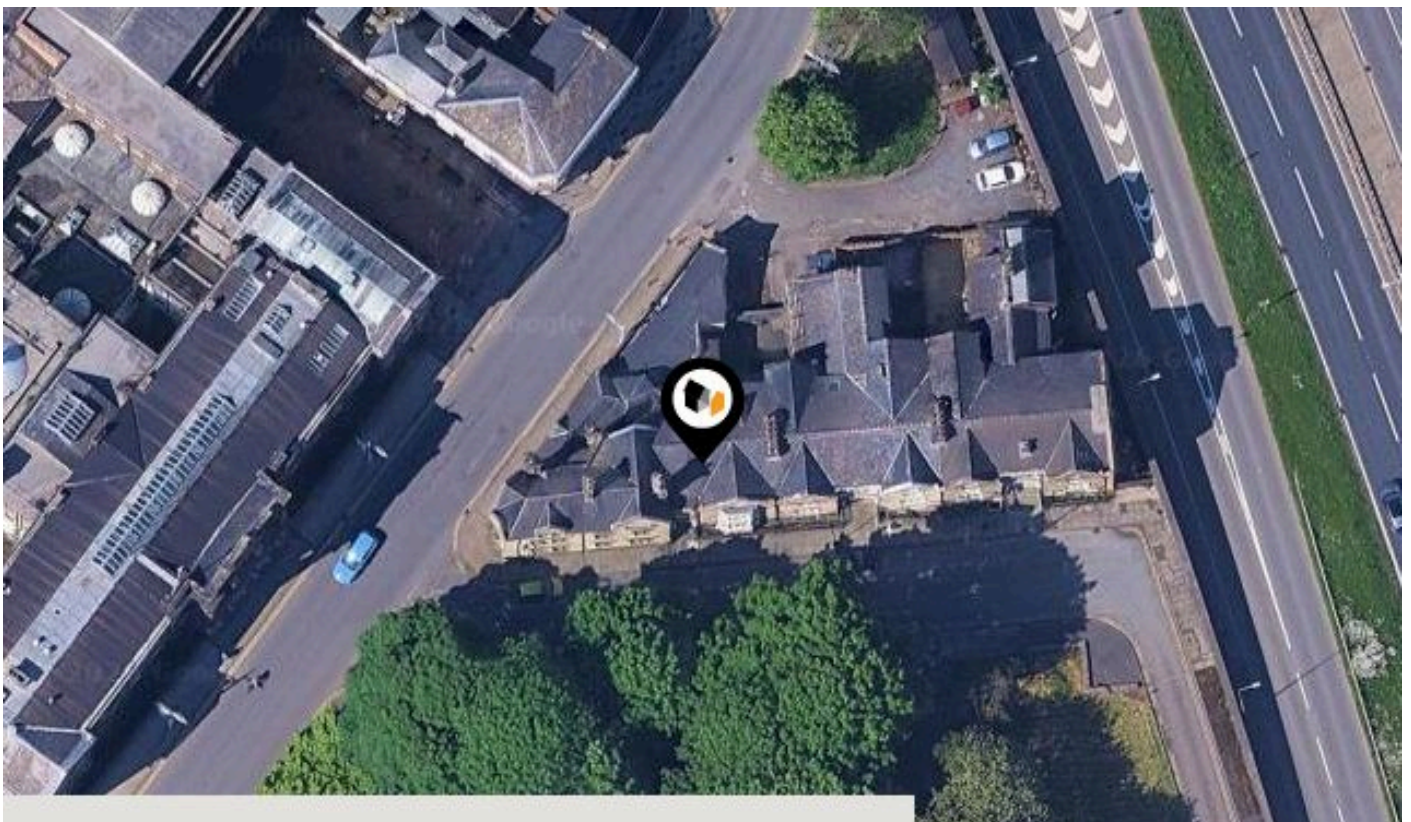




See More Online

# KPF: Key Property Facts

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



## **BROOK STREET, STOKE-ON-TRENT, ST4**

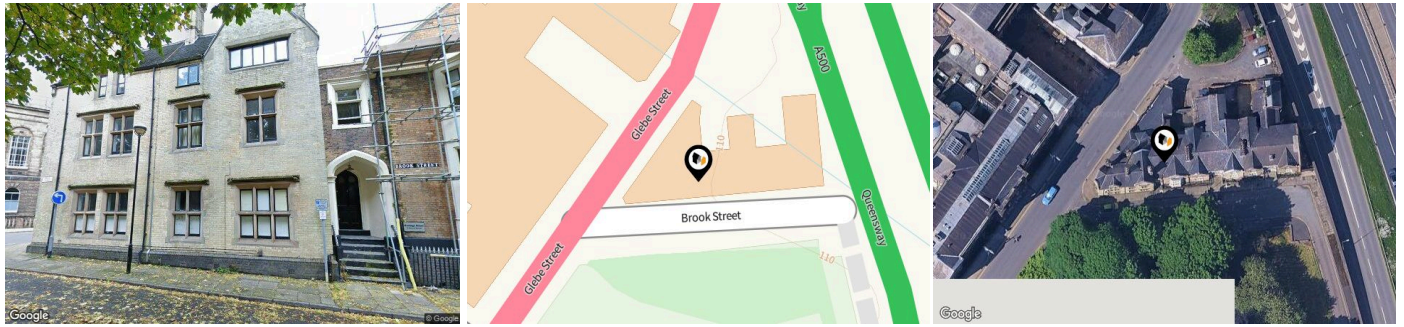
### **butters john bee**

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



## Property

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

## Local Area

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

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

<b>18</b> mb/s	- mb/s

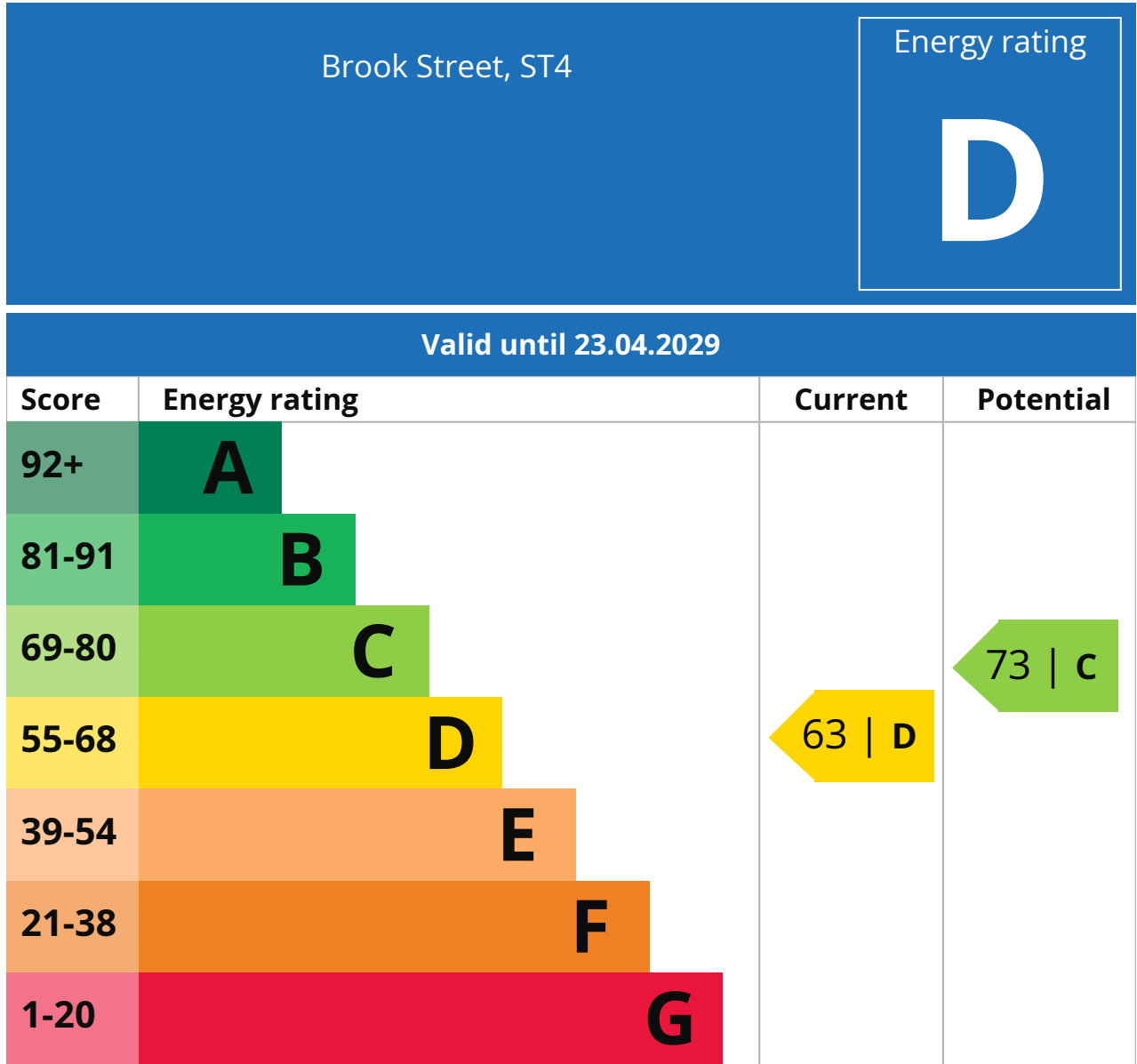
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



### Additional EPC Data

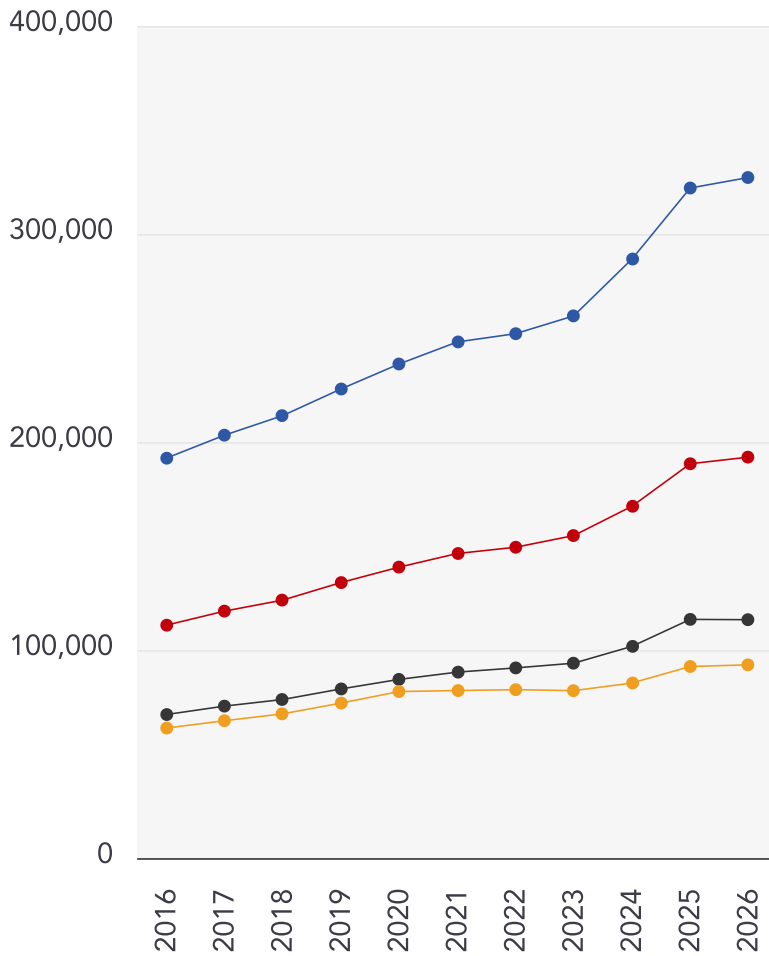
---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	246 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

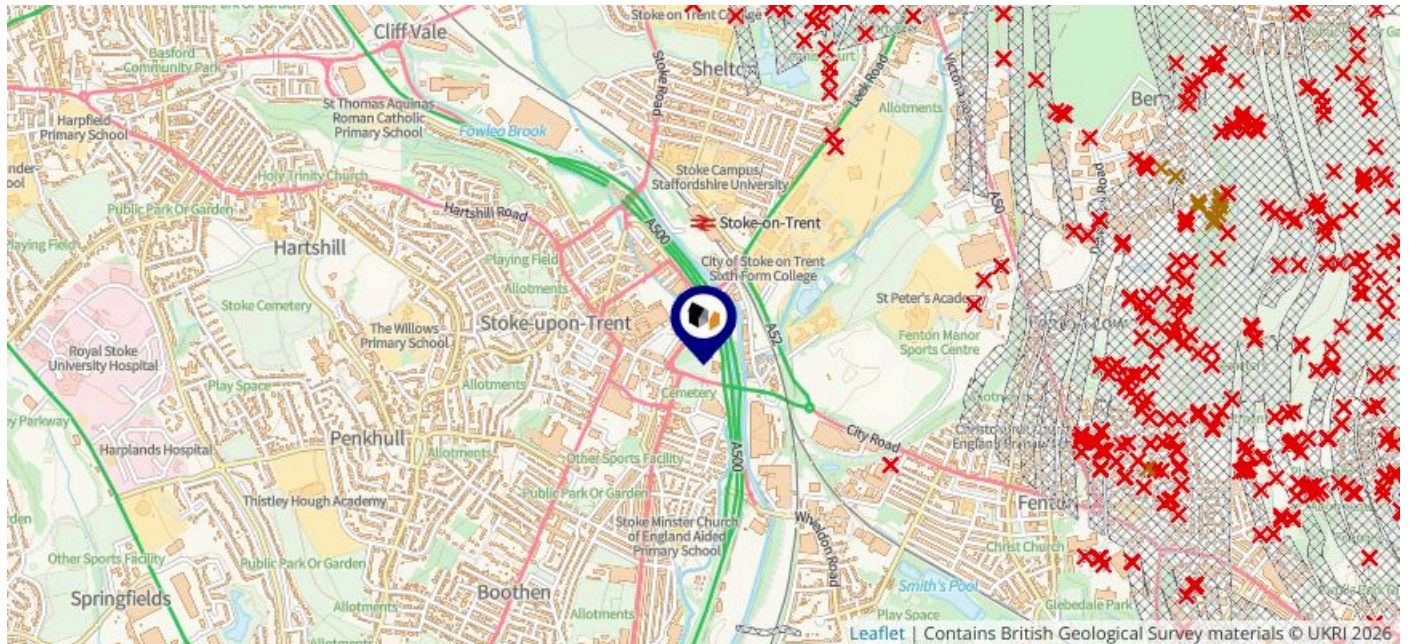
Terraced

**+66.07%**

Flat

**+48.62%**

This map displays nearby coal mine entrances and their classifications.



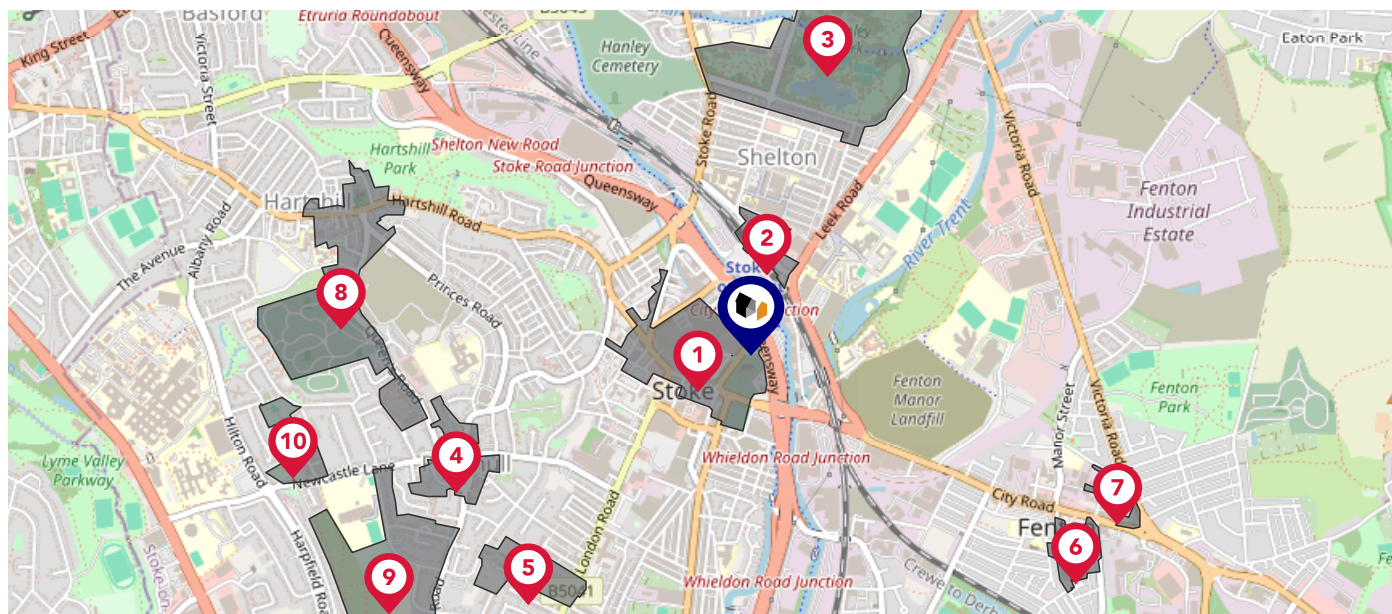
### Mine Entry

- ✕ 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.



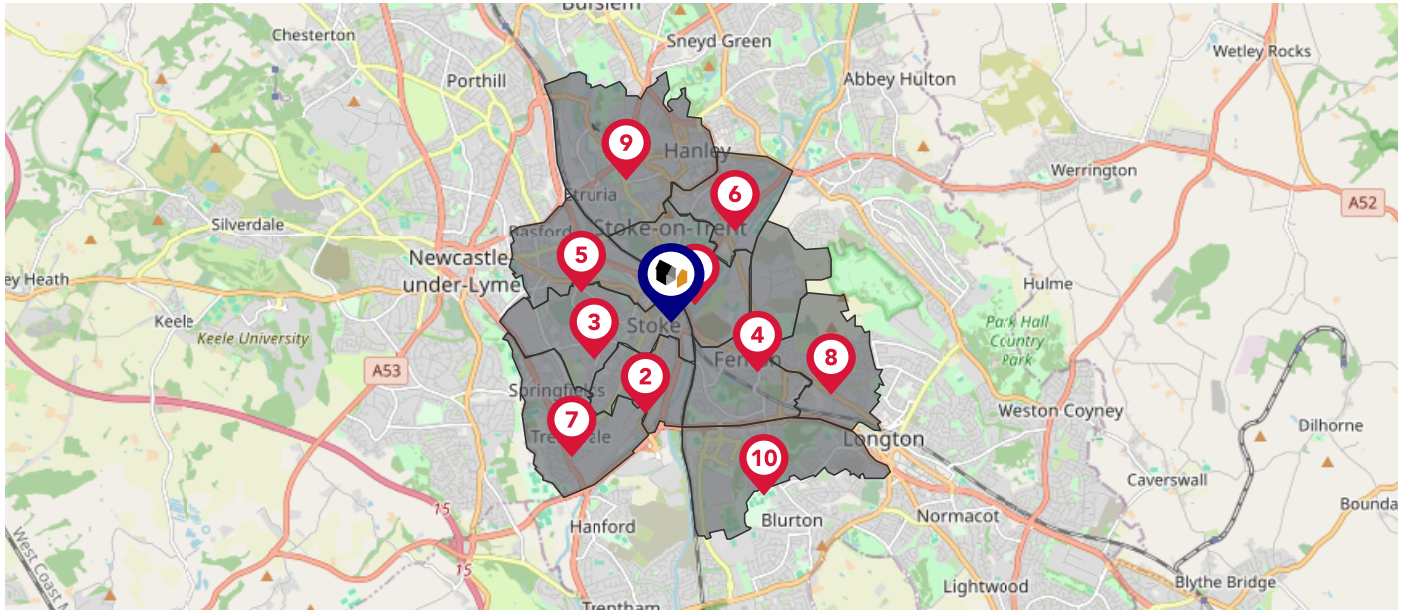
### Nearby Conservation Areas

- 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



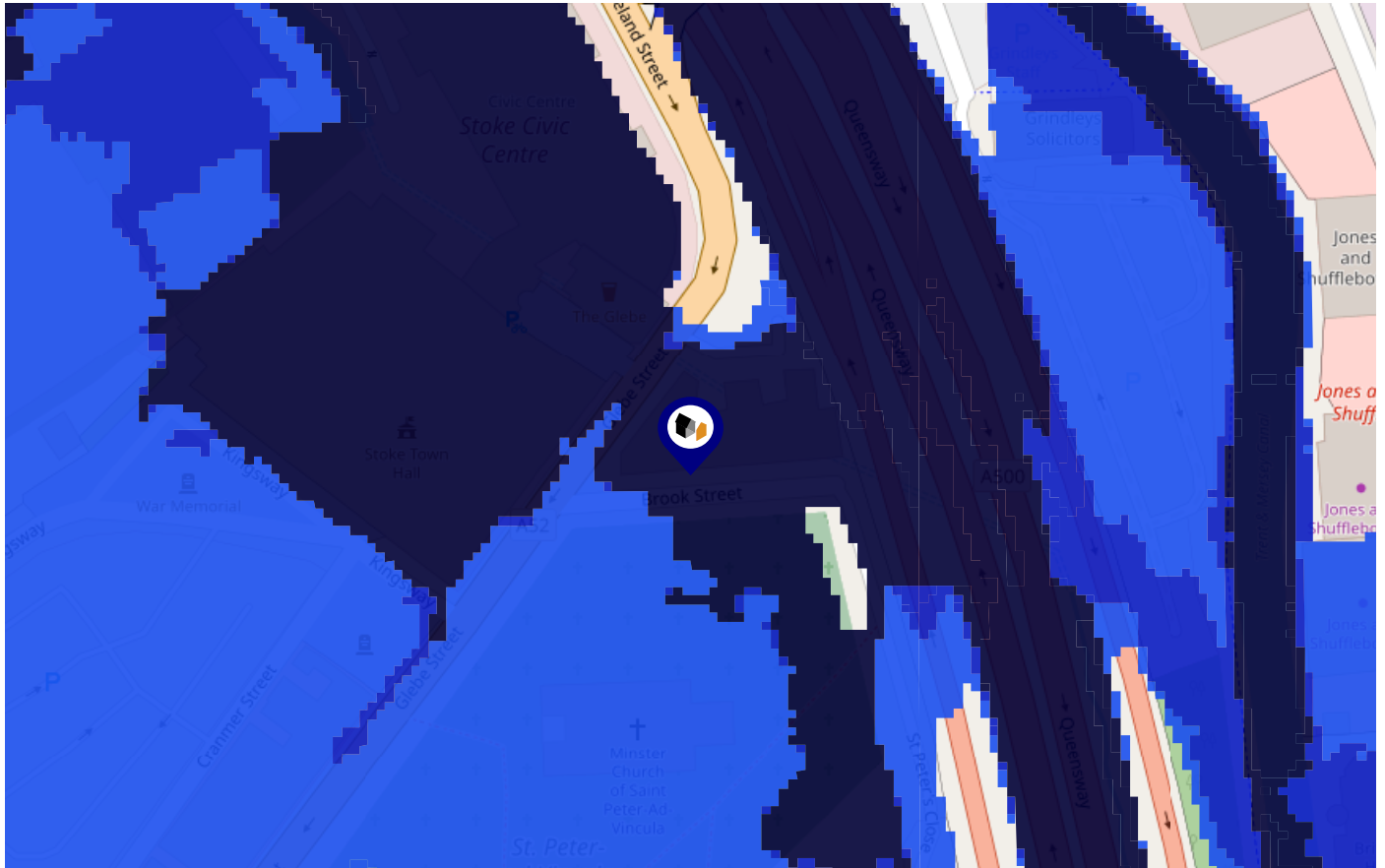
### Nearby Council Wards

- 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.

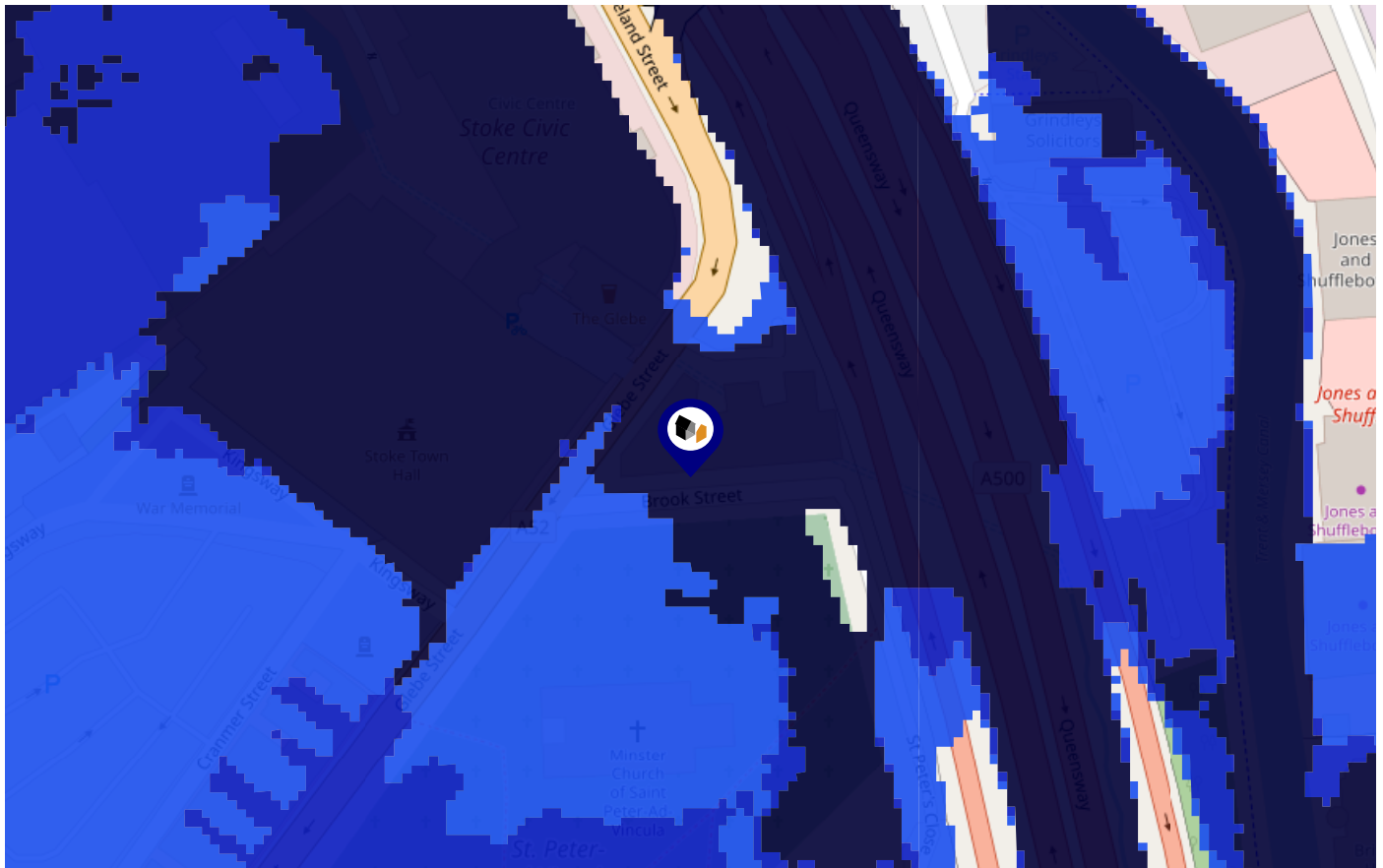
Chance of flooding to the following depths at this property:



# 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.
- 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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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

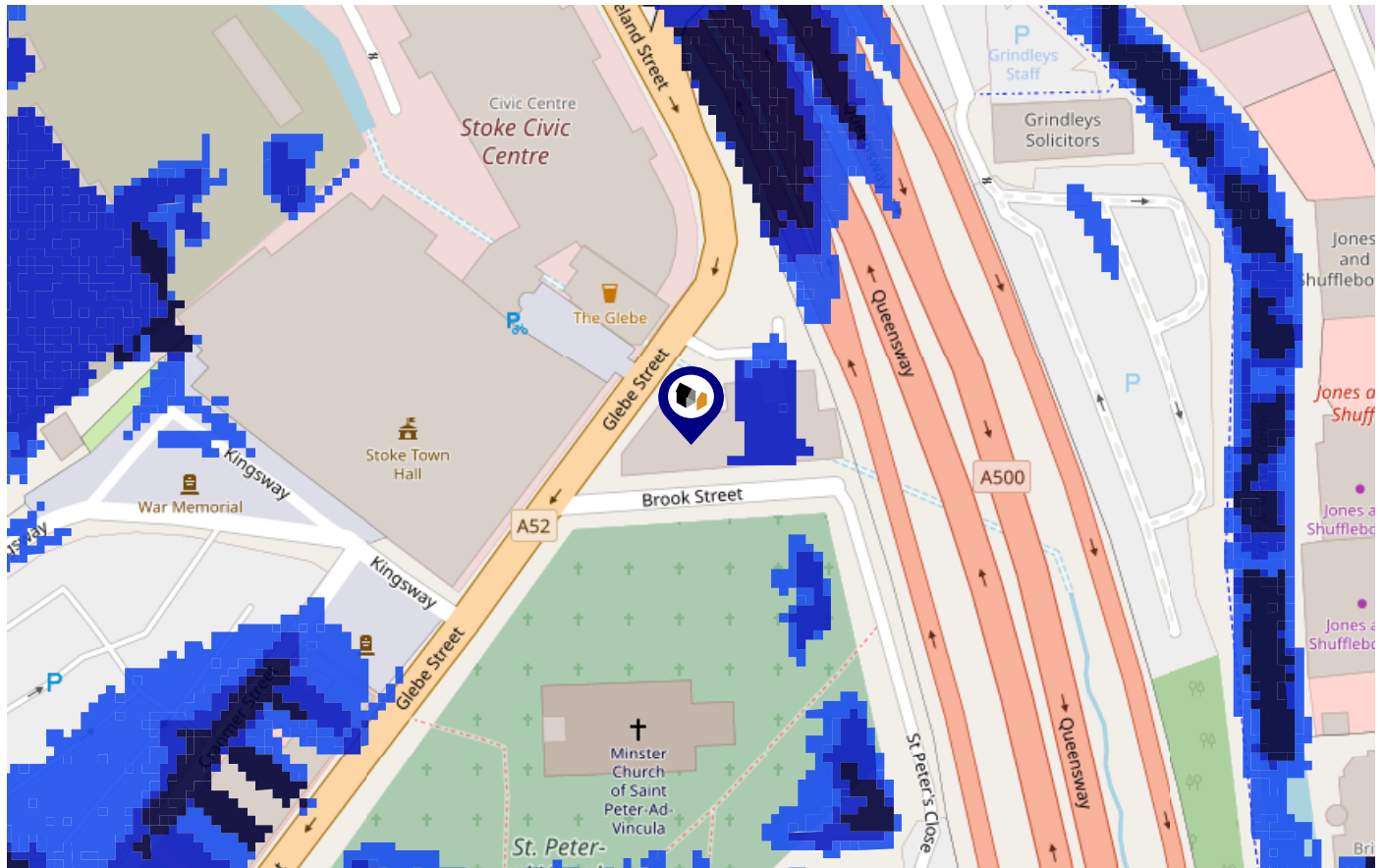
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

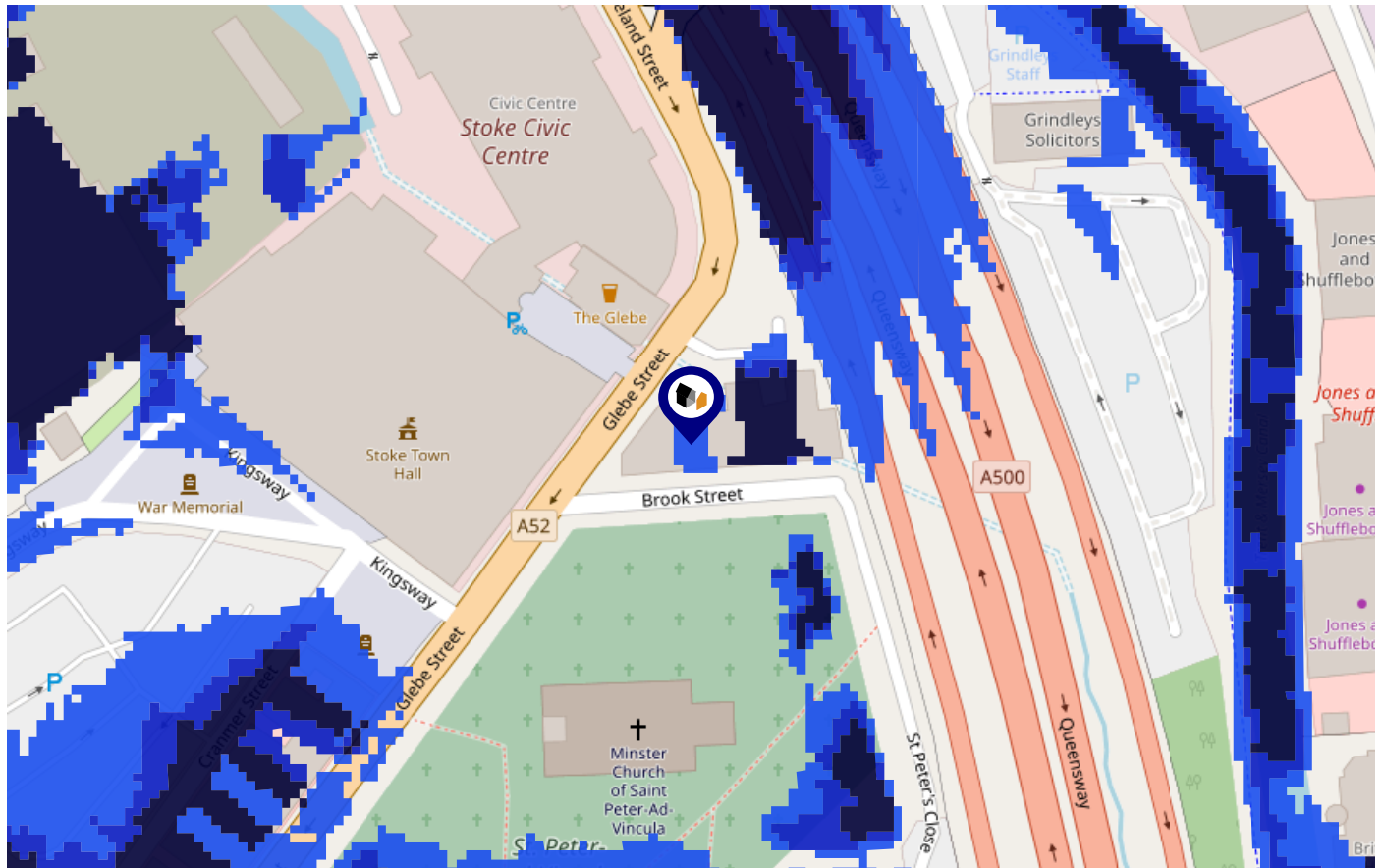
Chance of flooding to the following depths at this property:



# 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.

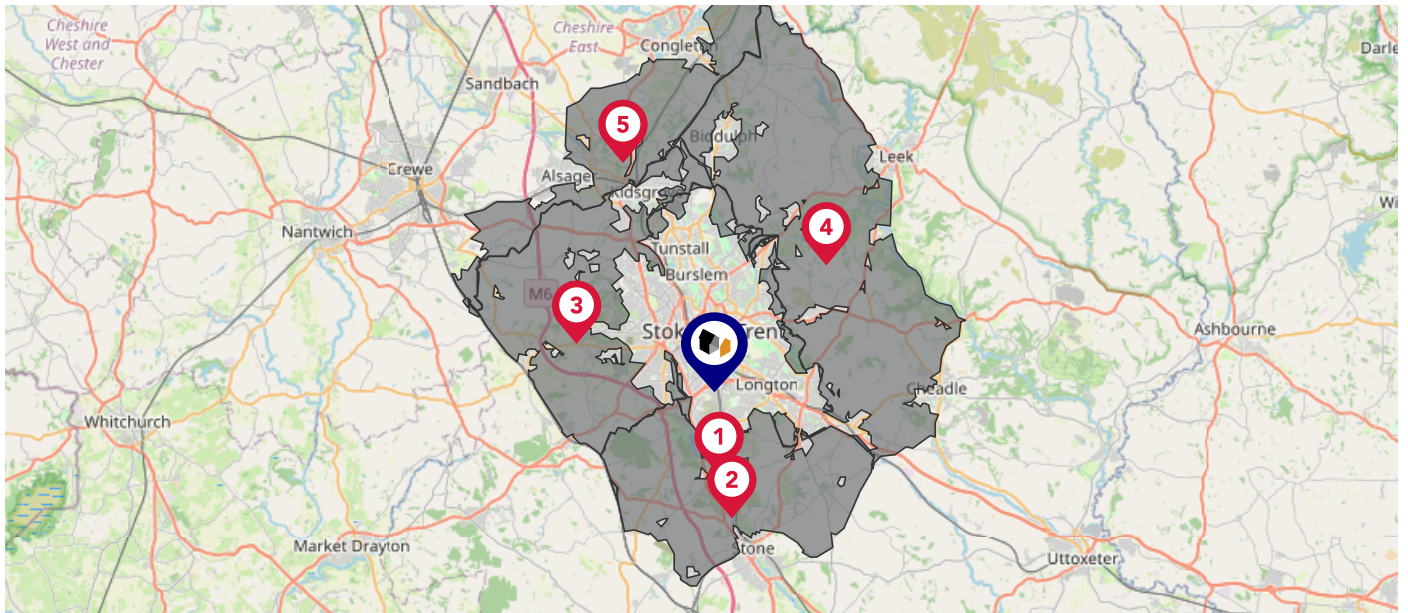
Chance of flooding to the following depths at this property:







# Maps

## Green Belt

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



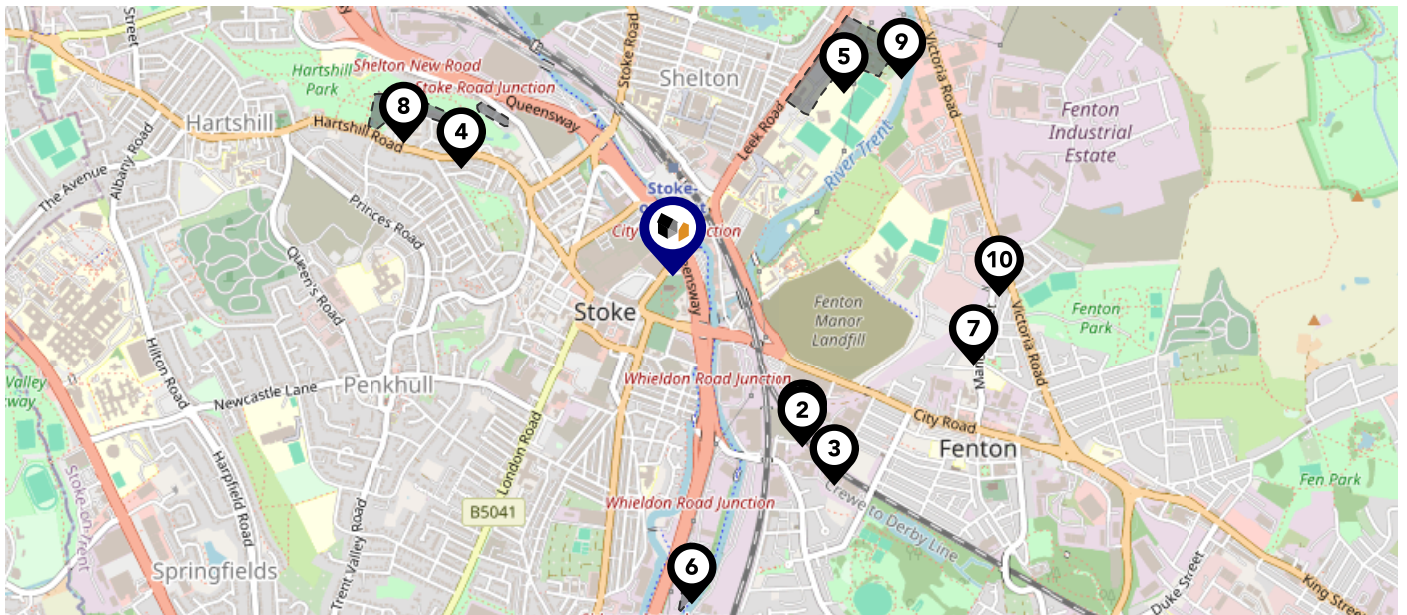
### Nearby Green Belt Land

-  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

# Maps

## Landfill Sites

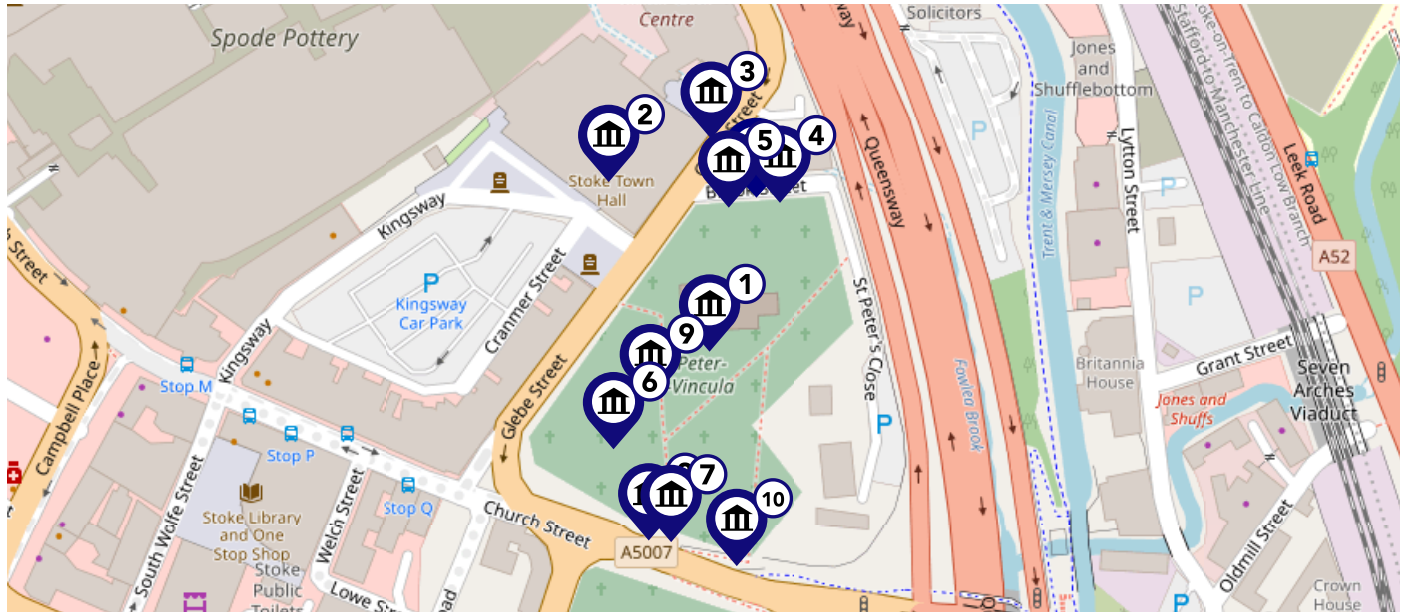
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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



1195794 - Cross Fragment In St Peter's Churchyard

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



1220365 - Chest Tombs And Headstone Of Carr Warburton And Berry  
Approximately 75 Metres South Of Church

Grade II

0.1 miles



1195793 - Chest Tombs Of Whalley And Broade Family Approximately  
10 Metres South West Of Church Of St Peter

Grade II

0.1 miles

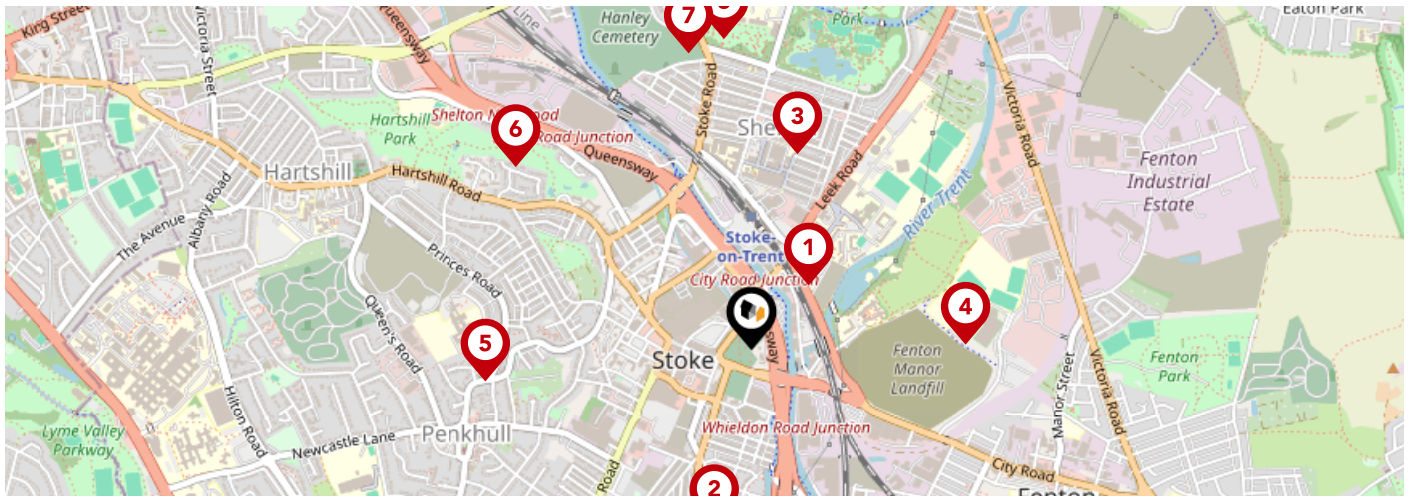


1195834 - Chest Tomb To John Fenton In St Peter's Churchyard, Circa  
100 Metres South East Of Church

Grade II

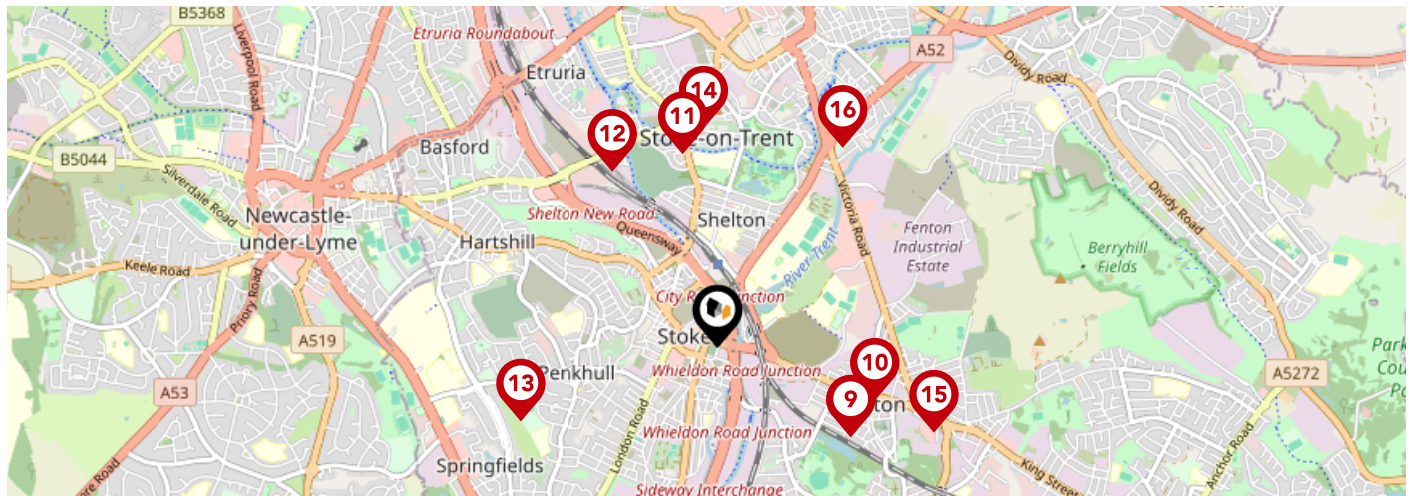
0.1 miles









# Area Schools



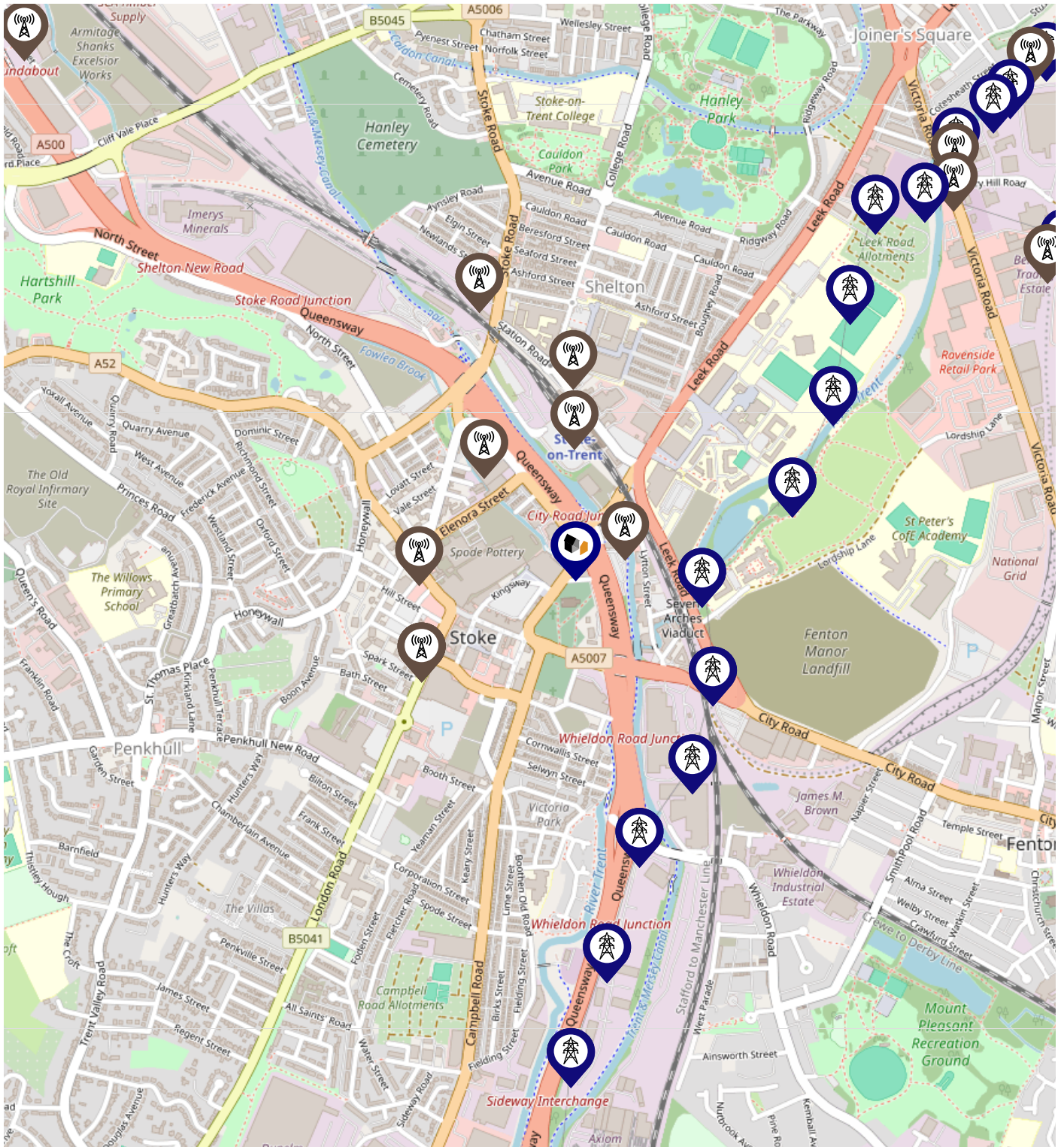
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>City of Stoke-On-Trent Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stoke Minster CofE Primary Academy</b> 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"/>
<b>3</b>	<b>Excellence Girls Academy</b> Ofsted Rating: Good   Pupils: 79   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Peter's CofE Academy</b> 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"/>
<b>5</b>	<b>The Willows Primary School</b> Ofsted Rating: Good   Pupils: 687   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Thomas Aquinas Catholic Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Registry</b> 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"/>
<b>8</b>	<b>Stoke-on-Trent College</b> Ofsted Rating: Good   Pupils:0   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





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

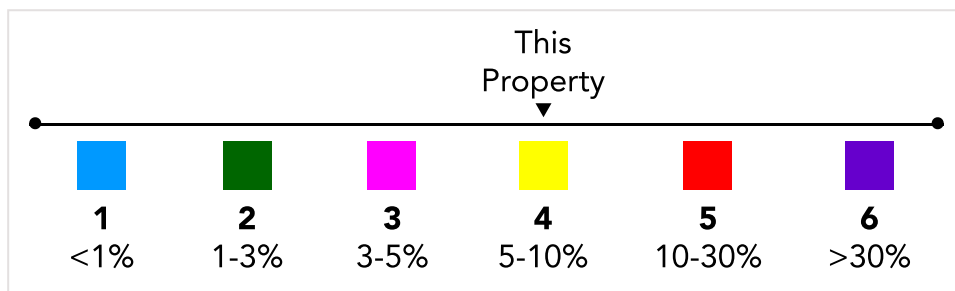
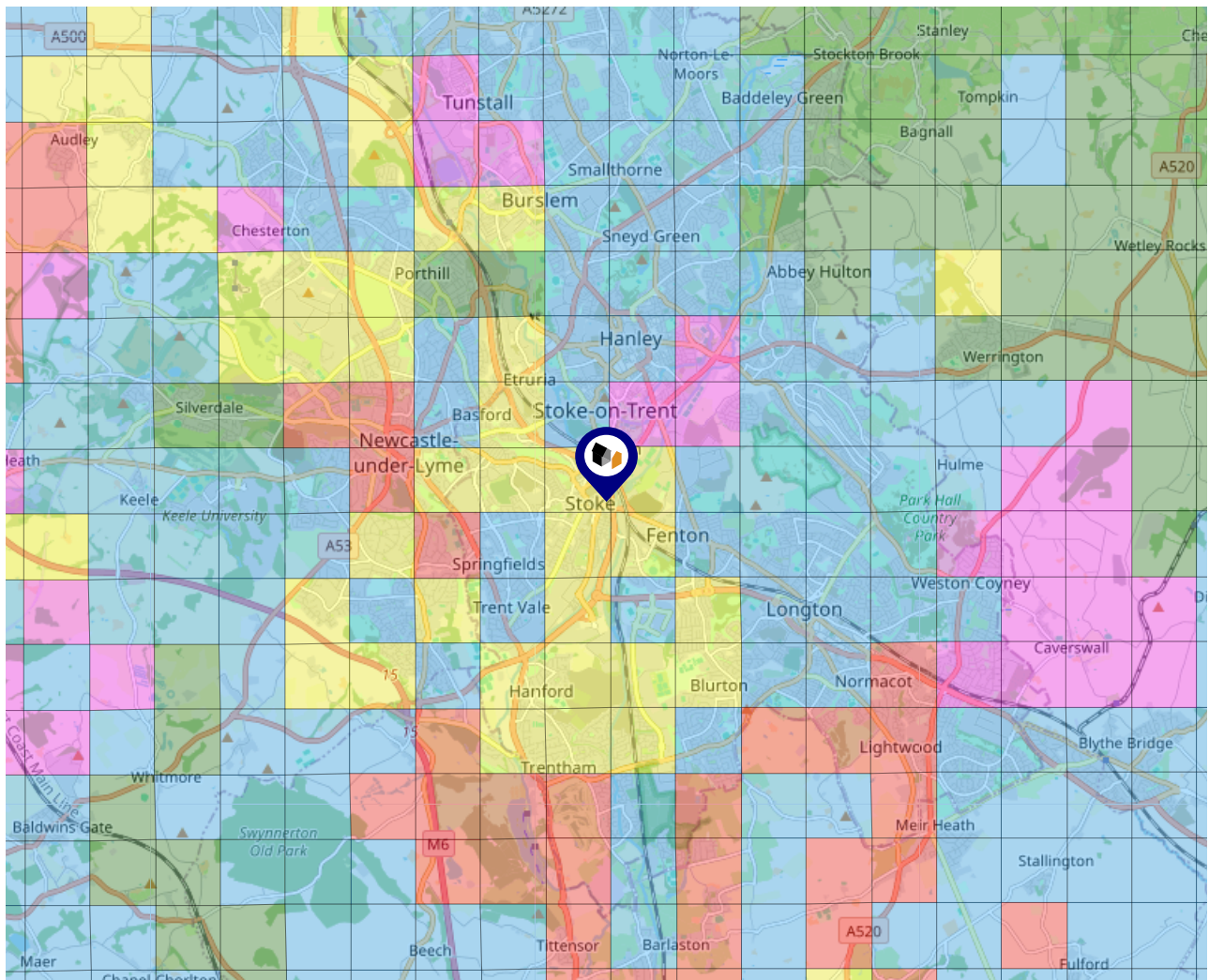


**Key:**

-  Power Pylons
-  Communication Masts

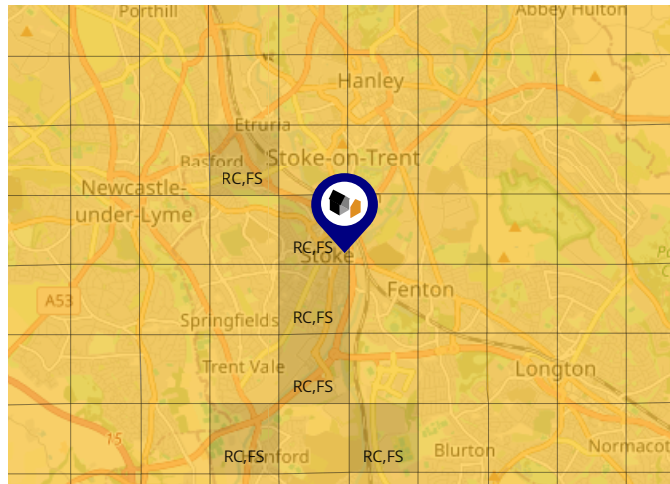
### What is Radon?

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



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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

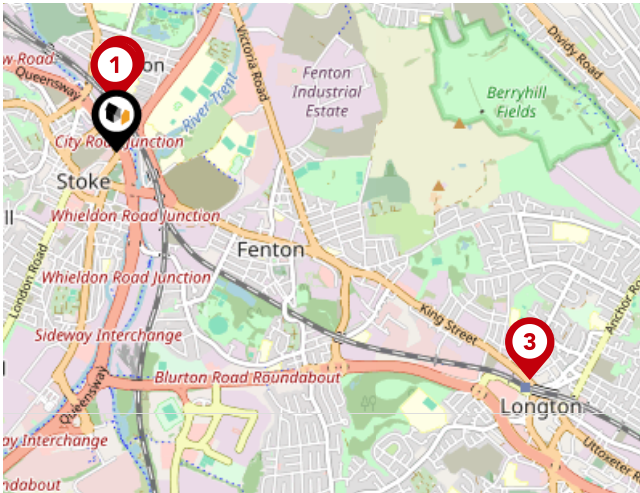


### Primary Classifications (Most Common Clay Types)

<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

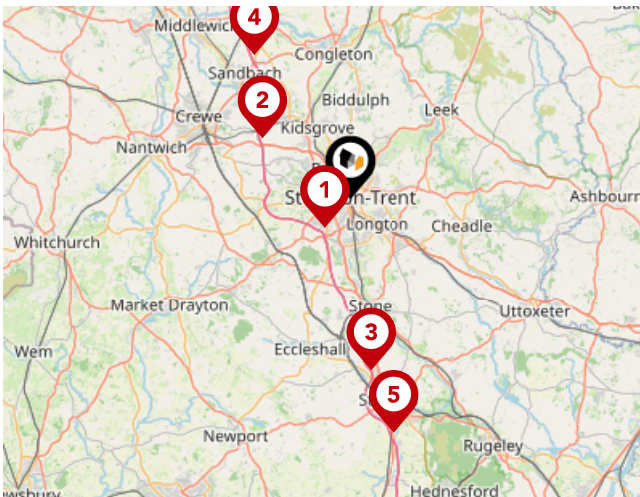
# Area

## Transport (National)



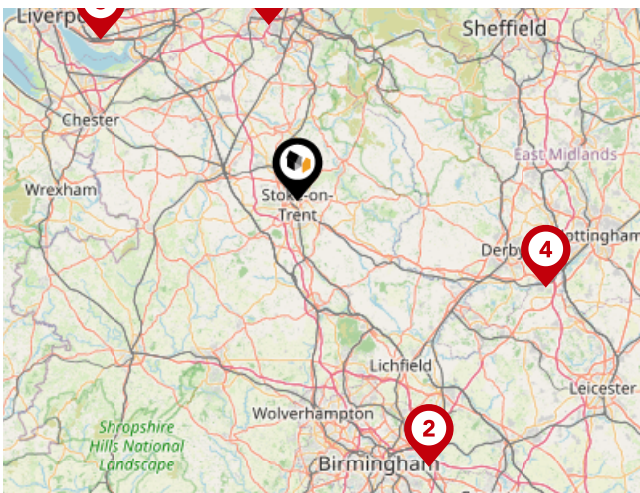
### National Rail Stations

Pin	Name	Distance
1	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

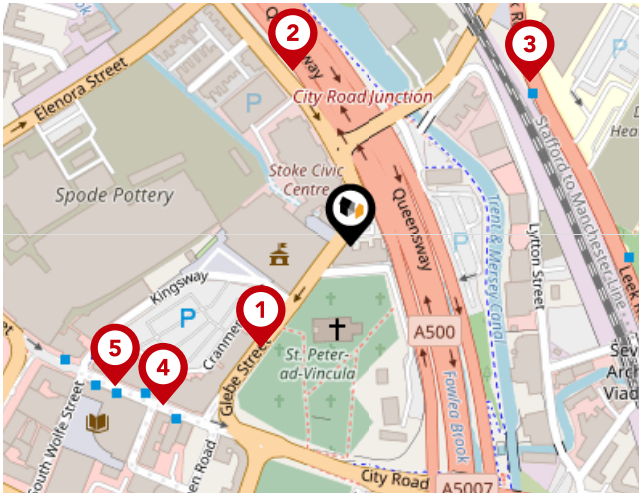


### Airports/Helipads

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

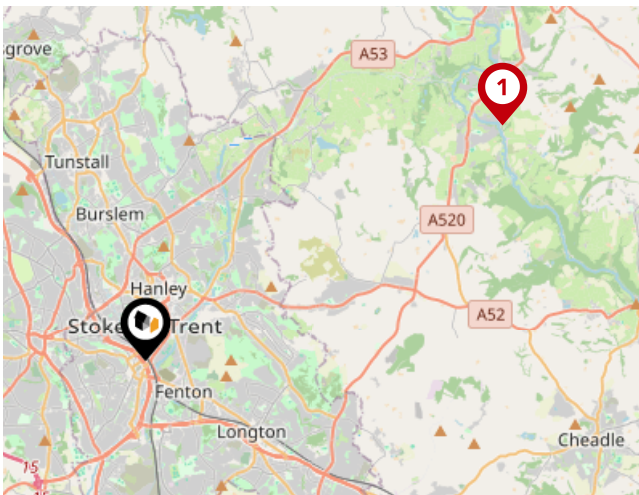
# Area

## 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

butters john bee

## 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.



### Contains public sector information licensed under the Open Government License v3.0

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butters john bee<sup>bjb</sup>

#### butters john bee

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

