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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Friday 29th May 2026**



**WATERMEADOW GROVE, STOKE-ON-TRENT, ST1**

**butters john bee**

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

01782 470226

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www.buttersjohnbee.com



## Property

<b>Type:</b>	Terraced House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	688 ft <sup>2</sup> / 64 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	2003		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,698		
<b>Title Number:</b>	SF477241		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>80</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Watermeadow Grove, ST1

Energy rating

# C

Valid until 17.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

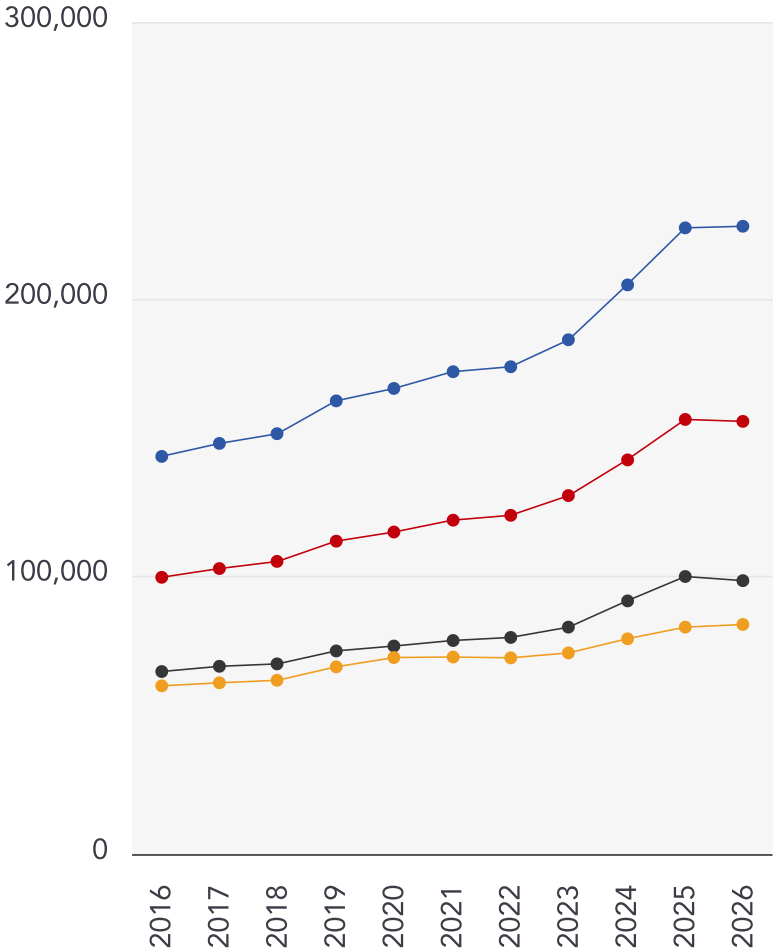
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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 77% of fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+57.87%**

Semi-Detached

**+56.32%**

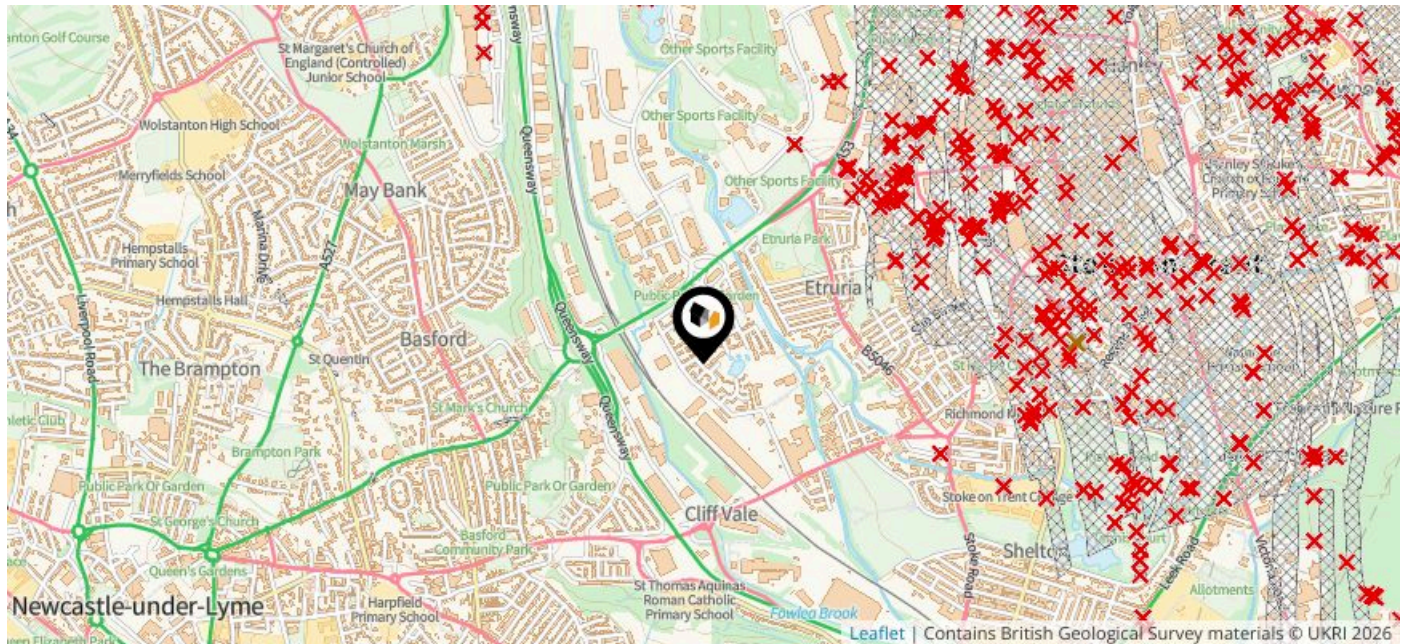
Terraced

**+49.77%**

Flat

**+36.46%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

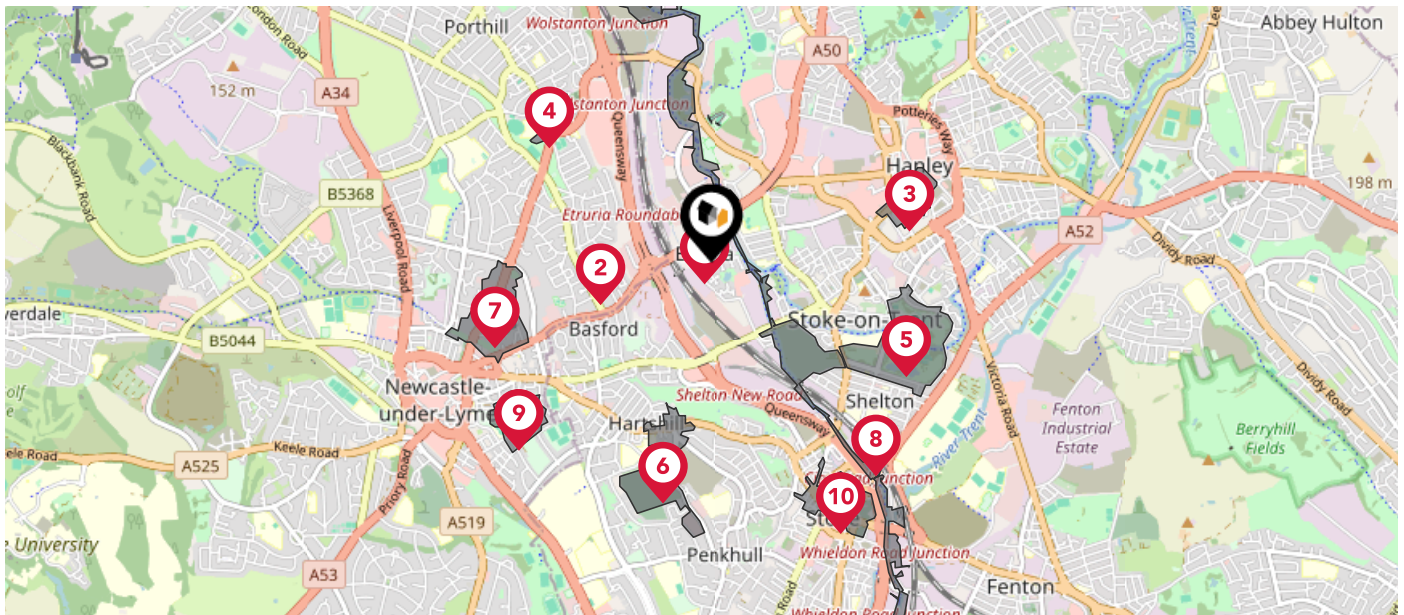
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



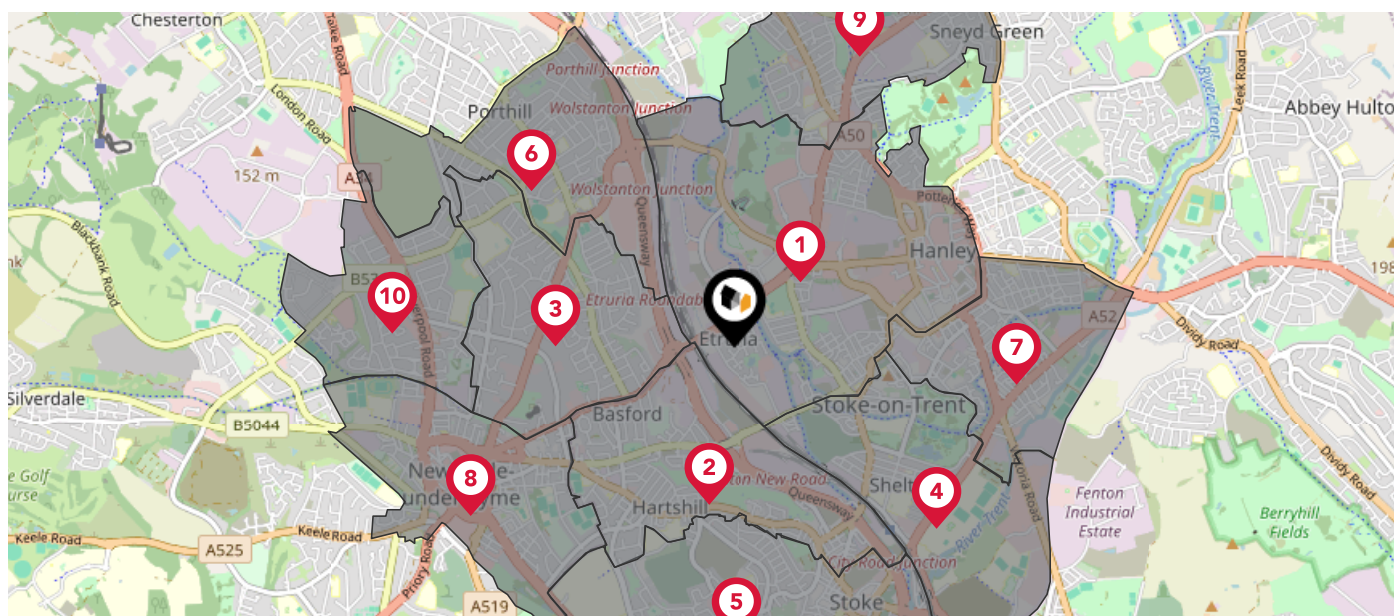
### Nearby Conservation Areas

- 1 Trent and Mersey Canal
- 2 Basford
- 3 City Centre
- 4 Wolstanton
- 5 Hanley Park
- 6 Hartshill
- 7 The Brampton
- 8 Winton Square
- 9 Stubbs Walks
- 10 Stoke Town Centre











# 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



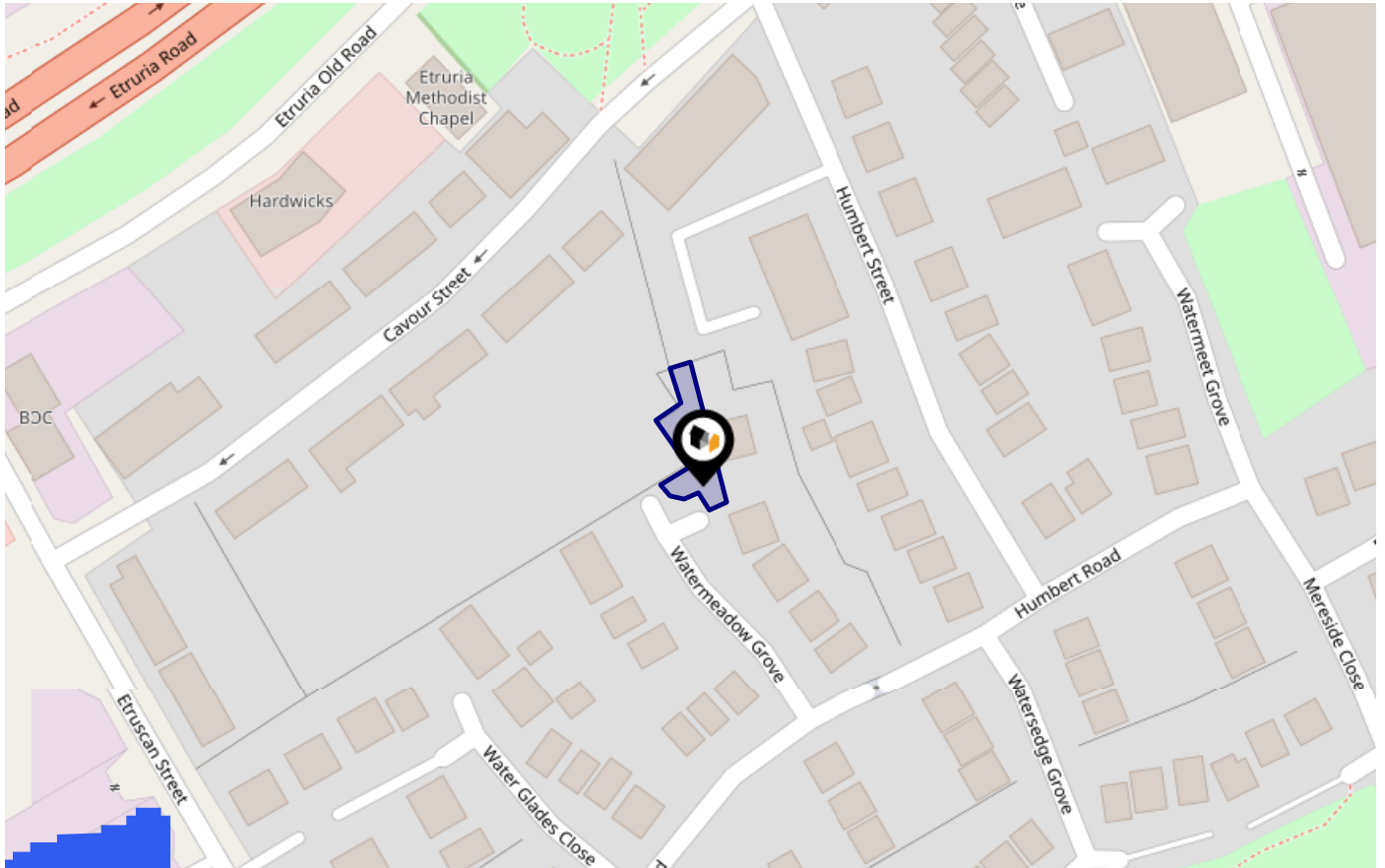
### Nearby Council Wards

-  Etruria and Hanley Ward
-  Hartshill and Basford Ward
-  May Bank Ward
-  Hanley Park and Shelton Ward
-  Penkhull and Stoke Ward
-  Wolstanton Ward
-  Joiner's Square Ward
-  Town Ward
-  Moorcroft Ward
-  Cross Heath 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.

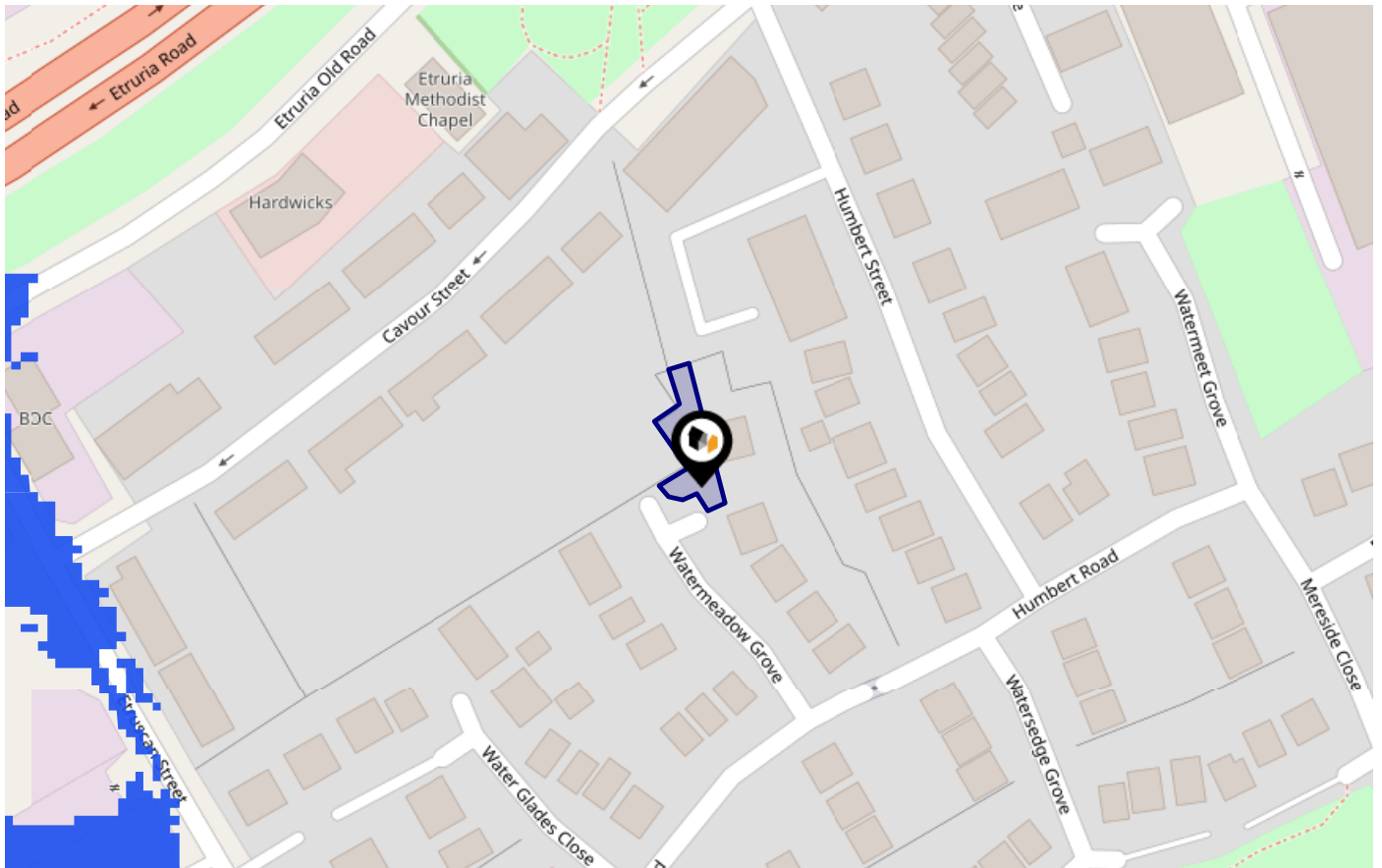
Chance of flooding to the following depths at this property:



# 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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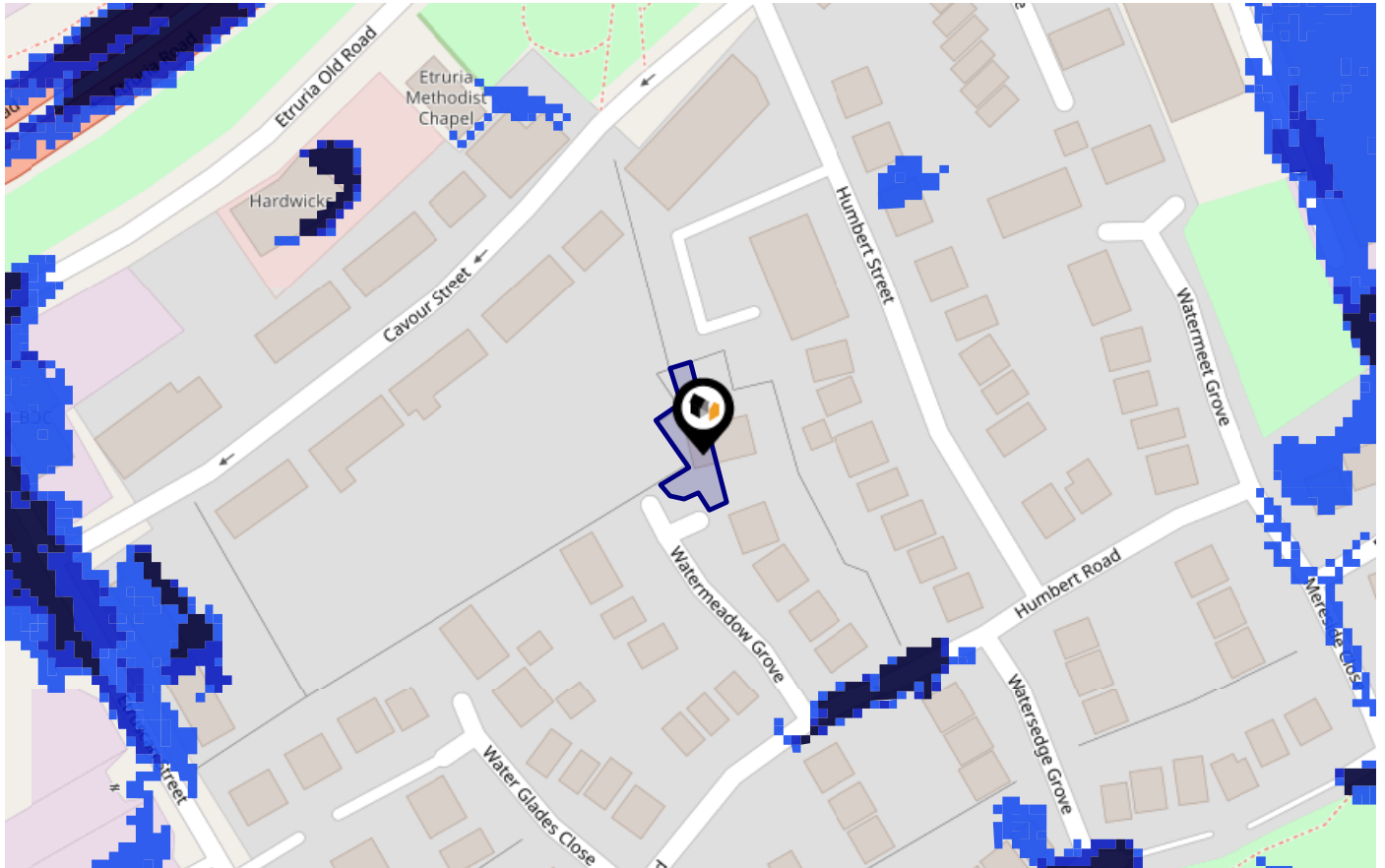
Chance of flooding to the following depths at this property:



# 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.

- 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.

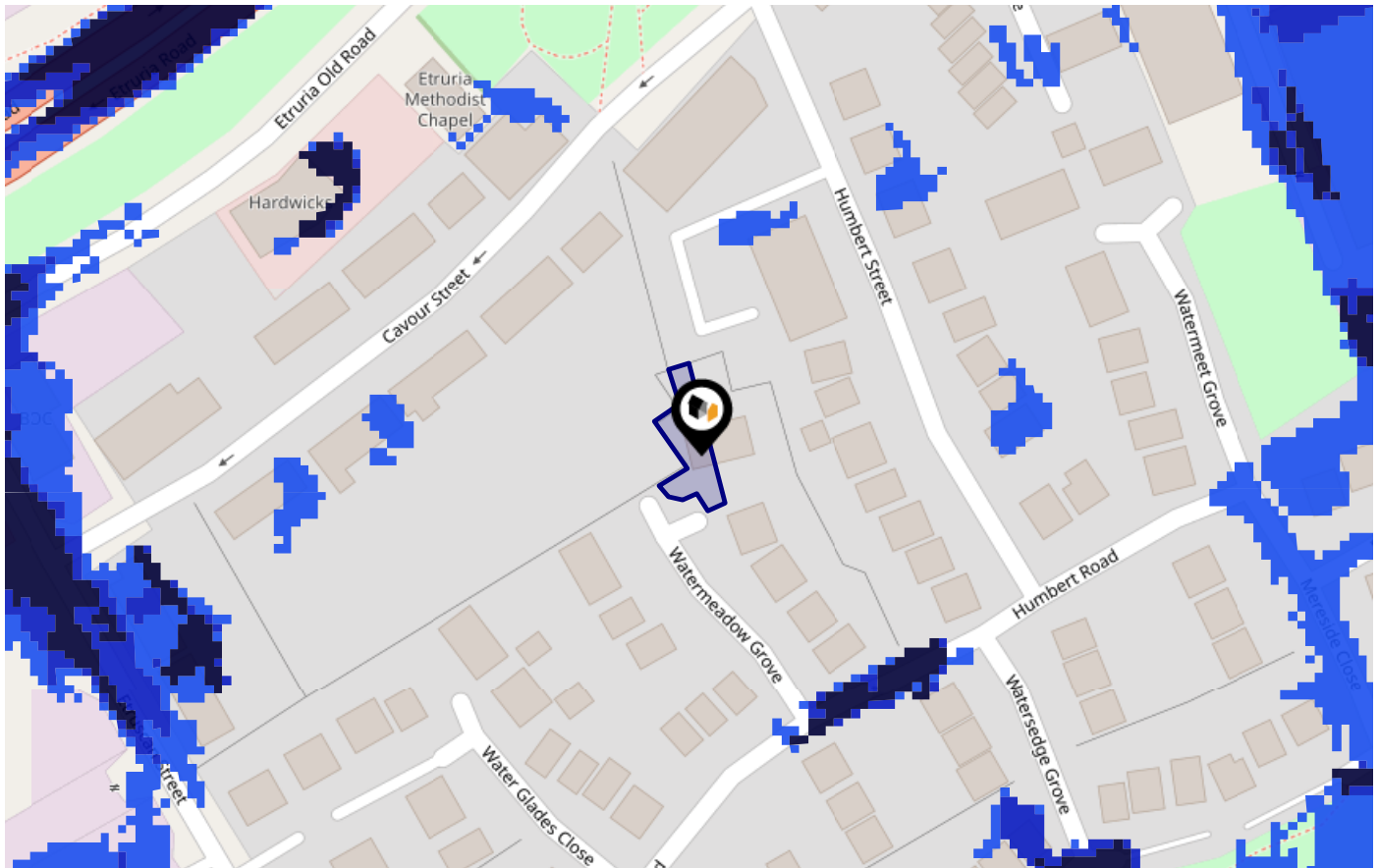
Chance of flooding to the following depths at this property:



# 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

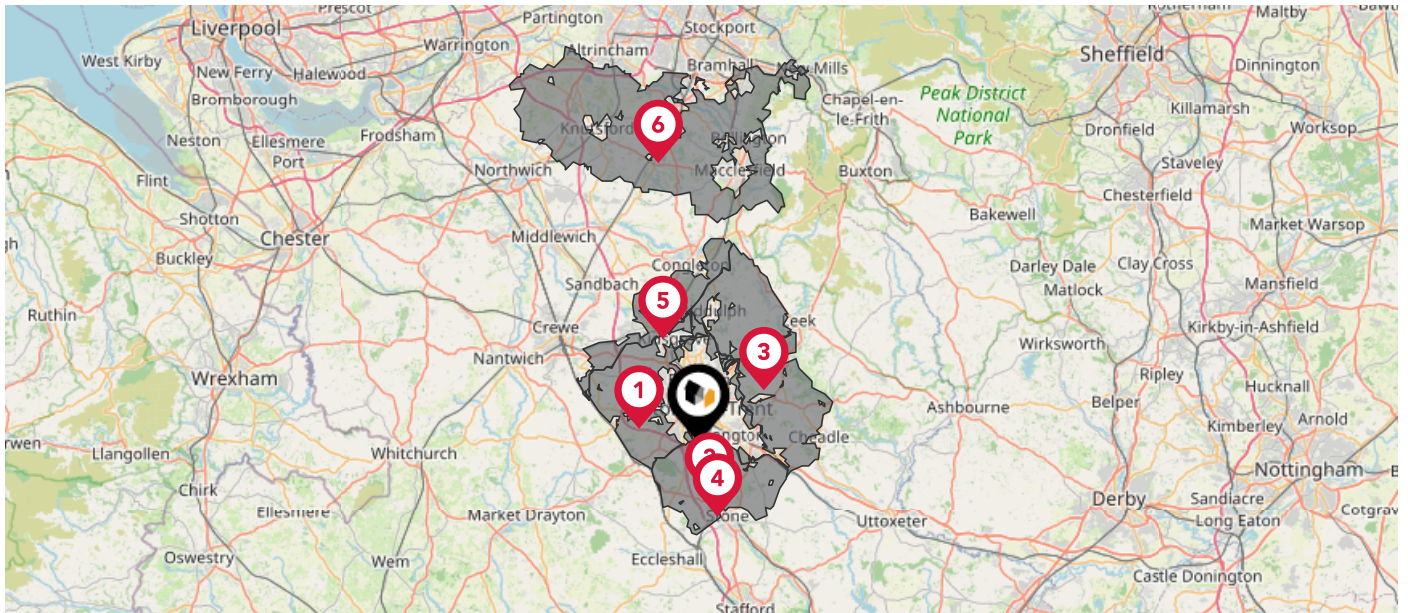
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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...



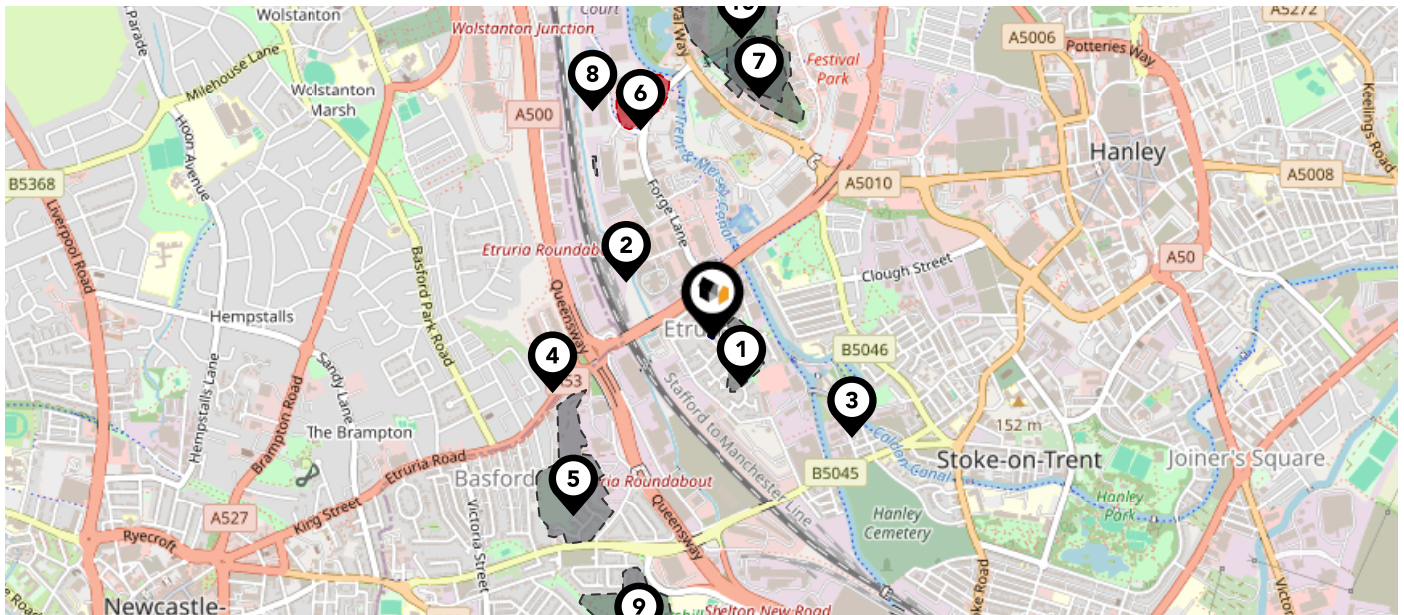
### Nearby Green Belt Land

- 1 Stoke-on-Trent Green Belt - Newcastle-under-Lyme
- 2 Stoke-on-Trent Green Belt - Stoke-on-Trent
- 3 Stoke-on-Trent Green Belt - Staffordshire Moorlands
- 4 Stoke-on-Trent Green Belt - Stafford
- 5 Stoke-on-Trent Green Belt - Cheshire East
- 6 Merseyside and Greater Manchester 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.



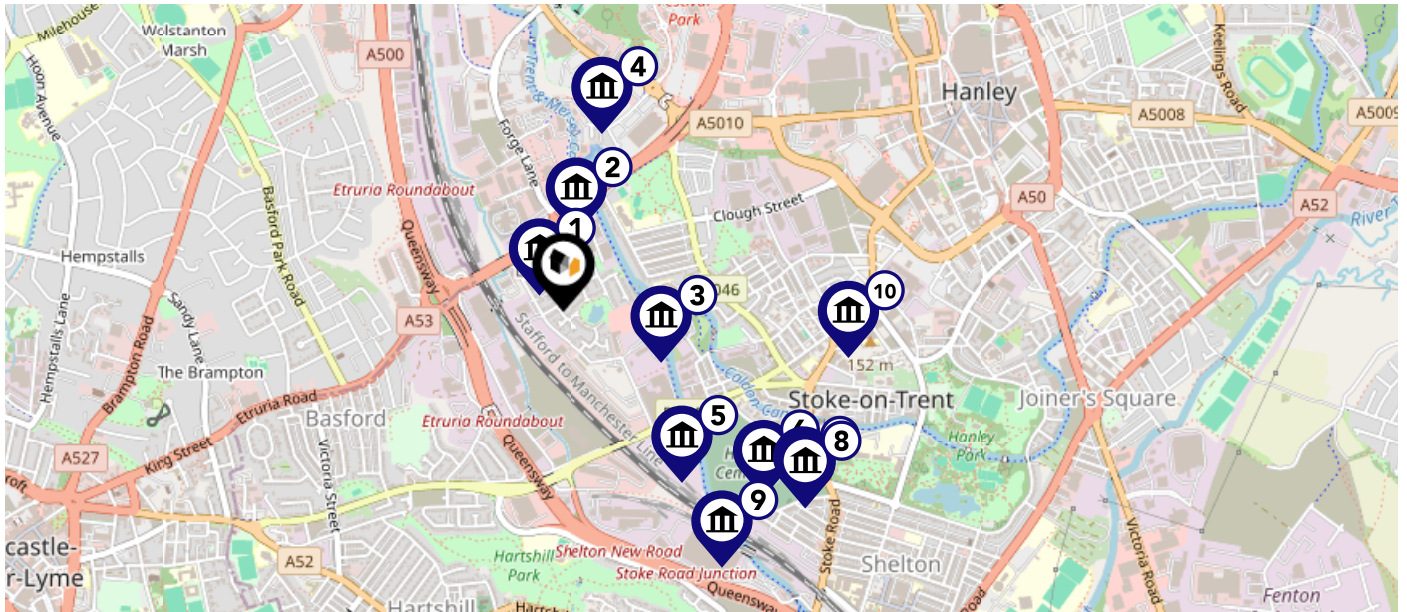
### Nearby Landfill Sites











<b>1</b>	Humbert Street-Humbert Street, Etruria., Stoke On Trent, Staffordshire	Historic Landfill
<b>2</b>	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill
<b>3</b>	Former Gas Holder-Lower Bedford Street, Etruria Locks, Stoke on Trent	Historic Landfill
<b>4</b>	Downing and Company-Etruria Tileries, Etruria Way, Basford, Newcastle Under Lyme, Staffordshire	Historic Landfill
<b>5</b>	Caddicks Marl Hole-Sheldon New Road, Etruria, Stoke On Trent, Staffordshire	Historic Landfill
<b>6</b>	EA/EPR/GB3906CE/T001	Active Landfill
<b>7</b>	Shelton Steelworks Site-Cobridge, Stoke On Trent, Staffordshire	Historic Landfill
<b>8</b>	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill
<b>9</b>	Vicarage Road-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill
<b>10</b>	Shelton Works/Ex Shelton Steelworks Site, Cobridge Grange-Etruria, Stoke On Trent, Staffordshire	Historic Landfill

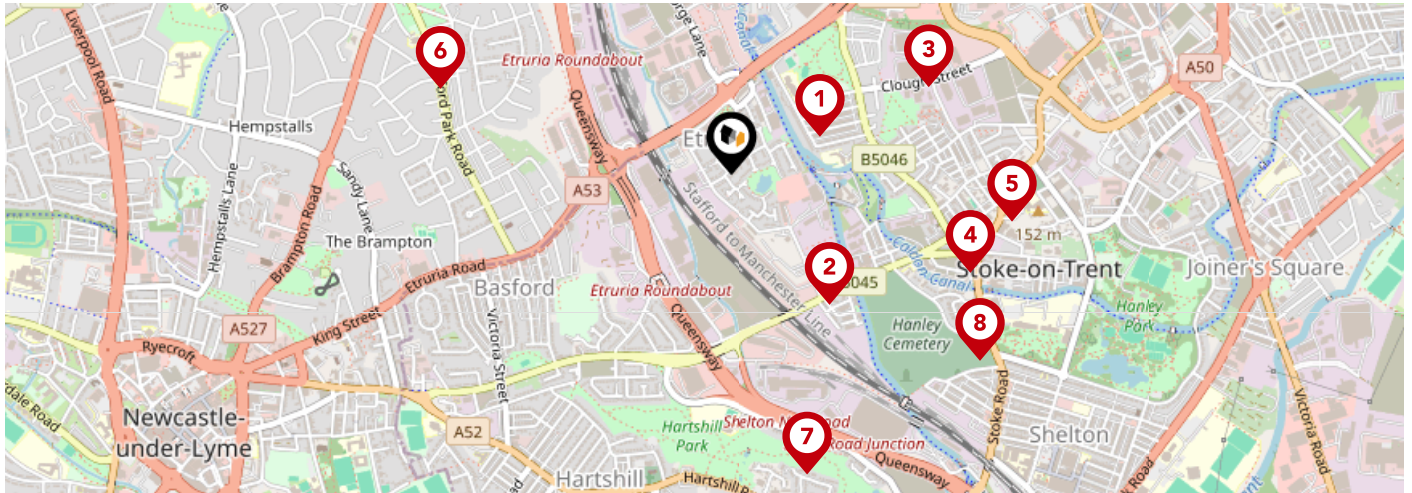
# Maps

## Listed Buildings

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

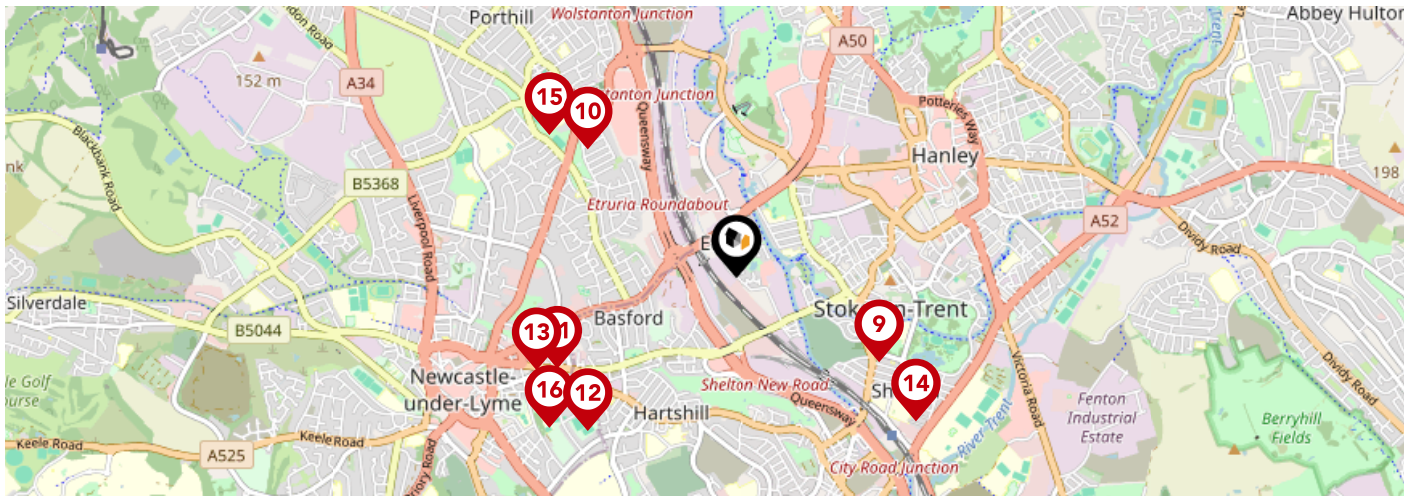


Listed Buildings in the local district	Grade	Distance
 1297934 - Wesleyan Methodist Chapel	Grade II	0.1 miles
 1291071 - The Round House	Grade II	0.2 miles
 1195818 - Etruscan Bone Mill	Grade II	0.3 miles
 1195817 - Etruria Hall	Grade II	0.4 miles
 1195842 - Former Cliff Vale Pottery And Calcining Kilns, Now Caradon Twyfords Limited	Grade II	0.5 miles
 1220184 - Cemetery Chapels	Grade II	0.6 miles
 1290460 - Cemetery Lodge (north)	Grade II	0.7 miles
 1195844 - Cemetery Lodge (south)	Grade II	0.7 miles
 1242003 - Trent And Mersey Canal Milepost At Lock Number 37 At Sj 8743 4610	Grade II	0.7 miles
 1220134 - Church Of St Mark	Grade II	0.7 miles



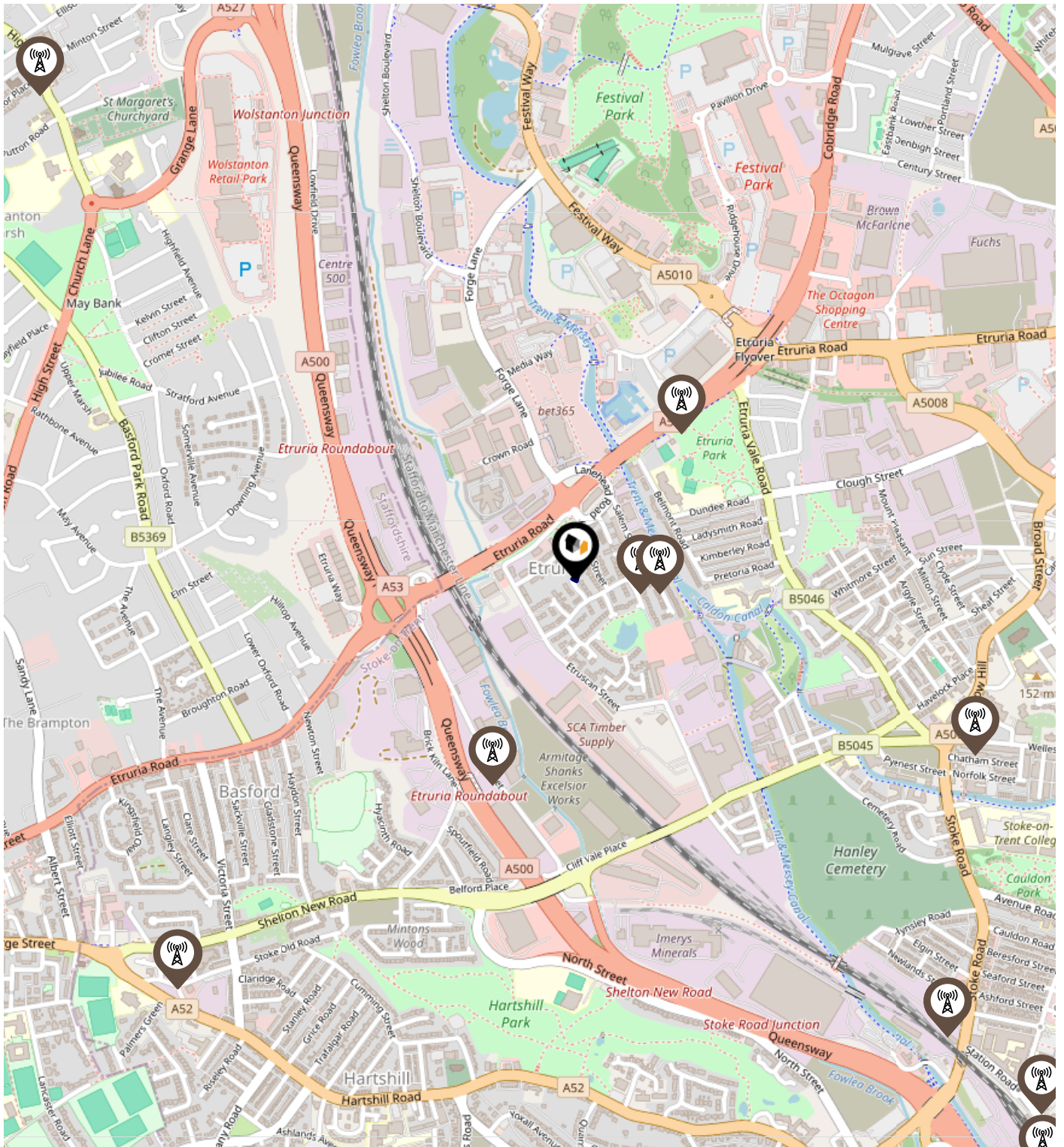
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Etruscan Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Regent College</b> Ofsted Rating: Good   Pupils:0   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Phoenix Independent School</b> Ofsted Rating: Requires improvement   Pupils: 23   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Snowhill School</b> Ofsted Rating: Good   Pupils: 35   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mark's CofE Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>May Bank Infants' School</b> Ofsted Rating: Good   Pupils: 167   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Thomas Aquinas Catholic Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Registry</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Stoke-on-Trent College</b> Ofsted Rating: Good   Pupils:0   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Wulstan's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lyme Brook Independent School</b> Ofsted Rating: Good   Pupils: 7   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harpfield Primary Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Demetae Academy</b> Ofsted Rating: Good   Pupils: 30   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Excellence Girls Academy</b> Ofsted Rating: Good   Pupils: 79   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Margaret's CofE (VC) Junior School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newcastle-under-Lyme School</b> Ofsted Rating: Not Rated   Pupils: 888   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

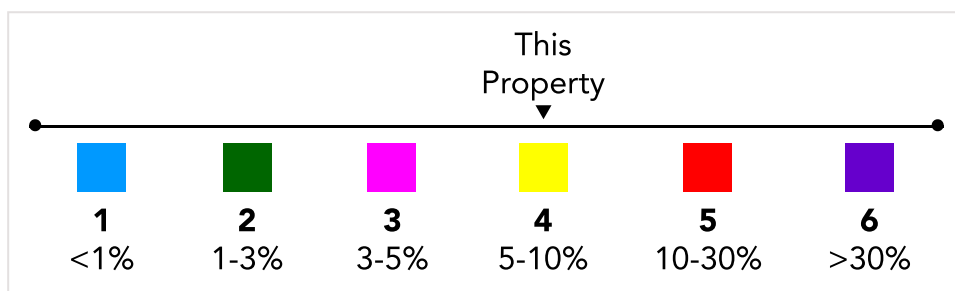
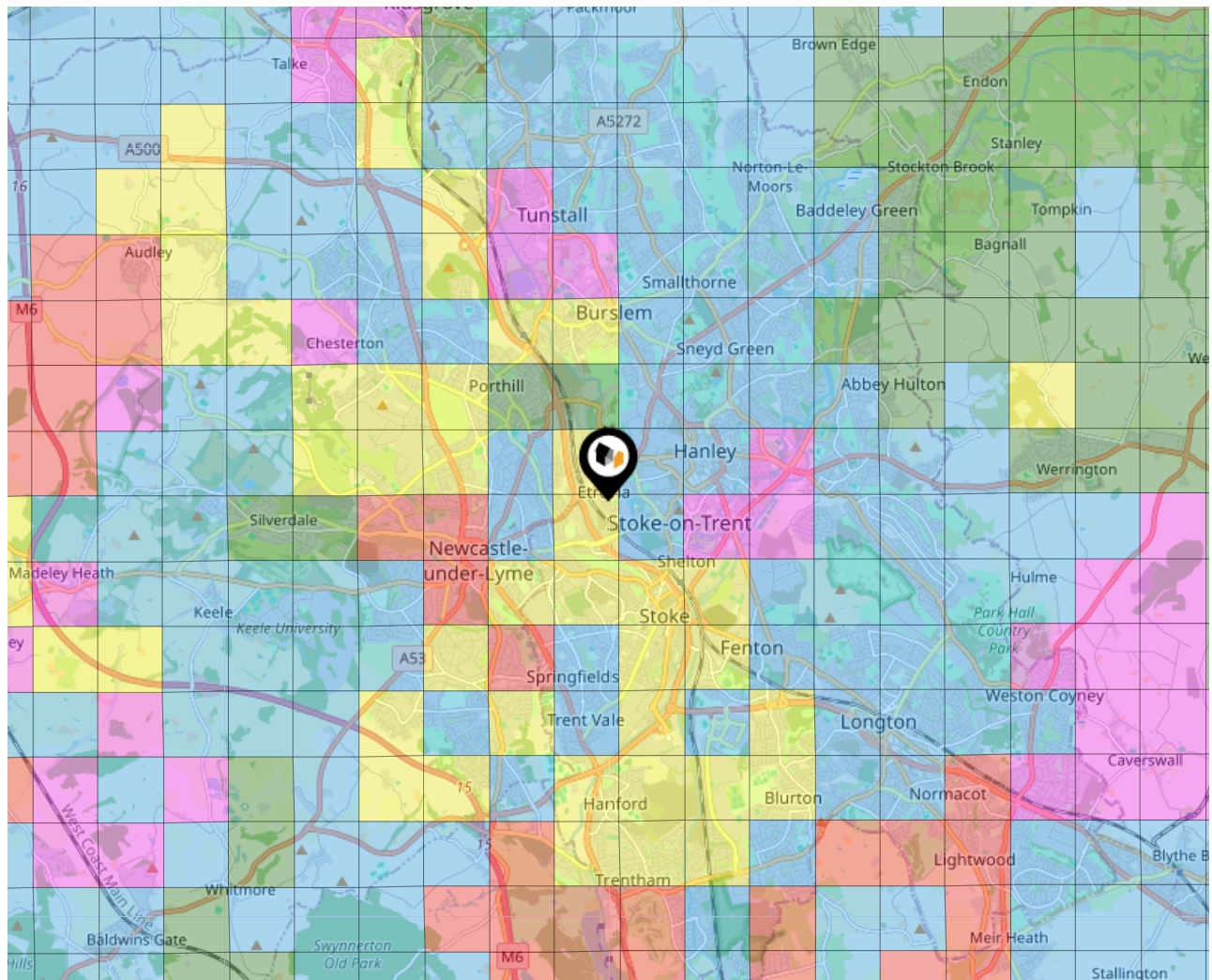


**Key:**

-  Power Pylons
-  Communication Masts

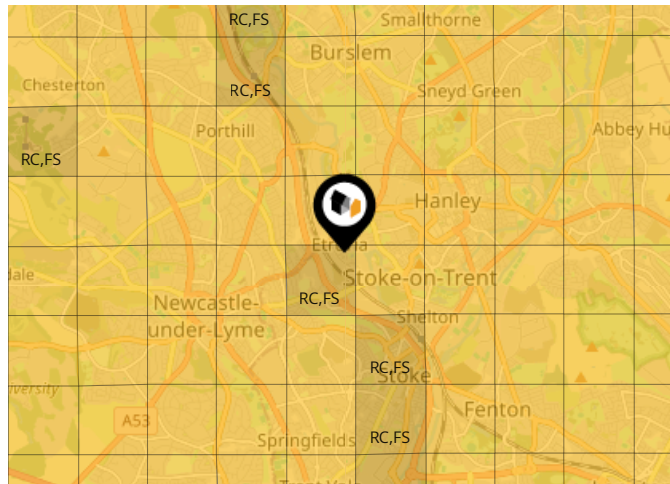
### What is Radon?

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>	NONE	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		

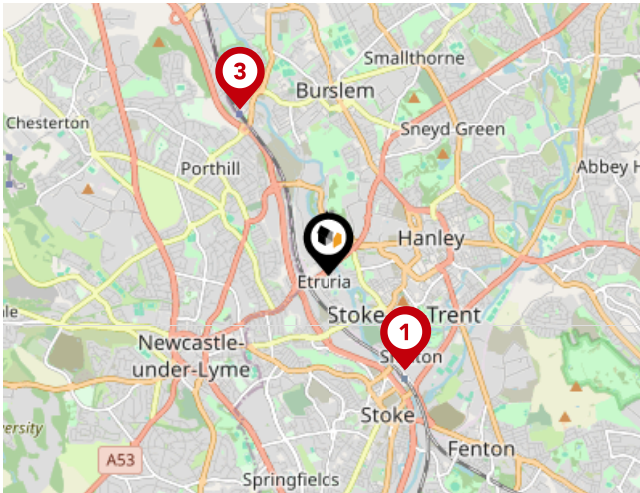


### Primary Classifications (Most Common Clay Types)

<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

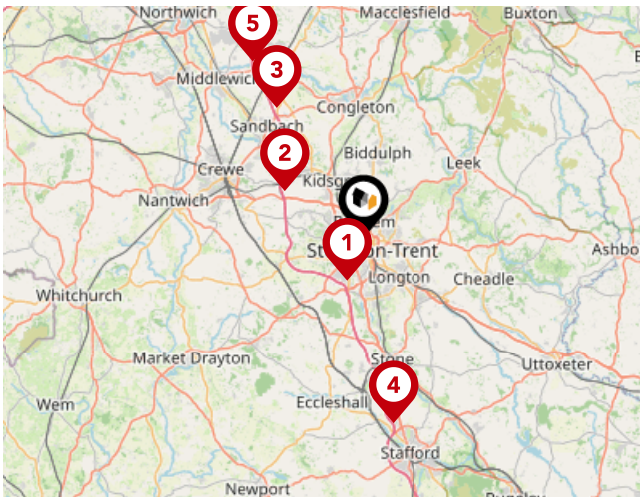
# Area

## Transport (National)



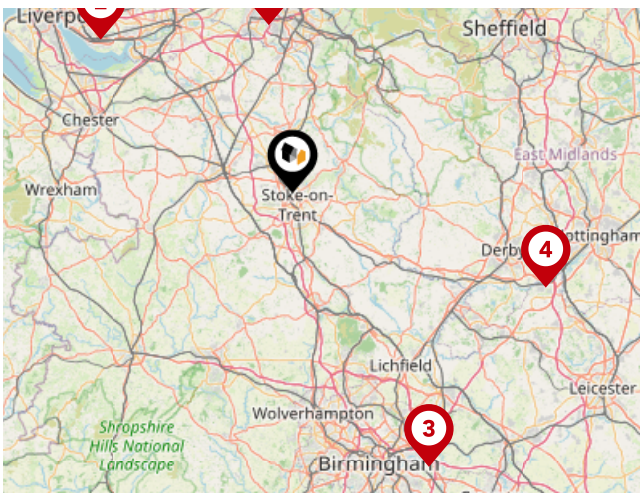
### National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.1 miles
2	Stoke-on-Trent Rail Station	1.1 miles
3	Platform 2	1.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	3.29 miles
2	M6 J16	6.52 miles
3	M6 J17	11.06 miles
4	M6 J14	13.54 miles
5	M6 J18	14.76 miles

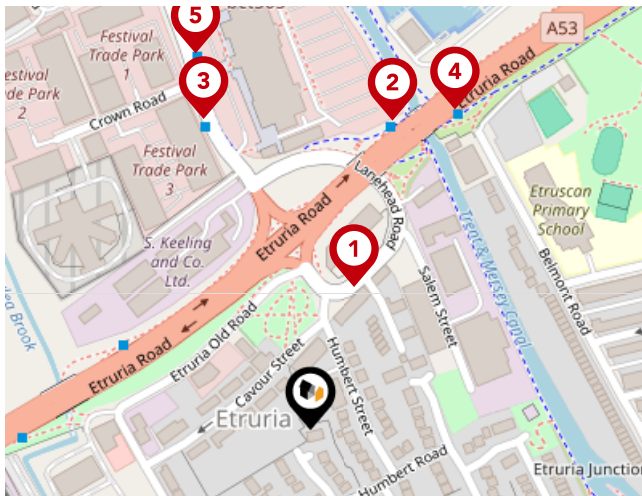


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.27 miles
2	Speke	35 miles
3	Birmingham Airport	43.82 miles
4	East Mids Airport	38.61 miles

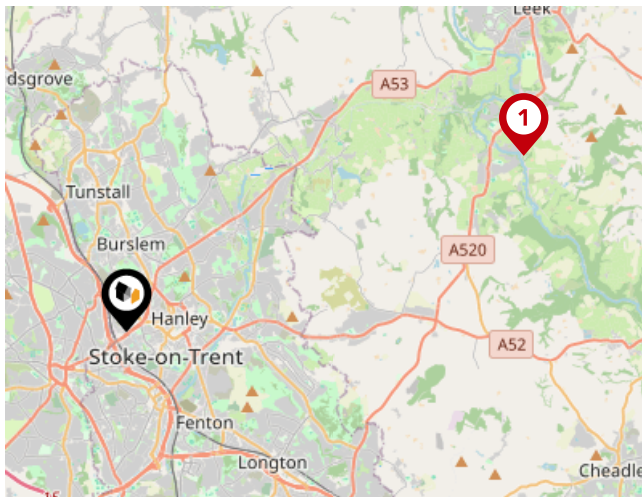
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Humbert Street	0.08 miles
2	Sentinel offices	0.18 miles
3	bet365 offices	0.18 miles
4	Sentinel offices	0.2 miles
5	bet365 offices	0.22 miles



### Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.75 miles

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## Data Quality

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