

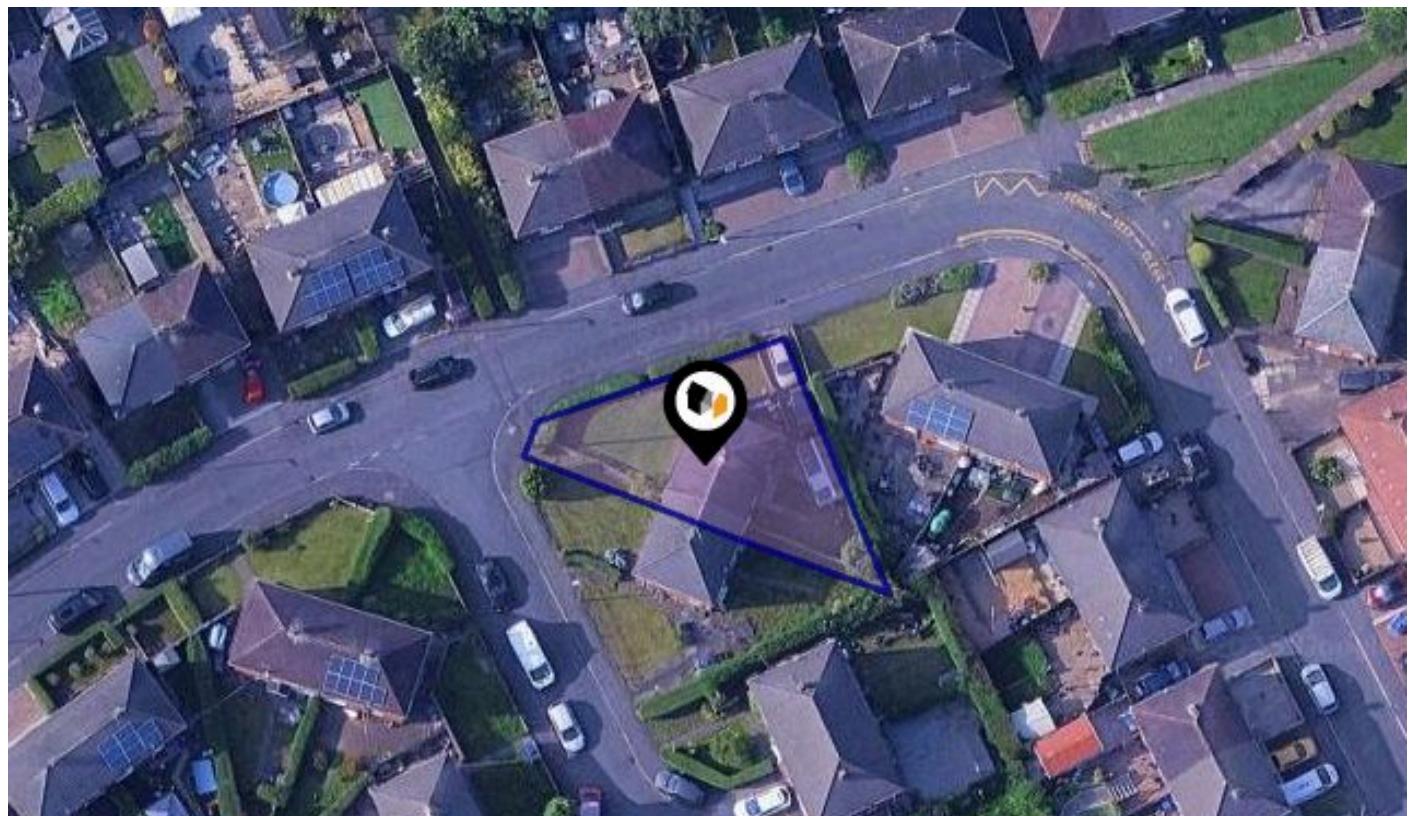


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Friday 09<sup>th</sup> January 2026**



**WITHTINGTON ROAD, STOKE-ON-TRENT, ST6**

**butters john bee**

2-6 Tontine Square, Hanley, Stoke-on-trent, Staffordshire, ST1 1NP

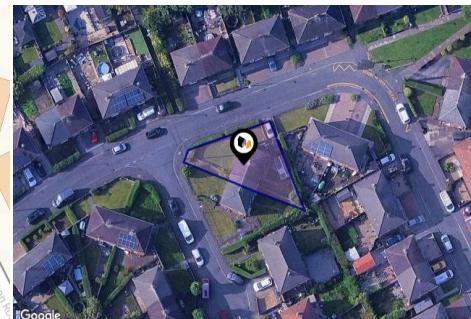
01782 470226

hanleyrentals@bjbmail.com

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

# Property Overview

butters john bee bjb



## Property

**Type:** Semi-Detached House  
**Bedrooms:** 3  
**Floor Area:** 882 ft<sup>2</sup> / 82 m<sup>2</sup>  
**Plot Area:** 0.07 acres  
**Year Built :** 1930-1949  
**Council Tax :** Band A  
**Annual Estimate:** £1,386  
**Title Number:** SF223422

**Tenure:** Freehold

## Local Area

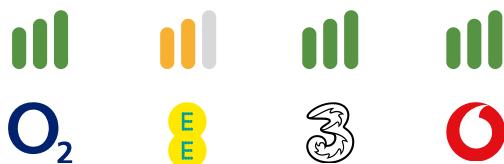
**Local Authority:** City of stoke-on-trent  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas  
● Surface Water

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**4**  
mb/s      **68**  
mb/s      **10000**  
mb/s



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

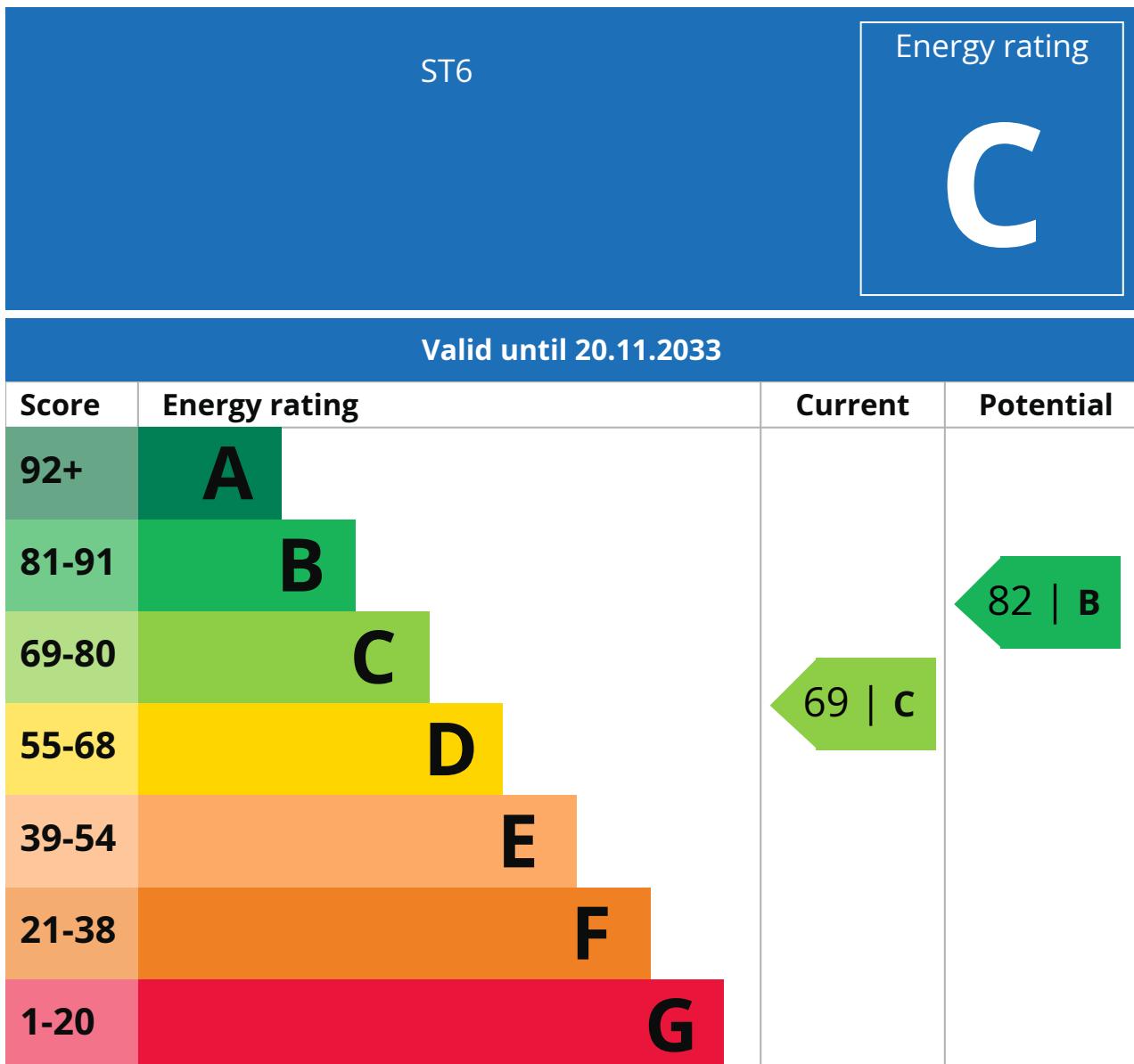


**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

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# Property EPC - Additional Data

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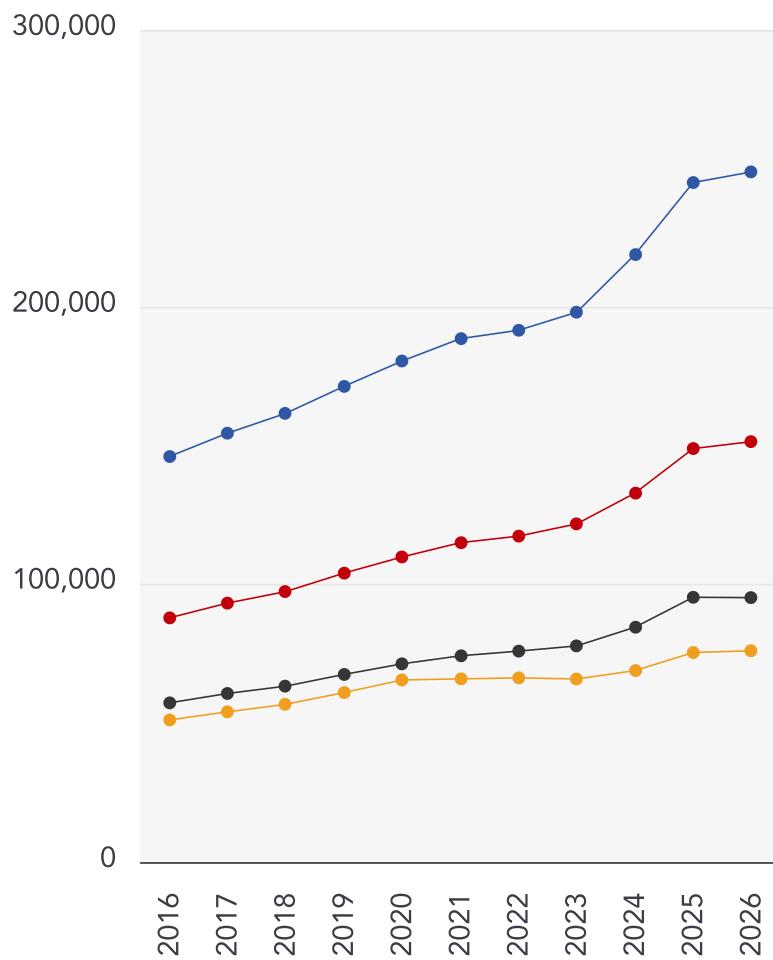
## Additional EPC Data

<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>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, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<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 all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

# Market House Price Statistics

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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

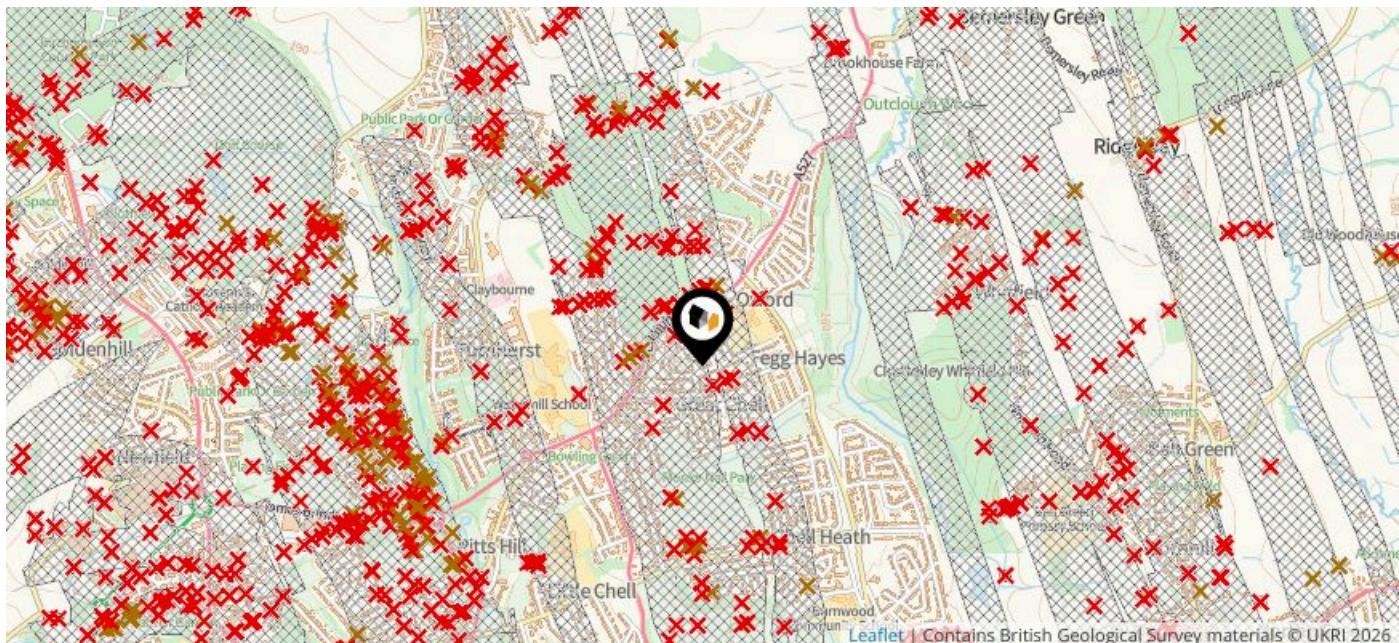
**+66.07%**

Flat

**+48.62%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- Yellow 'X': Adit
- Green 'X': Gutter Pit
- Red 'X': Shaft

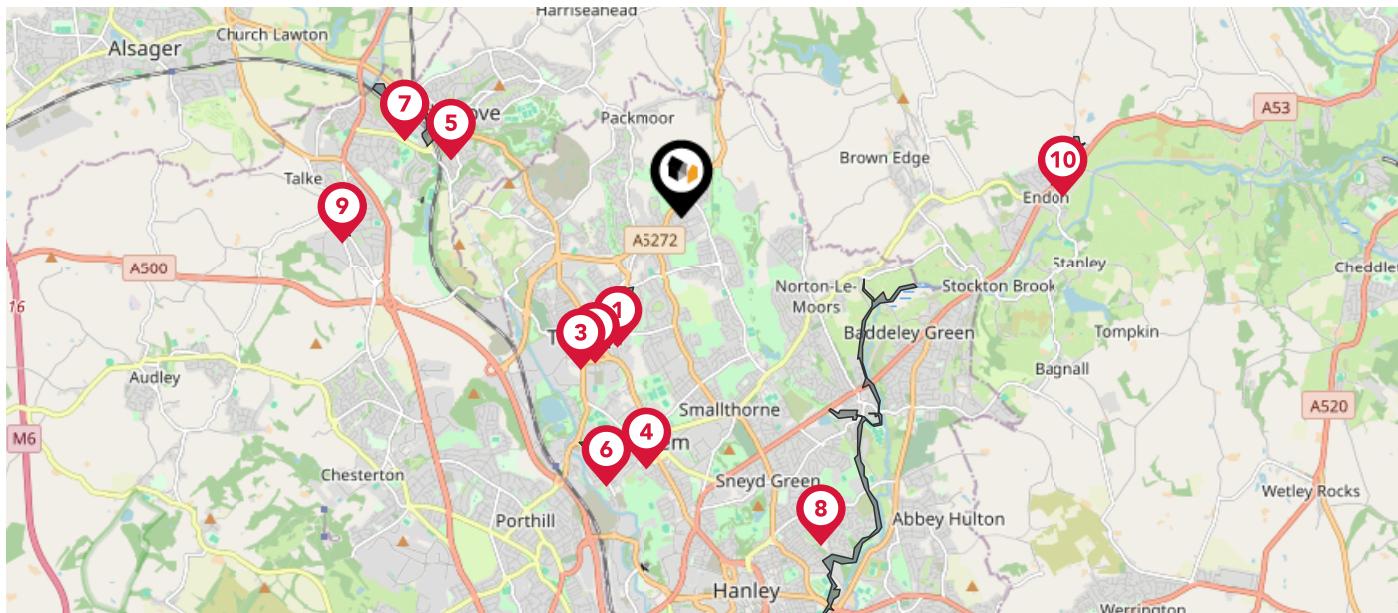
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



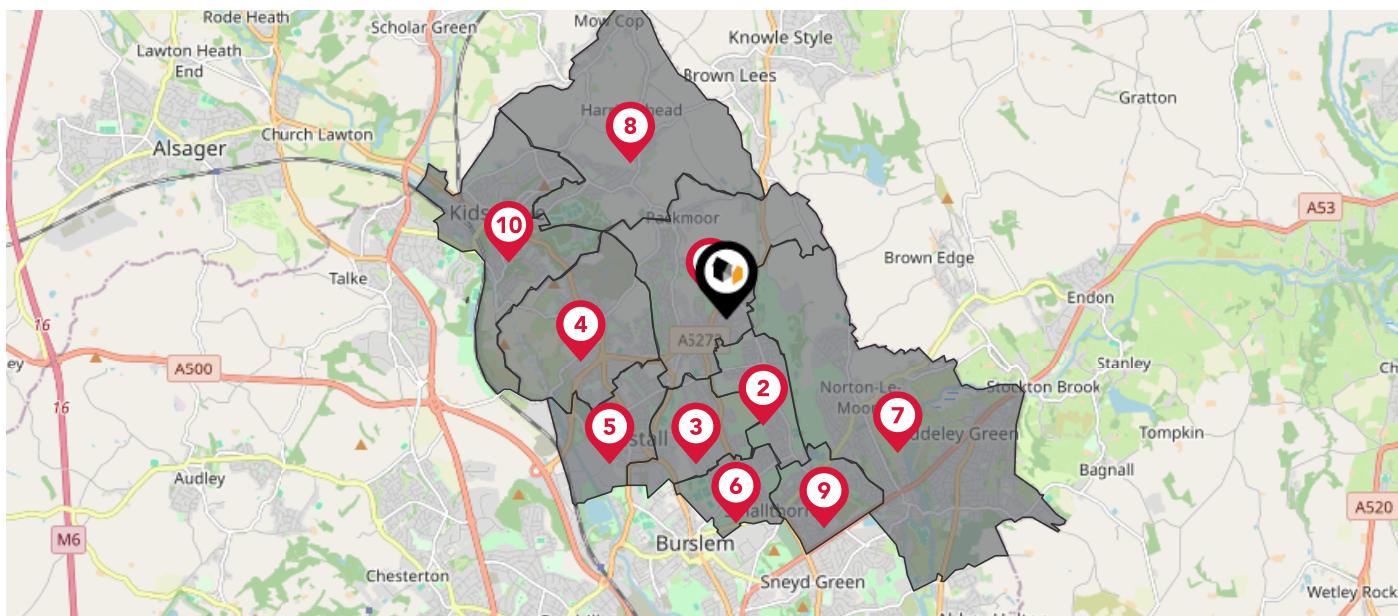
### Nearby Conservation Areas

- 1 Victoria Park
- 2 Park Terrace
- 3 Tower Square
- 4 Burslem Town Centre
- 5 Kidsgrove
- 6 Newcastle Street
- 7 Trent and Mersey Canal, Hardings Wood
- 8 Caldon Canal
- 9 Talke
- 10 Endon

# 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

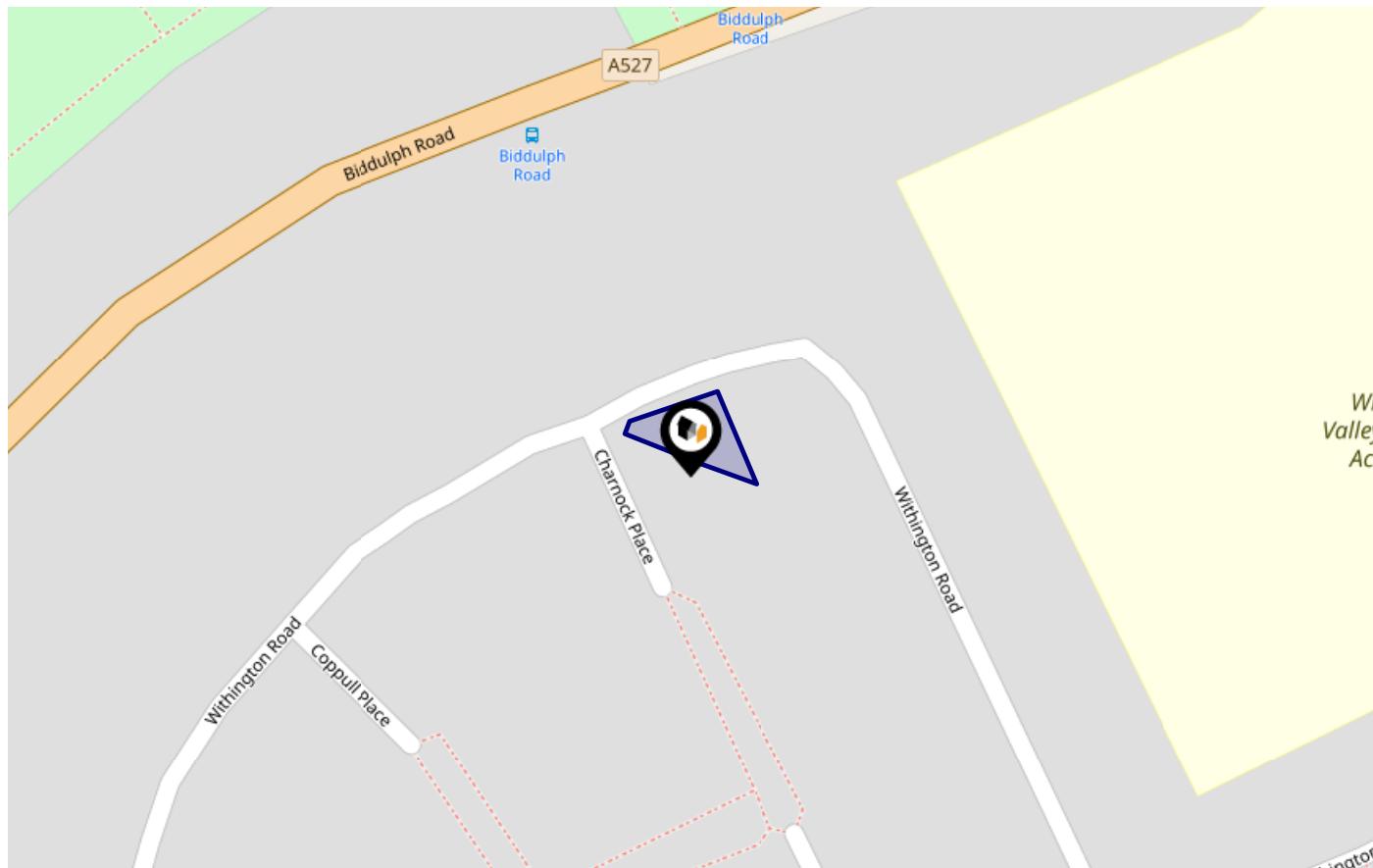
- 1 Great Chell and Packmoor Ward
- 2 Bradeley and Chell Heath Ward
- 3 Little Chell and Stanfield Ward
- 4 Goldenhill and Sandyford Ward
- 5 Tunstall Ward
- 6 Burslem Park Ward
- 7 Baddeley, Milton and Norton Ward
- 8 Newchapel & Mow Cop Ward
- 9 Ford Green and Smallthorne Ward
- 10 Kidsgrove & Ravenscliffe Ward

# Flood Risk

## Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

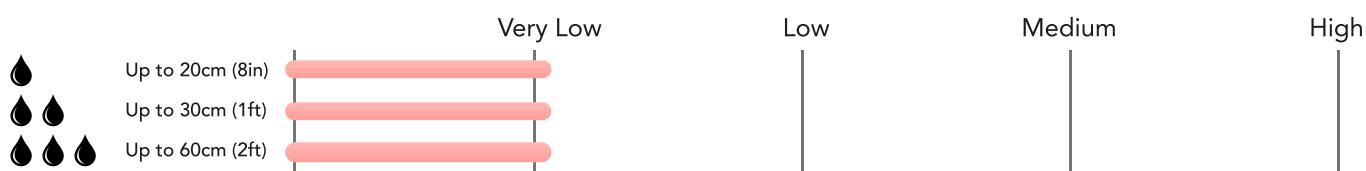


**Risk Rating: Very low**

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.

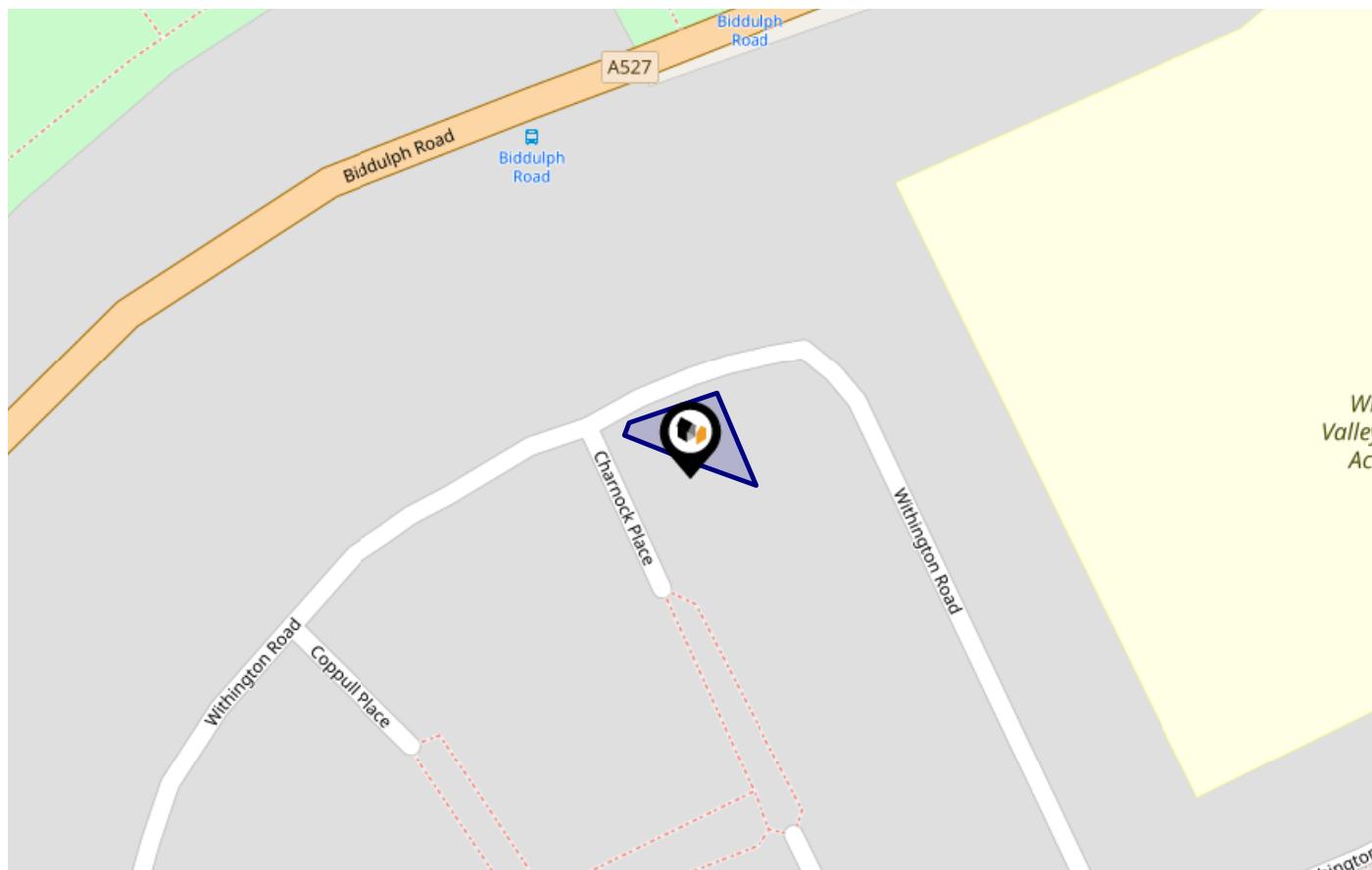
Chance of flooding to the following depths at this property:



# 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.

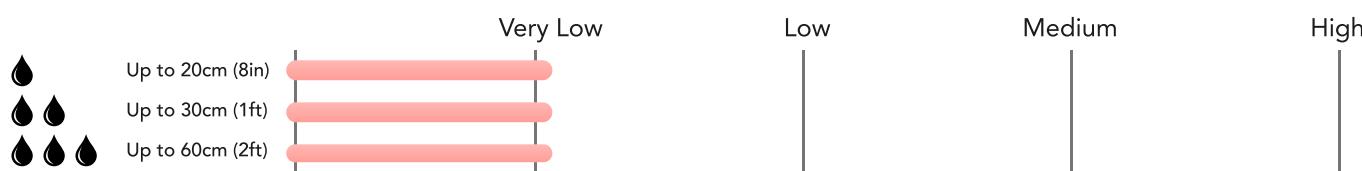


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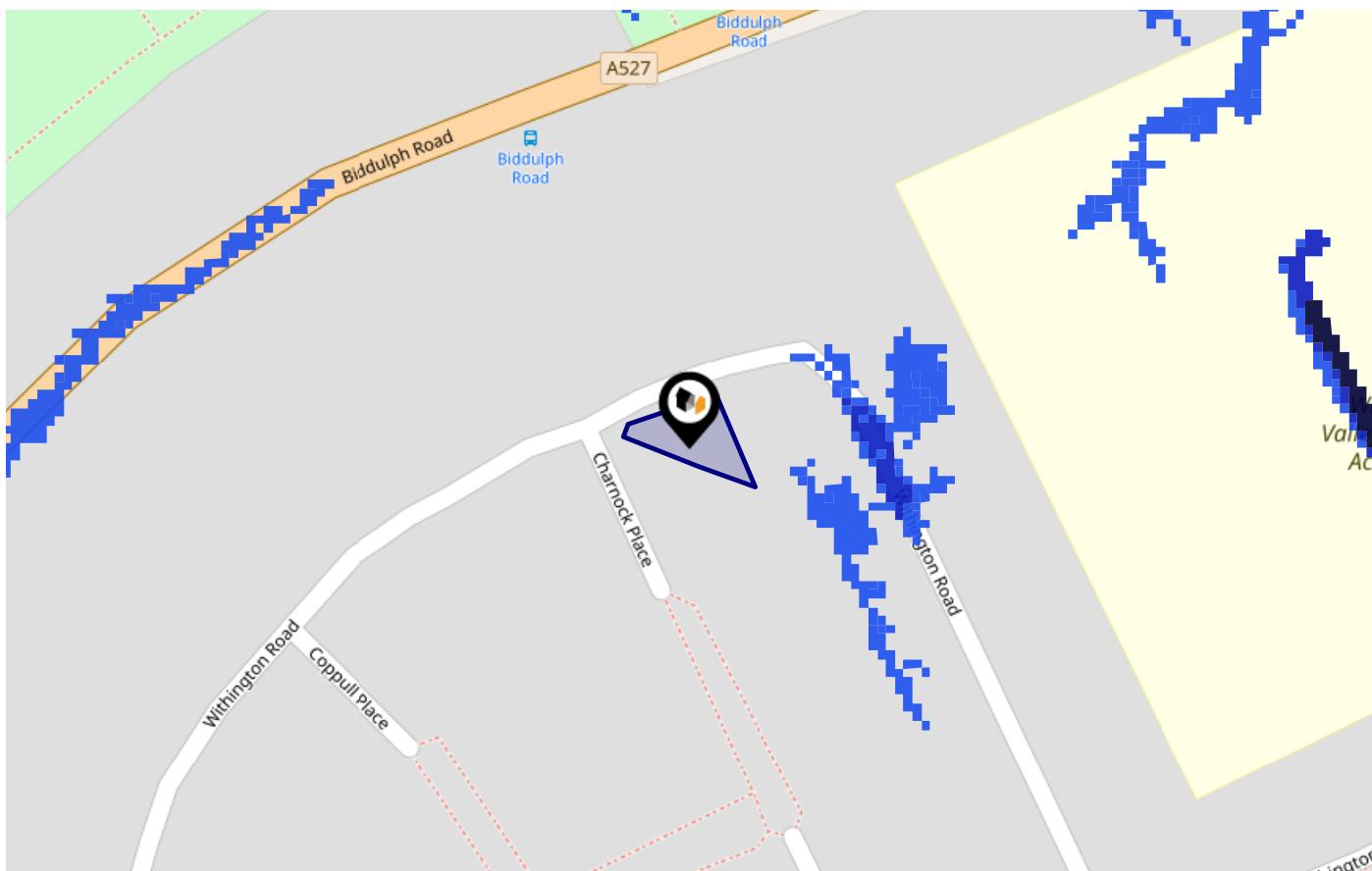
Chance of flooding to the following depths at this property:



# 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.

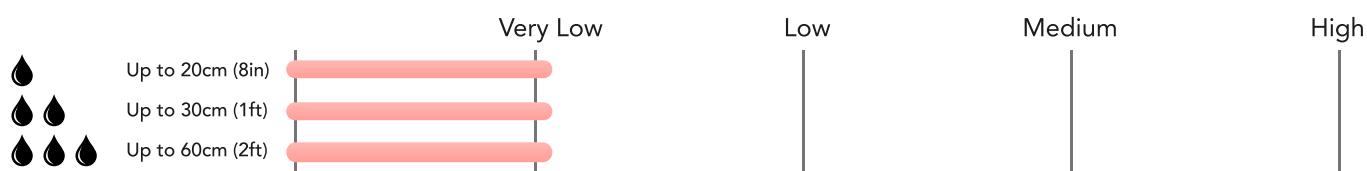


Risk Rating: Very low

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.

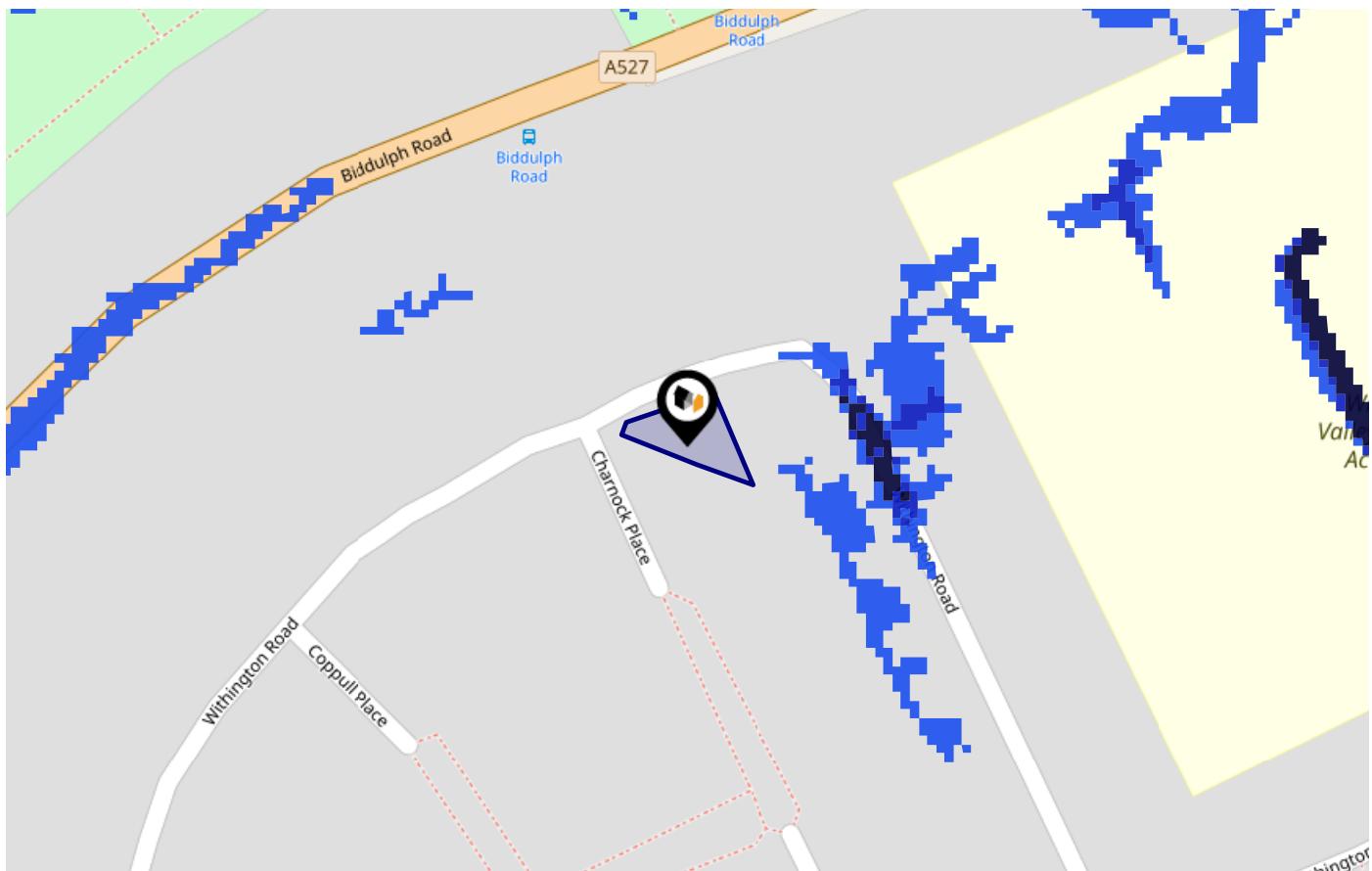
Chance of flooding to the following depths at this property:



# 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.

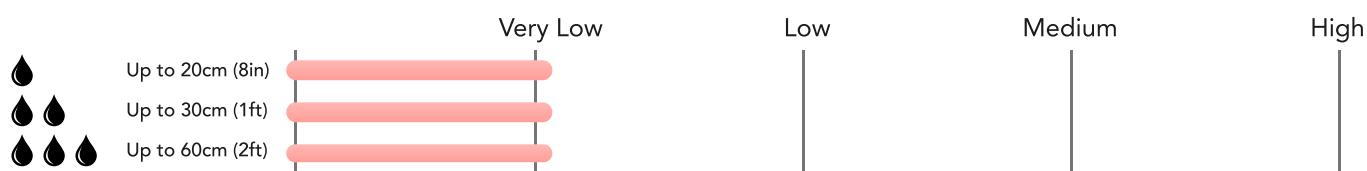


Risk Rating: **Very low**

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.

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Chance of flooding to the following depths at this property:

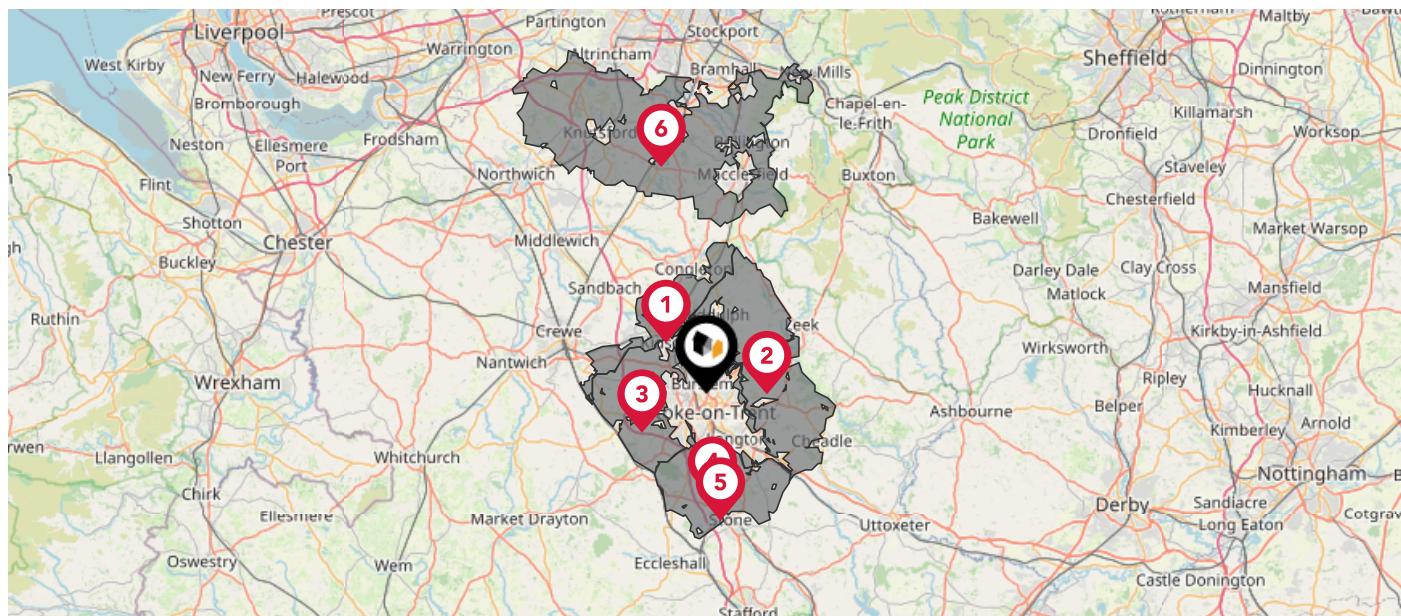


# Maps

## Green Belt

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



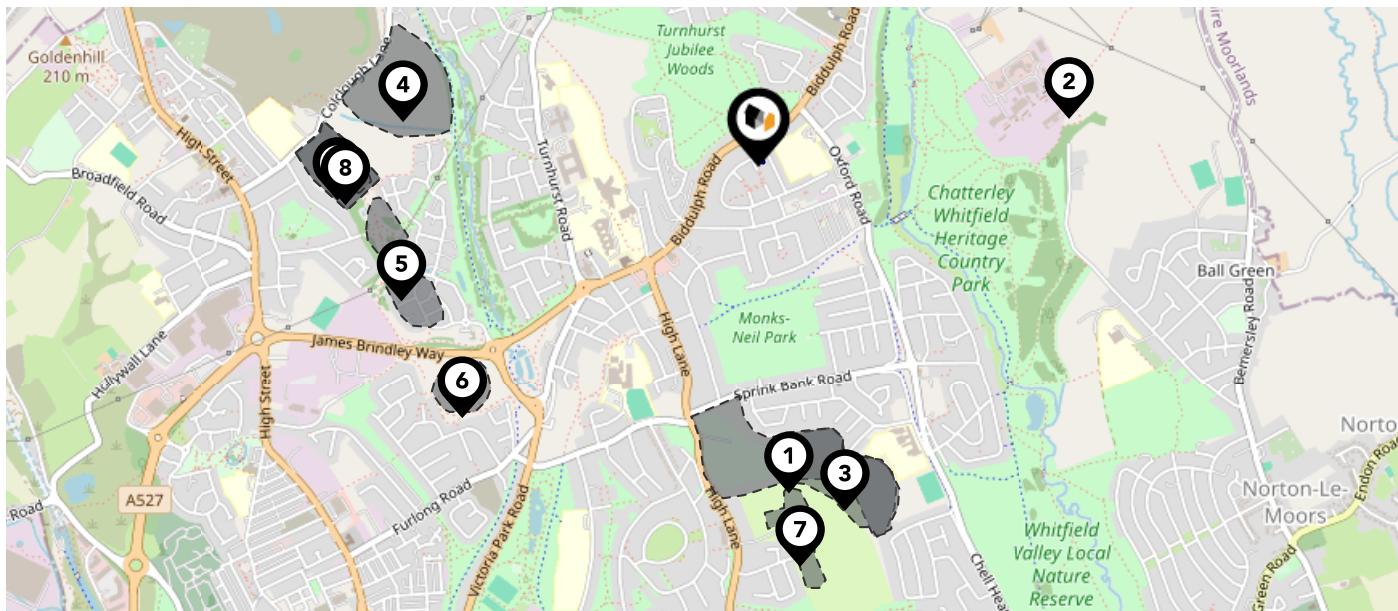
### Nearby Green Belt Land

- 1 Stoke-on-Trent Green Belt - Cheshire East
- 2 Stoke-on-Trent Green Belt - Staffordshire Moorlands
- 3 Stoke-on-Trent Green Belt - Newcastle-under-Lyme
- 4 Stoke-on-Trent Green Belt - Stoke-on-Trent
- 5 Stoke-on-Trent Green Belt - Stafford
- 6 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.



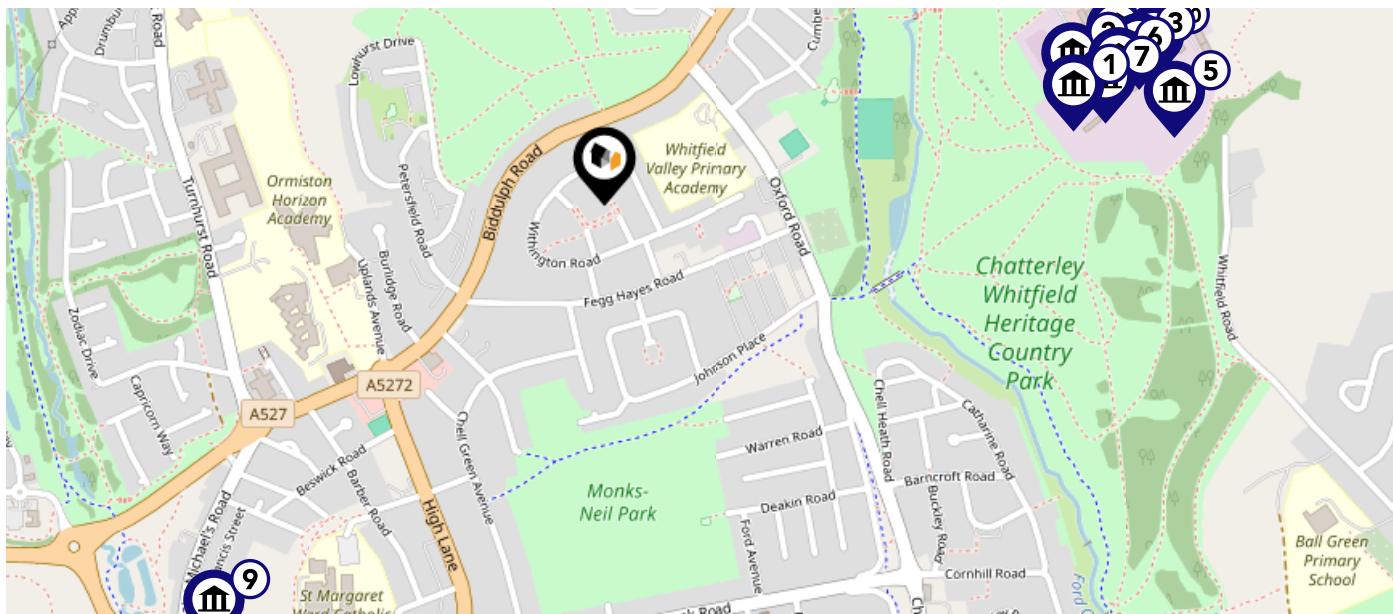
### Nearby Landfill Sites

Site Number	Location	Type	Permit Status
1	Between High Lane And Sprink Bank Road-High Lane/Sprink Bank Road, Chell Heath, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
2	Chatterley Whitfield Colliery-Whitfield Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
3	Land Between High Lane-Land Between High Lane, Burslem, Chellhigh Lane, Heath Road, Sprink, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
4	East Of Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	Russell Place-Russell Place, Sandyford, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
6	Clanway Sports Stadium-Limeheath Place, Clanway, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
7	Burslem Golf Course-Eastwood Avenue, Bank Top, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
8	Off Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	Goldenhill Quarry-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
10	Colclough Quarry-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

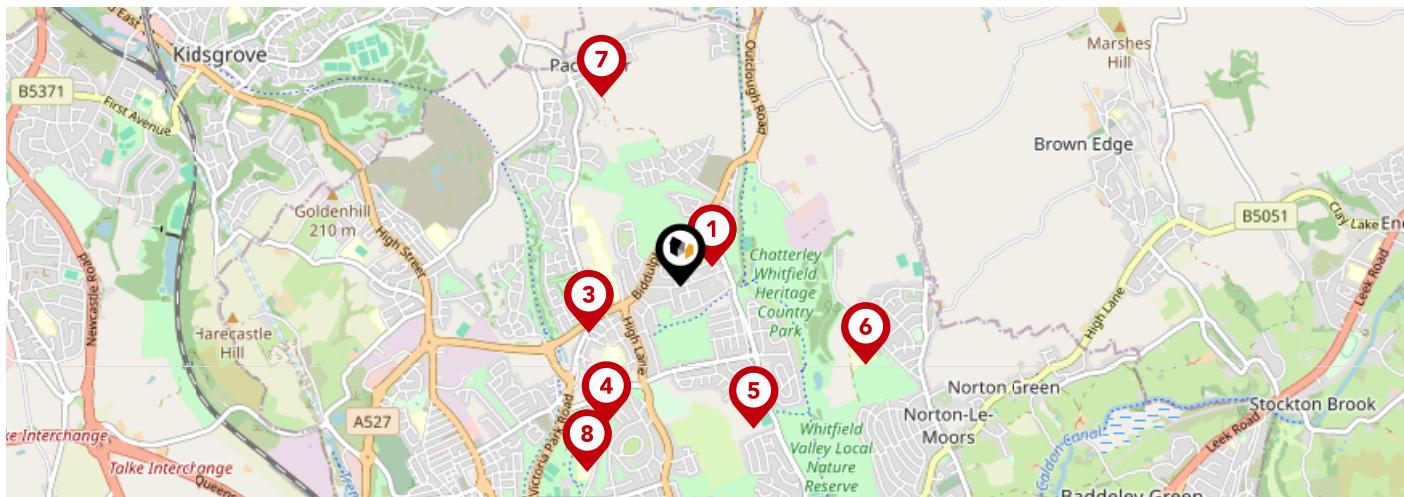
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1 1390529 - Chatterley Whitfield: Area Shaft Building (23)	Grade II	0.5 miles
 2 1416092 - Chatterley Whitfield: Weigh House (22) And Weigh Plates	Grade II	0.5 miles
 3 1416079 - Chatterley Whitfield: Walker Fan House And Drift (27)	Grade II	0.6 miles
 4 1242000 - Chatterley Whitfield: Electrical And Mechanical Fitters' Shop (15)	Grade II	0.6 miles
 5 1416090 - Chatterley Whitfield: Hesketh Heapstead (6) And Mine Car Circuit (24)	Grade II	0.6 miles
 6 1416089 - Chatterley Whitfield: Boiler House (16) And Chimney (3)	Grade II	0.6 miles
 7 1418932 - Chatterley Whitfield: Power House (4)	Grade II	0.6 miles
 8 1260224 - Chatterley Whitfield: Lamp House (9)	Grade II	0.6 miles
 9 1061402 - The Vine Public House	Grade II	0.6 miles
 10 1416091 - Chatterley Whitfield: Former Fan House (11)	Grade II	0.6 miles

# Area Schools

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Nursery Primary Secondary College Private



## Whitfield Valley Primary Academy

Ofsted Rating: Good | Pupils: 467 | Distance: 0.16



## Ormiston Horizon Academy

Ofsted Rating: Good | Pupils: 1053 | Distance: 0.46



## Watermill School

Ofsted Rating: Good | Pupils: 238 | Distance: 0.46



## St Margaret Ward Catholic Academy

Ofsted Rating: Good | Pupils: 1162 | Distance: 0.7



## Burnwood Community Primary School

Ofsted Rating: Good | Pupils: 600 | Distance: 0.72



## Ball Green Primary School

Ofsted Rating: Good | Pupils: 360 | Distance: 0.9



## Packmoor Ormiston Academy

Ofsted Rating: Good | Pupils: 441 | Distance: 0.91

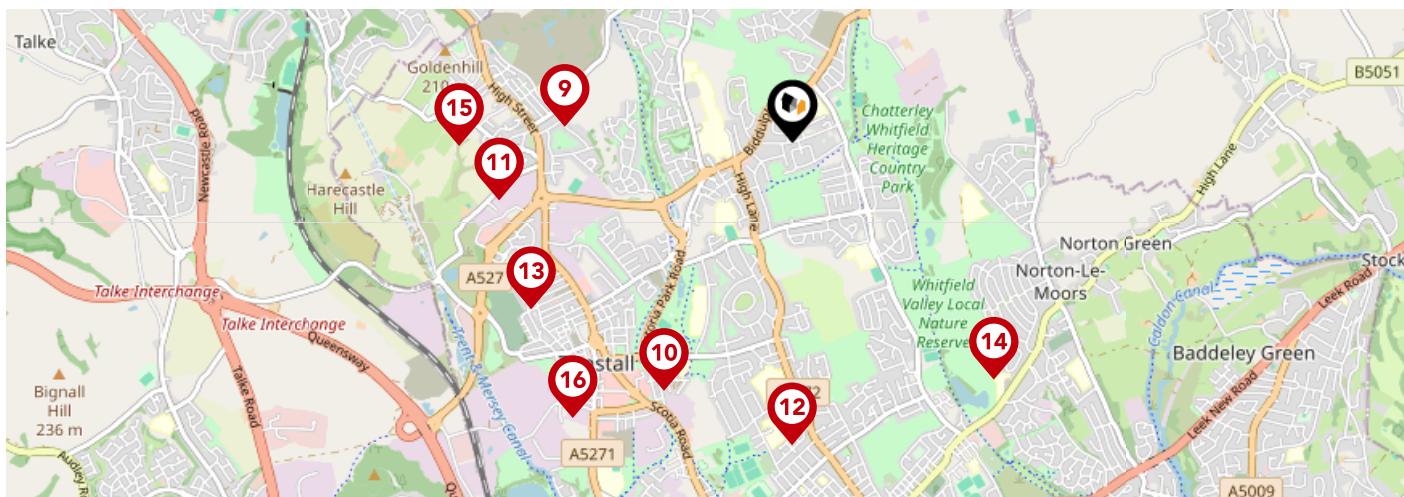


## Mill Hill Primary Academy

Ofsted Rating: Outstanding | Pupils: 455 | Distance: 0.92



# Area Schools



Nursery Primary Secondary College Private



## St Joseph's Catholic Academy, Goldenhill

Ofsted Rating: Good | Pupils: 241 | Distance: 1.01



## St Wilfrid's Catholic Primary School

Ofsted Rating: Good | Pupils: 348 | Distance: 1.25



## Star Academy, Sandyford

Ofsted Rating: Good | Pupils: 182 | Distance: 1.33



## Haywood Academy

Ofsted Rating: Good | Pupils: 1160 | Distance: 1.35



## Summerbank Primary Academy

Ofsted Rating: Good | Pupils: 443 | Distance: 1.38



## St Marys Catholic Academy

Ofsted Rating: Outstanding | Pupils: 242 | Distance: 1.39



## Goldenhill Primary Academy

Ofsted Rating: Good | Pupils: 229 | Distance: 1.48



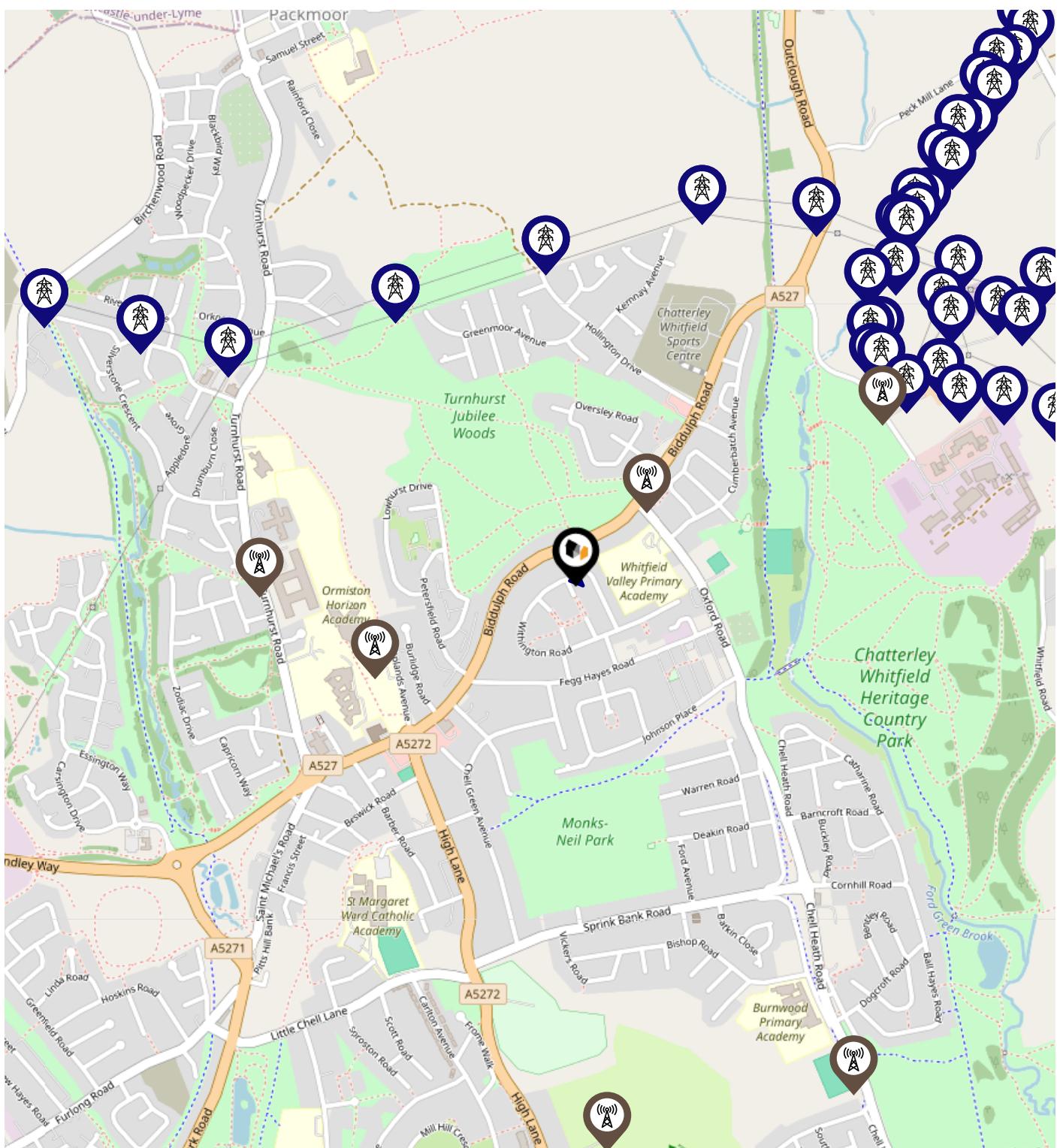
## St Mary's Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 493 | Distance: 1.57



# Local Area Masts & Pylons

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## Key:

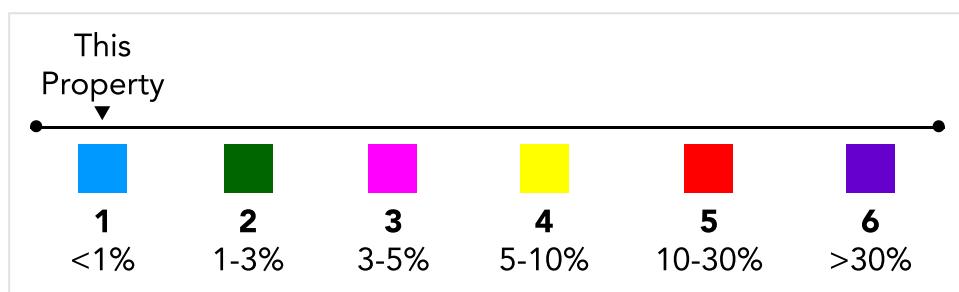
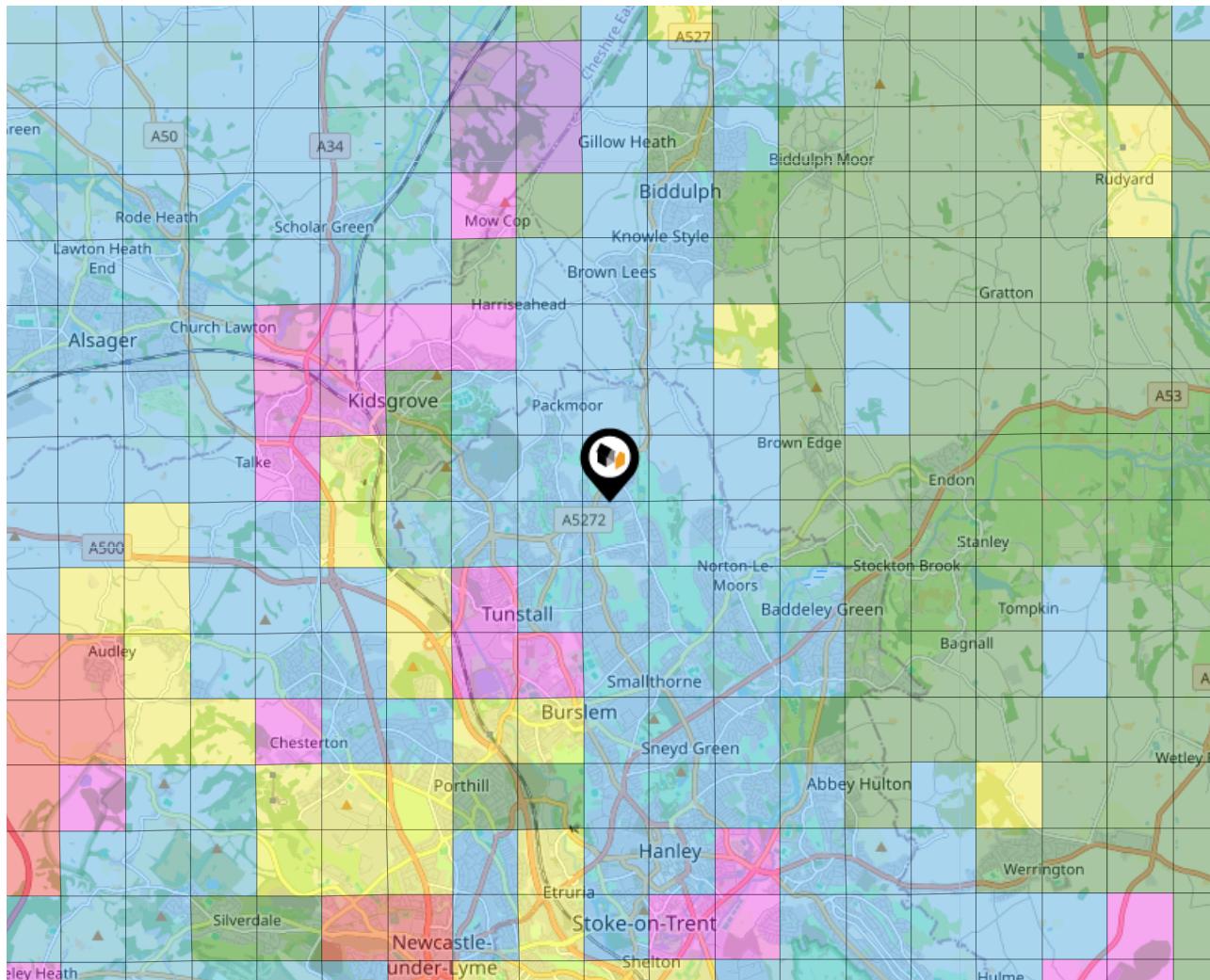
- Power Pylons
- Communication Masts

# Environment

## Radon Gas

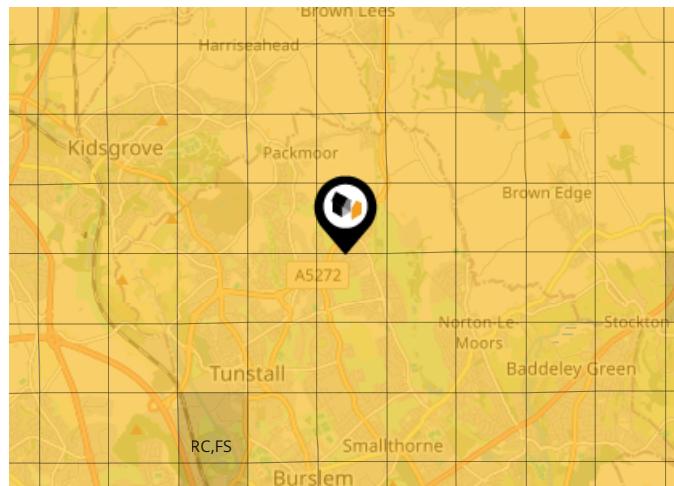
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

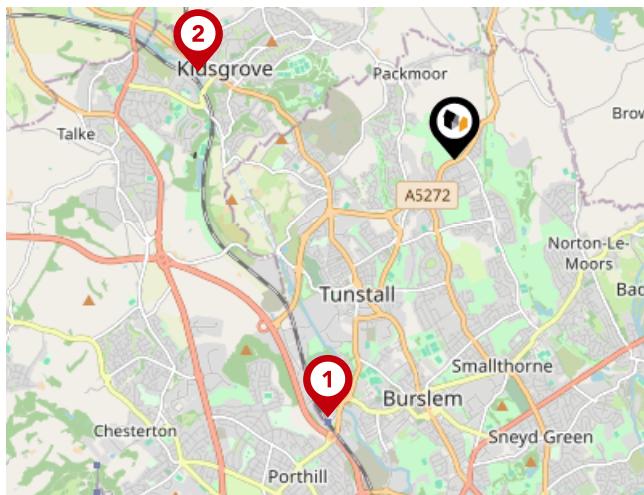
**Carbon Content:** NONE      **Soil Texture:** CLAYEY LOAM TO SANDY  
**Parent Material Grain:** ARGILLIC - LOAM  
ARENACEOUS      **Soil Depth:** INTERMEDIATE-SHALLOW  
**Soil Group:** HEAVY TO MEDIUM



## Primary Classifications (Most Common Clay Types)

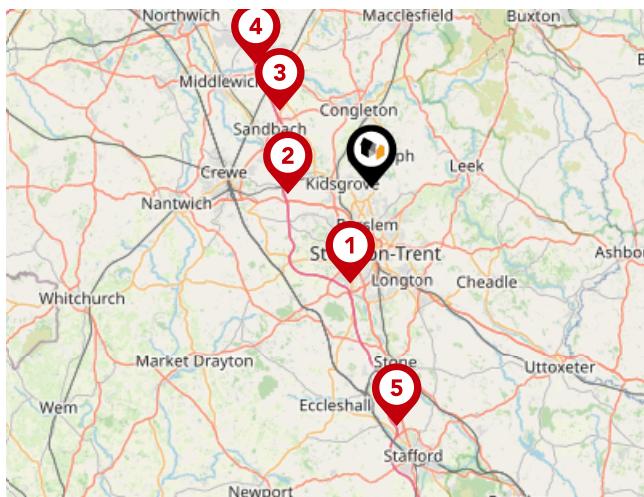
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



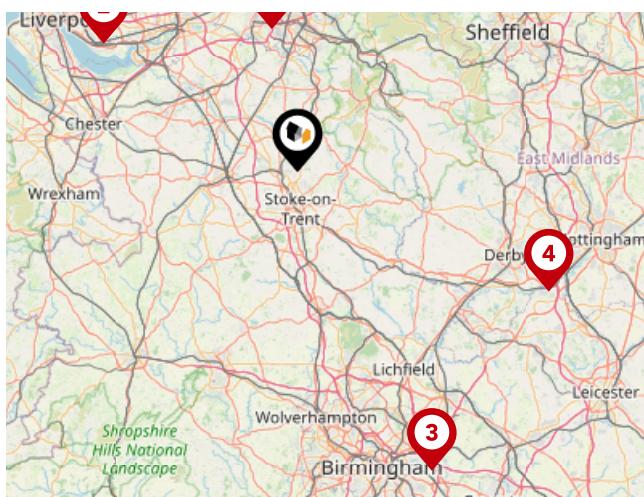
## National Rail Stations

Pin	Name	Distance
1	Platform 2	2.56 miles
2	Kidsgrove Rail Station	2.42 miles
3	Stoke-on-Trent Rail Station	4.63 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	7.02 miles
2	M6 J16	6 miles
3	M6 J17	8.46 miles
4	M6 J18	11.97 miles
5	M6 J14	17.24 miles



## Airports/Helipads

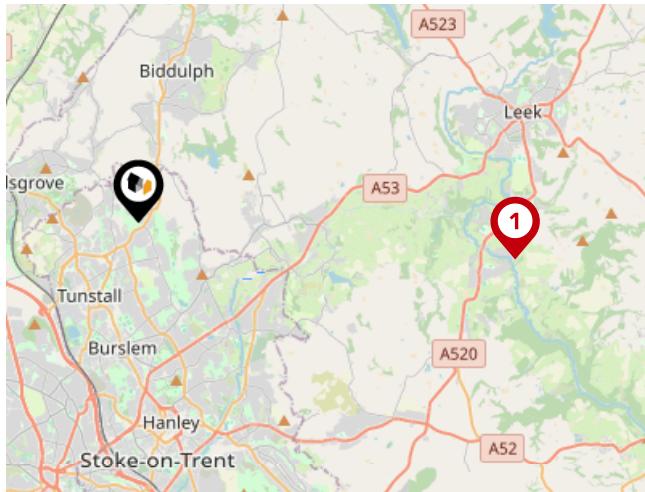
Pin	Name	Distance
1	Manchester Airport	20.59 miles
2	Speke	33.04 miles
3	Birmingham Airport	47.09 miles
4	East Mids Airport	39.74 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Biddulph Road	0.06 miles
2	Fegg Hayes Road	0.16 miles
3	Biddulph Road	0.11 miles
4	Cumberbatch Avenue	0.15 miles
5	Cumberbatch Avenue	0.15 miles



## Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.75 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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Land Registry



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