

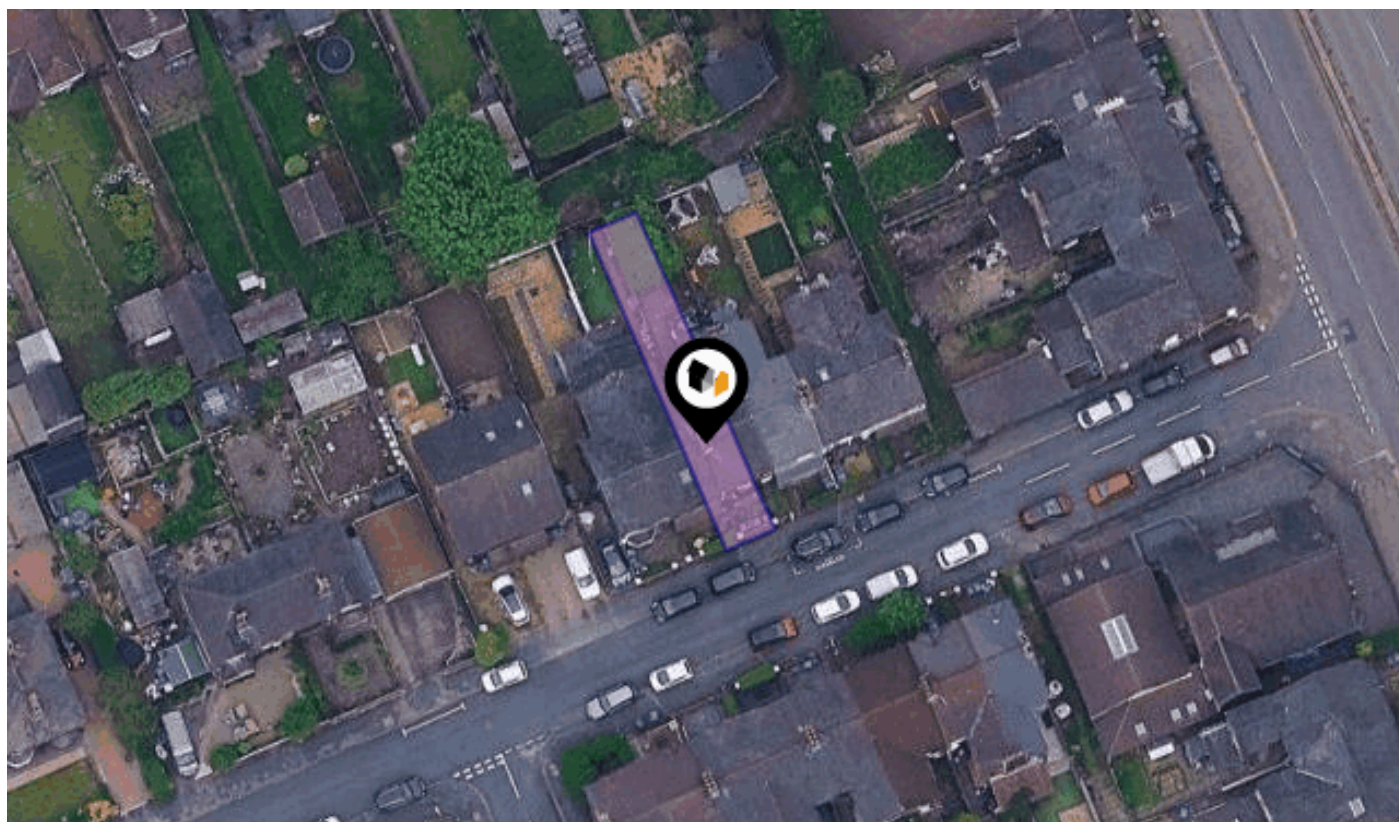


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 13th May 2026



KING STREET, CROSS HEATH, NEWCASTLE, ST5

butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 1 | | |
| Floor Area: | 947 ft ² / 88 m ² | | |
| Plot Area: | 0.03 acres | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,556 | | |
| Title Number: | SF131206 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 14 mb/s | 80 mb/s | 1800 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *King Street, Cross Heath, Newcastle, ST5*

| Reference - 25/00477/PLD | |
|--------------------------|--|
| Decision: | Application Permitted |
| Date: | 27th June 2025 |
| Description: | Application for a proposed Lawful Development Certificate for the change of use of the existing C3 dwelling house to a C4 HMO. Proposed rear single storey extension and an internal retrofit. |

Property EPC - Certificate

Energy rating

C

Valid until 21.04.2036

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

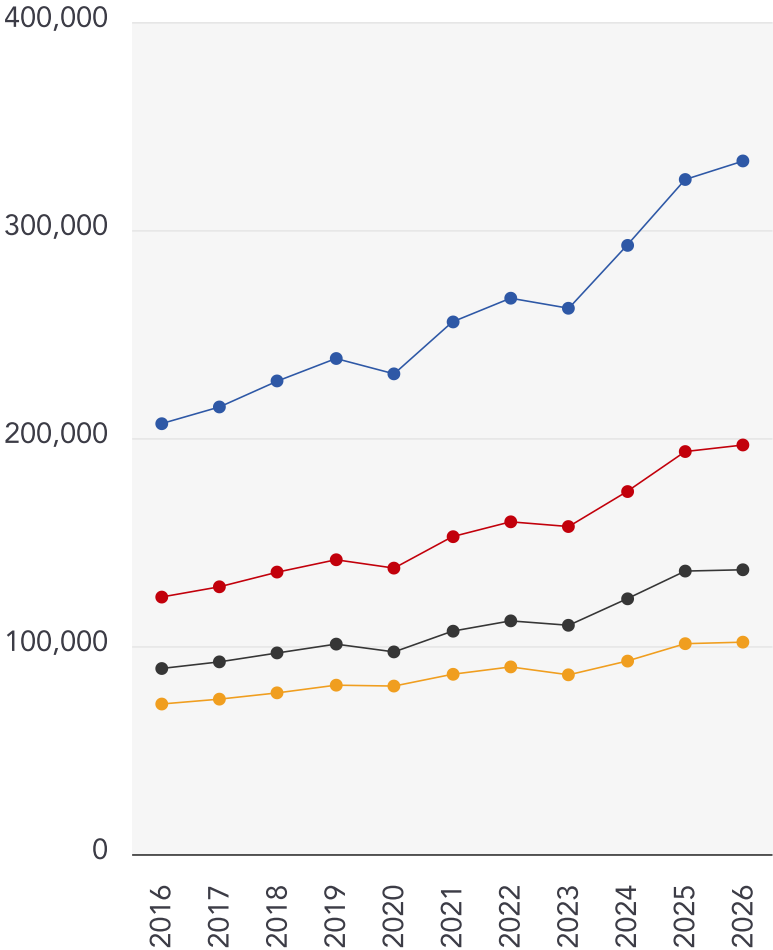
Additional EPC Data

| | |
|-------------------------------------|---------------------------------------|
| Property Type: | Mid-terrace house |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Solid brick, with external insulation |
| Walls Energy: | Solid brick, with external insulation |
| Roof: | Pitched, 300 mm loft insulation |
| Roof Energy: | Pitched, 300 mm loft insulation |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | From main system |
| Lighting: | Excellent lighting efficiency |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 88 m ² |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST5



Detached

+61.04%

Semi-Detached

+59.16%

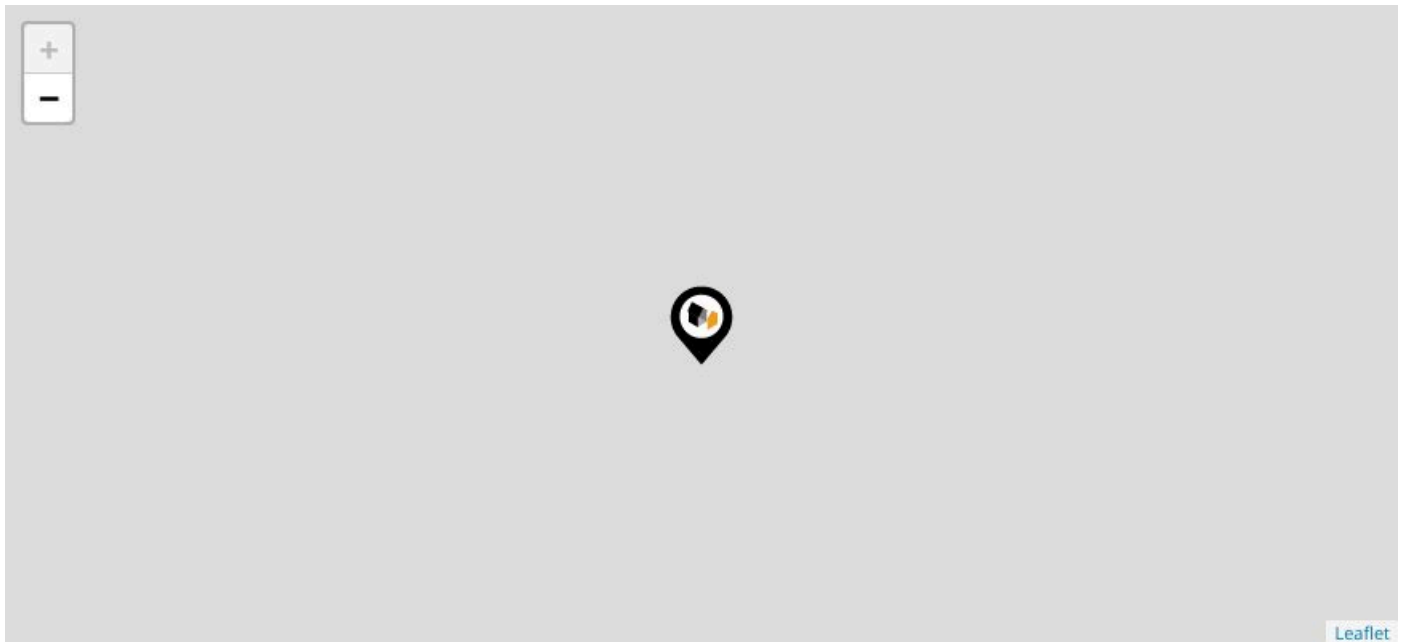
Terraced

+53.2%

Flat

+41.21%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

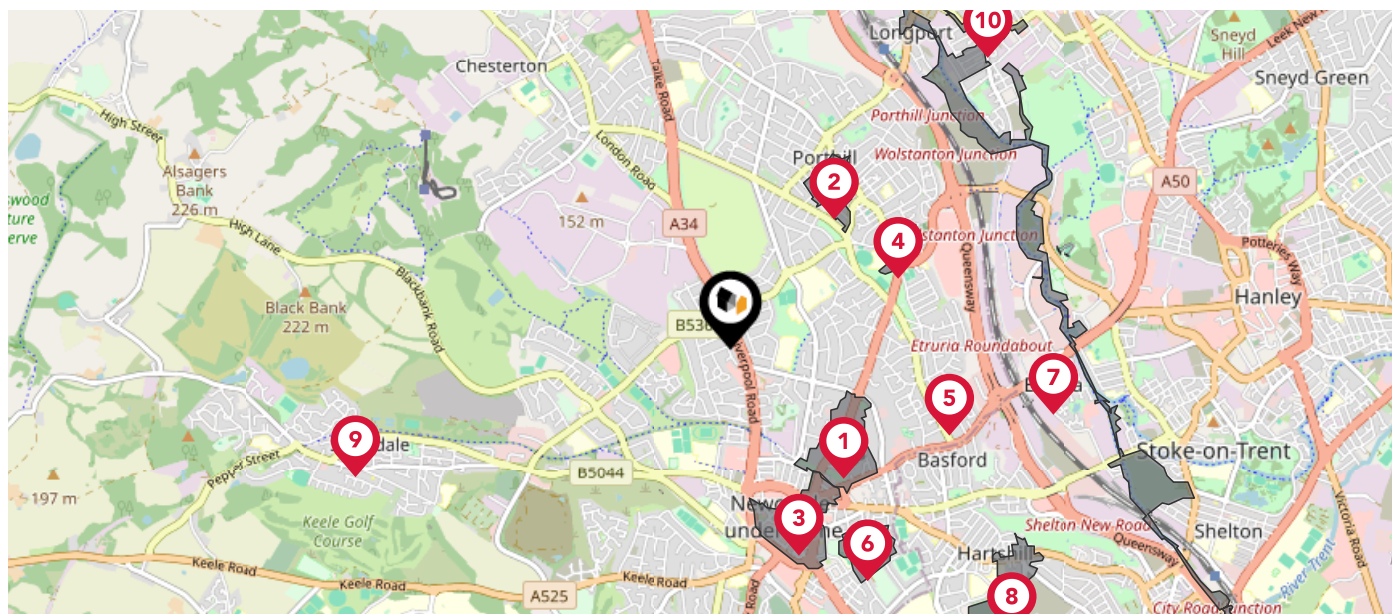
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



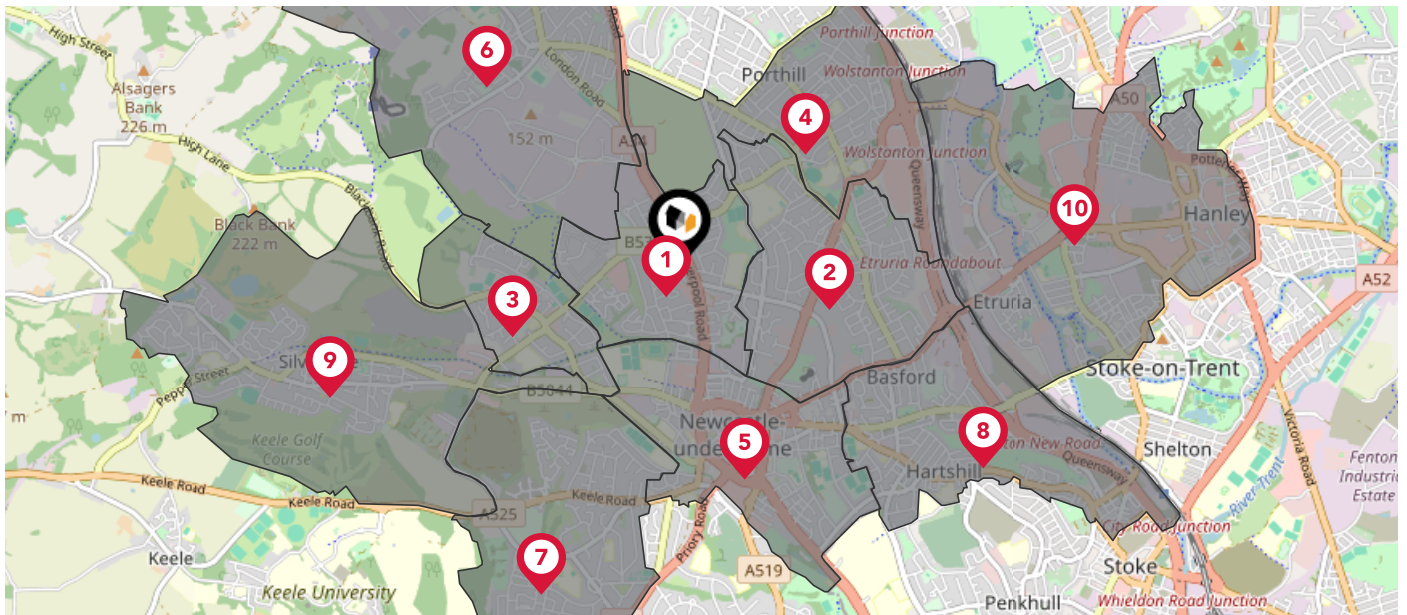
Nearby Conservation Areas

- 1 The Brampton
- 2 Watlands Park
- 3 Newcastle Town Centre
- 4 Wolstanton
- 5 Basford
- 6 Stubbs Walks
- 7 Trent and Mersey Canal
- 8 Hartshill
- 9 Silverdale
- 10 Newcastle Street











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



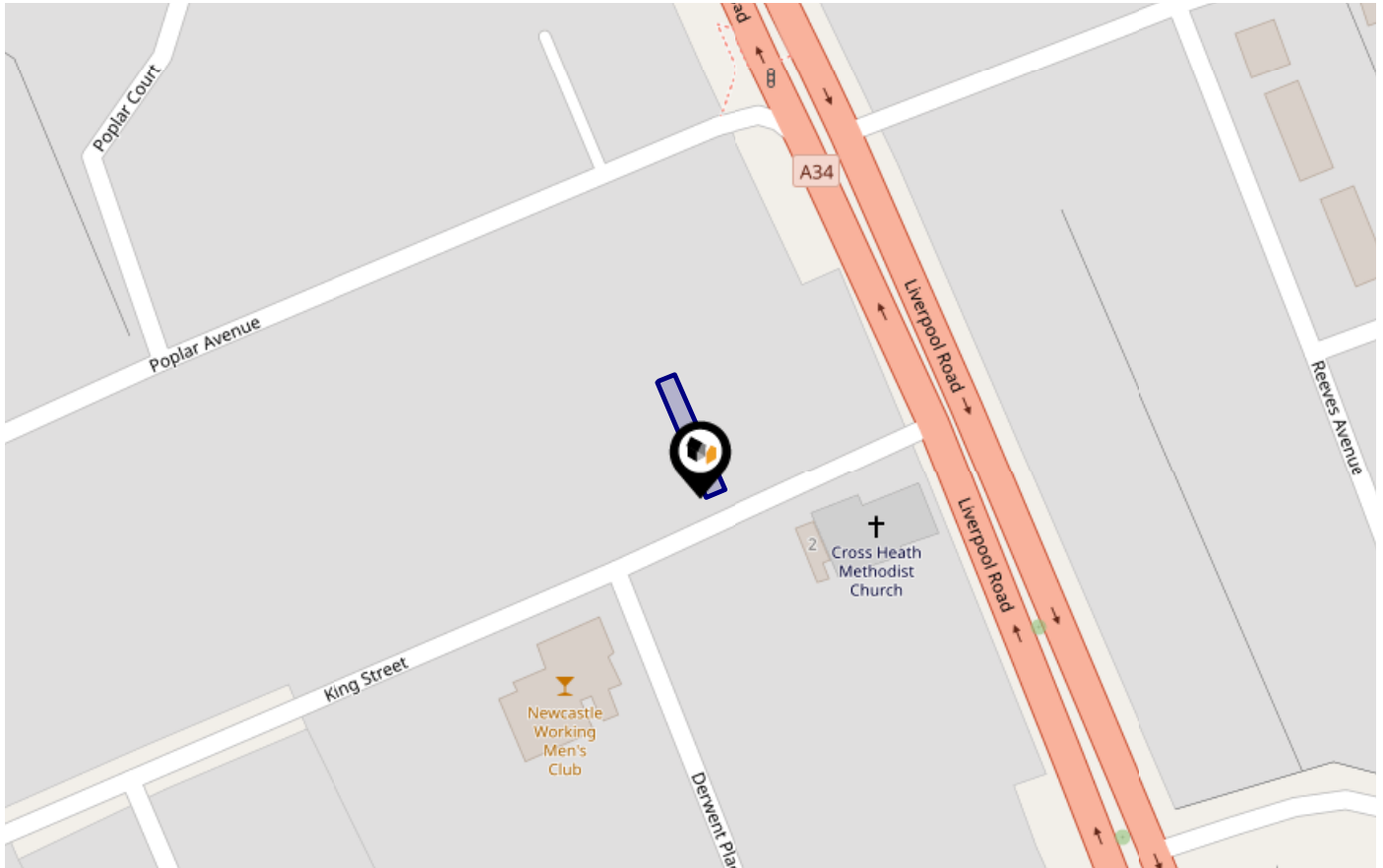
Nearby Council Wards

-  1 Cross Heath Ward
-  2 May Bank Ward
-  3 Knutton Ward
-  4 Wolstanton Ward
-  5 Town Ward
-  6 Holditch & Chesterton Ward
-  7 Thistleberry Ward
-  8 Hartshill and Basford Ward
-  9 Silverdale Ward
-  10 Etruria and Hanley 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.

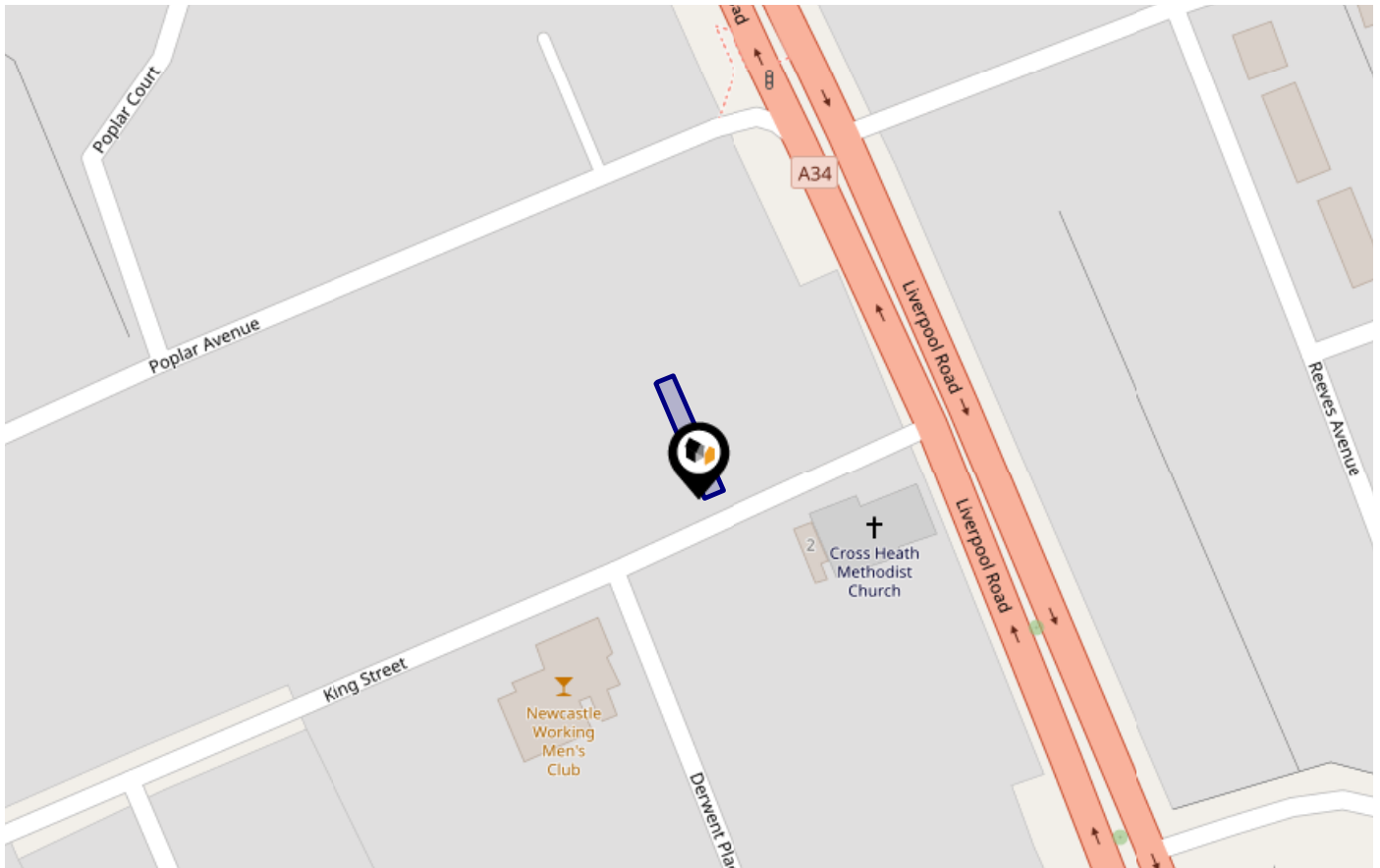
Chance of flooding to the following depths at this property:



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.

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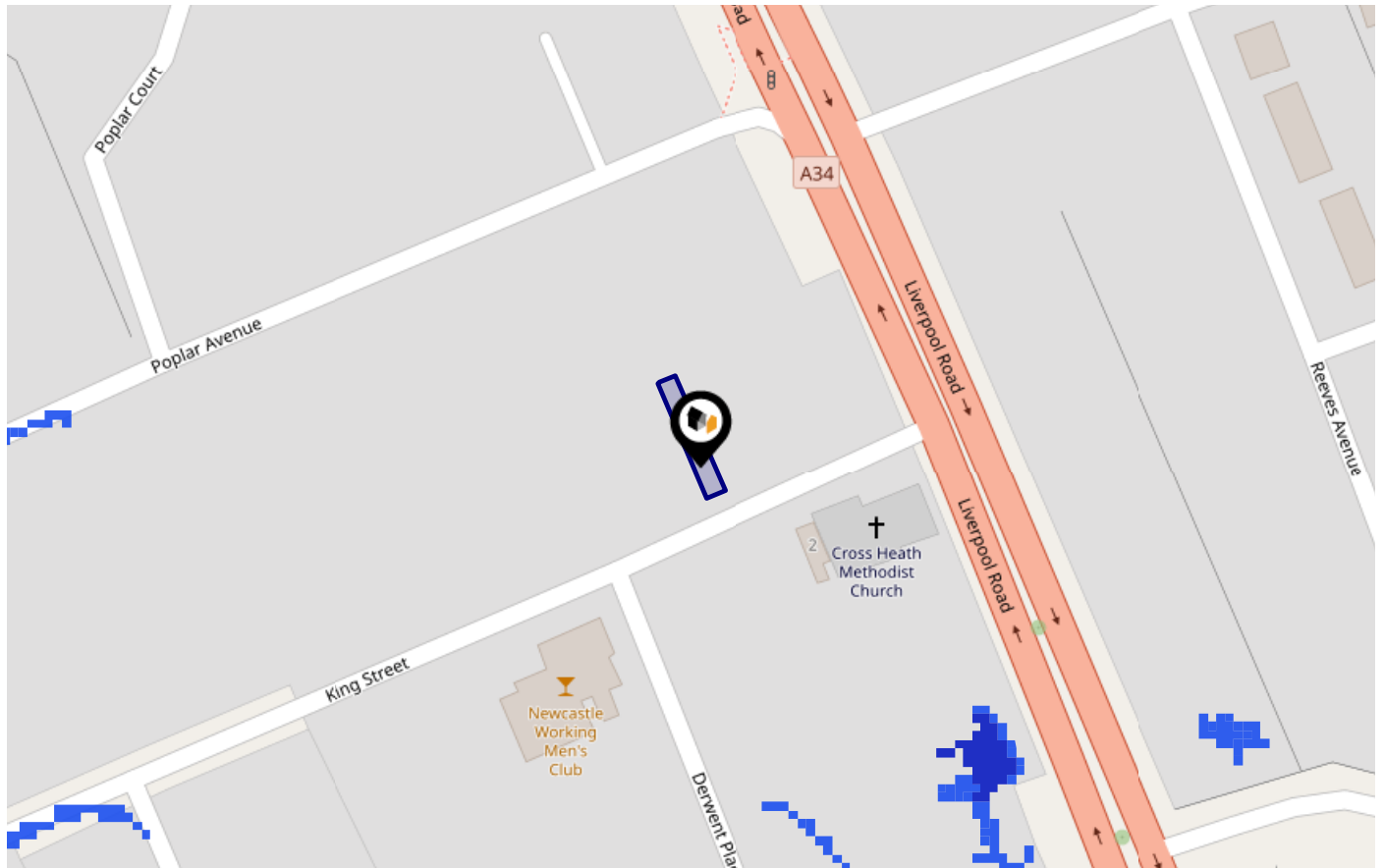
Chance of flooding to the following depths at this property:



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

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.
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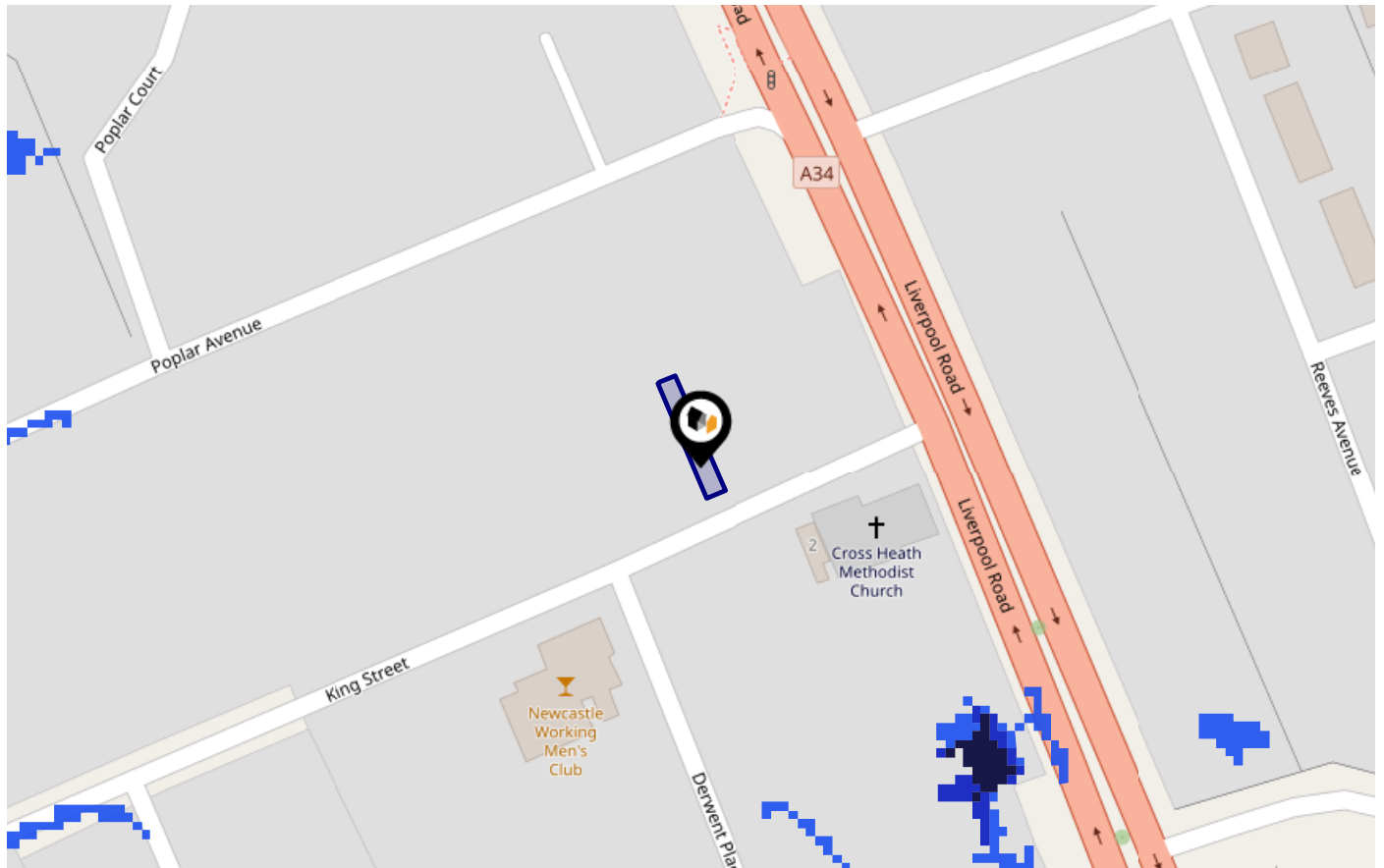
Chance of flooding to the following depths at this property:



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

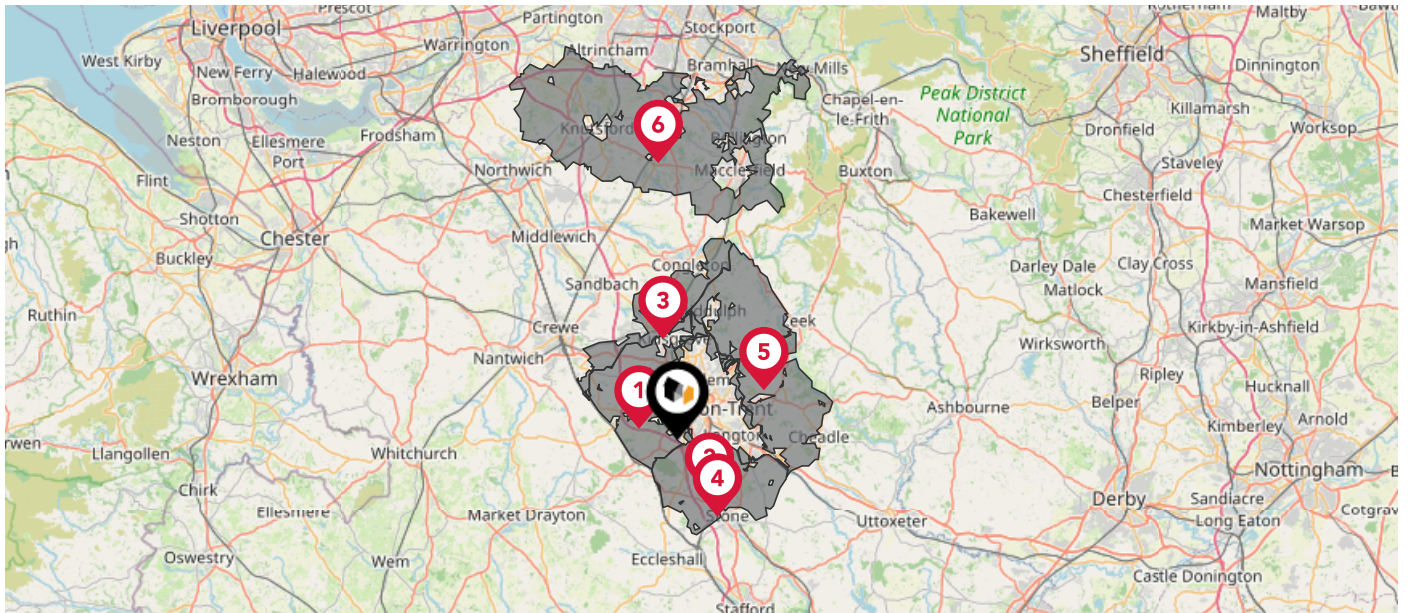
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Chance of flooding to the following depths at this property:



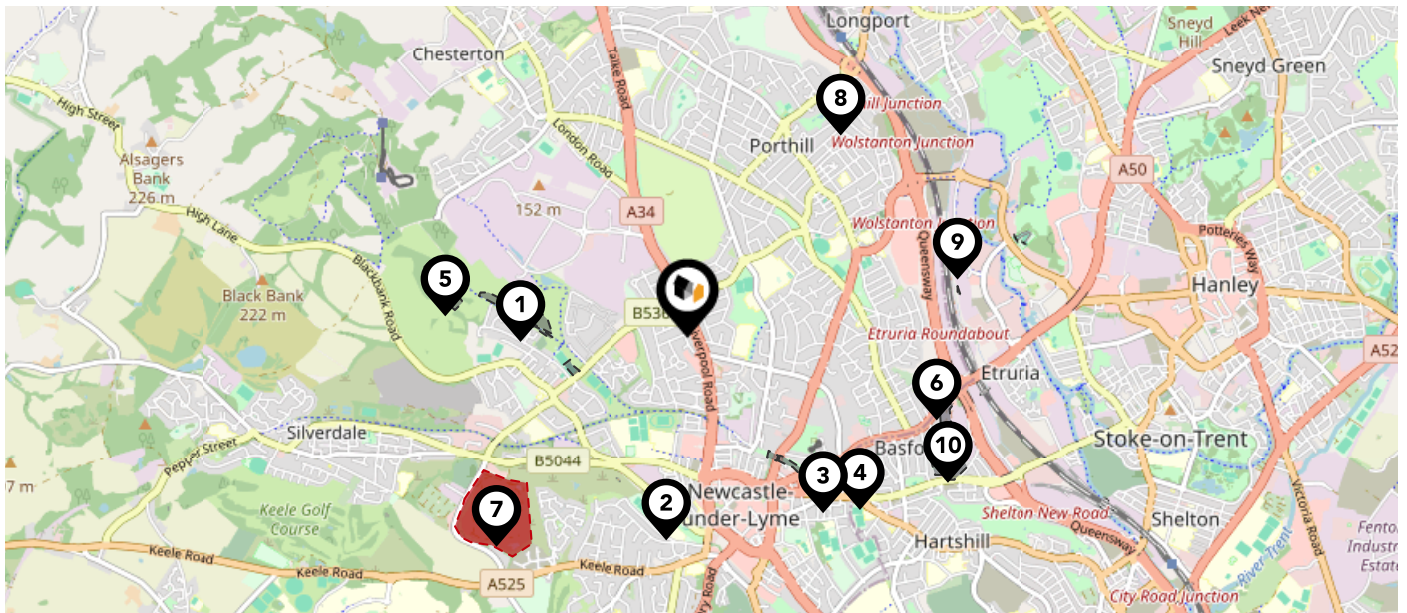
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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



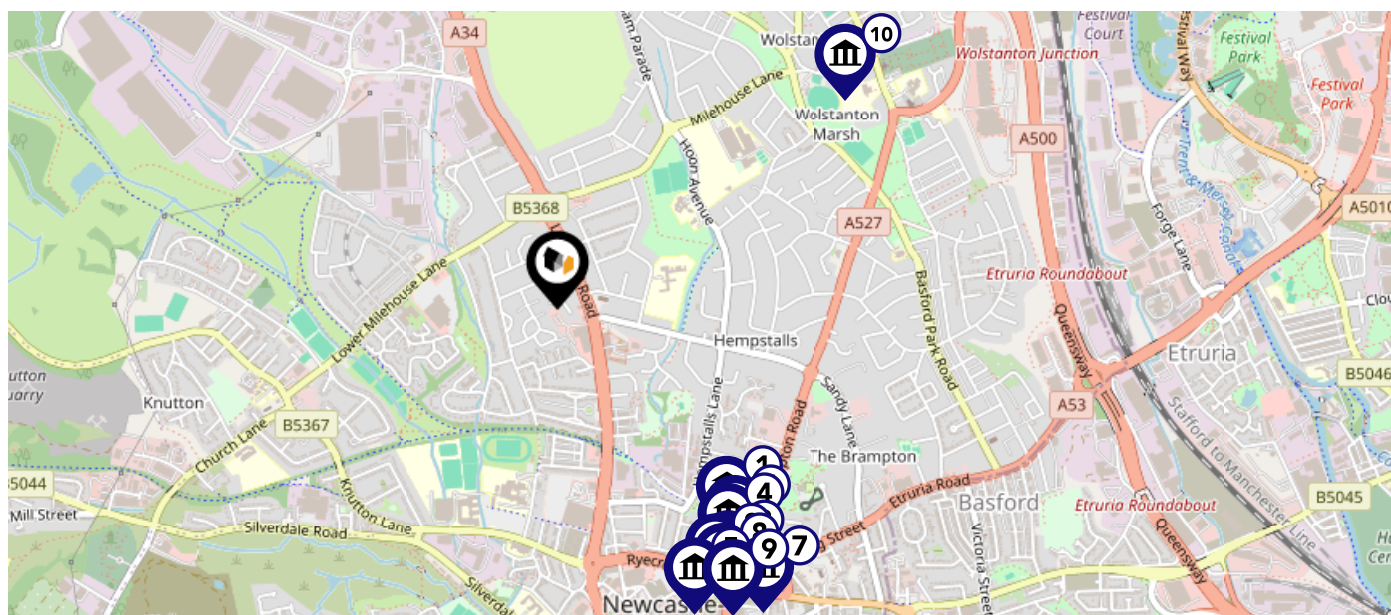
Nearby Landfill Sites











| | | |
|-----------|---|---|
| 1 | Apedale-Cleveland Road, Knutton, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 2 | Albert Mill-Silverdale Road, Newcastle-under-Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 3 | The Brampton-Former Railway Cutting Near The Brampton, King Street, The Brampton, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 4 | Newcastle Refuse Tip-Rope Street, Basford, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 5 | Whitebarn Farm, Whitebridge Lane-Cleveland Road, Near Knutton, Newcastle-under-Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 6 | Downing and Company-Etruria Tileries, Etruria Way, Basford, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 7 | No name provided by source | Active Landfill <input checked="" type="checkbox"/> |
| 8 | Land off St Edmunds Avenue-St Edmunds Avenue, Porthill, Newcastle Under Lyme, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 9 | Shelton Works-Etruria, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| 10 | Caddicks Marl Hole-Sheldon New Road, Etruria, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |

Maps

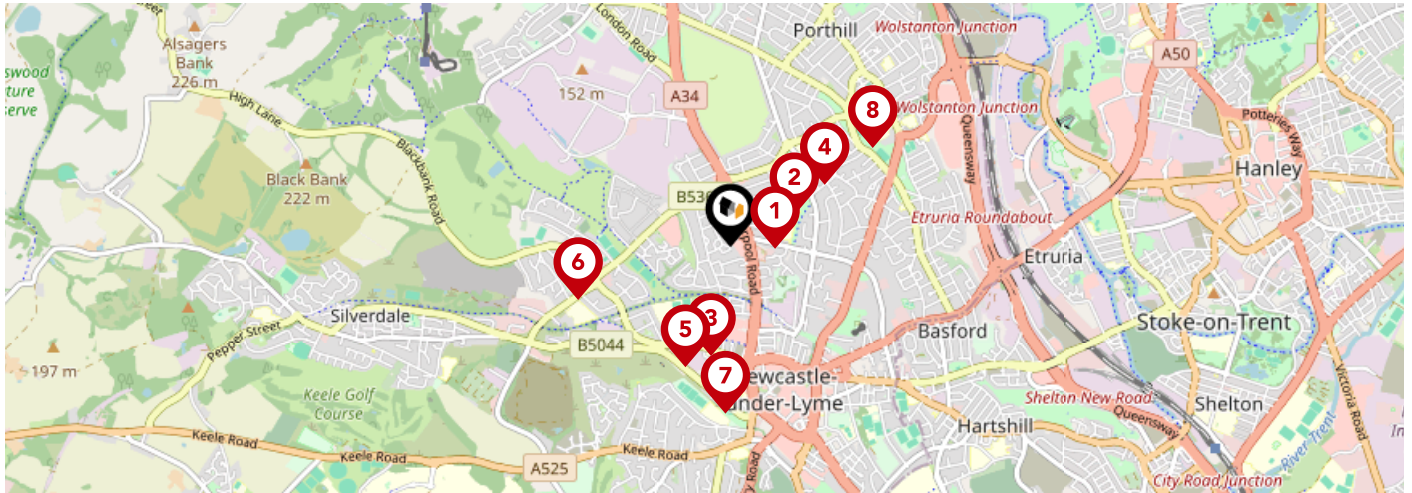
Listed Buildings

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



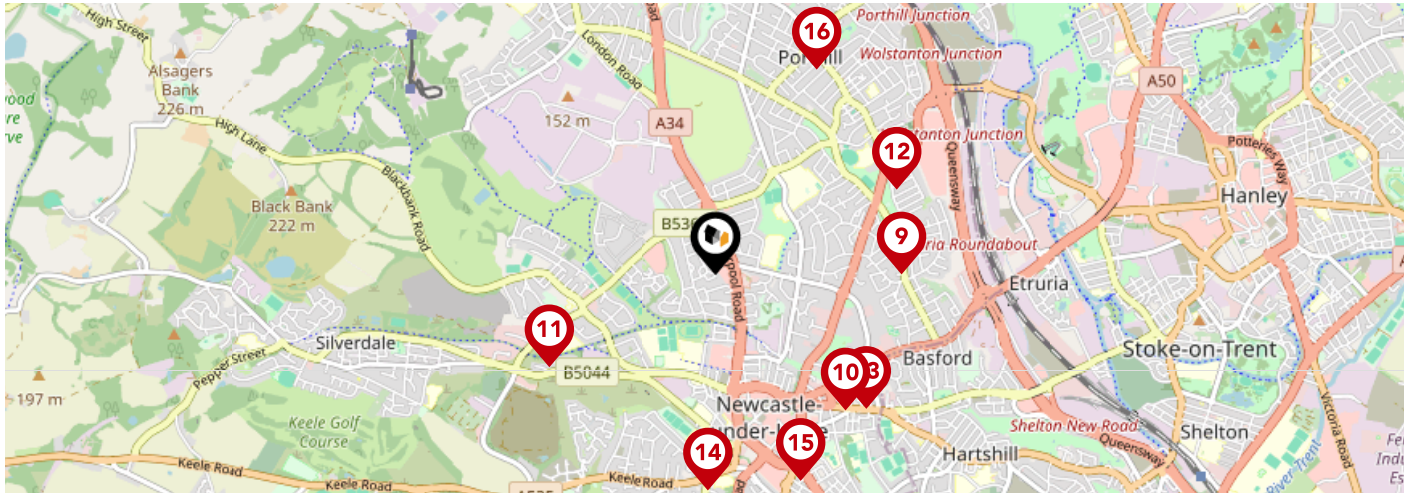
| Listed Buildings in the local district | | Grade | Distance |
|---|--|----------|-----------|
|  | 1297602 - Brampton Lodge | Grade II | 0.6 miles |
|  | 1219946 - Church Of St George | Grade II | 0.7 miles |
|  | 1297449 - Brampton House | Grade II | 0.7 miles |
|  | 1219519 - 1, Brampton Road | Grade II | 0.7 miles |
|  | 1219957 - Ebenezer House | Grade II | 0.7 miles |
|  | 1291409 - Garden Wall Of Brampton Lodge And Three Stone Bollards | Grade II | 0.7 miles |
|  | 1297484 - Bradwell House | Grade II | 0.8 miles |
|  | 1196762 - 6 And 8, Queen Street | Grade II | 0.8 miles |
|  | 1297482 - 3, King Street | Grade II | 0.8 miles |
|  | 1297485 - School House | Grade II | 0.8 miles |









Area Schools



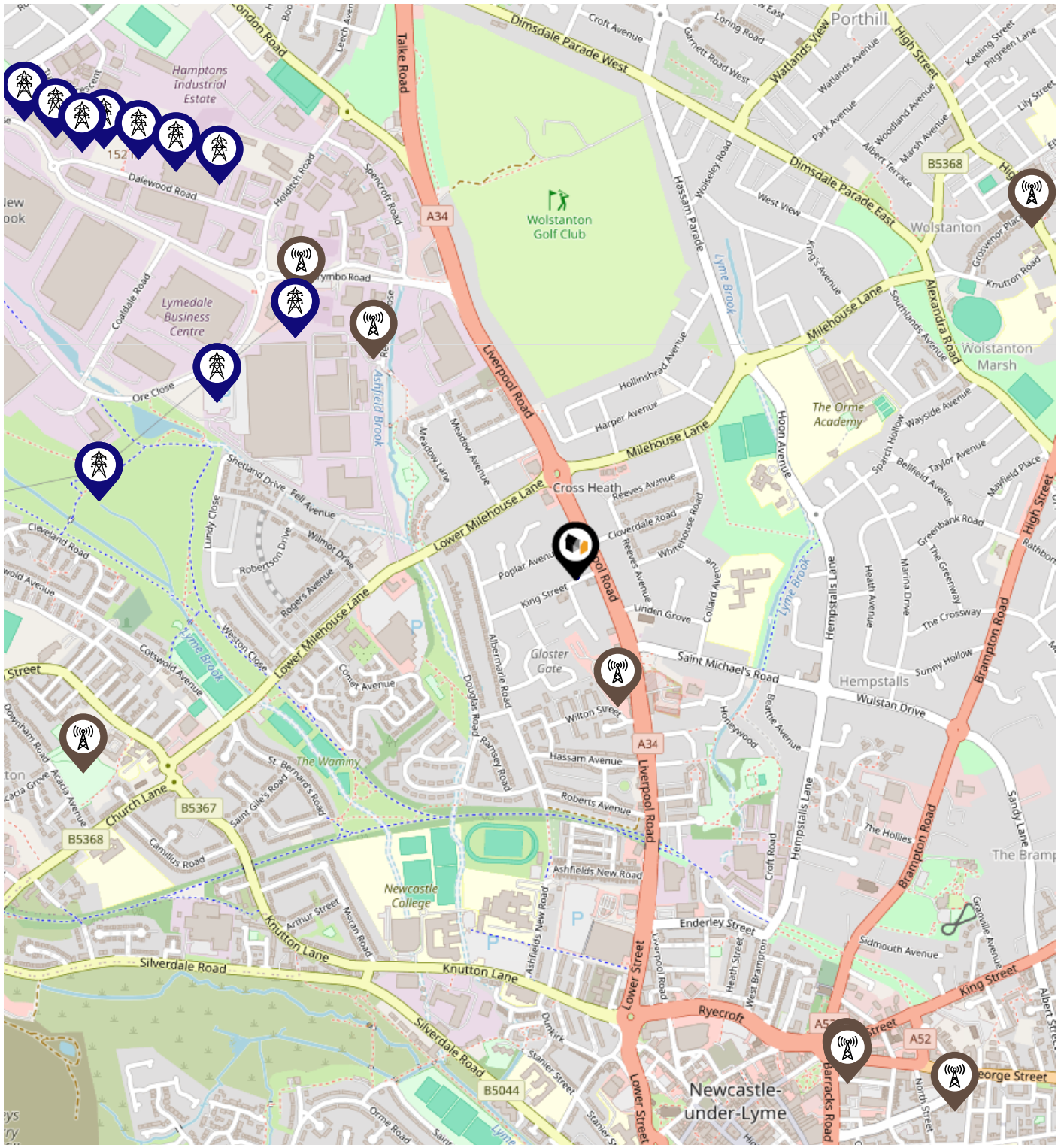
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Hempstalls Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Merryfields School Ofsted Rating: Good Pupils: 108 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St John Fisher Catholic College Ofsted Rating: Requires improvement Pupils: 1094 Distance:0.5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | The Orme Academy Ofsted Rating: Requires improvement Pupils: 749 Distance:0.5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Newcastle and Stafford Colleges Group Ofsted Rating: Outstanding Pupils:0 Distance:0.57 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cedars - Newcastle, Moorlands and Darwin Bases Ofsted Rating: Good Pupils: 45 Distance:0.72 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 408 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Margaret's CofE (VC) Junior School Ofsted Rating: Good Pupils: 231 Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools





| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | May Bank Infants' School Ofsted Rating: Good Pupils: 167 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Demetae Academy Ofsted Rating: Good Pupils: 30 Distance:0.84 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Knutton St Marys CofE Academy Ofsted Rating: Good Pupils: 186 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Wulstan's Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lyme Brook Independent School Ofsted Rating: Good Pupils: 7 Distance:0.9 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Giles' and St George's Church of England Academy Ofsted Rating: Good Pupils: 357 Distance:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hassell Primary School Ofsted Rating: Good Pupils: 194 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kaleidoscope School Ofsted Rating: Good Pupils: 29 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

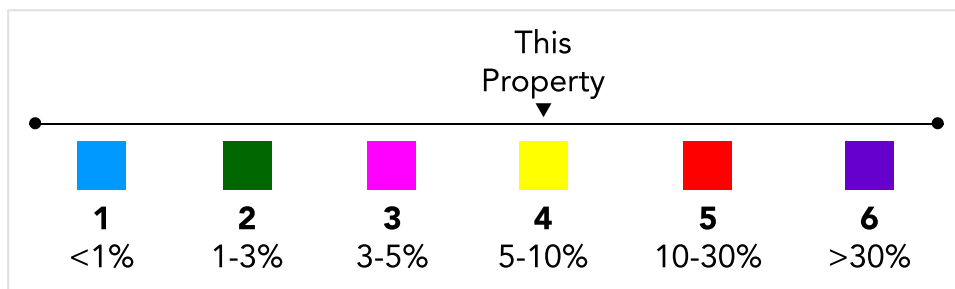
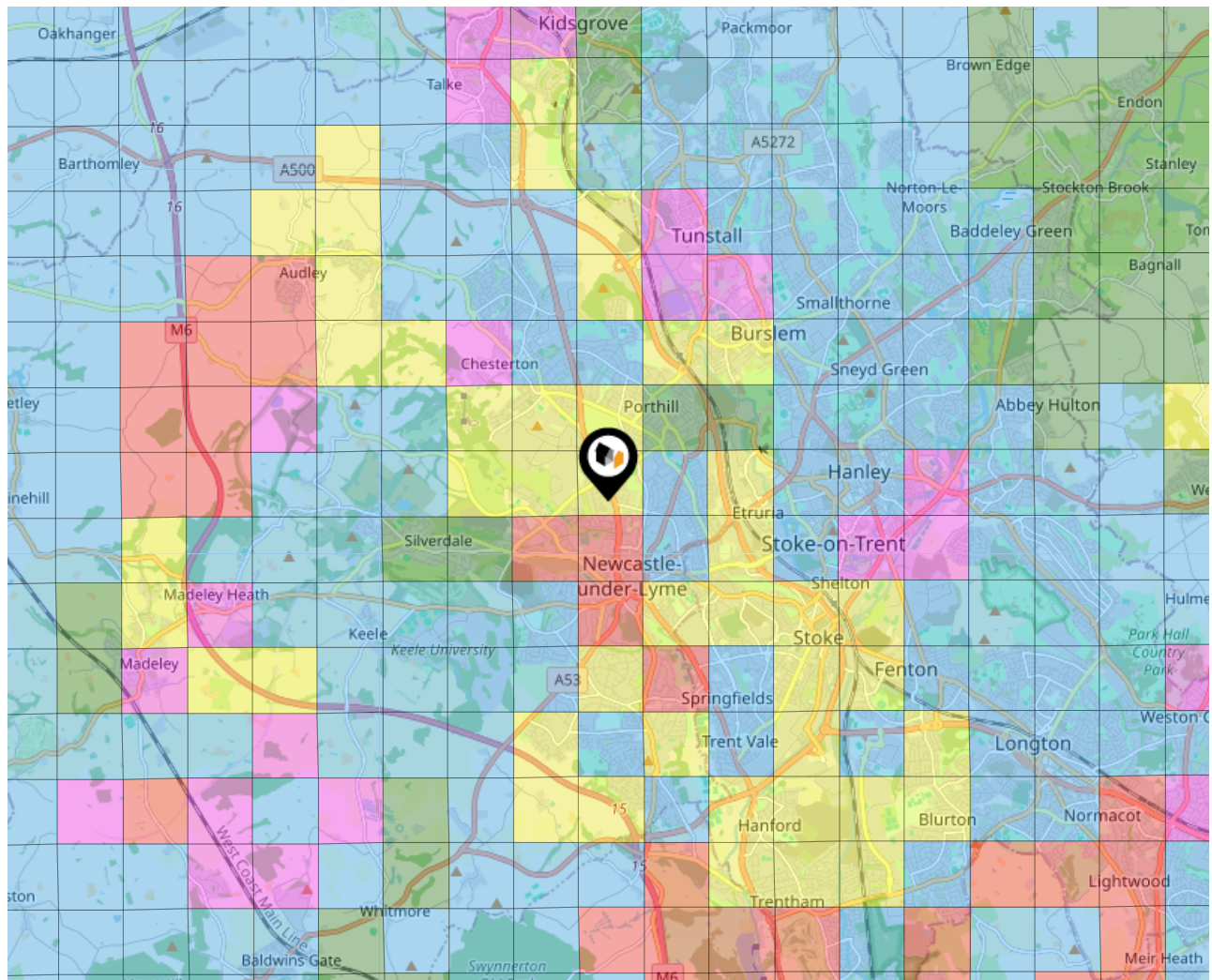


Key:

-  Power Pylons
-  Communication Masts

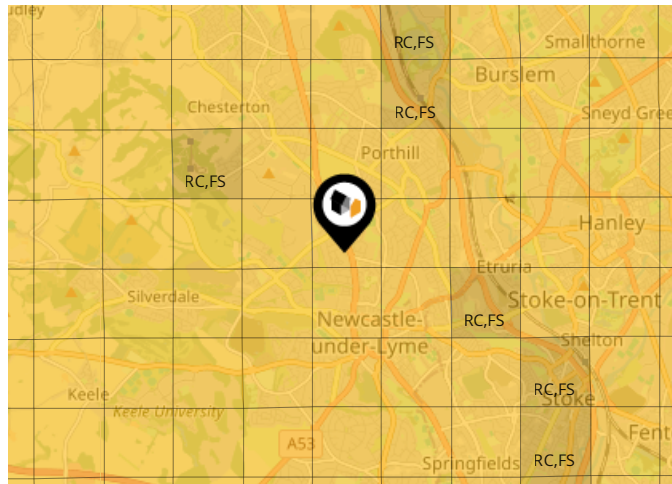
What is Radon?

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: | NONE | Soil Texture: | LOAM TO SANDY LOAM |
| Parent Material Grain: | ARENACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY | | |

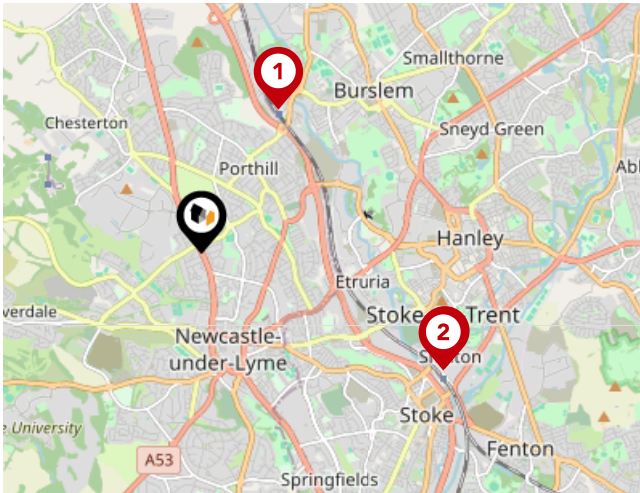


Primary Classifications (Most Common Clay Types)

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

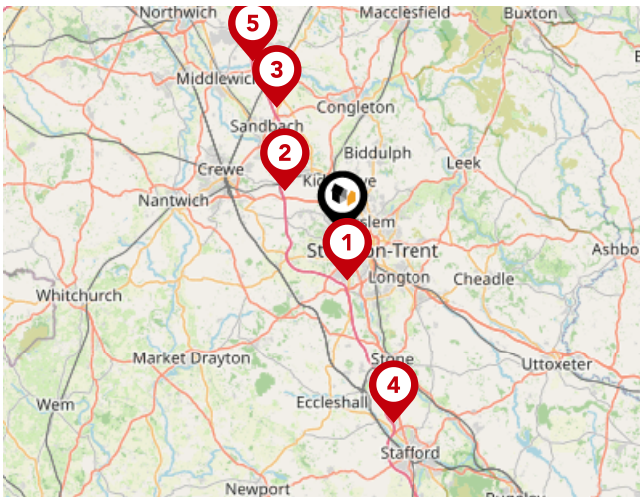
Area

Transport (National)



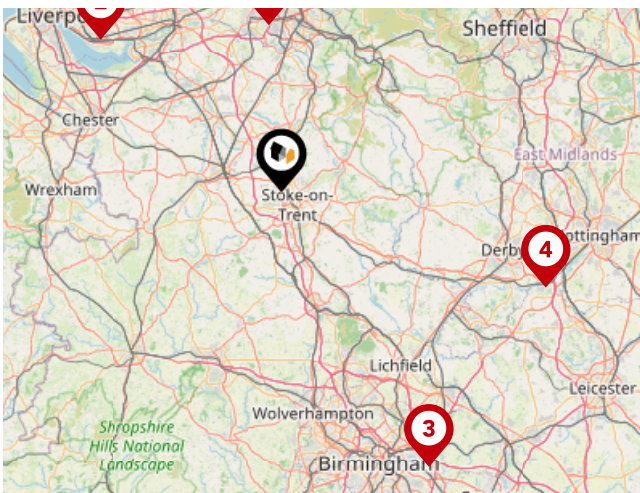
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Platform 2 | 1.46 miles |
| 2 | Stoke-on-Trent Rail Station | 2.4 miles |
| 3 | Stoke-on-Trent Rail Station | 2.41 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M6 J15 | 3.29 miles |
| 2 | M6 J16 | 5.18 miles |
| 3 | M6 J17 | 10.14 miles |
| 4 | M6 J14 | 14.04 miles |
| 5 | M6 J18 | 13.86 miles |

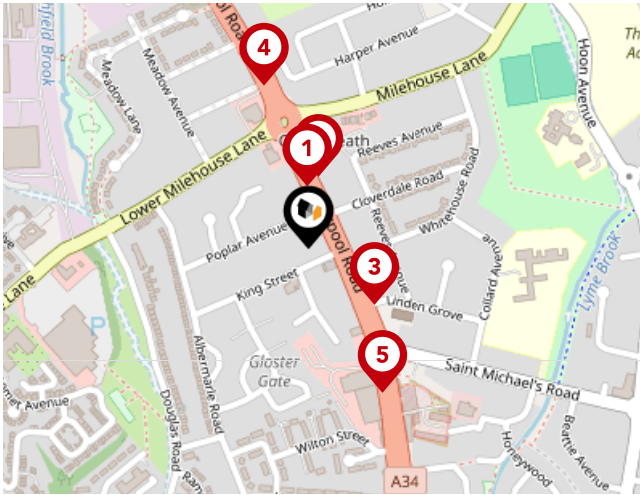


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Manchester Airport | 23.91 miles |
| 2 | Speke | 33.74 miles |
| 3 | Birmingham Airport | 44.68 miles |
| 4 | East Mids Airport | 40.07 miles |

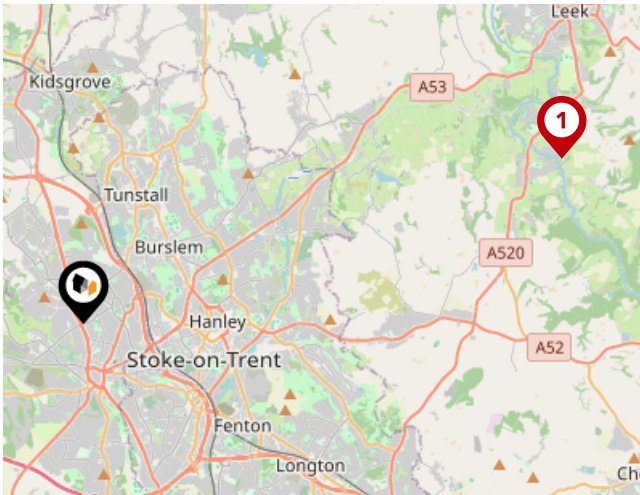
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Shops | 0.07 miles |
| 2 | Shops | 0.08 miles |
| 3 | St Michaels Road | 0.1 miles |
| 4 | Lower Milehouse Lane | 0.19 miles |
| 5 | St Michaels Road | 0.18 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Cheddleton (Churnet Valley Railway) | 9.04 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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