

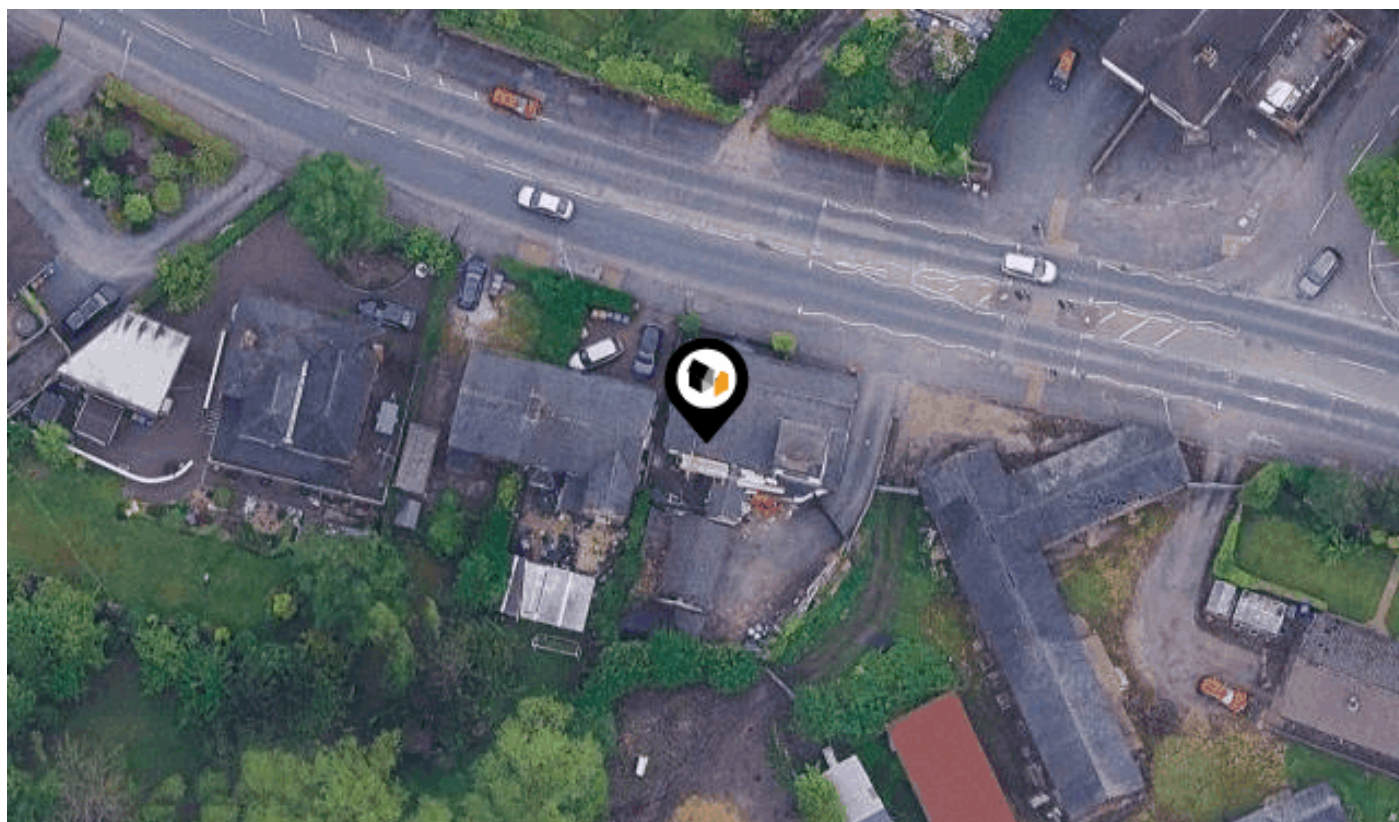


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 25th June 2026



WERRINGTON ROAD, BUCKNALL, STOKE-ON-TRENT, ST2

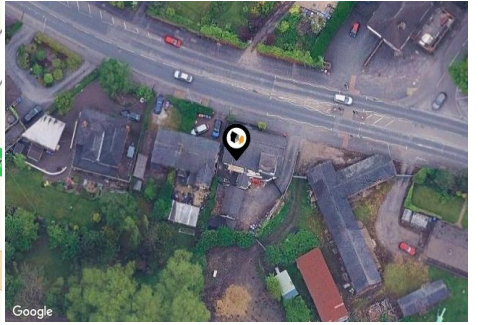
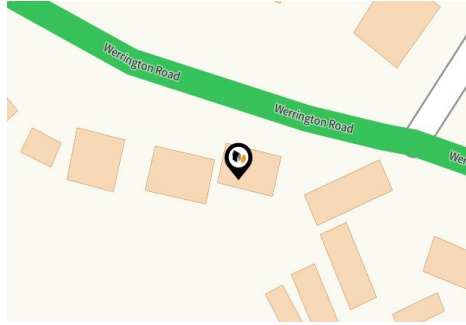
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Semi-Detached House
Bedrooms:	1
Floor Area:	570 ft ² / 53 m ²
Council Tax :	Band Deleted

Local Area

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

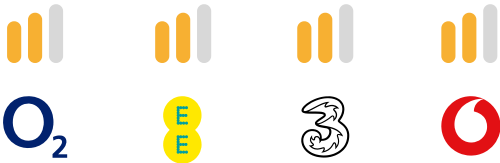
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2	35	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:

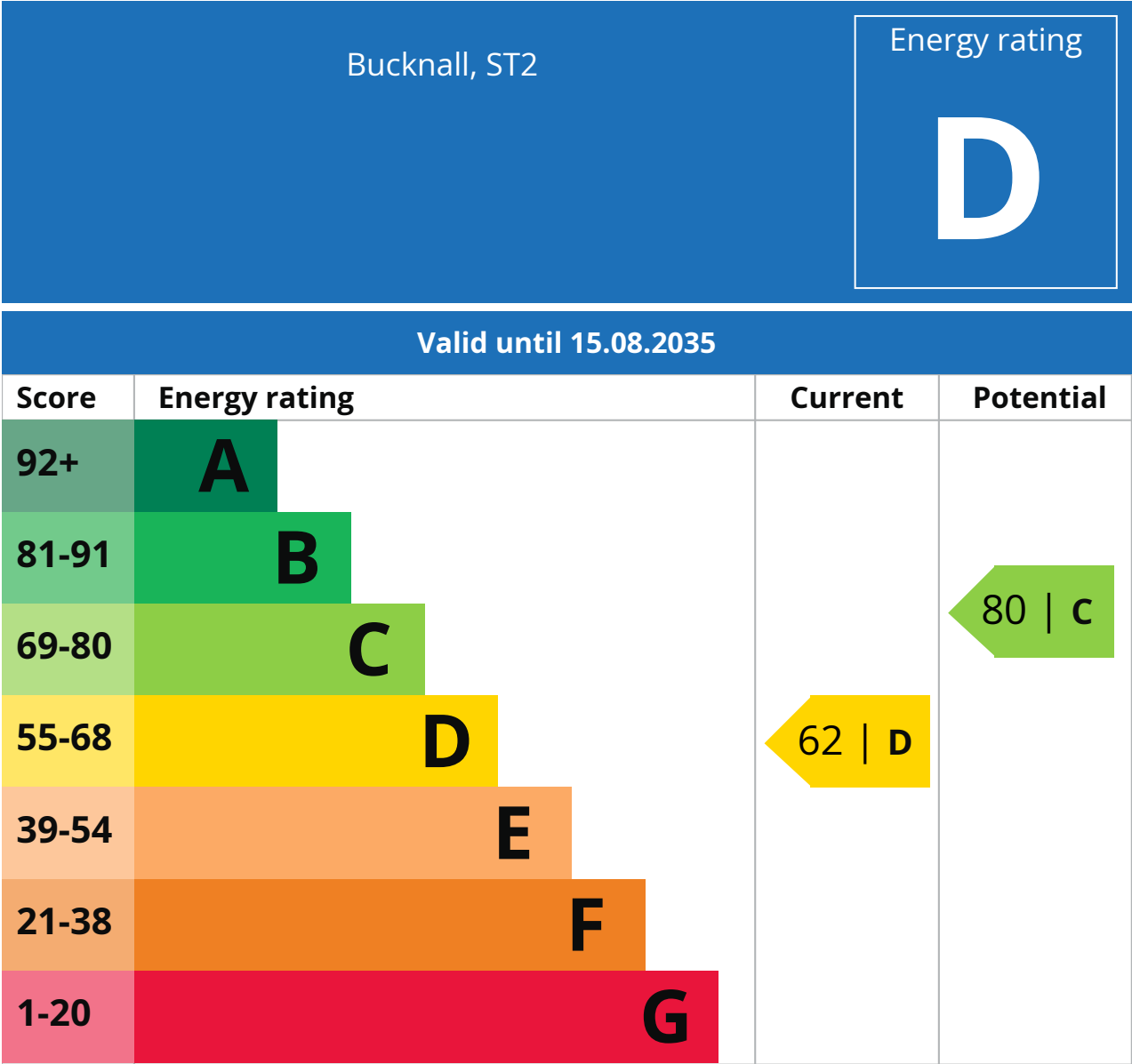
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



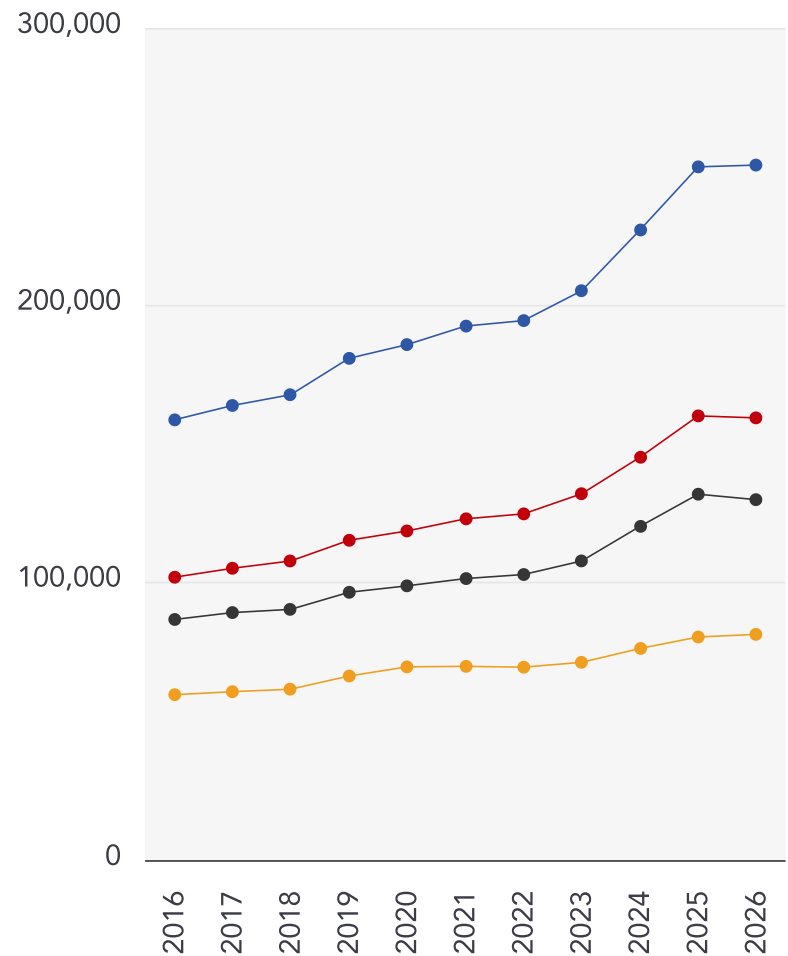
Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

Market

House Price Statistics

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



Detached

+57.87%

Semi-Detached

+56.32%

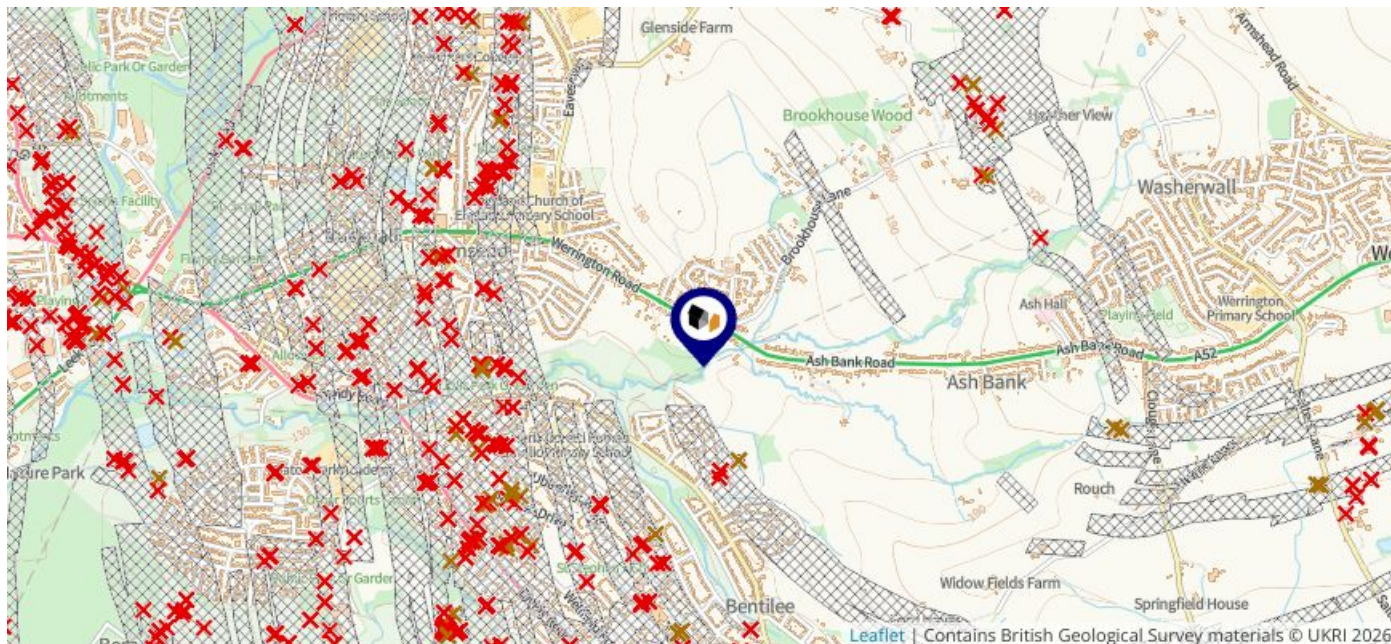
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

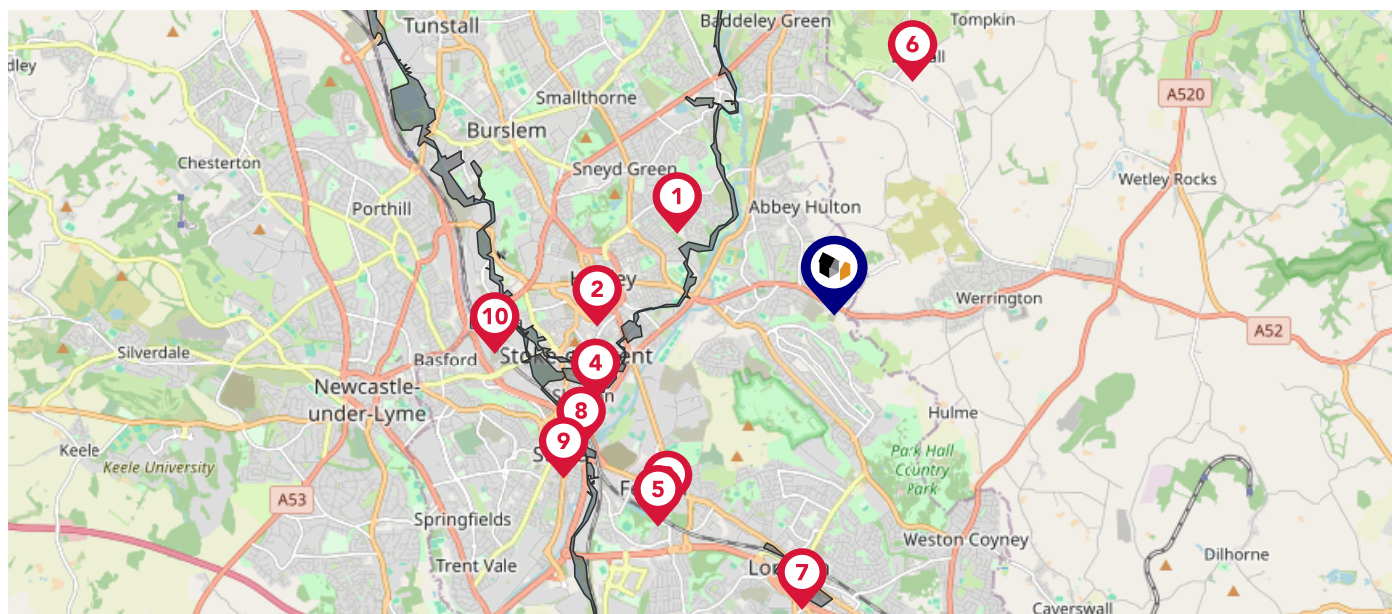
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



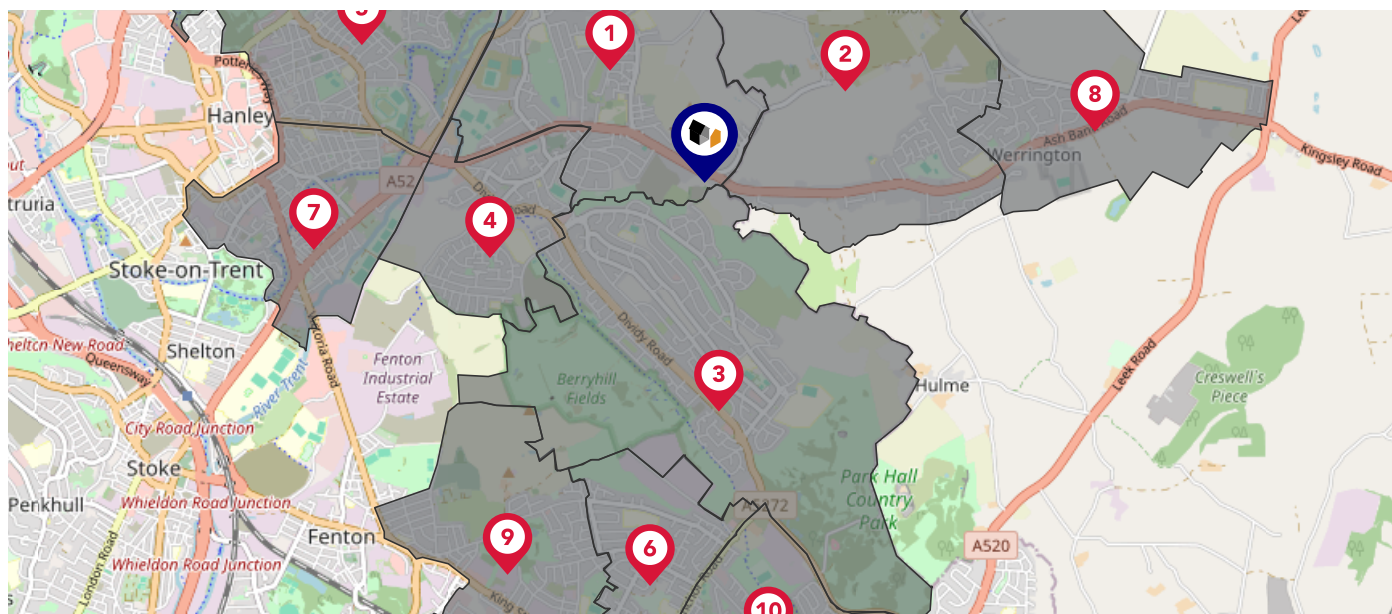
Nearby Conservation Areas

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



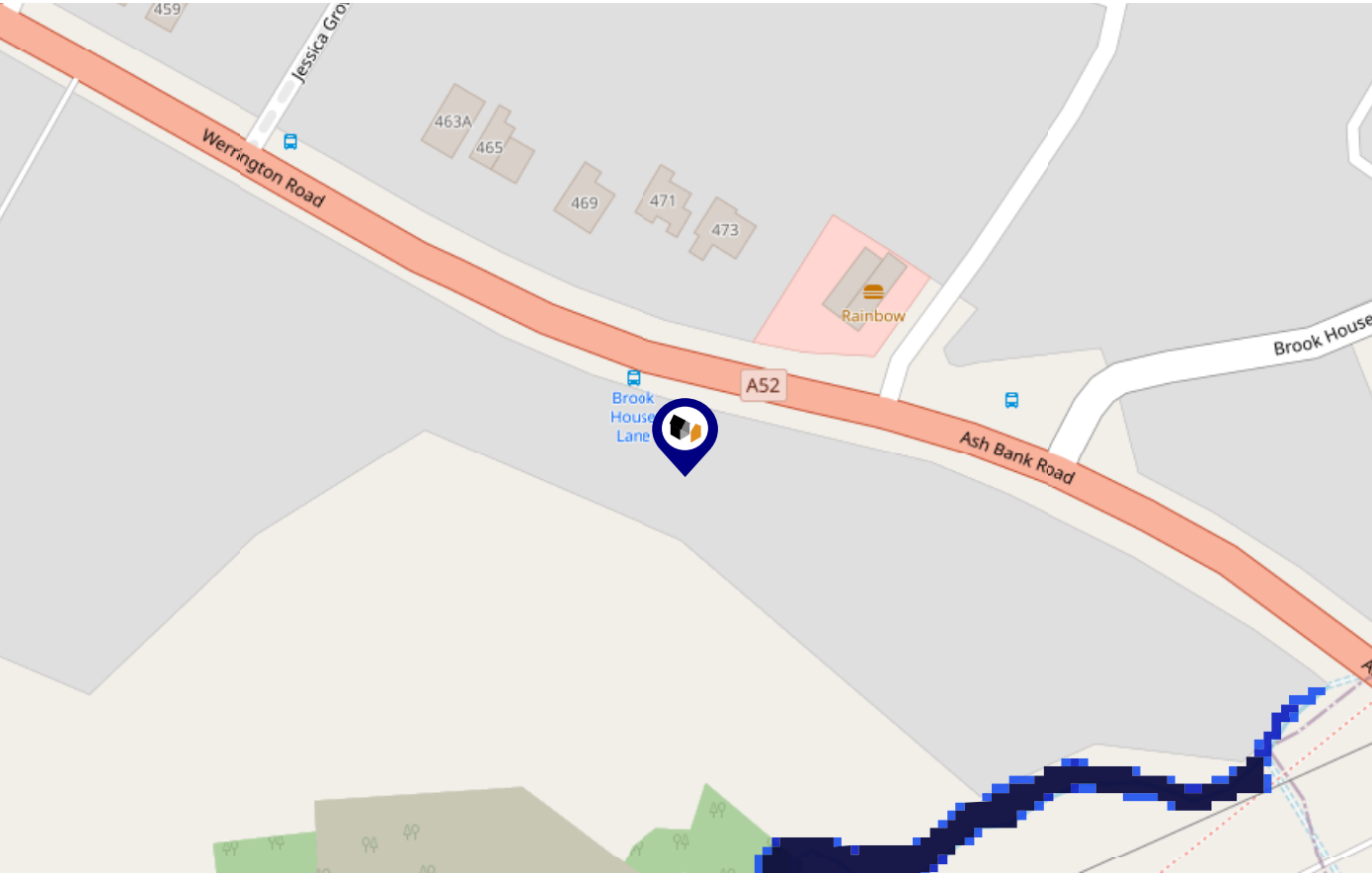
Nearby Council Wards

-  Abbey Hulton and Townsend Ward
-  Werrington Ward
-  Bentilee and Ubbesley Ward
-  Eaton Park Ward
-  Birches Head and Central Forest Park Ward
-  Sandford Hill Ward
-  Joiner's Square Ward
-  Cellarhead Ward
-  Fenton East Ward
-  Meir Hay 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.

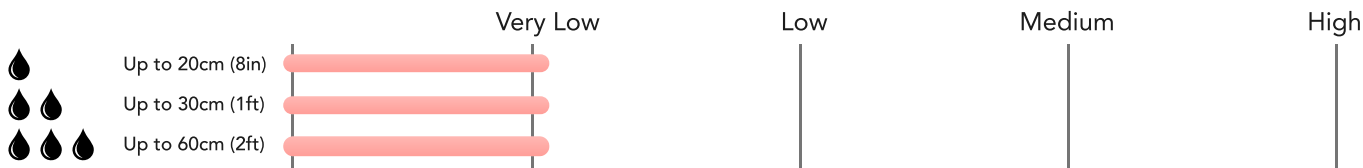


Risk Rating: Very low

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.

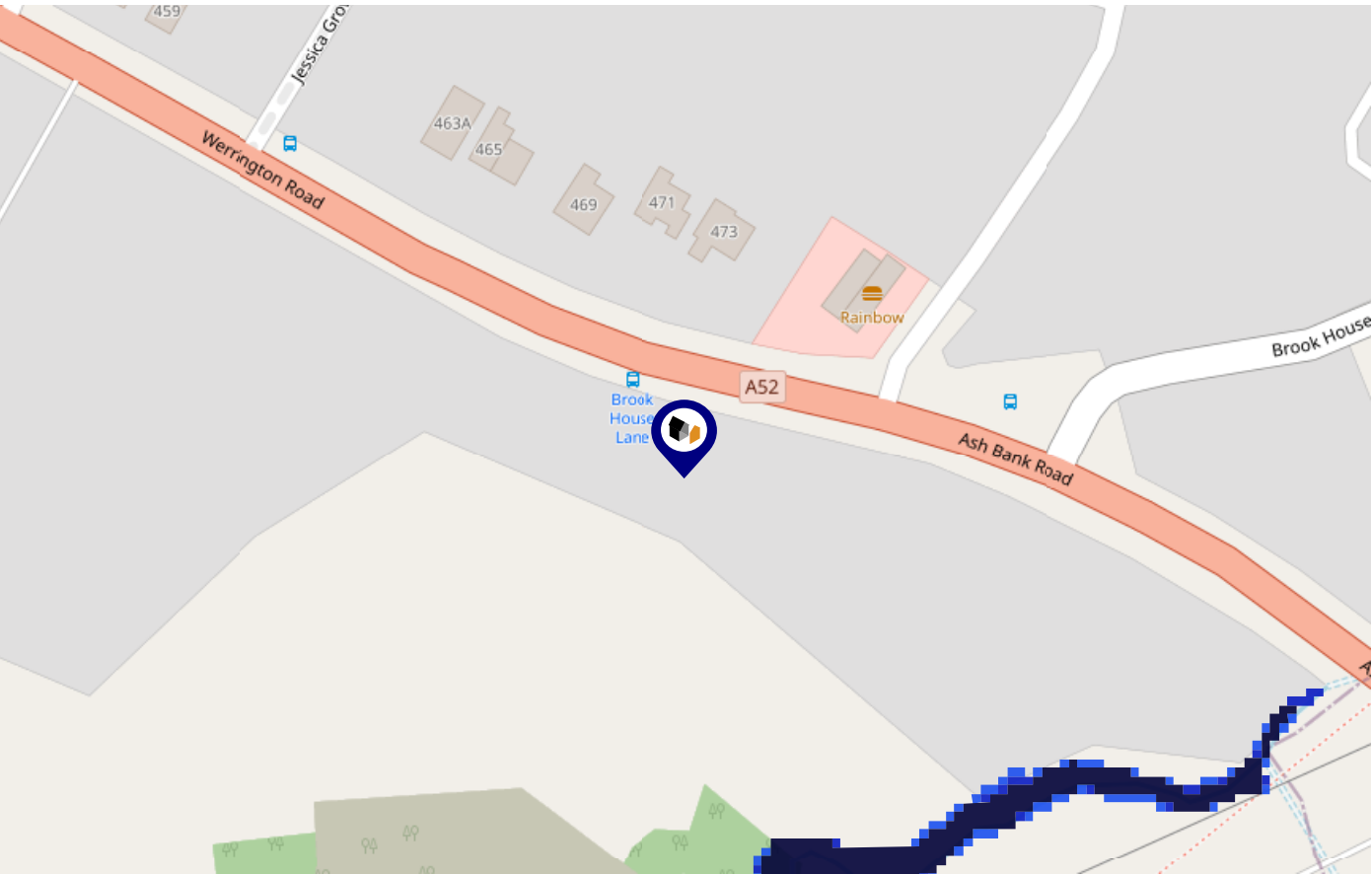
Chance of flooding to the following depths at this property:



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

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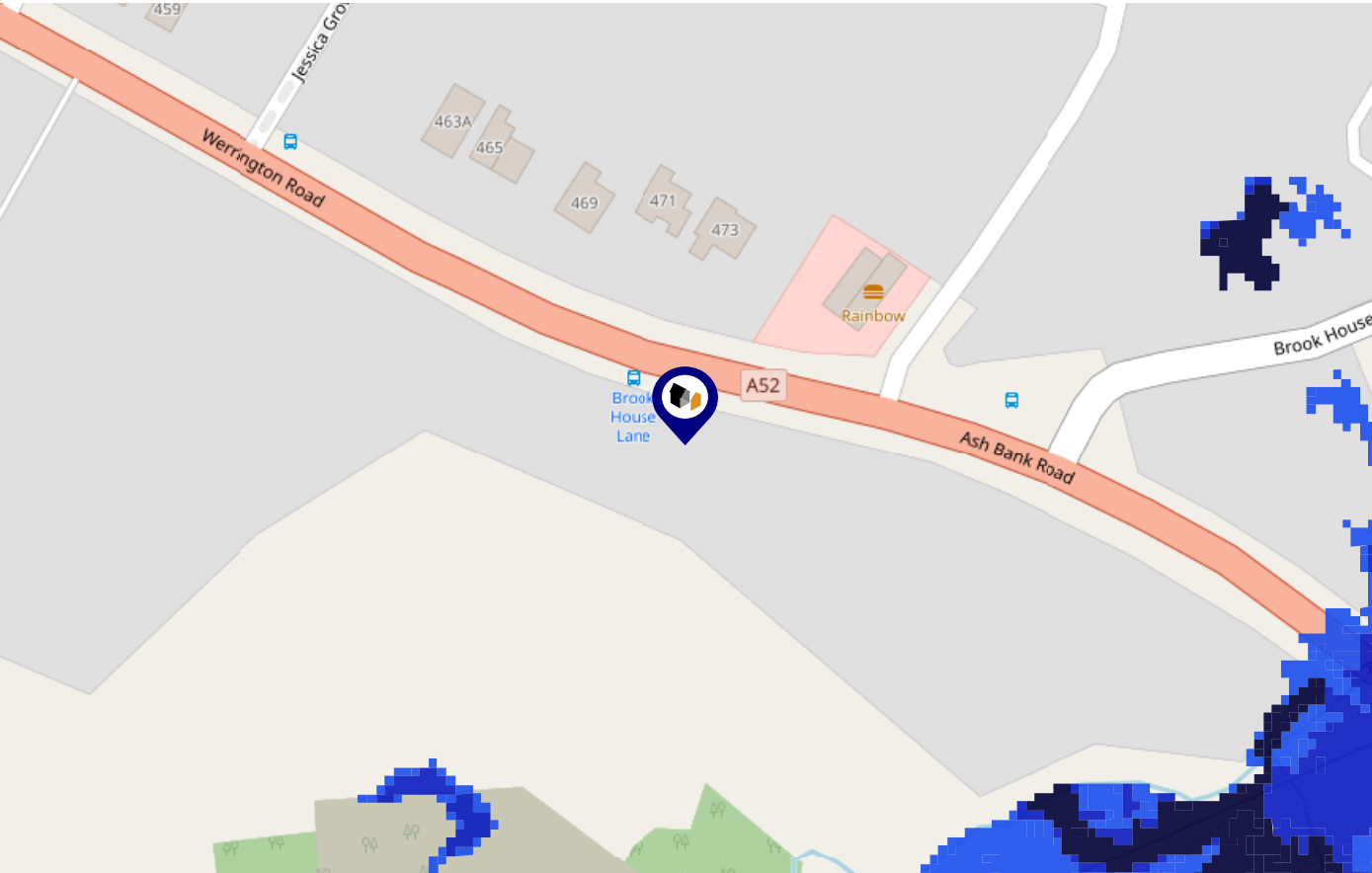
Chance of flooding to the following depths at this property:



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.

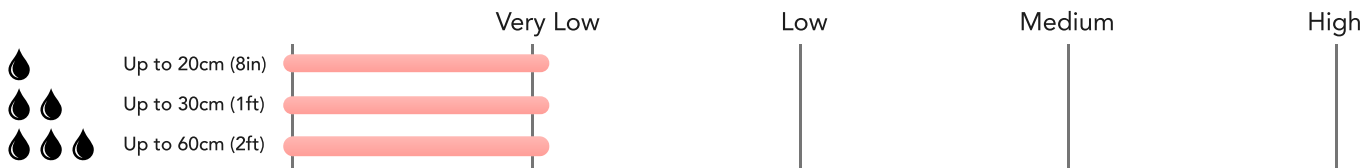


Risk Rating: Very low

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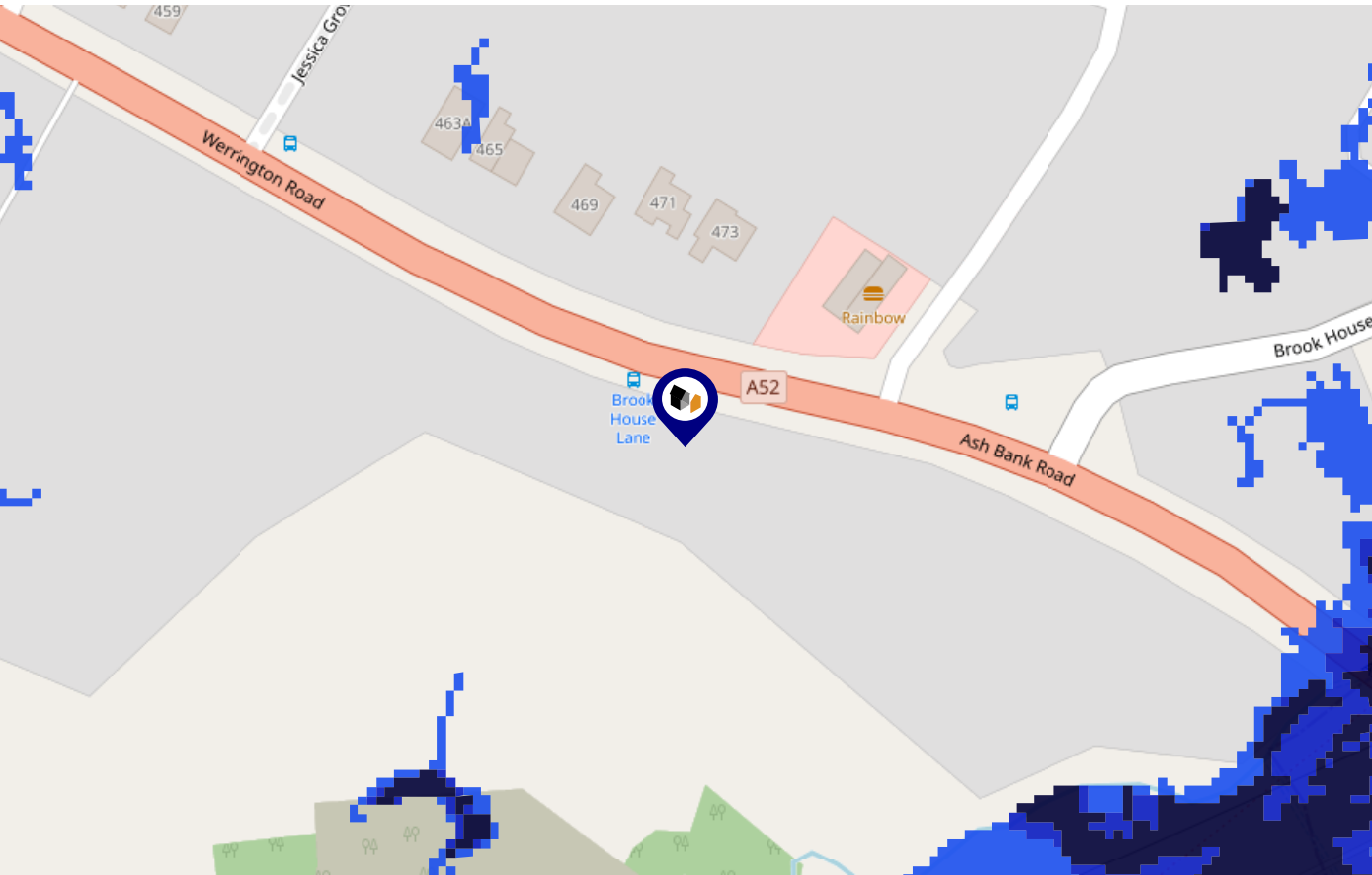
Chance of flooding to the following depths at this property:



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.

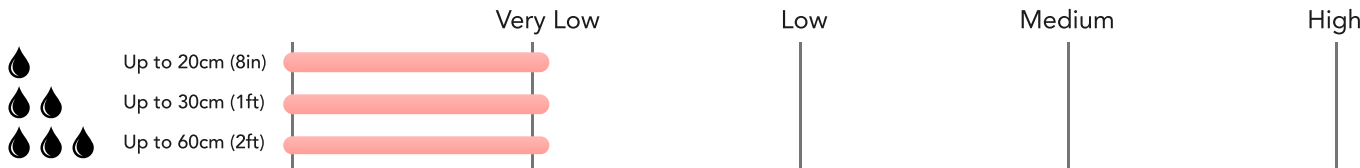


Risk Rating: Very low

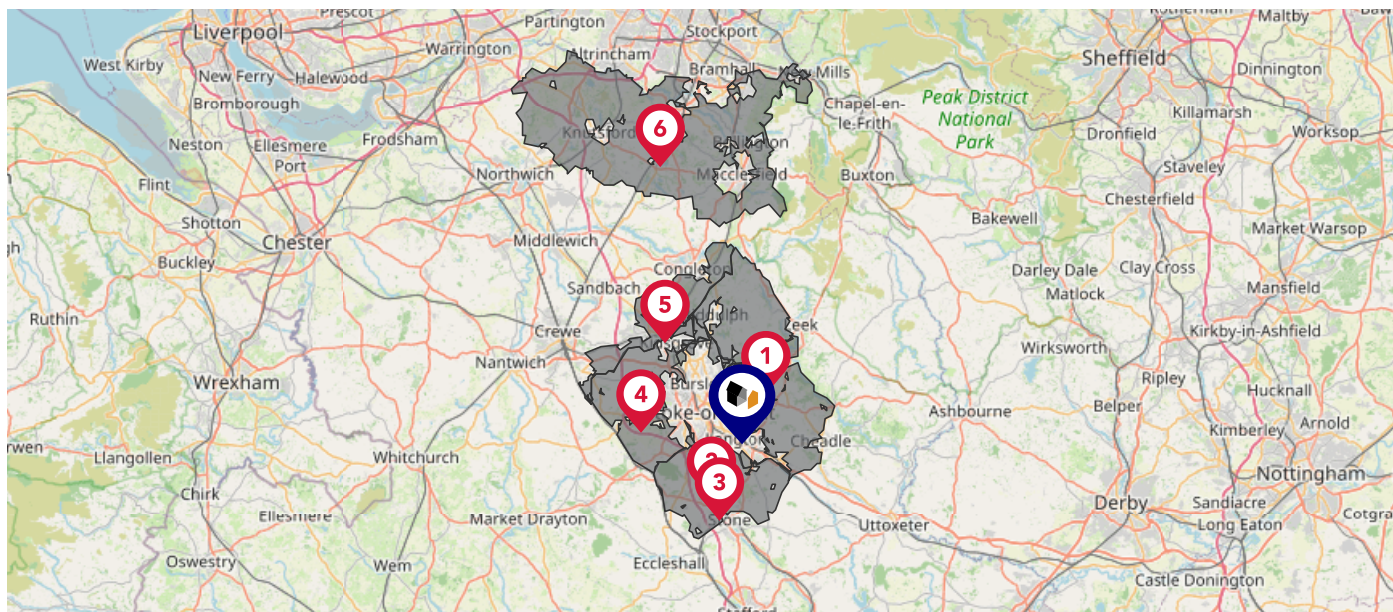
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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 - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Newcastle-under-Lyme



Stoke-on-Trent Green Belt - Cheshire East

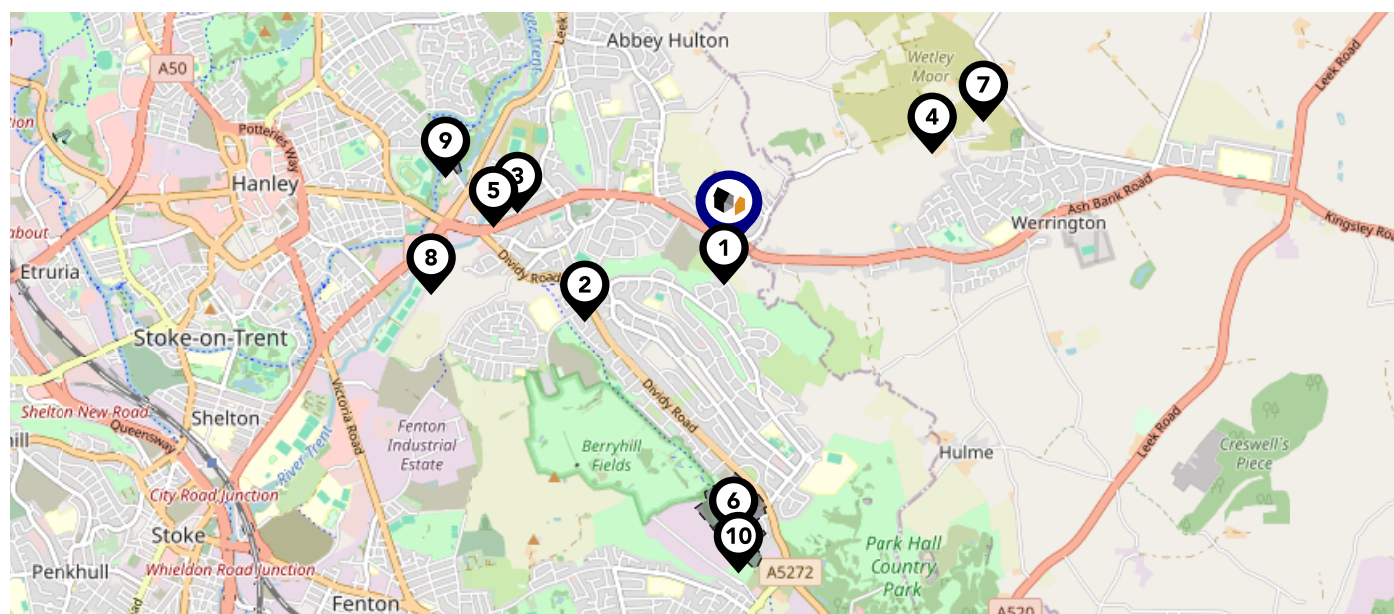


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



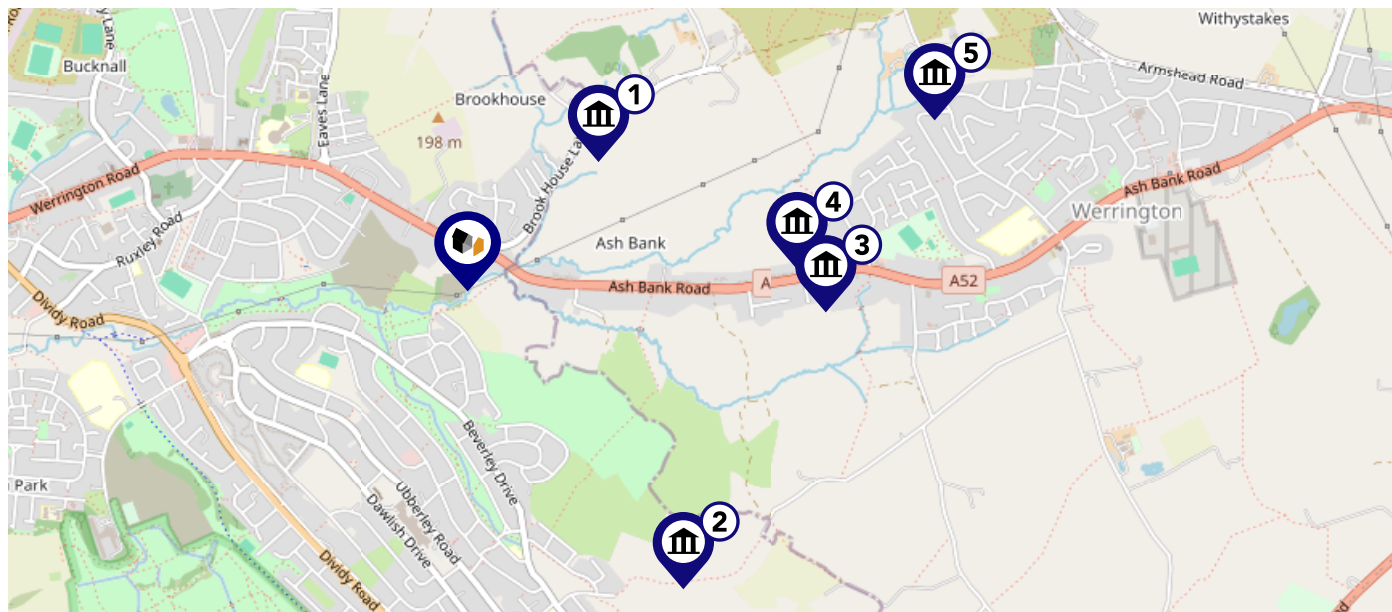
Nearby Landfill Sites

1	East of Hanley High School-Werrington Road, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	
2	Twigg Street-Twigg Street, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	
3	Bucknall Park-Heath House Lane, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	
4	Wetley Moor Tip-Near Brookfield Farm, Wetley Moor, Staffordshire	Historic Landfill	
5	Finney Gardens-Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	
6	Rear Of Adderley Green Works-H and R Johnson, Dividy Road, Stoke On Trent, Staffordshire	Historic Landfill	
7	Land Rear of Bankside Farm-Armshead Road, Armshead, Staffordshire	Historic Landfill	
8	Goodwin Steels Limited-Leek Road, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	
9	Ex.Site Operational Services Department-Cromer Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	
10	Wass Tip-Mossfield Road, Longton, 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...

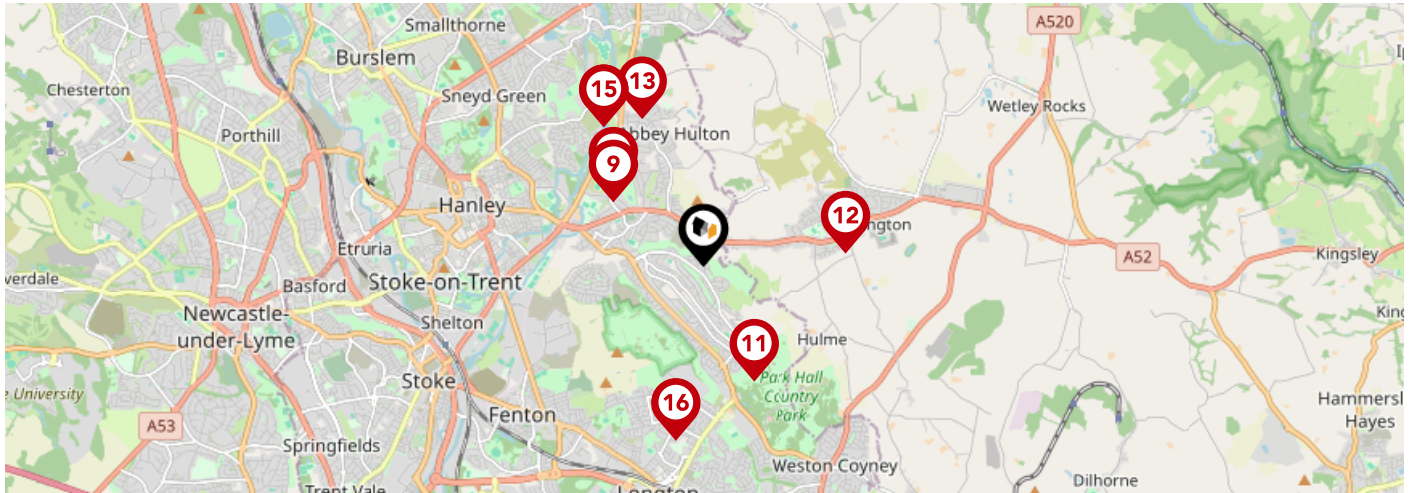


Listed Buildings in the local district		Grade	Distance
	1037998 - Brookhouse Lane Farmhouse	Grade II	0.4 miles
	1195801 - Ford Hayes Farmhouse	Grade II	0.8 miles
	1038007 - Lodge To Ash Hall	Grade II	0.8 miles
	1204508 - Ash Hall	Grade II	0.8 miles
	1037910 - Stone Post At Sj 9342 4781	Grade II	1.1 miles

Area Schools



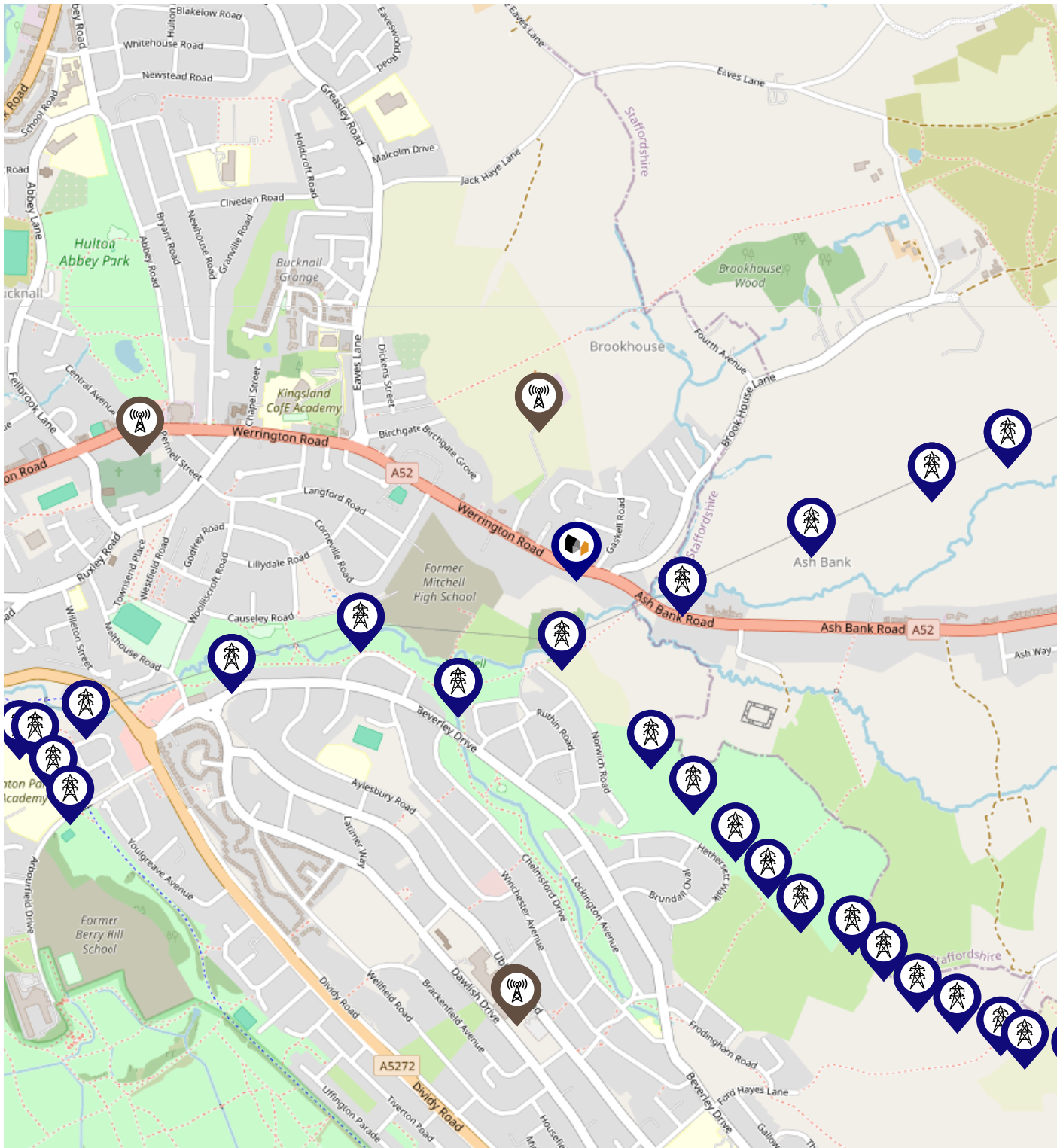
		Nursery	Primary	Secondary	College	Private
1	St Maria Goretti Catholic Academy Ofsted Rating: Good Pupils: 235 Distance:0.46	☐	☒	☐	☐	☐
2	Kingsland CofE Academy Ofsted Rating: Good Pupils: 456 Distance:0.47	☐	☒	☐	☐	☐
3	Aurora Hanley School Ofsted Rating: Outstanding Pupils: 84 Distance:0.55	☐	☐	☒	☐	☐
4	Bentilee Nursery School Ofsted Rating: Outstanding Pupils: 62 Distance:0.64	☒	☐	☐	☐	☐
5	Merit Hospital School and Medical Pupil Referral Unit Ofsted Rating: Good Pupils: 1 Distance:0.73	☐	☐	☒	☐	☐
6	Newfriars College Ofsted Rating: Good Pupils:0 Distance:0.85	☐	☐	☒	☐	☐
7	Eaton Park Academy Ofsted Rating: Good Pupils: 468 Distance:0.94	☐	☒	☐	☐	☐
8	Maple Court Academy Ofsted Rating: Good Pupils: 434 Distance:0.96	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Our Lady and St Benedict Catholic Academy Ofsted Rating: Outstanding Pupils: 214 Distance:0.98	☐	☒	☐	☐	☐
	Abbey Hulton Primary School Ofsted Rating: Good Pupils: 233 Distance:1.06	☐	☒	☐	☐	☐
	Discovery Academy Ofsted Rating: Requires improvement Pupils: 1446 Distance:1.12	☐	☐	☒	☐	☐
	Werrington Primary School Ofsted Rating: Good Pupils: 459 Distance:1.27	☐	☒	☐	☐	☐
	Carmountside Primary Academy Ofsted Rating: Good Pupils: 233 Distance:1.42	☐	☒	☐	☐	☐
	The Nest Ofsted Rating: Good Pupils: 16 Distance:1.53	☐	☐	☒	☐	☐
	Birches Head Academy Ofsted Rating: Serious Weaknesses Pupils: 1045 Distance:1.53	☐	☐	☒	☐	☐
	Sandford Hill Primary School Ofsted Rating: Good Pupils: 453 Distance:1.58	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

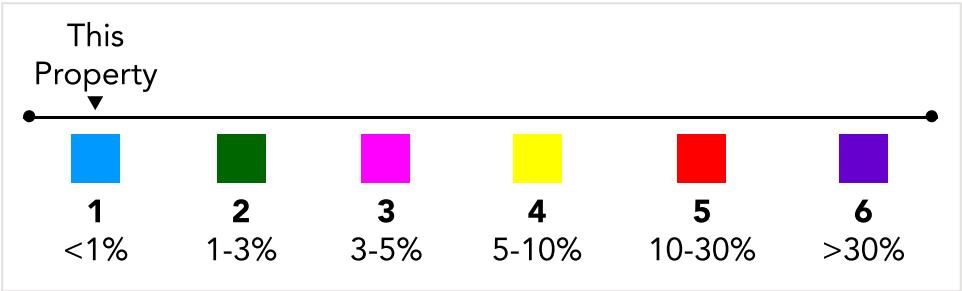
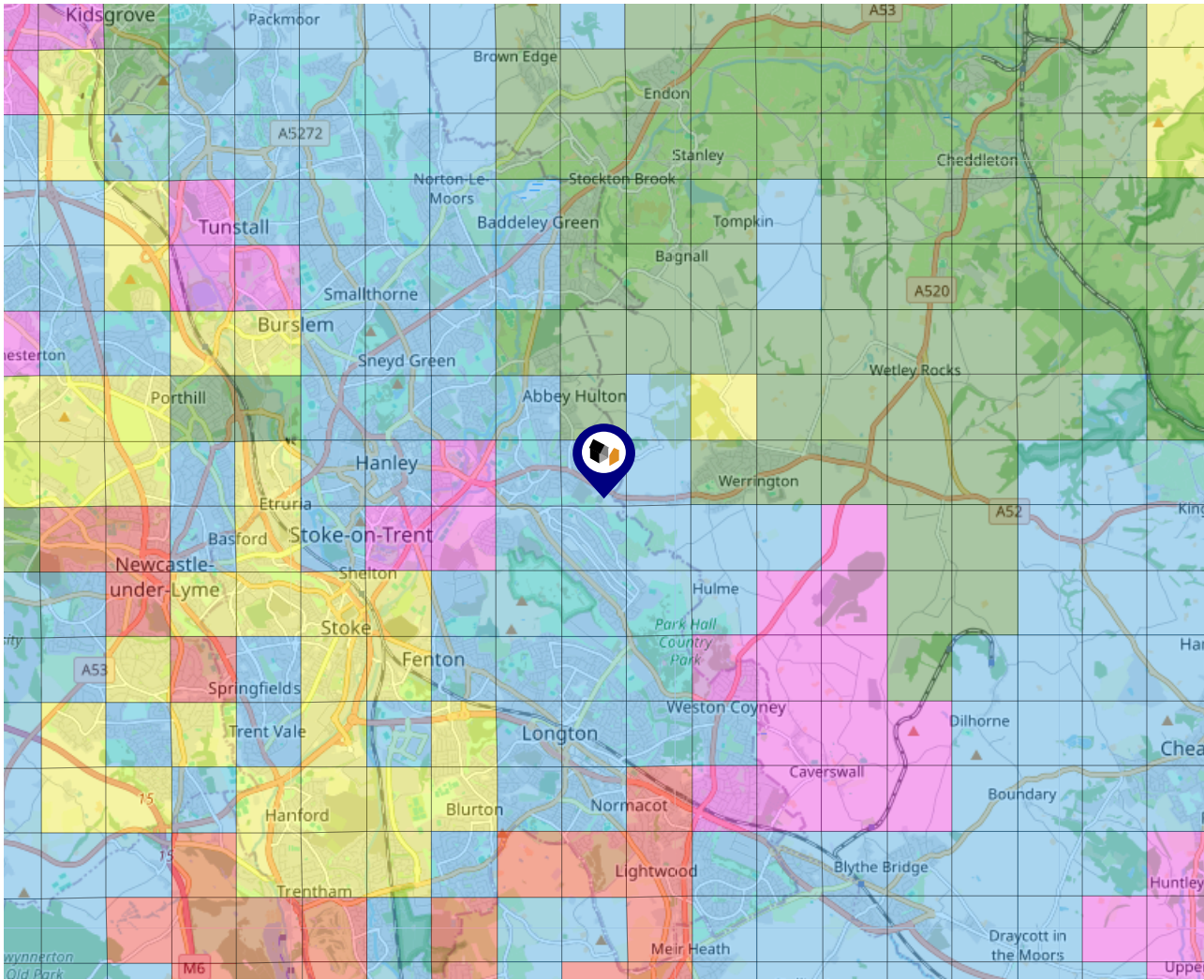


Key:

-  Power Pylons
-  Communication Masts

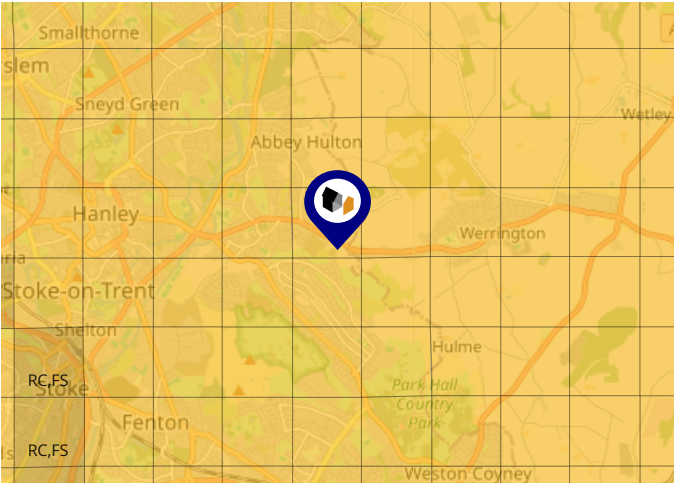
What is Radon?

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		

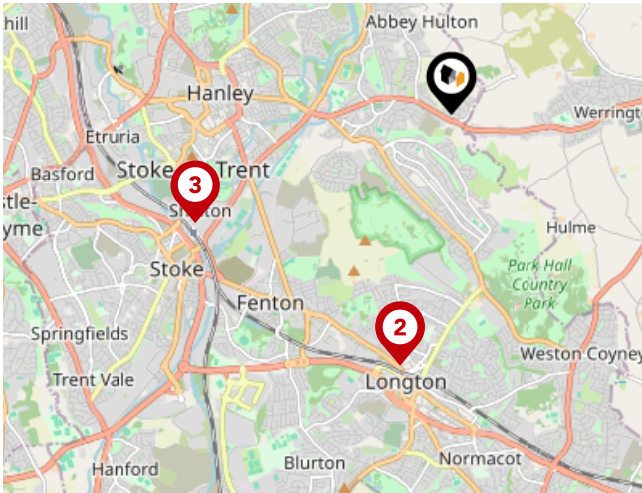


Primary Classifications (Most Common Clay Types)

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

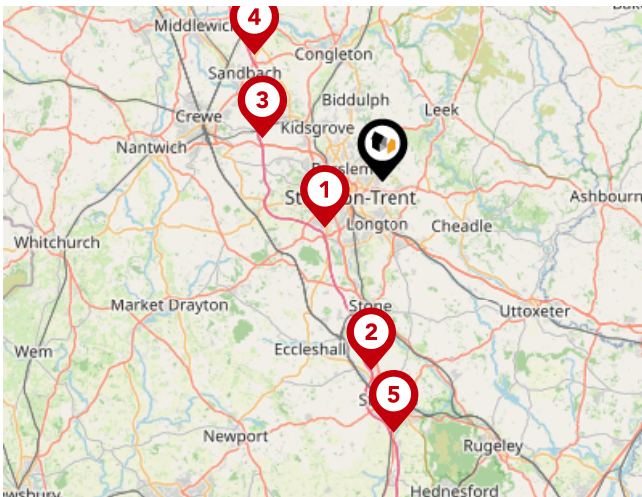
Area

Transport (National)



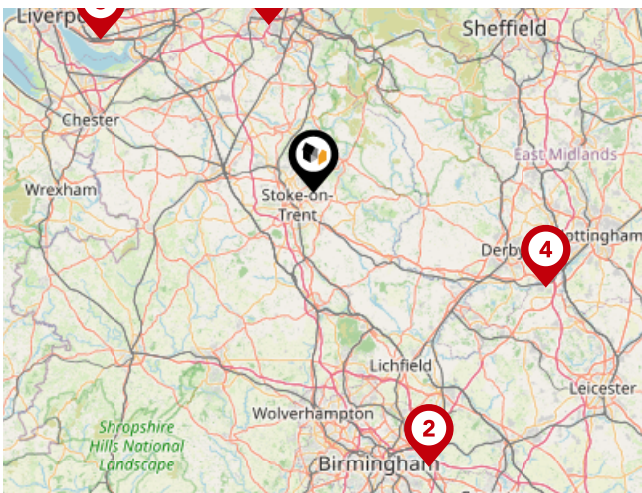
National Rail Stations

Pin	Name	Distance
1	Platform 1	2.28 miles
2	Platform 2	2.29 miles
3	Stoke-on-Trent Rail Station	2.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	5.25 miles
2	M6 J14	13.53 miles
3	M6 J16	9.18 miles
4	M6 J17	12.87 miles
5	M6 J13	17.91 miles

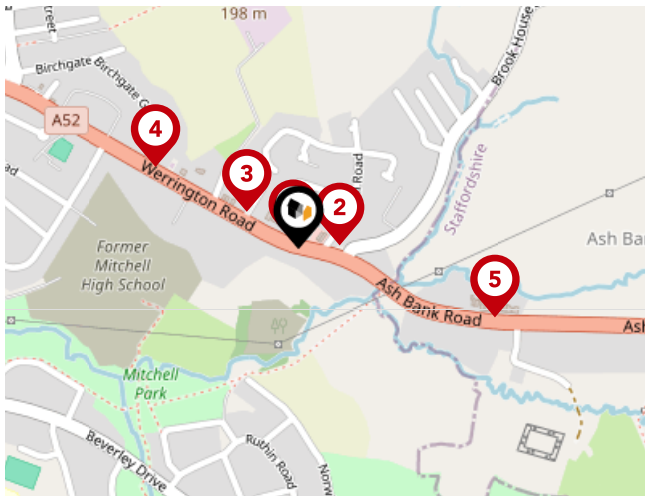


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.73 miles
2	Birmingham Airport	42.69 miles
3	Speke	37.29 miles
4	East Mids Airport	35.86 miles

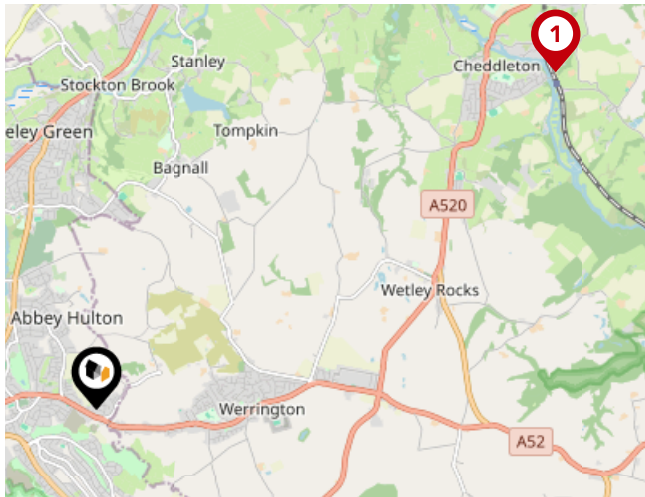
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brookhouse Lane	0.01 miles
2	Brookhouse Lane	0.05 miles
3	Jessica Grove	0.07 miles
4	Corneville Road	0.18 miles
5	Green's Lane	0.23 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	5.07 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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