

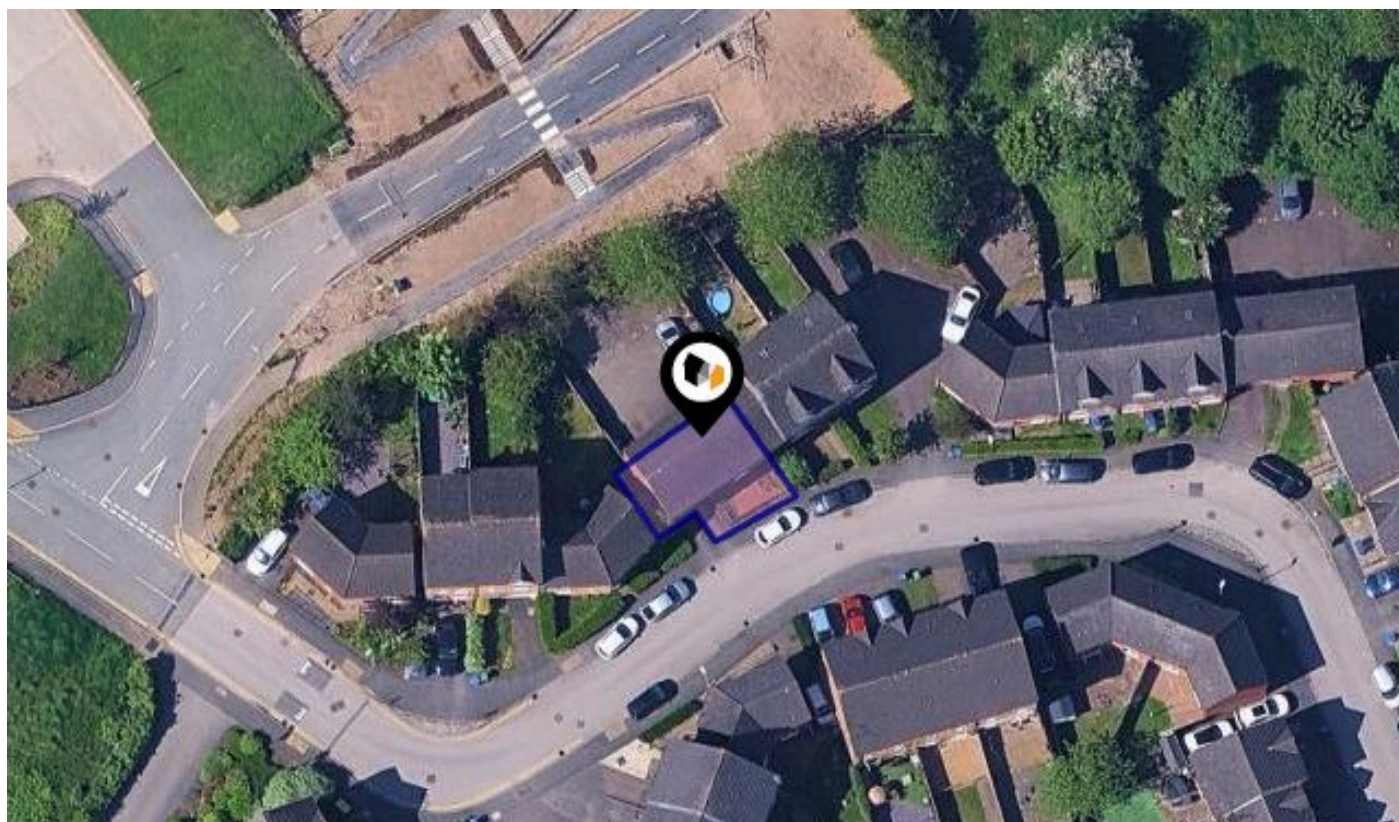


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 09th July 2026



GODWIN WAY, STOKE-ON-TRENT, ST4

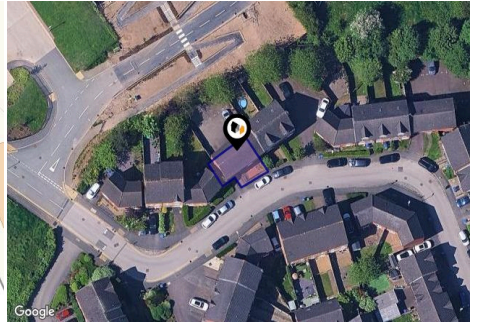
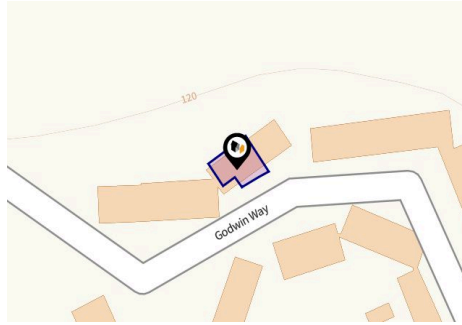
butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

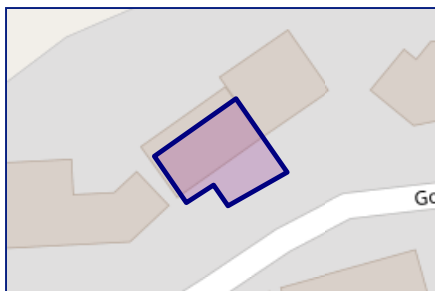
Type:	Semi-Detached House	Tenure:	Leasehold
Bedrooms:	4		
Plot Area:	0.02 acres		
Year Built :	2005		
Council Tax :	Band B		
Annual Estimate:	£1,698		
Title Number:	SF499905		

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	14	80	10000
● Surface Water	Very low	mb/s	mb/s	mb/s

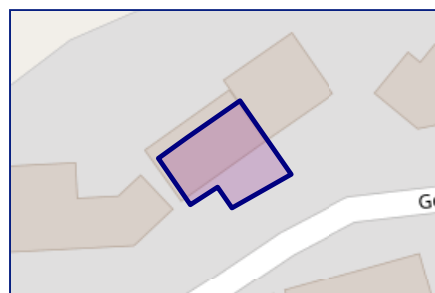
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Freehold Title Plan



SF559587

Leasehold Title Plan



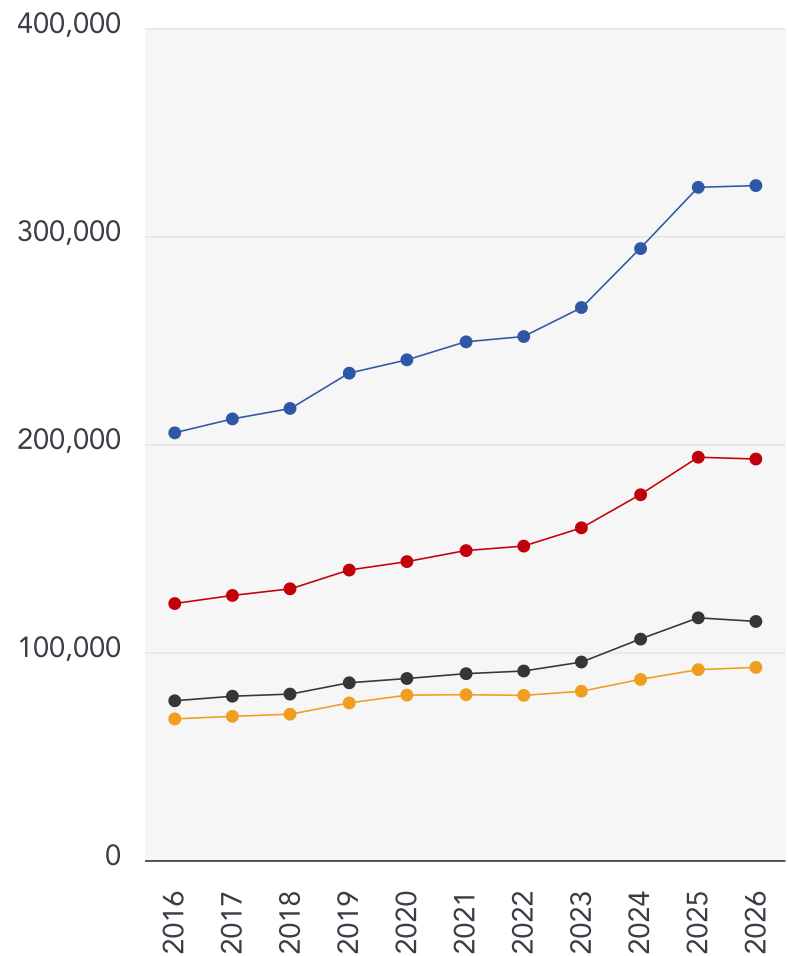
SF499905

Start Date: 30/03/2005
End Date: 01/01/2130
Lease Term: 125 years from 1 January 2005
Term Remaining: 103 years

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST4



Detached

+57.87%

Semi-Detached

+56.32%

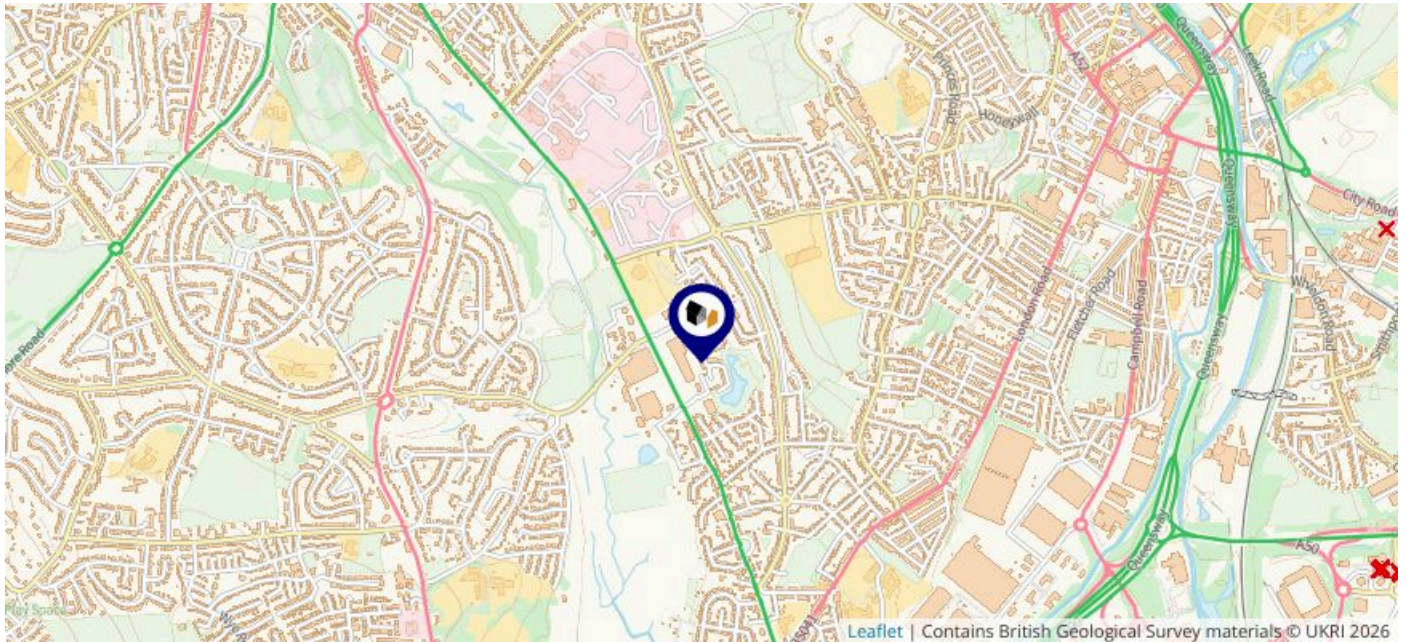
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

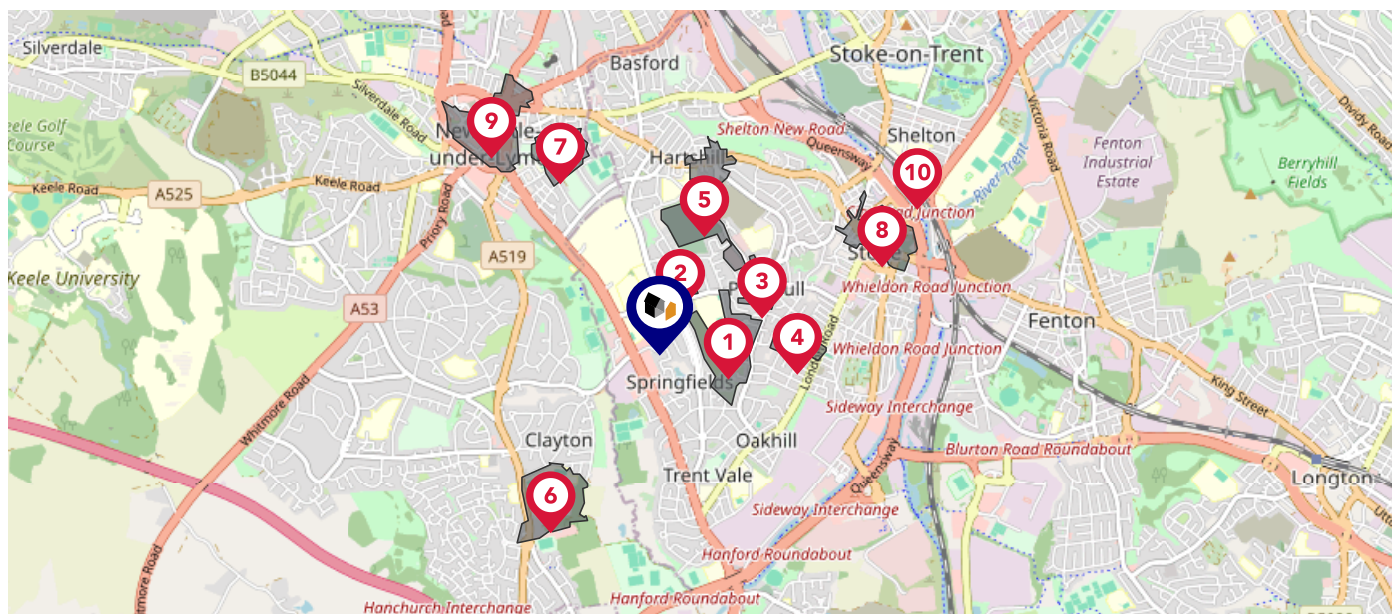
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



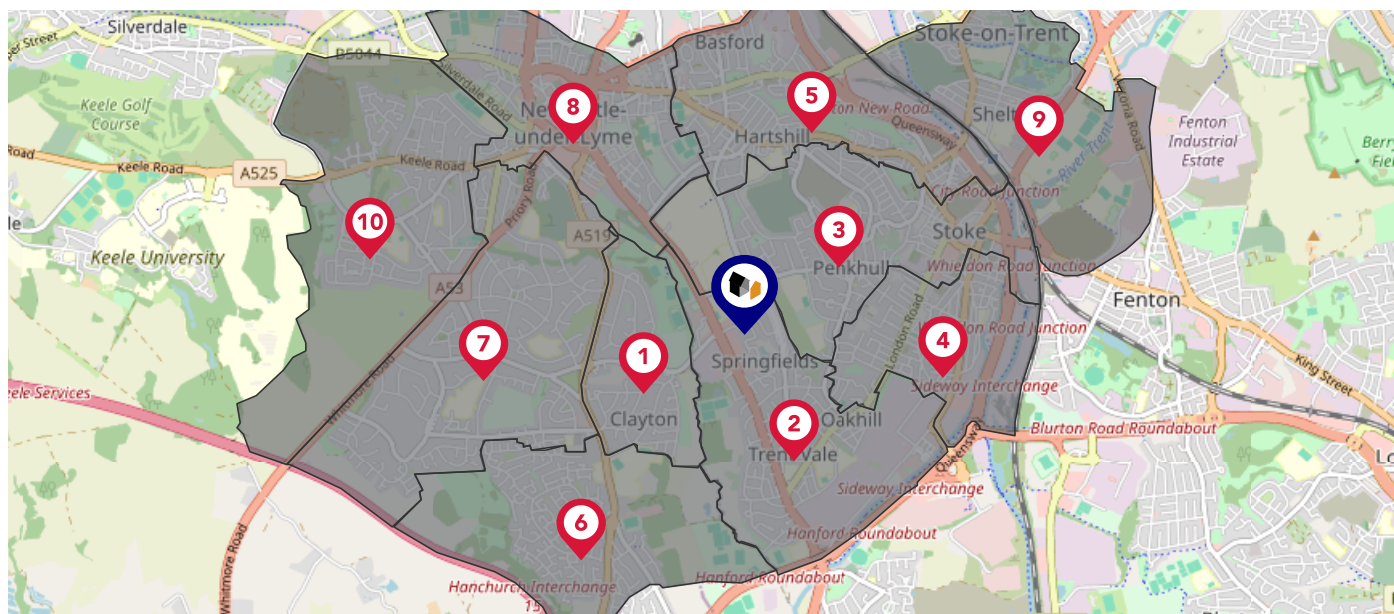
Nearby Conservation Areas

- 1 Penkhull Garden Village
- 2 St Christophers Avenue
- 3 Penkhull Village
- 4 The Villas
- 5 Hartshill
- 6 Clayton
- 7 Stubbs Walks
- 8 Stoke Town Centre
- 9 Newcastle Town Centre
- 10 Winton Square

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



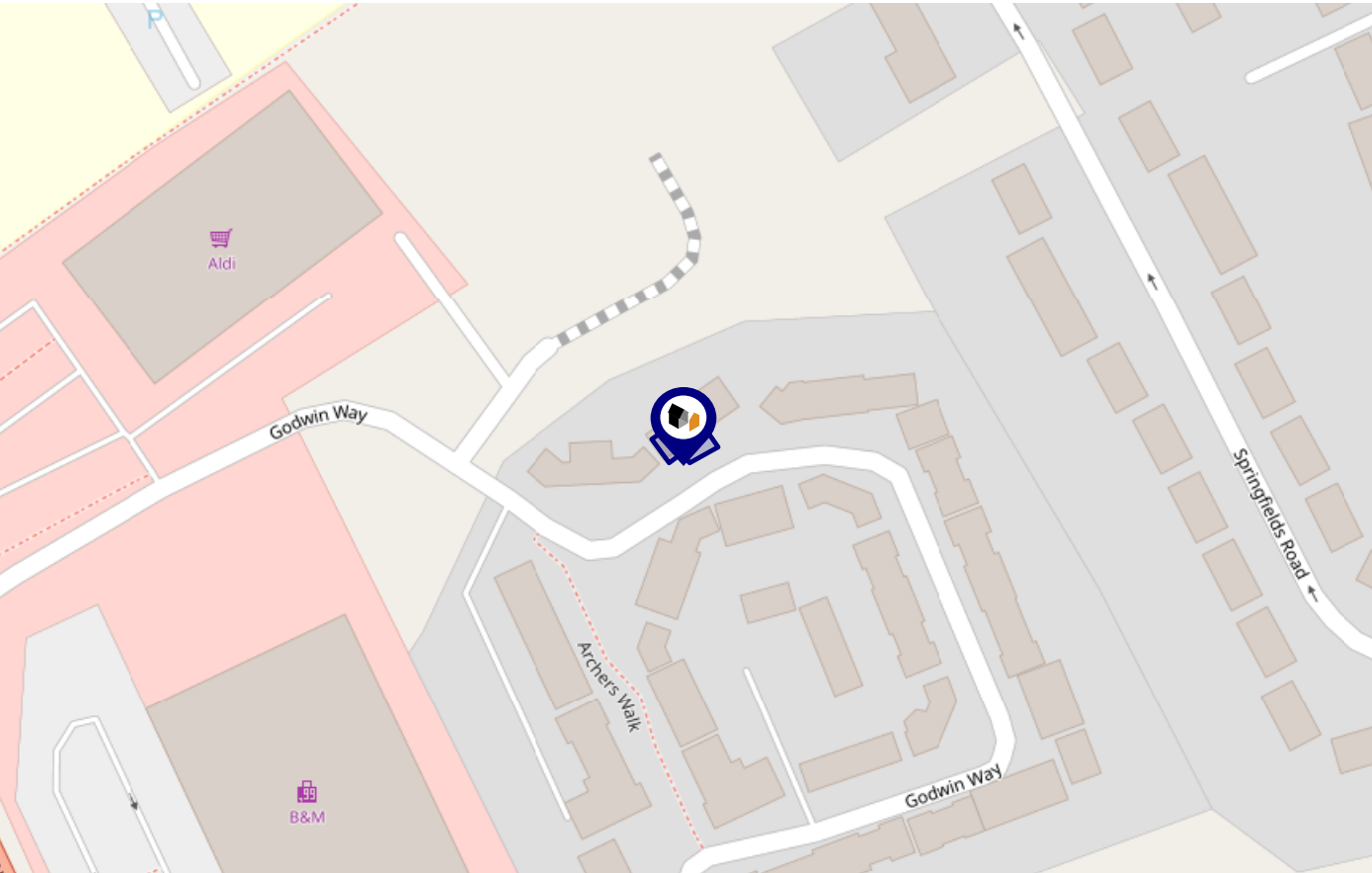
Nearby Council Wards

- 1 Clayton Ward
- 2 Springfields and Trent Vale Ward
- 3 Penkhull and Stoke Ward
- 4 Boothen and Oak Hill Ward
- 5 Hartshill and Basford Ward
- 6 Westbury Park & Northwood Ward
- 7 Westlands Ward
- 8 Town Ward
- 9 Hanley Park and Shelton Ward
- 10 Thistleberry 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.

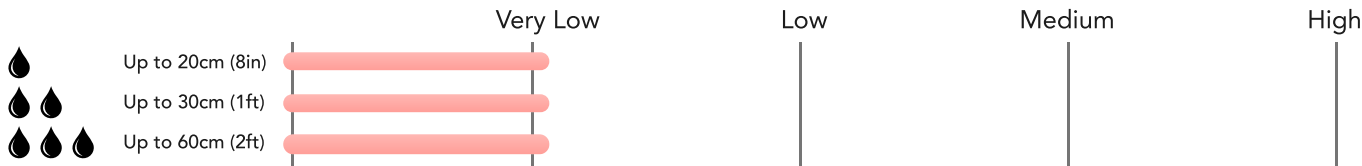


Risk Rating: Very low

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.

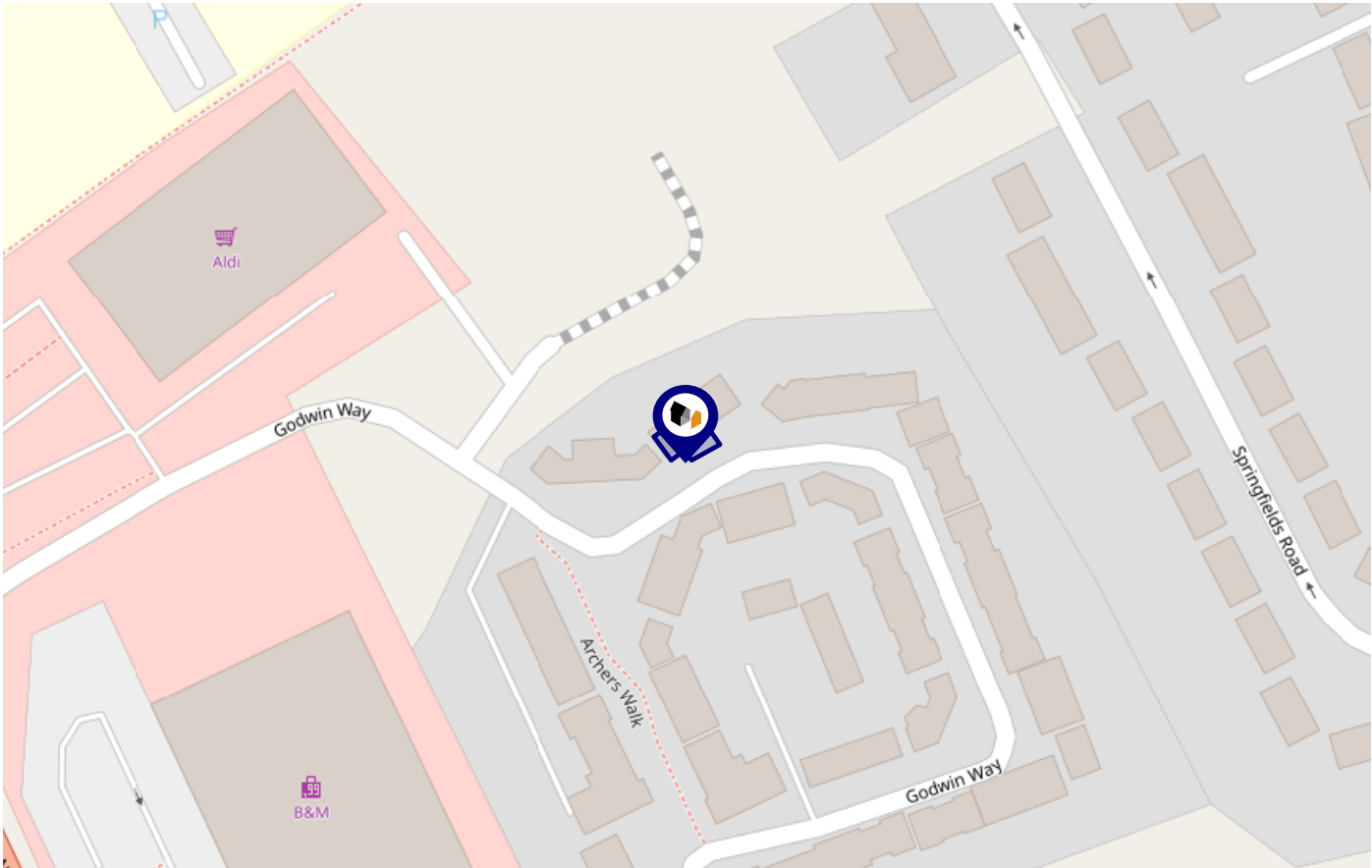
Chance of flooding to the following depths at this property:



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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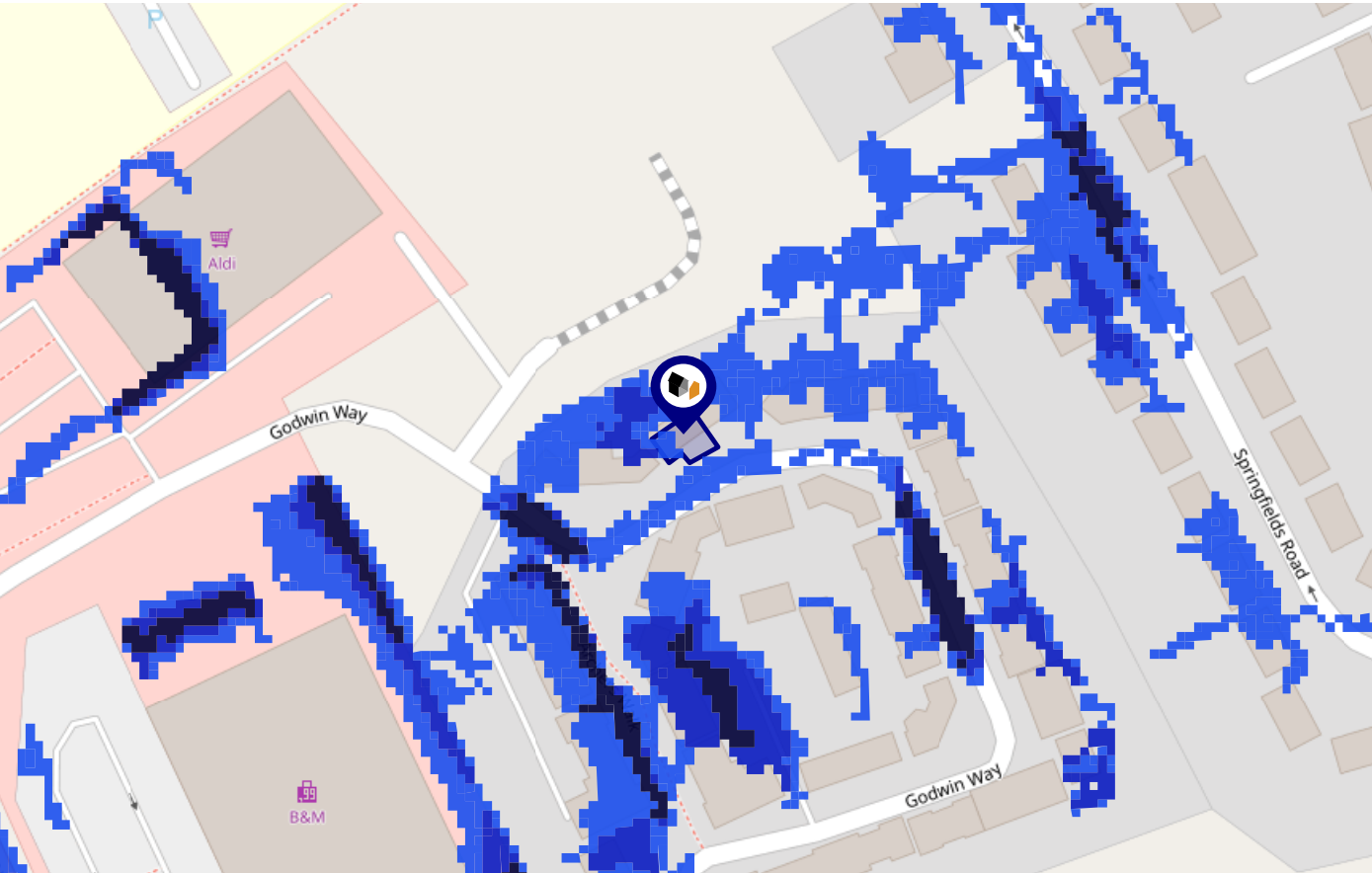
Chance of flooding to the following depths at this property:



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.

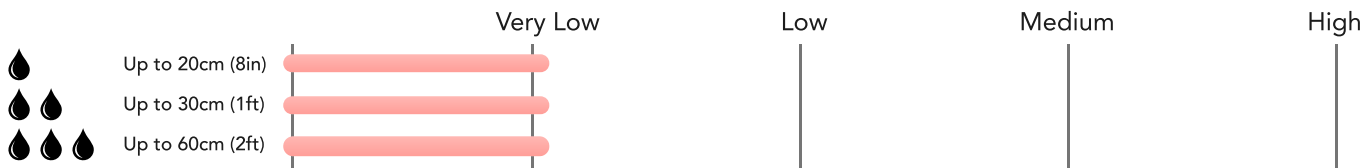


Risk Rating: Very low

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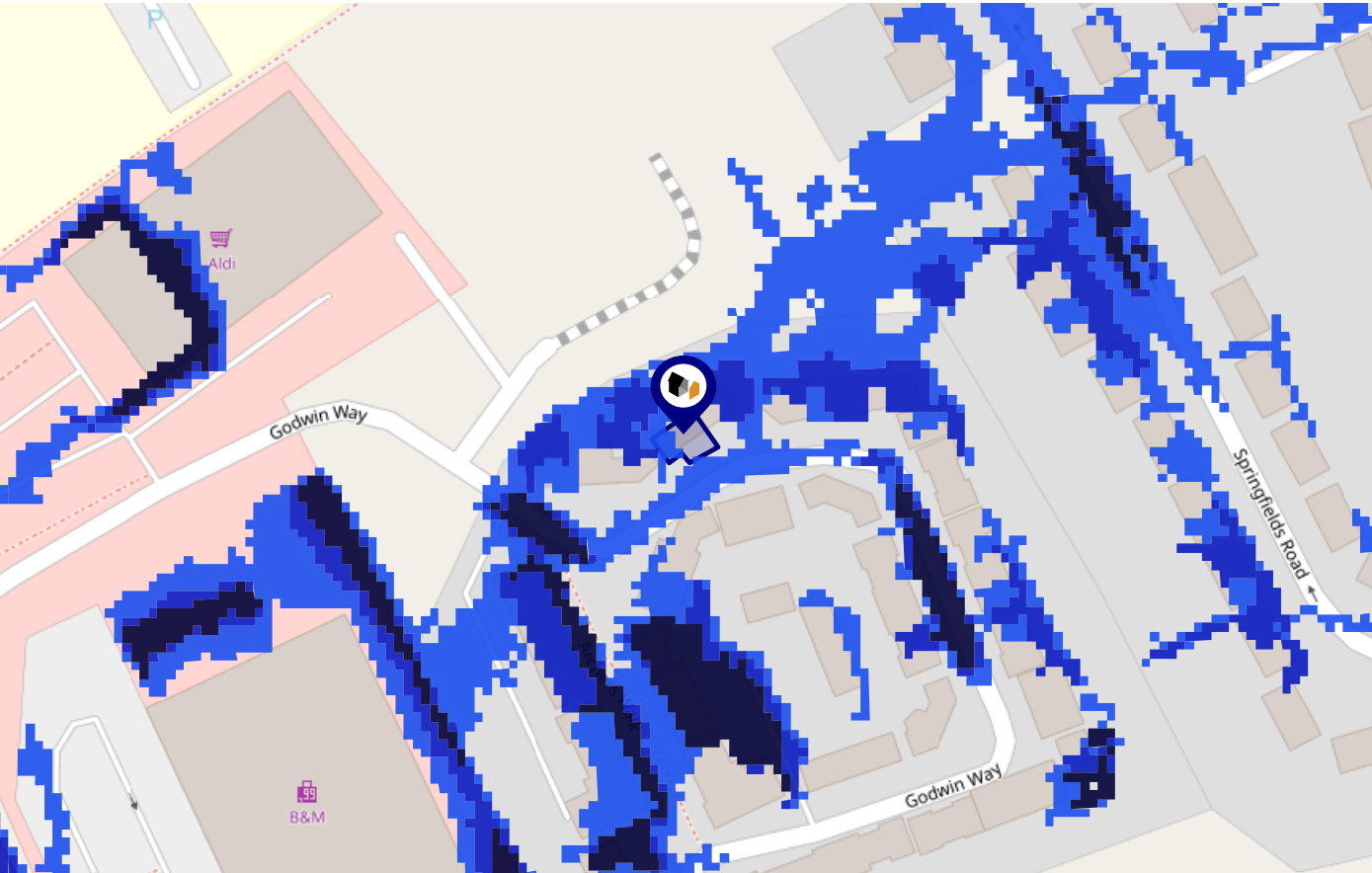
Chance of flooding to the following depths at this property:



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

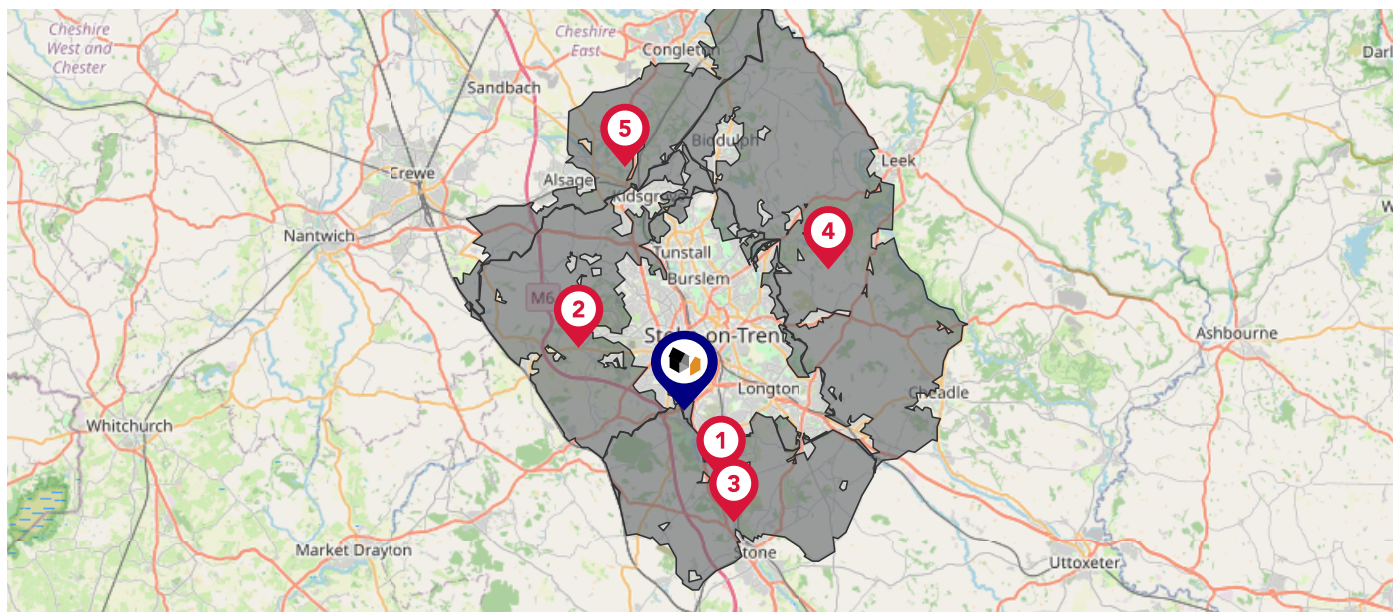
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



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



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands

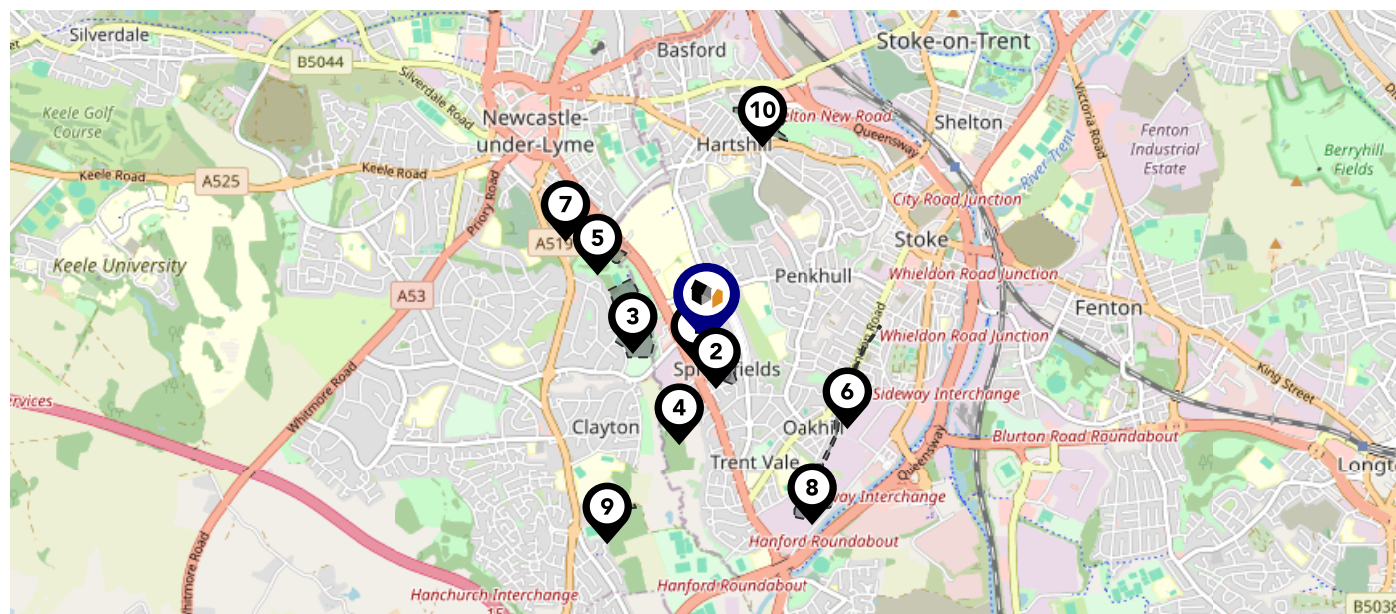


Stoke-on-Trent Green Belt - Cheshire East

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.



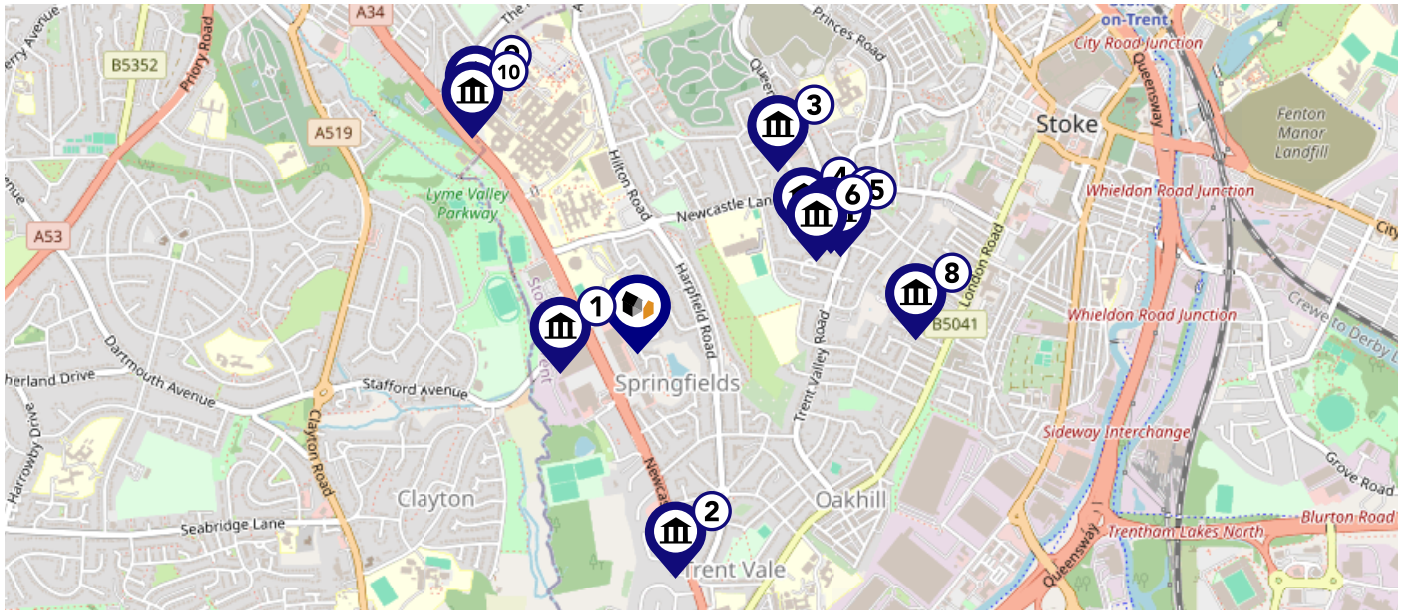
Nearby Landfill Sites

1	Ex Springfield Tileries/Wheatleys-London Road, Trent Vale, Stoke On Trent	Historic Landfill	☐
2	Springfields Tileries-Newcastle Road, Springfields, Stoke On Trent, Staffordshire	Historic Landfill	☐
3	Football Ground Off Clayton Lane-Clayton Lane, Clayton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
4	West Of Brookfield Road-Brookfield Road, Trent Vale, Stoke On Trent, Staffordshire	Historic Landfill	☐
5	Lyme Valley Parkway-London Road, Parkway, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
6	Old Canal Bed South East Of London Road-London Road, Boothon/Oakhill, Stoke On Trent, Staffordshire	Historic Landfill	☐
7	Pool Dam Sidings-Off Brook Lane, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
8	South East of Rookery Lane-Rookery Lane, Trent Vale, Stoke On Trent, Staffordshire	Historic Landfill	☐
9	Land At Clayton Farm-Clayton Road, Clayton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
10	Vicarage Road-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐

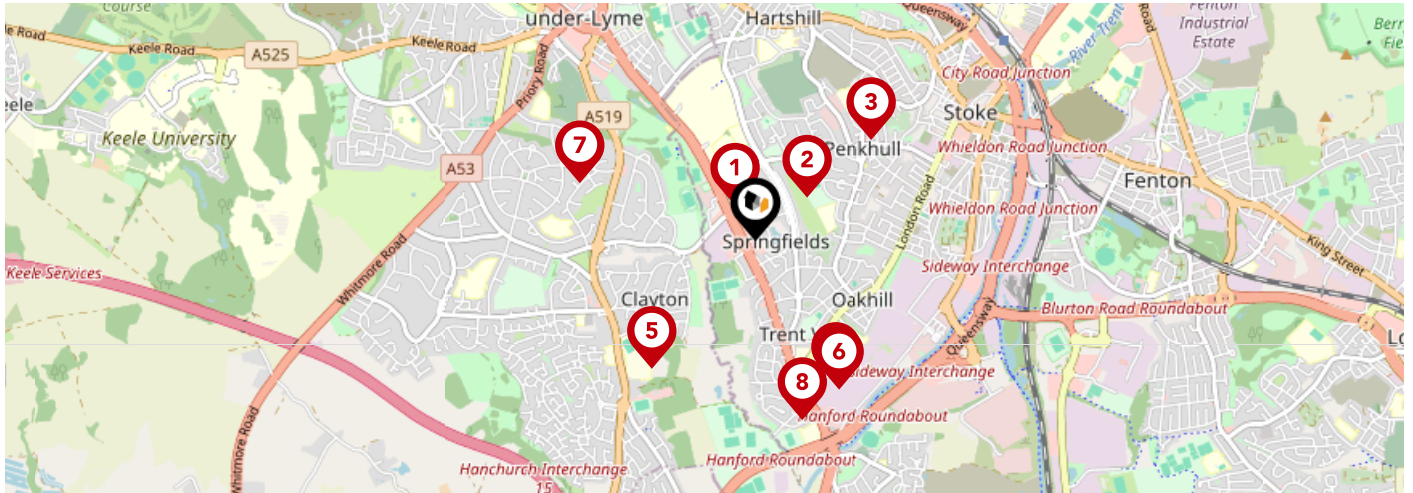
Maps

Listed Buildings

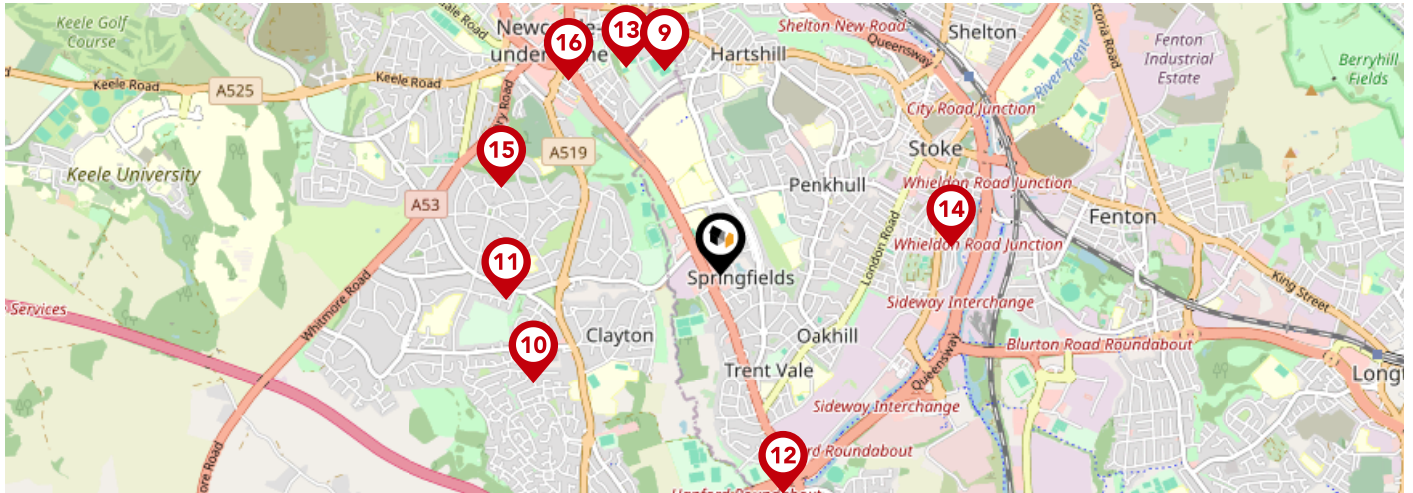
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1244950 - The Springfield Hotel	Grade II	0.2 miles
	1220810 - Church Of St John	Grade II	0.5 miles
	1483457 - British Ceramic Research Association	Grade II	0.5 miles
	1195833 - Elm Tree House	Grade II	0.5 miles
	1195809 - Church Of St Thomas The Apostle	Grade II	0.5 miles
	1031865 - Penkhull Farmhouse	Grade II	0.5 miles
	1220683 - The Old Greyhound Public House	Grade II	0.5 miles
	1210555 - 17 And 17a, The Villas	Grade II	0.6 miles
	1220797 - Former Parish Hospital At Stoke On Trent Union Work House	Grade II	0.6 miles
	1386589 - Chapel At North Staffordshire Hospital	Grade II	0.6 miles



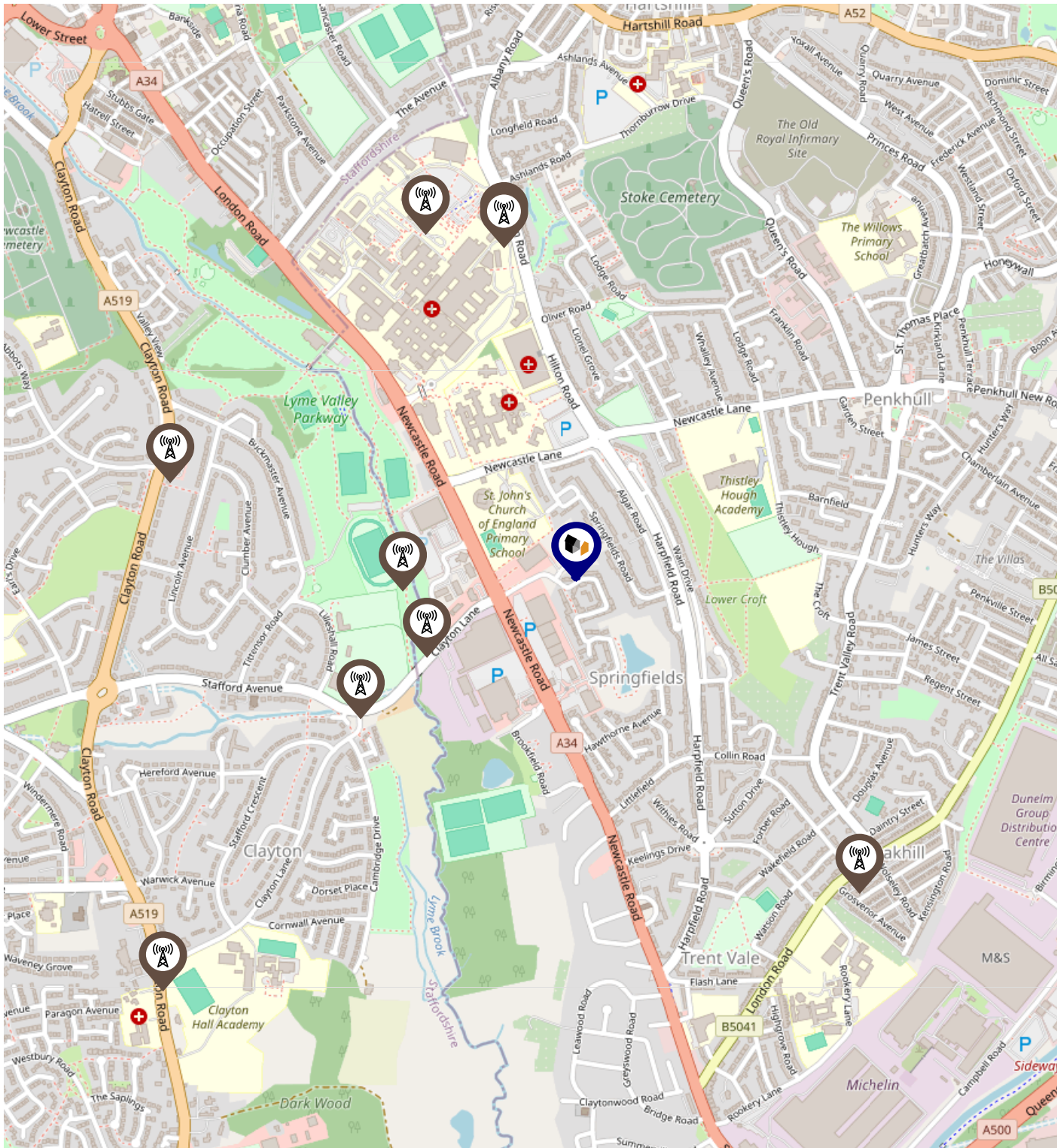
		Nursery	Primary	Secondary	College	Private
1	St John's CofE (A) Primary School Ofsted Rating: Requires improvement Pupils: 315 Distance:0.18	☐	☒	☐	☐	☐
2	Thistley Hough Academy Ofsted Rating: Good Pupils: 1091 Distance:0.3	☐	☐	☒	☐	☐
3	The Willows Primary School Ofsted Rating: Good Pupils: 687 Distance:0.69	☐	☒	☐	☐	☐
4	St Joseph's College Ofsted Rating: Outstanding Pupils: 1145 Distance:0.74	☐	☐	☒	☐	☐
5	Clayton Hall Academy Ofsted Rating: Good Pupils: 790 Distance:0.74	☐	☐	☒	☐	☐
6	St Joseph's Preparatory School Ofsted Rating: Not Rated Pupils: 80 Distance:0.77	☐	☐	☒	☐	☐
7	Coppice Academy Ofsted Rating: Good Pupils: 112 Distance:0.83	☐	☐	☒	☐	☐
8	Oakhill Primary School Ofsted Rating: Good Pupils: 448 Distance:0.83	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Harpfield Primary Academy Ofsted Rating: Good Pupils: 231 Distance:0.95	☐	☒	☐	☐	☐
	Our Lady and St Werburgh's Catholic Primary School Ofsted Rating: Good Pupils: 231 Distance:0.96	☐	☒	☐	☐	☐
	Langdale Primary School Ofsted Rating: Good Pupils: 357 Distance:0.96	☐	☒	☐	☐	☐
	St Teresa's Catholic (A) Primary School Ofsted Rating: Good Pupils: 358 Distance:1.01	☐	☒	☐	☐	☐
	Newcastle-under-Lyme School Ofsted Rating: Not Rated Pupils: 888 Distance:1.02	☐	☐	☒	☐	☐
	Stoke Minster CofE Primary Academy Ofsted Rating: Special Measures Pupils: 403 Distance:1.04	☐	☒	☐	☐	☐
	Co-op Academy Friarswood Ofsted Rating: Good Pupils: 200 Distance:1.05	☐	☒	☐	☐	☐
	Hassell Primary School Ofsted Rating: Good Pupils: 194 Distance:1.1	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

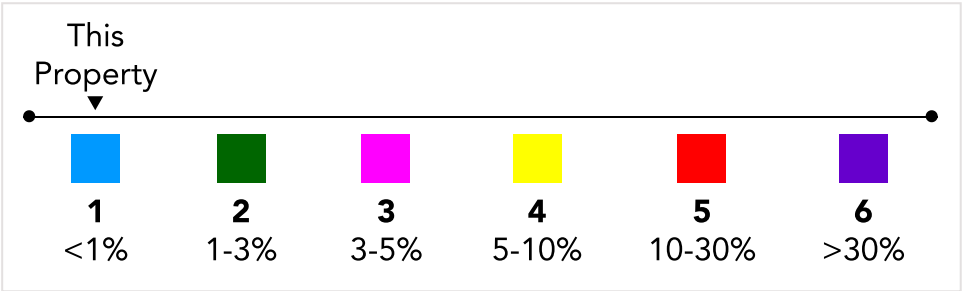
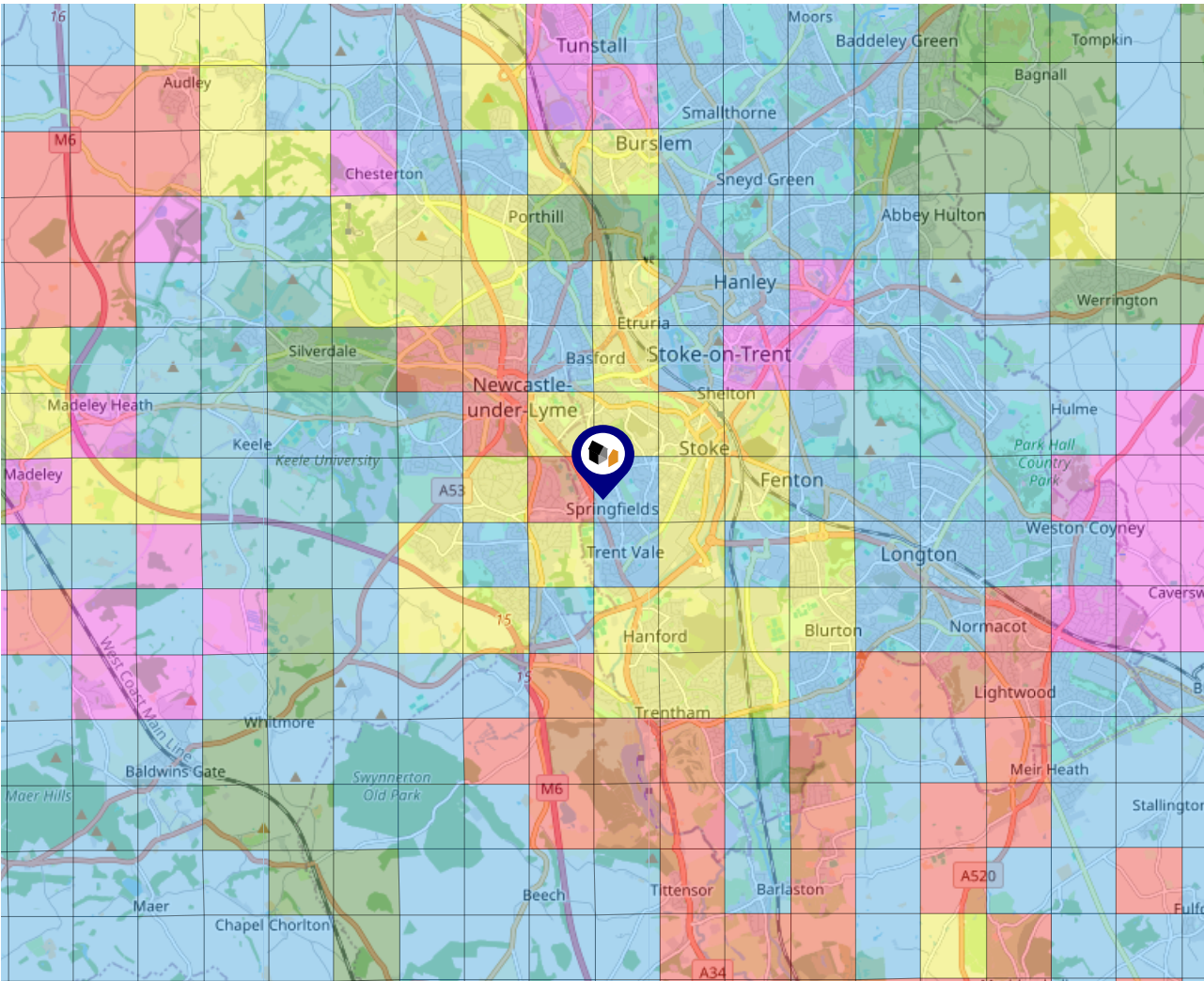


Key:

-  Power Pylons
-  Communication Masts

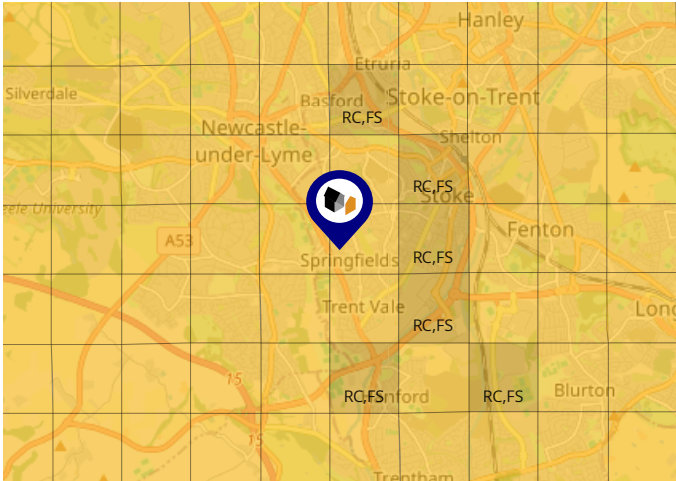
What is Radon?

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:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		

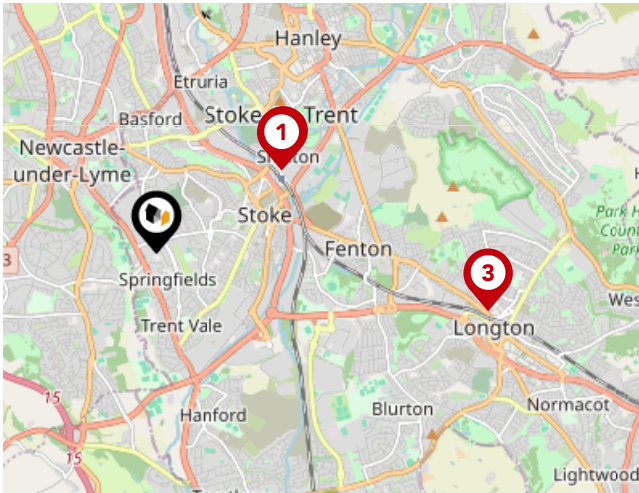


Primary Classifications (Most Common Clay Types)

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

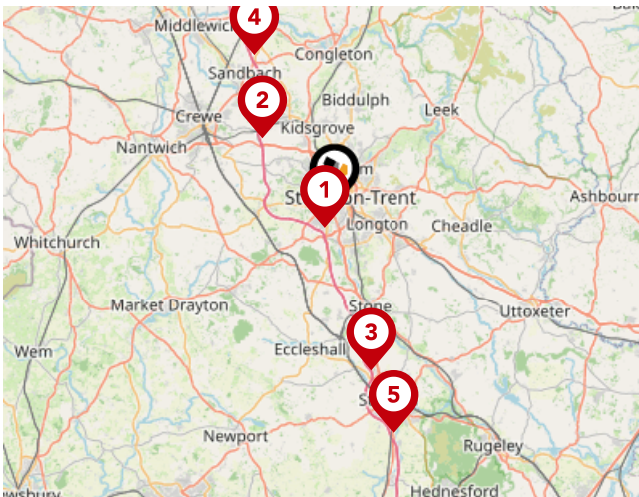
Area

Transport (National)



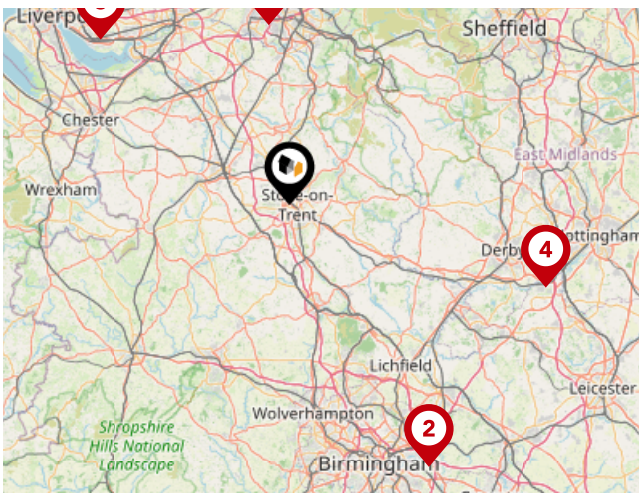
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.33 miles
2	Stoke-on-Trent Rail Station	1.36 miles
3	Platform 2	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	1.65 miles
2	M6 J16	7.15 miles
3	M6 J14	12.05 miles
4	M6 J17	12.22 miles
5	M6 J13	16.69 miles

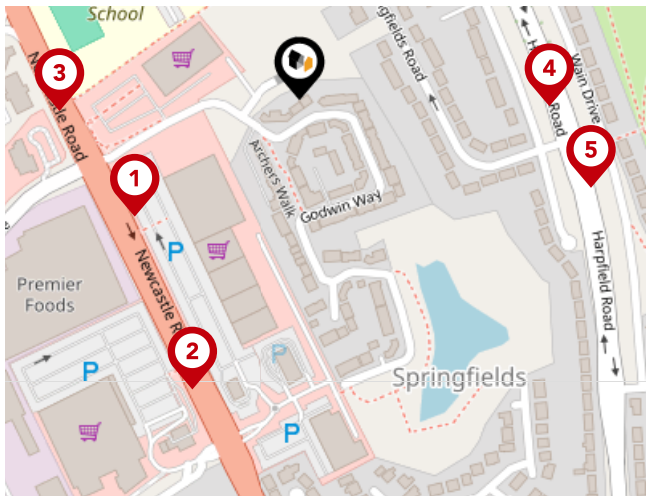


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	25.8 miles
2	Birmingham Airport	42.6 miles
3	Speke	35.71 miles
4	East Mids Airport	38.5 miles

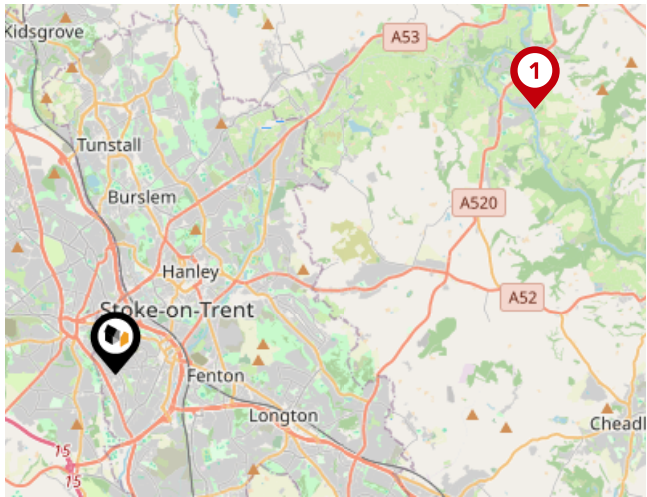
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clayton Lane	0.11 miles
2	Tesco superstore	0.17 miles
3	The Orange Tree	0.13 miles
4	Springfields Road	0.14 miles
5	Springfields Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.87 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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