

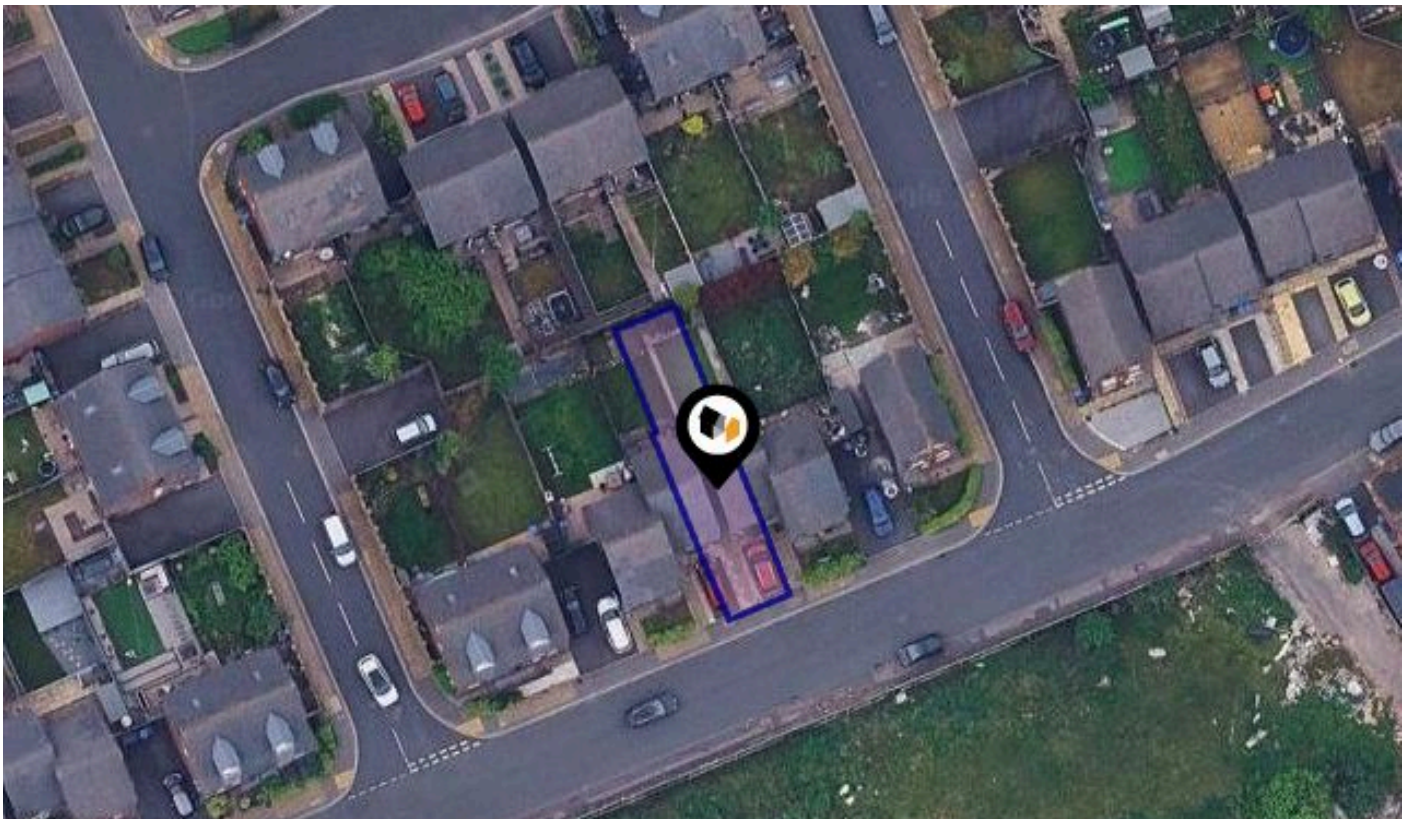


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026



COMMERCIAL ROAD, STOKE-ON-TRENT, ST1

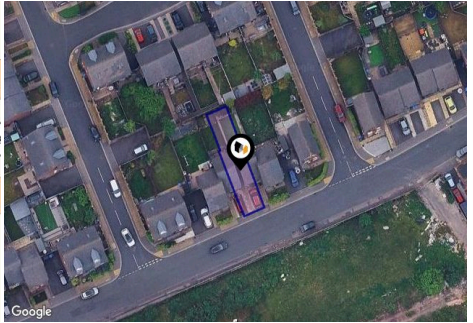
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com










www.buttersjohnbee.com

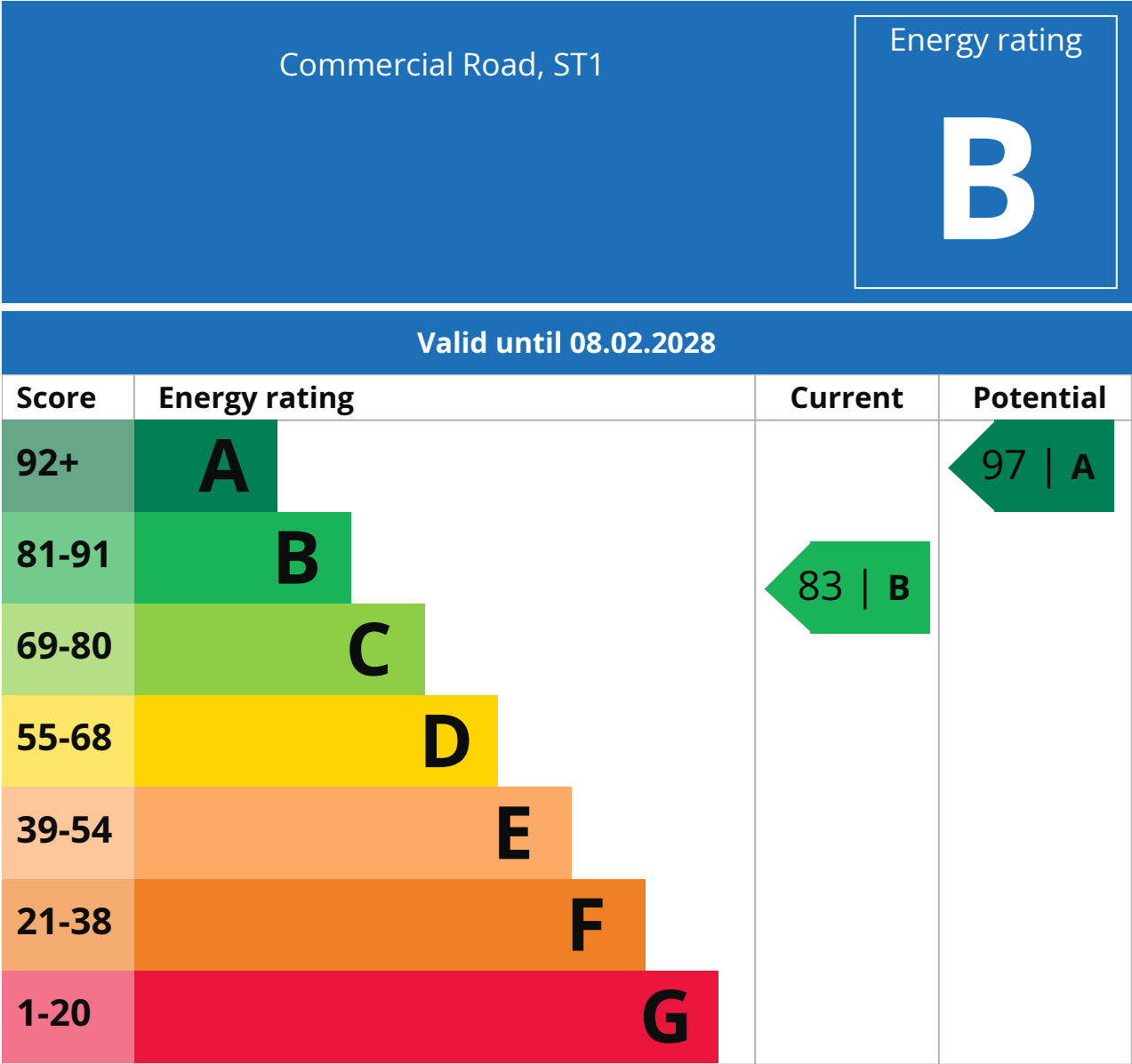


Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.03 acres		
Year Built :	2018		
Council Tax :	Band B		
Annual Estimate:	£1,616		
Title Number:	SF635517		

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds				
Conservation Area:	No	(Standard - Superfast - Ultrafast)				
Flood Risk:		16	1000			
● Rivers & Seas	Very low	mb/s	mb/s			
● Surface Water	Very low					
Mobile Coverage:		Satellite/Fibre TV Availability:				
(based on calls indoors)						
						
O ₂	EE	3	O2			



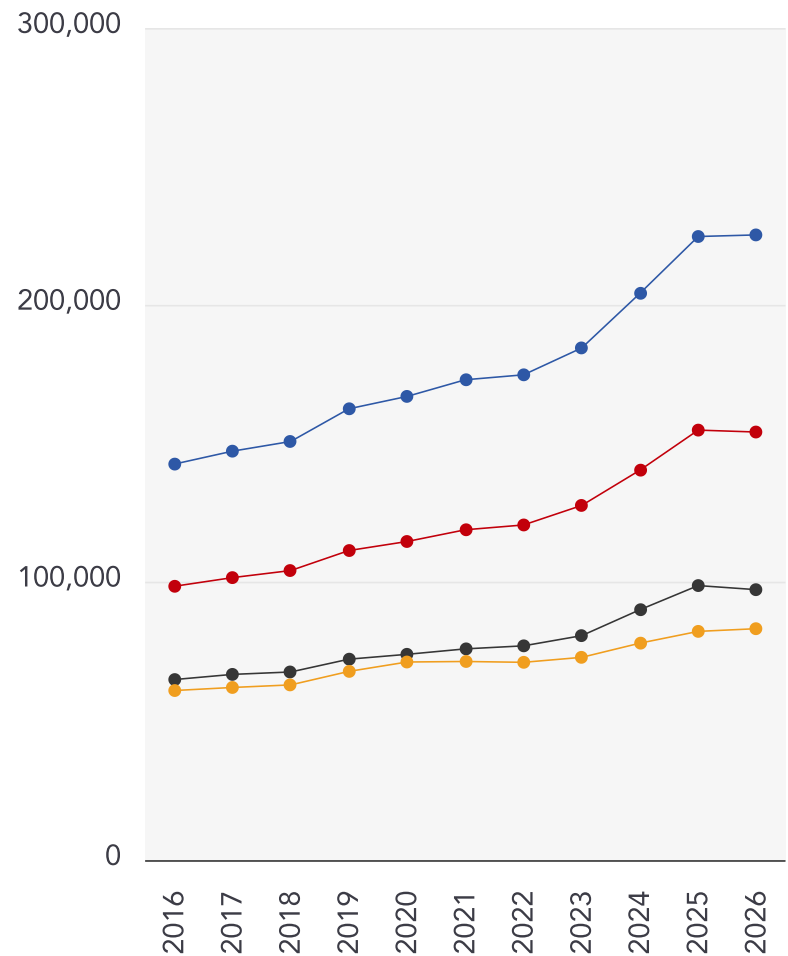
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.29 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m ² ·K
Total Floor Area:	59 m ²

Market

House Price Statistics

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



Detached

+57.87%

Semi-Detached

+56.32%

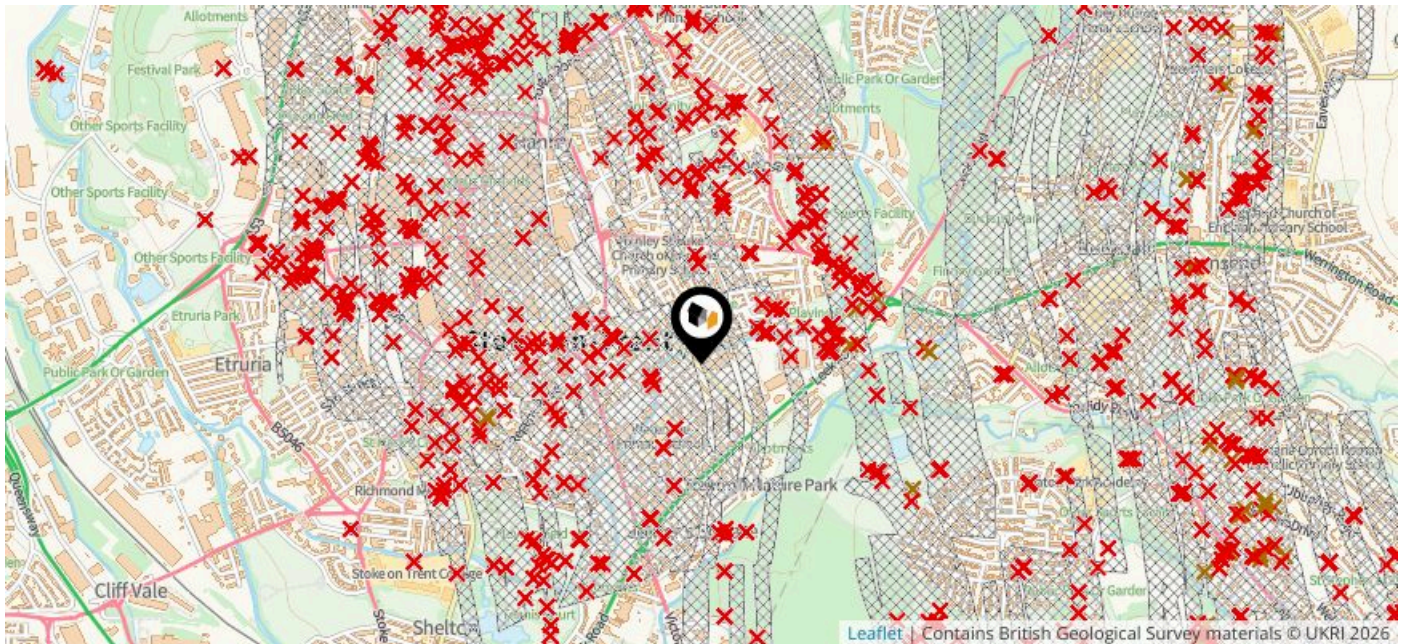
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

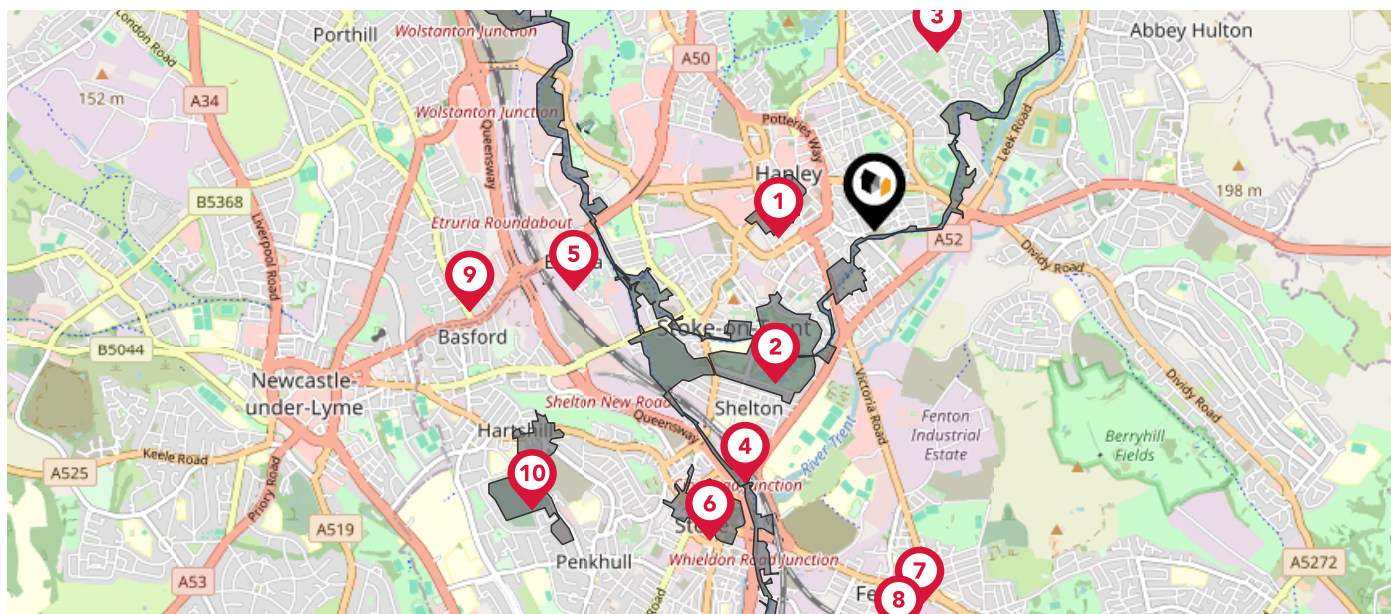
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



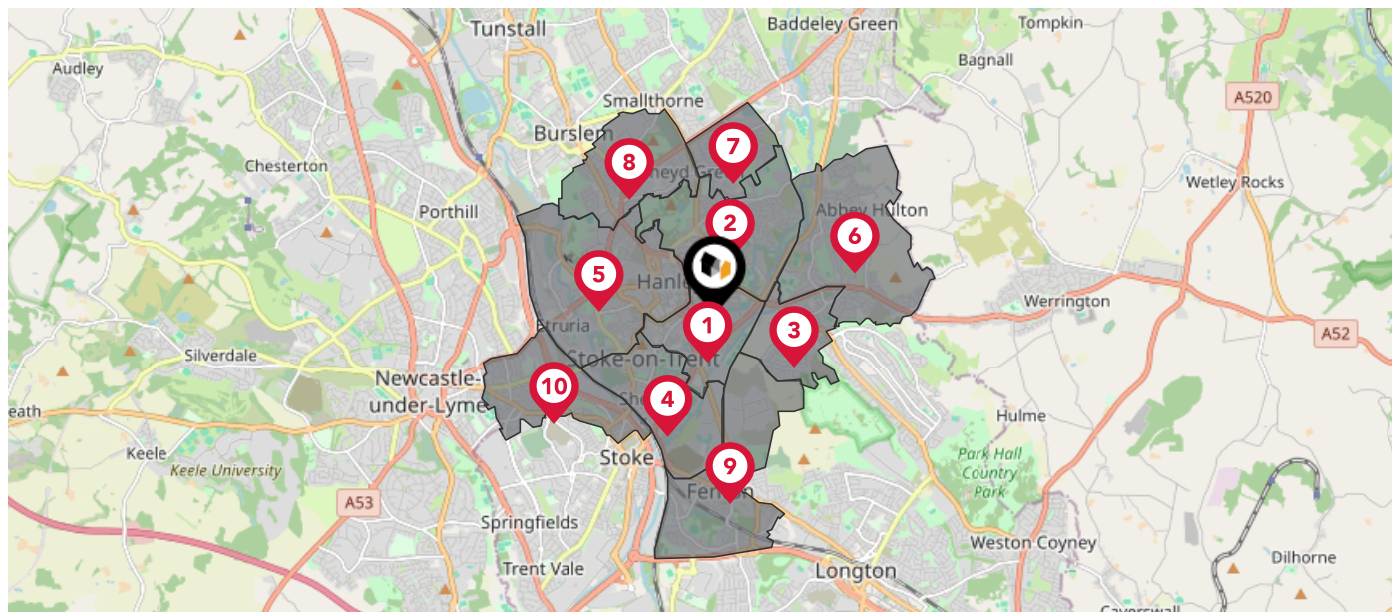
Nearby Conservation Areas

- 1 City Centre
- 2 Hanley Park
- 3 Caldon Canal
- 4 Winton Square
- 5 Trent and Mersey Canal
- 6 Stoke Town Centre
- 7 Victoria Road
- 8 Albert Square
- 9 Basford
- 10 Hartshill

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

Joiner's Square Ward

2

Birches Head and Central Forest Park Ward

3

Eaton Park Ward

4

Hanley Park and Shelton Ward

5

Etruria and Hanley Ward

6

Abbey Hulton and Townsend Ward

7

Sneyd Green Ward

8

Moorcroft Ward

9

Fenton West and Mount Pleasant Ward

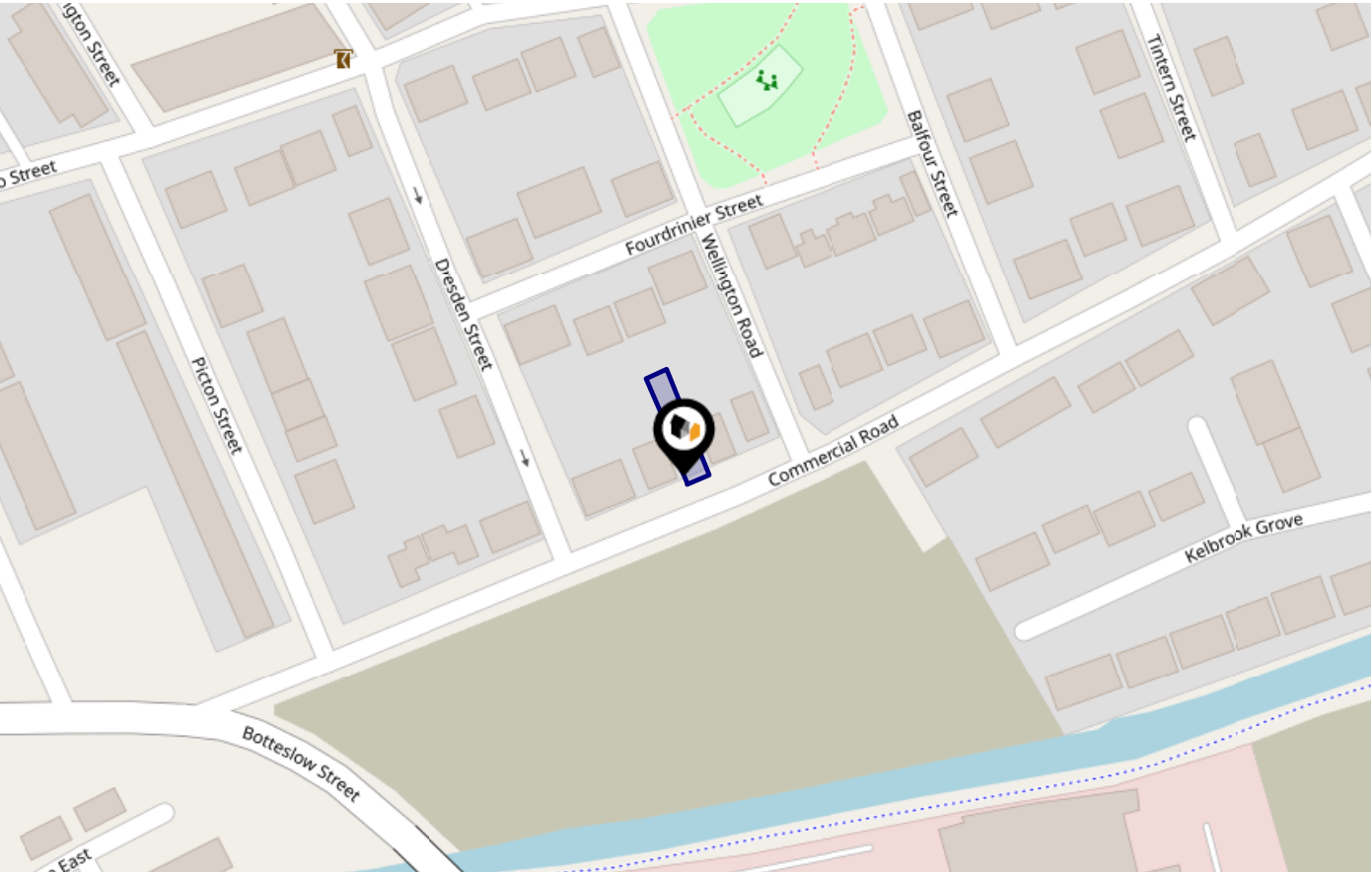
10

Hartshill and Basford 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.

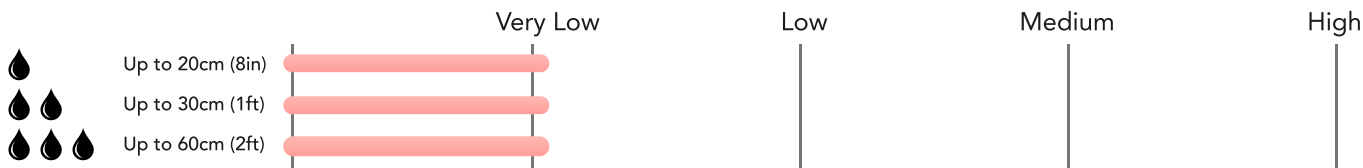


Risk Rating: Very low

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.

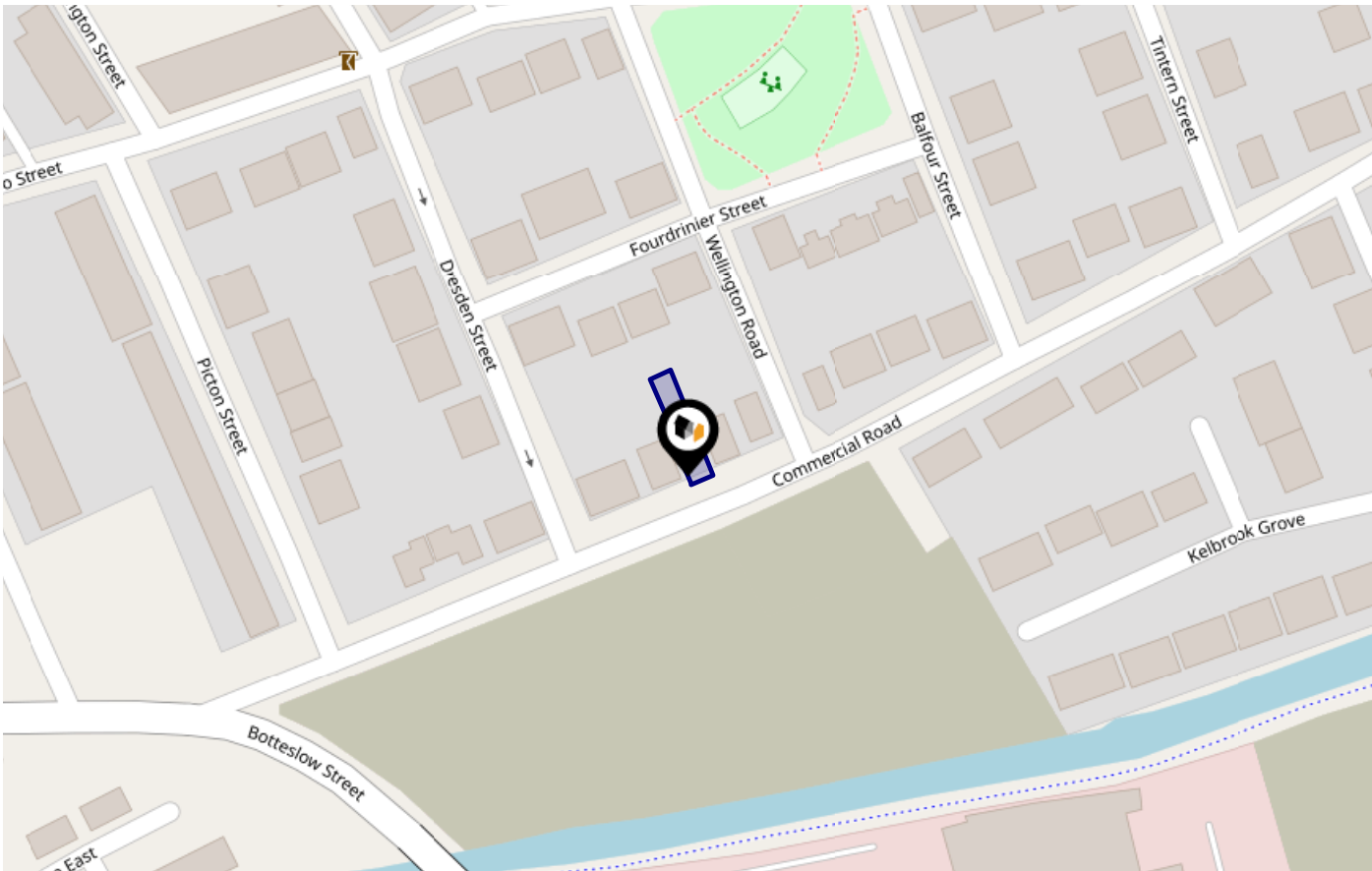
Chance of flooding to the following depths at this property:



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.

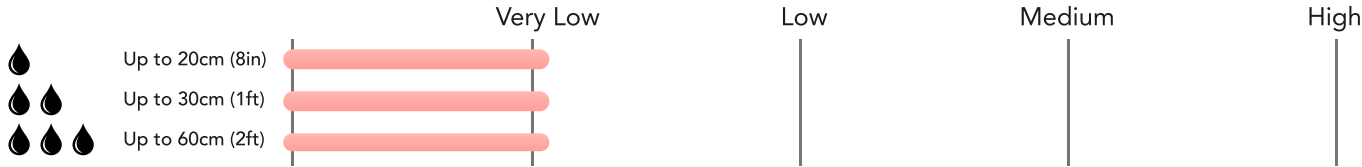


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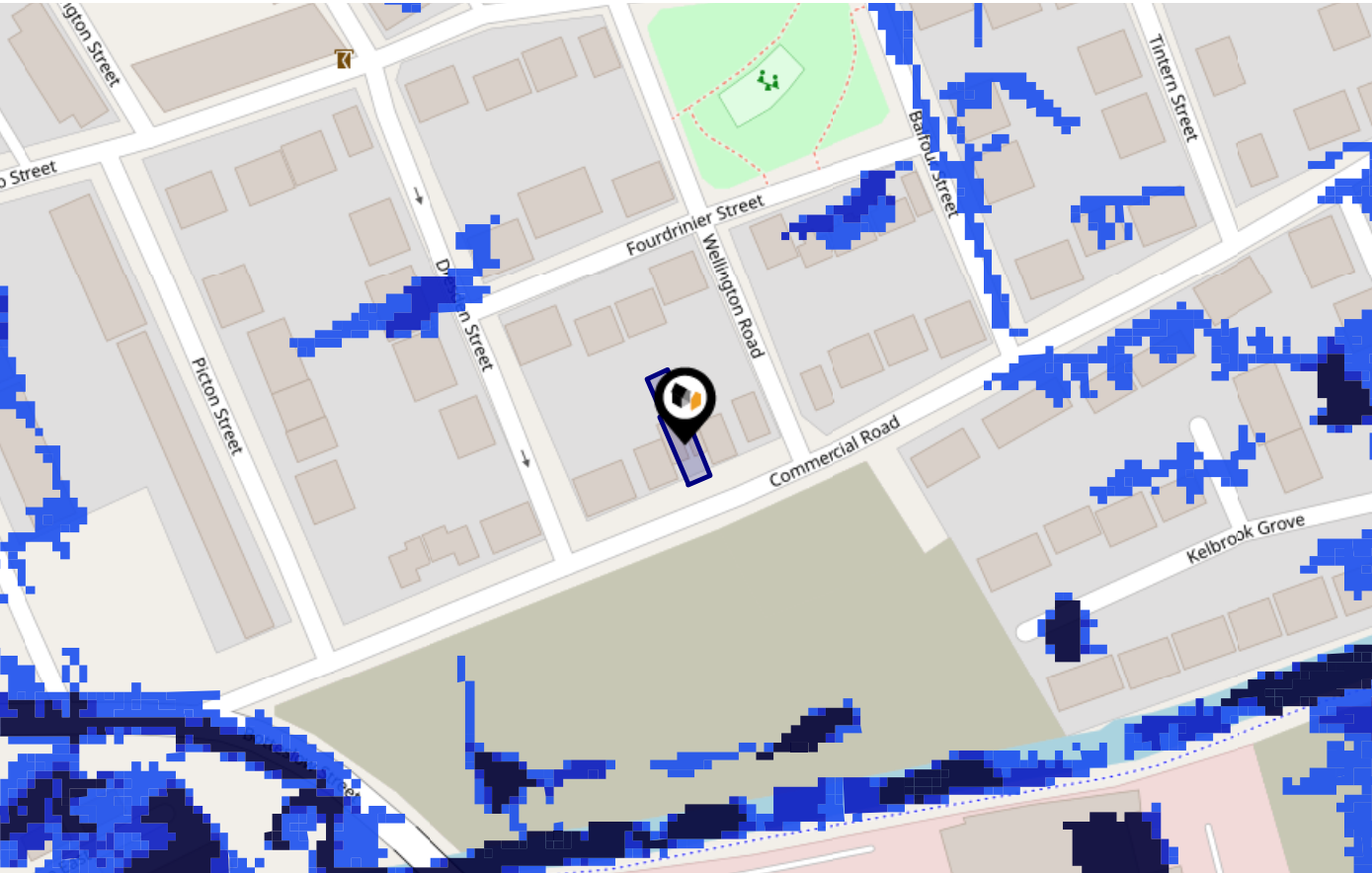
Chance of flooding to the following depths at this property:



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.

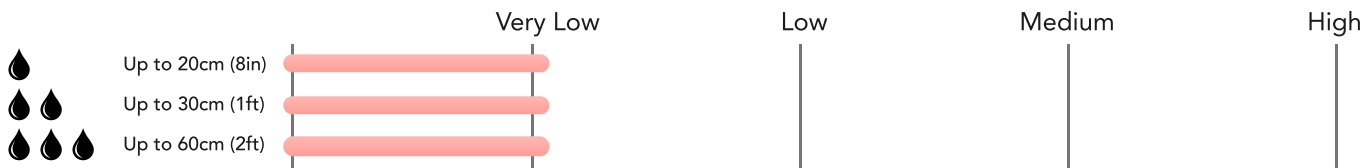


Risk Rating: Very low

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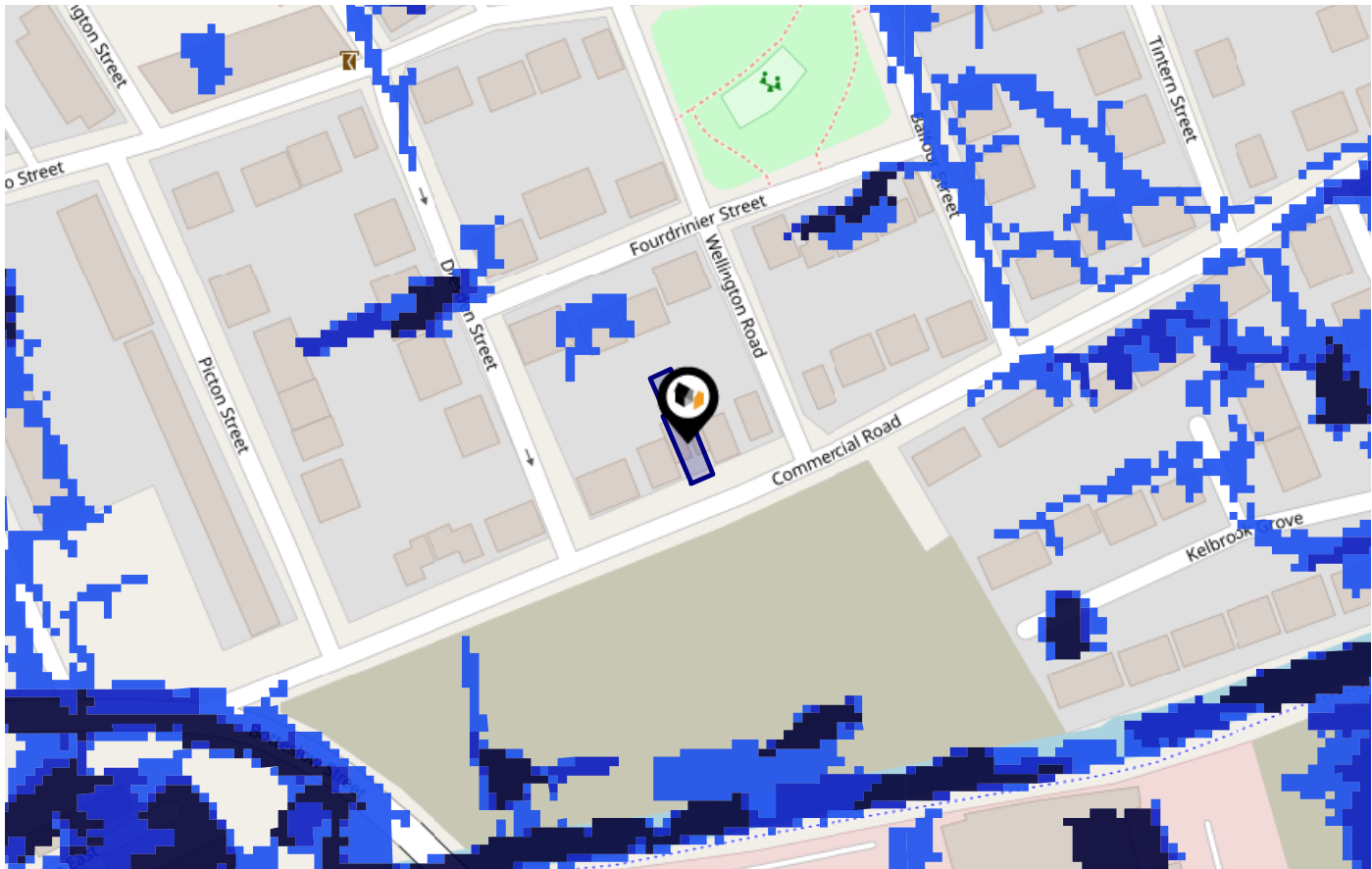
Chance of flooding to the following depths at this property:



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

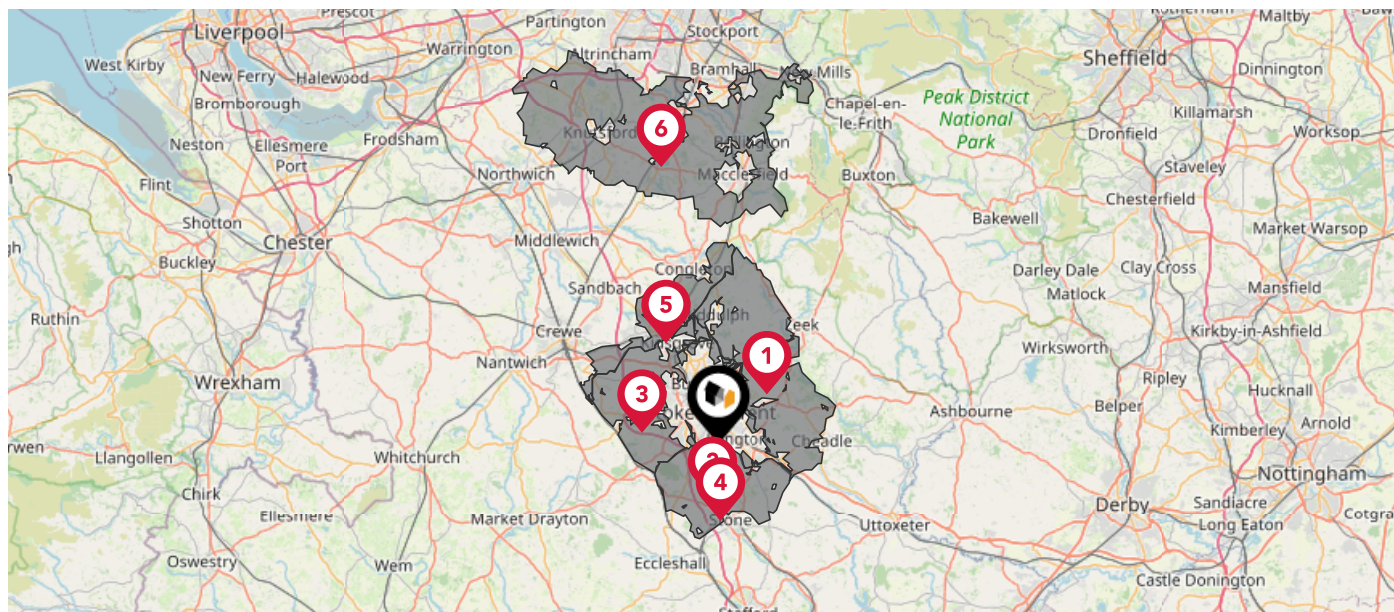
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Cheshire East

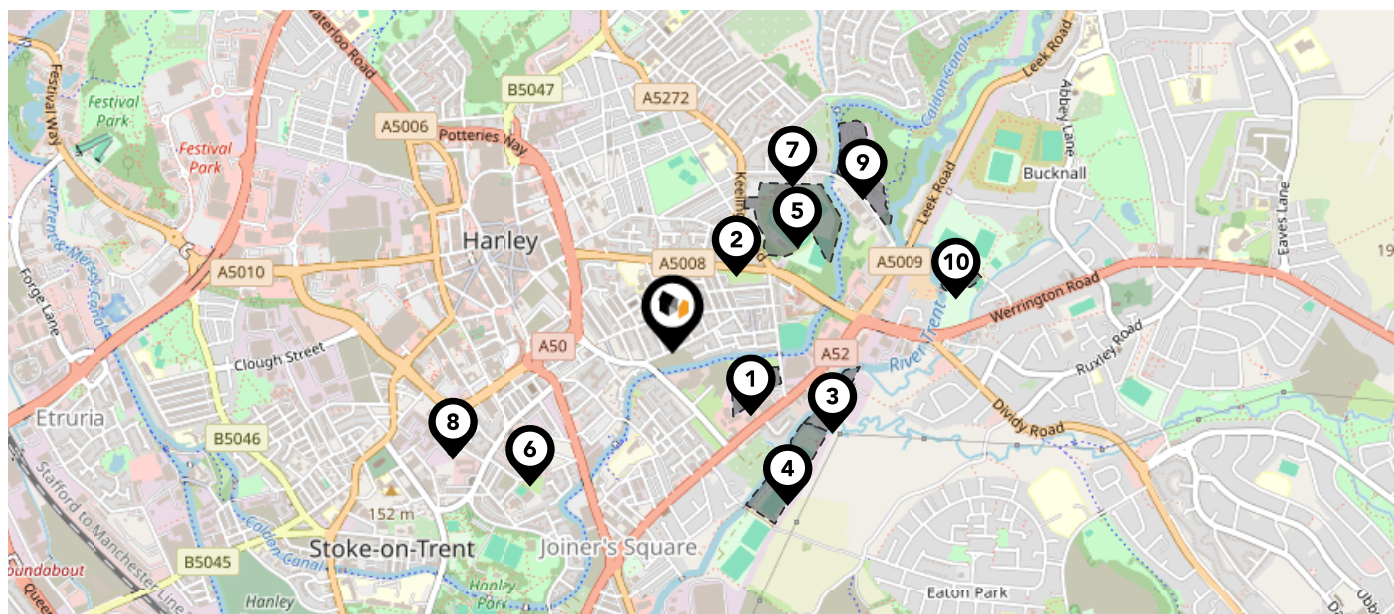


Merseyside and Greater Manchester Green Belt - Cheshire East

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.



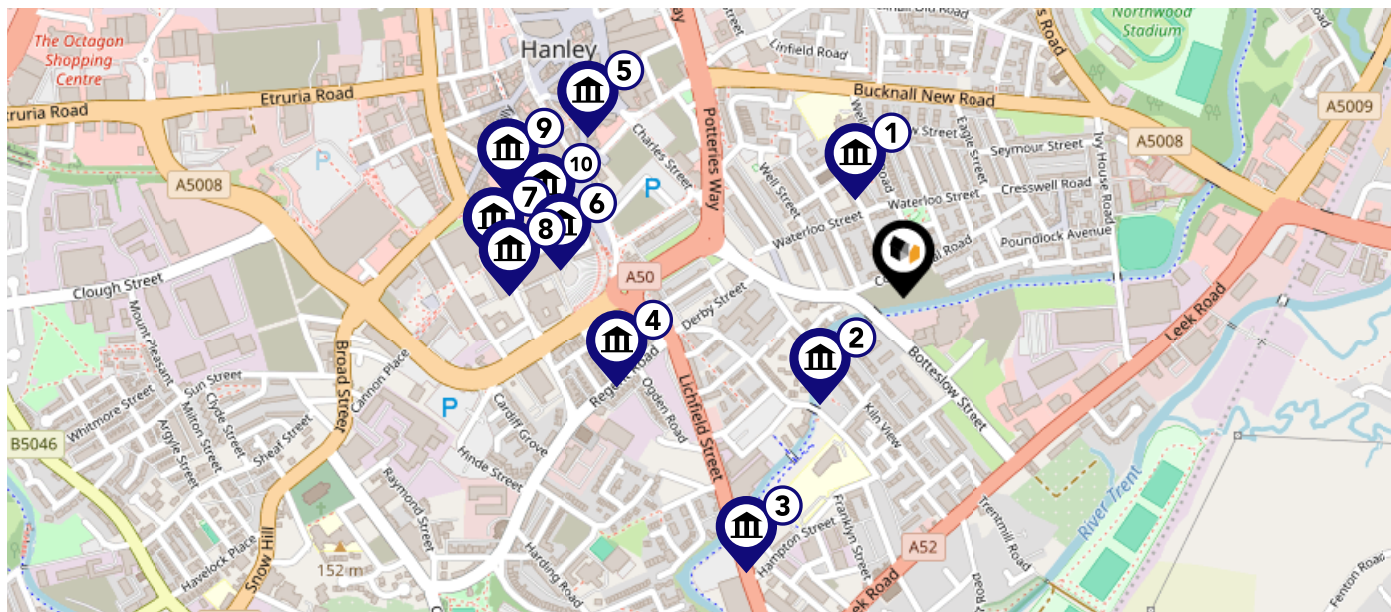
Nearby Landfill Sites











1	Acreswood/North Of Leek Road-Ivy House Road, Bucknall, Stoke On Trent	Historic Landfill <input type="checkbox"/>
2	Bucknall New Road-Bucknall New Road, Hanley, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
3	Goodwin Steels Limited-Leek Road, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Joiners Square-Land Off Trentmill Road, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
5	Site of Northwood Stadium-Keelings Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
6	Behind/Rear Of Law Courts-Sage Close, Hanley, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
7	Mayfield Avenue-Mayfield Avenue, Northwood, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
8	North West Off Regent Road-Hinde Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
9	Ex.Site Operational Services Department-Cromer Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
10	Finney Gardens-Bucknall, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>

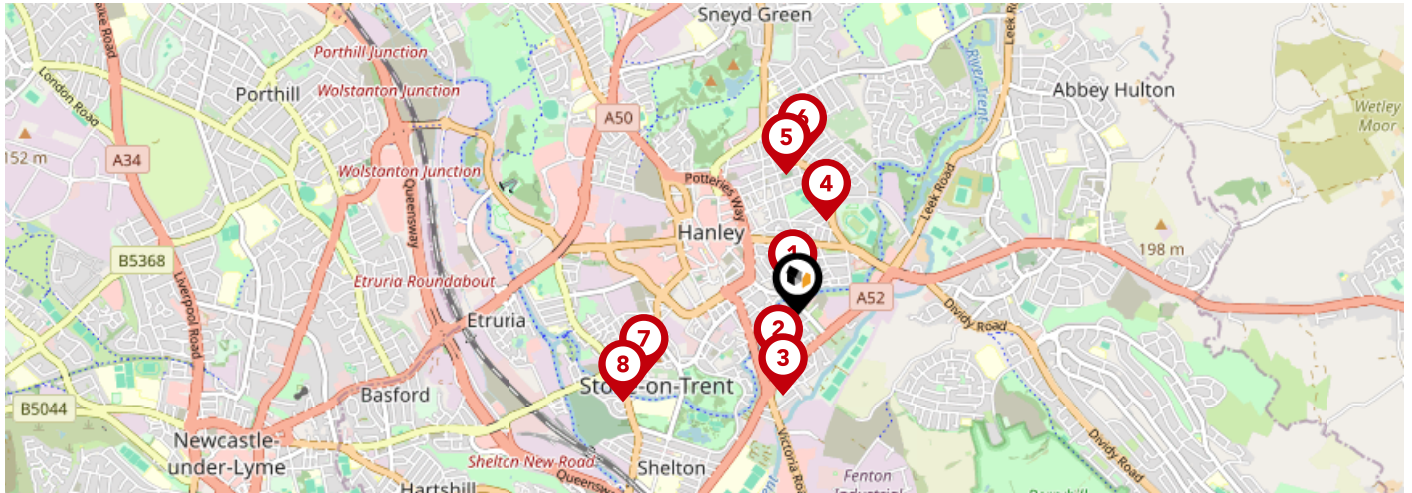
Maps

Listed Buildings

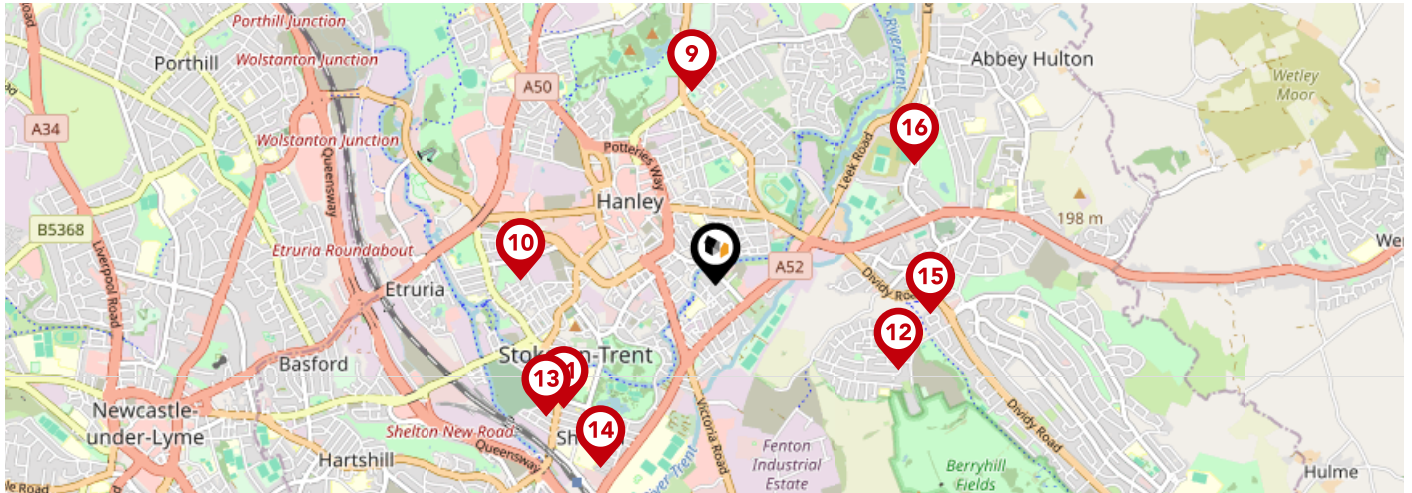
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1119707 - Hanley St Lukes Church Of England Aided Primary School Infant Building	Grade II	0.1 miles
	1291067 - Pair Of Bottle Ovens At Johnson's Pottery	Grade II	0.1 miles
	1290918 - Pot Bank In Occupation Of Allied Insulators Limited	Grade II	0.3 miles
	1399864 - Church Of The Sacred Heart And Boundary Walls	Grade II	0.3 miles
	1195851 - The Tontine Shops	Grade II	0.4 miles
	1297932 - Courts Municipal Offices Victoria Hall	Grade II	0.4 miles
	1195821 - Bethesda Methodist Chapel	Grade II	0.4 miles
	1291136 - Alexander House And Railings Bethesda School Rooms	Grade II	0.4 miles
	1195837 - Odeon Cinema	Grade II	0.4 miles
	1195820 - War Memorial Outside Municipal Offices	Grade II	0.4 miles



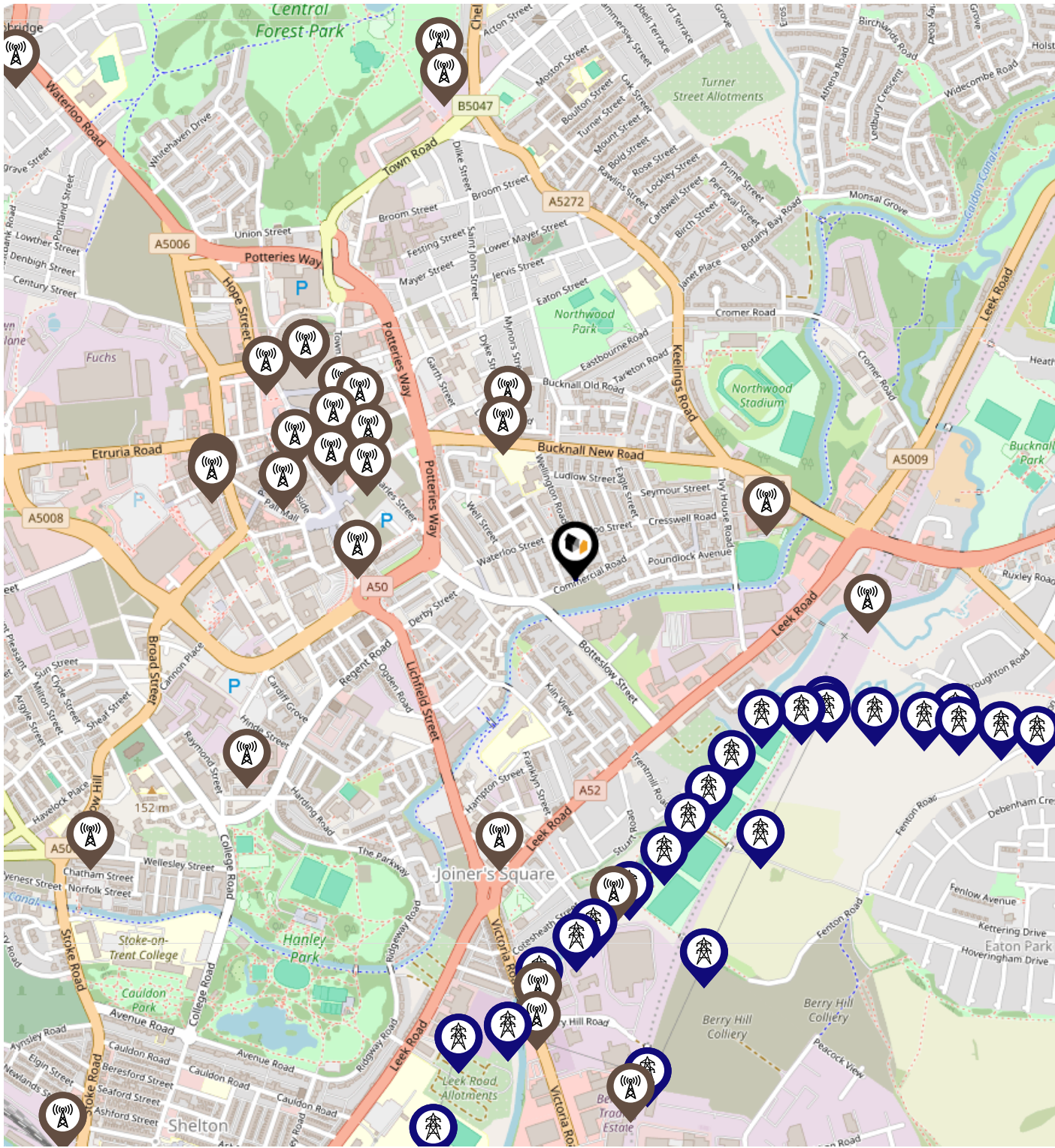
		Nursery	Primary	Secondary	College	Private
1	Hanley St Luke's Church of England Academy Ofsted Rating: Good Pupils:0 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Waterside Primary School Ofsted Rating: Outstanding Pupils: 470 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Want2Achieve The Academy Ofsted Rating: Inadequate Pupils: 10 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Northwood Broom Academy Ofsted Rating: Good Pupils: 207 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grove Academy Ofsted Rating: Requires improvement Pupils: 418 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St George and St Martin's Catholic Academy Ofsted Rating: Good Pupils: 230 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mark's CofE Primary School Ofsted Rating: Good Pupils: 460 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Snowhill School Ofsted Rating: Good Pupils: 35 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Hamilton Academy Ofsted Rating: Good Pupils: 114 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phoenix Independent School Ofsted Rating: Requires improvement Pupils: 23 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke-on-Trent College Ofsted Rating: Good Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eaton Park Academy Ofsted Rating: Good Pupils: 468 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Registry Ofsted Rating: Not Rated Pupils:0 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Excellence Girls Academy Ofsted Rating: Good Pupils: 79 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merit Hospital School and Medical Pupil Referral Unit Ofsted Rating: Good Pupils: 1 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Benedict Catholic Academy Ofsted Rating: Outstanding Pupils: 214 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

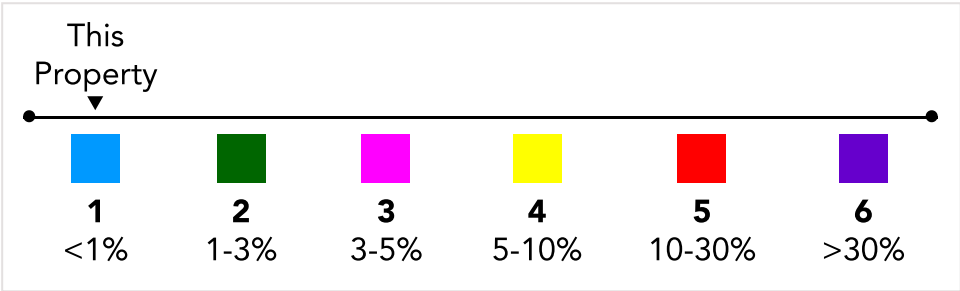
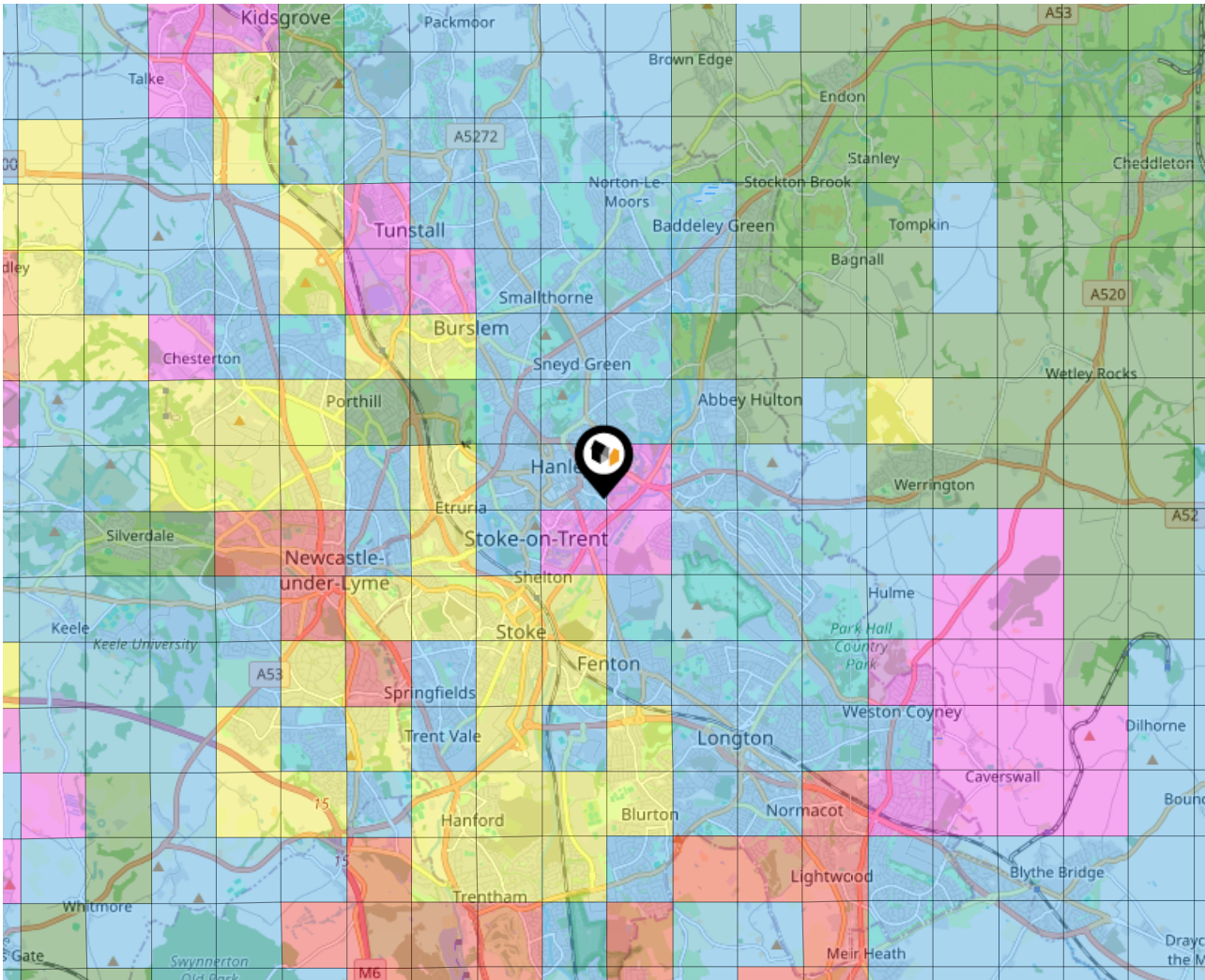


Key:

-  Power Pylons
-  Communication Masts

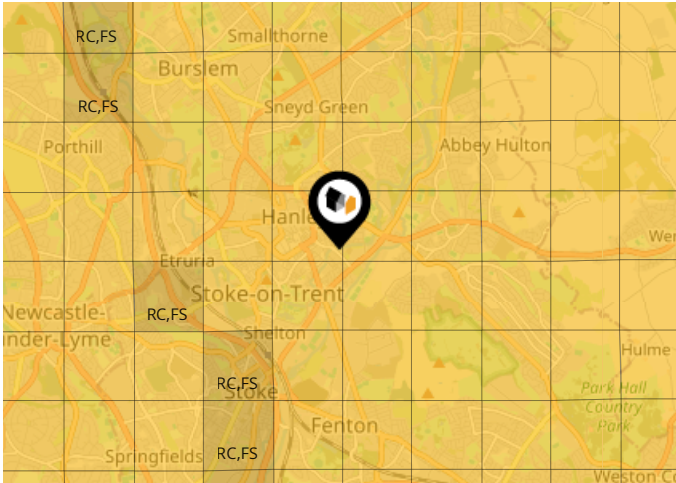
What is Radon?

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		

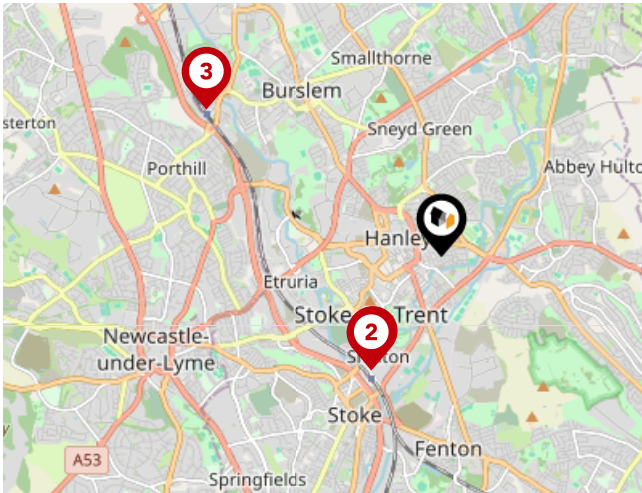


Primary Classifications (Most Common Clay Types)

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

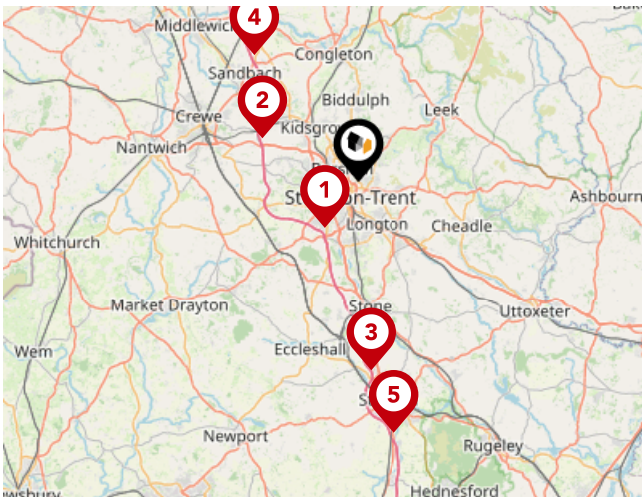
Area

Transport (National)



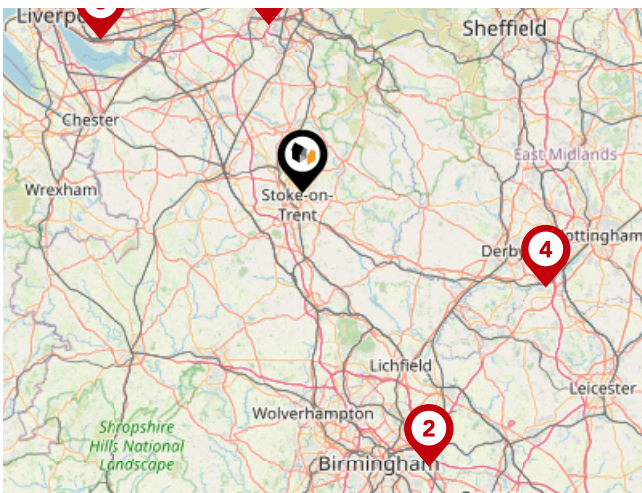
National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.18 miles
2	Stoke-on-Trent Rail Station	1.2 miles
3	Platform 2	2.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	4.08 miles
2	M6 J16	7.61 miles
3	M6 J14	13.56 miles
4	M6 J17	11.71 miles
5	M6 J13	18.09 miles

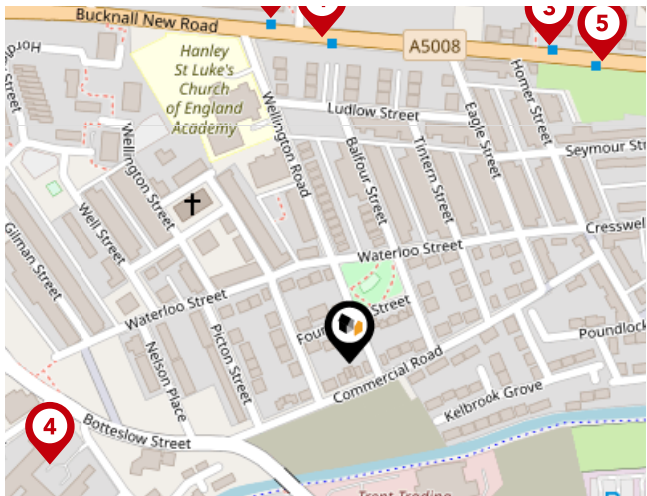


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.32 miles
2	Birmingham Airport	43.41 miles
3	Speke	35.92 miles
4	East Mids Airport	37.44 miles

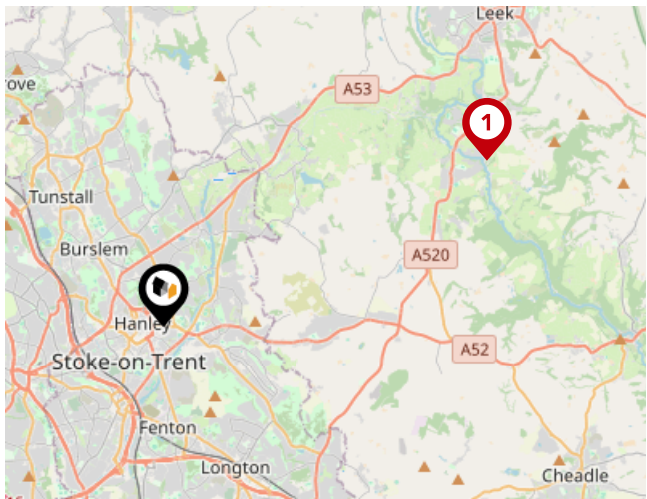
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wellington Road	0.18 miles
2	St Ann Street	0.2 miles
3	Somerset Road	0.21 miles
4	Reginald Mitchell Court	0.18 miles
5	Somerset Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.49 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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Valuation Office
Agency

