

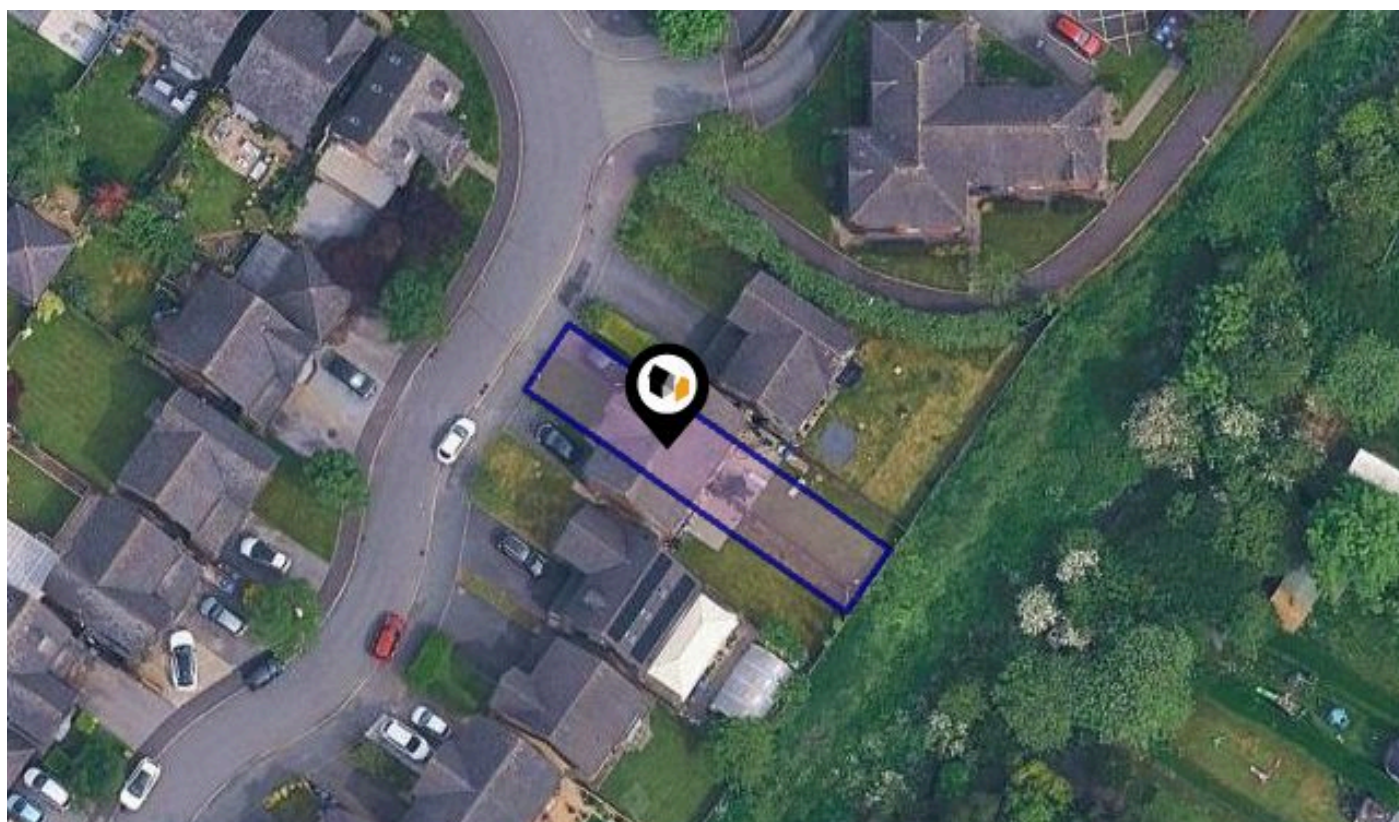


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Thursday 05<sup>th</sup> February 2026**



## **GALINGALE VIEW, NEWCASTLE, ST5**

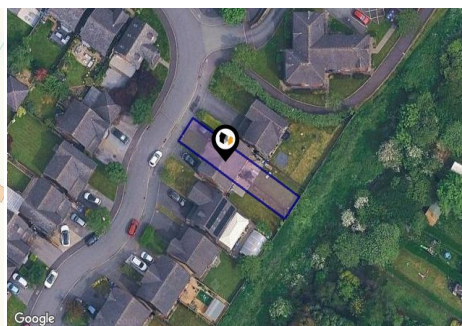
**butters john bee**

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

01782 470227

[newcastlerentals@bjbmail.com](mailto:newcastlerentals@bjbmail.com)

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)






## Property

<b>Type:</b>	HMO Bedsit / Other Non Self Contained Accommodation	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,162 ft <sup>2</sup> / 108 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	After 2012		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,245		
<b>Title Number:</b>	SF577849		

## Local Area

<b>Local Authority:</b>	Staffordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Low

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

<b>11</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s
		

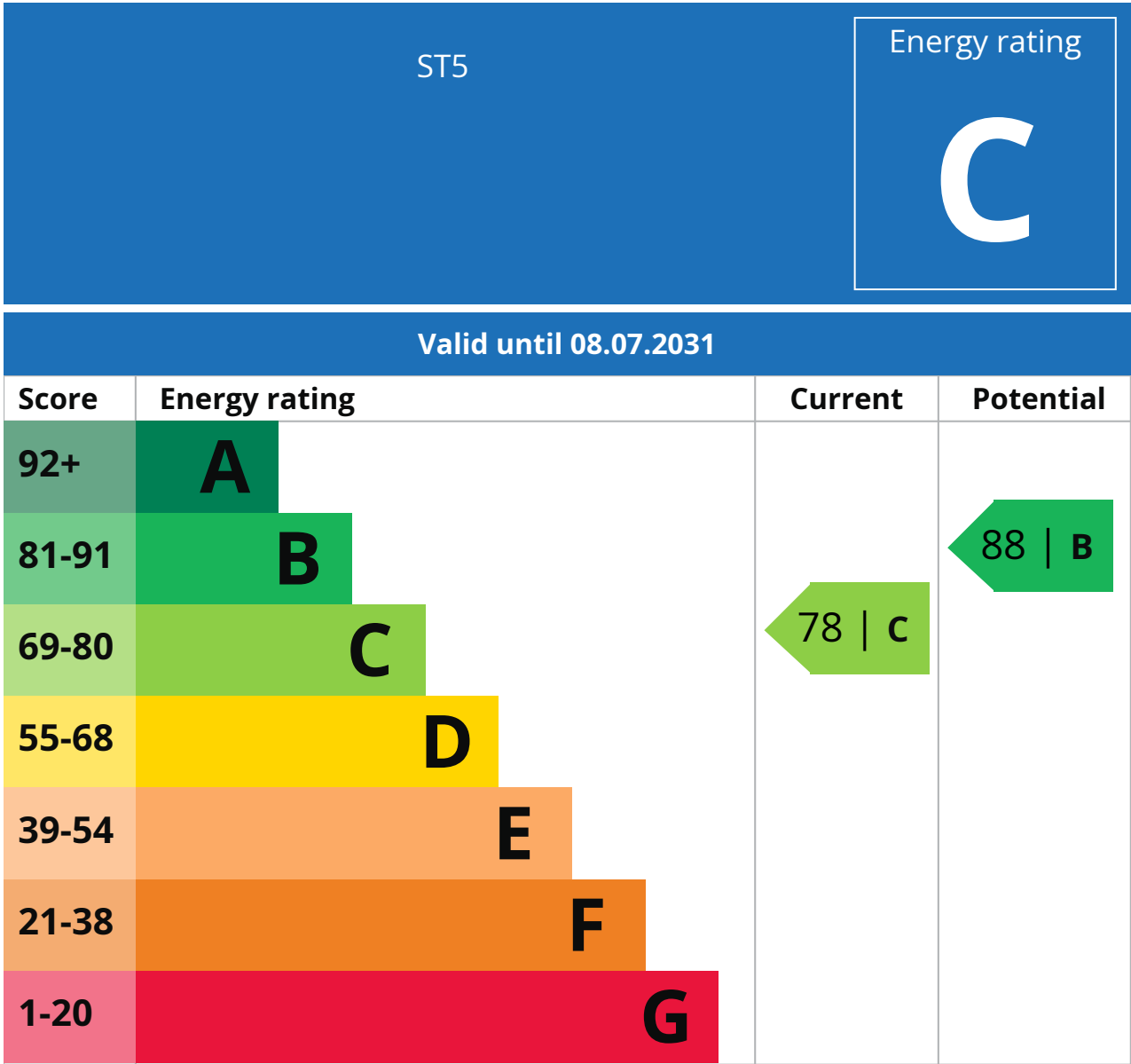
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**



### Additional EPC Data

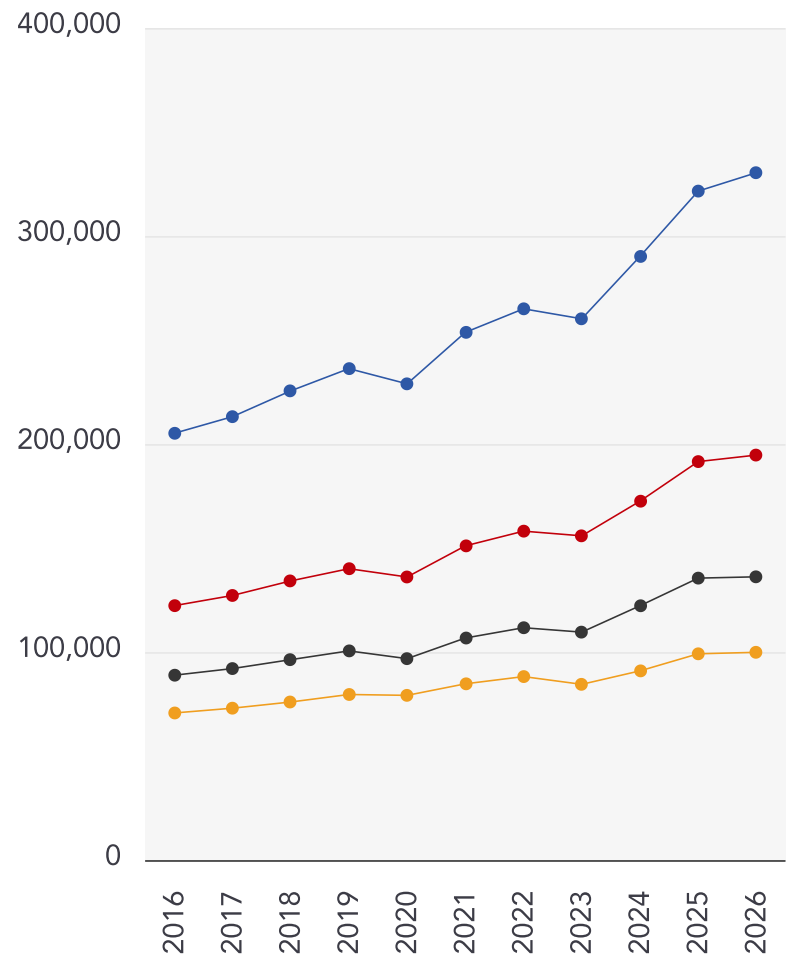
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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, insulated (assumed)
<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 all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	108 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST5



Detached

**+61.04%**

Semi-Detached

**+59.16%**

Terraced

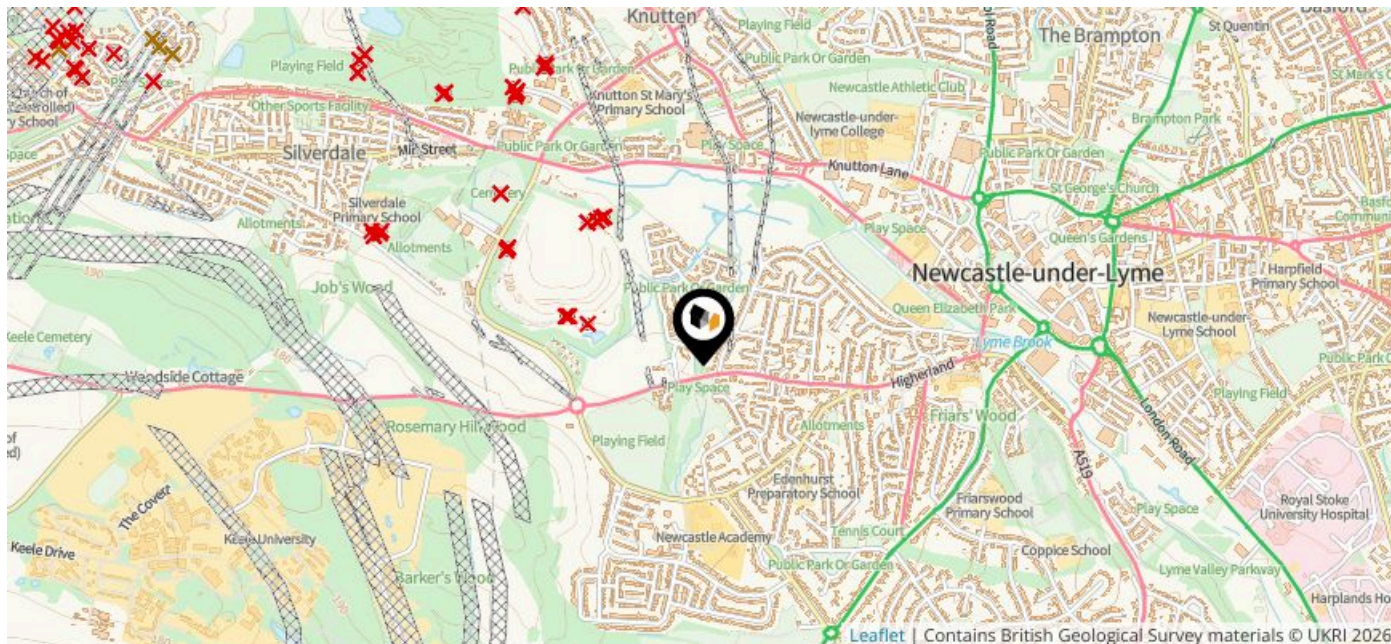
**+53.2%**

Flat

**+41.21%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

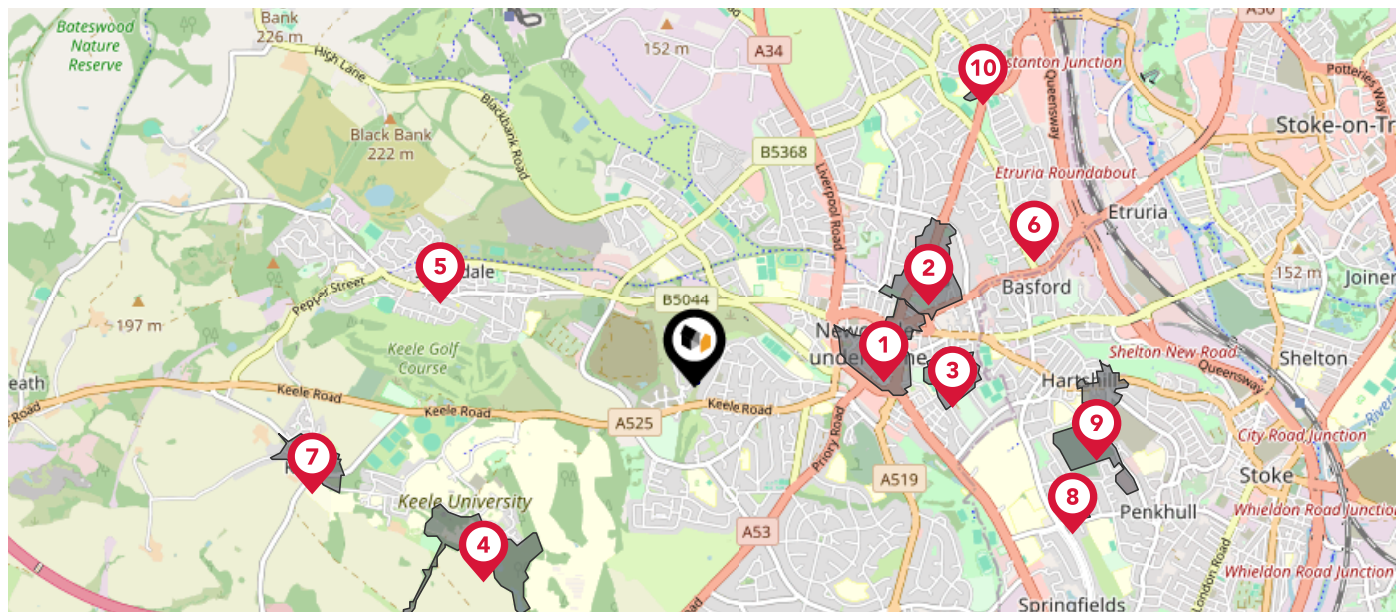
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



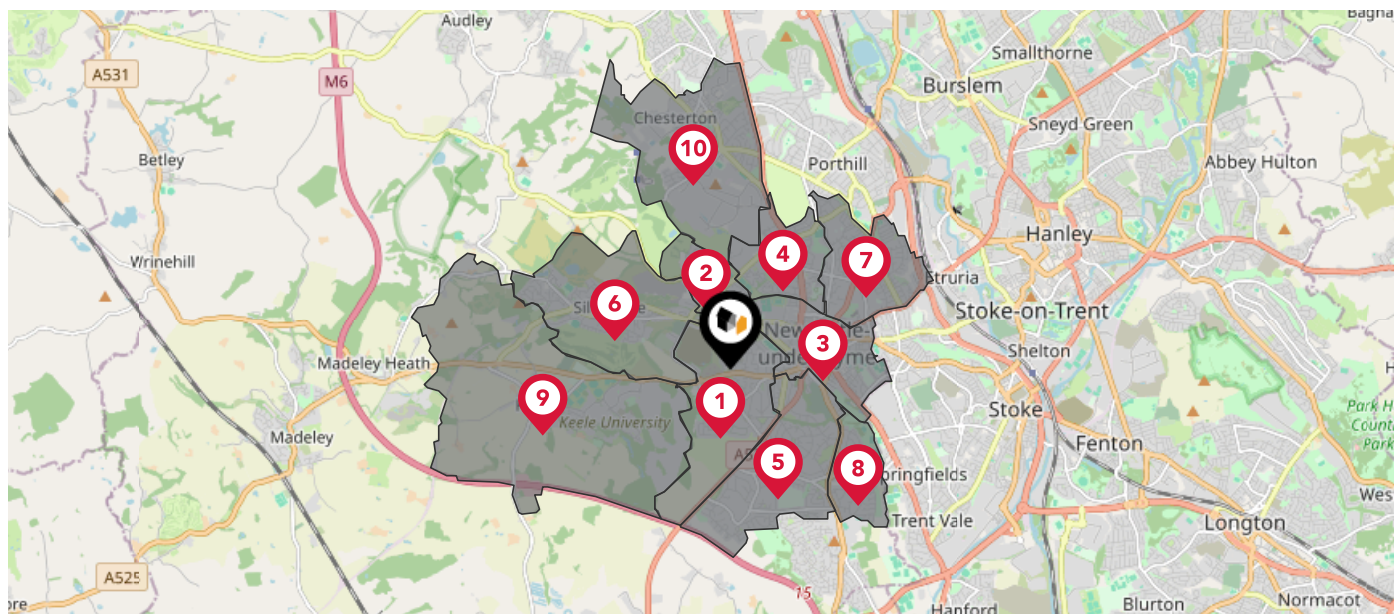
### Nearby Conservation Areas

-  1 Newcastle Town Centre
-  2 The Brampton
-  3 Stubbs Walks
-  4 Keele Hall
-  5 Silverdale
-  6 Basford
-  7 Keele
-  8 St Christophers Avenue
-  9 Hartshill
-  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



Thistleberry Ward



Knutton Ward



Town Ward



Cross Heath Ward



Westlands Ward



Silverdale Ward



May Bank Ward



Clayton Ward



Keele Ward



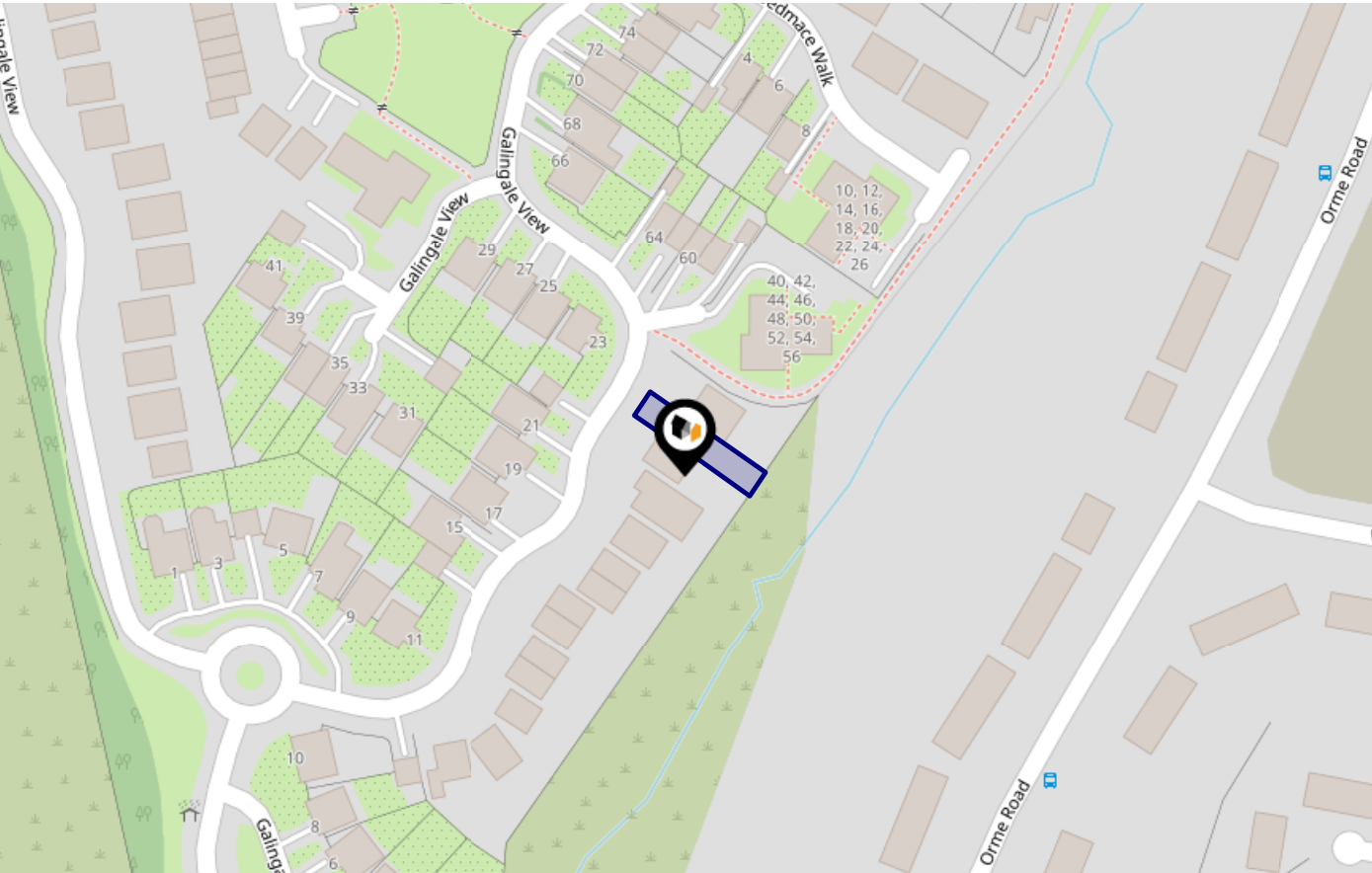
Holditch & Chesterton Ward



# 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.

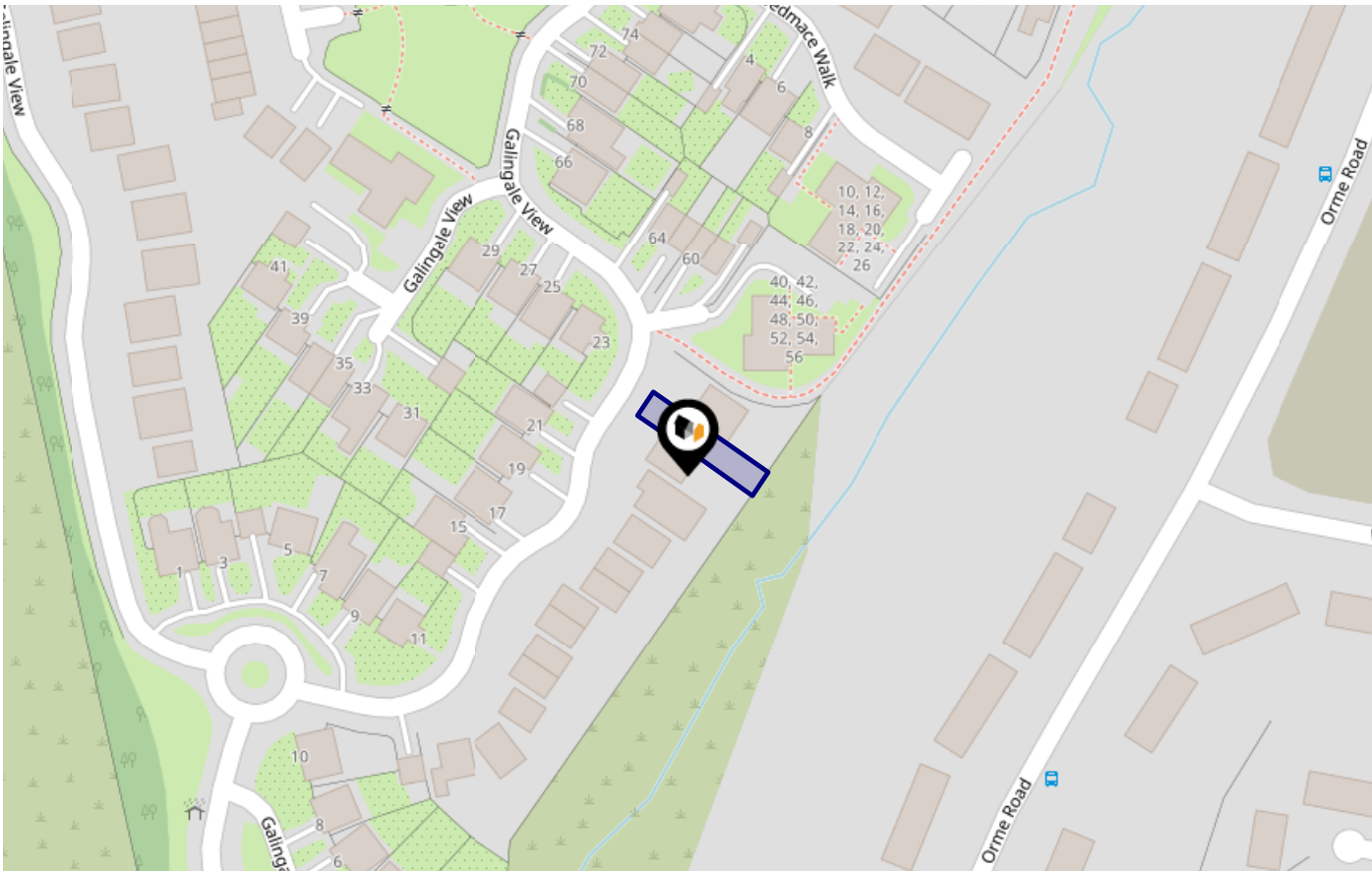
Chance of flooding to the following depths at this property:



# 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.

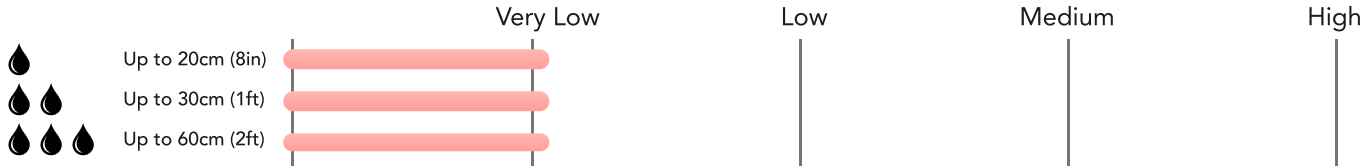


**Risk Rating:** Very low

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.

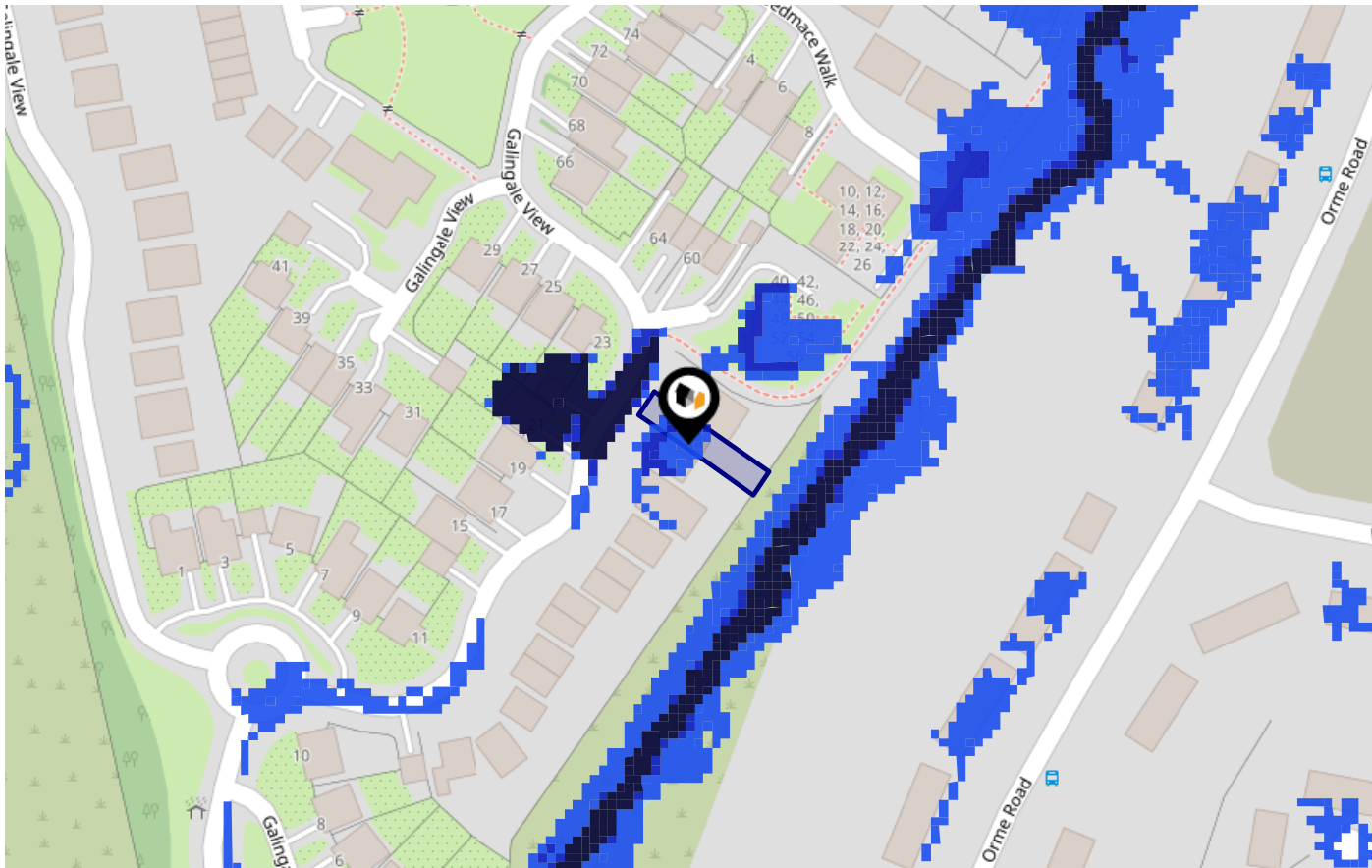
Chance of flooding to the following depths at this property:



# 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: 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.

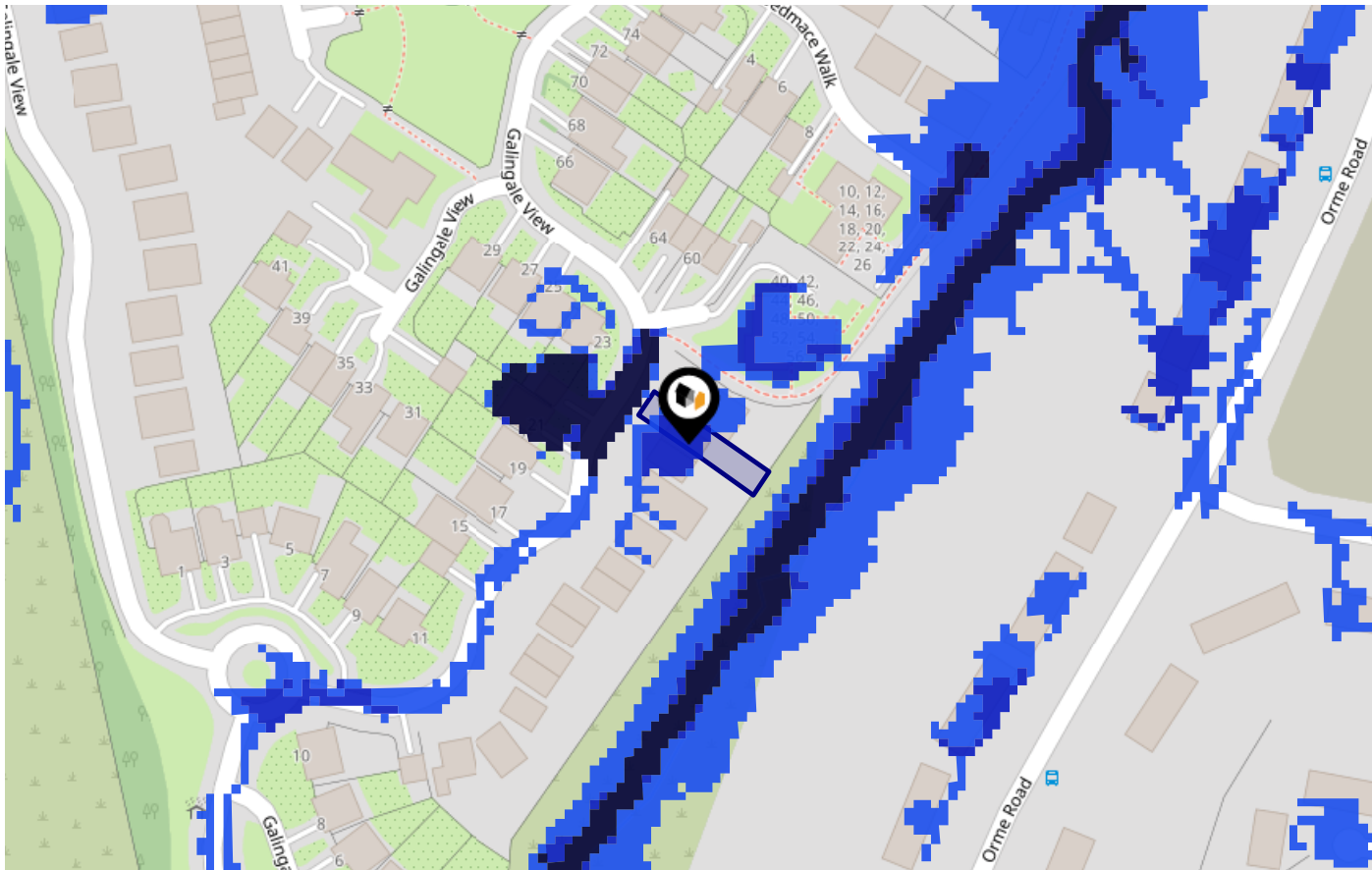
Chance of flooding to the following depths at this property:



# 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: 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.

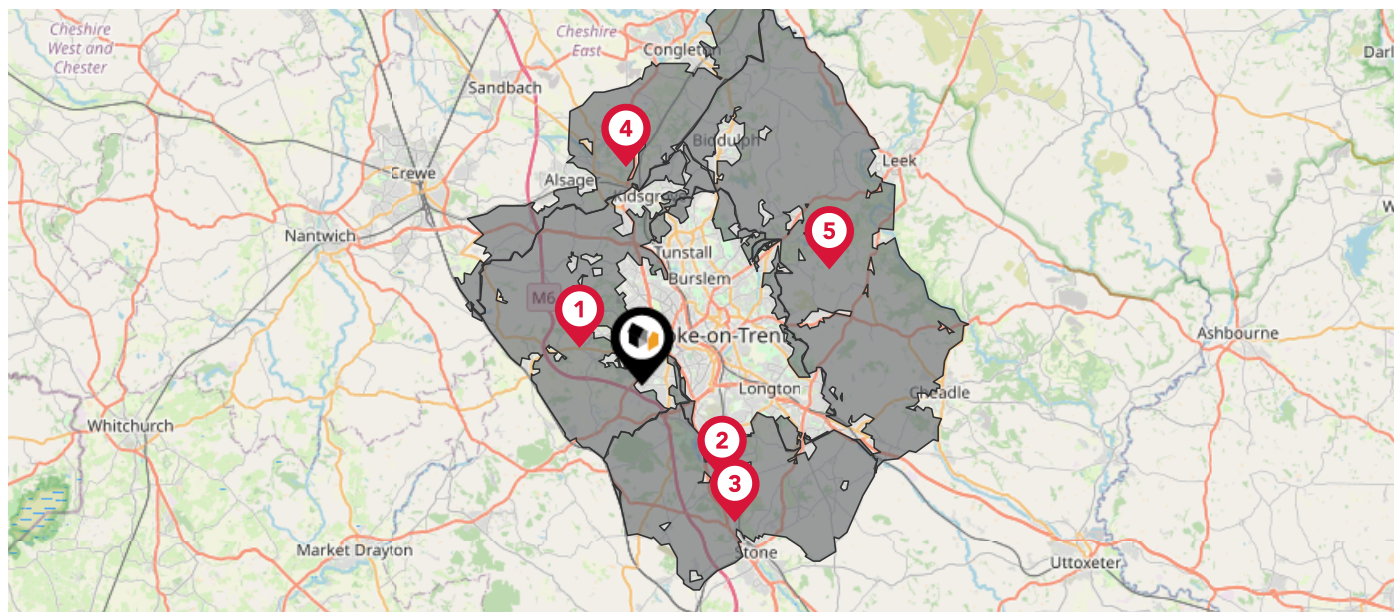
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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



Stoke-on-Trent Green Belt - Newcastle-under-Lyme



Stoke-on-Trent Green Belt - Stoke-on-Trent



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Cheshire East

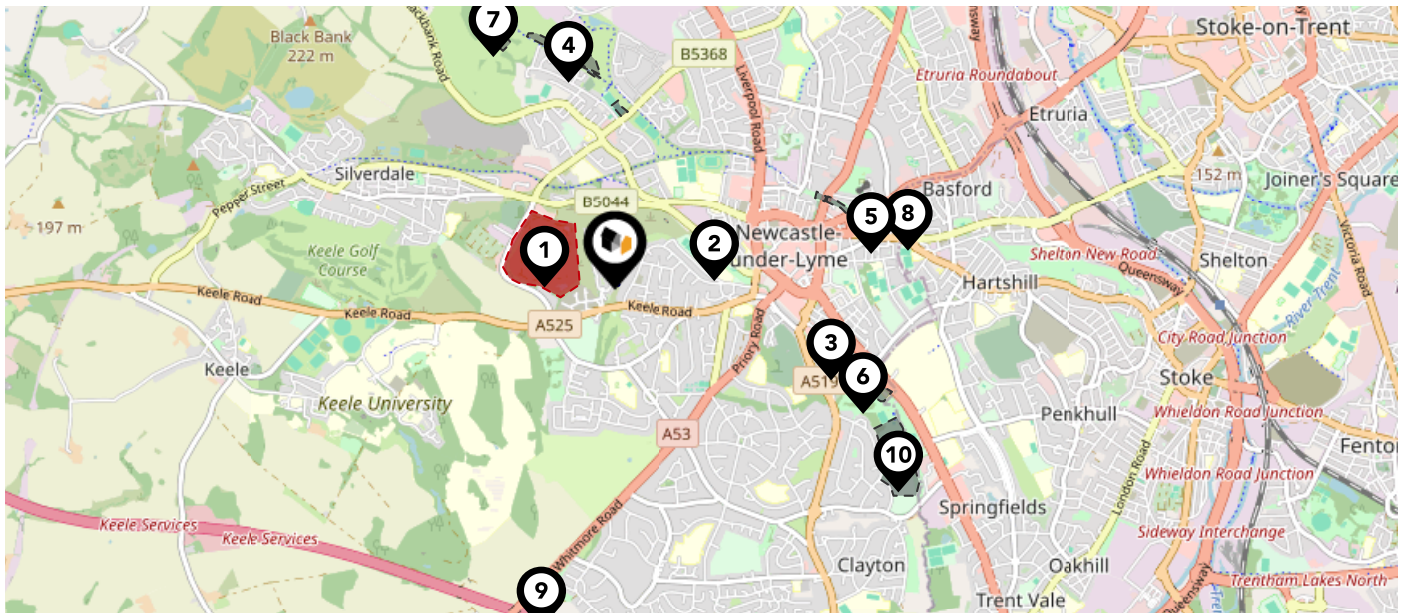


Stoke-on-Trent Green Belt - Staffordshire Moorlands

# 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.



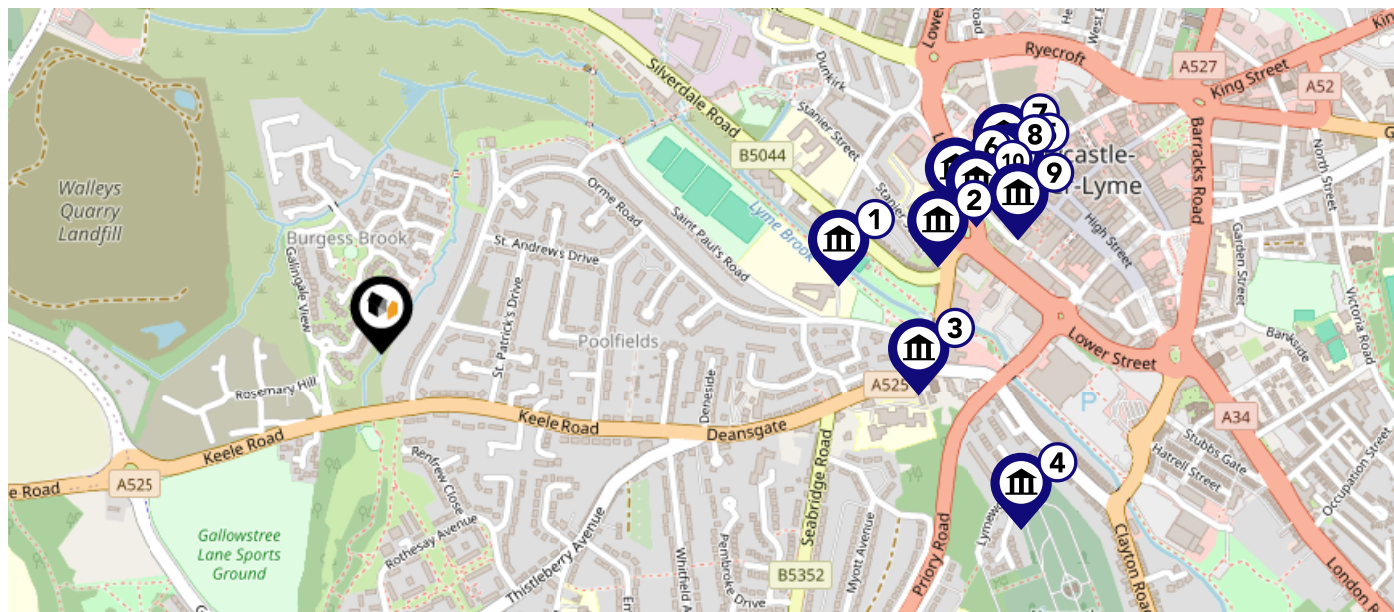
### Nearby Landfill Sites











<b>1</b>	No name provided by source	Active Landfill 
<b>2</b>	Albert Mill-Silverdale Road, Newcastle-under-Lyme, Staffordshire	Historic Landfill 
<b>3</b>	Pool Dam Sidings-Off Brook Lane, Newcastle Under Lyme, Staffordshire	Historic Landfill 
<b>4</b>	Apedale-Cleveland Road, Knutton, Newcastle Under Lyme, Staffordshire	Historic Landfill 
<b>5</b>	The Brampton-Former Railway Cutting Near The Brampton, King Street, The Brampton, Newcastle Under Lyme, Staffordshire	Historic Landfill 
<b>6</b>	Lyme Valley Parkway-London Road, Parkway, Newcastle Under Lyme, Staffordshire	Historic Landfill 
<b>7</b>	Whitebarn Farm, Whitebridge Lane-Cleveland Road, Near Knutton, Newcastle-under-Lyme, Staffordshire	Historic Landfill 
<b>8</b>	Newcastle Refuse Tip-Rope Street, Basford, Stoke On Trent, Staffordshire	Historic Landfill 
<b>9</b>	Edenhurst Sports Field-Whitmore Road, Seabridge, Newcastle Under Lyme, Staffordshire	Historic Landfill 
<b>10</b>	Football Ground Off Clayton Lane-Clayton Lane, Clayton, Newcastle Under Lyme, Staffordshire	Historic Landfill 

# Maps

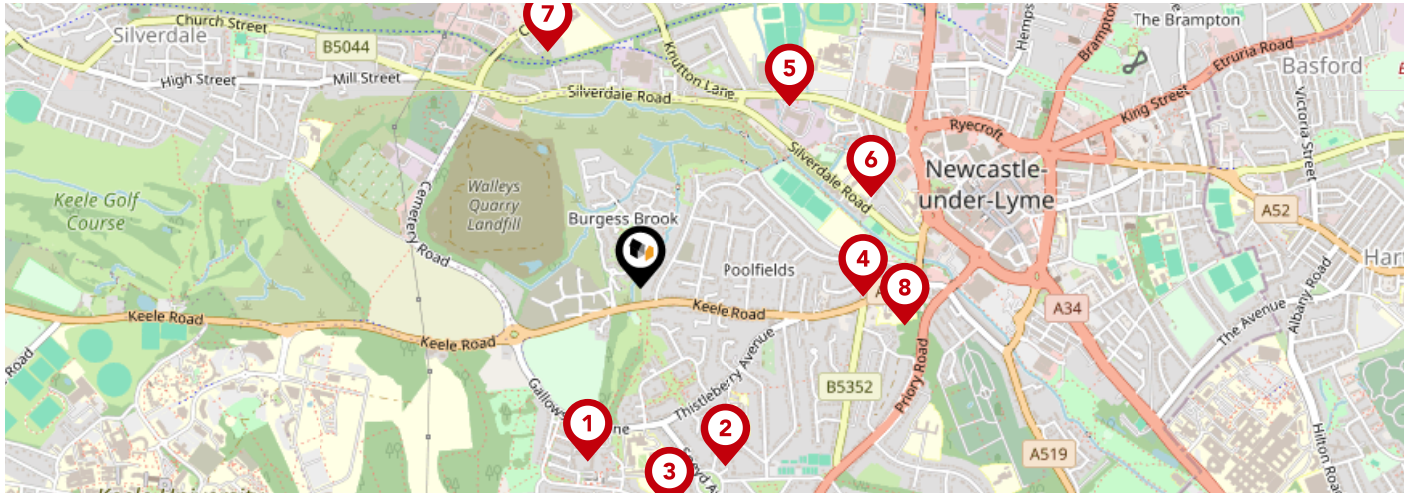
## Listed Buildings

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



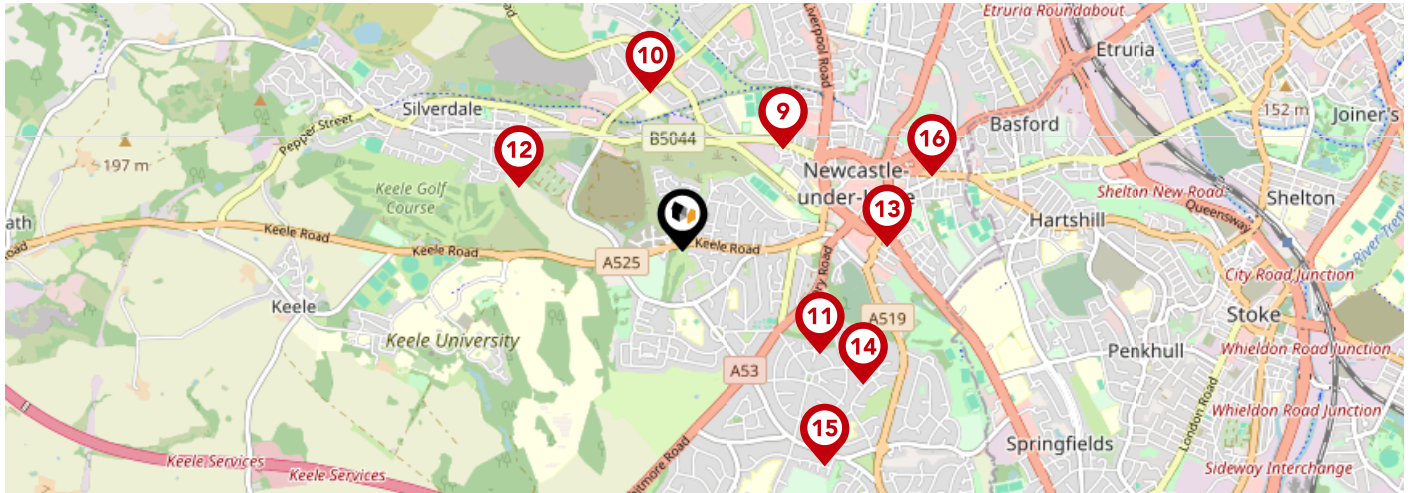
Listed Buildings in the local district		Grade	Distance
	1196763 - Castle Foundations	Grade II	0.5 miles
	1219746 - 65 Lower Street	Grade II	0.6 miles
	1297487 - Old Orme Boys' Primary School	Grade II	0.6 miles
	1219842 - Cemetery Railings And Gates	Grade II	0.7 miles
	1291394 - 17, High Street	Grade II	0.7 miles
	1297486 - Old Unitarian Meeting House	Grade II	0.7 miles
	1196519 - Fenton House	Grade II	0.7 miles
	1196520 - 18a, High Street	Grade II	0.7 miles
	1196521 - 36 High Street	Grade II	0.7 miles
	1297603 - Church Of St Giles	Grade II	0.7 miles













		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Newcastle Academy</b> Ofsted Rating: Good   Pupils: 412   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Edenhurst Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 170   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Westlands Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Giles' and St George's Church of England Academy</b> Ofsted Rating: Good   Pupils: 357   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Newcastle and Stafford Colleges Group</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Knutton St Marys CofE Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Blackfriars Academy</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

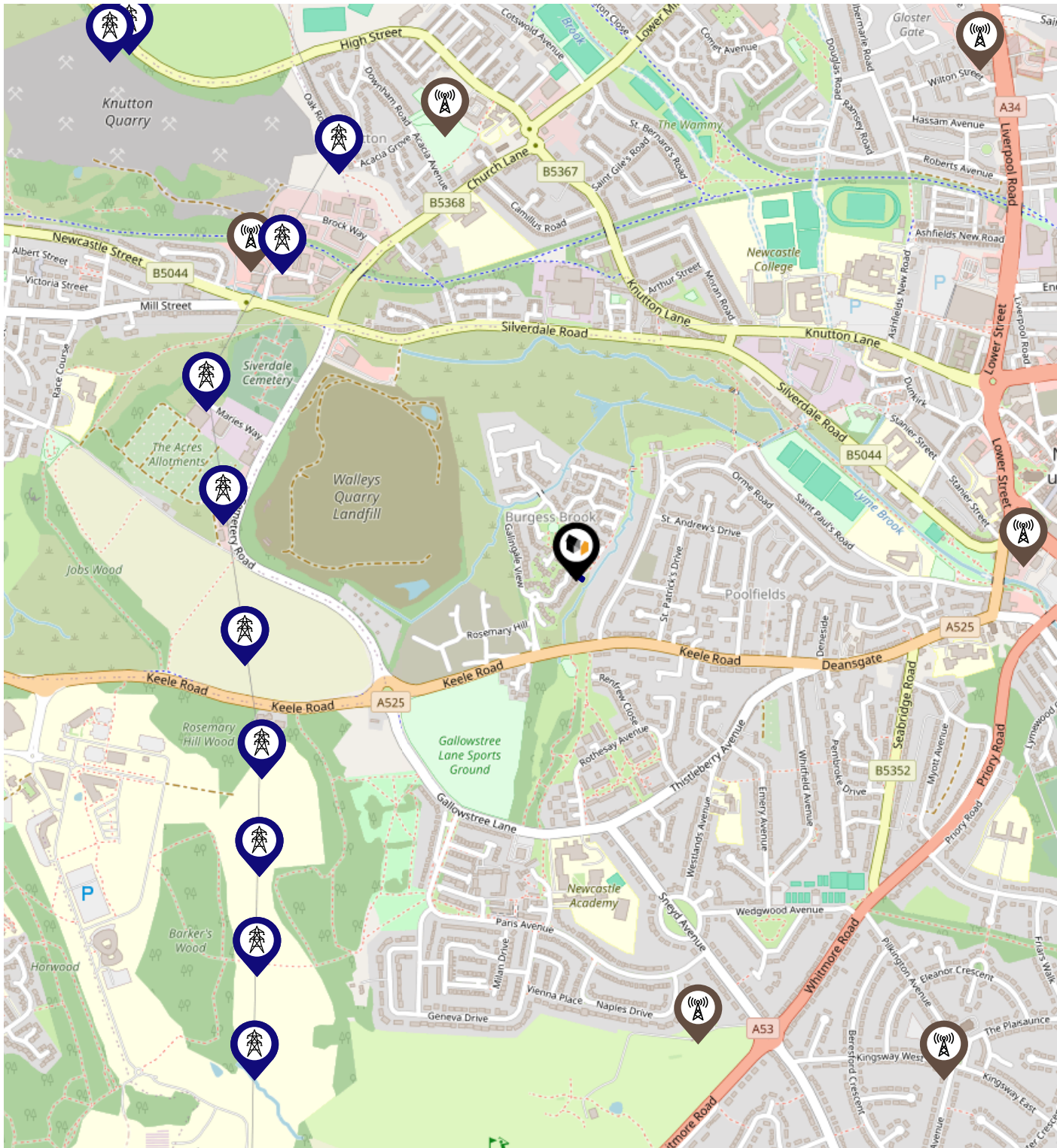






		Nursery	Primary	Secondary	College	Private
	<b>St John Fisher Catholic College</b> Ofsted Rating: Requires improvement   Pupils: 1094   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedars - Newcastle, Moorlands and Darwin Bases</b> Ofsted Rating: Good   Pupils: 45   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Co-op Academy Friarswood</b> Ofsted Rating: Good   Pupils: 200   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Silverdale Primary Academy</b> Ofsted Rating: Good   Pupils: 150   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hassell Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coppice Academy</b> Ofsted Rating: Good   Pupils: 112   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Langdale Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:1.15	<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:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



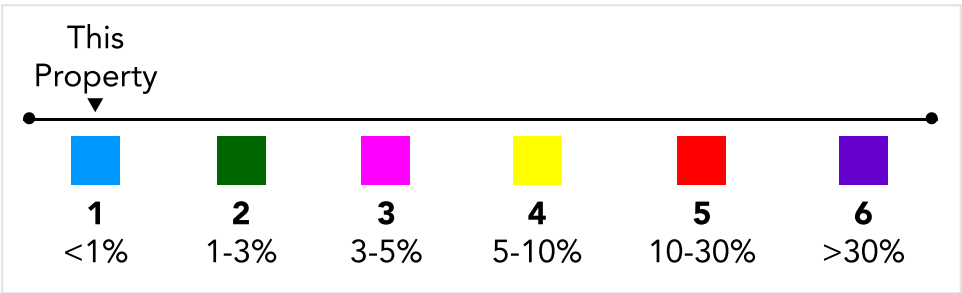
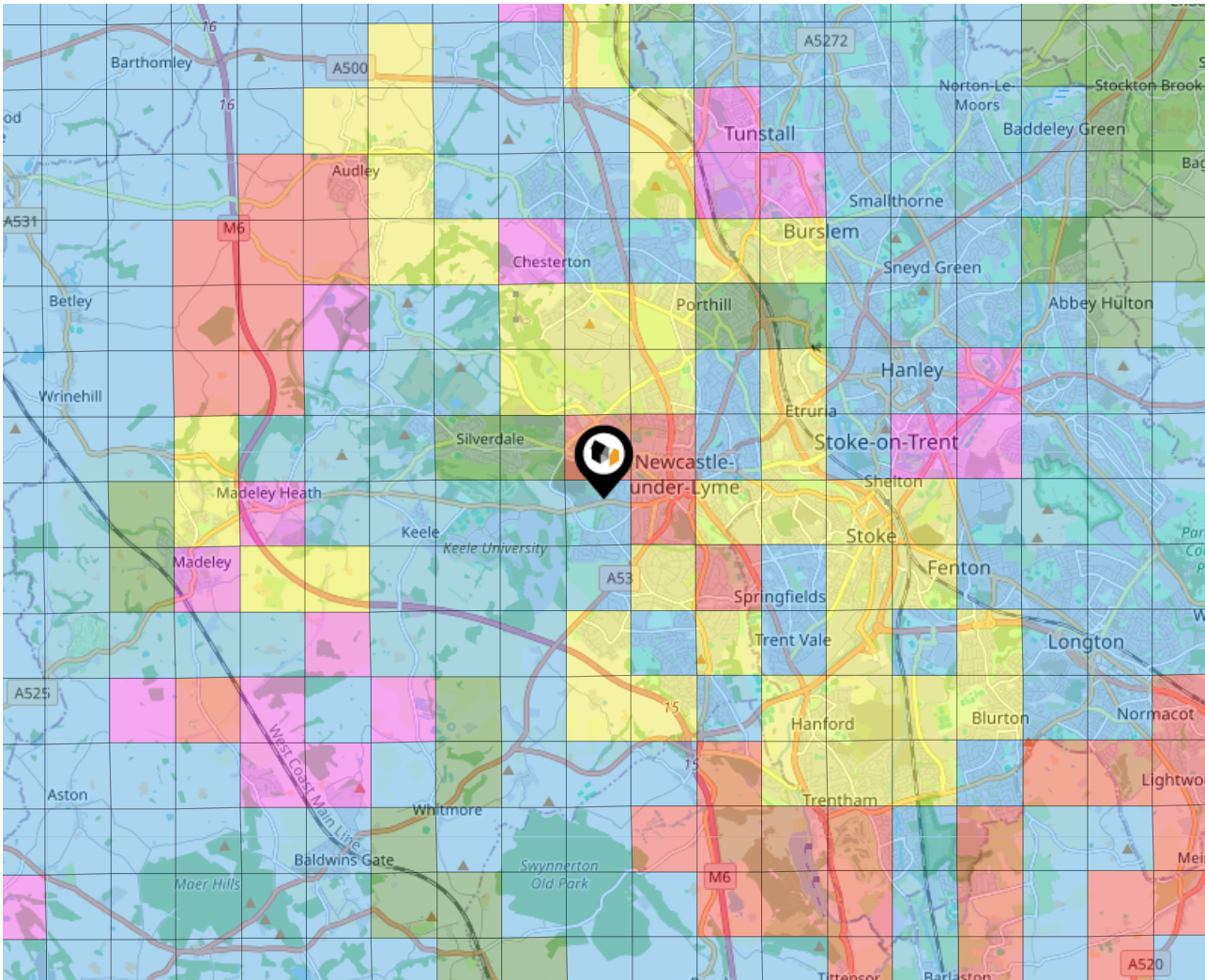
### Key:

-  Power Pylons
-  Communication Masts



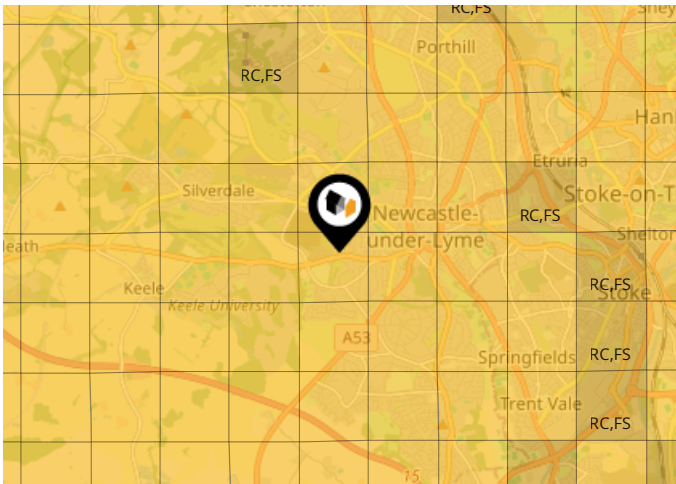
### What is Radon?

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		



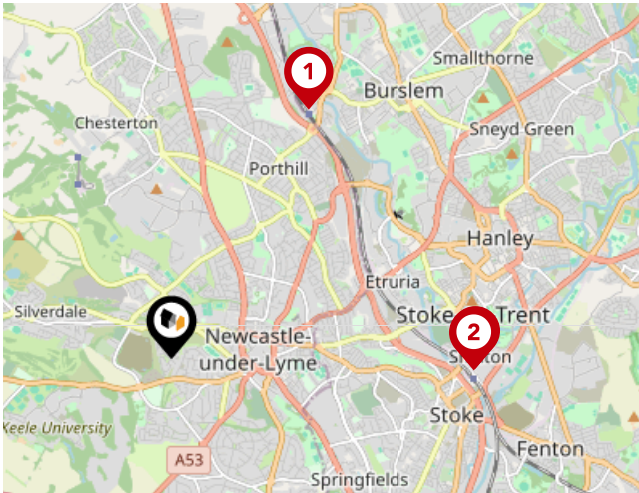
### Primary Classifications (Most Common Clay Types)

<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



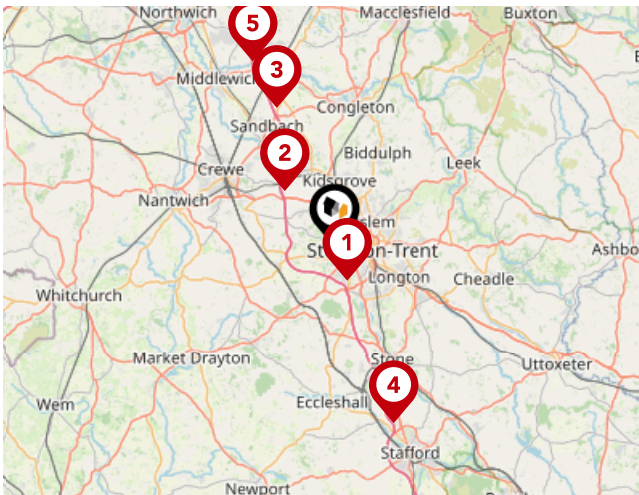
# Area

## Transport (National)



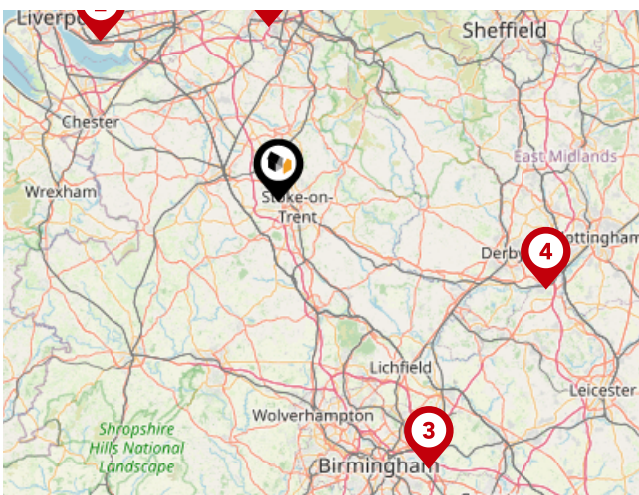
### National Rail Stations

Pin	Name	Distance
1	Platform 2	2.55 miles
2	Stoke-on-Trent Rail Station	2.7 miles
3	Stoke-on-Trent Rail Station	2.72 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.48 miles
2	M6 J16	5.43 miles
3	M6 J17	10.77 miles
4	M6 J14	13.29 miles
5	M6 J18	14.48 miles

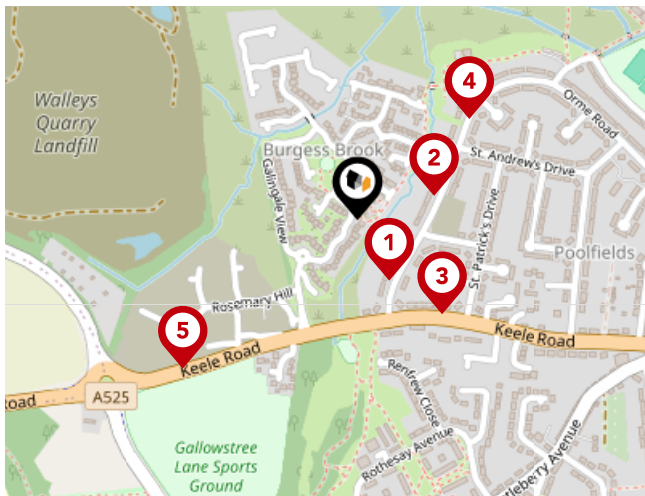


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.82 miles
2	Speke	33.96 miles
3	Birmingham Airport	44.11 miles
4	East Mids Airport	40.27 miles

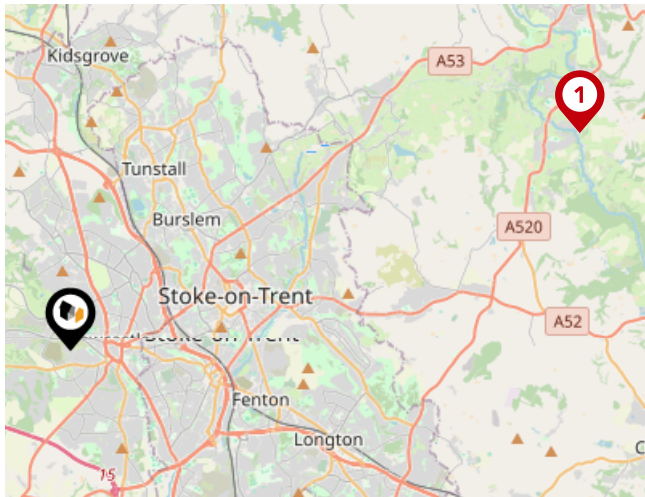
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wain Avenue	0.08 miles
2	House No. 224	0.09 miles
3	St Patricks Drive	0.14 miles
4	Rotterdam Road	0.17 miles
5	Gallowstree Lane	0.26 miles



### Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	9.89 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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