



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

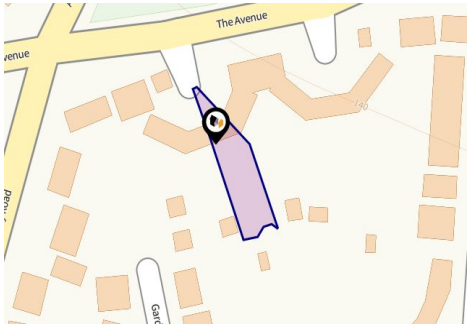
Thursday 30th July 2026



LOWER CRESCENT, STOKE-ON-TRENT, ST4

Property Overview

Street-view-image



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band C		
Annual Estimate:	£1,941		
Title Number:	SF353229		

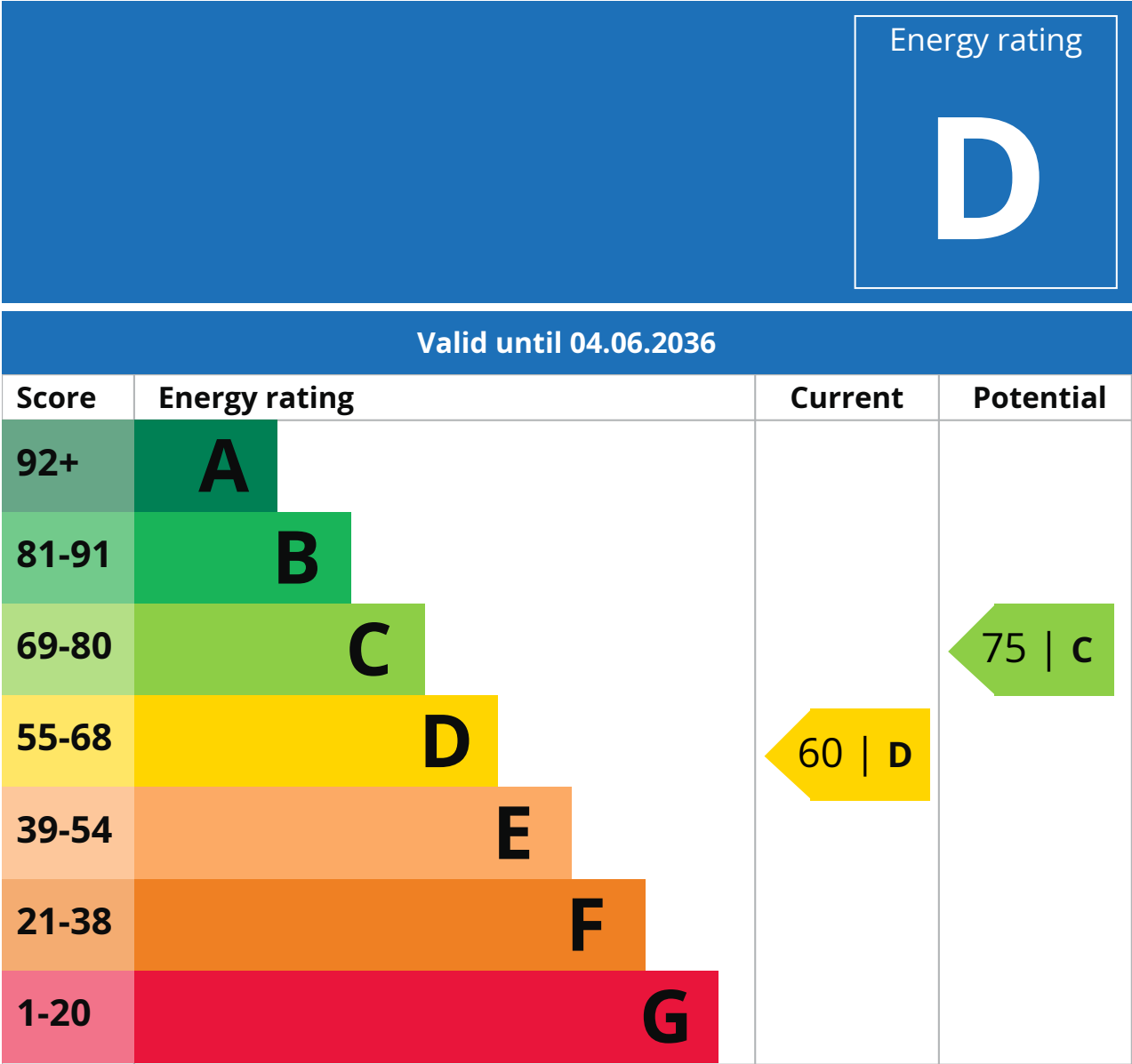
Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	10 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Property

EPC - Certificate



Property

EPC - Additional Data

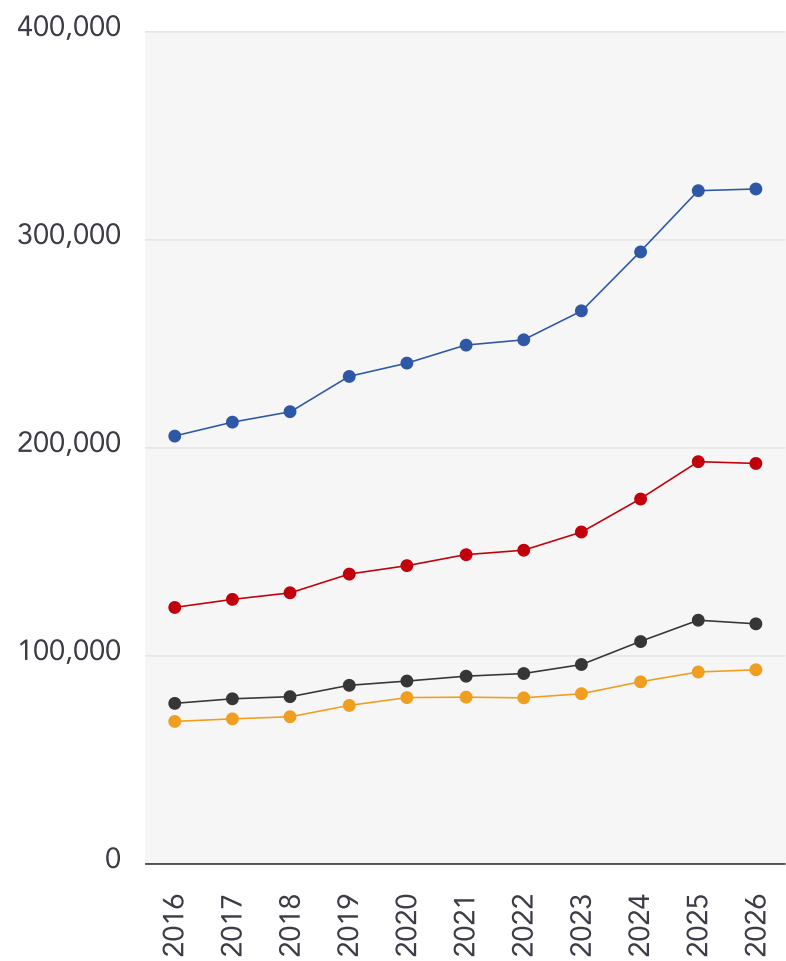
Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Pitched, 50 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	98 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST4



Detached

+57.87%

Semi-Detached

+56.32%

Terraced

+49.77%

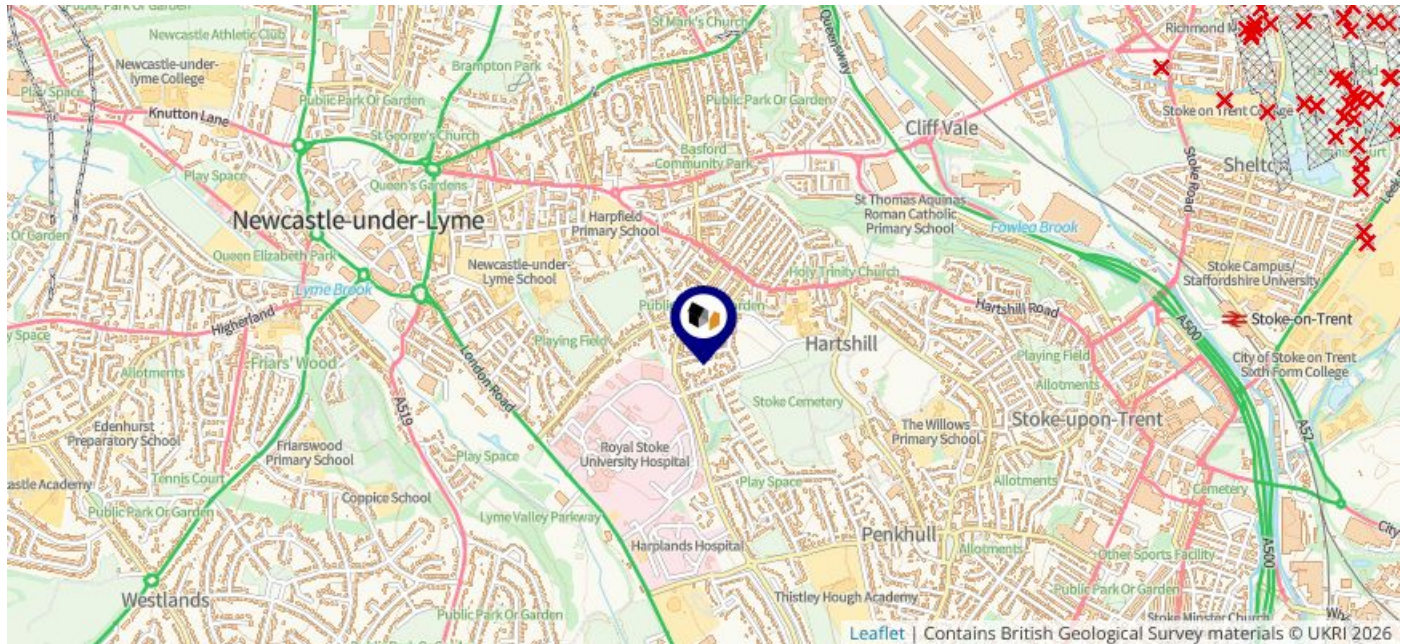
Flat

+36.46%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

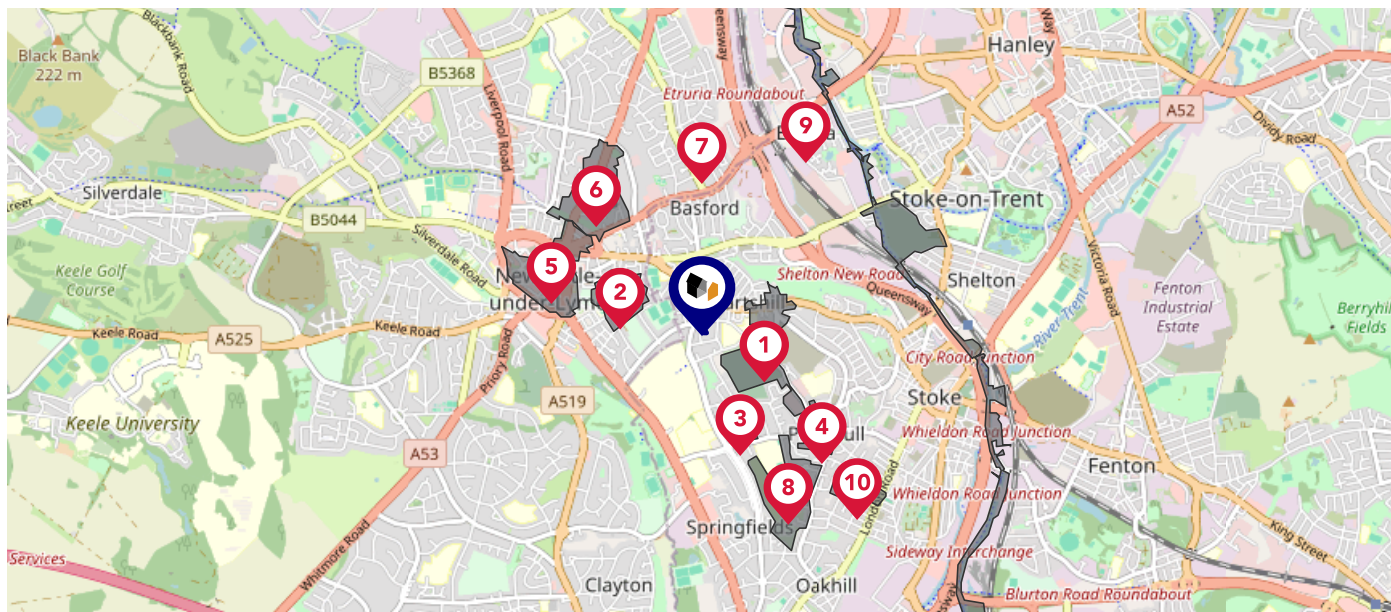
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



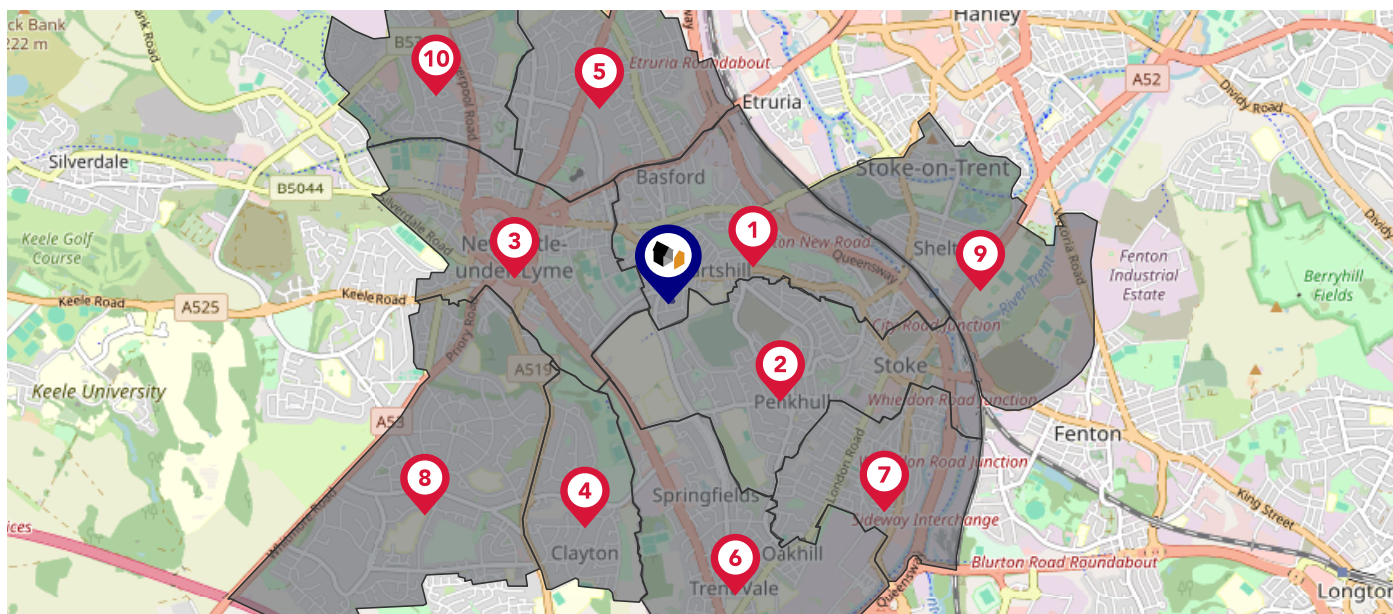
Nearby Conservation Areas

- 1 Hartshill
- 2 Stubbs Walks
- 3 St Christophers Avenue
- 4 Penkhull Village
- 5 Newcastle Town Centre
- 6 The Brampton
- 7 Basford
- 8 Penkhull Garden Village
- 9 Trent and Mersey Canal
- 10 The Villas

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



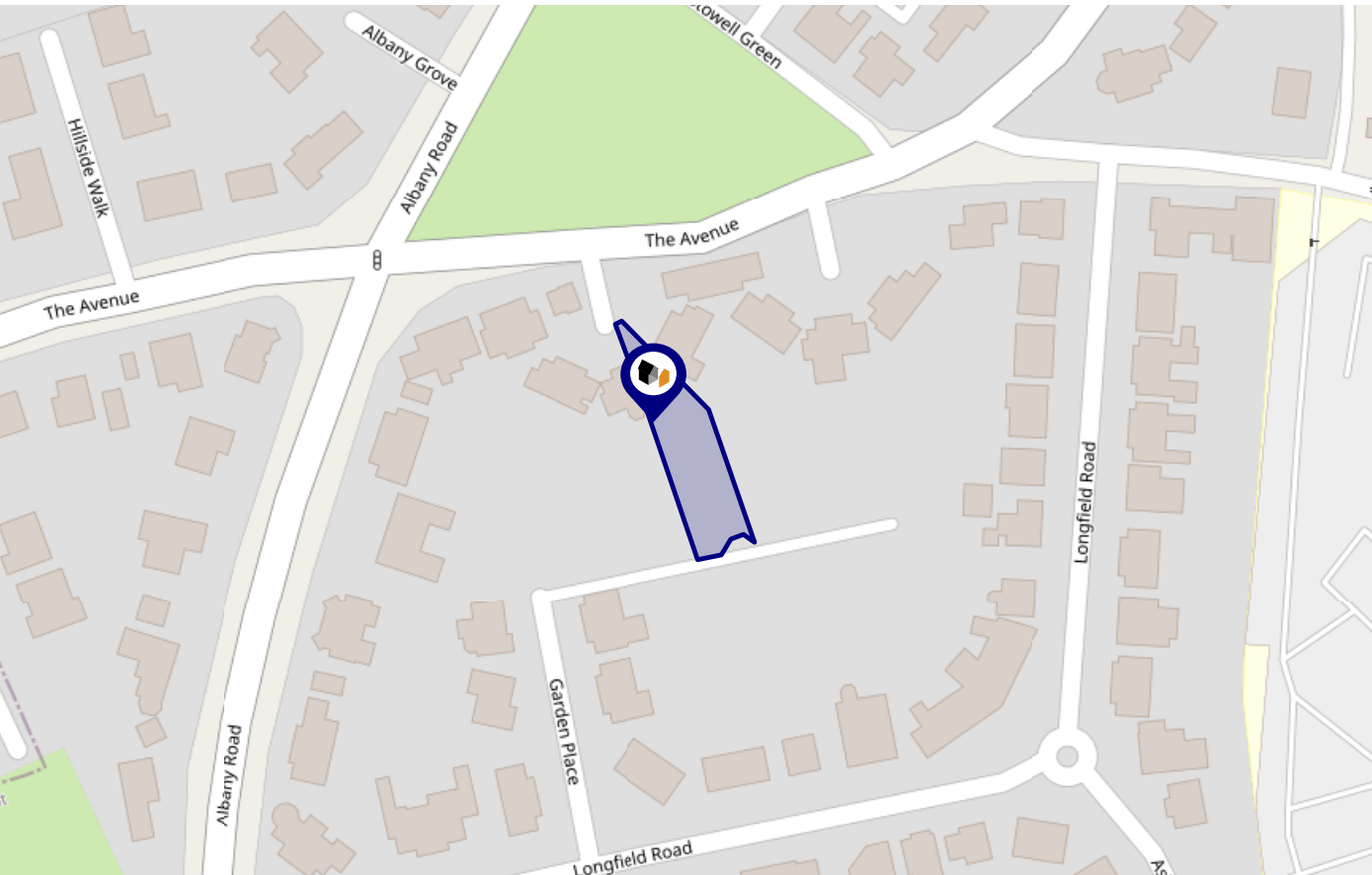
Nearby Council Wards

-  1 Hartshill and Basford Ward
-  2 Penkhull and Stoke Ward
-  3 Town Ward
-  4 Clayton Ward
-  5 May Bank Ward
-  6 Springfields and Trent Vale Ward
-  7 Boother and Oak Hill Ward
-  8 Westlands Ward
-  9 Hanley Park and Shelton Ward
-  10 Cross Heath Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

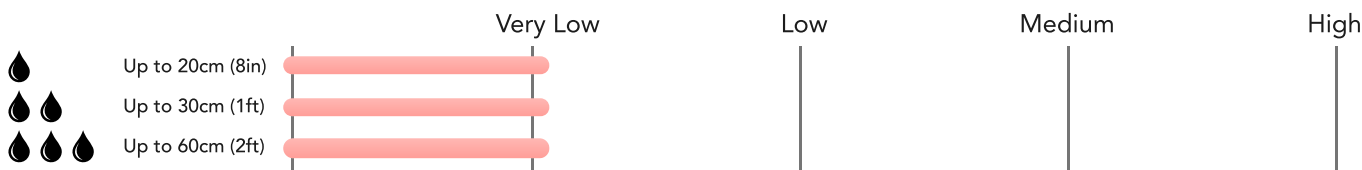


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

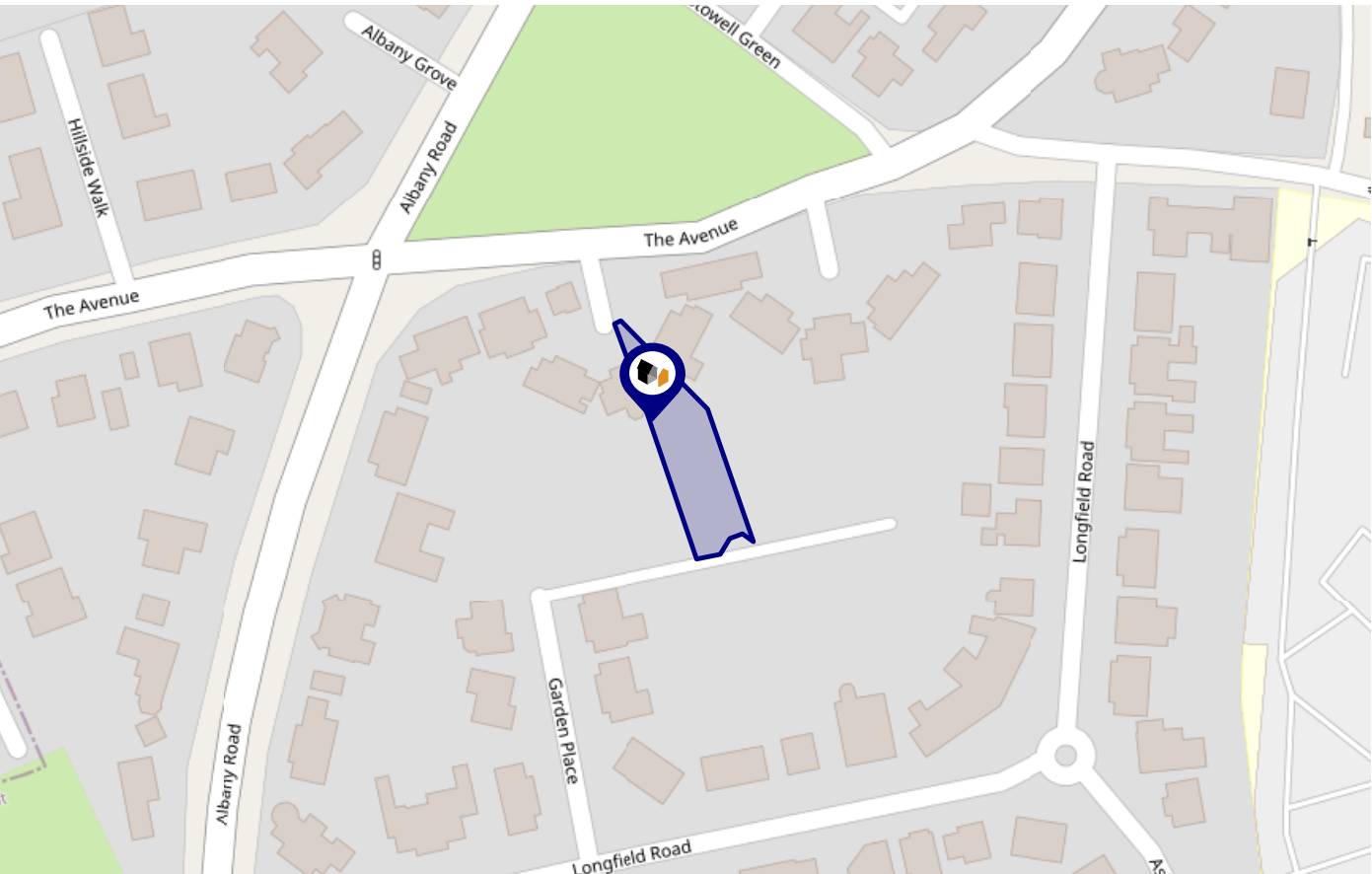
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

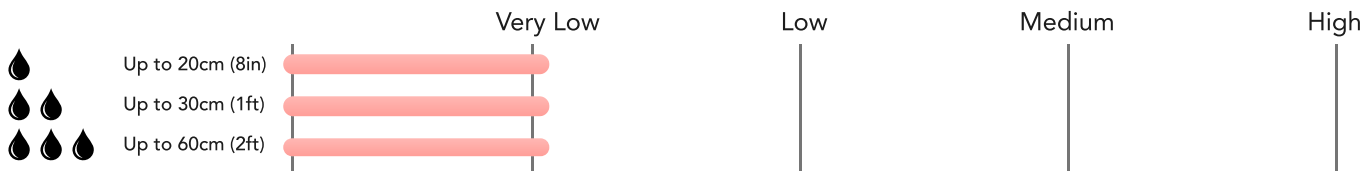


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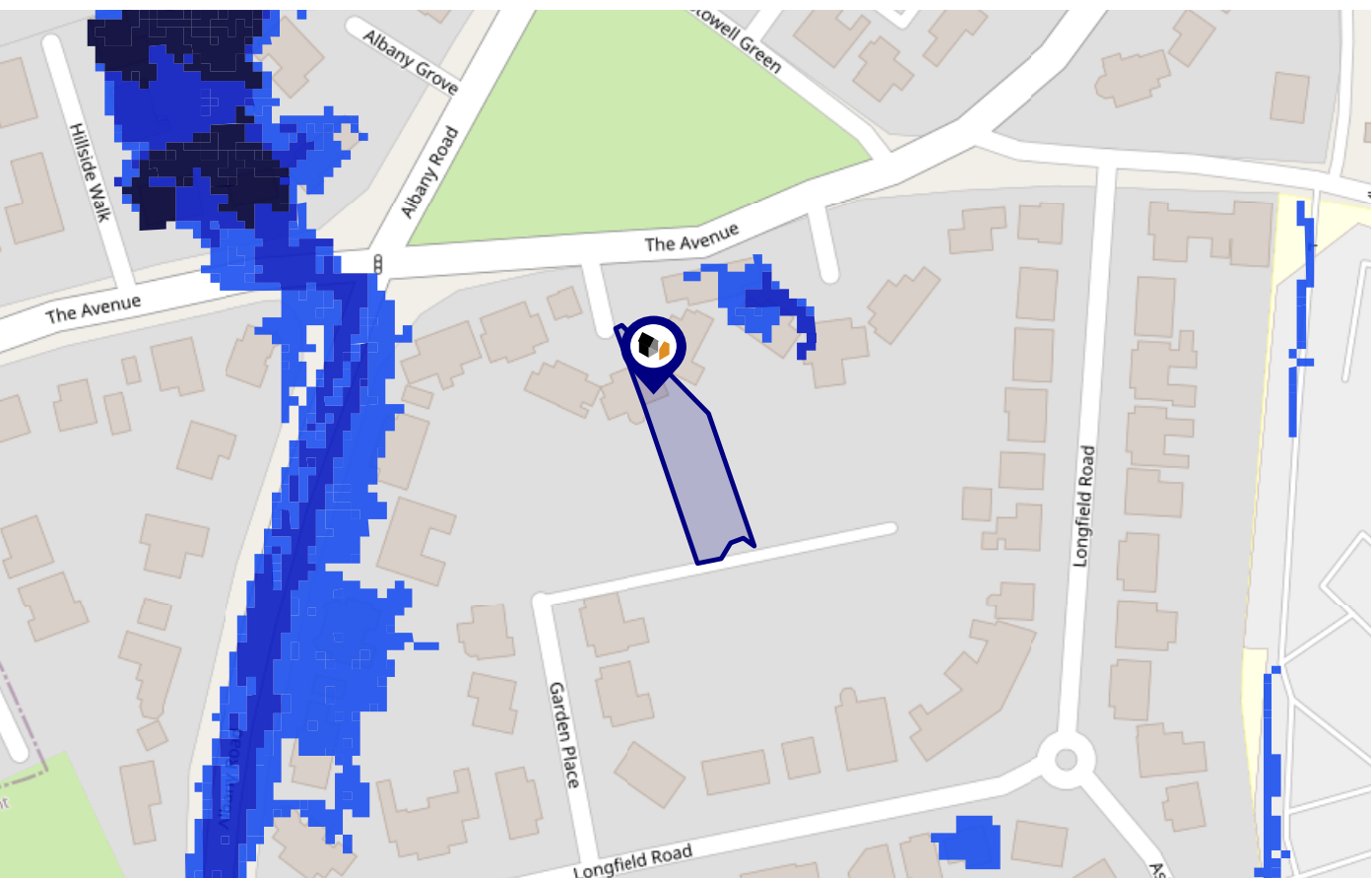
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

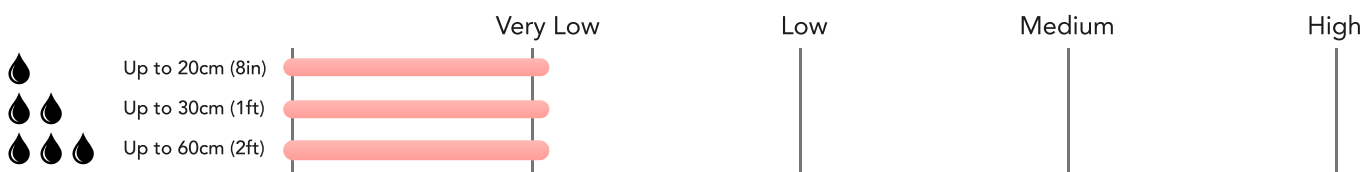


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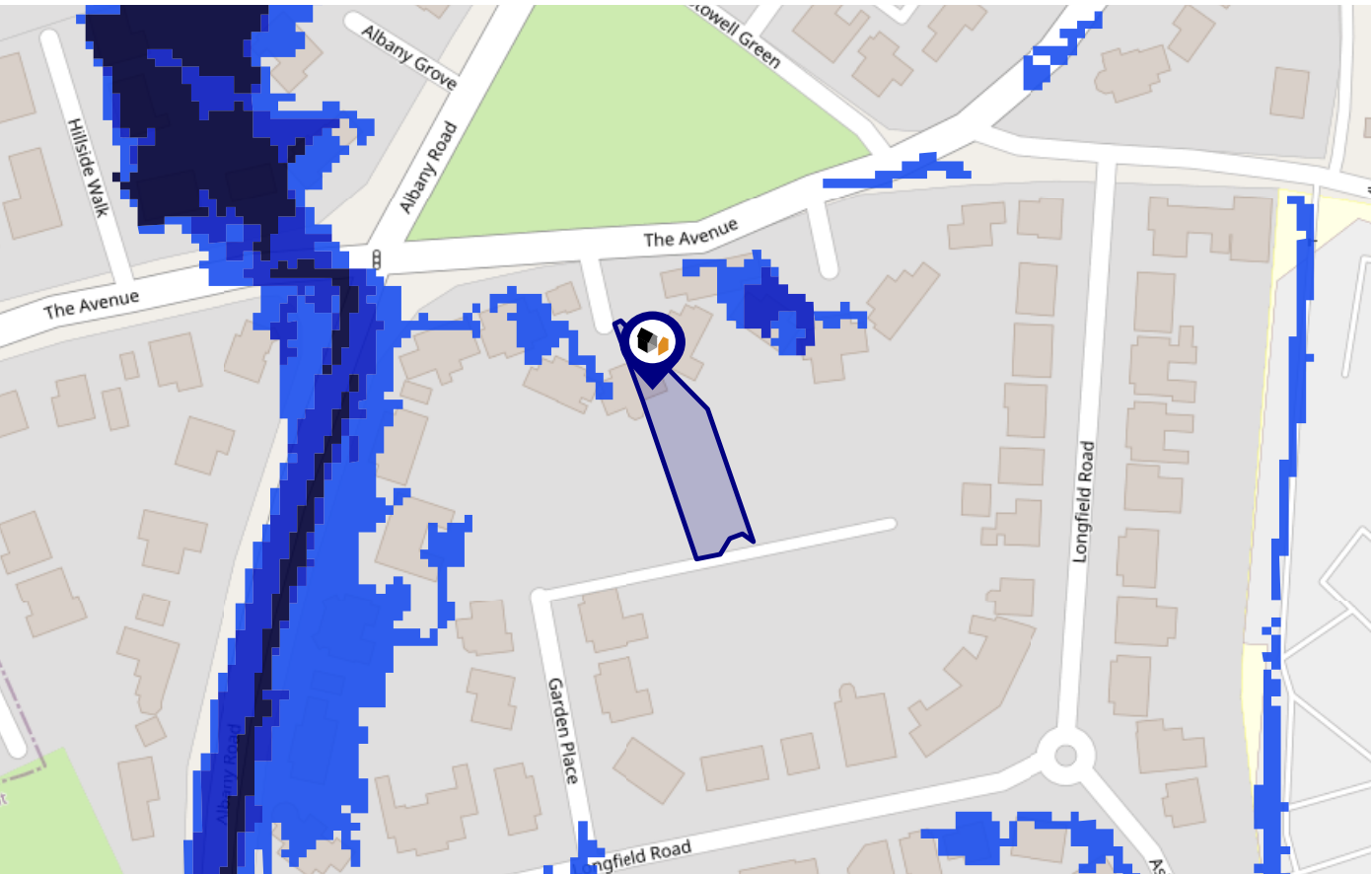
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

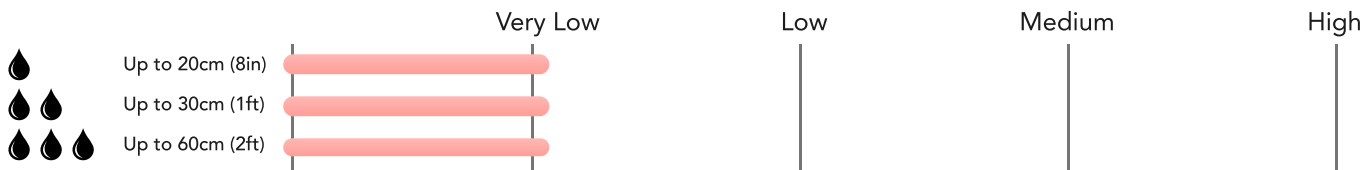


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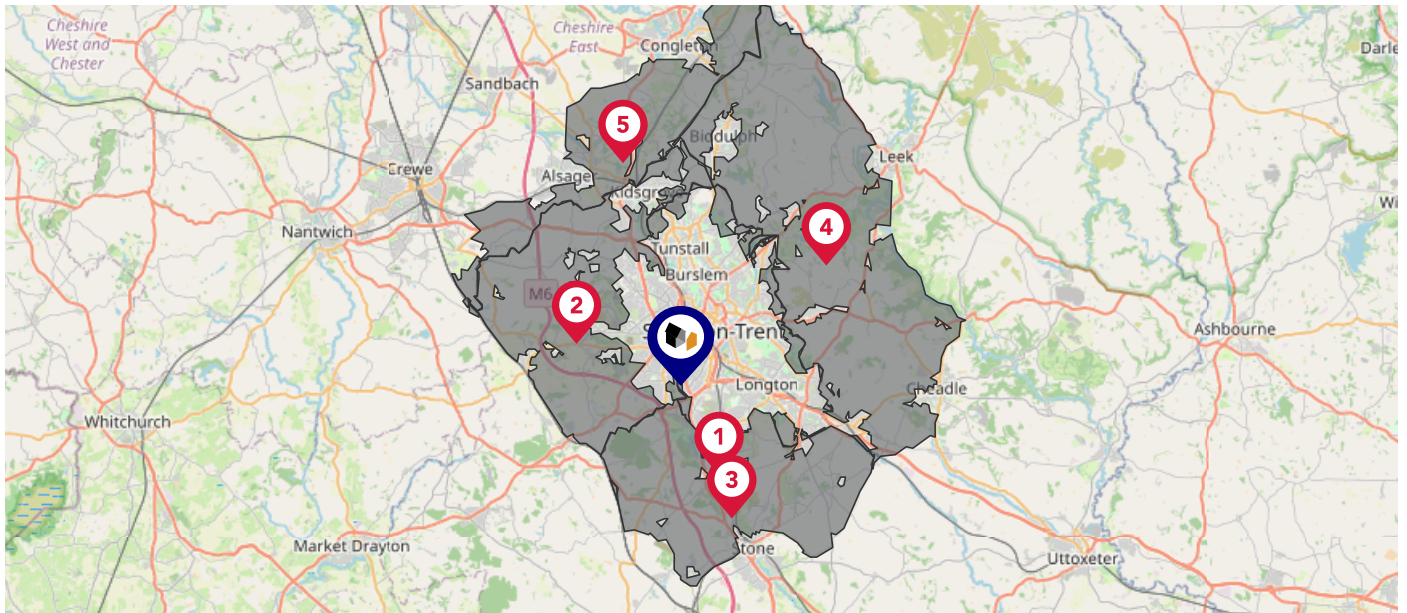
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



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



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands

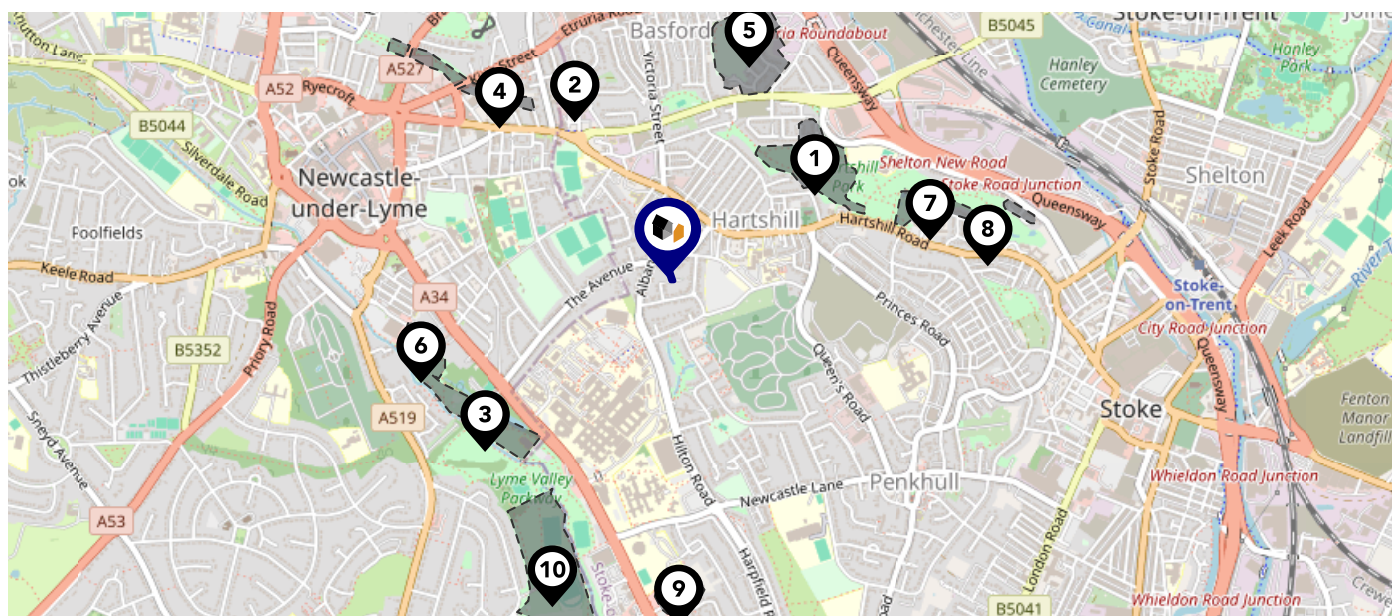


Stoke-on-Trent Green Belt - Cheshire East

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.



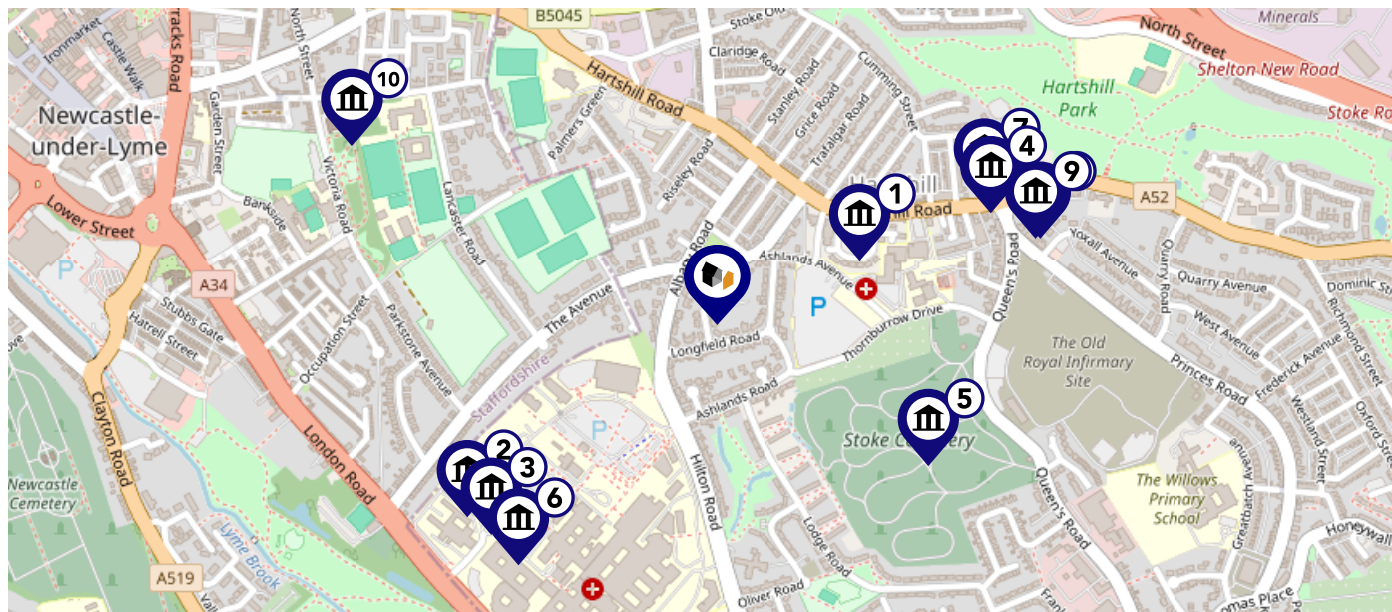
Nearby Landfill Sites

1	Vicarage Road-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
2	Newcastle Refuse Tip-Rope Street, Basford, Stoke On Trent, Staffordshire	Historic Landfill	☐
3	Lyme Valley Parkway-London Road, Parkway, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
4	The Brampton-Former Railway Cutting Near The Brampton, King Street, The Brampton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
5	Caddicks Marl Hole-Sheldon New Road, Etruria, Stoke On Trent, Staffordshire	Historic Landfill	☐
6	Pool Dam Sidings-Off Brook Lane, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
7	St Dominics Car Park-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
8	Tolkien Way-Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
9	Ex Springfield Tileries/Wheatleys-London Road, Trent Vale, Stoke On Trent	Historic Landfill	☐
10	Football Ground Off Clayton Lane-Clayton Lane, Clayton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐

Maps

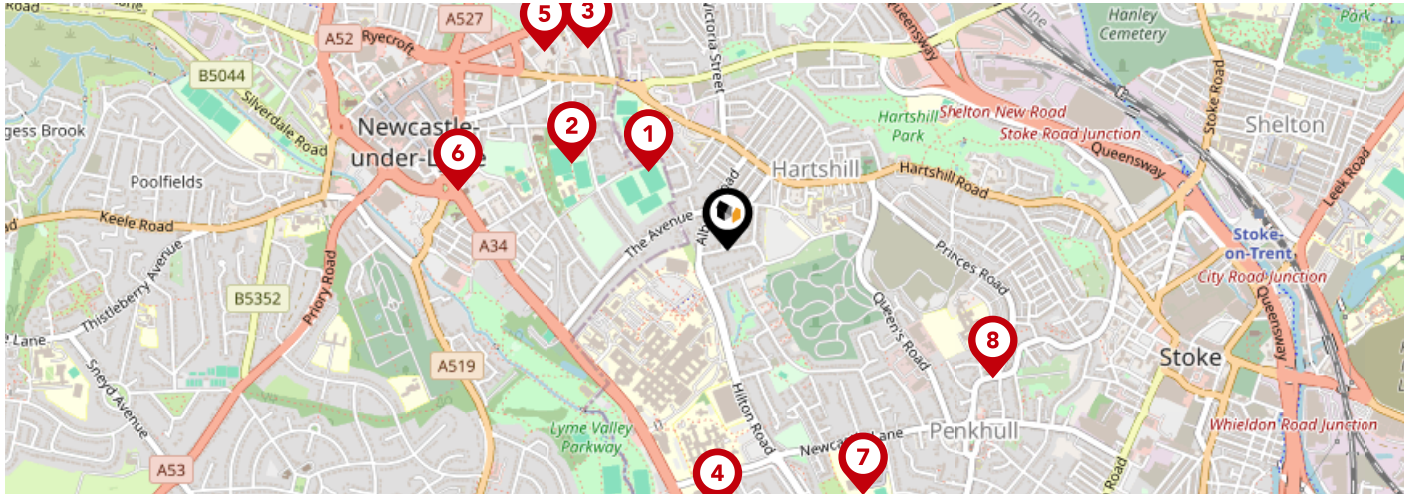
Listed Buildings

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



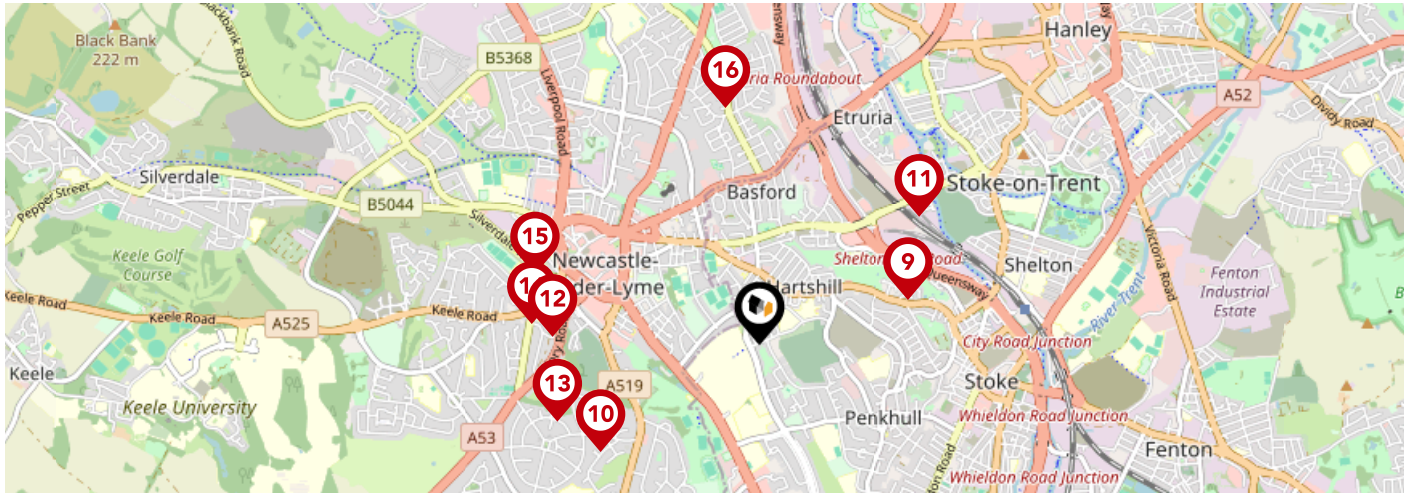
Listed Buildings in the local district		Grade	Distance
	1360813 - Railings North Of Former Orthopaedic Hospital	Grade II	0.2 miles
	1220797 - Former Parish Hospital At Stoke On Trent Union Work House	Grade II	0.3 miles
	1195812 - Former School House At Stoke On Trent Union Workhouse, Now Occupied By City General Hospital	Grade II	0.3 miles
	1195800 - Church Of The Holy Trinity	Grade II	0.3 miles
	1195841 - Hartshill Cemetery Chapels	Grade II	0.3 miles
	1386590 - A Block At North Staffordshire Hospital	Grade II	0.3 miles
	1297908 - Church House And School	Grade II	0.3 miles
	1195799 - 285, Hartshill Road	Grade II	0.4 miles
	1220486 - Newcastle Players Workshop	Grade II	0.4 miles
	1219994 - Stone Entrance Piers And Walls To Stubbs Walks	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Harpfield Primary Academy Ofsted Rating: Good Pupils: 231 Distance:0.25	☐	☒	☐	☐	☐
2	Newcastle-under-Lyme School Ofsted Rating: Not Rated Pupils: 888 Distance:0.4	☐	☐	☒	☐	☐
3	Lyme Brook Independent School Ofsted Rating: Good Pupils: 7 Distance:0.55	☐	☐	☒	☐	☐
4	St John's CofE (A) Primary School Ofsted Rating: Requires improvement Pupils: 315 Distance:0.58	☐	☒	☐	☐	☐
5	Demetae Academy Ofsted Rating: Good Pupils: 30 Distance:0.6	☐	☐	☒	☐	☐
6	Hassell Primary School Ofsted Rating: Good Pupils: 194 Distance:0.62	☐	☒	☐	☐	☐
7	Thistley Hough Academy Ofsted Rating: Good Pupils: 1091 Distance:0.62	☐	☐	☒	☐	☐
8	The Willows Primary School Ofsted Rating: Good Pupils: 687 Distance:0.66	☐	☒	☐	☐	☐

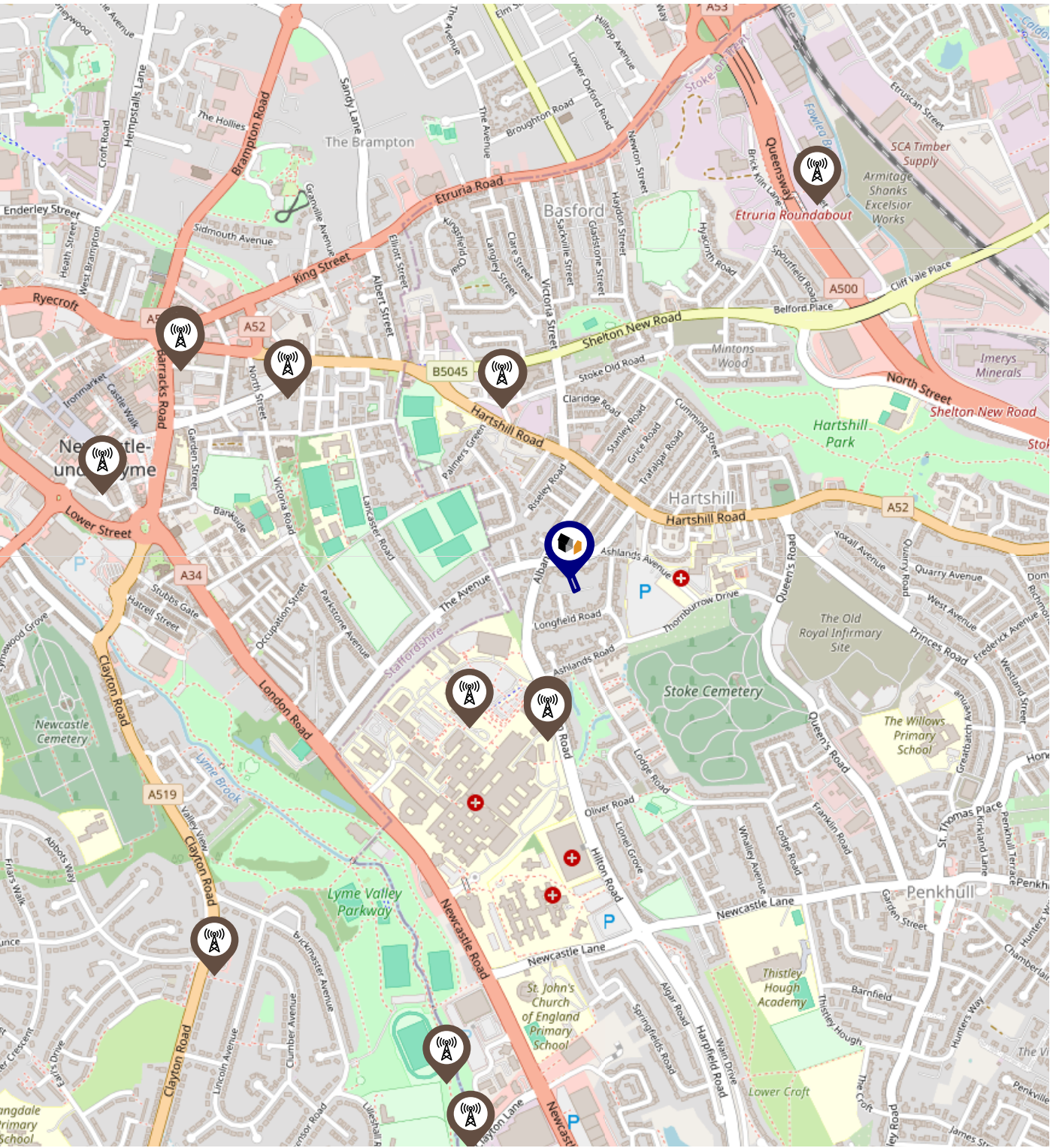
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Thomas Aquinas Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.69	☐	☒	☐	☐	☐
	Coppice Academy Ofsted Rating: Good Pupils: 112 Distance:0.86	☐	☐	☒	☐	☐
	Regent College Ofsted Rating: Good Pupils:0 Distance:0.91	☐	☐	☒	☐	☐
	Blackfriars Academy Ofsted Rating: Outstanding Pupils: 118 Distance:0.93	☐	☐	☒	☐	☐
	Co-op Academy Friarswood Ofsted Rating: Good Pupils: 200 Distance:0.97	☐	☒	☐	☐	☐
	St Giles' and St George's Church of England Academy Ofsted Rating: Good Pupils: 357 Distance:1.02	☐	☒	☐	☐	☐
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 408 Distance:1.05	☐	☒	☐	☐	☐
	May Bank Infants' School Ofsted Rating: Good Pupils: 167 Distance:1.07	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

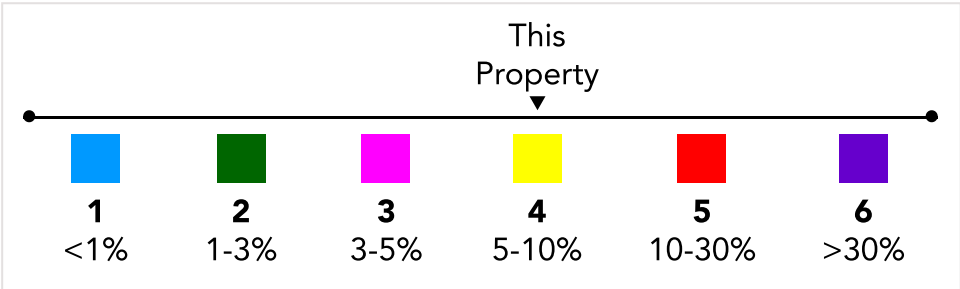
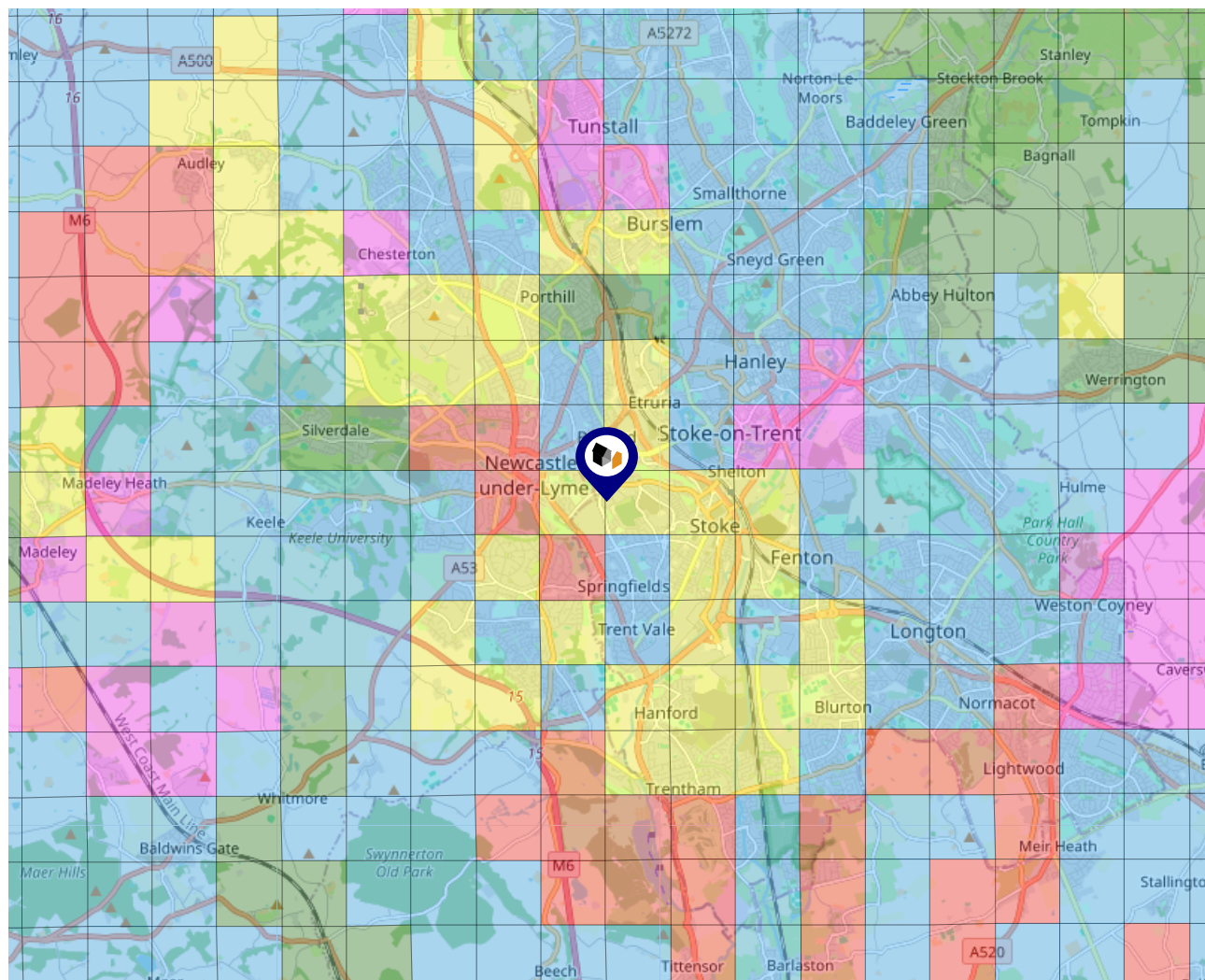
-  Power Pylons
-  Communication Masts

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/m3).

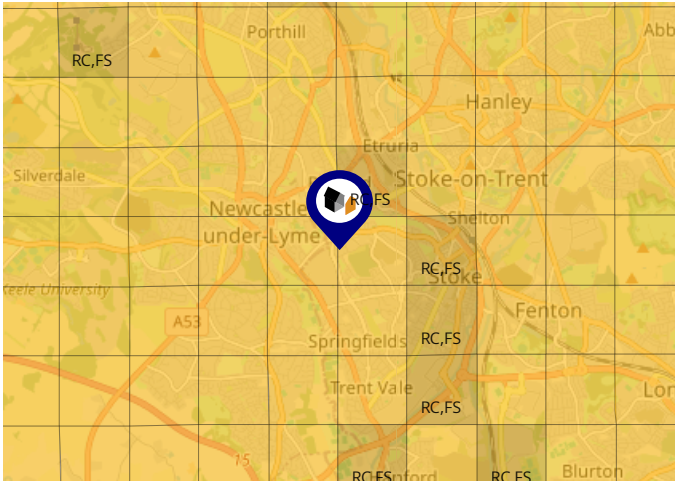


Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(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

Agent Disclaimer

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

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