

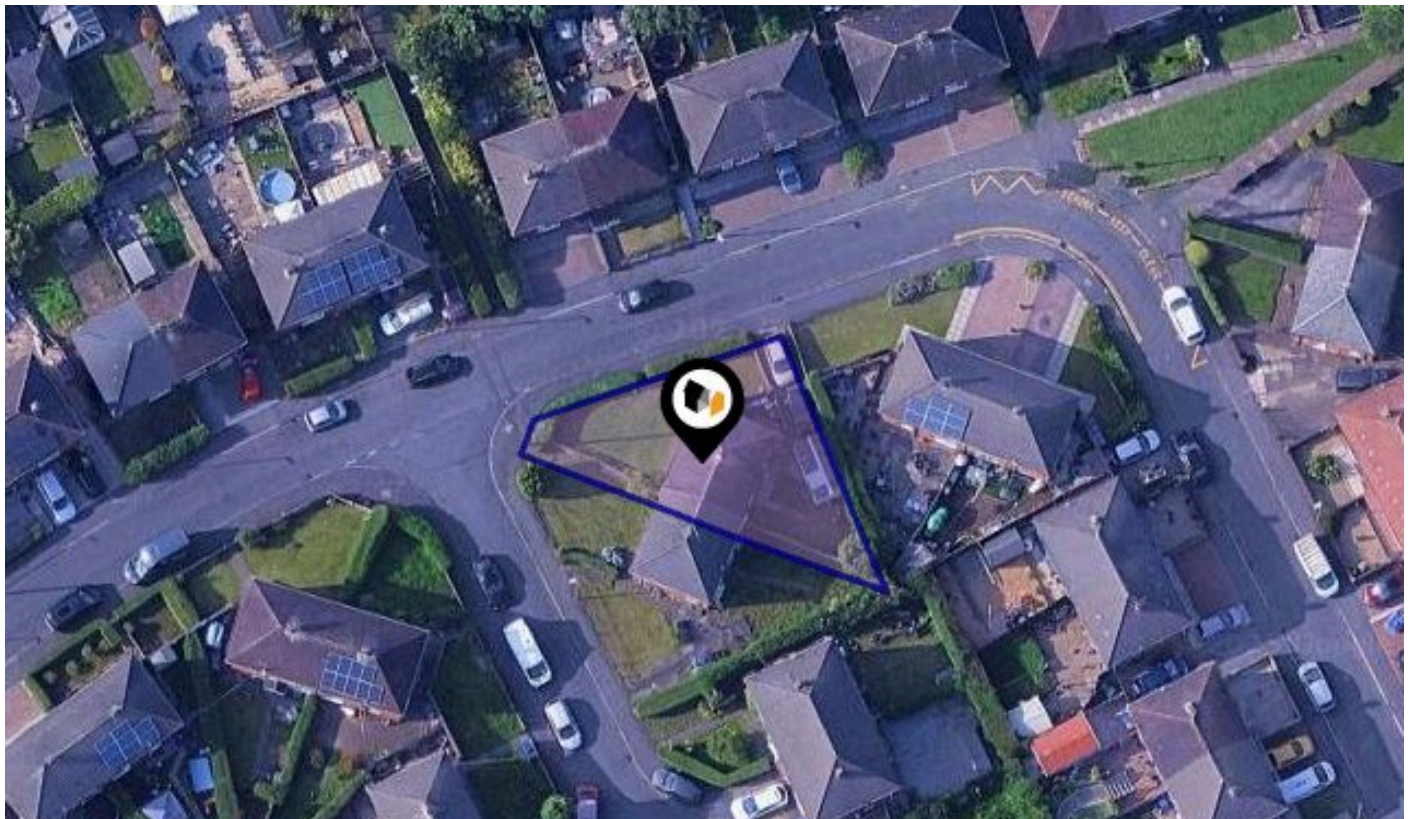


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026



WITHINGTON ROAD, STOKE-ON-TRENT, ST6

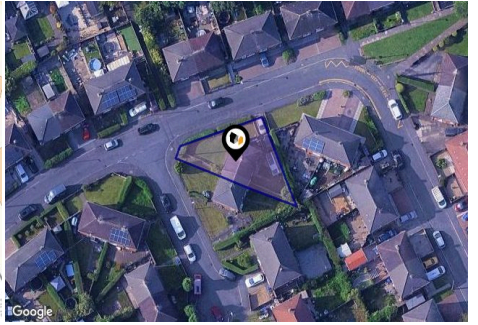
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



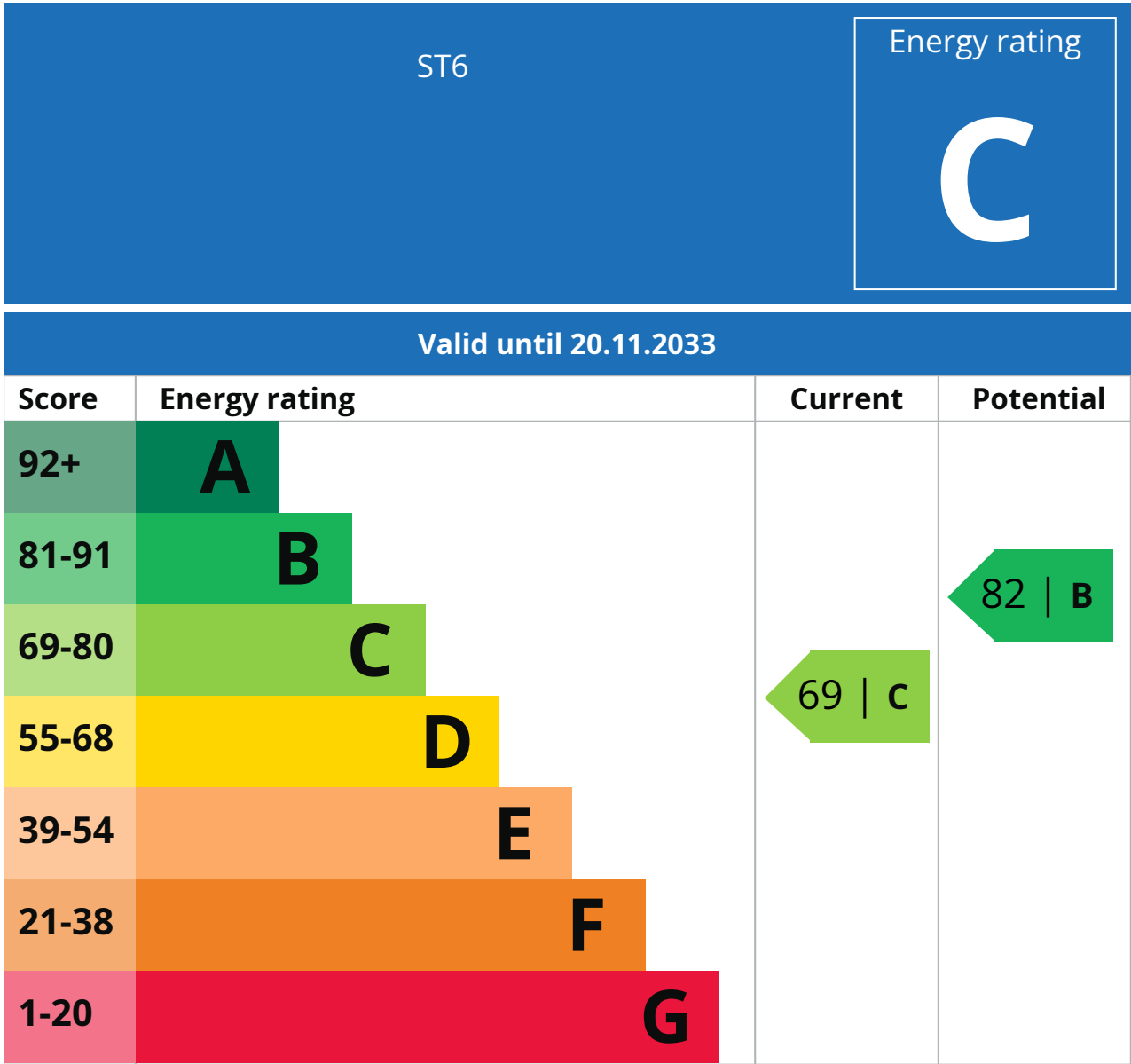
Property

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

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	4 mb/s	68 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Property
EPC - Certificate



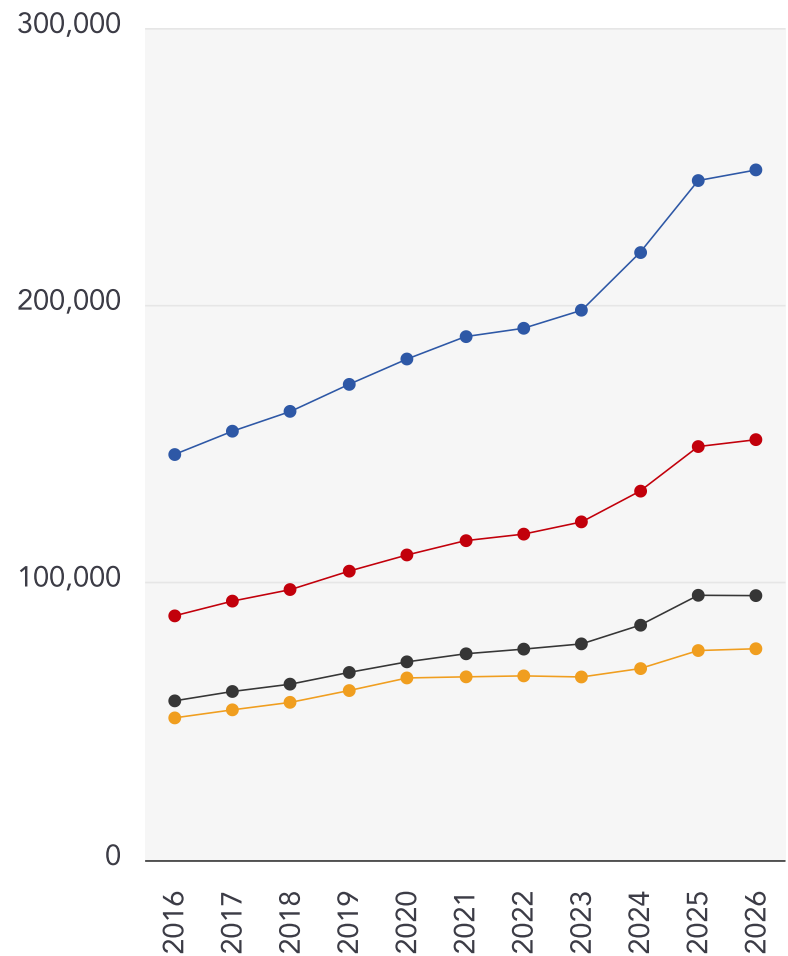
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m ²

Market

House Price Statistics

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



Detached

+70.17%

Semi-Detached

+72.14%

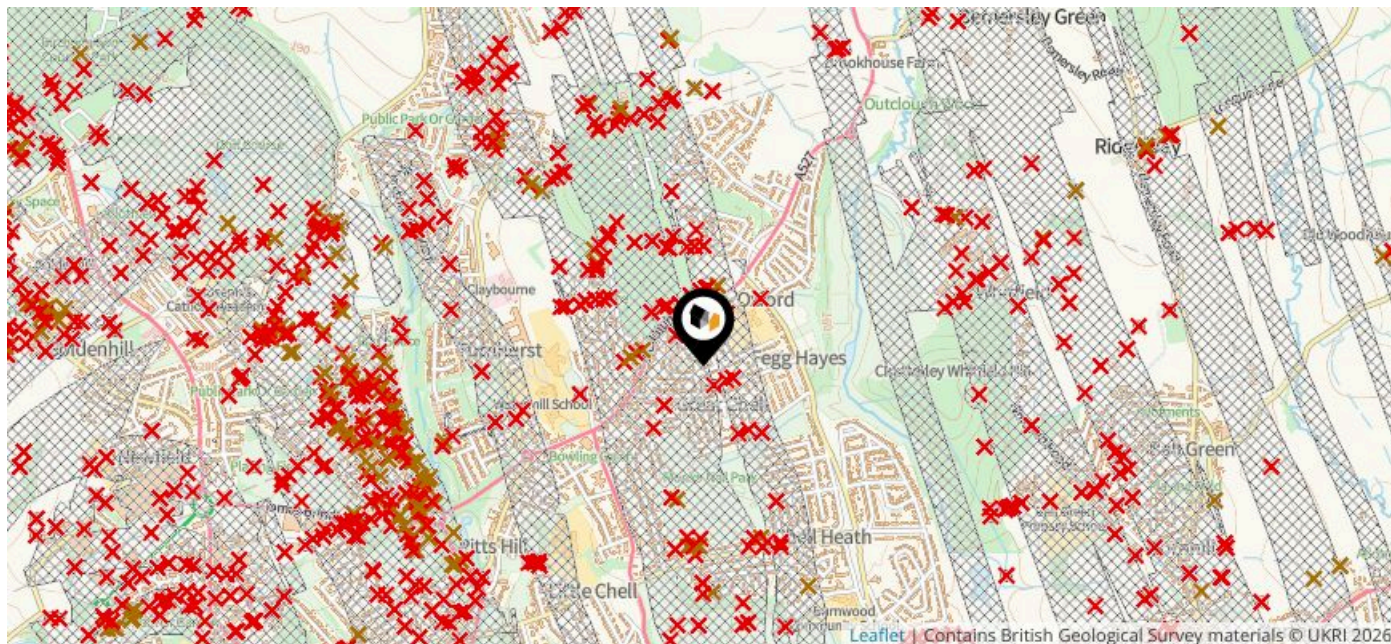
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

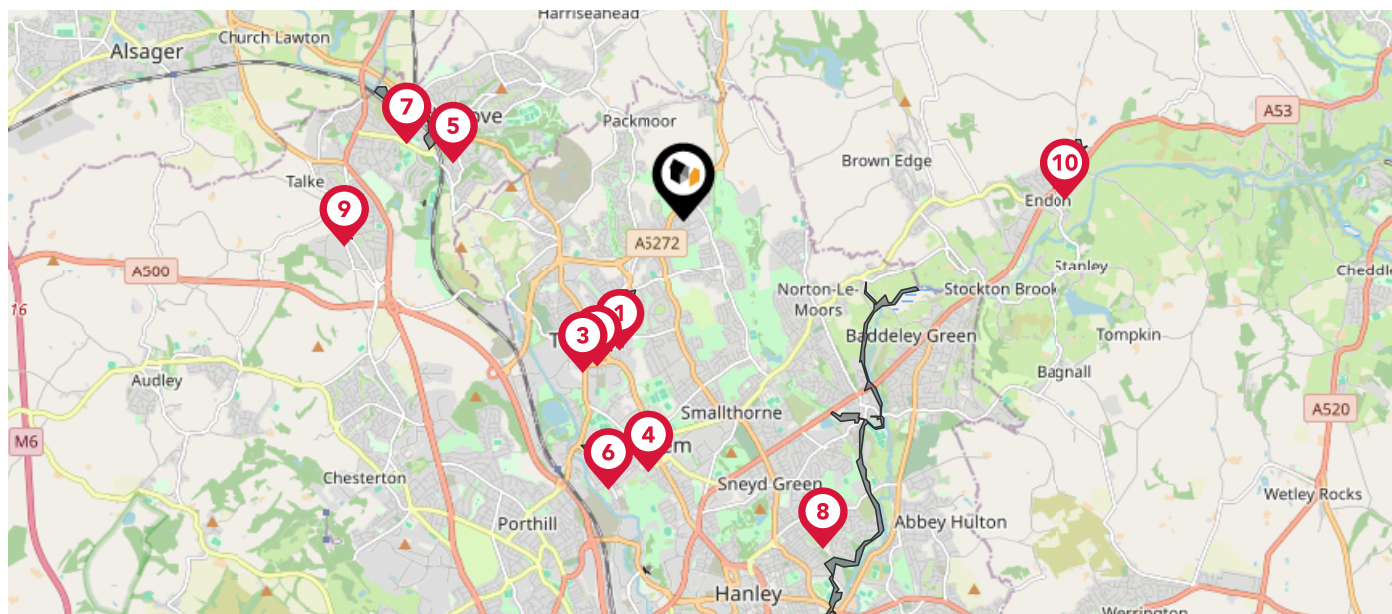
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



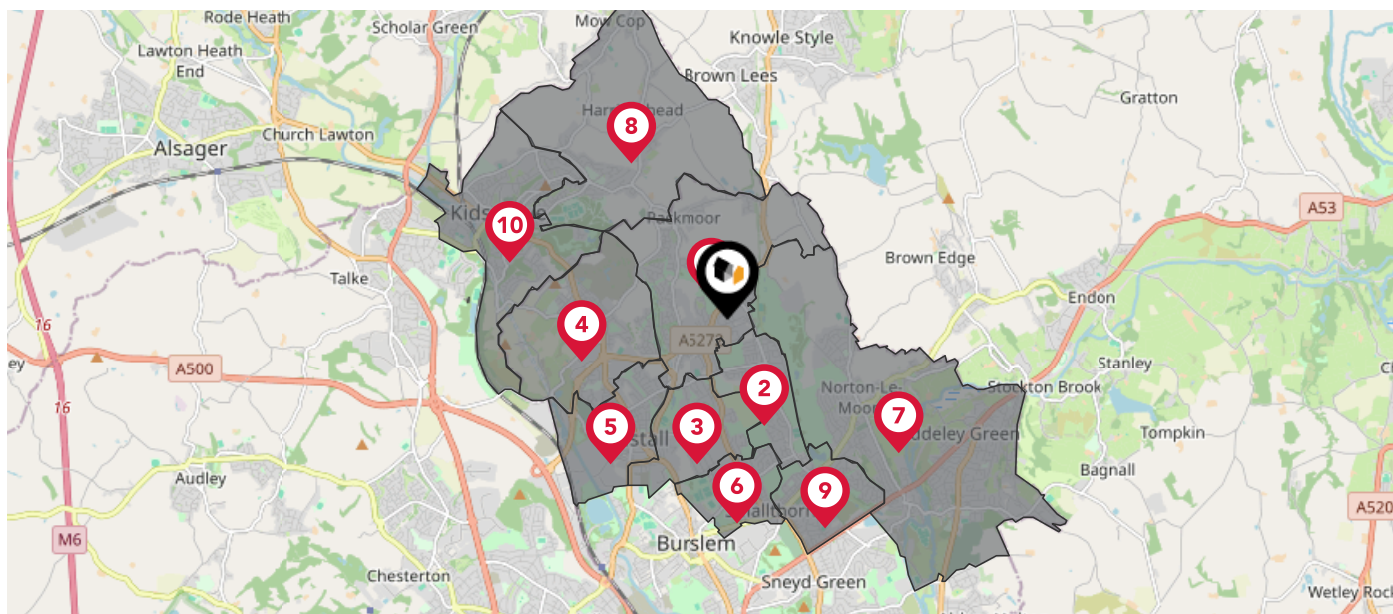
Nearby Conservation Areas

- | | |
|----|---------------------------------------|
| 1 | 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



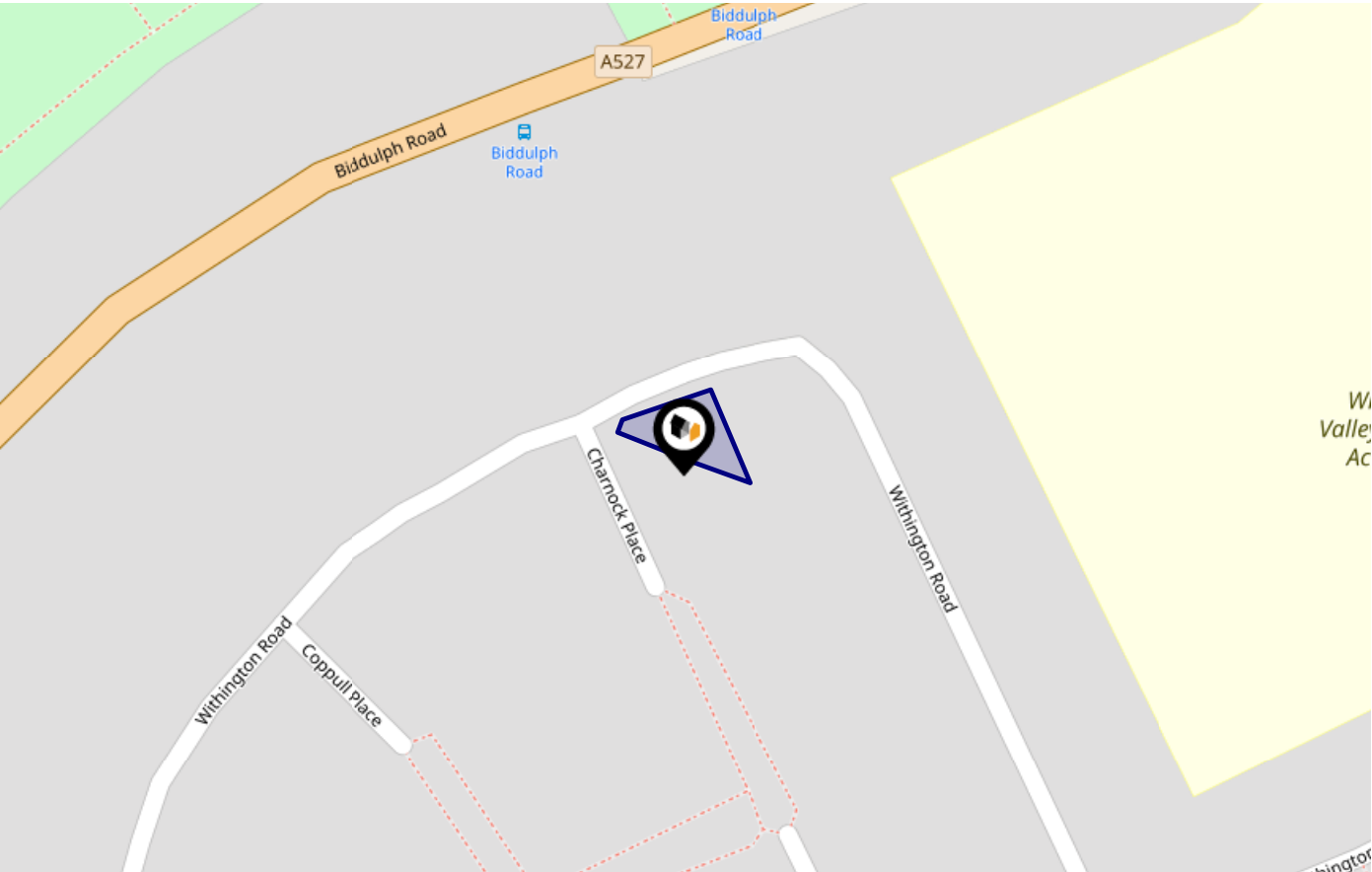
Nearby Council Wards

- 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

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.

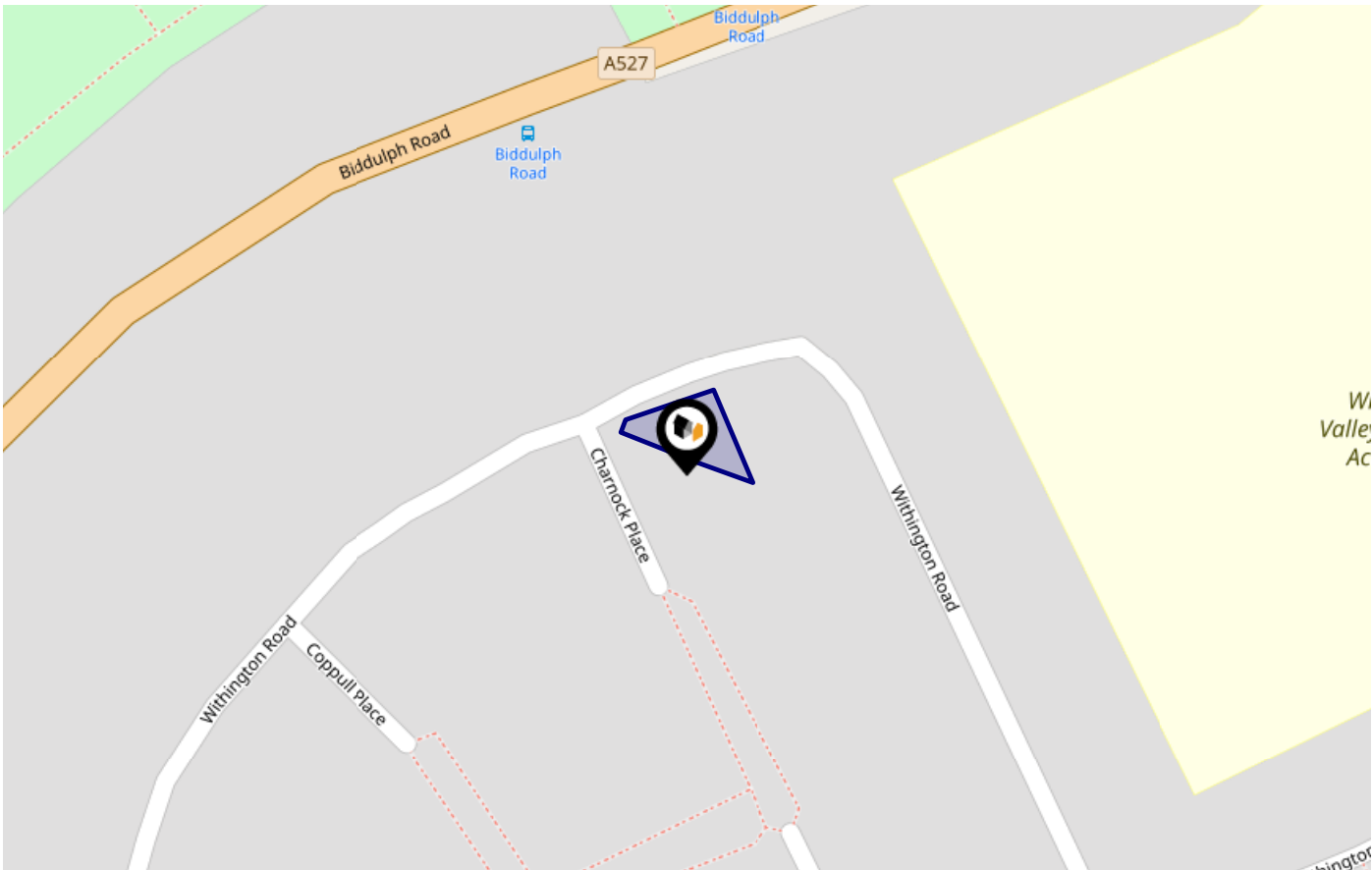
Chance of flooding to the following depths at this property:



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.

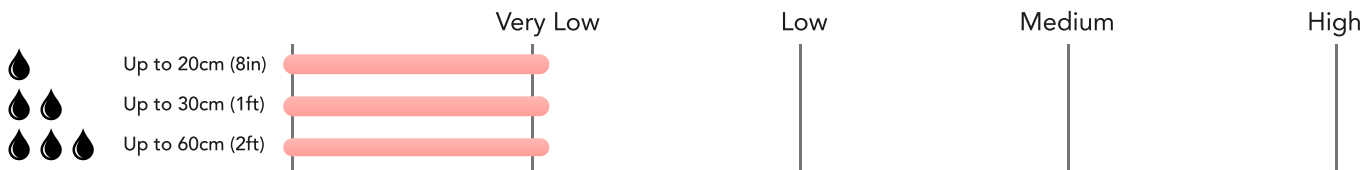


Risk Rating: Very low

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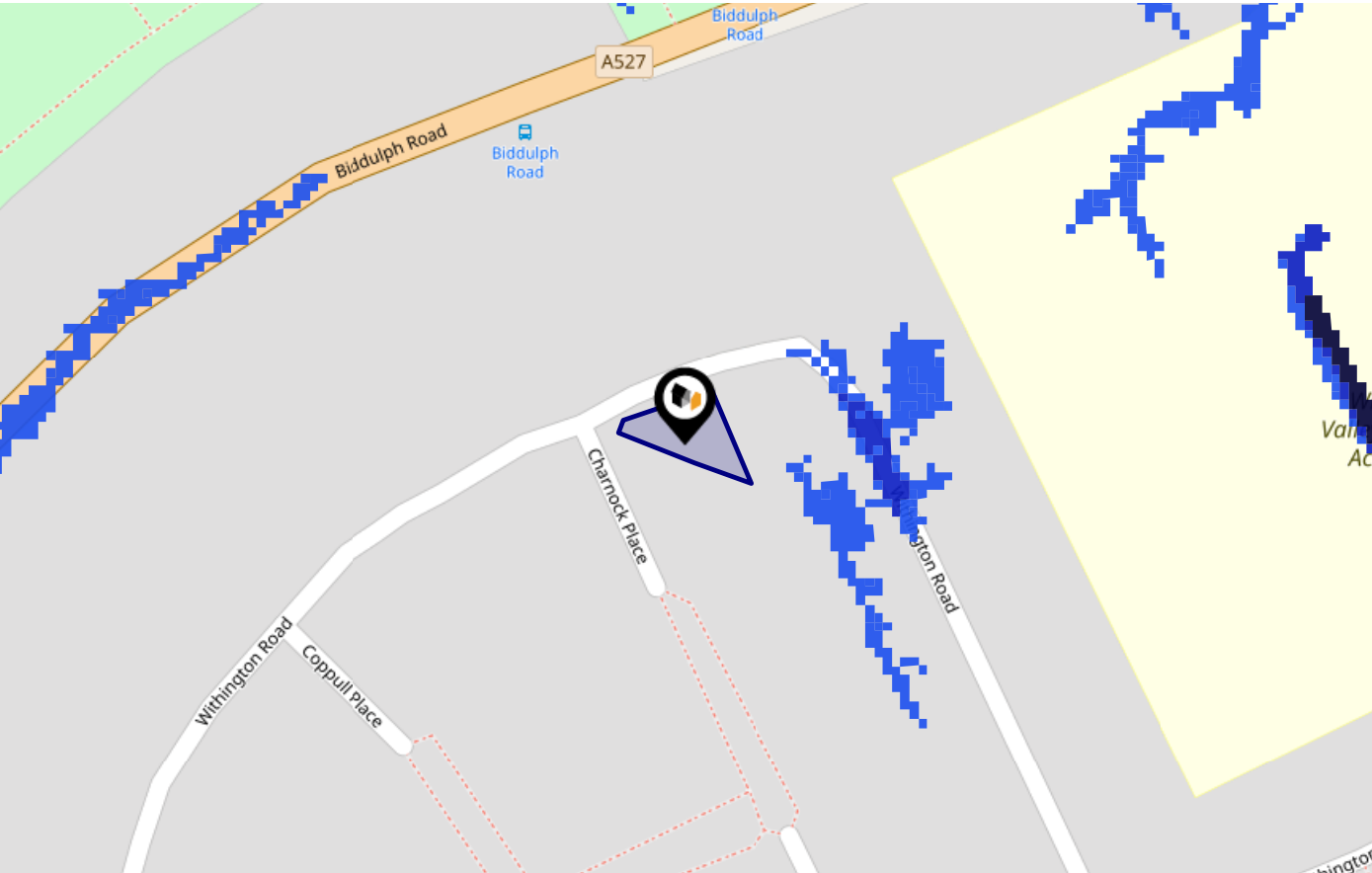
Chance of flooding to the following depths at this property:



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

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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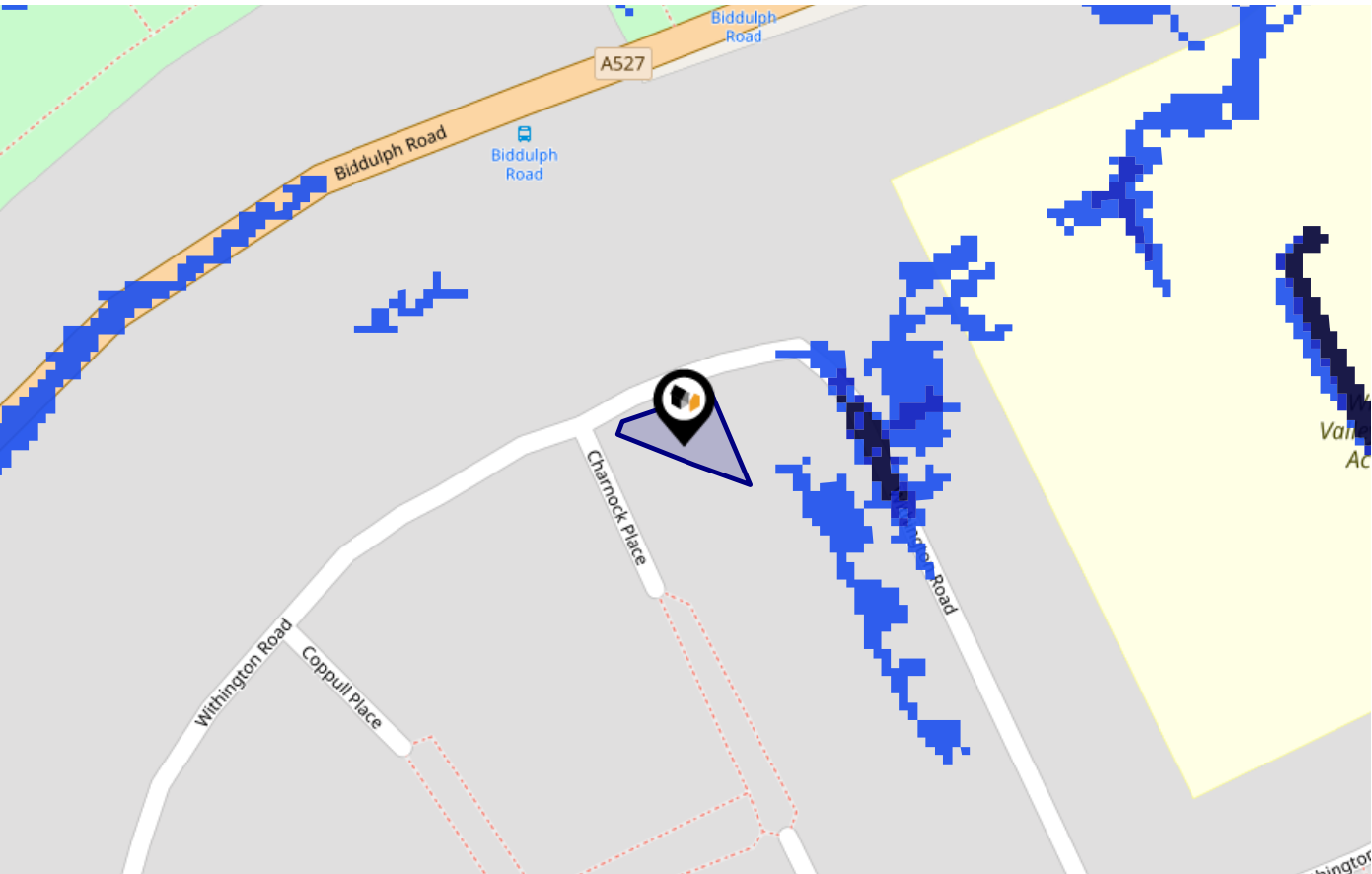
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

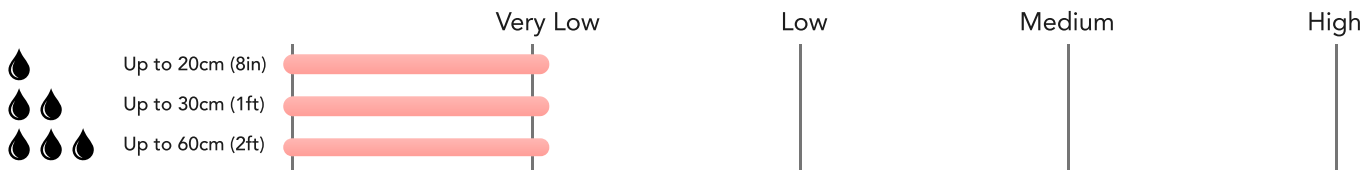


Risk Rating: Very low

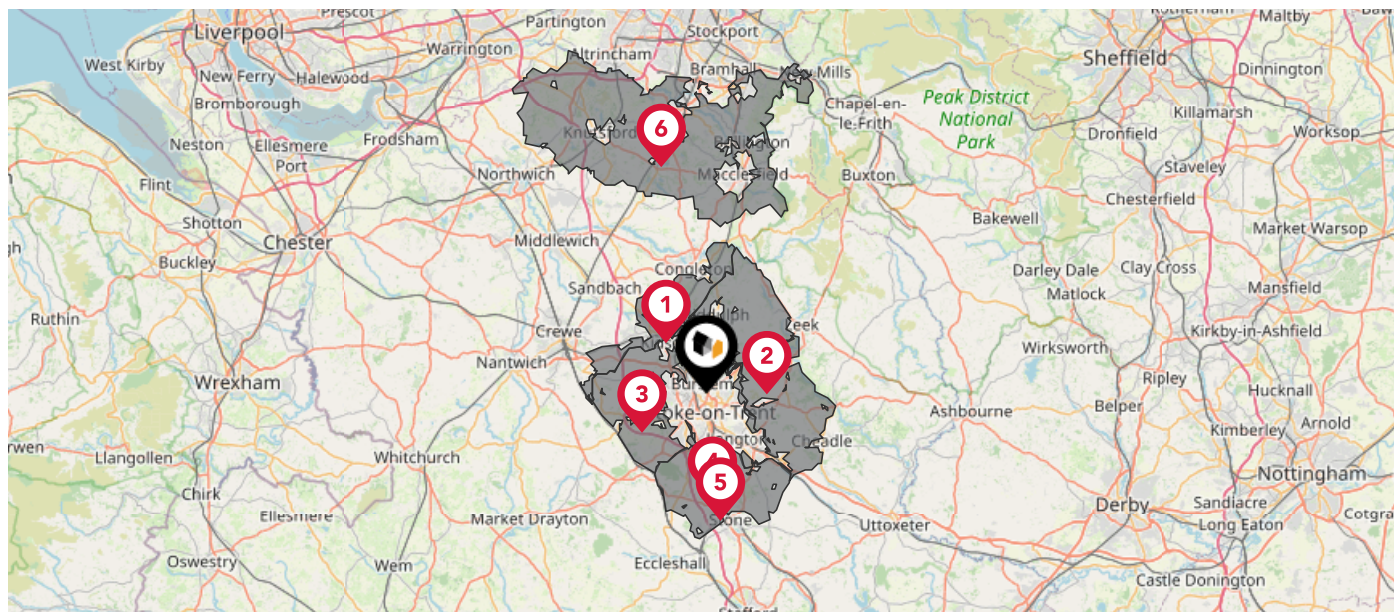
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Stoke-on-Trent Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



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



Stoke-on-Trent Green Belt - Stafford

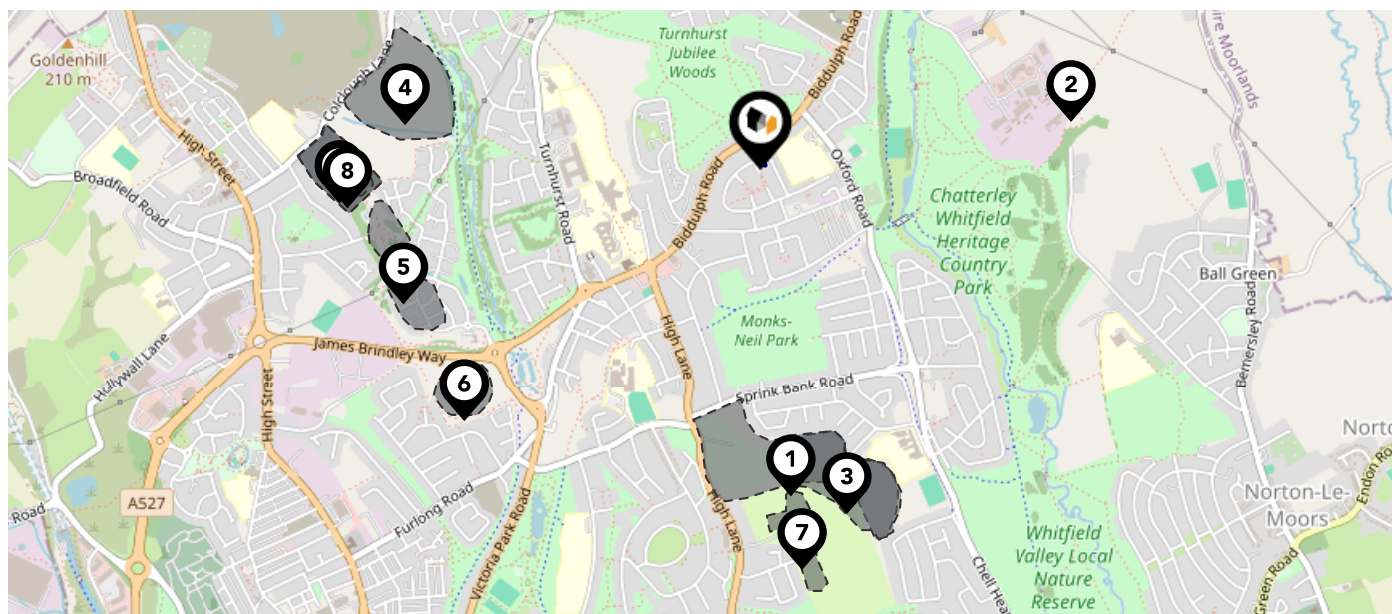


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



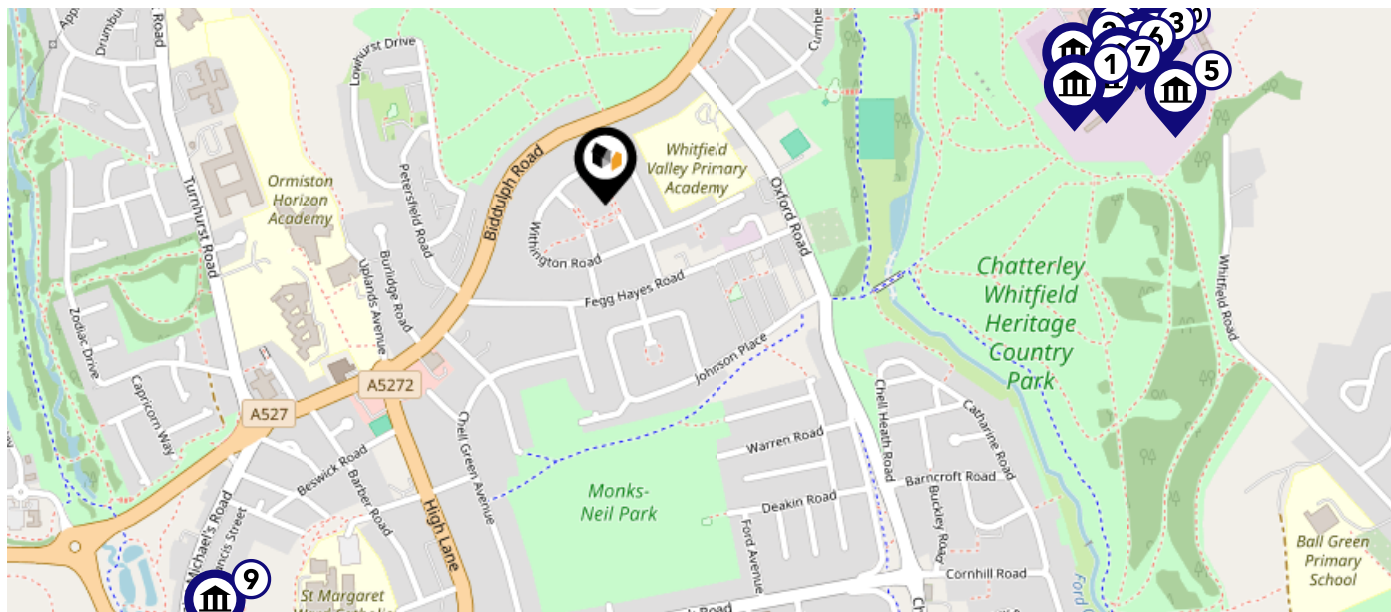
Nearby Landfill Sites











1	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"/>

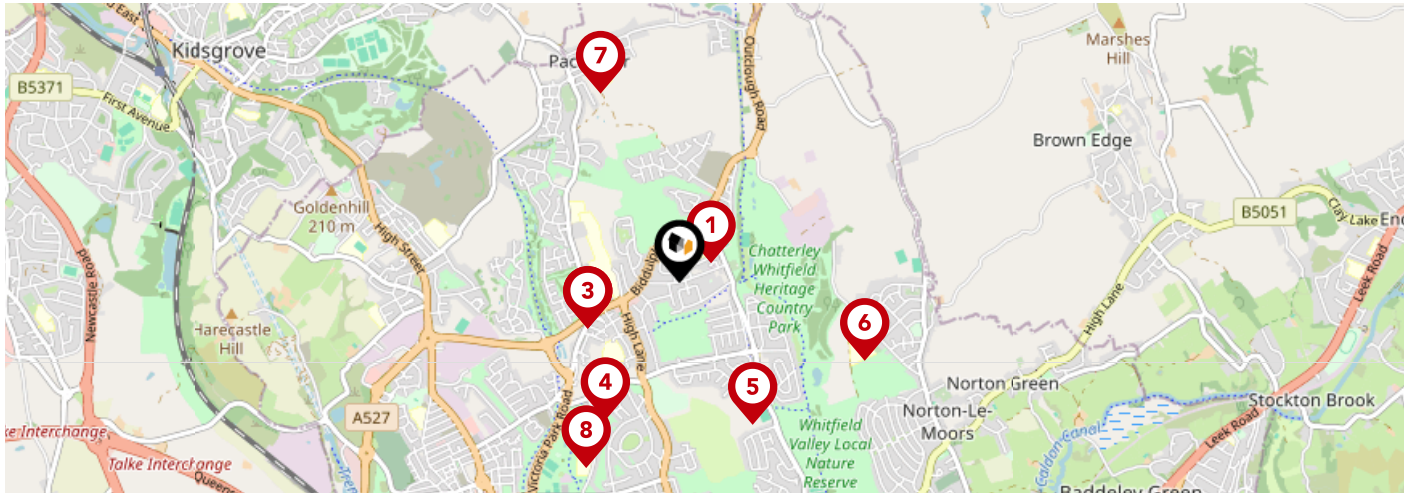
Maps

Listed Buildings

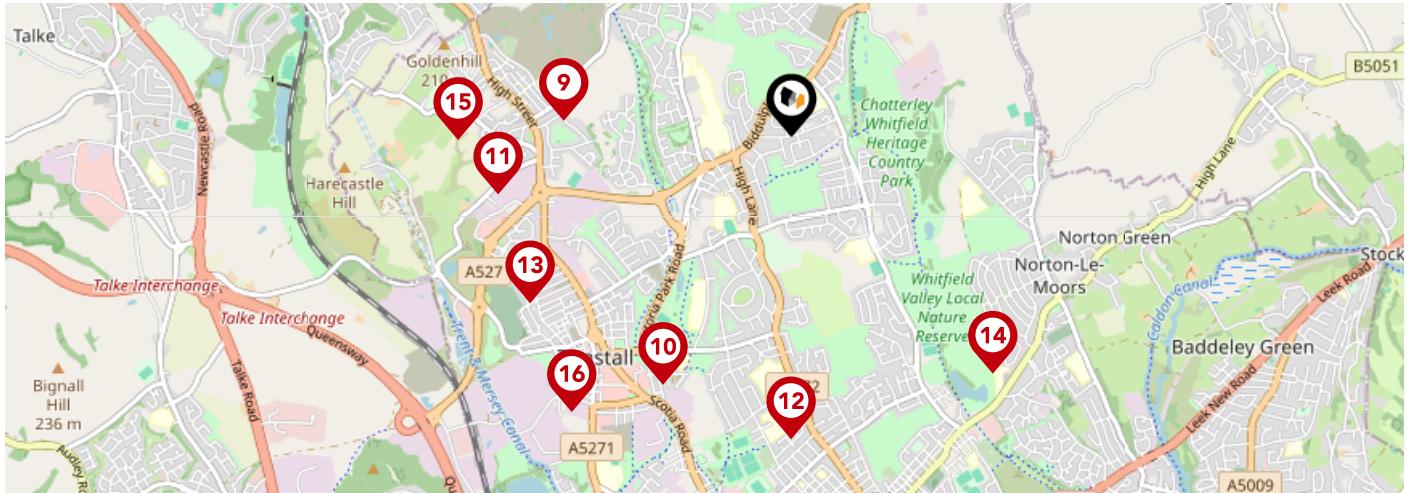
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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



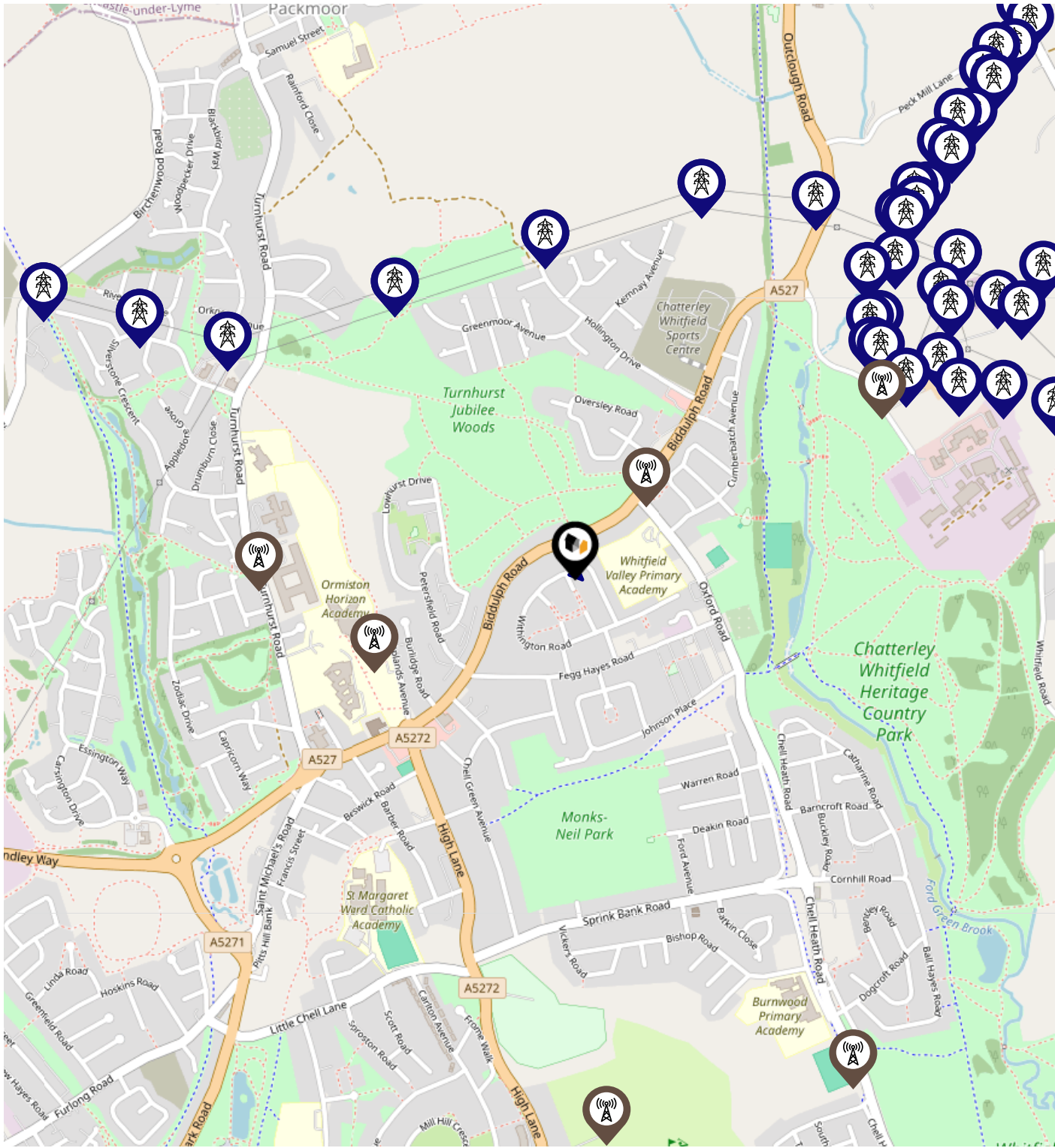
		Nursery	Primary	Secondary	College	Private
1	Whitfield Valley Primary Academy Ofsted Rating: Good Pupils: 467 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ormiston Horizon Academy Ofsted Rating: Good Pupils: 1053 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Watermill School Ofsted Rating: Good Pupils: 238 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Margaret Ward Catholic Academy Ofsted Rating: Good Pupils: 1162 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Burnwood Community Primary School Ofsted Rating: Good Pupils: 600 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ball Green Primary School Ofsted Rating: Good Pupils: 360 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Packmoor Ormiston Academy Ofsted Rating: Good Pupils: 441 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mill Hill Primary Academy Ofsted Rating: Outstanding Pupils: 455 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Academy, Goldenhill Ofsted Rating: Good Pupils: 241 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Wilfrid's Catholic Primary School Ofsted Rating: Good Pupils: 348 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Star Academy, Sandyford Ofsted Rating: Good Pupils: 182 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haywood Academy Ofsted Rating: Good Pupils: 1160 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summerbank Primary Academy Ofsted Rating: Good Pupils: 443 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Marys Catholic Academy Ofsted Rating: Outstanding Pupils: 242 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goldenhill Primary Academy Ofsted Rating: Good Pupils: 229 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 493 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

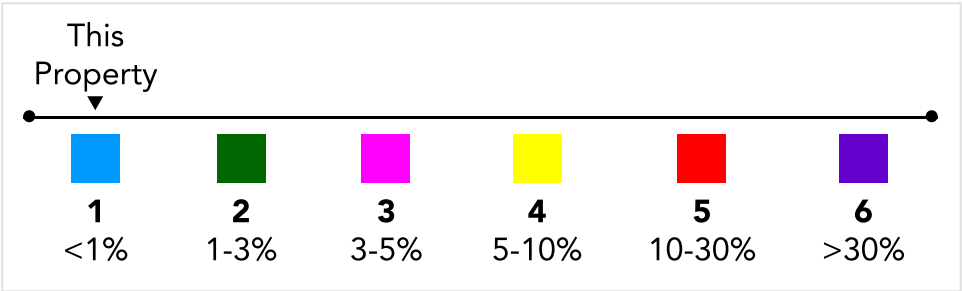
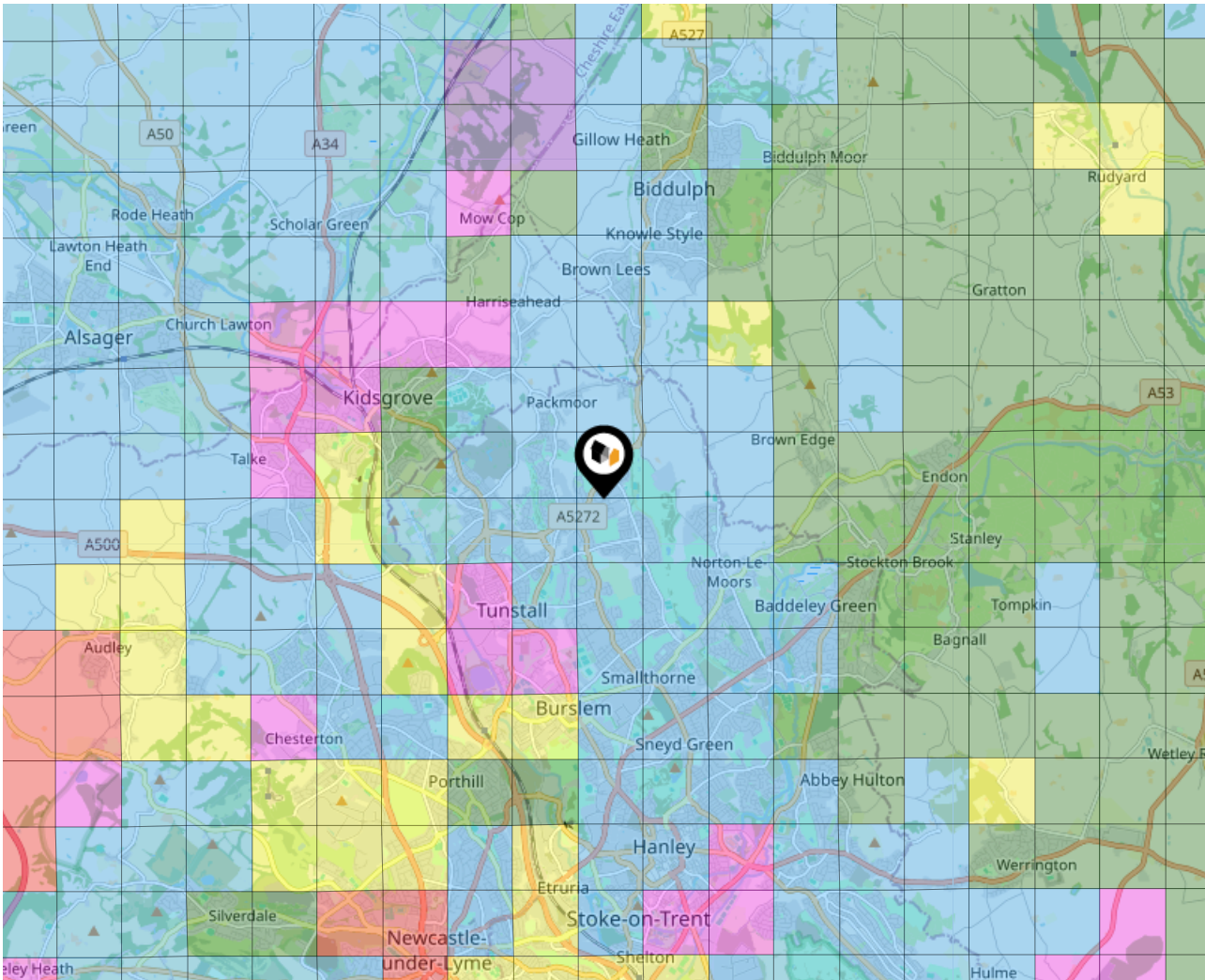


Key:

-  Power Pylons
-  Communication Masts

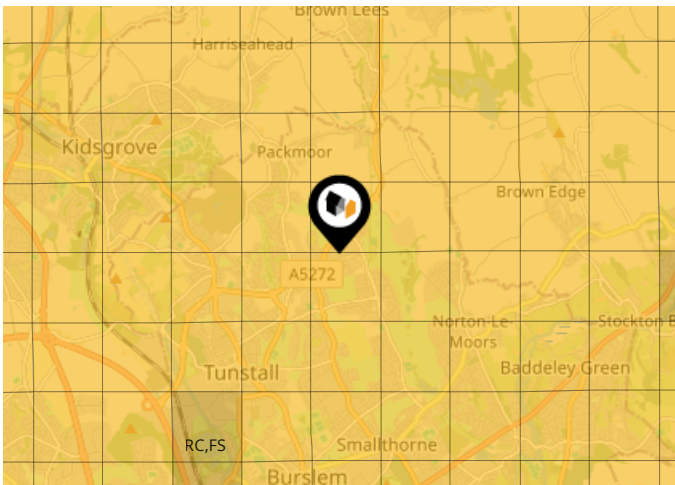
What is Radon?

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

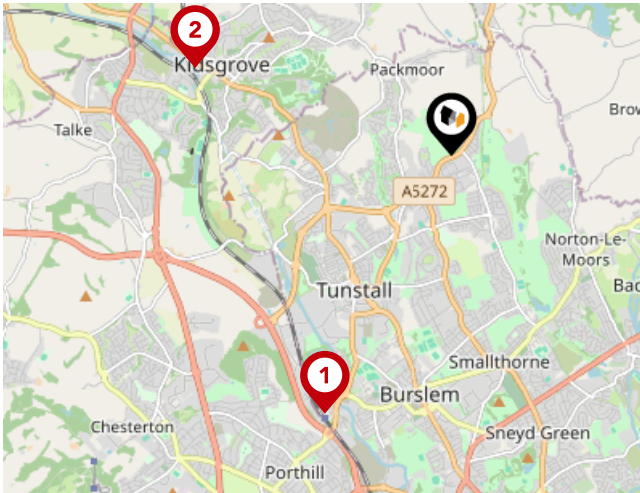


Primary Classifications (Most Common Clay Types)




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

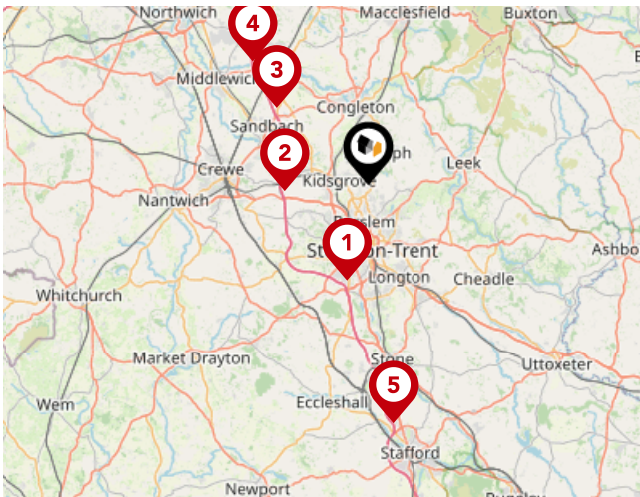
Area

Transport (National)








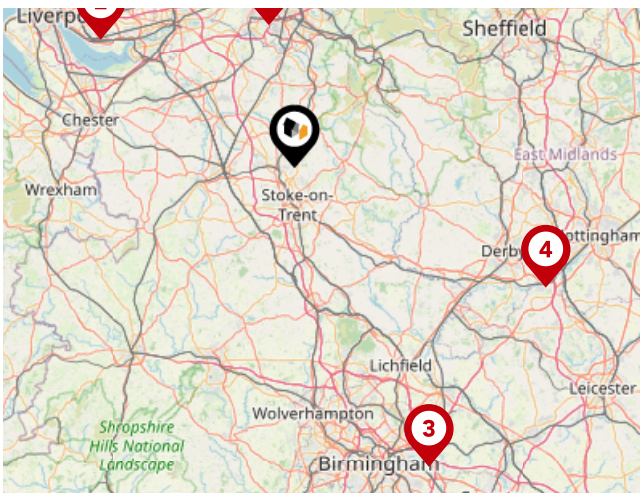
National Rail Stations

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




Trunk Roads/Motorways

Pin	Name	Distance
	M6 J15	7.02 miles
	M6 J16	6 miles
	M6 J17	8.46 miles
	M6 J18	11.97 miles
	M6 J14	17.24 miles



Airports/Helipads

Pin	Name	Distance
	Manchester Airport	20.59 miles
	Speke	33.04 miles
	Birmingham Airport	47.09 miles
	East Mids Airport	39.74 miles

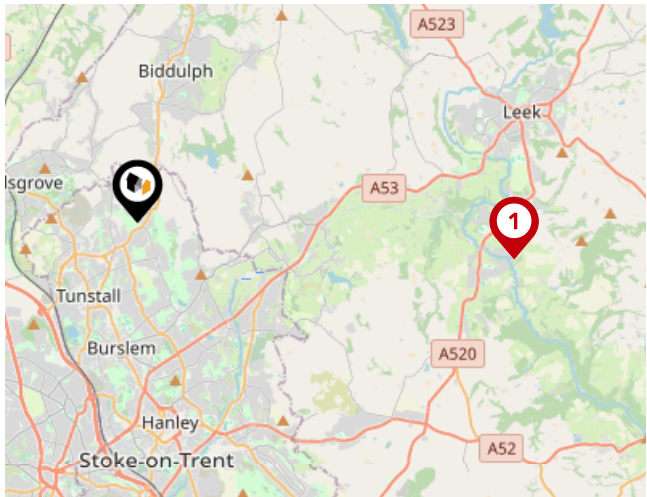
Area

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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hanleyrentals@bjbmail.com

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Valuation Office
Agency

