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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 09th February 2026



NEWFOLD FARM, SYTCH ROAD, BROWN EDGE, STOKE-ON-TRENT, ST6

butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

| | | | |
|----------------------|---|----------------|----------|
| Type: | Farm / Non-Residential Associated Building | Tenure: | Freehold |
| Bedrooms: | 1 | | |
| Plot Area: | 1.96 acres | | |
| Title Number: | SF329659 | | |

Local Area

| | |
|---------------------------|---------------|
| Local Authority: | Staffordshire |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|------------------|
| 6 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Newfold Farm, Sytch Road, Brown Edge, Stoke-on-trent, ST6*

| |
|---|
| Reference - StaffordshireMoorlands/SMD/2004/1502 |
| Decision: Decided |
| Date: 15th December 2004 |
| Description: Two storey side/rear extensions and conversion of building to 2 apartments |
| Reference - StaffordshireMoorlands/SMD/2005/0496 |
| Decision: Decided |
| Date: 18th July 2005 |
| Description: Conversion of dwelling to 2 apartments |
| Reference - DOC/2025/0090 |
| Decision: Consultations/Re-consultations issued |
| Date: 14th November 2025 |
| Description: Discharge of Condition 17 in relation to application SMD/2022/0313 |
| Reference - DOC/2023/0063 |
| Decision: Consultations/Re-consultations issued |
| Date: 15th August 2023 |
| Description: Dischagre of Conditions 3,4,6,7,10,13 &14 of SMD/2022/0313. |

Planning History

This Address

Planning records for: *Newfold Farm, Sytch Road, Brown Edge, Stoke-on-trent, ST6*

| |
|---|
| Reference - SMD/2020/0095 |
| Decision: FULL-REF |
| Date: 21st February 2020 |
| Description: Proposed demolition of existing building yard sheds and the erection of 2no. residential properties |
| Reference - StaffordshireMoorlands/SMD/2017/0112 |
| Decision: Decided |
| Date: 22nd February 2017 |
| Description: Demolition of existing building yard sheds and proposed erection of 2no. single storey residential properties (resubmission SMD/2016/0528) |
| Reference - SMD/2021/0750 |
| Decision: FULL-APP |
| Date: 18th November 2021 |
| Description: Formation of revised vehicular access to serve dwellings approved under SMD/2019/0382. |
| Reference - SMD/2026/0027 |
| Decision: Invalid application |
| Date: 22nd January 2026 |
| Description: Erection of attached home office/classroom and single garage extension. Change of use of land to residential curtilage and alterations to vehicular access |

Planning History

This Address

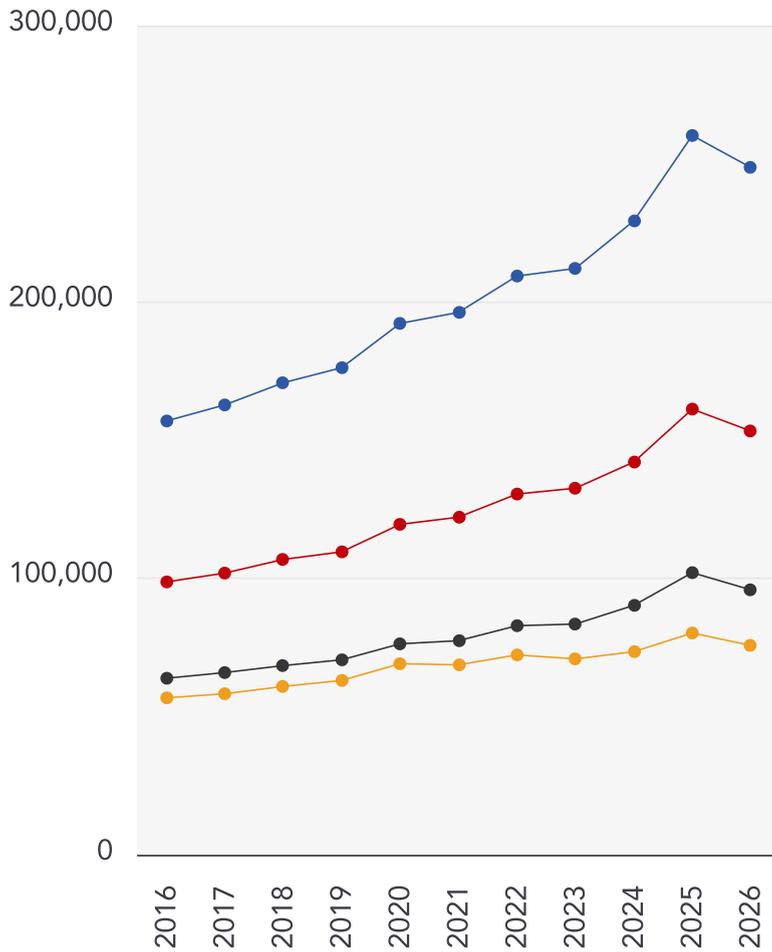
Planning records for: *Newfold Farm, Sytch Road, Brown Edge, Stoke-on-trent, ST6*

| | |
|----------------------------------|---|
| Reference - SMD/2019/0382 | |
| Decision: | FULL-APP |
| Date: | 24th June 2019 |
| Description: | Proposed demolition of existing building yard sheds and the erection of 2no. single storey residential properties |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST6



Detached

+58.47%

Semi-Detached

+55.31%

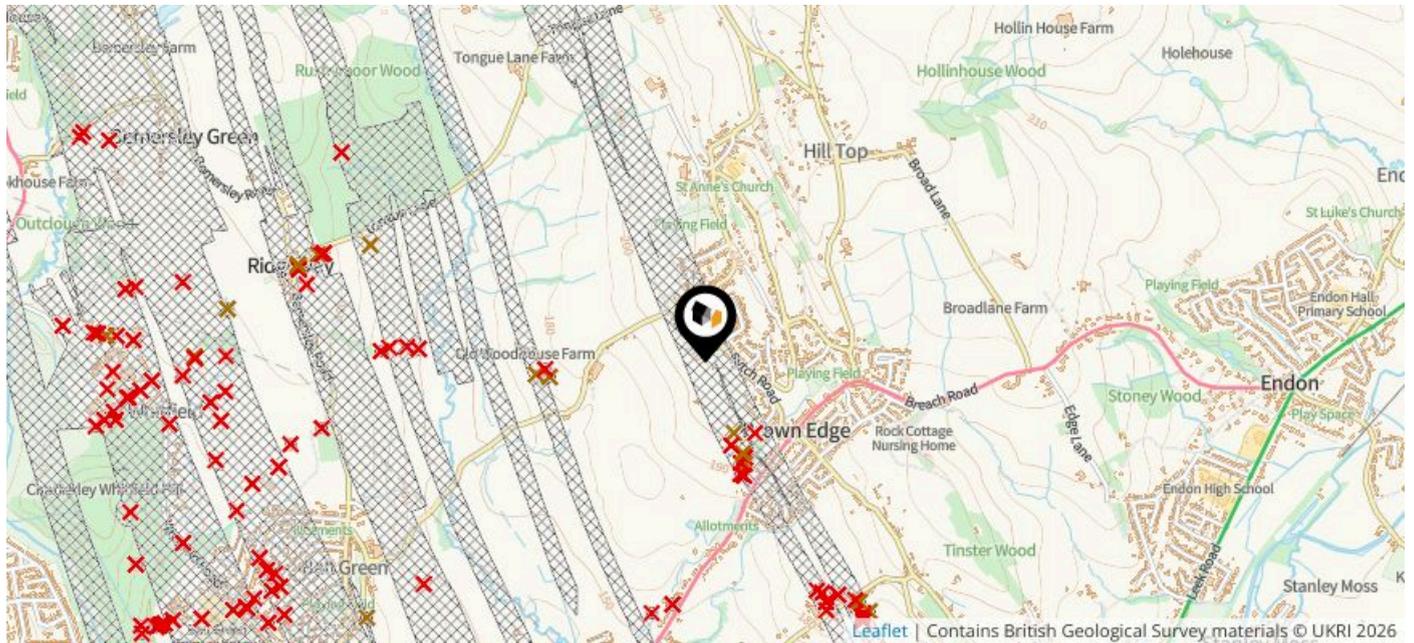
Terraced

+50.09%

Flat

+33.43%

This map displays nearby coal mine entrances and their classifications.



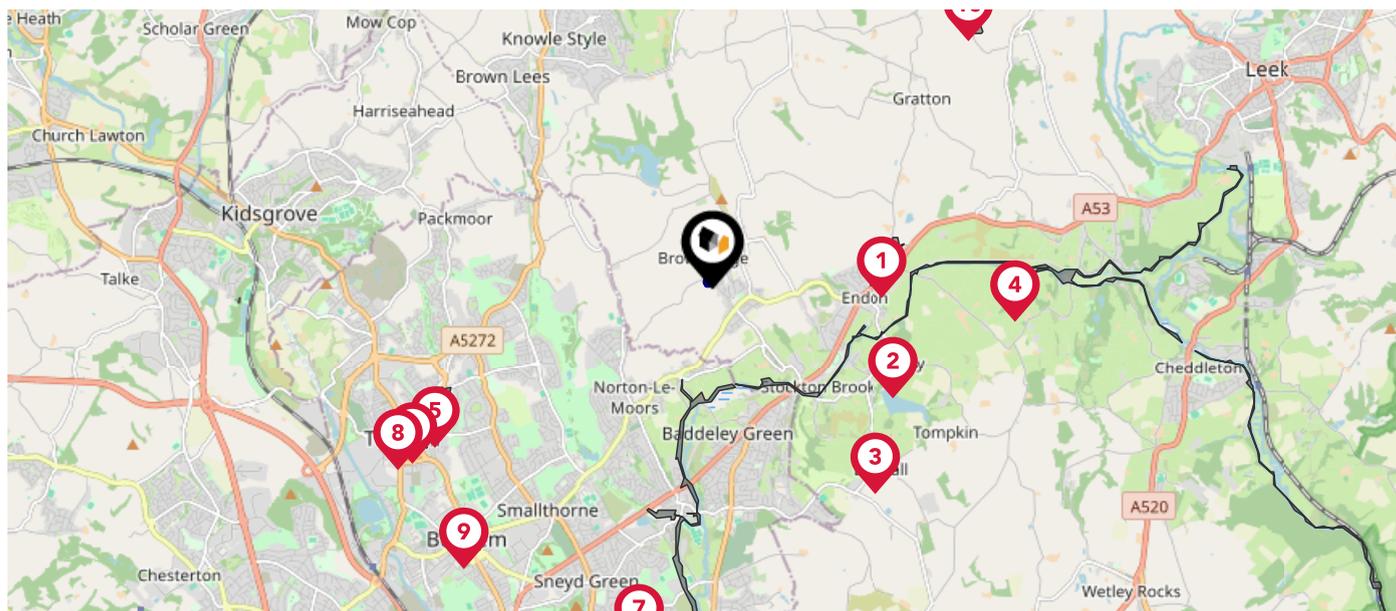
Mine Entry

- ✕ 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.

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.



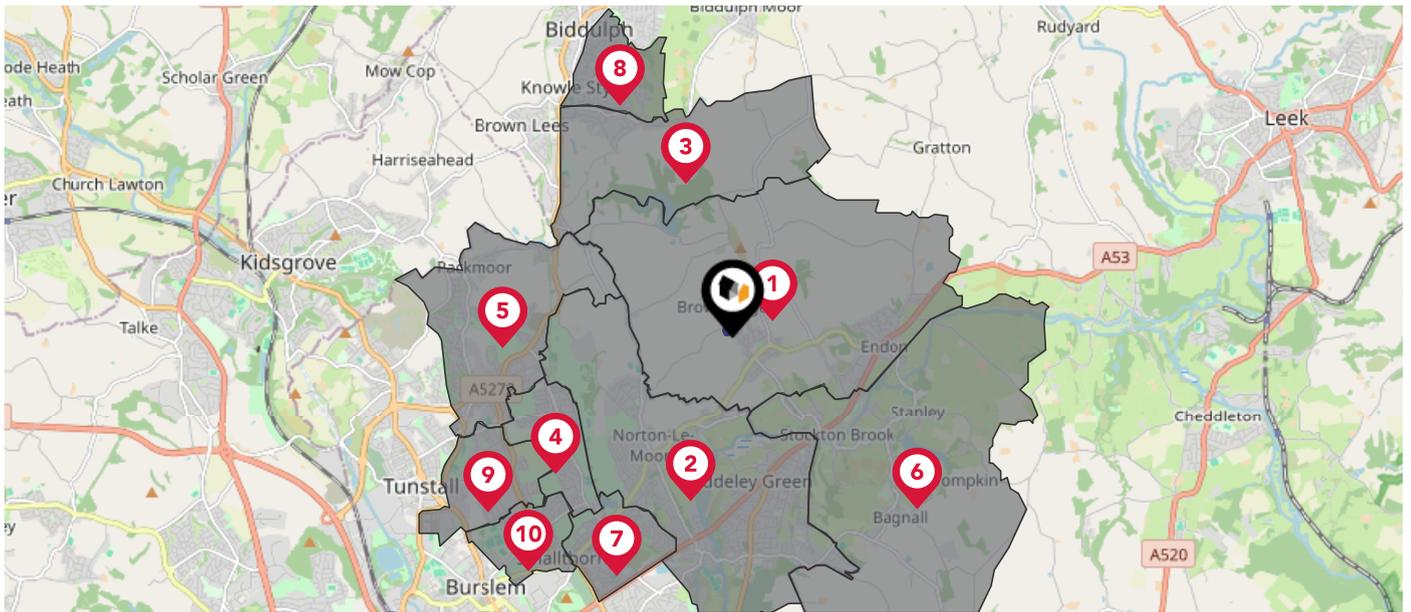
Nearby Conservation Areas

- 1 Endon
- 2 Stanley
- 3 Bagnall
- 4 Caldon Canal
- 5 Victoria Park
- 6 Park Terrace
- 7 Caldon Canal
- 8 Tower Square
- 9 Burslem Town Centre
- 10 Horton

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



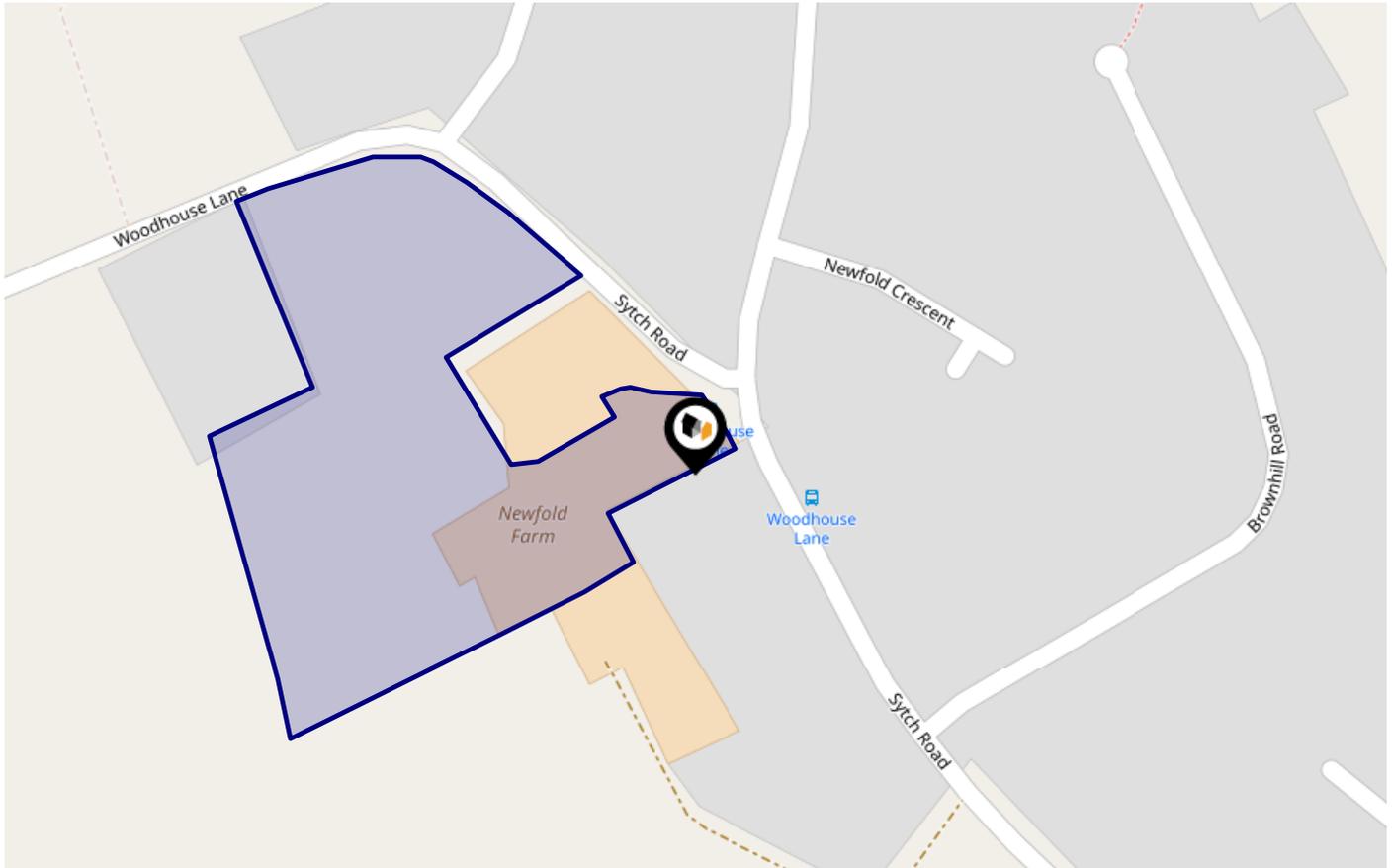
Nearby Council Wards

-  1 Brown Edge and Endon Ward
-  2 Baddeley, Milton and Norton Ward
-  3 Biddulph South Ward
-  4 Bradeley and Chell Heath Ward
-  5 Great Chell and Packmoor Ward
-  6 Bagnall and Stanley Ward
-  7 Ford Green and Smallthorne Ward
-  8 Biddulph East Ward
-  9 Little Chell and Stanfield Ward
-  10 Burslem Park 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.

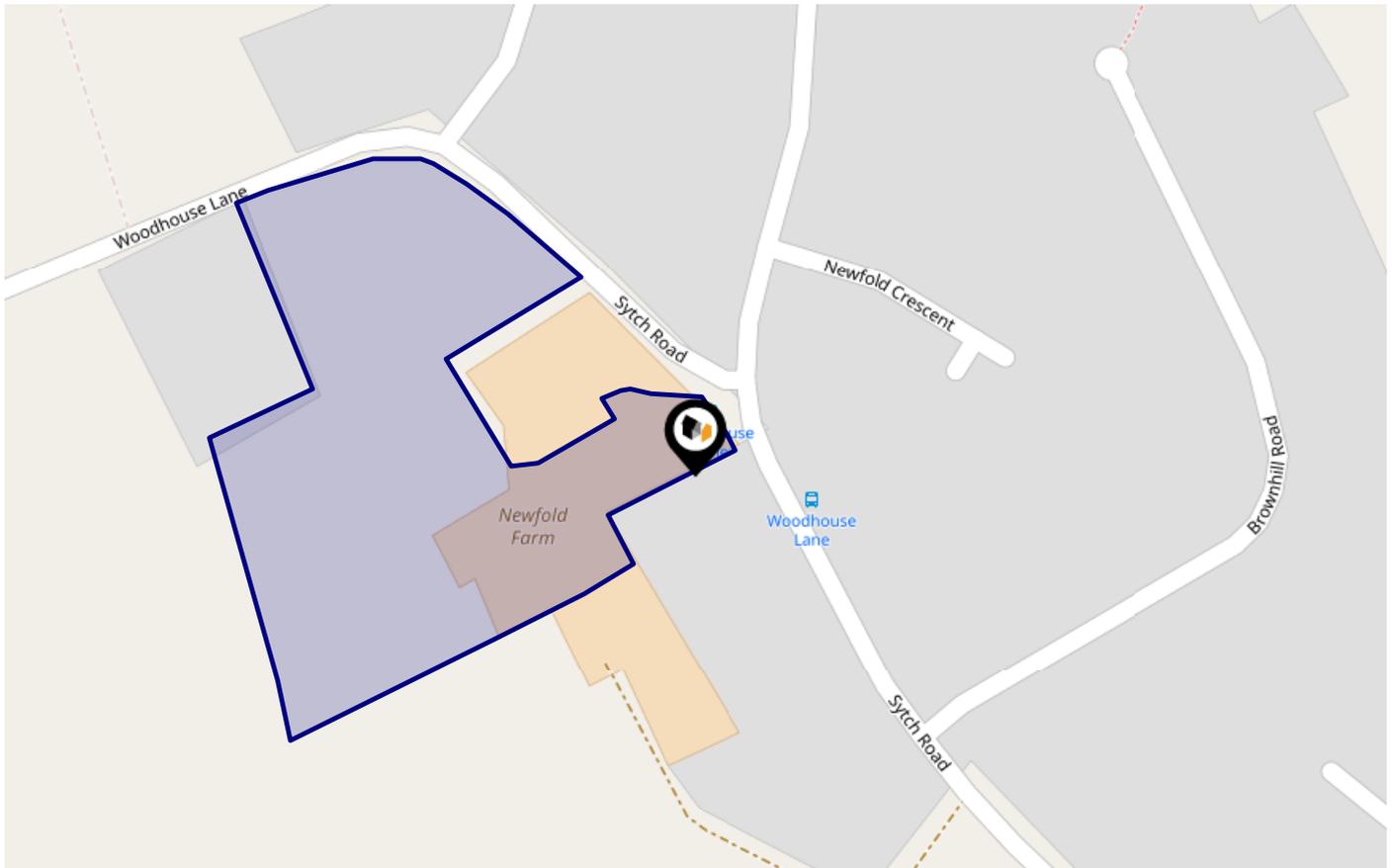
Chance of flooding to the following depths at this property:



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.

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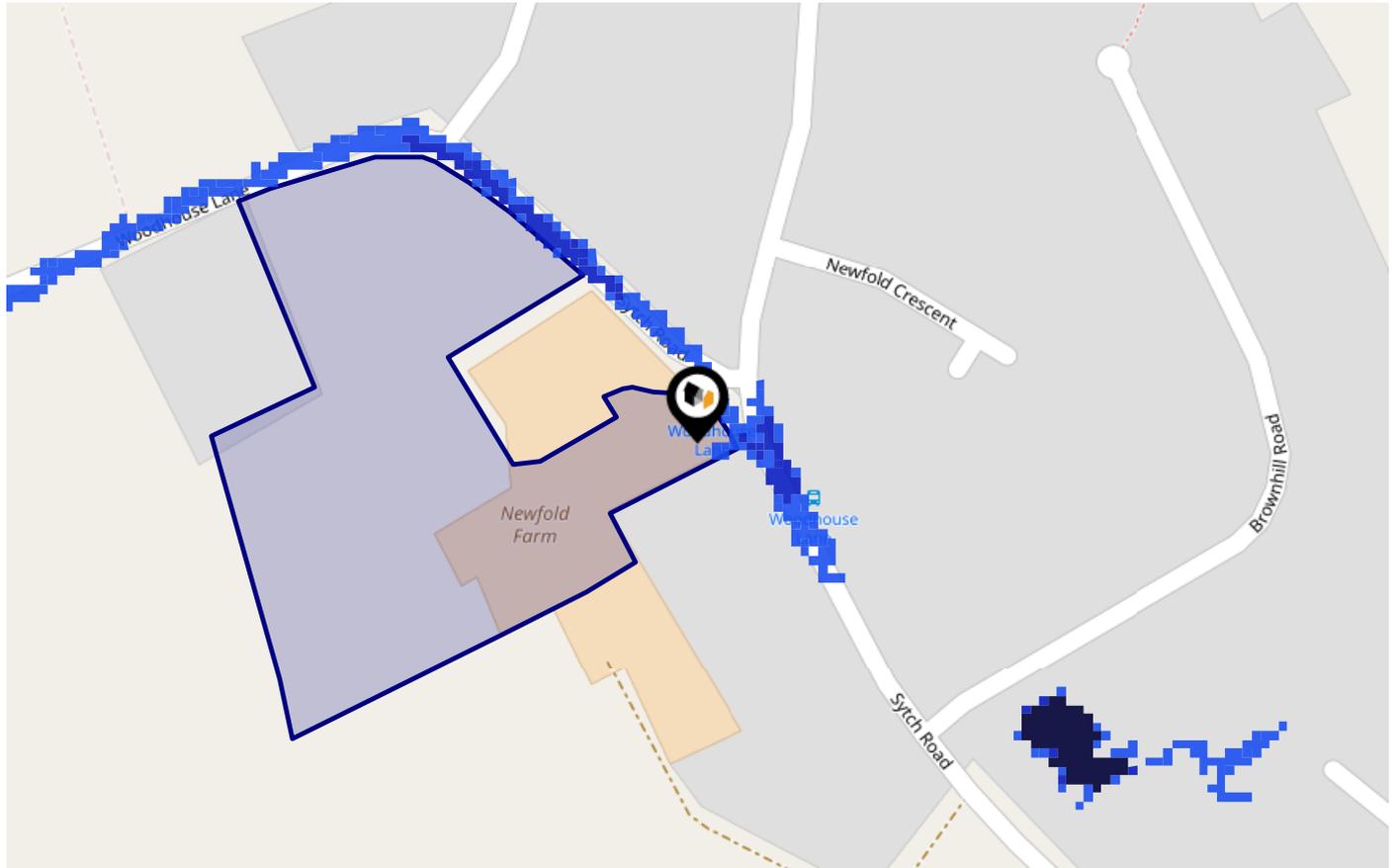
Chance of flooding to the following depths at this property:



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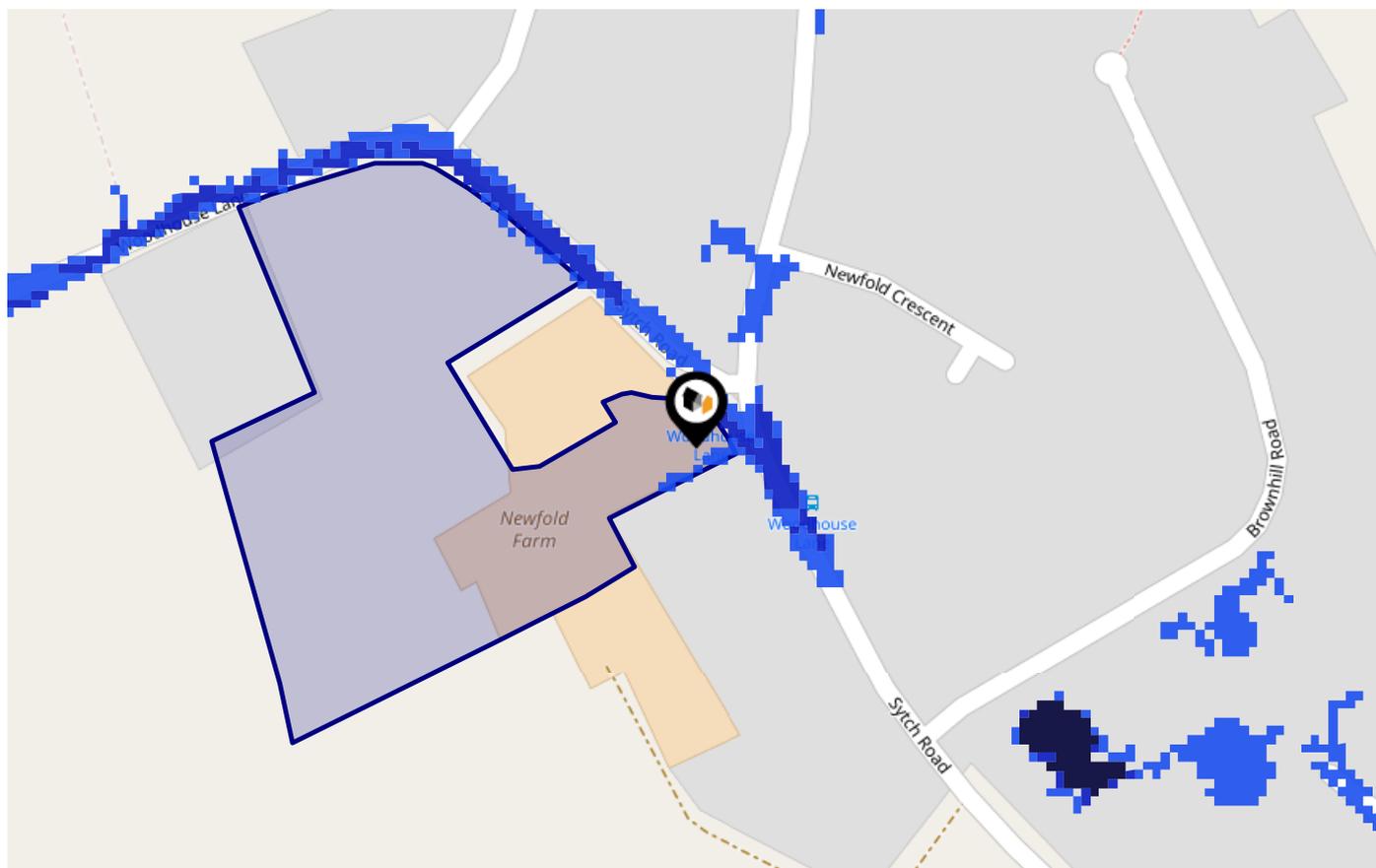
Chance of flooding to the following depths at this property:



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

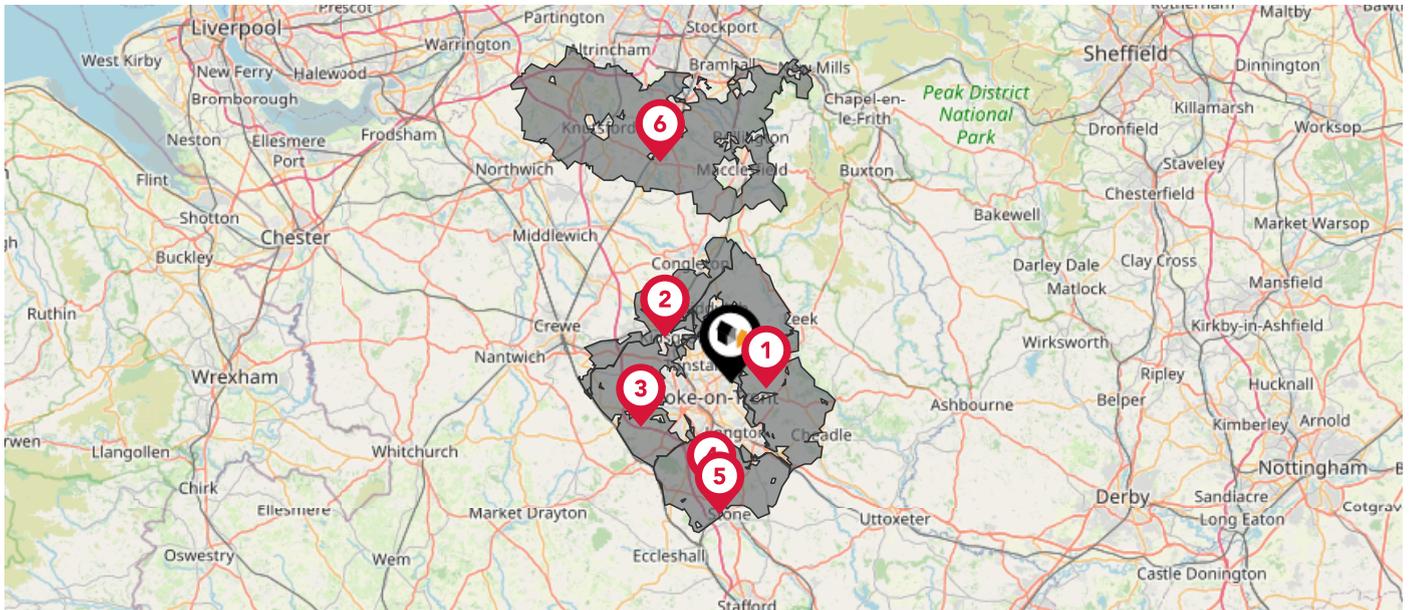
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



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



Nearby Green Belt Land

- 1 Stoke-on-Trent Green Belt - Staffordshire Moorlands
- 2 Stoke-on-Trent Green Belt - Cheshire East
- 3 Stoke-on-Trent Green Belt - Newcastle-under-Lyme
- 4 Stoke-on-Trent Green Belt - Stoke-on-Trent
- 5 Stoke-on-Trent Green Belt - Stafford
- 6 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.



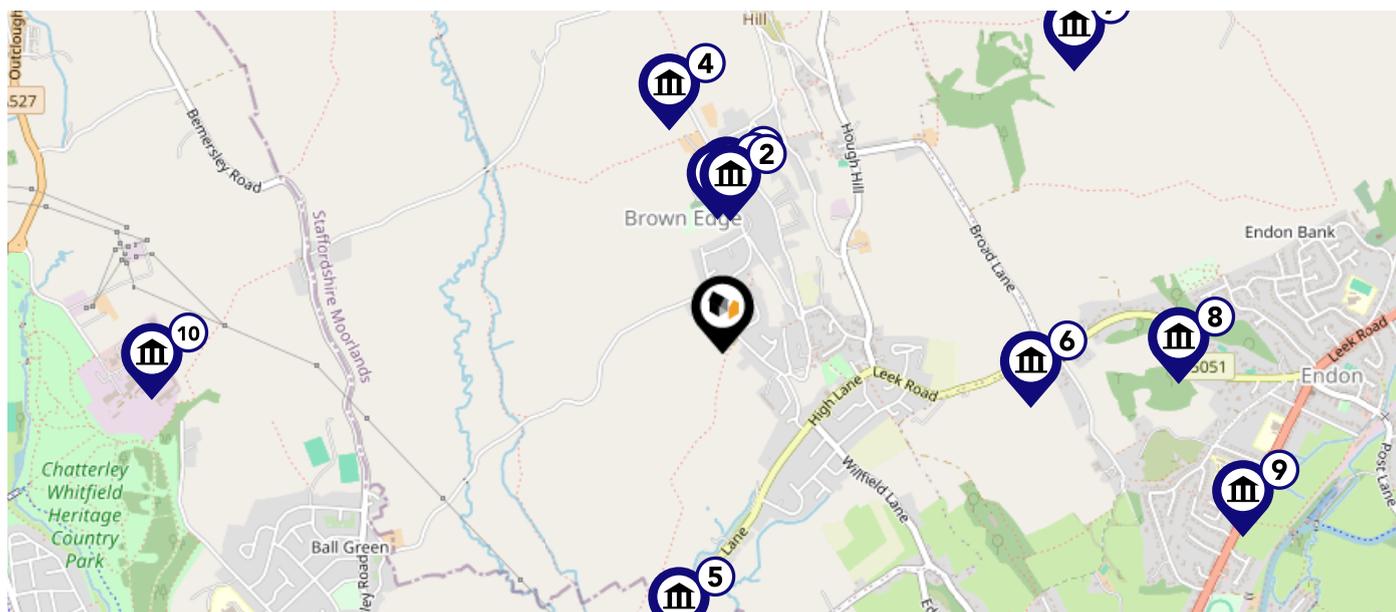
Nearby Landfill Sites

| | | |
|-----------|--|---|
| 1 | Woodhouse Farm-Woodhouse Lane, Brown Edge, Stoke on Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 2 | Bank End Farm, Rear Of Houses On High Lane-High Lane, Brown Edge, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 3 | Upper Flatts Farm-Flatts Road, Norton, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 4 | Stockton Brook, Leek New Road-Leek New Road, Baddeley Green, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 5 | Leek New Road-Leek New Road, Stockton Brook, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 6 | Chatterley Whitfield Colliery-Whitfield Road, Whitfield, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 7 | Between Whitfield Road and Nicholas Avenue-Whitfield Road/Nicholas Avenue, Cornhill, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 8 | Houghwood Bottom Farm-Stockton Brook, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 9 | EA/EPR/UP3496FF/V002 | Active Landfill <input checked="" type="checkbox"/> |
| 10 | Black Bull Landfill Site-Biddolph, Stoke on Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |

Maps

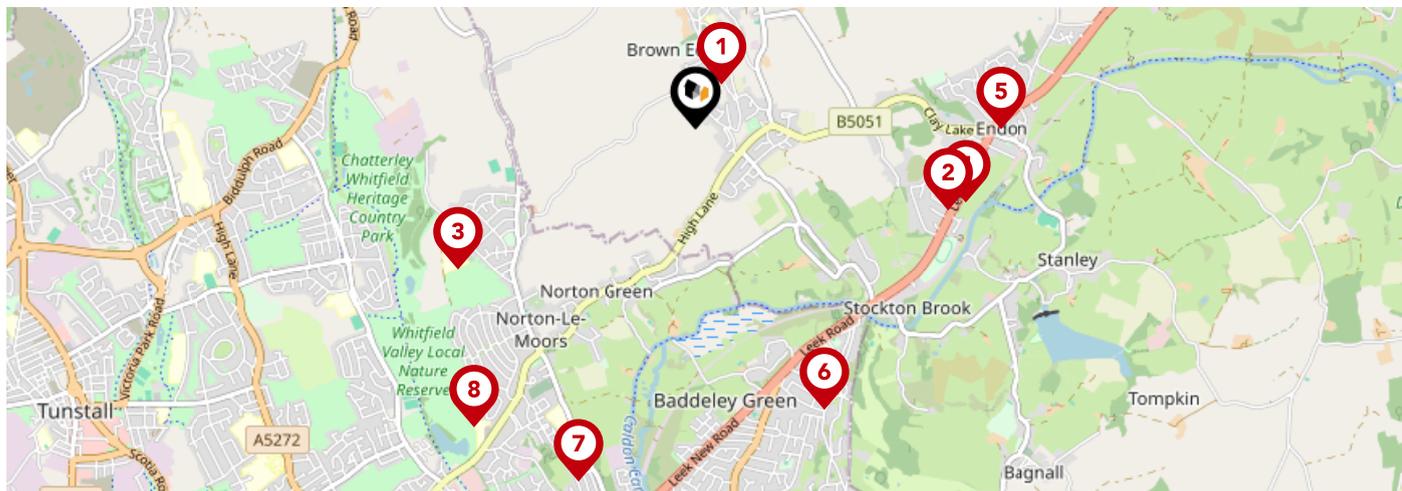
Listed Buildings

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



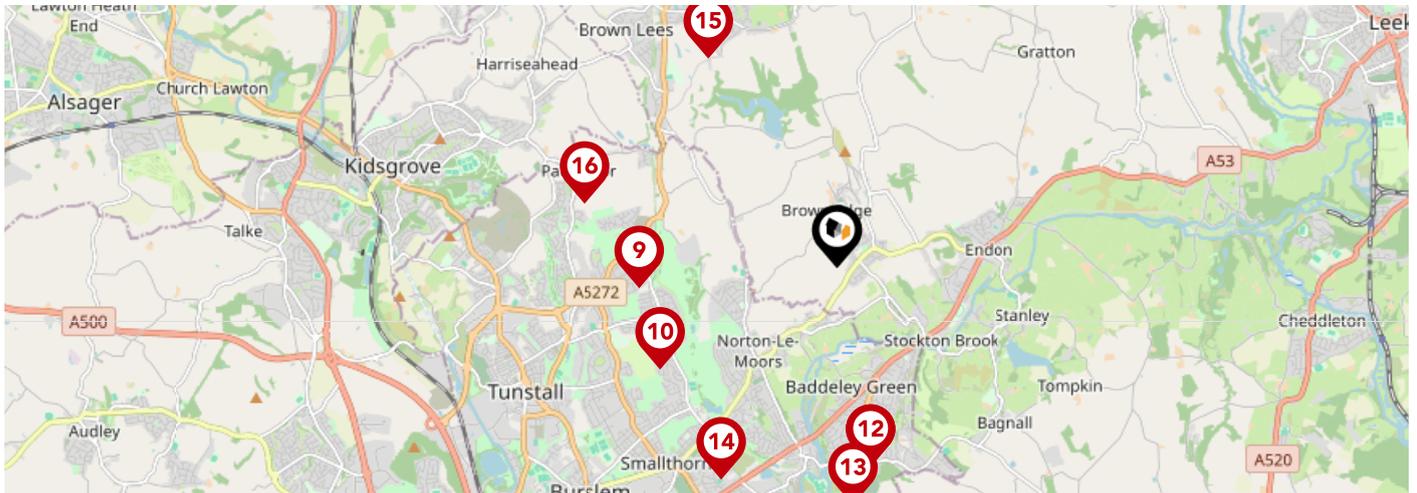
| Listed Buildings in the local district | Grade | Distance |
|---|----------|-----------|
|  1188573 - Boardmans Bank Farmhouse | Grade II | 0.3 miles |
|  1188577 - Church Of St Anne | Grade II | 0.3 miles |
|  1038130 - Coach House To North Of Church Of St Anne | Grade II | 0.3 miles |
|  1374603 - Lower Stone House Farmhouse | Grade II | 0.5 miles |
|  1188586 - Annats Farmhouse | Grade II | 0.6 miles |
|  1188860 - Clay Lake Farmhouse | Grade II | 0.7 miles |
|  1188945 - Hollin House | Grade II | 1.0 miles |
|  1392685 - Milepost Outside 'kings Croft', West Of Endon Village | Grade II | 1.0 miles |
|  1188955 - Milepost At Sj 923 528 | Grade II | 1.2 miles |
|  1416088 - Chatterley Whitfield: Hesketh Winding And Power House (7) | Grade II | 1.2 miles |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Anne's CofE (VC) Primary School Ofsted Rating: Good Pupils: 186 Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Endon High School Ofsted Rating: Good Pupils: 703 Distance:1.18 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Ball Green Primary School Ofsted Rating: Good Pupils: 360 Distance:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Luke's CofE Academy Endon Ofsted Rating: Good Pupils: 211 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Endon Hall Primary School Ofsted Rating: Good Pupils: 185 Distance:1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Greenways Primary Academy Ofsted Rating: Good Pupils: 230 Distance:1.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Norton-Le-Moors Primary Academy Ofsted Rating: Good Pupils: 226 Distance:1.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Marys Catholic Academy Ofsted Rating: Outstanding Pupils: 242 Distance:1.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

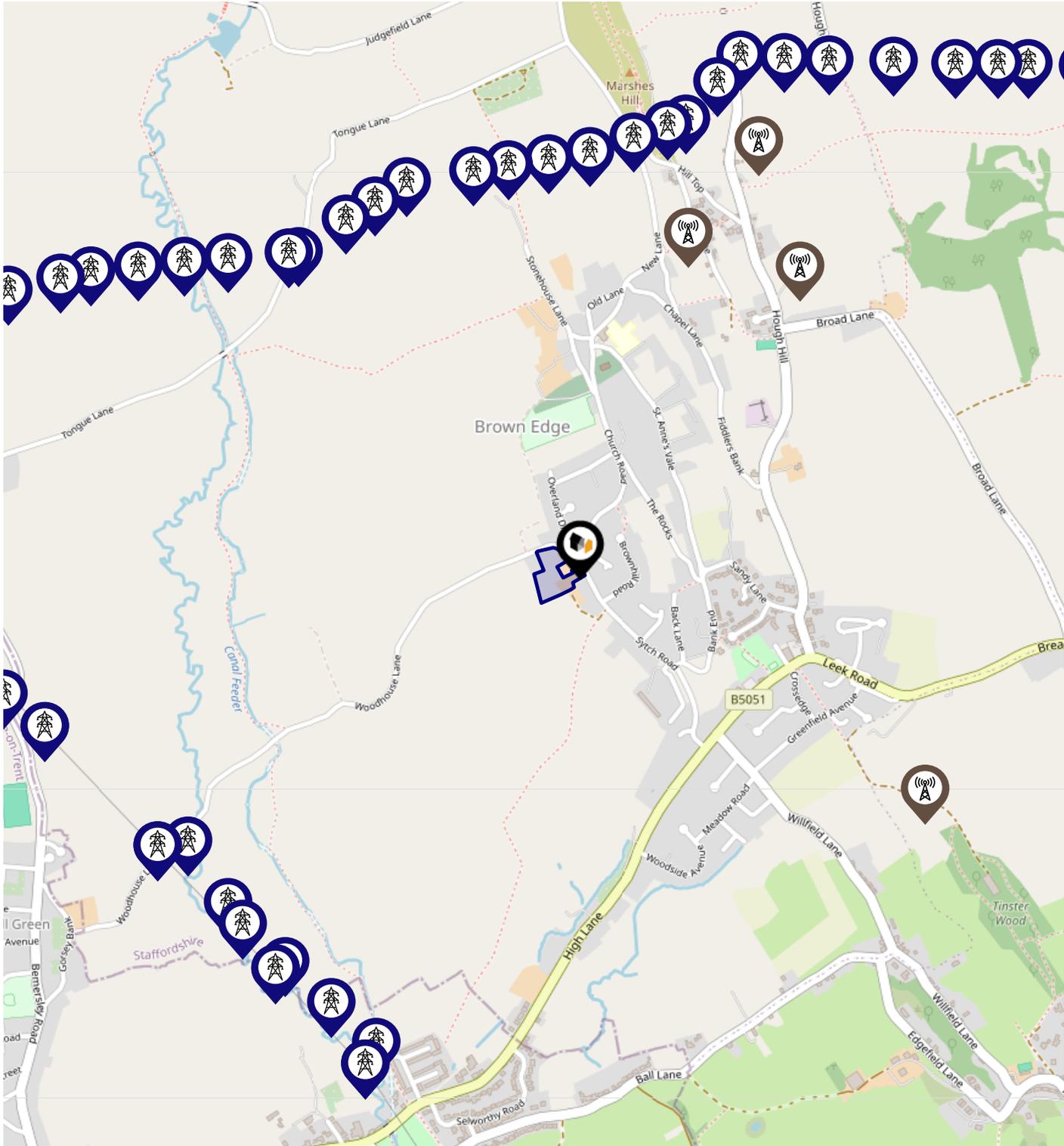
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Whitfield Valley Primary Academy Ofsted Rating: Good Pupils: 467 Distance:1.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Burnwood Community Primary School Ofsted Rating: Good Pupils: 600 Distance:1.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hillside Primary School Ofsted Rating: Good Pupils: 234 Distance:1.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sporting Stars Academy Ofsted Rating: Requires improvement Pupils: 56 Distance:1.81 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Milton Primary Academy Ofsted Rating: Good Pupils: 408 Distance:2.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Smallthorne Primary Academy Ofsted Rating: Good Pupils: 219 Distance:2.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Biddulph High School Ofsted Rating: Good Pupils: 768 Distance:2.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Packmoor Ormiston Academy Ofsted Rating: Good Pupils: 441 Distance:2.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

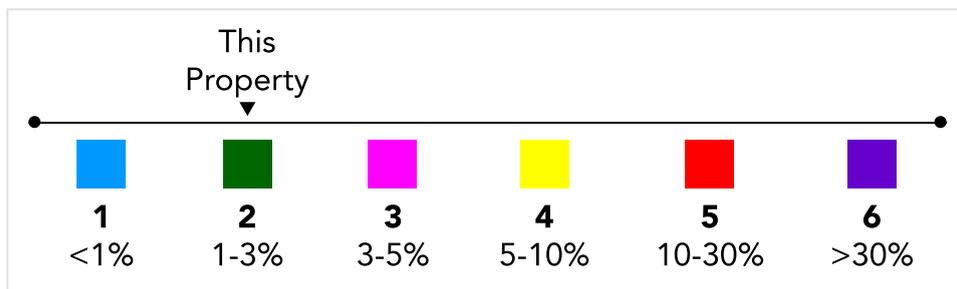
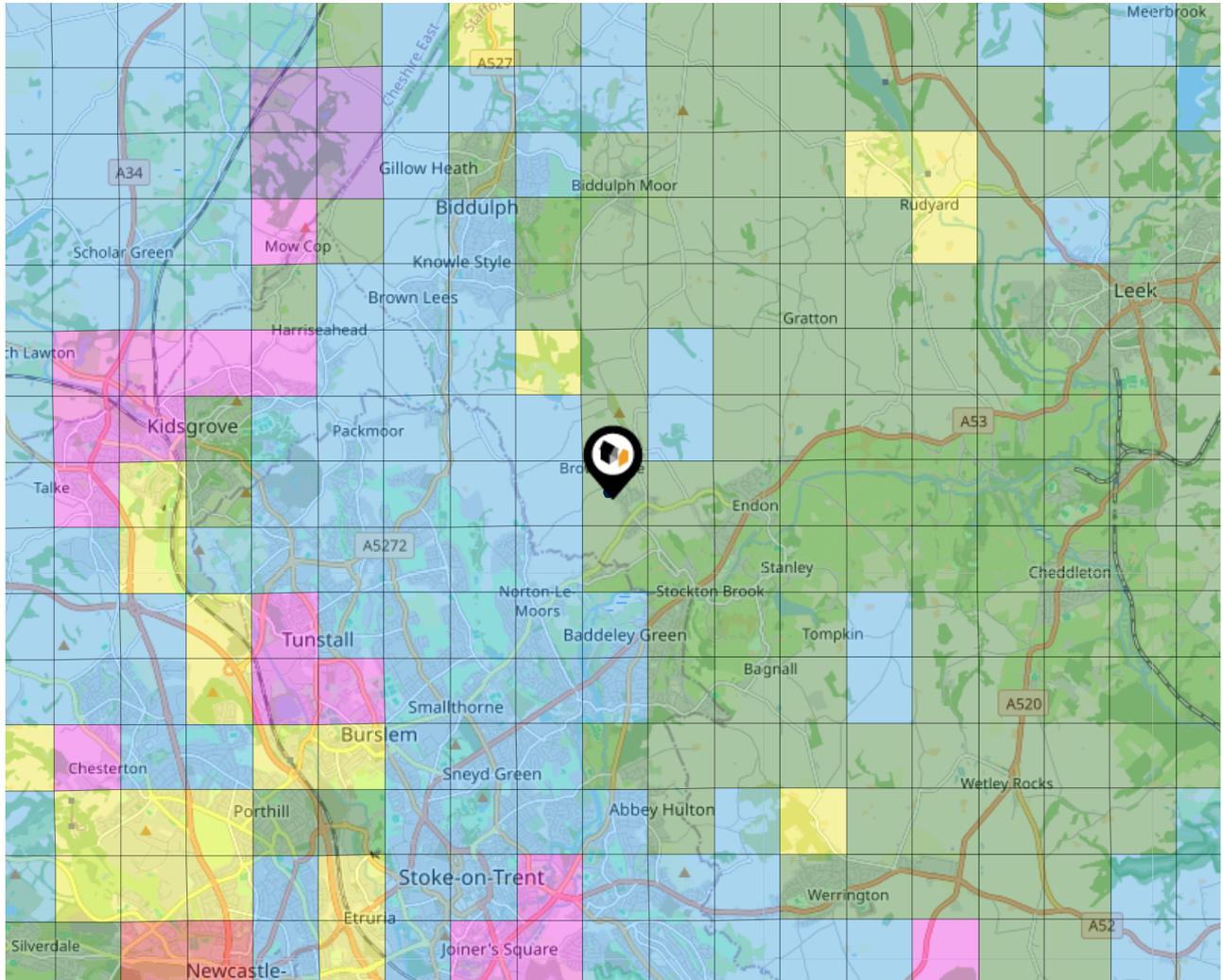


Key:

-  Power Pylons
-  Communication Masts

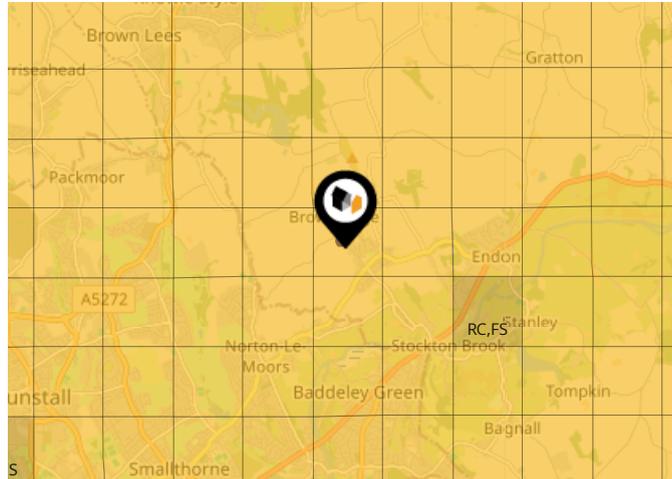
What is Radon?

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/m³).



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

| | | | |
|-------------------------------|--------------------------|----------------------|--------------------|
| Carbon Content: | NONE | Soil Texture: | CLAY TO SANDY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | DEEP |
| Soil Group: | ALL | | |

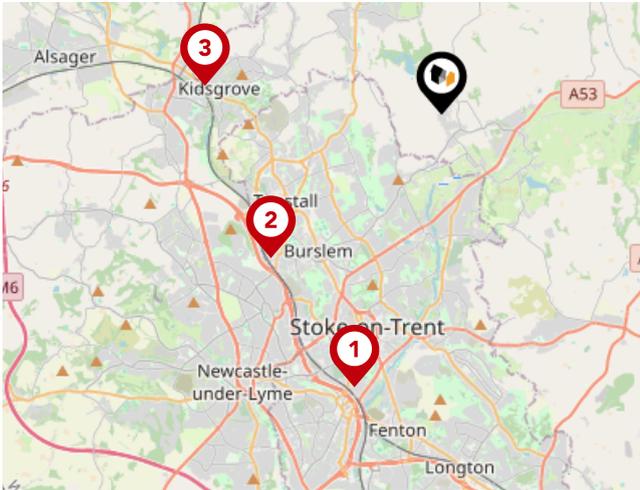


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

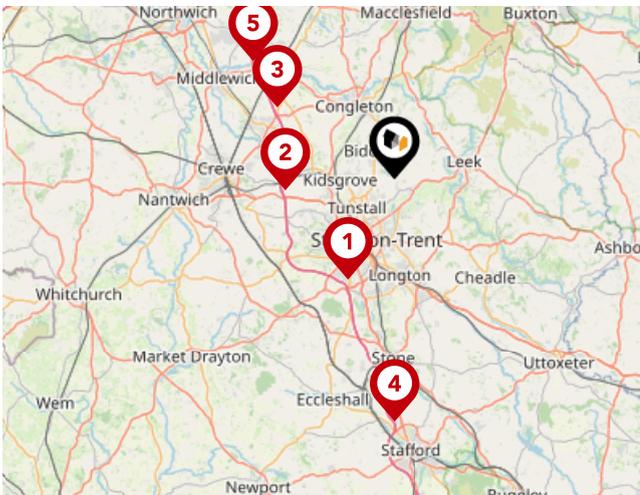
Area

Transport (National)



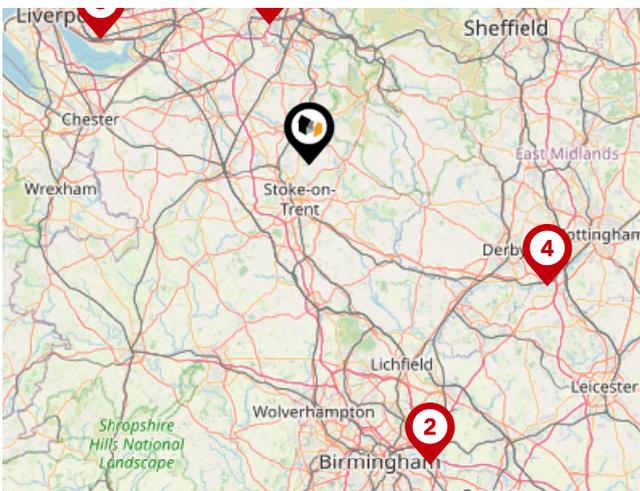
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Stoke-on-Trent Rail Station | 5.13 miles |
| 2 | Platform 2 | 3.97 miles |
| 3 | Kidsgrove Rail Station | 4.21 miles |



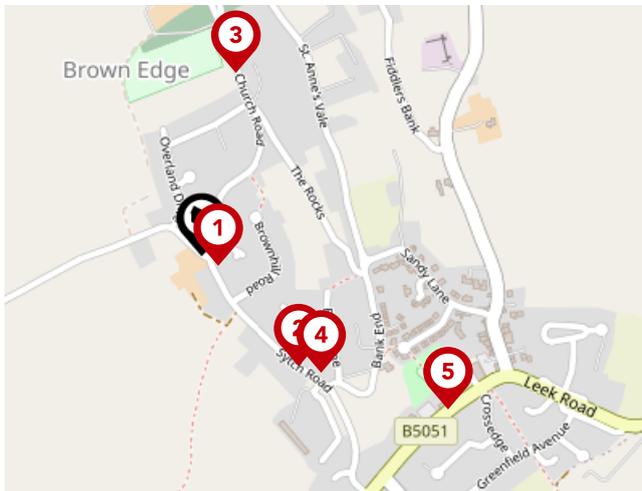
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M6 J15 | 7.9 miles |
| 2 | M6 J16 | 7.91 miles |
| 3 | M6 J17 | 9.85 miles |
| 4 | M6 J14 | 17.41 miles |
| 5 | M6 J18 | 13.16 miles |



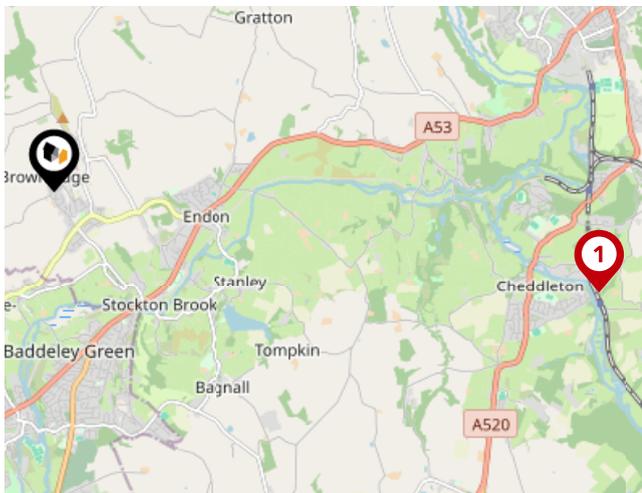
Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Manchester Airport | 20.75 miles |
| 2 | Birmingham Airport | 46.6 miles |
| 3 | Speke | 34.48 miles |
| 4 | East Mids Airport | 38.17 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Brownhill Road | 0.02 miles |
| 2 | Rushton Close | 0.16 miles |
| 3 | Lingfield Avenue | 0.21 miles |
| 4 | Rushton Close | 0.18 miles |
| 5 | Post Office | 0.32 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Cheddleton (Churnet Valley Railway) | 4.92 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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