

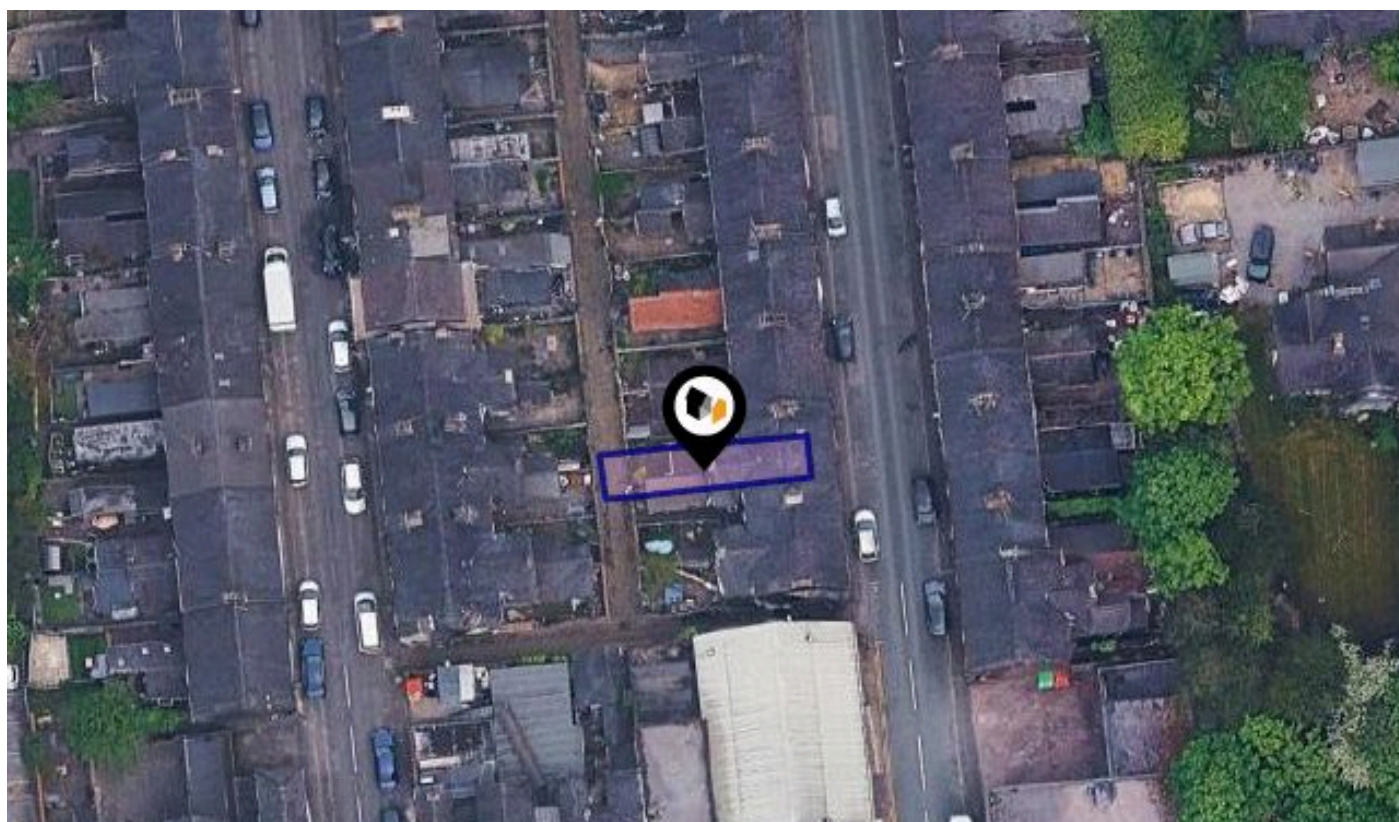


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 19th January 2026



ALLEN STREET, STOKE-ON-TRENT, ST4

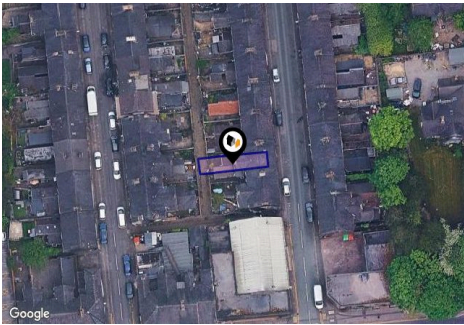
butters john bee

36 High Street, Newcastle-under-lyme, Staffordshire, ST5 1QL

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



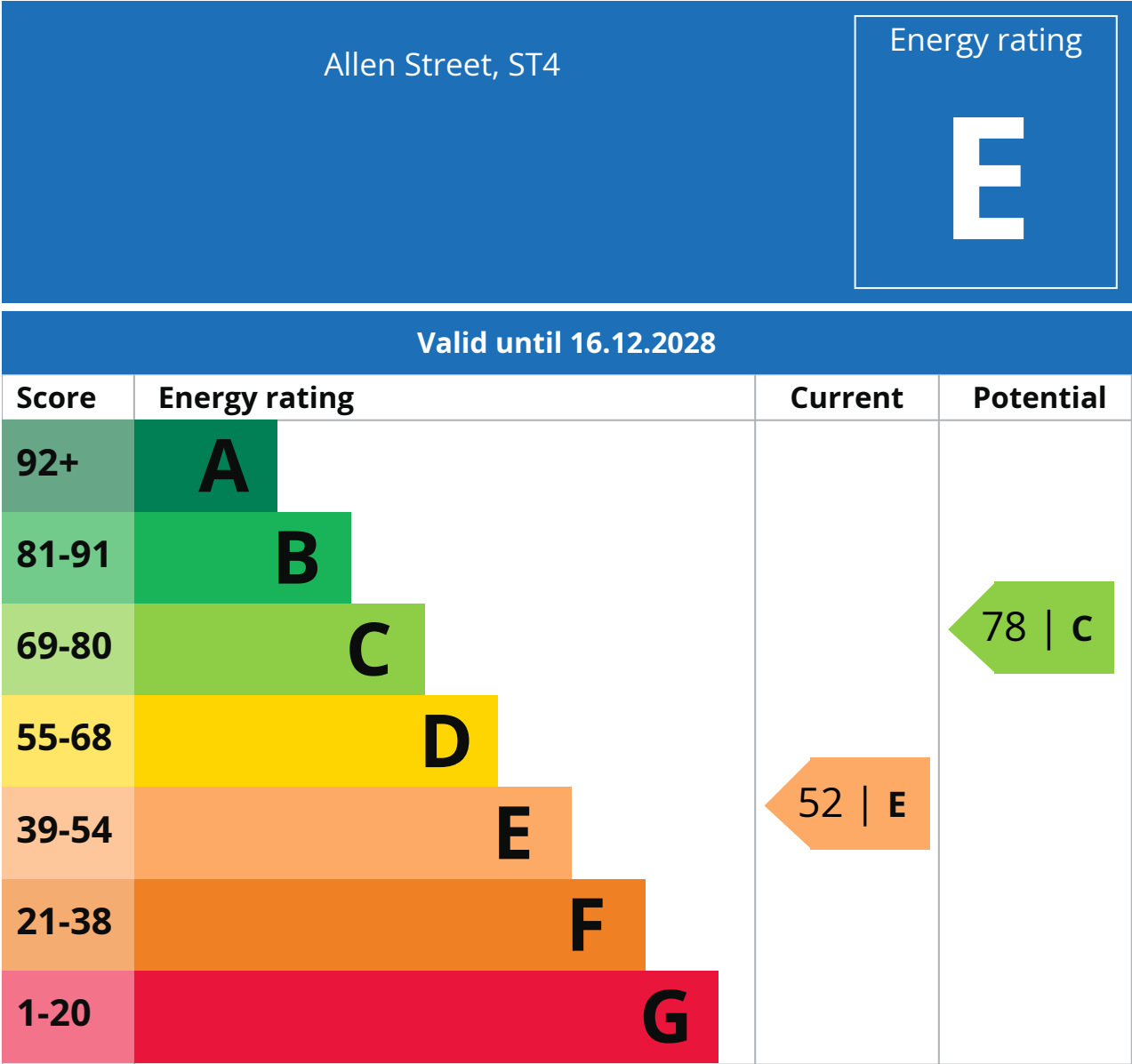
Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF116924		

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	9	80	10000
● Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Property
EPC - Certificate



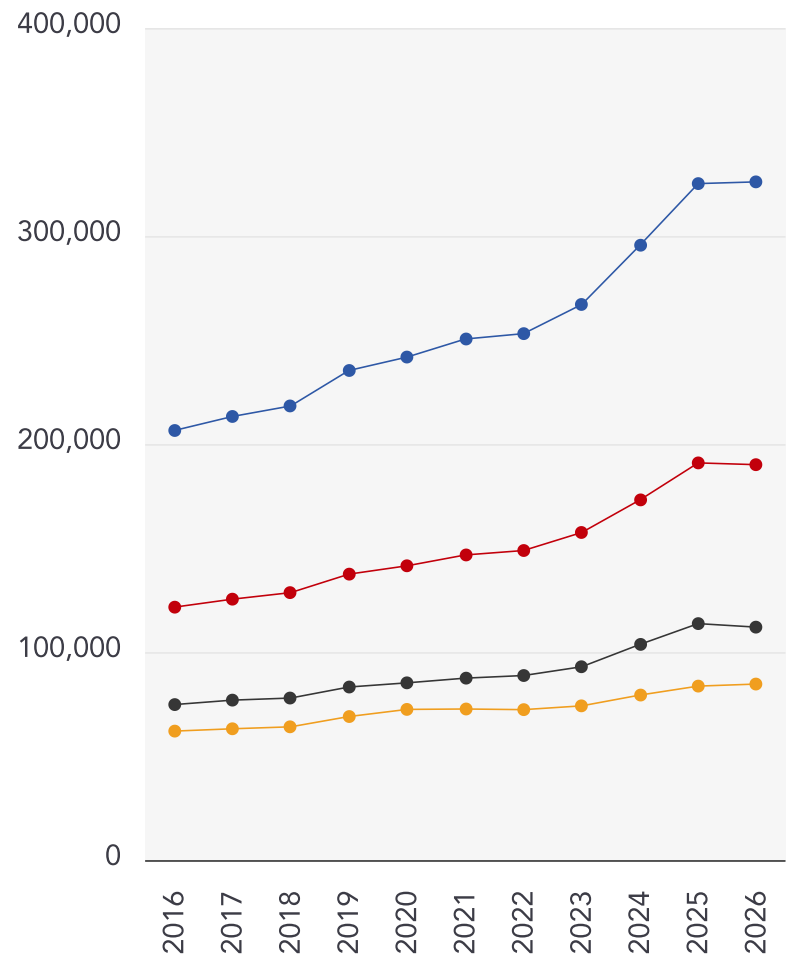
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST4



Detached

+57.87%

Semi-Detached

+56.32%

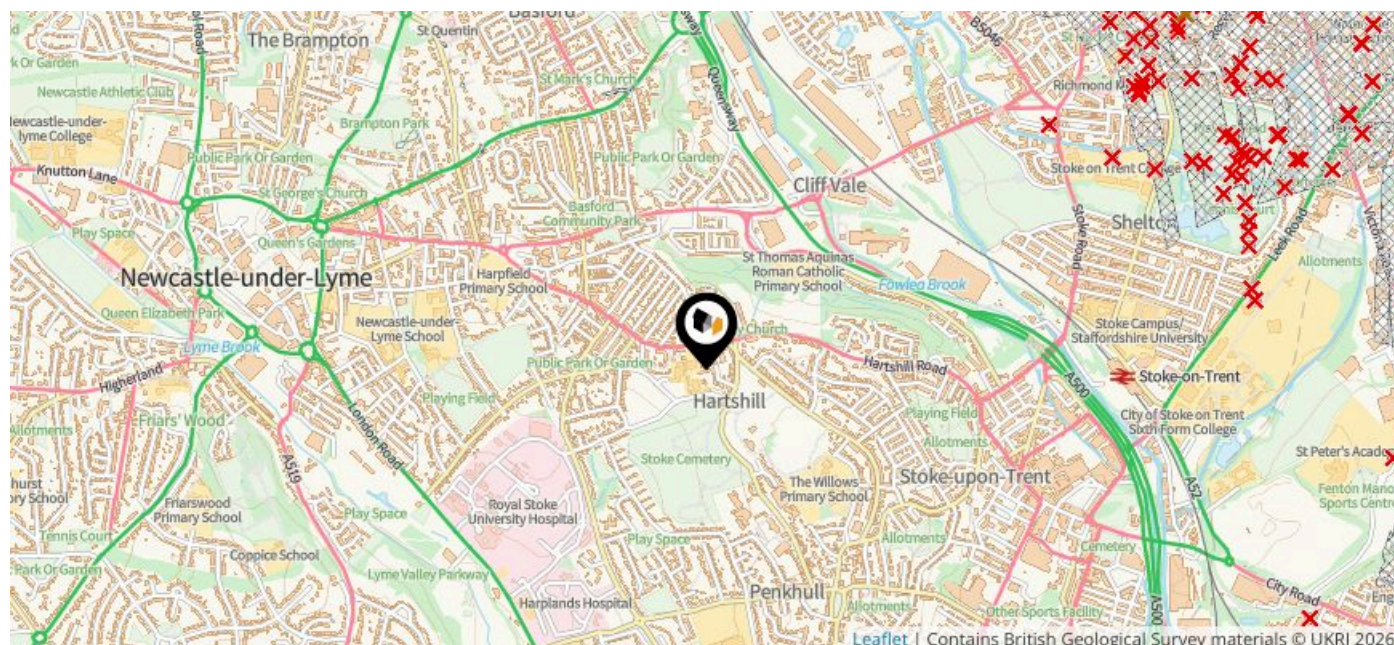
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

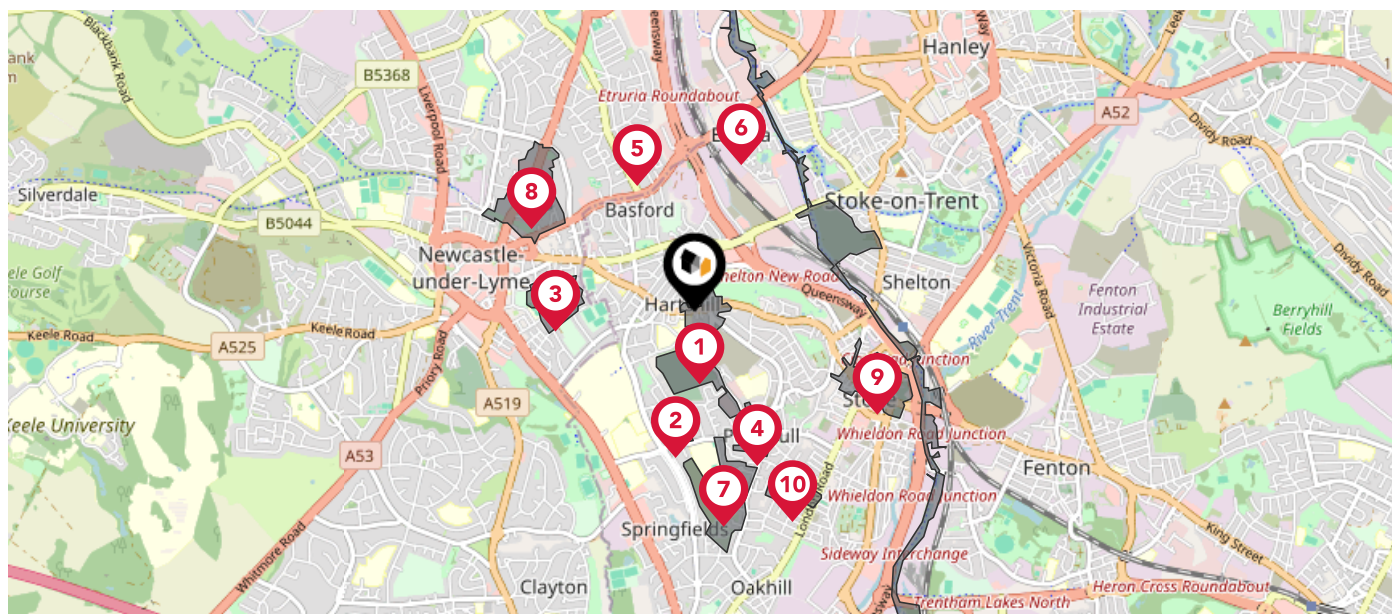
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



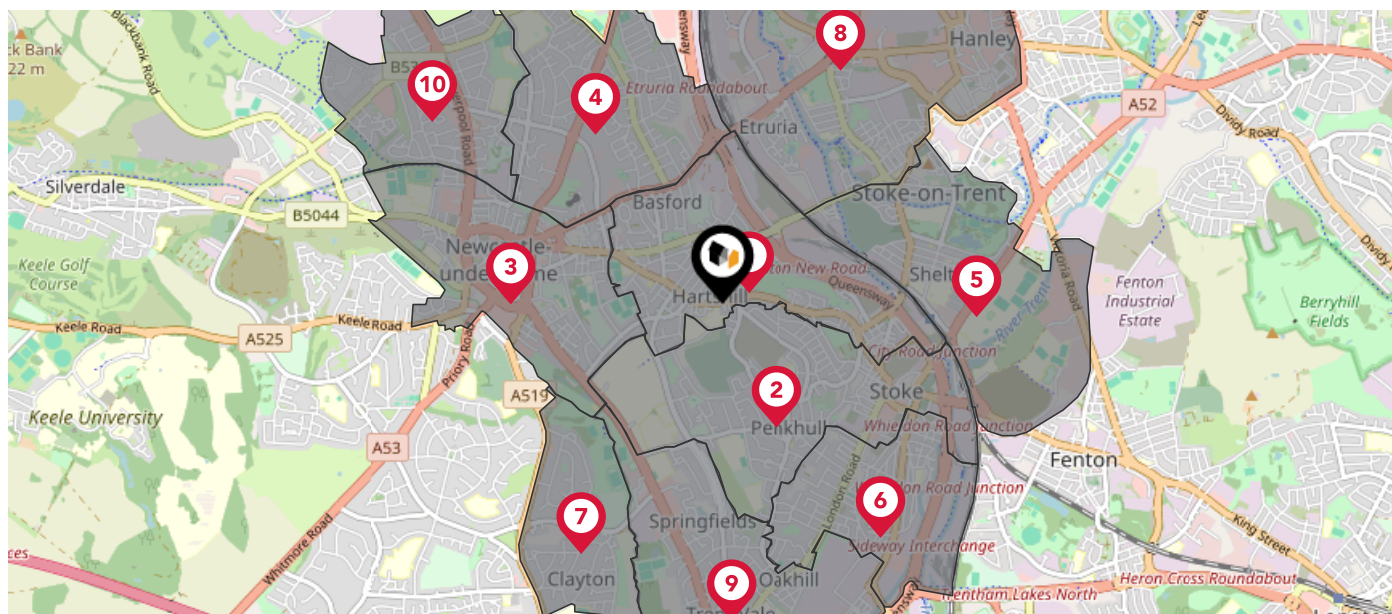
Nearby Conservation Areas

- 1 Hartshill
- 2 St Christophers Avenue
- 3 Stubbs Walks
- 4 Penkhull Village
- 5 Basford
- 6 Trent and Mersey Canal
- 7 Penkhull Garden Village
- 8 The Brampton
- 9 Stoke Town Centre
- 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



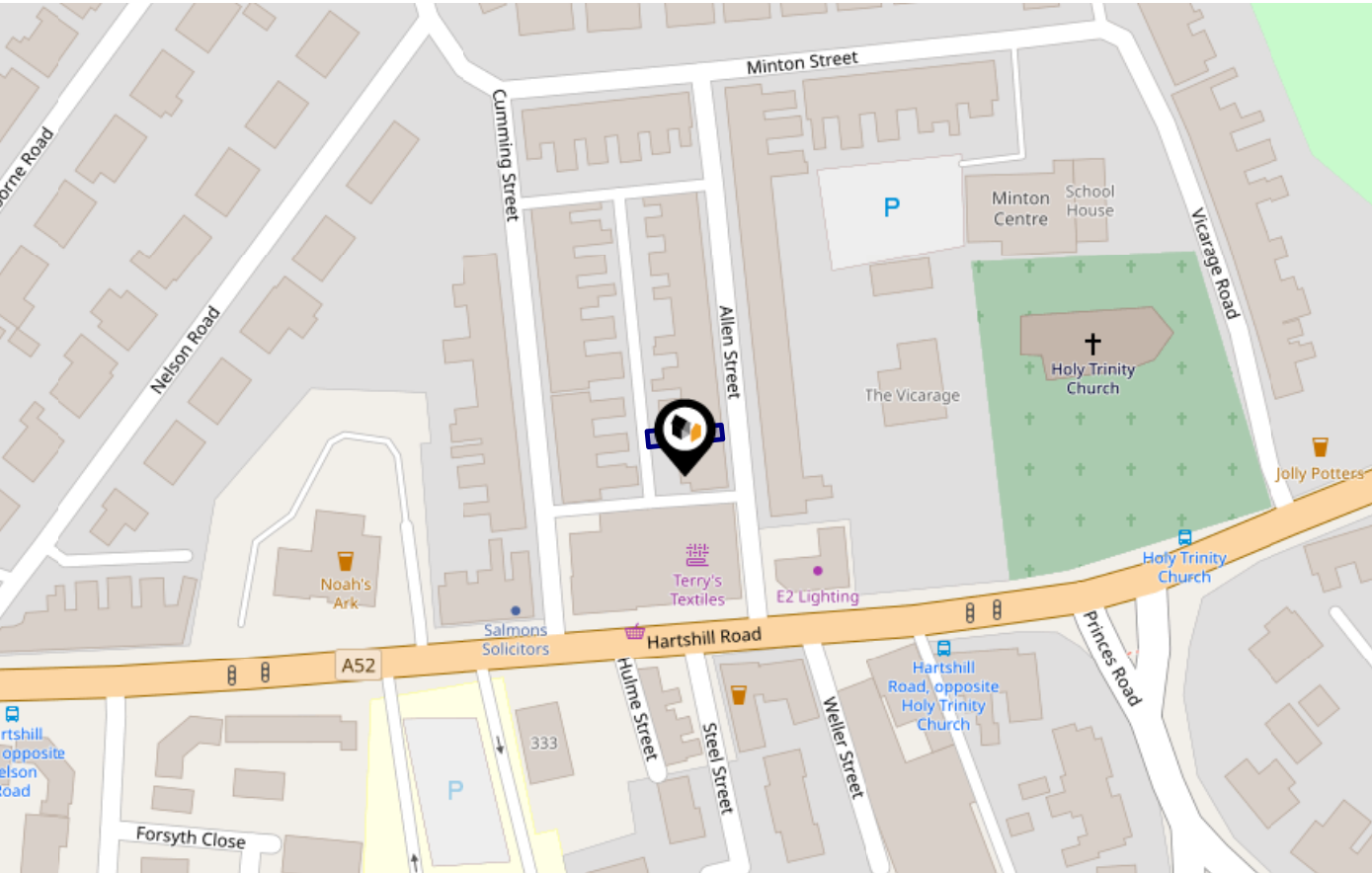
Nearby Council Wards

- 1 Hartshill and Basford Ward
- 2 Penkhull and Stoke Ward
- 3 Town Ward
- 4 May Bank Ward
- 5 Hanley Park and Shelton Ward
- 6 Boothem and Oak Hill Ward
- 7 Clayton Ward
- 8 Etruria and Hanley Ward
- 9 Springfields and Trent Vale Ward
- 10 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.

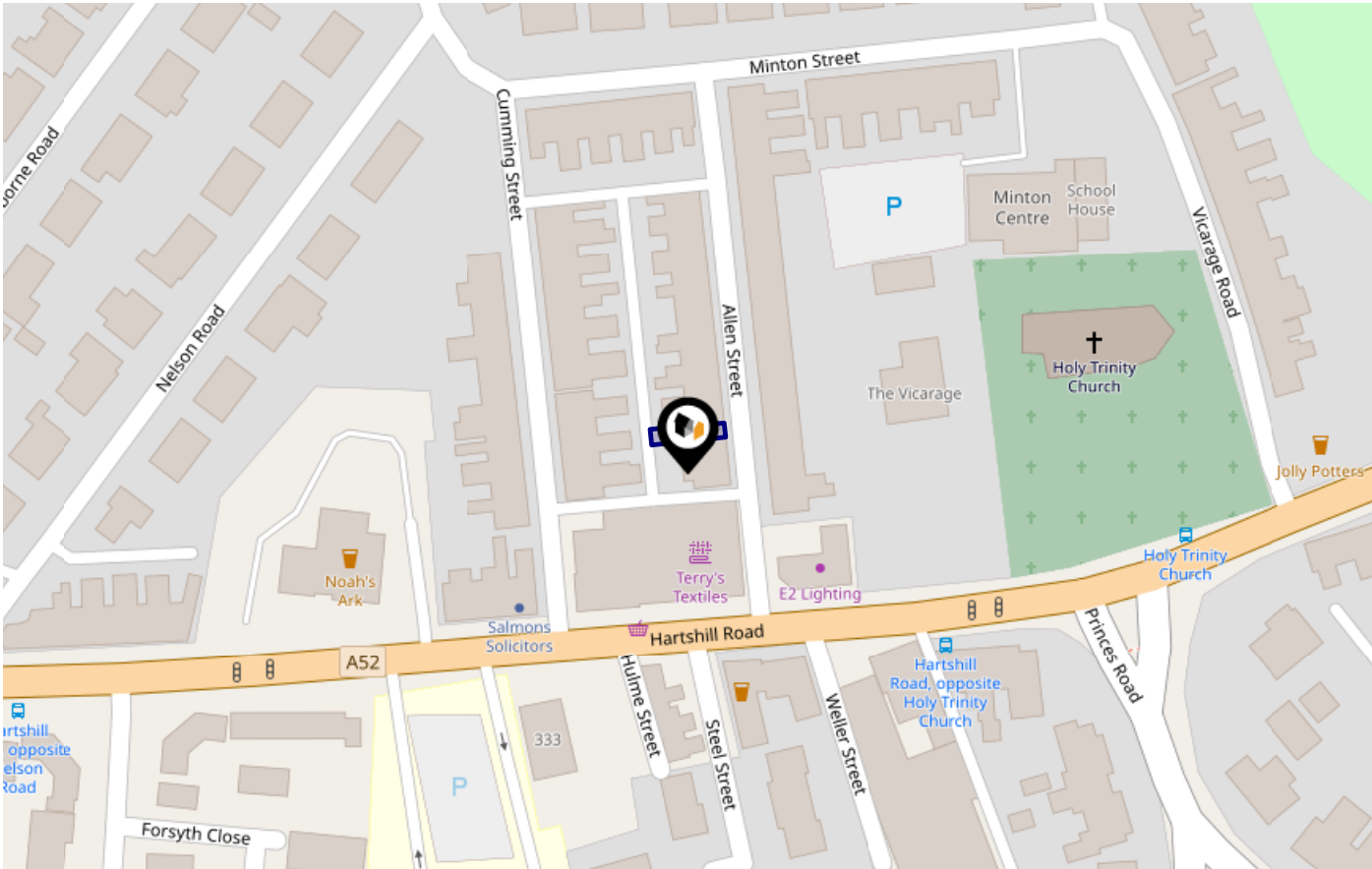
Chance of flooding to the following depths at this property:



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.

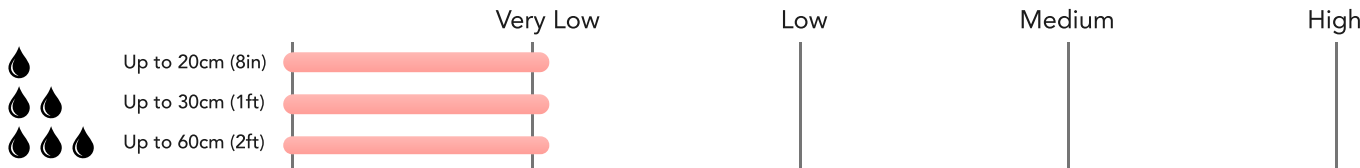


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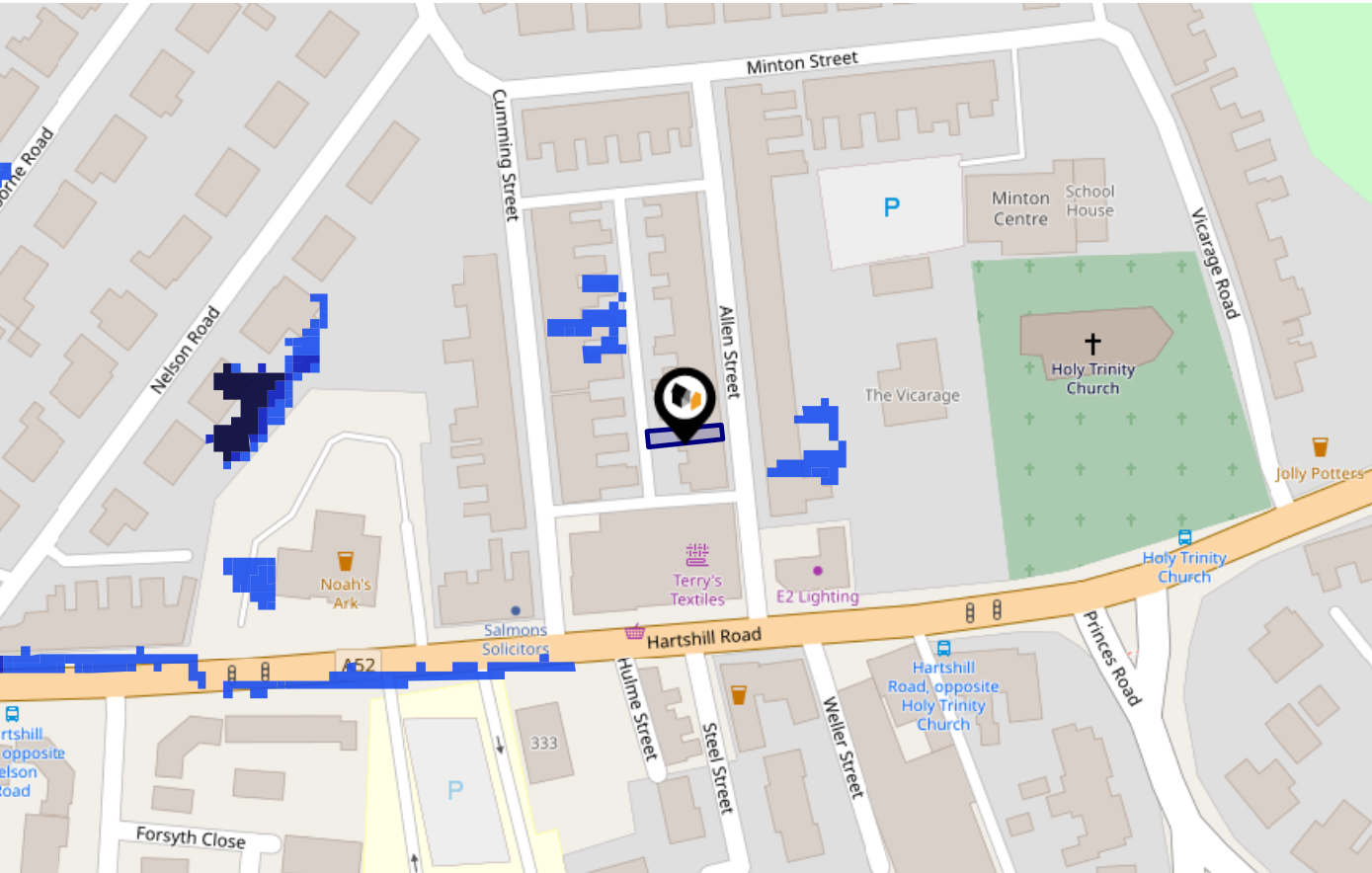
Chance of flooding to the following depths at this property:



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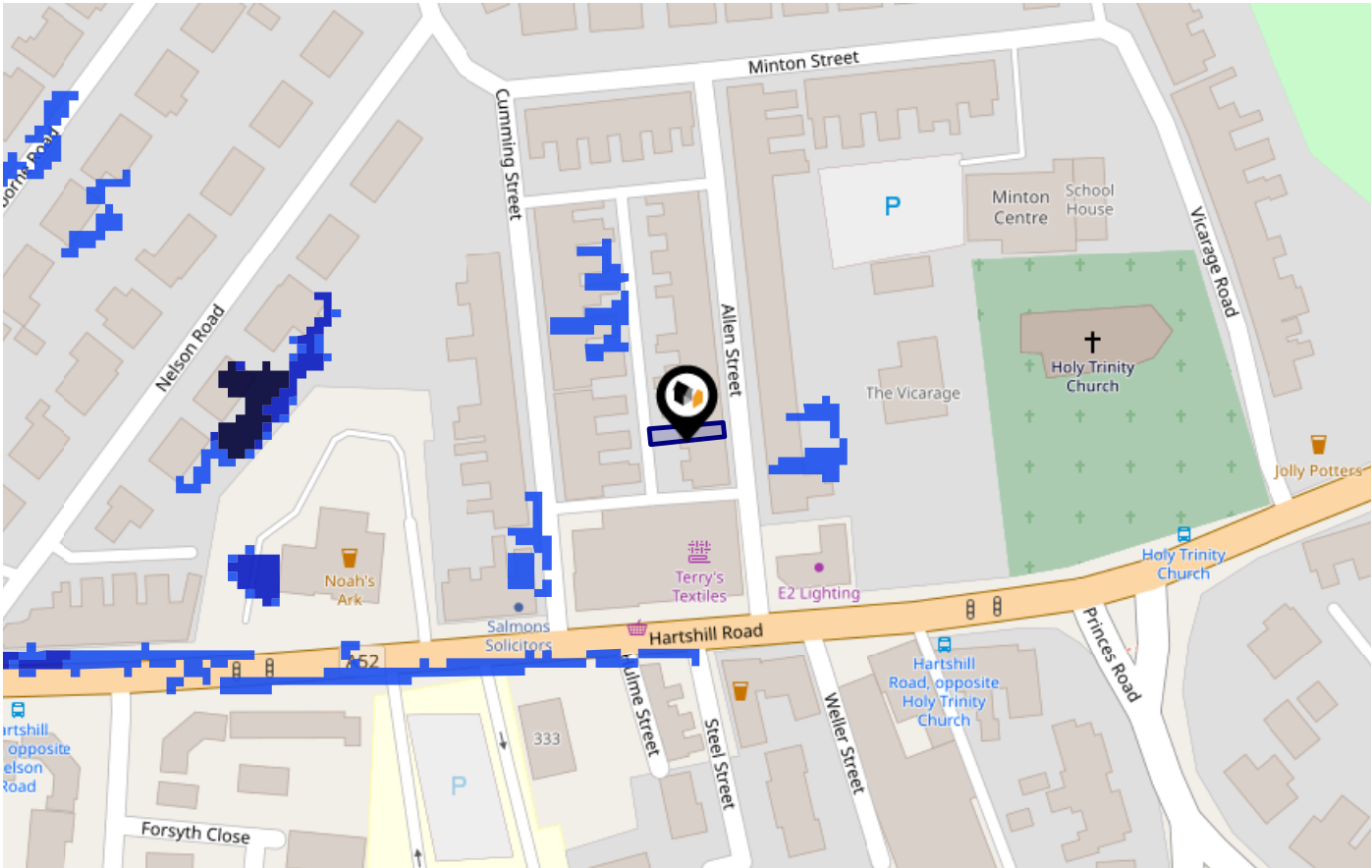
Chance of flooding to the following depths at this property:



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.

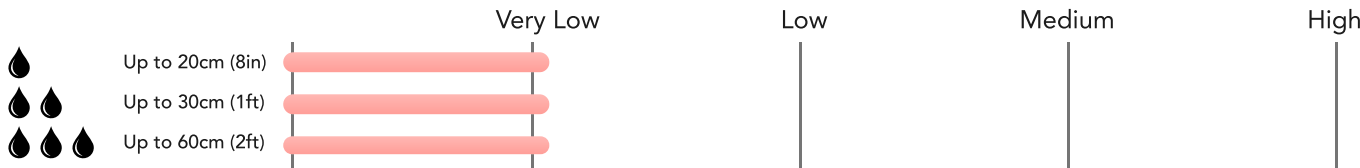


Risk Rating: Very low

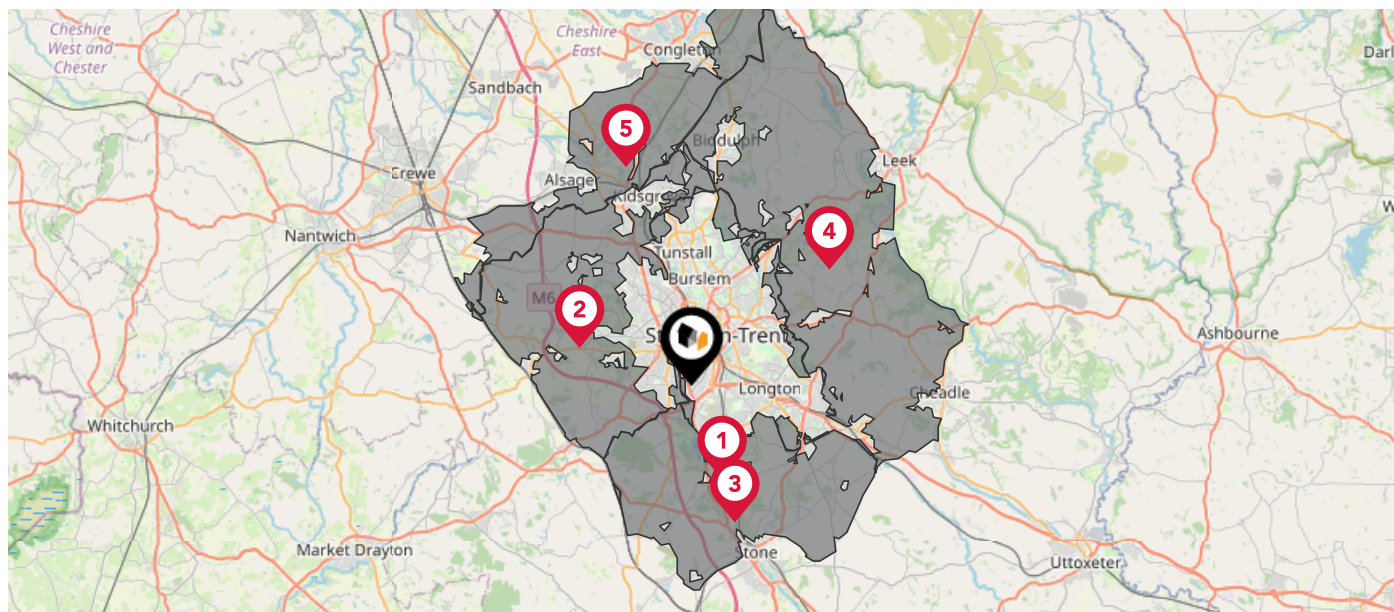
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Chance of flooding to the following depths at this property:



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 - Newcastle-under-Lyme



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands

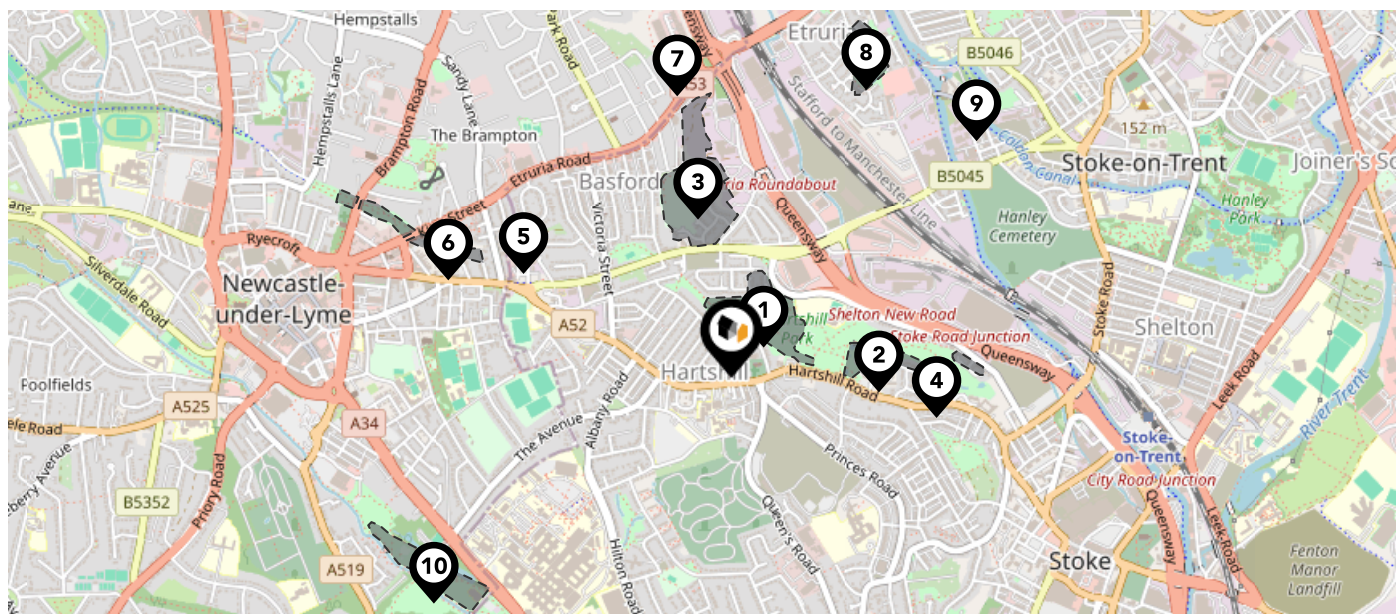


Stoke-on-Trent Green Belt - Cheshire East

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.



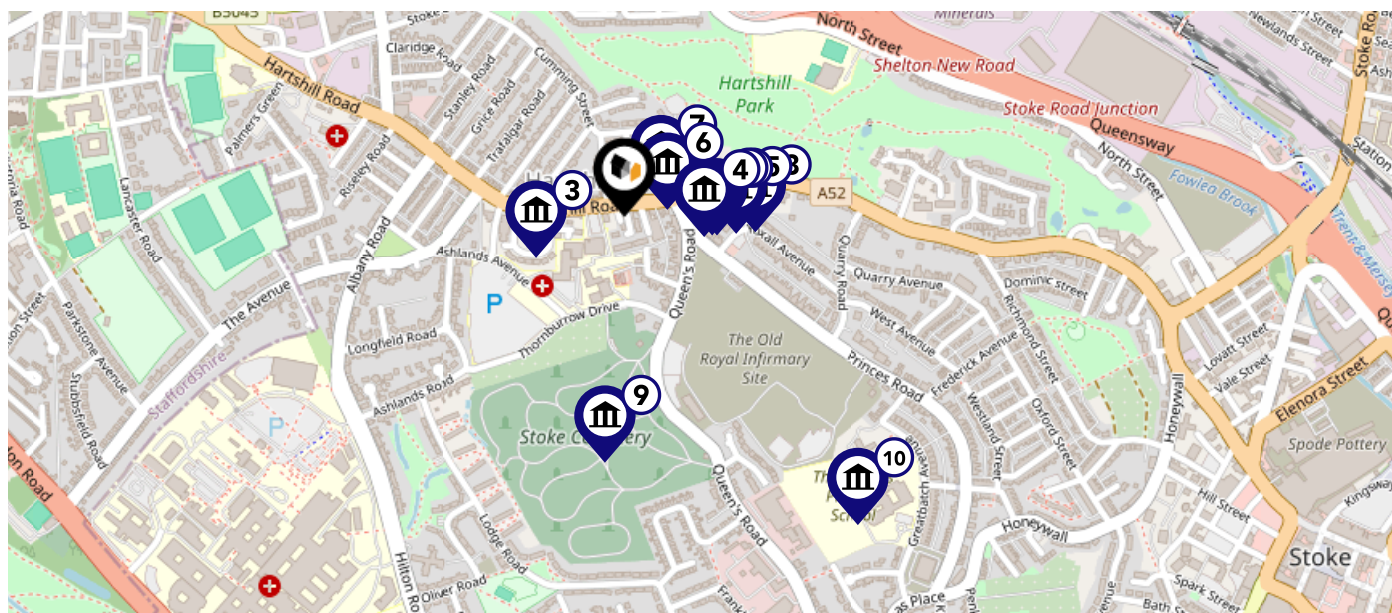
Nearby Landfill Sites











1	Vicarage Road-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
2	St Dominics Car Park-Hartshill Road, Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
3	Caddicks Marl Hole-Sheldon New Road, Etruria, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
4	Tolkien Way-Hartshill, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	Newcastle Refuse Tip-Rope Street, Basford, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
6	The Brampton-Former Railway Cutting Near The Brampton, King Street, The Brampton, Newcastle Under Lyme, Staffordshire	Historic Landfill	<input type="checkbox"/>
7	Downing and Company-Etruria Tileries, Etruria Way, Basford, Newcastle Under Lyme, Staffordshire	Historic Landfill	<input type="checkbox"/>
8	Humbert Street-Humbert Street, Etruria., Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	Former Gas Holder-Lower Bedford Street, Etruria Locks, Stoke on Trent	Historic Landfill	<input type="checkbox"/>
10	Lyme Valley Parkway-London Road, Parkway, Newcastle Under Lyme, Staffordshire	Historic Landfill	<input type="checkbox"/>

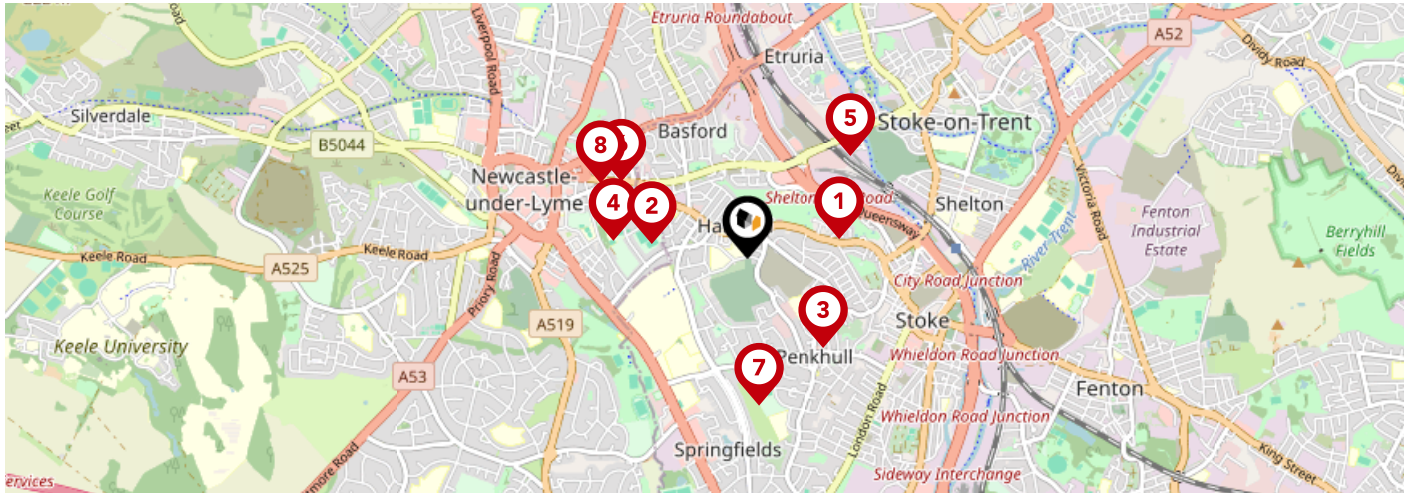
Maps

Listed Buildings

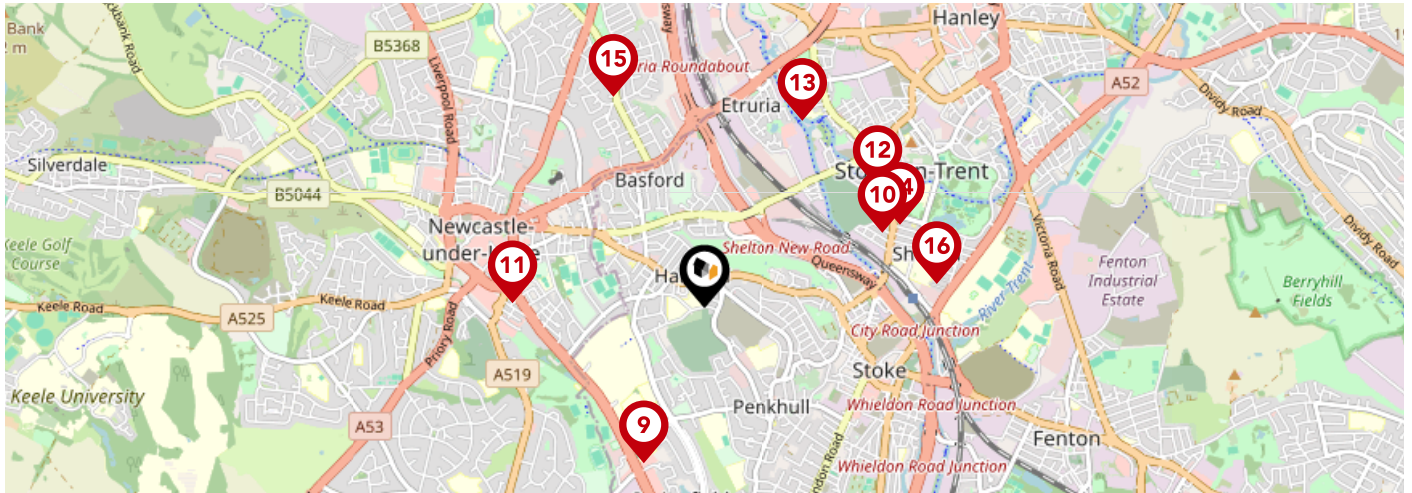
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1195799 - 285, Hartshill Road	Grade II	0.1 miles
	1220486 - Newcastle Players Workshop	Grade II	0.1 miles
	1360813 - Railings North Of Former Orthopaedic Hospital	Grade II	0.1 miles
	1290963 - 289, 291 And 293, Hartshill Road	Grade II	0.1 miles
	1290959 - 265-281 Hartshill Road	Grade II	0.1 miles
	1195800 - Church Of The Holy Trinity	Grade II	0.1 miles
	1297908 - Church House And School	Grade II	0.1 miles
	1297961 - 263 Hartshill Road	Grade II	0.2 miles
	1195841 - Hartshill Cemetery Chapels	Grade II	0.3 miles
	1195796 - North Staffordshire School For The Deaf	Grade II	0.4 miles



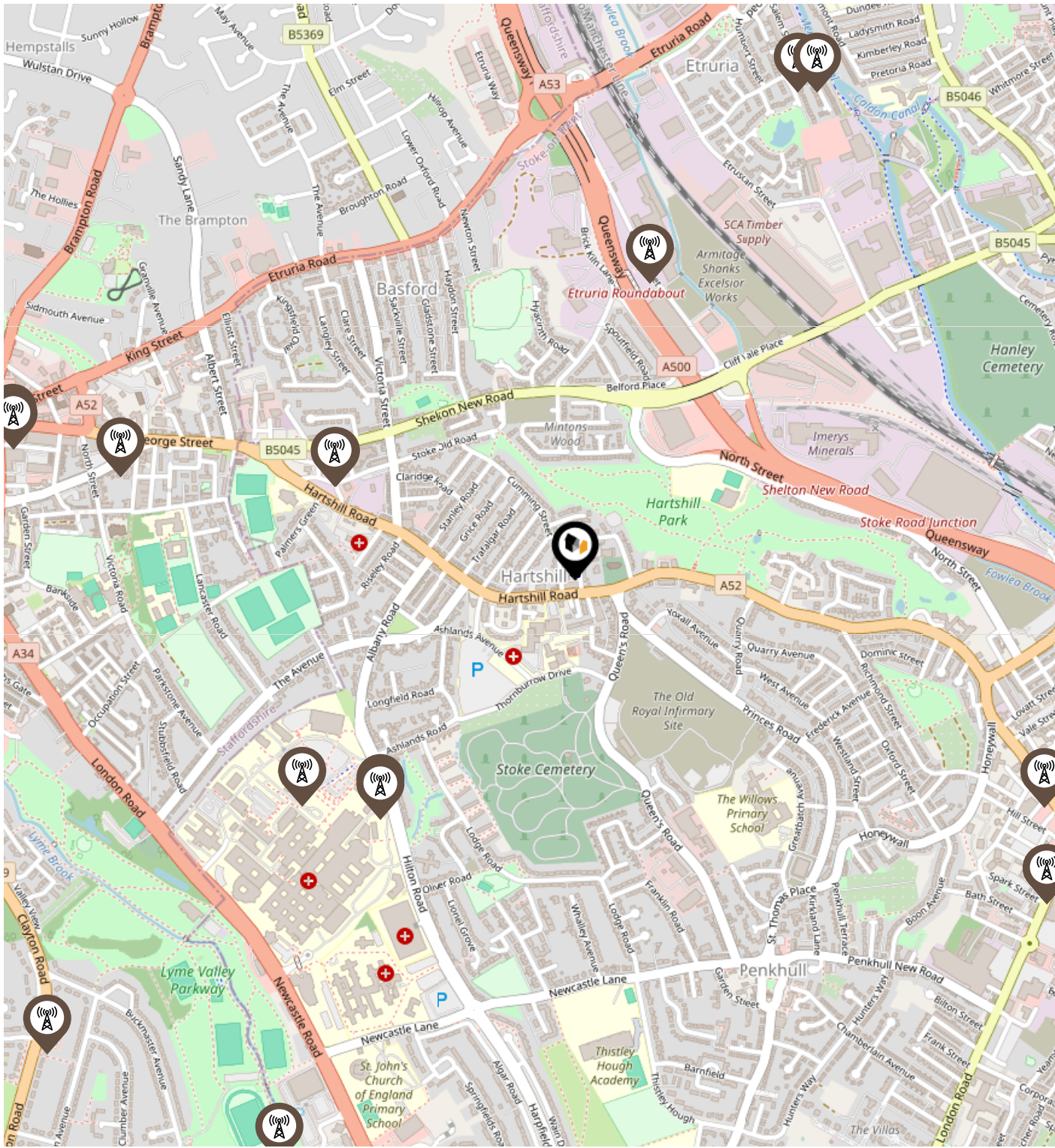
		Nursery	Primary	Secondary	College	Private
1	St Thomas Aquinas Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Harpfield Primary Academy Ofsted Rating: Good Pupils: 231 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Willows Primary School Ofsted Rating: Good Pupils: 687 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Newcastle-under-Lyme School Ofsted Rating: Not Rated Pupils: 888 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Regent College Ofsted Rating: Good Pupils:0 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lyme Brook Independent School Ofsted Rating: Good Pupils: 7 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Thistley Hough Academy Ofsted Rating: Good Pupils: 1091 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Demetae Academy Ofsted Rating: Good Pupils: 30 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	St John's CofE (A) Primary School Ofsted Rating: Requires improvement Pupils: 315 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Registry Ofsted Rating: Not Rated Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hassell Primary School Ofsted Rating: Good Pupils: 194 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Snowhill School Ofsted Rating: Good Pupils: 35 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Etruscan Primary School Ofsted Rating: Good Pupils: 460 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Stoke-on-Trent College Ofsted Rating: Good Pupils:0 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	May Bank Infants' School Ofsted Rating: Good Pupils: 167 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Excellence Girls Academy Ofsted Rating: Good Pupils: 79 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

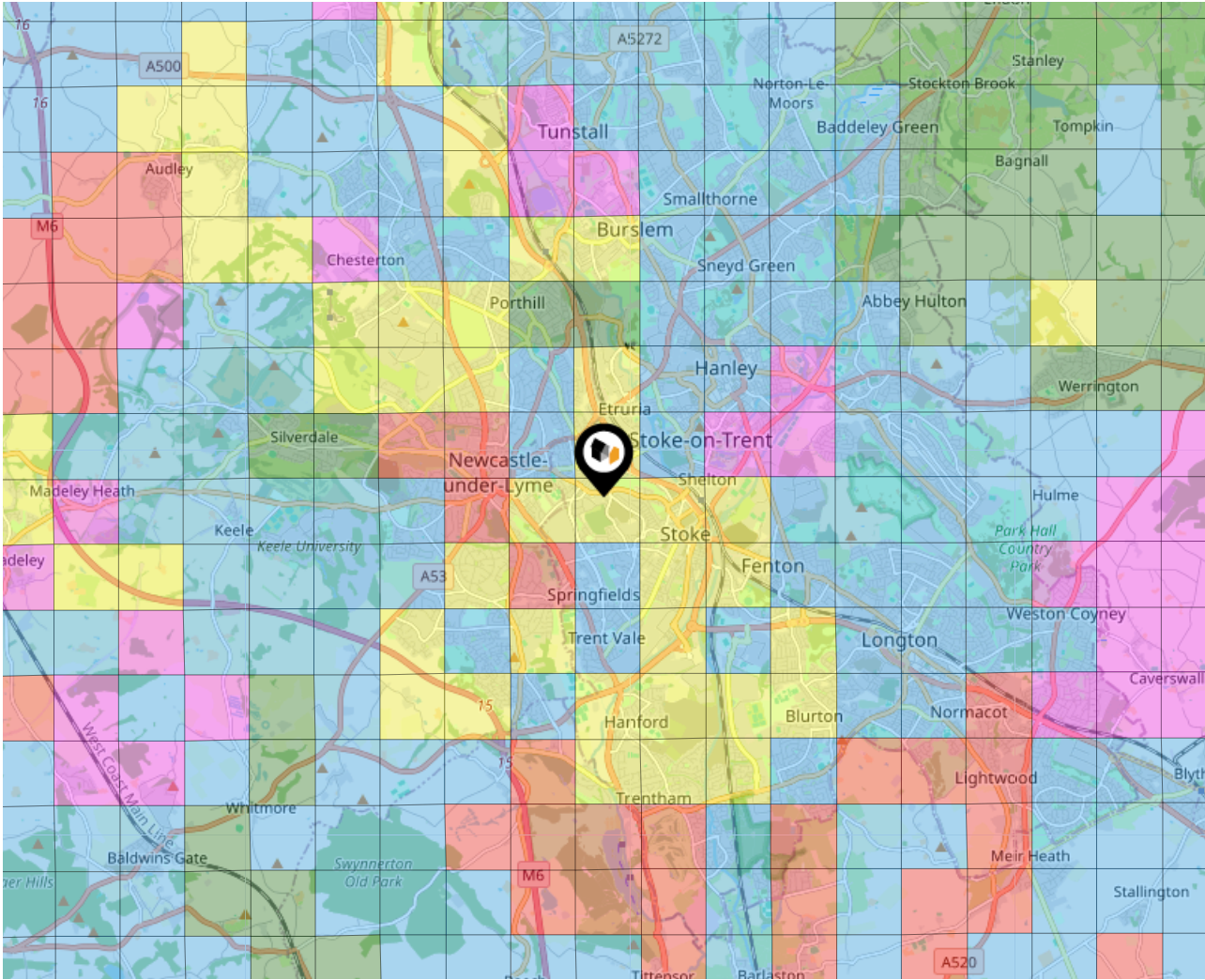


Key:

-  Power Pylons
-  Communication Masts

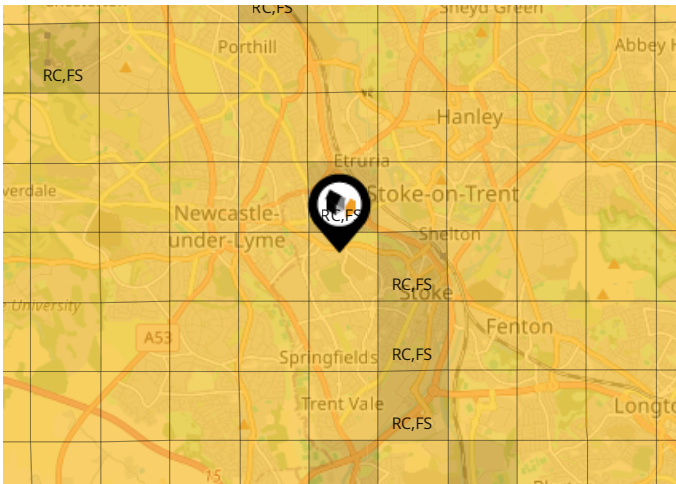
What is Radon?

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

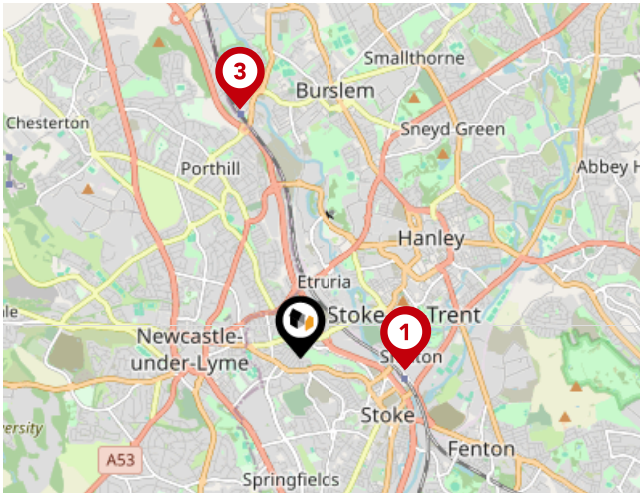


Primary Classifications (Most Common Clay Types)

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

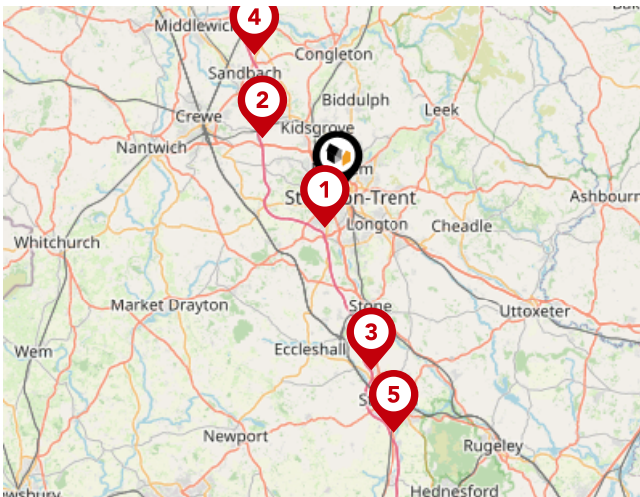
Area

Transport (National)



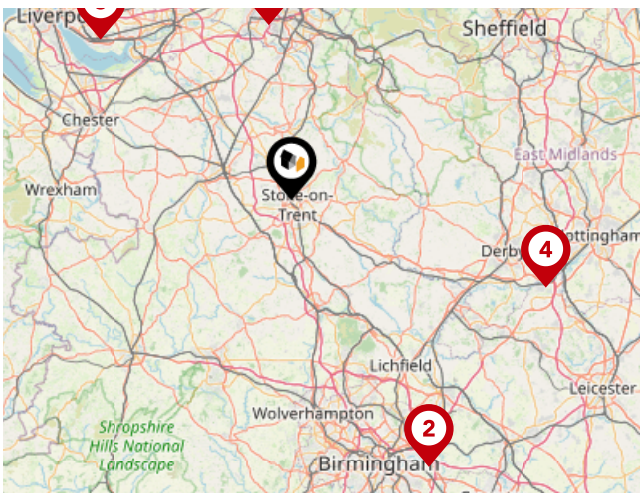
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	0.93 miles
2	Stoke-on-Trent Rail Station	0.95 miles
3	Platform 2	2.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.5 miles
2	M6 J16	6.74 miles
3	M6 J14	12.85 miles
4	M6 J17	11.57 miles
5	M6 J13	17.47 miles

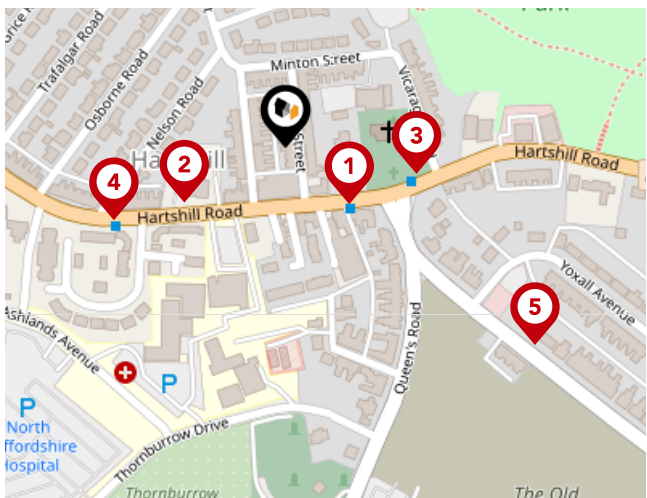


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.98 miles
2	Birmingham Airport	43.27 miles
3	Speke	35.29 miles
4	East Mids Airport	38.59 miles

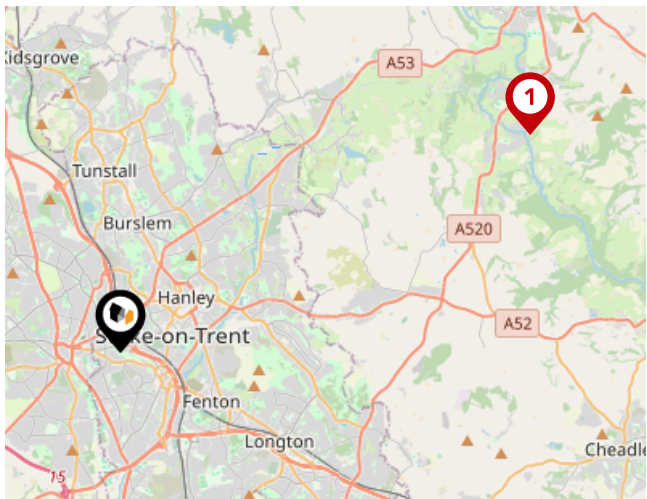
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holy Trinity Church	0.05 miles
2	Nelson Road	0.06 miles
3	Holy Trinity Church	0.07 miles
4	Nelson Road	0.1 miles
5	Princes Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.29 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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Valuation Office
Agency

