

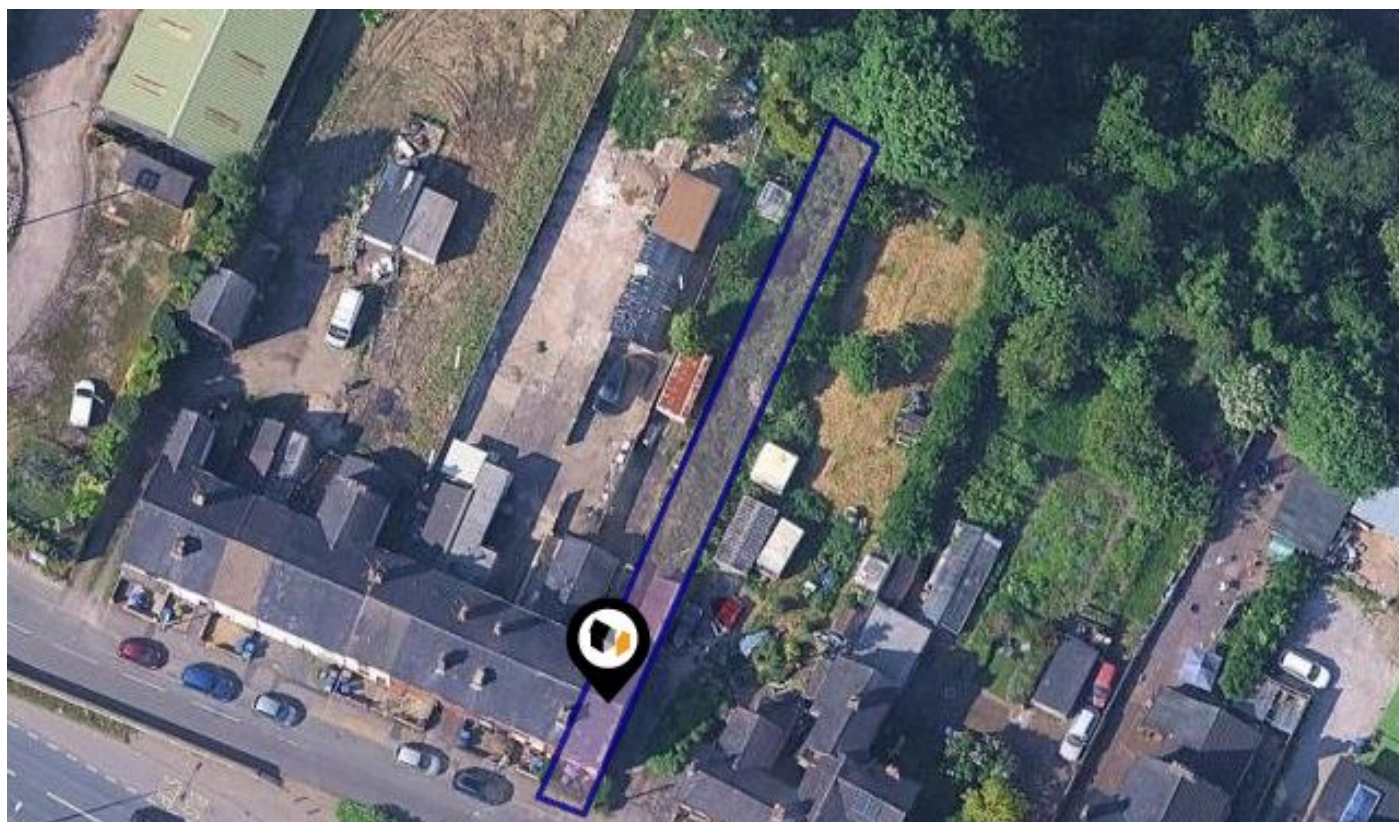


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 07th July 2026



UTTOXETER ROAD, STOKE-ON-TRENT, ST3

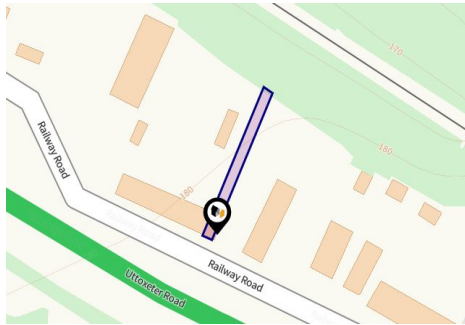
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

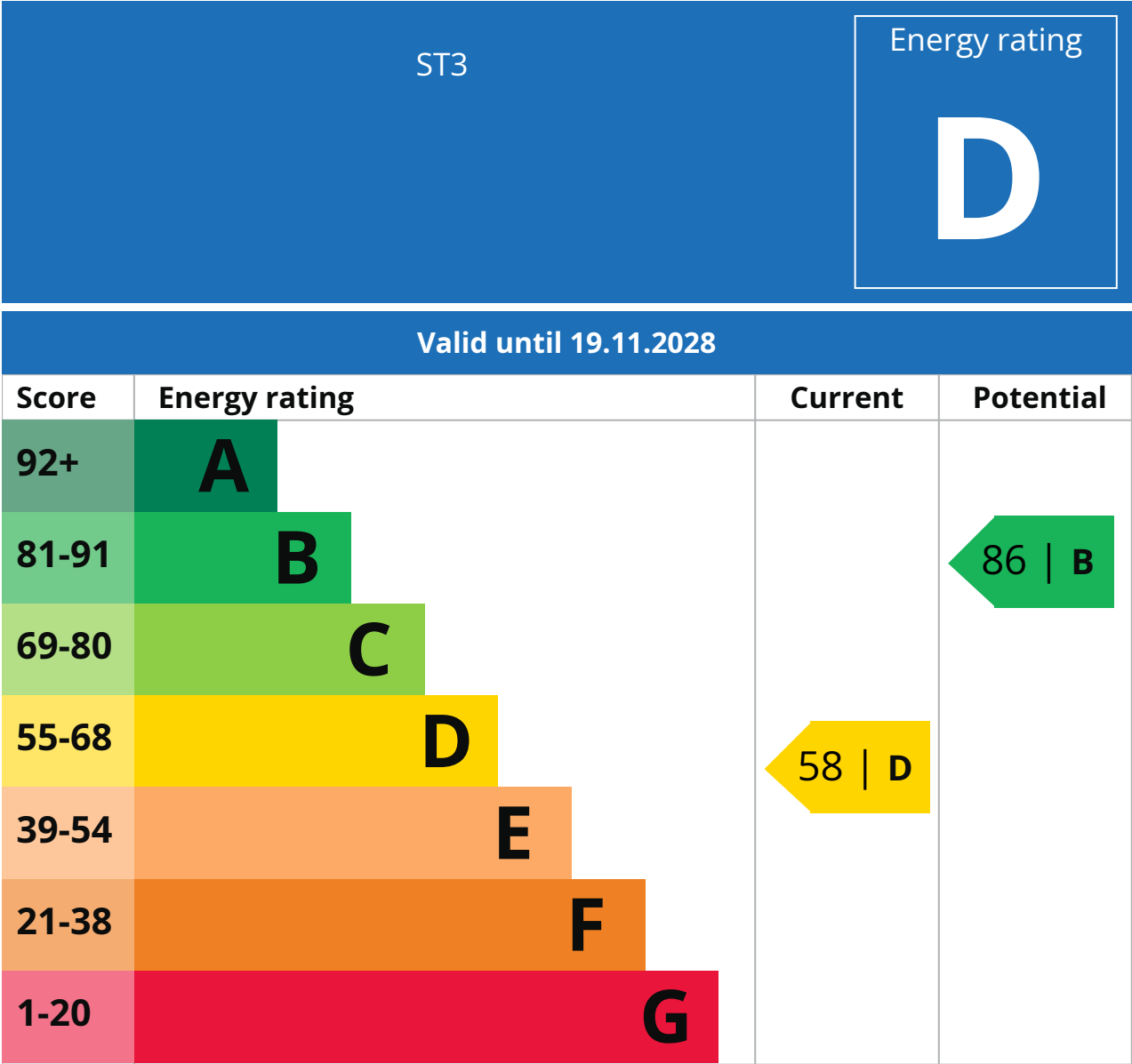
Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,455		
Title Number:	SF116337		

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	11	264
● Surface Water	Very low	mb/s	mb/s
			
			

Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	
	
	
	
	
	
	
	

Property
EPC - Certificate



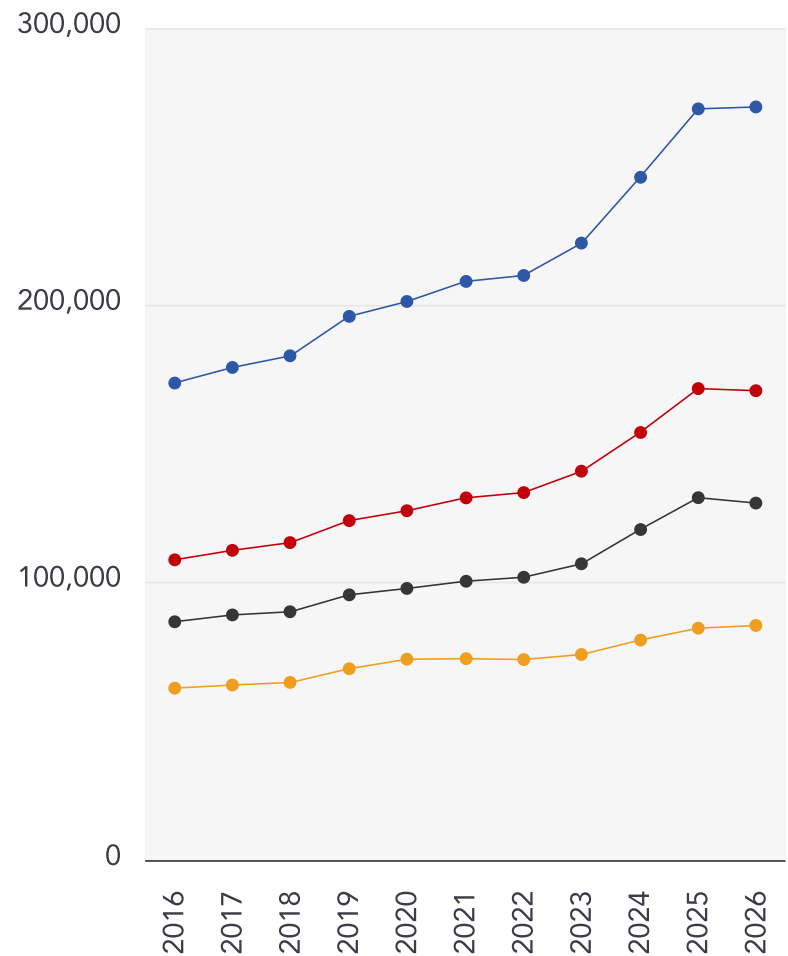
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
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 ST3



Detached

+57.87%

Semi-Detached

+56.32%

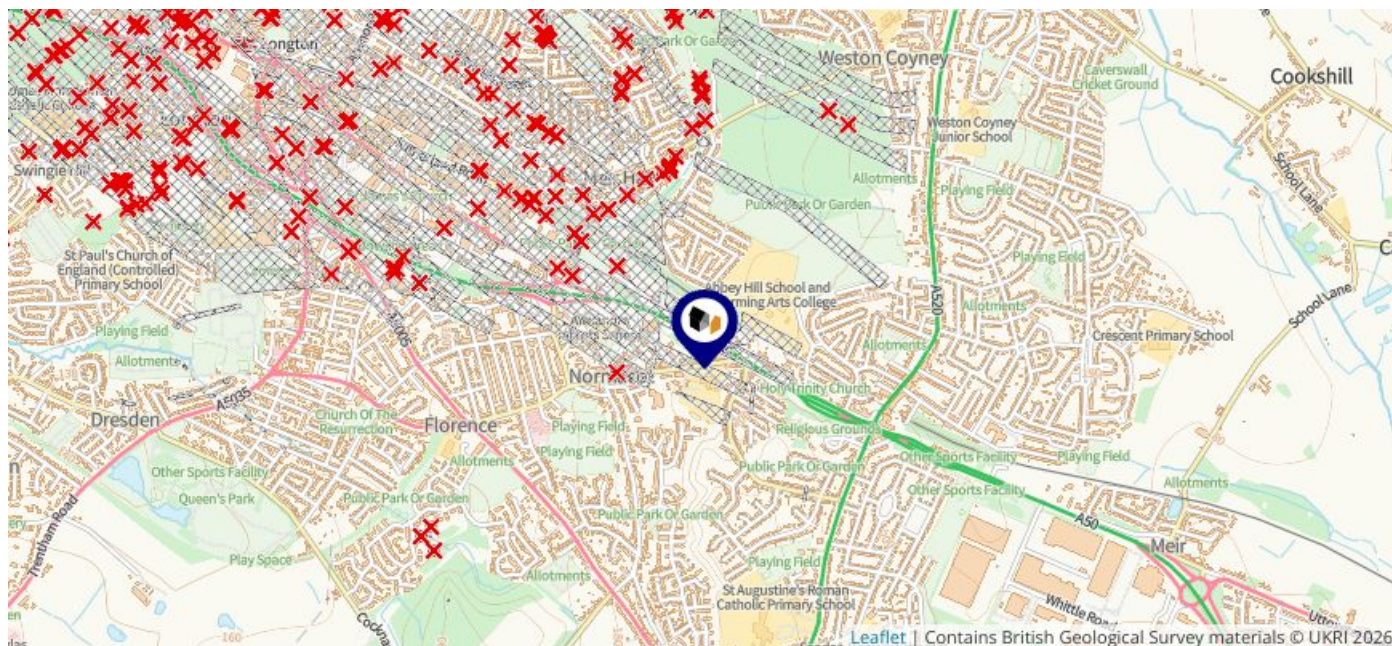
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

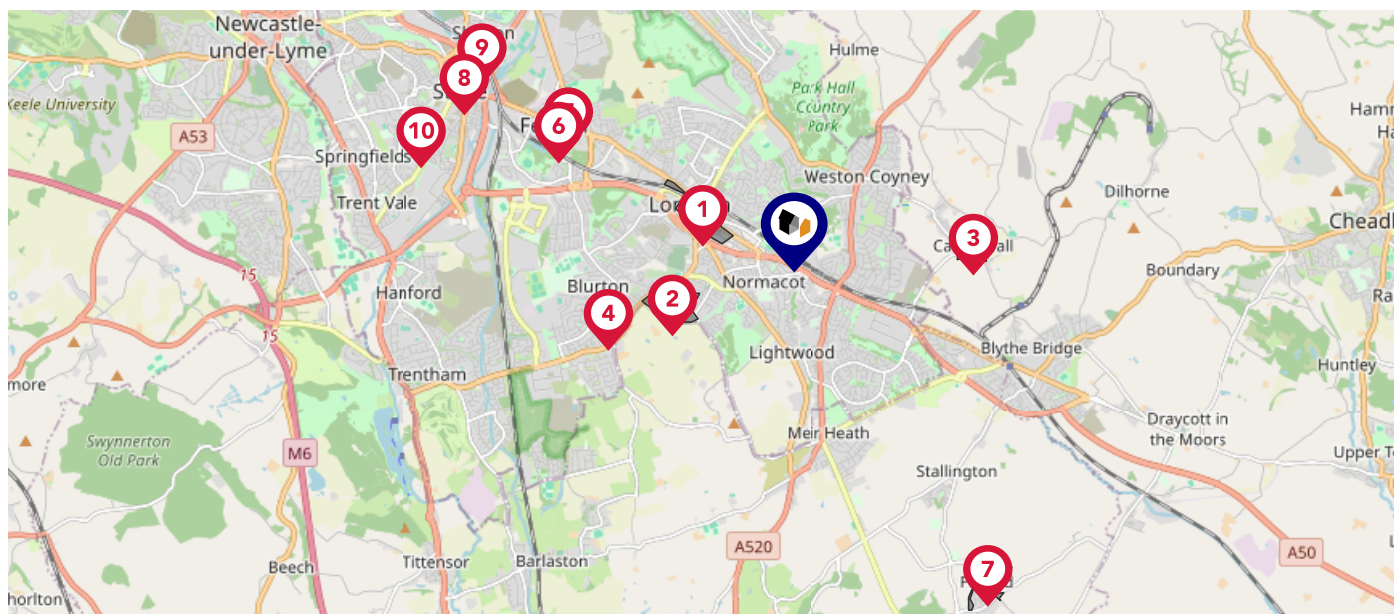
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

1 Longton Town Centre

2 Dresden

3 Caverswall

4 Blurton Church

5 Victoria Road

6 Albert Square

7 Fulford

8 Stoke Town Centre

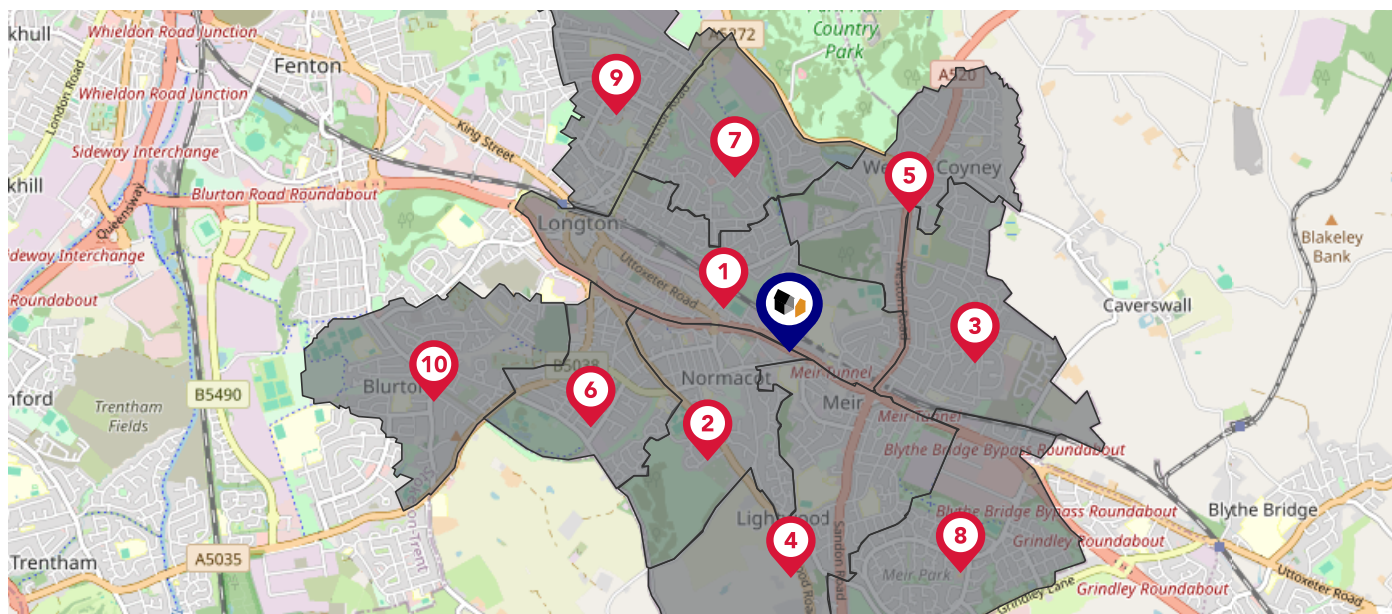
9 Winton Square

10 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



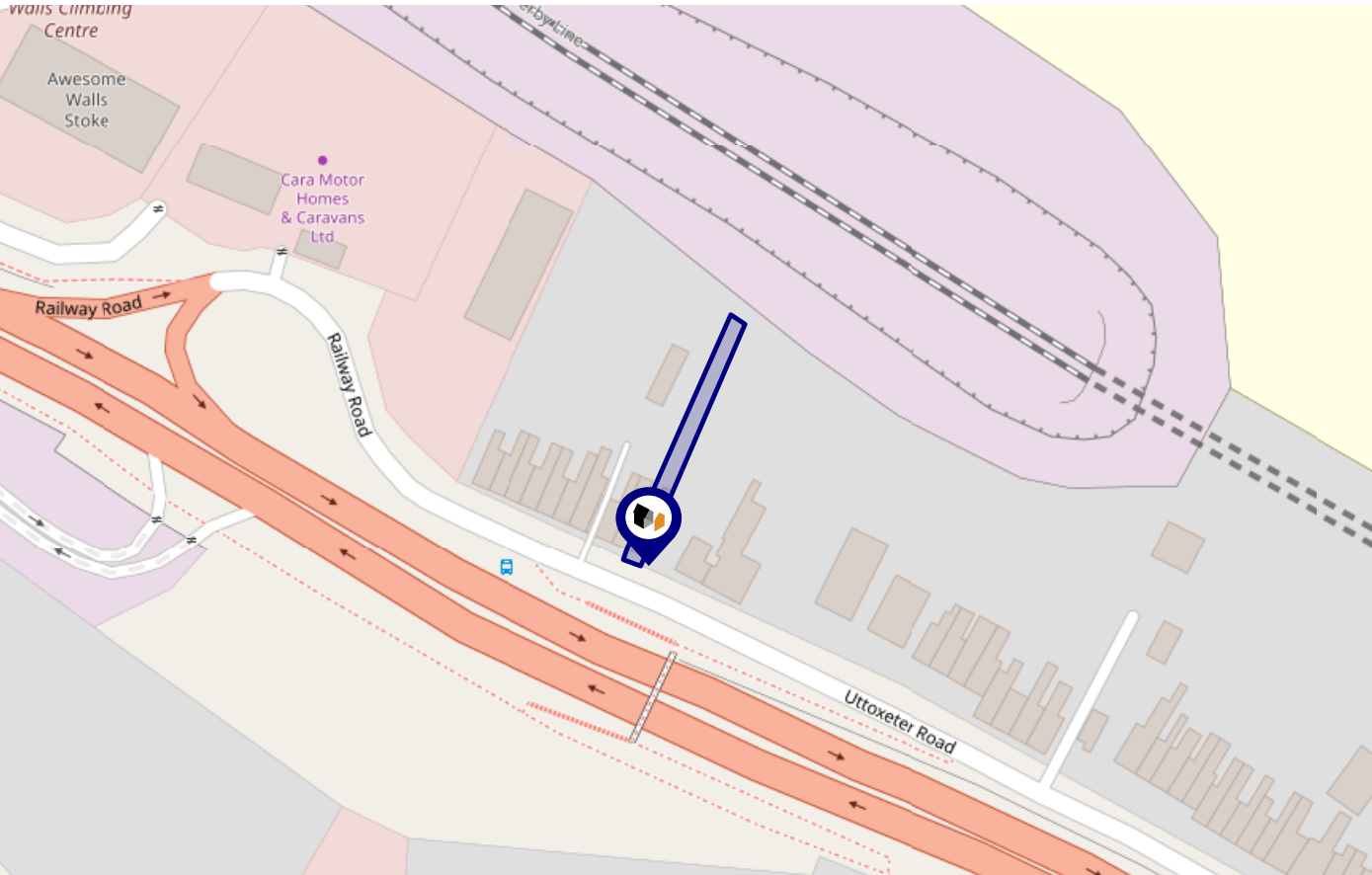
Nearby Council Wards

-  Broadway and Longton East Ward
-  Lightwood North and Normacot Ward
-  Meir North Ward
-  Meir South Ward
-  Weston Coyney Ward
-  Dresden and Florence Ward
-  Meir Hay Ward
-  Meir Park Ward
-  Sandford Hill Ward
-  Blurton East 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.

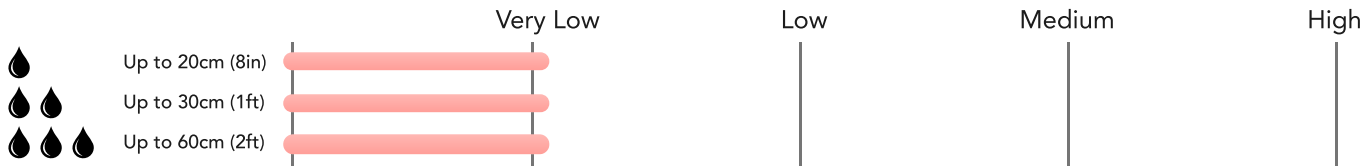


Risk Rating: Very low

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.

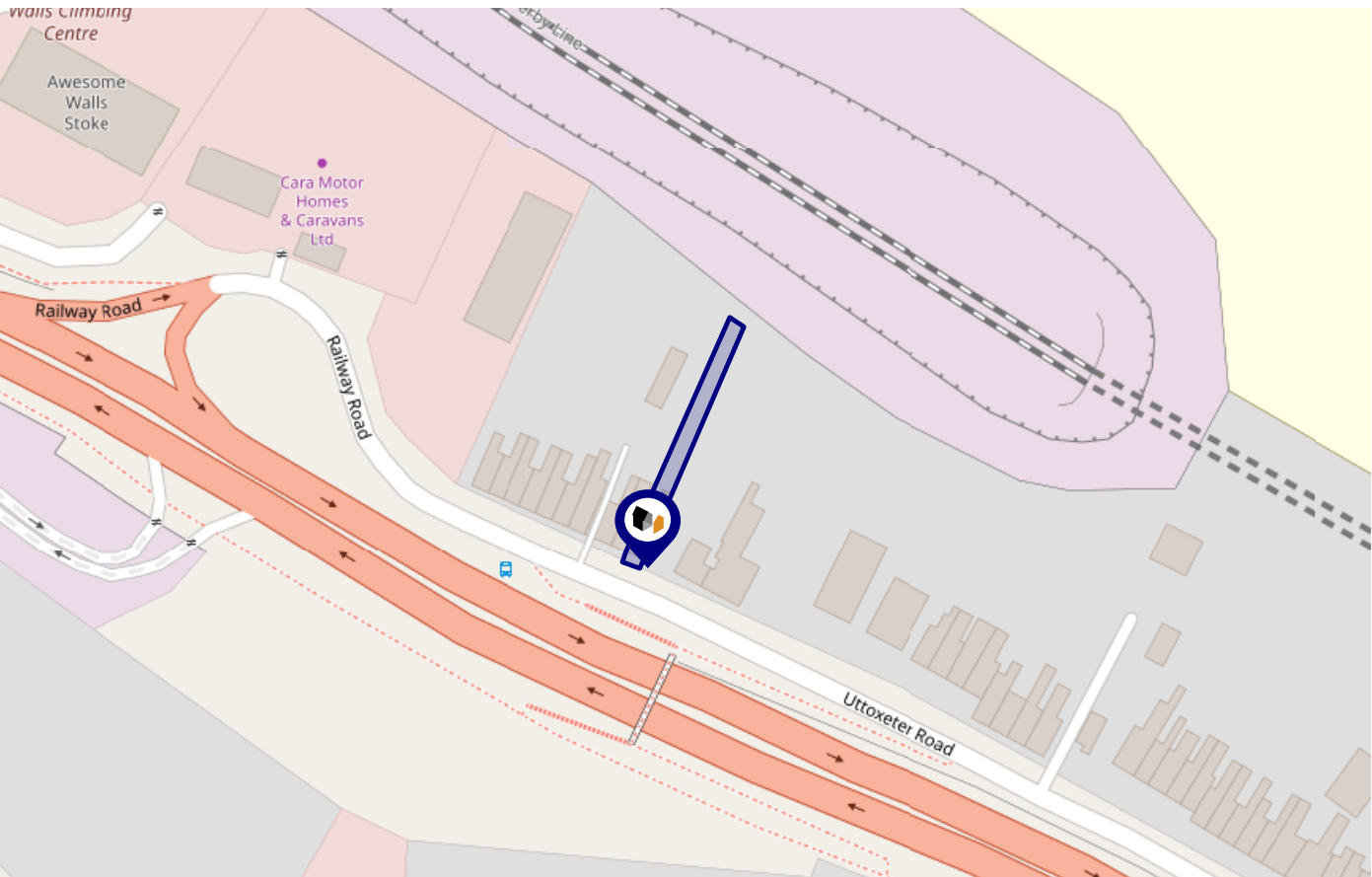
Chance of flooding to the following depths at this property:



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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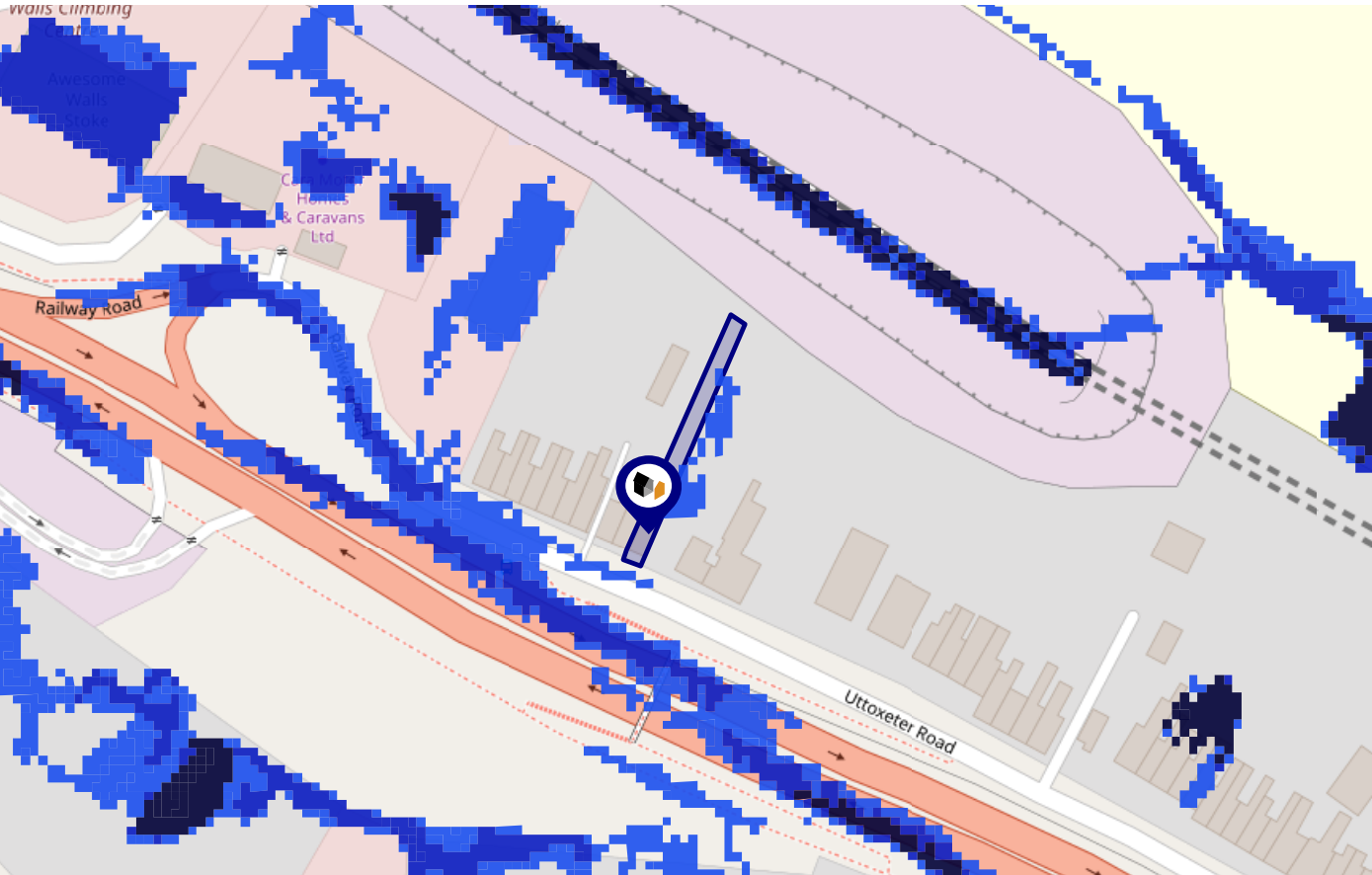
Chance of flooding to the following depths at this property:



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.

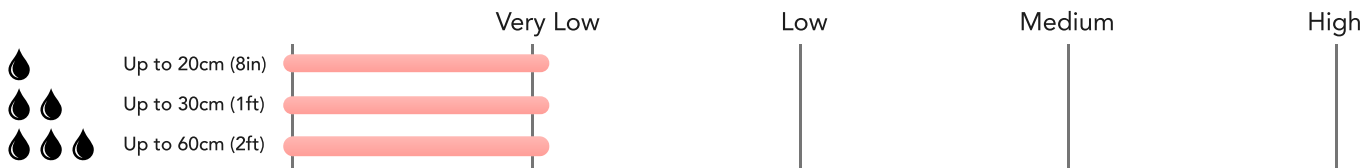


Risk Rating: Very low

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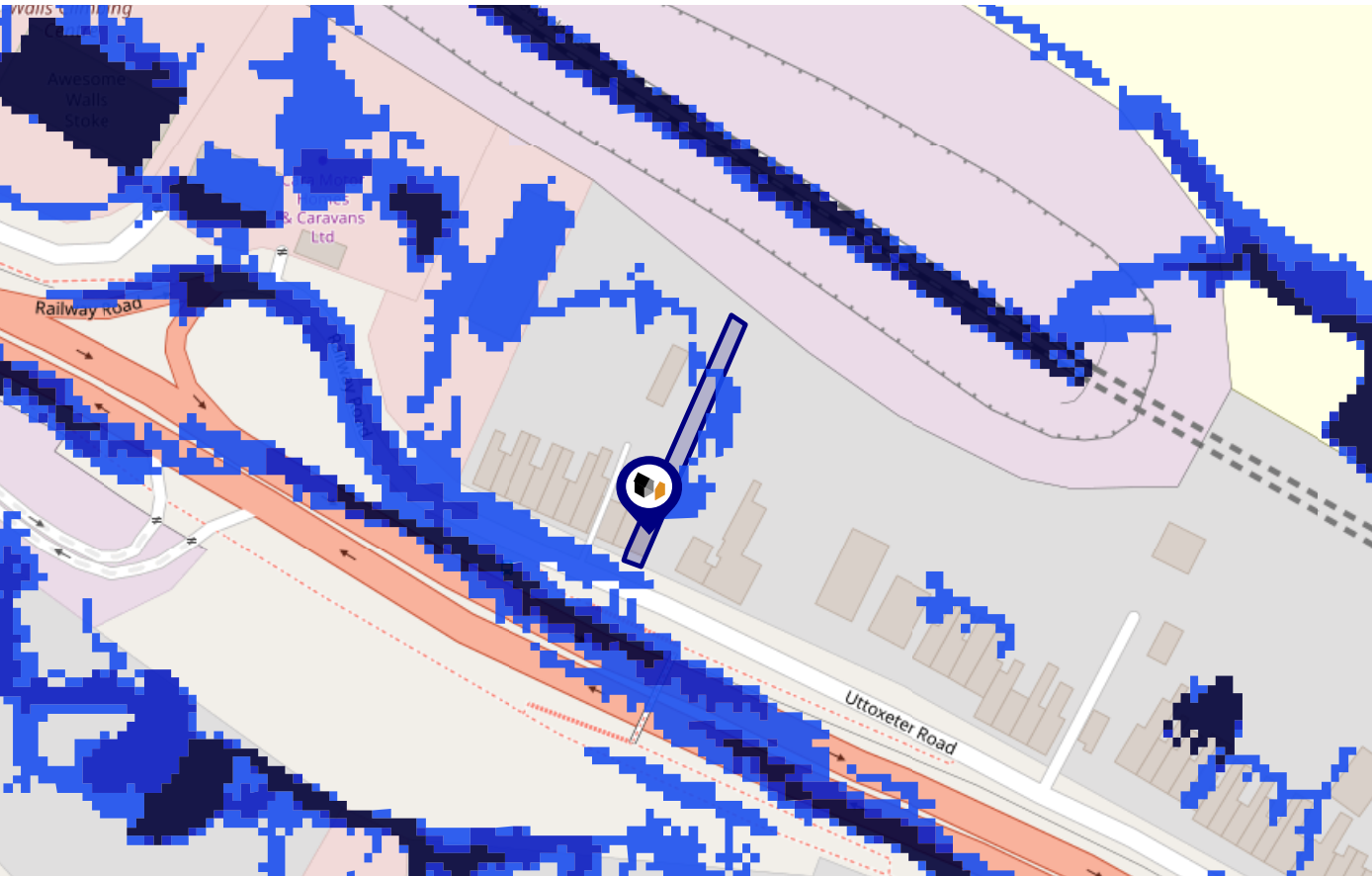
Chance of flooding to the following depths at this property:



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.

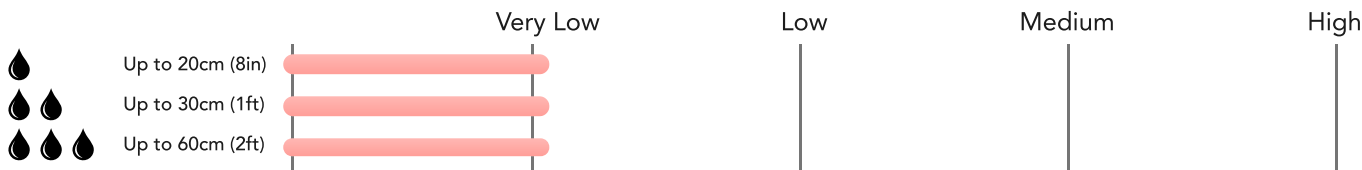


Risk Rating: Very low

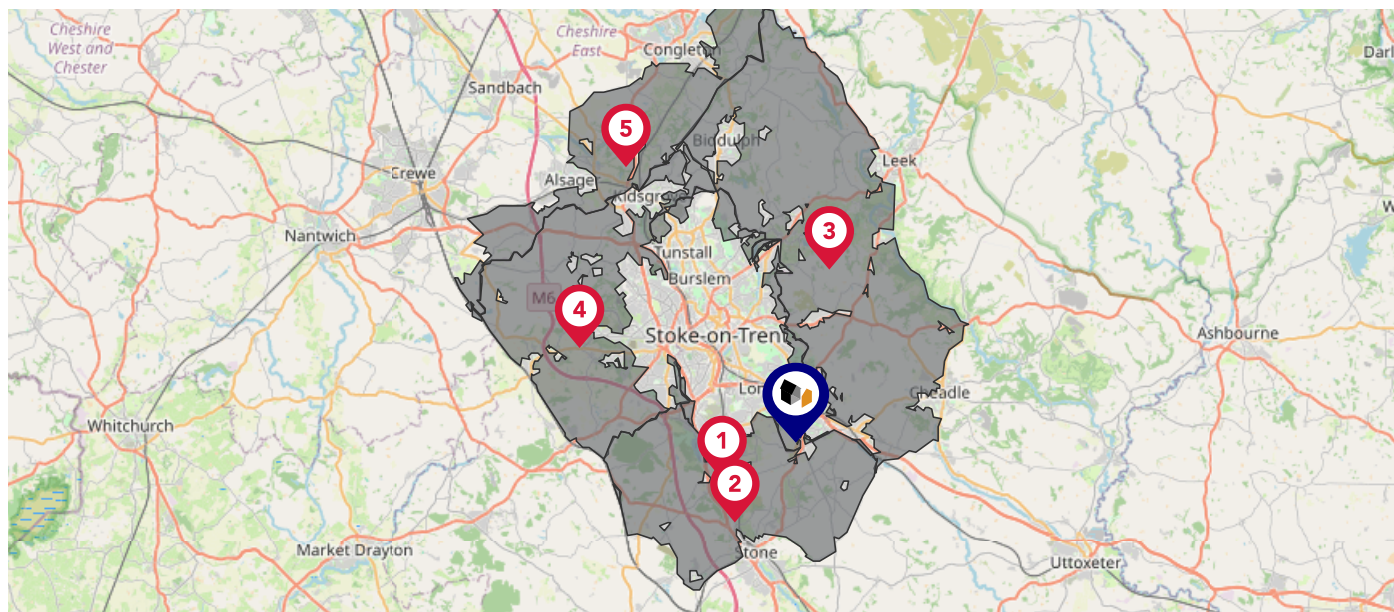
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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

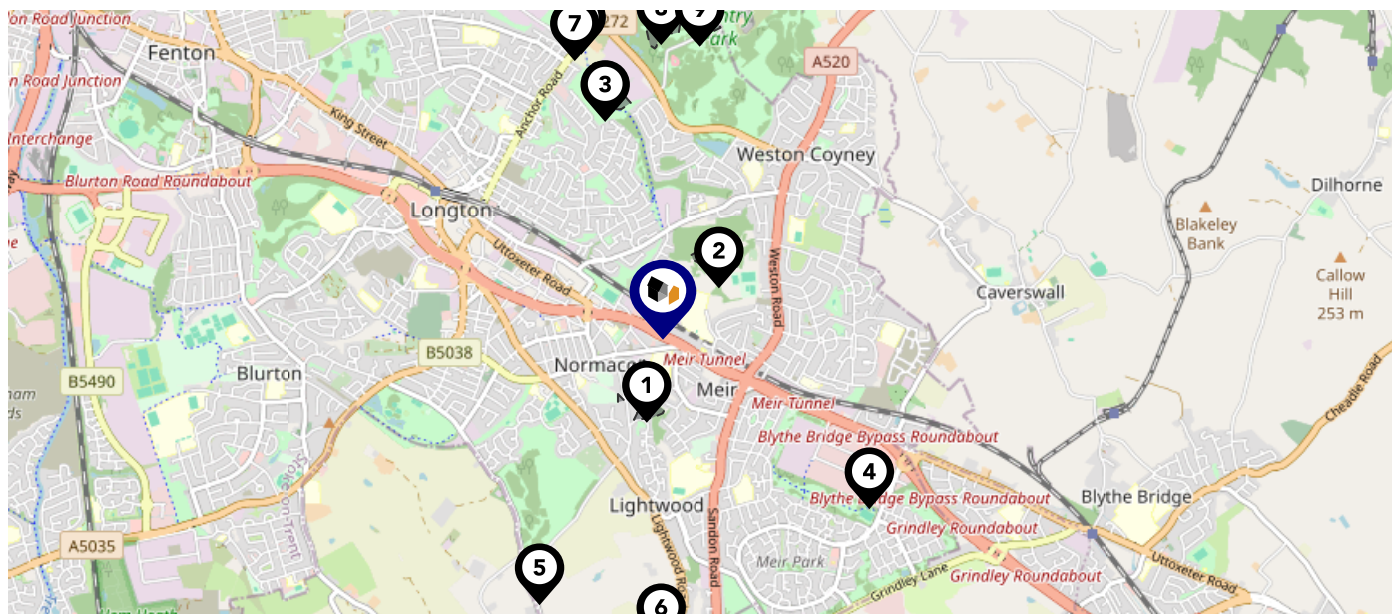


Stoke-on-Trent Green Belt - Cheshire East

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.



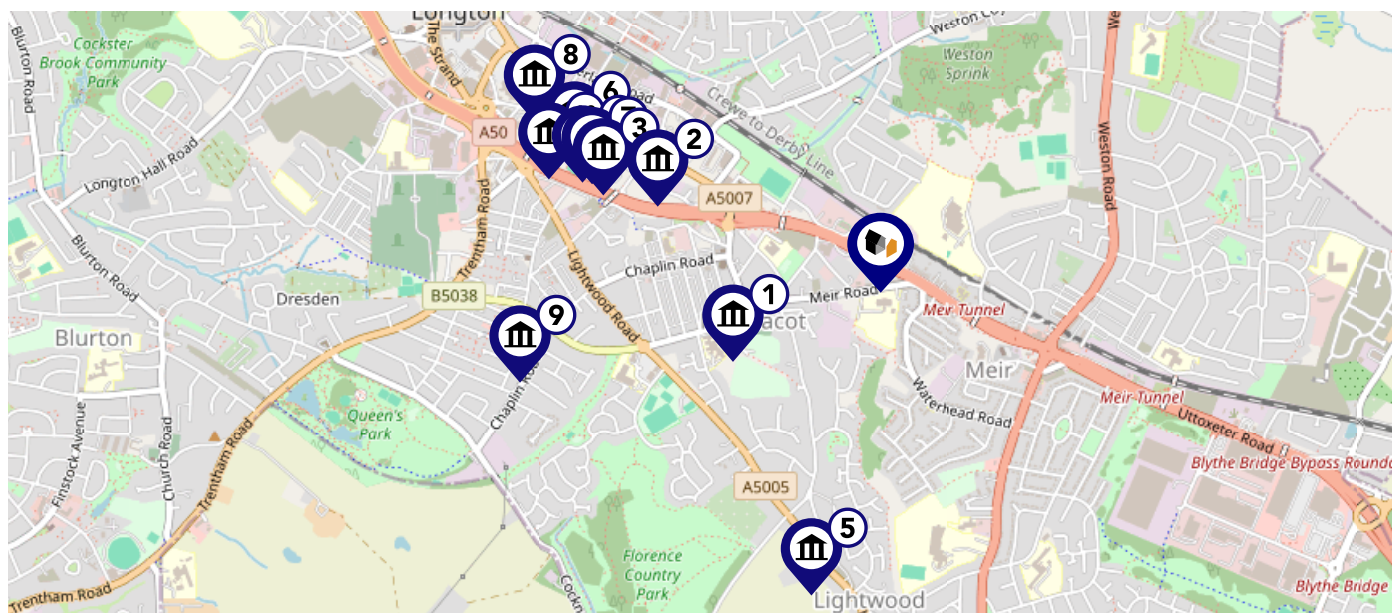
Nearby Landfill Sites

1	Lightwood Landfill Site-Spring Road, Normacot, Stoke On Trent, Staffordshire	Historic Landfill	☐
2	Weston Sprink-Coyney Grove, Stoke On Trent, Staffordshire	Historic Landfill	☐
3	Ex/Disused Berryhill Railway Line-Nyewood Avenue, Adderley Green, Stoke On Trent, Staffordshire	Historic Landfill	☐
4	Meir Landfill Site/Whittle Road-Whittle Road, Meir, Stoke On Trent, Staffordshire	Historic Landfill	☐
5	Cold Riding Farm-Cocknage Wood, Lightwood, Staffordshire	Historic Landfill	☐
6	Rear Of 830 Lightwood Road-Lightwood Road, Lightwood, Stoke On Trent, Staffordshire	Historic Landfill	☐
7	Wass Tip-Anchor Road, Longton, Stoke On Trent, Staffordshire	Historic Landfill	☐
8	Parkhall Countryside Park-Hulme Road, Bentilee, Stoke On Trent, Staffordshire	Historic Landfill	☐
9	Park Hall Tip-Off Hulme Road, Parkhall, Weston Coyney, Stoke On Trent, Staffordshire	Historic Landfill	☐
10	Anchor Road-Longton, Stoke-on-Trent, Staffordshire	Historic Landfill	☐

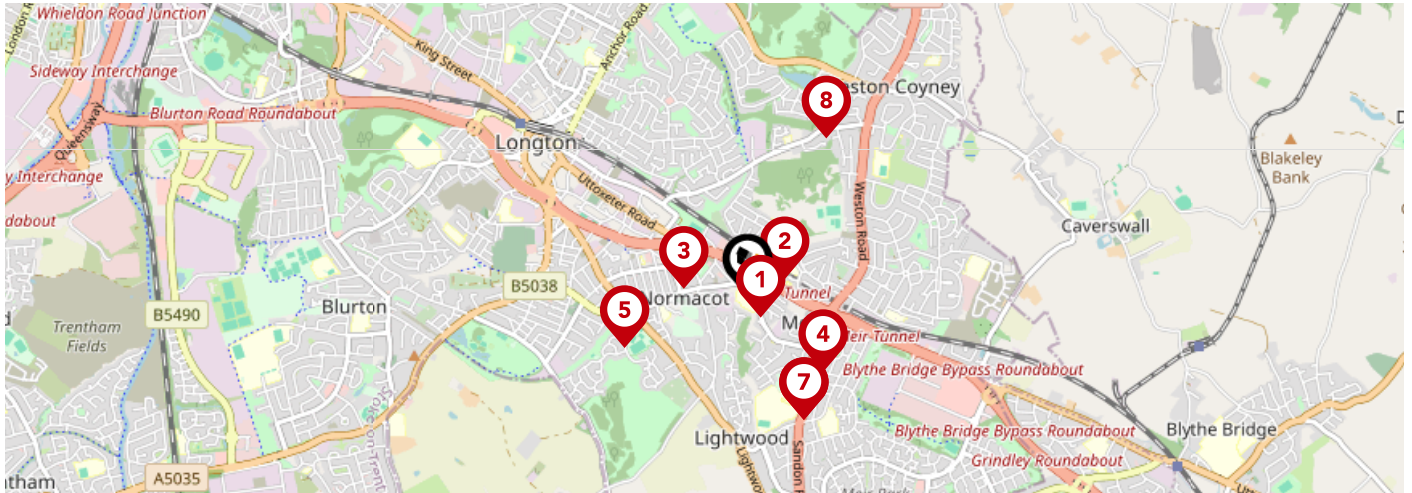
Maps

Listed Buildings

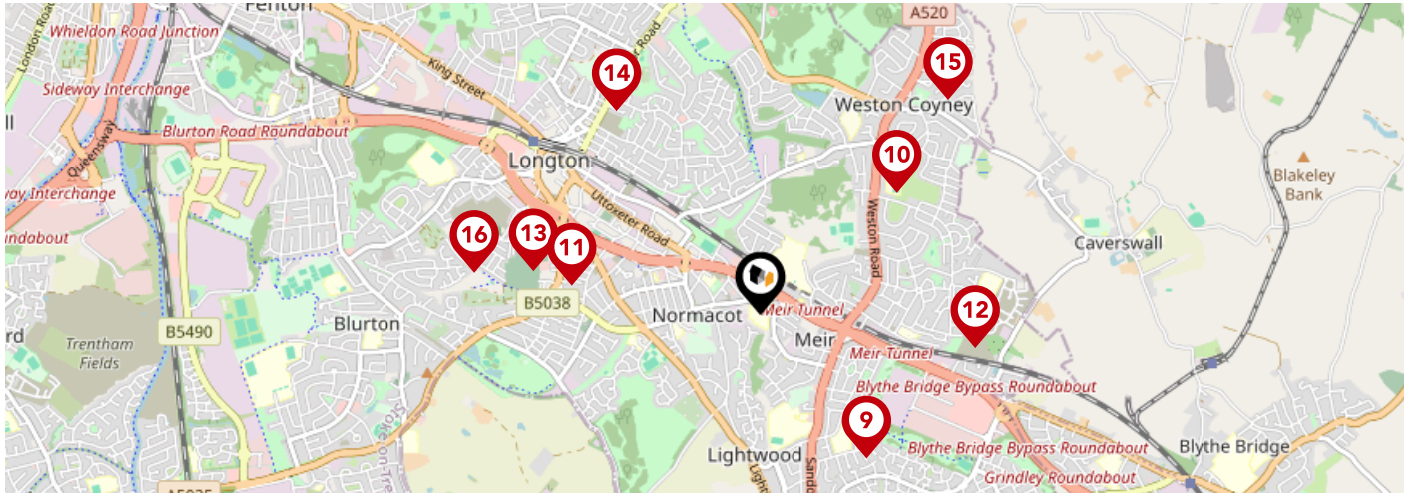
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1210710 - Church Of The Holy Evangelists	Grade II	0.3 miles
 1210805 - Two And Three Storey Buildings At North West End Of Street Frontage And Forming Part Of The St Mary's Pottery In The Ownership Of Royal Doulton	Grade II	0.5 miles
 1220876 - Bottle Oven On Corner Of Warren Street	Grade II	0.6 miles
 1195827 - Pottery Works (enson Works)	Grade II	0.7 miles
 1220578 - Methodist Chapel	Grade II	0.7 miles
 1210730 - Church Of St James	Grade II	0.7 miles
 1297907 - Bottle Oven At Rear Of 120 Uttoxeter Road And 23, 25 And 27 Short Street	Grade II	0.7 miles
 1195854 - Former Gladstone And Park Place (roslyn) Works	Grade II	0.8 miles
 1221074 - Church Of The Resurrection	Grade II	0.8 miles
 1195814 - Sutherland Works Including Two Bottle Ovens Approximately 10 Metres South West Occupied By Birchcroft China	Grade II	0.8 miles



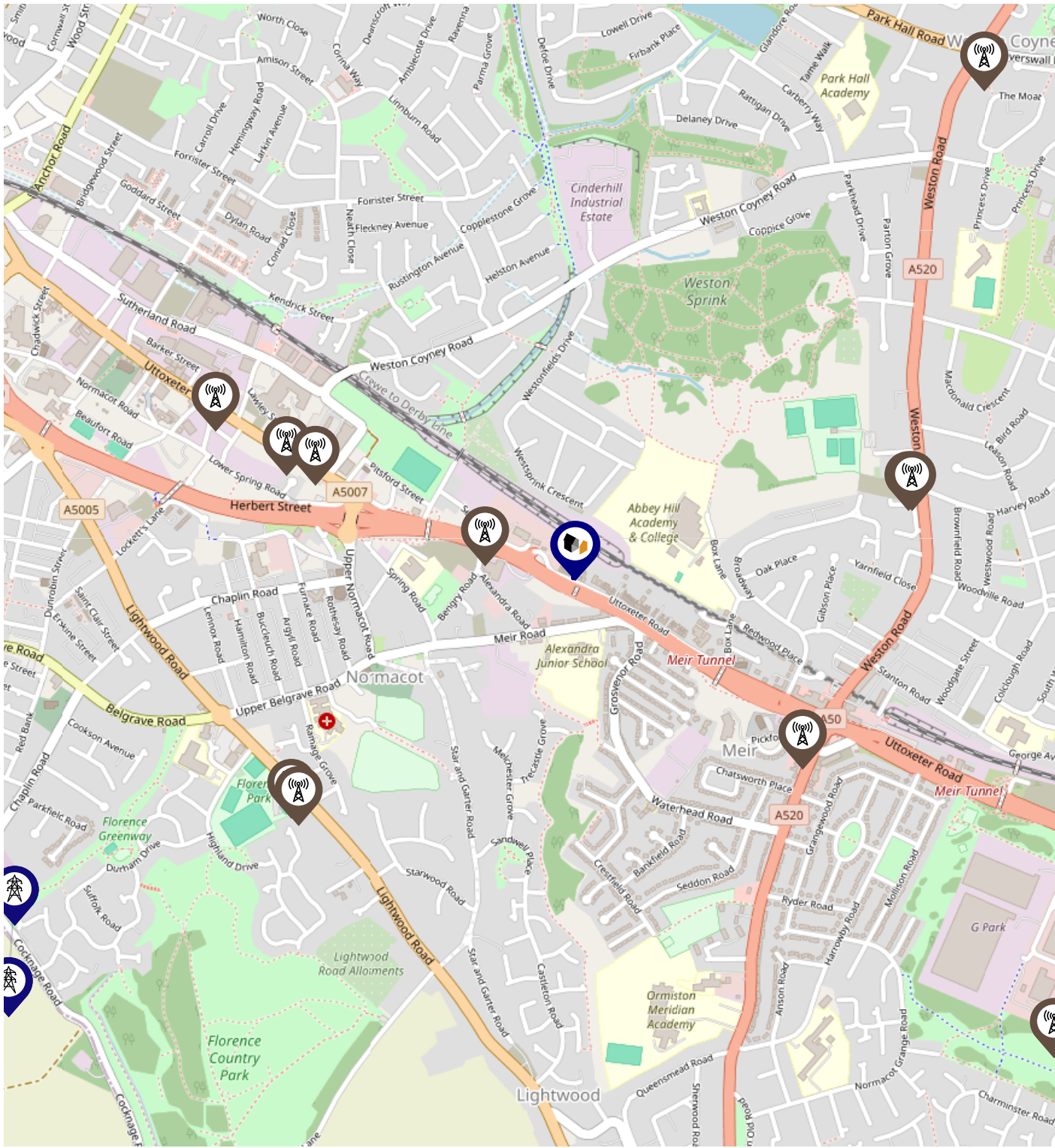
		Nursery	Primary	Secondary	College	Private
1	Alexandra Junior School Ofsted Rating: Good Pupils: 206 Distance:0.11	☐	☒	☐	☐	☐
2	Abbey Hill Academy & College Ofsted Rating: Good Pupils: 362 Distance:0.18	☐	☐	☒	☐	☐
3	Alexandra Infants' School Ofsted Rating: Requires improvement Pupils: 179 Distance:0.28	☐	☒	☐	☐	☐
4	Kinetic Academy Ofsted Rating: Good Pupils: 17 Distance:0.48	☐	☐	☒	☐	☐
5	Belgrave St Bartholomew's Academy Ofsted Rating: Outstanding Pupils: 549 Distance:0.6	☐	☒	☐	☐	☐
6	St Augustine's Catholic Academy Ofsted Rating: Good Pupils: 224 Distance:0.61	☐	☒	☐	☐	☐
7	Ormiston Meridian Academy Ofsted Rating: Good Pupils: 1072 Distance:0.61	☐	☐	☒	☐	☐
8	Park Hall Academy Ofsted Rating: Good Pupils: 448 Distance:0.79	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Sandon Primary Academy Ofsted Rating: Outstanding Pupils: 510 Distance:0.8	☐	☒	☐	☐	☐
10	Weston Junior Academy Ofsted Rating: Good Pupils: 200 Distance:0.82	☐	☒	☐	☐	☐
11	Intuition Holistic Education Ofsted Rating: Good Pupils: 11 Distance:0.85	☐	☐	☒	☐	☐
12	The Crescent Academy Ofsted Rating: Good Pupils: 689 Distance:0.97	☐	☒	☐	☐	☐
13	St Gregory's Catholic Academy Ofsted Rating: Outstanding Pupils: 471 Distance:1.03	☐	☒	☐	☐	☐
14	Gladstone Primary Academy Ofsted Rating: Good Pupils: 462 Distance:1.11	☐	☒	☐	☐	☐
15	Weston Infant Academy Ofsted Rating: Good Pupils: 132 Distance:1.27	☐	☒	☐	☐	☐
16	St Paul's CofE (C) Primary School Ofsted Rating: Requires improvement Pupils: 242 Distance:1.29	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

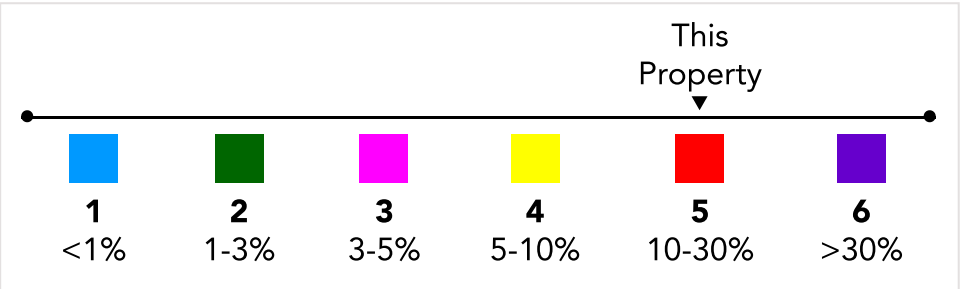
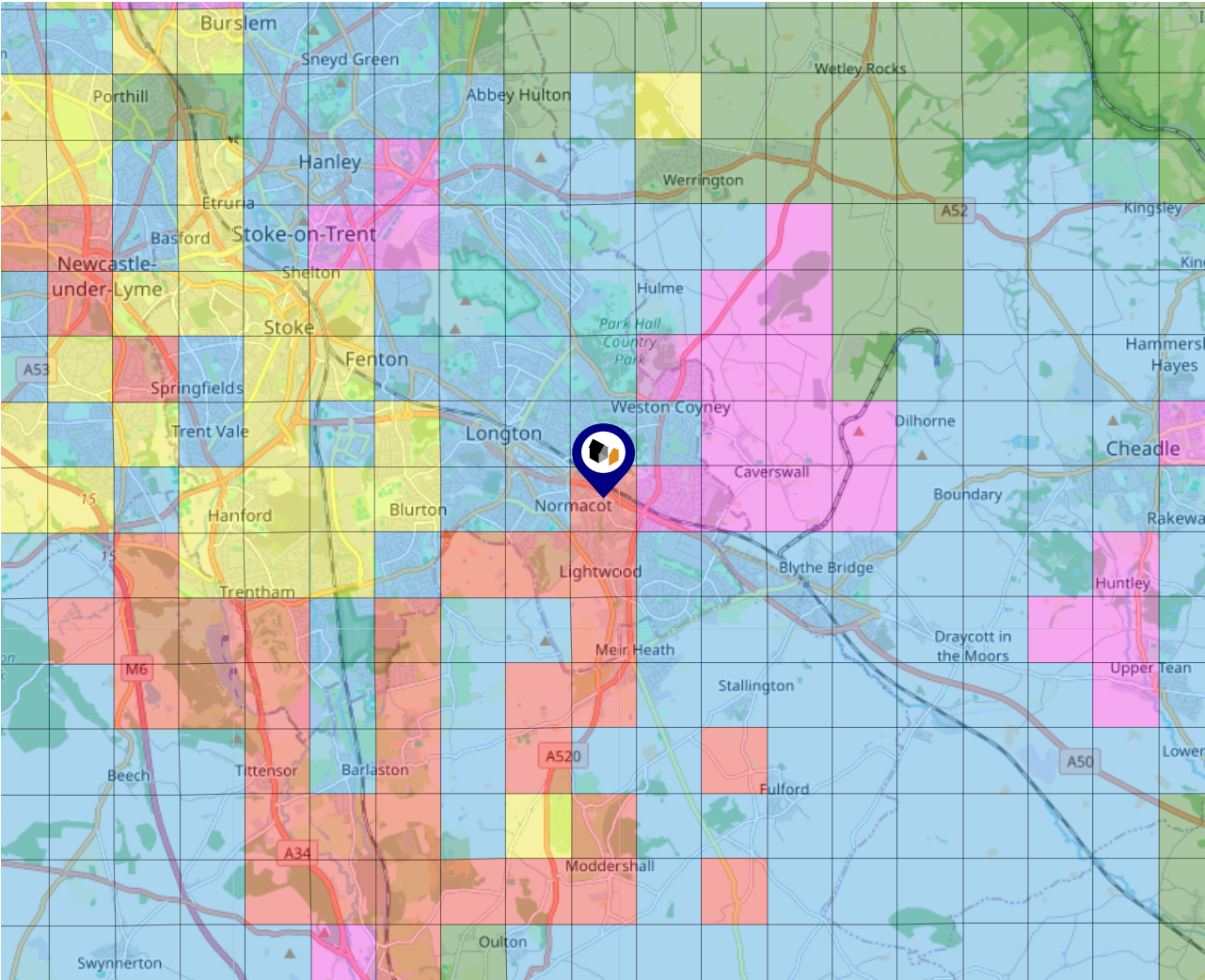


Key:

-  Power Pylons
-  Communication Masts

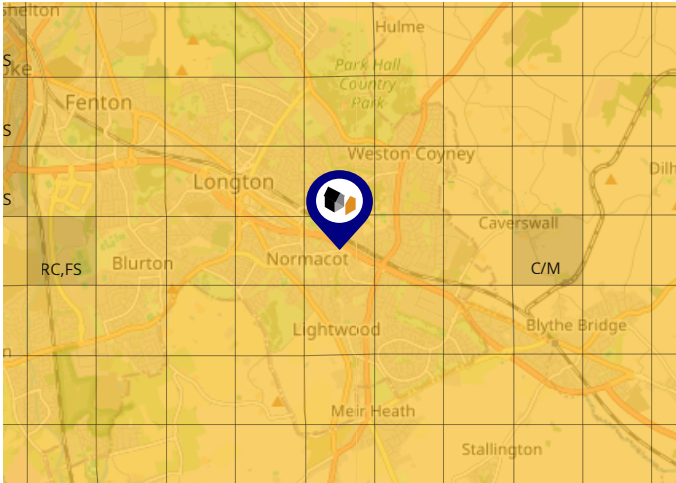
What is Radon?

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:	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		

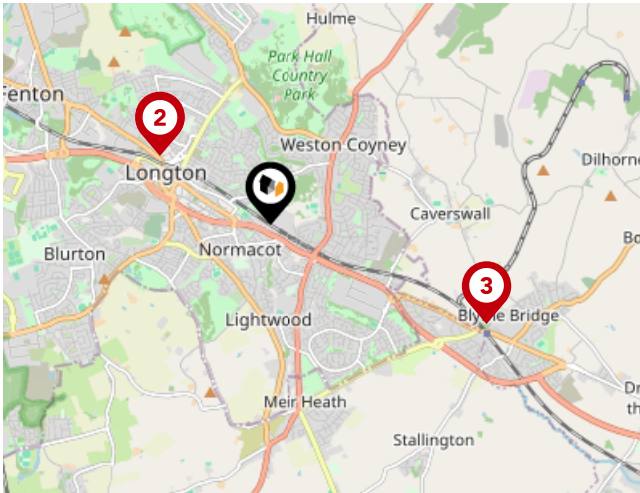


Primary Classifications (Most Common Clay Types)

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

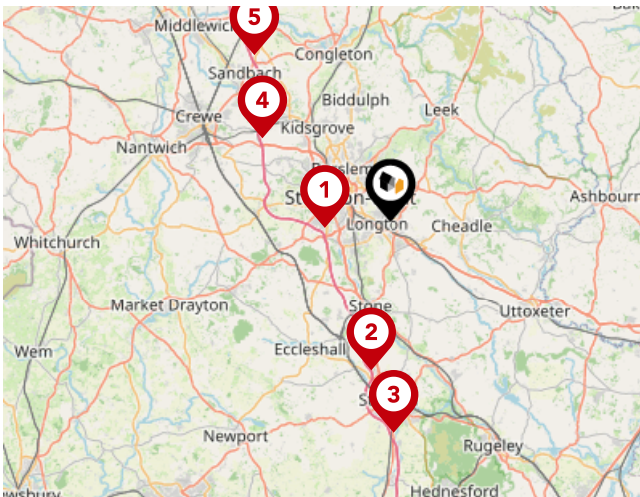
Area

Transport (National)



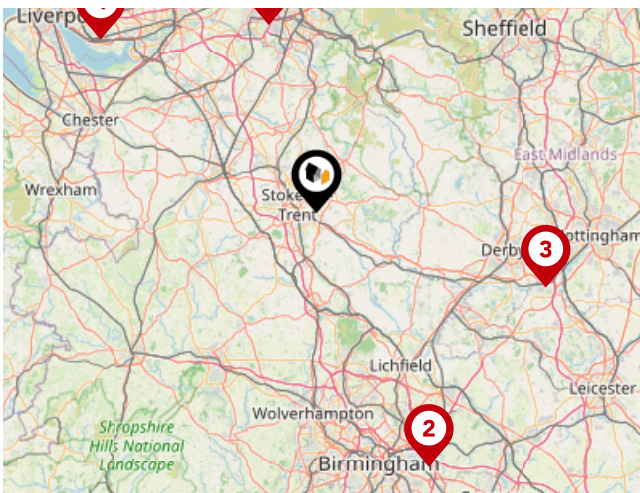
National Rail Stations

Pin	Name	Distance
1	Platform 1	1.17 miles
2	Platform 2	1.17 miles
3	Blythe Bridge Rail Station	2.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	4.7 miles
2	M6 J14	10.73 miles
3	M6 J13	15.03 miles
4	M6 J16	10.95 miles
5	M6 J17	15.35 miles

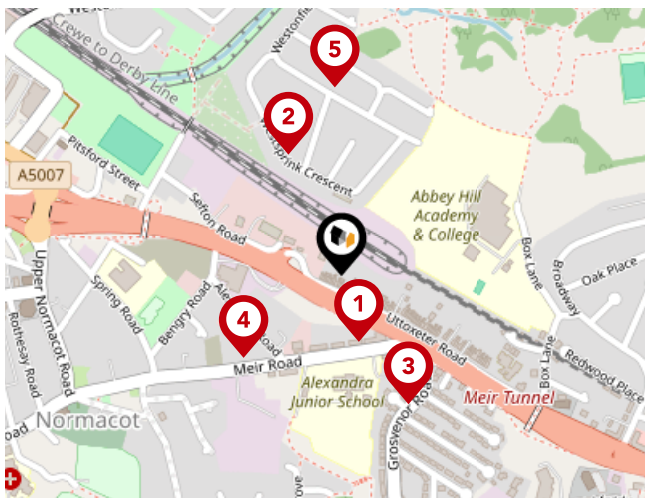


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	27.63 miles
2	Birmingham Airport	39.86 miles
3	East Mids Airport	34.4 miles
4	Speke	39.45 miles

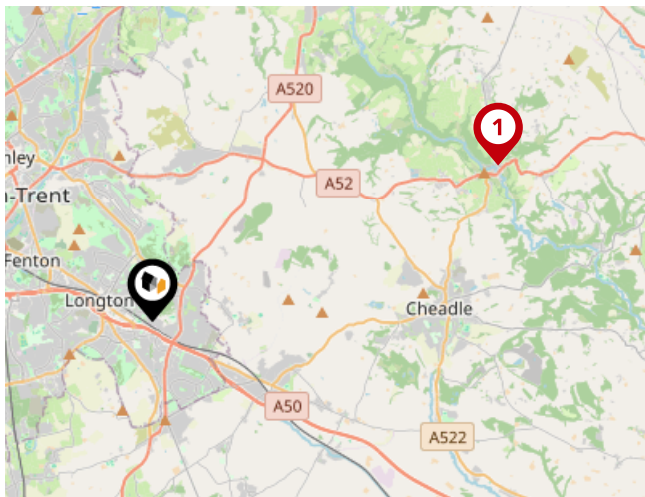
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alexandra Junior School	0.08 miles
2	Westsprink Crescent	0.15 miles
3	Highfield Avenue	0.16 miles
4	Alexandra Road	0.14 miles
5	Westonfields Drive	0.21 miles



Local Connections

Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	6.79 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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