

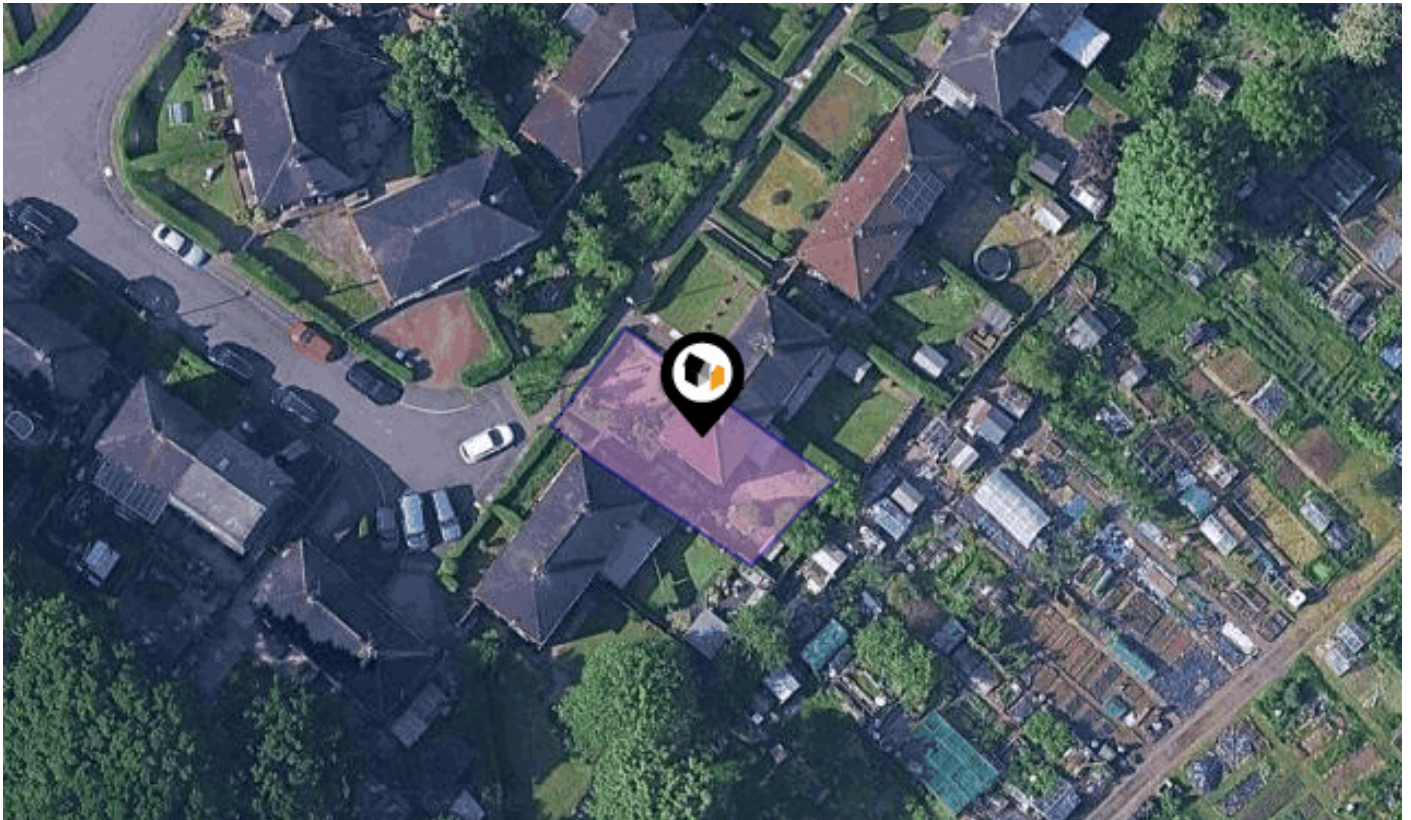


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 11<sup>th</sup> November 2025**



**CRITCHLOW GROVE, STOKE-ON-TRENT, ST3**

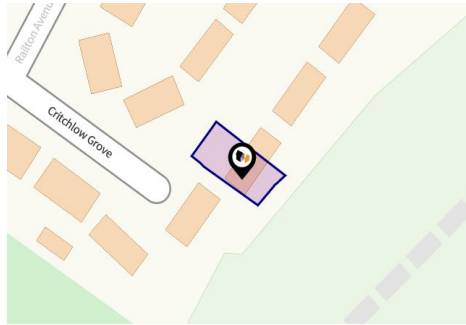
**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



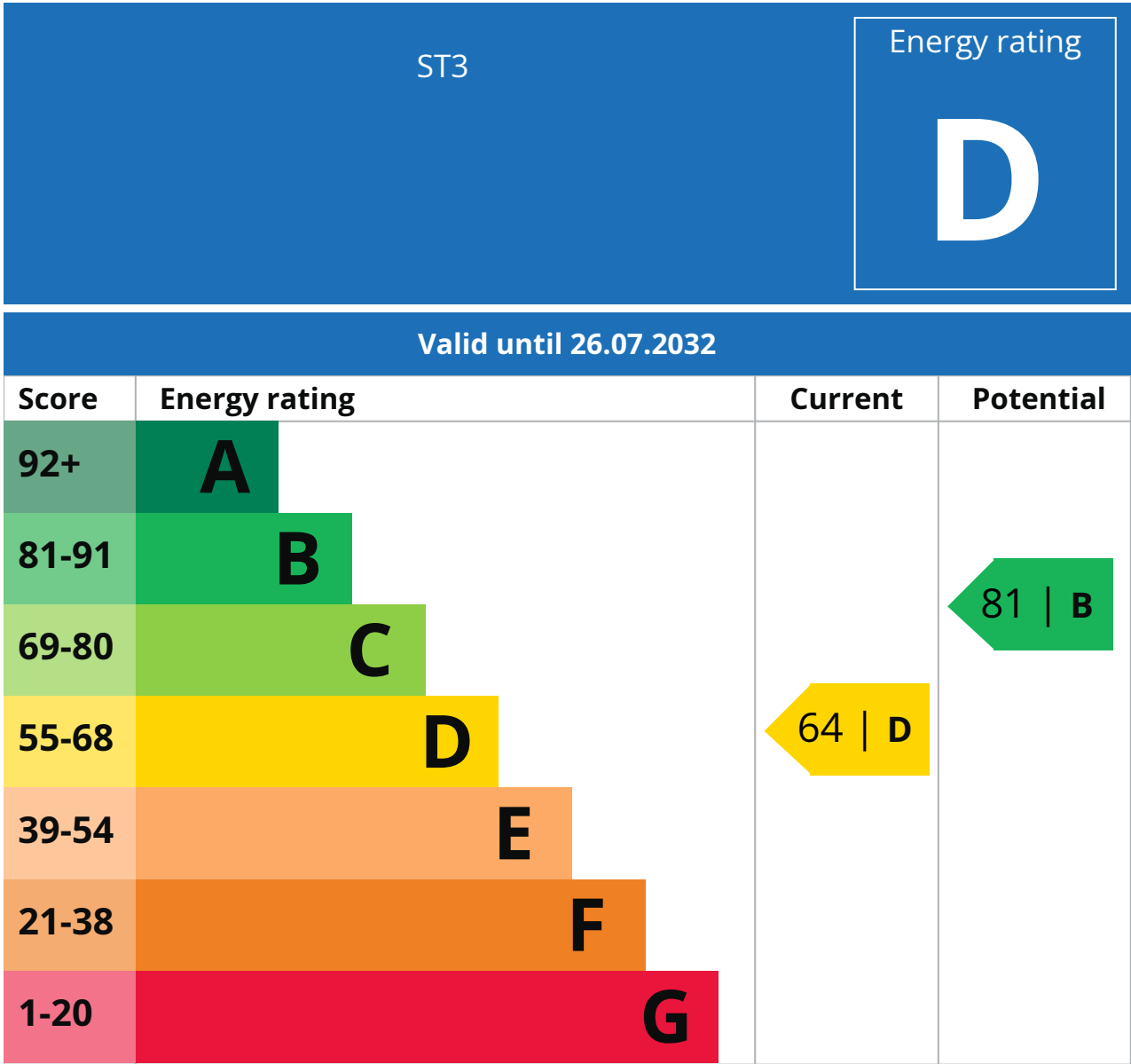
## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Semi-Detached House                     | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 764 ft <sup>2</sup> / 71 m <sup>2</sup> |         |          |
| Plot Area:       | 0.05 acres                              |         |          |
| Year Built :     | 1950-1966                               |         |          |
| Council Tax :    | Band A                                  |         |          |
| Annual Estimate: | £1,386                                  |         |          |
| Title Number:    | SF176351                                |         |          |

## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | City of stoke-on-trent                                                              | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | No                                                                                  |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
| ● Rivers & Seas                                                                     | Very low                                                                            | 10<br>mb/s                                                                          | 46<br>mb/s                                                                            | 1800<br>mb/s                                                                          |
| ● Surface Water                                                                     | Very low                                                                            |  |  |  |
| Mobile Coverage:<br>(based on calls indoors)                                        |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
|  |  |  |    |    |
|  |  |  |    |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |

Property  
**EPC - Certificate**



### Additional EPC Data

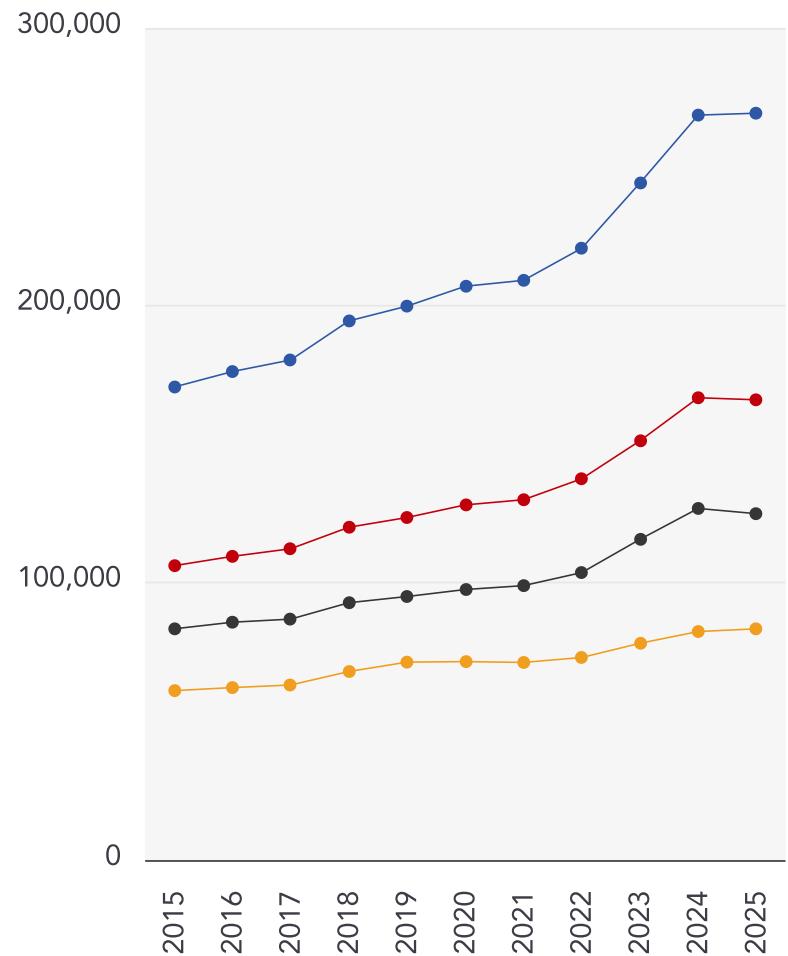
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|                                     |                                          |
|-------------------------------------|------------------------------------------|
| <b>Property Type:</b>               | House                                    |
| <b>Build Form:</b>                  | Semi-Detached                            |
| <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>          | 0                                        |
| <b>Open Fireplace:</b>              | 0                                        |
| <b>Ventilation:</b>                 | Natural                                  |
| <b>Walls:</b>                       | Cavity wall, filled cavity               |
| <b>Walls Energy:</b>                | Average                                  |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation          |
| <b>Roof Energy:</b>                 | Average                                  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas          |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs     |
| <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>            | 71 m <sup>2</sup>                        |

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST3



Detached

**+57.87%**

Semi-Detached

**+56.32%**

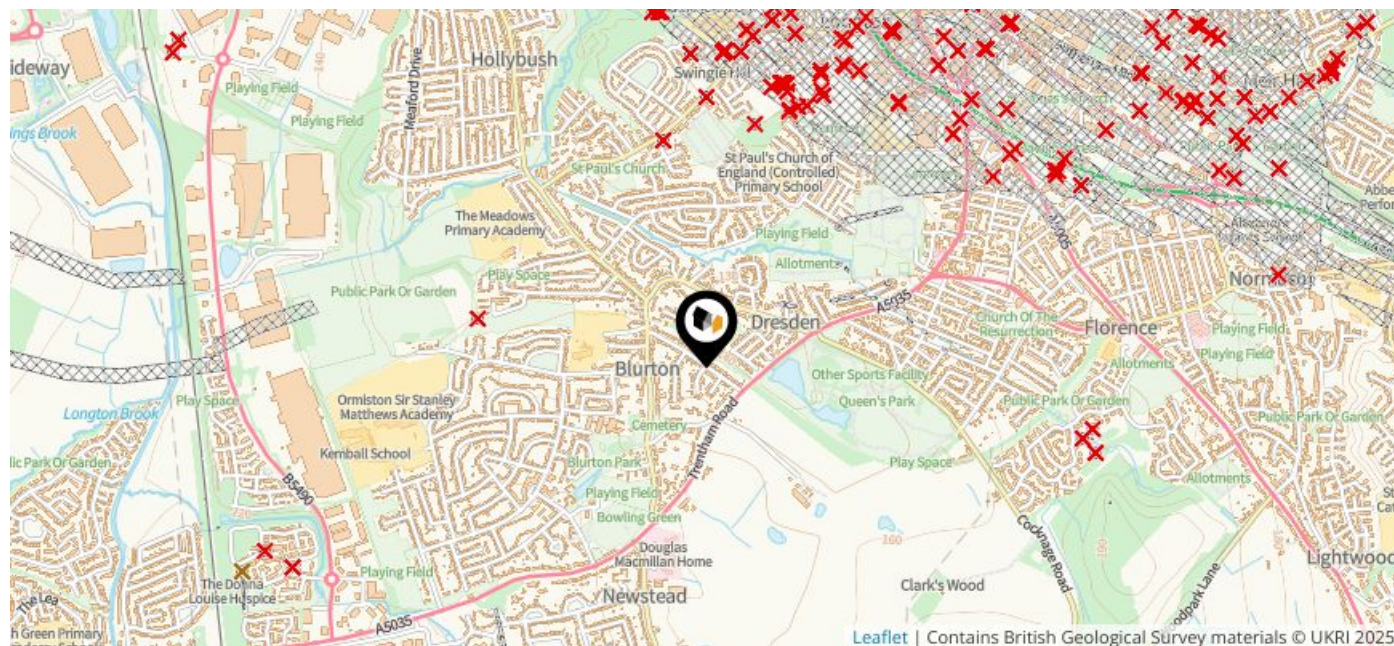
Terraced

**+49.77%**

Flat

**+36.46%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

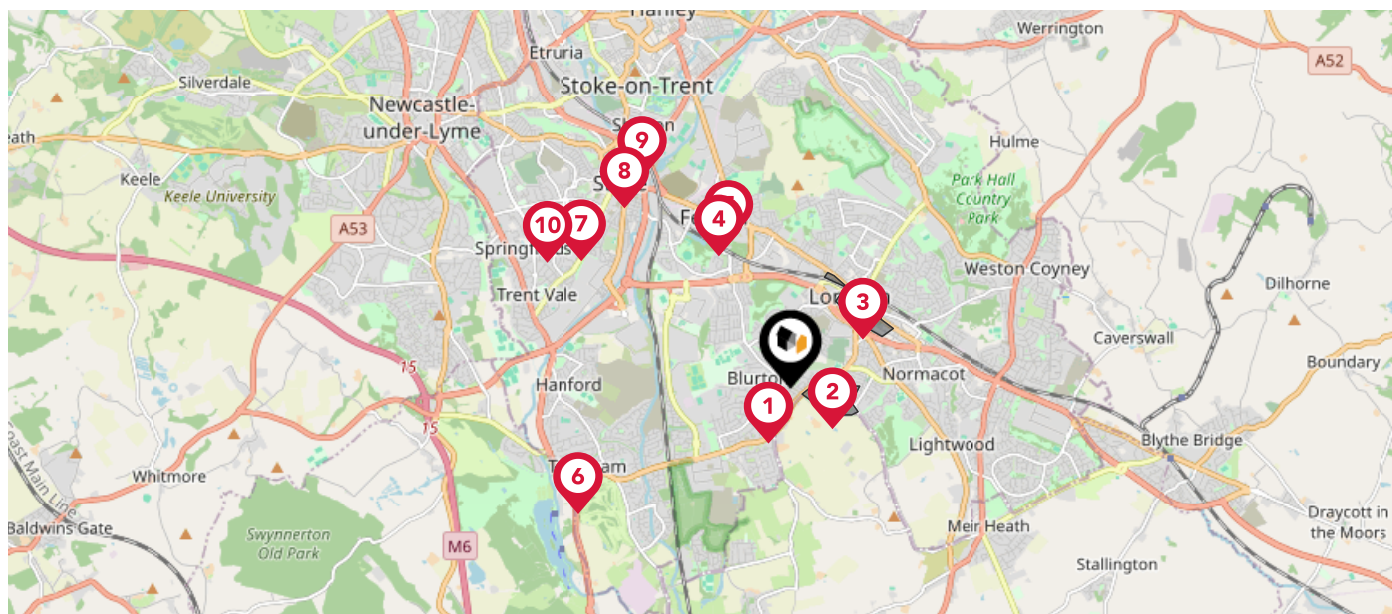
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



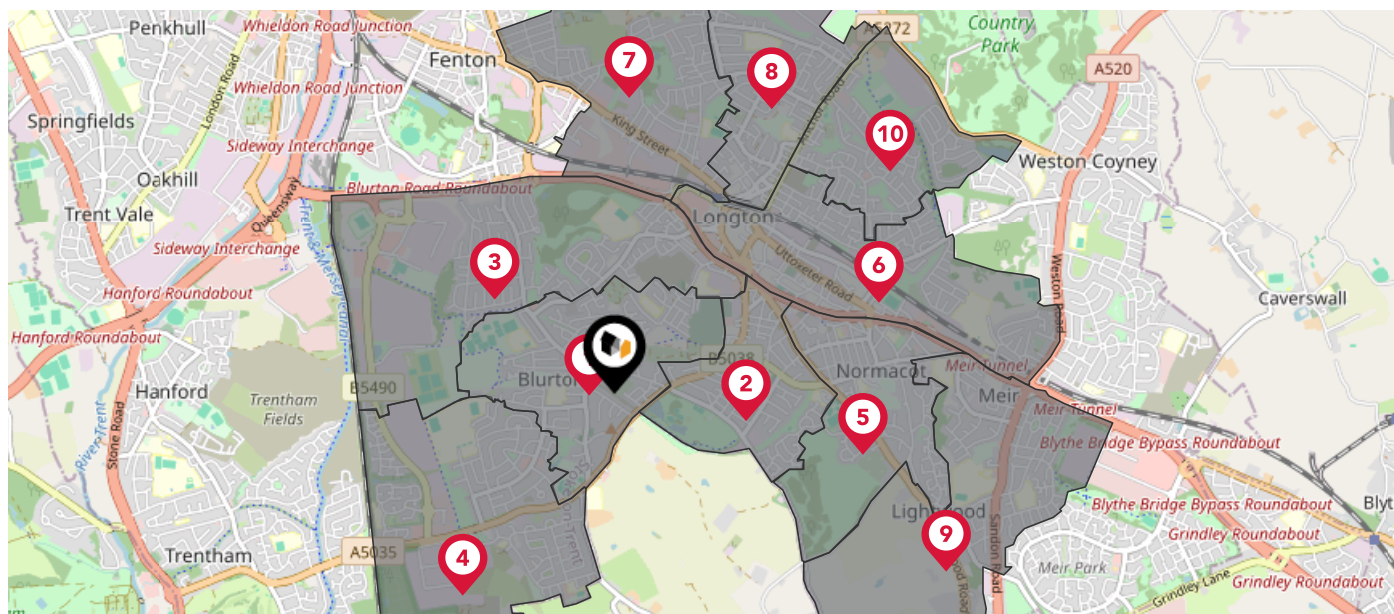
### Nearby Conservation Areas

- 1 Blurton Church
- 2 Dresden
- 3 Longton Town Centre
- 4 Albert Square
- 5 Victoria Road
- 6 Ash Green
- 7 The Villas
- 8 Stoke Town Centre
- 9 Winton Square
- 10 Penkhull Garden Village

# 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



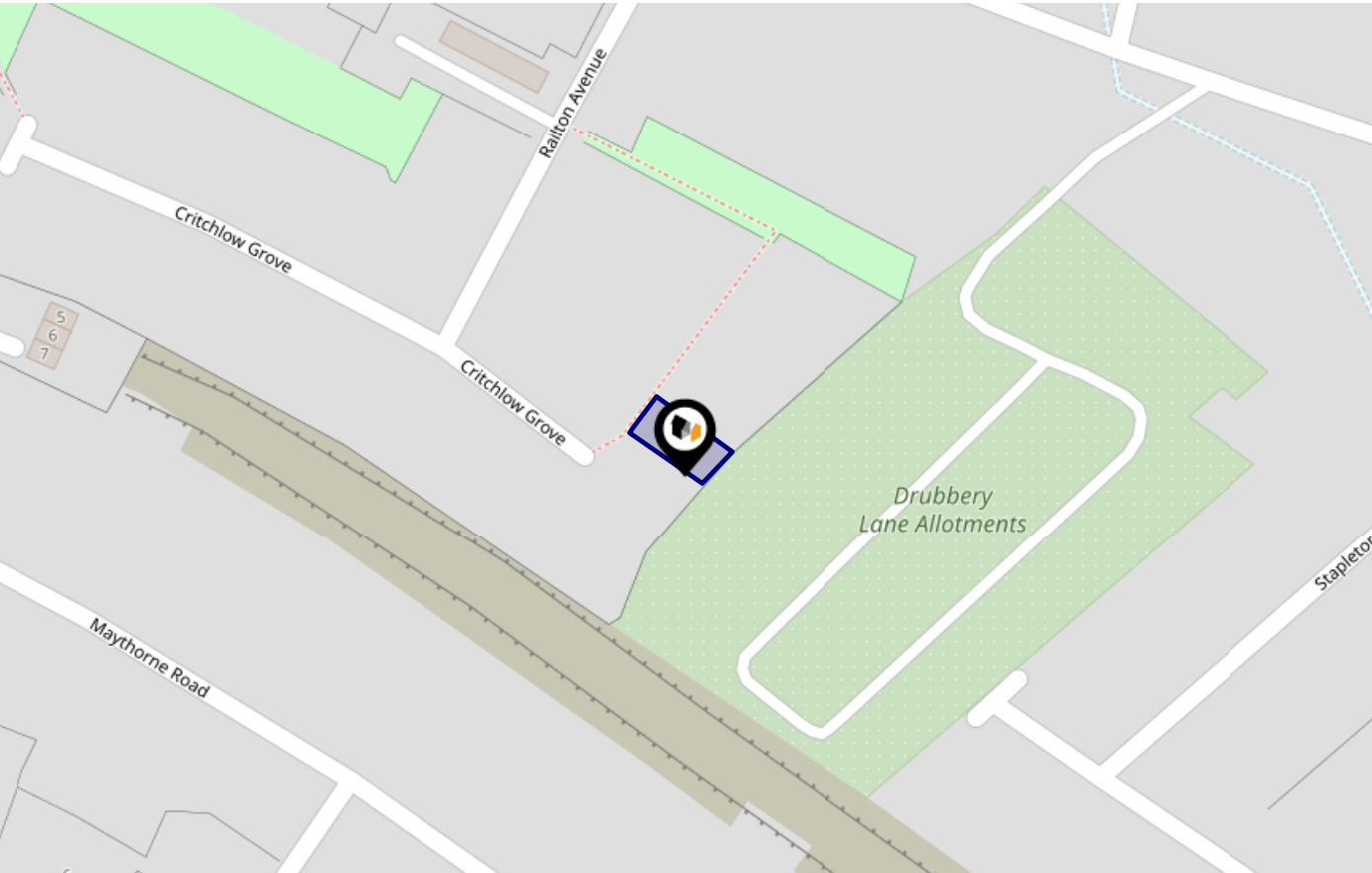
### Nearby Council Wards

- 1 Blurton East Ward
- 2 Dresden and Florence Ward
- 3 Hollybush and Longton West Ward
- 4 Blurton West and Newstead Ward
- 5 Lightwood North and Normacot Ward
- 6 Broadway and Longton East Ward
- 7 Fenton East Ward
- 8 Sandford Hill Ward
- 9 Meir South Ward
- 10 Meir Hay 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.

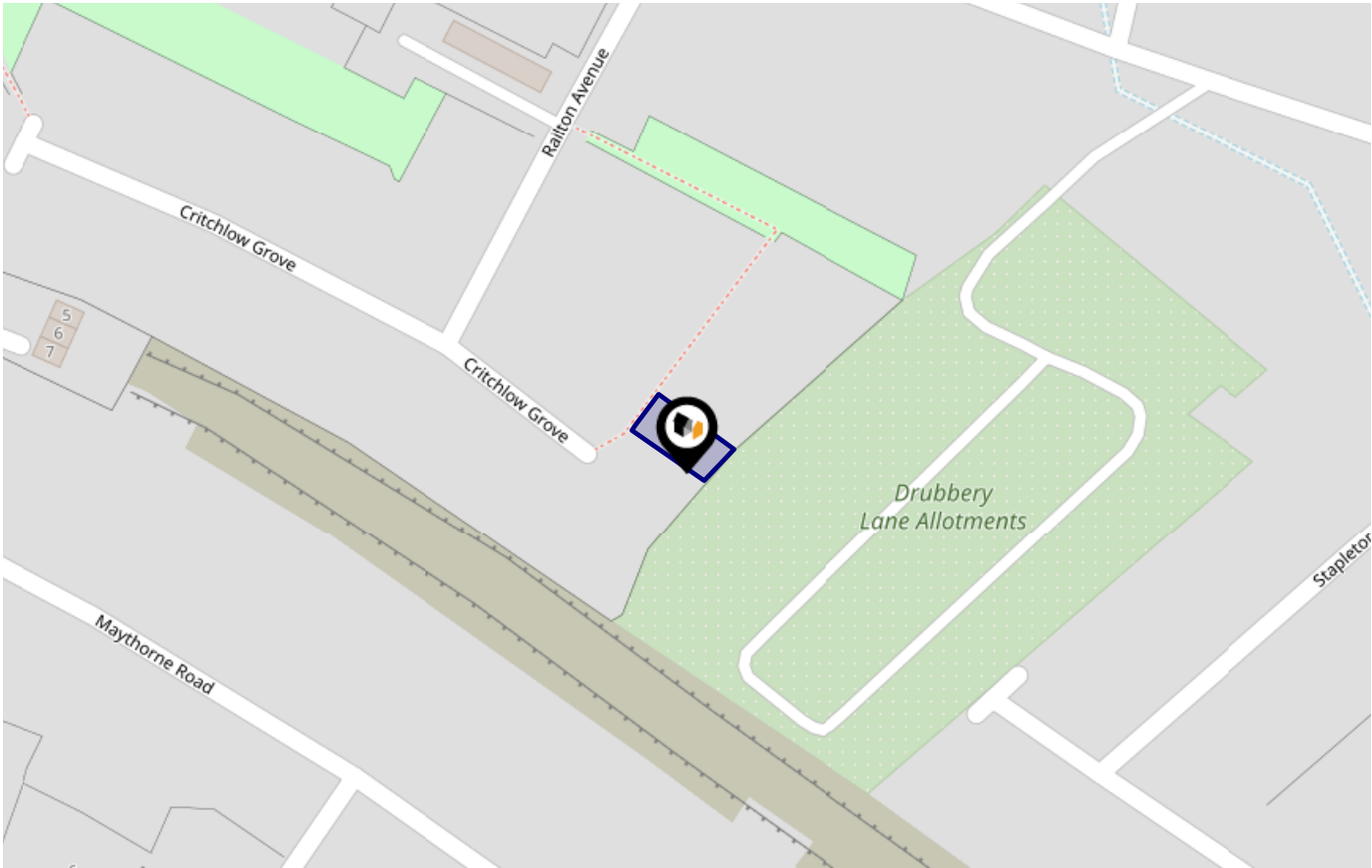
Chance of flooding to the following depths at this property:



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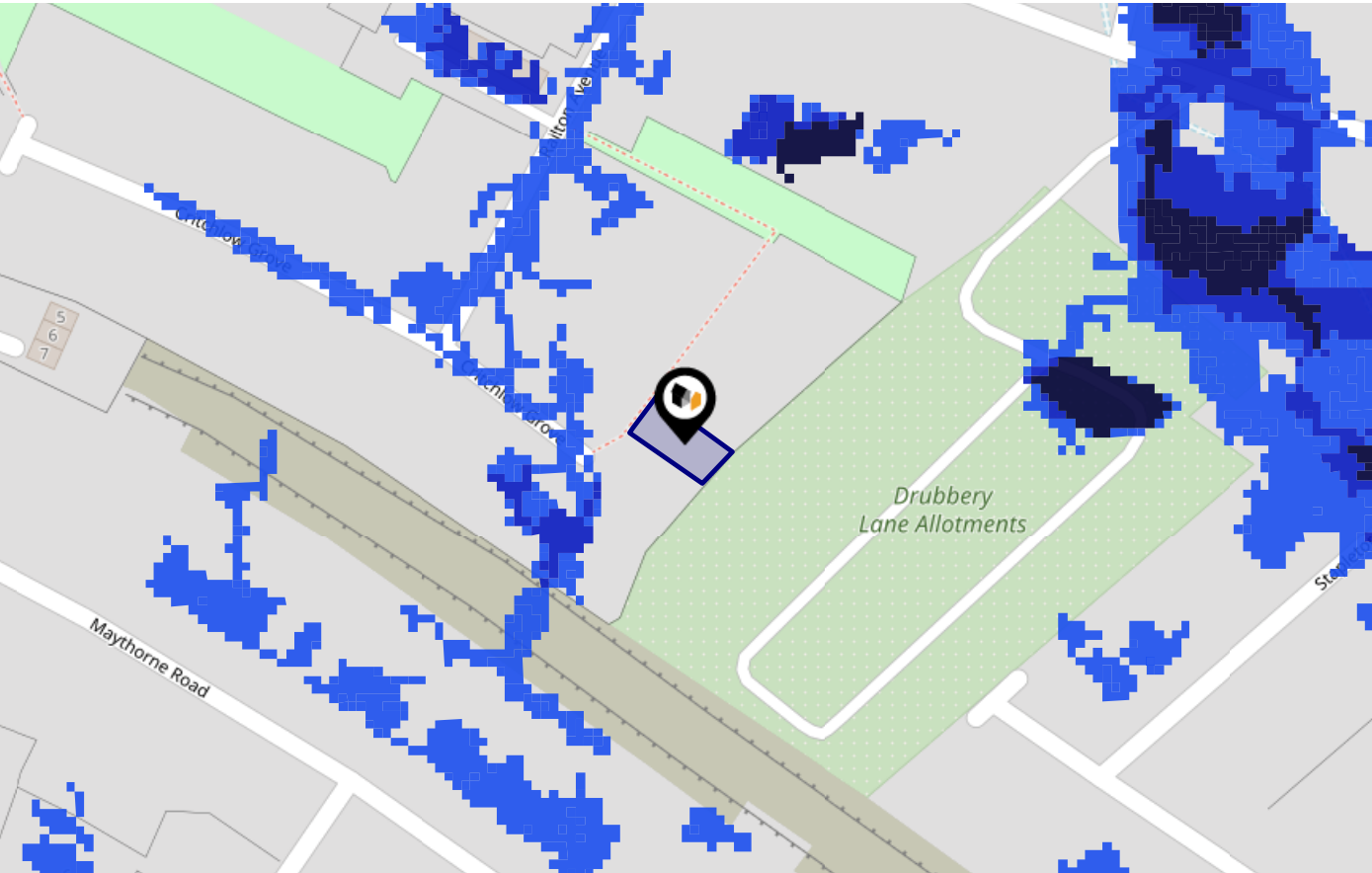
Chance of flooding to the following depths at this property:



# 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.

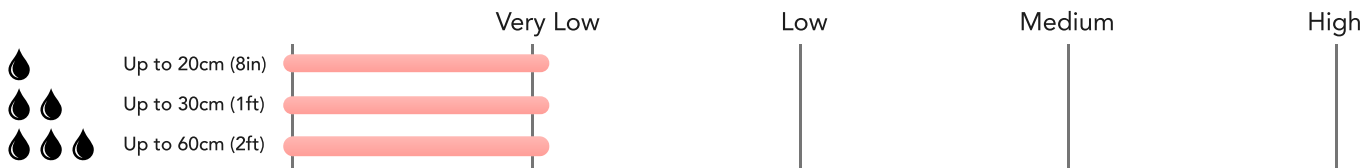


Risk Rating: Very low

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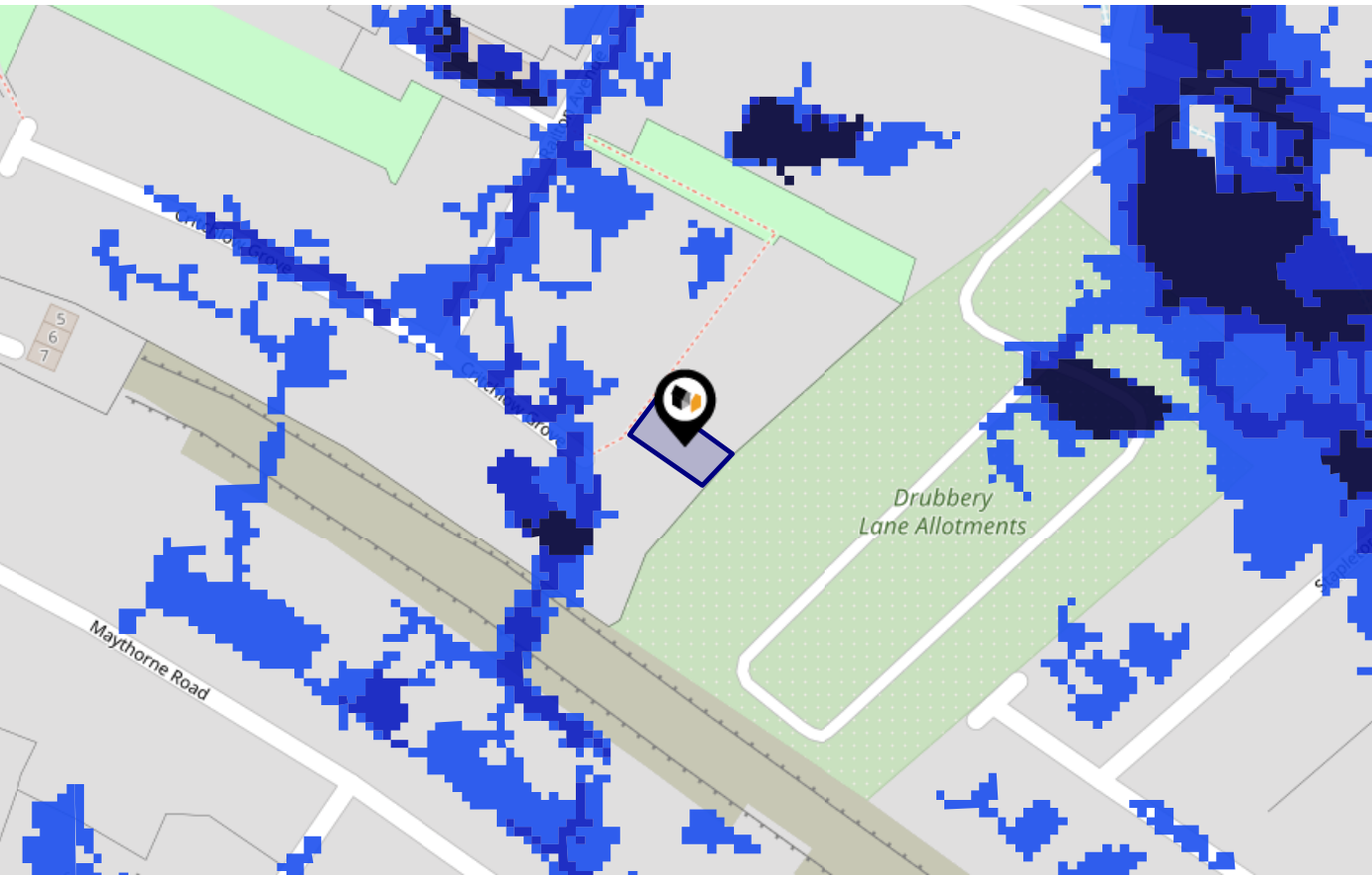
Chance of flooding to the following depths at this property:



# 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.

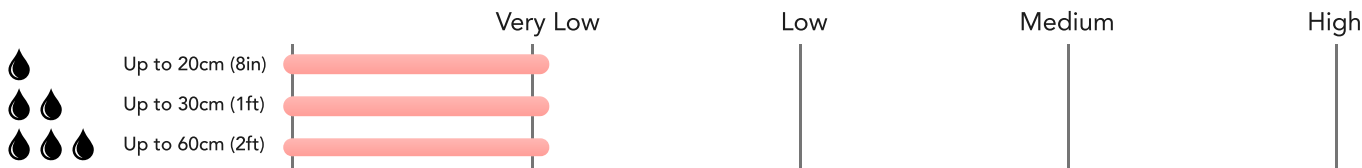


Risk Rating: Very low

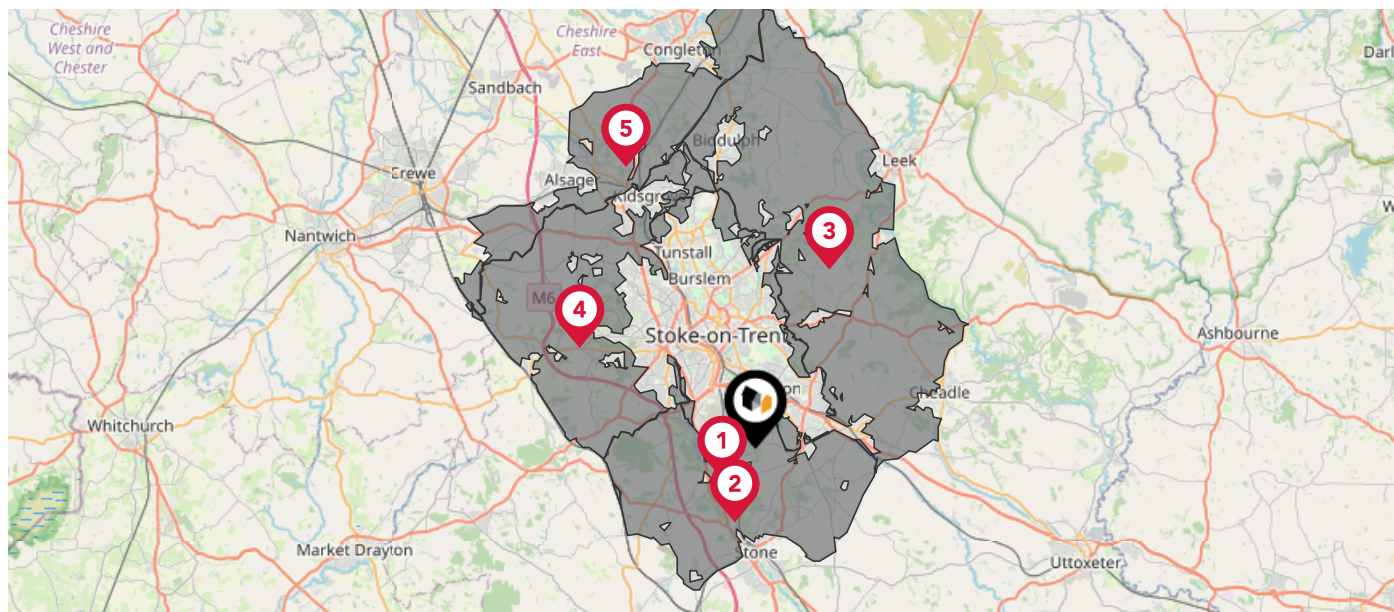
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



### Nearby Green Belt Land



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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

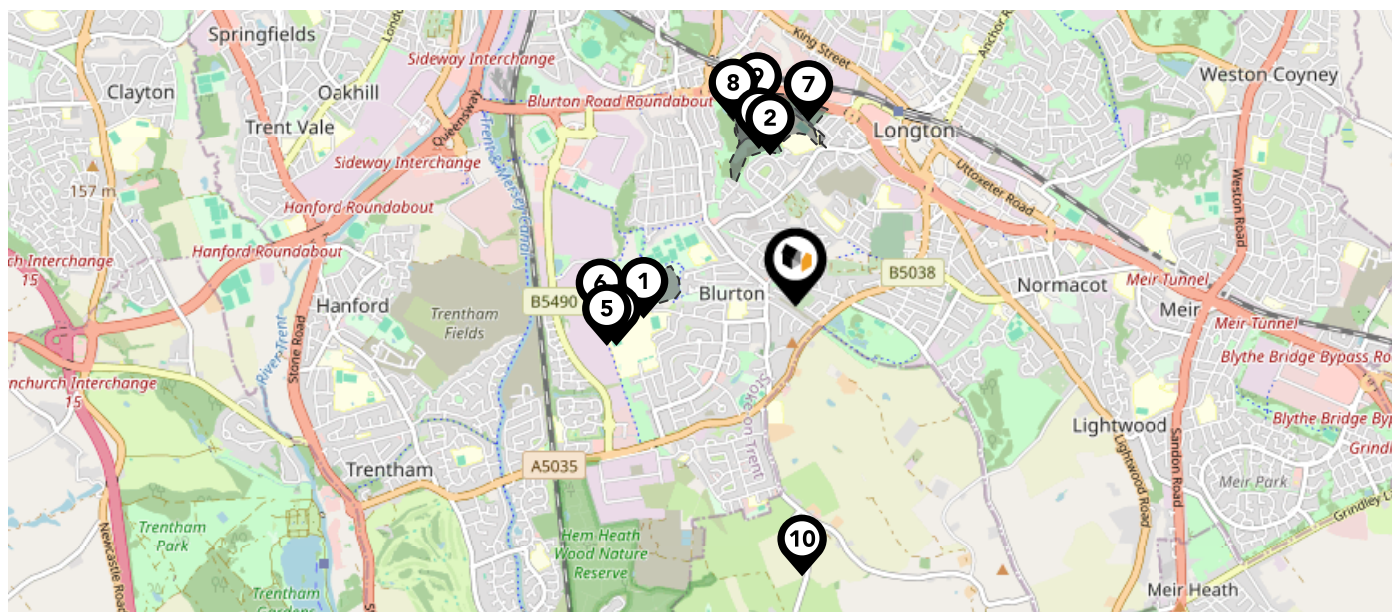


Stoke-on-Trent Green Belt - Cheshire East

# 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.



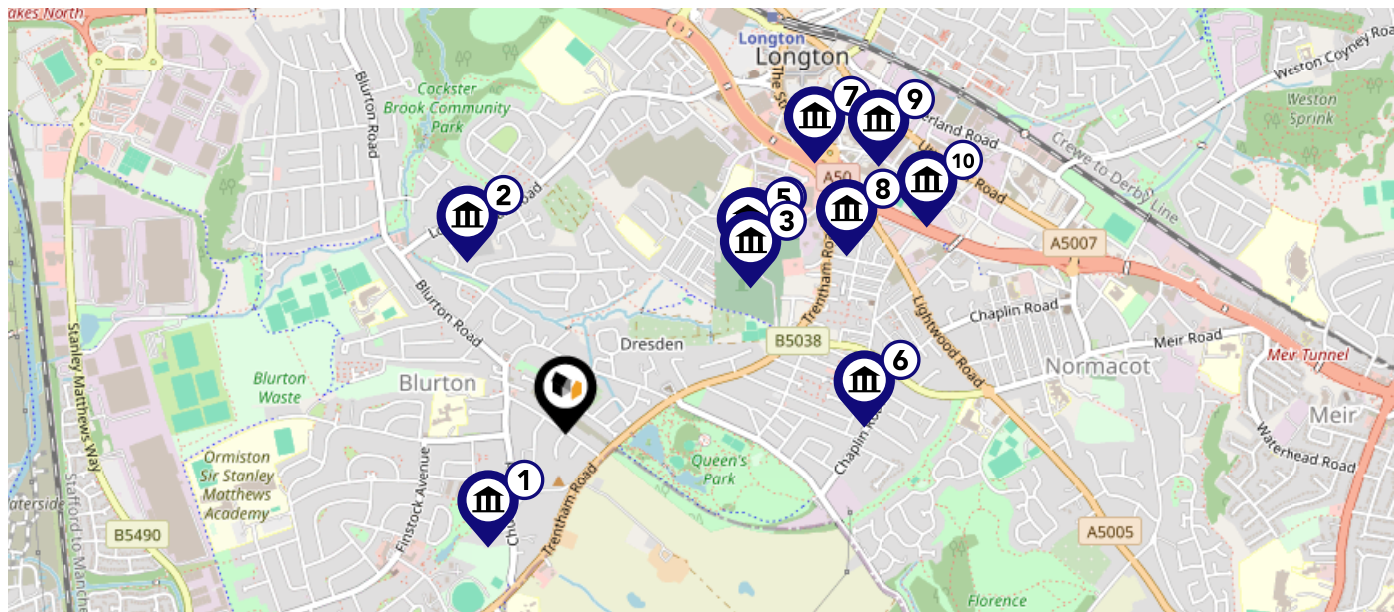
### Nearby Landfill Sites

|           |                                                                                 |                   |                          |
|-----------|---------------------------------------------------------------------------------|-------------------|--------------------------|
| <b>1</b>  | Tilery Lane, Blurton-Tilery Lane, Blurton, Stoke On Trent, Staffordshire        | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | Shraff Tip Area-Heathcote Road, Longton, Stoke On Trent, Staffordshire          | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Blurton-Tilery Lane, Blurton, Stoke On Trent, Staffordshire                     | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Shraff Management Shraff Tip-Longton Hall Road, Stoke On Trent, , Staffordshire | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Blurton Tileries Tip-Tilery Lane, Blurton, Stoke On Trent, Staffordshire        | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | Blurton Valley Tip-Tilery Lane, Longton, Stoke On Trent, Staffordshire          | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | Rear of Timber Yard-Foley Road, Longton, Staffordshire                          | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | Tip Rear of Factory-Ramsden and Company, Duke Street, Fenton, Staffordshire     | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Cookson Ceramics Limited-Duke Street, Fenton, Staffordshire                     | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | Blurton Road-Blurton Road, Barlaston, Staffordshire                             | Historic Landfill | <input type="checkbox"/> |

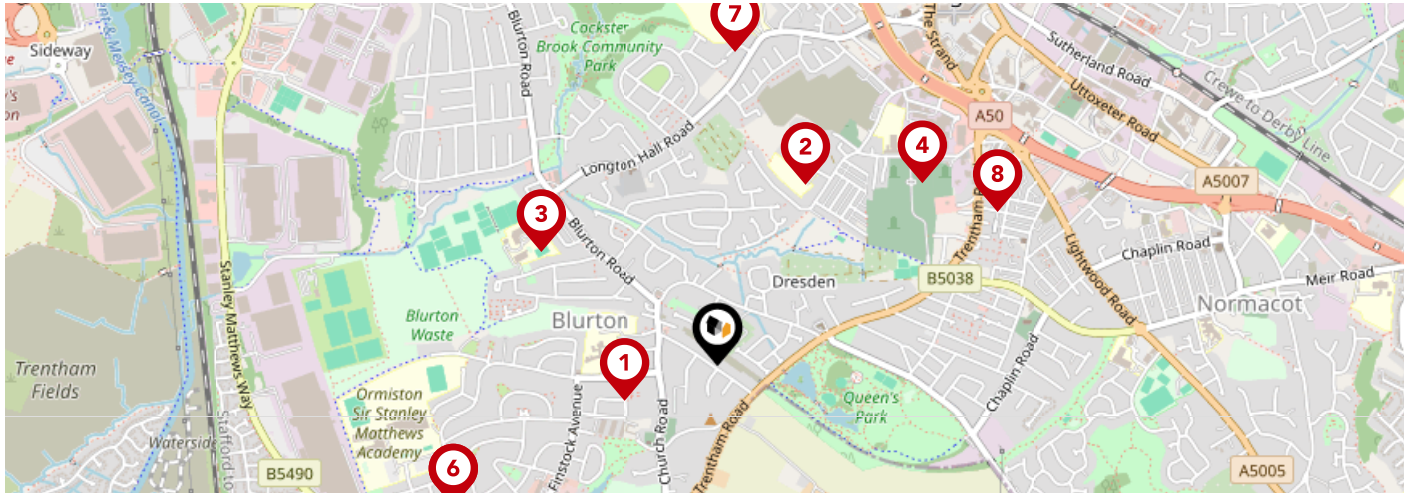
# Maps

## Listed Buildings

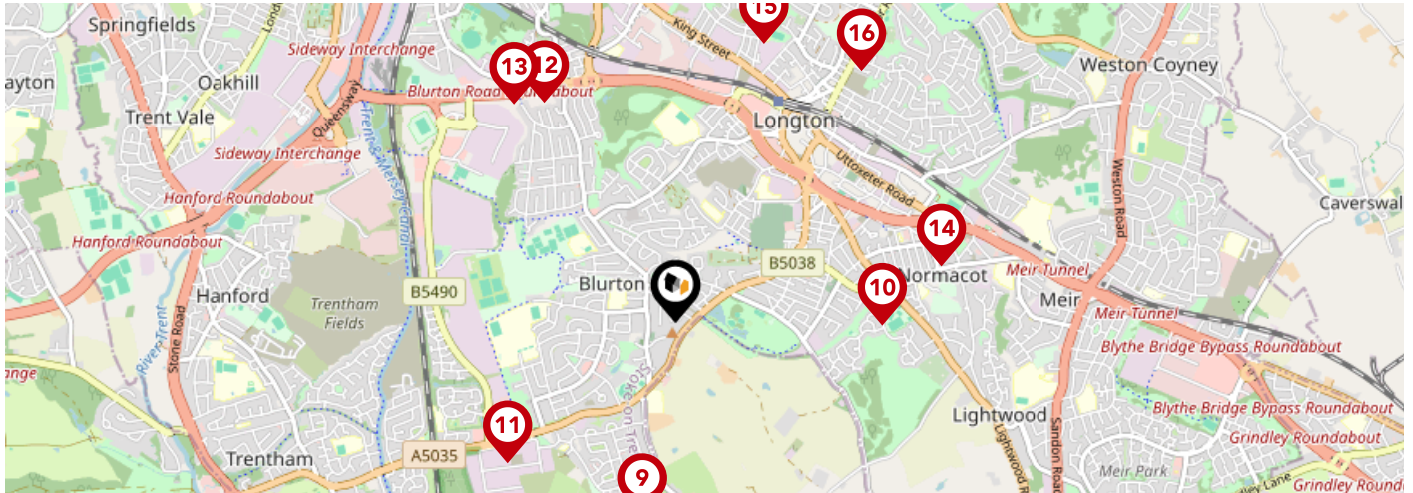
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                              |                                                          | Grade    | Distance  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------|----------|-----------|
|  | 1195828 - Church Of St Bartholomew                       | Grade II | 0.3 miles |
|  | 1220608 - Longton Lane Farm                              | Grade II | 0.4 miles |
|  | 1210413 - Longton Cemetery Chapels                       | Grade II | 0.5 miles |
|  | 1297943 - Entrance Gates To Longton Cemetery             | Grade II | 0.6 miles |
|  | 1210415 - Former Registrar's Office At Longton Cemetery  | Grade II | 0.6 miles |
|  | 1221074 - Church Of The Resurrection                     | Grade II | 0.7 miles |
|  | 1220277 - Commerce Works                                 | Grade II | 0.8 miles |
|  | 1195805 - Longton Centre                                 | Grade II | 0.8 miles |
|  | 1195854 - Former Gladstone And Park Place (roslyn) Works | Grade II | 0.9 miles |
|  | 1195827 - Pottery Works (enson Works)                    | Grade II | 0.9 miles |



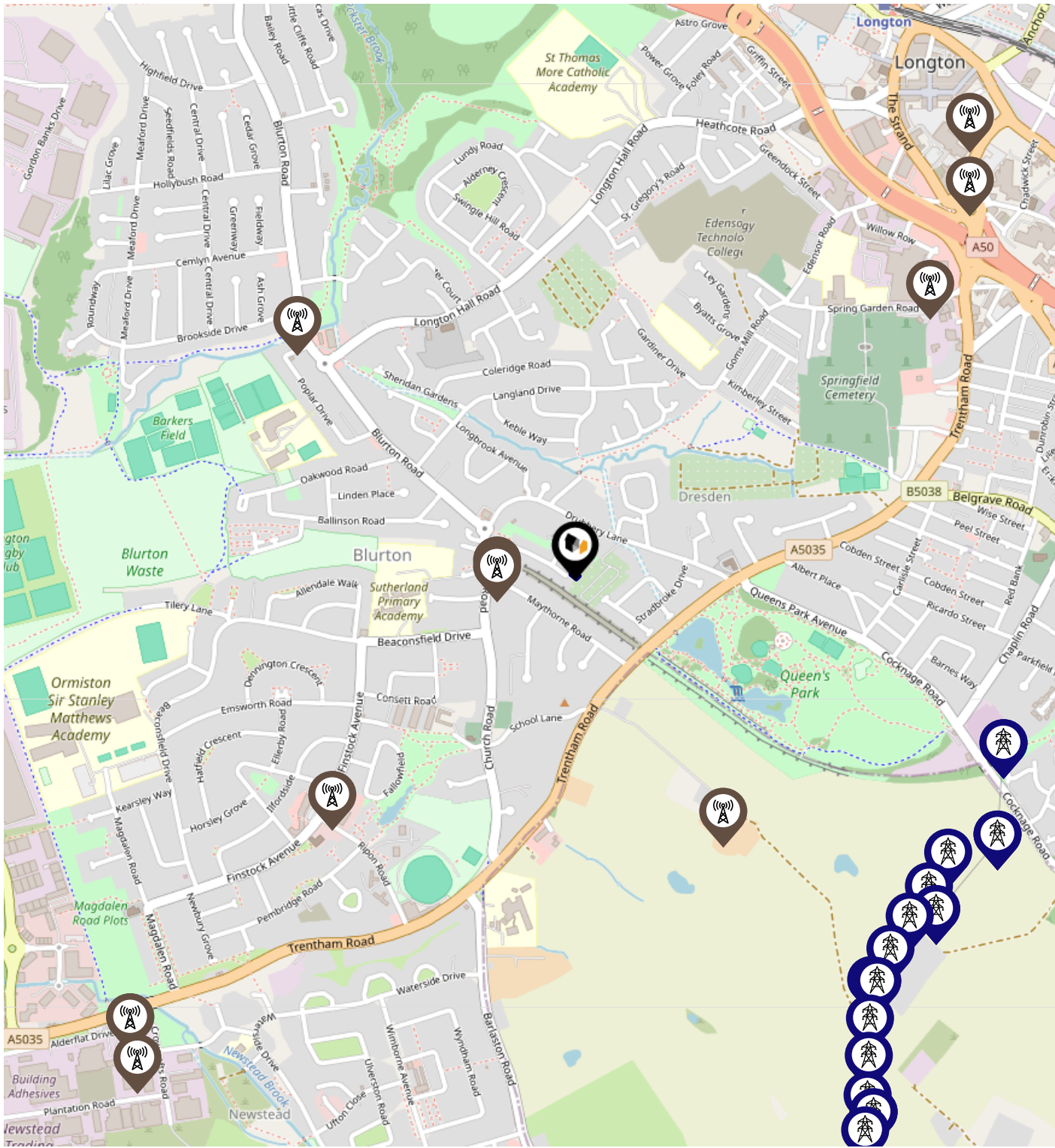
|          |                                                                                                               | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Sutherland Primary Academy</b><br>Ofsted Rating: Good   Pupils: 498   Distance:0.22                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Paul's CofE (C) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 242   Distance:0.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The Meadows Primary Academy</b><br>Ofsted Rating: Good   Pupils: 375   Distance:0.47                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Gregory's Catholic Academy</b><br>Ofsted Rating: Outstanding   Pupils: 471   Distance:0.61              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Ormiston Sir Stanley Matthews Academy</b><br>Ofsted Rating: Good   Pupils: 1197   Distance:0.67            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Kemball School</b><br>Ofsted Rating: Good   Pupils: 218   Distance:0.67                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Thomas More Catholic Academy</b><br>Ofsted Rating: Good   Pupils: 1168   Distance:0.7                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Intuition Holistic Education</b><br>Ofsted Rating: Good   Pupils: 11   Distance:0.71                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|           |                                                                                                         | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Newstead Primary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 424   Distance:0.88             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Belgrave St Bartholomew's Academy</b><br>Ofsted Rating: Outstanding   Pupils: 549   Distance:0.92    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Strathmore College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.98                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Glebedale School</b><br>Ofsted Rating: Good   Pupils: 27   Distance:1.14                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Heron Cross Primary School</b><br>Ofsted Rating: Good   Pupils: 402   Distance:1.21                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Alexandra Infants' School</b><br>Ofsted Rating: Requires improvement   Pupils: 179   Distance:1.21   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Co-Op Academy Clarice Cliff</b><br>Ofsted Rating: Requires improvement   Pupils: 418   Distance:1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Gladstone Primary Academy</b><br>Ofsted Rating: Good   Pupils: 462   Distance:1.39                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

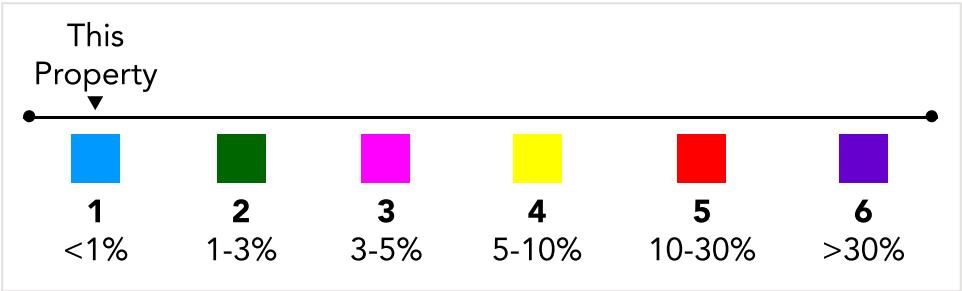
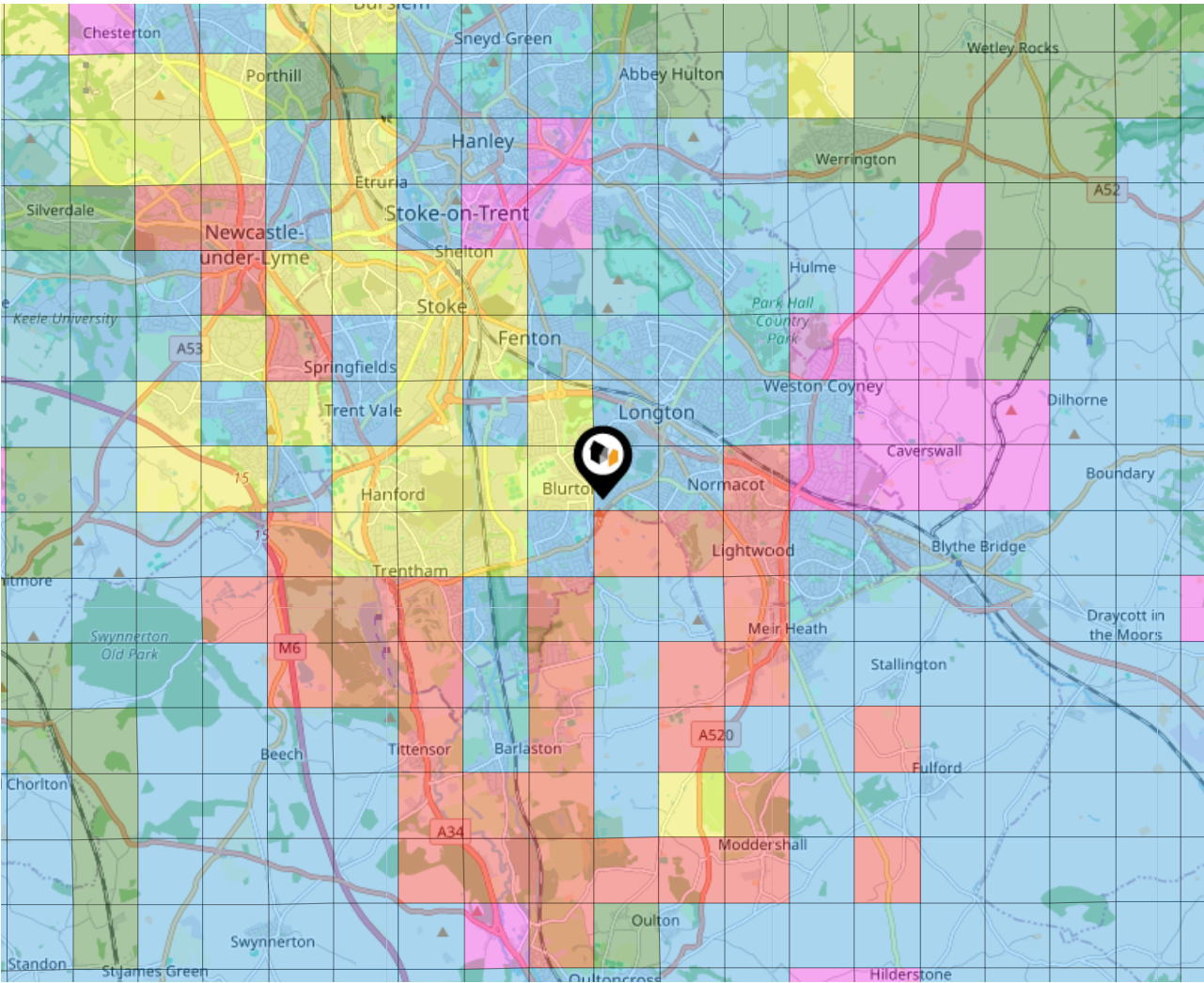


### Key:

-  Power Pylons
-  Communication Masts

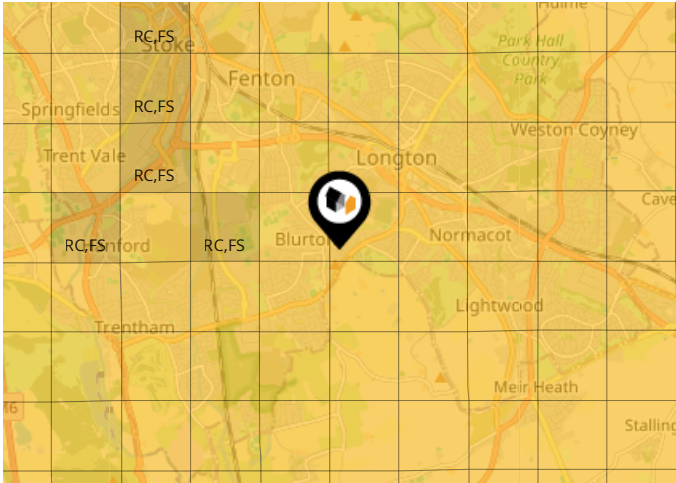
### What is Radon?

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-<br>RUDACEOUS)     | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                     |

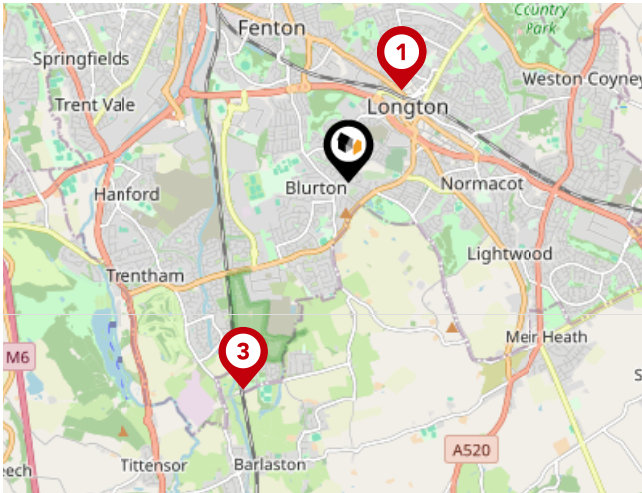


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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                   |

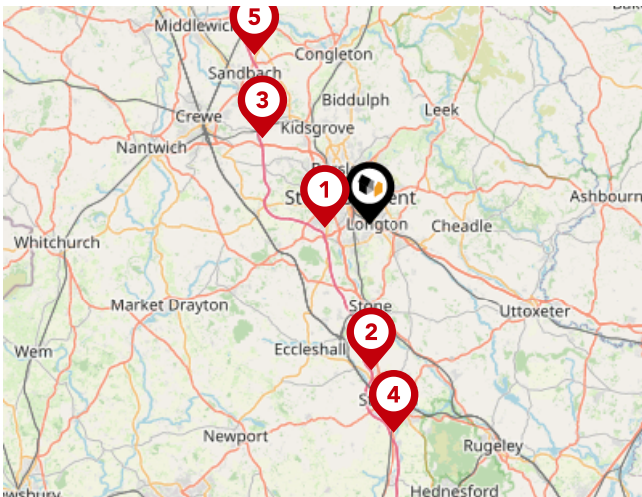
# Area

## Transport (National)



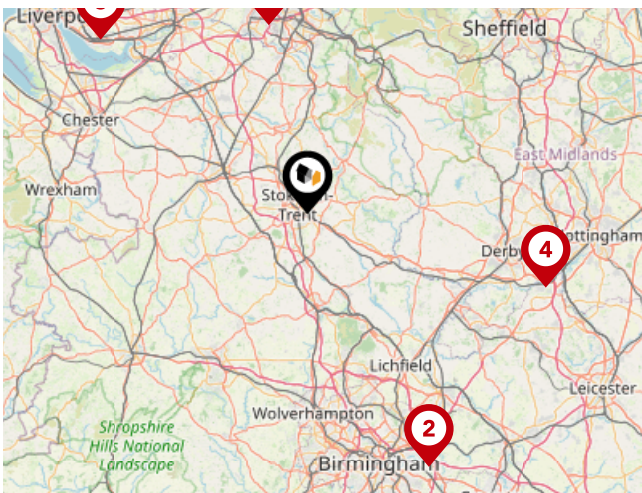
### National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Platform 2            | 0.96 miles |
| 2   | Platform 1            | 0.97 miles |
| 3   | Wedgwood Rail Station | 2.07 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M6 J15 | 3.22 miles  |
| 2   | M6 J14 | 10.43 miles |
| 3   | M6 J16 | 9.89 miles  |
| 4   | M6 J13 | 14.91 miles |
| 5   | M6 J17 | 14.65 miles |

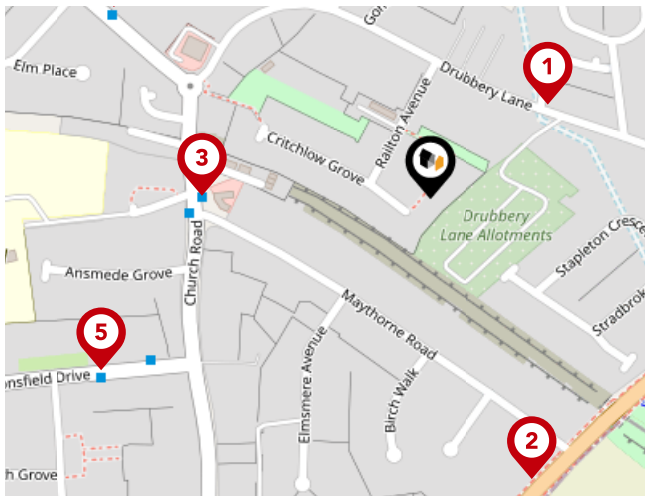


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Manchester Airport | 27.51 miles |
| 2   | Birmingham Airport | 40.28 miles |
| 3   | Speke              | 38.46 miles |
| 4   | East Mids Airport  | 35.74 miles |

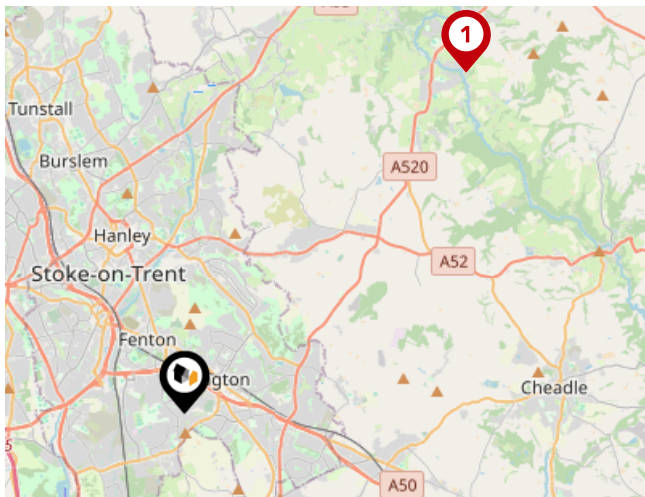
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Drubbery Lane  | 0.08 miles |
| 2   | Maythorne Road | 0.17 miles |
| 3   | Maythorne Road | 0.13 miles |
| 4   | Ballinson Road | 0.21 miles |
| 5   | Consett Road   | 0.21 miles |



### Local Connections

| Pin | Name                                | Distance   |
|-----|-------------------------------------|------------|
| 1   | Cheddleton (Churnet Valley Railway) | 7.89 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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butters john bee<sup>bjb</sup>

#### butters john bee

2-6 Tontine Square, Hanley, Stoke-on-trent,  
Staffordshire, ST1 1NP  
01782 470226  
hanleyrentals@bjbmail.com  
www.buttersjohnbee.com

