

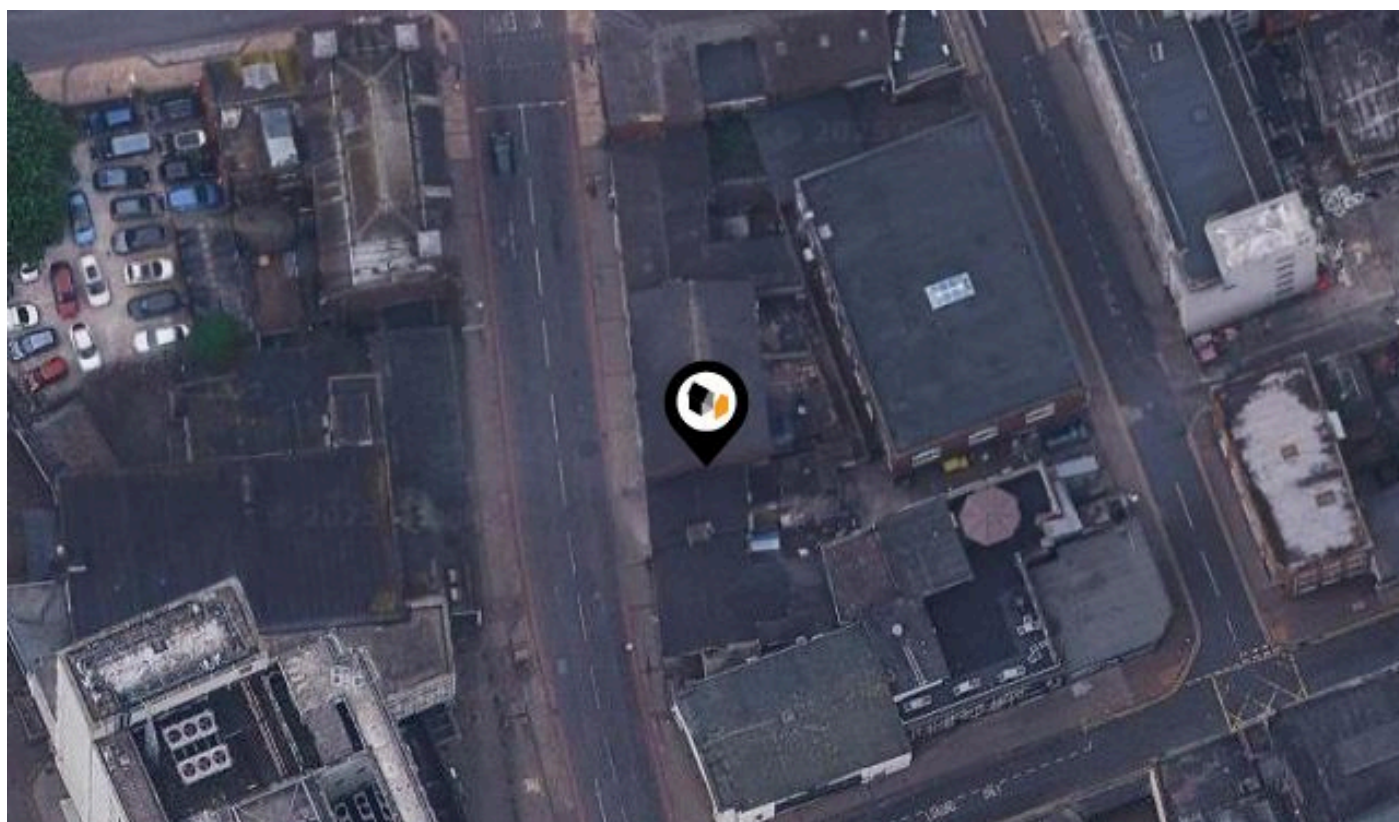


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Monday 12<sup>th</sup> January 2026**



**ASK HOUSE, 46, MARSH STREET SOUTH, HANLEY, STOKE-ON-TRENT, ST1**

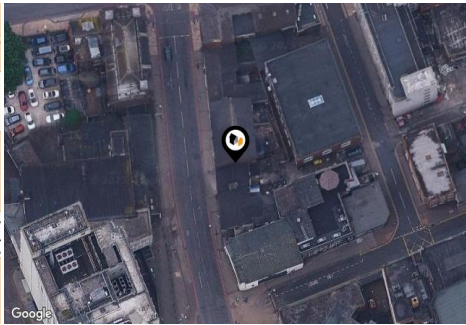
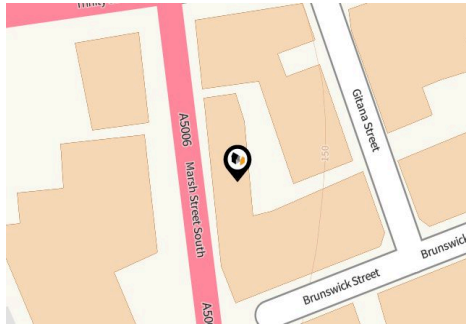
**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	452 ft <sup>2</sup> / 42 m <sup>2</sup>
Council Tax :	Band Deleted

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>18</b>	<b>-</b>
mb/s	mb/s

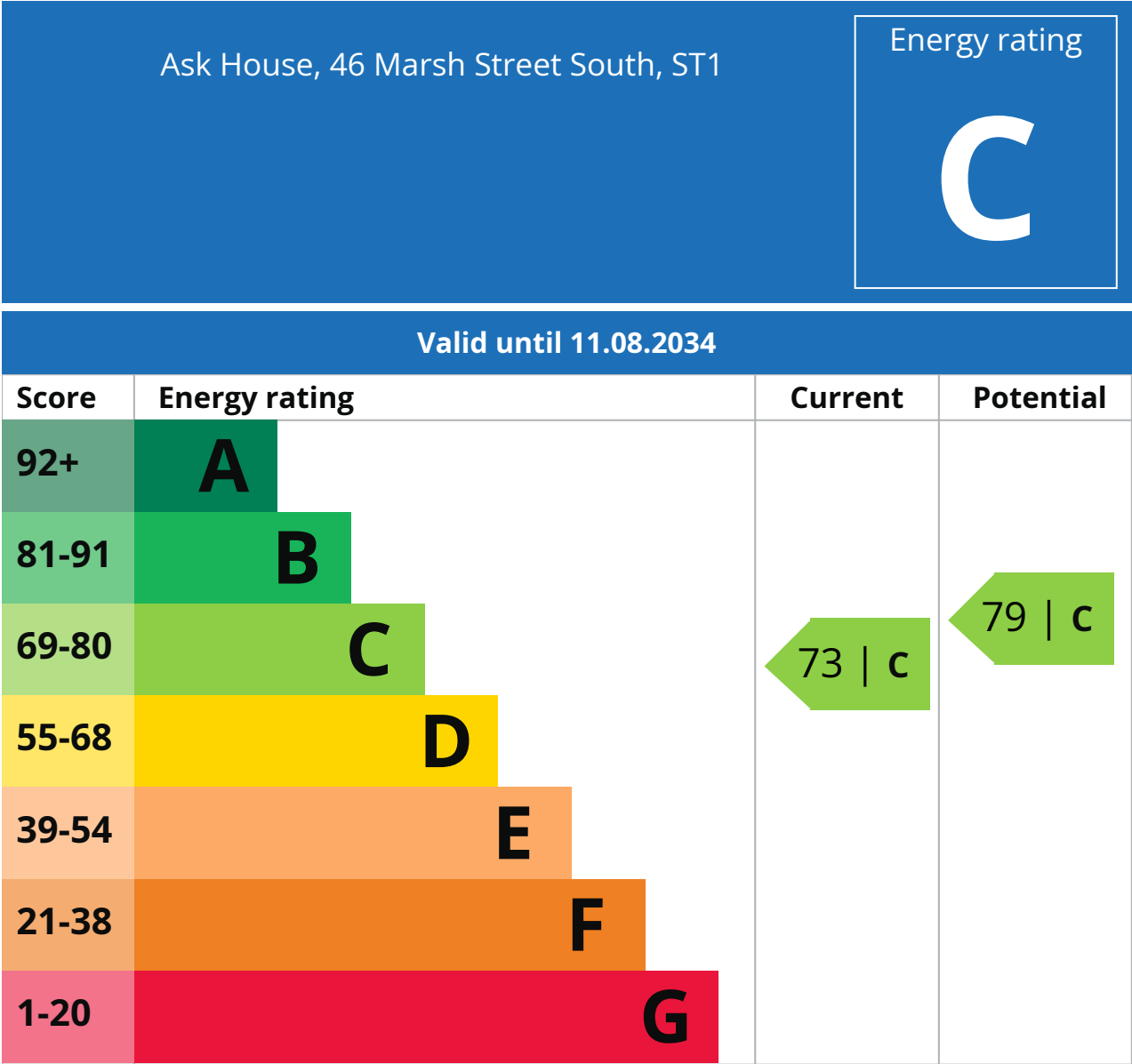
### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:





### Additional EPC Data

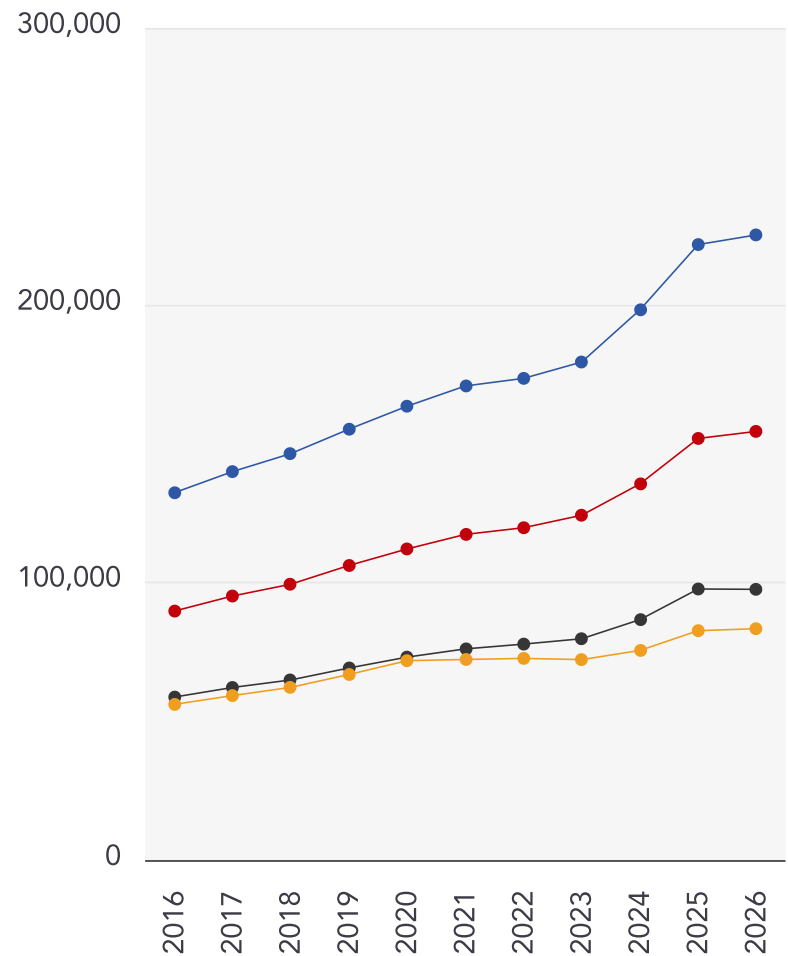
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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	02
<b>Flat Top Storey:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric instantaneous at point of use
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	42 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

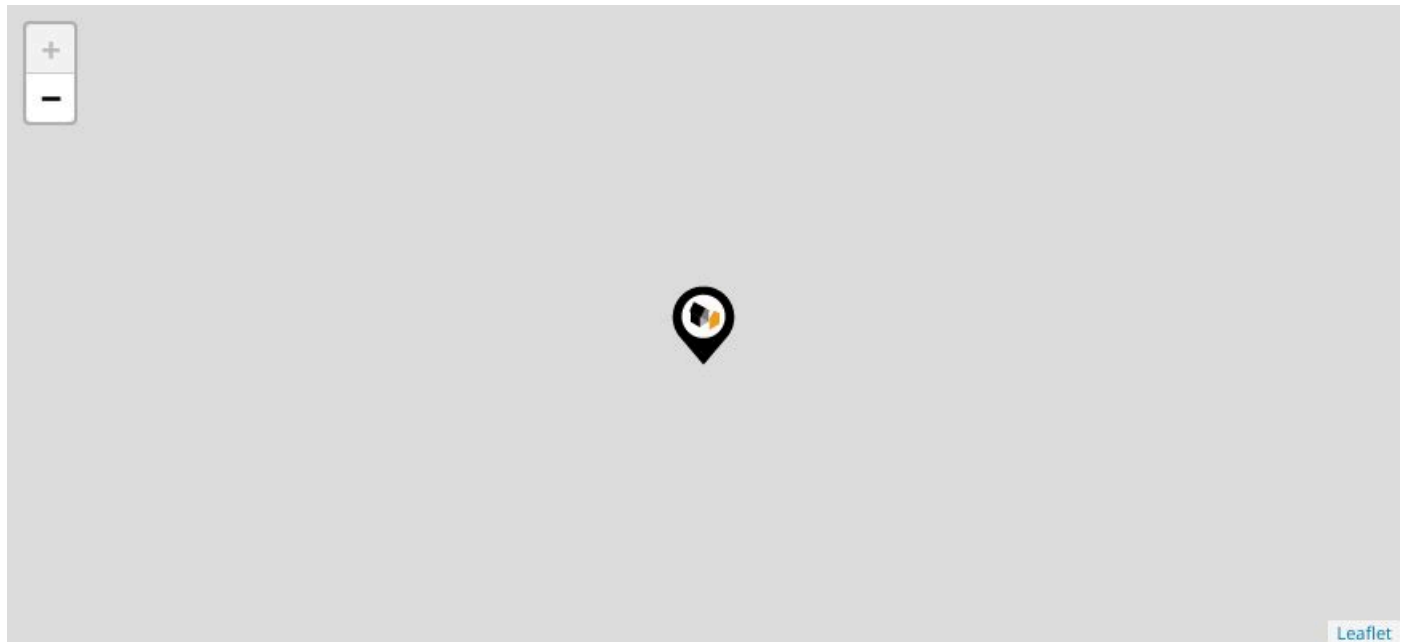
Terraced

**+66.07%**

Flat

**+48.62%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

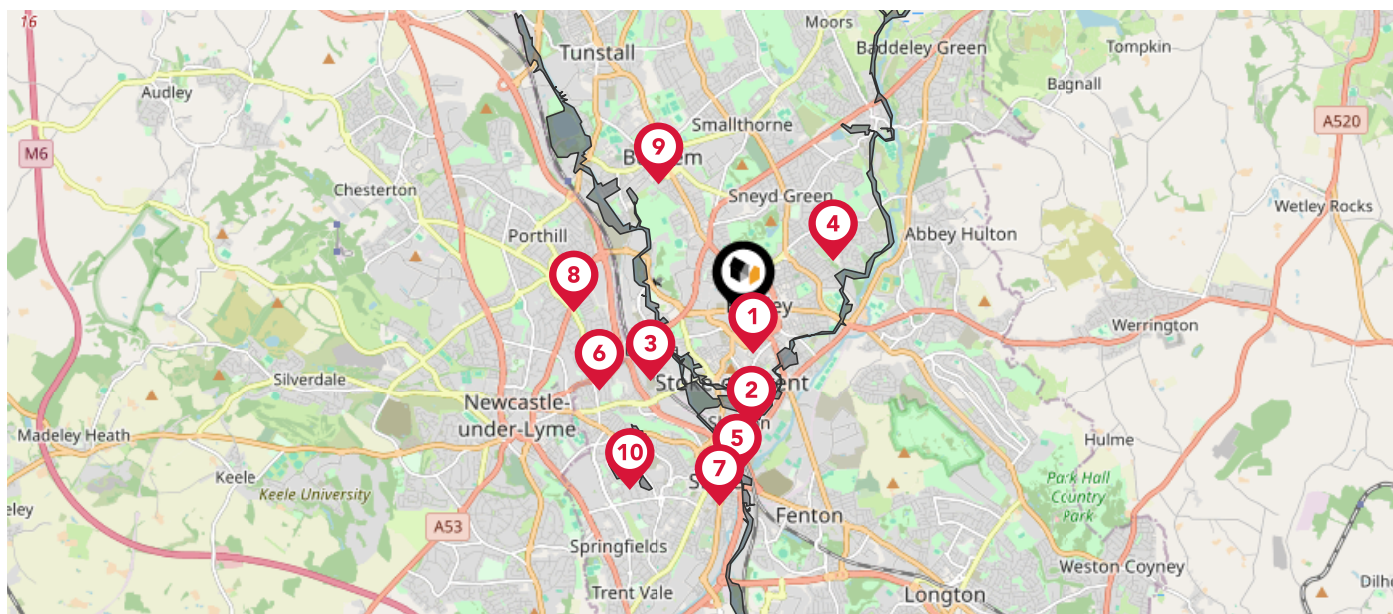
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

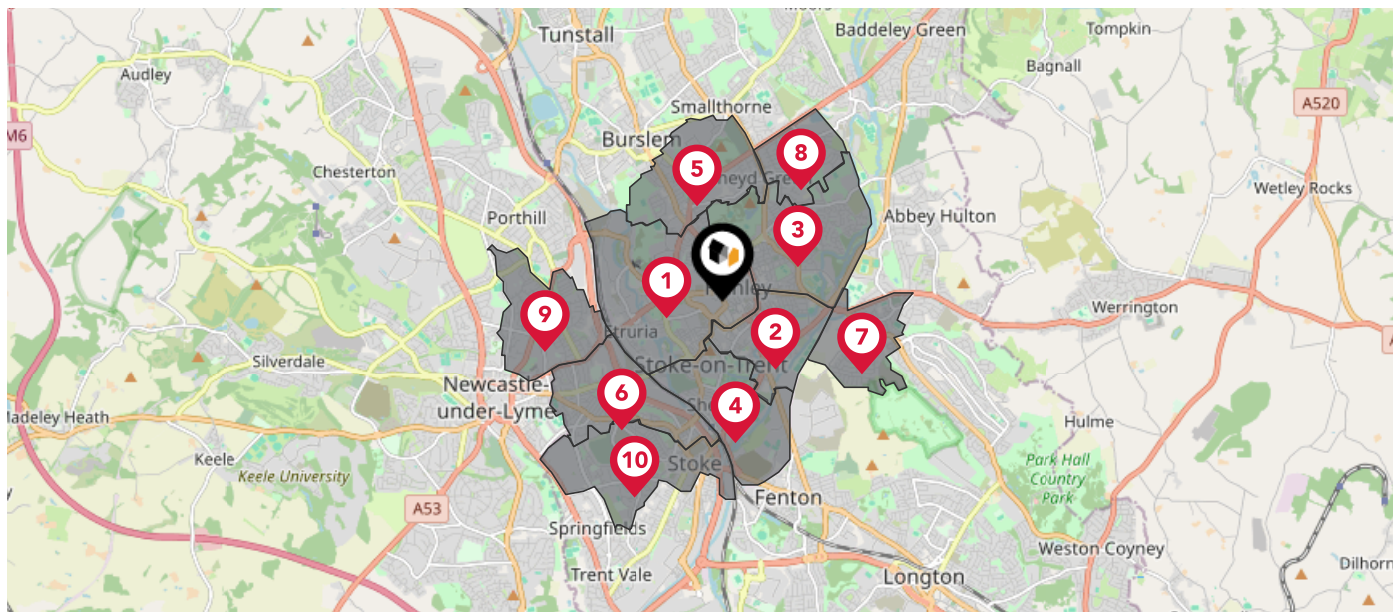
- 1 City Centre
- 2 Hanley Park
- 3 Trent and Mersey Canal
- 4 Caldon Canal
- 5 Winton Square
- 6 Basford
- 7 Stoke Town Centre
- 8 Wolstanton
- 9 Burslem Town Centre
- 10 Hartshill













# 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

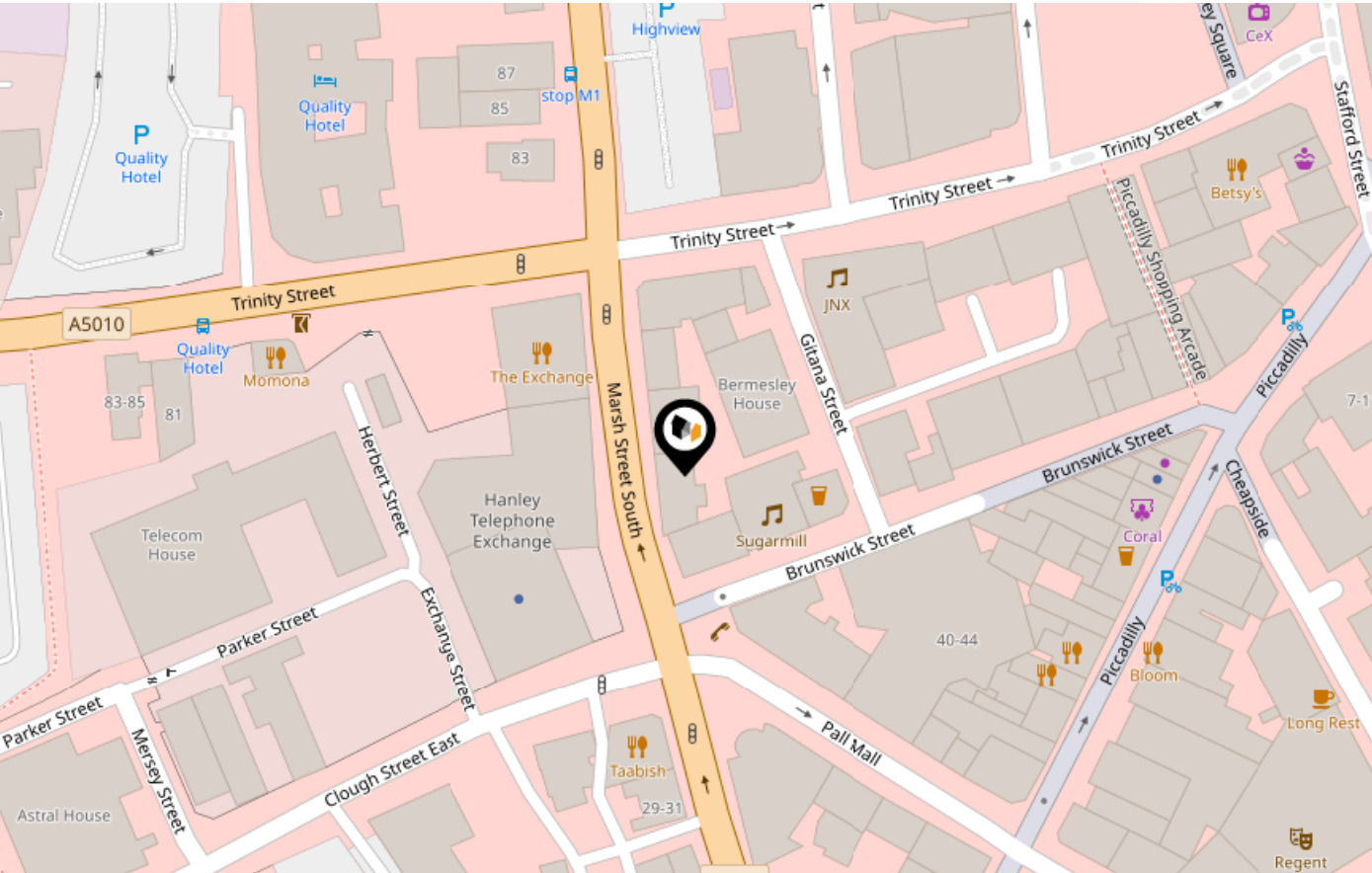
-  Etruria and Hanley Ward
-  Joiner's Square Ward
-  Birches Head and Central Forest Park Ward
-  Hanley Park and Shelton Ward
-  Moorcroft Ward
-  Hartshill and Basford Ward
-  Eaton Park Ward
-  Sneyd Green Ward
-  May Bank Ward
-  Penkhull and Stoke Ward



# 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.

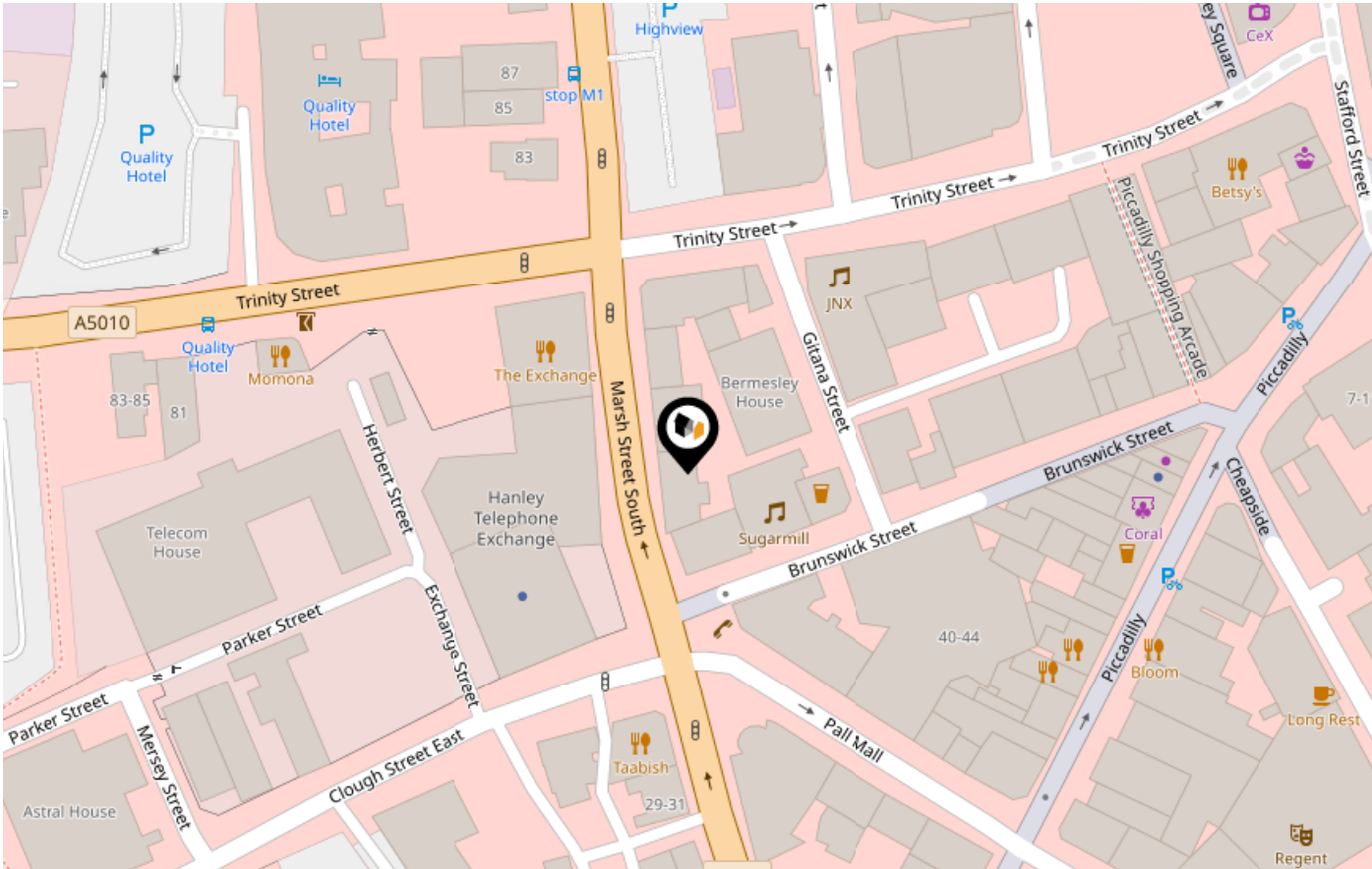
Chance of flooding to the following depths at this property:



# 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.

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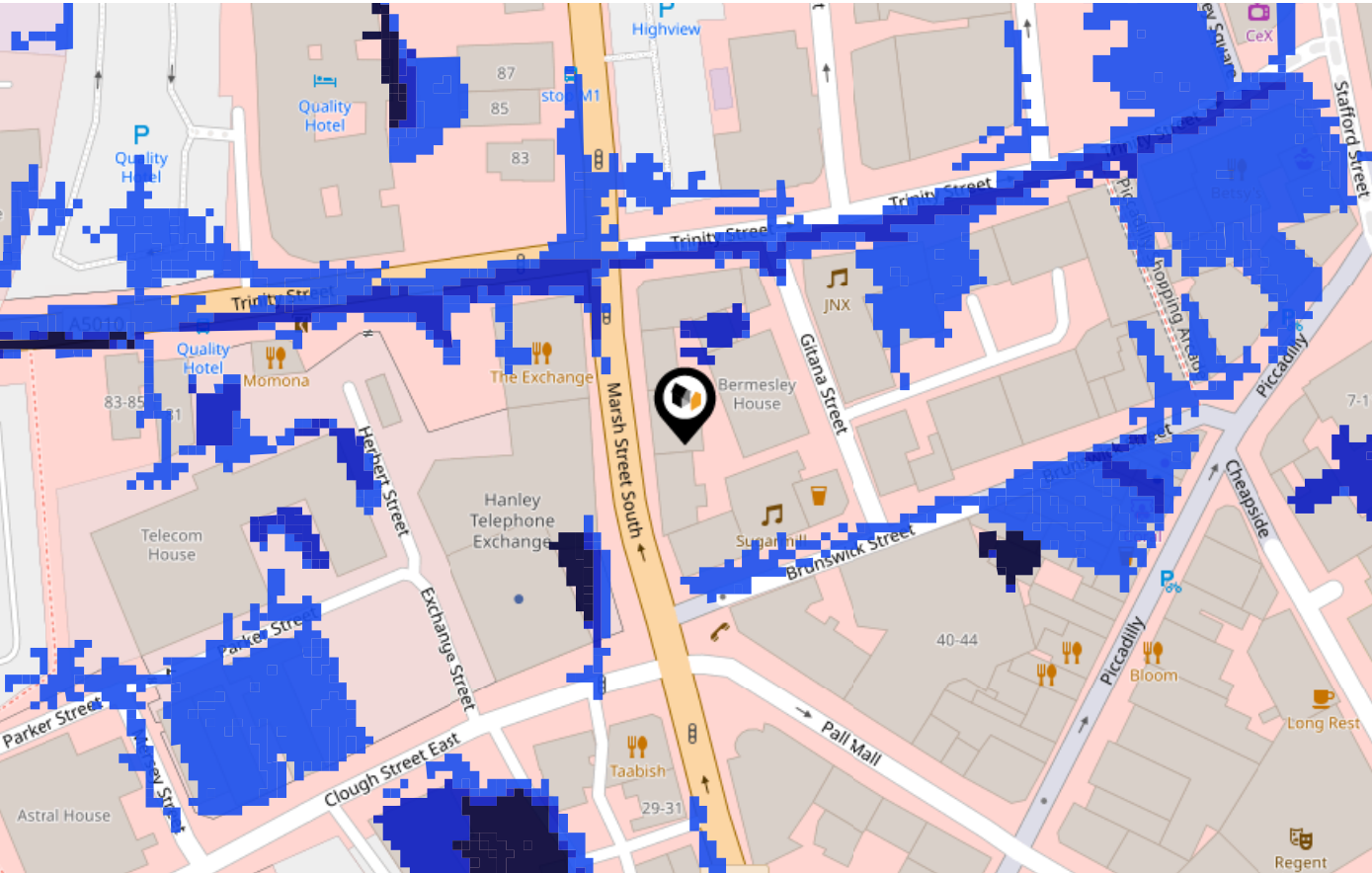
Chance of flooding to the following depths at this property:



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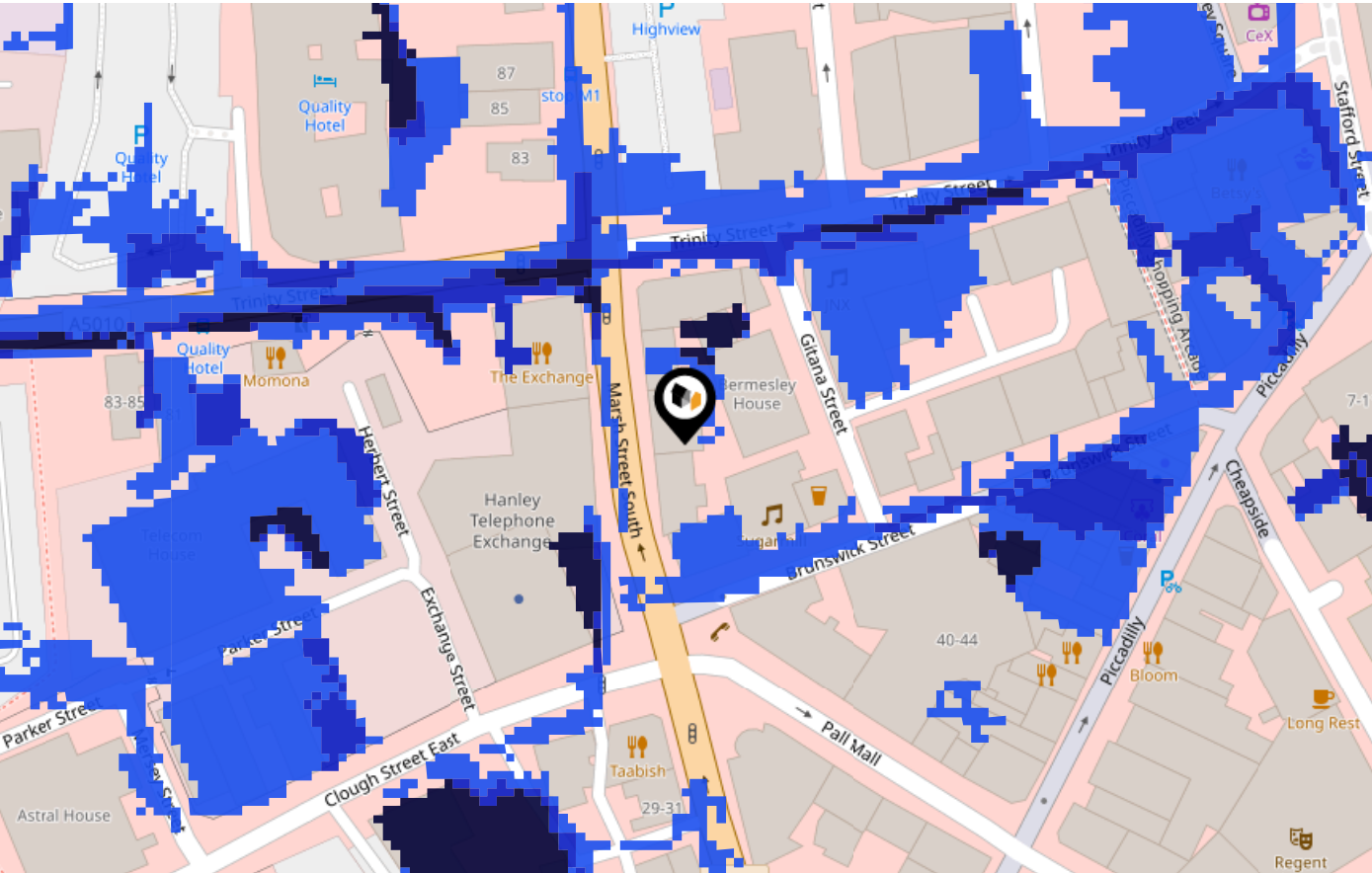
Chance of flooding to the following depths at this property:



# 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.

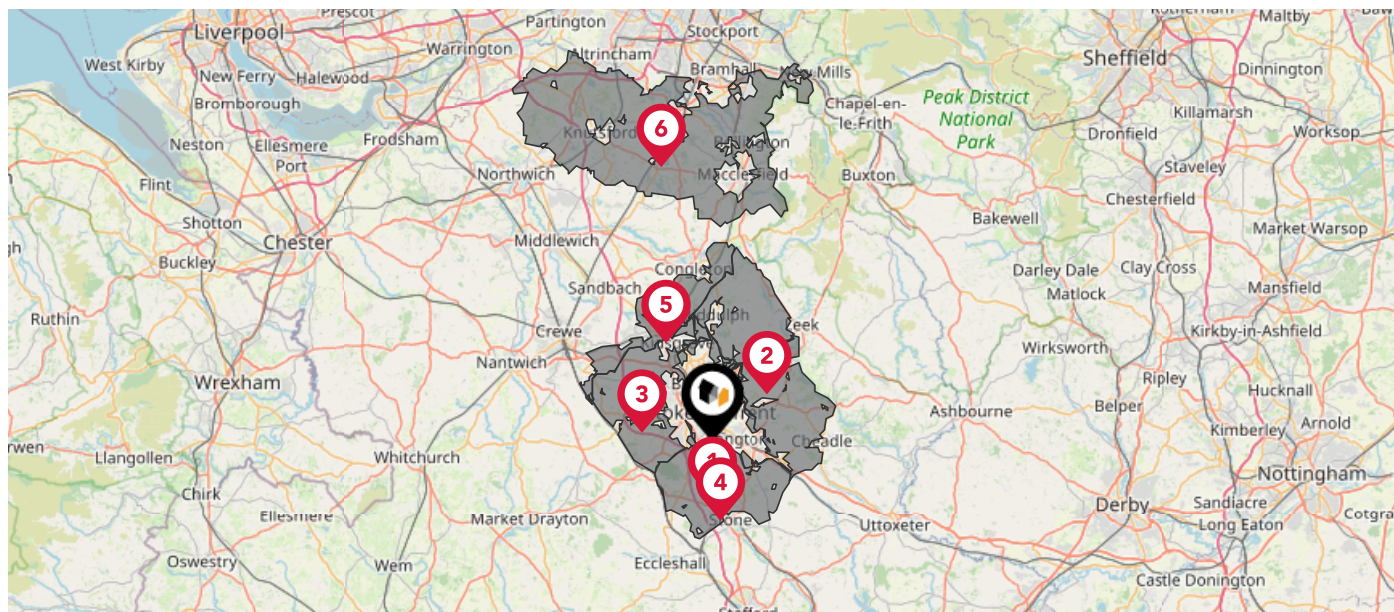
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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



### Nearby Green Belt Land



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Cheshire East

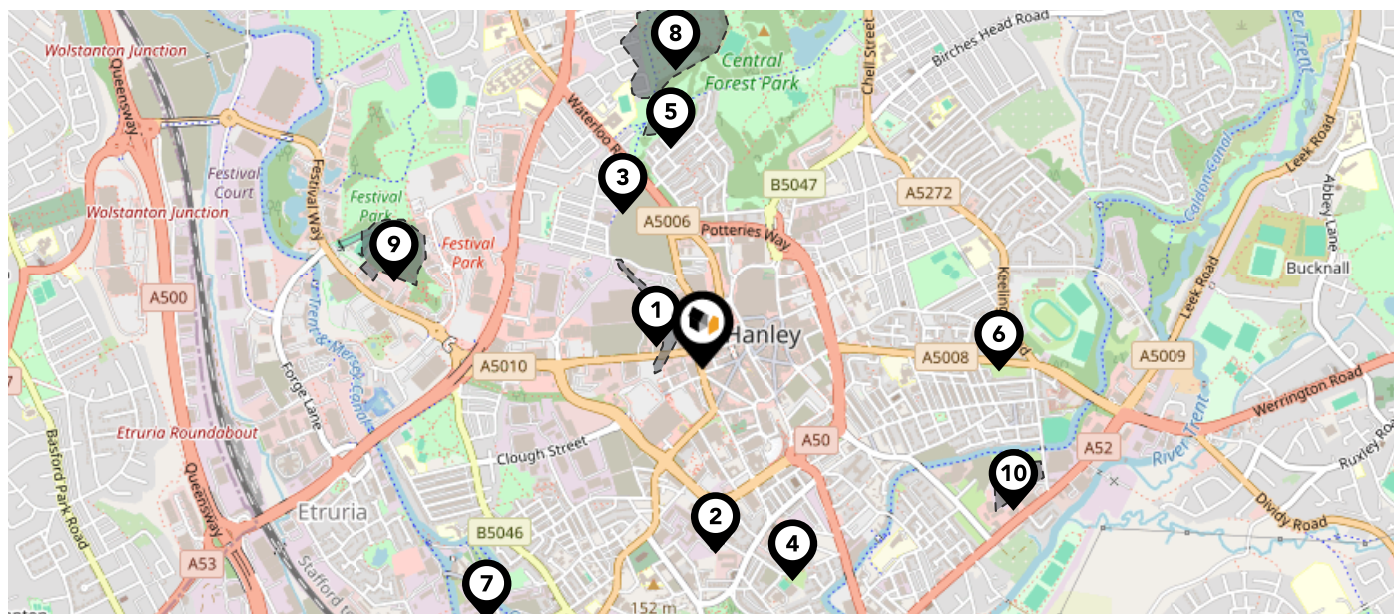


Merseyside and Greater Manchester Green Belt - Cheshire East

# 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

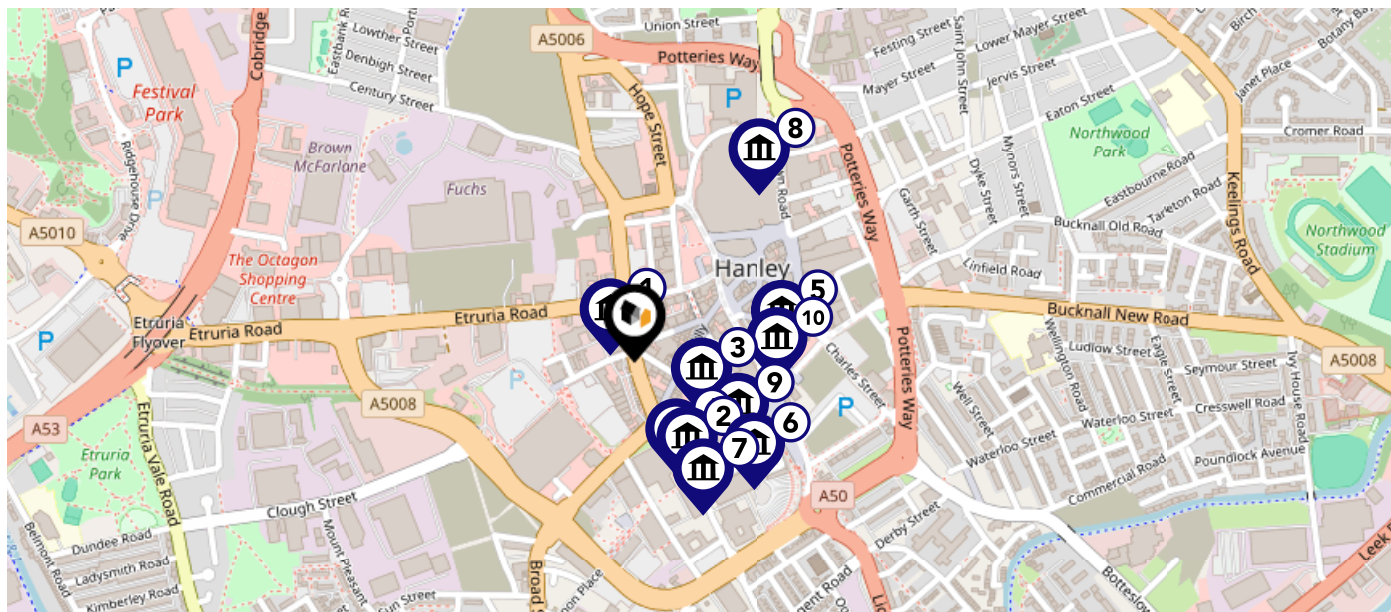
1	Etruria Loopline-Trinity Street To Century Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
2	North West Off Regent Road-Hinde Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
3	East Of Winifred Street-Winifred Street, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
4	Behind/Rear Of Law Courts-Sage Close, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	Adjacent To Central Forest Park-Waterloo Road, Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
6	Bucknall New Road-Bucknall New Road, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
7	Former Gas Holder-Lower Bedford Street, Etruria Locks, Stoke on Trent	Historic Landfill	<input type="checkbox"/>
8	Wimpey Waste, South off Sneyd Street-Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	Shelton Steelworks Site-Cobridge, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
10	Acreswood/North Of Leek Road-Ivy House Road, Bucknall, Stoke On Trent	Historic Landfill	<input type="checkbox"/>













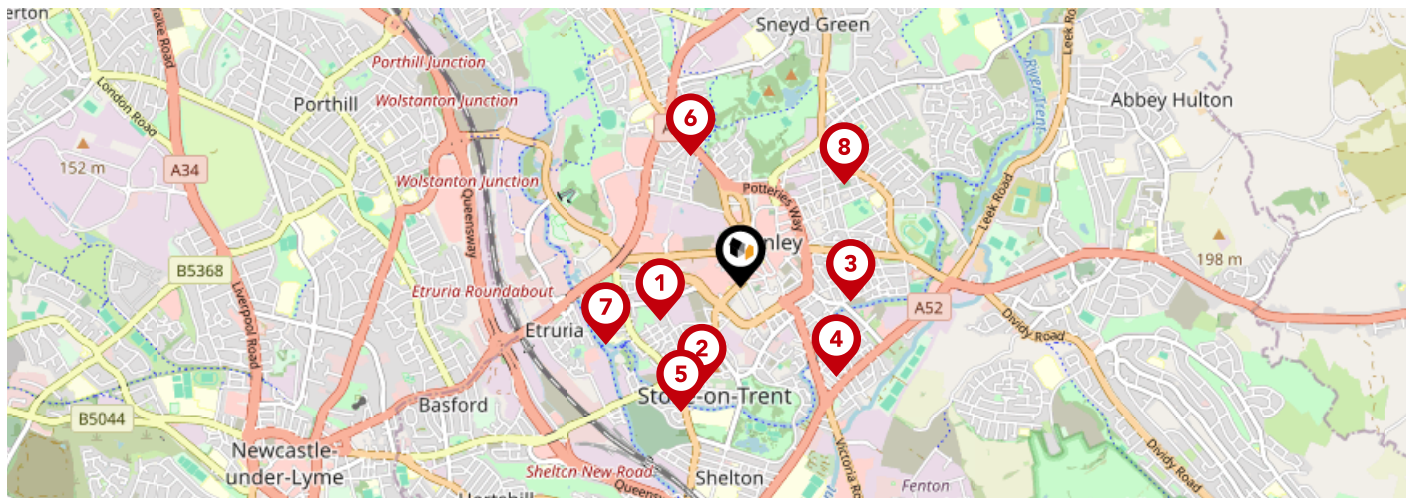
# Maps

## Listed Buildings

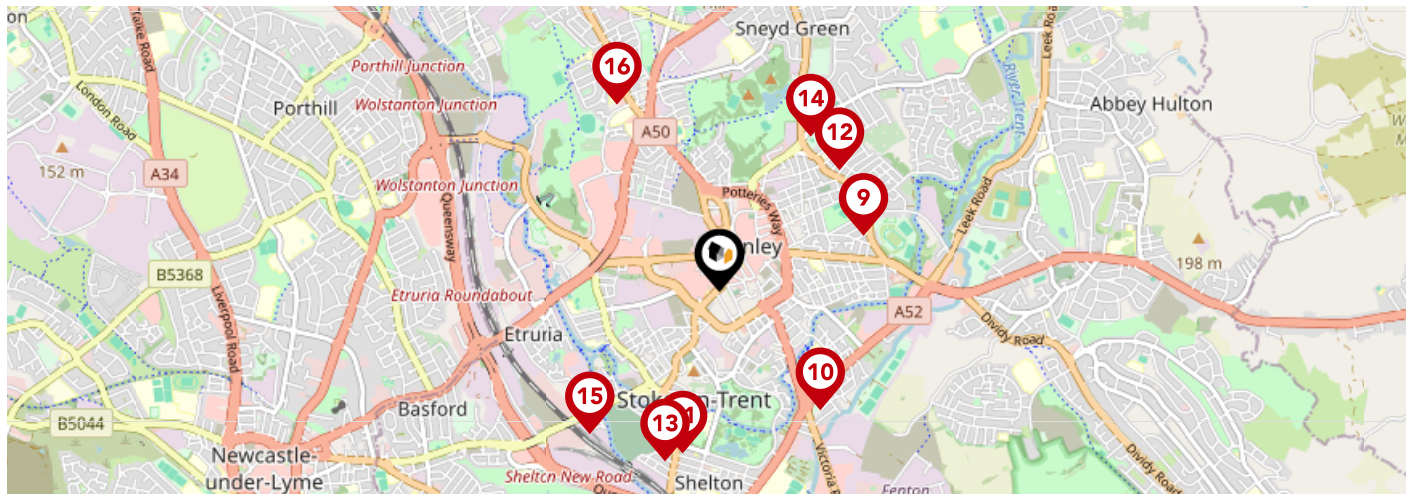
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1195853 - Telephone Buildings	Grade II	0.0 miles
	1195821 - Bethesda Methodist Chapel	Grade II	0.1 miles
	1195837 - Odeon Cinema	Grade II	0.1 miles
	1297933 - No. 39 Albion Street, No. 1 Bethesda Street	Grade II	0.1 miles
	1195851 - The Tontine Shops	Grade II	0.2 miles
	1297932 - Courts Municipal Offices Victoria Hall	Grade II	0.2 miles
	1291136 - Alexander House And Railings Bethesda School Rooms	Grade II	0.2 miles
	1210680 - Church Of St John The Evangelist	Grade II	0.2 miles
	1195820 - War Memorial Outside Municipal Offices	Grade II	0.2 miles
	1290405 - Post Office	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Phoenix Independent School</b> Ofsted Rating: Requires improvement   Pupils: 23   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mark's CofE Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hanley St Luke's Church of England Academy</b> Ofsted Rating: Good   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Waterside Primary School</b> Ofsted Rating: Outstanding   Pupils: 470   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Snowhill School</b> Ofsted Rating: Good   Pupils: 35   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Forest Park Primary School</b> Ofsted Rating: Good   Pupils: 470   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Etruscan Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Grove Academy</b> Ofsted Rating: Requires improvement   Pupils: 418   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

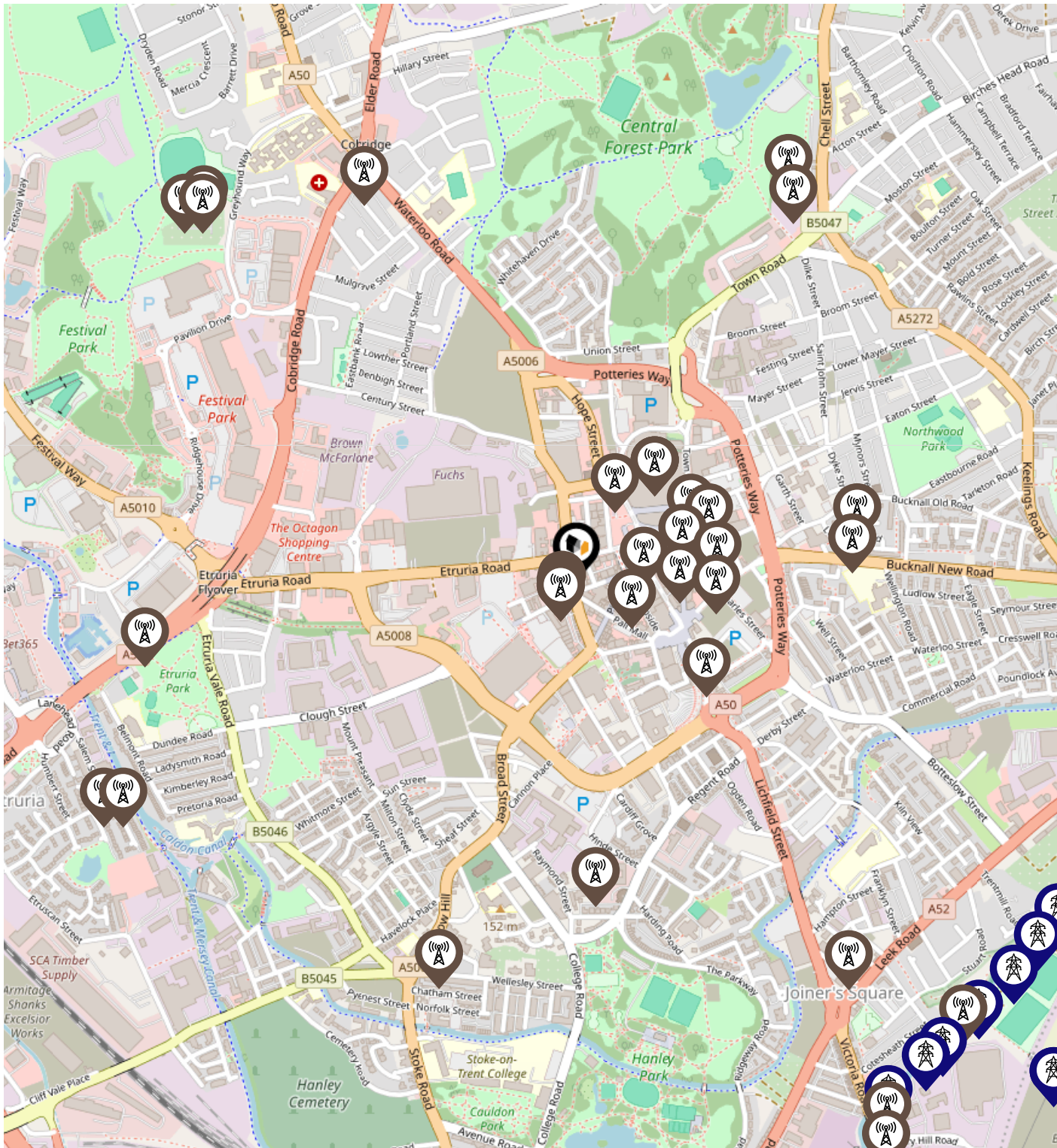


		Nursery	Primary	Secondary	College	Private
	<b>Northwood Broom Academy</b> Ofsted Rating: Good   Pupils: 207   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Want2Achieve The Academy</b> Ofsted Rating: Inadequate   Pupils: 10   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoke-on-Trent College</b> Ofsted Rating: Good   Pupils:0   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George and St Martin's Catholic Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Registry</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hamilton Academy</b> Ofsted Rating: Good   Pupils: 114   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Regent College</b> Ofsted Rating: Good   Pupils:0   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Catholic Academy</b> Ofsted Rating: Outstanding   Pupils: 239   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



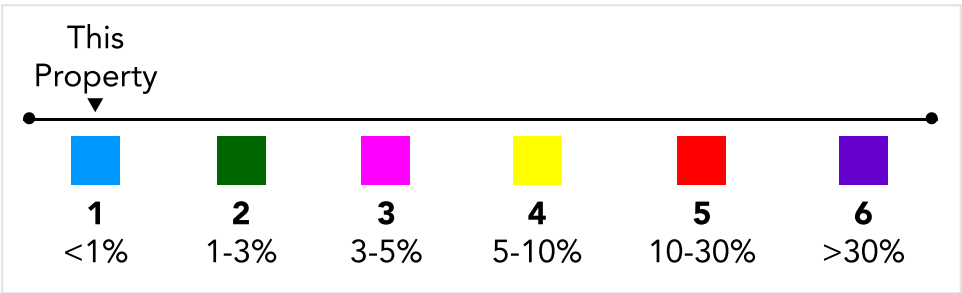
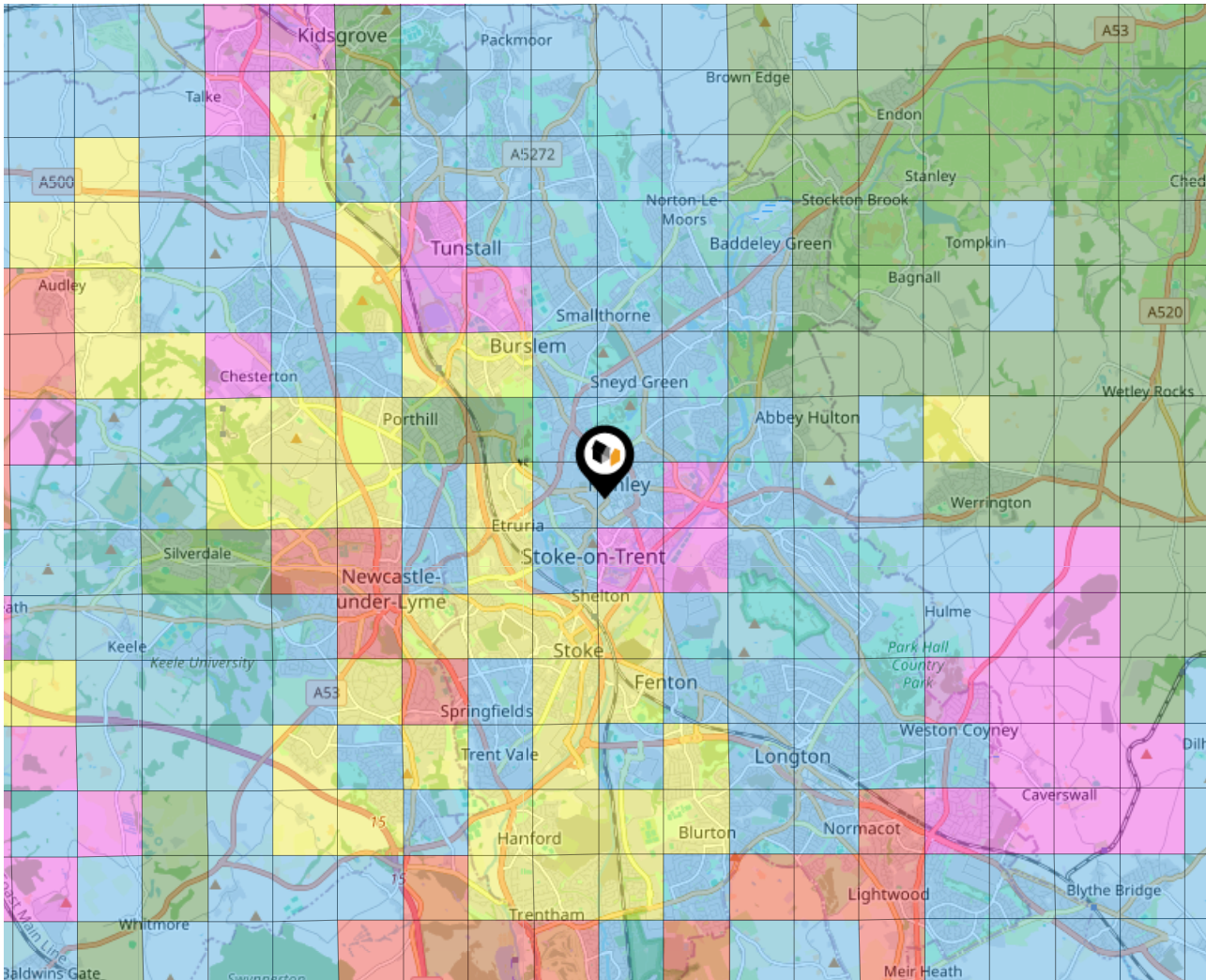
### Key:

-  Power Pylons
-  Communication Masts



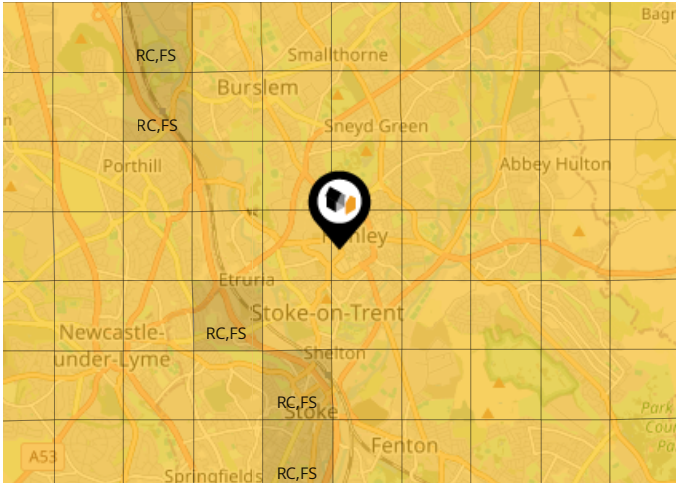
### What is Radon?

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/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		



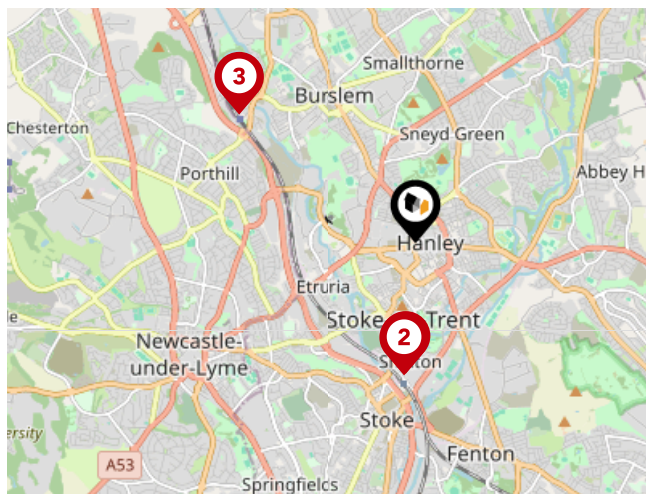
### Primary Classifications (Most Common Clay Types)

<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



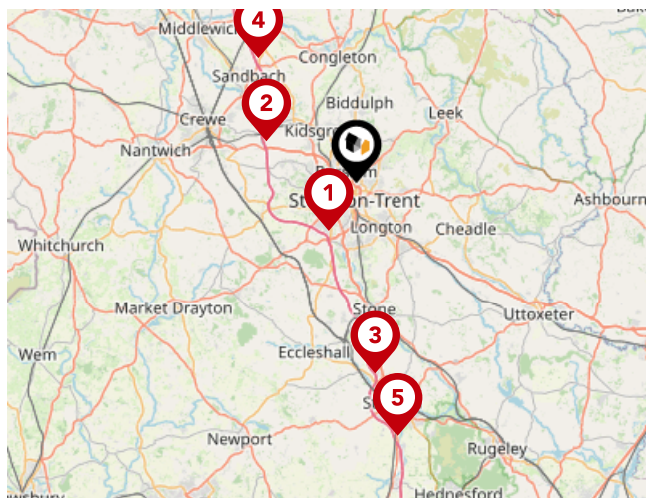
# Area

## Transport (National)



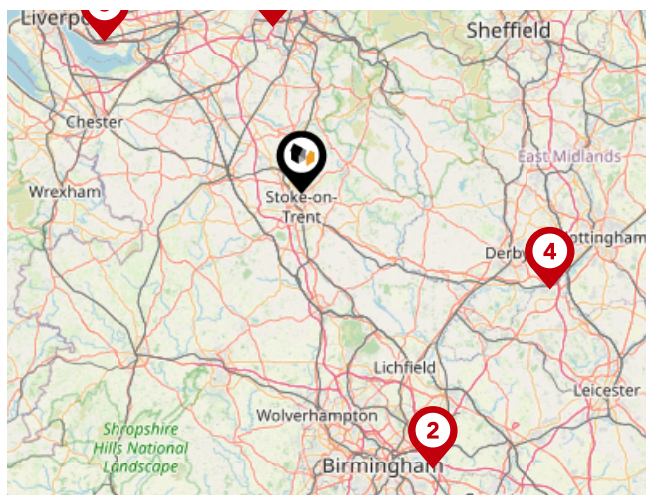
### National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	1.18 miles
2	Stoke-on-Trent Rail Station	1.2 miles
3	Platform 2	1.94 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	3.94 miles
2	M6 J16	7.07 miles
3	M6 J14	13.78 miles
4	M6 J17	11.25 miles
5	M6 J13	18.34 miles



### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	24.06 miles
2	Birmingham Airport	43.78 miles
3	Speke	35.41 miles
4	East Mids Airport	37.99 miles

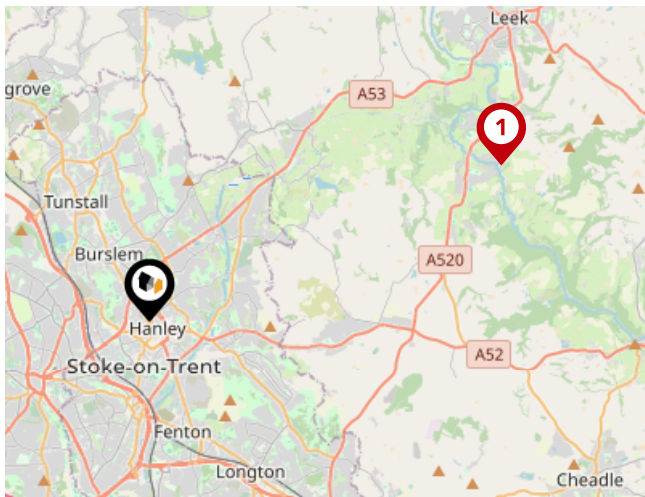
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	stop M1	0.07 miles
2	Quality Hotel	0.07 miles
3	stop S1	0.12 miles
4	stop S3	0.12 miles
5	stop S6	0.13 miles



### Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	6.88 miles

# butters john bee

## 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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**butters john bee**<sup>bjb</sup>

#### **butters john bee**

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hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Valuation Office  
Agency



Royal Mail