

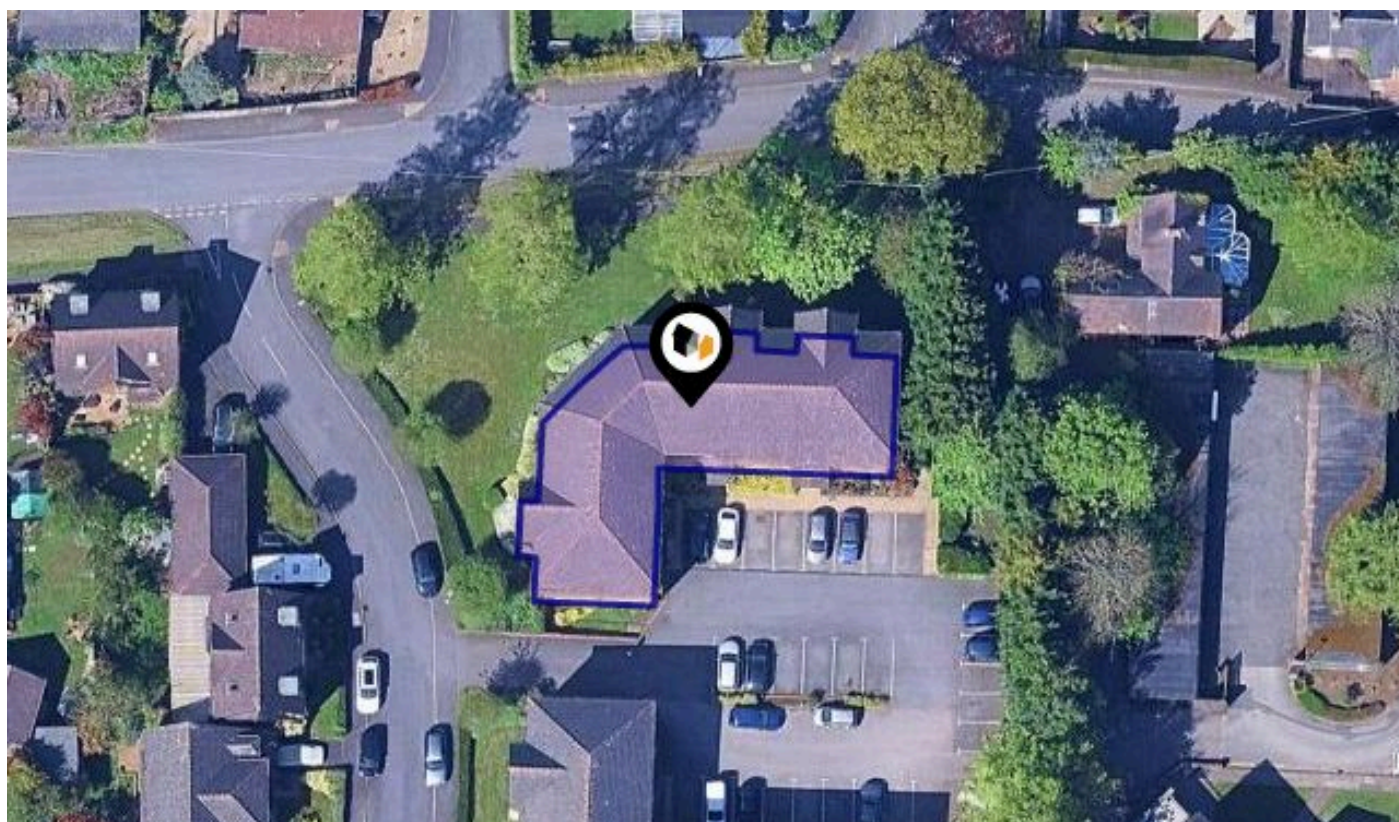


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



THE GARTHLANDS, STAFFORD, ST17

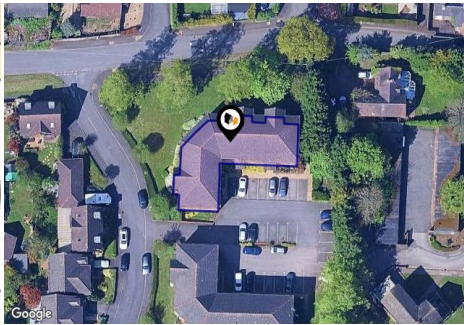
butters john bee

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

01782 470227

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www.buttersjohnbee.com



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	28/06/2007
Floor Area:	613 ft ² / 57 m ²	End Date:	01/01/2162
Plot Area:	0.1 acres	Lease Term:	155 years from 1 January 2007
Year Built :	2003-2006	Term Remaining:	136 years
Council Tax :	Band C		
Annual Estimate:	£1,965		
Title Number:	SF532321		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4	80	-
mb/s	mb/s	mb/s

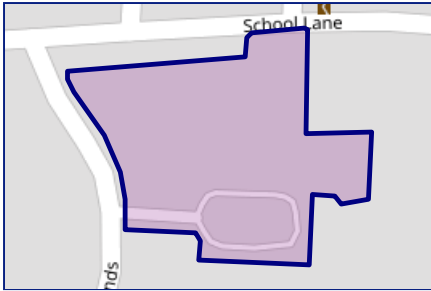
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

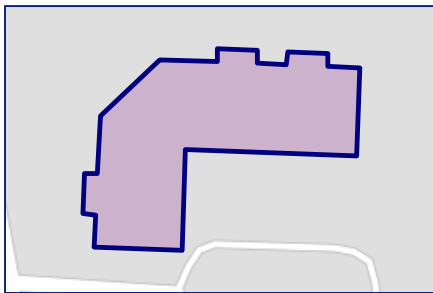


Freehold Title Plan



SF588640

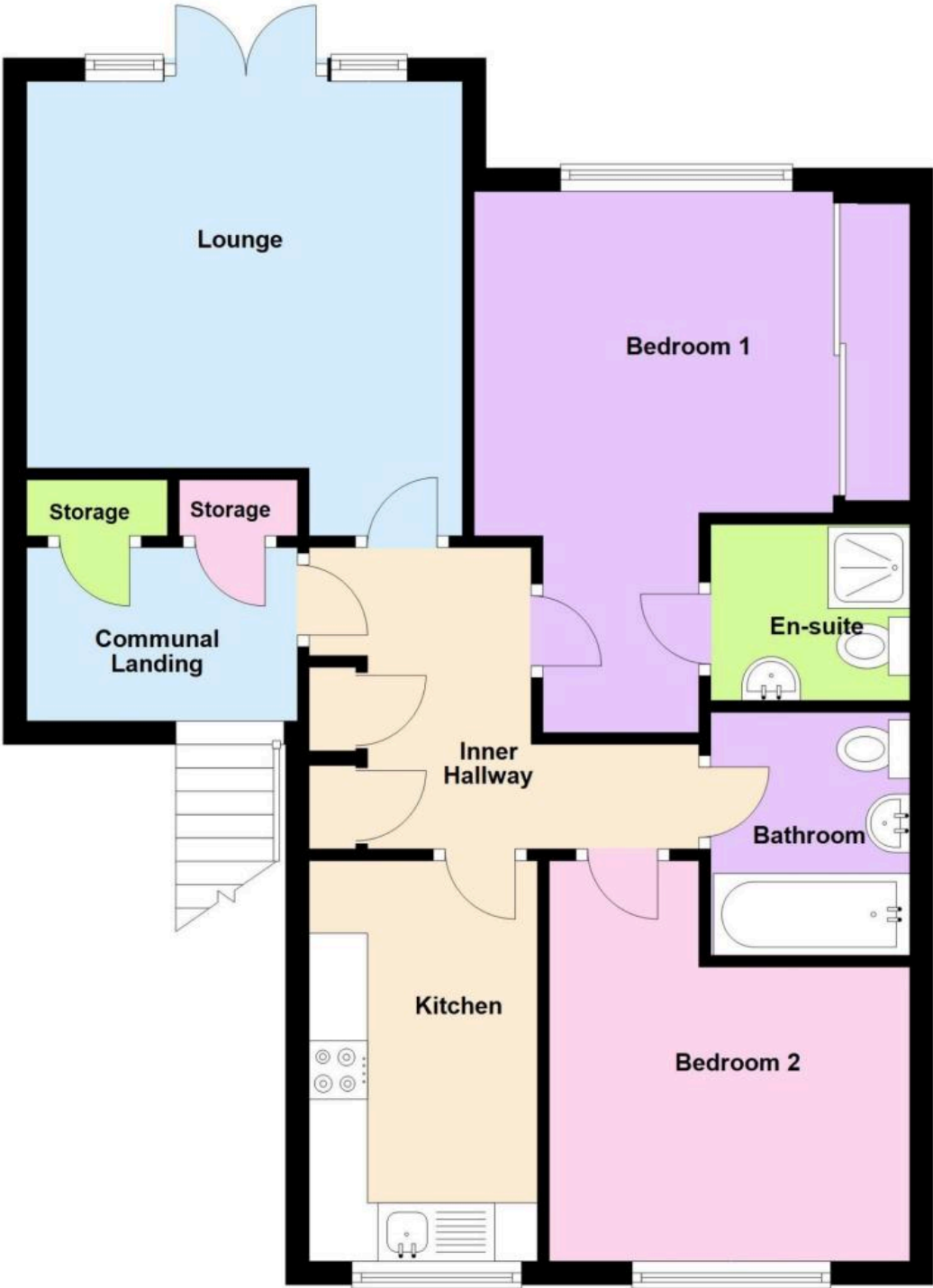
Leasehold Title Plan

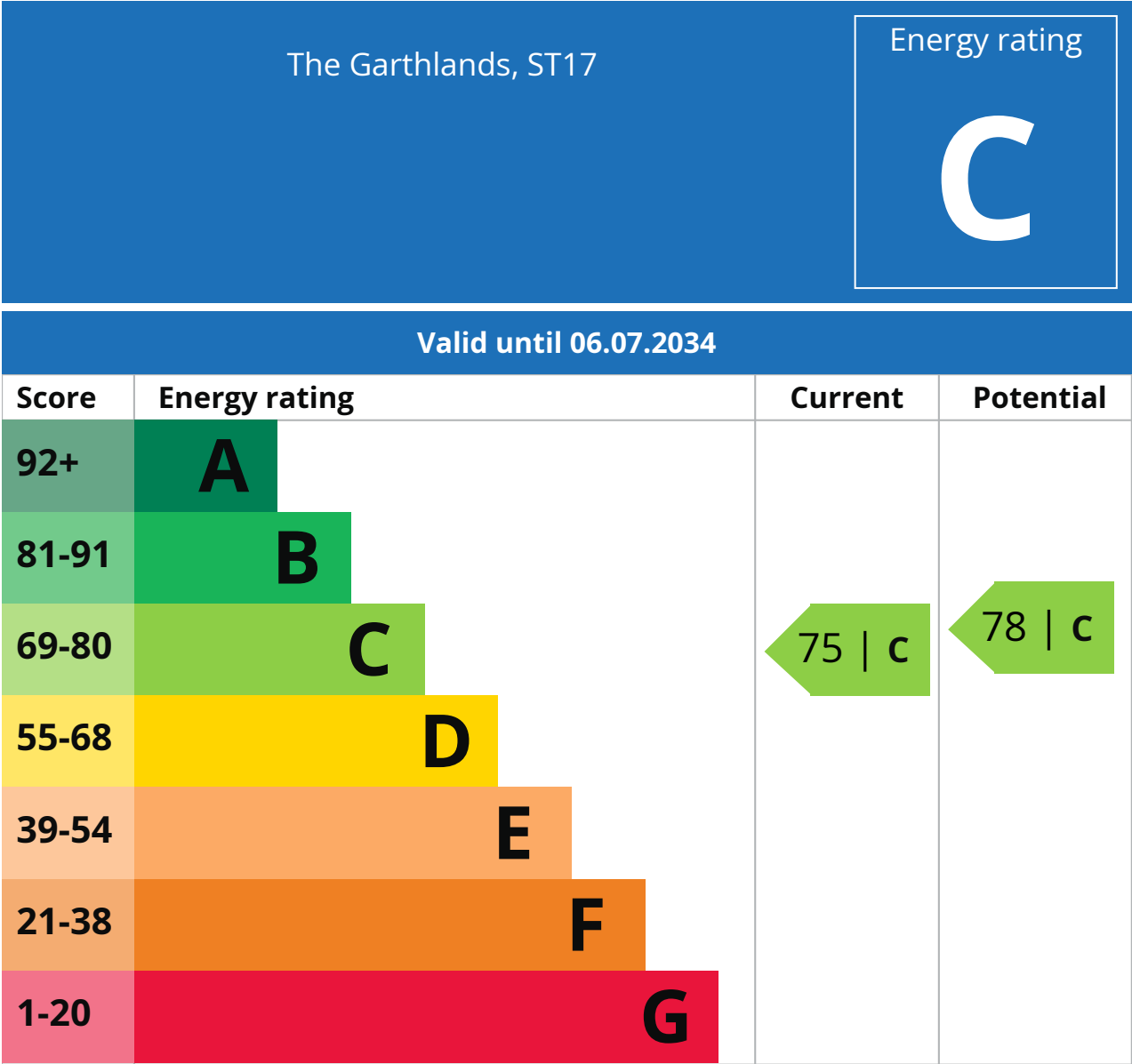


SF532321

Start Date: 28/06/2007
End Date: 01/01/2162
Lease Term: 155 years from 1 January 2007
Term Remaining: 136 years

THE GARTHLANDS, STAFFORD, ST17





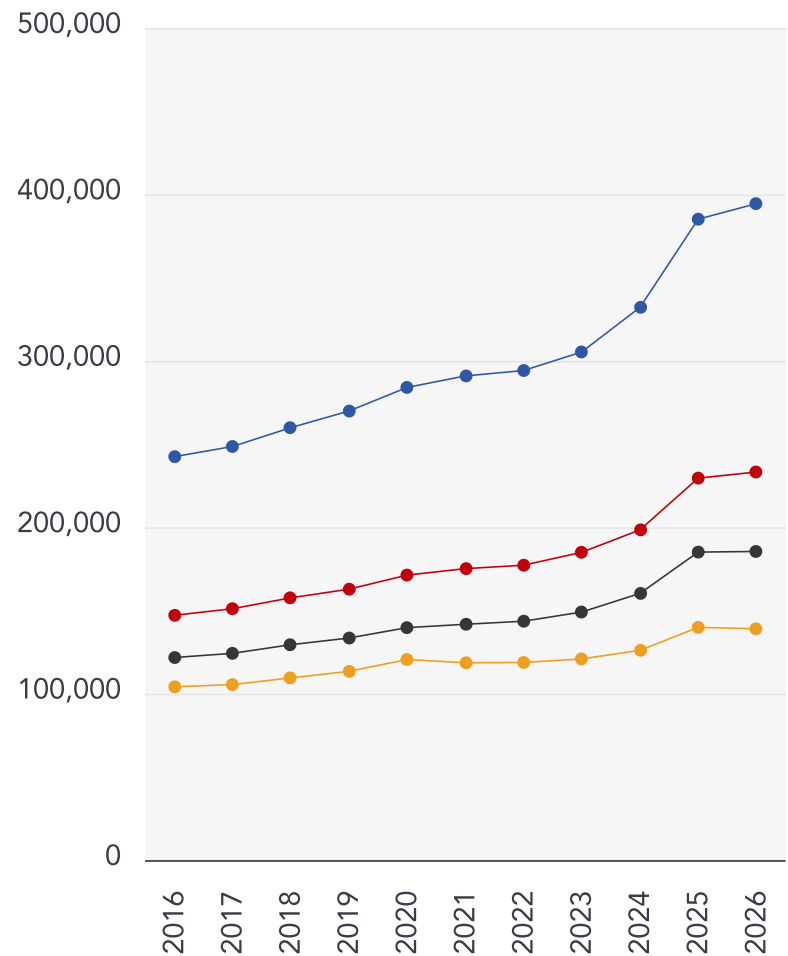
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
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:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	57 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST17



Detached

+62.7%

Semi-Detached

+58.53%

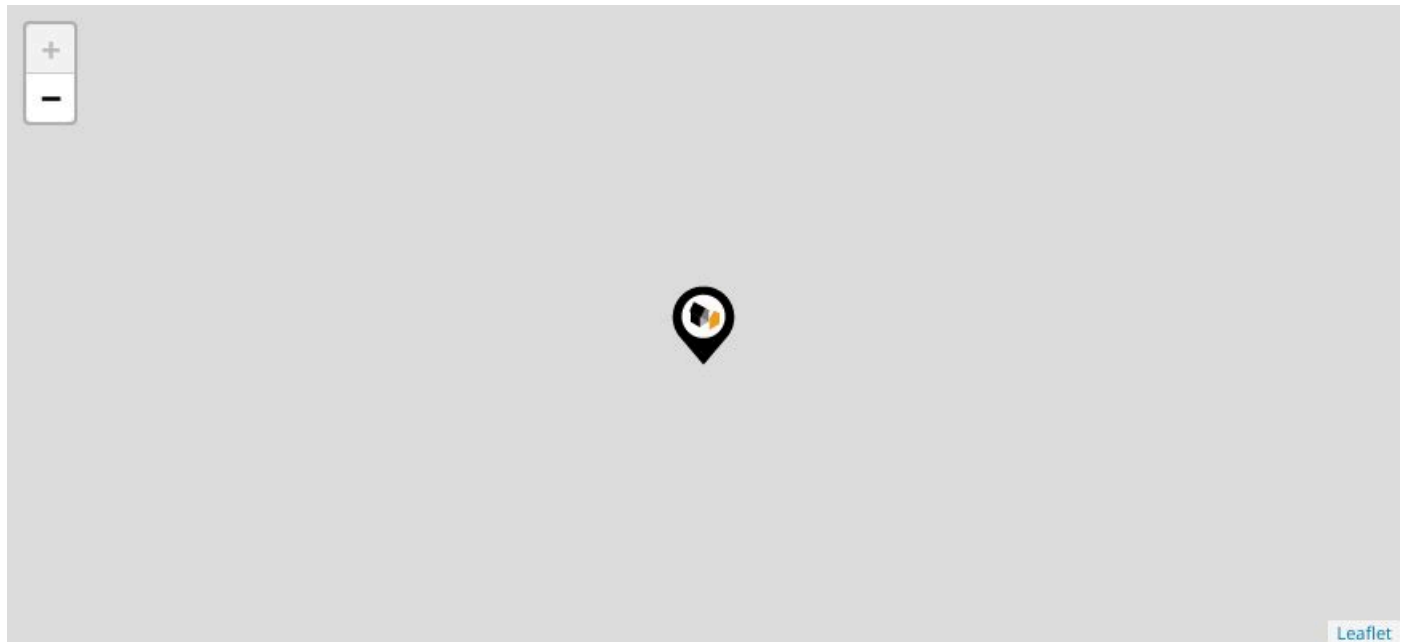
Terraced

+52.35%

Flat

+33.48%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

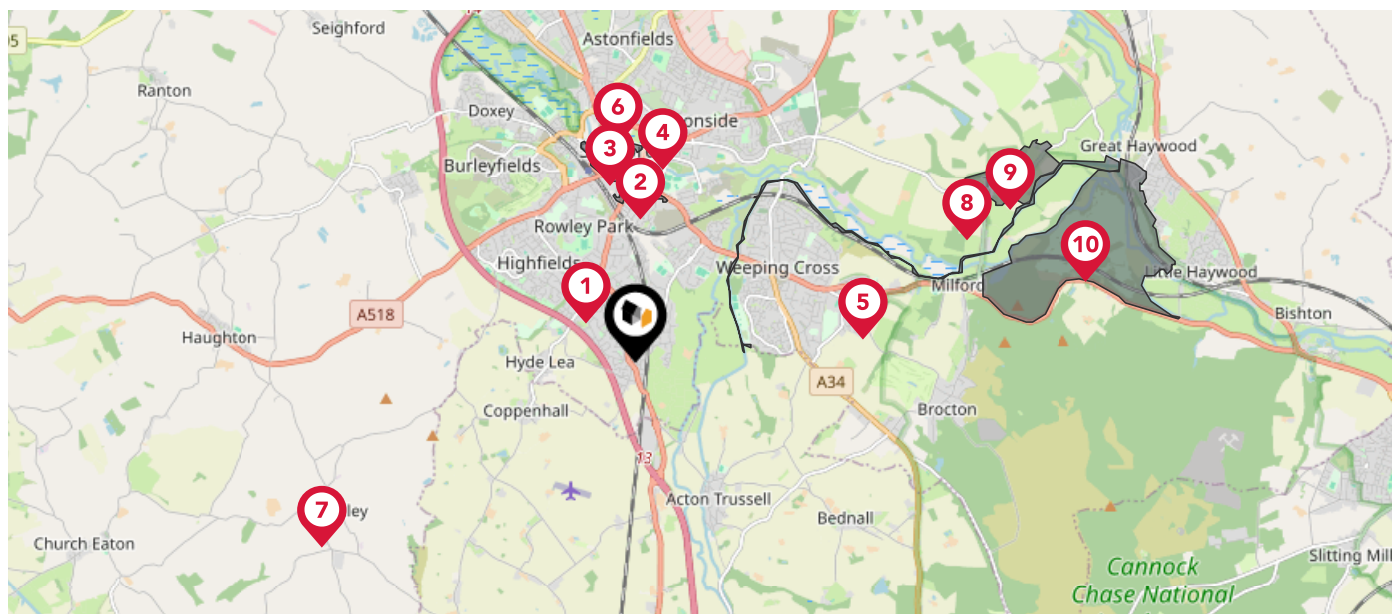
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



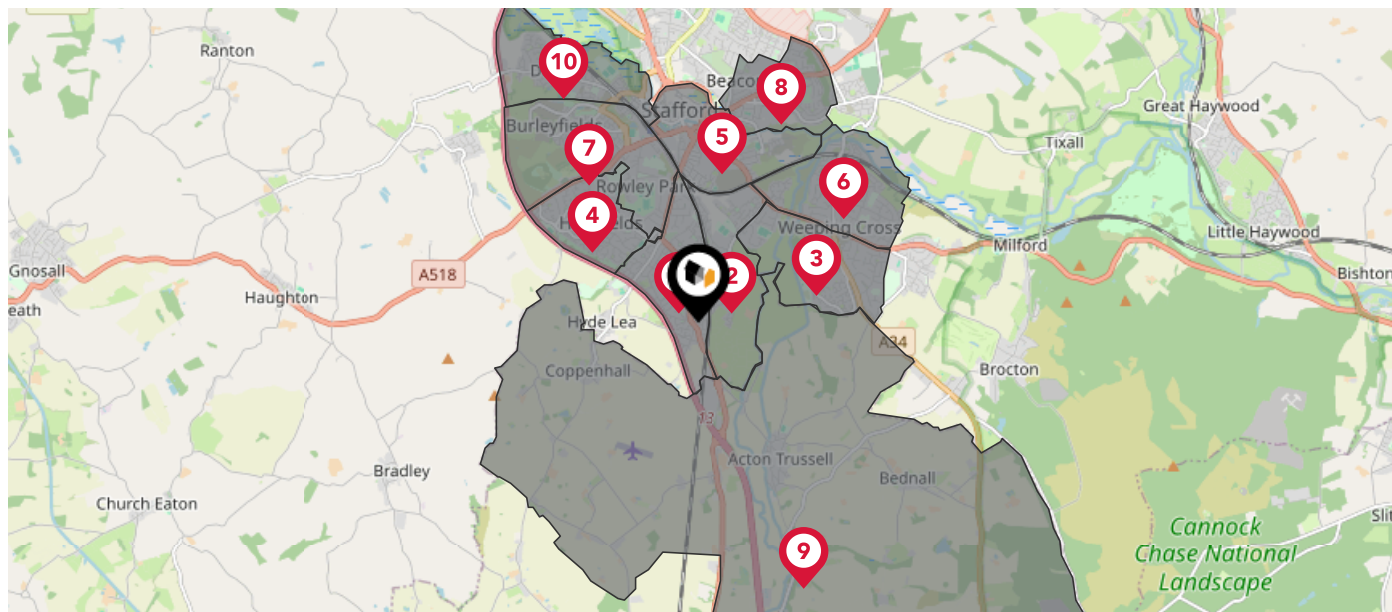
Nearby Conservation Areas

- 1 Burton Manor Village
- 2 Forebridge
- 3 Stafford Town
- 4 Corporation Street Flats
- 5 Walton-on-the-Hill
- 6 Foregate and St Georges
- 7 Bradley
- 8 Staffordshire and Worcestershire Canal
- 9 Tixall
- 10 Great Haywood and Shugborough

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

Manor Ward

2

Penkside Ward

3

Weeping Cross & Wildwood Ward

4

Highfields & Western Downs Ward

5

Forebridge Ward

6

Baswich Ward

7

Rowley Ward

8

Littleworth Ward

9

Penkridge North East and Acton Trussell Ward

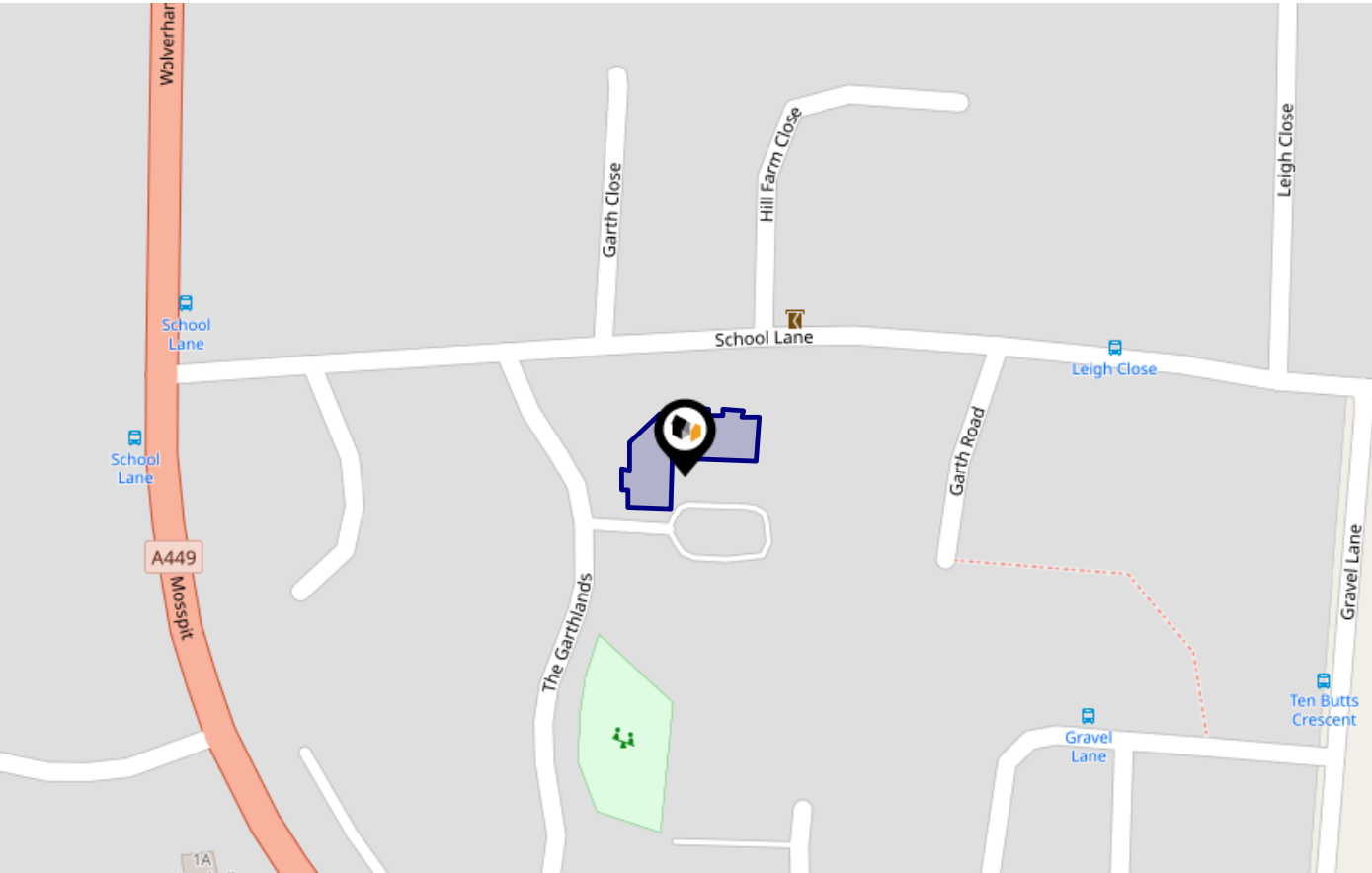
10

Doxey & Castletown 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.

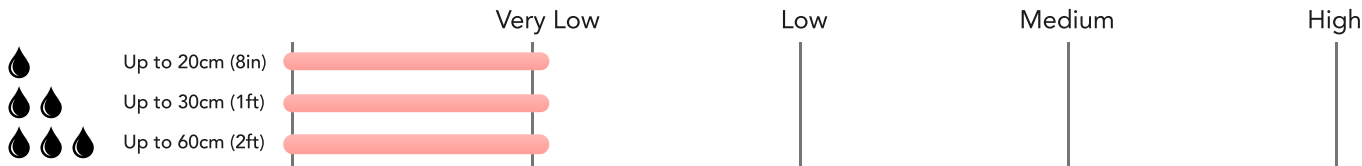


Risk Rating: Very low

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.

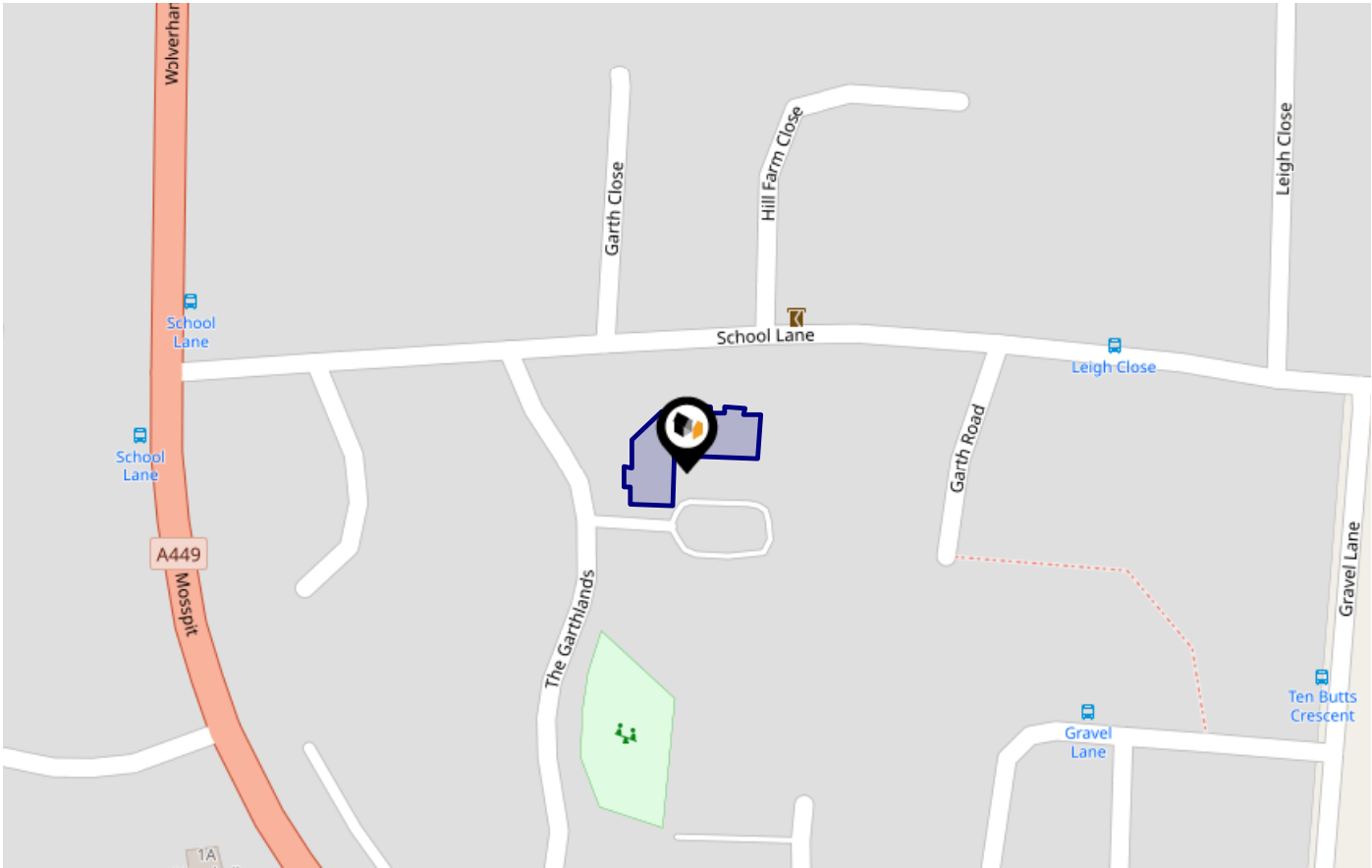
Chance of flooding to the following depths at this property:



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.

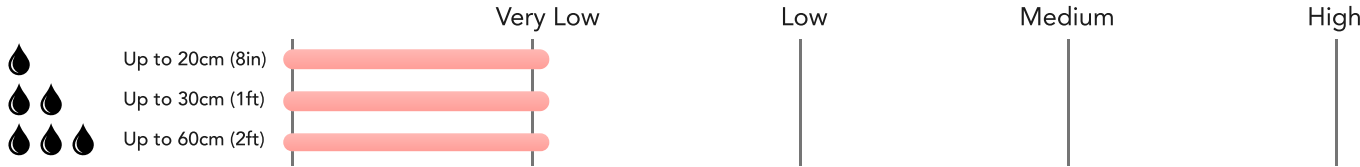


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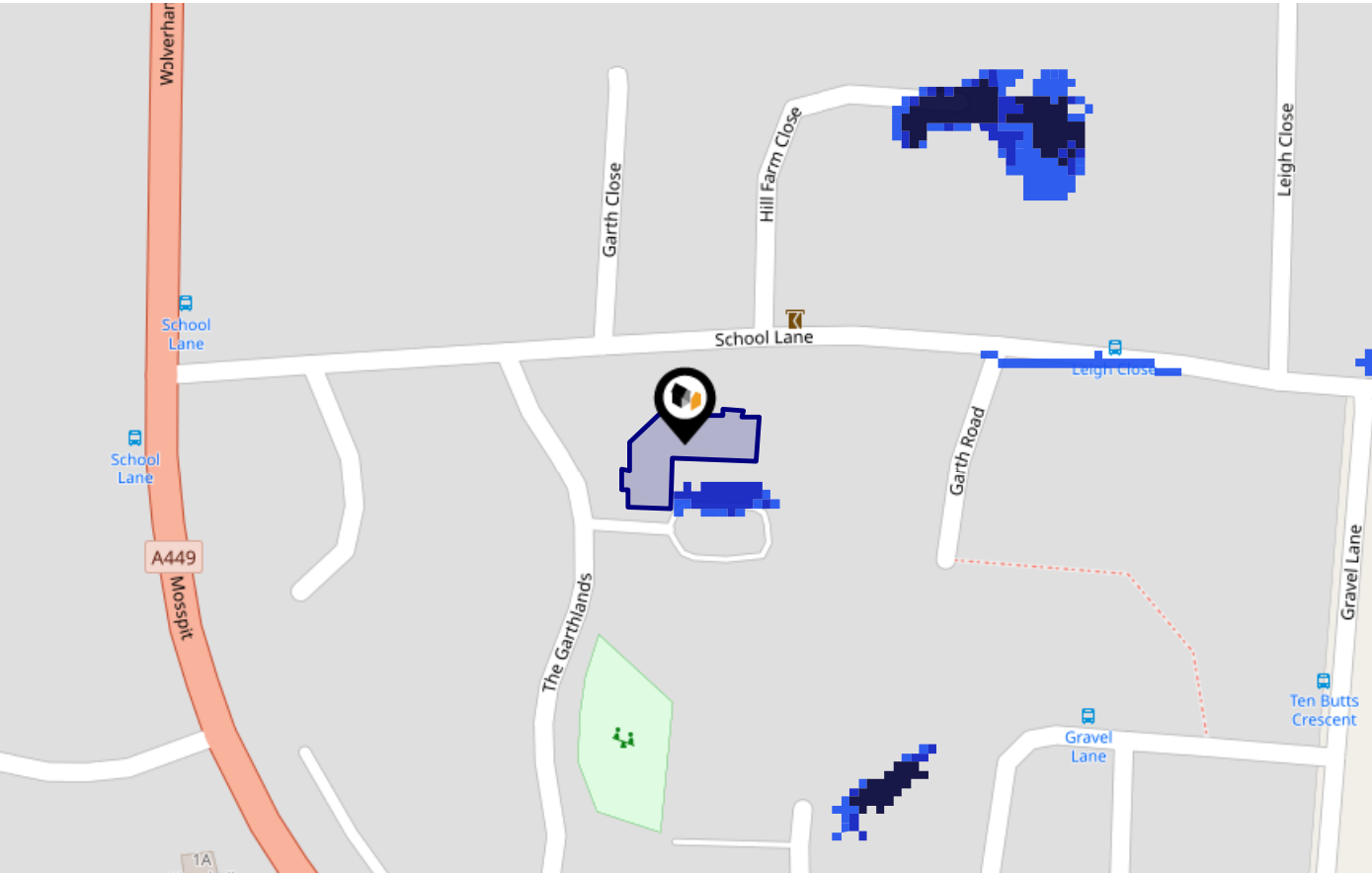
Chance of flooding to the following depths at this property:



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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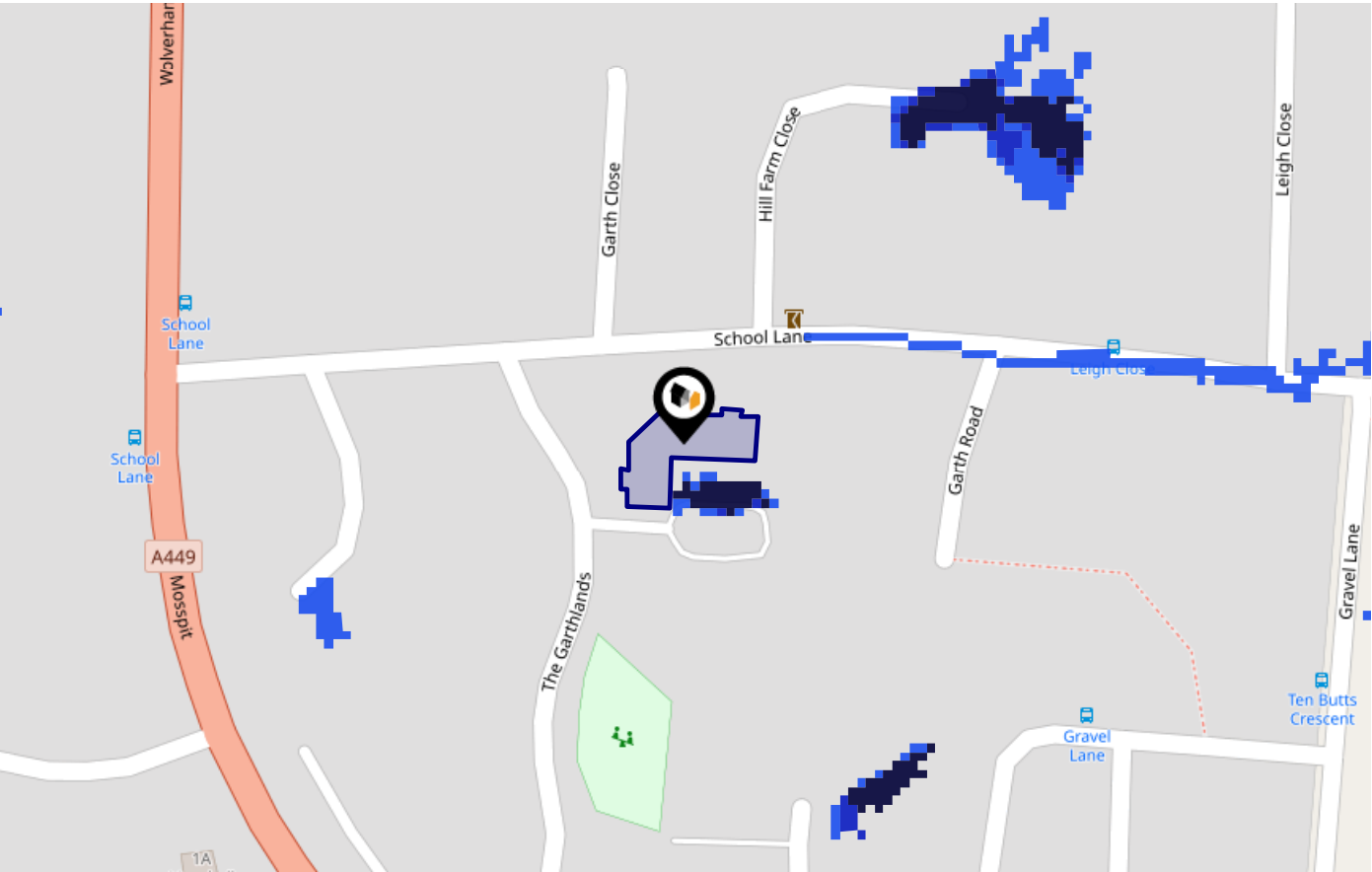
Chance of flooding to the following depths at this property:



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.

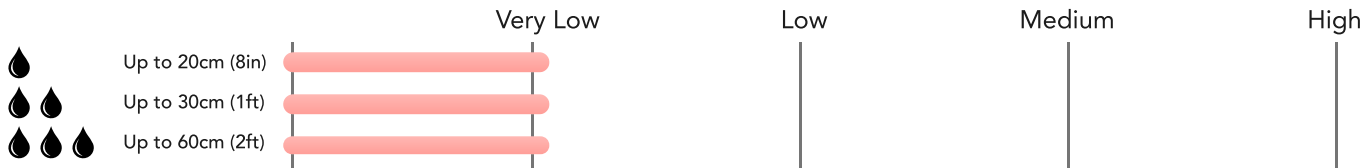


Risk Rating: Very low

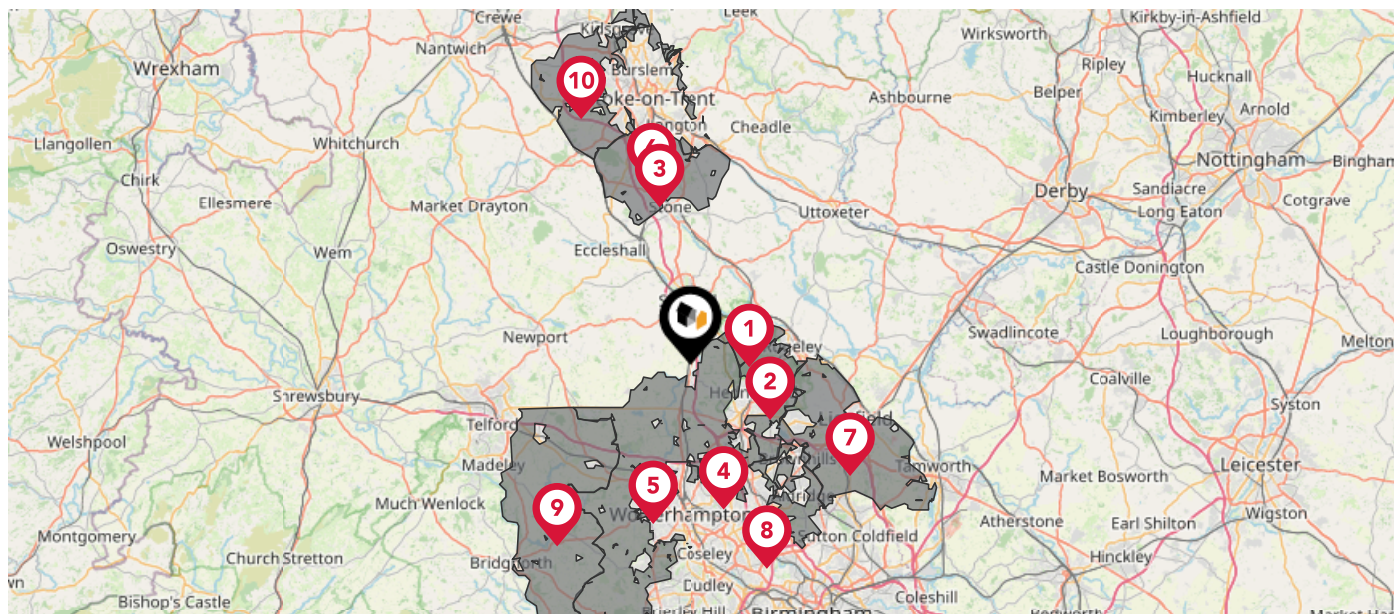
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Birmingham Green Belt - Stafford



Birmingham Green Belt - Cannock Chase



Stoke-on-Trent Green Belt - Stafford



Birmingham Green Belt - Wolverhampton



Birmingham Green Belt - South Staffordshire



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



Birmingham Green Belt - Lichfield



Birmingham Green Belt - Walsall



Birmingham Green Belt - Shropshire



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

Maps

Landfill Sites

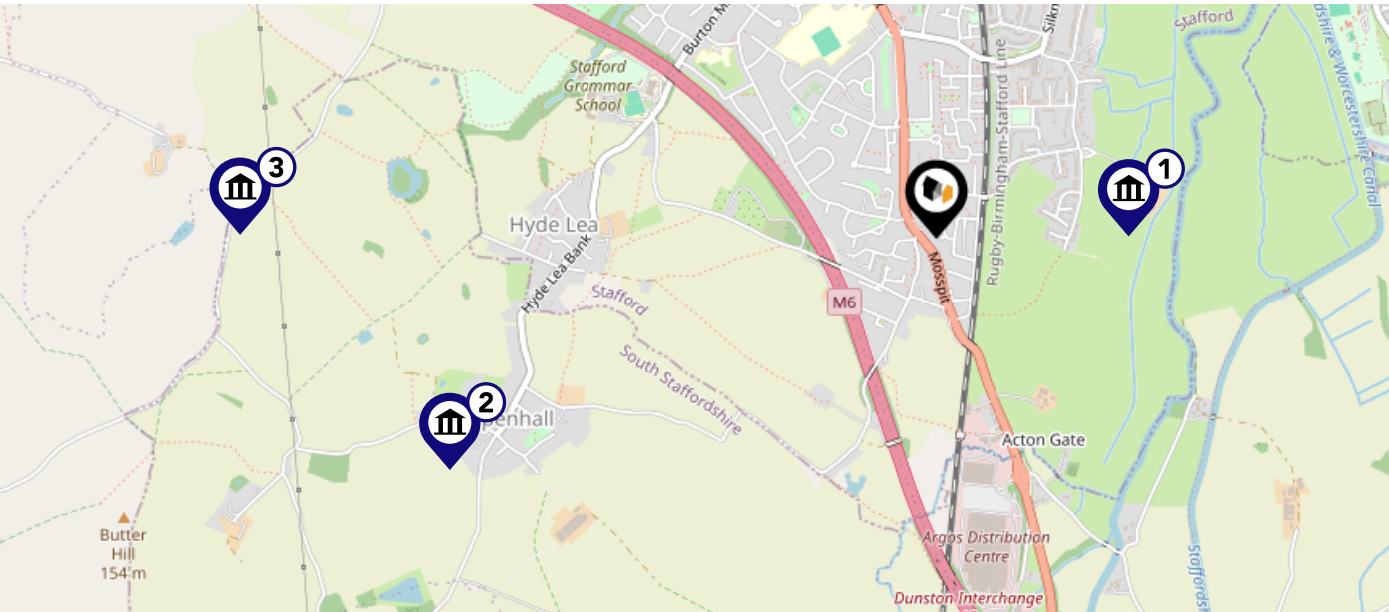
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




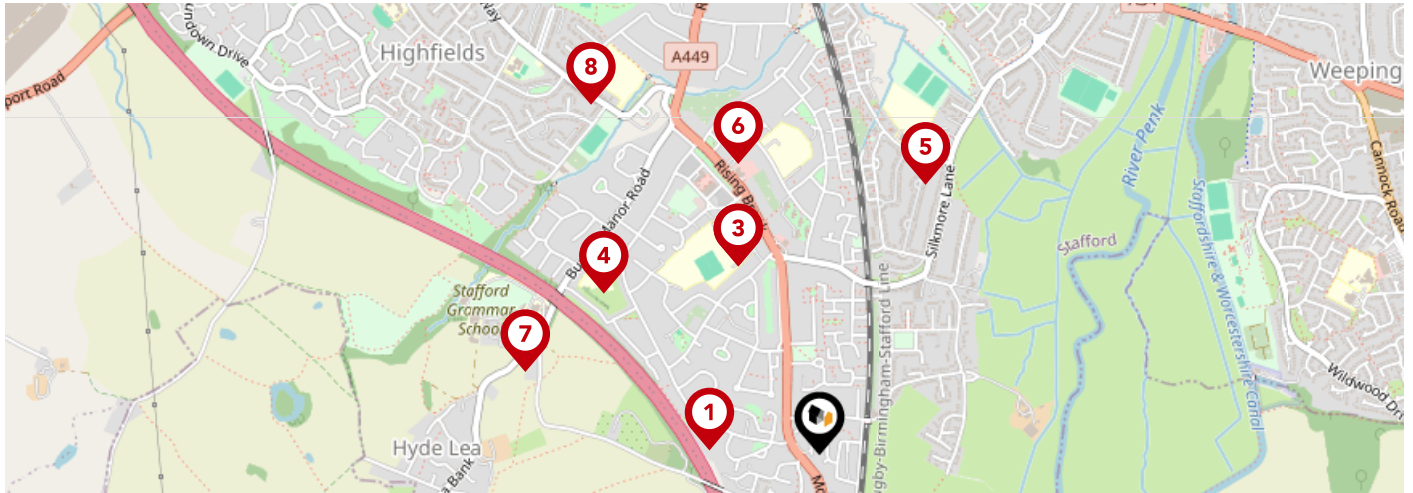
Nearby Landfill Sites

1	Silkmore Lane-Silkmore Lane, Stafford, Staffordshire	Historic Landfill
2	Former British Reinforced Concrete Works-Lichfield Road, Stafford, Staffordshire	Historic Landfill
3	Retail Park North Of BRC Factory-Virginia Avenue, Queensville, Stafford, Staffordshire	Historic Landfill
4	Hazelstrine Brickworks-Cannock Road, Acton Trussell, Stafford	Historic Landfill
5	Coppenhall Farm-Coppenhall, The Lane, Coppenhall, Staffordshire	Historic Landfill
6	Dunston Heath Farm-Dunston Heath Farm, Dunston	Historic Landfill
7	Rugby Pitch Off Newport Road-Newport Road, Castlefields, Stafford, Staffordshire	Historic Landfill
8	Old Sewage Works-Tixall Road, Littleworth, Stafford, Staffordshire	Historic Landfill
9	Fairway Industrial Estate-Tithe Barn Road, Stafford, Staffordshire	Historic Landfill
10	GEC Diesels-Dorman Diesels, Tixall Road, Stafford, Staffordshire	Historic Landfill

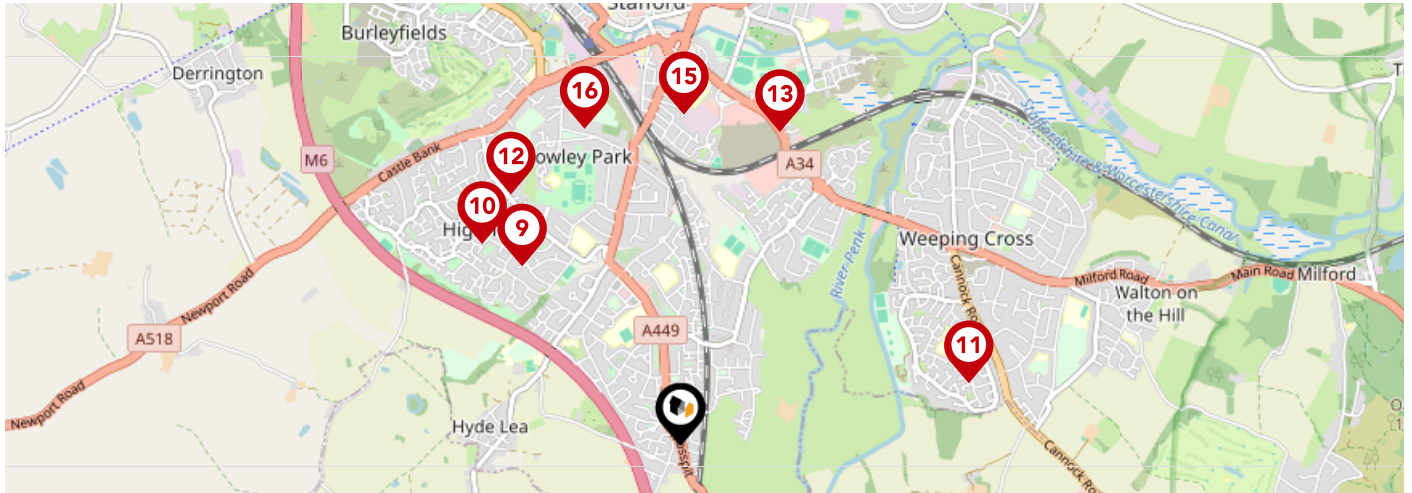
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1258551 - Rickerscote Hall	Grade II	0.5 miles
	1178330 - Church Of St Lawrence	Grade II	1.2 miles
	1039214 - Doxey Wood Cottage	Grade II	1.5 miles



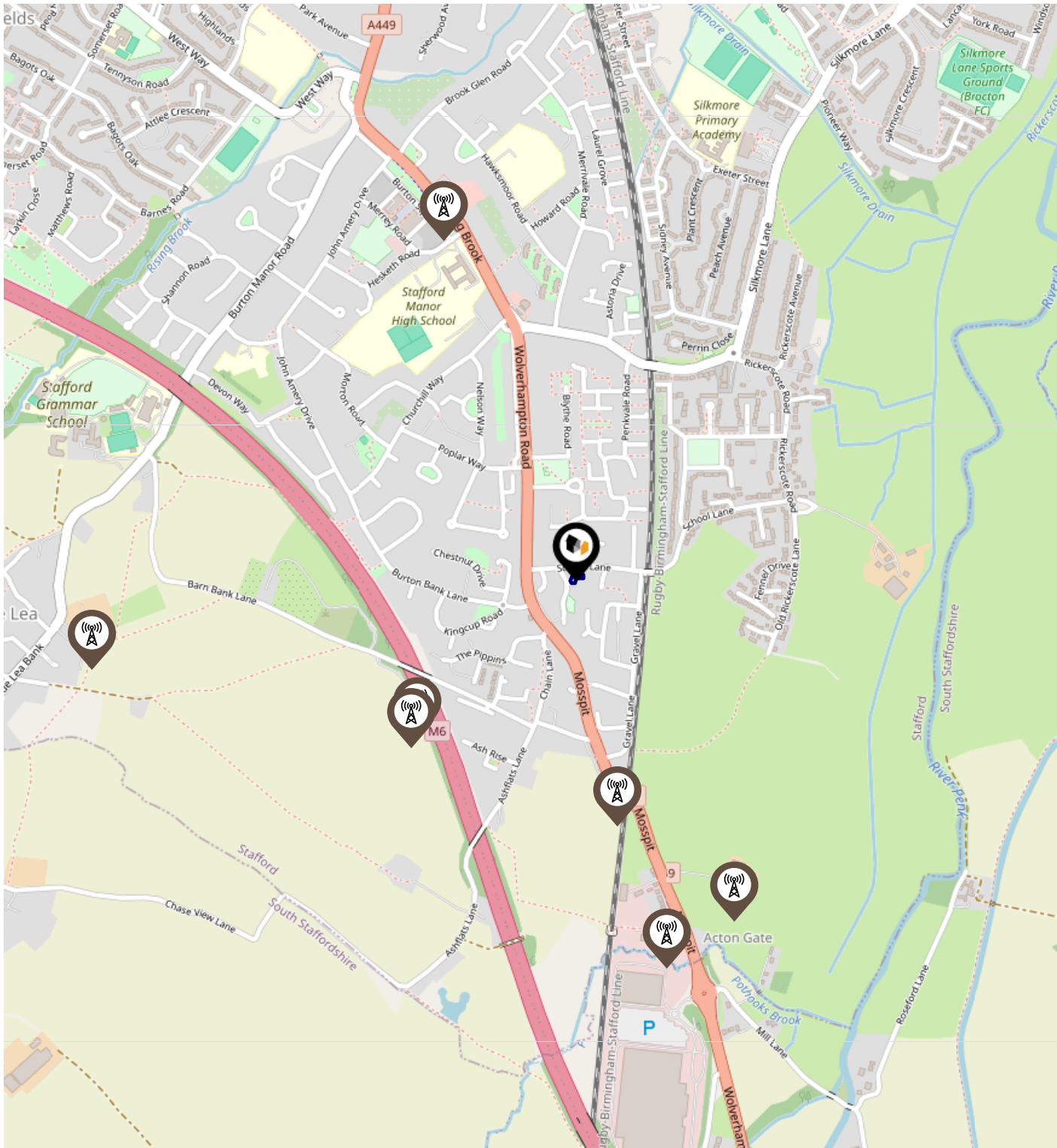
		Nursery	Primary	Secondary	College	Private
1	Heather Field School Ofsted Rating: Outstanding Pupils: 94 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Haven School Ofsted Rating: Good Pupils: 48 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stafford Manor High School Ofsted Rating: Requires improvement Pupils: 448 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Burton Manor Primary School Ofsted Rating: Good Pupils: 294 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Silkmore Primary Academy Ofsted Rating: Outstanding Pupils: 197 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Flash Ley Primary School Ofsted Rating: Good Pupils: 198 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stafford Grammar School Ofsted Rating: Not Rated Pupils: 430 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rowley Park Primary Academy Ofsted Rating: Good Pupils: 206 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Blessed Mother Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 171 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castlechurch Primary School Ofsted Rating: Good Pupils: 265 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnfields Primary School Ofsted Rating: Good Pupils: 411 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI High School Ofsted Rating: Good Pupils: 654 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Leonard's Primary School Ofsted Rating: Good Pupils: 213 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE (C) Primary School Ofsted Rating: Outstanding Pupils: 121 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Austin's Catholic Primary School and Nursery Ofsted Rating: Good Pupils: 201 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blessed William Howard Catholic School Ofsted Rating: Good Pupils: 951 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

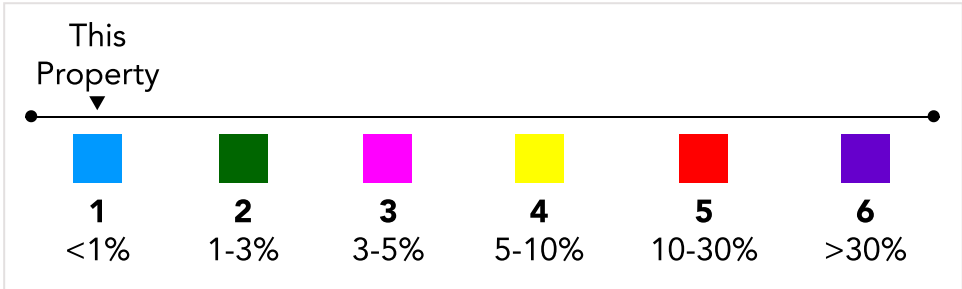
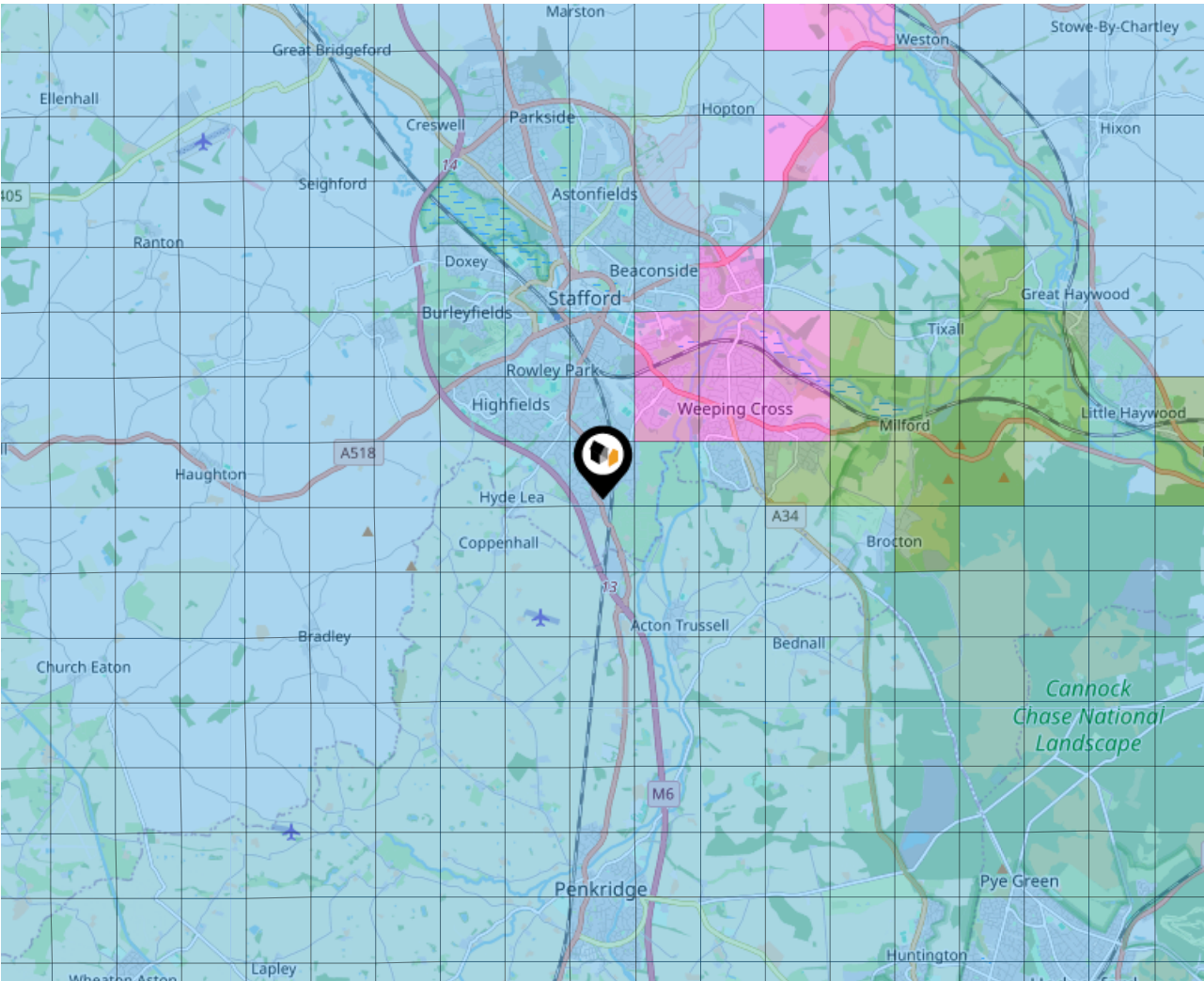


Key:

-  Power Pylons
-  Communication Masts

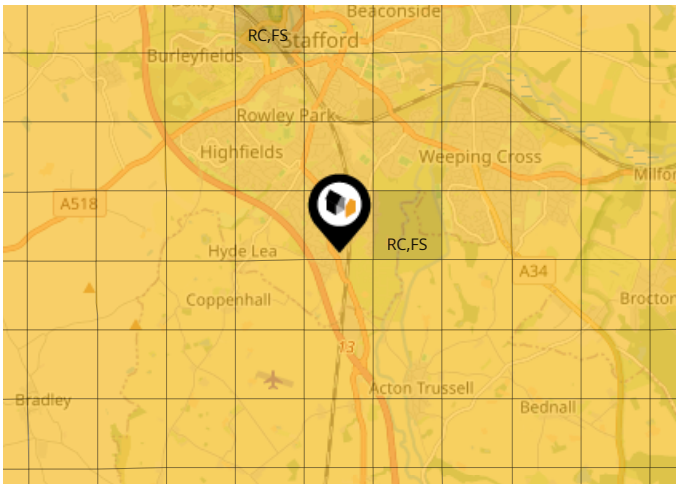
What is Radon?

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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

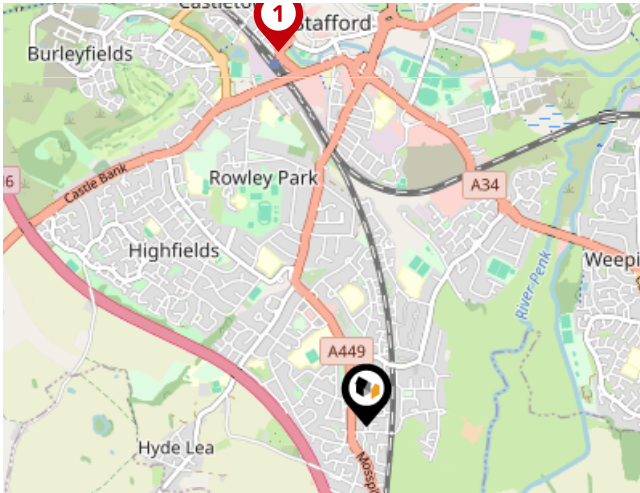


Primary Classifications (Most Common Clay Types)

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

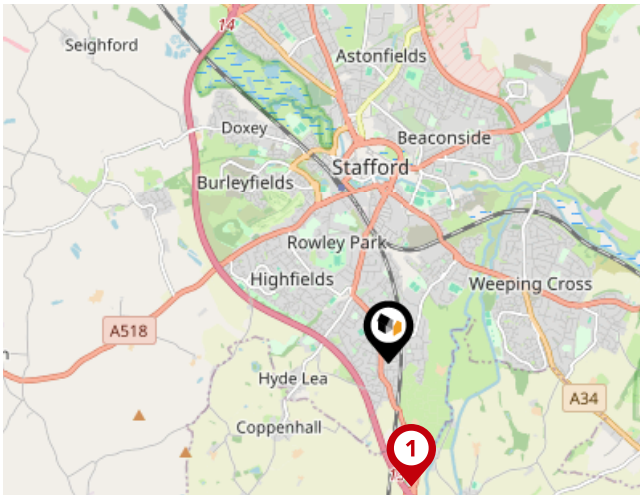
Area

Transport (National)



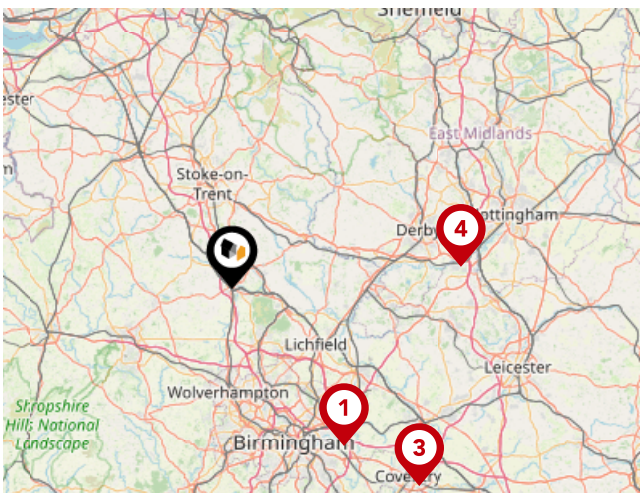
National Rail Stations

Pin	Name	Distance
1	Stafford Rail Station	1.73 miles
2	Penkridge Rail Station	3.88 miles
3	Hednesford Rail Station	6.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J13	1.12 miles
2	M6 J14	3.56 miles
3	M6 J12	6.2 miles
4	M6 J11A	7.63 miles
5	M6 TOLL T8	8.26 miles

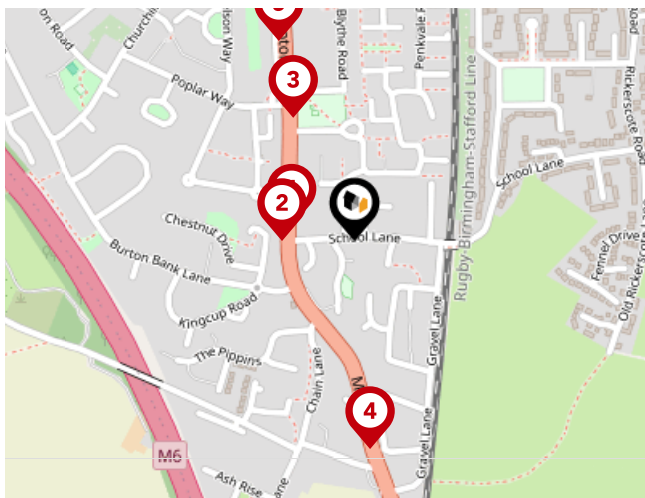


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	27.69 miles
2	Manchester Airport	41.27 miles
3	Baginton	39.11 miles
4	East Mids Airport	32.91 miles

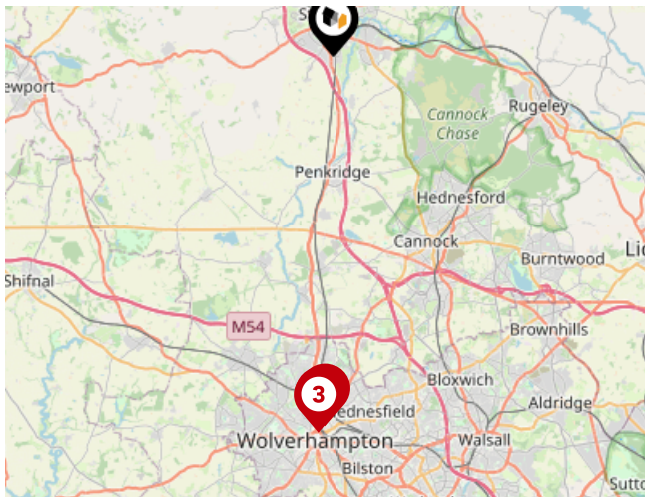
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Lane	0.07 miles
2	School Lane	0.08 miles
3	Boon Grove	0.15 miles
4	Barn Bank Lane	0.23 miles
5	Boon Grove	0.24 miles



Local Connections

Pin	Name	Distance
1	Wolverhampton Station (Midland Metro Stop)	13.31 miles
2	Pipers Row (Midland Metro Stop)	13.45 miles
3	Wolverhampton St George's (Midland Metro Stop)	13.53 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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