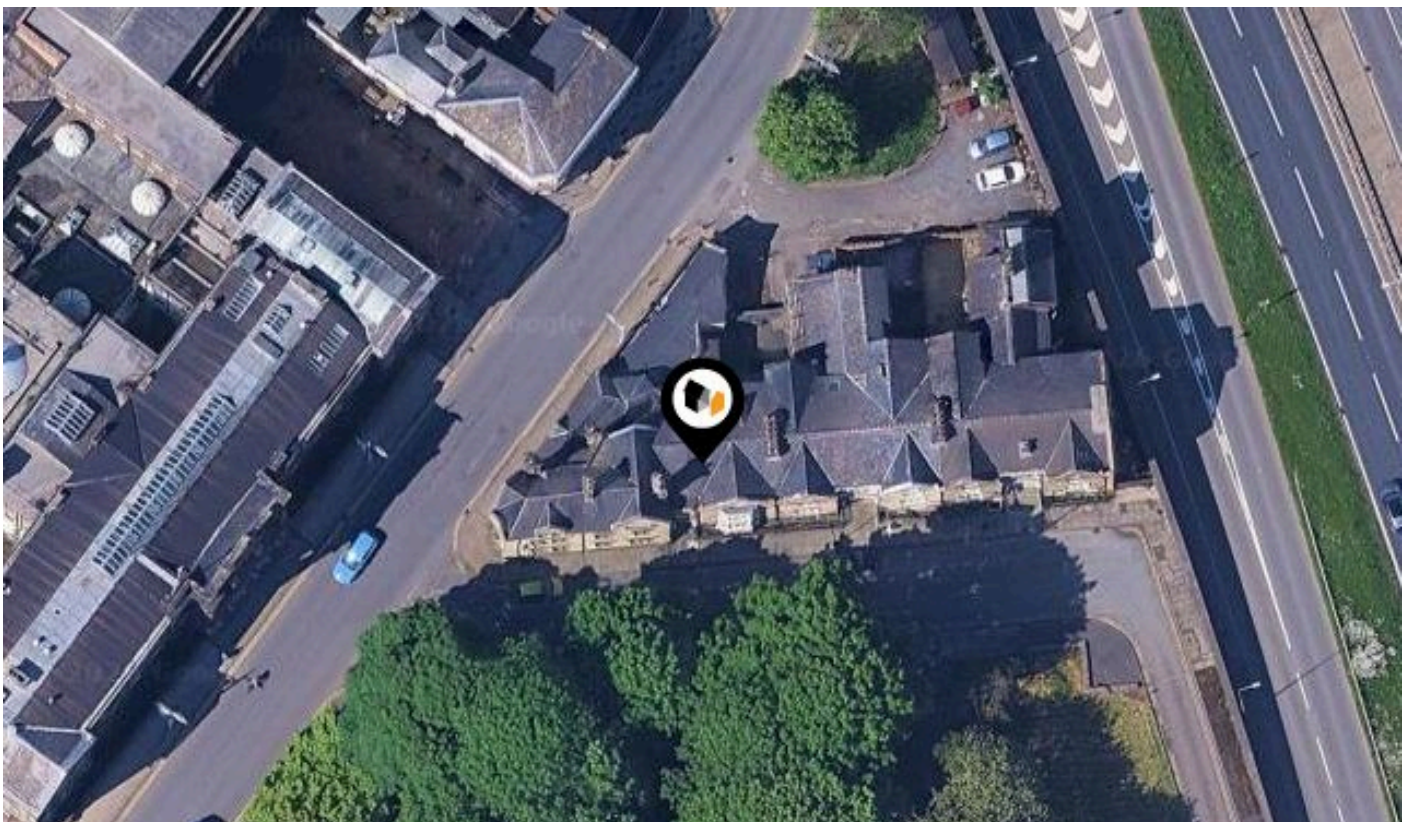




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 29th June 2026



BROOK STREET, STOKE-ON-TRENT, ST4

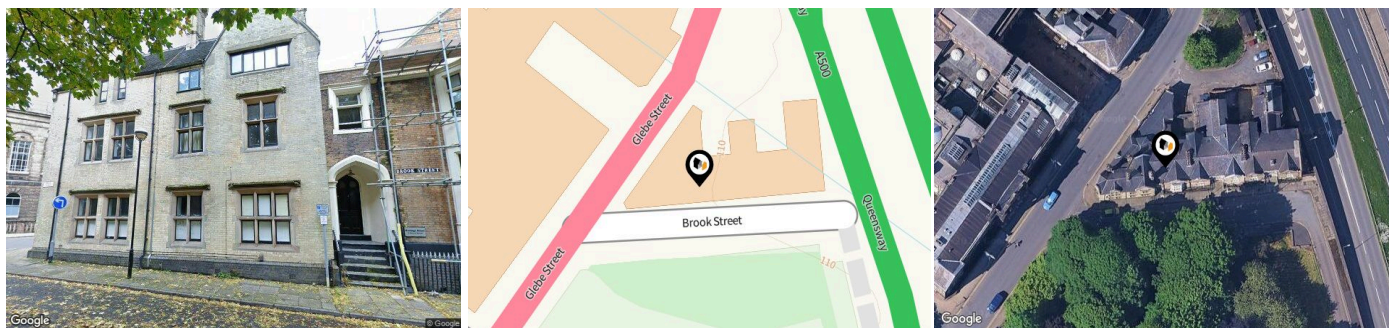
butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	HMO Bedsit / Other Non Self Contained Accommodation
Bedrooms:	1
Floor Area:	2,647 ft ² / 246 m ²
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,941

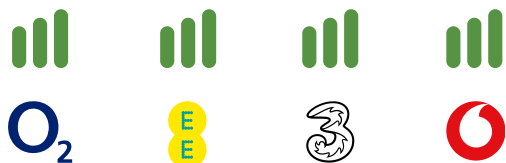
Local Area

Local Authority:	City of stoke-on-trent
Conservation Area:	Stoke Town Centre
Flood Risk:	
● Rivers & Seas	High
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	- mb/s

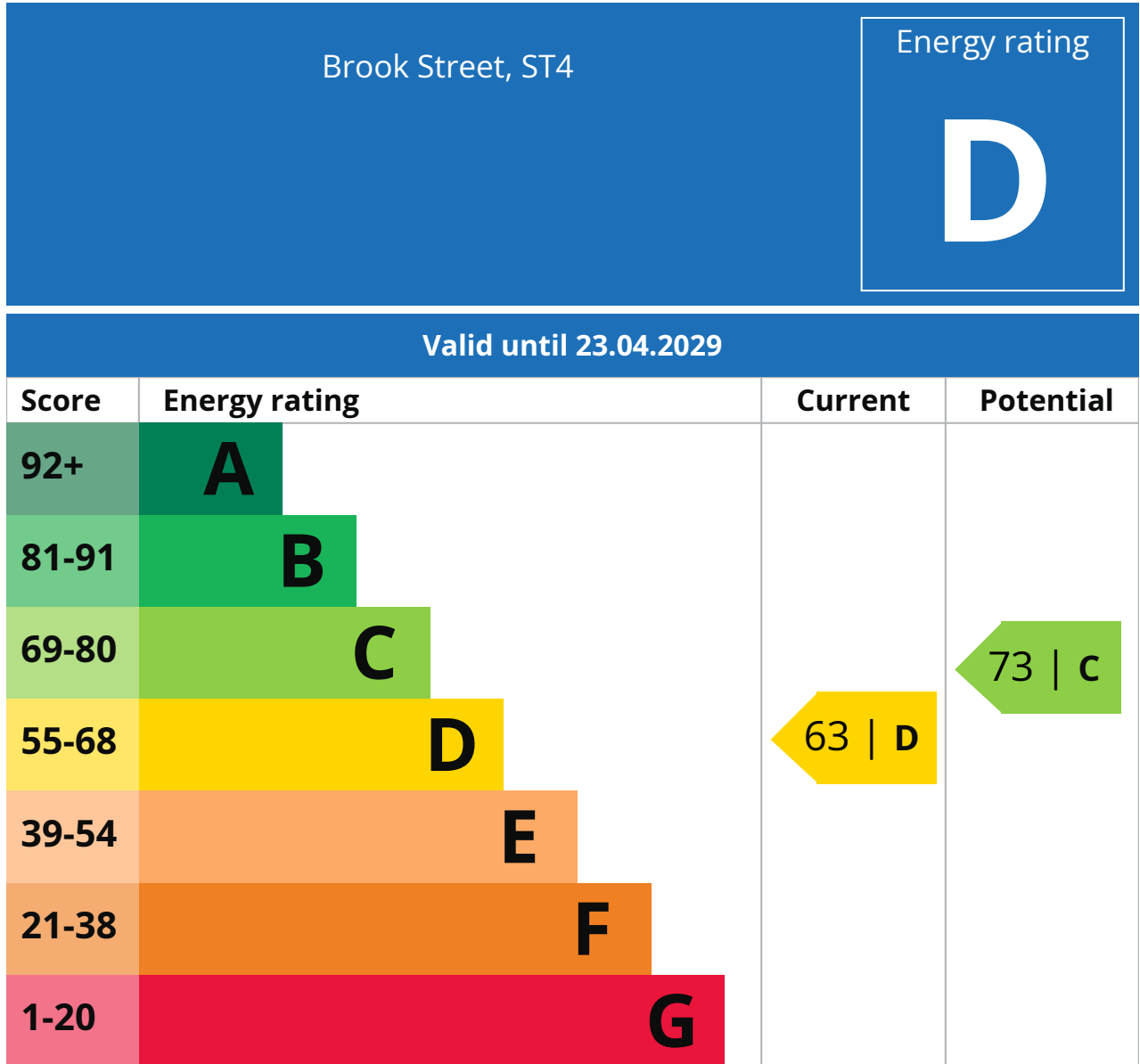
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



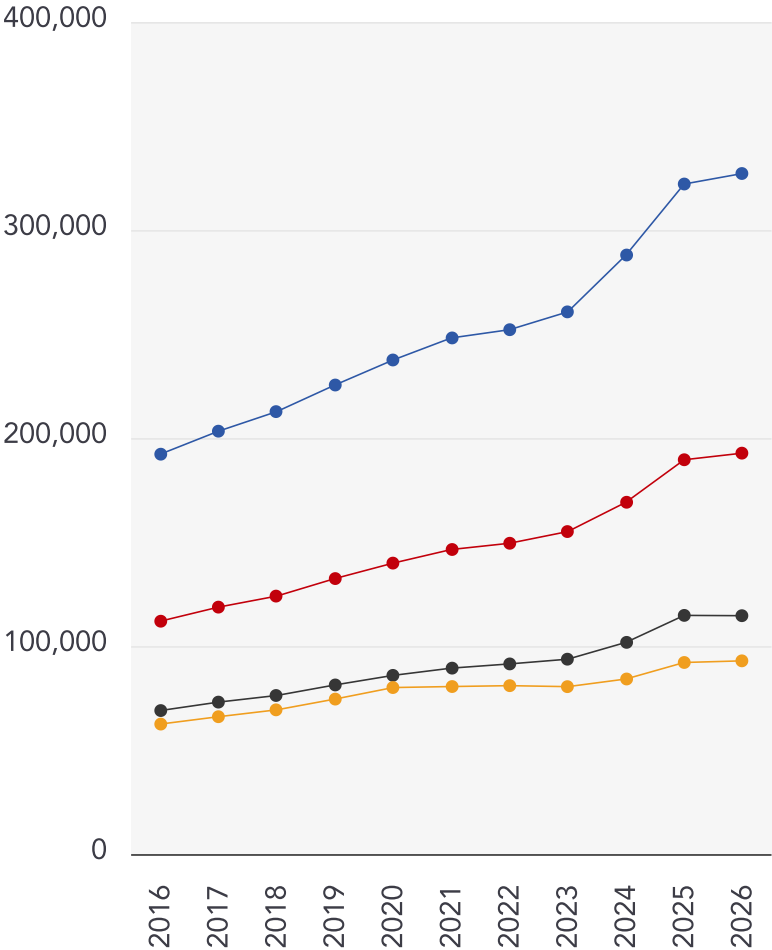
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 85% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	246 m ²

Market

House Price Statistics

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



Detached

+70.17%

Semi-Detached

+72.14%

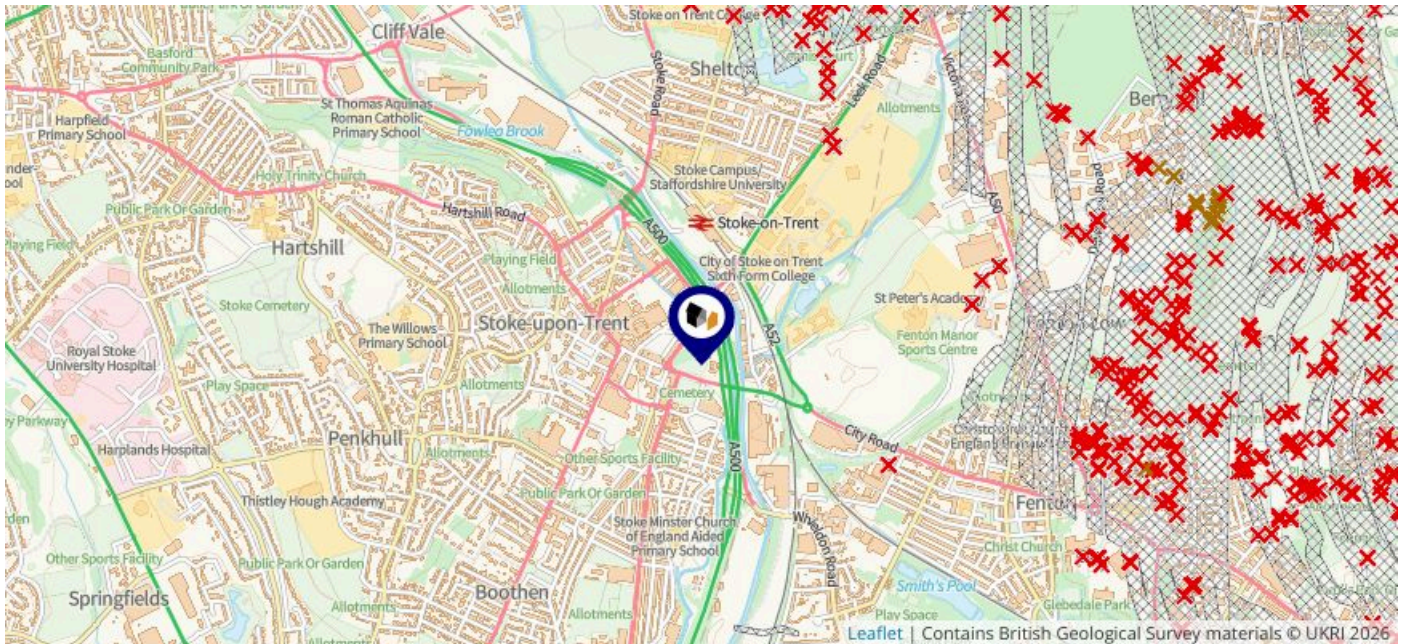
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



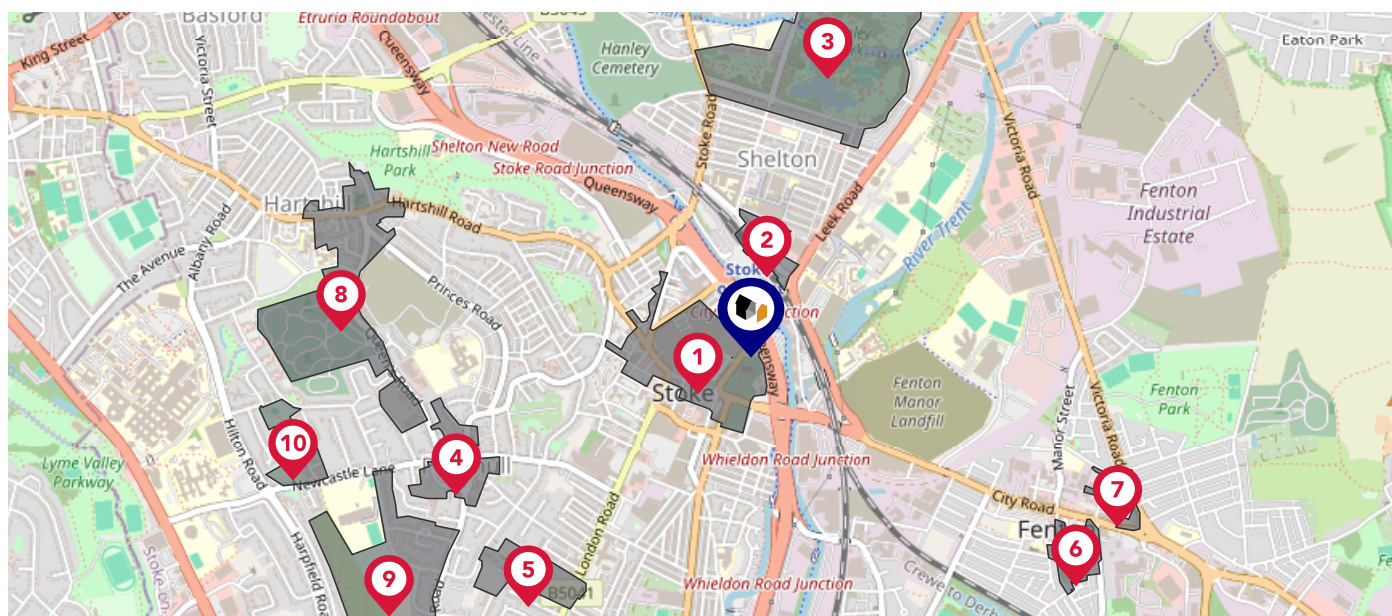
Mine Entry

- ✕ 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.



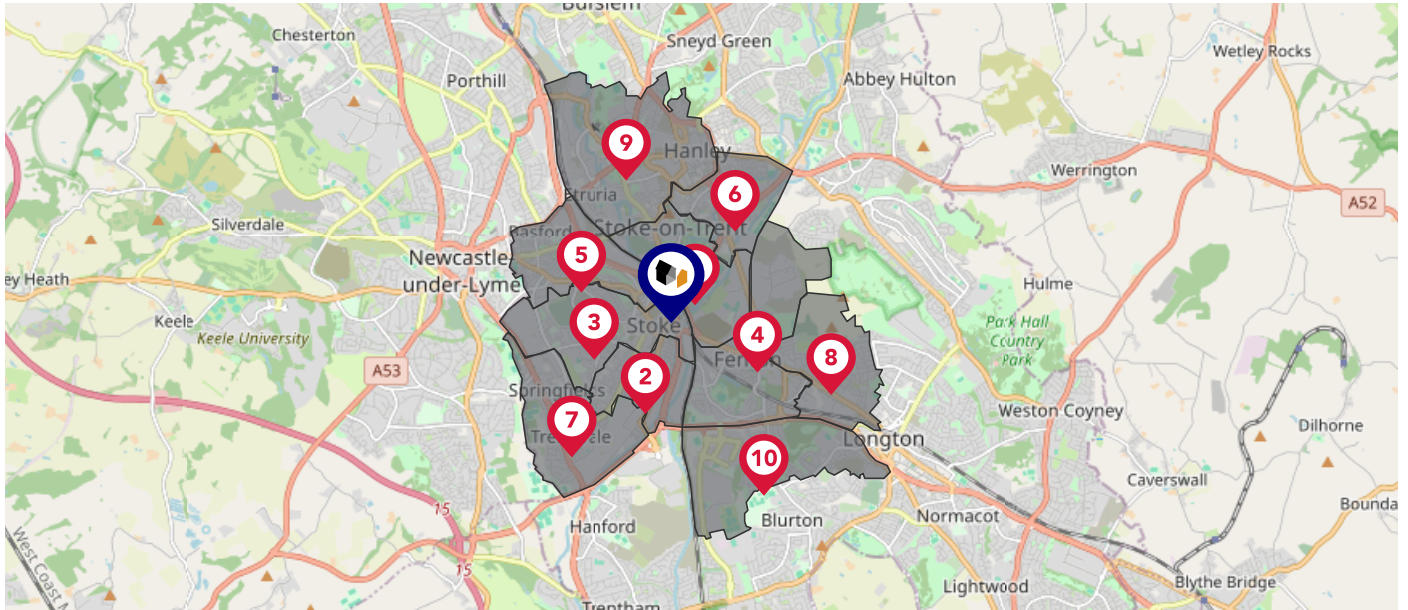
Nearby Conservation Areas

- 1 Stoke Town Centre
- 2 Winton Square
- 3 Hanley Park
- 4 Penkhull Village
- 5 The Villas
- 6 Albert Square
- 7 Victoria Road
- 8 Hartshill
- 9 Penkhull Garden Village
- 10 St Christophers Avenue

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



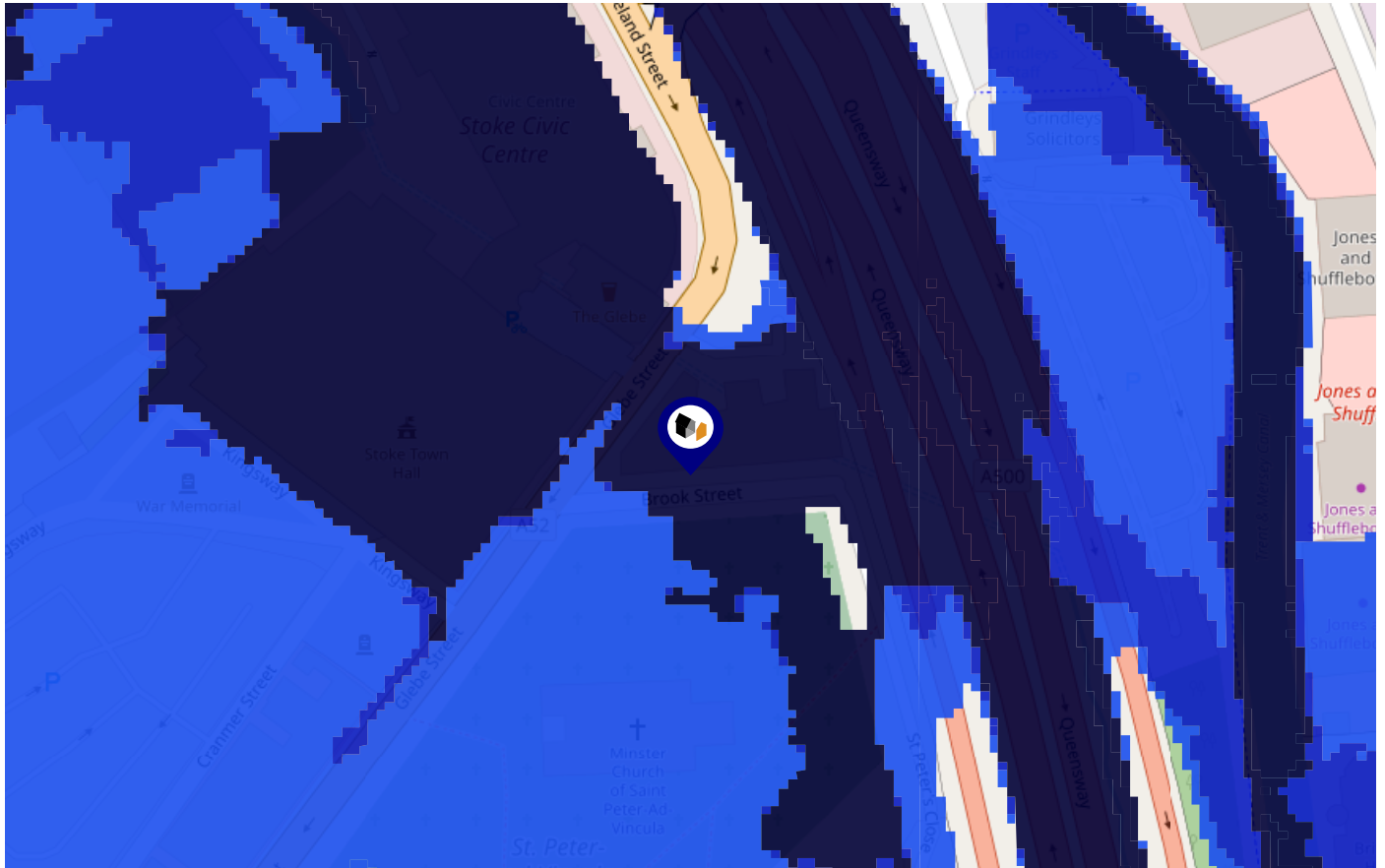
Nearby Council Wards

- 1 Hanley Park and Shelton Ward
- 2 Boothen and Oak Hill Ward
- 3 Penkhull and Stoke Ward
- 4 Fenton West and Mount Pleasant Ward
- 5 Hartshill and Basford Ward
- 6 Joiner's Square Ward
- 7 Springfields and Trent Vale Ward
- 8 Fenton East Ward
- 9 Etruria and Hanley Ward
- 10 Hollybush and Longton West 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: High

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.

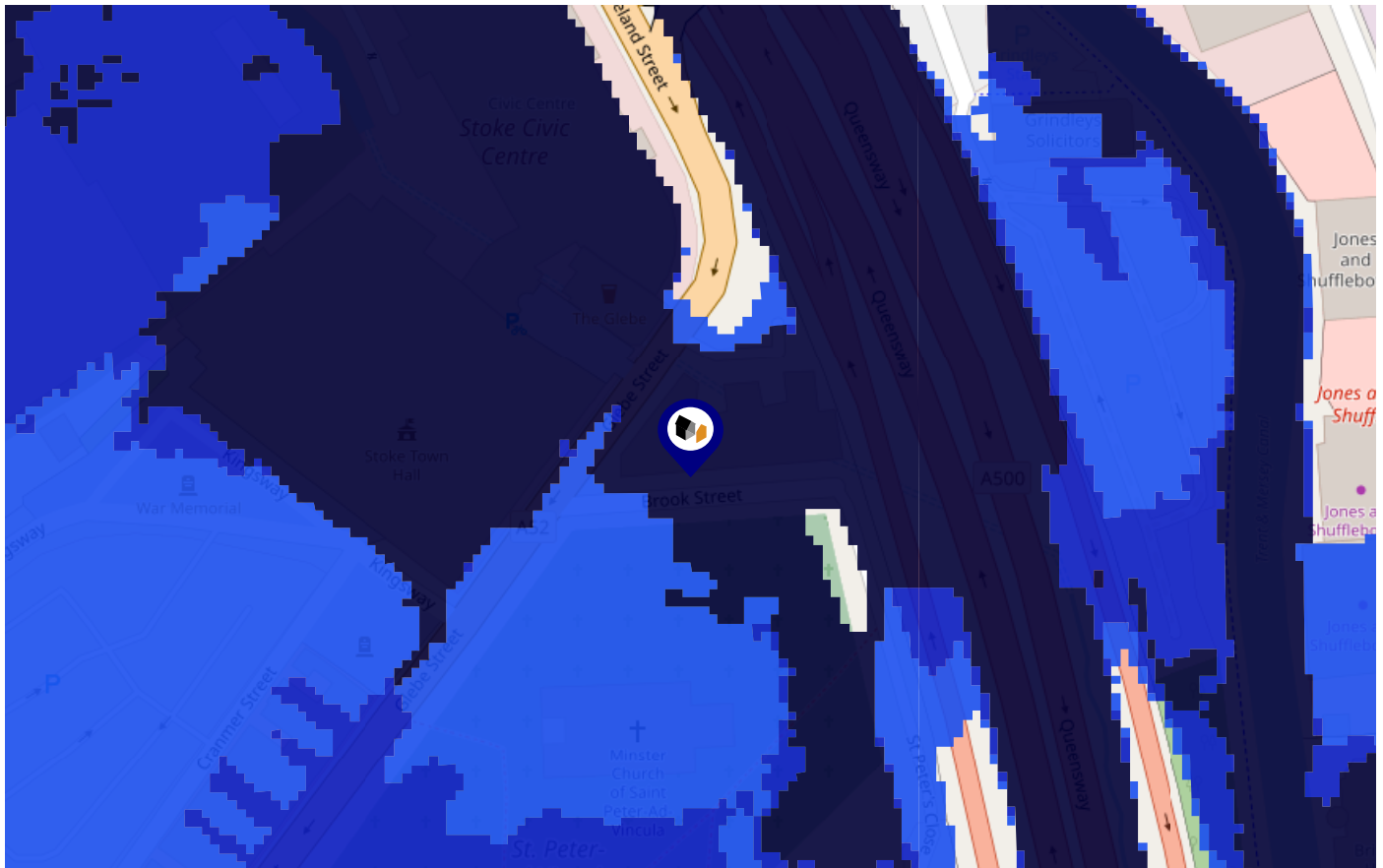
Chance of flooding to the following depths at this property:



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: High

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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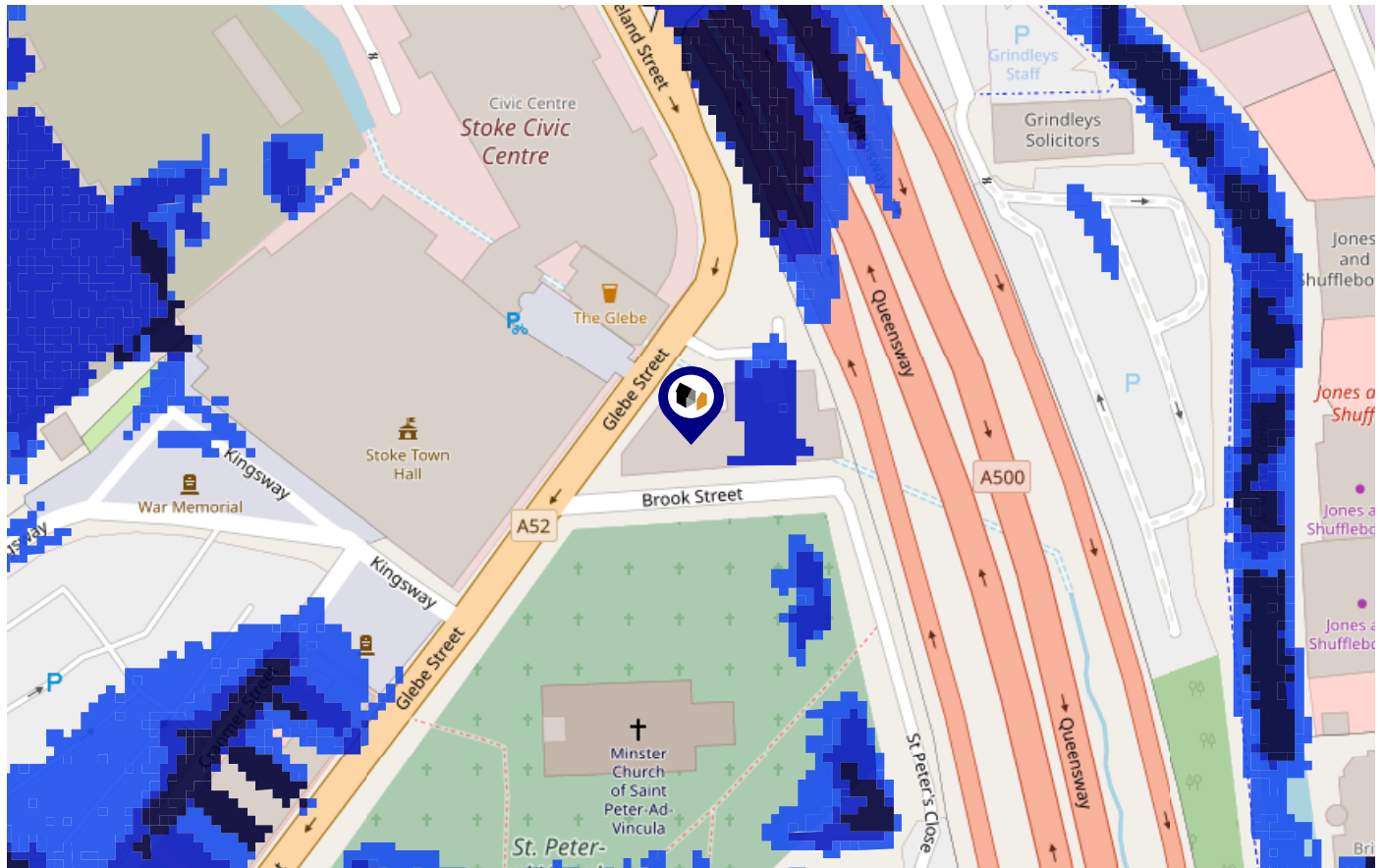
Chance of flooding to the following depths at this property:



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.

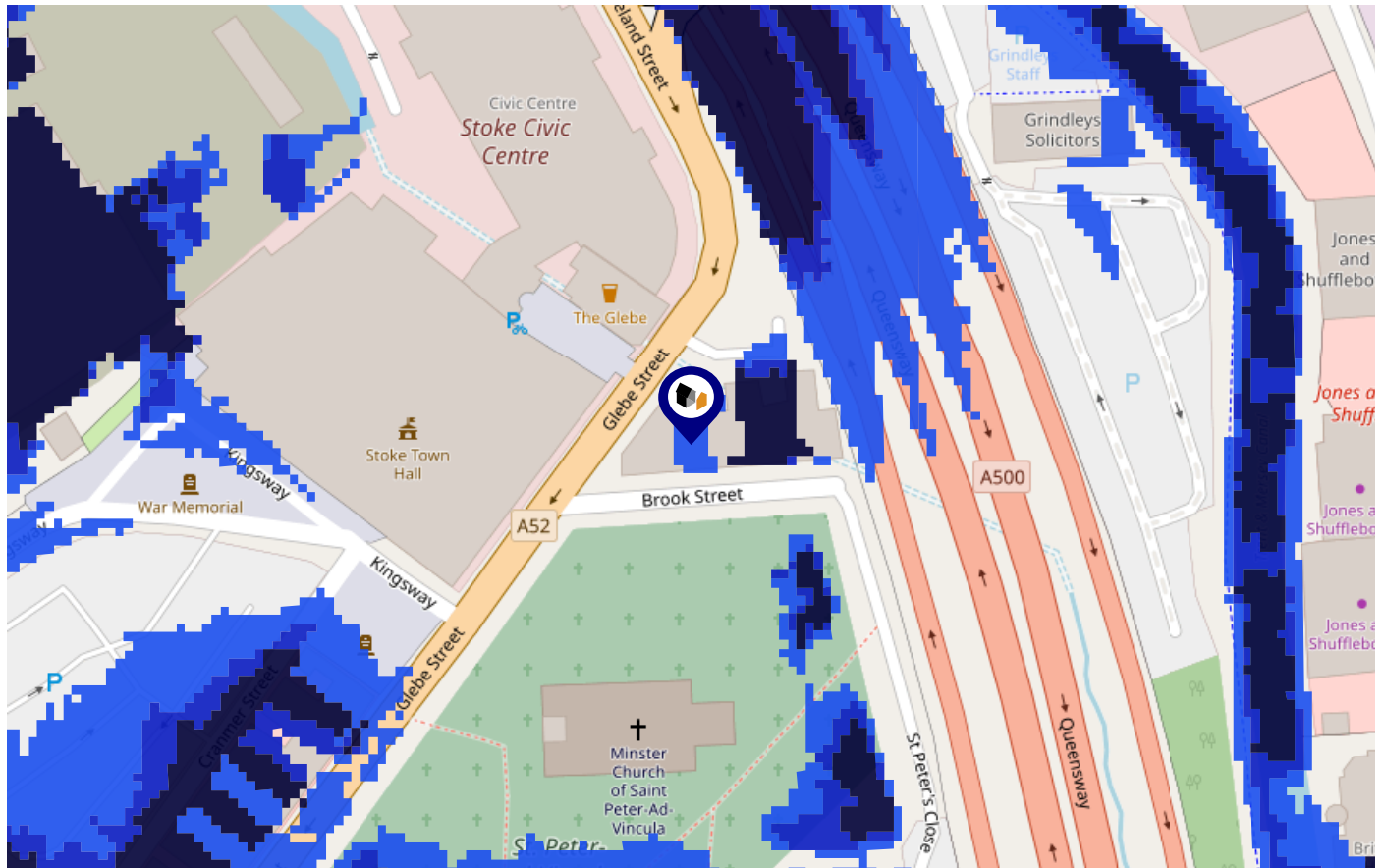
Chance of flooding to the following depths at this property:



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: Low

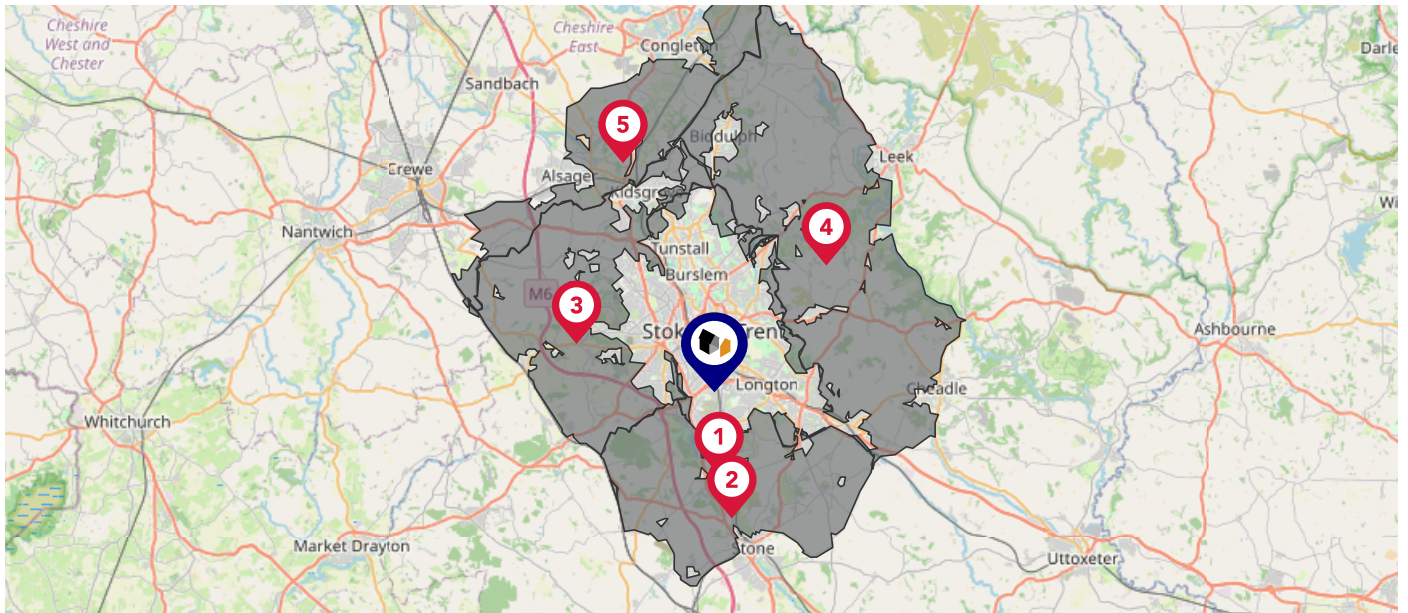
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



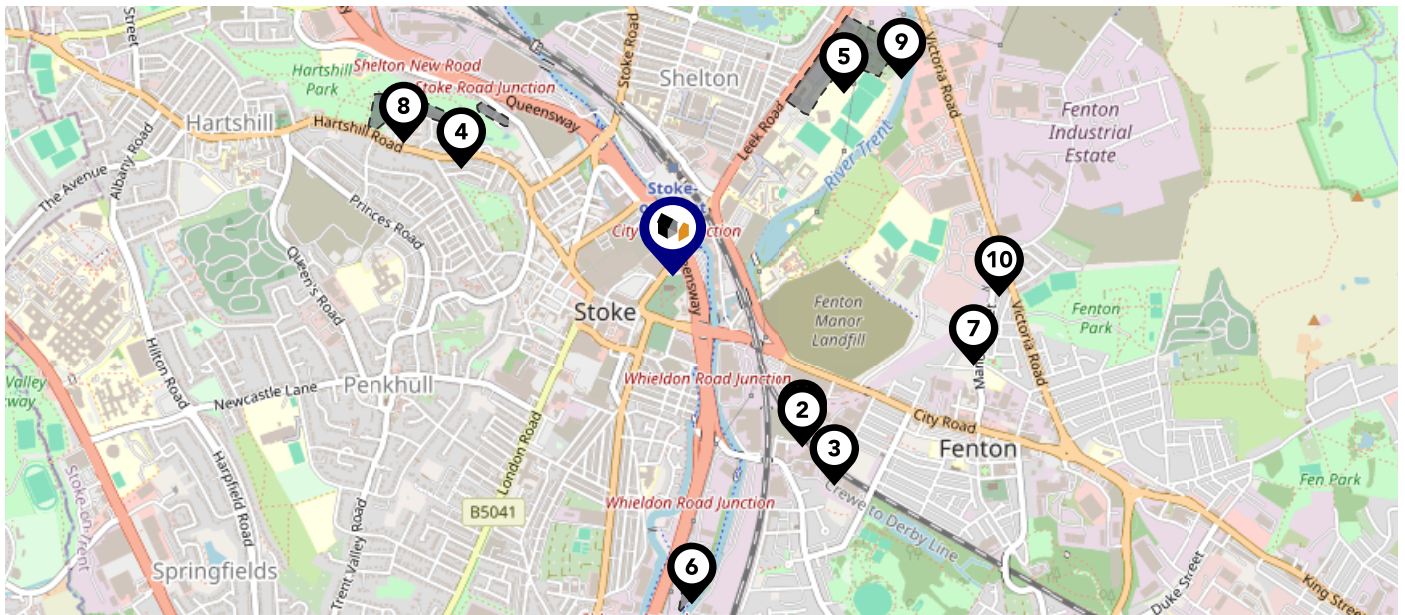
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Stoke-on-Trent Green Belt - Stoke-on-Trent
-  Stoke-on-Trent Green Belt - Stafford
-  Stoke-on-Trent Green Belt - Newcastle-under-Lyme
-  Stoke-on-Trent Green Belt - Staffordshire Moorlands
-  Stoke-on-Trent 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

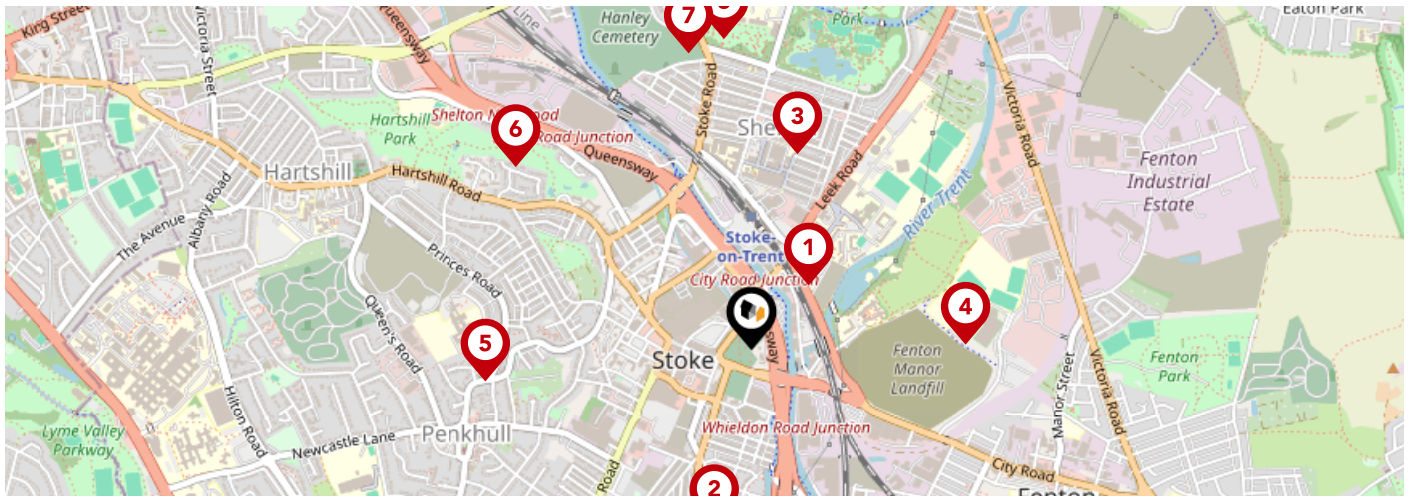
1	Rear of Factories-Fenton, Staffordshire	Historic Landfill <input type="checkbox"/>
2	Hawkins Street-Fenton, Stoke on Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
3	South Side of Hawkens Street-Fenton, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Tolkien Way-Hartshill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
5	Old/Disused Sewage Works Leek Road-Leek Road, Shelton, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
6	Stelrad Bathroom Products-Whieldon Road, Mount Pleasant, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
7	South Manor Street-Off Manor Street, Southern End, Fenton, Stoke on Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
8	St Dominics Car Park-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
9	Hanley Water Pollution Control Works-Stoke-on-Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
10	North Manor Street-Fenton, Stoke on Trent, 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...

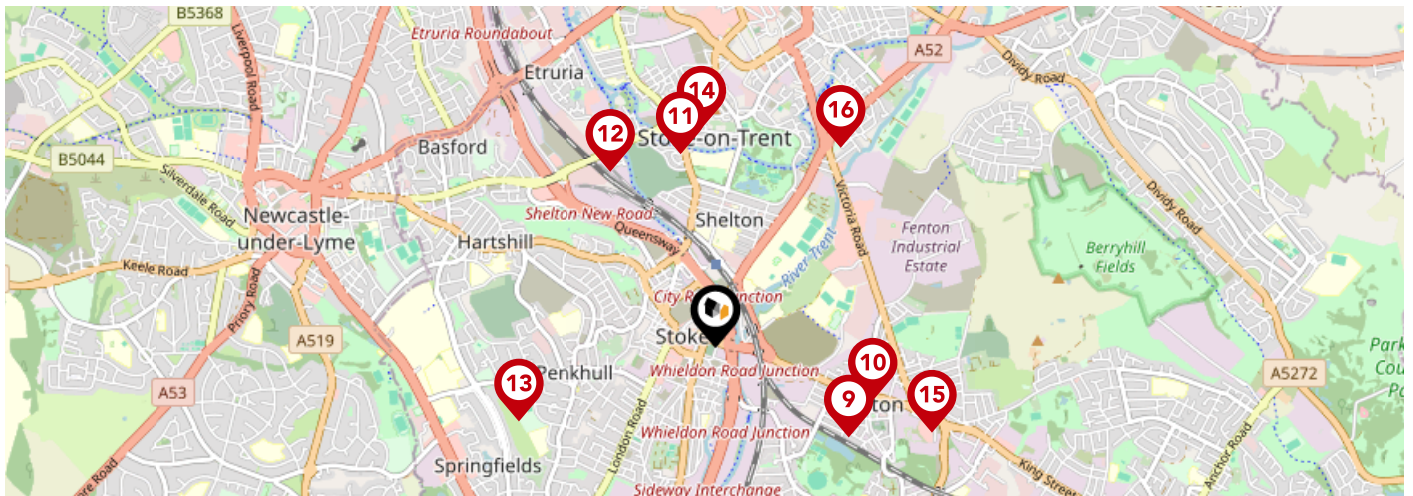


Listed Buildings in the local district		Grade	Distance
	1297936 - Church Of St Peter Ad Vincula	Grade II	0.0 miles
	1297959 - Jubilee Hall Kings Hall Town Hall	Grade II	0.0 miles
	1220352 - The Glebe Hotel	Grade II	0.0 miles
	1220146 - Number 2 To 6 And Attached Railings	Grade II	0.0 miles
	1195824 - 1, Brook Street	Grade II	0.0 miles
	1195793 - Chest Tombs Of Whalley And Broade Family Approximately 10 Metres South West Of Church Of St Peter	Grade II	0.1 miles
	1195834 - Chest Tomb To John Fenton In St Peter's Churchyard, Circa 100 Metres South East Of Church	Grade II	0.1 miles
	1195794 - Cross Fragment In St Peter's Churchyard	Grade II	0.1 miles
	1220365 - Chest Tombs And Headstone Of Carr Warburton And Berry Approximately 75 Metres South Of Church	Grade II	0.1 miles
	1220376 - Chest Tomb Of Garner Family, St Peter's Churchyard Approximately 70 Metres South Of Church	Grade II	0.1 miles

Area Schools

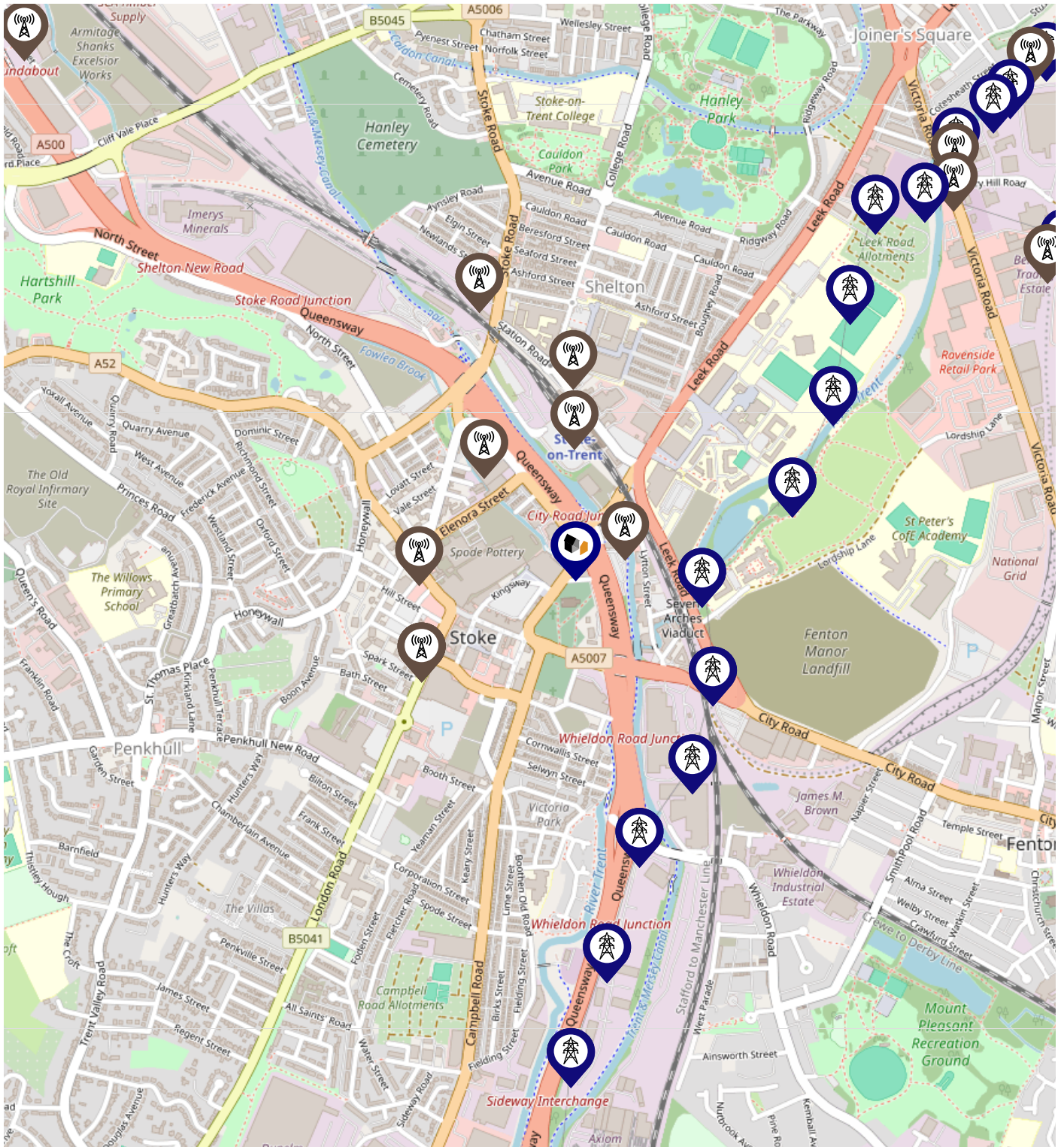


		Nursery	Primary	Secondary	College	Private
1	City of Stoke-On-Trent Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stoke Minster CofE Primary Academy Ofsted Rating: Special Measures Pupils: 403 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Excellence Girls Academy Ofsted Rating: Good Pupils: 79 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's CofE Academy Ofsted Rating: Requires improvement Pupils: 1085 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Willows Primary School Ofsted Rating: Good Pupils: 687 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas Aquinas Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Registry Ofsted Rating: Not Rated Pupils:0 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stoke-on-Trent College Ofsted Rating: Good Pupils:0 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Our Lady's Catholic Academy Ofsted Rating: Good Pupils: 228 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church CofE Primary Academy Ofsted Rating: Good Pupils: 227 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Snowhill School Ofsted Rating: Good Pupils: 35 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Regent College Ofsted Rating: Good Pupils:0 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thistley Hough Academy Ofsted Rating: Good Pupils: 1091 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's CofE Primary School Ofsted Rating: Good Pupils: 460 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Co-op Academy Glebe Ofsted Rating: Outstanding Pupils: 237 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Want2Achieve The Academy Ofsted Rating: Inadequate Pupils: 10 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

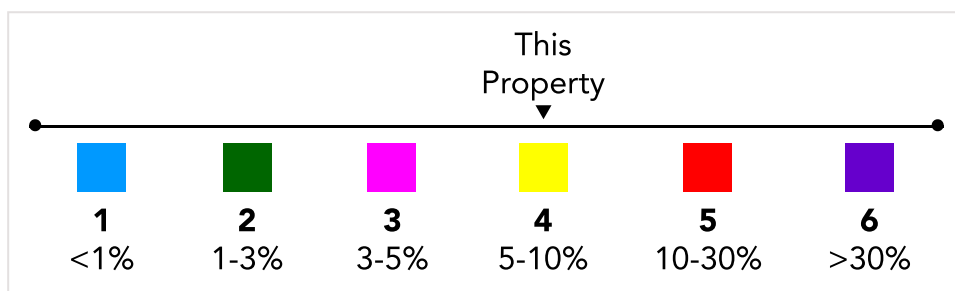
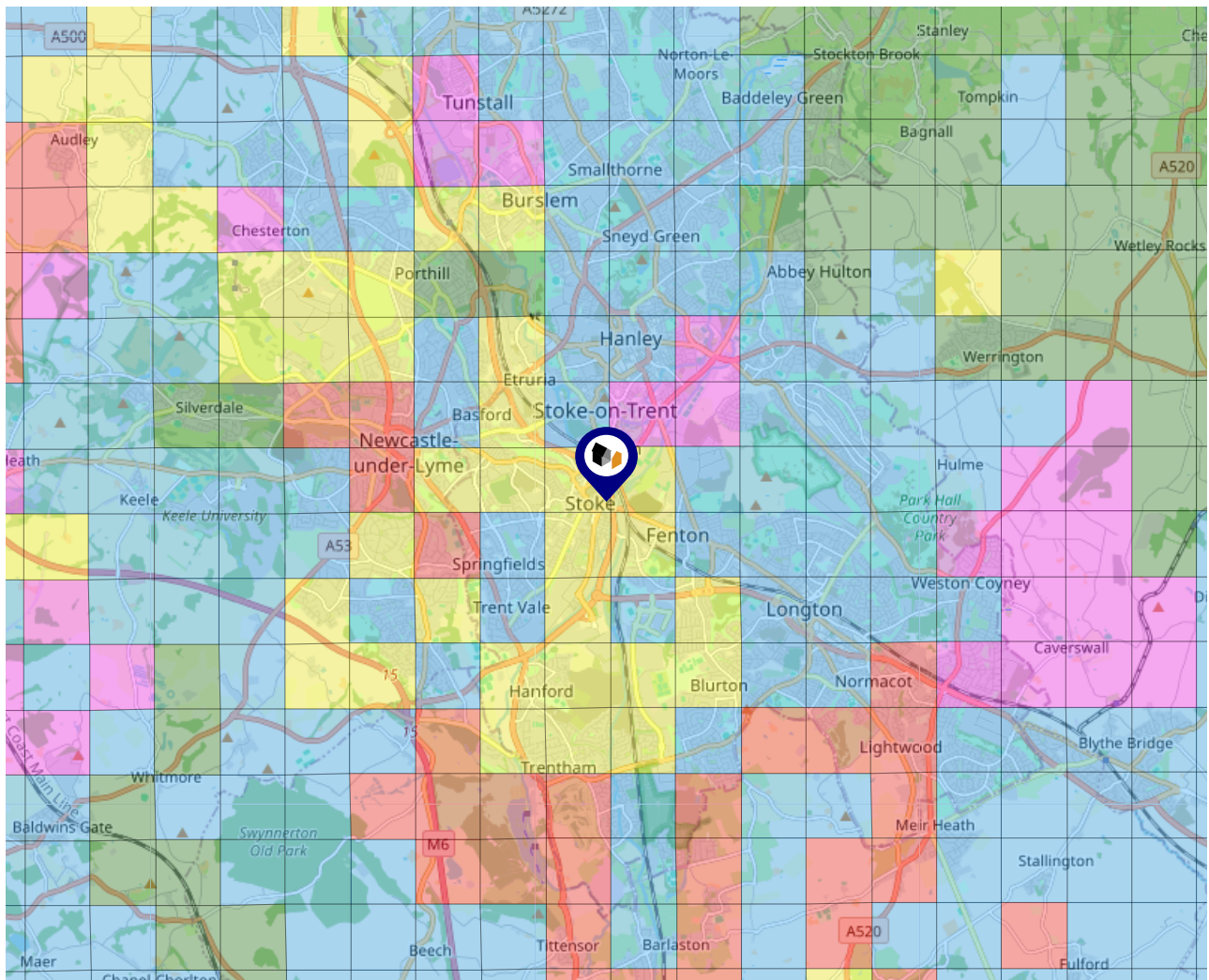


Key:

-  Power Pylons
-  Communication Masts

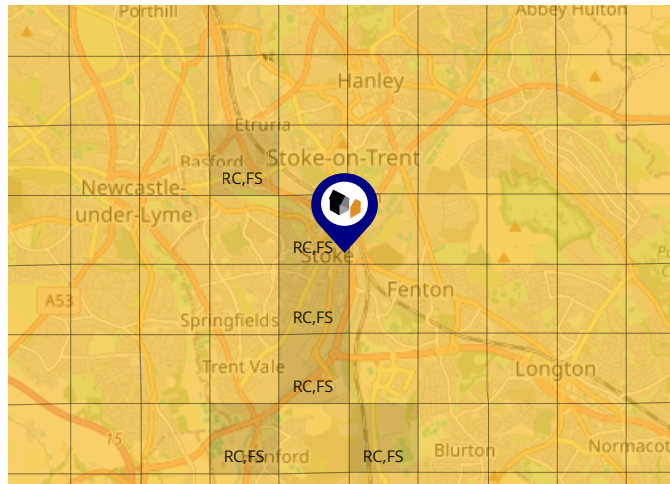
What is Radon?

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/m³).



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		

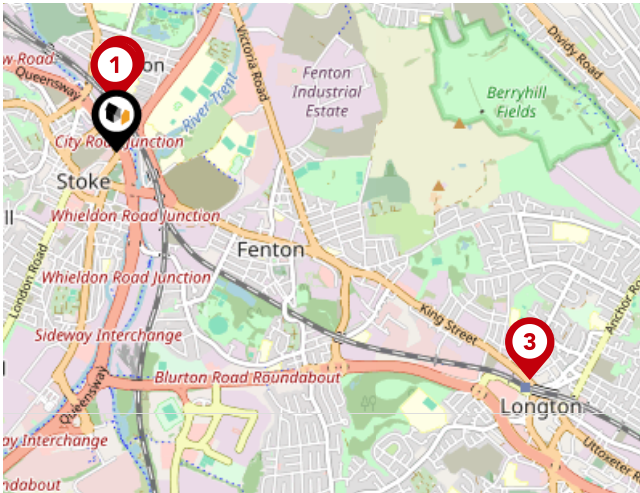


Primary Classifications (Most Common Clay Types)

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

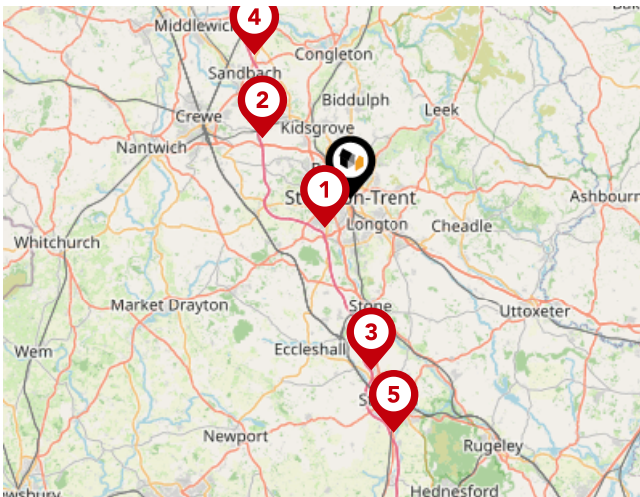
Area

Transport (National)



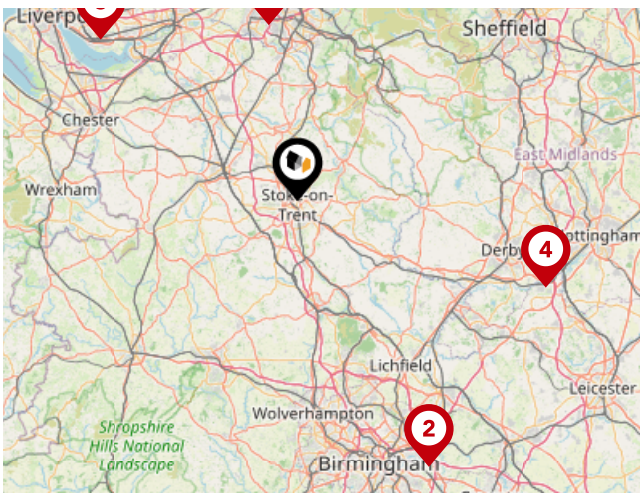
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	0.22 miles
2	Stoke-on-Trent Rail Station	0.24 miles
3	Platform 1	2.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.73 miles
2	M6 J16	7.69 miles
3	M6 J14	12.38 miles
4	M6 J17	12.34 miles
5	M6 J13	16.95 miles

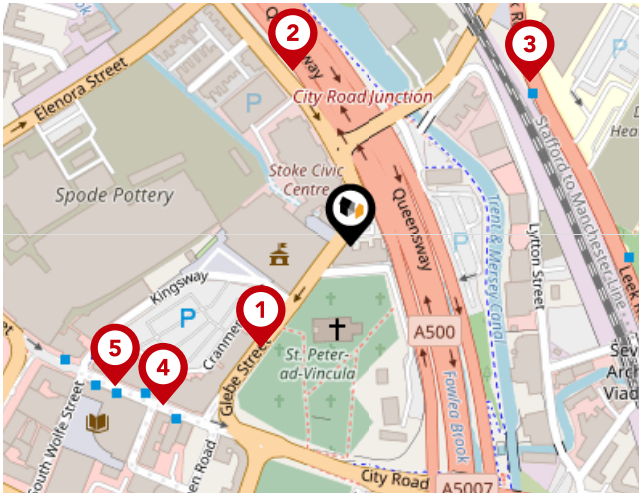


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	25.44 miles
2	Birmingham Airport	42.55 miles
3	Speke	36.22 miles
4	East Mids Airport	37.6 miles

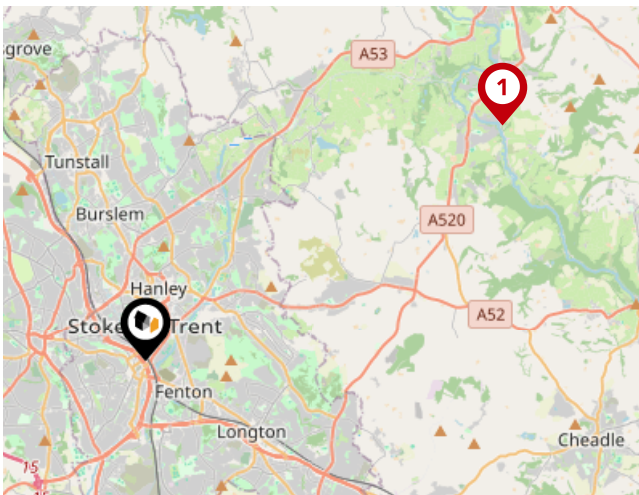
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	stop X	0.07 miles
2	Civic Centre	0.1 miles
3	Hancock Street	0.14 miles
4	stop Q	0.14 miles
5	stop P	0.15 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.65 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

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com

