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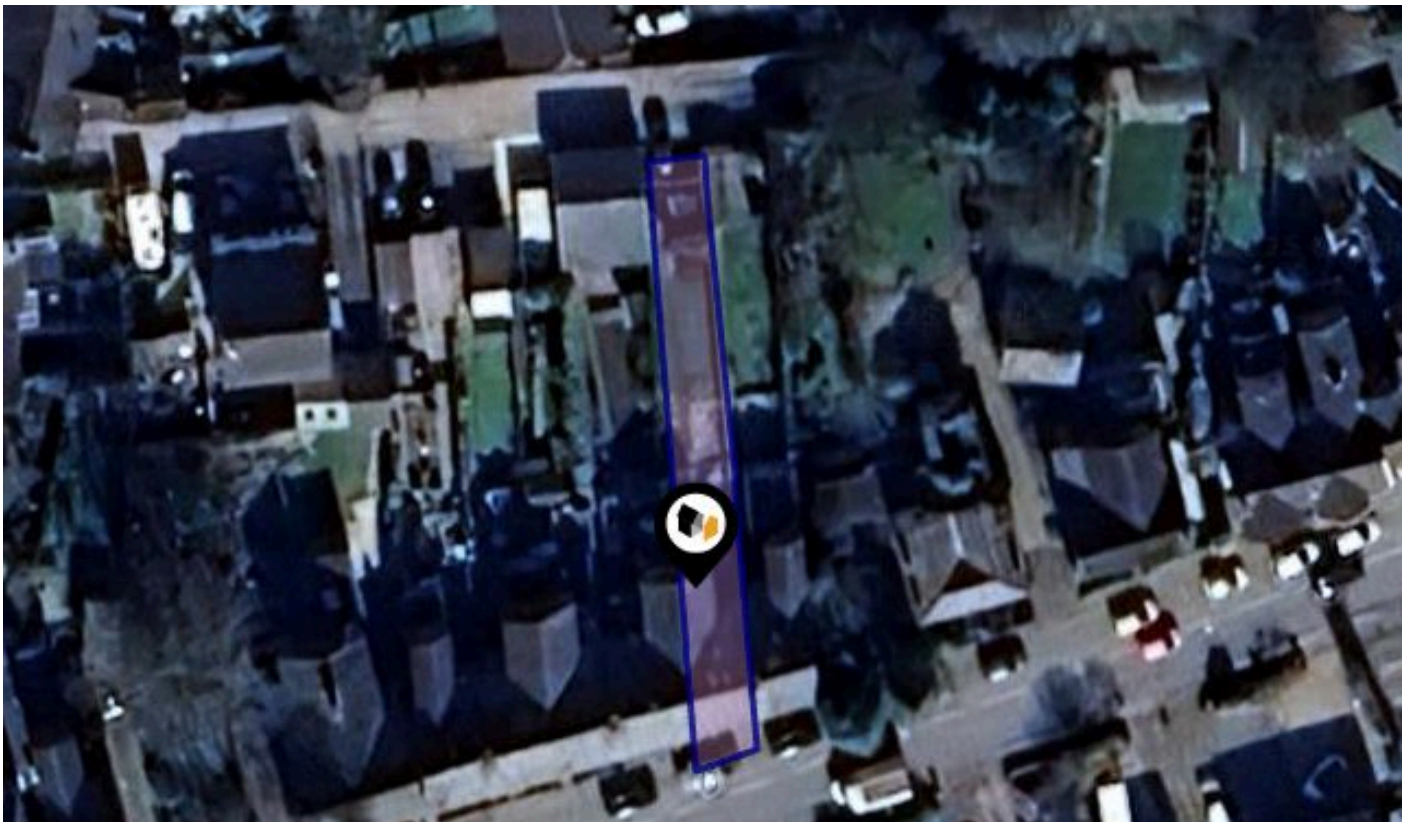
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026



LAWTON ROAD, ALSAGER, STOKE-ON-TRENT, ST7

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

01782 470227

newcastlerentals@bjbmail.com

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Property
Overview

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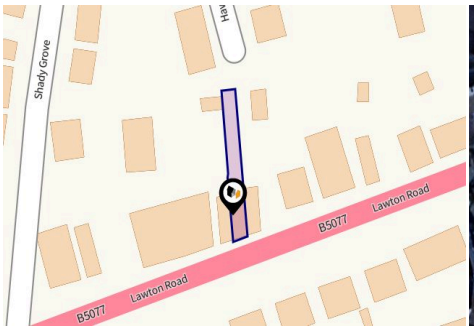
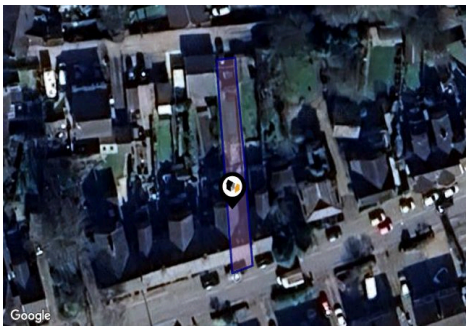




Property

Type:	Terraced House	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,700 ft^2 / 158 m^2		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,814		
Title Number:	CH395199		

Local Area

Local Authority: Cheshire east

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

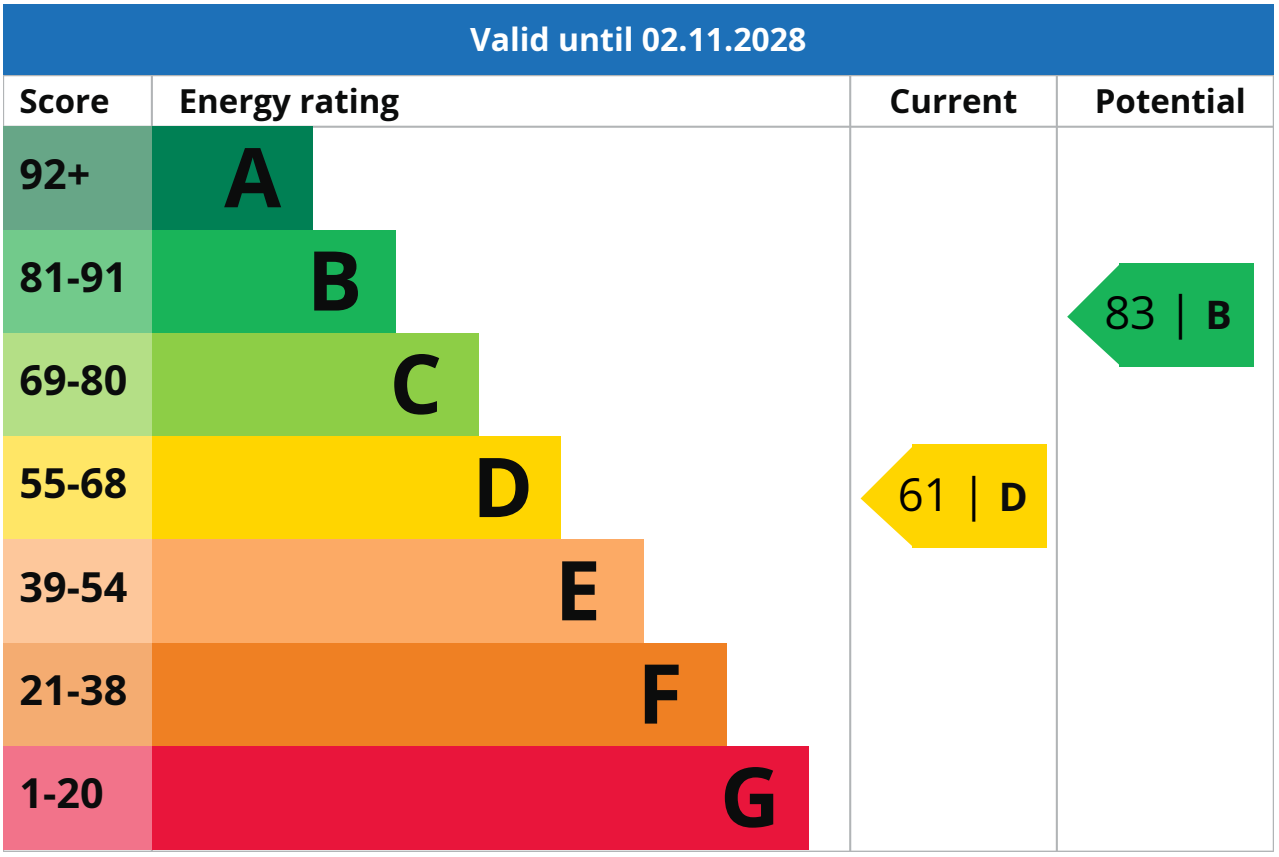
Satellite/Fibre TV Availability:

Lawton Road, Alsager, ST7

Energy rating

D

Valid until 02.11.2028



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation
Roof Energy:	Very 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 24% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	158 m^2

Market
House Price Statistics

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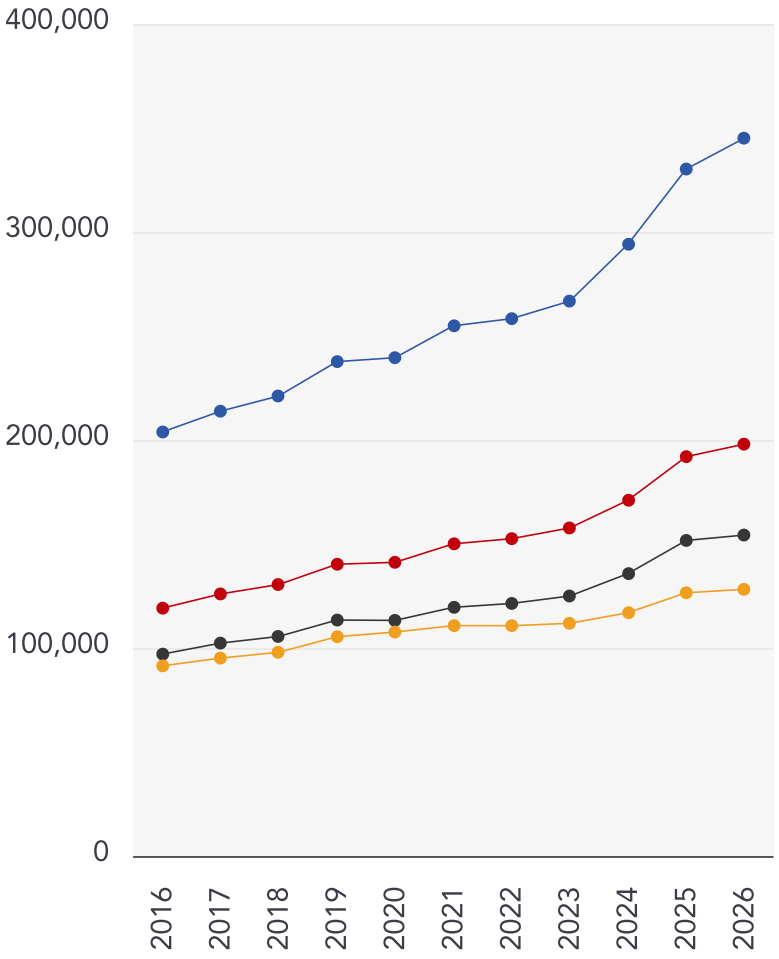
10 Year History of Average House Prices by Property Type in ST7



Detached

+69.27%

Semi-Detached

+66.15%

Terraced

+58.95%

Flat

+40.22%

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

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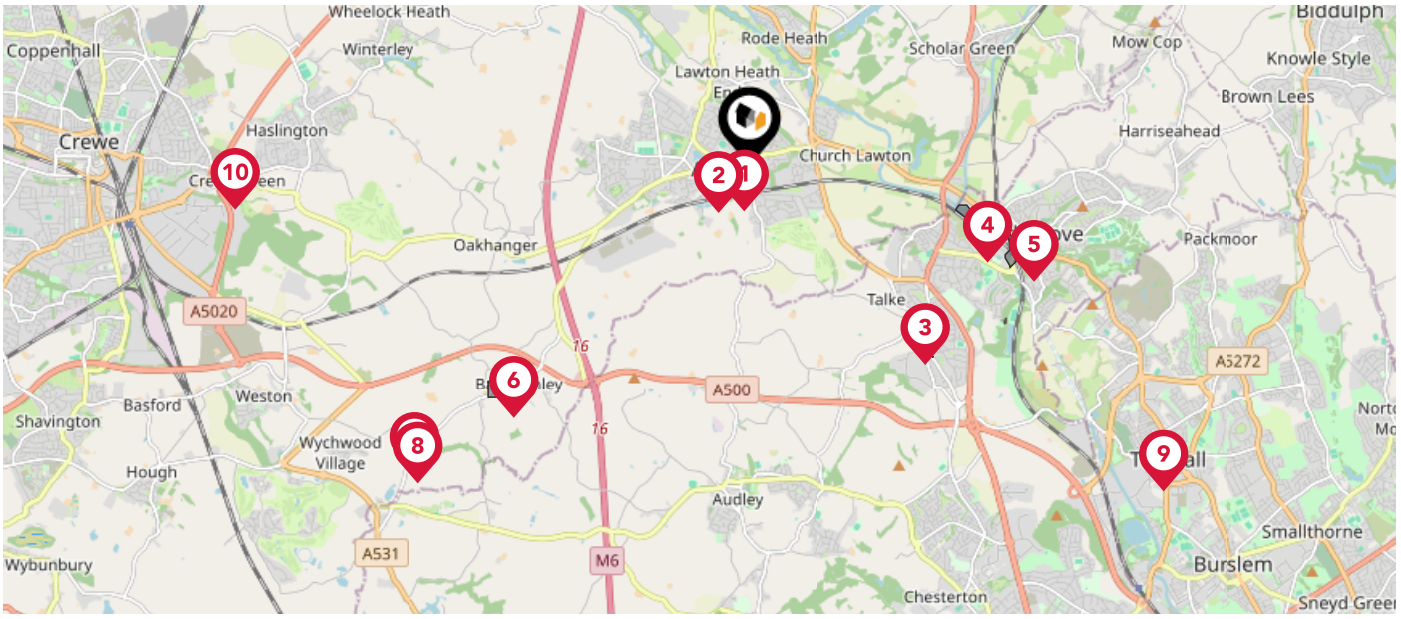
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Alsager Conservation Area
2	Alsager Conservation Area
3	Talke
4	Trent and Mersey Canal, Hardings Wood
5	Kidsgrove
6	Barthomley Conservation Area
7	Englesea Brook Conservation Area
8	Englesea Brook Conservation Area
9	Tower Square
10	Crewe Green Conservation Area

Maps
Council Wards

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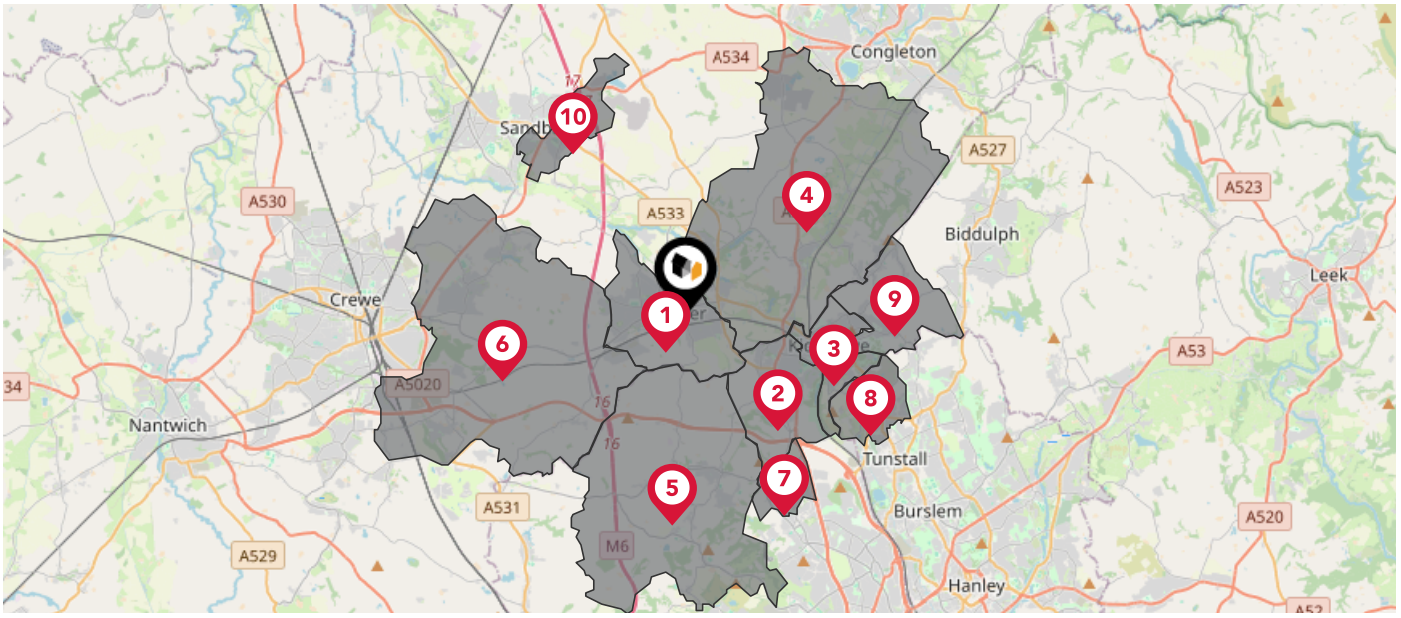
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Alsager Ward
2	Talke & Butt Lane Ward
3	Kidsgrove & Ravenscliffe Ward
4	Odd Rode Ward
5	Audley Ward
6	Haslington Ward
7	Crackley & Red Street Ward
8	Goldenhill and Sandyford Ward
9	Newchapel & Mow Cop Ward
10	Sandbach Heath and East Ward

Flood Risk
Rivers & Seas - Flood Risk

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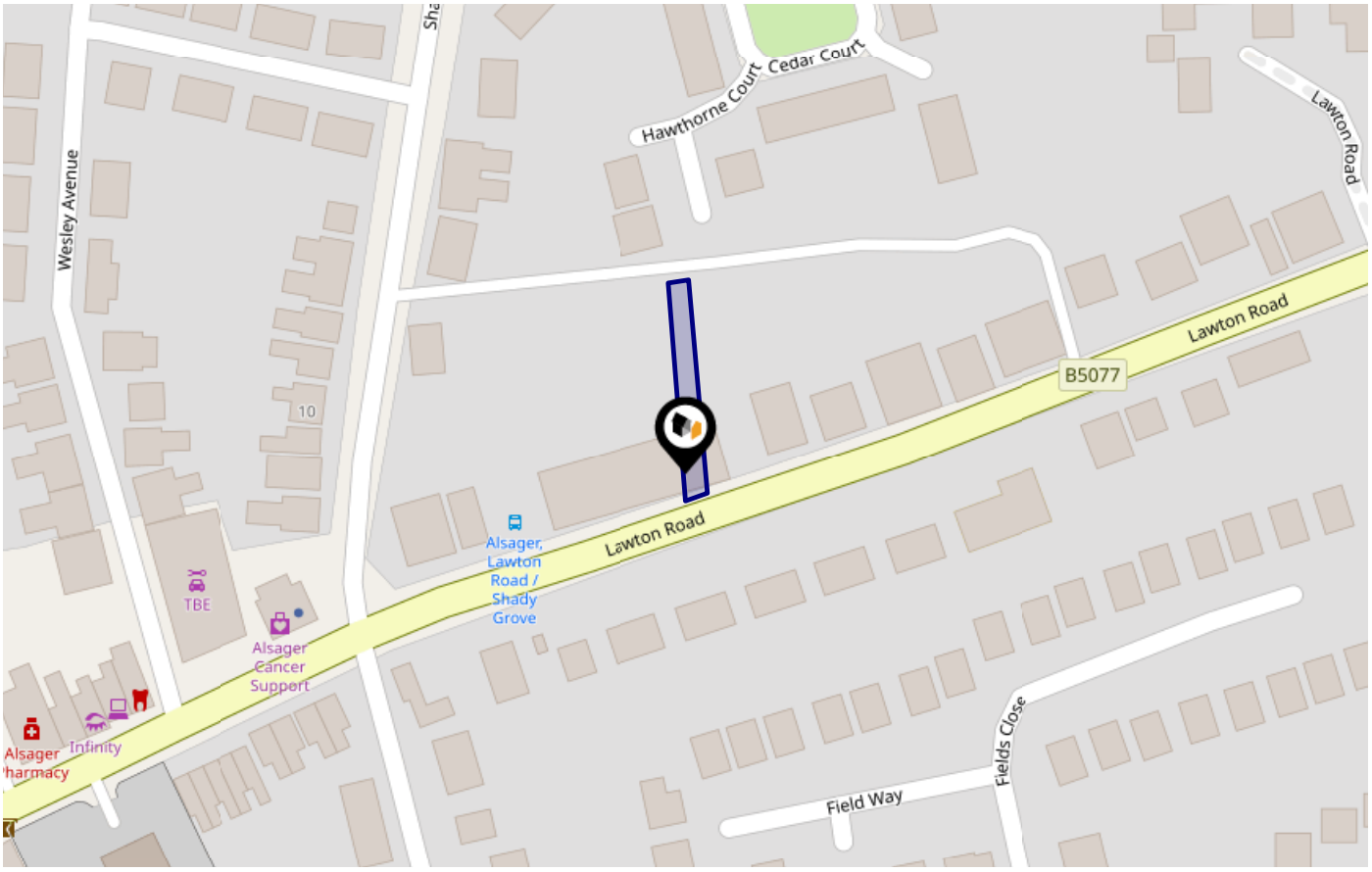
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



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:

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Flood Risk
Rivers & Seas - Climate Change

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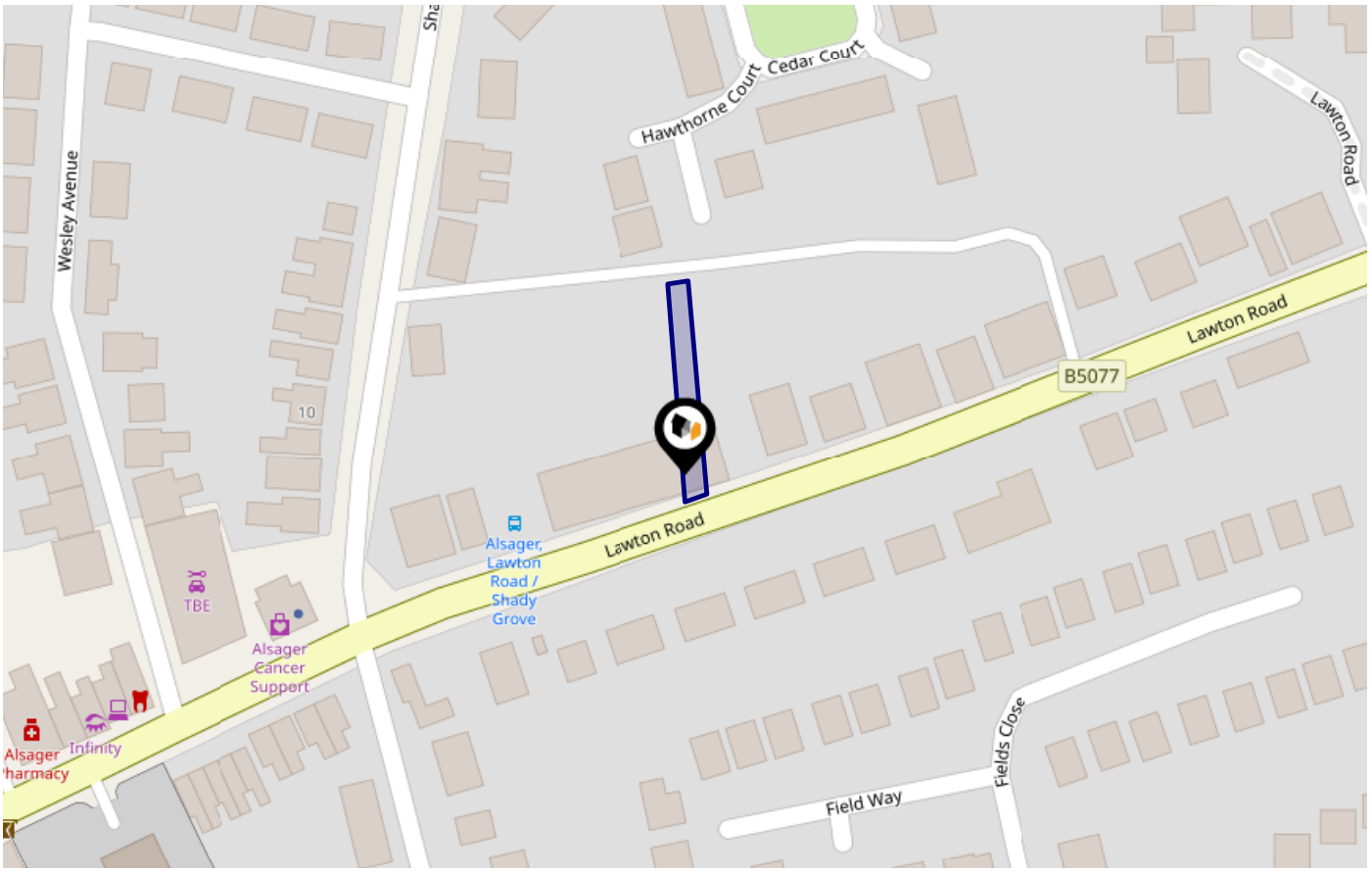
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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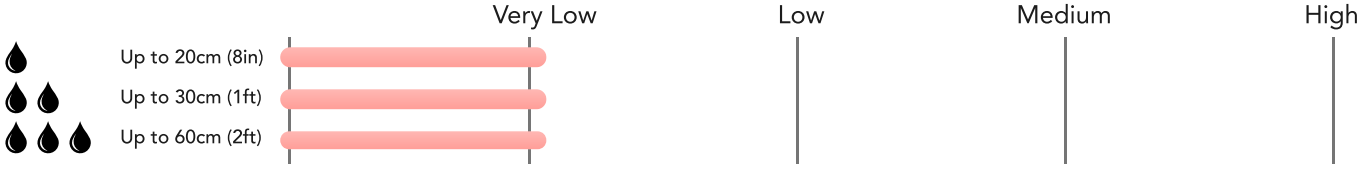

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Flood Risk
Surface Water - Flood Risk

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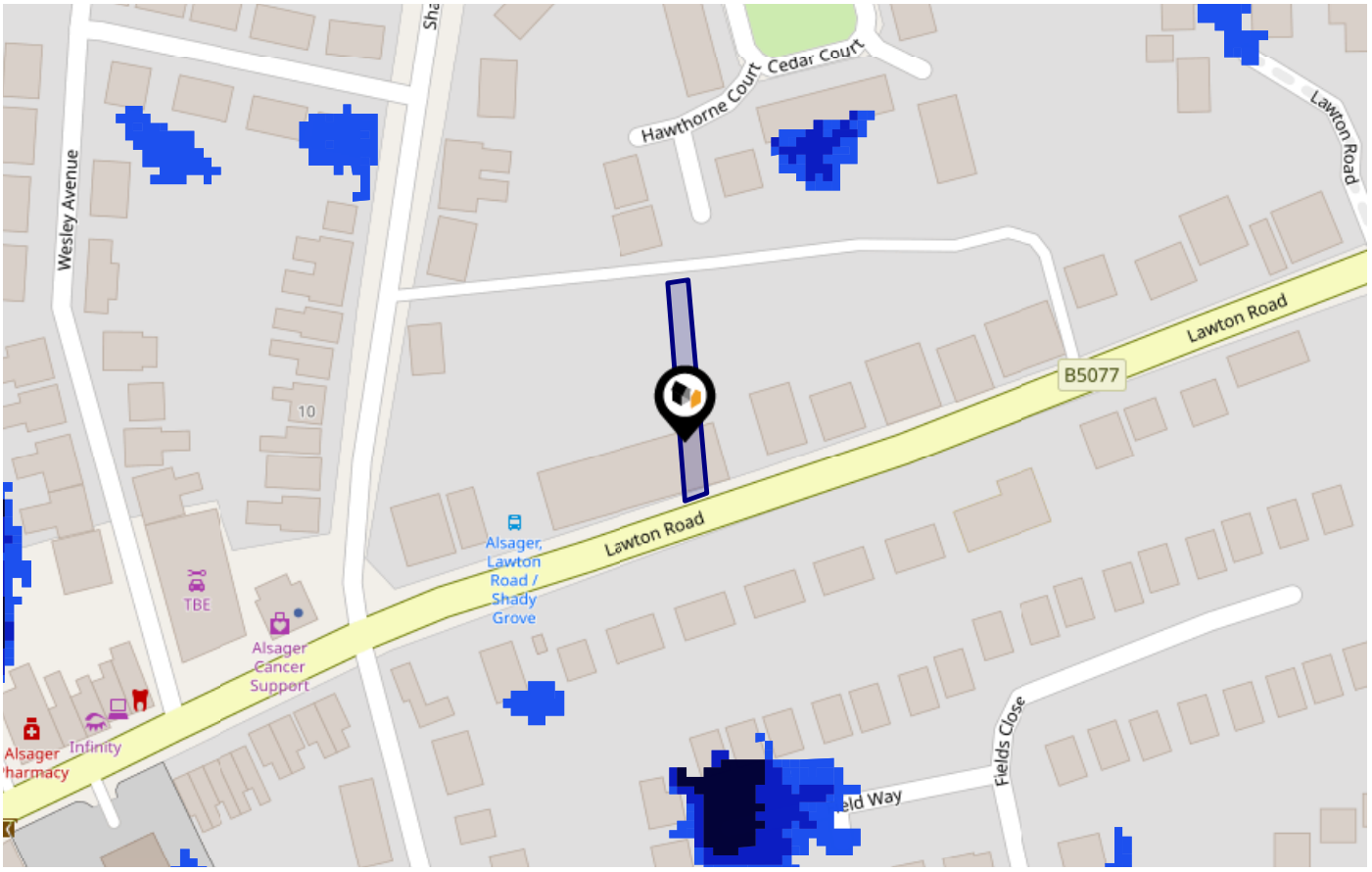
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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Chance of flooding to the following depths at this property:

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Flood Risk
Surface Water - Climate Change

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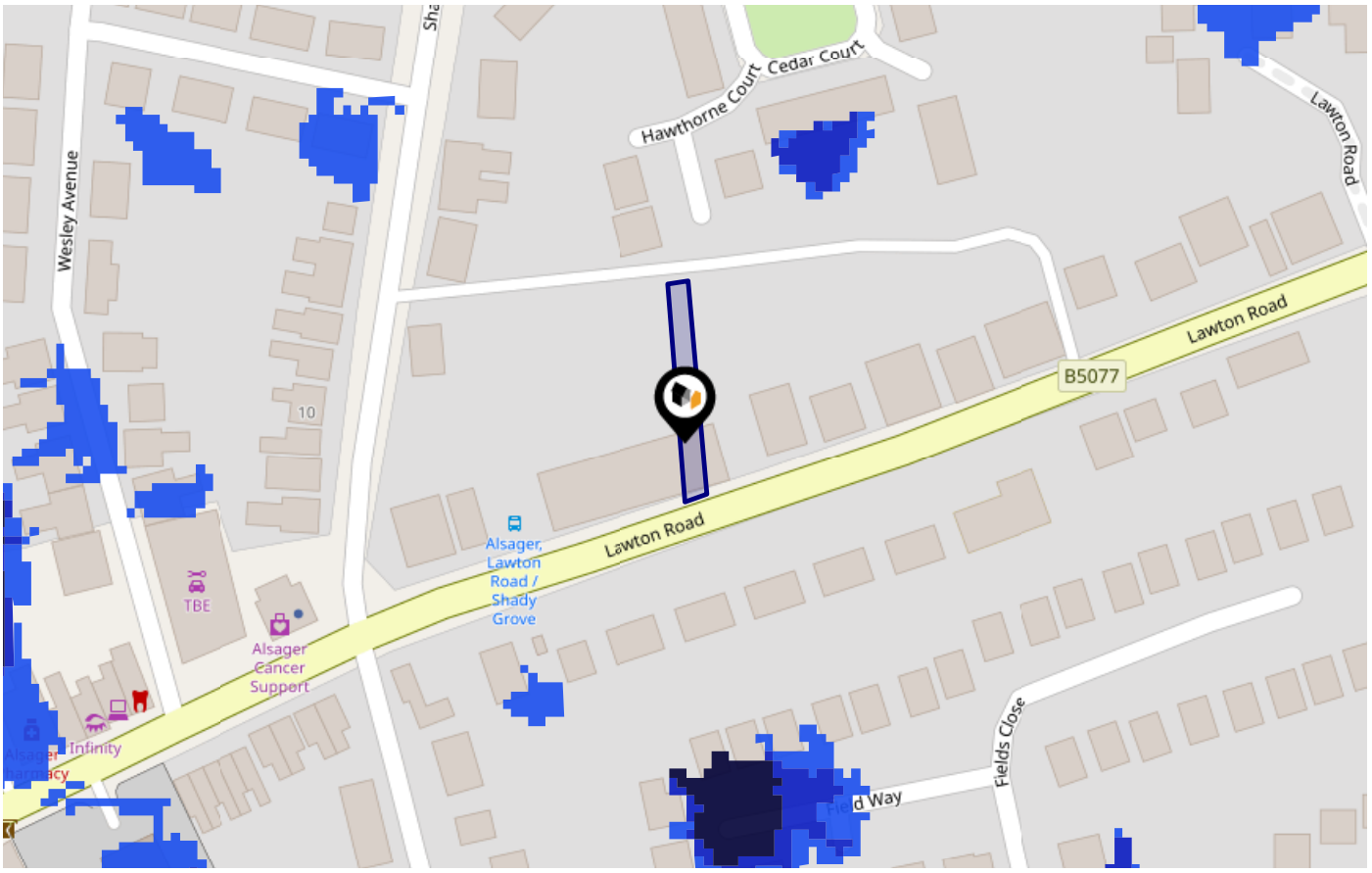
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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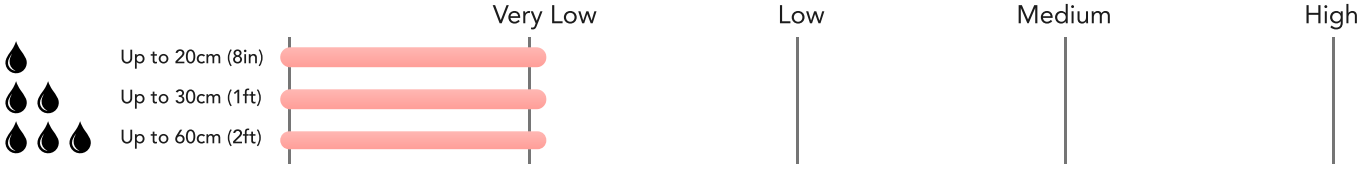

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Maps
Green Belt

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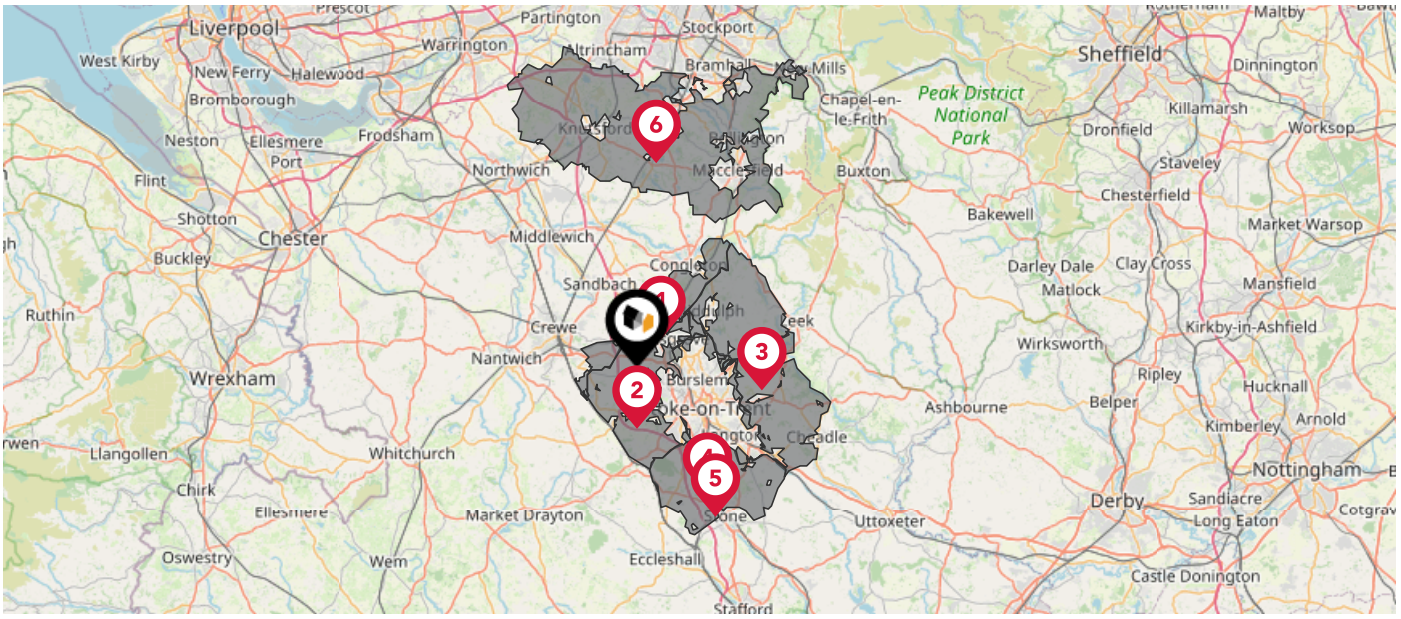
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1	Stoke-on-Trent Green Belt - Cheshire East
2	Stoke-on-Trent Green Belt - Newcastle-under-Lyme
3	Stoke-on-Trent Green Belt - Staffordshire Moorlands
4	Stoke-on-Trent Green Belt - Stoke-on-Trent
5	Stoke-on-Trent Green Belt - Stafford
6	Merseyside and Greater Manchester Green Belt - Cheshire East

Maps
Landfill Sites

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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

1	The Brunds Sand Pit-Talke Road, Alsager, Cheshire	Historic Landfill
2	Alsager Factory-Off Crewe Road, Crewe, Cheshire	Historic Landfill
3	Samdbach Road North-Alsager	Historic Landfill
4	Cherry Lane-Church Lawton, Cheshire	Historic Landfill
5	EA/EPR/QP3092CC/A001	Active Landfill
6	Old Sand Hole-North side of Cherry Lane, Church Lawton	Historic Landfill
7	Old Mall Pit-Old Mall Pit, Alsager, Stoke-on-Trent, Staffordshire	Historic Landfill
8	Day Green Pulveriser-Hassall Road, Stoke-on-Trent, Staffordshire	Historic Landfill
9	Hassal Road-Algsager, Cheshire	Historic Landfill
10	Chells Hill Farm-Betchton	Historic Landfill

Maps
Listed Buildings

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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 1436522 - Alsager War Memorial	Grade II	0.2 miles
2 1138757 - Church Of St Mary Magdalene	Grade II	0.3 miles
3 1138751 - 21 And 23, Audley Road	Grade II	0.4 miles
4 1138752 - Townhouse Farmhouse	Grade II	0.6 miles
5 1138753 - Bank Farmhouse	Grade II	0.7 miles
6 1138756 - School Buildings And Schoolmasters House	Grade II	0.7 miles
7 1138754 - Church Of Christ	Grade II	0.7 miles
8 1138755 - Pair Of Gatepiers C5 Yards From The Western Door Of Church Of Christ	Grade II	0.7 miles
9 1161731 - Barleybat Hall	Grade II	0.8 miles
10 1115841 - Trent And Mersey Canal Bridge Number 137 (hall's Bridge) At Sj 8159 5622	Grade II	1.0 miles

Area
Schools

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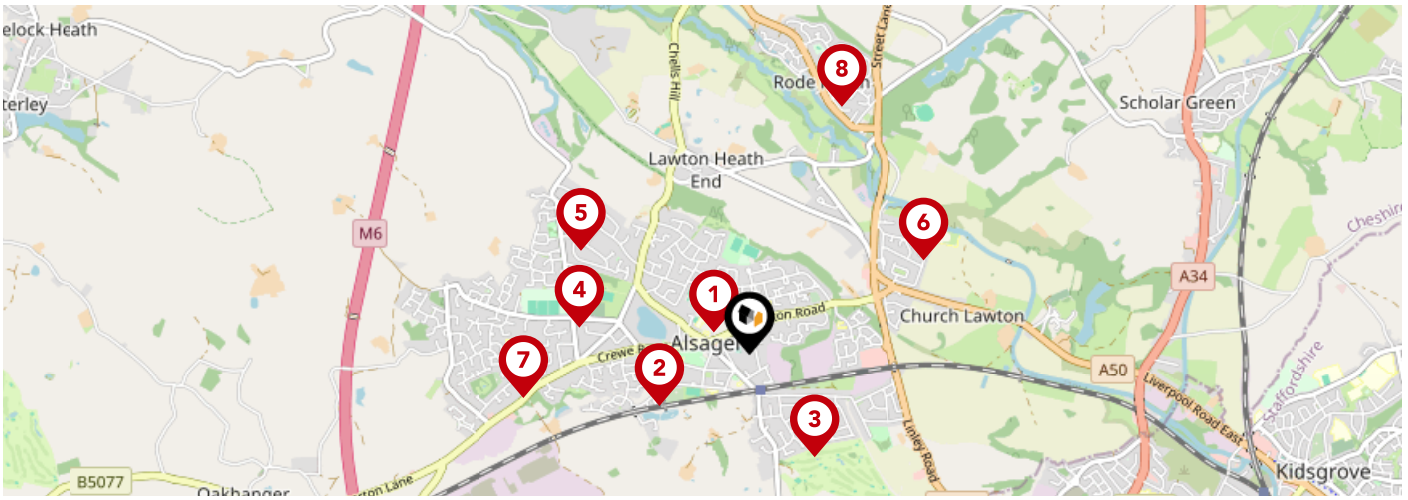
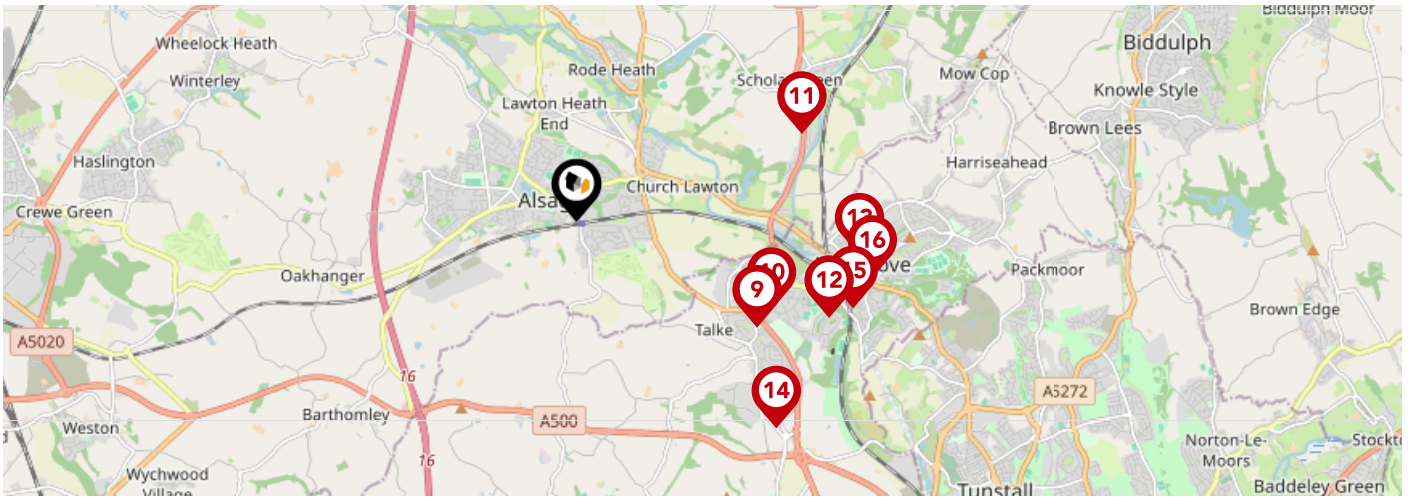


		Nursery	Primary	Secondary	College	Private
1	**Alsager Highfields Community Primary School** Ofsted Rating: Good | Pupils: 206 | Distance:0.19	☐	☑	☐	☐	☐
2	**St Gabriel's Catholic Primary School** Ofsted Rating: Outstanding | Pupils: 207 | Distance:0.46	☐	☑	☐	☐	☐
3	**Excalibur Primary School** Ofsted Rating: Good | Pupils: 234 | Distance:0.55	☐	☑	☐	☐	☐
4	**Alsager School** Ofsted Rating: Good | Pupils: 1534 | Distance:0.77	☐	☐	☑	☐	☐
5	**Pikemere School** Ofsted Rating: Good | Pupils: 249 | Distance:0.88	☐	☑	☐	☐	☐
6	**Church Lawton School** Ofsted Rating: Good | Pupils: 75 | Distance:0.88	☐	☐	☑	☐	☐
7	**Cranberry Academy** Ofsted Rating: Good | Pupils: 435 | Distance:1.03	☐	☑	☐	☐	☐
8	**Rode Heath Primary School** Ofsted Rating: Outstanding | Pupils: 250 | Distance:1.18	☐	☑	☐	☐	☐

Area
Schools

butters john bee bjb



	Nursery	Primary	Secondary	College	Private
9 St Saviour's CofE Academy Ofsted Rating: Good | Pupils: 187 | Distance:1.87	☐	☑	☐	☐	☐
10 The Reginald Mitchell Primary School Ofsted Rating: Good | Pupils: 192 | Distance:1.92	☐	☑	☐	☐	☐
11 Scholar Green Primary School Ofsted Rating: Good | Pupils: 225 | Distance:2.16	☐	☑	☐	☐	☐
12 The King's CofE Academy Ofsted Rating: Good | Pupils: 765 | Distance:2.41	☐	☐	☑	☐	☐
13 Bluebell School Ltd Ofsted Rating: Outstanding | Pupils: 116 | Distance:2.55	☐	☐	☑	☐	☐
14 Springhead Primary School Ofsted Rating: Good | Pupils: 195 | Distance:2.57	☐	☑	☐	☐	☐
15 St John the Evangelist Catholic Primary Ofsted Rating: Good | Pupils: 199 | Distance:2.6	☐	☑	☐	☐	☐
16 Dove Bank Primary School Ofsted Rating: Good | Pupils: 173 | Distance:2.69	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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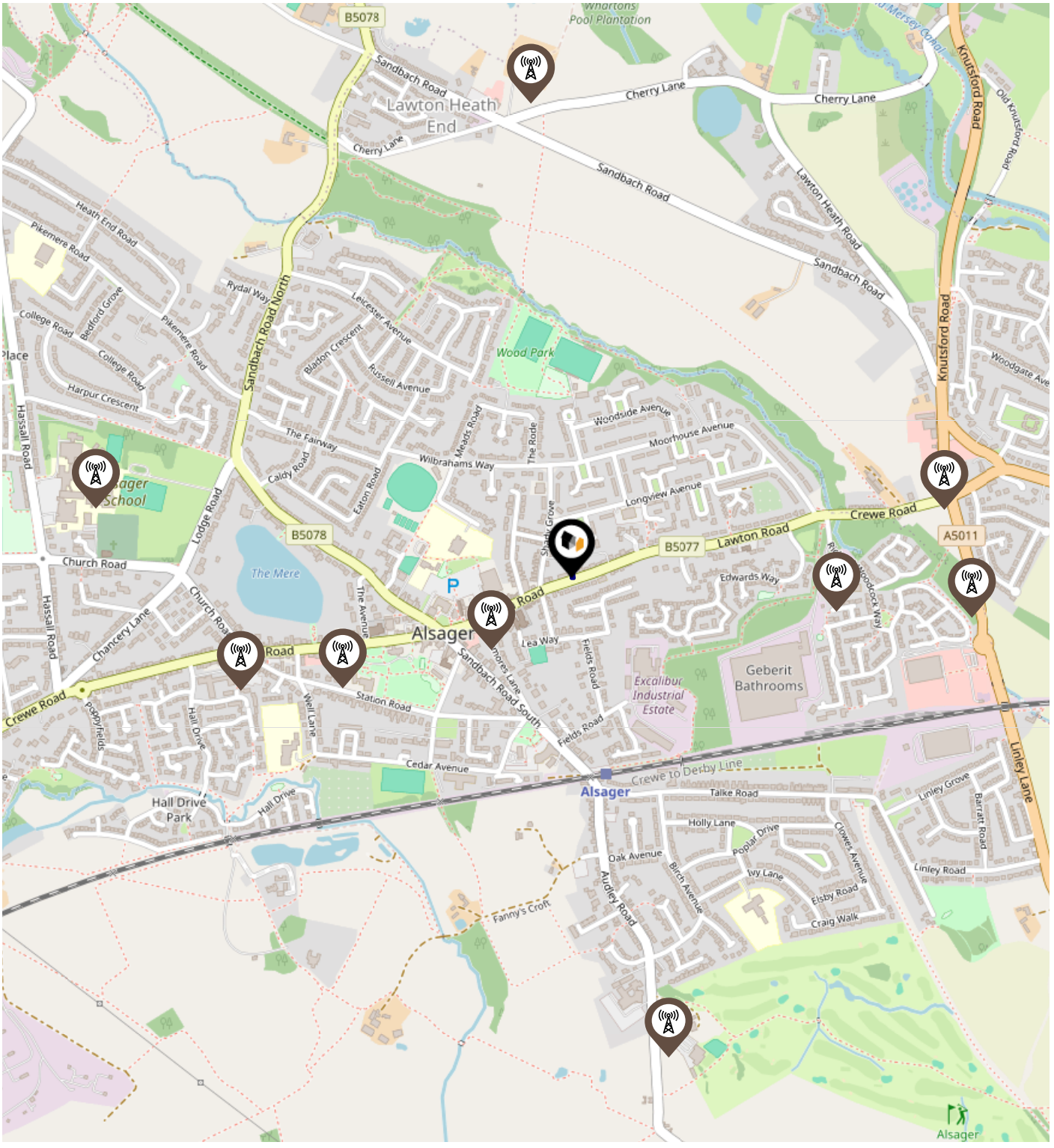

Key:

- Power Pylons
- Communication Masts

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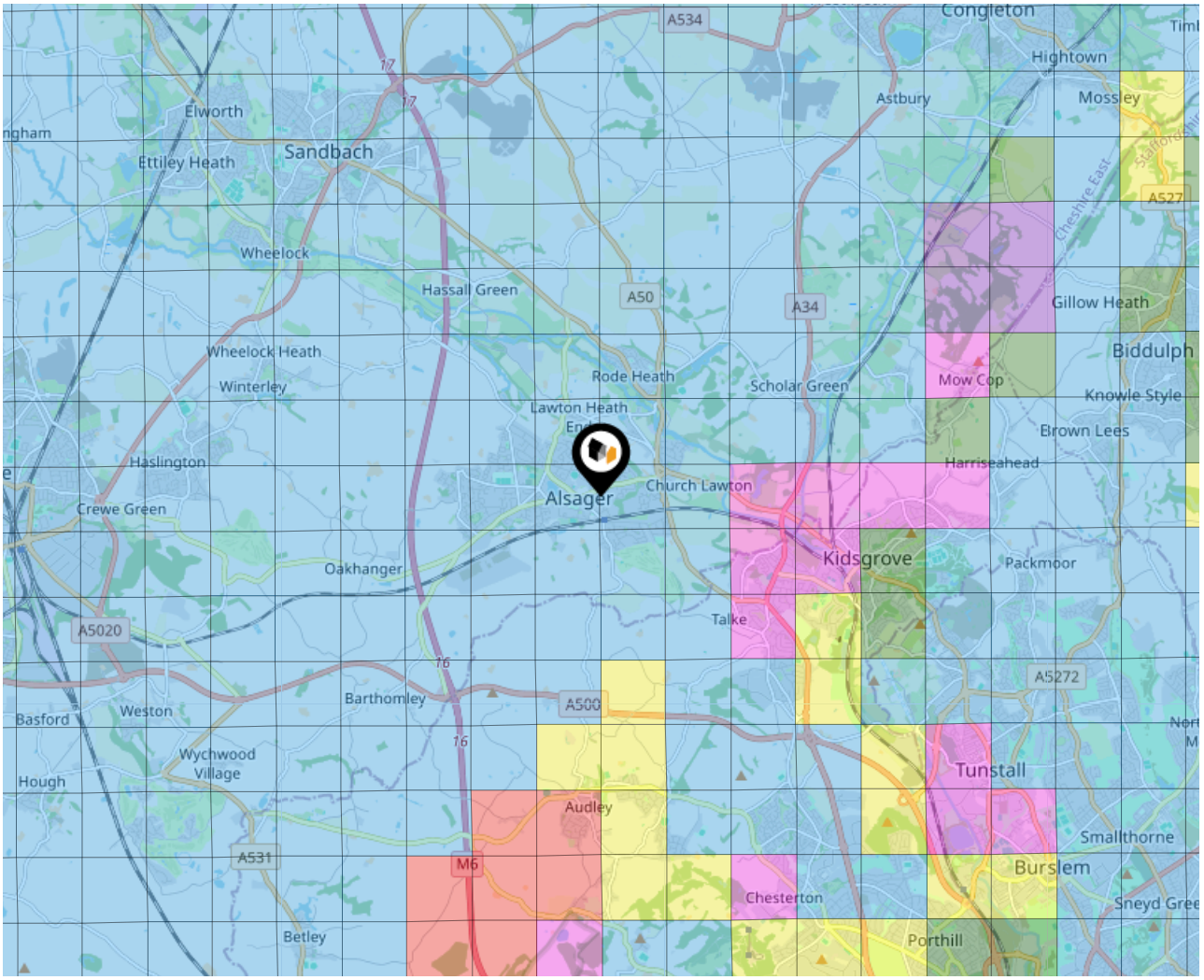
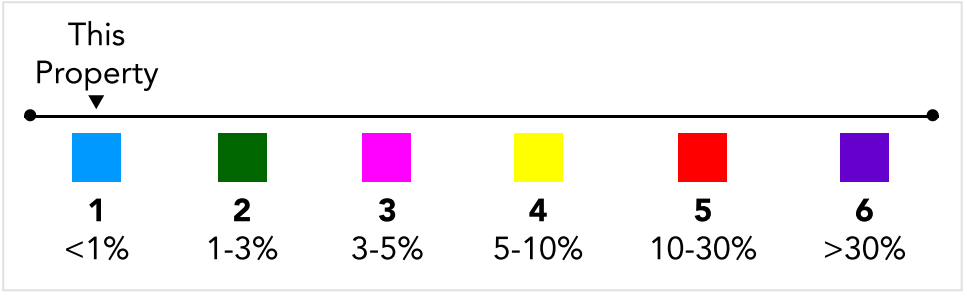
What is Radon?

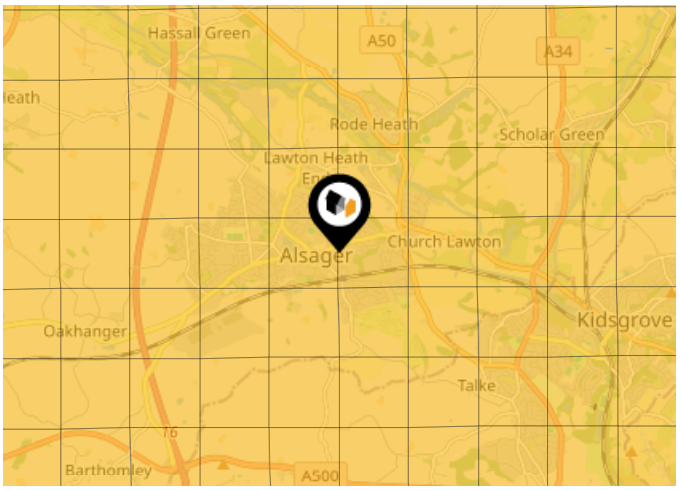
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic 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)

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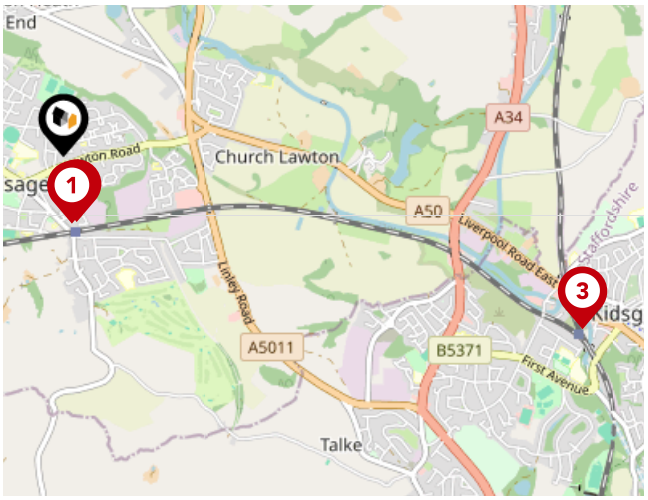
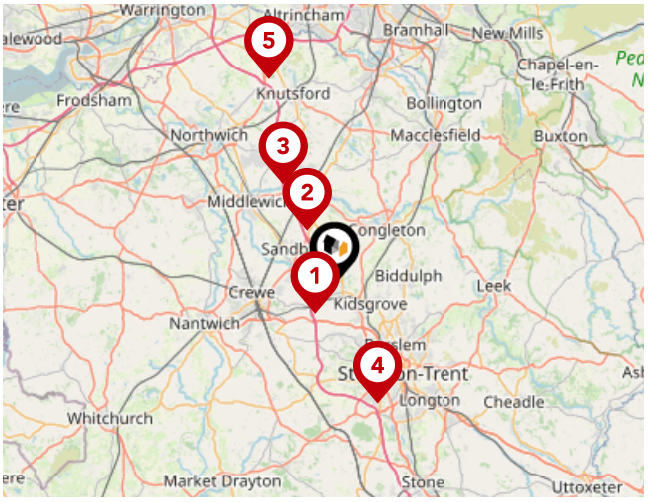


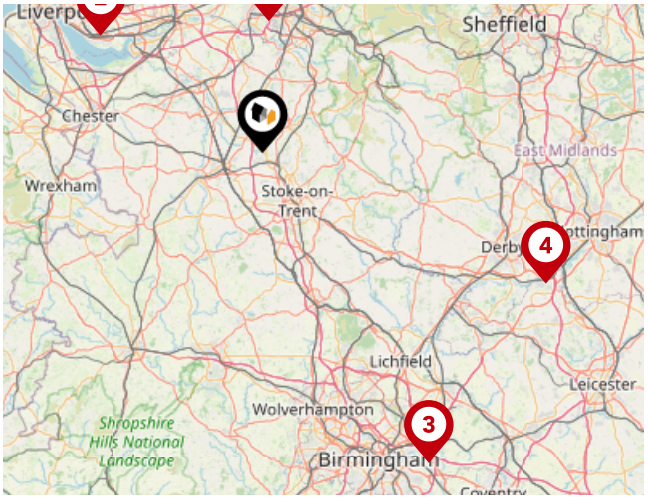
National Rail Stations

Pin	Name	Distance
1	Alsager Rail Station	0.3 miles
2	Alsager Rail Station	0.3 miles
3	Kidsgrove Rail Station	2.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J16	2.47 miles
2	M6 J17	4.3 miles
3	M6 J18	8.01 miles
4	M6 J15	8.96 miles
5	M6 J19	15.39 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.72 miles
2	Speke	28.37 miles
3	Birmingham Airport	50.52 miles
4	East Mids Airport	44.57 miles

Area
Transport (Local)

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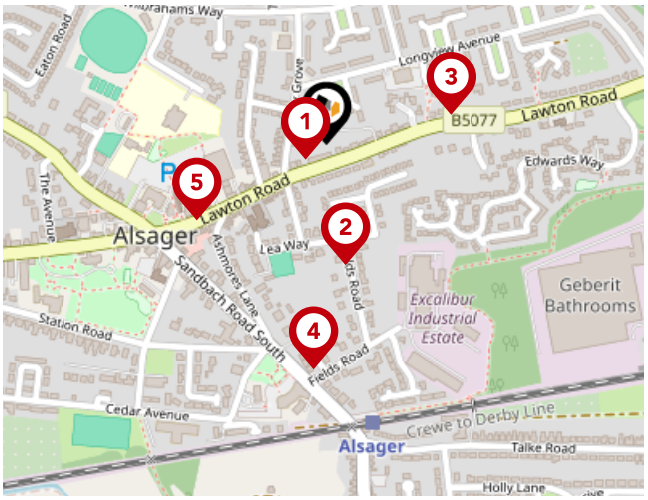

Bus Stops/Stations

Pin	Name	Distance
1	Shady Grove	0.03 miles
2	Fields Road	0.14 miles
3	Vale Gardens	0.14 miles
4	Alsager Health Centre	0.25 miles
5	Bank Corner	0.17 miles

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Data Quality

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