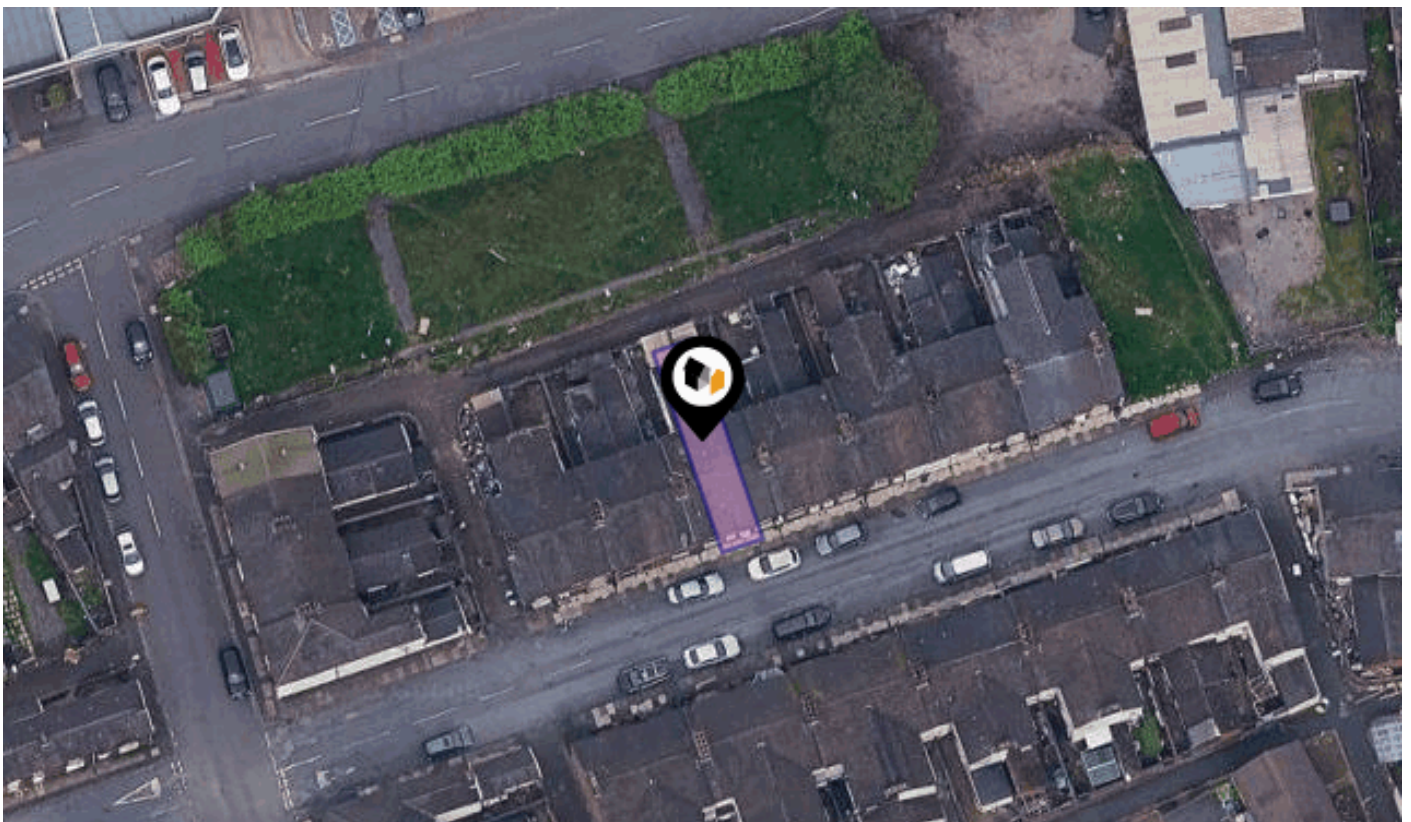




See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Thursday 30th April 2026**



## HILLARY STREET, STOKE-ON-TRENT, ST6

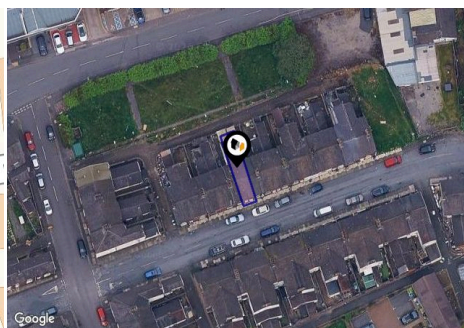
### **butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



## Property

<b>Type:</b>	Terraced House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,455		
<b>Title Number:</b>	SF95451		

## 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>4</b> mb/s	<b>76</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Hillary Street, ST6

Energy rating

# D

Valid until 24.08.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

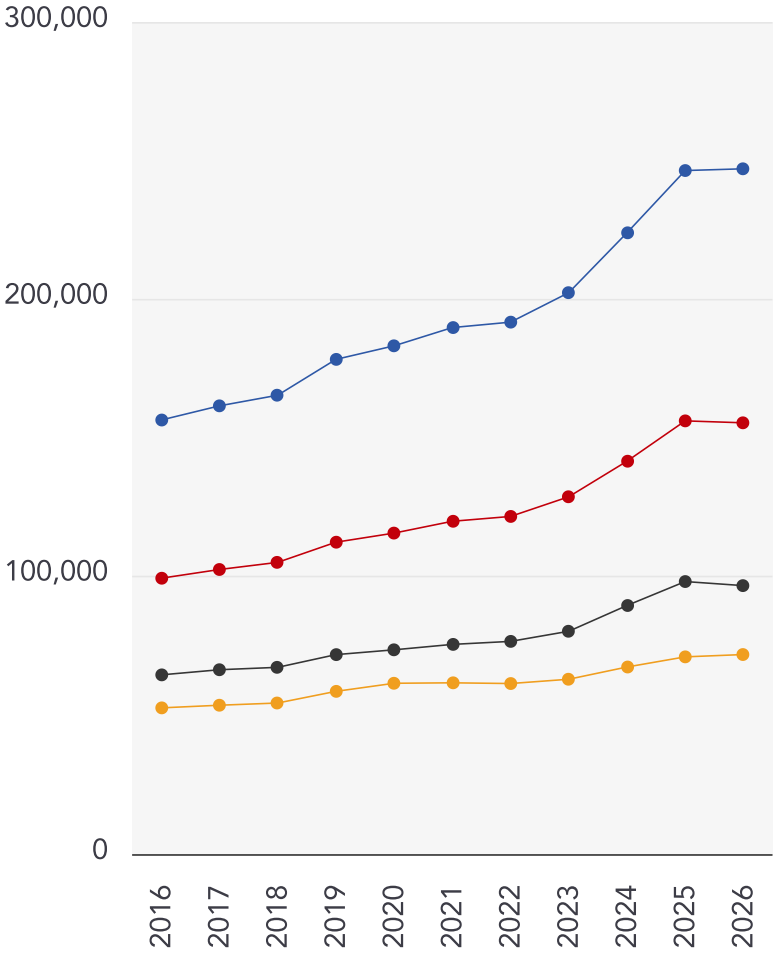
---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	75 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST6



Detached

**+57.87%**

Semi-Detached

**+56.32%**

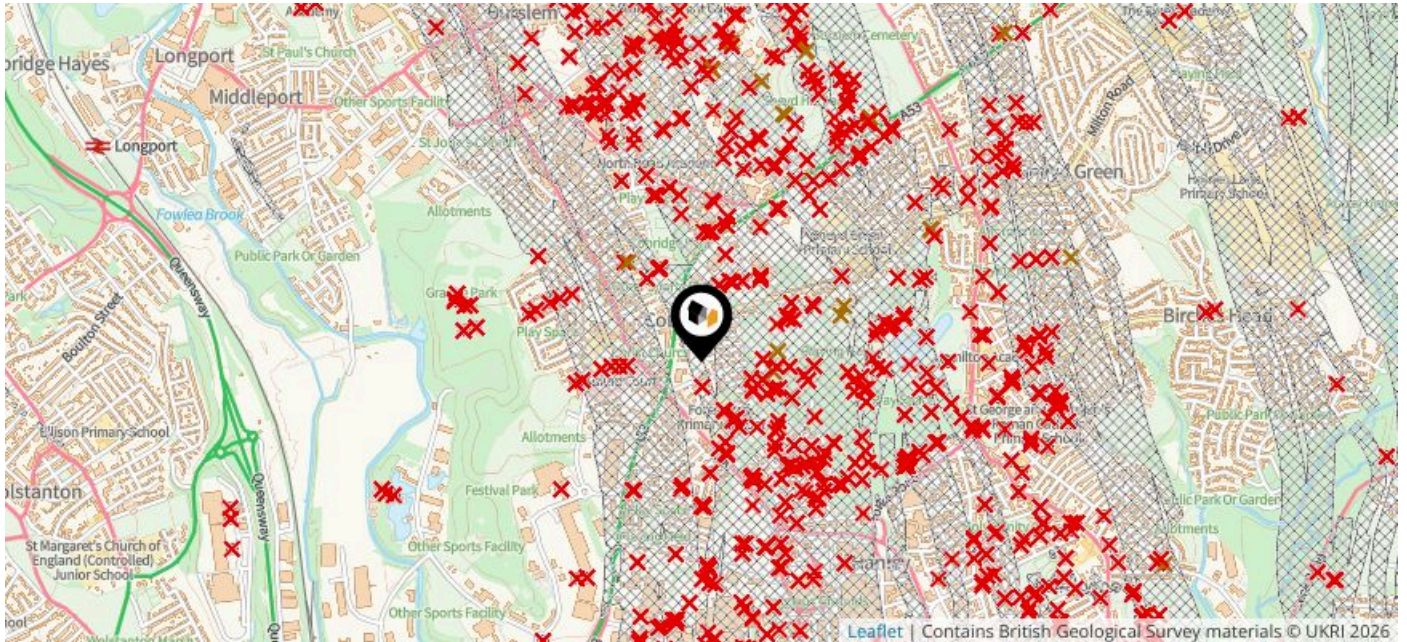
Terraced

**+49.77%**

Flat

**+36.46%**

This map displays nearby coal mine entrances and their classifications.



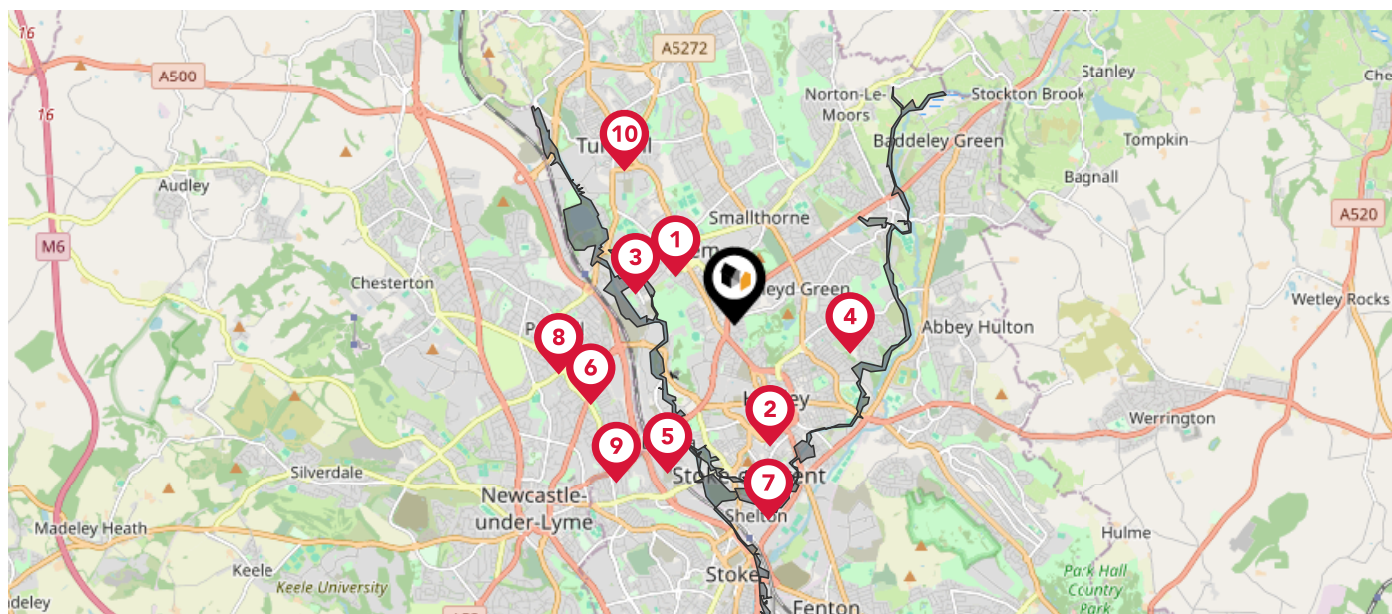
### Mine Entry

- ✕ 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.

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.



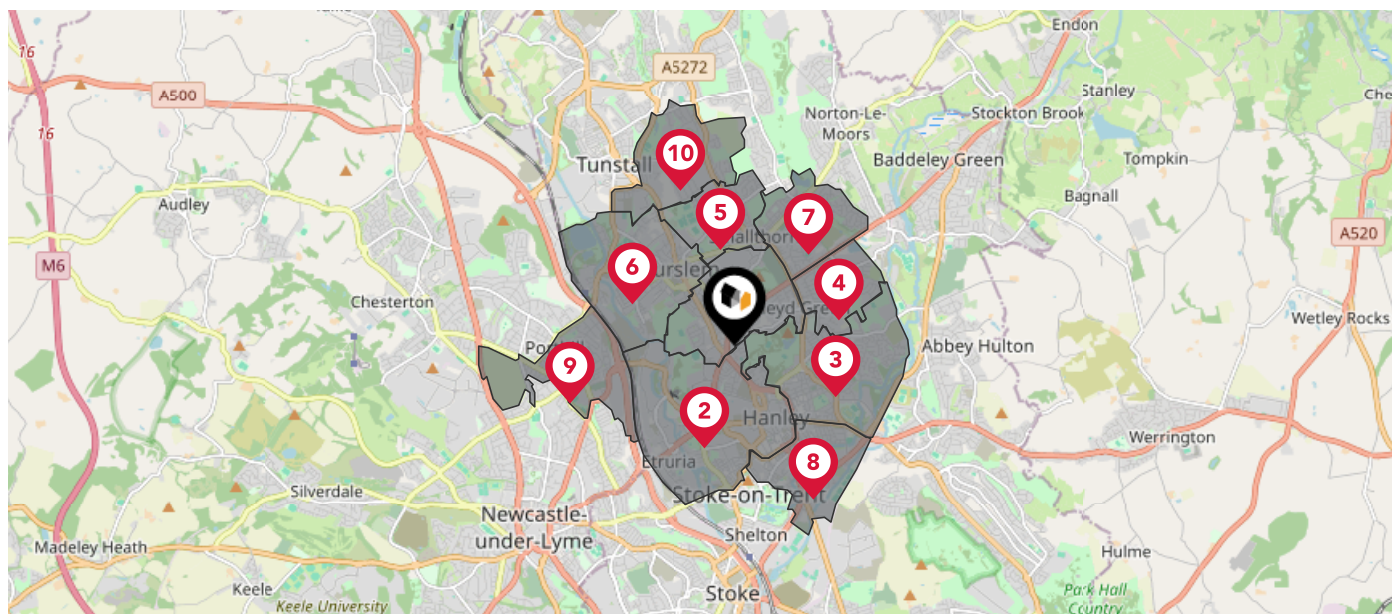
### Nearby Conservation Areas

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

# 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



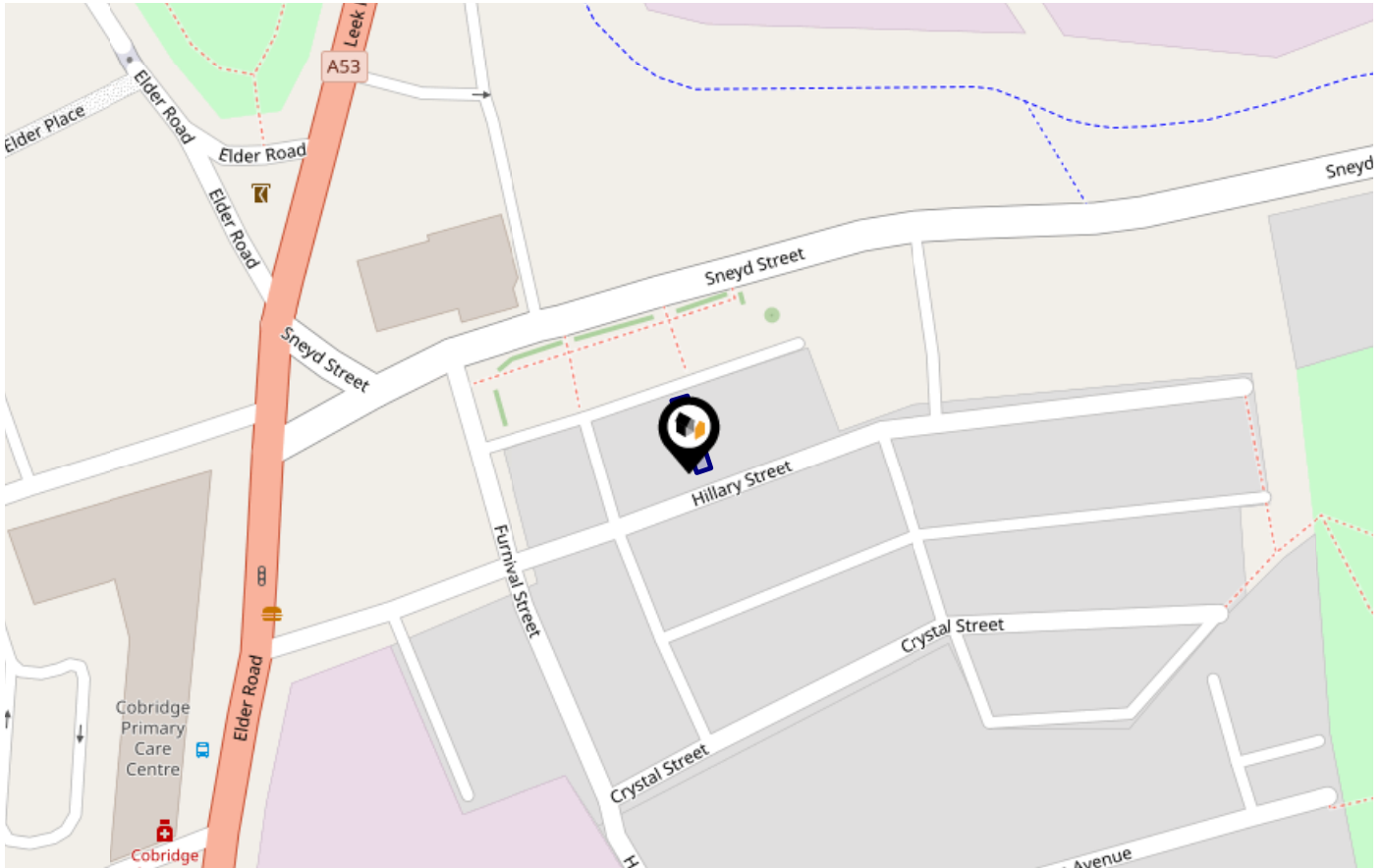
### Nearby Council Wards

- 1 Moorcroft Ward
- 2 Etruria and Hanley Ward
- 3 Birches Head and Central Forest Park Ward
- 4 Sneyd Green Ward
- 5 Burslem Park Ward
- 6 Burslem Central Ward
- 7 Ford Green and Smallthorne Ward
- 8 Joiner's Square Ward
- 9 Wolstanton Ward
- 10 Little Chell and Stanfield 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.

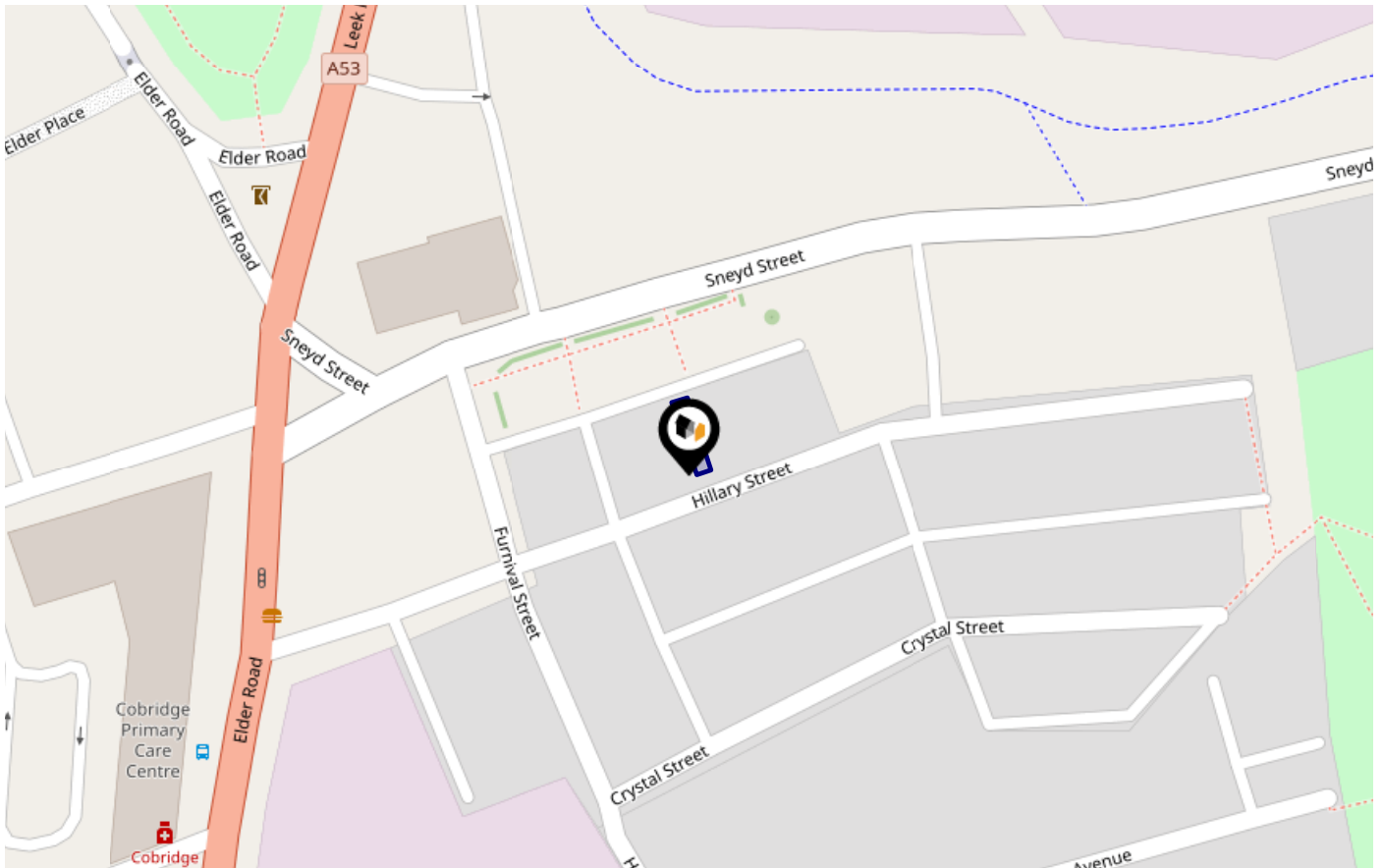
Chance of flooding to the following depths at this property:



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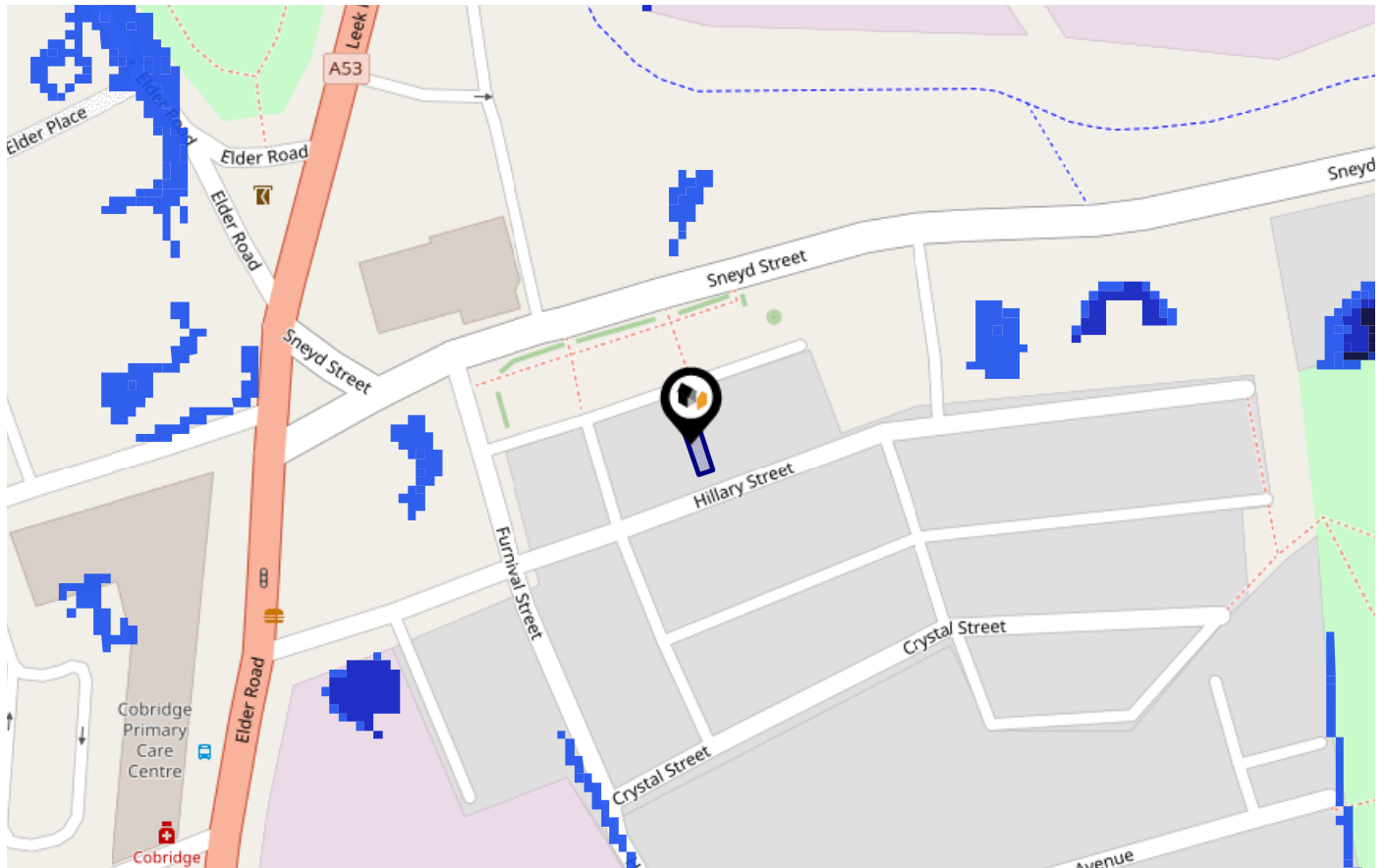
Chance of flooding to the following depths at this property:



# 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.

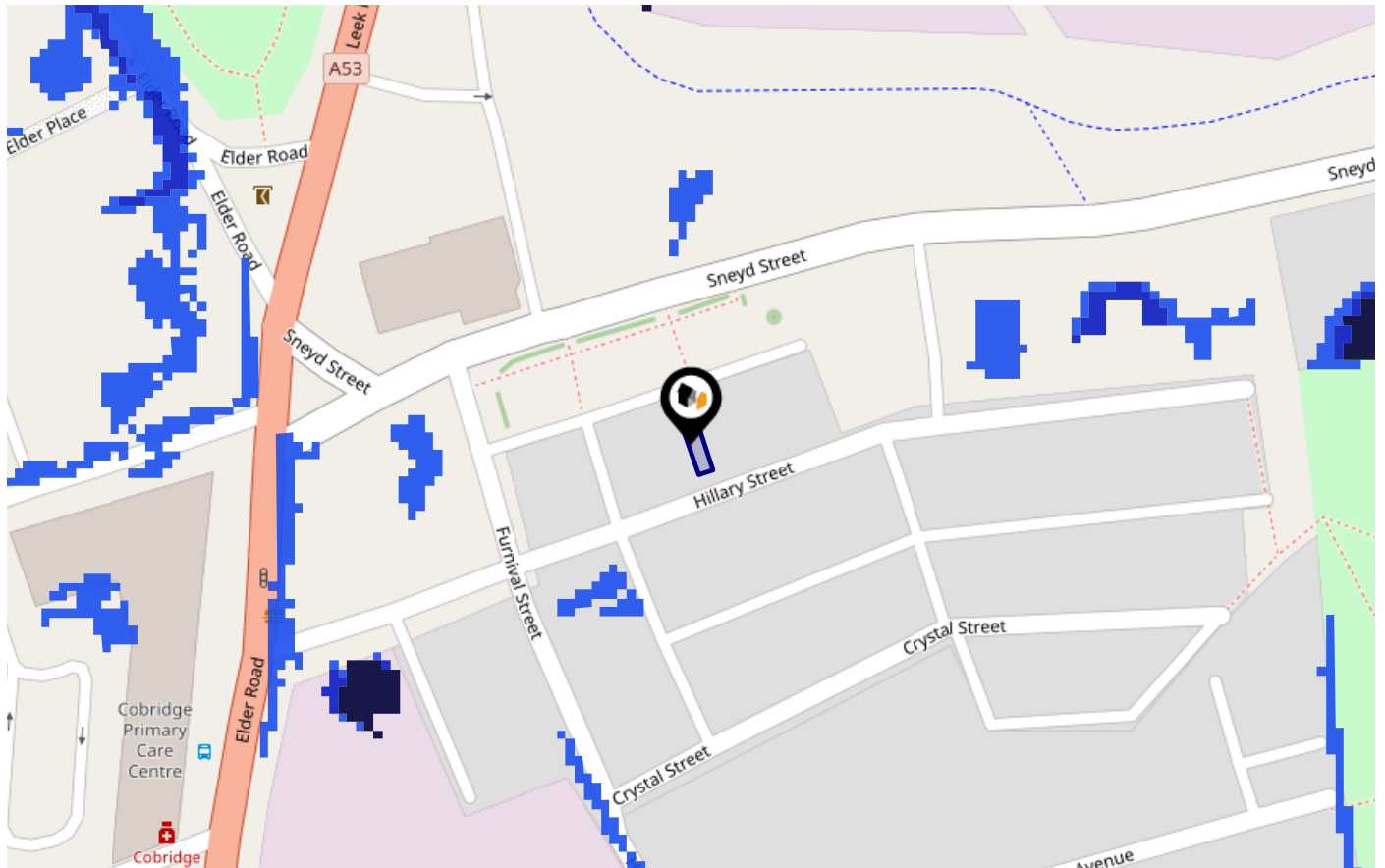
Chance of flooding to the following depths at this property:



# 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

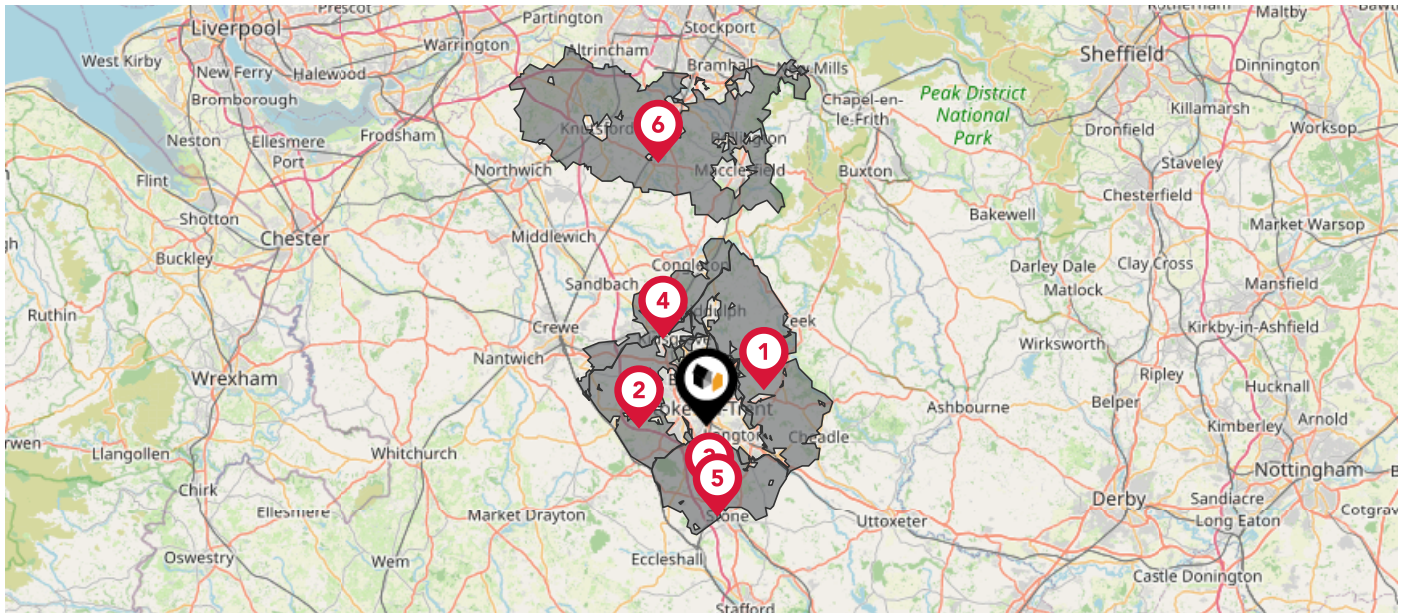
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

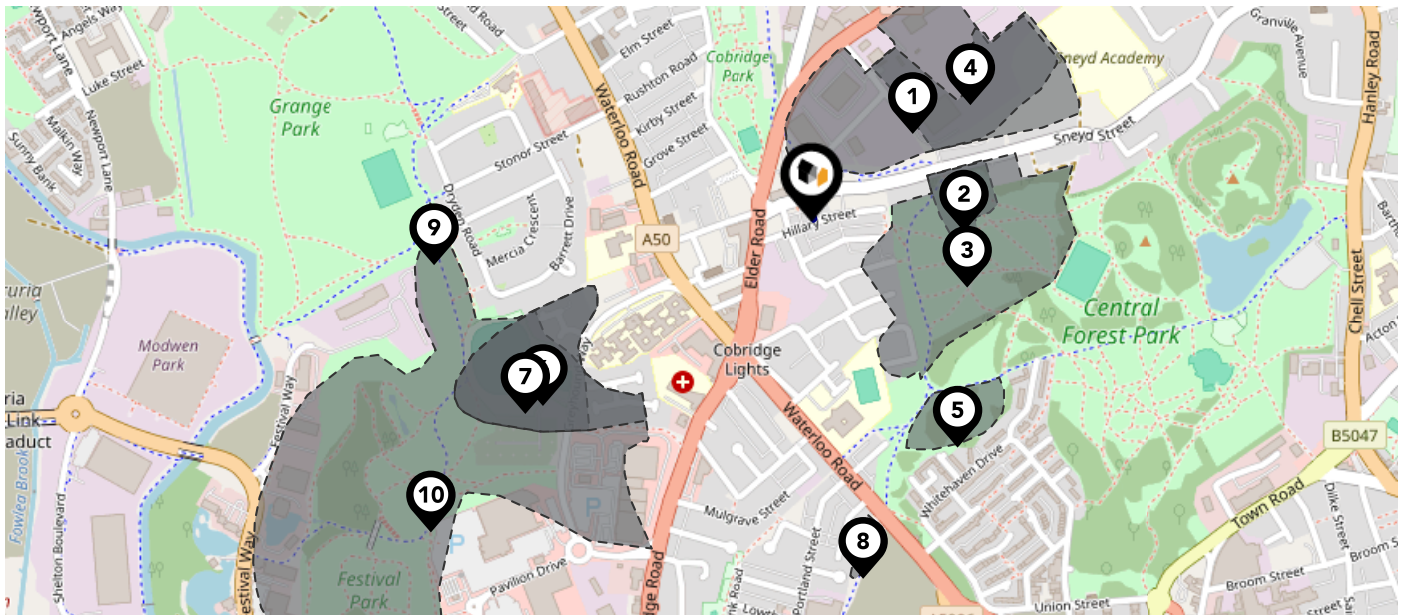
6

Merseyside and Greater Manchester Green Belt - Cheshire East

# 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.



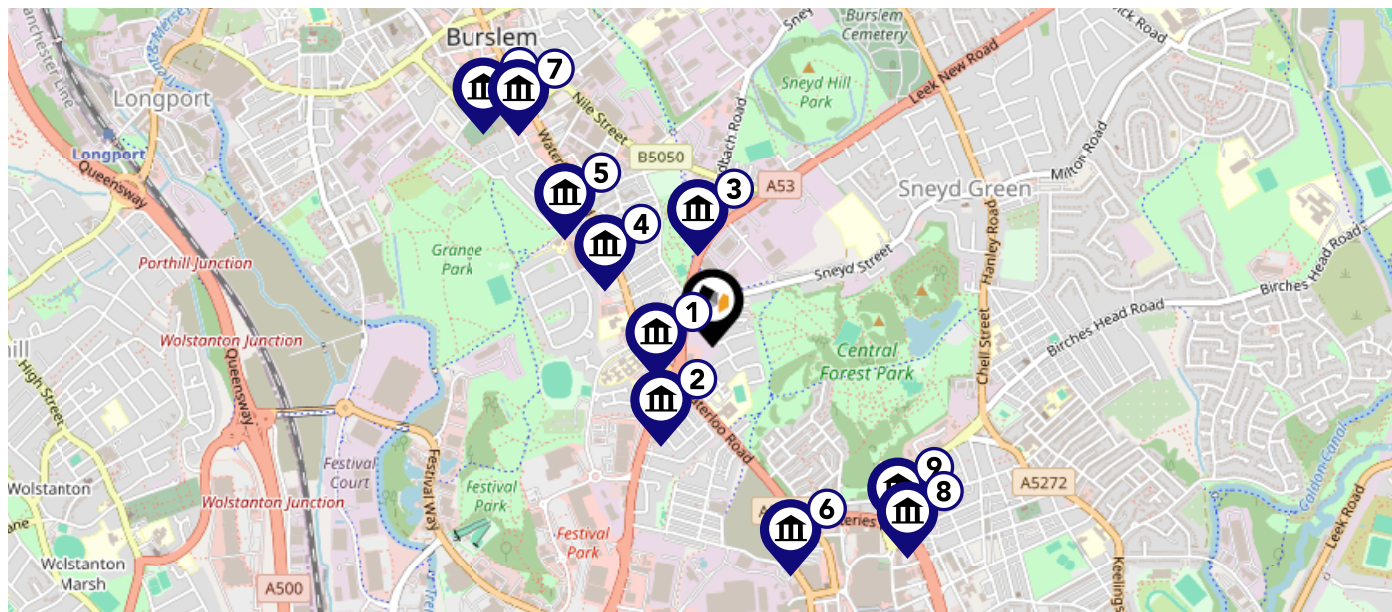
### Nearby Landfill Sites











- |           |  |  |
|-----------|--|--|
| <b>1</b>  | Milburn Road-Leek New Road, Cobridge, Staffordshire                                    | Historic Landfill <input type="checkbox"/> |
| <b>2</b>  | Cobridge Refractories, Marl Hole-Sneyd Street, Hanley, Stoke On Trent, Staffordshire   | Historic Landfill <input type="checkbox"/> |
| <b>3</b>  | Wimpey Waste, South off Sneyd Street-Cobridge, Stoke On Trent, Staffordshire           | Historic Landfill <input type="checkbox"/> |
| <b>4</b>  | Palmer's Marl Pit-Leek New Road, Cobridge, Staffordshire                               | Historic Landfill <input type="checkbox"/> |
| <b>5</b>  | Adjacent To Central Forest Park-Waterloo Road, Cobridge, Stoke On Trent, Staffordshire | Historic Landfill <input type="checkbox"/> |
| <b>6</b>  | West Of Sports Stadium-Greyhound Way, Cobridge Grange, Stoke On Trent, Staffordshire   | Historic Landfill <input type="checkbox"/> |
| <b>7</b>  | Cobridge Stadium, Rear Of-Greyhound Way, Cobridge, Stoke On Trent, Staffordshire       | Historic Landfill <input type="checkbox"/> |
| <b>8</b>  | East Of Winifred Street-Winifred Street, Hanley, Stoke On Trent, Staffordshire         | Historic Landfill <input type="checkbox"/> |
| <b>9</b>  | West of Barrett Drive-Barrett Drive, Cobridge Grange, Stoke On Trent, Staffordshire    | Historic Landfill <input type="checkbox"/> |
| <b>10</b> | Shelton Steelworks Site-Cobridge Grange, Stoke On Trent, Staffordshire                 | Historic Landfill <input type="checkbox"/> |

# Maps

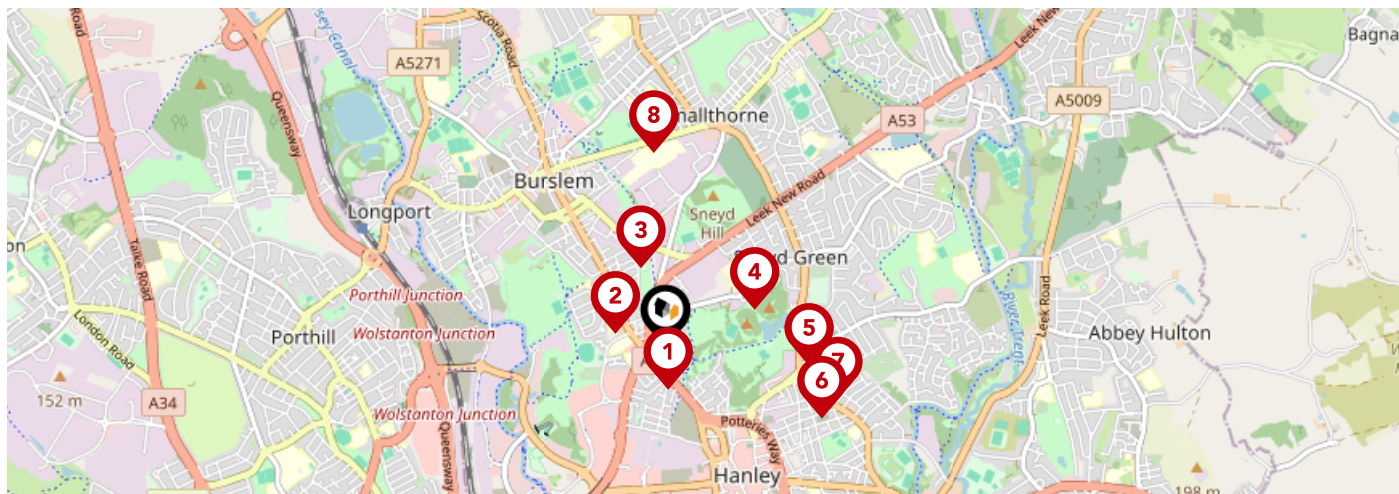
## Listed Buildings

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



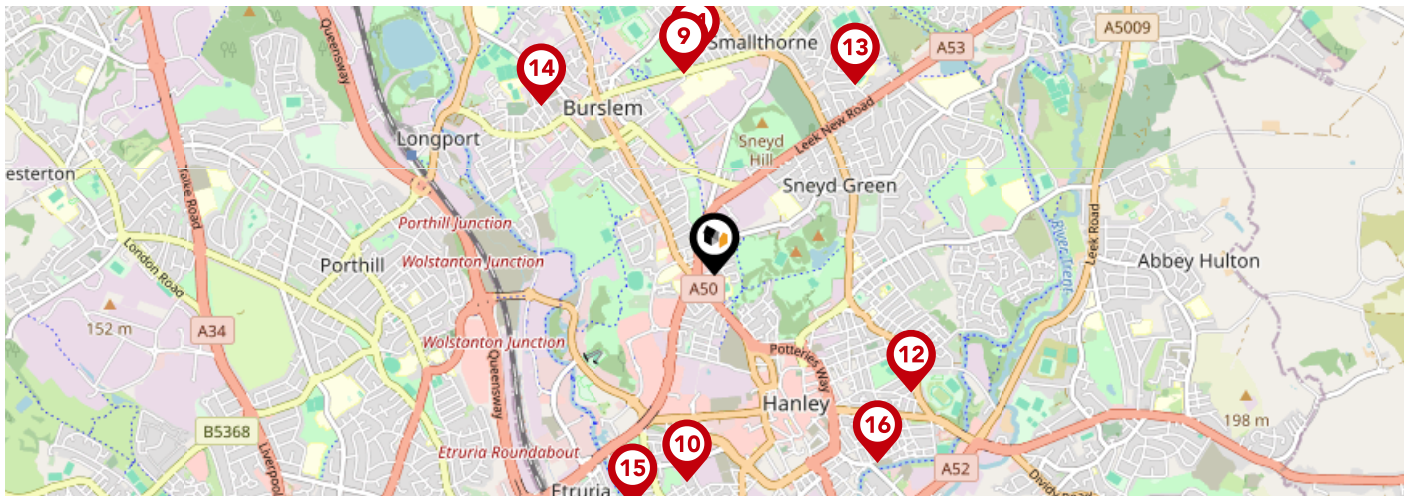
Listed Buildings in the local district	Grade	Distance
 1291092 - Christ Church	Grade II	0.1 miles
 1195829 - No. 342, Cobridge Road	Grade II	0.2 miles
 1297942 - Pot Bank Occupied By W Moorcroft Limited	Grade II	0.2 miles
 1297919 - No. 205, Waterloo Road	Grade II	0.3 miles
 1195855 - 184 And 186, Waterloo Road	Grade II	0.4 miles
 1195798 - Pottery Works Formerly Occupied By Dudson's Limited	Grade II	0.5 miles
 1365725 - Former Bethel Chapel	Grade II	0.6 miles
 1297938 - Falcon Pot Works In Occupation Of Weatherby's	Grade II	0.6 miles
 1392575 - The Golden Cup	Grade II	0.6 miles
 1220118 - Three Bottle Ovens At Premises Occupied By Acme Marls Limited	Grade II	0.7 miles









# Area Schools



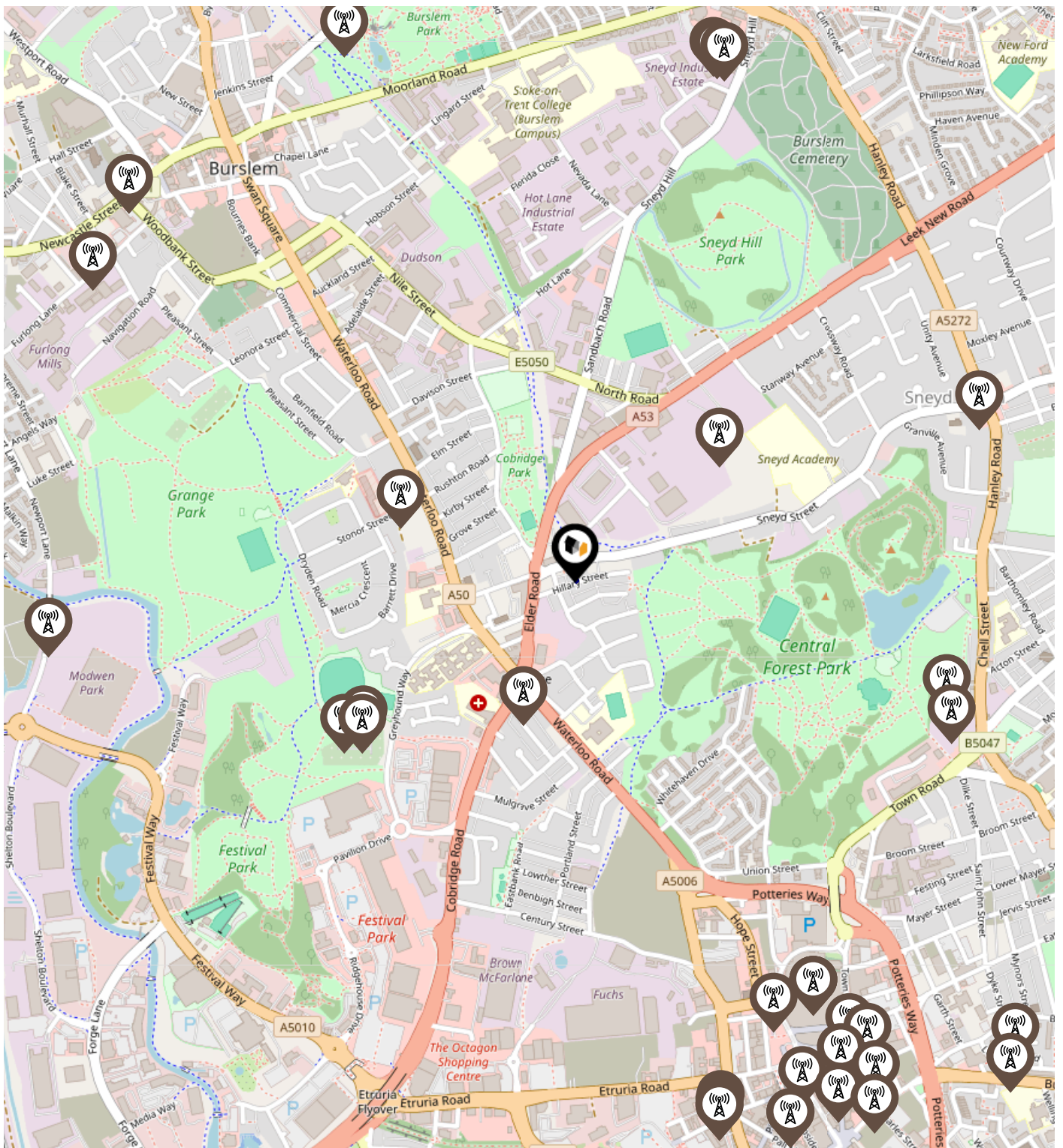
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Forest Park Primary School</b> Ofsted Rating: Good   Pupils: 470   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter's Catholic Academy</b> Ofsted Rating: Outstanding   Pupils: 239   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>North Road Academy</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sneyd Academy</b> Ofsted Rating: Good   Pupils: 596   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hamilton Academy</b> Ofsted Rating: Good   Pupils: 114   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Grove Academy</b> Ofsted Rating: Requires improvement   Pupils: 418   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St George and St Martin's Catholic Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Valiant School</b> Ofsted Rating: Not Rated   Pupils: 8   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Moorpark Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Phoenix Independent School</b> Ofsted Rating: Requires improvement   Pupils: 23   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Jackfield Infant School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northwood Broom Academy</b> Ofsted Rating: Good   Pupils: 207   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Ford Academy</b> Ofsted Rating: Outstanding   Pupils: 474   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saint Nathaniel's Academy</b> Ofsted Rating: Good   Pupils: 481   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Etruscan Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hanley St Luke's Church of England Academy</b> Ofsted Rating: Good   Pupils:0   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

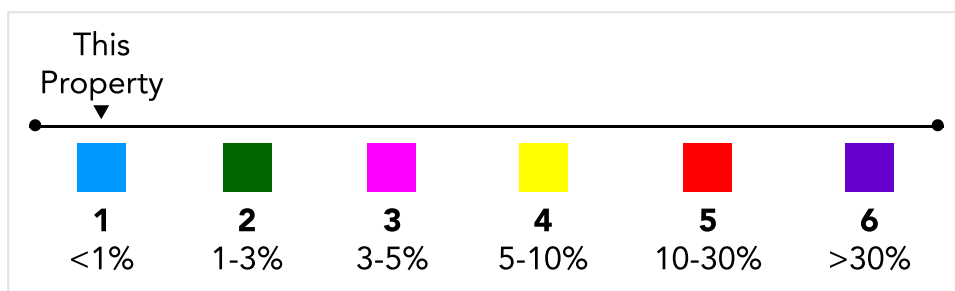
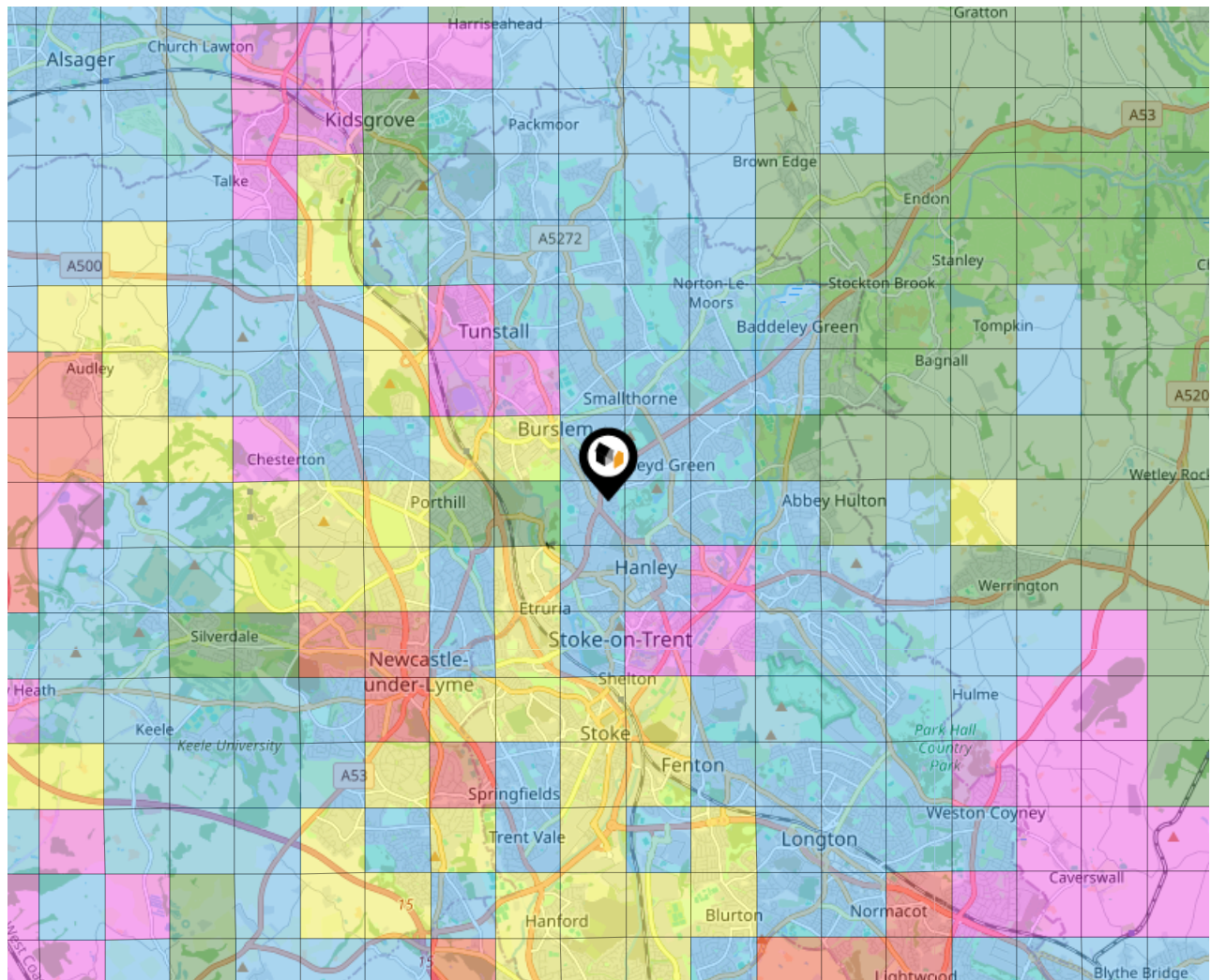


**Key:**

-  Power Pylons
-  Communication Masts

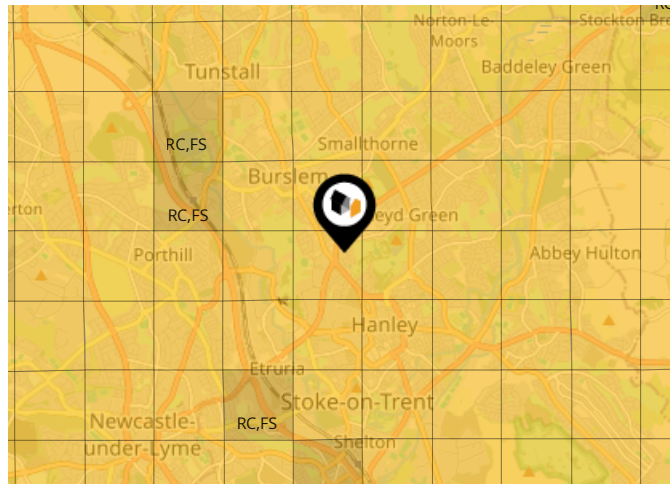
### What is Radon?

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/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		

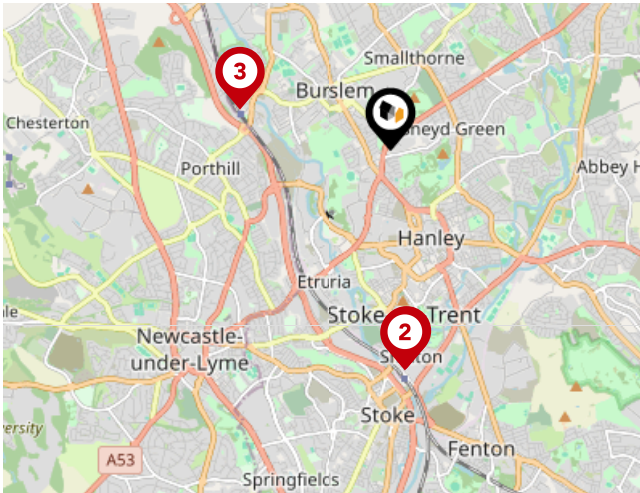


## Primary Classifications (Most Common Clay Types)

<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

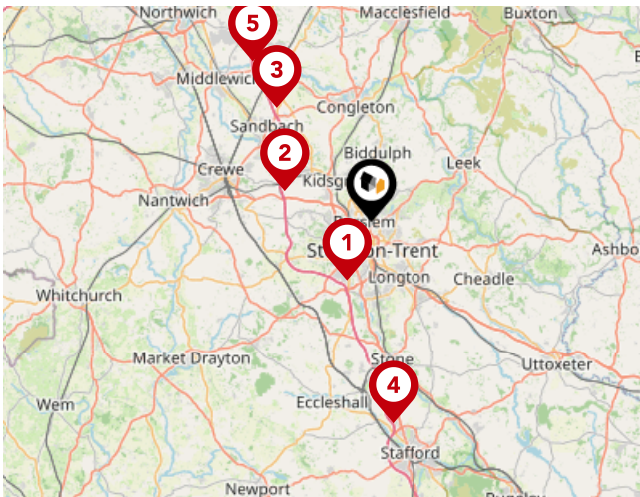
# Area

## Transport (National)



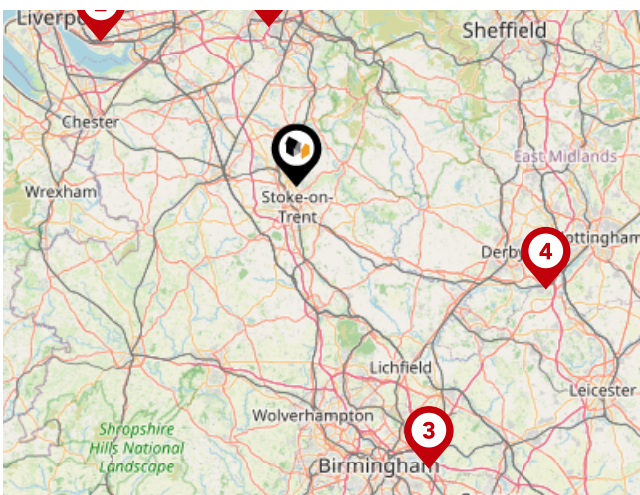
### National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.96 miles
2	Stoke-on-Trent Rail Station	1.97 miles
3	Platform 2	1.39 miles



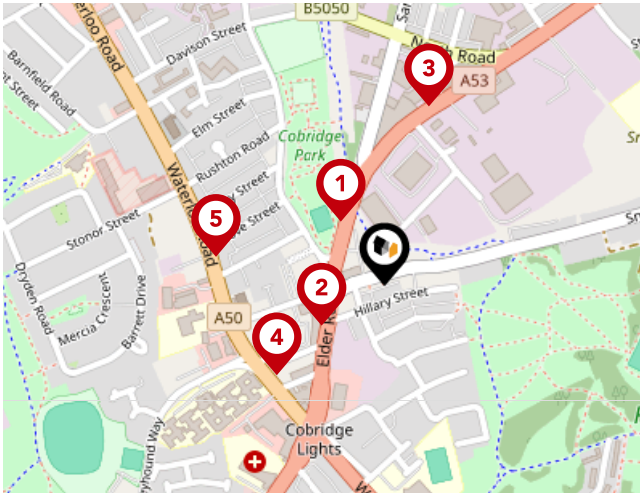
### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	4.53 miles
2	M6 J16	6.56 miles
3	M6 J17	10.5 miles
4	M6 J14	14.57 miles
5	M6 J18	14.16 miles



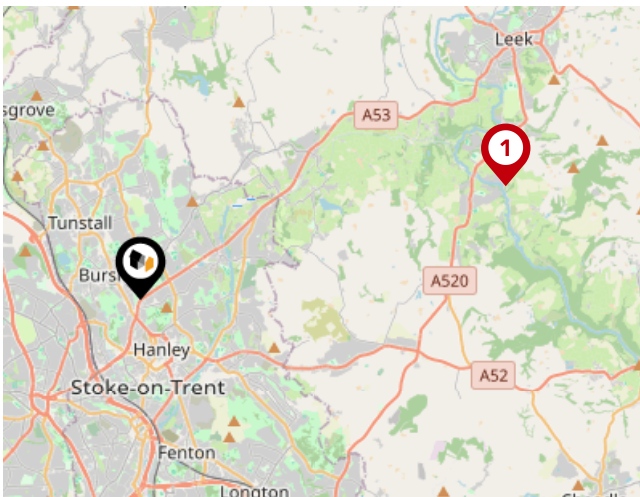
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	23.26 miles
2	Speke	34.75 miles
3	Birmingham Airport	44.58 miles
4	East Mids Airport	38.49 miles



Bus Stops/Stations

Pin	Name	Distance
1	Sneyd Street	0.09 miles
2	Church Terrace	0.08 miles
3	Milburn Road	0.21 miles
4	Greyhound Way	0.16 miles
5	Hawthorn Street	0.19 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.83 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.



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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<sup>bjb</sup>

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