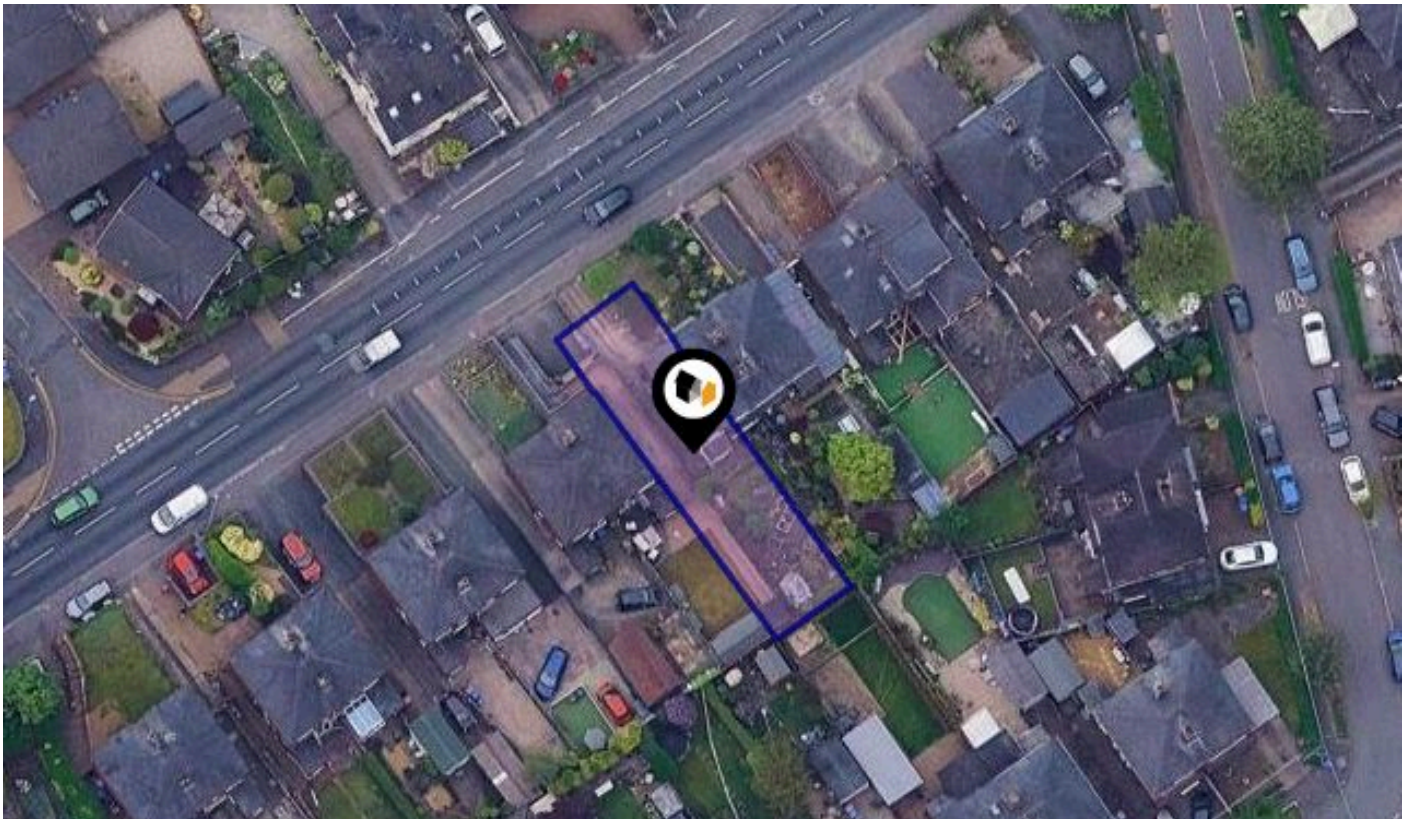




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 15th May 2026



LEEK NEW ROAD, STOKE-ON-TRENT, ST1

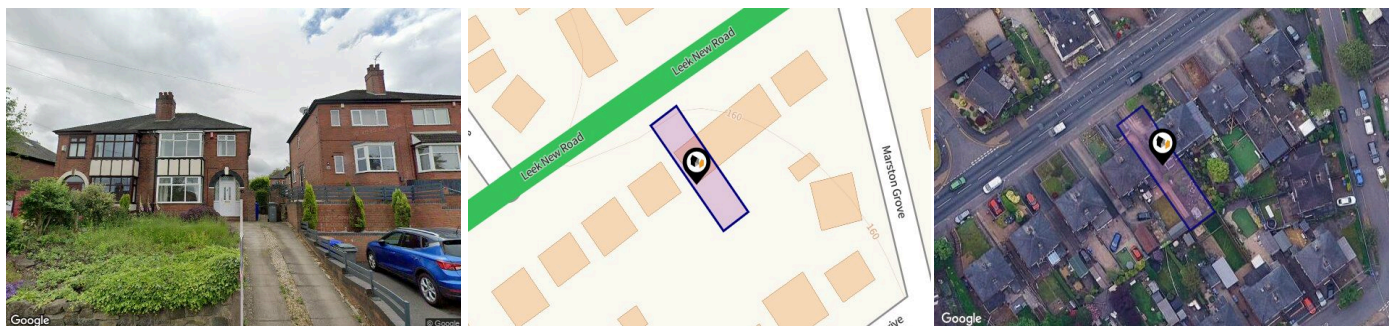
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,698		
Title Number:	SF248849		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	10000 mb/s

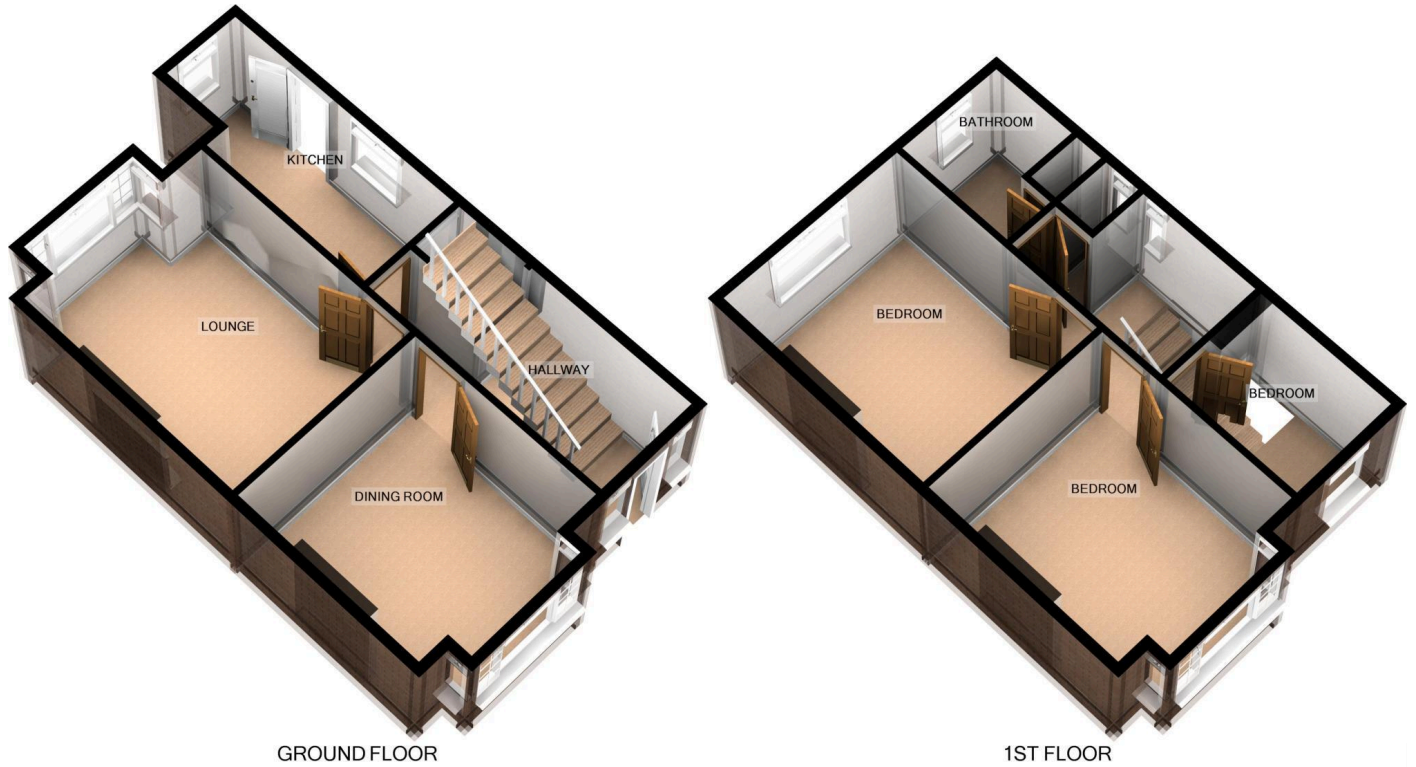
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

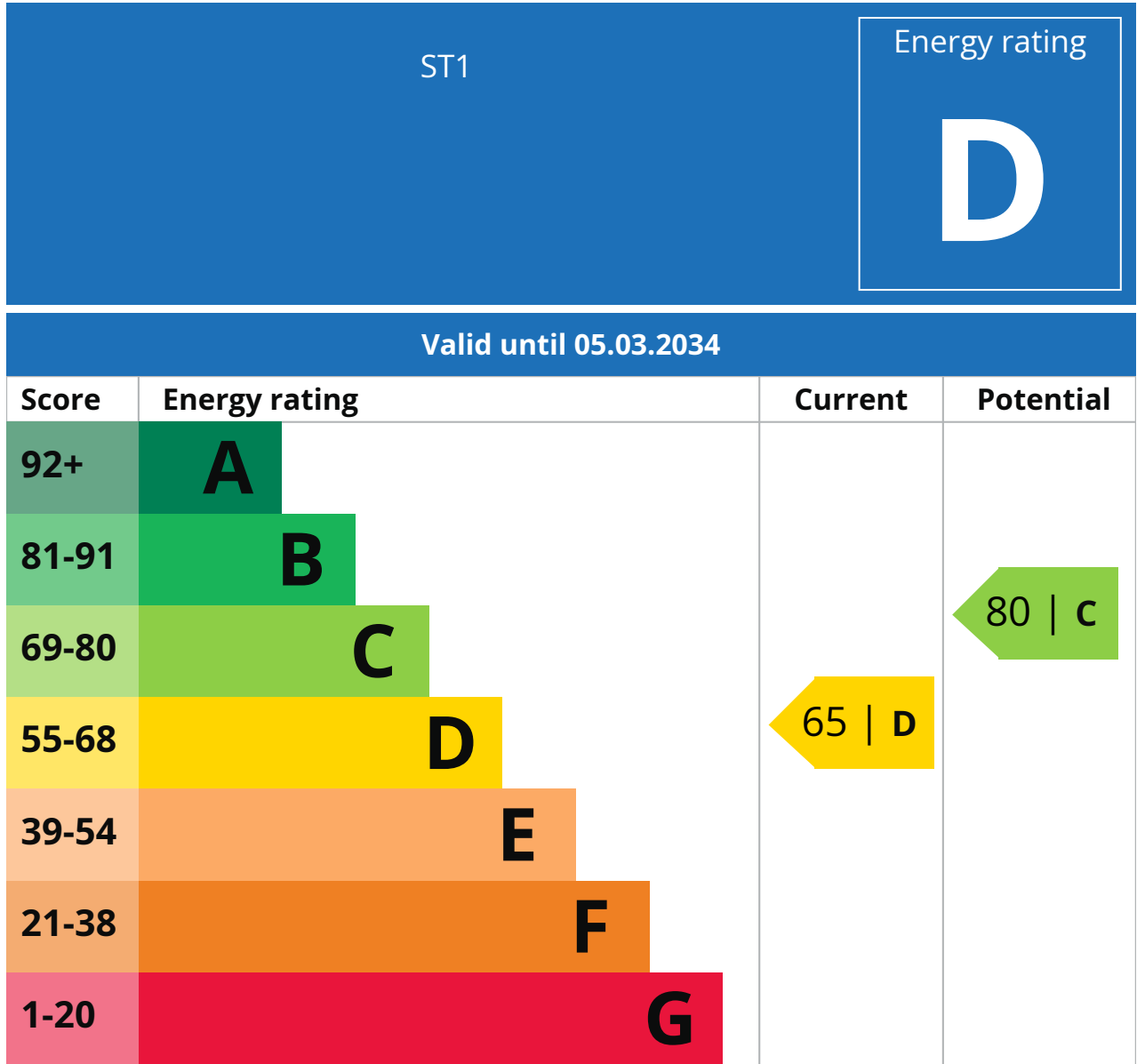


LEEK NEW ROAD, STOKE-ON-TRENT, ST1



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2019

Property EPC - Certificate



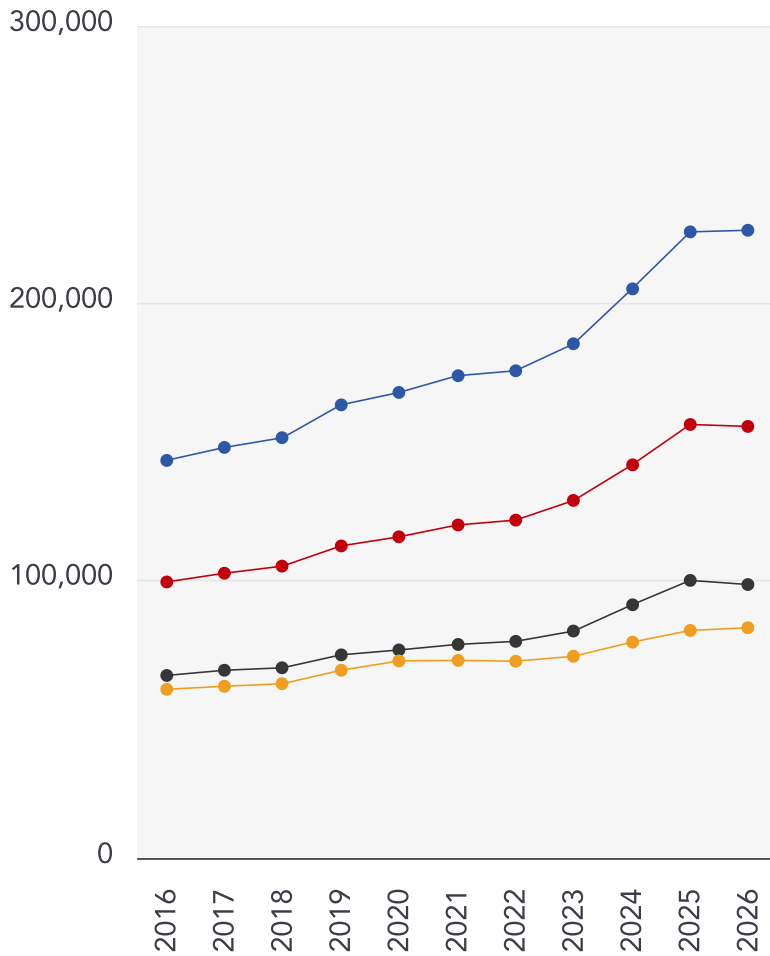
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 83% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	90 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST1



Detached

+57.87%

Semi-Detached

+56.32%

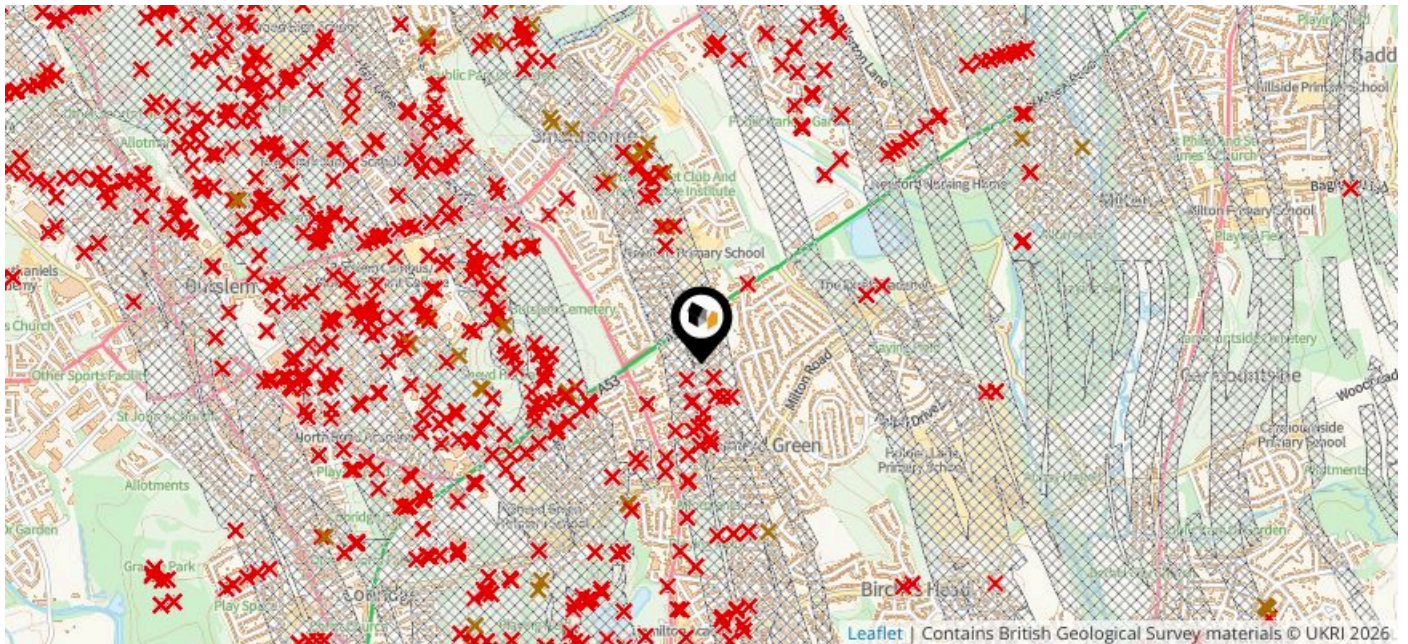
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

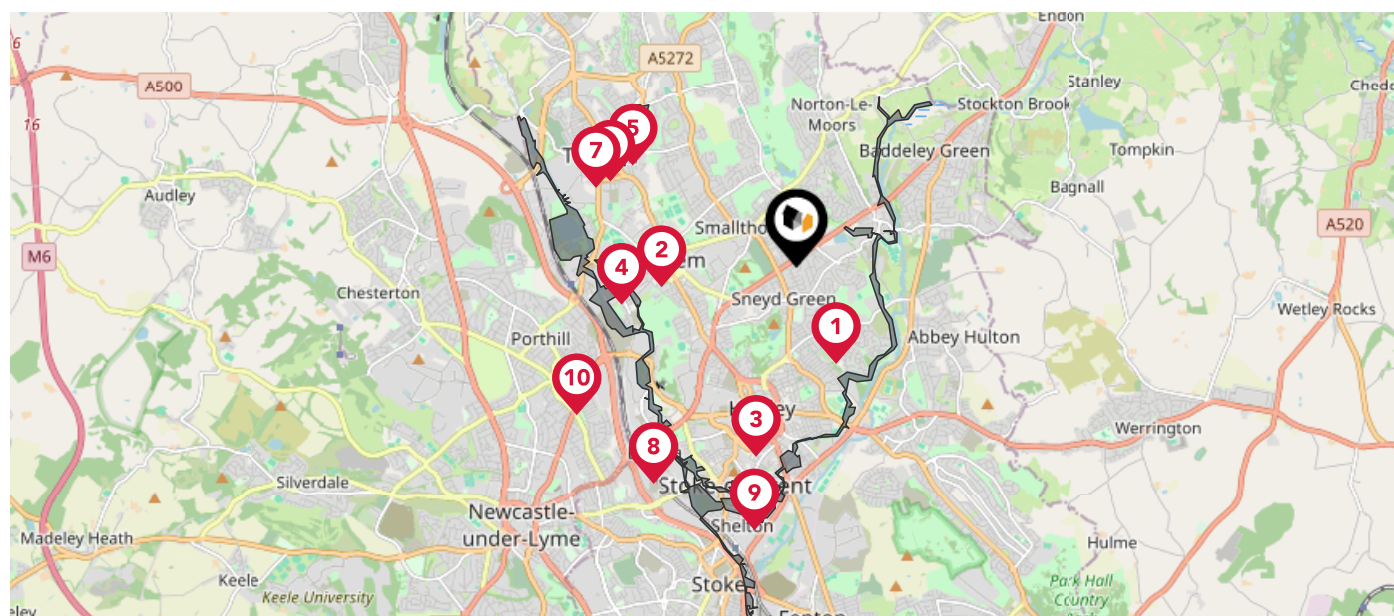
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



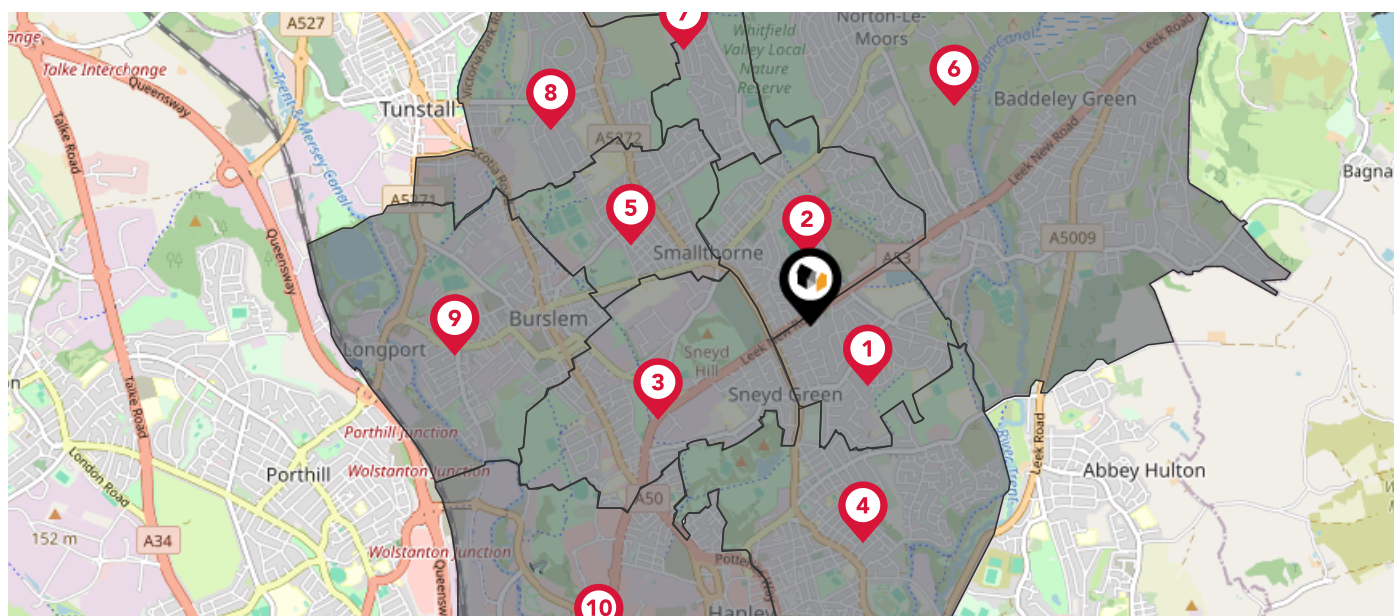
Nearby Conservation Areas

- 1 Caldon Canal
- 2 Burslem Town Centre
- 3 City Centre
- 4 Newcastle Street
- 5 Victoria Park
- 6 Park Terrace
- 7 Tower Square
- 8 Trent and Mersey Canal
- 9 Hanley Park
- 10 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



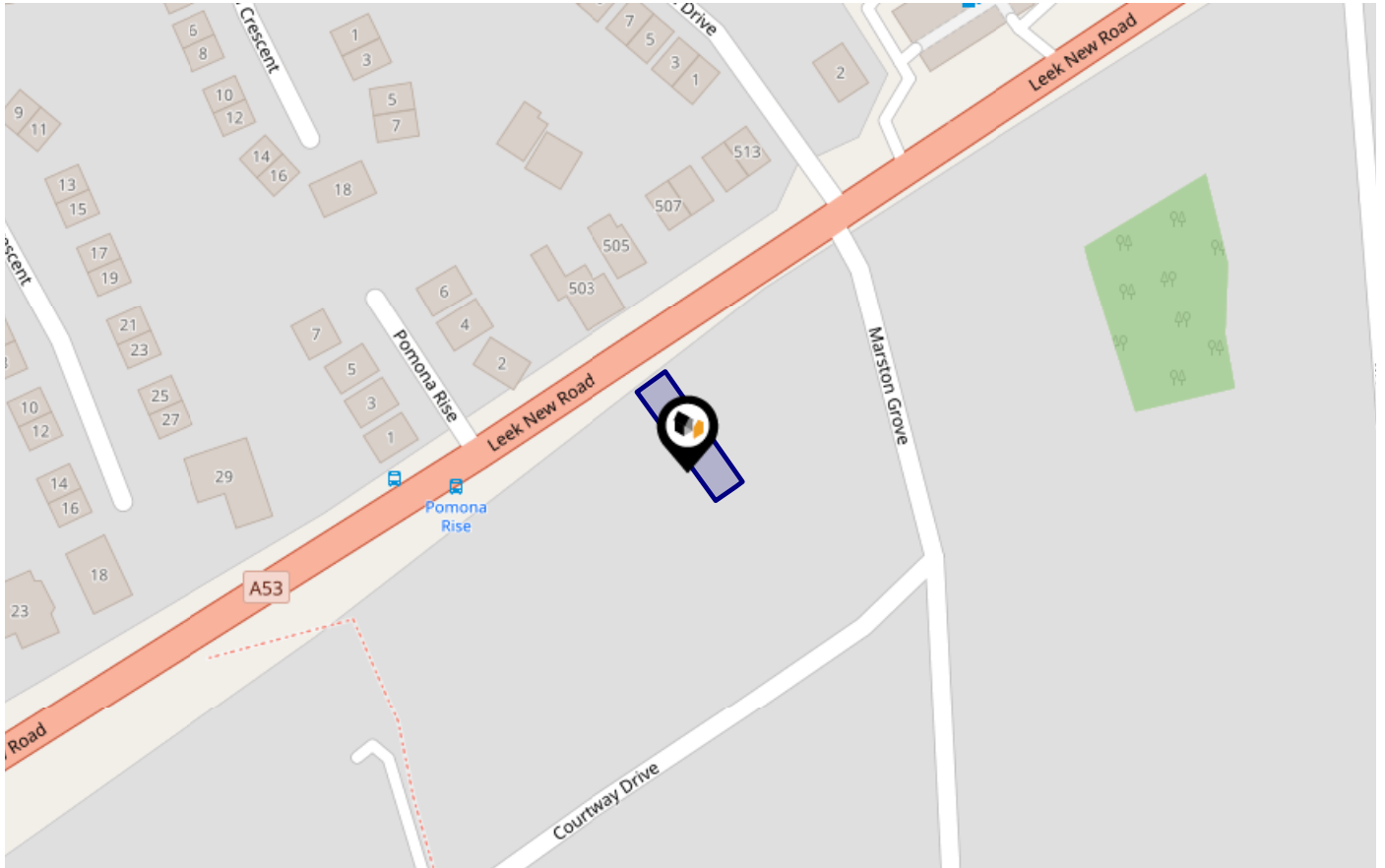
Nearby Council Wards

- 1 Sneyd Green Ward
- 2 Ford Green and Smallthorne Ward
- 3 Moorcroft Ward
- 4 Birches Head and Central Forest Park Ward
- 5 Burslem Park Ward
- 6 Baddeley, Milton and Norton Ward
- 7 Bradeley and Chell Heath Ward
- 8 Little Chell and Stanfield Ward
- 9 Burslem Central Ward
- 10 Etruria and Hanley 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.

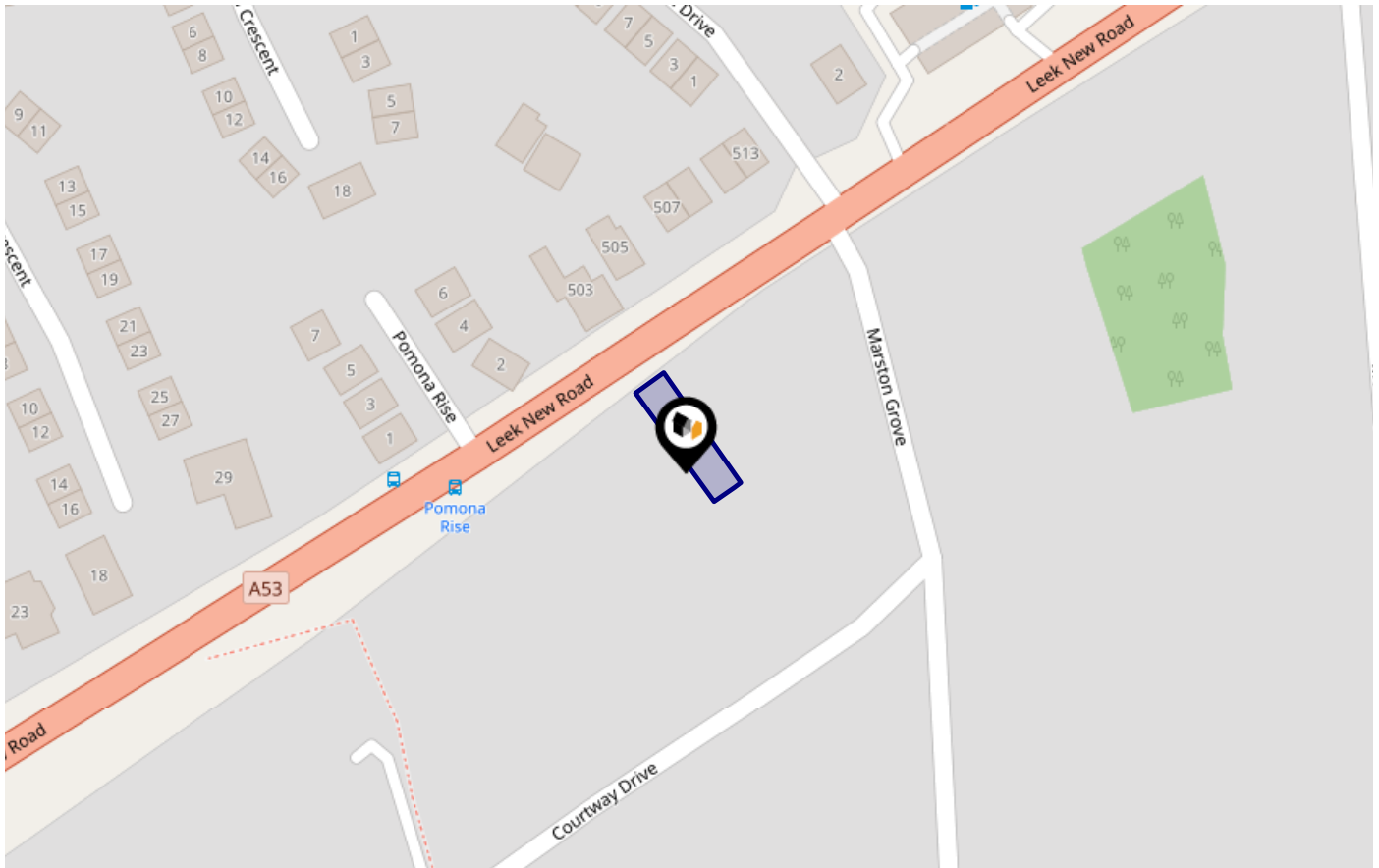
Chance of flooding to the following depths at this property:



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.

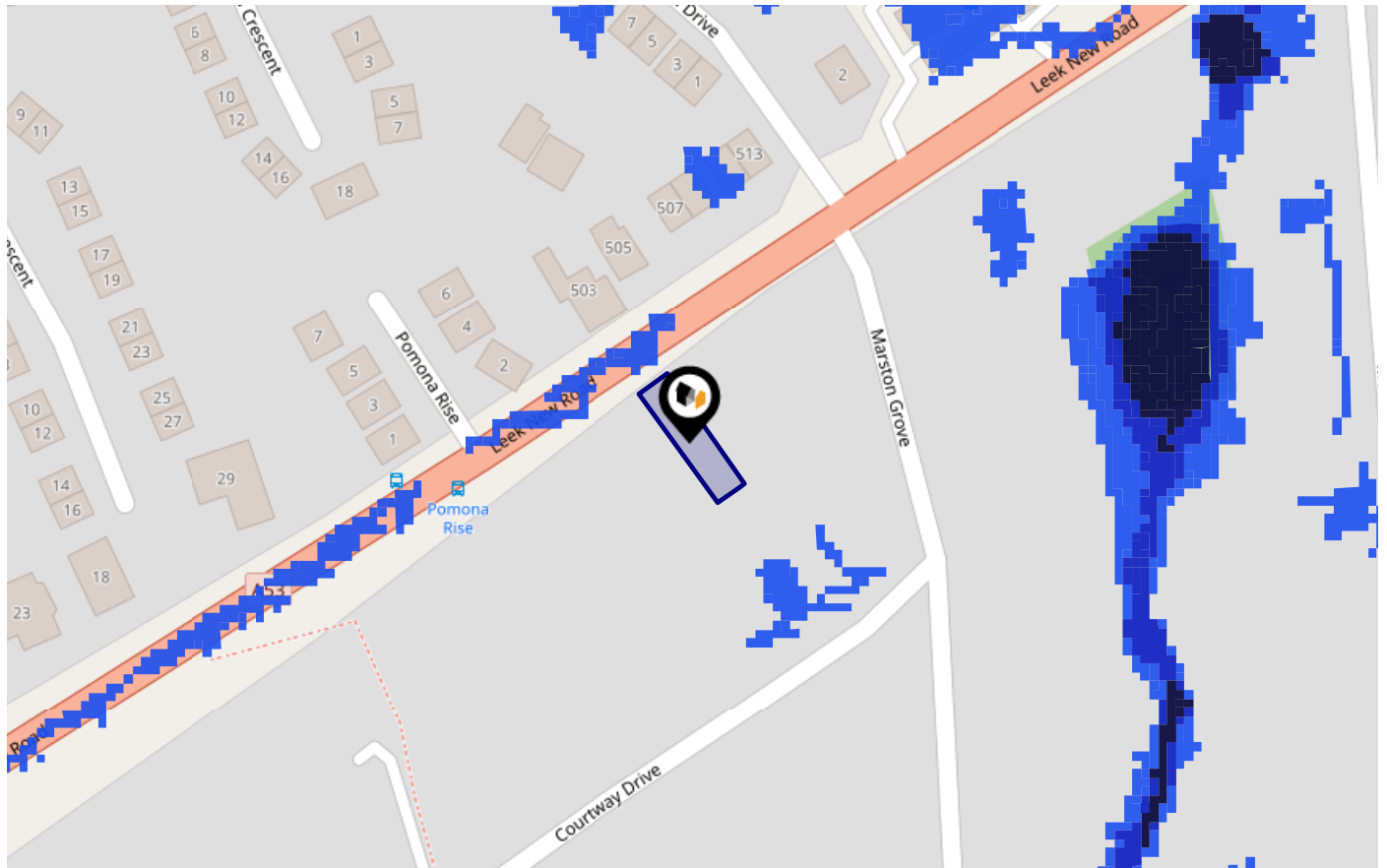
Chance of flooding to the following depths at this property:



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: 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.

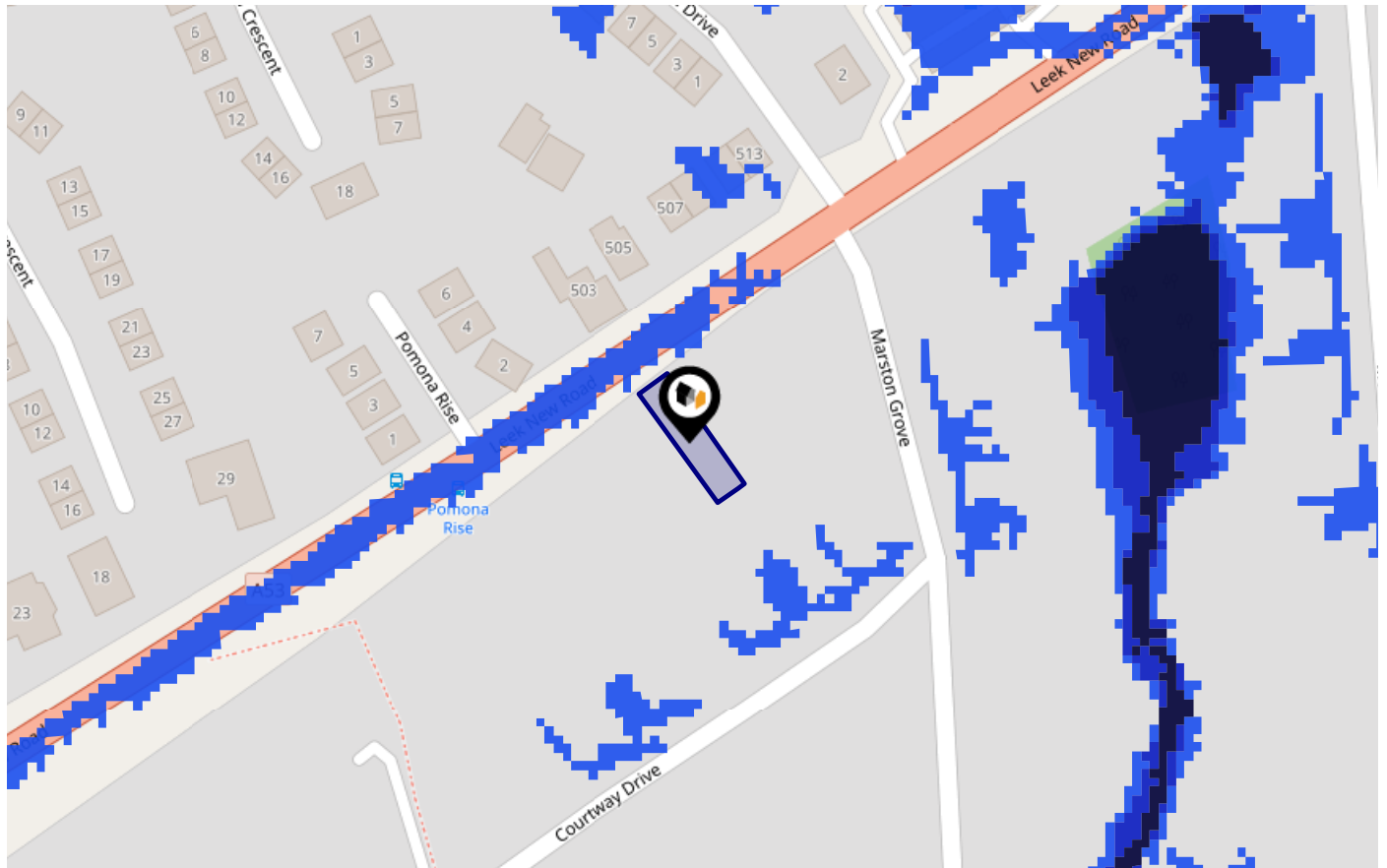
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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

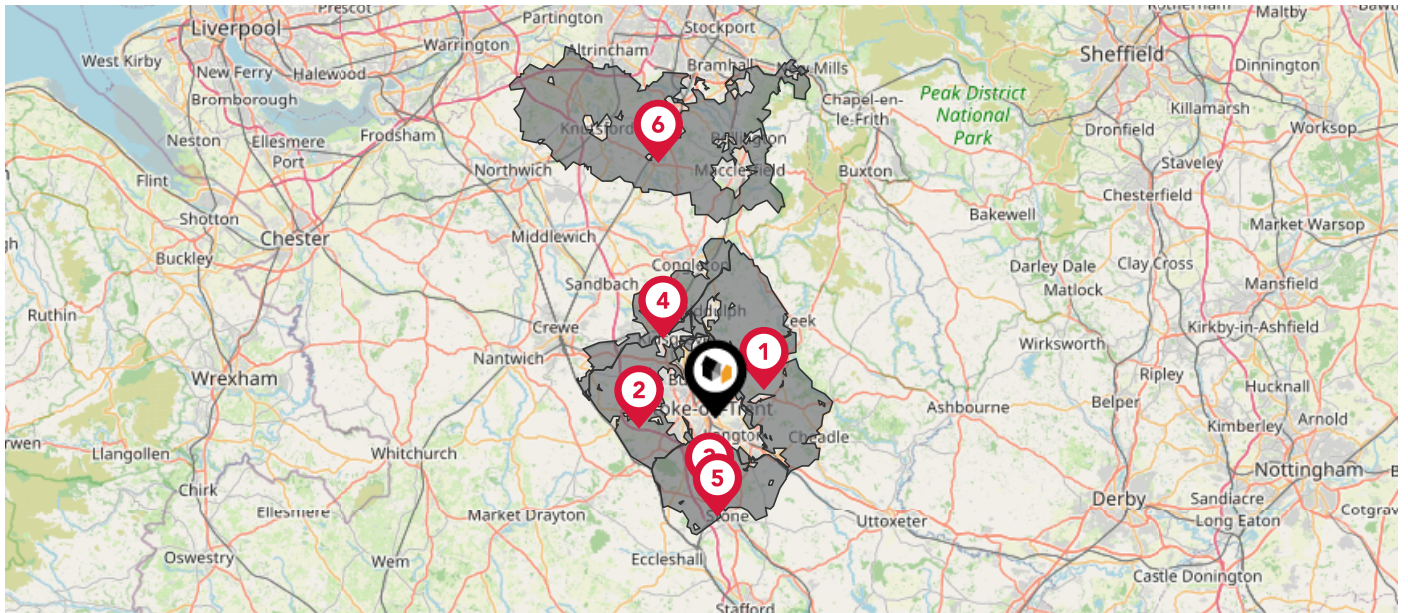
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **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:



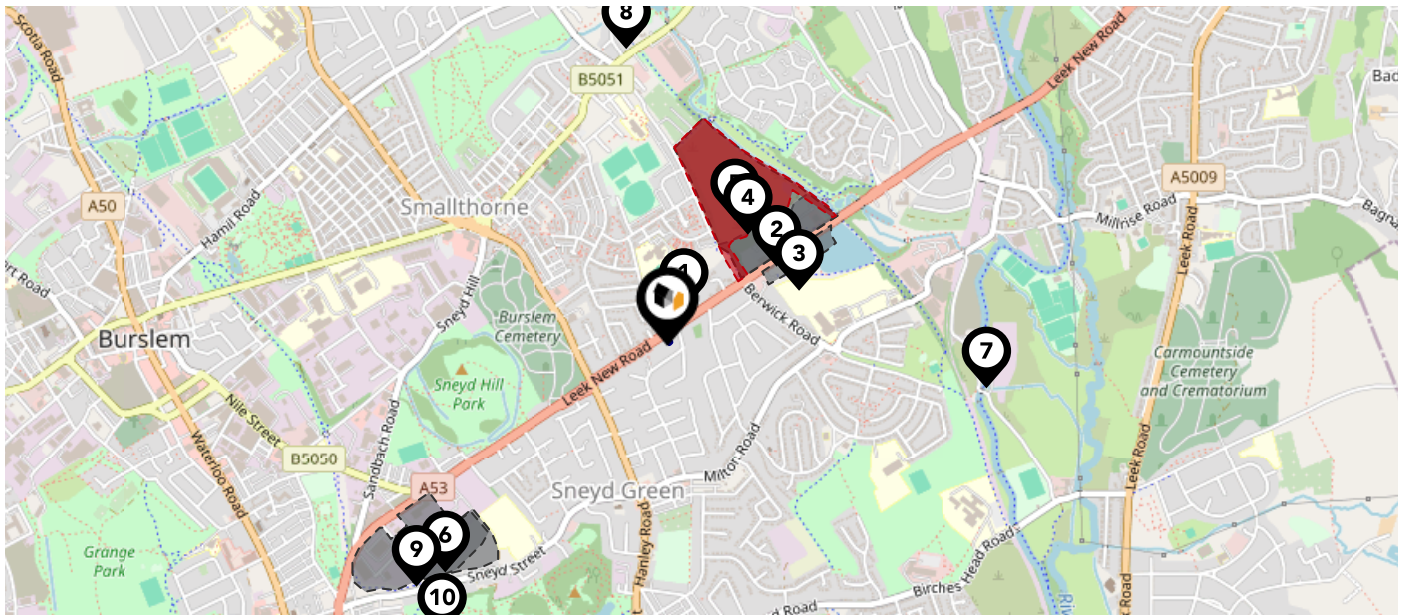
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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



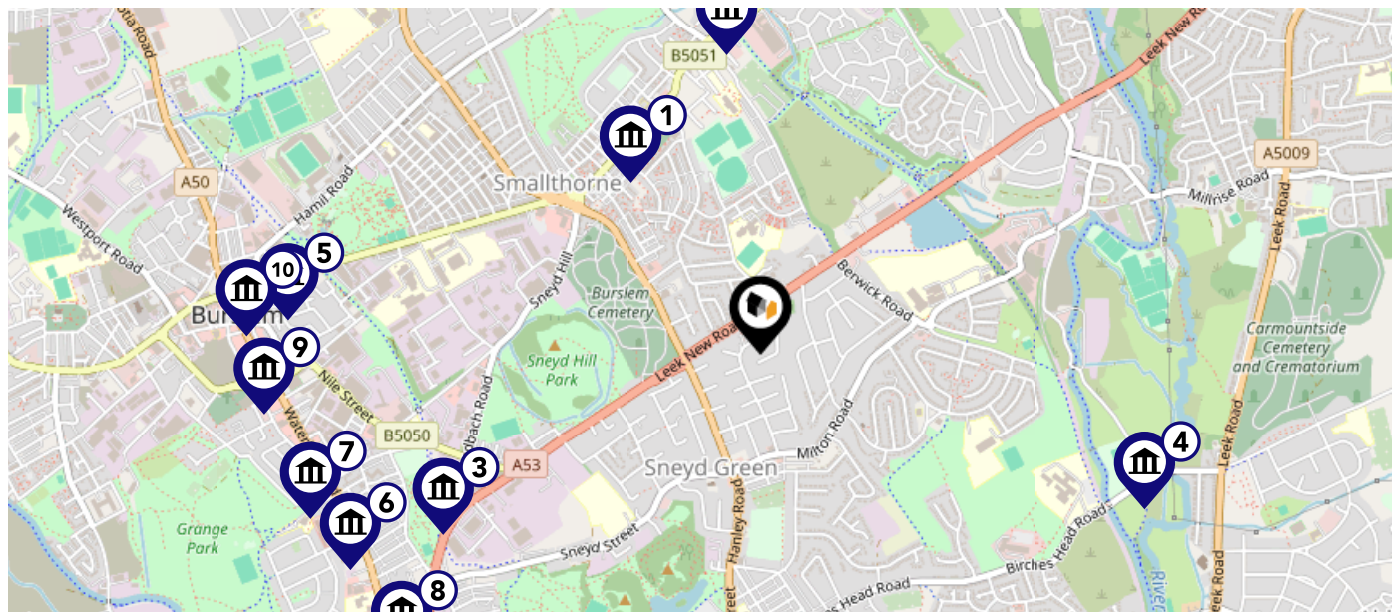
Nearby Landfill Sites











1	Rear Of 9 Royville Road-Royville Road, Sneyd Green, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
2	Elsby's Tip-Leek New Road, Between Berick Road And Bellerton Lane, Newford Valley, Sneyd Green	Historic Landfill <input type="checkbox"/>
3	Leek Road-Sneyd Green, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Between Leek New Road And Chetwynd Street-Leek New Road/Chetwynd Street, Newford, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
5	EA/EPR/KP3796FG/V003	Active Landfill <input checked="" type="checkbox"/>
6	Palmer's Marl Pit-Leek New Road, Cobridge, Staffordshire	Historic Landfill <input type="checkbox"/>
7	Land At Redhills Road-Foxley, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
8	North of Ford Green Road-Ford Green Road, Ford Green, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
9	Milburn Road-Leek New Road, Cobridge, Staffordshire	Historic Landfill <input type="checkbox"/>
10	Cobridge Refractories, Marl Hole-Sneyd Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>

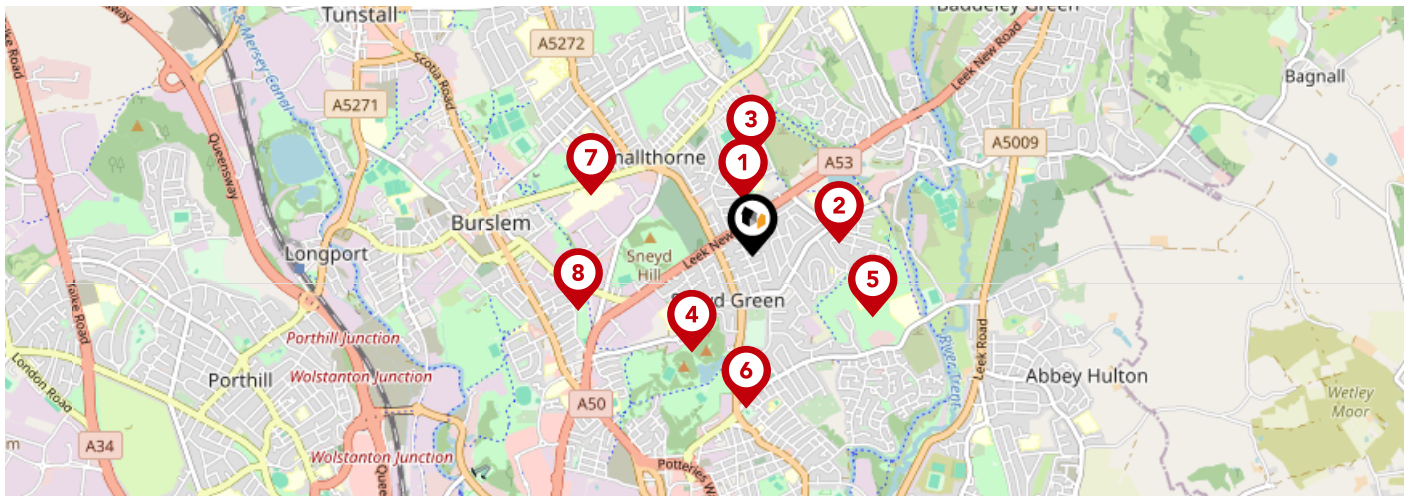
Maps

Listed Buildings

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

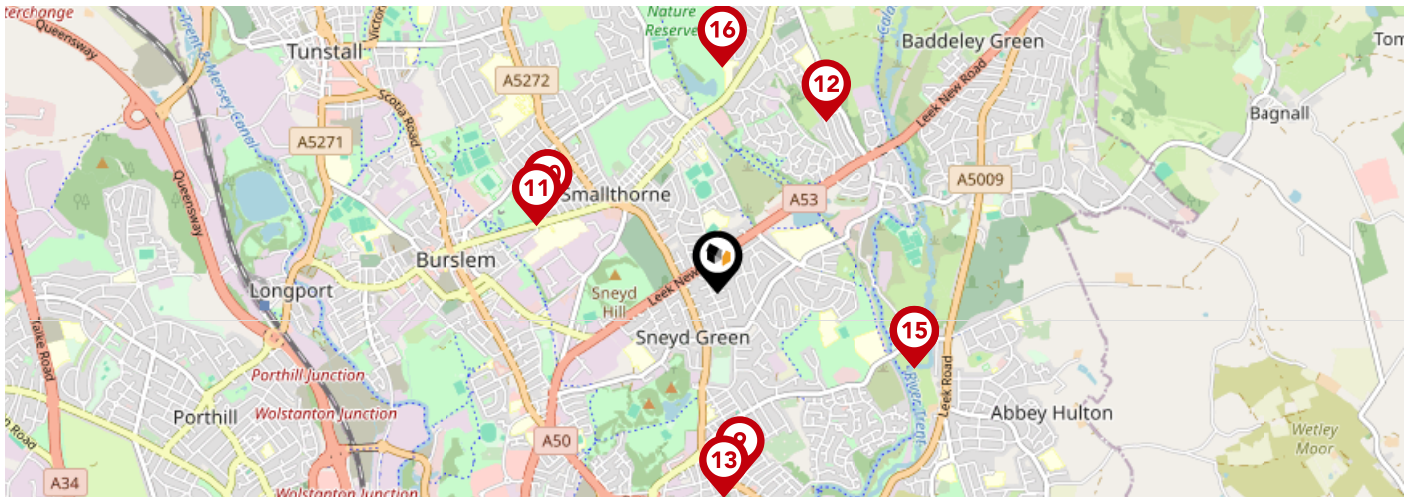


Listed Buildings in the local district	Grade	Distance
 1195831 - Church Of St Saviour	Grade II	0.5 miles
 1220313 - Ford Green Hall And Attached Wall And Dovecote	Grade II	0.7 miles
 1297942 - Pot Bank Occupied By W Moorcroft Limited	Grade II	0.8 miles
 1195823 - Abbey Farmhouse	Grade II	0.9 miles
 1297965 - Pot Bank	Grade II	1.0 miles
 1297919 - No. 205, Waterloo Road	Grade II	1.0 miles
 1195855 - 184 And 186, Waterloo Road	Grade II	1.0 miles
 1291092 - Christ Church	Grade II	1.0 miles
 1365725 - Former Bethel Chapel	Grade II	1.1 miles
 1396377 - Burslem United Reformed Church (formerly Woodall Memorial Congregational Church)	Grade II	1.1 miles



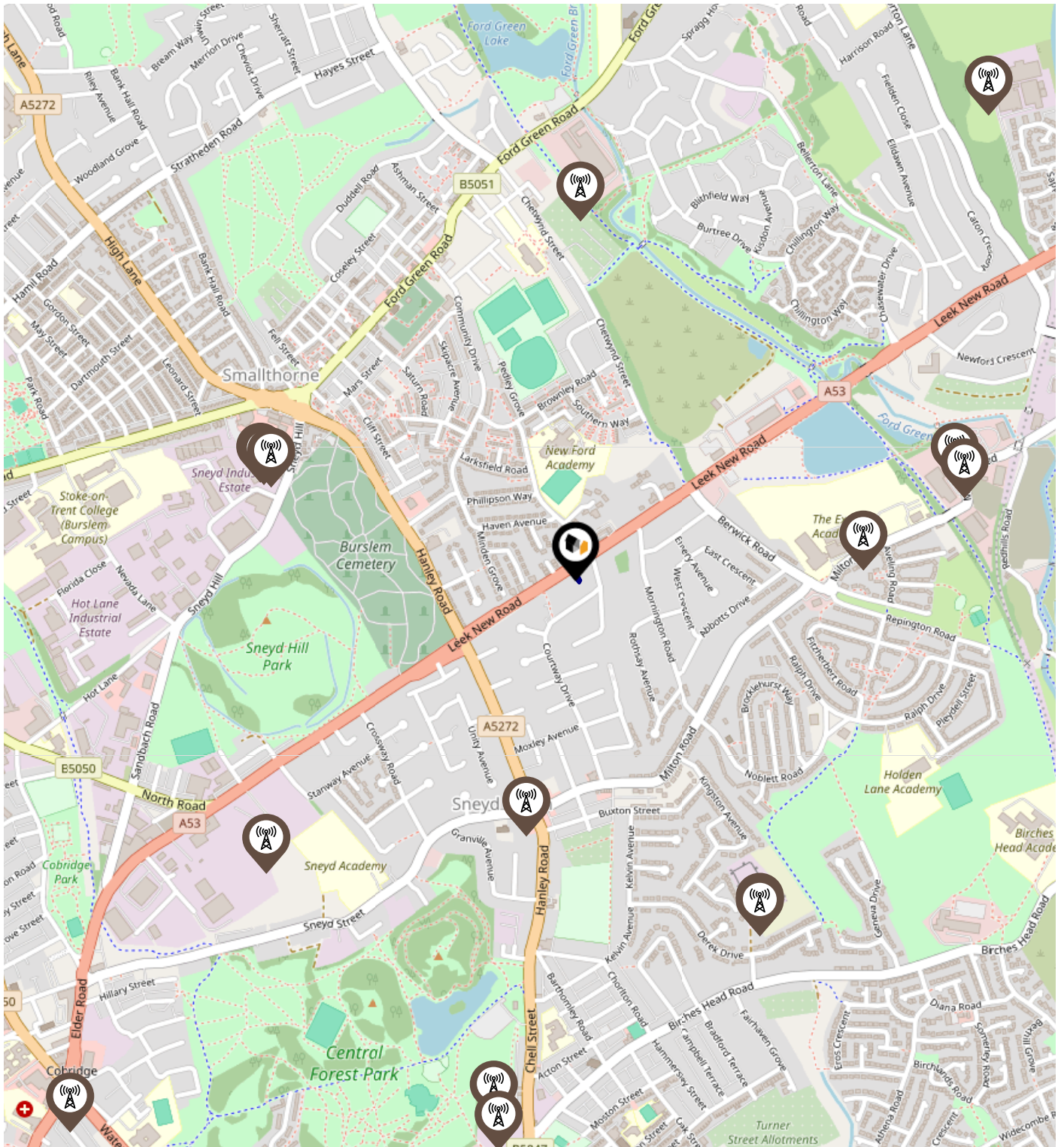
		Nursery	Primary	Secondary	College	Private
1	New Ford Academy Ofsted Rating: Outstanding Pupils: 474 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Excel Academy Ofsted Rating: Good Pupils: 1189 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Smallthorne Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sneyd Academy Ofsted Rating: Good Pupils: 596 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holden Lane Primary School Ofsted Rating: Good Pupils: 223 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hamilton Academy Ofsted Rating: Good Pupils: 114 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Valiant School Ofsted Rating: Not Rated Pupils: 8 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	North Road Academy Ofsted Rating: Requires improvement Pupils: 203 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
9	St George and St Martin's Catholic Academy Ofsted Rating: Good Pupils: 230 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Jackfield Infant School Ofsted Rating: Good Pupils: 228 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Moorpark Junior School Ofsted Rating: Good Pupils: 240 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Norton-Le-Moors Primary Academy Ofsted Rating: Good Pupils: 226 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Grove Academy Ofsted Rating: Requires improvement Pupils: 418 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Nest Ofsted Rating: Good Pupils: 16 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Birches Head Academy Ofsted Rating: Serious Weaknesses Pupils: 1045 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Marys Catholic Academy Ofsted Rating: Outstanding Pupils: 242 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

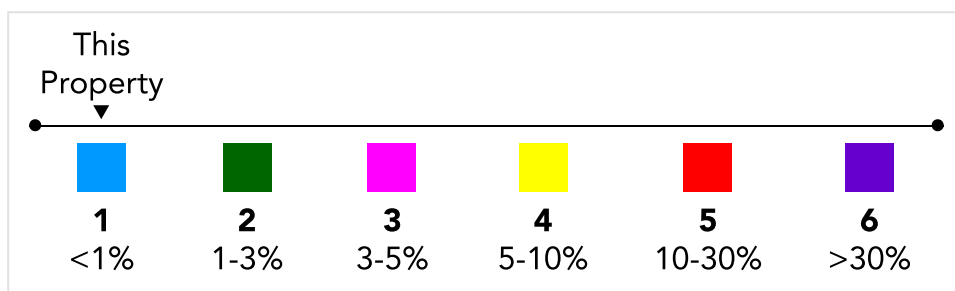
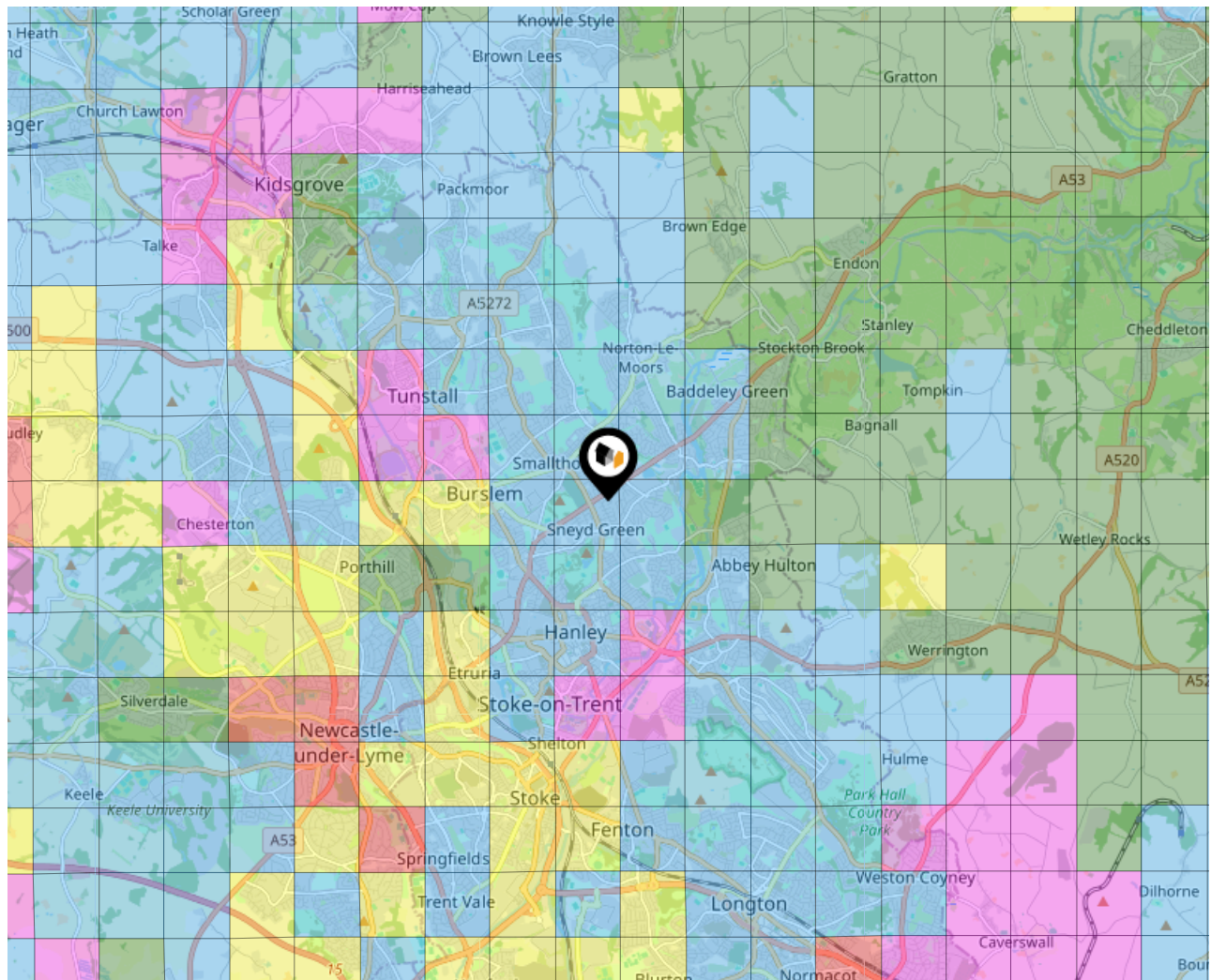


Key:

-  Power Pylons
-  Communication Masts

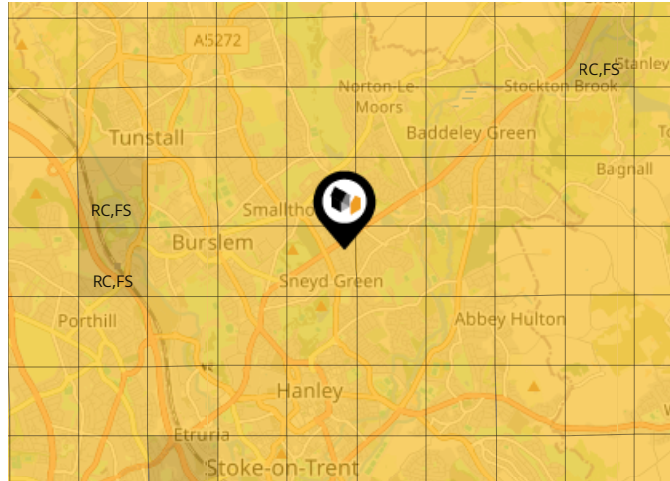
What is Radon?

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:	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		

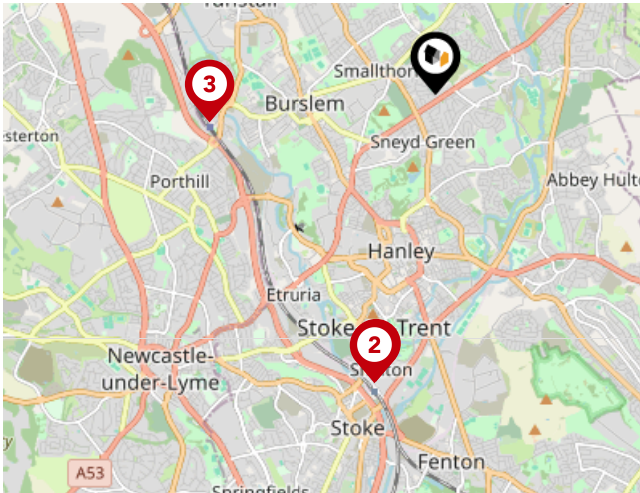


Primary Classifications (Most Common Clay Types)

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

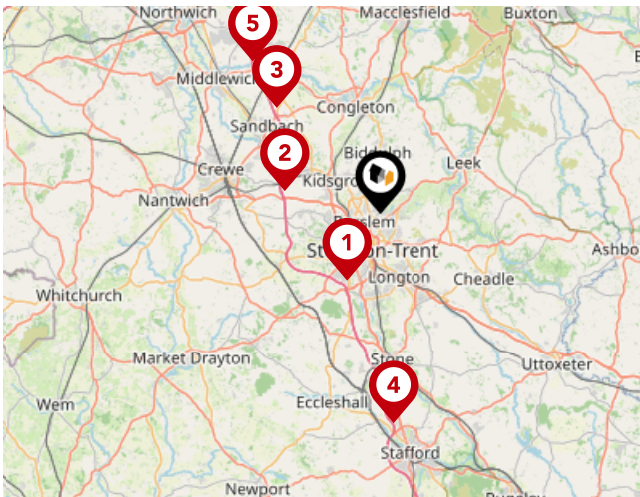
Area

Transport (National)



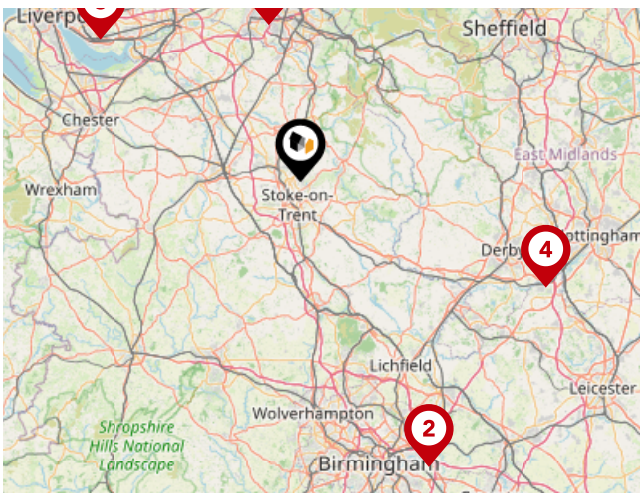
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	2.61 miles
2	Stoke-on-Trent Rail Station	2.63 miles
3	Platform 2	2.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	5.36 miles
2	M6 J16	7.04 miles
3	M6 J17	10.51 miles
4	M6 J14	15.11 miles
5	M6 J18	14.1 miles

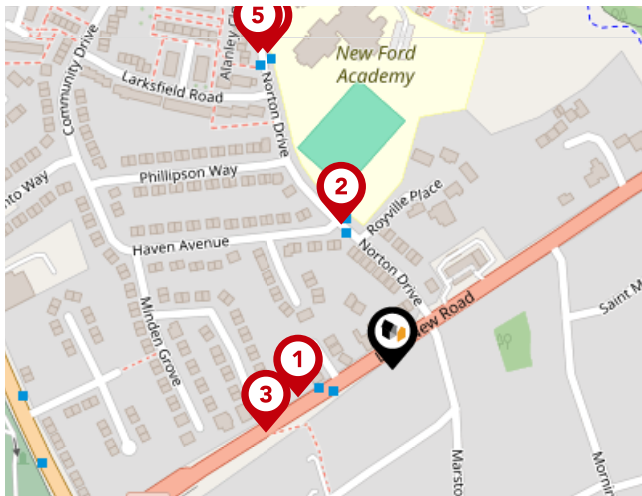


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	22.79 miles
2	Birmingham Airport	44.85 miles
3	Speke	34.93 miles
4	East Mids Airport	38.1 miles

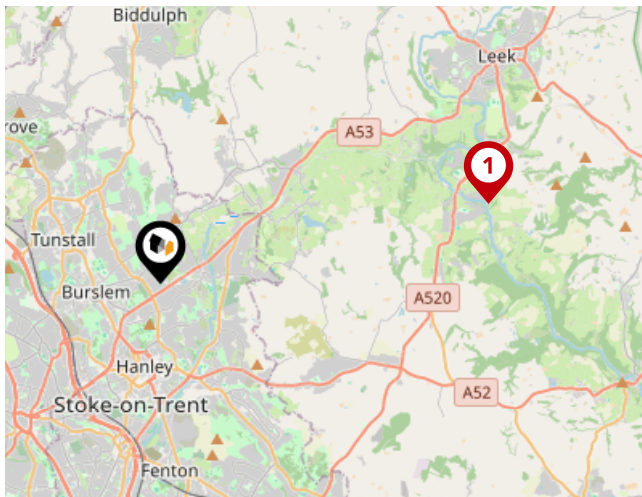
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pomona Rise	0.05 miles
2	Haven Avenue	0.09 miles
3	Pomona Rise	0.08 miles
4	Larksfield Road	0.19 miles
5	Larksfield Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.02 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

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.

butters john bee^{bjb}

butters john bee

2-6 Tontine Square, Hanley, Stoke-on-trent,
Staffordshire, ST1 1NP
01782 470226
hanleyrentals@bjbmail.com
www.buttersjohnbee.com

