

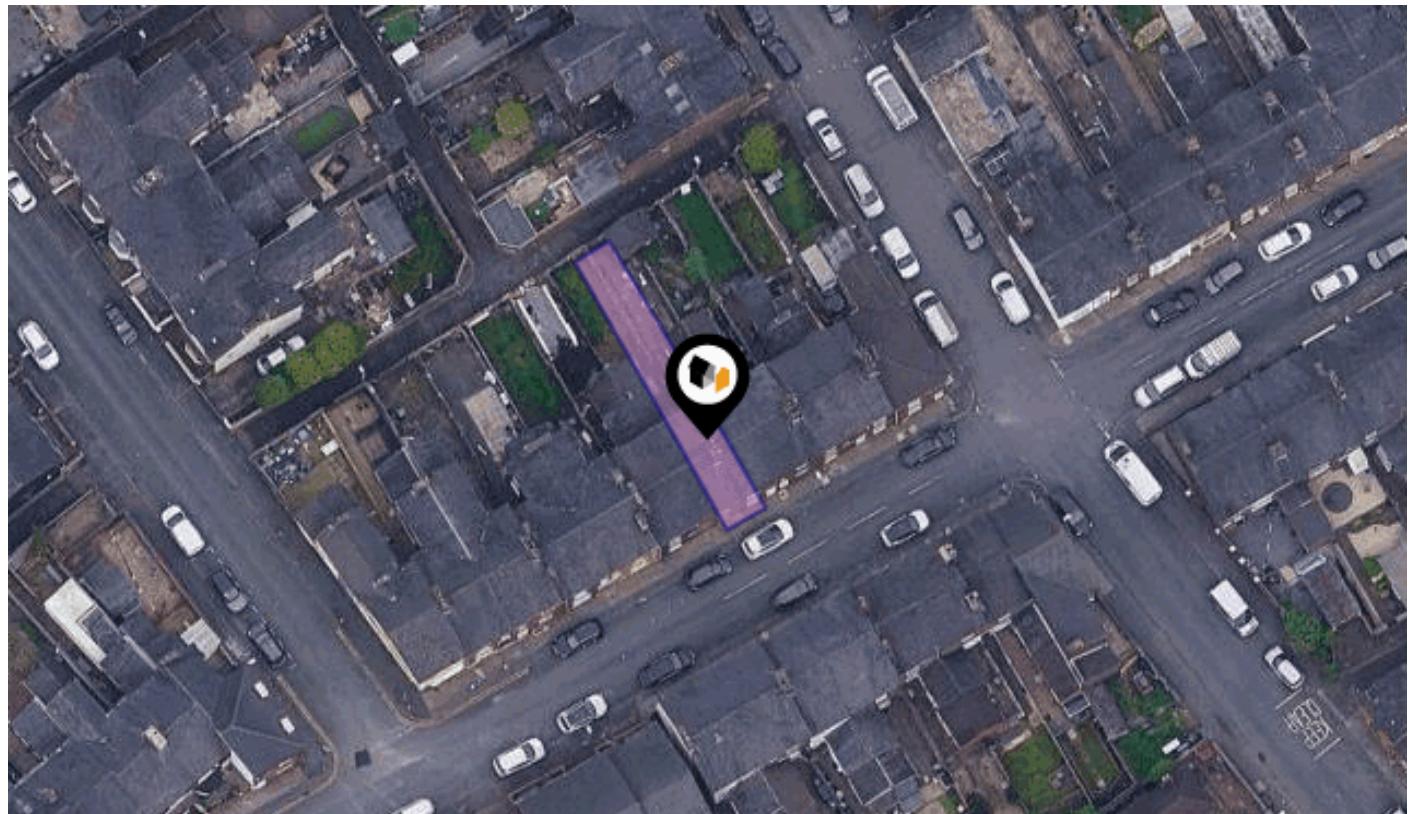


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 10<sup>th</sup> January 2026**



**MOSTON STREET, STOKE-ON-TRENT, ST1**

**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com

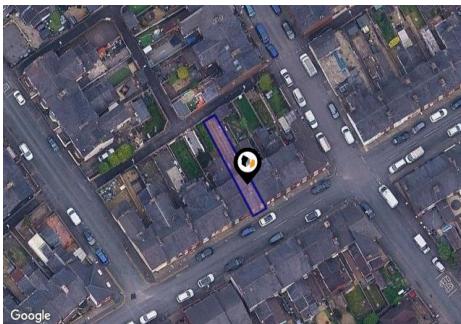
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# Property Overview

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## Property

**Type:** Terraced House  
**Bedrooms:** 2  
**Floor Area:** 742 ft<sup>2</sup> / 69 m<sup>2</sup>  
**Plot Area:** 0.02 acres  
**Year Built :** Before 1900  
**Council Tax :** Band A  
**Annual Estimate:** £1,386  
**Title Number:** SF166421

**Tenure:** Freehold

## Local Area

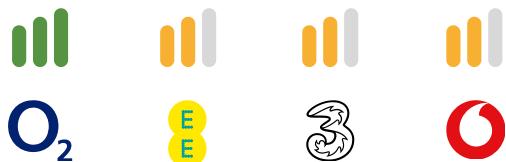
**Local Authority:** City of stoke-on-trent  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas  
● Surface Water

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

**15** mb/s   **74** mb/s   **10000** mb/s



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

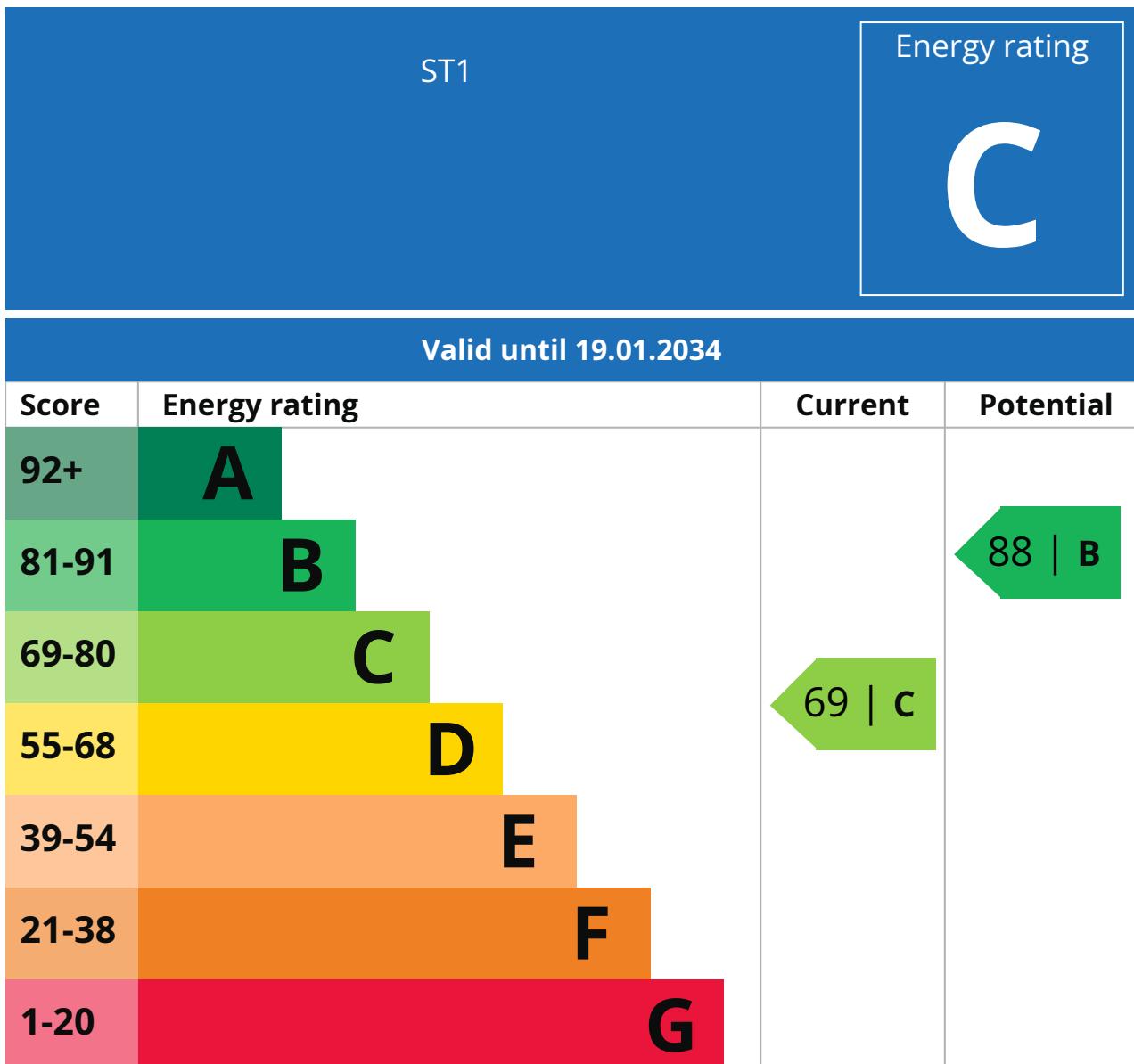


**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

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# Property EPC - Additional Data

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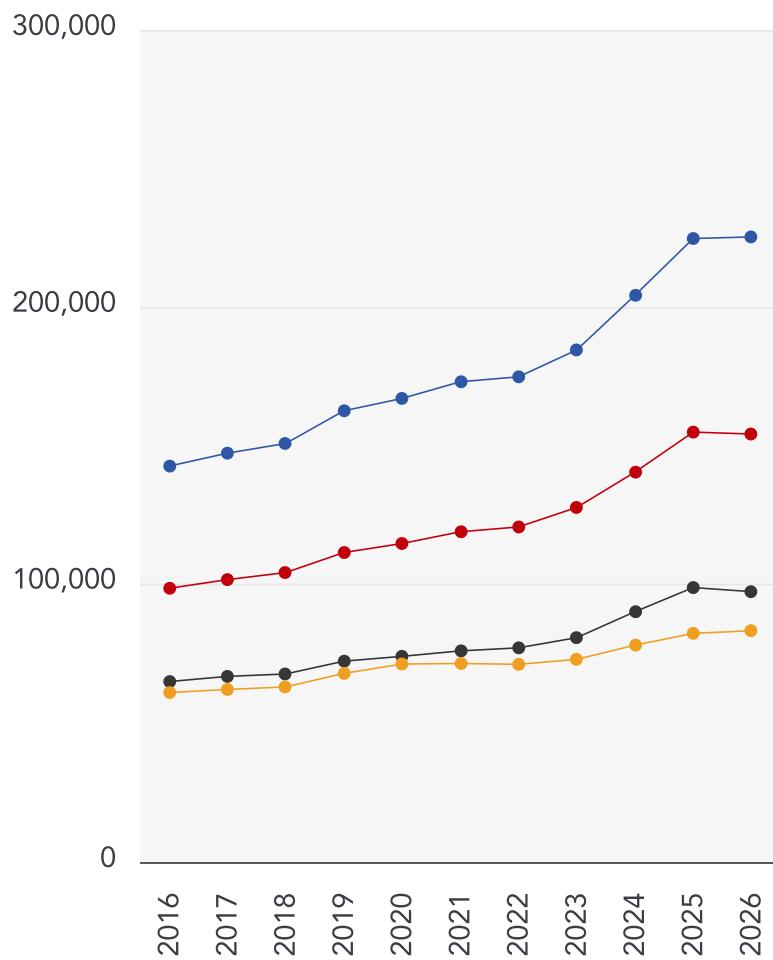
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<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, no insulation (assumed)
<b>Total Floor Area:</b>	69 m <sup>2</sup>

# Market House Price Statistics

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10 Year History of Average House Prices by Property Type in ST1



Detached

**+57.87%**

Semi-Detached

**+56.32%**

Terraced

**+49.77%**

Flat

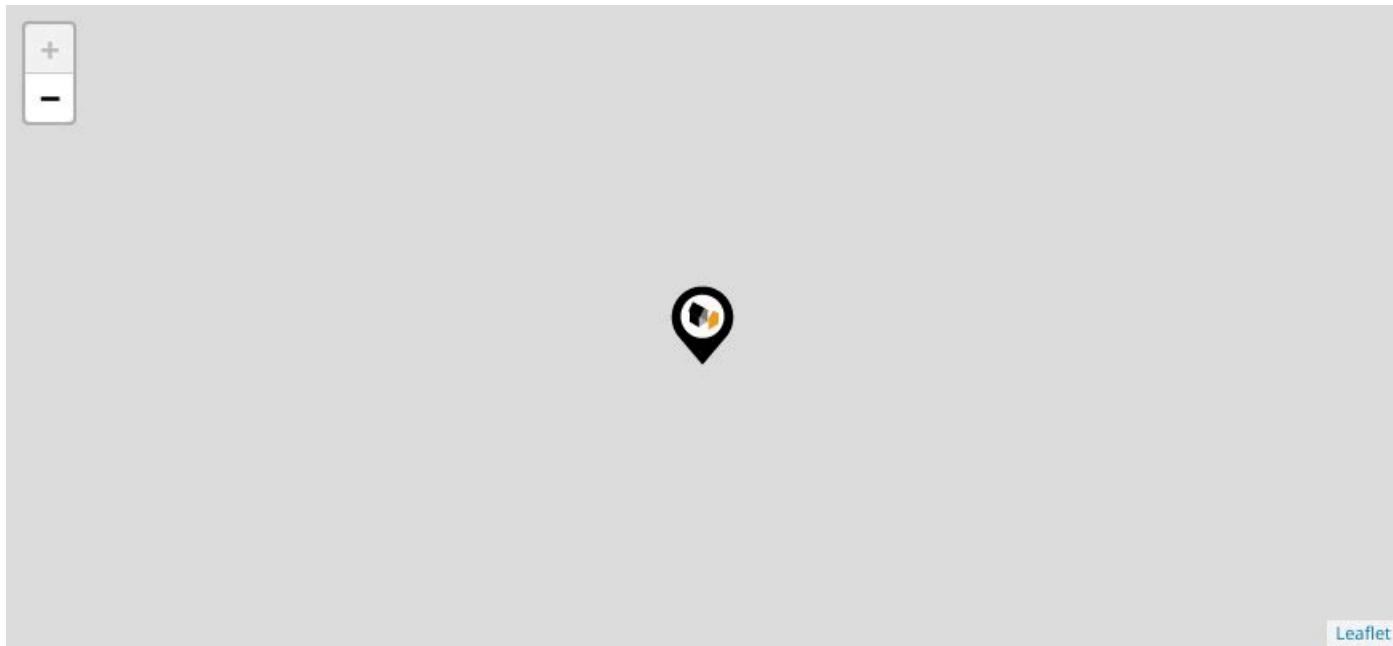
**+36.46%**

# Maps

## Coal Mining

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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.



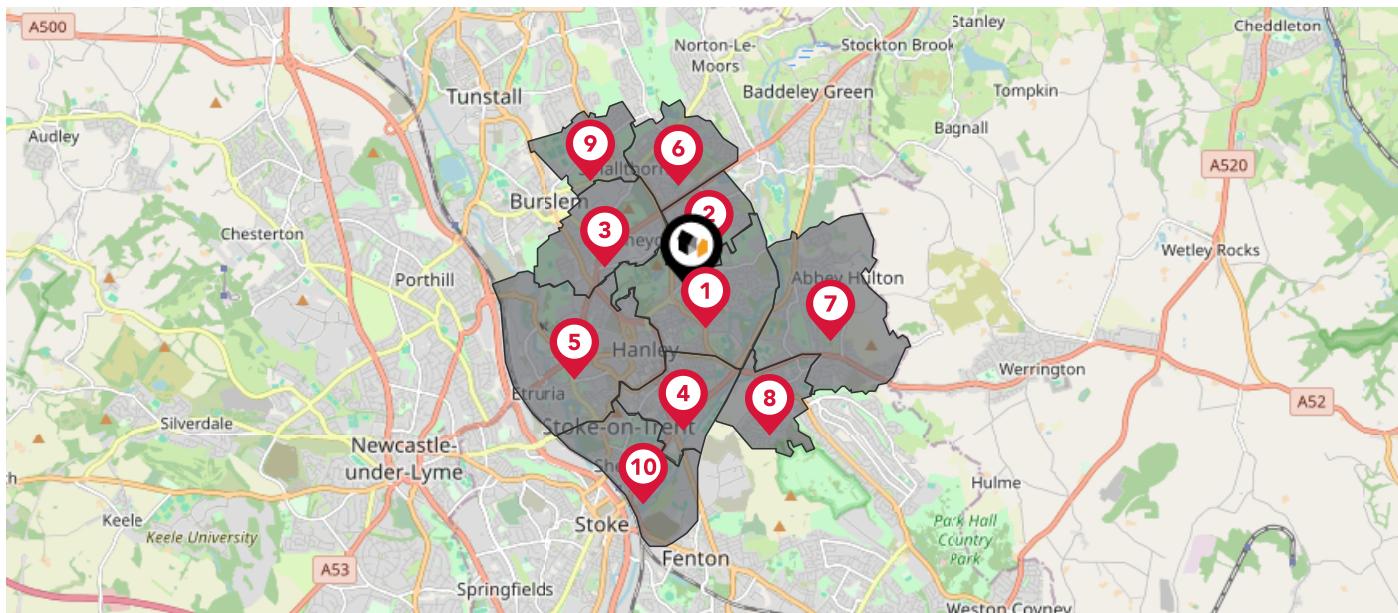
### Nearby Conservation Areas

- 1 Caldron Canal
- 2 City Centre
- 3 Hanley Park
- 4 Burslem Town Centre
- 5 Trent and Mersey Canal
- 6 Newcastle Street
- 7 Winton Square
- 8 Wolstanton
- 9 Basford
- 10 Stoke 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



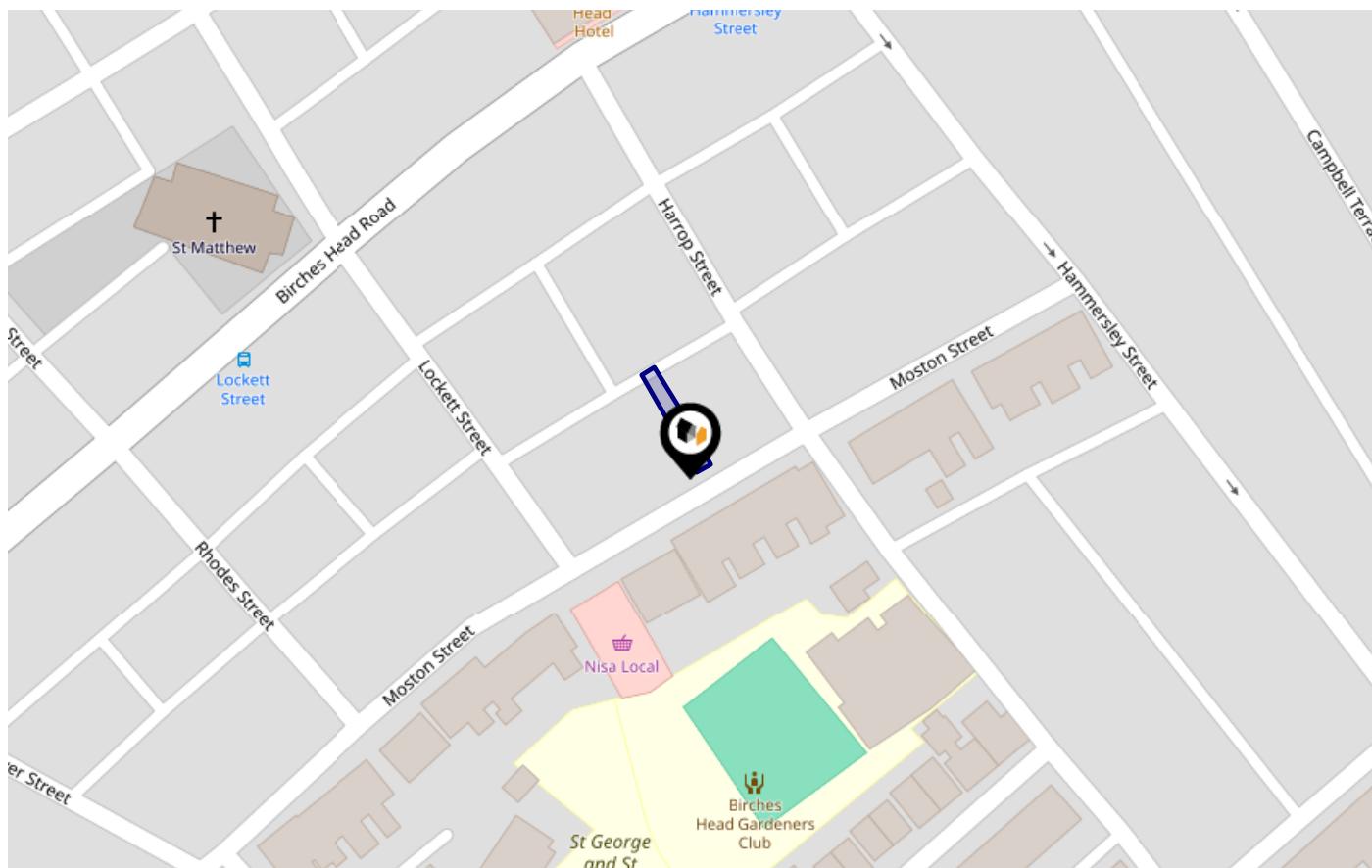
### Nearby Council Wards

- 1 Birches Head and Central Forest Park Ward
- 2 Sneyd Green Ward
- 3 Moorcroft Ward
- 4 Joiner's Square Ward
- 5 Etruria and Hanley Ward
- 6 Ford Green and Smallthorne Ward
- 7 Abbey Hulton and Townsend Ward
- 8 Eaton Park Ward
- 9 Burslem Park 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:

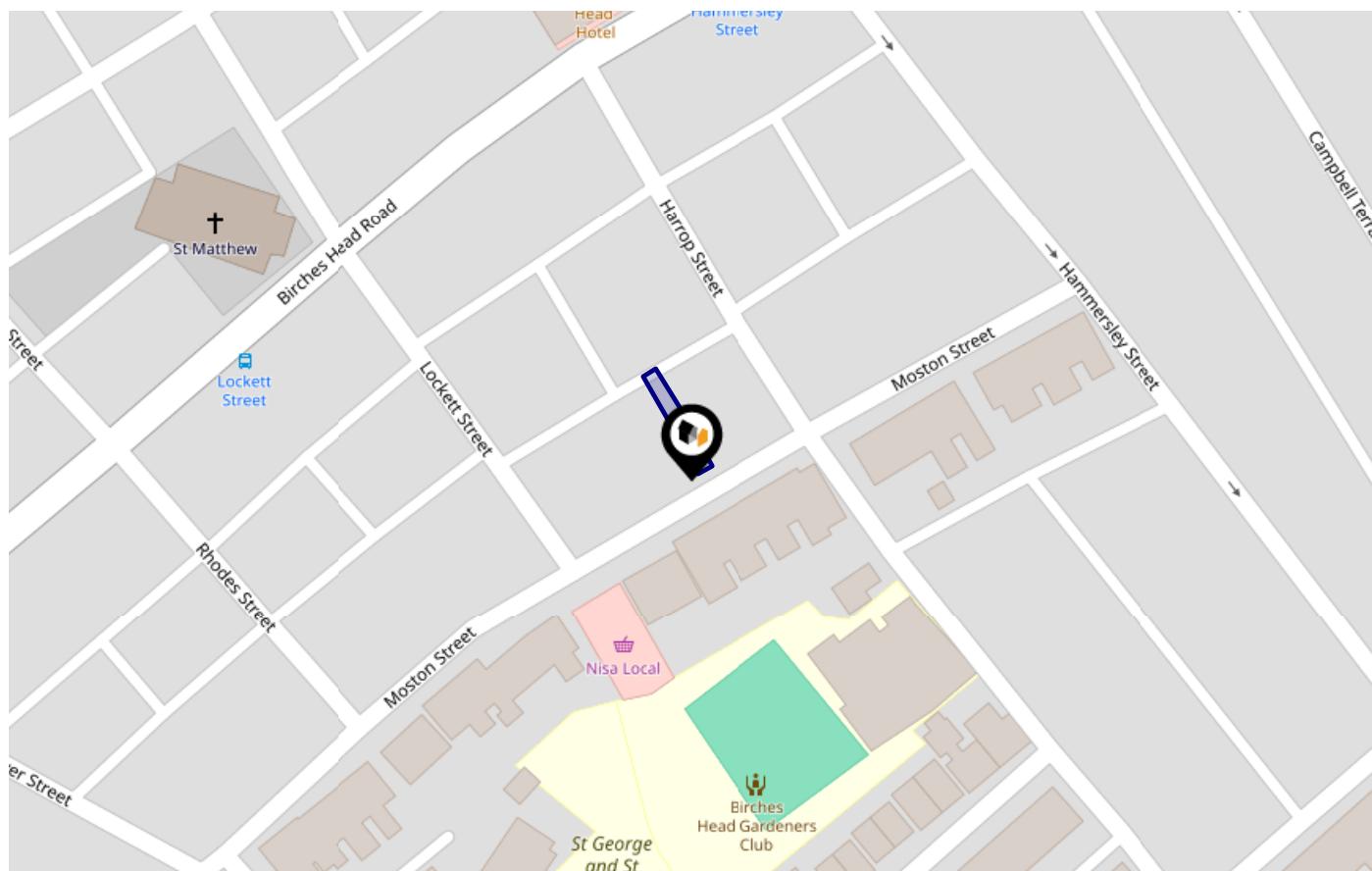


# Flood Risk

## Rivers & Seas - Climate Change

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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.

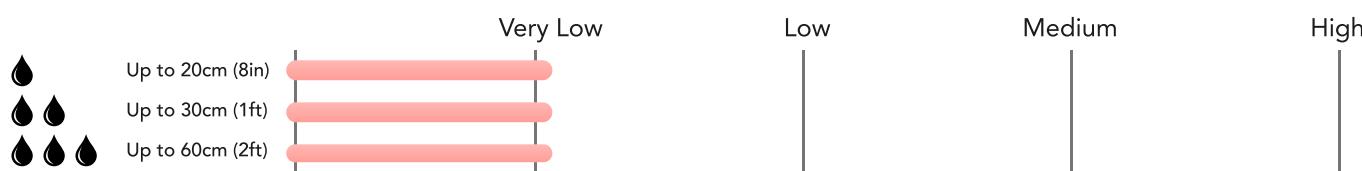


Risk Rating: Very low

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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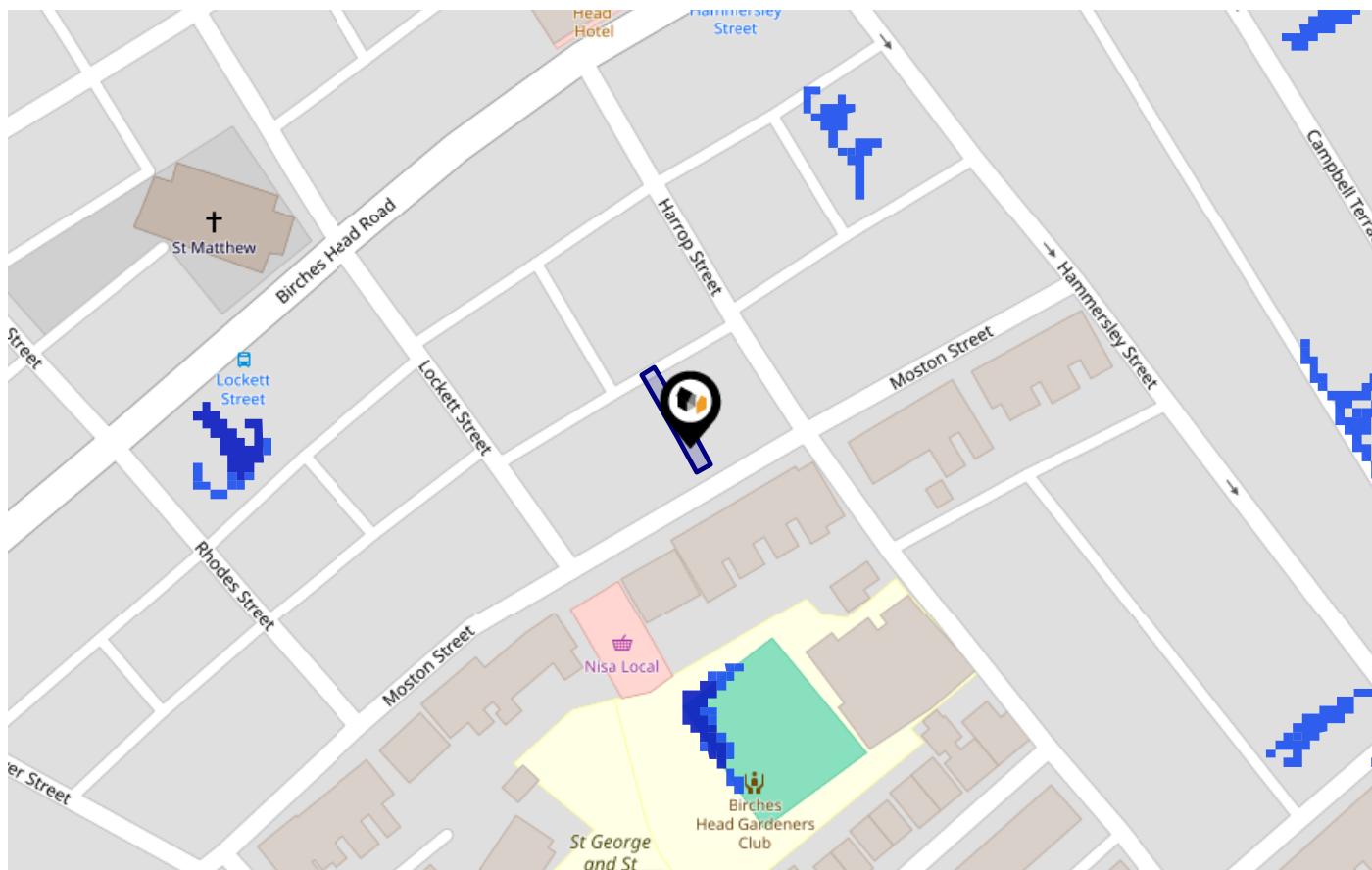
Chance of flooding to the following depths at this property:



# 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.

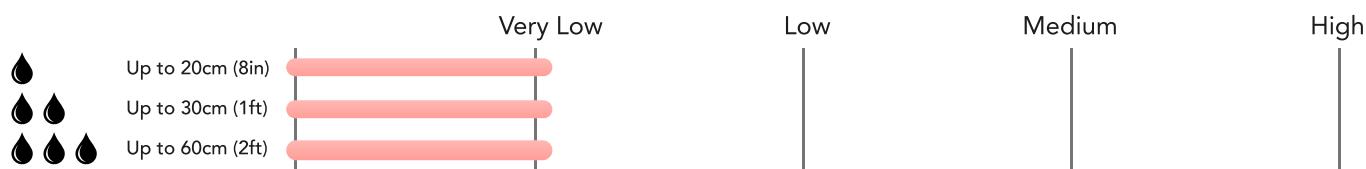


Risk Rating: Very low

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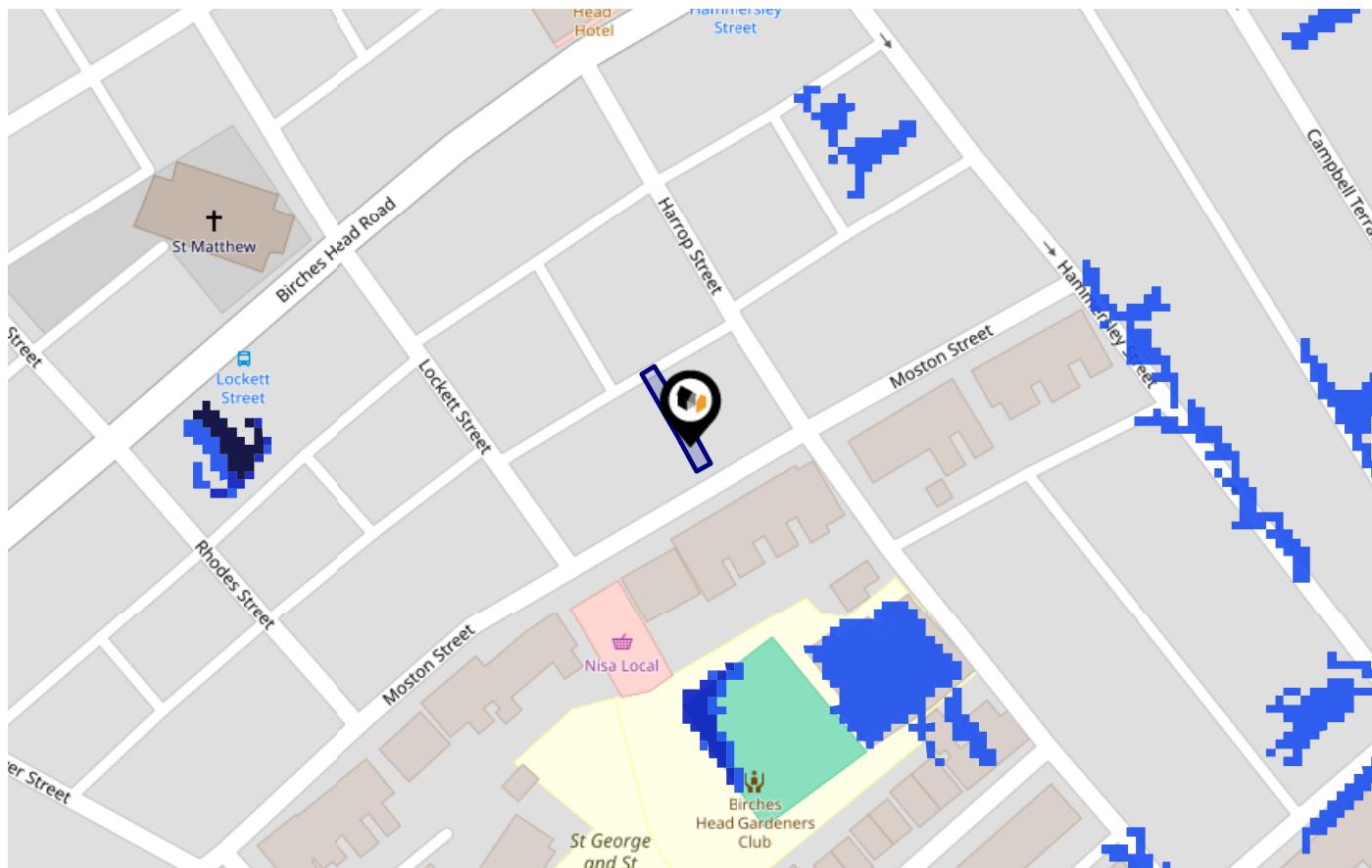
Chance of flooding to the following depths at this property:



# 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.

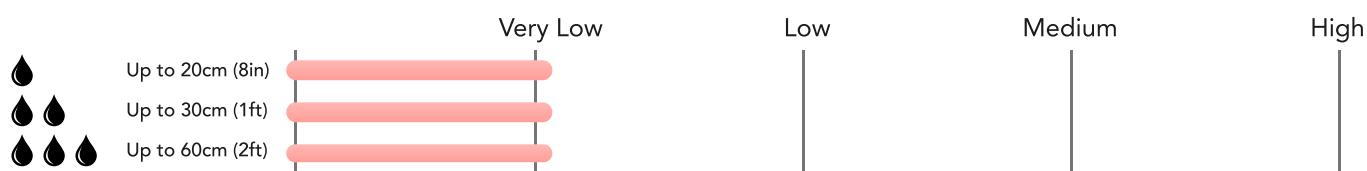


Risk Rating: Very low

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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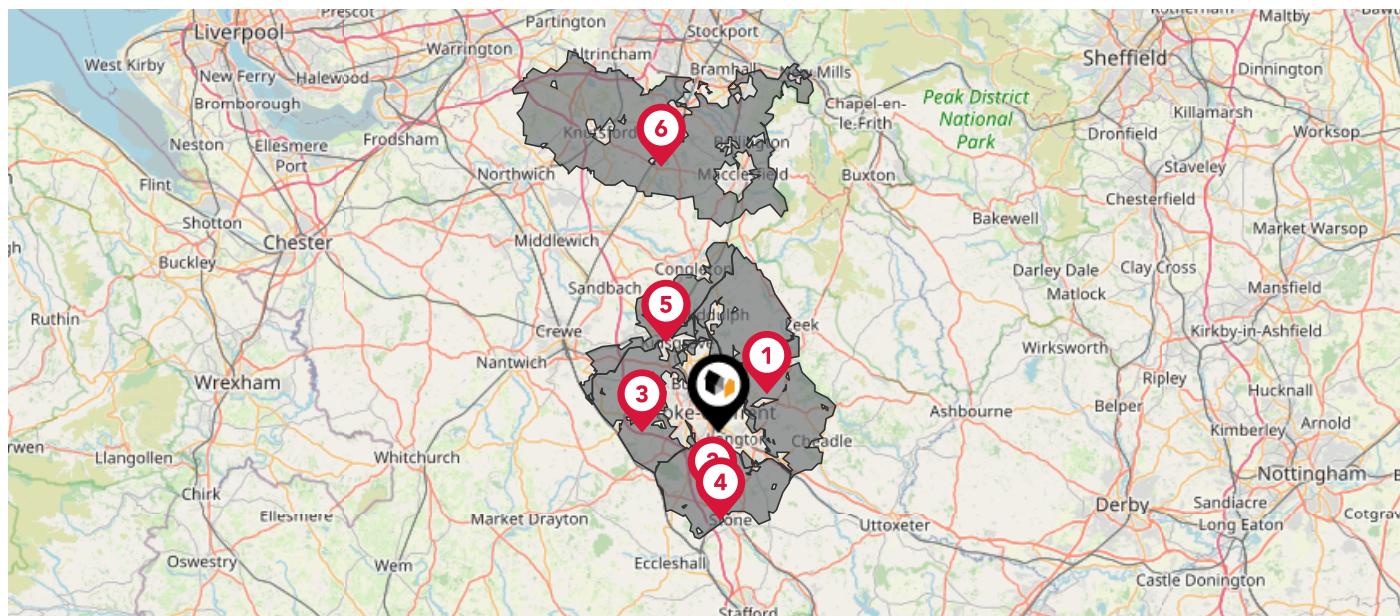
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

This map displays nearby areas that have been designated as Green Belt...



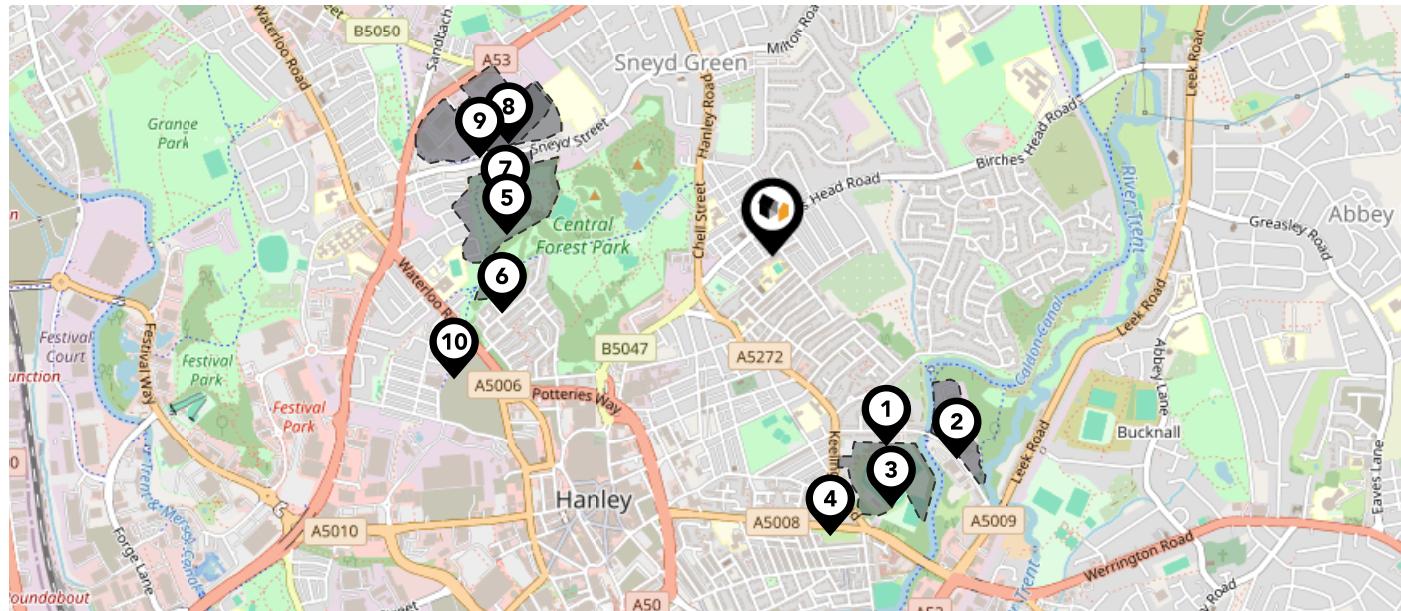
### Nearby Green Belt Land

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



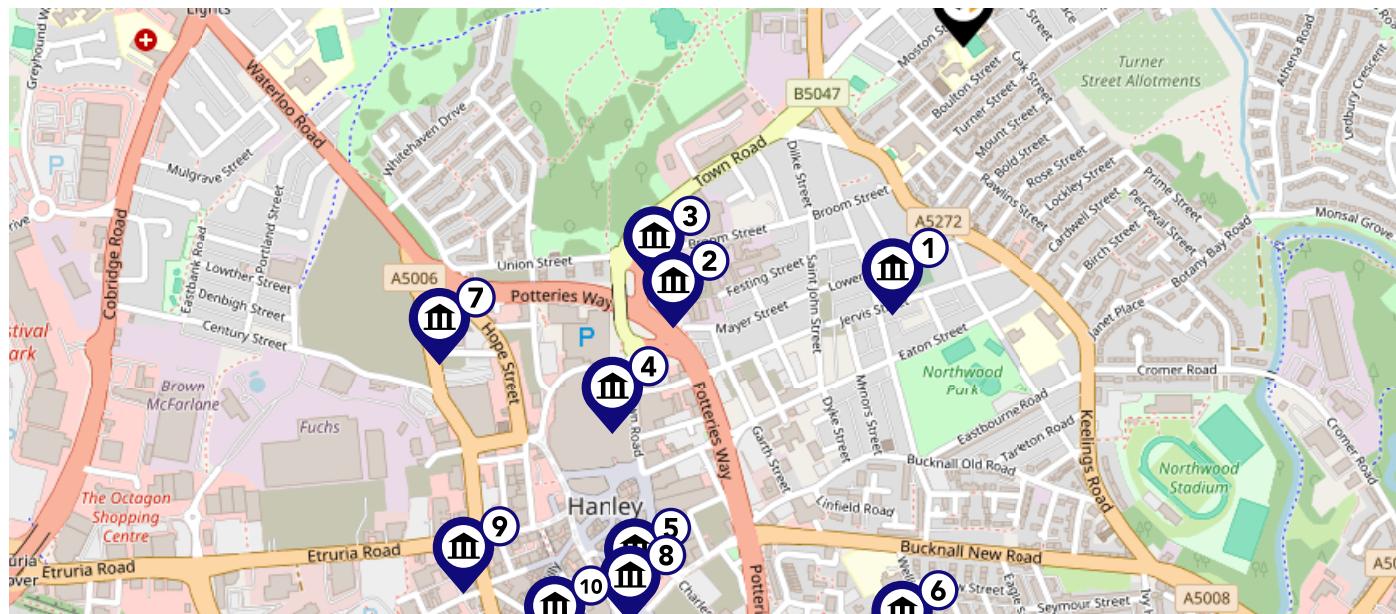
### Nearby Landfill Sites

 1	Mayfield Avenue-Mayfield Avenue, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 2	Ex.Site Operational Services Department-Cromer Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 3	Site of Northwood Stadium-Keelings Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 4	Bucknall New Road-Bucknall New Road, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 5	Wimpey Waste, South off Sneyd Street-Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 6	Adjacent To Central Forest Park-Waterloo Road, Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 7	Cobridge Refractories, Marl Hole-Sneyd Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 8	Palmer's Marl Pit-Leek New Road, Cobridge, Staffordshire	Historic Landfill	<input type="checkbox"/>
 9	Milburn Road-Leek New Road, Cobridge, Staffordshire	Historic Landfill	<input type="checkbox"/>
 10	East Of Winifred Street-Winifred Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>

# Maps

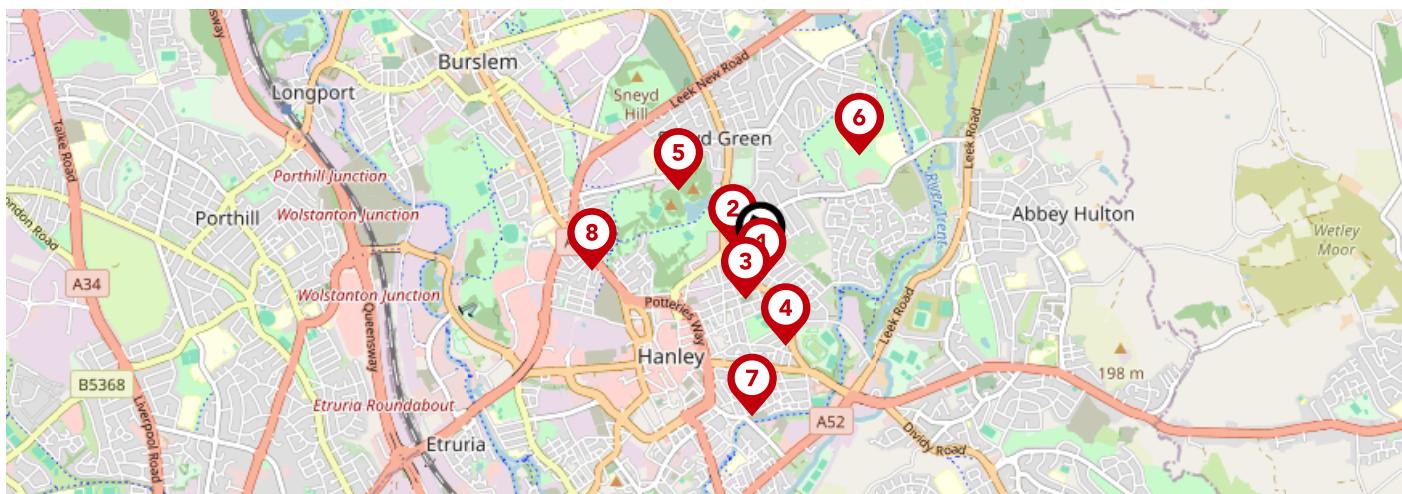
## Listed Buildings

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
1297963 - Church Of The Holy Trinity	Grade II	0.3 miles
1297938 - Falcon Pot Works In Occupation Of Weatherby's	Grade II	0.4 miles
1392575 - The Golden Cup	Grade II	0.4 miles
1210680 - Church Of St John The Evangelist	Grade II	0.6 miles
1195851 - The Tontine Shops	Grade II	0.7 miles
1119707 - Hanley St Lukes Church Of England Aided Primary School Infant Building	Grade II	0.7 miles
1195798 - Pottery Works Formerly Occupied By Dudson's Limited	Grade II	0.7 miles
1290405 - Post Office	Grade II	0.7 miles
1195853 - Telephone Buildings	Grade II	0.8 miles
1195837 - Odeon Cinema	Grade II	0.8 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
1	<b>St George and St Martin's Catholic Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 230   Distance:0.07					
2	<b>Hamilton Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 114   Distance:0.14					
3	<b>Grove Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 418   Distance:0.17					
4	<b>Northwood Broom Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 207   Distance:0.39					
5	<b>Sneyd Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 596   Distance:0.49					
6	<b>Holden Lane Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 223   Distance:0.65					
7	<b>Hanley St Luke's Church of England Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 0   Distance:0.68					
8	<b>Forest Park Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 470   Distance:0.75					

# Area Schools

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Nursery Primary Secondary College Private



## The Excel Academy

Ofsted Rating: Good | Pupils: 1189 | Distance: 0.86



## Abbey Hulton Primary School

Ofsted Rating: Good | Pupils: 233 | Distance: 0.87



## The Nest

Ofsted Rating: Good | Pupils: 16 | Distance: 0.89



## Birches Head Academy

Ofsted Rating: Serious Weaknesses | Pupils: 1045 | Distance: 0.89



## Our Lady and St Benedict Catholic Academy

Ofsted Rating: Outstanding | Pupils: 214 | Distance: 0.91



## St Peter's Catholic Academy

Ofsted Rating: Outstanding | Pupils: 239 | Distance: 1.01



## North Road Academy

Ofsted Rating: Requires improvement | Pupils: 203 | Distance: 1.01



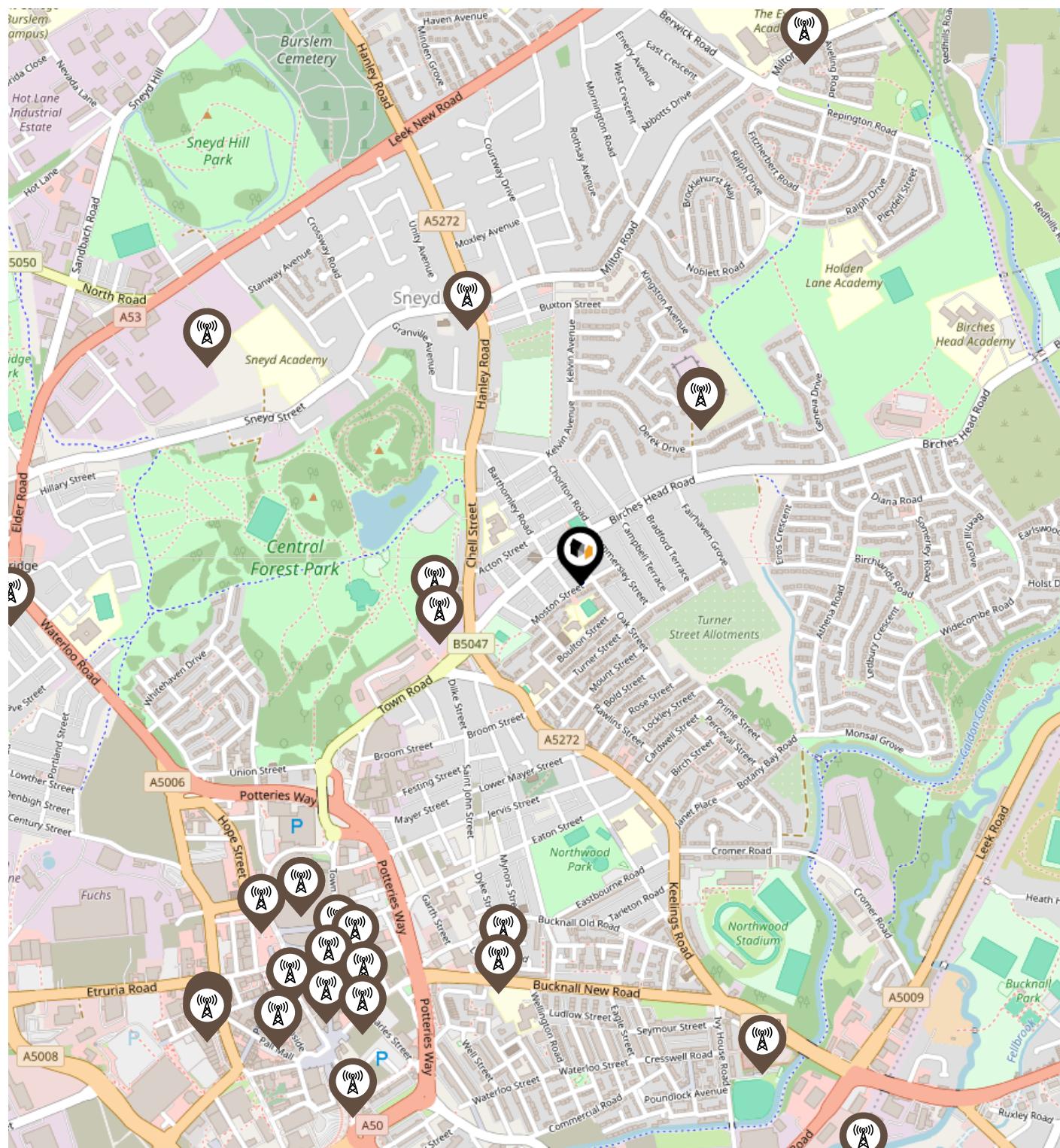
## New Ford Academy

Ofsted Rating: Outstanding | Pupils: 474 | Distance: 1.01



# Local Area Masts & Pylons

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## Key:

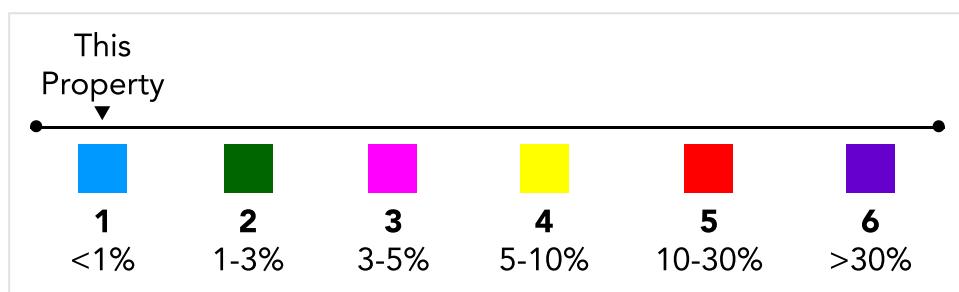
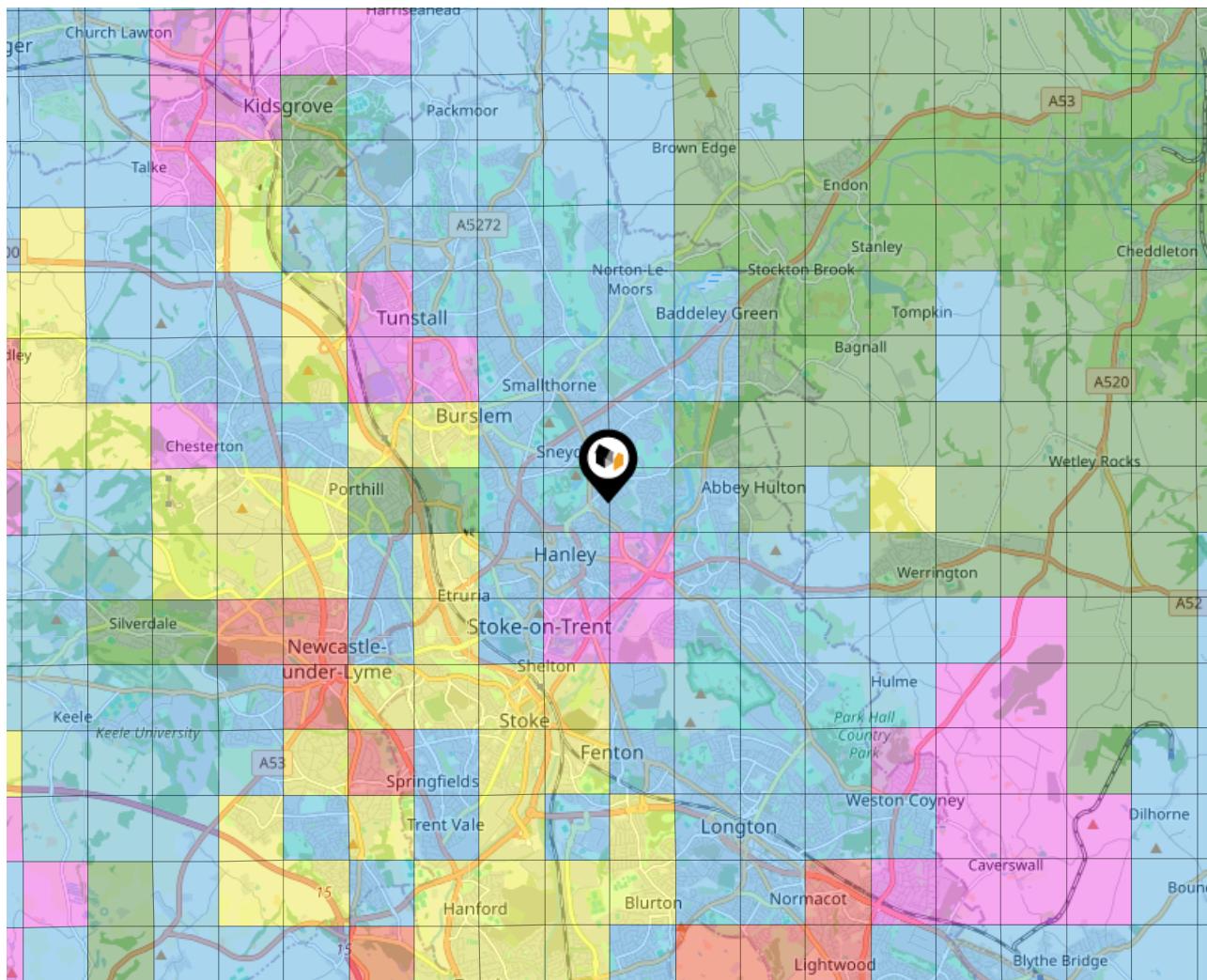
- Power Pylons
- Communication Masts

# Environment

## Radon Gas

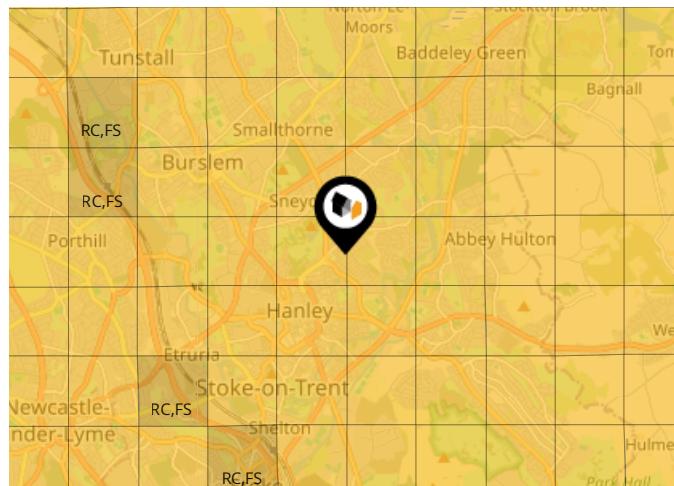
### What is Radon?

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)

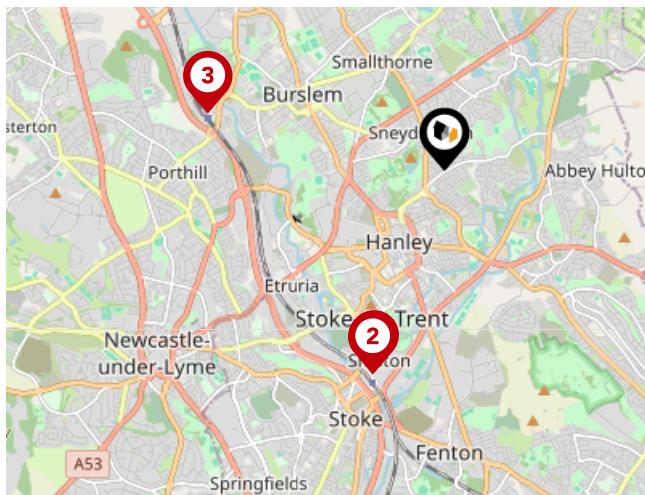
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

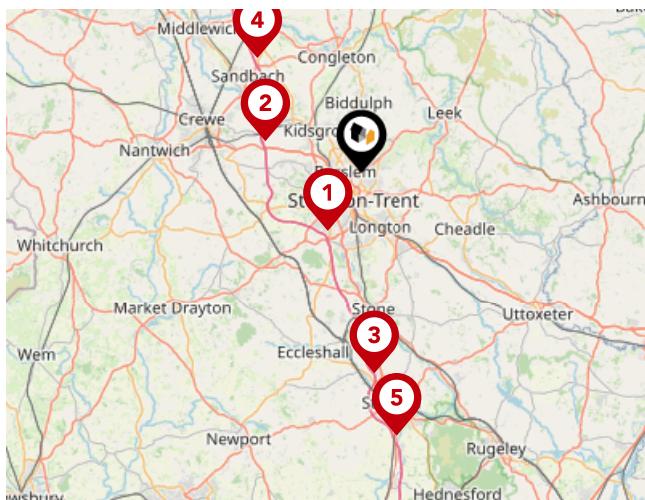
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



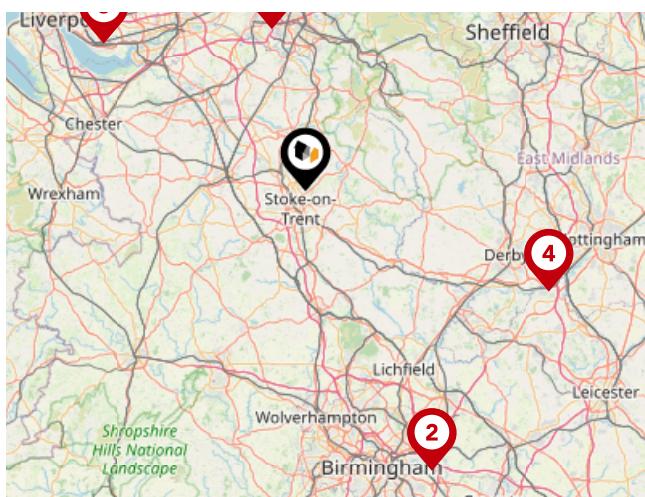
## National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.9 miles
2	Stoke-on-Trent Rail Station	1.93 miles
3	Platform 2	2.17 miles



## Trunk Roads/Motorways

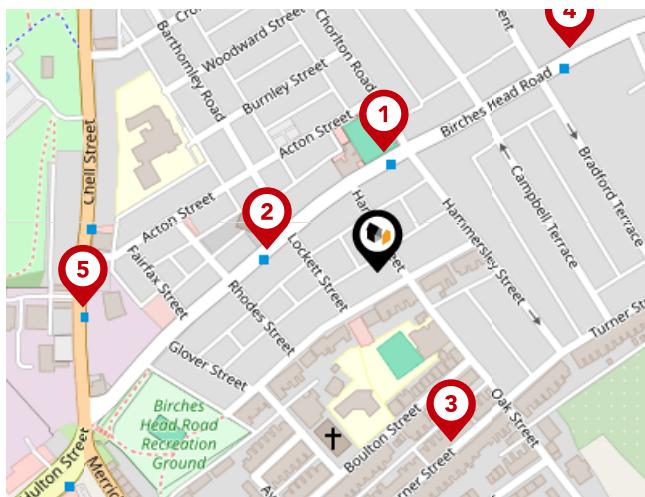
Pin	Name	Distance
1	M6 J15	4.74 miles
2	M6 J16	7.34 miles
3	M6 J14	14.35 miles
4	M6 J17	11.12 miles
5	M6 J13	18.87 miles



## Airports/Helipads

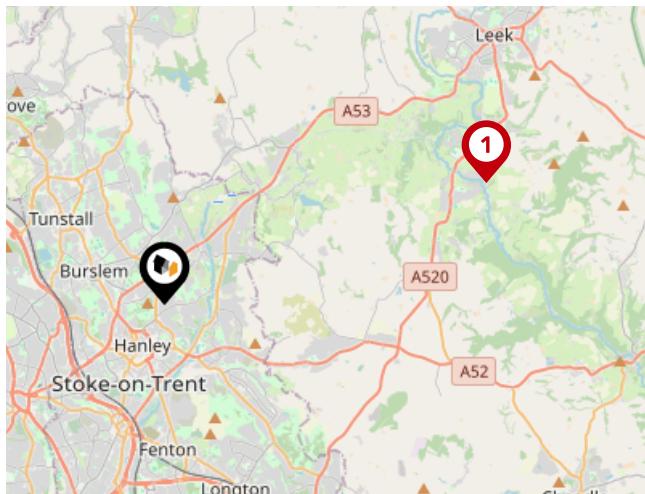
Pin	Name	Distance
1	Manchester Airport	23.55 miles
2	Birmingham Airport	44.12 miles
3	Speke	35.46 miles
4	East Mids Airport	37.72 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Chorlton Road	0.07 miles
2	Lockett Street	0.06 miles
3	Turner Street	0.1 miles
4	Bradford Terrace	0.16 miles
5	Cheshire Cheese	0.17 miles



## Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.15 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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2-6 Tontine Square, Hanley, Stoke-on-trent,  
Staffordshire, ST1 1NP  
01782 470226  
hanleyrentals@bjbmail.com  
www.buttersjohnbee.com



Land Registry



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