

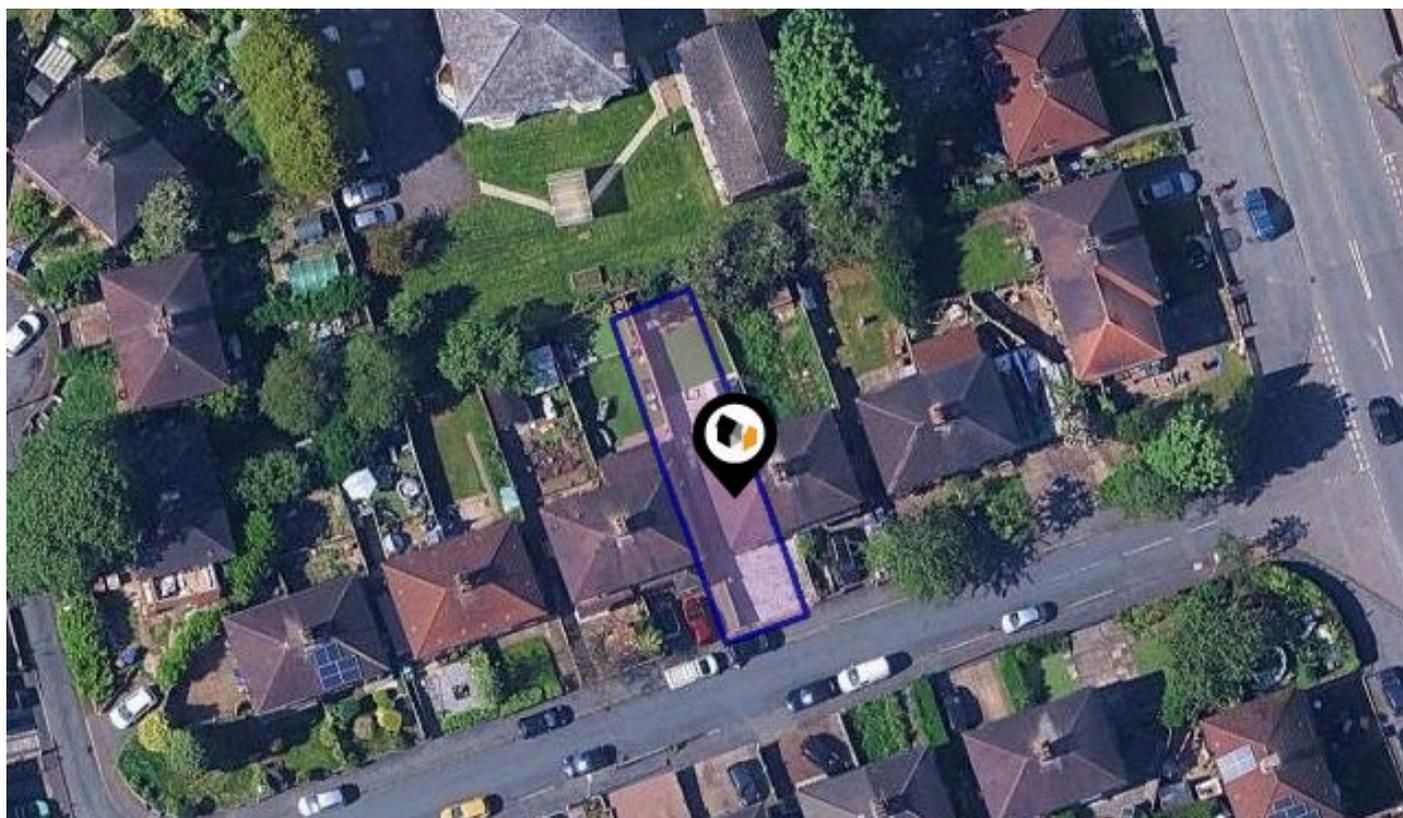


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 25th March 2026



ST. JOHNS AVENUE, STOKE-ON-TRENT, ST4

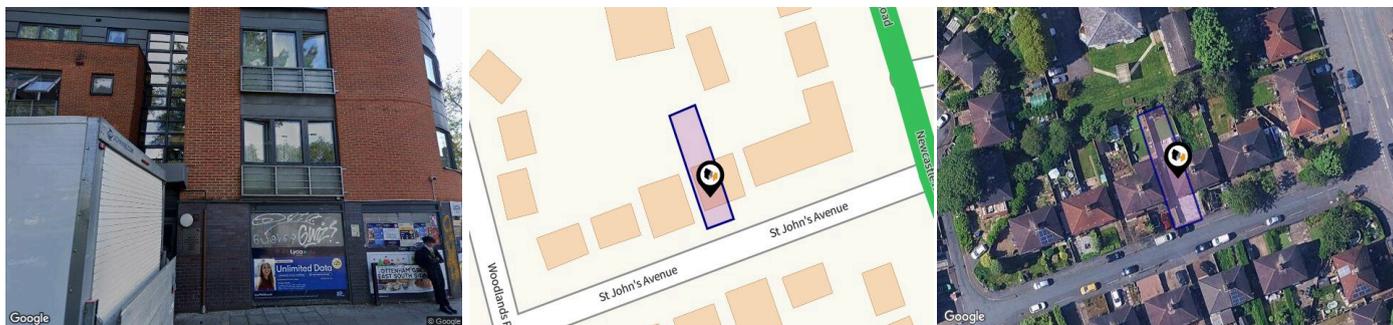
butters john bee

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

01782 470227

newcastle rentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF259104		

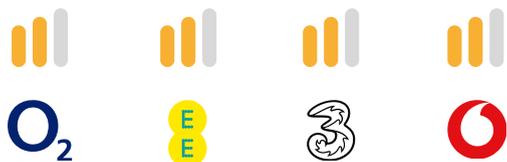
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	60 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

TRENT VALE, STOKE-ON-TRENT, ST4

Energy rating

C

Valid until 20.12.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

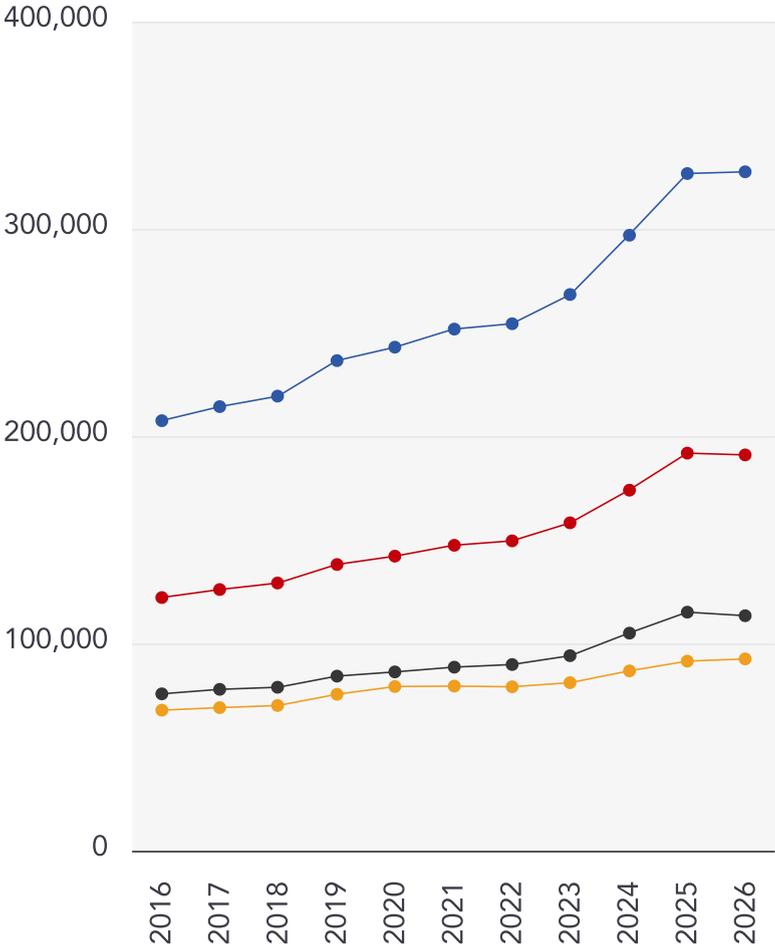
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
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, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 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%

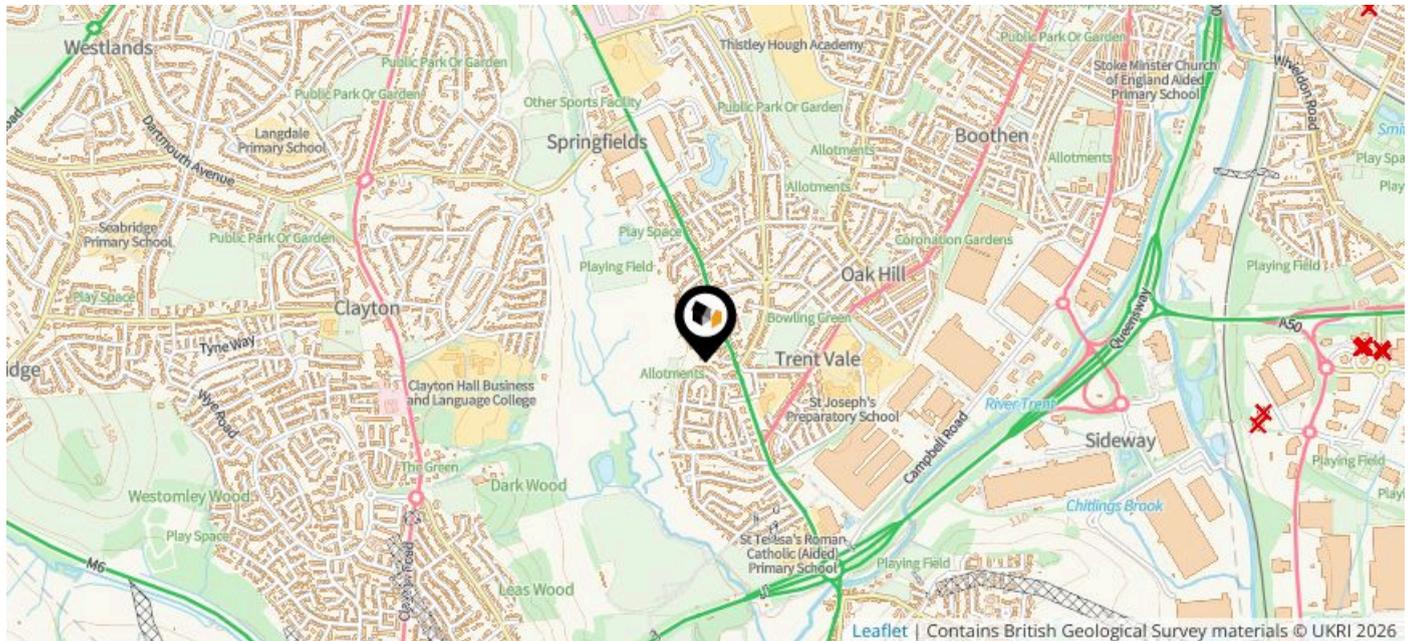
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

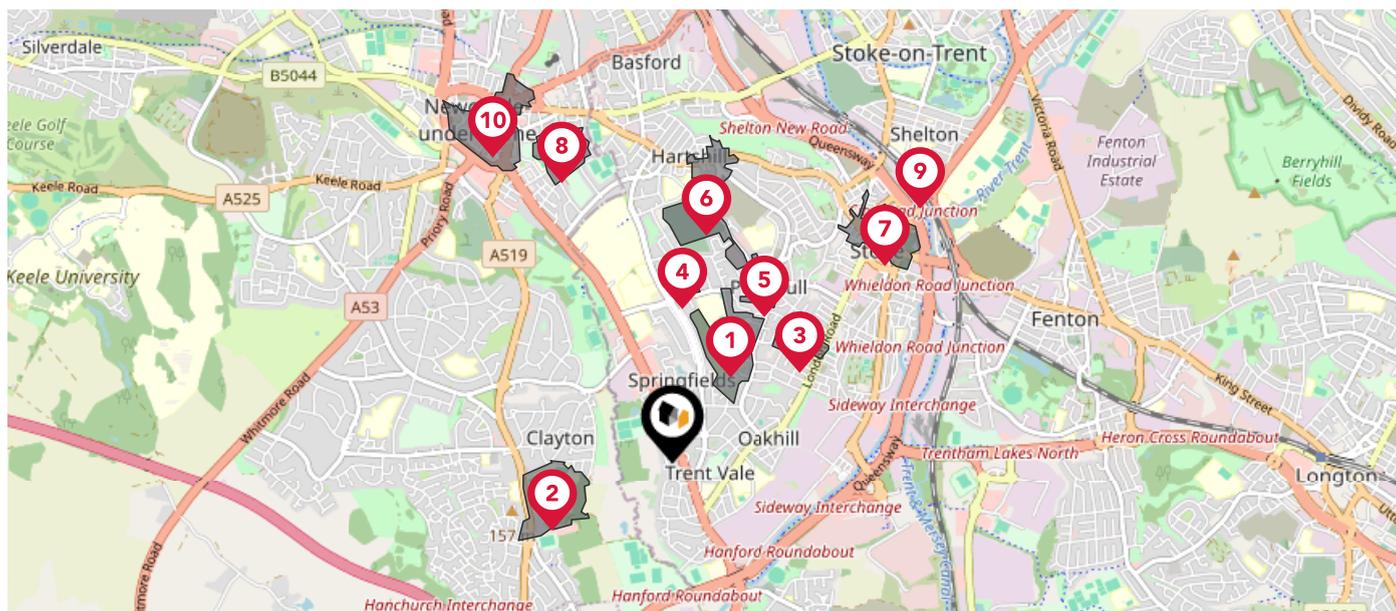
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



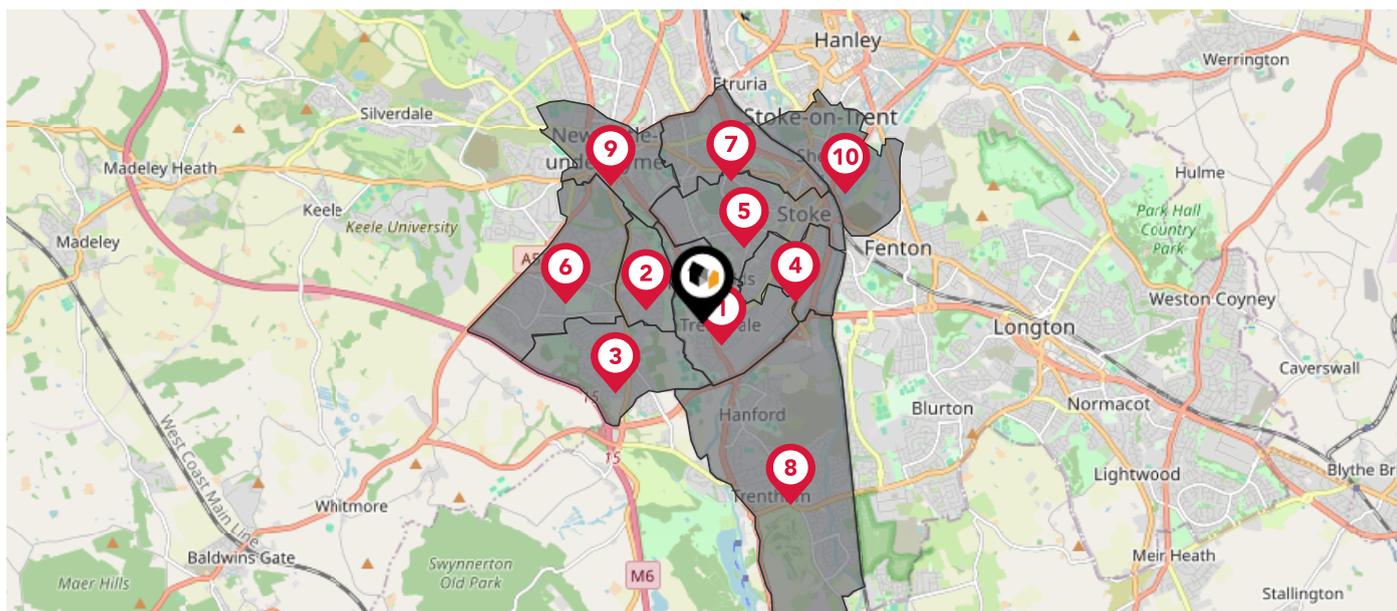
Nearby Conservation Areas

- 1 Penkhull Garden Village
- 2 Clayton
- 3 The Villas
- 4 St Christophers Avenue
- 5 Penkhull Village
- 6 Hartshill
- 7 Stoke Town Centre
- 8 Stubbs Walks
- 9 Winton Square
- 10 Newcastle 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



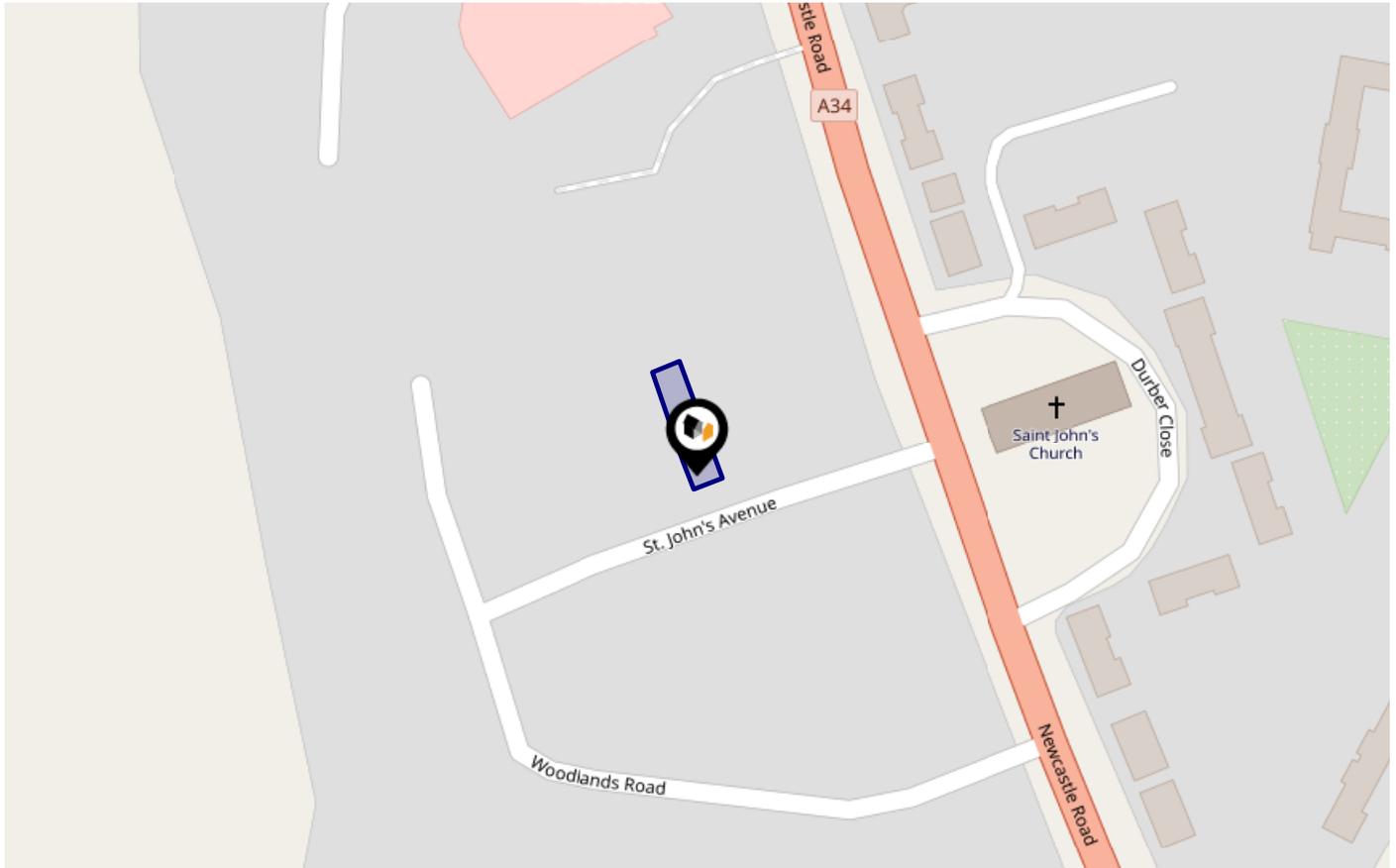
Nearby Council Wards

- 1 Springfields and Trent Vale Ward
- 2 Clayton Ward
- 3 Westbury Park & Northwood Ward
- 4 Boothens and Oak Hill Ward
- 5 Penkull and Stoke Ward
- 6 Westlands Ward
- 7 Hartshill and Basford Ward
- 8 Hanford and Trentham Ward
- 9 Town Ward
- 10 Hanley Park and Shelton 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.

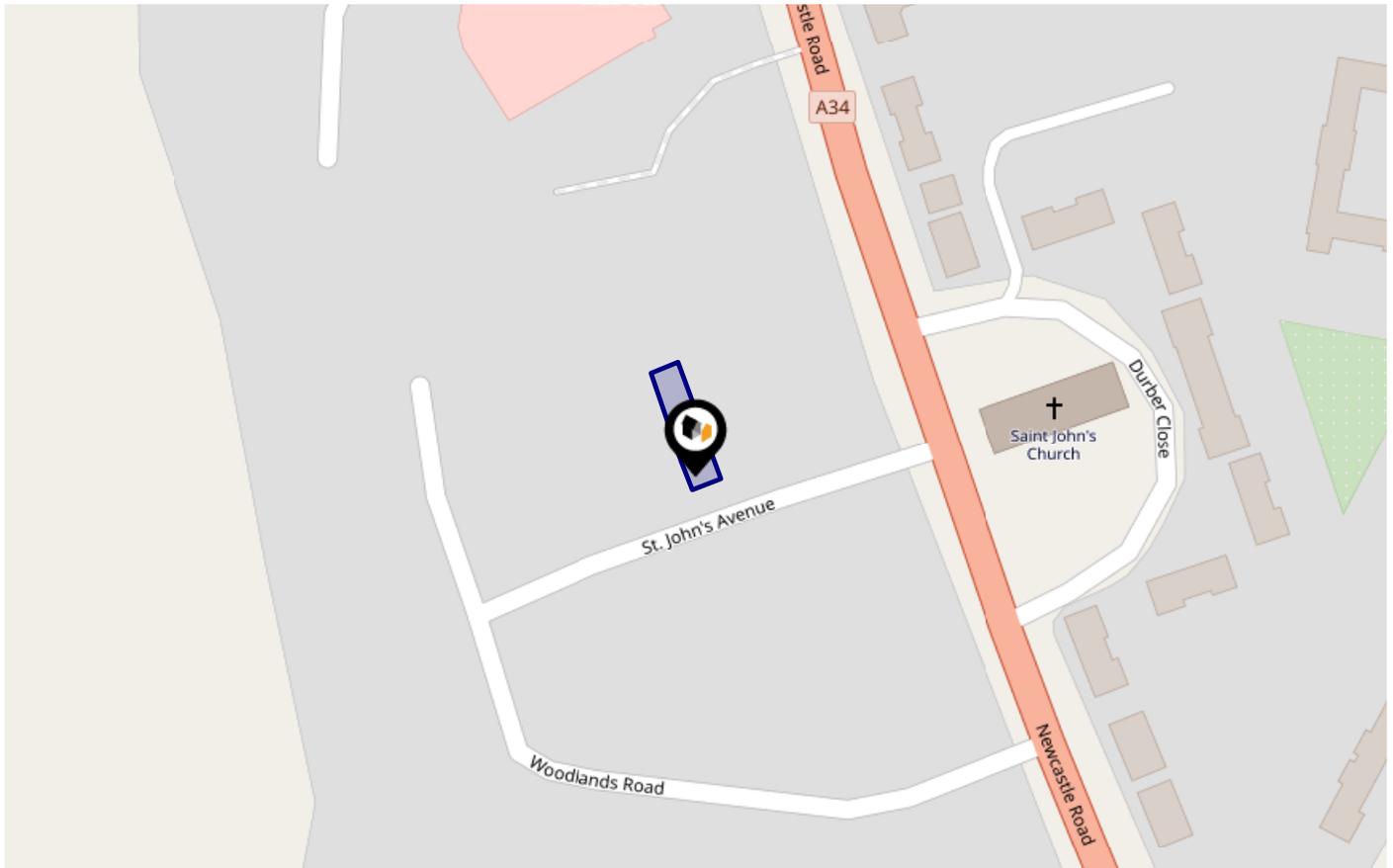
Chance of flooding to the following depths at this property:



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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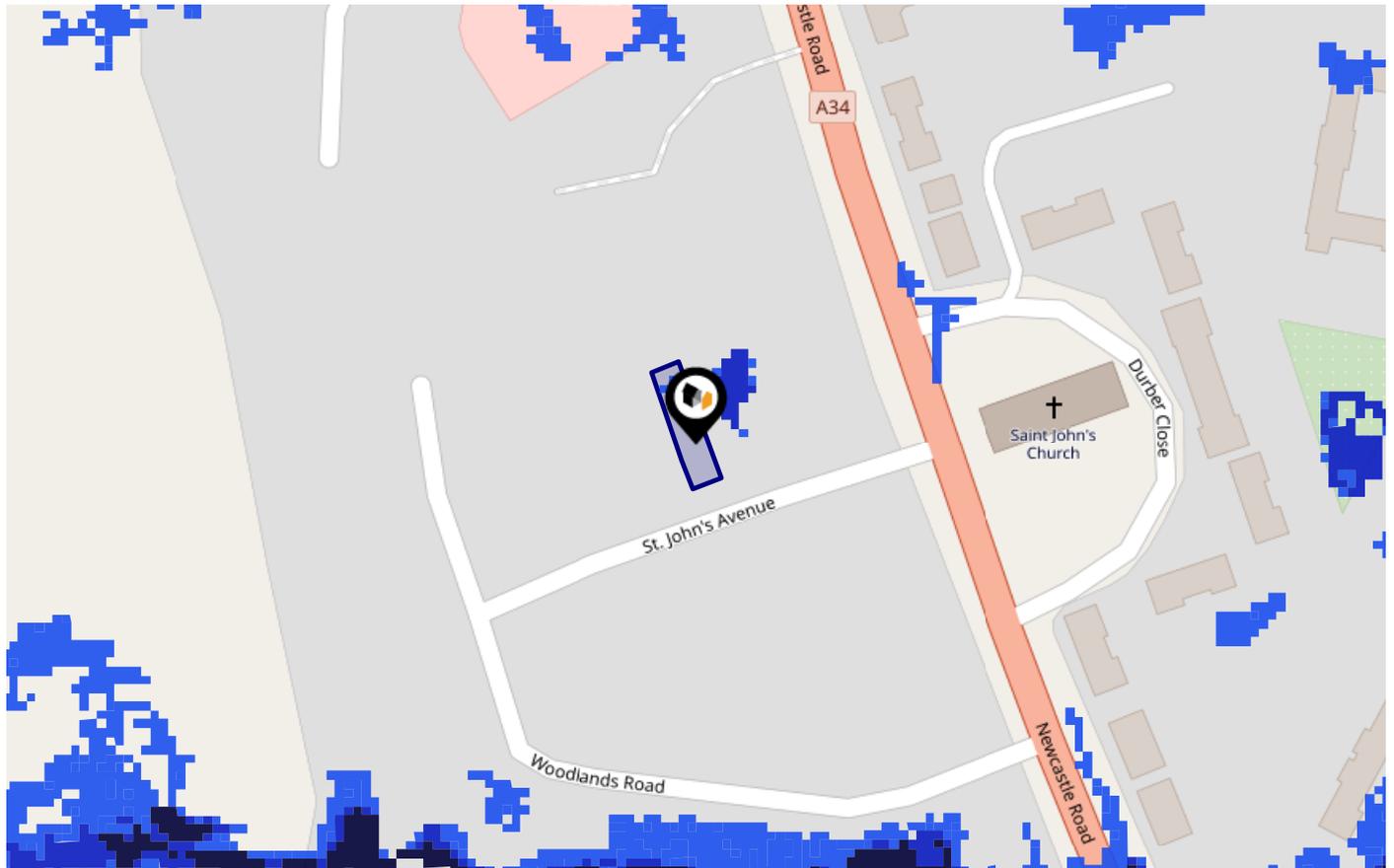
Chance of flooding to the following depths at this property:



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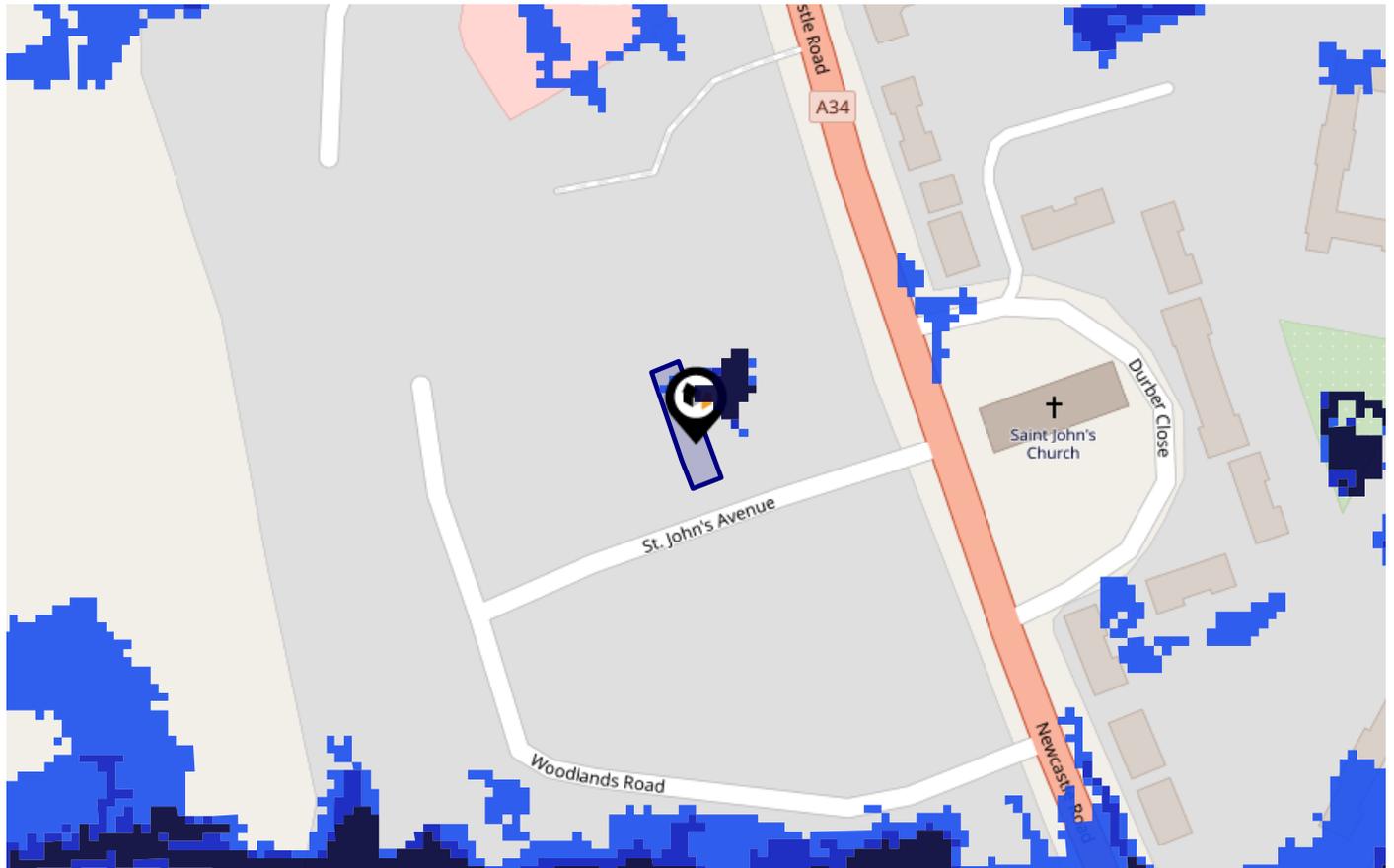
Chance of flooding to the following depths at this property:



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

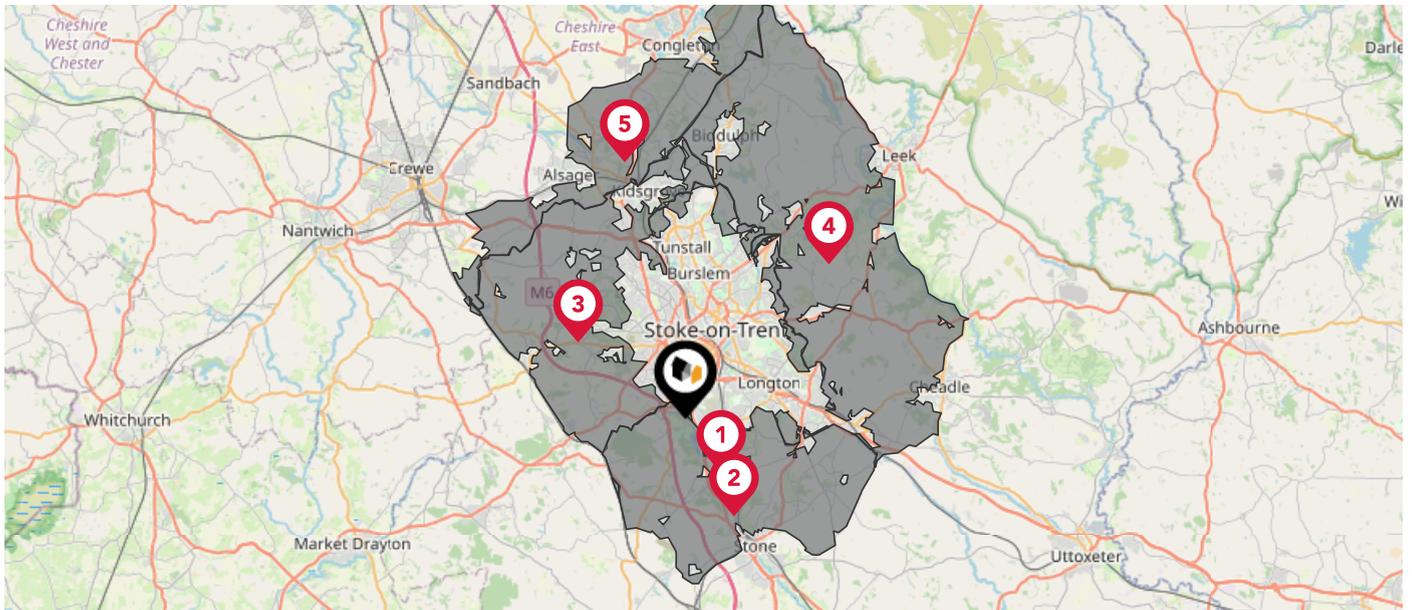
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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...



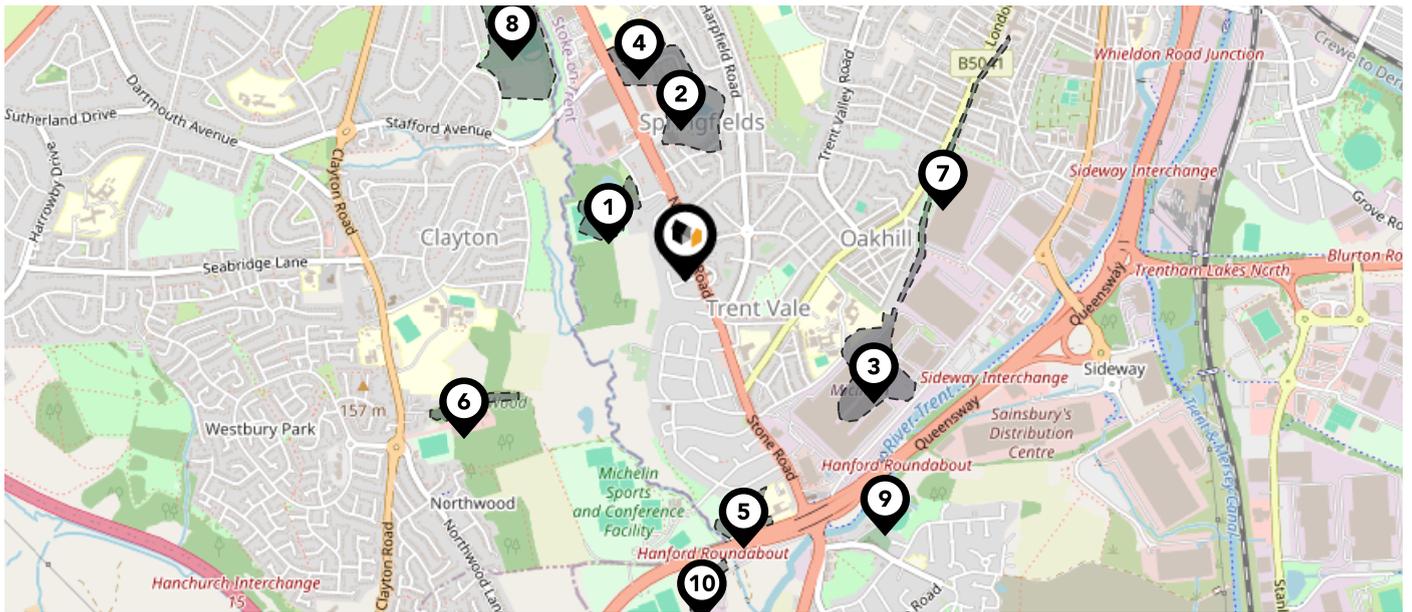
Nearby Green Belt Land

-  1 Stoke-on-Trent Green Belt - Stoke-on-Trent
-  2 Stoke-on-Trent Green Belt - Stafford
-  3 Stoke-on-Trent Green Belt - Newcastle-under-Lyme
-  4 Stoke-on-Trent Green Belt - Staffordshire Moorlands
-  5 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.



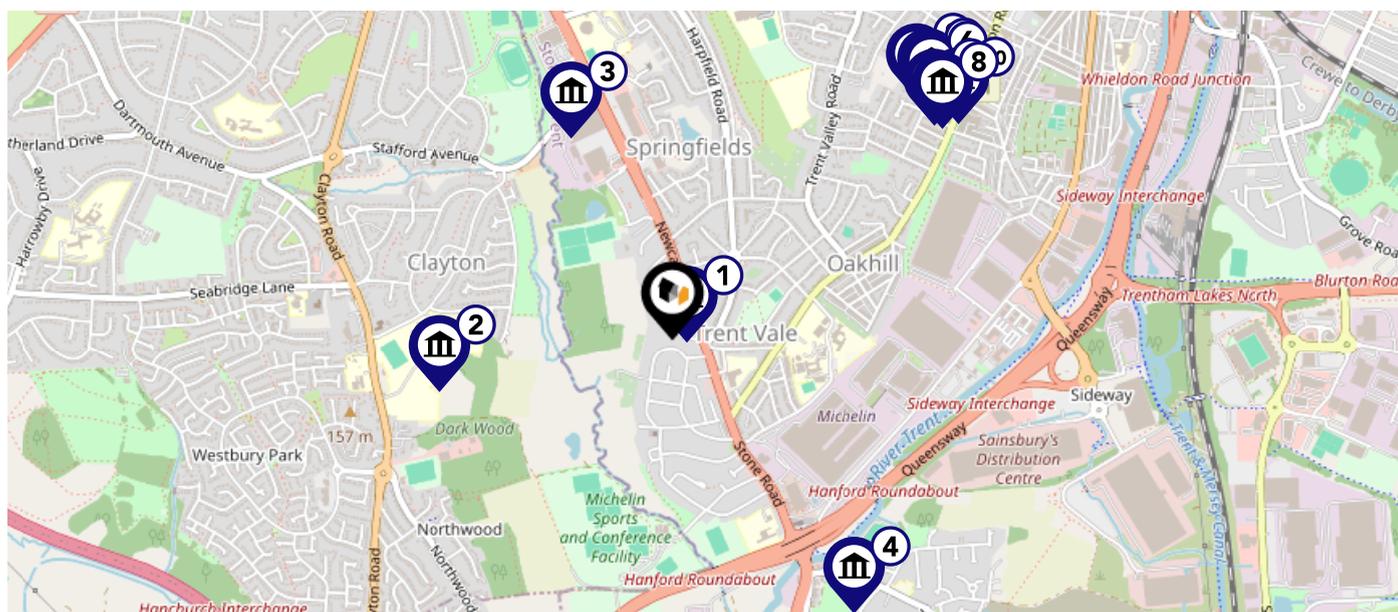
Nearby Landfill Sites

1	West Of Brookfield Road-Brookfield Road, Trent Vale, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
2	Springfields Tileries-Newcastle Road, Springfields, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
3	South East of Rookery Lane-Rookery Lane, Trent Vale, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Ex Springfield Tileries/Wheatleys-London Road, Trent Vale, Stoke On Trent	Historic Landfill <input type="checkbox"/>
5	Riverside Road-Riverside Road, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
6	Land At Clayton Farm-Clayton Road, Clayton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
7	Old Canal Bed South East Of London Road-London Road, Boothen/Oakhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
8	Football Ground Off Clayton Lane-Clayton Lane, Clayton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
9	Between Hanford Cricket Ground And River Trent-Church Lane, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
10	Trent Vale Pumping Station-St. Joseph's Playing Fields, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>

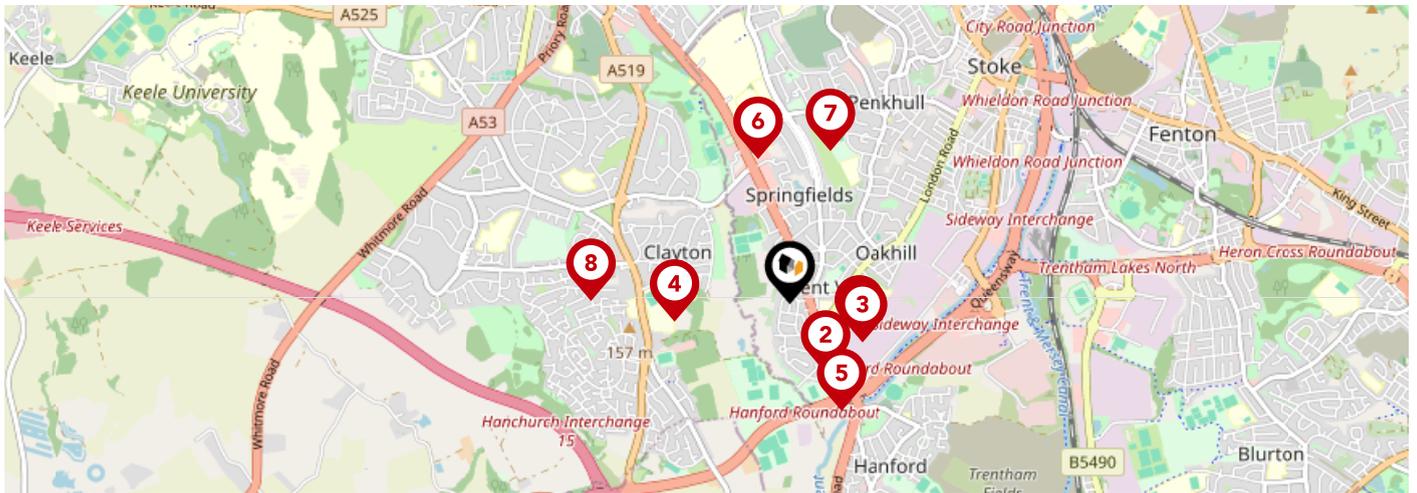
Maps

Listed Buildings

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

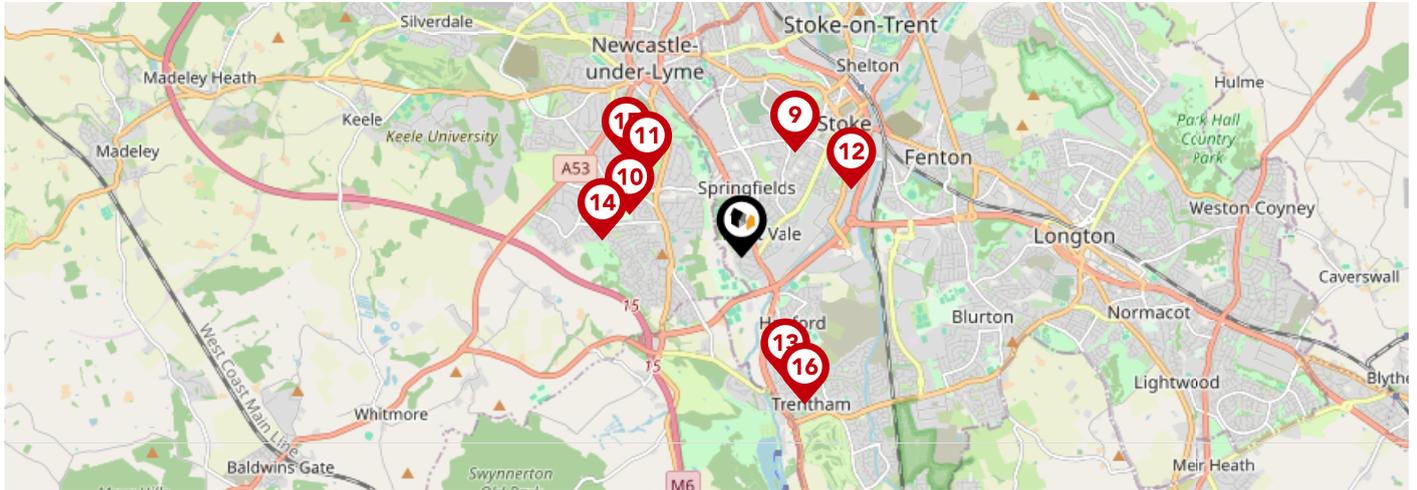


Listed Buildings in the local district		Grade	Distance
	1220810 - Church Of St John	Grade II	0.1 miles
	1297604 - Claydon Hall	Grade II	0.5 miles
	1244950 - The Springfield Hotel	Grade II	0.5 miles
	1242002 - Church Of St Matthias	Grade II	0.7 miles
	1210555 - 17 And 17a, The Villas	Grade II	0.8 miles
	1195850 - 18, The Villas	Grade II	0.8 miles
	1290430 - 5, The Villas	Grade II	0.8 miles
	1195848 - 3 And 4, The Villas	Grade II	0.8 miles
	1195849 - 15, The Villas	Grade II	0.8 miles
	1290401 - 23 And 24, The Villas	Grade II	0.8 miles



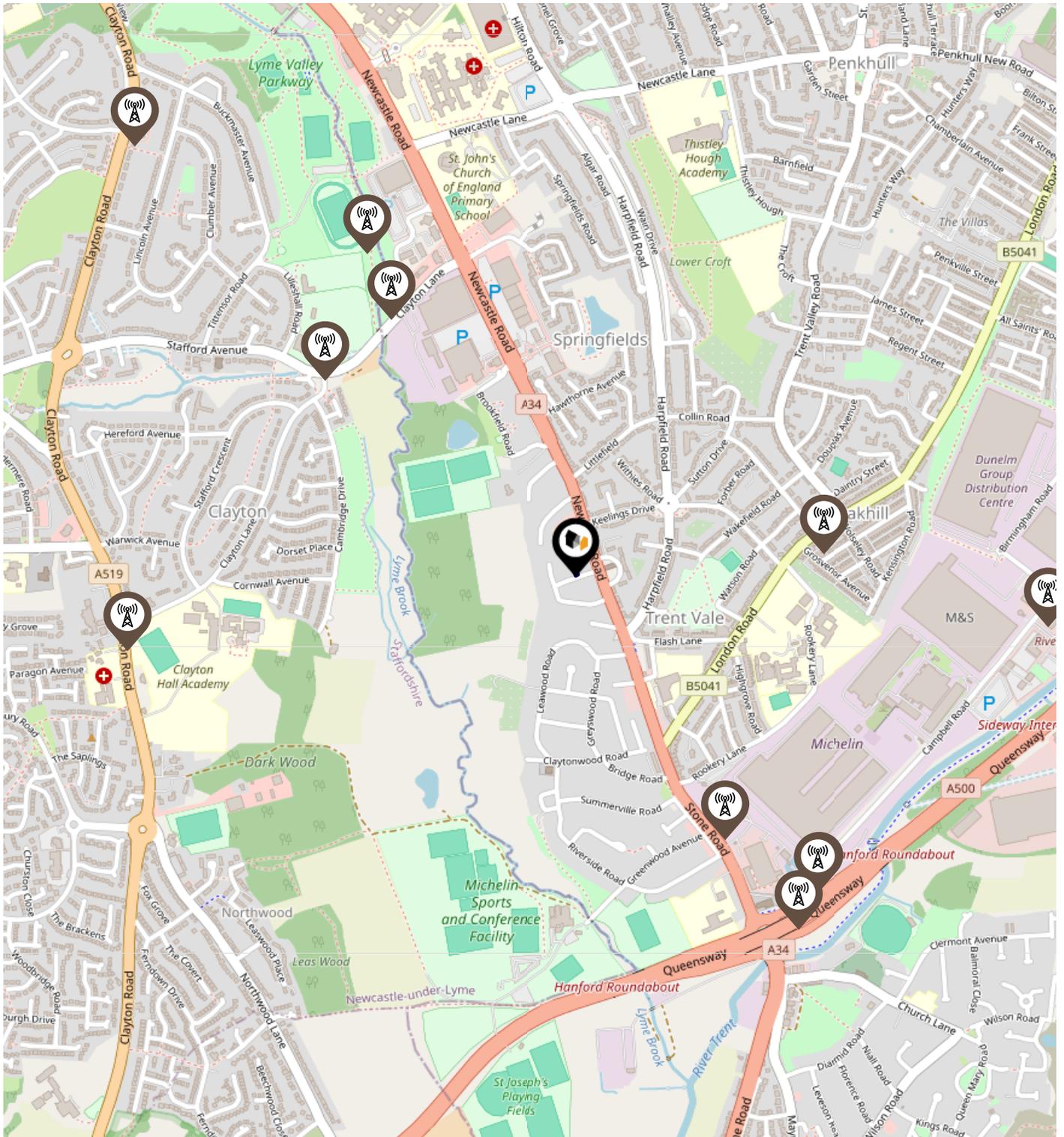
		Nursery	Primary	Secondary	College	Private
1	St Joseph's College Ofsted Rating: Outstanding Pupils: 1145 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakhill Primary School Ofsted Rating: Good Pupils: 448 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Joseph's Preparatory School Ofsted Rating: Not Rated Pupils: 80 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Clayton Hall Academy Ofsted Rating: Good Pupils: 790 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Teresa's Catholic (A) Primary School Ofsted Rating: Good Pupils: 358 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John's CofE (A) Primary School Ofsted Rating: Requires improvement Pupils: 315 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Thistley Hough Academy Ofsted Rating: Good Pupils: 1091 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady and St Werburgh's Catholic Primary School Ofsted Rating: Good Pupils: 231 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	The Willows Primary School Ofsted Rating: Good Pupils: 687 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langdale Primary School Ofsted Rating: Good Pupils: 357 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coppice Academy Ofsted Rating: Good Pupils: 112 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Minster CofE Primary Academy Ofsted Rating: Special Measures Pupils: 403 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priory CofE Academy Ofsted Rating: Good Pupils: 421 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seabridge Primary School Ofsted Rating: Good Pupils: 457 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Co-op Academy Friarswood Ofsted Rating: Good Pupils: 200 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trentham Academy Ofsted Rating: Good Pupils: 784 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

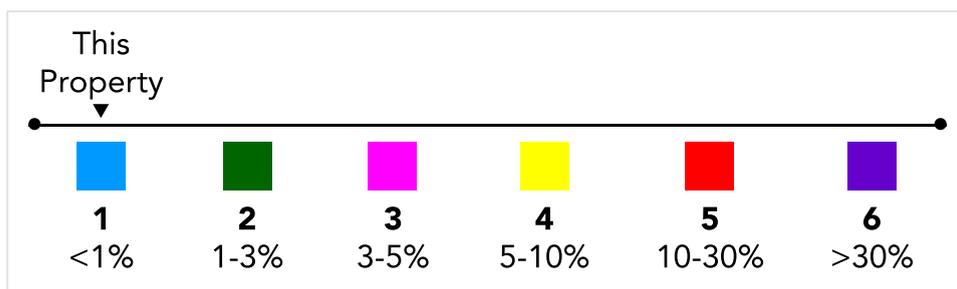
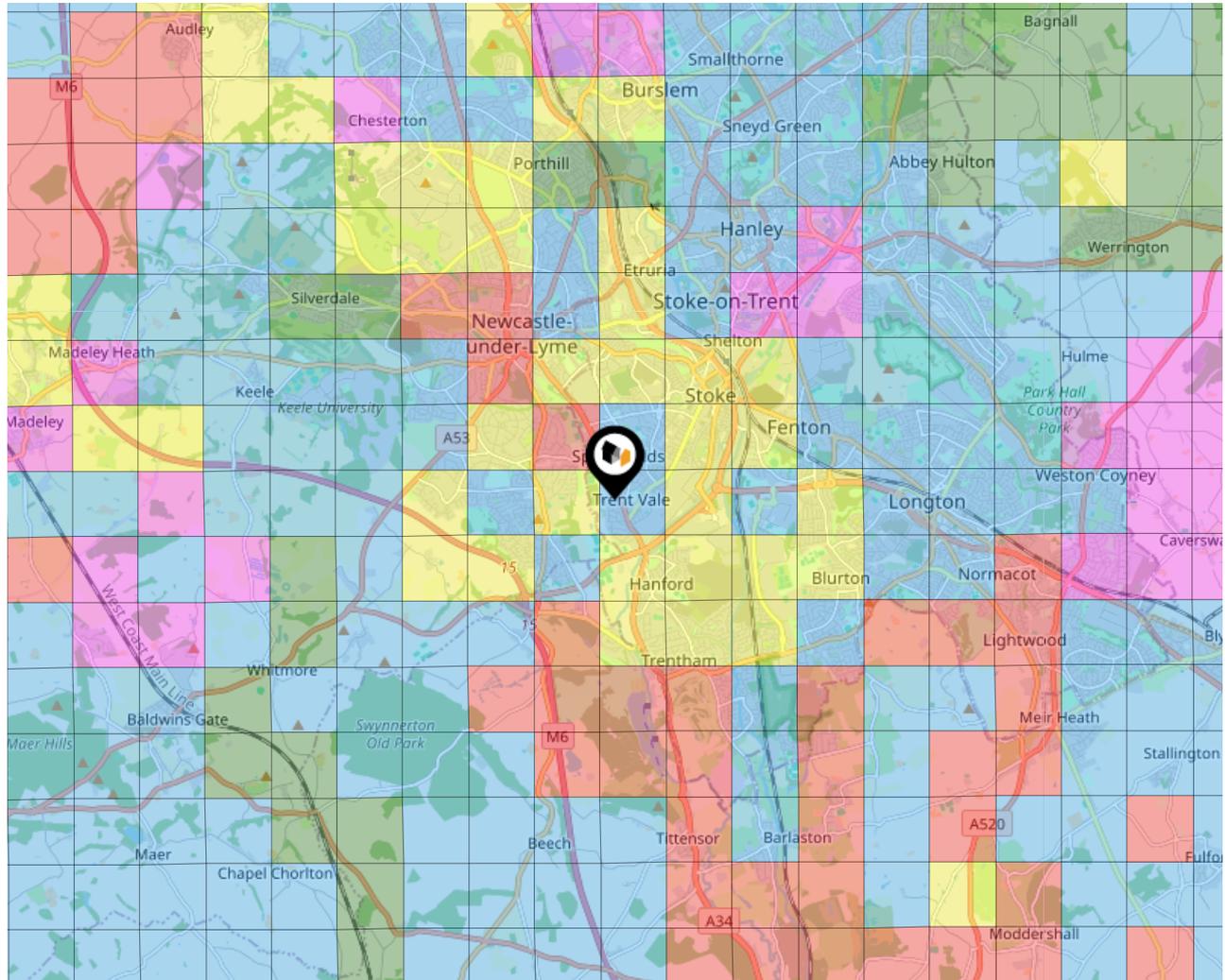


Key:

-  Power Pylons
-  Communication Masts

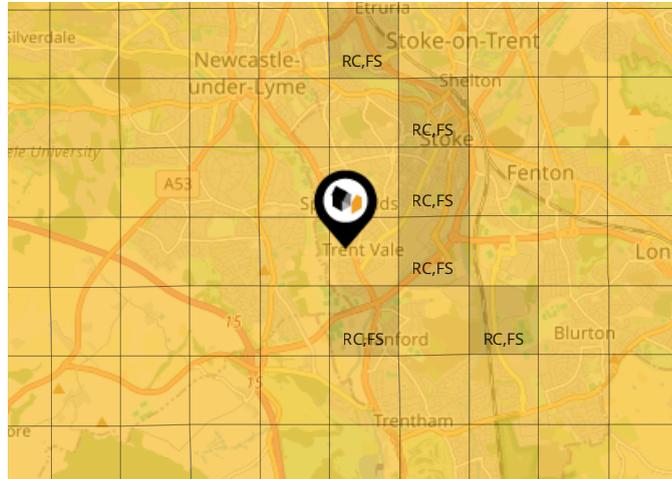
What is Radon?

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

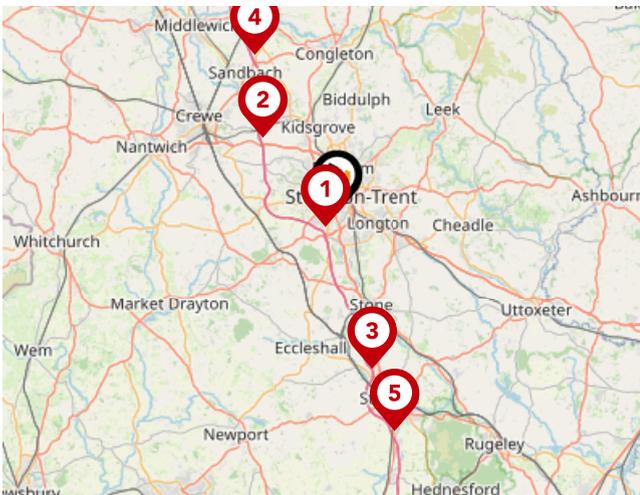
Area

Transport (National)



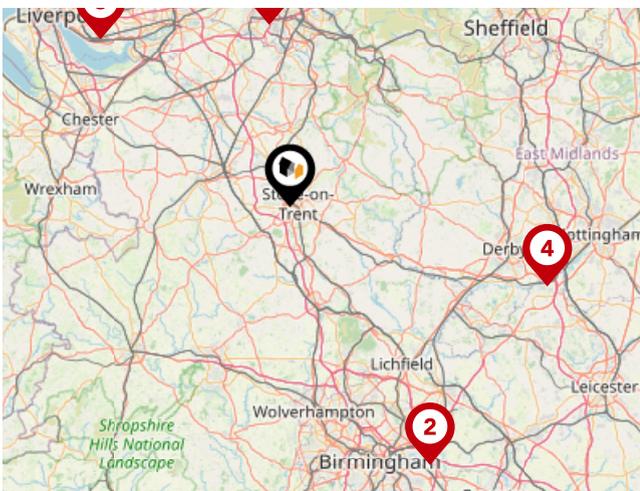
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.62 miles
2	Stoke-on-Trent Rail Station	1.65 miles
3	Platform 2	2.9 miles



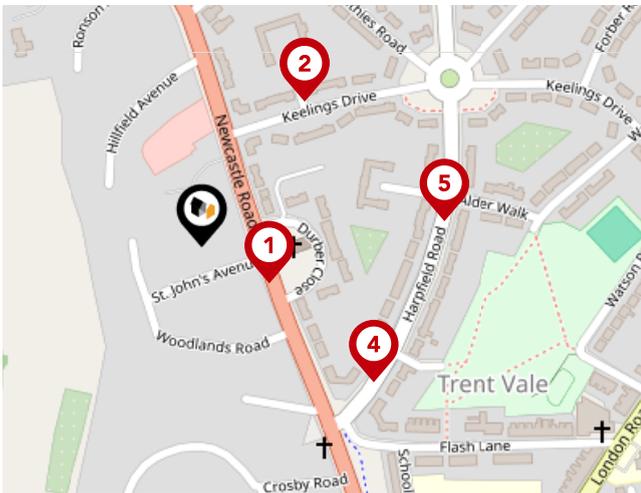
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	1.26 miles
2	M6 J16	7.53 miles
3	M6 J14	11.56 miles
4	M6 J17	12.68 miles
5	M6 J13	16.19 miles



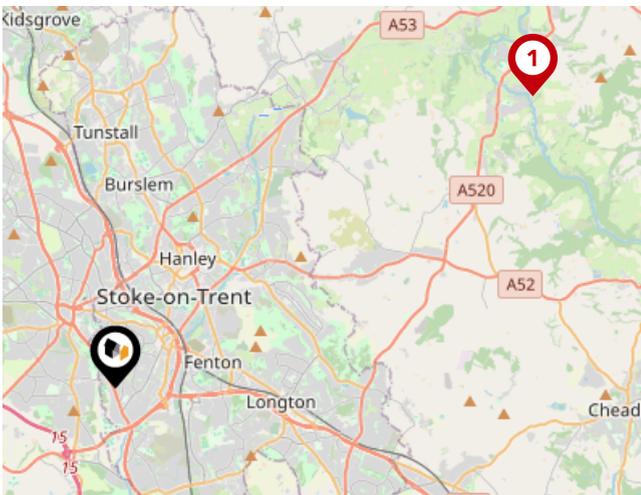
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	26.3 miles
2	Birmingham Airport	42.14 miles
3	Speke	36.08 miles
4	East Mids Airport	38.3 miles



Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Road	0.04 miles
2	Keelings Drive	0.1 miles
3	Keelings Drive	0.1 miles
4	Chubb Way	0.12 miles
5	Alder Walk	0.14 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	9.1 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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