

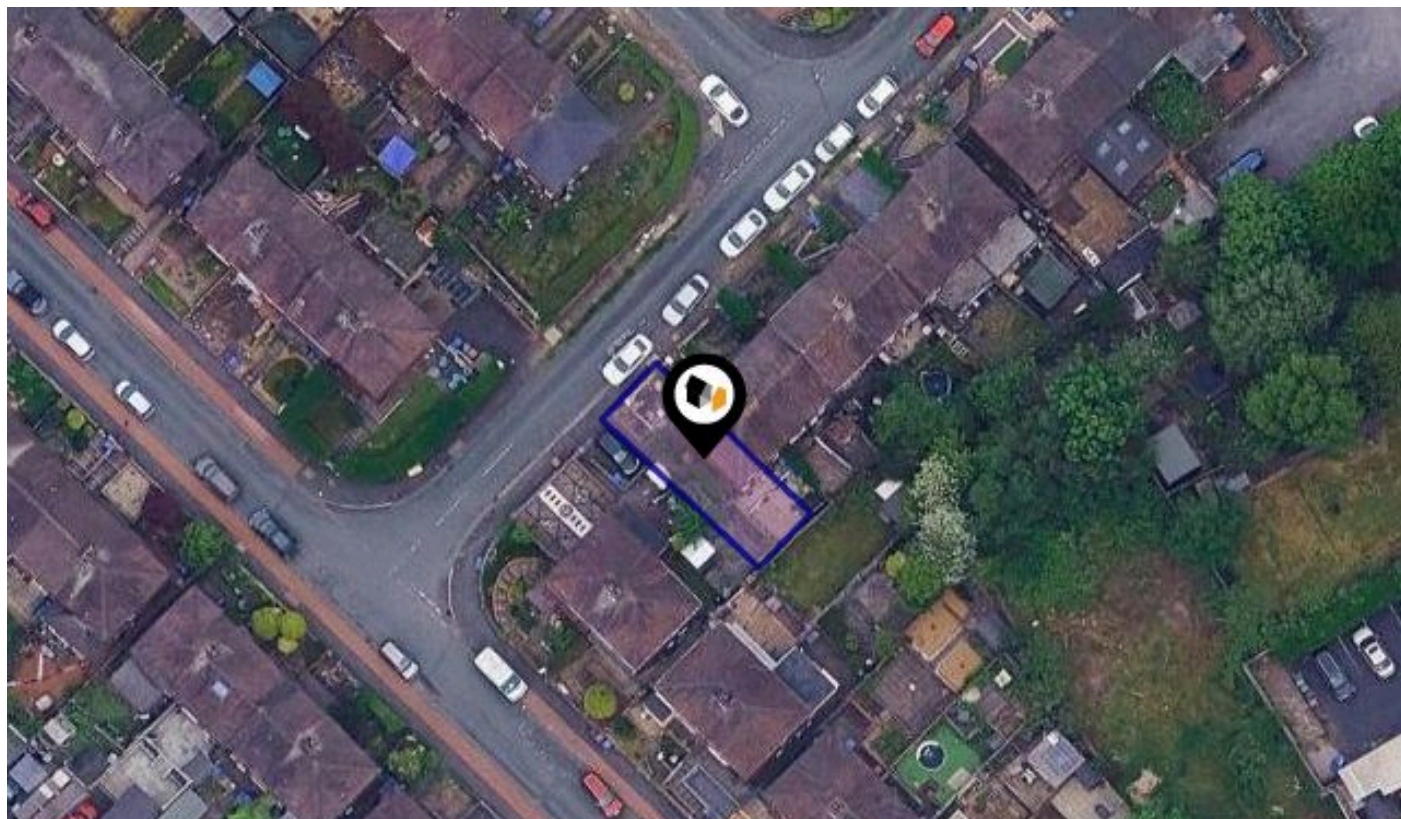


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

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



**CAMOYS ROAD, STOKE-ON-TRENT, ST6**

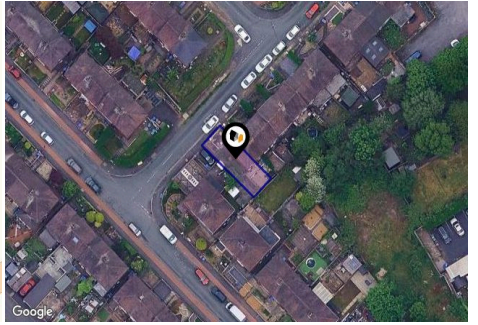
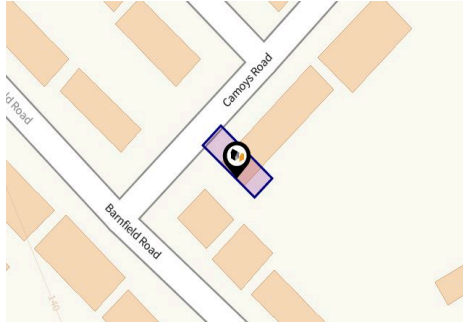
**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com















www.buttersjohnbee.com

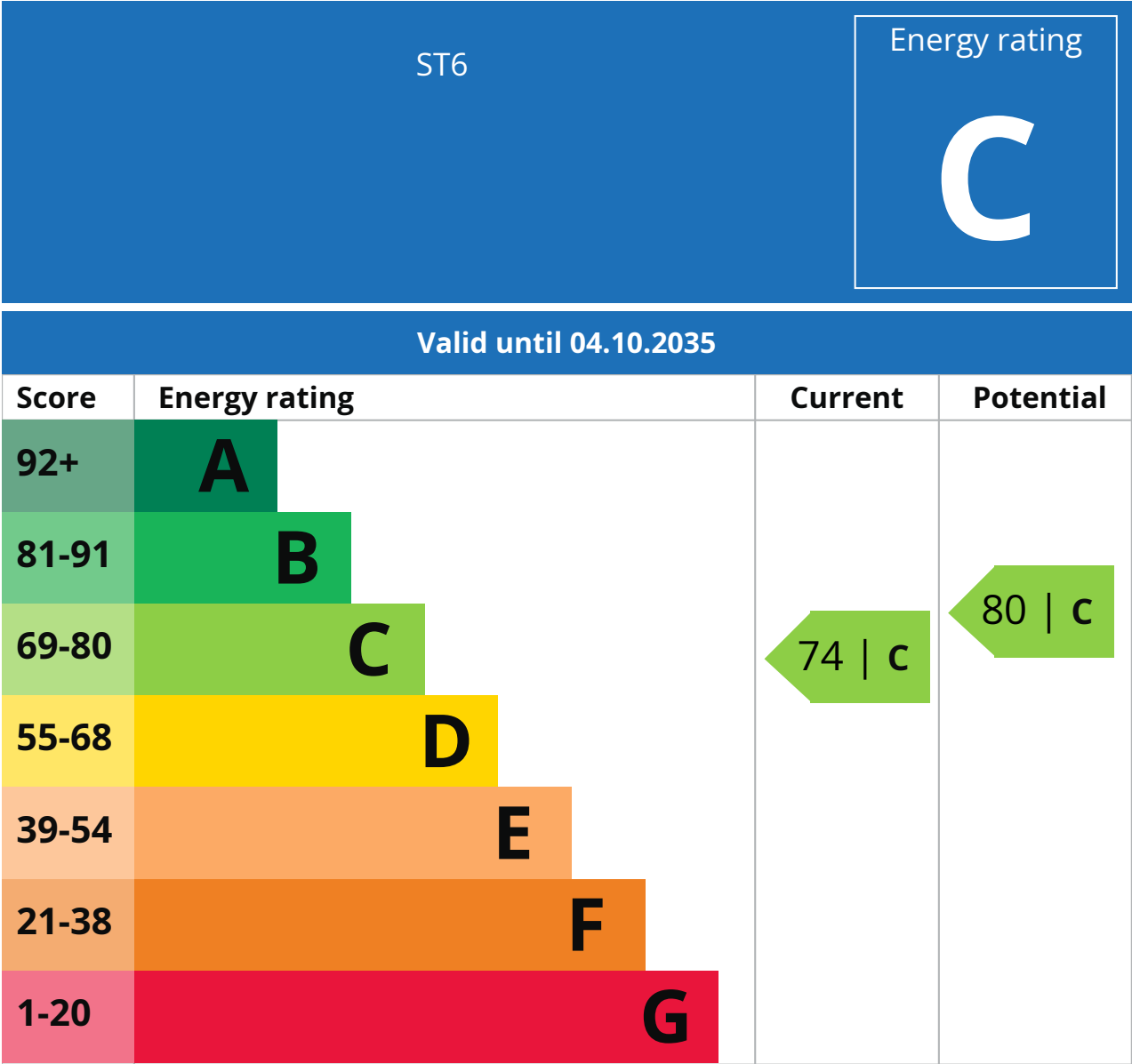


## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF114790		

## Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	80 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



### Additional EPC Data

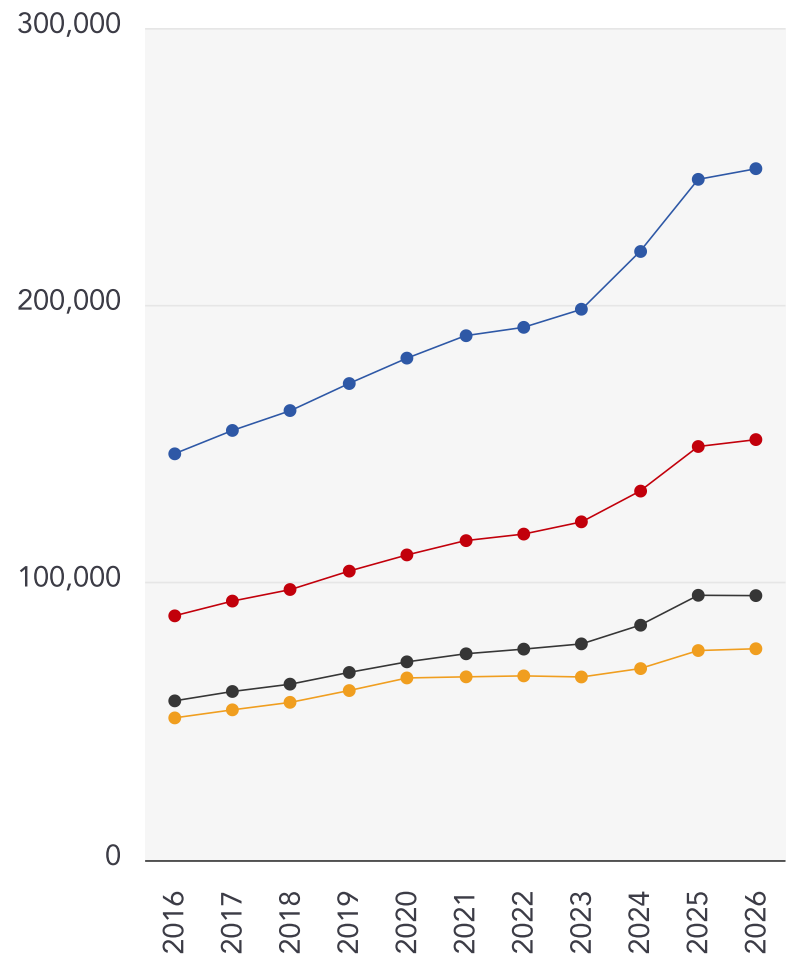
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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very 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
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in ST6



Detached

**+70.17%**

Semi-Detached

**+72.14%**

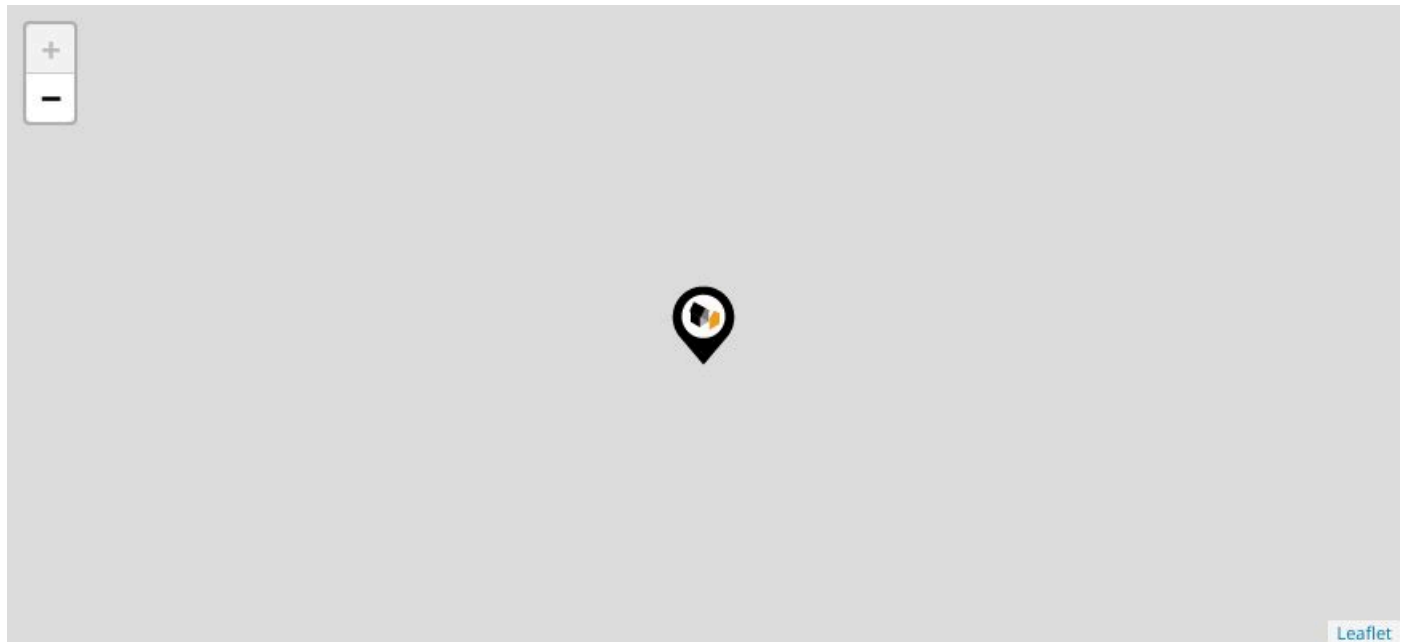
Terraced

**+66.07%**

Flat

**+48.62%**

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.

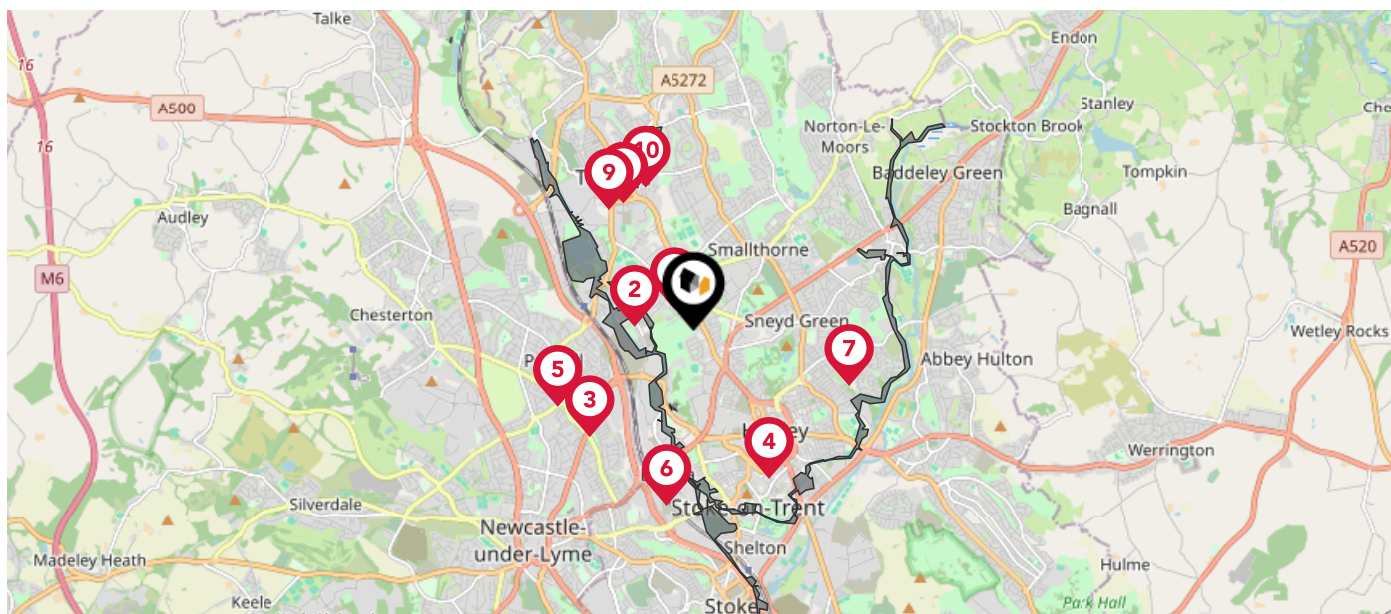
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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



Burslem Town Centre



Newcastle Street



Wolstanton



City Centre



Watlands Park



Trent and Mersey Canal



Calton Canal



Park Terrace



Tower Square

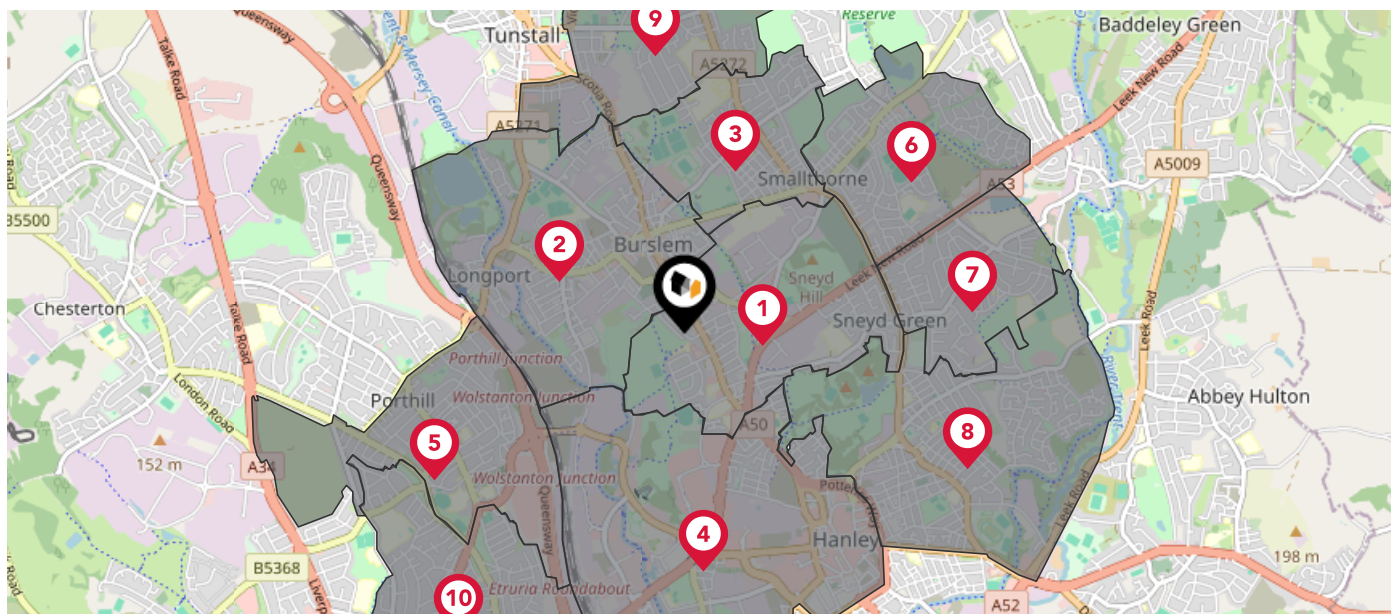


Victoria Park

# 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

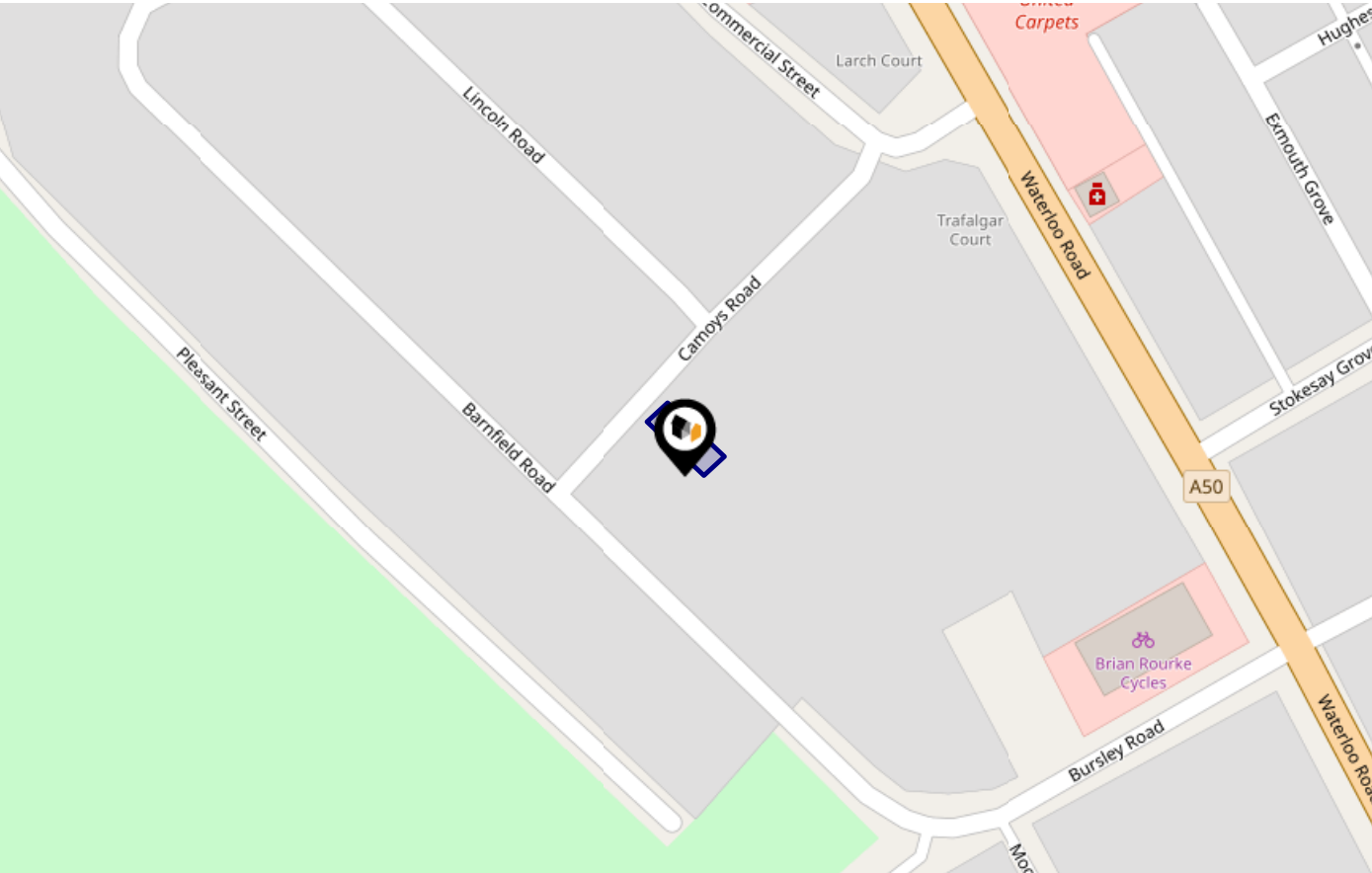
- 1 Moorcroft Ward
- 2 Burslem Central Ward
- 3 Burslem Park Ward
- 4 Etruria and Hanley Ward
- 5 Wolstanton Ward
- 6 Ford Green and Smallthorne Ward
- 7 Sneyd Green Ward
- 8 Birches Head and Central Forest Park Ward
- 9 Little Chell and Stanfield Ward
- 10 May Bank Ward



# 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.

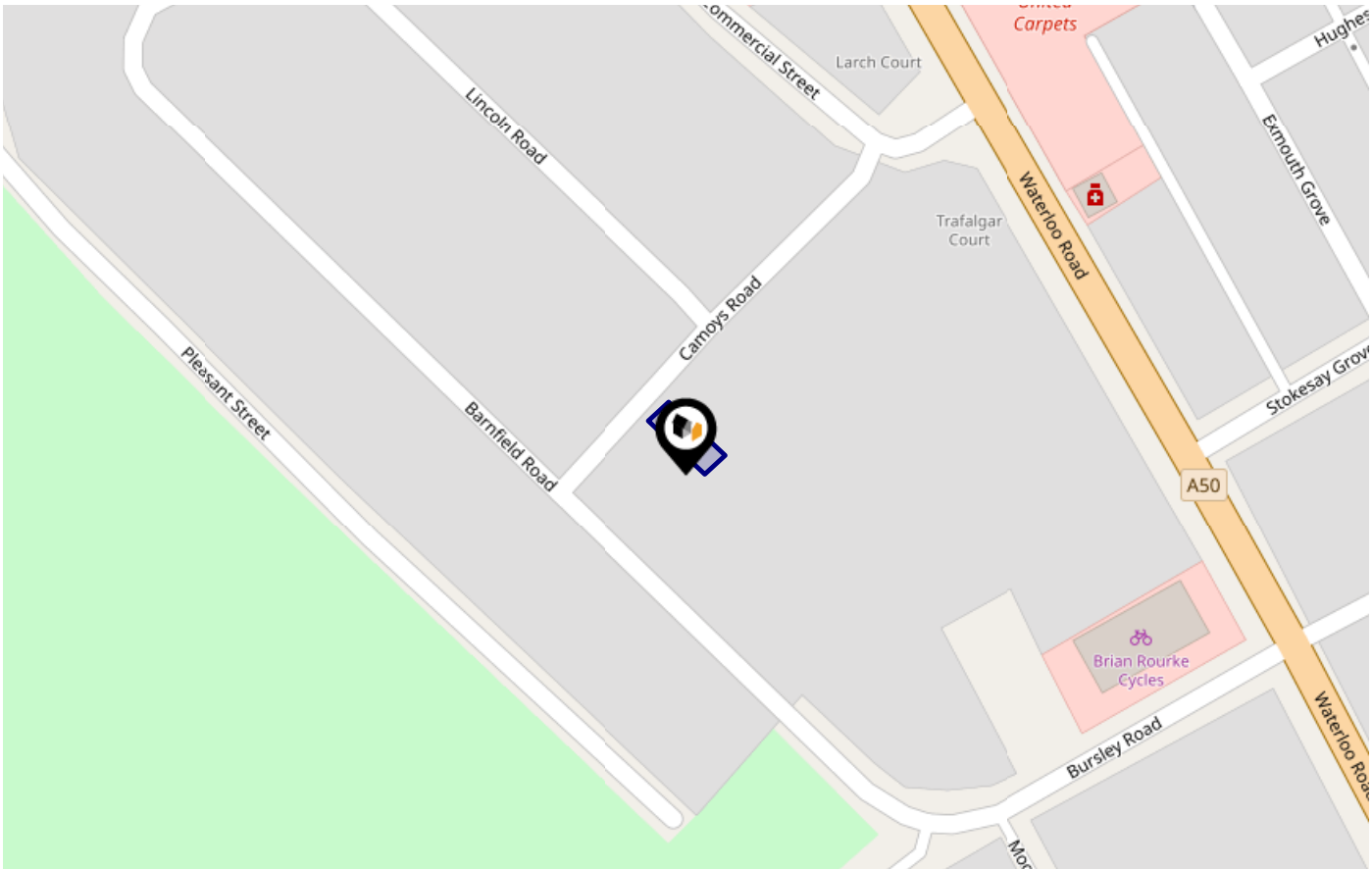
Chance of flooding to the following depths at this property:



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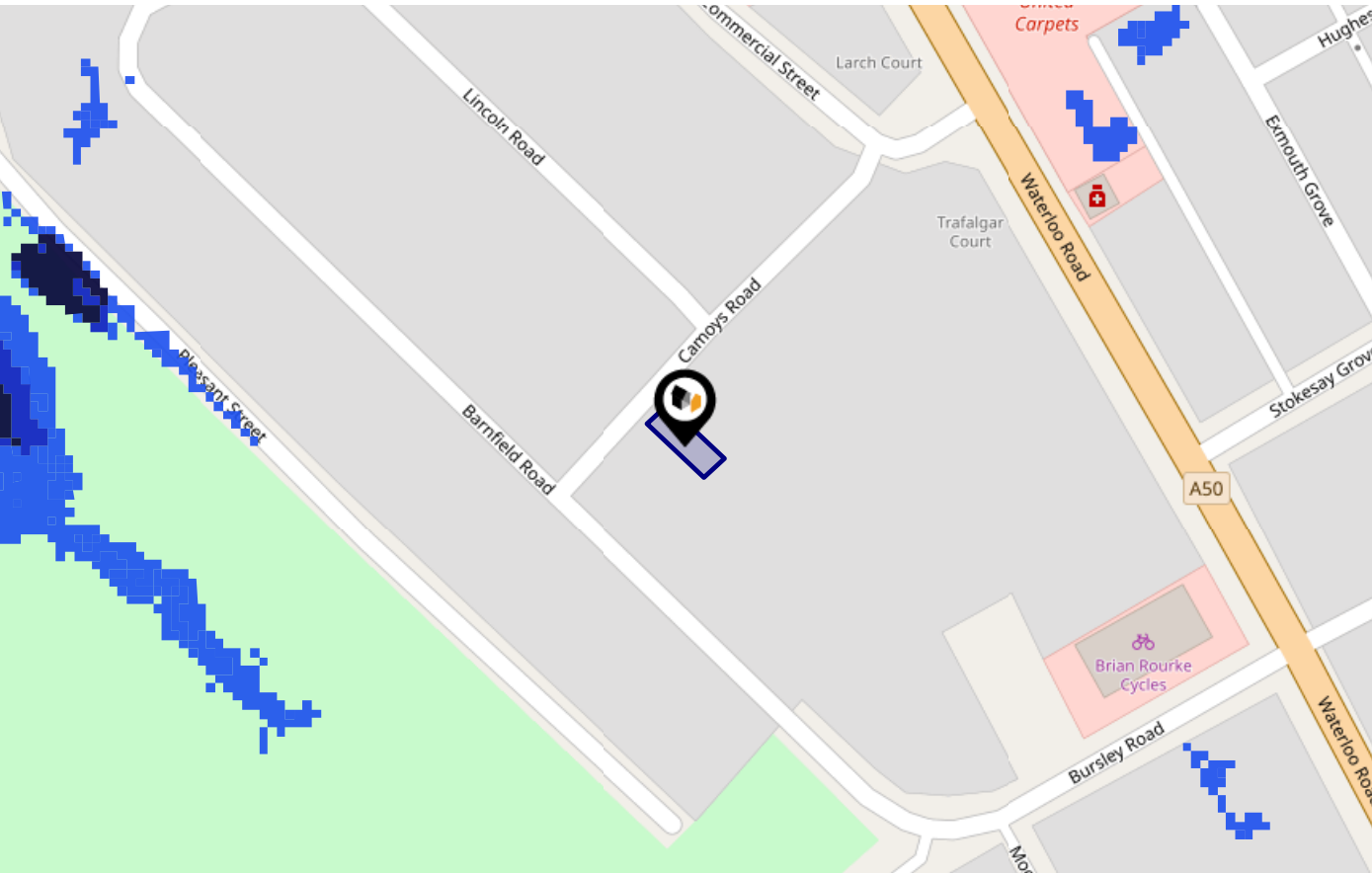
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

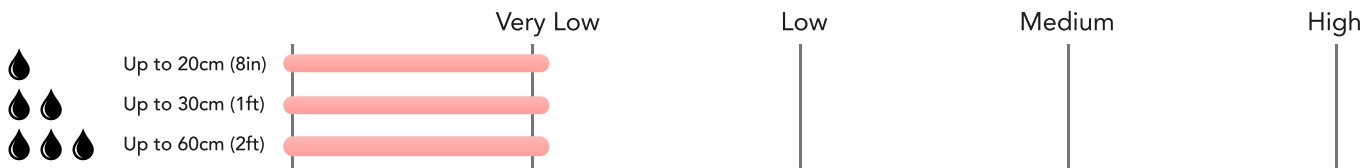


Risk Rating: Very low

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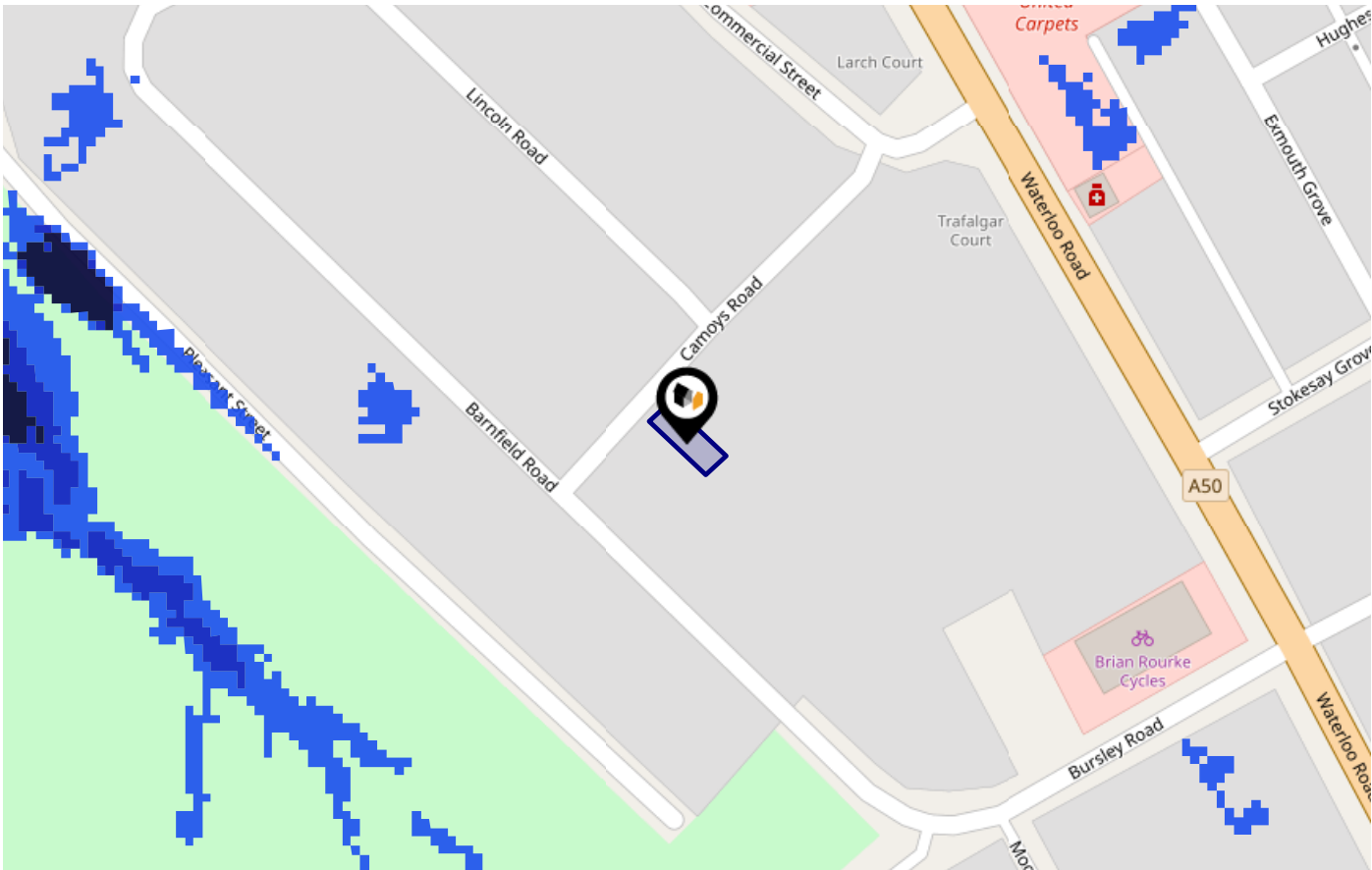
Chance of flooding to the following depths at this property:



# 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.

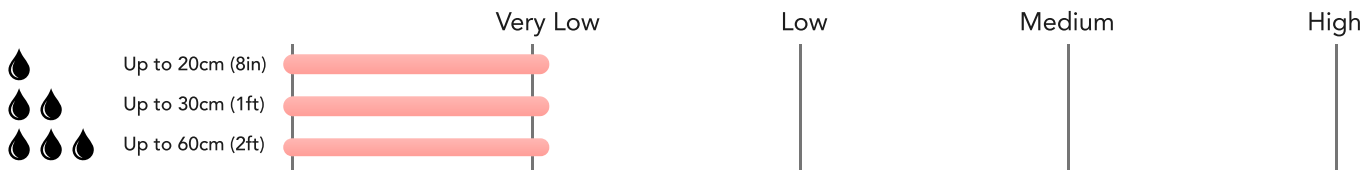


Risk Rating: Very low

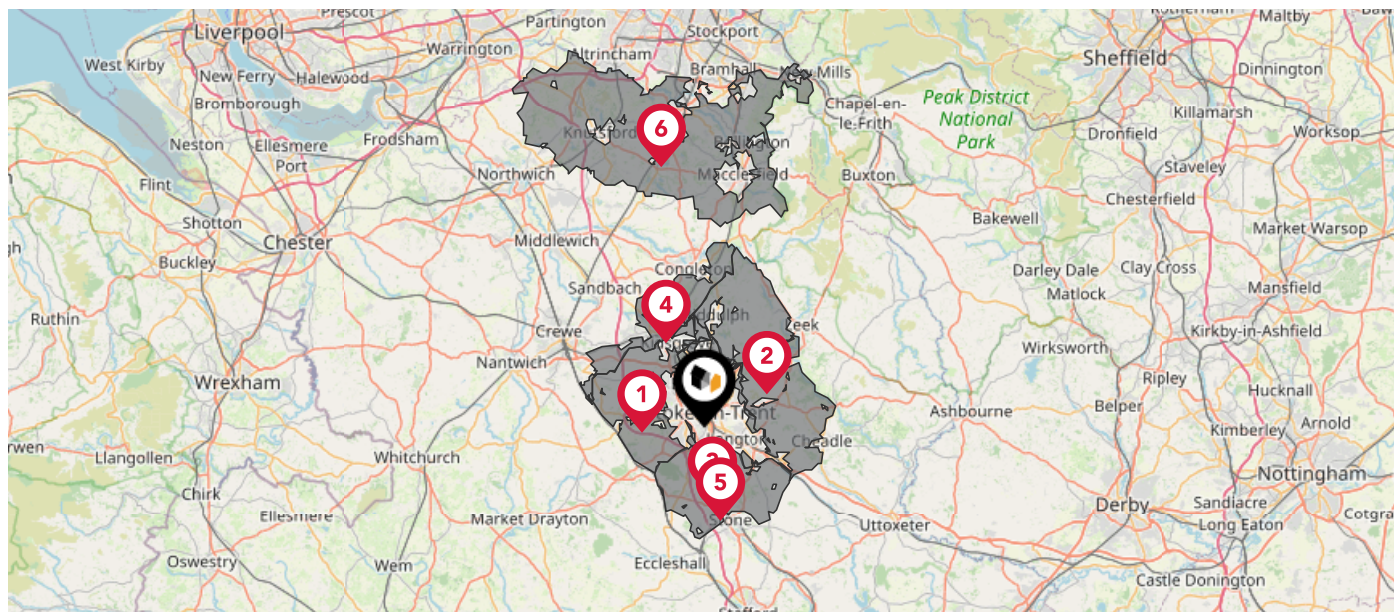
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Stafford



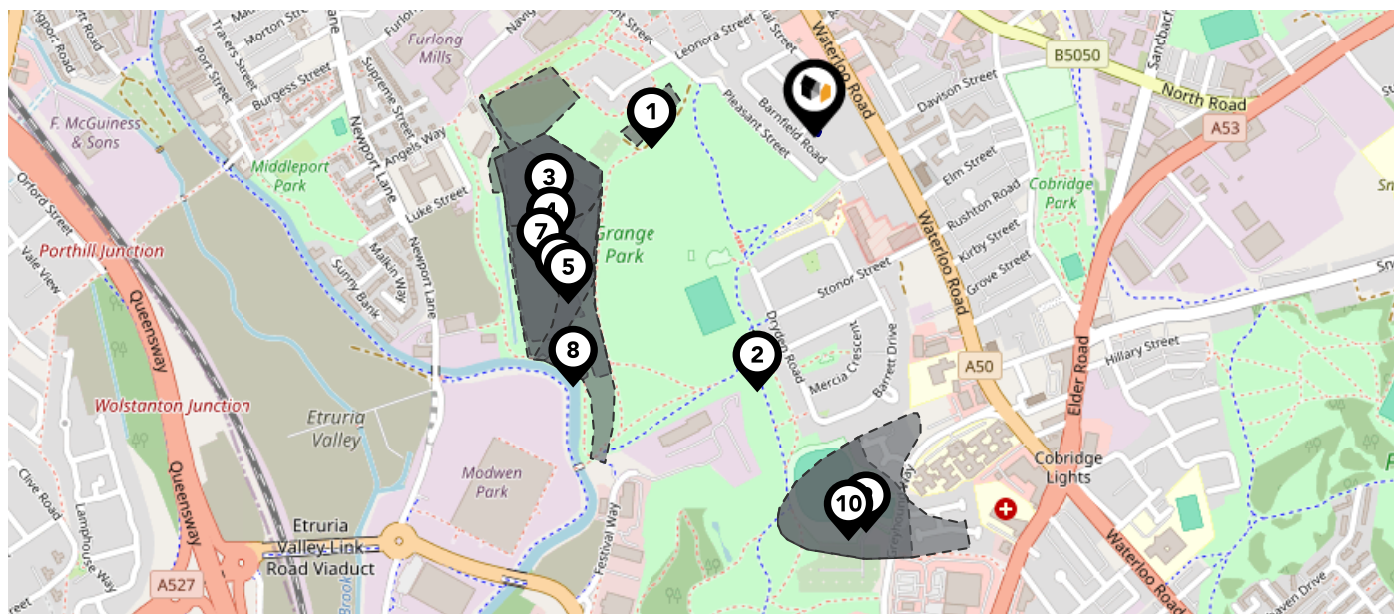
Merseyside and Greater Manchester Green Belt - Cheshire East



# 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.



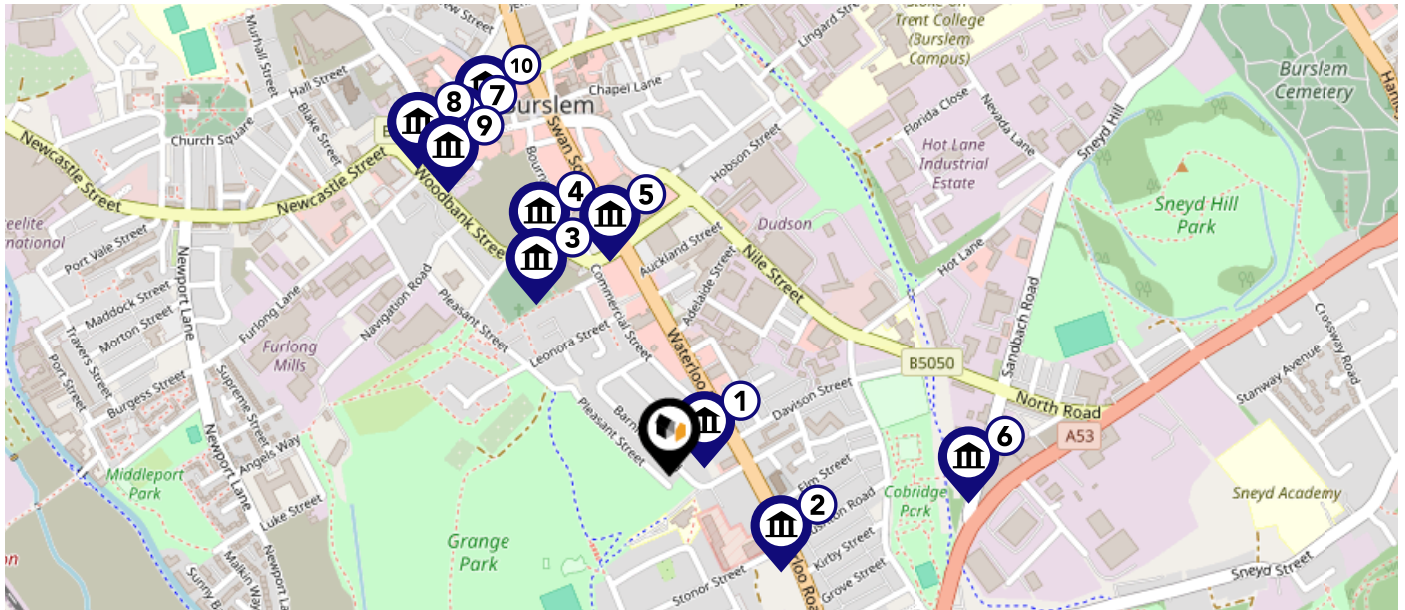
### Nearby Landfill Sites










<b>1</b>	Off Cotterill Grove-Cotterill Grove, Burslem, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>2</b>	West of Barrett Drive-Barrett Drive, Cobridge Grange, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>3</b>	Rogersons Meadow-Navigation Road, Burslem, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	Allotment Gardens-Cotterill Grove, Burslem, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>5</b>	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>6</b>	Rogersons Meadow-Navigation Road, Burslem, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>7</b>	Rogerson's Meadow-Middleport, Burslem, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>8</b>	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>9</b>	West Of Sports Stadium-Greyhound Way, Cobridge Grange, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Cobridge Stadium, Rear Of-Greyhound Way, Cobridge, Stoke On Trent, Staffordshire	Historic Landfill <input type="checkbox"/>

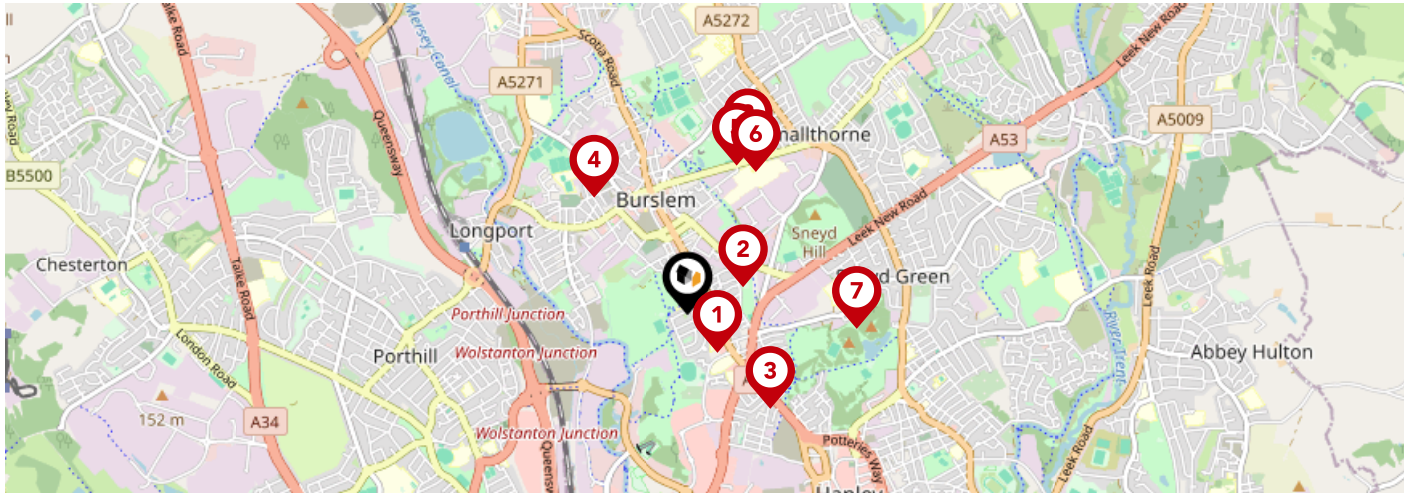
# Maps

## Listed Buildings

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

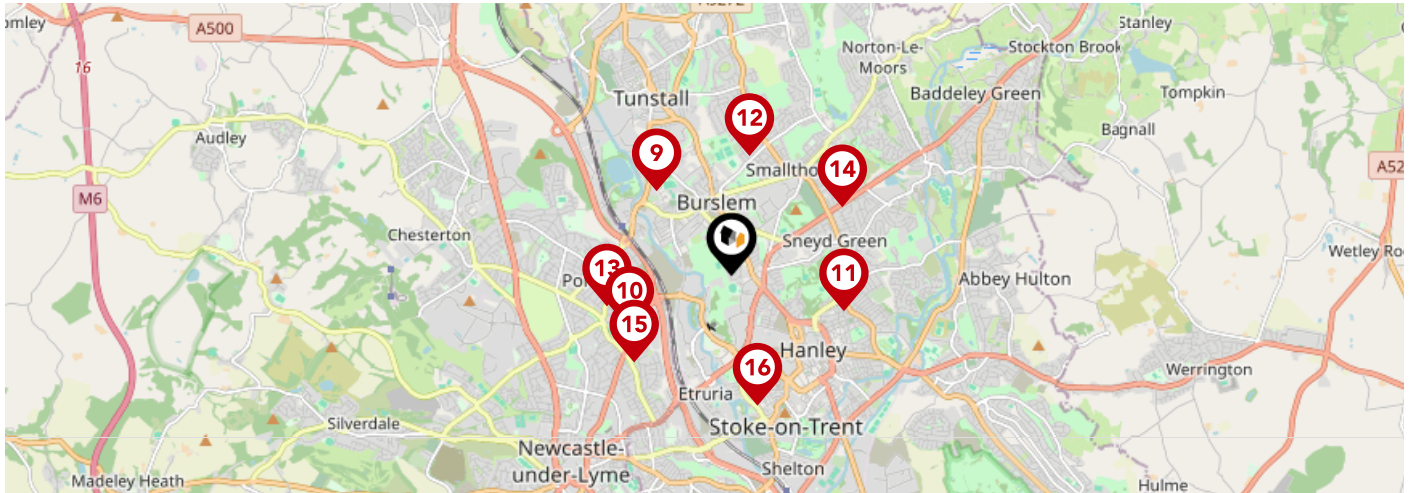


Listed Buildings in the local district		Grade	Distance
	1195855 - 184 And 186, Waterloo Road	Grade II	0.0 miles
	1297919 - No. 205, Waterloo Road	Grade II	0.2 miles
	1291065 - Church Of St John The Baptist	Grade II	0.2 miles
	1220118 - Three Bottle Ovens At Premises Occupied By Acme Marls Limited	Grade II	0.3 miles
	1365725 - Former Bethel Chapel	Grade II	0.3 miles
	1297942 - Pot Bank Occupied By W Moorcroft Limited	Grade II	0.3 miles
	1483420 - Burslem Market Hall	Grade II	0.4 miles
	1428185 - The Duke William	Grade II	0.4 miles
	1260173 - Nos. 15 And 15a, St John's Square	Grade II	0.4 miles
	1297964 - Leopard Public House	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Peter's Catholic Academy</b> Ofsted Rating: Outstanding   Pupils: 239   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>North Road Academy</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Forest Park Primary School</b> Ofsted Rating: Good   Pupils: 470   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Saint Nathaniel's Academy</b> Ofsted Rating: Good   Pupils: 481   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Moorpark Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Valiant School</b> Ofsted Rating: Not Rated   Pupils: 8   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sneyd Academy</b> Ofsted Rating: Good   Pupils: 596   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Jackfield Infant School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

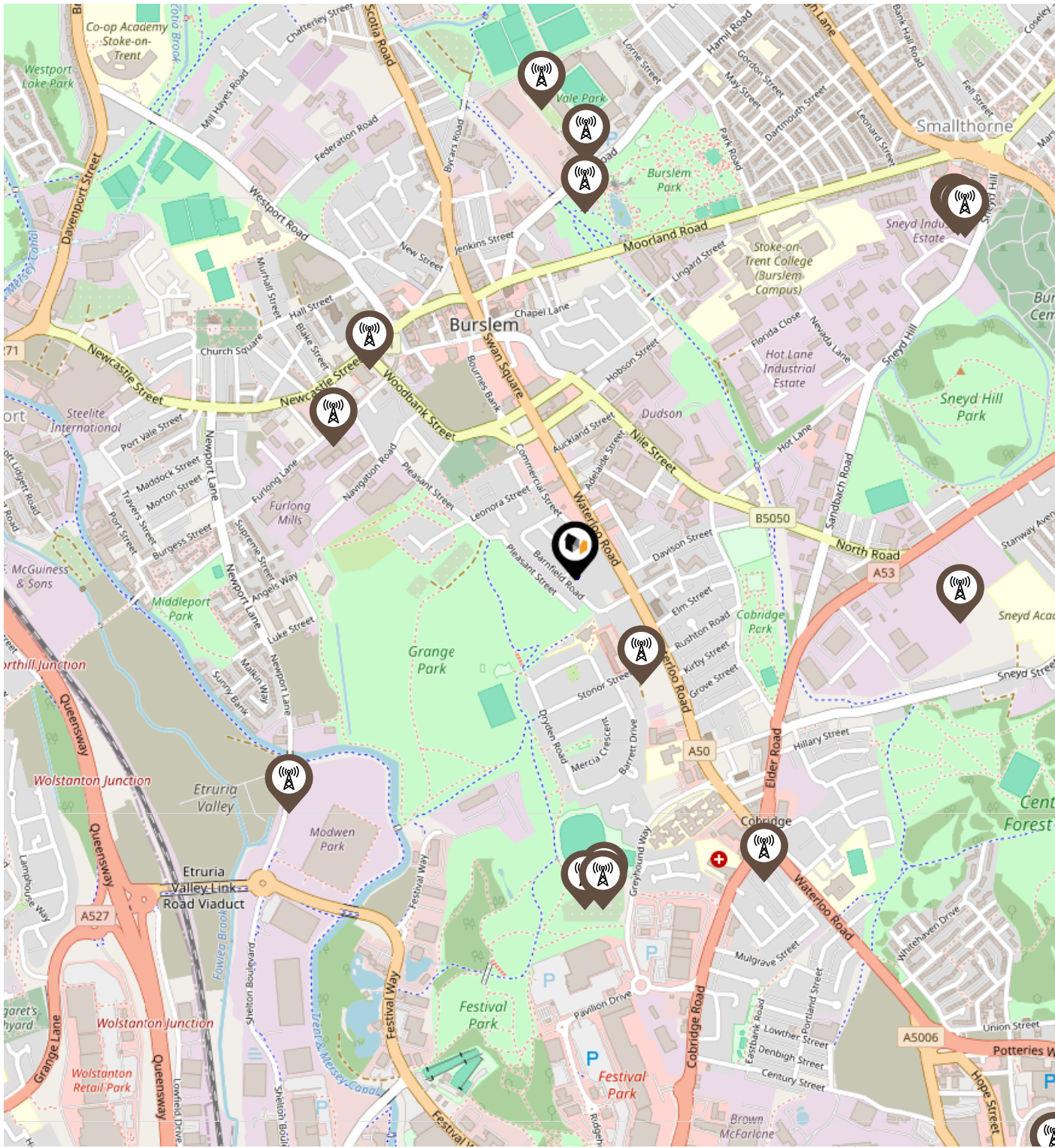






		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Co-op Academy Stoke-On-Trent</b> Ofsted Rating: Good   Pupils: 1181   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Ellison Primary Academy</b> Ofsted Rating: Good   Pupils: 367   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Hamilton Academy</b> Ofsted Rating: Good   Pupils: 114   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Haywood Academy</b> Ofsted Rating: Good   Pupils: 1160   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Oaklands Nursery School</b> Ofsted Rating: Outstanding   Pupils: 38   Distance:1.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>New Ford Academy</b> Ofsted Rating: Outstanding   Pupils: 474   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Wulstan's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Phoenix Independent School</b> Ofsted Rating: Requires improvement   Pupils: 23   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



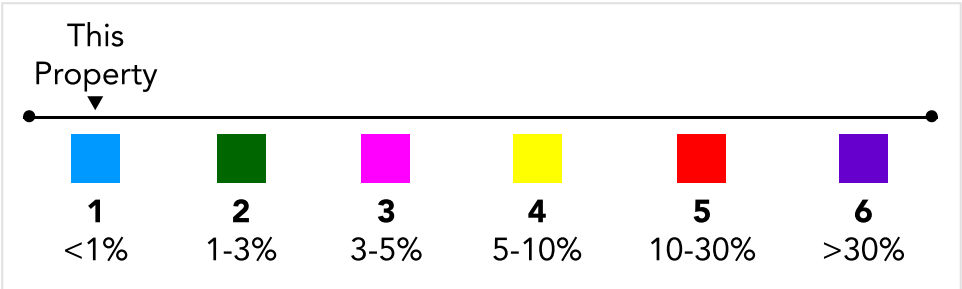
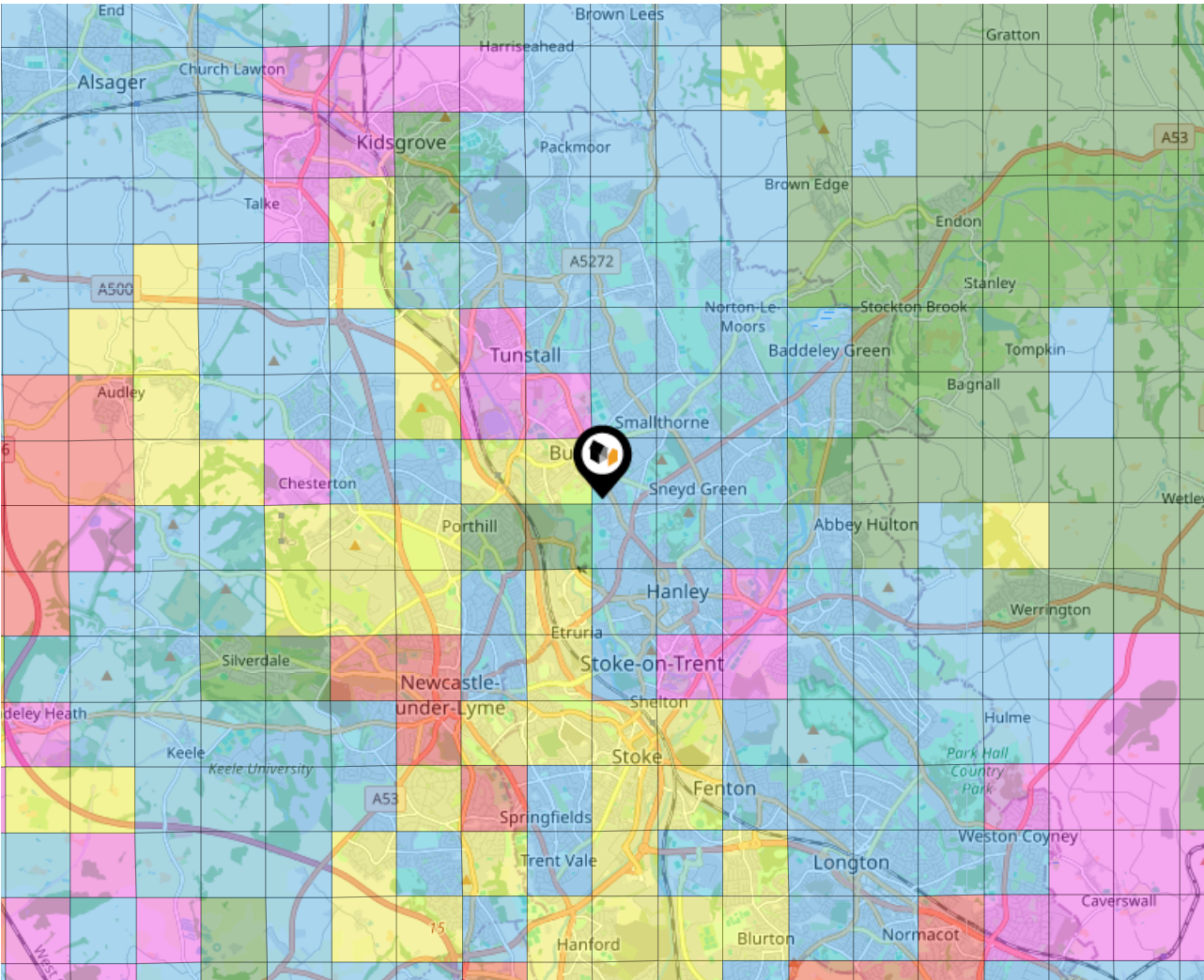
### Key:

-  Power Pylons
-  Communication Masts



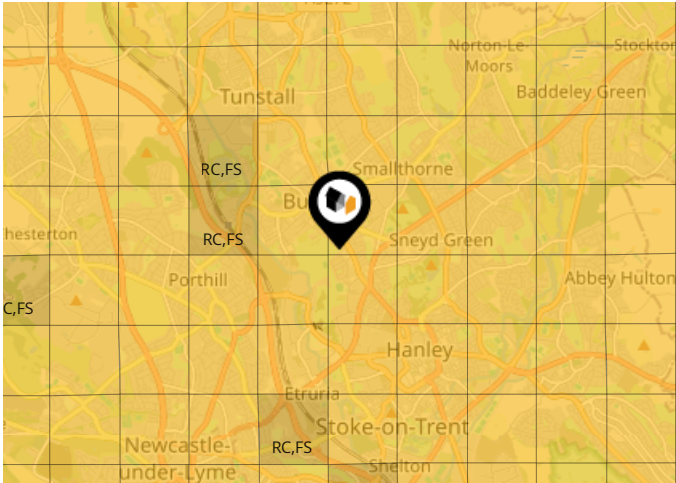
### What is Radon?

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/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		

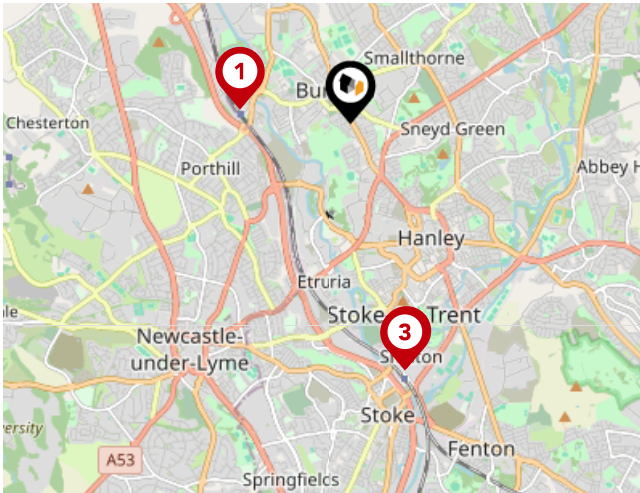


### Primary Classifications (Most Common Clay Types)

<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

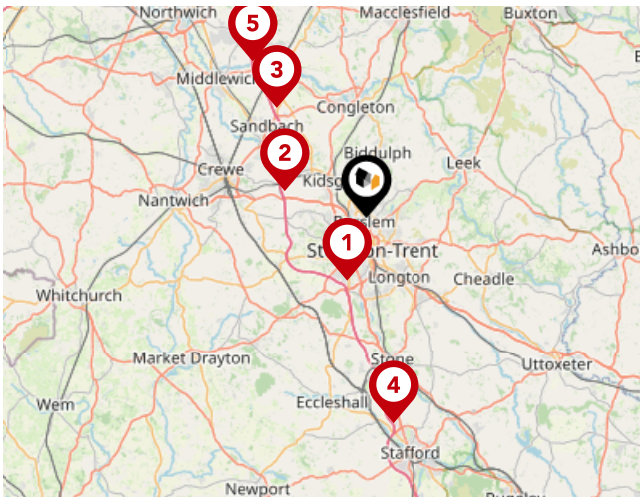
# Area

## Transport (National)



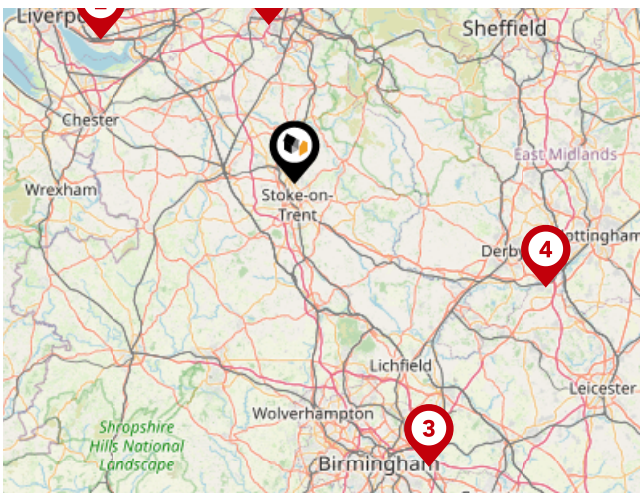
### National Rail Stations

Pin	Name	Distance
1	Platform 2	0.99 miles
2	Stoke-on-Trent Rail Station	2.24 miles
3	Stoke-on-Trent Rail Station	2.26 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	4.63 miles
2	M6 J16	6.15 miles
3	M6 J17	10.1 miles
4	M6 J14	14.84 miles
5	M6 J18	13.75 miles



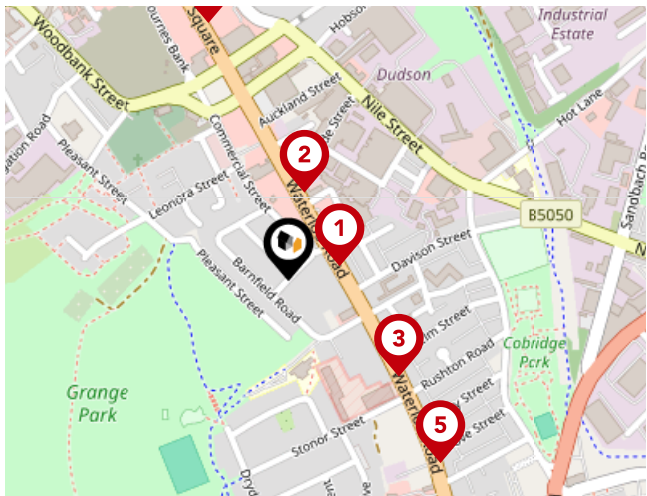
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	22.97 miles
2	Speke	34.32 miles
3	Birmingham Airport	44.95 miles
4	East Mids Airport	38.91 miles



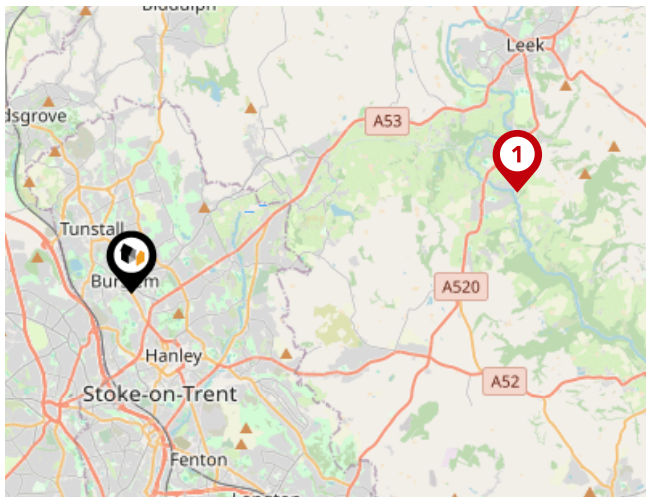
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Orgreave Street	0.06 miles
2	Adelaide Street	0.1 miles
3	Cobridge Barracks	0.16 miles
4	Zion Street	0.3 miles
5	Hawthorn Street	0.27 miles



### Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.11 miles

# butters john bee

## 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** <sup>bjb</sup>

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Valuation Office  
Agency



Royal Mail