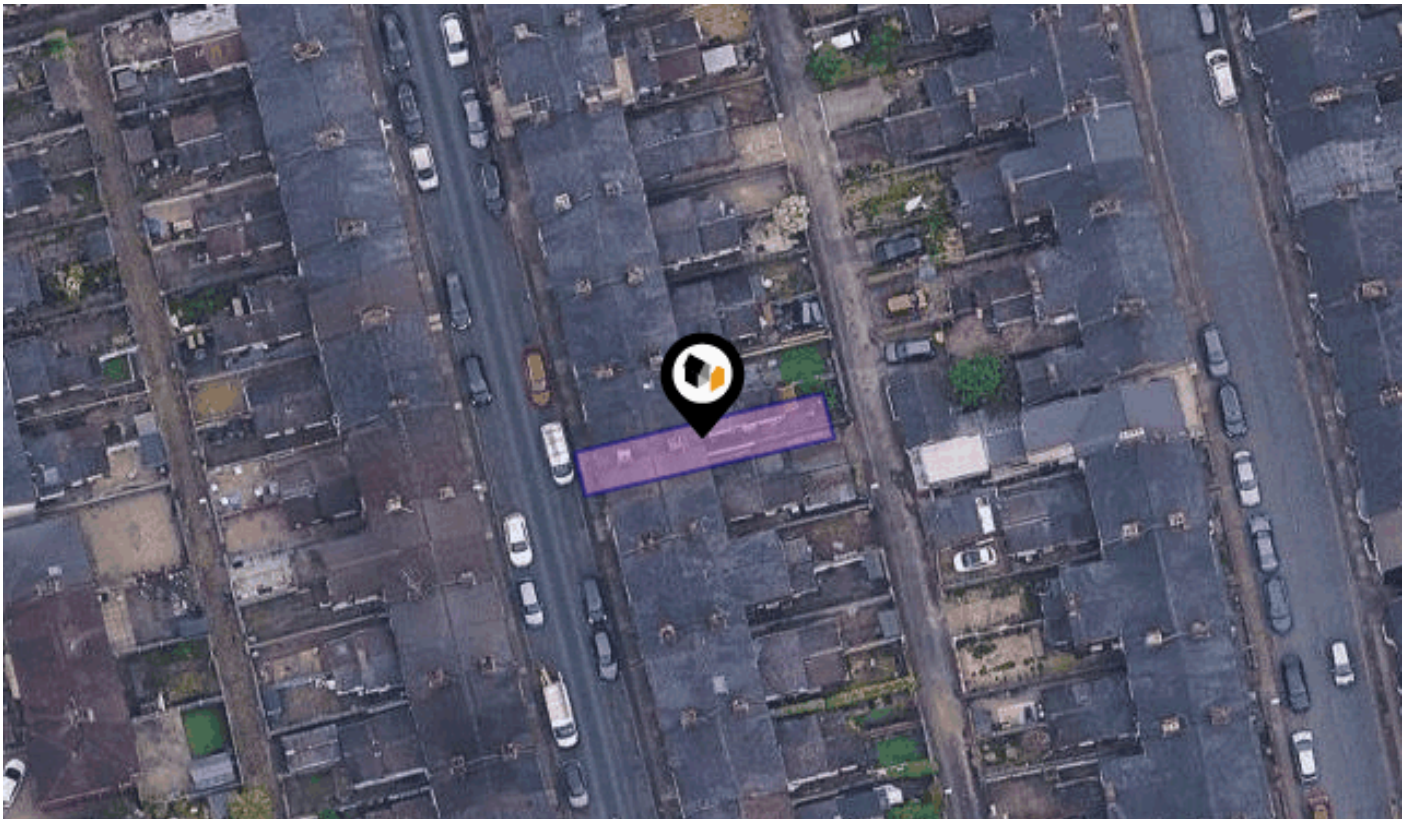




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 24th July 2026



CLARE 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

Type:	Terraced House
Bedrooms:	2
Floor Area:	764 ft ² / 71 m ²
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,455
Title Number:	SF688236

Tenure:	Freehold
---------	----------

Local Area

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

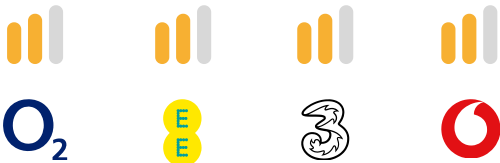
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13	80	10000
mb/s	mb/s	mb/s

Mobile Coverage:

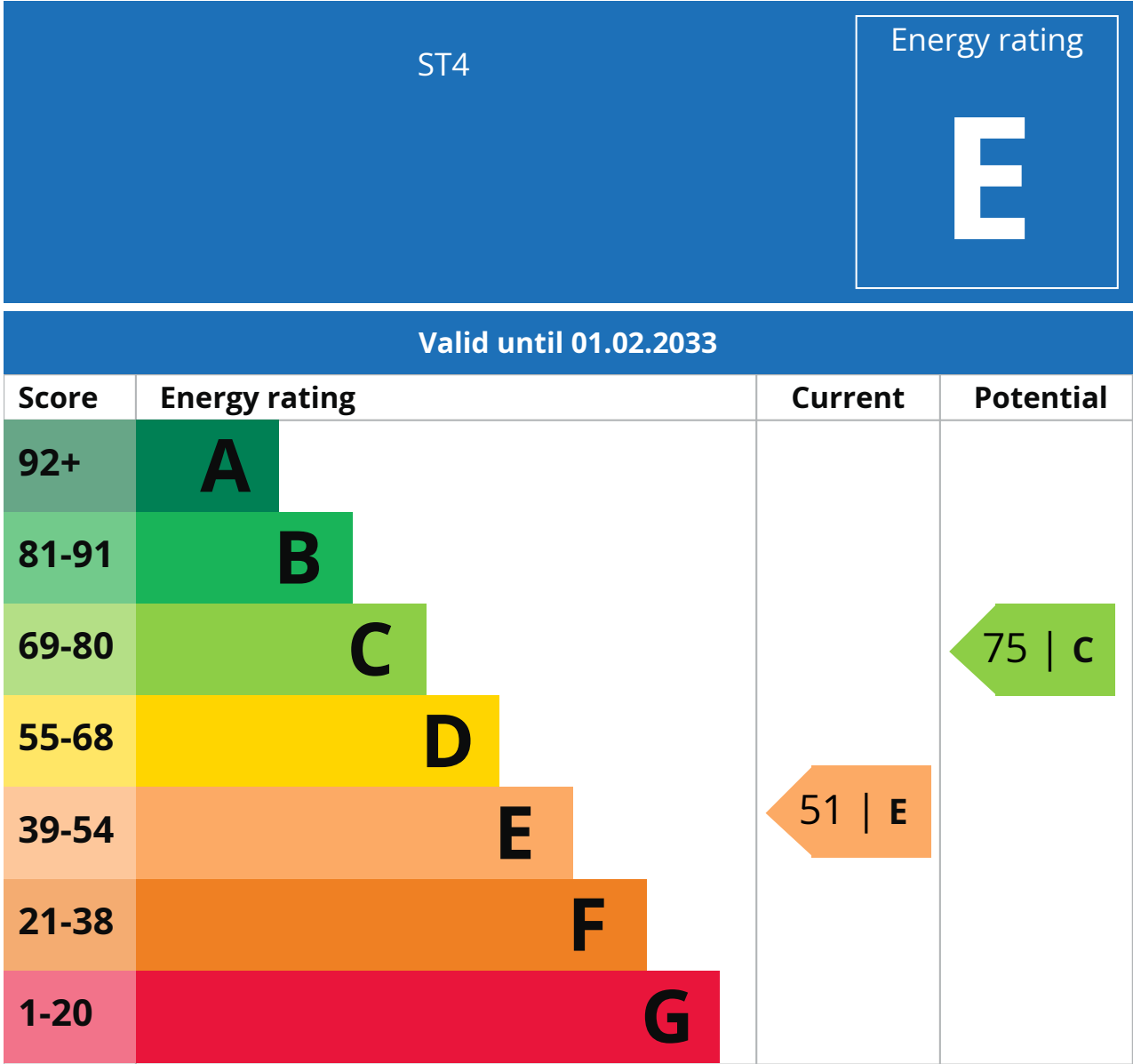
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



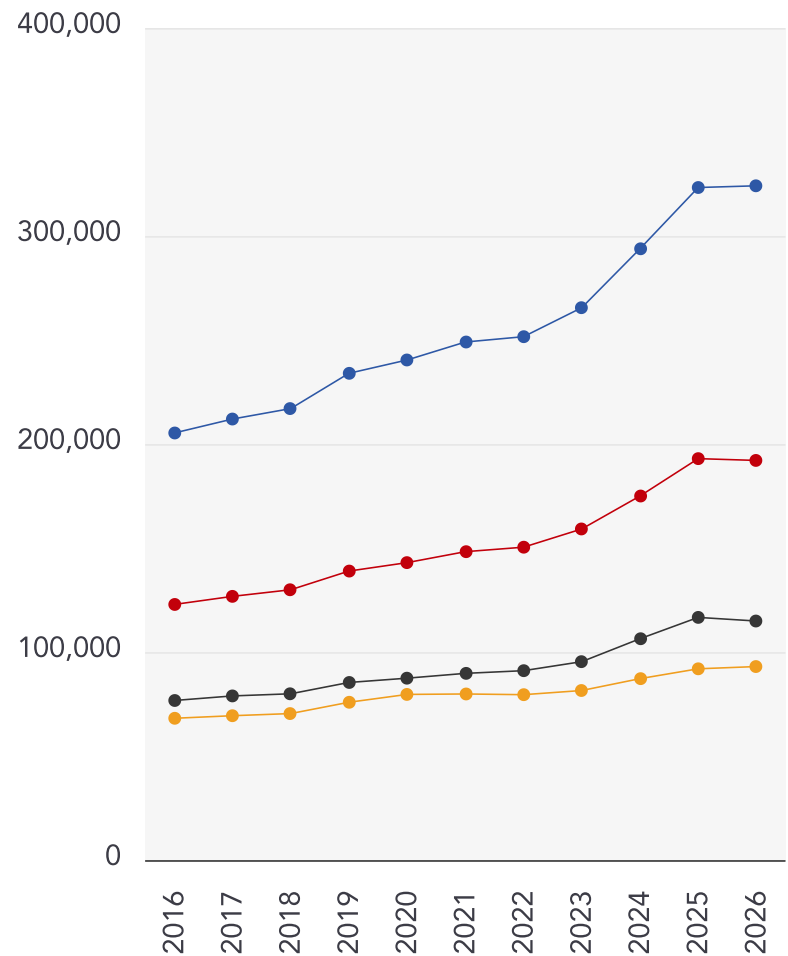
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	71 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%

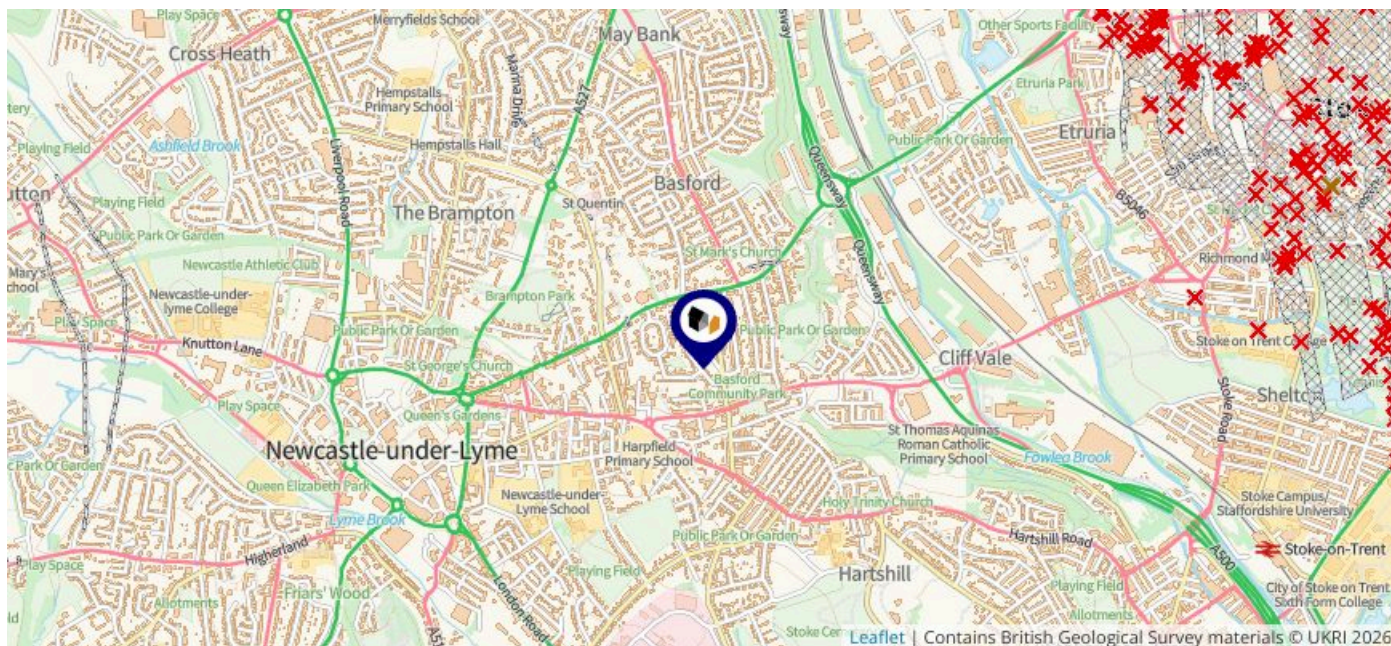
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

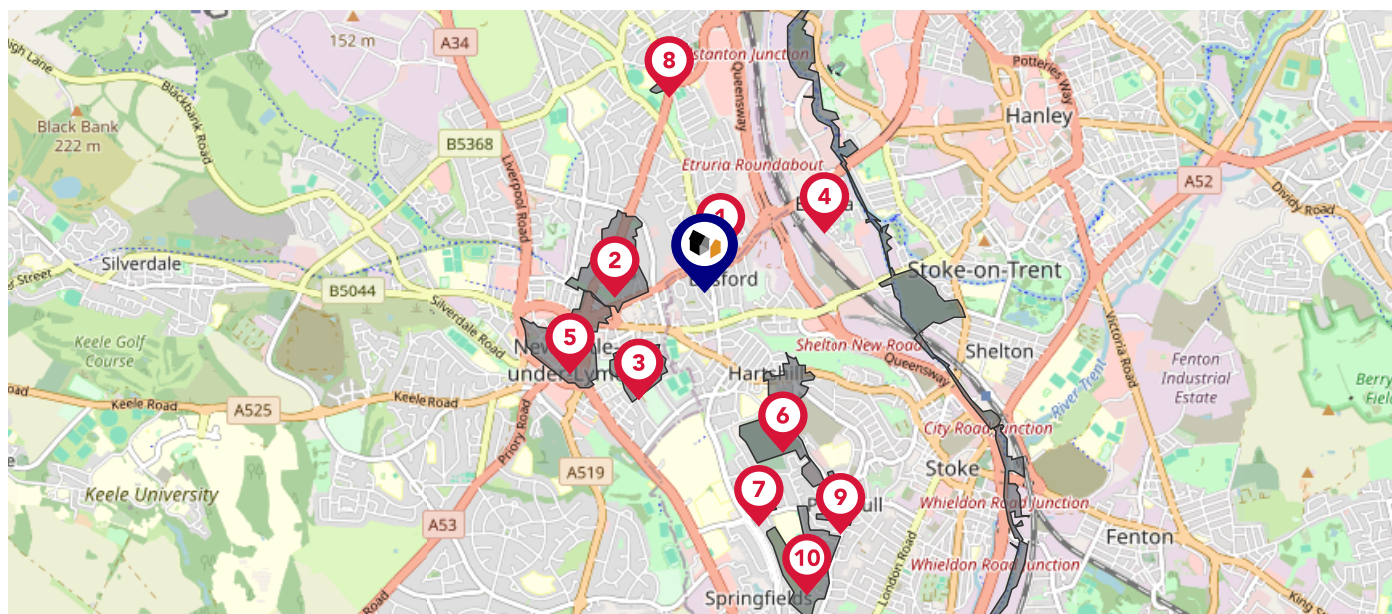
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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



Basford



The Brampton



Stubbs Walks



Trent and Mersey Canal



Newcastle Town Centre



Hartshill



St Christophers Avenue



Wolstanton



Penkhull Village

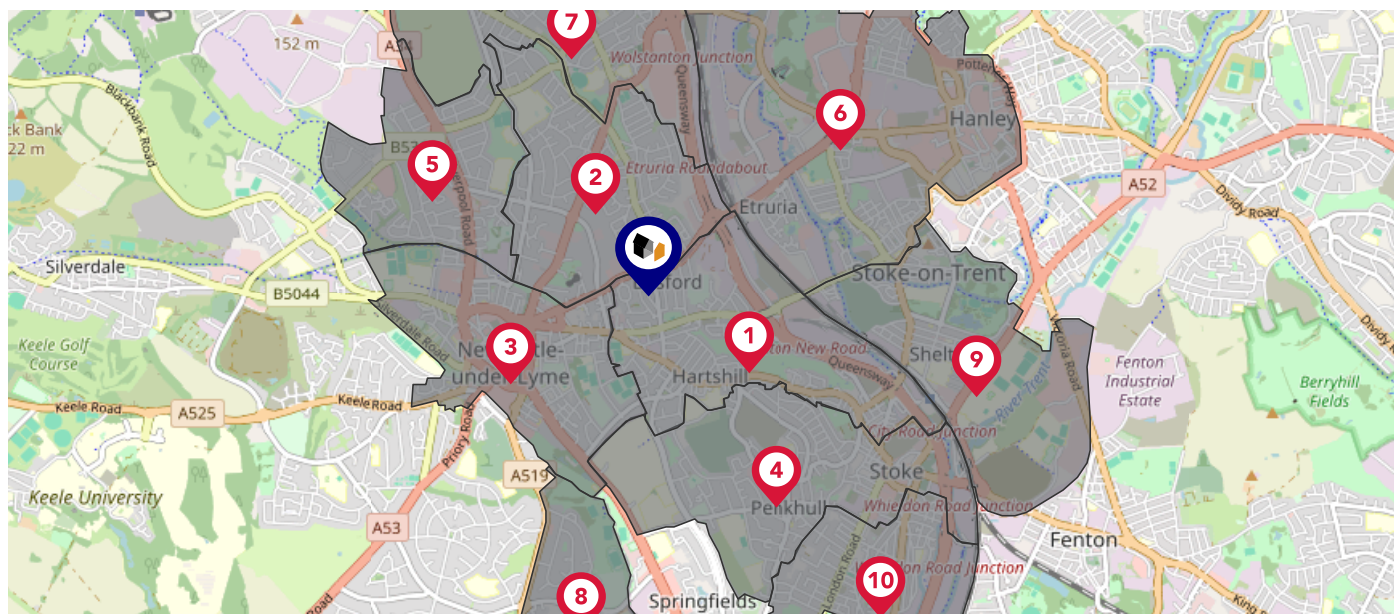


Penkhull Garden Village

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



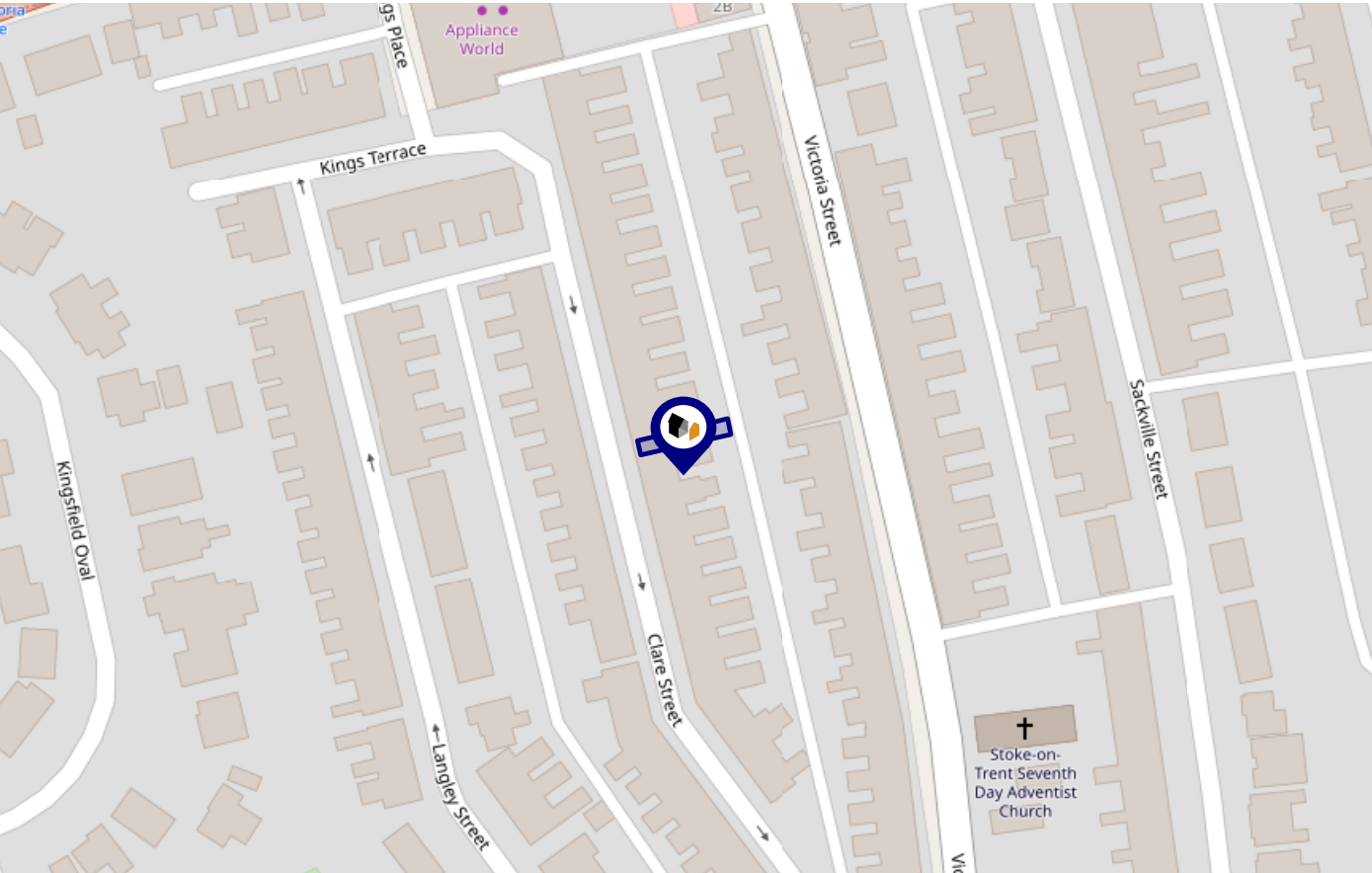
Nearby Council Wards

-  1 Hartshill and Basford Ward
-  2 May Bank Ward
-  3 Town Ward
-  4 Penkhull and Stoke Ward
-  5 Cross Heath Ward
-  6 Etruria and Hanley Ward
-  7 Wolstanton Ward
-  8 Clayton Ward
-  9 Hanley Park and Shelton Ward
-  10 Bothen and Oak Hill 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.

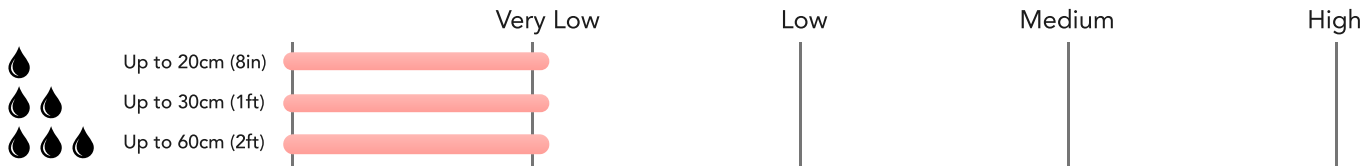


Risk Rating: Very low

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.

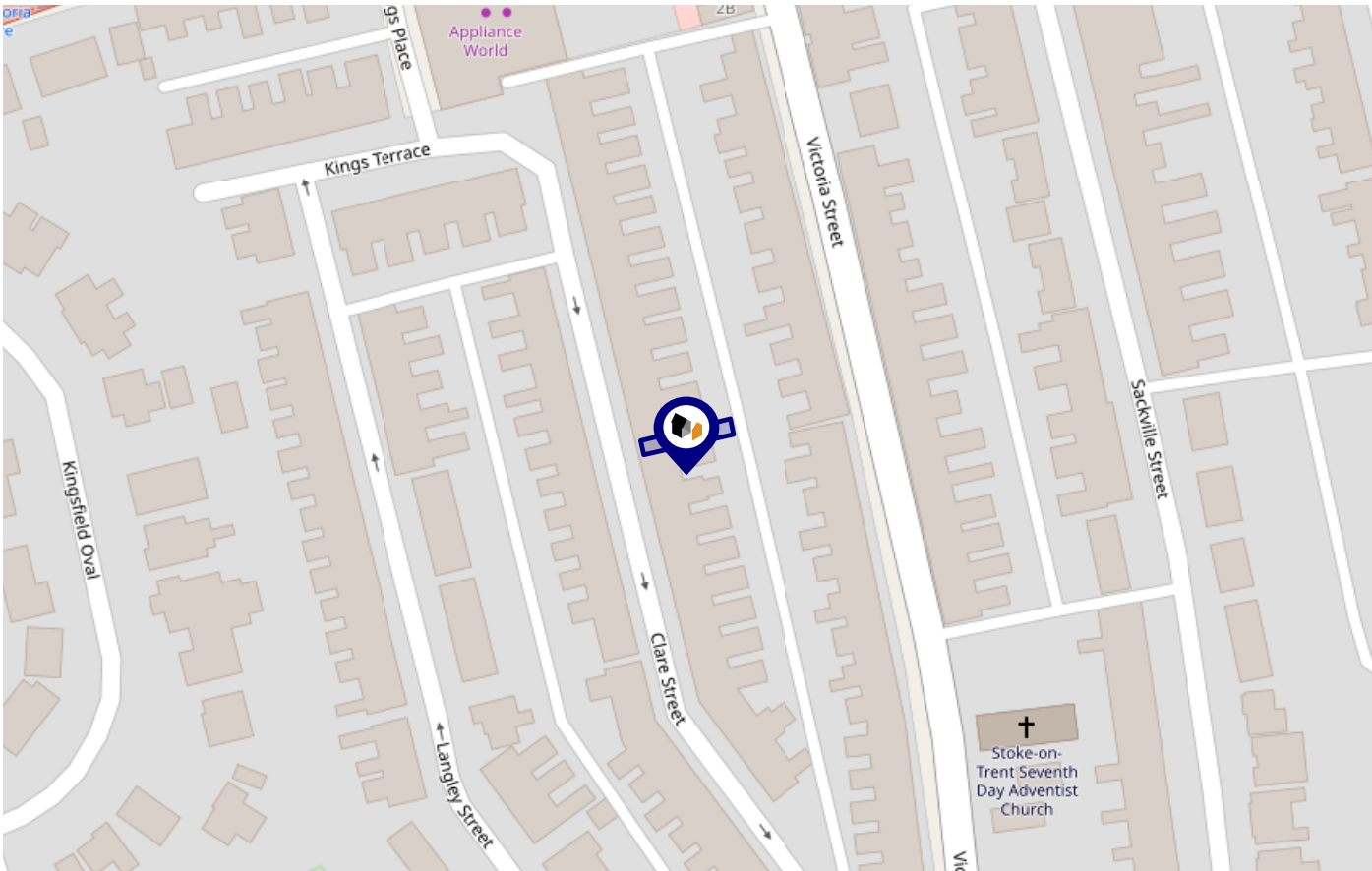
Chance of flooding to the following depths at this property:



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.

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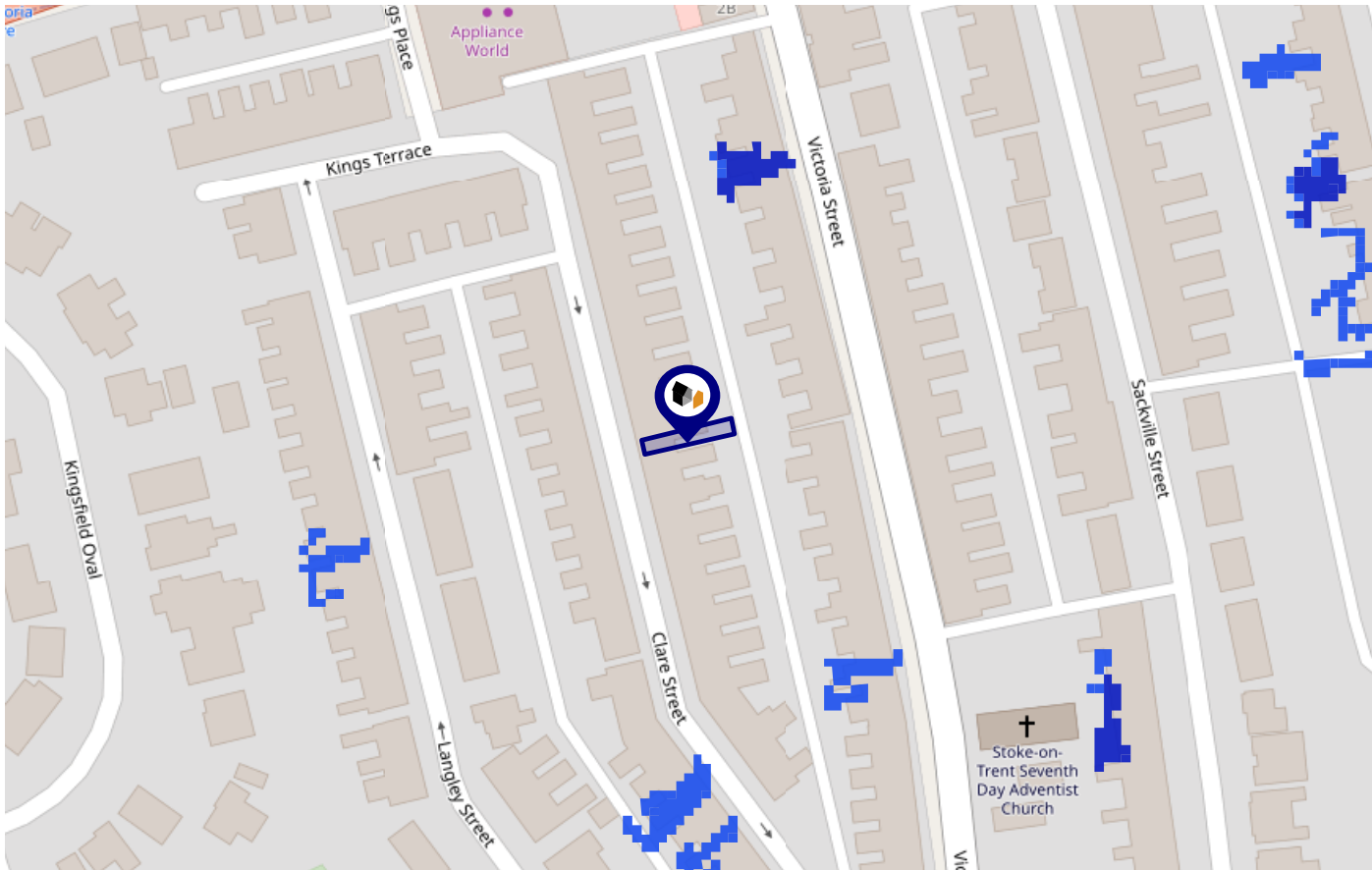
Chance of flooding to the following depths at this property:



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.

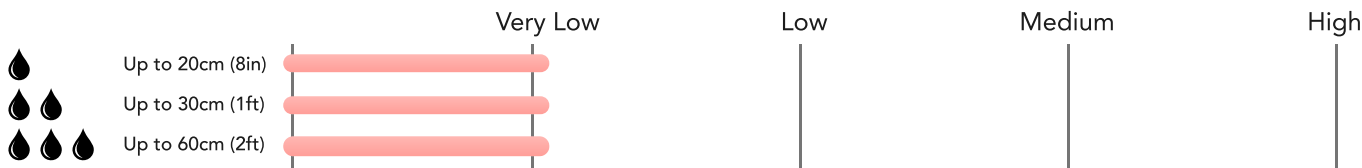


Risk Rating: Very low

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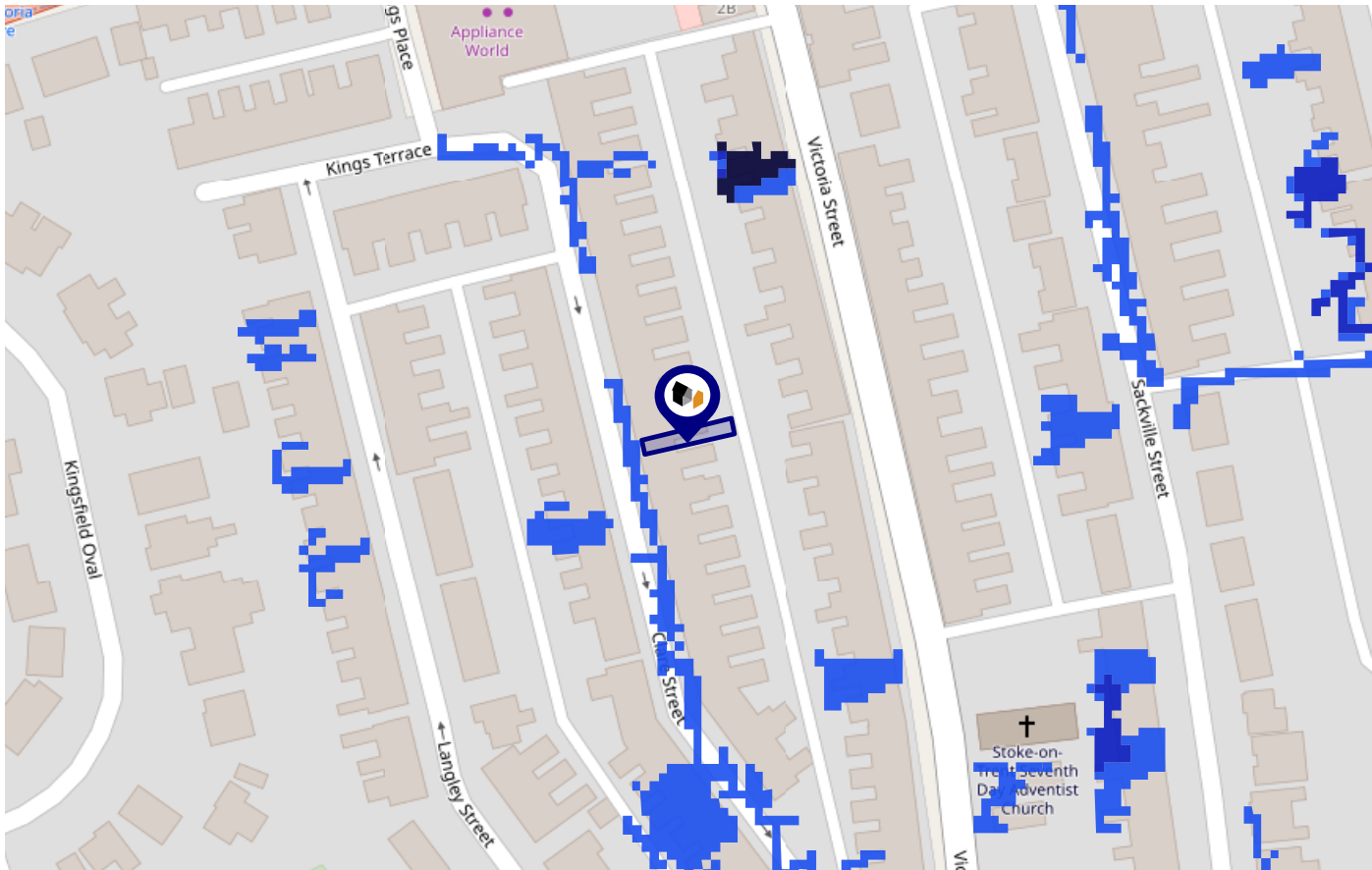
Chance of flooding to the following depths at this property:



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.

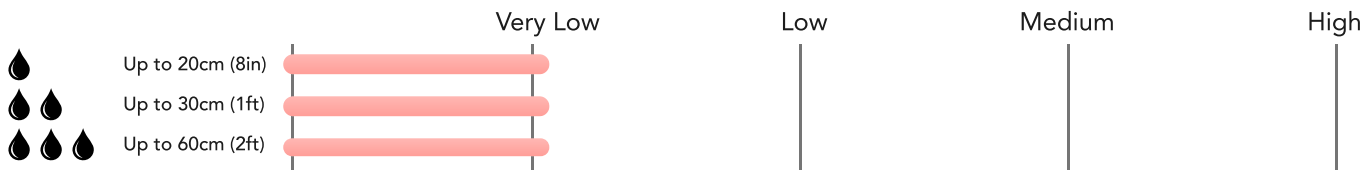


Risk Rating: Very low

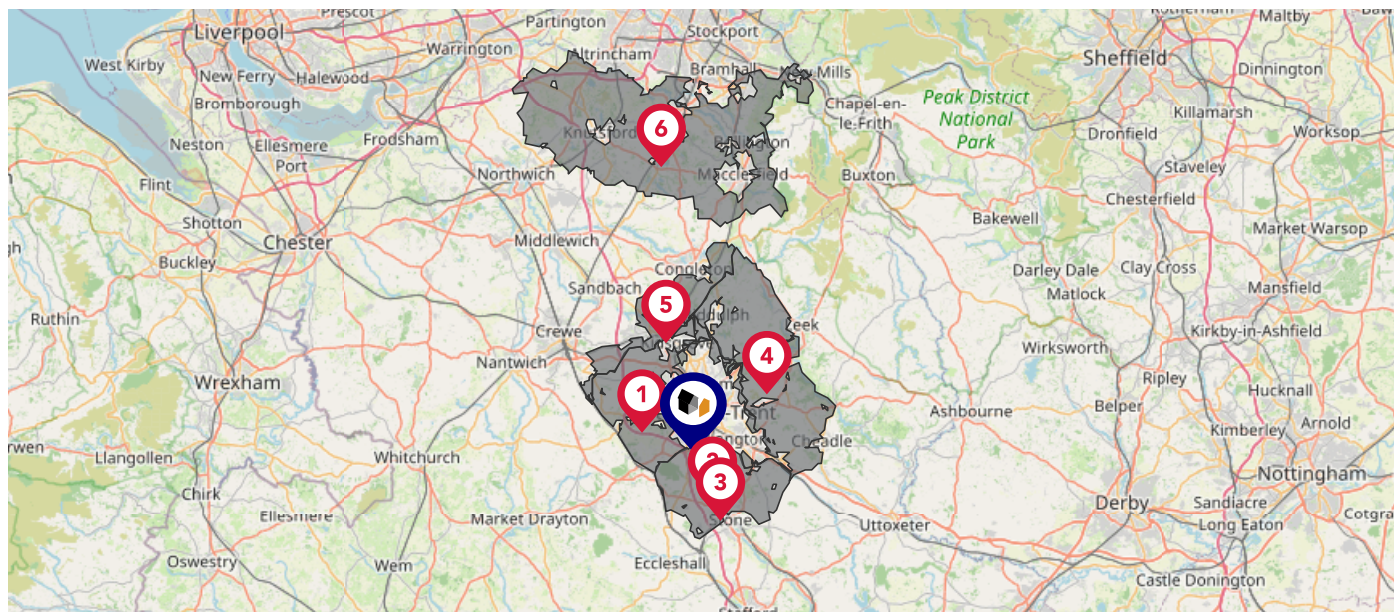
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Newcastle-under-Lyme



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Cheshire East

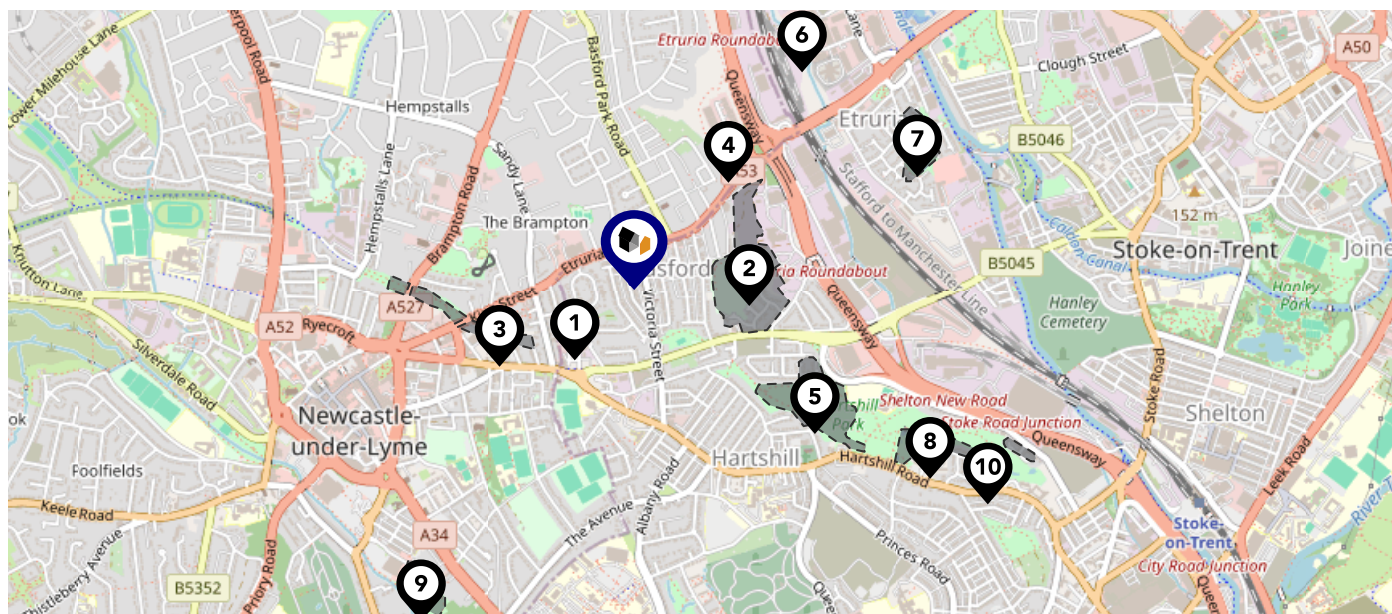


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



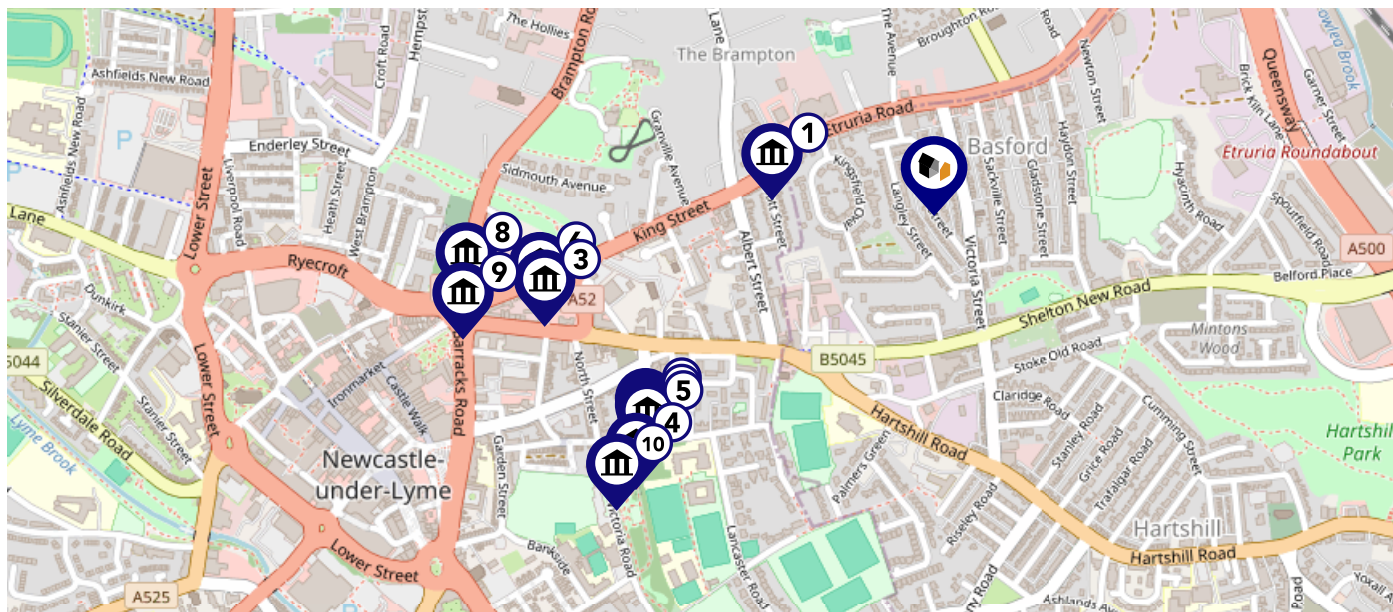
Nearby Landfill Sites

1	Newcastle Refuse Tip-Rope Street, Basford, Stoke On Trent, Staffordshire	Historic Landfill	☐
2	Caddicks Marl Hole-Sheldon New Road, Etruria, Stoke On Trent, Staffordshire	Historic Landfill	☐
3	The Brampton-Former Railway Cutting Near The Brampton, King Street, The Brampton, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
4	Downing and Company-Etruria Tileries, Etruria Way, Basford, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
5	Vicarage Road-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
6	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill	☐
7	Humbert Street-Humbert Street, Etruria., Stoke On Trent, Staffordshire	Historic Landfill	☐
8	St Dominics Car Park-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
9	Pool Dam Sidings-Off Brook Lane, Newcastle Under Lyme, 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



1392367 - Milepost Sw Of 'the Polite Vicar' Public House (ngr Sj8563946477)

Grade II

0.2 miles



1219850 - 23 And 25, Marsh Parade

Grade II

0.4 miles



1297484 - Bradwell House

Grade II

0.4 miles



1219994 - Stone Entrance Piers And Walls To Stubbs Walks

Grade II

0.4 miles



1196761 - 27, Marsh Parade

Grade II

0.4 miles



1196755 - 7, 9 And 11, King Street

Grade II

0.4 miles



1196760 - 21, Marsh Parade

Grade II

0.4 miles



1196762 - 6 And 8, Queen Street

Grade II

0.5 miles



1196754 - 1, King Street

Grade II

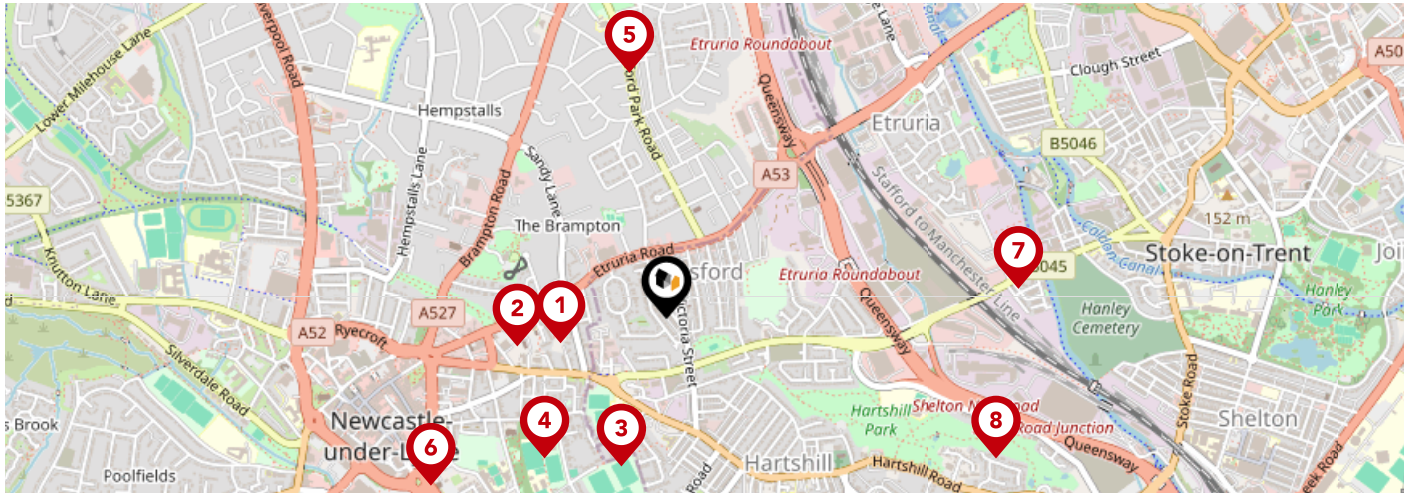
0.5 miles



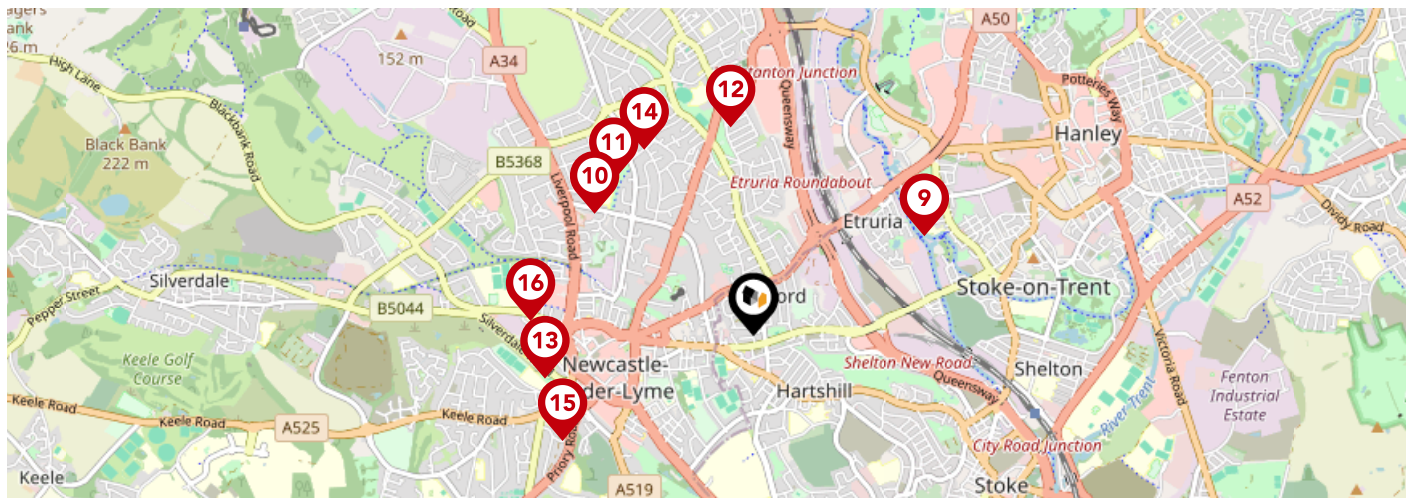
1297450 - Church Of St Paul

Grade II

0.5 miles



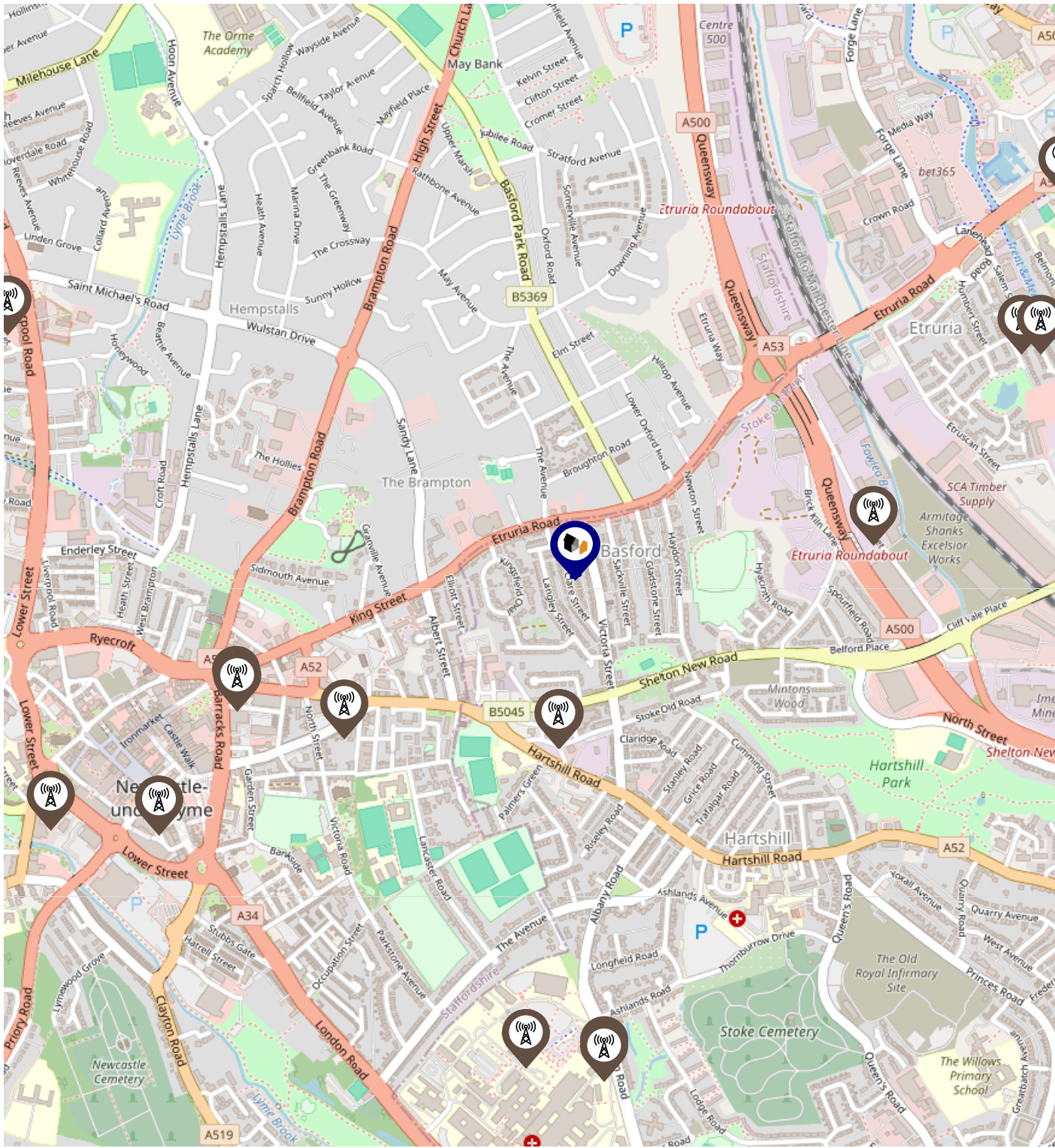
		Nursery	Primary	Secondary	College	Private
1	Lyme Brook Independent School Ofsted Rating: Good Pupils: 7 Distance:0.24	☐	☐	☒	☐	☐
2	Demetae Academy Ofsted Rating: Good Pupils: 30 Distance:0.34	☐	☐	☒	☐	☐
3	Harpfield Primary Academy Ofsted Rating: Good Pupils: 231 Distance:0.34	☐	☒	☐	☐	☐
4	Newcastle-under-Lyme School Ofsted Rating: Not Rated Pupils: 888 Distance:0.41	☐	☐	☒	☐	☐
5	May Bank Infants' School Ofsted Rating: Good Pupils: 167 Distance:0.56	☐	☒	☐	☐	☐
6	Hassell Primary School Ofsted Rating: Good Pupils: 194 Distance:0.64	☐	☒	☐	☐	☐
7	Regent College Ofsted Rating: Good Pupils:0 Distance:0.79	☐	☐	☒	☐	☐
8	St Thomas Aquinas Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.8	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Etruscan Primary School Ofsted Rating: Good Pupils: 460 Distance:0.88	☐	☒	☐	☐	☐
10	Hempstalls Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.89	☐	☒	☐	☐	☐
11	Merryfields School Ofsted Rating: Good Pupils: 108 Distance:0.93	☐	☒	☐	☐	☐
12	St Wulstan's Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.94	☐	☒	☐	☐	☐
13	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 408 Distance:0.95	☐	☒	☐	☐	☐
14	The Orme Academy Ofsted Rating: Requires improvement Pupils: 749 Distance:0.96	☐	☐	☒	☐	☐
15	Blackfriars Academy Ofsted Rating: Outstanding Pupils: 118 Distance:0.97	☐	☐	☒	☐	☐
16	St John Fisher Catholic College Ofsted Rating: Requires improvement Pupils: 1094 Distance:0.99	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

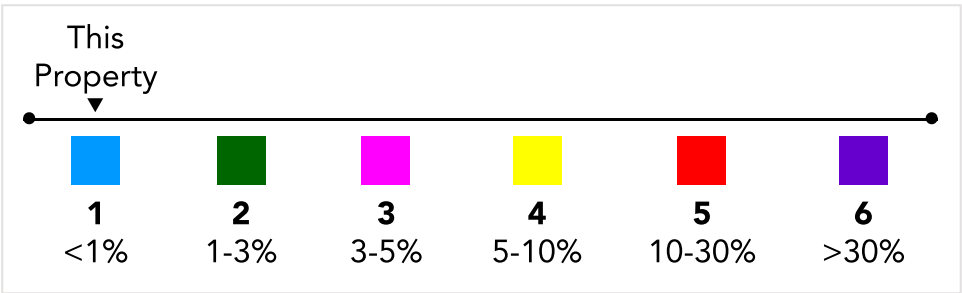
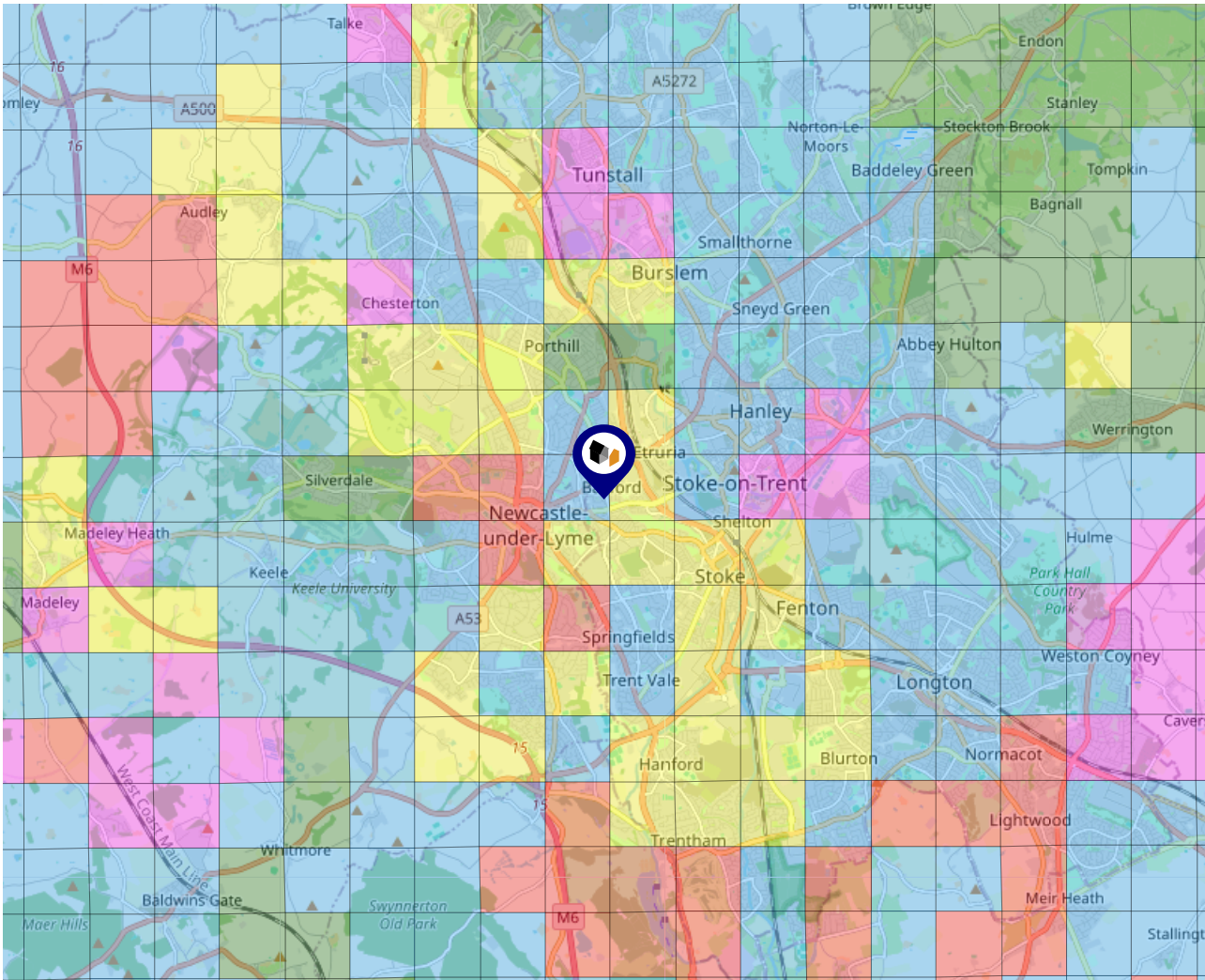


Key:

-  Power Pylons
-  Communication Masts

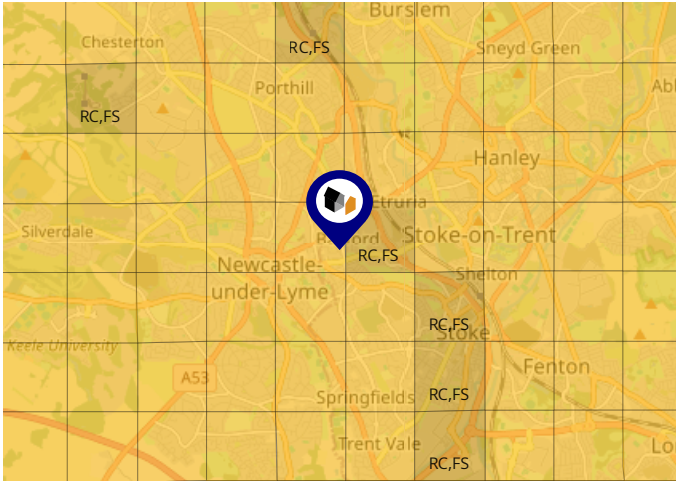
What is Radon?

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:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		

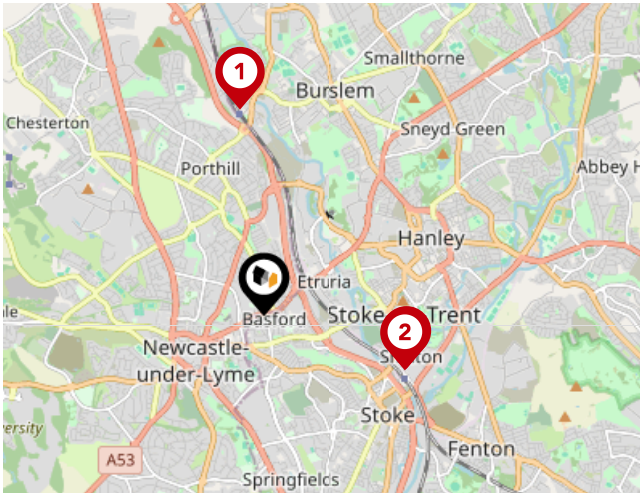


Primary Classifications (Most Common Clay Types)

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

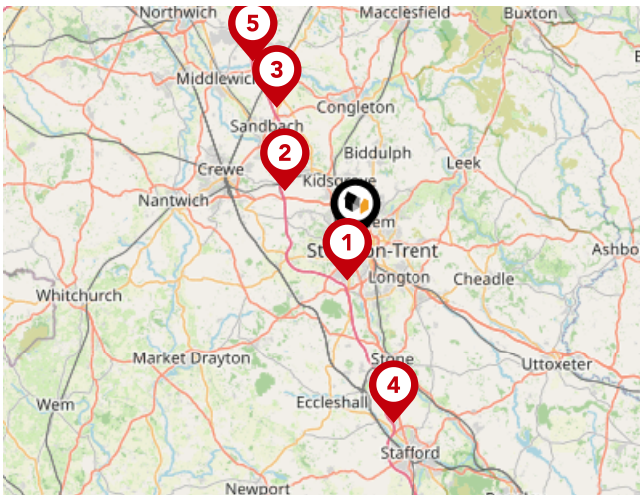
Area

Transport (National)



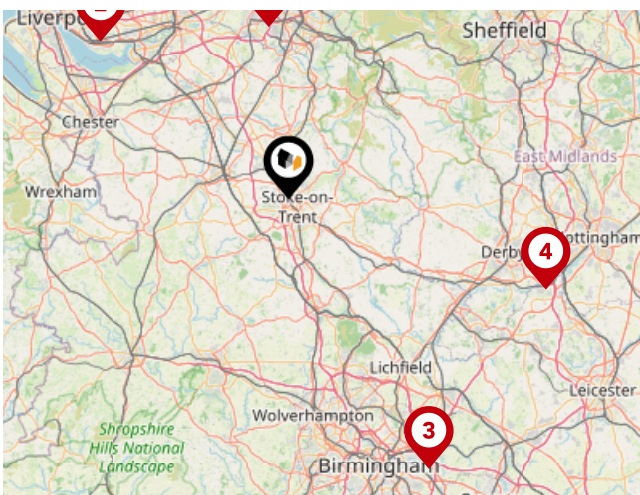
National Rail Stations

Pin	Name	Distance
1	Platform 2	1.85 miles
2	Stoke-on-Trent Rail Station	1.35 miles
3	Stoke-on-Trent Rail Station	1.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.78 miles
2	M6 J16	6.24 miles
3	M6 J17	11.06 miles
4	M6 J14	13.29 miles
5	M6 J18	14.78 miles

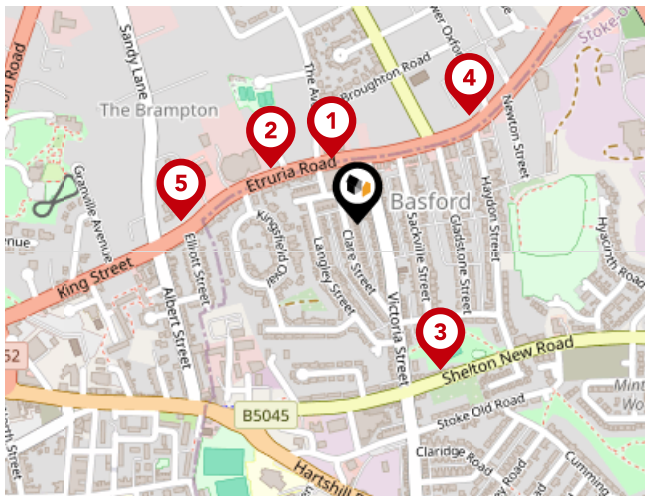


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.55 miles
2	Speke	34.79 miles
3	Birmingham Airport	43.77 miles
4	East Mids Airport	39.03 miles

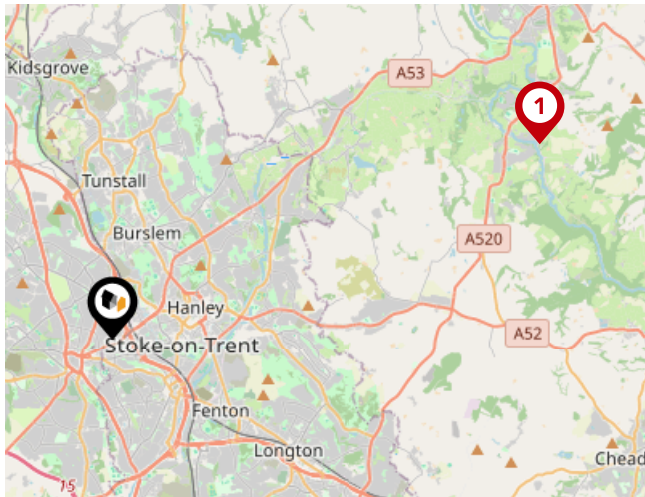
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Avenue	0.08 miles
2	New Victoria Theatre	0.12 miles
3	Victoria Street	0.19 miles
4	Haydon Street	0.18 miles
5	Elliott Street	0.2 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.41 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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