

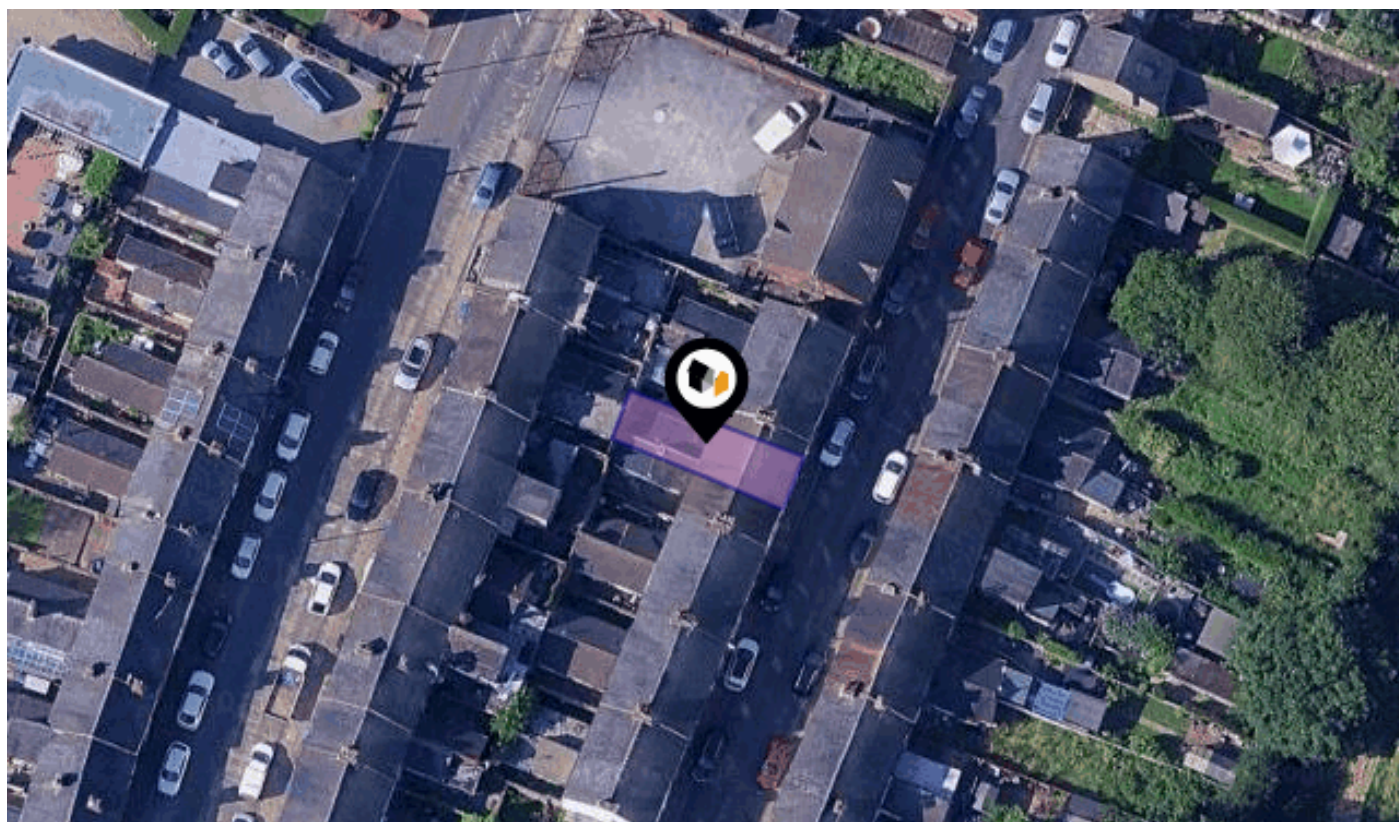


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Thursday 19th February 2026**



**FRANCIS STREET, STOKE-ON-TRENT, ST6**

**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com















www.buttersjohnbee.com

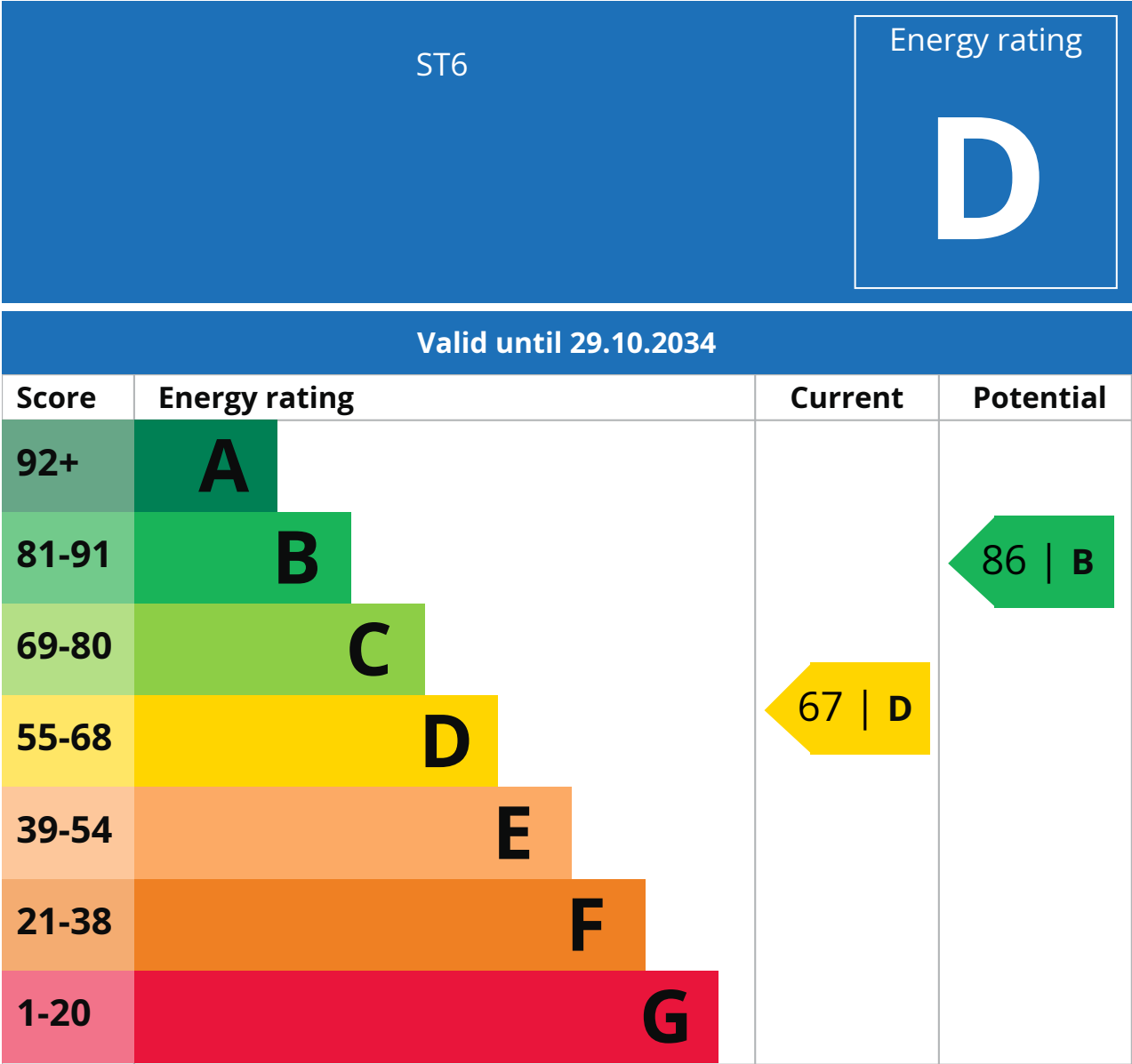


## Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	839 ft <sup>2</sup> / 78 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF461484		

## Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	7	55	10000
● Surface Water	Low	mb/s	mb/s	mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



### Additional EPC Data

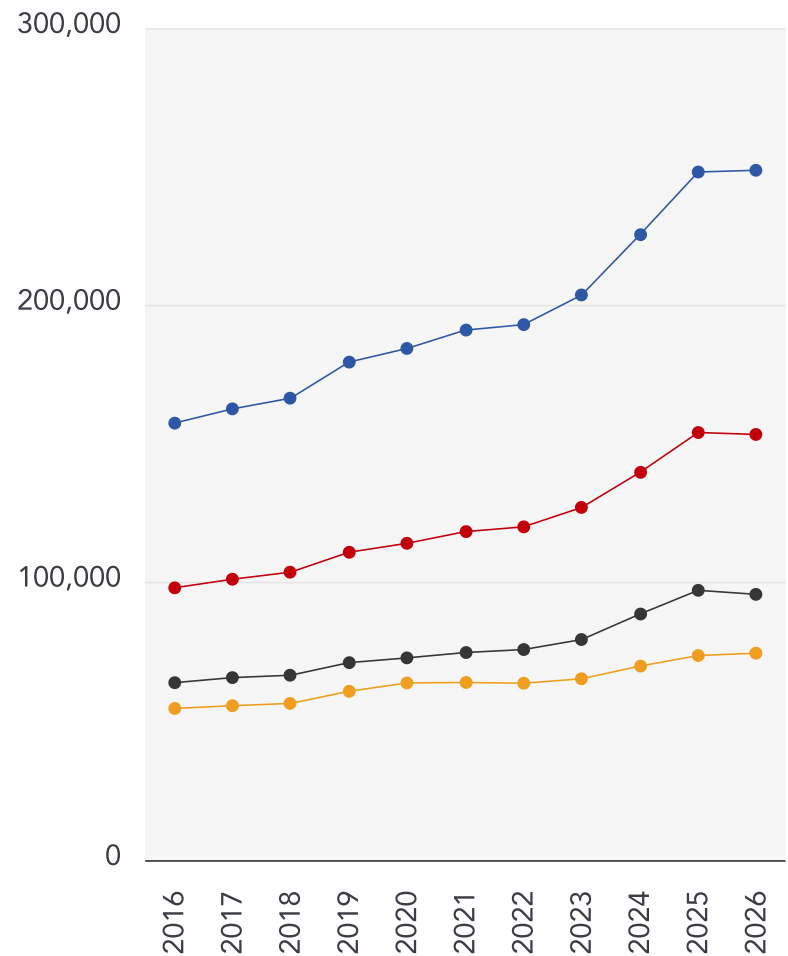
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<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, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+57.87%**

Semi-Detached

**+56.32%**

Terraced

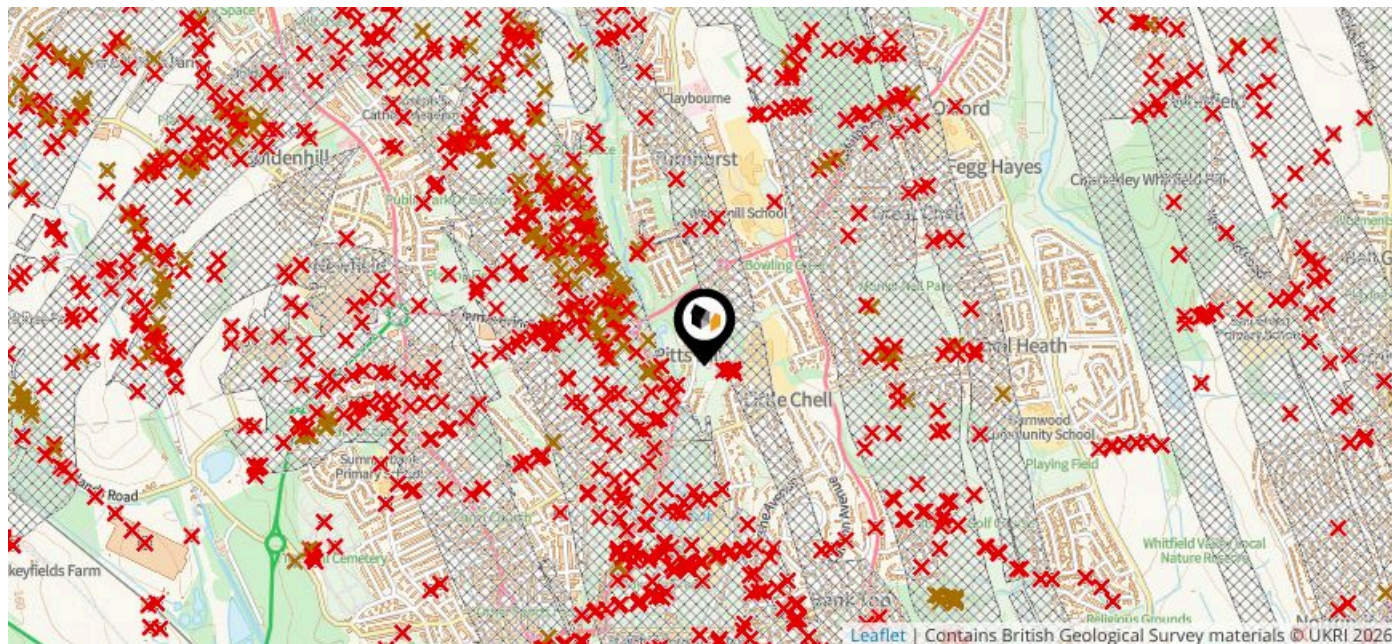
**+49.77%**

Flat

**+36.46%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

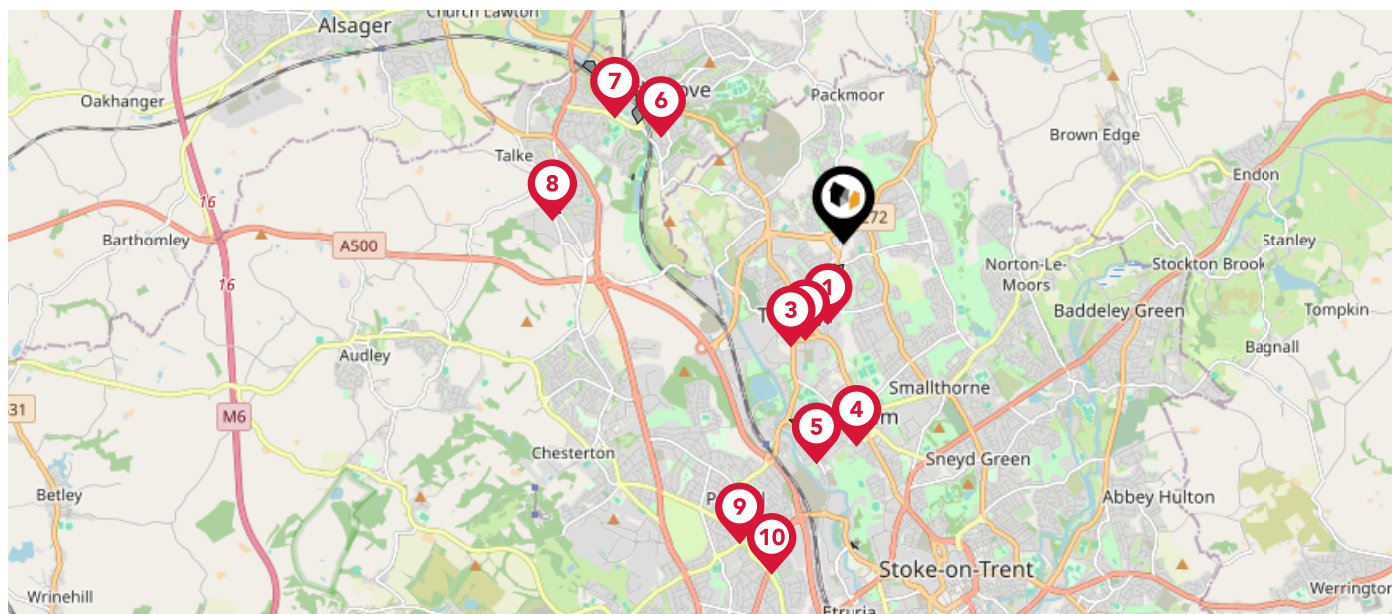
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Victoria Park



Park Terrace



Tower Square



Burslem Town Centre



Newcastle Street



Kidsgrove



Trent and Mersey Canal, Hardings Wood



Talke



Watlands Park



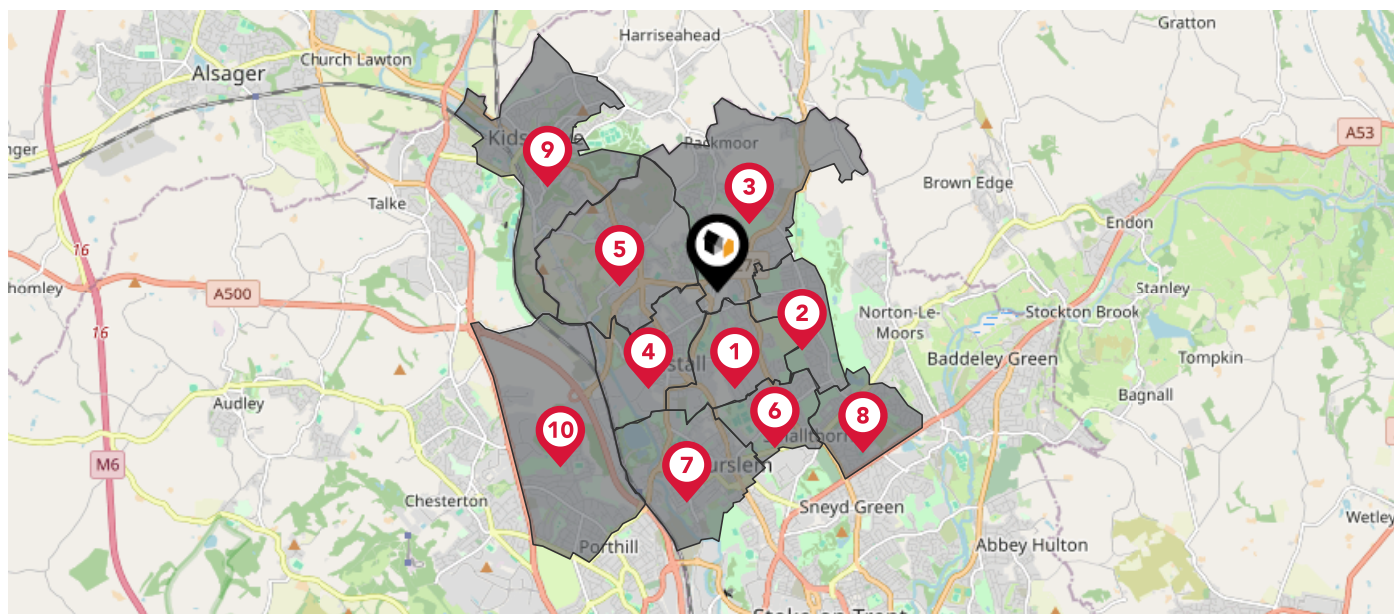
Wolstanton



# 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

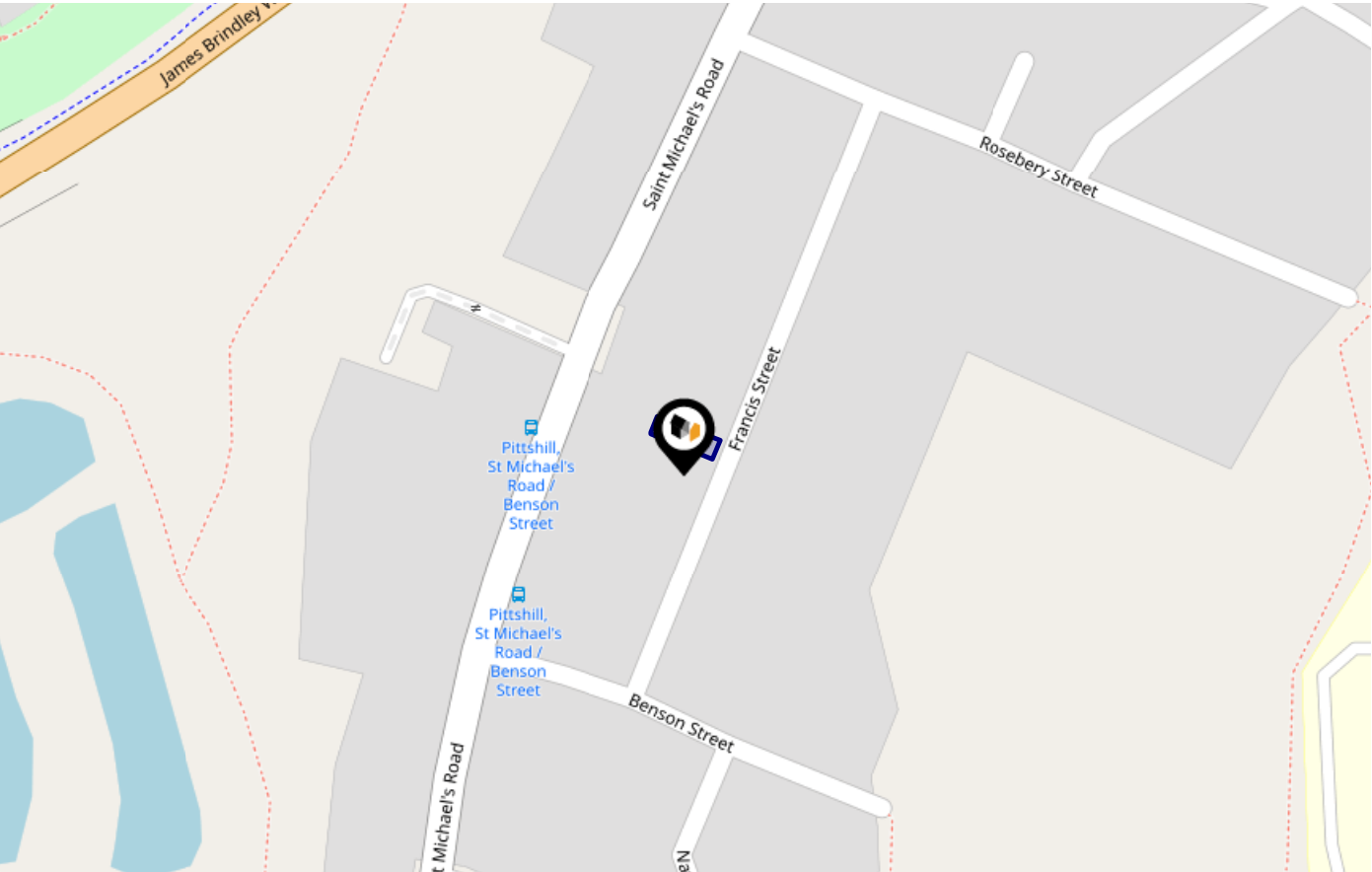
- 1 Little Chell and Stanfield Ward
- 2 Bradeley and Chell Heath Ward
- 3 Great Chell and Packmoor Ward
- 4 Tunstall Ward
- 5 Goldenhill and Sandyford Ward
- 6 Burslem Park Ward
- 7 Burslem Central Ward
- 8 Ford Green and Smallthorne Ward
- 9 Kidsgrove & Ravenscliffe Ward
- 10 Bradwell Ward



# 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.

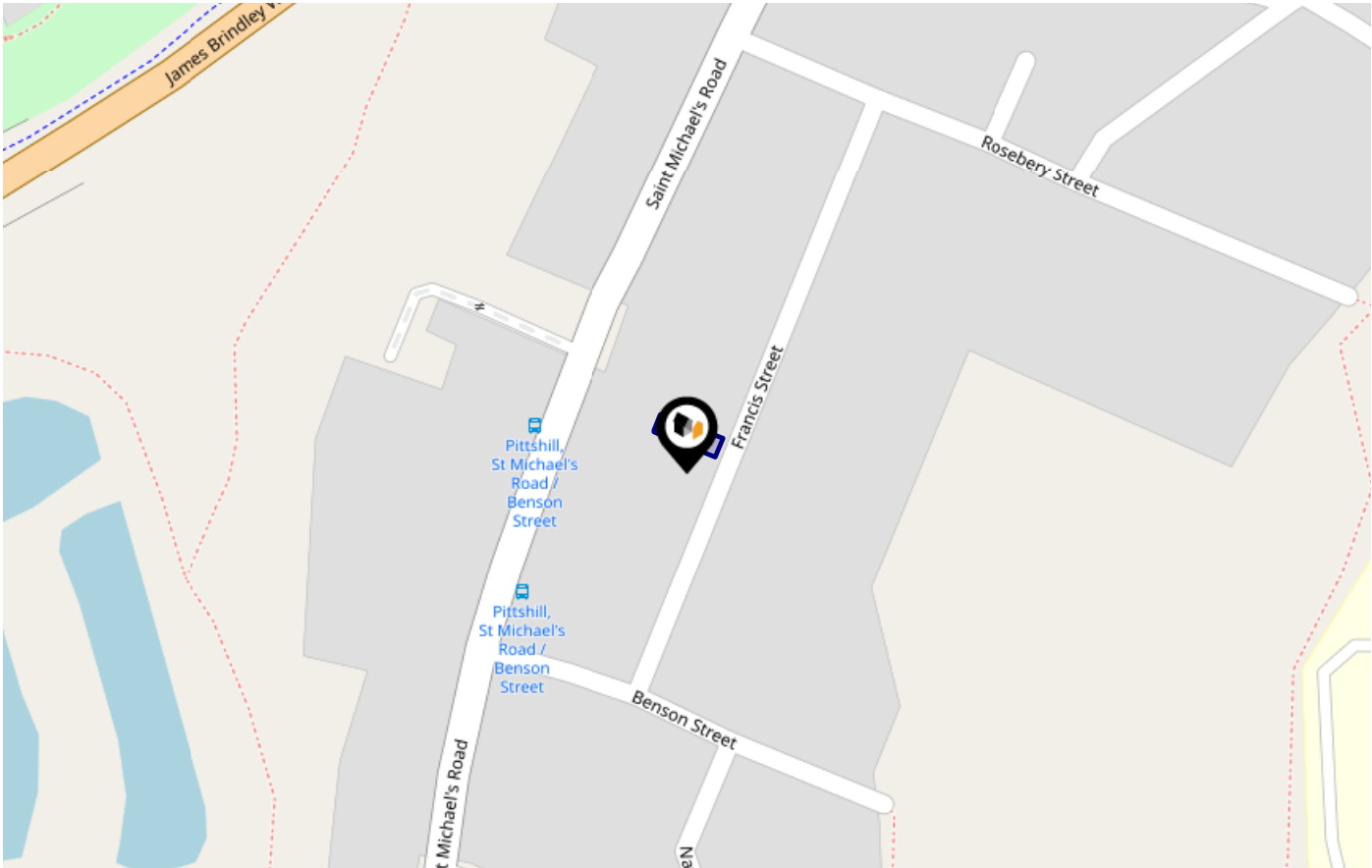
Chance of flooding to the following depths at this property:



# 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.

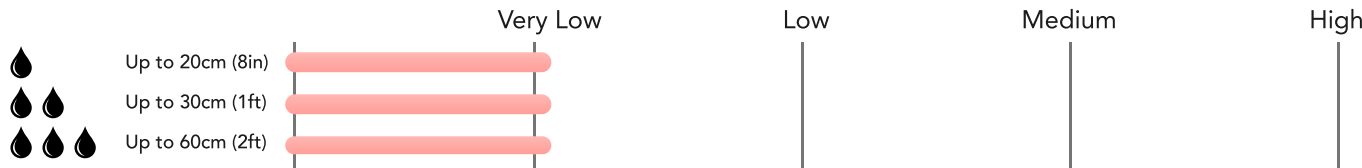


**Risk Rating:** Very low

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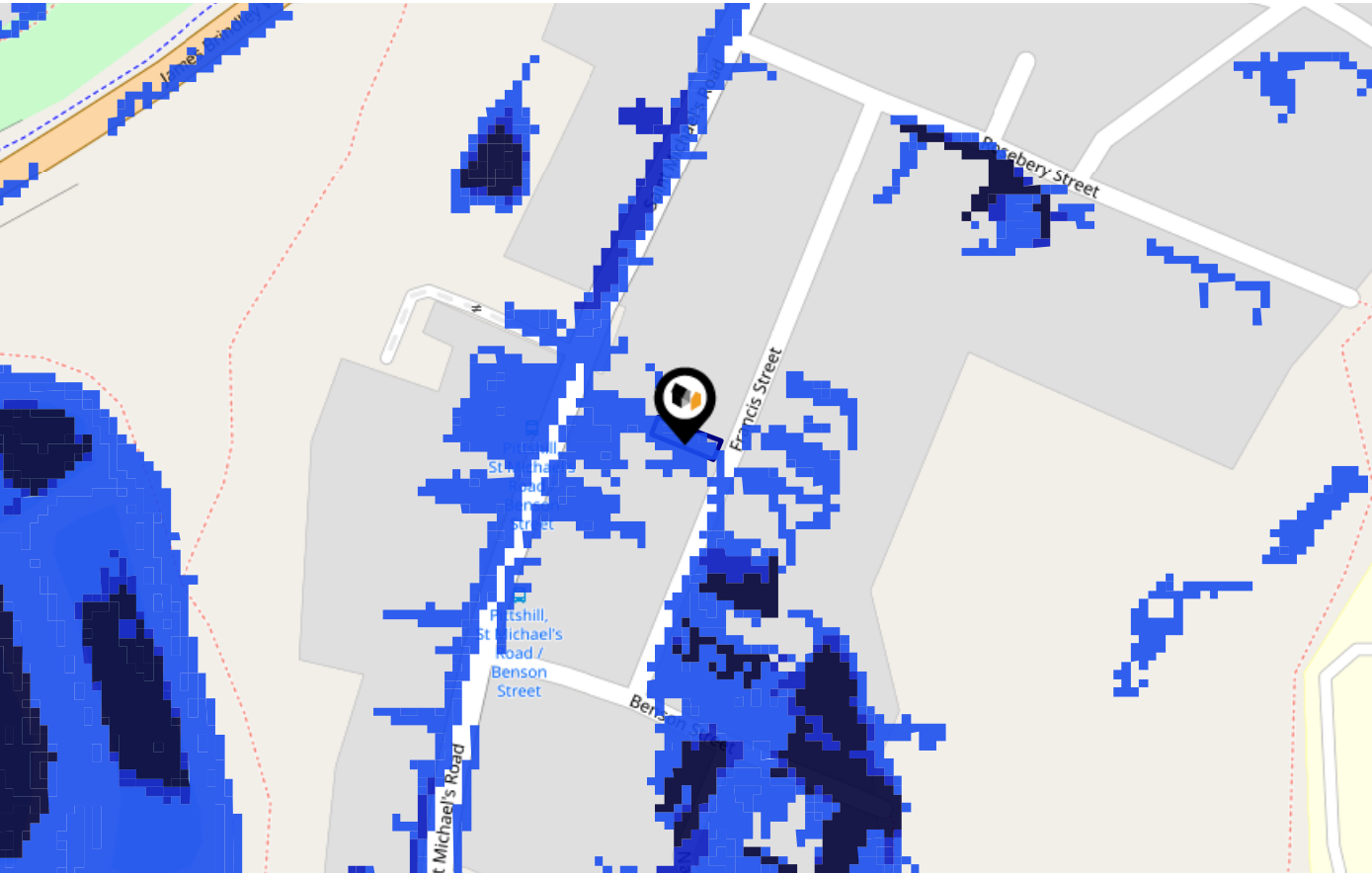
Chance of flooding to the following depths at this property:



# 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: 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.

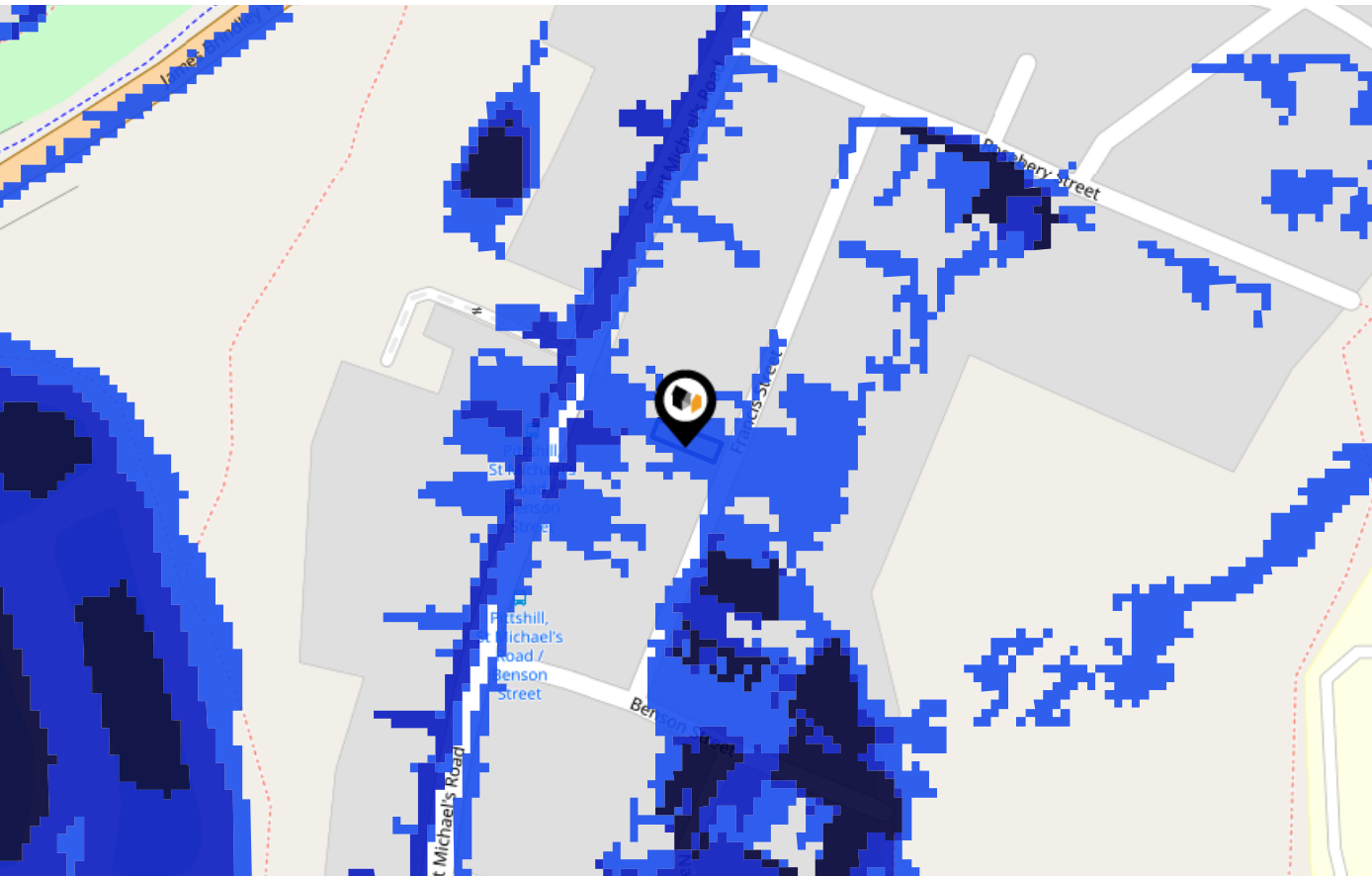
Chance of flooding to the following depths at this property:



# 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.

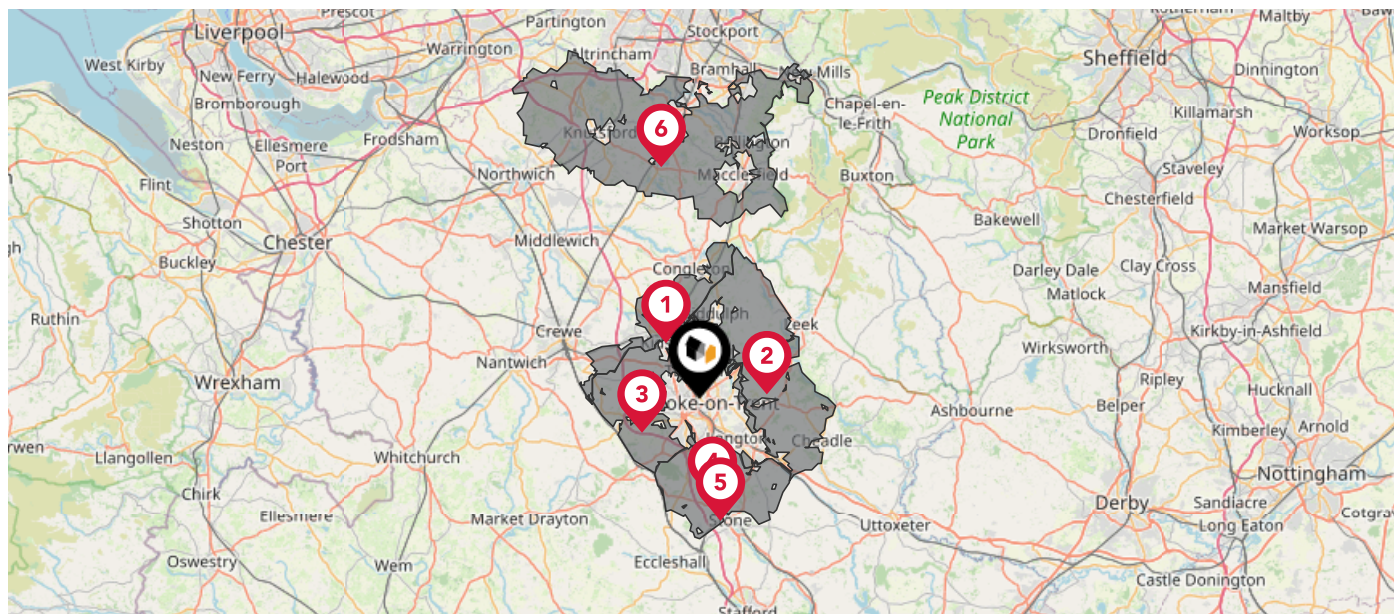
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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 - Cheshire East



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



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



Stoke-on-Trent Green Belt - Stafford

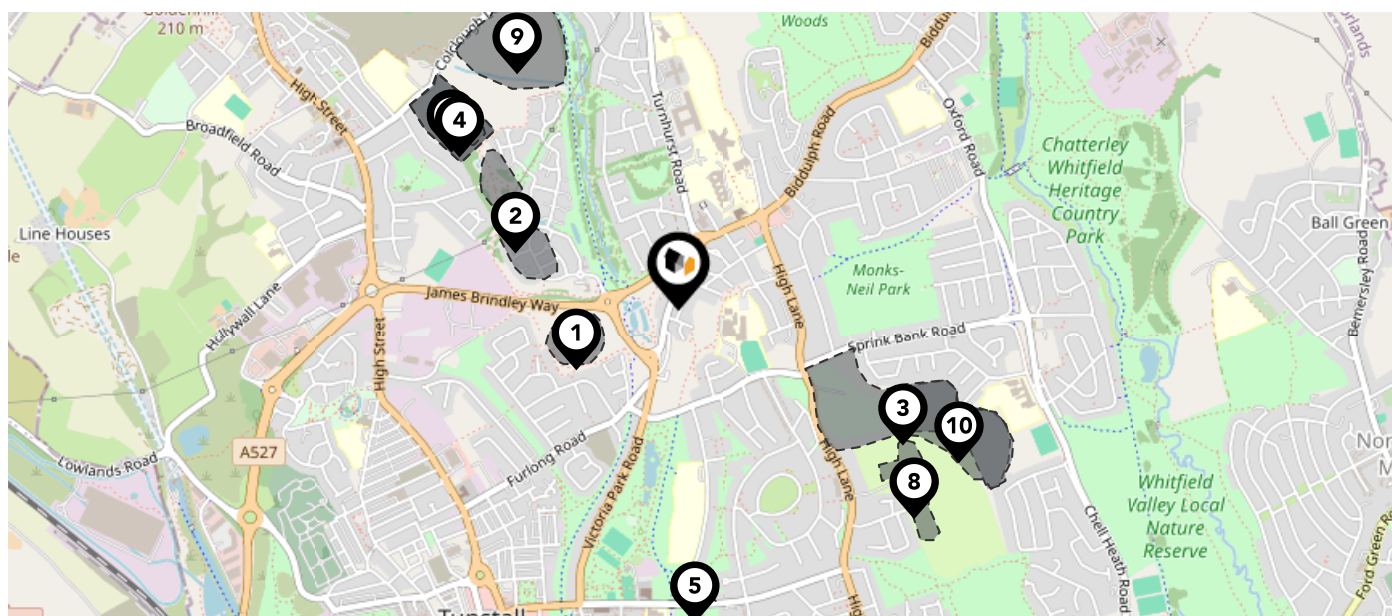


Merseyside and Greater Manchester Green Belt - Cheshire East

# 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.



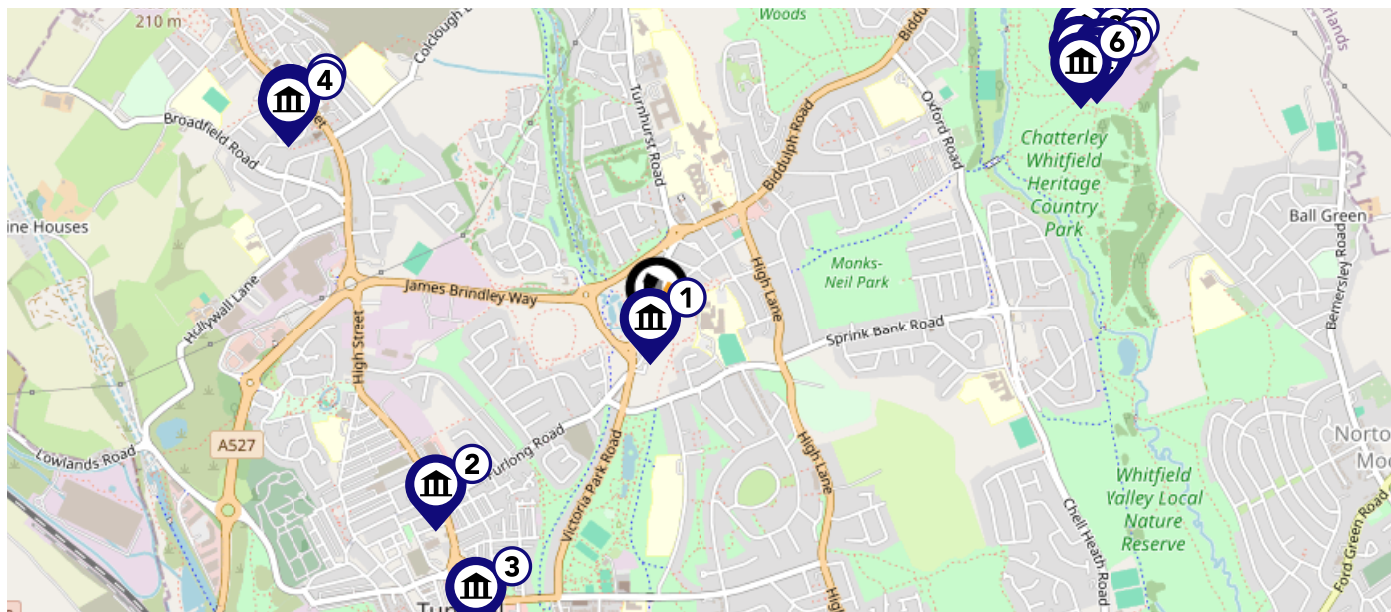
### Nearby Landfill Sites











<b>1</b>	Clanway Sports Stadium-Limeheath Place, Clanway, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Russell Place-Russell Place, Sandyford, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Between High Lane And Sprink Bank Road-High Lane/Sprink Bank Road, Chell Heath, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Off Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	East of Sunnyside Avenue/Greenbank Road Junction-Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Colclough Quarry-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Goldenhill Quarry-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Burslem Golf Course-Eastwood Avenue, Bank Top, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	East Of Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Land Between High Lane-Land Between High Lane, Burslem, Chellhigh Lane, Heath Road, Sprink, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>

# Maps

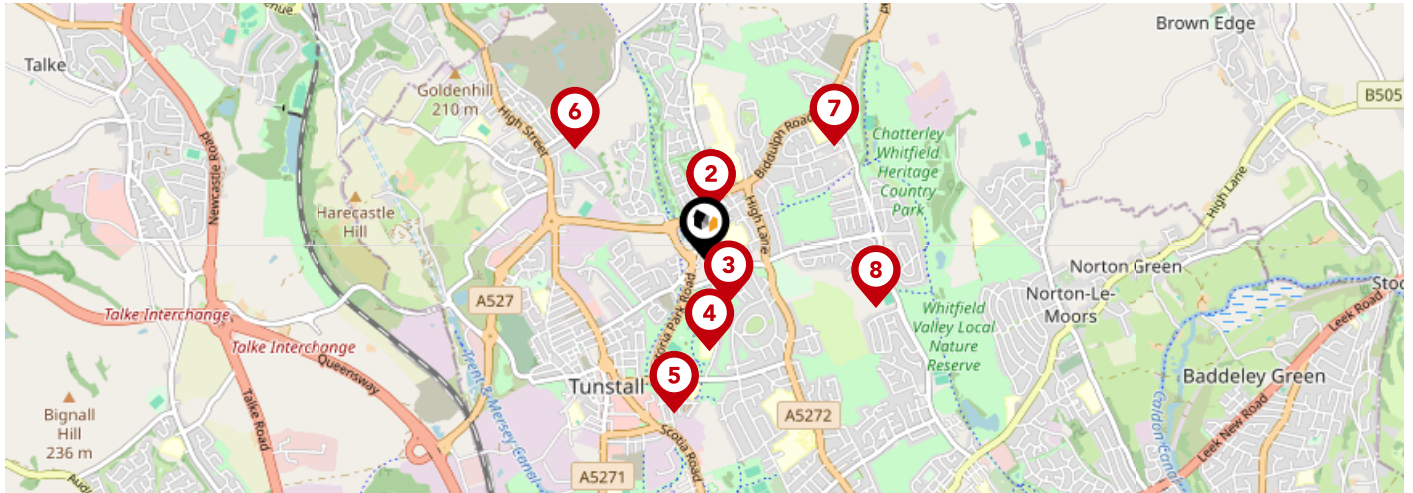
## Listed Buildings

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



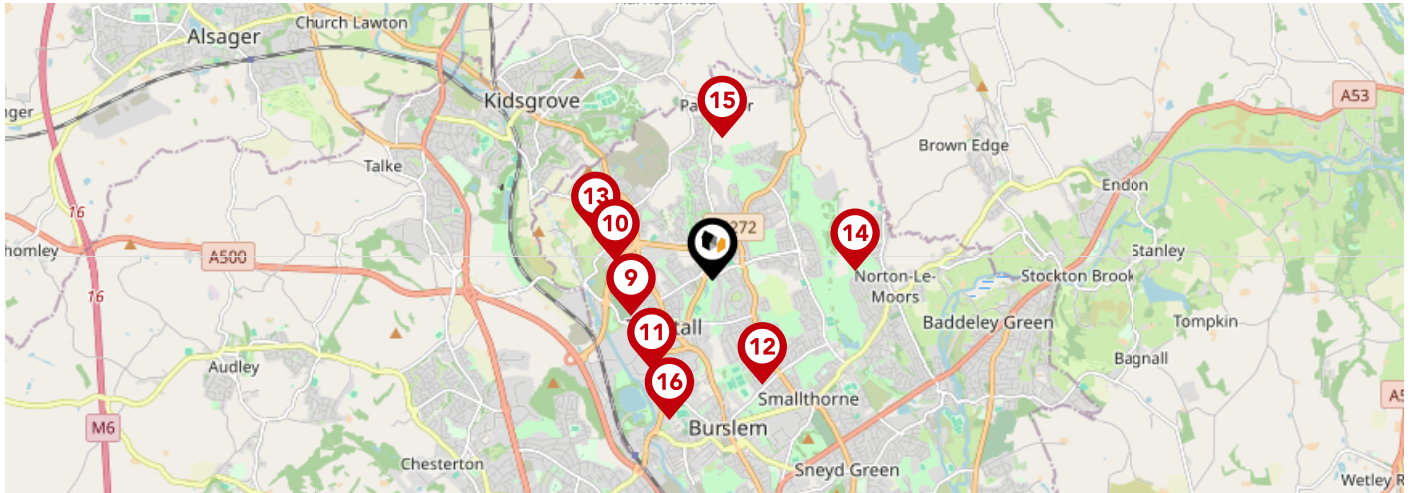
Listed Buildings in the local district		Grade	Distance
	1061402 - The Vine Public House	Grade II	0.1 miles
	1195802 - Christ Church	Grade II	0.6 miles
	1195847 - Tunstall Public Library And Public Baths	Grade II	0.8 miles
	1220492 - Parish Church Of St John The Elder	Grade II	0.9 miles
	1220489 - Mile Post	Grade II	0.9 miles
	1390529 - Chatterley Whitfield: Area Shaft Building (23)	Grade II	1.1 miles
	1416089 - Chatterley Whitfield: Boiler House (16) And Chimney (3)	Grade II	1.1 miles
	1416092 - Chatterley Whitfield: Weigh House (22) And Weigh Plates	Grade II	1.1 miles
	1418932 - Chatterley Whitfield: Power House (4)	Grade II	1.1 miles
	1390528 - Chatterley Whitfield: Former Office And Laboratory Complex (12-14)	Grade II	1.1 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ormiston Horizon Academy</b> Ofsted Rating: Good   Pupils: 1053   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Watermill School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Margaret Ward Catholic Academy</b> Ofsted Rating: Good   Pupils: 1162   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mill Hill Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 455   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Wilfrid's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Joseph's Catholic Academy, Goldenhill</b> Ofsted Rating: Good   Pupils: 241   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whitfield Valley Primary Academy</b> Ofsted Rating: Good   Pupils: 467   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Burnwood Community Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

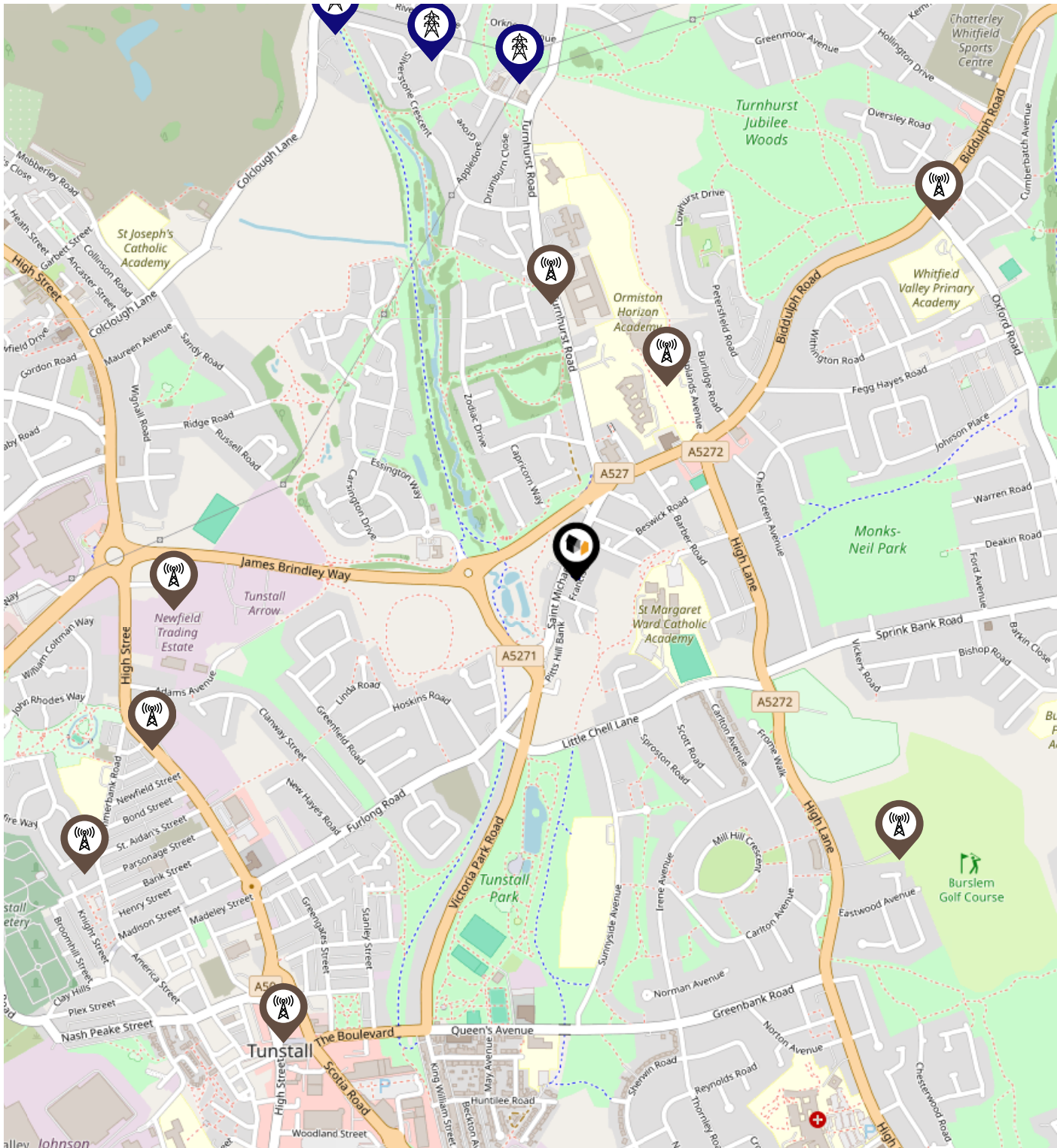






		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Summerbank Primary Academy</b> Ofsted Rating: Good   Pupils: 443   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Star Academy, Sandyford</b> Ofsted Rating: Good   Pupils: 182   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 493   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Haywood Academy</b> Ofsted Rating: Good   Pupils: 1160   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Goldenhill Primary Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Ball Green Primary School</b> Ofsted Rating: Good   Pupils: 360   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Packmoor Ormiston Academy</b> Ofsted Rating: Good   Pupils: 441   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Co-op Academy Stoke-On-Trent</b> Ofsted Rating: Good   Pupils: 1181   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



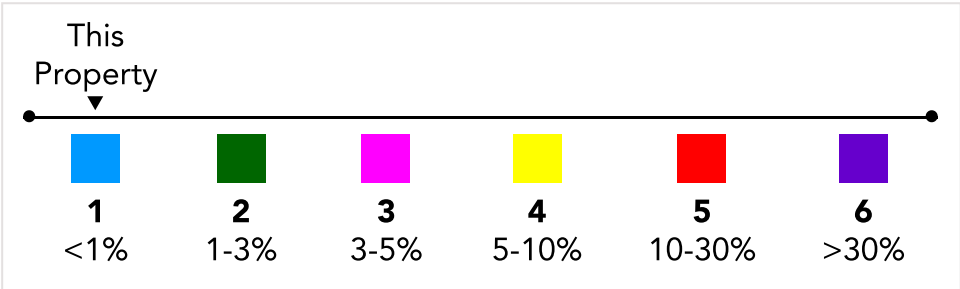
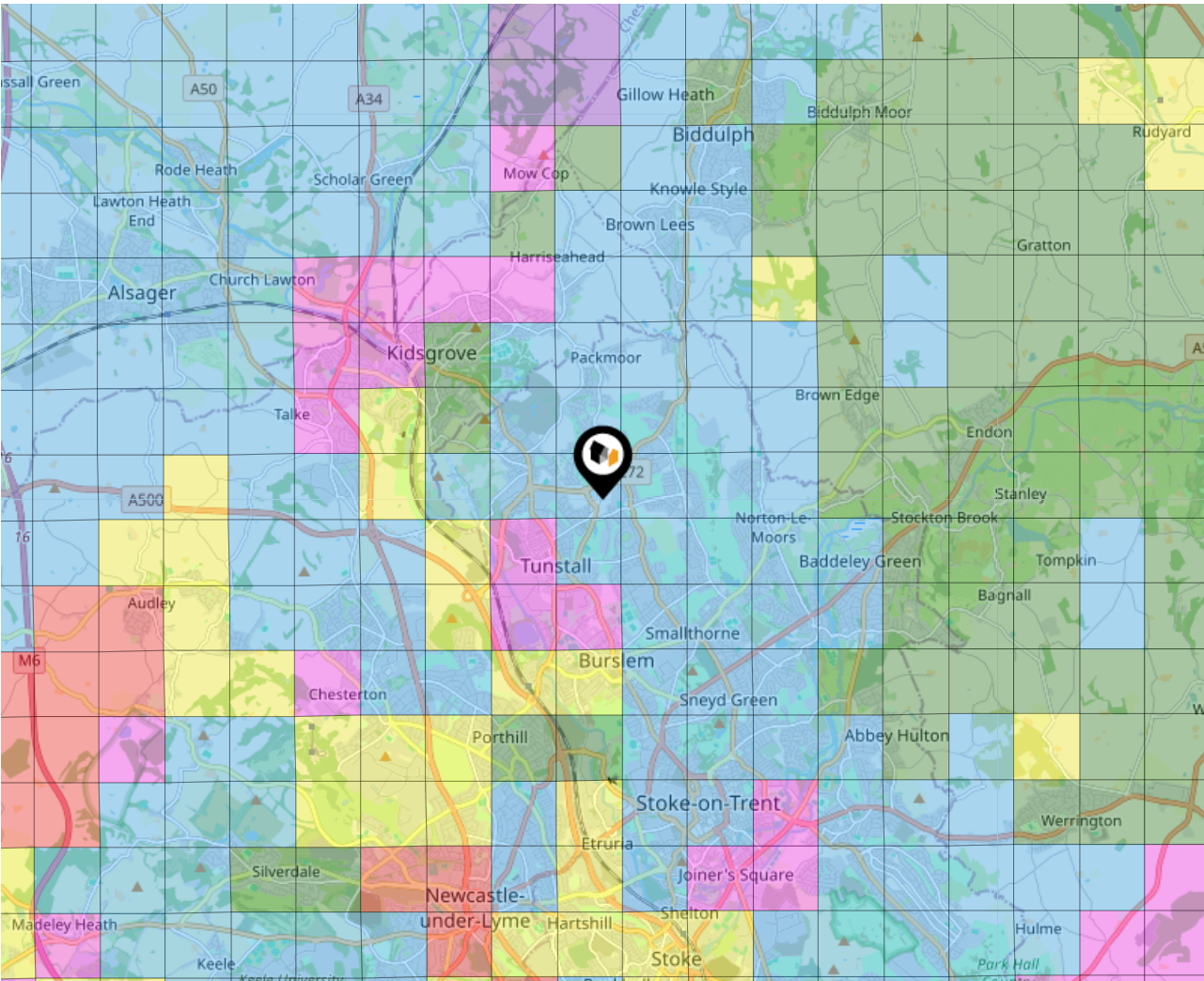
### Key:

-  Power Pylons
-  Communication Masts



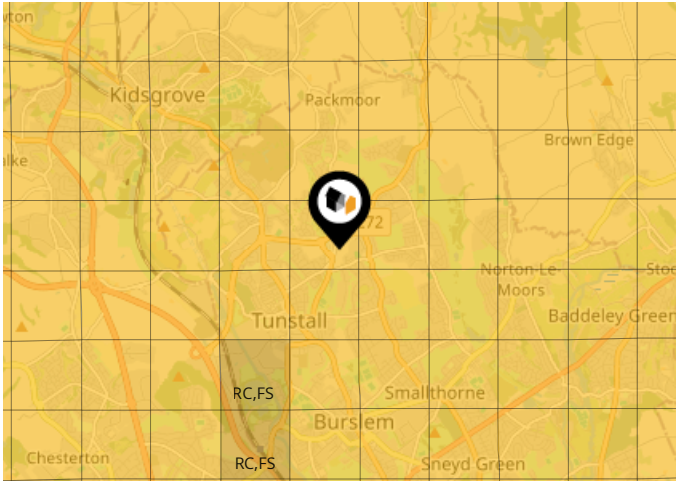
### What is Radon?

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		



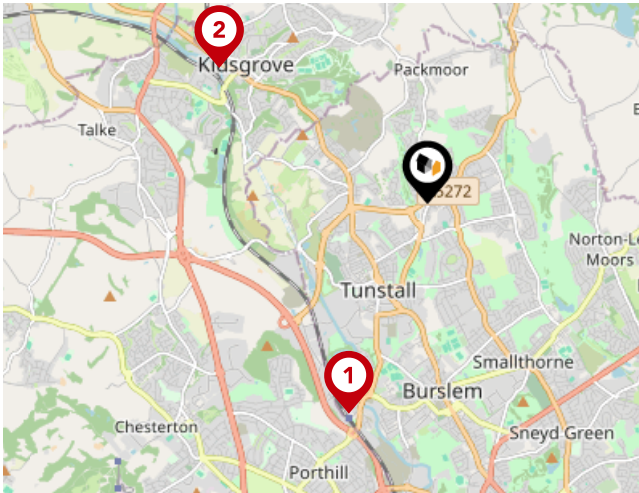
### Primary Classifications (Most Common Clay Types)

<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



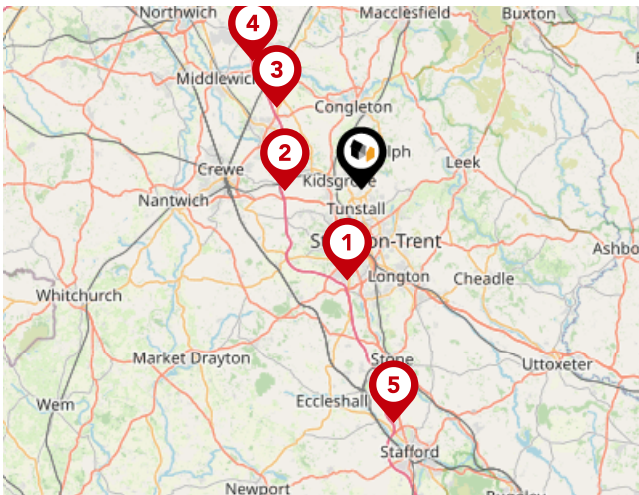
# Area

## Transport (National)



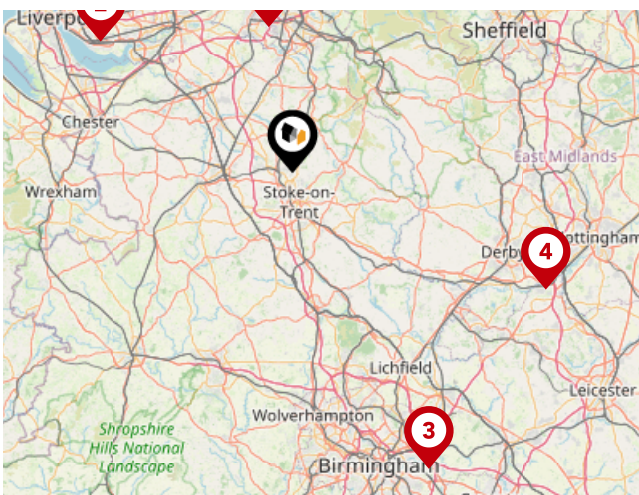
### National Rail Stations

Pin	Name	Distance
1	Platform 2	2 miles
2	Kidsgrove Rail Station	2.22 miles
3	Stoke-on-Trent Rail Station	4.27 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	6.52 miles
2	M6 J16	5.55 miles
3	M6 J17	8.43 miles
4	M6 J18	12 miles
5	M6 J14	16.87 miles

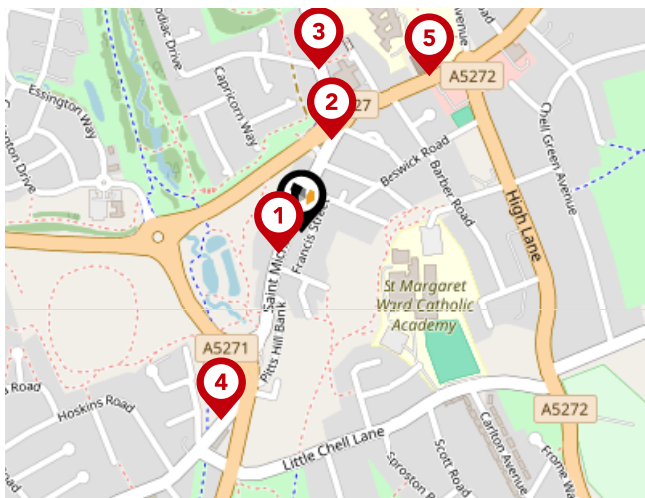


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	20.94 miles
2	Speke	32.92 miles
3	Birmingham Airport	46.88 miles
4	East Mids Airport	39.96 miles

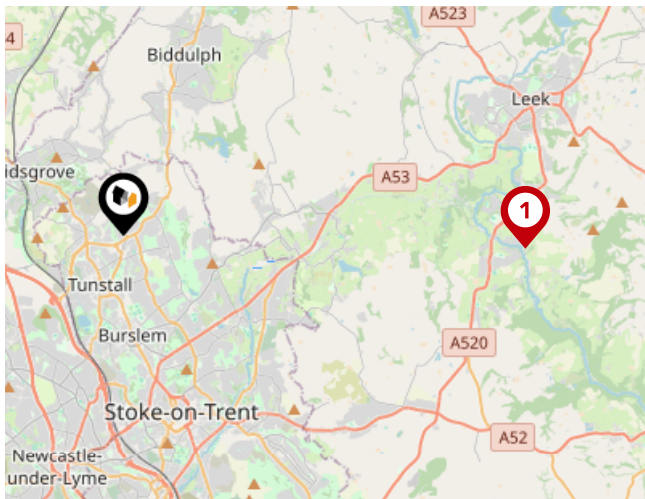
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Benson Street	0.03 miles
2	Colley Road	0.11 miles
3	St Michael's Road	0.18 miles
4	Furlong Tavern	0.23 miles
5	Working Men's Club	0.23 miles



### Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.16 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

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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



Valuation Office  
Agency

