

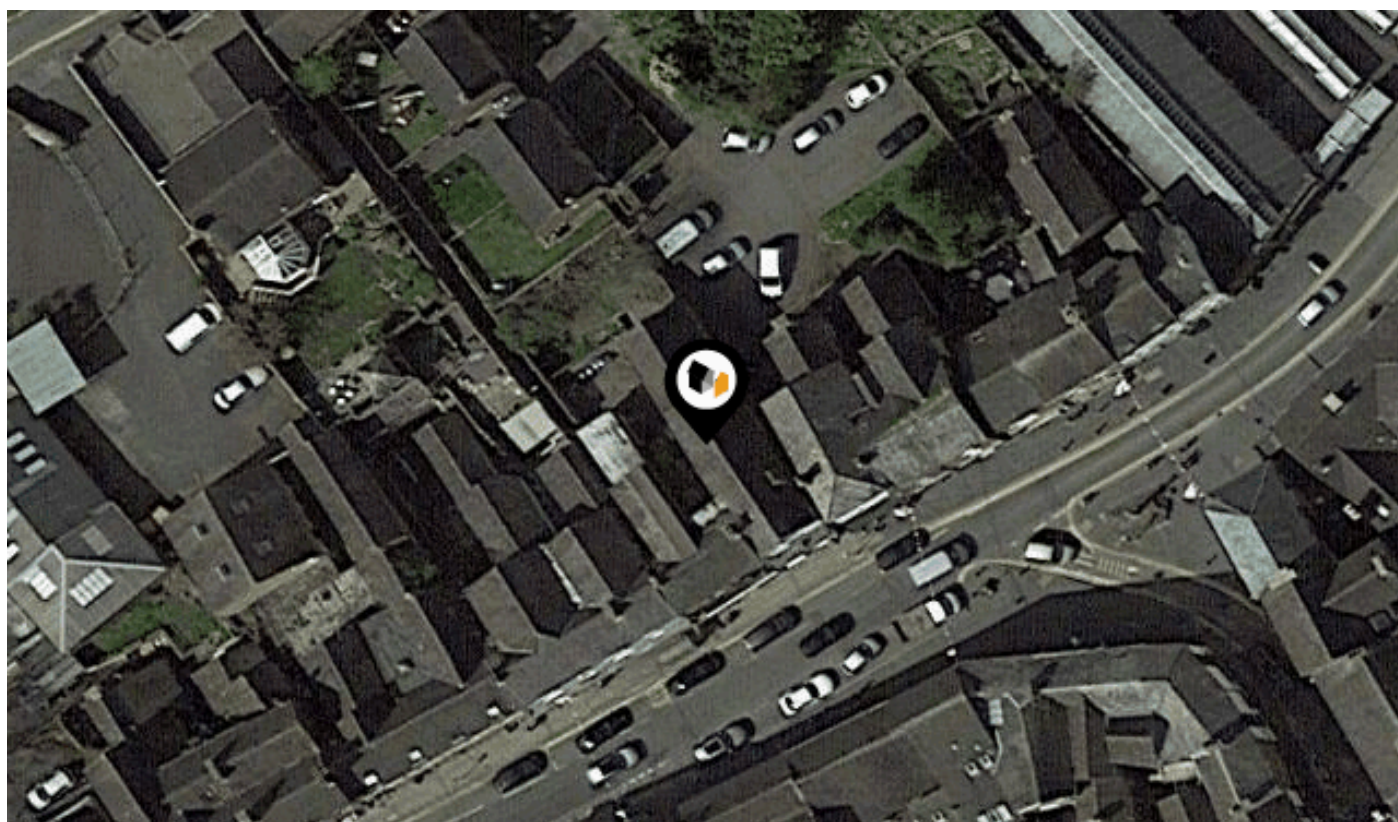


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Wednesday 21<sup>st</sup> January 2026**



**74, HIGH STREET, CHEADLE, STOKE-ON-TRENT, ST10**

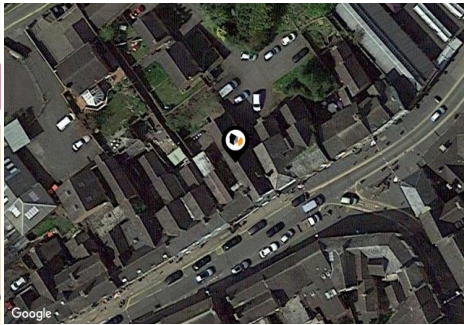
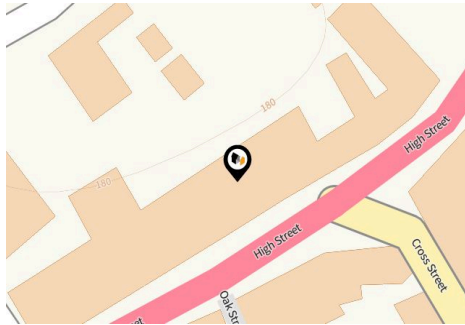
**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	559 ft <sup>2</sup> / 52 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,494

## Local Area

Local Authority:	Staffordshire
Conservation Area:	Cheadle
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

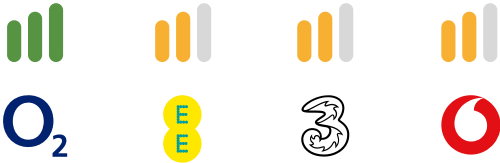
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

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

### Mobile Coverage:

(based on calls indoors)

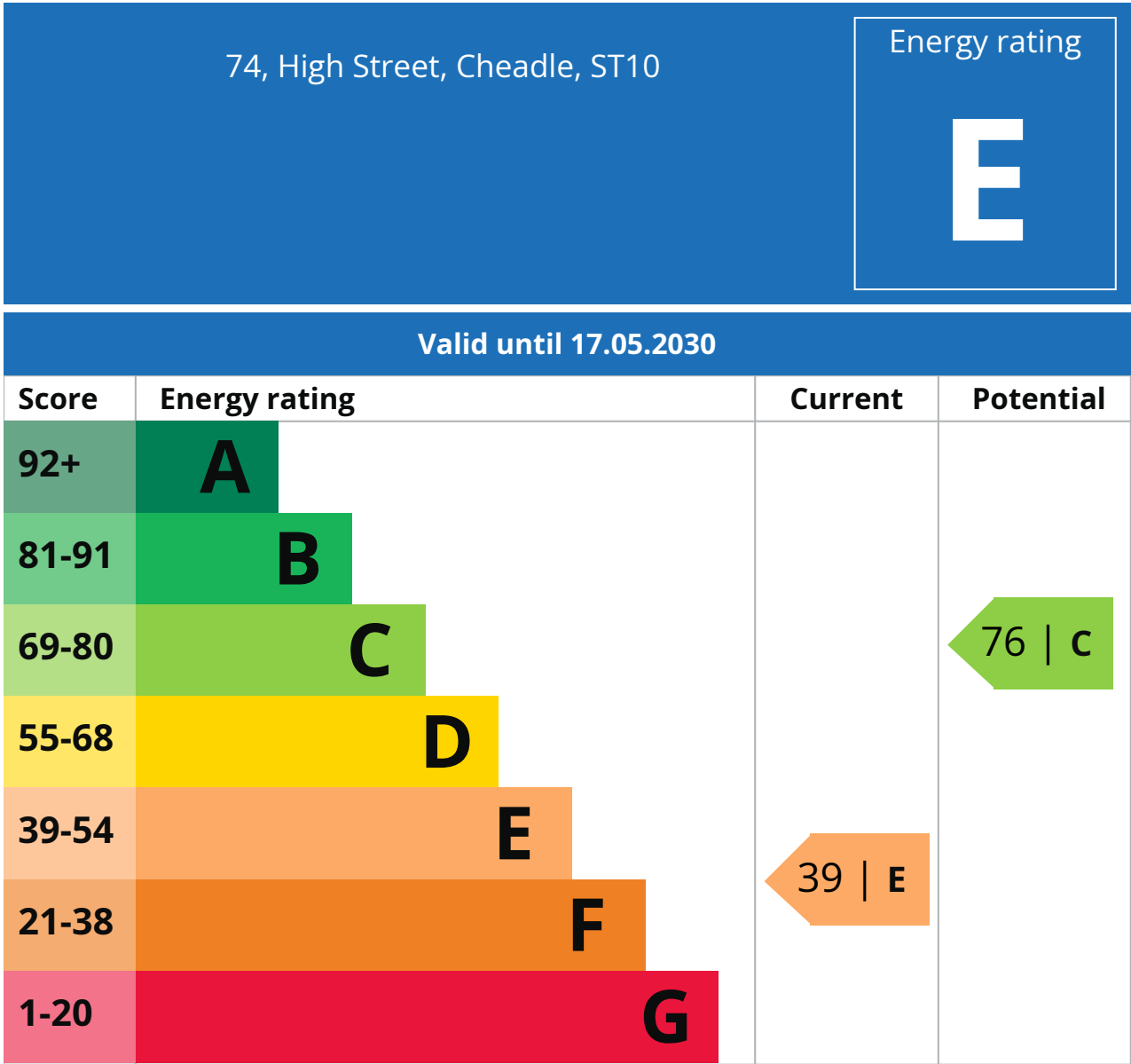


### Satellite/Fibre TV Availability:



# Property

## EPC - Certificate



### Additional EPC Data

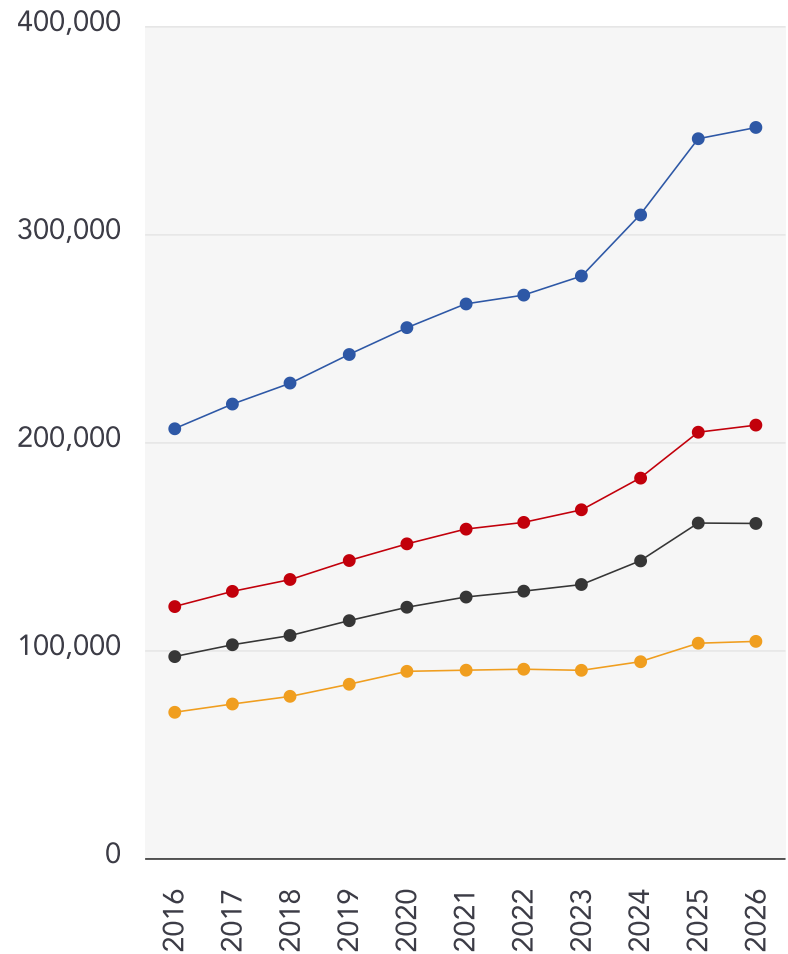
---

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	52 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST10



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

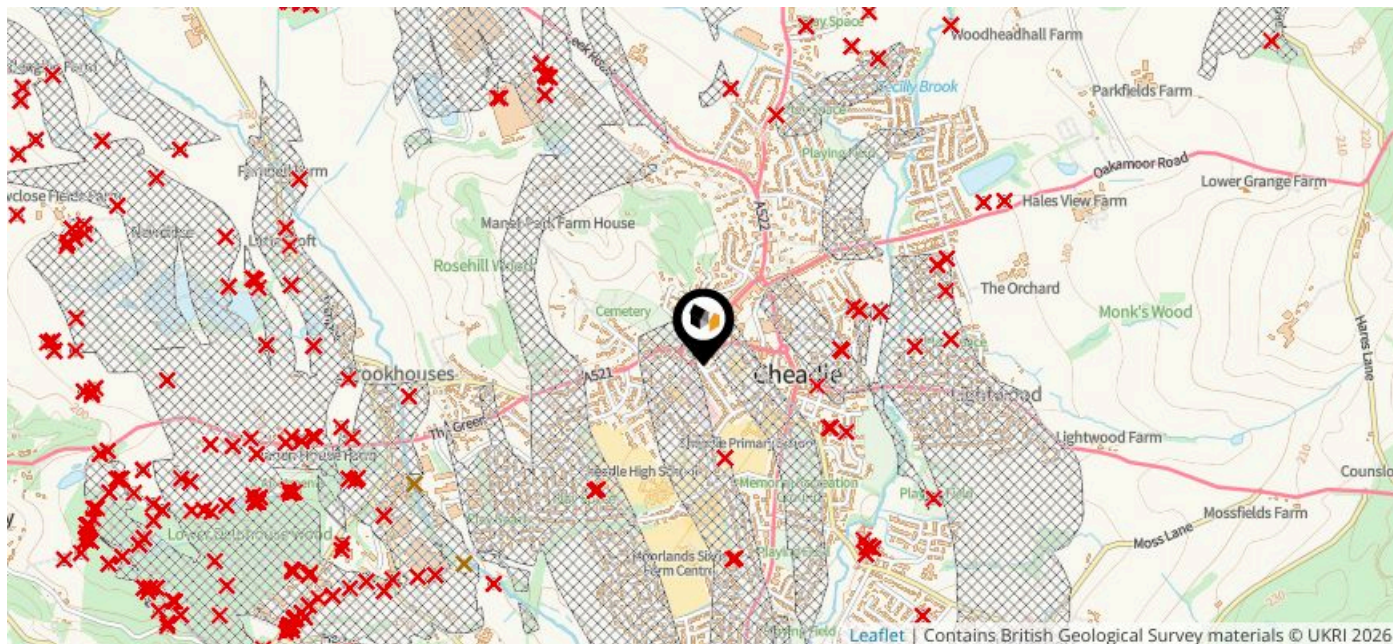
**+66.07%**

Flat

**+48.62%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

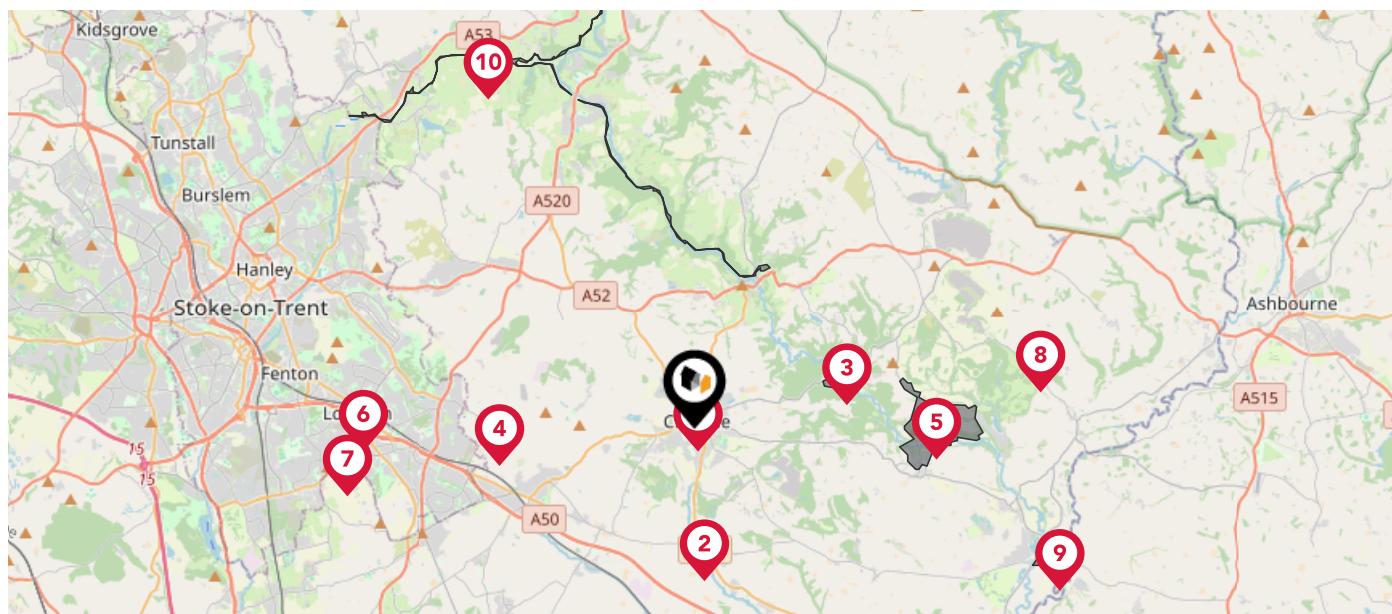
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



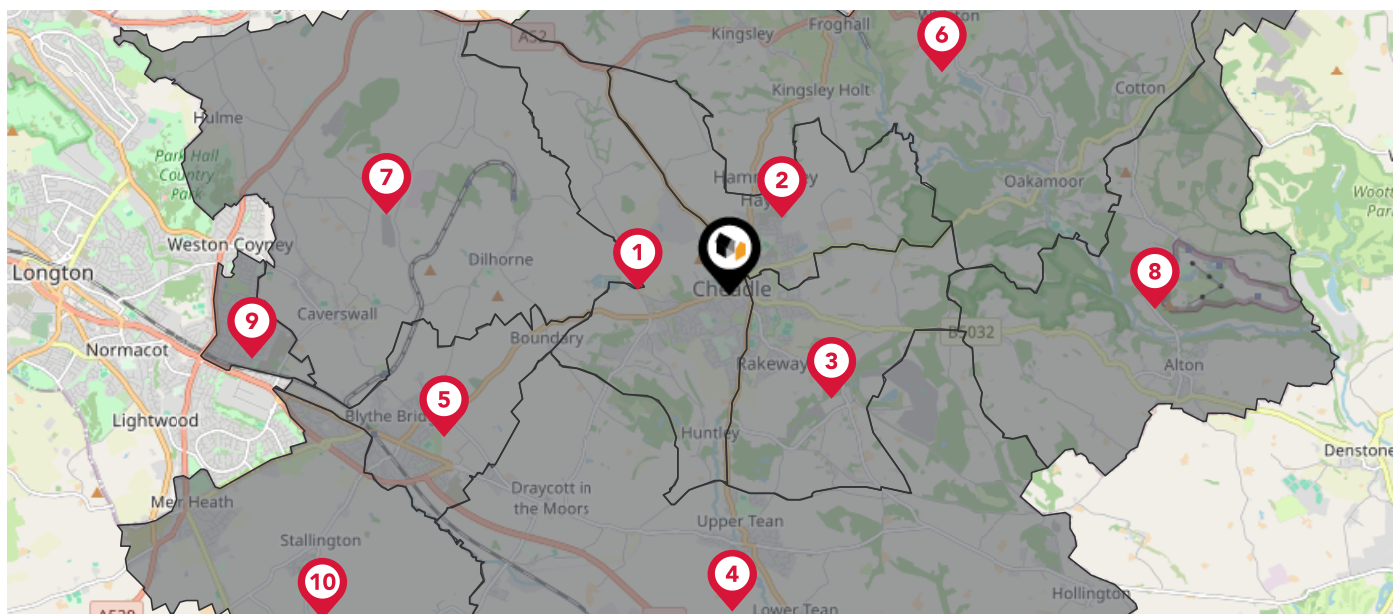
### Nearby Conservation Areas

- 1 Cheadle
- 2 Upper Tean
- 3 Oakamoor
- 4 Caverswall
- 5 Alton and Farley
- 6 Longton Town Centre
- 7 Dresden
- 8 Wootton
- 9 Rocester
- 10 Caldon Canal

# 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



Cheadle West Ward



Cheadle North East Ward



Cheadle South East Ward



Checkley Ward



Forsbrook Ward



Churnet Ward



Caverswall Ward



Alton Ward



Meir North Ward



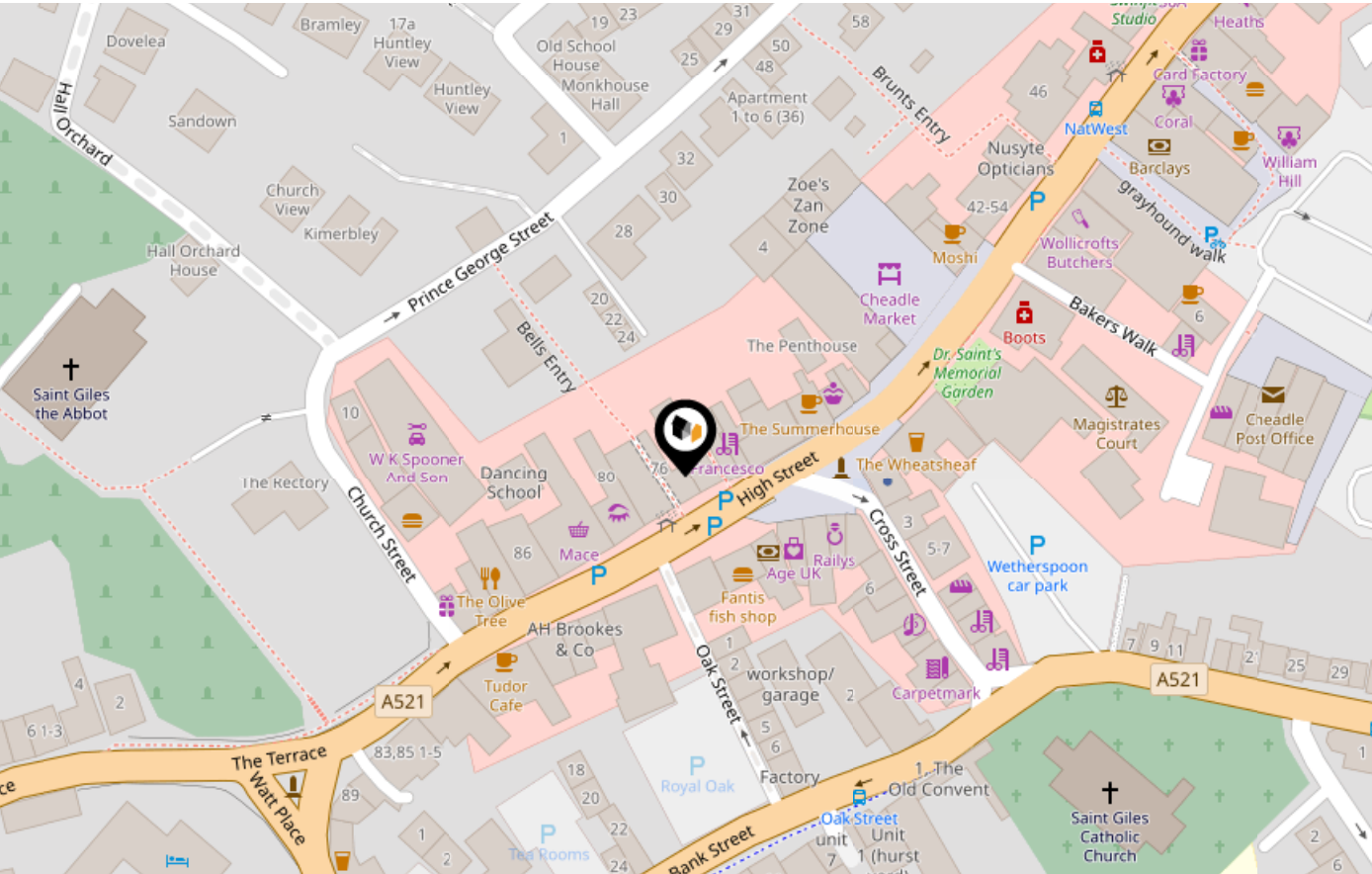
Fulford Ward



# 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.

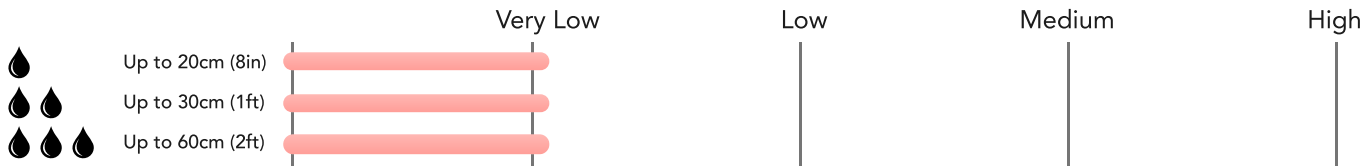


Risk Rating: Very low

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.

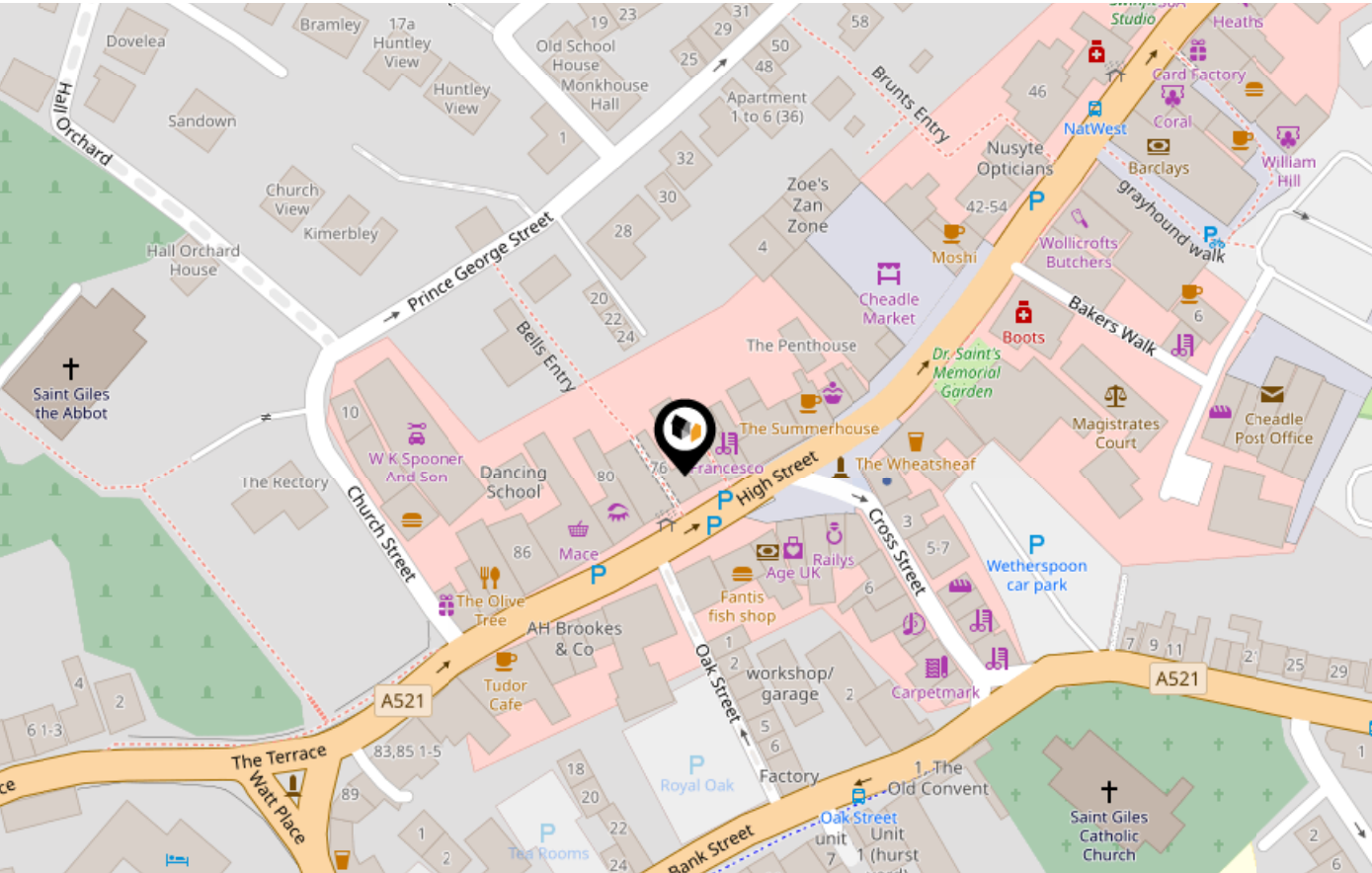
Chance of flooding to the following depths at this property:



# 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.

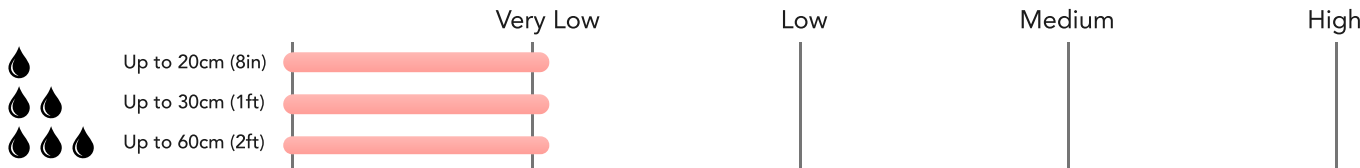


**Risk Rating:** Very low

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.

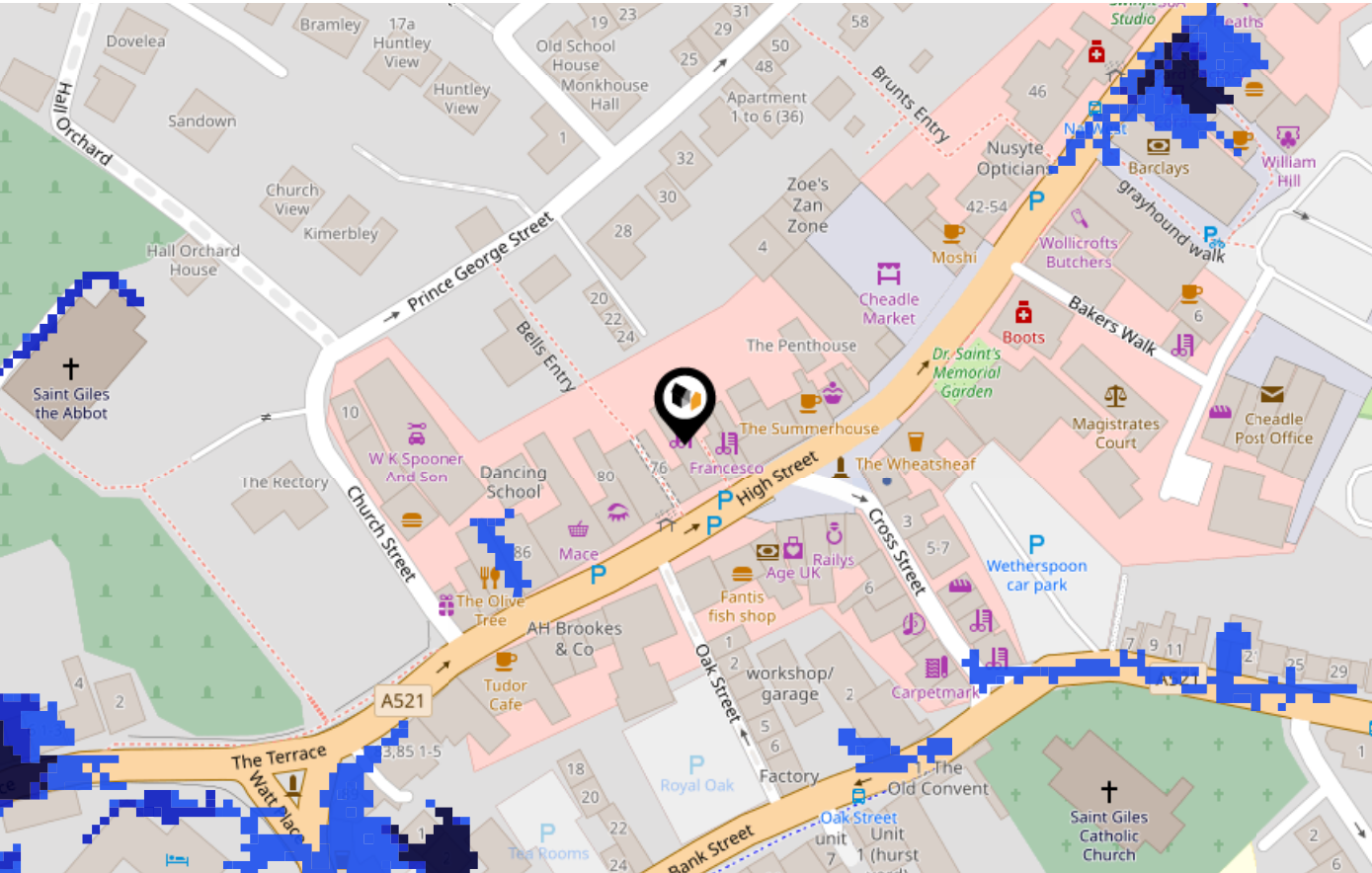
Chance of flooding to the following depths at this property:



# 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:

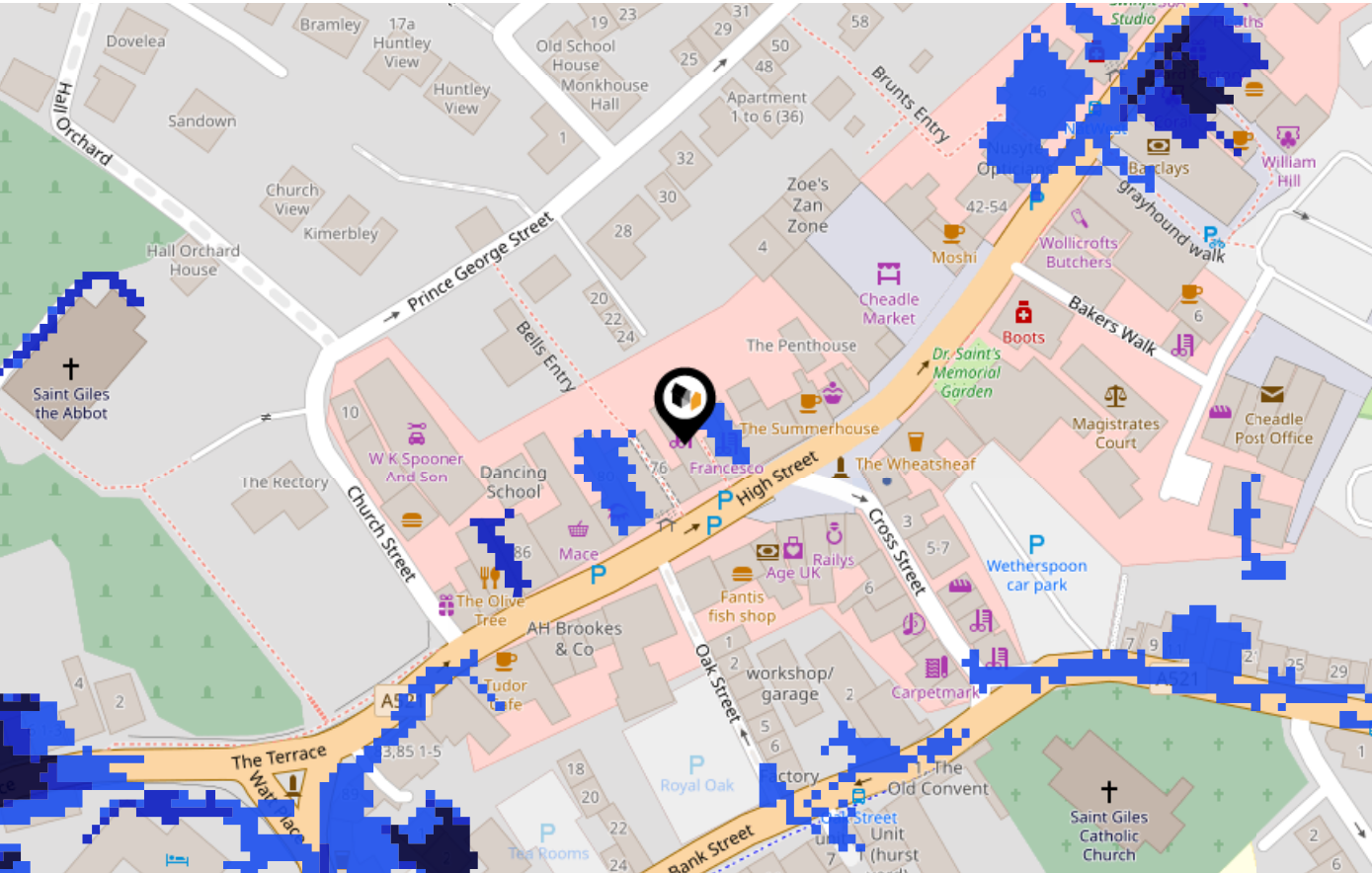




# Flood Risk

## 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.

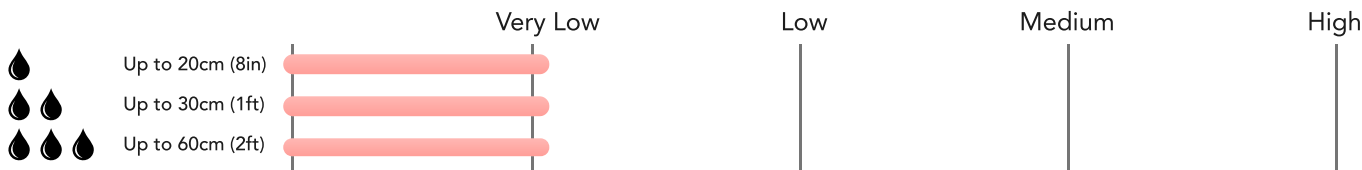


Risk Rating: Very low

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.

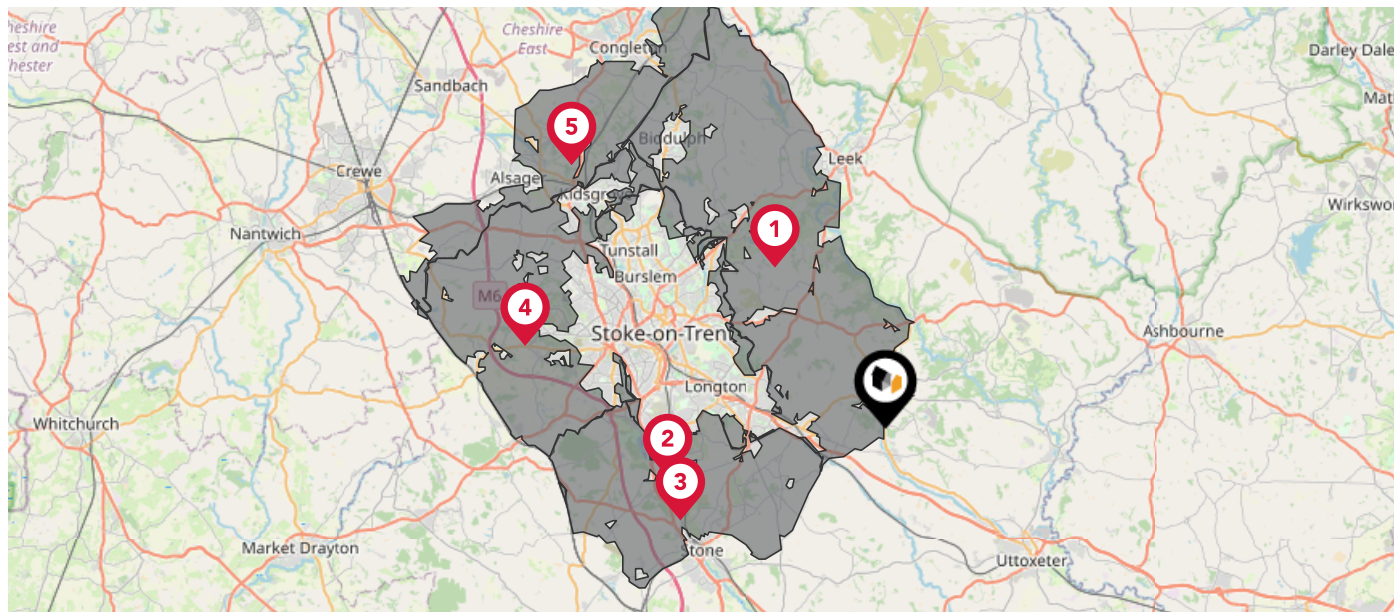
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford



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

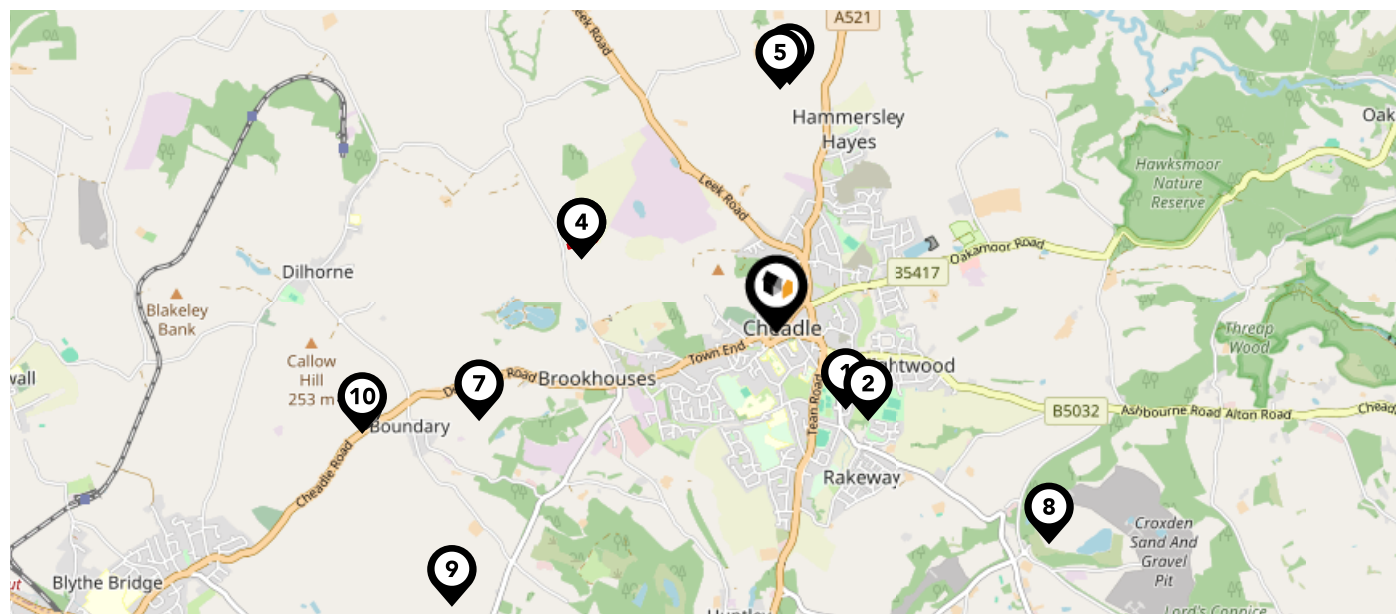


Stoke-on-Trent Green Belt - Cheshire East

# 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.



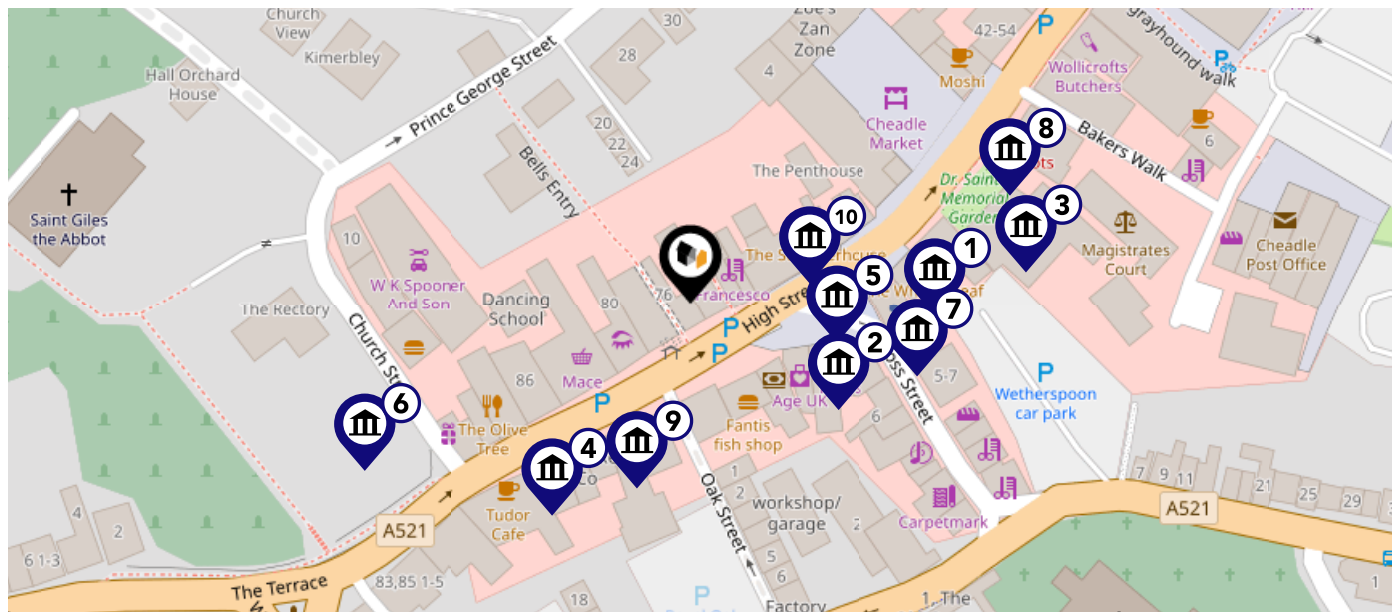
### Nearby Landfill Sites











<b>1</b>	Land Off Mills Road-Mills Road, Cheadle, Staffordshire	Historic Landfill	
<b>2</b>	Allen Street Depot-Sports Ground, Bramley Close, Cheadle, Staffordshire	Historic Landfill	
<b>3</b>	EA/EPR/SP3492FB/A001	Active Landfill	
<b>4</b>	EA/EPR/EP3691FZ/A001	Active Landfill	
<b>5</b>	EA/EPR/PP3192FV/V002	Active Landfill	
<b>6</b>	EA/EPR/EP3891FW/A001	Active Landfill	
<b>7</b>	Boundary Tip-Off Delphouse Road, Boundary, Cheadle, Staffordshire	Historic Landfill	
<b>8</b>	Freehay Gravel Pits-Freehay, Near Cheadle, Staffordshire	Historic Landfill	
<b>9</b>	Fields Farm-Draycott Cross, Staffordshire	Historic Landfill	
<b>10</b>	Callow Hill Farm-Callow Hill Farm, Cheadle Road, Forsbrook	Historic Landfill	

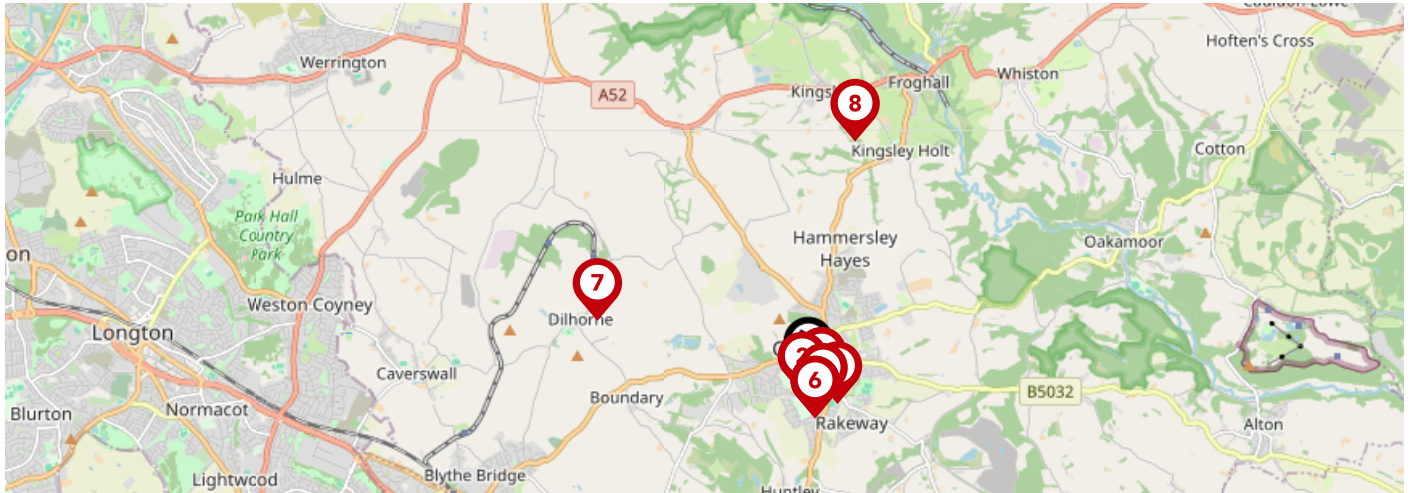
# Maps

## Listed Buildings

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

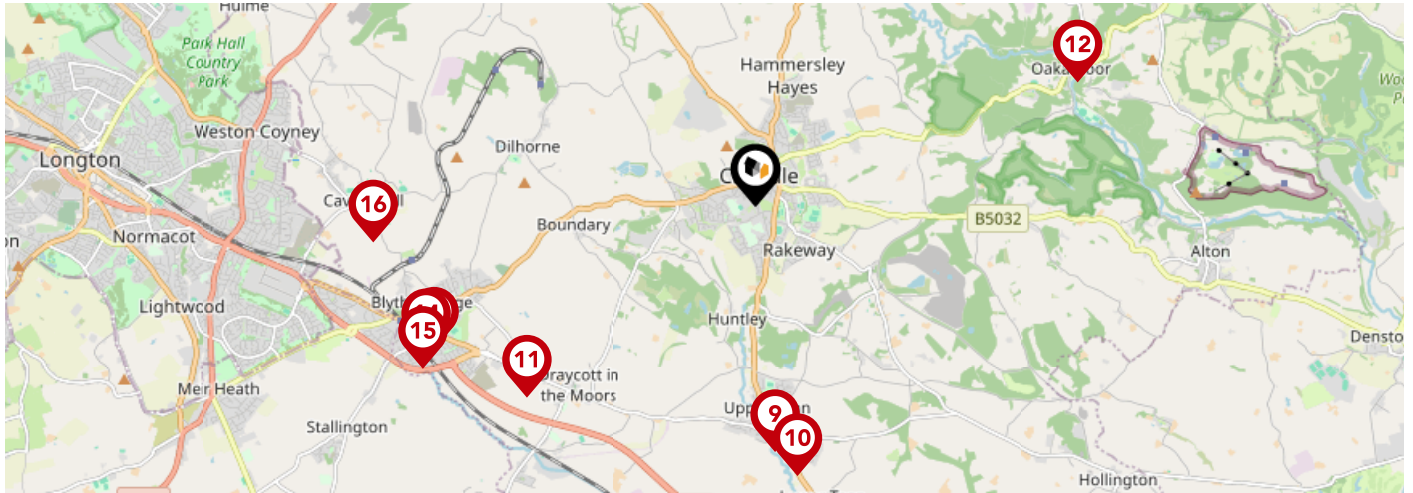










Listed Buildings in the local district		Grade	Distance
	1374683 - The Wheatsheaf Hotel	Grade II	0.0 miles
	1281086 - 55, High Street	Grade II	0.0 miles
	1204692 - 51, High Street	Grade II	0.0 miles
	1204703 - 75, High Street	Grade II	0.0 miles
	1037982 - Market Cross And Stepped Plinth	Grade II	0.0 miles
	1037972 - Copestake Memorial 70 Metres South East Of Church Of St Giles	Grade II	0.0 miles
	1037977 - 3, Cross Street	Grade II	0.0 miles
	1037981 - 47, High Street	Grade II	0.0 miles
	1281088 - Royal Oak Hotel	Grade II	0.0 miles
	1037980 - 64, High Street	Grade II	0.0 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Giles Catholic Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bishop Rawle CofE Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cheadle Primary School</b> Ofsted Rating: Good   Pupils: 354   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Elm House School</b> Ofsted Rating: Good   Pupils: 7   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Cheadle Academy</b> Ofsted Rating: Good   Pupils: 423   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Painsley Catholic College</b> Ofsted Rating: Good   Pupils: 1325   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Dilhorne Endowed CofE Primary School</b> Ofsted Rating: Good   Pupils: 43   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Werburgh's CE (A) Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

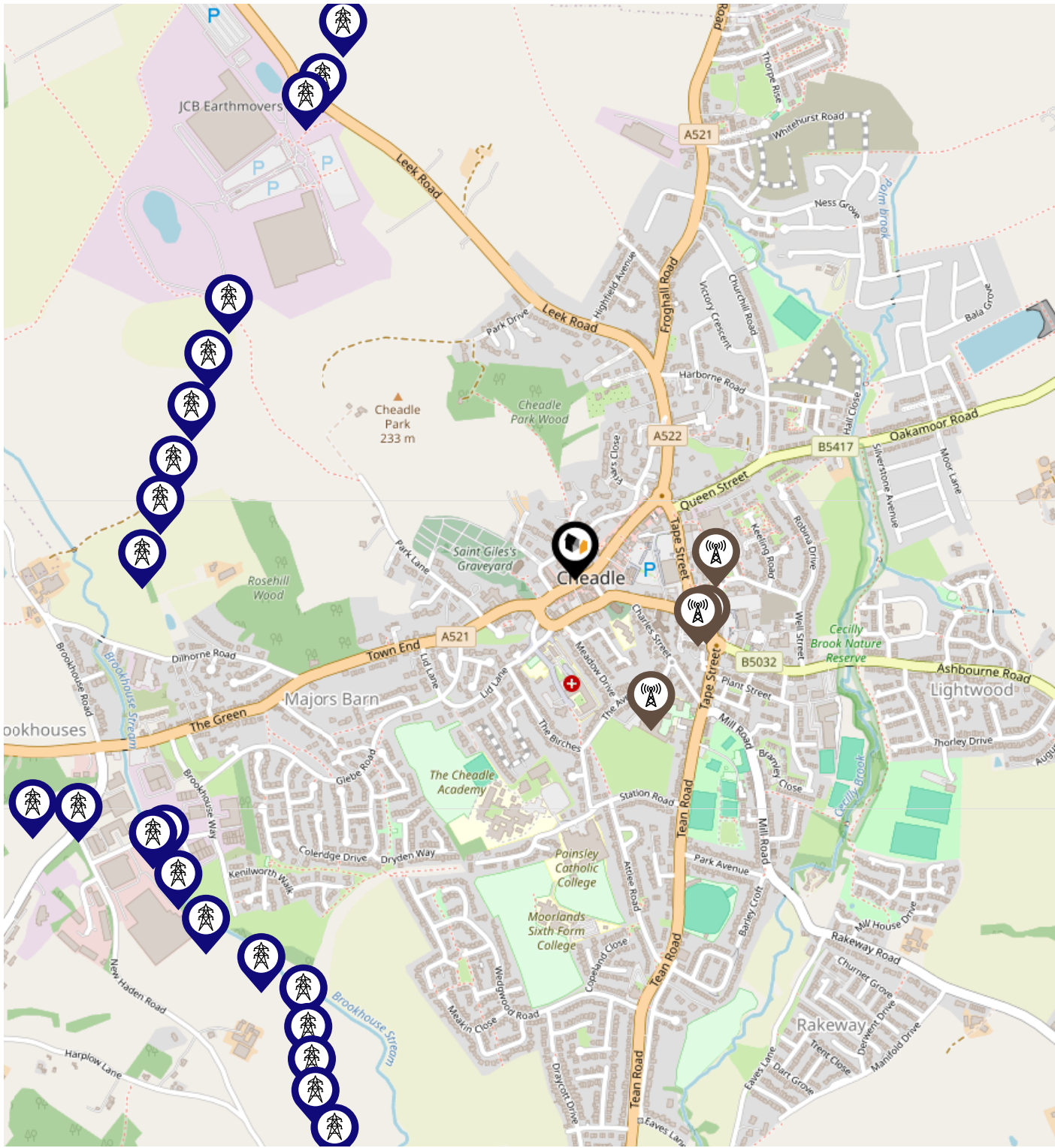






		Nursery	Primary	Secondary	College	Private
	<b>St Thomas' Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Wood Community Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Draycott Moor College</b> Ofsted Rating: Good   Pupils: 31   Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Valley Primary School</b> Ofsted Rating: Good   Pupils: 47   Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Forsbrook CofE Controlled Primary School</b> Ofsted Rating: Outstanding   Pupils: 237   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blythe Bridge High School</b> Ofsted Rating: Good   Pupils: 1034   Distance:3.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The William Amory Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Filumena's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 179   Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

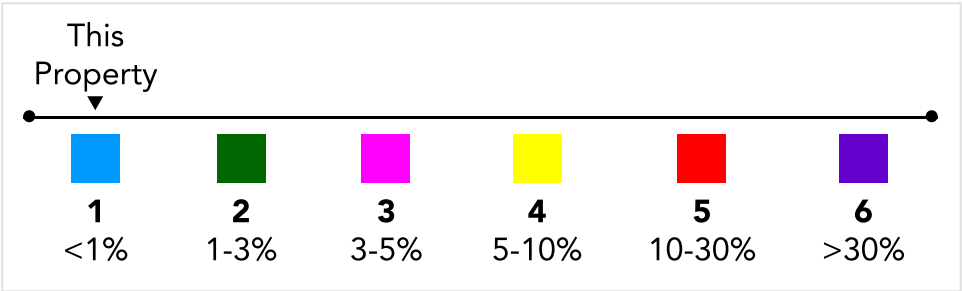
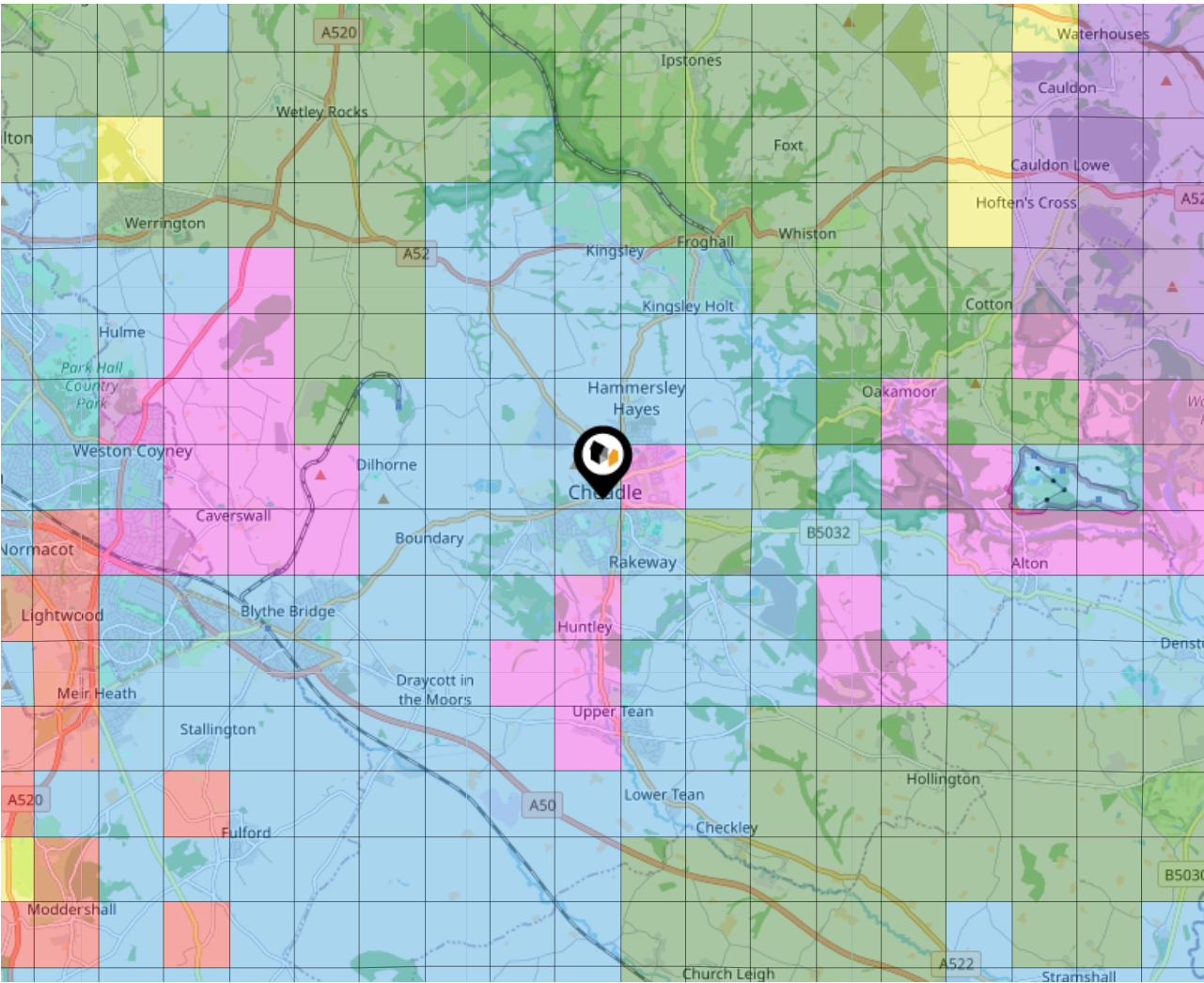


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

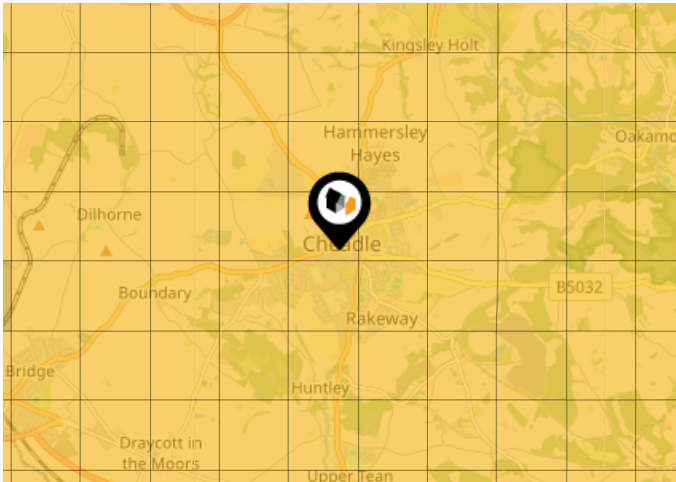
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO HEAVY		



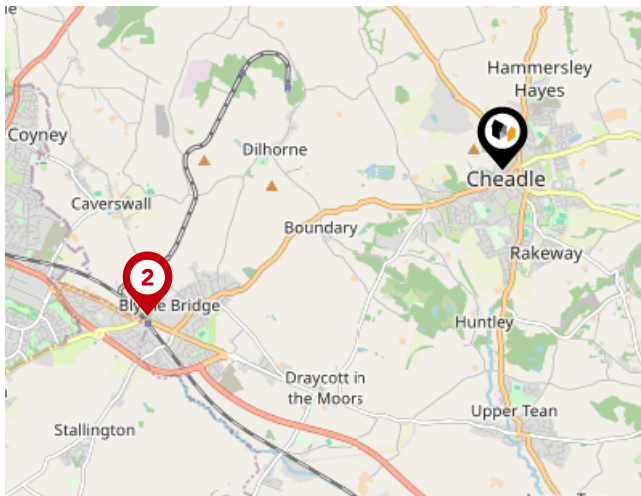
### Primary Classifications (Most Common Clay Types)

<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



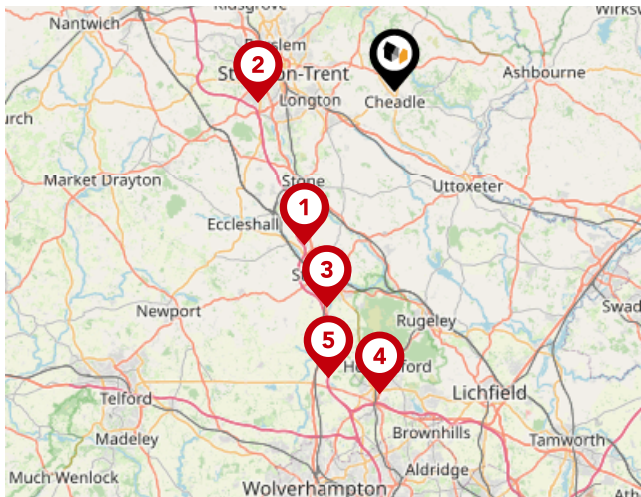
# Area

## Transport (National)



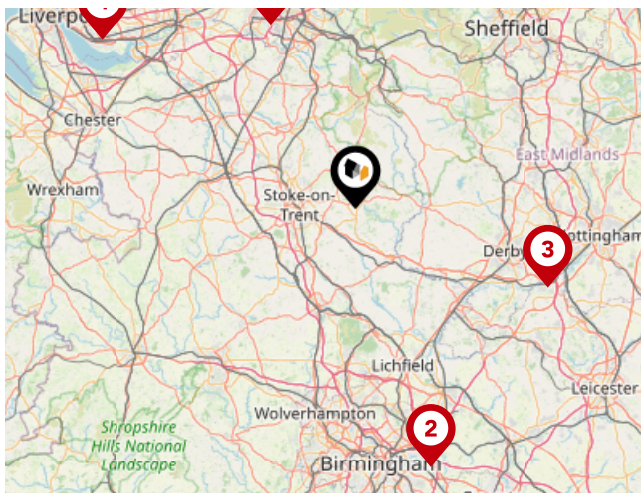
### National Rail Stations

Pin	Name	Distance
1	Blythe Bridge Rail Station	3.44 miles
2	Blythe Bridge Rail Station	3.44 miles
3	Platform 1	6.1 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J14	12.8 miles
2	M6 J15	9.82 miles
3	M6 J13	16.19 miles
4	M6 TOLL T7	21.77 miles
5	M6 J12	21.06 miles



### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	28.94 miles
2	Birmingham Airport	38.48 miles
3	East Mids Airport	29.73 miles
4	Speke	43.3 miles

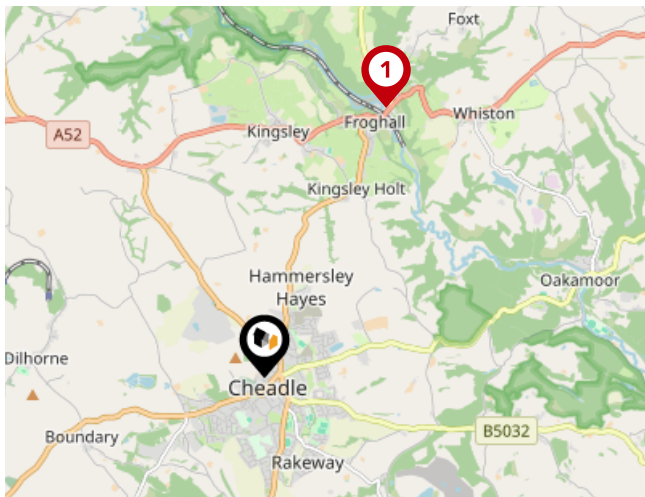
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cross Street	0.01 miles
2	Oak Street	0.06 miles
3	Natwest Bank	0.07 miles
4	Charles Street	0.11 miles
5	Tape Street	0.19 miles



### Local Connections

Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	2.64 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<sup>bjb</sup>

#### butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Valuation Office  
Agency



Royal Mail