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# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
Thursday 18th June 2026



## BIRCH HOUSE ROAD, NEWCASTLE, ST5

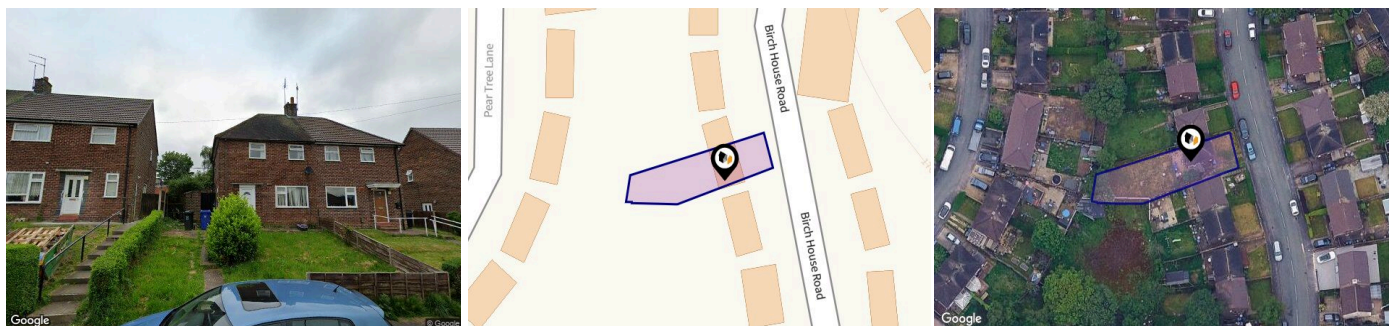
### butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



## Property

<b>Type:</b>	Semi-Detached House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	688 ft <sup>2</sup> / 64 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,556		
<b>Title Number:</b>	SF489556		

## Local Area

<b>Local Authority:</b>	Staffordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>6</b> mb/s	<b>78</b> mb/s	<b>5000</b> mb/s

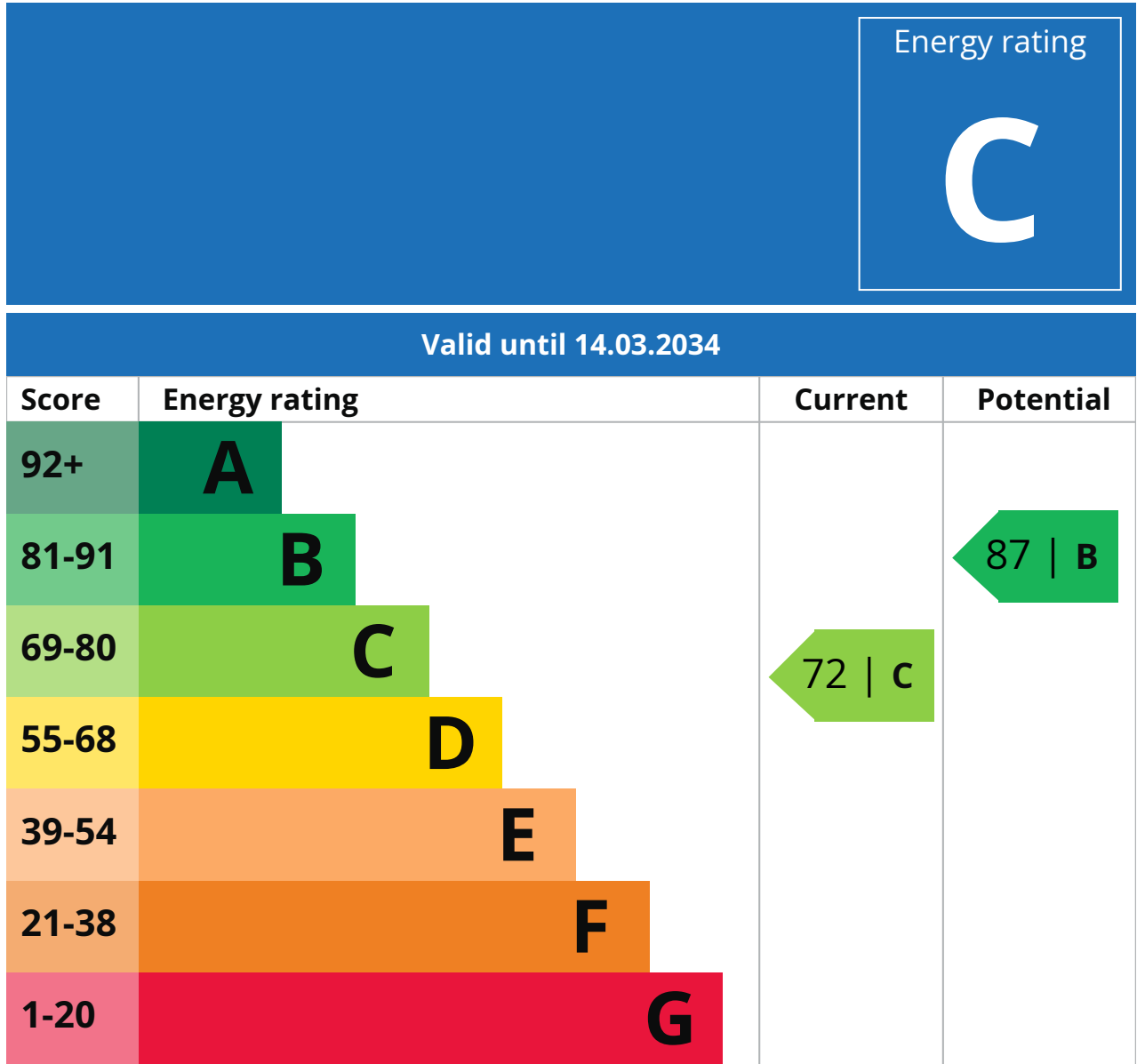
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



### Additional EPC Data

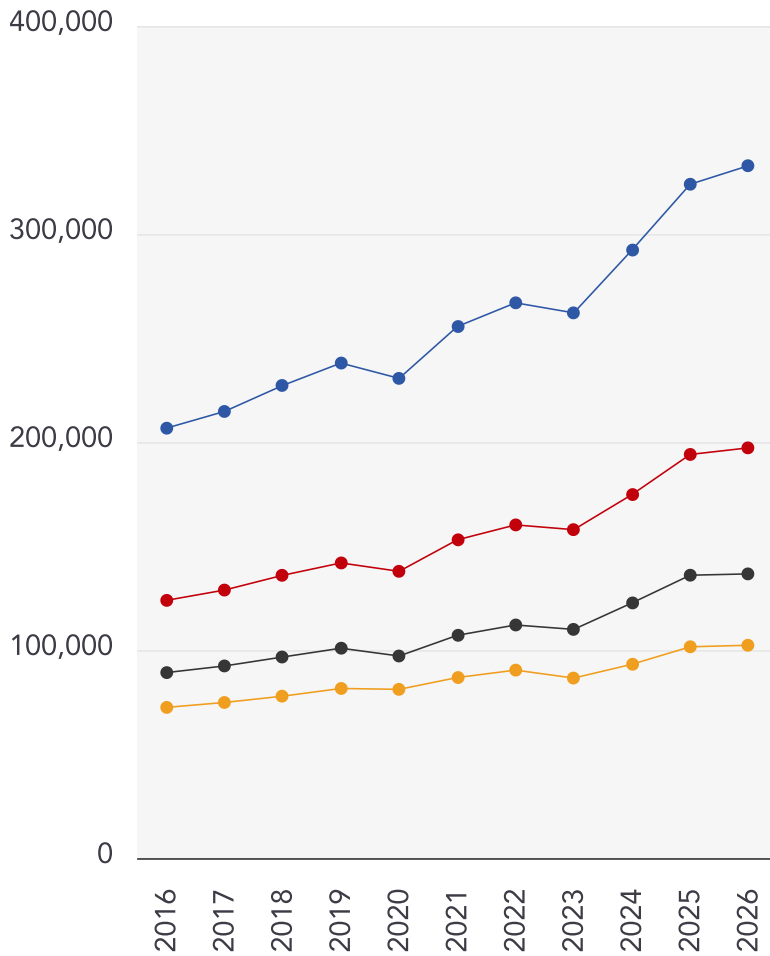
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<b>Property Type:</b>	Semi-detached house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</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 all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in ST5



Detached

**+61.04%**

Semi-Detached

**+59.16%**

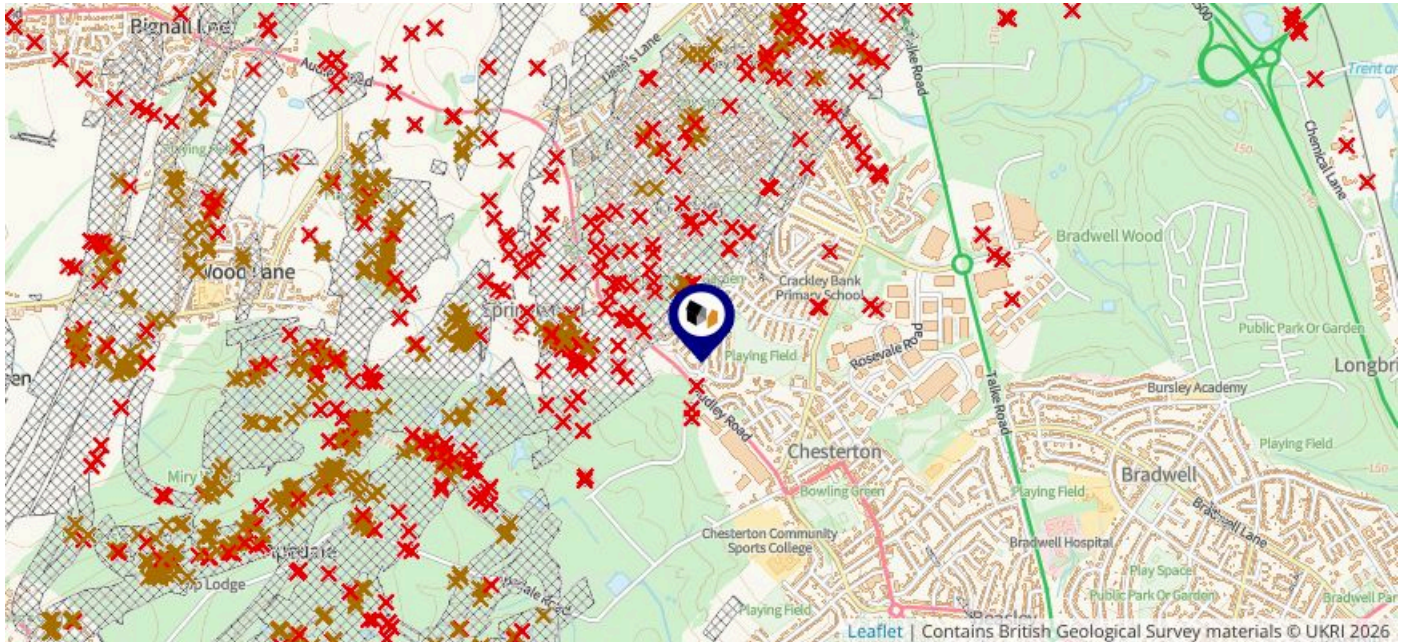
Terraced

**+53.2%**

Flat

**+41.21%**

This map displays nearby coal mine entrances and their classifications.



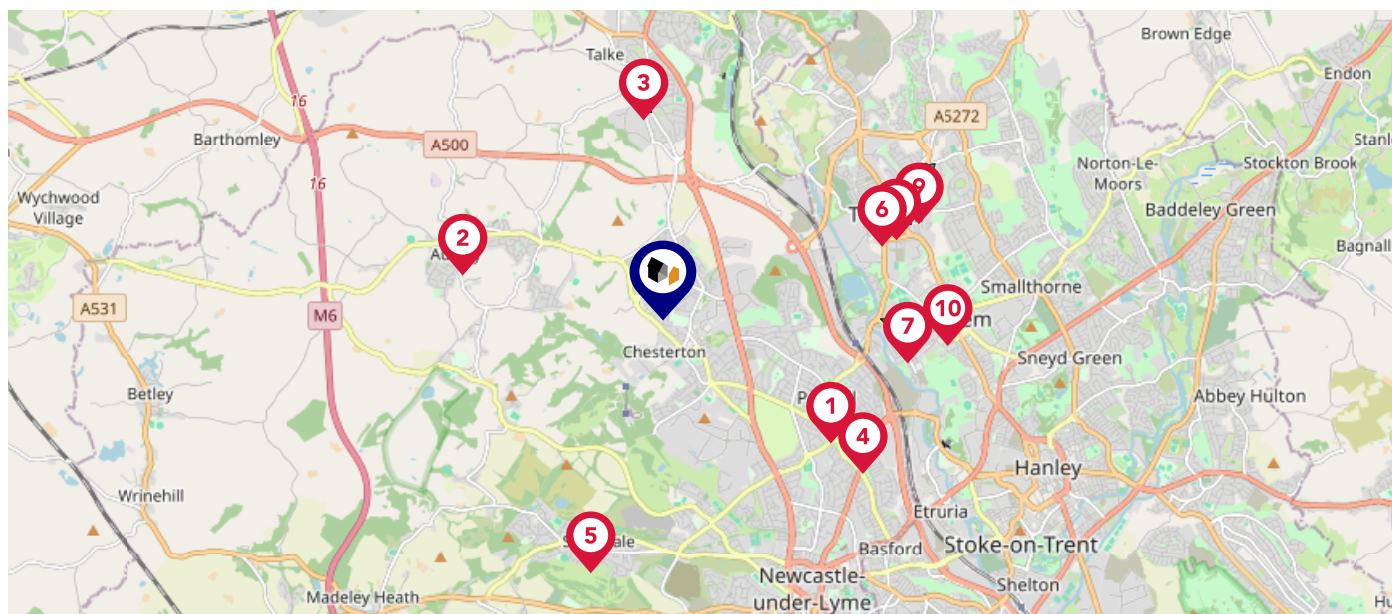
### Mine Entry

- ✕ 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.



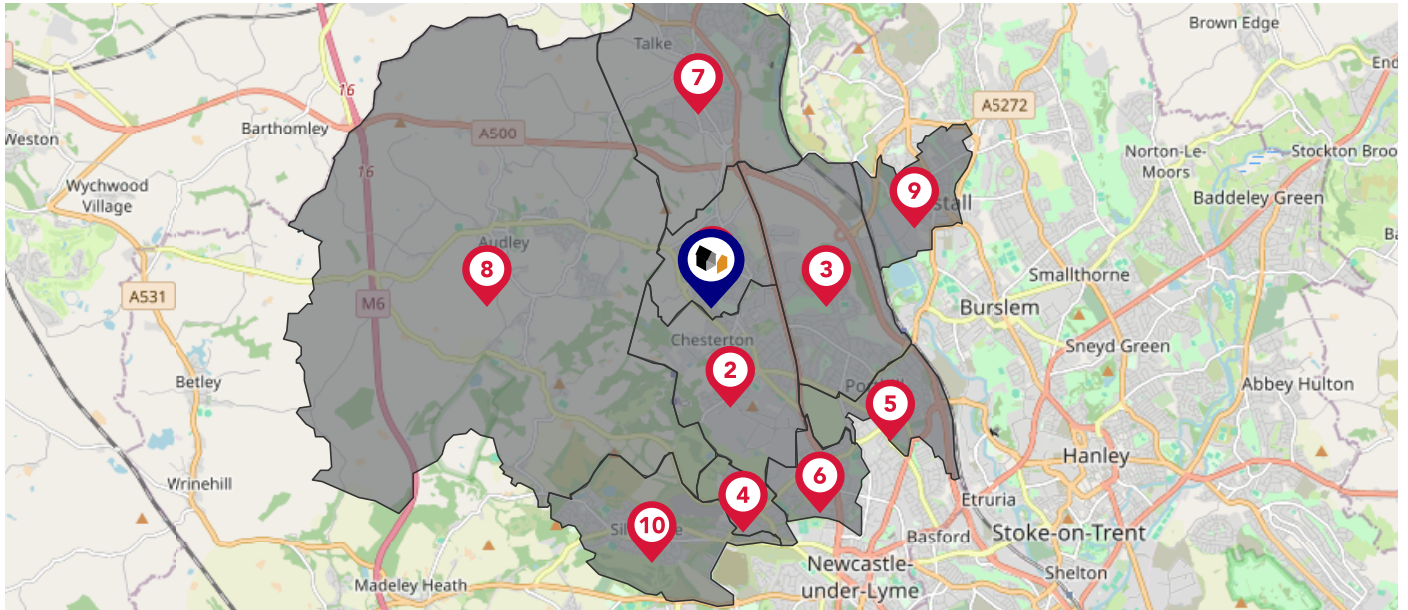
### Nearby Conservation Areas

-  Watlands Park
-  Audley
-  Talke
-  Wolstanton
-  Silverdale
-  Tower Square
-  Newcastle Street
-  Park Terrace
-  Victoria Park
-  Burslem Town Centre











# 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



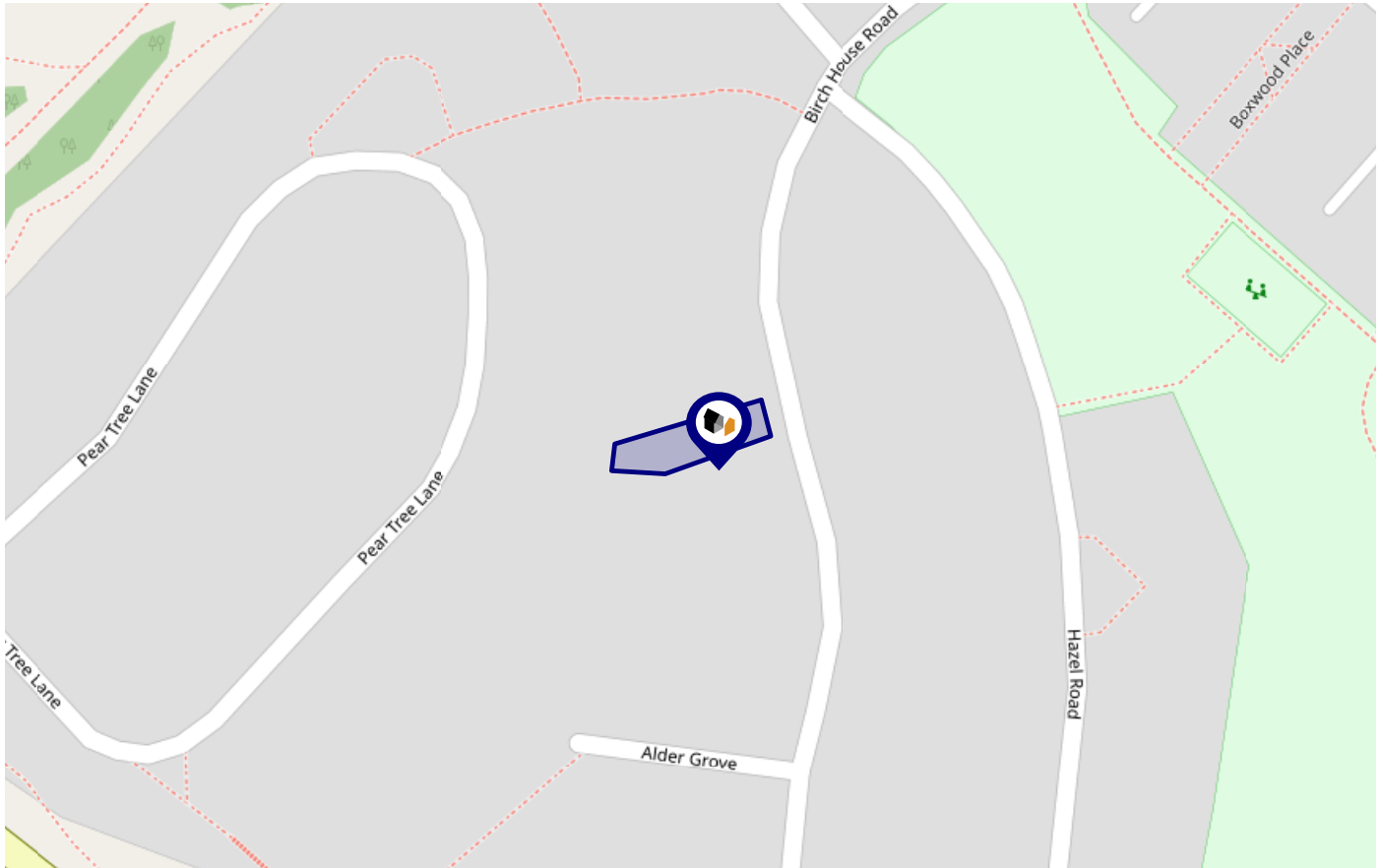
### Nearby Council Wards

-  Crackley & Red Street Ward
-  Holditch & Chesterton Ward
-  Bradwell Ward
-  Knutton Ward
-  Wolstanton Ward
-  Cross Heath Ward
-  Talke & Butt Lane Ward
-  Audley Ward
-  Tunstall Ward
-  Silverdale 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.

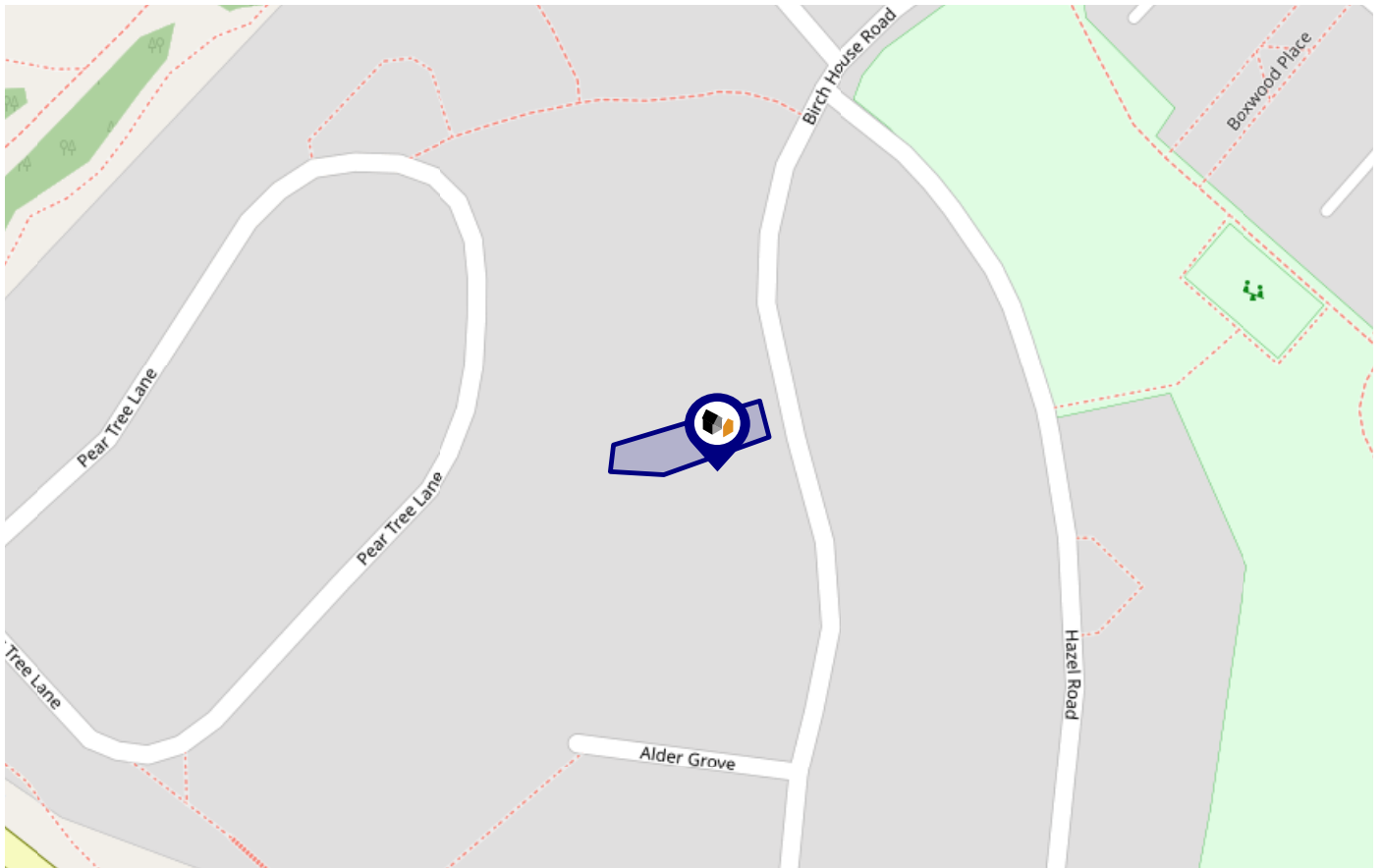
Chance of flooding to the following depths at this property:



# 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

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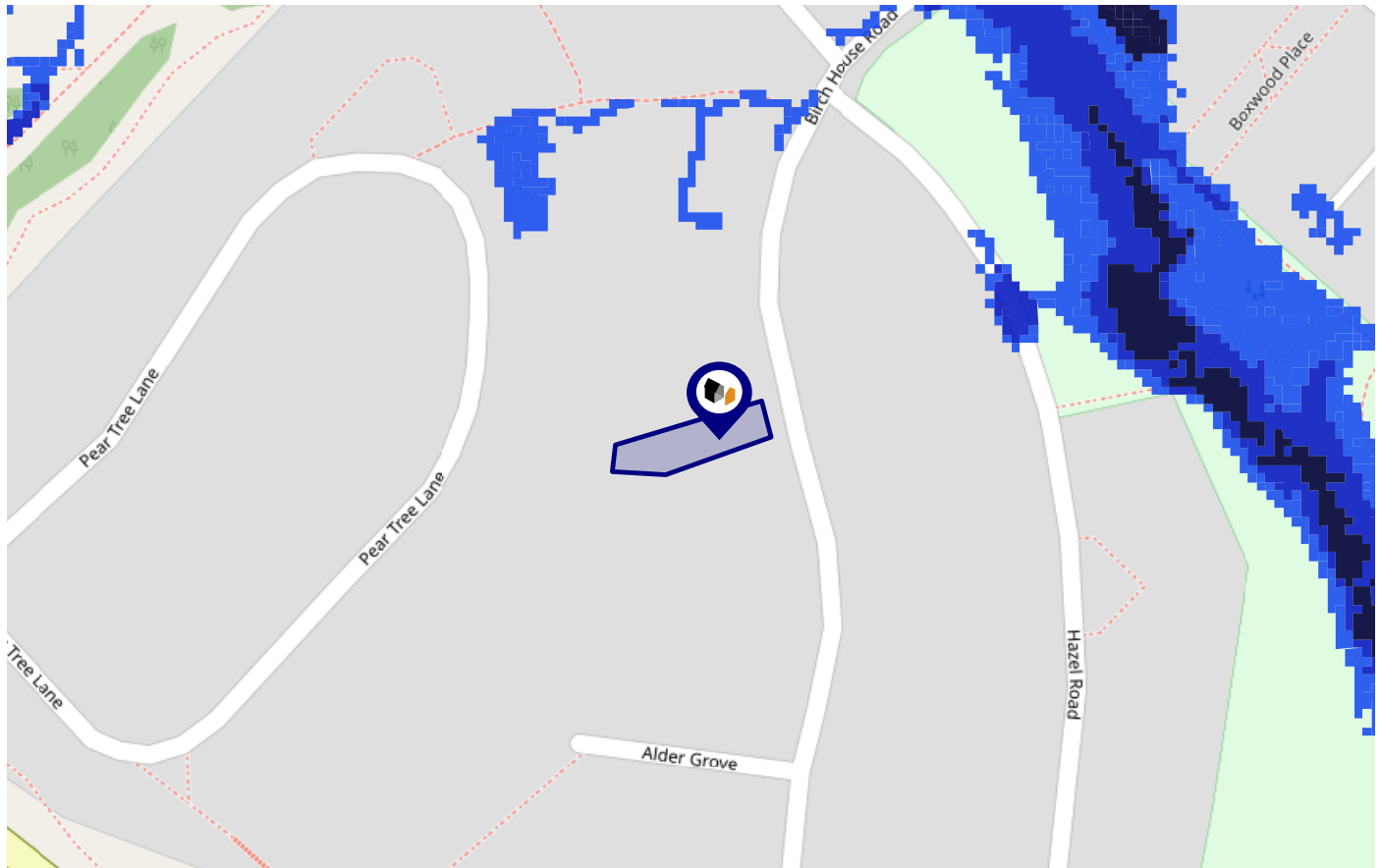
Chance of flooding to the following depths at this property:



# 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.

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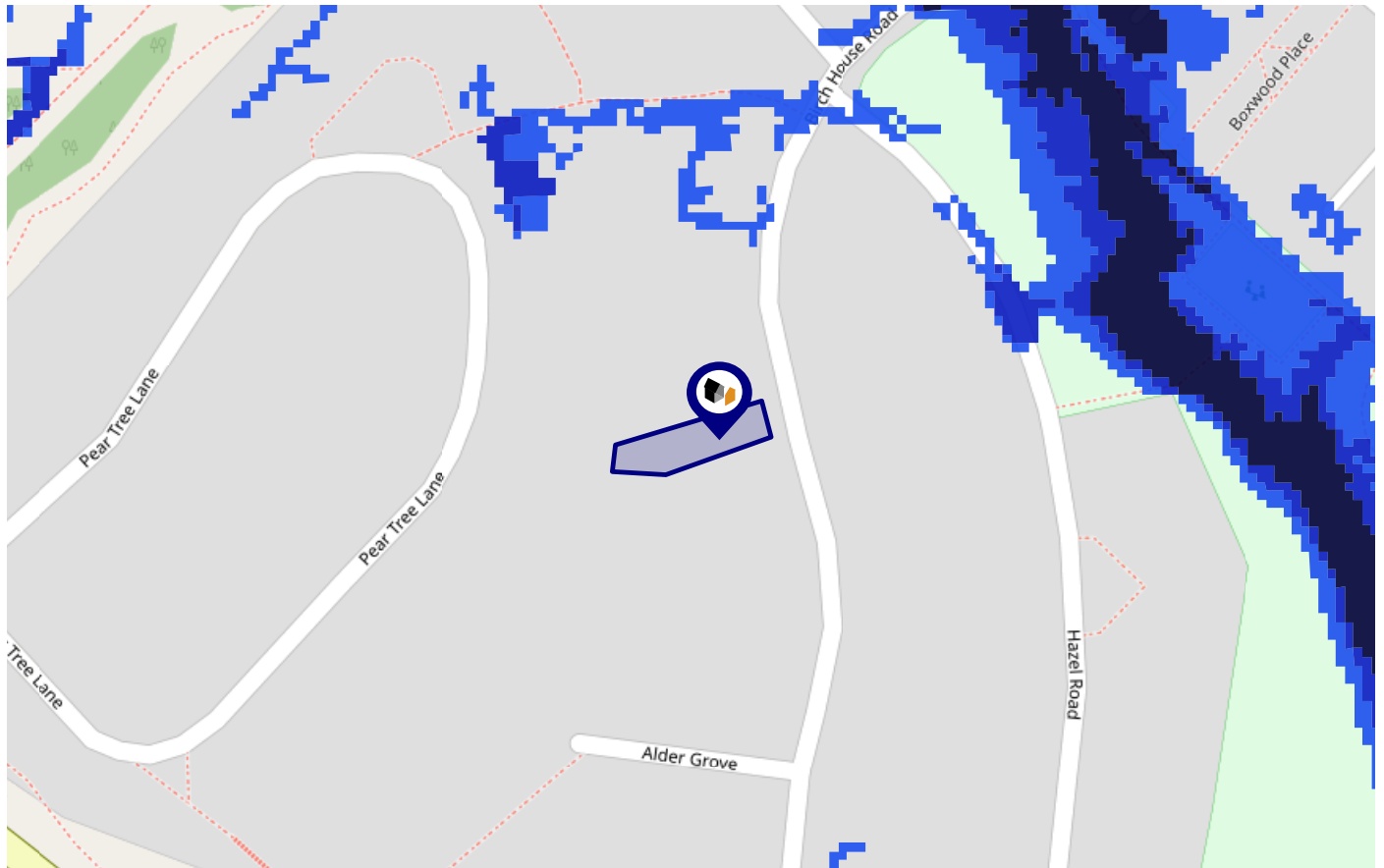
Chance of flooding to the following depths at this property:



# 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

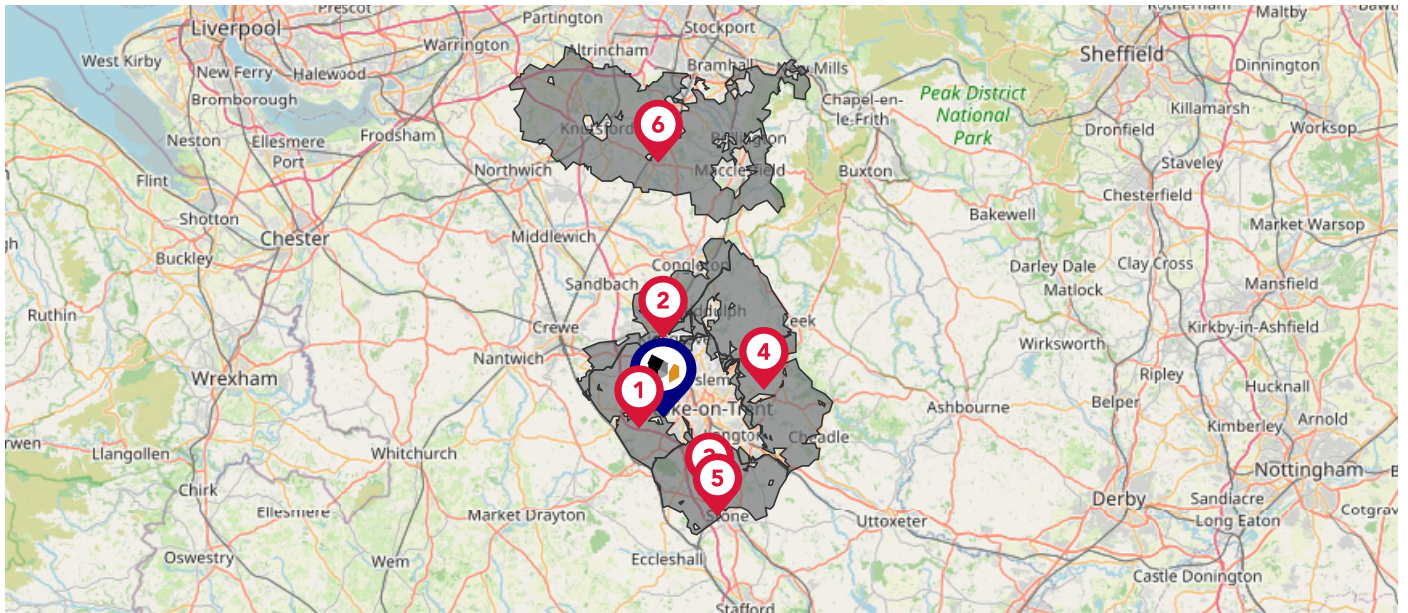
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



Stoke-on-Trent Green Belt - Cheshire East



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands

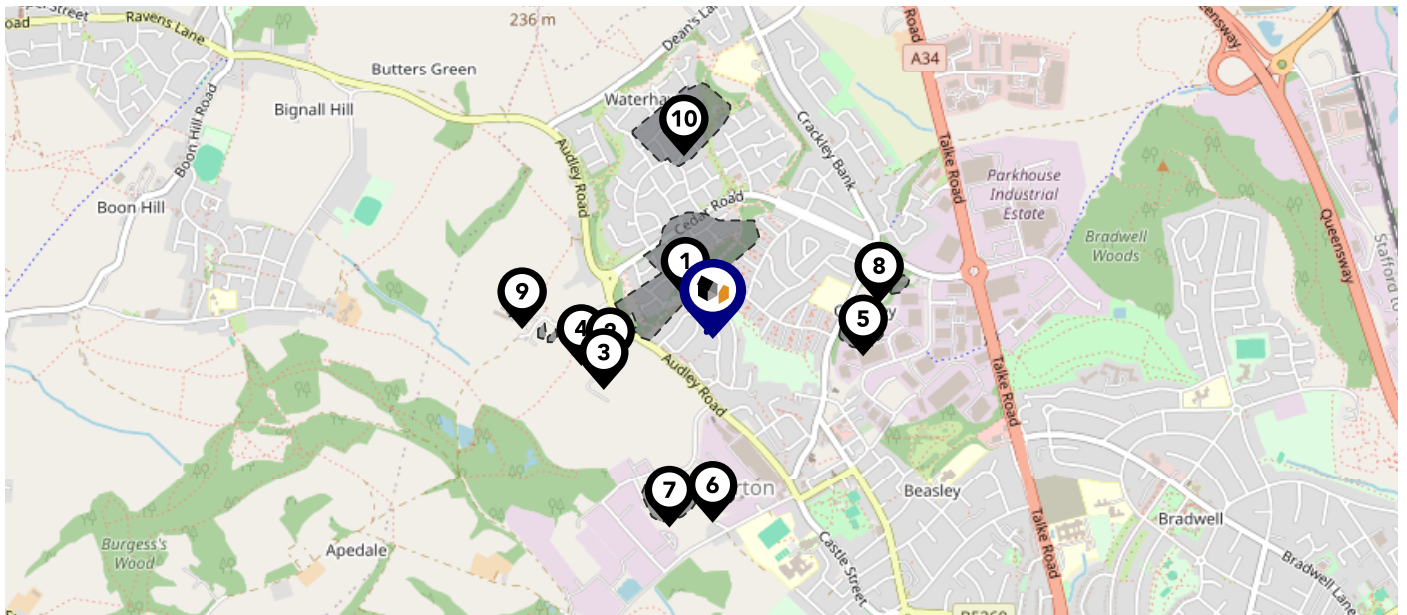


Stoke-on-Trent Green Belt - Stafford



Merseyside and Greater Manchester Green Belt - Cheshire East

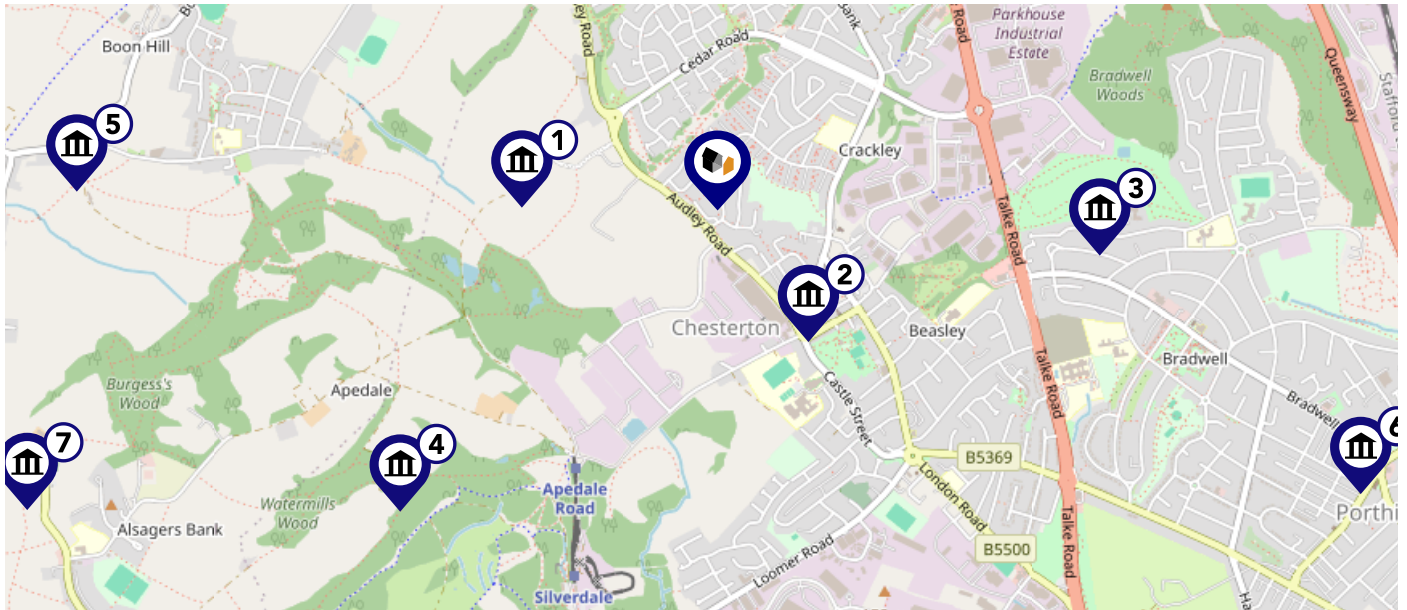
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.










### Nearby Landfill Sites

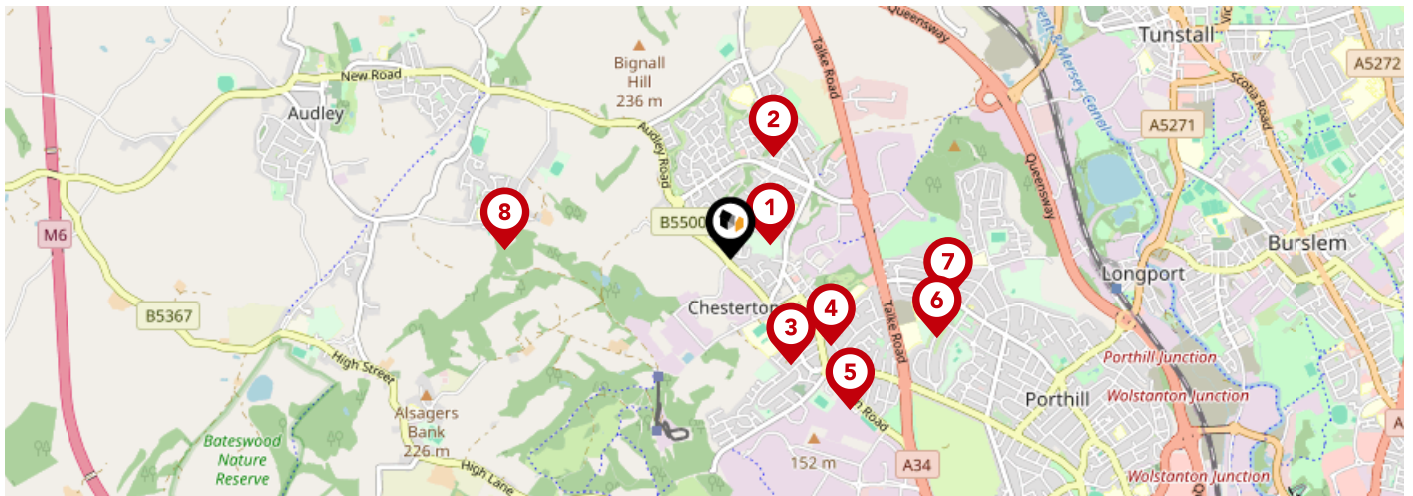
<b>1</b>	Land At Audley Road-Audley Road, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>2</b>	Partridge Nest Farm-Springwood Road, Springwood, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>3</b>	Springwood Farm-Springwood Road, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	Springwood Road Landfill Site-Springwood Road, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>5</b>	Junction Crackley Bank, 3 x Holes-Birchouse Road, Crackley Bank, Chesterton	Historic Landfill <input type="checkbox"/>
<b>6</b>	Steeley Brick-Audley Road, Chesterton, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>7</b>	Downings Marlhole-Apedale Road, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>8</b>	Crackley Bank-Parkhouse Road West, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>9</b>	Tidysite Skips - Springwood Road Landfill Site-Springwood Road, Newcastle Under Lyme, Chesterton, Staffs	Historic Landfill <input type="checkbox"/>
<b>10</b>	Crackley Bank-Longclough Road, Crackley, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>

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



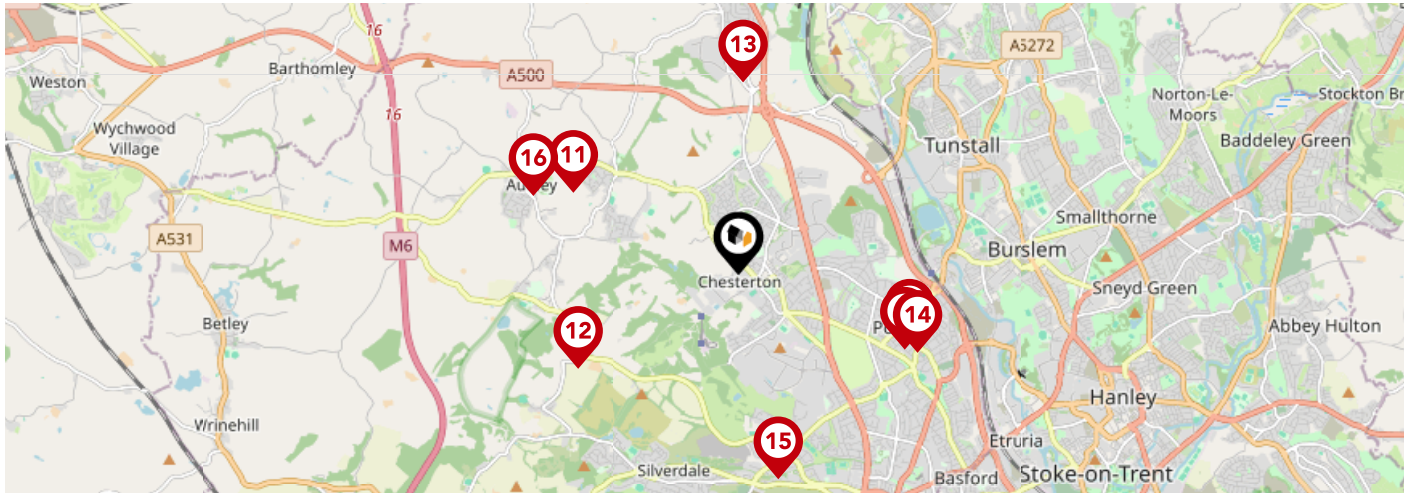
Listed Buildings in the local district		Grade	Distance
	1219970 - Blast Furnace	Grade II	0.4 miles
	1196518 - Church Of Holy Trinity	Grade II	0.4 miles
	1196516 - Bradwell Hall	Grade II	0.9 miles
	1291460 - Remains Of Chimney	Grade II	1.0 miles
	1374891 - Miles Green Farmhouse	Grade II	1.4 miles
	1196515 - Bradwell Lodge	Grade II	1.6 miles
	1467351 - Alsagers Bank War Memorial	Grade II	1.7 miles









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Crackley Bank Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Chad's CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 270   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Chesterton Community Sports College</b> Ofsted Rating: Good   Pupils: 886   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Chesterton Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Churchfields Primary School</b> Ofsted Rating: Outstanding   Pupils: 393   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sun Academy Bradwell</b> Ofsted Rating: Good   Pupils: 164   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bursley Academy</b> Ofsted Rating: Requires improvement   Pupils: 365   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wood Lane Primary School</b> Ofsted Rating: Requires improvement   Pupils: 86   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

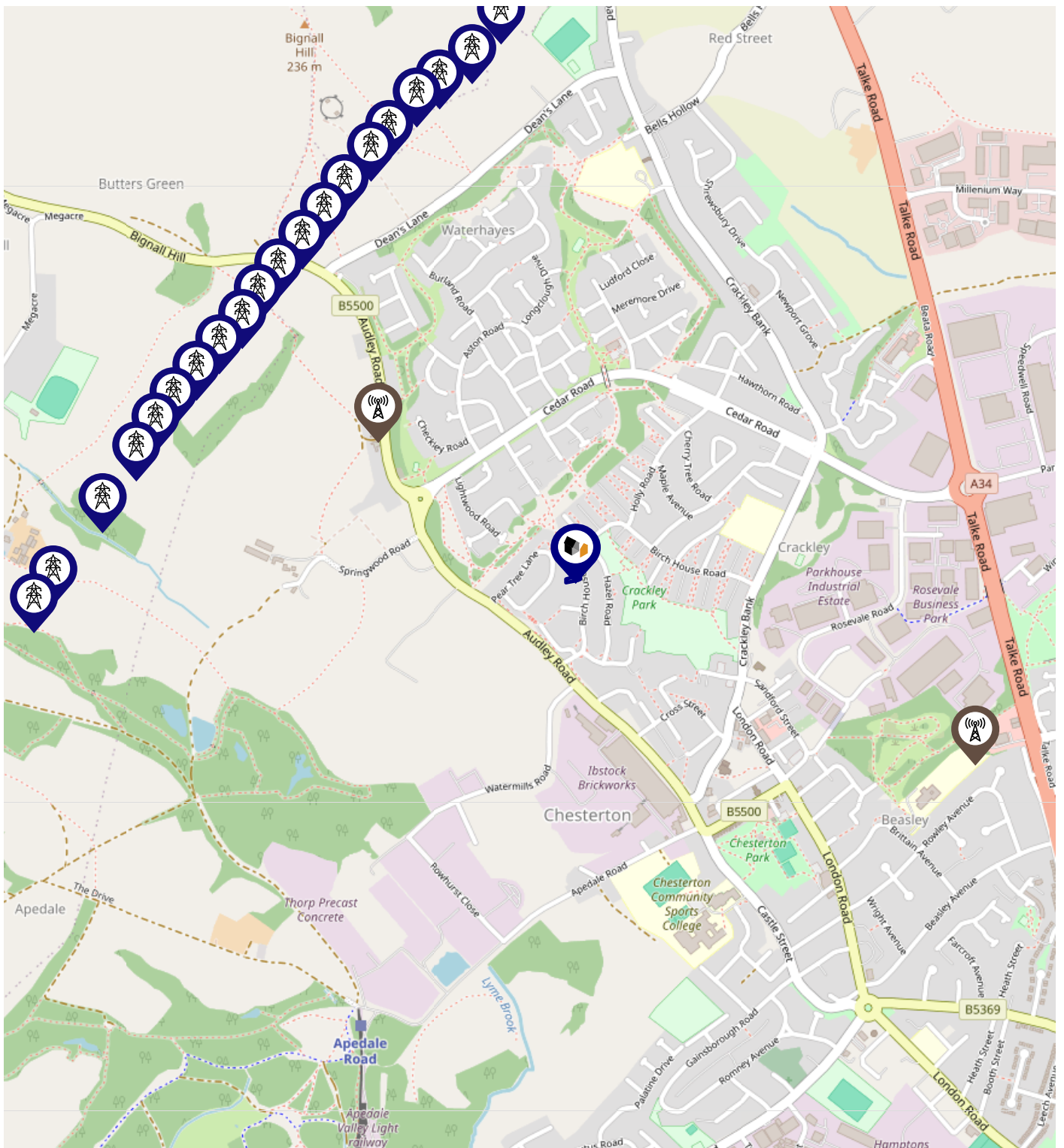
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Kaleidoscope School</b> Ofsted Rating: Good   Pupils: 29   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Edison Pace School</b> Ofsted Rating: Good   Pupils: 22   Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ravensmead Primary School</b> Ofsted Rating: Good   Pupils: 333   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alsagers Bank Primary Academy</b> Ofsted Rating: Good   Pupils: 157   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springhead Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oaklands Nursery School</b> Ofsted Rating: Outstanding   Pupils: 38   Distance:1.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedars - Newcastle, Moorlands and Darwin Bases</b> Ofsted Rating: Good   Pupils: 45   Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle Hill School</b> Ofsted Rating: Good   Pupils: 11   Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

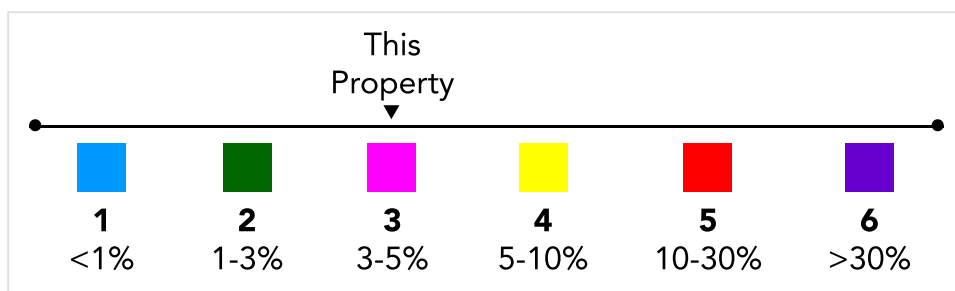
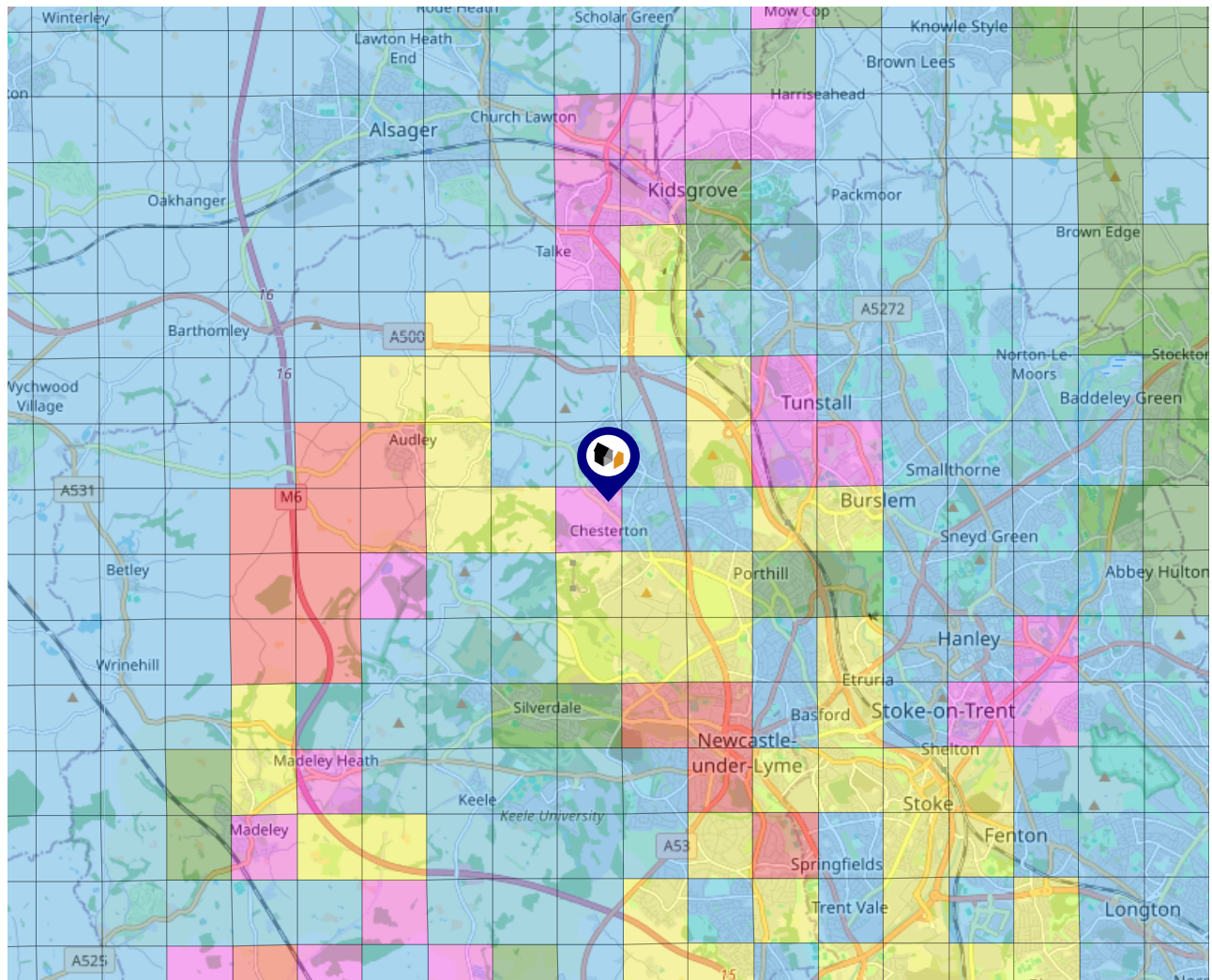


### Key:

-  Power Pylons
-  Communication Masts

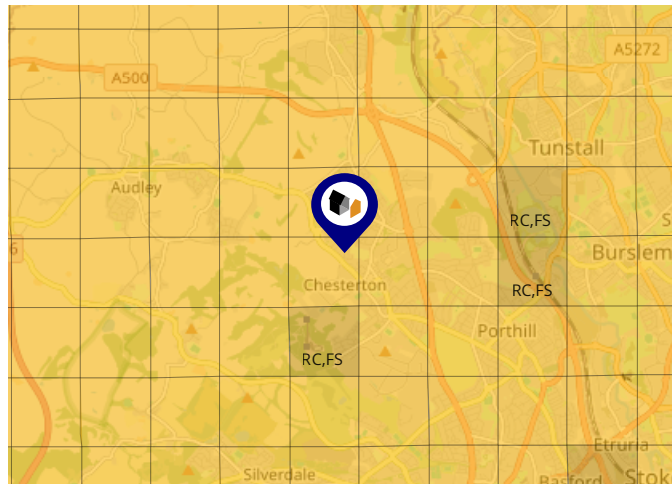
### What is Radon?

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/m<sup>3</sup>).



### 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		

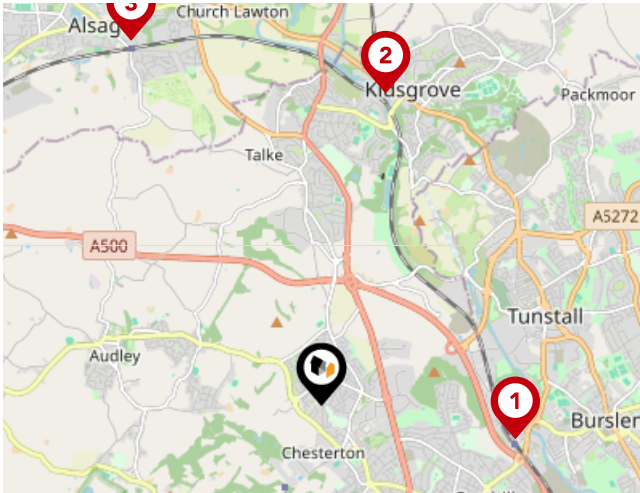


### Primary Classifications (Most Common Clay Types)

<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

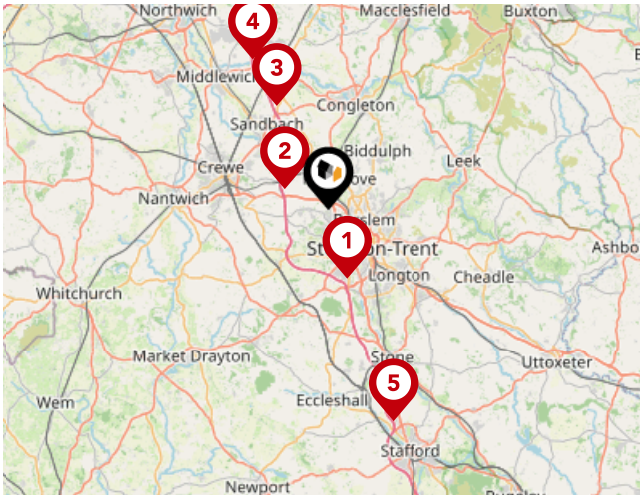
# Area

## Transport (National)



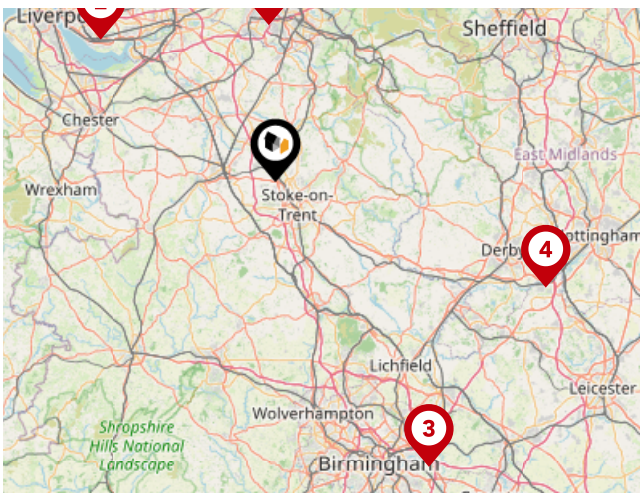
### National Rail Stations

Pin	Name	Distance
1	Platform 2	1.76 miles
2	Kidsgrove Rail Station	2.84 miles
3	Alsager Rail Station	3.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	5.04 miles
2	M6 J16	3.46 miles
3	M6 J17	8.25 miles
4	M6 J18	11.97 miles
5	M6 J14	15.86 miles

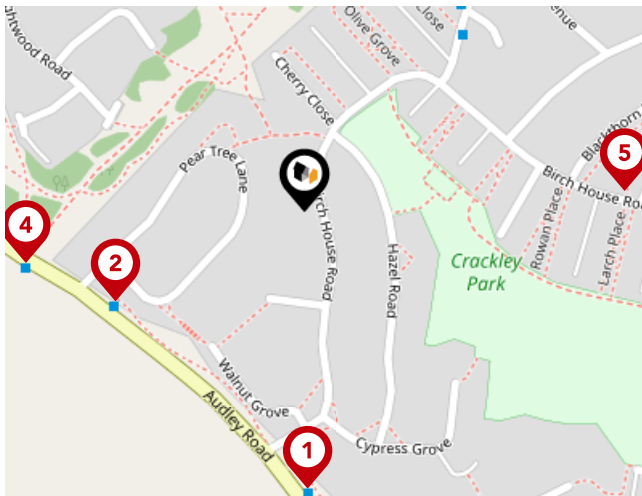


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	22.27 miles
2	Speke	31.92 miles
3	Birmingham Airport	46.57 miles
4	East Mids Airport	41.59 miles

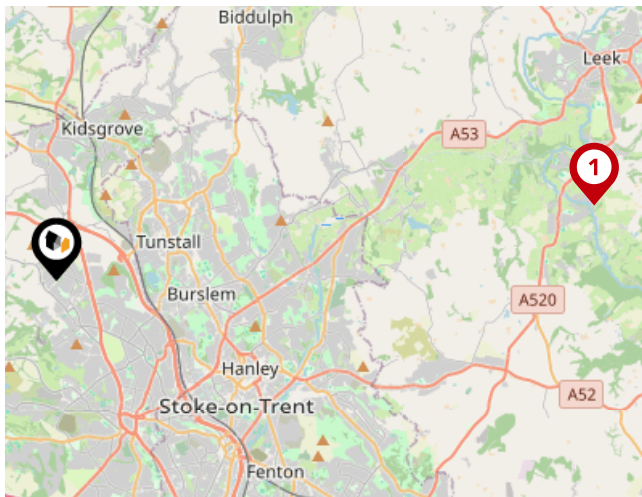
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Watermills Road	0.15 miles
2	Pear Tree Lane	0.12 miles
3	Laburnum Place	0.15 miles
4	Pear Tree Lane	0.16 miles
5	Oakwood Place	0.18 miles



### Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	9.68 miles

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## 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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butters john bee<sup>bjb</sup>

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