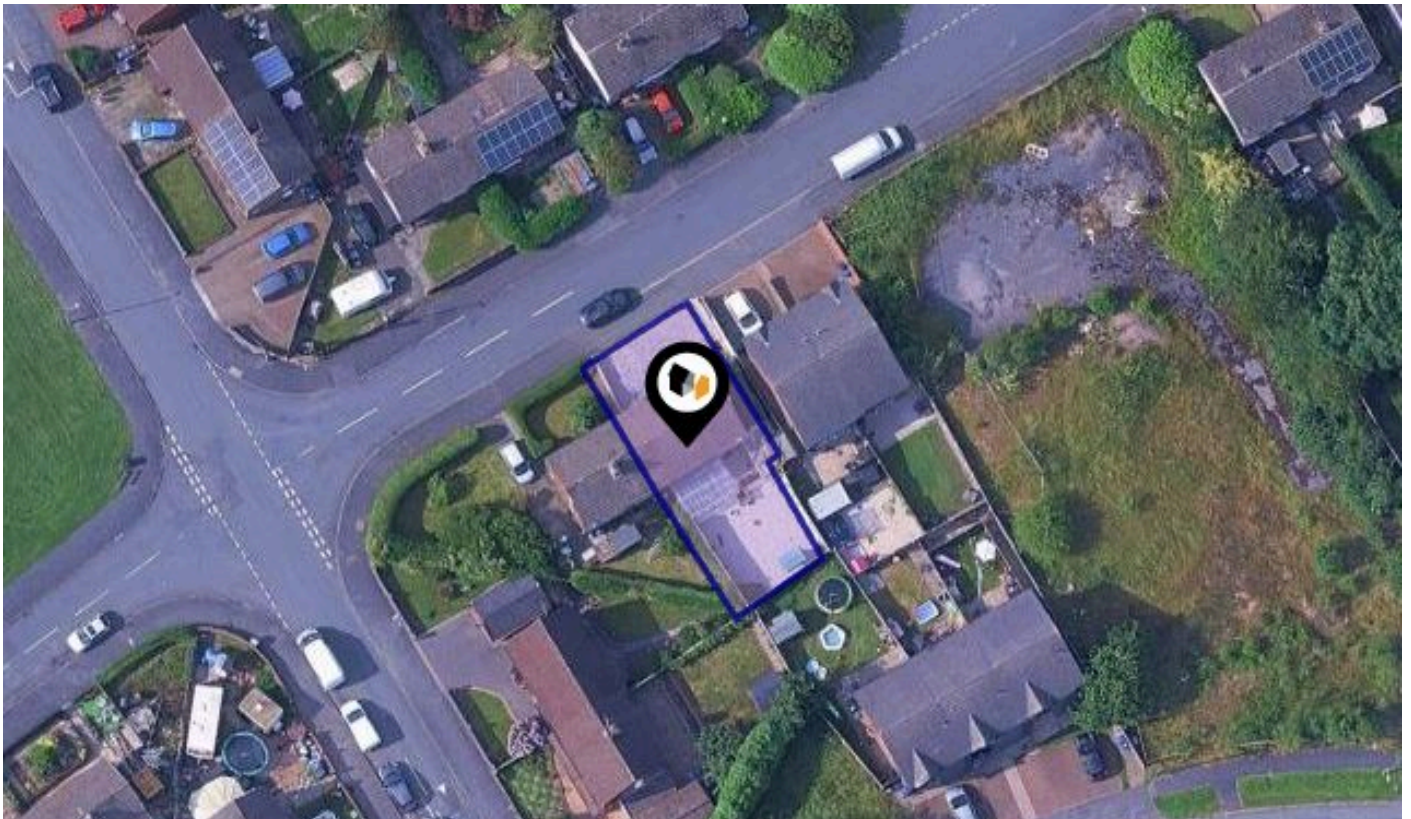




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 27th April 2026



WARWICK CLOSE, KIDSGROVE, STOKE-ON-TRENT, ST7

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: | 839 ft ² / 78 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,556 | | |
| Title Number: | SF226366 | | |

Local Area

| | |
|---------------------------|---------------|
| Local Authority: | Staffordshire |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 16 mb/s | 50 mb/s | 2000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)

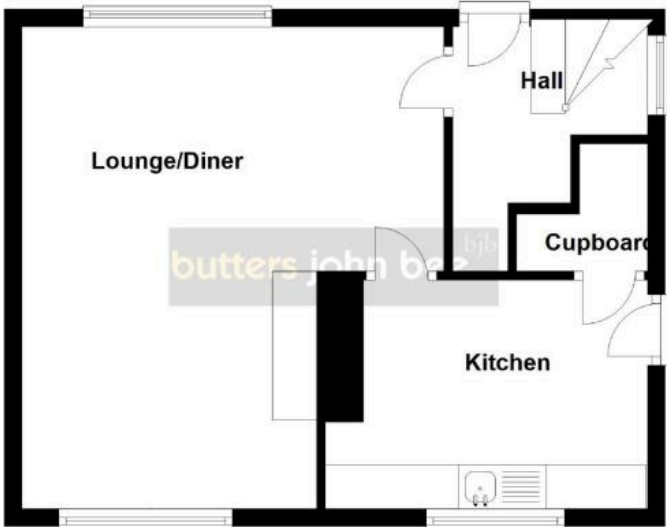


Satellite/Fibre TV Availability:

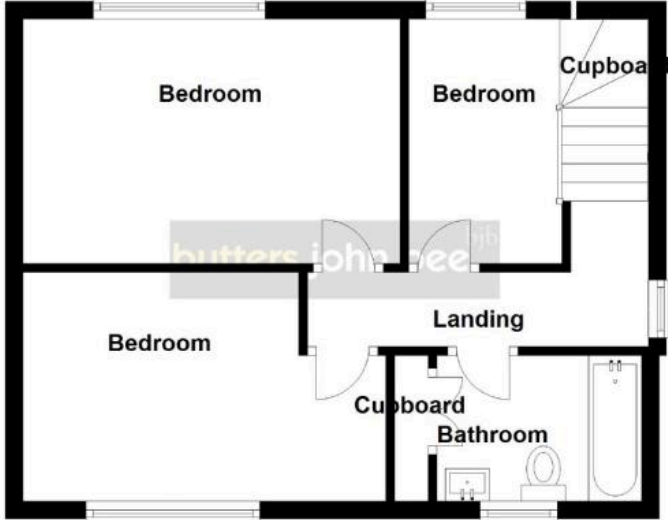


WARWICK CLOSE, KIDSGROVE, STOKE-ON-TRENT, ST7

Ground Floor

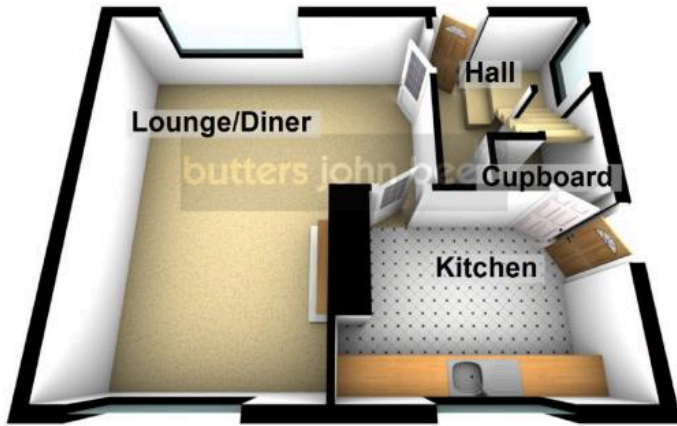


First Floor

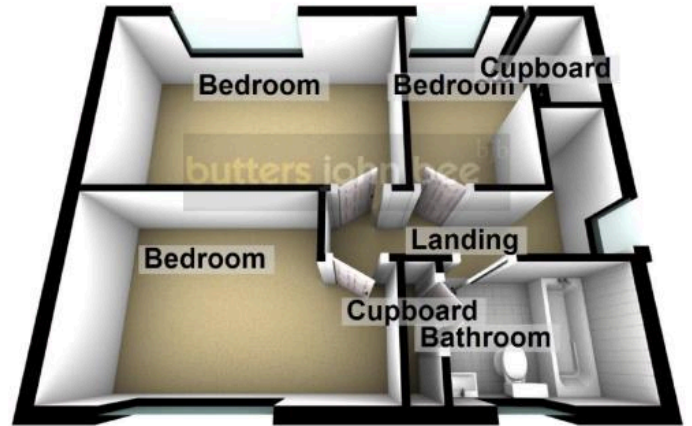


WARWICK CLOSE, KIDSGROVE, STOKE-ON-TRENT, ST7

Ground Floor



First Floor



Property EPC - Certificate

Warwick Close, Kidsgrove, ST7

Energy rating

D

Valid until 18.06.2027

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

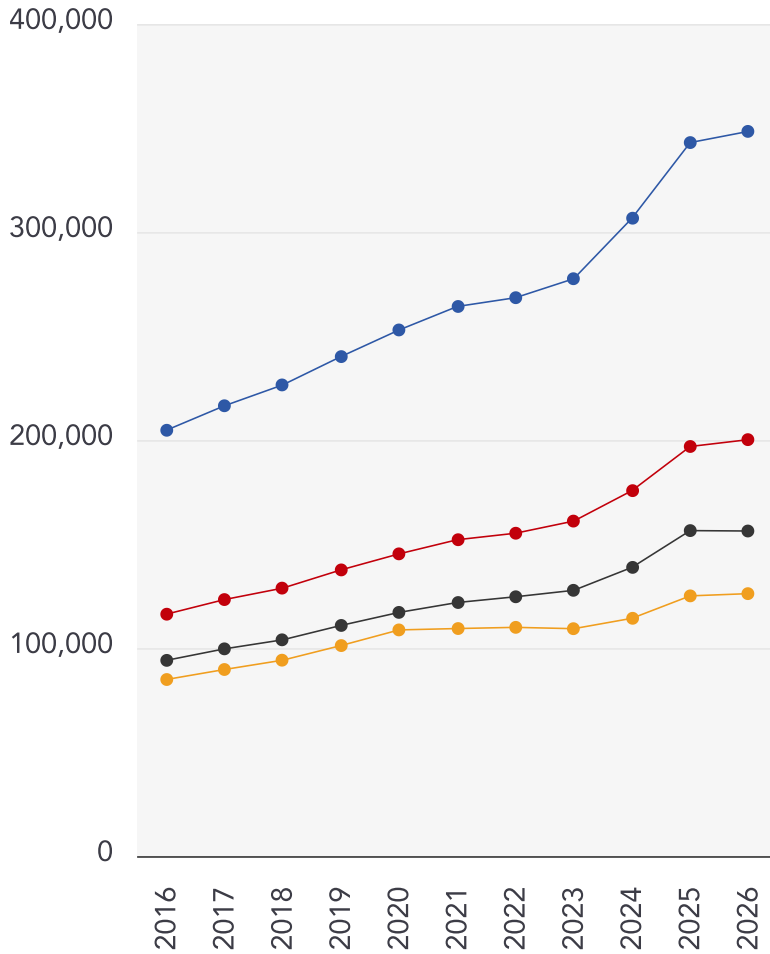
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| 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: | Good |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 70% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 78 m ² |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST7



Detached

+70.17%

Semi-Detached

+72.14%

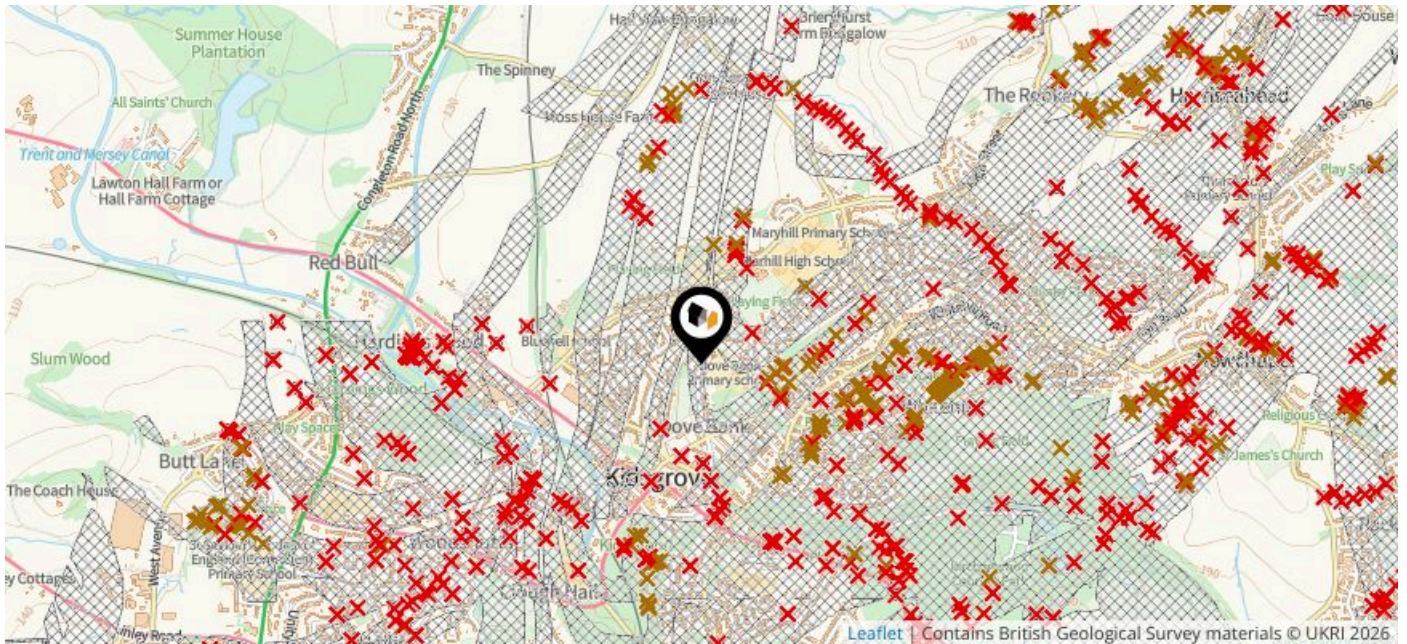
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

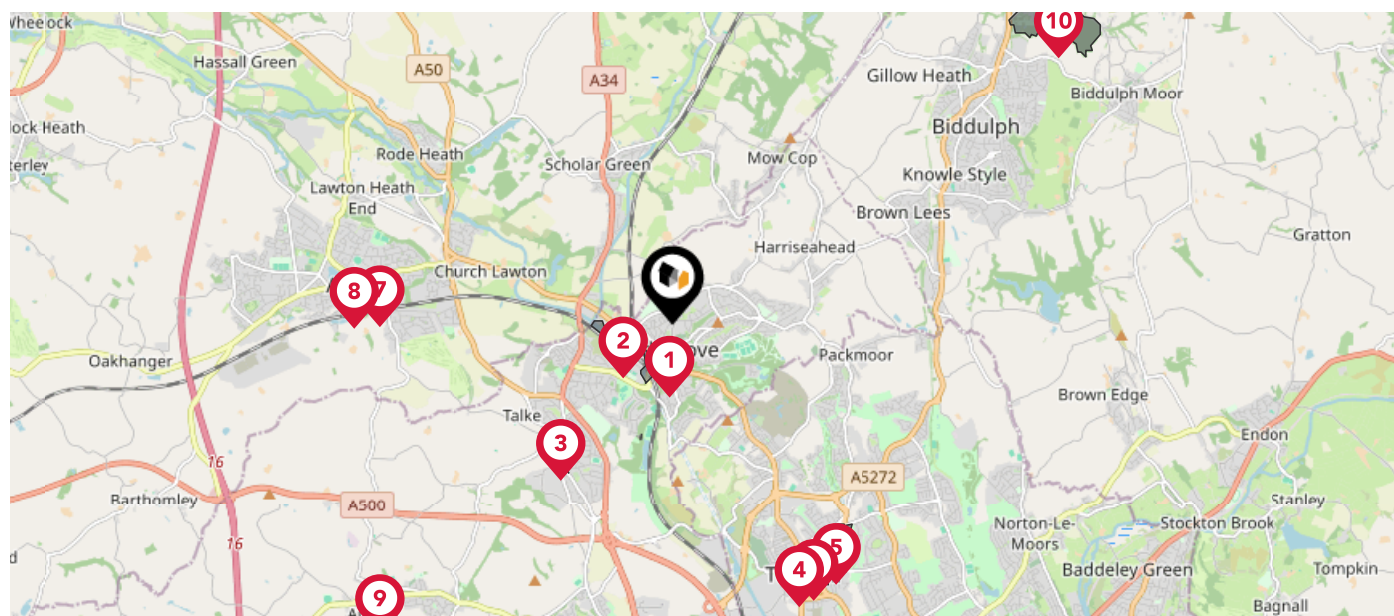
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



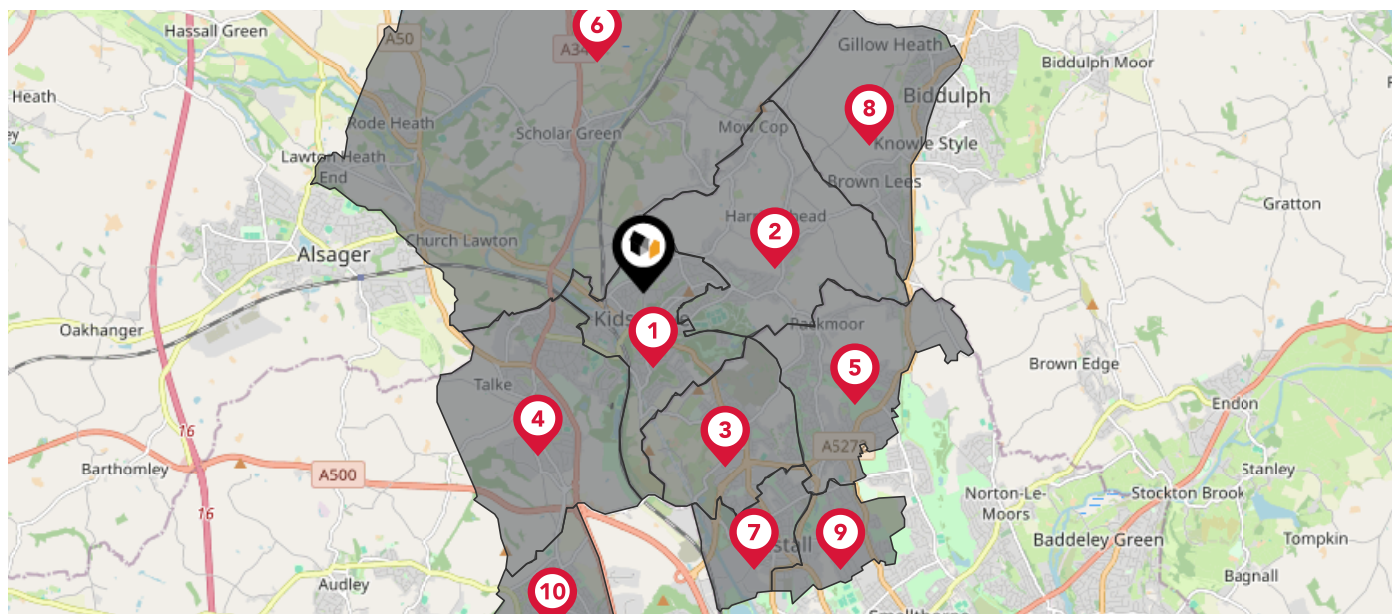
Nearby Conservation Areas

-  Kidsgrove
-  Trent and Mersey Canal, Hardings Wood
-  Talke
-  Tower Square
-  Victoria Park
-  Park Terrace
-  Alsager Conservation Area
-  Alsager Conservation Area
-  Audley
-  Biddulph Grange











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



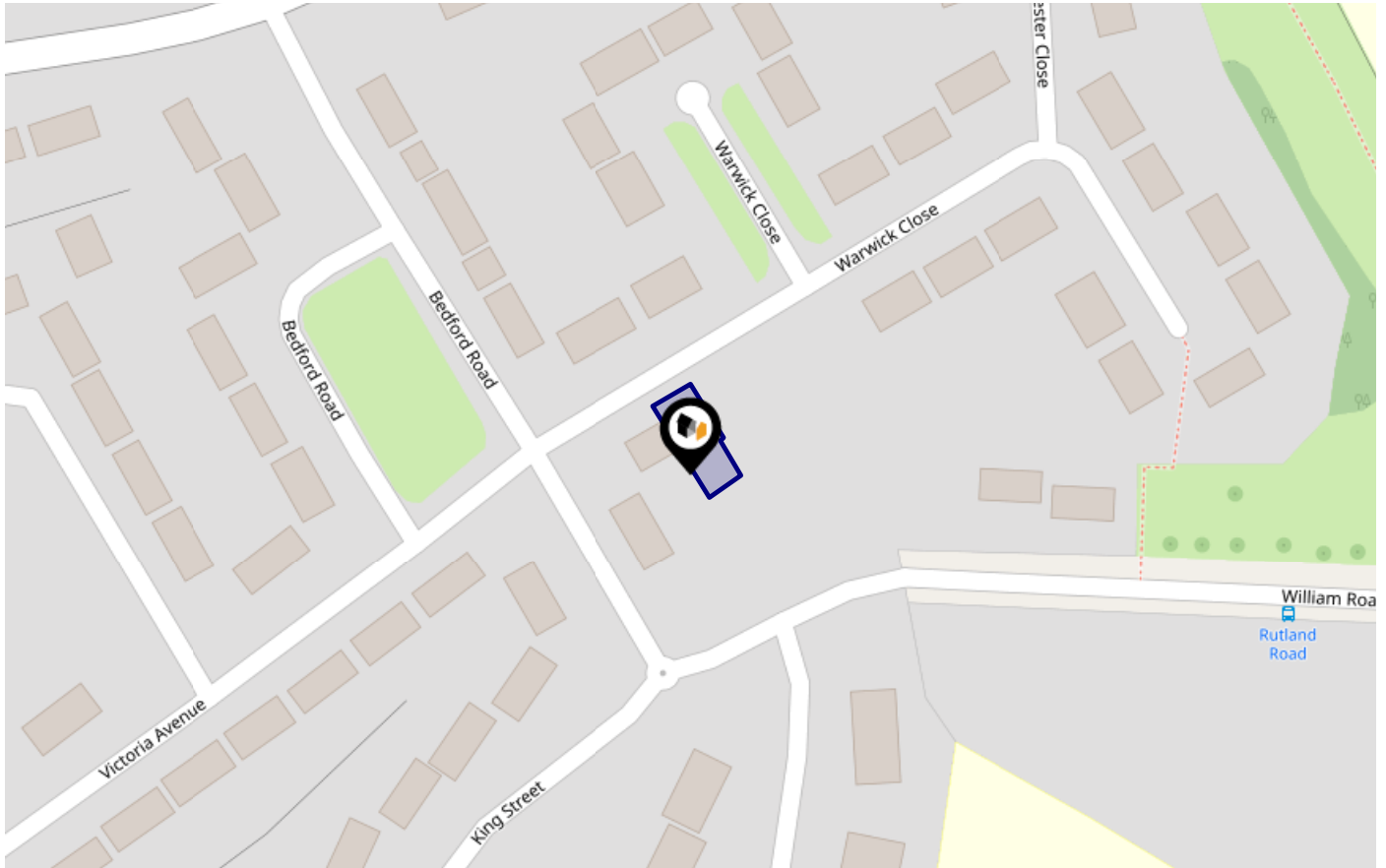
Nearby Council Wards

-  Kidsgrove & Ravenscliffe Ward
-  Newchapel & Mow Cop Ward
-  Goldenhill and Sandyford Ward
-  Talke & Butt Lane Ward
-  Great Chell and Packmoor Ward
-  Odd Rode Ward
-  Tunstall Ward
-  Biddulph West Ward
-  Little Chell and Stanfield Ward
-  Crackley & Red Street 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.

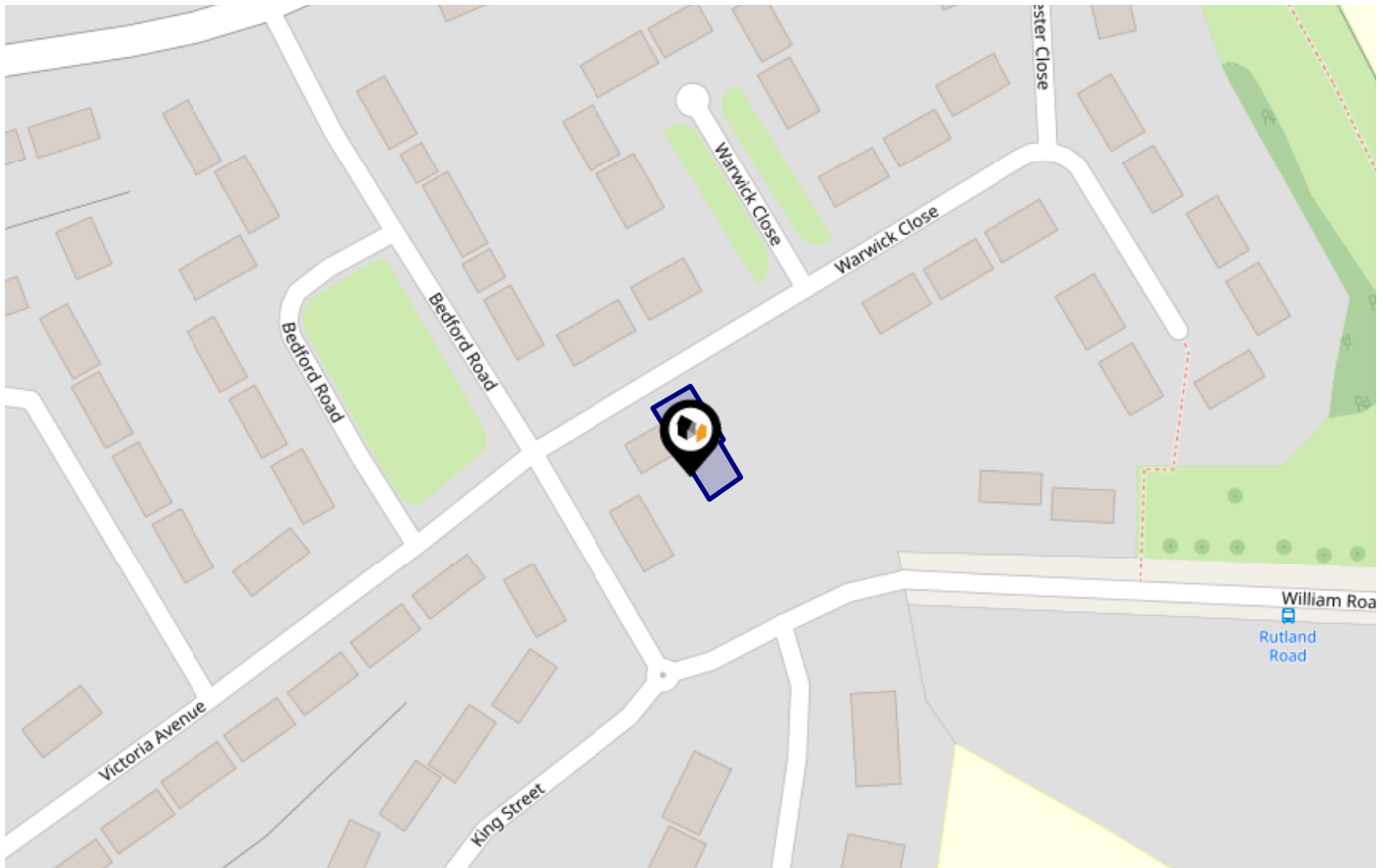
Chance of flooding to the following depths at this property:



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.
- 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.

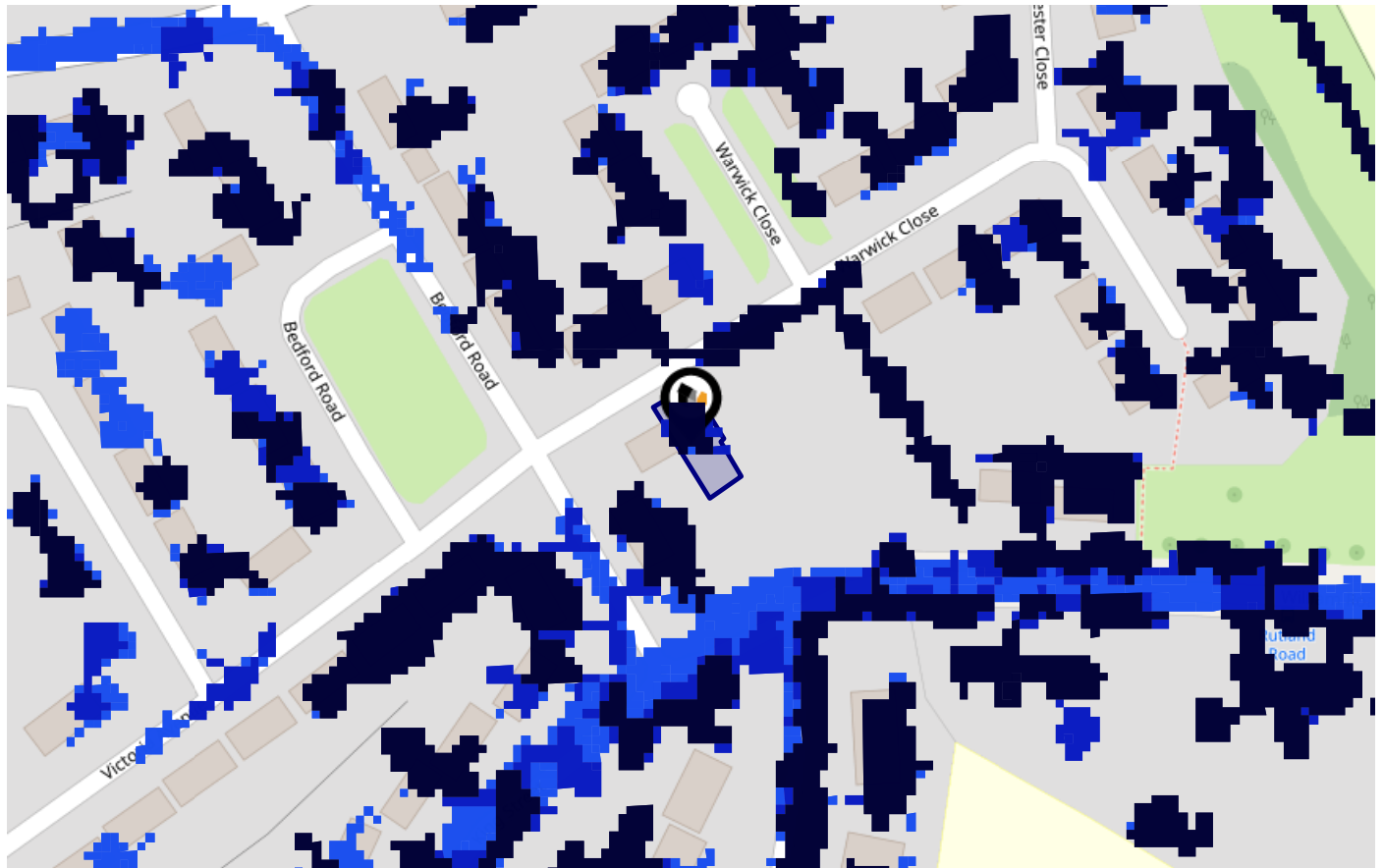
Chance of flooding to the following depths at this property:



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: 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

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: High

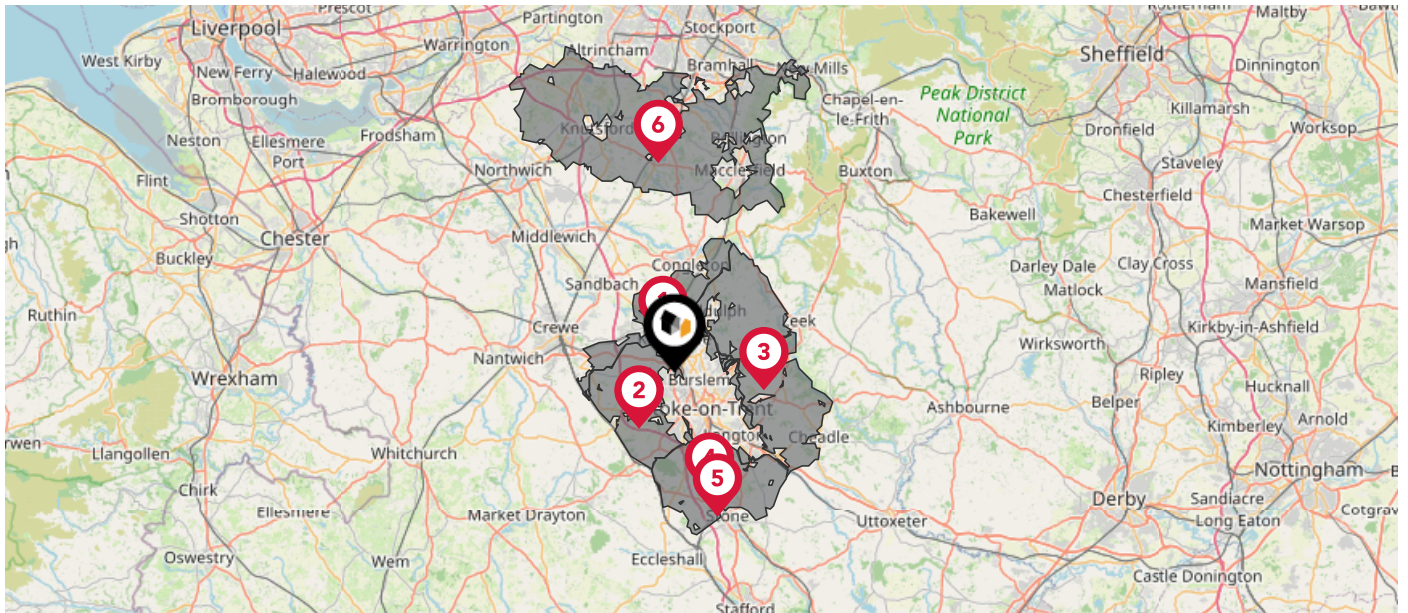
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



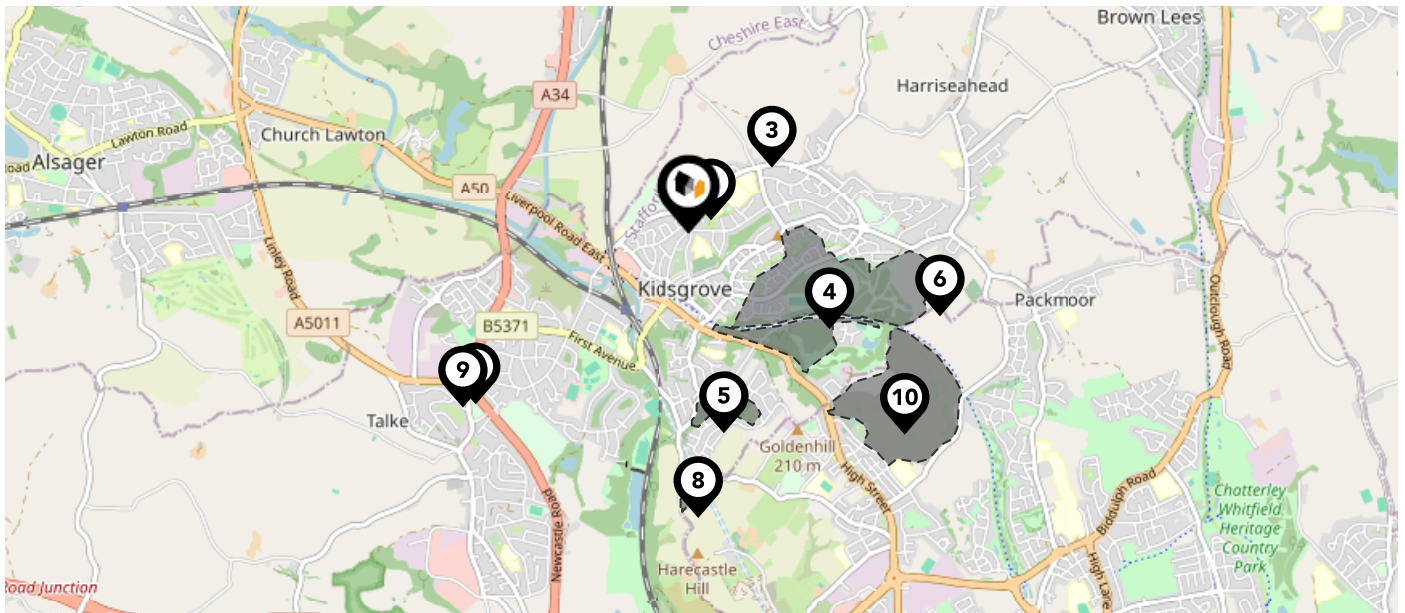
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Stoke-on-Trent Green Belt - Cheshire East
- 2 Stoke-on-Trent Green Belt - Newcastle-under-Lyme
- 3 Stoke-on-Trent Green Belt - Staffordshire Moorlands
- 4 Stoke-on-Trent Green Belt - Stoke-on-Trent
- 5 Stoke-on-Trent Green Belt - Stafford
- 6 Merseyside and Greater Manchester Green Belt - Cheshire East

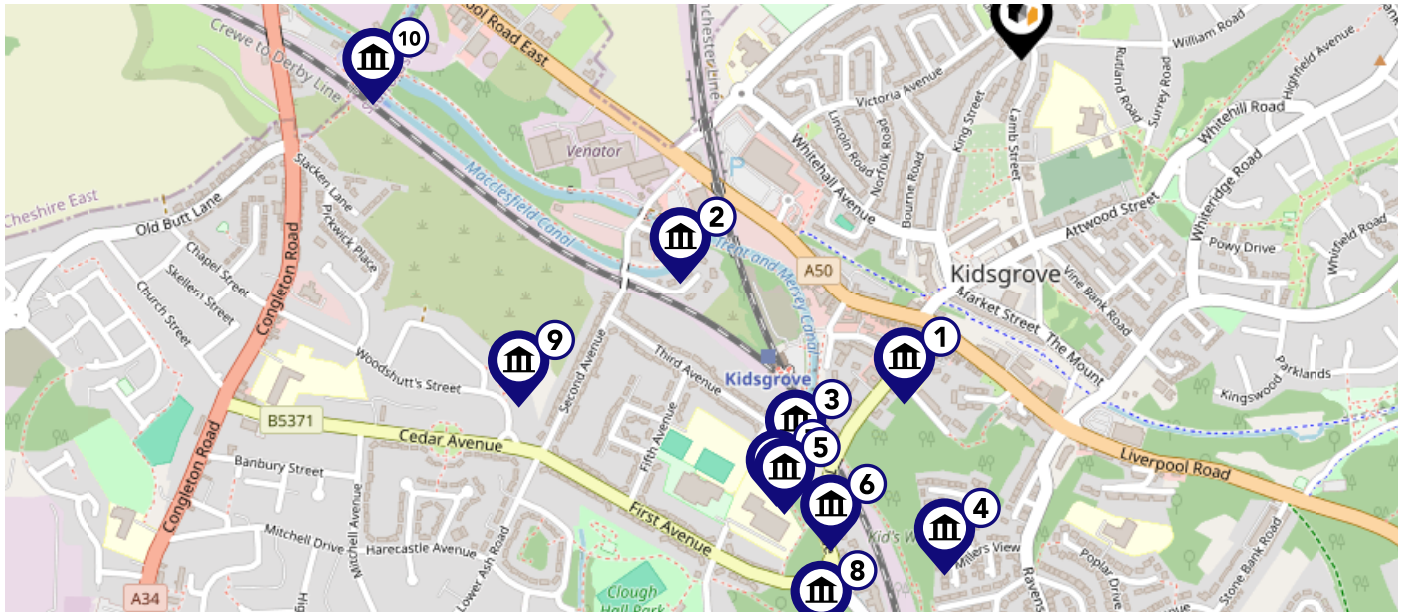
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

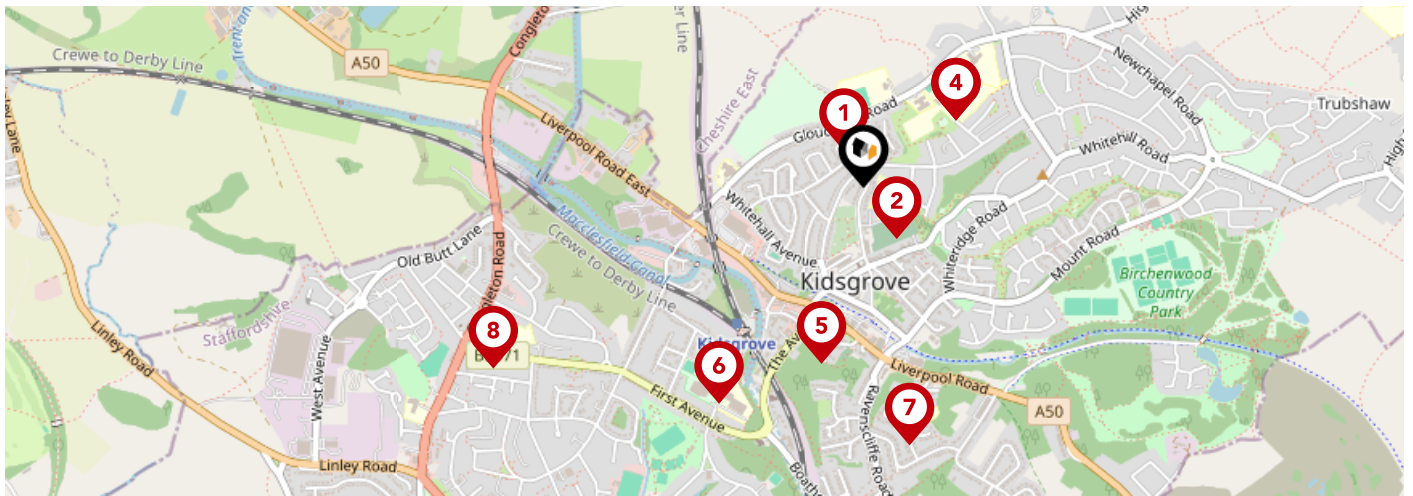
- | | | |
|-----------|---|--|
| 1 | St Johns Roman Catholic School-Gloucester Road, Kidsgrove, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 2 | Behind Catholic School-Gloucester Road, Dove Bank, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 3 | Disused Sewage Works Quarry-Newchapel Road, The Rookery, Kidsgrove, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 4 | Birchenwood Landfill Site-Kidsgrove, Stoke-on-Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 5 | Land Near Birchen Wood, Stonebank Road Tip Extension To 43-Stonebank Road, Kidsgrove, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 6 | Newchapel Tip-Newchapel, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 7 | Rear Of Petrol Station Eastside-Congleton Road, Talke Eastside, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 8 | Lowlands Colliery Limited-Acres Nook Road, Acres Nook, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 9 | Rear of Oasis Public House Westside-Congleton Road, Talke Westside, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 10 | Colclough Lane-Colclough Lane, Goldenhill, 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...

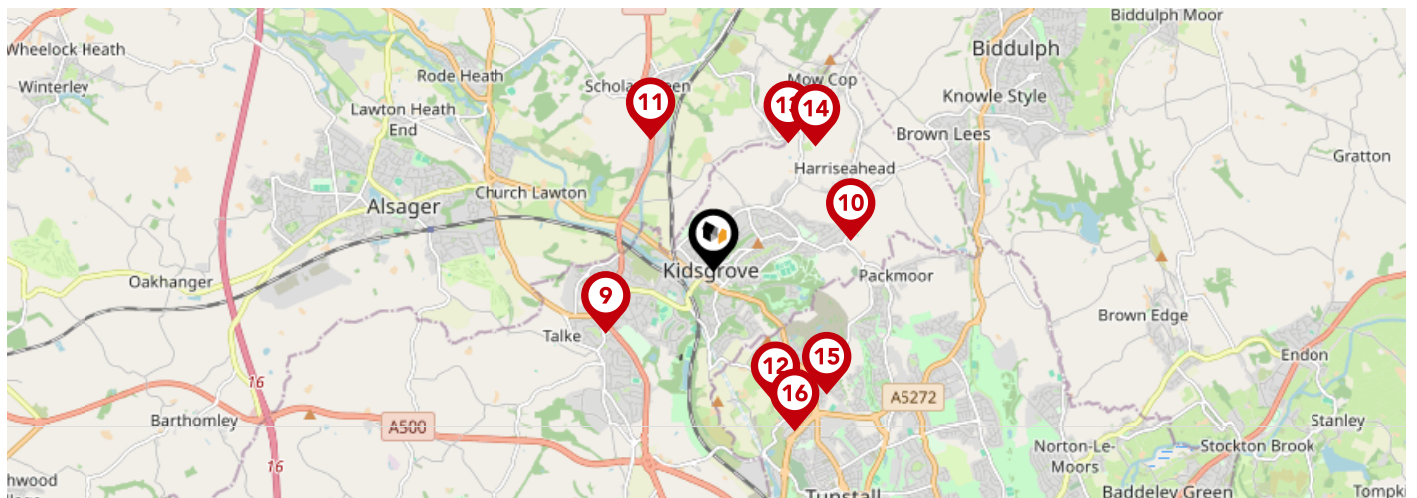










| Listed Buildings in the local district | | Grade | Distance |
|--|--|----------|-----------|
| | 1431742 - War Memorial | Grade II | 0.4 miles |
| | 1188525 - Trent And Mersey Canal Bridge Over Macclesfield Canal | Grade II | 0.4 miles |
| | 1038559 - Bridge Number 132, Trent And Mersey Canal | Grade II | 0.5 miles |
| | 1038593 - Tower At Ngr. Sj 84025407 | Grade II | 0.6 miles |
| | 1038558 - Harecastle Tunnel Portals And Attached Retaining Wall | Grade II | 0.6 miles |
| | 1294760 - Church Of St Thomas | Grade II | 0.6 miles |
| | 1188519 - Trent And Mersey Canal Milepost Opposite Harecastle Tunnel Portals | Grade II | 0.6 miles |
| | 1374383 - Bourne Cottage | Grade II | 0.7 miles |
| | 1038554 - Wood Shutt Farmhouse | Grade II | 0.7 miles |
| | 1188456 - Macclesfield Canal Pool Lock Aqueduct And Footbridge | Grade II | 0.7 miles |

Area Schools



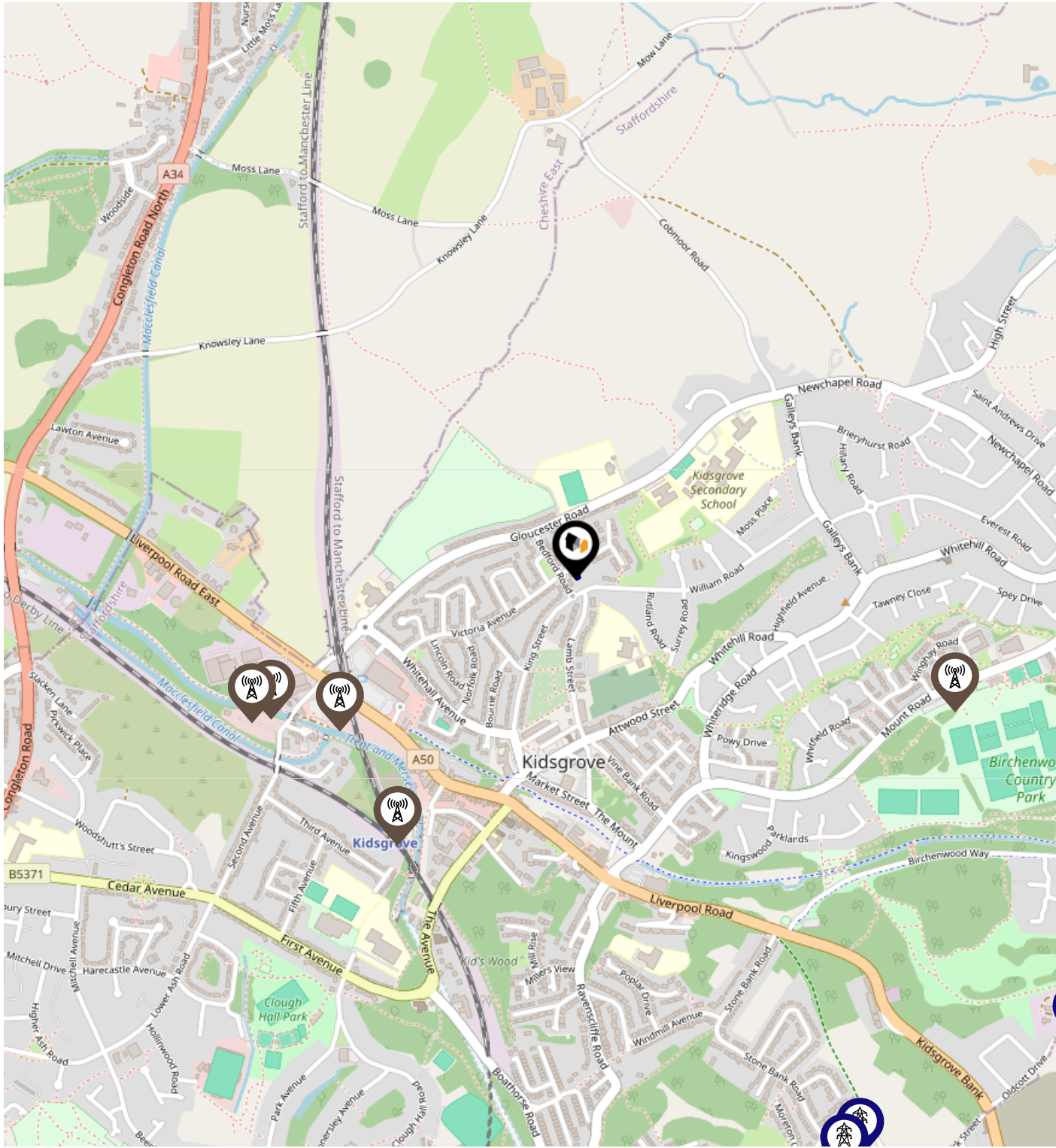
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Bluebell School Ltd Ofsted Rating: Outstanding Pupils: 116 Distance:0.09 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Dove Bank Primary School Ofsted Rating: Good Pupils: 173 Distance:0.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Kidsgrove Primary School Ofsted Rating: Good Pupils: 157 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Kidsgrove Secondary School Ofsted Rating: Good Pupils: 300 Distance:0.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St John the Evangelist Catholic Primary Ofsted Rating: Good Pupils: 199 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | The King's CofE Academy Ofsted Rating: Good Pupils: 765 Distance:0.58 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Thomas' CofE Primary Academy Ofsted Rating: Good Pupils: 172 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | The Reginald Mitchell Primary School Ofsted Rating: Good Pupils: 192 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 Saviour's CofE Academy Ofsted Rating: Good Pupils: 187 Distance:1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Thursfield Primary School Ofsted Rating: Good Pupils: 280 Distance:1.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Scholar Green Primary School Ofsted Rating: Good Pupils: 225 Distance:1.29 | <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:1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Woodcocks' Well CofE Primary School Ofsted Rating: Good Pupils: 105 Distance:1.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Castle Primary School Ofsted Rating: Good Pupils: 82 Distance:1.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Joseph's Catholic Academy, Goldenhill Ofsted Rating: Good Pupils: 241 Distance:1.5 | <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:1.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

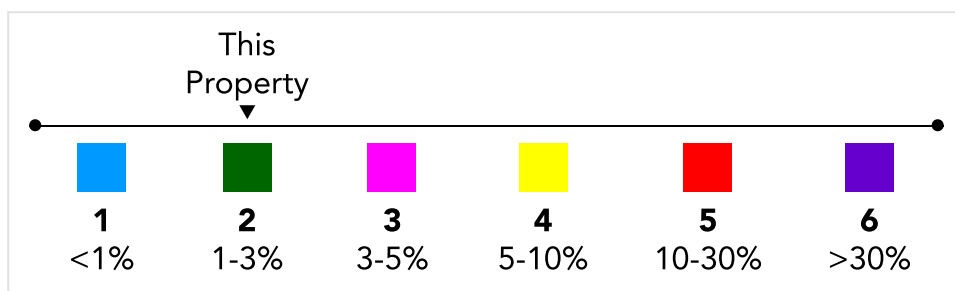
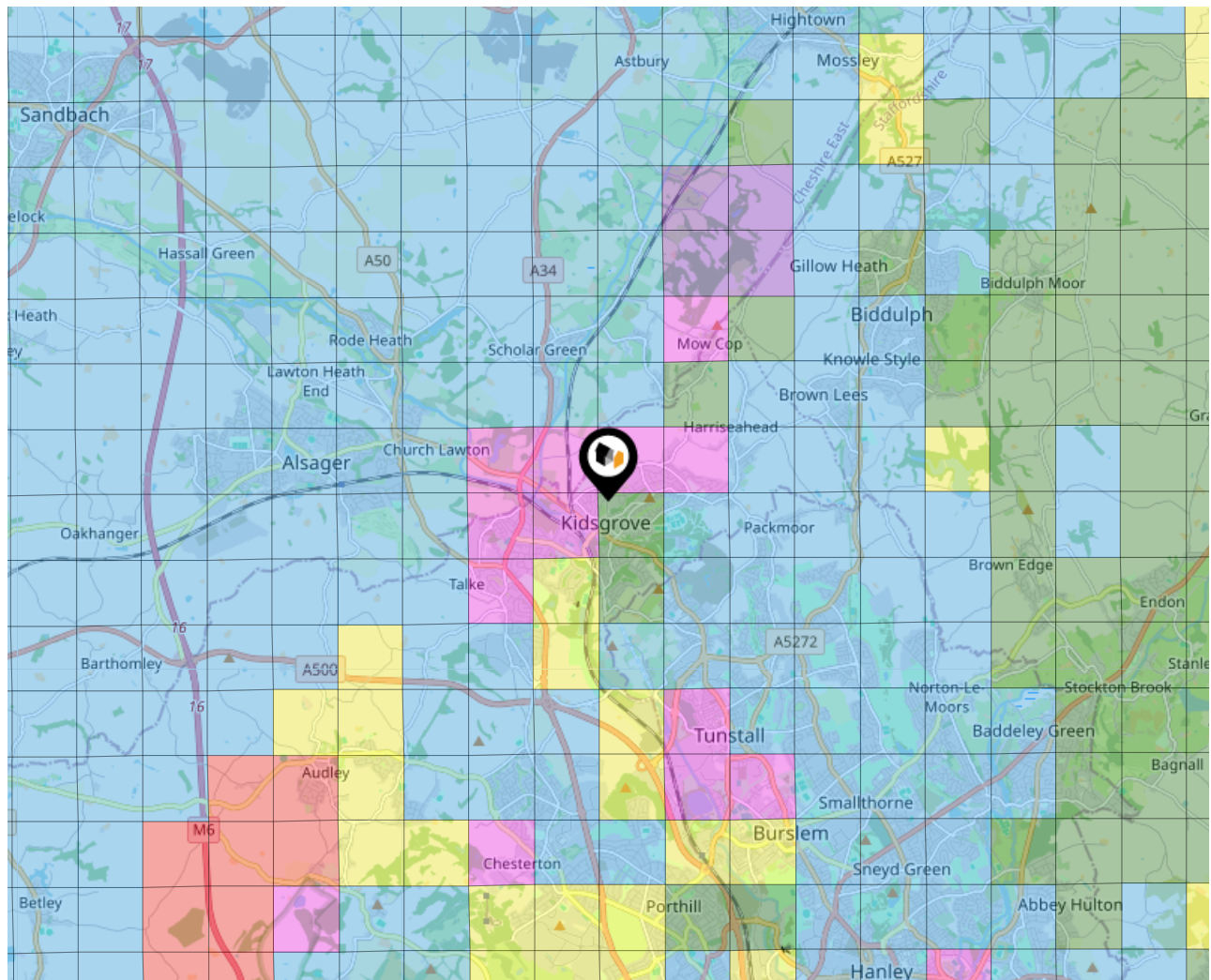


Key:

-  Power Pylons
-  Communication Masts

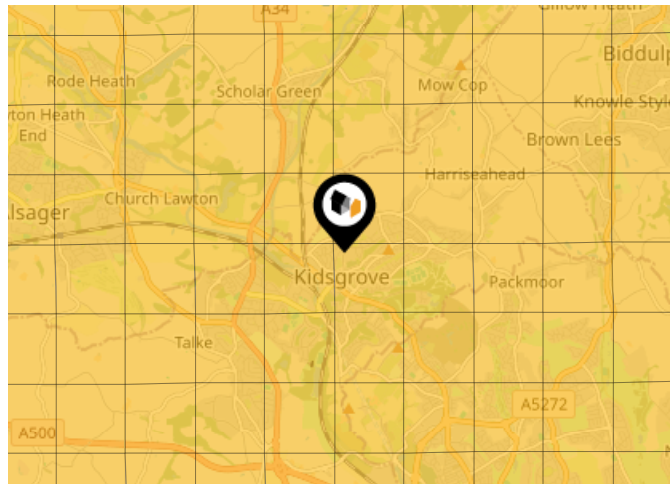
What is Radon?

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 | | |

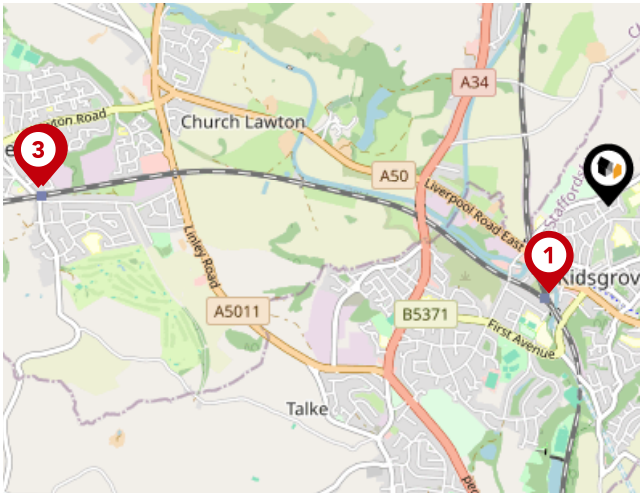


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

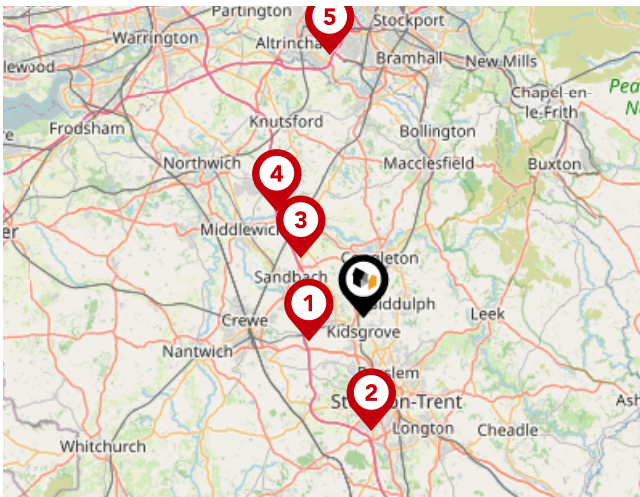
Area

Transport (National)



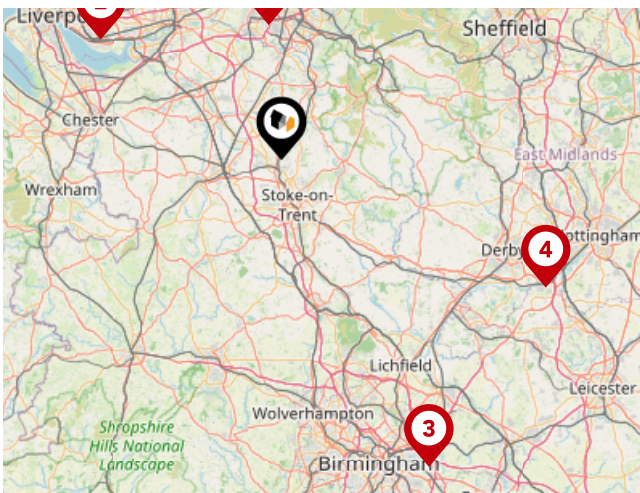
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Kidsgrove Rail Station | 0.47 miles |
| 2 | Alsager Rail Station | 2.52 miles |
| 3 | Alsager Rail Station | 2.54 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M6 J16 | 4.28 miles |
| 2 | M6 J15 | 8.04 miles |
| 3 | M6 J17 | 6.17 miles |
| 4 | M6 J18 | 9.75 miles |
| 5 | M56 J6 | 18.82 miles |

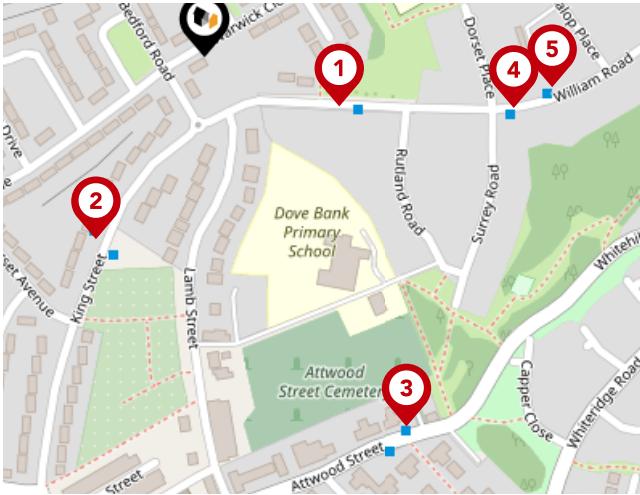


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Manchester Airport | 19.16 miles |
| 2 | Speke | 30.7 miles |
| 3 | Birmingham Airport | 49.01 miles |
| 4 | East Mids Airport | 42.08 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Rutland Road | 0.08 miles |
| 2 | Somerset Avenue | 0.12 miles |
| 3 | Wesley Gardens | 0.23 miles |
| 4 | Dorset Place | 0.17 miles |
| 5 | Dorset Place | 0.19 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.

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