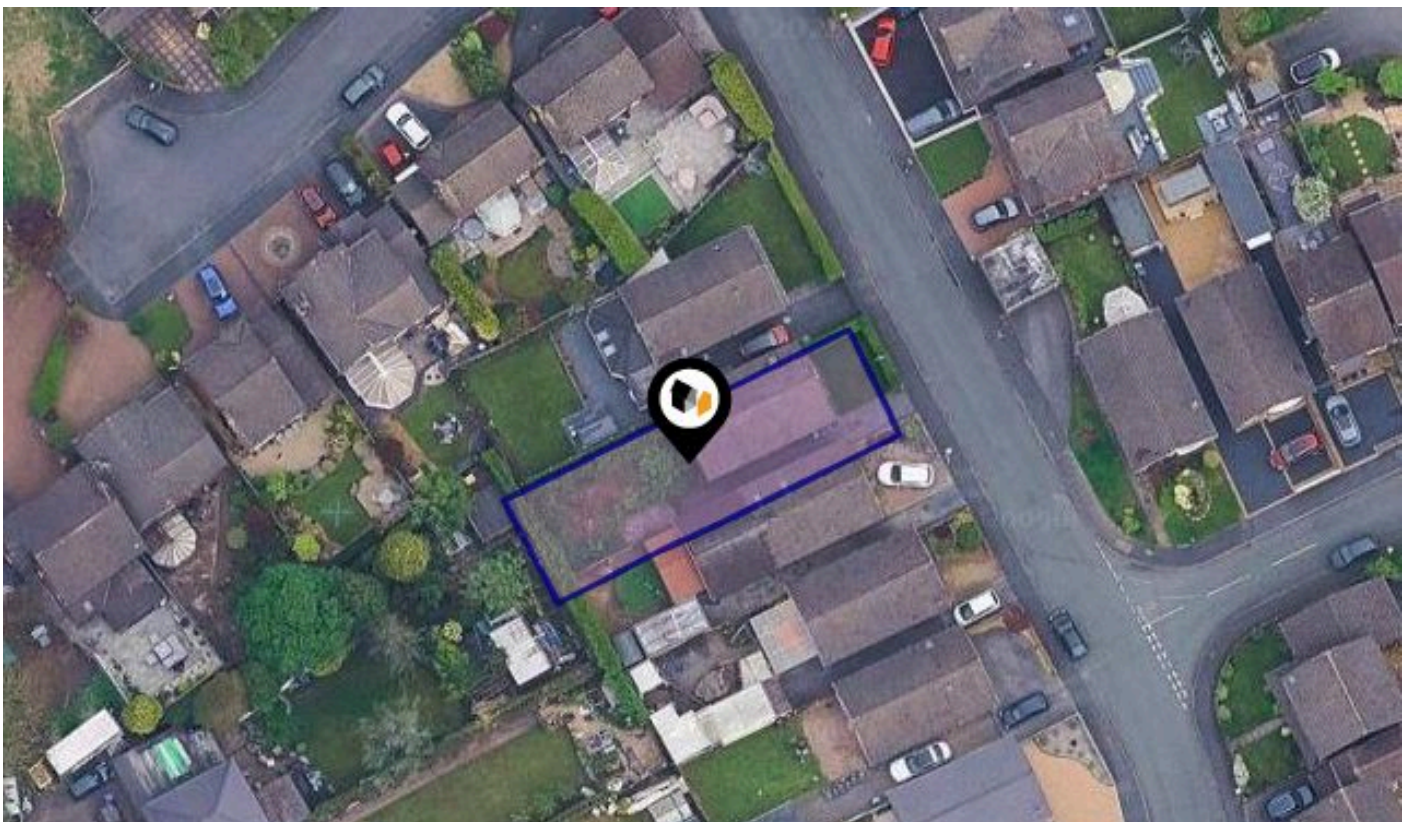




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 03rd June 2026



MEIGH ROAD, ASH BANK, STOKE-ON-TRENT, ST2

butters john bee

2-6 Tontine Square, Hanley, Stoke-on-trent, Staffordshire, ST1 1NP

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 688 ft ² / 64 m ² | | |
| Plot Area: | 0.07 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,078 | | |
| Title Number: | SF698448 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 15 mb/s | 80 mb/s | 2000 mb/s |
| | | |

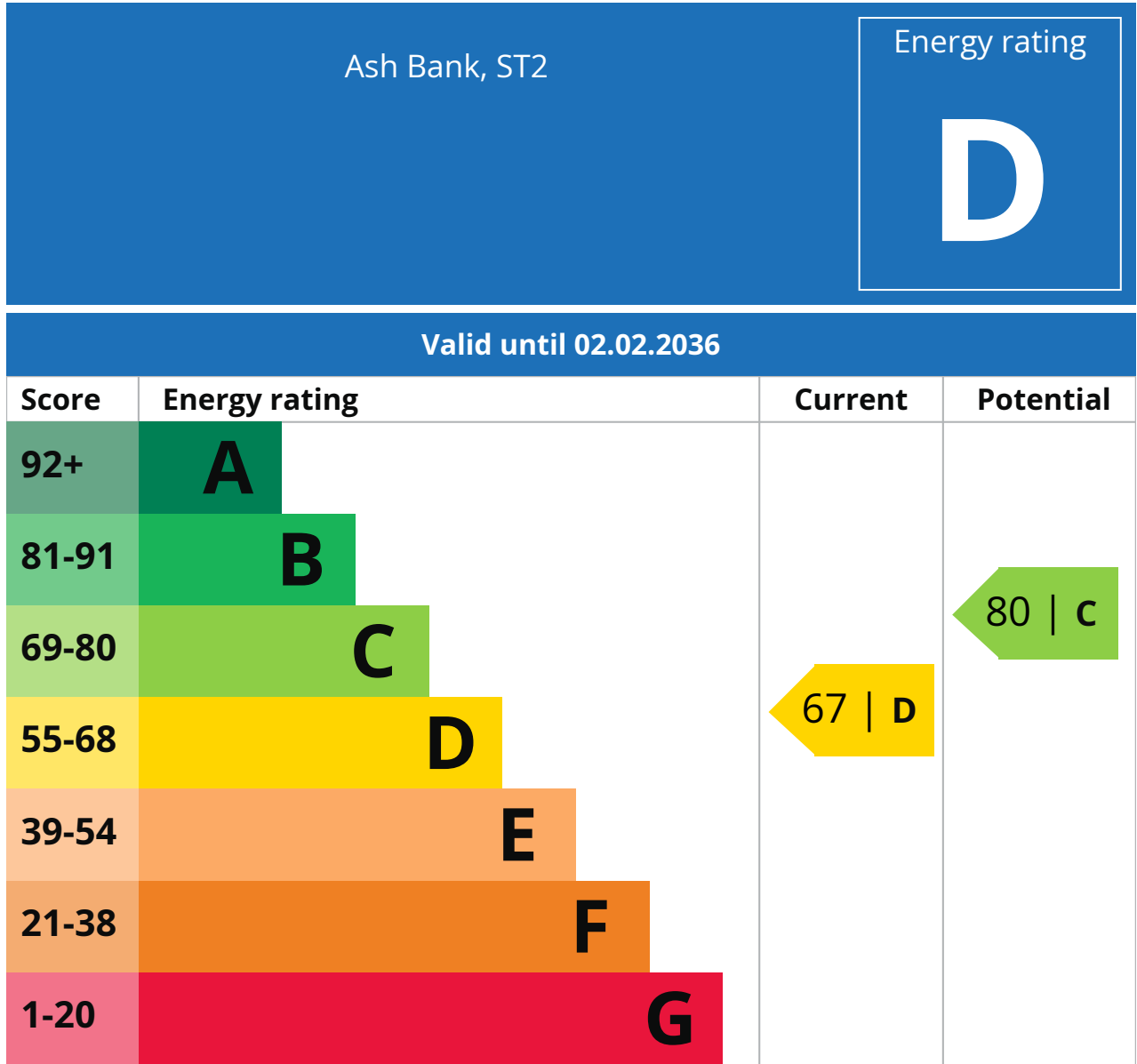
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



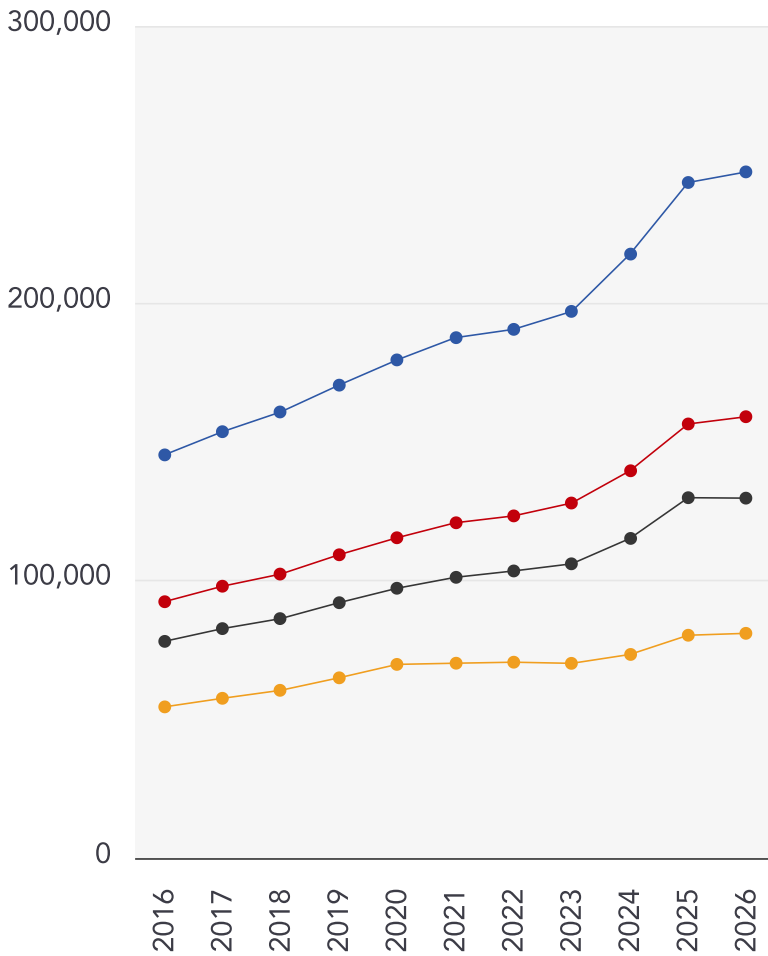
Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Bungalow |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 300 mm loft insulation |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Excellent lighting efficiency |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 64 m ² |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST2



Detached

+70.17%

Semi-Detached

+72.14%

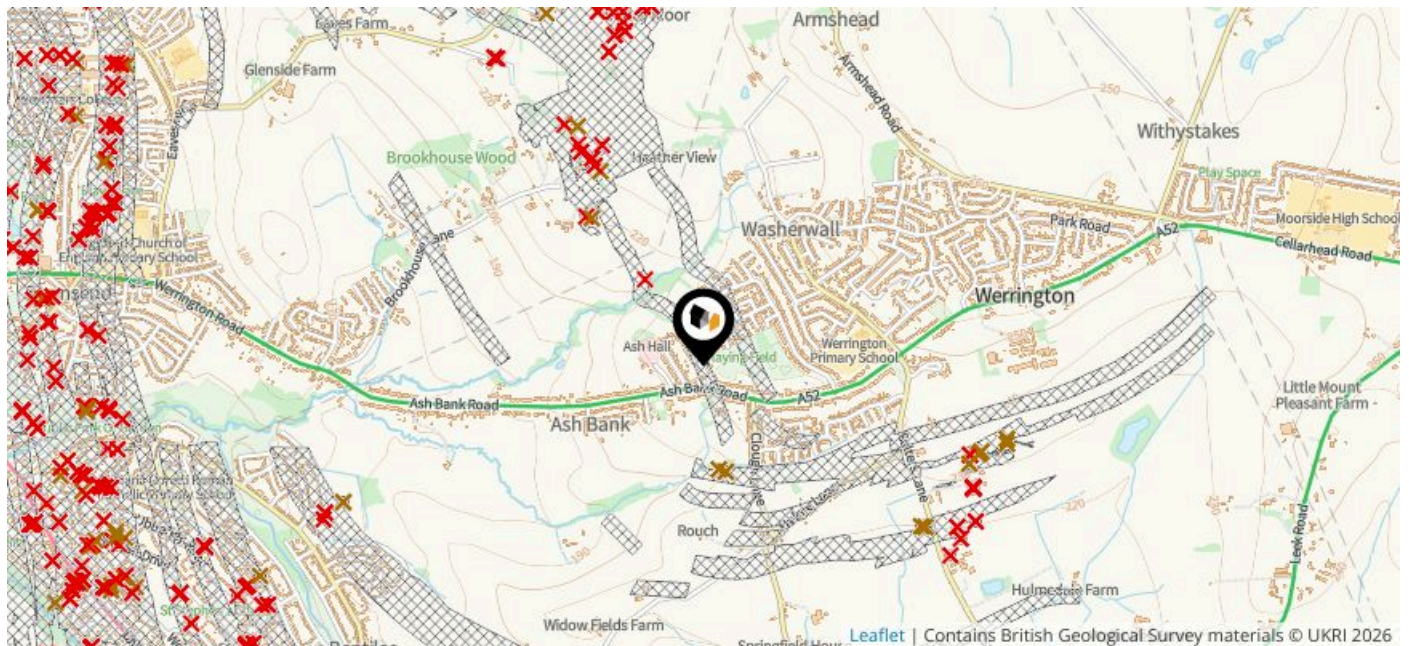
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



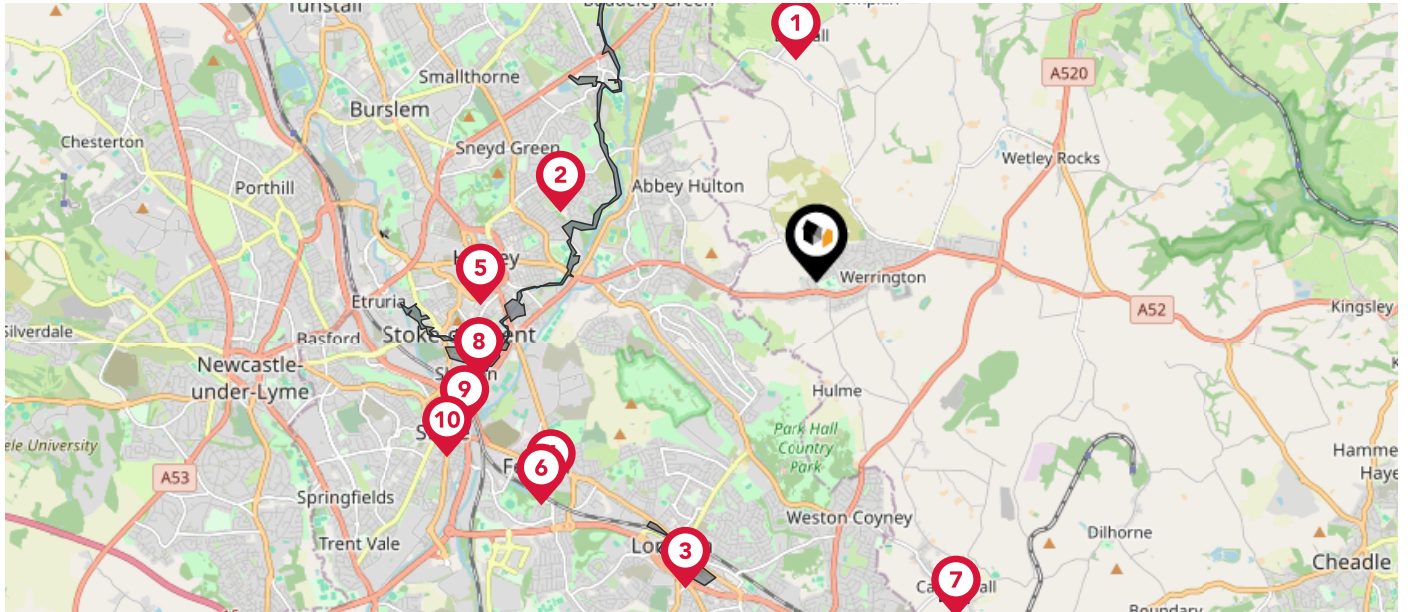
Mine Entry

- ✕ 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.

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.



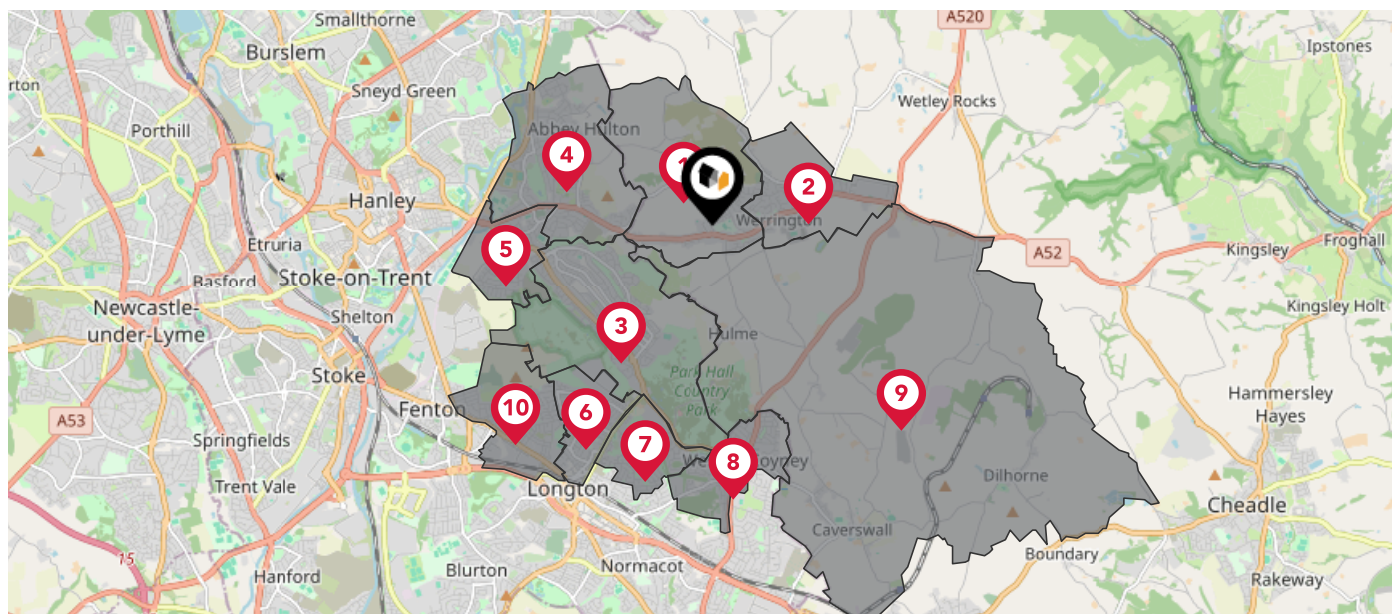
Nearby Conservation Areas

- 1 Bagnall
- 2 Caldon Canal
- 3 Longton Town Centre
- 4 Victoria Road
- 5 City Centre
- 6 Albert Square
- 7 Caverswall
- 8 Hanley Park
- 9 Winton Square
- 10 Stoke Town Centre











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



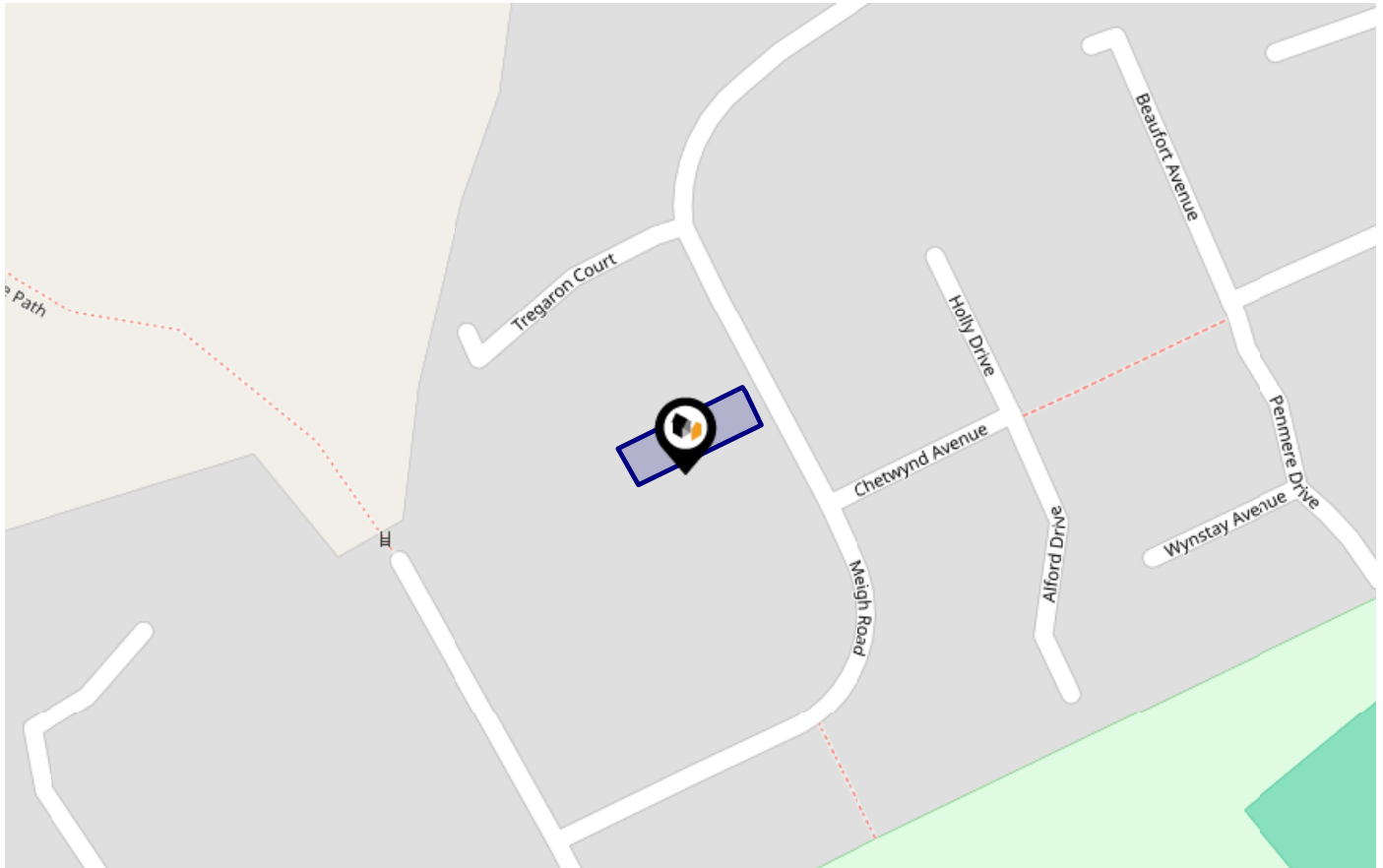
Nearby Council Wards

-  1 Werrington Ward
-  2 Cellarhead Ward
-  3 Bentilee and Ubbberley Ward
-  4 Abbey Hulton and Townsend Ward
-  5 Eaton Park Ward
-  6 Sandford Hill Ward
-  7 Meir Hay Ward
-  8 Weston Coyney Ward
-  9 Caverswall Ward
-  10 Fenton East 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.

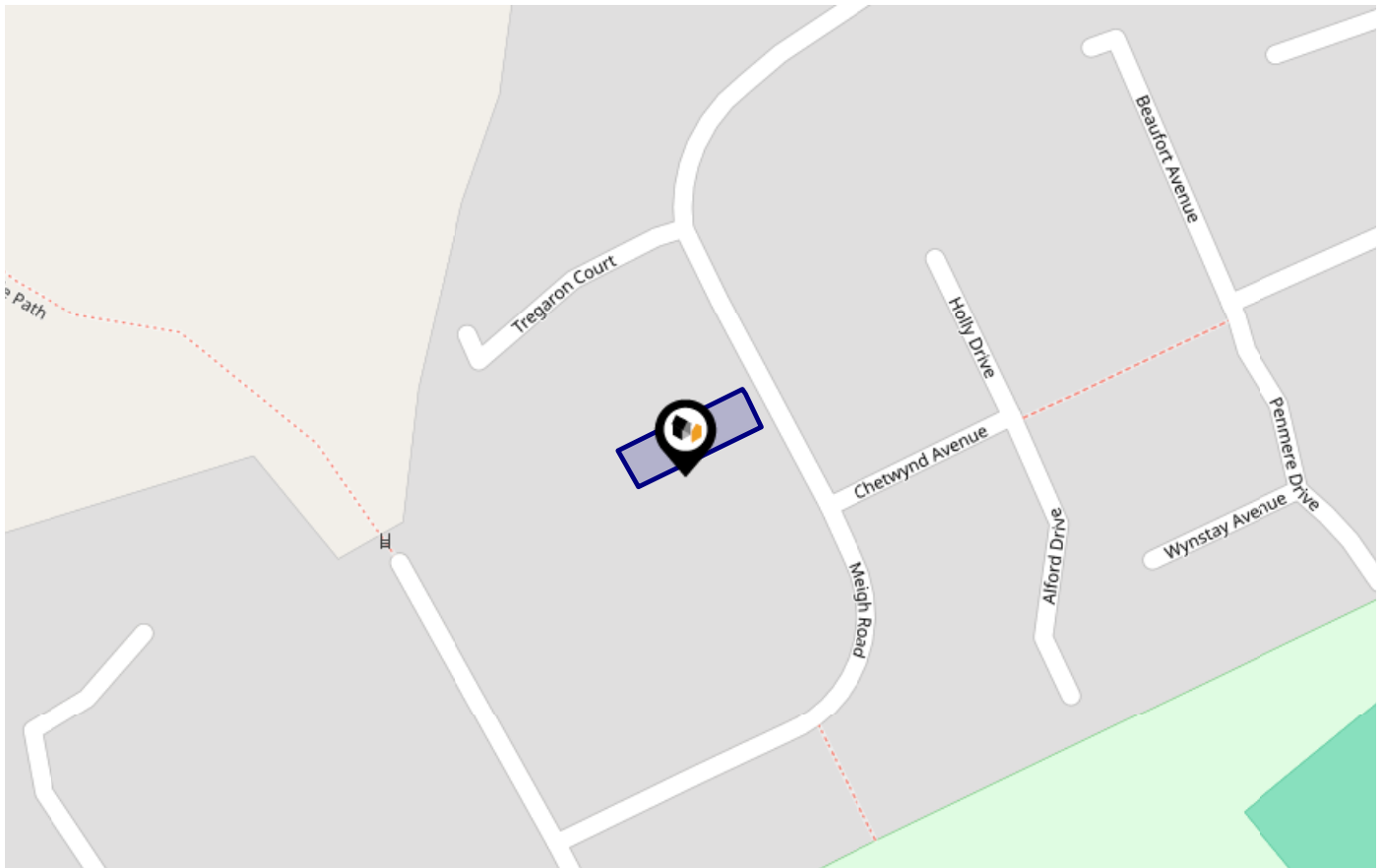
Chance of flooding to the following depths at this property:



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.

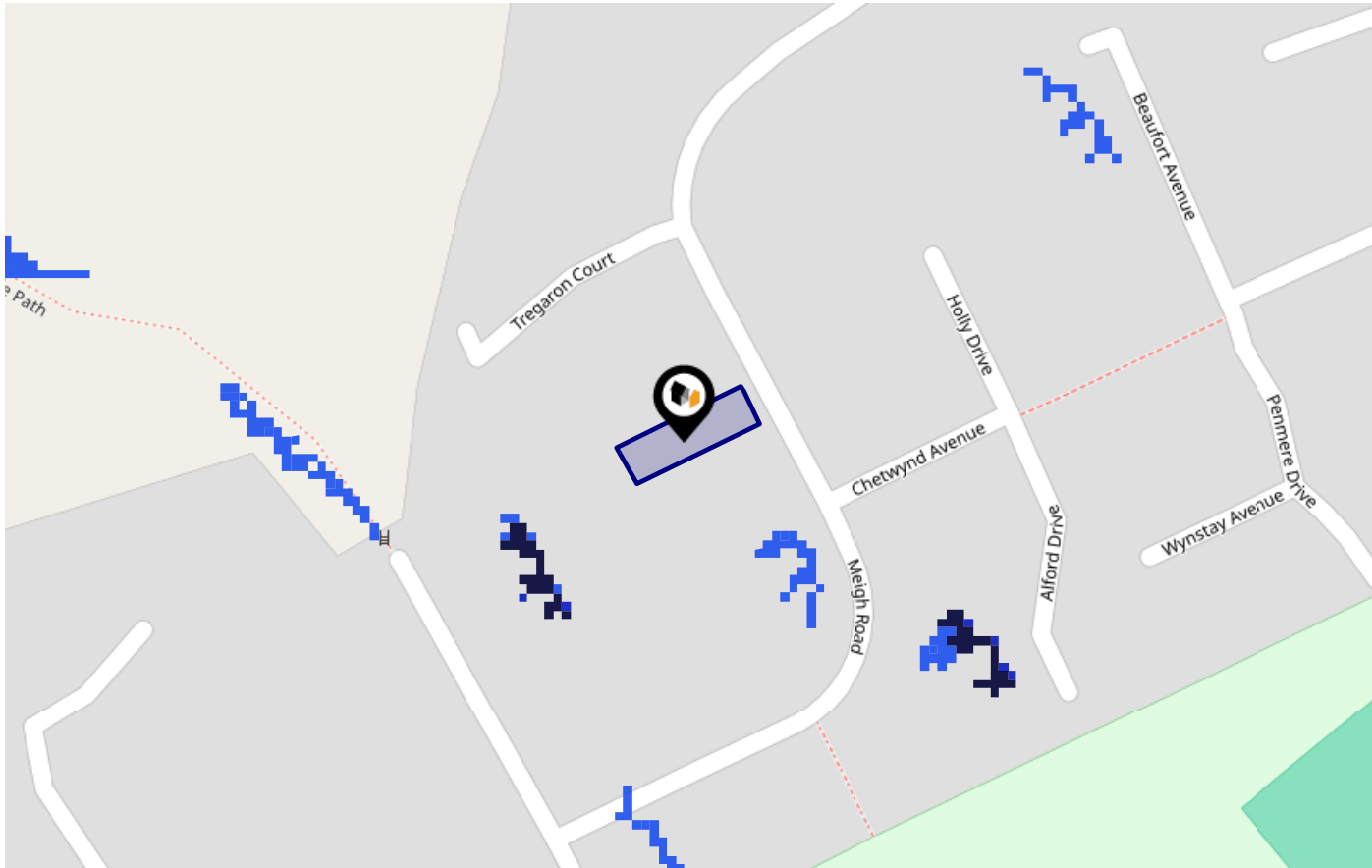
Chance of flooding to the following depths at this property:



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.

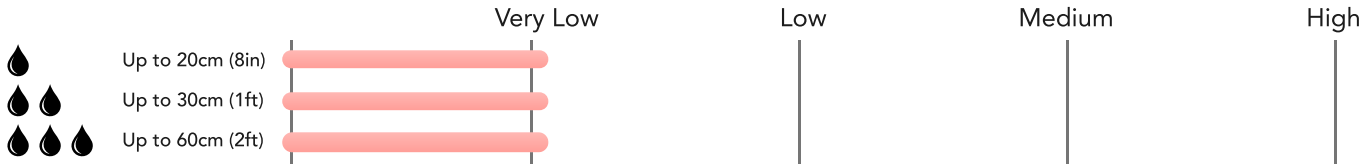


Risk Rating: Very low

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.

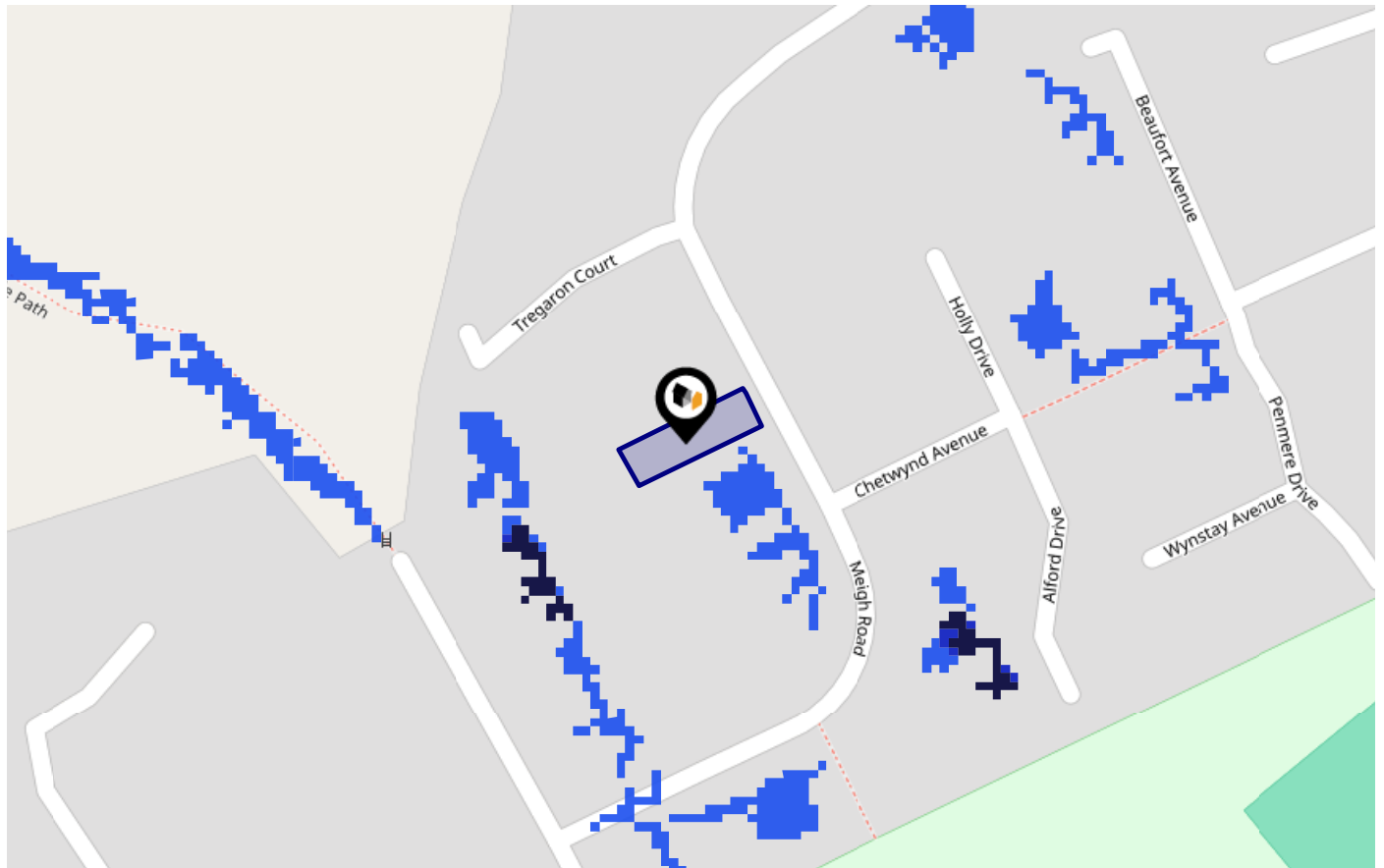
Chance of flooding to the following depths at this property:



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

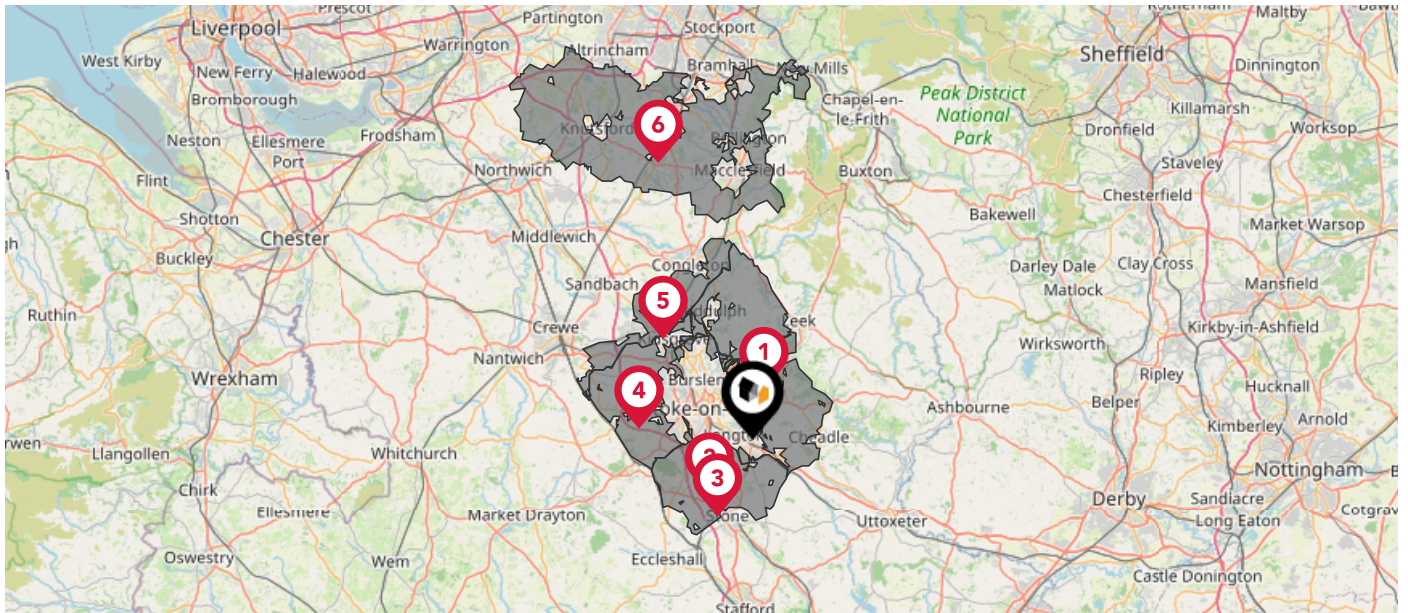
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

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

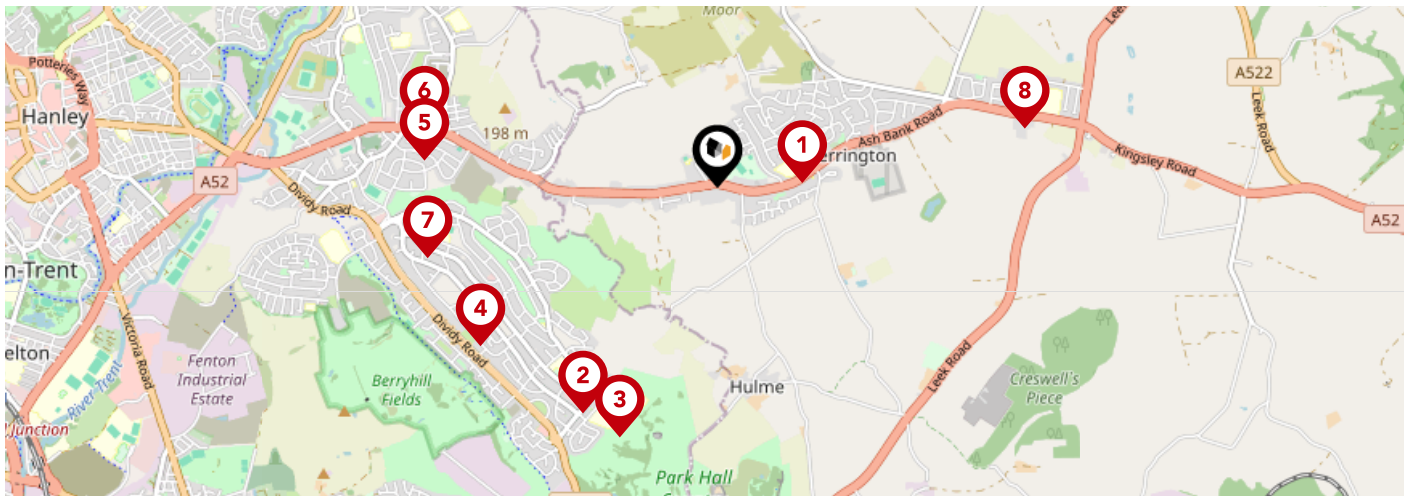
| | | |
|-----------|--|--|
| 1 | Wetley Moor Tip-Near Brookfield Farm, Wetley Moor, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 2 | Cellarhead-Cellarhead, Werrington, In Armshead Road | Historic Landfill <input type="checkbox"/> |
| 3 | Land Rear of Bankside Farm-Armshead Road, Armshead, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 4 | East of Hanley High School-Werrington Road, Bucknall, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 5 | Winter Field Farm-Winter Field Lane, Hulme, Stoke-on-Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 6 | Bolton Gate-South Hulme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 7 | Parkhall-Hulme Road, Parkhall, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 8 | Bolton Gate-South Of Hulme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 9 | Rear Of Adderley Green Works-H and R Johnson, Dividy Road, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 10 | Park Hall Tip-Off Hulme Road, Parkhall, Weston Coyney, 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...

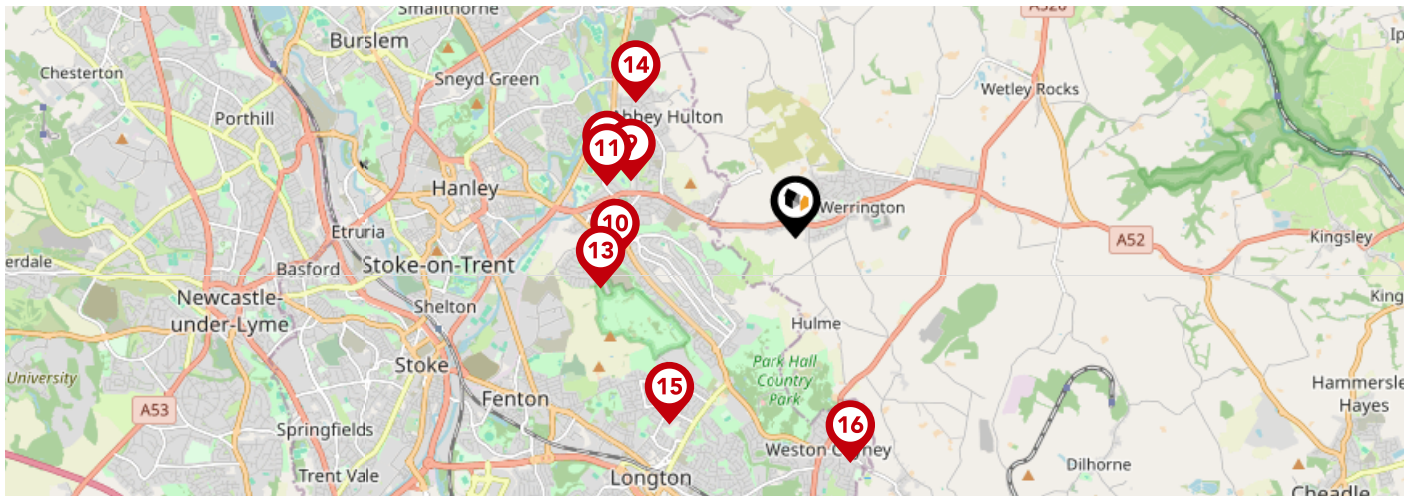


| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1038007 - Lodge To Ash Hall | Grade II | 0.1 miles |
|  1204508 - Ash Hall | Grade II | 0.1 miles |
|  1037910 - Stone Post At Sj 9342 4781 | Grade II | 0.3 miles |
|  1037998 - Brookhouse Lane Farmhouse | Grade II | 0.6 miles |
|  1374659 - Milepost At Sj 943 475 | Grade II | 0.8 miles |
|  1281183 - Eaves Farmhouse | Grade II | 1.0 miles |

Area Schools



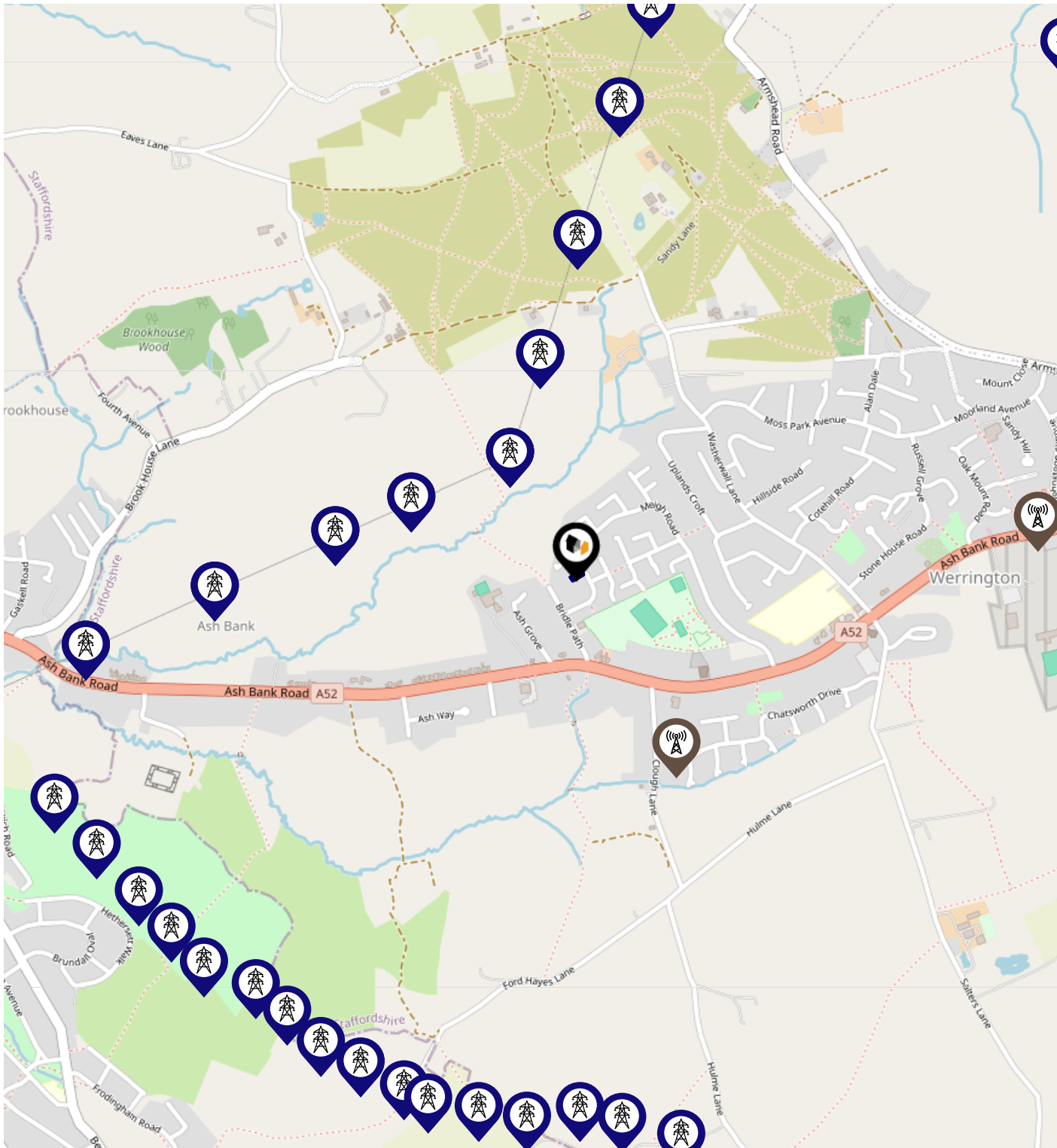
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Werrington Primary School Ofsted Rating: Good Pupils: 459 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Maple Court Academy Ofsted Rating: Good Pupils: 434 Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Discovery Academy Ofsted Rating: Requires improvement Pupils: 1446 Distance:1.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Bentilee Nursery School Ofsted Rating: Outstanding Pupils: 62 Distance:1.27 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Kingsland CofE Academy Ofsted Rating: Good Pupils: 456 Distance:1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Aurora Hanley School Ofsted Rating: Outstanding Pupils: 84 Distance:1.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Maria Goretti Catholic Academy Ofsted Rating: Good Pupils: 235 Distance:1.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Moorside High School Ofsted Rating: Good Pupils: 756 Distance:1.4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Newfriars College Ofsted Rating: Good Pupils:0 Distance:1.56 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Merit Hospital School and Medical Pupil Referral Unit Ofsted Rating: Good Pupils: 1 Distance:1.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Our Lady and St Benedict Catholic Academy Ofsted Rating: Outstanding Pupils: 214 Distance:1.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Abbey Hulton Primary School Ofsted Rating: Good Pupils: 233 Distance:1.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Eaton Park Academy Ofsted Rating: Good Pupils: 468 Distance:1.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Carmountside Primary Academy Ofsted Rating: Good Pupils: 233 Distance:1.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Sandford Hill Primary School Ofsted Rating: Good Pupils: 453 Distance:2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Weston Infant Academy Ofsted Rating: Good Pupils: 132 Distance:2.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

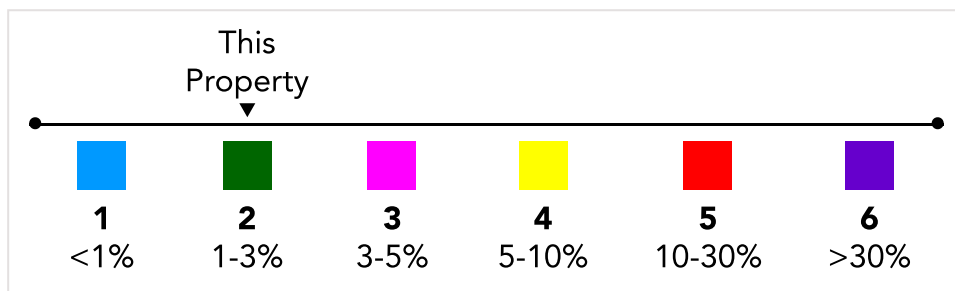
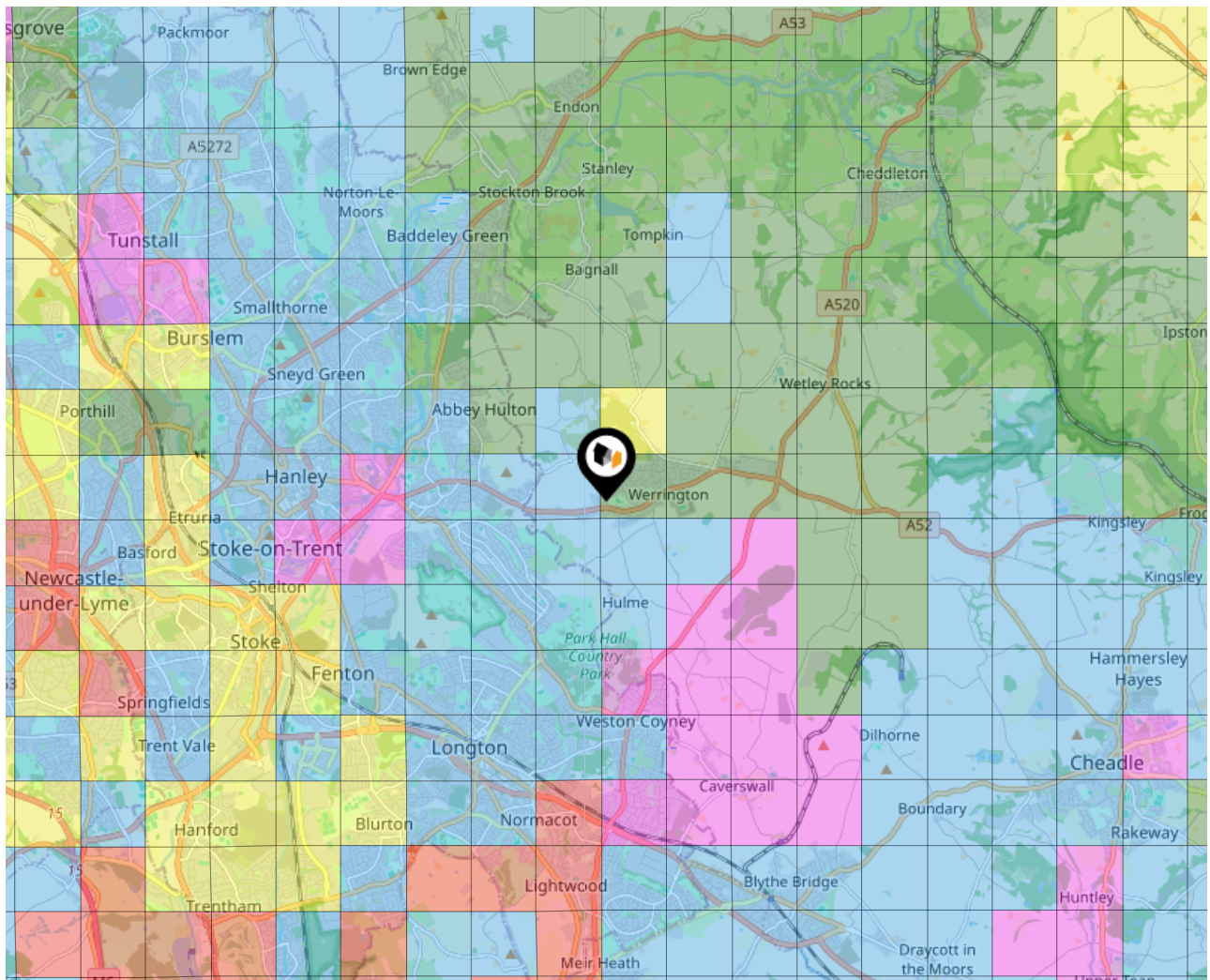


Key:

-  Power Pylons
-  Communication Masts

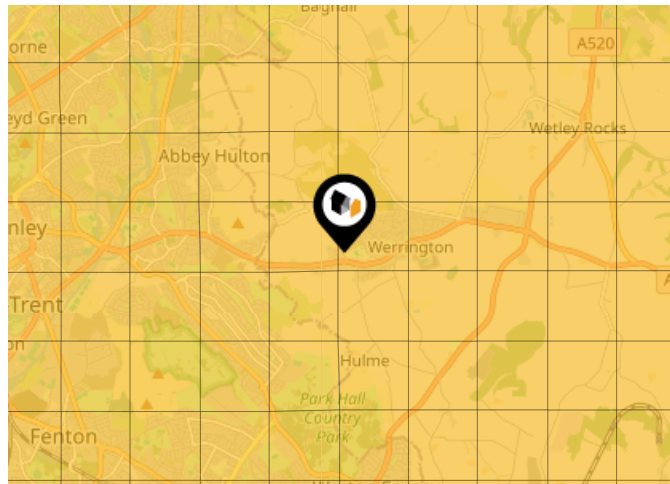
What is Radon?

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 | | |

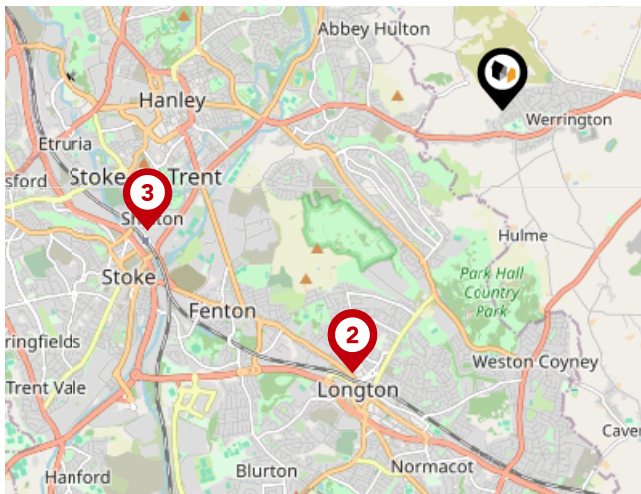


Primary Classifications (Most Common Clay Types)

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

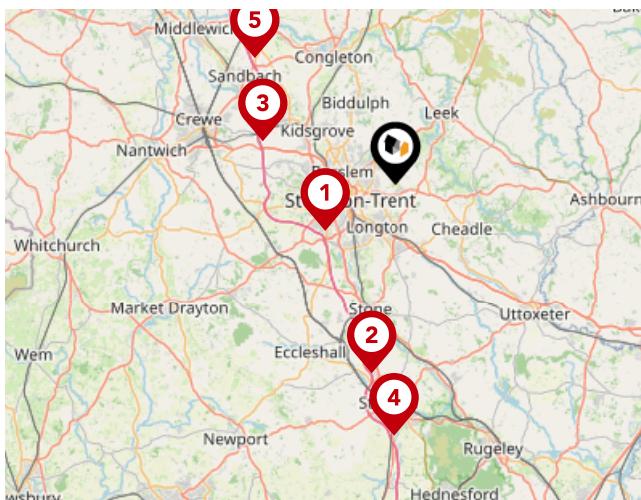
Area

Transport (National)



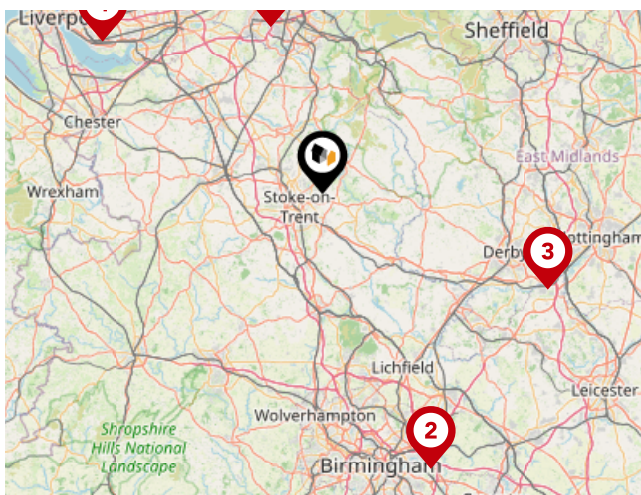
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Platform 1 | 2.68 miles |
| 2 | Platform 2 | 2.7 miles |
| 3 | Stoke-on-Trent Rail Station | 3.35 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M6 J15 | 6.03 miles |
| 2 | M6 J14 | 13.7 miles |
| 3 | M6 J16 | 9.99 miles |
| 4 | M6 J13 | 17.99 miles |
| 5 | M6 J17 | 13.45 miles |

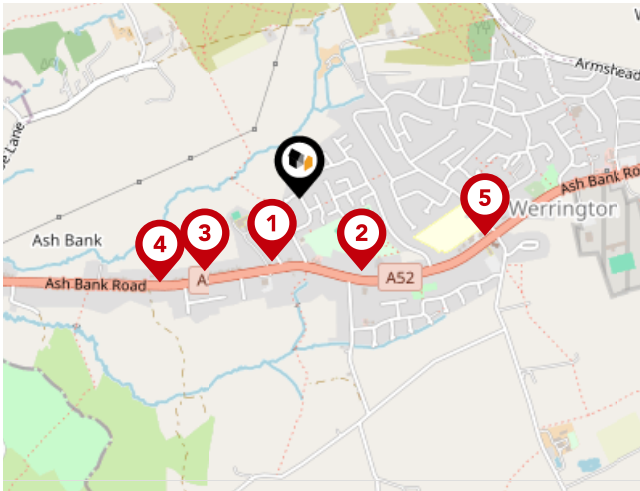


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Manchester Airport | 24.88 miles |
| 2 | Birmingham Airport | 42.45 miles |
| 3 | East Mids Airport | 35.08 miles |
| 4 | Speke | 37.95 miles |

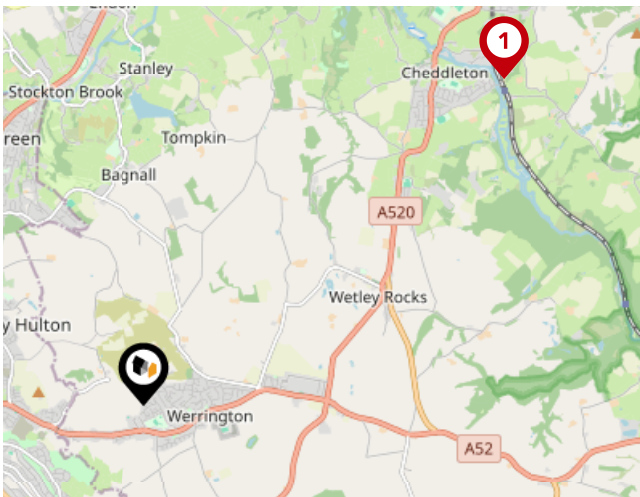
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Ash Bank Hotel | 0.15 miles |
| 2 | Clough Lane | 0.21 miles |
| 3 | New Road | 0.27 miles |
| 4 | New Road | 0.36 miles |
| 5 | Washerwall Lane | 0.42 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Cheddleton (Churnet Valley Railway) | 4.33 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.

Powered by



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

2-6 Tontine Square, Hanley, Stoke-on-trent,
Staffordshire, ST1 1NP
01782 470226
hanleyrentals@bjbmail.com
www.buttersjohnbee.com

