

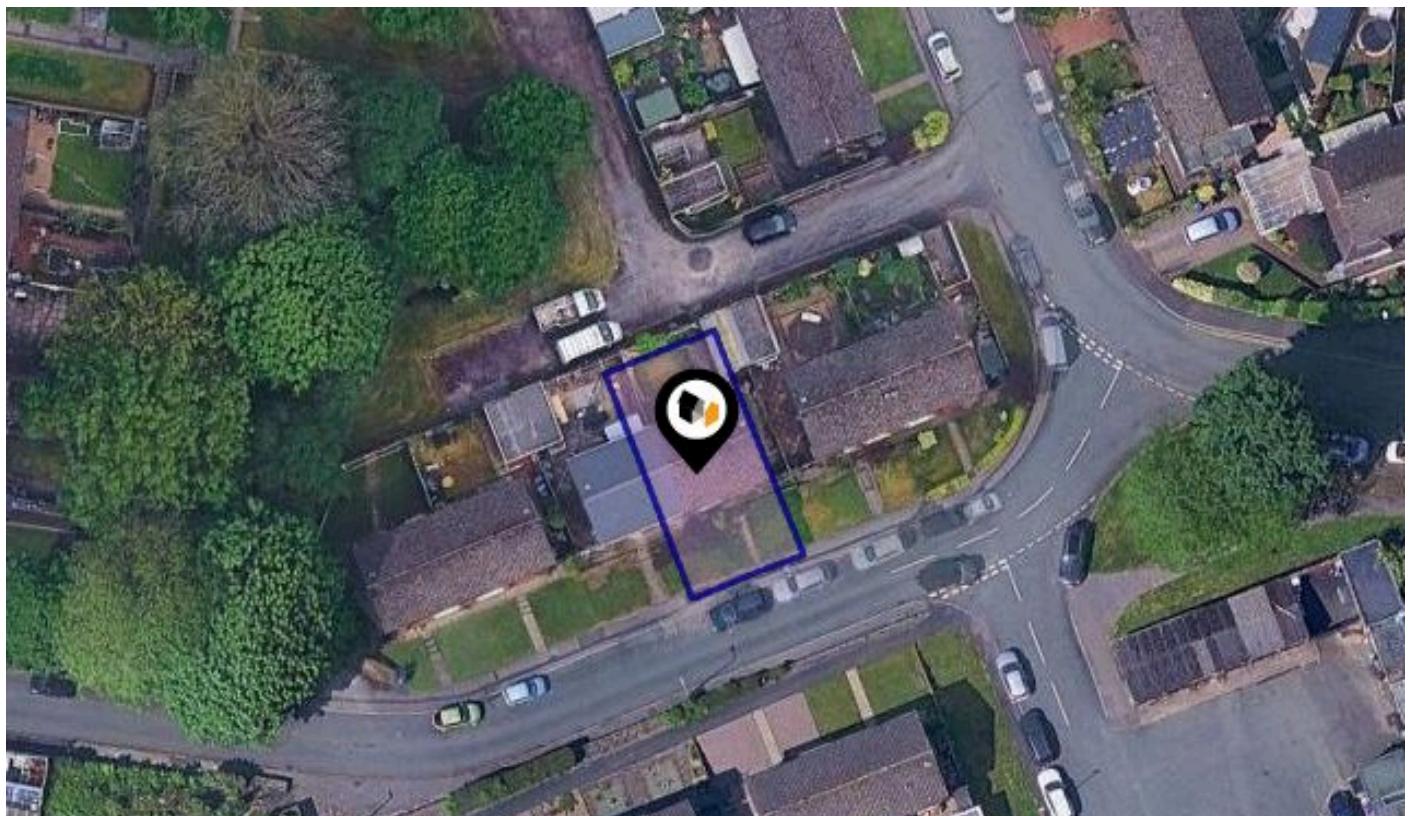


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



CROSS MAY STREET, NEWCASTLE, ST5

butters john bee

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

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com

Property Overview

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Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 957 ft² / 89 m²
Plot Area: 0.05 acres
Year Built : 1967-1975
Council Tax : Band B
Annual Estimate: £1,746
Title Number: SF174566

Tenure: Freehold

Local Area

Local Authority: Staffordshire
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



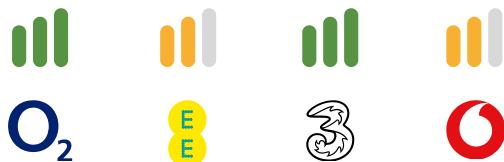
58
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Cross May Street, ST5

Energy rating

D

Valid until 16.12.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

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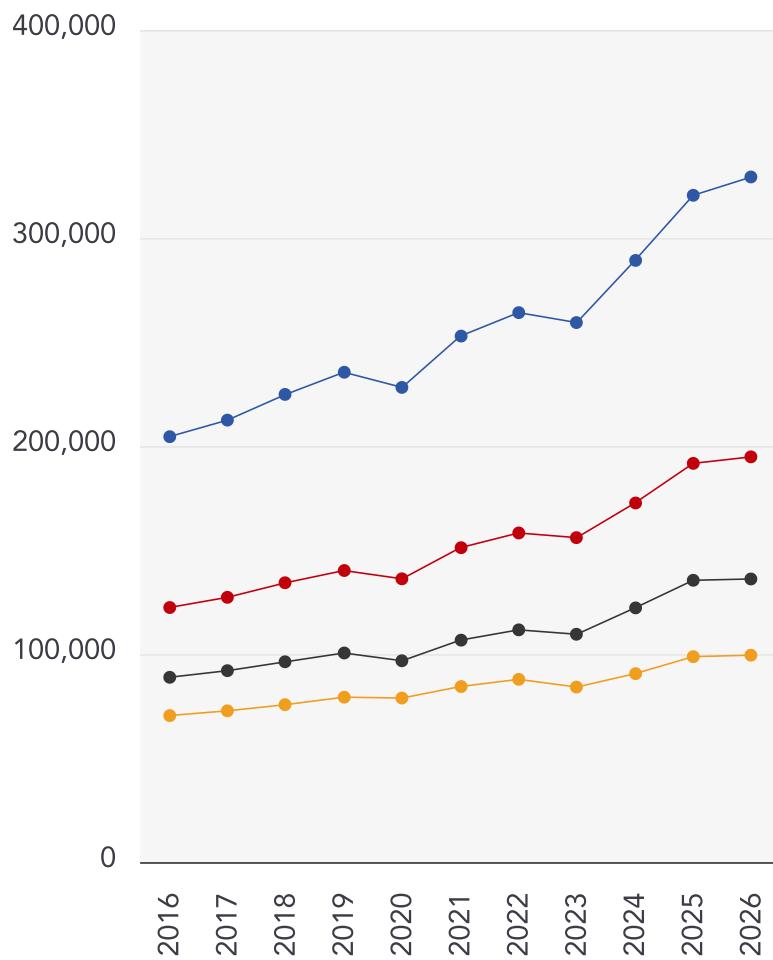
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 m ²

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in ST5



Detached

+61.04%

Semi-Detached

+59.16%

Terraced

+53.2%

Flat

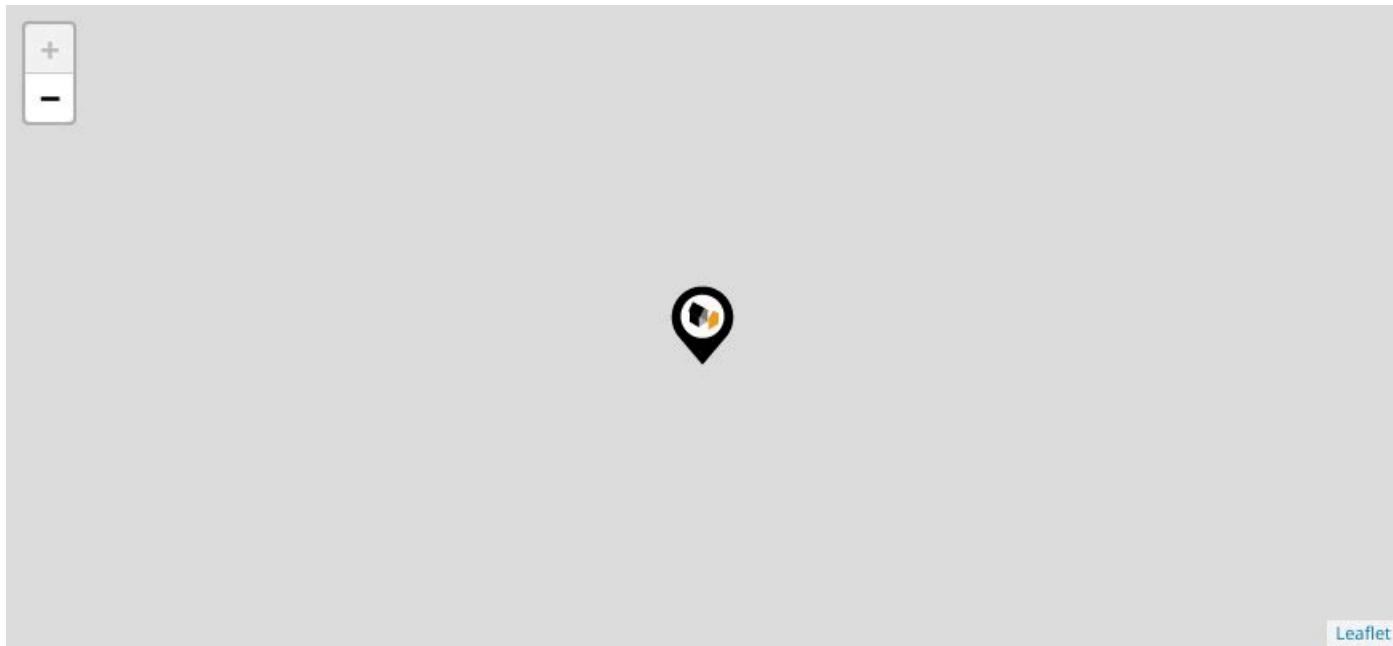
+41.21%

Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

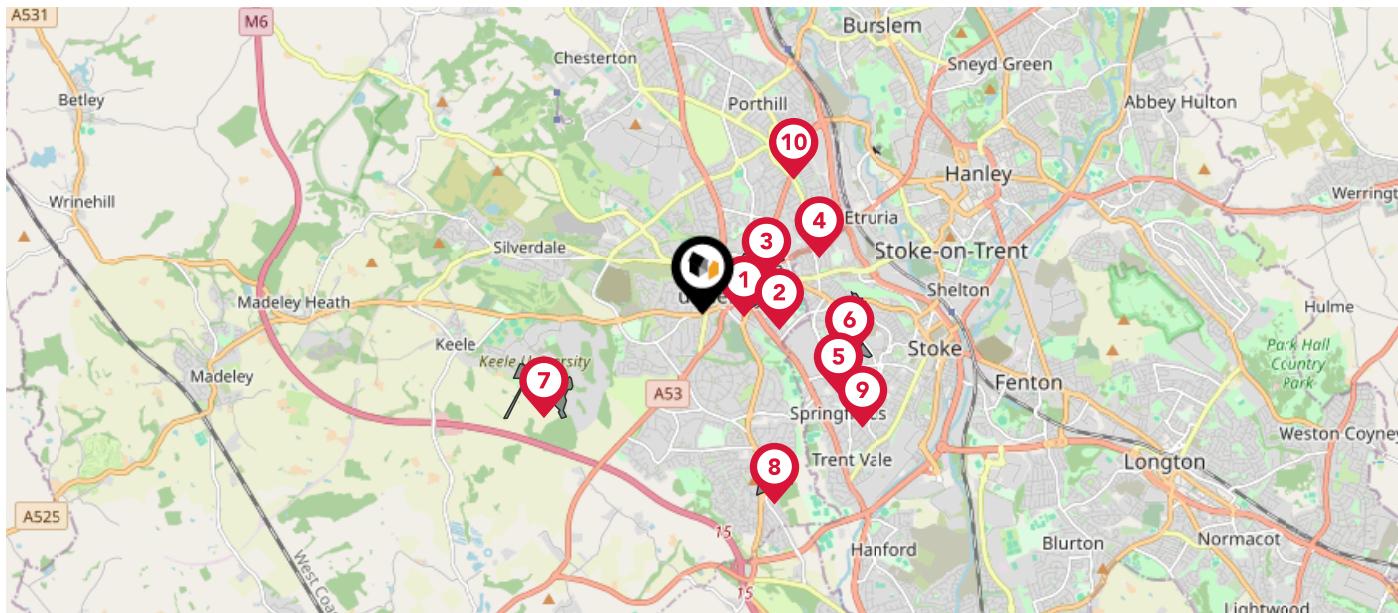
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



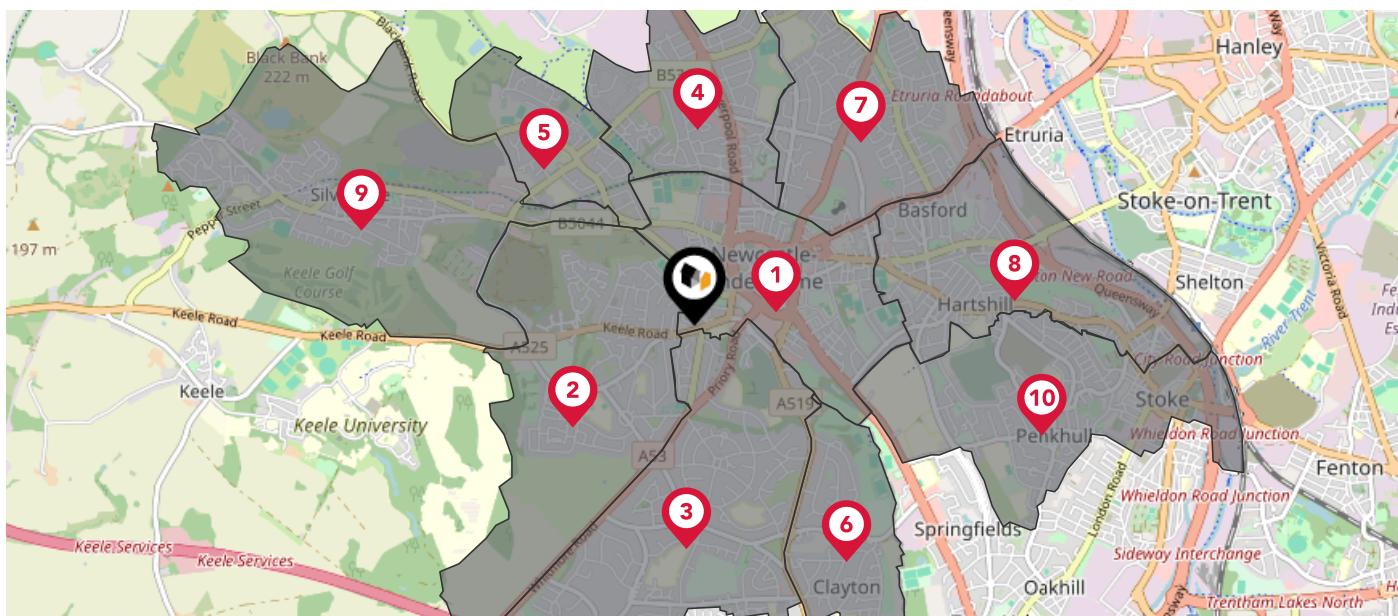
Nearby Conservation Areas

- 1 Newcastle Town Centre
- 2 Stubbs Walks
- 3 The Brampton
- 4 Basford
- 5 St Christophers Avenue
- 6 Hartshill
- 7 Keele Hall
- 8 Clayton
- 9 Penkhull Garden Village
- 10 Wolstanton

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



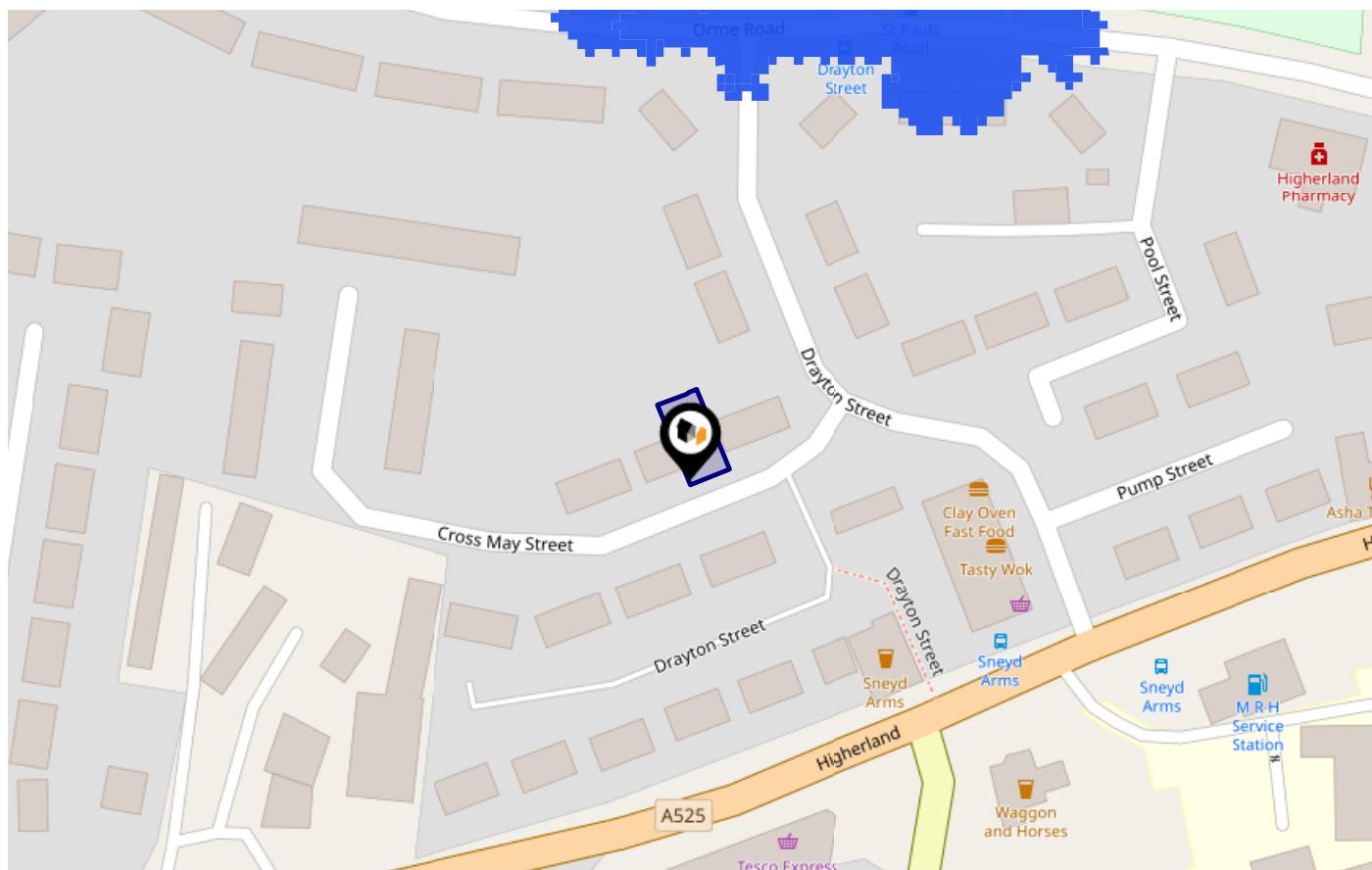
Nearby Council Wards

- 1 Town Ward
- 2 Thistleberry Ward
- 3 Westlands Ward
- 4 Cross Heath Ward
- 5 Knutton Ward
- 6 Clayton Ward
- 7 May Bank Ward
- 8 Hartshill and Basford Ward
- 9 Silverdale Ward
- 10 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.

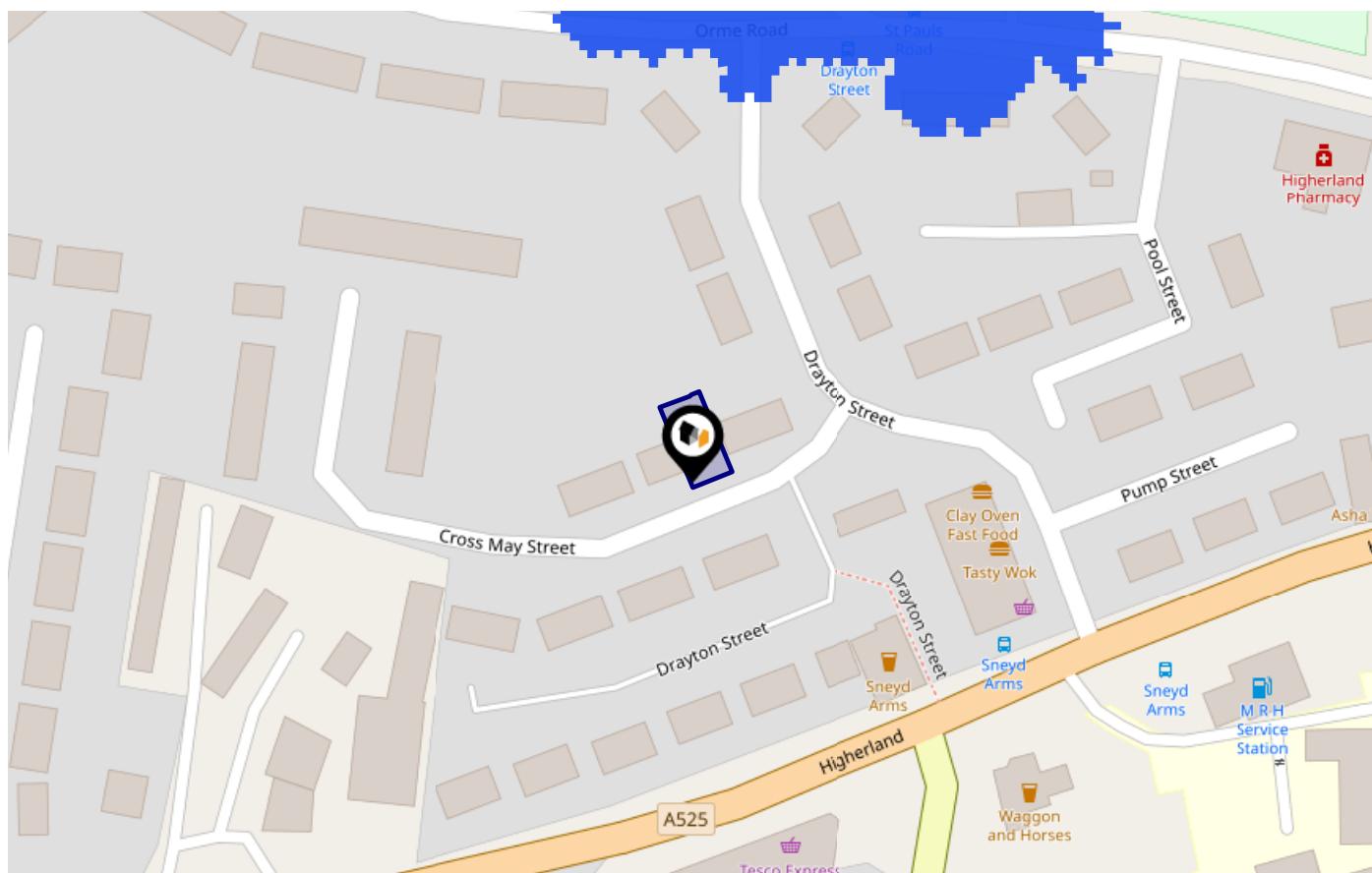
Chance of flooding to the following depths at this property:



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.

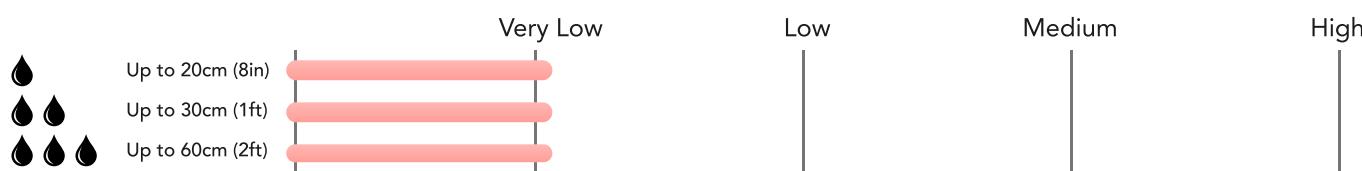


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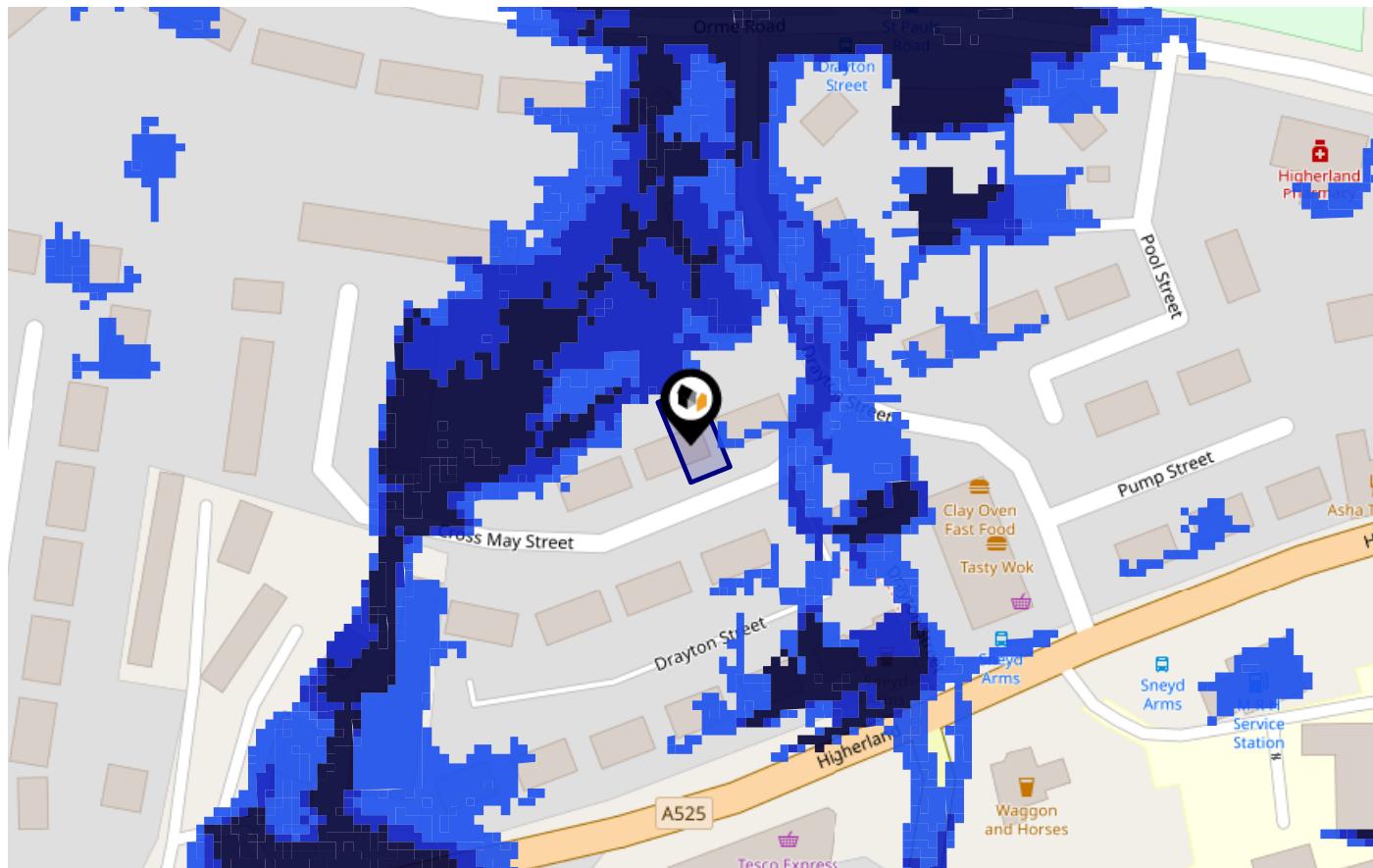
Chance of flooding to the following depths at this property:



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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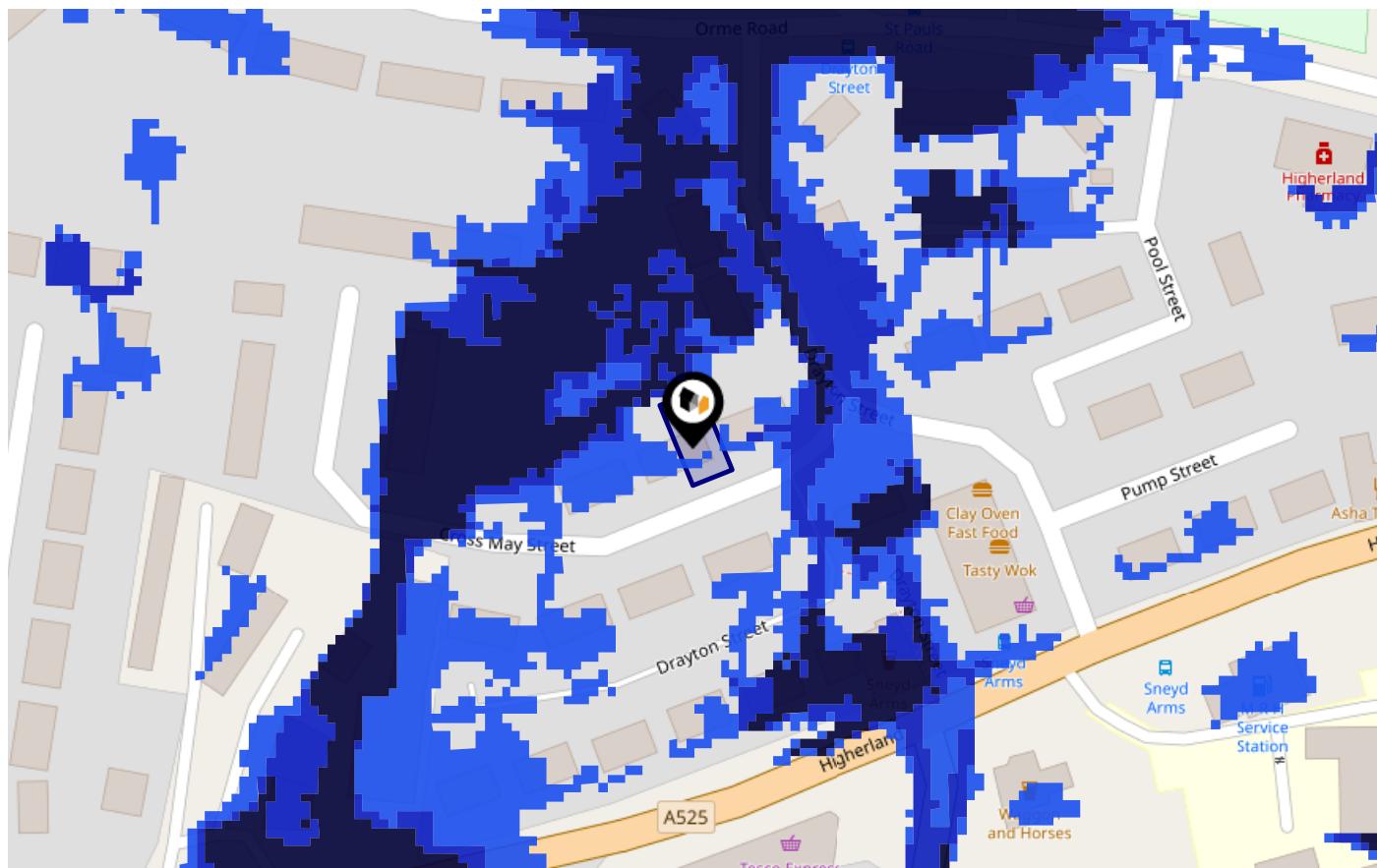
Chance of flooding to the following depths at this property:



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.

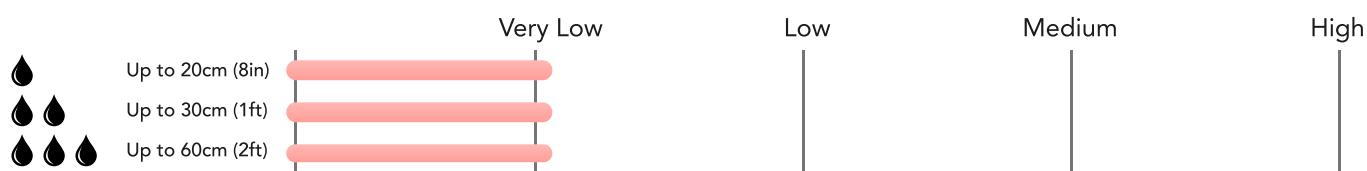


Risk Rating: Very low

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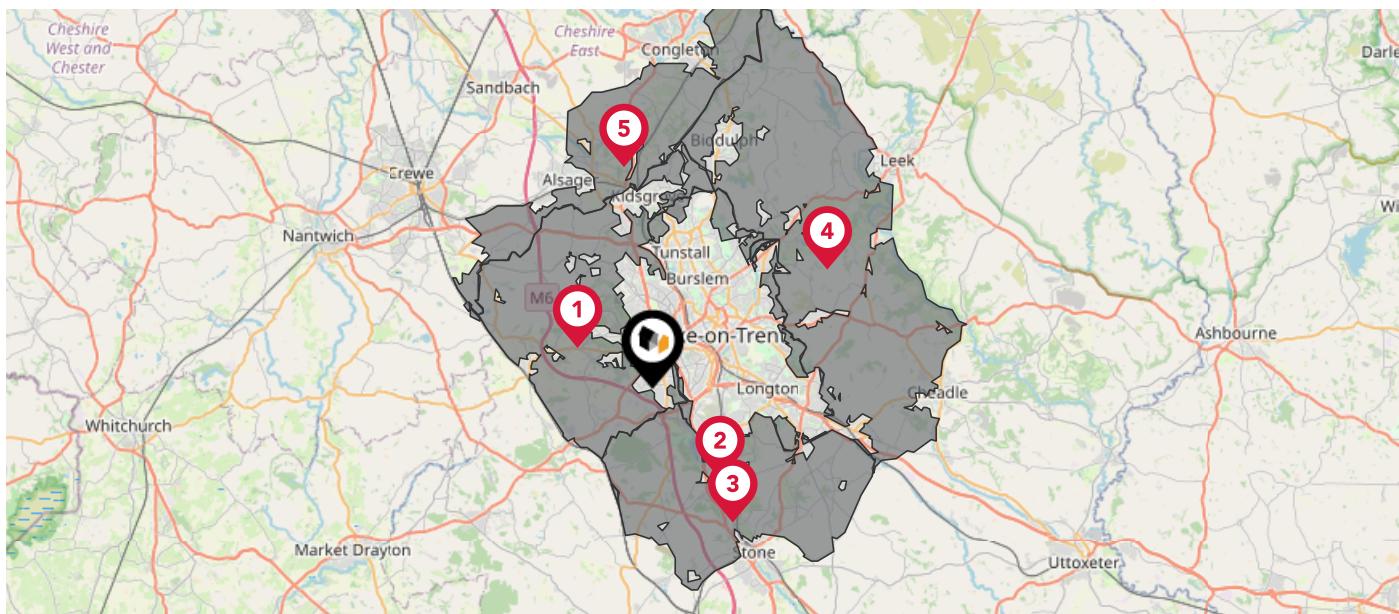
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



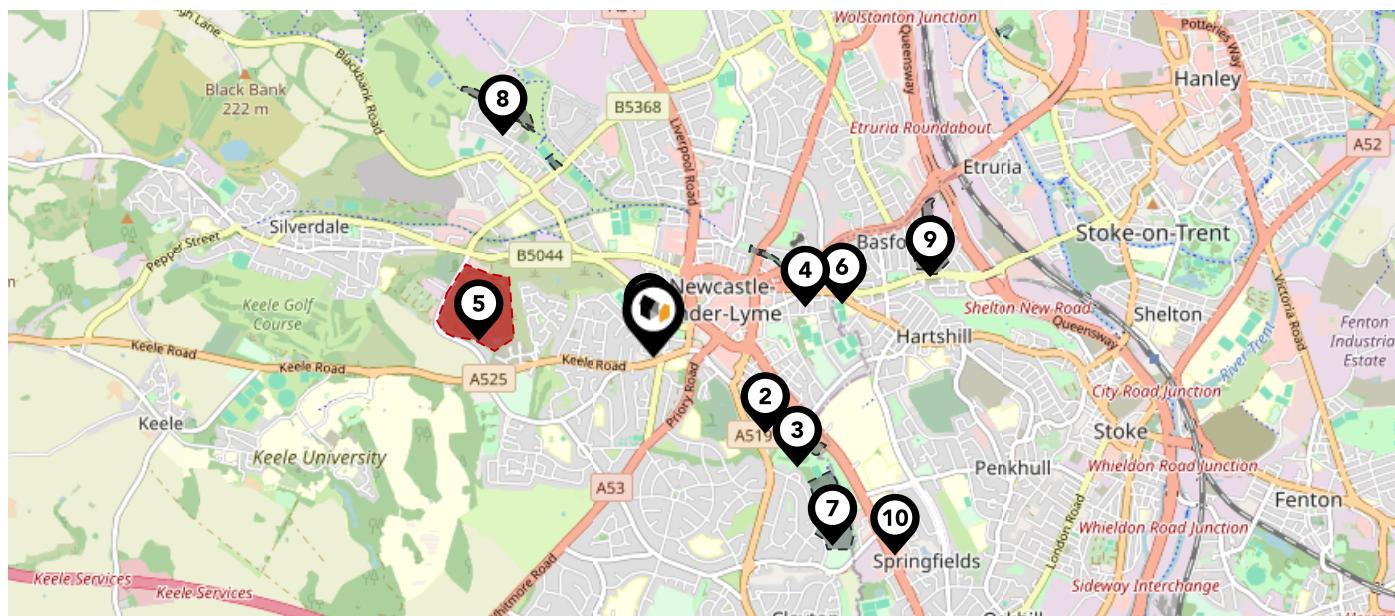
Nearby Green Belt Land

- 1 Stoke-on-Trent Green Belt - Newcastle-under-Lyme
- 2 Stoke-on-Trent Green Belt - Stoke-on-Trent
- 3 Stoke-on-Trent Green Belt - Stafford
- 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.



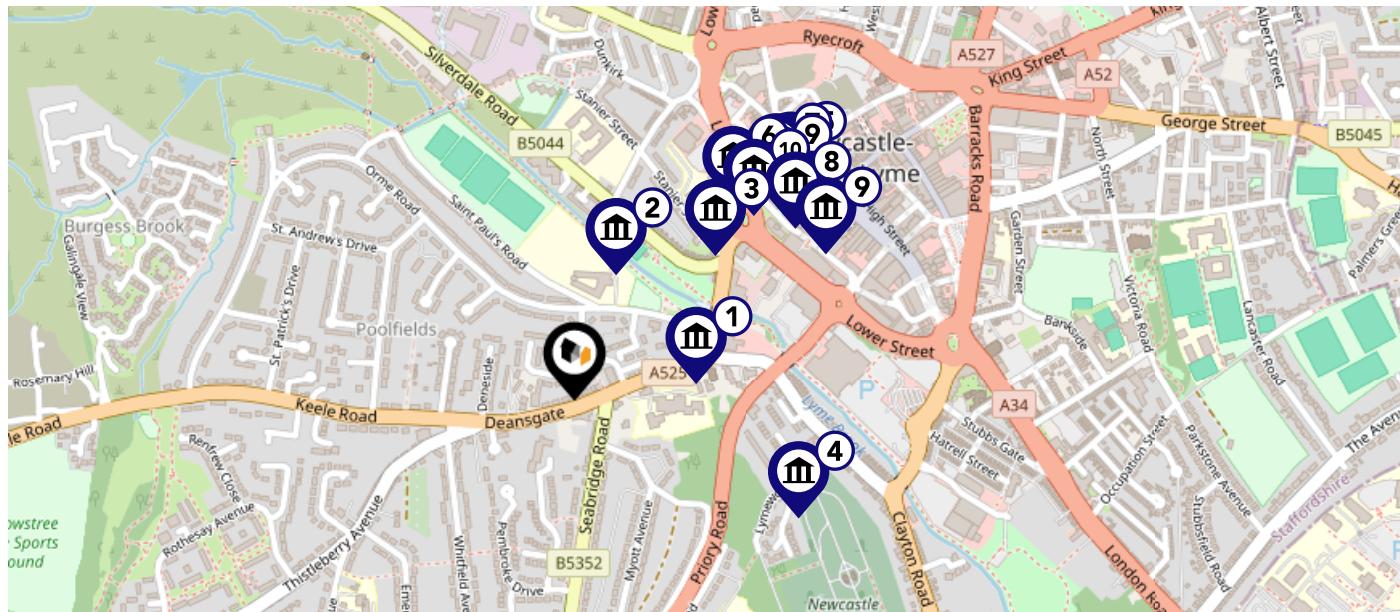
Nearby Landfill Sites

1	Albert Mill-Silverdale Road, Newcastle-under-Lyme, Staffordshire	Historic Landfill	<input type="checkbox"/>
2	Pool Dam Sidings-Off Brook Lane, Newcastle Under Lyme, Staffordshire	Historic Landfill	<input type="checkbox"/>
3	Lyme Valley Parkway-London Road, Parkway, Newcastle Under Lyme, Staffordshire	Historic Landfill	<input type="checkbox"/>
4	The Brampton-Former Railway Cutting Near The Brampton, King Street, The Brampton, Newcastle Under Lyme, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
6	Newcastle Refuse Tip-Rope Street, Basford, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
7	Football Ground Off Clayton Lane-Clayton Lane, Clayton, Newcastle Under Lyme, Staffordshire	Historic Landfill	<input type="checkbox"/>
8	Apedale-Cleveland Road, Knutton, Newcastle Under Lyme, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	Caddicks Marl Hole-Sheldon New Road, Etruria, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
10	Ex Springfield Tilleries/Wheatleys-London Road, Trent Vale, Stoke On Trent	Historic Landfill	<input type="checkbox"/>

Maps

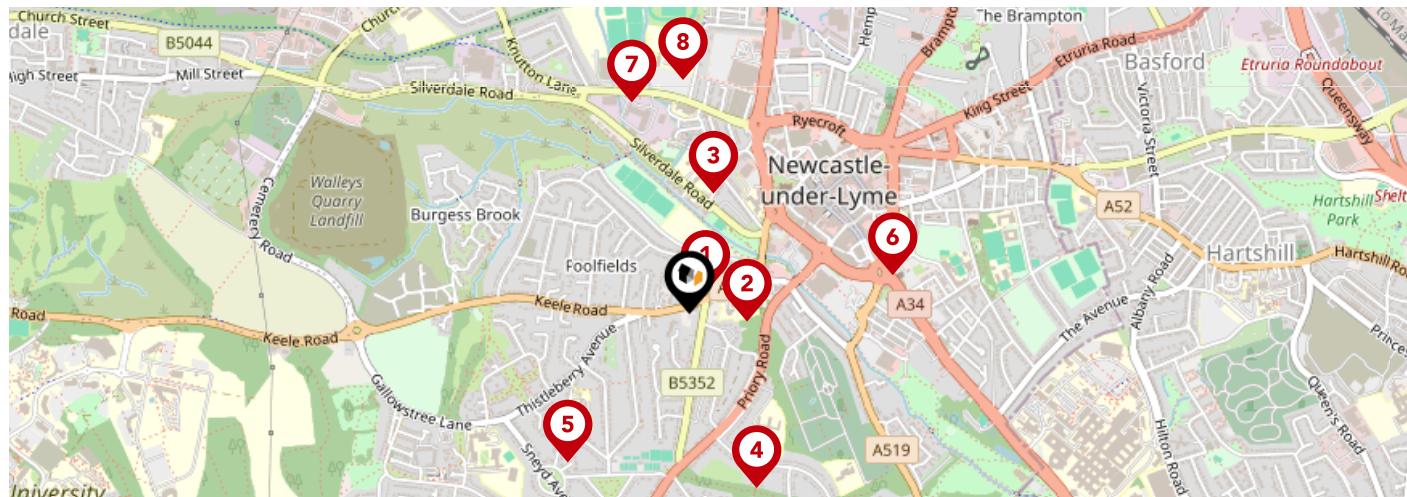
Listed Buildings

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
1297487 - Old Orme Boys' Primary School	Grade II	0.1 miles
1196763 - Castle Foundations	Grade II	0.2 miles
1219746 - 65 Lower Street	Grade II	0.2 miles
1219842 - Cemetery Railings And Gates	Grade II	0.3 miles
1291394 - 17, High Street	Grade II	0.3 miles
1297486 - Old Unitarian Meeting House	Grade II	0.3 miles
1196520 - 18a, High Street	Grade II	0.3 miles
1196521 - 36 High Street	Grade II	0.3 miles
1297606 - 56a, High Street	Grade II	0.3 miles
1297603 - Church Of St Giles	Grade II	0.3 miles
1291369 - 28, High Street	Grade II	0.3 miles

Area Schools



Nursery Primary Secondary College Private

1 St Giles' and St George's Church of England Academy

Ofsted Rating: Good | Pupils: 357 | Distance:0.06



2 Blackfriars Academy

Ofsted Rating: Outstanding | Pupils: 118 | Distance:0.13



3 St Mary's Catholic Primary School

Ofsted Rating: Good | Pupils: 408 | Distance:0.27



4 Co-op Academy Friarswood

Ofsted Rating: Good | Pupils: 200 | Distance:0.42



5 Edenhurst Preparatory School

Ofsted Rating: Not Rated | Pupils: 170 | Distance:0.43



6 Hassell Primary School

Ofsted Rating: Good | Pupils: 194 | Distance:0.46



7 Newcastle and Stafford Colleges Group

Ofsted Rating: Outstanding | Pupils:0 | Distance:0.49

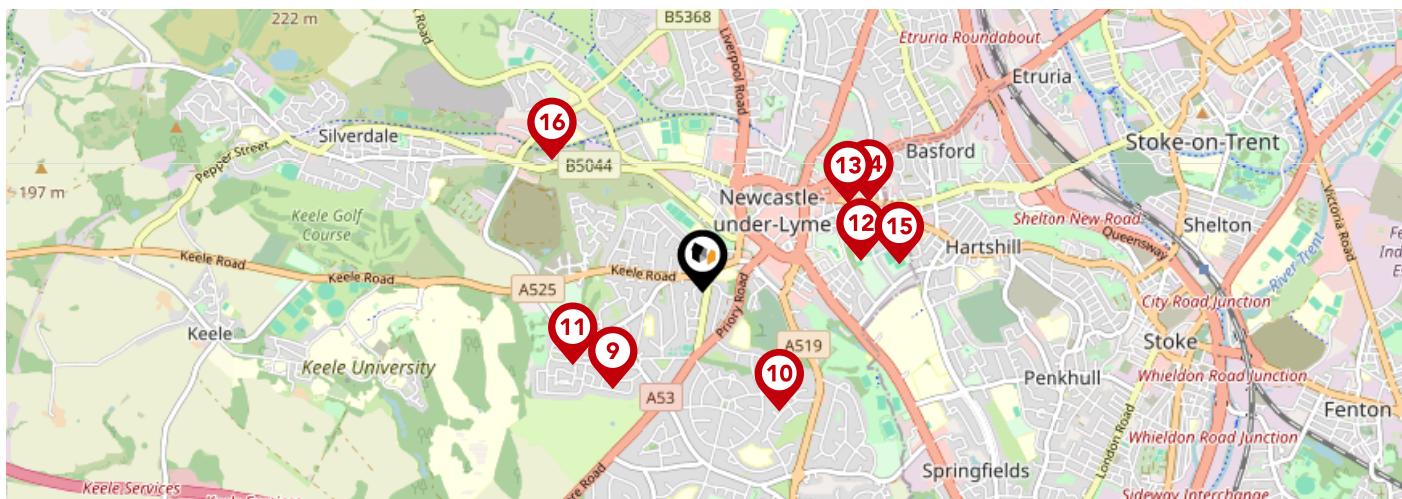


8 St John Fisher Catholic College

Ofsted Rating: Requires improvement | Pupils: 1094 | Distance:0.52



Area Schools

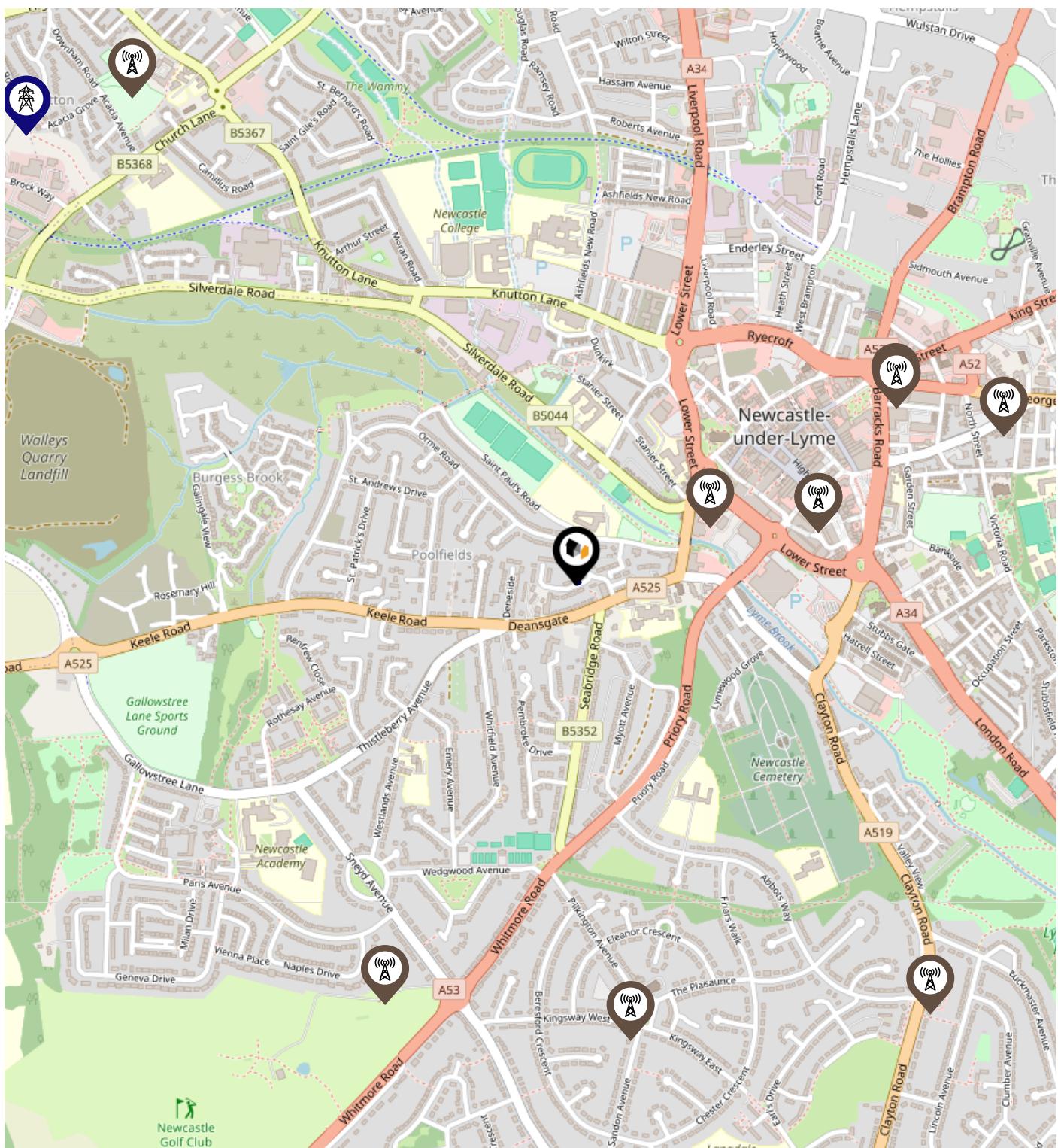


Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	Westlands Primary School	Good	0	0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Coppice Academy	Good	112	0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Newcastle Academy	Good	412	0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Newcastle-under-Lyme School	Not Rated	888	0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Demetae Academy	Good	30	0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lyme Brook Independent School	Good	7	0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Harpfield Primary Academy	Good	231	0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Knutton St Marys CofE Academy	Good	186	0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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Key:

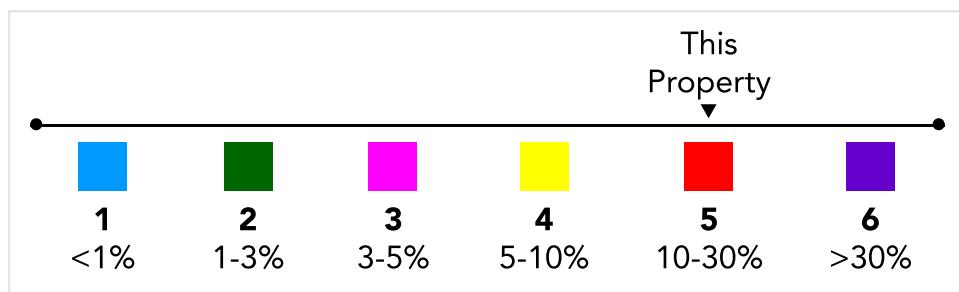
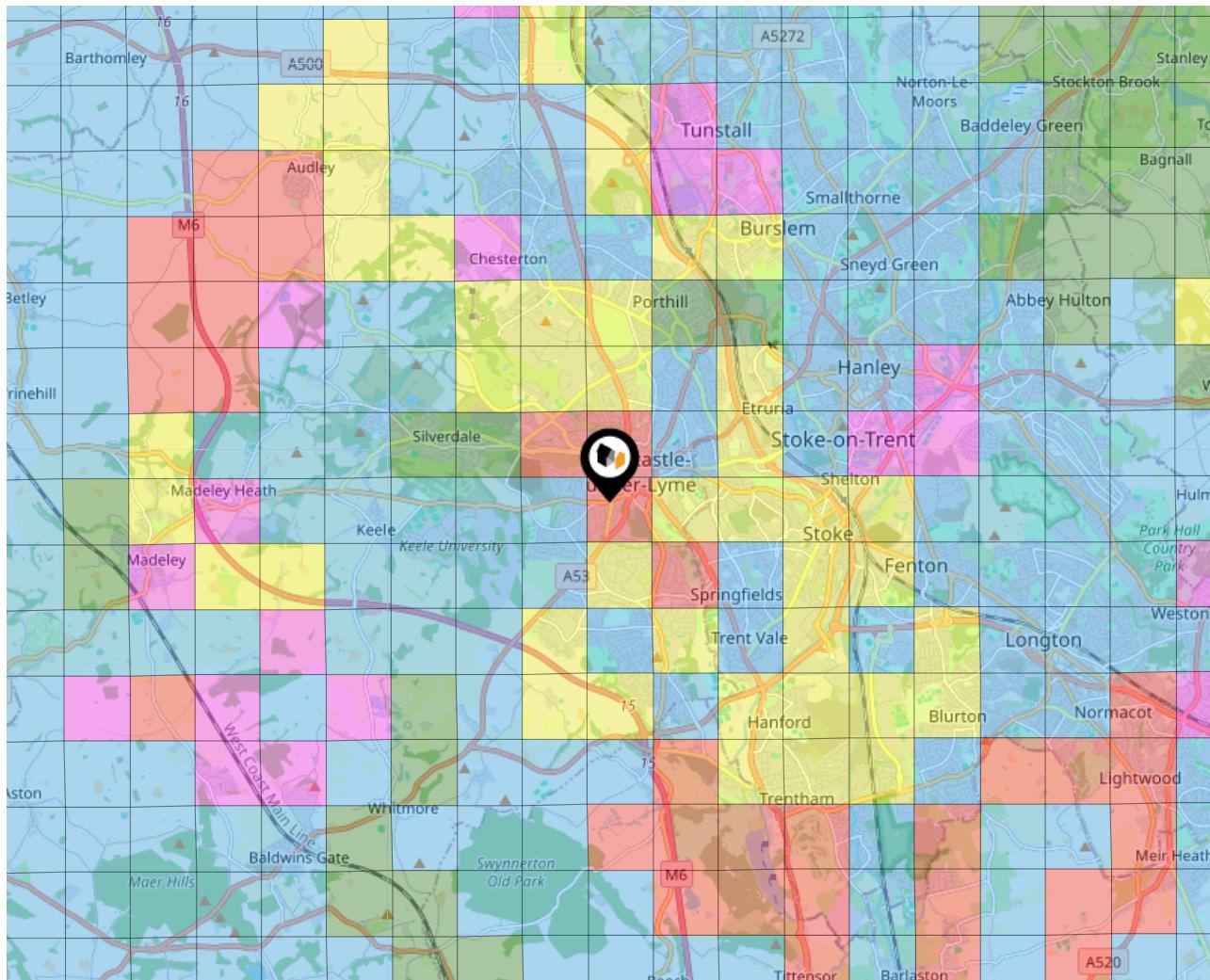
- Power Pylons
- Communication Masts

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/m³).



Environment Soils & Clay

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

Carbon Content:

NONE

Parent Material Grain:

ARENACEOUS

Soil Group:

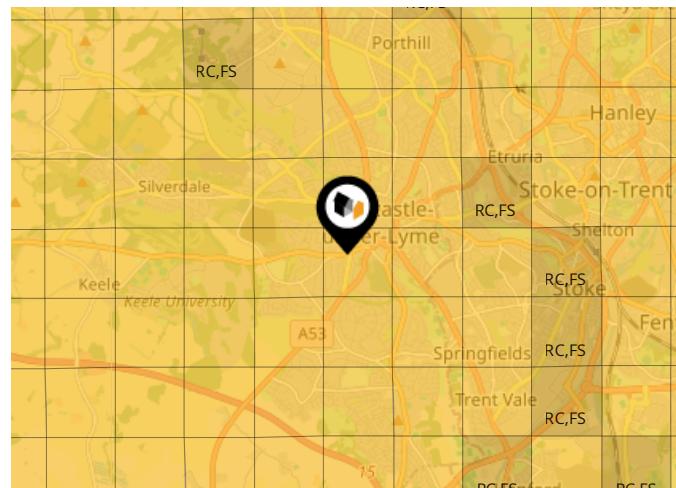
LIGHT(SILTY) TO
MEDIUM(SILTY) TO
HEAVY

Soil Texture:

LOAM TO SANDY LOAM

Soil Depth:

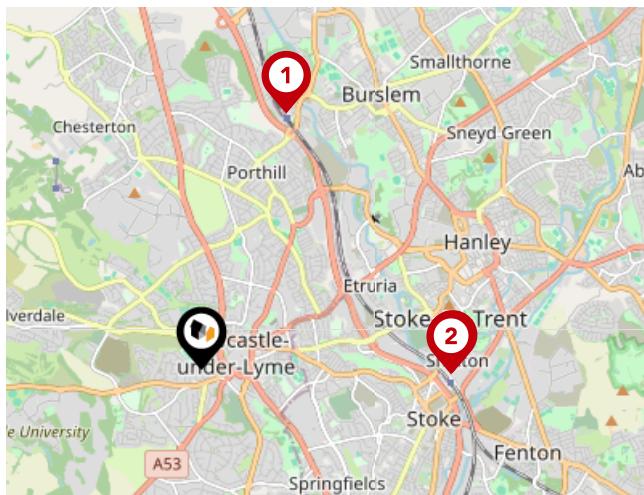
INTERMEDIATE-SHALLOW



Primary Classifications (Most Common Clay Types)

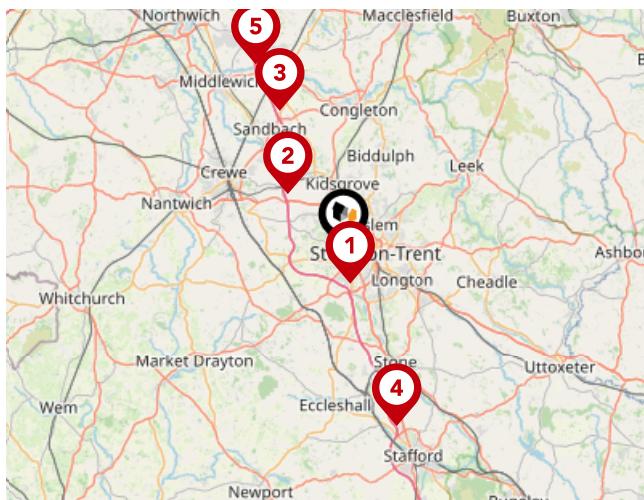
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



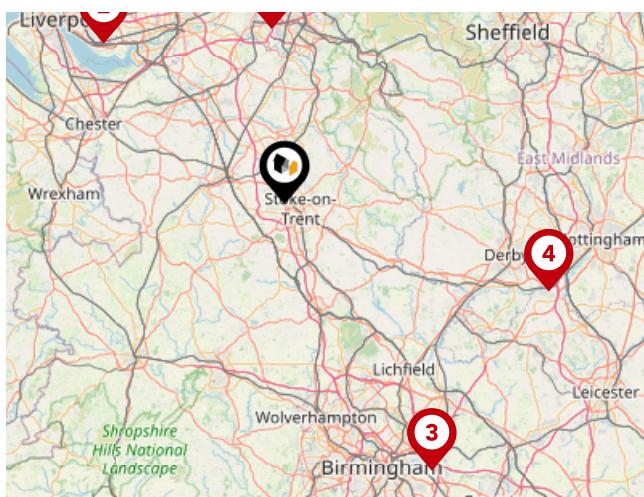
National Rail Stations

Pin	Name	Distance
1	Platform 2	2.42 miles
2	Stoke-on-Trent Rail Station	2.23 miles
3	Stoke-on-Trent Rail Station	2.25 miles



Trunk Roads/Motorways

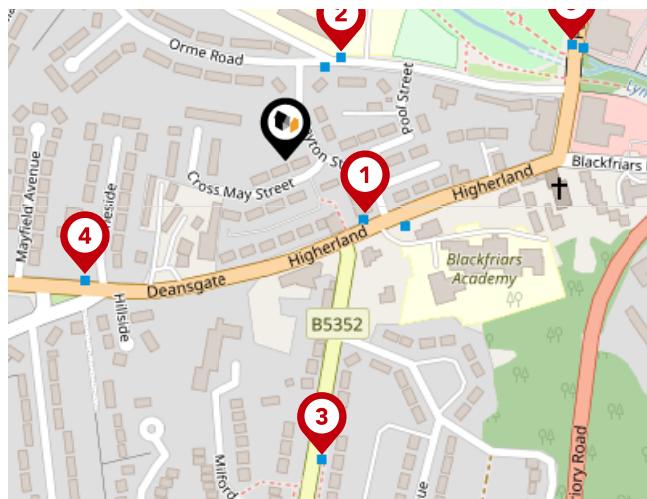
Pin	Name	Distance
1	M6 J15	2.29 miles
2	M6 J16	5.79 miles
3	M6 J17	11.01 miles
4	M6 J14	13.09 miles
5	M6 J18	14.73 miles



Airports/Helipads

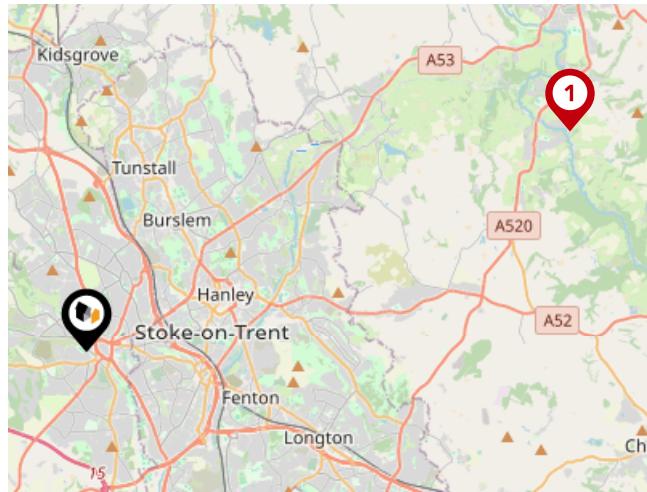
Pin	Name	Distance
1	Manchester Airport	24.92 miles
2	Speke	34.35 miles
3	Birmingham Airport	43.83 miles
4	East Mids Airport	39.81 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sneyd Arms	0.05 miles
2	Drayton Street	0.07 miles
3	Pembroke Drive	0.17 miles
4	Mayfield Avenue	0.13 miles
5	Queen Elizabeth Park	0.17 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	9.49 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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Land Registry



Ofcom



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