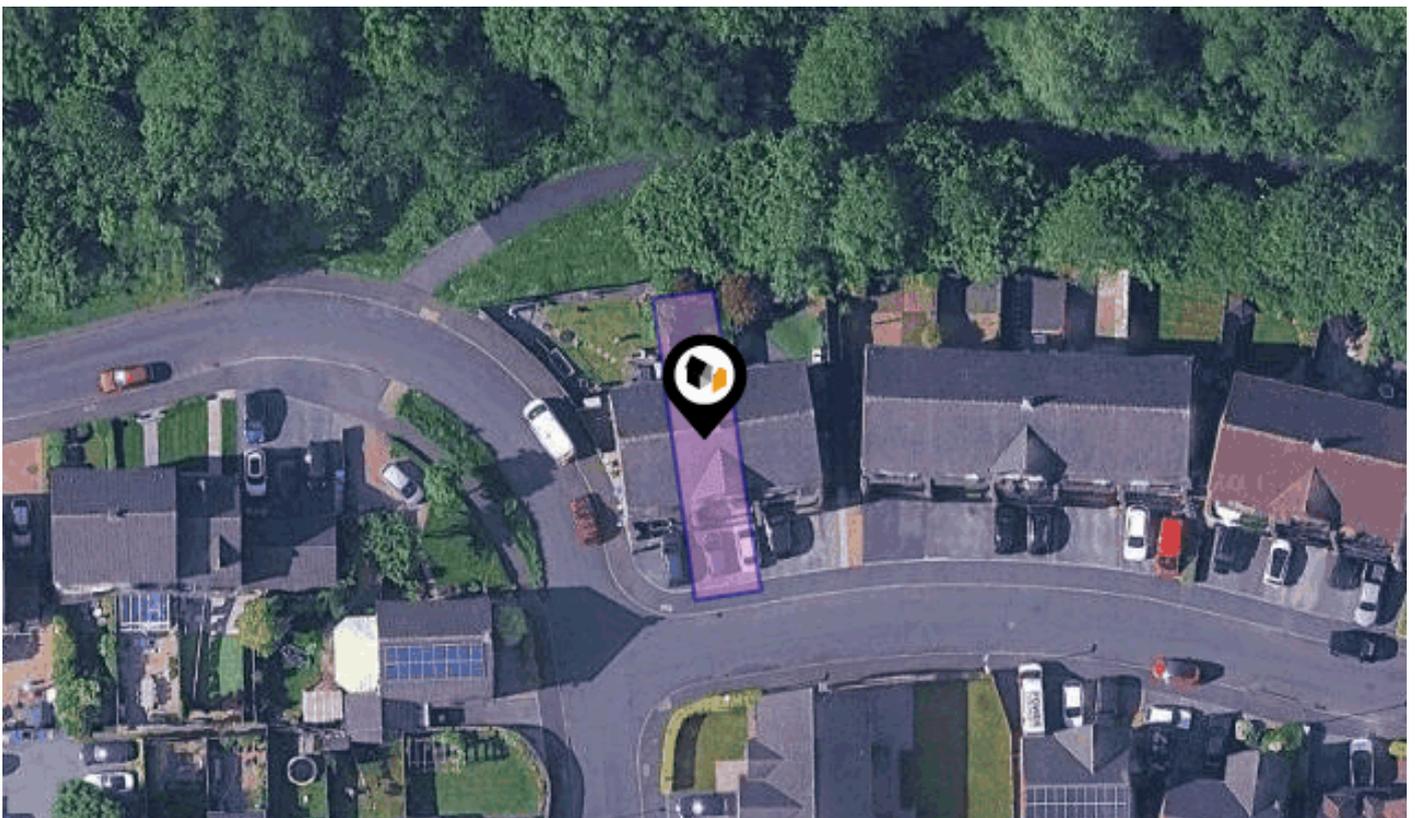




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 25th March 2026



EDGBASTON DRIVE, STOKE-ON-TRENT, ST4

butters john bee

36 High Street, Newcastle-under-lyme, Staffordshire, ST5 1QL

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.03 acres		
Year Built :	2003		
Council Tax :	Band C		
Annual Estimate:	£1,847		
Title Number:	SF488625		

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)

4 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

ST4		Energy rating	
		C	
Valid until 24.02.2035			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

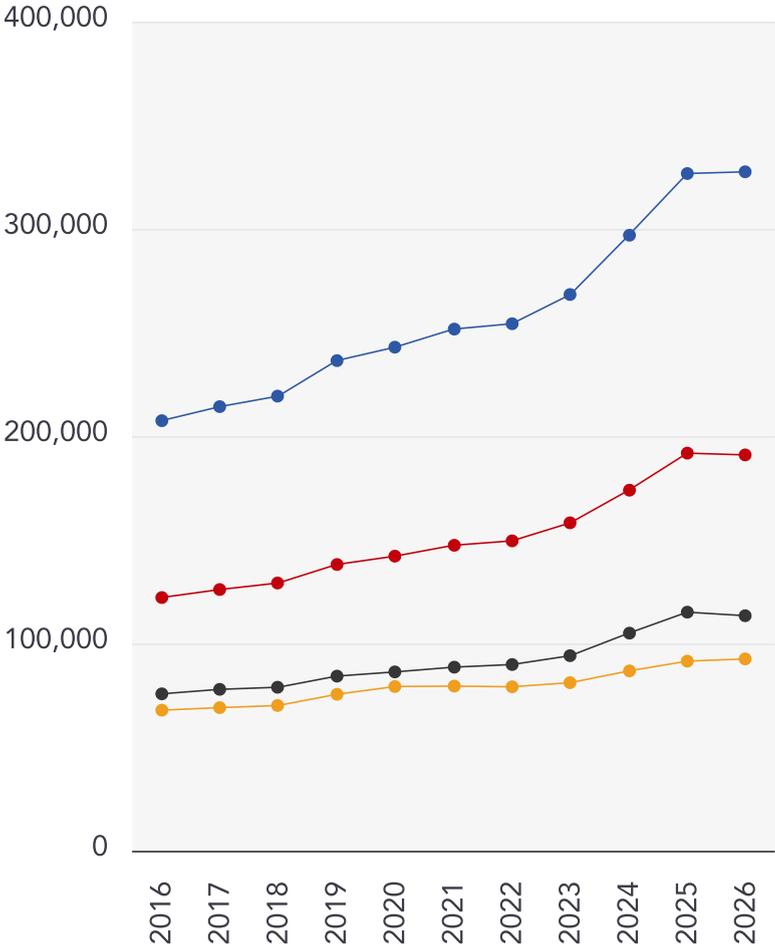
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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 83% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	110 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST4



Detached

+57.87%

Semi-Detached

+56.32%

Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



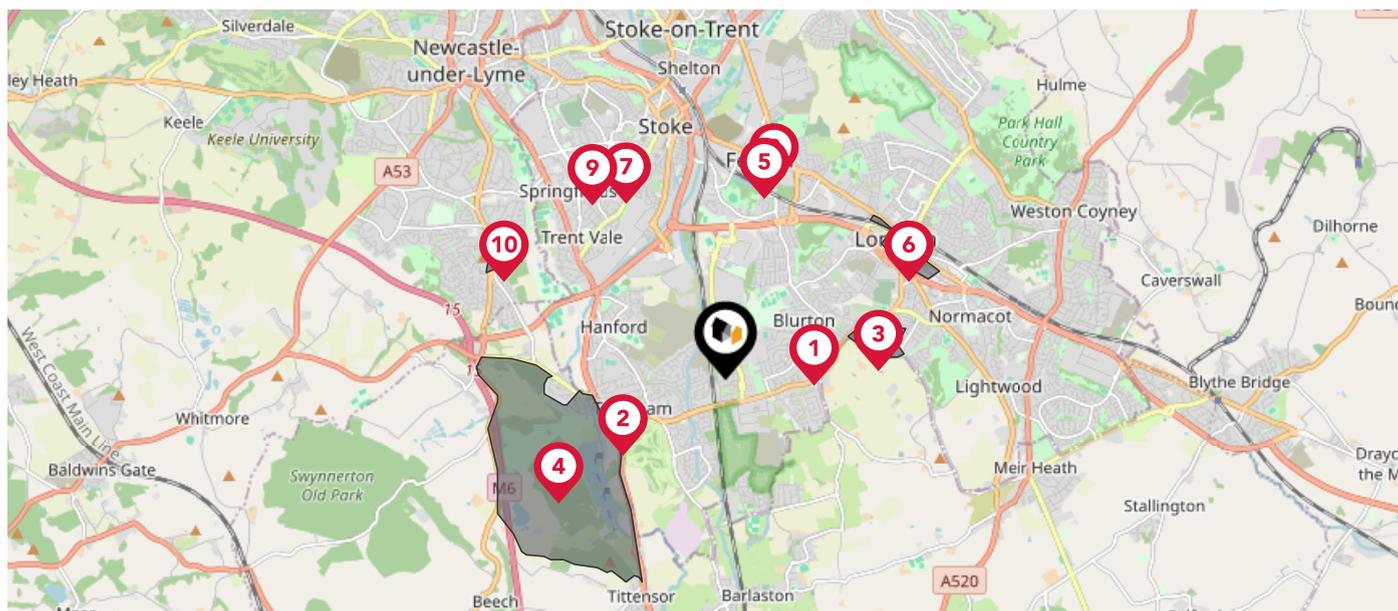
Mine Entry

- ✕ 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.

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.



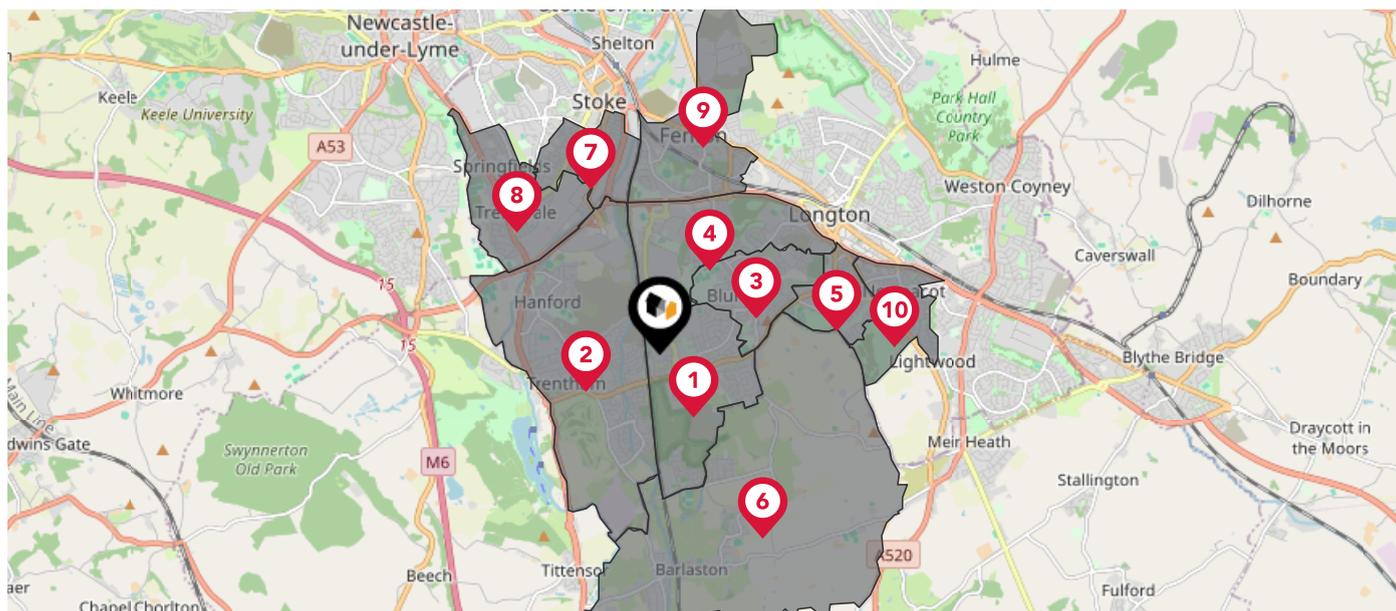
Nearby Conservation Areas

- 1 Blurton Church
- 2 Ash Green
- 3 Dresden
- 4 Trentham
- 5 Albert Square
- 6 Longton Town Centre
- 7 The Villas
- 8 Victoria Road
- 9 Penkhull Garden Village
- 10 Clayton

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



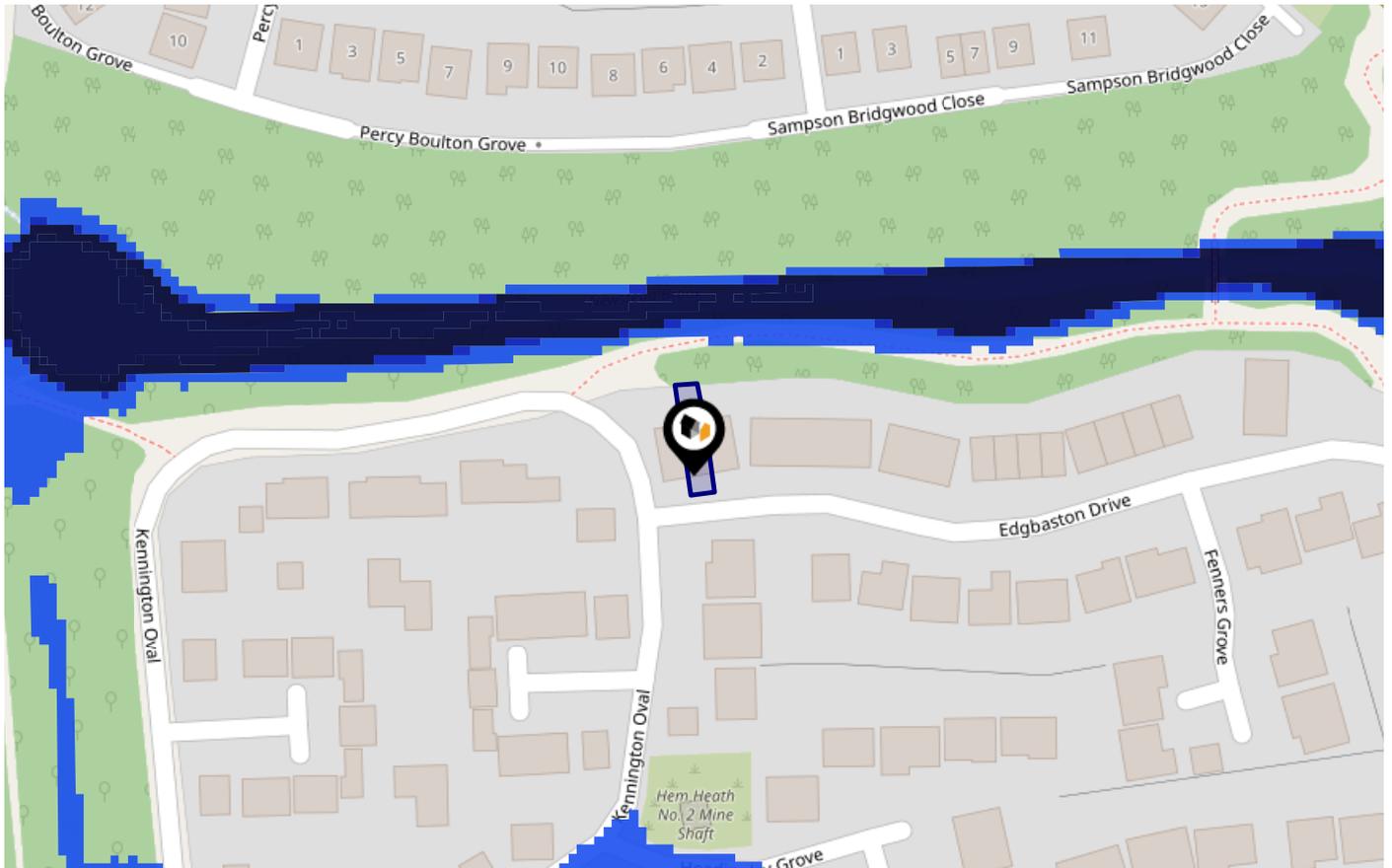
Nearby Council Wards

- 1 Blurton West and Newstead Ward
- 2 Hanford and Trentham Ward
- 3 Blurton East Ward
- 4 Hollybush and Longton West Ward
- 5 Dresden and Florence Ward
- 6 Barlaston Ward
- 7 Boothem and Oak Hill Ward
- 8 Springfields and Trent Vale Ward
- 9 Fenton West and Mount Pleasant Ward
- 10 Lightwood North and Normacot 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.

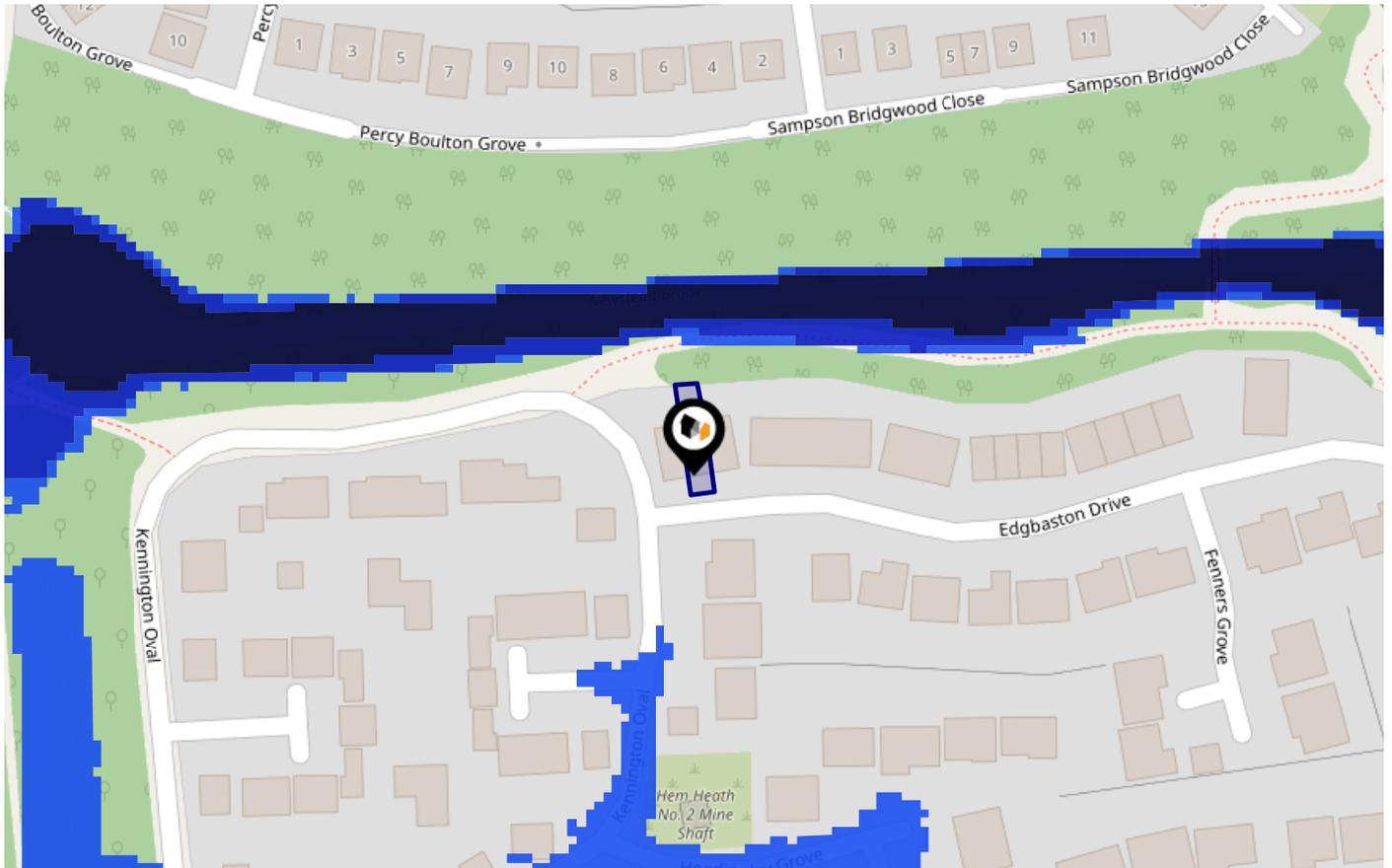
Chance of flooding to the following depths at this property:



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.

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

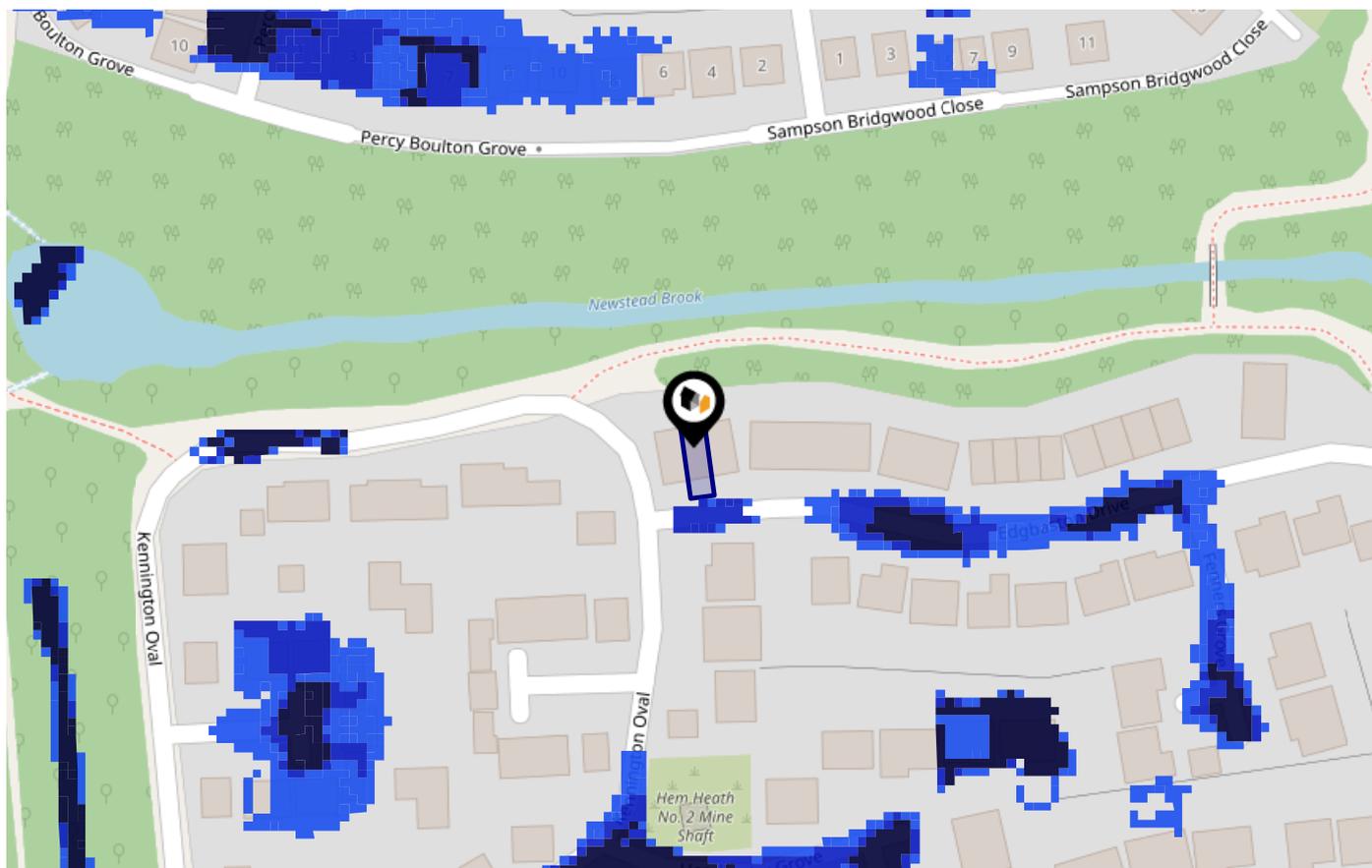
Chance of flooding to the following depths at this property:



Flood Risk

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.

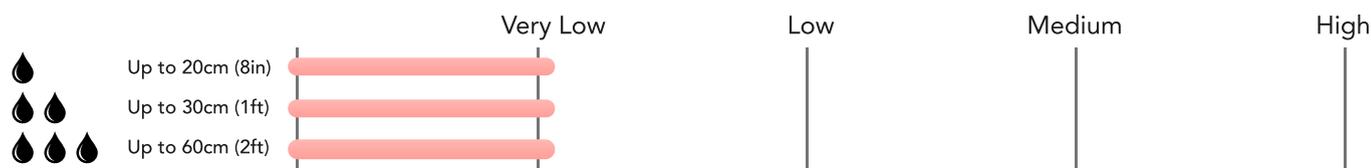


Risk Rating: Very low

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.

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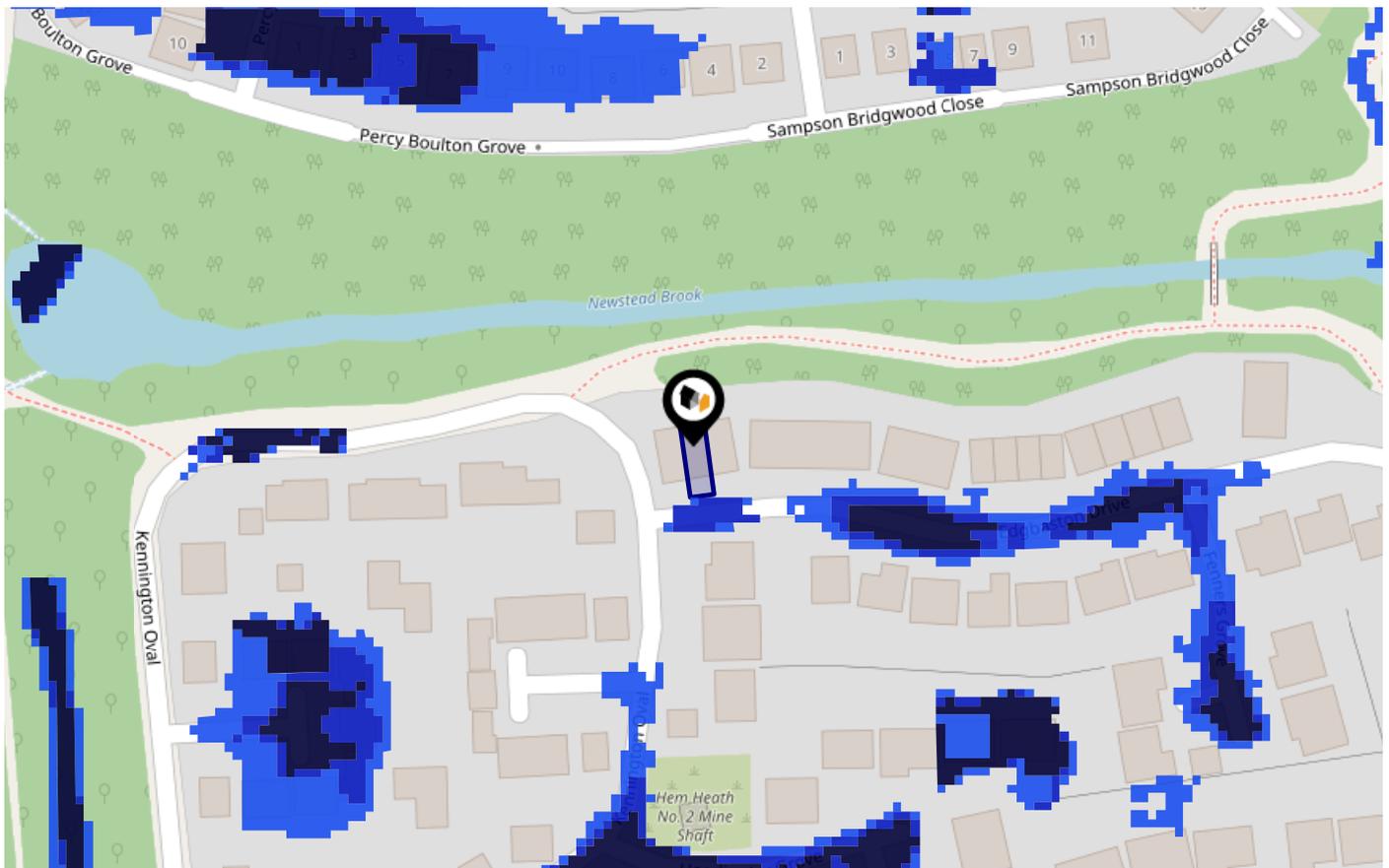
Chance of flooding to the following depths at this property:



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

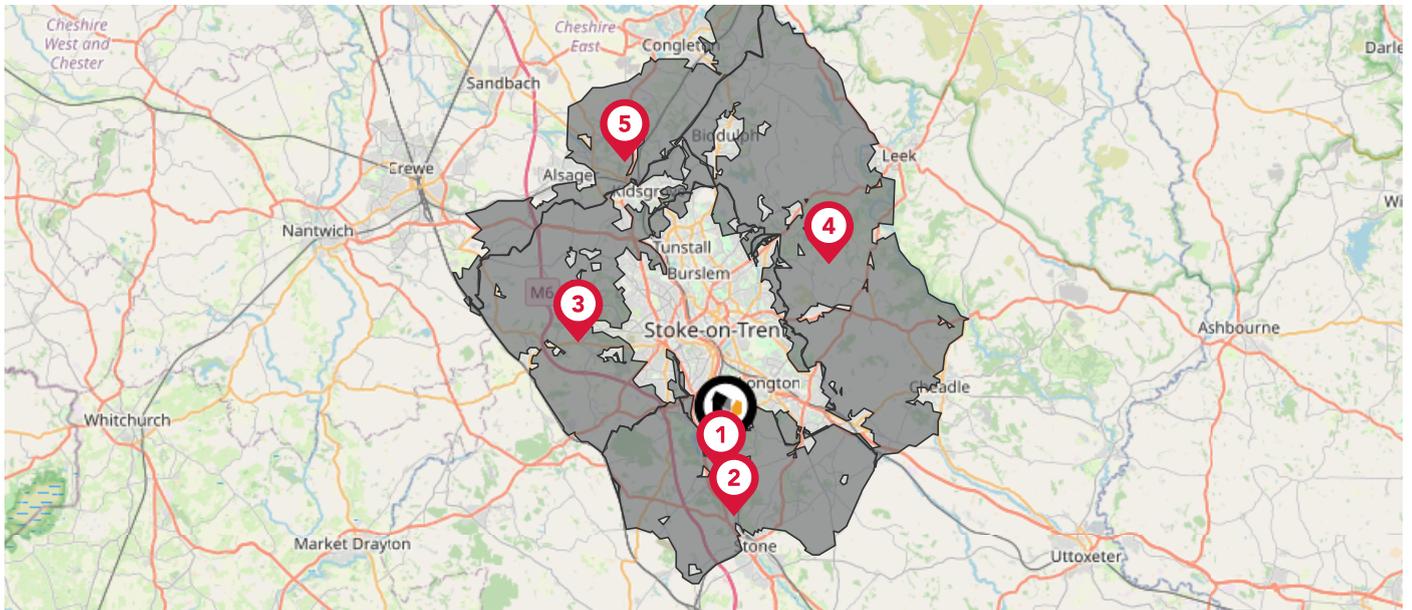
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



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



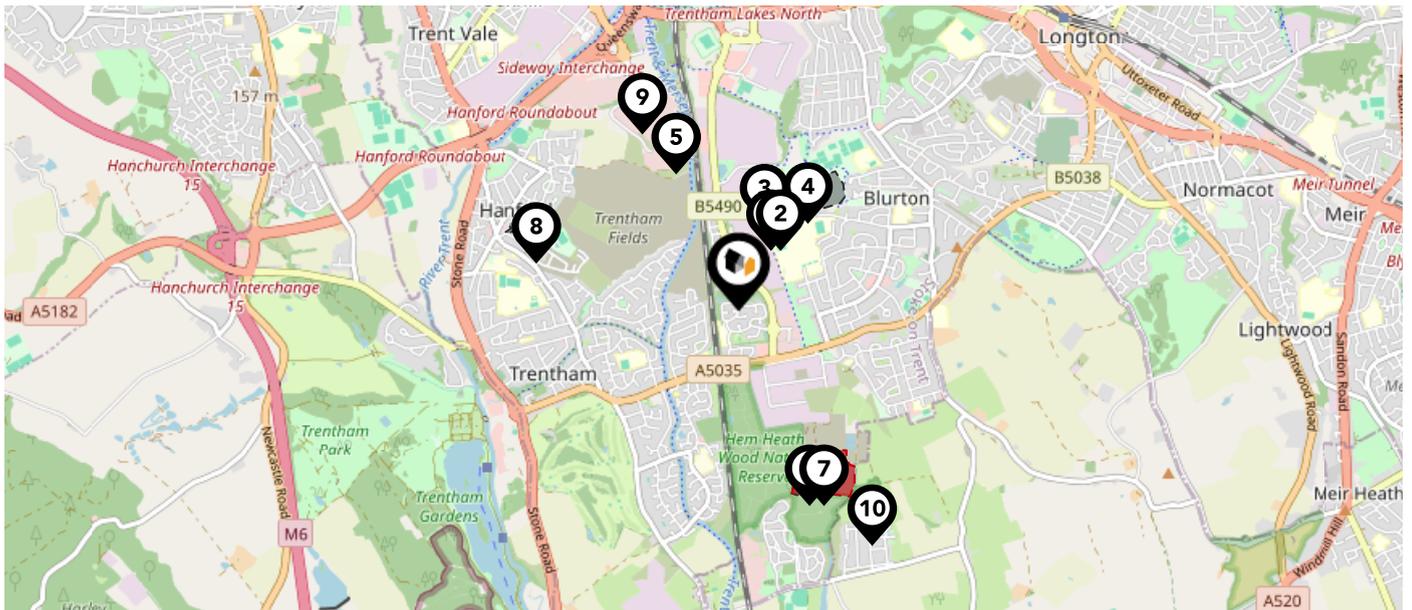
Nearby Green Belt Land

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

Maps

Landfill Sites

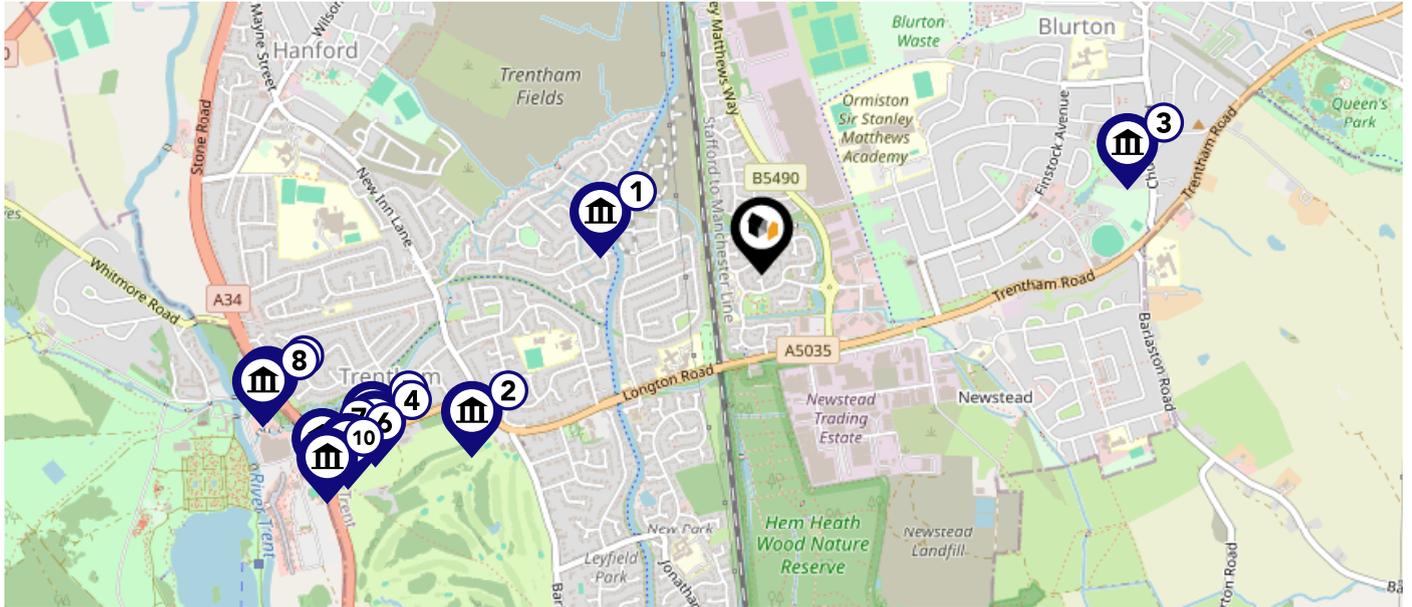
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



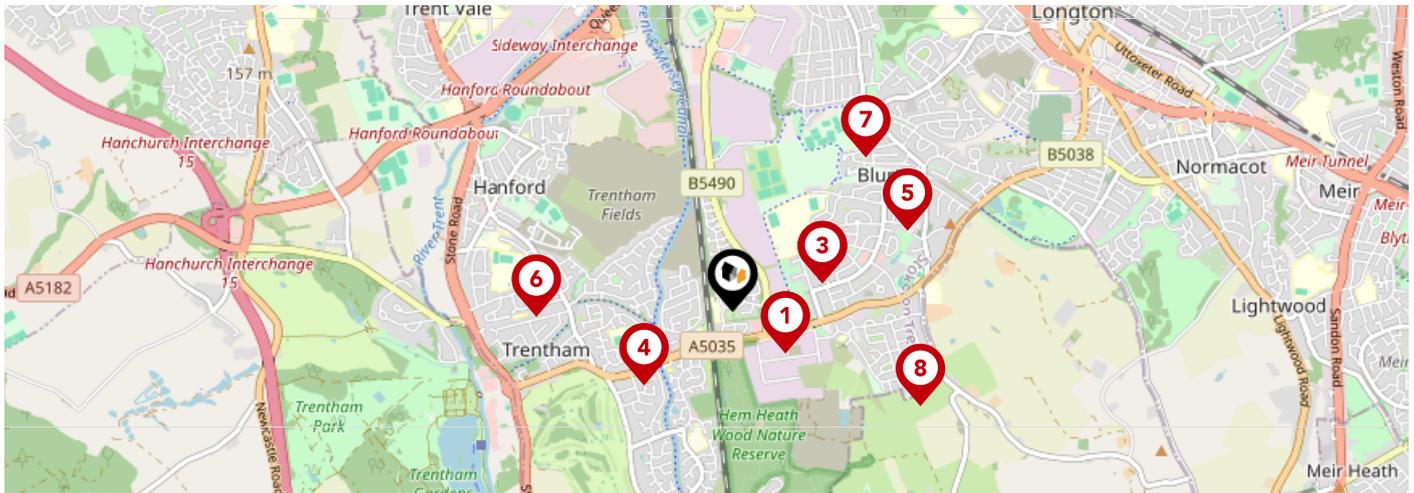
Nearby Landfill Sites

1	Blurton Tileries Tip-Tilery Lane, Blurton, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
2	Blurton-Tilery Lane, Blurton, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
3	Blurton Valley Tip-Tilery Lane, Longton, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Tilery Lane, Blurton-Tilery Lane, Blurton, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
5	Fenton Water Reclamation Works-Queensway, Stoke on Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
6	Newstead Landfill Site-Alderflat Drive, Newstead, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
7	EA/EPR/TP3596FC/V010	Active Landfill <input checked="" type="checkbox"/>
8	Recreation Ground-Garfield Crescent, Hanford, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
9	Sideway Bridge-Sideway, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
10	Playing Field-North Barlaston Road, Barlaston Park, Barlaston, Staffordshire	Historic Landfill <input type="checkbox"/>

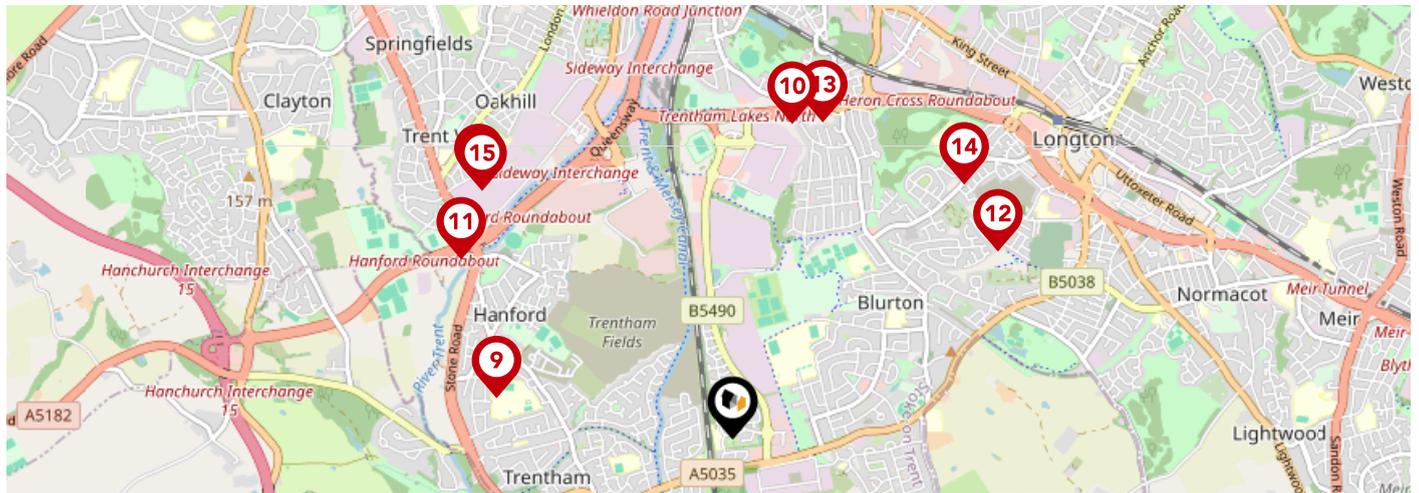
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1242005 - Trent And Mersey Canal Milepost North Of Longton Road At Sj 8800 4165	Grade II	0.3 miles
	1220657 - Mile Post	Grade II	0.7 miles
	1195828 - Church Of St Bartholomew	Grade II	0.9 miles
	1195807 - 45, 47 And 49, Longton Road	Grade II	0.9 miles
	1195808 - 51, 52 And 53, Longton Road	Grade II	0.9 miles
	1220626 - Ivy Cottage Ivy House	Grade II	1.0 miles
	1220621 - 1-5, Longton Road	Grade II	1.1 miles
	1459481 - Trentham Cross War Memorial	Grade II	1.1 miles
	1210451 - Mausoleum	Grade I	1.1 miles
	1195845 - Sunnyside Cottage And Attached Outbuilding And Lean To West View	Grade II	1.1 miles

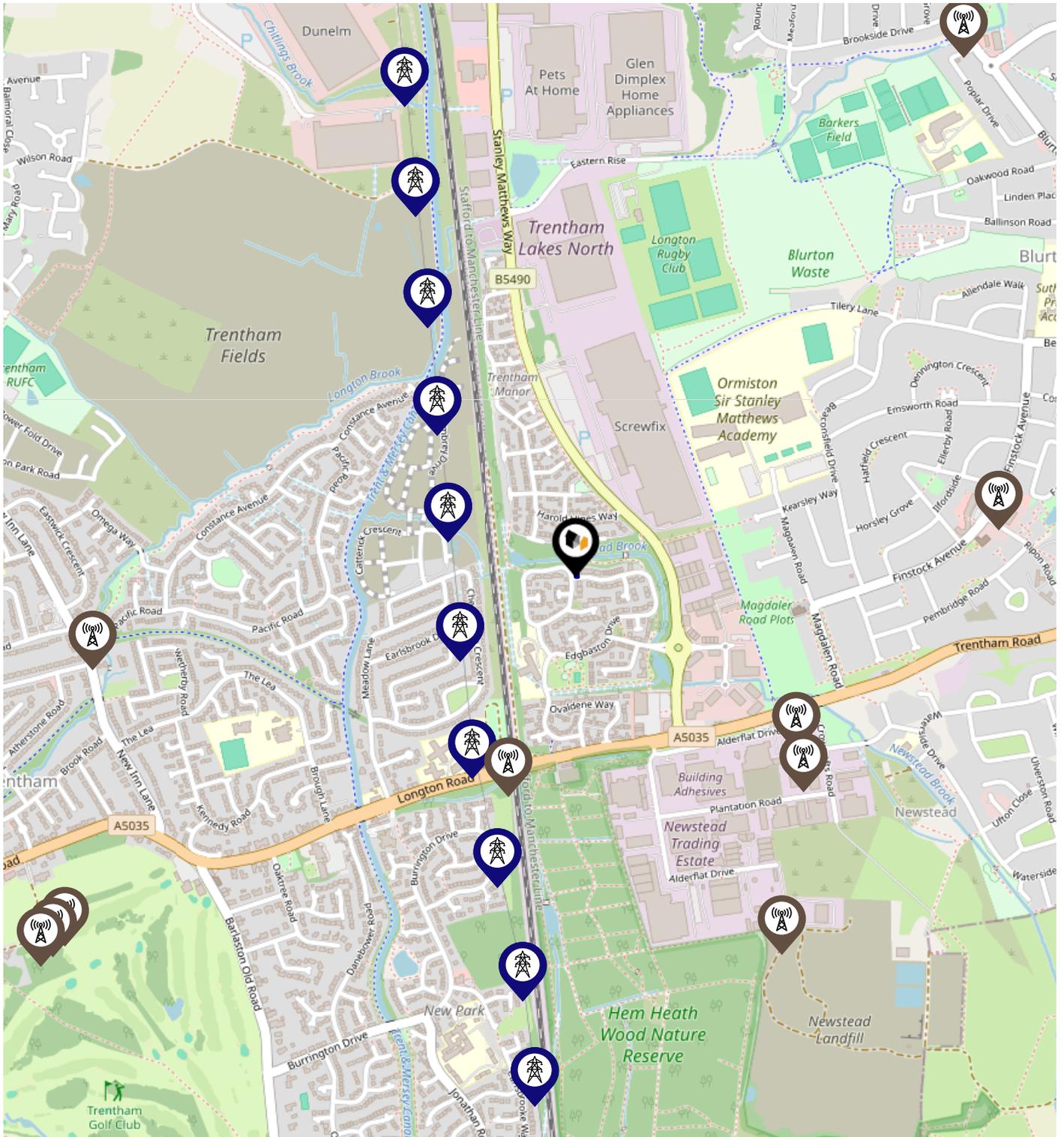


		Nursery	Primary	Secondary	College	Private
1	Strathmore College Ofsted Rating: Good Pupils:0 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ormiston Sir Stanley Matthews Academy Ofsted Rating: Good Pupils: 1197 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kemball School Ofsted Rating: Good Pupils: 218 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ash Green Primary Academy Ofsted Rating: Good Pupils: 461 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sutherland Primary Academy Ofsted Rating: Good Pupils: 498 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Trentham Academy Ofsted Rating: Good Pupils: 784 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Meadows Primary Academy Ofsted Rating: Good Pupils: 375 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Newstead Primary Academy Ofsted Rating: Outstanding Pupils: 424 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Priory CofE Academy Ofsted Rating: Good Pupils: 421 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Heron Cross Primary School Ofsted Rating: Good Pupils: 402 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Teresa's Catholic (A) Primary School Ofsted Rating: Good Pupils: 358 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Paul's CofE (C) Primary School Ofsted Rating: Requires improvement Pupils: 242 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Glebedale School Ofsted Rating: Good Pupils: 27 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Thomas More Catholic Academy Ofsted Rating: Good Pupils: 1168 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Joseph's Preparatory School Ofsted Rating: Not Rated Pupils: 80 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Joseph's College Ofsted Rating: Outstanding Pupils: 1145 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

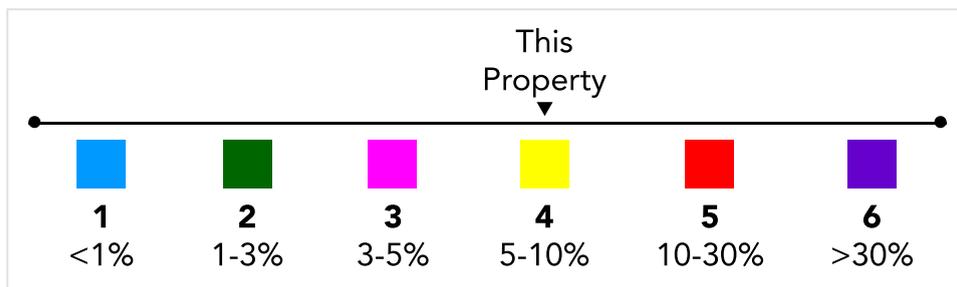
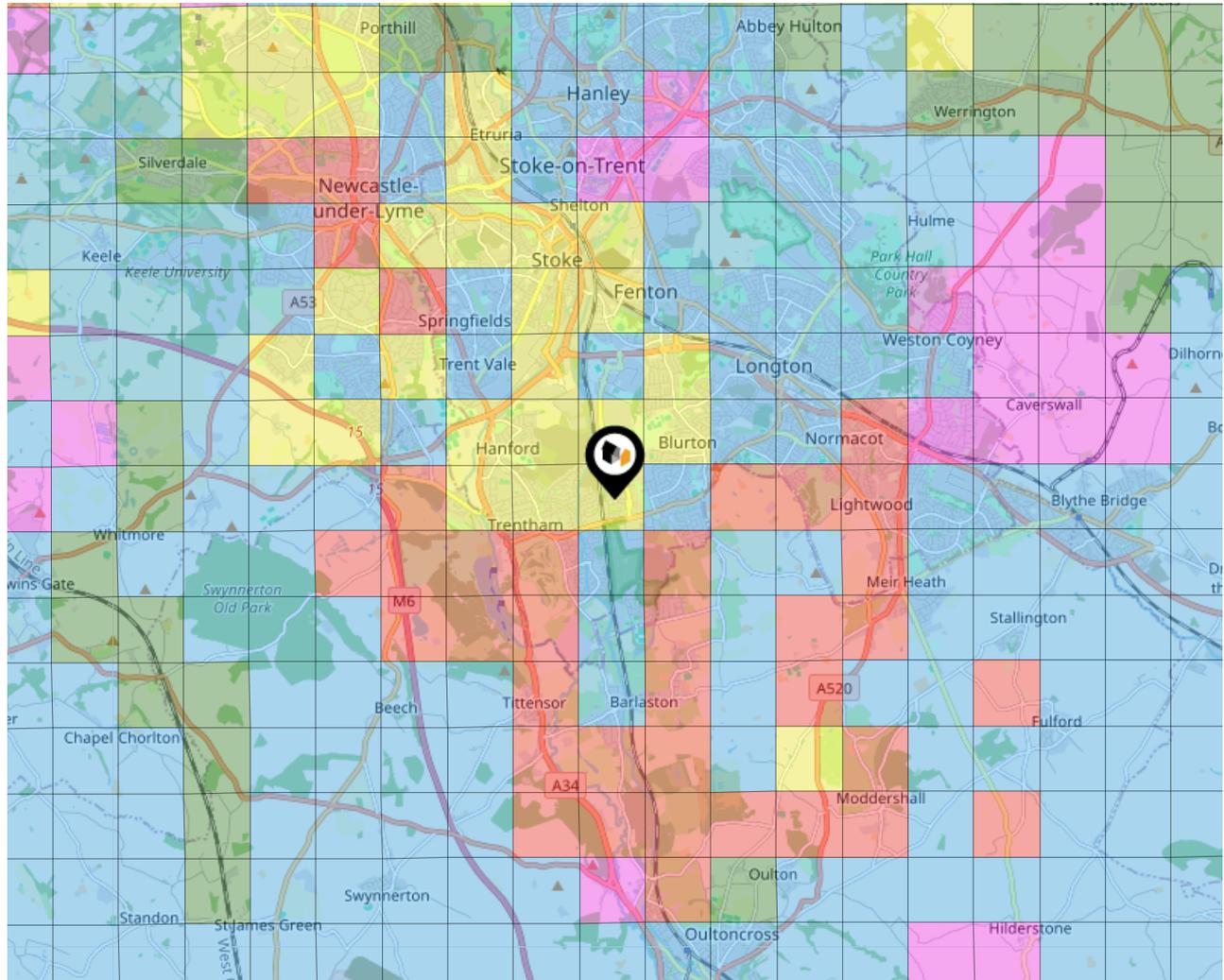


Key:

-  Power Pylons
-  Communication Masts

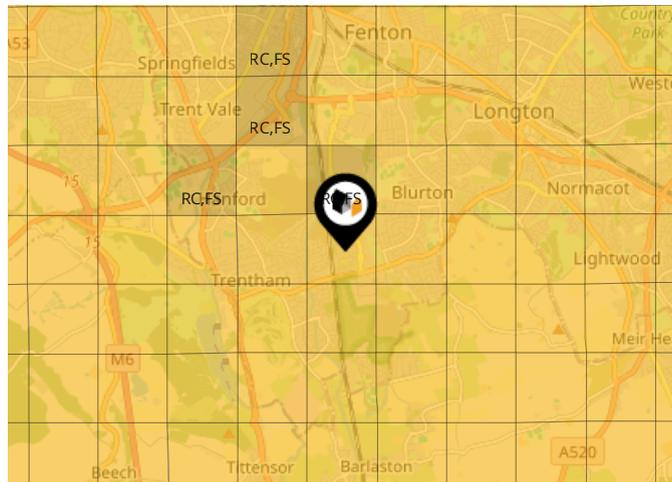
What is Radon?

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		

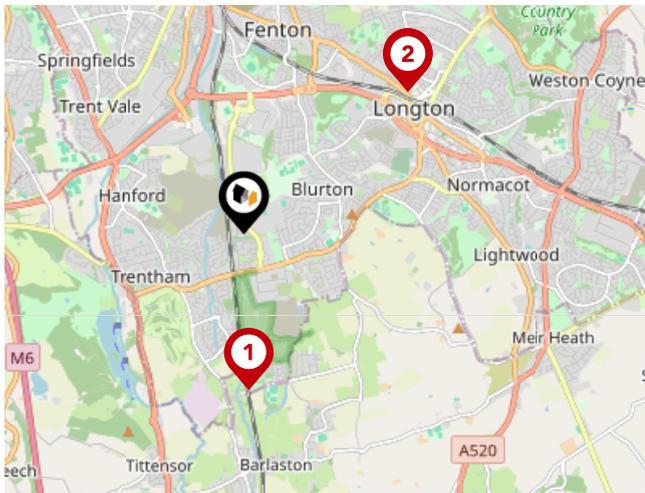


Primary Classifications (Most Common Clay Types)

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

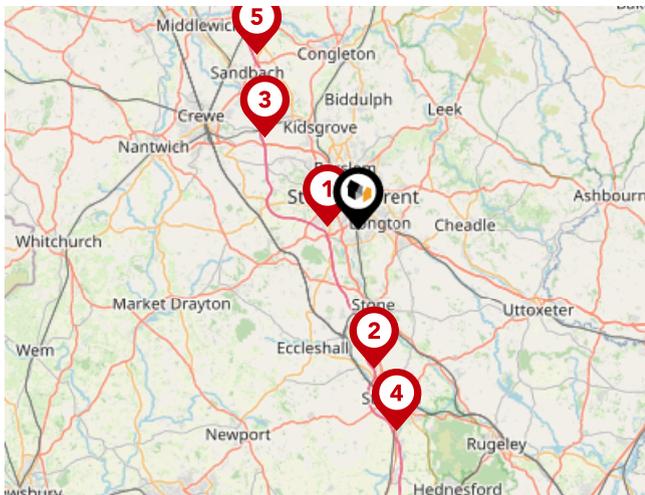
Area

Transport (National)



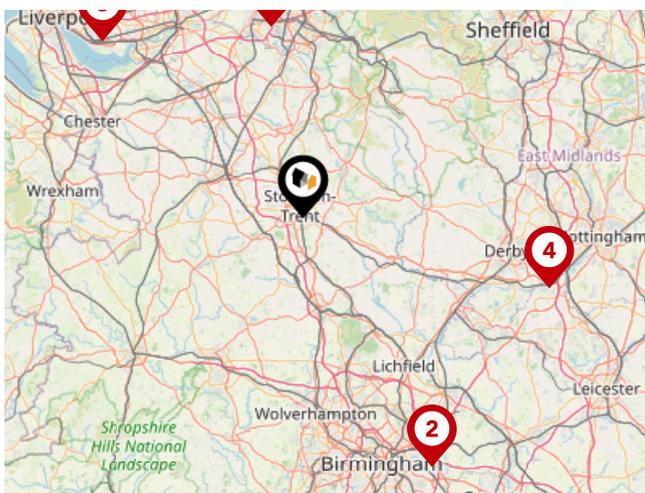
National Rail Stations

Pin	Name	Distance
1	Wedgwood Rail Station	1.41 miles
2	Platform 2	1.94 miles
3	Platform 1	1.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.25 miles
2	M6 J14	10.05 miles
3	M6 J16	9.46 miles
4	M6 J13	14.62 miles
5	M6 J17	14.5 miles

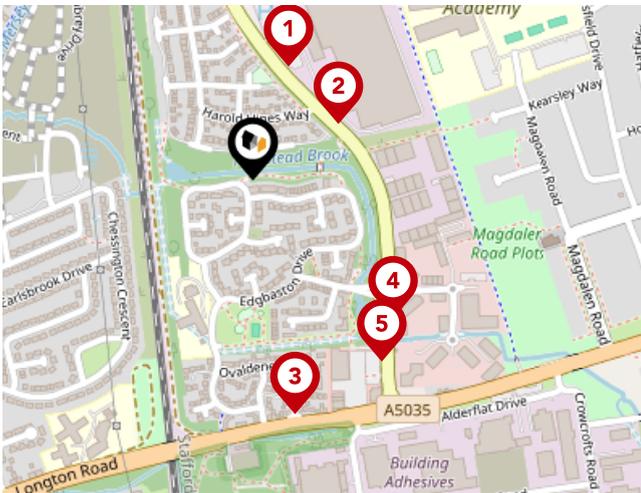


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	27.77 miles
2	Birmingham Airport	40.33 miles
3	Speke	38.01 miles
4	East Mids Airport	36.56 miles

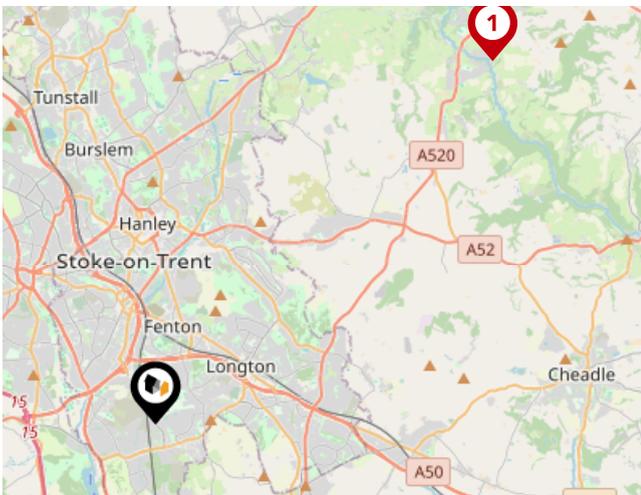
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Screwfix	0.13 miles
2	Screwfix	0.11 miles
3	Lordswood Road	0.27 miles
4	Bellringer Road	0.22 miles
5	The Parks	0.25 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.87 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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