

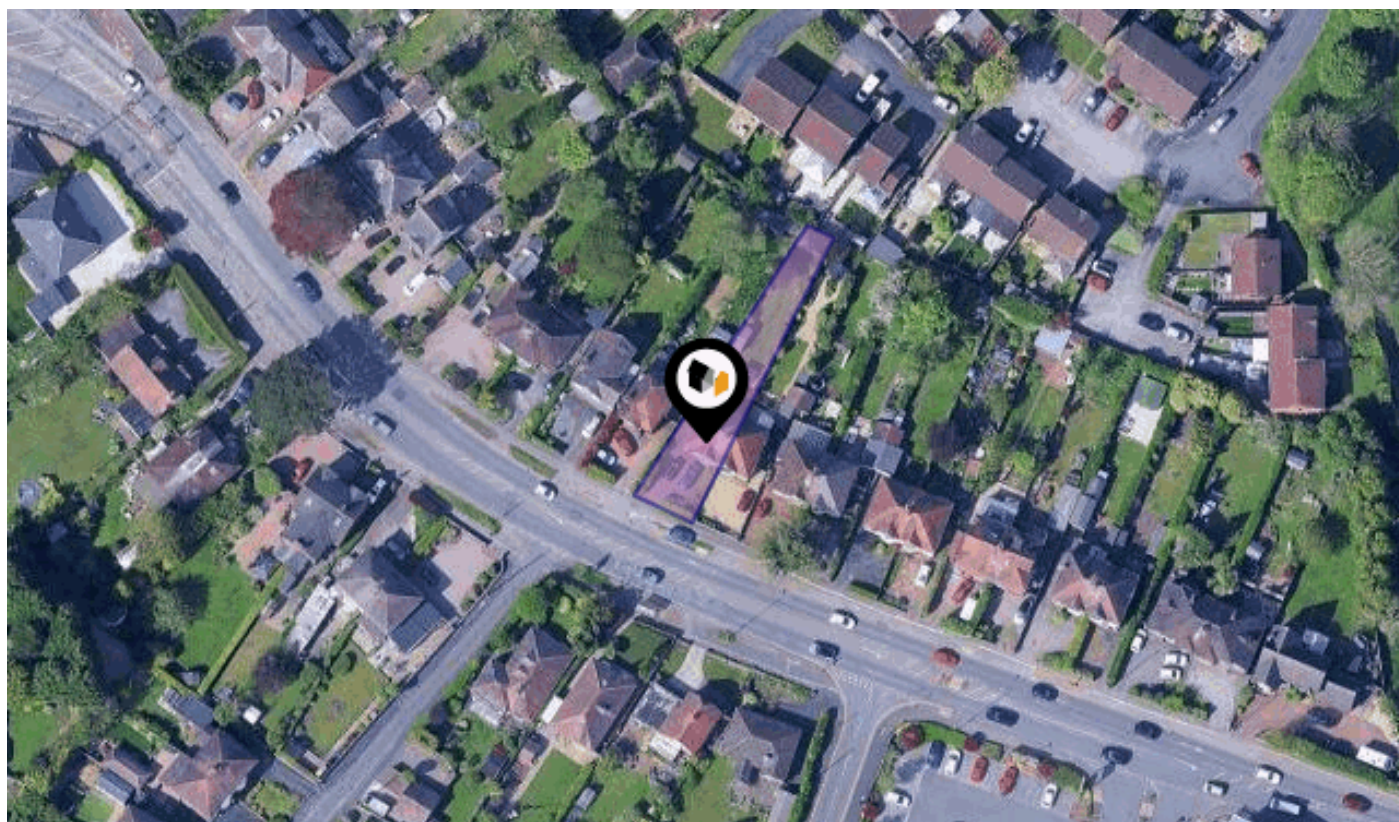


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 29th July 2026



QUEENSVILLE, STAFFORD, ST17

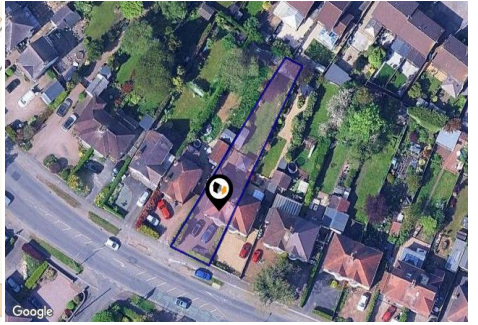
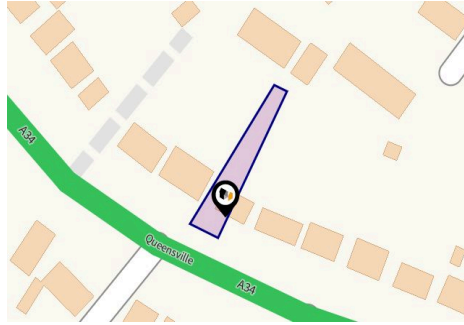
butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,047
Title Number:	SF328037

Tenure: Freehold

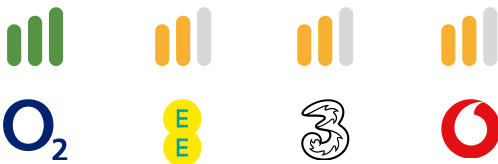
Local Area

Local Authority:	Stafford
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	56	1800
mb/s	mb/s	mb/s
		

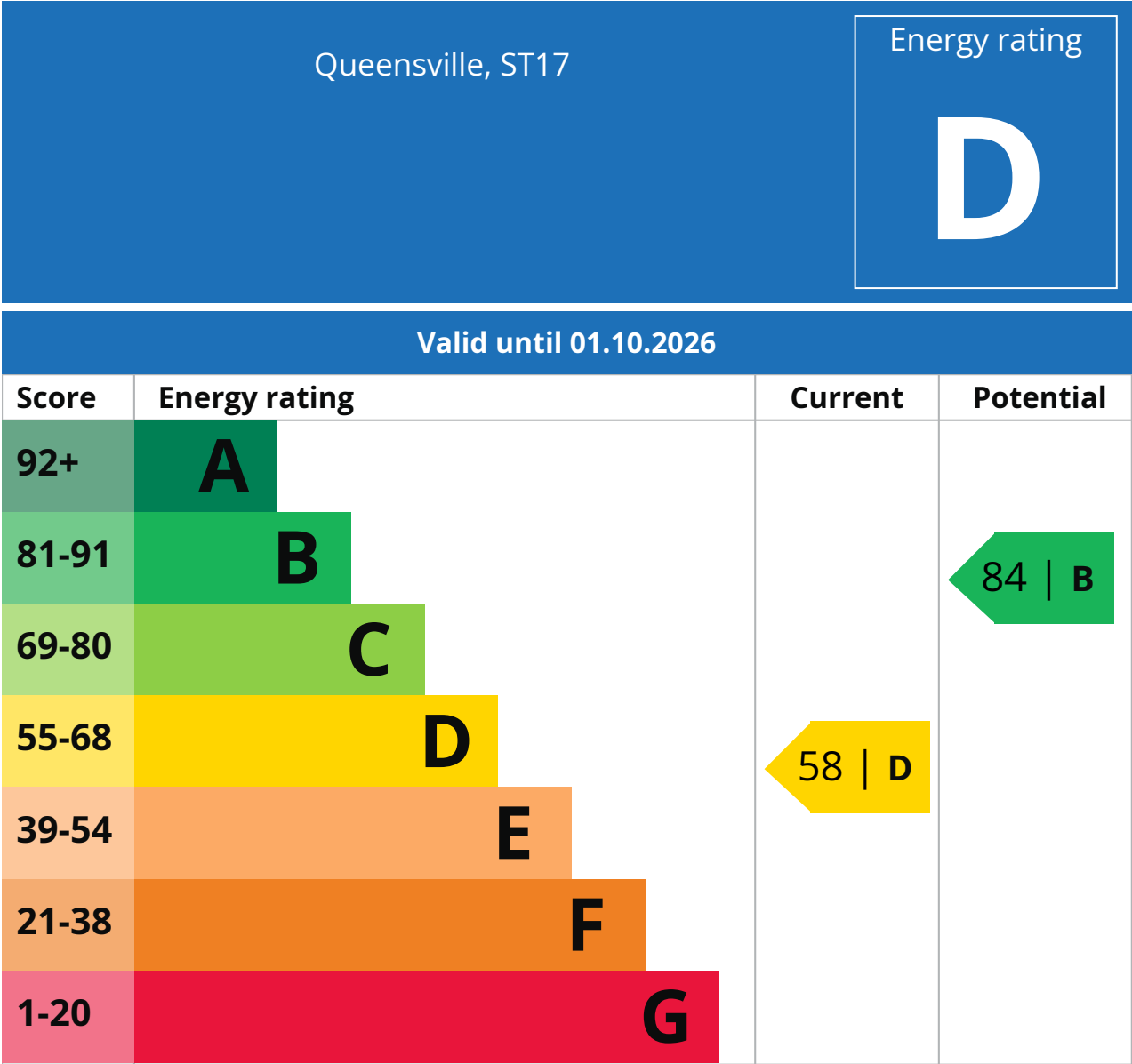
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



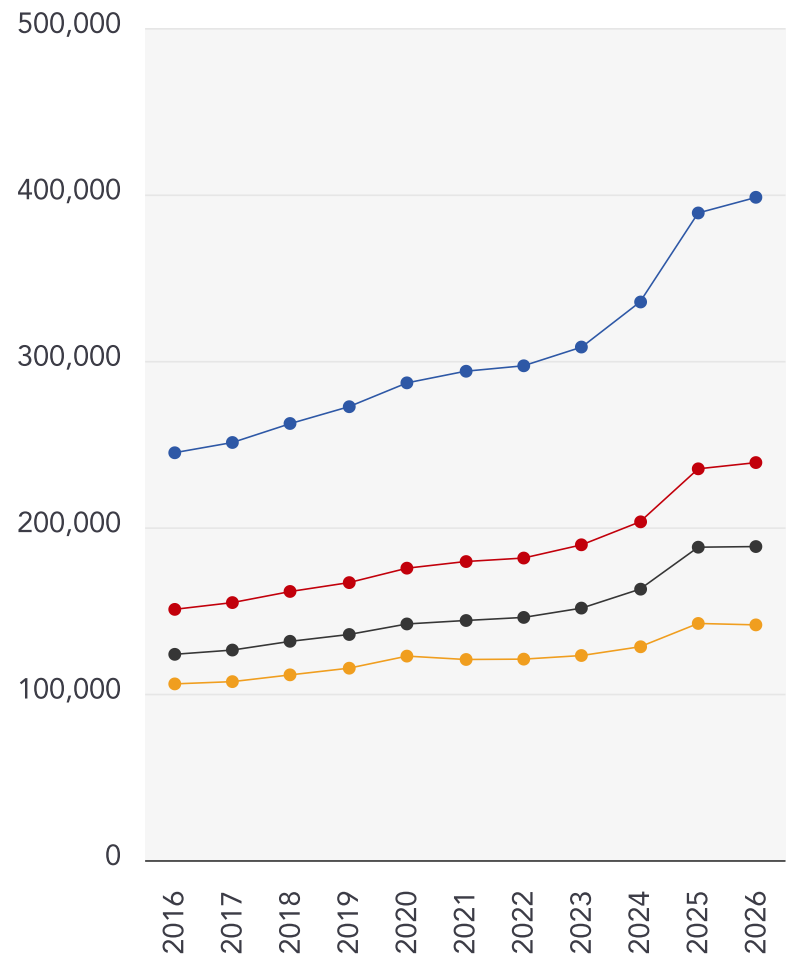
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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 69% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST17



Detached

+62.7%

Semi-Detached

+58.53%

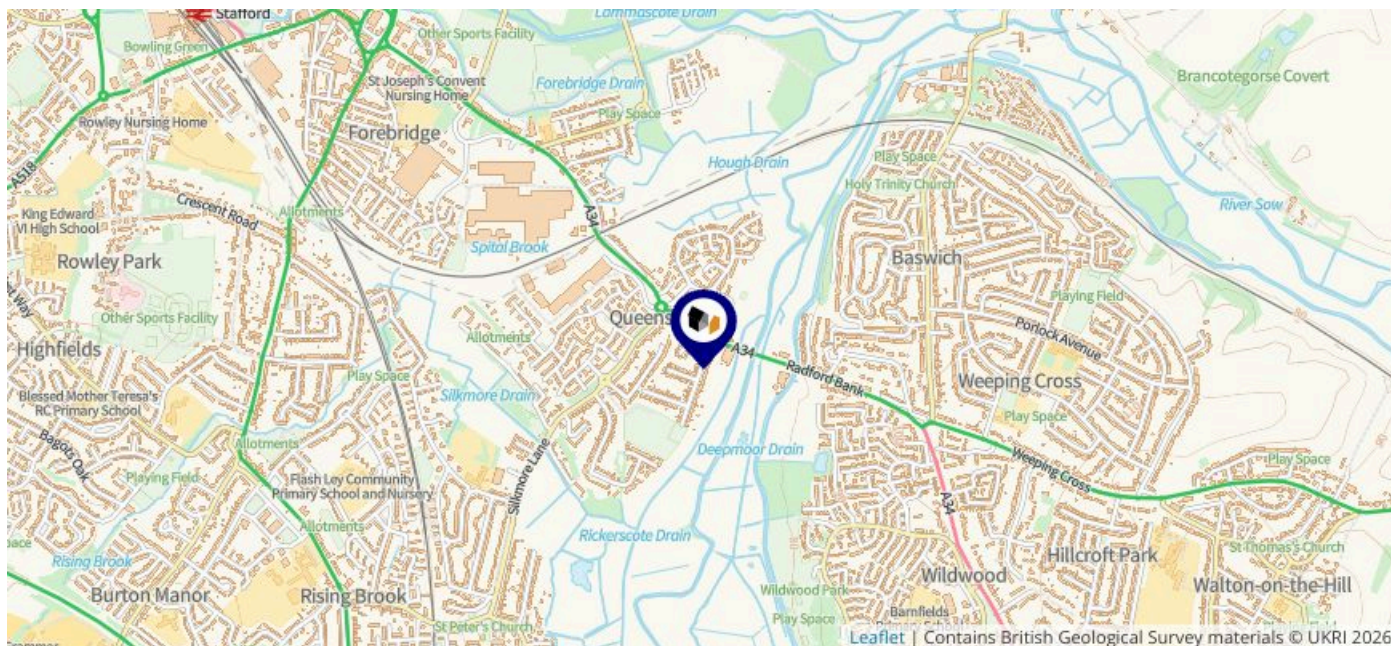
Terraced

+52.35%

Flat

+33.48%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

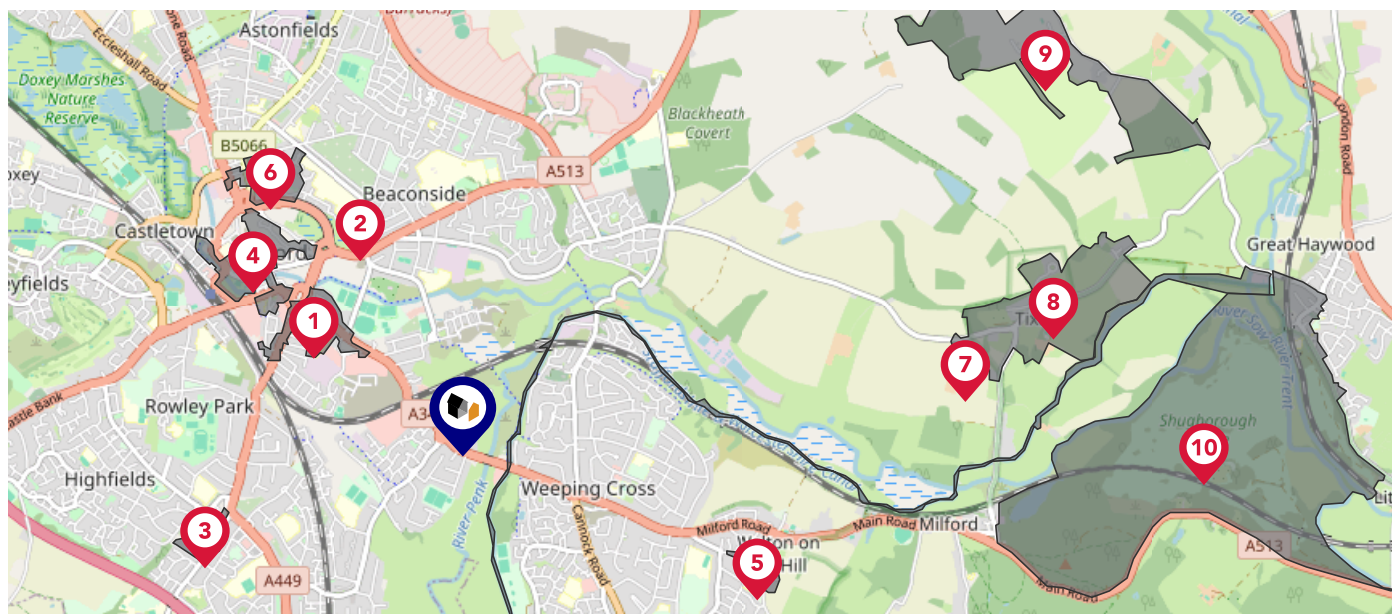
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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.



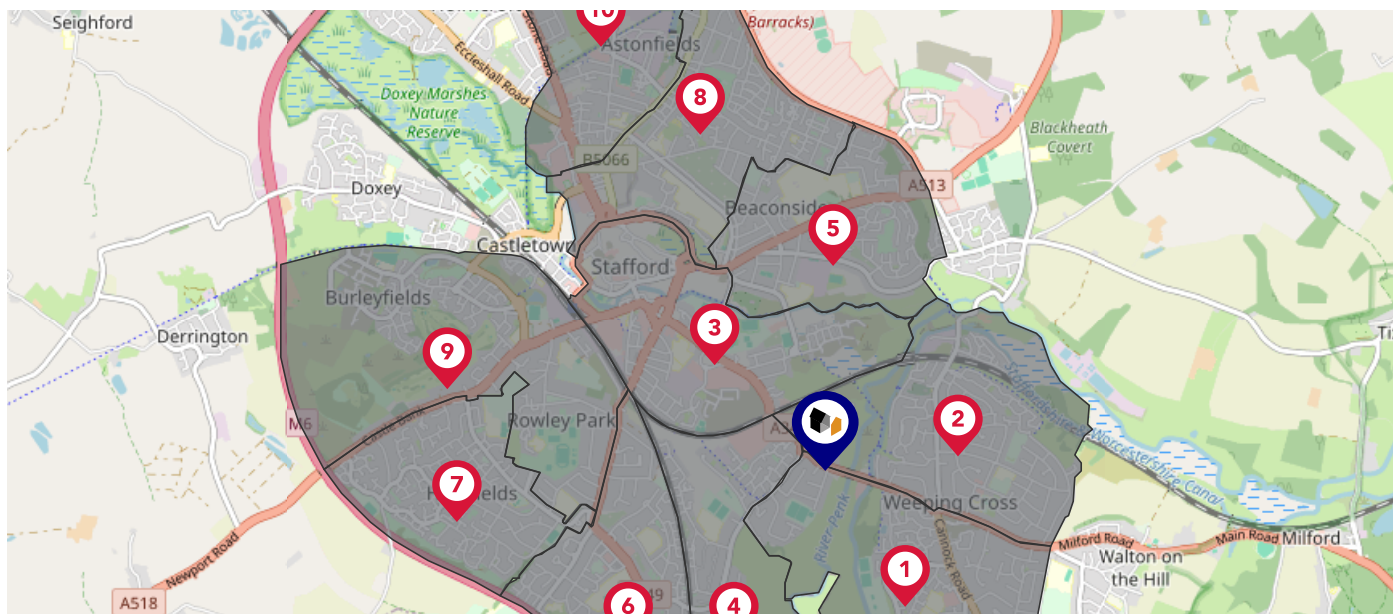
Nearby Conservation Areas

- 1 Forebridge
- 2 Corporation Street Flats
- 3 Burton Manor Village
- 4 Stafford Town
- 5 Walton-on-the-Hill
- 6 Foregate and St Georges
- 7 Staffordshire and Worcestershire Canal
- 8 Tixall
- 9 Ingestre
- 10 Great Haywood and Shugborough

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 Weeping Cross & Wildwood Ward

2 Baswich Ward

3 Forebridge Ward

4 Penside Ward

5 Littleworth Ward

6 Manor Ward

7 Highfields & Western Downs Ward

8 Coton Ward

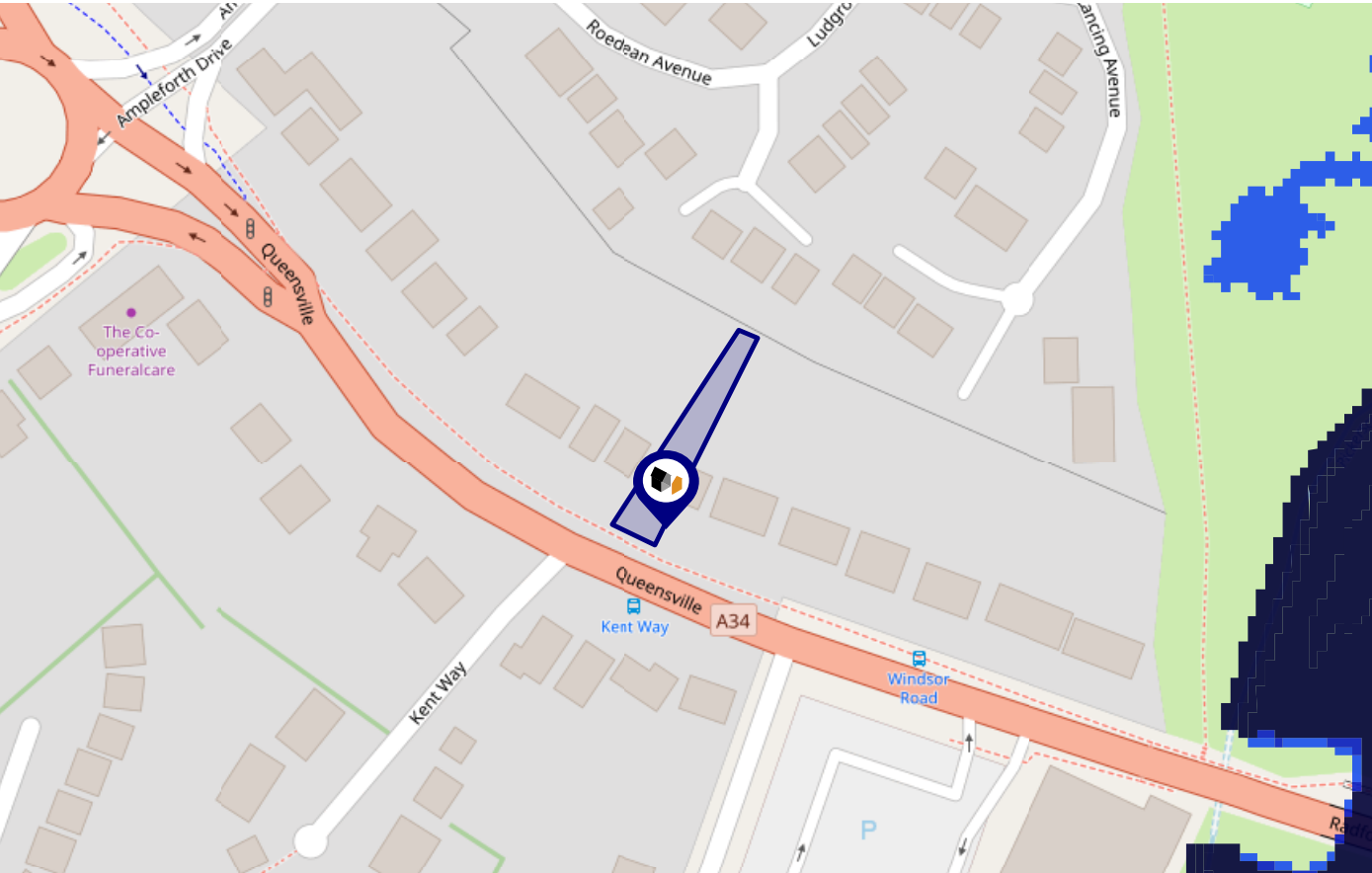
9 Rowley Ward

10 Common 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.

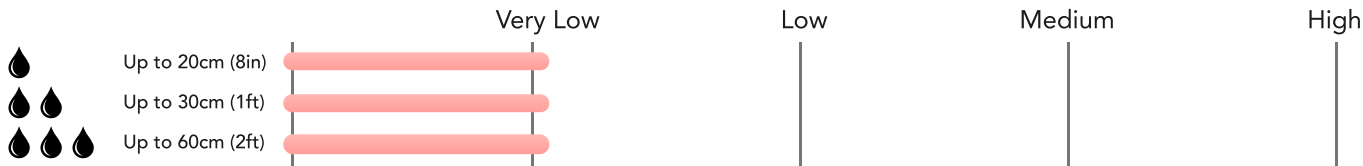


Risk Rating: Very low

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.

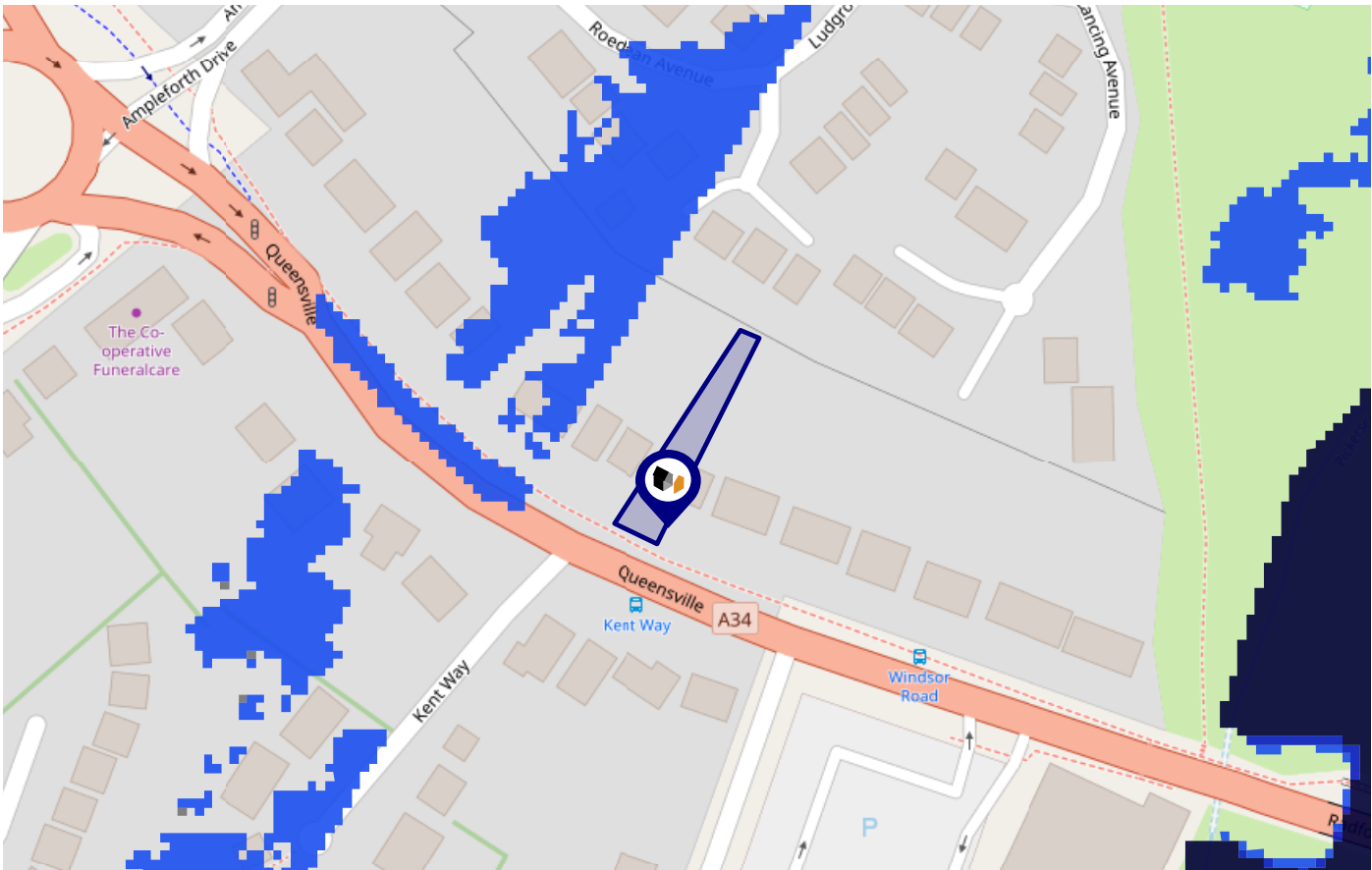
Chance of flooding to the following depths at this property:



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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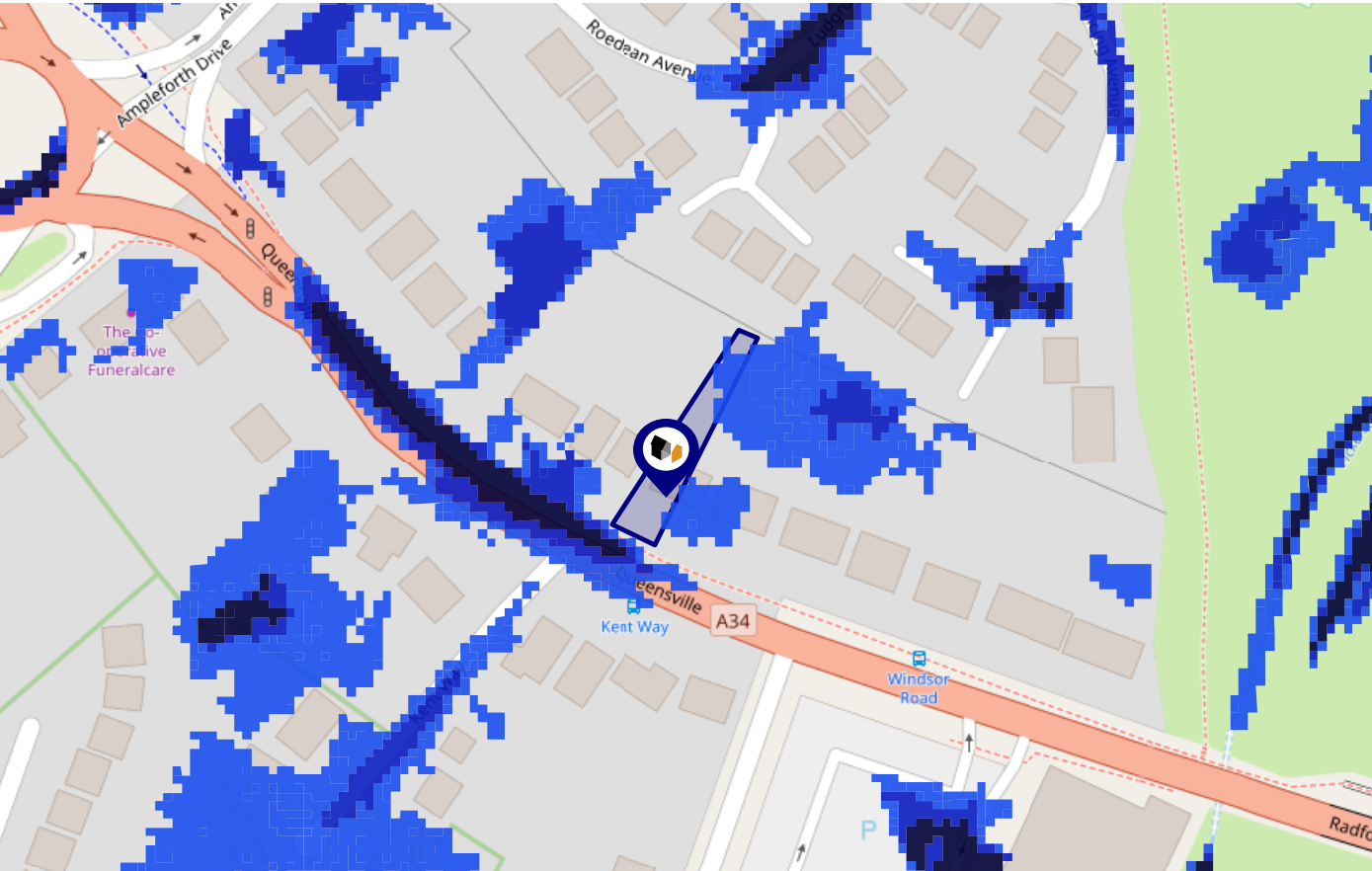
Chance of flooding to the following depths at this property:



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.

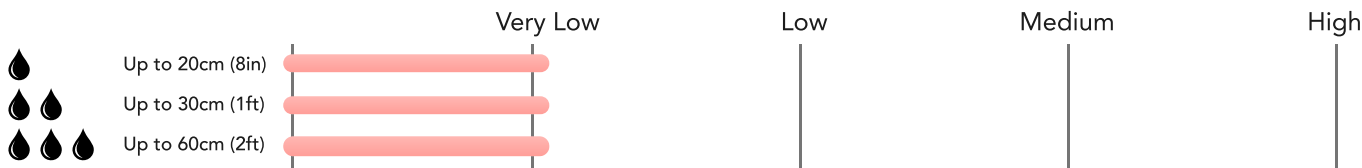


Risk Rating: Very low

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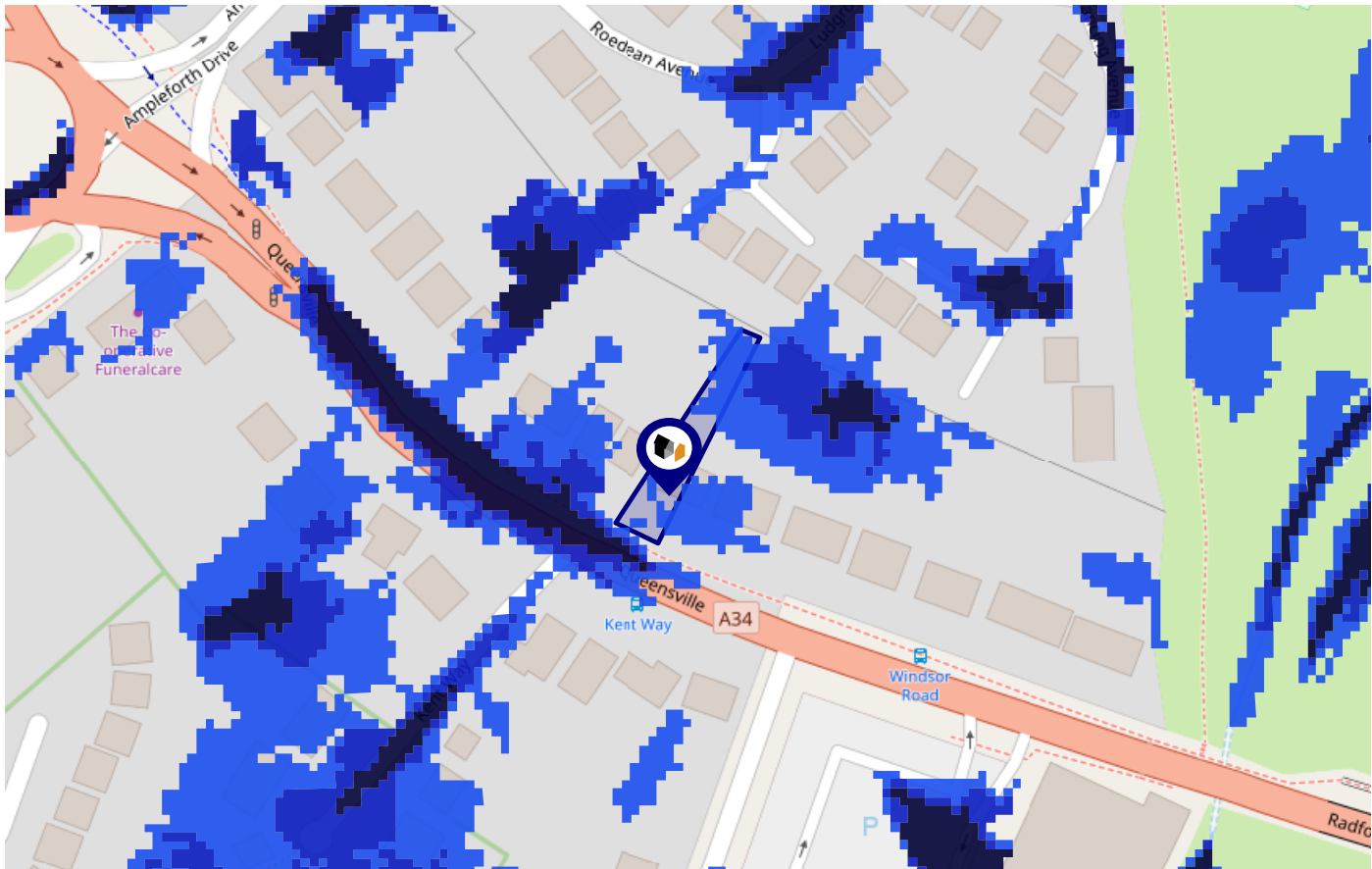
Chance of flooding to the following depths at this property:



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

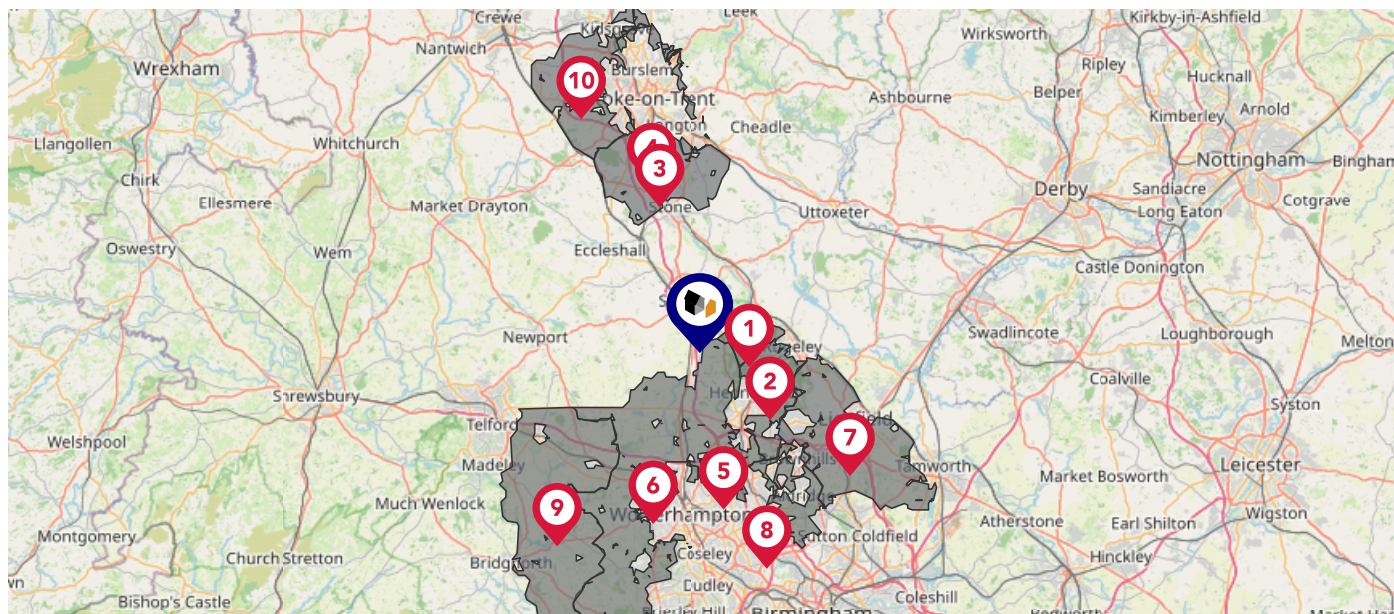
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



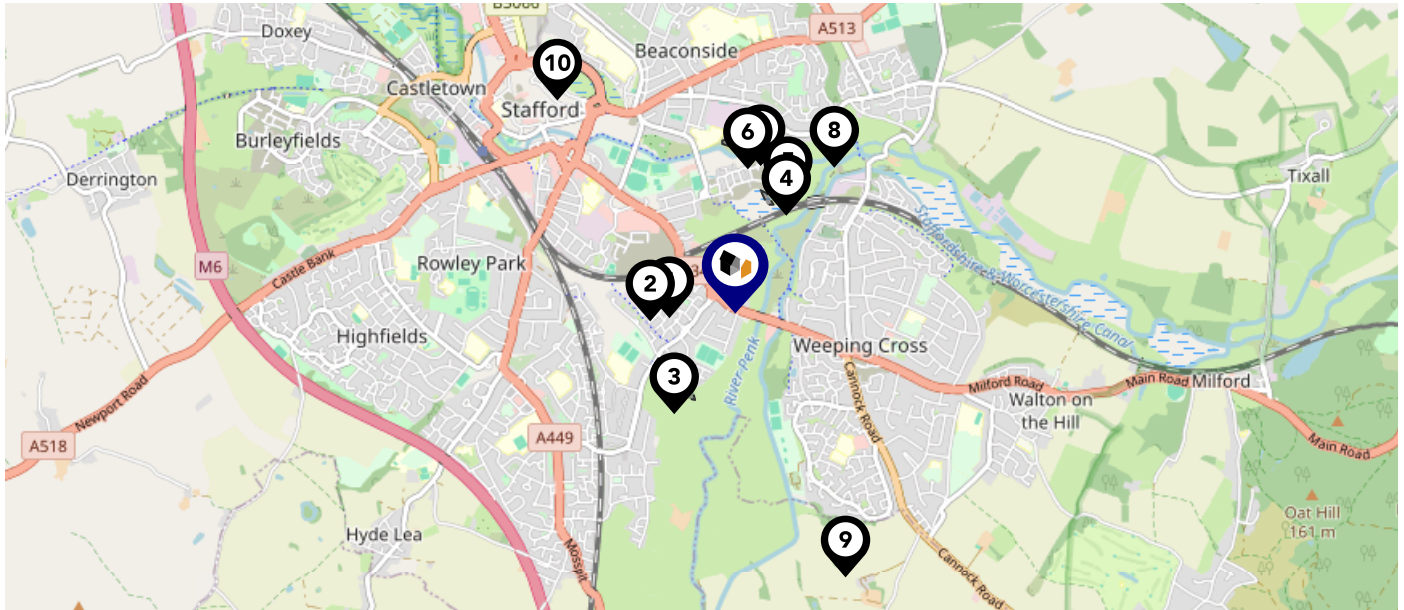
Nearby Green Belt Land

- 1 Birmingham Green Belt - Stafford
- 2 Birmingham Green Belt - Cannock Chase
- 3 Stoke-on-Trent Green Belt - Stafford
- 4 Stoke-on-Trent Green Belt - Stoke-on-Trent
- 5 Birmingham Green Belt - Wolverhampton
- 6 Birmingham Green Belt - South Staffordshire
- 7 Birmingham Green Belt - Lichfield
- 8 Birmingham Green Belt - Walsall
- 9 Birmingham Green Belt - Shropshire
- 10 Stoke-on-Trent Green Belt - Newcastle-under-Lyme

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.



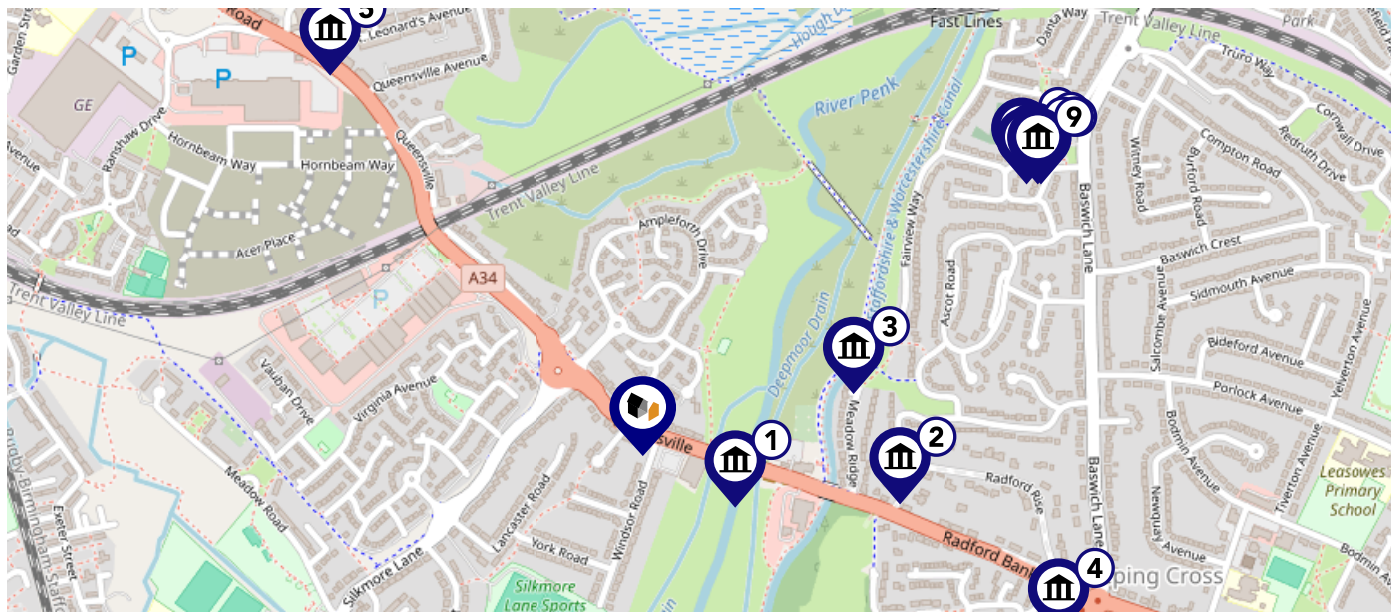
Nearby Landfill Sites

1	Retail Park North Of BRC Factory-Virginia Avenue, Queensville, Stafford, Staffordshire	Historic Landfill	
2	Former British Reinforced Concrete Works-Lichfield Road, Stafford, Staffordshire	Historic Landfill	
3	Silkmore Lane-Silkmore Lane, Stafford, Staffordshire	Historic Landfill	
4	Old Sewage Works-Tixall Road, Littleworth, Stafford, Staffordshire	Historic Landfill	
5	Fairway Industrial Estate-Tithe Barn Road, Stafford, Staffordshire	Historic Landfill	
6	GEC Diesels-Dorman Diesels, Tixall Road, Stafford, Staffordshire	Historic Landfill	
7	GEC Diesels Limited-Tixall Road, Stafford, Staffordshire	Historic Landfill	
8	Land Off Tixall Road-Tixal Road, Stafford, Staffordshire	Historic Landfill	
9	Hazelstrine Brickworks-Cannock Road, Acton Trussell, Stafford	Historic Landfill	
10	North Walls Car Park-North Walls, Stafford, Staffordshire	Historic Landfill	

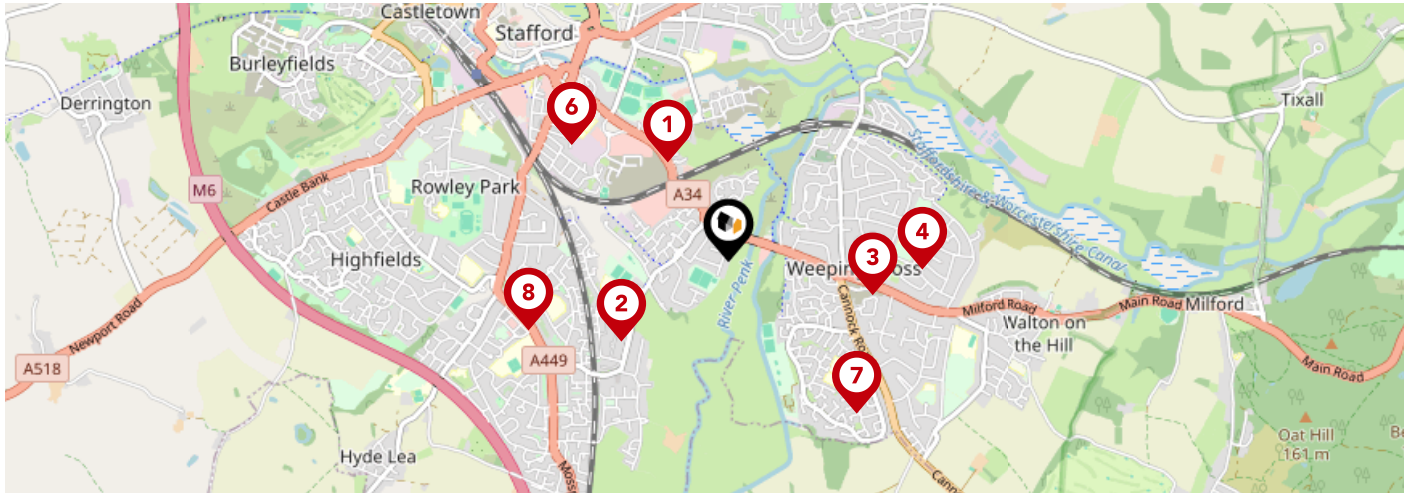
Maps

Listed Buildings

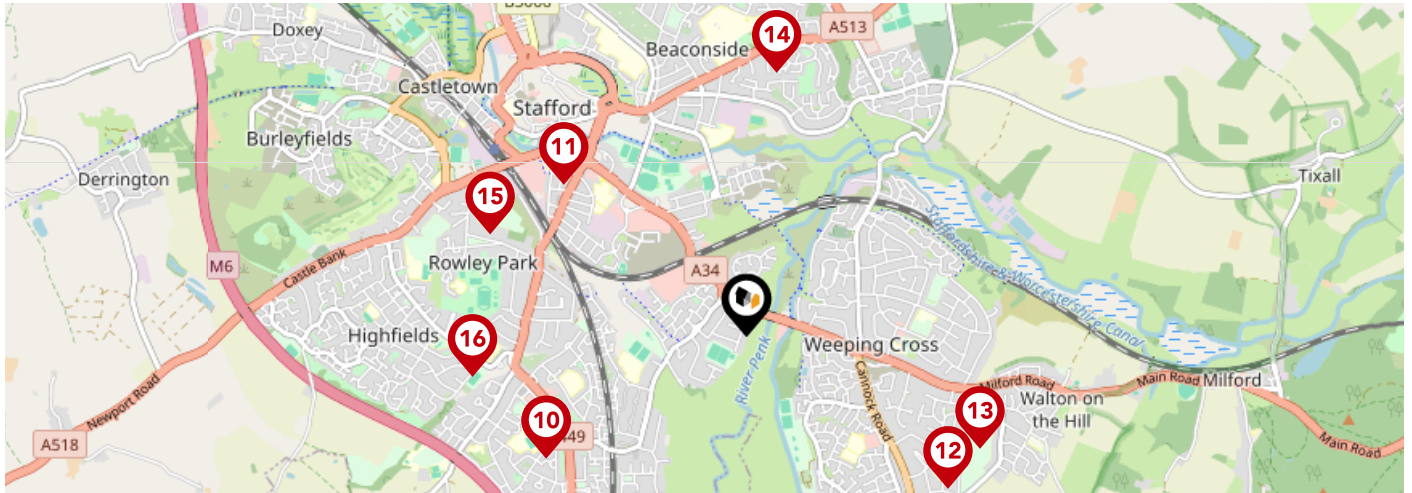
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1212578 - Radford Bridge	Grade II	0.1 miles
	1298180 - Shawms	Grade II	0.3 miles
	1289367 - Staffordshire And Worcester Canal Meadow Canal Bridge Number 99	Grade II	0.3 miles
	1421955 - Berkswich War Memorial Including Enclosure	Grade II	0.5 miles
	1195364 - St Leonard's School	Grade II	0.5 miles
	1298181 - Headstone Approximately 5 Metres South Of Transept Of Church Of Holy Trinity	Grade II	0.5 miles
	1195369 - Group Of 4 Headstones And Chest Tomb Immediately South Of Church Of Holy Trinity	Grade II	0.5 miles
	1195371 - Harding Tombs And Headstone Approximately 4 Metres South Of Church Of Holy Trinity	Grade II	0.5 miles
	1195368 - Group Of 3 Ward Memorials Approximately 5 Metres South Of Church Of Holy Trinity	Grade II	0.5 miles
	1298182 - Twigg Monument Approximately 6 Metres West Of Tower Of Church Of Holy Trinity	Grade II	0.5 miles



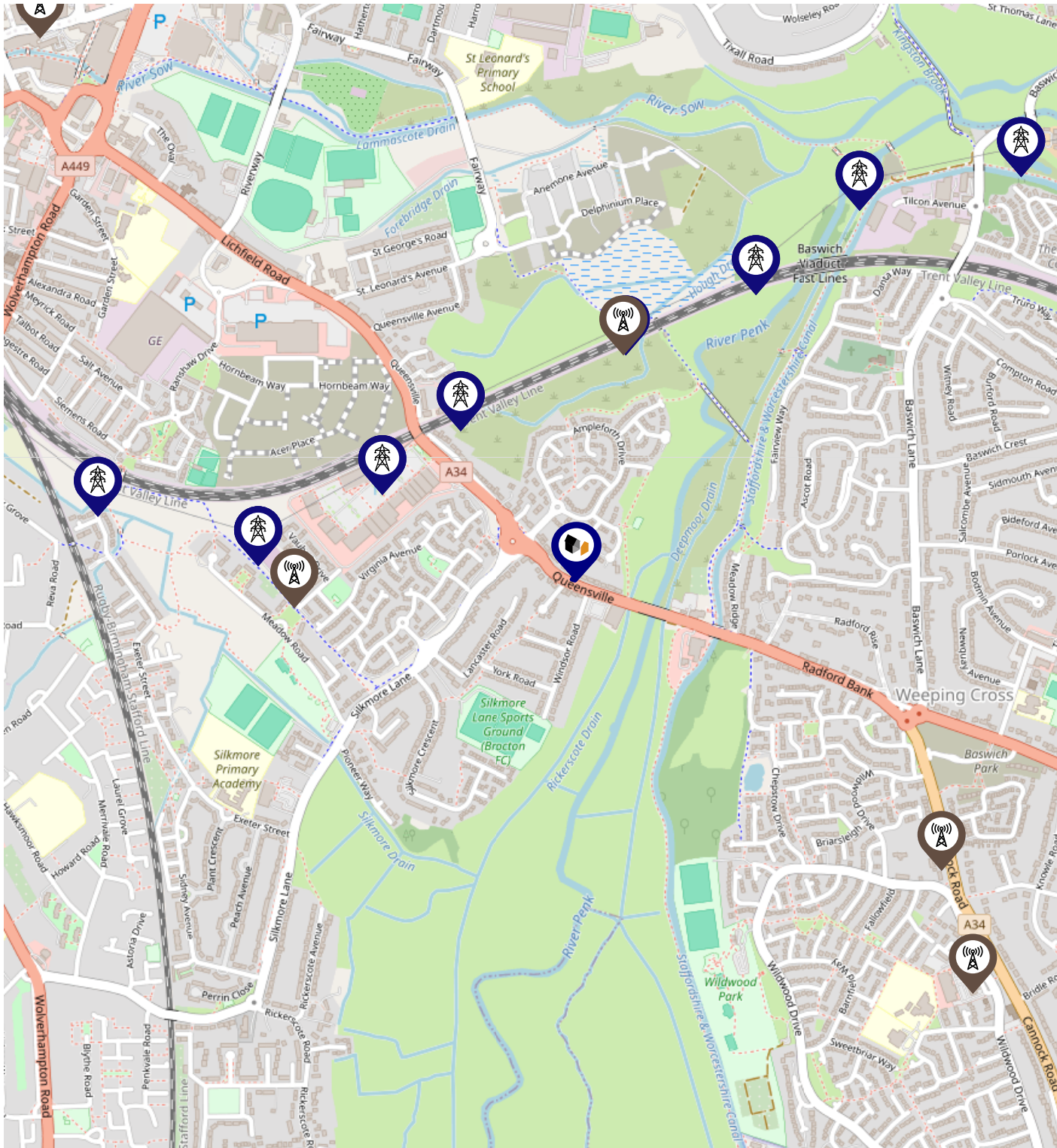
		Nursery	Primary	Secondary	College	Private
1	St Leonard's Primary School Ofsted Rating: Good Pupils: 213 Distance:0.52	☐	☒	☐	☐	☐
2	Silkmore Primary Academy Ofsted Rating: Outstanding Pupils: 197 Distance:0.6	☐	☒	☐	☐	☐
3	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 199 Distance:0.66	☐	☒	☐	☐	☐
4	Leasowes Primary School Ofsted Rating: Outstanding Pupils: 428 Distance:0.87	☐	☒	☐	☐	☐
5	St Paul's CofE (C) Primary School Ofsted Rating: Outstanding Pupils: 121 Distance:0.87	☐	☒	☐	☐	☐
6	St Austin's Catholic Primary School and Nursery Ofsted Rating: Good Pupils: 201 Distance:0.87	☐	☒	☐	☐	☐
7	Barnfields Primary School Ofsted Rating: Good Pupils: 411 Distance:0.9	☐	☒	☐	☐	☐
8	Flash Ley Primary School Ofsted Rating: Good Pupils: 198 Distance:0.95	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Haven School Ofsted Rating: Good Pupils: 48 Distance:1.05	☐	☐	☒	☐	☐
10	Stafford Manor High School Ofsted Rating: Requires improvement Pupils: 448 Distance:1.05	☐	☐	☒	☐	☐
11	Bailey Street Alternative Provision Academy Ofsted Rating: Requires improvement Pupils: 46 Distance:1.06	☐	☐	☒	☐	☐
12	Oakridge Primary School Ofsted Rating: Outstanding Pupils: 217 Distance:1.14	☐	☒	☐	☐	☐
13	Walton High School Ofsted Rating: Good Pupils: 1264 Distance:1.16	☐	☐	☒	☐	☐
14	St John's CofE Primary Academy Ofsted Rating: Good Pupils: 407 Distance:1.19	☐	☒	☐	☐	☐
15	Blessed William Howard Catholic School Ofsted Rating: Good Pupils: 951 Distance:1.24	☐	☐	☒	☐	☐
16	Rowley Park Primary Academy Ofsted Rating: Good Pupils: 206 Distance:1.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

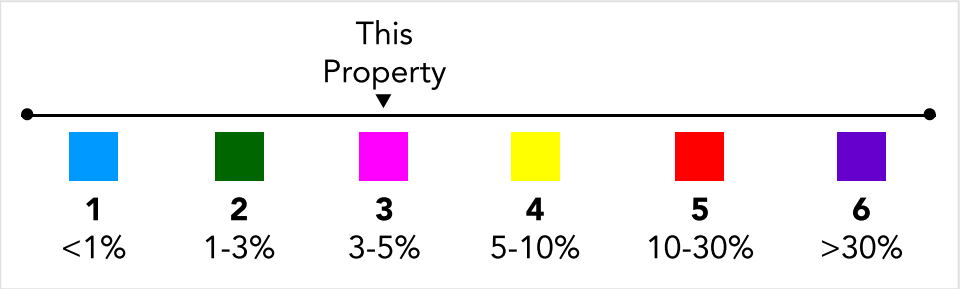
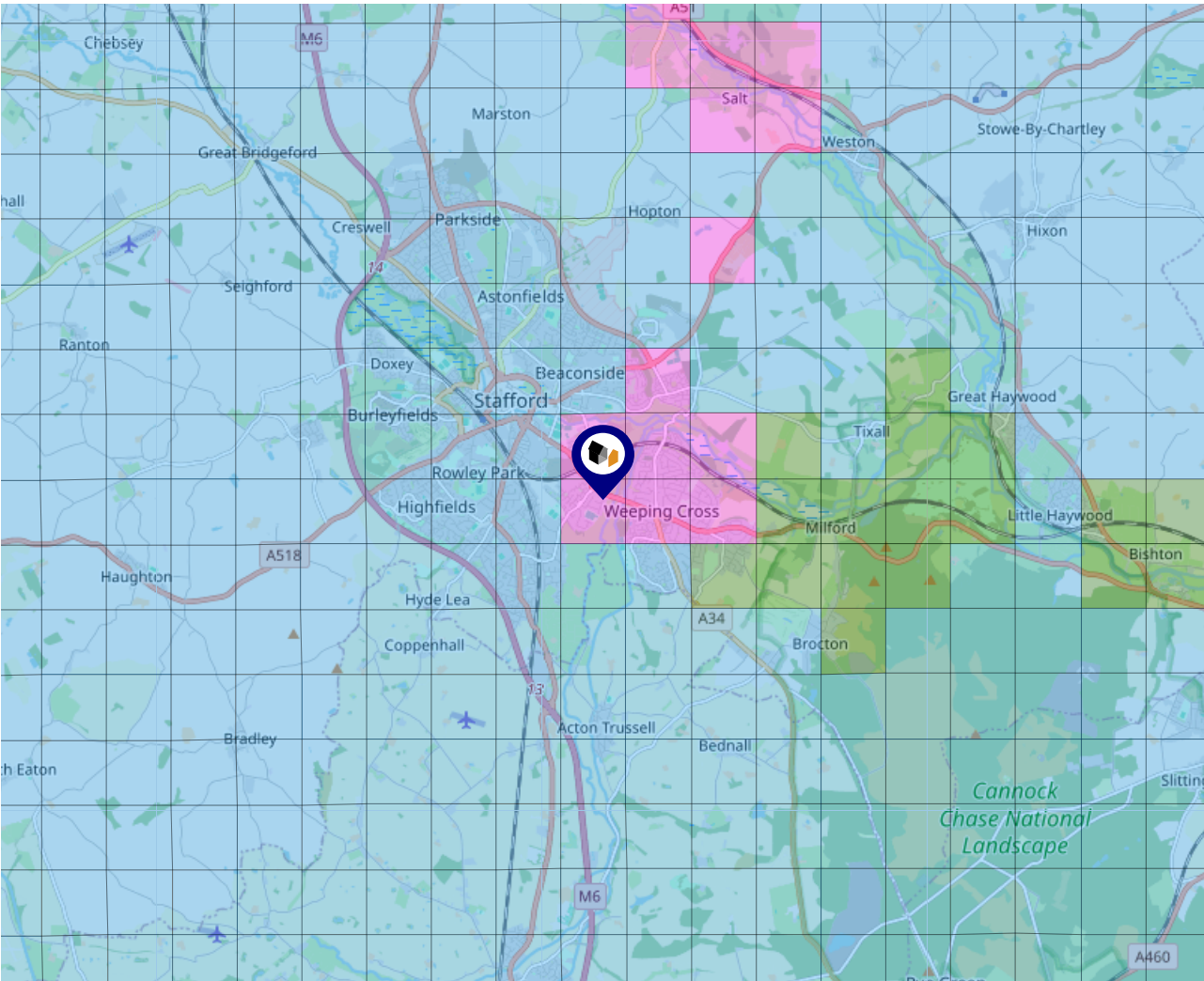


Key:

-  Power Pylons
-  Communication Masts

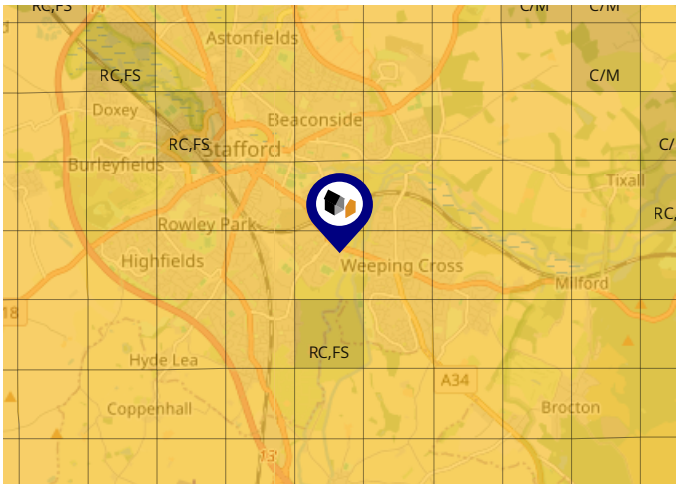
What is Radon?

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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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

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.



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