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KPF: Key Property Facts

An Analysis of This Property & The Local Area
Tuesday 12th May 2026



CAMPBELL ROAD, STOKE-ON-TRENT, ST4

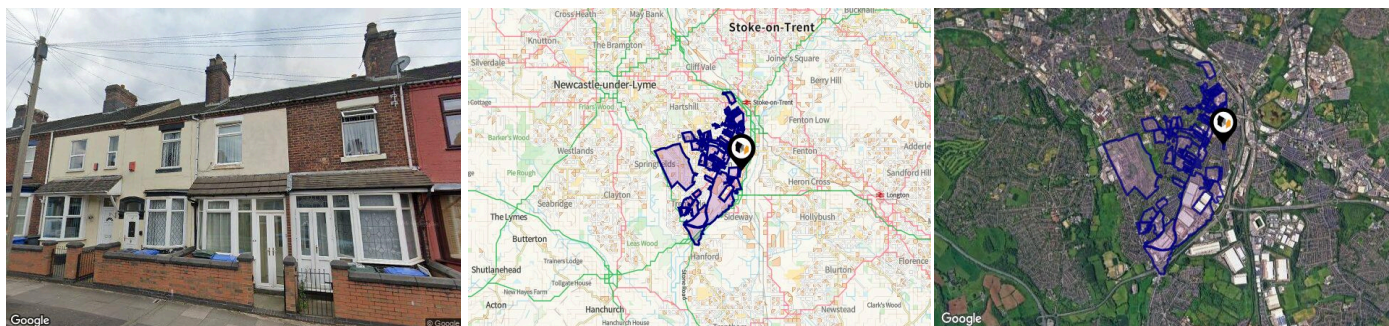
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	678 ft ² / 63 m ²		
Plot Area:	450.57 acres		
Council Tax :	Band A		
Annual Estimate:	£1,455		
Title Number:	SF591821		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	79 mb/s	10000 mb/s

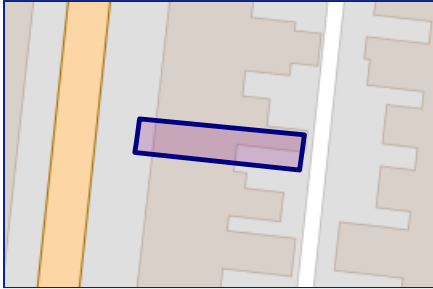
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

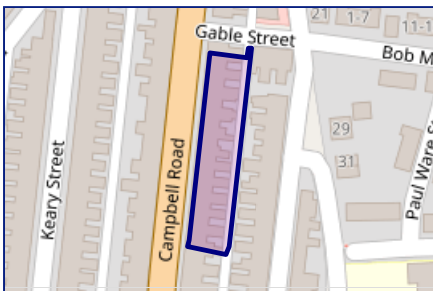


Multiple Freehold Title Plans Detected



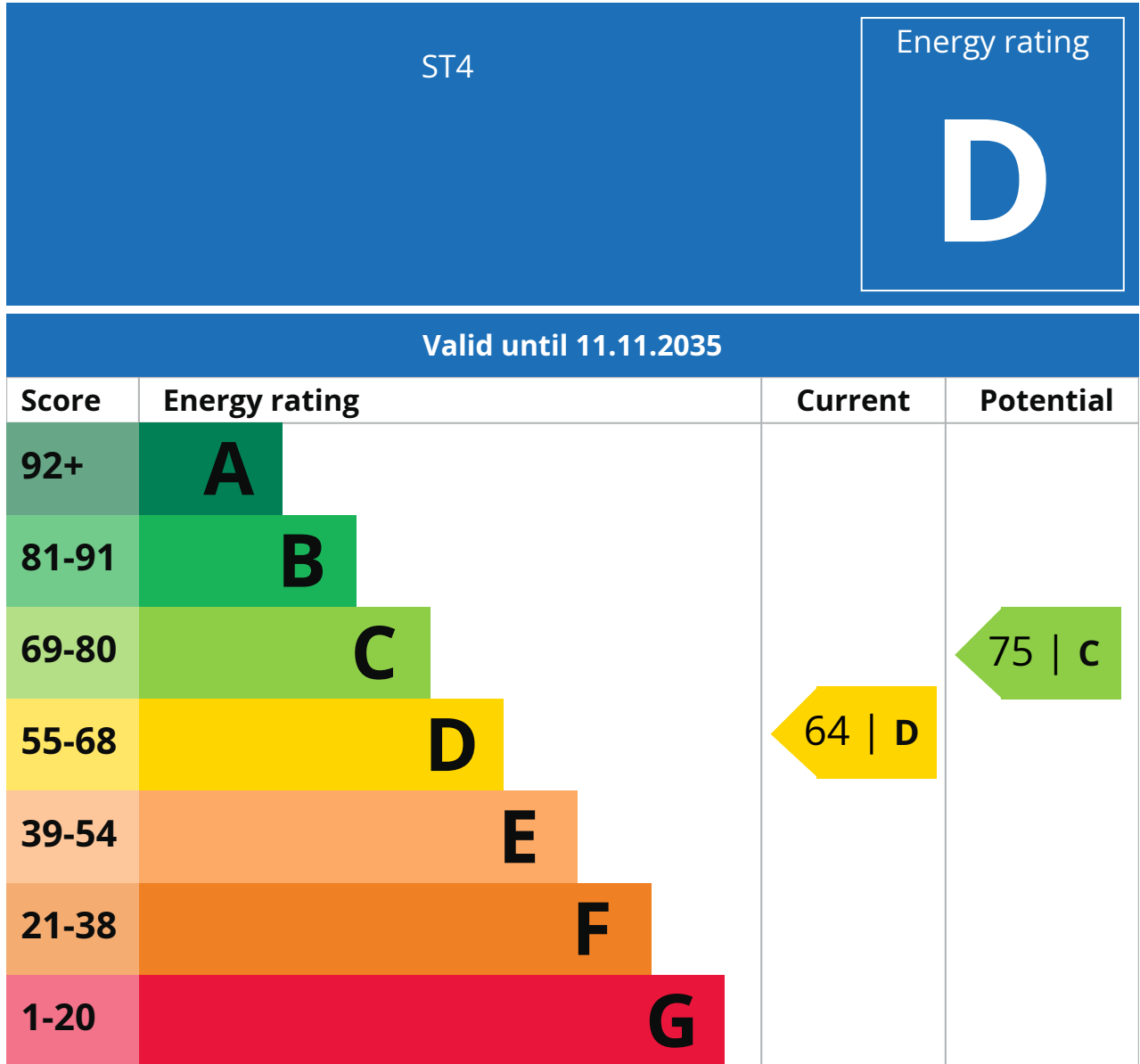
SF691569

Multiple Freehold Title Plans Detected



SF591821

Property EPC - Certificate



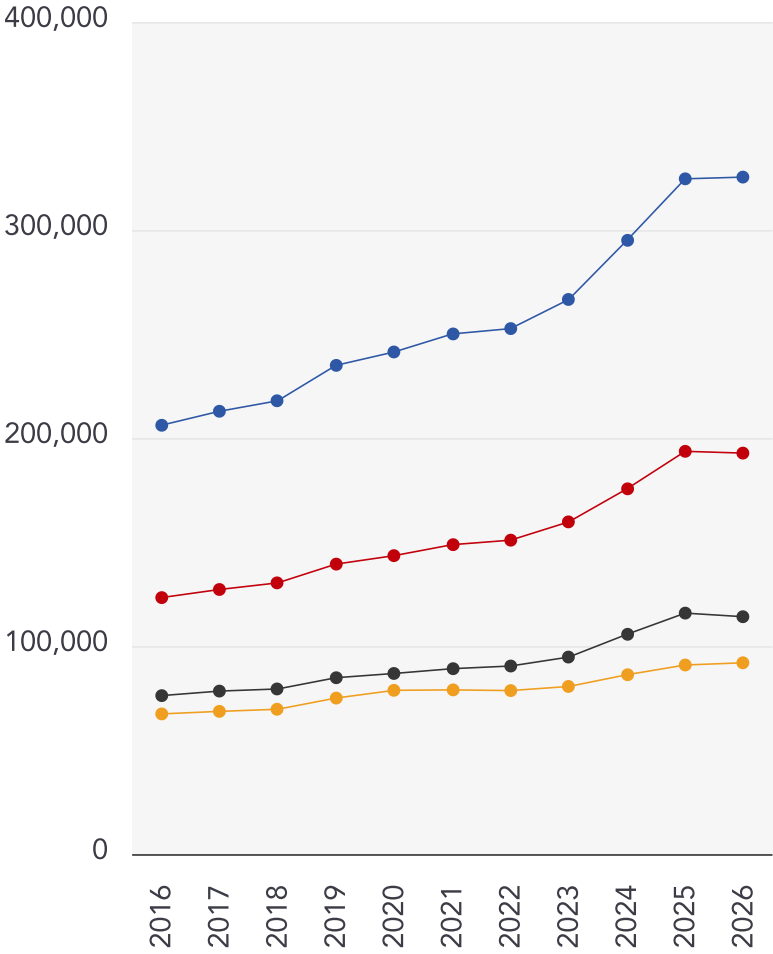
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	1
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	63 m ²

Market

House Price Statistics

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



Detached

+57.87%

Semi-Detached

+56.32%

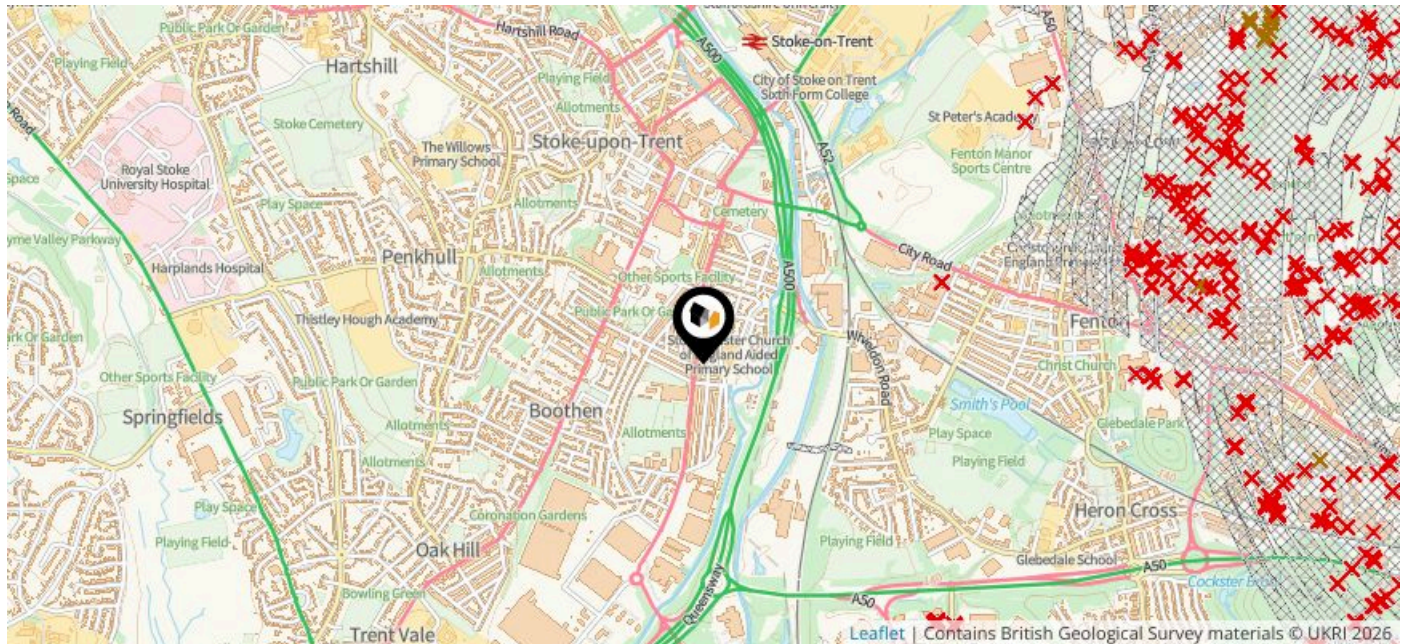
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



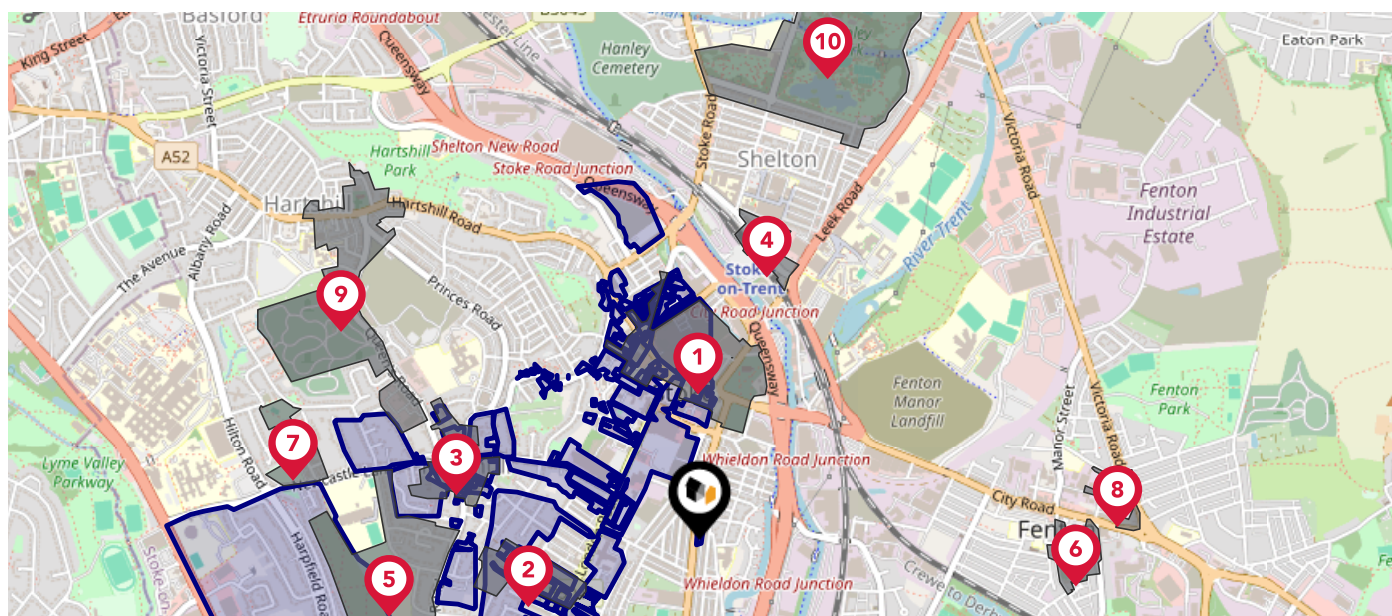
Mine Entry

- ✕ 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.

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.



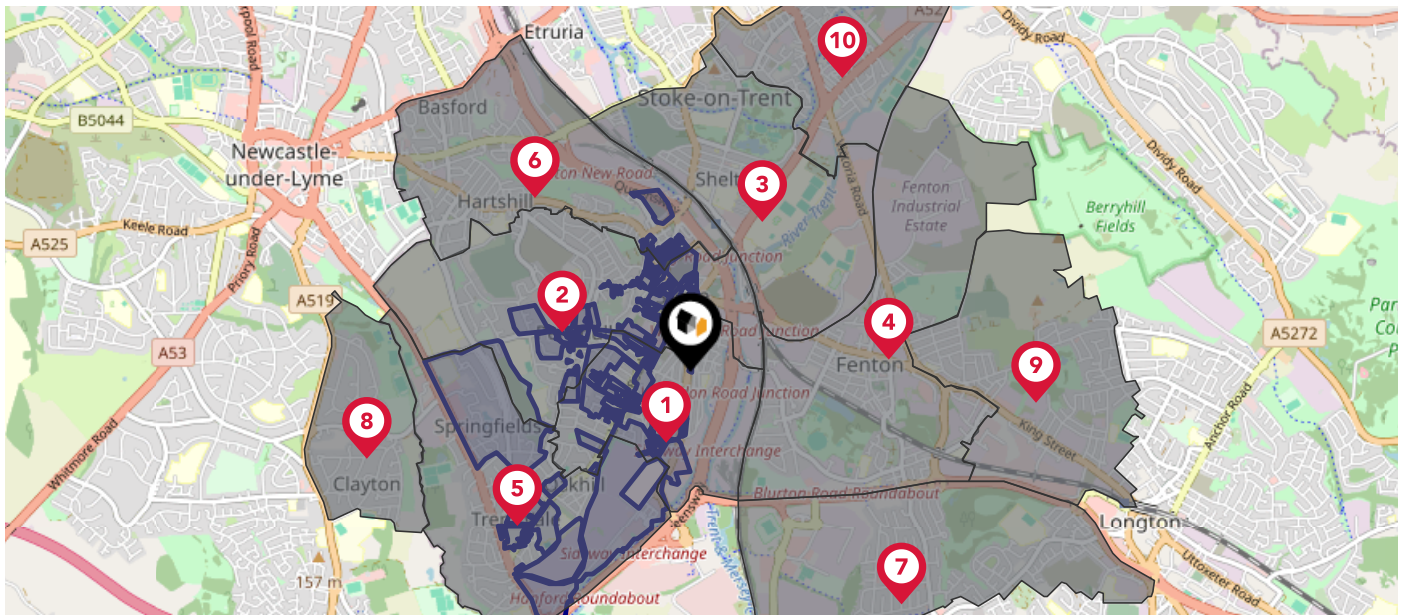
Nearby Conservation Areas

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











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



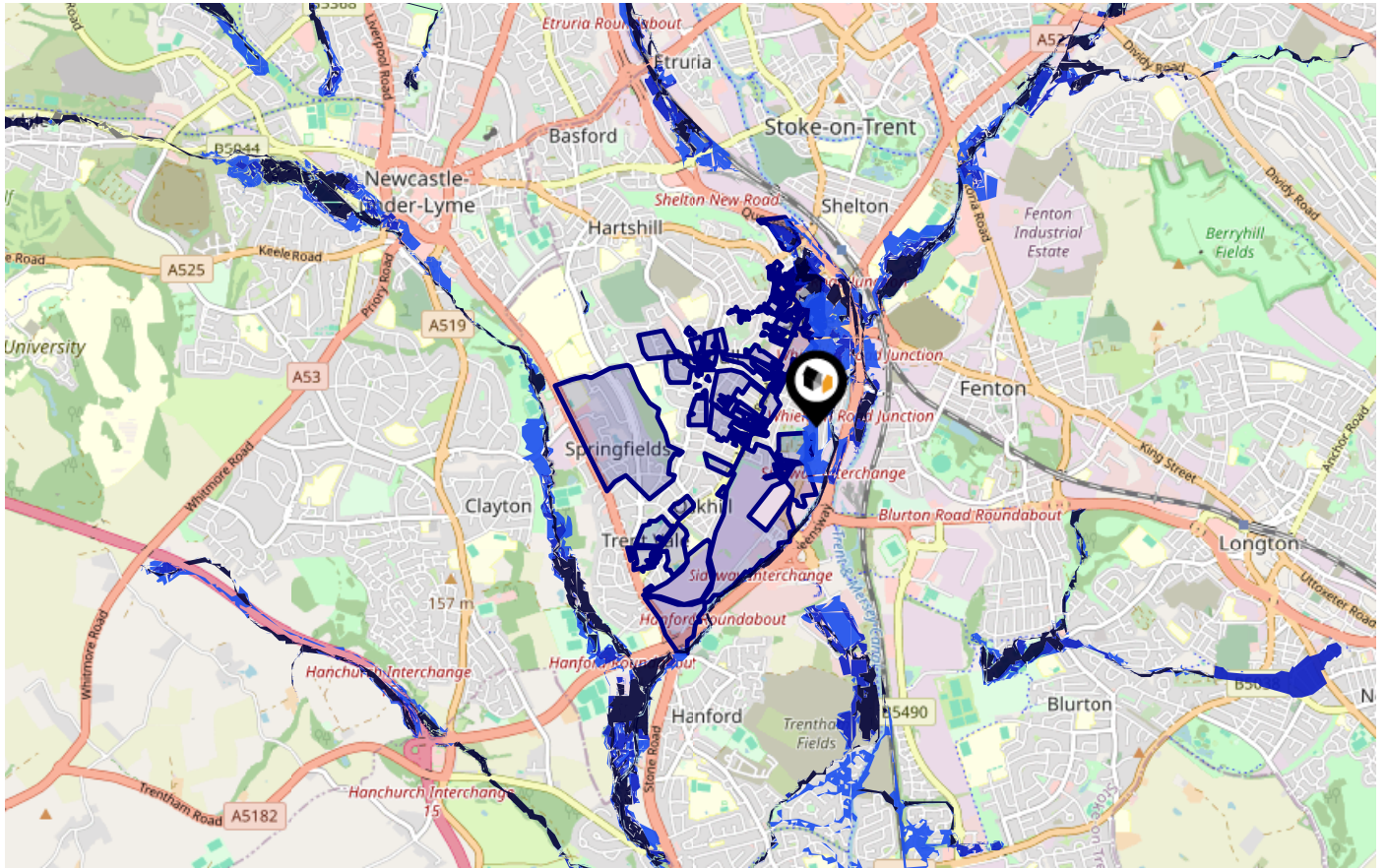
Nearby Council Wards

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

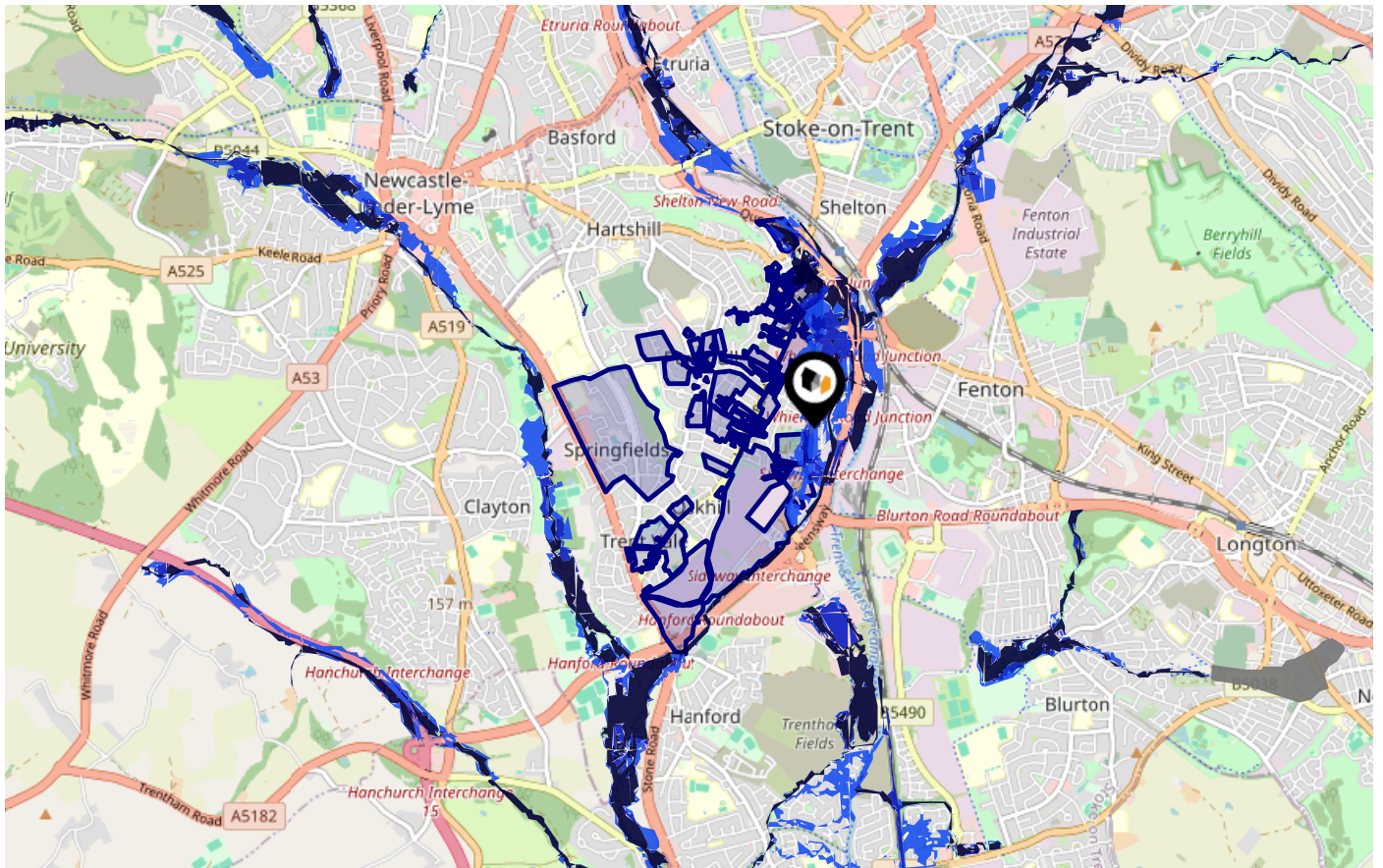
Chance of flooding to the following depths at this property:



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: 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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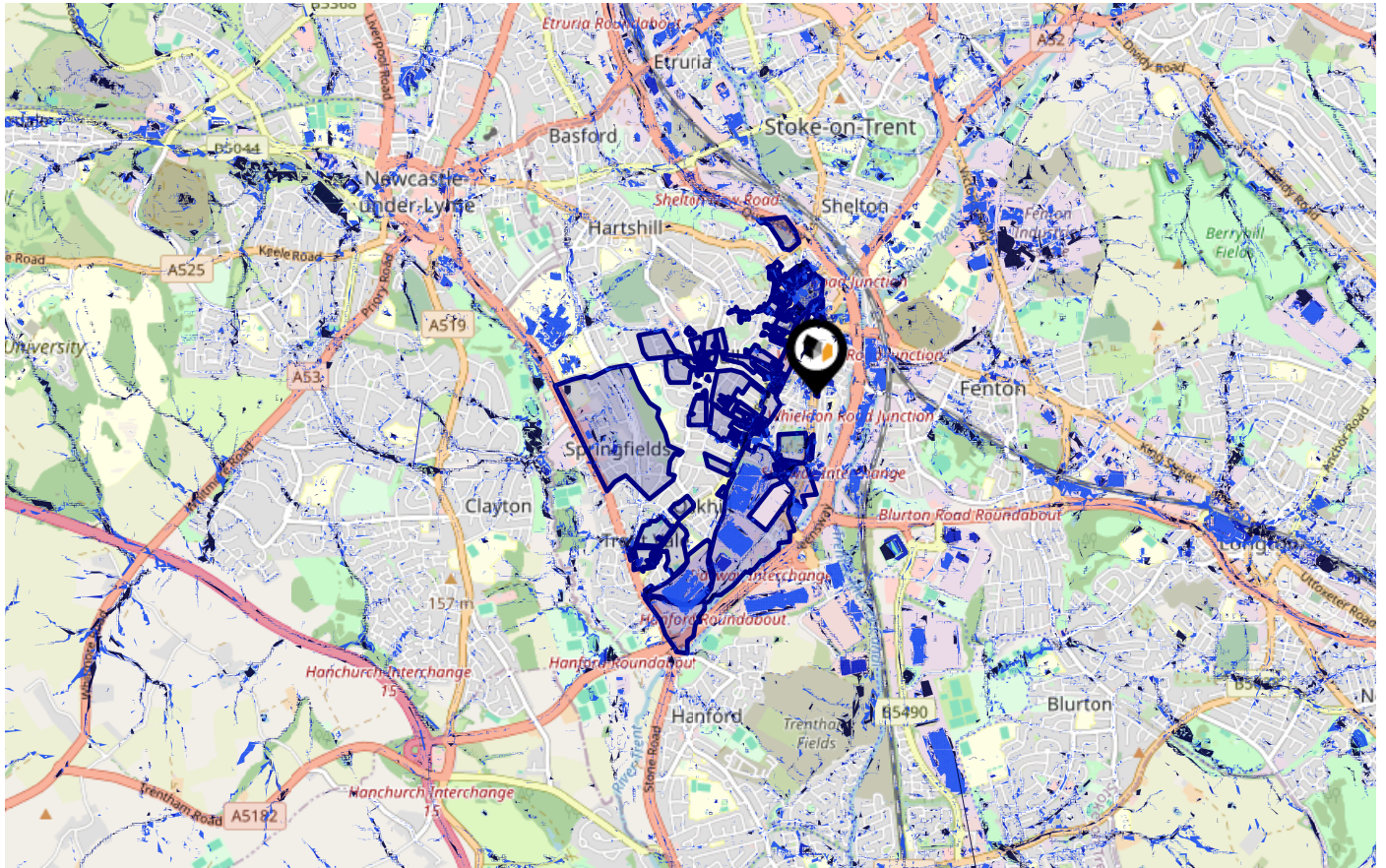
Chance of flooding to the following depths at this property:



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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- **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

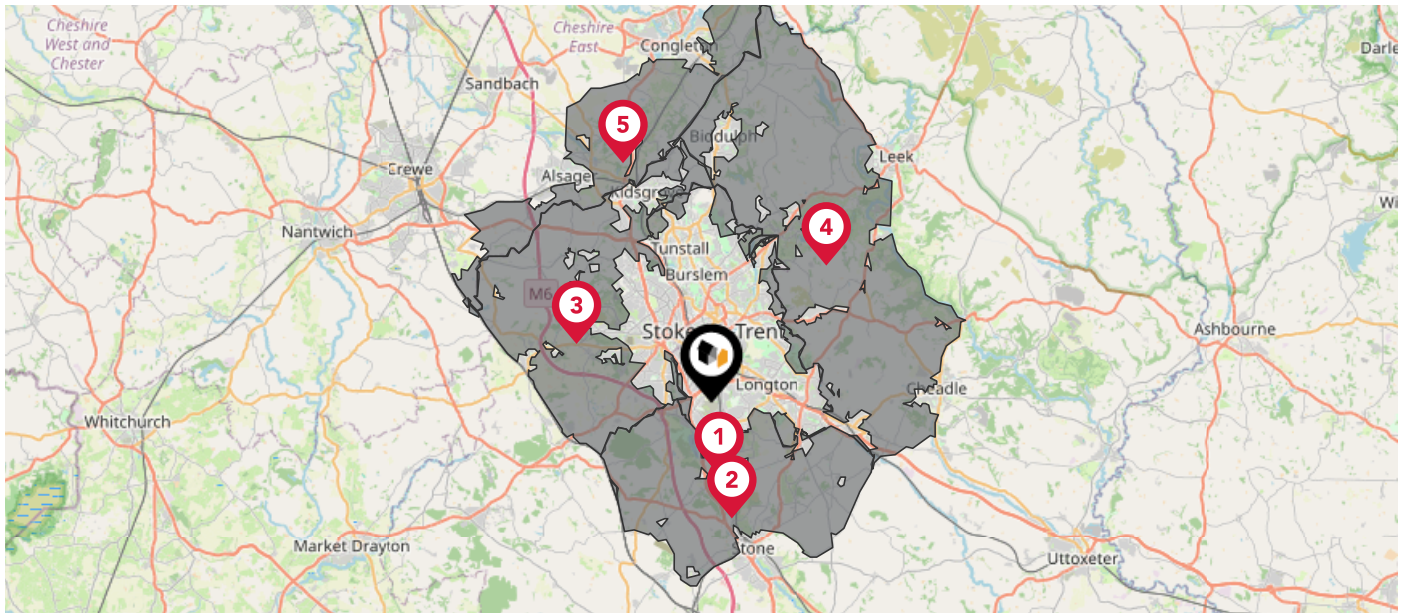
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



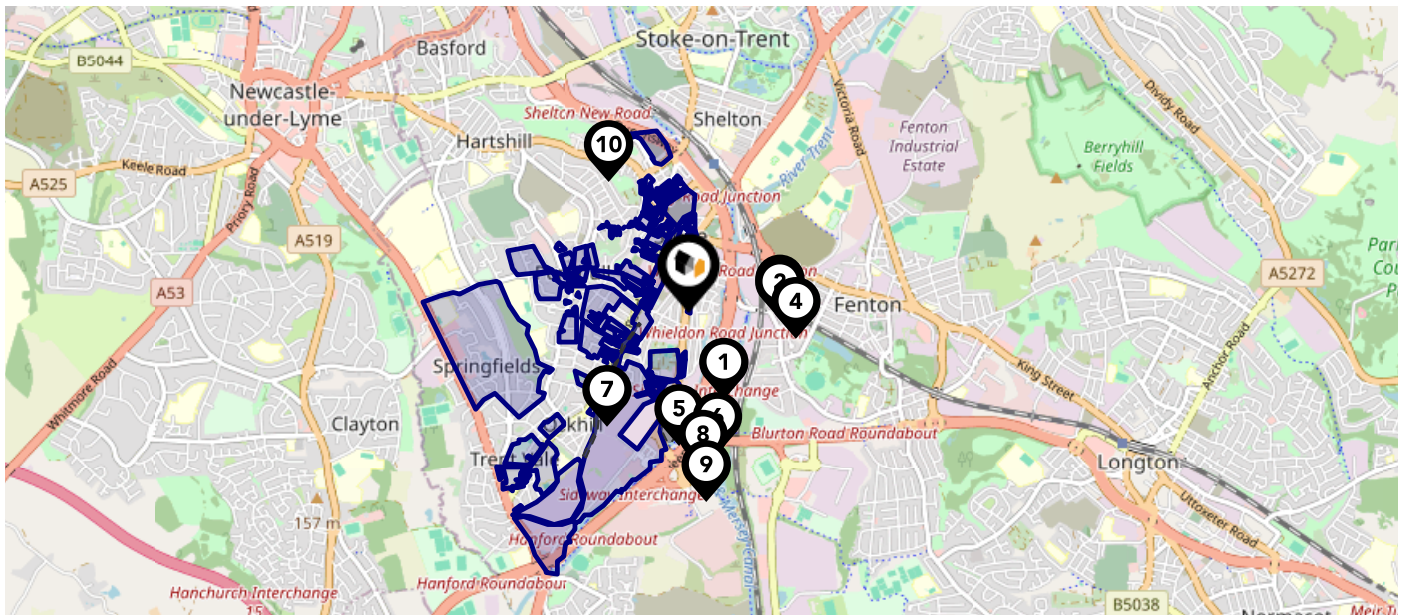
This map displays nearby areas that have been designated as Green Belt...



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.



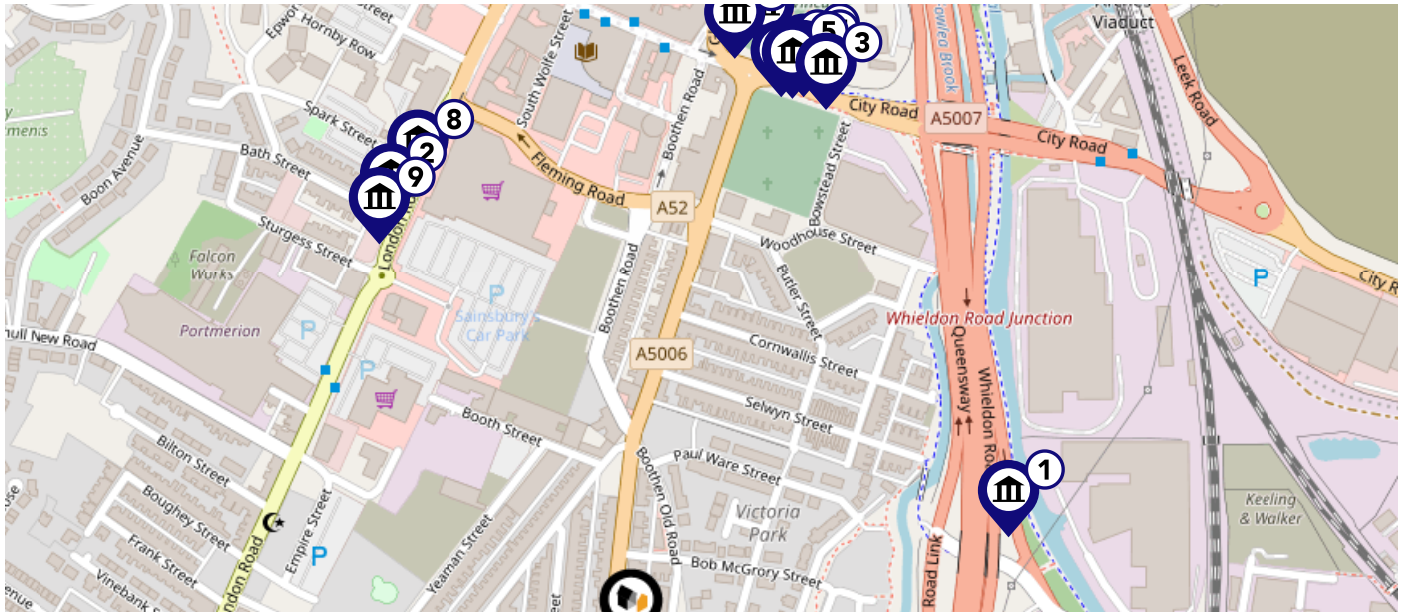
Nearby Landfill Sites

- | | | |
|-----------|--|-------------------|
| 1 | Stelrad Bathroom Products-Whieldon Road, Mount Pleasant, Stoke On Trent, Staffordshire | Historic Landfill |
| 2 | Hawkins Street-Fenton, Stoke on Trent, Staffordshire | Historic Landfill |
| 3 | Rear of Factories-Fenton, Staffordshire | Historic Landfill |
| 4 | South Side of Hawkens Street-Fenton, Staffordshire | Historic Landfill |
| 5 | Between Campbell Road And The Queensway-Campbell Road, Boothten, Stoke On Trent, Staffordshire | Historic Landfill |
| 6 | California Works-Whieldon Road, Fenton, Stoke-on-Trent, Staffordshire | Historic Landfill |
| 7 | Old Canal Bed South East Of London Road-London Road, Boothten/Oakhill, Stoke On Trent, Staffordshire | Historic Landfill |
| 8 | North of Stoke Incinerator-Sideway, Stoke On Trent, Staffordshire | Historic Landfill |
| 9 | South of Stoke Incinerator-Sideway, Stoke On Trent, Staffordshire | Historic Landfill |
| 10 | Tolkien Way-Hartshill, Stoke On Trent, Staffordshire | Historic Landfill |

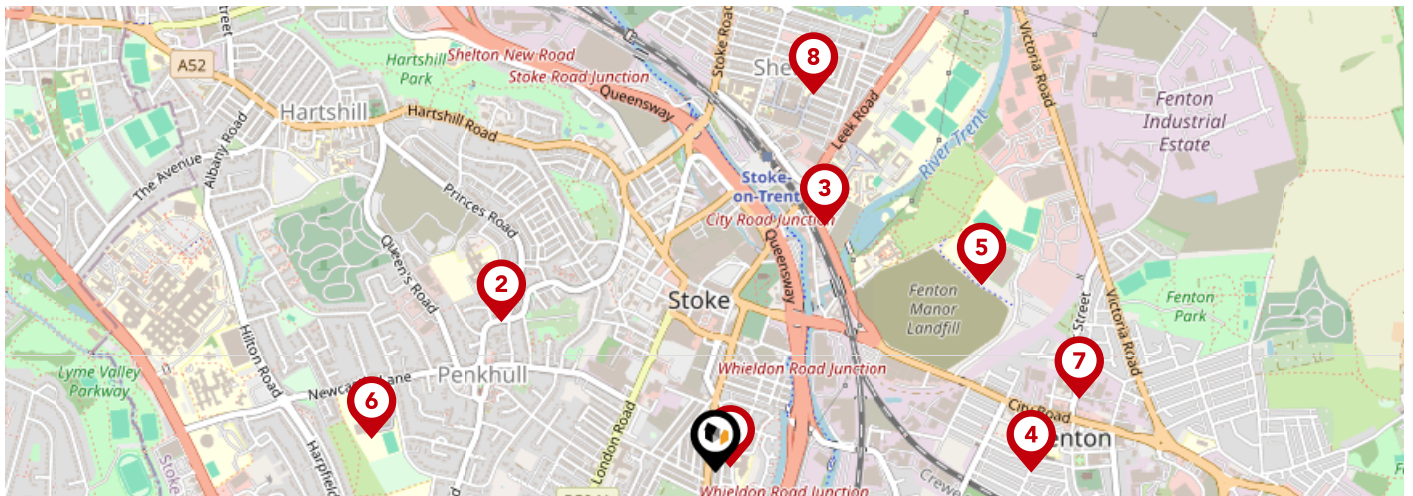
Maps

Listed Buildings

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

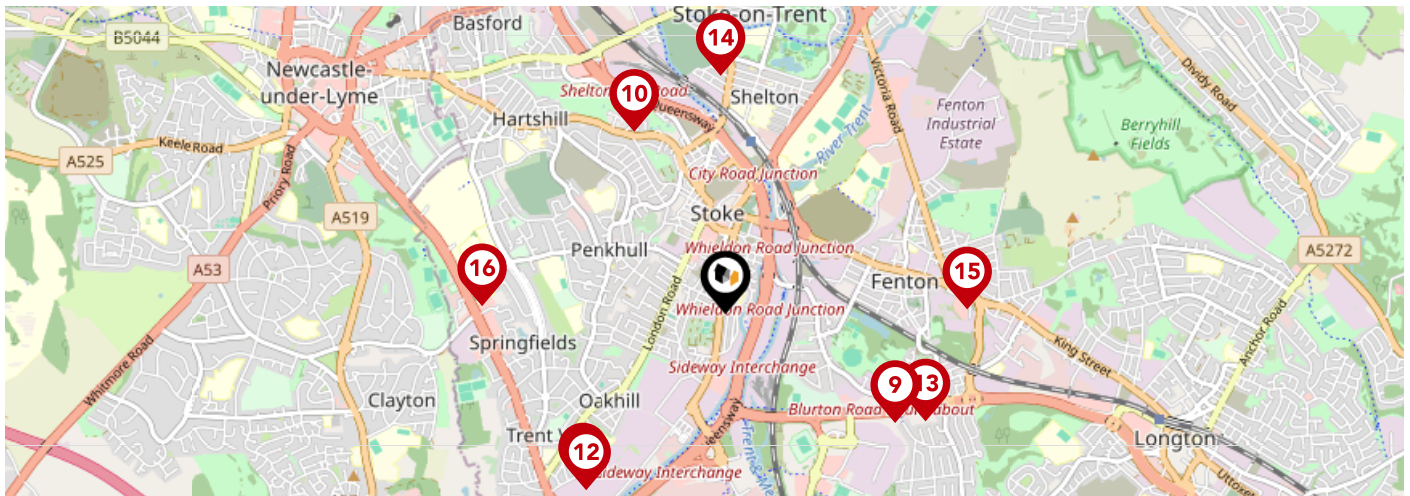


Listed Buildings in the local district		Grade	Distance
	1260226 - Trent And Mersey Canal Milepost At Sj 88114472	Grade II	0.2 miles
	1195806 - Former School Of Art	Grade II	0.3 miles
	1195834 - Chest Tomb To John Fenton In St Peter's Churchyard, Circa 100 Metres South East Of Church	Grade II	0.3 miles
	1195794 - Cross Fragment In St Peter's Churchyard	Grade II	0.3 miles
	1220376 - Chest Tomb Of Garner Family, St Peter's Churchyard Approximately 70 Metres South Of Church	Grade II	0.3 miles
	1220365 - Chest Tombs And Headstone Of Carr Warburton And Berry Approximately 75 Metres South Of Church	Grade II	0.3 miles
	1260262 - Tomb Of Josiah Wedgwood, St Peter's Churchyard Approximately 70 Metres South Of Church	Grade II	0.3 miles
	1297962 - Mile Post	Grade II	0.3 miles
	1297937 - Chest Tombs Of Spode Family, St Peter's Churchyard Approximately 100 Metres South West Of Church	Grade II	0.3 miles
	1195795 - Ruins Of Earlier Church In St Peter's Churchyard	Grade II	0.3 miles
	1220603 - Library	Grade II	0.3 miles



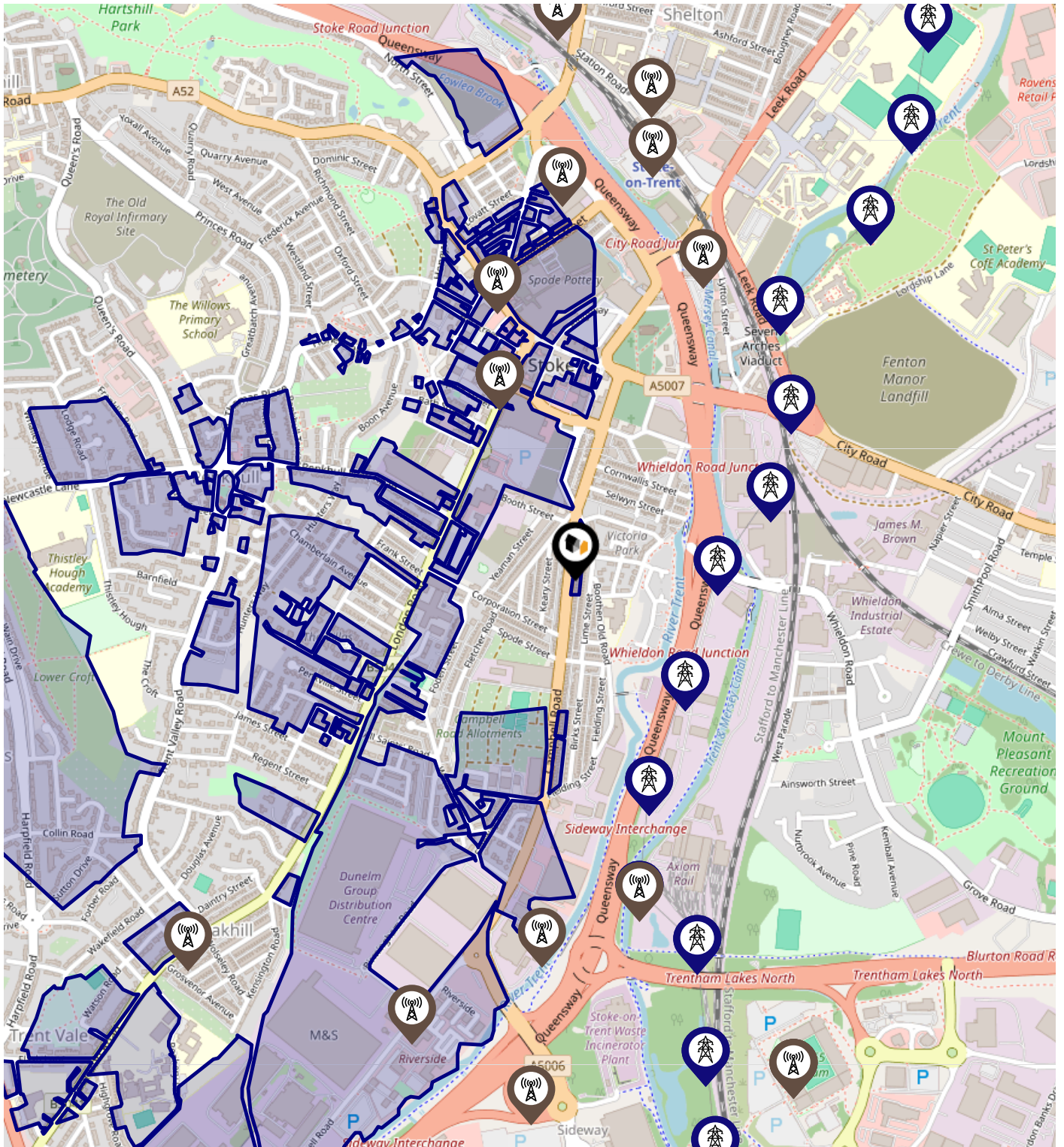
	Nursery	Primary	Secondary	College	Private
<p>1 Stoke Minster CofE Primary Academy Ofsted Rating: Special Measures Pupils: 403 Distance:0.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Willows Primary School Ofsted Rating: Good Pupils: 687 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 City of Stoke-On-Trent Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Our Lady's Catholic Academy Ofsted Rating: Good Pupils: 228 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Peter's CofE Academy Ofsted Rating: Requires improvement Pupils: 1085 Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Thistley Hough Academy Ofsted Rating: Good Pupils: 1091 Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Christ Church CofE Primary Academy Ofsted Rating: Good Pupils: 227 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Excellence Girls Academy Ofsted Rating: Good Pupils: 79 Distance:0.87</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Heron Cross Primary School Ofsted Rating: Good Pupils: 402 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas Aquinas Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's College Ofsted Rating: Outstanding Pupils: 1145 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Preparatory School Ofsted Rating: Not Rated Pupils: 80 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glebedale School Ofsted Rating: Good Pupils: 27 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Registry Ofsted Rating: Not Rated Pupils:0 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Co-op Academy Glebe Ofsted Rating: Outstanding Pupils: 237 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's CofE (A) Primary School Ofsted Rating: Requires improvement Pupils: 315 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

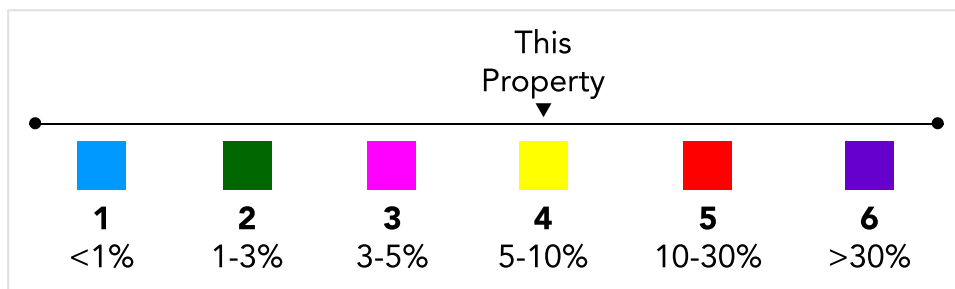
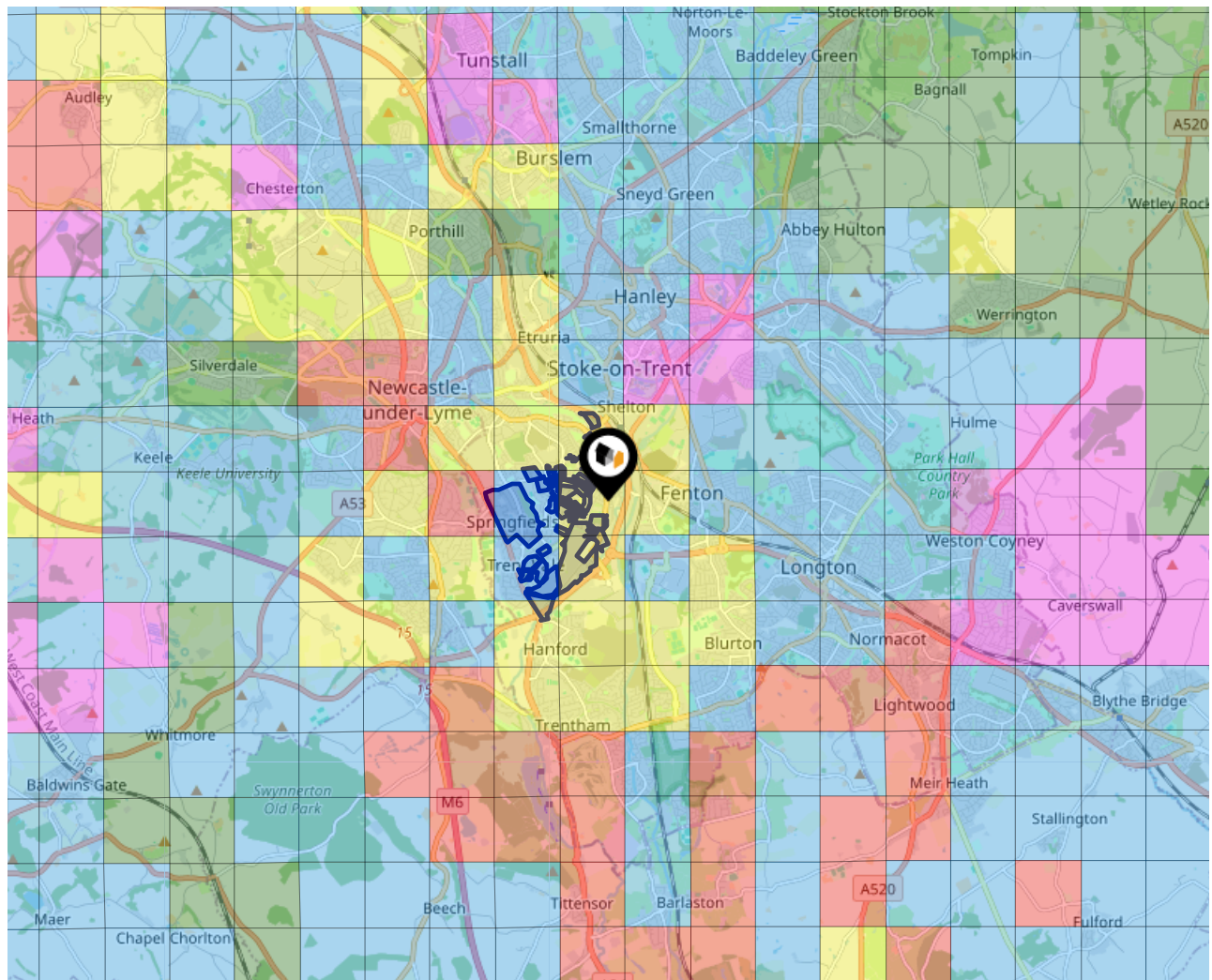


Key:

-  Power Pylons
-  Communication Masts

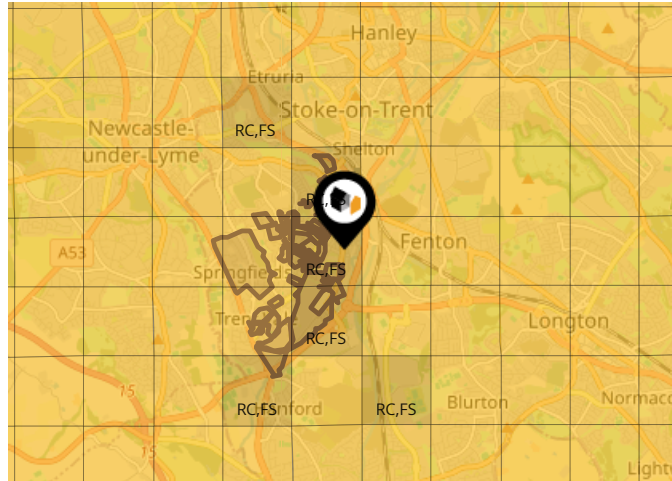
What is Radon?

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:	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		

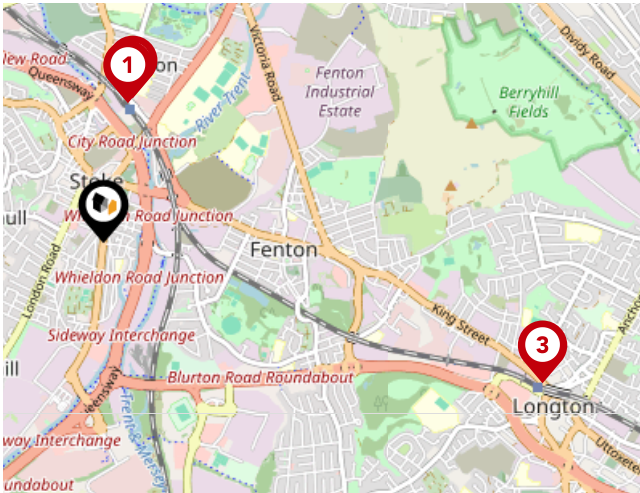


Primary Classifications (Most Common Clay Types)

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

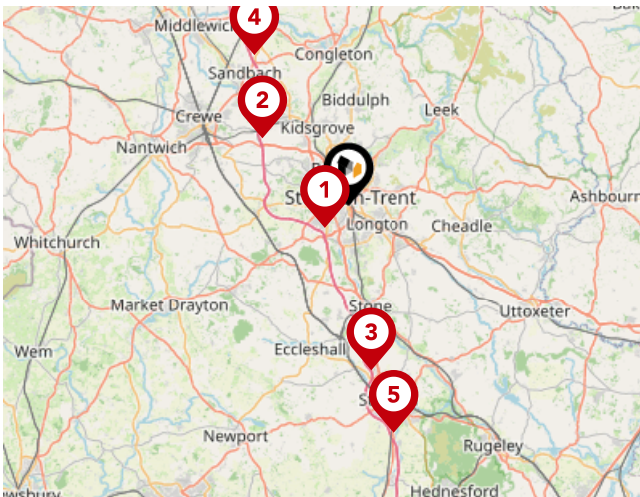
Area

Transport (National)



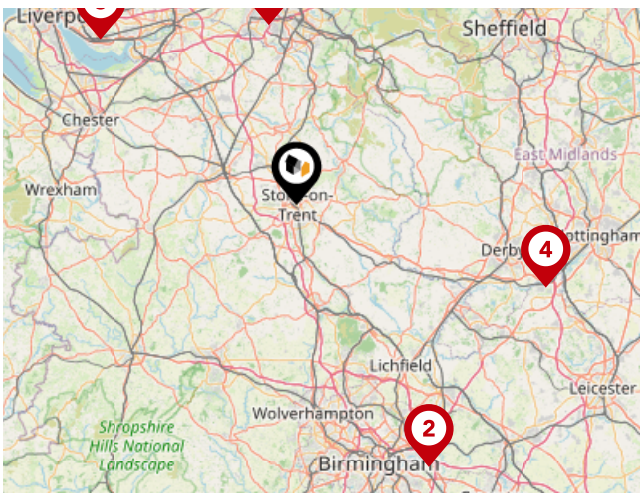
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	0.63 miles
2	Stoke-on-Trent Rail Station	0.65 miles
3	Platform 2	2.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.36 miles
2	M6 J16	7.83 miles
3	M6 J14	11.99 miles
4	M6 J17	12.62 miles
5	M6 J13	16.58 miles

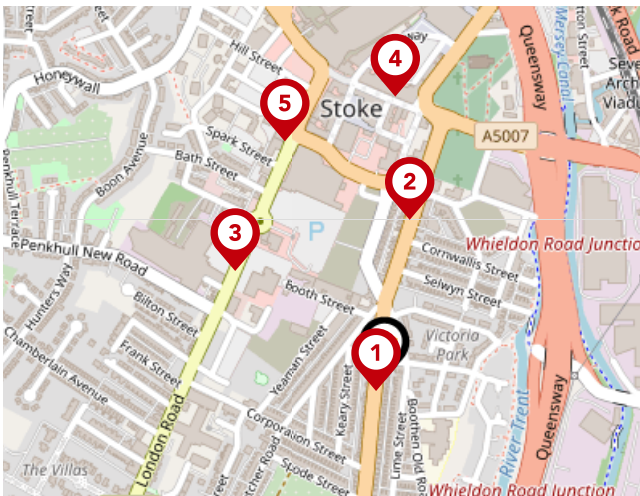


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	25.82 miles
2	Birmingham Airport	42.24 miles
3	Speke	36.39 miles
4	East Mids Airport	37.58 miles

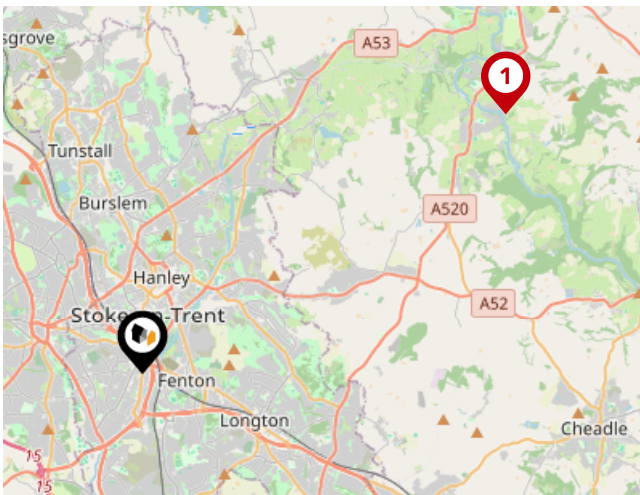
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Campbell Road	0.01 miles
2	Lonsdale Street	0.18 miles
3	Penkhull New Road	0.21 miles
4	stop Q	0.32 miles
5	stop R	0.29 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.98 miles

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Data Quality

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