

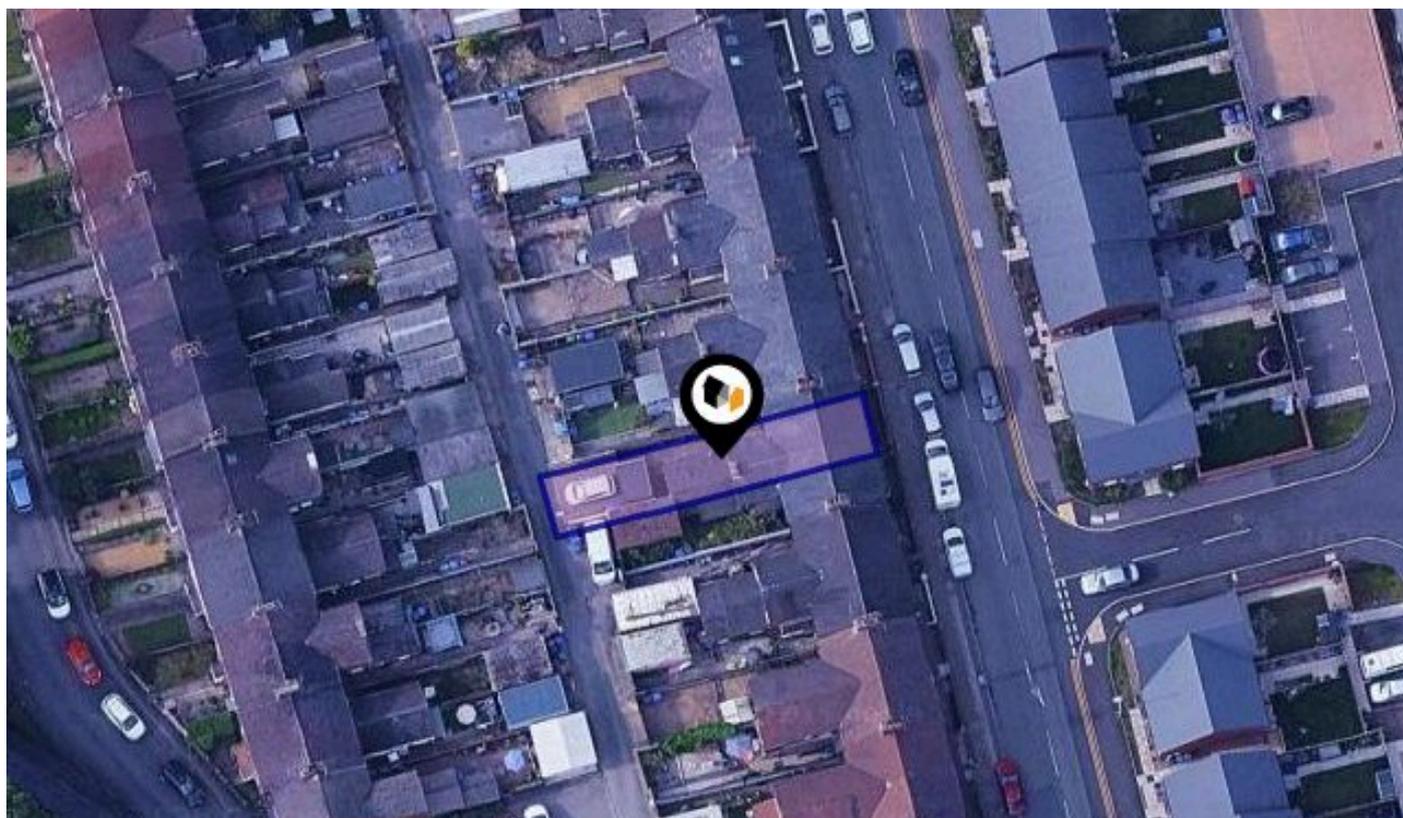


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th March 2026



KIDSGROVE ROAD, STOKE-ON-TRENT, ST6

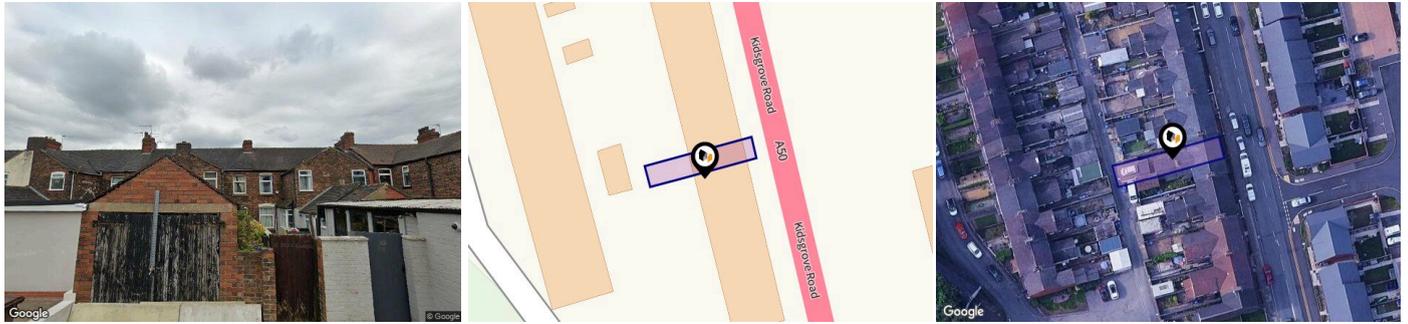
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF22613		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	10000 mb/s

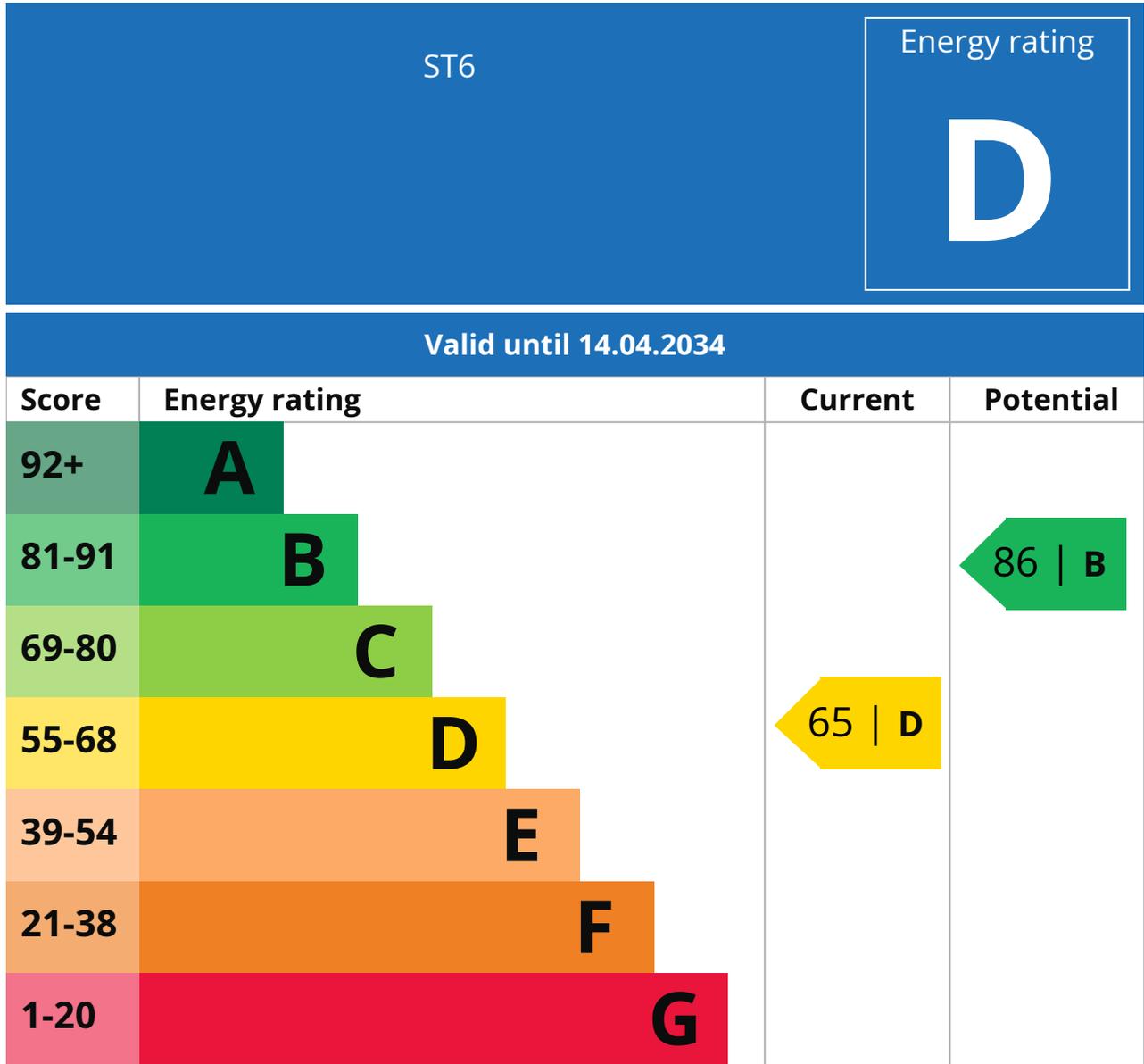
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



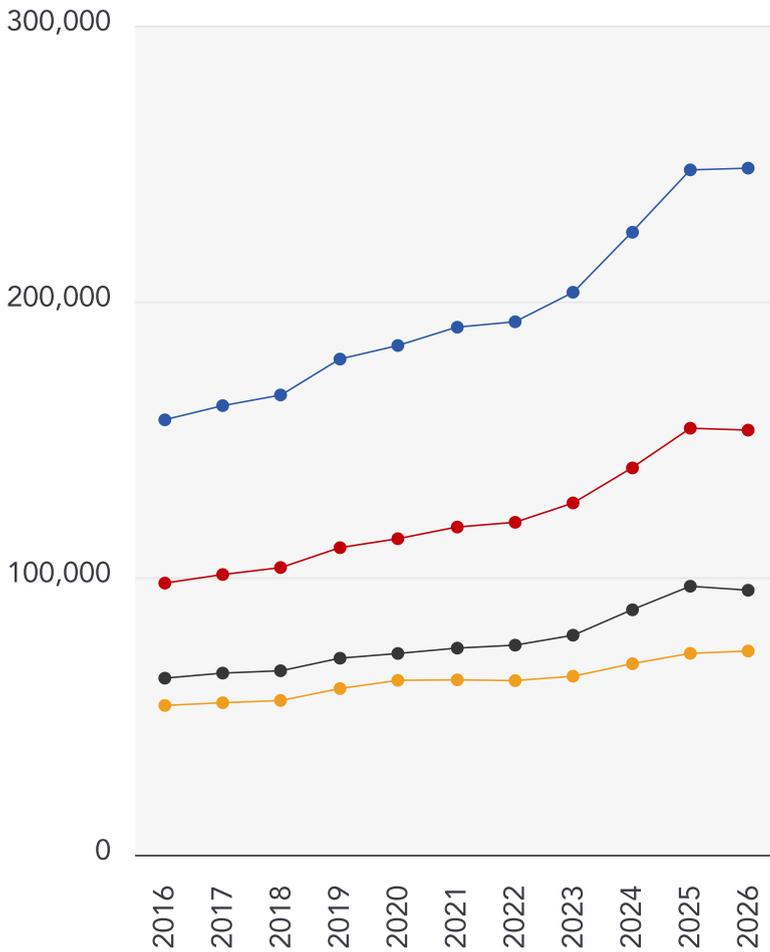
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	101 m ²

Market

House Price Statistics

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



Detached

+57.87%

Semi-Detached

+56.32%

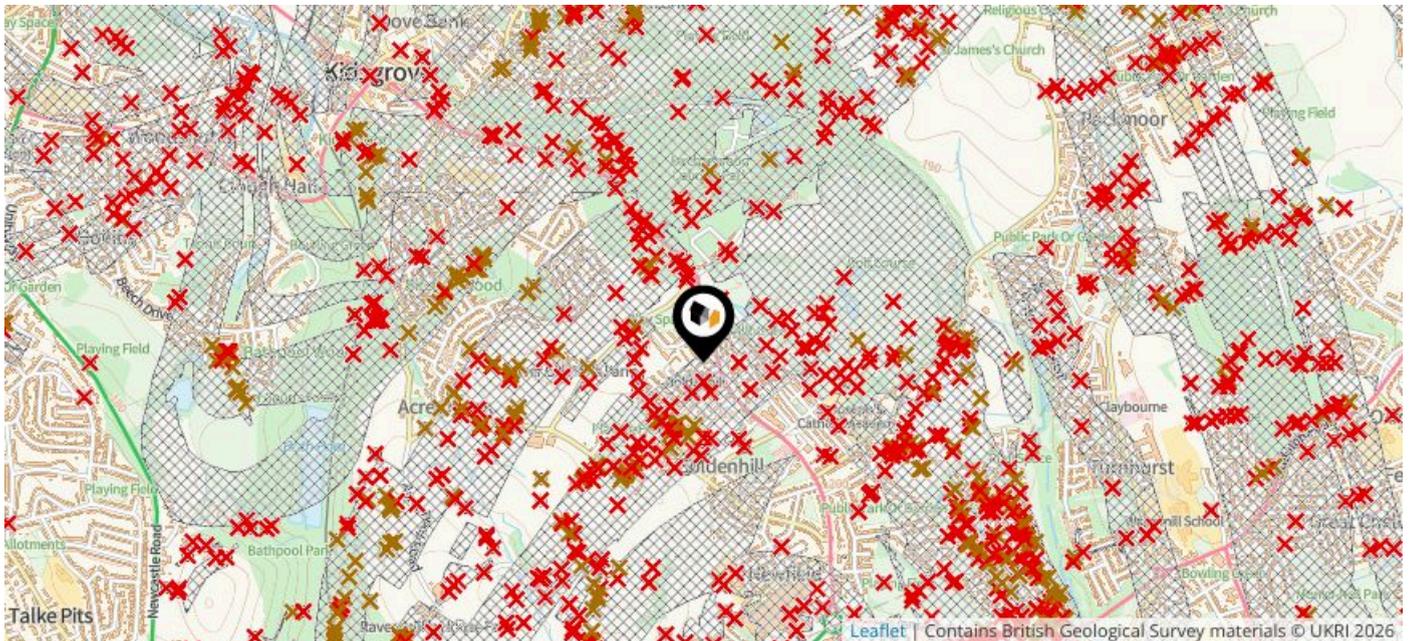
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



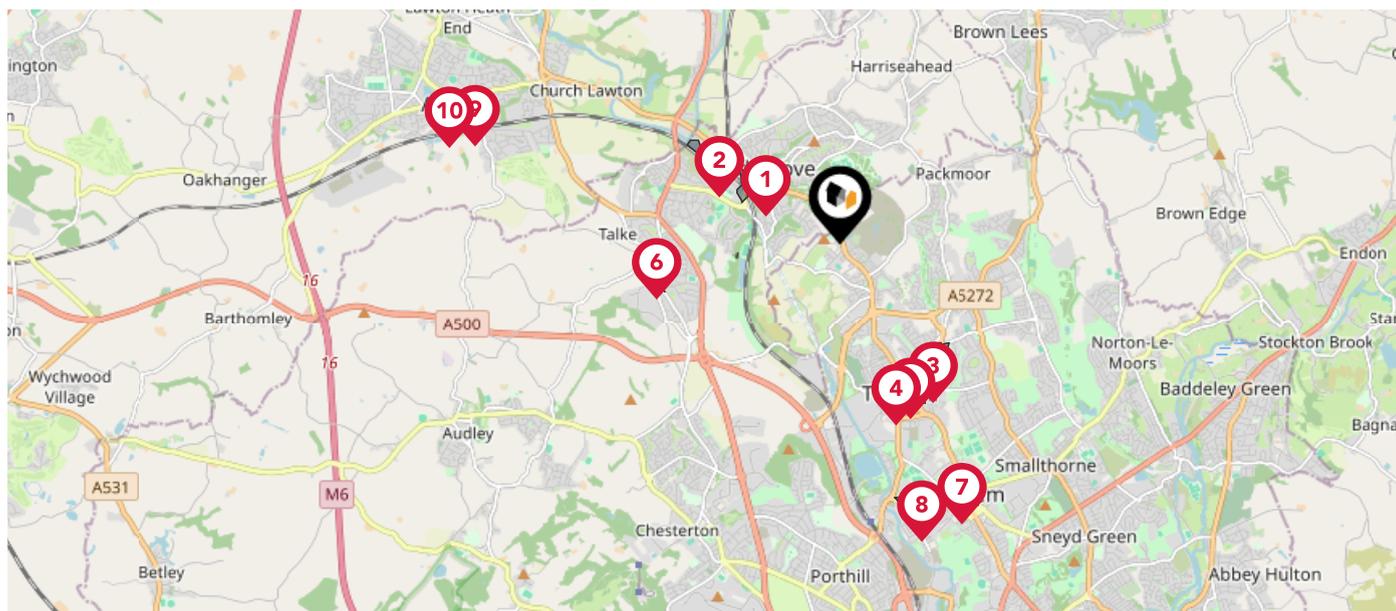
Mine Entry

- ✕ 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.



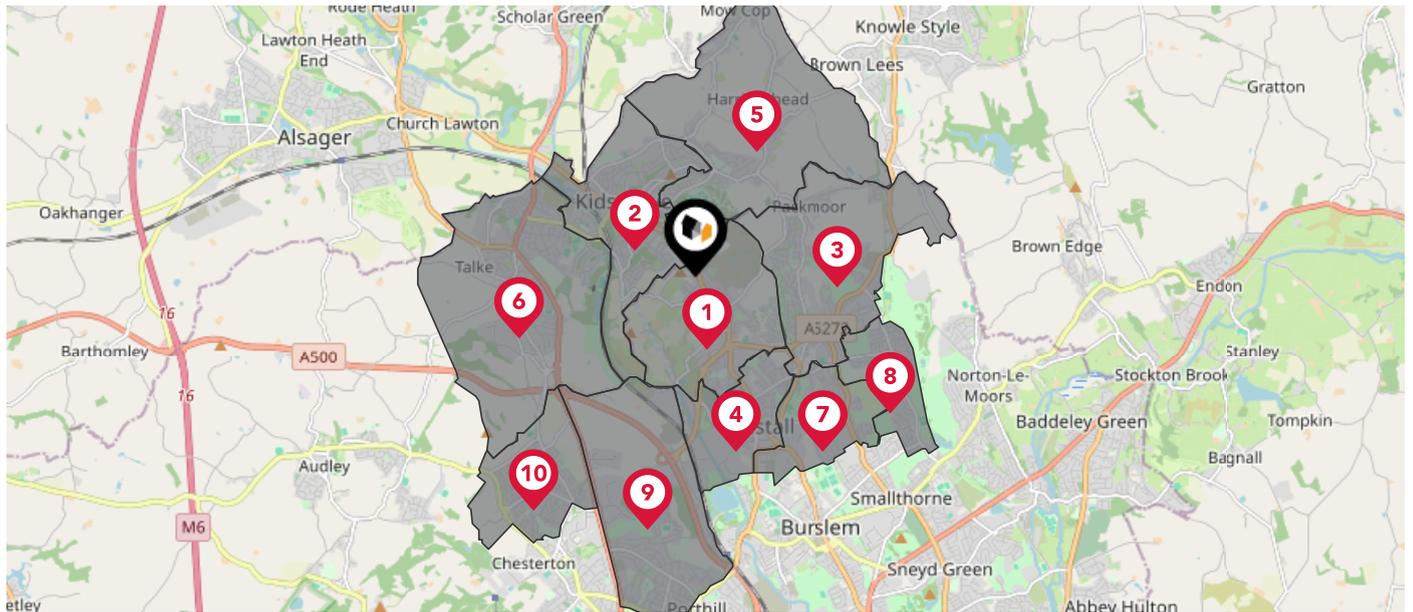
Nearby Conservation Areas

- 1 Kidsgrove
- 2 Trent and Mersey Canal, Hardings Wood
- 3 Victoria Park
- 4 Tower Square
- 5 Park Terrace
- 6 Talke
- 7 Burslem Town Centre
- 8 Newcastle Street
- 9 Alsager Conservation Area
- 10 Alsager Conservation Area

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



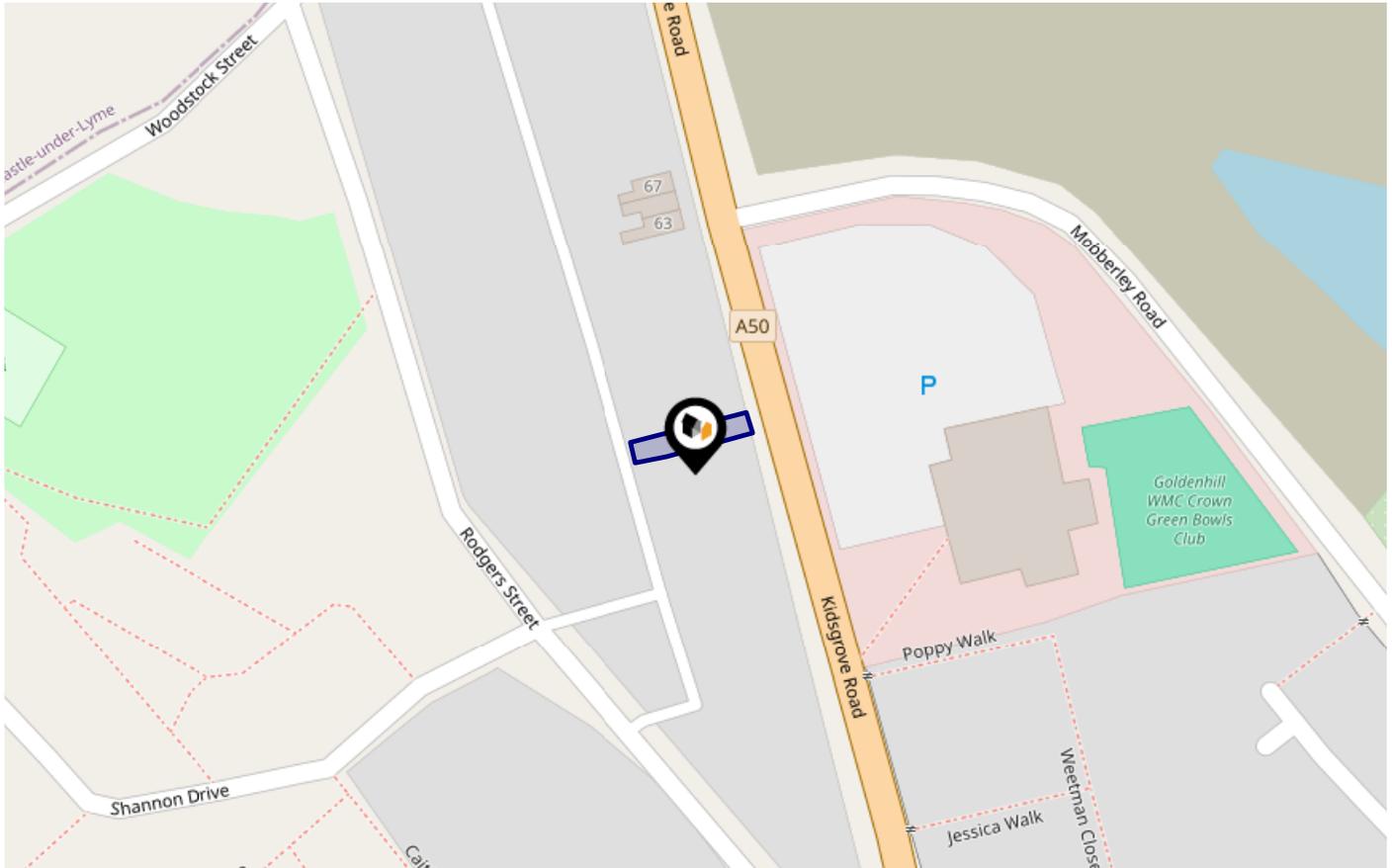
Nearby Council Wards

- 1 Goldenhill and Sandyford Ward
- 2 Kidsgrove & Ravenscliffe Ward
- 3 Great Chell and Packmoor Ward
- 4 Tunstall Ward
- 5 Newchapel & Mow Cop Ward
- 6 Talke & Butt Lane Ward
- 7 Little Chell and Stanfield Ward
- 8 Bradeley and Chell Heath Ward
- 9 Bradwell Ward
- 10 Crackley & Red Street 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.

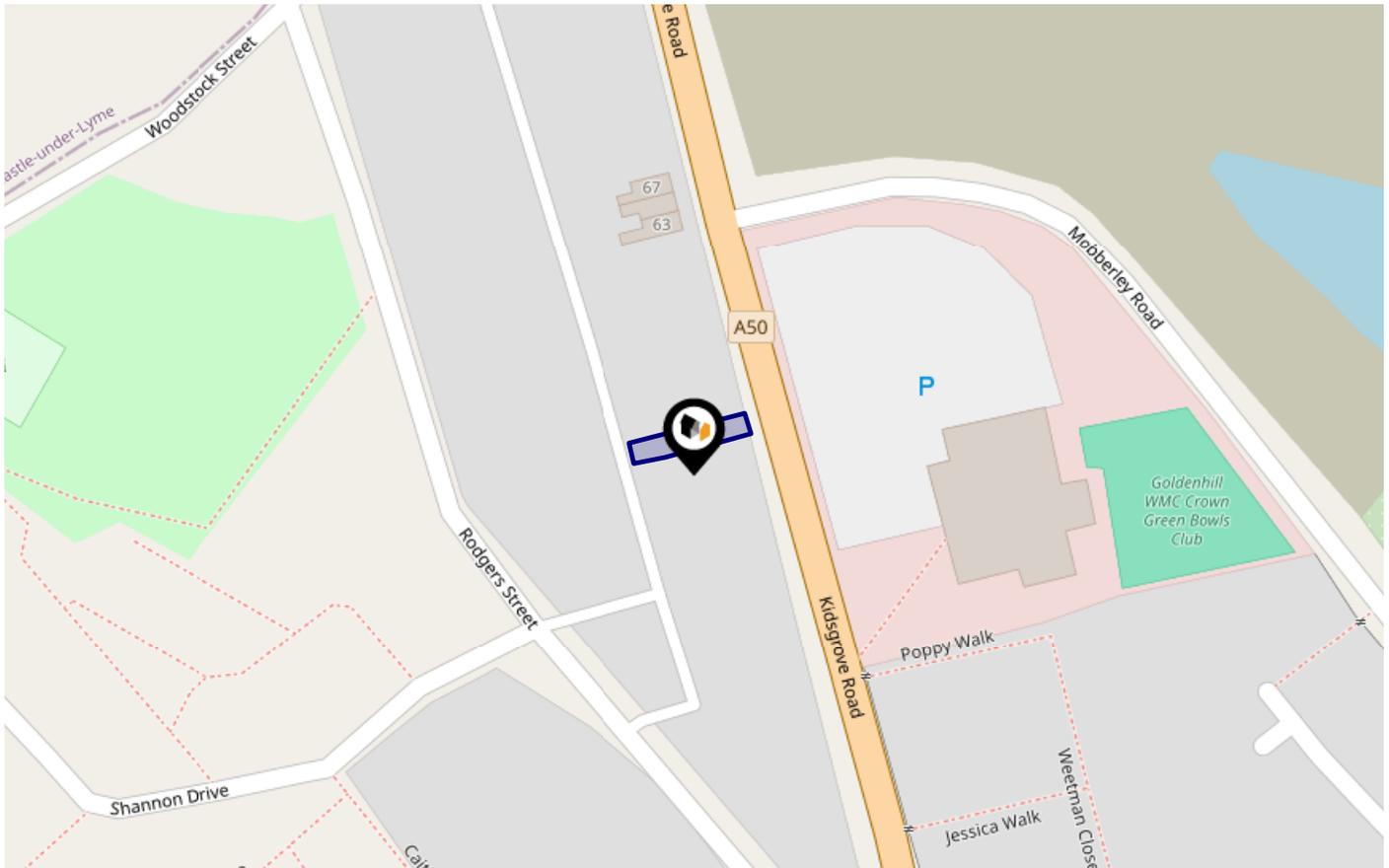
Chance of flooding to the following depths at this property:



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.

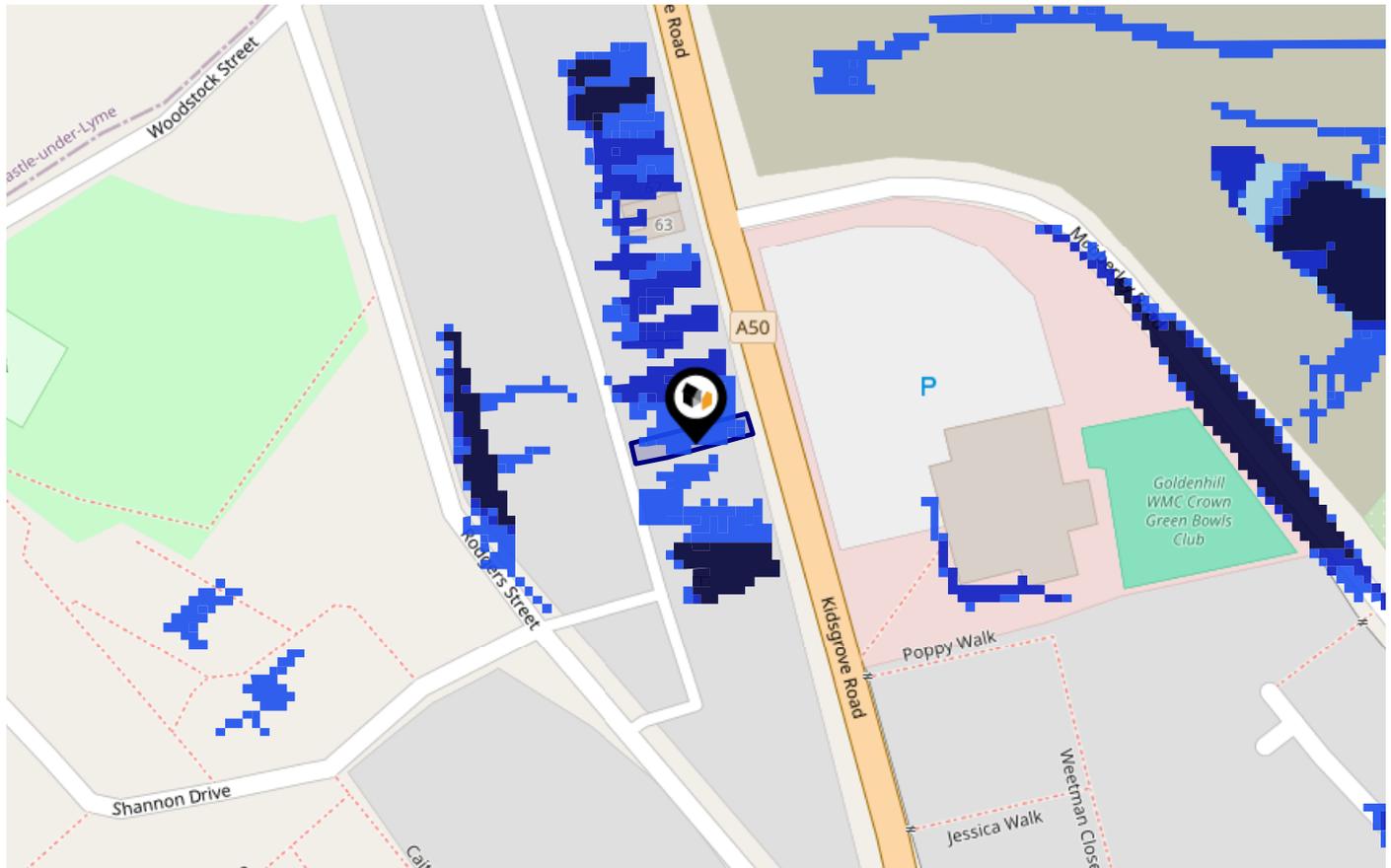
Chance of flooding to the following depths at this property:



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

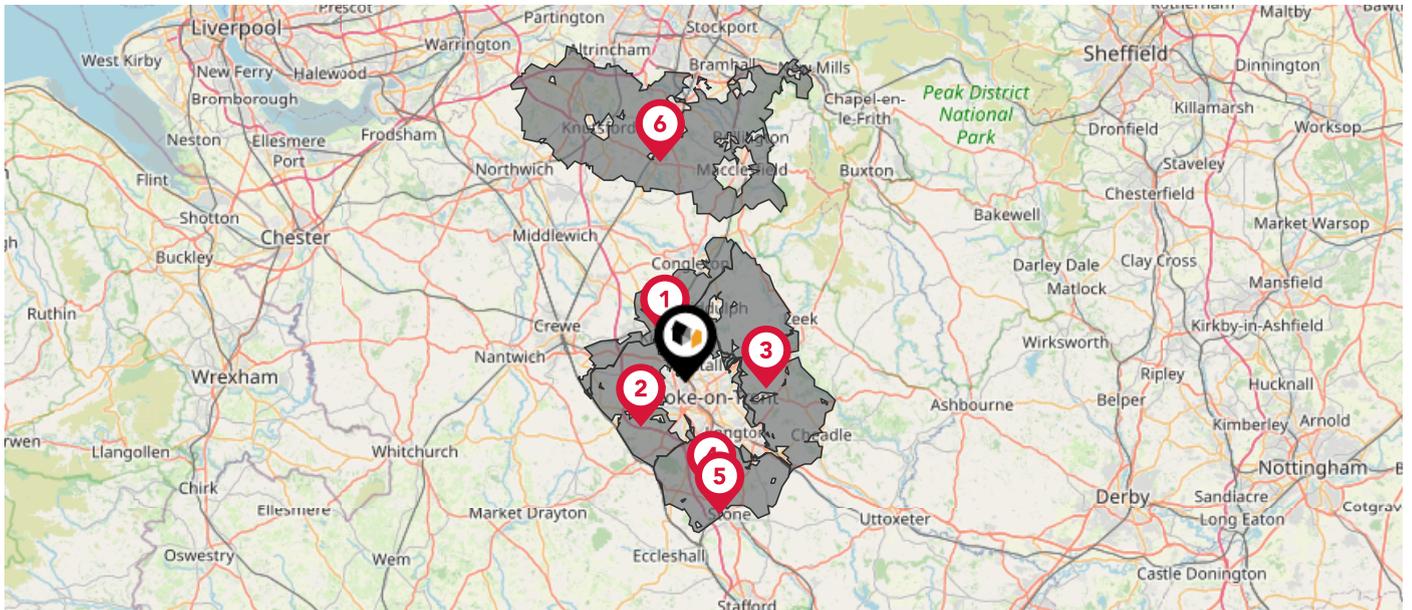
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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 - Cheshire East



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford

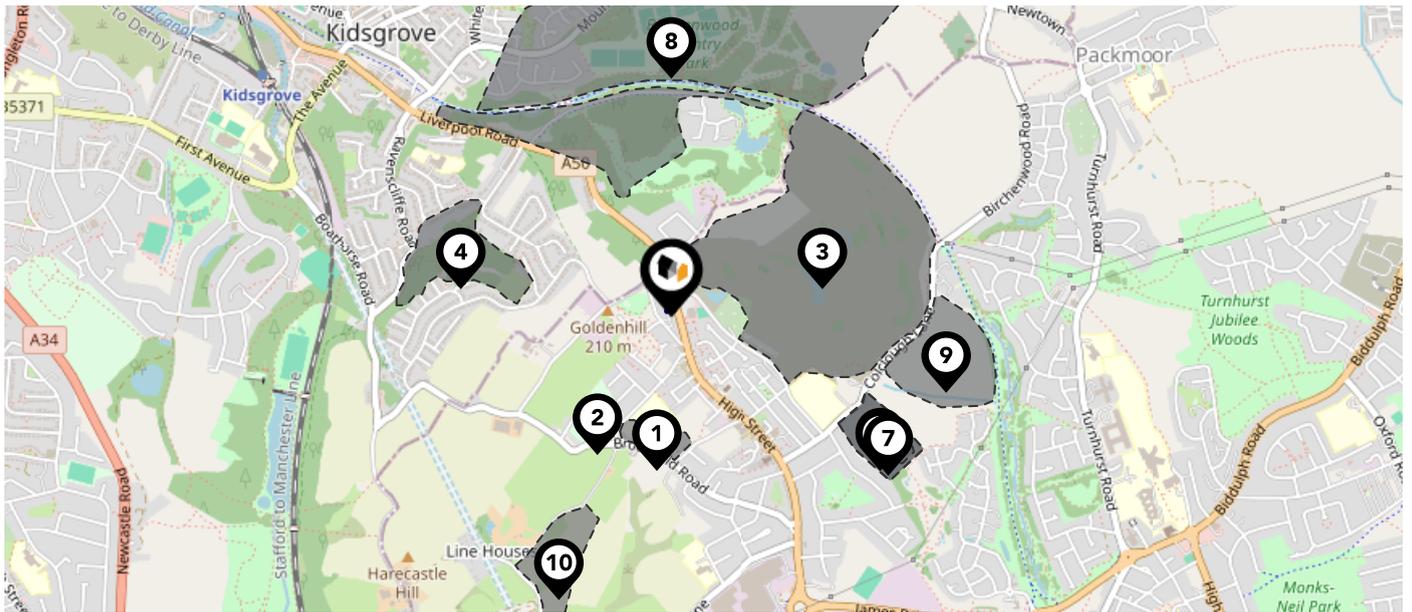


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



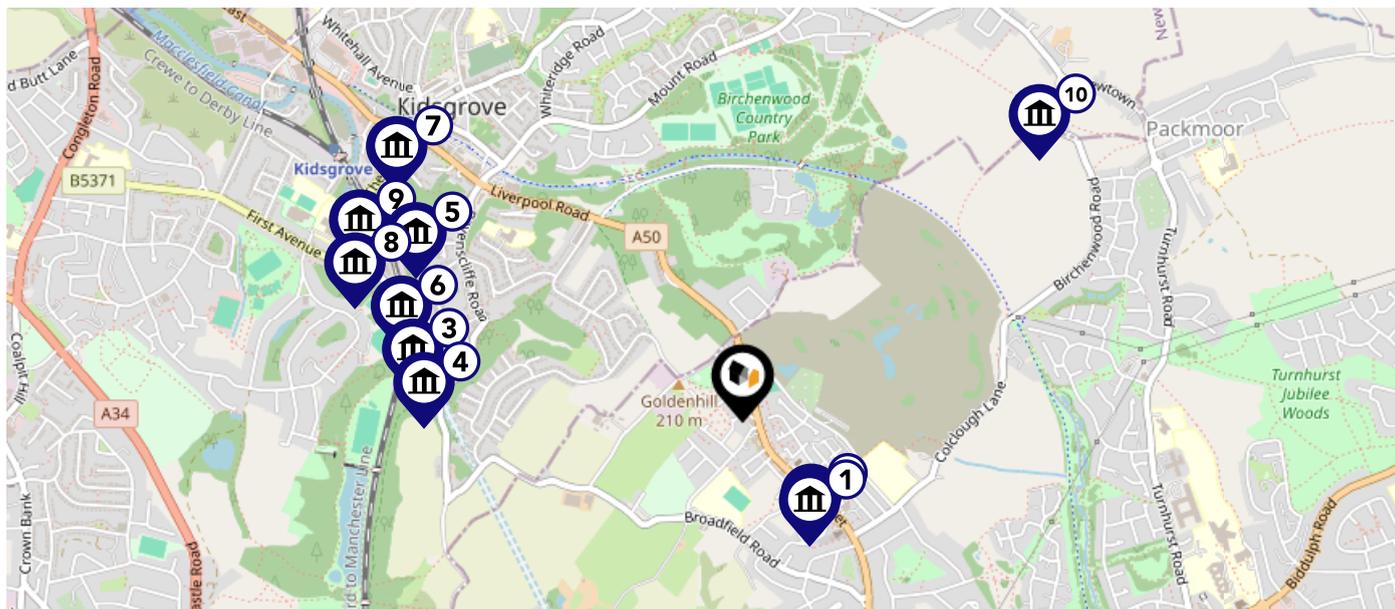
Nearby Landfill Sites

1	East Of Heathside Lane-Heathside Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
2	West Of Heathside Lane-Heathside Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
3	Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Land Near Birchen Wood, Stonebank Road Tip Extension To 43-Stonebank Road, Kidsgrove, Staffordshire	Historic Landfill <input type="checkbox"/>
5	Goldenhill Quarry-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
6	Colclough Quarry-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
7	Off Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
8	Birchenwood Landfill Site-Kidsgrove, Stoke-on-Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
9	East Of Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
10	Heathside Lane-Heathside Lane, Sandyford, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>

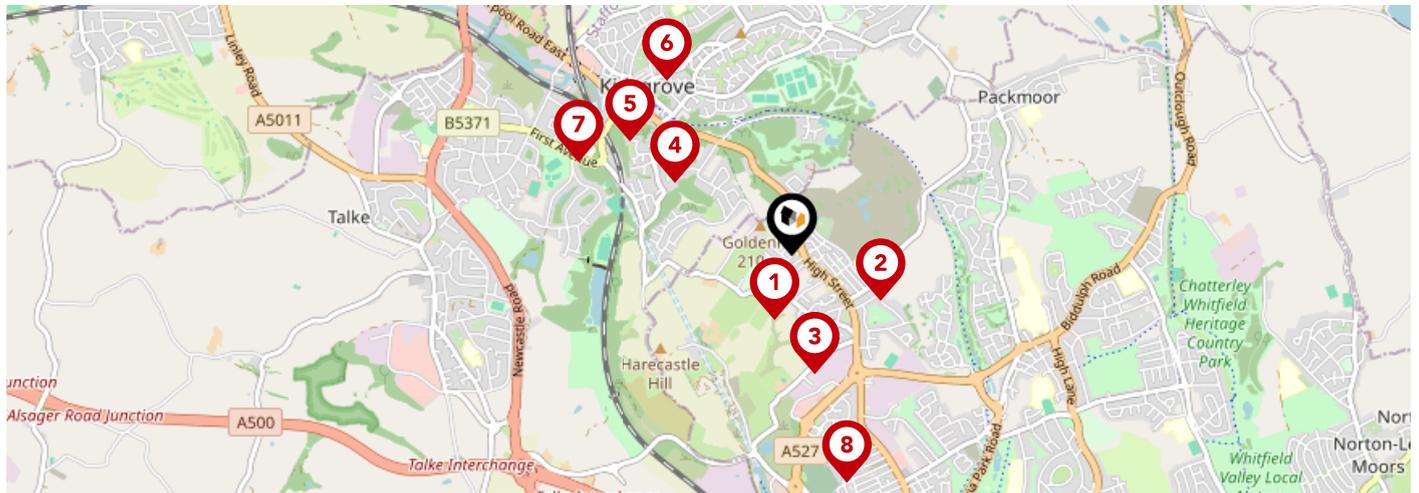
Maps

Listed Buildings

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

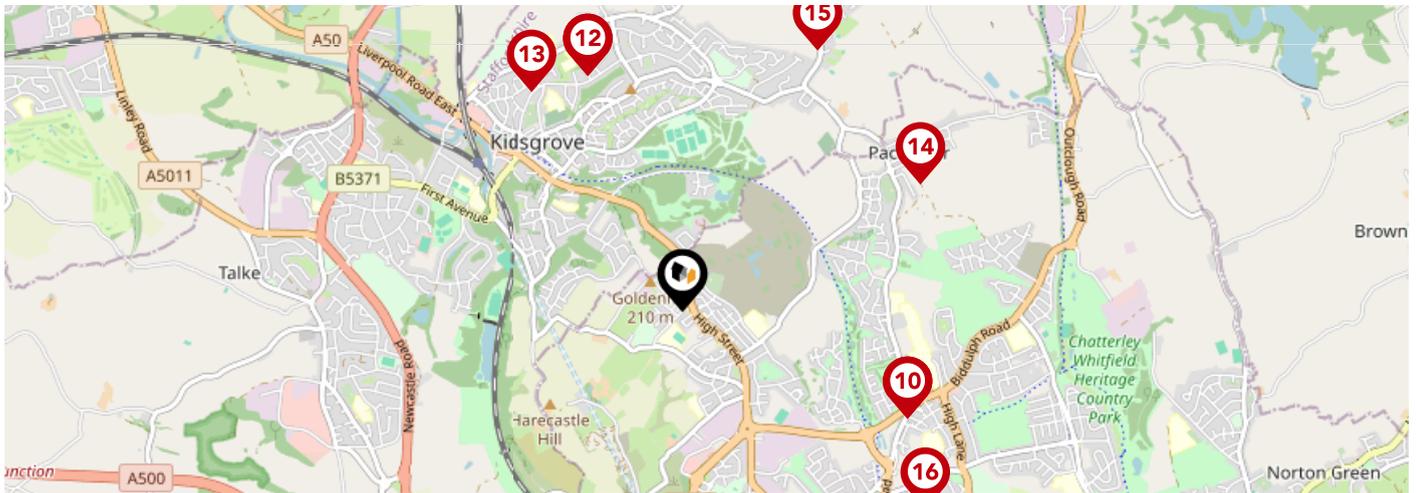


Listed Buildings in the local district		Grade	Distance
	1220492 - Parish Church Of St John The Elder	Grade II	0.3 miles
	1220489 - Mile Post	Grade II	0.3 miles
	1188417 - South Portal Of Harecastle Railway Tunnel (north)	Grade II	0.7 miles
	1038591 - North Portal Of Harecastle Railway Tunnel (south)	Grade II	0.7 miles
	1038593 - Tower At Ngr. Sj 84025407	Grade II	0.8 miles
	1038590 - North Portal Of Harecastle Railway Tunnel (north)	Grade II	0.8 miles
	1431742 - War Memorial	Grade II	0.9 miles
	1374383 - Bourne Cottage	Grade II	0.9 miles
	1294760 - Church Of St Thomas	Grade II	0.9 miles
	1038555 - James Brindley Memorial Approximately 10 Yards South East Of Church Of St James	Grade II	0.9 miles



		Nursery	Primary	Secondary	College	Private
1	Goldenhill Primary Academy Ofsted Rating: Good Pupils: 229 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph's Catholic Academy, Goldenhill Ofsted Rating: Good Pupils: 241 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Star Academy, Sandyford Ofsted Rating: Good Pupils: 182 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Thomas' CofE Primary Academy Ofsted Rating: Good Pupils: 172 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John the Evangelist Catholic Primary Ofsted Rating: Good Pupils: 199 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dove Bank Primary School Ofsted Rating: Good Pupils: 173 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The King's CofE Academy Ofsted Rating: Good Pupils: 765 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Summerbank Primary Academy Ofsted Rating: Good Pupils: 443 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

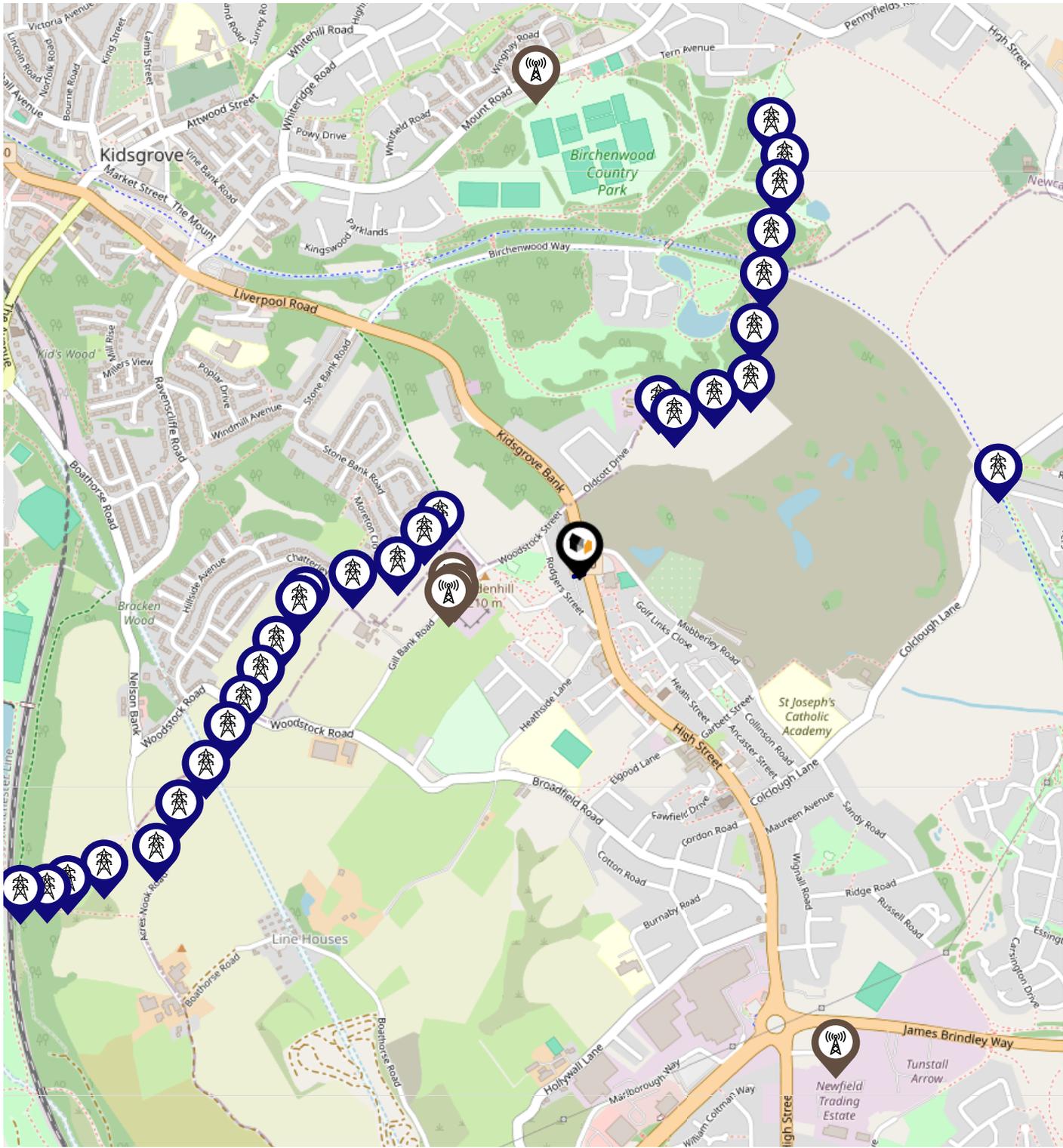
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Ormiston Horizon Academy Ofsted Rating: Good Pupils: 1053 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Watermill School Ofsted Rating: Good Pupils: 238 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Kidsgrove Primary School Ofsted Rating: Good Pupils: 157 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Kidsgrove Secondary School Ofsted Rating: Good Pupils: 300 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Bluebell School Ltd Ofsted Rating: Outstanding Pupils: 116 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Packmoor Ormiston Academy Ofsted Rating: Good Pupils: 441 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Thursfield Primary School Ofsted Rating: Good Pupils: 280 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Margaret Ward Catholic Academy Ofsted Rating: Good Pupils: 1162 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

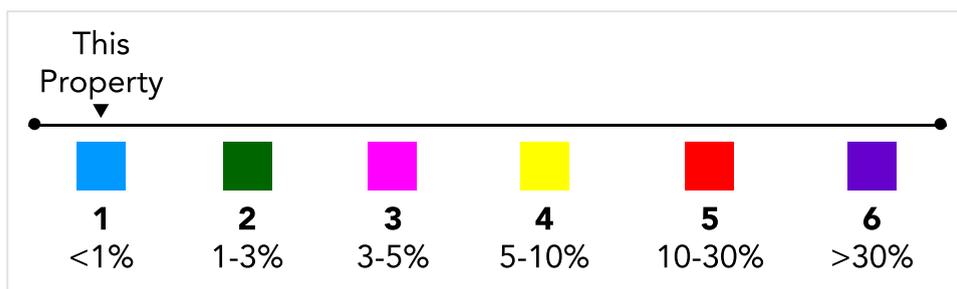
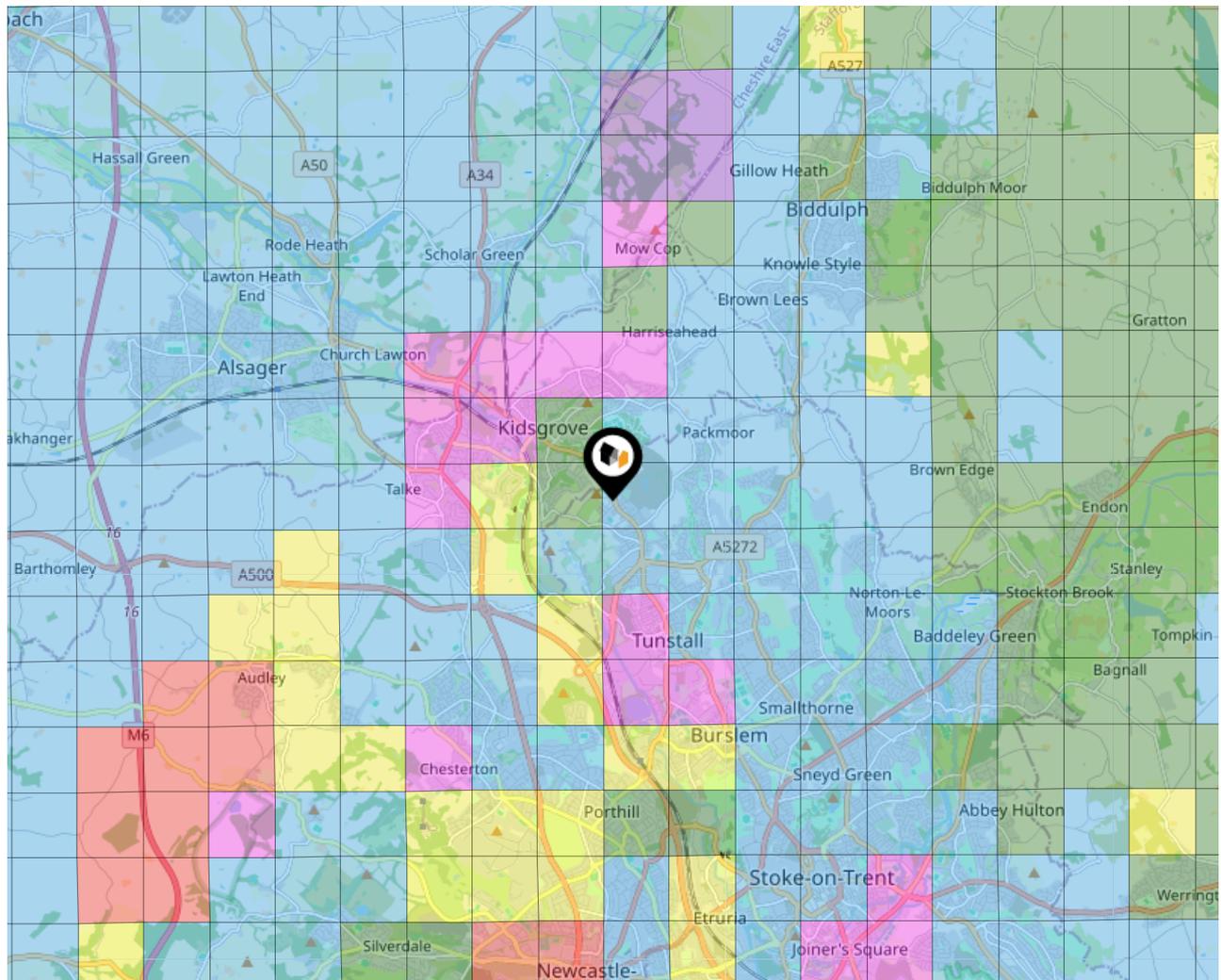


Key:

-  Power Pylons
-  Communication Masts

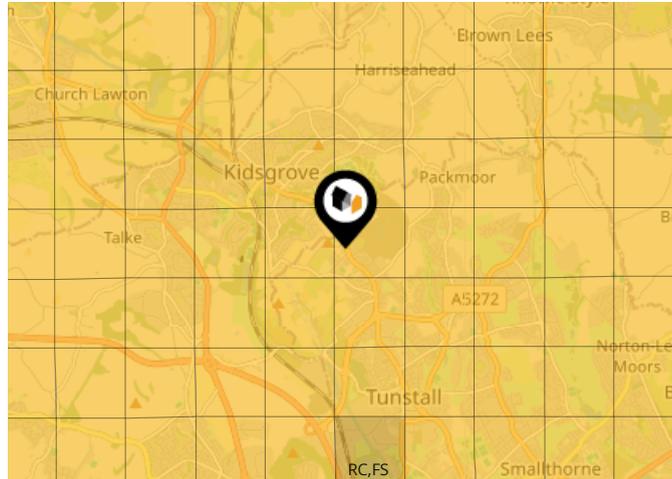
What is Radon?

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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

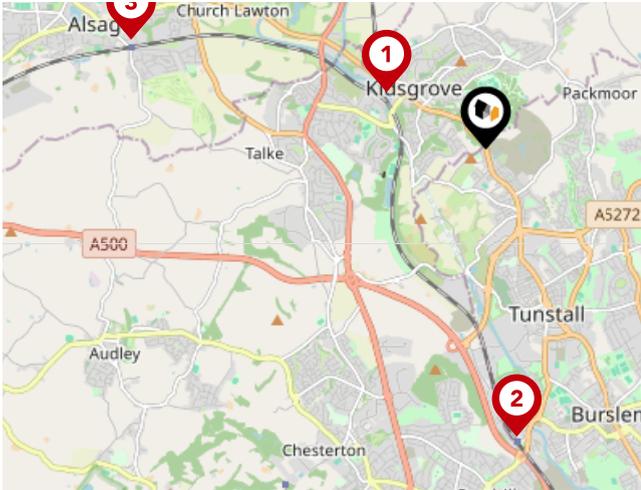


Primary Classifications (Most Common Clay Types)

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

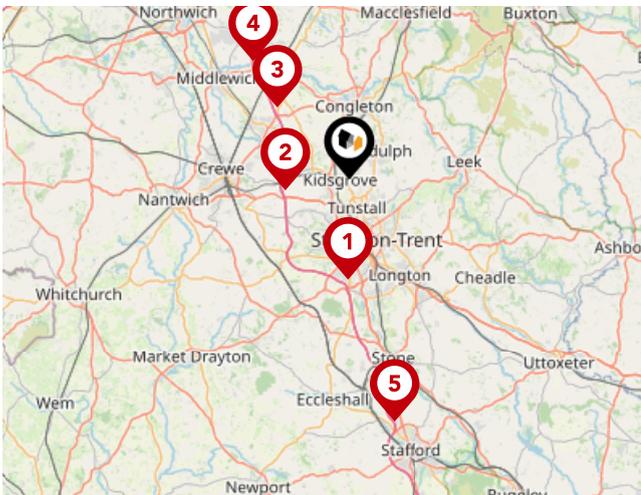
Area

Transport (National)



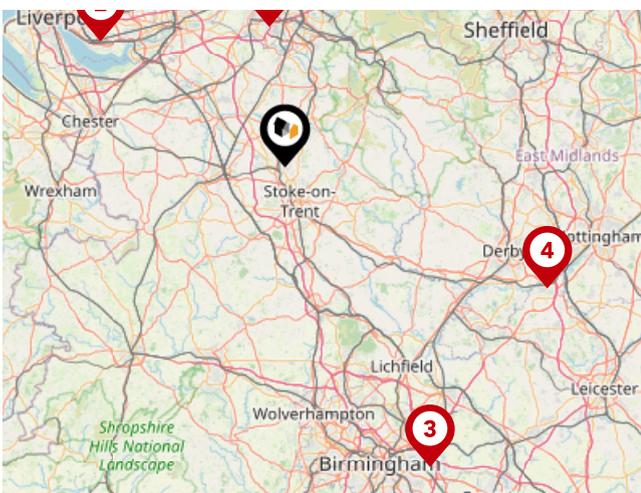
National Rail Stations

Pin	Name	Distance
1	Kidsgrove Rail Station	1.02 miles
2	Platform 2	2.58 miles
3	Alsager Rail Station	3.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	7.12 miles
2	M6 J16	4.64 miles
3	M6 J17	7.25 miles
4	M6 J18	10.85 miles
5	M6 J14	17.71 miles

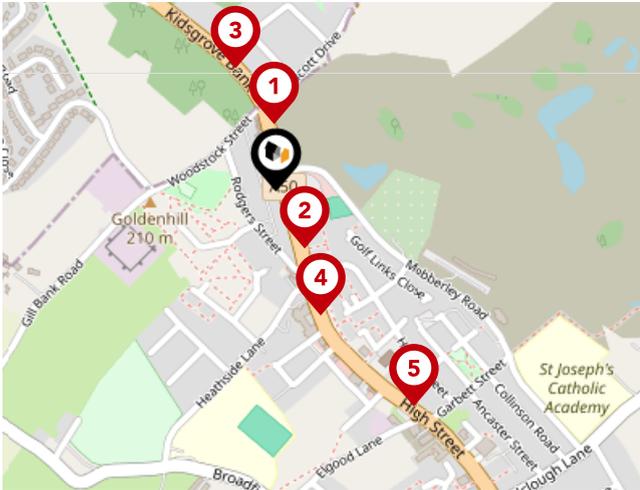


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	20.12 miles
2	Speke	31.72 miles
3	Birmingham Airport	47.92 miles
4	East Mids Airport	41.13 miles

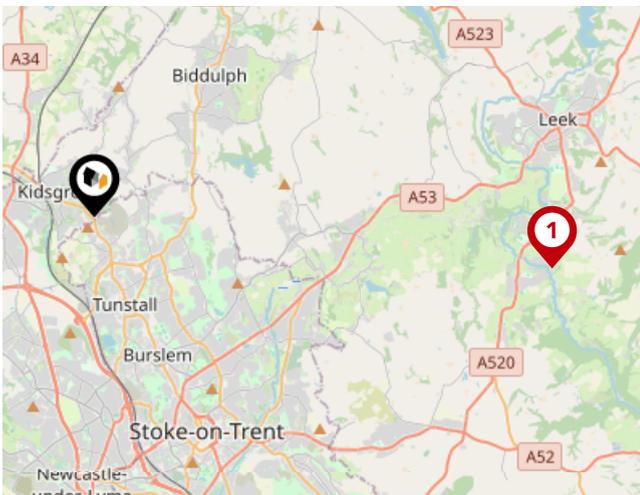
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodstock Street	0.07 miles
2	Red Lion	0.07 miles
3	Woodstock Street	0.14 miles
4	Red Lion	0.15 miles
5	St John's Church	0.28 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.18 miles

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Data Quality

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