

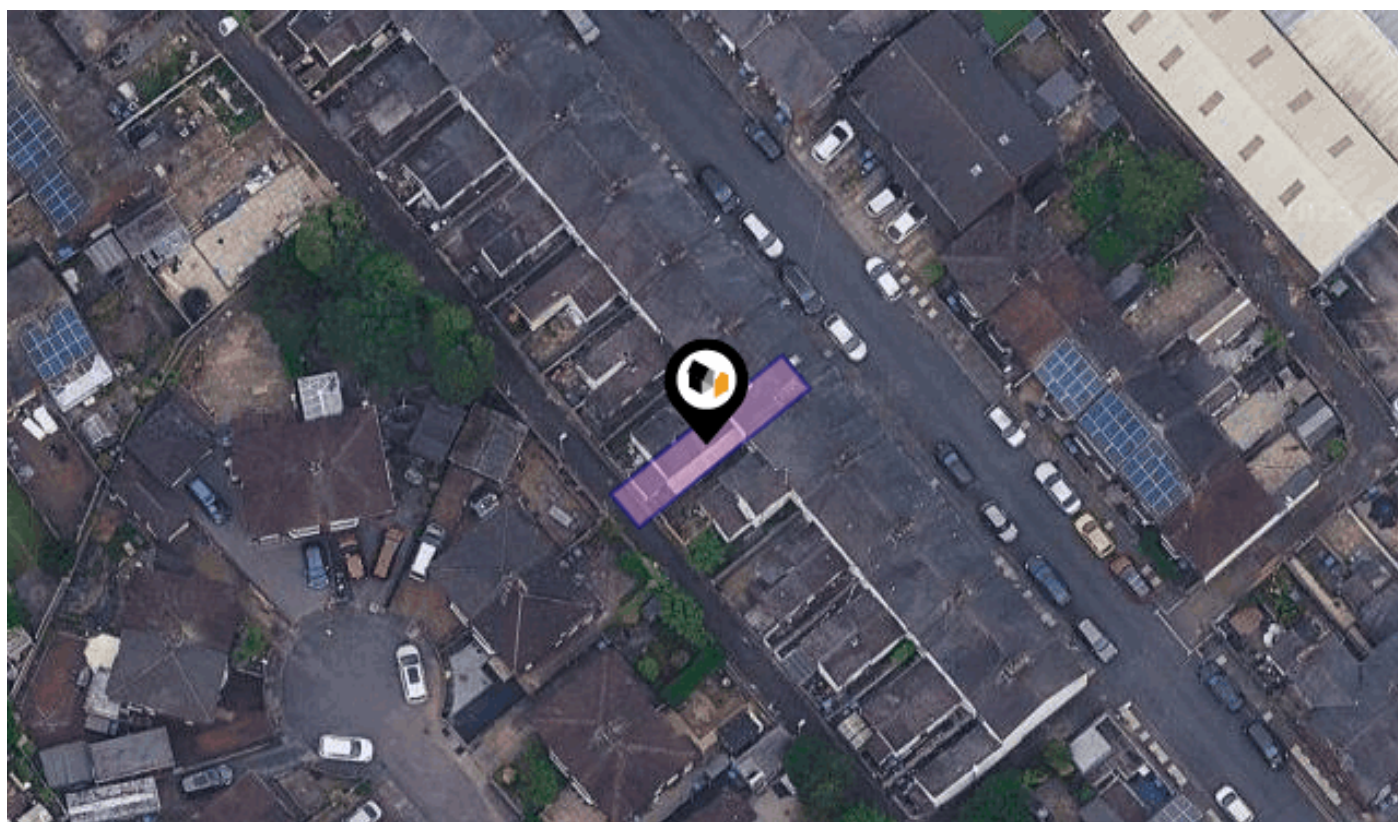


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 24th October 2025



DERWENT STREET, 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 House	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF124551		

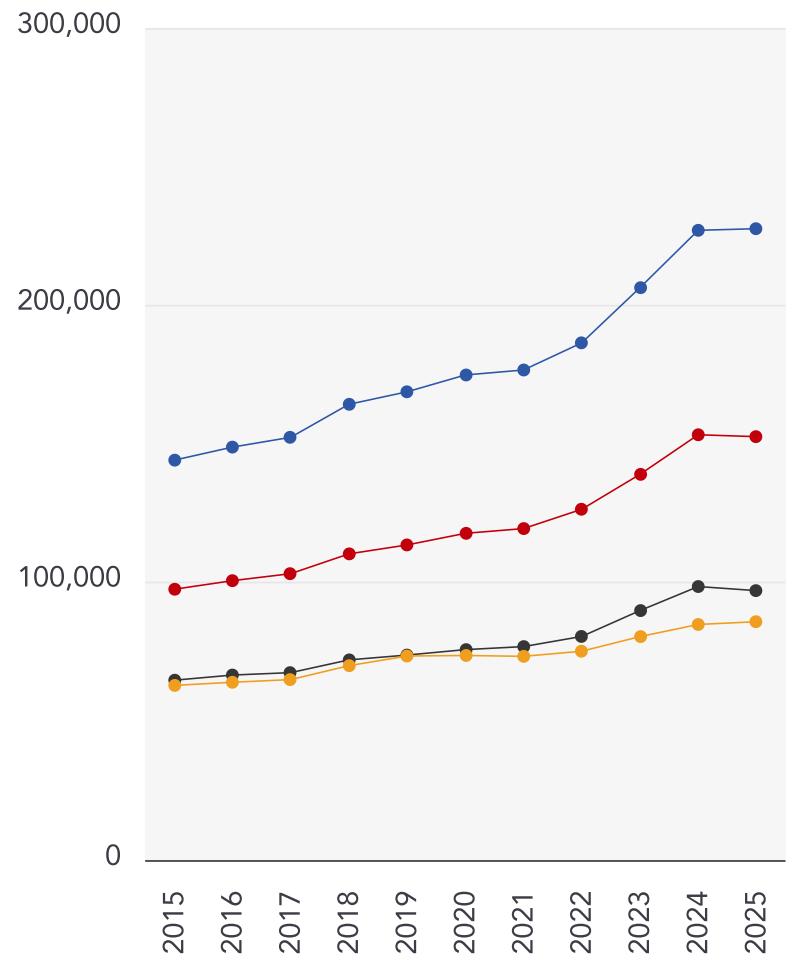
Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	13 mb/s	76 mb/s	1800 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 ST1



Detached

+57.87%

Semi-Detached

+56.32%

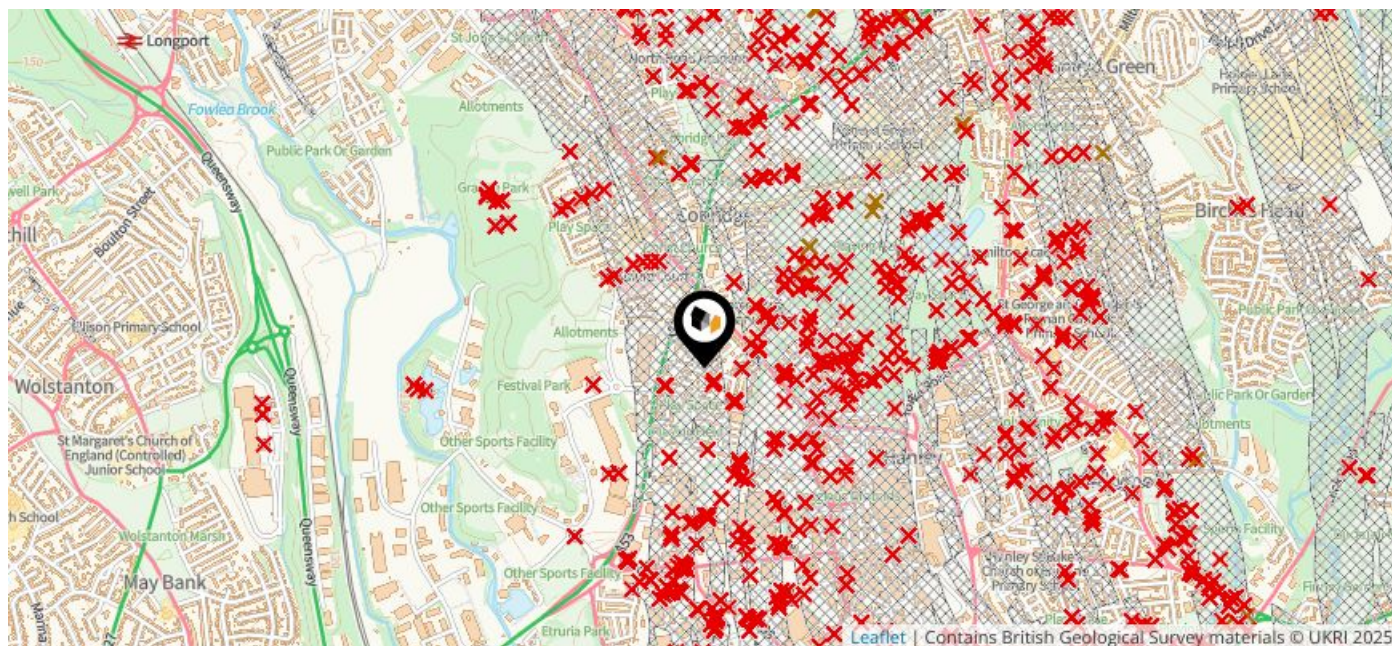
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

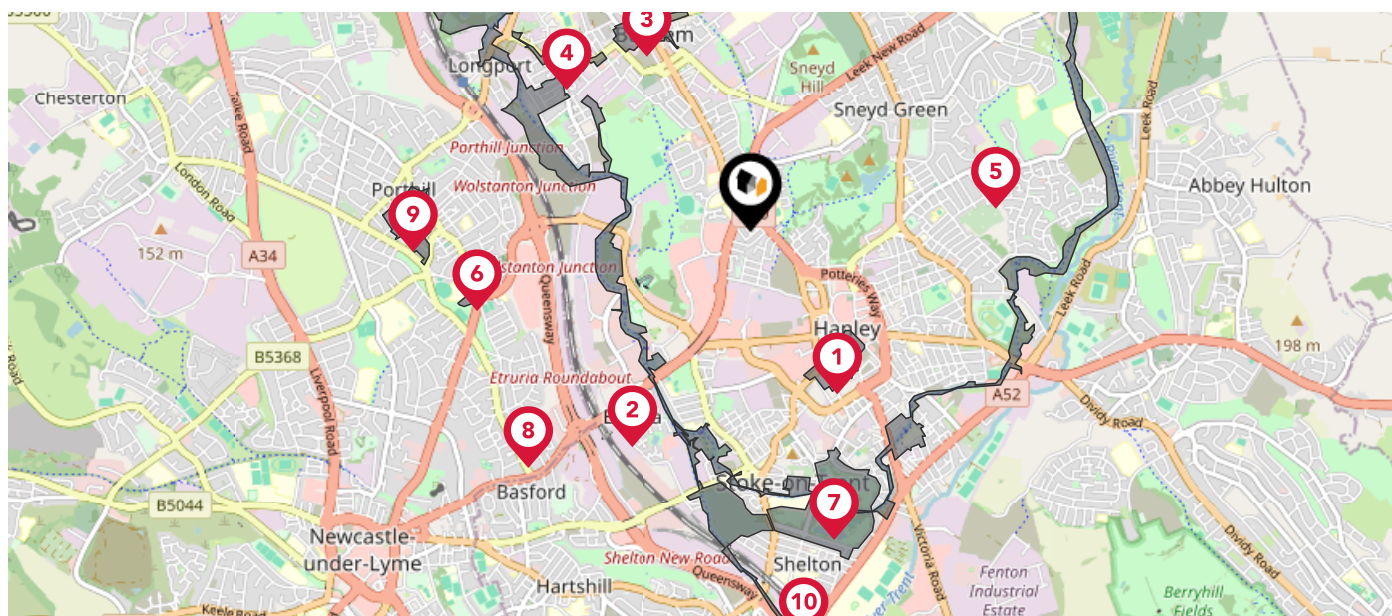
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



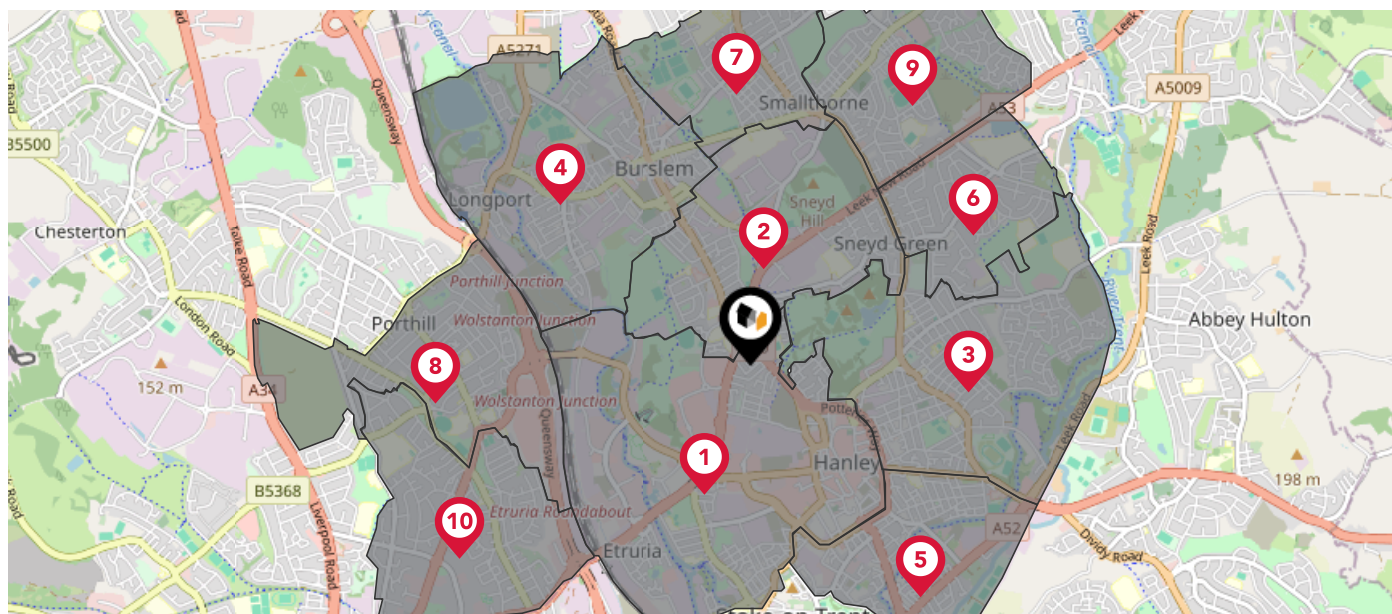
Nearby Conservation Areas

-  City Centre
-  Trent and Mersey Canal
-  Burslem Town Centre
-  Newcastle Street
-  Caldon Canal
-  Wolstanton
-  Hanley Park
-  Basford
-  Watlands Park
-  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



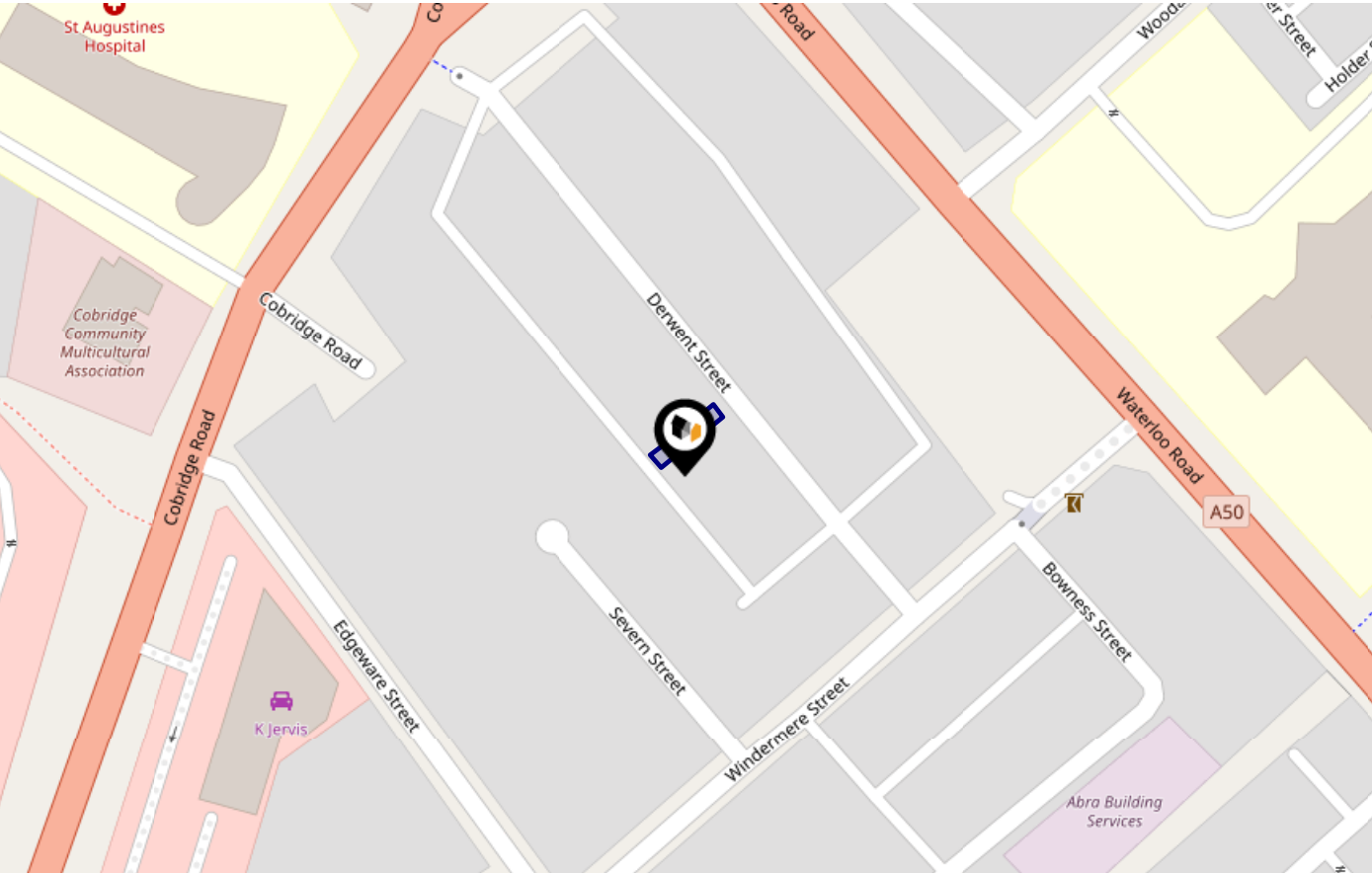
Nearby Council Wards

- 1 Etruria and Hanley Ward
- 2 Moorcroft Ward
- 3 Birches Head and Central Forest Park Ward
- 4 Burslem Central Ward
- 5 Joiner's Square Ward
- 6 Sneyd Green Ward
- 7 Burslem Park Ward
- 8 Wolstanton Ward
- 9 Ford Green and Smallthorne Ward
- 10 May Bank 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.

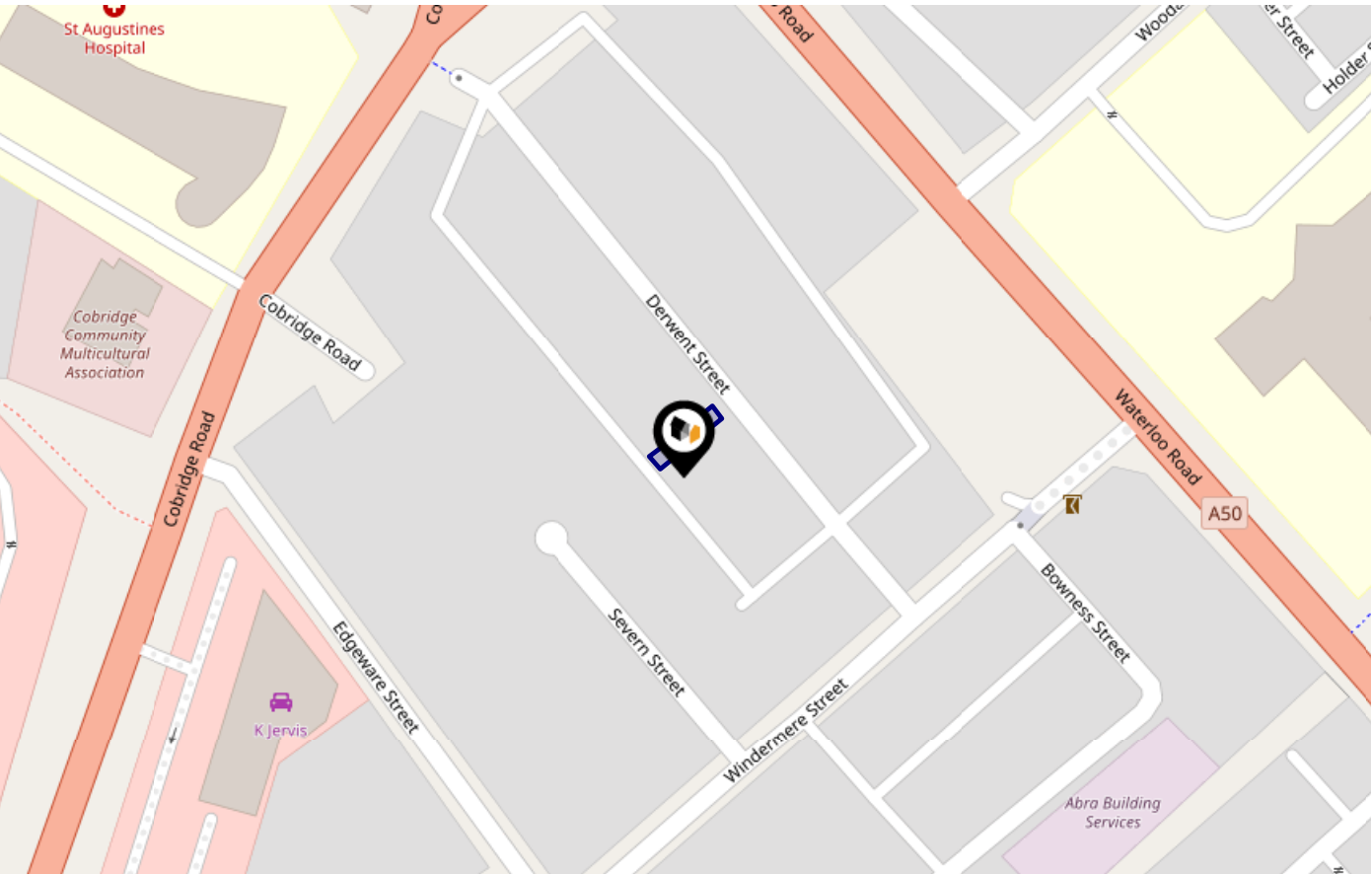
Chance of flooding to the following depths at this property:



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.

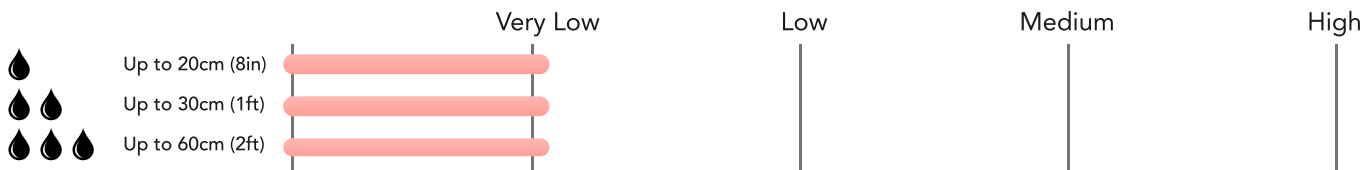


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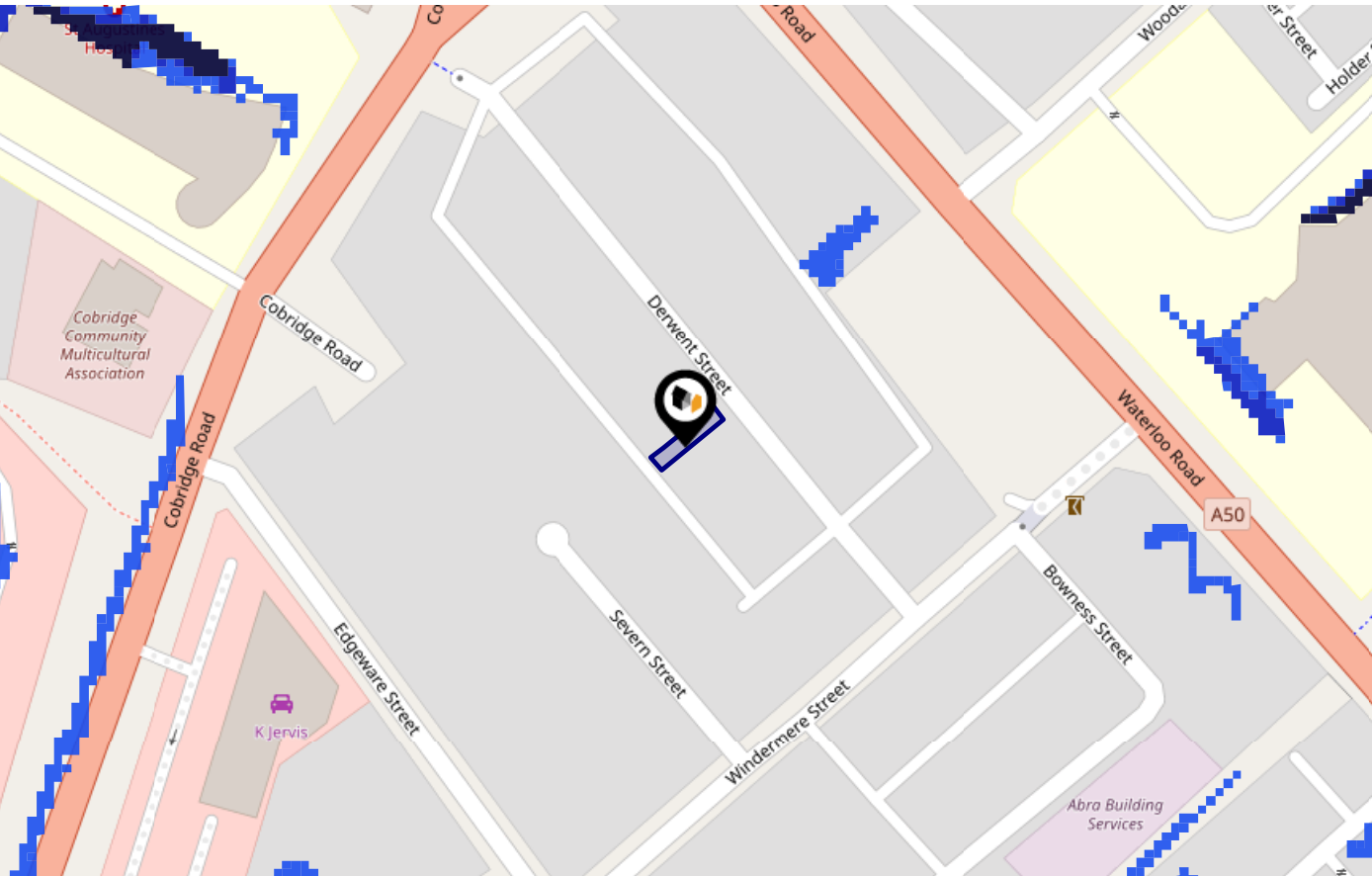
Chance of flooding to the following depths at this property:



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.

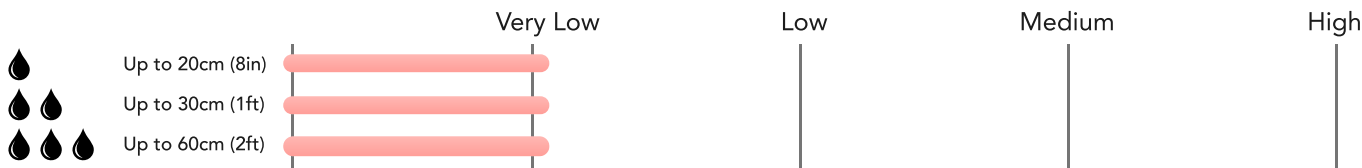


Risk Rating: Very low

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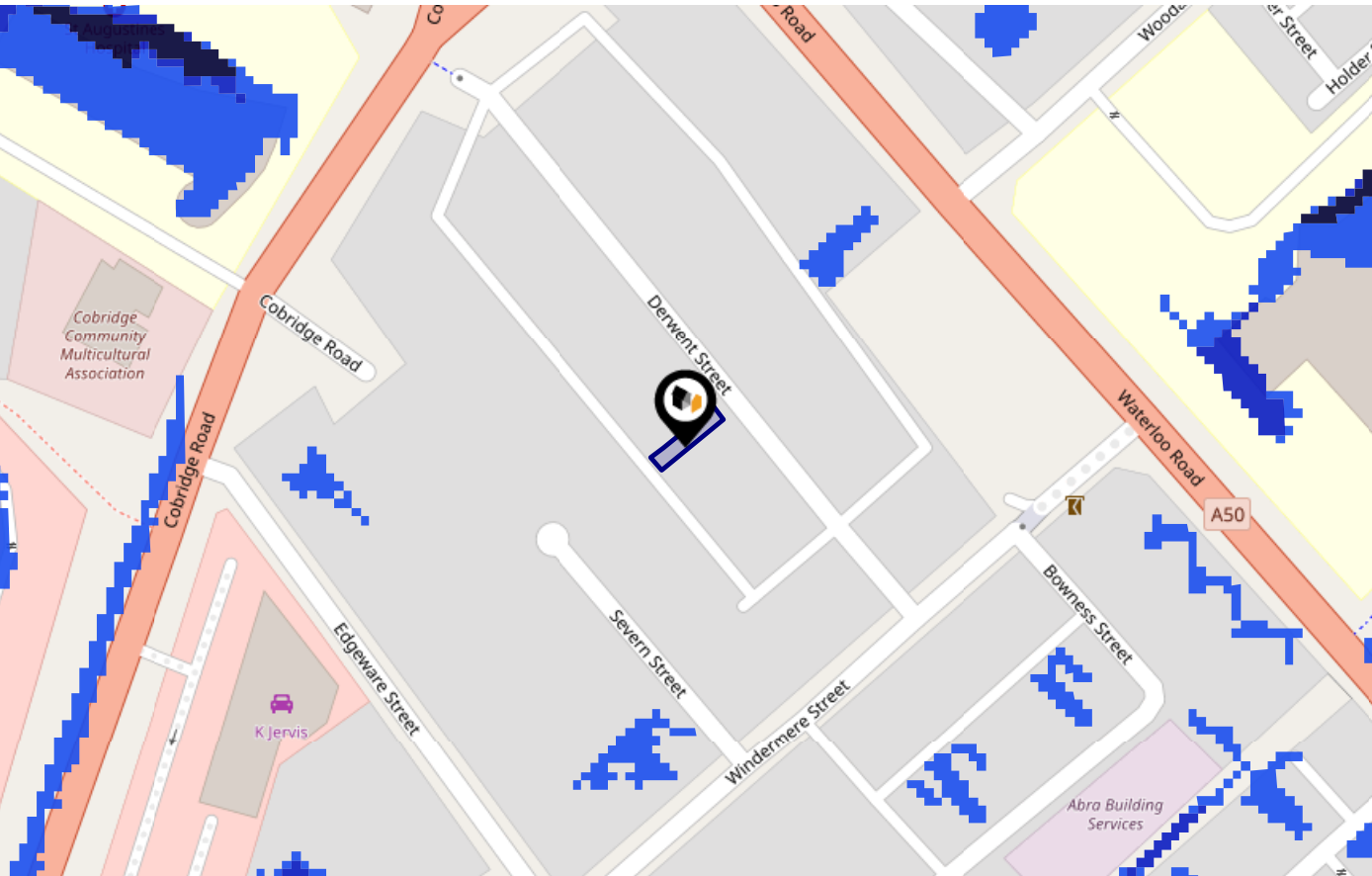
Chance of flooding to the following depths at this property:



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

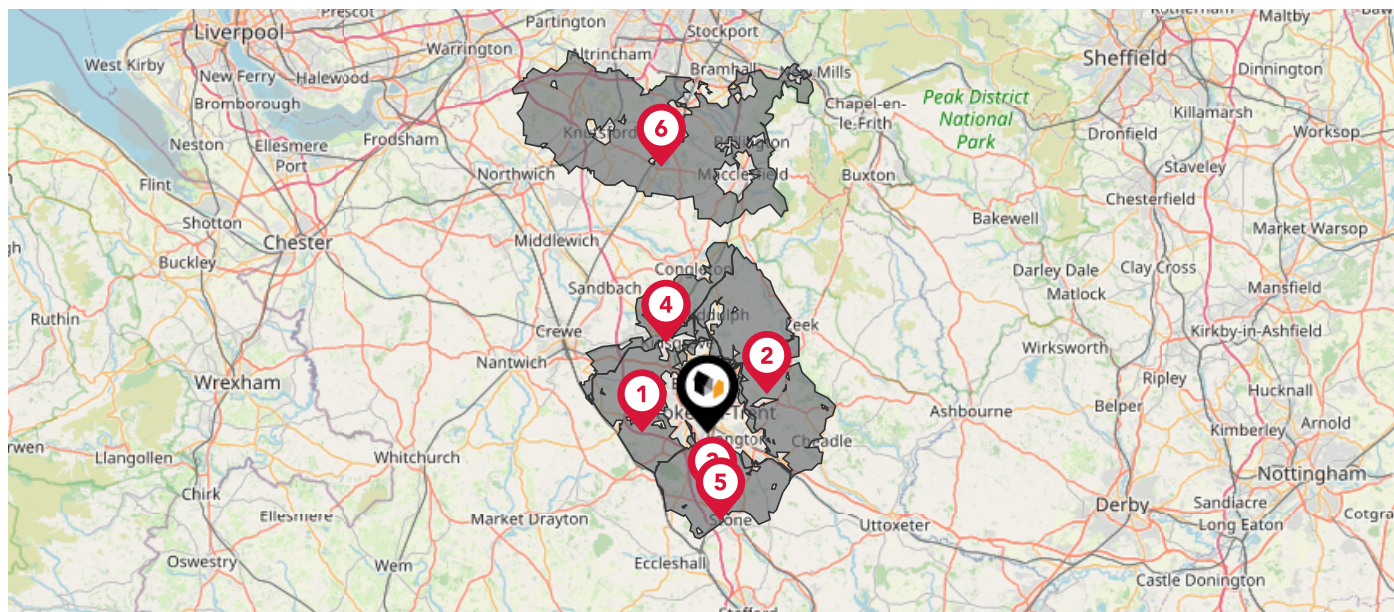
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



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 - Cheshire East



Stoke-on-Trent Green Belt - Stafford

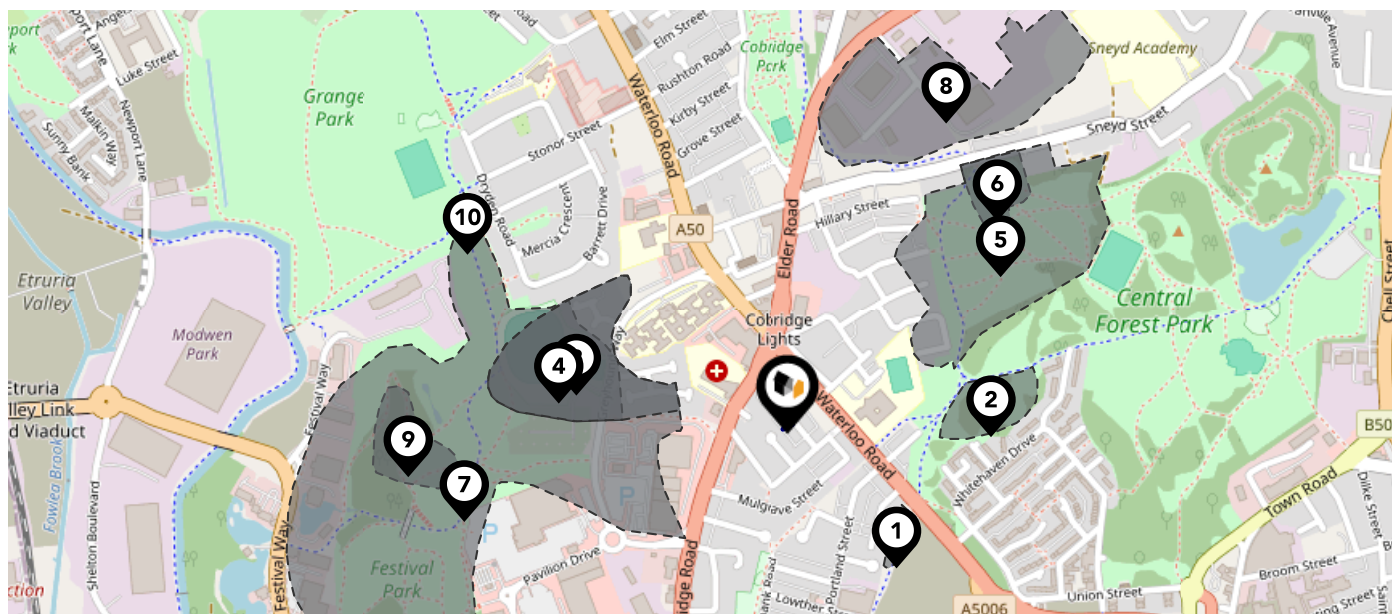


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



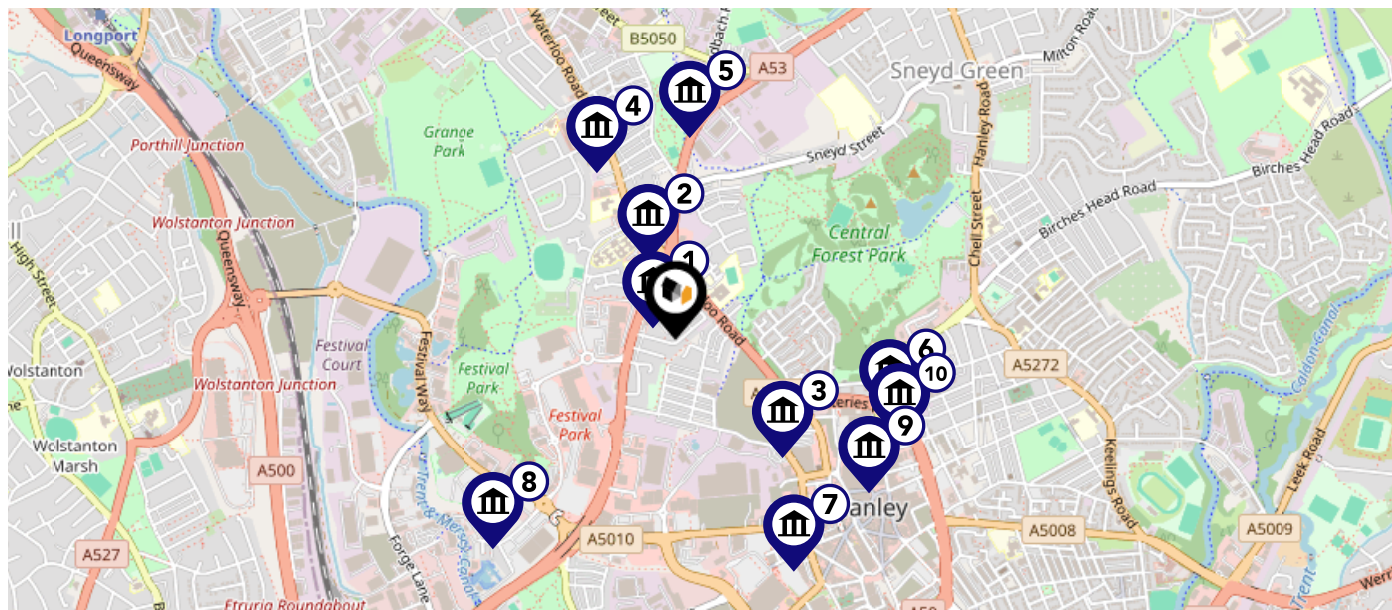
Nearby Landfill Sites

1	East Of Winifred Street-Winifred Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	☐
2	Adjacent To Central Forest Park-Waterloo Road, Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	☐
3	West Of Sports Stadium-Greyhound Way, Cobridge Grange, Stoke On Trent, Staffordshire	Historic Landfill	☐
4	Cobridge Stadium, Rear Of-Greyhound Way, Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	☐
5	Wimpey Waste, South off Sneyd Street-Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	☐
6	Cobridge Refractories, Marl Hole-Sneyd Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	☐
7	Shelton Steelworks Site-Cobridge Grange, Stoke On Trent, Staffordshire	Historic Landfill	☐
8	Milburn Road-Leek New Road, Cobridge, Staffordshire	Historic Landfill	☐
9	Shelton Steelworks Site-Cobridge Grange, Stoke On Trent, Staffordshire	Historic Landfill	☐
10	West of Barrett Drive-Barrett Drive, Cobridge Grange, Stoke On Trent, Staffordshire	Historic Landfill	☐

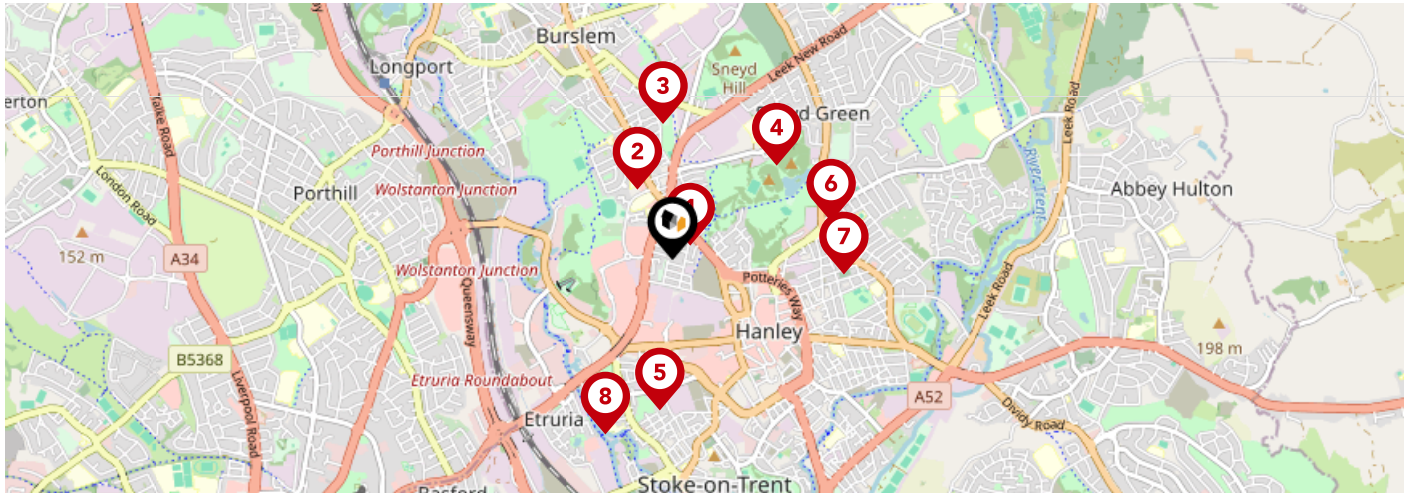
Maps

Listed Buildings

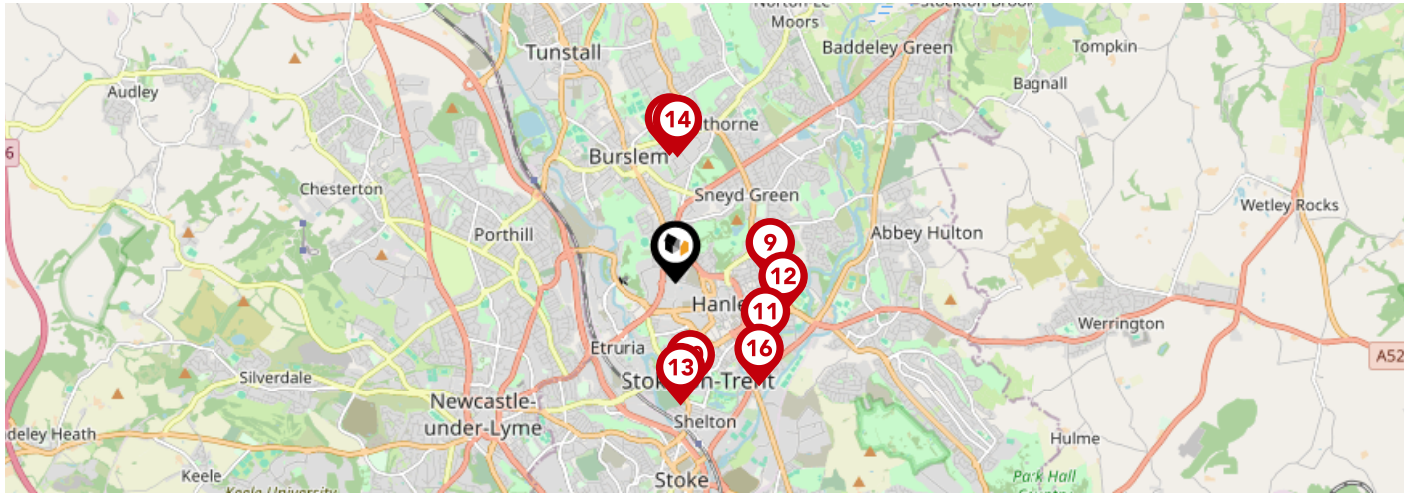
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1195829 - No. 342, Cobridge Road	Grade II	0.0 miles
	1291092 - Christ Church	Grade II	0.2 miles
	1195798 - Pottery Works Formerly Occupied By Dudson's Limited	Grade II	0.4 miles
	1297919 - No. 205, Waterloo Road	Grade II	0.4 miles
	1297942 - Pot Bank Occupied By W Moorcroft Limited	Grade II	0.5 miles
	1392575 - The Golden Cup	Grade II	0.5 miles
	1195853 - Telephone Buildings	Grade II	0.6 miles
	1195817 - Etruria Hall	Grade II	0.6 miles
	1210680 - Church Of St John The Evangelist	Grade II	0.6 miles
	1297938 - Falcon Pot Works In Occupation Of Weatherby's	Grade II	0.6 miles



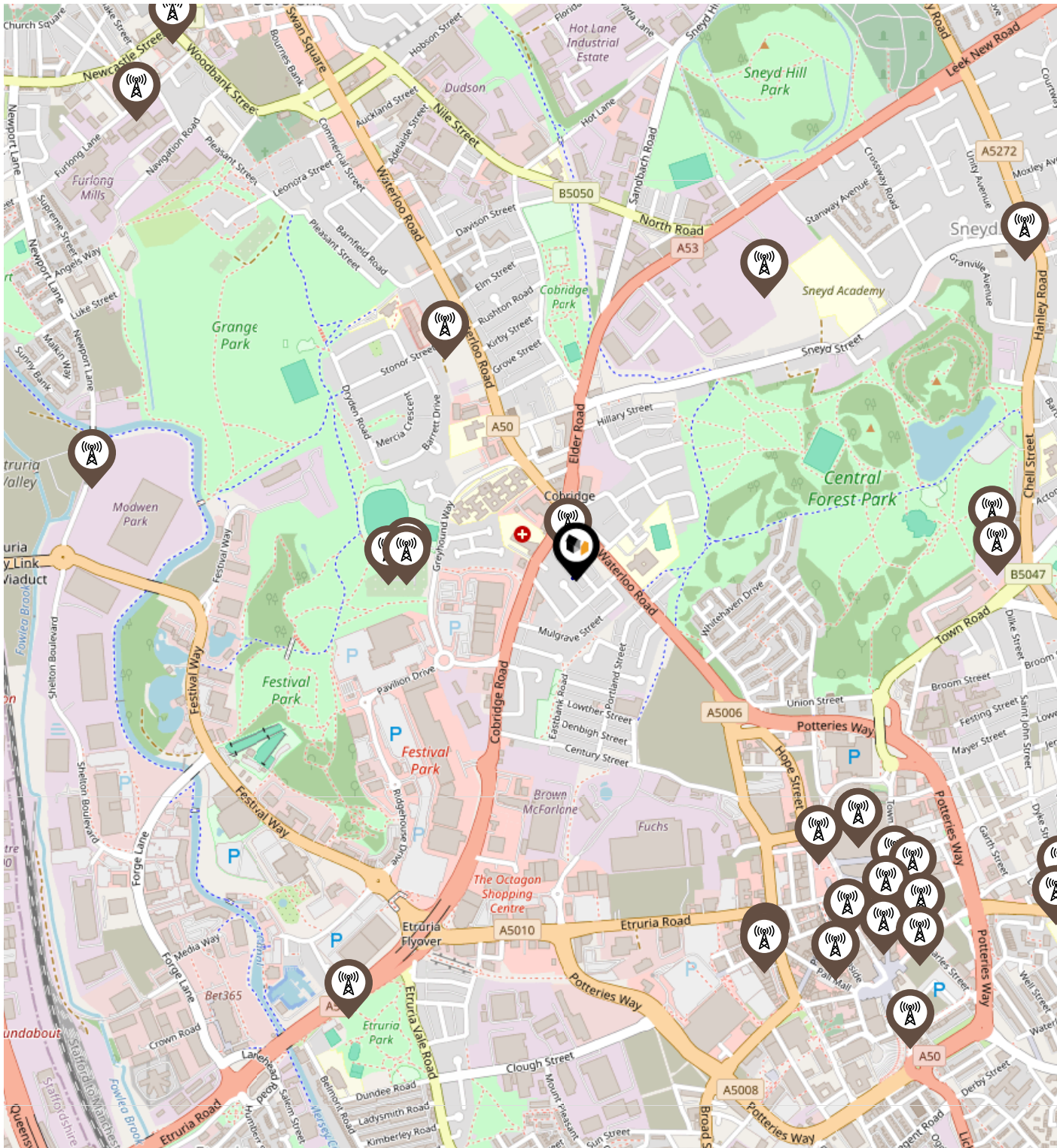
		Nursery	Primary	Secondary	College	Private
1	Forest Park Primary School Ofsted Rating: Good Pupils: 470 Distance:0.11	☐	☒	☐	☐	☐
2	St Peter's Catholic Academy Ofsted Rating: Outstanding Pupils: 239 Distance:0.35	☐	☒	☐	☐	☐
3	North Road Academy Ofsted Rating: Requires improvement Pupils: 203 Distance:0.61	☐	☐	☒	☐	☐
4	Sneyd Academy Ofsted Rating: Good Pupils: 596 Distance:0.63	☐	☒	☐	☐	☐
5	Phoenix Independent School Ofsted Rating: Requires improvement Pupils: 23 Distance:0.67	☐	☐	☒	☐	☐
6	Hamilton Academy Ofsted Rating: Good Pupils: 114 Distance:0.73	☐	☒	☐	☐	☐
7	Grove Academy Ofsted Rating: Requires improvement Pupils: 418 Distance:0.77	☐	☒	☐	☐	☐
8	Etruscan Primary School Ofsted Rating: Good Pupils: 460 Distance:0.83	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St George and St Martin's Catholic Academy Ofsted Rating: Good Pupils: 230 Distance:0.84	☐	☒	☐	☐	☐
10	St Mark's CofE Primary School Ofsted Rating: Good Pupils: 460 Distance:0.97	☐	☒	☐	☐	☐
11	Hanley St Luke's Church of England Academy Ofsted Rating: Good Pupils:0 Distance:0.99	☐	☒	☐	☐	☐
12	Northwood Broom Academy Ofsted Rating: Good Pupils: 207 Distance:0.99	☐	☒	☐	☐	☐
13	Snowhill School Ofsted Rating: Good Pupils: 35 Distance:1.08	☐	☐	☒	☐	☐
14	The Valiant School Ofsted Rating: Not Rated Pupils: 8 Distance:1.12	☐	☒	☐	☐	☐
15	Moorpark Junior School Ofsted Rating: Good Pupils: 240 Distance:1.15	☐	☒	☐	☐	☐
16	Waterside Primary School Ofsted Rating: Outstanding Pupils: 470 Distance:1.17	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

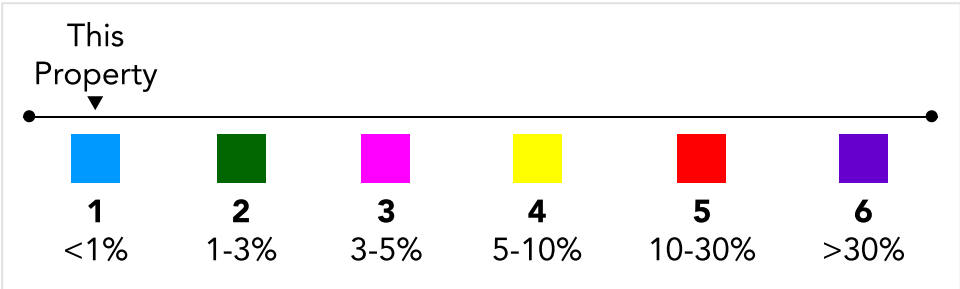
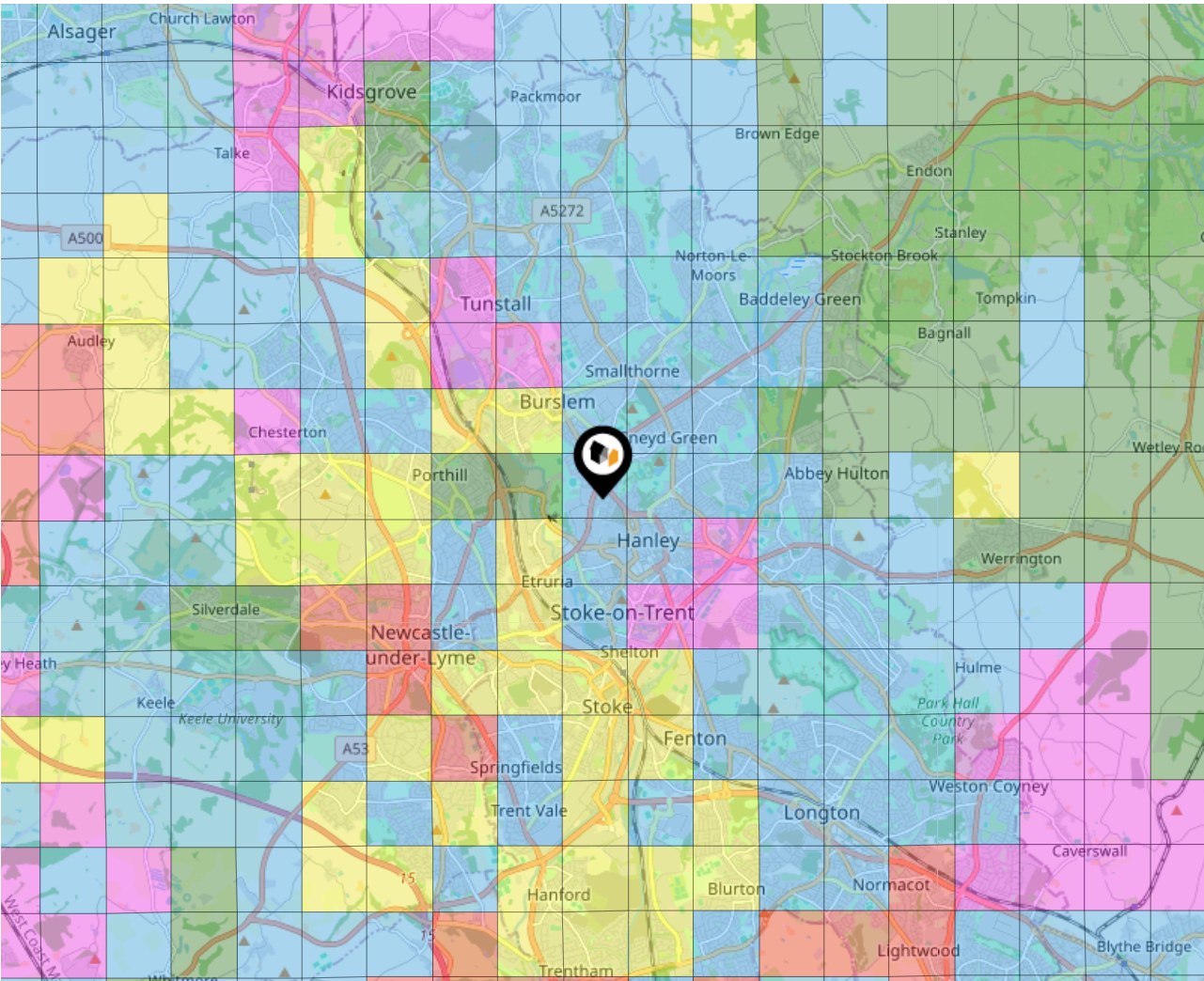


Key:

-  Power Pylons
-  Communication Masts

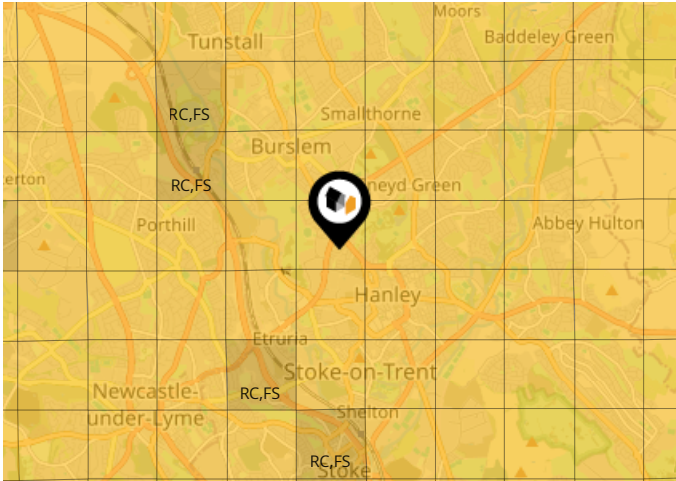
What is Radon?

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		

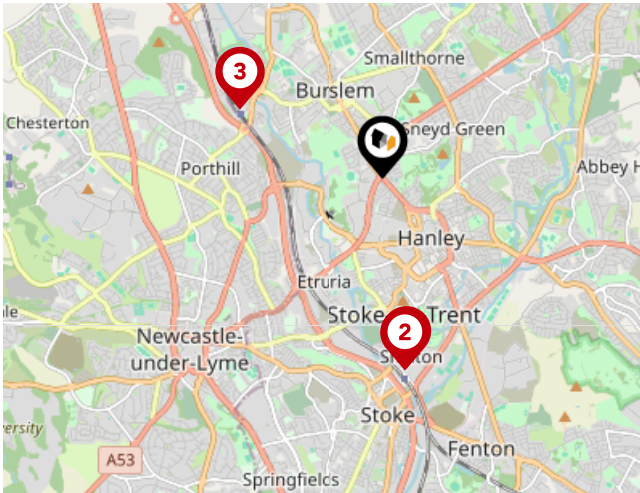


Primary Classifications (Most Common Clay Types)

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

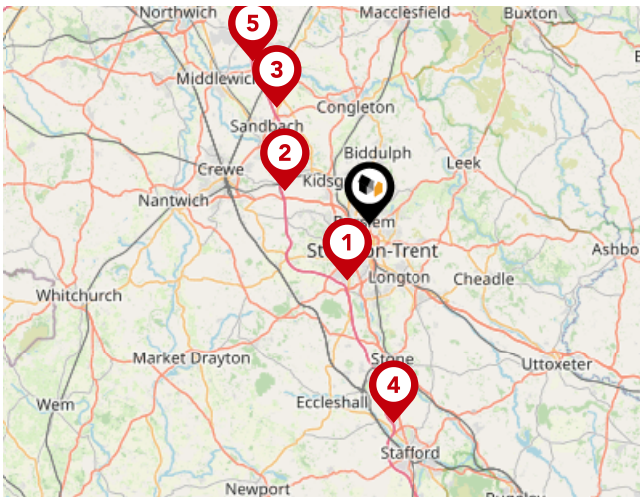
Area

Transport (National)



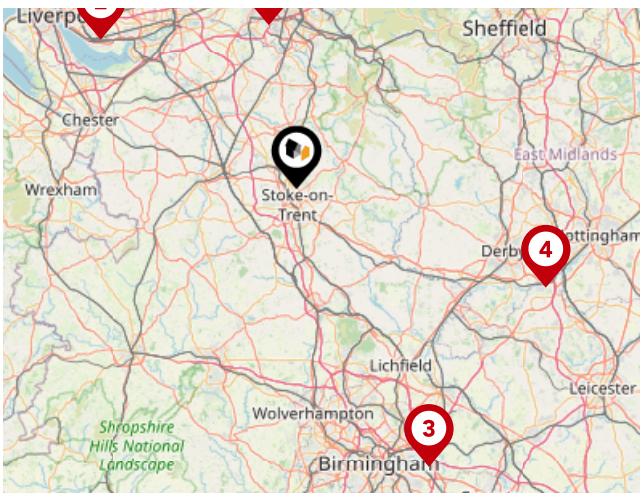
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.72 miles
2	Stoke-on-Trent Rail Station	1.73 miles
3	Platform 2	1.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	4.27 miles
2	M6 J16	6.59 miles
3	M6 J17	10.66 miles
4	M6 J14	14.33 miles
5	M6 J18	14.32 miles

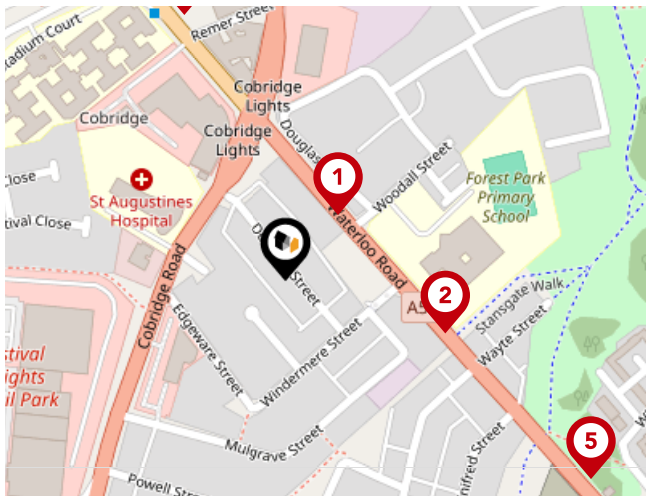


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	23.49 miles
2	Speke	34.85 miles
3	Birmingham Airport	44.38 miles
4	East Mids Airport	38.46 miles

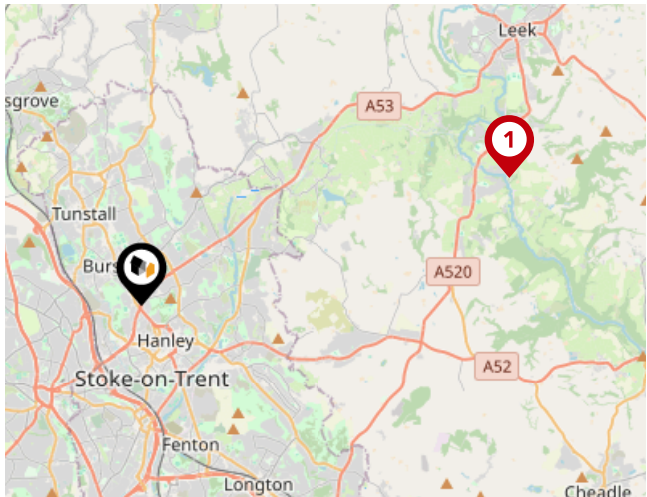
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cobridge Lights	0.05 miles
2	Portland Street	0.09 miles
3	Greyhound Way	0.16 miles
4	Stadium Court	0.2 miles
5	Vale Place	0.2 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.97 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

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Valuation Office
Agency

