butters john bee ^{bjb}
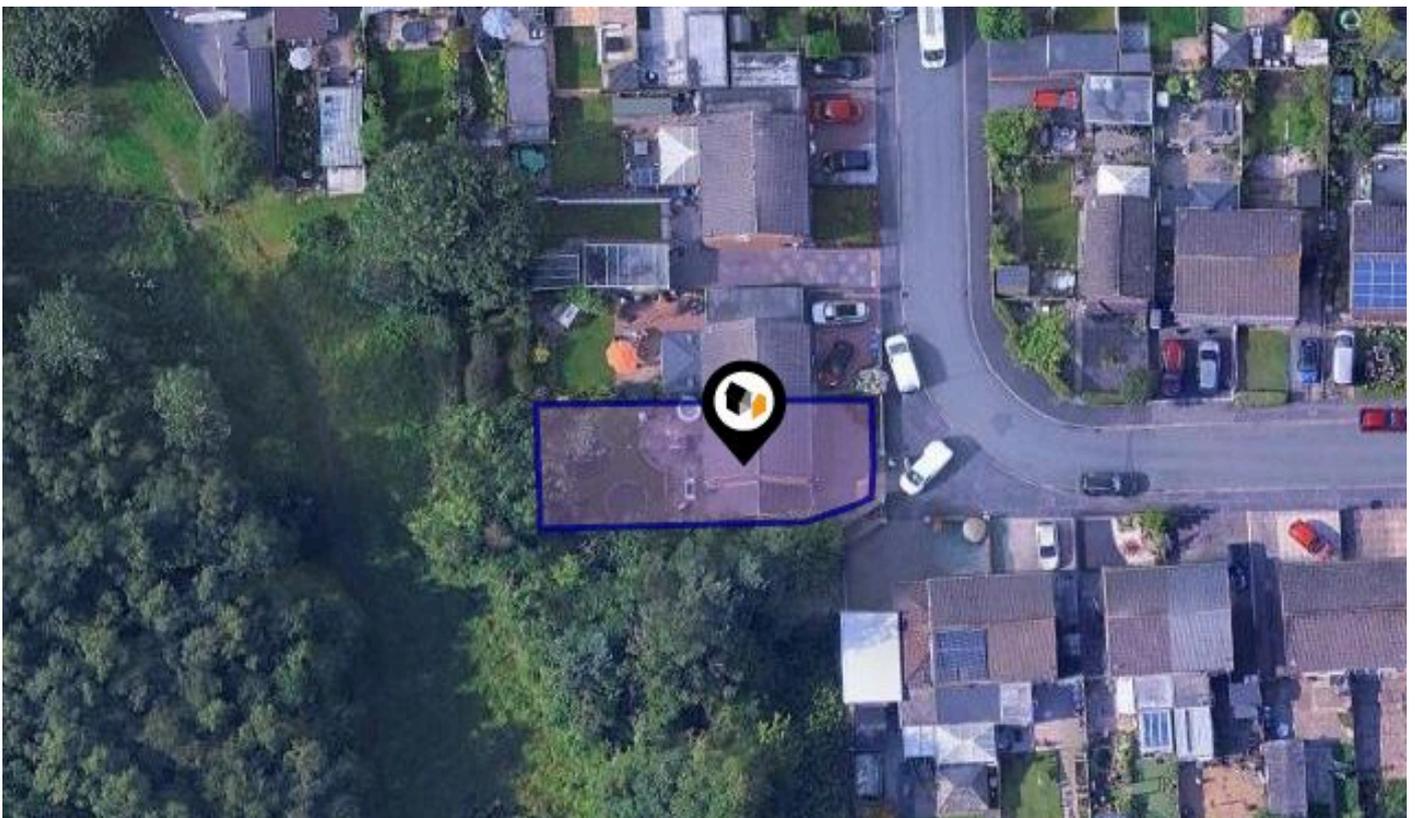
KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 05th March 2026

DANE GARDENS, KIDSGROVE, STOKE-ON-TRENT, ST7

butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com

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Property

Type:	Semi-Detached House	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,227 ft^2 / 114 m^2		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,746		
Title Number:	SF116441		

Local Area

Local Authority:	Staffordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	**76**	**2000**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O₂ EE 3 Vodafone

Satellite/Fibre TV Availability:

✓ BT ✓ sky ✓ Virgin media

Property
EPC - Certificate

Kidsgrove, ST7

Energy rating

C

Valid until 17.09.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 | B
69-80	C	73 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
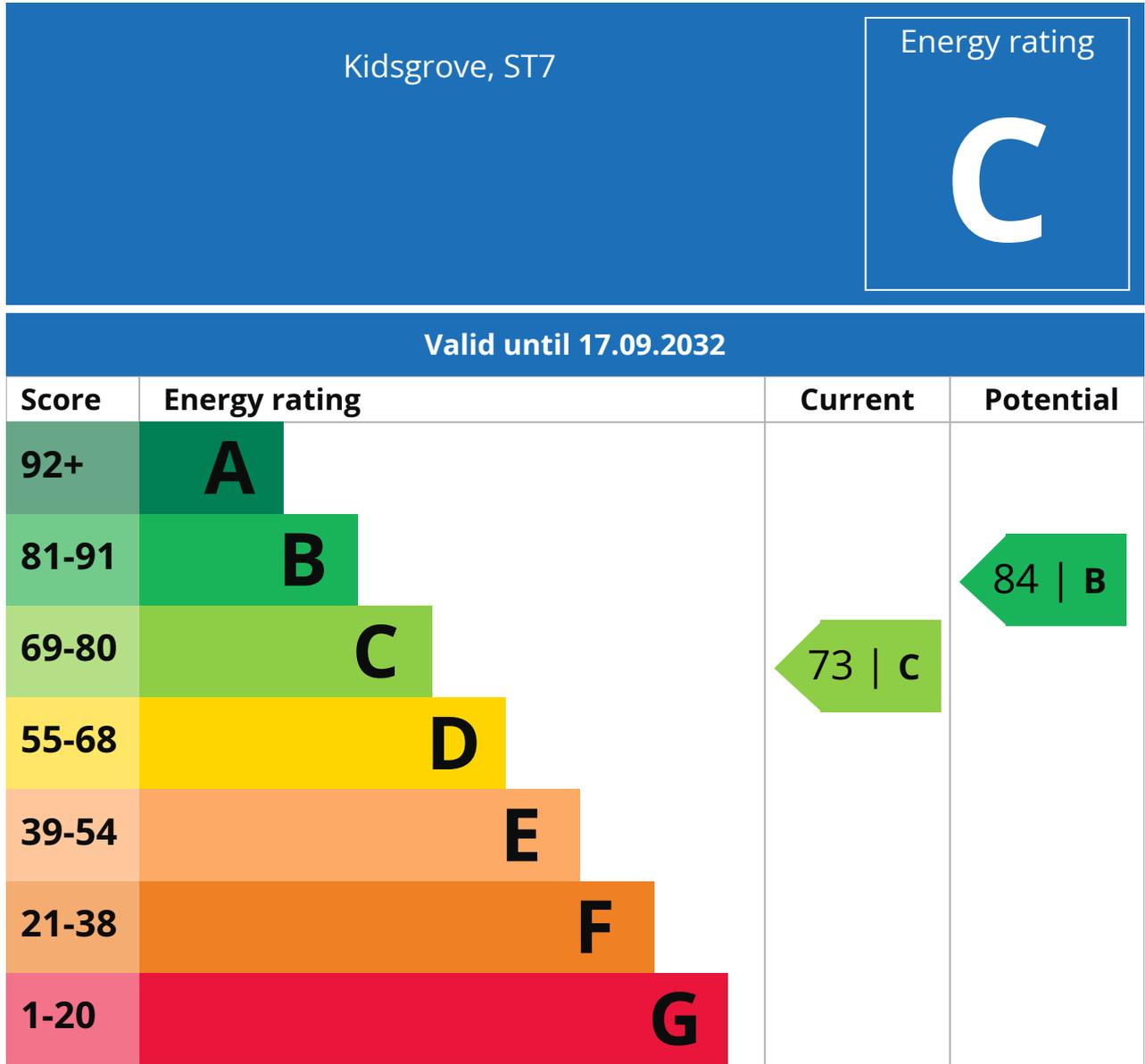
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	114 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in ST7
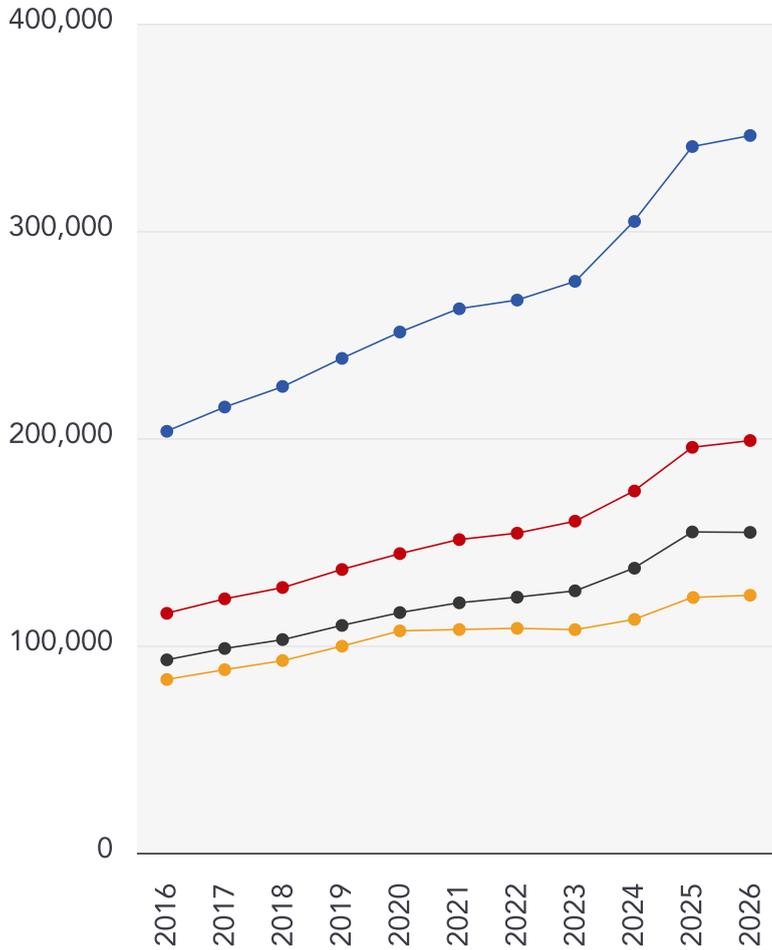
Detached
+70.17%

Semi-Detached
+72.14%

Terraced
+66.07%

Flat
+48.62%

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
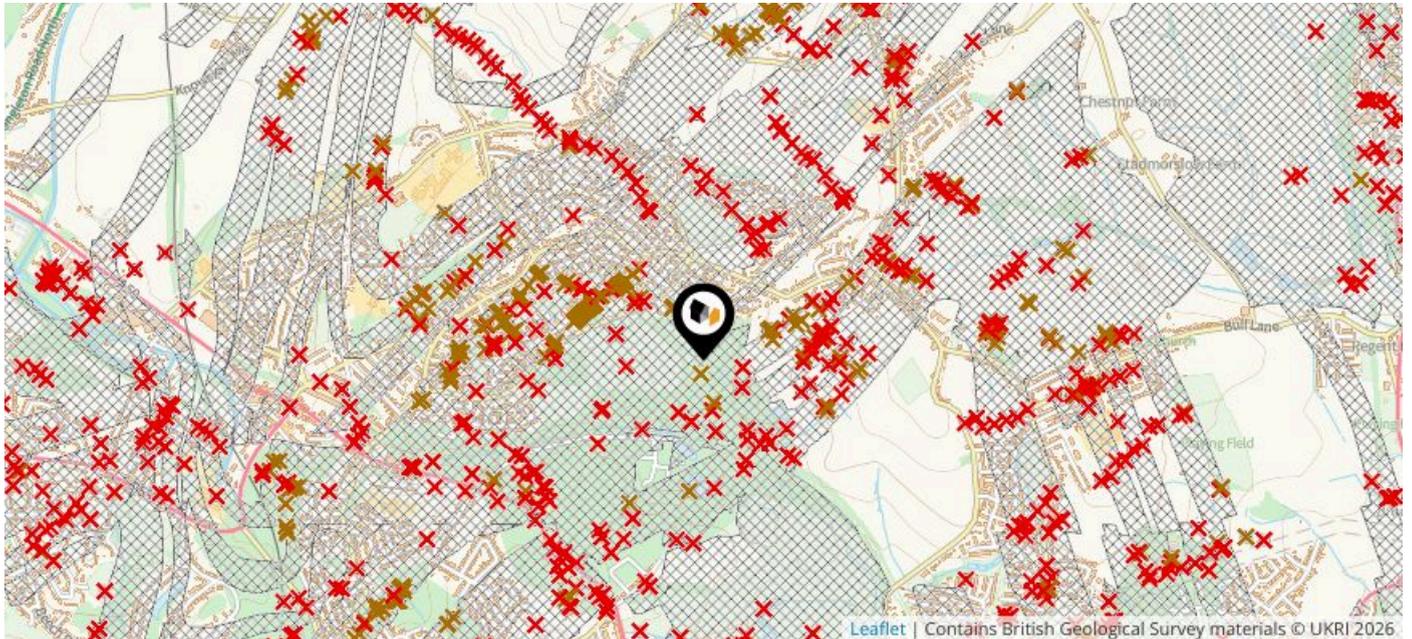
Mine Entry

✕ 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.

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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.
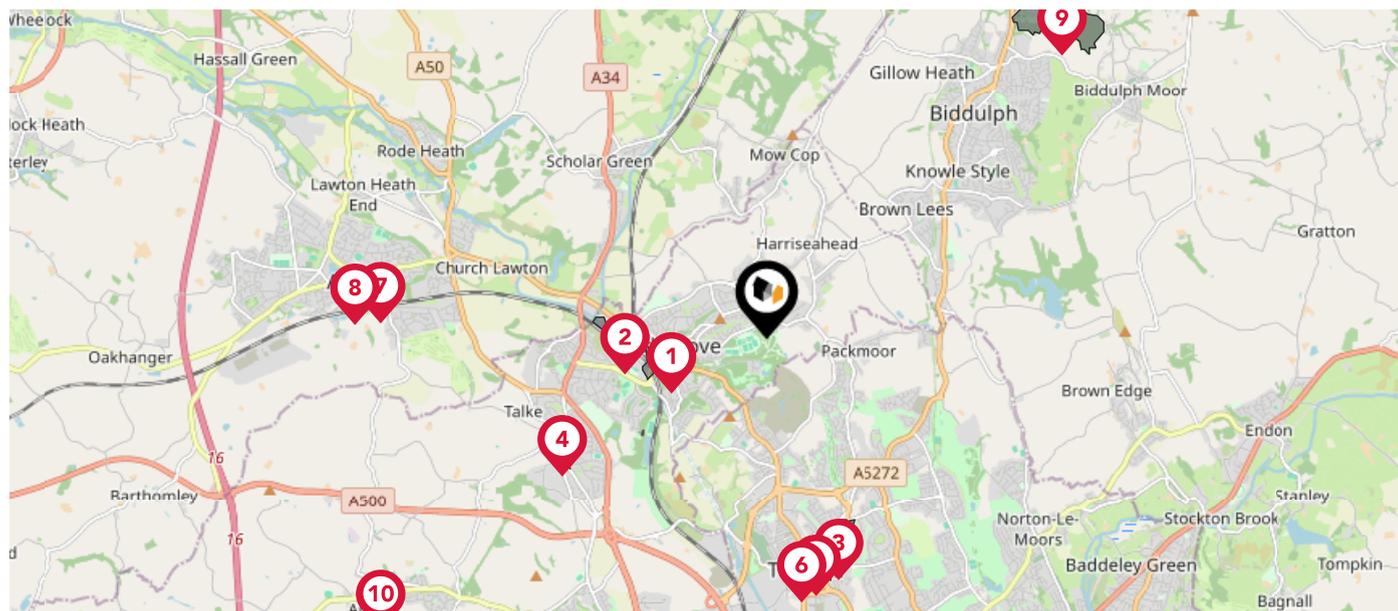

Nearby Conservation Areas	
1	Kidsgrove
2	Trent and Mersey Canal, Hardings Wood
3	Victoria Park
4	Talke
5	Park Terrace
6	Tower Square
7	Alsager Conservation Area
8	Alsager Conservation Area
9	Biddulph Grange
10	Audley

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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
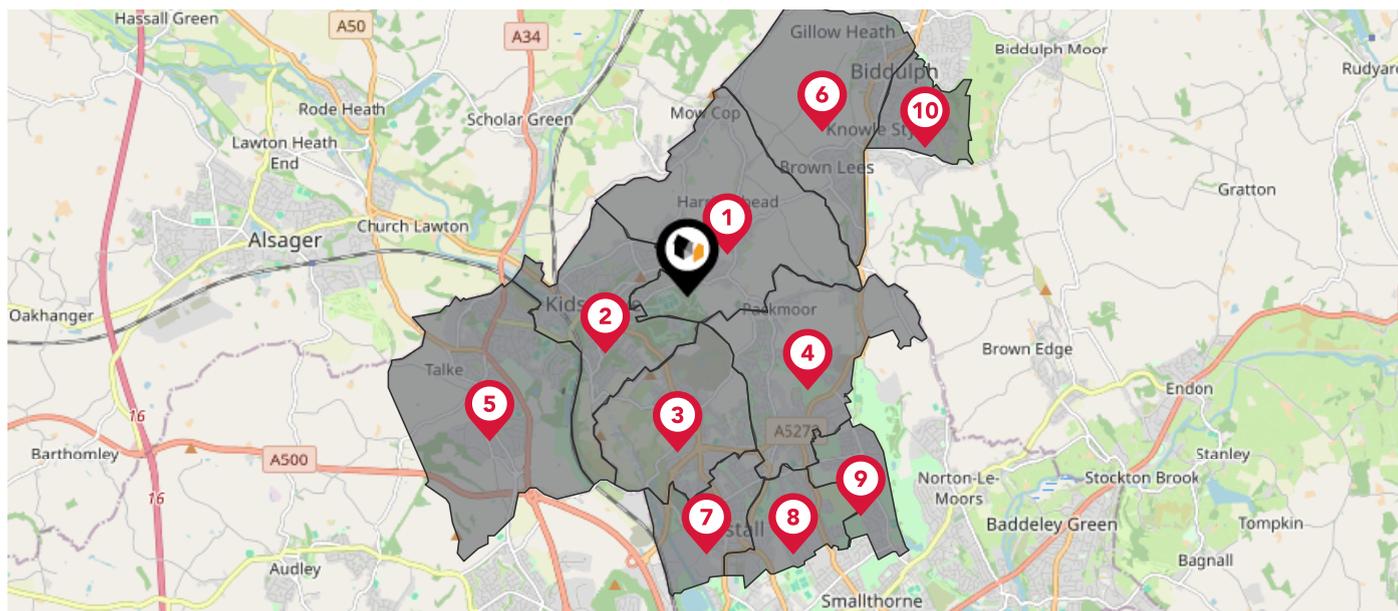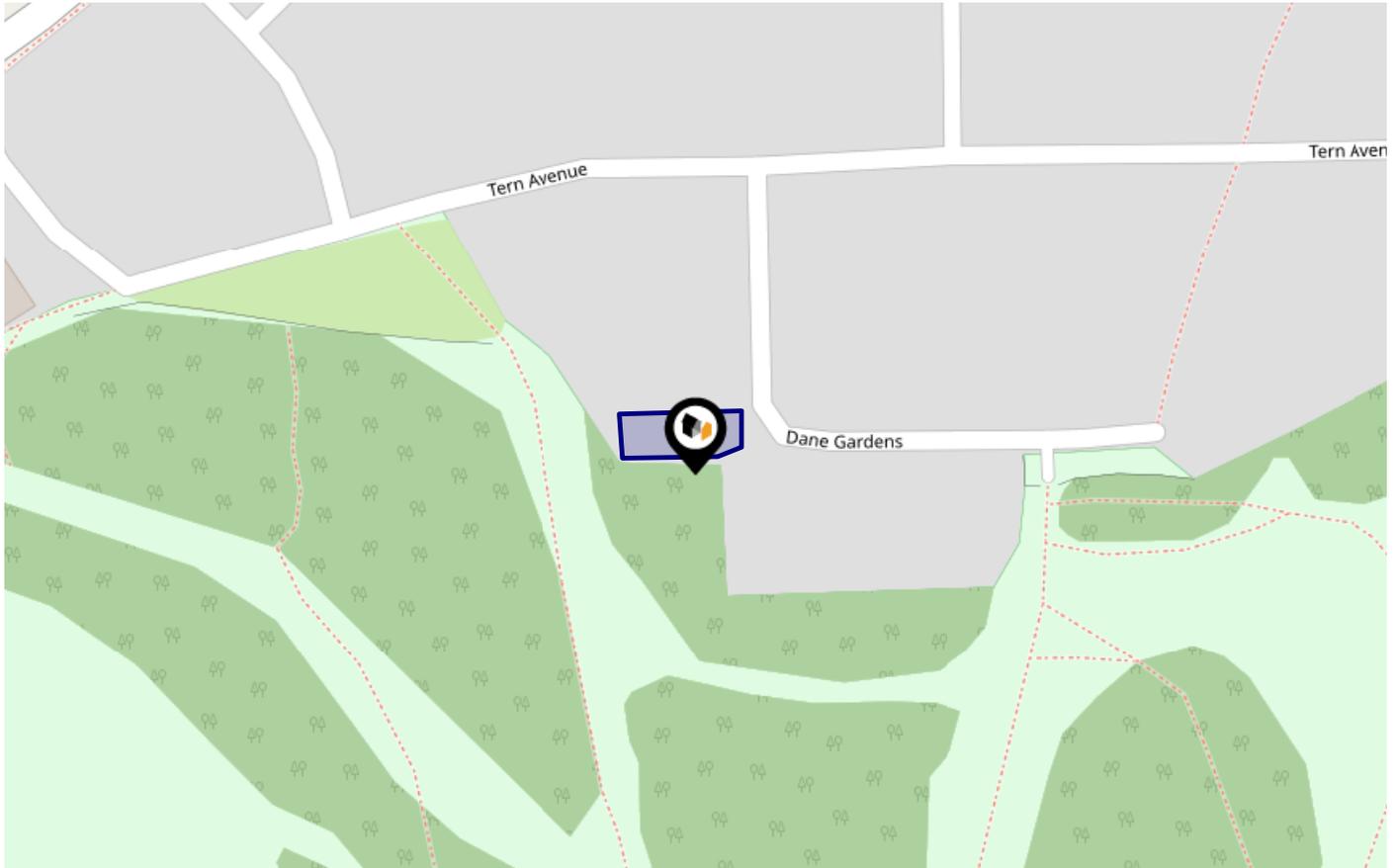

Nearby Council Wards	
1	Newchapel & Mow Cop Ward
2	Kidsgrove & Ravenscliffe Ward
3	Goldenhill and Sandyford Ward
4	Great Chell and Packmoor Ward
5	Talke & Butt Lane Ward
6	Biddulph West Ward
7	Tunstall Ward
8	Little Chell and Stanfield Ward
9	Bradeley and Chell Heath Ward
10	Biddulph East Ward

Flood Risk
Rivers & Seas - Flood Risk

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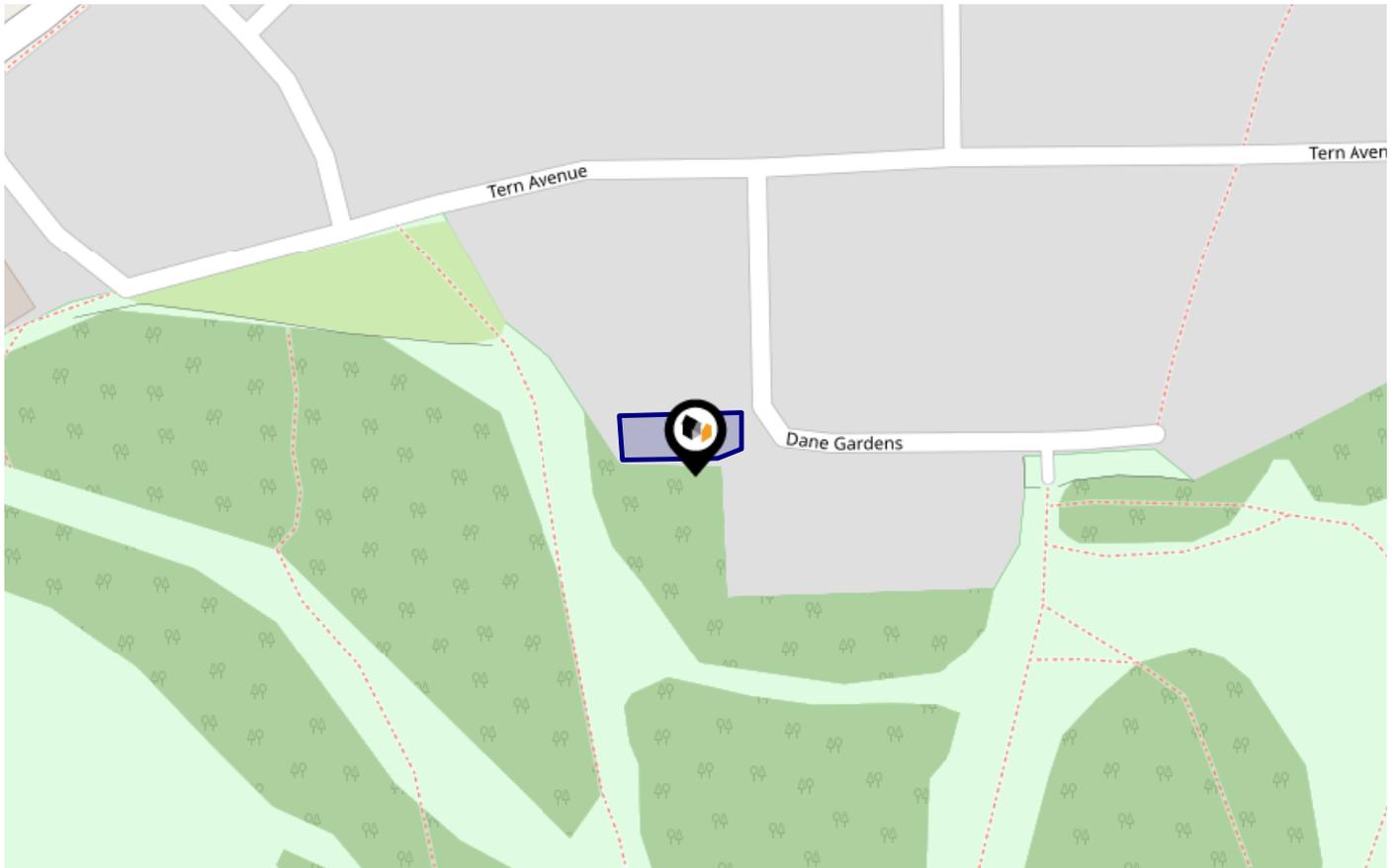
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

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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.

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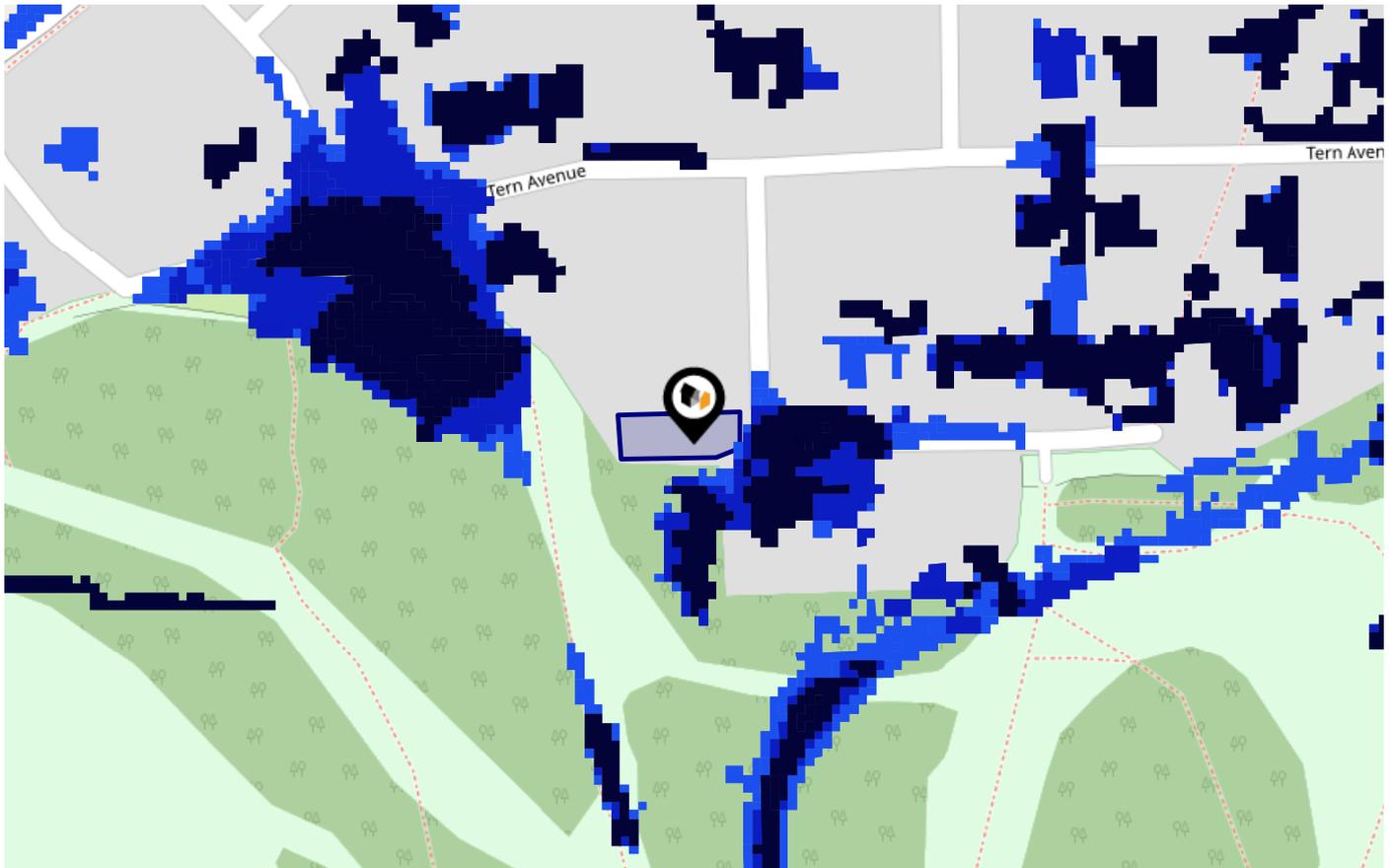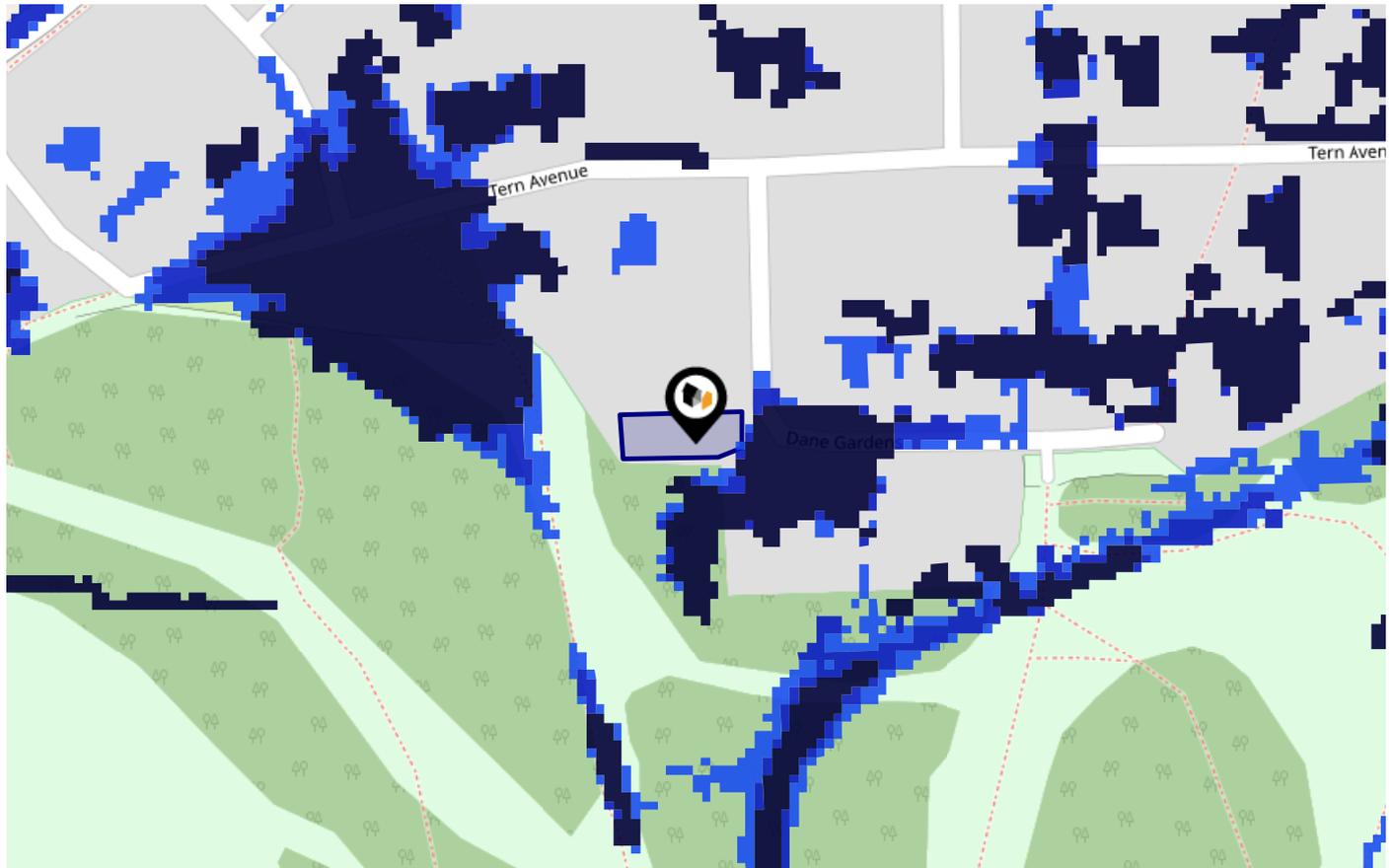**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
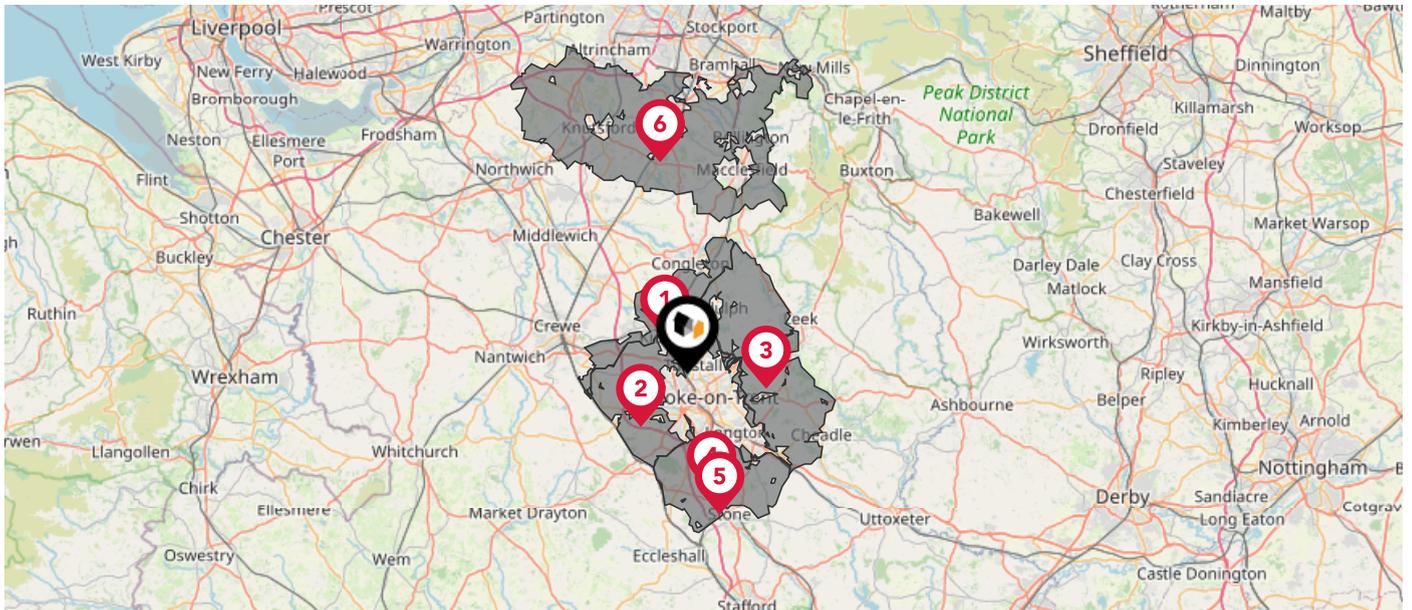

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

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 - Cheshire East
2	Stoke-on-Trent Green Belt - Newcastle-under-Lyme
3	Stoke-on-Trent Green Belt - Staffordshire Moorlands
4	Stoke-on-Trent Green Belt - Stoke-on-Trent
5	Stoke-on-Trent Green Belt - Stafford
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.
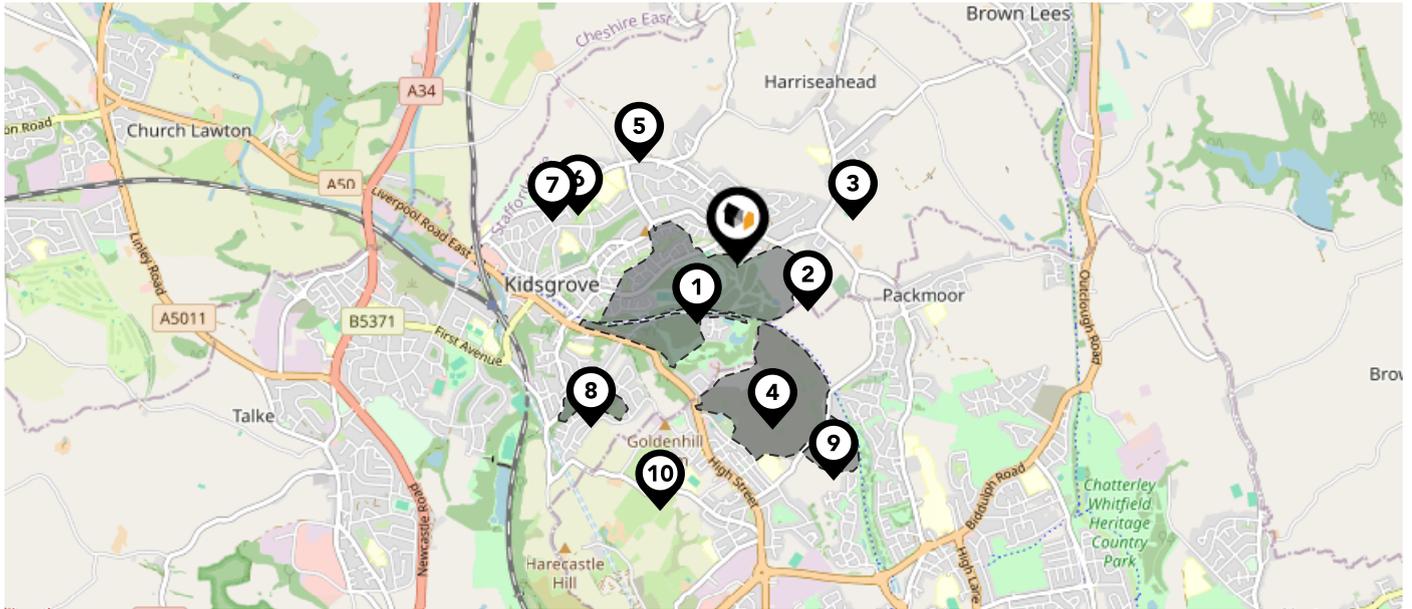
Nearby Landfill Sites		
1	Birchenwood Landfill Site-Kidsgrove, Stoke-on-Trent, Staffordshire	Historic Landfill
2	Newchapel Tip-Newchapel, Newcastle Under Lyme, Staffordshire	Historic Landfill
3	Land Near Bullocks House Road-Bullocks House Road, Newchapel, Newcastle Under Lyme, Staffordshire	Historic Landfill
4	Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill
5	Disused Sewage Works Quarry-Newchapel Road, The Rookery, Kidsgrove, Staffordshire	Historic Landfill
6	Behind Catholic School-Gloucester Road, Dove Bank, Newcastle Under Lyme, Staffordshire	Historic Landfill
7	St Johns Roman Catholic School-Gloucester Road, Kidsgrove, Newcastle Under Lyme, Staffordshire	Historic Landfill
8	Land Near Birchen Wood, Stonebank Road Tip Extension To 43-Stonebank Road, Kidsgrove, Staffordshire	Historic Landfill
9	East Of Colclough Lane-Colclough Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill
10	West Of Heathside Lane-Heathside Lane, Goldenhill, Stoke On Trent, Staffordshire	Historic Landfill

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
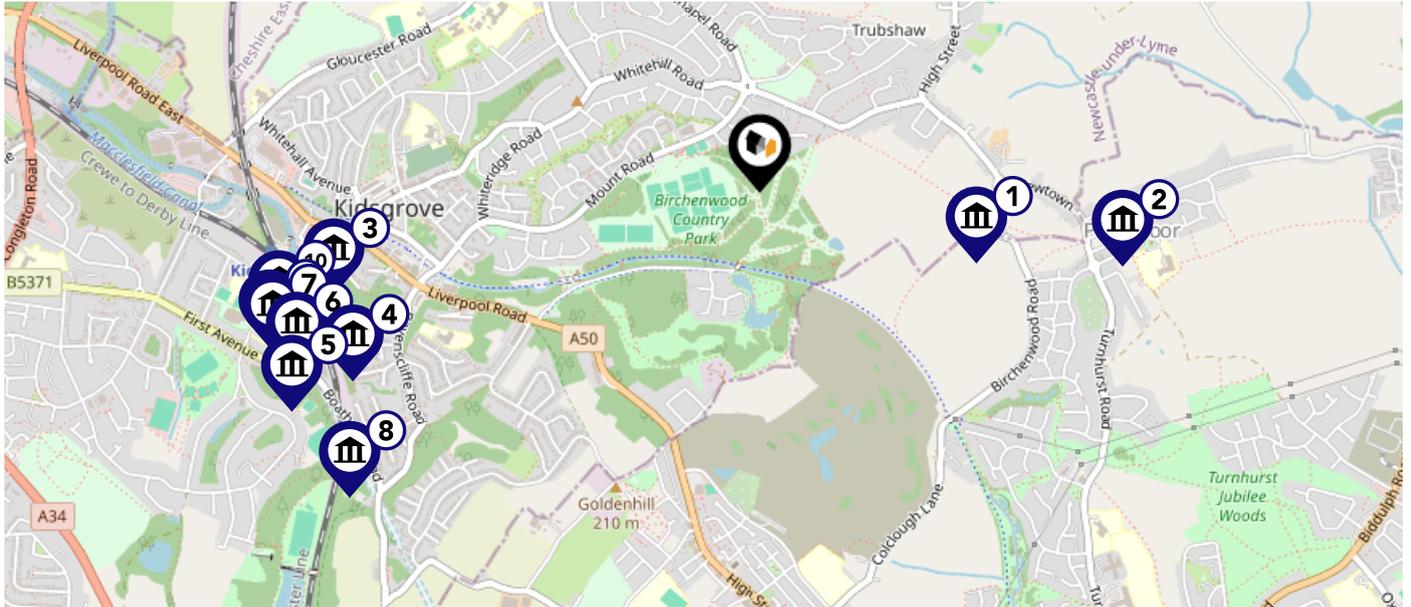
| Listed Buildings in the local district	Grade	Distance
1 1038555 - James Brindley Memorial Approximately 10 Yards South East Of Church Of St James	Grade II	0.5 miles
2 1195797 - Elm House	Grade II	0.8 miles
3 1431742 - War Memorial	Grade II	1.0 miles
4 1038593 - Tower At Ngr. Sj 84025407	Grade II	1.0 miles
5 1374383 - Bourne Cottage	Grade II	1.1 miles
6 1294760 - Church Of St Thomas	Grade II	1.1 miles
7 1038558 - Harecastle Tunnel Portals And Attached Retaining Wall	Grade II	1.1 miles
8 1188417 - South Portal Of Harecastle Railway Tunnel (north)	Grade II	1.1 miles
9 1188519 - Trent And Mersey Canal Milepost Opposite Harecastle Tunnel Portals	Grade II	1.1 miles
10 1038559 - Bridge Number 132, Trent And Mersey Canal	Grade II	1.1 miles

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Area
Schools
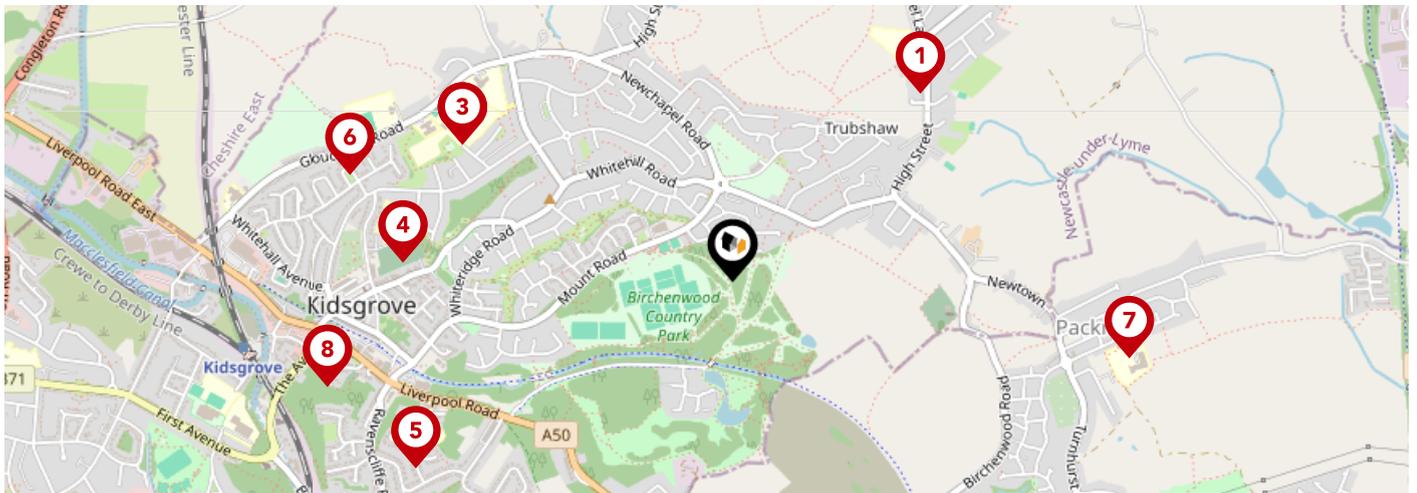
	Nursery	Primary	Secondary	College	Private
1 Thursfield Primary School Ofsted Rating: Good	Pupils: 280	Distance:0.59	☐	☑	☐	☐	☐
2 Kidsgrove Primary School Ofsted Rating: Good	Pupils: 157	Distance:0.67	☐	☑	☐	☐	☐
3 Kidsgrove Secondary School Ofsted Rating: Good	Pupils: 300	Distance:0.67	☐	☐	☑	☐	☐
4 Dove Bank Primary School Ofsted Rating: Good	Pupils: 173	Distance:0.73	☐	☑	☐	☐	☐
5 St Thomas' CofE Primary Academy Ofsted Rating: Good	Pupils: 172	Distance:0.82	☐	☑	☐	☐	☐
6 Bluebell School Ltd Ofsted Rating: Outstanding	Pupils: 116	Distance:0.88	☐	☐	☑	☐	☐
7 Packmoor Ormiston Academy Ofsted Rating: Good	Pupils: 441	Distance:0.9	☐	☑	☐	☐	☐
8 St John the Evangelist Catholic Primary Ofsted Rating: Good	Pupils: 199	Distance:0.93	☐	☑	☐	☐	☐

Area
Schools
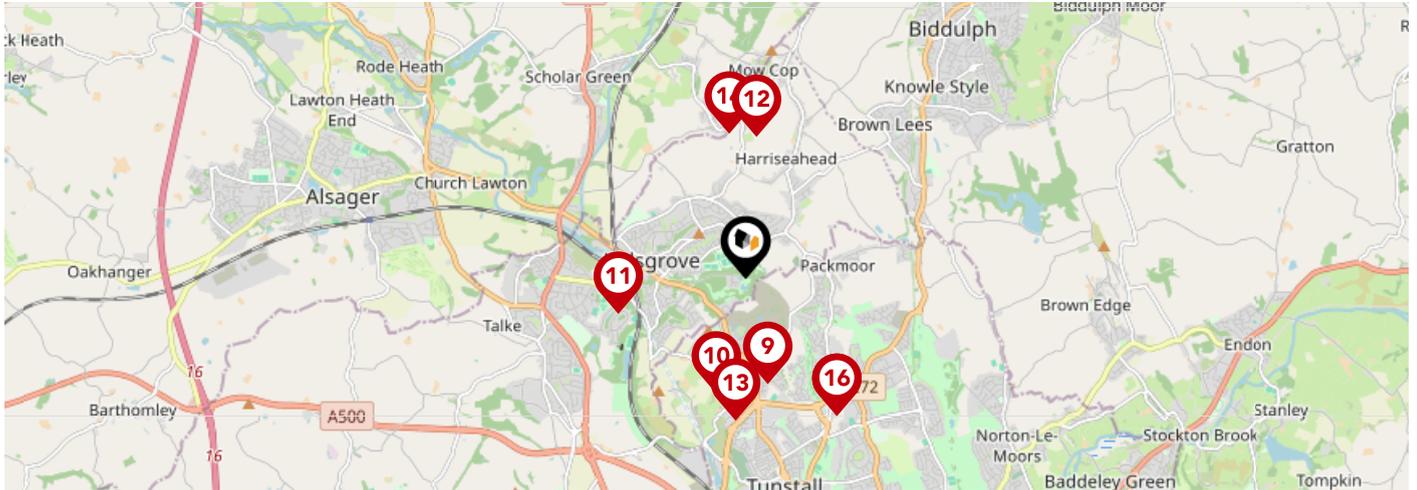
		Nursery	Primary	Secondary	College	Private
9	**St Joseph's Catholic Academy, Goldenhill** Ofsted Rating: Good | Pupils: 241 | Distance:0.96	☐	☑	☐	☐	☐
10	**Goldenhill Primary Academy** Ofsted Rating: Good | Pupils: 229 | Distance:1.06	☐	☑	☐	☐	☐
11	**The King's CofE Academy** Ofsted Rating: Good | Pupils: 765 | Distance:1.17	☐	☐	☑	☐	☐
12	**Castle Primary School** Ofsted Rating: Good | Pupils: 82 | Distance:1.27	☐	☑	☐	☐	☐
13	**Star Academy, Sandyford** Ofsted Rating: Good | Pupils: 182 | Distance:1.27	☐	☑	☐	☐	☐
14	**Woodcocks' Well CofE Primary School** Ofsted Rating: Good | Pupils: 105 | Distance:1.3	☐	☑	☐	☐	☐
15	**Ormiston Horizon Academy** Ofsted Rating: Good | Pupils: 1053 | Distance:1.47	☐	☐	☑	☐	☐
16	**Watermill School** Ofsted Rating: Good | Pupils: 238 | Distance:1.47	☐	☐	☑	☐	☐
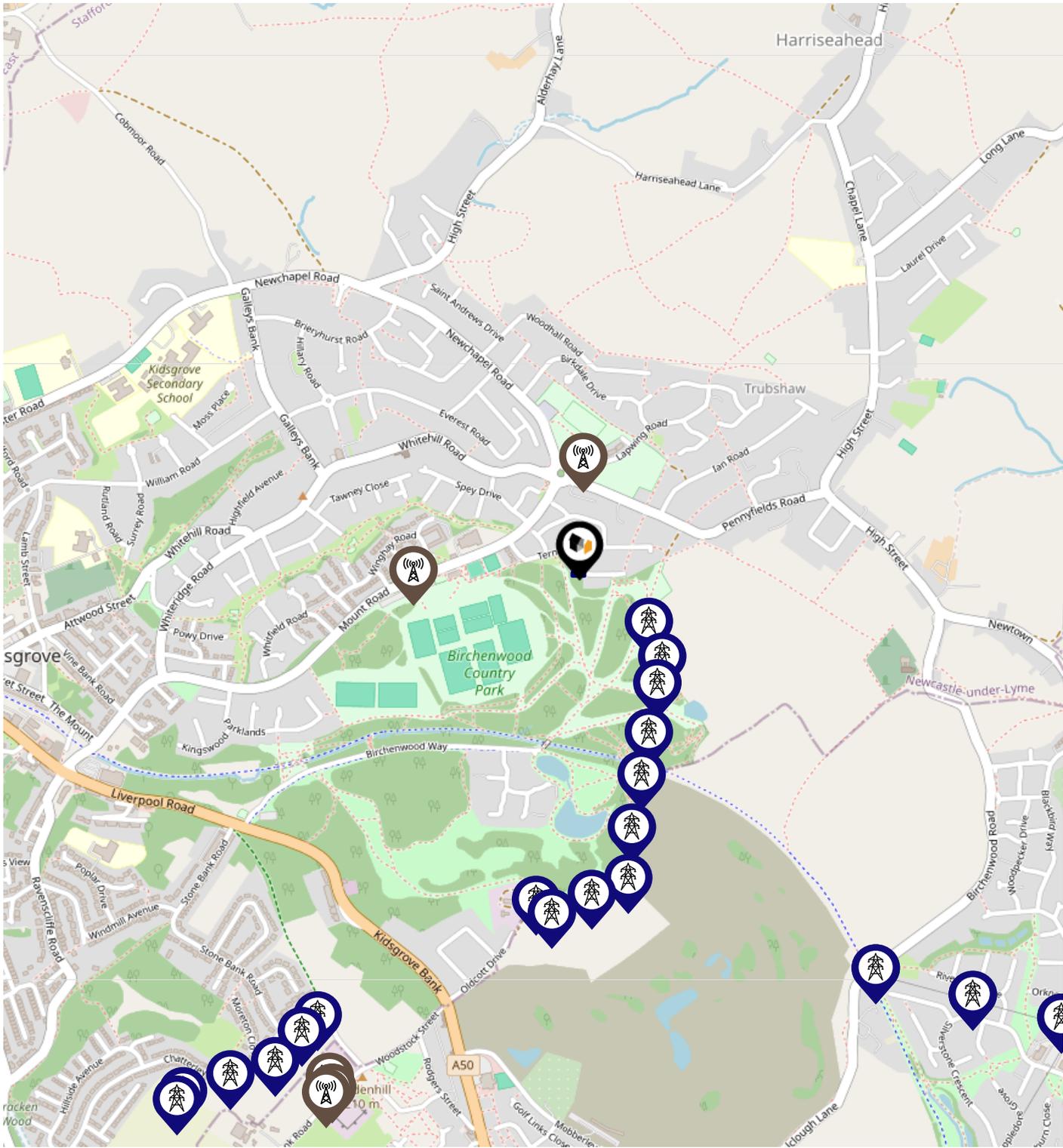
Key:

Power Pylons

Communication Masts

Environment
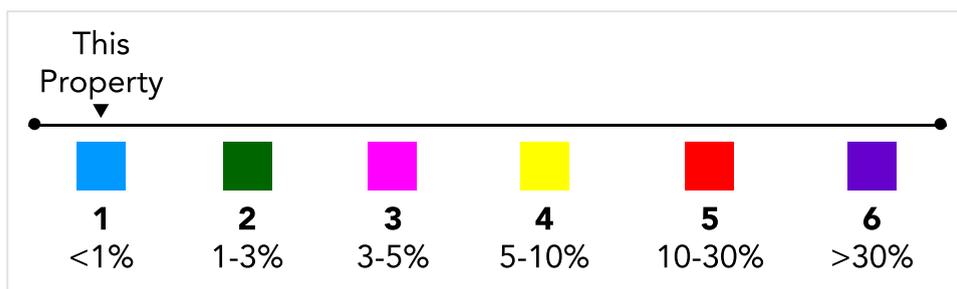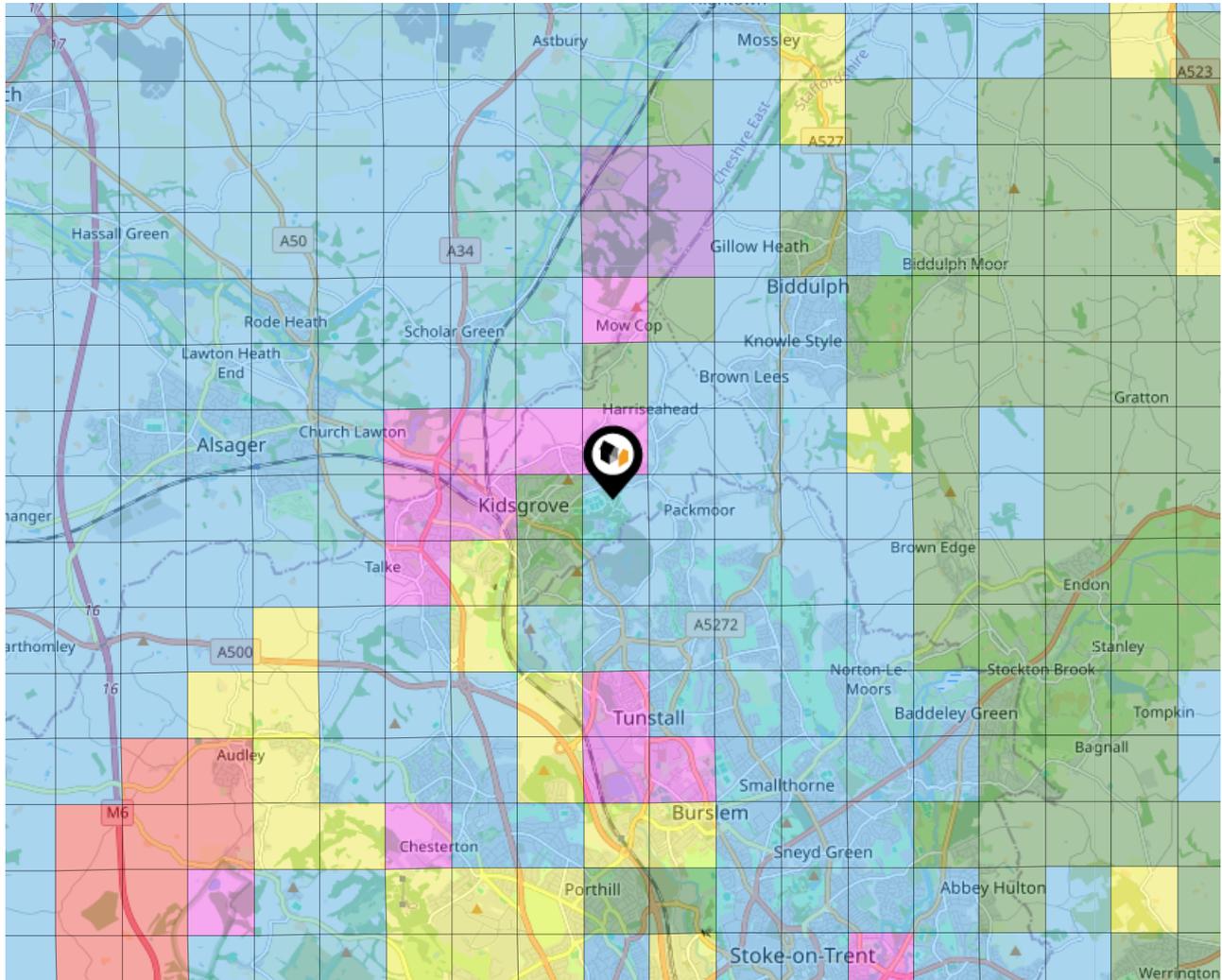## Radon Gas

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/m3).

This Property ▼					
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE(LOW)

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO CLAYEY LOAM

Soil Depth: DEEP
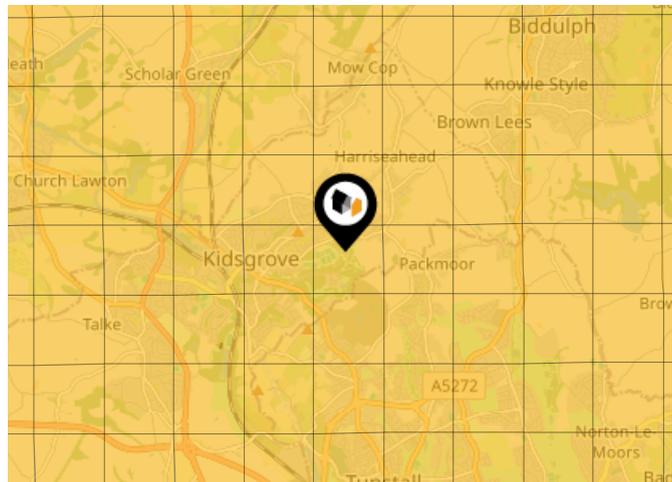
Primary Classifications (Most Common Clay Types)

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
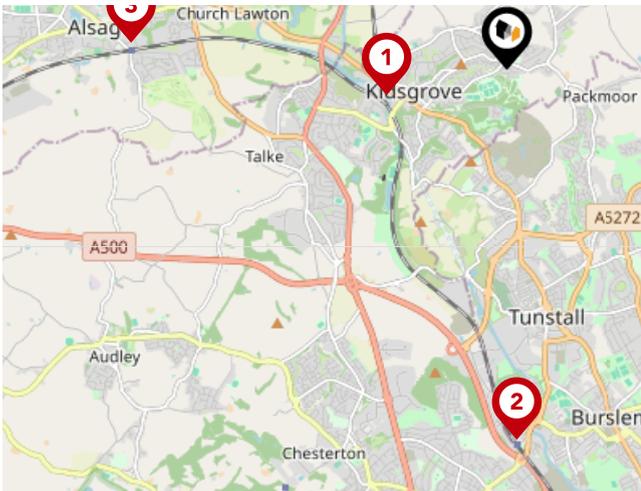
National Rail Stations

Pin	Name	Distance
1	Kidsgrove Rail Station	1.09 miles
2	Platform 2	3.31 miles
3	Alsager Rail Station	3.33 miles
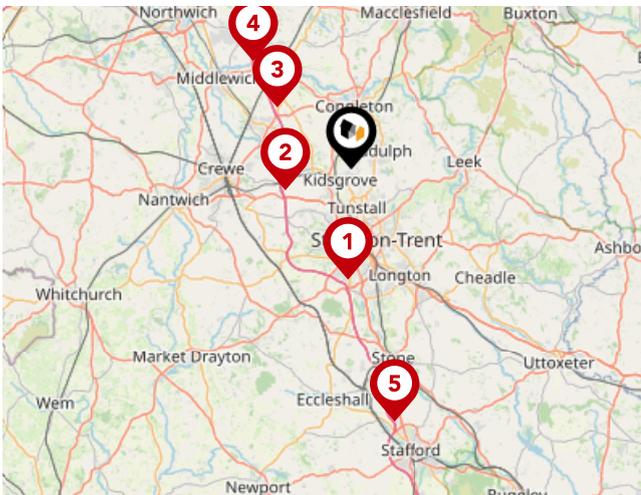
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	7.87 miles
2	M6 J16	4.99 miles
3	M6 J17	6.88 miles
4	M6 J18	10.4 miles
5	M6 J14	18.41 miles
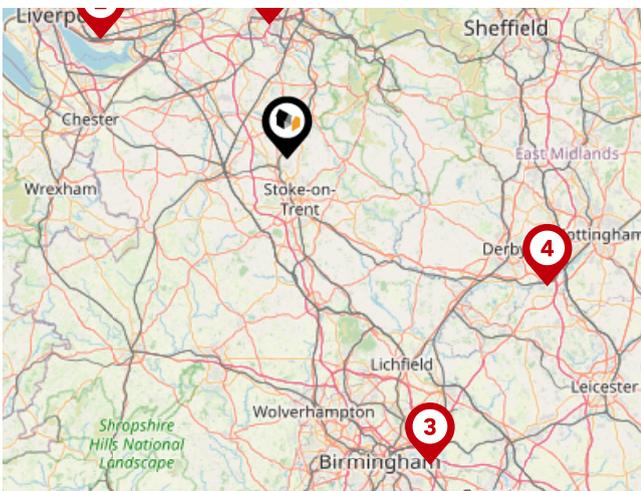
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.4 miles
2	Speke	31.46 miles
3	Birmingham Airport	48.52 miles
4	East Mids Airport	41.29 miles

Area
Transpor (Local)
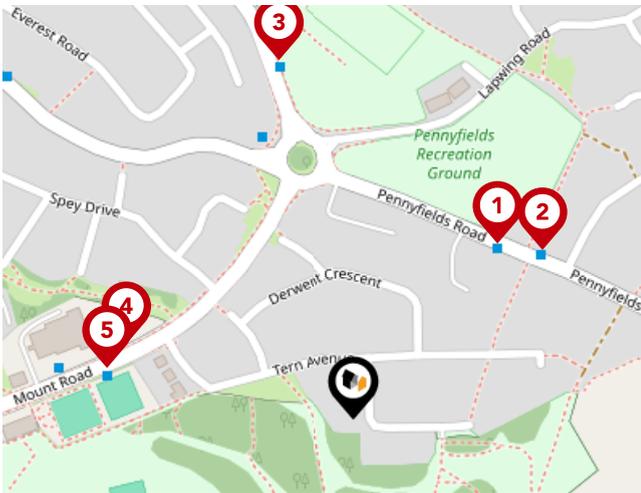
Bus Stops/Stations

Pin	Name	Distance
1	Ian Road	0.13 miles
2	Ian Road	0.14 miles
3	Lapwing Road	0.2 miles
4	Health Centre	0.13 miles
5	Health Centre	0.14 miles
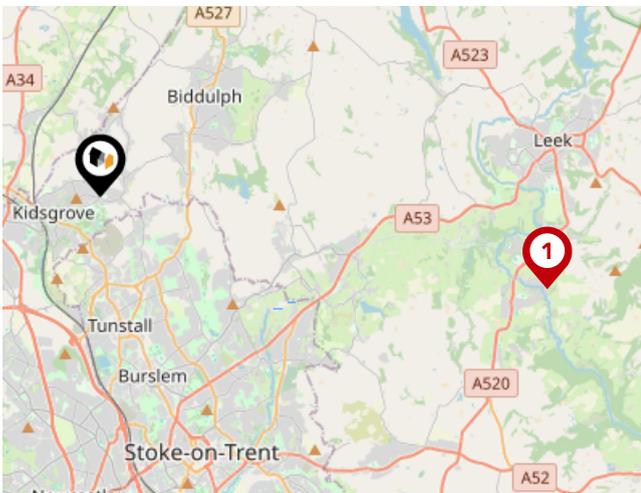
Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.12 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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Historic England

Office for National Statistics

G

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Valuation Office Agency

Royal Mail