

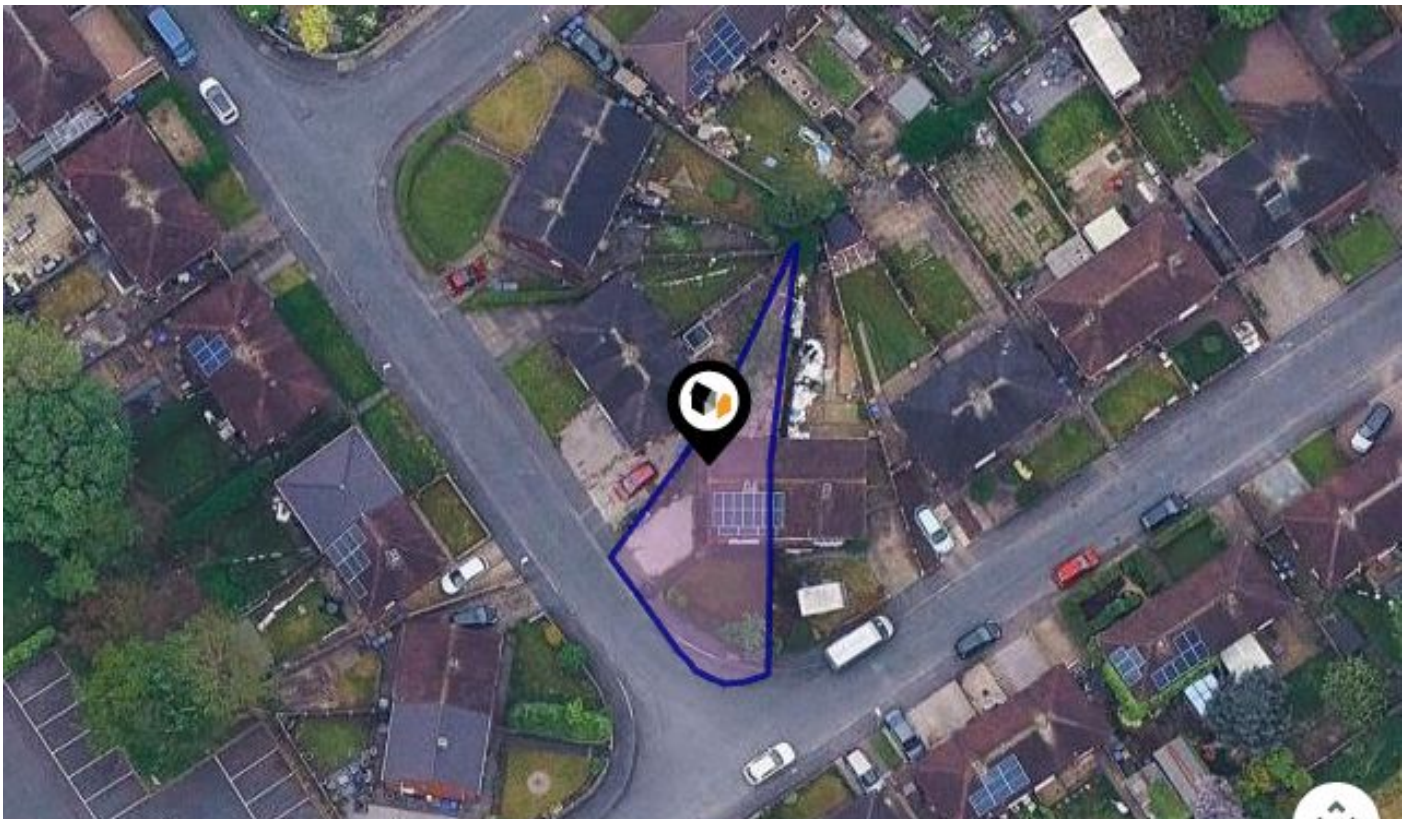


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 02nd October 2025



BOUVERIE PARADE, STOKE-ON-TRENT, ST1

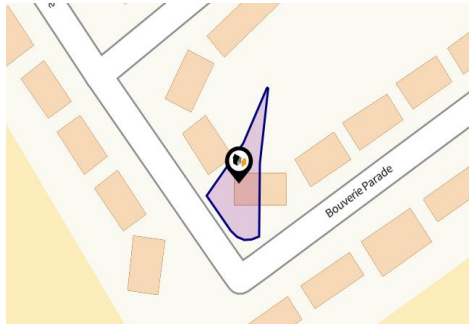
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



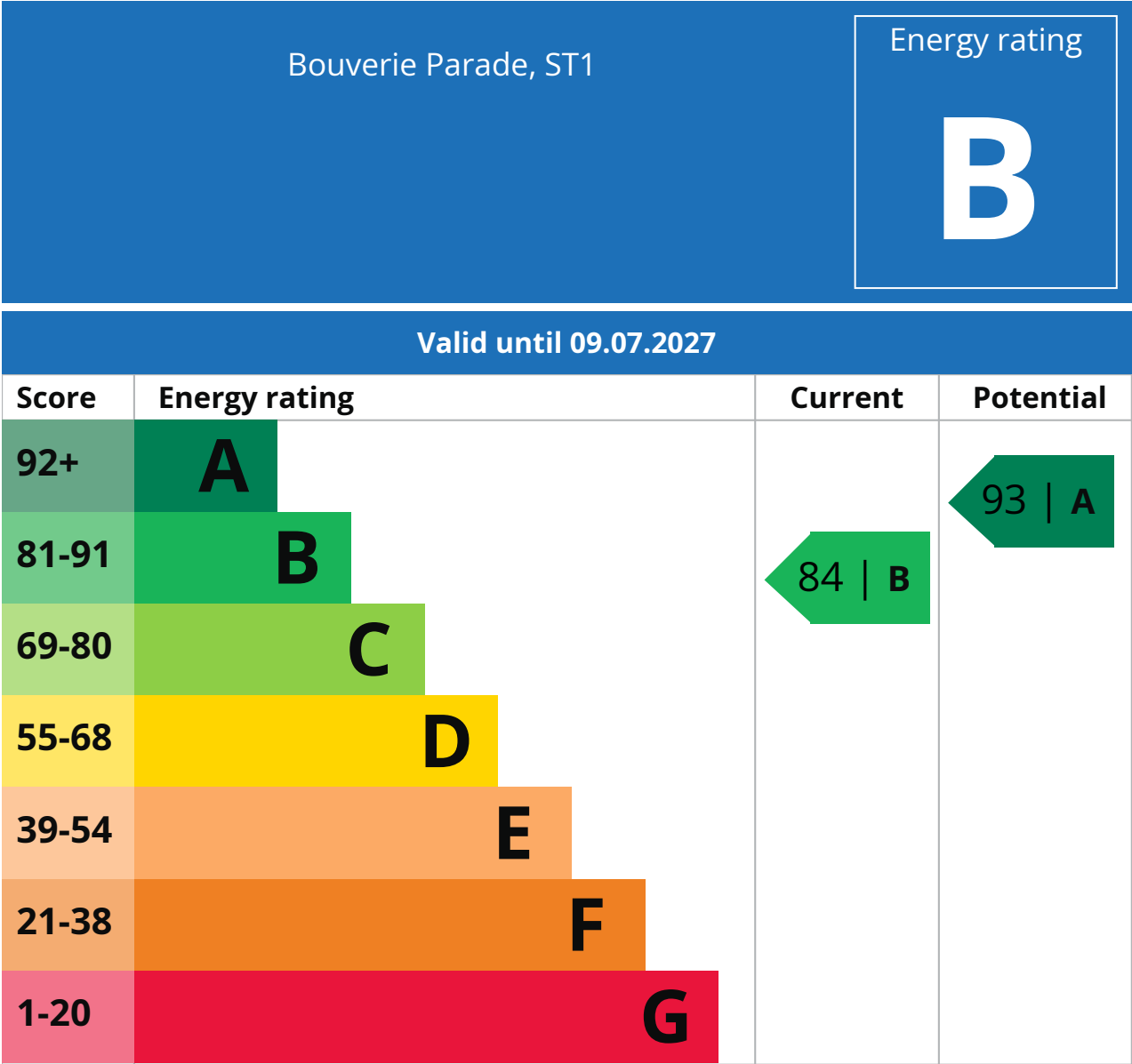
Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF525817		

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	3 mb/s	35 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Property
EPC - Certificate



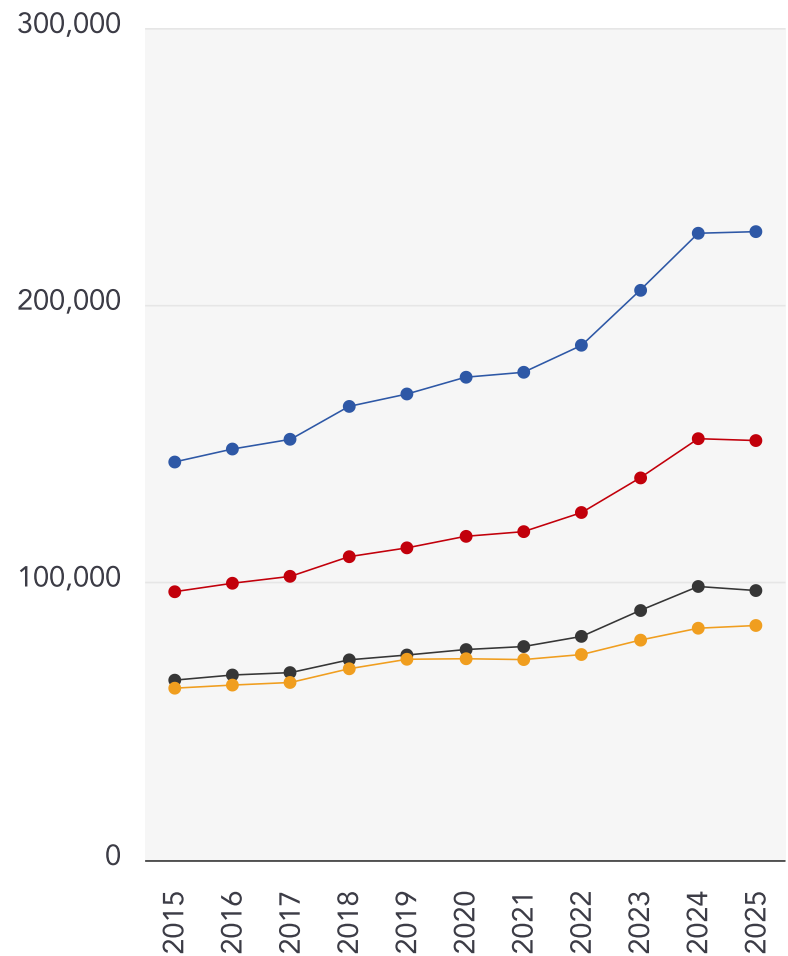
Additional EPC Data

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 during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 m ²

Market

House Price Statistics

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



Detached

+57.87%

Semi-Detached

+56.32%

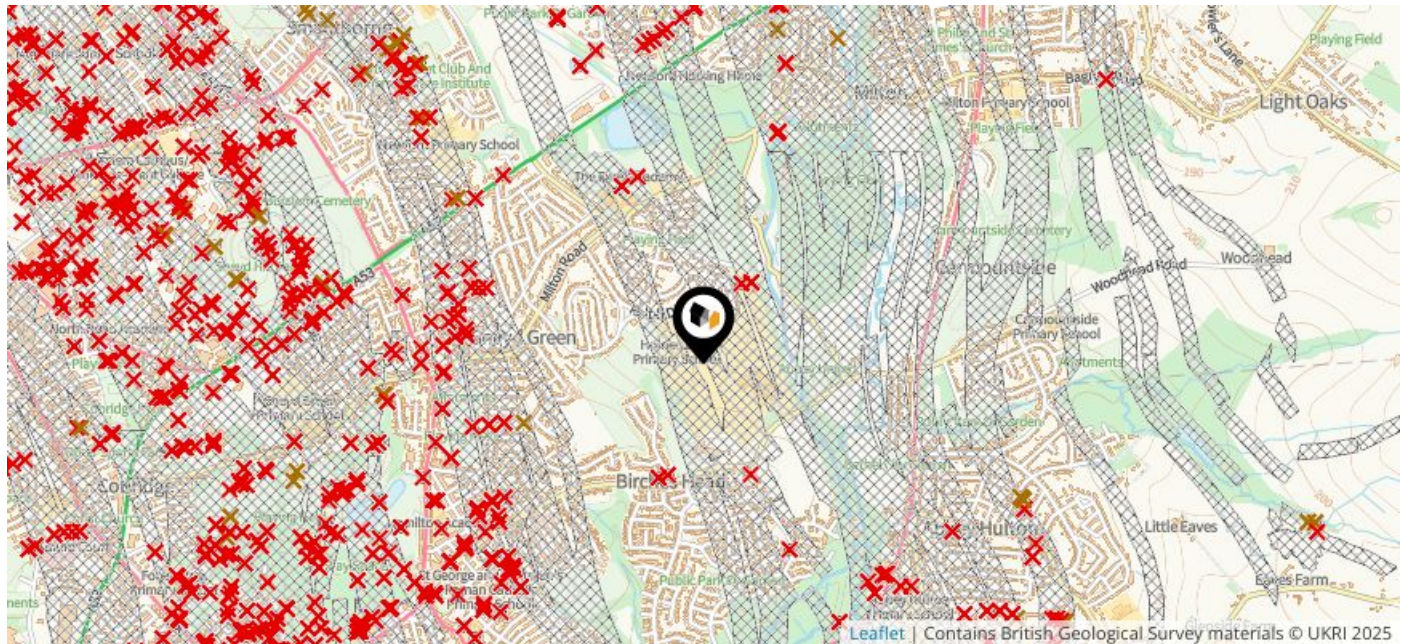
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

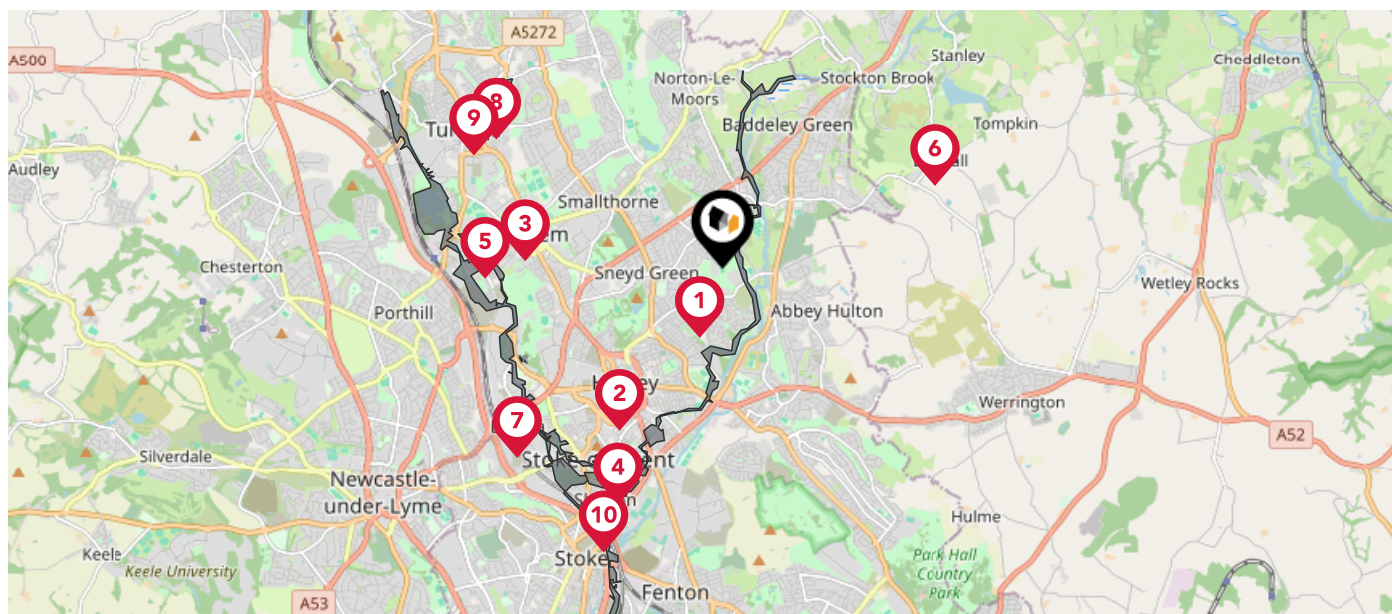
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Caldon Canal



City Centre



Burslem Town Centre



Hanley Park



Newcastle Street



Bagnall



Trent and Mersey Canal



Victoria Park



Park Terrace

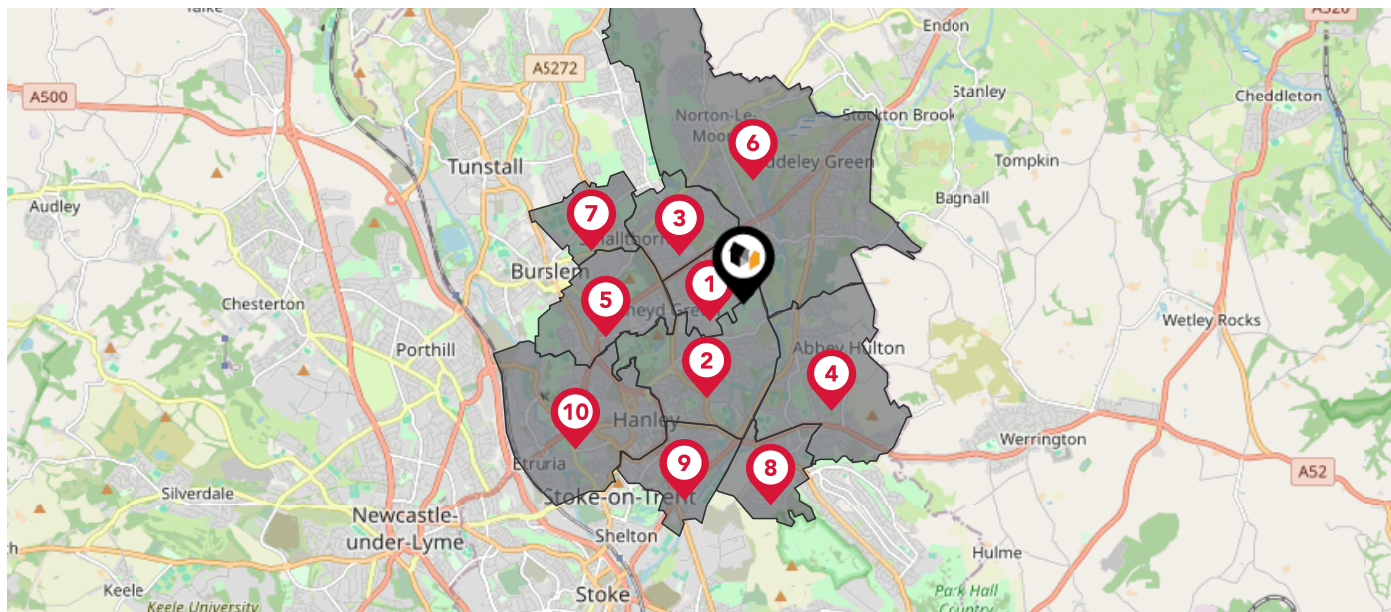


Winton Square

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

Sneyd Green Ward

2

Birches Head and Central Forest Park Ward

3

Ford Green and Smallthorne Ward

4

Abbey Hulton and Townsend Ward

5

Moorcroft Ward

6

Baddeley, Milton and Norton Ward

7

Burslem Park Ward

8

Eaton Park Ward

9

Joiner's Square Ward

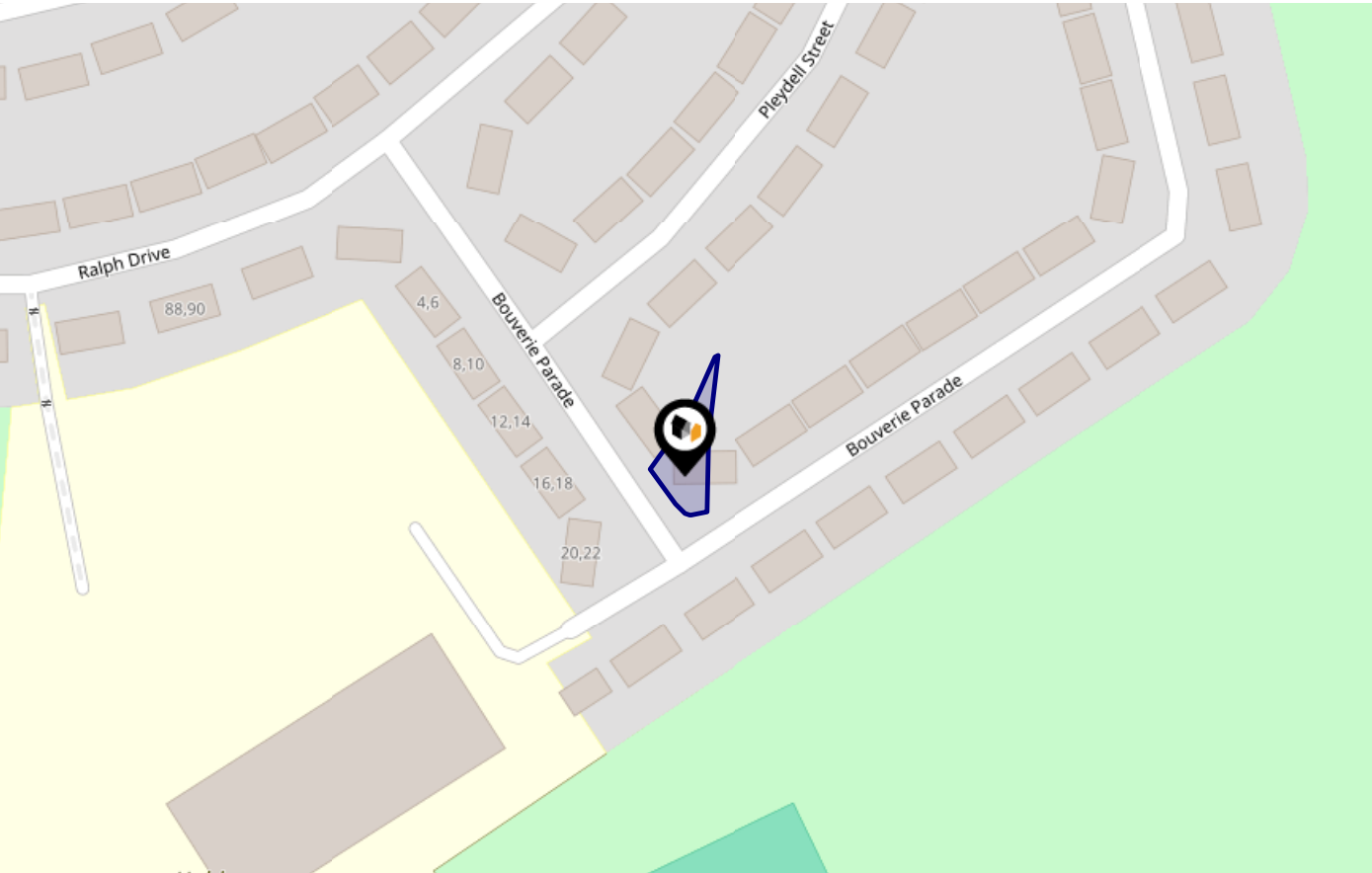
10

Etruria and Hanley 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.

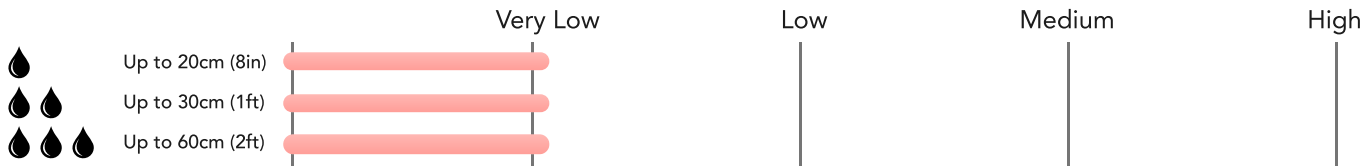


Risk Rating: Very low

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.

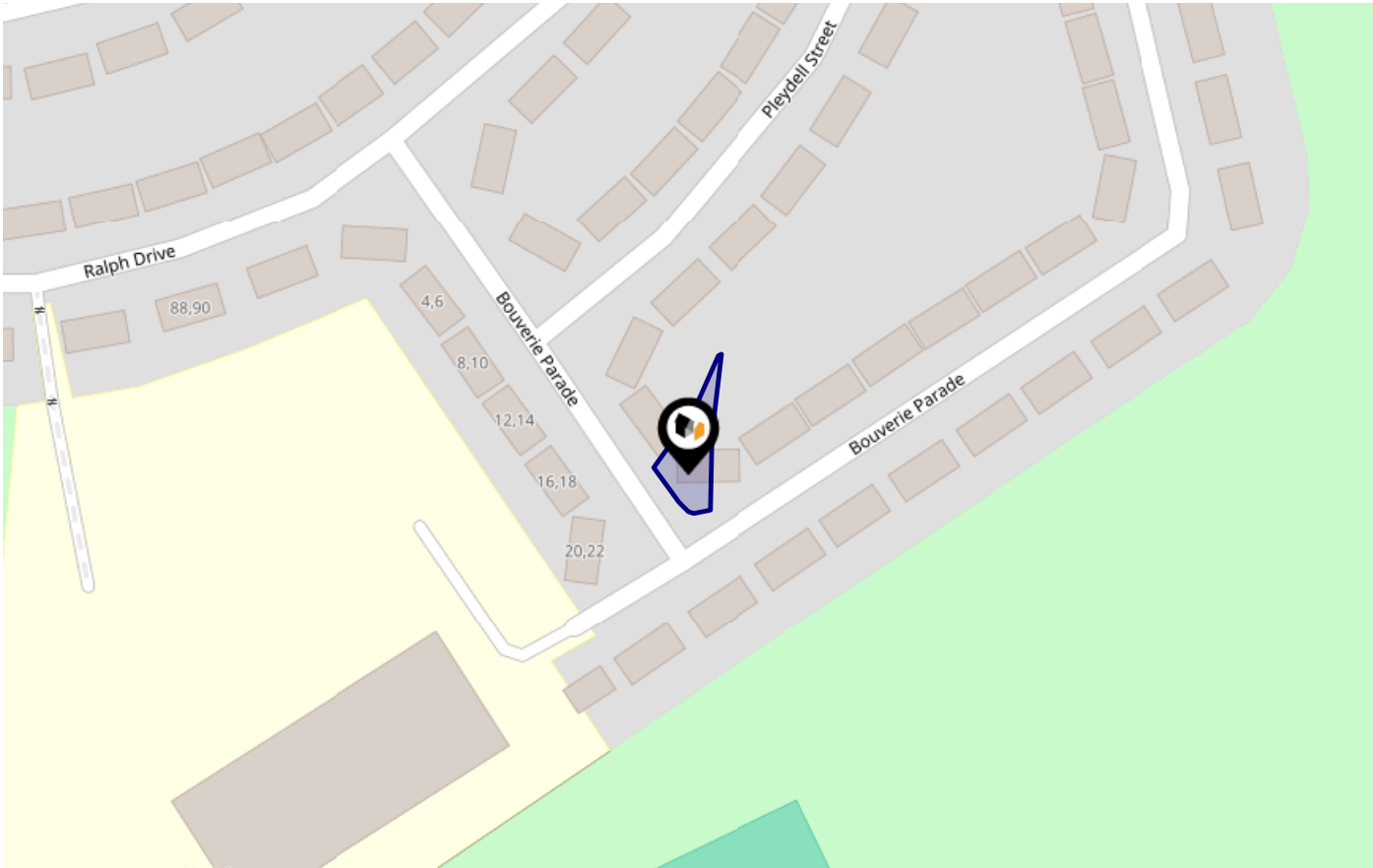
Chance of flooding to the following depths at this property:



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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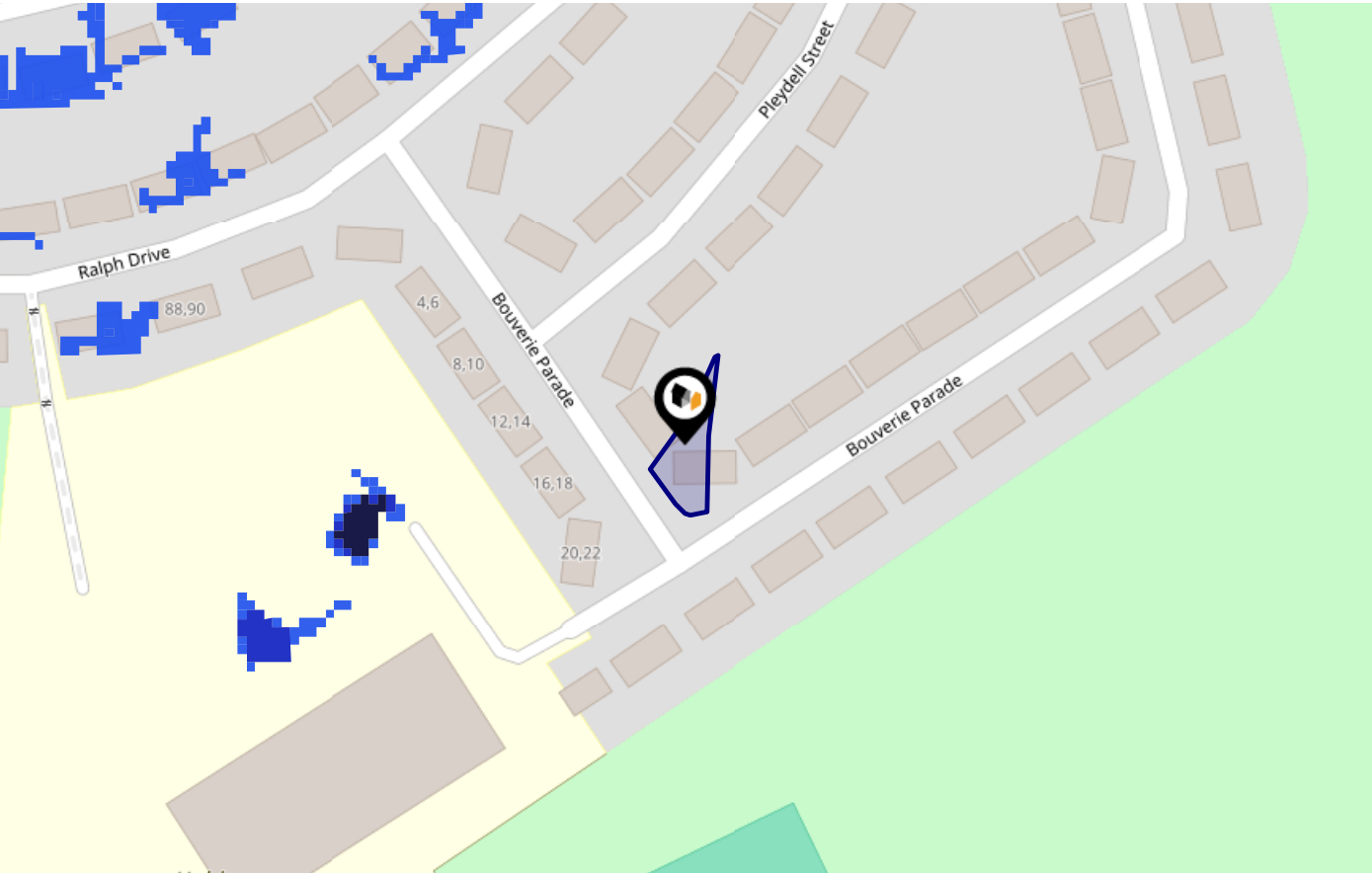
Chance of flooding to the following depths at this property:



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.

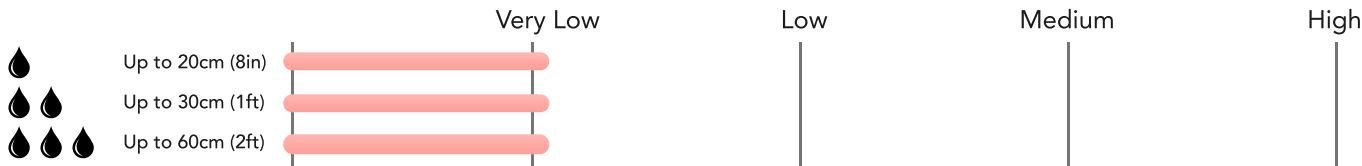


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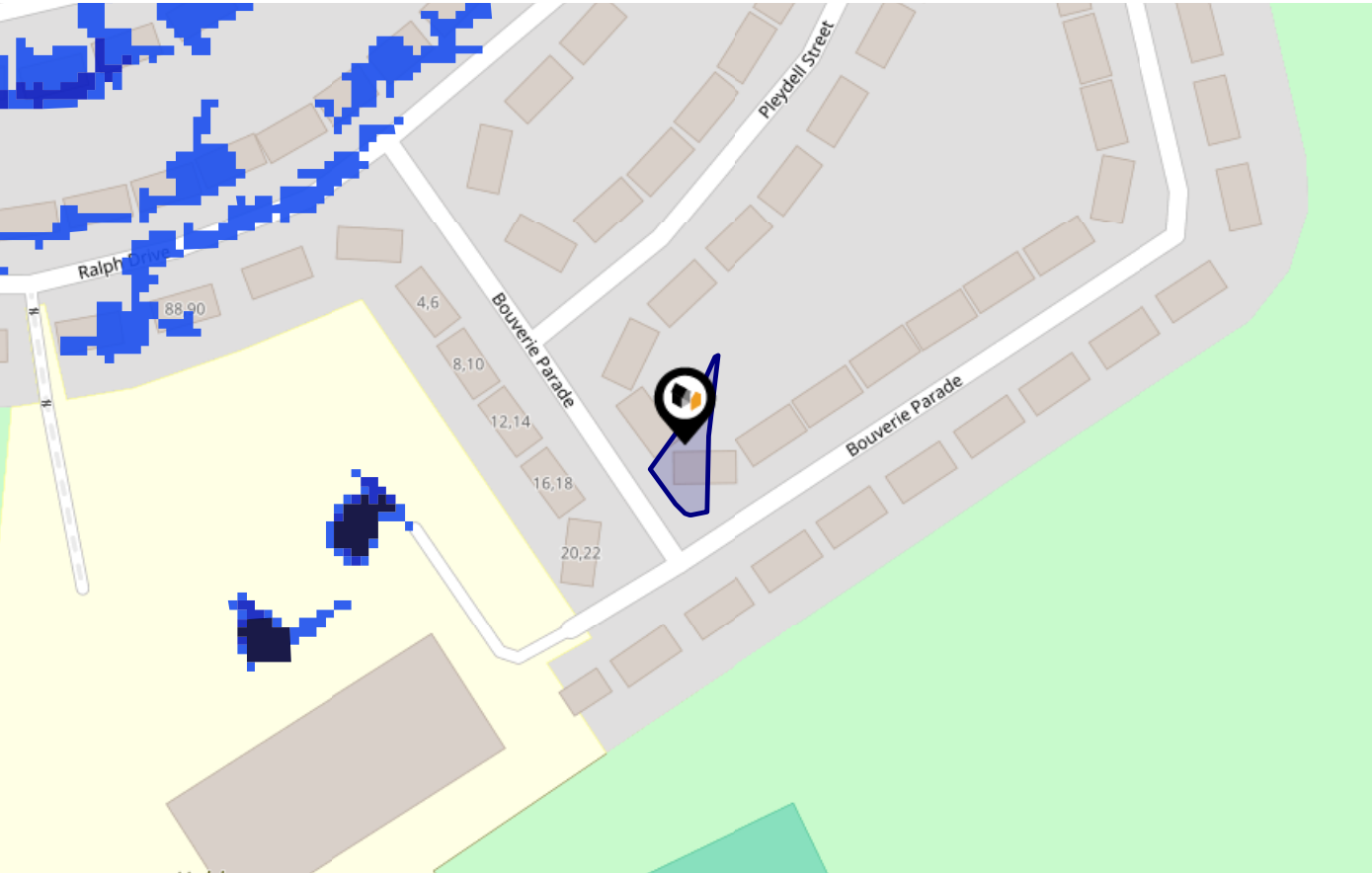
Chance of flooding to the following depths at this property:



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

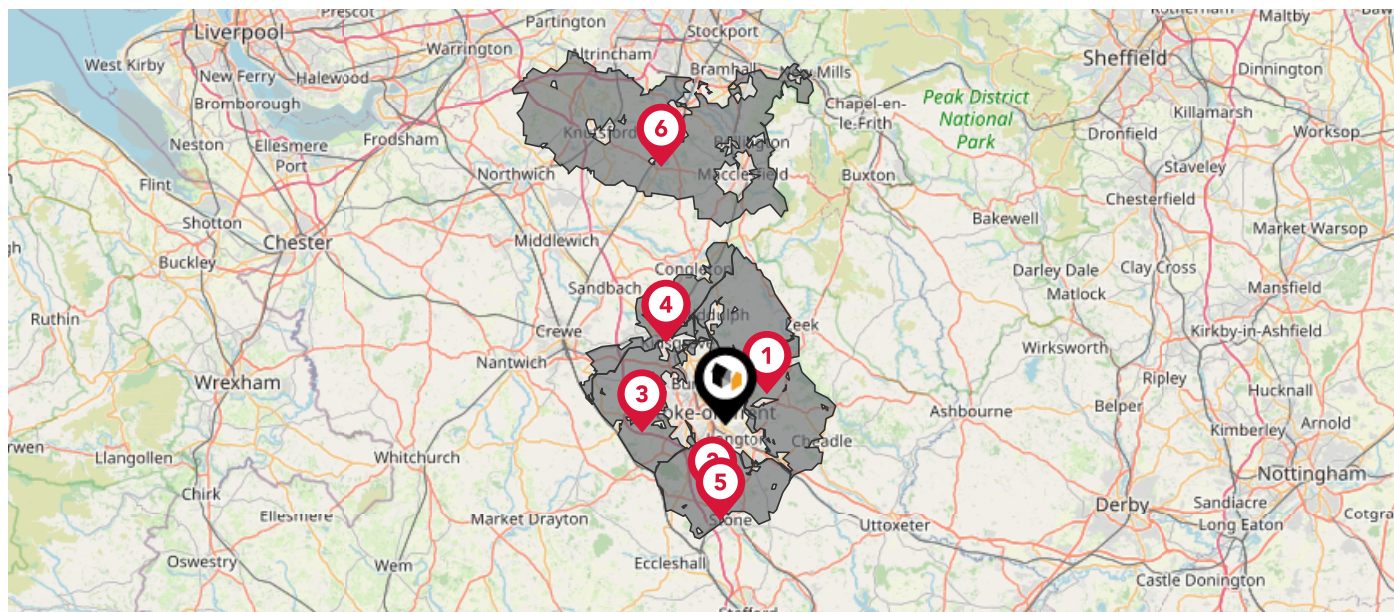
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Chance of flooding to the following depths at this property:



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 - Stoke-on-Trent



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



Stoke-on-Trent Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Stafford

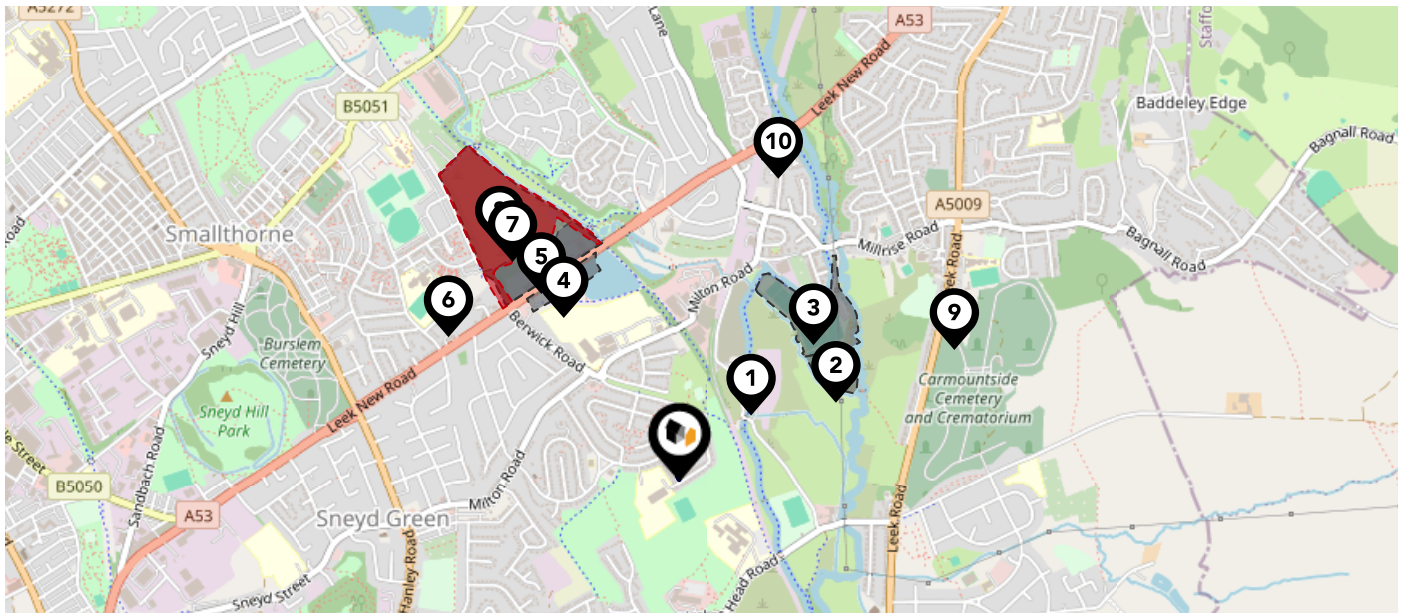


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



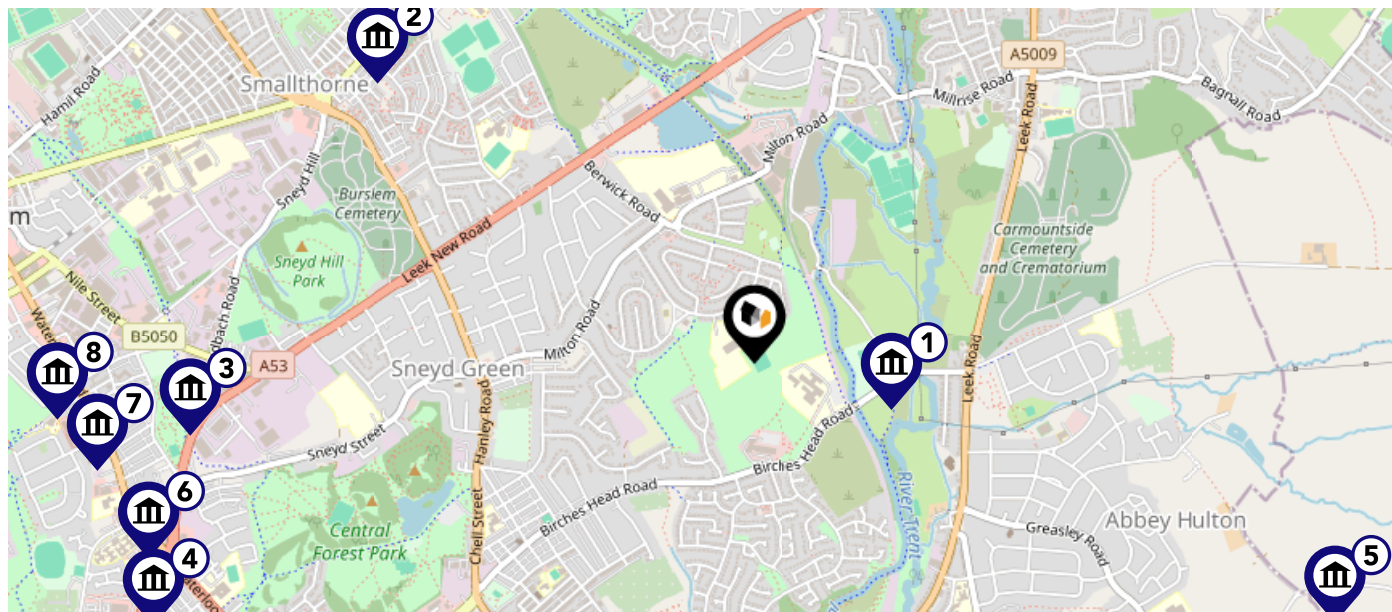
Nearby Landfill Sites

1	Land At Redhills Road-Foxley, Stoke On Trent, Staffordshire	Historic Landfill	☐
2	South Of Site 39-Shotsfield Street, Milton, Stoke On Trent, Staffordshire	Historic Landfill	☐
3	South of Canal Opposite Shotsfield Street-Shotsfield Street, Milton, Stoke On Trent, Staffordshire	Historic Landfill	☐
4	Leek Road-Sneyd Green, 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	Rear Of 9 Royville Road-Royville Road, Sneyd Green, Stoke On Trent, Staffordshire	Historic Landfill	☐
7	Between Leek New Road And Chetwynd Street-Leek New Road/Chetwynd Street, Newford, Stoke On Trent, Staffordshire	Historic Landfill	☐
8	EA/EPR/KP3796FG/V003	Active Landfill	☒
9	West off Barratt Gardens-Leek Road, Milton, Stoke On Trent, Staffordshire	Historic Landfill	☐
10	Leek New Road (Milton)-Adjacent To Canal Bridge, Staffordshire	Historic Landfill	☐

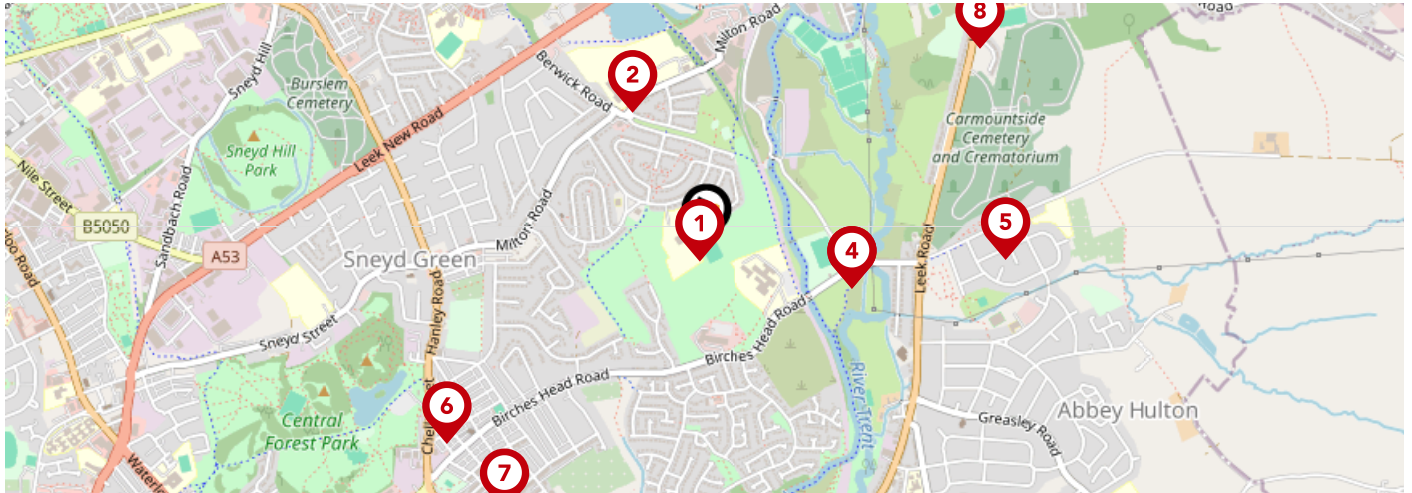
Maps

Listed Buildings

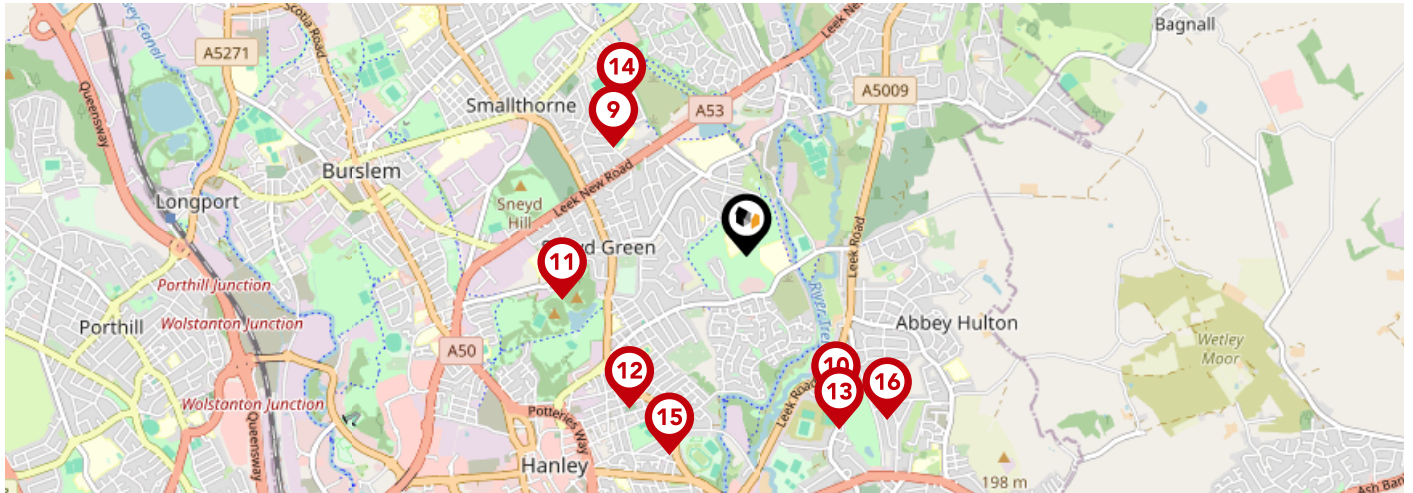
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1195823 - Abbey Farmhouse	Grade II	0.3 miles
	1195831 - Church Of St Saviour	Grade II	1.0 miles
	1297942 - Pot Bank Occupied By W Moorcroft Limited	Grade II	1.2 miles
	1195829 - No. 342, Cobridge Road	Grade II	1.4 miles
	1281183 - Eaves Farmhouse	Grade II	1.4 miles
	1291092 - Christ Church	Grade II	1.4 miles
	1297919 - No. 205, Waterloo Road	Grade II	1.5 miles
	1195855 - 184 And 186, Waterloo Road	Grade II	1.5 miles



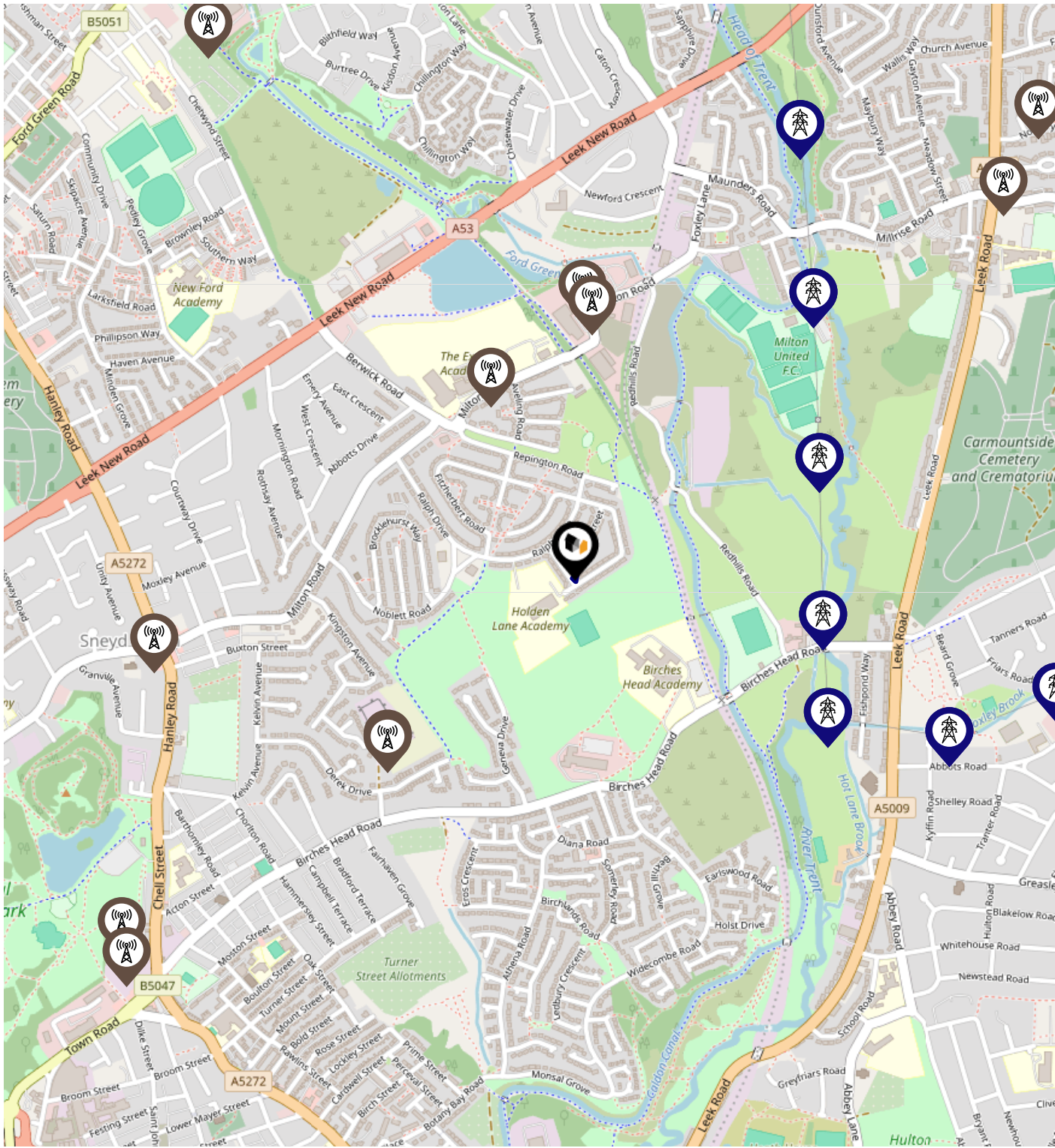
		Nursery	Primary	Secondary	College	Private
1	Holden Lane Primary School Ofsted Rating: Good Pupils: 223 Distance:0.04	☐	☒	☐	☐	☐
2	The Excel Academy Ofsted Rating: Good Pupils: 1189 Distance:0.34	☐	☐	☒	☐	☐
3	The Nest Ofsted Rating: Good Pupils: 16 Distance:0.34	☐	☐	☒	☐	☐
4	Birches Head Academy Ofsted Rating: Serious Weaknesses Pupils: 1045 Distance:0.34	☐	☐	☒	☐	☐
5	Carmountside Primary Academy Ofsted Rating: Good Pupils: 233 Distance:0.67	☐	☒	☐	☐	☐
6	Hamilton Academy Ofsted Rating: Good Pupils: 114 Distance:0.73	☐	☒	☐	☐	☐
7	St George and St Martin's Catholic Academy Ofsted Rating: Good Pupils: 230 Distance:0.74	☐	☒	☐	☐	☐
8	Milton Primary Academy Ofsted Rating: Good Pupils: 408 Distance:0.75	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	New Ford Academy Ofsted Rating: Outstanding Pupils: 474 Distance:0.77	☐	☒	☐	☐	☐
	Abbey Hulton Primary School Ofsted Rating: Good Pupils: 233 Distance:0.77	☐	☒	☐	☐	☐
	Sneyd Academy Ofsted Rating: Good Pupils: 596 Distance:0.84	☐	☒	☐	☐	☐
	Grove Academy Ofsted Rating: Requires improvement Pupils: 418 Distance:0.85	☐	☒	☐	☐	☐
	Our Lady and St Benedict Catholic Academy Ofsted Rating: Outstanding Pupils: 214 Distance:0.87	☐	☒	☐	☐	☐
	Smallthorne Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.88	☐	☒	☐	☐	☐
	Northwood Broom Academy Ofsted Rating: Good Pupils: 207 Distance:0.95	☐	☒	☐	☐	☐
	Newfriars College Ofsted Rating: Good Pupils:0 Distance:0.96	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

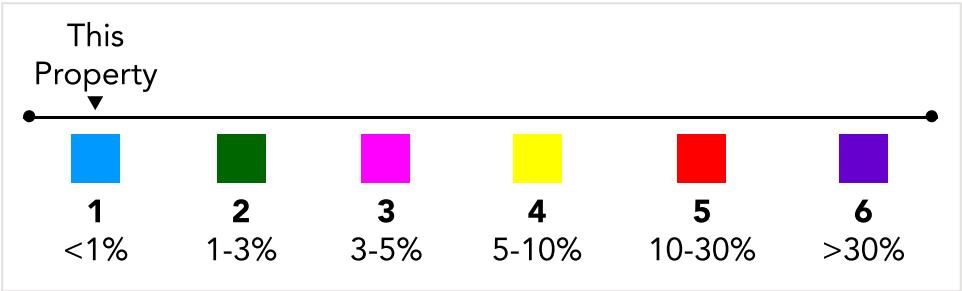
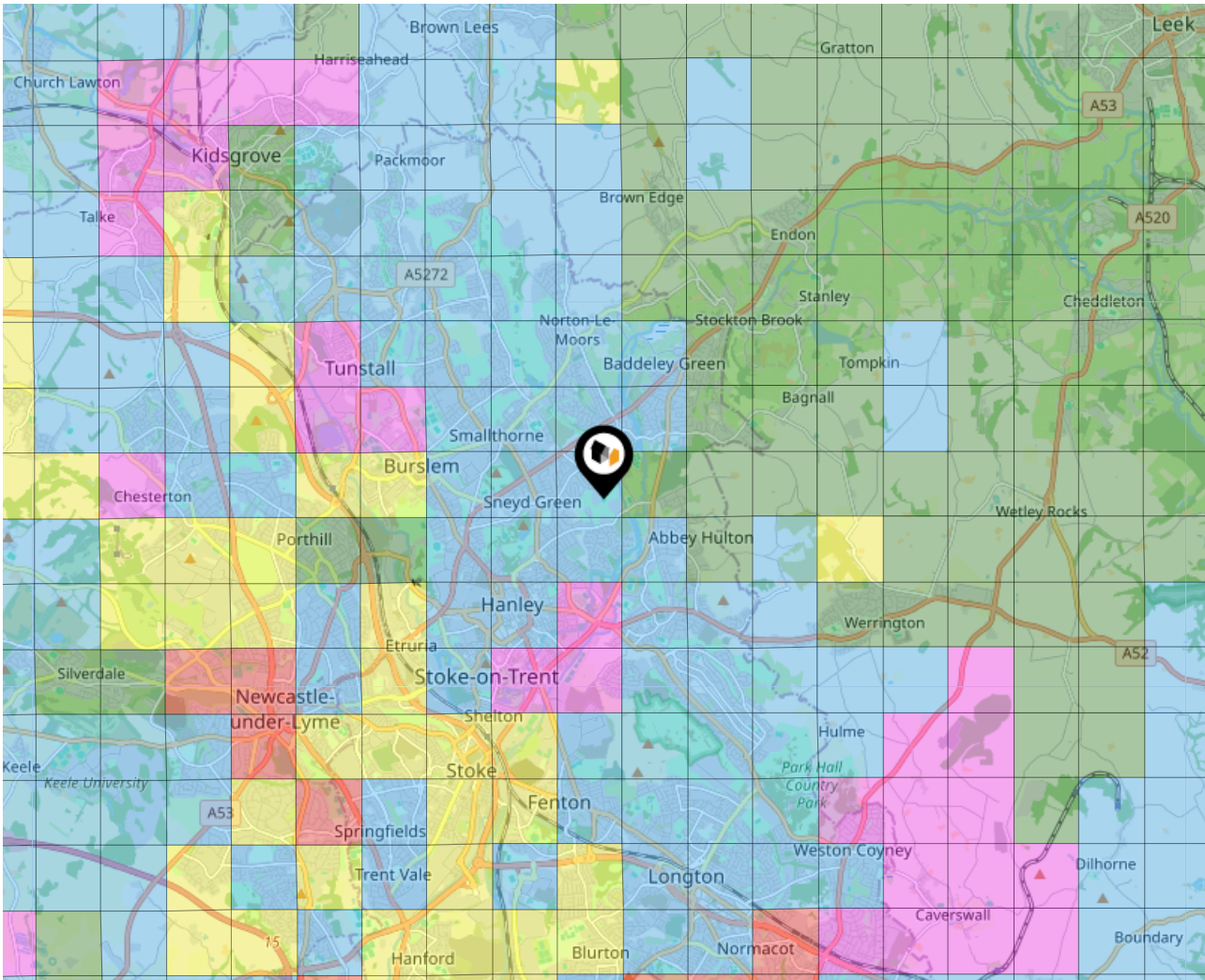


Key:

-  Power Pylons
-  Communication Masts

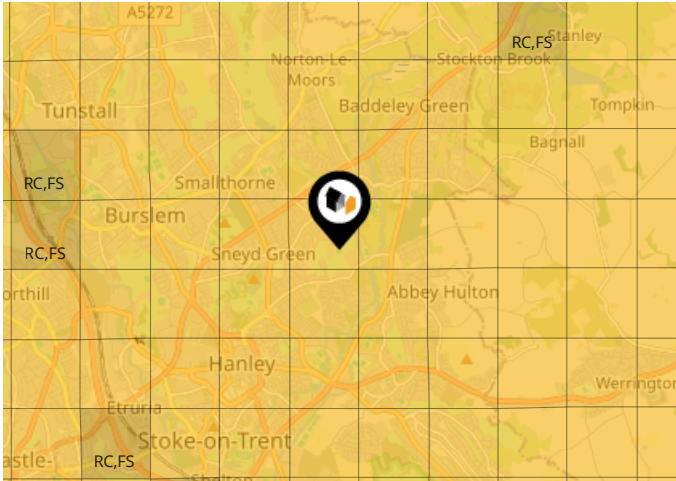
What is Radon?

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		

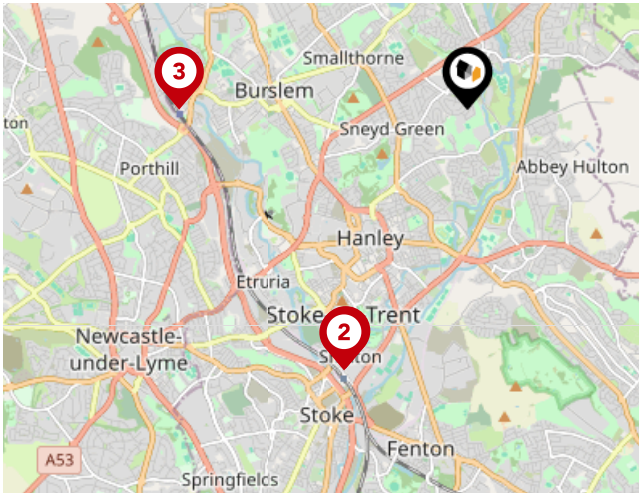


Primary Classifications (Most Common Clay Types)

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

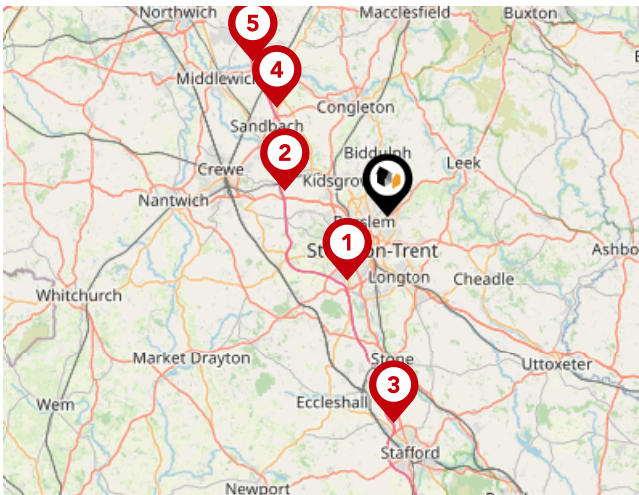
Area

Transport (National)



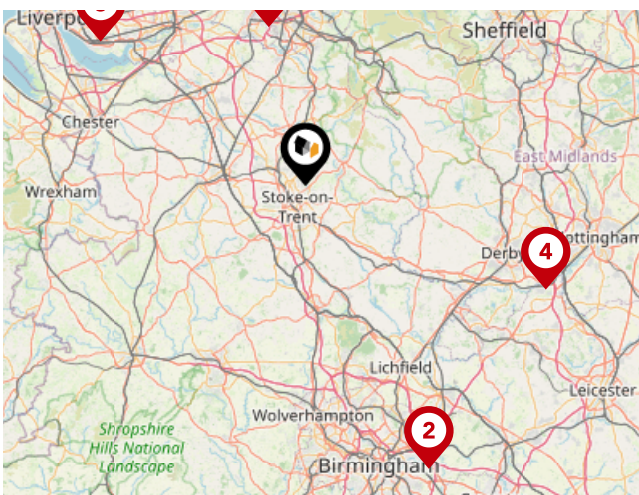
National Rail Stations

Pin	Name	Distance
	Stoke-on-Trent Rail Station	2.55 miles
	Stoke-on-Trent Rail Station	2.58 miles
	Platform 2	2.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J15	5.42 miles
	M6 J16	7.63 miles
	M6 J14	14.84 miles
	M6 J17	11.07 miles
	M6 J18	14.64 miles

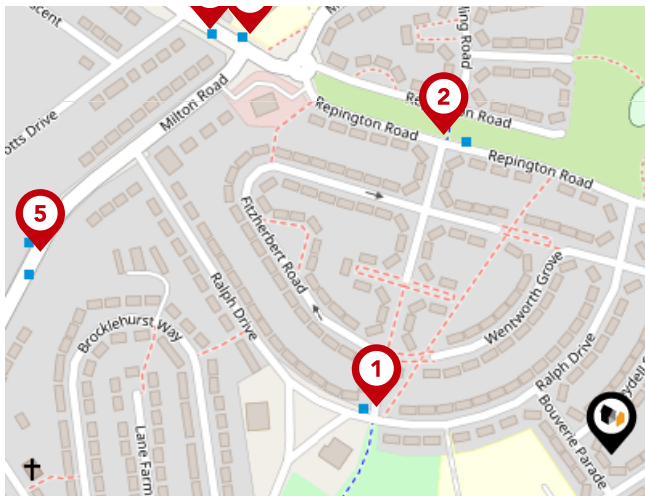


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	23.14 miles
	Birmingham Airport	44.4 miles
	Speke	35.52 miles
	East Mids Airport	37.5 miles

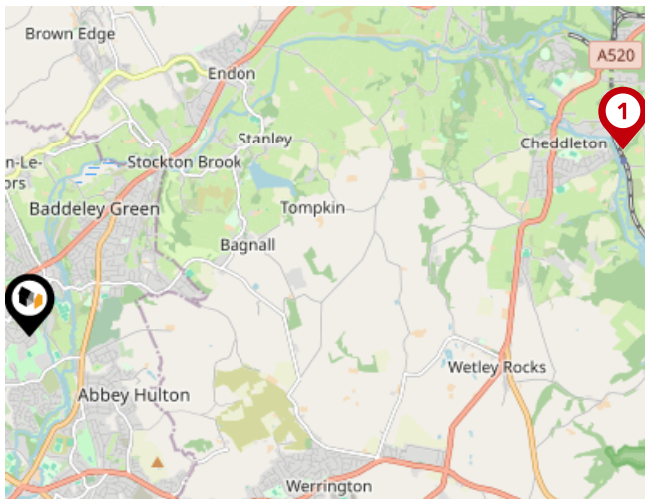
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ralph Drive	0.13 miles
2	Repington Road	0.2 miles
3	Berwick Arms	0.31 miles
4	Berwick Arms	0.33 miles
5	Ralph Drive	0.34 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	5.55 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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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.

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Valuation Office
Agency

