

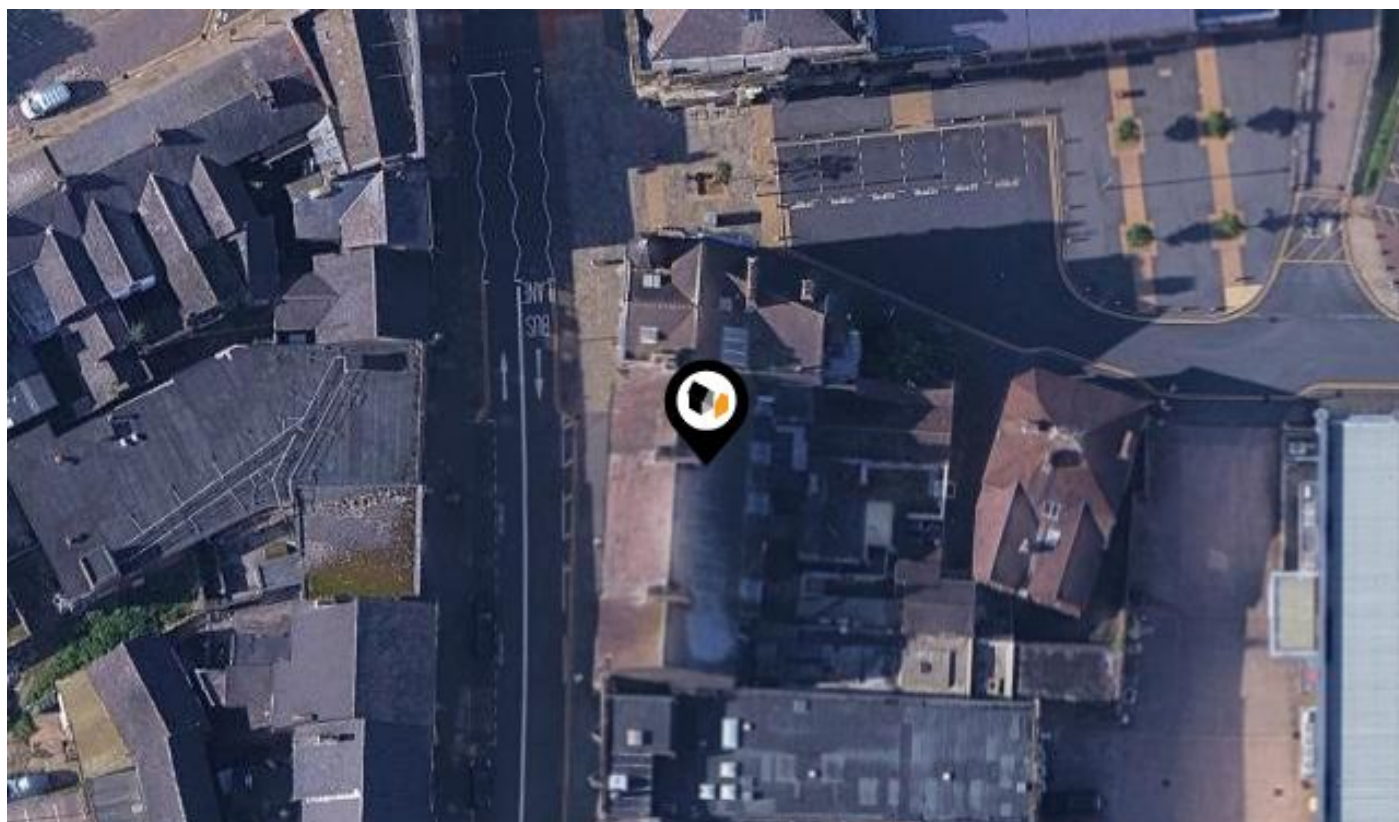


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 30th June 2026



BANK CHAMBERS 120-124, HIGH STREET, STOKE-ON-TRENT, ST6

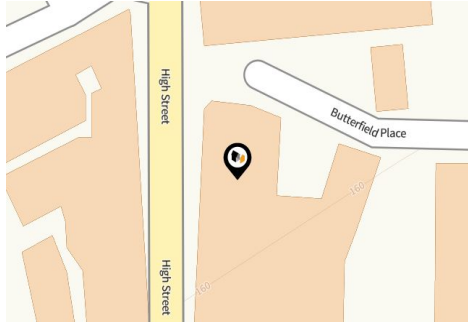
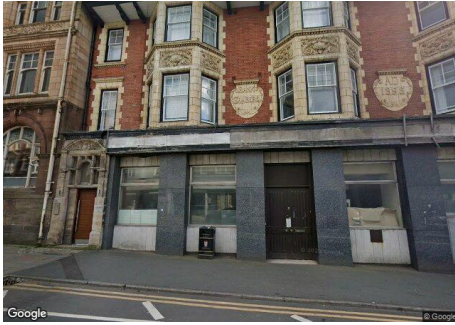
butters john bee

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

01782 470227

newcastle rentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	258 ft ² / 24 m ²
Council Tax :	Band A
Annual Estimate:	£1,455

Local Area

Local Authority:	City of stoke-on-trent
Conservation Area:	Tower Square
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

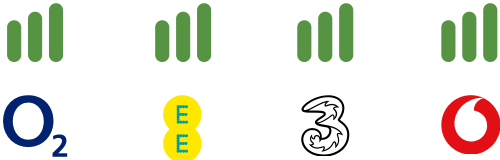
11
mb/s



-
mb/s



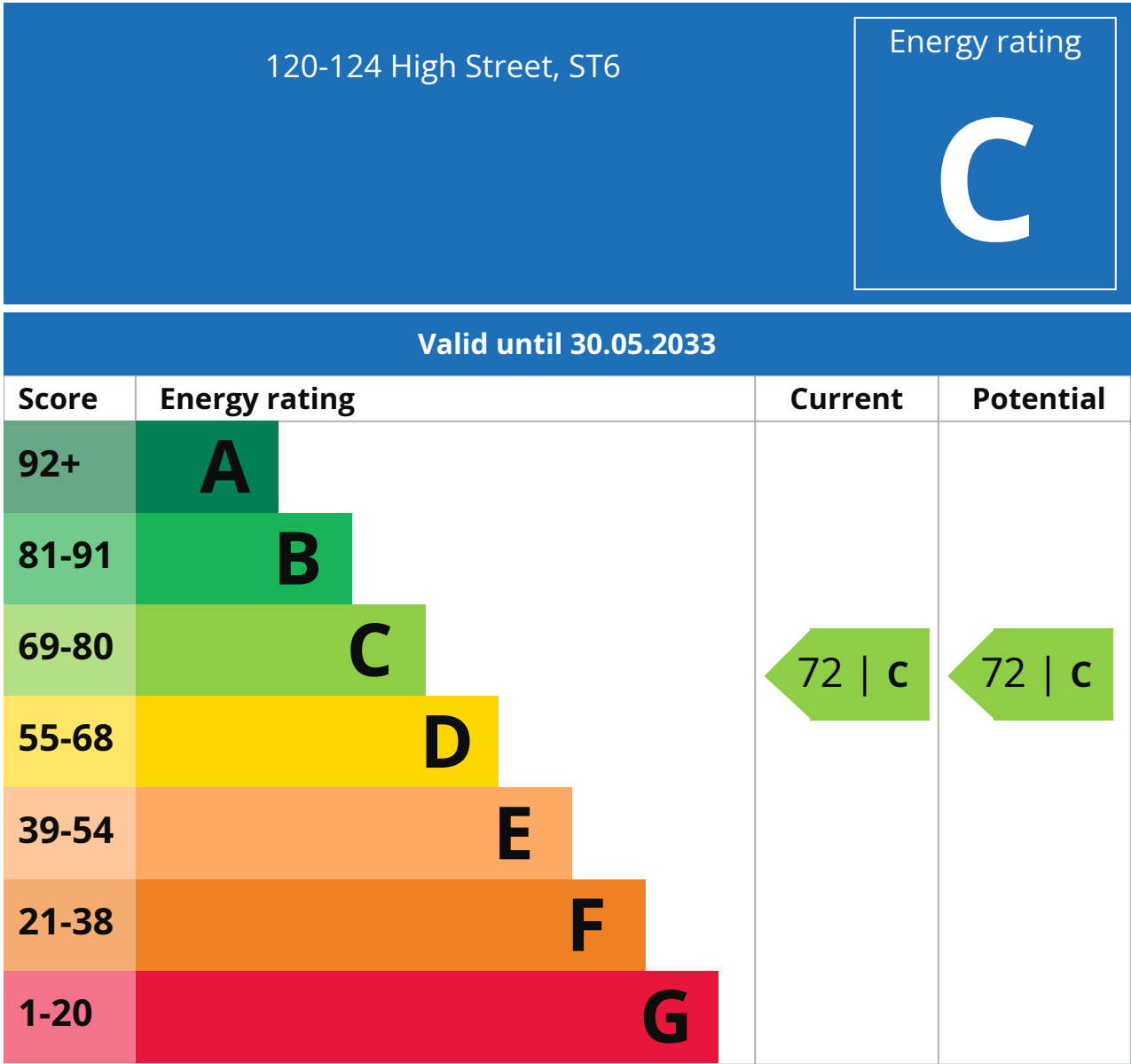
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



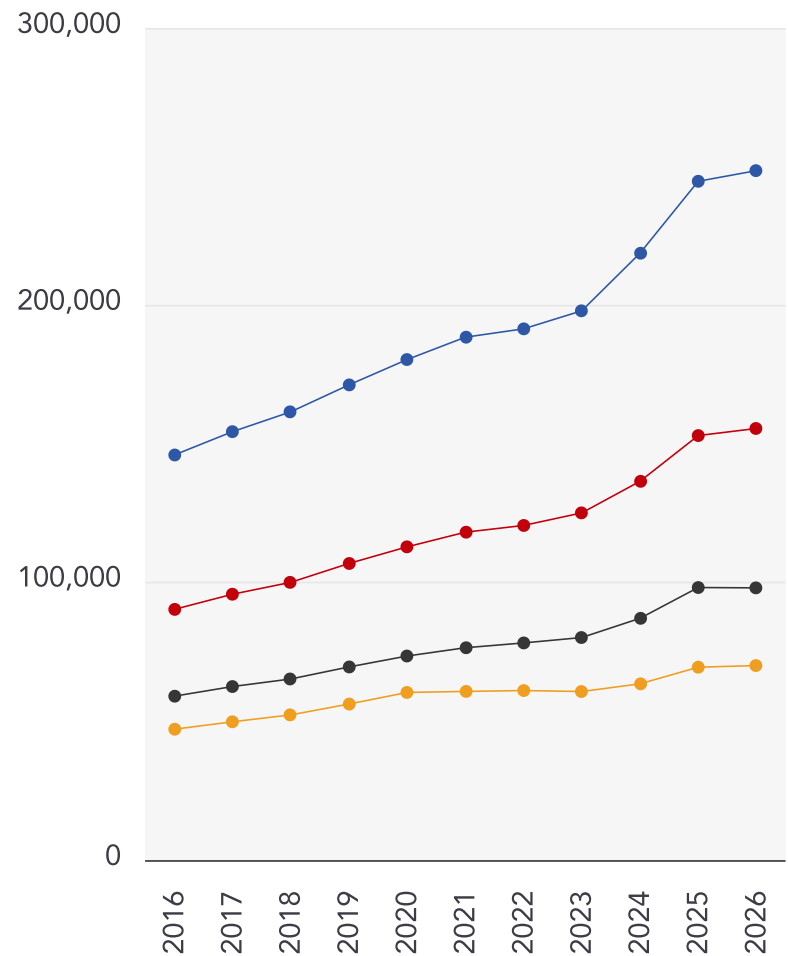
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	3
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.45 W/m ² K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.15 W/m ² K
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	24 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST6



Detached

+70.17%

Semi-Detached

+72.14%

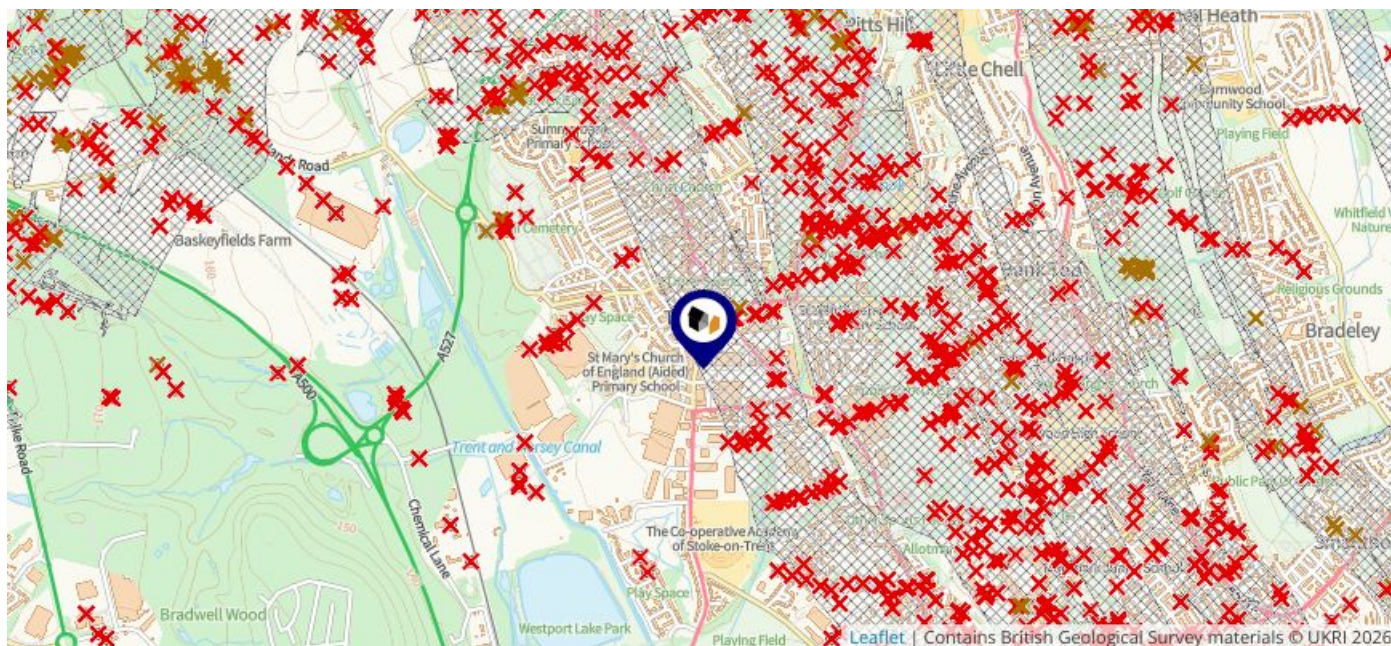
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

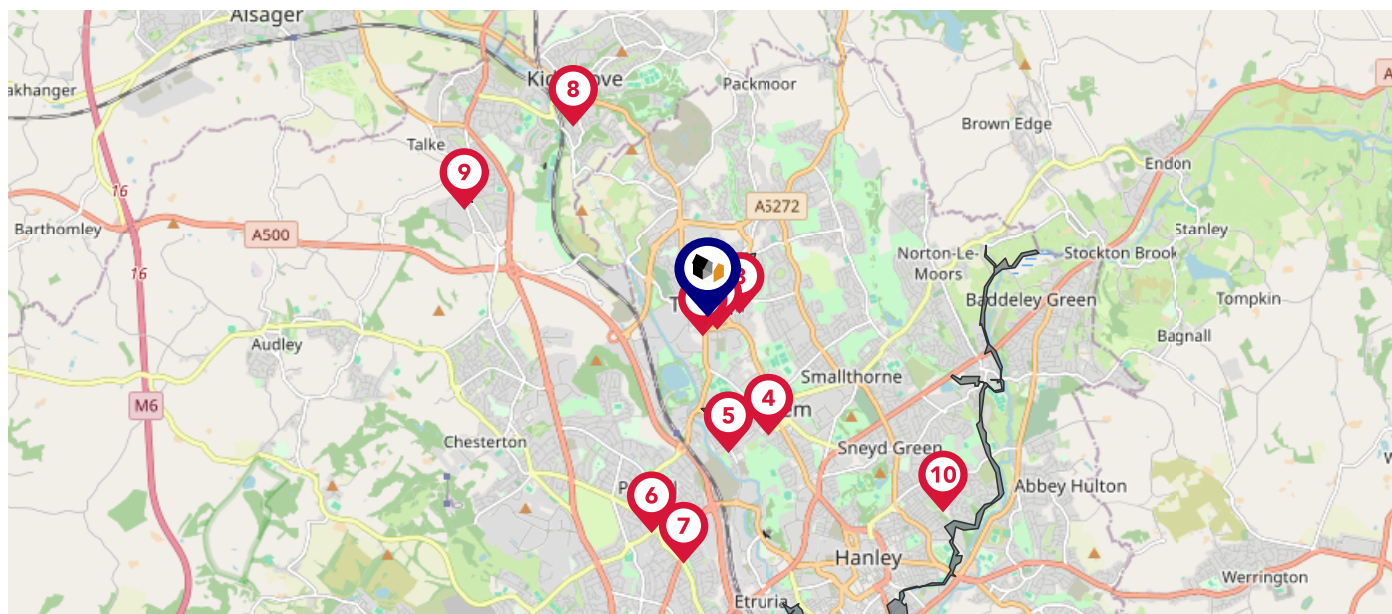
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



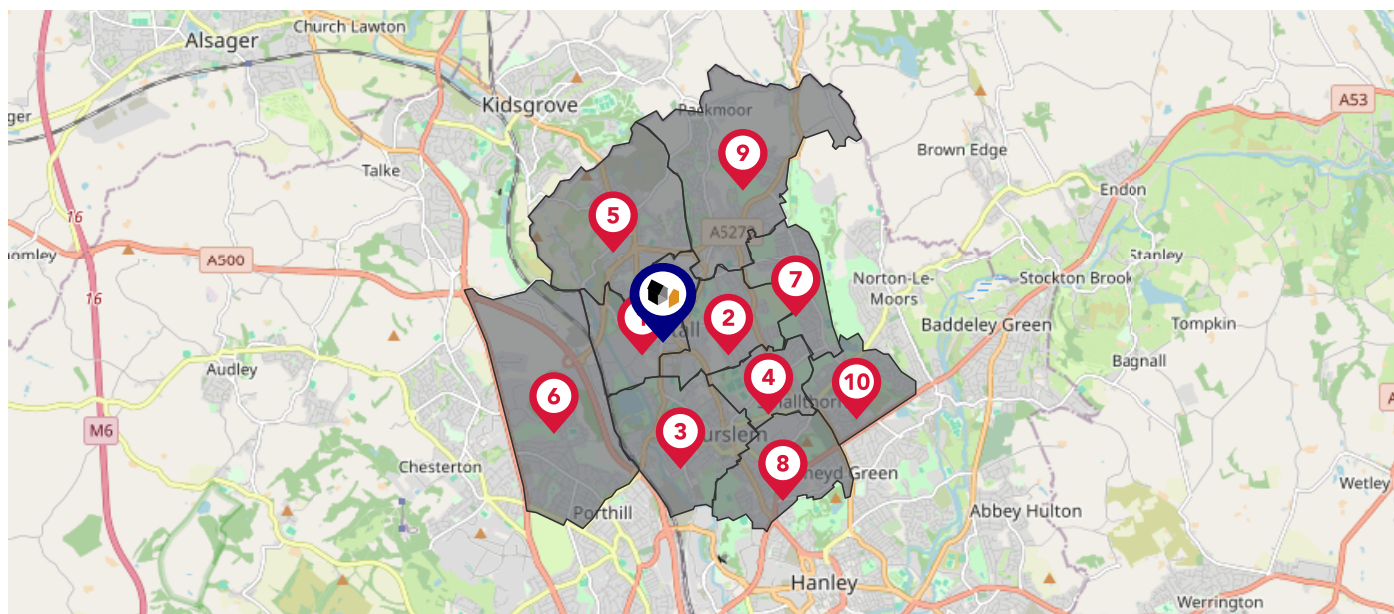
Nearby Conservation Areas

- 1 Tower Square
- 2 Park Terrace
- 3 Victoria Park
- 4 Burslem Town Centre
- 5 Newcastle Street
- 6 Watlands Park
- 7 Wolstanton
- 8 Kidsgrove
- 9 Talke
- 10 Caldon Canal

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



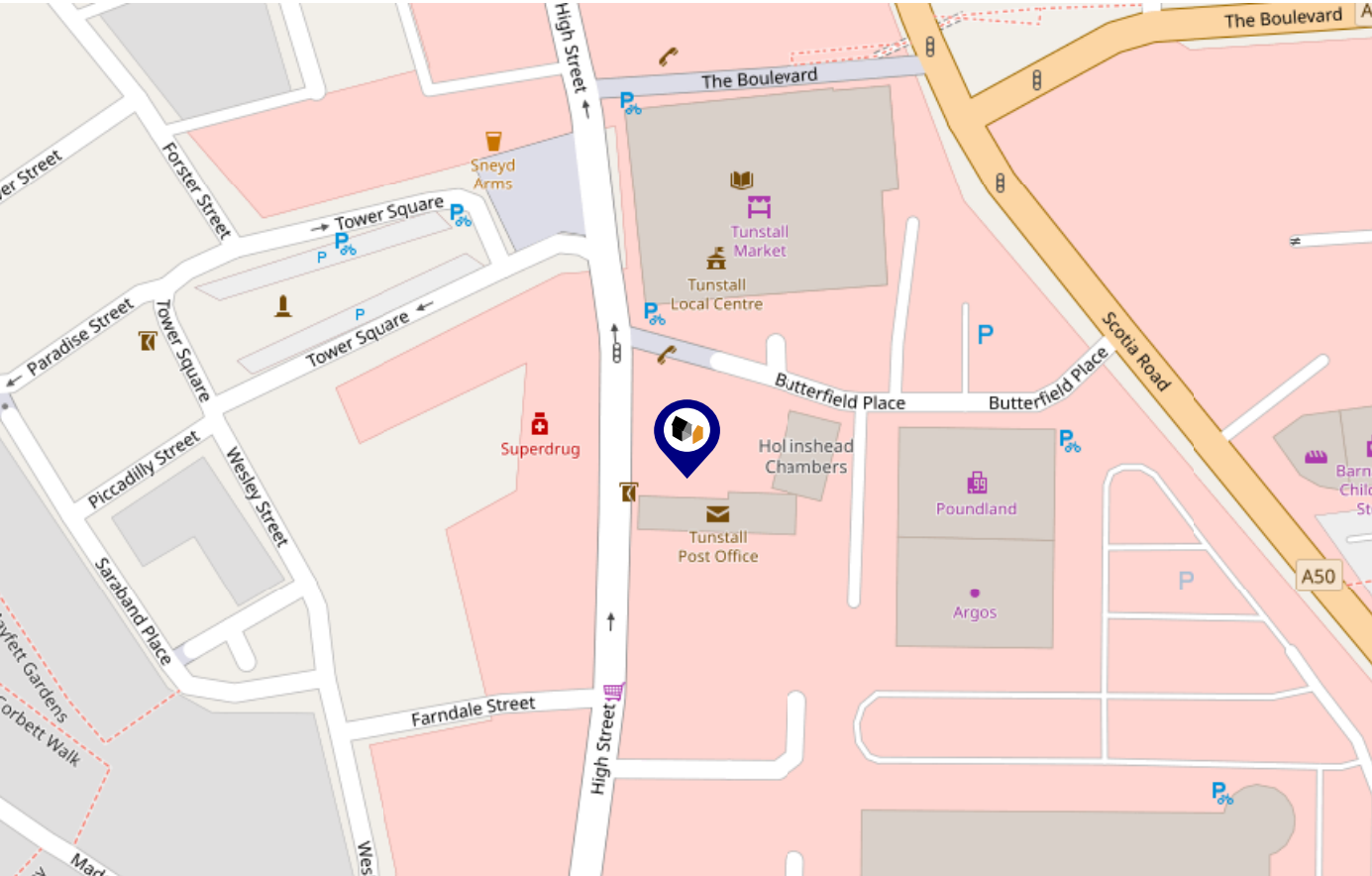
Nearby Council Wards

- 1 Tunstall Ward
- 2 Little Chell and Stanfield Ward
- 3 Burslem Central Ward
- 4 Burslem Park Ward
- 5 Goldenhill and Sandyford Ward
- 6 Bradwell Ward
- 7 Bradeley and Chell Heath Ward
- 8 Moorcroft Ward
- 9 Great Chell and Packmoor Ward
- 10 Ford Green and Smallthorne 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.

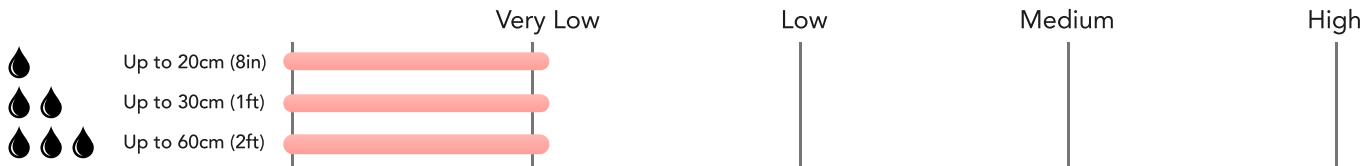


Risk Rating: Very low

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.

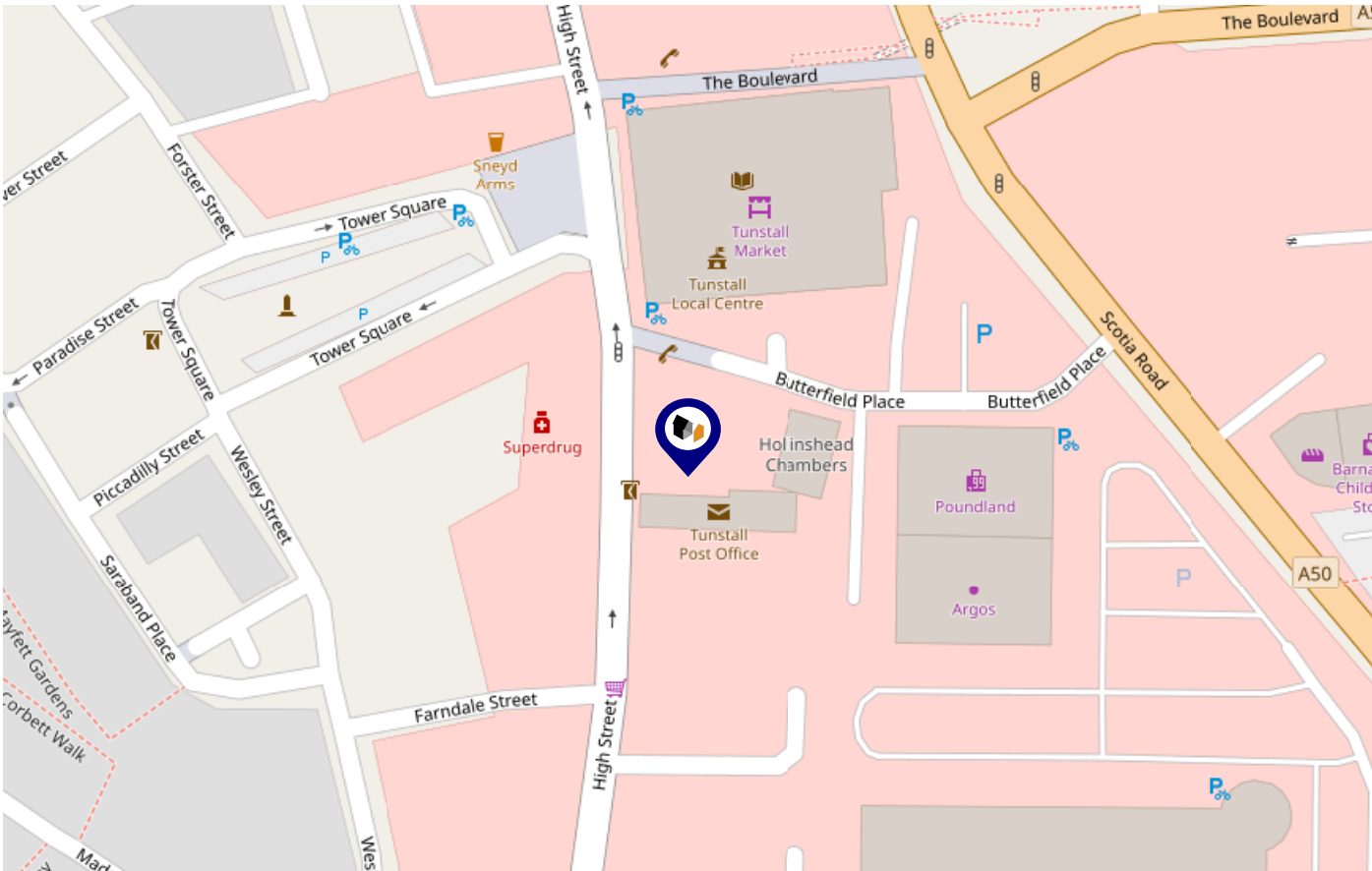
Chance of flooding to the following depths at this property:



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.
- 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.

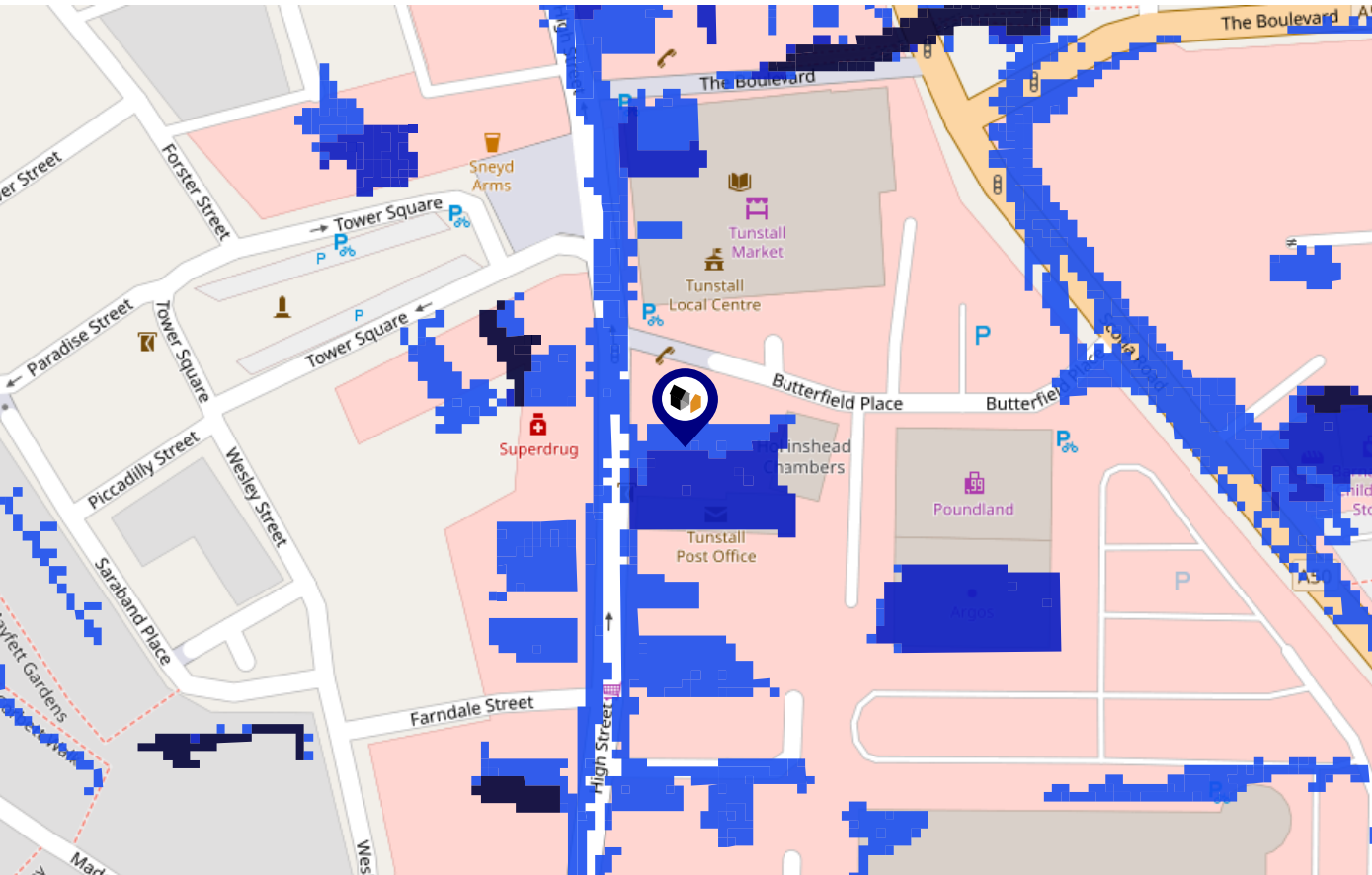
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

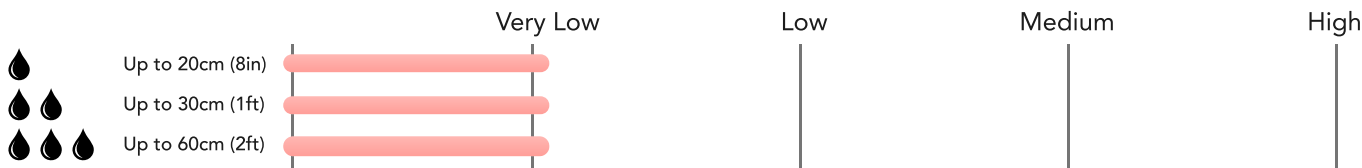


Risk Rating: Low

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.

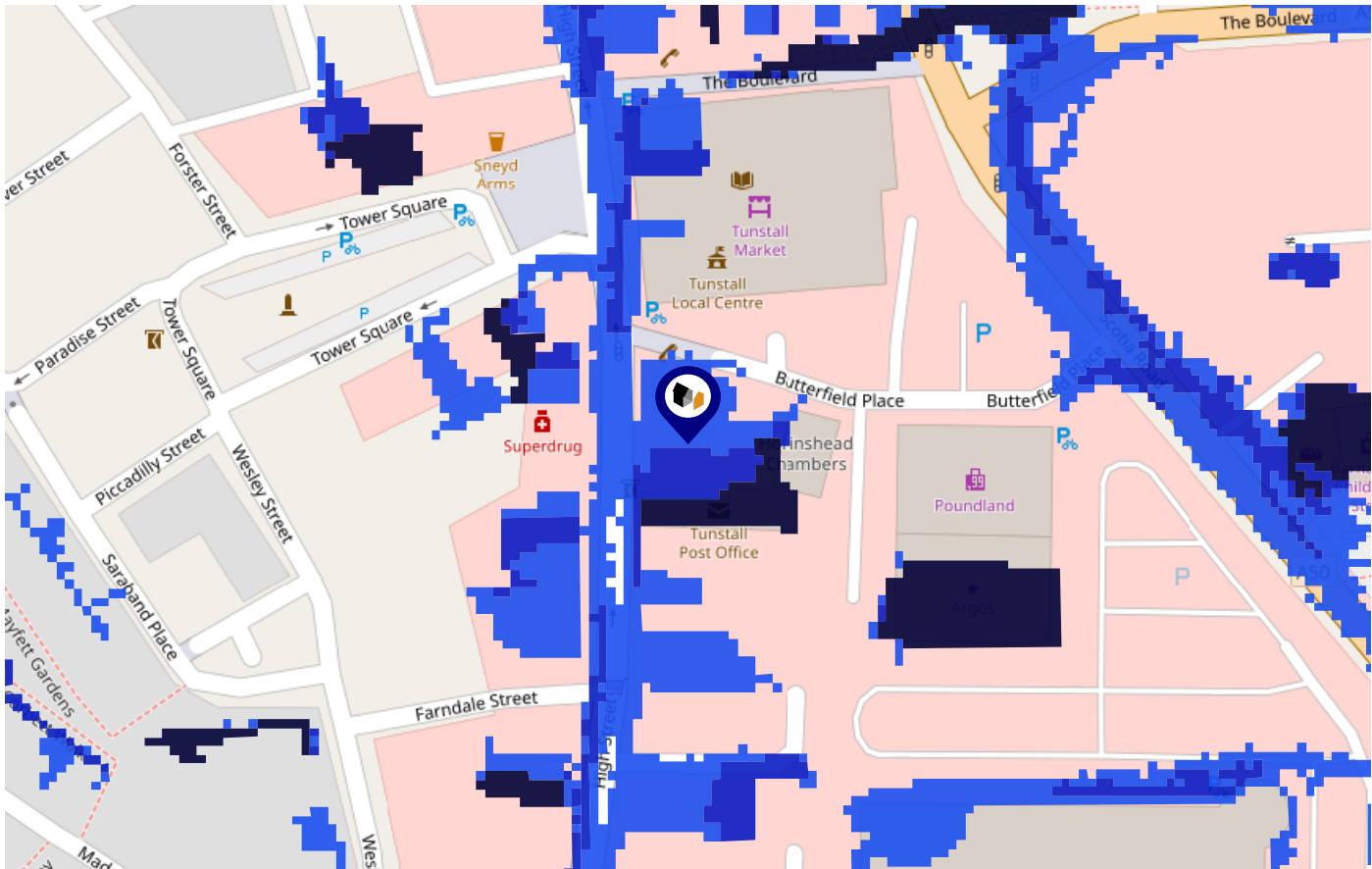
Chance of flooding to the following depths at this property:



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

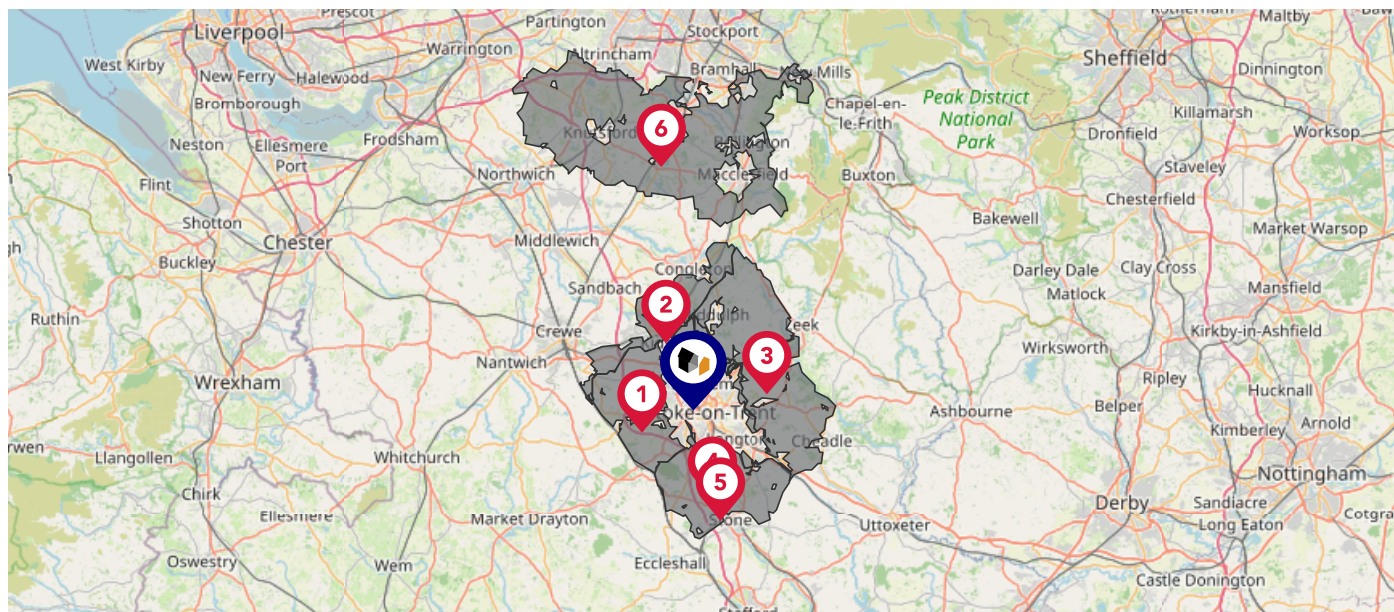
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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 - Cheshire East



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford

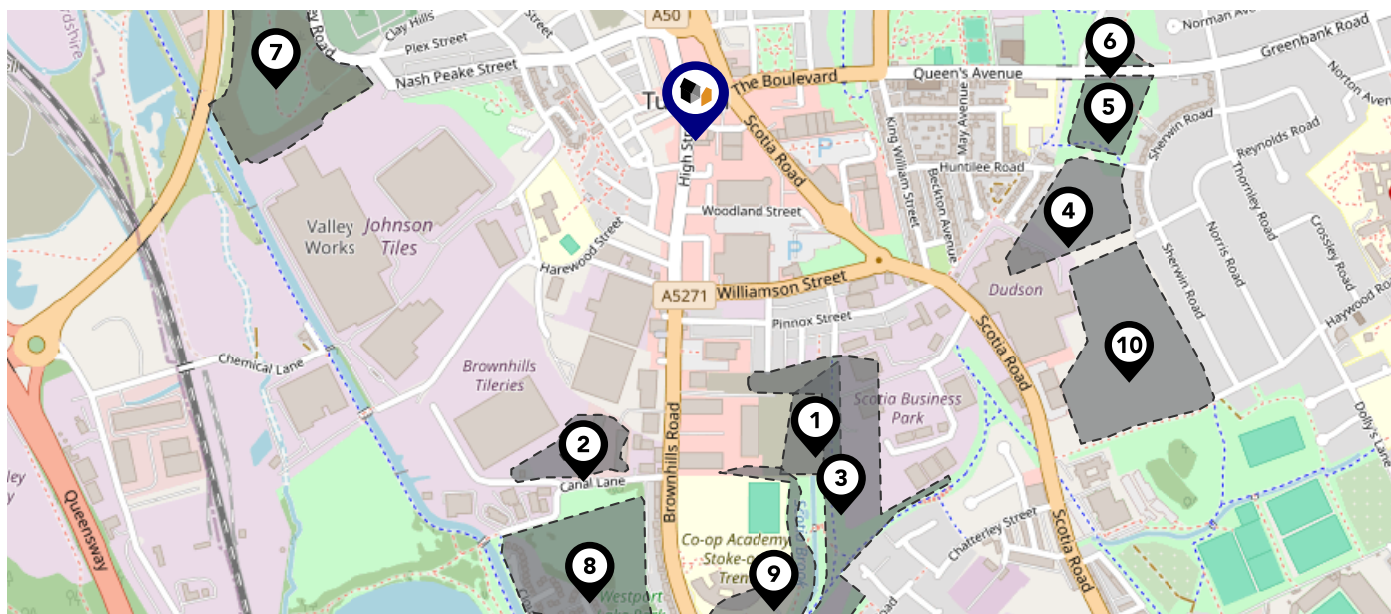


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



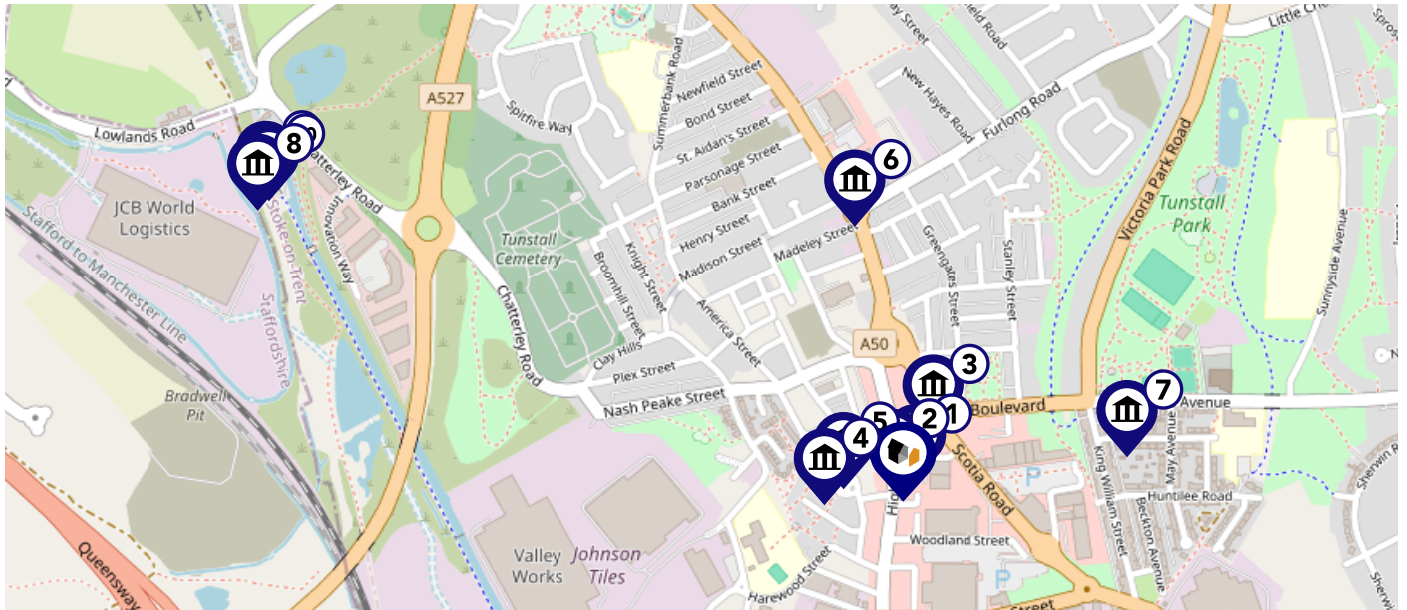
Nearby Landfill Sites

1	Former Tip Site-Brownhills Works, Tunstall, Stoke On Trent, Staffordshire	Historic Landfill	☐
2	Gresley - Brownhills Tileries Landfill Site-Canal Lane,Tunstall,Stoke On Trent,Staffordshire	Historic Landfill	☐
3	Around Scotia Brook-Westport Road, Brownhills, Stoke On Trent, Staffordshire	Historic Landfill	☐
4	North Of Scotia Lane-Melstone Avenue, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	☐
5	South of Greenbank Road-Greenbank Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	☐
6	East of Sunnyside Avenue/Greenbank Road Junction-Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	☐
7	Off Chatterley Road-Chatterley Road, Chatterley, Stoke On Trent, Staffordshire	Historic Landfill	☐
8	Brownhills Road-Brownhills Road, Westport, Stoke On Trent, Staffordshire	Historic Landfill	☐
9	North of Westport Road-Westport Road, Brownhills, Stoke On Trent, Staffordshire	Historic Landfill	☐
10	South Of Scotia Lane-Haywood Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	☐

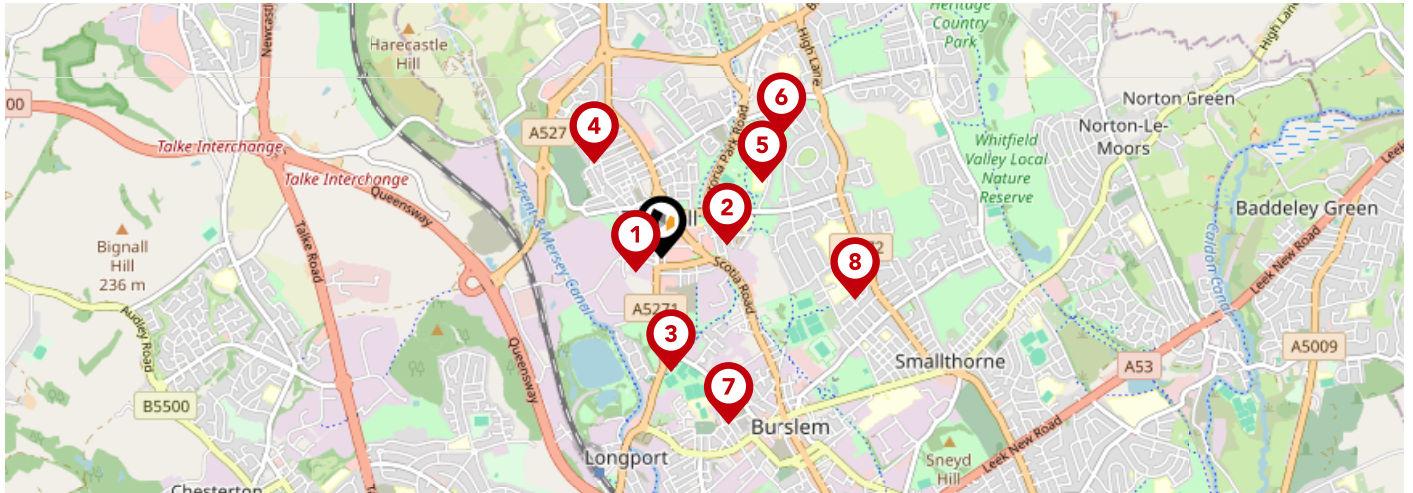
Maps

Listed Buildings

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

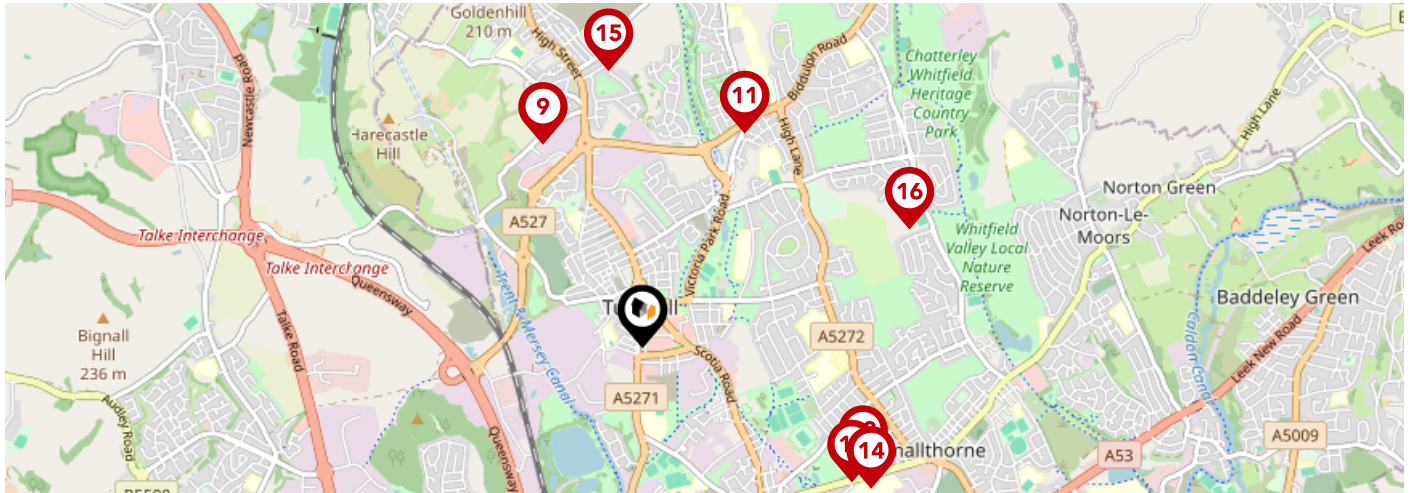


Listed Buildings in the local district		Grade	Distance
	1195825 - Tunstall Market	Grade II	0.0 miles
	1290967 - Former Town Hall, National Westminster Bank And Shops	Grade II	0.0 miles
	1195847 - Tunstall Public Library And Public Baths	Grade II	0.1 miles
	1290371 - Former Chapel Of Methodist New Connection	Grade II	0.1 miles
	1195852 - Clock Tower And Attached Railings	Grade II	0.1 miles
	1195802 - Christ Church	Grade II	0.3 miles
	1221068 - Roman Catholic Church Of The Sacred Heart, And Attached Railings	Grade II	0.3 miles
	1297945 - Trent And Mersey Canal Milepost Outside Harecastle Tunnel Portals	Grade II	0.8 miles
	1210701 - Trent And Mersey Canal Lodge At Harecastle Tunnel	Grade II	0.8 miles
	1210692 - Trent And Mersey Canal Harecastle Tunnel Portals And Attached Retaining Walls	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 493 Distance:0.13	☐	☒	☐	☐	☐
2	St Wilfrid's Catholic Primary School Ofsted Rating: Good Pupils: 348 Distance:0.3	☐	☒	☐	☐	☐
3	Co-op Academy Stoke-On-Trent Ofsted Rating: Good Pupils: 1181 Distance:0.51	☐	☐	☒	☐	☐
4	Summerbank Primary Academy Ofsted Rating: Good Pupils: 443 Distance:0.52	☐	☒	☐	☐	☐
5	Mill Hill Primary Academy Ofsted Rating: Outstanding Pupils: 455 Distance:0.56	☐	☒	☐	☐	☐
6	St Margaret Ward Catholic Academy Ofsted Rating: Good Pupils: 1162 Distance:0.77	☐	☐	☒	☐	☐
7	Saint Nathaniel's Academy Ofsted Rating: Good Pupils: 481 Distance:0.8	☐	☒	☐	☐	☐
8	Haywood Academy Ofsted Rating: Good Pupils: 1160 Distance:0.89	☐	☐	☒	☐	☐

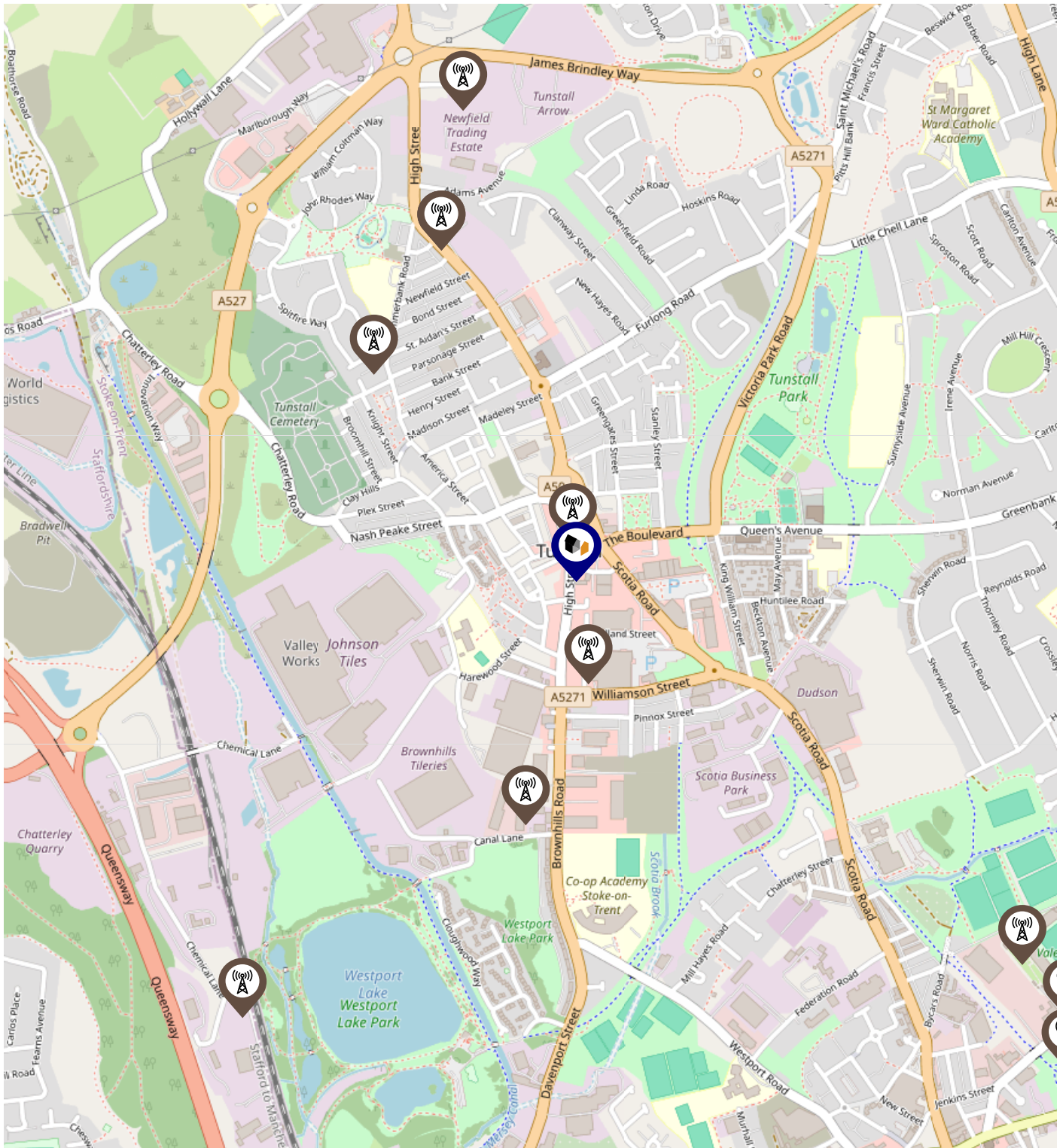
Area Schools



		Nursery	Primary	Secondary	College	Private
	Star Academy, Sandyford Ofsted Rating: Good Pupils: 182 Distance:1.01	☐	☒	☐	☐	☐
	Ormiston Horizon Academy Ofsted Rating: Good Pupils: 1053 Distance:1.06	☐	☐	☒	☐	☐
	Watermill School Ofsted Rating: Good Pupils: 238 Distance:1.06	☐	☐	☒	☐	☐
	Moorpark Junior School Ofsted Rating: Good Pupils: 240 Distance:1.11	☐	☒	☐	☐	☐
	Jackfield Infant School Ofsted Rating: Good Pupils: 228 Distance:1.12	☐	☒	☐	☐	☐
	The Valiant School Ofsted Rating: Not Rated Pupils: 8 Distance:1.2	☐	☒	☐	☐	☐
	St Joseph's Catholic Academy, Goldenhill Ofsted Rating: Good Pupils: 241 Distance:1.25	☐	☒	☐	☐	☐
	Burnwood Community Primary School Ofsted Rating: Good Pupils: 600 Distance:1.3	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

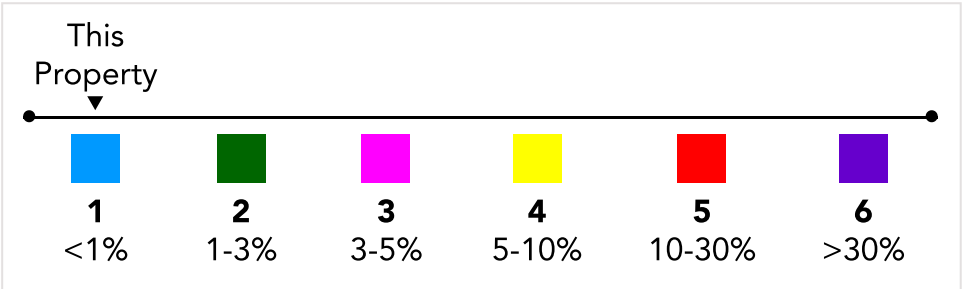
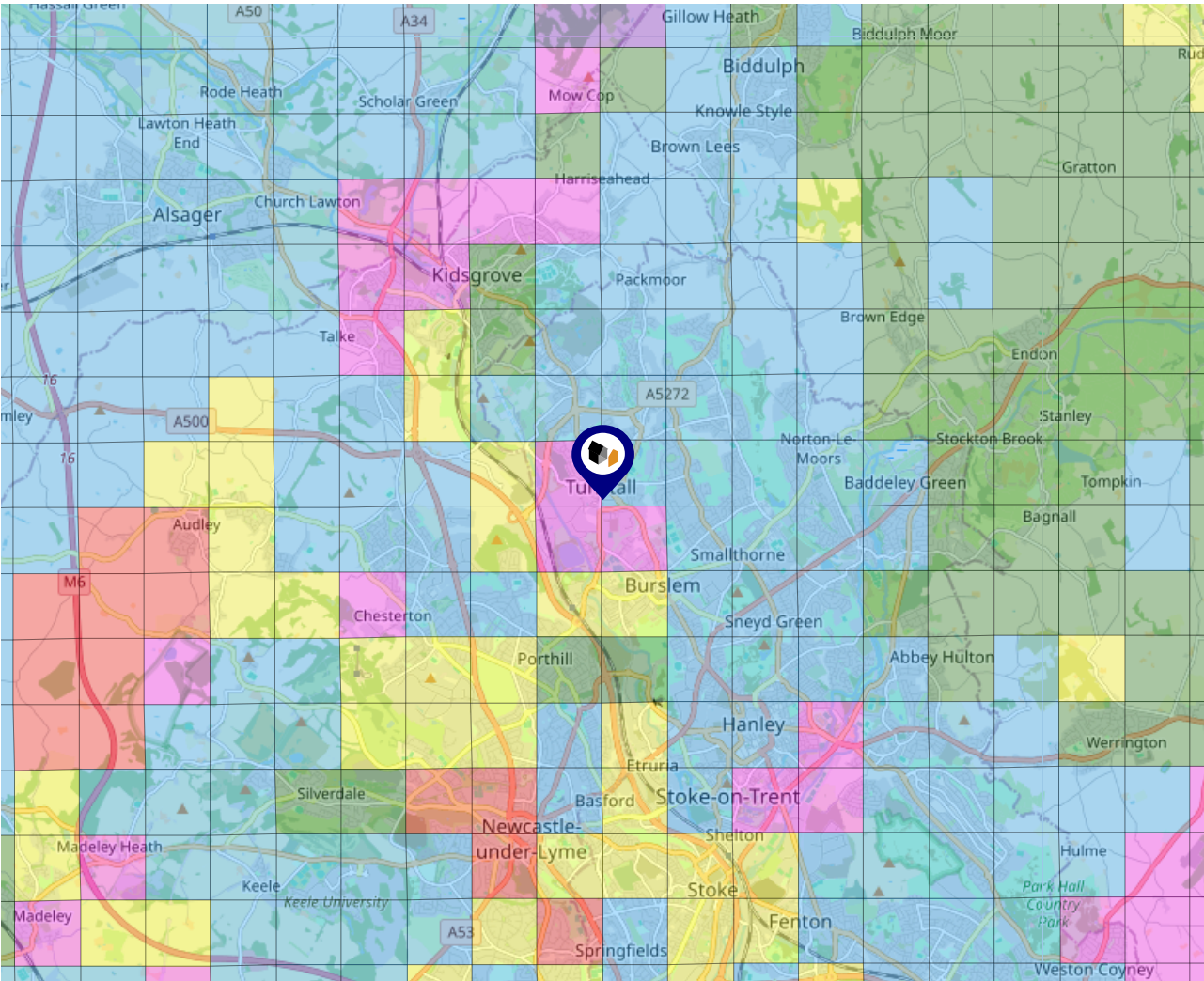


Key:

-  Power Pylons
-  Communication Masts

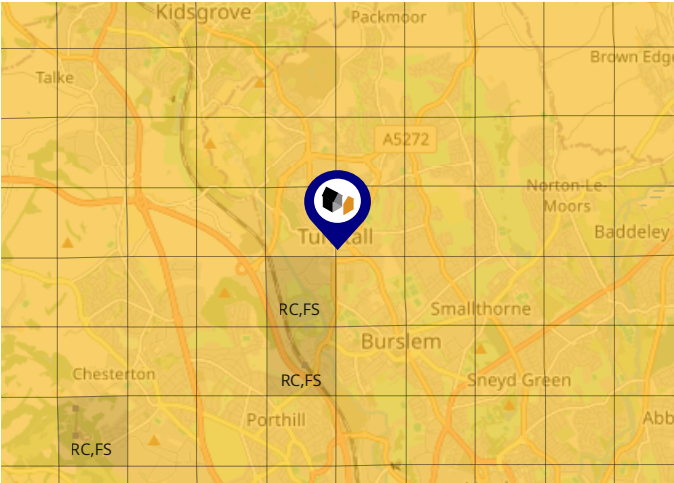
What is Radon?

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		

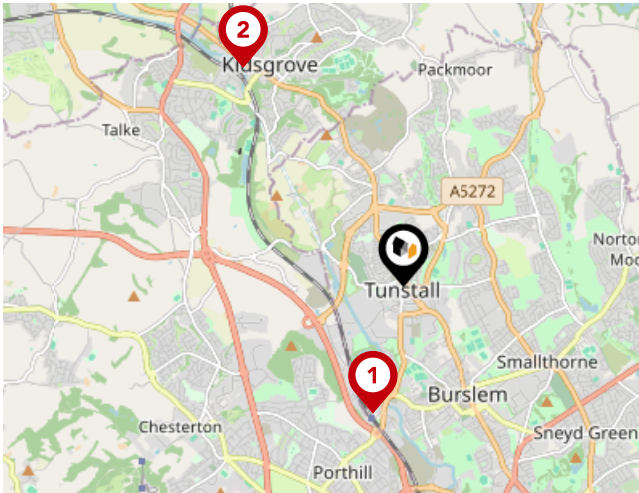


Primary Classifications (Most Common Clay Types)

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

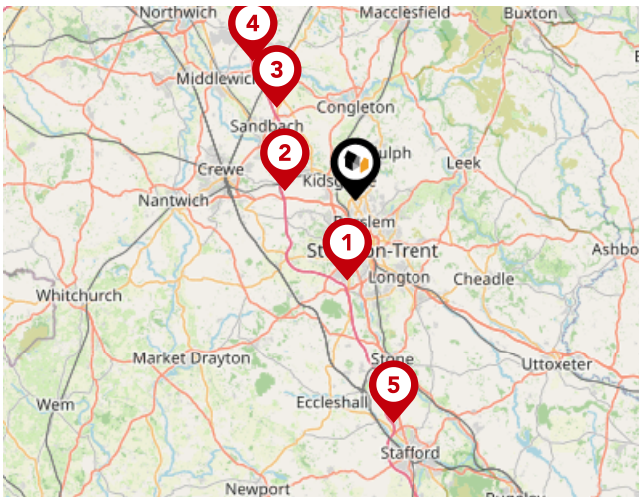
Area

Transport (National)



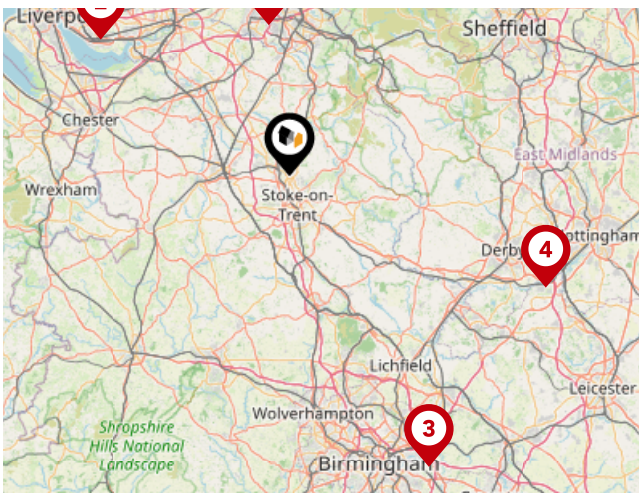
National Rail Stations

Pin	Name	Distance
1	Platform 2	1.16 miles
2	Kidsgrove Rail Station	2.42 miles
3	Stoke-on-Trent Rail Station	3.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	5.73 miles
2	M6 J16	5.17 miles
3	M6 J17	8.67 miles
4	M6 J18	12.31 miles
5	M6 J14	16.2 miles

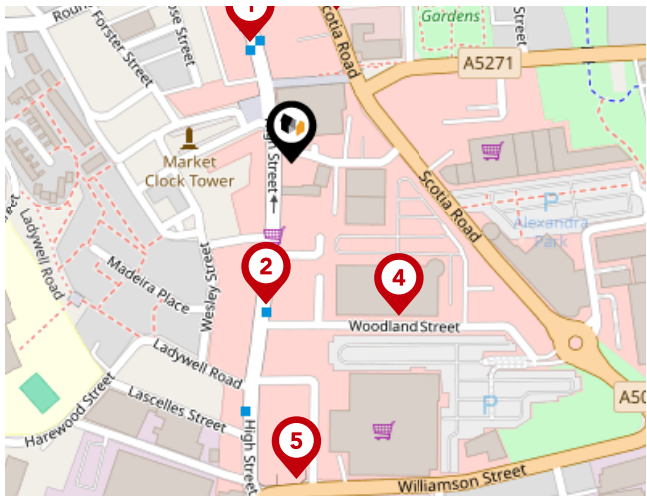


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	21.61 miles
2	Speke	33 miles
3	Birmingham Airport	46.39 miles
4	East Mids Airport	40.05 miles

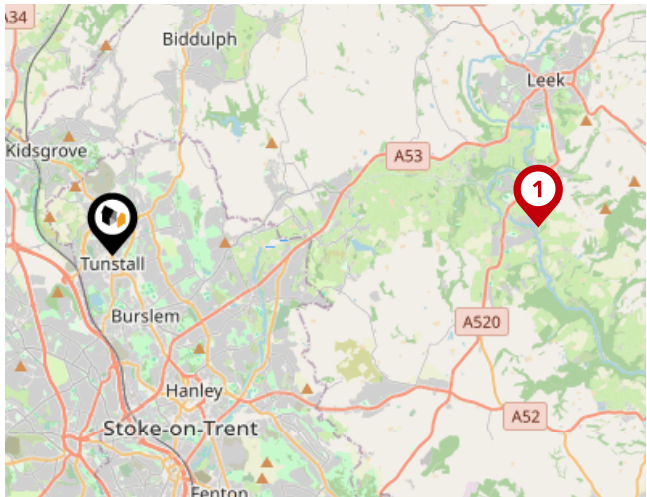
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	stop A	0.07 miles
2	Woodland Street	0.08 miles
3	stop E	0.09 miles
4	Asda superstore	0.1 miles
5	Washington Street	0.18 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.6 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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

butters john bee^{bjb}

butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com

