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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 14th October 2025



HOUSEFIELD ROAD, STOKE-ON-TRENT, ST2

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
Bedrooms:	3
Floor Area:	839 ft ² / 78 m ²
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,386
Title Number:	SF440341

Tenure:	Freehold
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Local Area

Local Authority:	City of stoke-on-trent
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	68 mb/s	1000 mb/s

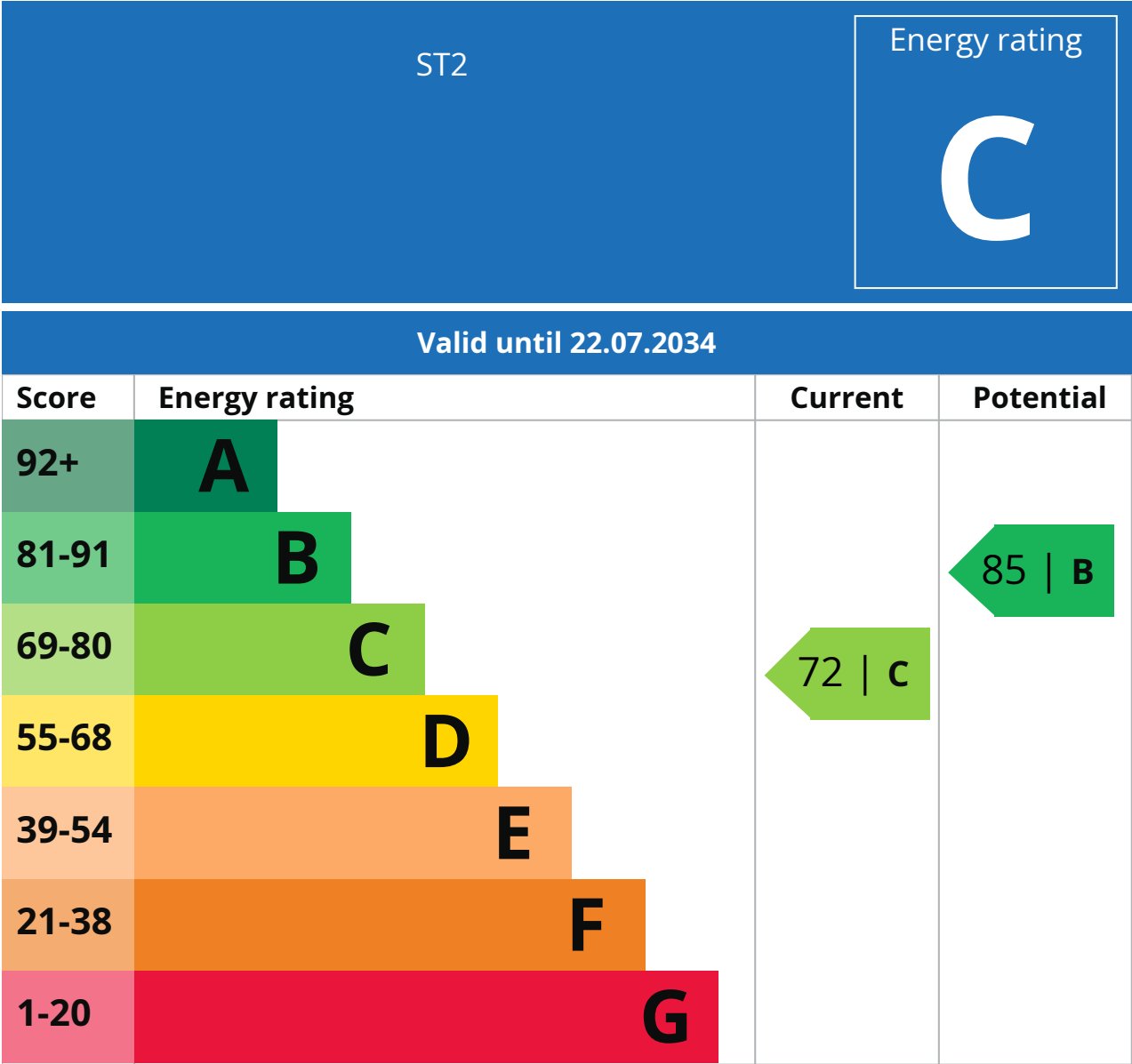
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



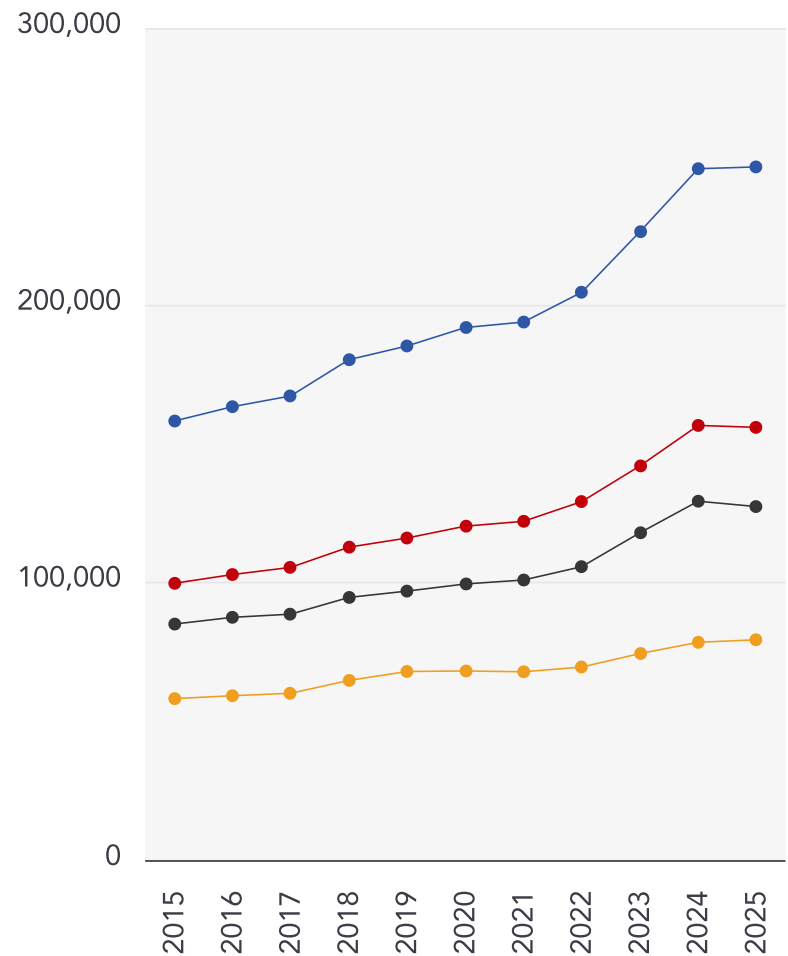
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST2



Detached

+57.87%

Semi-Detached

+56.32%

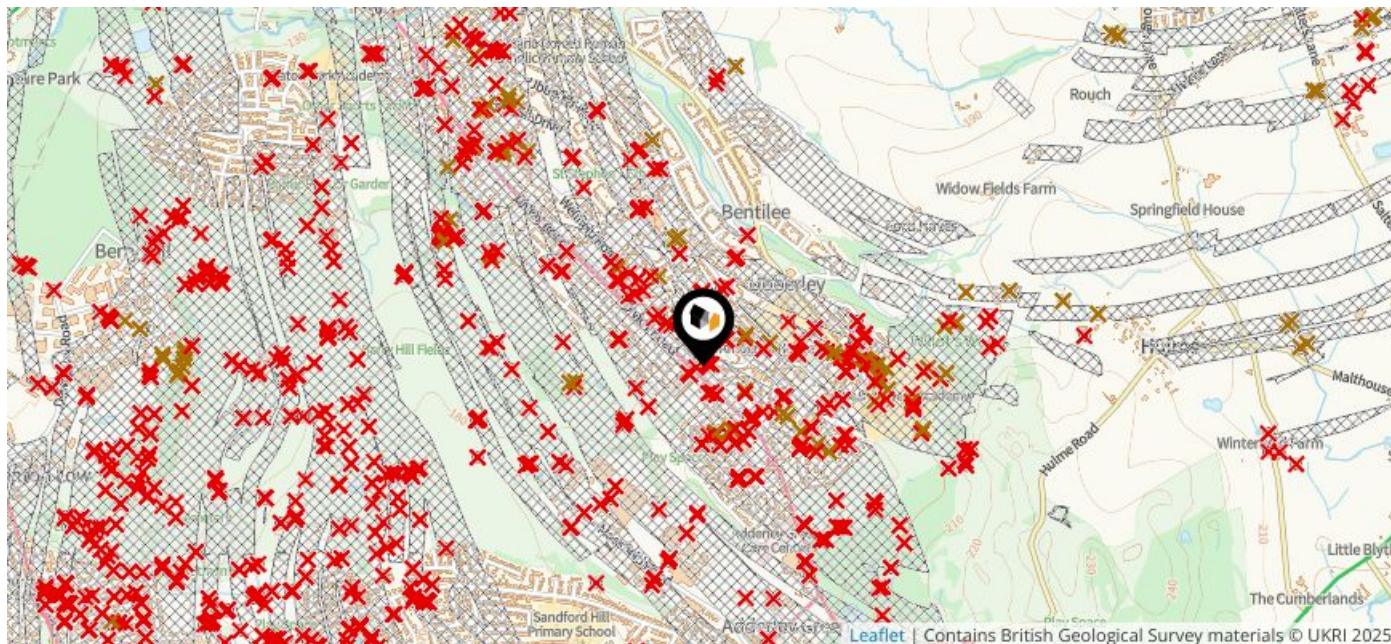
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

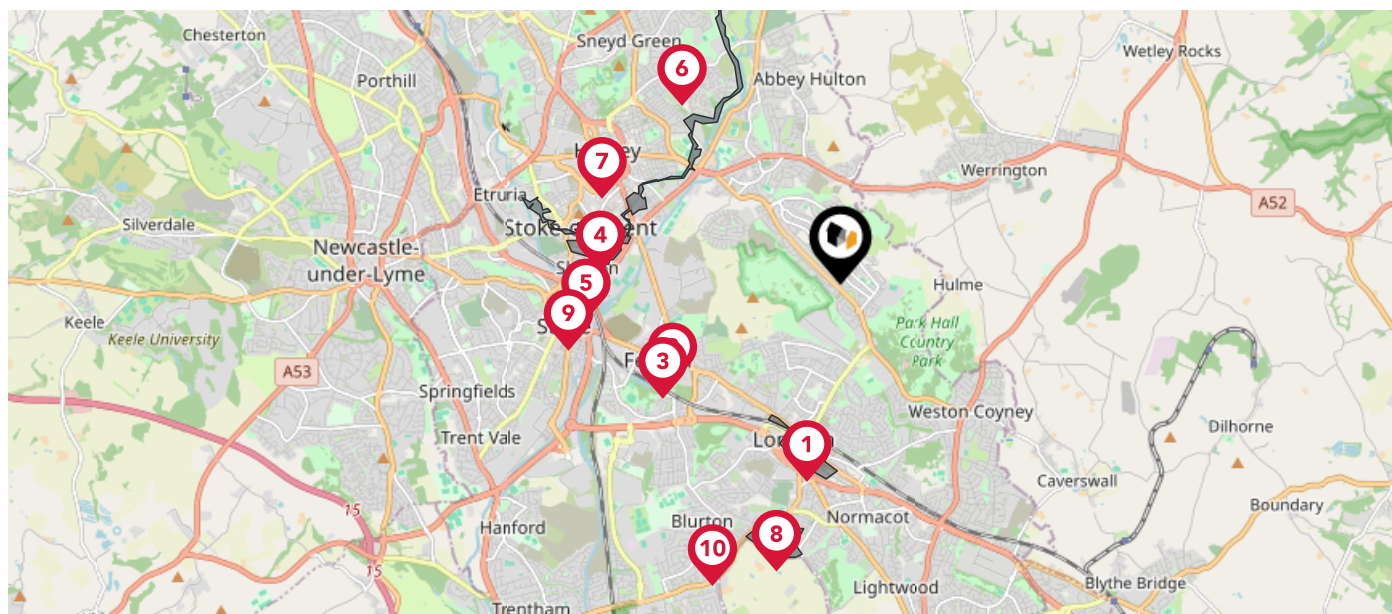
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



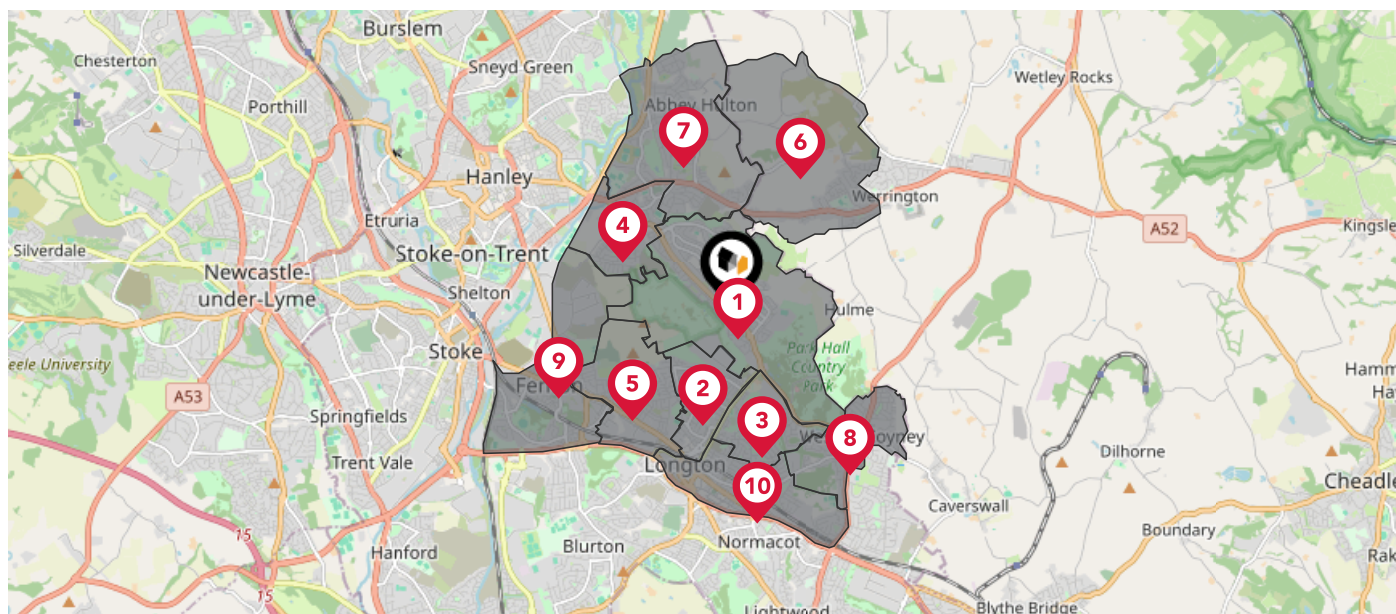
Nearby Conservation Areas

-  Longton Town Centre
-  Victoria Road
-  Albert Square
-  Hanley Park
-  Winton Square
-  Caldon Canal
-  City Centre
-  Dresden
-  Stoke Town Centre
-  Blurton Church

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

Bentilee and Ubberley Ward

2

Sandford Hill Ward

3

Meir Hay Ward

4

Eaton Park Ward

5

Fenton East Ward

6

Werrington Ward

7

Abbey Hulton and Townsend Ward

8

Weston Coyney Ward

9

Fenton West and Mount Pleasant Ward

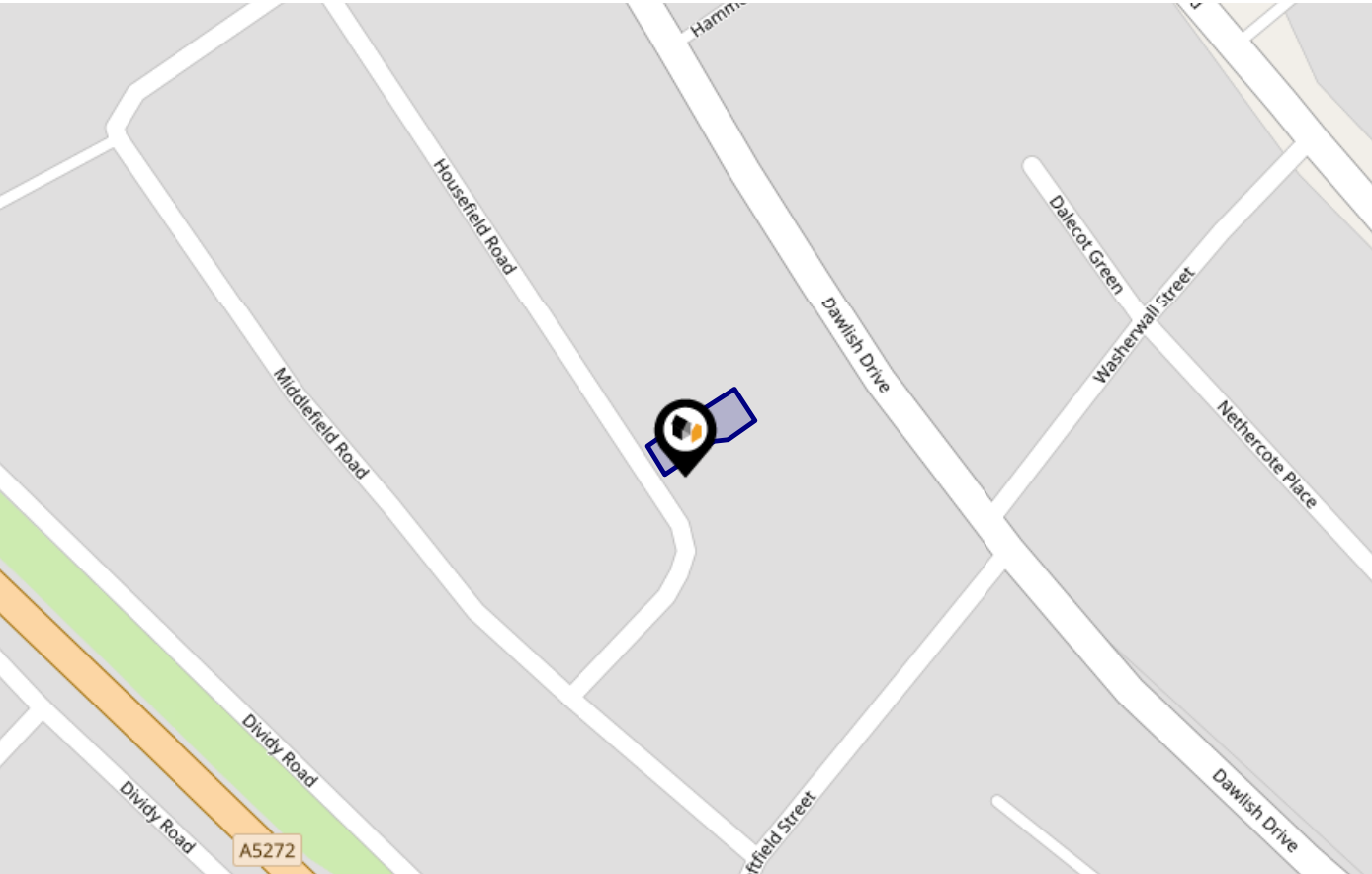
10

Broadway and Longton 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.

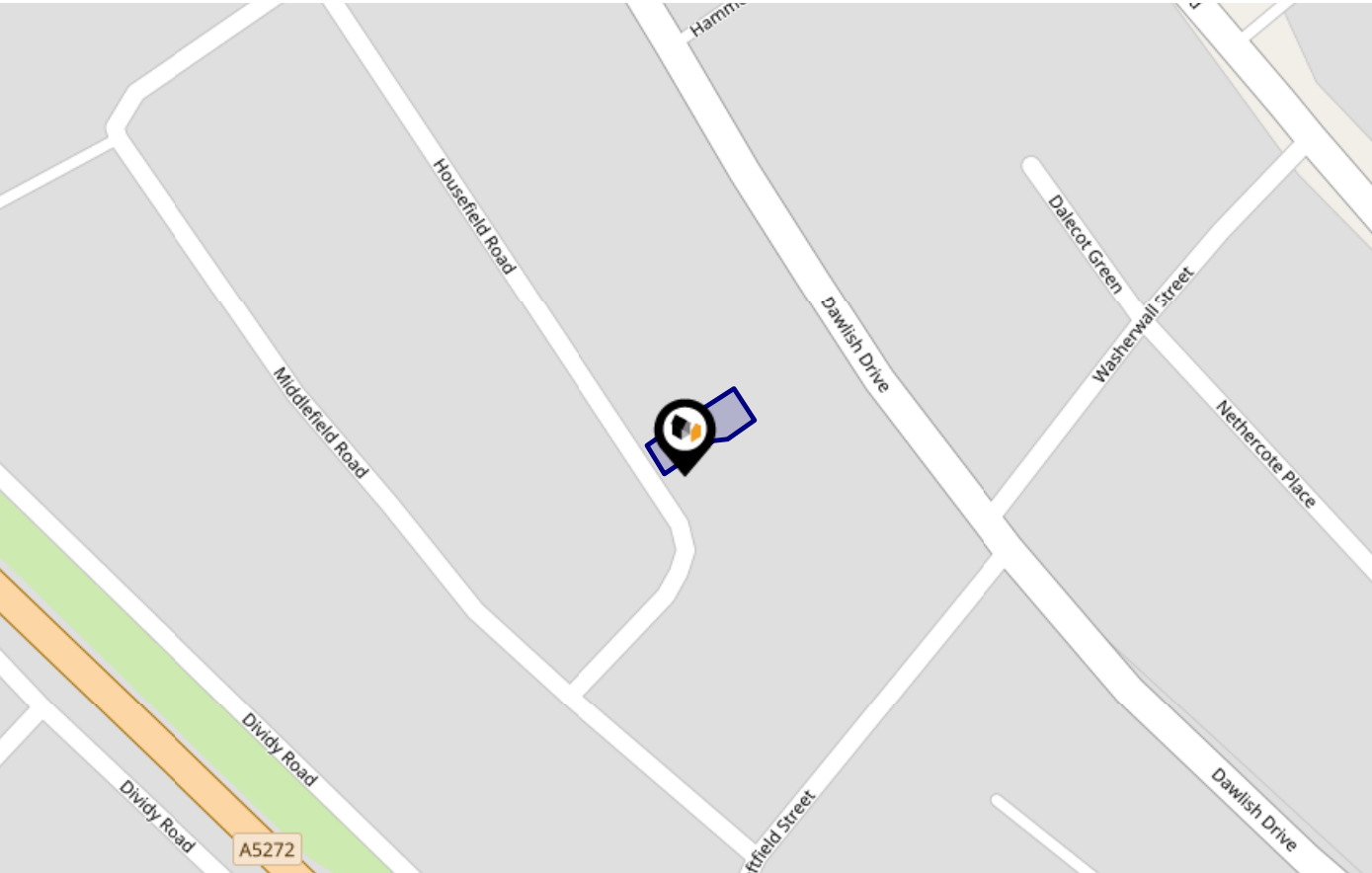
Chance of flooding to the following depths at this property:



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.

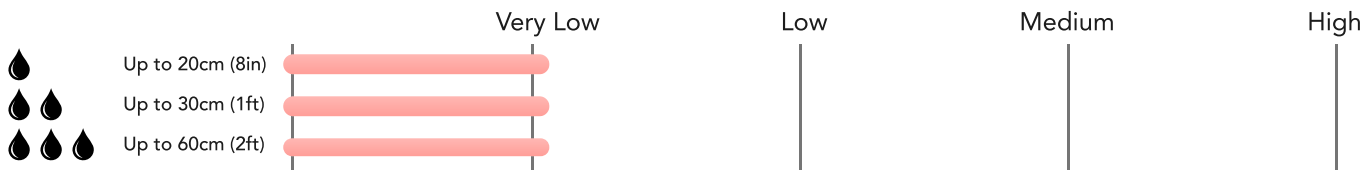


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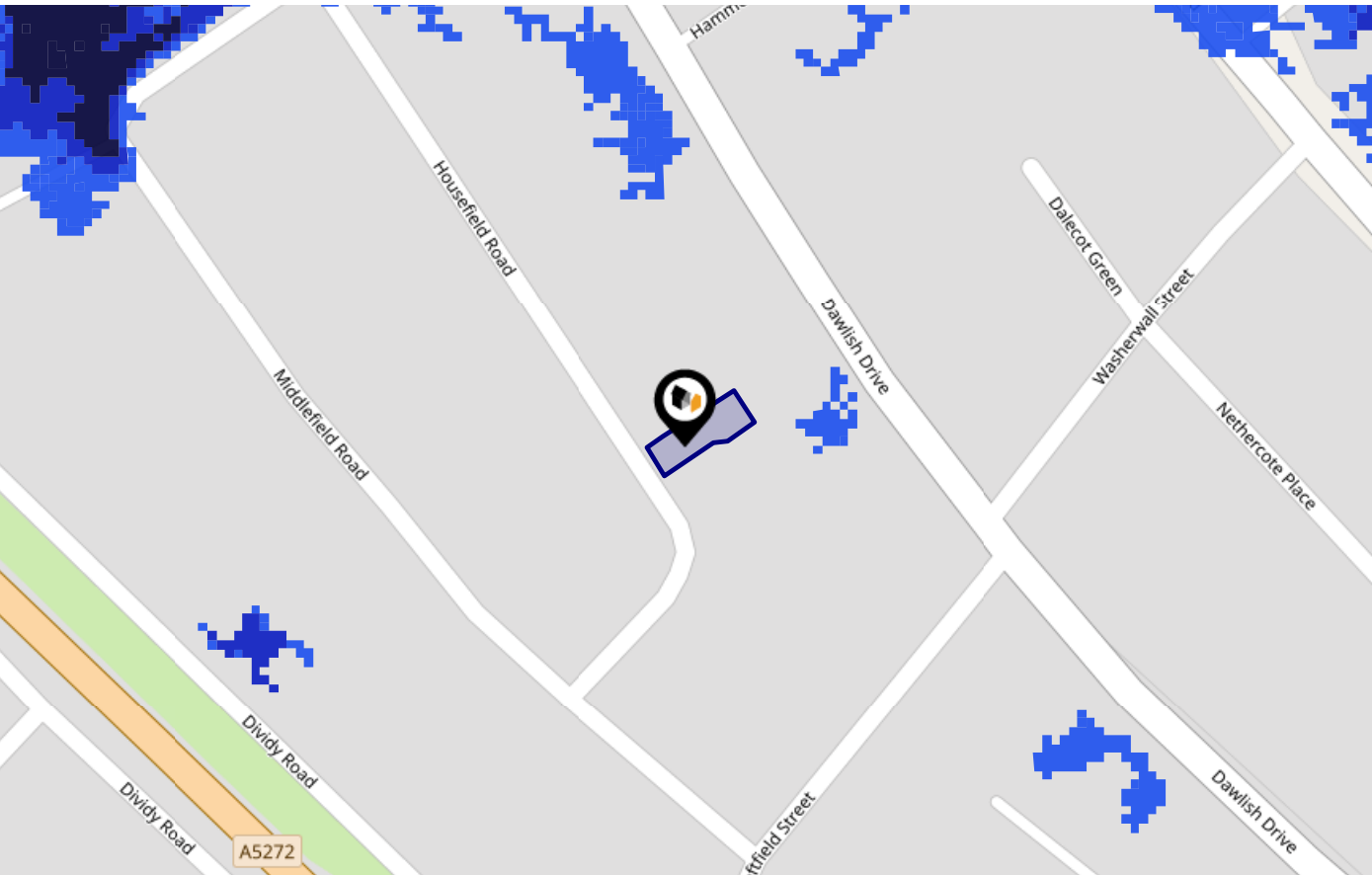
Chance of flooding to the following depths at this property:



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.

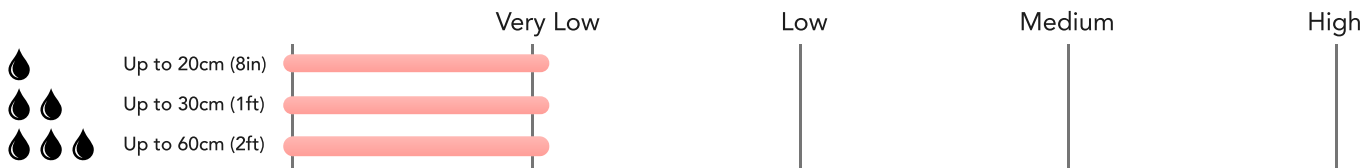


Risk Rating: Very low

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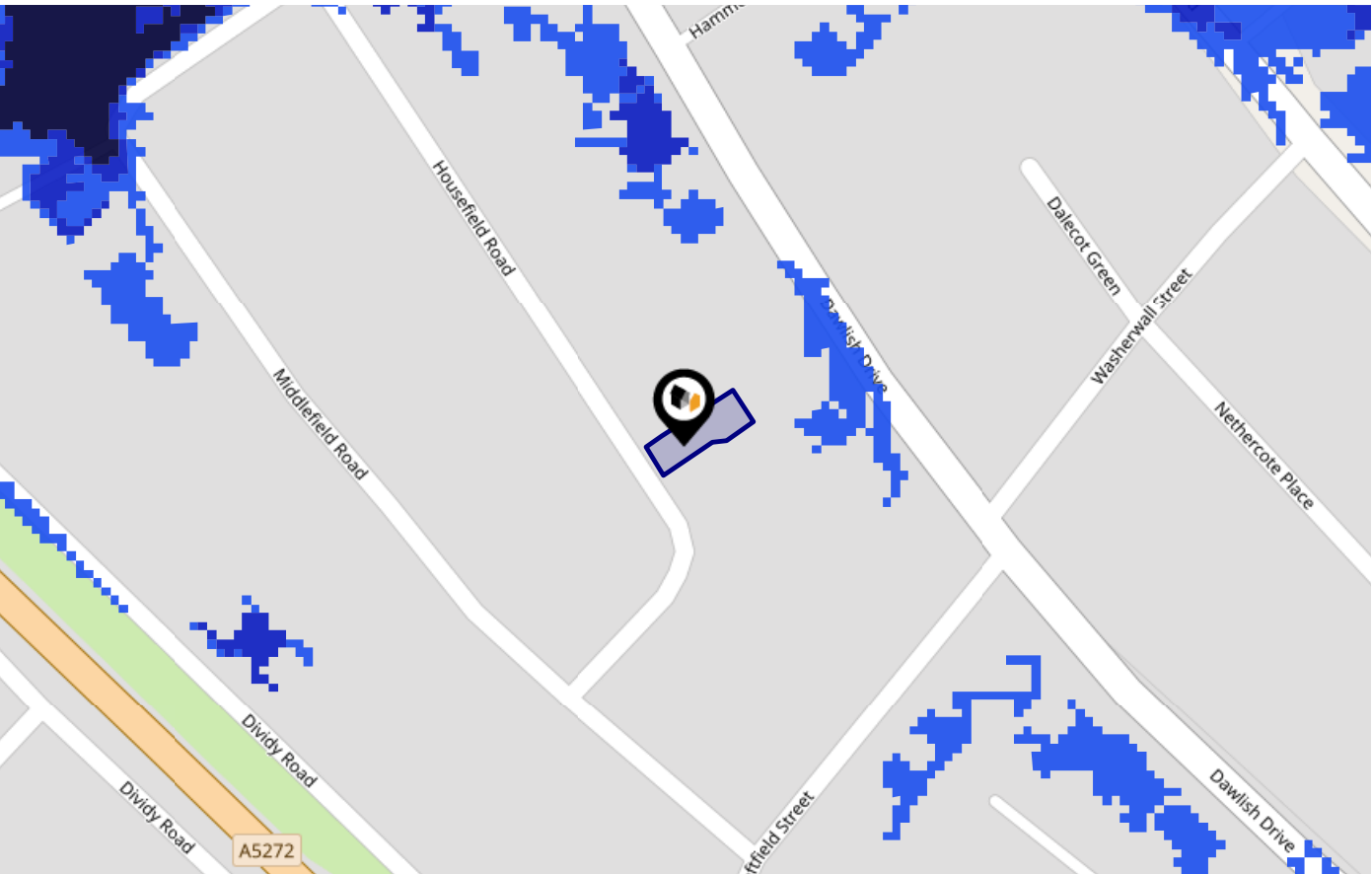
Chance of flooding to the following depths at this property:



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

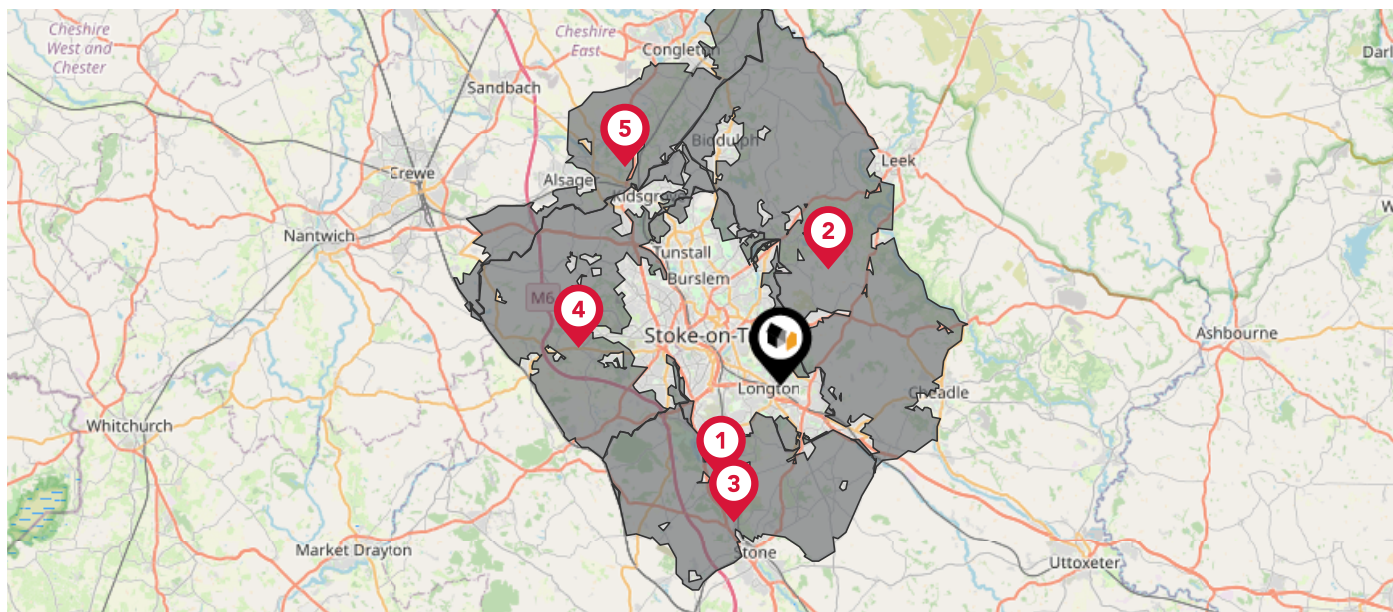
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Chance of flooding to the following depths at this property:



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 - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Stafford



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

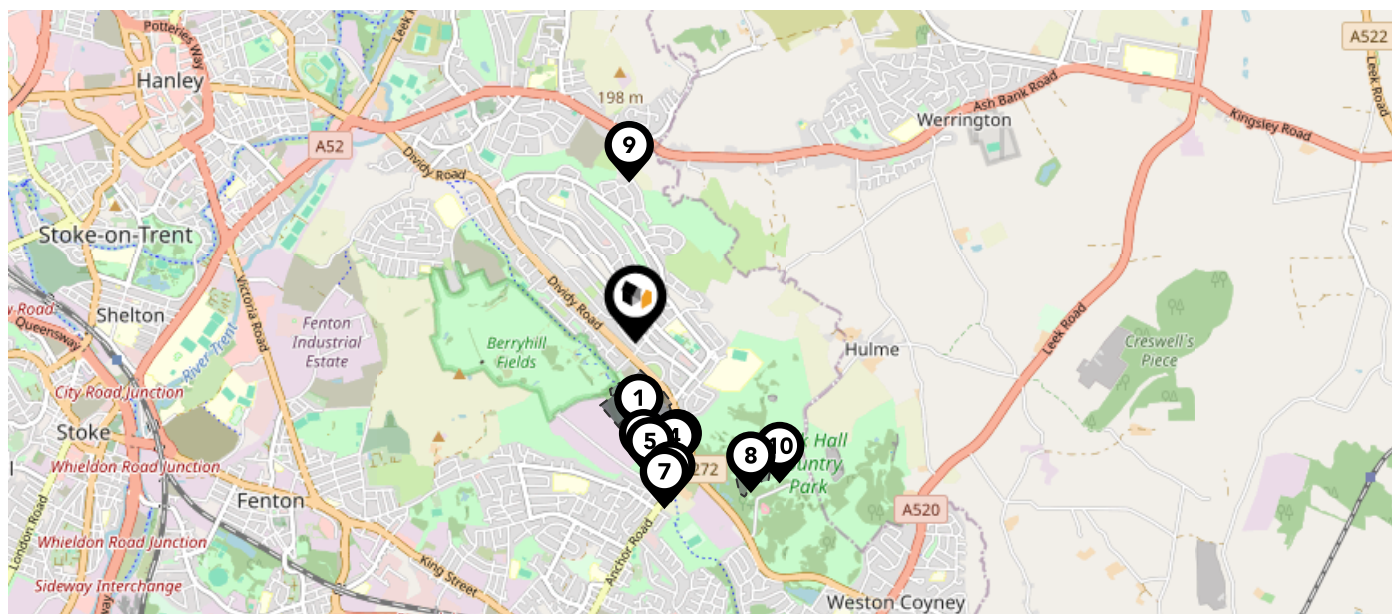


Stoke-on-Trent Green Belt - Cheshire East

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

1	Rear Of Adderley Green Works-H and R Johnson, Dividy Road, Stoke On Trent, Staffordshire	Historic Landfill
2	Wass Tip-Mossfield Road, Longton, Stoke On Trent, Staffordshire	Historic Landfill
3	EA/EPR/BP3691FH/A001	Active Landfill
4	Dividy Road-Land Off Dividy Road, Adderley Green, Longton, Stoke on Trent, Staffordshire	Historic Landfill
5	North East Off Mossfield Road-Mossfield Road/Anchor Road, Adderley Green, Stoke On Trent, Staffordshire	Historic Landfill
6	Anchor Road-Longton, Stoke-on-Trent, Staffordshire	Historic Landfill
7	Wass Tip-Anchor Road, Longton, Stoke On Trent, Staffordshire	Historic Landfill
8	Parkhall Countryside Park-Hulme Road, Bentilee, Stoke On Trent, Staffordshire	Historic Landfill
9	East of Hanley High School-Werrington Road, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill
10	Parkhall-Hulme Road, Parkhall, Stoke On Trent, Staffordshire	Historic Landfill

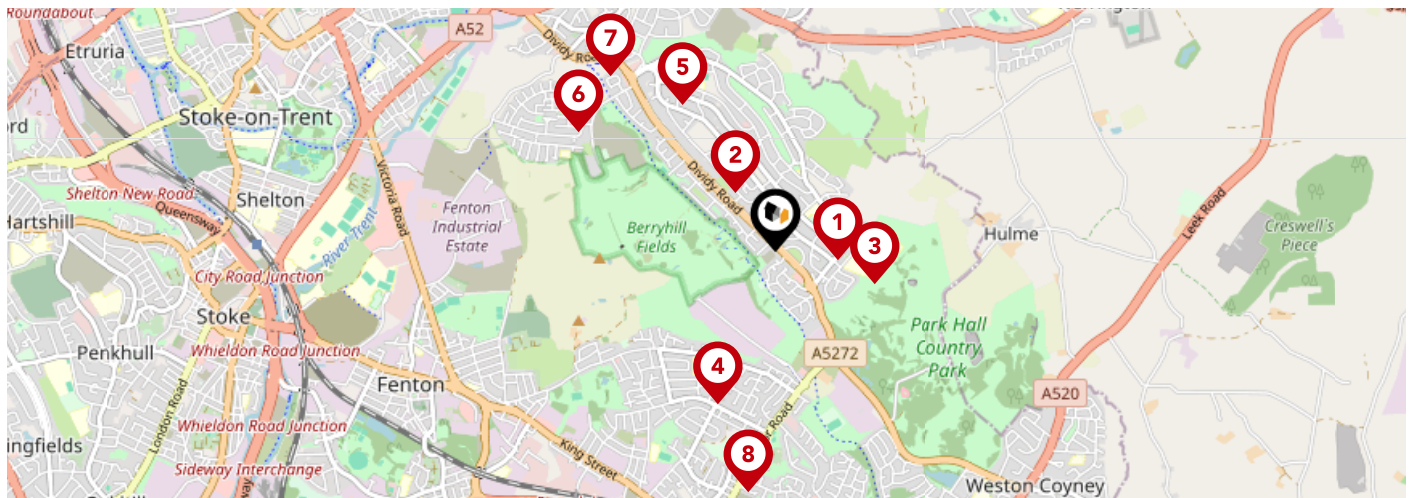
Maps

Listed Buildings

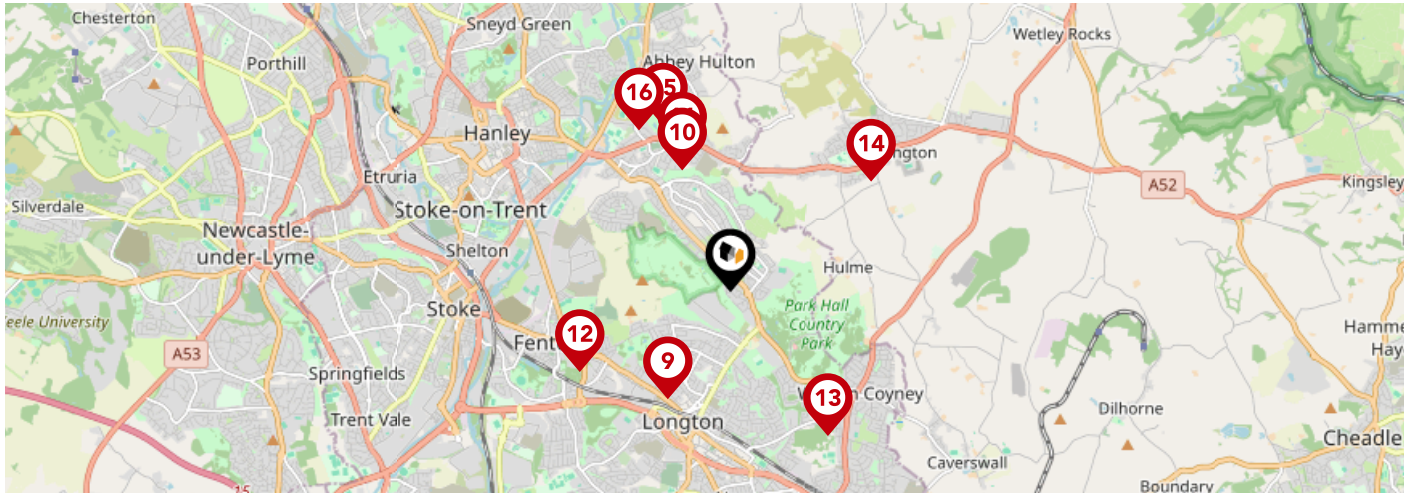
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1195801 - Ford Hayes Farmhouse	Grade II	0.5 miles



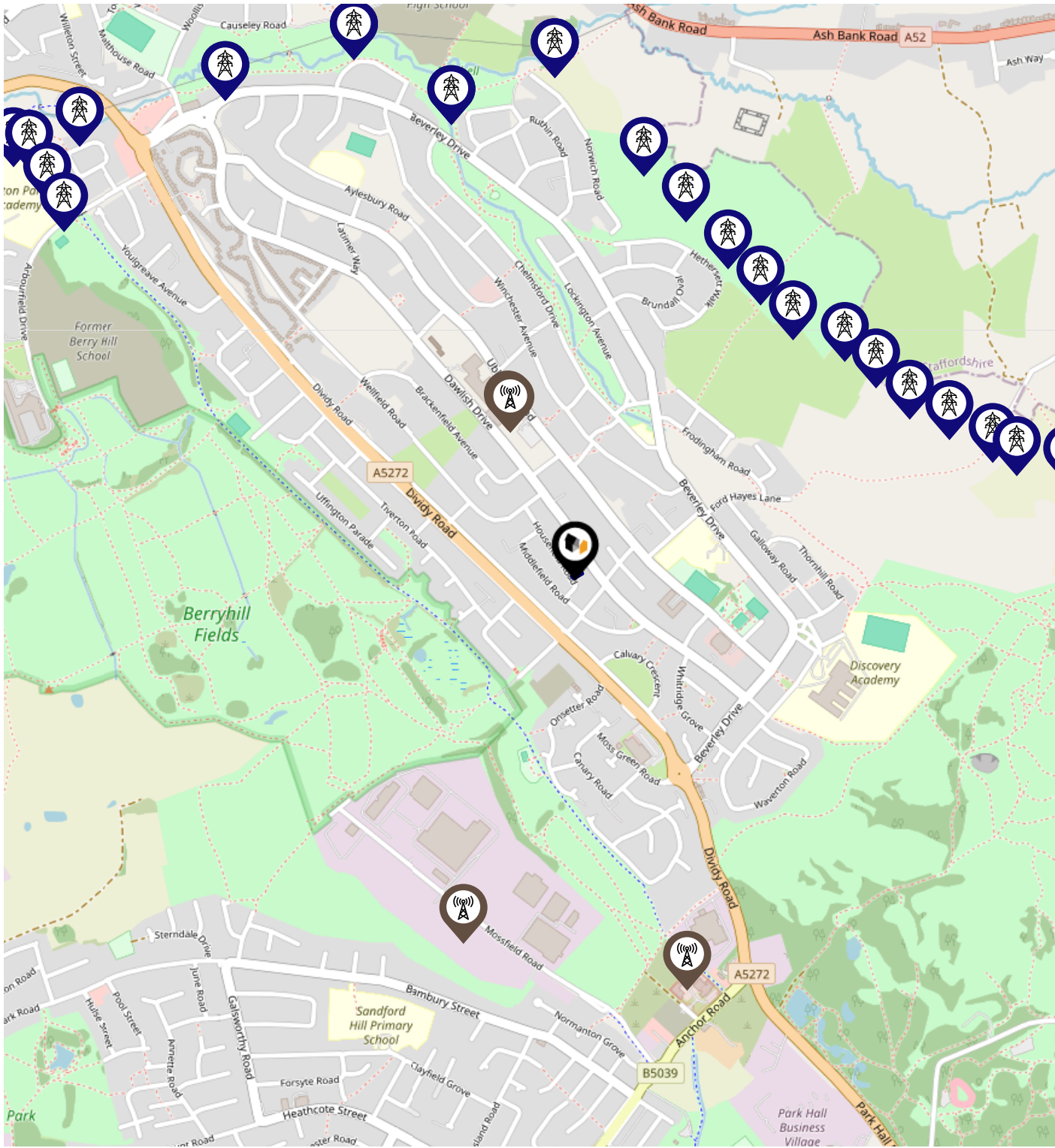
		Nursery	Primary	Secondary	College	Private
1	Maple Court Academy Ofsted Rating: Good Pupils: 434 Distance:0.28	☐	☒	☐	☐	☐
2	Bentilee Nursery School Ofsted Rating: Outstanding Pupils: 62 Distance:0.32	☒	☐	☐	☐	☐
3	Discovery Academy Ofsted Rating: Requires improvement Pupils: 1446 Distance:0.47	☐	☐	☒	☐	☐
4	Sandford Hill Primary School Ofsted Rating: Good Pupils: 453 Distance:0.73	☐	☒	☐	☐	☐
5	St Maria Goretti Catholic Academy Ofsted Rating: Good Pupils: 235 Distance:0.78	☐	☒	☐	☐	☐
6	Eaton Park Academy Ofsted Rating: Good Pupils: 468 Distance:1.03	☐	☒	☐	☐	☐
7	Merit Hospital School and Medical Pupil Referral Unit Ofsted Rating: Good Pupils: 1 Distance:1.07	☐	☐	☒	☐	☐
8	Gladstone Primary Academy Ofsted Rating: Good Pupils: 462 Distance:1.08	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Co-Op Academy Clarice Cliff Ofsted Rating: Requires improvement Pupils: 418 Distance:1.1	☐	☒	☐	☐	☐
10	Kingsland CofE Academy Ofsted Rating: Good Pupils: 456 Distance:1.17	☐	☒	☐	☐	☐
11	Aurora Hanley School Ofsted Rating: Outstanding Pupils: 84 Distance:1.31	☐	☐	☒	☐	☐
12	Co-op Academy Glebe Ofsted Rating: Outstanding Pupils: 237 Distance:1.53	☐	☒	☐	☐	☐
13	Park Hall Academy Ofsted Rating: Good Pupils: 448 Distance:1.55	☐	☒	☐	☐	☐
14	Werrington Primary School Ofsted Rating: Good Pupils: 459 Distance:1.6	☐	☒	☐	☐	☐
15	Newfriars College Ofsted Rating: Good Pupils:0 Distance:1.6	☐	☐	☒	☐	☐
16	Our Lady and St Benedict Catholic Academy Ofsted Rating: Outstanding Pupils: 214 Distance:1.66	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

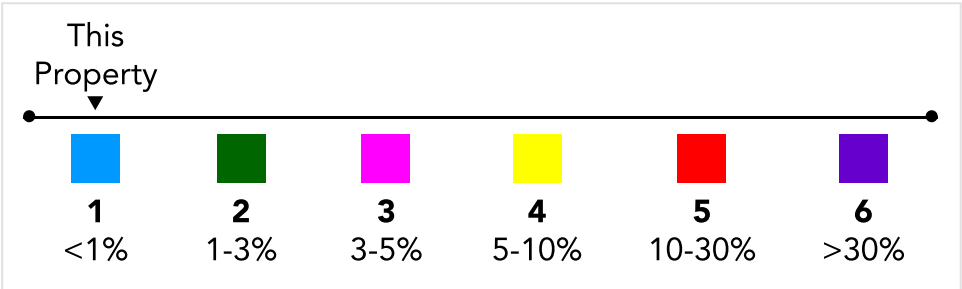
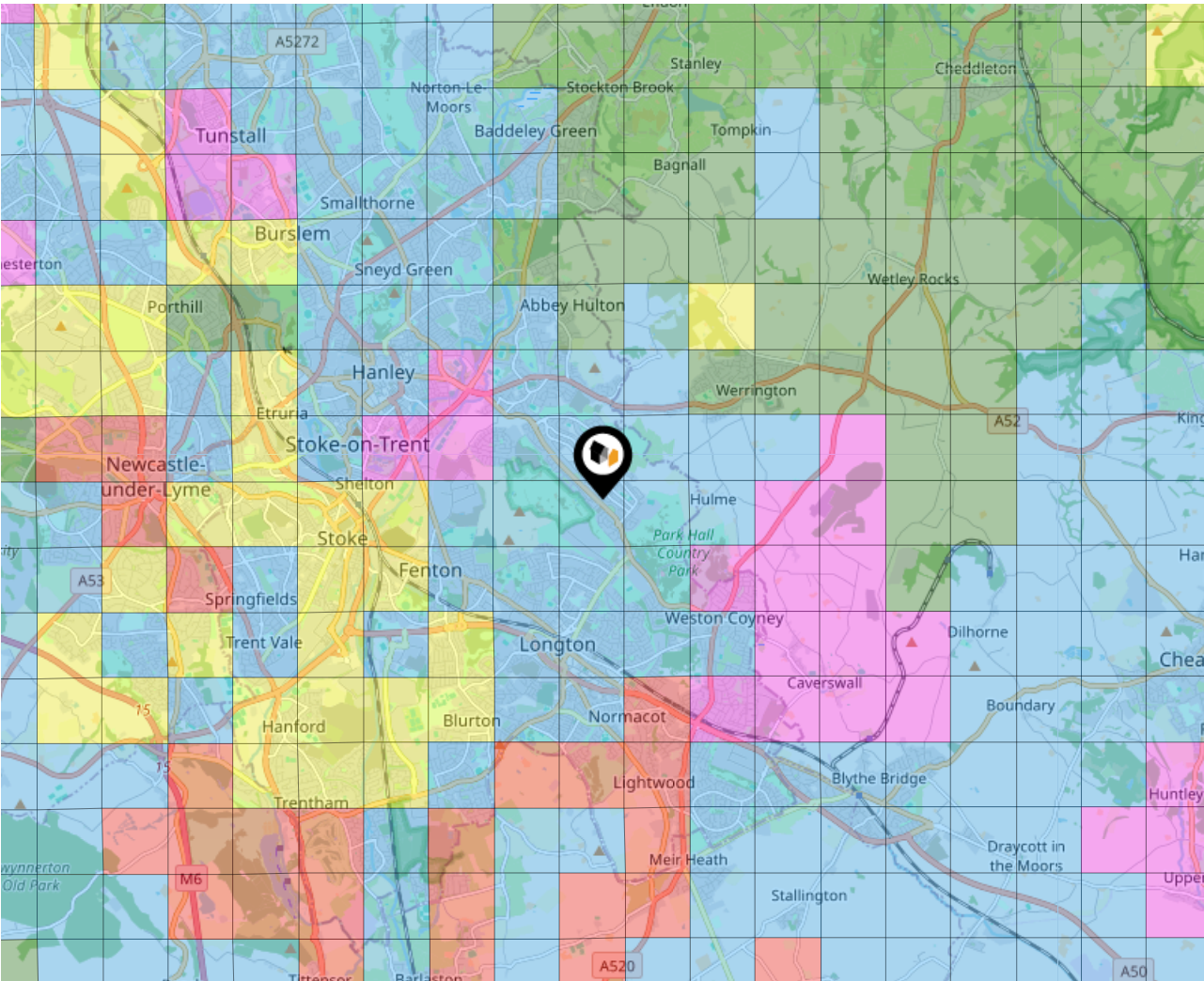


Key:

-  Power Pylons
-  Communication Masts

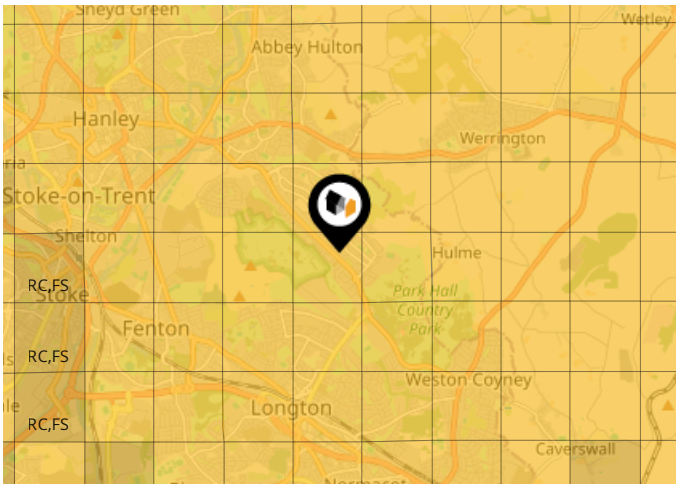
What is Radon?

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		

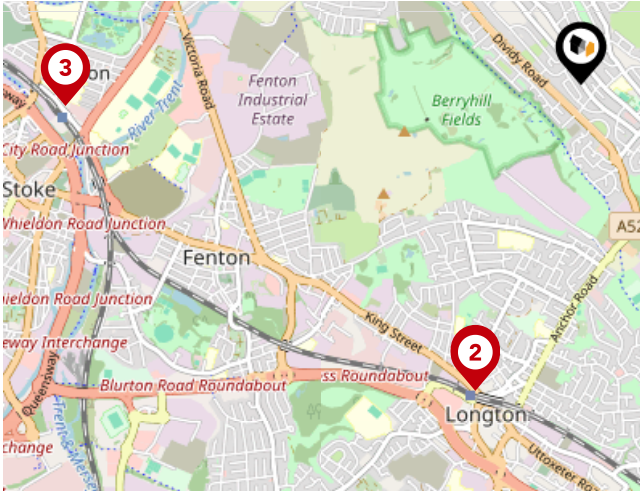


Primary Classifications (Most Common Clay Types)

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

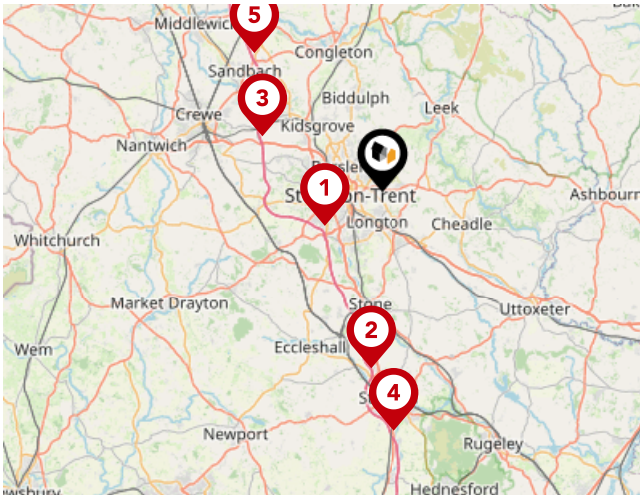
Area

Transport (National)



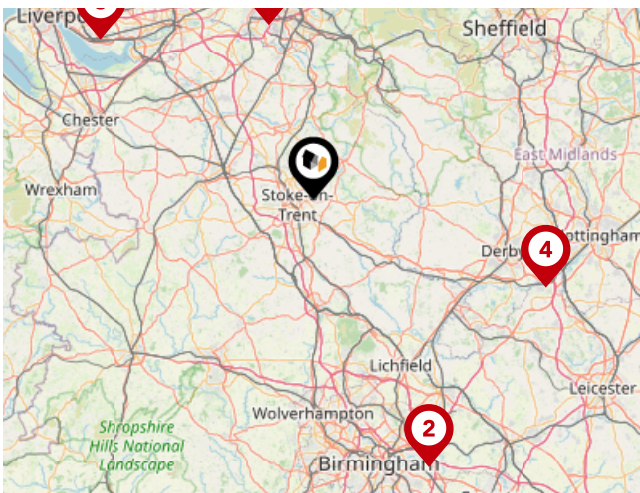
National Rail Stations

Pin	Name	Distance
	Platform 1	1.43 miles
	Platform 2	1.44 miles
	Stoke-on-Trent Rail Station	2.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J15	4.78 miles
	M6 J14	12.65 miles
	M6 J16	9.53 miles
	M6 J13	17.03 miles
	M6 J17	13.51 miles

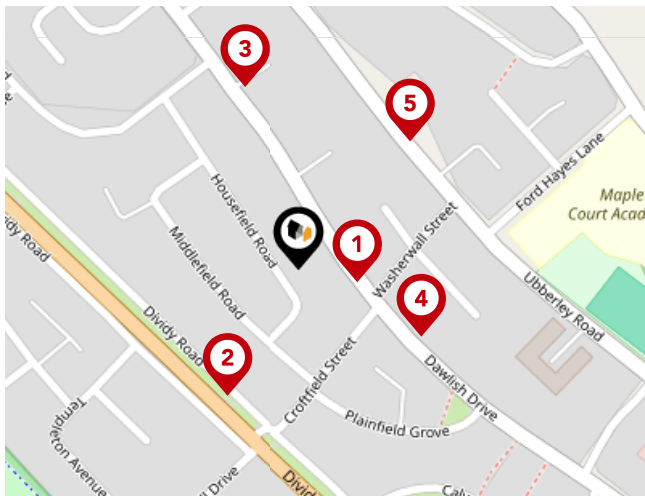


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	25.58 miles
	Birmingham Airport	41.88 miles
	Speke	37.82 miles
	East Mids Airport	35.54 miles

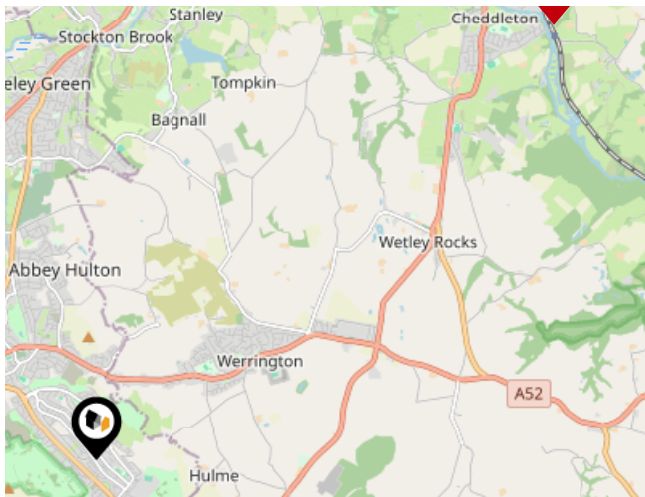
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Croftfield Street	0.03 miles
2	Hall Hill Drive	0.08 miles
3	Tyson Green	0.11 miles
4	Croftfield Street	0.08 miles
5	Ubberley Road	0.1 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	5.63 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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