

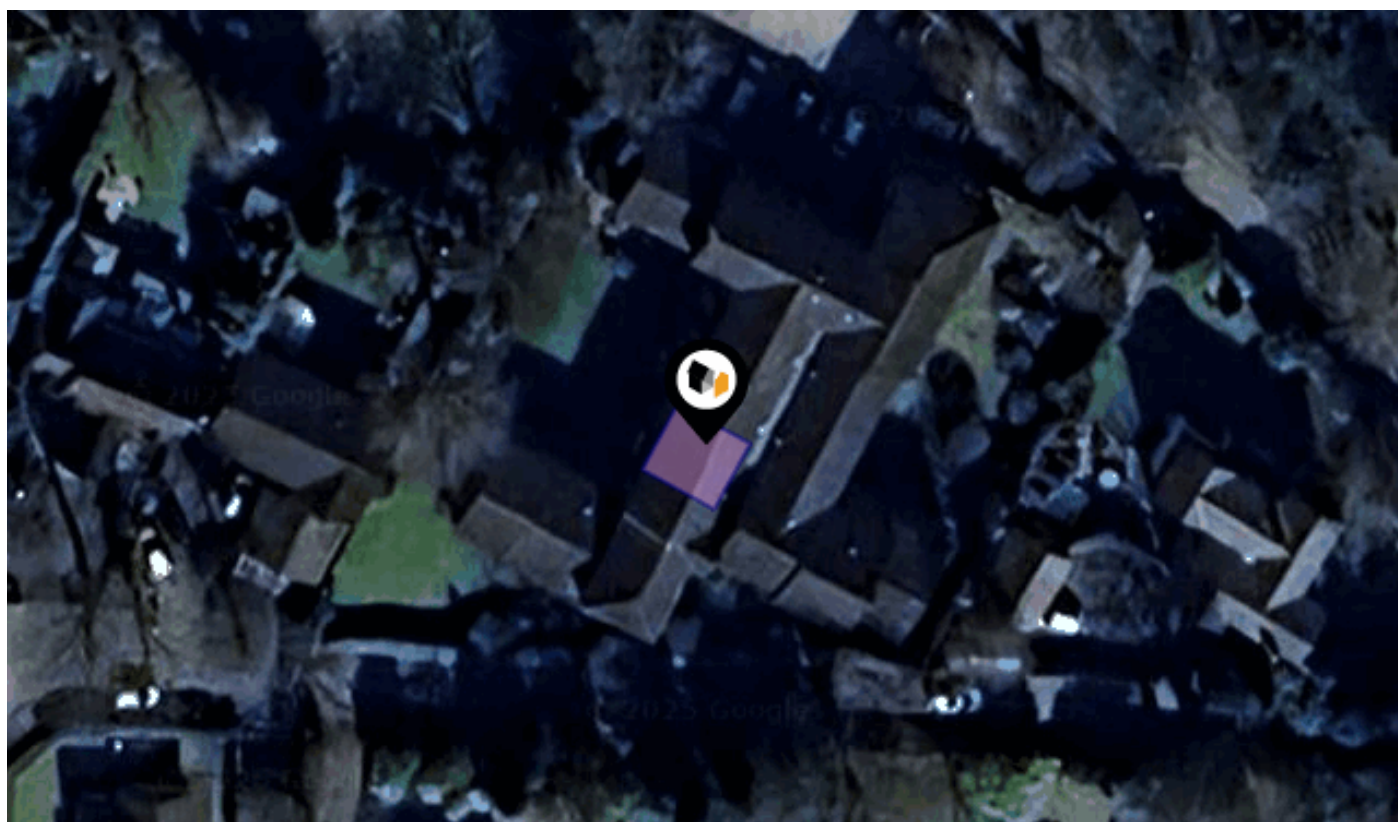


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 05th November 2025



**HOMESHIRE HOUSE, 36, SANDBACH ROAD SOUTH,
ALSAGER, STOKE-ON-TRENT, ST7**

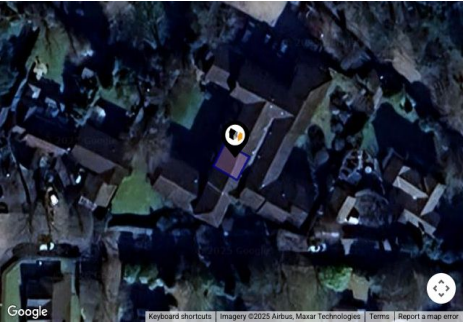
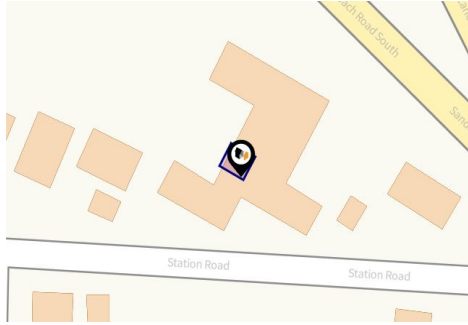
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

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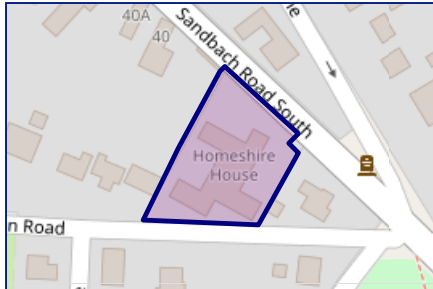
Property

Type:	Terraced House	Tenure:	Leasehold
Bedrooms:	1	Start Date:	21/07/1985
Floor Area:	409 ft ² / 38 m ²	End Date:	01/09/2083
Plot Area:	0.01 acres	Lease Term:	99 years from 1 September 1984
Year Built :	1983-1990	Term Remaining:	57 years
Council Tax :	Band A		
Annual Estimate:	£1,555		
Title Number:	CH248639		

Local Area

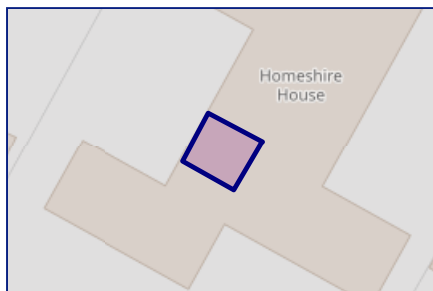
Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Alsager Conservation Area	18 mb/s	80 mb/s	- mb/s
Flood Risk:				
- Rivers & Seas - Surface Water	- Very low - Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Freehold Title Plan



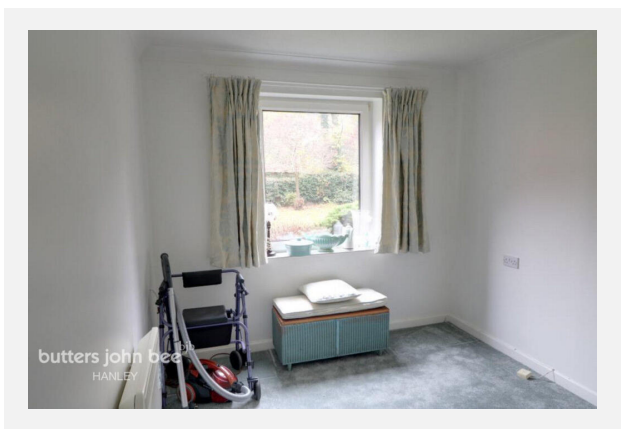
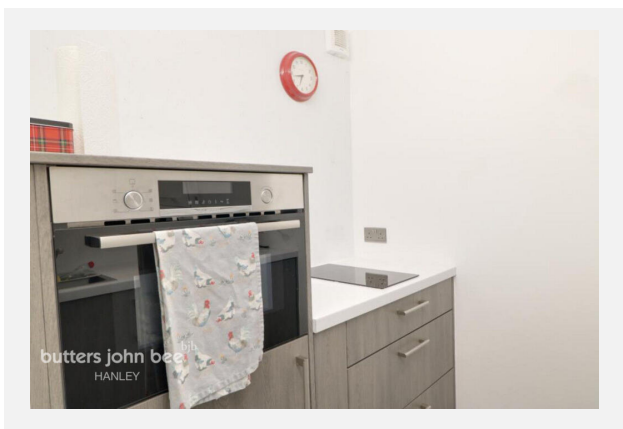
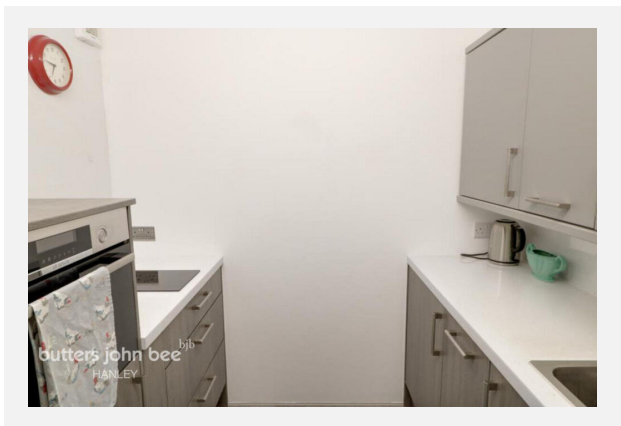
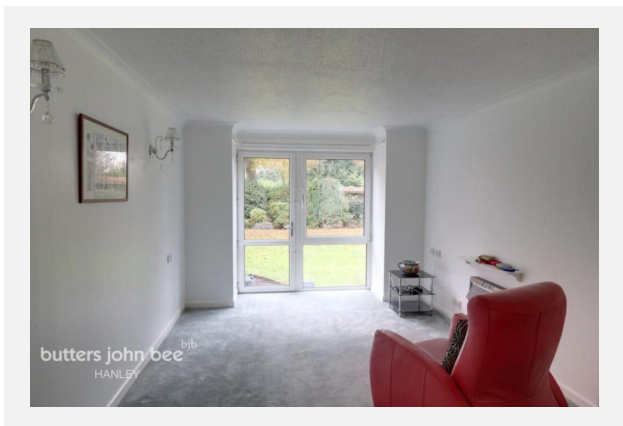
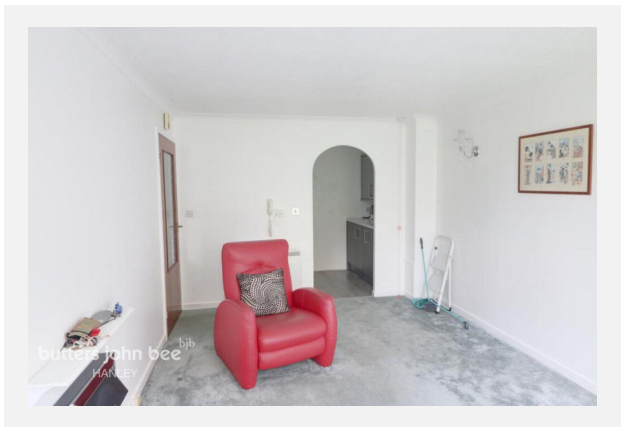
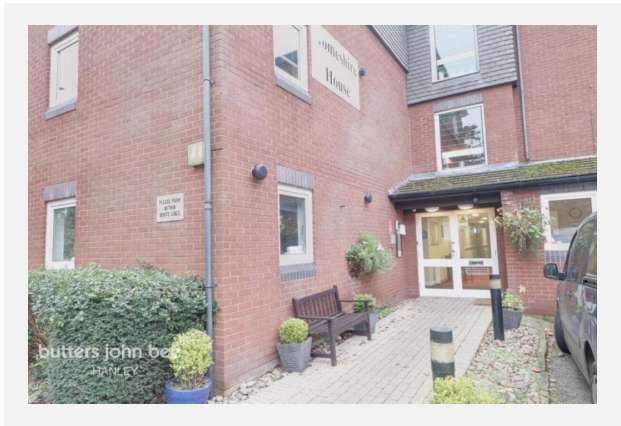
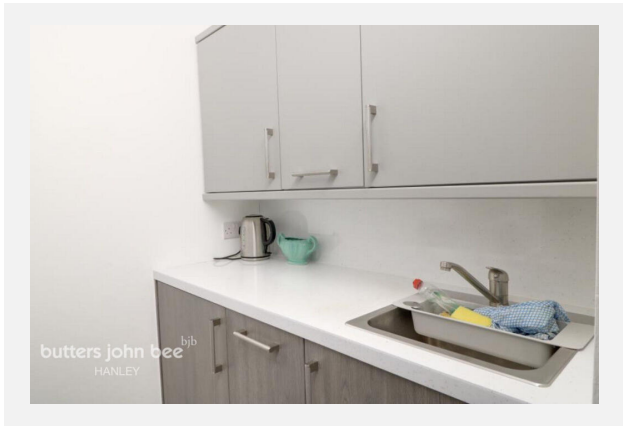
CH164615

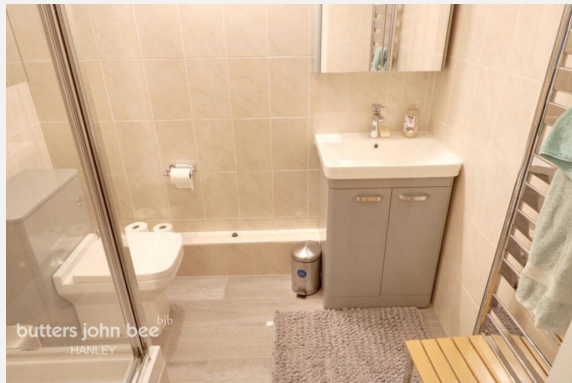
Leasehold Title Plan



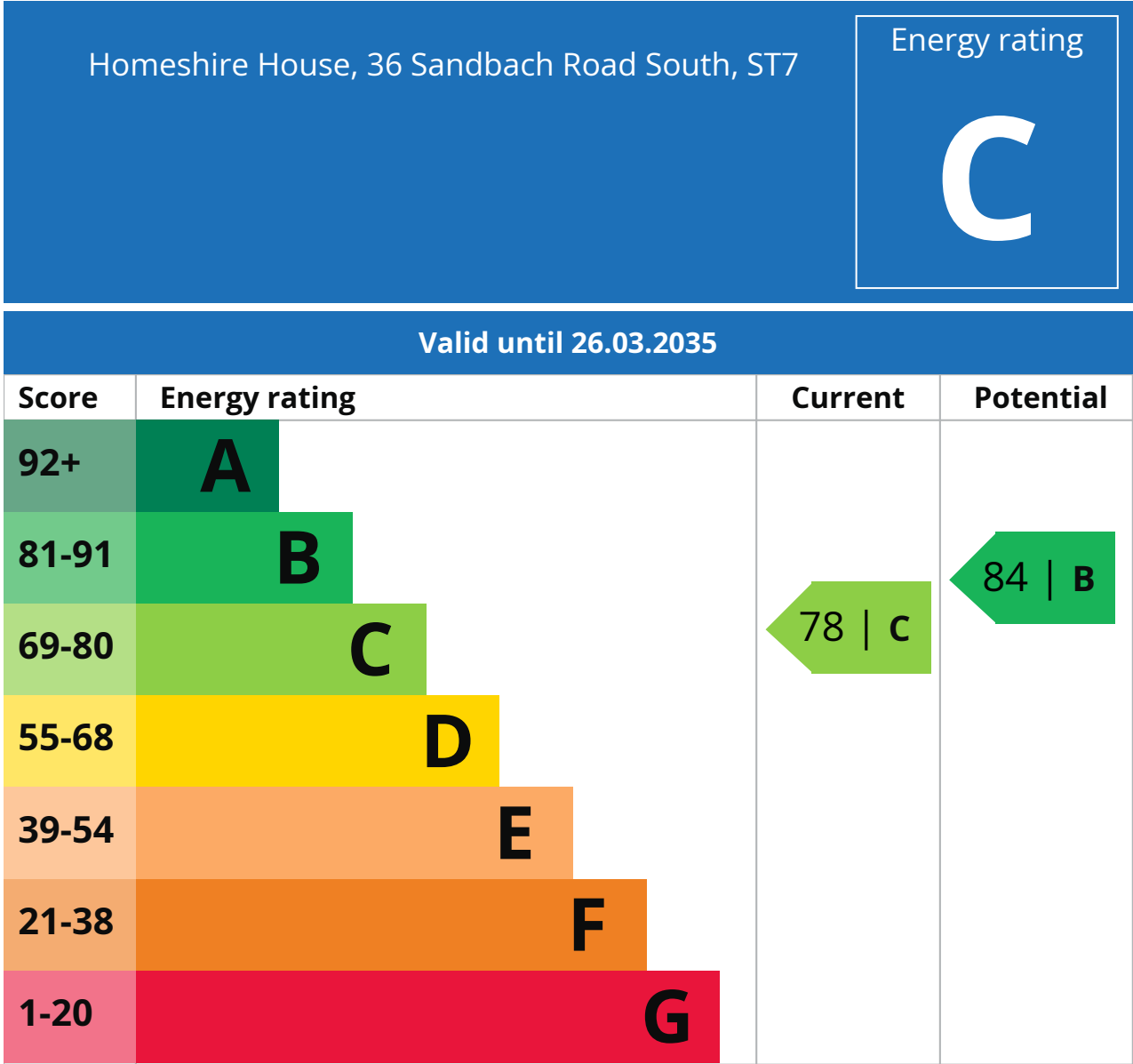
CH248639

Start Date: 21/07/1985
End Date: 01/09/2083
Lease Term: 99 years from 1 September 1984
Term Remaining: 57 years





Property
EPC - Certificate



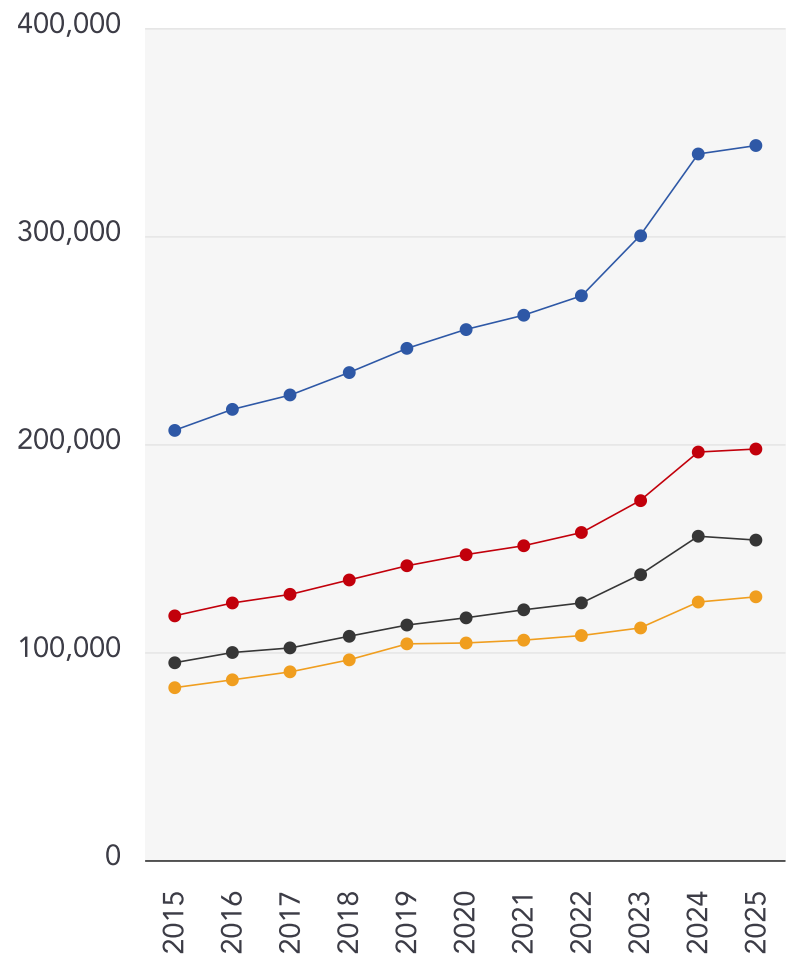
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	38 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

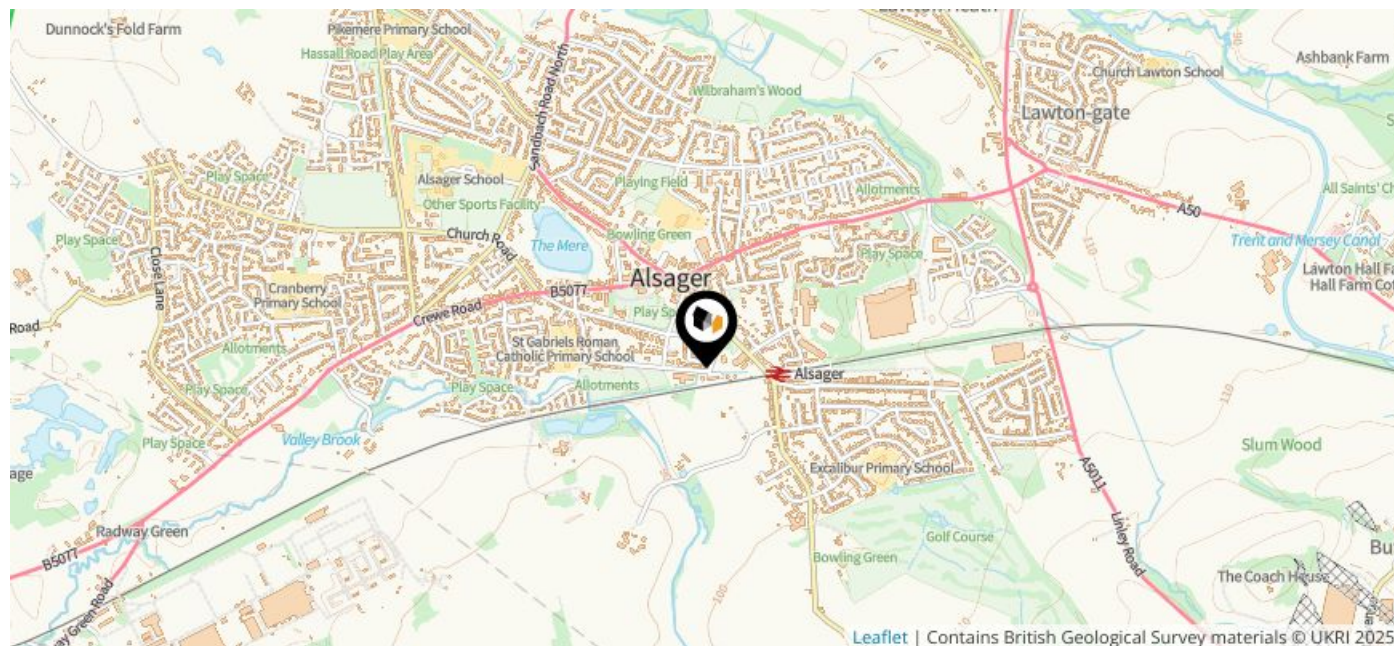
Terraced

+62.15%

Flat

+52.7%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

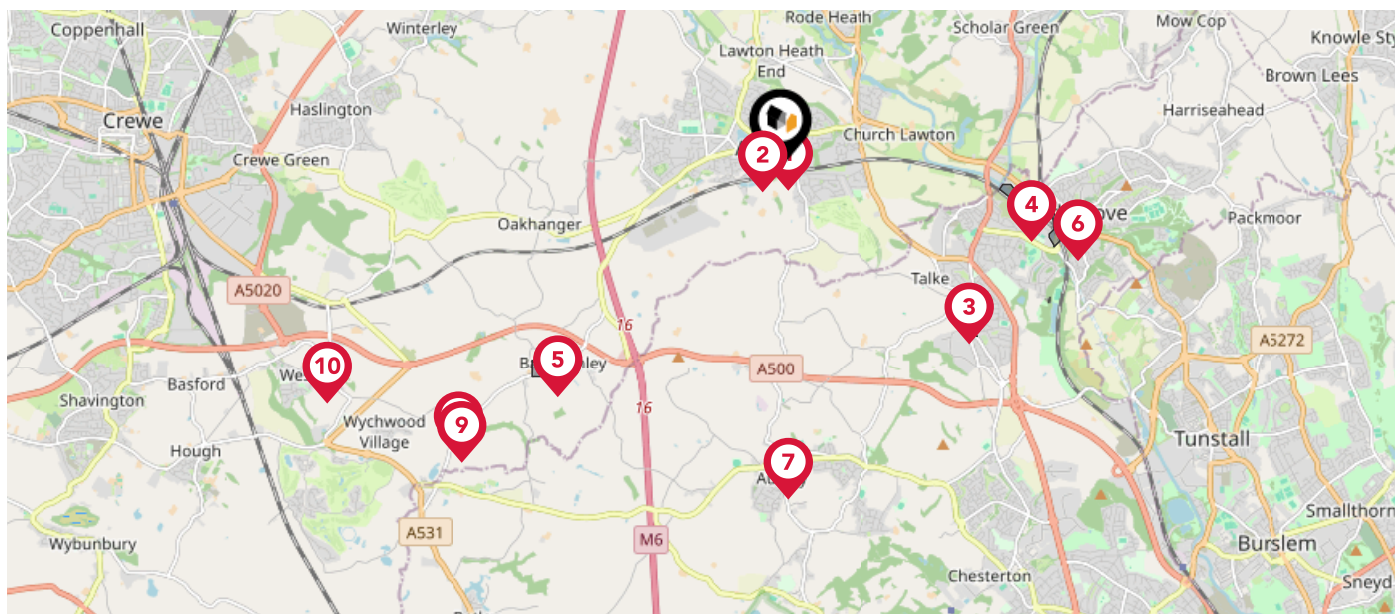
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



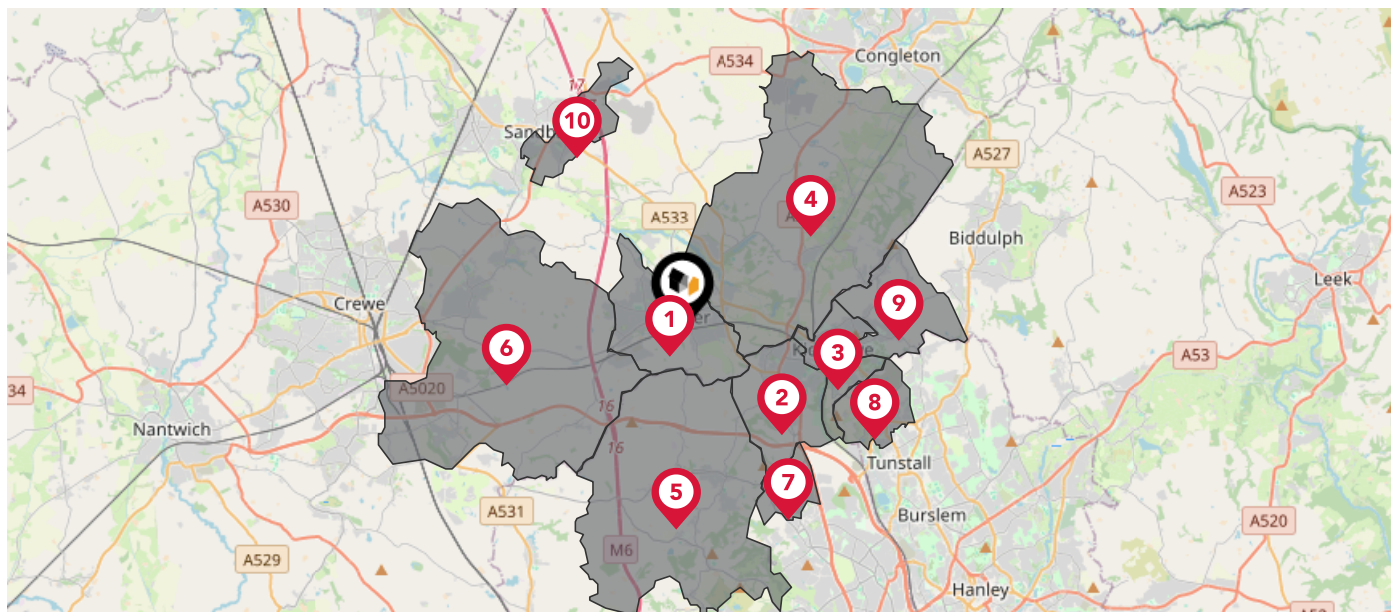
Nearby Conservation Areas

- 1 Alsager Conservation Area
- 2 Alsager Conservation Area
- 3 Talke
- 4 Trent and Mersey Canal, Hardings Wood
- 5 Barthomley Conservation Area
- 6 Kidsgrove
- 7 Audley
- 8 Englesea Brook Conservation Area
- 9 Englesea Brook Conservation Area
- 10 Weston Conservation Area

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



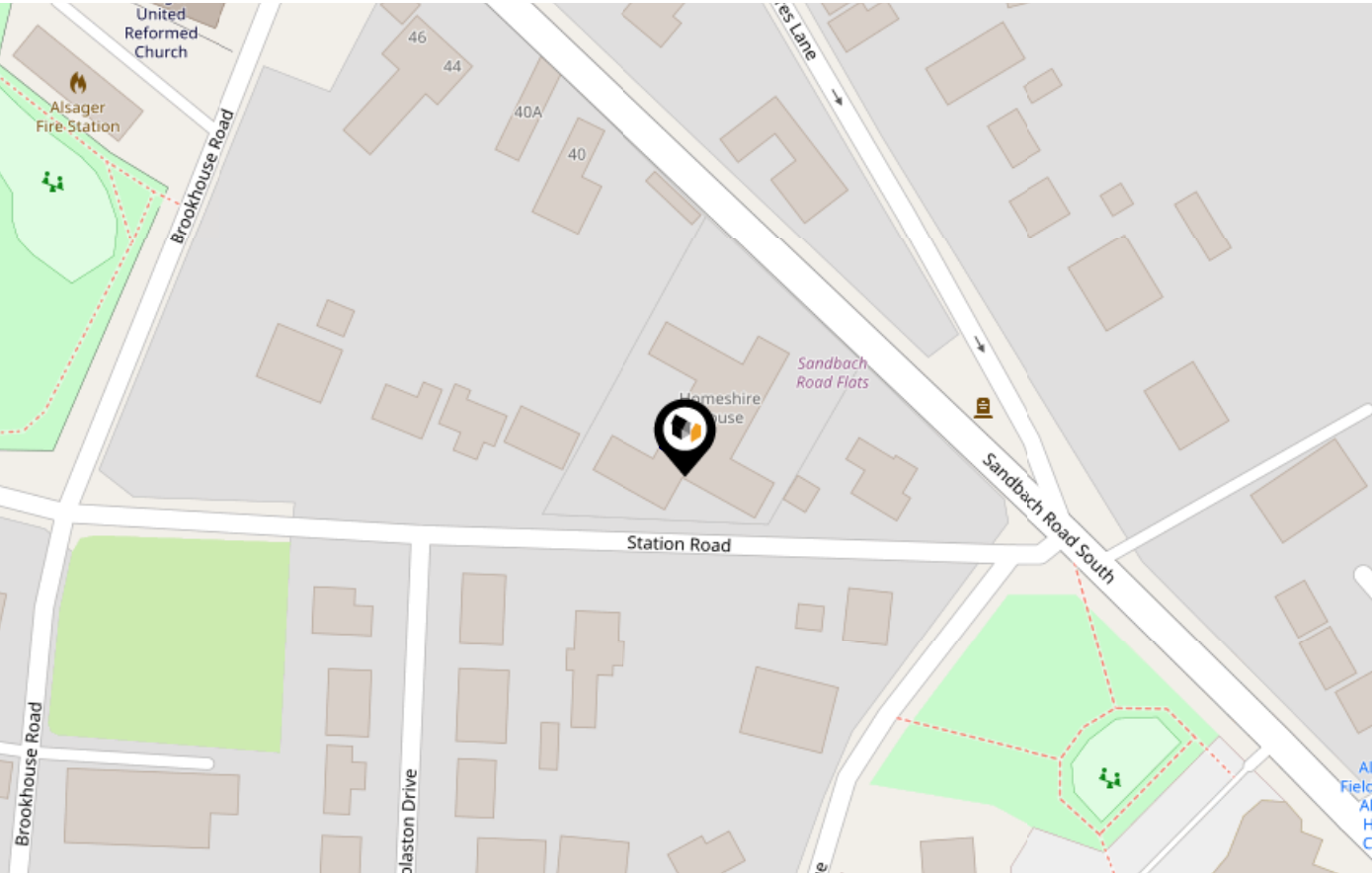
Nearby Council Wards

- 1 Alsager Ward
- 2 Talke & Butt Lane Ward
- 3 Kidsgrove & Ravenscliffe Ward
- 4 Odd Rode Ward
- 5 Audley Ward
- 6 Haslington Ward
- 7 Crackley & Red Street Ward
- 8 Goldenhill and Sandyford Ward
- 9 Newchapel & Mow Cop Ward
- 10 Sandbach Heath and East 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.

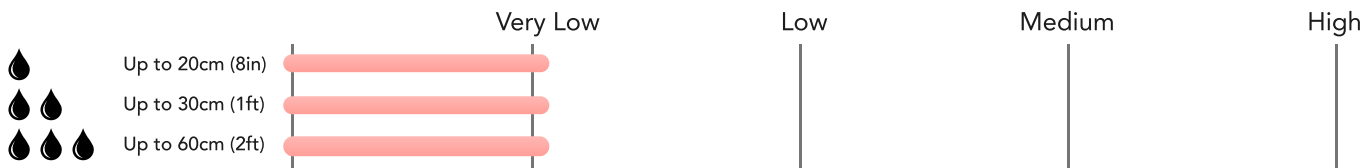


Risk Rating: Very low

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.

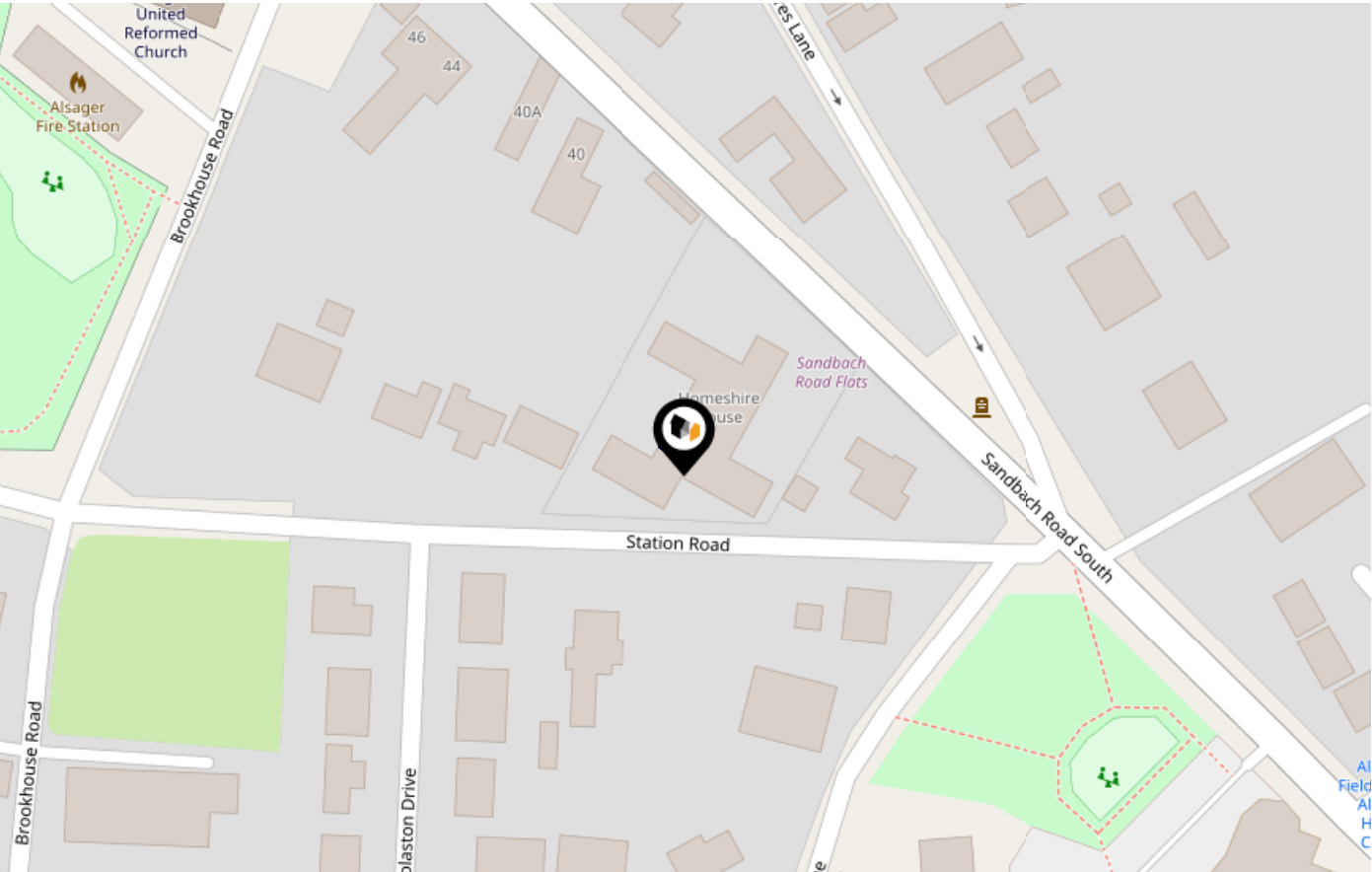
Chance of flooding to the following depths at this property:



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.

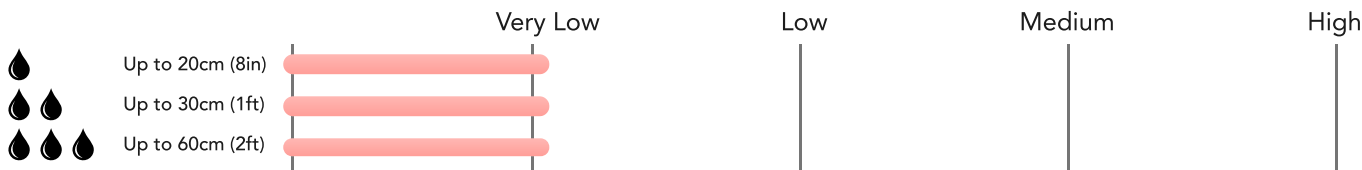


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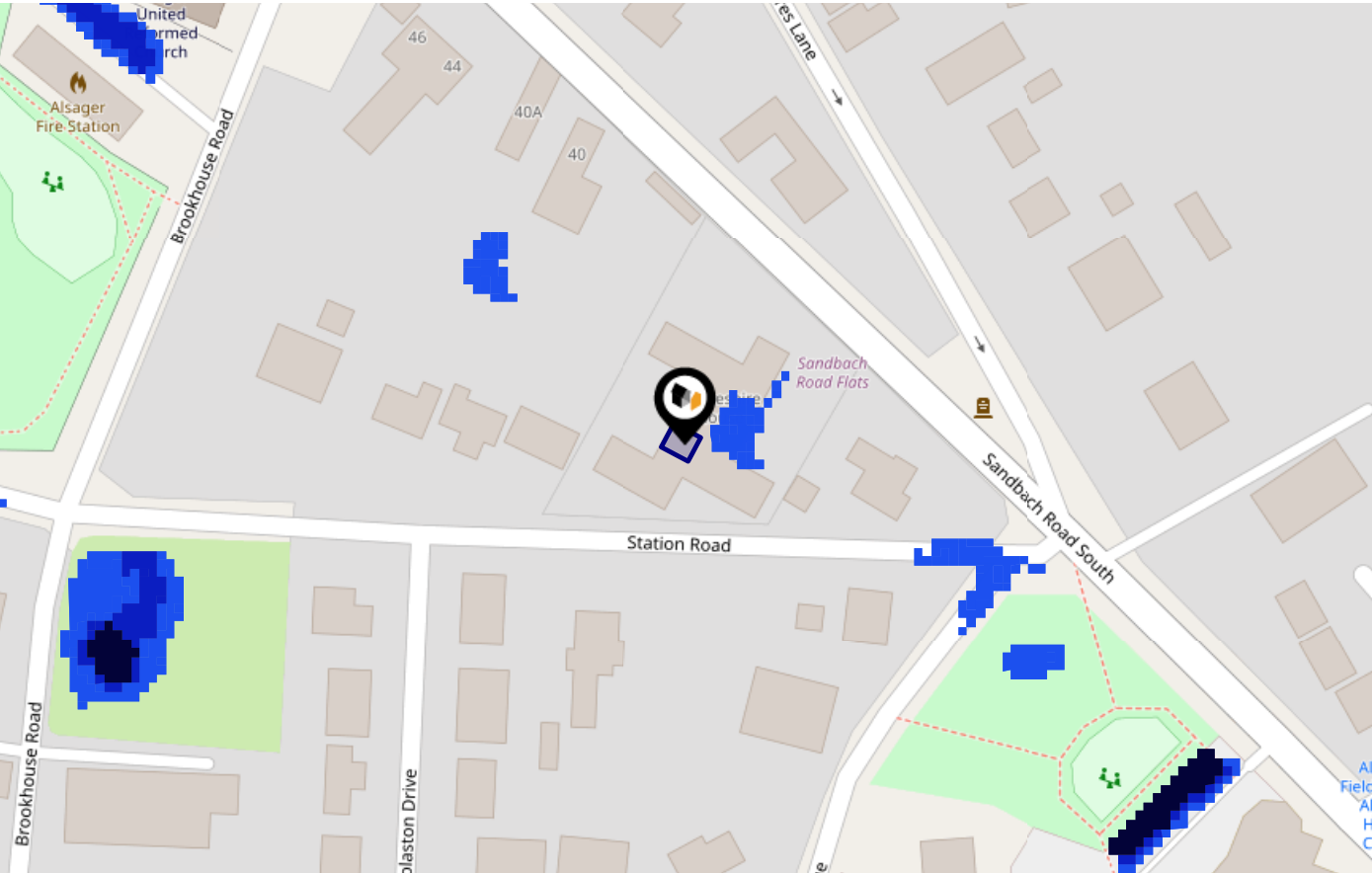
Chance of flooding to the following depths at this property:



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.

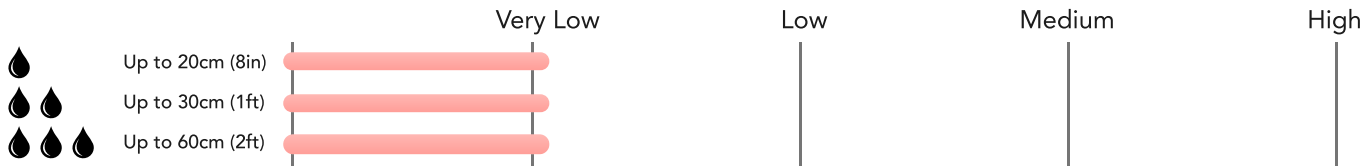


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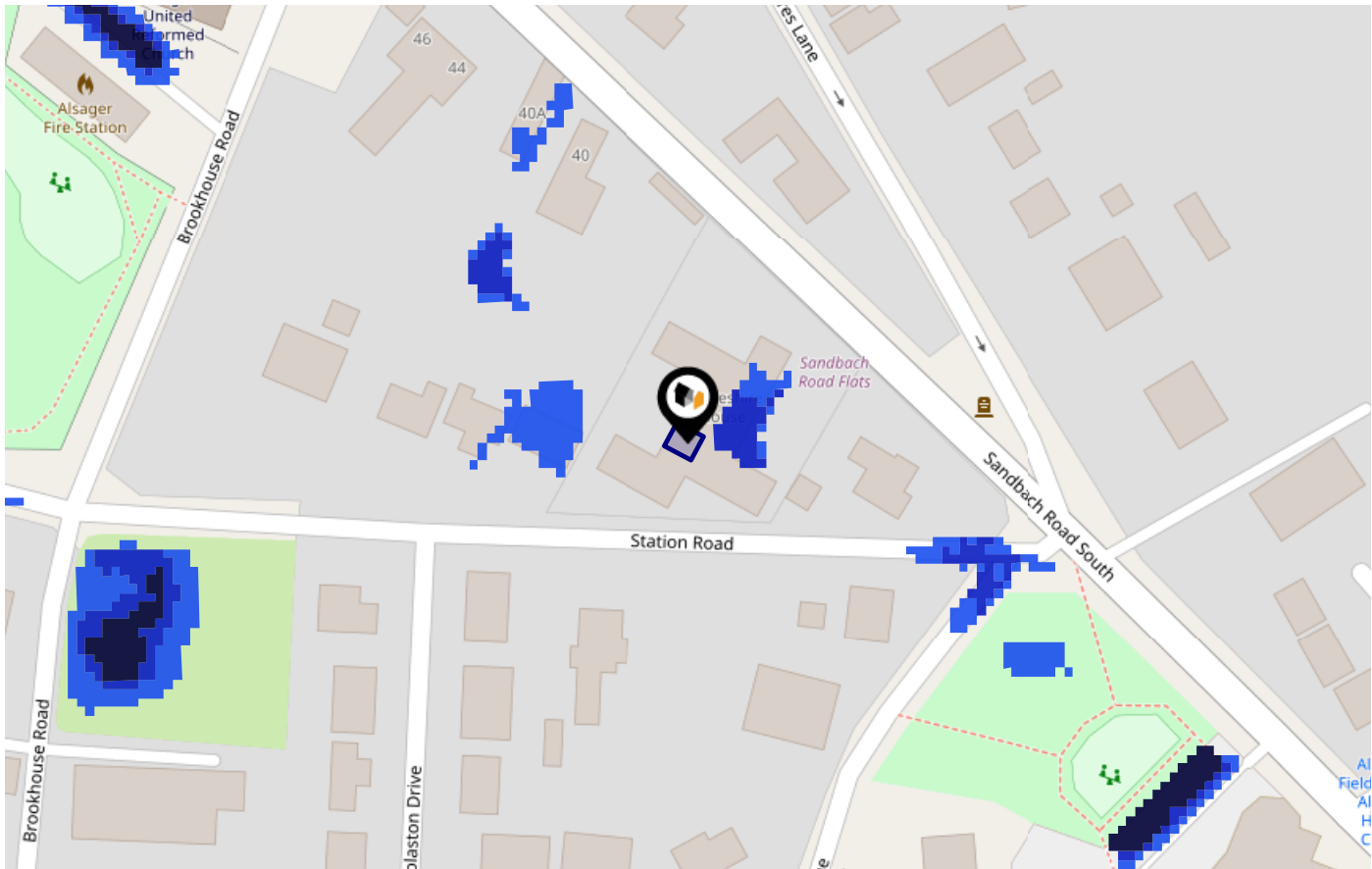
Chance of flooding to the following depths at this property:



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.

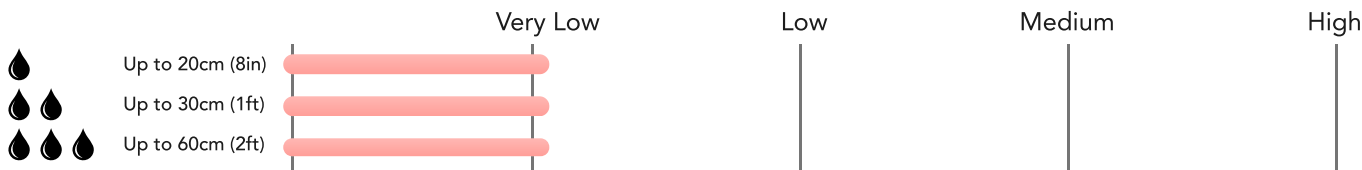


Risk Rating: Very low

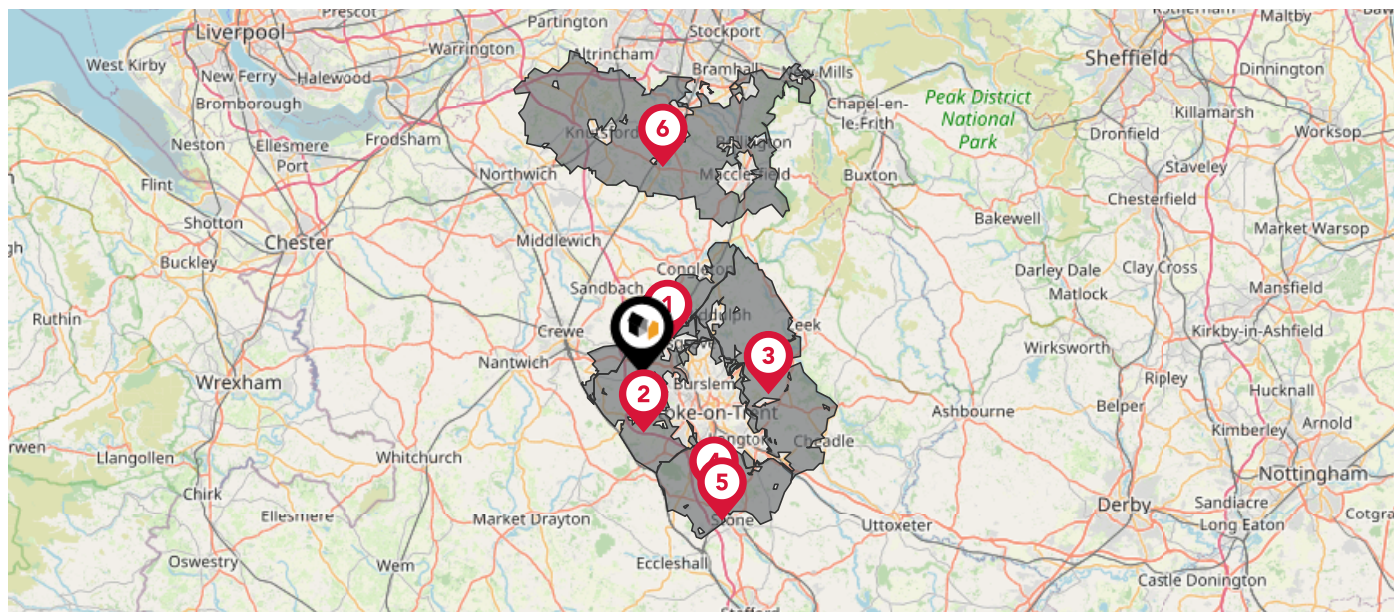
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Stoke-on-Trent Green Belt - 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

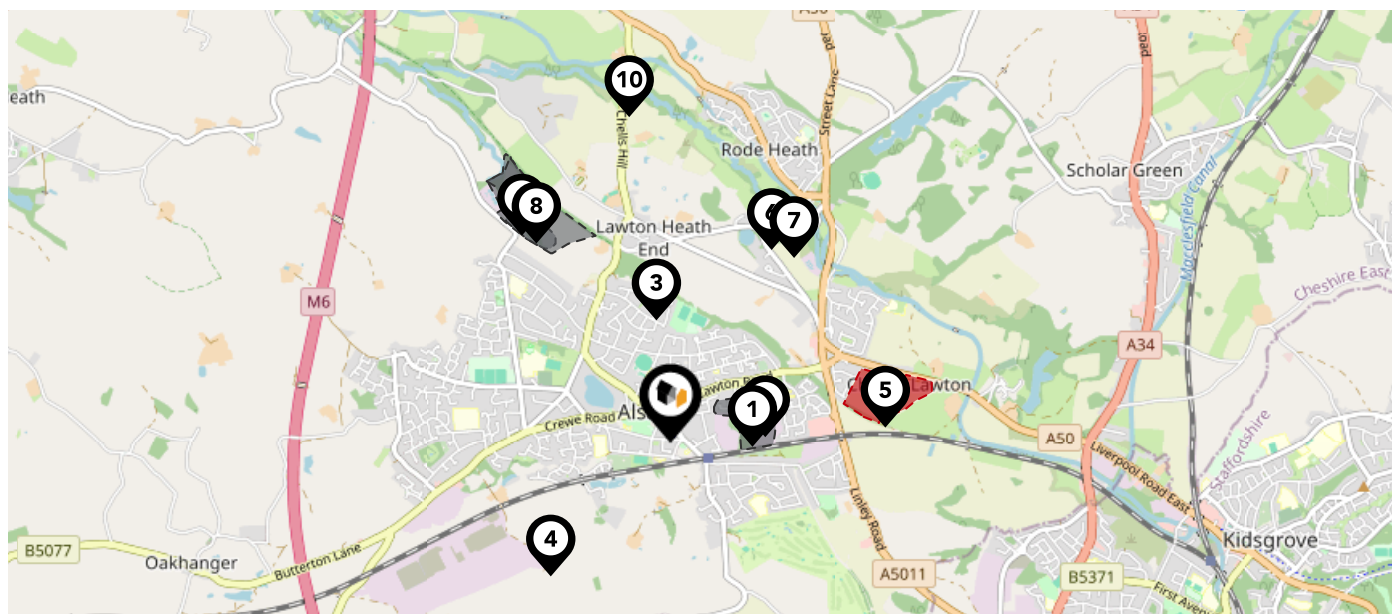


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



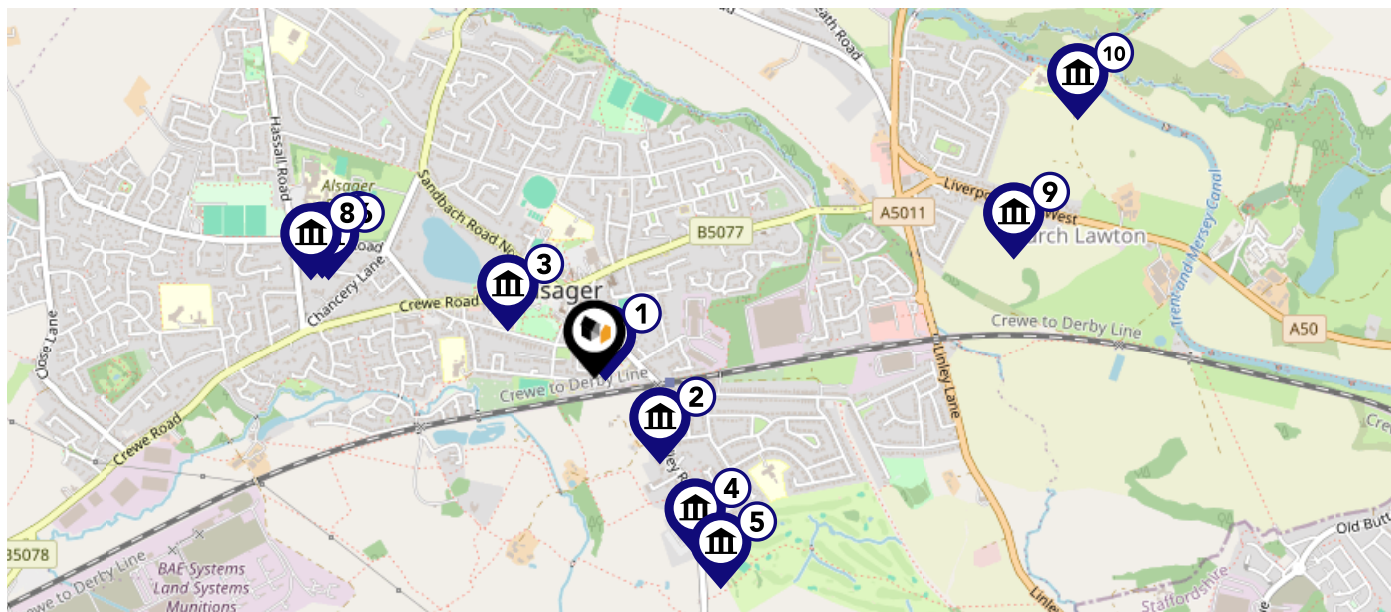
Nearby Landfill Sites

1	The Brunds Sand Pit-Talke Road, Alsager, Cheshire	Historic Landfill	
2	Alsager Factory-Off Crewe Road, Crewe, Cheshire	Historic Landfill	
3	Samdbach Road North-Alsager	Historic Landfill	
4	Old Mall Pit-Old Mall Pit, Alsager, Stoke-on-Trent, Staffordshire	Historic Landfill	
5	EA/EPR/QP3092CC/A001	Active Landfill	
6	Cherry Lane-Church Lawton, Cheshire	Historic Landfill	
7	Old Sand Hole-North side of Cherry Lane, Church Lawton	Historic Landfill	
8	Day Green Pulveriser-Hassall Road, Stoke-on-Trent, Staffordshire	Historic Landfill	
9	Hassall Road-Alsager, Cheshire	Historic Landfill	
10	Chells Hill Farm-Betchton	Historic Landfill	

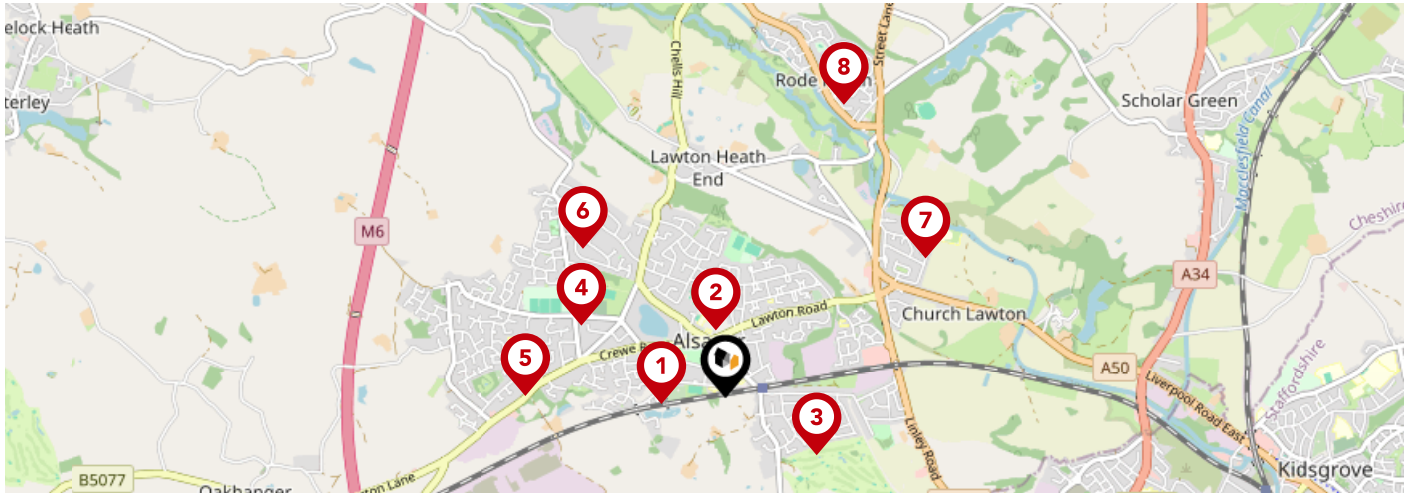
Maps

Listed Buildings

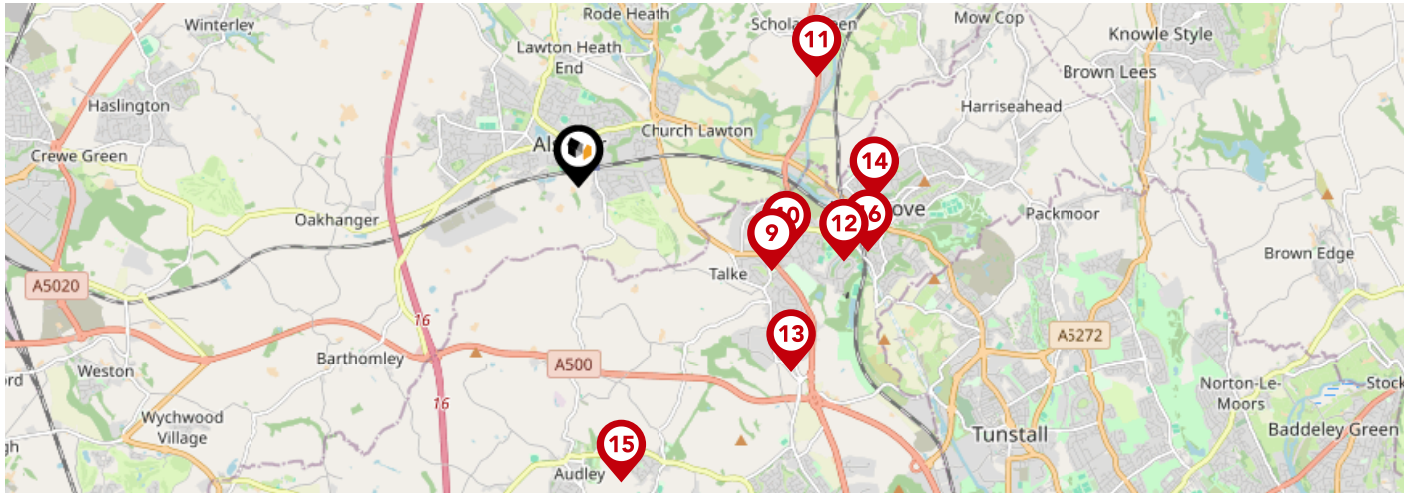
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1436522 - Alsager War Memorial	Grade II	0.0 miles
	1138751 - 21 And 23, Audley Road	Grade II	0.2 miles
	1138757 - Church Of St Mary Magdalene	Grade II	0.2 miles
	1138752 - Townhouse Farmhouse	Grade II	0.5 miles
	1138753 - Bank Farmhouse	Grade II	0.5 miles
	1138754 - Church Of Christ	Grade II	0.6 miles
	1138755 - Pair Of Gatepiers C5 Yards From The Western Door Of Church Of Christ	Grade II	0.6 miles
	1138756 - School Buildings And Schoolmasters House	Grade II	0.7 miles
	1161731 - Barleybat Hall	Grade II	1.0 miles
	1115841 - Trent And Mersey Canal Bridge Number 137 (hall's Bridge) At Sj 8159 5622	Grade II	1.2 miles



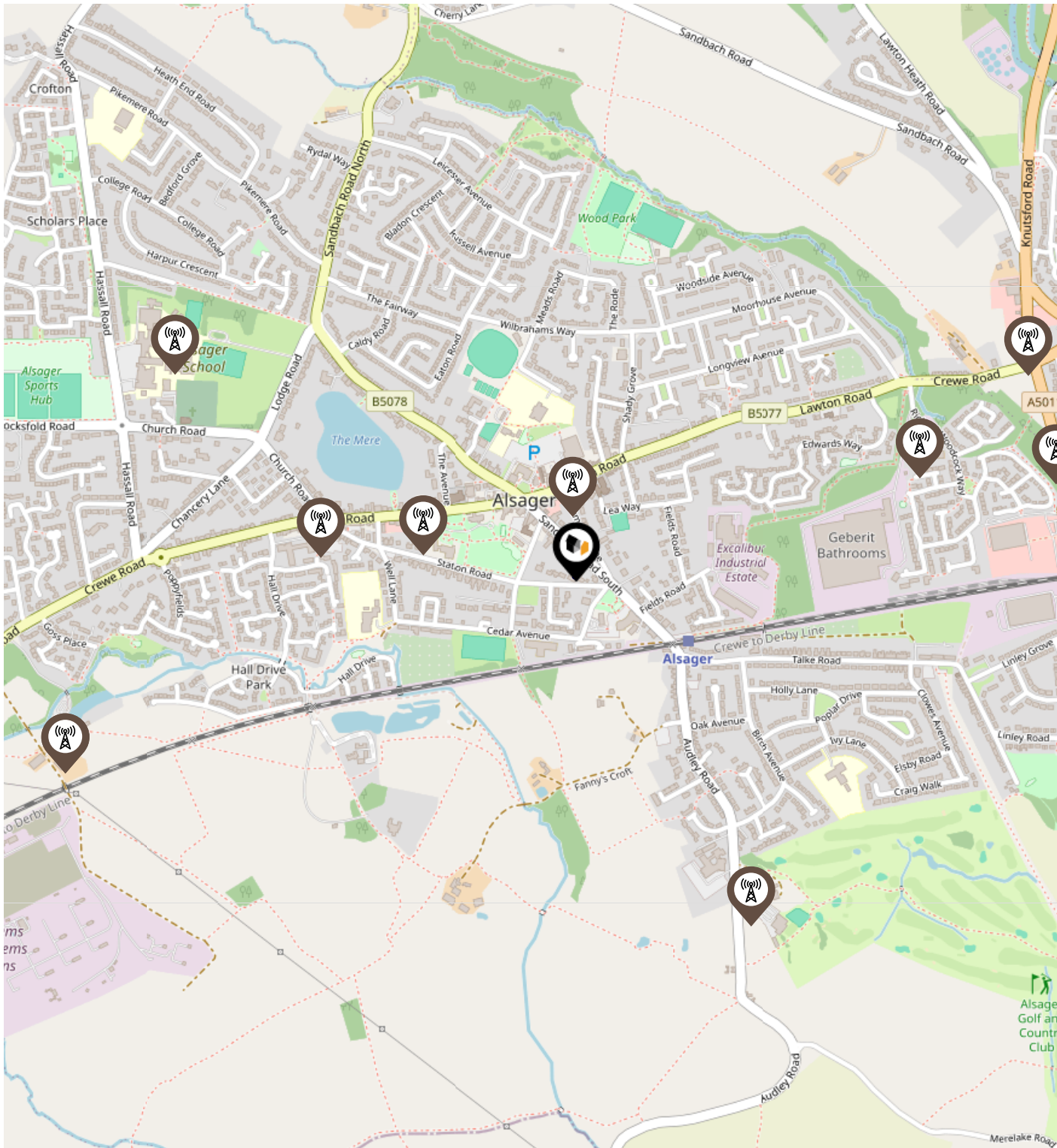
		Nursery	Primary	Secondary	College	Private
1	St Gabriel's Catholic Primary School Ofsted Rating: Outstanding Pupils: 207 Distance:0.28	☐	☒	☐	☐	☐
2	Alsager Highfields Community Primary School Ofsted Rating: Good Pupils: 206 Distance:0.3	☐	☒	☐	☐	☐
3	Excalibur Primary School Ofsted Rating: Good Pupils: 234 Distance:0.48	☐	☒	☐	☐	☐
4	Alsager School Ofsted Rating: Good Pupils: 1534 Distance:0.72	☐	☐	☒	☐	☐
5	Cranberry Academy Ofsted Rating: Good Pupils: 435 Distance:0.9	☐	☒	☐	☐	☐
6	Pikemere School Ofsted Rating: Good Pupils: 249 Distance:0.92	☐	☒	☐	☐	☐
7	Church Lawton School Ofsted Rating: Good Pupils: 75 Distance:1.09	☐	☐	☒	☐	☐
8	Rode Heath Primary School Ofsted Rating: Outstanding Pupils: 250 Distance:1.41	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Saviour's CofE Academy Ofsted Rating: Good Pupils: 187 Distance:1.88	☐	☒	☐	☐	☐
10	The Reginald Mitchell Primary School Ofsted Rating: Good Pupils: 192 Distance:1.95	☐	☒	☐	☐	☐
11	Scholar Green Primary School Ofsted Rating: Good Pupils: 225 Distance:2.35	☐	☒	☐	☐	☐
12	The King's CofE Academy Ofsted Rating: Good Pupils: 765 Distance:2.46	☐	☐	☒	☐	☐
13	Springhead Primary School Ofsted Rating: Good Pupils: 195 Distance:2.51	☐	☒	☐	☐	☐
14	Bluebell School Ltd Ofsted Rating: Outstanding Pupils: 116 Distance:2.64	☐	☐	☒	☐	☐
15	Ravensmead Primary School Ofsted Rating: Good Pupils: 333 Distance:2.65	☐	☒	☐	☐	☐
16	St John the Evangelist Catholic Primary Ofsted Rating: Good Pupils: 199 Distance:2.66	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

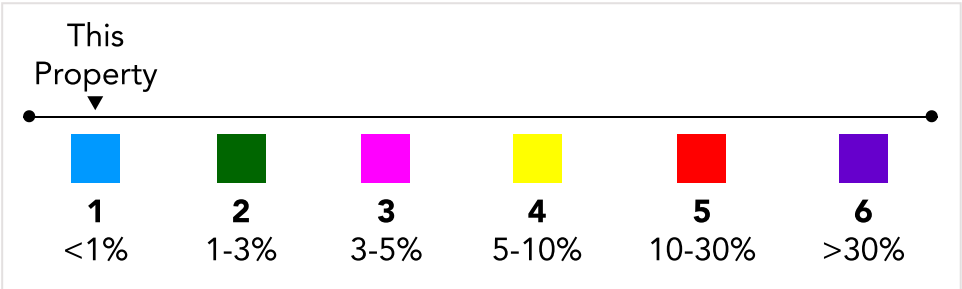
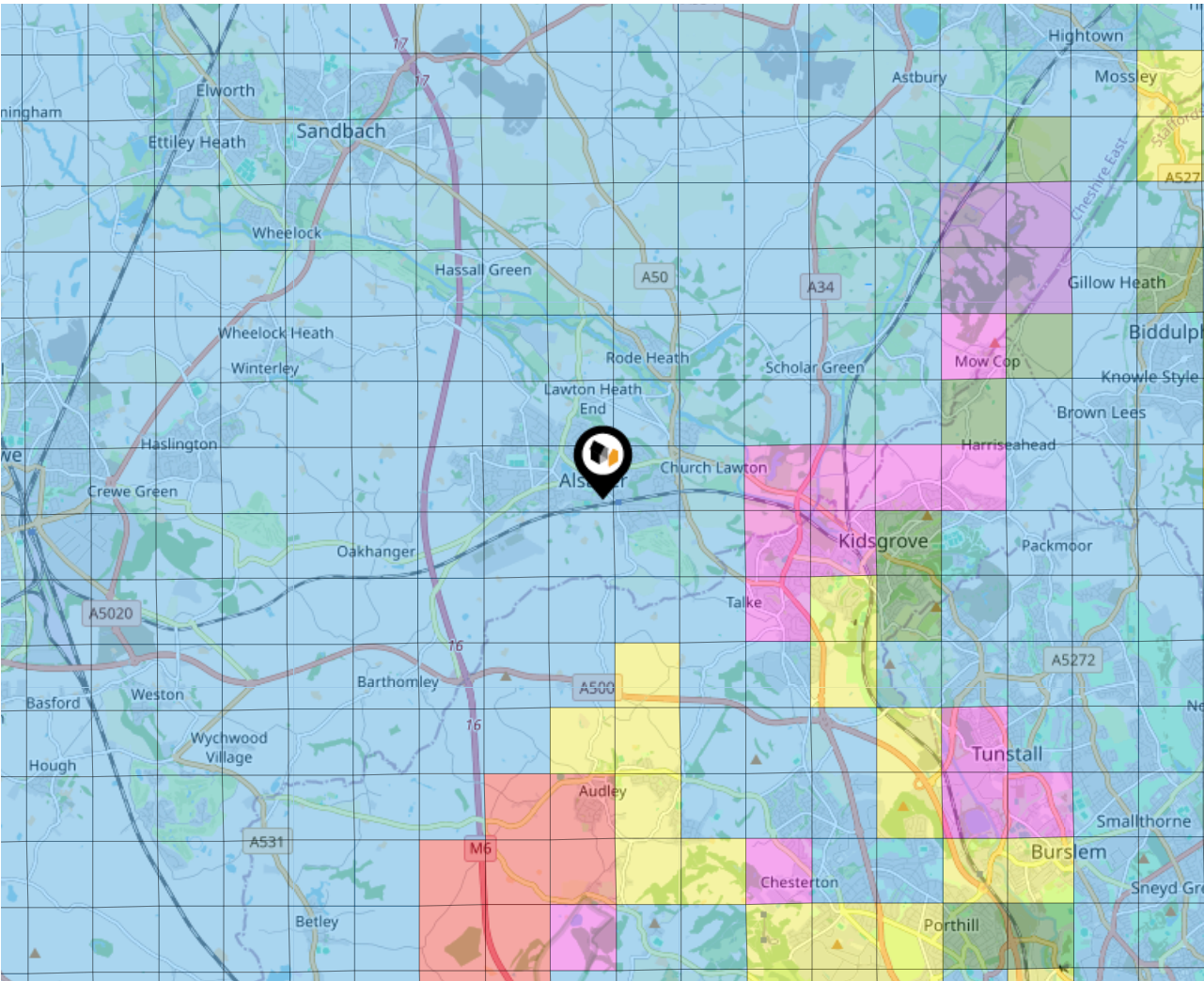


Key:

-  Power Pylons
-  Communication Masts

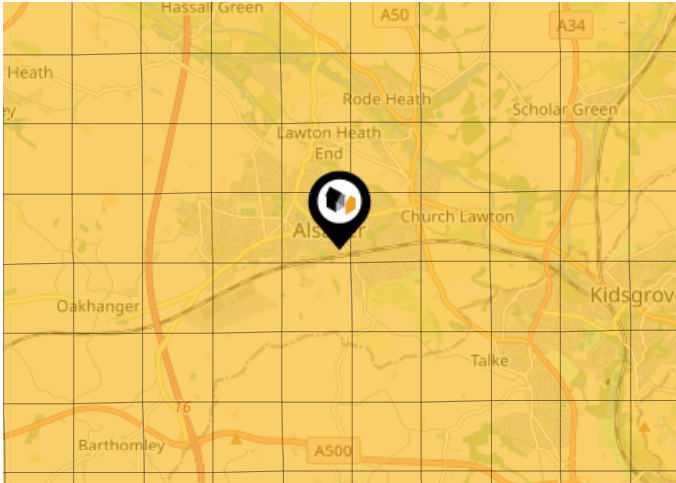
What is Radon?

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		

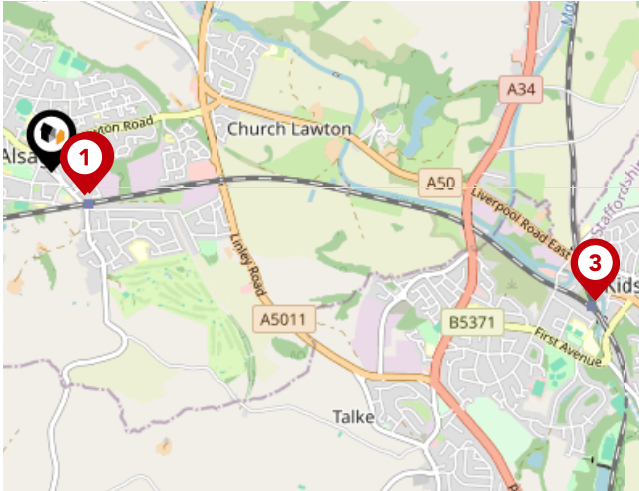


Primary Classifications (Most Common Clay Types)

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

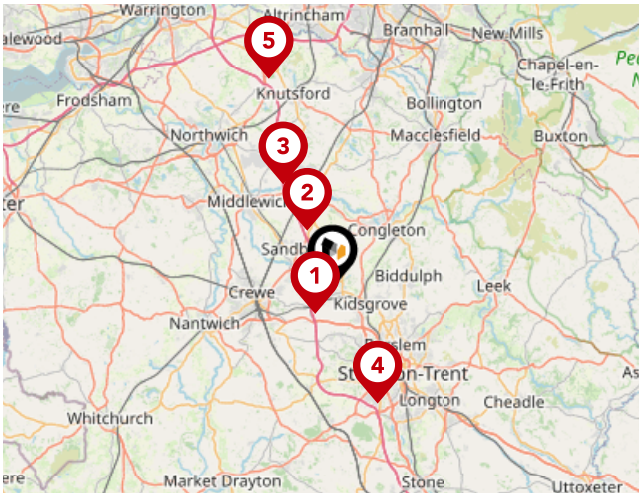
Area

Transport (National)



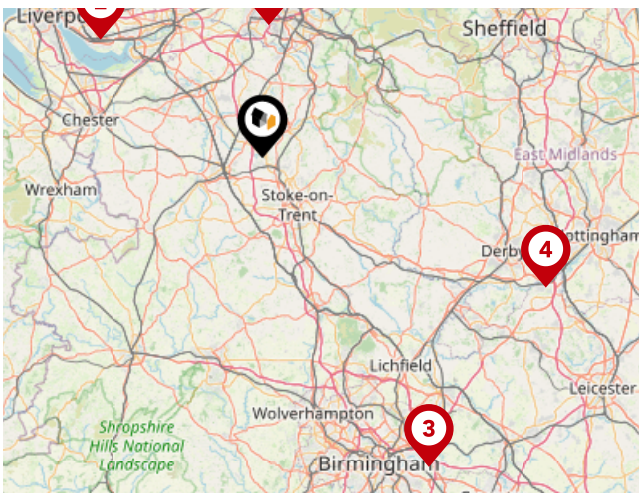
National Rail Stations

Pin	Name	Distance
1	Alsager Rail Station	0.18 miles
2	Alsager Rail Station	0.19 miles
3	Kids Grove Rail Station	2.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J16	2.24 miles
2	M6 J17	4.43 miles
3	M6 J18	8.15 miles
4	M6 J15	8.81 miles
5	M6 J19	15.55 miles

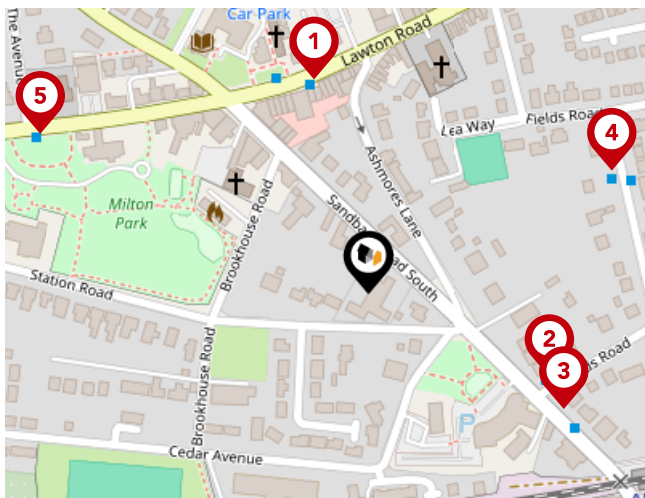


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.93 miles
2	Speke	28.4 miles
3	Birmingham Airport	50.4 miles
4	East Mids Airport	44.6 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bank Corner	0.12 miles
2	Alsager Health Centre	0.11 miles
3	Alsager Health Centre	0.13 miles
4	Fields Road	0.15 miles
5	St Mary's Church	0.2 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

