



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 07th September 2026



73, HARTLEY COURT, STOKE-ON-TRENT, ST4 7GG

Landwood Group

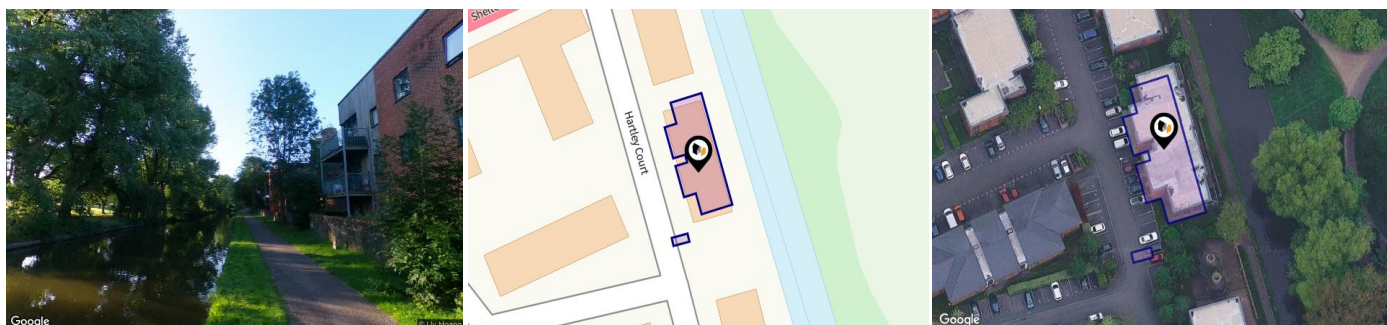
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	09/05/2008
Bedrooms:	2	Last Sold Price:	£129,950
Floor Area:	570 ft ² / 53 m ²	Last Sold £/ft ² :	£227
Plot Area:	0.1 acres	Tenure:	Leasehold
Year Built :	2008		
Council Tax :	Band B		
Annual Estimate:	£1,698		
Title Number:	SF540279		
UPRN:	3455131135		
Restrictive Covenants:	No		

Local Area

Local Authority:	City of stoke-on-trent
Conservation Area:	Trent and Mersey Canal
Flood Risk:	
- Rivers & Seas - Surface Water	Very low Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9	78	-
mb/s	mb/s	mb/s



Mobile Coverage: (based on calls indoors)



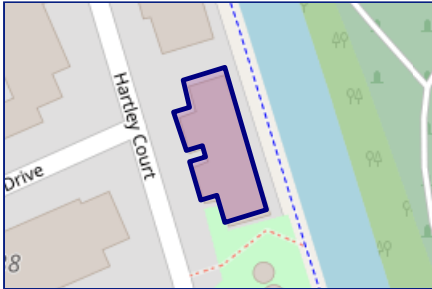
Satellite/Fibre TV Availability:



Property Multiple Title Plans

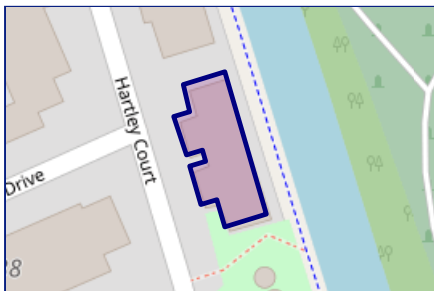
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Freehold Title Plan



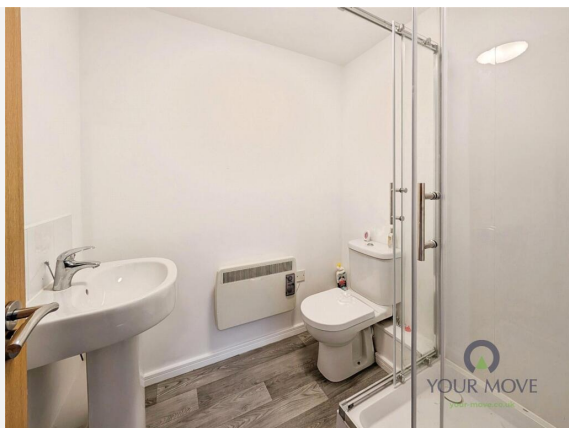
SF554837

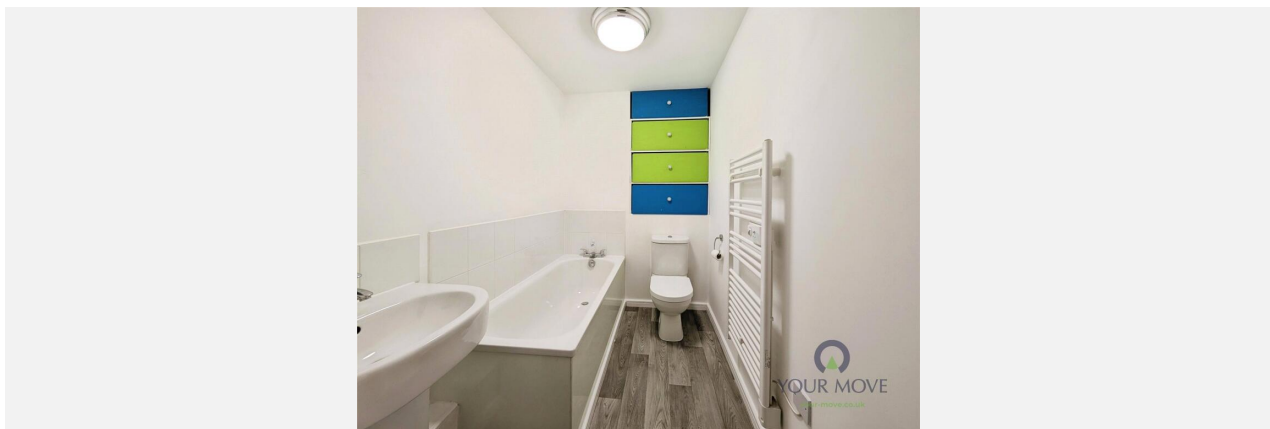
Leasehold Title Plan



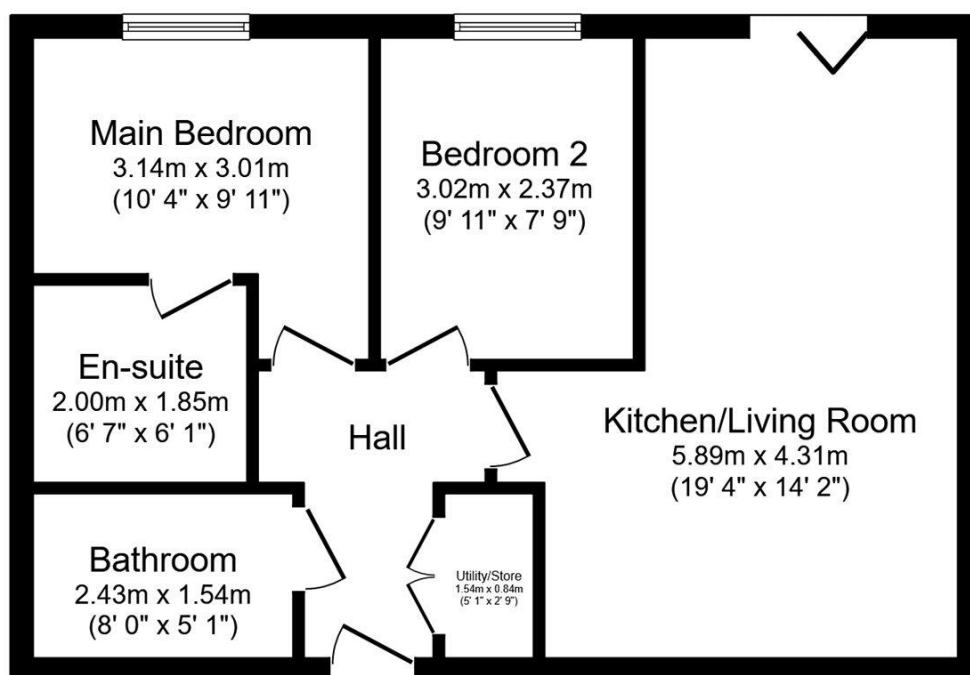
SF540279

Start Date: 08/05/2008
End Date: 01/03/2257
Lease Term: 250 years from 1 March 2007
Term Remaining: 230 years





73, HARTLEY COURT, STOKE-ON-TRENT, ST4 7GG



Ground Floor

Floor area 50.1 sq.m. (539 sq.ft.)

Total floor area: 50.1 sq.m. (539 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property
EPC - Certificate

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75 Hartley Court, ST4 7GG

Energy rating

C

Valid until 07.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

Market Sold in Street

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55, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	21/04/2026	12/11/2021	08/03/2012	
Last Sold Price:	£102,500	£82,000	£67,250	
82, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	26/02/2026	11/05/2022		
Last Sold Price:	£90,000	£90,000		
60, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	10/11/2025			
Last Sold Price:	£88,500			
72, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	27/06/2025			
Last Sold Price:	£90,000			
49, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	16/05/2025			
Last Sold Price:	£91,000			
18, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	12/05/2025	20/02/2009		
Last Sold Price:	£98,000	£85,000		
40, Hartley Court, Stoke-on-trent, ST4 7GG				other House
Last Sold Date:	17/12/2024	03/03/2023	26/06/2014	18/12/2008
Last Sold Price:	£97,500	£85,000	£72,000	£95,000
24, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	11/11/2024	05/04/2012	26/02/2009	
Last Sold Price:	£80,000	£55,000	£70,000	
47, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	31/07/2024			
Last Sold Price:	£80,000			
64, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	03/05/2024	11/07/2014		
Last Sold Price:	£95,000	£75,000		
54, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	02/02/2024	06/01/2015		
Last Sold Price:	£85,000	£75,000		
79, Hartley Court, Stoke-on-trent, ST4 7GG				Flat-maisonette House
Last Sold Date:	08/12/2023	16/10/2014		
Last Sold Price:	£92,500	£79,000		

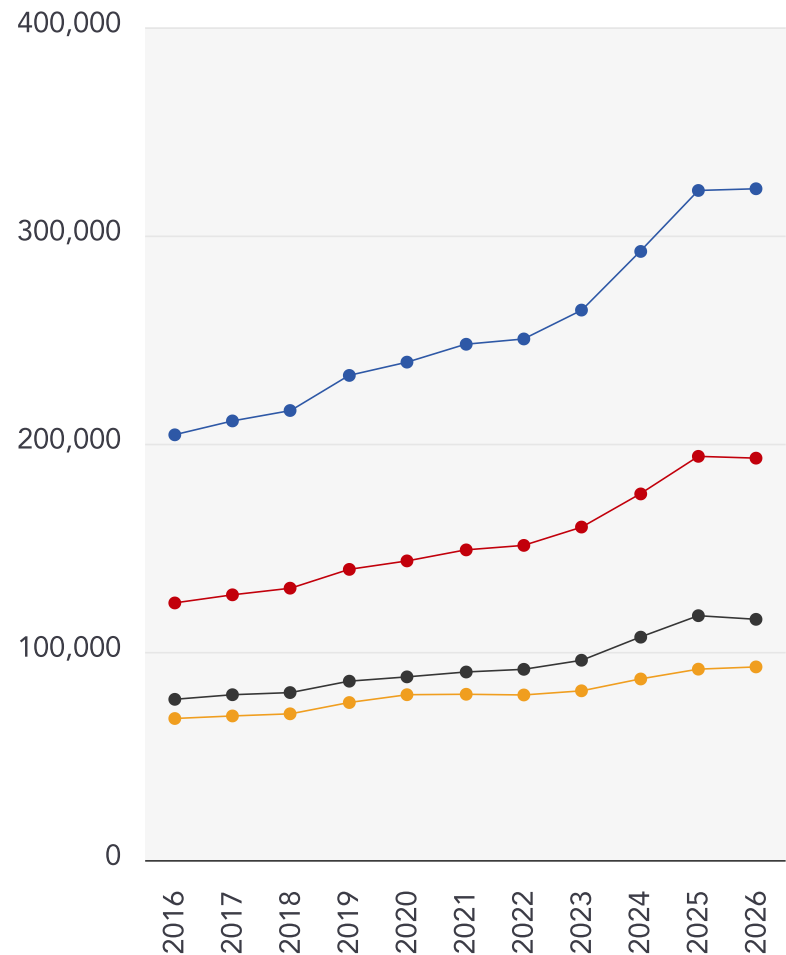
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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



Detached

+57.87%

Semi-Detached

+56.32%

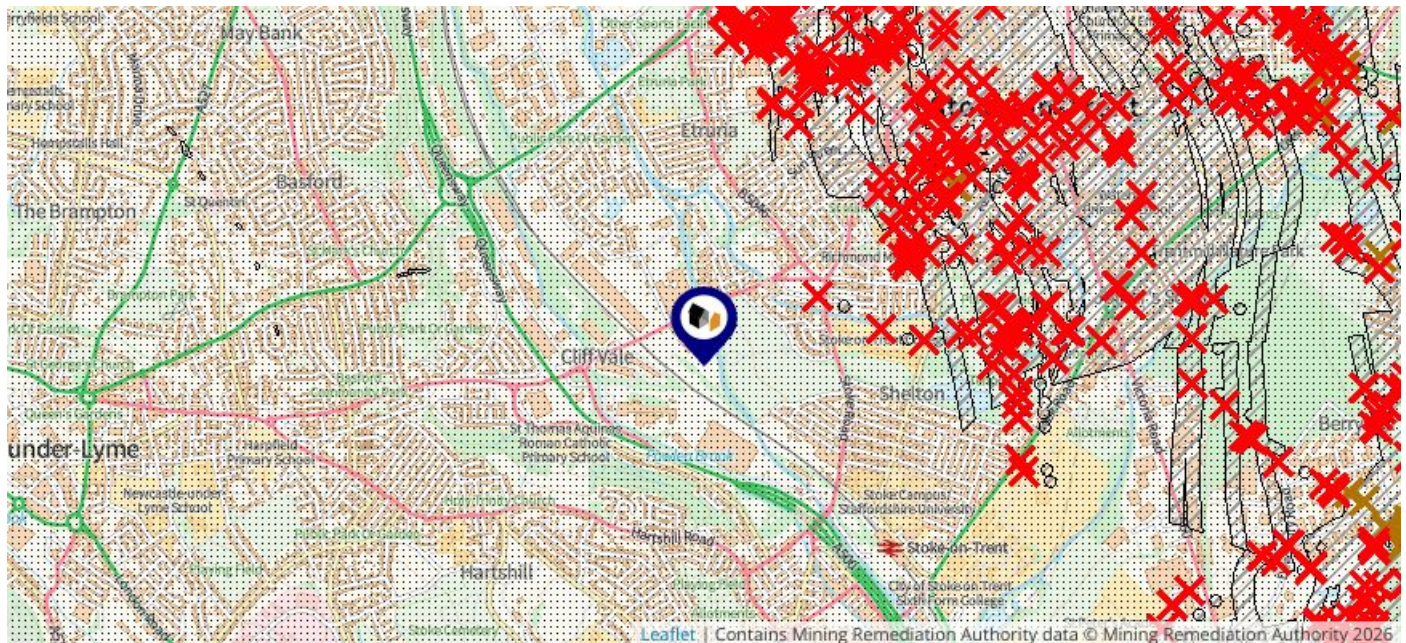
Terraced

+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.

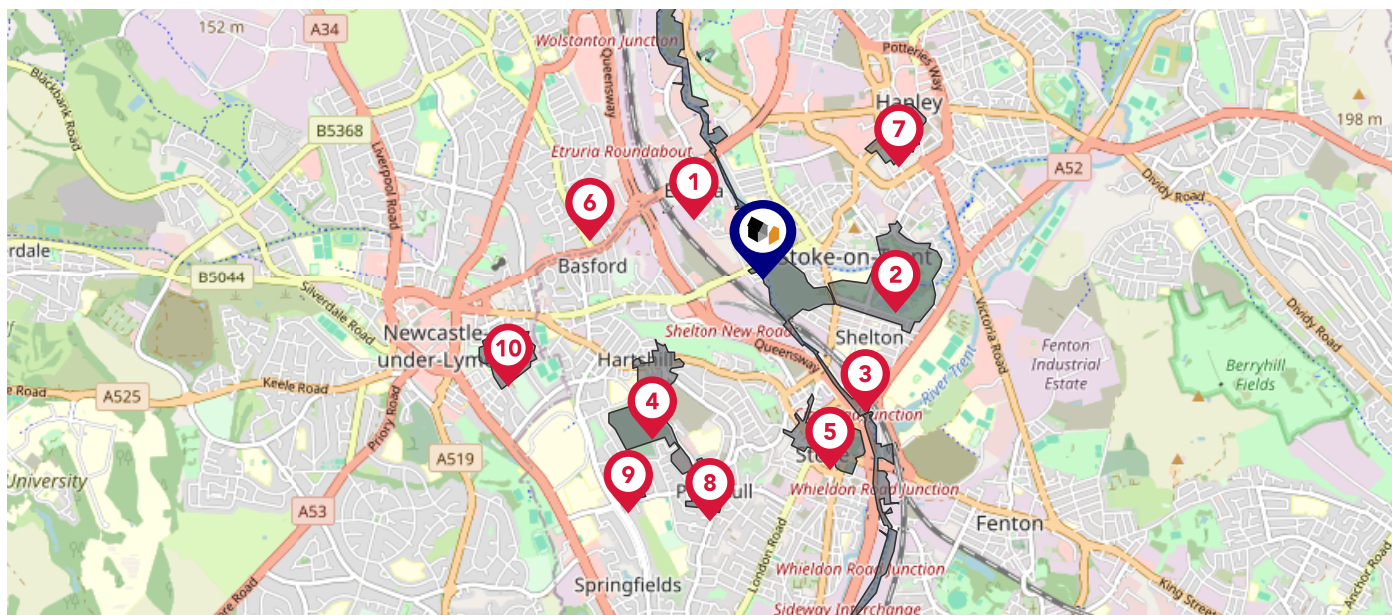
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

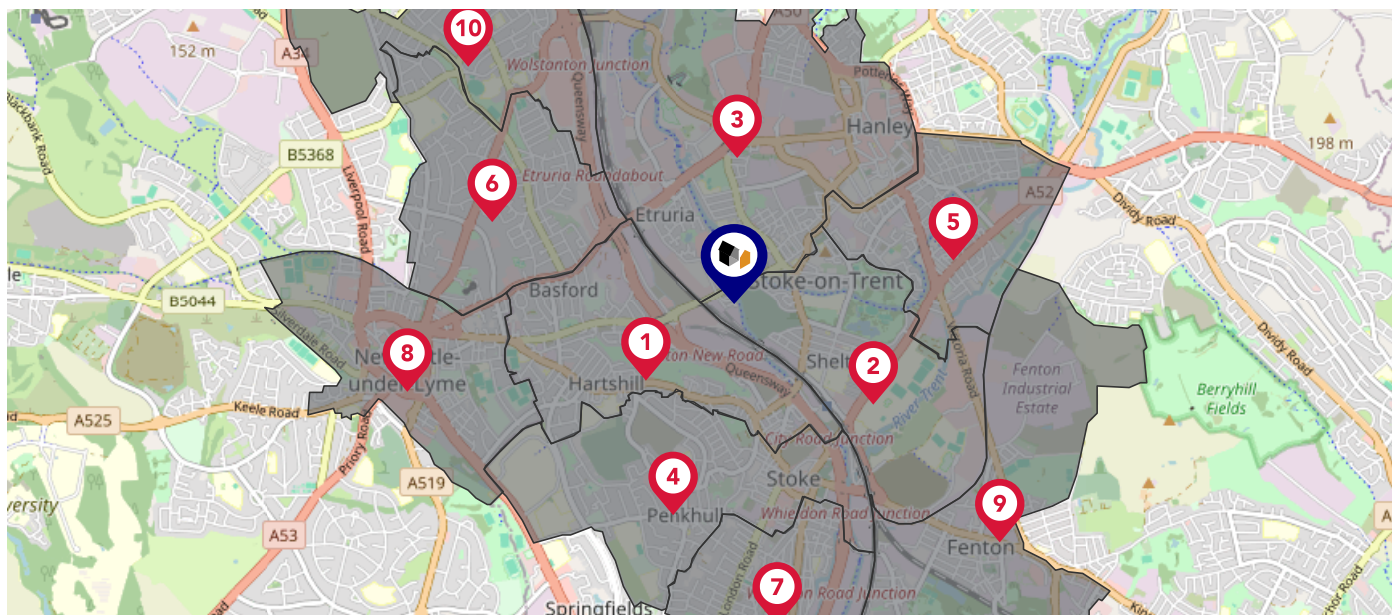
- 1 Trent and Mersey Canal
- 2 Hanley Park
- 3 Winton Square
- 4 Hartshill
- 5 Stoke Town Centre
- 6 Basford
- 7 City Centre
- 8 Penkull Village
- 9 St Christophers Avenue
- 10 Stubbs Walks

Maps

Council Wards

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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



Hartshill and Basford Ward



Hanley Park and Shelton Ward



Etruria and Hanley Ward



Penkhull and Stoke Ward



Joiner's Square Ward



May Bank Ward



Boothem and Oak Hill Ward



Town Ward

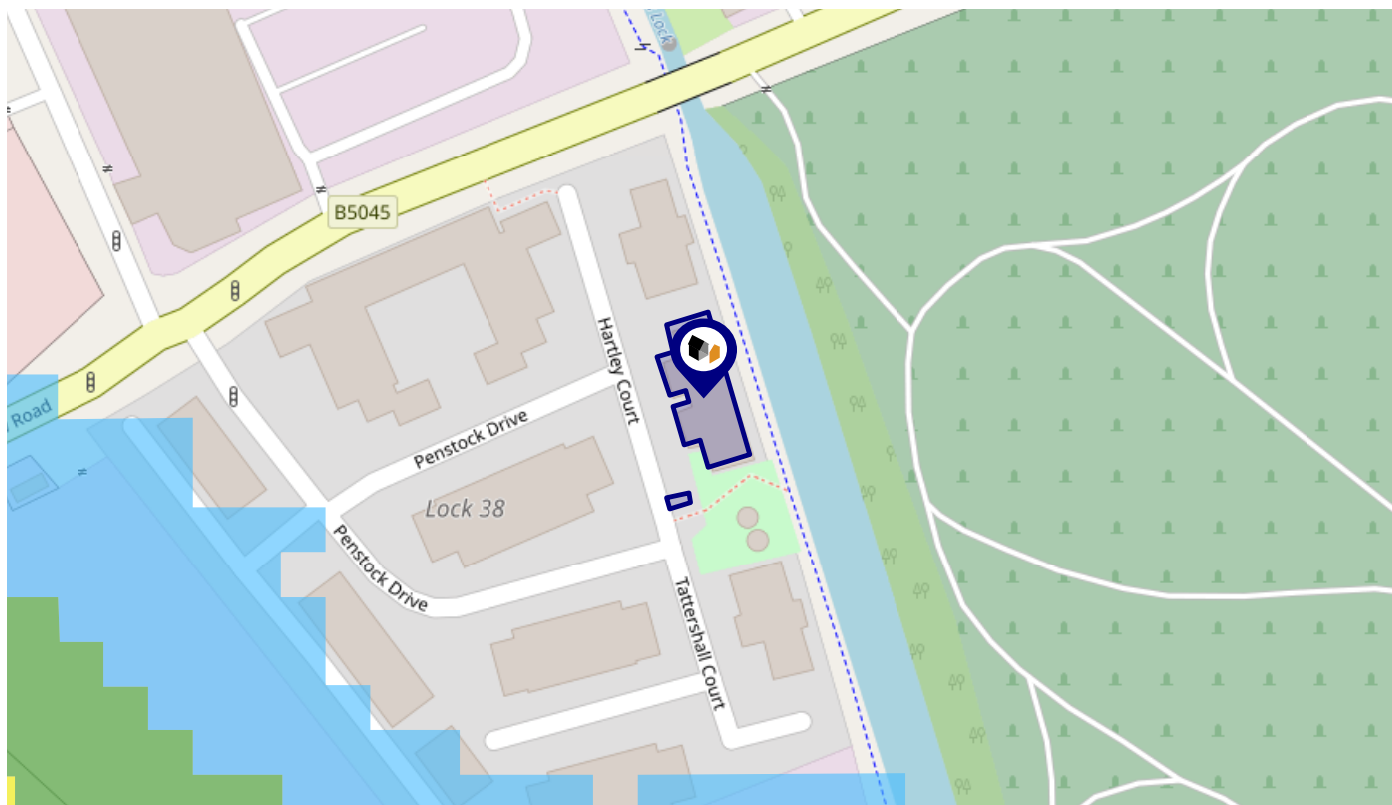


Fenton West and Mount Pleasant Ward



Wolstanton Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

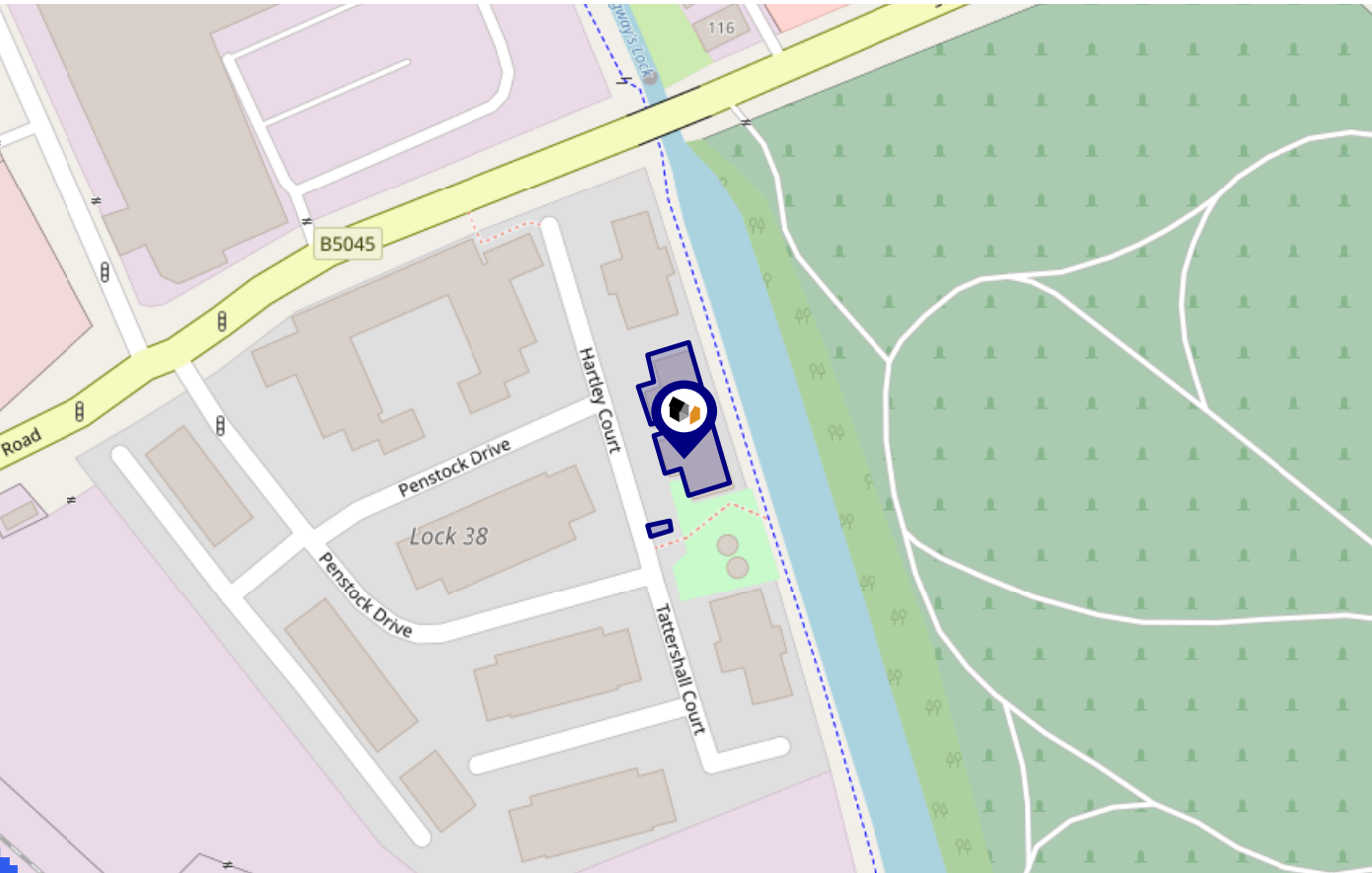
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

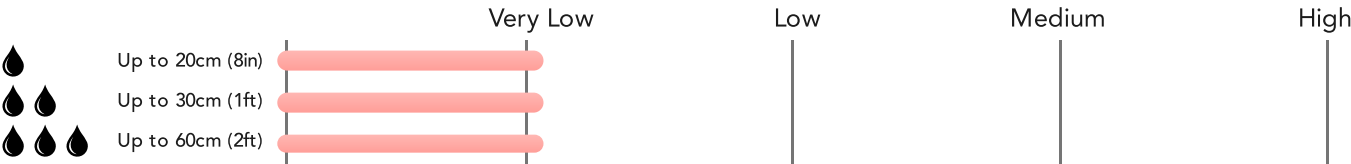


Risk Rating: Very low

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.

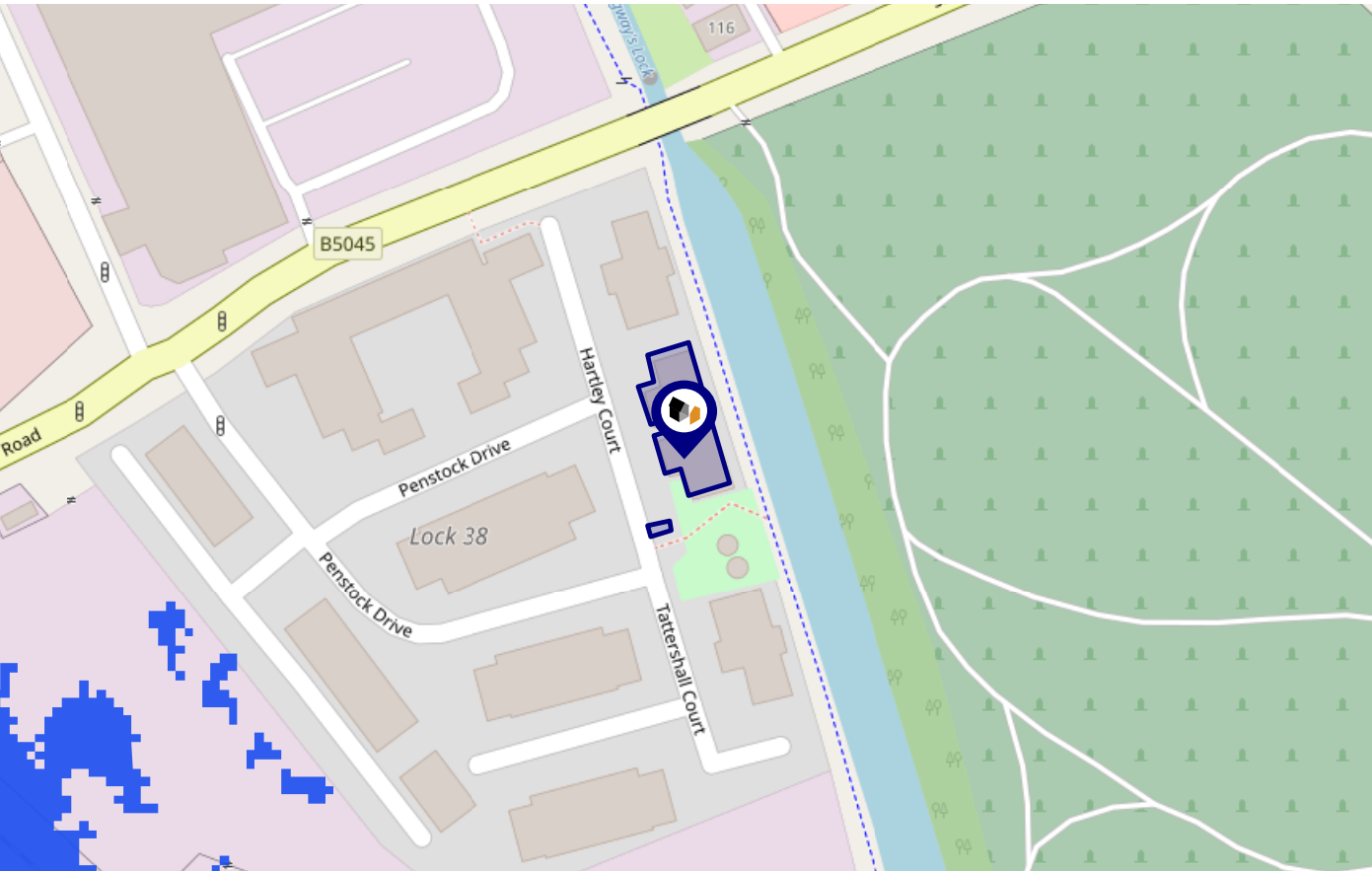
Chance of flooding to the following depths at this property:



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.

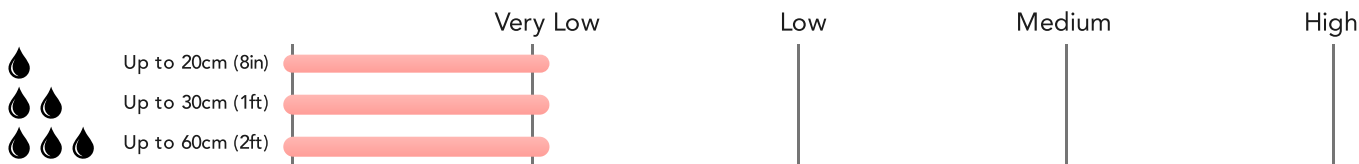


Risk Rating: Very low

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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

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

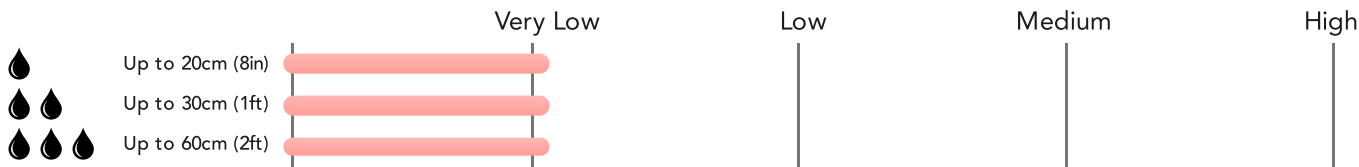


Risk Rating: Very low

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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:



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.

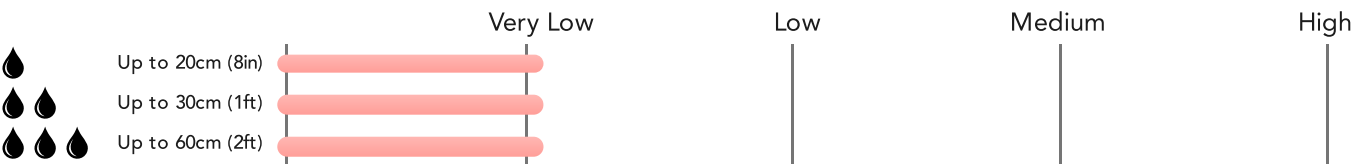


Risk Rating: Low

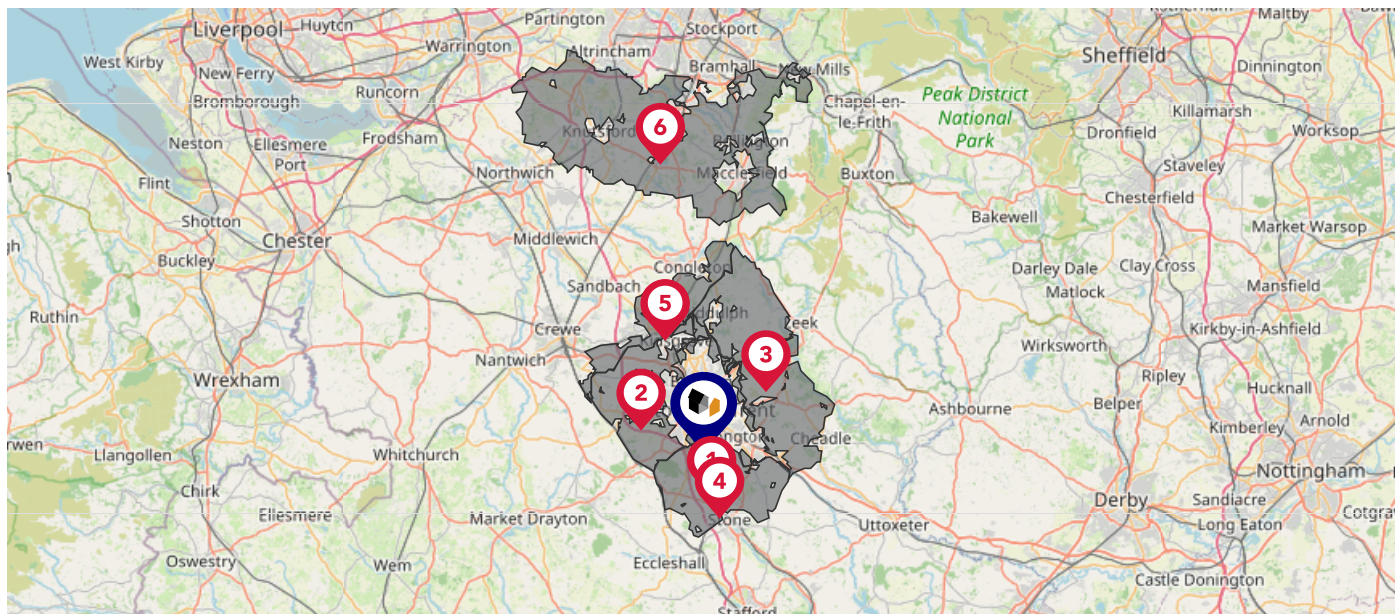
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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:



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 - Newcastle-under-Lyme



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Cheshire East



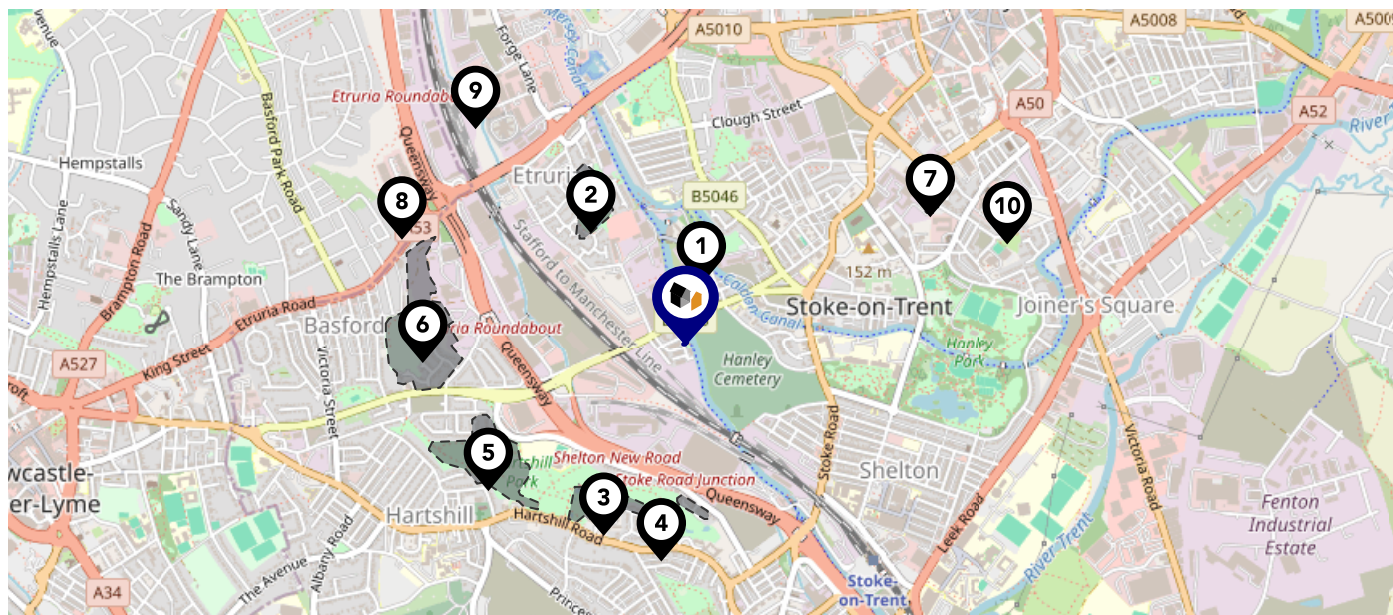
Merseyside and Greater Manchester Green Belt - Cheshire East

Maps

Landfill Sites

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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

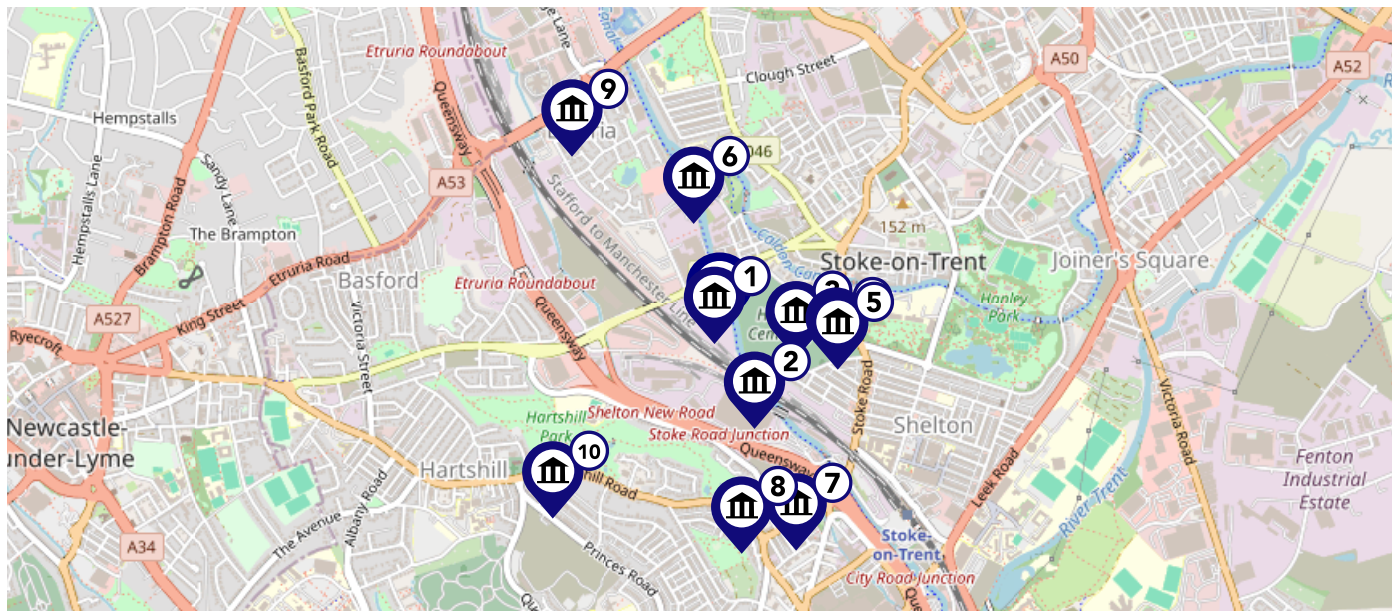
1	Former Gas Holder-Lower Bedford Street, Etruria Locks, Stoke on Trent	Historic Landfill	☐
2	Humbert Street-Humbert Street, Etruria., Stoke On Trent, Staffordshire	Historic Landfill	☐
3	St Dominics Car Park-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
4	Tolkien Way-Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
5	Vicarage Road-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
6	Caddicks Marl Hole-Sheldon New Road, Etruria, Stoke On Trent, Staffordshire	Historic Landfill	☐
7	North West Off Regent Road-Hinde Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	☐
8	Downing and Company-Etruria Tileries, Etruria Way, Basford, Newcastle Under Lyme, Staffordshire	Historic Landfill	☐
9	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill	☐
10	Behind/Rear Of Law Courts-Sage Close, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	☐

Maps

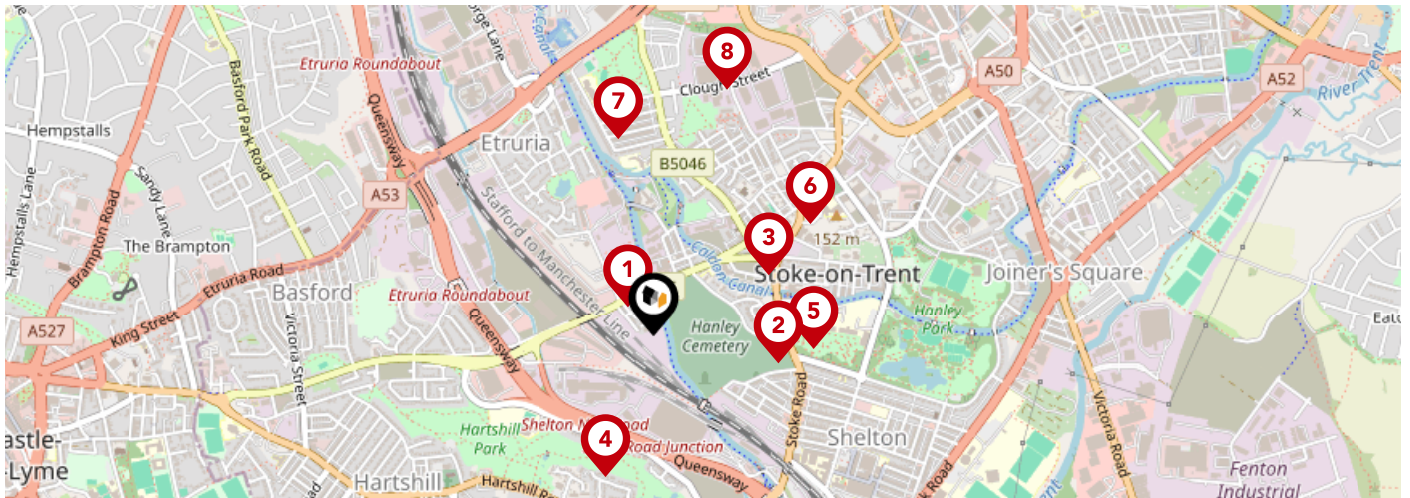
Listed Buildings

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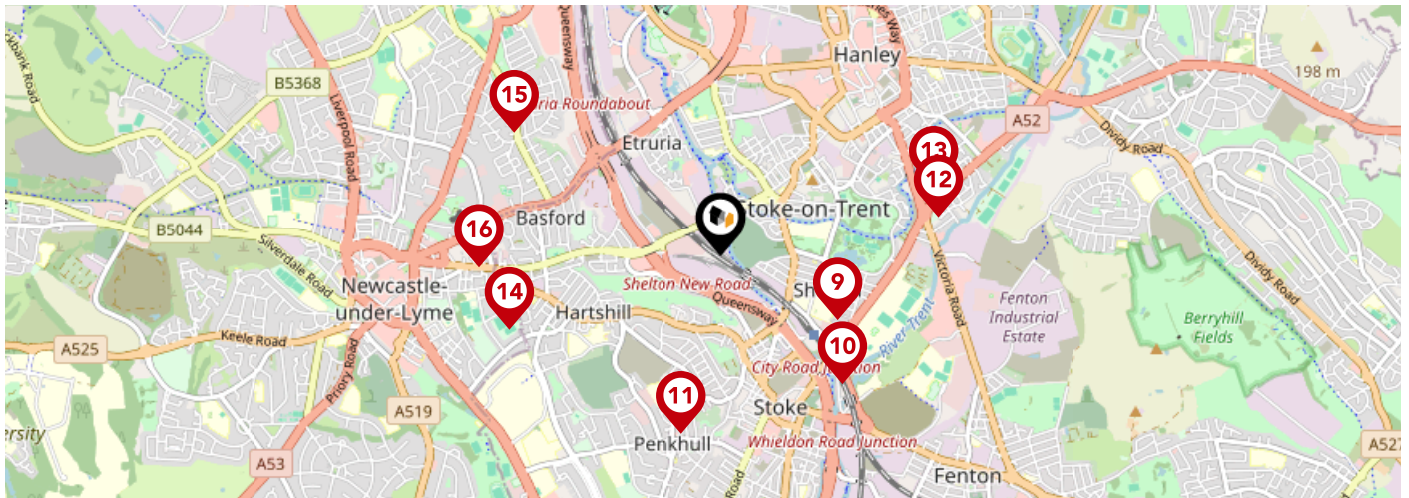
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1195842 - Former Cliff Vale Pottery And Calcining Kilns, Now Caradon Twyford's Limited	Grade II	0.0 miles
	1242003 - Trent And Mersey Canal Milepost At Lock Number 37 At Sj 8743 4610	Grade II	0.2 miles
	1220184 - Cemetery Chapels	Grade II	0.2 miles
	1290460 - Cemetery Lodge (north)	Grade II	0.3 miles
	1195844 - Cemetery Lodge (south)	Grade II	0.3 miles
	1195818 - Etruscan Bone Mill	Grade II	0.3 miles
	1221093 - Former Minton Hollins Tile Works	Grade II	0.5 miles
	1220459 - Church Of Our Lady And St Peter In Chains And Attached Presbytery	Grade II	0.5 miles
	1297934 - Wesleyan Methodist Chapel	Grade II	0.5 miles
	1297961 - 263 Hartshill Road	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Regent College Ofsted Rating: Good Pupils:0 Distance:0.09	☐	☐	☒	☐	☐
2	The Registry Ofsted Rating: Not Rated Pupils:0 Distance:0.28	☐	☐	☒	☐	☐
3	Snowhill School Ofsted Rating: Good Pupils: 35 Distance:0.29	☐	☐	☒	☐	☐
4	St Thomas Aquinas Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.33	☐	☒	☐	☐	☐
5	Stoke-on-Trent College Ofsted Rating: Good Pupils:0 Distance:0.36	☐	☐	☒	☐	☐
6	St Mark's CofE Primary School Ofsted Rating: Good Pupils: 460 Distance:0.43	☐	☒	☐	☐	☐
7	Etruscan Primary School Ofsted Rating: Good Pupils: 460 Distance:0.45	☐	☒	☐	☐	☐
8	Phoenix Independent School Ofsted Rating: Requires improvement Pupils: 23 Distance:0.57	☐	☐	☒	☐	☐

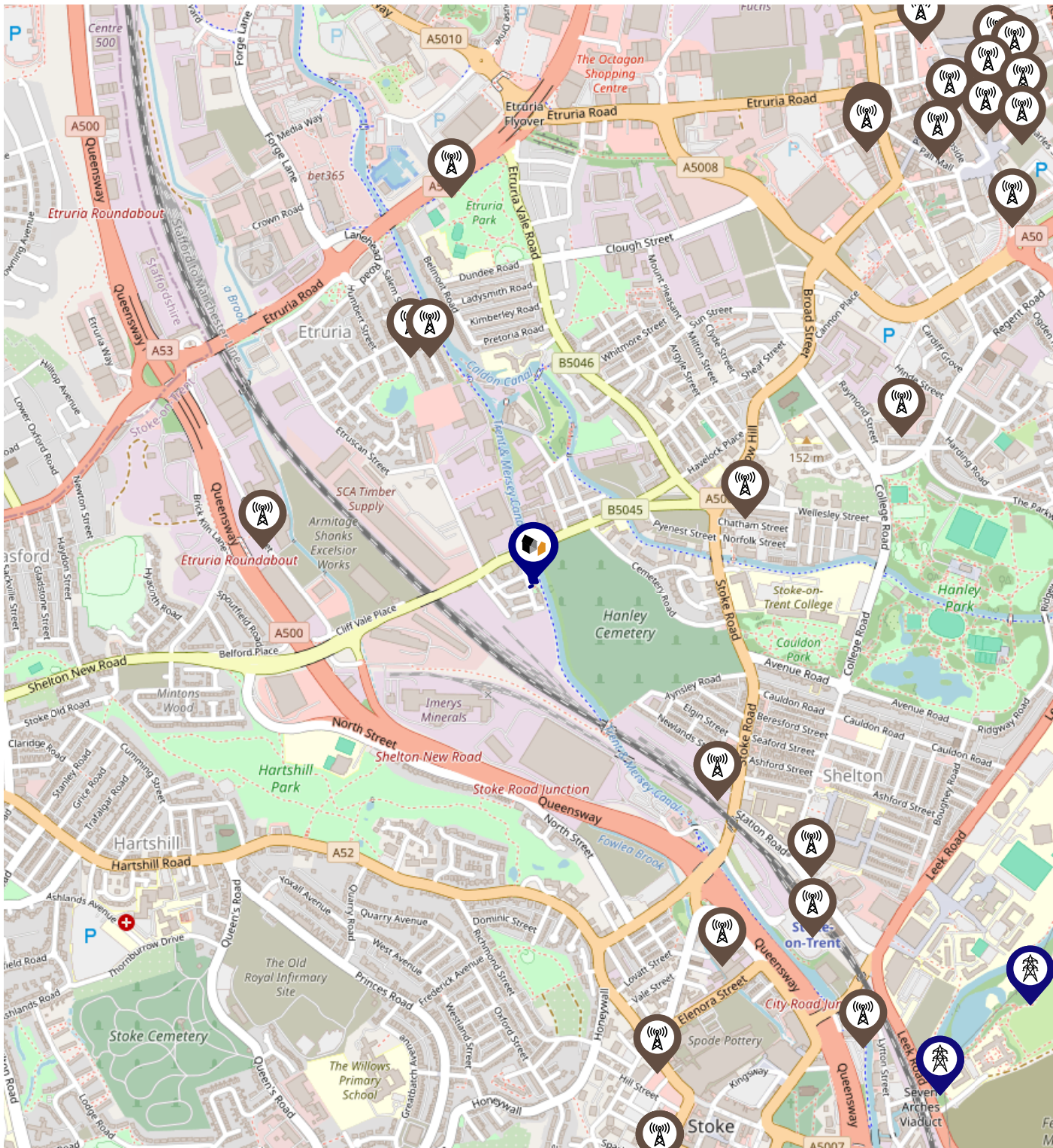


		Nursery	Primary	Secondary	College	Private
	Excellence Girls Academy Ofsted Rating: Good Pupils: 79 Distance:0.59	☐	☐	☒	☐	☐
	City of Stoke-On-Trent Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.79	☐	☐	☒	☐	☐
	The Willows Primary School Ofsted Rating: Good Pupils: 687 Distance:0.81	☐	☒	☐	☐	☐
	Want2Achieve The Academy Ofsted Rating: Inadequate Pupils: 10 Distance:0.99	☐	☐	☒	☐	☐
	Waterside Primary School Ofsted Rating: Outstanding Pupils: 470 Distance:0.99	☐	☒	☐	☐	☐
	Harpfield Primary Academy Ofsted Rating: Good Pupils: 231 Distance:1	☐	☒	☐	☐	☐
	May Bank Infants' School Ofsted Rating: Good Pupils: 167 Distance:1.07	☐	☒	☐	☐	☐
	Lyme Brook Independent School Ofsted Rating: Good Pupils: 7 Distance:1.08	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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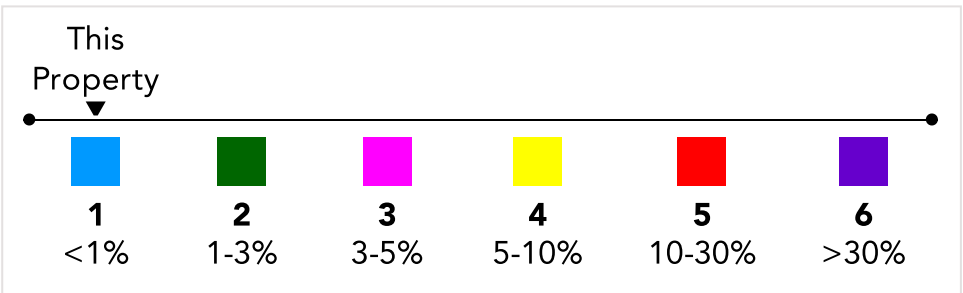
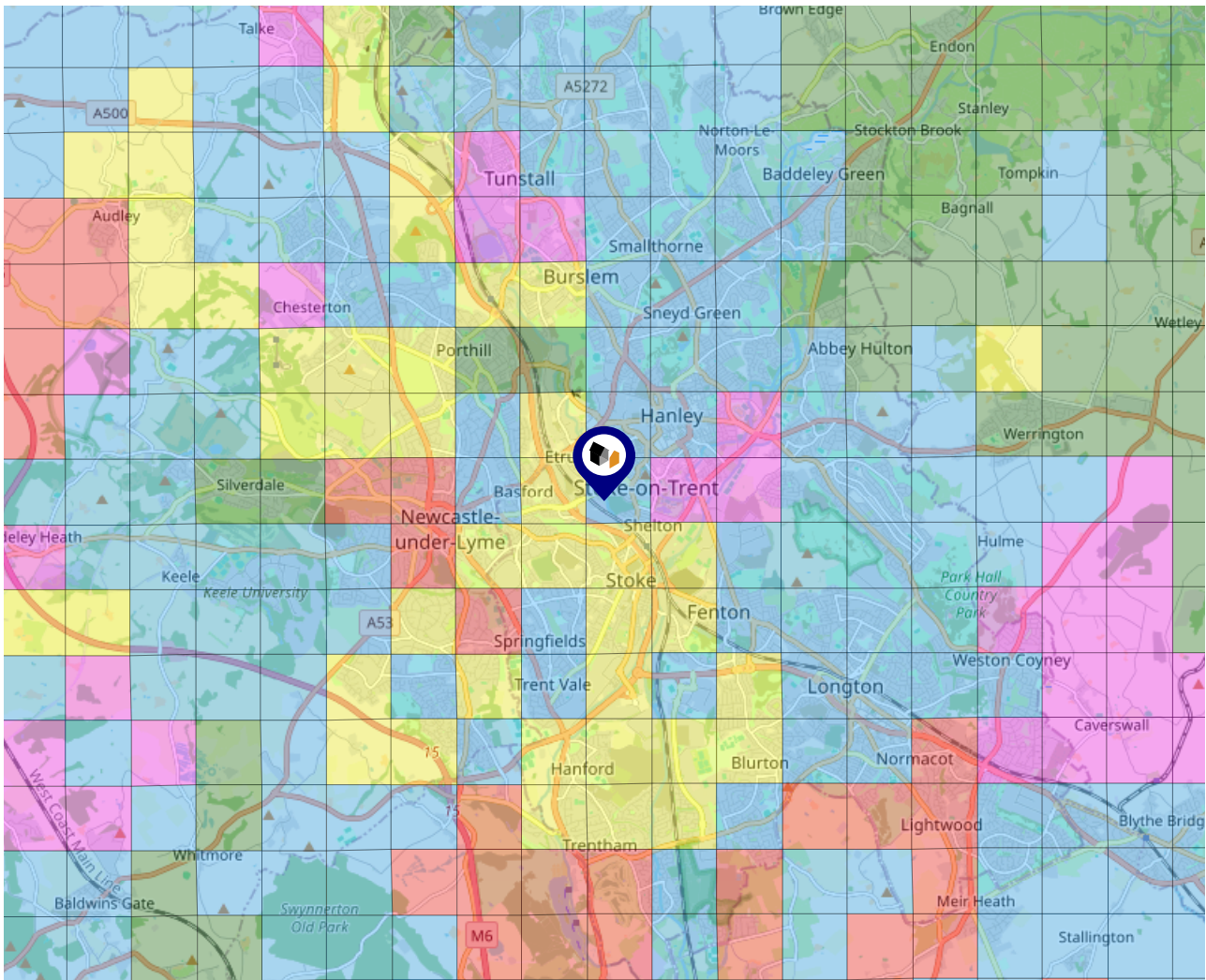


Key:

-  Power Pylons
-  Communication Masts

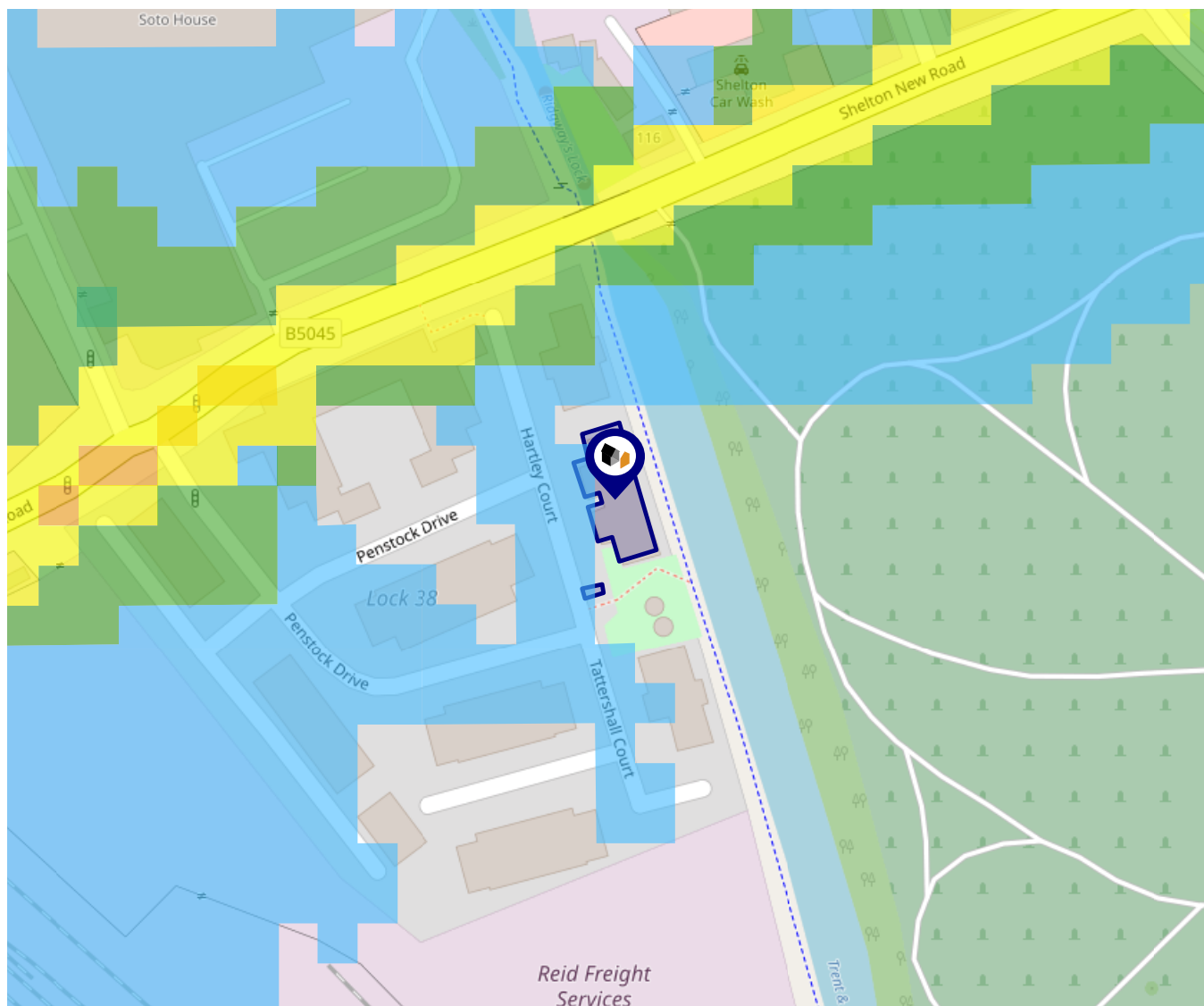
What is Radon?

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).



Local Area Road Noise

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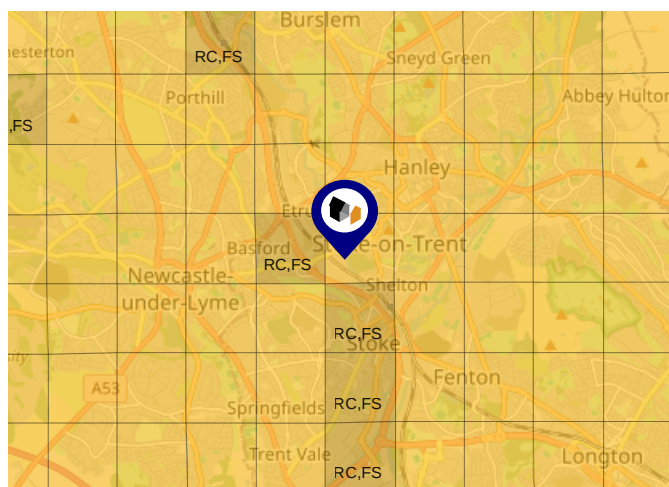


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		



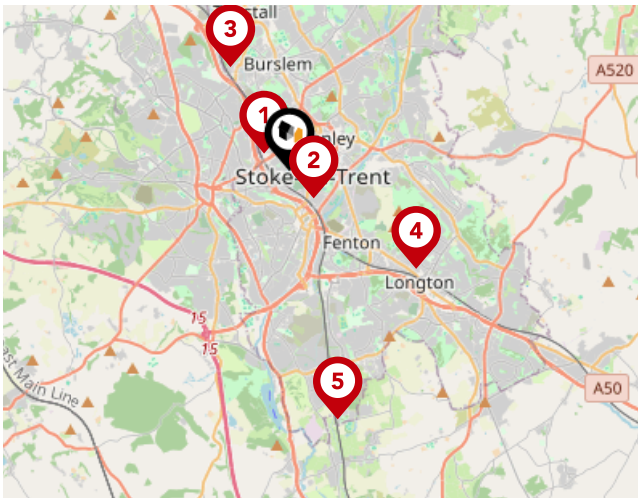
Primary Classifications (Most Common Clay Types)

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

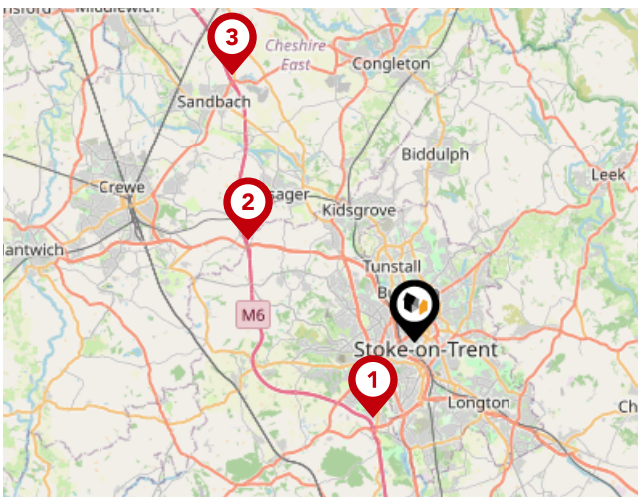
Transport (National)

LANDWOOD
GROUP



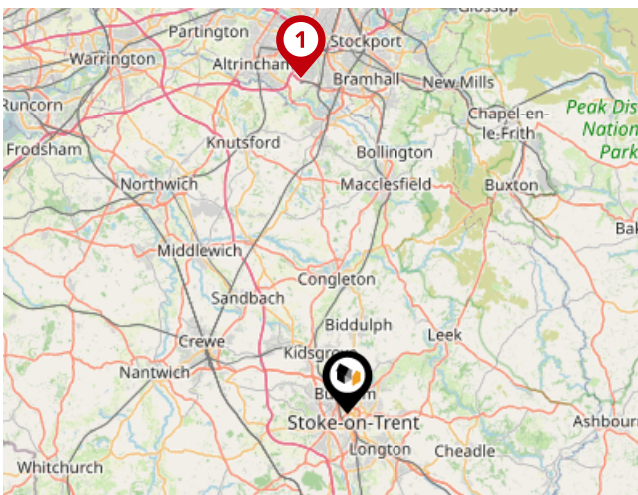
National Rail Stations

Pin	Name	Distance
1	Etruria Rail Station	0.55 miles
2	Stoke-on-Trent Rail Station	0.64 miles
3	Longport Rail Station	2.12 miles
4	Longton Rail Station	2.84 miles
5	Wedgwood Rail Station	4.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	3.07 miles
2	M6 J16	6.93 miles
3	M6 J17	11.49 miles



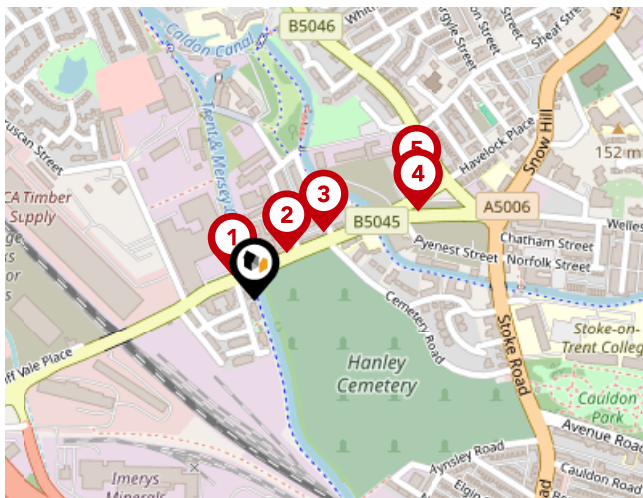
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.14 miles

Area

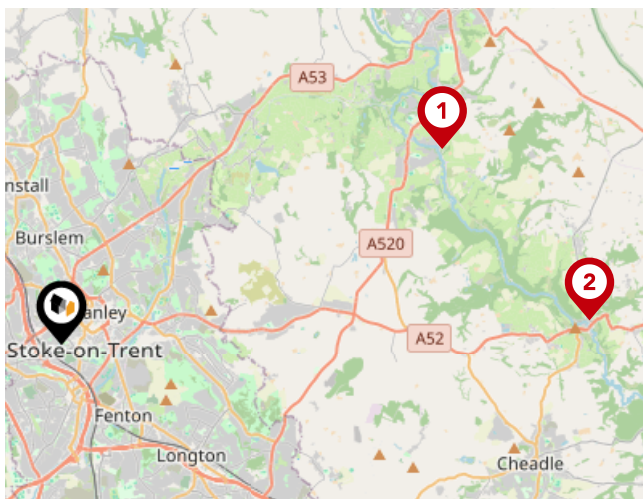
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Etruscan Street	0.03 miles
2	Cemetery Road	0.06 miles
3	Cemetery Road	0.1 miles
4	Pyenest Street	0.2 miles
5	Shearer Street	0.22 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.63 miles
2	Kingsley & Froghall (Churnet Valley Railway)	9.42 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against a solid orange square background.

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At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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