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KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 19th February 2026



DAVENPORT COURT, SALISBURY STREET, LEEK, ST13

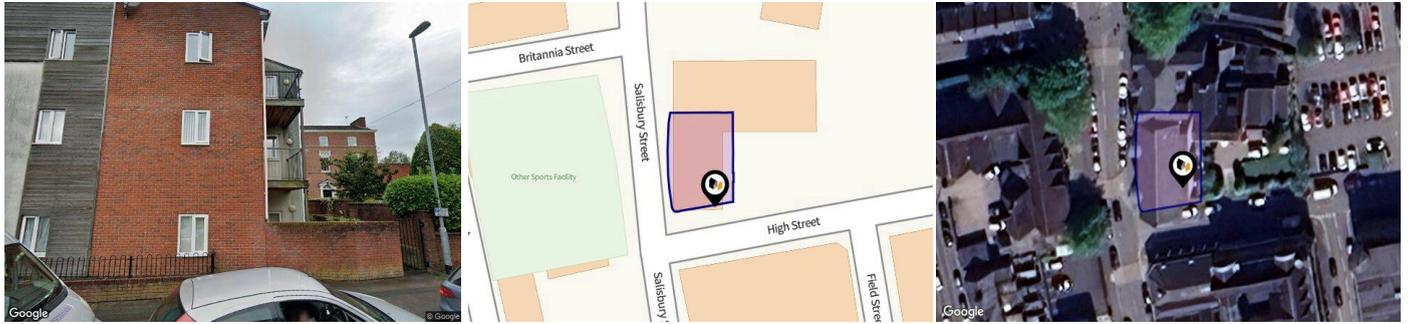
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	516 ft ² / 48 m ²		
Plot Area:	0.09 acres		
Year Built :	After 2007		
Council Tax :	Band A		
Annual Estimate:	£1,494		
Title Number:	SF506115		

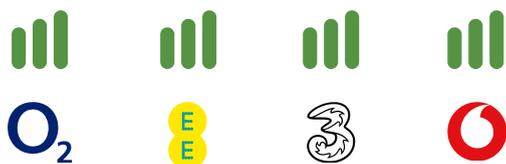
Local Area

Local Authority:	Staffordshire
Conservation Area:	Leek
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1800 mb/s
		

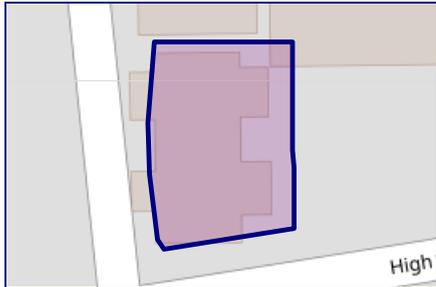
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

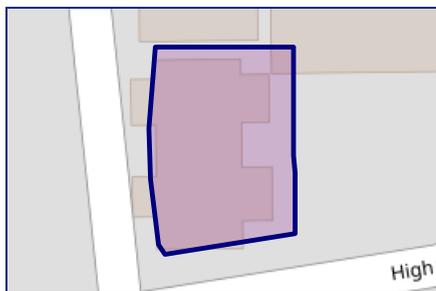


Freehold Title Plan



SF474584

Leasehold Title Plan



SF506115

Start Date: 14/12/2004
End Date: 15/12/3003
Lease Term: 999 years from 15 December 2004
Term Remaining: 978 years

Property EPC - Certificate

Salisbury Street, ST13

Energy rating

C

Valid until 01.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

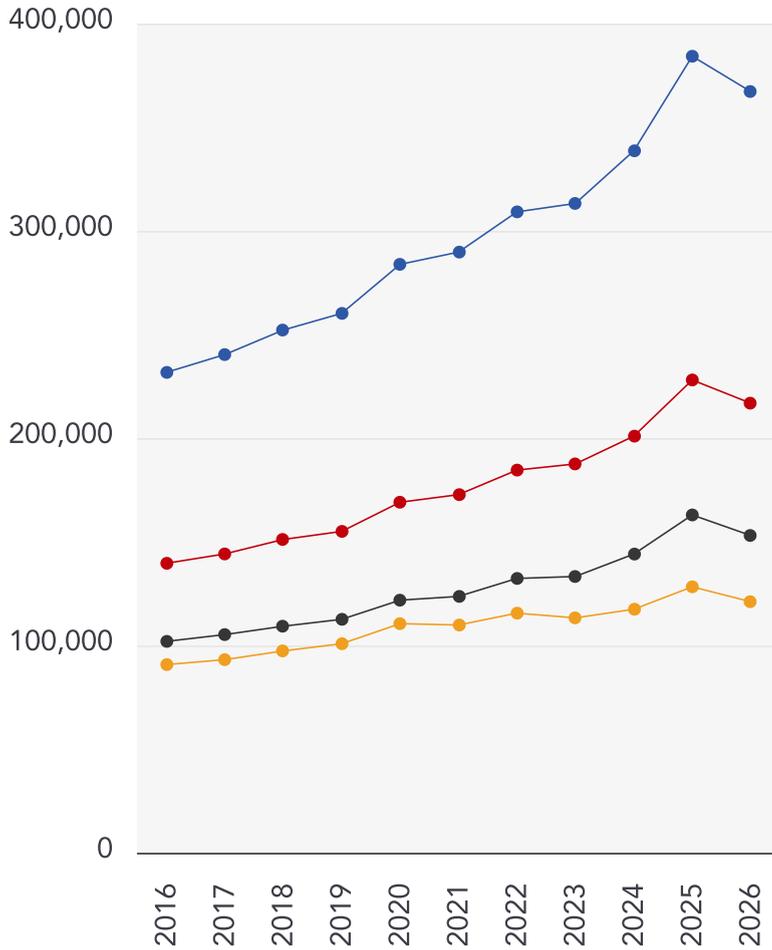
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	48 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST13



Detached

+58.47%

Semi-Detached

+55.31%

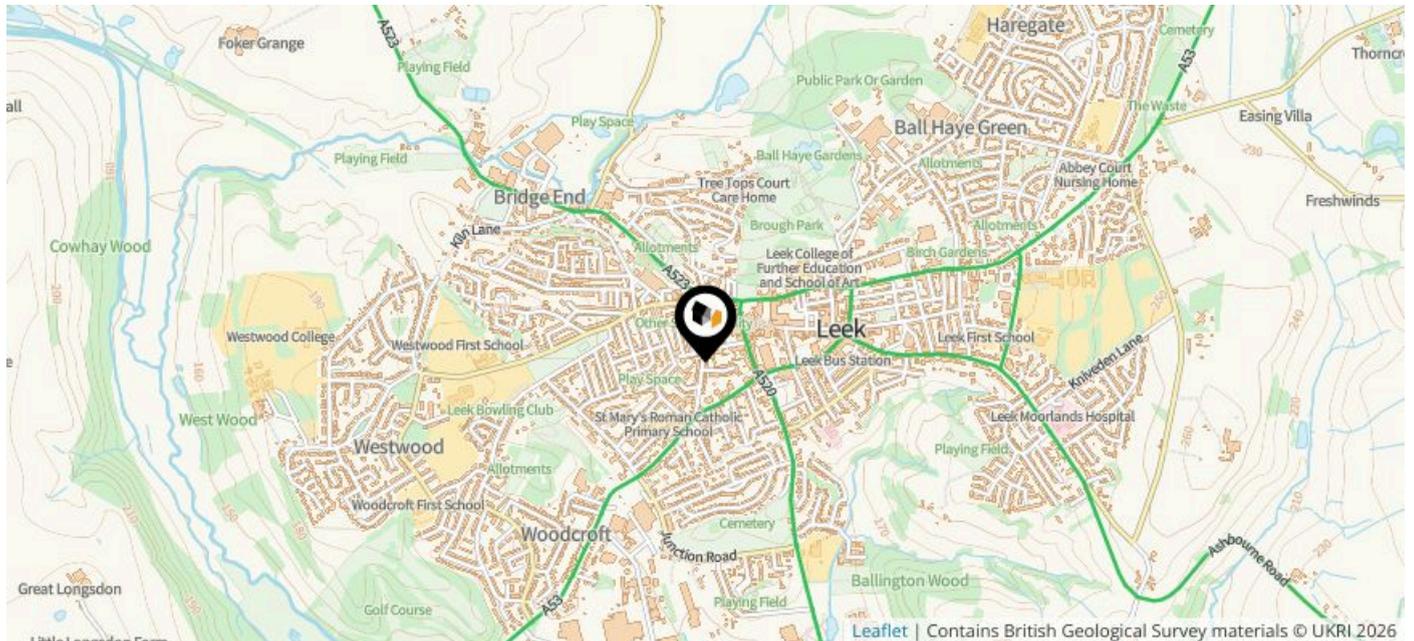
Terraced

+50.09%

Flat

+33.43%

This map displays nearby coal mine entrances and their classifications.



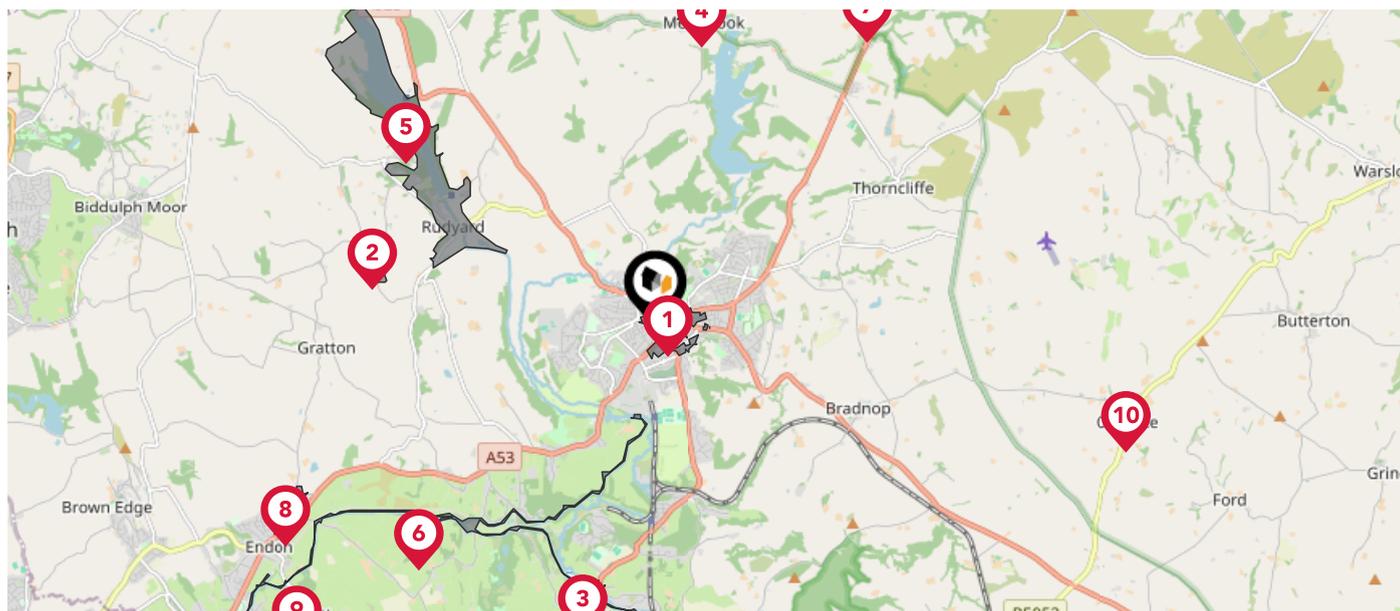
Mine Entry

- ✕ 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.



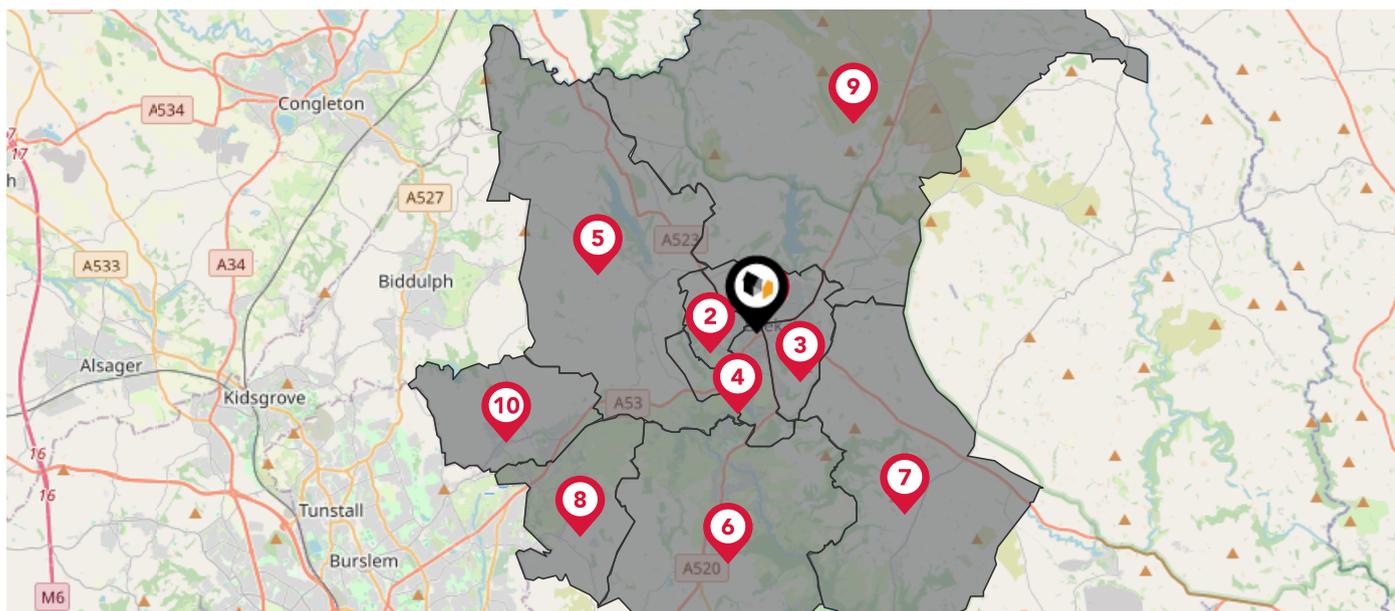
Nearby Conservation Areas

- 1 Leek
- 2 Horton
- 3 Cheddleton
- 4 Meerbrook
- 5 Rudyard
- 6 Caldon Canal
- 7 Upper Hulme
- 8 Endon
- 9 Stanley
- 10 Onecote

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



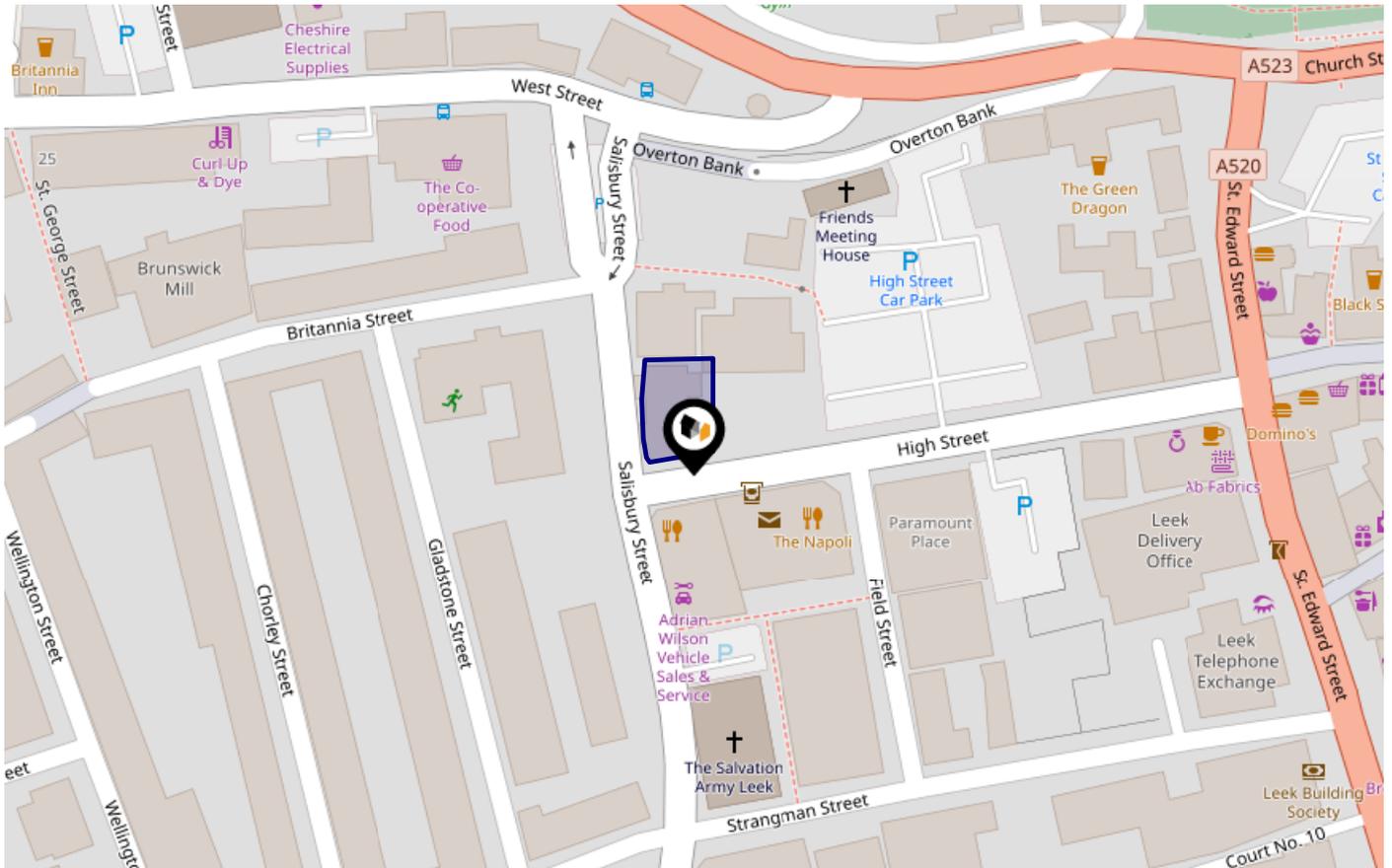
Nearby Council Wards

-  Leek North Ward
-  Leek West Ward
-  Leek East Ward
-  Leek South Ward
-  Horton Ward
-  Cheddleton Ward
-  Ipstones Ward
-  Bagnall and Stanley Ward
-  Dane Ward
-  Brown Edge and Endon 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.

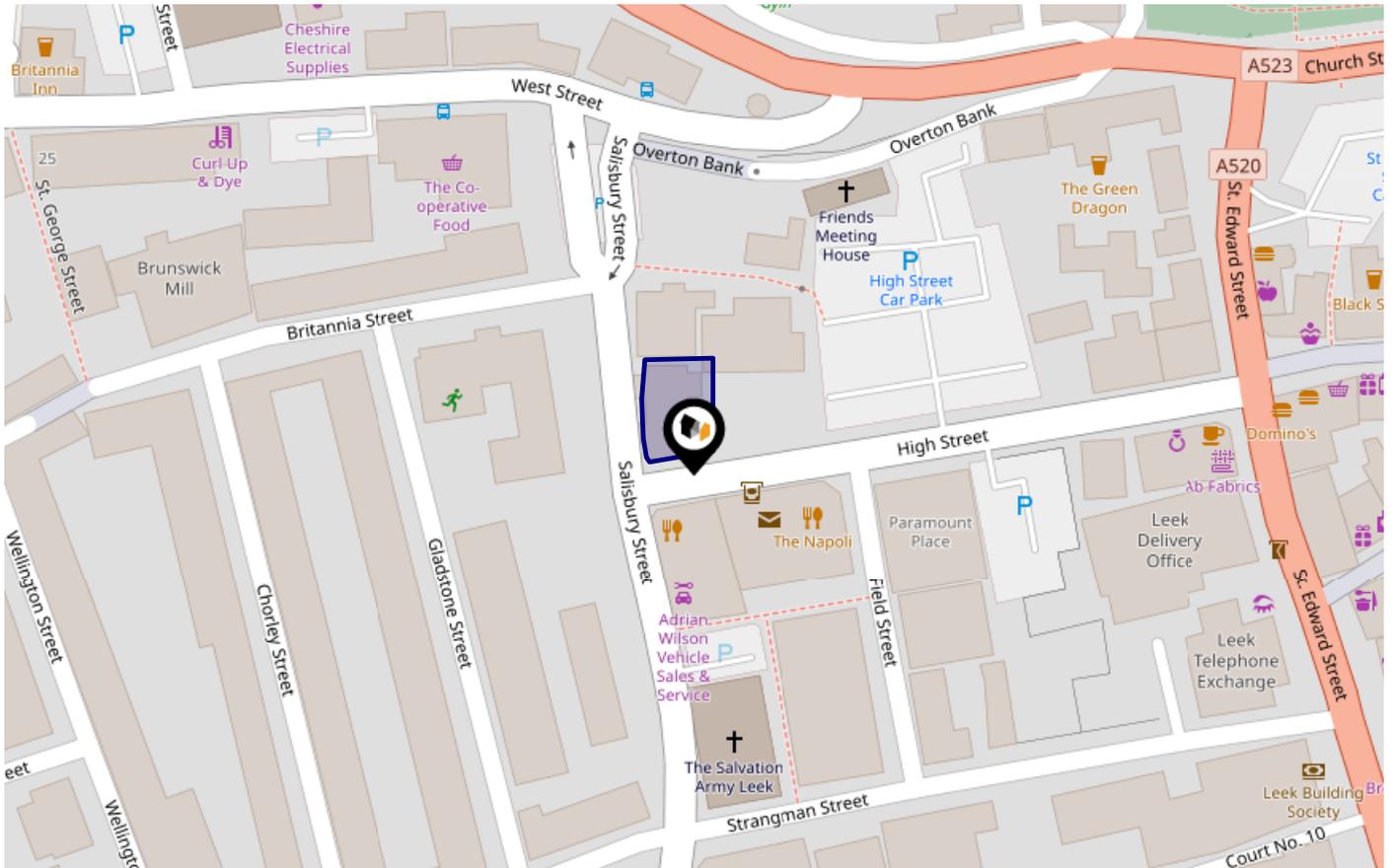
Chance of flooding to the following depths at this property:



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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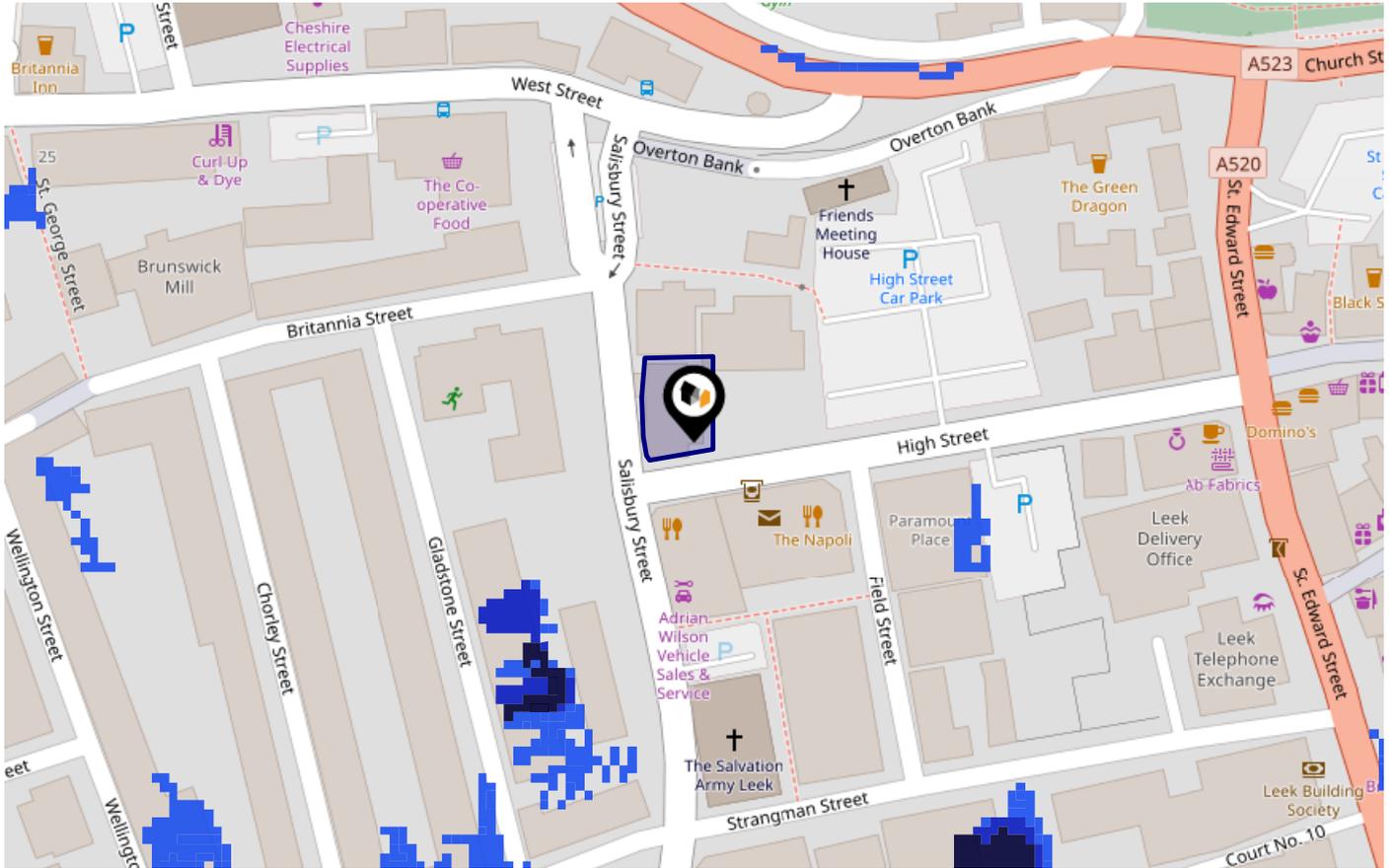
Chance of flooding to the following depths at this property:



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.

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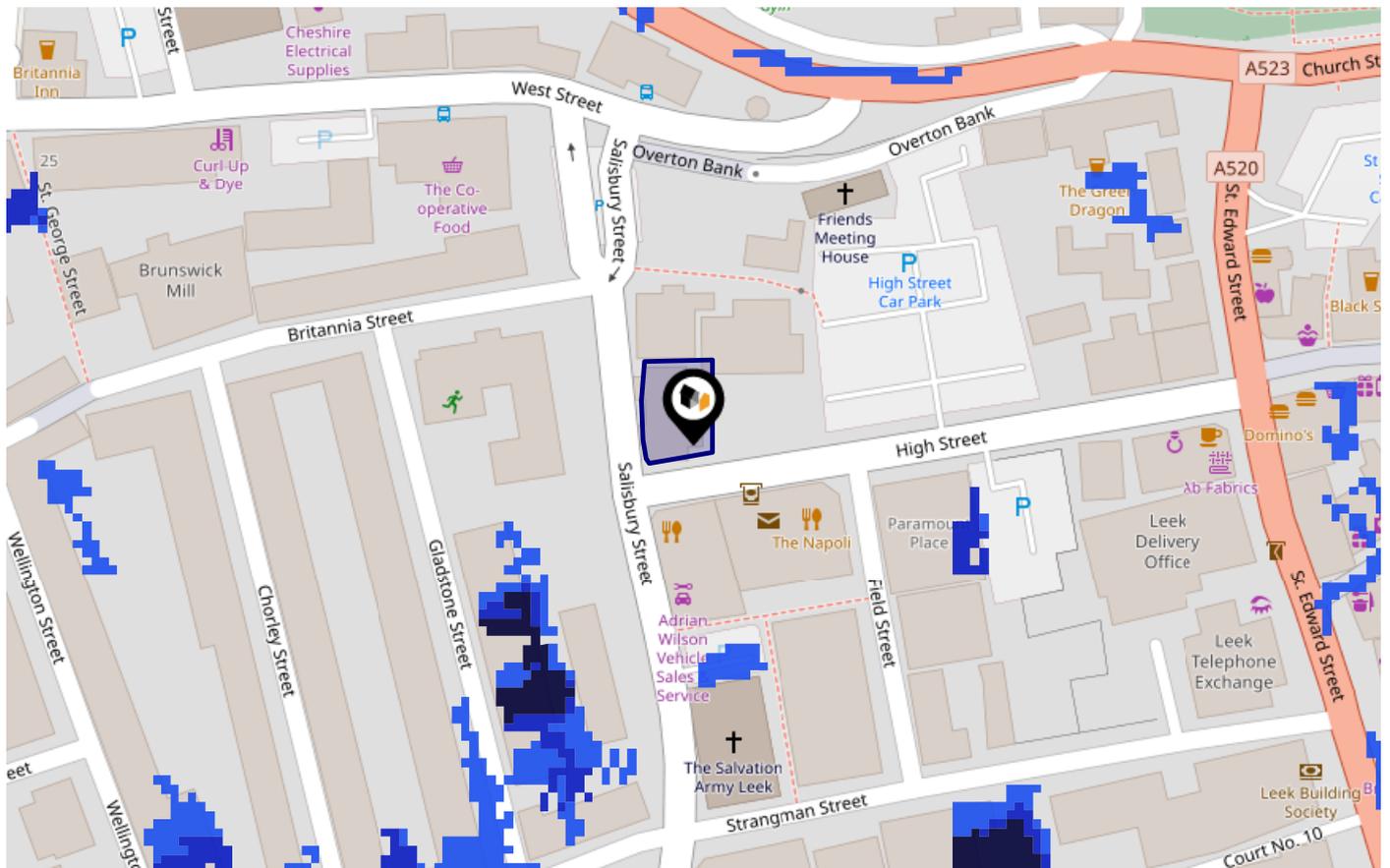
Chance of flooding to the following depths at this property:



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

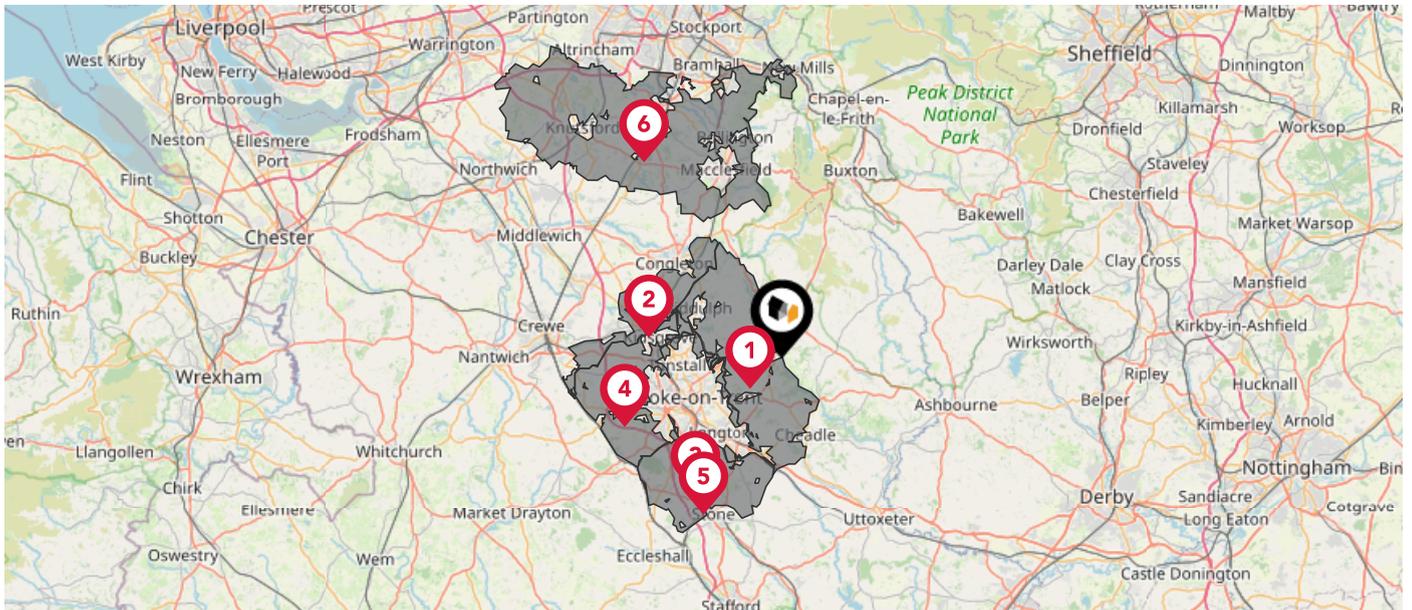
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Chance of flooding to the following depths at this property:



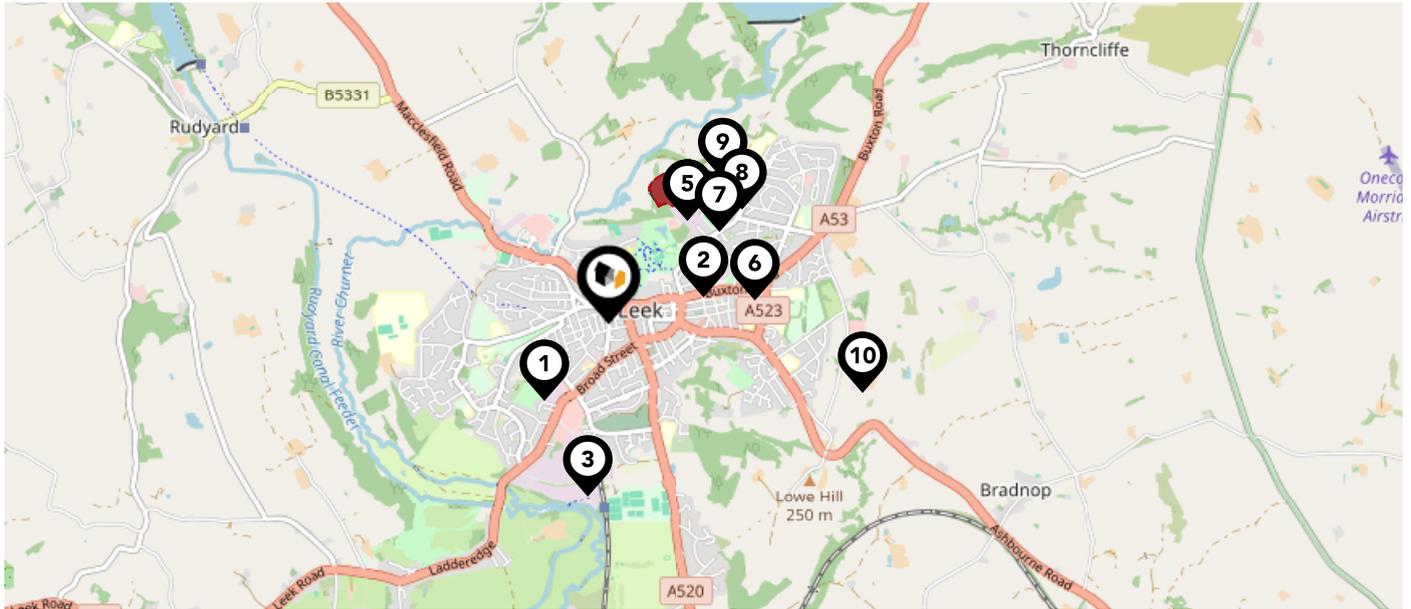
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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



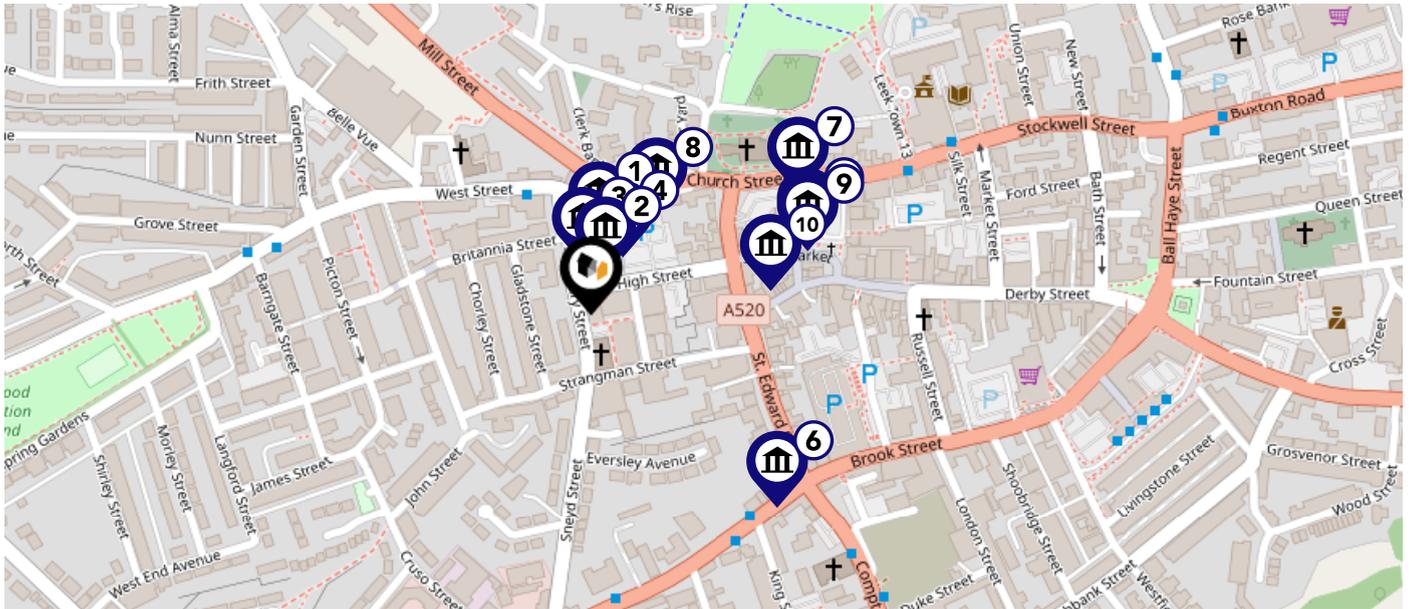
Nearby Landfill Sites

1	Rear Of Station Garage-Burton Street, Leek, Staffordshire	Historic Landfill
2	British Trimmings, Ball Haye Road-Leek, Staffordshire	Historic Landfill
3	Croda Leek Limited-Barnfield Road, Leek, Staffordshire	Historic Landfill
4	Fowlchurch Landfill Site/Tip-Fowlchurch Road, Ball Haye Green, Leek, Staffordshire	Historic Landfill
5	EA/EPR/UP3491FB/V002	Active Landfill
6	Land Between Weston Street And Prince Street-Weston Street And Prince Street, Leek, Staffordshire	Historic Landfill
7	Bode's Tip-Ball Haye Green, Leek, Staffordshire	Historic Landfill
8	Tittesworth-Leek, Staffordshire	Historic Landfill
9	Horsecroft Farm-Tittesworth, Leek, Staffordshire	Historic Landfill
10	Knivedon Farm-Mount Road, Leek, Staffordshire	Historic Landfill

Maps

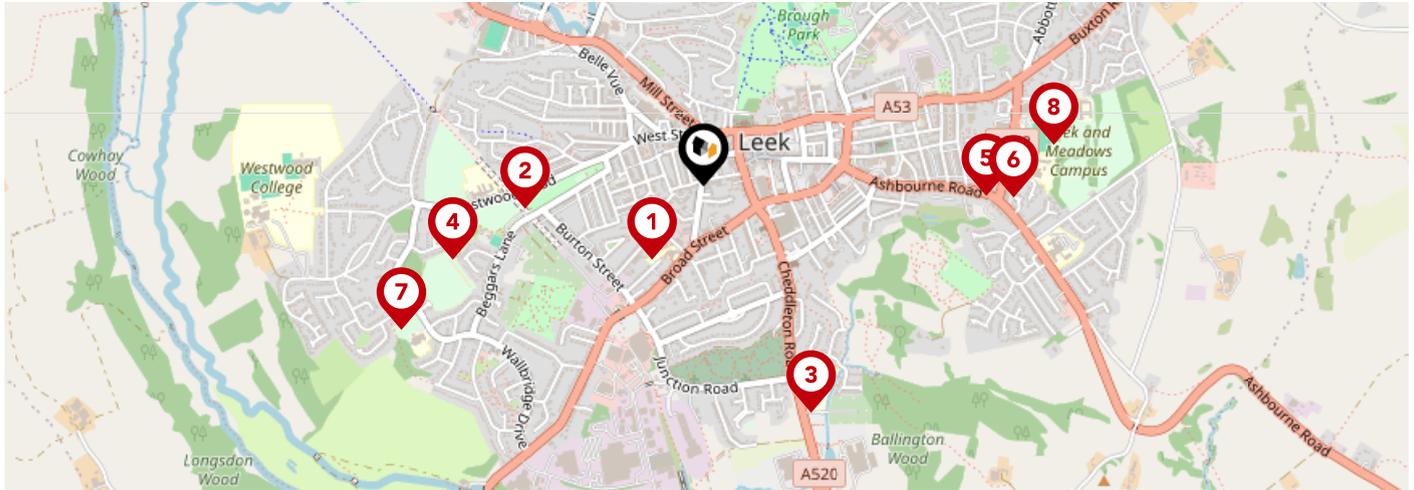
Listed Buildings

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



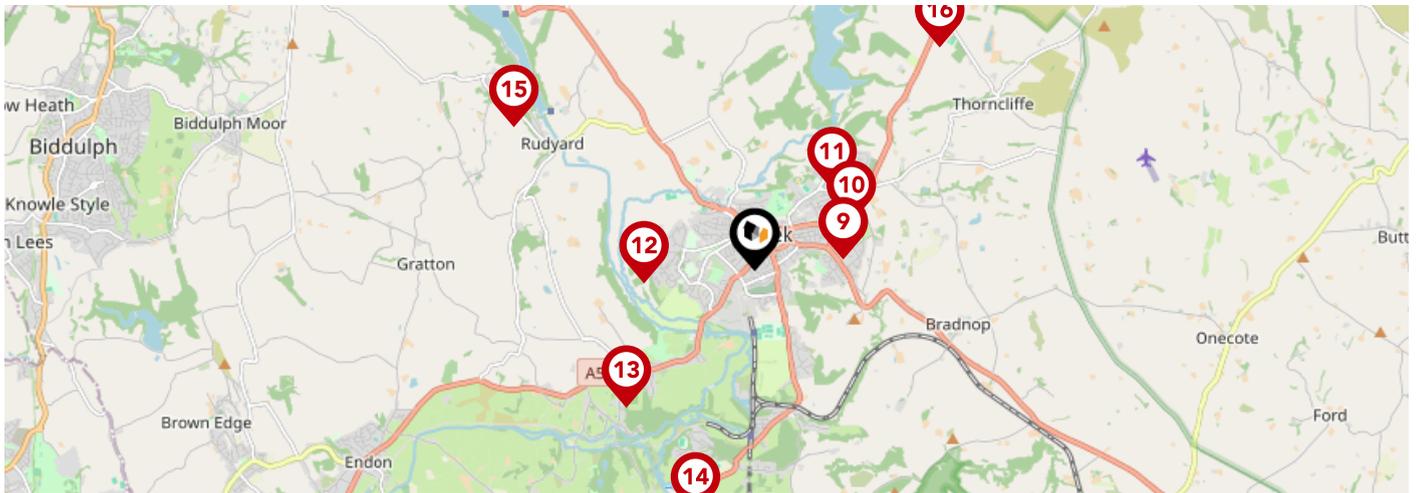
Listed Buildings in the local district		Grade	Distance
	1268580 - Public Conveniences	Grade II	0.0 miles
	1268552 - Society Of Friends Meeting House	Grade II	0.0 miles
	1268553 - Boundary Wall To Society Of Friends Meeting House	Grade II	0.0 miles
	1268551 - 9-12, Overton Bank	Grade II	0.0 miles
	1268571 - 24, Market Place	Grade II	0.1 miles
	1268532 - 70 And 72, St Edward Street	Grade II	0.1 miles
	1268610 - St Edwards Vicarage	Grade II	0.1 miles
	1268614 - Clerk Bank House	Grade II	0.1 miles
	1268570 - 23, Market Place	Grade II	0.1 miles
	1268537 - 8,10 And 12, Sheep Market	Grade II	0.1 miles

Area Schools



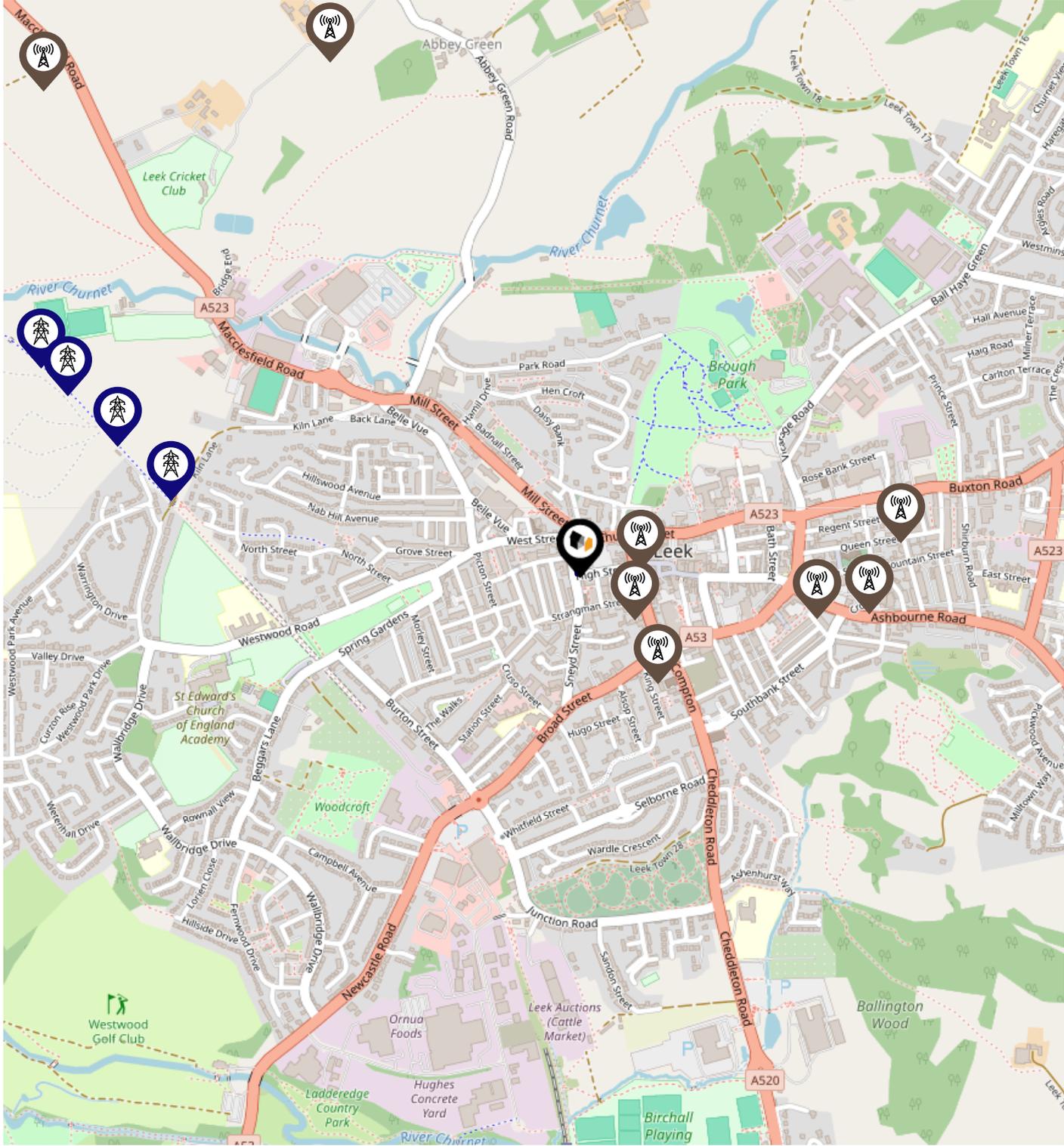
		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Academy Ofsted Rating: Good Pupils: 157 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westwood First School Ofsted Rating: Good Pupils: 276 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Saints CofE First School Ofsted Rating: Good Pupils: 236 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Edward's Church of England Academy Ofsted Rating: Requires improvement Pupils: 709 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leek First School Ofsted Rating: Good Pupils: 146 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Springfield School Ofsted Rating: Good Pupils: 71 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Woodcroft Academy Ofsted Rating: Good Pupils: 142 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leek High School Ofsted Rating: Special Measures Pupils: 275 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	The Meadows School Ofsted Rating: Good Pupils: 130 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beresford Memorial CofE First School Ofsted Rating: Good Pupils: 161 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Churnet View Middle School Ofsted Rating: Good Pupils: 476 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westwood College Ofsted Rating: Requires improvement Pupils: 784 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Active Wellbeing School Ofsted Rating: Requires improvement Pupils: 44 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hopedale School Ofsted Rating: Outstanding Pupils: 60 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horton Lodge Community Special School Ofsted Rating: Good Pupils: 60 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackshaw Moor CofE First School Ofsted Rating: Good Pupils: 72 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

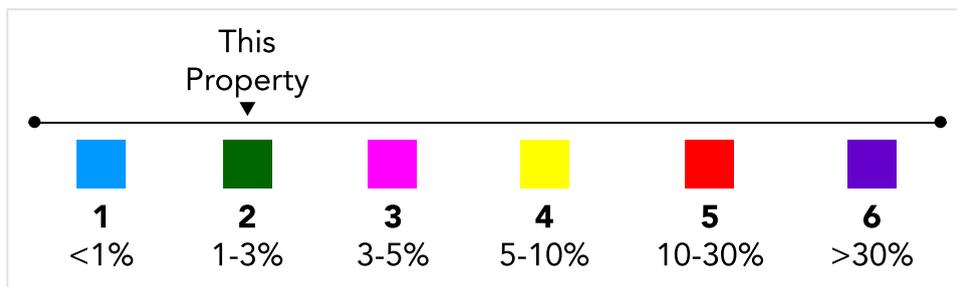
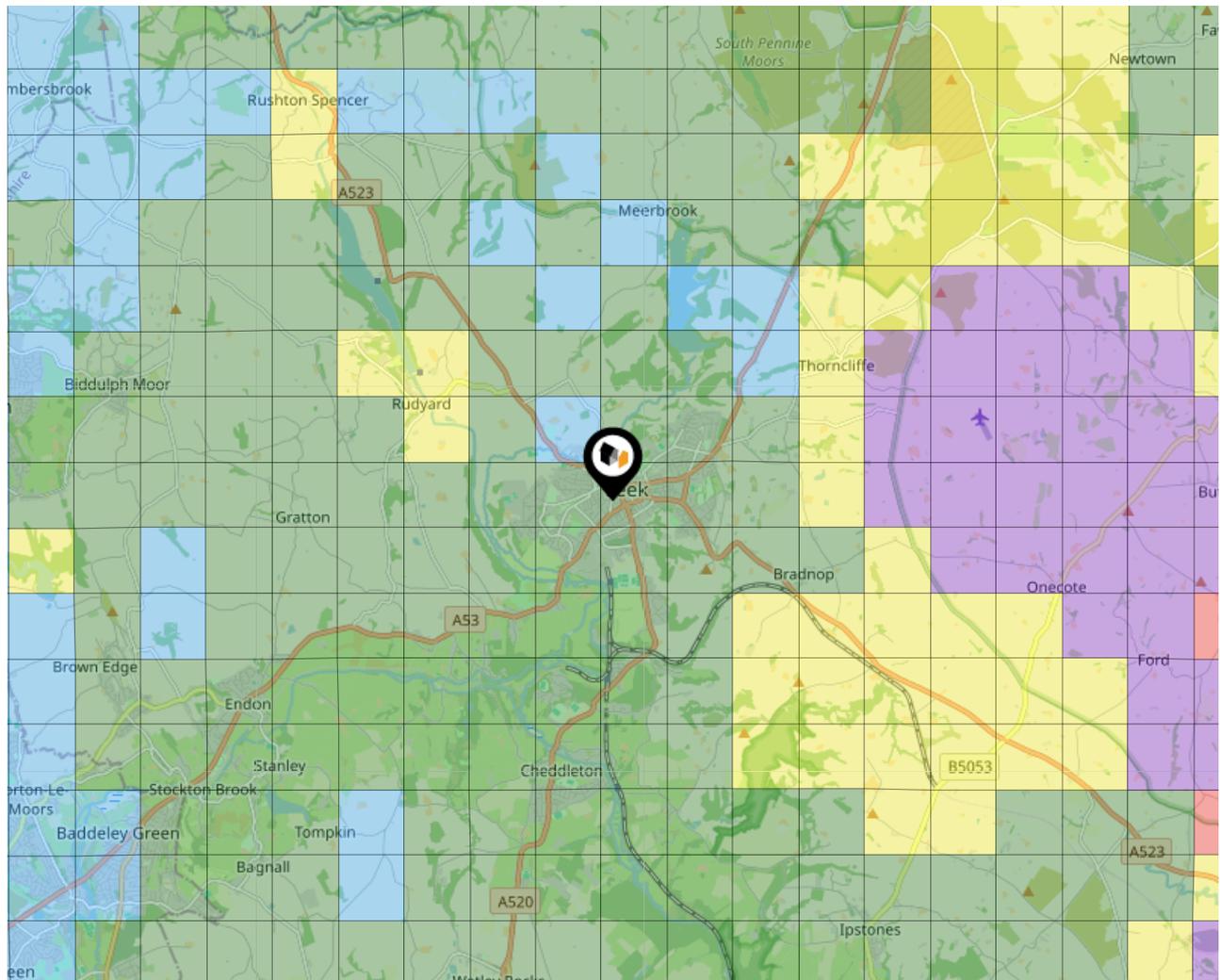
Local Area Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

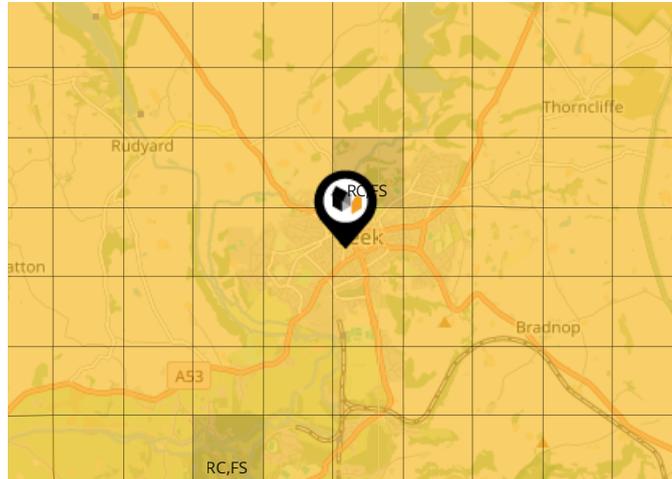
What is Radon?

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:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT TO MEDIUM		

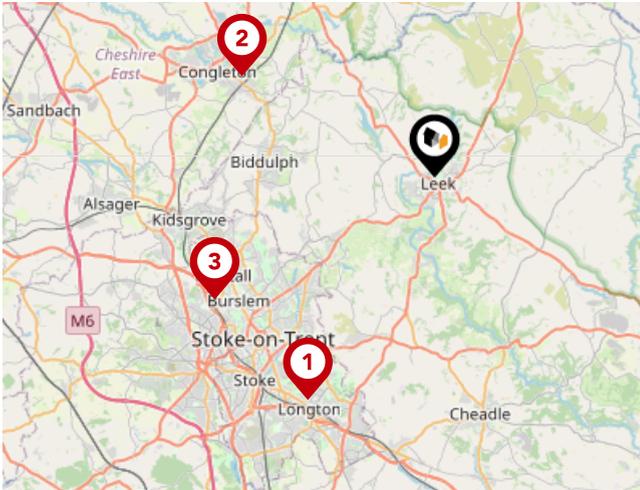


Primary Classifications (Most Common Clay Types)

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)



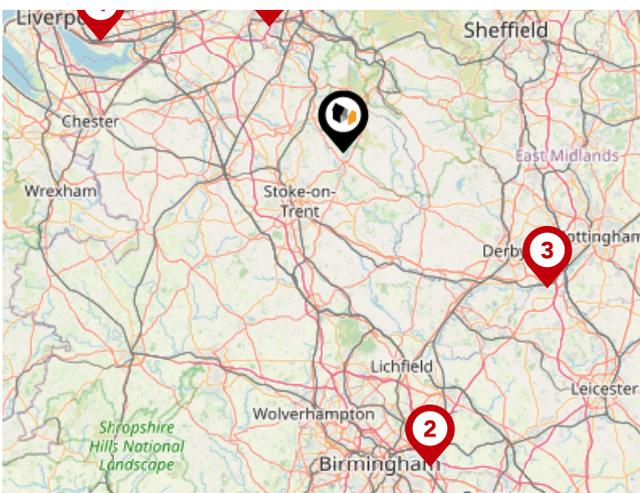
National Rail Stations

Pin	Name	Distance
1	Platform 1	9.19 miles
2	Congleton Rail Station	7.7 miles
3	Platform 2	8.98 miles



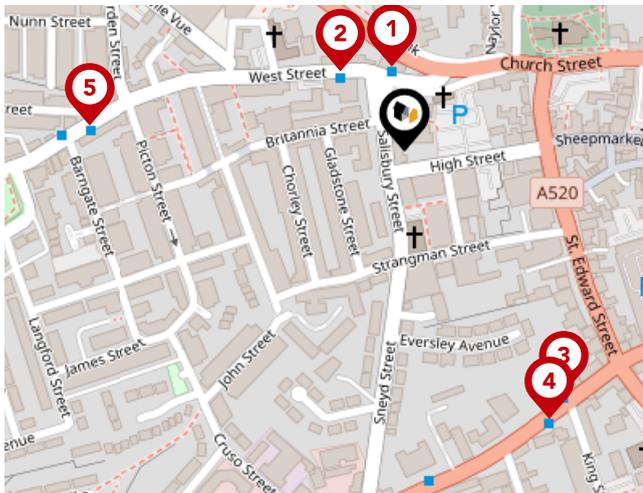
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	12.17 miles
2	M6 J14	19.89 miles
3	M6 J16	12.92 miles
4	M6 J17	13.58 miles
5	M60 J1	21.82 miles



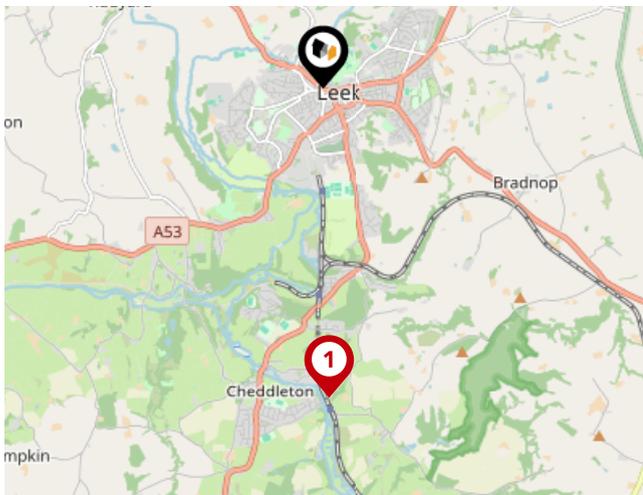
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	20.87 miles
2	Birmingham Airport	46.83 miles
3	East Mids Airport	34.96 miles
4	Speke	37.8 miles



Bus Stops/Stations

Pin	Name	Distance
1	Salisbury Street	0.05 miles
2	Salisbury Street	0.06 miles
3	King Street	0.16 miles
4	King Street	0.17 miles
5	Bargate Street	0.18 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	2.78 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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