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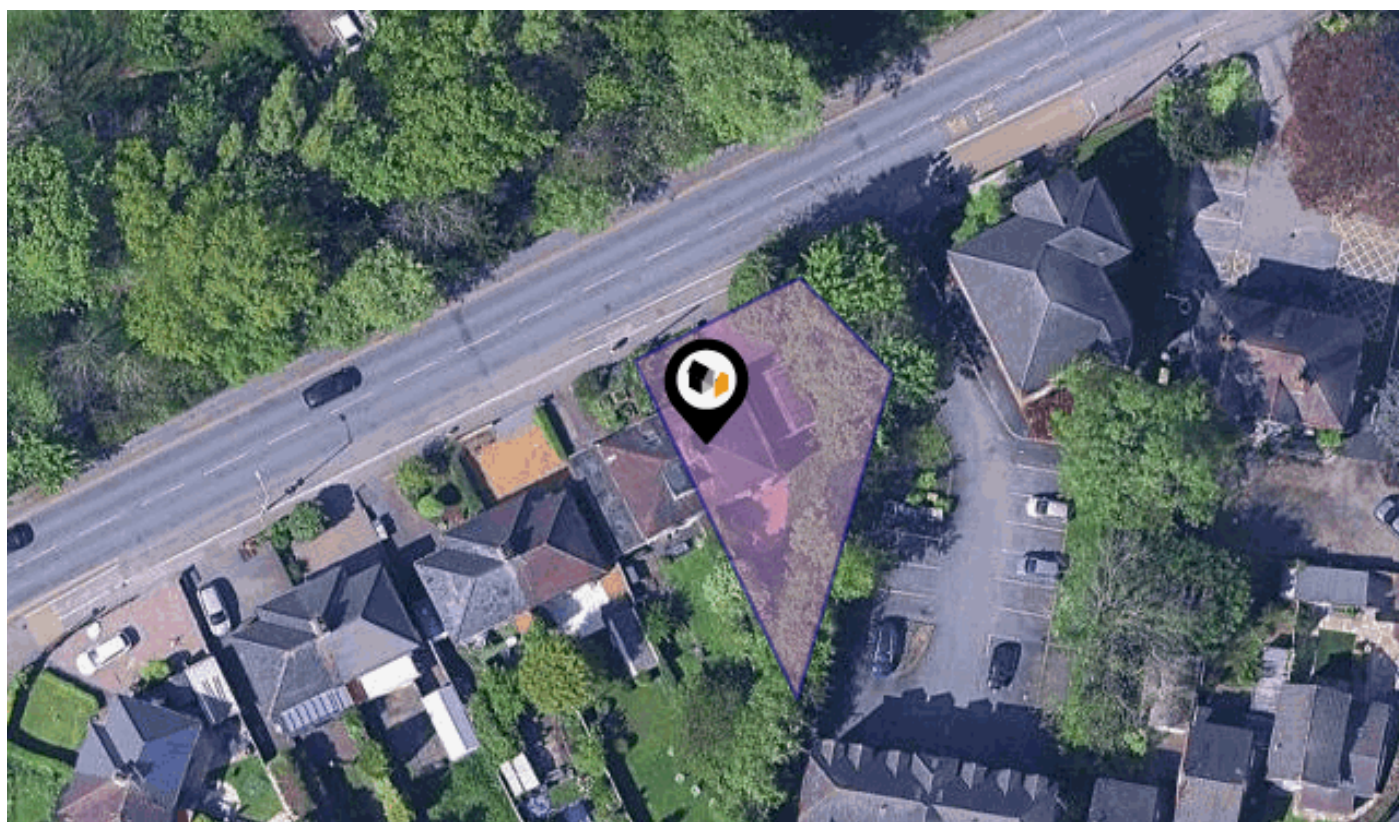
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 11th December 2025

WESTON ROAD, STAFFORD, ST16
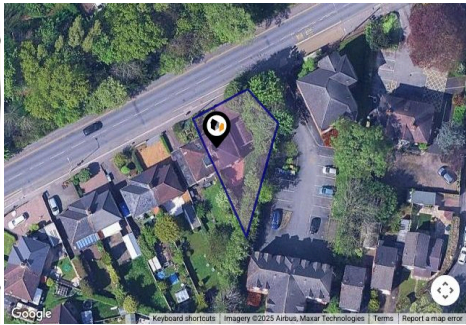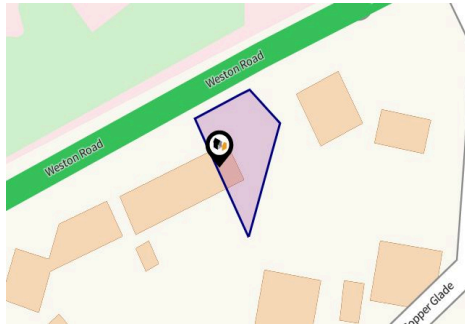
Property
Overview

Property

Type:	Semi-Detached House	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	828 ft^2 / 77 m^2		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,965		
Title Number:	SF496568		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s   **80** mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

BT   sky   Virgin media

	ST16	Energy rating
		D

Valid until 22.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 | B
69-80	C		
55-68	D	64 | 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
Flat Top Storey:	No
Top Storey:	0
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, 25 mm loft insulation
Roof Energy:	Poor
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 86% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in ST16
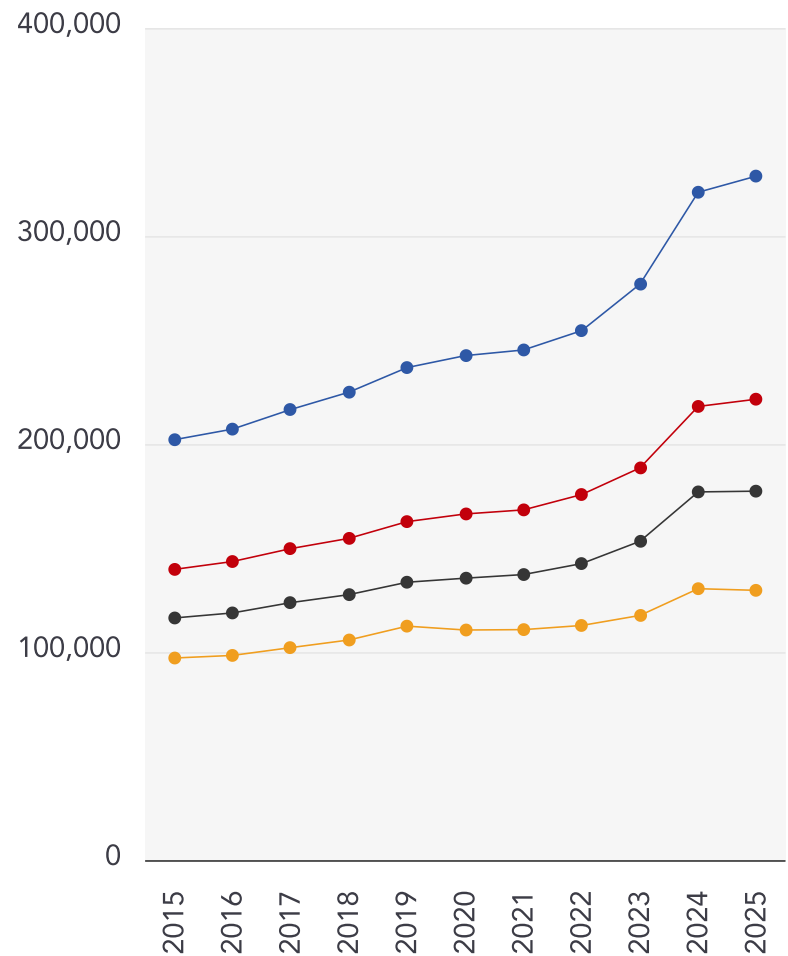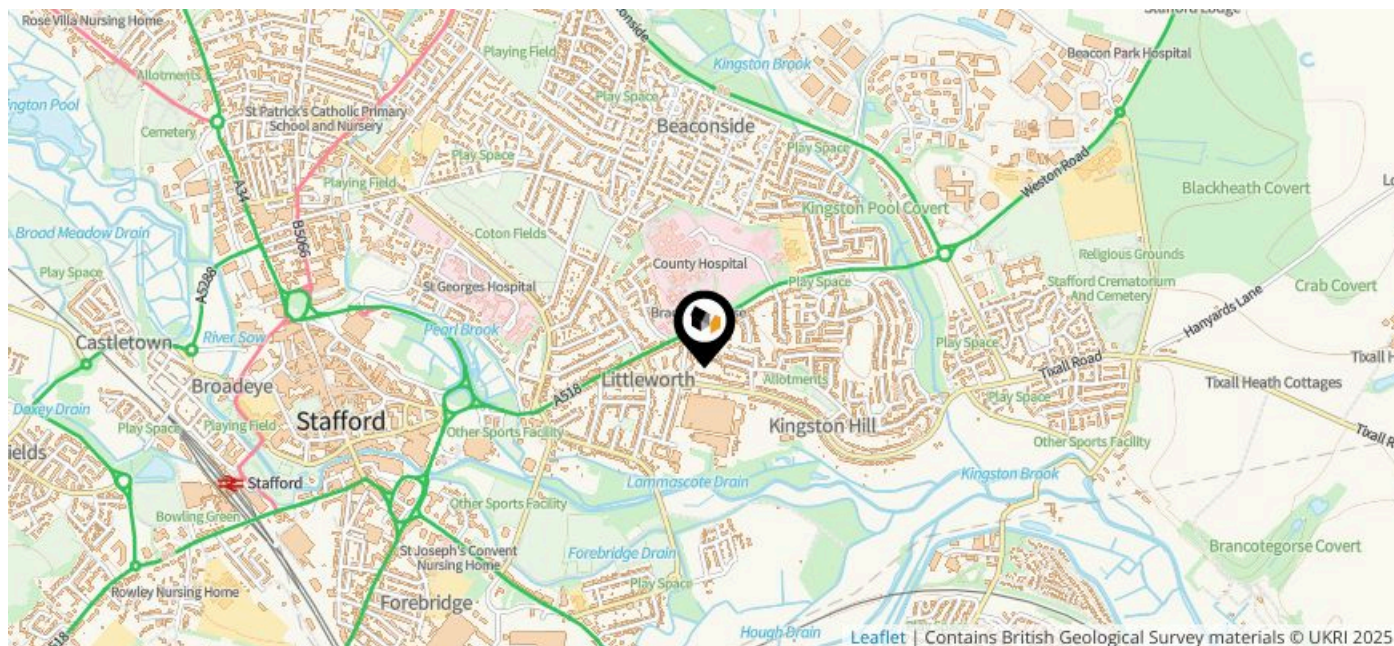

Detached

+62.7%

Semi-Detached

+58.53%

Terraced

+52.35%

Flat

+33.48%

KPF - Key Property Facts

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

## 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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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.
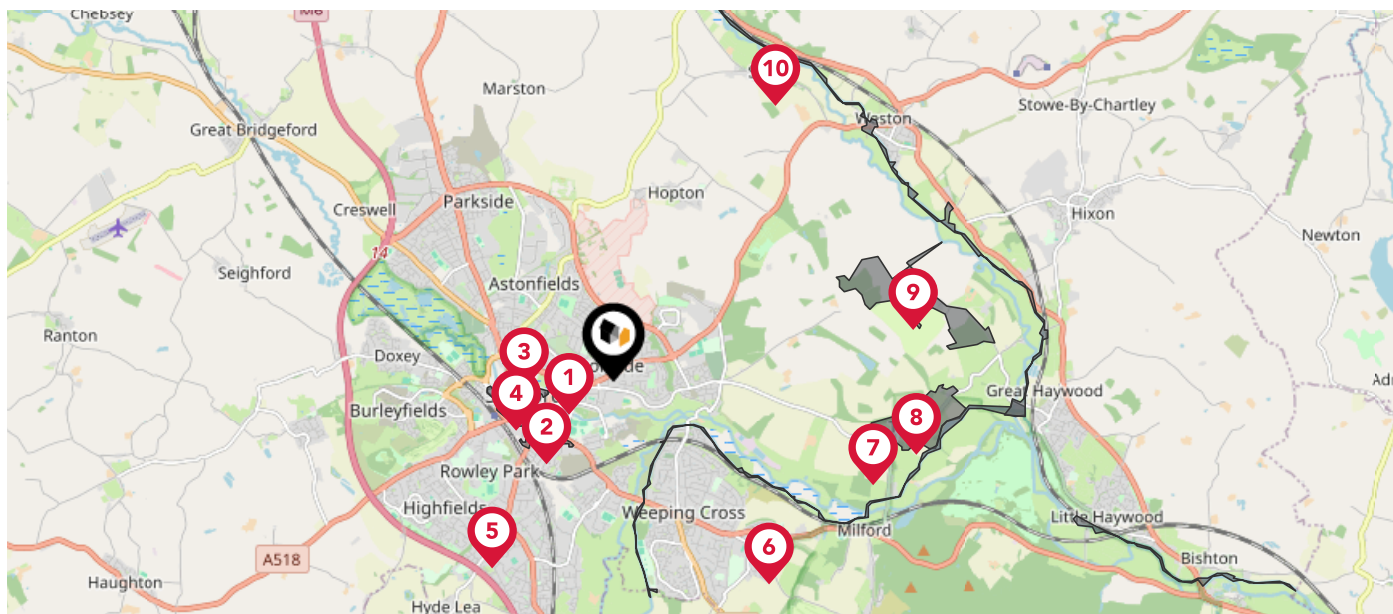
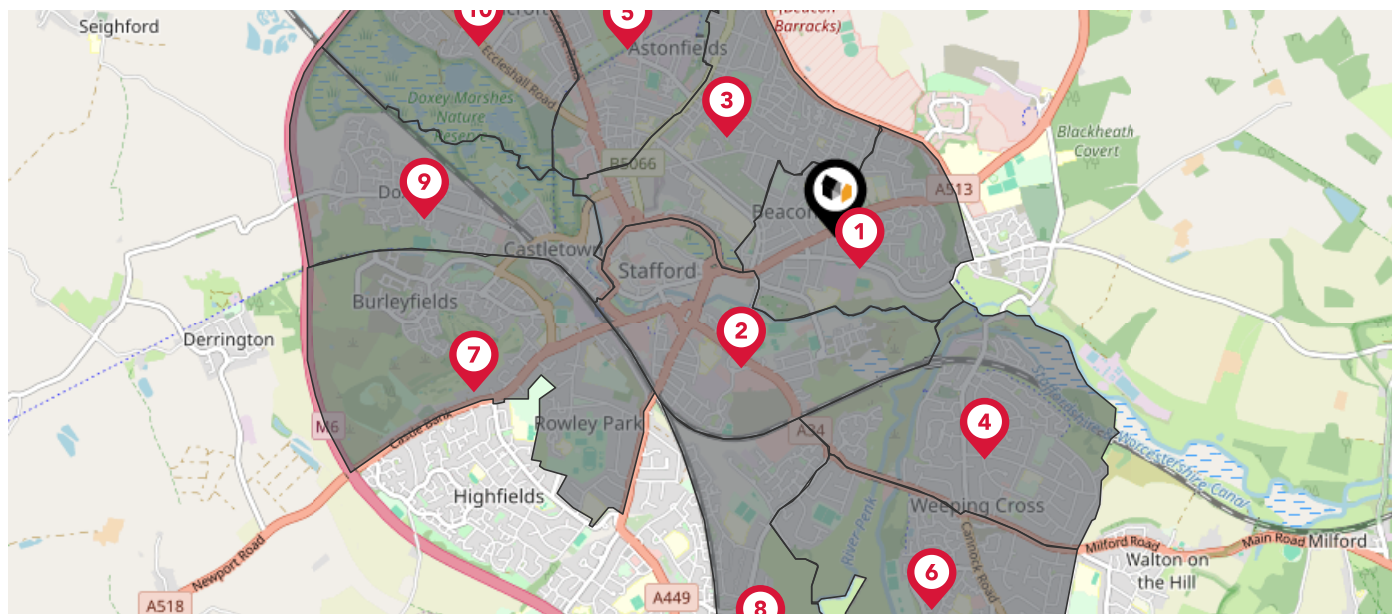| Nearby Conservation Areas	
1	Corporation Street Flats
2	Forebridge
3	Foregate and St Georges
4	Stafford Town
5	Burton Manor Village
6	Walton-on-the-Hill
7	Staffordshire and Worcestershire Canal
8	Tixall
9	Ingestre
10	Trent and Mersey Canal

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Maps
Council Wards

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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	Littleworth Ward
2	Forebridge Ward
3	Coton Ward
4	Baswich Ward
5	Common Ward
6	Weeping Cross & Wildwood Ward
7	Rowley Ward
8	Penkside Ward
9	Doxey & Castletown Ward
10	Holmcroft Ward

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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.
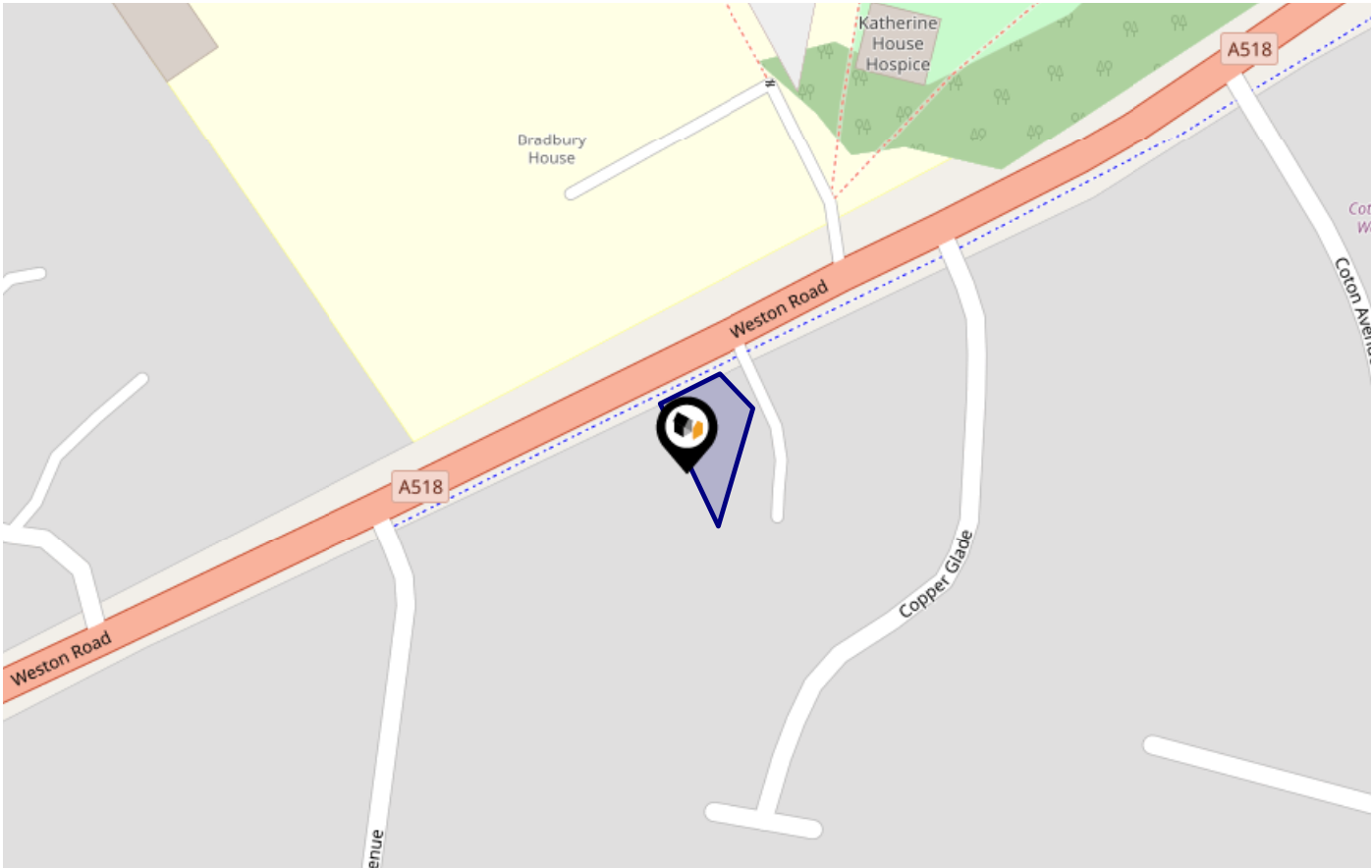
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

- **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:

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

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.

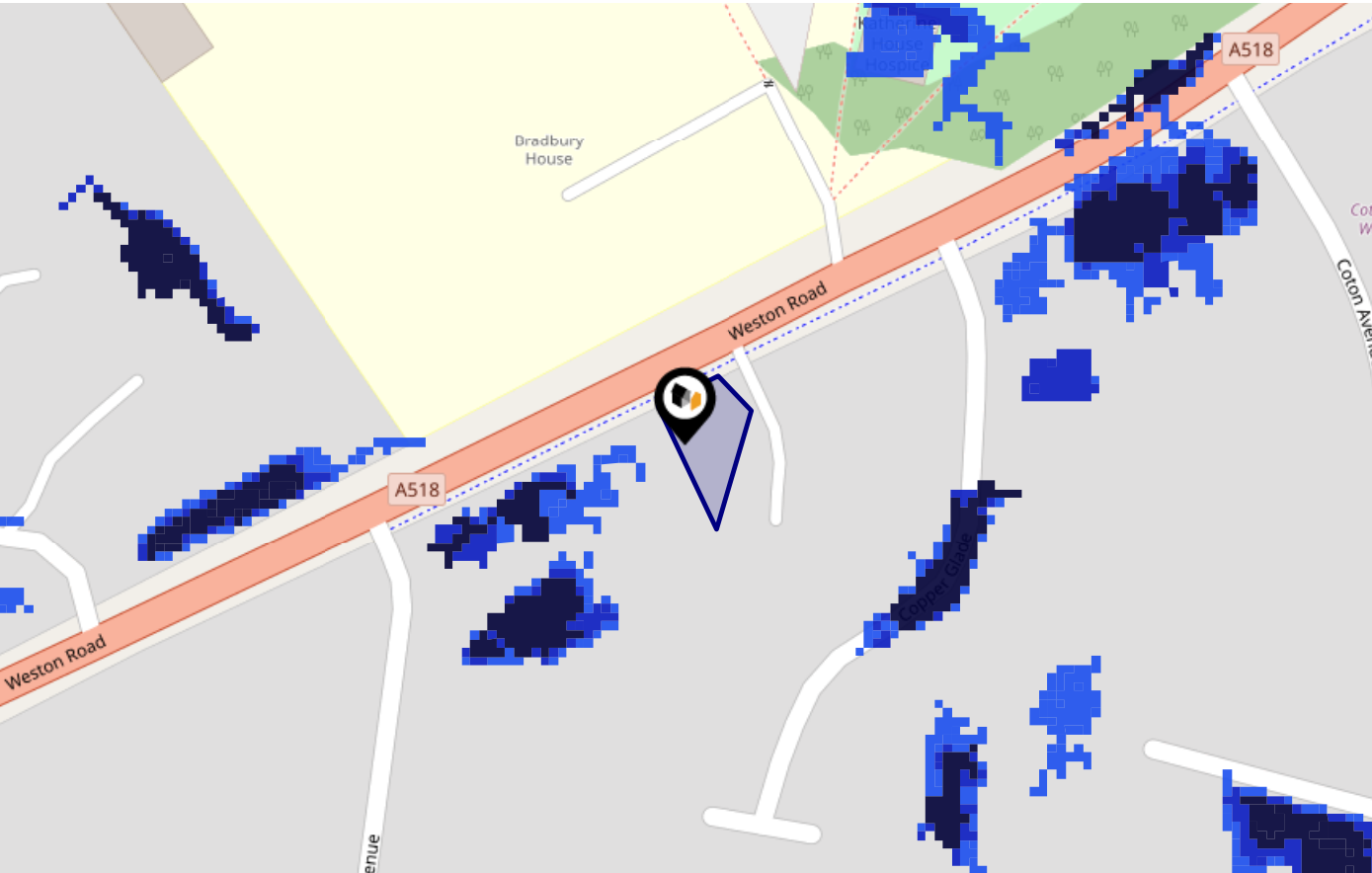- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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.

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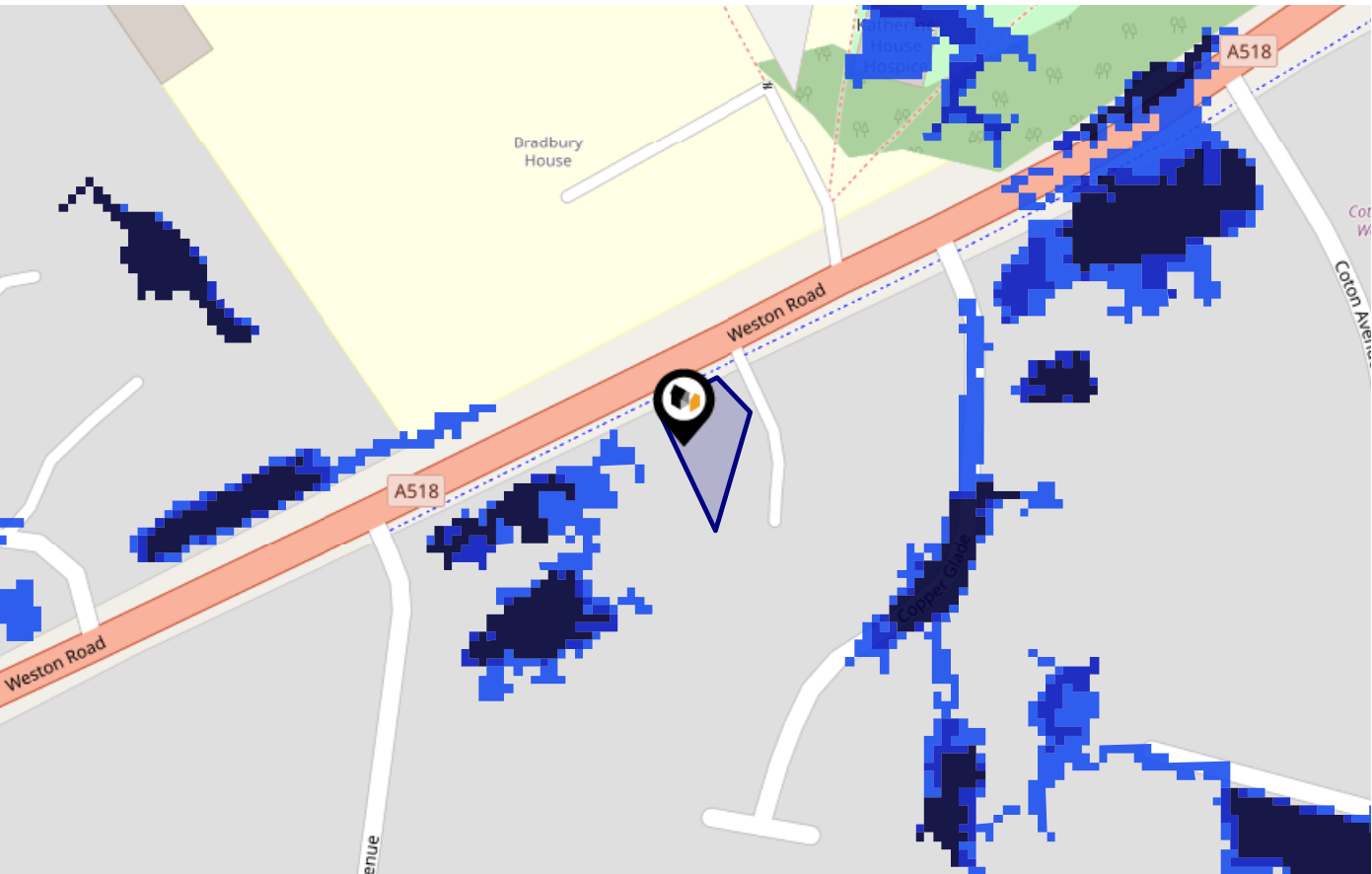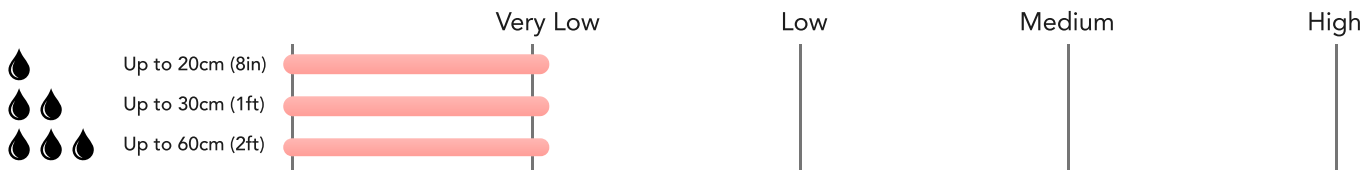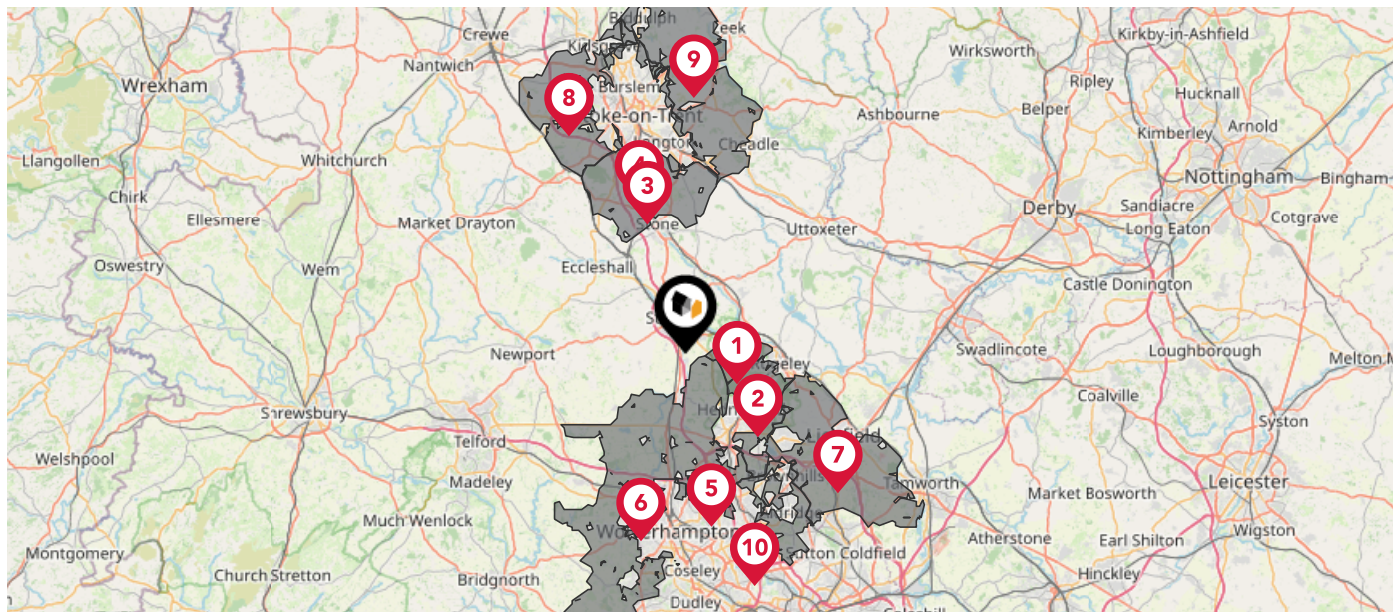
Chance of flooding to the following depths at this property:

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

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.

- ■ **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)				

Maps
Green Belt

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

Nearby Green Belt Land	
1	Birmingham Green Belt - Stafford
2	Birmingham Green Belt - Cannock Chase
3	Stoke-on-Trent Green Belt - Stafford
4	Stoke-on-Trent Green Belt - Stoke-on-Trent
5	Birmingham Green Belt - Wolverhampton
6	Birmingham Green Belt - South Staffordshire
7	Birmingham Green Belt - Lichfield
8	Stoke-on-Trent Green Belt - Newcastle-under-Lyme
9	Stoke-on-Trent Green Belt - Staffordshire Moorlands
10	Birmingham Green Belt - Walsall

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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.
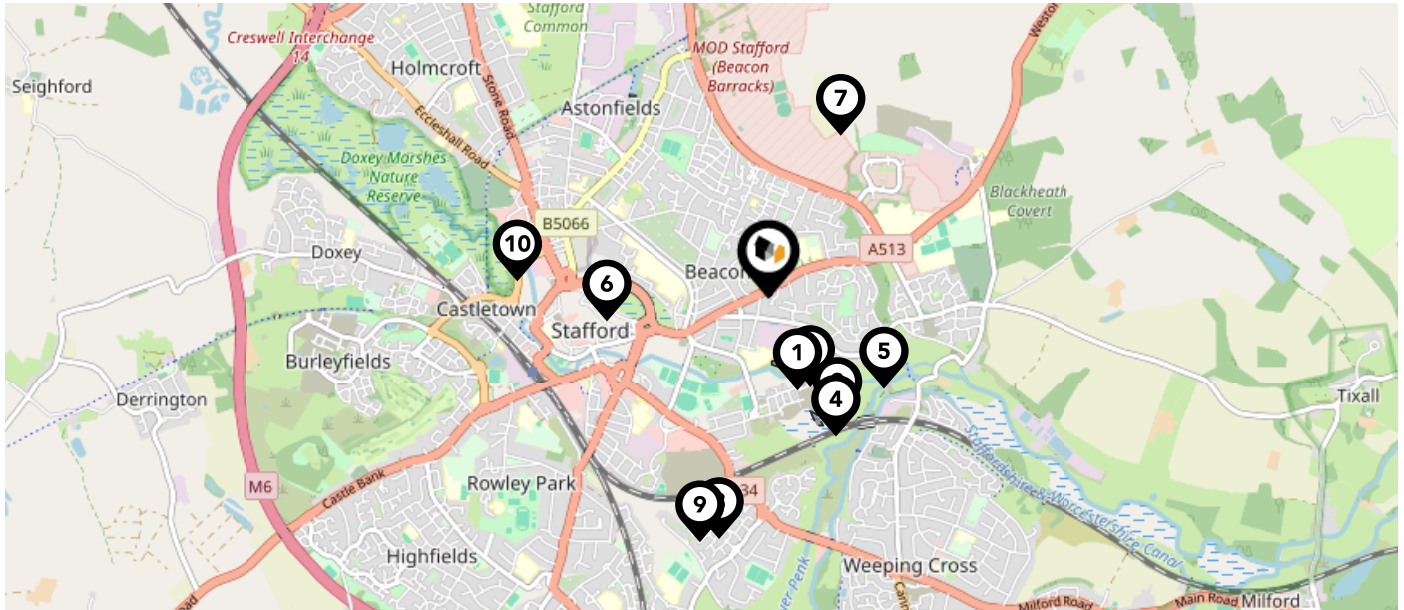
Nearby Landfill Sites

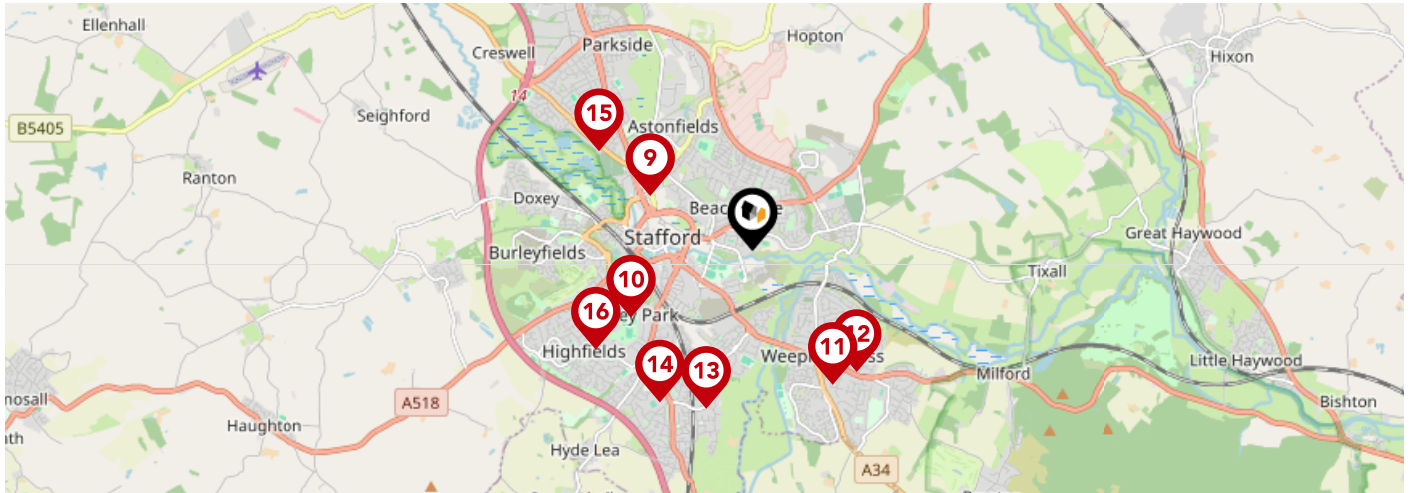|	Site	Type	
1	GEC Diesels-Dorman Diesels, Tixall Road, Stafford, Staffordshire	Historic Landfill	
2	GEC Diesels Limited-Tixall Road, Stafford, Staffordshire	Historic Landfill	
3	Fairway Industrial Estate-Tithe Barn Road, Stafford, Staffordshire	Historic Landfill	
4	Old Sewage Works-Tixall Road, Littleworth, Stafford, Staffordshire	Historic Landfill	
5	Land Off Tixall Road-Tixal Road, Stafford, Staffordshire	Historic Landfill	
6	North Walls Car Park-North Walls, Stafford, Staffordshire	Historic Landfill	
7	Beaconside Farm-Beaconside Farm, Stafford, Staffordshire	Historic Landfill	
8	Retail Park North Of BRC Factory-Virginia Avenue, Queensville, Stafford, Staffordshire	Historic Landfill	
9	Former British Reinforced Concrete Works-Lichfield Road, Stafford, Staffordshire	Historic Landfill	
10	Grey Friars Refuse Tip/Snows Yard-Grey Friars Business Park, Grey Friars Place, Stafford, 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...
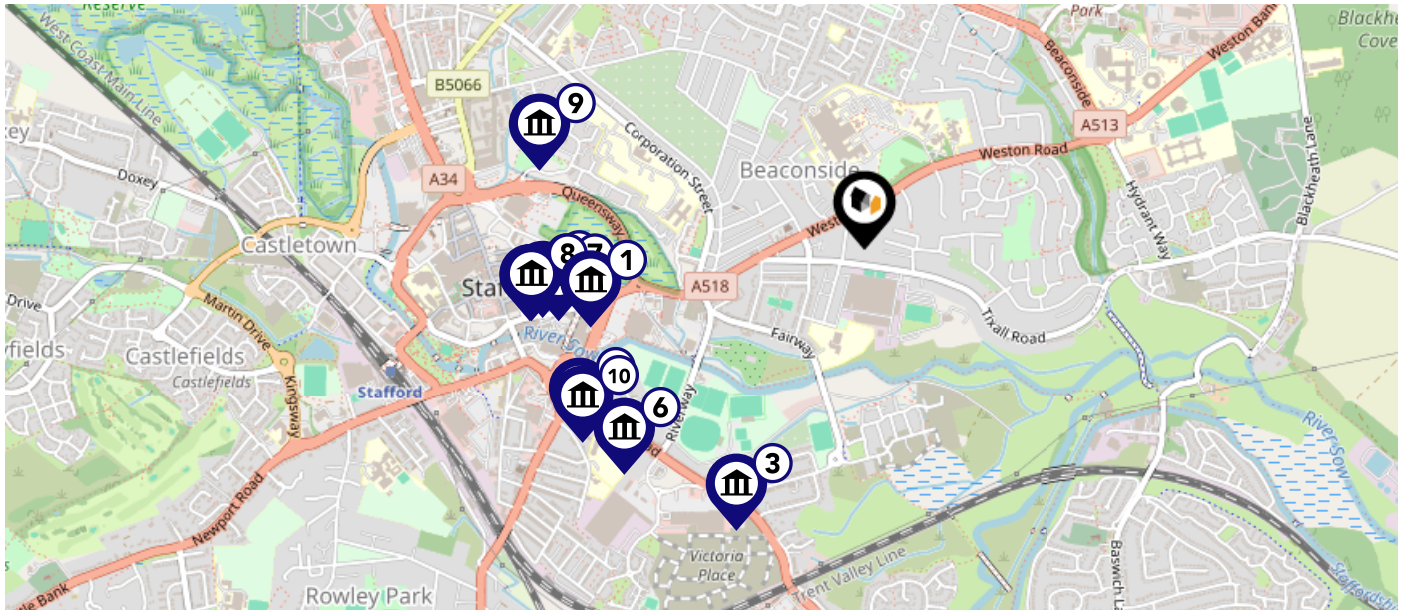
| Listed Buildings in the local district	Grade	Distance
1 1211357 - East Gate	Grade II	0.6 miles
2 1298149 - William Salt Library	Grade II	0.7 miles
3 1195364 - St Leonard's School	Grade II	0.7 miles
4 1212343 - Green Hall	Grade II	0.7 miles
5 1195381 - Royal British Legion Club	Grade II	0.7 miles
6 1212338 - Boundary Wall And Gate Approximately 12 Metres South Of Church Of St Paul	Grade II	0.7 miles
7 1298147 - 29, Eastgate Street	Grade II	0.7 miles
8 1211299 - Shrewsbury Arms Public House	Grade II	0.7 miles
9 1195385 - St George's Hospital	Grade II	0.7 miles
10 1212352 - Ice House Approximately 10 Metres South East Of Green Hall	Grade II	0.7 miles

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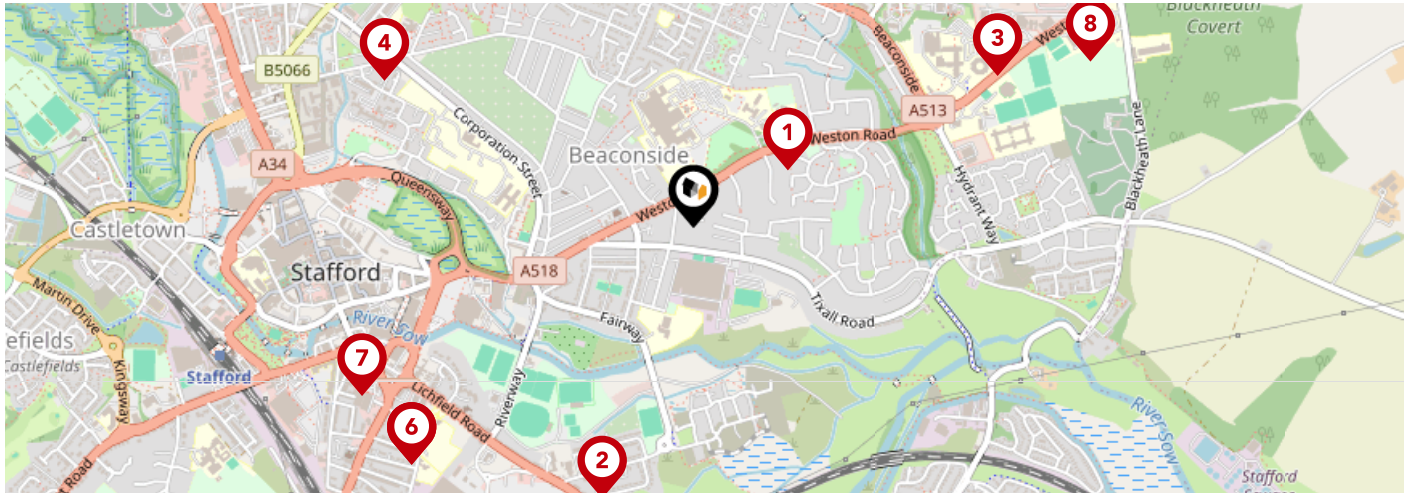
		Nursery	Primary	Secondary	College	Private
1	**St John's CofE Primary Academy** Ofsted Rating: Good | Pupils: 407 | Distance:0.25	☐	☑	☐	☐	☐
2	**St Leonard's Primary School** Ofsted Rating: Good | Pupils: 213 | Distance:0.64	☐	☑	☐	☐	☐
3	**Veritas Primary Academy** Ofsted Rating: Good | Pupils: 443 | Distance:0.76	☐	☑	☐	☐	☐
4	**John Wheeldon Primary Academy** Ofsted Rating: Good | Pupils: 540 | Distance:0.77	☐	☑	☐	☐	☐
5	**St Paul's CofE (C) Primary School** Ofsted Rating: Outstanding | Pupils: 121 | Distance:0.83	☐	☑	☐	☐	☐
6	**St Austin's Catholic Primary School and Nursery** Ofsted Rating: Good | Pupils: 201 | Distance:0.83	☐	☑	☐	☐	☐
7	**Bailey Street Alternative Provision Academy** Ofsted Rating: Requires improvement | Pupils: 46 | Distance:0.83	☐	☐	☑	☐	☐
8	**The Weston Road Academy** Ofsted Rating: Good | Pupils: 970 | Distance:0.96	☐	☐	☑	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 **St Patrick's Catholic Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:1.04	☐	☑	☐	☐	☐
10 **Blessed William Howard Catholic School** Ofsted Rating: Good | Pupils: 951 | Distance:1.23	☐	☐	☑	☐	☐
11 **St Anne's Catholic Primary School** Ofsted Rating: Good | Pupils: 199 | Distance:1.4	☐	☑	☐	☐	☐
12 **Leasowes Primary School** Ofsted Rating: Outstanding | Pupils: 428 | Distance:1.44	☐	☑	☐	☐	☐
13 **Silkmore Primary Academy** Ofsted Rating: Outstanding | Pupils: 197 | Distance:1.47	☐	☑	☐	☐	☐
14 **Flash Ley Primary School** Ofsted Rating: Good | Pupils: 198 | Distance:1.6	☐	☑	☐	☐	☐
15 **Tillington Manor Primary School** Ofsted Rating: Requires improvement | Pupils: 240 | Distance:1.64	☐	☑	☐	☐	☐
16 **King Edward VI High School** Ofsted Rating: Good | Pupils: 654 | Distance:1.67	☐	☐	☑	☐	☐

Local Area
Masts & Pylons
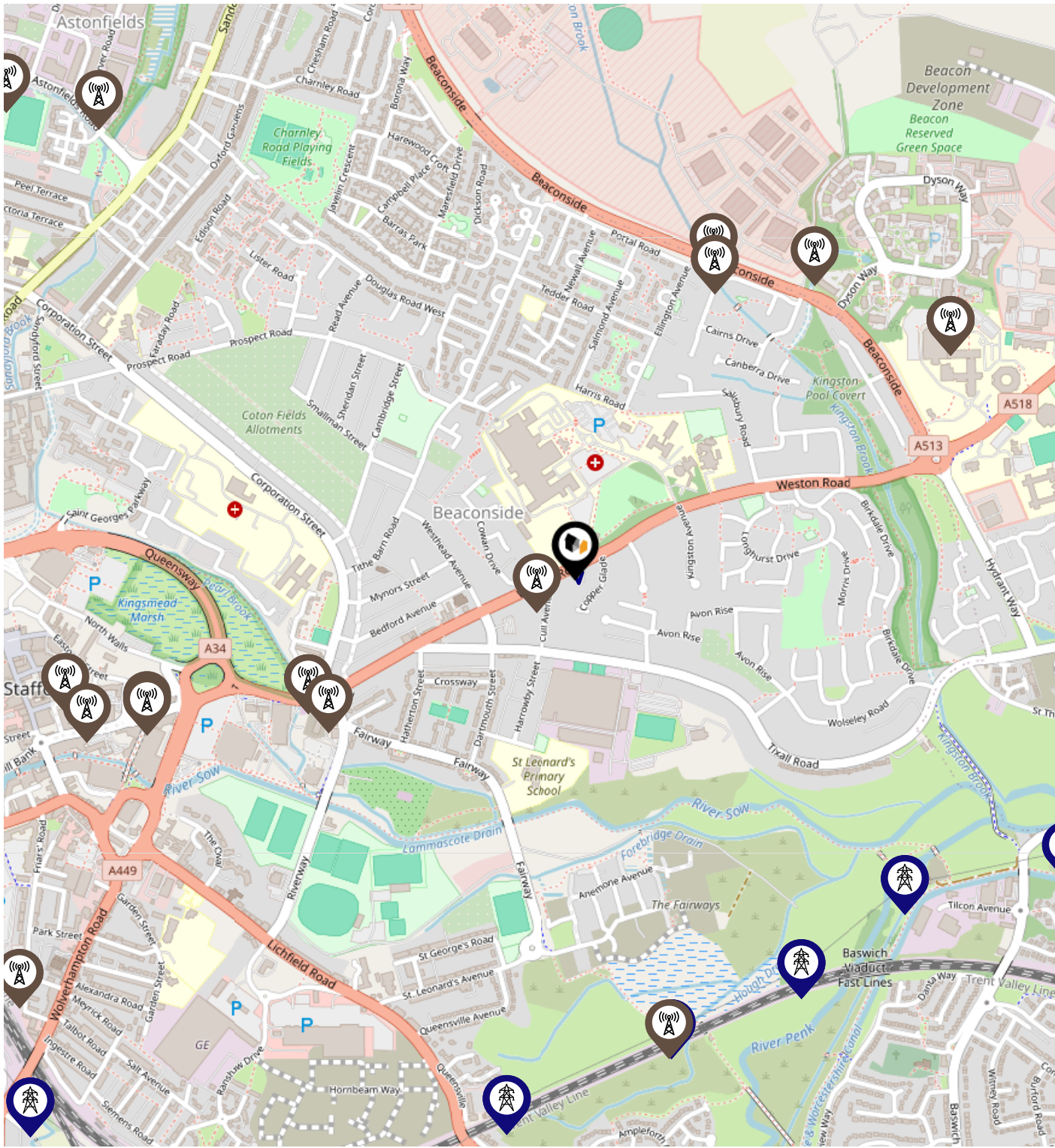
Key:

🗼 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).

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

Environment
Soils & Clay
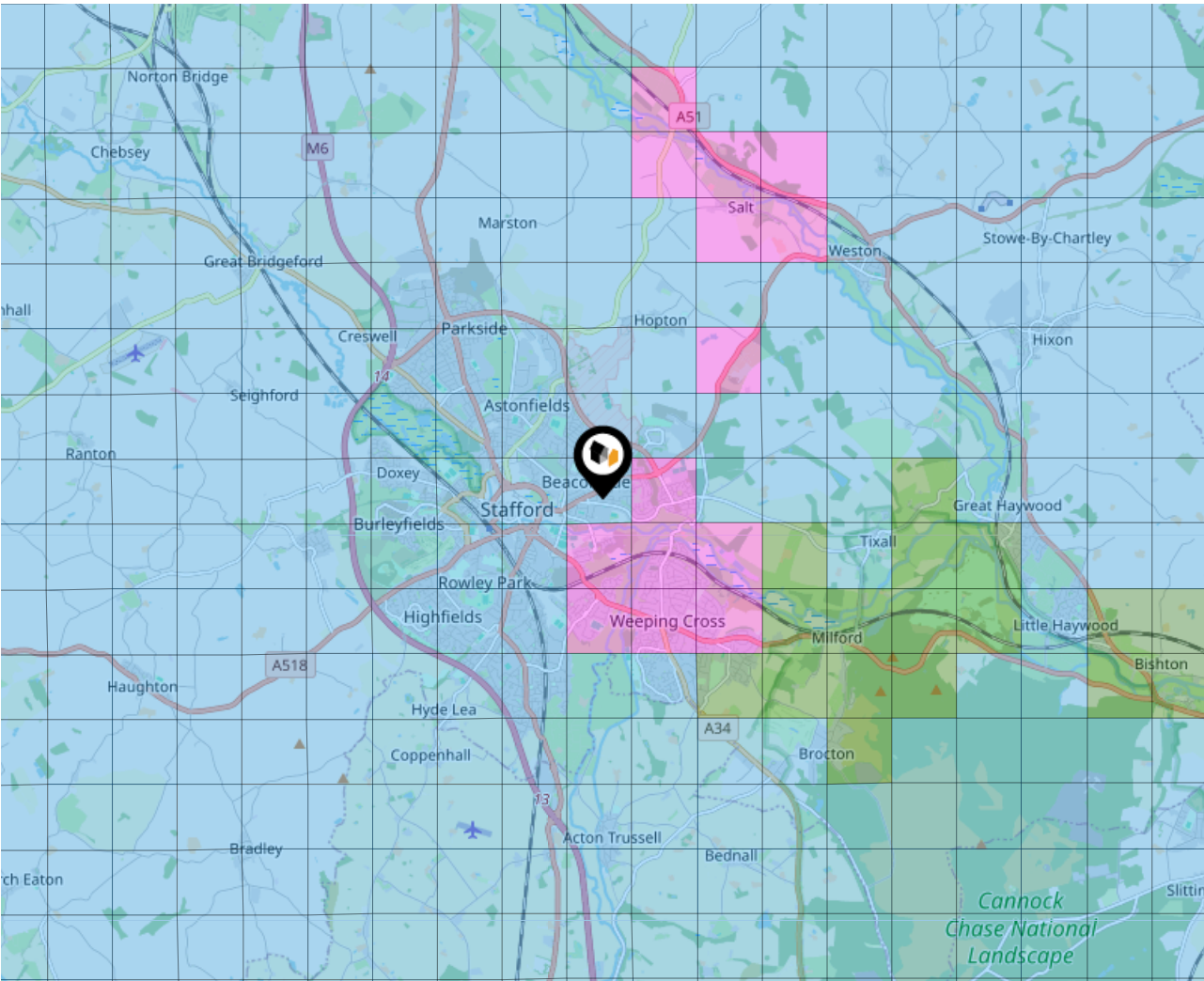
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE
Parent Material Grain: ARGILLACEOUS
Soil Group: MEDIUM TO HEAVY

Soil Texture: LOAM TO CLAY
Soil Depth: DEEP
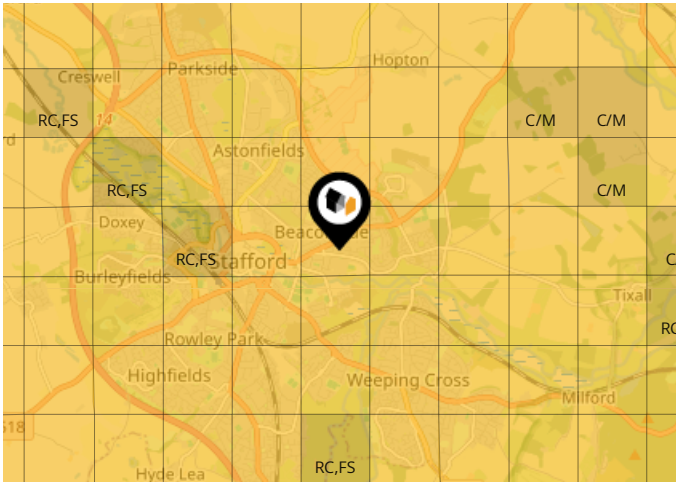
Primary Classifications (Most Common Clay Types)

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

Area
Transarea Transport (National)
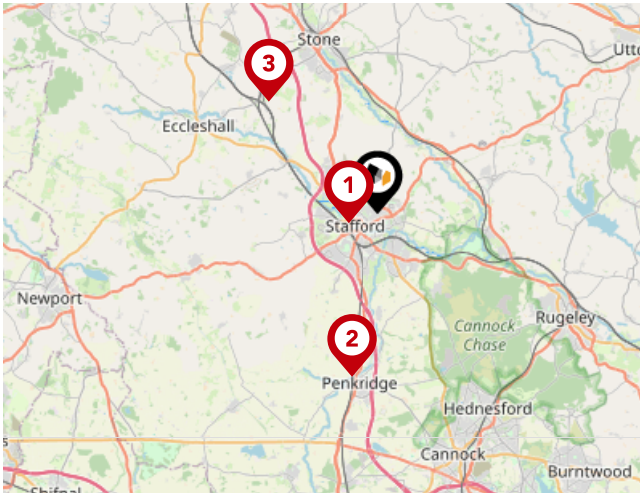
National Rail Stations

Pin	Name	Distance
1	Stafford Rail Station	1.09 miles
2	Penkridge Rail Station	5.96 miles
3	Norton Bridge Rail Station	5.59 miles
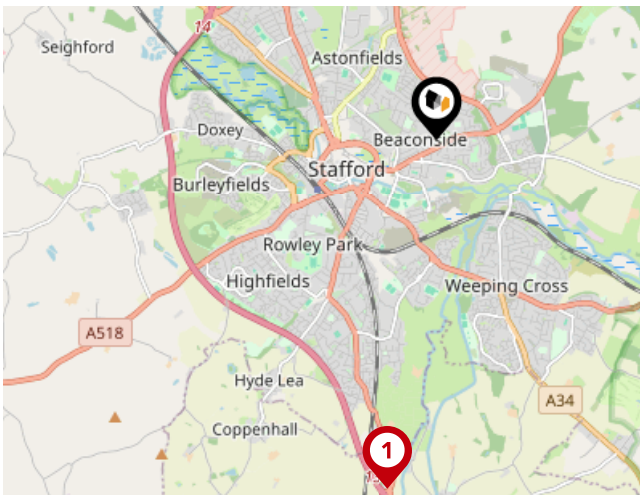
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J13	3.16 miles
2	M6 J14	2.38 miles
3	M6 J12	8.22 miles
4	M6 J11A	9.54 miles
5	M6 TOLL T8	10.09 miles
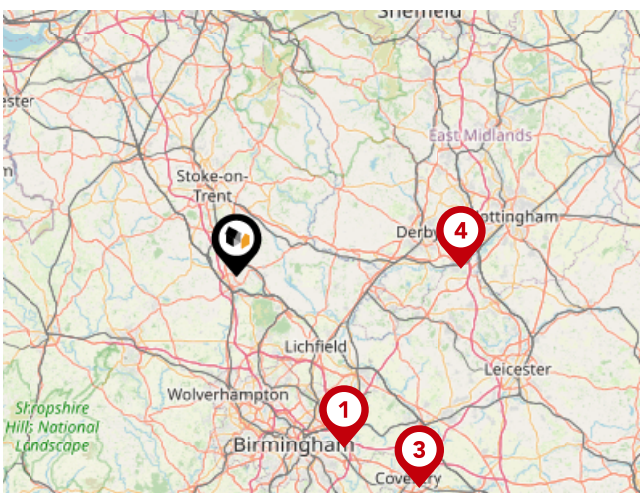
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	29.01 miles
2	Manchester Airport	39.39 miles
3	Baginton	40.18 miles
4	East Mids Airport	32.12 miles

Area
Transcript (Local)
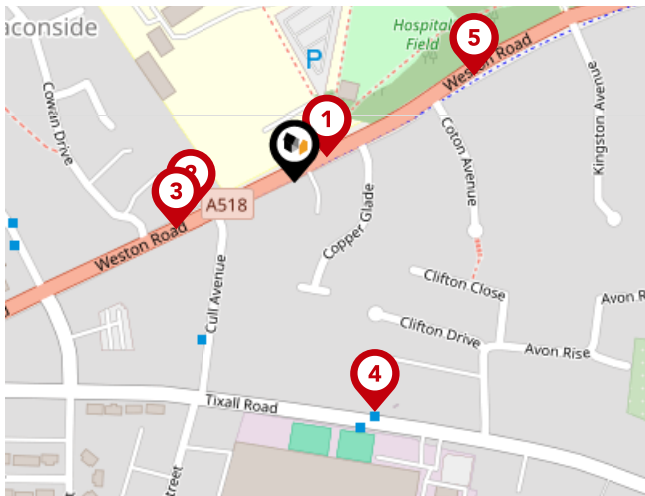
Bus Stops/Stations

Pin	Name	Distance
1	Copper Glade	0.02 miles
2	Cull Avenue	0.06 miles
3	Cull Avenue	0.07 miles
4	Perkins	0.14 miles
5	Coton Avenue	0.12 miles
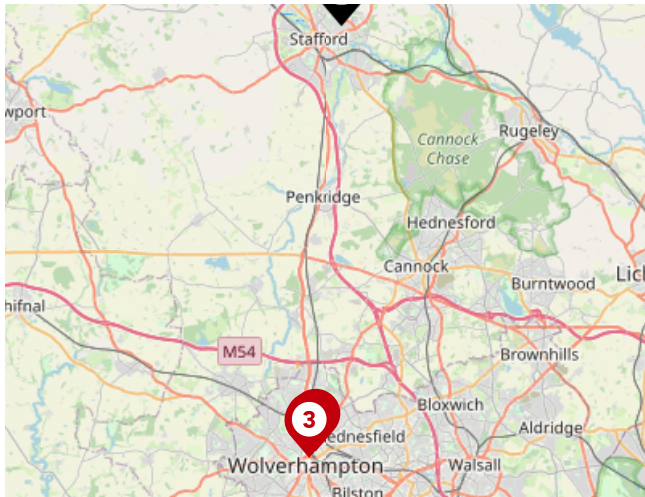
Local Connections

Pin	Name	Distance
1	Wolverhampton Station (Midland Metro Stop)	15.35 miles
2	Pipers Row (Midland Metro Stop)	15.5 miles
3	Wolverhampton St George's (Midland Metro Stop)	15.58 miles

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Data Quality

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Historic England

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Royal Mail