

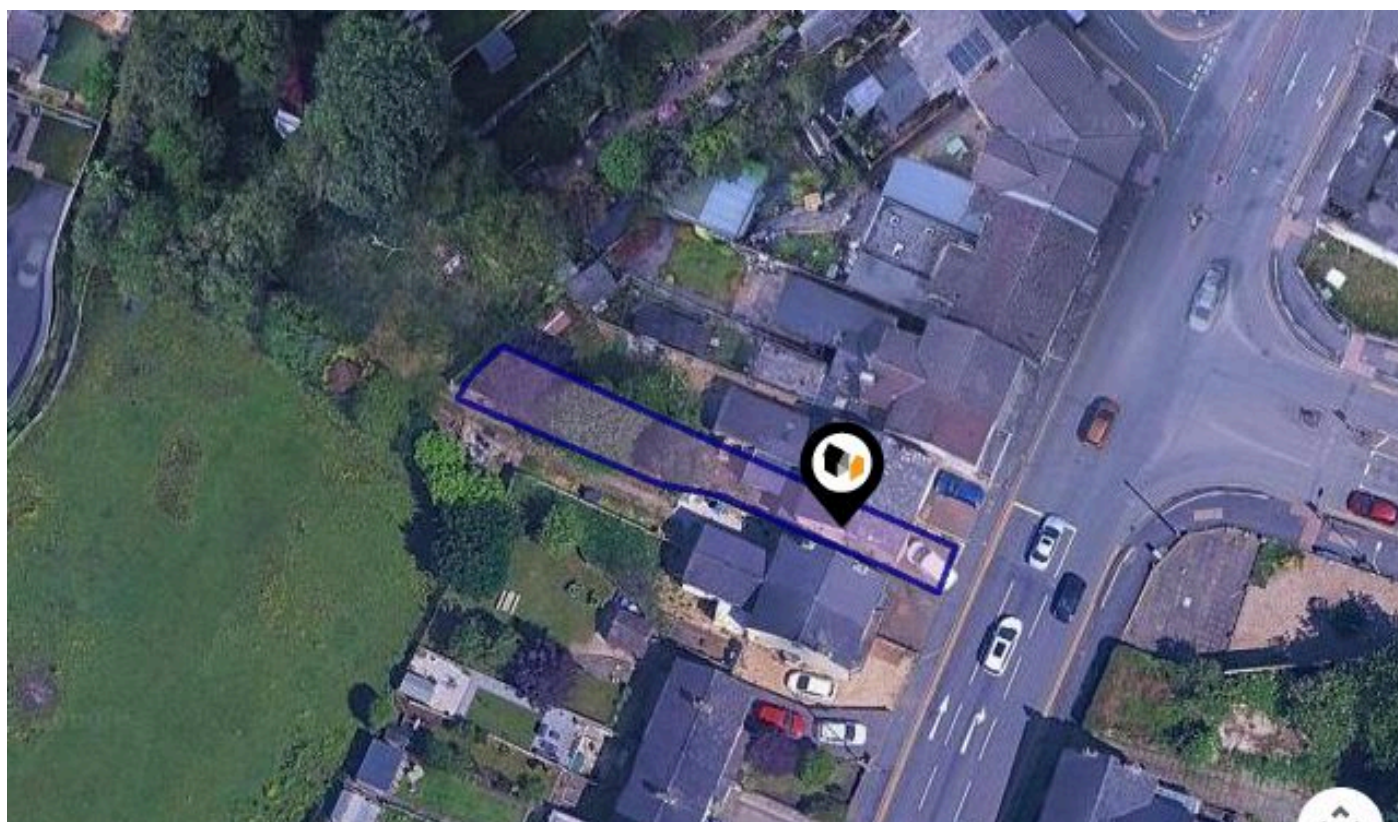


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 28<sup>th</sup> October 2025**



**CONGLETON ROAD, TALKE, STOKE-ON-TRENT, ST7**

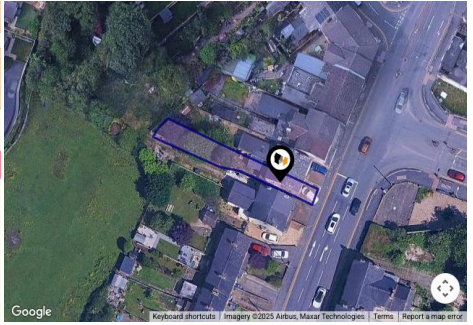
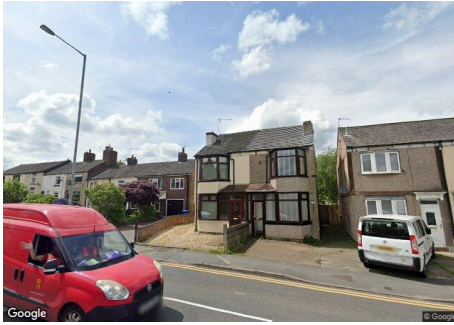
**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



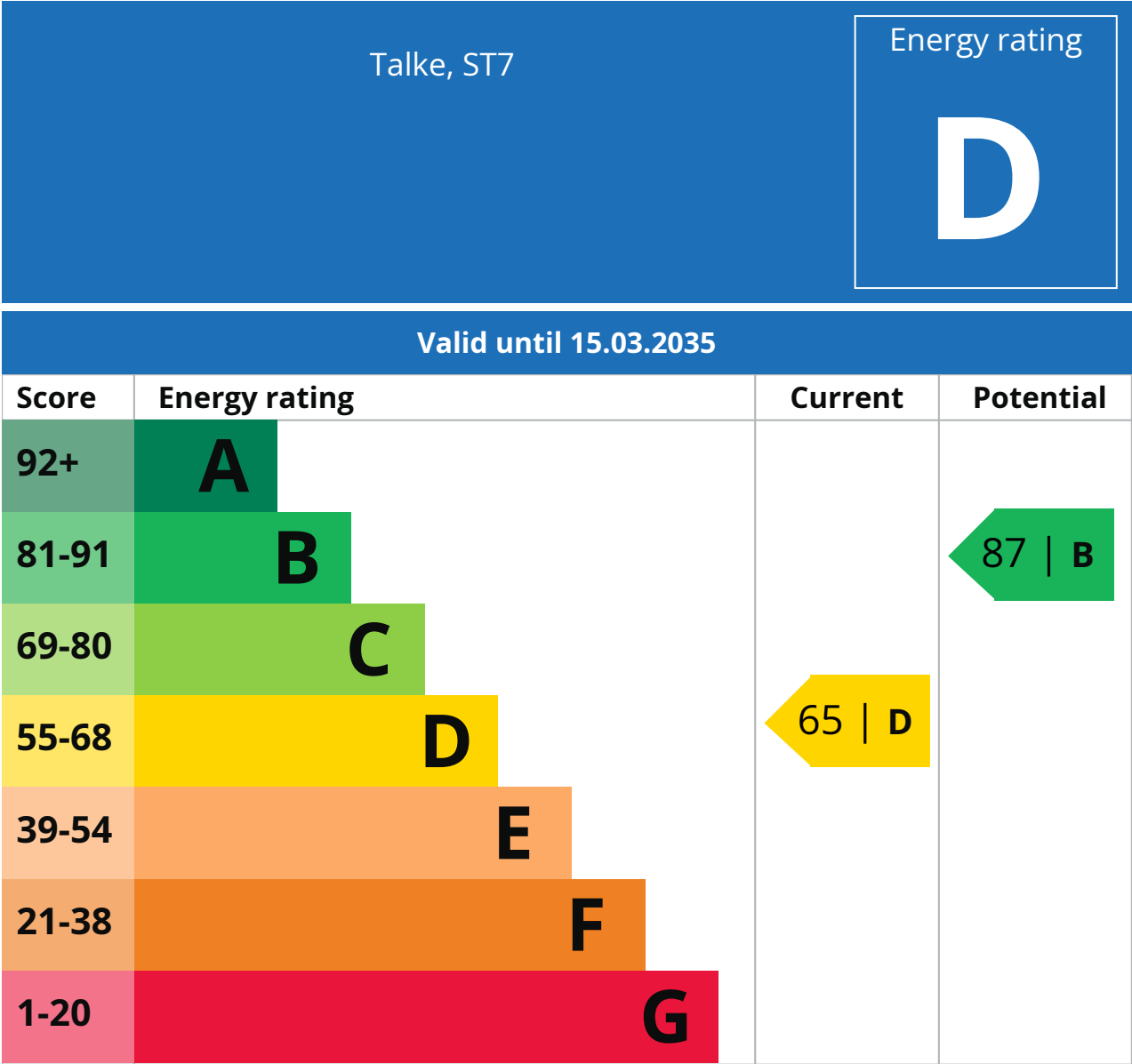
## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Semi-Detached House                     | Tenure: | Freehold |
| Bedrooms:        | 2                                       |         |          |
| Floor Area:      | 850 ft <sup>2</sup> / 79 m <sup>2</sup> |         |          |
| Plot Area:       | 0.05 acres                              |         |          |
| Year Built :     | Before 1900                             |         |          |
| Council Tax :    | Band B                                  |         |          |
| Annual Estimate: | £1,746                                  |         |          |
| Title Number:    | SF301362                                |         |          |

## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Newcastle-under-lyme                                                                | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | No                                                                                  |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
| ● Rivers & Seas                                                                     | Very low                                                                            | 9<br>mb/s                                                                           | 80<br>mb/s                                                                            | 2000<br>mb/s                                                                          |
| ● Surface Water                                                                     | Very low                                                                            |  |  |  |
| Mobile Coverage:<br>(based on calls indoors)                                        |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
|  |  |  |    |    |
|  |  |  |    |    |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |

Property  
**EPC - Certificate**



### Additional EPC Data

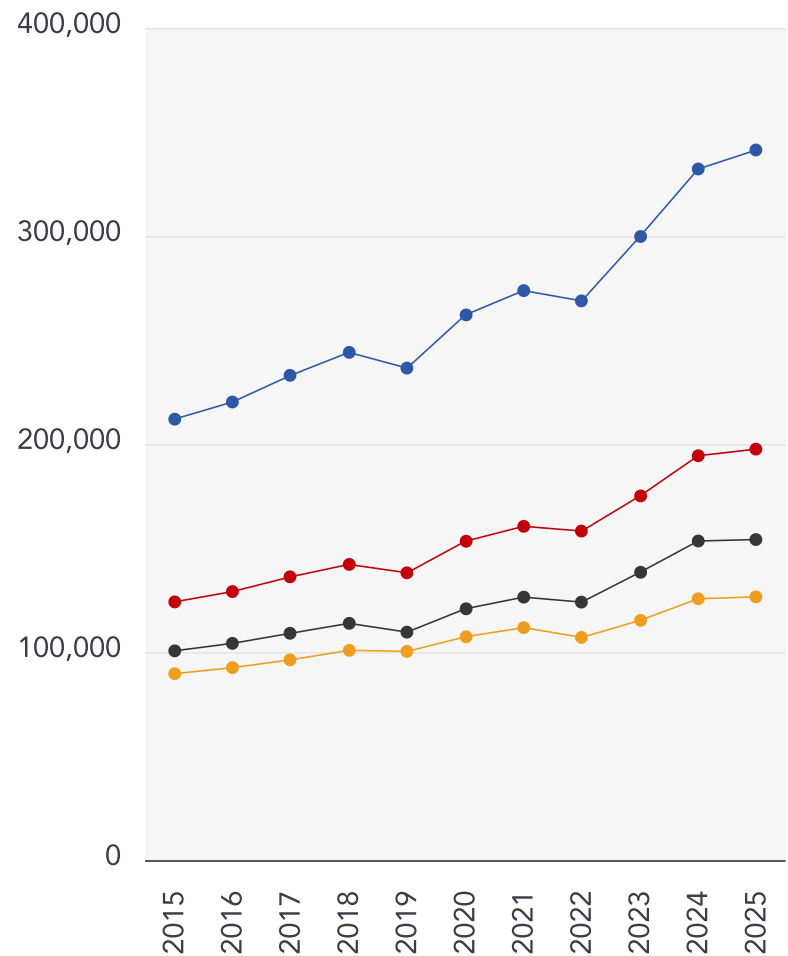
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|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | End-Terrace                                    |
| <b>Transaction Type:</b>            | Rental                                         |
| <b>Energy Tariff:</b>               | Single                                         |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Top Storey:</b>                  | 0                                              |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 1                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, 250 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good                                           |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and bypass                    |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good                                           |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets       |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 79 m <sup>2</sup>                              |

# Market

## House Price Statistics

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



Detached

**+61.04%**

Semi-Detached

**+59.16%**

Terraced

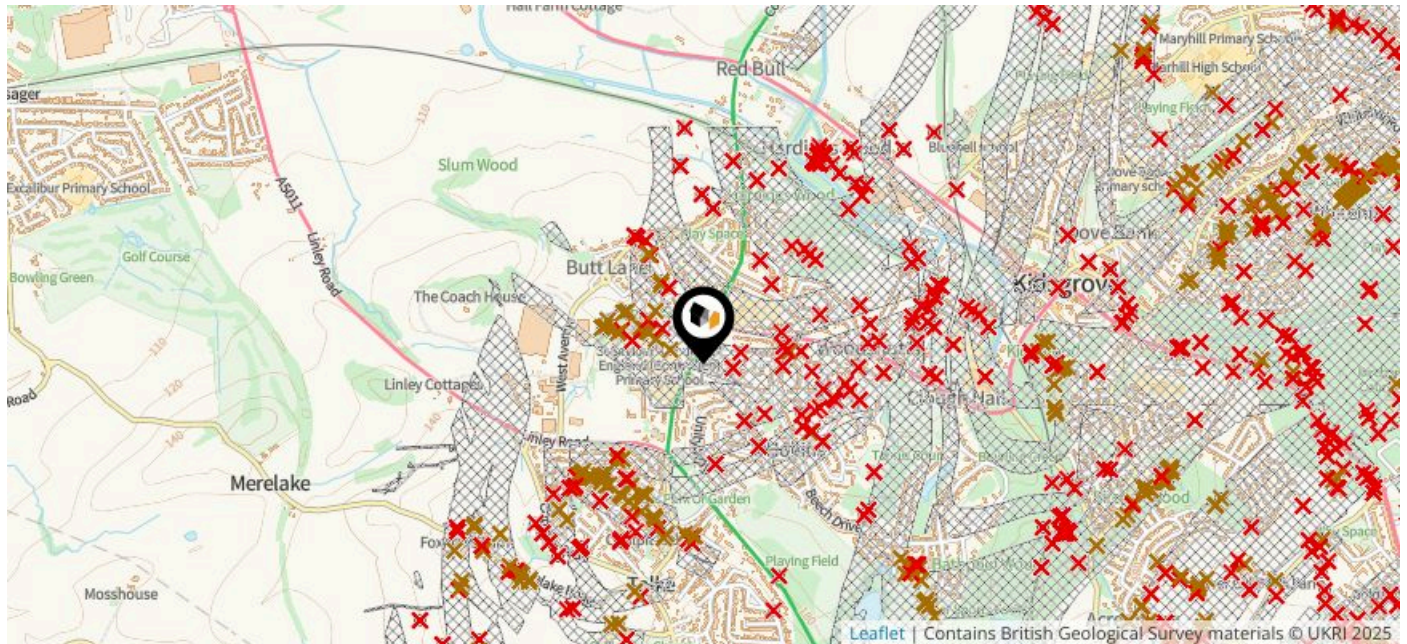
**+53.2%**

Flat

**+41.21%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

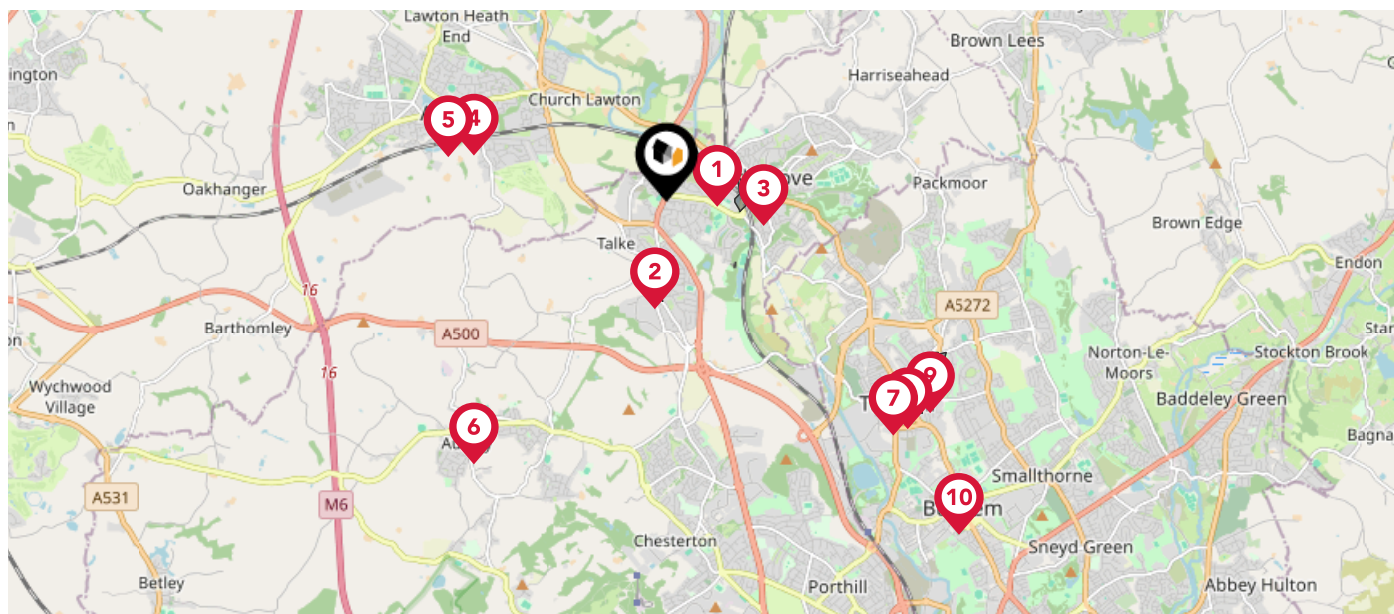
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



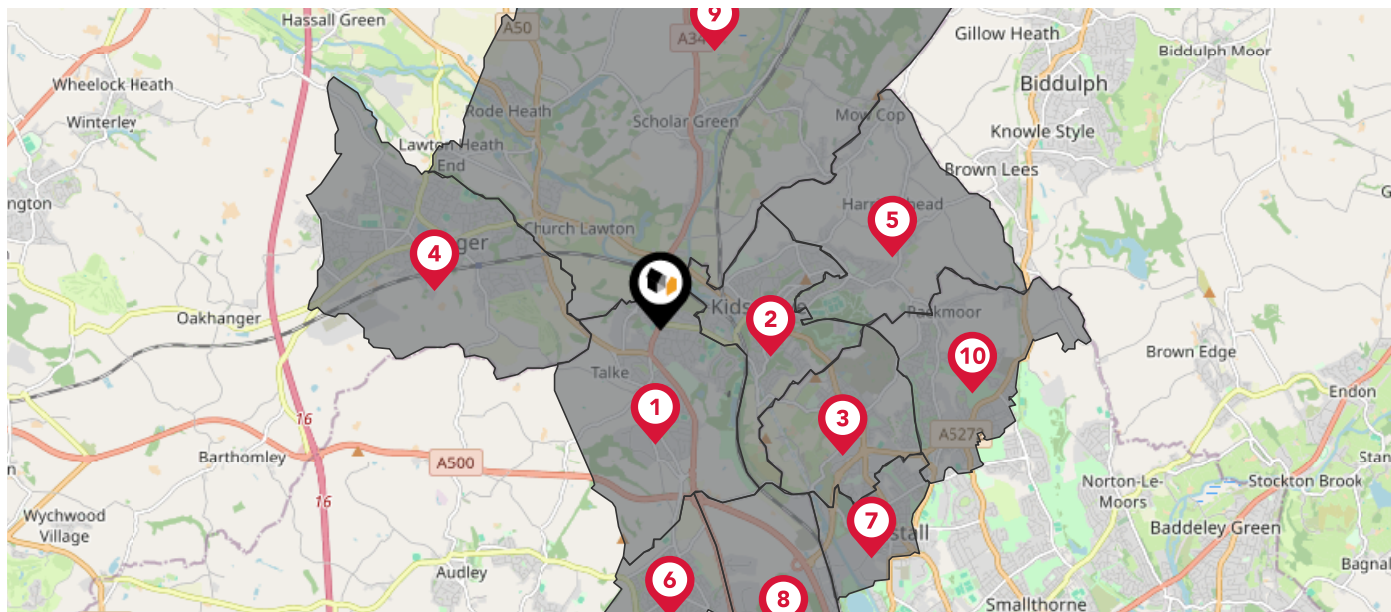
### Nearby Conservation Areas

- |    |                                       |
|----|---------------------------------------|
| 1  | Trent and Mersey Canal, Hardings Wood |
| 2  | Talke                                 |
| 3  | Kidsgrove                             |
| 4  | Alsager Conservation Area             |
| 5  | Alsager Conservation Area             |
| 6  | Audley                                |
| 7  | Tower Square                          |
| 8  | Park Terrace                          |
| 9  | Victoria Park                         |
| 10 | Burslem Town Centre                   |

# 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

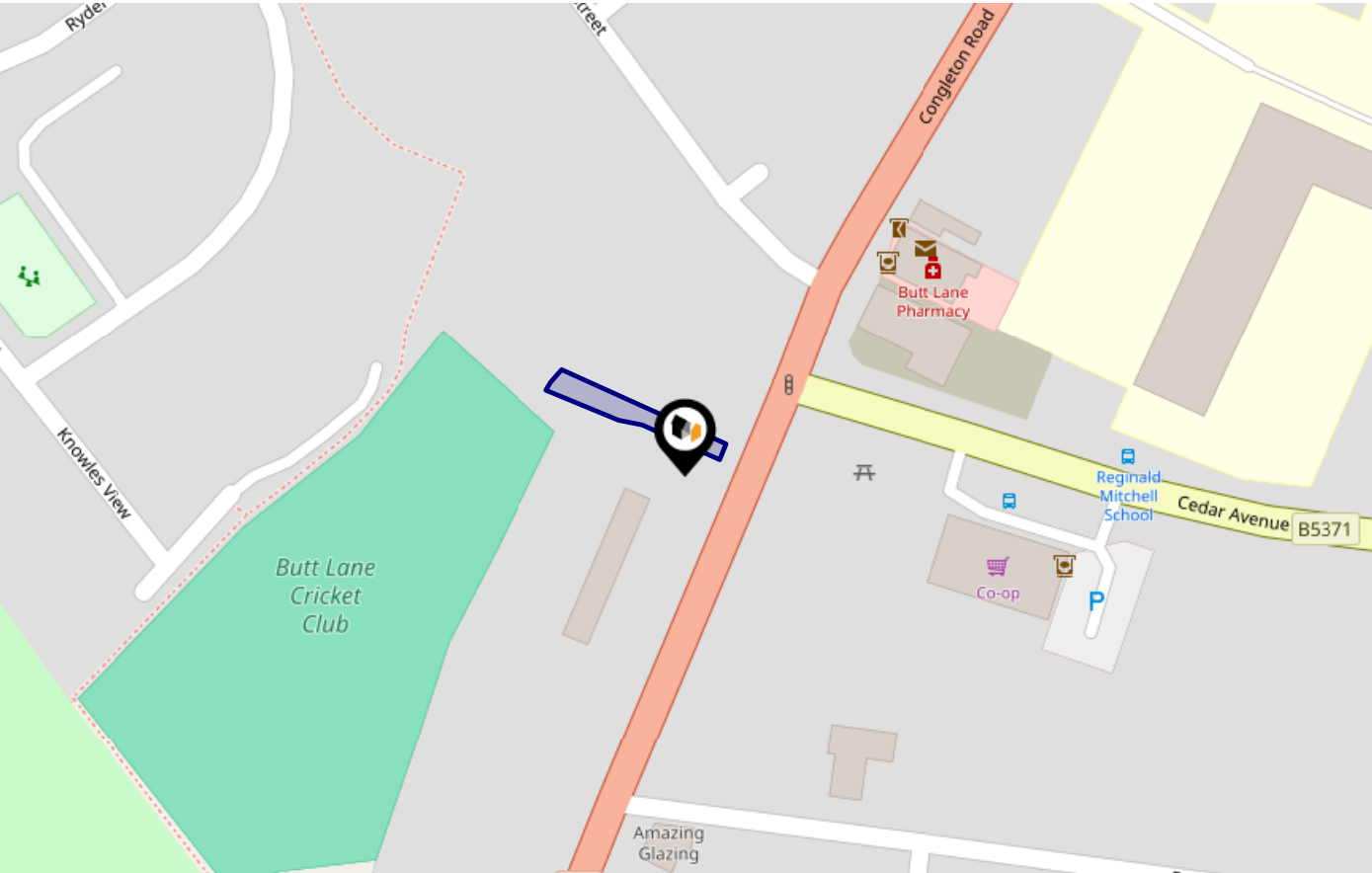
-  1 Talke & Butt Lane Ward
-  2 Kidsgrove & Ravenscliffe Ward
-  3 Goldenhill and Sandyford Ward
-  4 Alsager Ward
-  5 Newchapel & Mow Cop Ward
-  6 Crackley & Red Street Ward
-  7 Tunstall Ward
-  8 Bradwell Ward
-  9 Odd Rode Ward
-  10 Great Chell and Packmoor Ward



# 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.

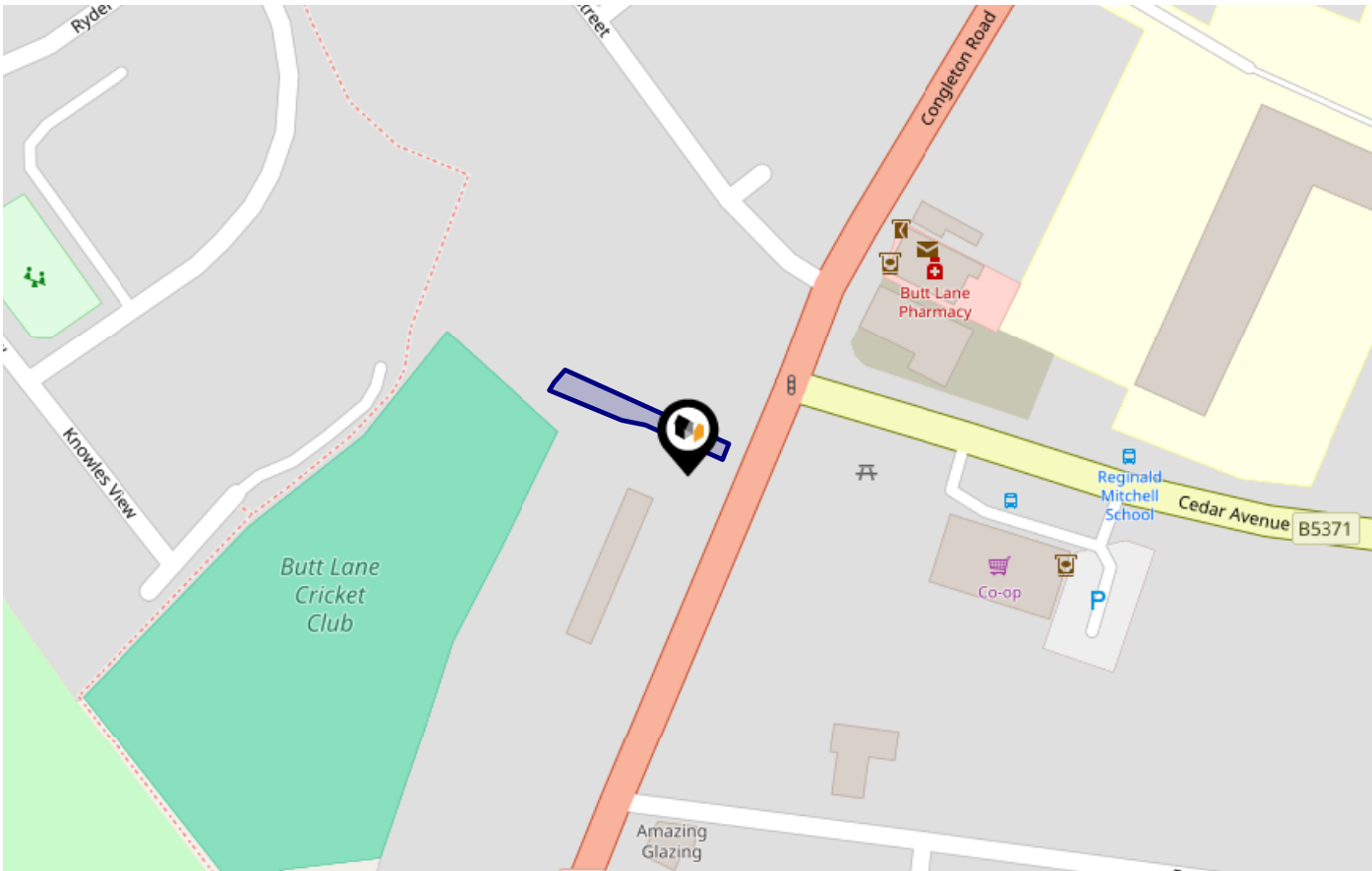
Chance of flooding to the following depths at this property:



# 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.

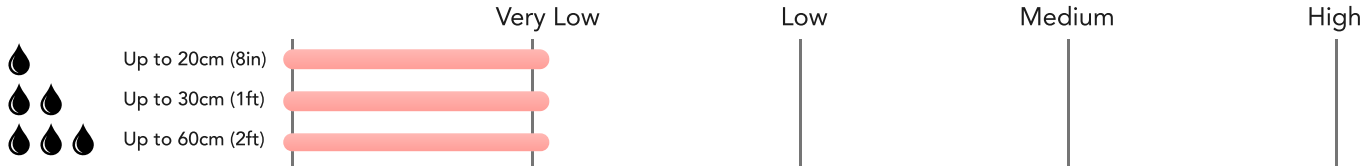


**Risk Rating: Very low**

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.
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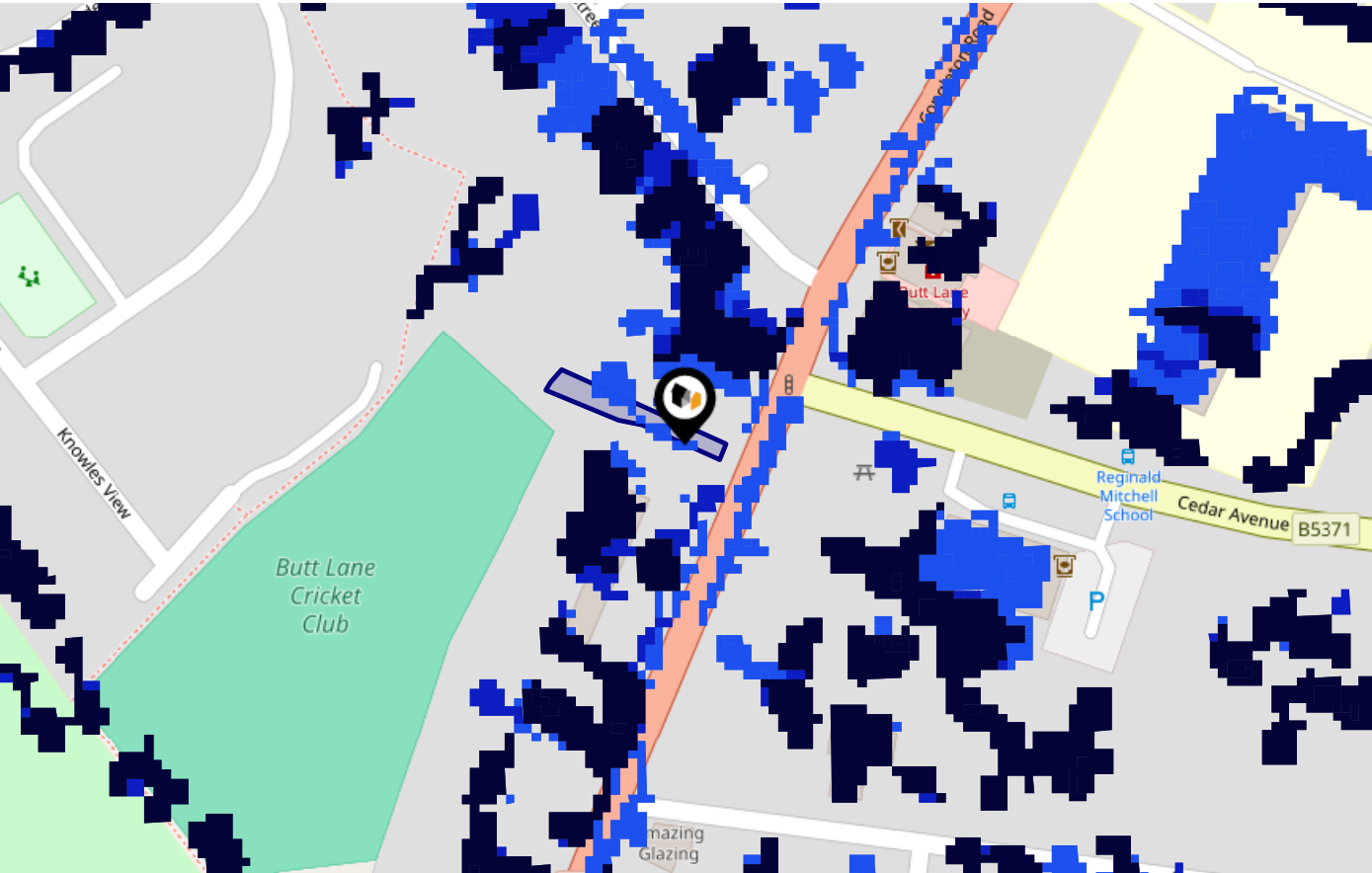
Chance of flooding to the following depths at this property:



# 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

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.

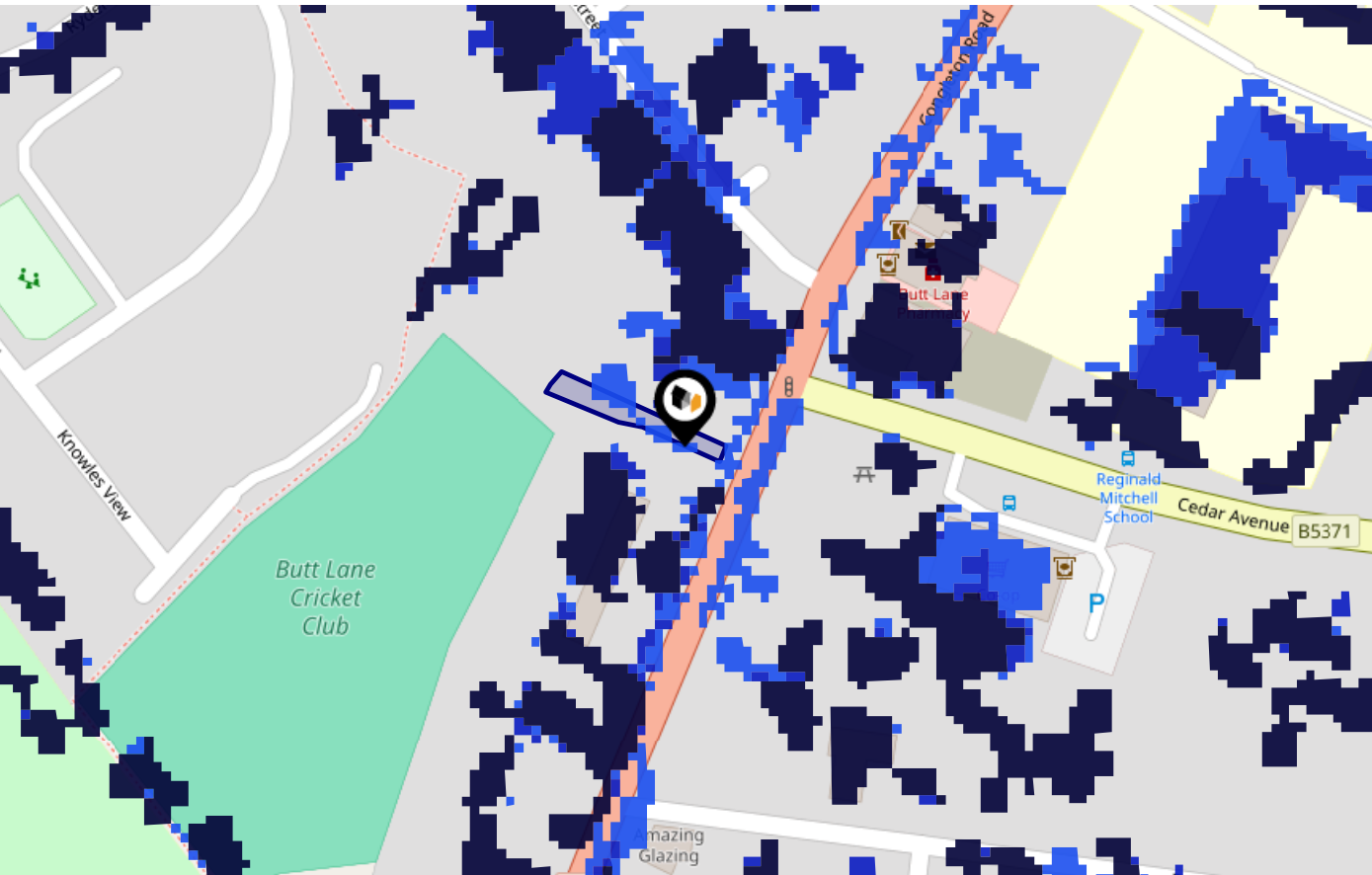
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

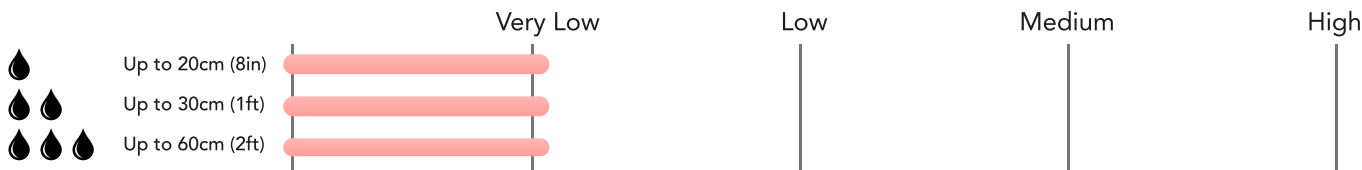


Risk Rating: Very low

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.

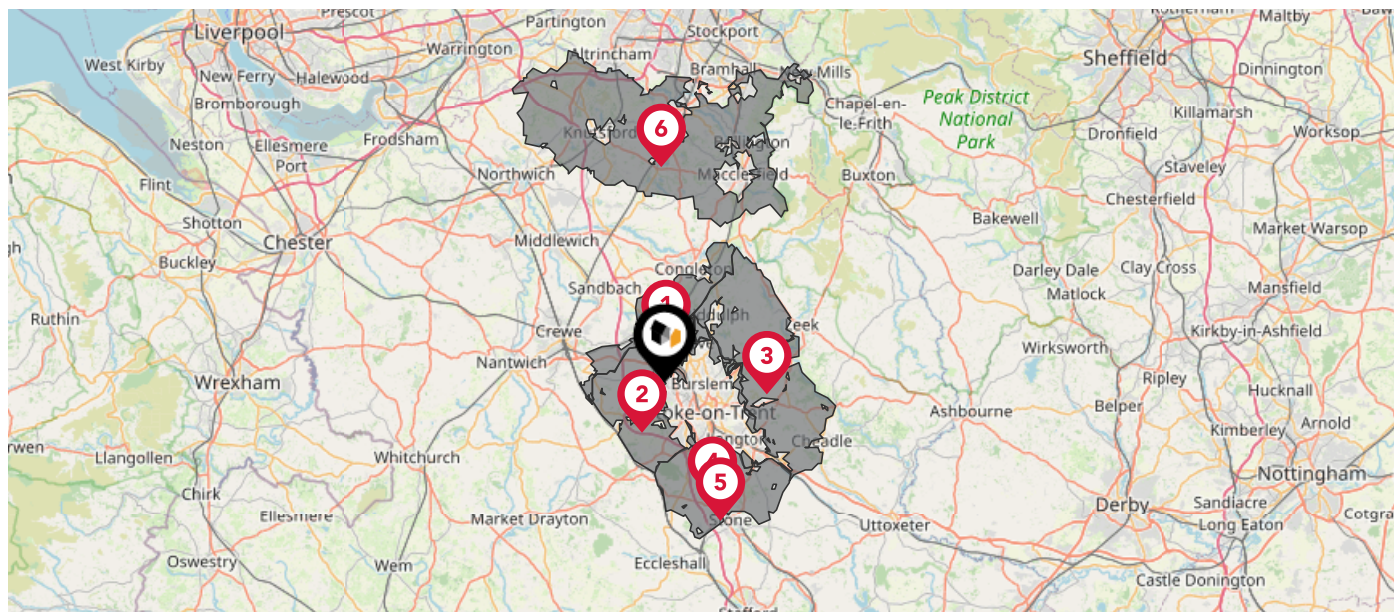
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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

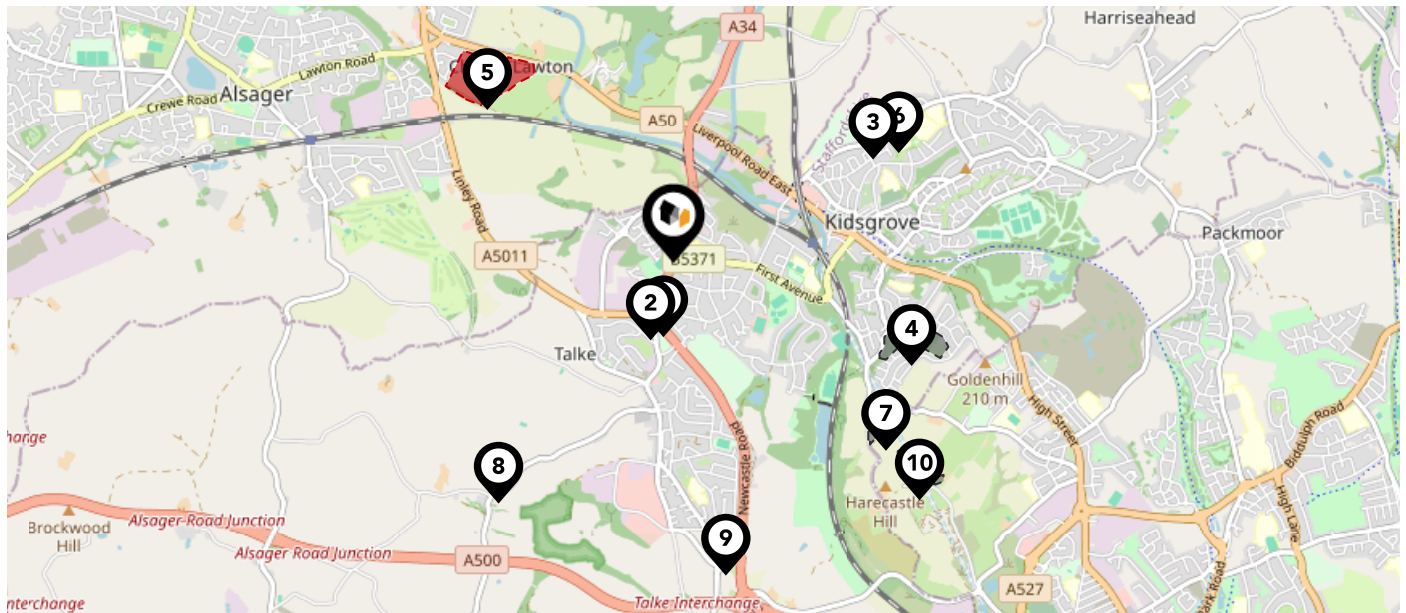


Merseyside and Greater Manchester Green Belt - Cheshire East

# 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.



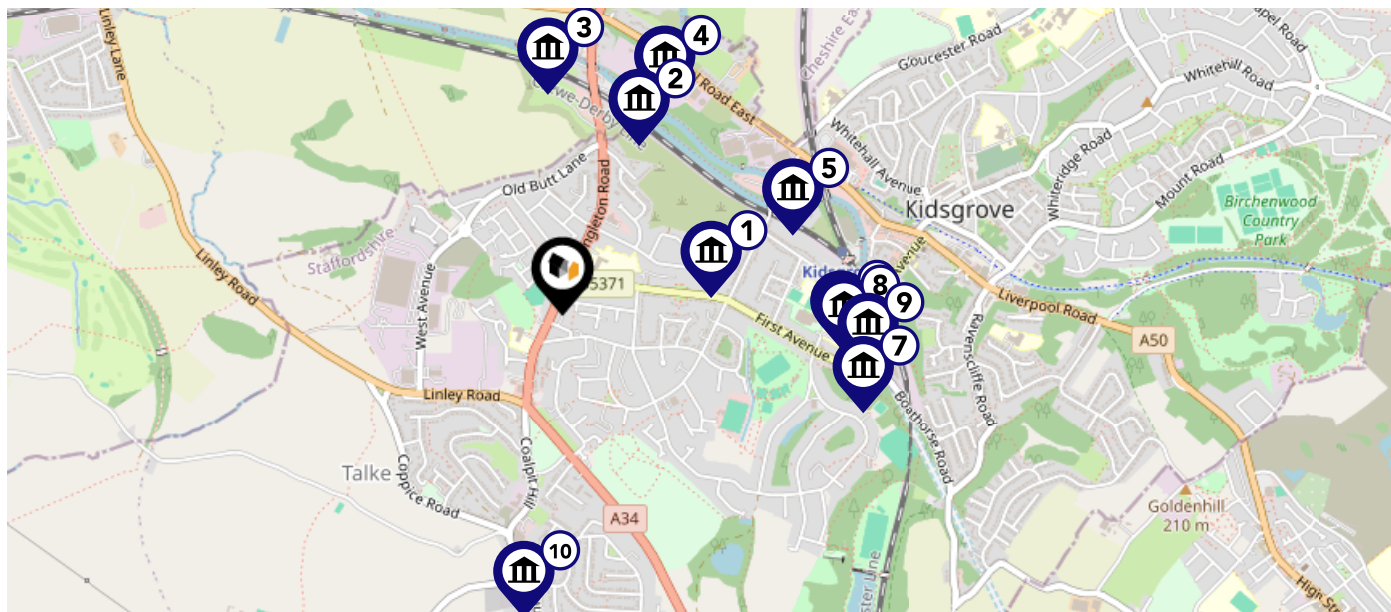
### Nearby Landfill Sites

|           |                                                                                                            |                                                     |
|-----------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>1</b>  | Rear Of Petrol Station Eastside-Congleton Road, Talke<br>Eastside, Newcastle Under Lyme, Staffordshire     | Historic Landfill <input type="checkbox"/>          |
| <b>2</b>  | Rear of Oasis Public House Westside-Congleton Road,<br>Talke Westside, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/>          |
| <b>3</b>  | St Johns Roman Catholic School-Gloucester Road,<br>Kidsgrove, Newcastle Under Lyme, Staffordshire          | Historic Landfill <input type="checkbox"/>          |
| <b>4</b>  | Land Near Birchen Wood, Stonebank Road Tip<br>Extension To 43-Stonebank Road, Kidsgrove,<br>Staffordshire  | Historic Landfill <input type="checkbox"/>          |
| <b>5</b>  | EA/EPR/QP3092CC/A001                                                                                       | Active Landfill <input checked="" type="checkbox"/> |
| <b>6</b>  | Behind Catholic School-Gloucester Road, Dove Bank,<br>Newcastle Under Lyme, Staffordshire                  | Historic Landfill <input type="checkbox"/>          |
| <b>7</b>  | Lowlands Colliery Limited-Acres Nook Road, Acres<br>Nook, Newcastle Under Lyme, Staffordshire              | Historic Landfill <input type="checkbox"/>          |
| <b>8</b>  | Old Railway Line-Audley Road, Dunkirk, Staffordshire                                                       | Historic Landfill <input type="checkbox"/>          |
| <b>9</b>  | Talke Road Landfill-Talke Road, Talke Pits, Newcastle<br>Under Lyme, Staffordshire                         | Historic Landfill <input type="checkbox"/>          |
| <b>10</b> | Line Houses-Golden Hill                                                                                    | Historic Landfill <input type="checkbox"/>          |

# Maps

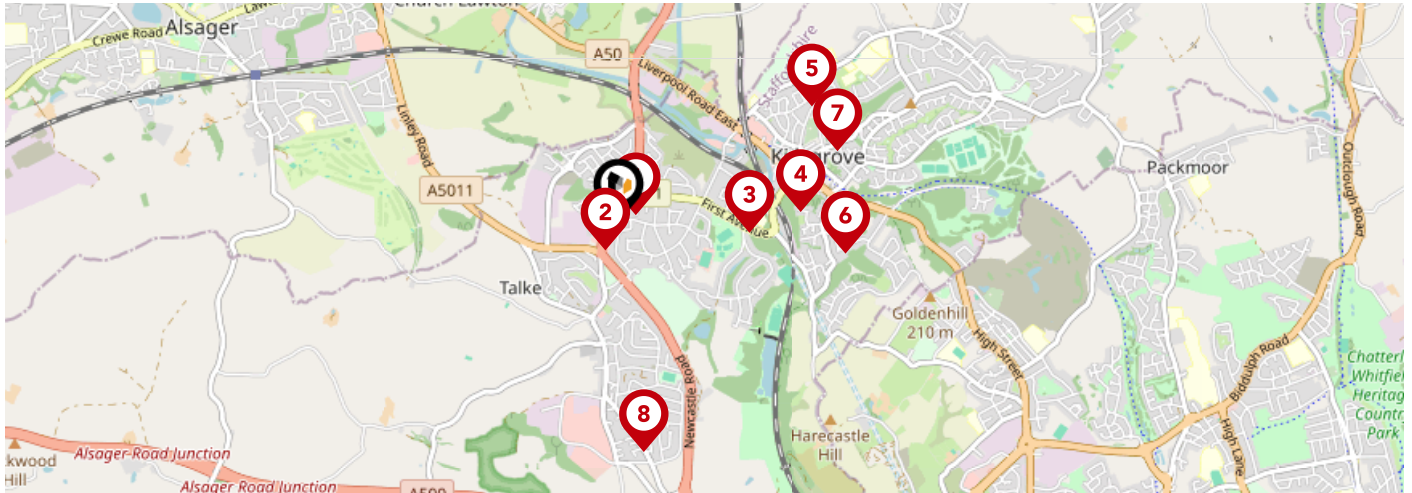
## Listed Buildings

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

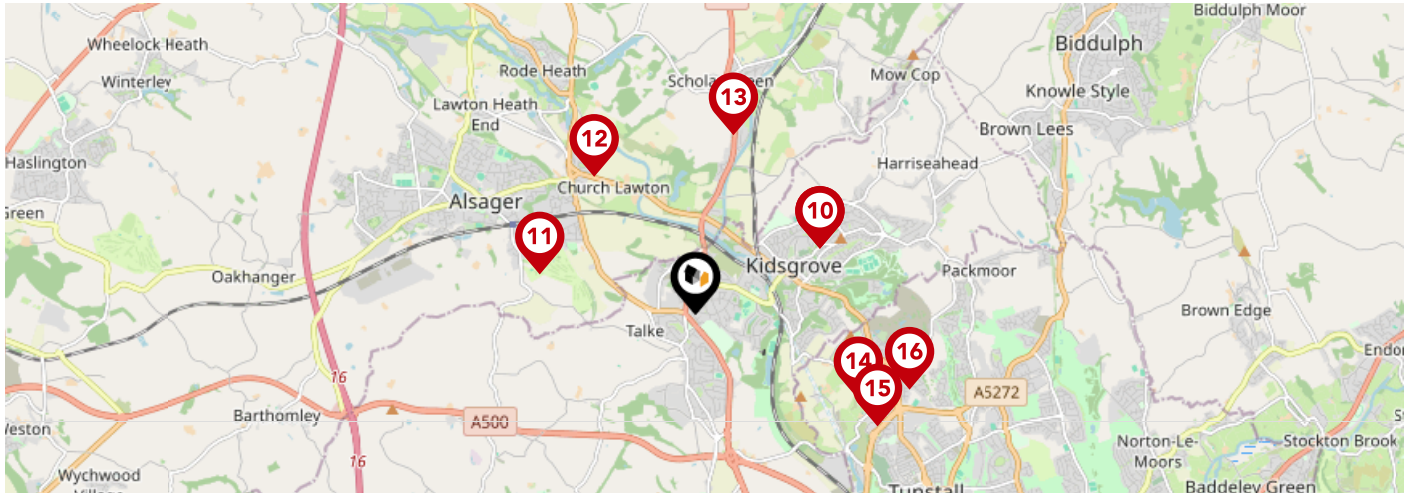


| Listed Buildings in the local district |                                                                                                | Grade    | Distance  |
|----------------------------------------|------------------------------------------------------------------------------------------------|----------|-----------|
|                                        | 1038554 - Wood Shutt Farmhouse                                                                 | Grade II | 0.4 miles |
|                                        | 1188456 - Macclesfield Canal Pool Lock Aqueduct And Footbridge                                 | Grade II | 0.4 miles |
|                                        | 1309961 - Milepost To North Of Canal And River Trust Offices, Red Bull Wharf At Sj 82754 55084 | Grade II | 0.5 miles |
|                                        | 1161757 - Red Bull Aqueduct                                                                    | Grade II | 0.5 miles |
|                                        | 1188525 - Trent And Mersey Canal Bridge Over Macclesfield Canal                                | Grade II | 0.6 miles |
|                                        | 1188519 - Trent And Mersey Canal Milepost Opposite Harecastle Tunnel Portals                   | Grade II | 0.6 miles |
|                                        | 1374383 - Bourne Cottage                                                                       | Grade II | 0.7 miles |
|                                        | 1038558 - Harecastle Tunnel Portals And Attached Retaining Wall                                | Grade II | 0.7 miles |
|                                        | 1294760 - Church Of St Thomas                                                                  | Grade II | 0.7 miles |
|                                        | 1038557 - Cross Approximately 5 Yards West Of No. 51 (cross House)                             | Grade II | 0.7 miles |





|          |                                                                                                     | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>The Reginald Mitchell Primary School</b><br>Ofsted Rating: Good   Pupils: 192   Distance:0.08    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Saviour's CofE Academy</b><br>Ofsted Rating: Good   Pupils: 187   Distance:0.14               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The King's CofE Academy</b><br>Ofsted Rating: Good   Pupils: 765   Distance:0.59                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St John the Evangelist Catholic Primary</b><br>Ofsted Rating: Good   Pupils: 199   Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Bluebell School Ltd</b><br>Ofsted Rating: Outstanding   Pupils: 116   Distance:1                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Thomas' CofE Primary Academy</b><br>Ofsted Rating: Good   Pupils: 172   Distance:1.02         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Dove Bank Primary School</b><br>Ofsted Rating: Good   Pupils: 173   Distance:1.03                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Springhead Primary School</b><br>Ofsted Rating: Good   Pupils: 195   Distance:1.04               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

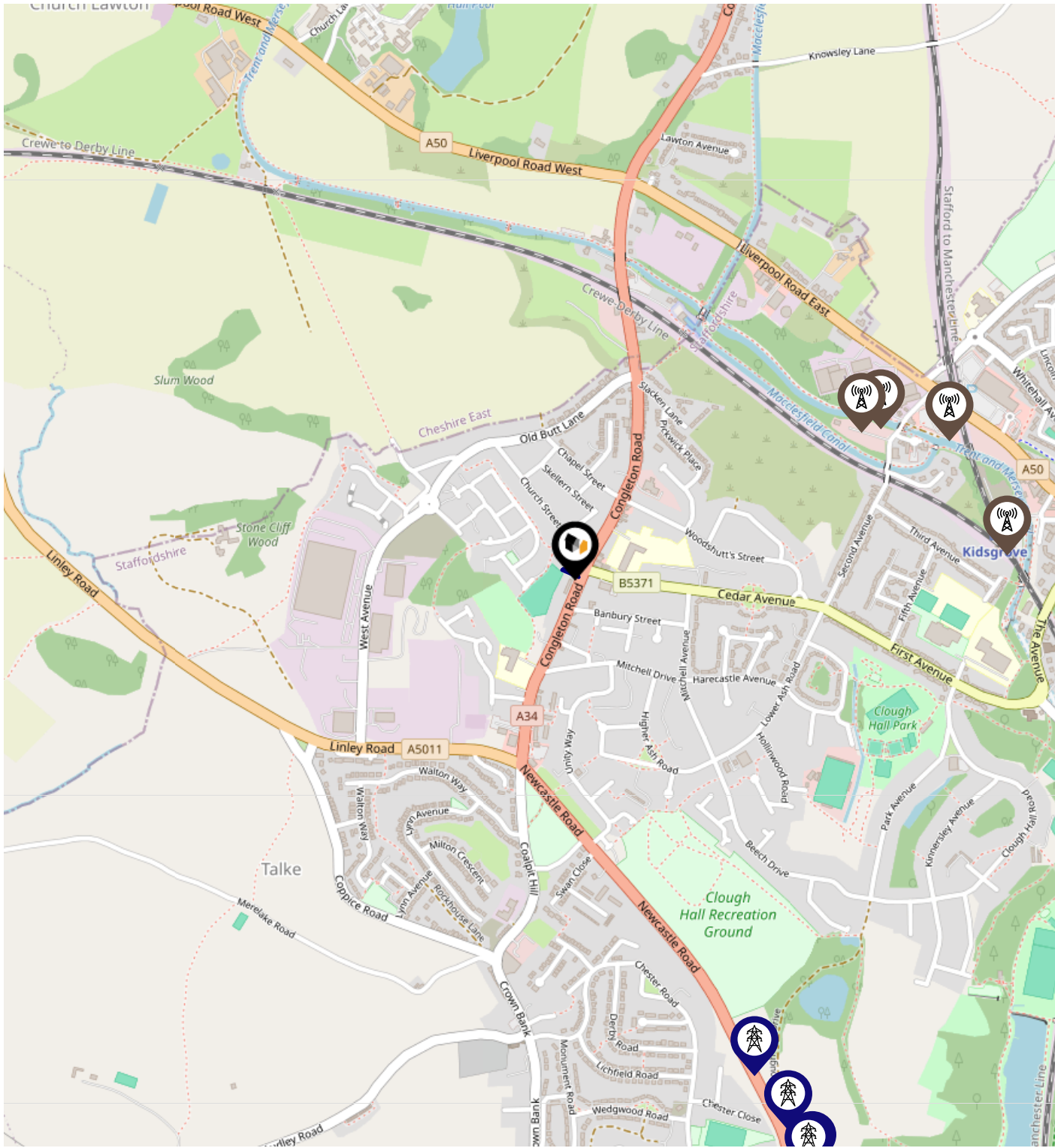


|                                                                                     |                                                                                                      | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Kidsgrove Primary School</b><br>Ofsted Rating: Good   Pupils: 157   Distance:1.26                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Kidsgrove Secondary School</b><br>Ofsted Rating: Good   Pupils: 300   Distance:1.26               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Excalibur Primary School</b><br>Ofsted Rating: Good   Pupils: 234   Distance:1.42                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Church Lawton School</b><br>Ofsted Rating: Good   Pupils: 75   Distance:1.52                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Scholar Green Primary School</b><br>Ofsted Rating: Good   Pupils: 225   Distance:1.64             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Goldenhill Primary Academy</b><br>Ofsted Rating: Good   Pupils: 229   Distance:1.64               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Star Academy, Sandyford</b><br>Ofsted Rating: Good   Pupils: 182   Distance:1.91                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Joseph's Catholic Academy, Goldenhill</b><br>Ofsted Rating: Good   Pupils: 241   Distance:2.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



# Local Area

## Masts & Pylons

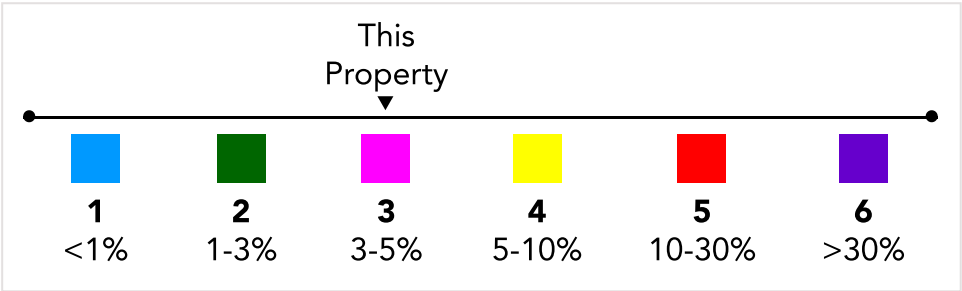
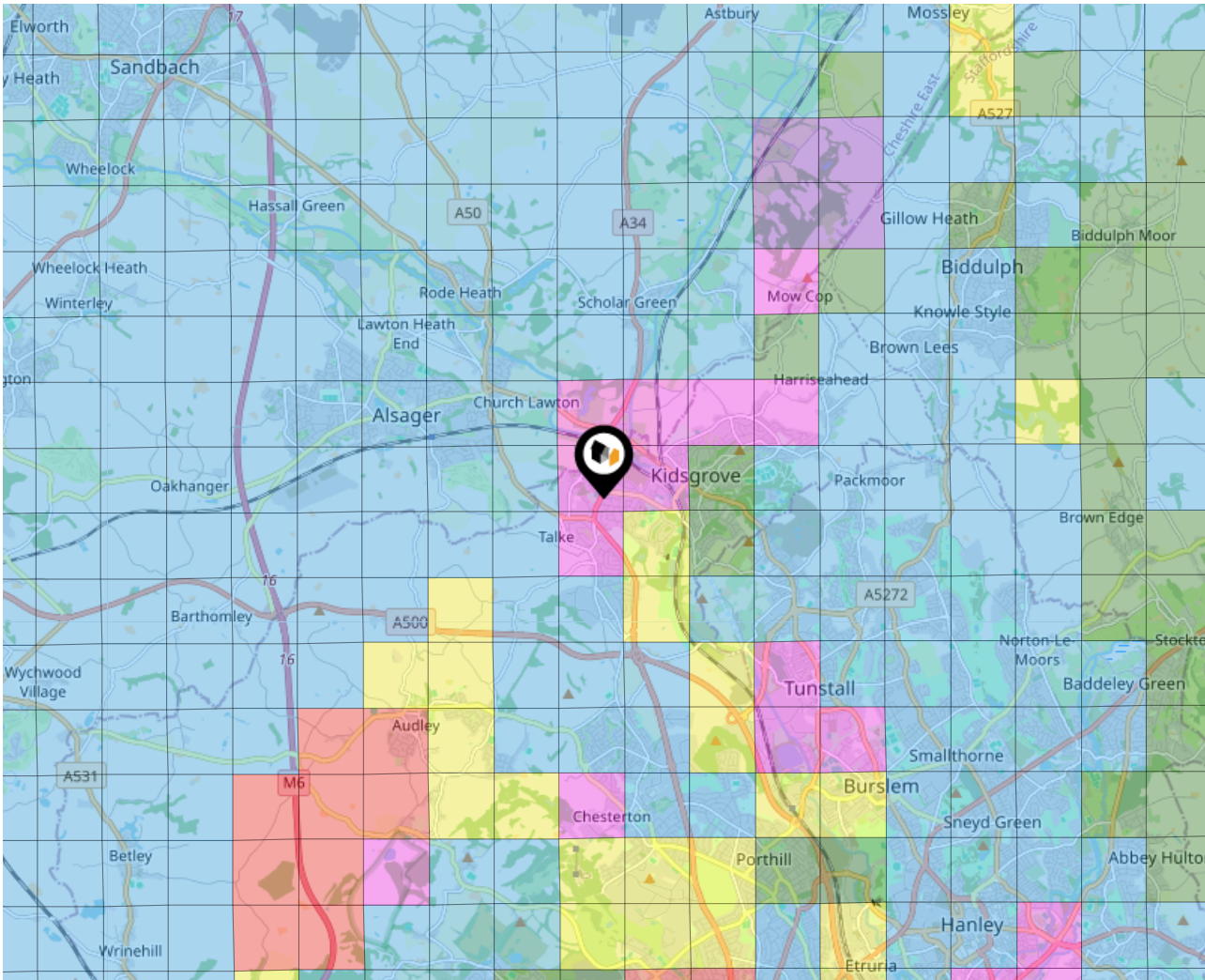


### Key:

-  Power Pylons
-  Communication Masts

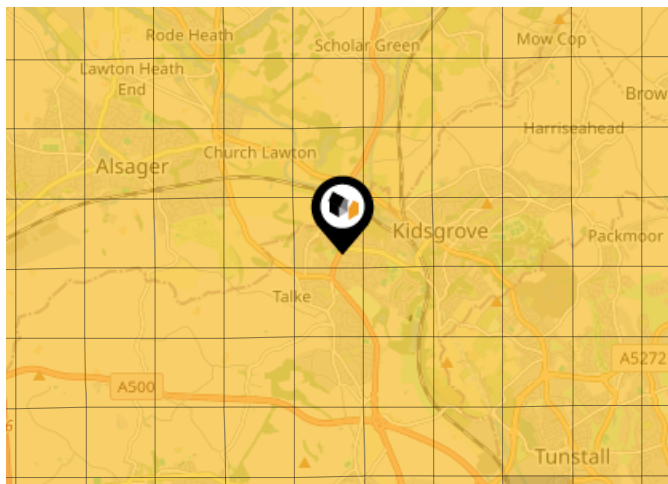
### What is Radon?

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/m<sup>3</sup>).



### Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                                 |                      |                     |
|-------------------------------|---------------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)                   | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-RUDACEOUS)      | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY) TO HEAVY |                      |                     |



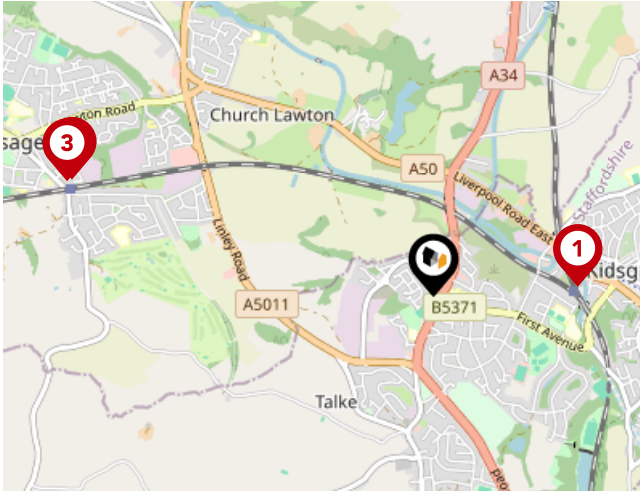
### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |



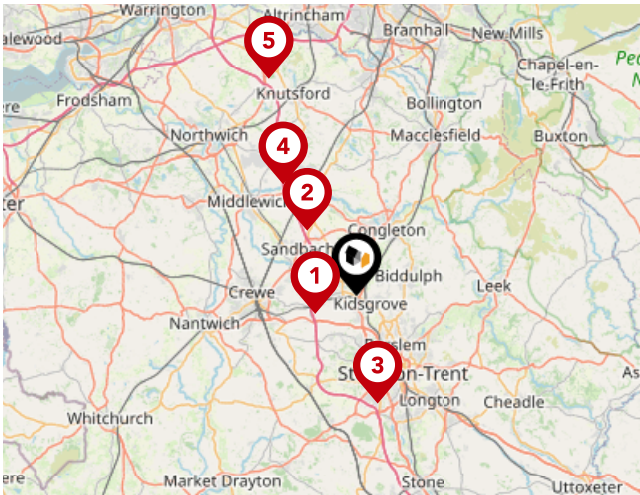
# Area

## Transport (National)



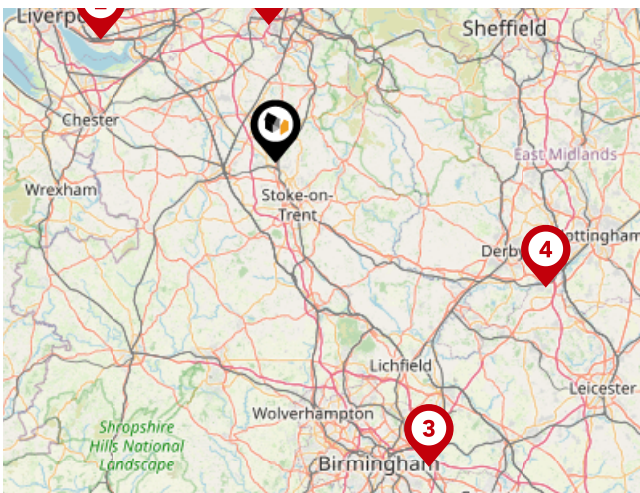
### National Rail Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Kidsgrove Rail Station | 0.64 miles |
| 2   | Alsager Rail Station   | 1.7 miles  |
| 3   | Alsager Rail Station   | 1.71 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M6 J16 | 3.29 miles  |
| 2   | M6 J17 | 5.88 miles  |
| 3   | M6 J15 | 7.73 miles  |
| 4   | M6 J18 | 9.56 miles  |
| 5   | M6 J19 | 16.72 miles |



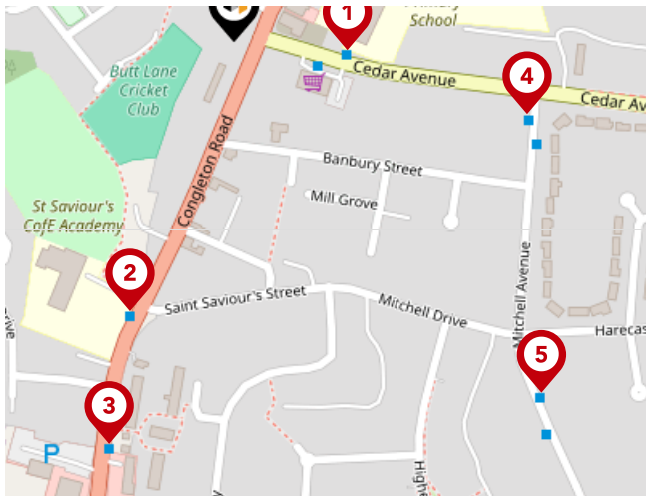
### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Manchester Airport | 19.53 miles |
| 2   | Speke              | 30.2 miles  |
| 3   | Birmingham Airport | 49.02 miles |
| 4   | East Mids Airport  | 42.72 miles |



# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                     | Distance   |
|-----|--------------------------|------------|
| 1   | Reginald Mitchell School | 0.06 miles |
| 2   | St Saviours School       | 0.16 miles |
| 3   | St Saviours School       | 0.23 miles |
| 4   | Banbury Street           | 0.17 miles |
| 5   | Harecastle Avenue        | 0.26 miles |

# butters john bee

## 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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Agency

