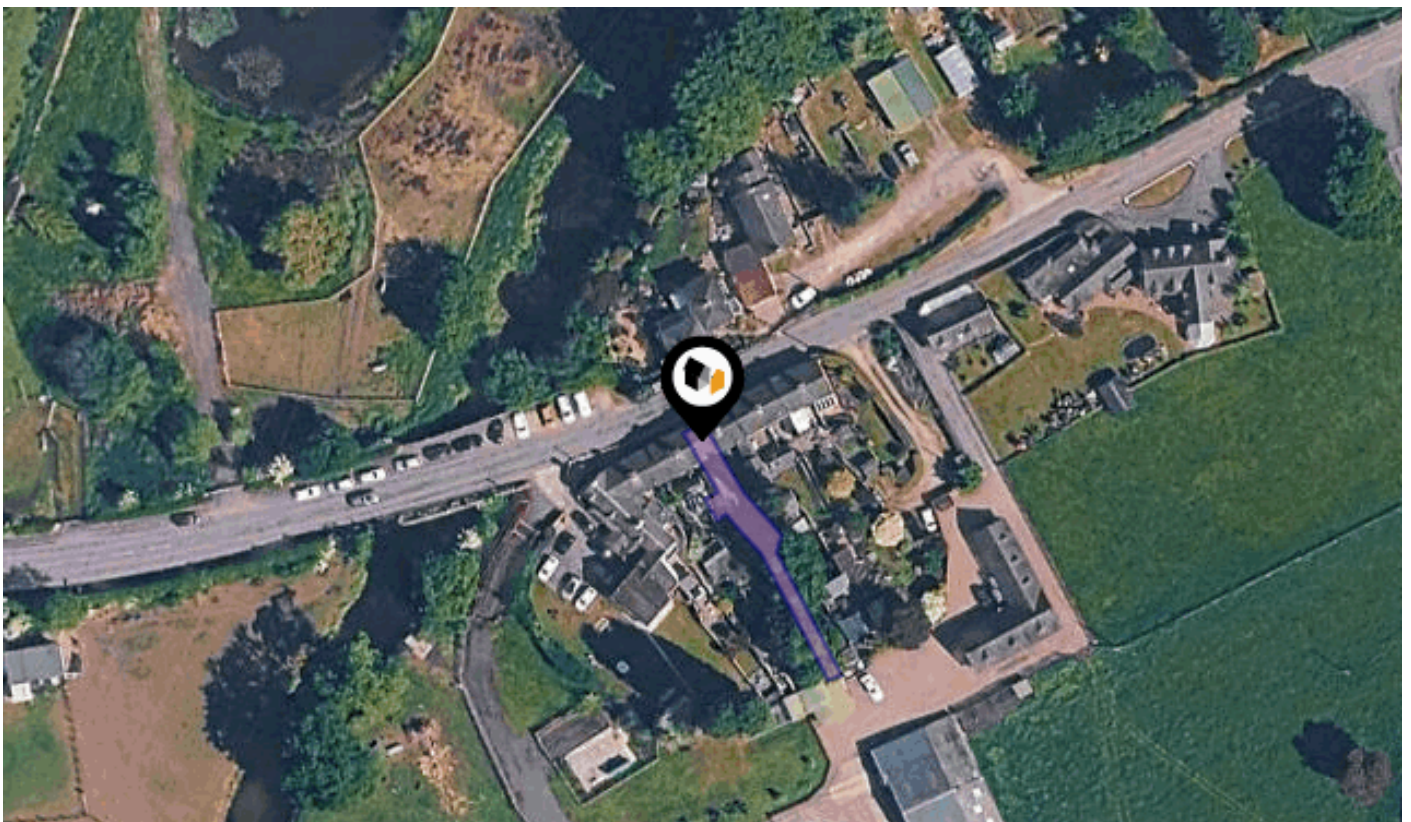




See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Monday 06th July 2026**



**TITTENSOR ROAD, TITTENSOR, STOKE-ON-TRENT, ST12**

## butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



## Property

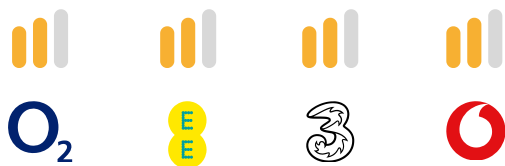
<b>Type:</b>	Terraced House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	441 ft <sup>2</sup> / 41 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,535		
<b>Title Number:</b>	SF335999		

## Local Area

<b>Local Authority:</b>	Stafford	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No			
<b>Flood Risk:</b>		<b>15</b>	<b>80</b>	<b>-</b>
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			



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



**Satellite/Fibre TV Availability:**



# Planning History

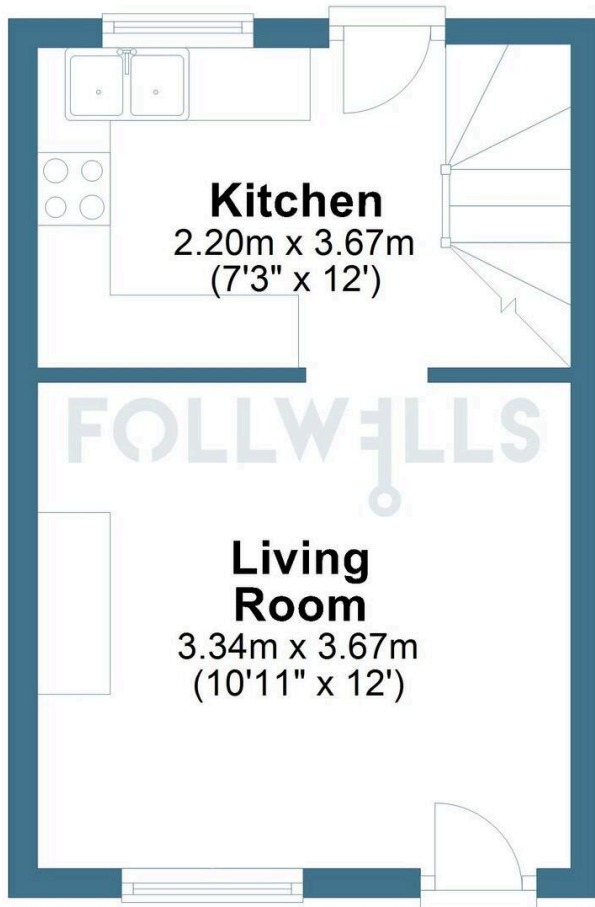
## This Address

Planning records for: *Tittensor Road, Tittensor, Stoke-on-trent, ST12*

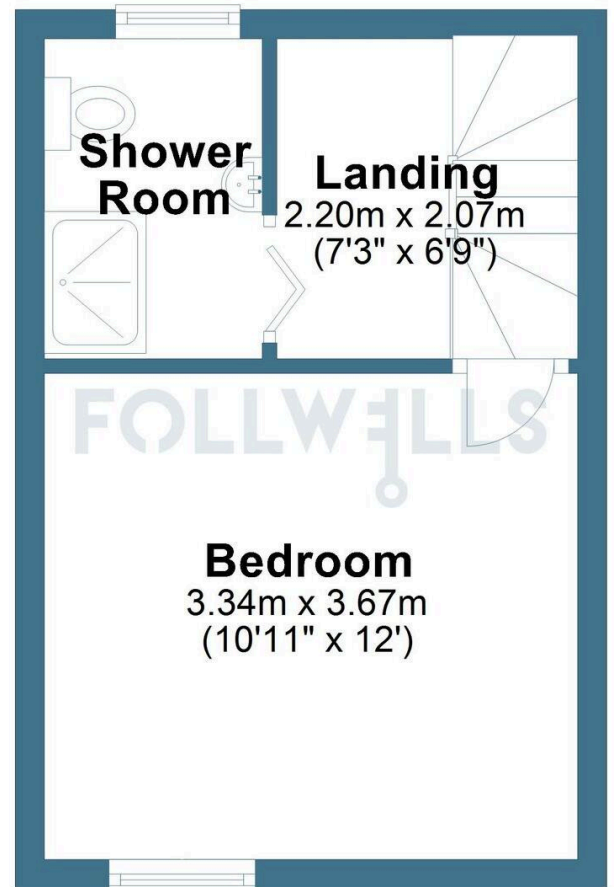
<b>Reference - 07/09504/LBC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th January 2008
<b>Description:</b>	Minor changes to front door

**TITTENSOR ROAD, TITTENSOR, STOKE-ON-TRENT, ST12**

**Ground Floor**



**First Floor**



For indicative purposes only. All measurements are approximate.  
Plan produced using PlanUp.

# Property EPC - Certificate

Tittensor Road, Tittensor, ST12

Energy rating

# D

Valid until 31.10.2031

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

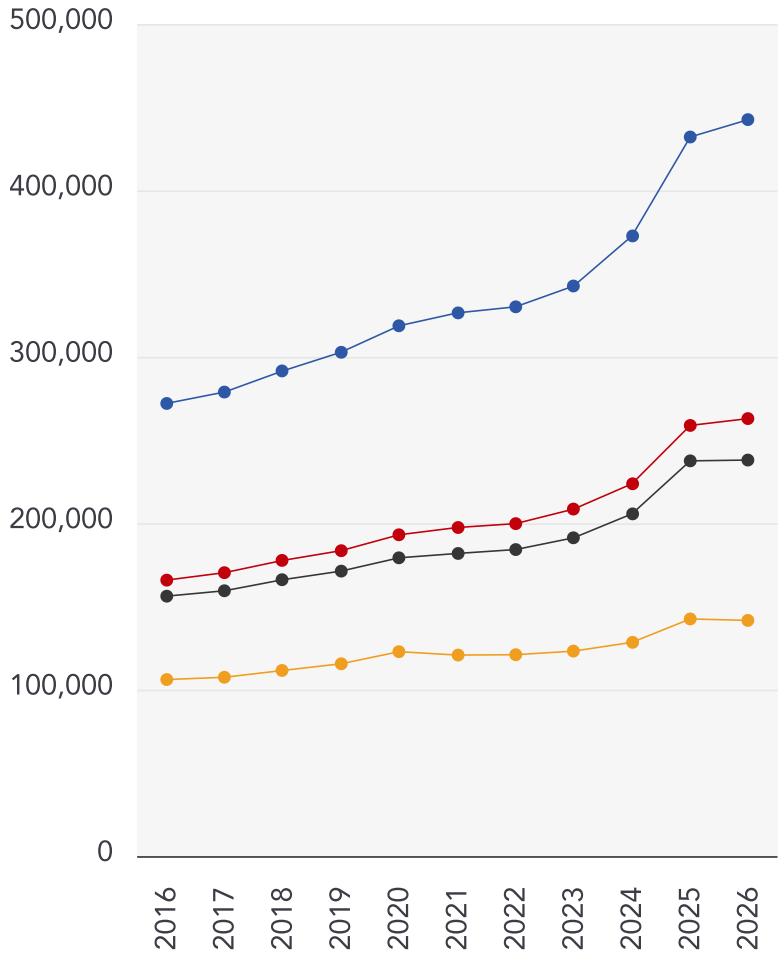
---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<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>	Secondary glazing
<b>Previous Extension:</b>	0
<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, 200 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 83% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	41 m <sup>2</sup>

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in ST12



Detached

**+62.7%**

Semi-Detached

**+58.53%**

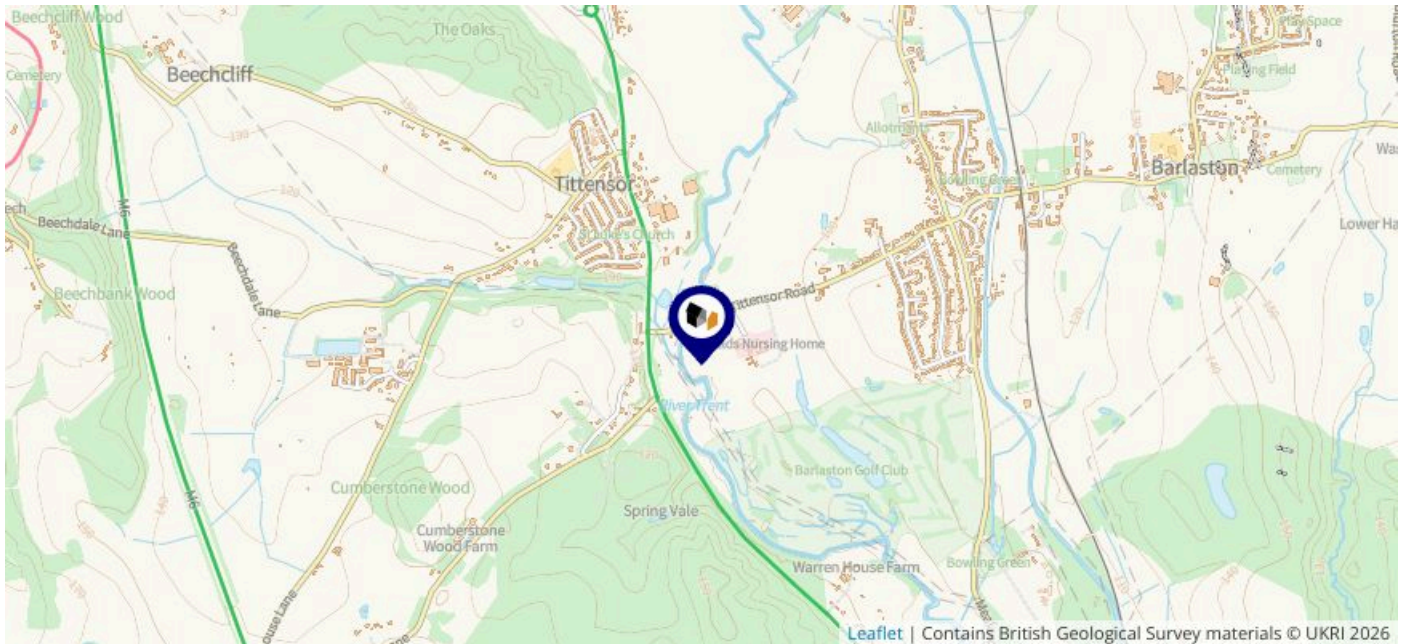
Terraced

**+52.35%**

Flat

**+33.48%**

This map displays nearby coal mine entrances and their classifications.



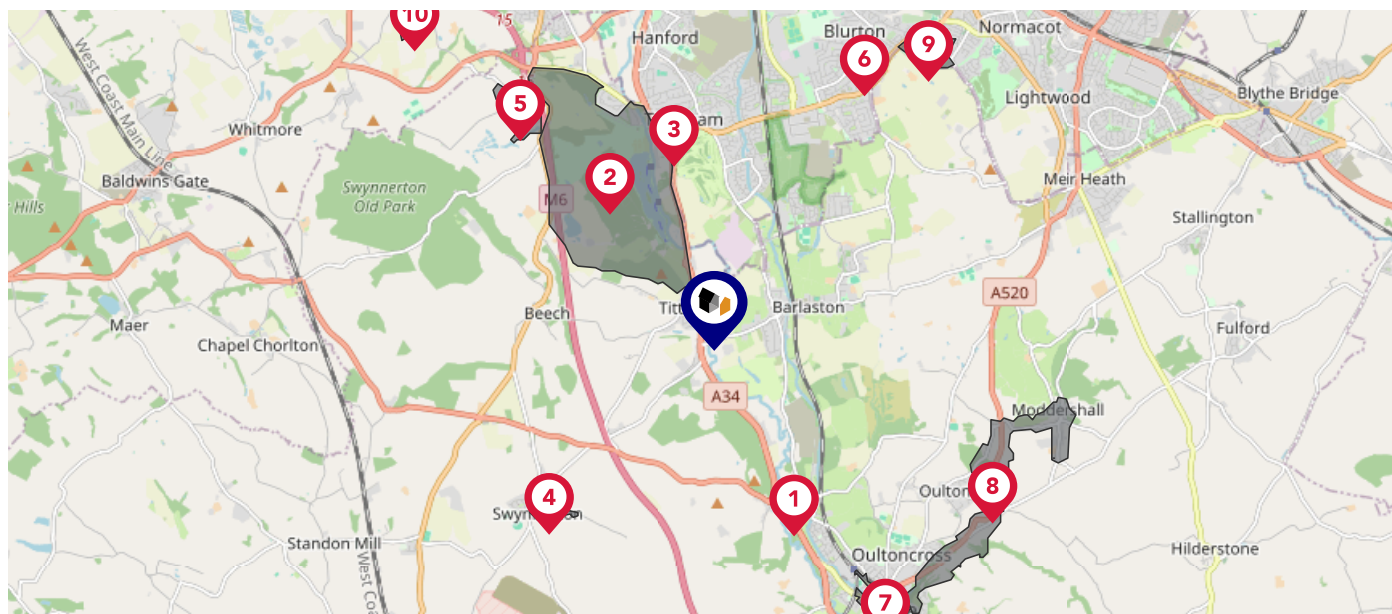
### Mine Entry

- ✕ 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.



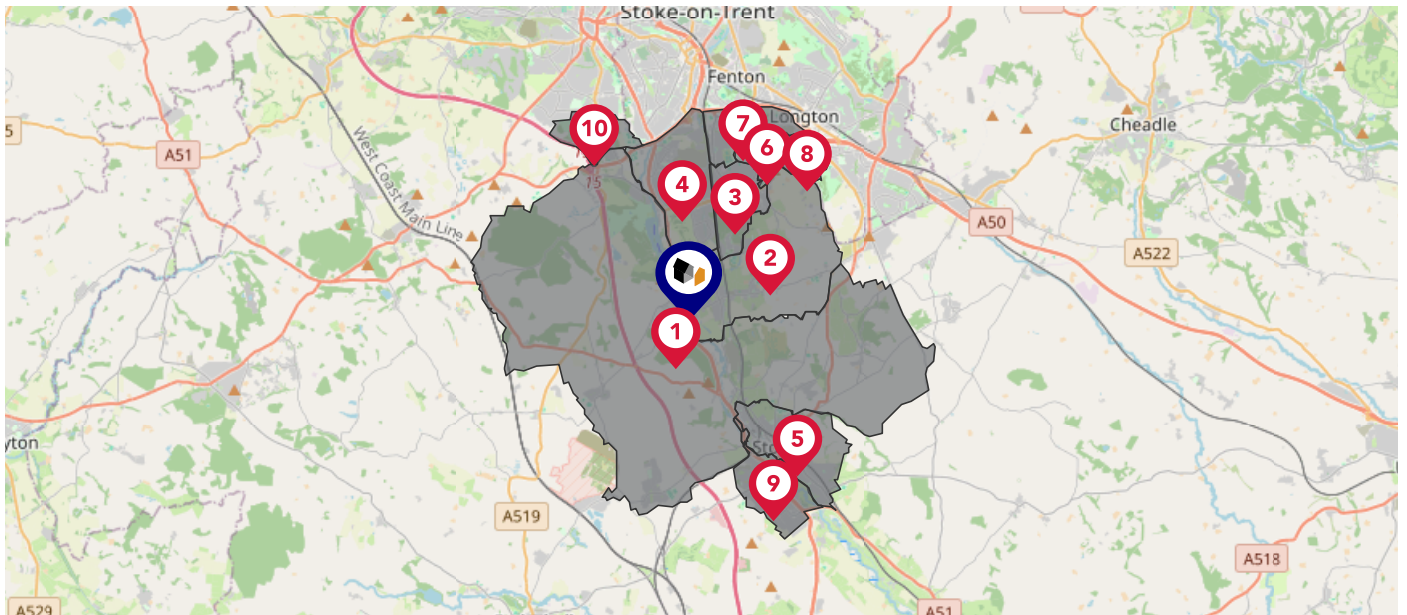
### Nearby Conservation Areas

- 1 Meaford
- 2 Trentham
- 3 Ash Green
- 4 Swynnerton
- 5 Hanchurch
- 6 Blurton Church
- 7 Stone
- 8 Moddershall Valley
- 9 Dresden
- 10 Butterton

# 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



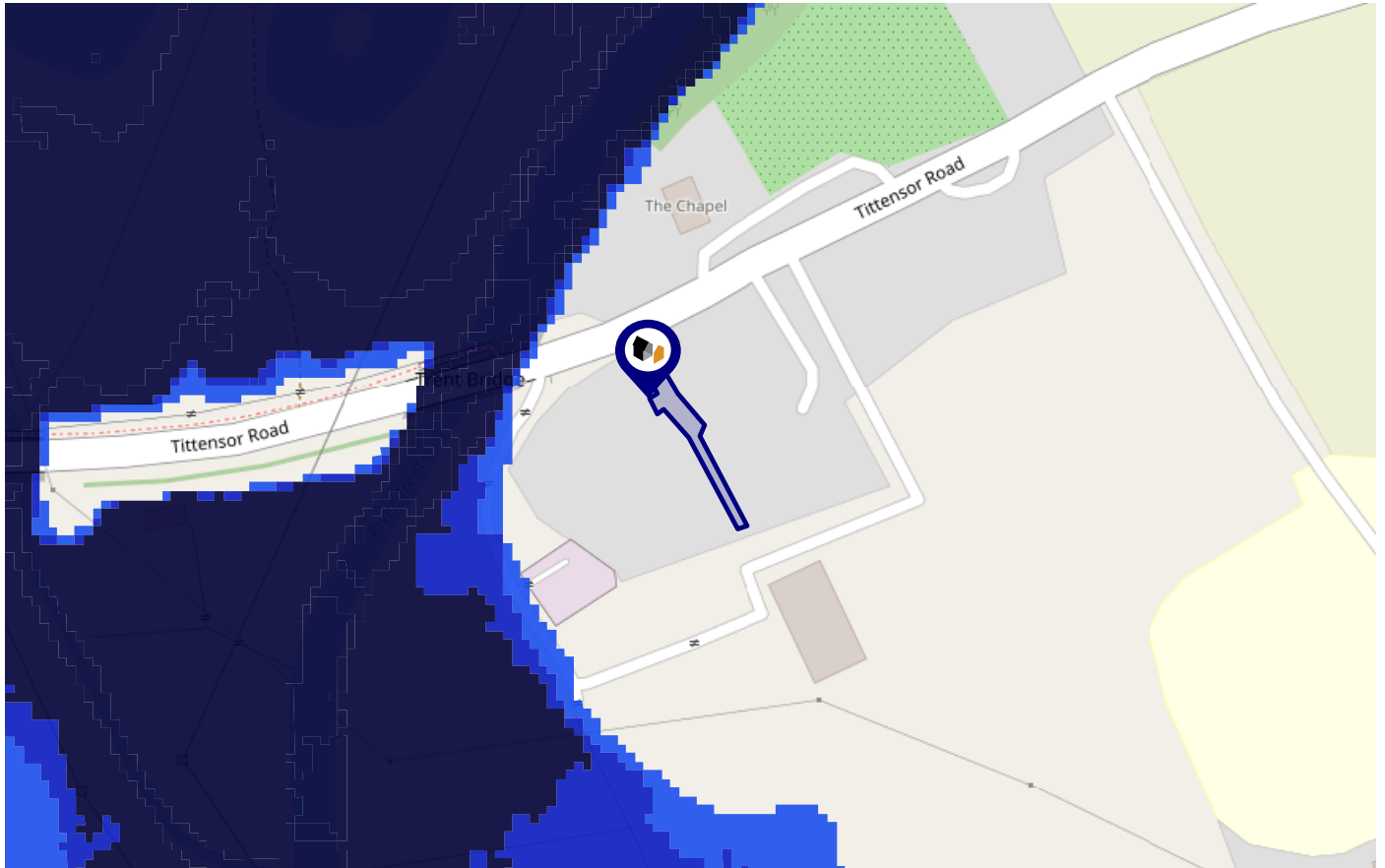
### Nearby Council Wards

- 1 Swynnerton & Oulton Ward
- 2 Barlaston Ward
- 3 Blurton West and Newstead Ward
- 4 Hanford and Trentham Ward
- 5 St. Michael's & Stonefield Ward
- 6 Blurton East Ward
- 7 Hollybush and Longton West Ward
- 8 Dresden and Florence Ward
- 9 Walton Ward
- 10 Westbury Park & Northwood 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

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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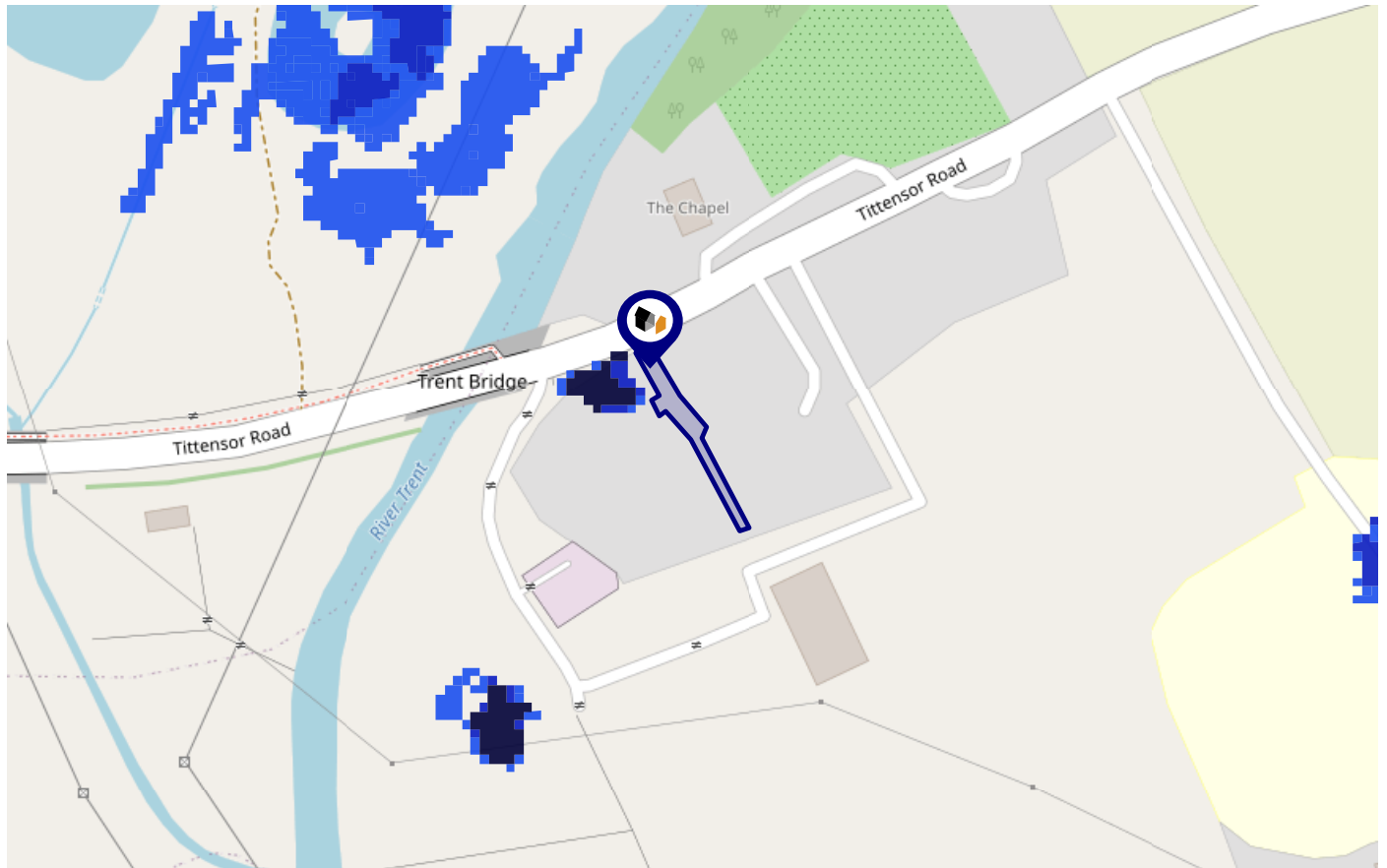
Chance of flooding to the following depths at this property:



# 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.

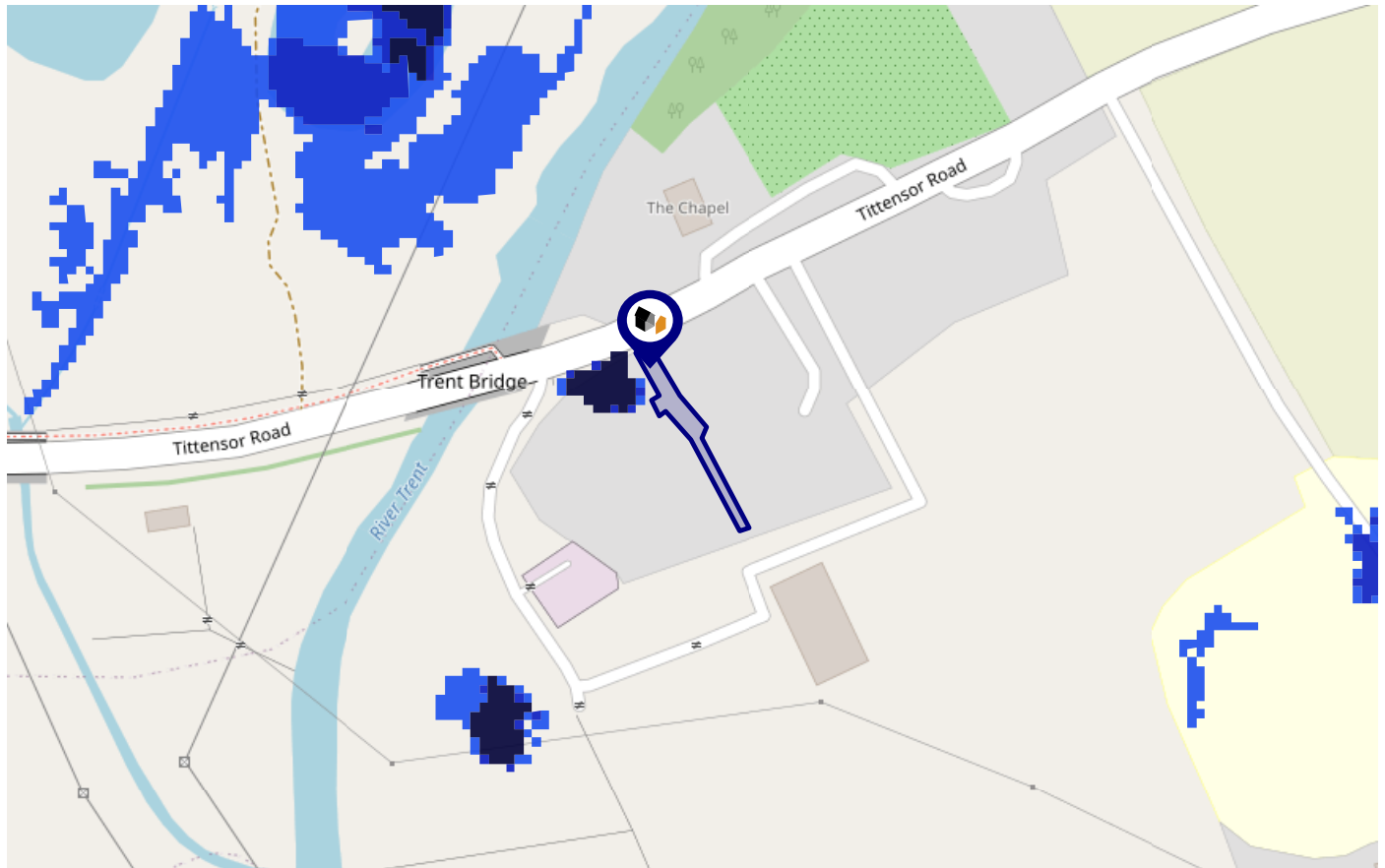
Chance of flooding to the following depths at this property:



# 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: Very low

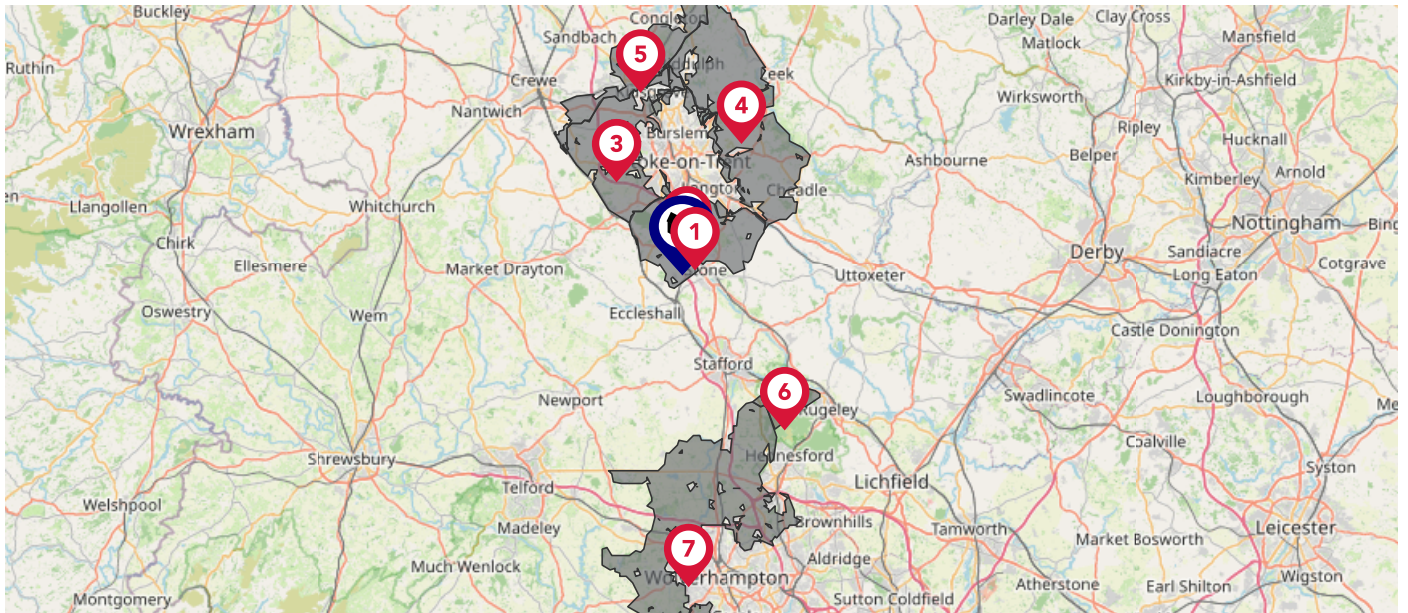
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



### Nearby Green Belt Land

-  Stoke-on-Trent Green Belt - Stafford
-  Stoke-on-Trent Green Belt - Stoke-on-Trent
-  Stoke-on-Trent Green Belt - Newcastle-under-Lyme
-  Stoke-on-Trent Green Belt - Staffordshire Moorlands
-  Stoke-on-Trent Green Belt - Cheshire East
-  Birmingham Green Belt - Stafford
-  Birmingham Green Belt - South Staffordshire

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.



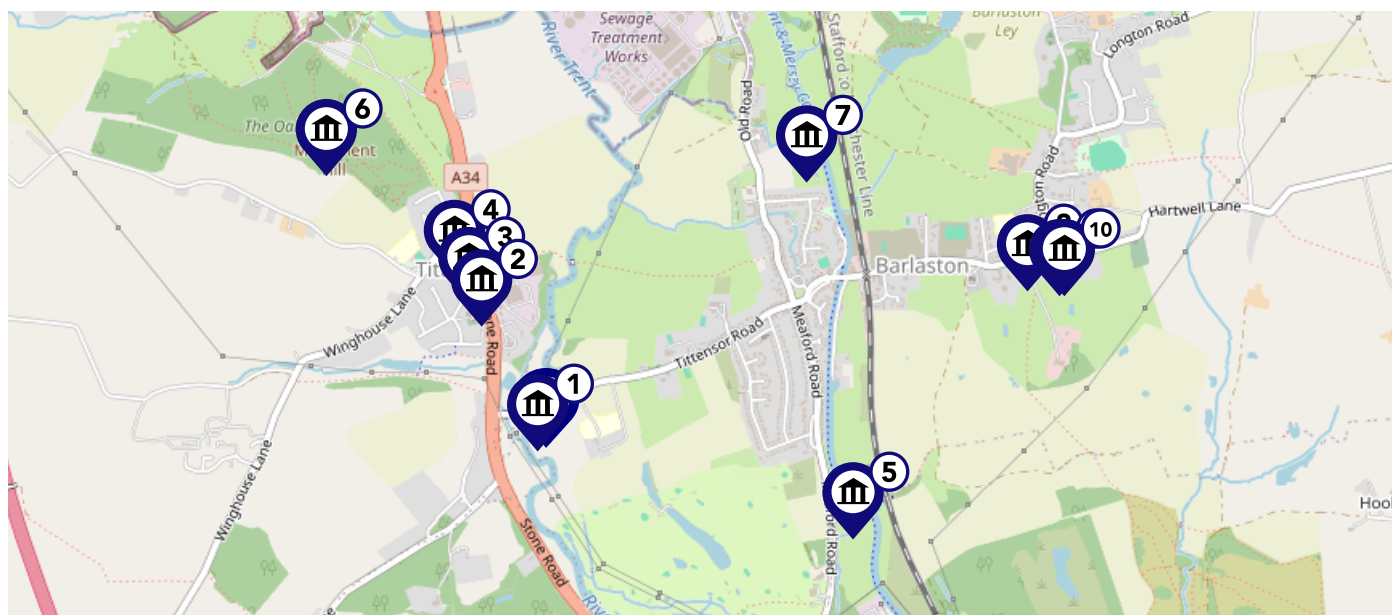
### Nearby Landfill Sites











<b>1</b>	Parkfields Farm-Tittensor Road, Tittensor, Barlaston, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>2</b>	Meaford Power Station Sites A and B-Stone, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>3</b>	Blurton Road-Blurton Road, Barlaston, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	Newstead Landfill Site-Alderflat Drive, Newstead, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>5</b>	Playing Field-North Barlaston Road, Barlaston Park, Barlaston, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>6</b>	EA/EPR/TP3596FC/V010	Active Landfill <input checked="" type="checkbox"/>
<b>7</b>	Blurton Road-Blurton Road, Barlaston, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>8</b>	Glazeley Field Farm-Cocknage, Stafford, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>9</b>	Whitebridge Lane-Whitebridge Lane, Stone, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Doulton Industrial Products-The Fillybrooks, Stonefield, Stone, Staffordshire	Historic Landfill <input type="checkbox"/>

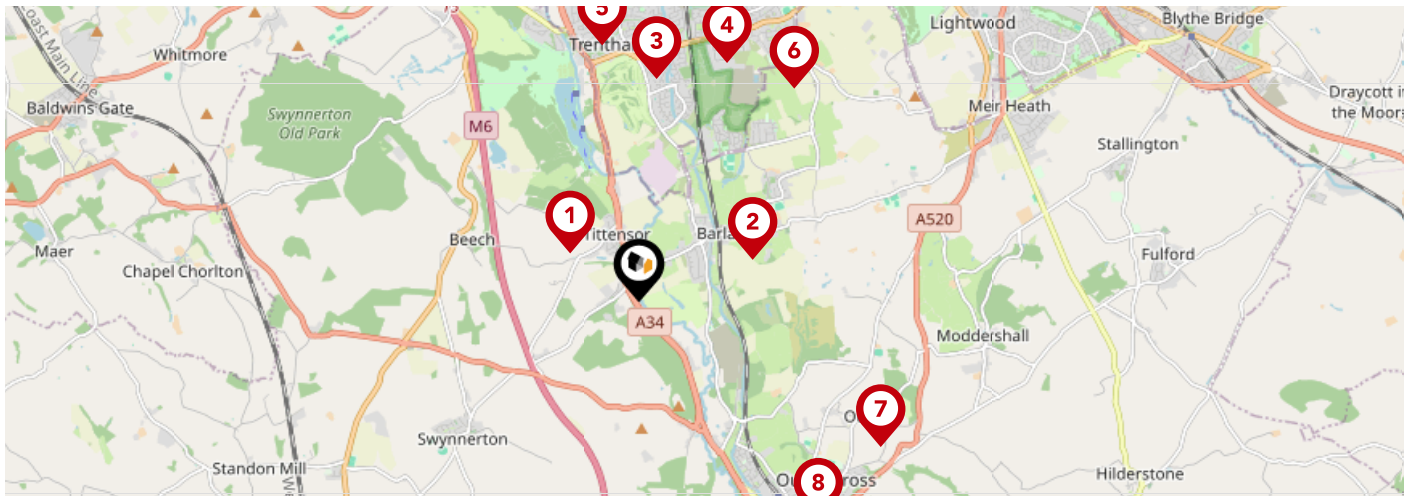
# Maps

## Listed Buildings

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

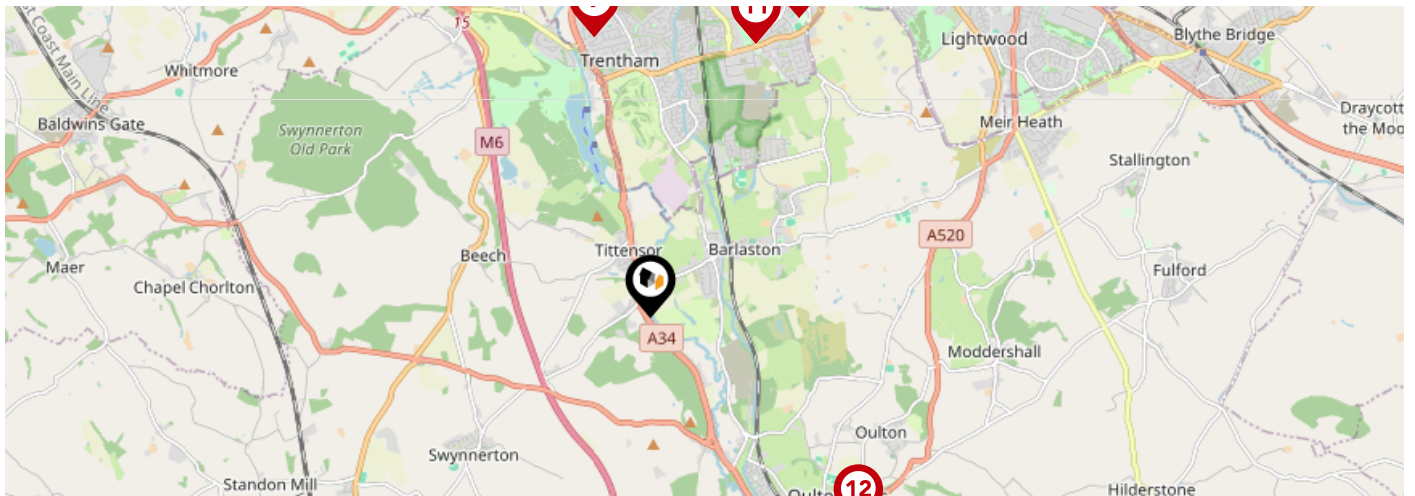










Listed Buildings in the local district		Grade	Distance
	1039084 - Heyfield Cottages	Grade II	0.0 miles
	1391513 - Burne House And Burne Cottage	Grade II	0.3 miles
	1038990 - 15 And 17, Stone Road	Grade II	0.4 miles
	1432729 - Tittensor War Memorial	Grade II	0.4 miles
	1240243 - Trent And Mersey Canal Meafordhall Farm Bridge Number 102 At Sj 8873 3750	Grade II	0.7 miles
	1038951 - Sutherland Monument, Trentham Gardens	Grade II	0.8 miles
	1051993 - Trent And Mersey Canal Milepost At Sj 8860 3883	Grade II	0.8 miles
	1455786 - Barlaston War Memorial	Grade II	1.1 miles
	1039082 - Catnip Cottage And Ivy Cottage	Grade II	1.2 miles
	1374171 - Highfield Cottage	Grade II	1.2 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tittensor CofE (C) First School</b> Ofsted Rating: Good   Pupils: 72   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Barlaston CofE (VC) First School</b> Ofsted Rating: Good   Pupils: 120   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ash Green Primary Academy</b> Ofsted Rating: Good   Pupils: 461   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Strathmore College</b> Ofsted Rating: Good   Pupils:0   Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Trentham Academy</b> Ofsted Rating: Good   Pupils: 784   Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Newstead Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 424   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oulton CofE First School</b> Ofsted Rating: Good   Pupils: 73   Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Christ Church Academy</b> Ofsted Rating: Good   Pupils: 538   Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

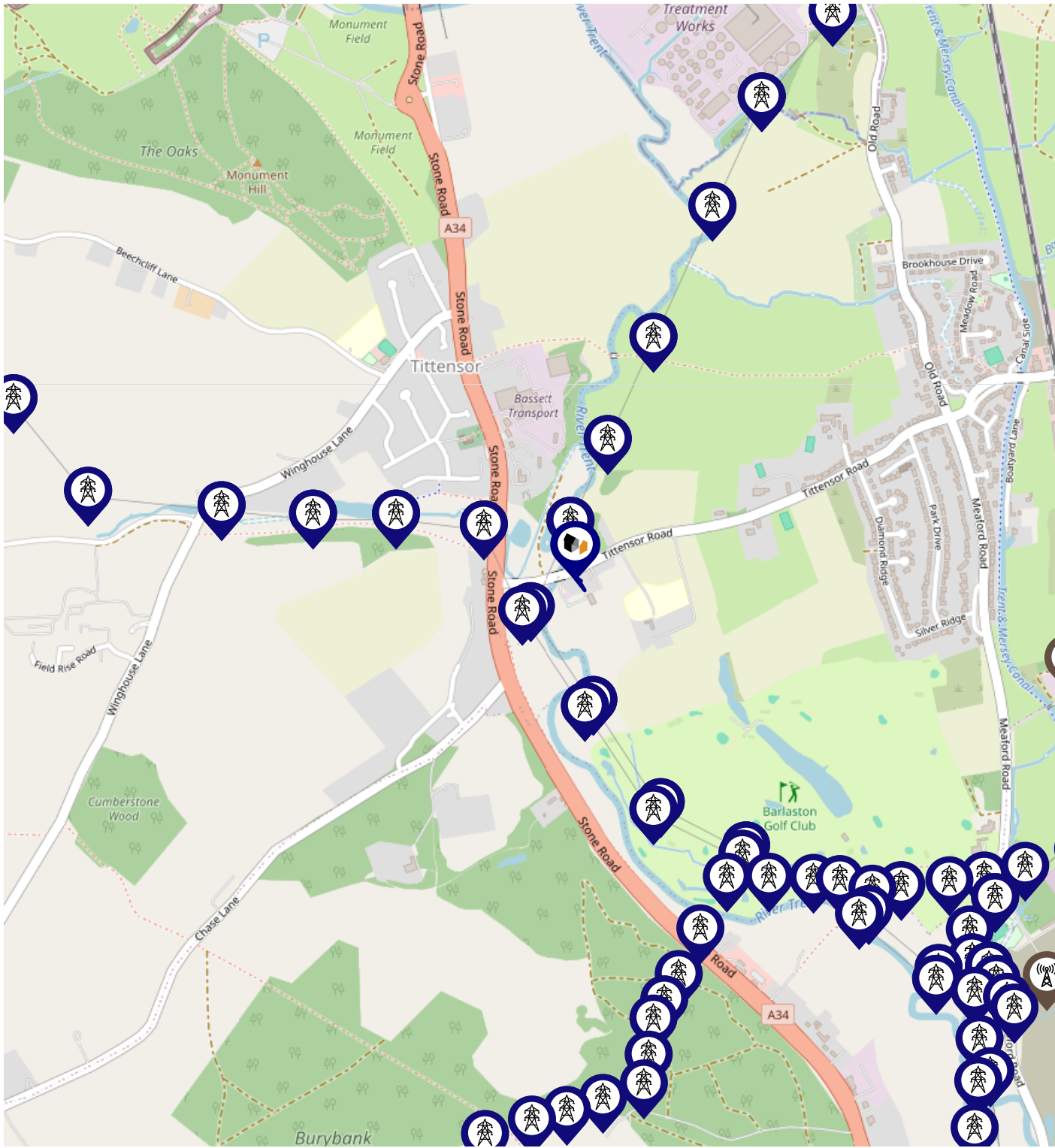
# Area Schools





		Nursery	Primary	Secondary	College	Private
 <b>Priory CofE Academy</b> Ofsted Rating: Good   Pupils: 421   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Ormiston Sir Stanley Matthews Academy</b> Ofsted Rating: Good   Pupils: 1197   Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Kemball School</b> Ofsted Rating: Good   Pupils: 218   Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Alleyne's Academy</b> Ofsted Rating: Good   Pupils: 881   Distance:2.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Christ Church CofE First School</b> Ofsted Rating: Good   Pupils: 122   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Dominic's Priory School</b> Ofsted Rating: Not Rated   Pupils: 195   Distance:2.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Dominic's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Sutherland Primary Academy</b> Ofsted Rating: Good   Pupils: 498   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# Local Area

## Masts & Pylons

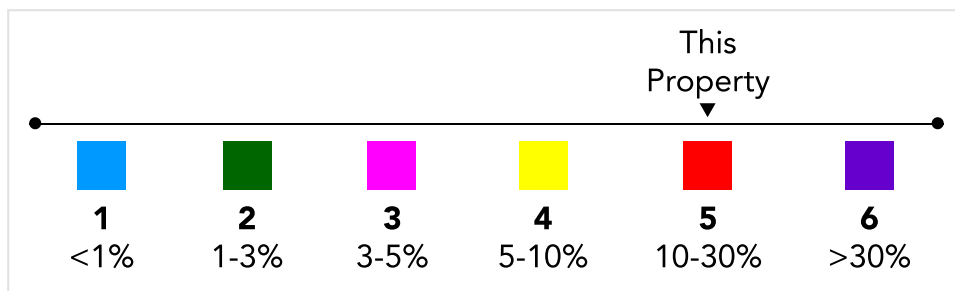
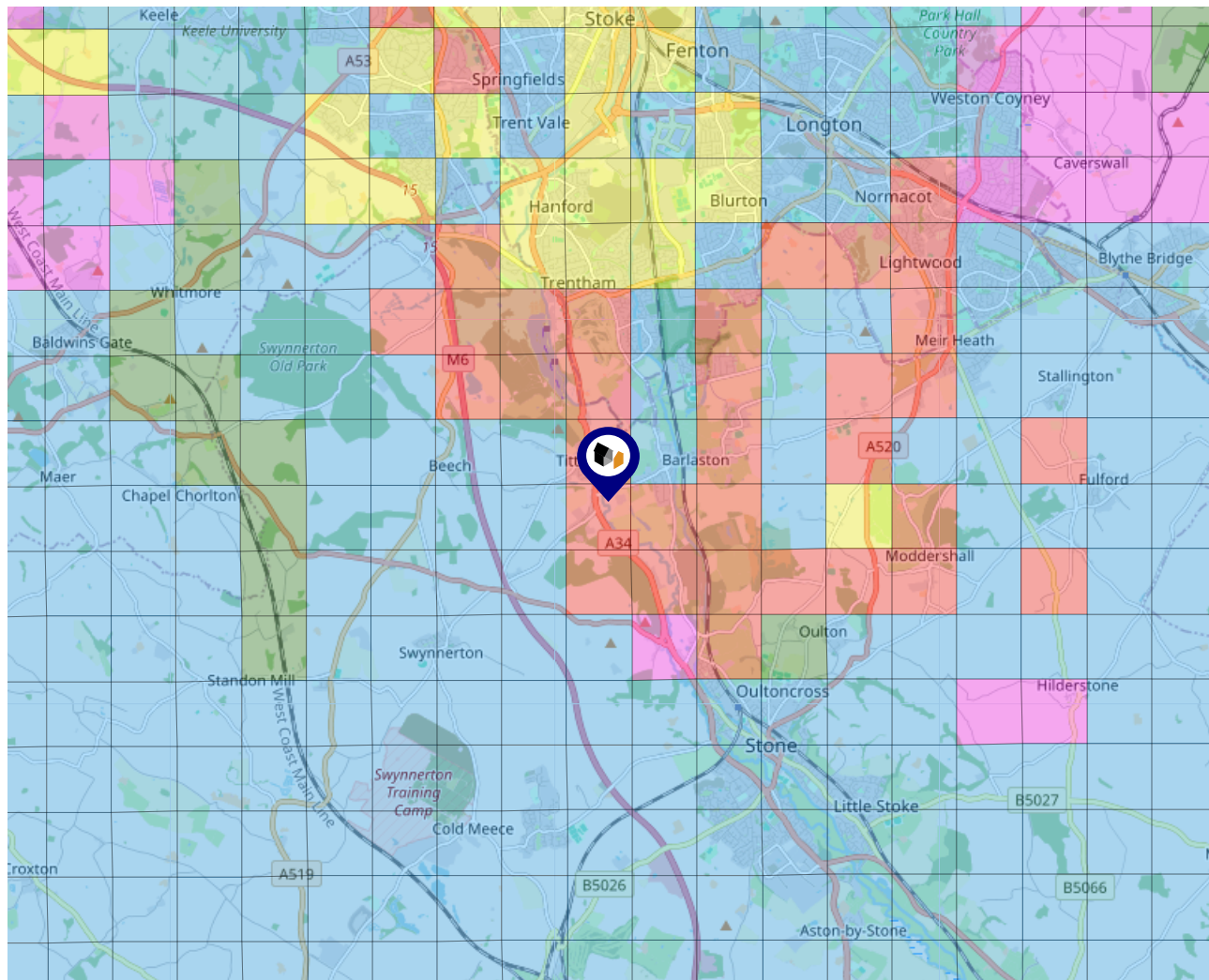


**Key:**

-  Power Pylons
-  Communication Masts

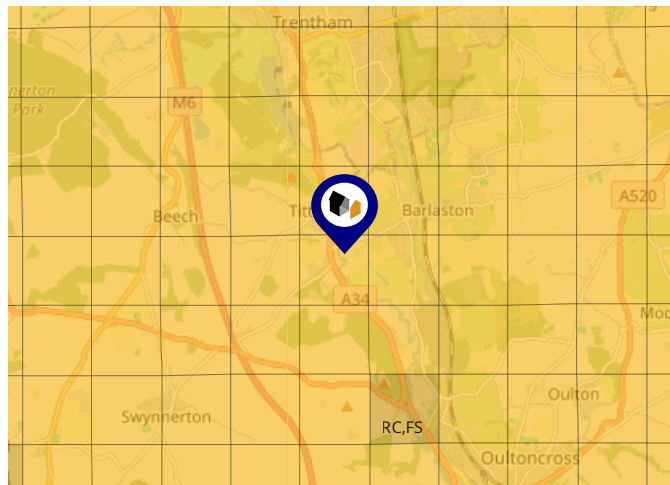
### What is Radon?

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



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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY)		

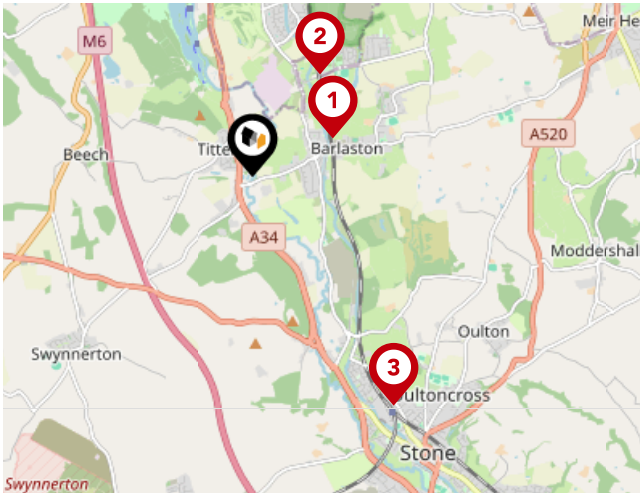


## Primary Classifications (Most Common Clay Types)

<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

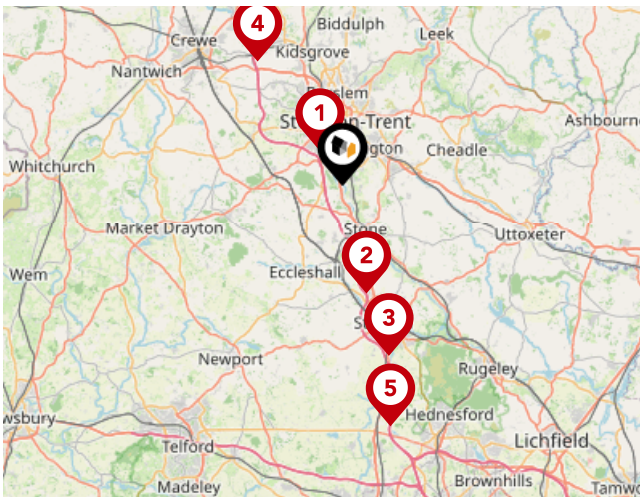
# Area

## Transport (National)



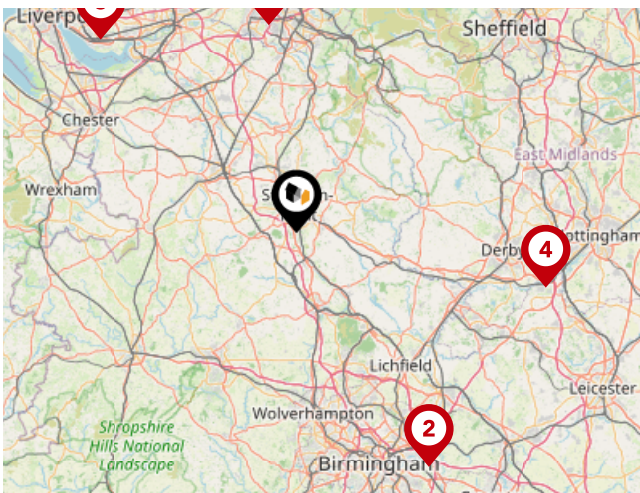
### National Rail Stations

Pin	Name	Distance
1	Barlaston Rail Station	0.79 miles
2	Wedgwood Rail Station	1.09 miles
3	Stone Rail Station	2.41 miles



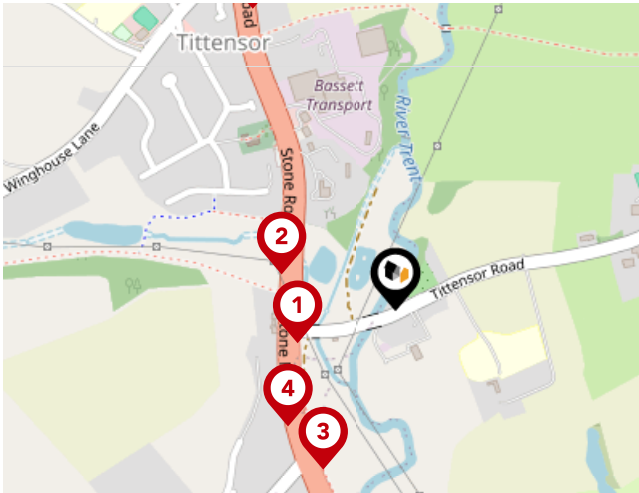
### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	3.11 miles
2	M6 J14	7.85 miles
3	M6 J13	12.49 miles
4	M6 J16	10.89 miles
5	M6 J12	17.48 miles



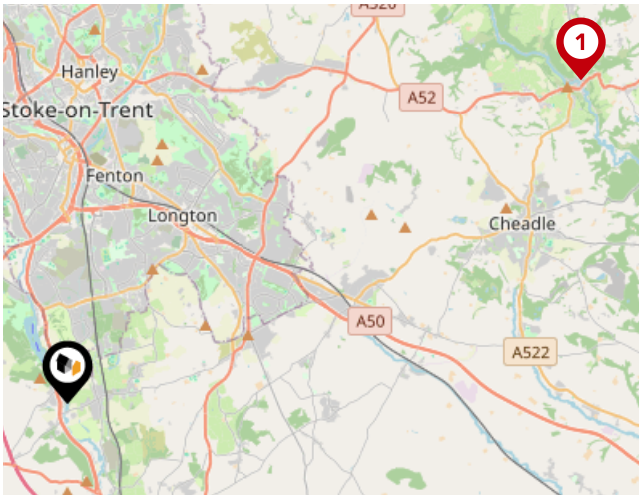
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	29.98 miles
2	Birmingham Airport	38.56 miles
3	Speke	39.21 miles
4	East Mids Airport	36.55 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Tittensor Road	0.11 miles
2	Tittensor Road	0.13 miles
3	Chase Lane	0.19 miles
4	Chase Lane	0.18 miles
5	Winghouse Lane	0.37 miles



### Local Connections

Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	10.86 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<sup>bjb</sup>

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