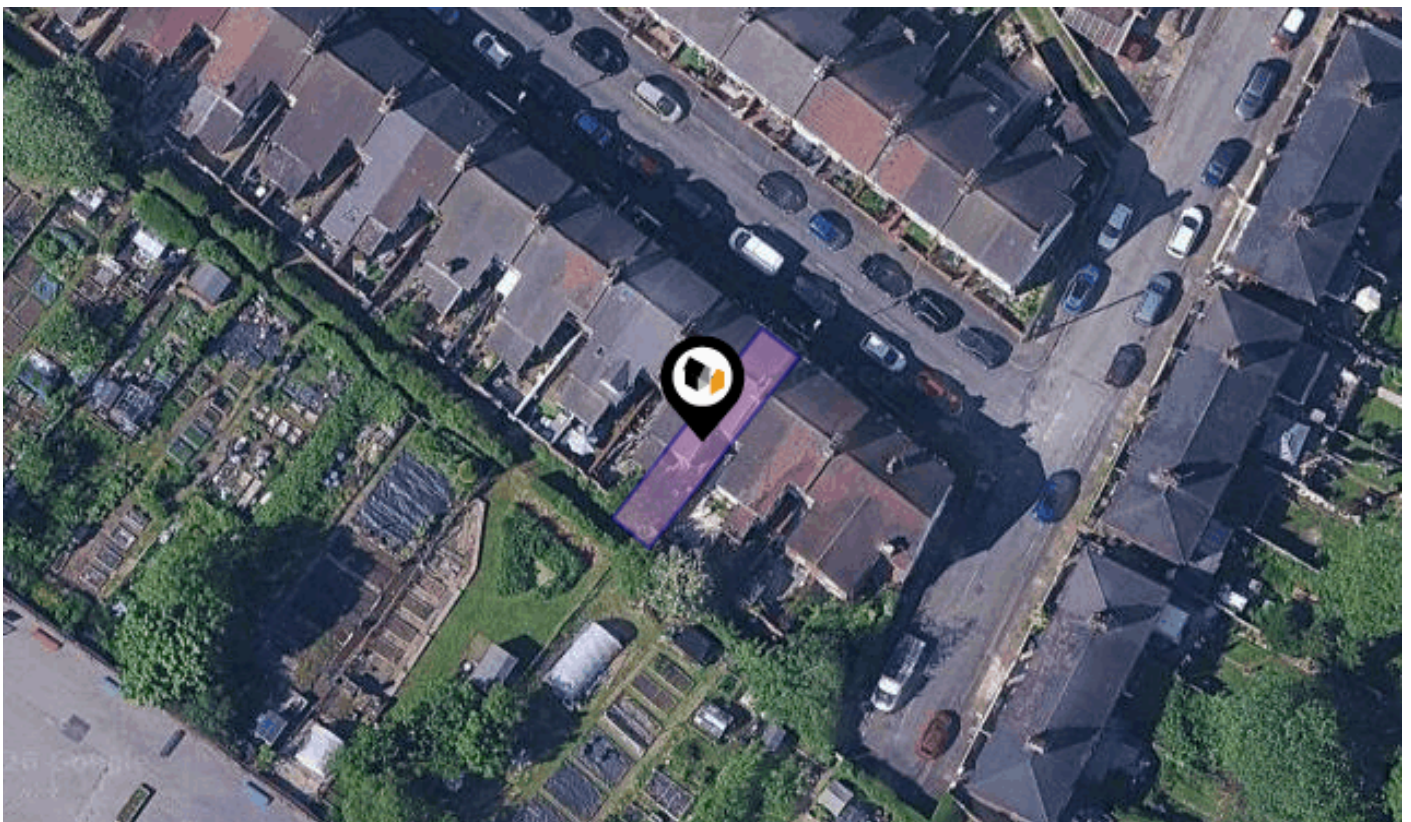




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 03rd June 2026



GROSVENOR AVENUE, STOKE-ON-TRENT, ST4

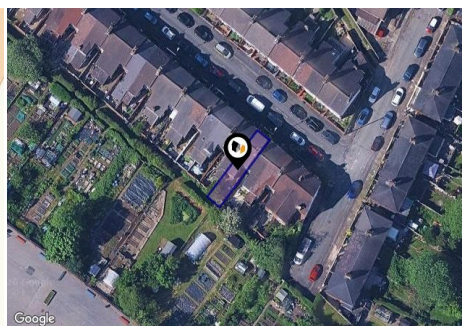
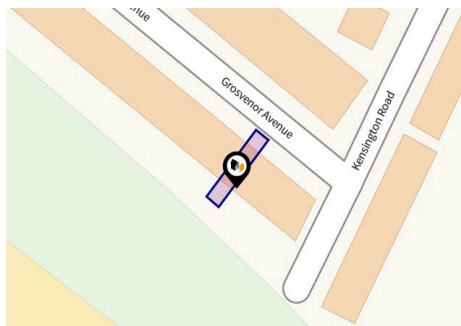
butters john bee

36 High Street, Newcastle-under-lyme, Staffordshire, ST5 1QL

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,455		
Title Number:	SF234595		

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)

6 mb/s	78 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Property EPC - Certificate

ST4		Energy rating	
		C	
Valid until 14.10.2034			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

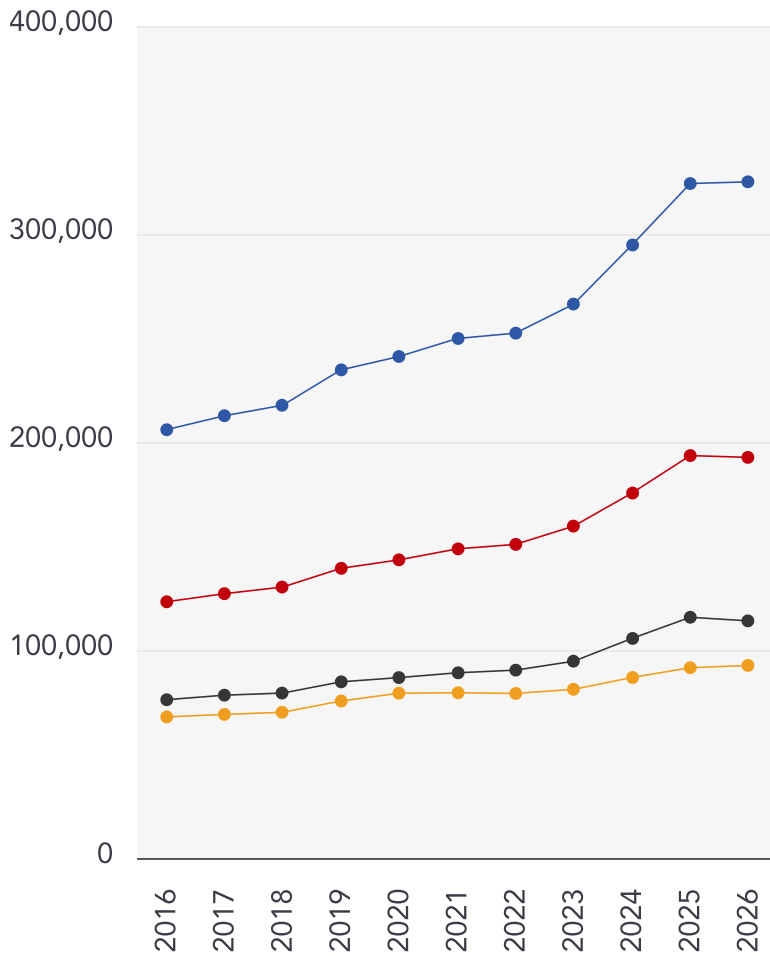
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Suspended, no insulation (assumed)
Total Floor Area:	71 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%

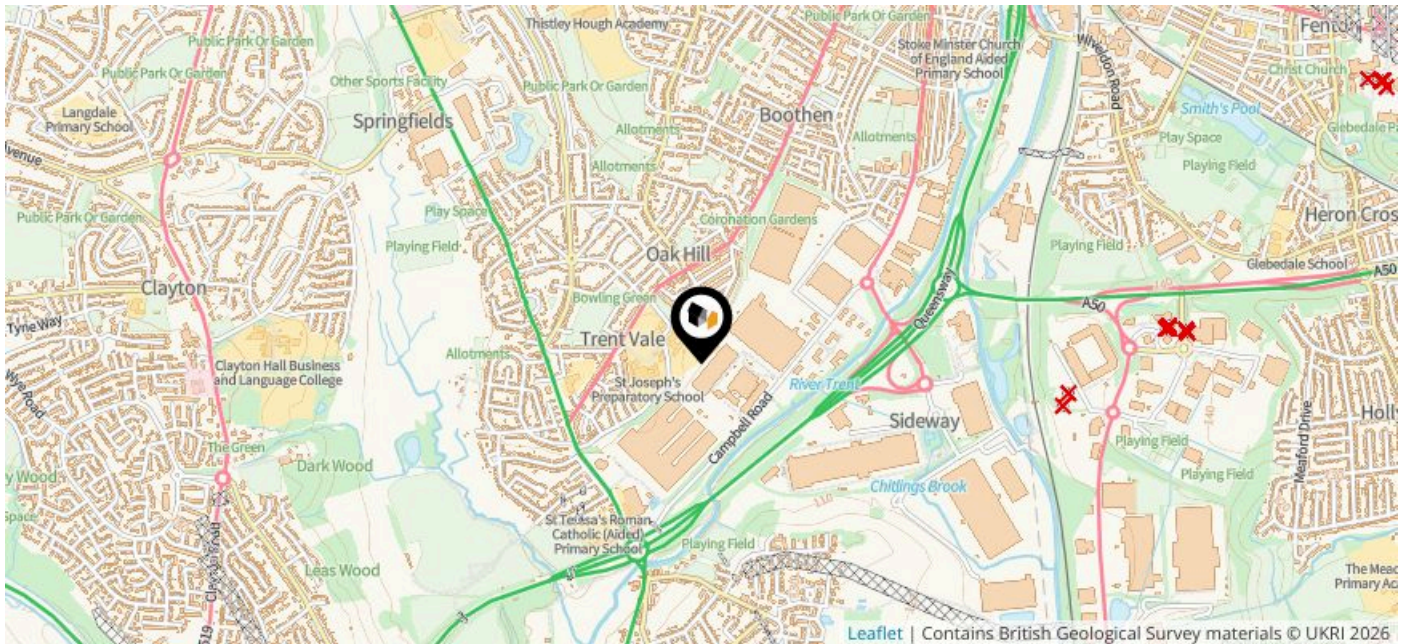
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

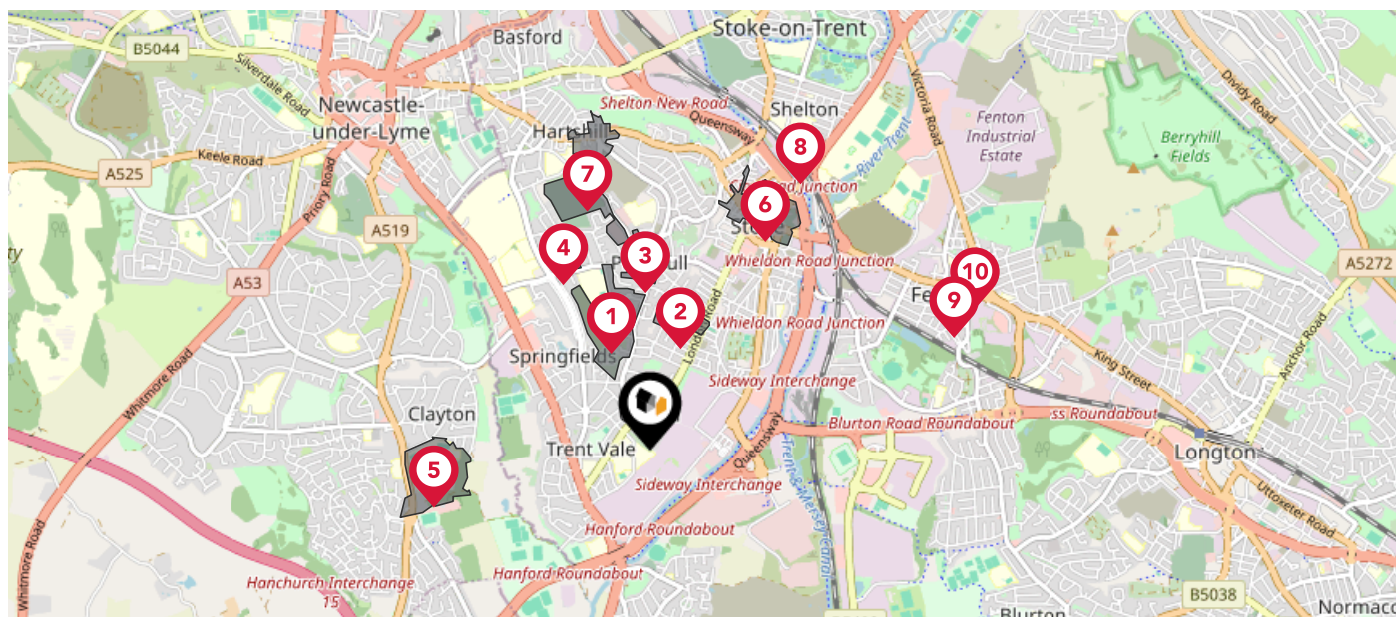
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



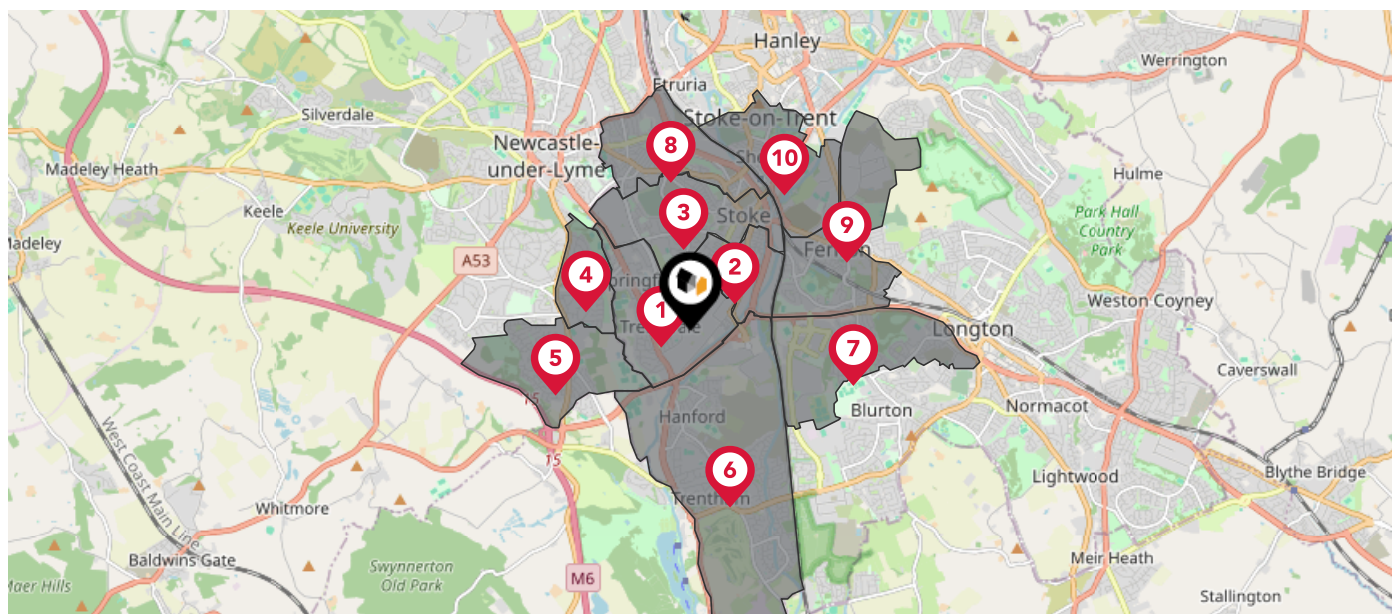
Nearby Conservation Areas

-  Penkhull Garden Village
-  The Villas
-  Penkhull Village
-  St Christophers Avenue
-  Clayton
-  Stoke Town Centre
-  Hartshill
-  Winton Square
-  Albert Square
-  Victoria Road

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



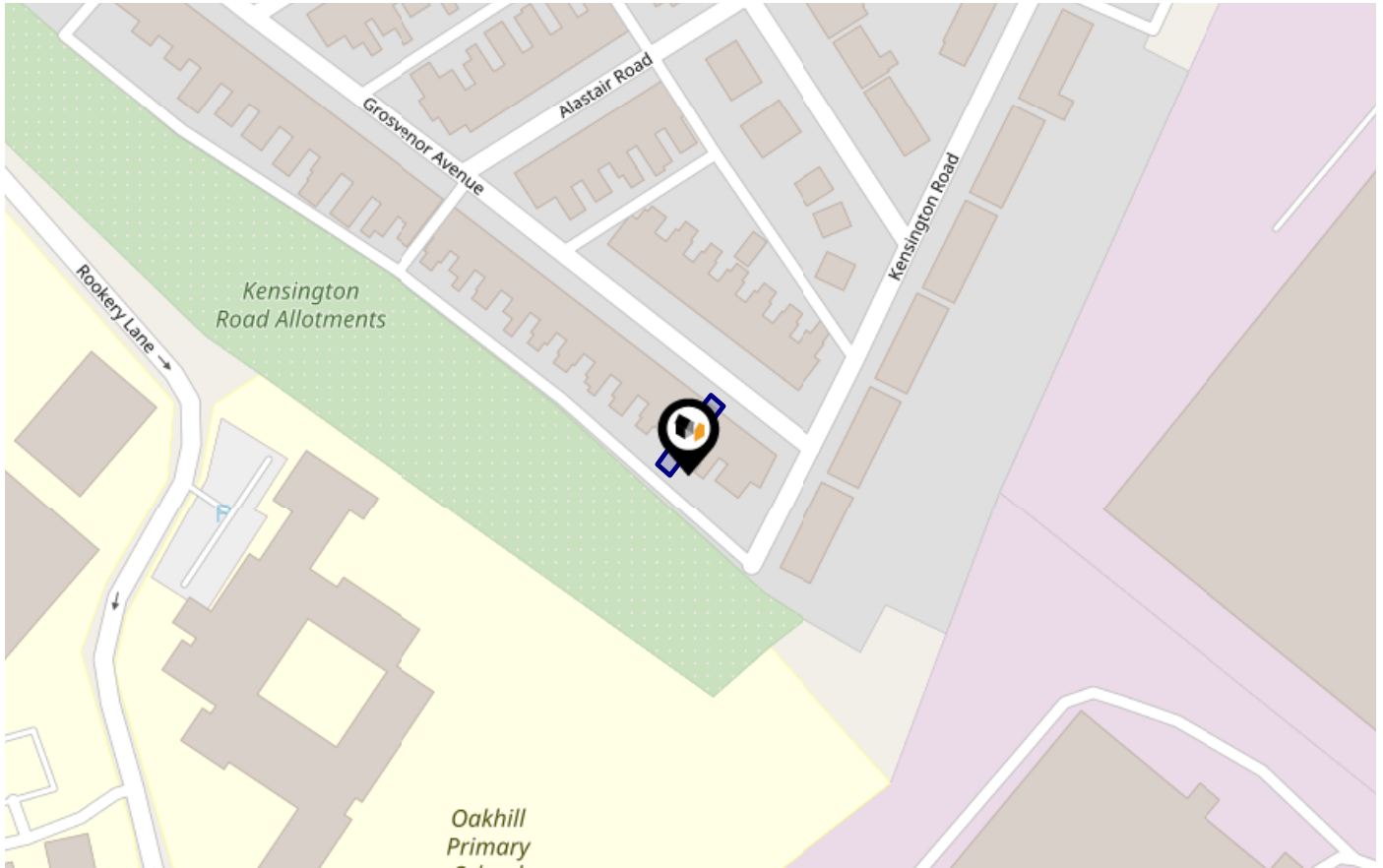
Nearby Council Wards

- 1 Springfields and Trent Vale Ward
- 2 Boothem and Oak Hill Ward
- 3 Penkhull and Stoke Ward
- 4 Clayton Ward
- 5 Westbury Park & Northwood Ward
- 6 Hanford and Trentham Ward
- 7 Hollybush and Longton West Ward
- 8 Hartshill and Basford Ward
- 9 Fenton West and Mount Pleasant Ward
- 10 Hanley Park and Shelton 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.

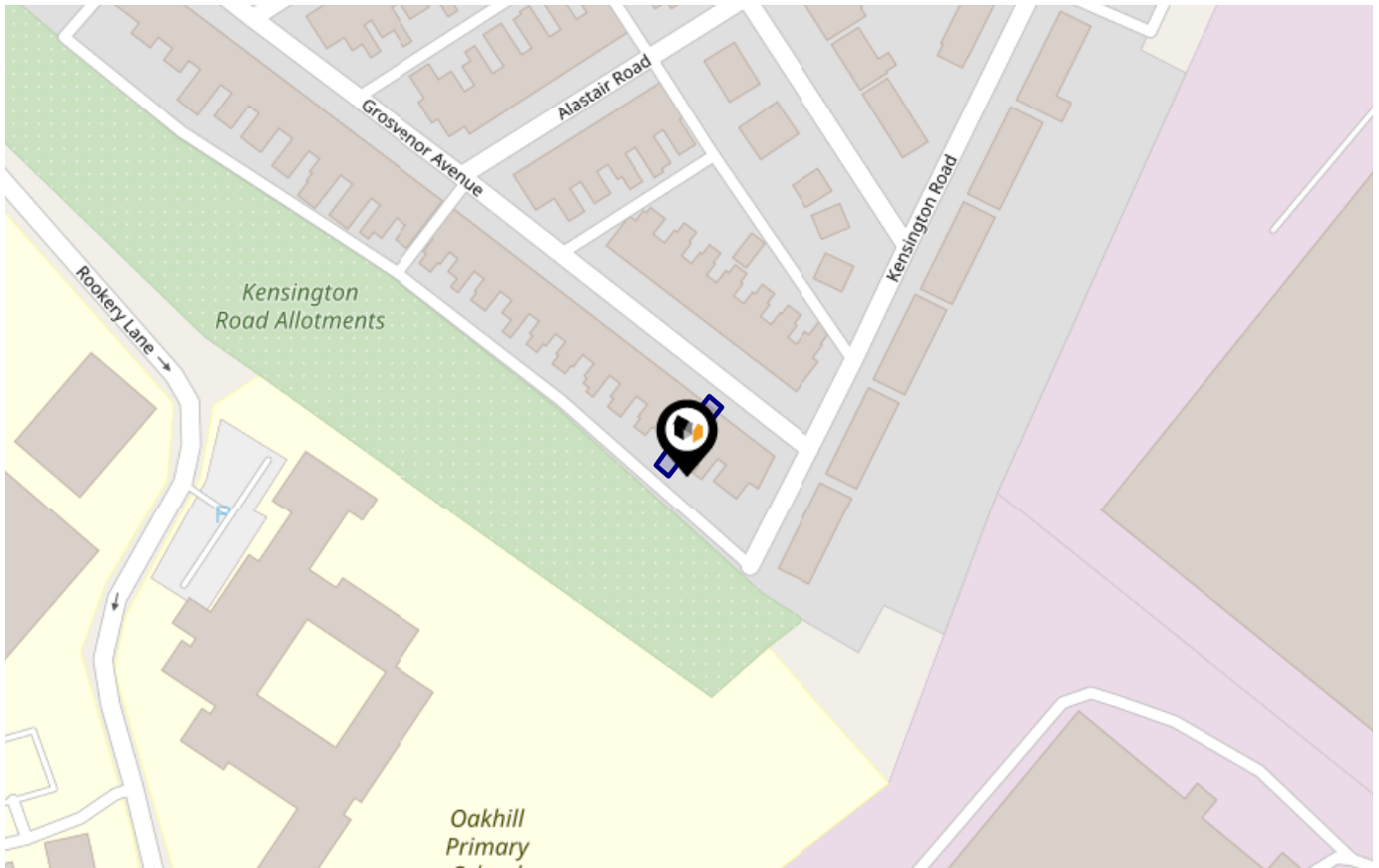
Chance of flooding to the following depths at this property:



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.
- 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.

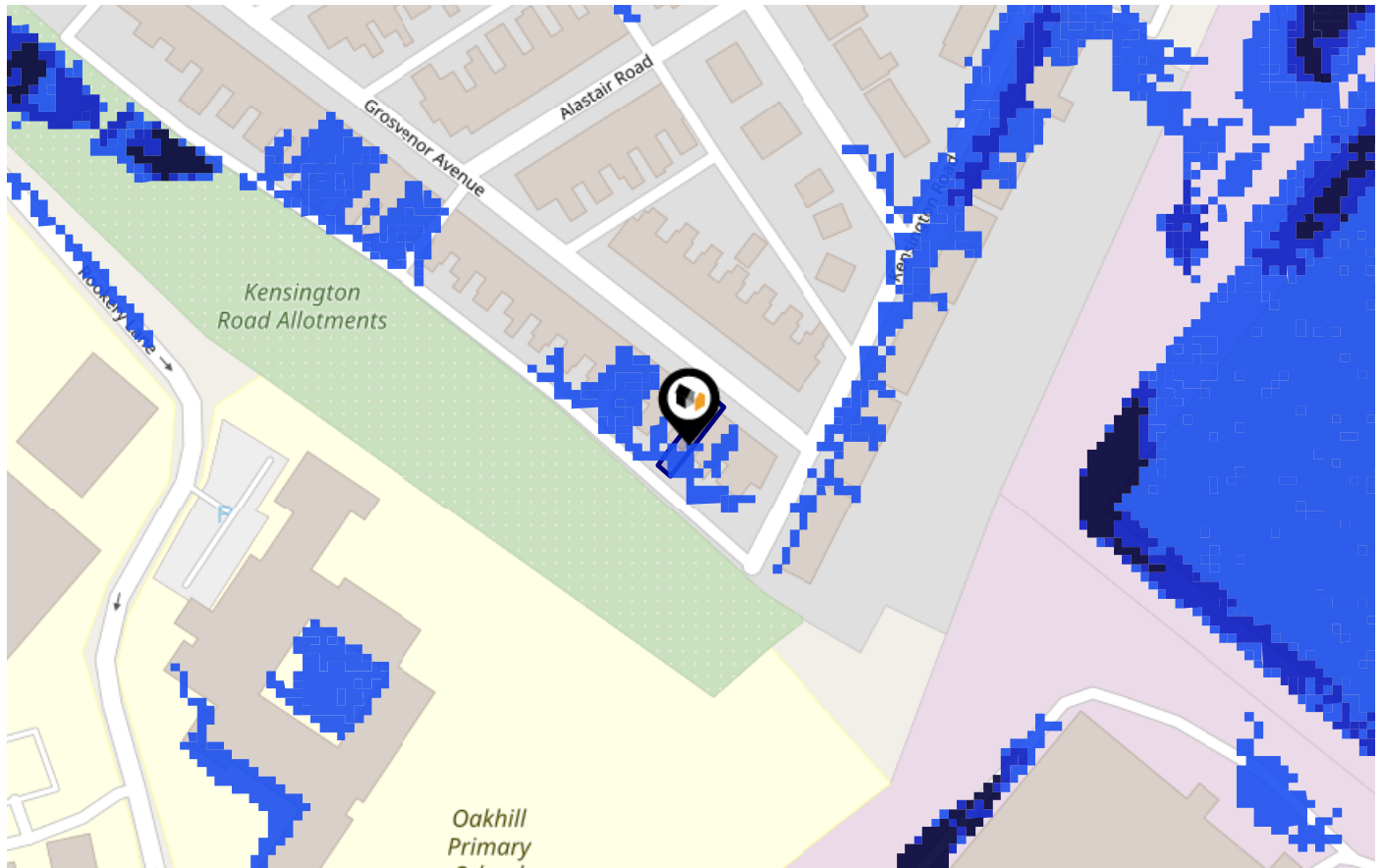
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

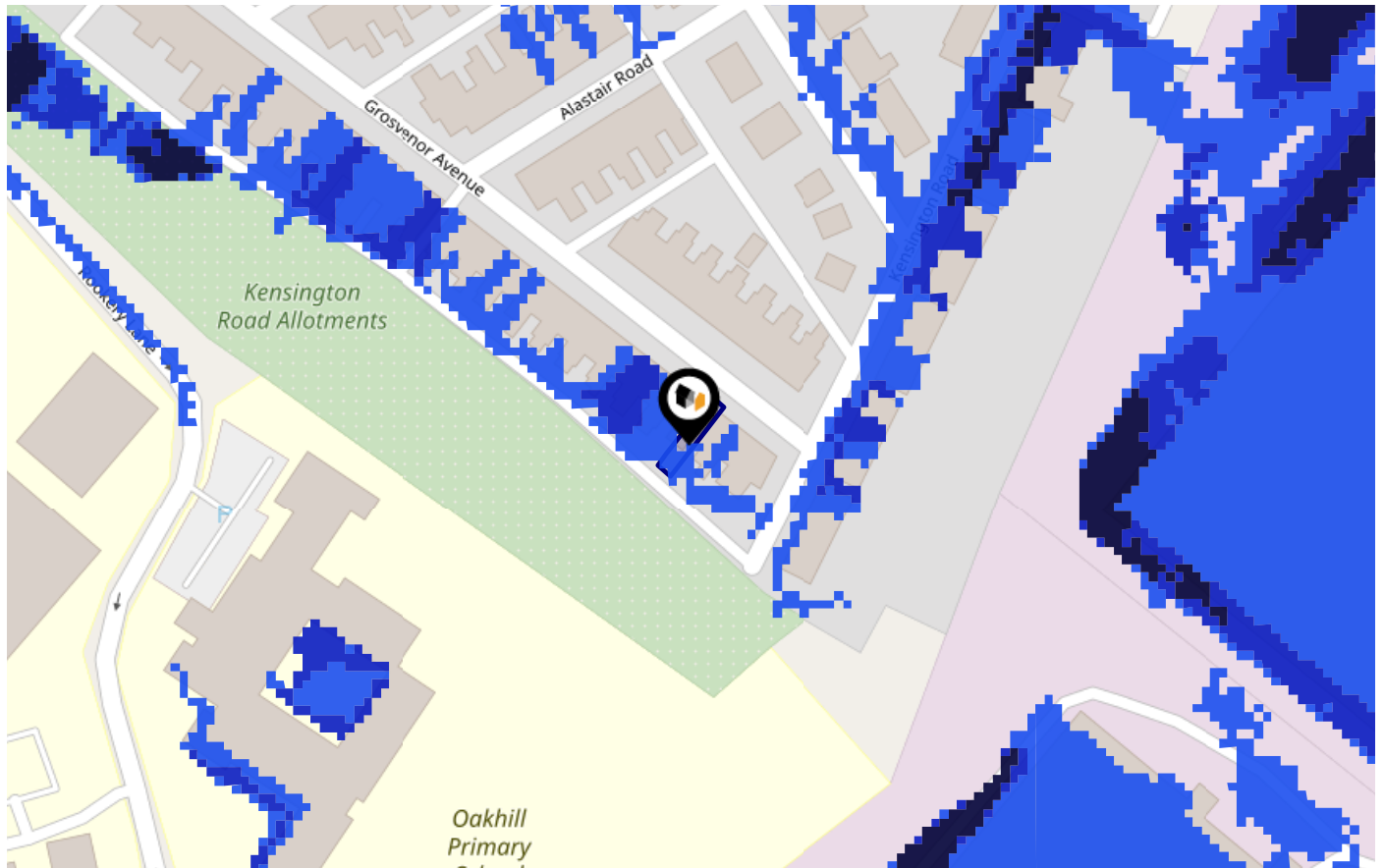
Chance of flooding to the following depths at this property:



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

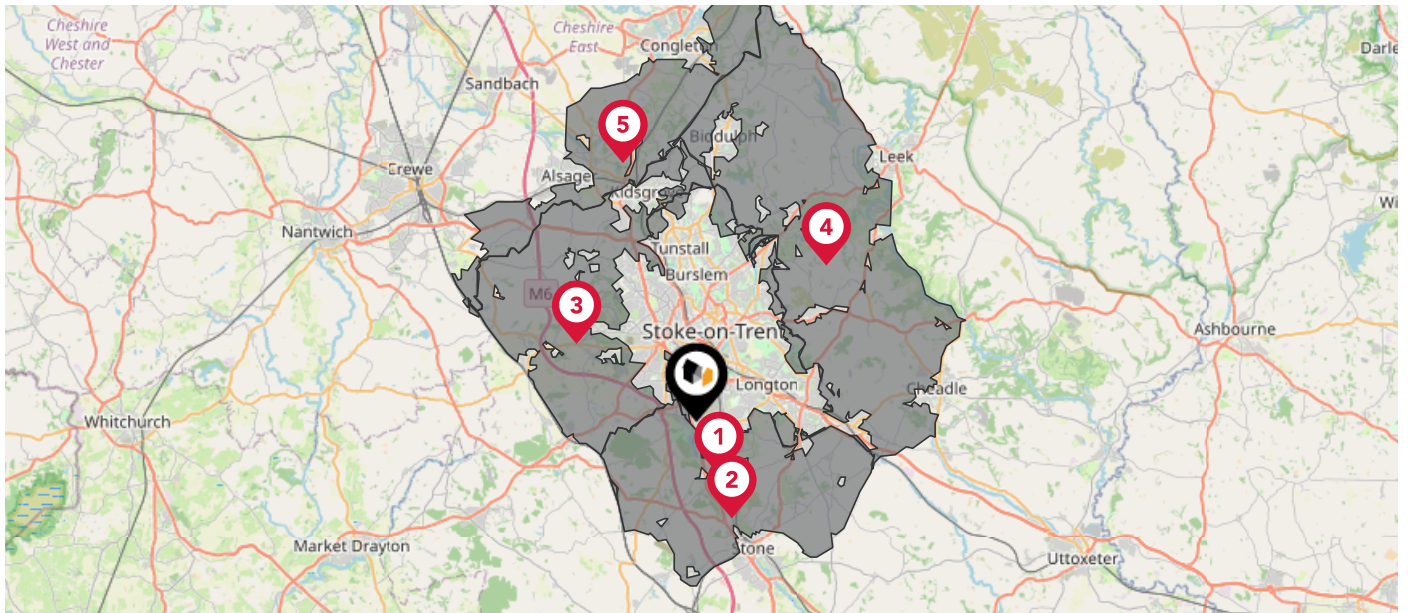
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.
- **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:



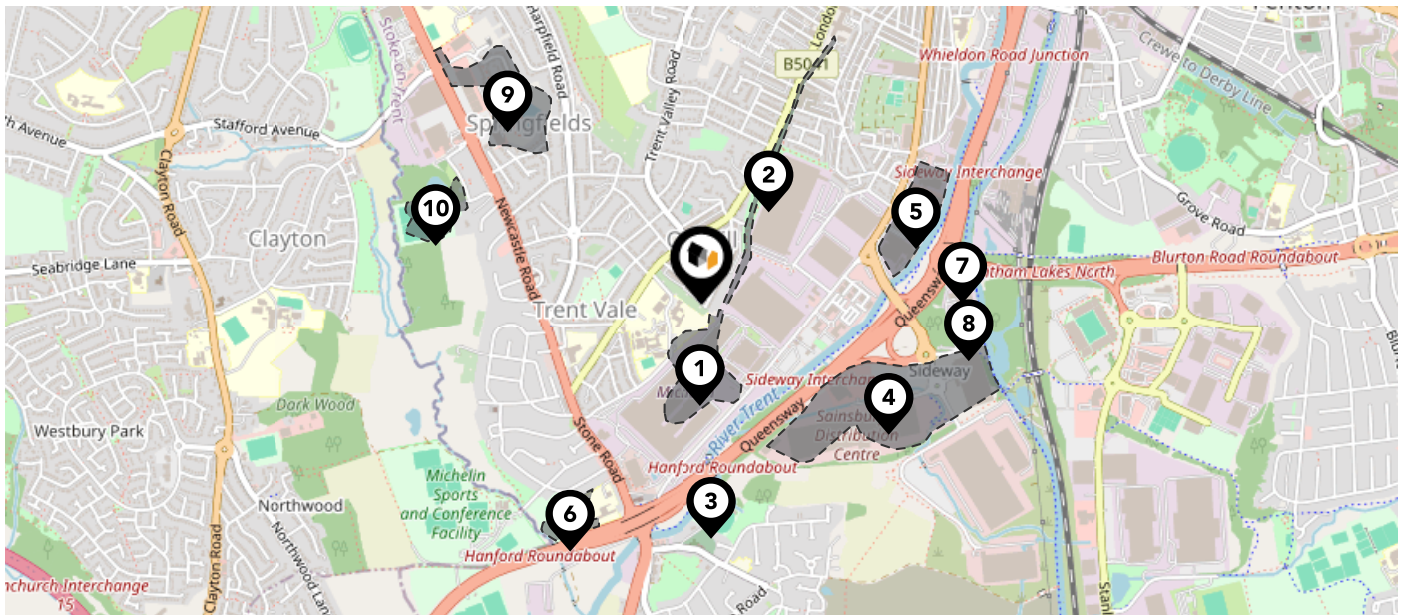
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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.



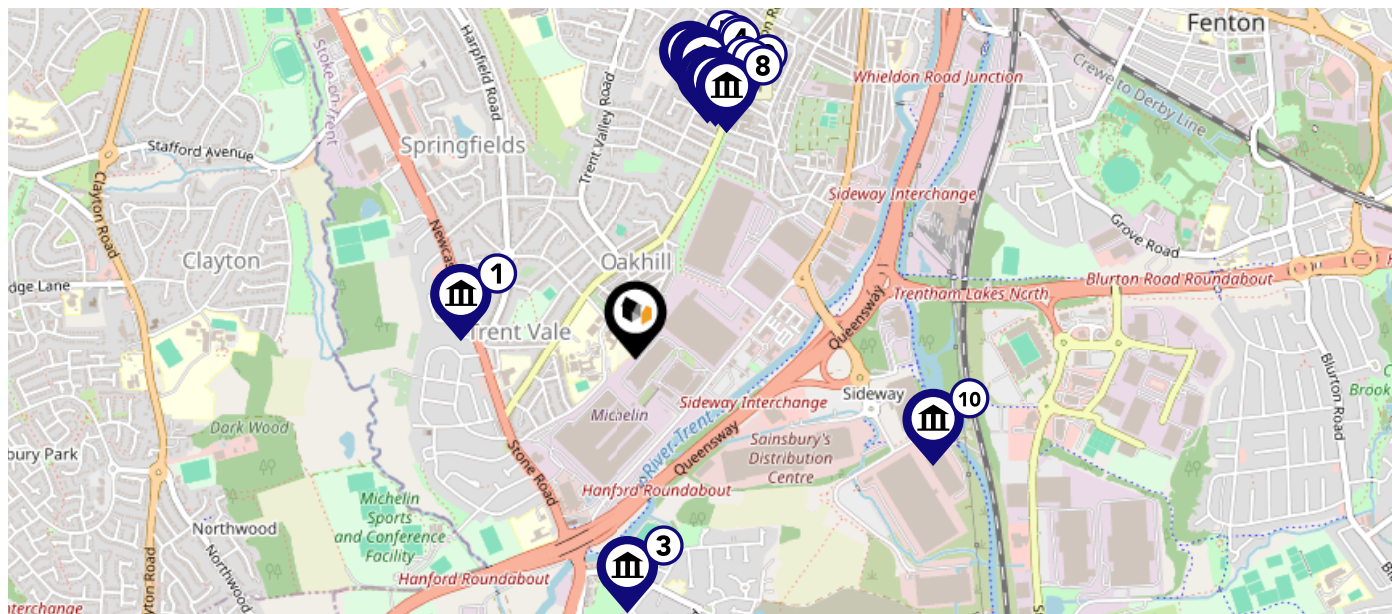
Nearby Landfill Sites











1	South East of Rookery Lane-Rookery Lane, Trent Vale, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
2	Old Canal Bed South East Of London Road-London Road, Boothten/Oakhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
3	Between Hanford Cricket Ground And River Trent-Church Lane, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Sideway-Sideway, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
5	Between Campbell Road And The Queensway-Campbell Road, Boothten, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
6	Riverside Road-Riverside Road, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
7	North of Stoke Incinerator-Sideway, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
8	South of Stoke Incinerator-Sideway, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
9	Springfields Tileries-Newcastle Road, Springfields, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
10	West Of Brookfield Road-Brookfield Road, Trent Vale, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>

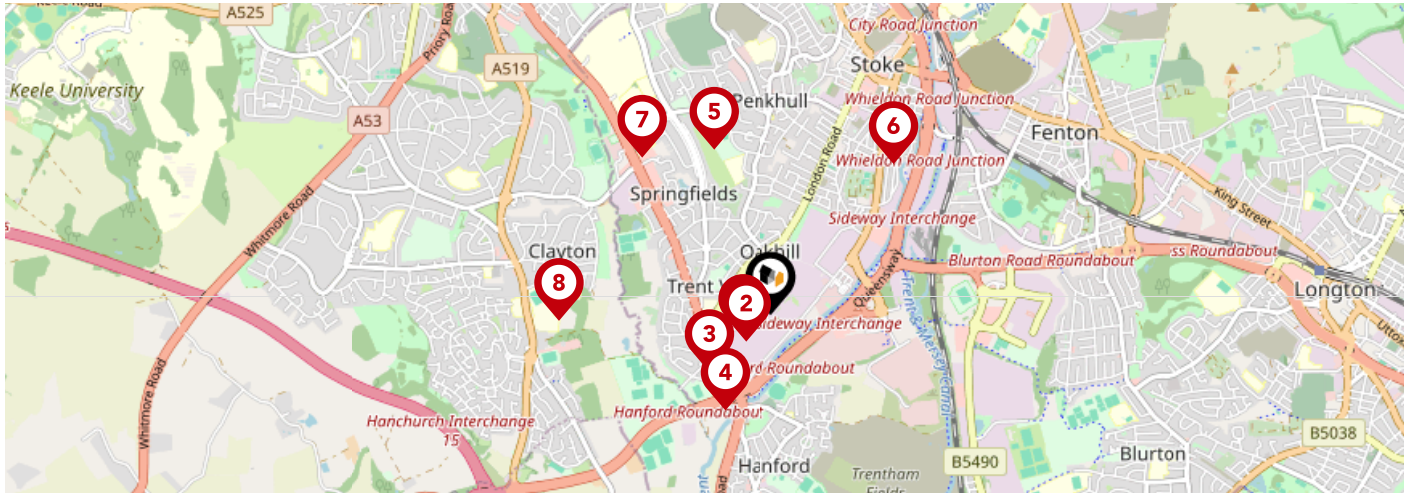
Maps

Listed Buildings

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

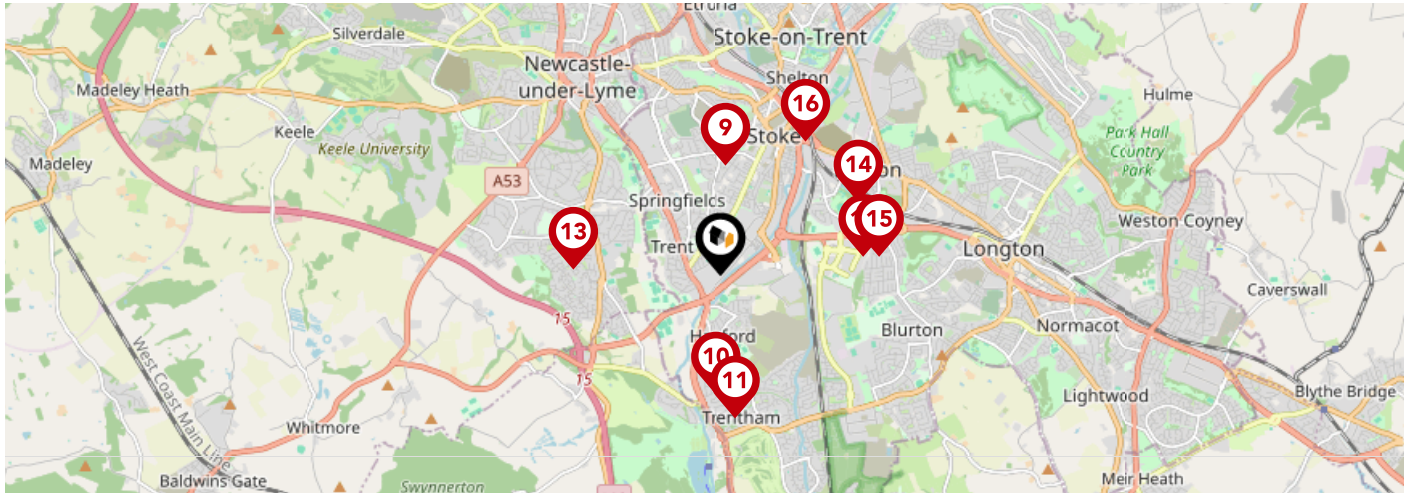


Listed Buildings in the local district	Grade	Distance
 1220810 - Church Of St John	Grade II	0.4 miles
 1210555 - 17 And 17a, The Villas	Grade II	0.6 miles
 1242002 - Church Of St Matthias	Grade II	0.6 miles
 1195850 - 18, The Villas	Grade II	0.6 miles
 1195849 - 15, The Villas	Grade II	0.6 miles
 1195848 - 3 And 4, The Villas	Grade II	0.6 miles
 1290430 - 5, The Villas	Grade II	0.6 miles
 1210534 - 1 And 2, The Villas	Grade II	0.6 miles
 1290401 - 23 And 24, The Villas	Grade II	0.6 miles
 1242004 - Trent And Mersey Canal Milepost South Of Former Viaduct At Sideway At Sj 8802 4319	Grade II	0.7 miles



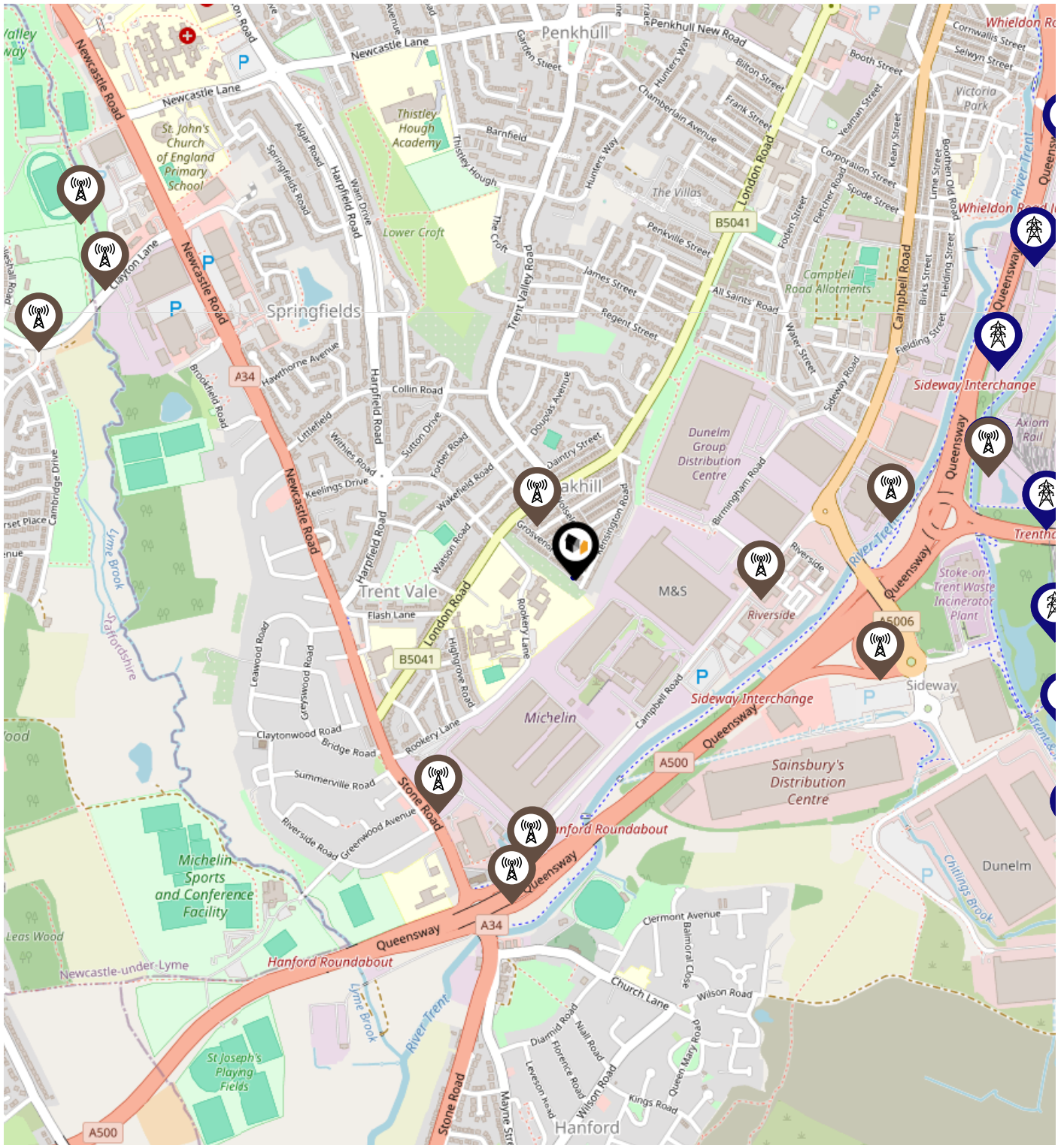
		Nursery	Primary	Secondary	College	Private
1	St Joseph's College Ofsted Rating: Outstanding Pupils: 1145 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph's Preparatory School Ofsted Rating: Not Rated Pupils: 80 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oakhill Primary School Ofsted Rating: Good Pupils: 448 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Teresa's Catholic (A) Primary School Ofsted Rating: Good Pupils: 358 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thistley Hough Academy Ofsted Rating: Good Pupils: 1091 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stoke Minster CofE Primary Academy Ofsted Rating: Special Measures Pupils: 403 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St John's CofE (A) Primary School Ofsted Rating: Requires improvement Pupils: 315 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Clayton Hall Academy Ofsted Rating: Good Pupils: 790 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	The Willows Primary School Ofsted Rating: Good Pupils: 687 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priory CofE Academy Ofsted Rating: Good Pupils: 421 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trentham Academy Ofsted Rating: Good Pupils: 784 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heron Cross Primary School Ofsted Rating: Good Pupils: 402 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Werburgh's Catholic Primary School Ofsted Rating: Good Pupils: 231 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady's Catholic Academy Ofsted Rating: Good Pupils: 228 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glebedale School Ofsted Rating: Good Pupils: 27 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	City of Stoke-On-Trent Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

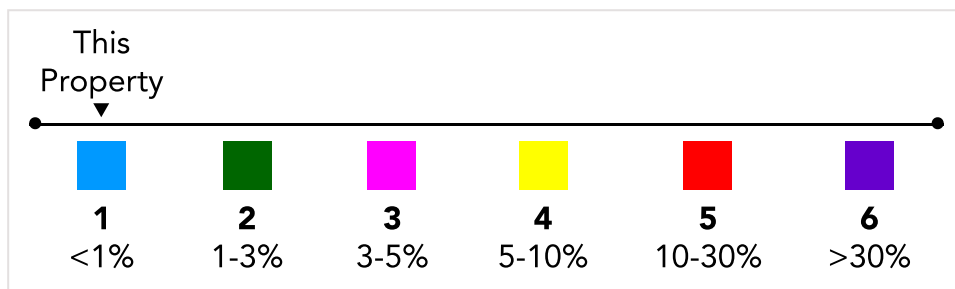
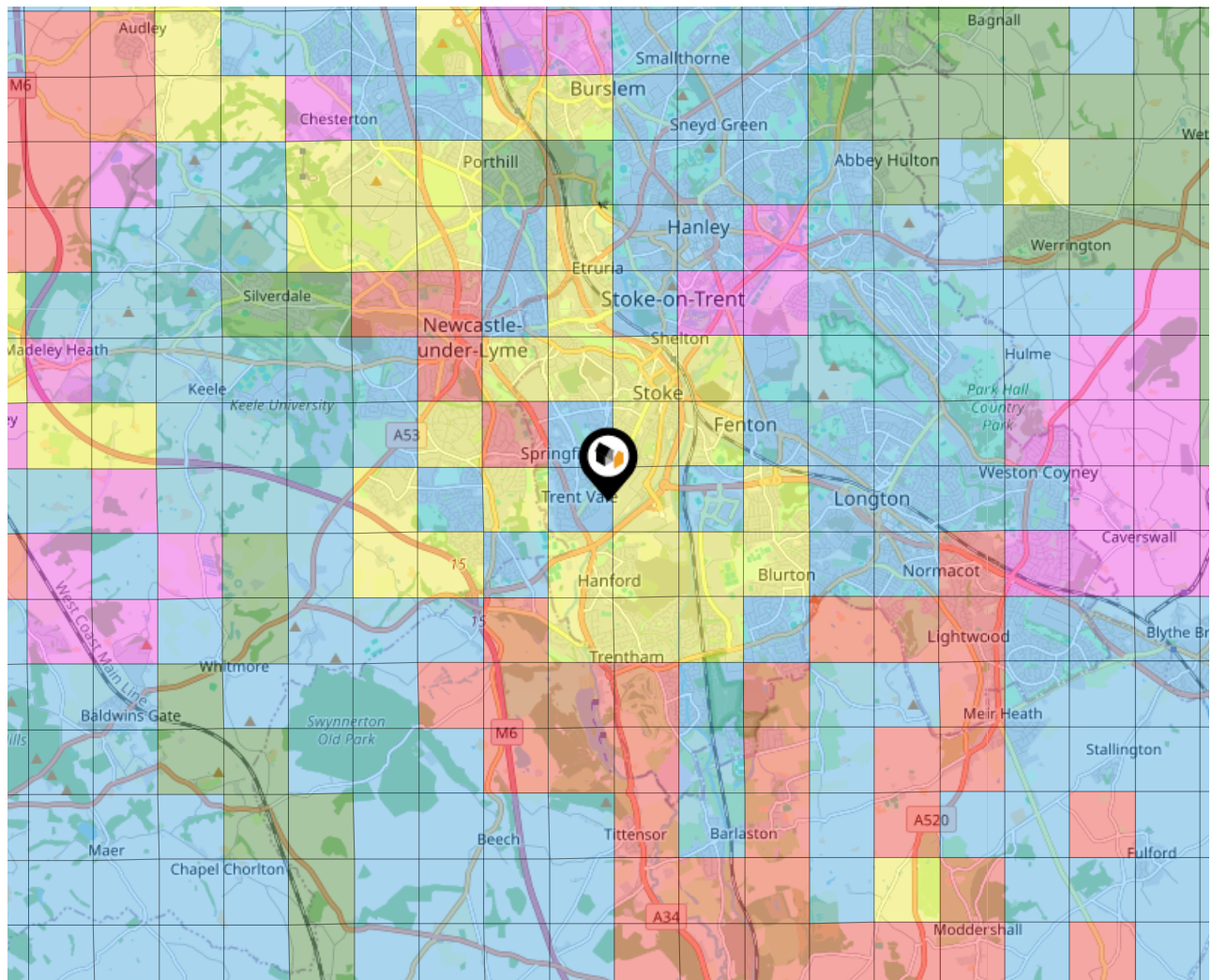


Key:

-  Power Pylons
-  Communication Masts

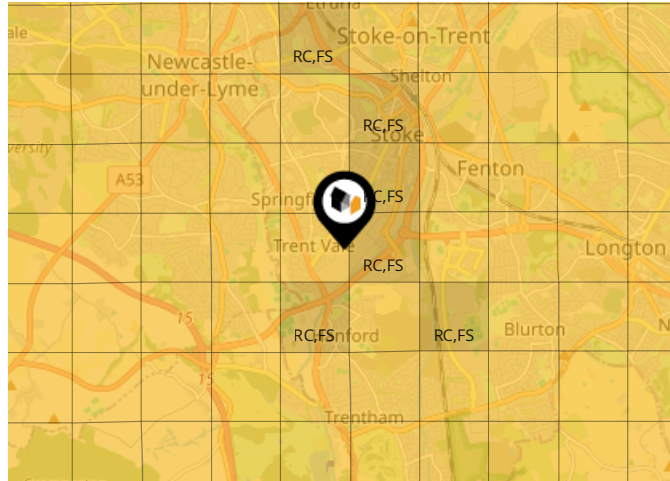
What is Radon?

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:	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		

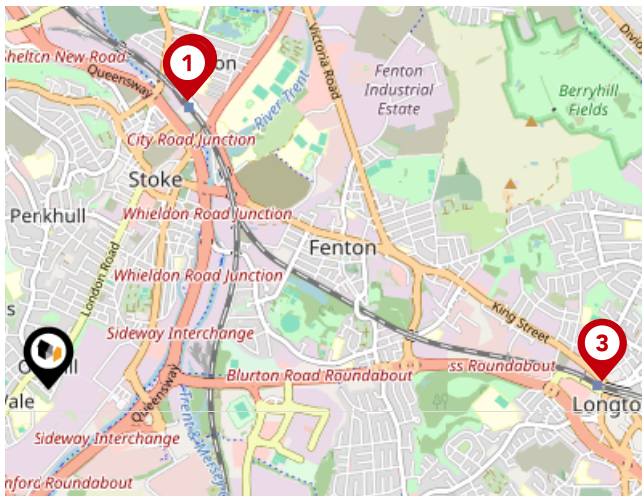


Primary Classifications (Most Common Clay Types)

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

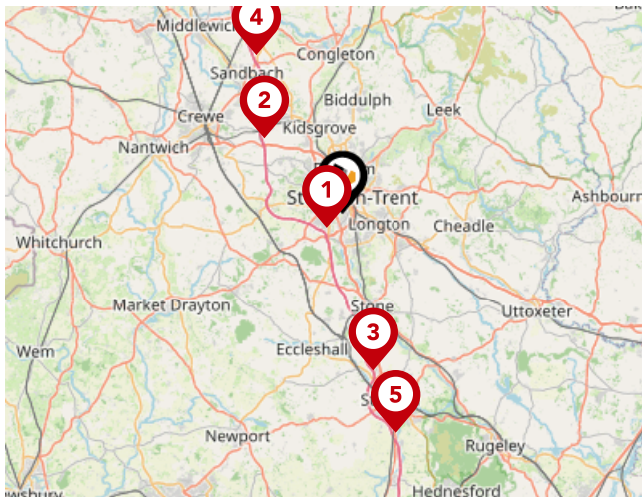
Area

Transport (National)



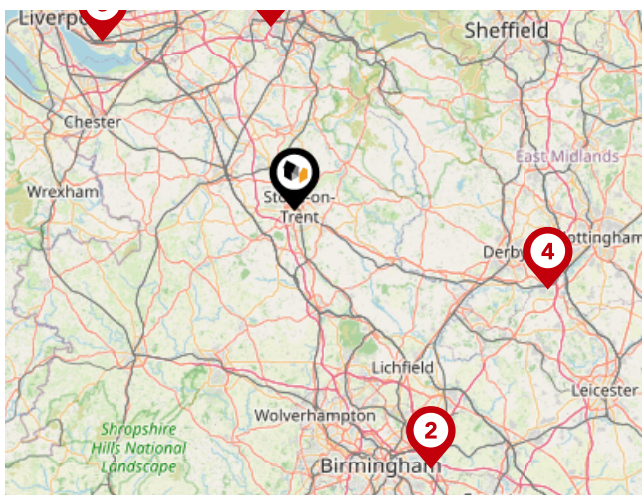
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.43 miles
2	Stoke-on-Trent Rail Station	1.45 miles
3	Platform 2	2.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	1.54 miles
2	M6 J16	7.87 miles
3	M6 J14	11.42 miles
4	M6 J17	12.92 miles
5	M6 J13	16.04 miles

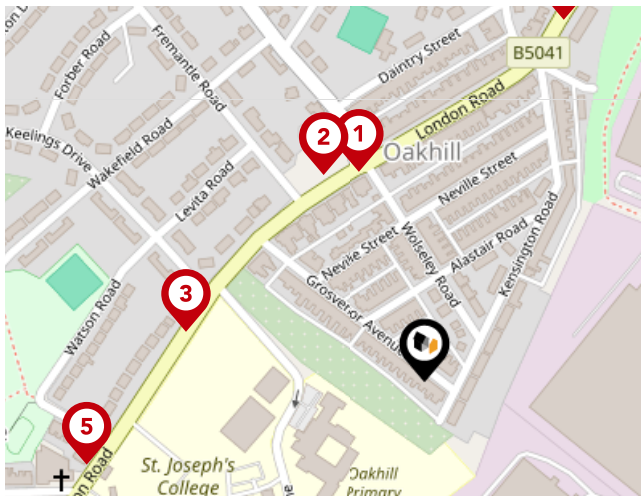


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	26.4 miles
2	Birmingham Airport	41.9 miles
3	Speke	36.43 miles
4	East Mids Airport	37.88 miles

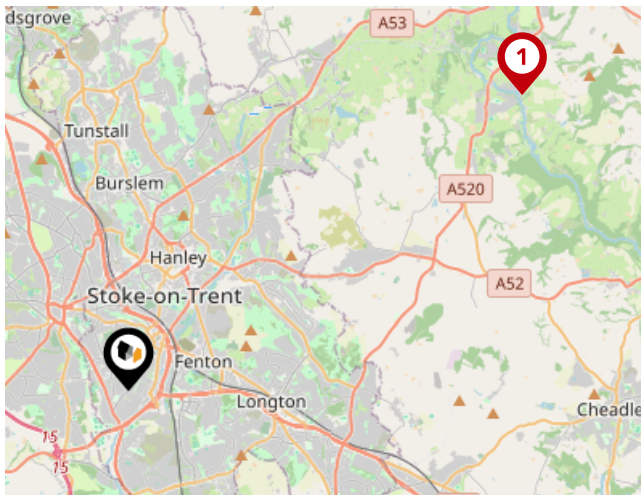
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Oak Tree	0.12 miles
2	The Oak Tree	0.13 miles
3	Rookery Lane	0.14 miles
4	Oakhill Avenue	0.22 miles
5	Flash Lane	0.19 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.79 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

butters john bee^{bjb}

butters john bee

36 High Street, Newcastle-under-Lyme,
Staffordshire, ST5 1QL

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com

