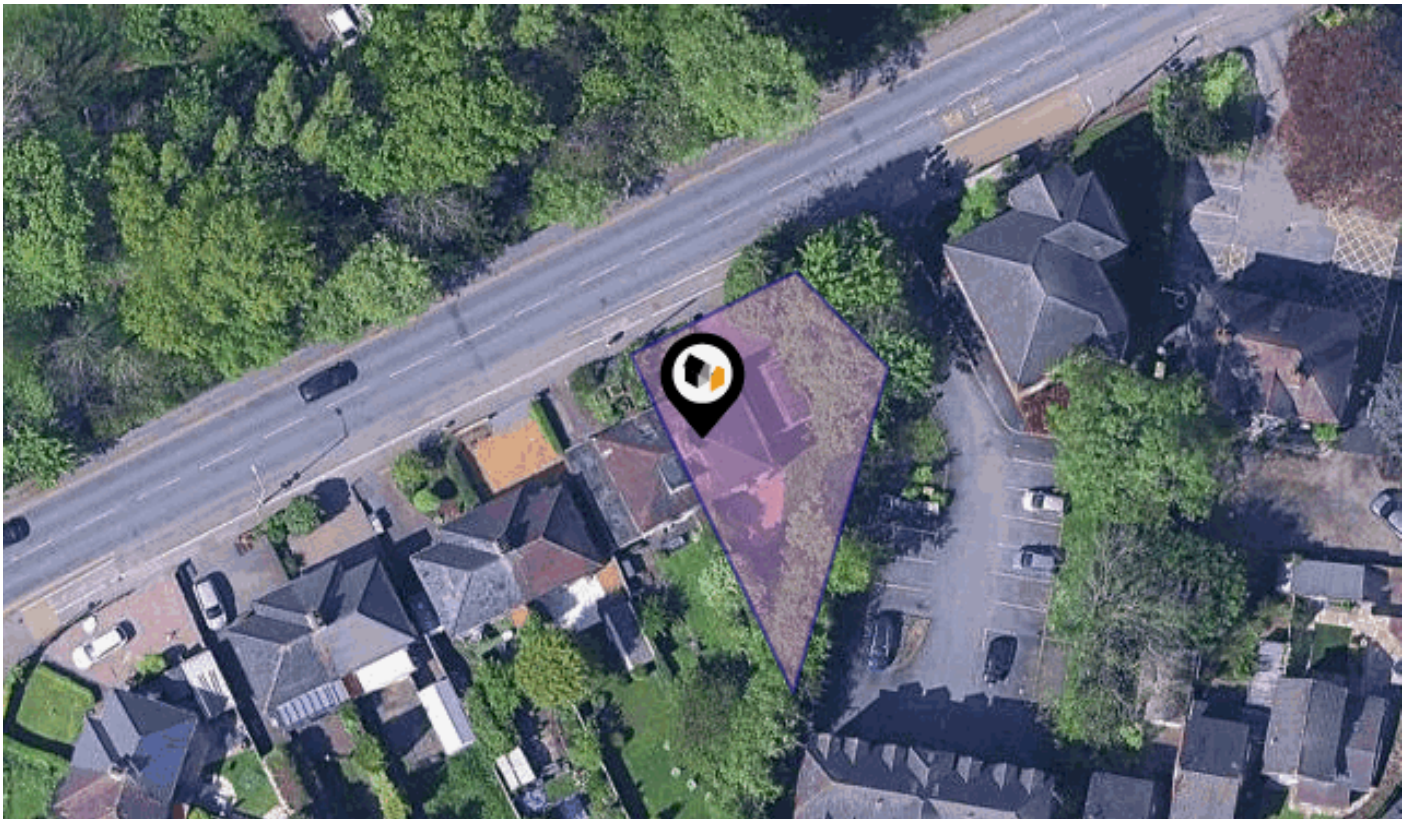




See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
Tuesday 07th July 2026



**WESTON ROAD, STAFFORD, ST16**

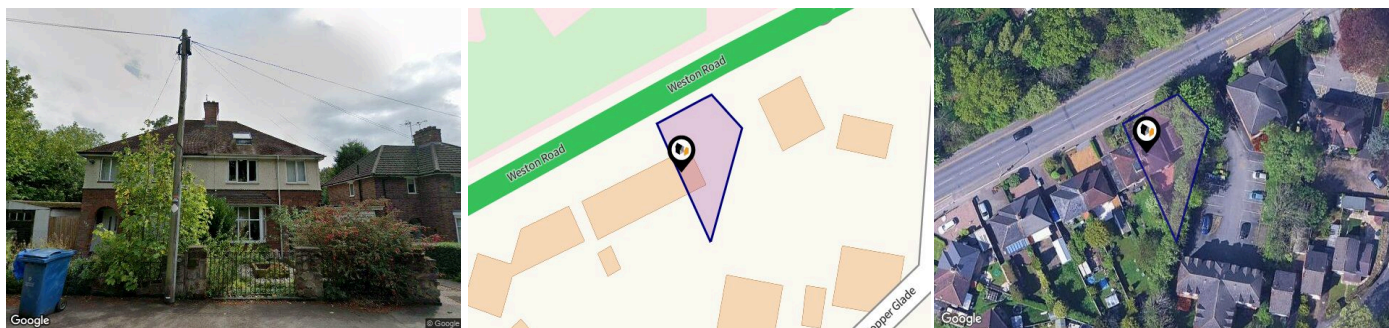
## butters john bee

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>	828 ft <sup>2</sup> / 77 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,047		
<b>Title Number:</b>	SF496568		

## 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>15</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

ST16

Energy rating

**D**

Valid until 22.12.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

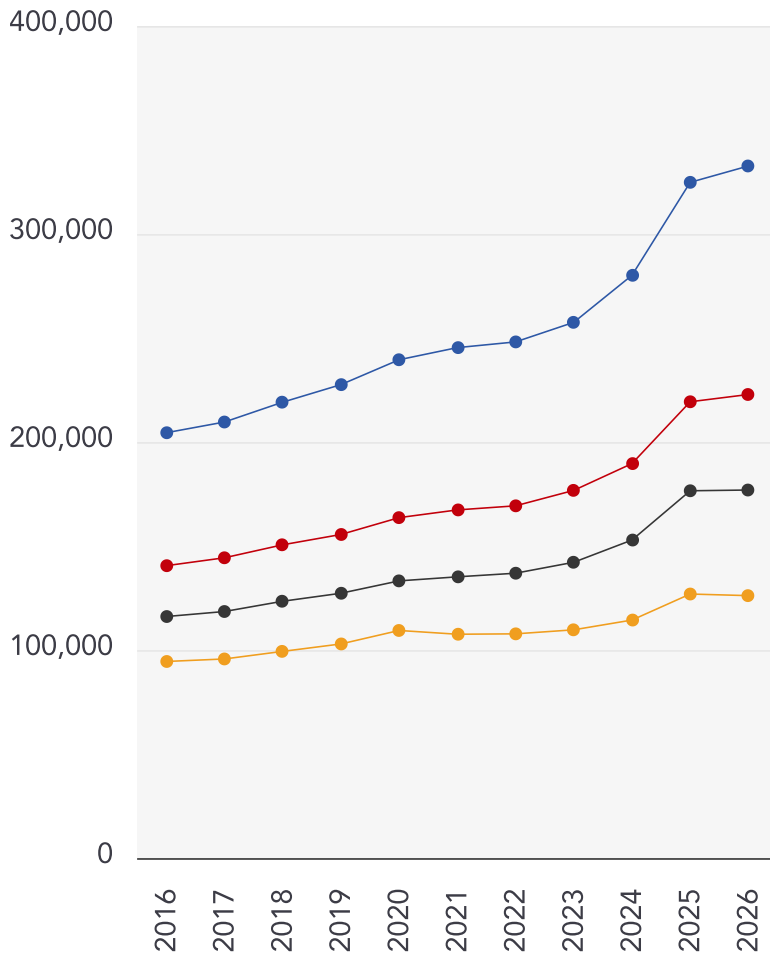
---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 25 mm loft insulation
<b>Roof Energy:</b>	Poor
<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 86% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in ST16



Detached

**+62.7%**

Semi-Detached

**+58.53%**

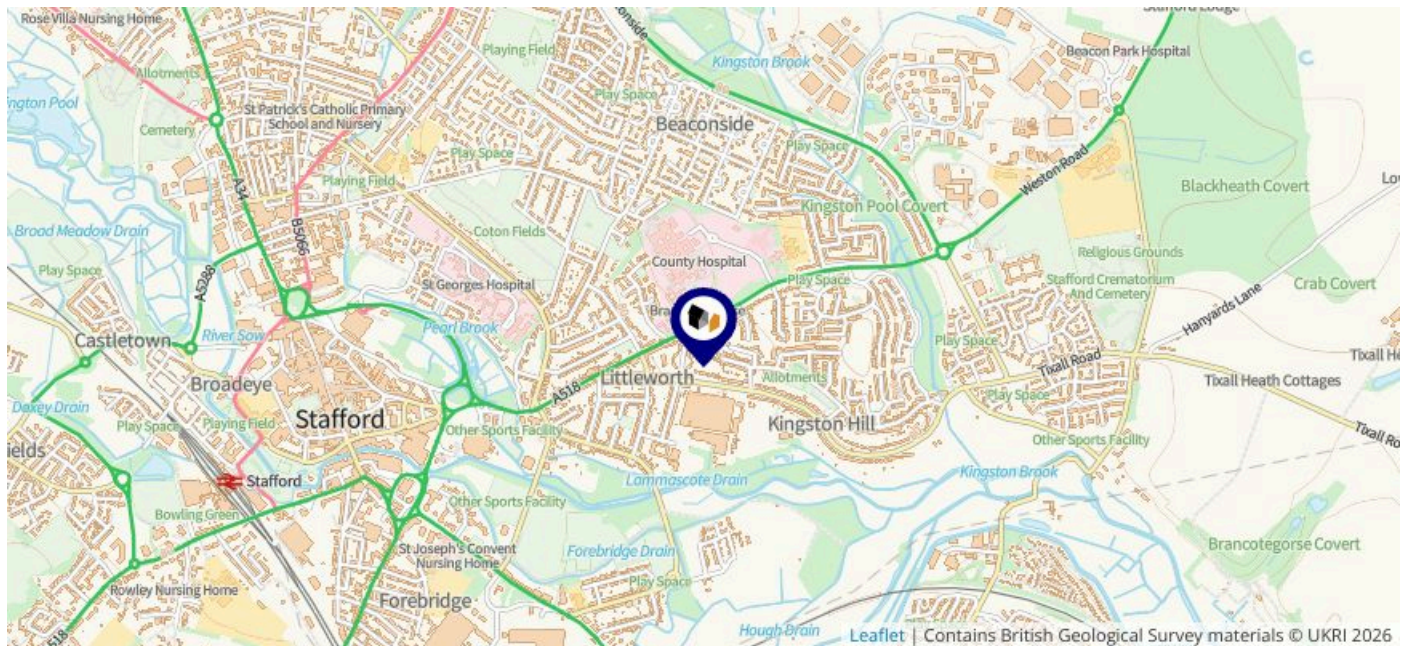
Terraced

**+52.35%**

Flat

**+33.48%**

This map displays nearby coal mine entrances and their classifications.



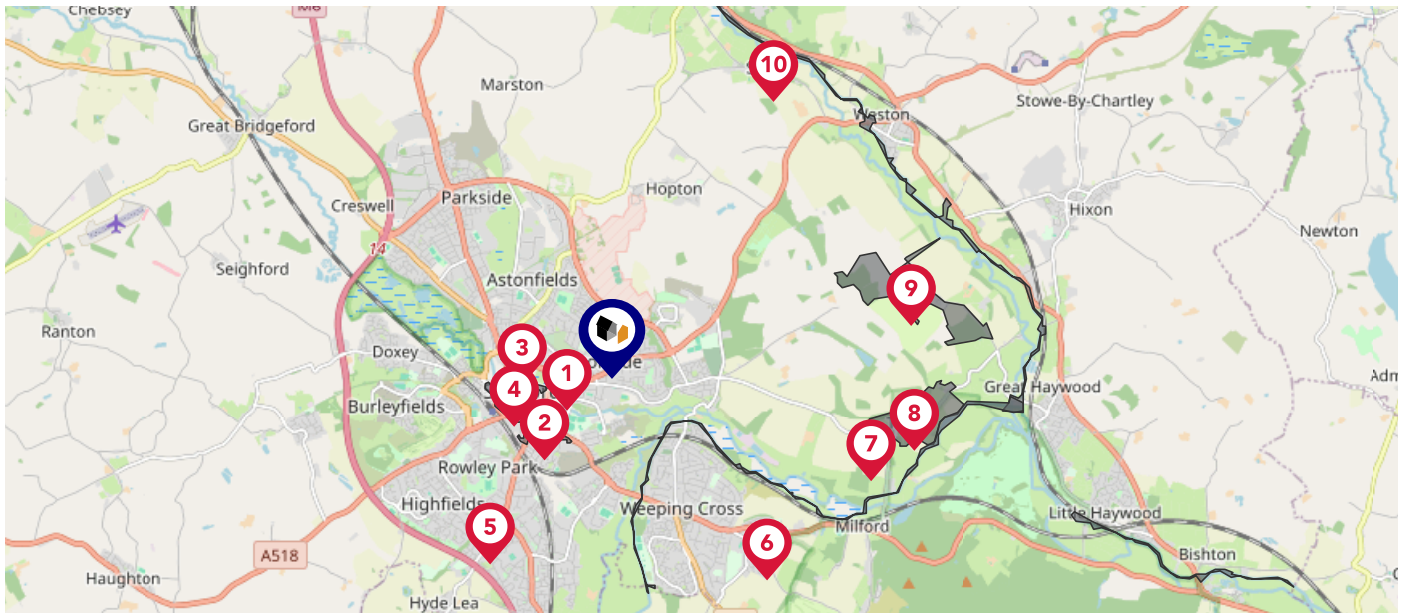
### Mine Entry

- ✗ 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.



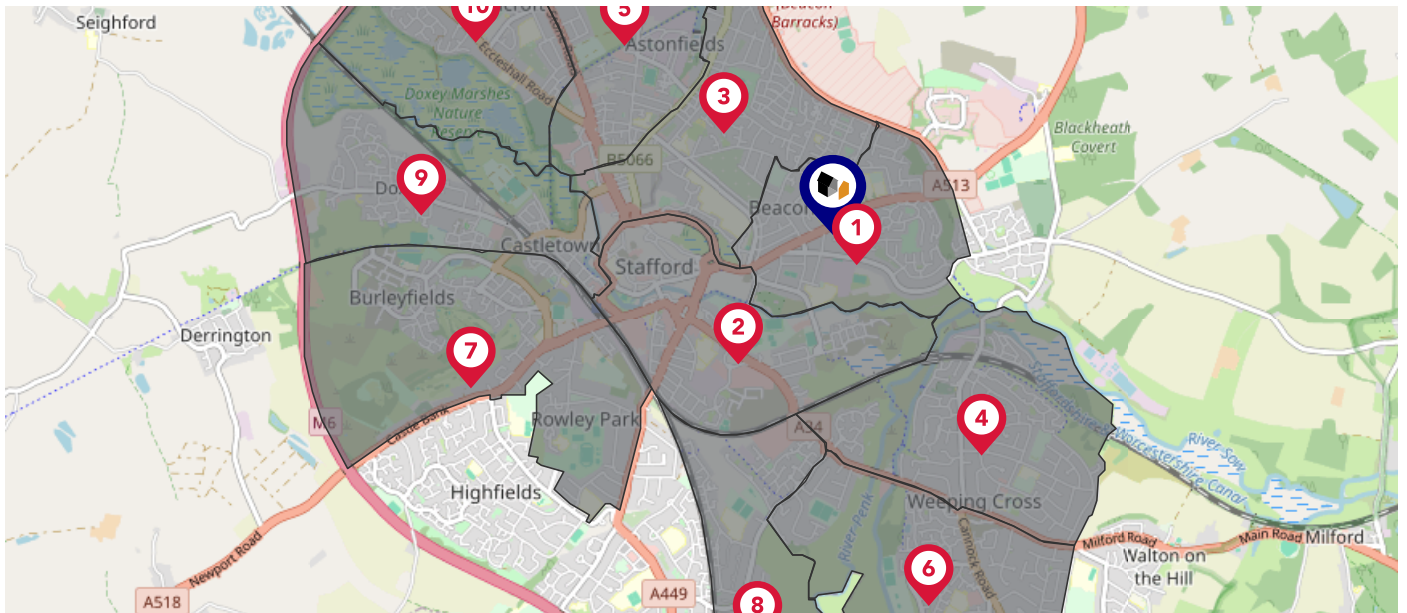
### Nearby Conservation Areas

-  Corporation Street Flats
-  Forebridge
-  Foregate and St Georges
-  Stafford Town
-  Burton Manor Village
-  Walton-on-the-Hill
-  Staffordshire and Worcestershire Canal
-  Tixall
-  Ingestre
-  Trent and Mersey 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



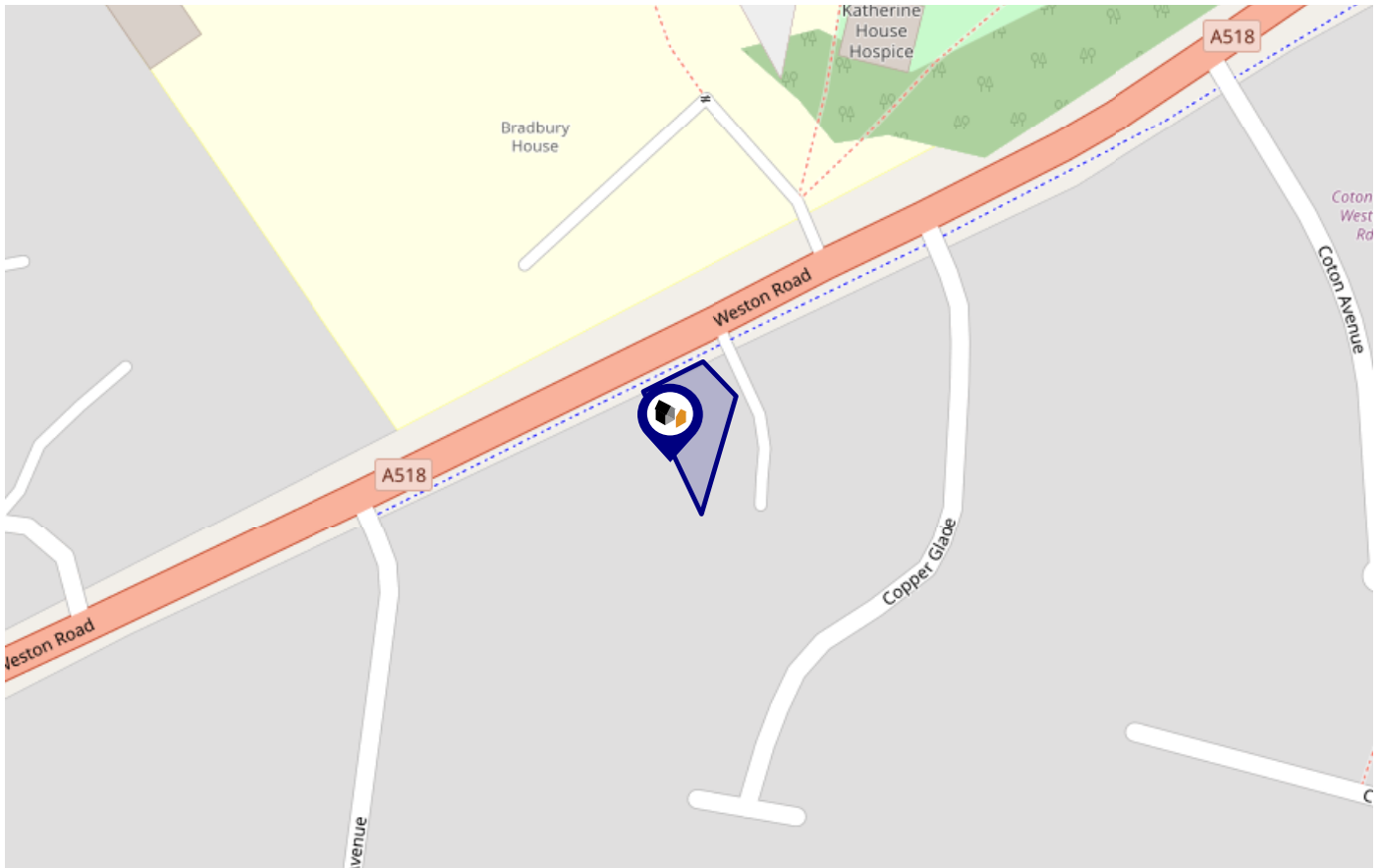
### Nearby Council Wards

-  Littleworth Ward
-  Forebridge Ward
-  Coton Ward
-  Baswich Ward
-  Common Ward
-  Weeping Cross & Wildwood Ward
-  Rowley Ward
-  Penside Ward
-  Doxey & Castletown Ward
-  Holmcroft 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.

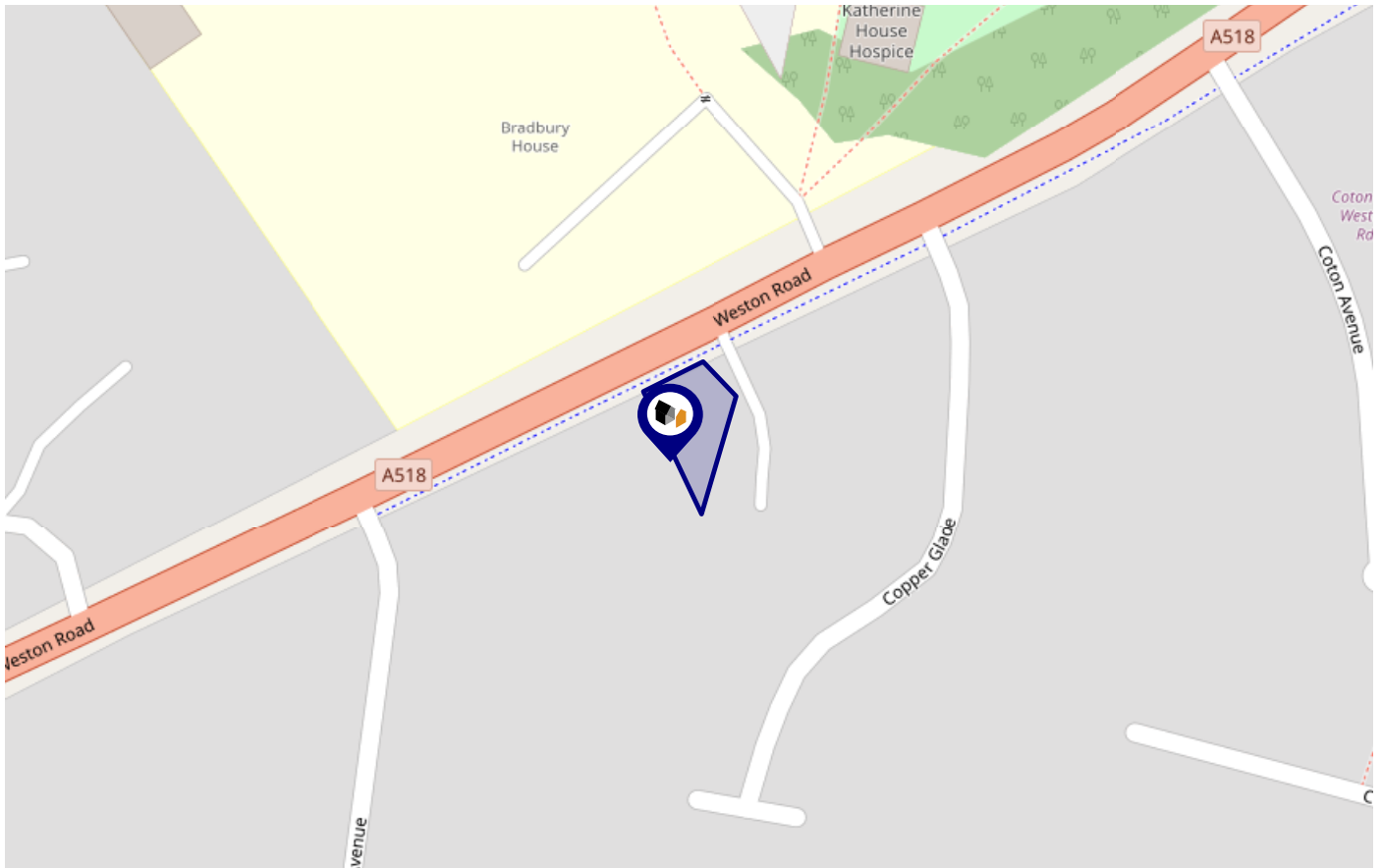
Chance of flooding to the following depths at this property:



# 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.

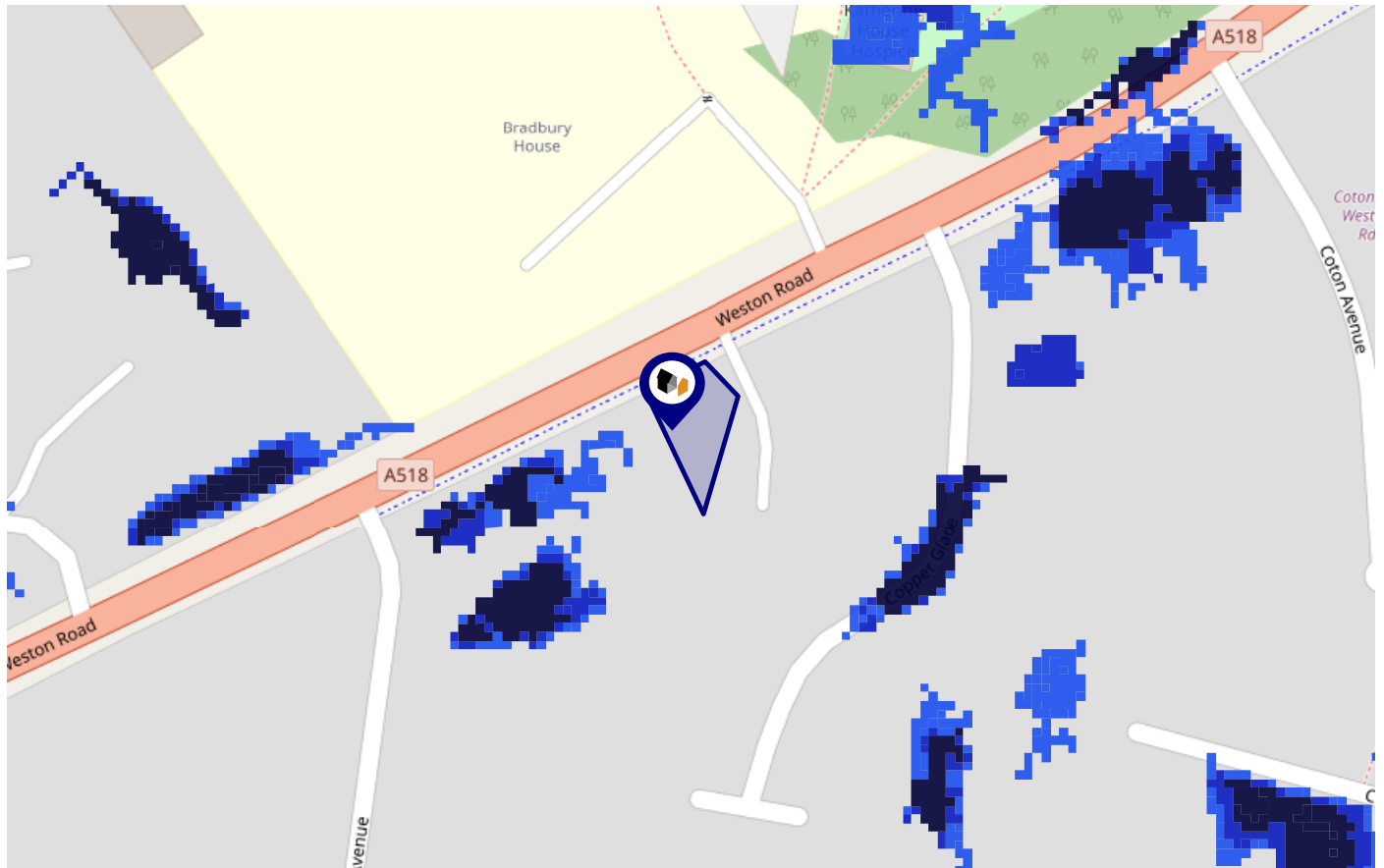
Chance of flooding to the following depths at this property:



# 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.

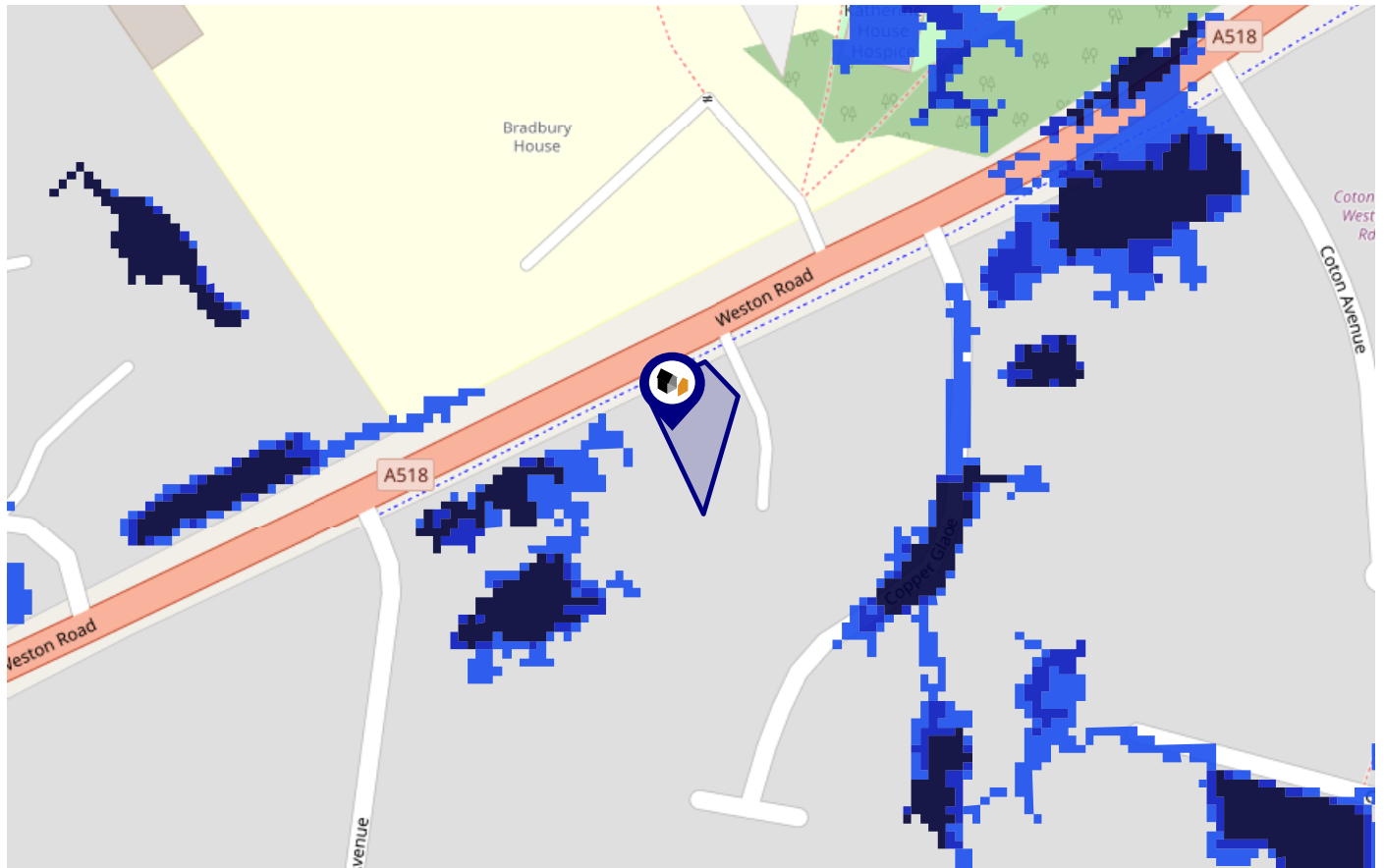
Chance of flooding to the following depths at this property:



# 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

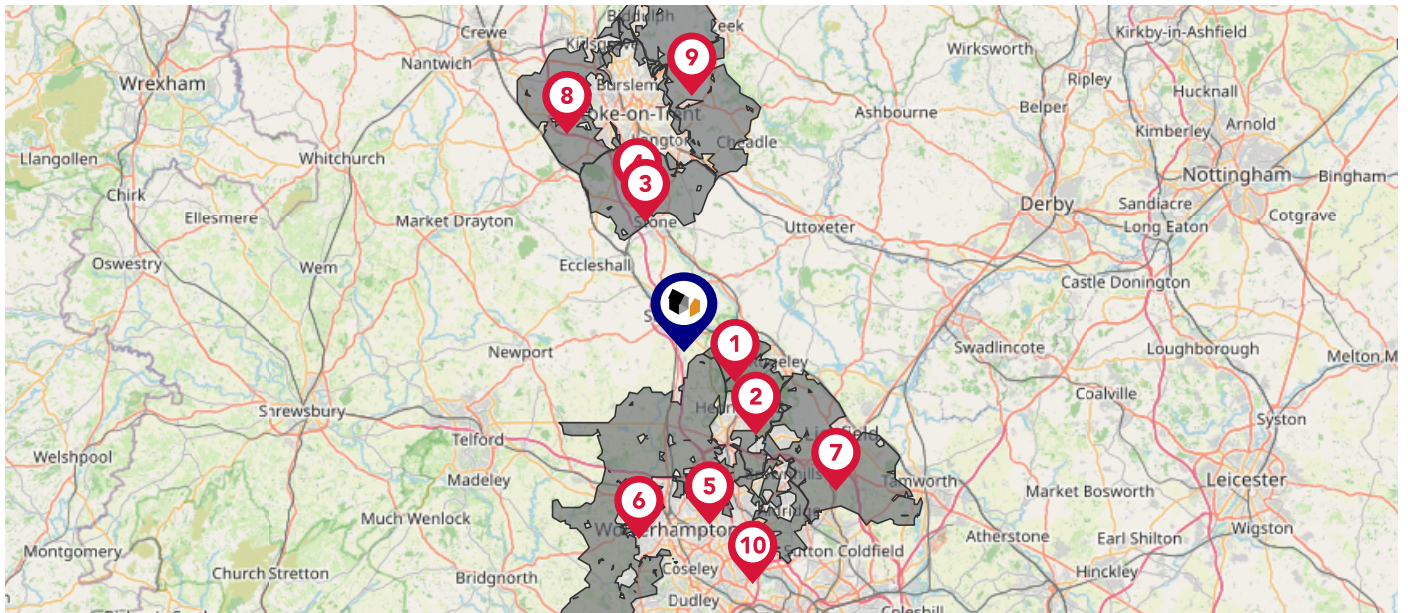
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



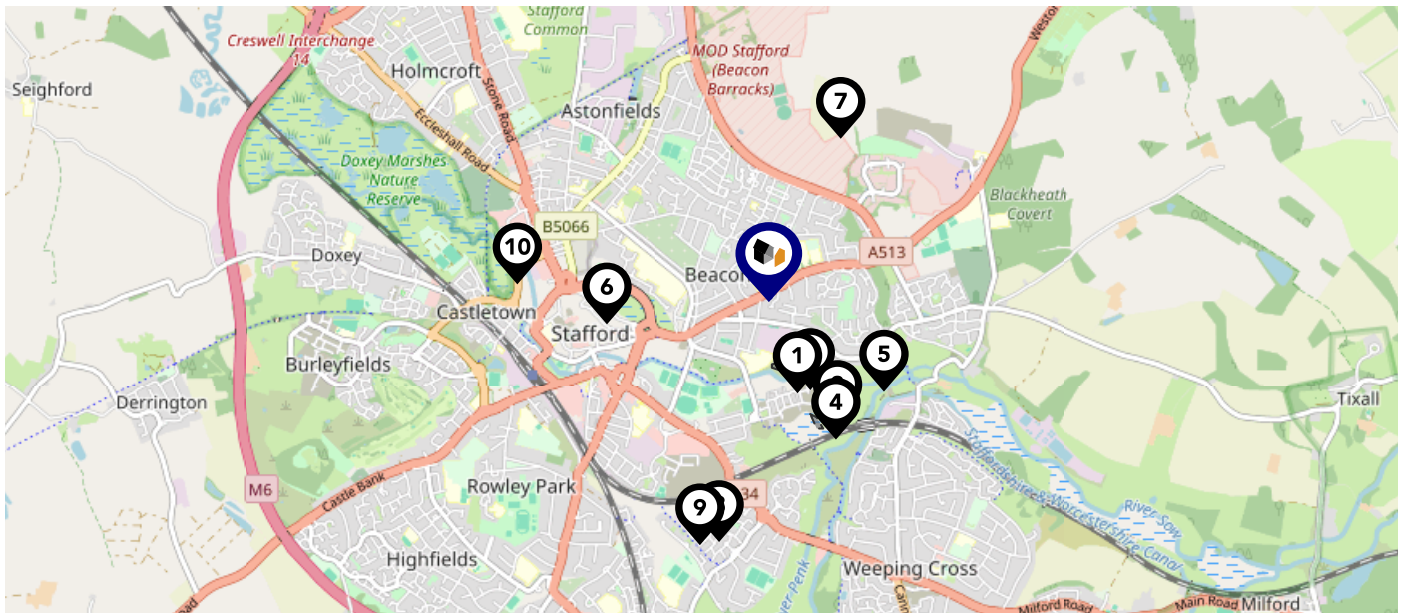
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Birmingham Green Belt - Stafford
-  Birmingham Green Belt - Cannock Chase
-  Stoke-on-Trent Green Belt - Stafford
-  Stoke-on-Trent Green Belt - Stoke-on-Trent
-  Birmingham Green Belt - Wolverhampton
-  Birmingham Green Belt - South Staffordshire
-  Birmingham Green Belt - Lichfield
-  Stoke-on-Trent Green Belt - Newcastle-under-Lyme
-  Stoke-on-Trent Green Belt - Staffordshire Moorlands
-  Birmingham Green Belt - Walsall

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.



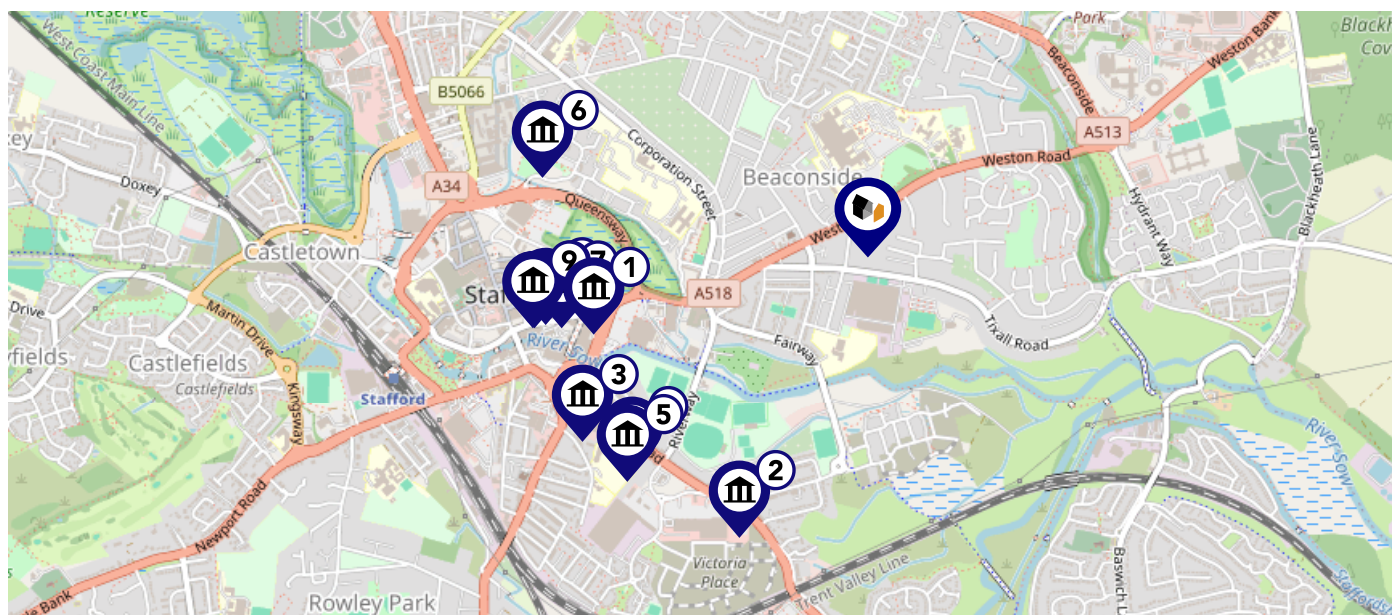
### Nearby Landfill Sites

<b>1</b>	GEC Diesels-Dorman Diesels, Tixall Road, Stafford, Staffordshire	Historic Landfill
<b>2</b>	GEC Diesels Limited-Tixall Road, Stafford, Staffordshire	Historic Landfill
<b>3</b>	Fairway Industrial Estate-Tithe Barn Road, Stafford, Staffordshire	Historic Landfill
<b>4</b>	Old Sewage Works-Tixall Road, Littleworth, Stafford, Staffordshire	Historic Landfill
<b>5</b>	Land Off Tixall Road-Tixal Road, Stafford, Staffordshire	Historic Landfill
<b>6</b>	North Walls Car Park-North Walls, Stafford, Staffordshire	Historic Landfill
<b>7</b>	Beaconside Farm-Beaconside Farm, Stafford, Staffordshire	Historic Landfill
<b>8</b>	Retail Park North Of BRC Factory-Virginia Avenue, Queensville, Stafford, Staffordshire	Historic Landfill
<b>9</b>	Former British Reinforced Concrete Works-Lichfield Road, Stafford, Staffordshire	Historic Landfill
<b>10</b>	Grey Friars Refuse Tip/Snows Yard-Grey Friars Business Park, Grey Friars Place, Stafford, Staffordshire	Historic Landfill

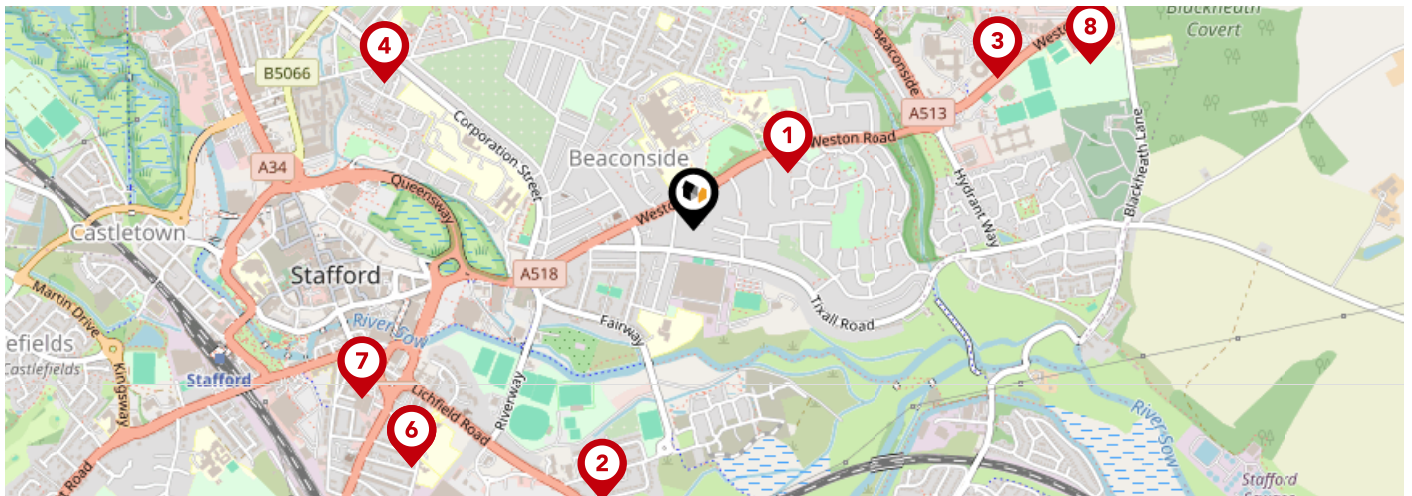
# Maps

## Listed Buildings

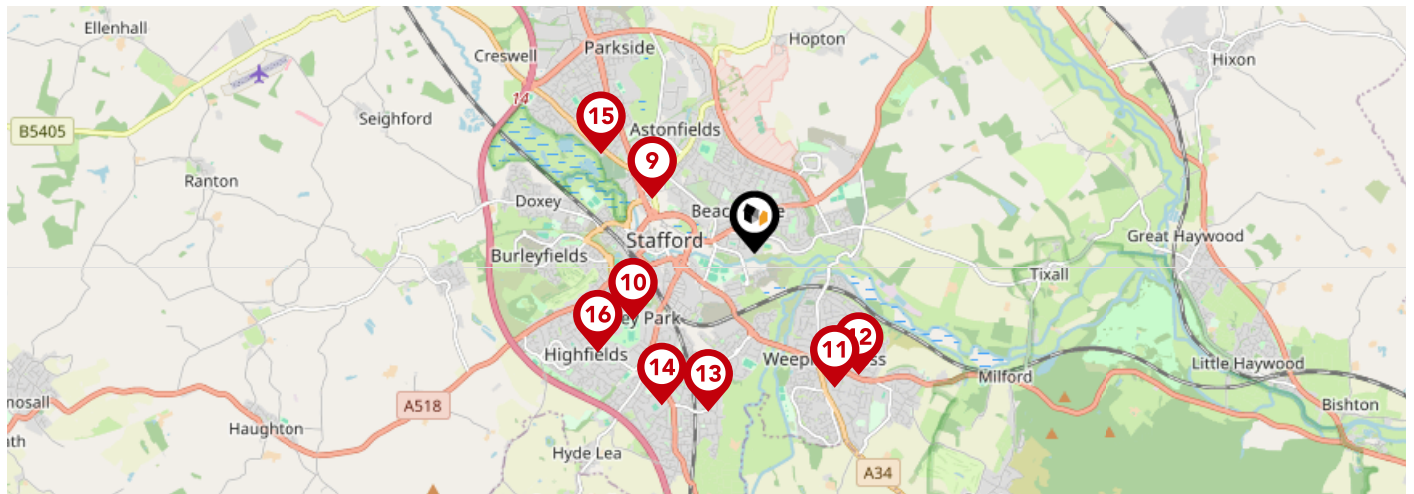
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1211357 - East Gate	Grade II	0.6 miles
	1195364 - St Leonard's School	Grade II	0.7 miles
	1212343 - Green Hall	Grade II	0.7 miles
	1298149 - William Salt Library	Grade II	0.7 miles
	1212338 - Boundary Wall And Gate Approximately 12 Metres South Of Church Of St Paul	Grade II	0.7 miles
	1195385 - St George's Hospital	Grade II	0.7 miles
	1298147 - 29, Eastgate Street	Grade II	0.7 miles
	1211299 - Shrewsbury Arms Public House	Grade II	0.7 miles
	1195381 - Royal British Legion Club	Grade II	0.7 miles
	1298174 - Church Of St Paul	Grade II	0.7 miles

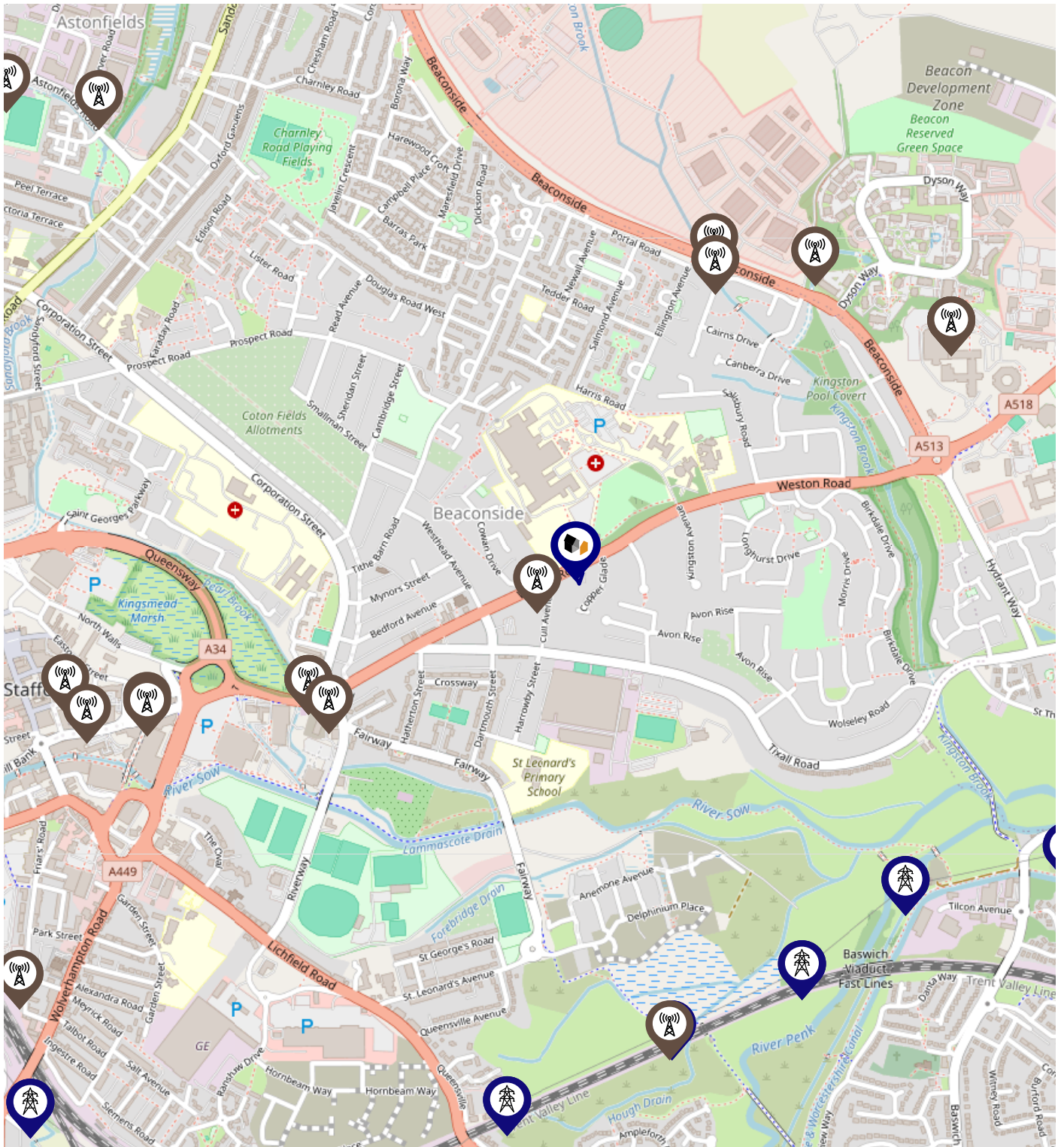


	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>St John's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 407   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Leonard's Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Veritas Primary Academy</b> Ofsted Rating: Good   Pupils: 443   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>John Wheeldon Primary Academy</b> Ofsted Rating: Good   Pupils: 540   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>St Paul's CofE (C) Primary School</b> Ofsted Rating: Outstanding   Pupils: 121   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Austin's Catholic Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 201   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Bailey Street Alternative Provision Academy</b> Ofsted Rating: Requires improvement   Pupils: 46   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>The Weston Road Academy</b> Ofsted Rating: Good   Pupils: 970   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blessed William Howard Catholic School</b> Ofsted Rating: Good   Pupils: 951   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leasowes Primary School</b> Ofsted Rating: Outstanding   Pupils: 428   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Silkmore Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 197   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Flash Ley Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tillington Manor Primary School</b> Ofsted Rating: Requires improvement   Pupils: 240   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Edward VI High School</b> Ofsted Rating: Good   Pupils: 654   Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

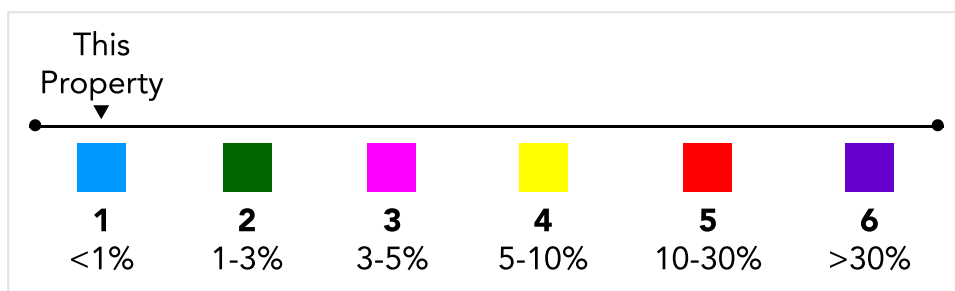
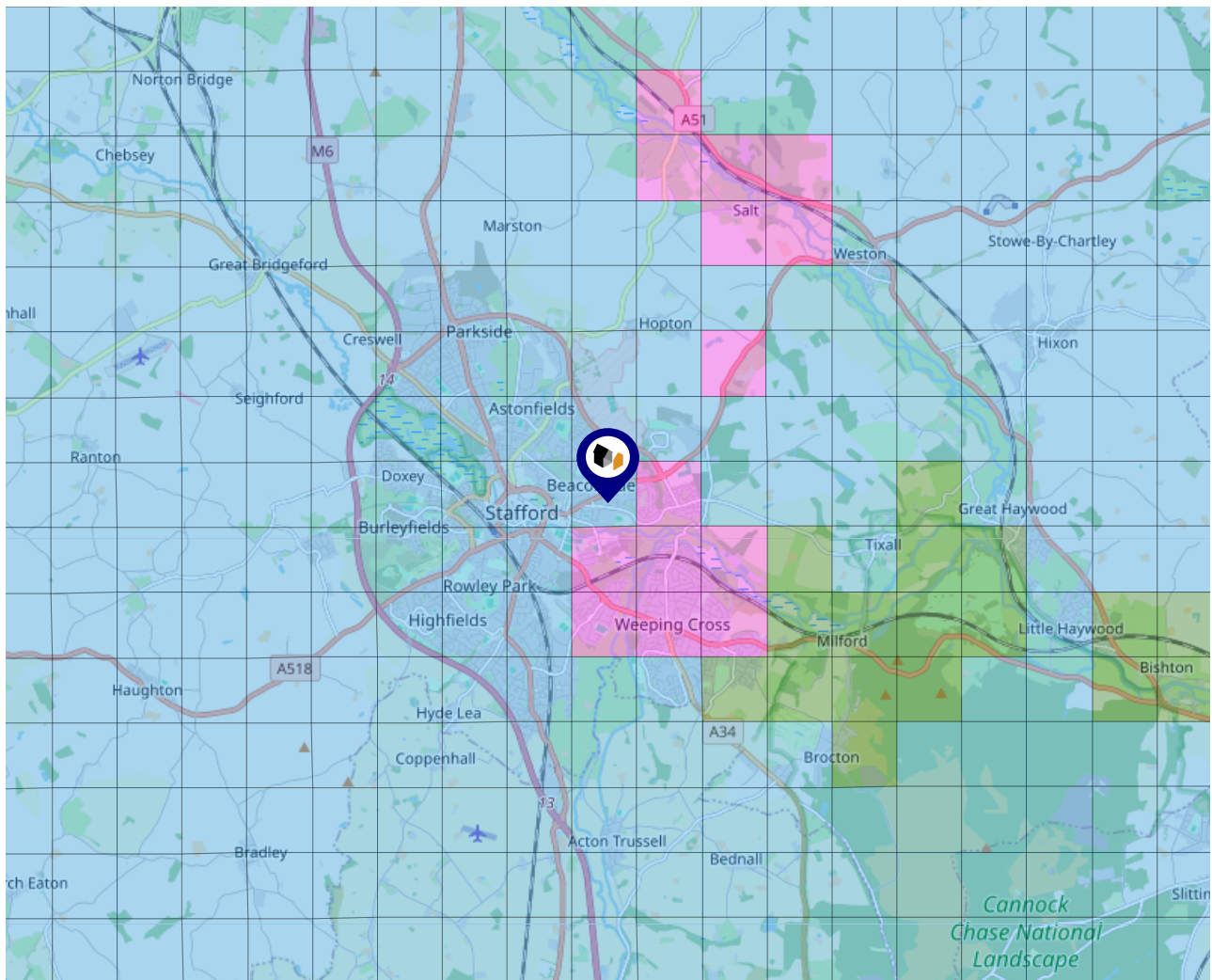


**Key:**

-  Power Pylons
-  Communication Masts

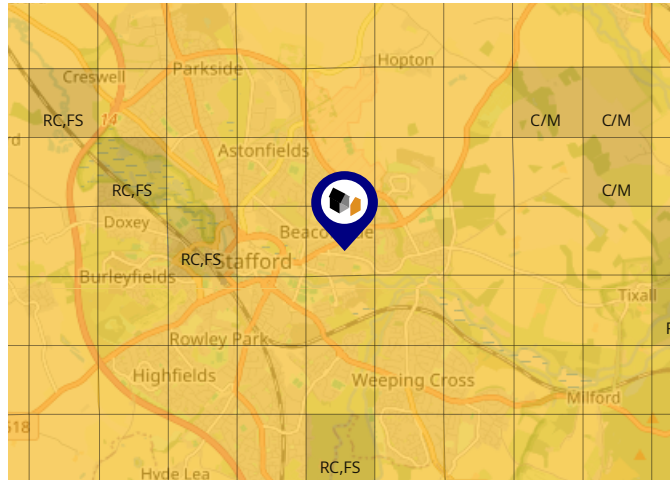
### What is Radon?

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	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		

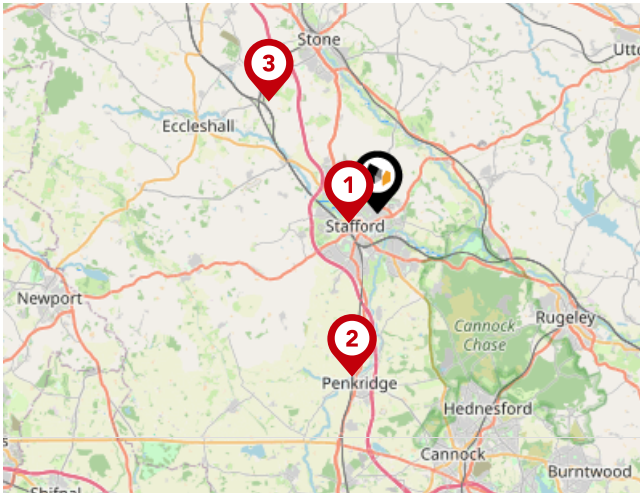


### Primary Classifications (Most Common Clay Types)

<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

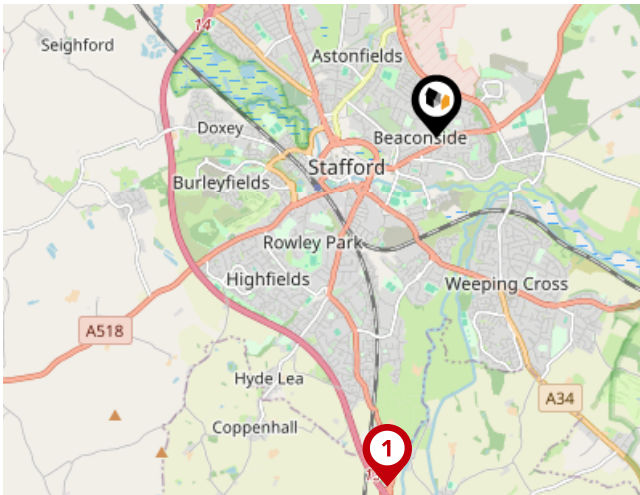
# Area

## Transport (National)



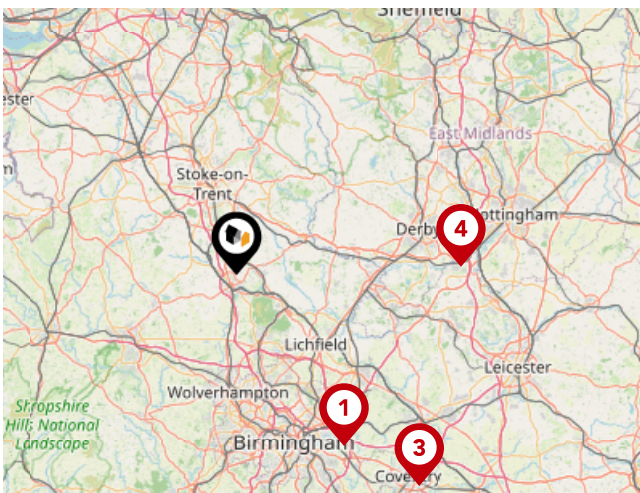
### National Rail Stations

Pin	Name	Distance
1	Stafford Rail Station	1.09 miles
2	Penkridge Rail Station	5.96 miles
3	Norton Bridge Rail Station	5.59 miles



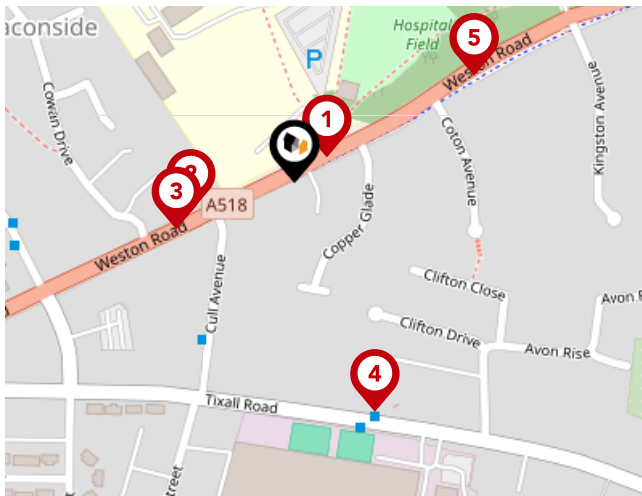
### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J13	3.16 miles
2	M6 J14	2.38 miles
3	M6 J12	8.22 miles
4	M6 J11A	9.54 miles
5	M6 TOLL T8	10.09 miles



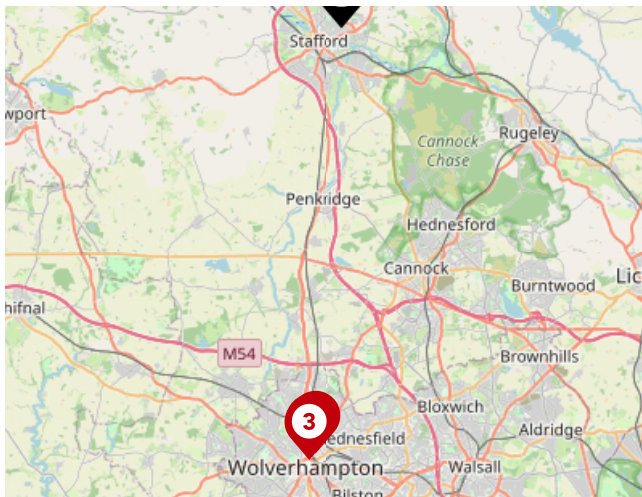
### Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	29.01 miles
2	Manchester Airport	39.39 miles
3	Baginton	40.18 miles
4	East Mids Airport	32.12 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Copper Glade	0.02 miles
2	Cull Avenue	0.06 miles
3	Cull Avenue	0.07 miles
4	Perkins	0.14 miles
5	Coton Avenue	0.12 miles



### Local Connections

Pin	Name	Distance
1	Wolverhampton Station (Midland Metro Stop)	15.35 miles
2	Pipers Row (Midland Metro Stop)	15.5 miles
3	Wolverhampton St George's (Midland Metro Stop)	15.58 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

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

01782 470227

[newcastlerentals@bjbmail.com](mailto:newcastlerentals@bjbmail.com)

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)

