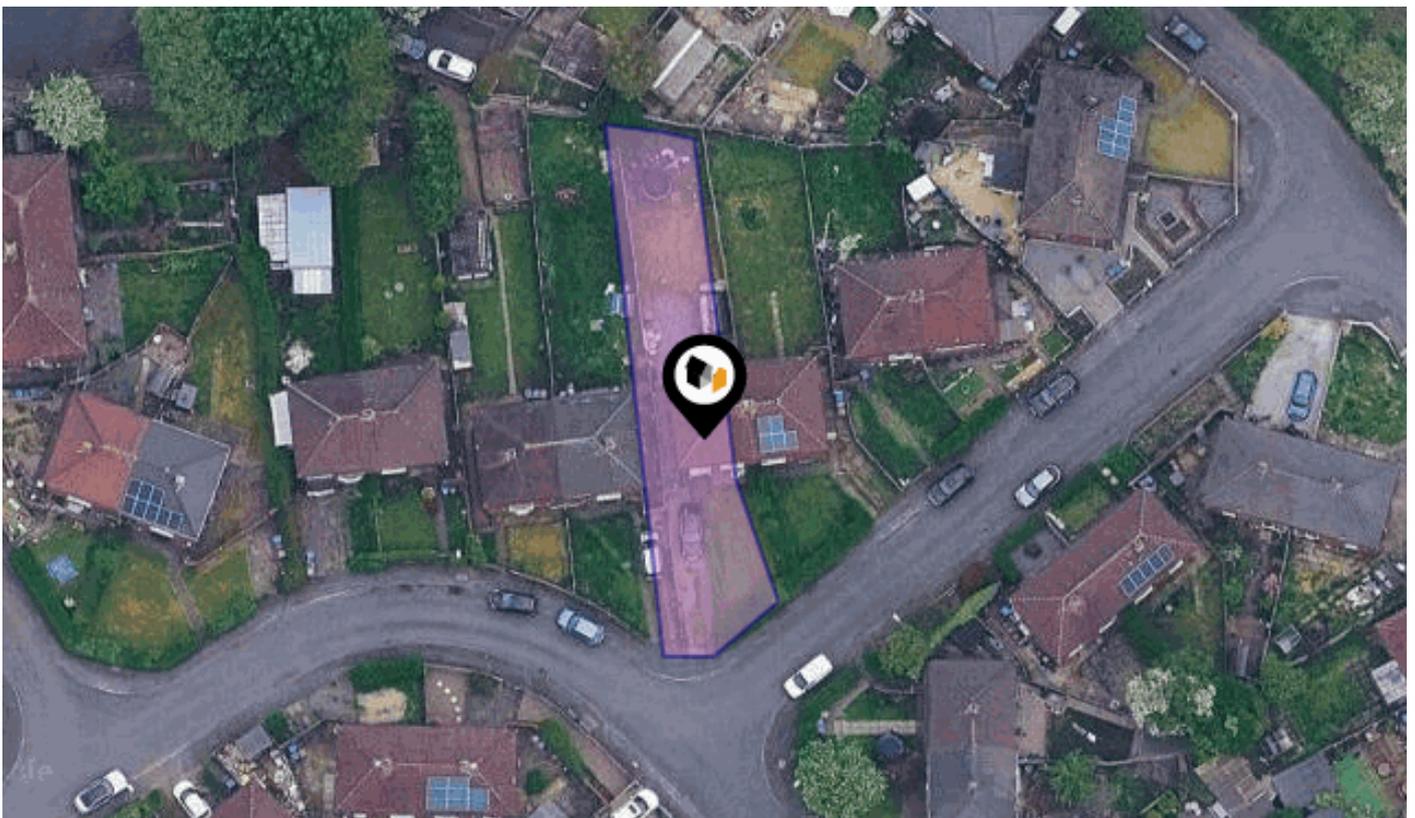




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 26th February 2026



READING WAY, STOKE-ON-TRENT, ST2

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:	2		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF464350		

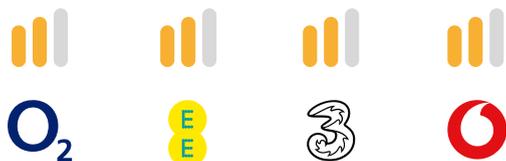
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	10000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

ST2

Energy rating

D

Valid until 19.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 83 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: white; padding: 5px; display: inline-block;"> 68 D </div>	
39-54	E		
21-38	F		
1-20	G		

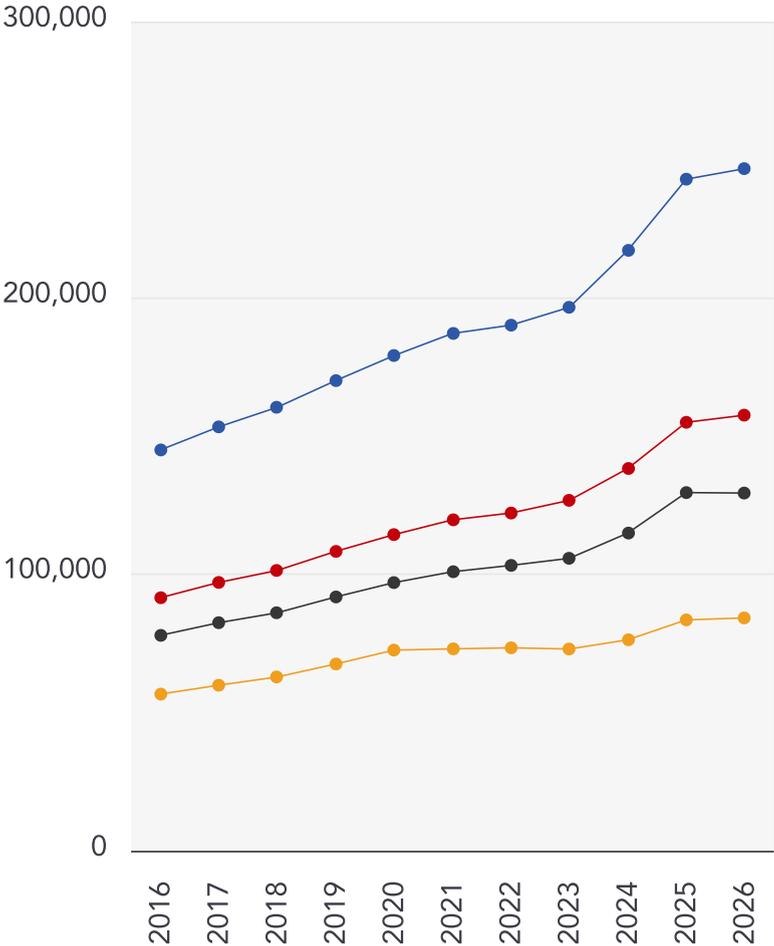
Additional EPC Data

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, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	72 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST2



Detached

+70.17%

Semi-Detached

+72.14%

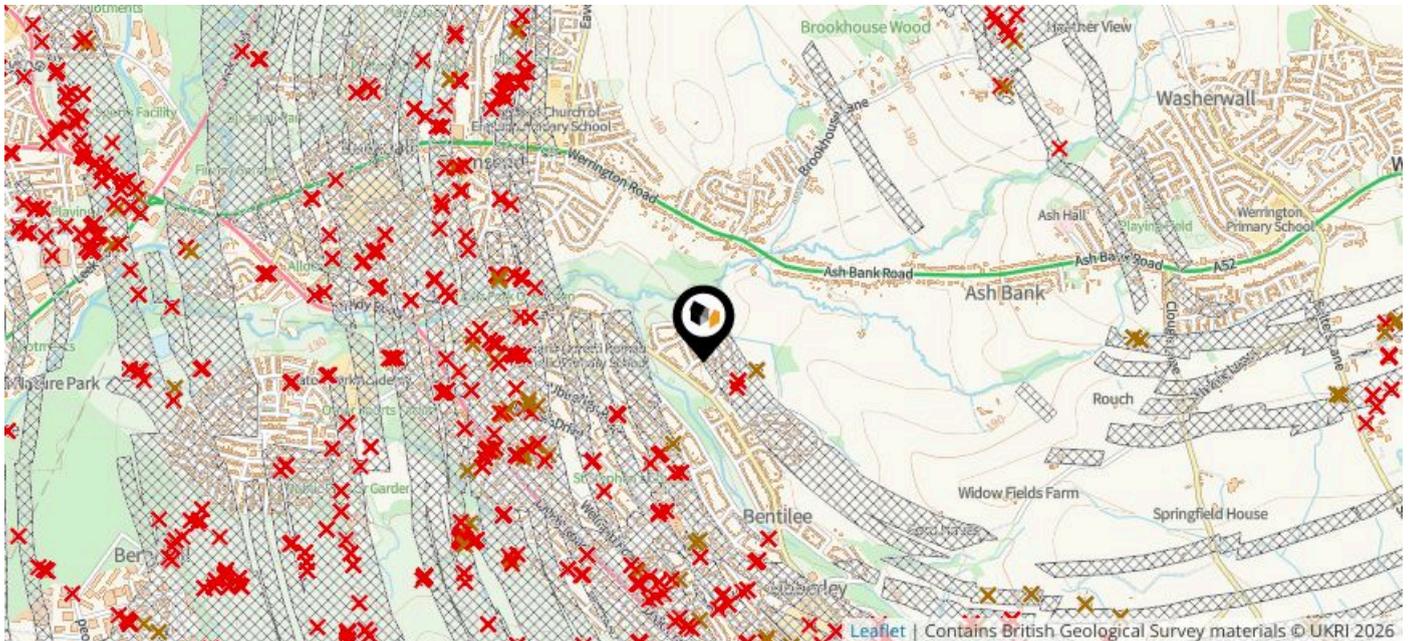
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



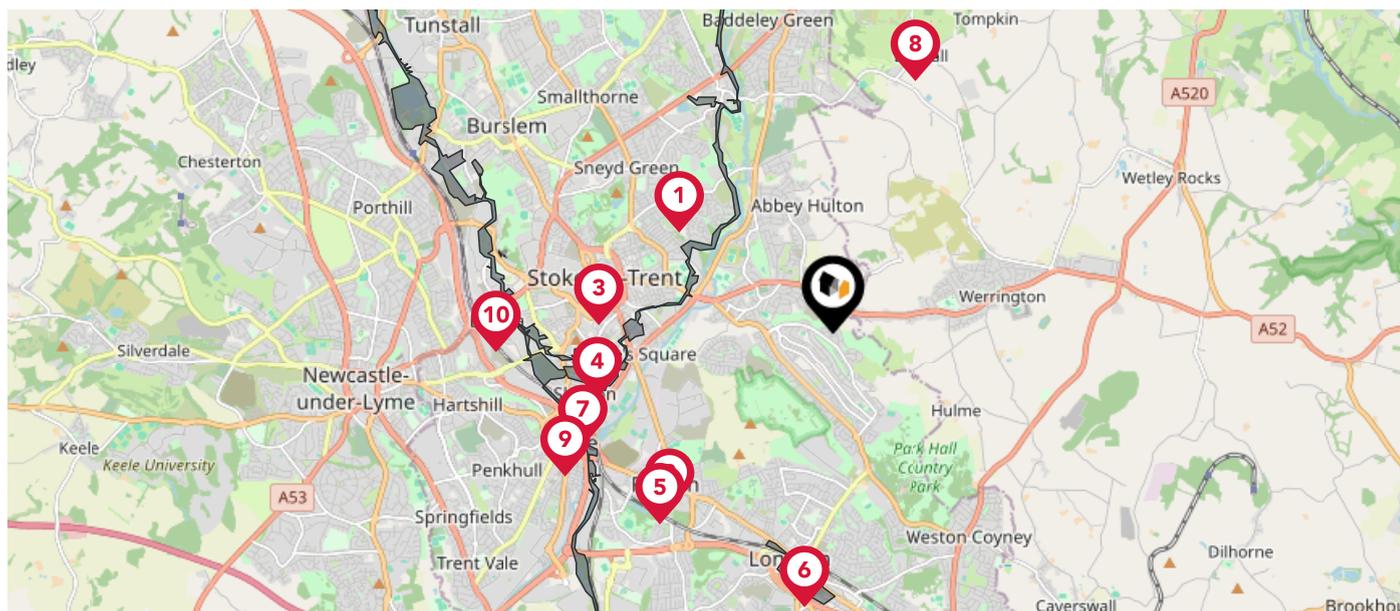
Mine Entry

- ✕ 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.

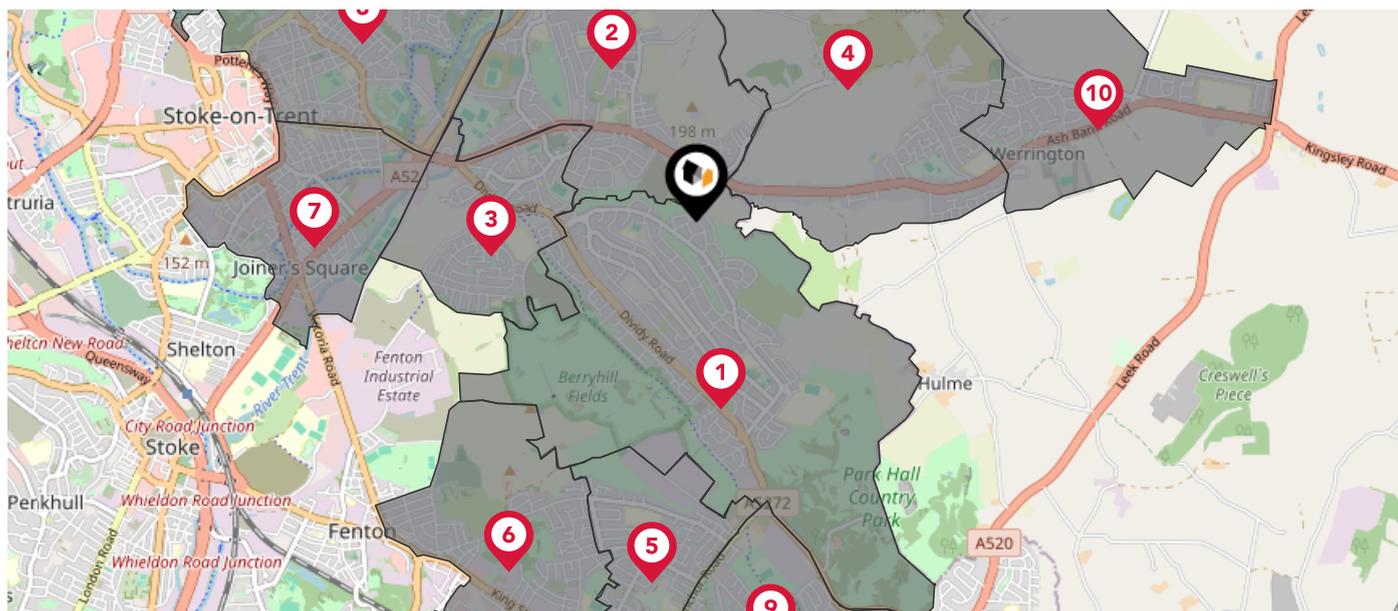
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Caldon Canal
- 2 Victoria Road
- 3 City Centre
- 4 Hanley Park
- 5 Albert Square
- 6 Longton Town Centre
- 7 Winton Square
- 8 Bagnall
- 9 Stoke Town Centre
- 10 Trent and Mersey Canal

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



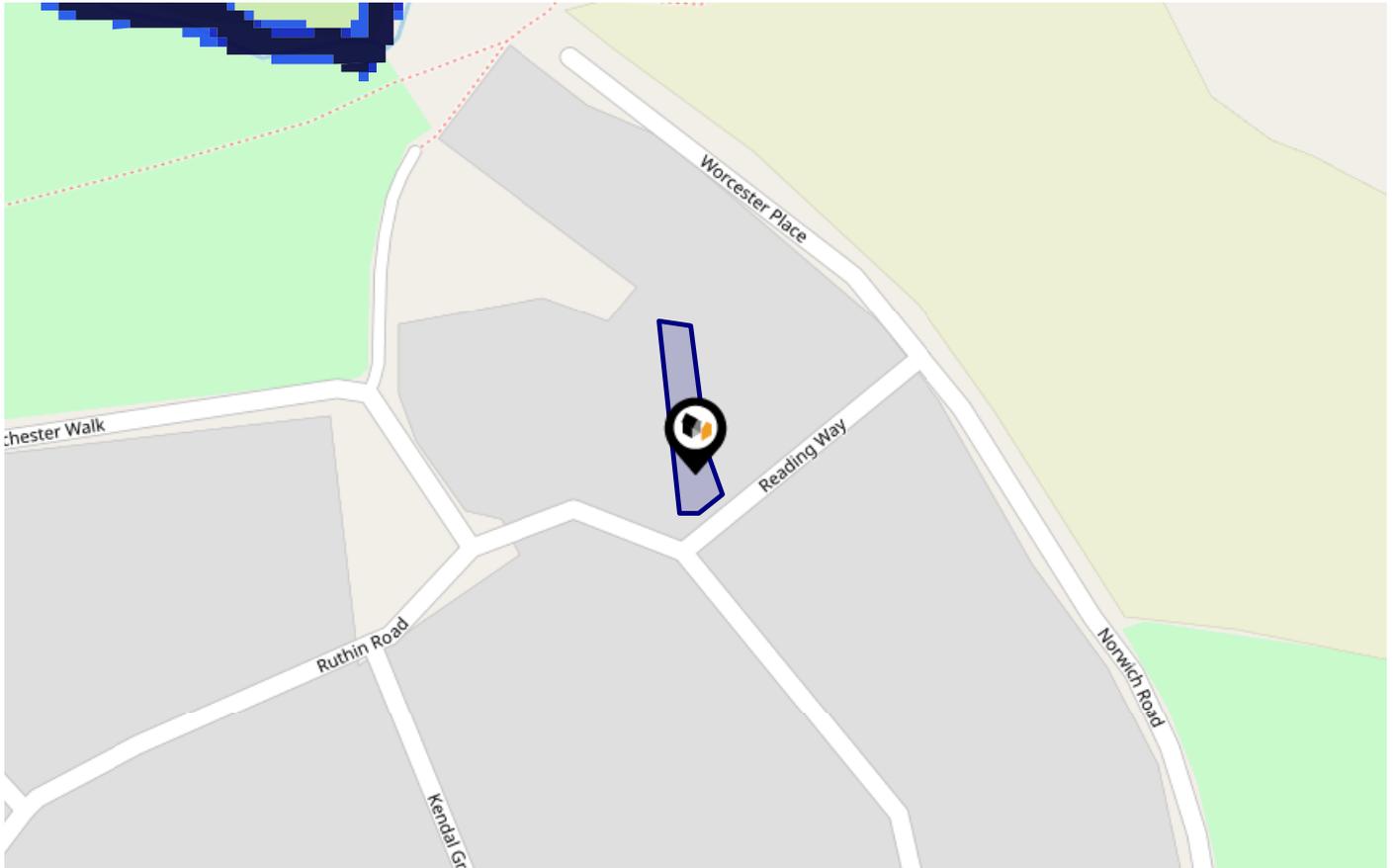
Nearby Council Wards

- 1 Bentilee and Uubberley Ward
- 2 Abbey Hulton and Townsend Ward
- 3 Eaton Park Ward
- 4 Werrington Ward
- 5 Sandford Hill Ward
- 6 Fenton East Ward
- 7 Joiner's Square Ward
- 8 Birches Head and Central Forest Park Ward
- 9 Meir Hay Ward
- 10 Cellarhead 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.

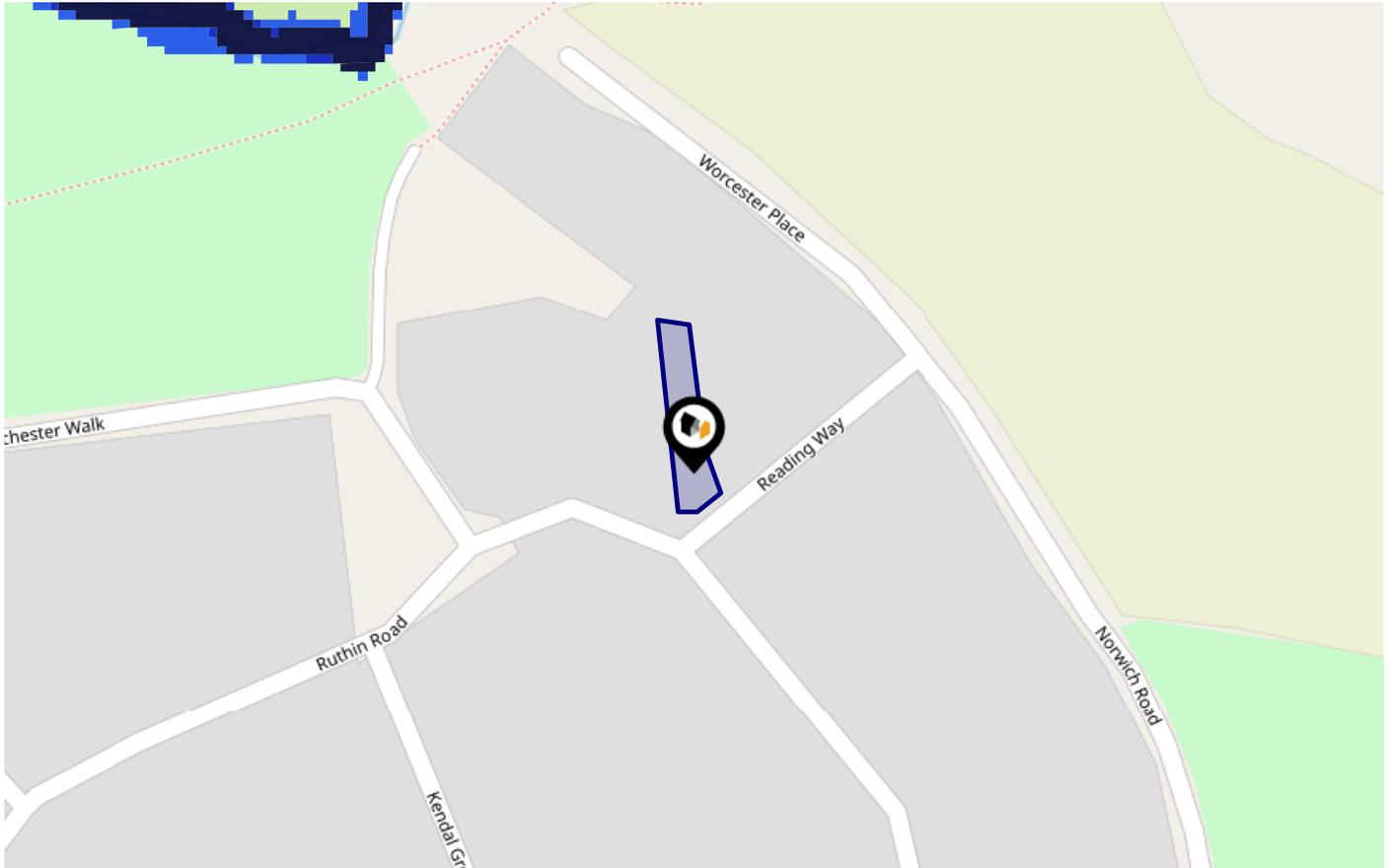
Chance of flooding to the following depths at this property:



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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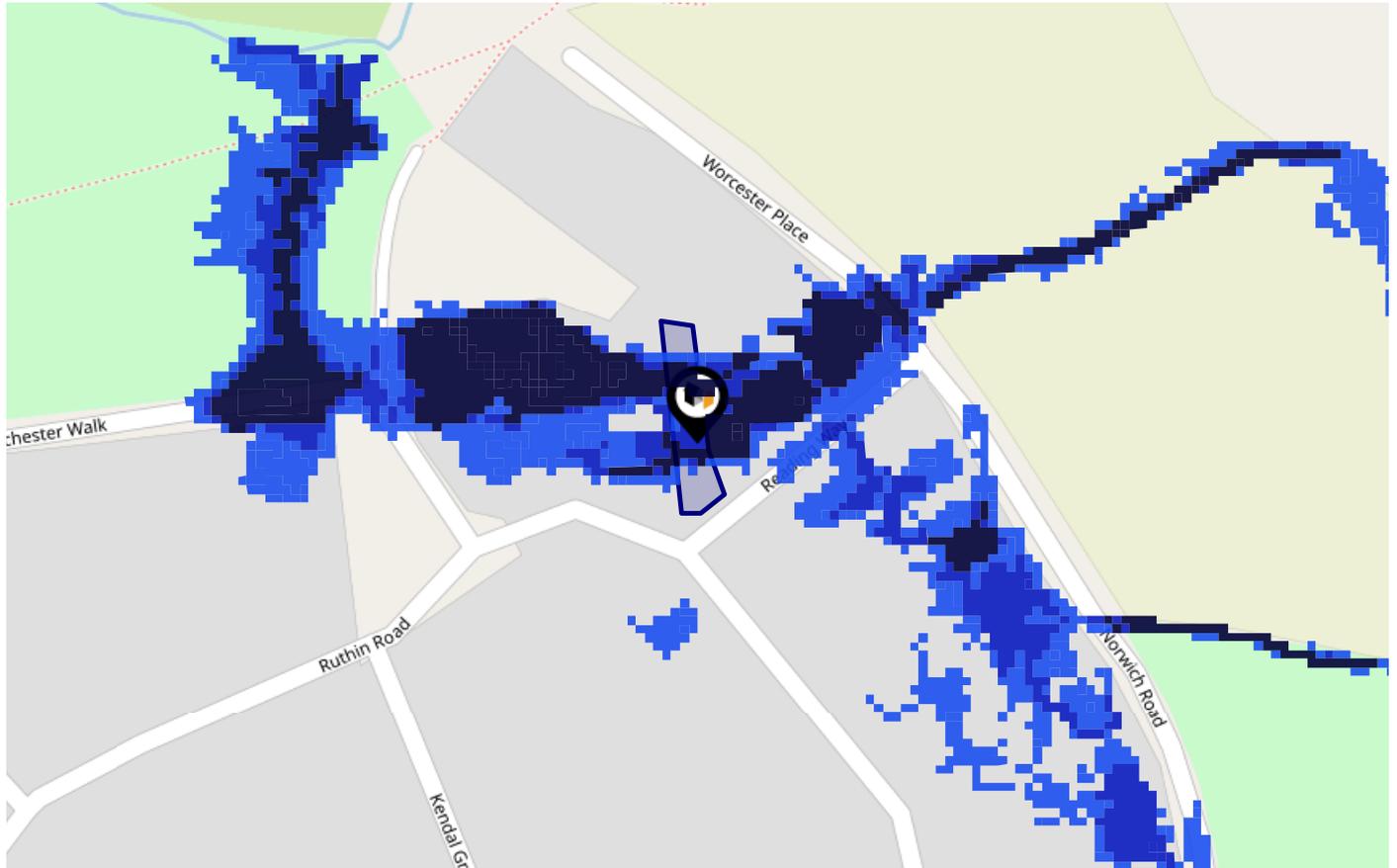
Chance of flooding to the following depths at this property:



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: Medium

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.

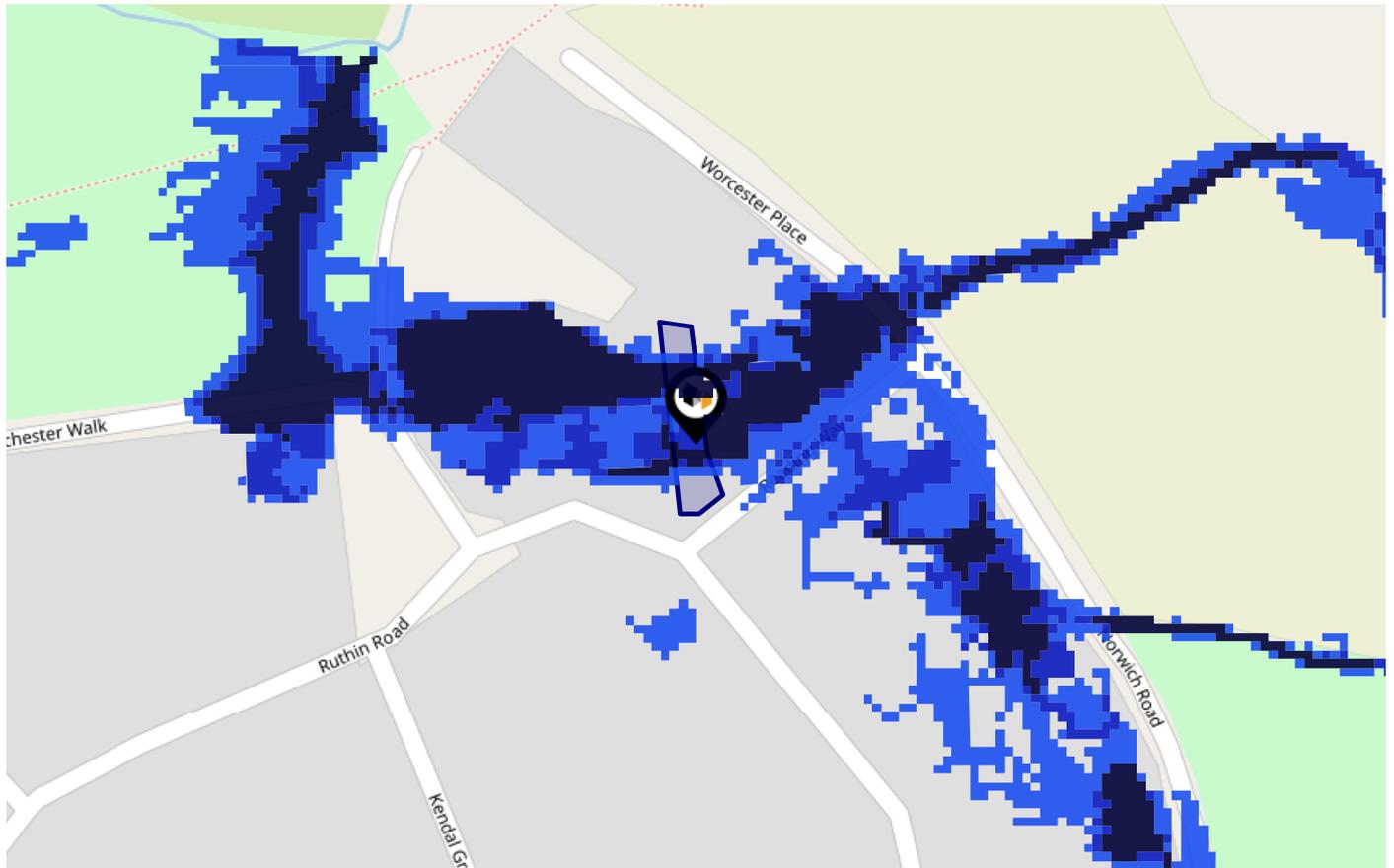
Chance of flooding to the following depths at this property:



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: Medium

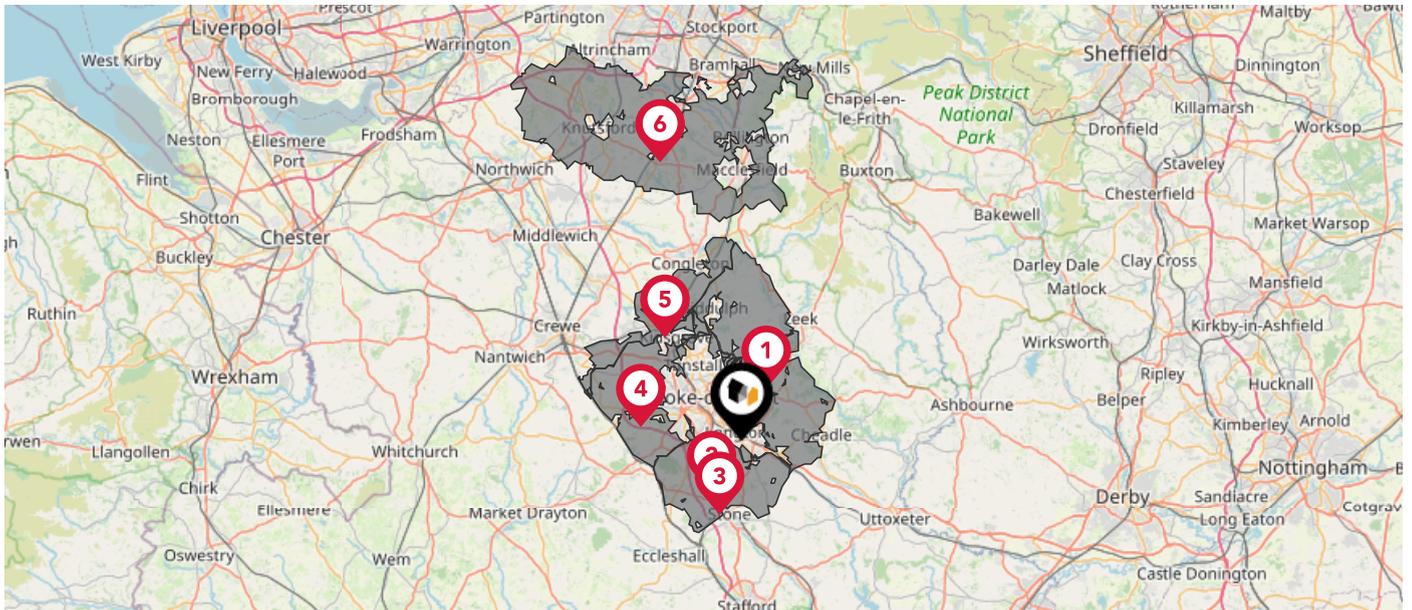
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



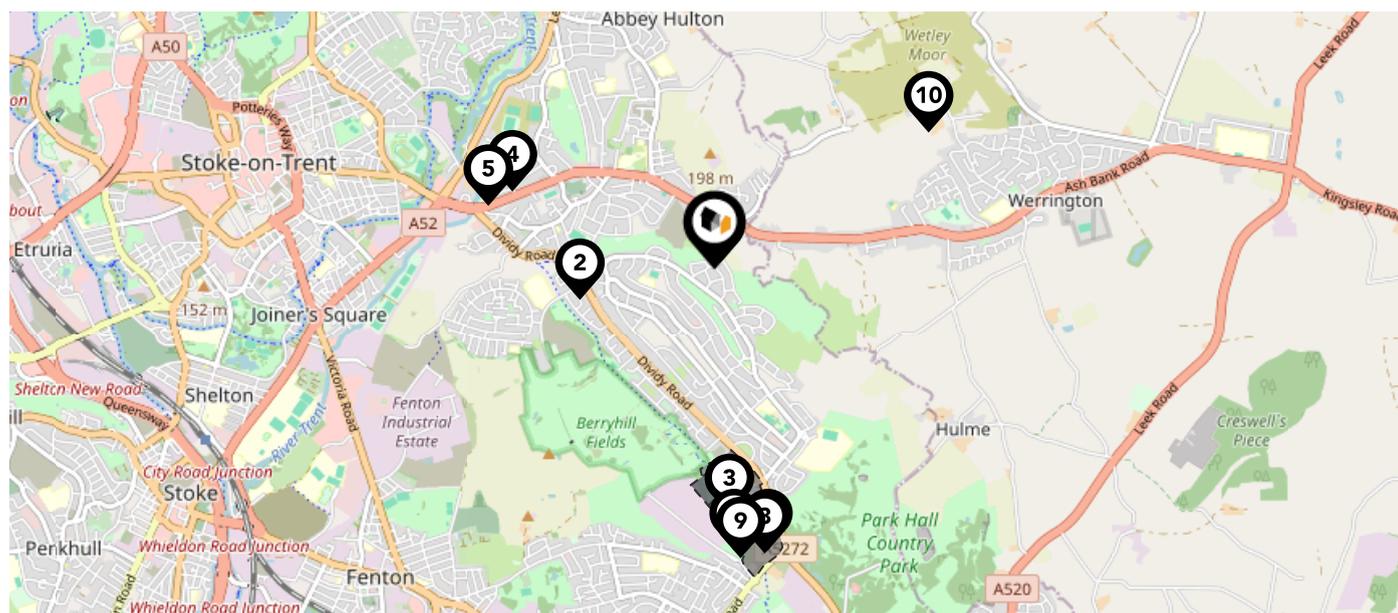
Nearby Green Belt Land

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



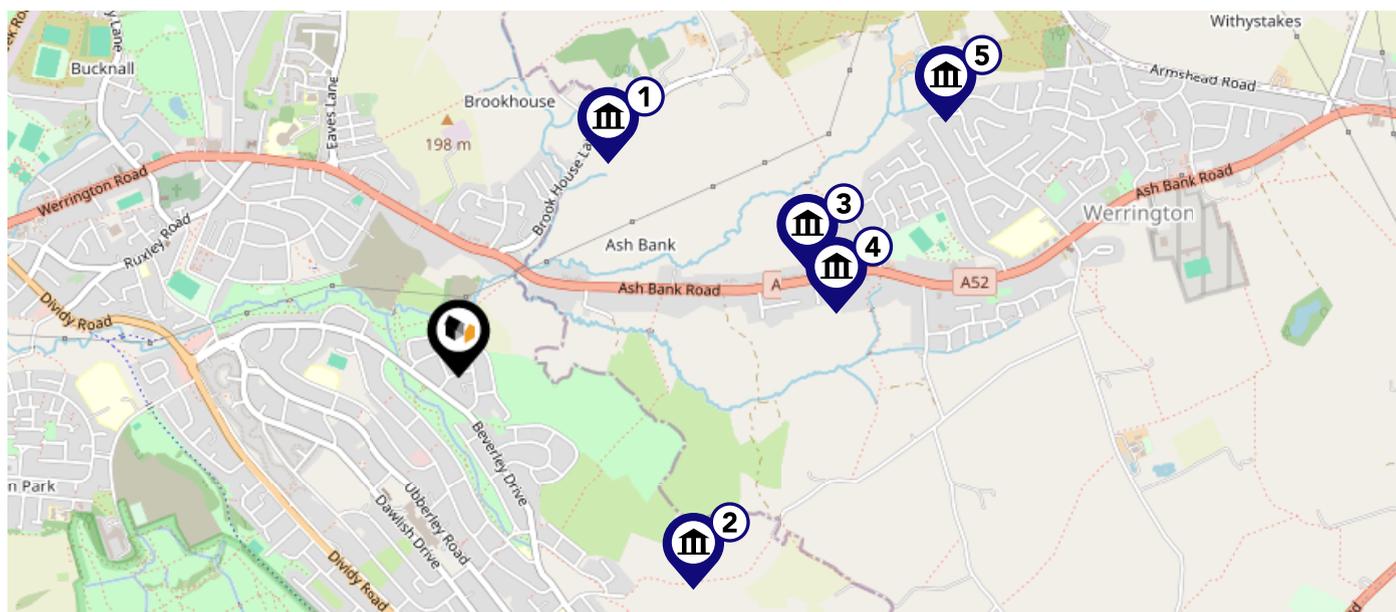
Nearby Landfill Sites

1	East of Hanley High School-Werrington Road, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
2	Twigg Street-Twigg Street, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
3	Rear Of Adderley Green Works-H and R Johnson, Dividy Road, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Bucknall Park-Heath House Lane, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
5	Finney Gardens-Bucknall, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
6	Wass Tip-Mossfield Road, Longton, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
7	EA/EPR/BP3691FH/A001	Active Landfill <input checked="" type="checkbox"/>
8	Dividy Road-Land Off Dividy Road, Adderley Green, Longton, Stoke on Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
9	North East Off Mossfield Road-Mossfield Road/Anchor Road, Adderley Green, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
10	Wetley Moor Tip-Near Brookfield Farm, Wetley Moor, 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...

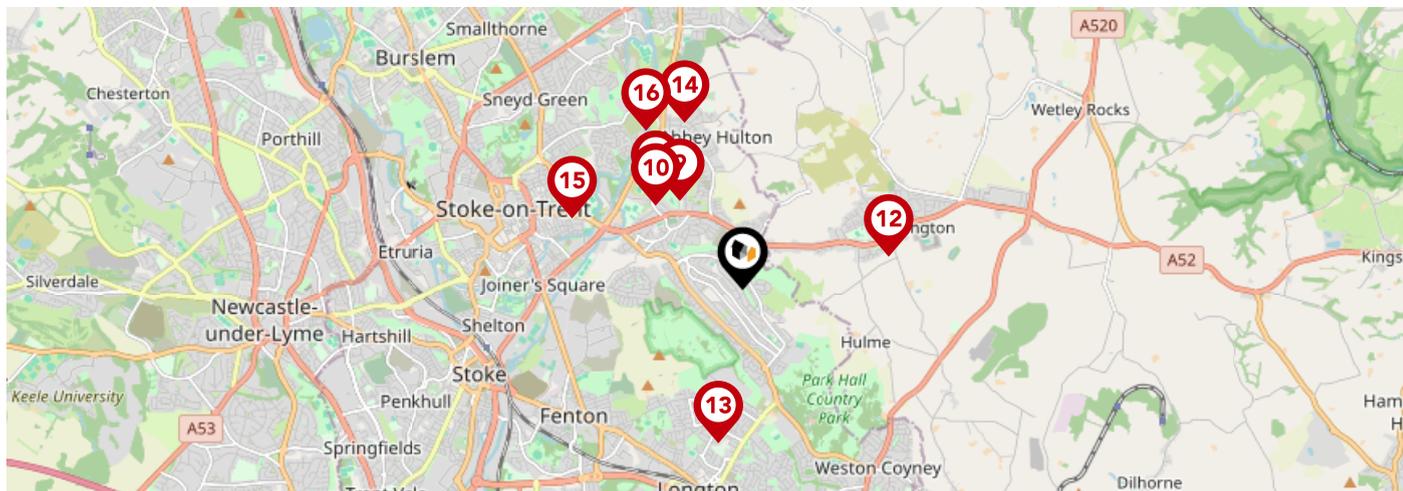


Listed Buildings in the local district		Grade	Distance
	1037998 - Brookhouse Lane Farmhouse	Grade II	0.6 miles
	1195801 - Ford Hayes Farmhouse	Grade II	0.7 miles
	1204508 - Ash Hall	Grade II	0.8 miles
	1038007 - Lodge To Ash Hall	Grade II	0.9 miles
	1037910 - Stone Post At Sj 9342 4781	Grade II	1.2 miles

Area Schools

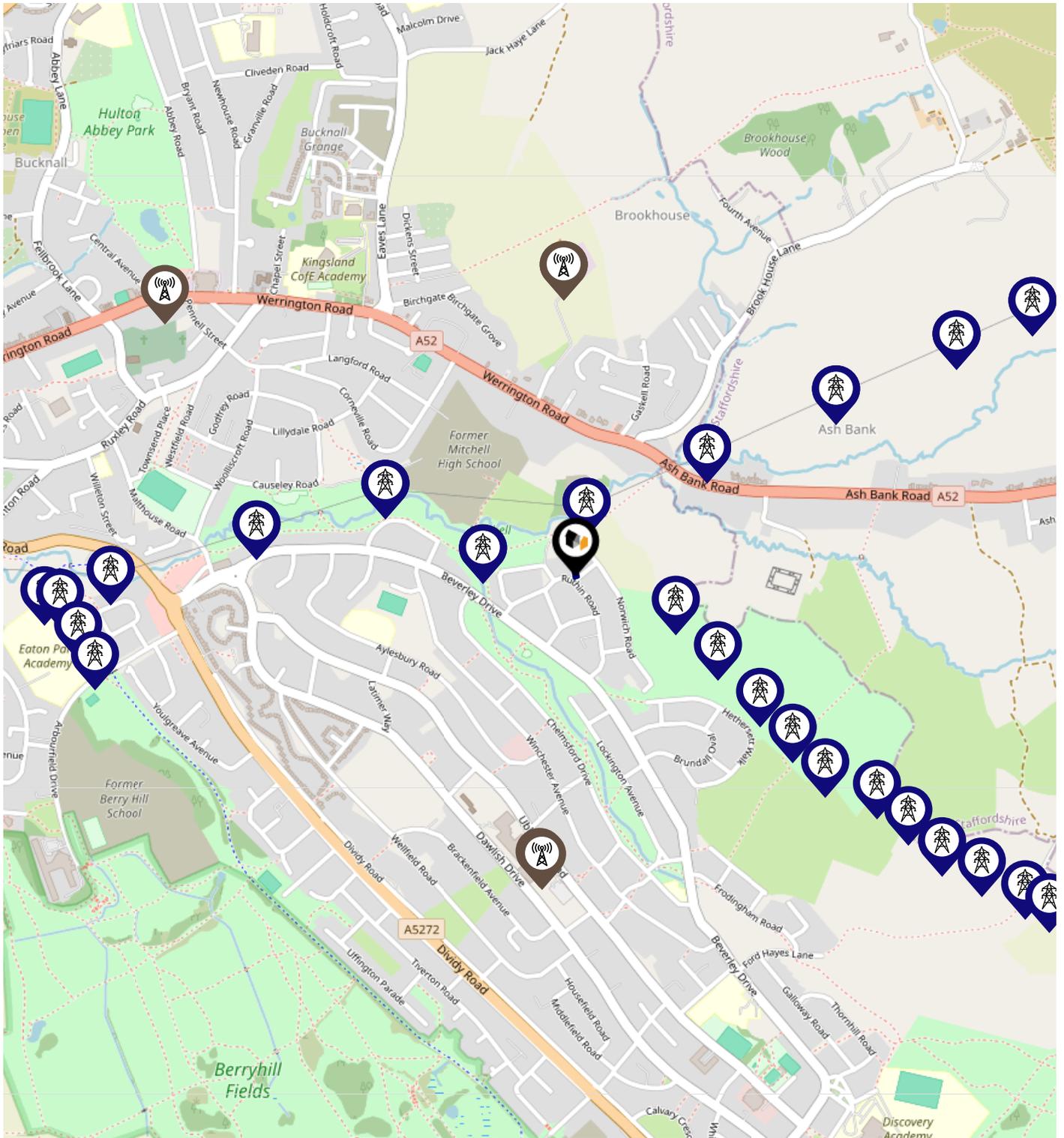


		Nursery	Primary	Secondary	College	Private
1	St Maria Goretti Catholic Academy Ofsted Rating: Good Pupils: 235 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bentilee Nursery School Ofsted Rating: Outstanding Pupils: 62 Distance:0.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingsland CofE Academy Ofsted Rating: Good Pupils: 456 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Aurora Hanley School Ofsted Rating: Outstanding Pupils: 84 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Merit Hospital School and Medical Pupil Referral Unit Ofsted Rating: Good Pupils: 1 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Maple Court Academy Ofsted Rating: Good Pupils: 434 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Eaton Park Academy Ofsted Rating: Good Pupils: 468 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Discovery Academy Ofsted Rating: Requires improvement Pupils: 1446 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Newfriars College Ofsted Rating: Good Pupils:0 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Benedict Catholic Academy Ofsted Rating: Outstanding Pupils: 214 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Hulton Primary School Ofsted Rating: Good Pupils: 233 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Werrington Primary School Ofsted Rating: Good Pupils: 459 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandford Hill Primary School Ofsted Rating: Good Pupils: 453 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carmountside Primary Academy Ofsted Rating: Good Pupils: 233 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northwood Broom Academy Ofsted Rating: Good Pupils: 207 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Nest Ofsted Rating: Good Pupils: 16 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

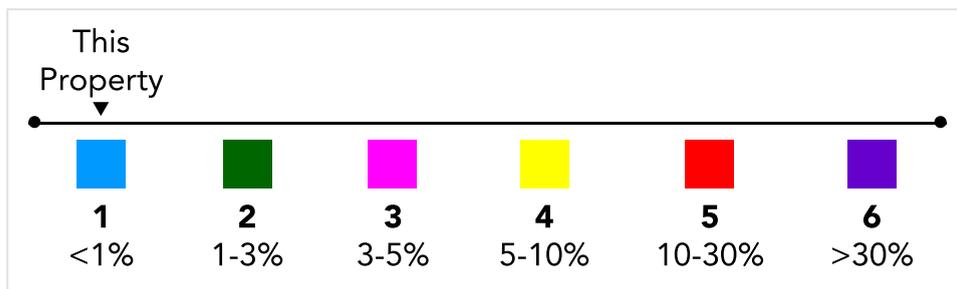
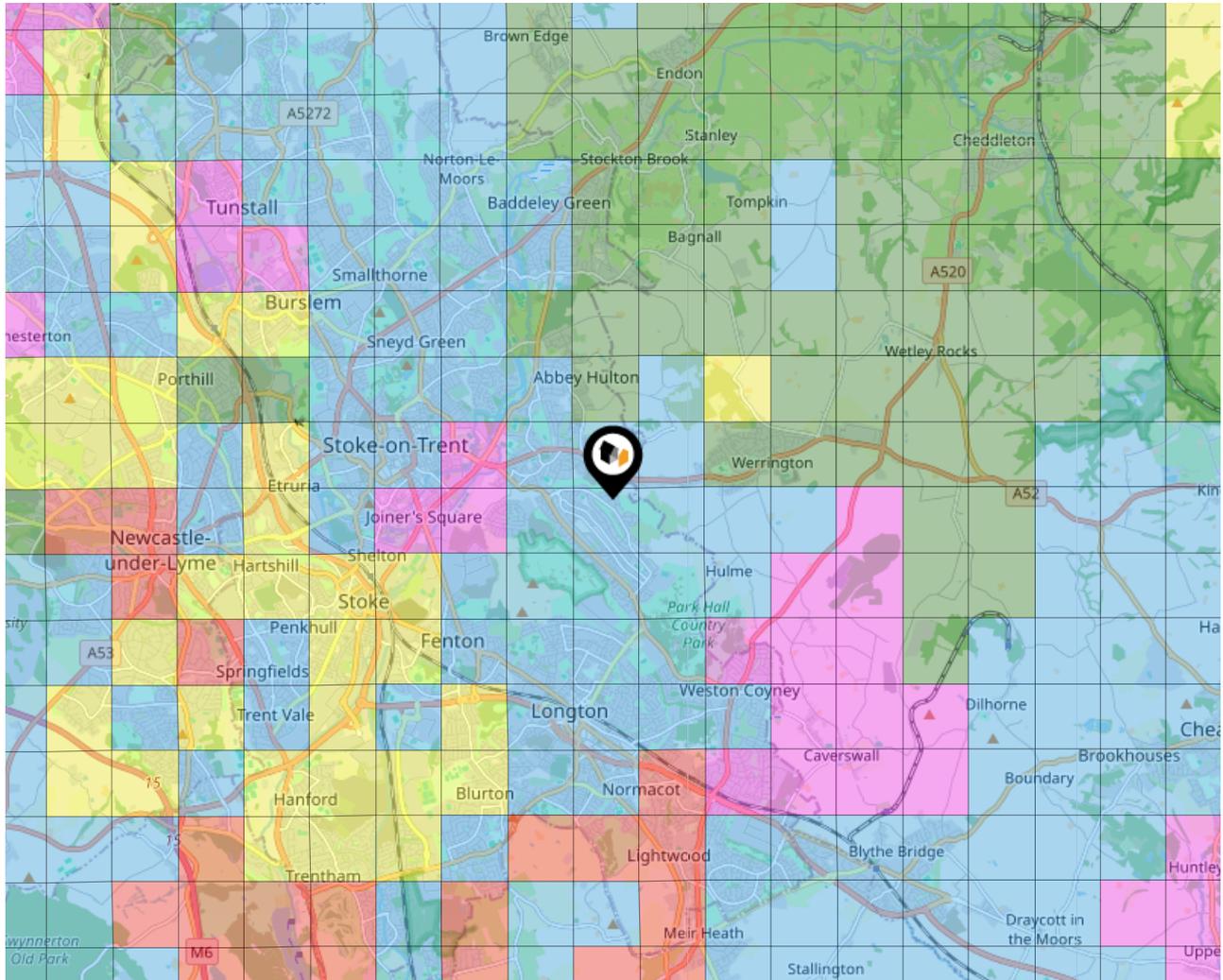


Key:

-  Power Pylons
-  Communication Masts

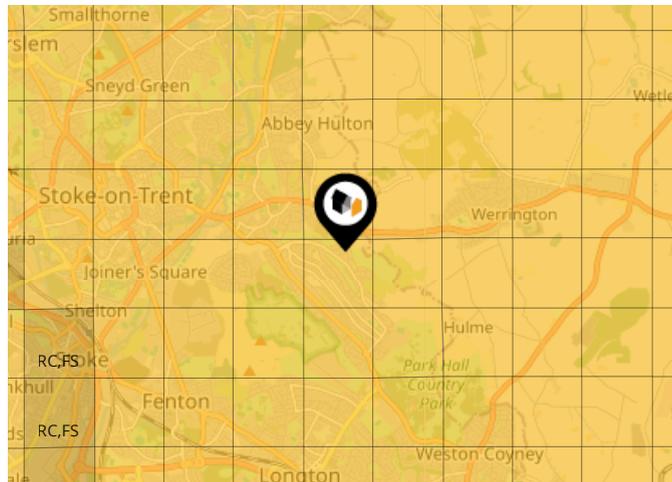
What is Radon?

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/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		

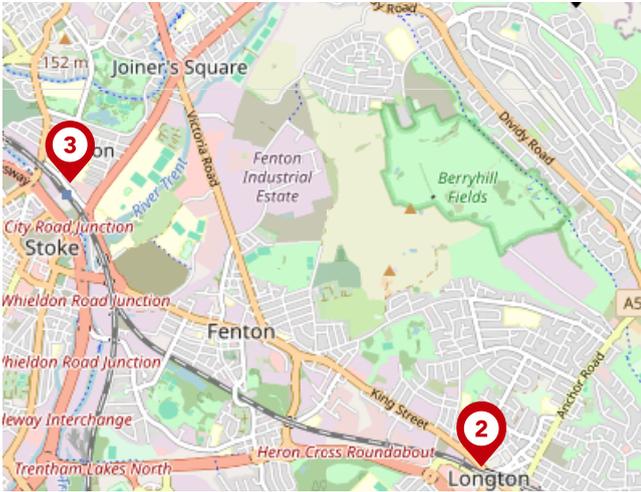


Primary Classifications (Most Common Clay Types)

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

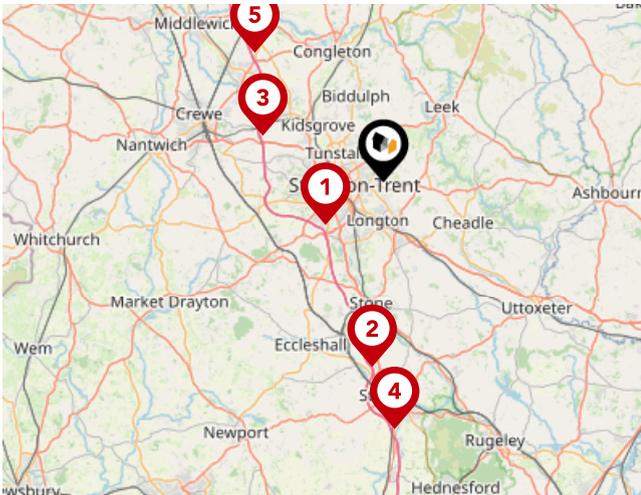
Area

Transport (National)



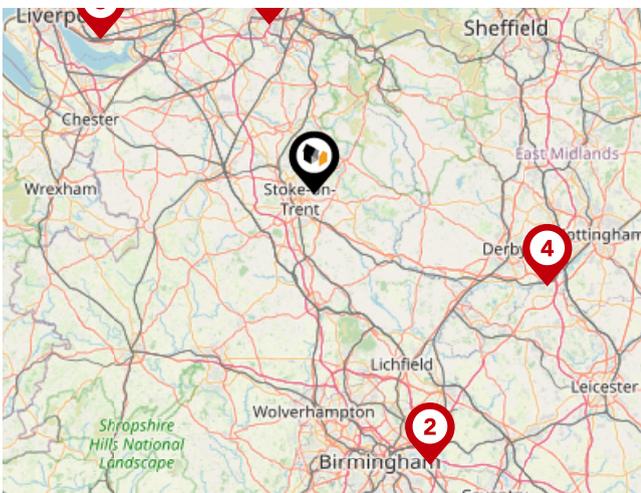
National Rail Stations

Pin	Name	Distance
1	Platform 1	2.08 miles
2	Platform 2	2.1 miles
3	Stoke-on-Trent Rail Station	2.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	5.11 miles
2	M6 J14	13.33 miles
3	M6 J16	9.22 miles
4	M6 J13	17.72 miles
5	M6 J17	12.98 miles

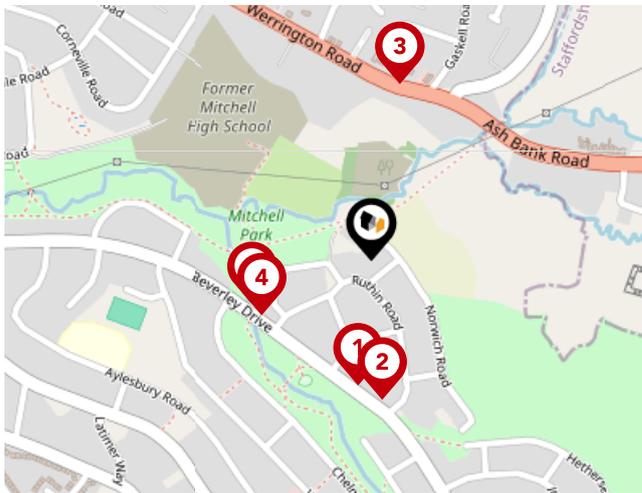


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.9 miles
2	Birmingham Airport	42.53 miles
3	Speke	37.37 miles
4	East Mids Airport	35.83 miles

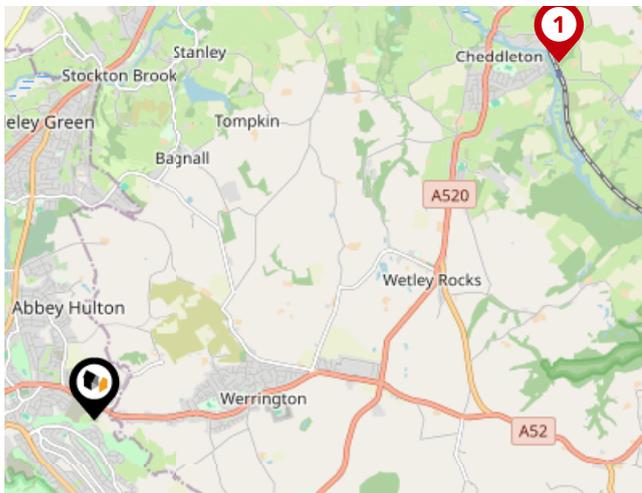
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hereford Grove	0.14 miles
2	Hereford Grove	0.16 miles
3	Brookhouse Lane	0.2 miles
4	Ruthin Road	0.13 miles
5	Ruthin Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	5.22 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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