



See More Online

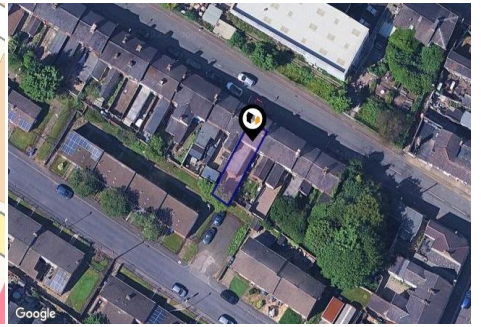
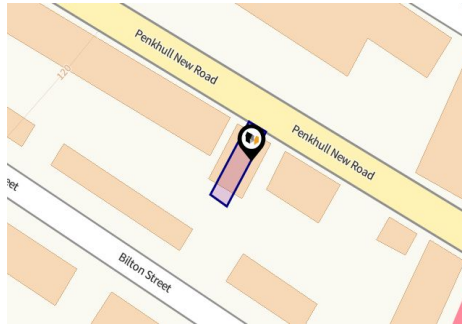
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 03rd August 2026



PENKHULL NEW ROAD, STOKE-ON-TRENT, ST4

Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band Deleted
Title Number:	SF672431

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	80	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

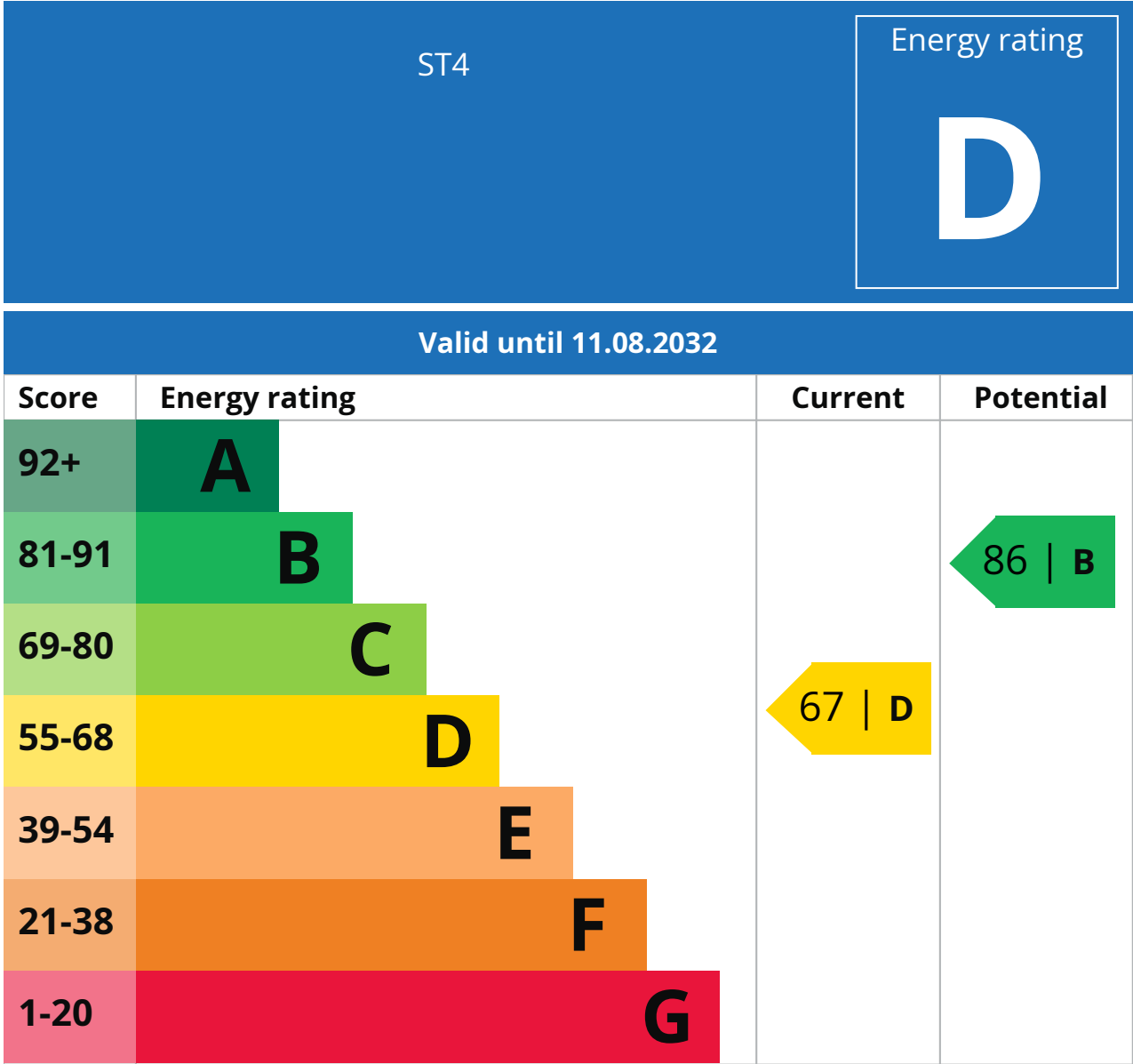


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

EPC - Additional Data

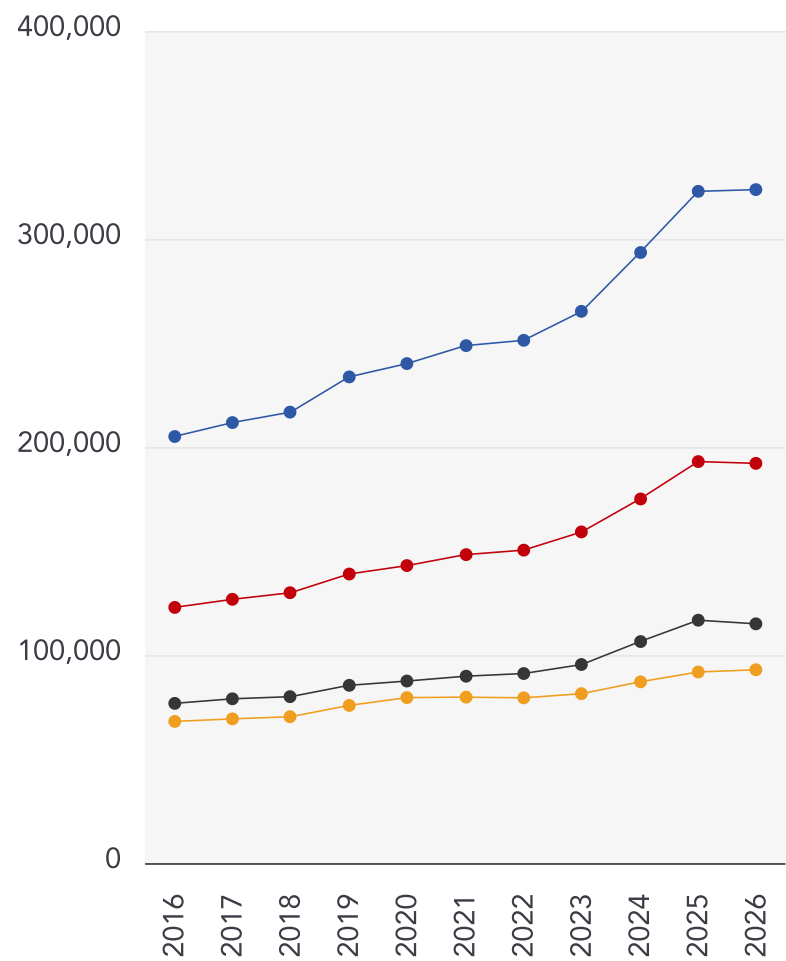
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST4



Detached

+57.87%

Semi-Detached

+56.32%

Terraced

+49.77%

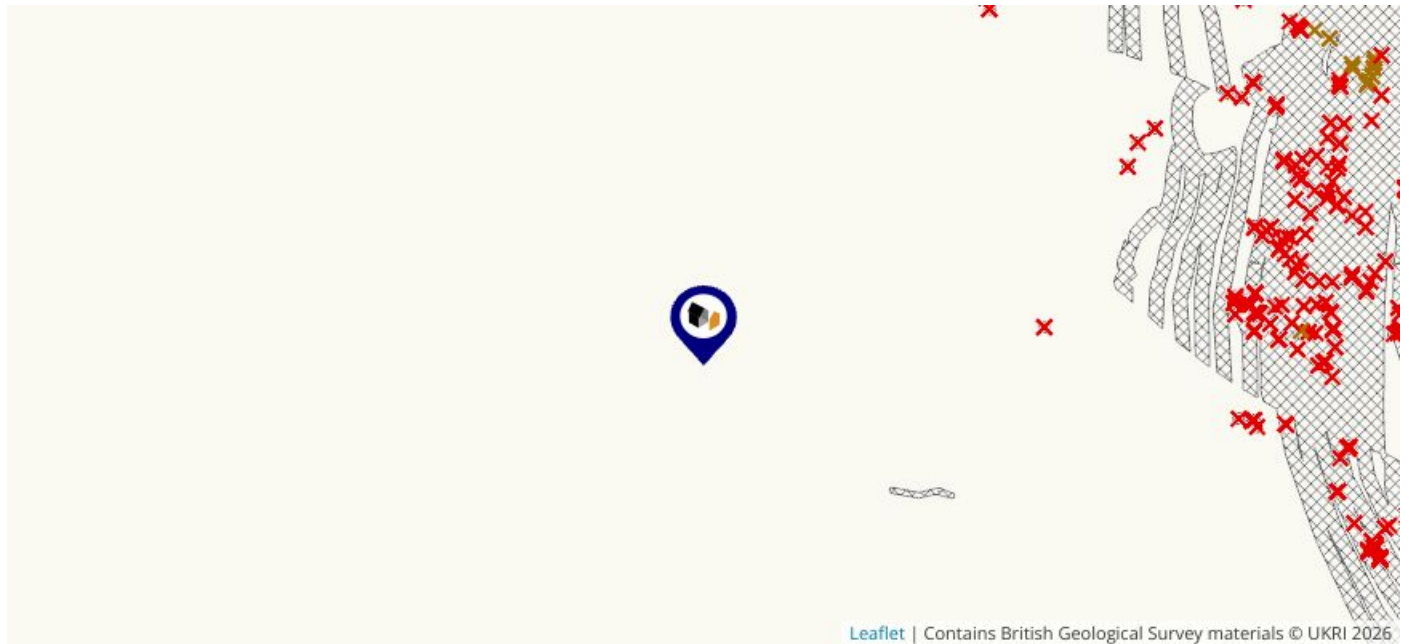
Flat

+36.46%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

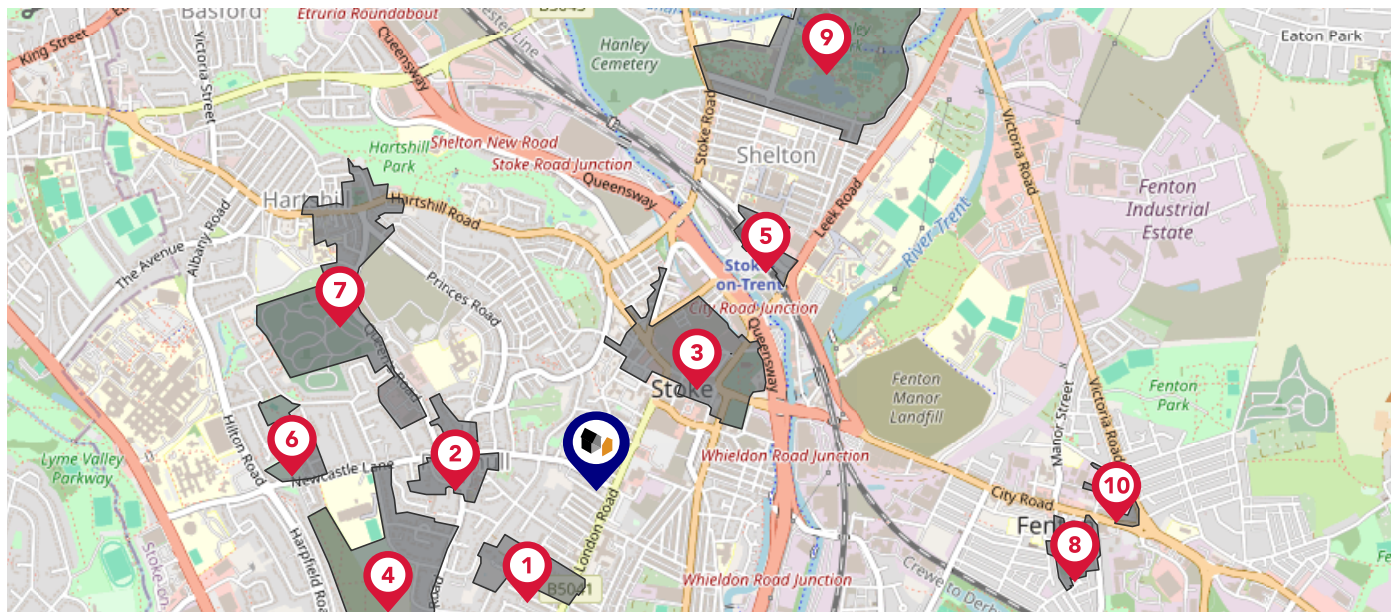
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



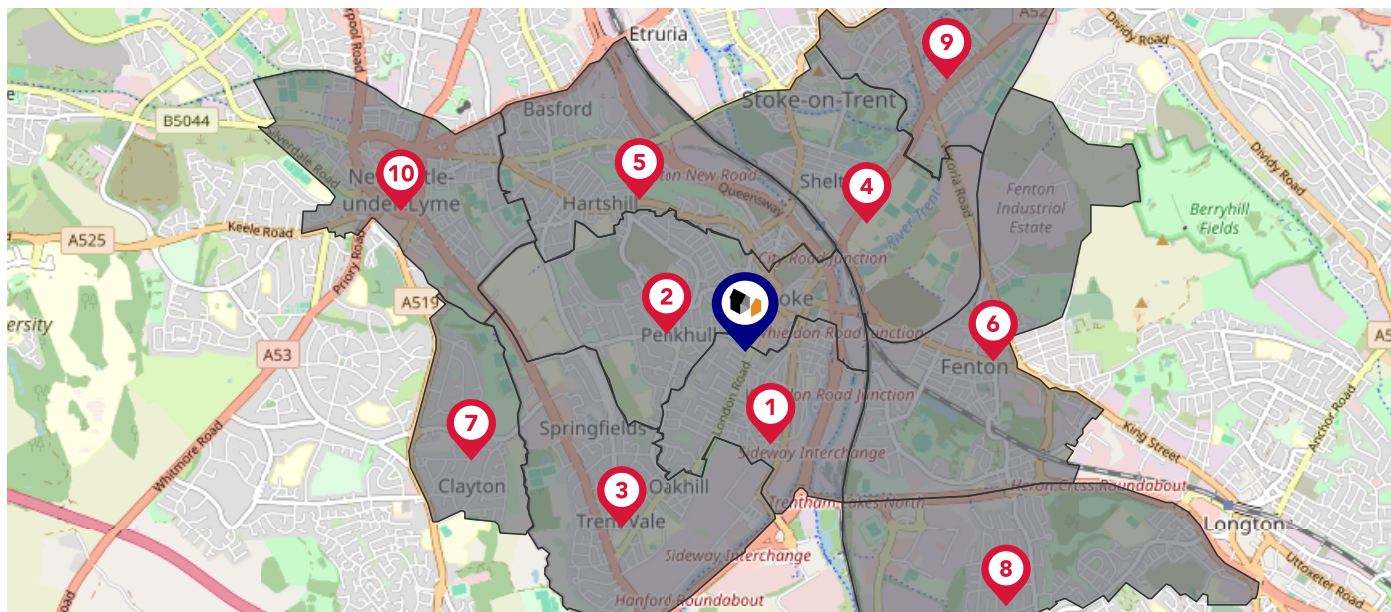
Nearby Conservation Areas

- 1 The Villas
- 2 Penkhull Village
- 3 Stoke Town Centre
- 4 Penkhull Garden Village
- 5 Winton Square
- 6 St Christophers Avenue
- 7 Hartshill
- 8 Albert Square
- 9 Hanley Park
- 10 Victoria Road

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



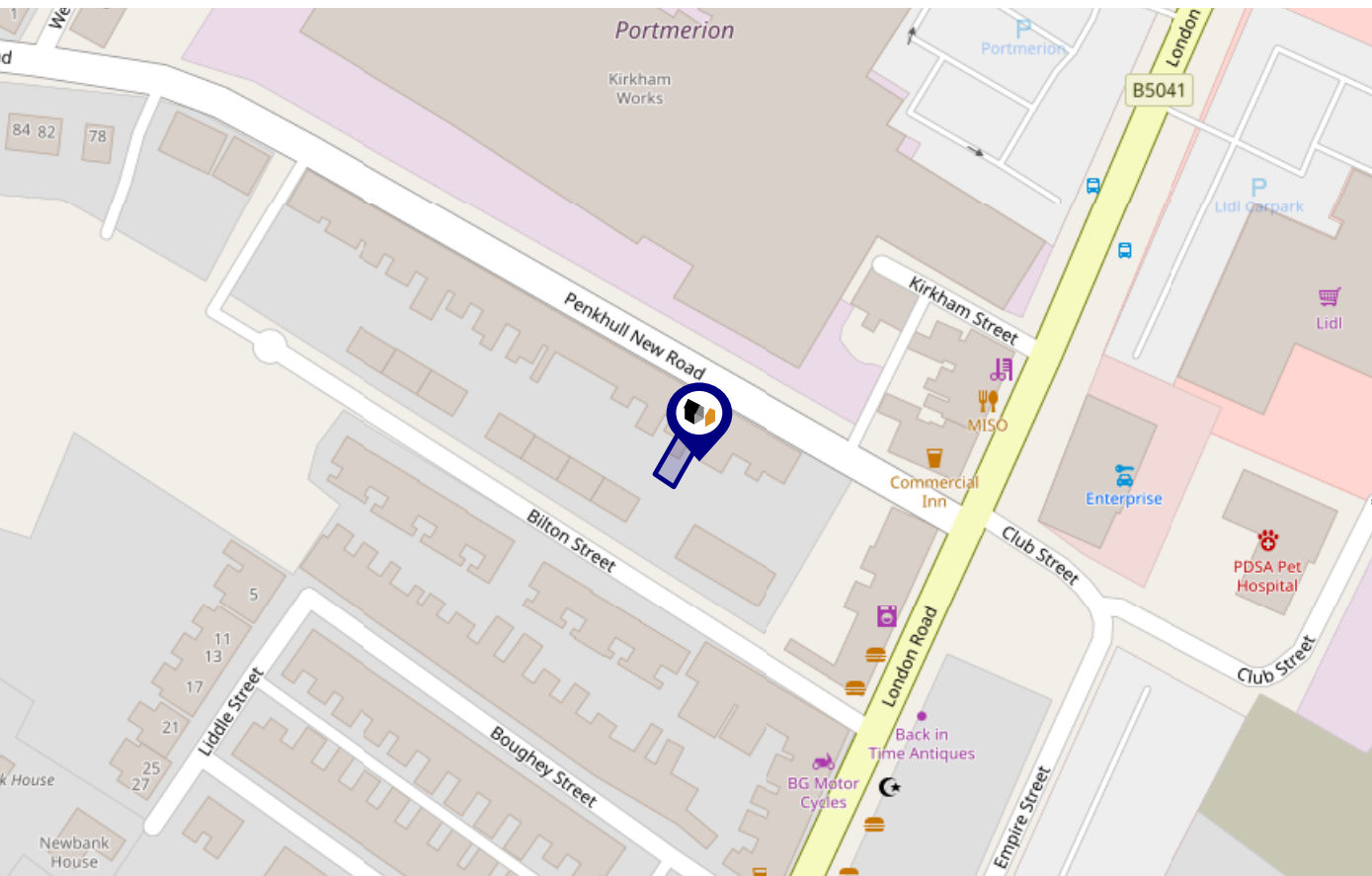
Nearby Council Wards

-  Boothern and Oak Hill Ward
-  Penkhull and Stoke Ward
-  Springfields and Trent Vale Ward
-  Hanley Park and Shelton Ward
-  Hartshill and Basford Ward
-  Fenton West and Mount Pleasant Ward
-  Clayton Ward
-  Hollybush and Longton West Ward
-  Joiner's Square Ward
-  Town 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.

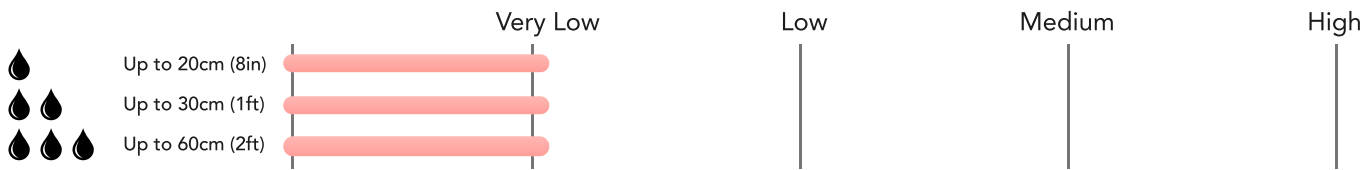


Risk Rating: Very low

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.

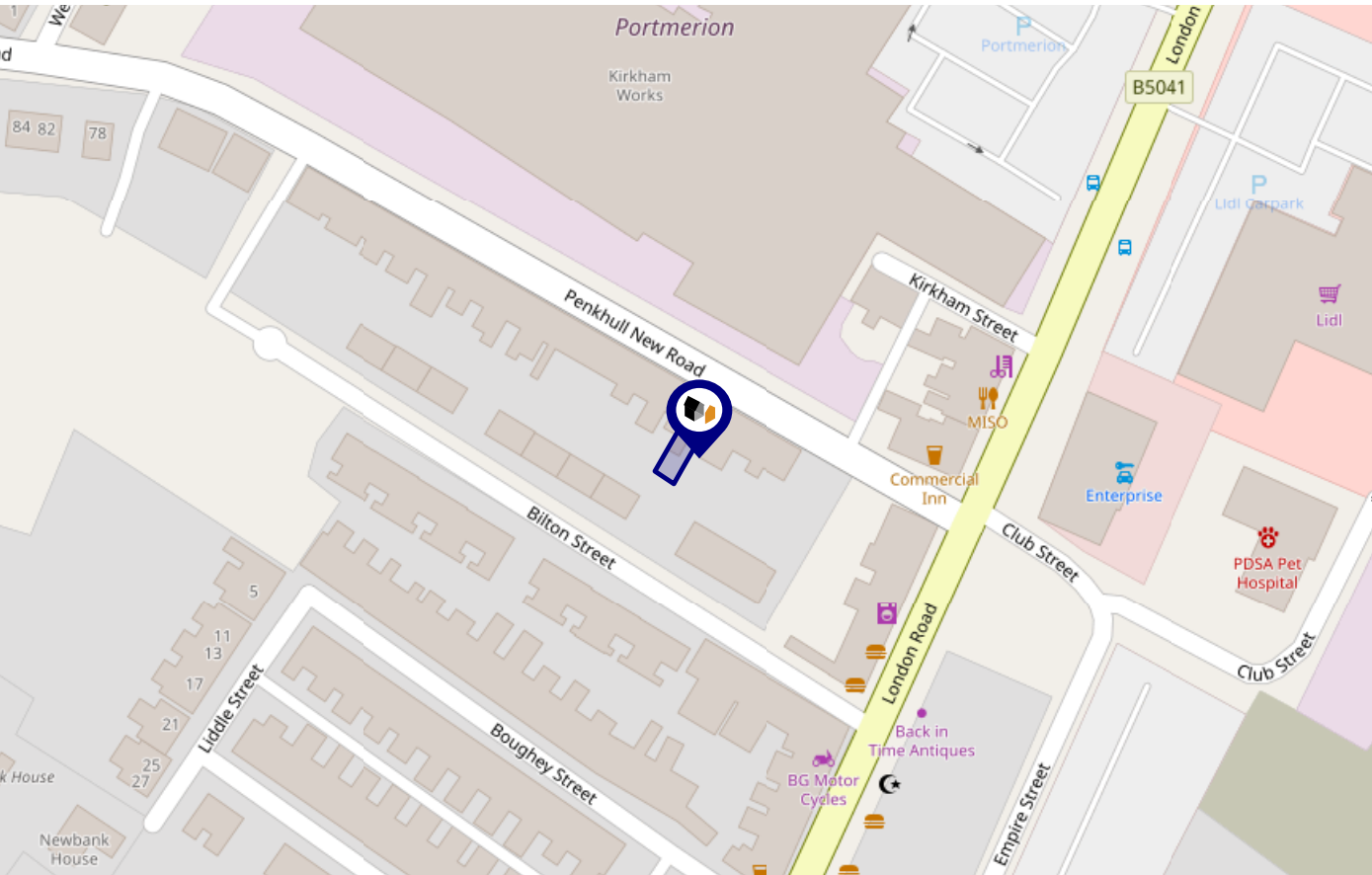
Chance of flooding to the following depths at this property:



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.

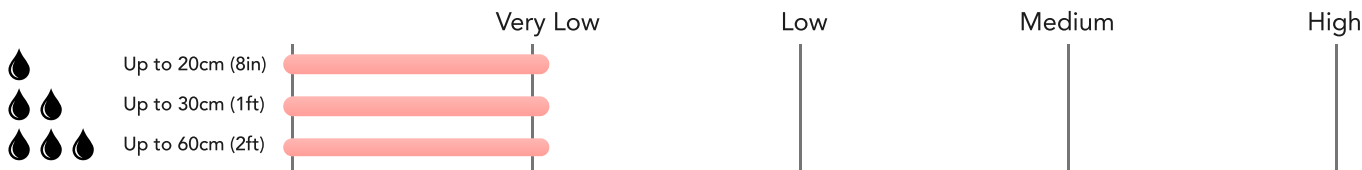


Risk Rating: Very low

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.
- 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.

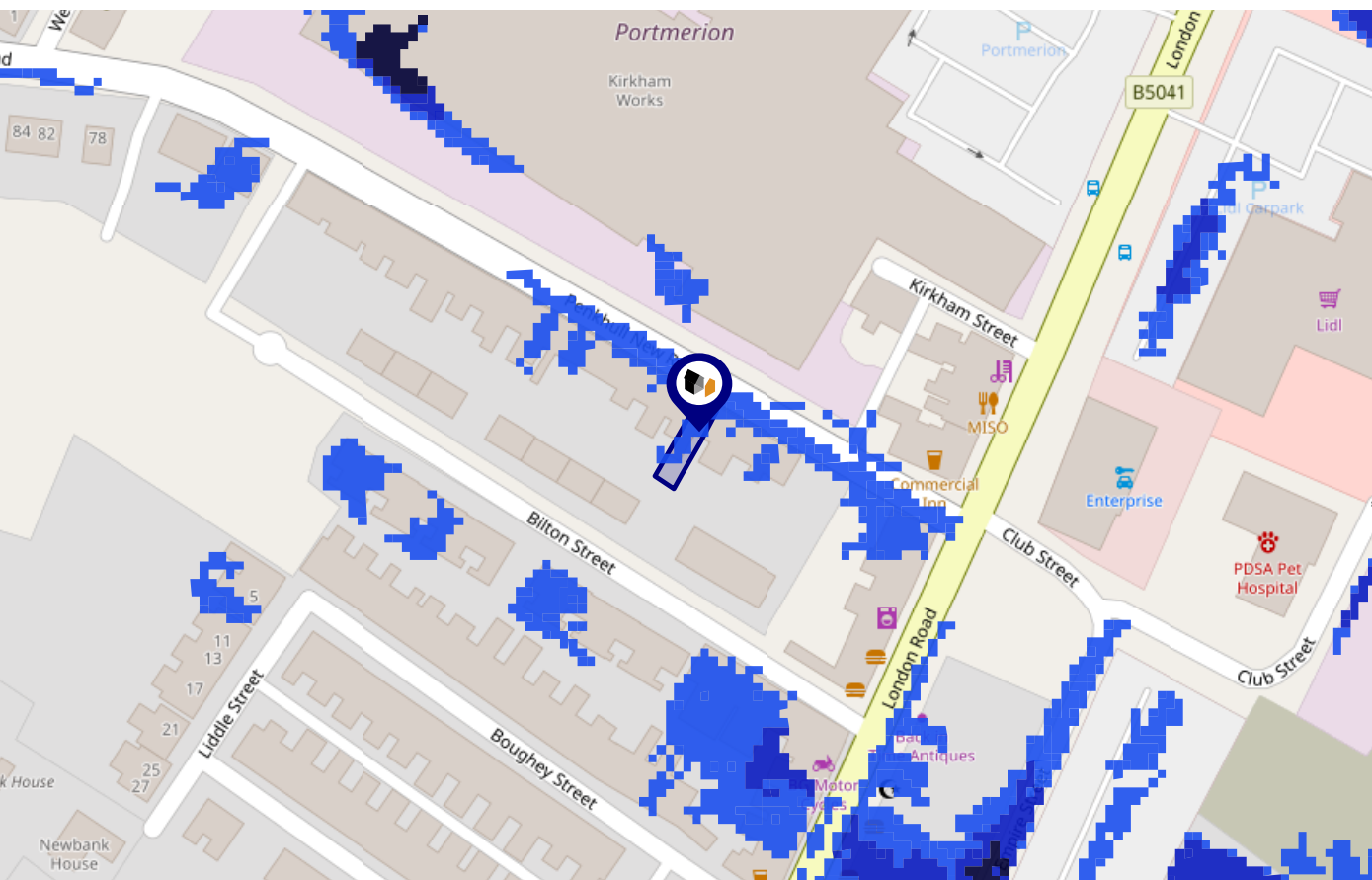
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

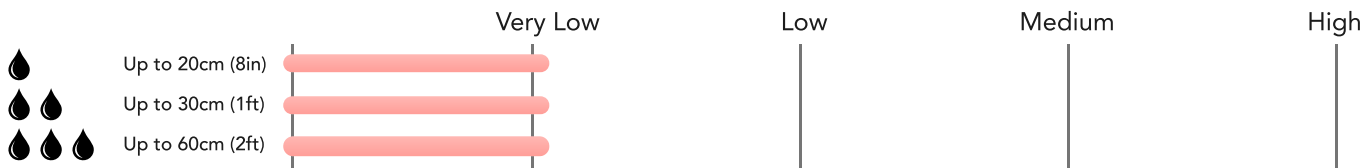


Risk Rating: Low

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.

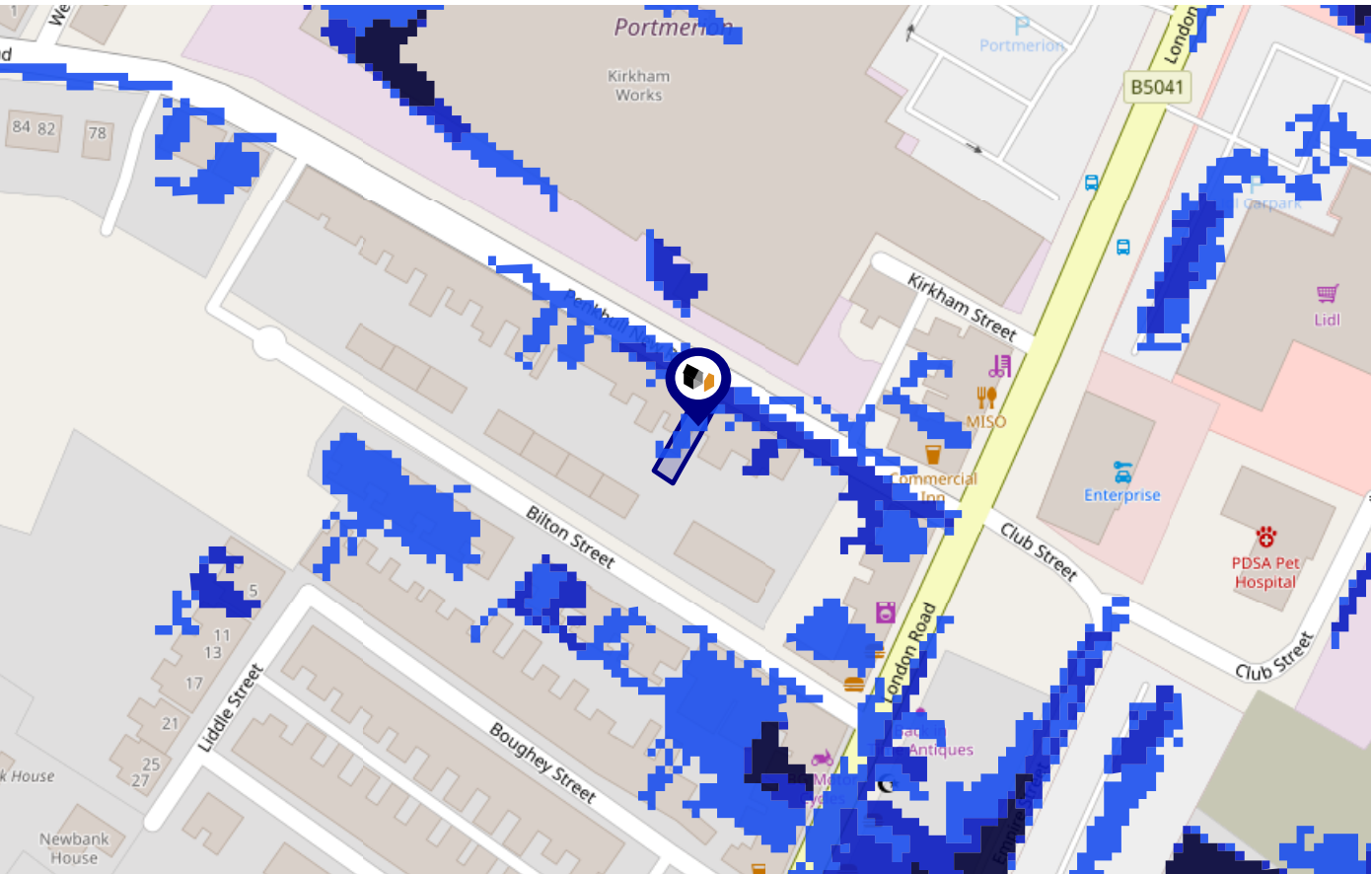
Chance of flooding to the following depths at this property:



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.

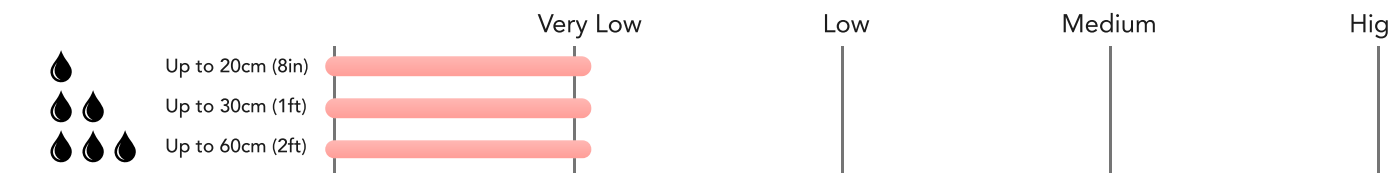


Risk Rating: Low

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.

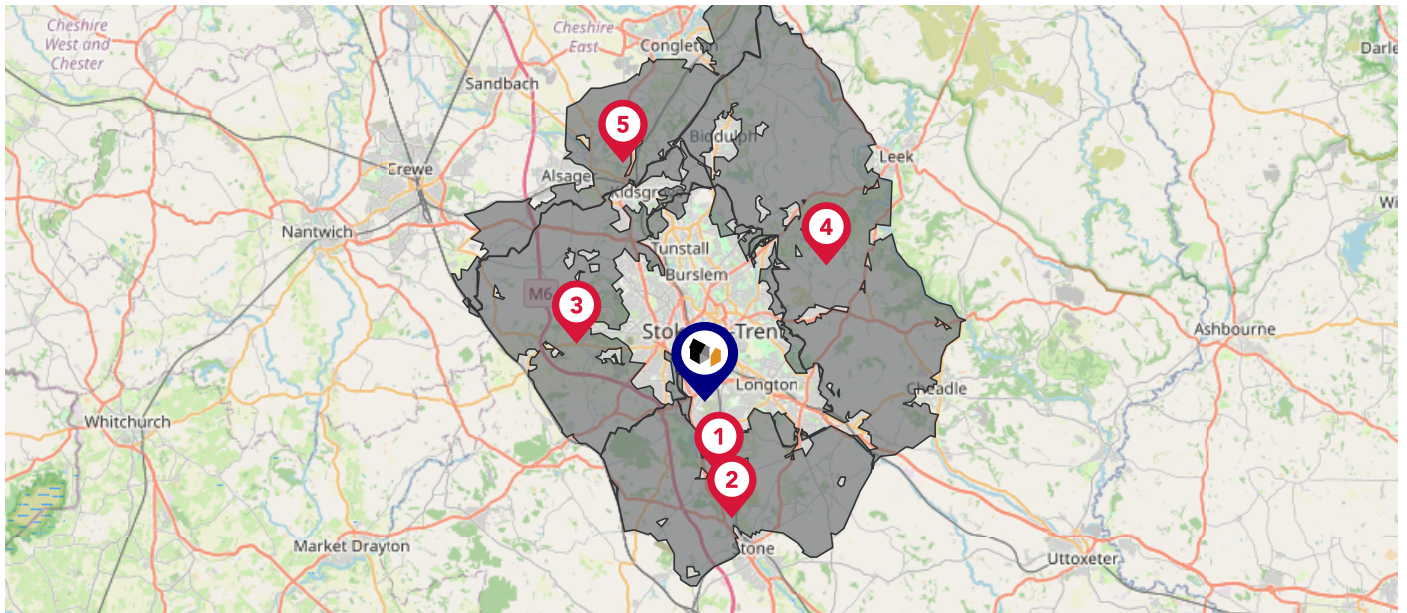
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



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 - Staffordshire Moorlands

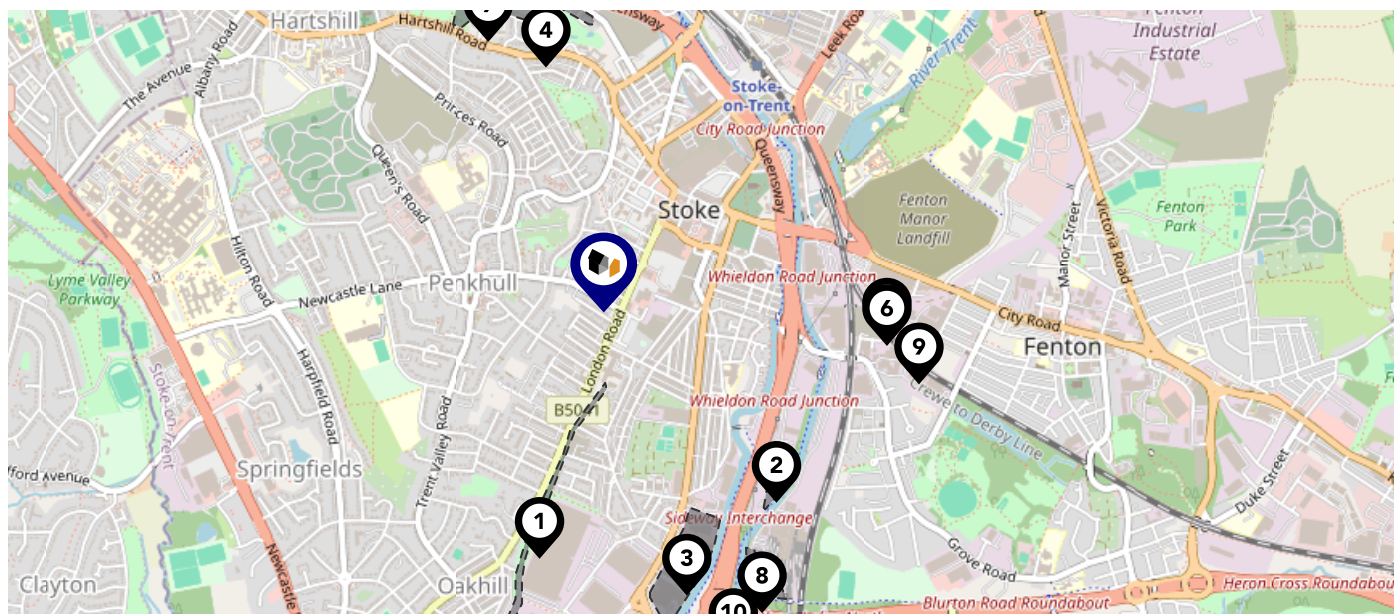


Stoke-on-Trent Green Belt - Cheshire East

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.



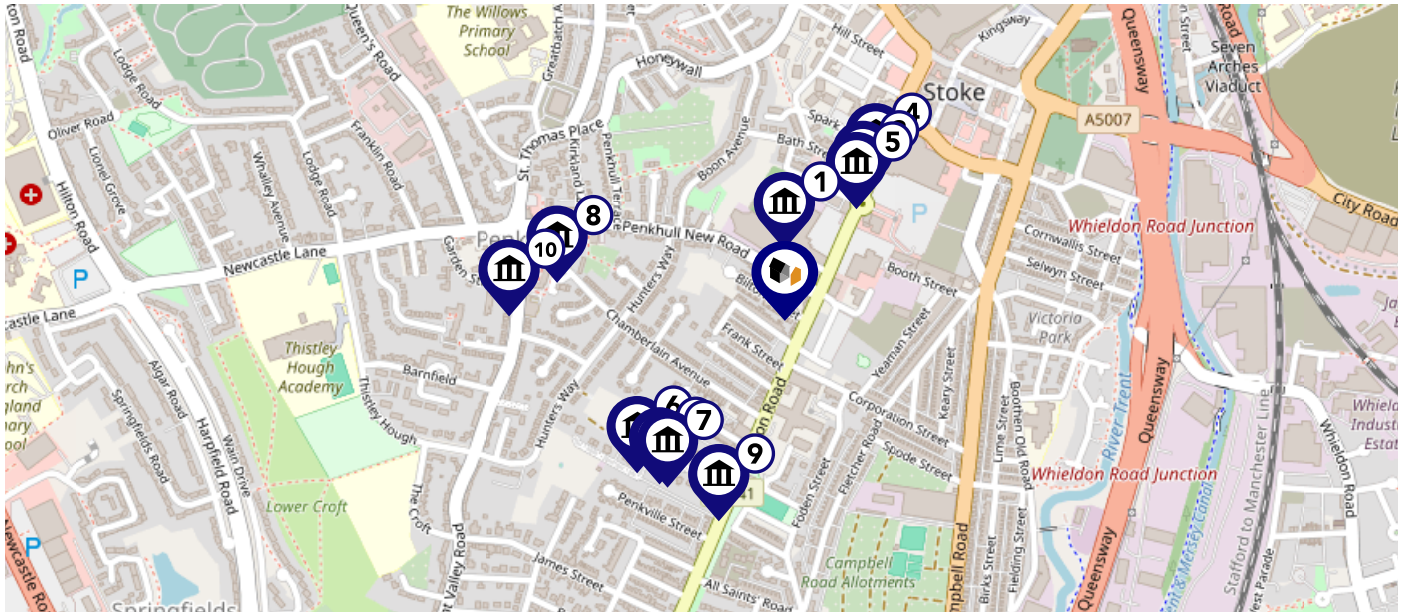
Nearby Landfill Sites

1	Old Canal Bed South East Of London Road-London Road, Booths/Oakhill, Stoke On Trent, Staffordshire	Historic Landfill	☐
2	Stelrad Bathroom Products-Whieldon Road, Mount Pleasant, Stoke On Trent, Staffordshire	Historic Landfill	☐
3	Between Campbell Road And The Queensway-Campbell Road, Booths, Stoke On Trent, Staffordshire	Historic Landfill	☐
4	Tolkien Way-Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
5	Rear of Factories-Fenton, Staffordshire	Historic Landfill	☐
6	Hawkins Street-Fenton, Stoke on Trent, Staffordshire	Historic Landfill	☐
7	St Dominics Car Park-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	☐
8	California Works-Whieldon Road, Fenton, Stoke-on-Trent, Staffordshire	Historic Landfill	☐
9	South Side of Hawken's Street-Fenton, Staffordshire	Historic Landfill	☐
10	North of Stoke Incinerator-Sideway, Stoke On Trent, Staffordshire	Historic Landfill	☐

Maps

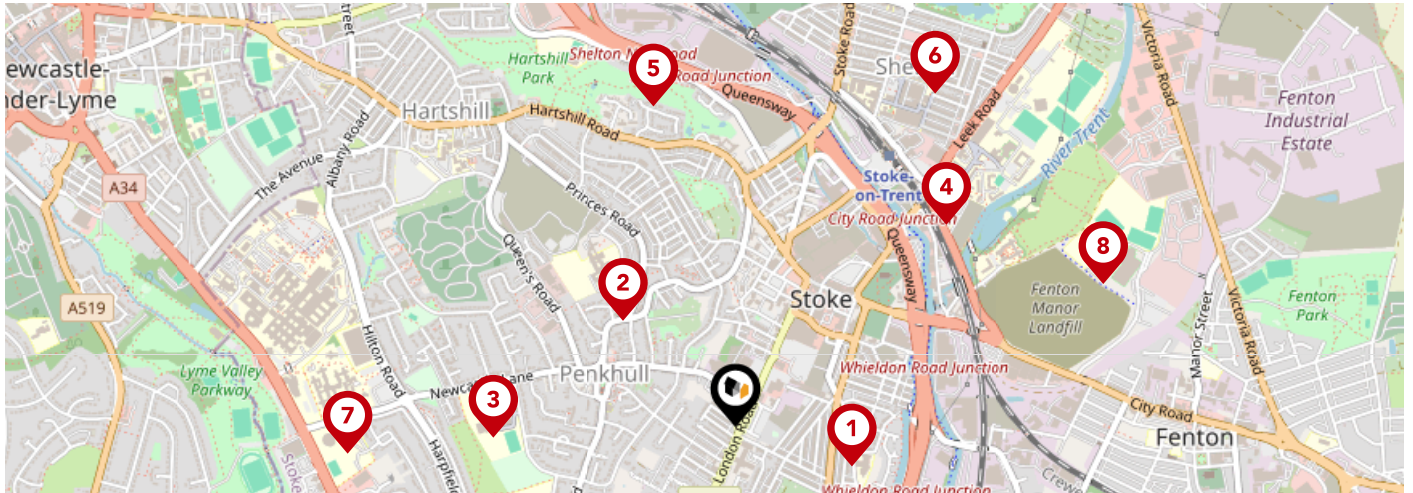
Listed Buildings

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



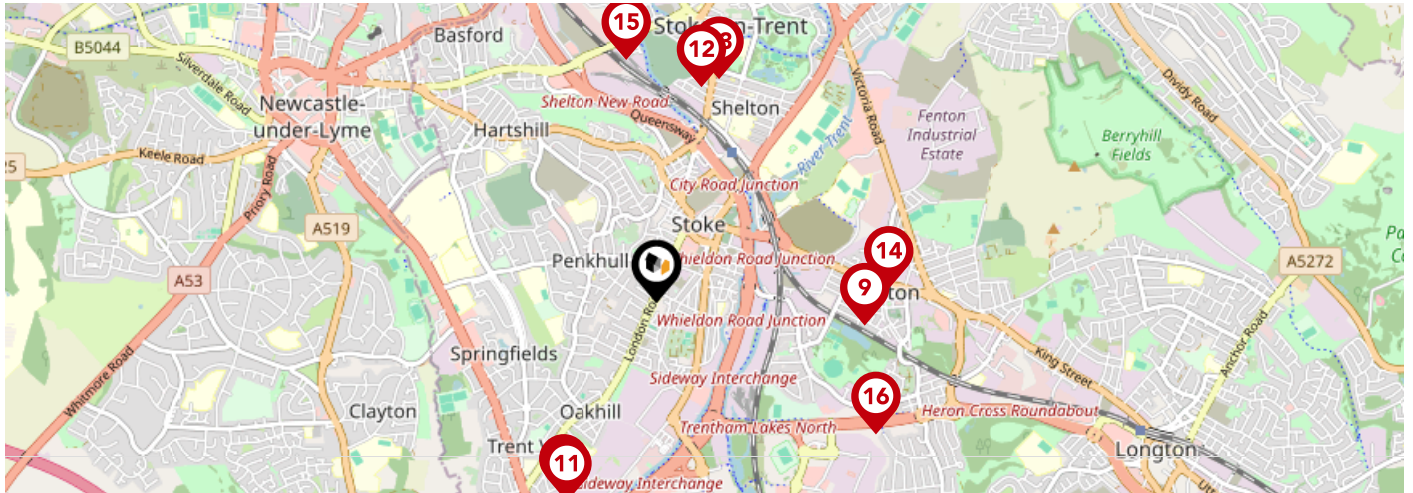
Listed Buildings in the local district		Grade	Distance
	1210472 - Falcon Works Pot Bank Occupied By Portmerion Potteries Limited	Grade II	0.1 miles
	1210555 - 17 And 17a, The Villas	Grade II	0.2 miles
	1195806 - Former School Of Art	Grade II	0.2 miles
	1297962 - Mile Post	Grade II	0.2 miles
	1220603 - Library	Grade II	0.2 miles
	1195849 - 15, The Villas	Grade II	0.2 miles
	1195850 - 18, The Villas	Grade II	0.2 miles
	1195836 - The Views	Grade II	0.2 miles
	1290401 - 23 And 24, The Villas	Grade II	0.2 miles
	1195809 - Church Of St Thomas The Apostle	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Stoke Minster CofE Primary Academy Ofsted Rating: Special Measures Pupils: 403 Distance:0.27	☐	☒	☐	☐	☐
2	The Willows Primary School Ofsted Rating: Good Pupils: 687 Distance:0.34	☐	☒	☐	☐	☐
3	Thistley Hough Academy Ofsted Rating: Good Pupils: 1091 Distance:0.54	☐	☐	☒	☐	☐
4	City of Stoke-On-Trent Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.65	☐	☐	☒	☐	☐
5	St Thomas Aquinas Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.74	☐	☒	☐	☐	☐
6	Excellence Girls Academy Ofsted Rating: Good Pupils: 79 Distance:0.87	☐	☐	☒	☐	☐
7	St John's CofE (A) Primary School Ofsted Rating: Requires improvement Pupils: 315 Distance:0.87	☐	☒	☐	☐	☐
8	St Peter's CofE Academy Ofsted Rating: Requires improvement Pupils: 1085 Distance:0.88	☐	☐	☒	☐	☐

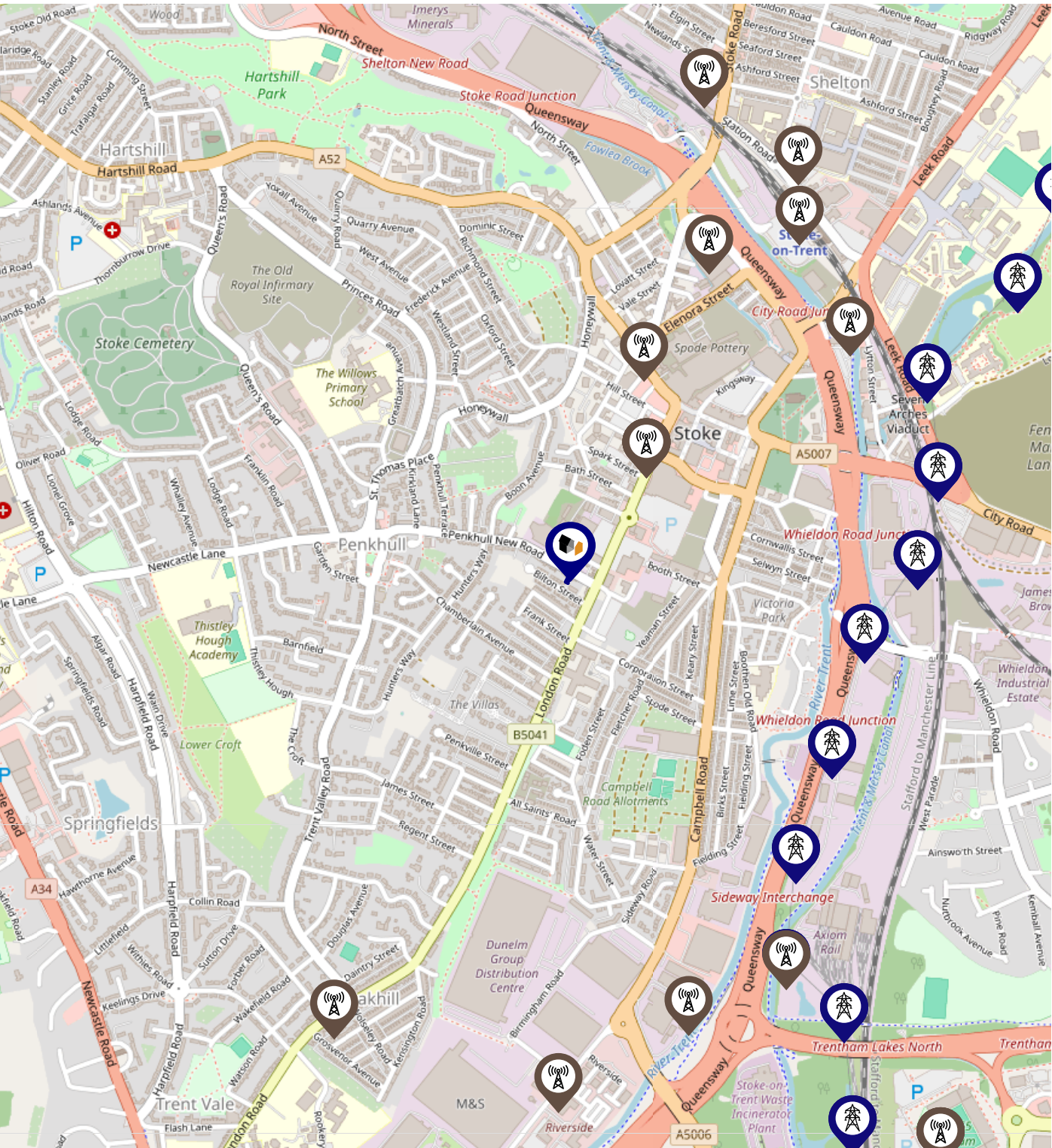
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Our Lady's Catholic Academy Ofsted Rating: Good Pupils: 228 Distance:0.94	☐	☒	☐	☐	☐
10	St Joseph's College Ofsted Rating: Outstanding Pupils: 1145 Distance:0.96	☐	☐	☒	☐	☐
11	St Joseph's Preparatory School Ofsted Rating: Not Rated Pupils: 80 Distance:0.97	☐	☐	☒	☐	☐
12	The Registry Ofsted Rating: Not Rated Pupils:0 Distance:0.99	☐	☐	☒	☐	☐
13	Stoke-on-Trent College Ofsted Rating: Good Pupils:0 Distance:1.04	☐	☐	☒	☐	☐
14	Christ Church CofE Primary Academy Ofsted Rating: Good Pupils: 227 Distance:1.04	☐	☒	☐	☐	☐
15	Regent College Ofsted Rating: Good Pupils:0 Distance:1.1	☐	☐	☒	☐	☐
16	Heron Cross Primary School Ofsted Rating: Good Pupils: 402 Distance:1.15	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



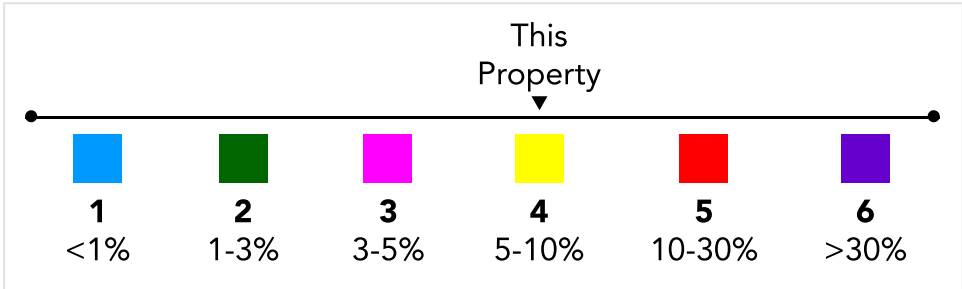
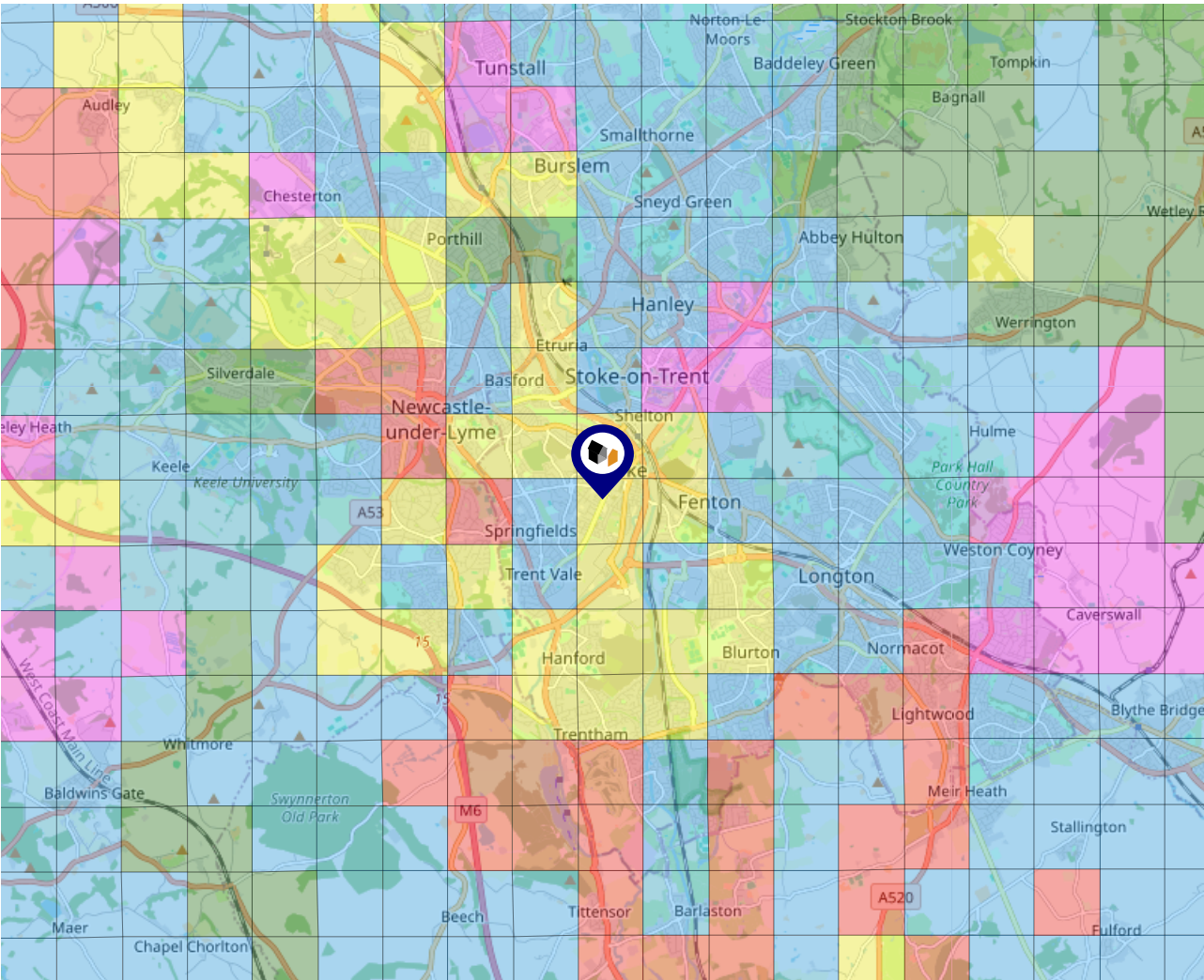
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

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).

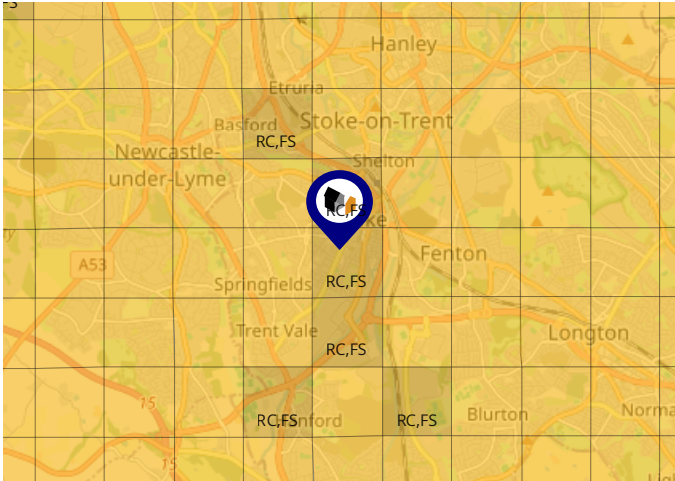


Environment

Soils & Clay

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

Agent Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

haart.api@sprift.com

