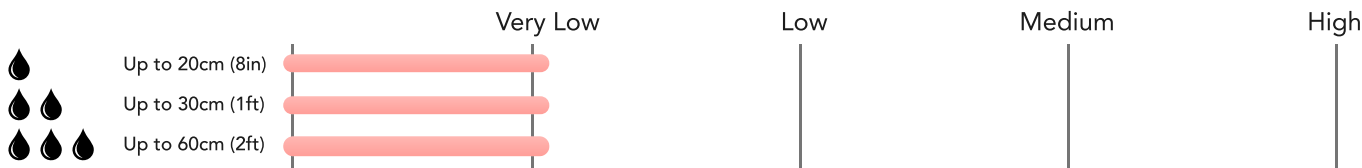


Risk Rating: Very low

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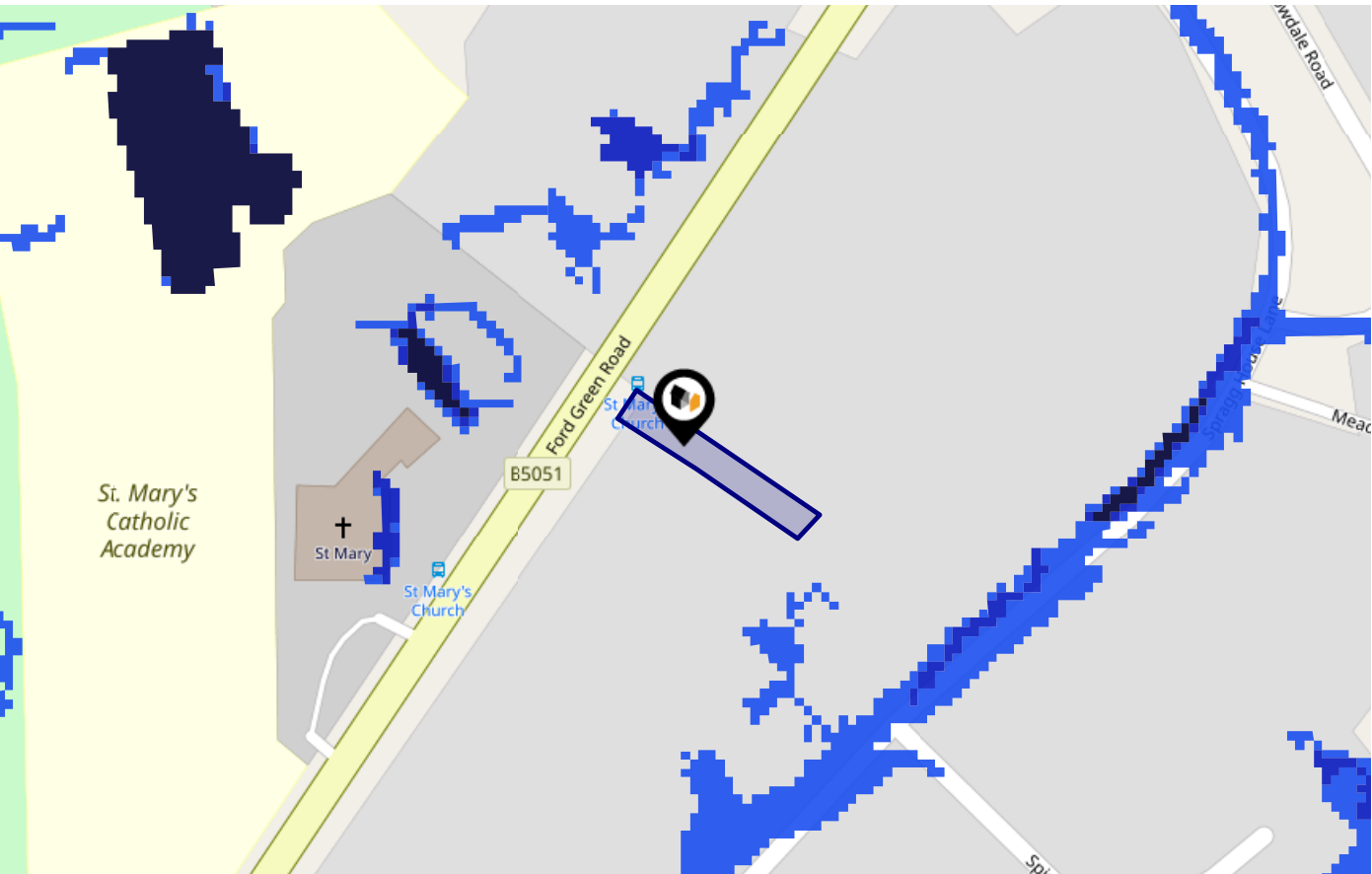
Chance of flooding to the following depths at this property:



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.

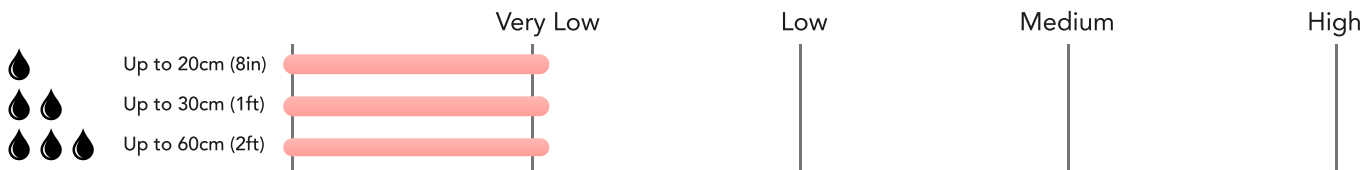


Risk Rating: Very low

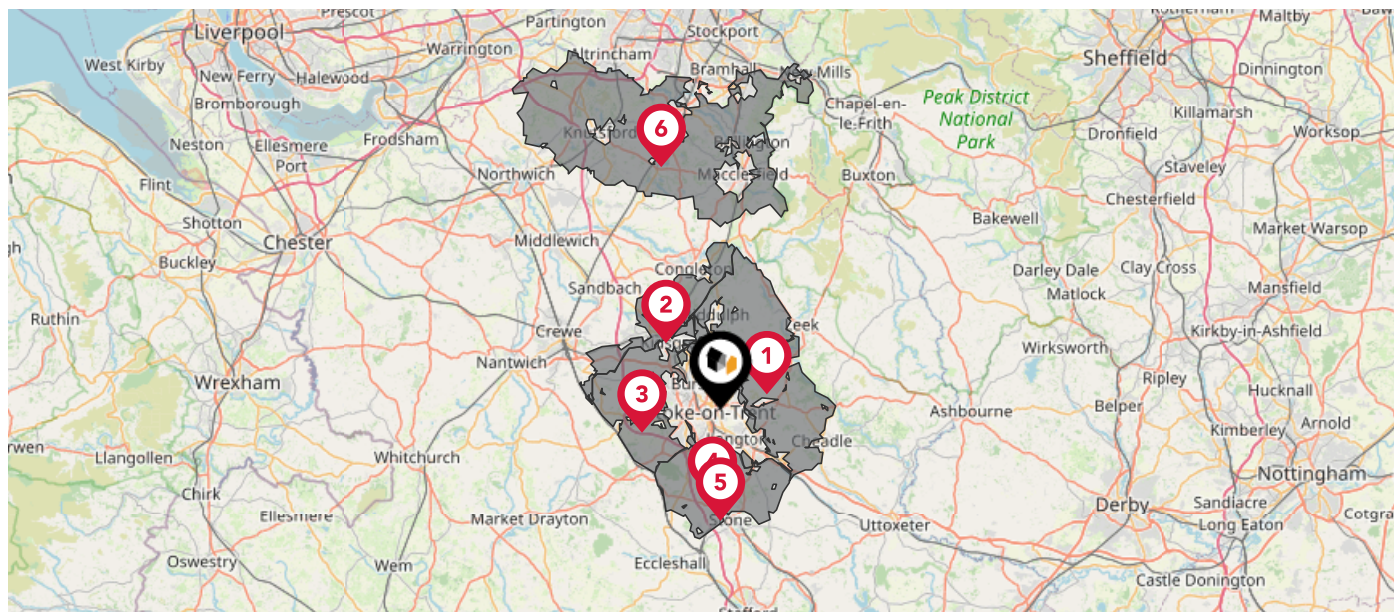
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Chance of flooding to the following depths at this property:



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 - Cheshire East



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



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



Stoke-on-Trent Green Belt - Stafford

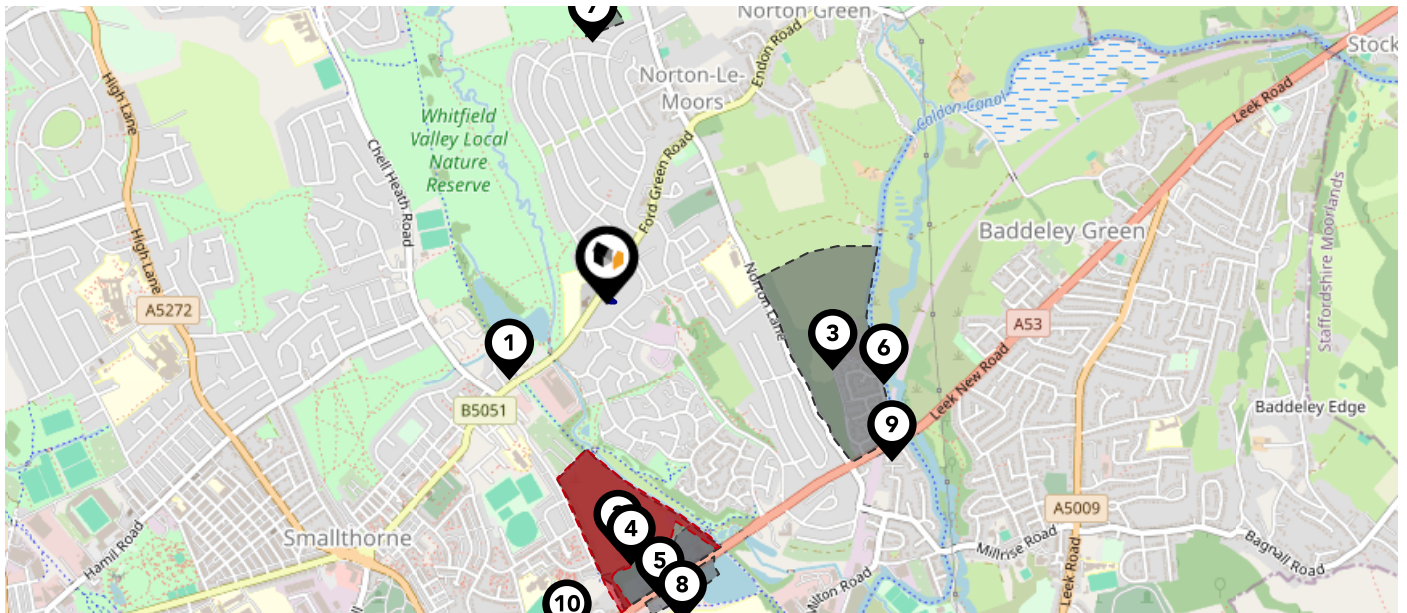


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



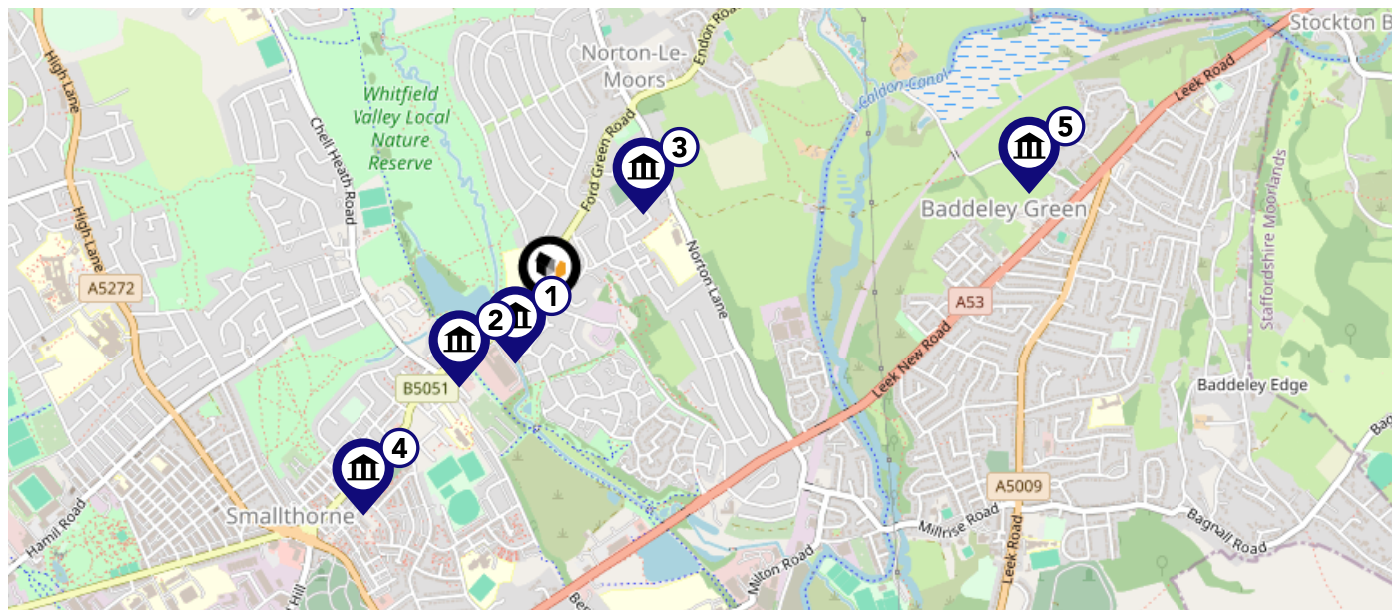
Nearby Landfill Sites


1	North of Ford Green Road-Ford Green Road, Ford Green, Stoke On Trent, Staffordshire	Historic Landfill	
2	EA/EPR/KP3796FG/V003	Active Landfill	
3	Allied Insulators - Leek New Road Landfill Site-Leek New Road, Stoke On Trent, Milton, Staffordshire	Historic Landfill	
4	Between Leek New Road And Chetwynd Street-Leek New Road/Chetwynd Street, Newford, Stoke On Trent, Staffordshire	Historic Landfill	
5	Elsby's Tip-Leek New Road, Between Berick Road And Bellerton Lane, Newford Valley, Sneyd Green	Historic Landfill	
6	Allied Insulators - Leek New Road Landfill Site-Leek New Road, Stoke On Trent, Milton, Staffordshire	Historic Landfill	
7	Between Whitfield Road and Nicholas Avenue-Whitfield Road/Nicholas Avenue, Cornhill, Stoke On Trent, Staffordshire	Historic Landfill	
8	Leek Road-Sneyd Green, Stoke On Trent, Staffordshire	Historic Landfill	
9	Allied Insulators - Leek New Road Landfill Site-Leek New Road, Stoke On Trent, Milton, Staffordshire	Historic Landfill	
10	Rear Of 9 Royville Road-Royville Road, Sneyd Green, Stoke On Trent, Staffordshire	Historic Landfill	

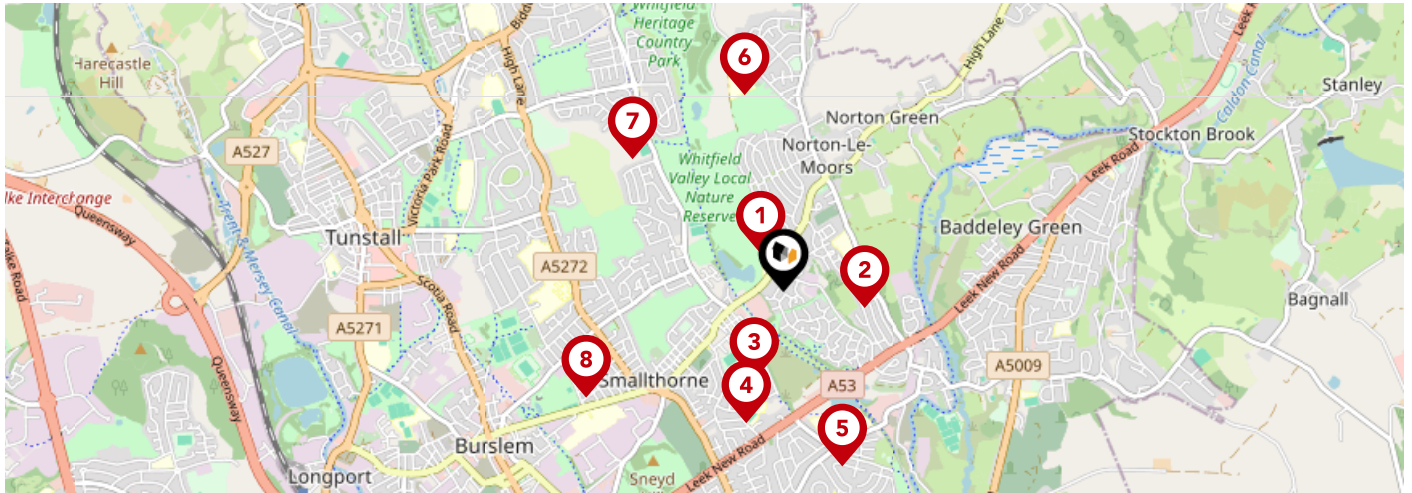
Maps

Listed Buildings

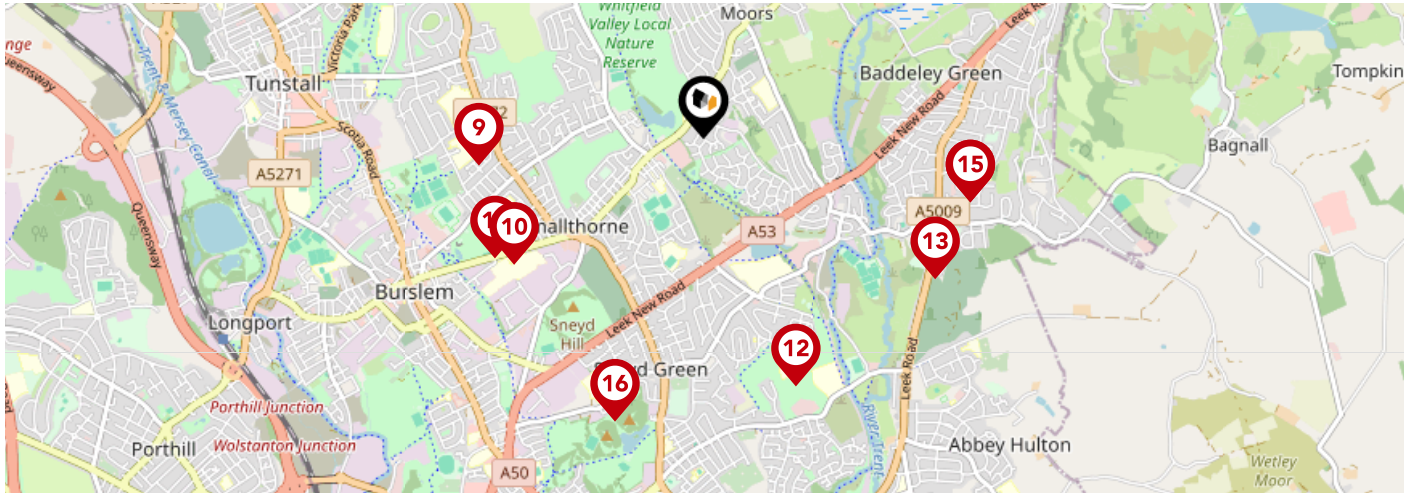
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1387769 - Ford Green Farmhouse	Grade II	0.1 miles
	1220313 - Ford Green Hall And Attached Wall And Dovecote	Grade II	0.2 miles
	1195835 - Church Of St Bartholomew	Grade II	0.3 miles
	1195831 - Church Of St Saviour	Grade II	0.6 miles
	1334957 - Farm Cottage	Grade II	1.1 miles



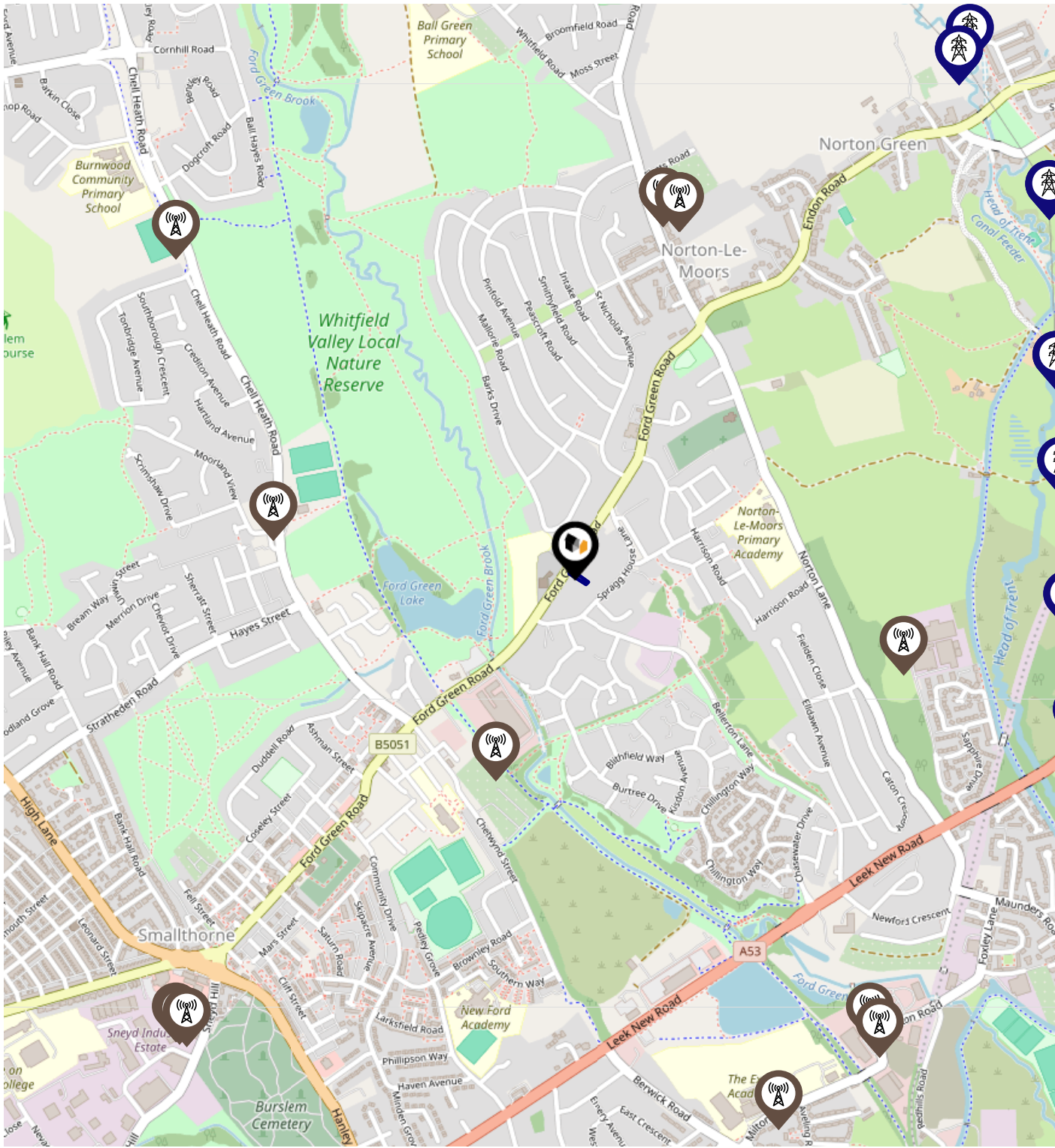
		Nursery	Primary	Secondary	College	Private
1	St Marys Catholic Academy Ofsted Rating: Outstanding Pupils: 242 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Norton-Le-Moors Primary Academy Ofsted Rating: Good Pupils: 226 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Smallthorne Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	New Ford Academy Ofsted Rating: Outstanding Pupils: 474 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Excel Academy Ofsted Rating: Good Pupils: 1189 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ball Green Primary School Ofsted Rating: Good Pupils: 360 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burnwood Community Primary School Ofsted Rating: Good Pupils: 600 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Jackfield Infant School Ofsted Rating: Good Pupils: 228 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Haywood Academy Ofsted Rating: Good Pupils: 1160 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Valiant School Ofsted Rating: Not Rated Pupils: 8 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorpark Junior School Ofsted Rating: Good Pupils: 240 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holden Lane Primary School Ofsted Rating: Good Pupils: 223 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Primary Academy Ofsted Rating: Good Pupils: 408 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 234 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sporting Stars Academy Ofsted Rating: Requires improvement Pupils: 56 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sneyd Academy Ofsted Rating: Good Pupils: 596 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

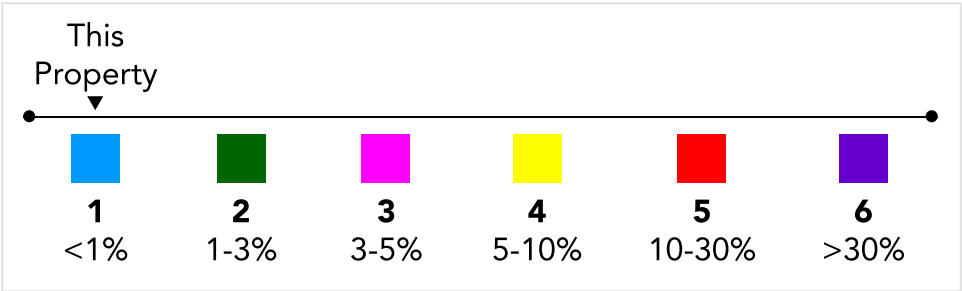
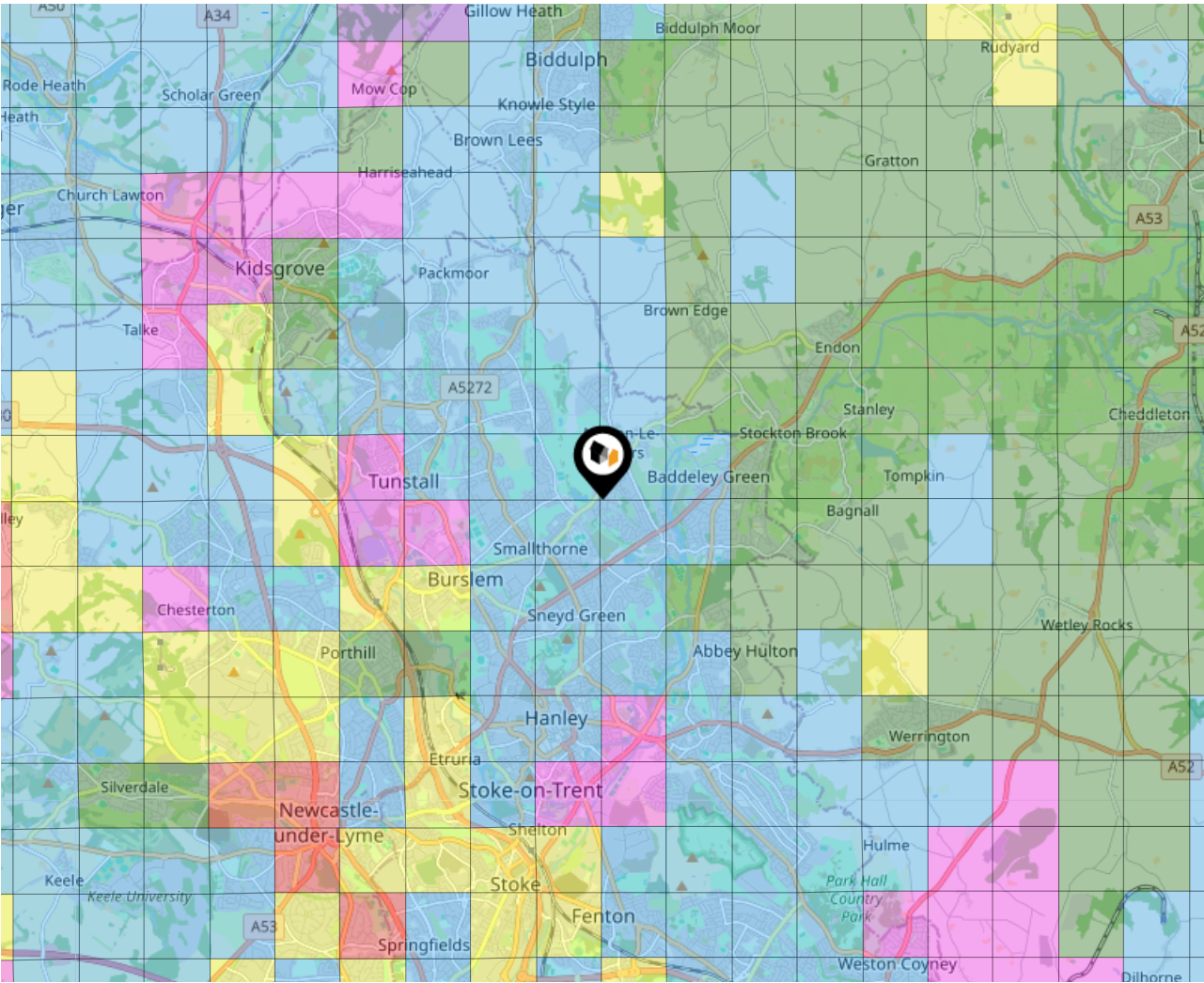


Key:

-  Power Pylons
-  Communication Masts

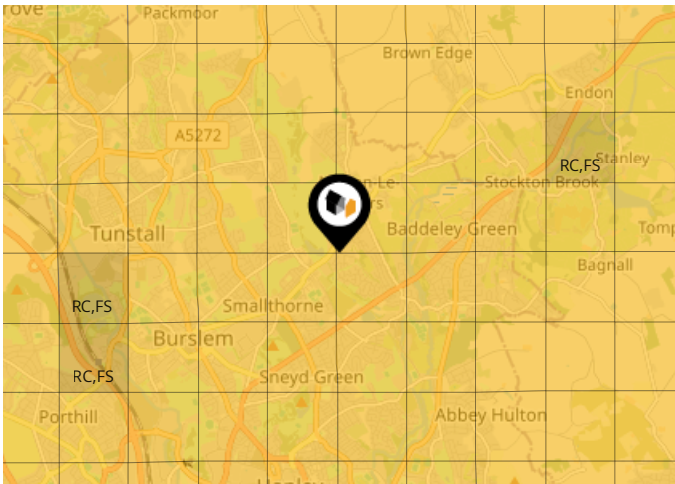
What is Radon?

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)

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		

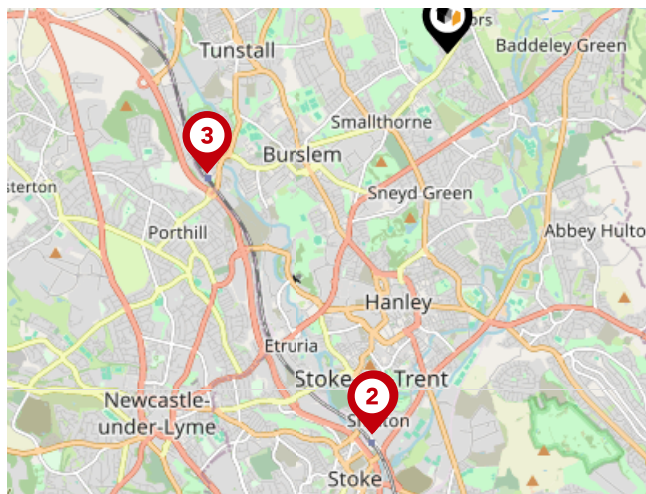


Primary Classifications (Most Common Clay Types)

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

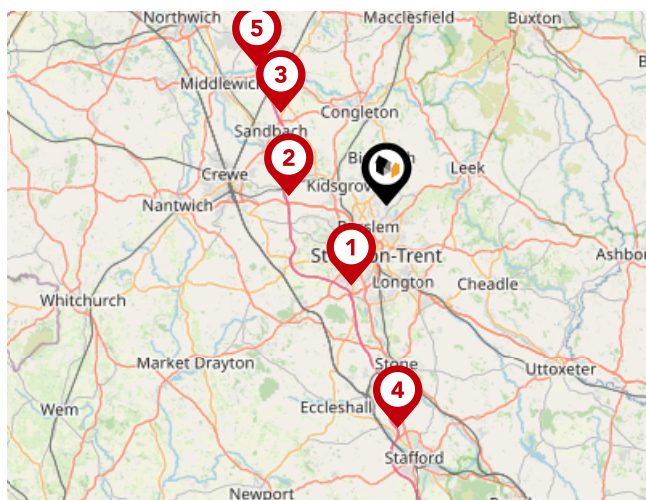
Area

Transport (National)



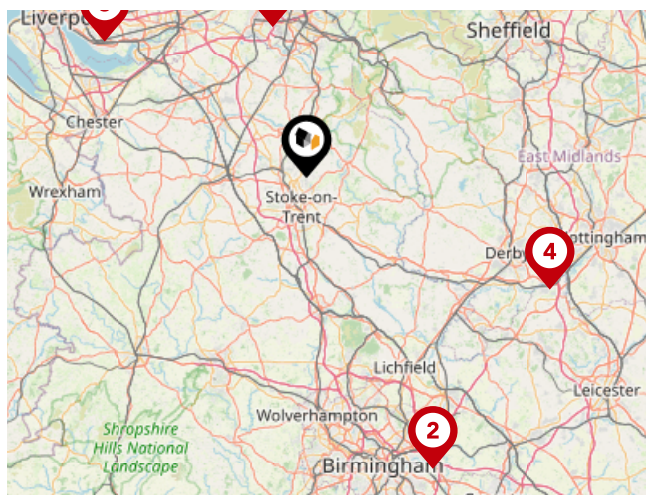
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	3.45 miles
2	Stoke-on-Trent Rail Station	3.47 miles
3	Platform 2	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	6.16 miles
2	M6 J16	7.03 miles
3	M6 J17	10.03 miles
4	M6 J14	15.93 miles
5	M6 J18	13.56 miles

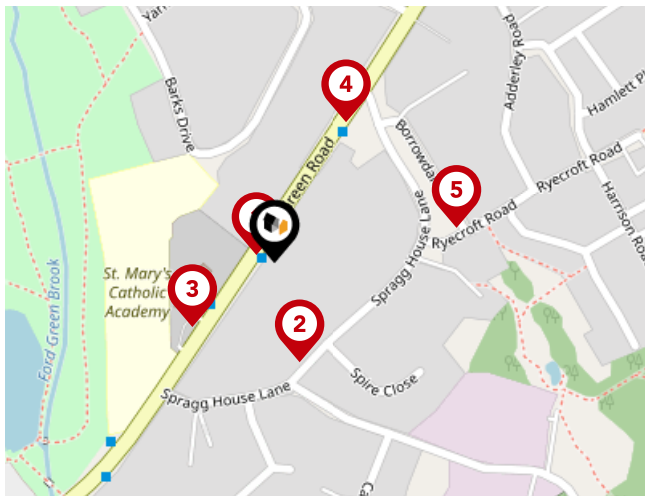


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	22 miles
2	Birmingham Airport	45.56 miles
3	Speke	34.56 miles
4	East Mids Airport	38.32 miles

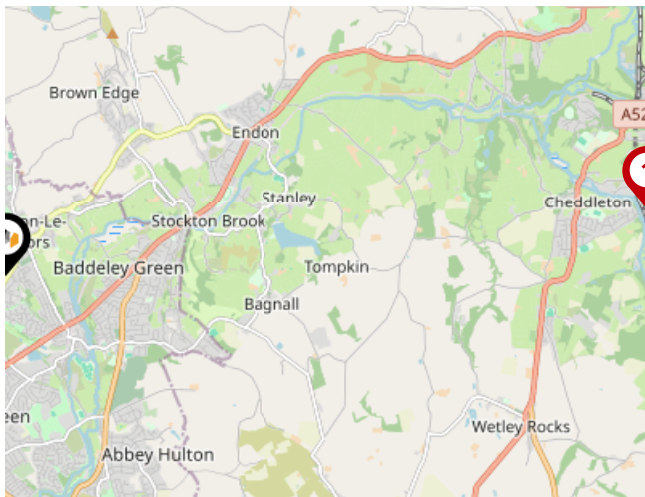
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Church	0.01 miles
2	Spragg House Lane	0.06 miles
3	St Mary's Church	0.06 miles
4	Robin Hood	0.09 miles
5	Ryecroft Road	0.1 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	5.75 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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butters john bee ^{bjb}

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Valuation Office
Agency



Royal Mail