

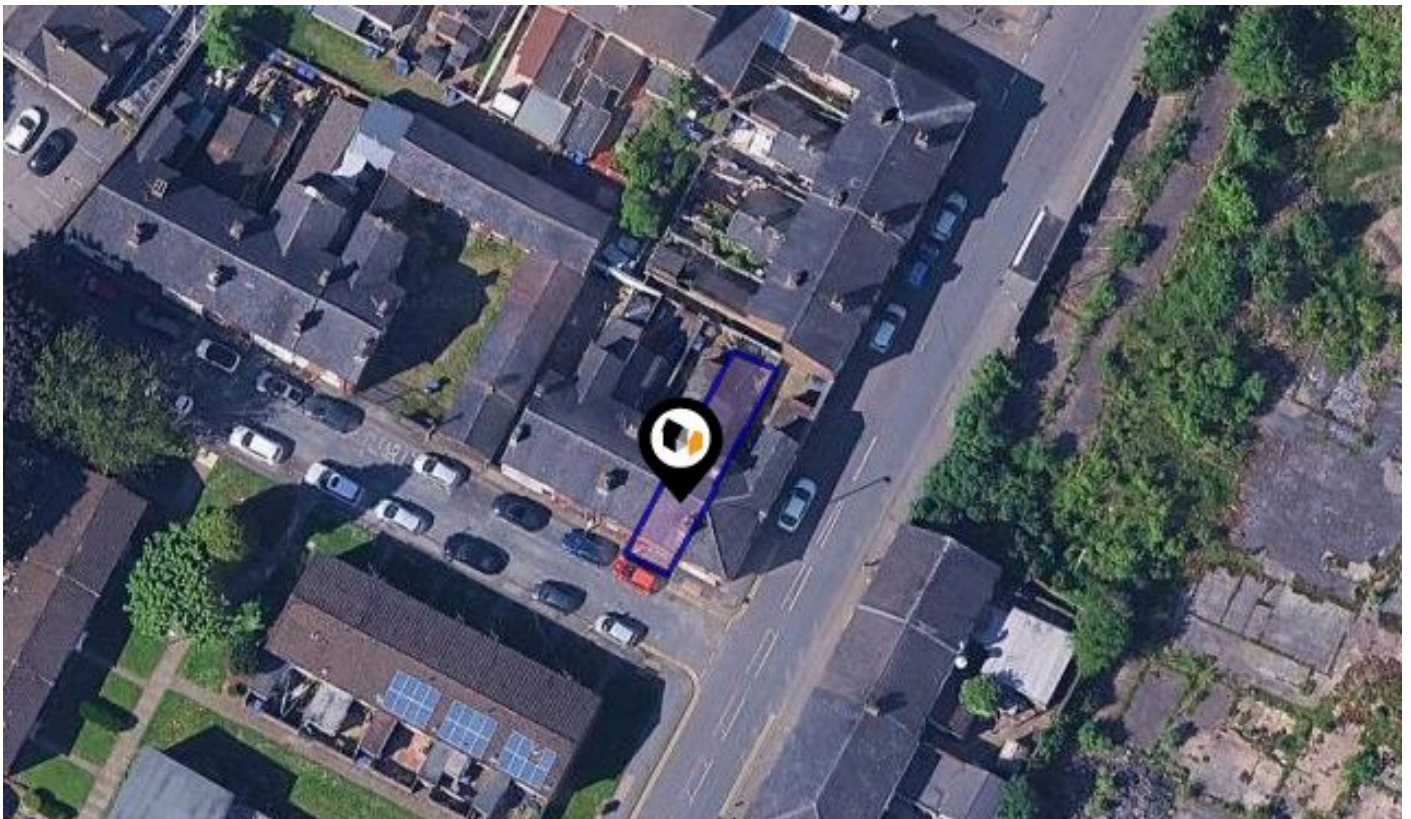


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Wednesday 14<sup>th</sup> January 2026**



**ANCHOR PLACE, STOKE-ON-TRENT, ST3**

**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:	3		
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF447533		

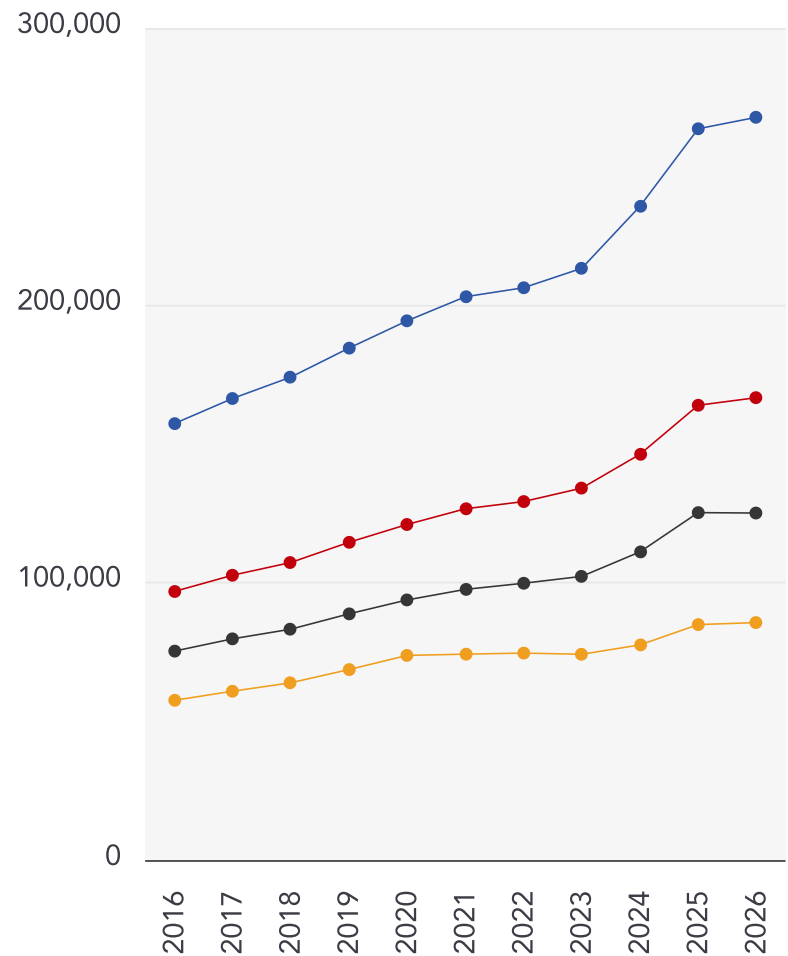
## Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST3



Detached

**+70.17%**

Semi-Detached

**+72.14%**

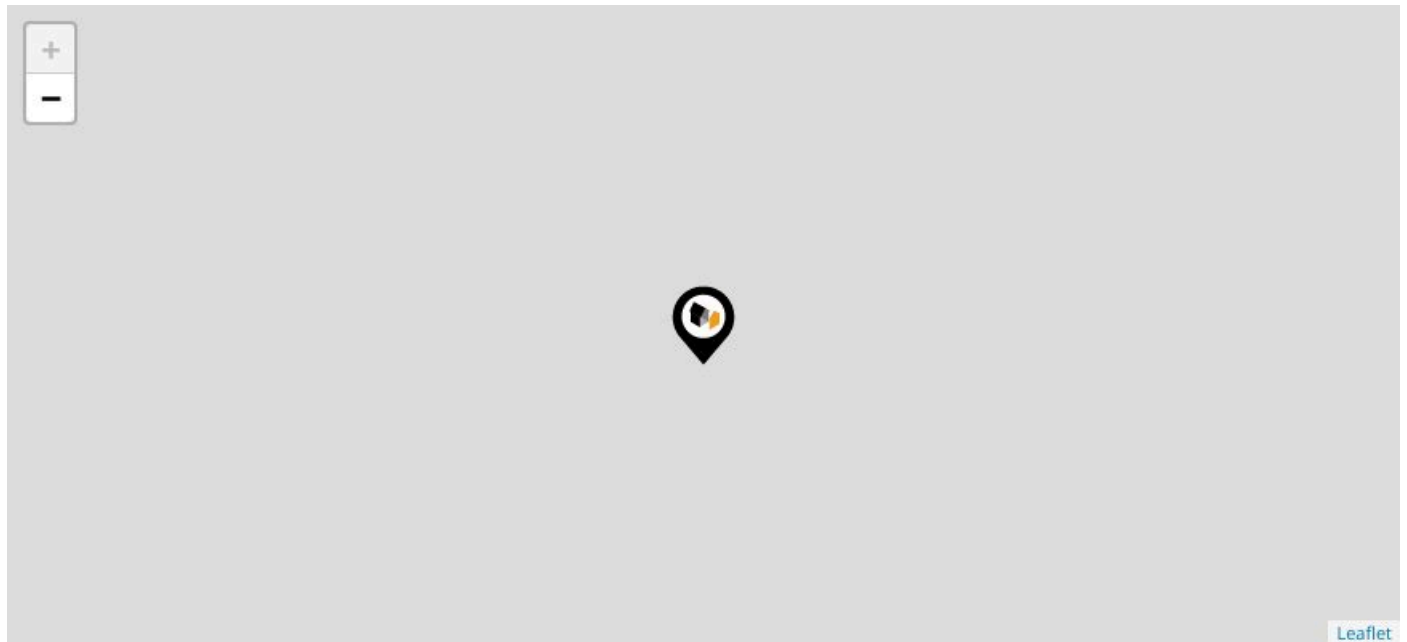
Terraced

**+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.

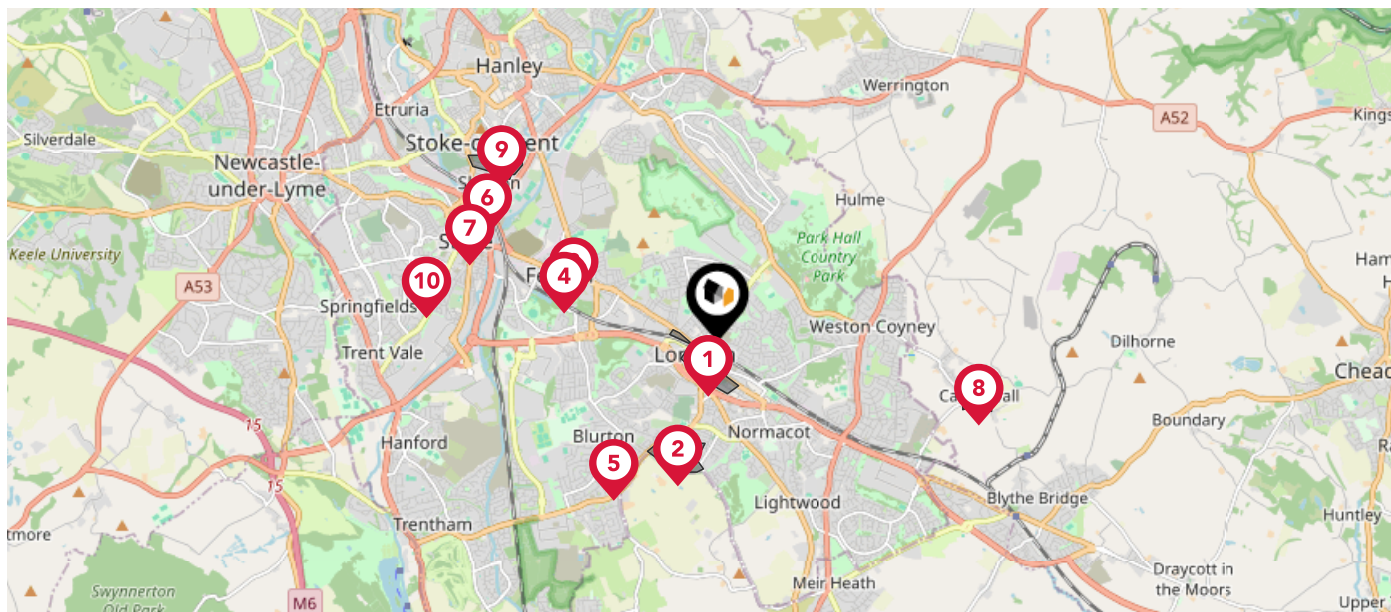
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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



Longton Town Centre



Dresden



Victoria Road



Albert Square



Blurton Church



Winton Square



Stoke Town Centre



Caverswall



Hanley Park

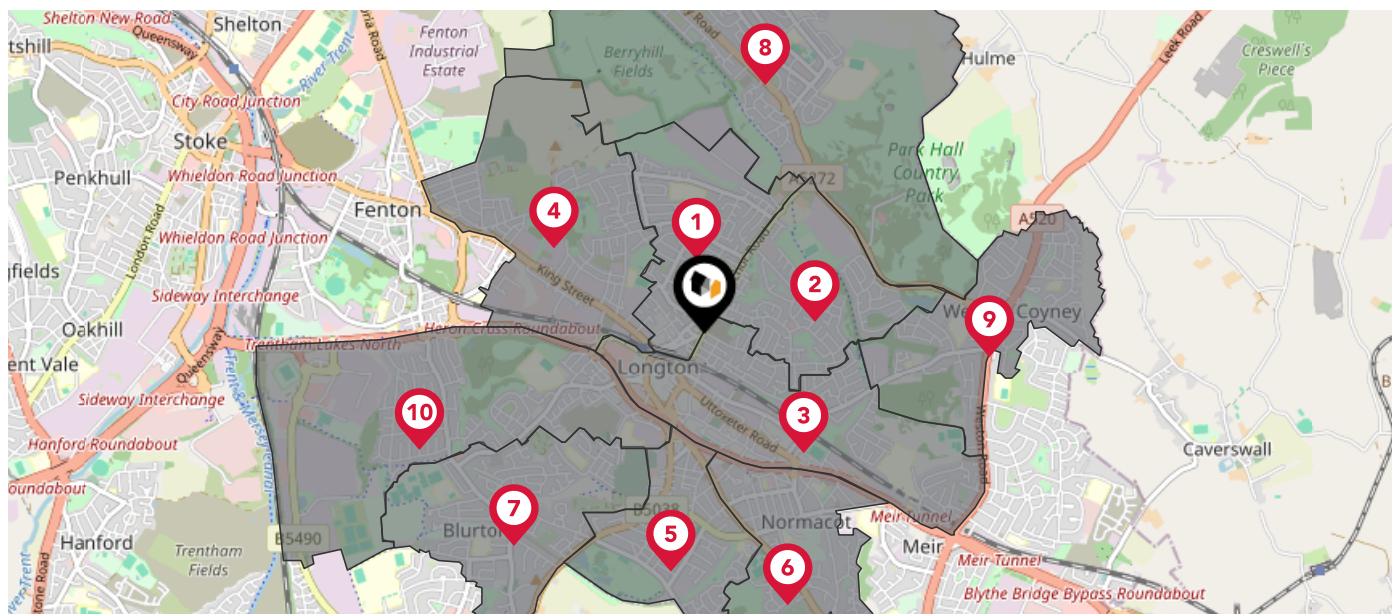


The Villas

# 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

Sandford Hill Ward

2

Meir Hay Ward

3

Broadway and Longton East Ward

4

Fenton East Ward

5

Dresden and Florence Ward

6

Lightwood North and Normacot Ward

7

Blurton East Ward

8

Bentilee and Ubberley Ward

9

Weston Coyney Ward

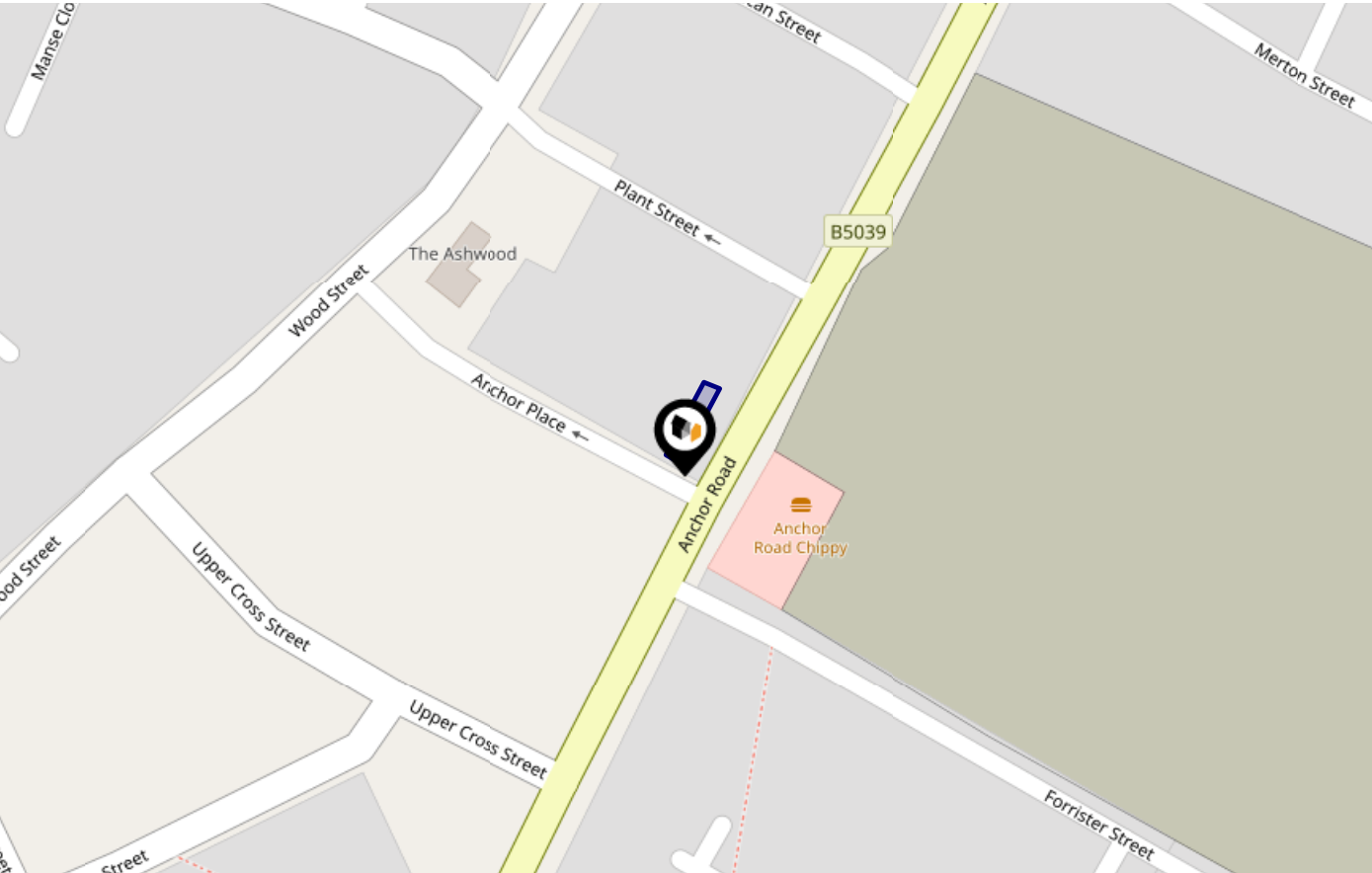
10

Hollybush and Longton West 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.

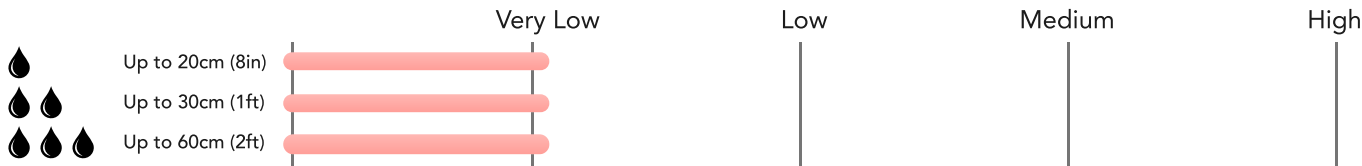


Risk Rating: Very low

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.

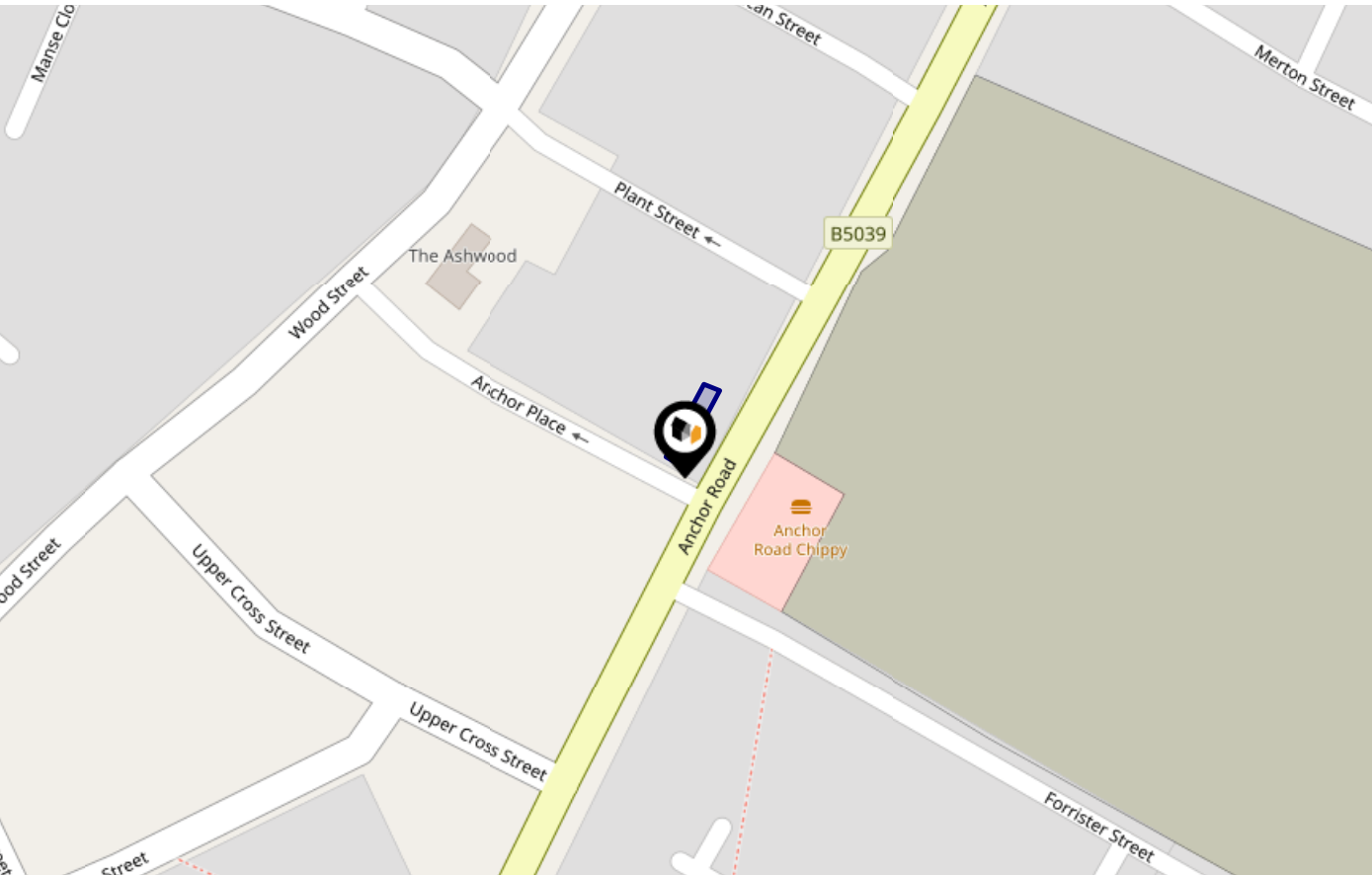
Chance of flooding to the following depths at this property:



# 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.

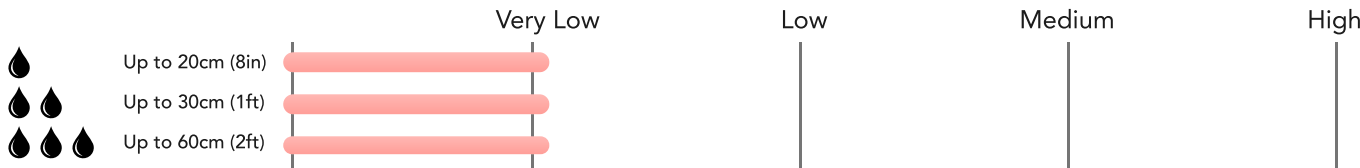


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

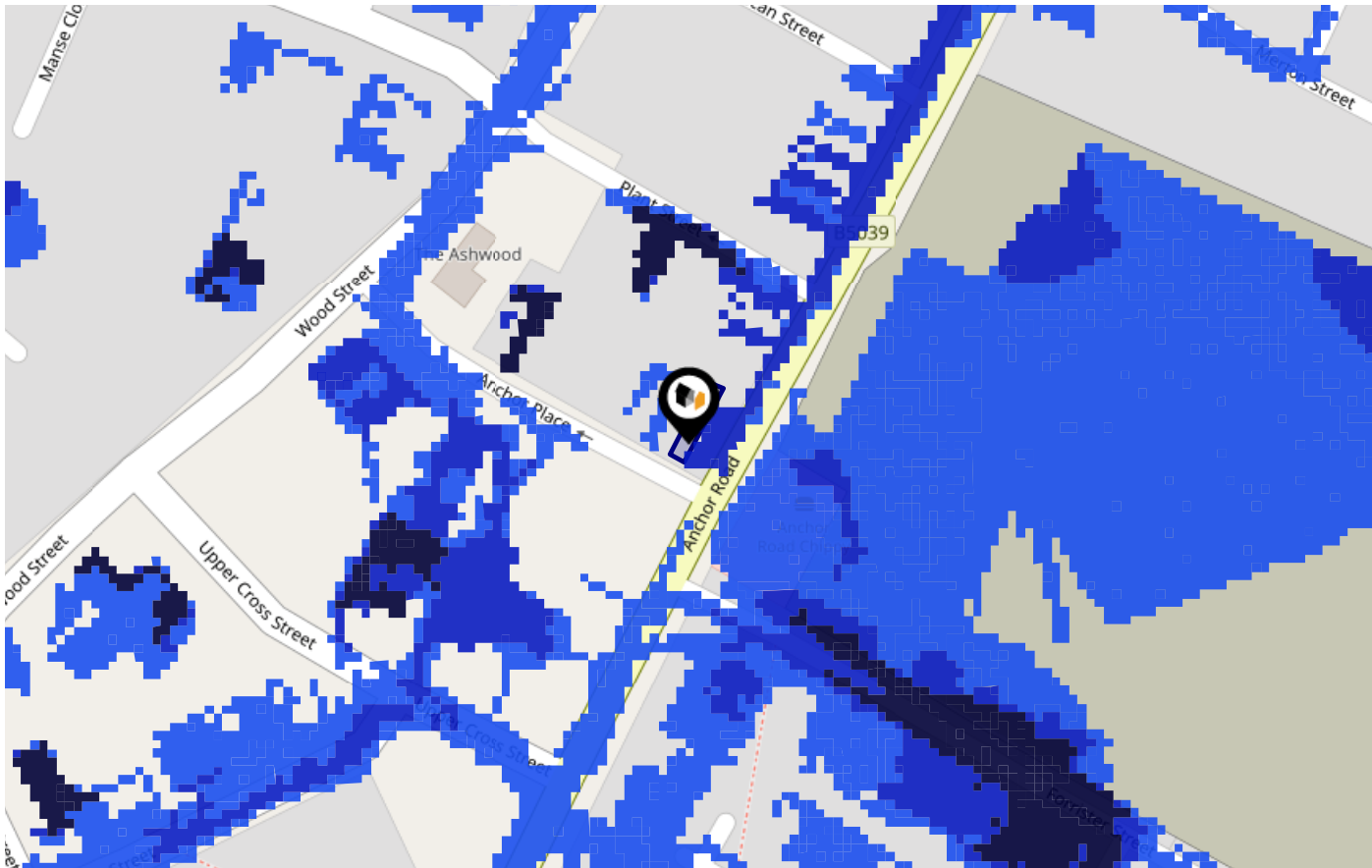




# Flood Risk





## 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.

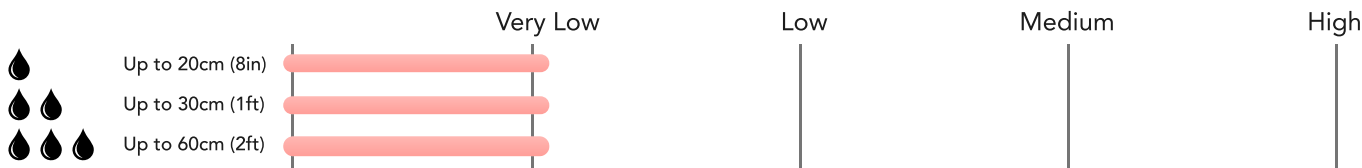


Risk Rating: Very low

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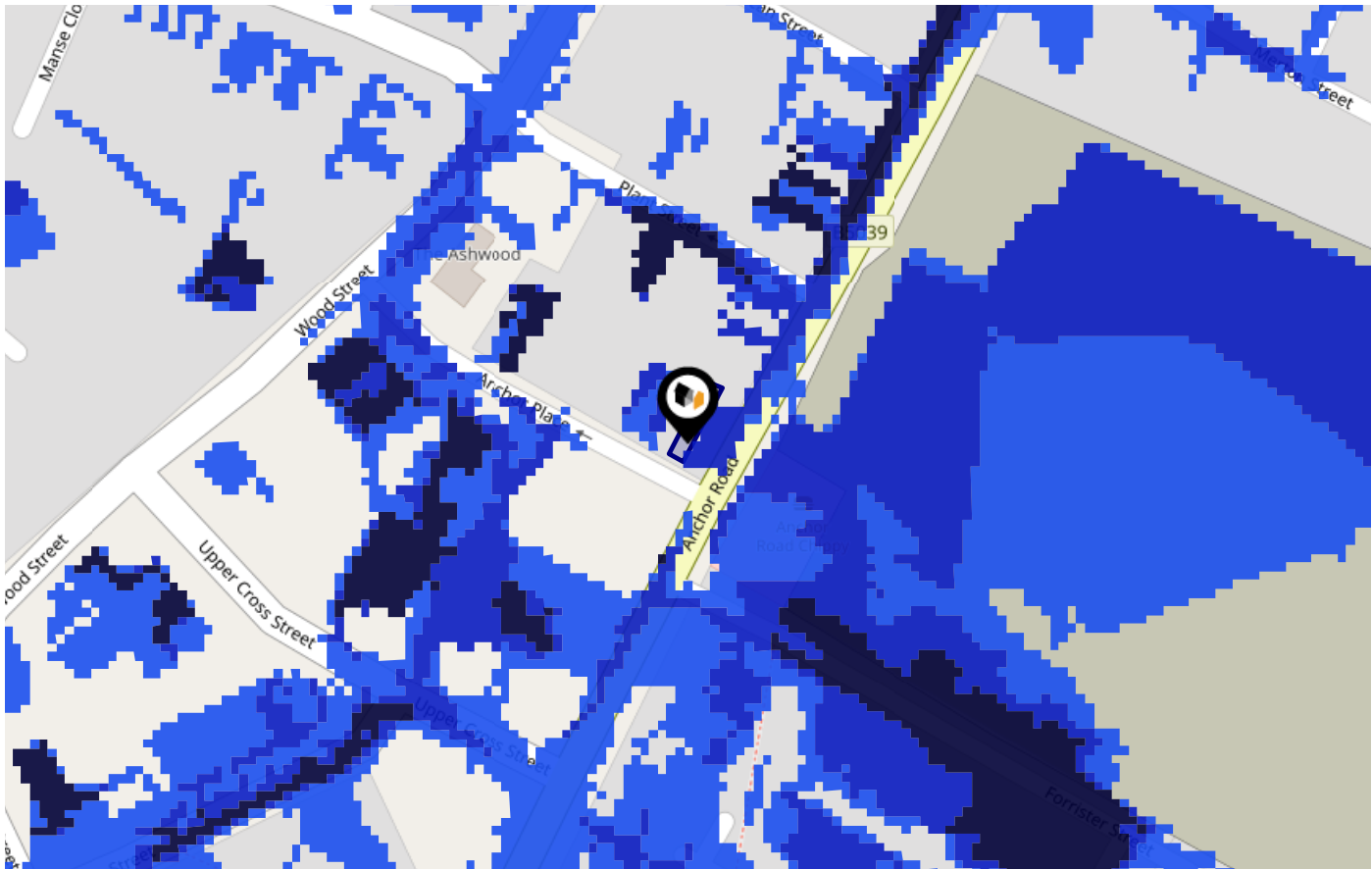
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - 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

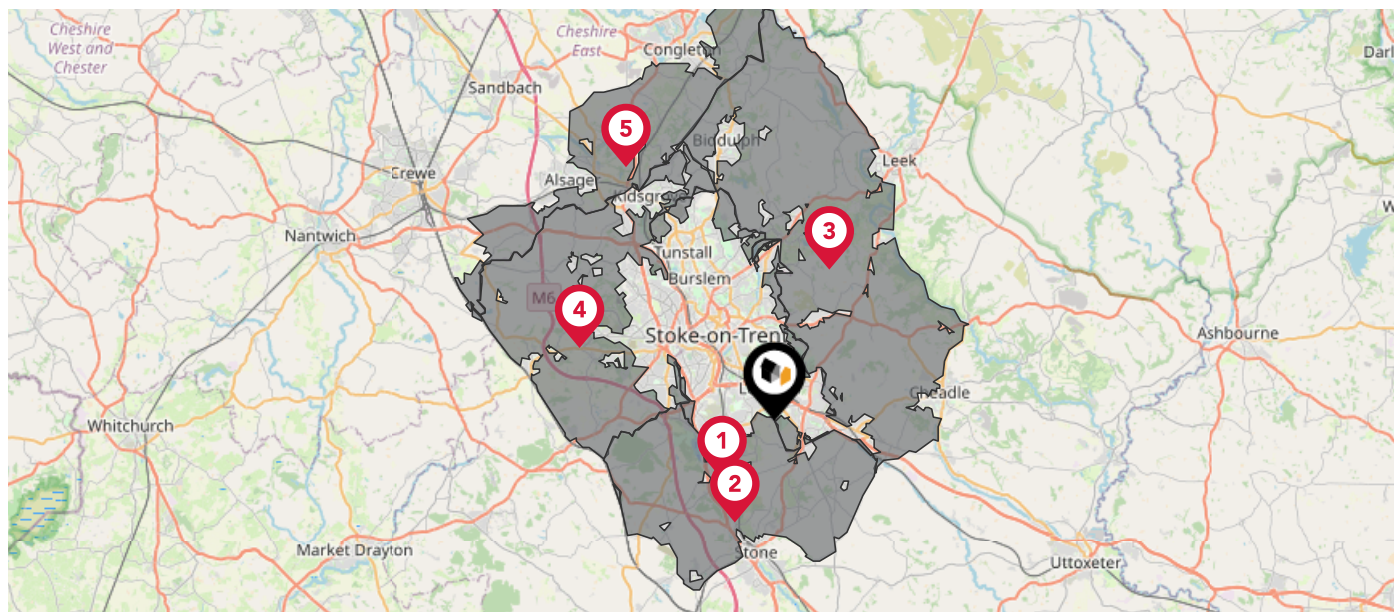
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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 - Staffordshire Moorlands



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

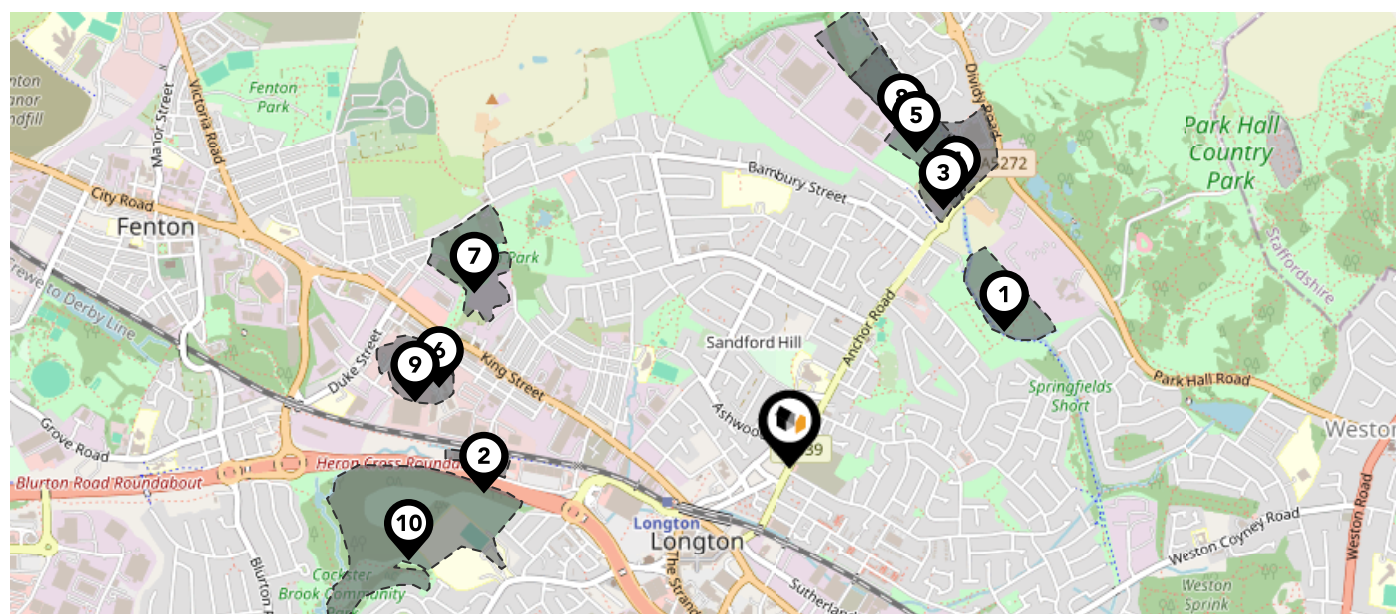


Stoke-on-Trent Green Belt - Cheshire East

# 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

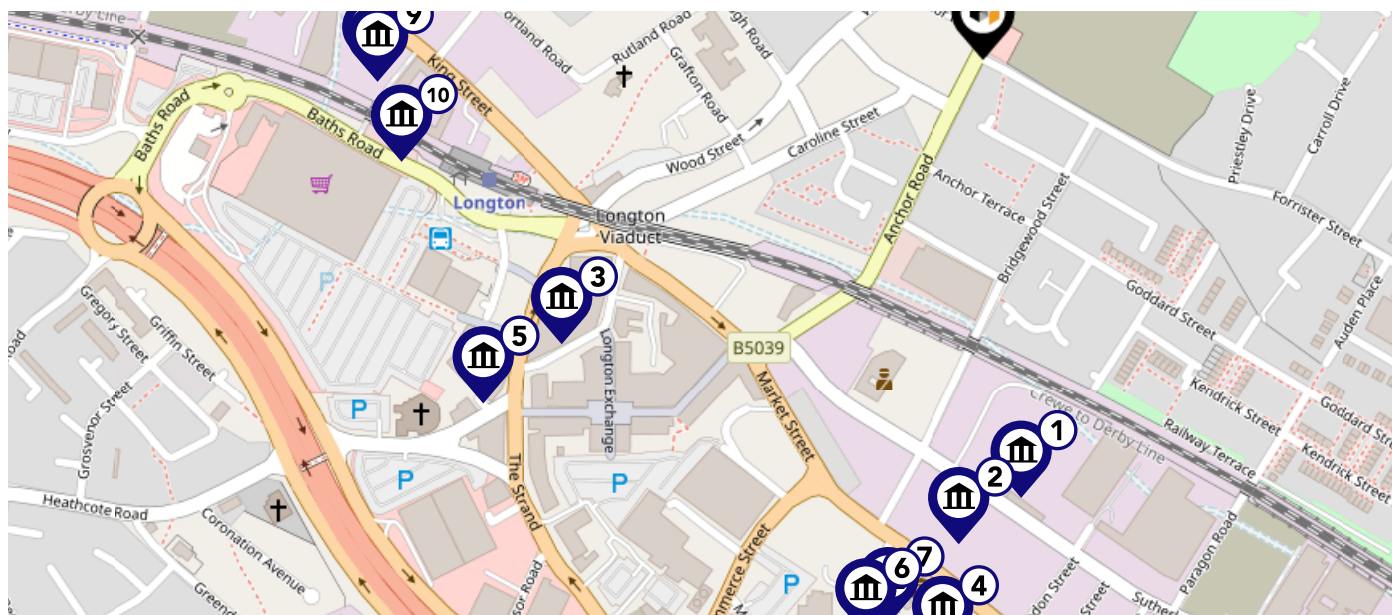
<b>1</b>	Ex/Disused Berryhill Railway Line-Nyewood Avenue, Adderley Green, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>2</b>	Rear of Timber Yard-Foley Road, Longton, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>3</b>	Wass Tip-Anchor Road, Longton, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	Anchor Road-Longton, Stoke-on-Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>5</b>	North East Off Mossfield Road-Mossfield Road/Anchor Road, Adderley Green, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>6</b>	Landfill Site, Montrose Street-Montrose Street, Fenton, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>7</b>	South Off Fenpark Road-Fenton, Stoke on Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>8</b>	Wass Tip-Mossfield Road, Longton, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>9</b>	Ex Oldfield Brickworks-Birrell Street, Heron Cross, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Shraff Tip Area-Heathcote Road, Longton, 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



1195846 - Aynsley China Works (northern Range)

Grade II

0.2 miles



1290441 - Aynsley China Works (southern Range)

Grade II

0.3 miles



1297944 - Longton Town Hall And Market

Grade II

0.3 miles



1195854 - Former Gladstone And Park Place (roslyn) Works

Grade II

0.3 miles



1472087 - Longton Central Methodist Hall

Grade II

0.3 miles



1195826 - The Red House

Grade II

0.3 miles



1291099 - The White House

Grade II

0.3 miles



1220531 - Mile Post

Grade II

0.3 miles



1195803 - Boundary Works

Grade II

0.3 miles

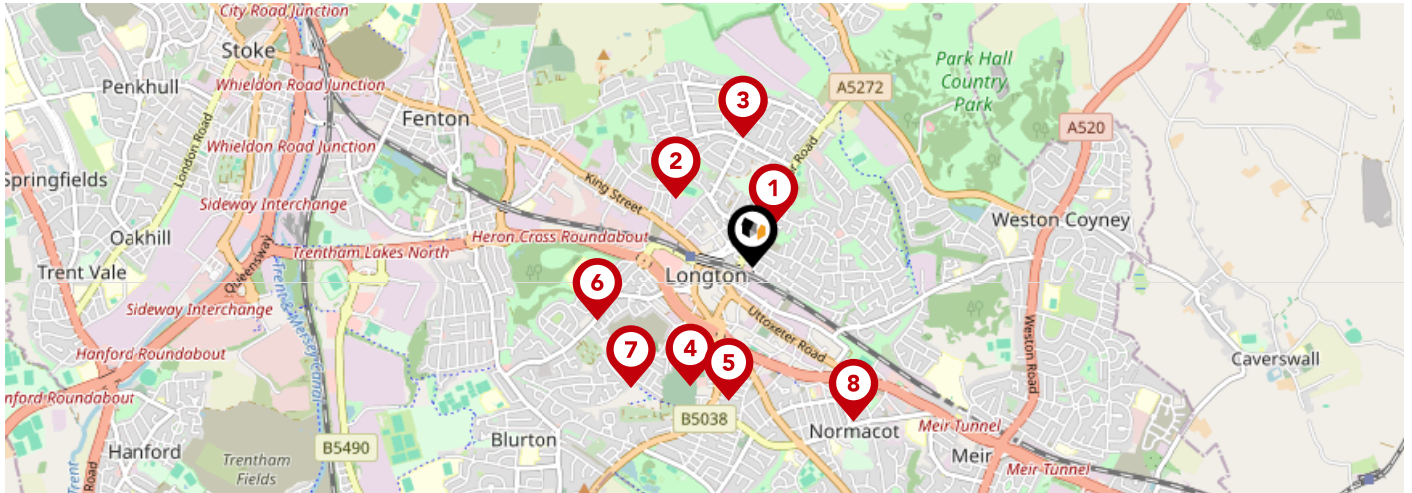


1195804 - Two Bottle Ovens And Chimney At Albion Works

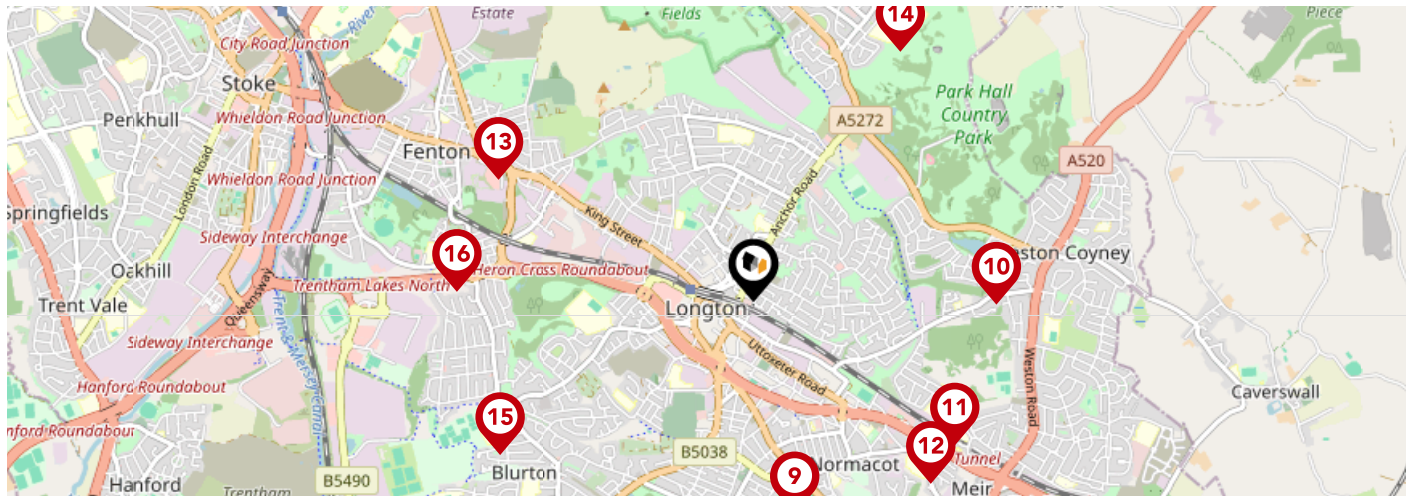
Grade II

0.3 miles





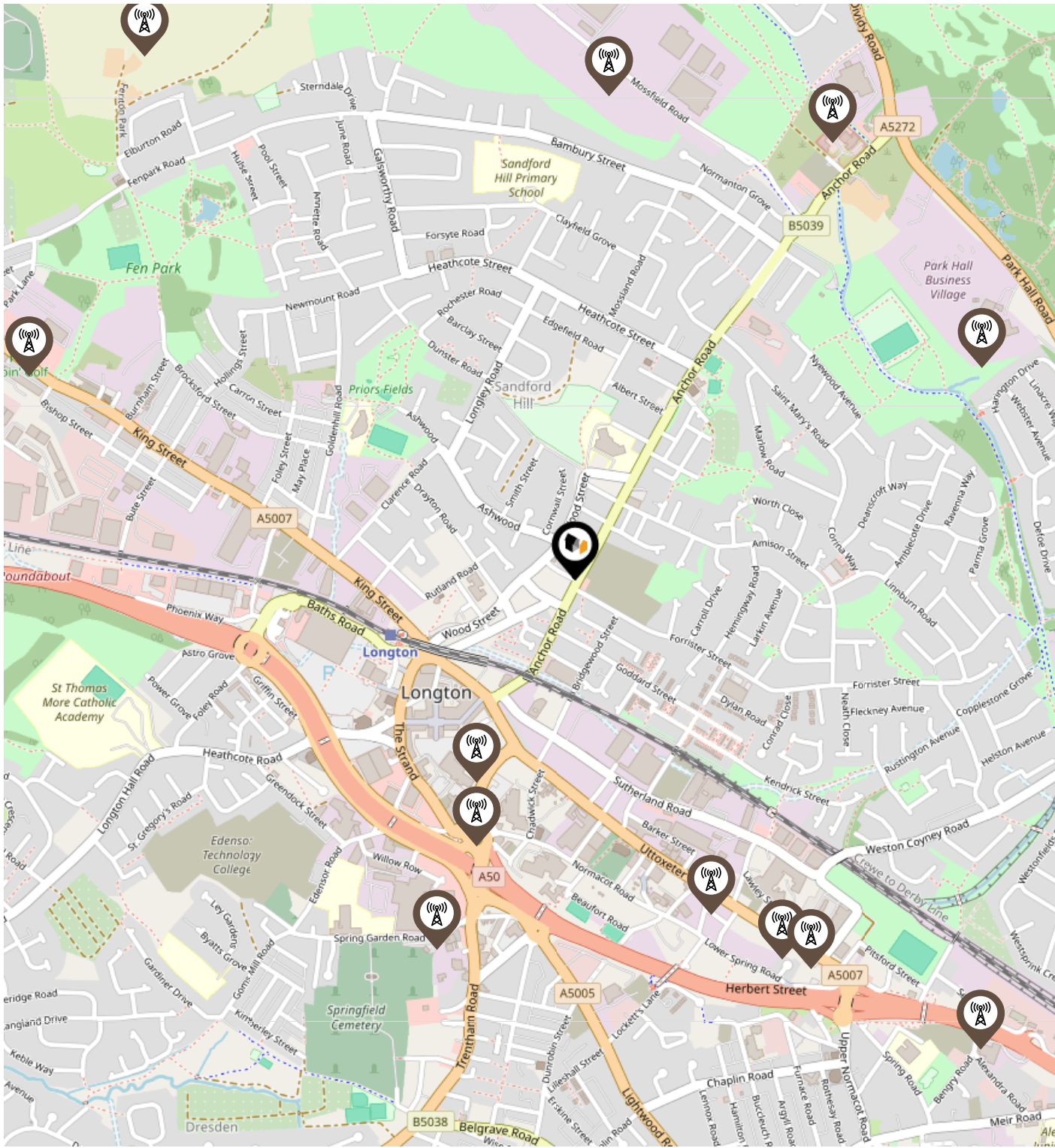
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Gladstone Primary Academy</b> Ofsted Rating: Good   Pupils: 462   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Co-Op Academy Clarice Cliff</b> Ofsted Rating: Requires improvement   Pupils: 418   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sandford Hill Primary School</b> Ofsted Rating: Good   Pupils: 453   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Gregory's Catholic Academy</b> Ofsted Rating: Outstanding   Pupils: 471   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Intuition Holistic Education</b> Ofsted Rating: Good   Pupils: 11   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Thomas More Catholic Academy</b> Ofsted Rating: Good   Pupils: 1168   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Paul's CofE (C) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 242   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Alexandra Infants' School</b> Ofsted Rating: Requires improvement   Pupils: 179   Distance:0.82	<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>Belgrave St Bartholomew's Academy</b> Ofsted Rating: Outstanding   Pupils: 549   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Park Hall Academy</b> Ofsted Rating: Good   Pupils: 448   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Abbey Hill Academy &amp; College</b> Ofsted Rating: Good   Pupils: 362   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Alexandra Junior School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Co-op Academy Glebe</b> Ofsted Rating: Outstanding   Pupils: 237   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Discovery Academy</b> Ofsted Rating: Requires improvement   Pupils: 1446   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>The Meadows Primary Academy</b> Ofsted Rating: Good   Pupils: 375   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Glebedale School</b> Ofsted Rating: Good   Pupils: 27   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



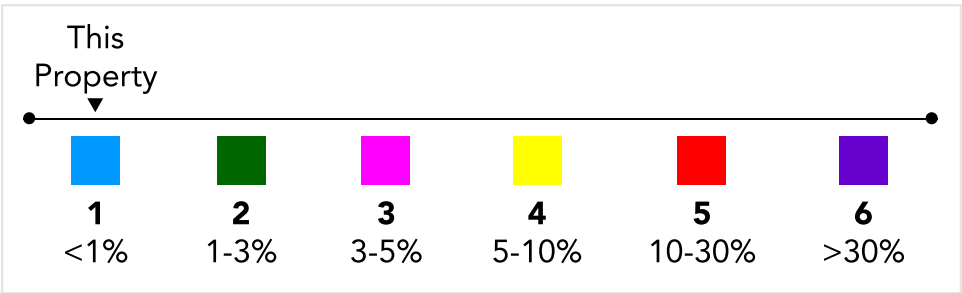
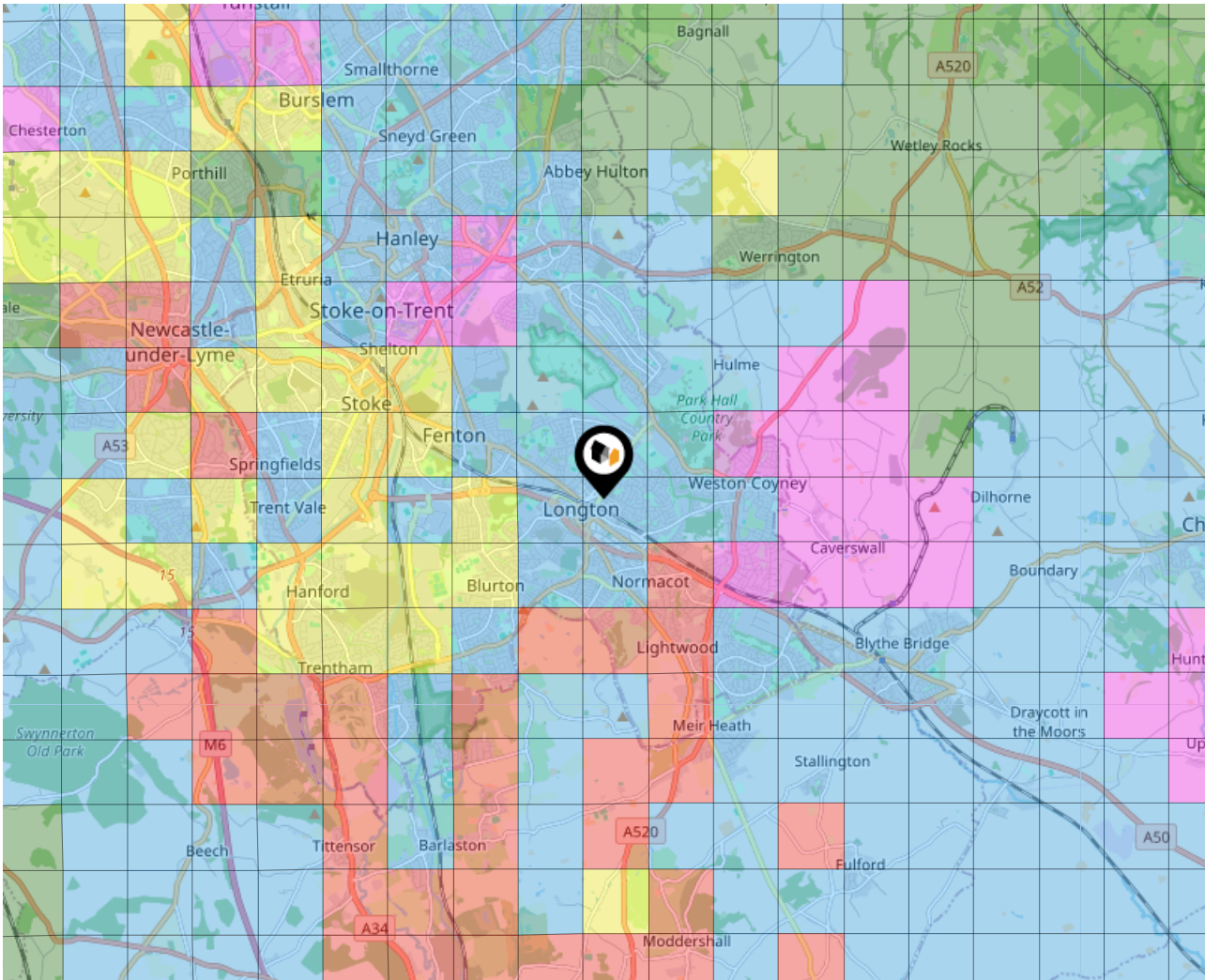
**Key:**

-  Power Pylons
-  Communication Masts



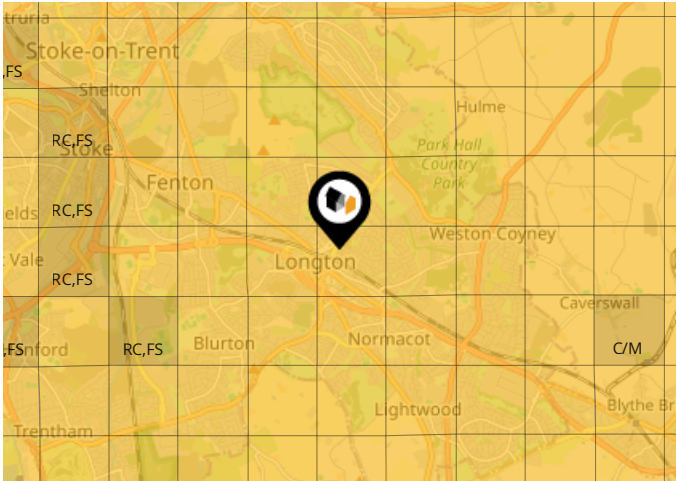
### What is Radon?

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



# 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.



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Valuation Office  
Agency

