



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09<sup>th</sup> January 2026



**48, DEAN STREET, BREWOOD, STAFFORD, ST19 9BU**

## Landwood Group

77 Deansgate Manchester M3 2BW

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<https://landwoodgroup.com/>



# Property Overview

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## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	10/02/2015
<b>Bedrooms:</b>	5	<b>Last Sold Price:</b>	£525,000
<b>Floor Area:</b>	2,852 ft <sup>2</sup> / 265 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£184
<b>Plot Area:</b>	0.21 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,699		
<b>Title Number:</b>	SF391557		
<b>UPRN:</b>	100031801200		

## Local Area

<b>Local Authority:</b>	South staffordshire
<b>Conservation Area:</b>	Brewood
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

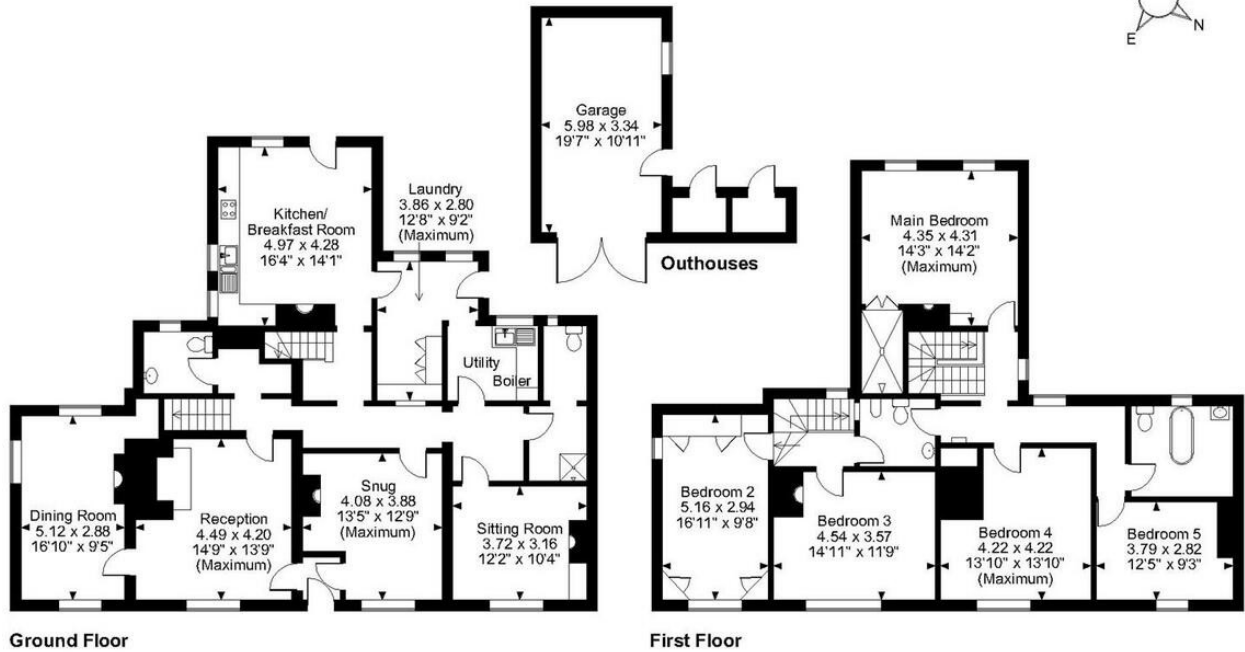
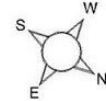
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Planning records for: *48, Dean Street, Brewood, Stafford, ST19 9BU*

Reference - 14/00361/TREE
<b>Decision:</b> Awaiting decision
<b>Date:</b> 30th April 2014
<b>Description:</b> Conservation Area - Remove 2 Ash trees and 1 Hawthorn
Reference - 15/00612/LBC
<b>Decision:</b> Unknown
<b>Date:</b> 13th July 2015
<b>Description:</b> Reinstatement of courtyard gate

## 48, DEAN STREET, BREWOOD, STAFFORD, ST19 9BU

Dean Street, Brewood, Stafford  
 Approximate Gross Internal Area  
 Main House = 2672 Sq Ft/248 Sq M  
 Garage = 215 Sq Ft/20 Sq M  
 Outhouses = 33 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8511384/JCR

# Property EPC - Certificate



48 Dean Street, Brewood, ST19 9BU

Energy rating

# D

Valid until 09.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<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>	Not defined
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 75 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 60% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	265 m <sup>2</sup>

# Maps

## Coal Mining

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This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

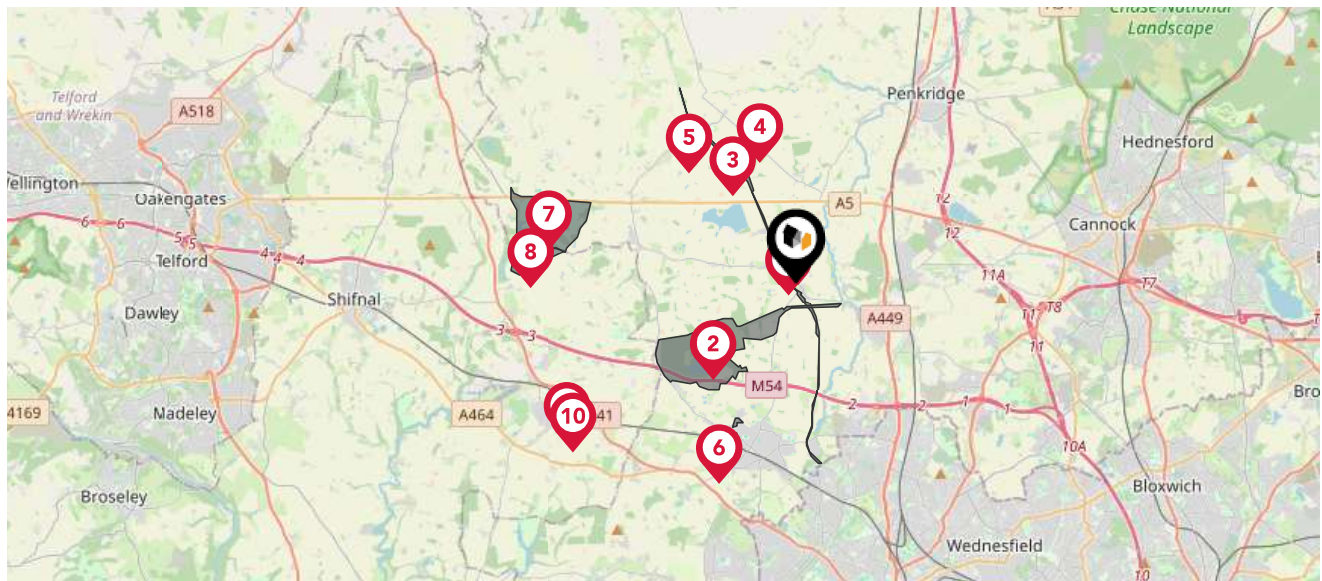
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



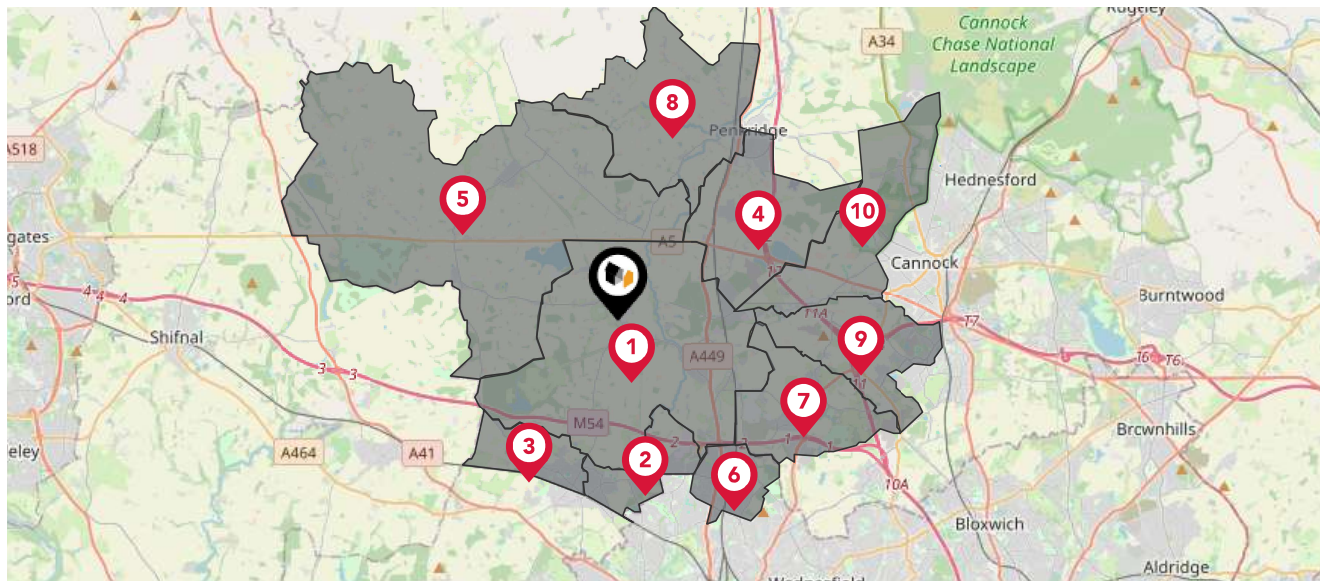
### Nearby Conservation Areas

- 1 Brewood
- 2 Chillington
- 3 Shropshire Union Canal
- 4 Lapley
- 5 Wheaton Aston
- 6 Codsall
- 7 Weston-under-Lizard
- 8 Weston-under-Lizard
- 9 Albrighton (Station Road)
- 10 Albrighton

# 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

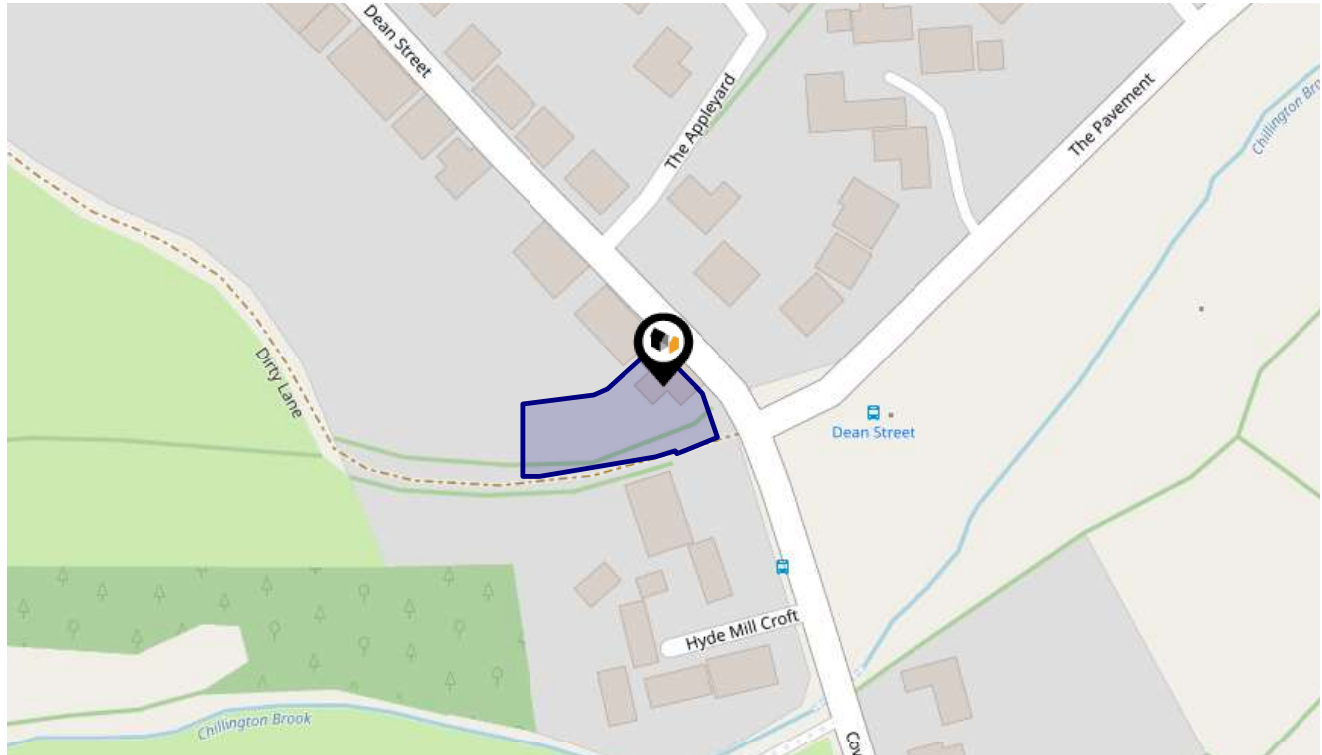
- 1 Brewood and Coven Ward
- 2 Bilbrook Ward
- 3 Codsall North Ward
- 4 Penkridge South East Ward
- 5 Wheaton Aston, Bishopswood and Lapley Ward
- 6 Bushbury North Ward
- 7 Featherstone and Shareshill Ward
- 8 Penkridge West Ward
- 9 Cheslyn Hay North and Saredon Ward
- 10 Huntington and Hatherton Ward

# Maps

## Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

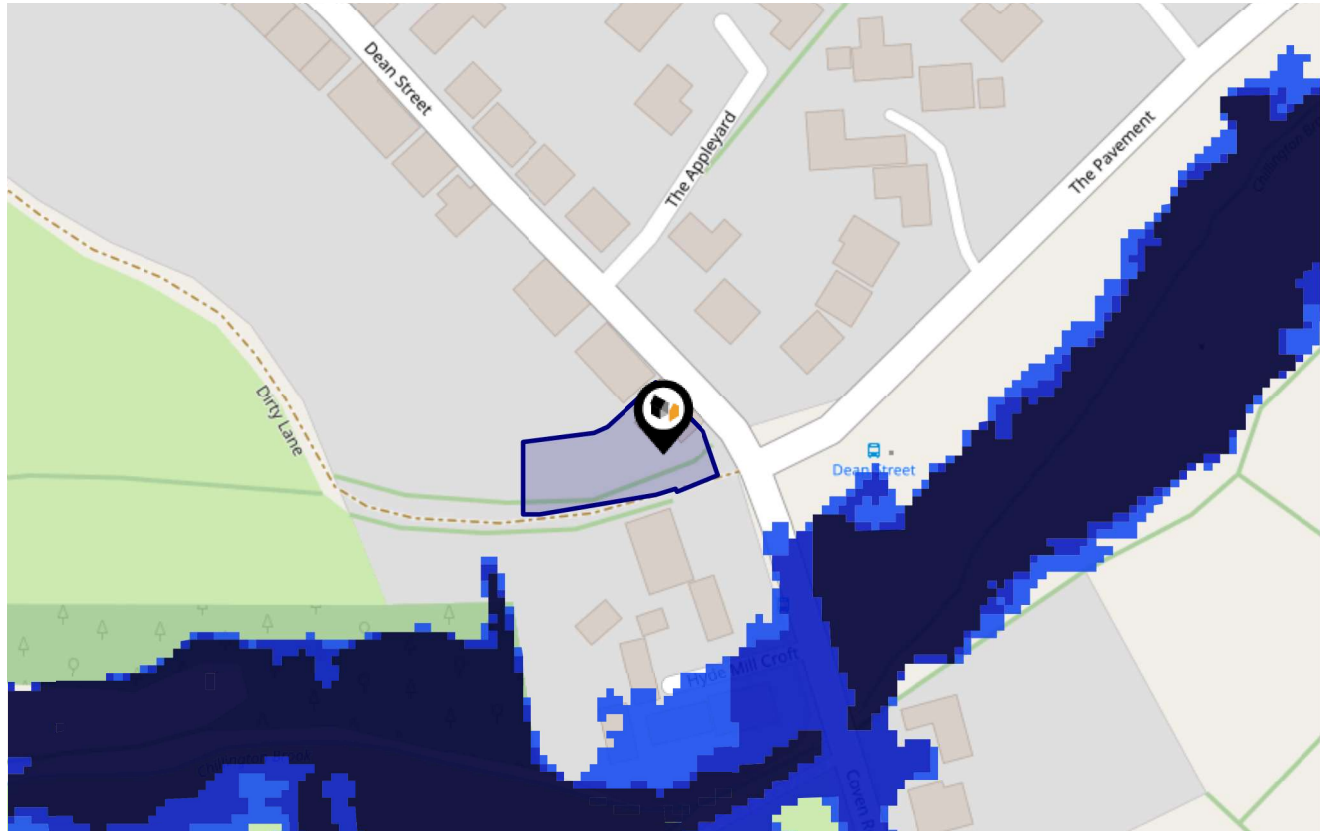
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

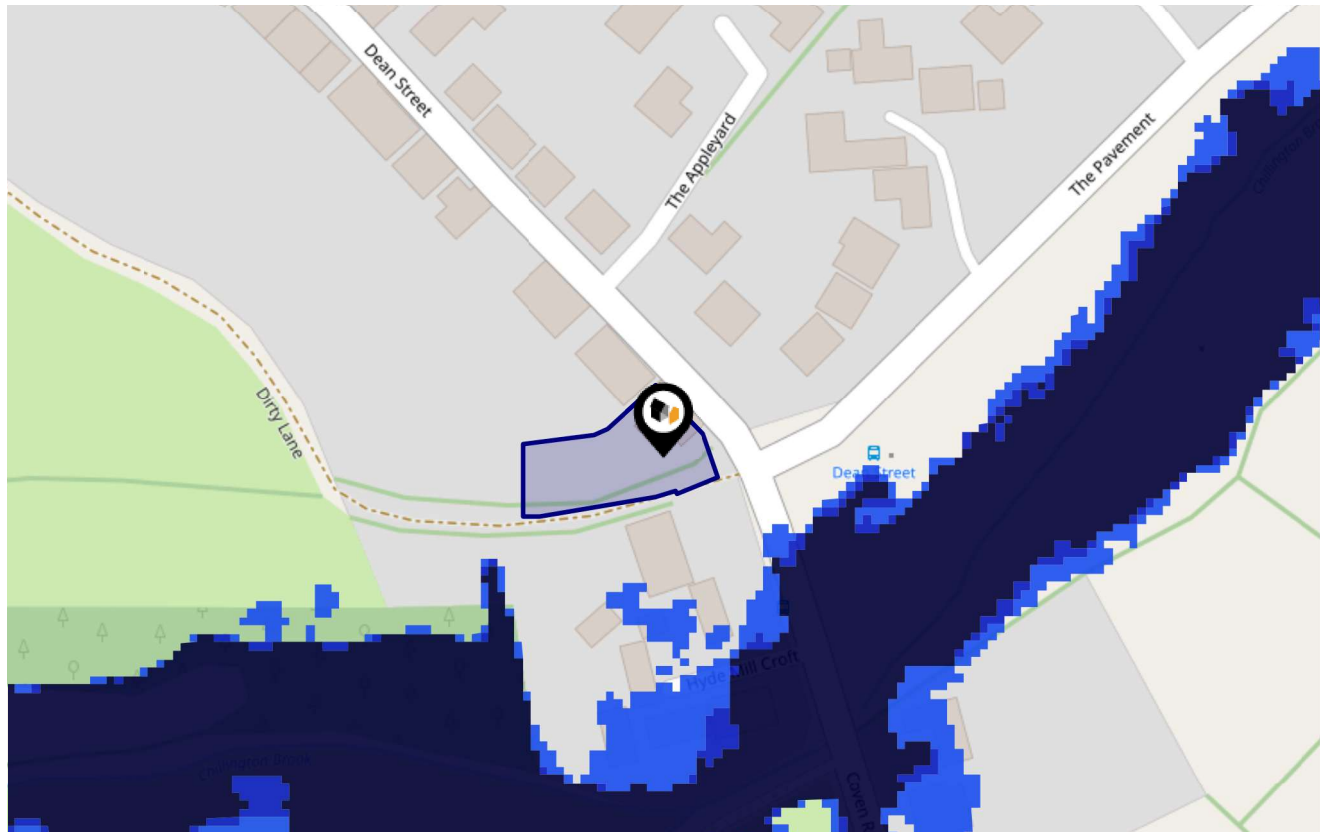


# Flood Risk

## 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.

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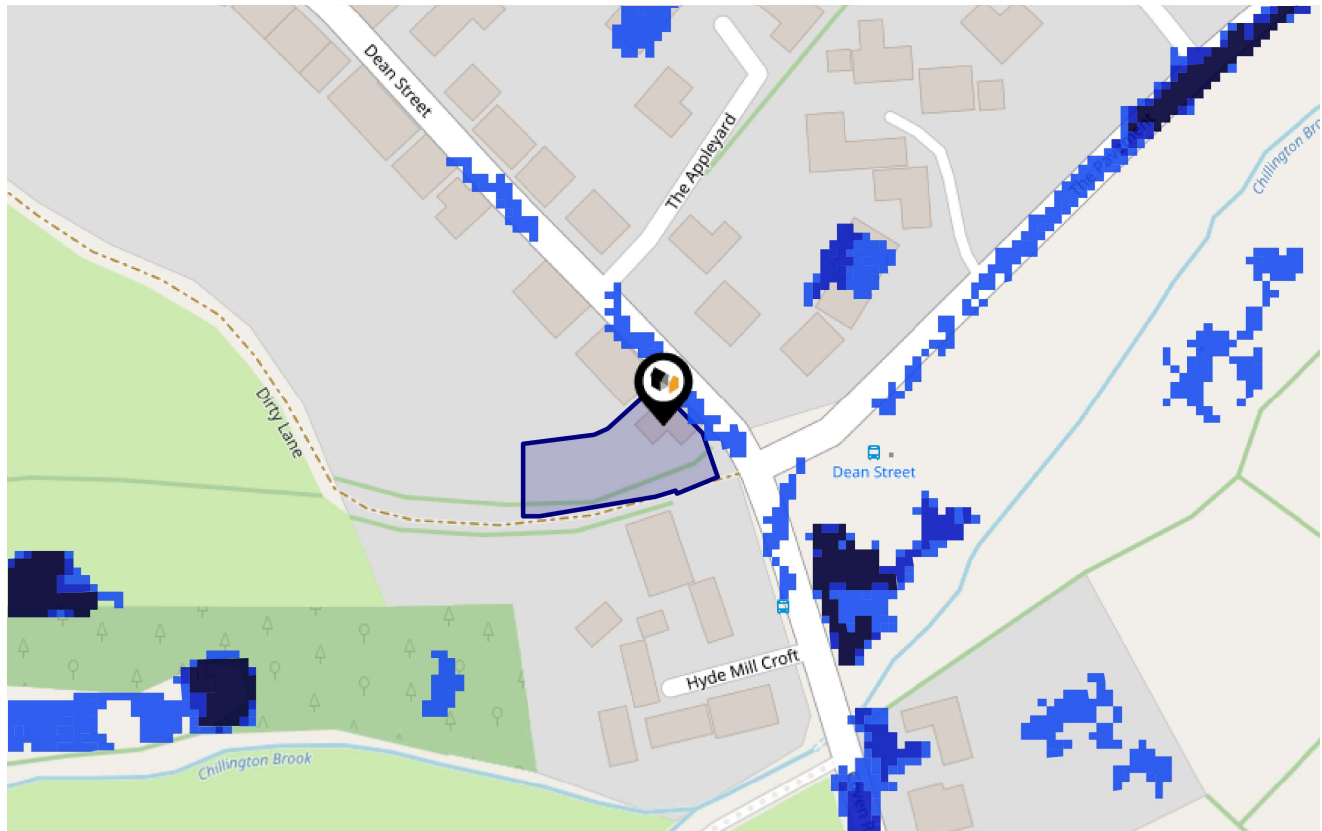


# Flood Risk

## 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:

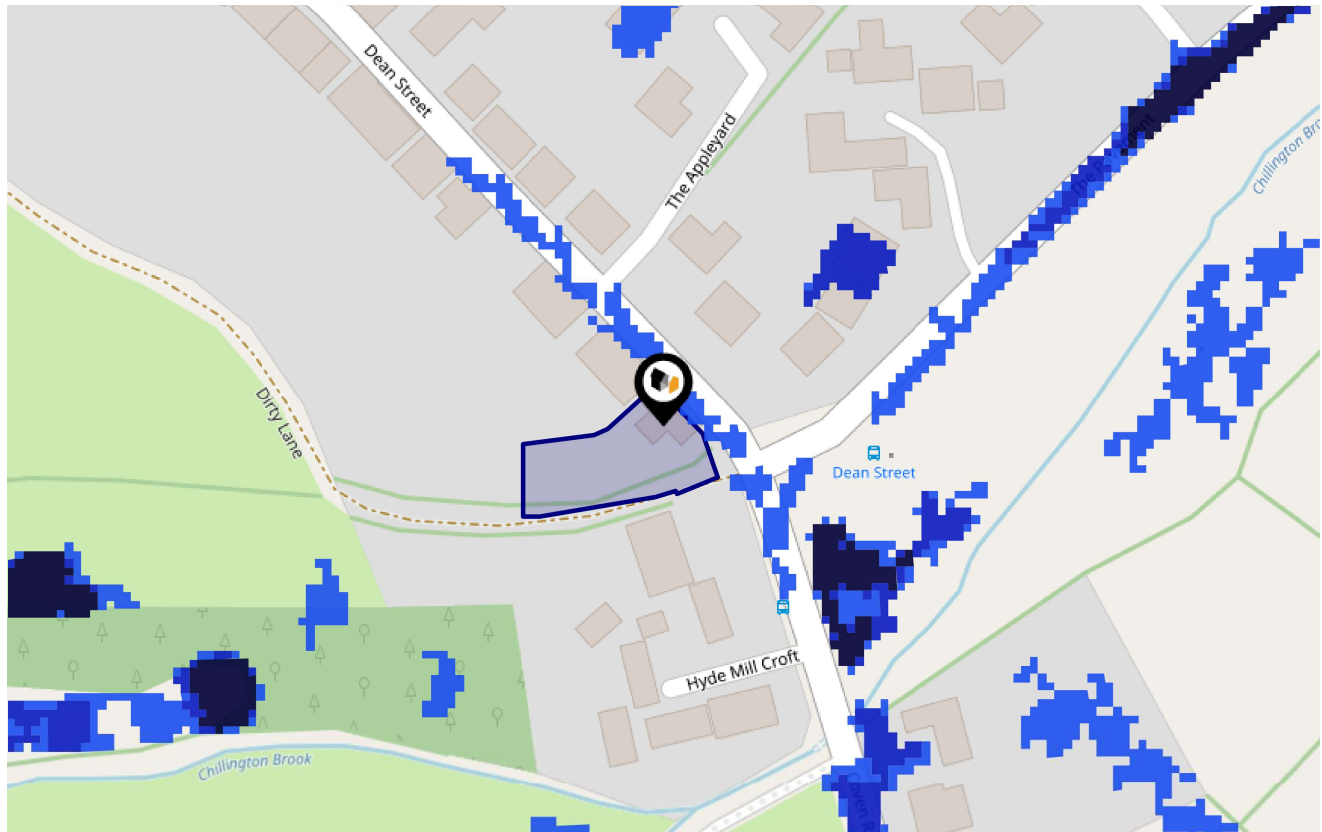


# Flood Risk

## 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.

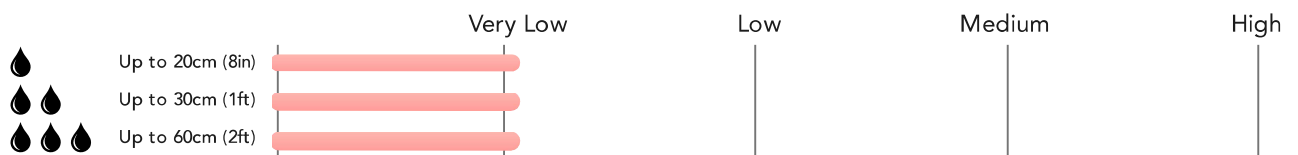


Risk Rating: Very low

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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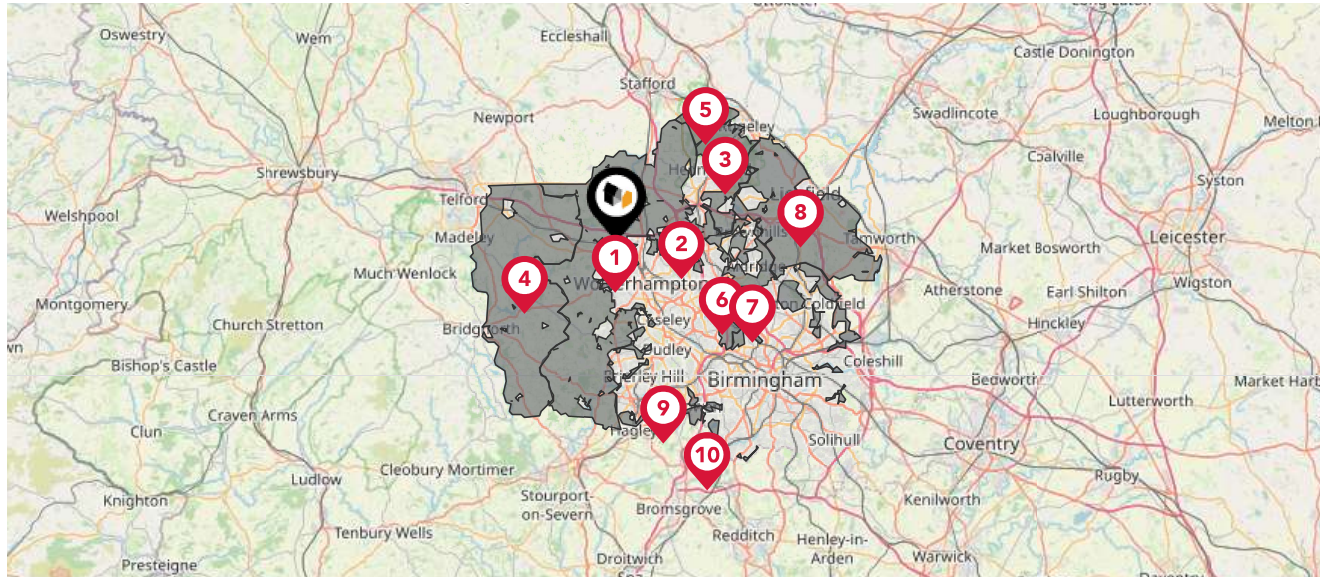
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



### Nearby Green Belt Land

- 1 Birmingham Green Belt - South Staffordshire
- 2 Birmingham Green Belt - Wolverhampton
- 3 Birmingham Green Belt - Cannock Chase
- 4 Birmingham Green Belt - Shropshire
- 5 Birmingham Green Belt - Stafford
- 6 Birmingham Green Belt - Walsall
- 7 Birmingham Green Belt - Sandwell
- 8 Birmingham Green Belt - Lichfield
- 9 Birmingham Green Belt - Dudley
- 10 Birmingham Green Belt - Birmingham

# 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>	Barnfield Sandpits-Horsebrook Road, A Eastern Side, B Western Side, Brewood, Staffordshire	Historic Landfill
<b>2</b>	Cresswell Farm-Barn Lane, Brewood, Staffordshire	Historic Landfill
<b>3</b>	Landfill Site Near Broom Hall-Stretton, Staffordshire	Historic Landfill
<b>4</b>	Poplars East Opencast Coal Site-Brewood, Staffordshire	Historic Landfill
<b>5</b>	Barr Farm-Barr Farm, Standeford, Four Ashes, Near Wolverhampton, Staffordshire	Historic Landfill
<b>6</b>	Standeford Mill House-Old Stafford Road, Standeford, Staffordshire	Historic Landfill
<b>7</b>	Four Ashes Quarry-Land North Of Vicarage Road, Four Ashes, Staffordshire	Historic Landfill
<b>8</b>	Field Off Deepmore Lane-Deepmore Lane, Calfheath, Staffordshire	Historic Landfill
<b>9</b>	Boscobel Quarry-Boscobel, Codsall Wood, Staffordshire	Historic Landfill
<b>10</b>	Bliss Sands-Bishop's Wood, Stafford, 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...



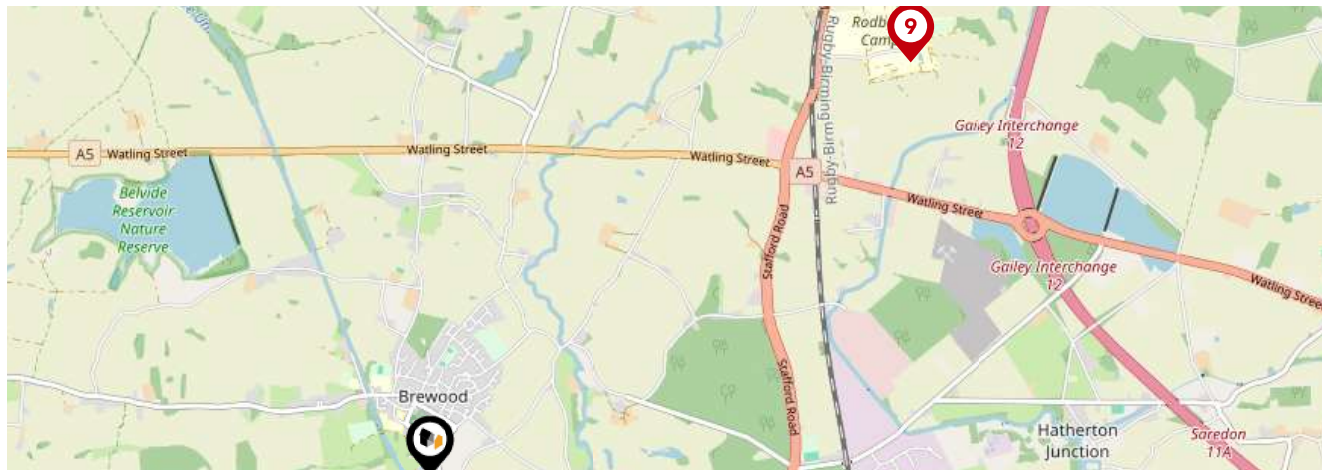
Listed Buildings in the local district	Grade	Distance
1060205 - No 38 (wood End) And 40 (dean End), Dean Street	Grade II	0.0 miles
1060206 - No 46 (old Smithy House), Dean Street	Grade II	0.0 miles
1295164 - Old Smithy Cottage	Grade II	0.0 miles
1178226 - No 44 (dean Street House), Dean Street	Grade II	0.0 miles
1060202 - Westgate, Forecourt Wall And Gate Piers	Grade II	0.1 miles
1178244 - The Garth	Grade II	0.1 miles
1178137 - Dean's Hall Farmhouse	Grade II	0.1 miles
1060203 - The Ferns	Grade II	0.1 miles
1178086 - Anslow Memorial Approximately 15 Yards South Of West Tower	Grade II	0.1 miles
1391839 - Brewood War Memorial, In The Churchyard Of St Mary The Virgin And St Chad's Church	Grade II	0.1 miles
1060201 - Barn Approximately 50 Yards South East Of Dean's Hall Farmhouse	Grade II	0.1 miles

# Area Schools



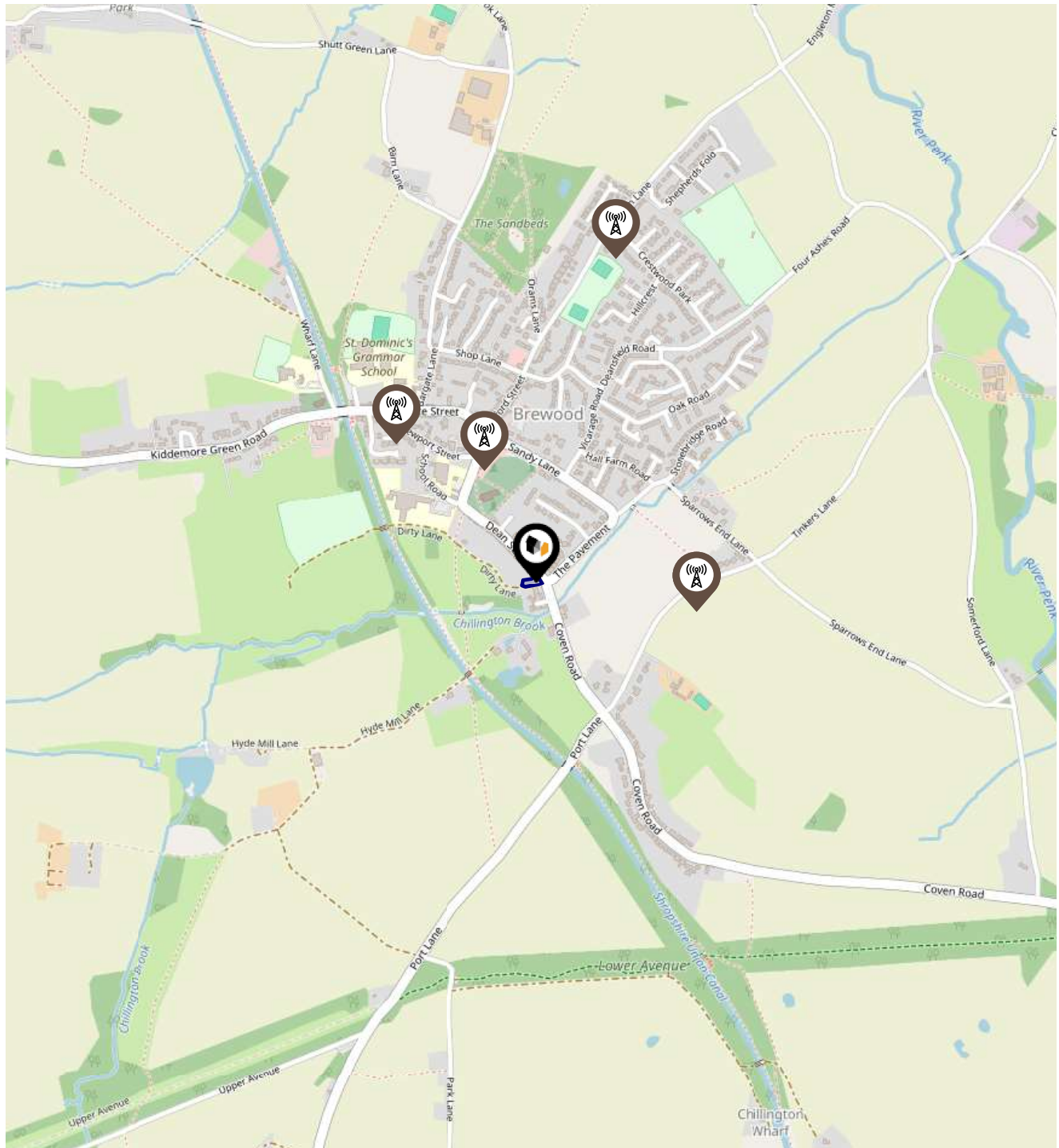
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Brewood Middle CofE Academy</b> Ofsted Rating: Good   Pupils: 421   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary and St Chad CofE First School</b> Ofsted Rating: Good   Pupils: 165   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St. Dominic's Grammar School</b> Ofsted Rating: Not Rated   Pupils: 295   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Paul's CofE First School</b> Ofsted Rating: Good   Pupils: 143   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Robin's Nest School</b> Ofsted Rating: Good   Pupils: 7   Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ivetsey Bank Hospital School</b> Ofsted Rating: Requires improvement   Pupils: 21   Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>South Staffordshire College</b> Ofsted Rating: Good   Pupils:0   Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>The Rural Enterprise Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:3.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Nicholas Church of England First School</b> Ofsted Rating: Good   Pupils: 354   Distance:3.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Lane Green First School</b> Ofsted Rating: Requires improvement   Pupils: 147   Distance:3.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Bilbrook CofE (VC) Middle School</b> Ofsted Rating: Good   Pupils: 130   Distance:3.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St John's CofE First School</b> Ofsted Rating: Good   Pupils: 78   Distance:3.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Codsall Community High School</b> Ofsted Rating: Good   Pupils: 1070   Distance:3.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Codsall Middle School</b> Ofsted Rating: Good   Pupils: 513   Distance:3.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Mary's CofE First Academy</b> Ofsted Rating: Good   Pupils: 79   Distance:3.42</p>	<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

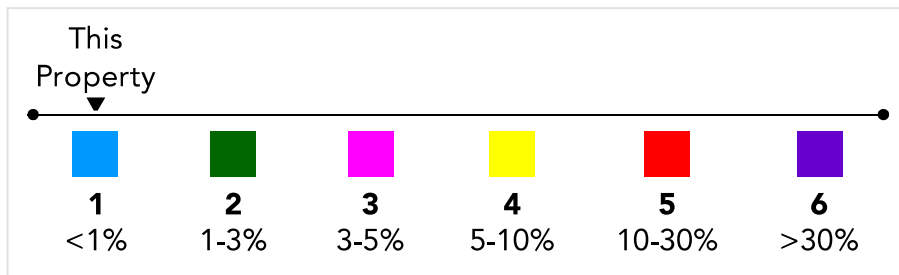
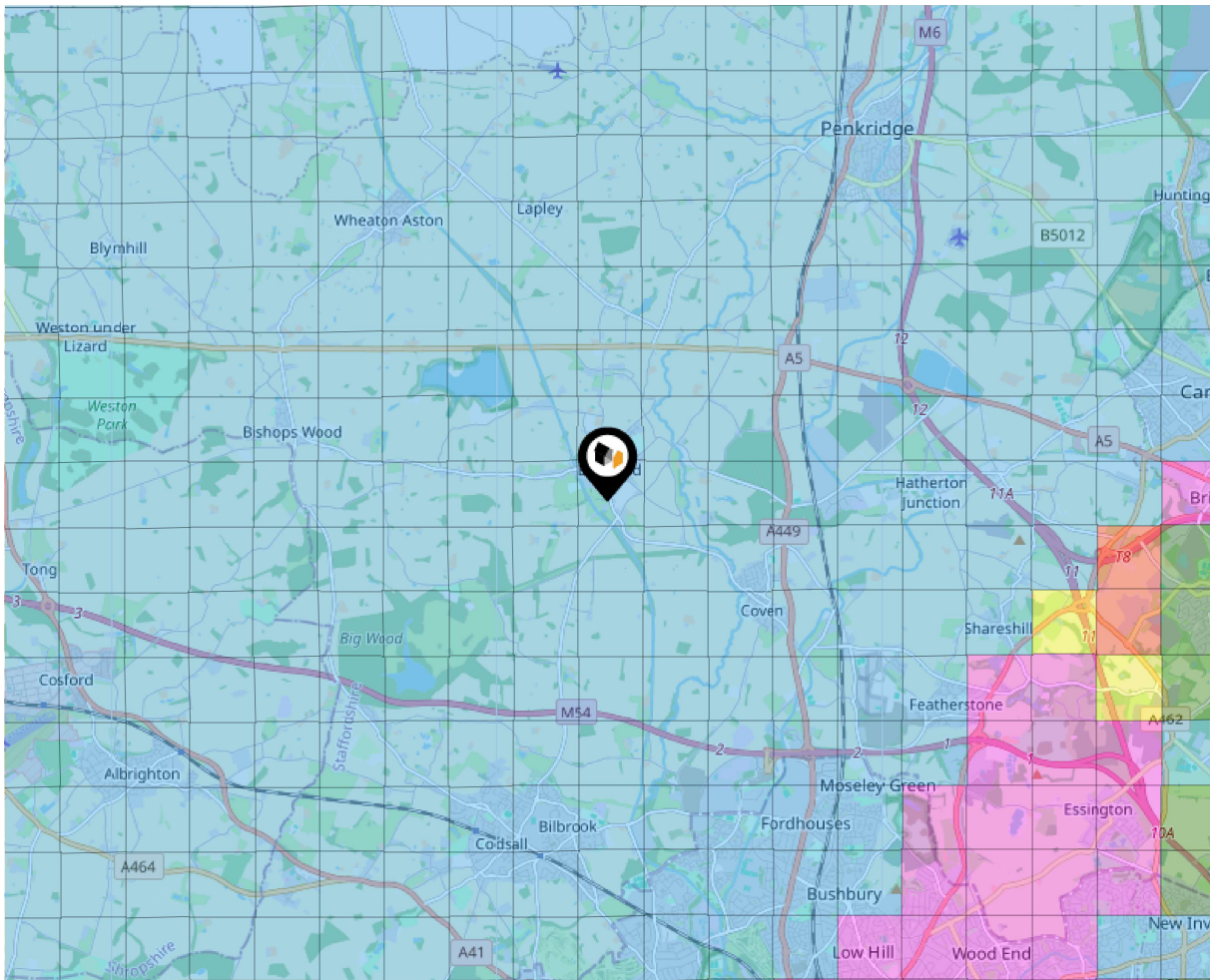
# Environment

## Radon Gas



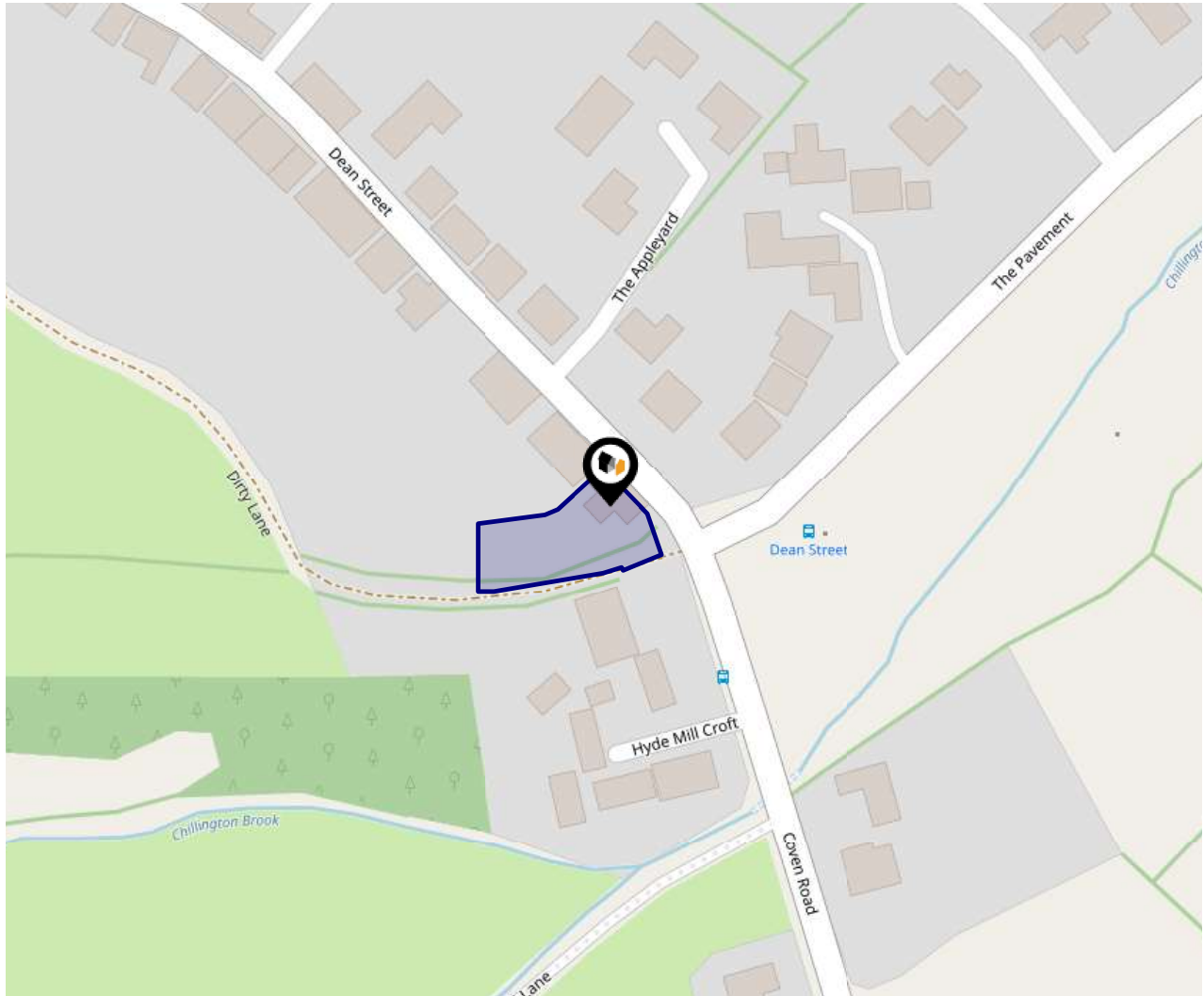
### What is Radon?

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>).



# Local Area Road Noise

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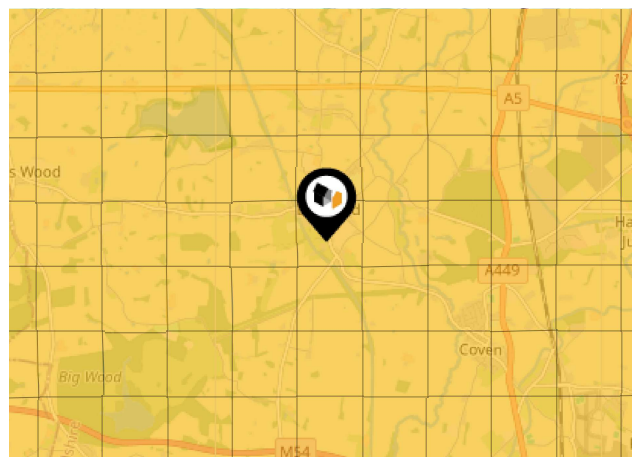
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

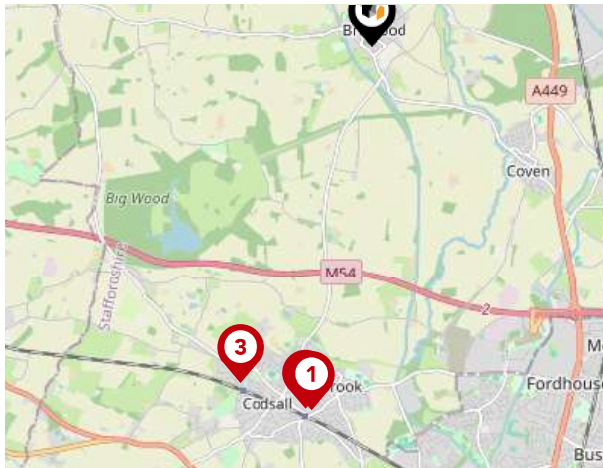
Ground Composition for this Address (Surrounding square kilometer zone around property)

<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		



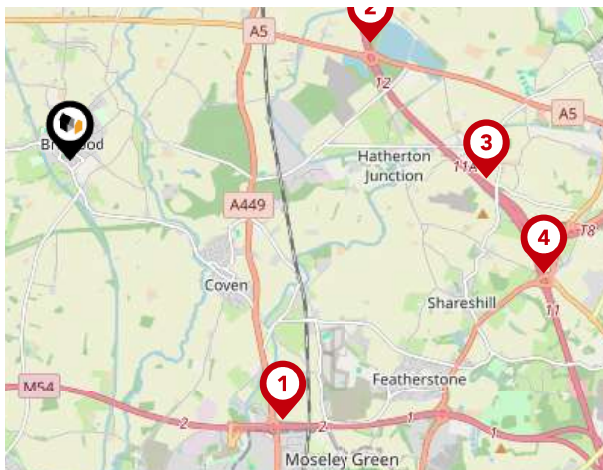
### Primary Classifications (Most Common Clay Types)

<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



### National Rail Stations

Pin	Name	Distance
1	Bilbrook Rail Station	3.52 miles
2	Bilbrook Rail Station	3.51 miles
3	Codsall Rail Station	3.44 miles



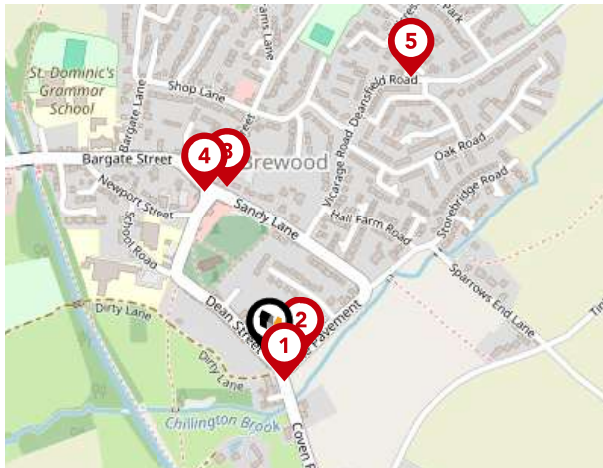
### Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J2	3.2 miles
2	M6 J12	3.07 miles
3	M6 J11A	3.98 miles
4	M6 J11	4.65 miles
5	M6 J13	6.77 miles



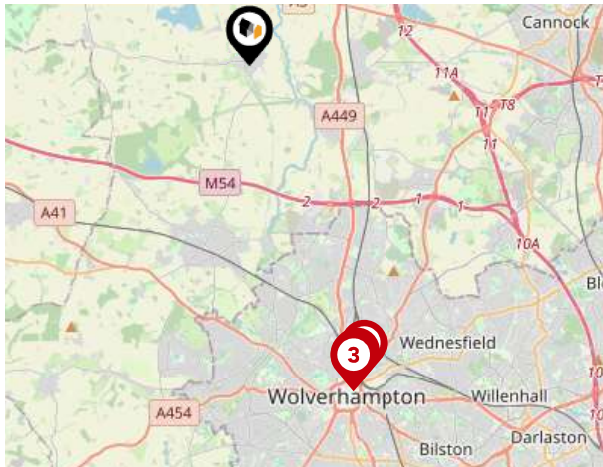
### Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	24.01 miles
2	Manchester Airport	48.2 miles
3	Baginton	36.18 miles
4	East Mids Airport	36.82 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Hyde Mill Croft	0.03 miles
2	Dean Street	0.04 miles
3	Post Office	0.21 miles
4	Swan Hotel	0.21 miles
5	Deansfield Close	0.37 miles



### Local Connections

Pin	Name	Distance
1	Wolverhampton Station (Midland Metro Stop)	6.38 miles
2	Pipers Row (Midland Metro Stop)	6.47 miles
3	Wolverhampton St George's (Midland Metro Stop)	6.53 miles
4	Wolverhampton St George's (Midland Metro Stop)	6.53 miles

# Landwood Group

## 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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