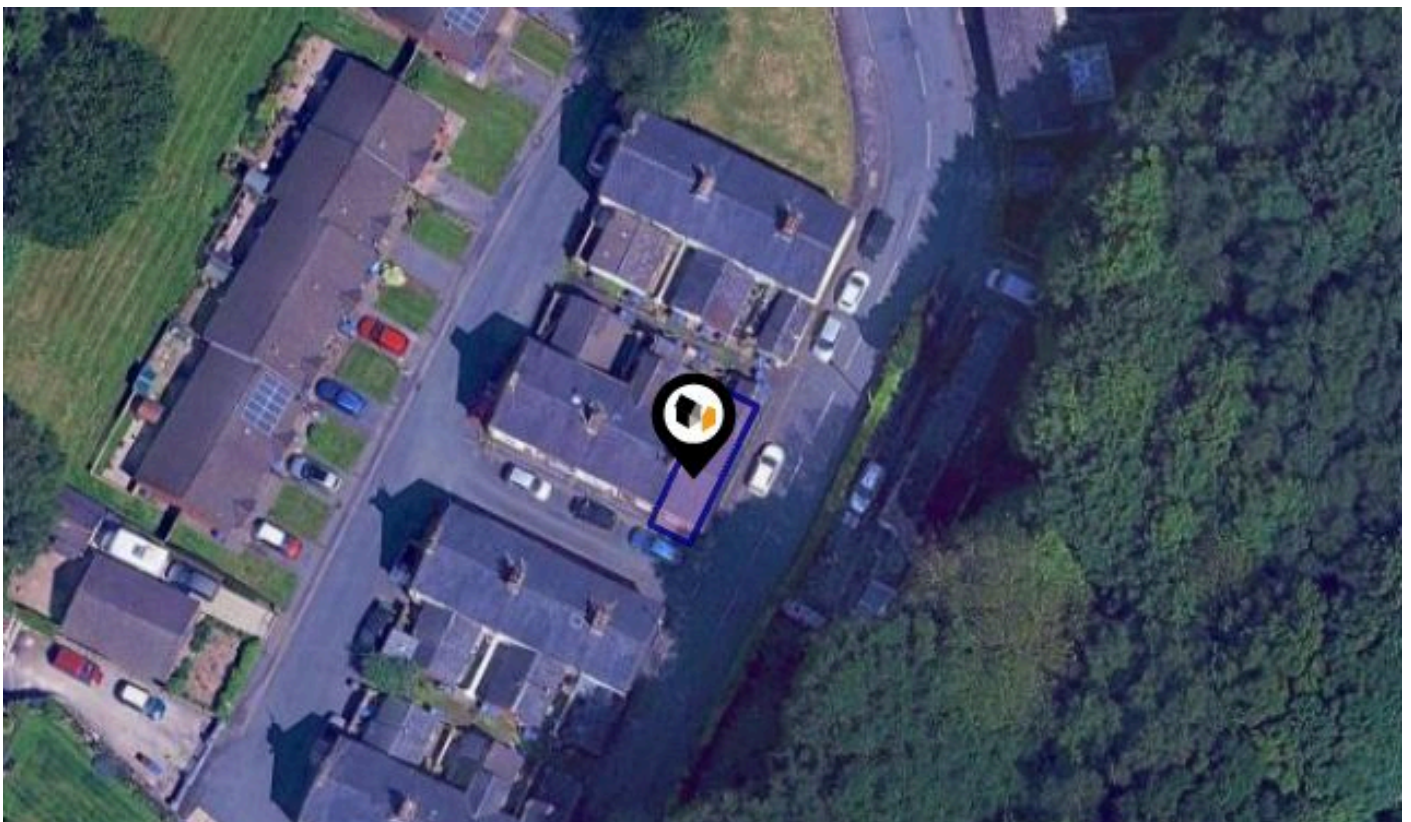




See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
Wednesday 01st July 2026



**NELSON BUILDINGS, KIDSGROVE, STOKE-ON-TRENT, ST7**

**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com

# Property Overview



## Property

<b>Type:</b>	Terraced House
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	613 ft <sup>2</sup> / 57 m <sup>2</sup>
<b>Plot Area:</b>	0.01 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,556
<b>Title Number:</b>	SF539029

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Staffordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	High

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>19</b> mb/s	<b>80</b> mb/s	<b>5000</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

Kidsgrove, ST7

Energy rating

**D**

Valid until 05.08.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   <b>c</b>
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

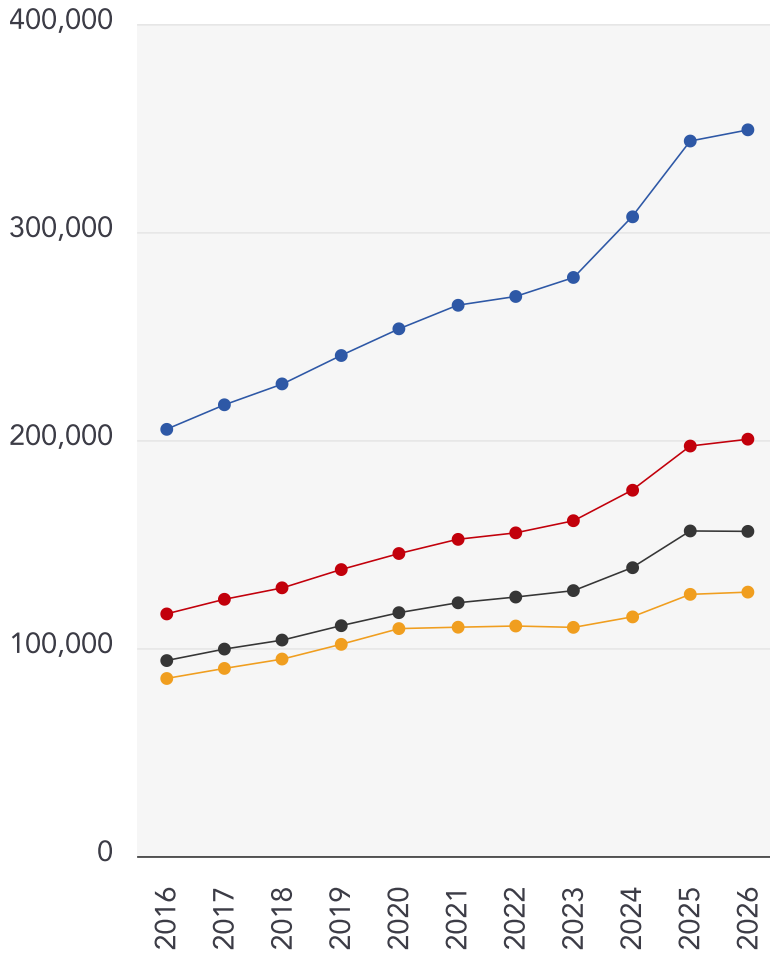
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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	57 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST7



Detached

**+70.17%**

Semi-Detached

**+72.14%**

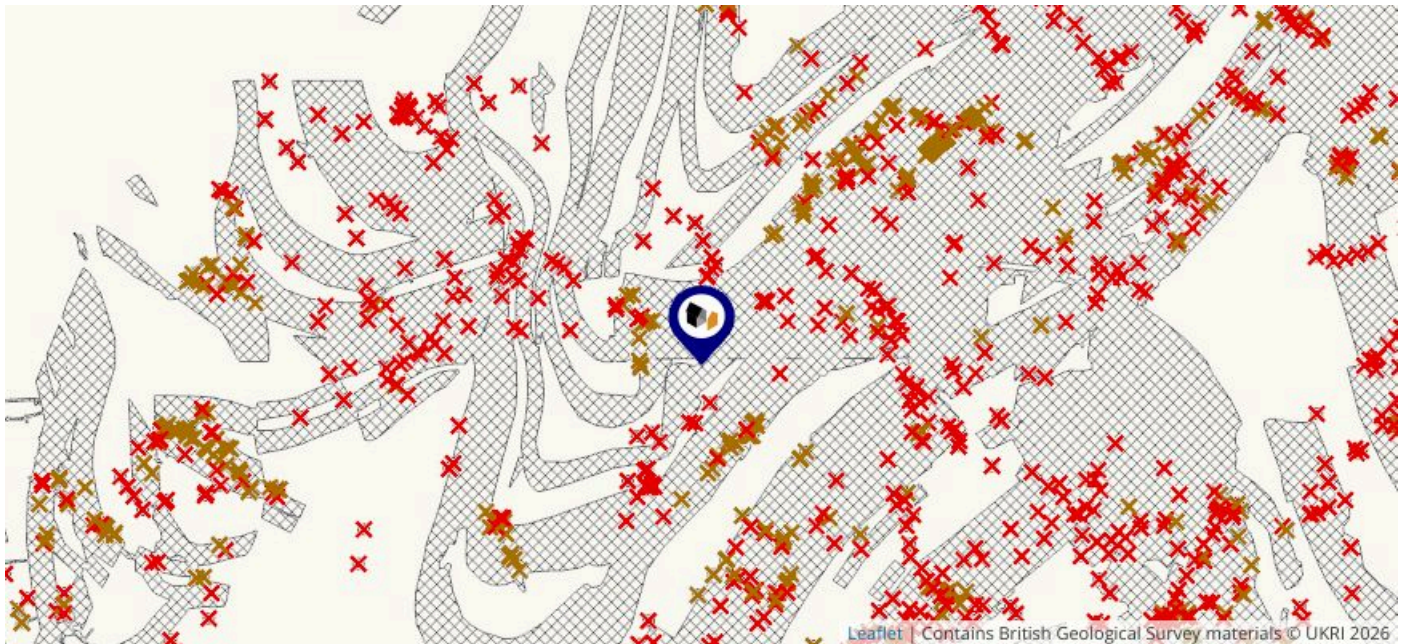
Terraced

**+66.07%**

Flat

**+48.62%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- × Adit
- × Gutter Pit
- × Shaft

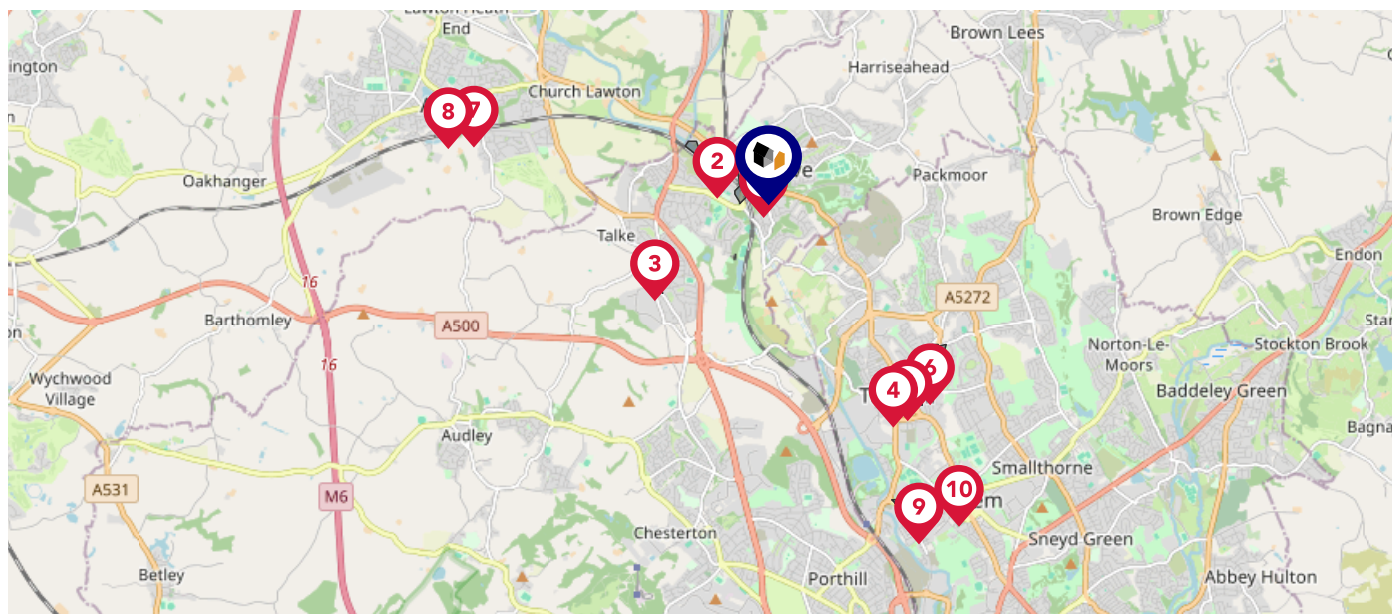
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



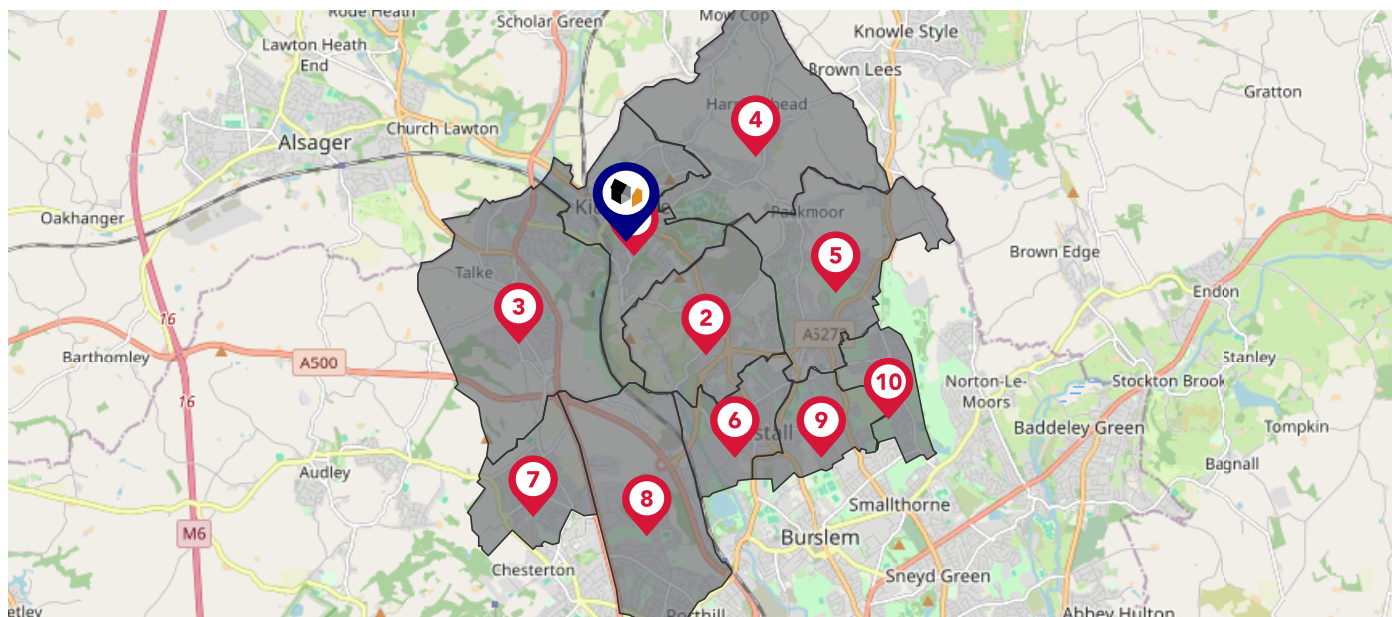
### Nearby Conservation Areas

- 1 Kidsgrove
- 2 Trent and Mersey Canal, Hardings Wood
- 3 Talke
- 4 Tower Square
- 5 Park Terrace
- 6 Victoria Park
- 7 Alsager Conservation Area
- 8 Alsager Conservation Area
- 9 Newcastle Street
- 10 Burslem 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



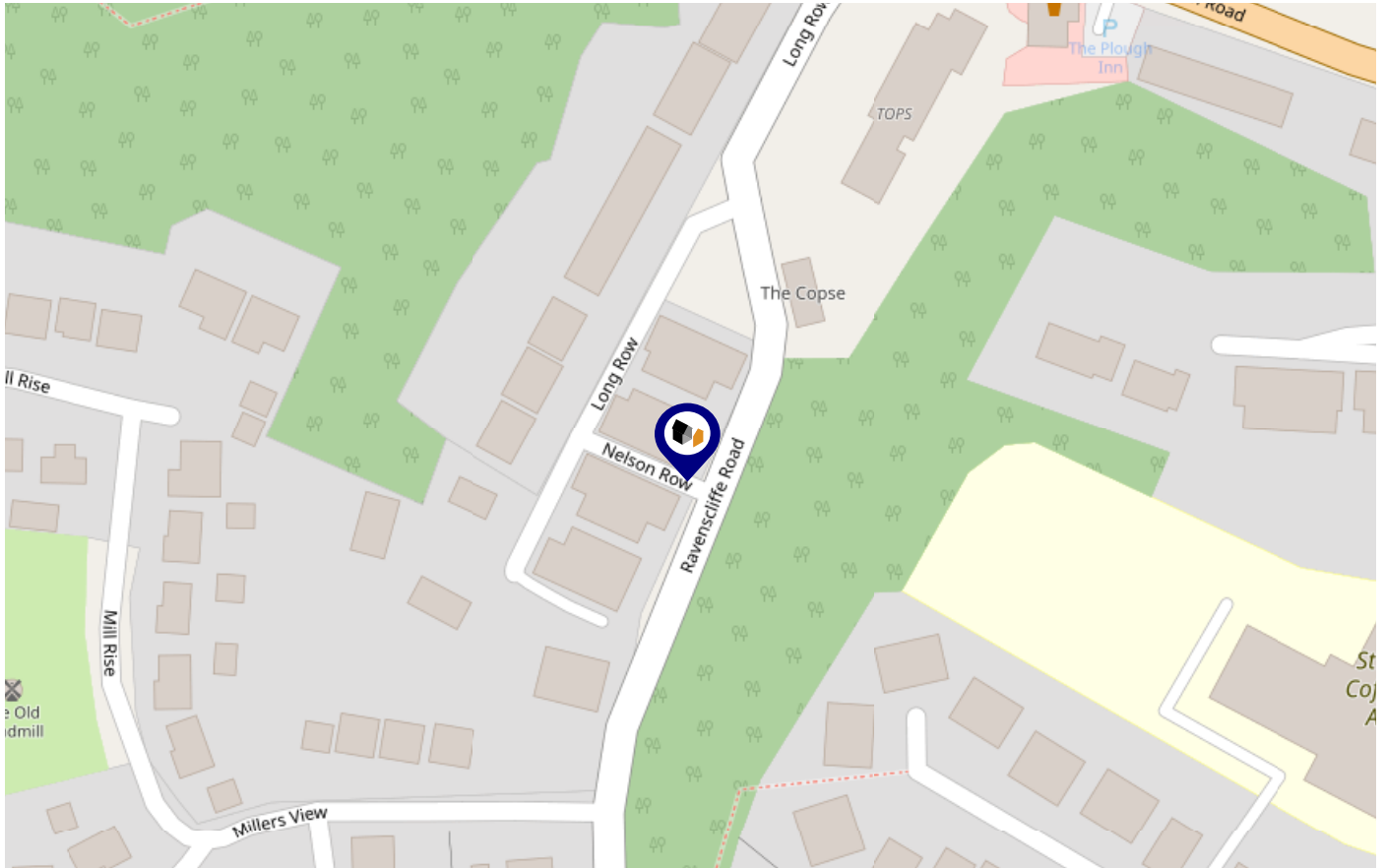
### Nearby Council Wards

- 1 Kidsgrove & Ravenscliffe Ward
- 2 Goldenhill and Sandyford Ward
- 3 Talke & Butt Lane Ward
- 4 Newchapel & Mow Cop Ward
- 5 Great Chell and Packmoor Ward
- 6 Tunstall Ward
- 7 Crackley & Red Street Ward
- 8 Bradwell Ward
- 9 Little Chell and Stanfield Ward
- 10 Bradeley and Chell Heath 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.

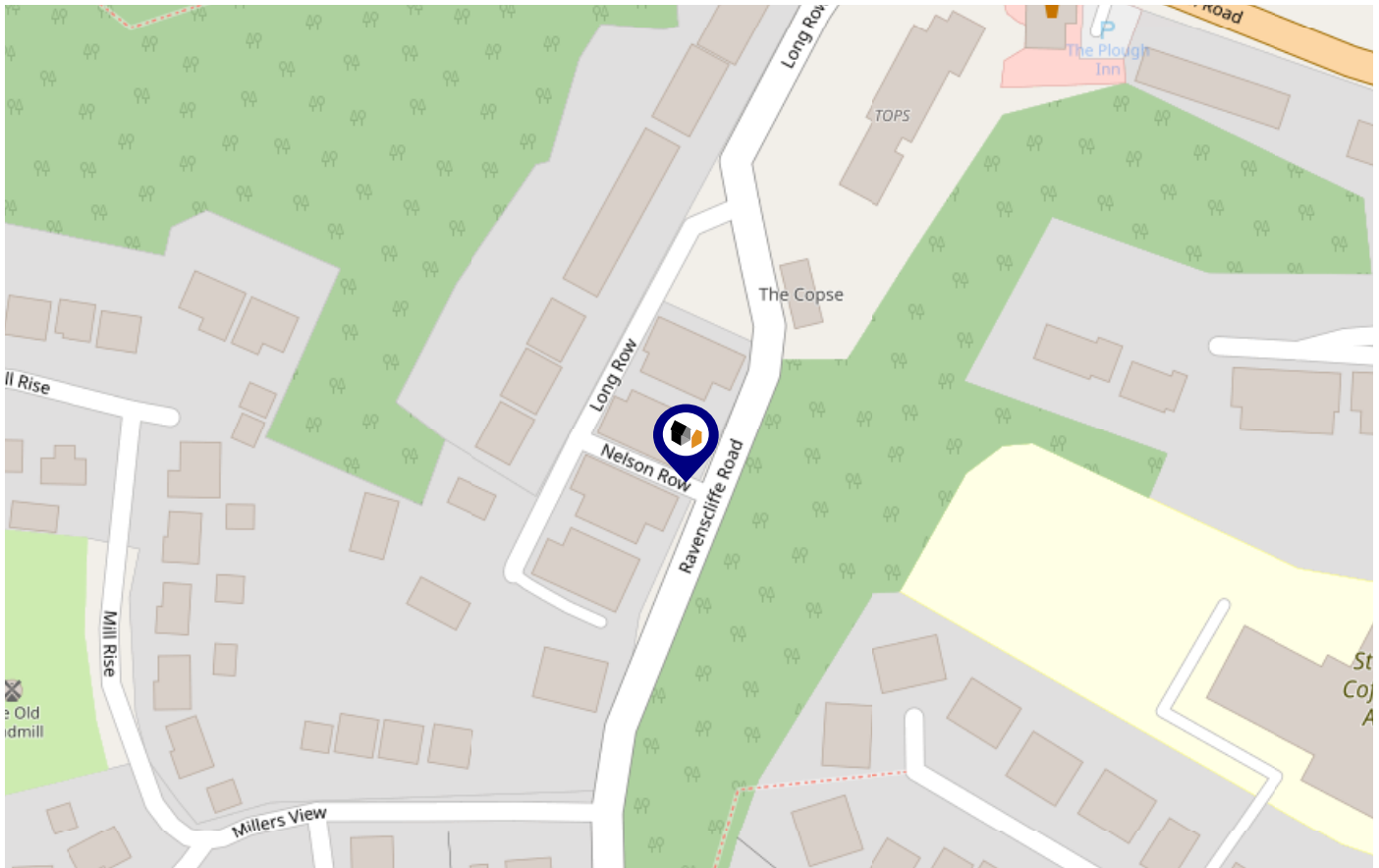
Chance of flooding to the following depths at this property:



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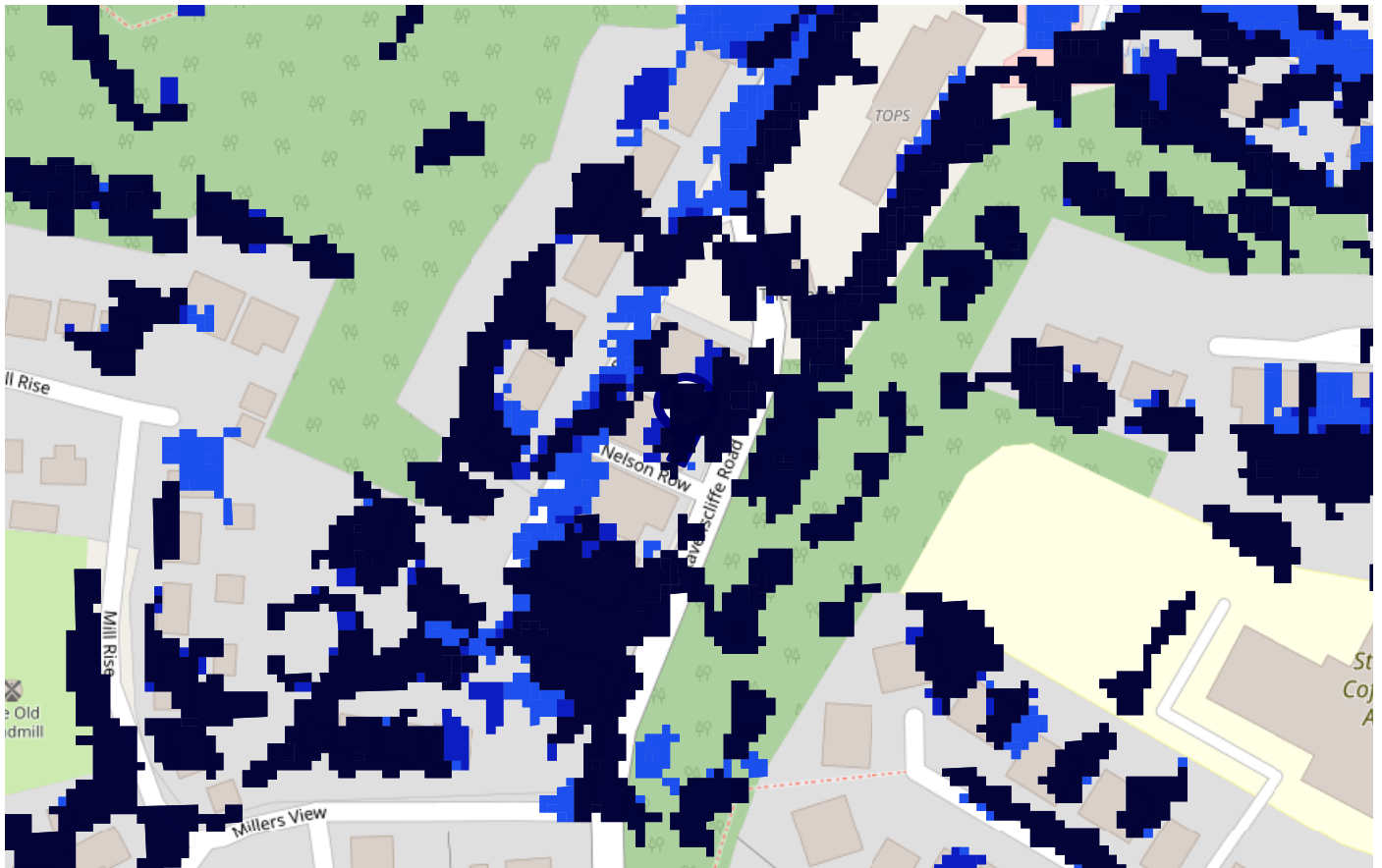
Chance of flooding to the following depths at this property:



# 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: High

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.

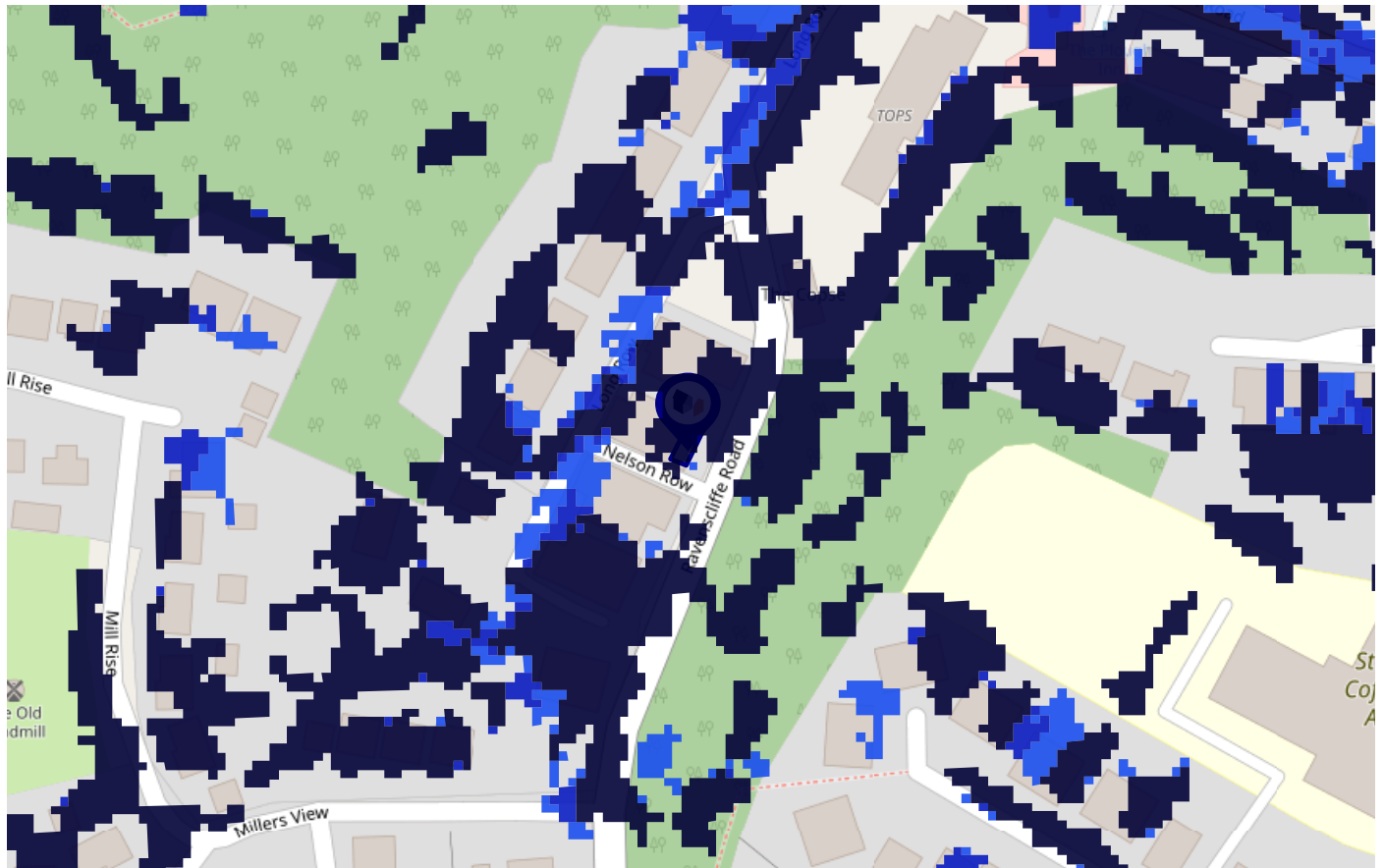
Chance of flooding to the following depths at this property:



# 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: High**

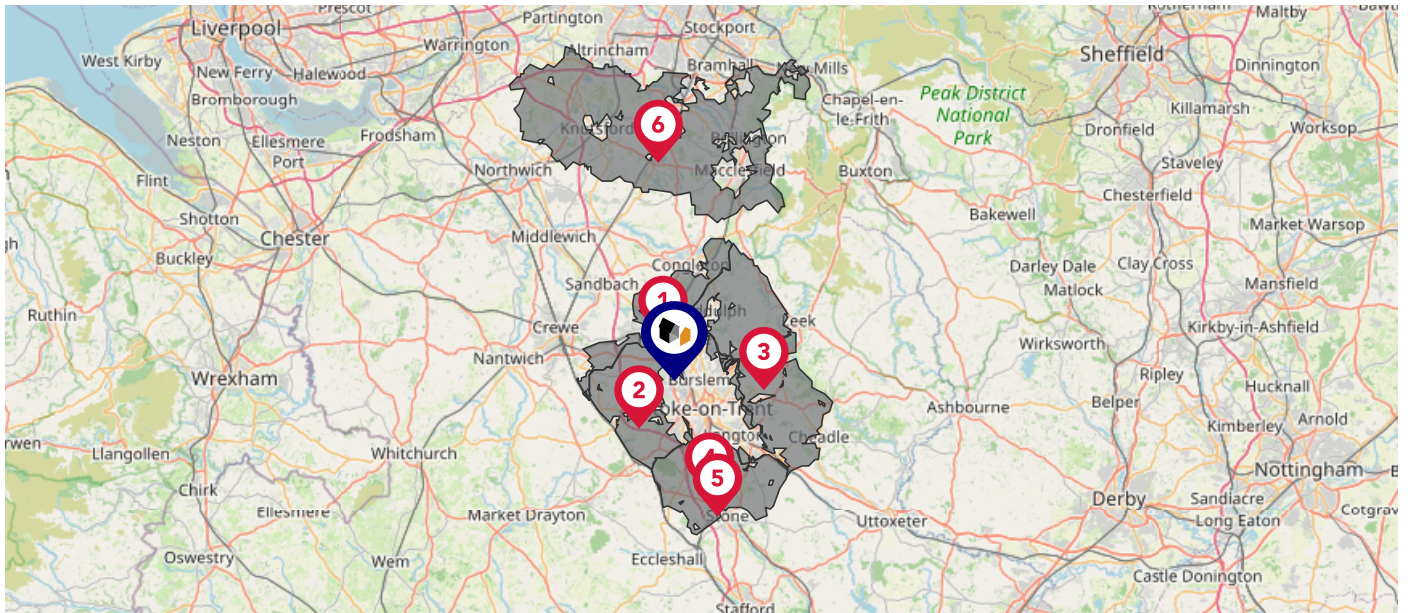
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Cheshire East

2

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

3

Stoke-on-Trent Green Belt - Staffordshire Moorlands

4

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

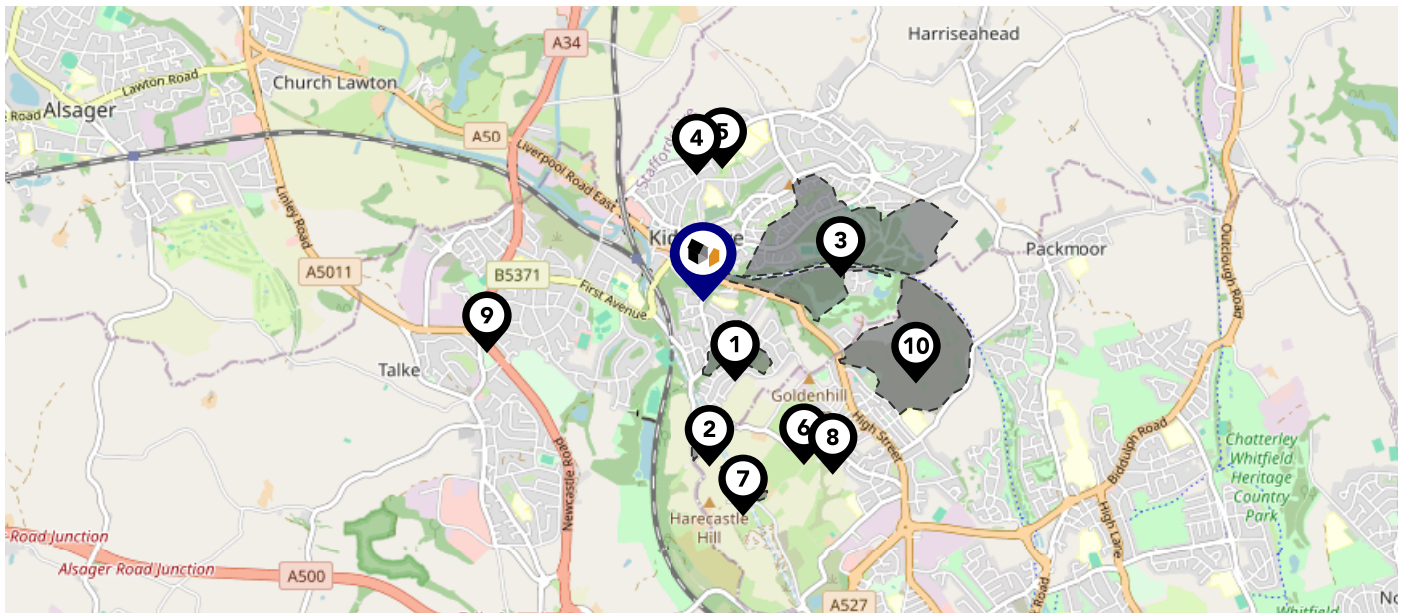
5

Stoke-on-Trent Green Belt - Stafford

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.



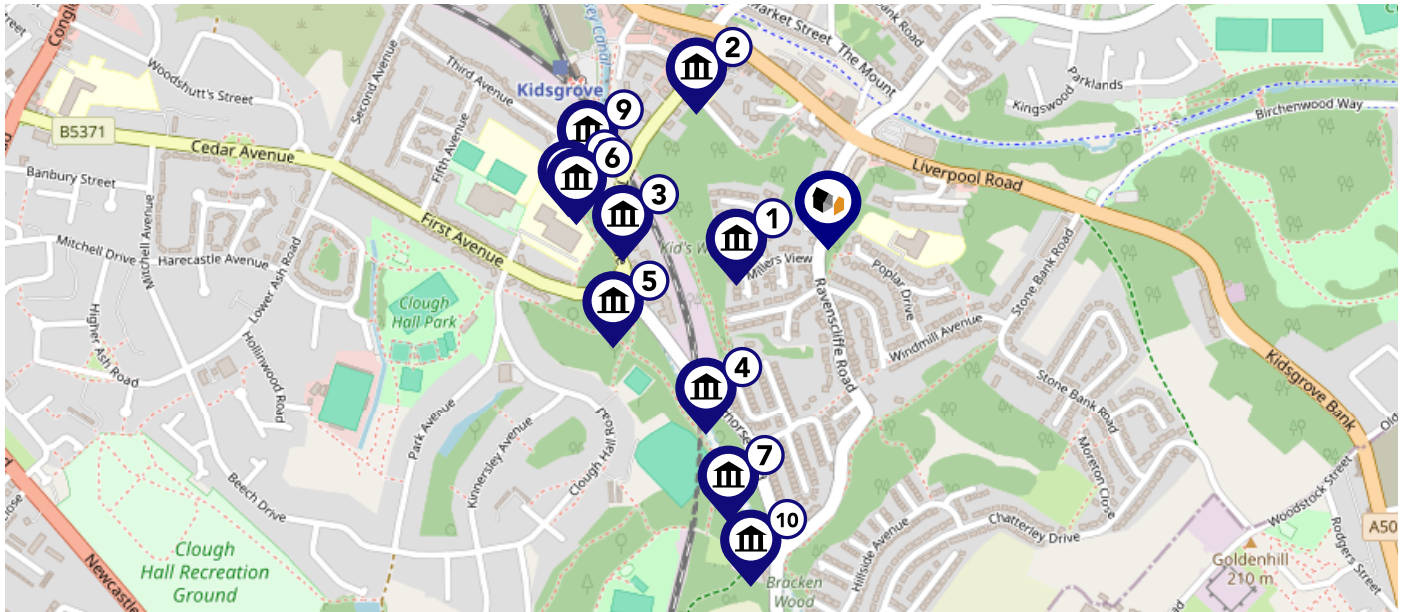
### Nearby Landfill Sites











<b>1</b>	Land Near Birchen Wood, Stonebank Road Tip Extension To 43-Stonebank Road, Kidsgrove, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>2</b>	Lowlands Colliery Limited-Acres Nook Road, Acres Nook, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>3</b>	Birchenwood Landfill Site-Kidsgrove, Stoke-on-Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	St Johns Roman Catholic School-Gloucester Road, Kidsgrove, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>5</b>	Behind Catholic School-Gloucester Road, Dove Bank, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>6</b>	West Of Heathside Lane-Heathside Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>7</b>	Line Houses-Golden Hill	Historic Landfill <input type="checkbox"/>
<b>8</b>	East Of Heathside Lane-Heathside Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>9</b>	Rear Of Petrol Station Eastside-Congleton Road, Talke Eastside, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>

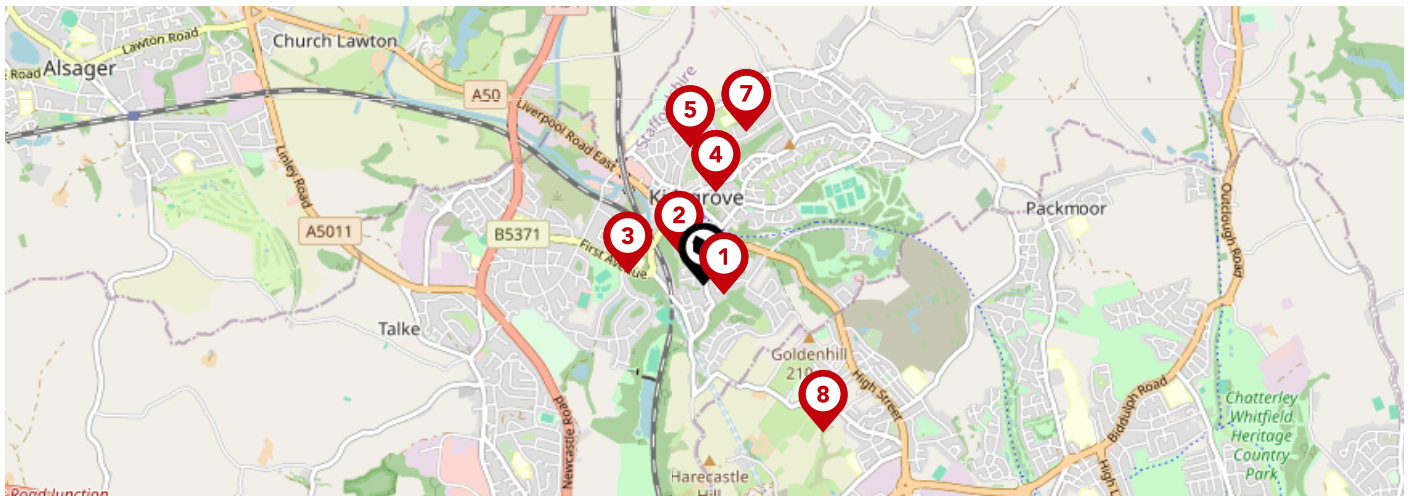
# Maps

## Listed Buildings

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

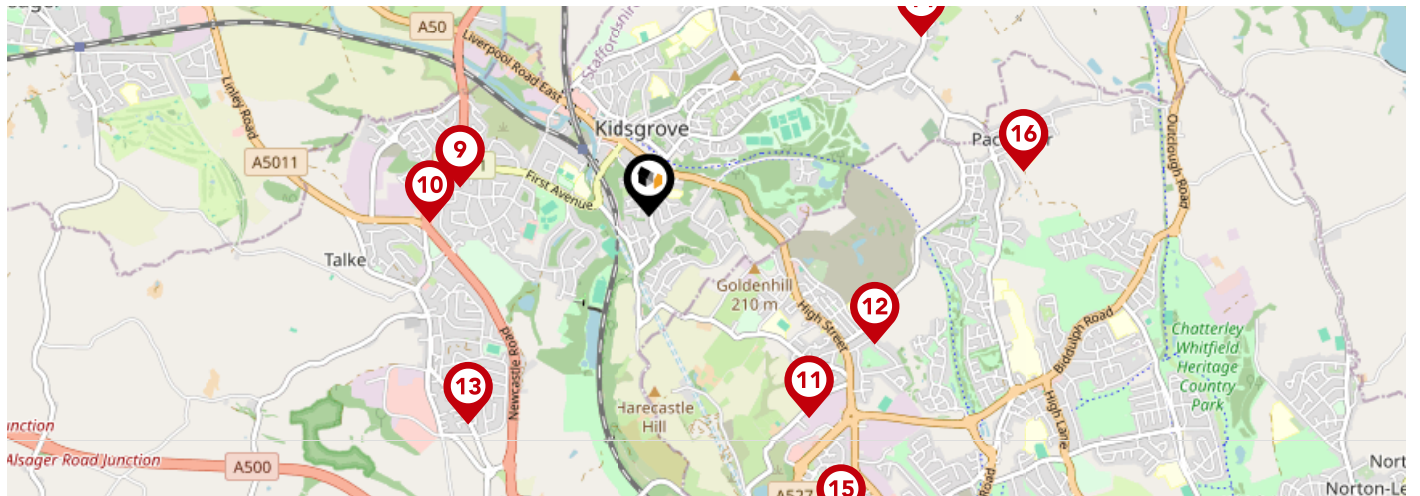


Listed Buildings in the local district	Grade	Distance
 1038593 - Tower At Ngr. Sj 84025407	Grade II	0.1 miles
 1431742 - War Memorial	Grade II	0.2 miles
 1294760 - Church Of St Thomas	Grade II	0.2 miles
 1038590 - North Portal Of Harecastle Railway Tunnel (north)	Grade II	0.2 miles
 1374383 - Bourne Cottage	Grade II	0.3 miles
 1038558 - Harecastle Tunnel Portals And Attached Retaining Wall	Grade II	0.3 miles
 1188417 - South Portal Of Harecastle Railway Tunnel (north)	Grade II	0.3 miles
 1188519 - Trent And Mersey Canal Milepost Opposite Harecastle Tunnel Portals	Grade II	0.3 miles
 1038559 - Bridge Number 132, Trent And Mersey Canal	Grade II	0.3 miles
 1038591 - North Portal Of Harecastle Railway Tunnel (south)	Grade II	0.4 miles



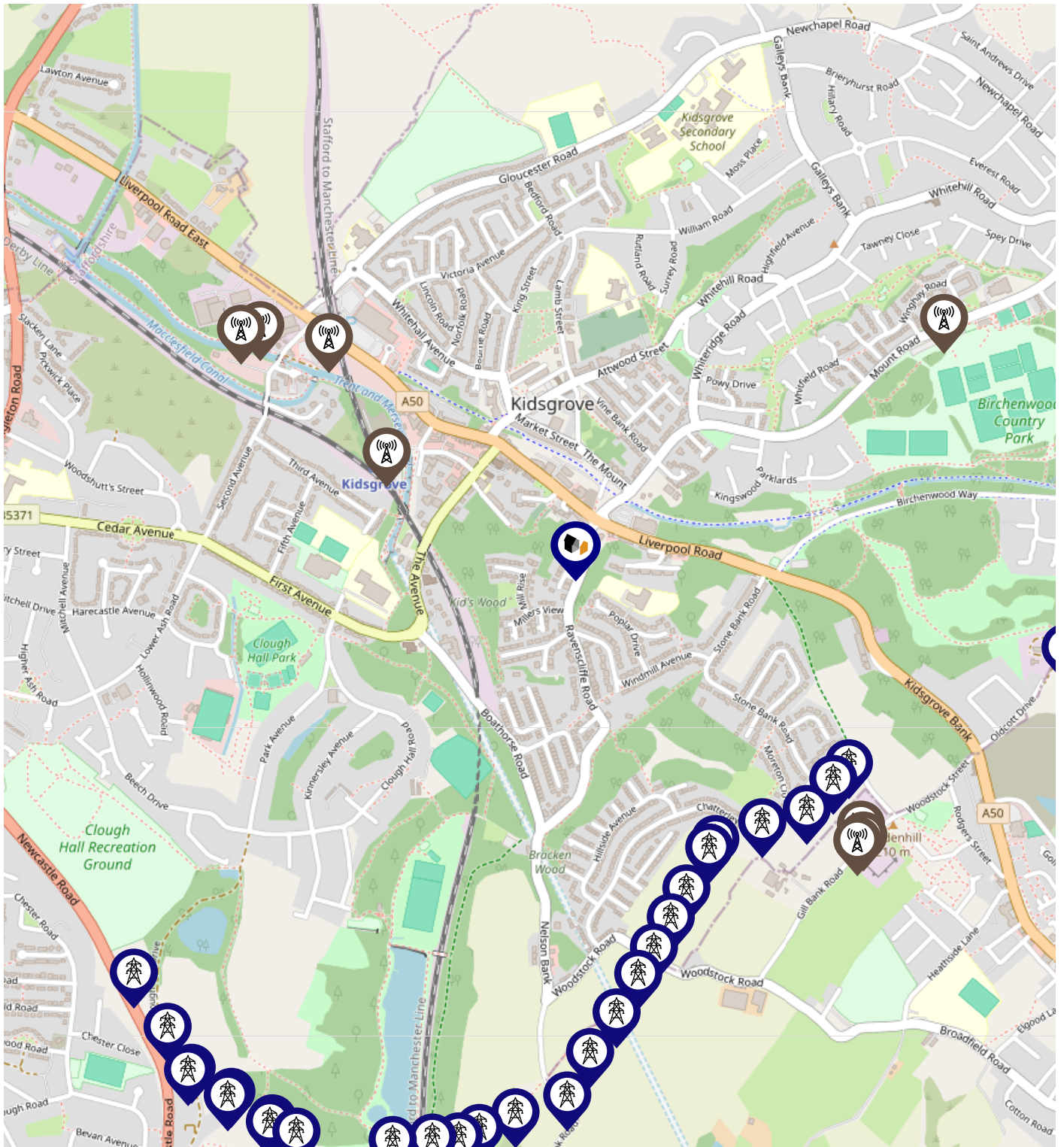
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Thomas' CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 172   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St John the Evangelist Catholic Primary</b> Ofsted Rating: Good   Pupils: 199   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The King's CofE Academy</b> Ofsted Rating: Good   Pupils: 765   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Dove Bank Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bluebell School Ltd</b> Ofsted Rating: Outstanding   Pupils: 116   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kidsgrove Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kidsgrove Secondary School</b> Ofsted Rating: Good   Pupils: 300   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Goldenhill Primary Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>The Reginald Mitchell Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Saviour's CofE Academy</b> Ofsted Rating: Good   Pupils: 187   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Star Academy, Sandyford</b> Ofsted Rating: Good   Pupils: 182   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Academy, Goldenhill</b> Ofsted Rating: Good   Pupils: 241   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springhead Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thursfield Primary School</b> Ofsted Rating: Good   Pupils: 280   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Summerbank Primary Academy</b> Ofsted Rating: Good   Pupils: 443   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Packmoor Ormiston Academy</b> Ofsted Rating: Good   Pupils: 441   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

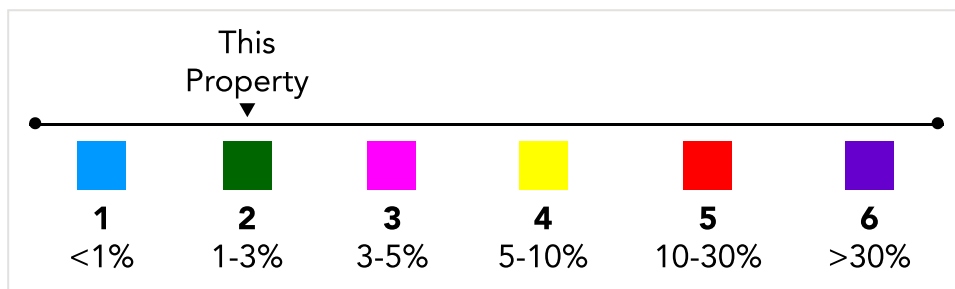
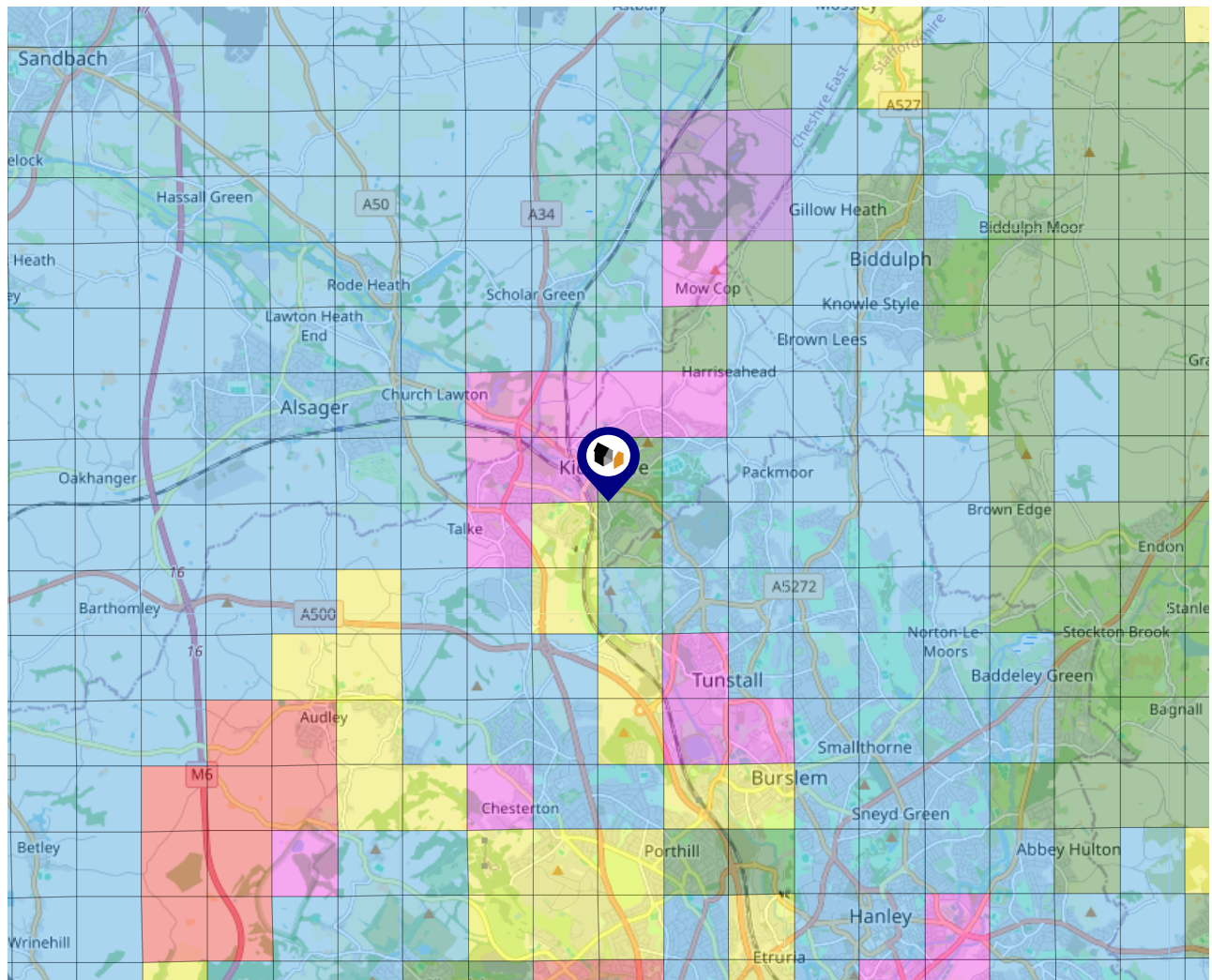


**Key:**

-  Power Pylons
-  Communication Masts

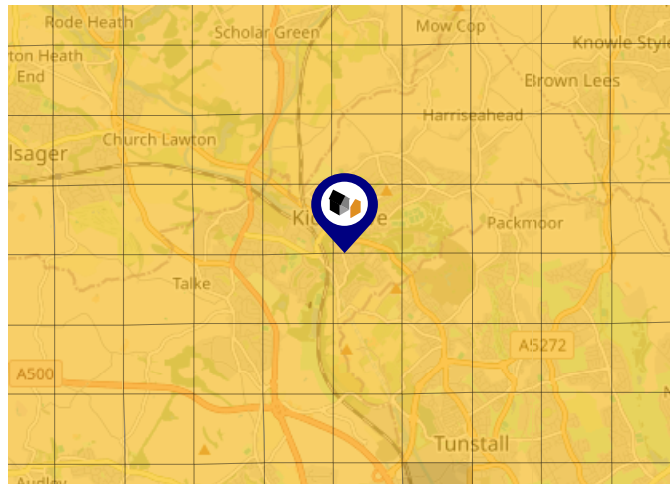
### What is Radon?

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/m<sup>3</sup>).



## Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

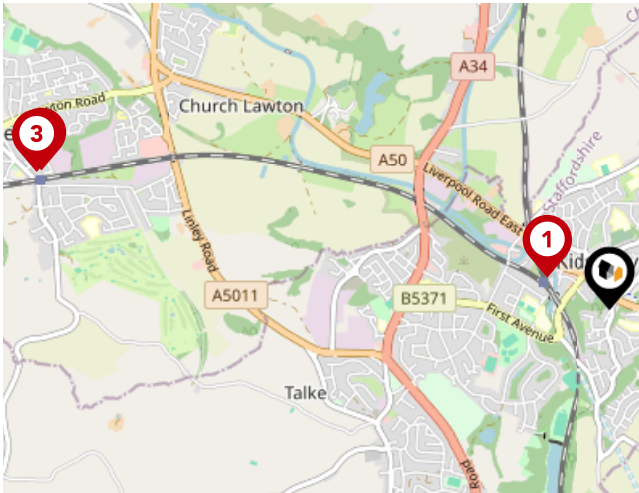


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

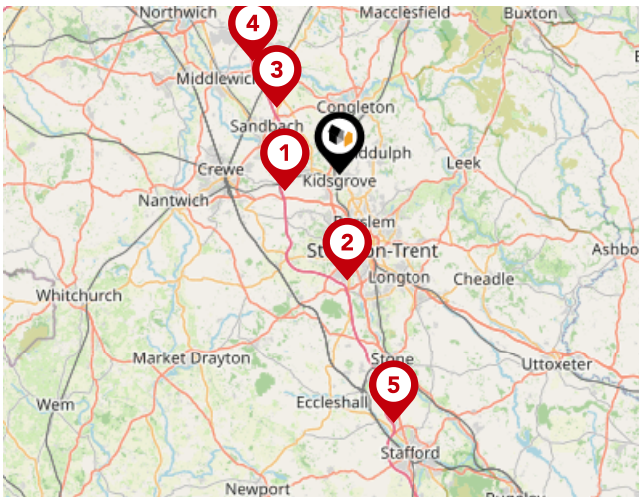
# Area

## Transport (National)



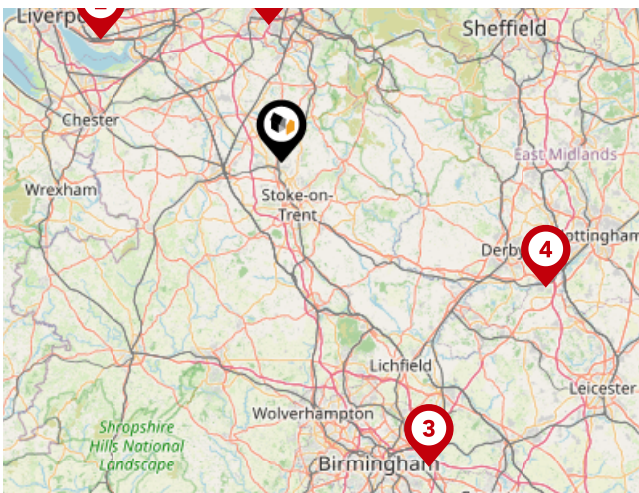
### National Rail Stations

Pin	Name	Distance
1	Kidsgrove Rail Station	0.31 miles
2	Alsager Rail Station	2.61 miles
3	Alsager Rail Station	2.63 miles



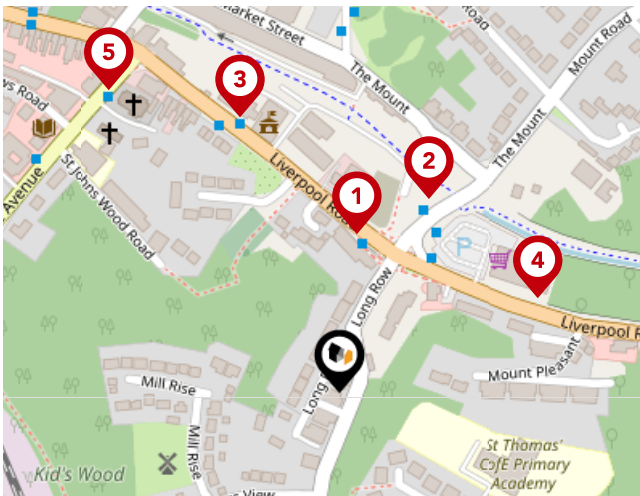
### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J16	4.12 miles
2	M6 J15	7.51 miles
3	M6 J17	6.56 miles
4	M6 J18	10.18 miles
5	M6 J14	18.19 miles



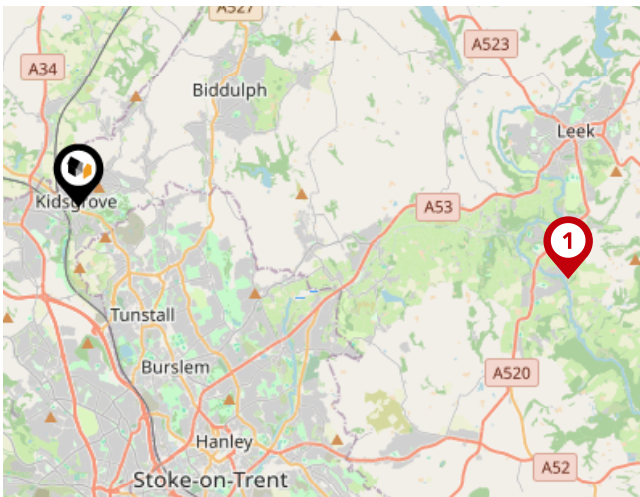
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.69 miles
2	Speke	31.01 miles
3	Birmingham Airport	48.52 miles
4	East Mids Airport	41.84 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mount Road	0.09 miles
2	The Mount	0.12 miles
3	Town Hall	0.16 miles
4	Mount Road	0.12 miles
5	St Johns RC Primary School	0.21 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.83 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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butters john bee<sup>bjb</sup>

#### butters john bee

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

