

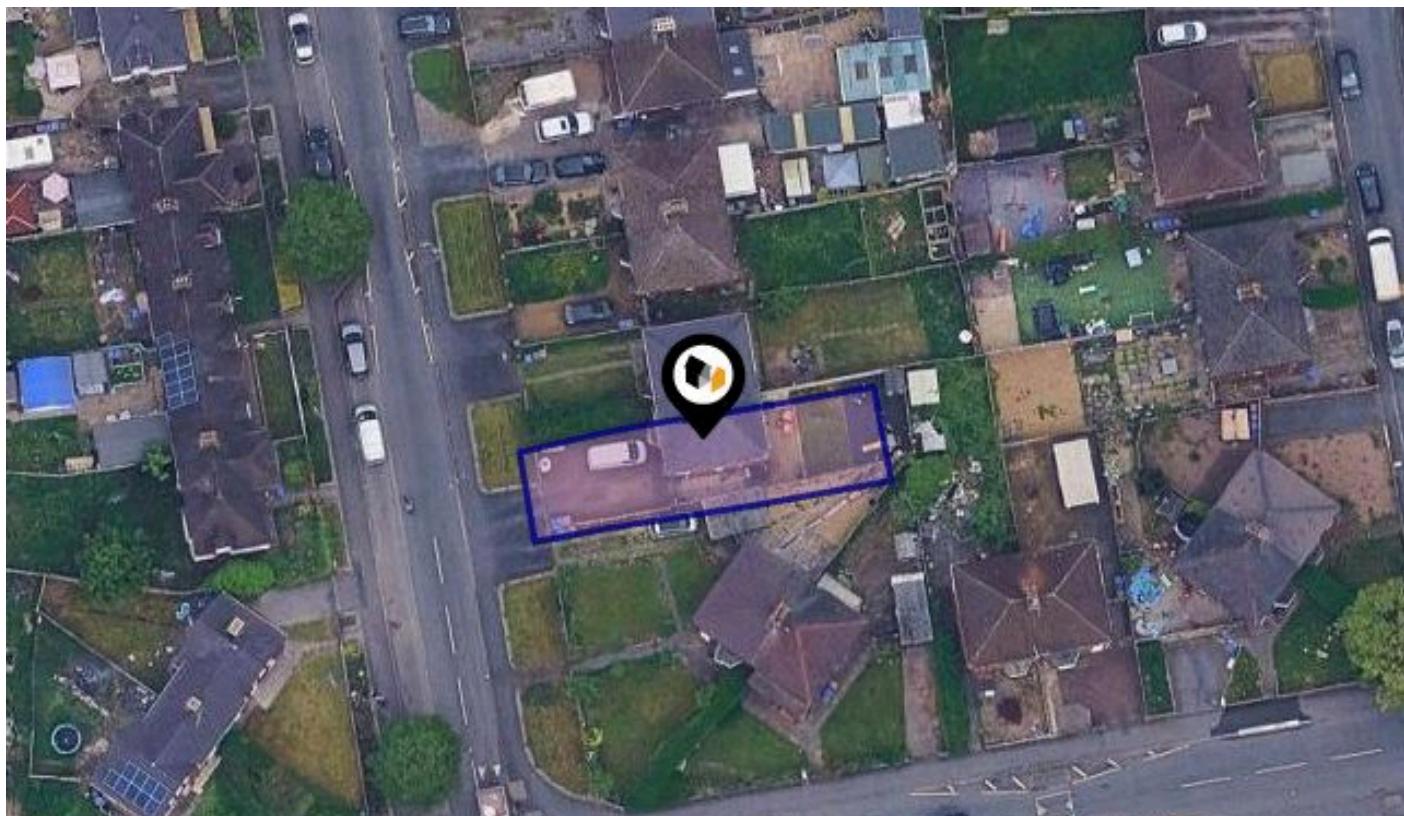


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 10<sup>th</sup> January 2026**



**ABBEY ROAD, STOKE-ON-TRENT, ST2**

**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)

# Property Overview

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## Property

**Type:** Semi-Detached House  
**Bedrooms:** 3  
**Floor Area:** 871 ft<sup>2</sup> / 81 m<sup>2</sup>  
**Plot Area:** 0.06 acres  
**Year Built :** 1930-1949  
**Council Tax :** Band A  
**Annual Estimate:** £1,386  
**Title Number:** SF266455

**Tenure:** Freehold

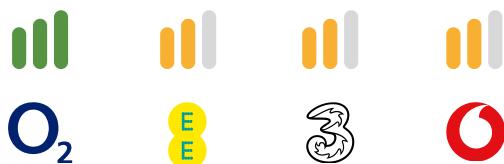
## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**8**  
mb/s      **75**  
mb/s      **10000**  
mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

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Abbey Road, ST2

Energy rating

D

Valid until 16.12.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		57   D
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data

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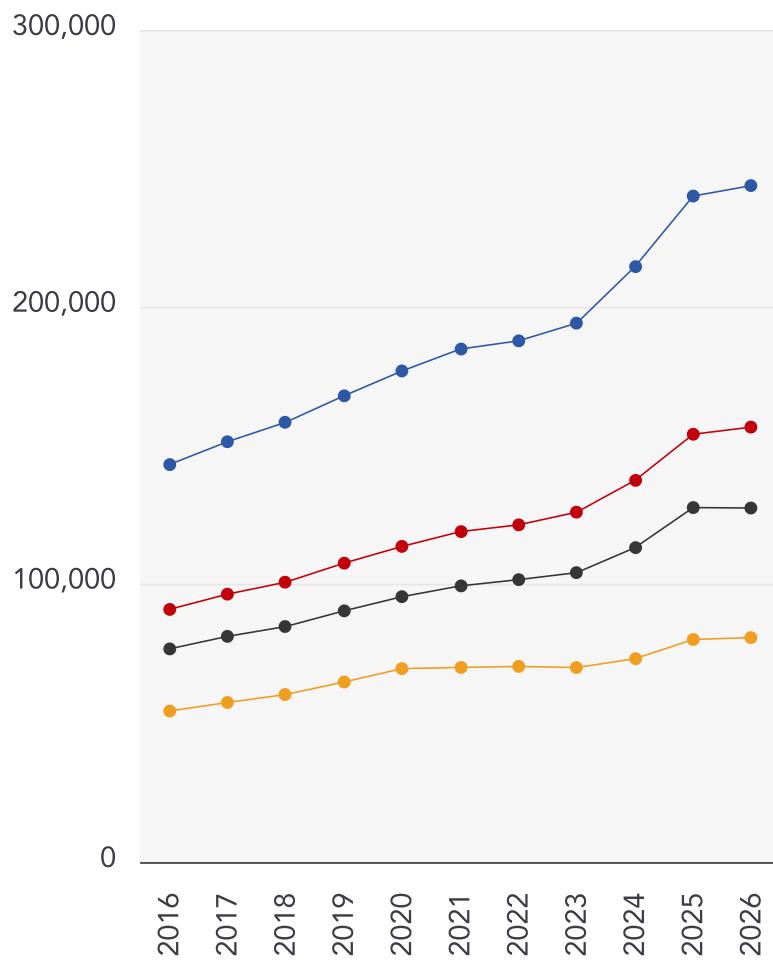
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

# Market House Price Statistics

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10 Year History of Average House Prices by Property Type in ST2



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

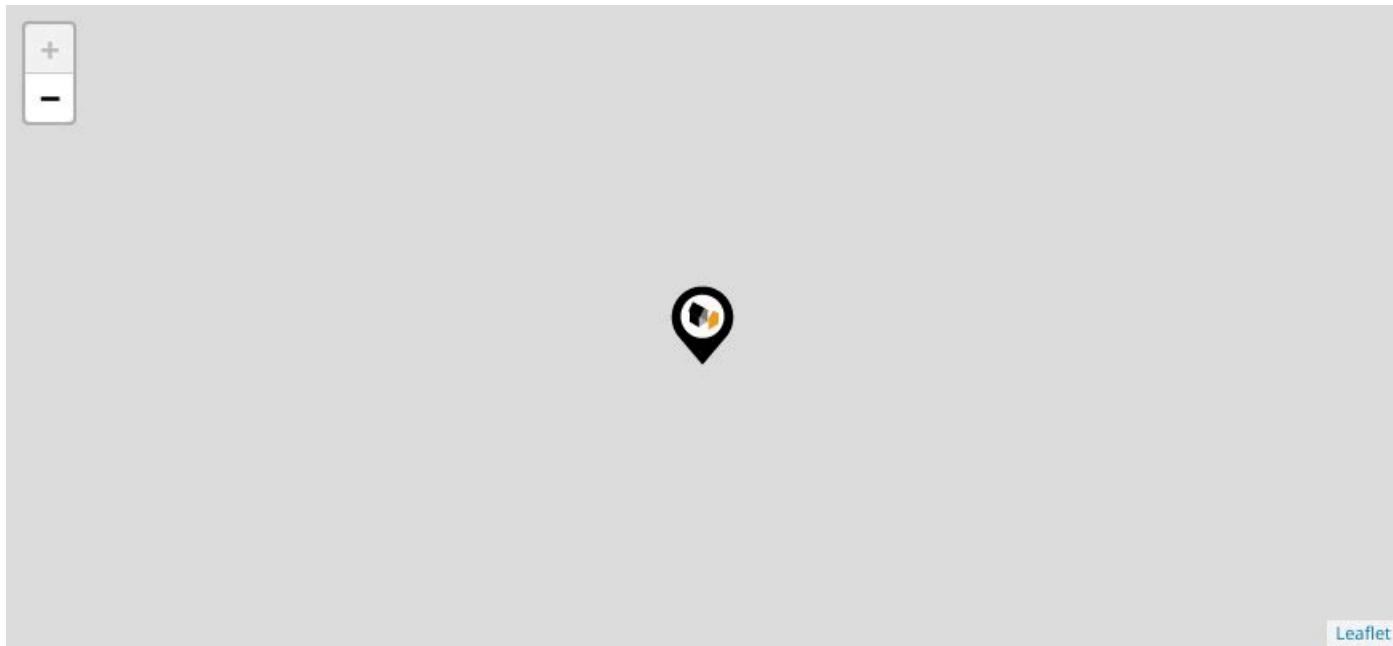
**+48.62%**

# Maps

## Coal Mining

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This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

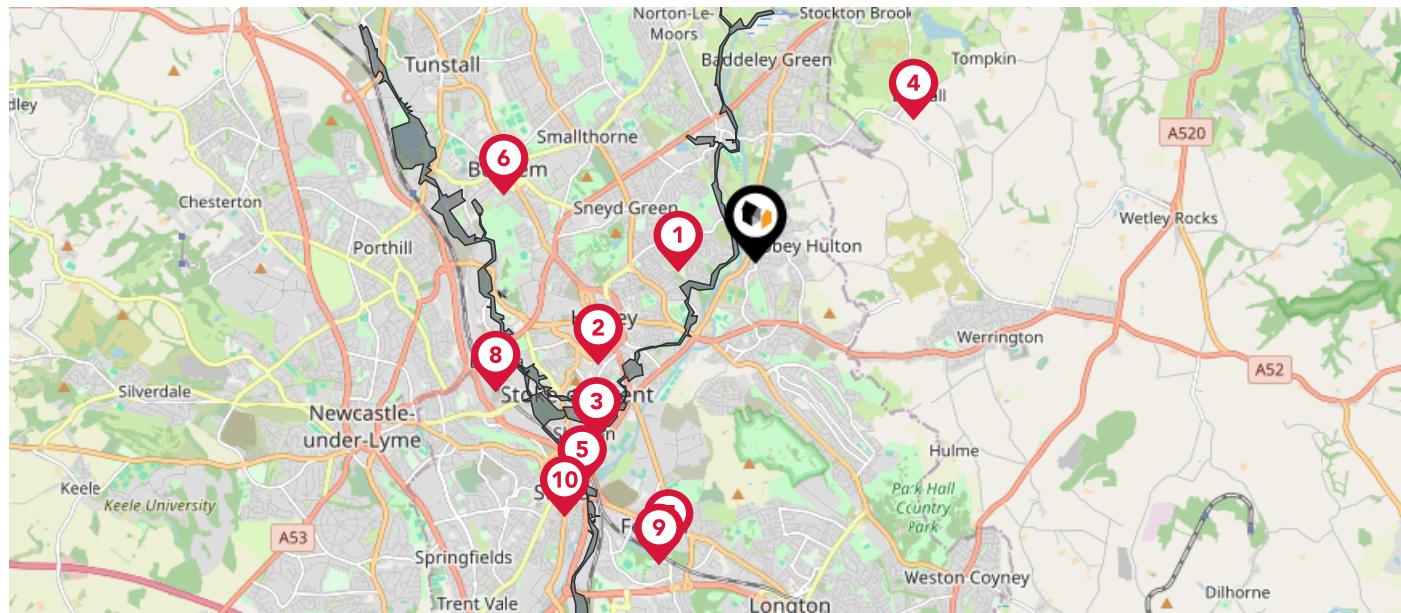
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



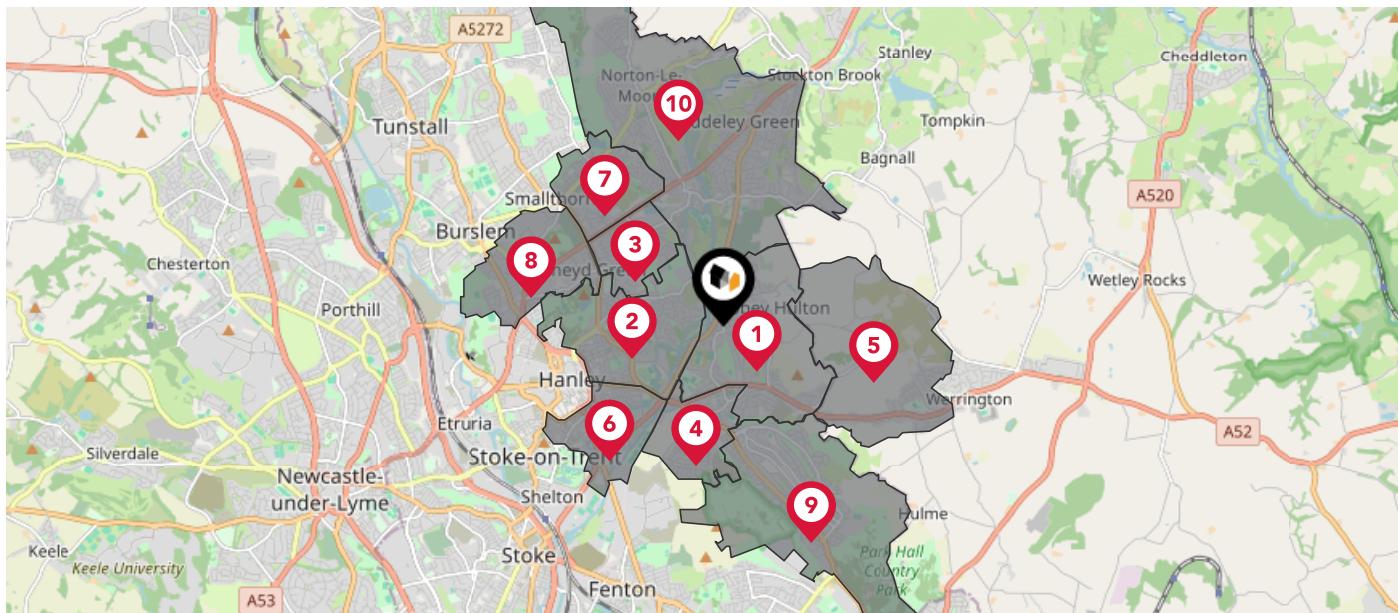
### Nearby Conservation Areas

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

# 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



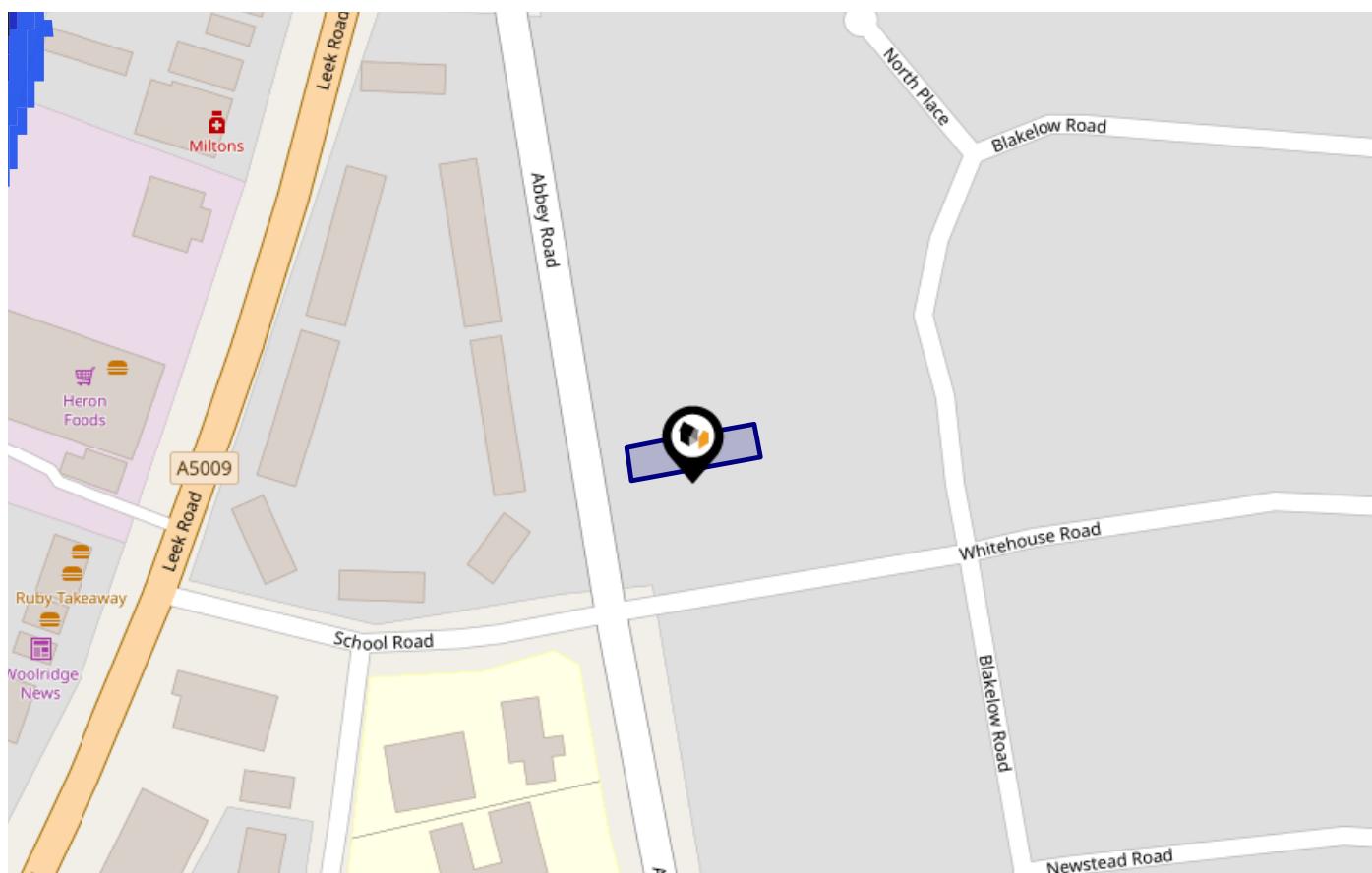
### Nearby Council Wards

- 1 Abbey Hulton and Townsend Ward
- 2 Birches Head and Central Forest Park Ward
- 3 Sneyd Green Ward
- 4 Eaton Park Ward
- 5 Werrington Ward
- 6 Joiner's Square Ward
- 7 Ford Green and Smallthorne Ward
- 8 Moorcroft Ward
- 9 Bentilee and Ubberley Ward
- 10 Baddeley, Milton and Norton 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.

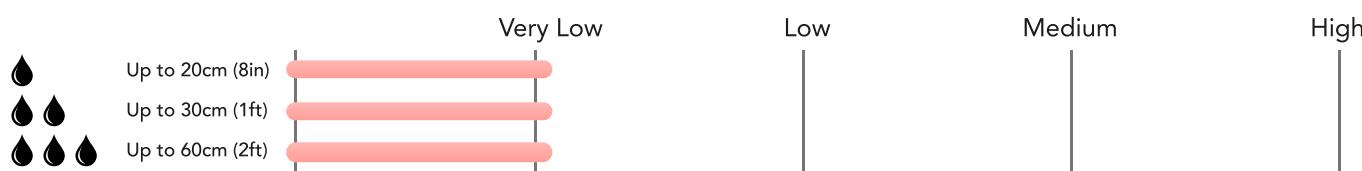


**Risk Rating: Very low**

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.

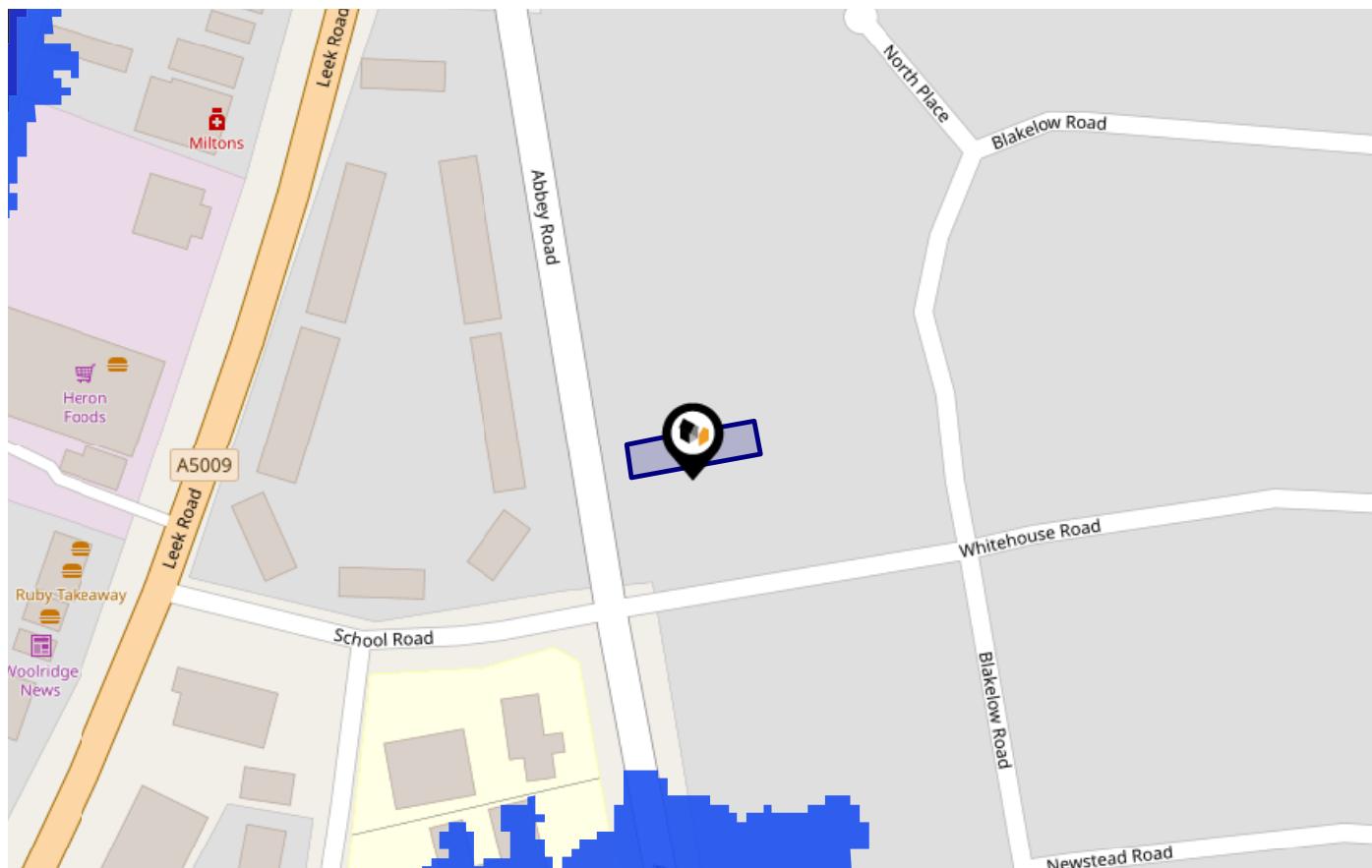
Chance of flooding to the following depths at this property:



# 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.

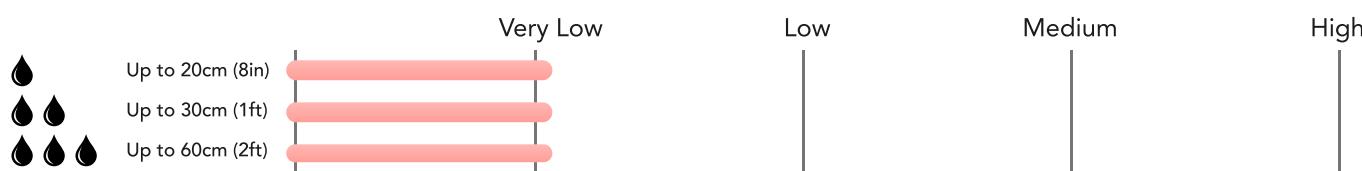


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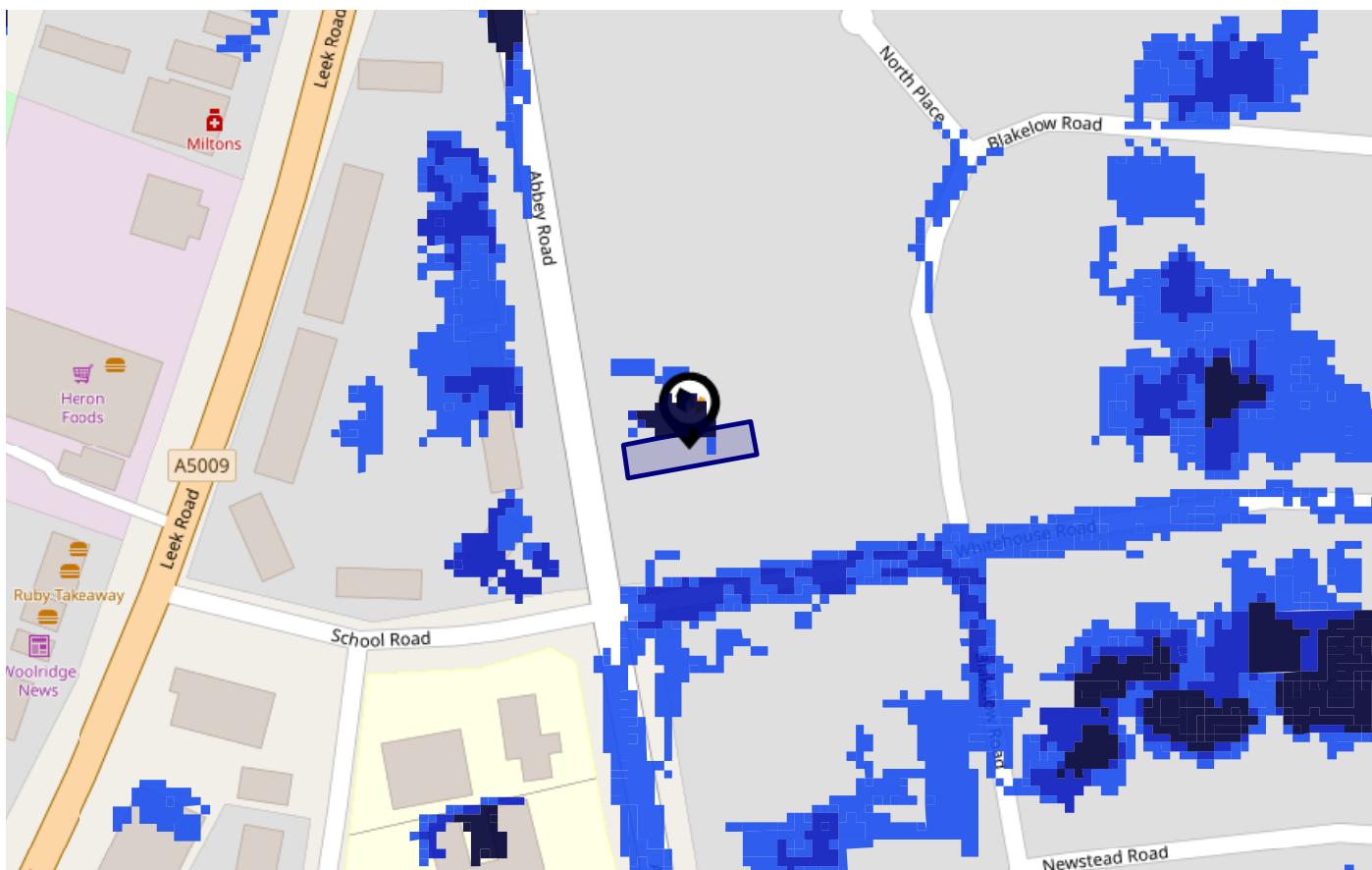
Chance of flooding to the following depths at this property:



# 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.

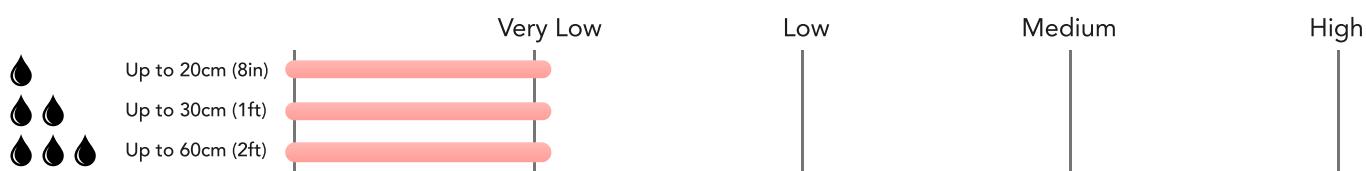


Risk Rating: Very low

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.

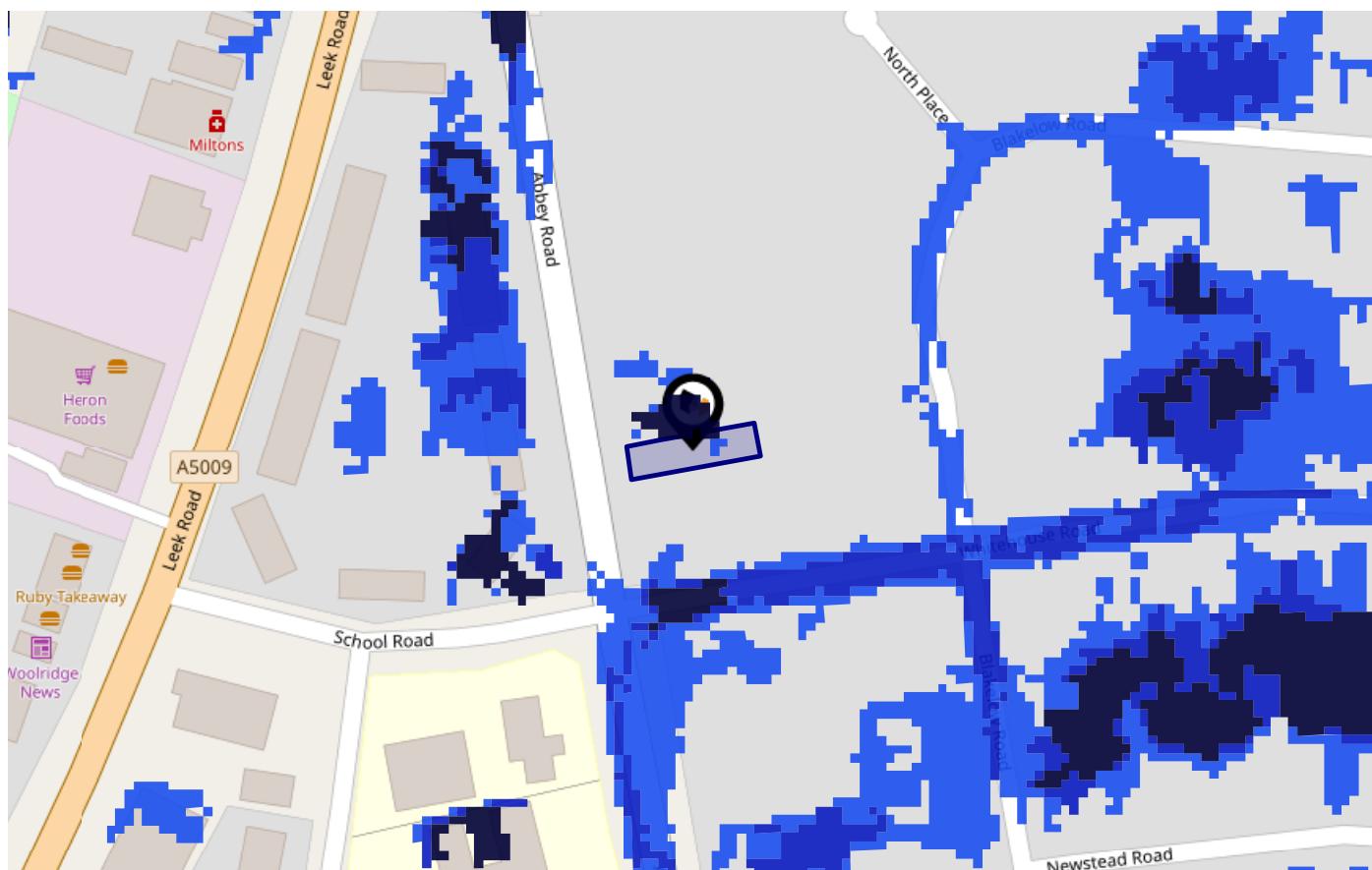
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

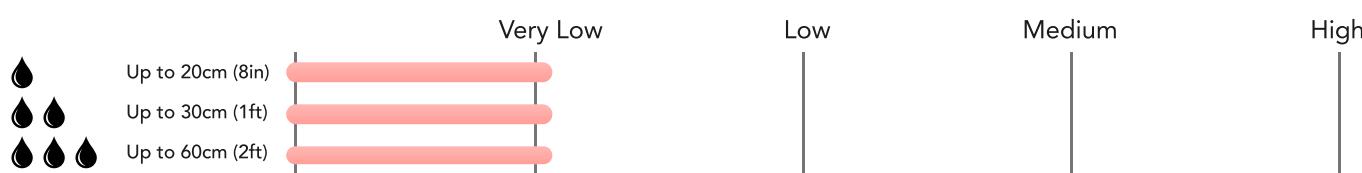


Risk Rating: Very low

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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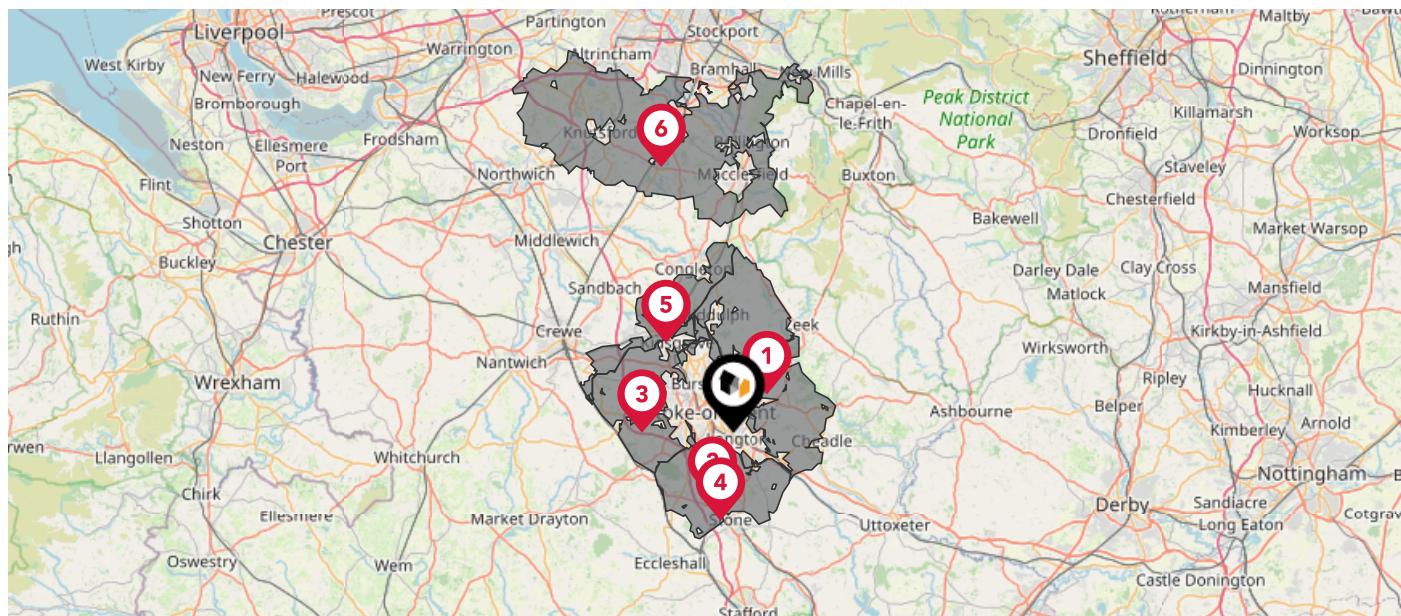
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



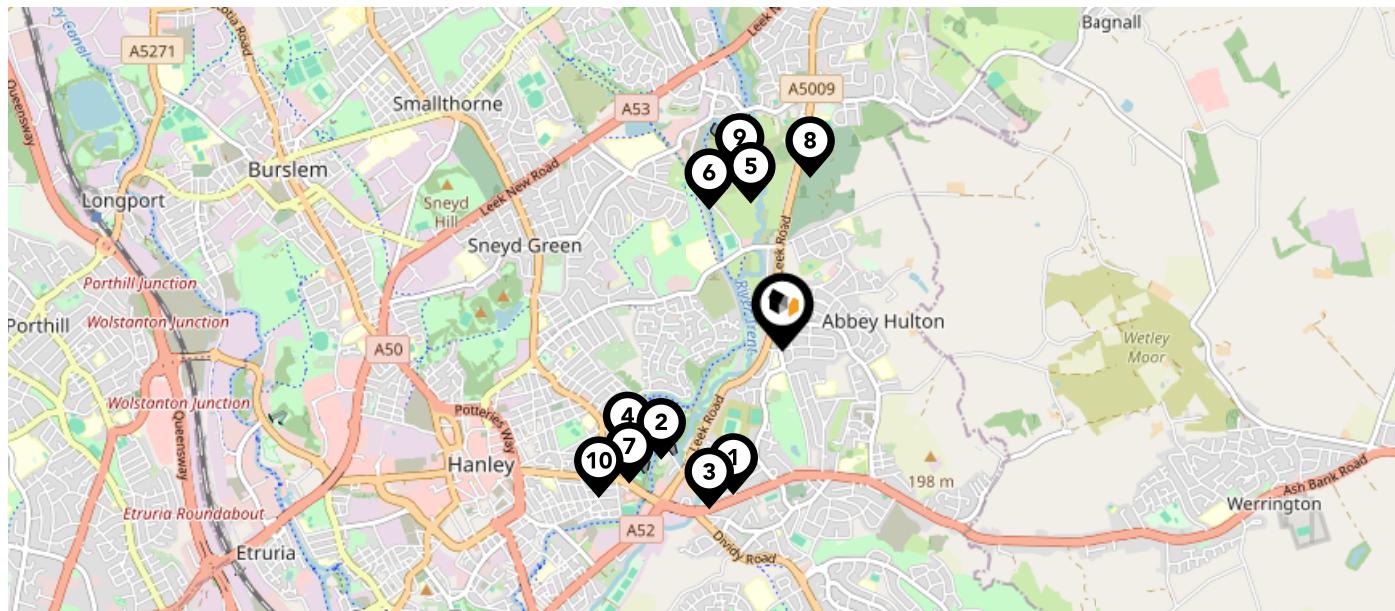
### Nearby Green Belt Land

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



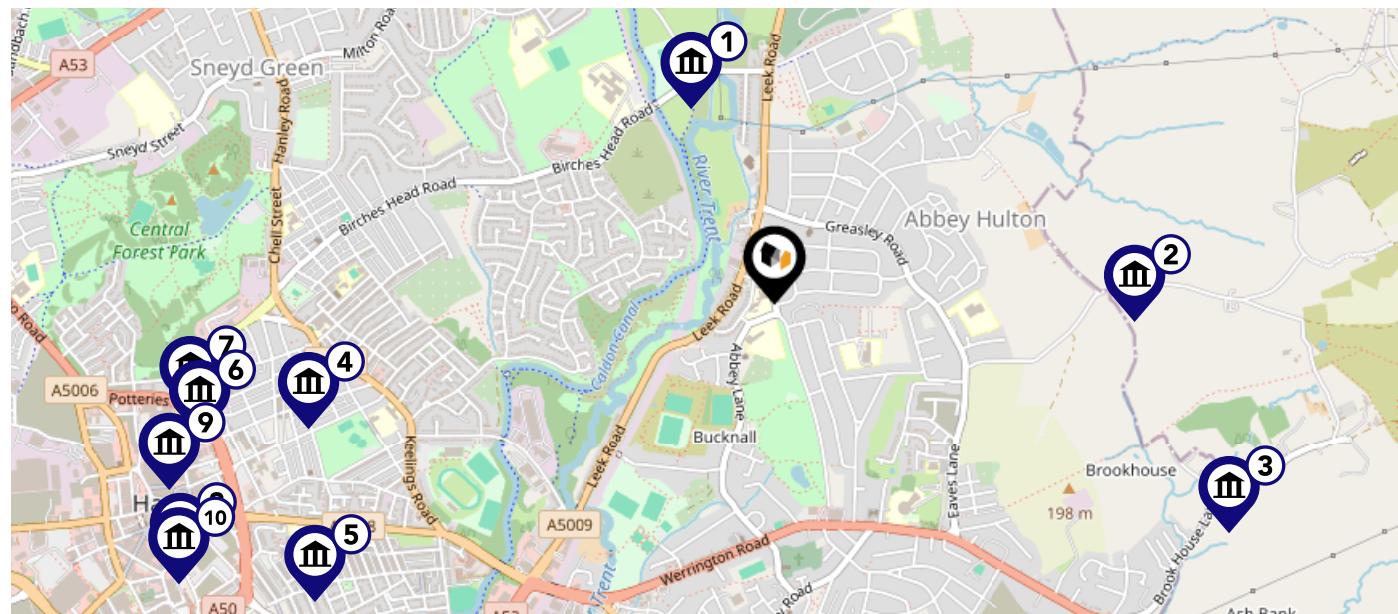
### Nearby Landfill Sites

1	Bucknall Park-Heath House Lane, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
2	Ex.Site Operational Services Department-Cromer Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
3	Finney Gardens-Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
4	Mayfield Avenue-Mayfield Avenue, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	South Of Site 39-Shotsfield Street, Milton, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
6	Land At Redhills Road-Foxley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
7	Site of Northwood Stadium-Keelings Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
8	West off Barratt Gardens-Leek Road, Milton, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	South of Canal Opposite Shotsfield Street-Shotsfield Street, Milton, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
10	Bucknall New Road-Bucknall New Road, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

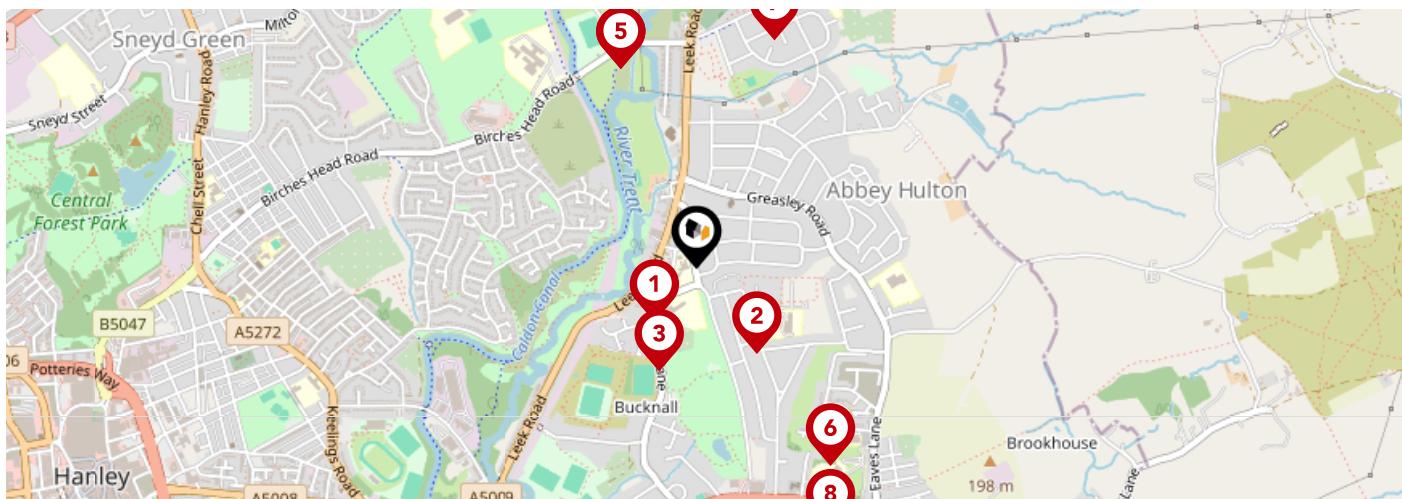
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1195823 - Abbey Farmhouse	Grade II	0.5 miles
1281183 - Eaves Farmhouse	Grade II	0.8 miles
1037998 - Brookhouse Lane Farmhouse	Grade II	1.1 miles
1297963 - Church Of The Holy Trinity	Grade II	1.1 miles
1119707 - Hanley St Lukes Church Of England Aided Primary School Infant Building	Grade II	1.2 miles
1297938 - Falcon Pot Works In Occupation Of Weatherby's	Grade II	1.3 miles
1392575 - The Golden Cup	Grade II	1.3 miles
1195851 - The Tontine Shops	Grade II	1.4 miles
1210680 - Church Of St John The Evangelist	Grade II	1.4 miles
1290405 - Post Office	Grade II	1.4 miles

# Area Schools

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Nursery Primary Secondary College Private

## 1 Abbey Hulton Primary School

Ofsted Rating: Good | Pupils: 233 | Distance: 0.15



## 2 Newfriars College

Ofsted Rating: Good | Pupils: 0 | Distance: 0.23



## 3 Our Lady and St Benedict Catholic Academy

Ofsted Rating: Outstanding | Pupils: 214 | Distance: 0.24



## 4 The Nest

Ofsted Rating: Good | Pupils: 16 | Distance: 0.47



## 5 Birches Head Academy

Ofsted Rating: Serious Weaknesses | Pupils: 1045 | Distance: 0.47



## 6 Aurora Hanley School

Ofsted Rating: Outstanding | Pupils: 84 | Distance: 0.53



## 7 Carmountside Primary Academy

Ofsted Rating: Good | Pupils: 233 | Distance: 0.54

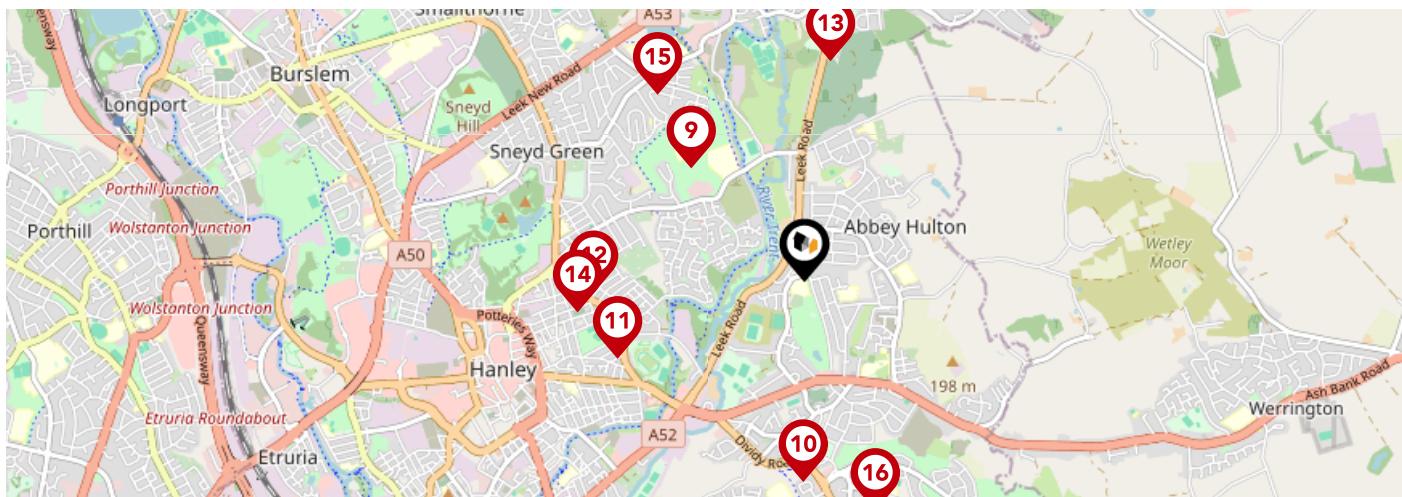


## 8 Kingsland CofE Academy

Ofsted Rating: Good | Pupils: 456 | Distance: 0.66



# Area Schools

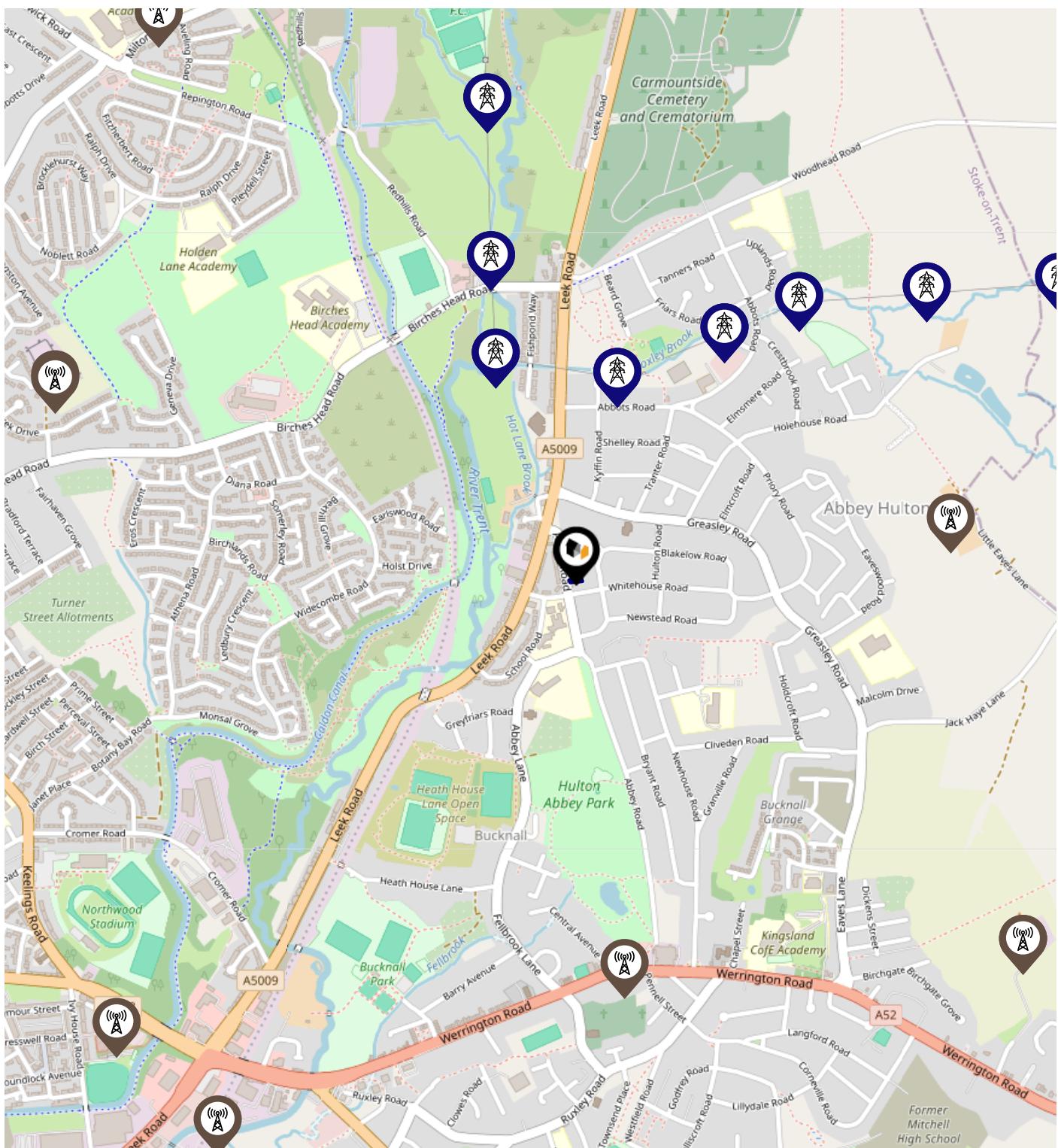


Nursery Primary Secondary College Private

9	Holden Lane Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 223   Distance:0.72				
10	Merit Hospital School and Medical Pupil Referral Unit	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1   Distance:0.9				
11	Northwood Broom Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 207   Distance:0.9				
12	St George and St Martin's Catholic Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 230   Distance:0.94				
13	Milton Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 408   Distance:0.99				
14	Grove Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 418   Distance:1.02				
15	The Excel Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1189   Distance:1.07				
16	St Maria Goretti Catholic Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 235   Distance:1.07				

# Local Area Masts & Pylons

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## Key:

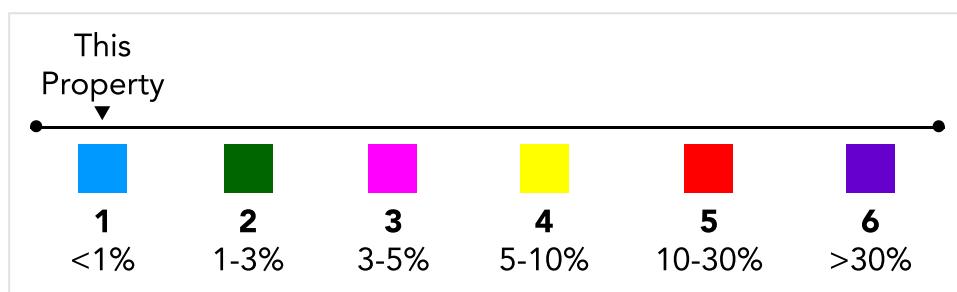
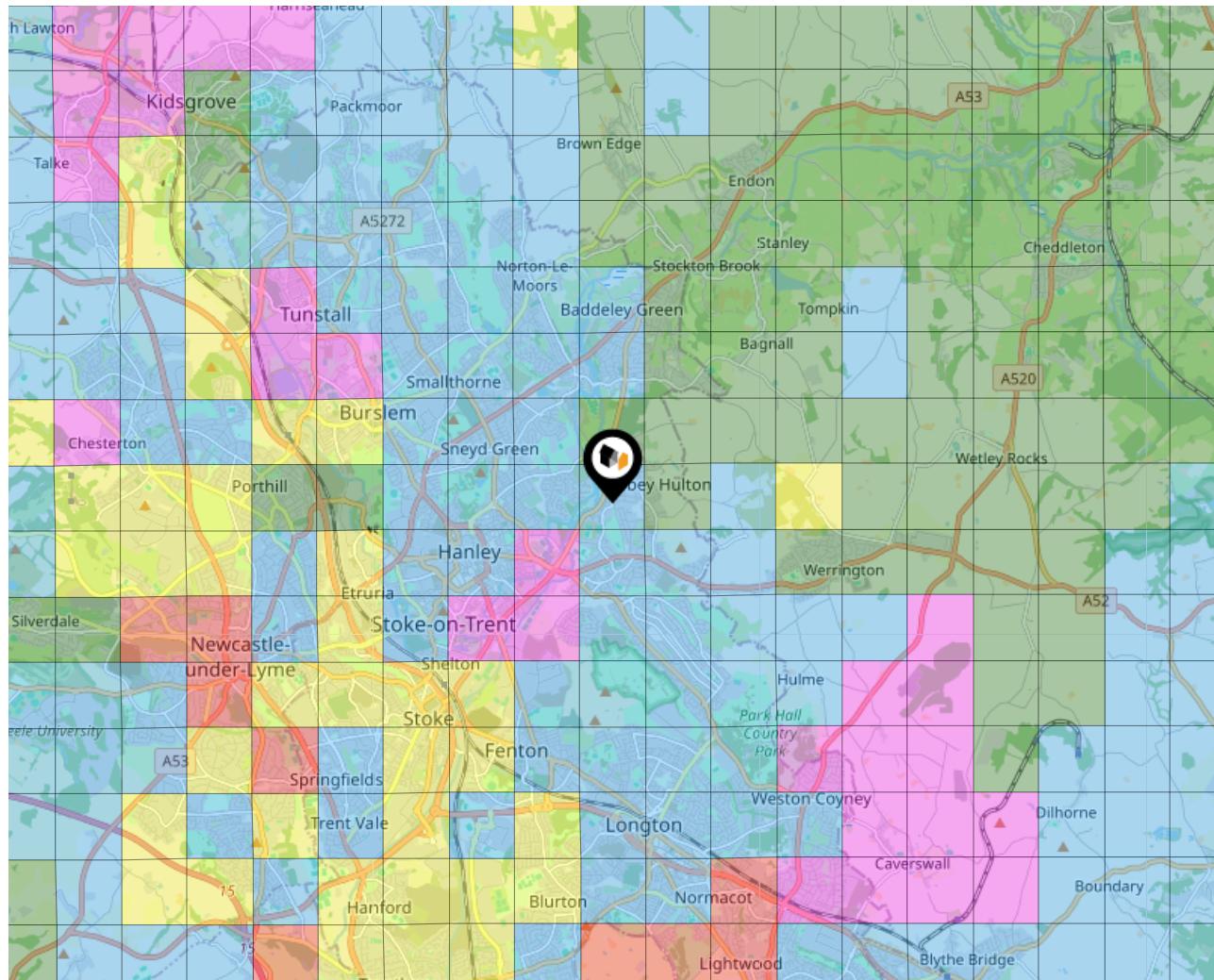
- Power Pylons
- Communication Masts

# Environment

## Radon Gas

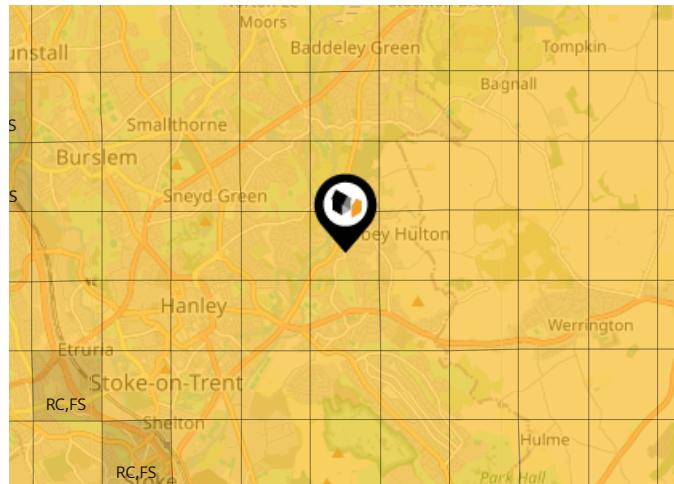
### What is Radon?

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/m<sup>3</sup>).



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

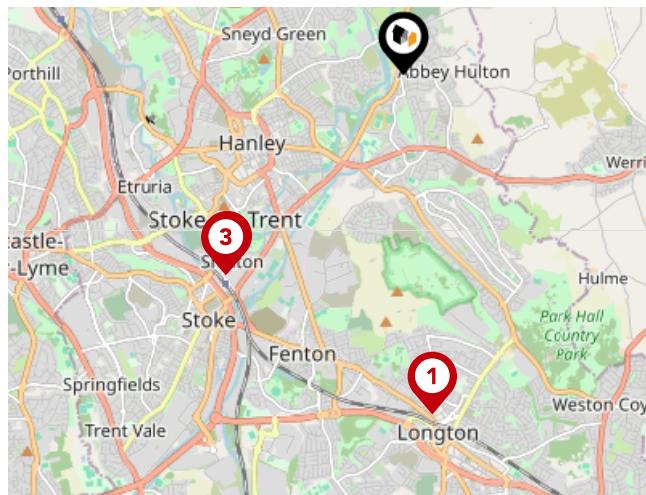
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

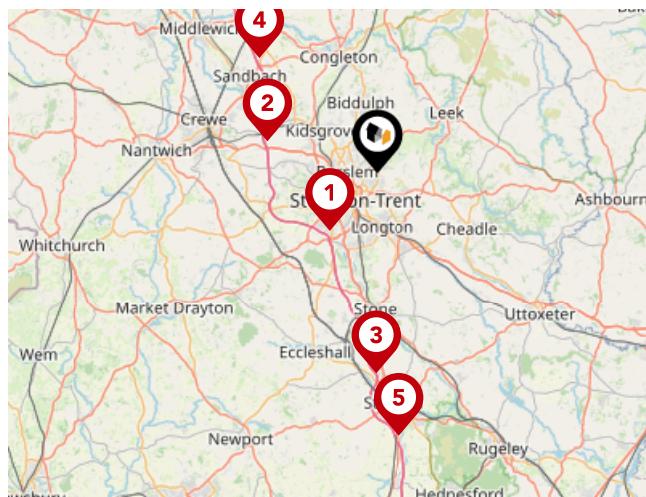
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



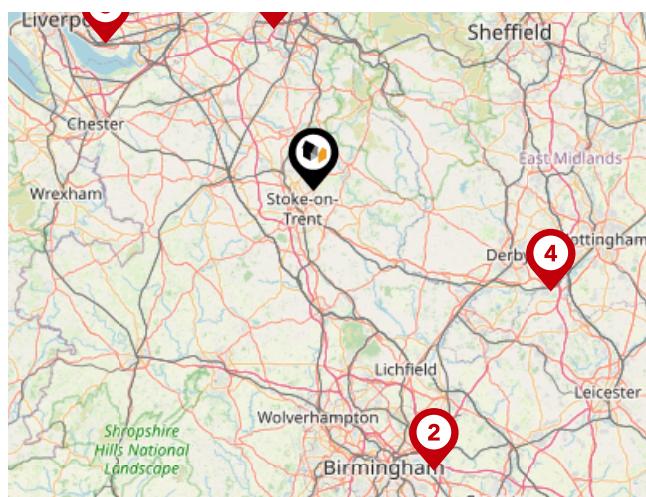
## National Rail Stations

Pin	Name	Distance
1	Platform 1	3.04 miles
2	Stoke-on-Trent Rail Station	2.37 miles
3	Stoke-on-Trent Rail Station	2.4 miles



## Trunk Roads/Motorways

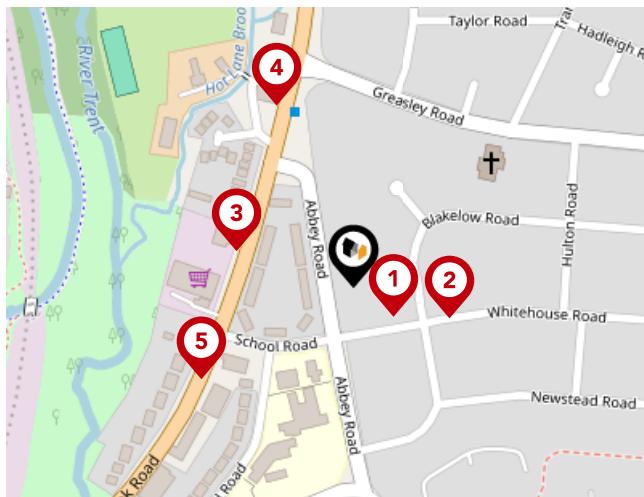
Pin	Name	Distance
1	M6 J15	5.28 miles
2	M6 J16	8.25 miles
3	M6 J14	14.3 miles
4	M6 J17	11.8 miles
5	M6 J13	18.75 miles



## Airports/Helipads

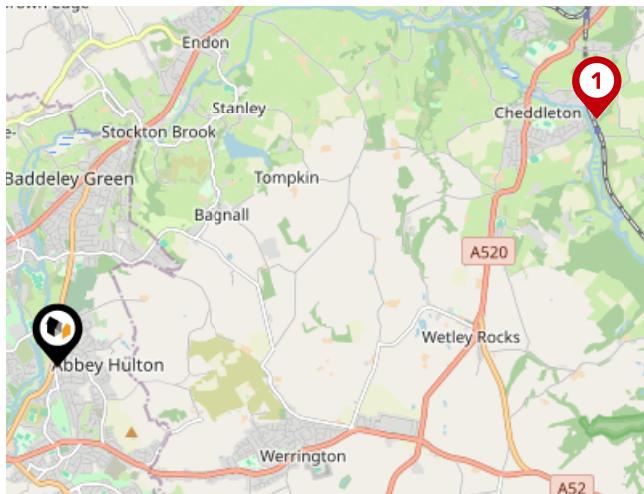
Pin	Name	Distance
1	Manchester Airport	23.78 miles
2	Birmingham Airport	43.71 miles
3	Speke	36.24 miles
4	East Mids Airport	36.83 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Blakelow Road	0.03 miles
2	Blakelow Road	0.06 miles
3	Whitehouse Road	0.07 miles
4	Abbey Road	0.11 miles
5	Whitehouse Road	0.1 miles



## Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	5.29 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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**butters john bee**

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Land Registry

