

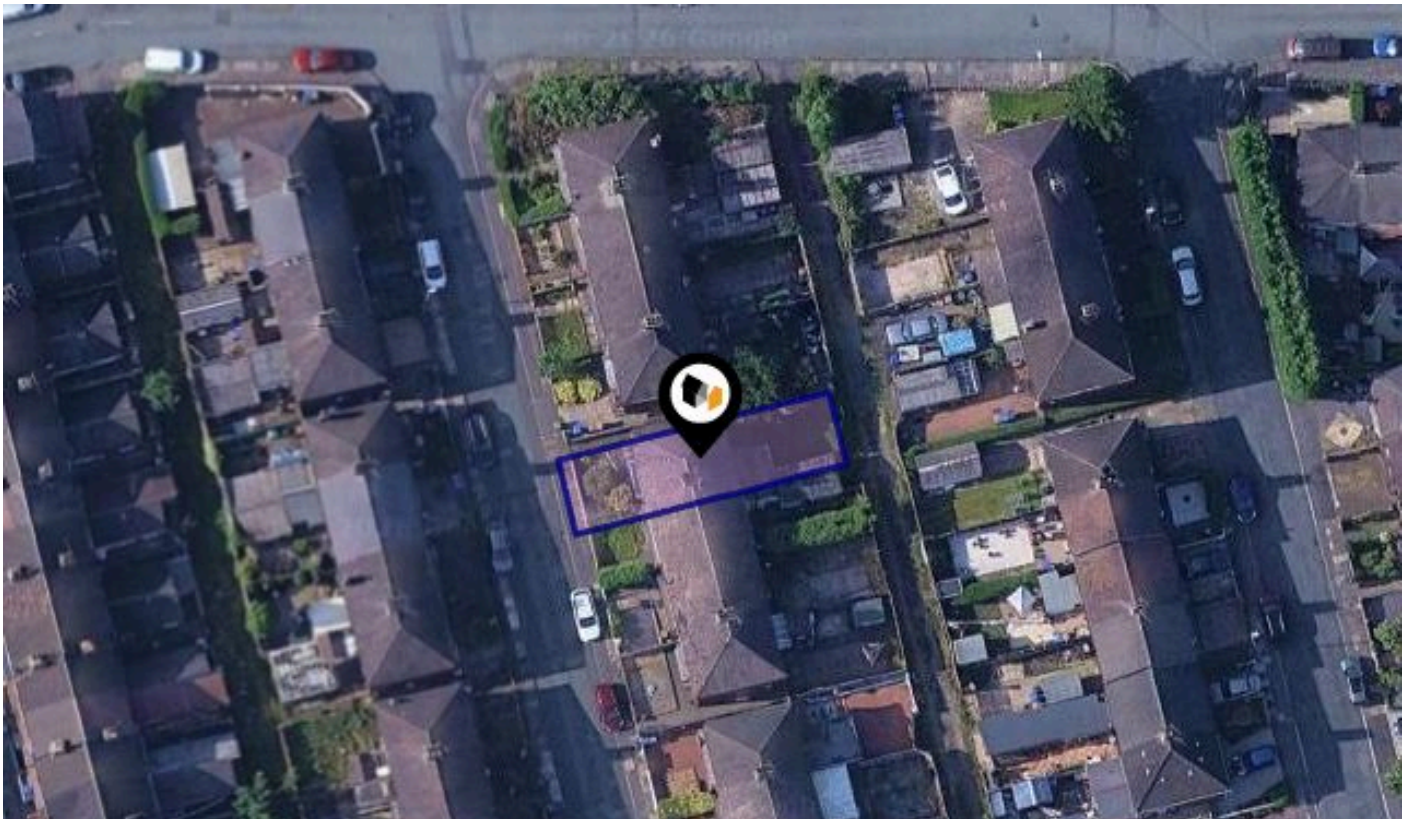


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th July 2026



BECKTON AVENUE, STOKE-ON-TRENT, ST6

Property Overview



Property

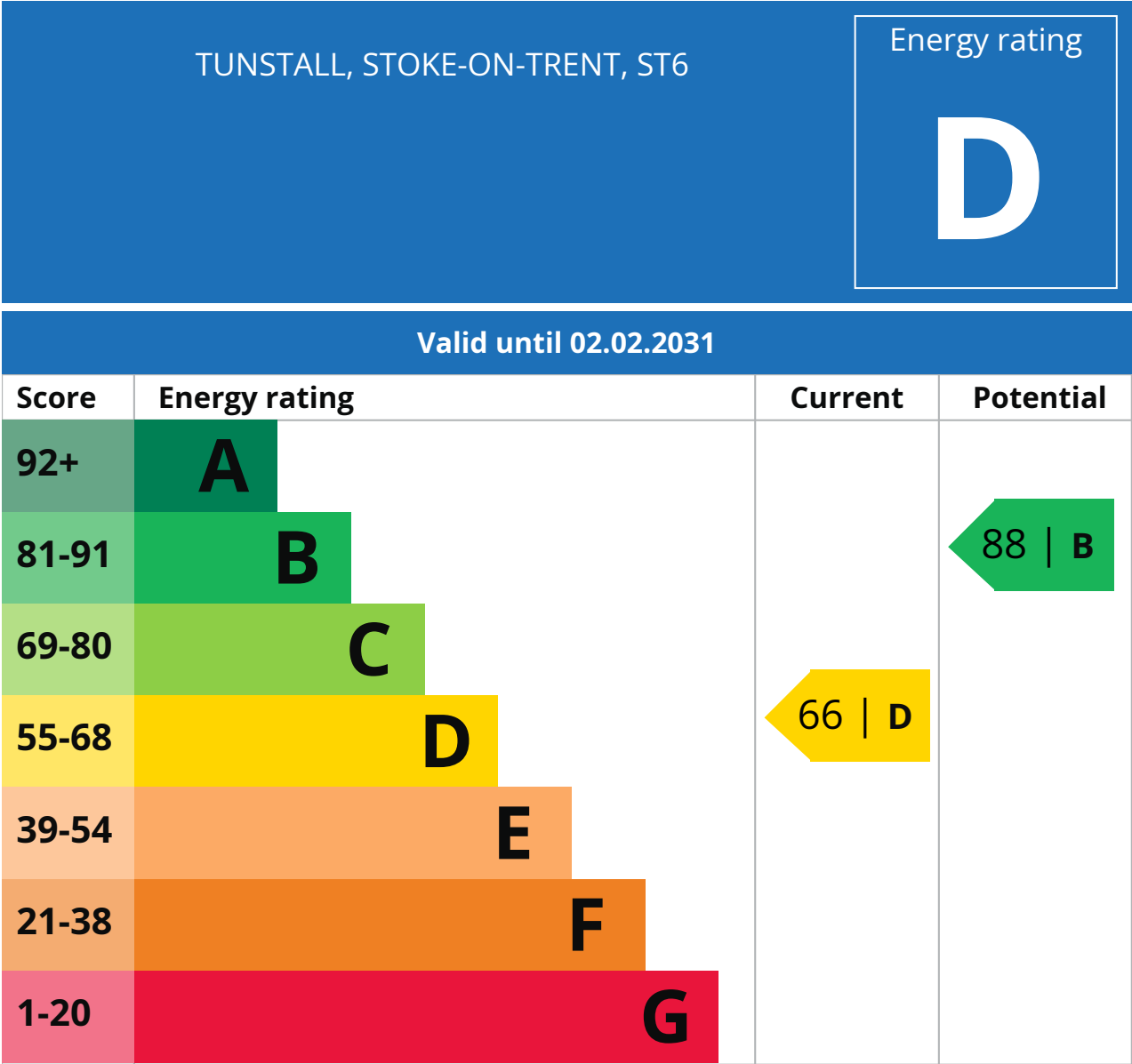
Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.03 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,455		
Title Number:	SF383006		

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				

Property

EPC - Certificate



Property

EPC - Additional Data

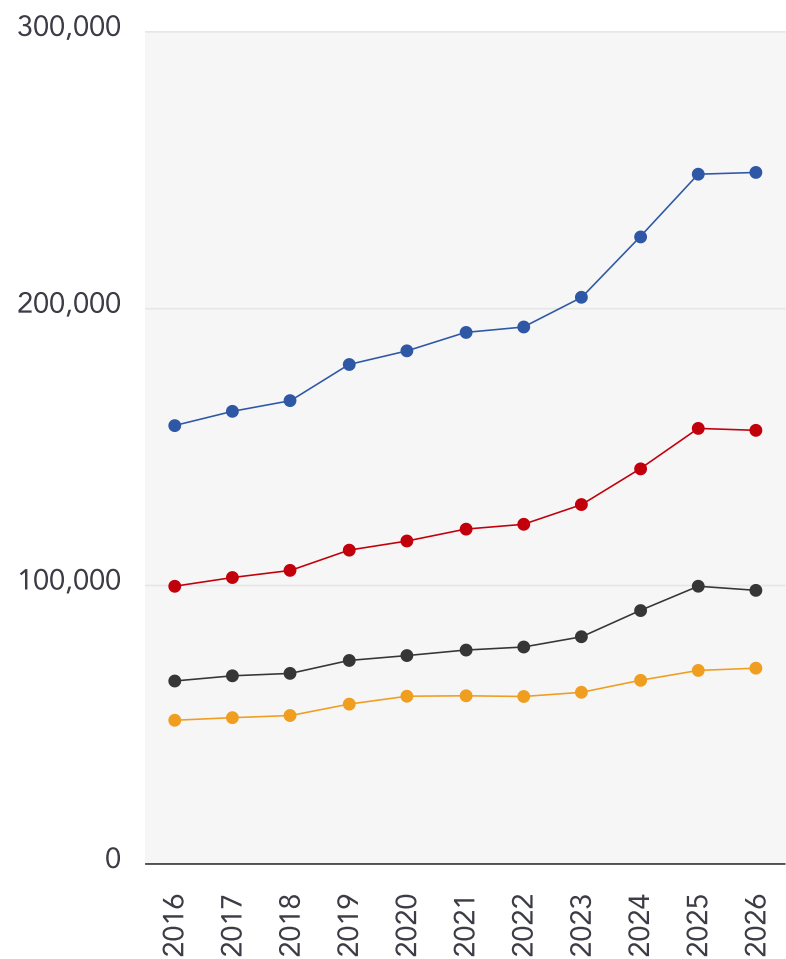
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST6



Detached

+57.87%

Semi-Detached

+56.32%

Terraced

+49.77%

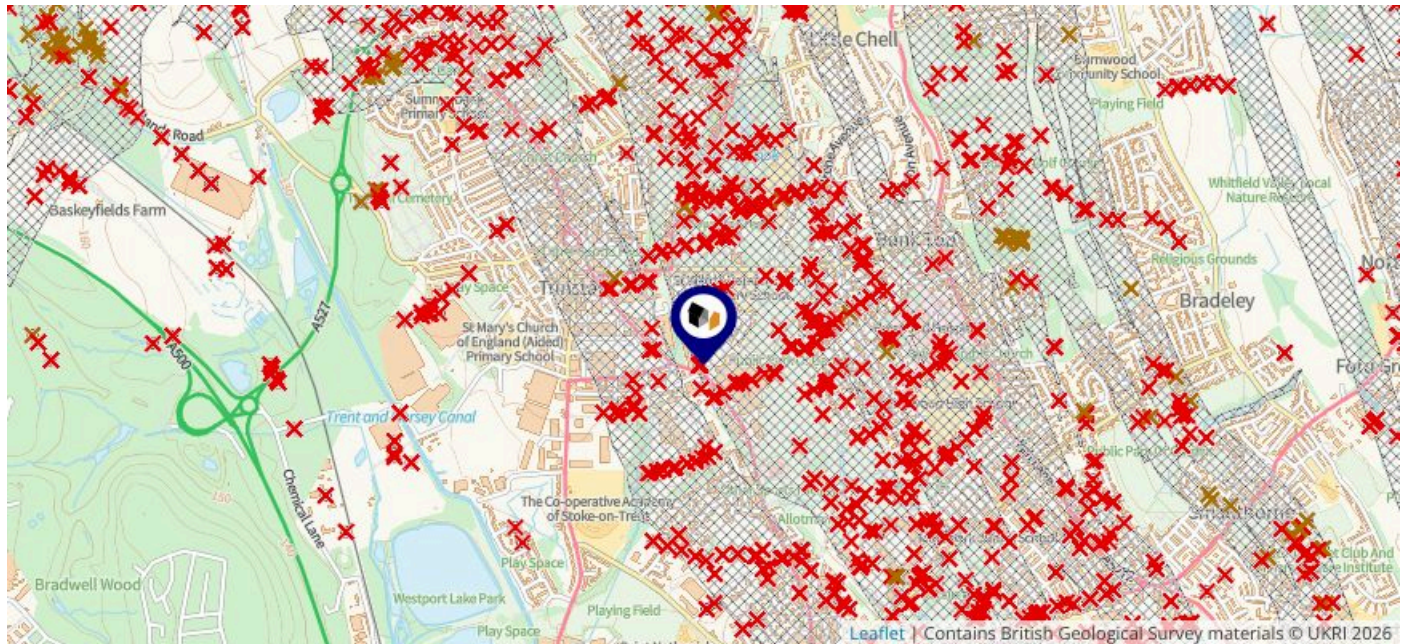
Flat

+36.46%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

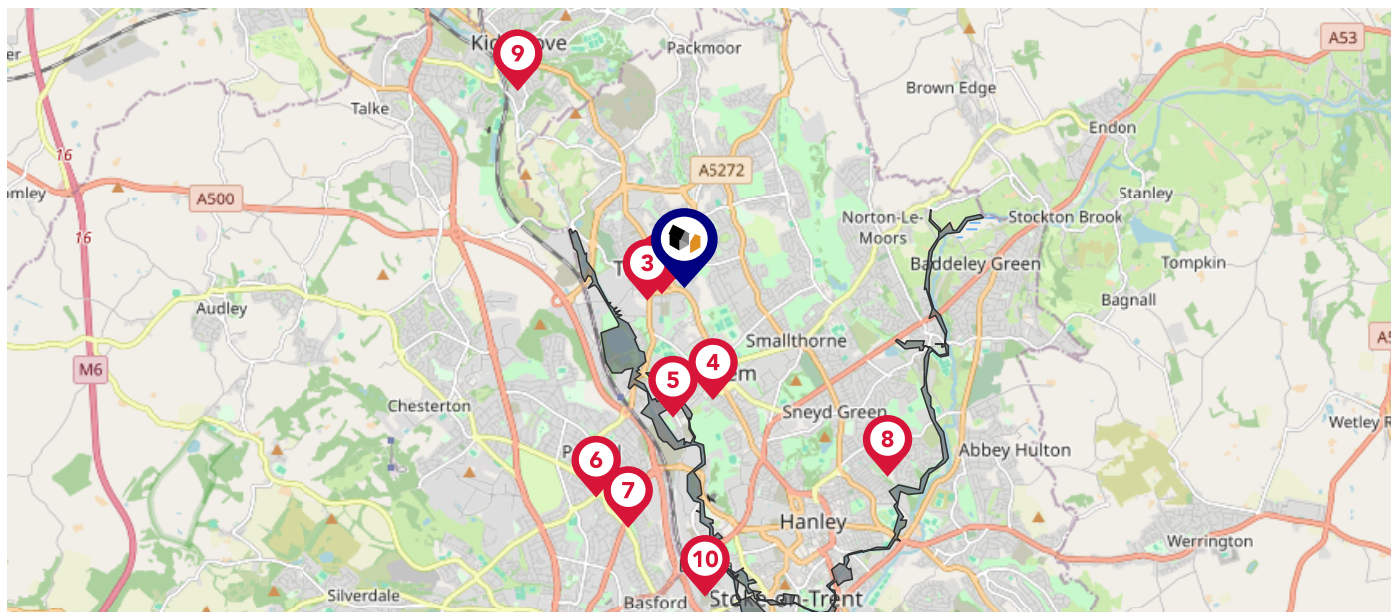
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Park Terrace



Victoria Park



Tower Square



Burslem Town Centre



Newcastle Street



Watlands Park



Wolstanton



Caldon Canal



Kidsgrove

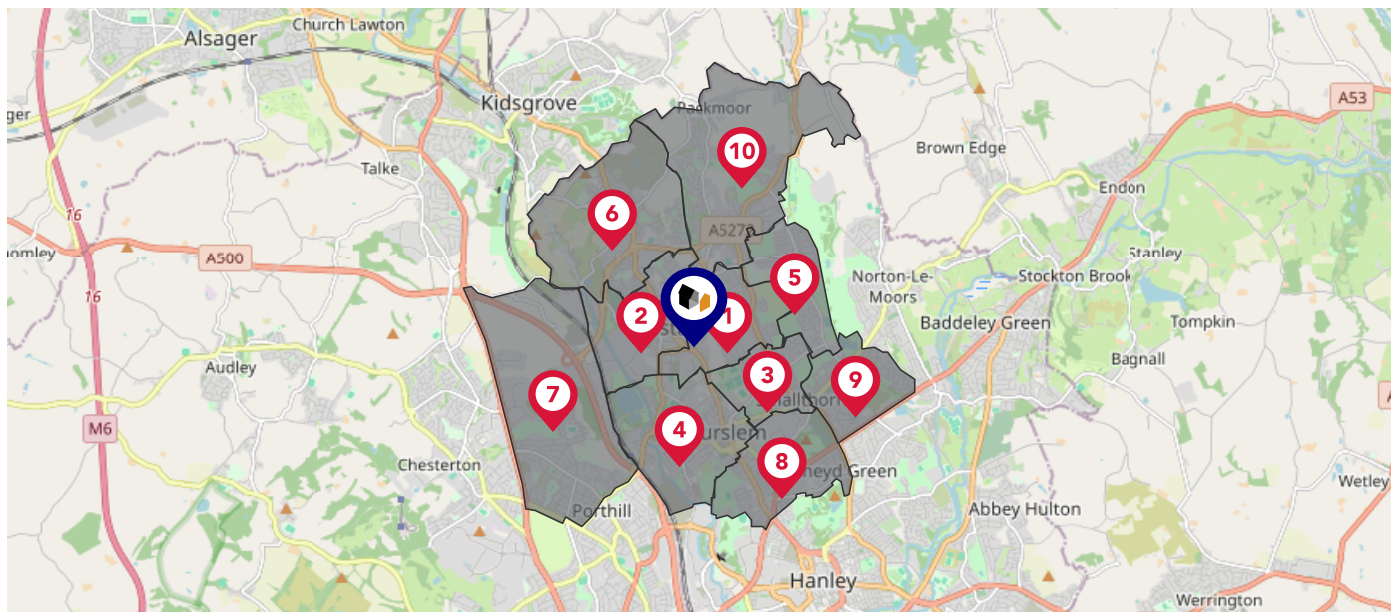


Trent and Mersey Canal

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



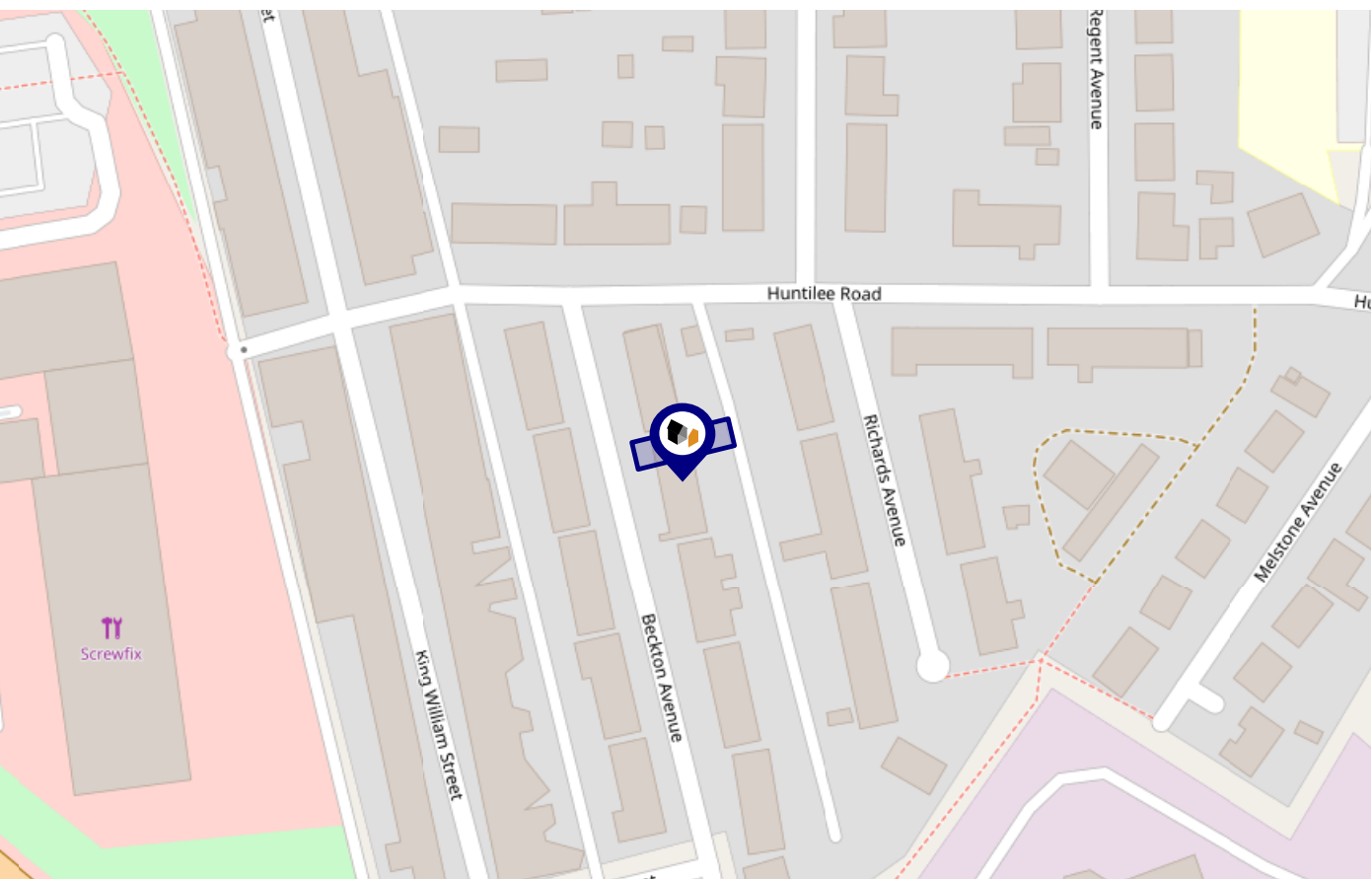
Nearby Council Wards

-  Little Chell and Stanfield Ward
-  Tunstall Ward
-  Burslem Park Ward
-  Burslem Central Ward
-  Bradeley and Chell Heath Ward
-  Goldenhill and Sandyford Ward
-  Bradwell Ward
-  Moorcroft Ward
-  Ford Green and Smallthorne Ward
-  Great Chell and Packmoor 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.

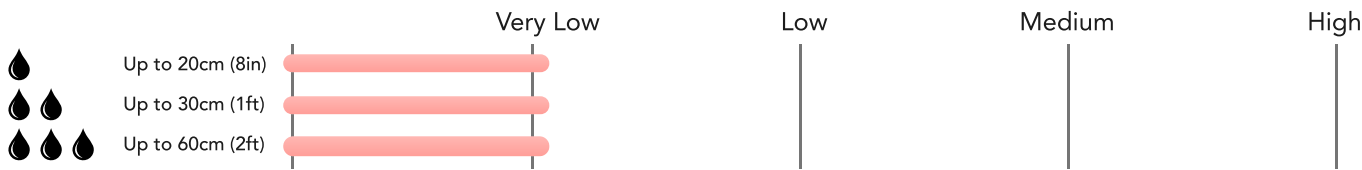


Risk Rating: Very low

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.

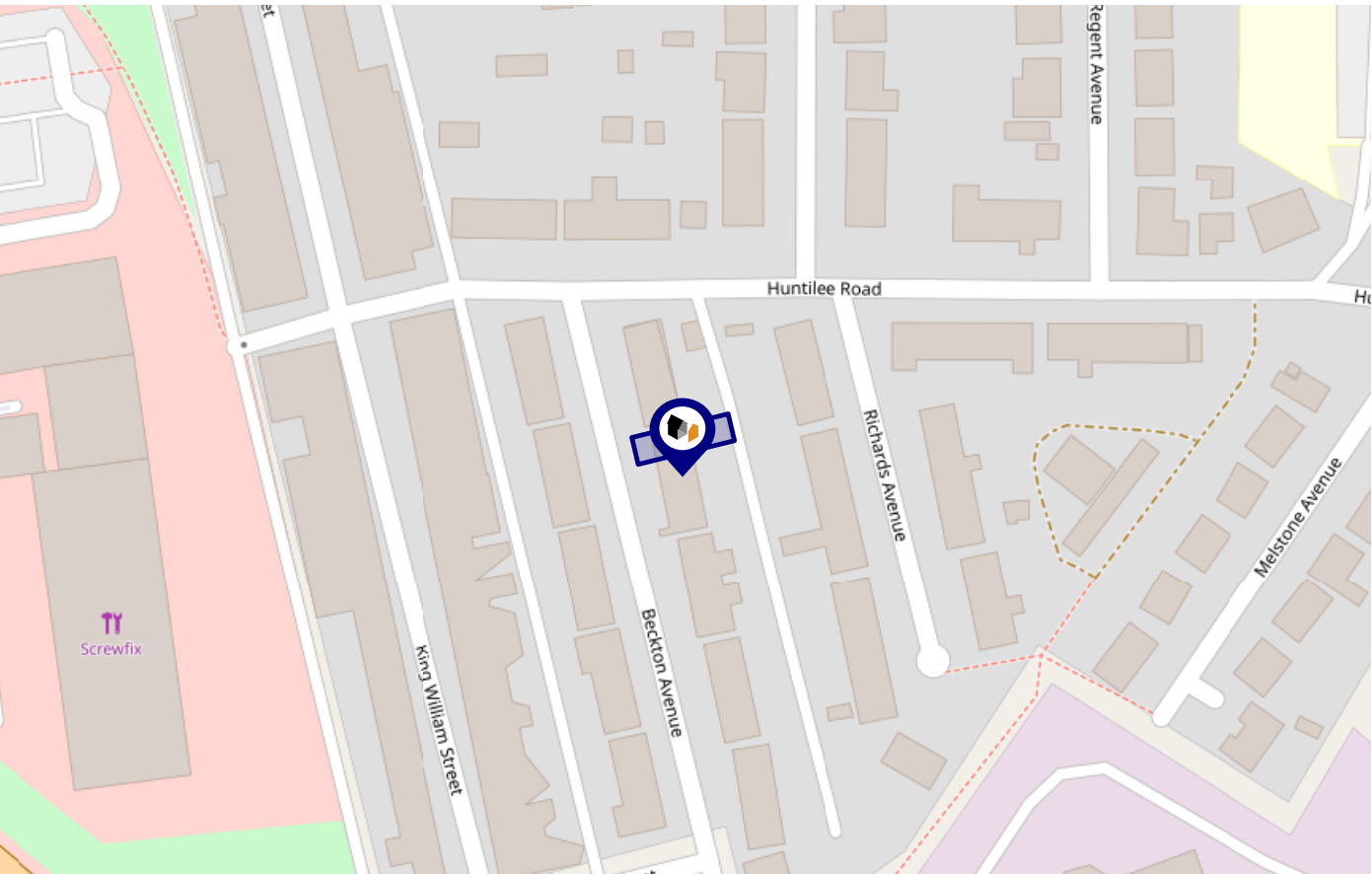
Chance of flooding to the following depths at this property:



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.

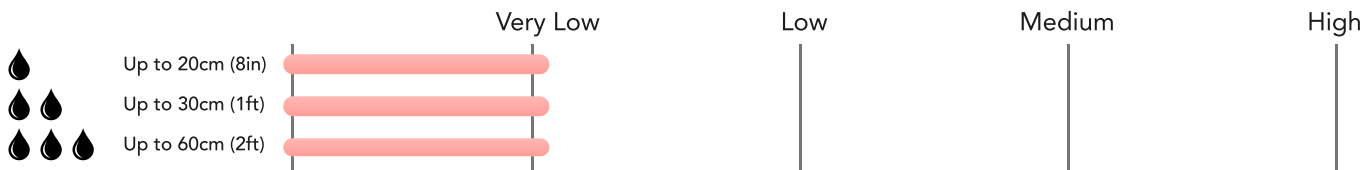


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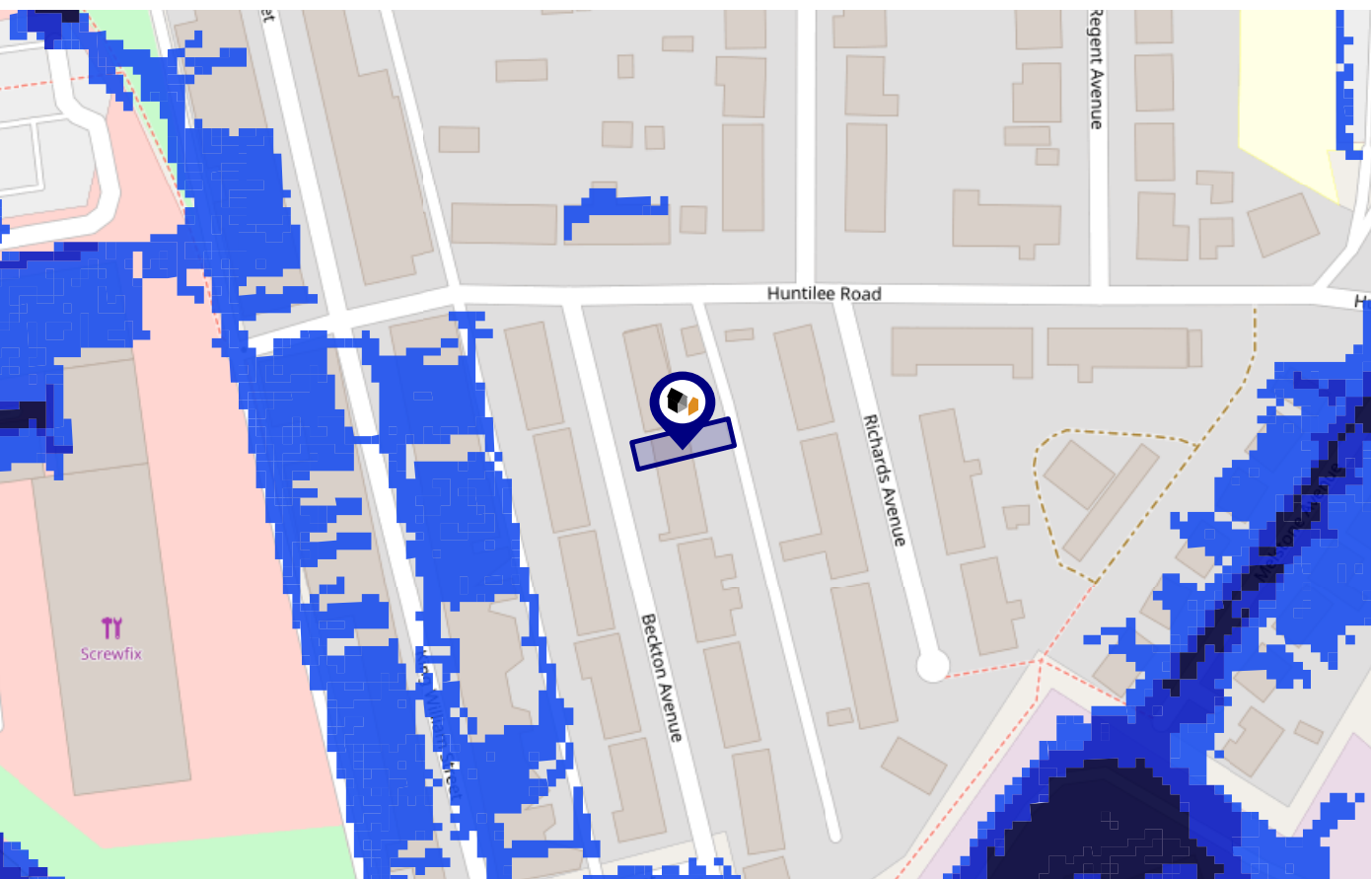
Chance of flooding to the following depths at this property:



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.

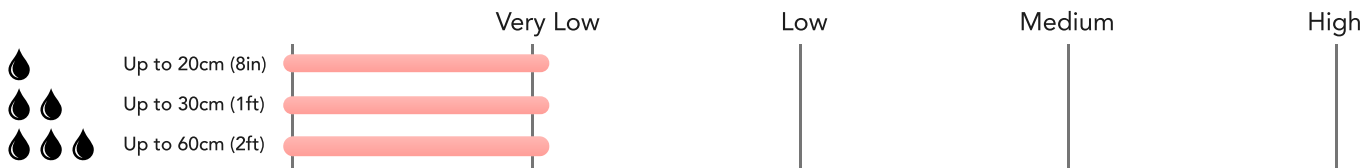


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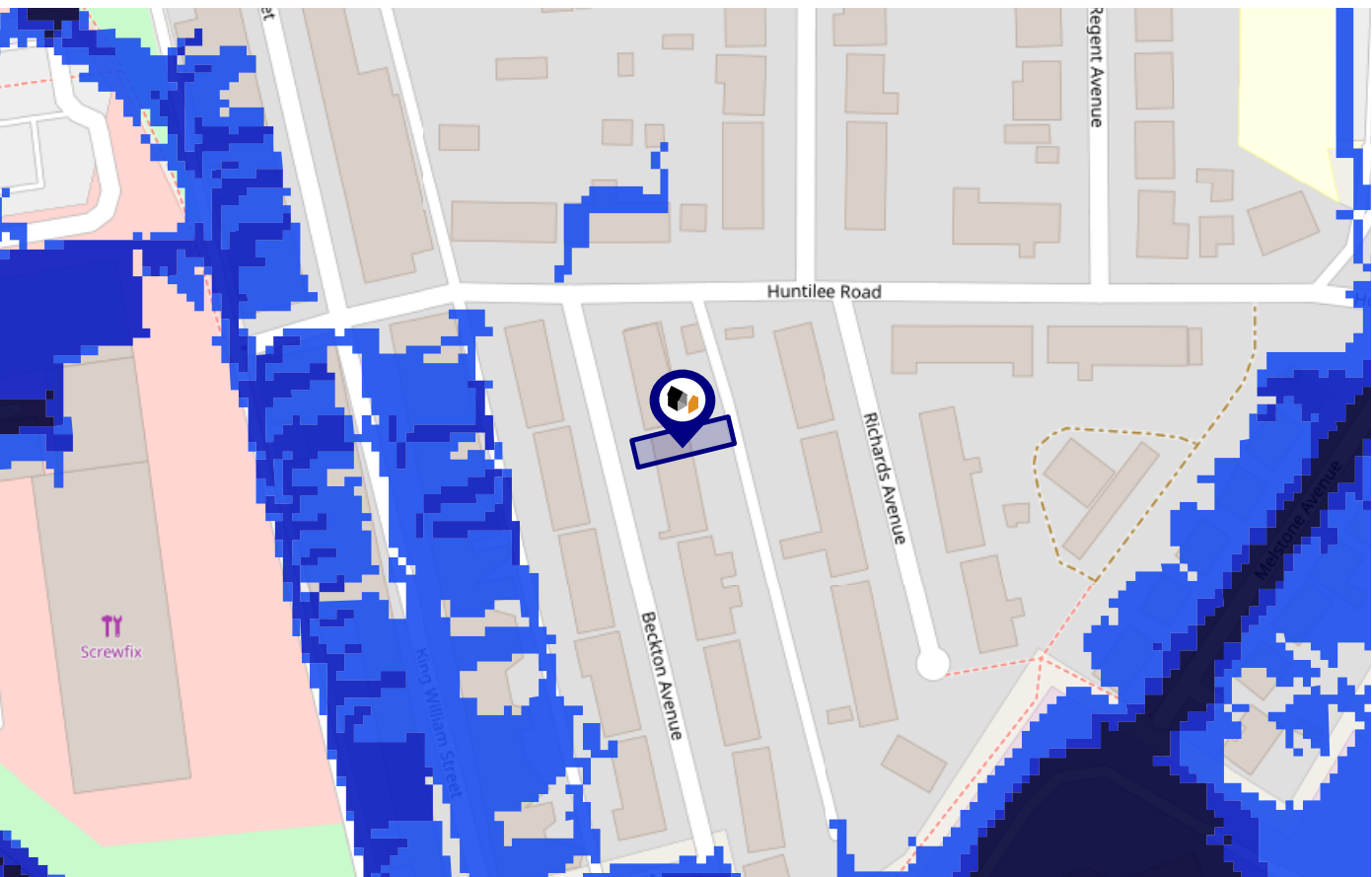
Chance of flooding to the following depths at this property:



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.

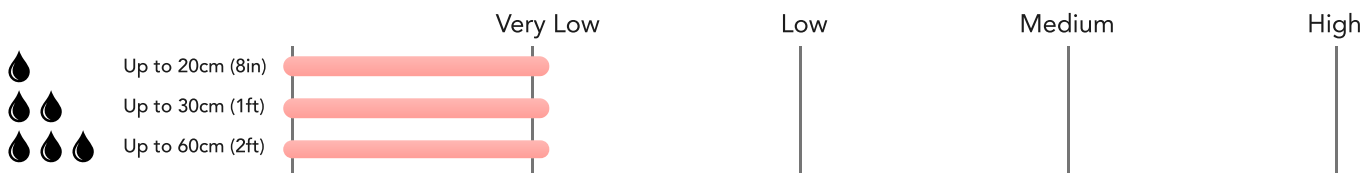


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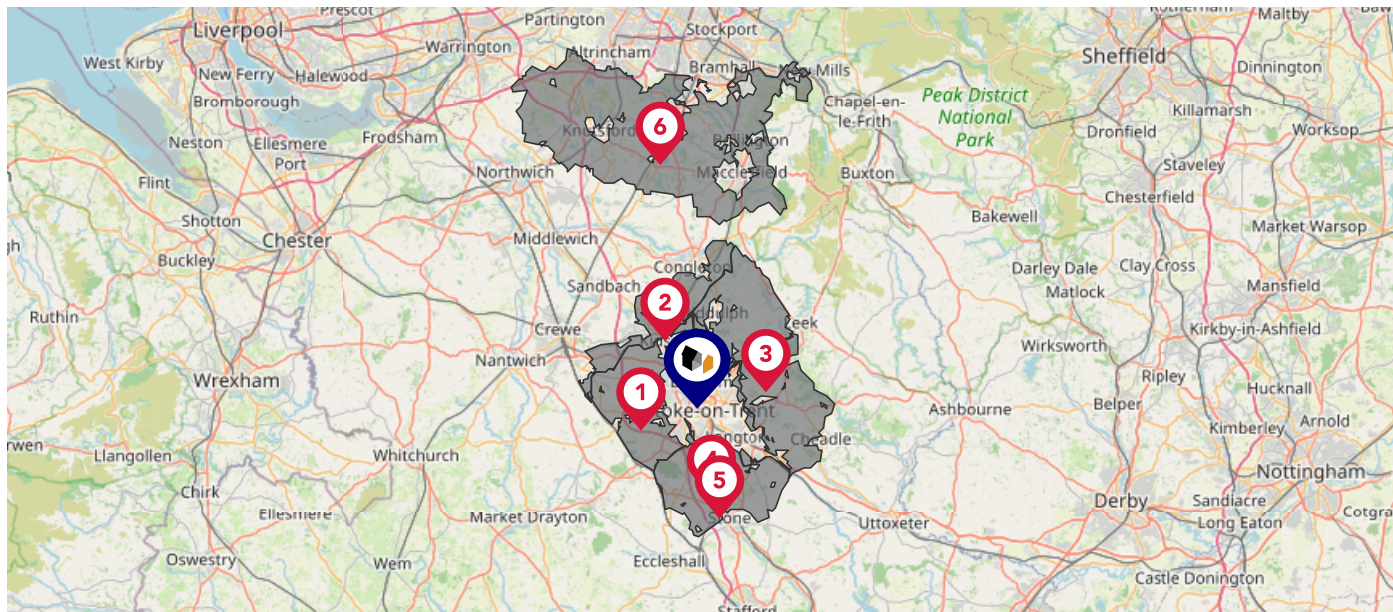
Chance of flooding to the following depths at this property:



Maps

Green Belt

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 - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford

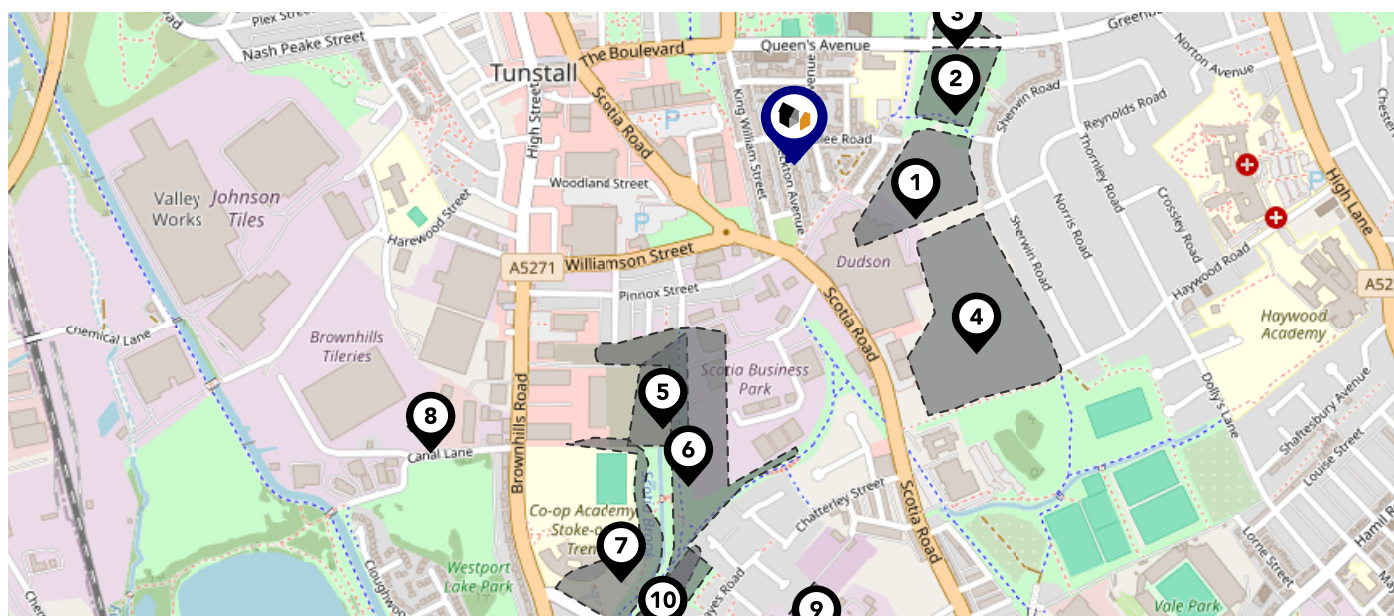


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



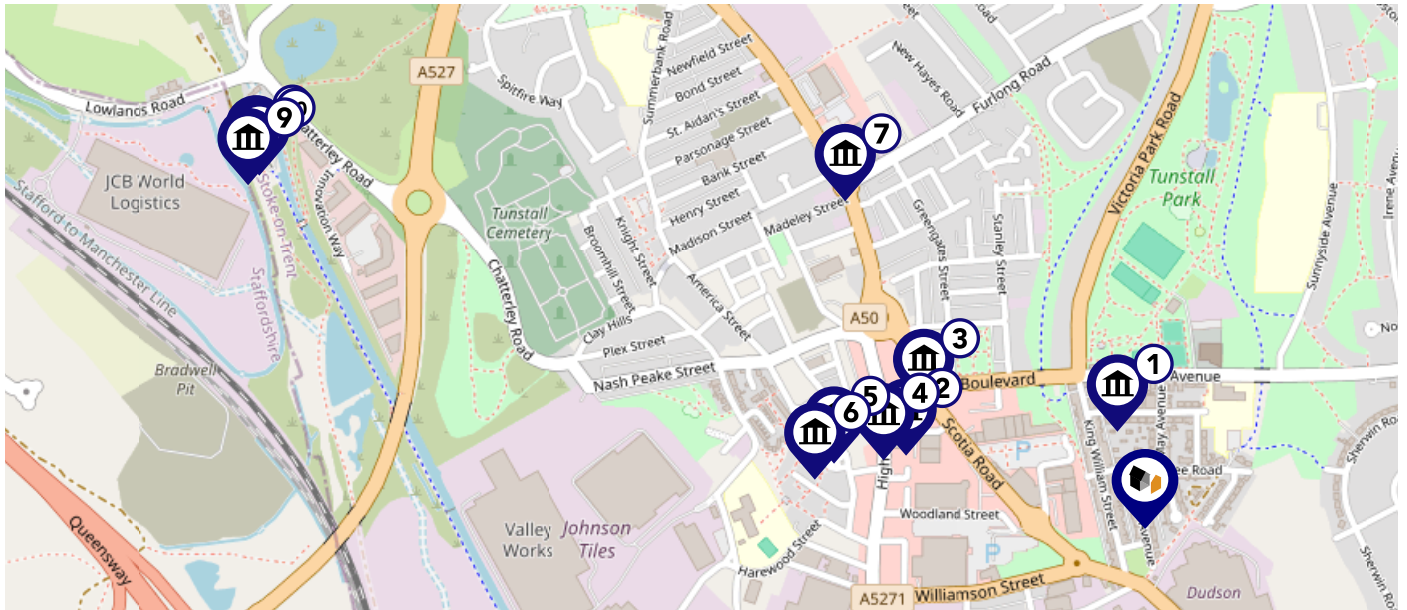
Nearby Landfill Sites

1	North Of Scotia Lane-Melstone Avenue, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	☐
2	South of Greenbank Road-Greenbank Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	☐
3	East of Sunnyside Avenue/Greenbank Road Junction-Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	☐
4	South Of Scotia Lane-Haywood Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	☐
5	Former Tip Site-Brownhills Works, Tunstall, Stoke On Trent, Staffordshire	Historic Landfill	☐
6	Around Scotia Brook-Westport Road, Brownhills, Stoke On Trent, Staffordshire	Historic Landfill	☐
7	North of Westport Road-Westport Road, Brownhills, Stoke On Trent, Staffordshire	Historic Landfill	☐
8	Gresley - Brownhills Tileries Landfill Site-Canal Lane, Tunstall, Stoke On Trent, Staffordshire	Historic Landfill	☐
9	Federation Road-Federation Road, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	☐
10	Perry's Tip-Westport Road, Burslem, Staffordshire	Historic Landfill	☐

Maps

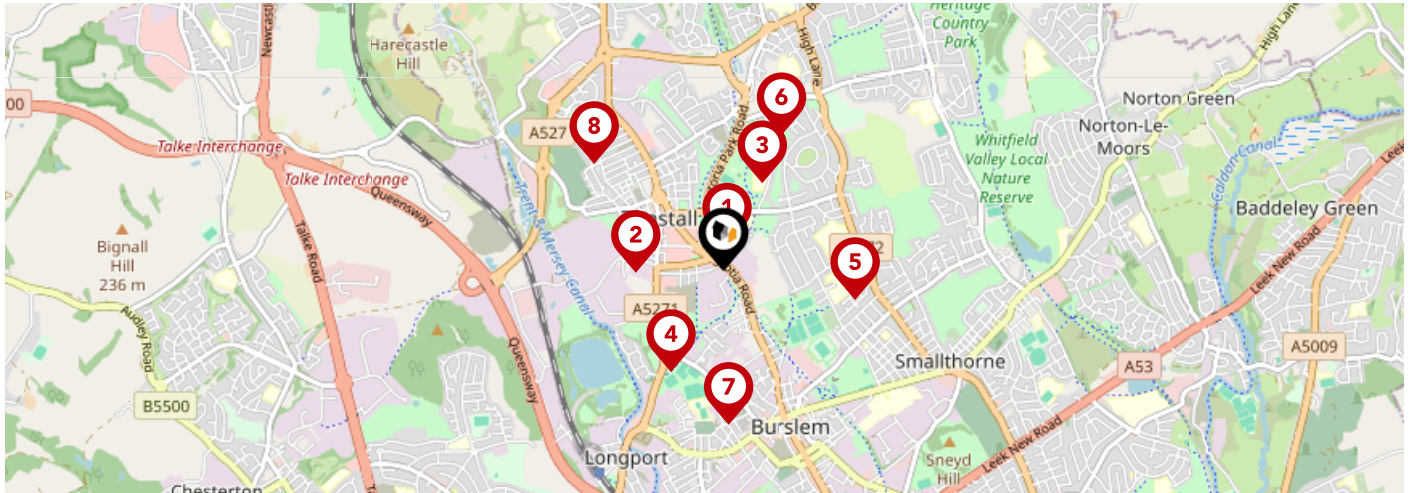
Listed Buildings

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



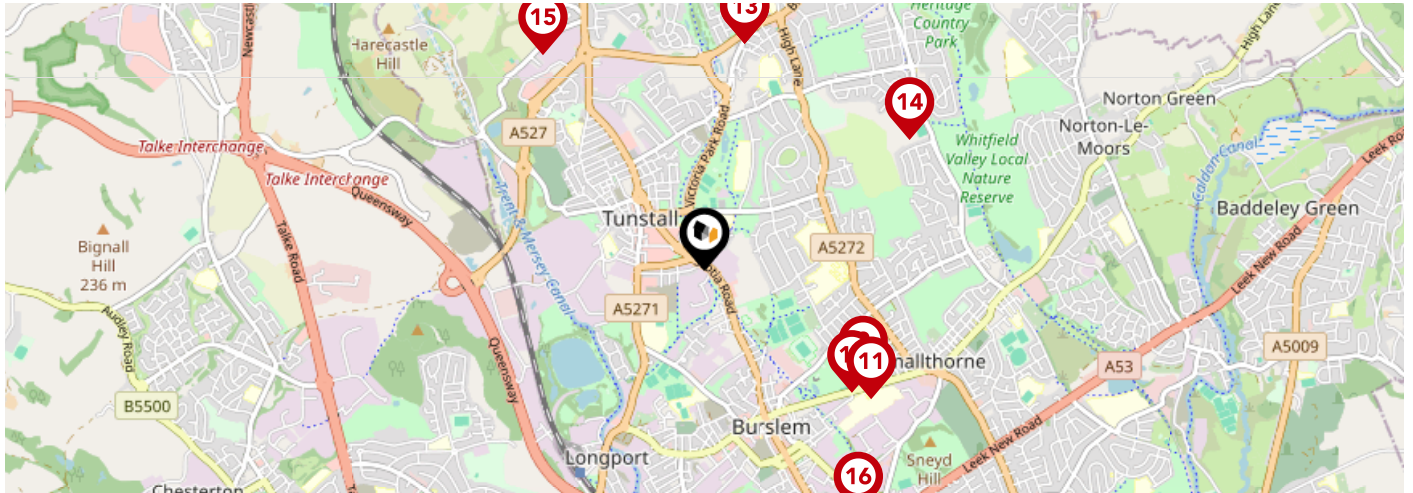
Listed Buildings in the local district		Grade	Distance
	1221068 - Roman Catholic Church Of The Sacred Heart, And Attached Railings	Grade II	0.1 miles
	1195825 - Tunstall Market	Grade II	0.3 miles
	1195847 - Tunstall Public Library And Public Baths	Grade II	0.3 miles
	1290967 - Former Town Hall, National Westminster Bank And Shops	Grade II	0.3 miles
	1195852 - Clock Tower And Attached Railings	Grade II	0.3 miles
	1290371 - Former Chapel Of Methodist New Connection	Grade II	0.4 miles
	1195802 - Christ Church	Grade II	0.5 miles
	1210701 - Trent And Mersey Canal Lodge At Harecastle Tunnel	Grade II	1.1 miles
	1297945 - Trent And Mersey Canal Milepost Outside Harecastle Tunnel Portals	Grade II	1.1 miles
	1210692 - Trent And Mersey Canal Harecastle Tunnel Portals And Attached Retaining Walls	Grade II	1.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Wilfrid's Catholic Primary School Ofsted Rating: Good Pupils: 348 Distance:0.11	☐	☒	☐	☐	☐
2	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 493 Distance:0.39	☐	☒	☐	☐	☐
3	Mill Hill Primary Academy Ofsted Rating: Outstanding Pupils: 455 Distance:0.43	☐	☒	☐	☐	☐
4	Co-op Academy Stoke-On-Trent Ofsted Rating: Good Pupils: 1181 Distance:0.51	☐	☐	☒	☐	☐
5	Haywood Academy Ofsted Rating: Good Pupils: 1160 Distance:0.6	☐	☐	☒	☐	☐
6	St Margaret Ward Catholic Academy Ofsted Rating: Good Pupils: 1162 Distance:0.66	☐	☐	☒	☐	☐
7	Saint Nathaniel's Academy Ofsted Rating: Good Pupils: 481 Distance:0.68	☐	☒	☐	☐	☐
8	Summerbank Primary Academy Ofsted Rating: Good Pupils: 443 Distance:0.75	☐	☒	☐	☐	☐

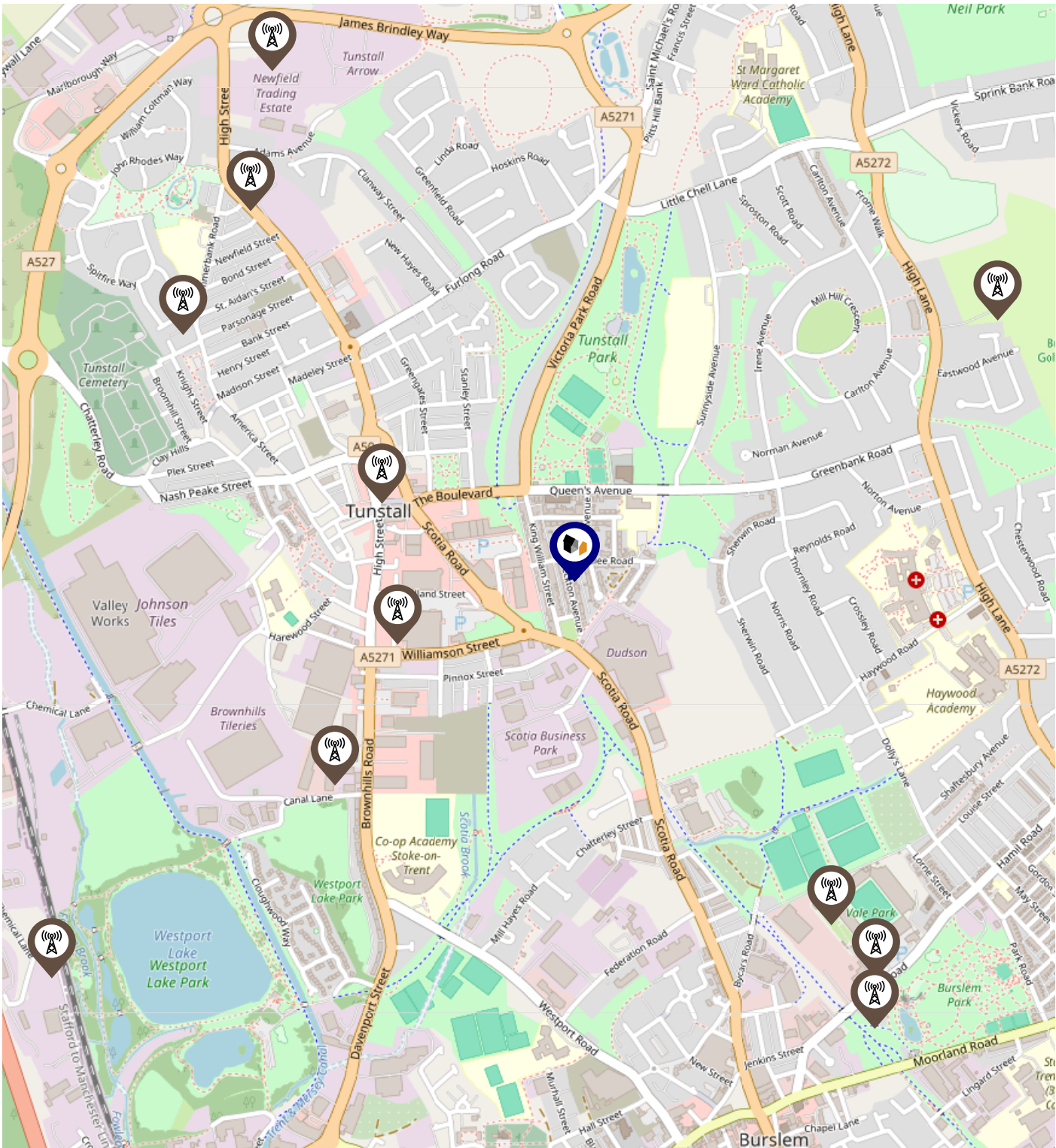
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Jackfield Infant School Ofsted Rating: Good Pupils: 228 Distance:0.85	☐	☒	☐	☐	☐
10	Moorpark Junior School Ofsted Rating: Good Pupils: 240 Distance:0.85	☐	☒	☐	☐	☐
11	The Valiant School Ofsted Rating: Not Rated Pupils: 8 Distance:0.93	☐	☒	☐	☐	☐
12	Ormiston Horizon Academy Ofsted Rating: Good Pupils: 1053 Distance:1.03	☐	☐	☒	☐	☐
13	Watermill School Ofsted Rating: Good Pupils: 238 Distance:1.03	☐	☐	☒	☐	☐
14	Burnwood Community Primary School Ofsted Rating: Good Pupils: 600 Distance:1.08	☐	☒	☐	☐	☐
15	Star Academy, Sandyford Ofsted Rating: Good Pupils: 182 Distance:1.2	☐	☒	☐	☐	☐
16	North Road Academy Ofsted Rating: Requires improvement Pupils: 203 Distance:1.28	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



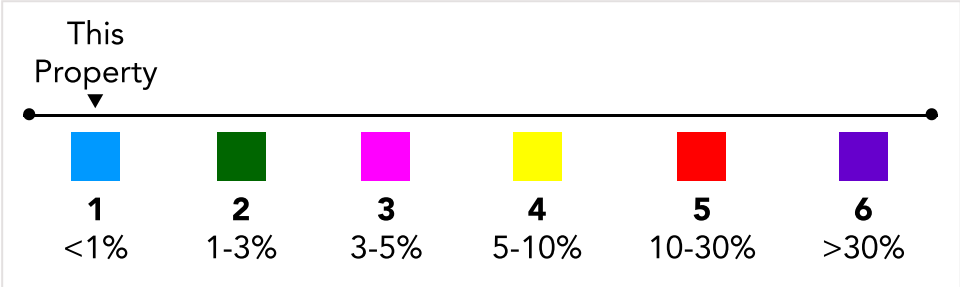
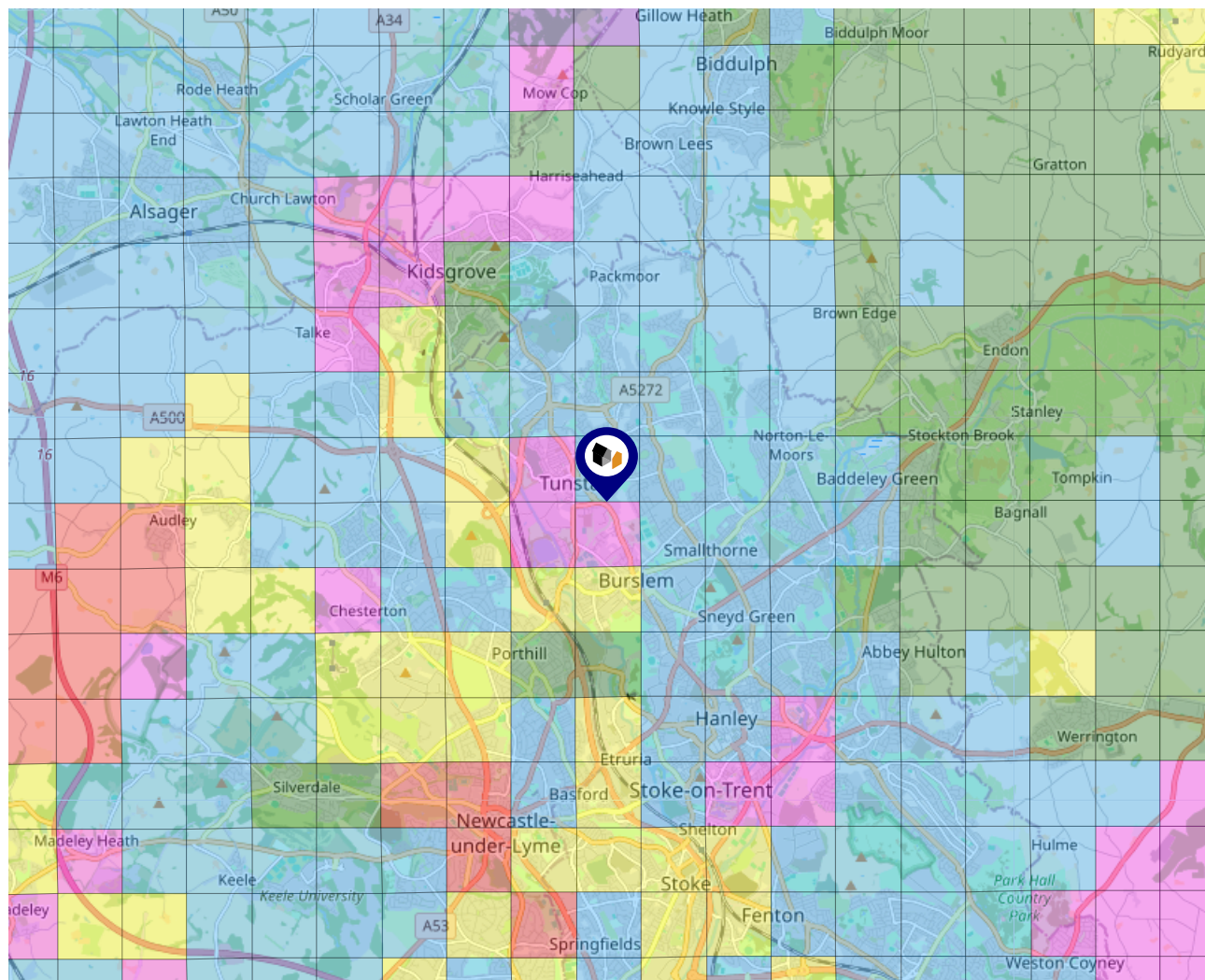
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

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).

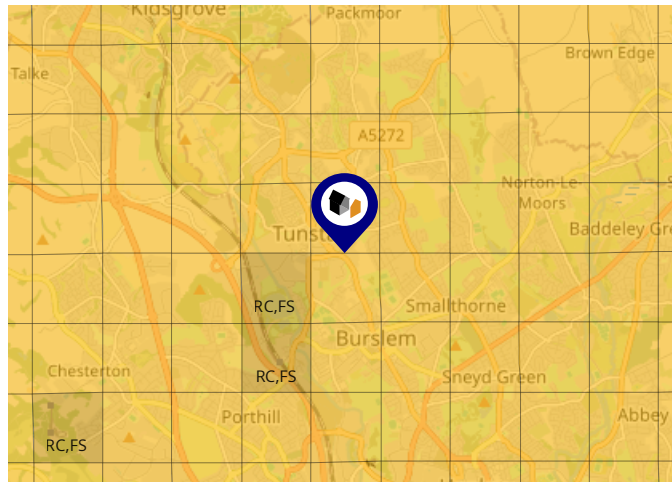


Environment

Soils & Clay

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

Agent Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

Data Quality

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