

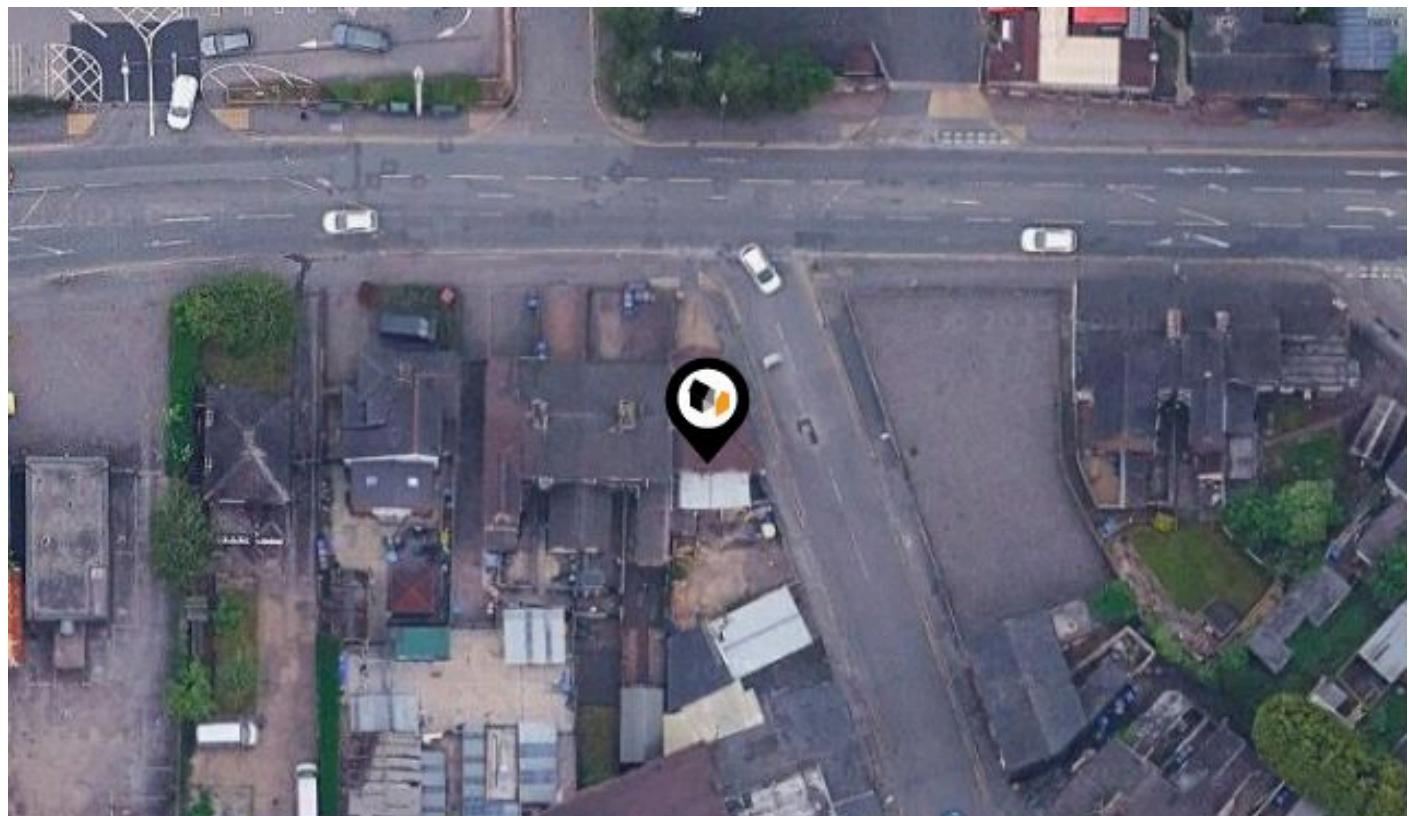


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



PENNELL STREET, STOKE-ON-TRENT, ST2

butters john bee

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

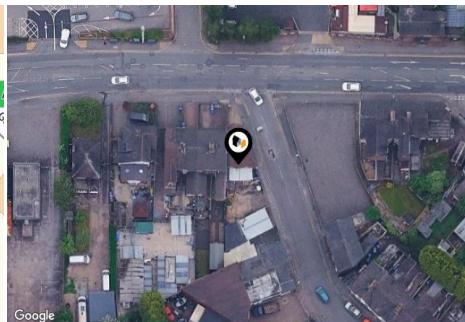
01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com

Property Overview

butters john bee bjb



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	538 ft ² / 50 m ²
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,386

Local Area

Local Authority:	City of stoke-on-trent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

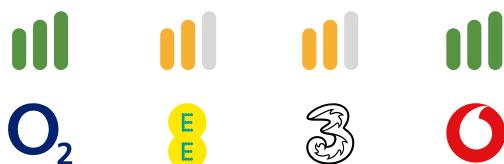
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6 mb/s 80 mb/s 10000 mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

butters john bee bjb

Pennell Street, ST2

Energy rating

E

Valid until 18.09.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	60 D
21-38	F		
1-20	G		

Property EPC - Additional Data

butters john bee bjb

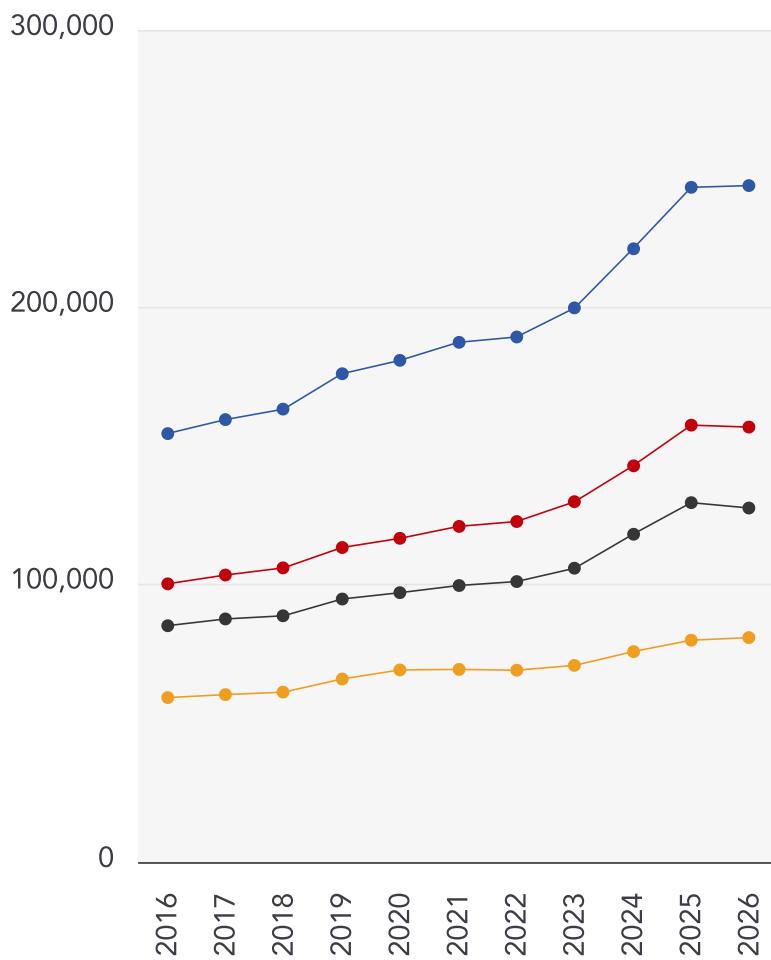
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
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 67% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	50 m ²

Market House Price Statistics

butters john bee bjb

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



Detached

+57.87%

Semi-Detached

+56.32%

Terraced

+49.77%

Flat

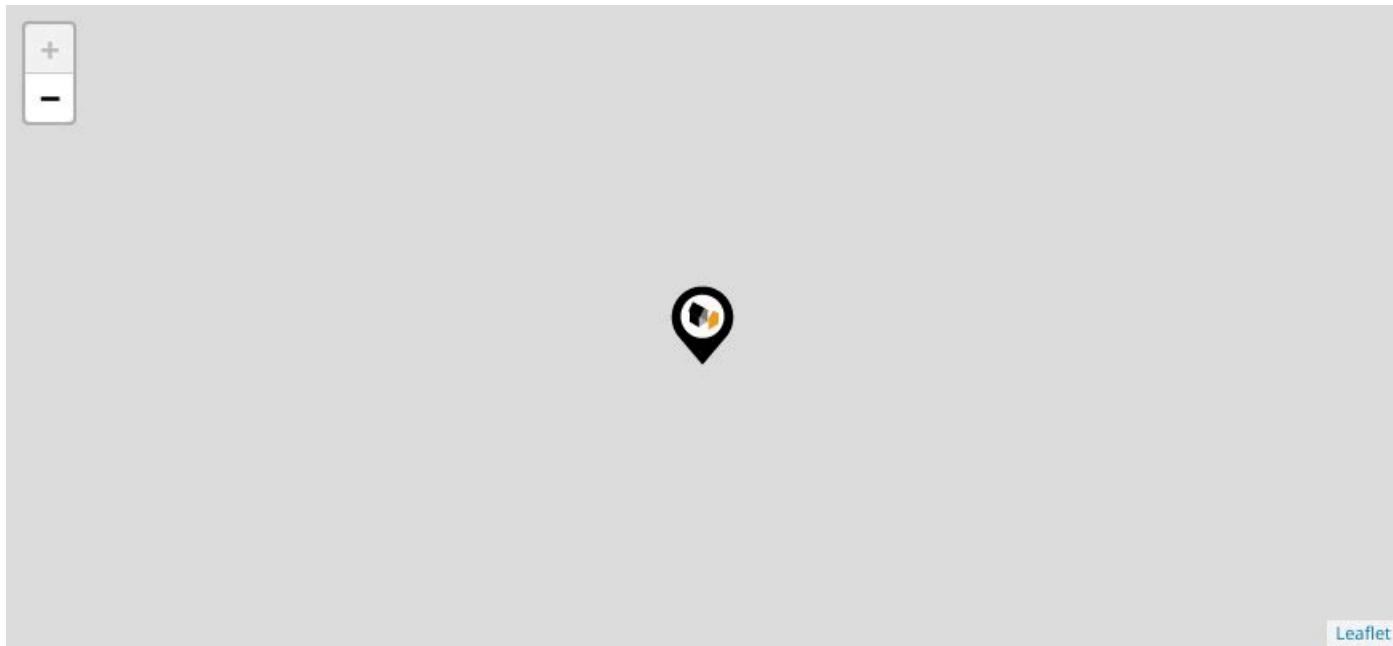
+36.46%

Maps

Coal Mining

butters john bee bjb

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

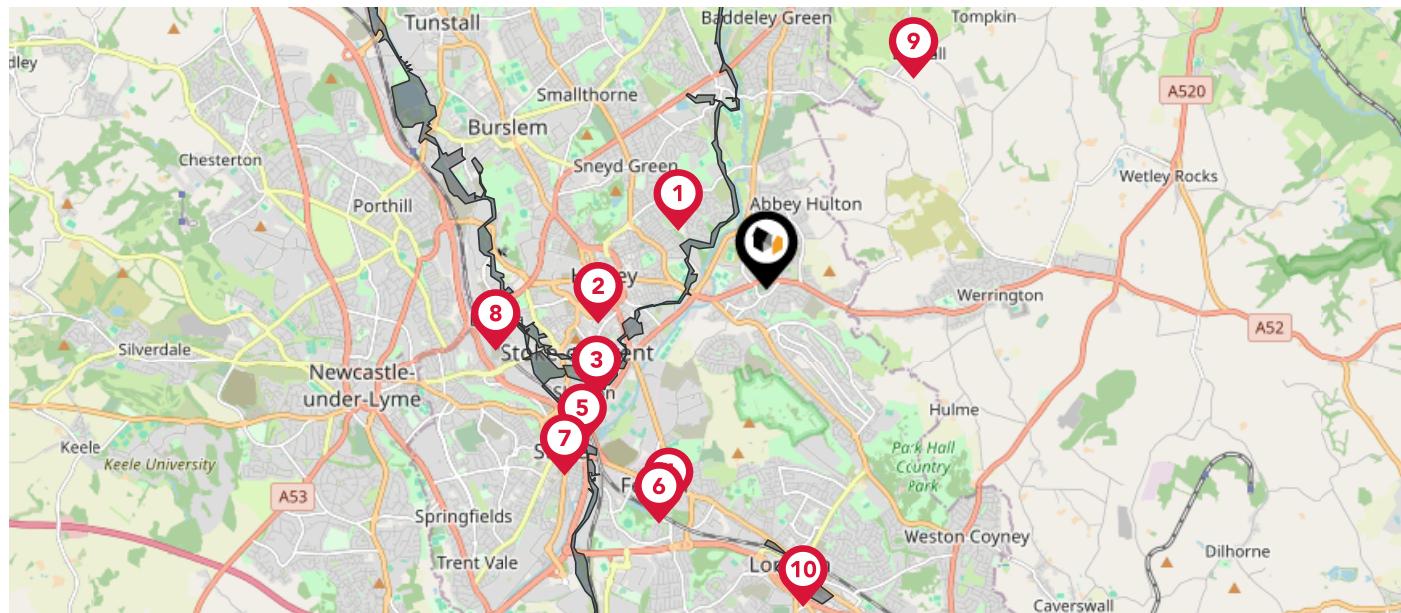
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



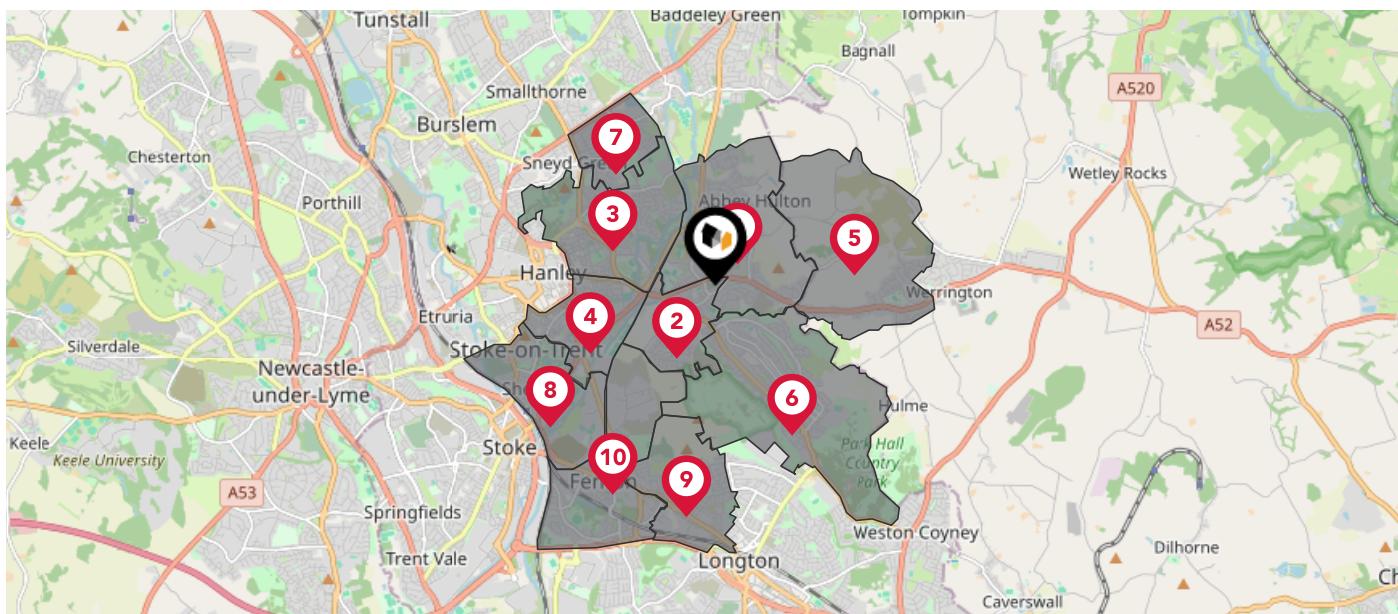
Nearby Conservation Areas

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

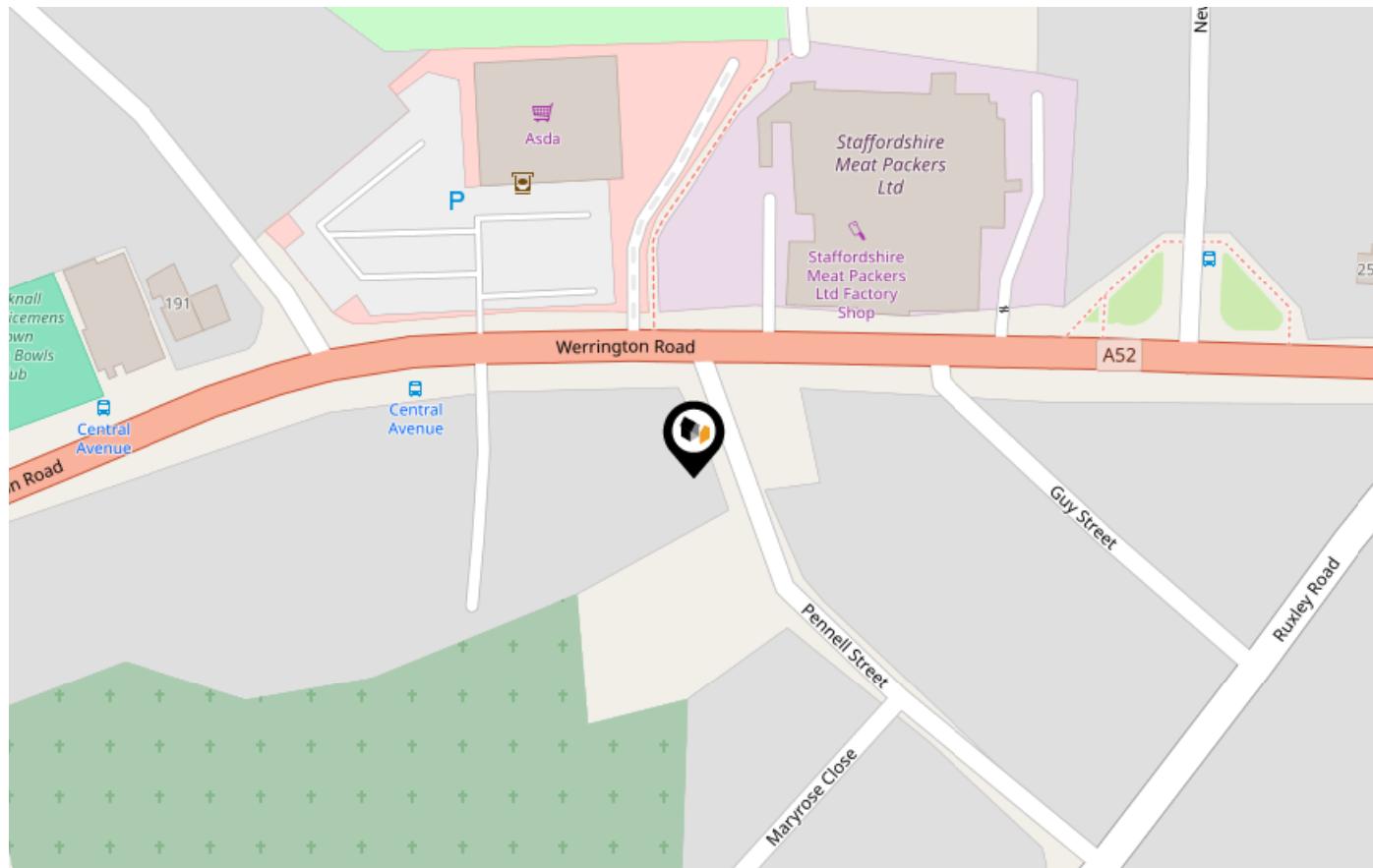
- 1 Abbey Hulton and Townsend Ward
- 2 Eaton Park Ward
- 3 Birches Head and Central Forest Park Ward
- 4 Joiner's Square Ward
- 5 Werrington Ward
- 6 Bentilee and Ubberley Ward
- 7 Sneyd Green Ward
- 8 Hanley Park and Shelton Ward
- 9 Fenton East Ward
- 10 Fenton West and Mount Pleasant Ward

Flood Risk

Rivers & Seas - Flood Risk

butters john bee bjb

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

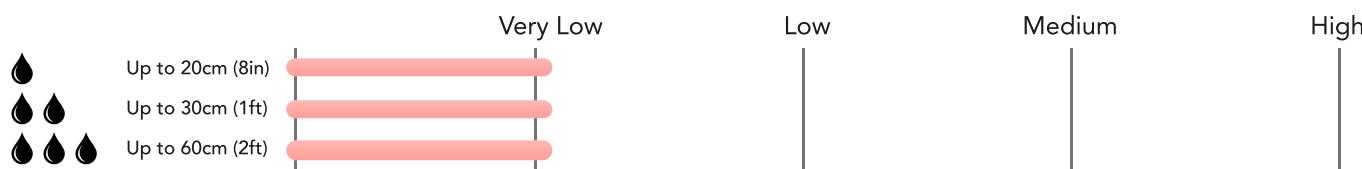


Risk Rating: Very low

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:

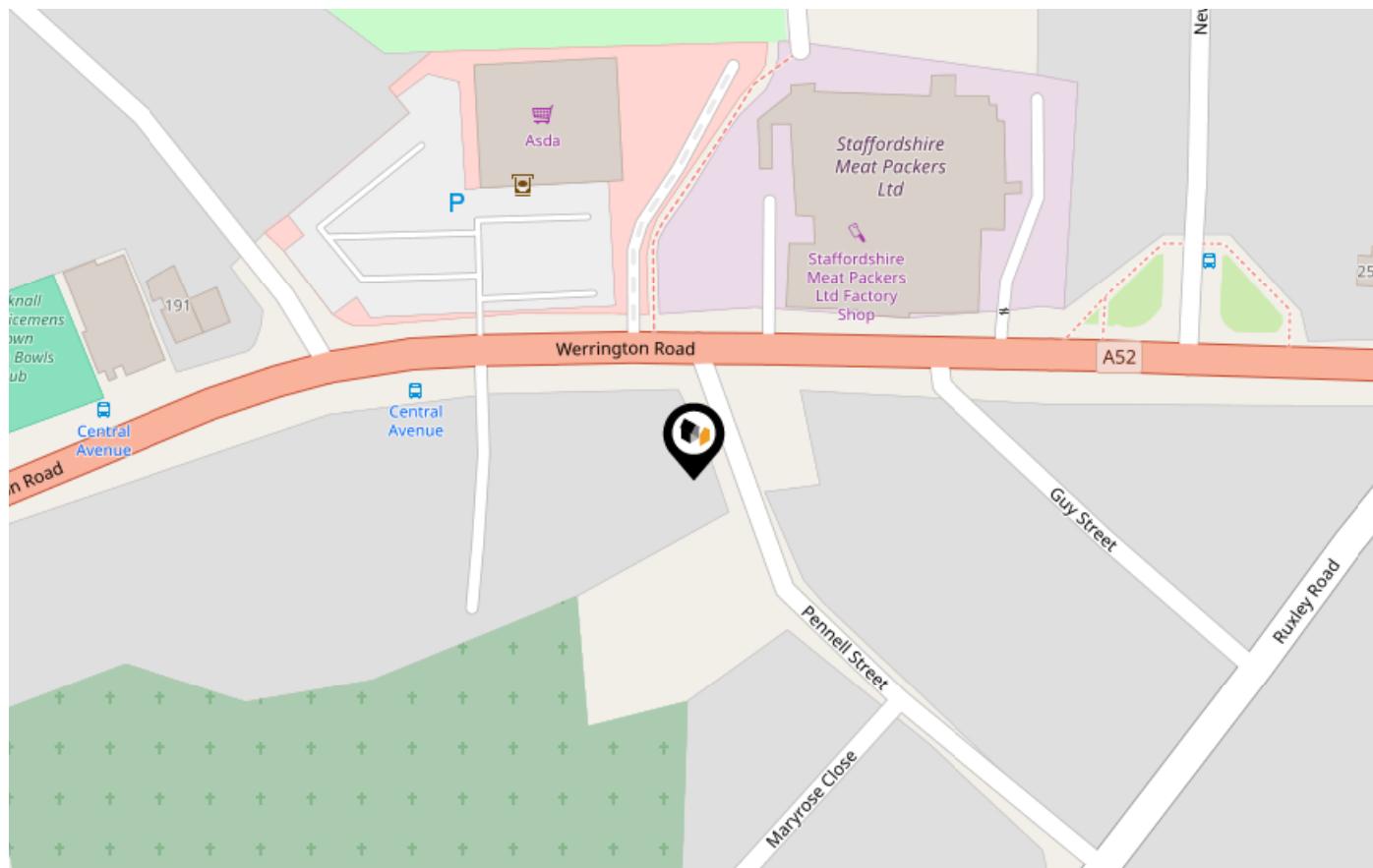


Flood Risk

Rivers & Seas - Climate Change

butters john bee bjb

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.

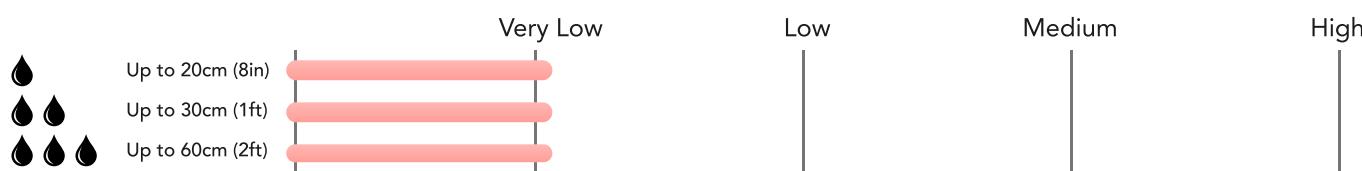


Risk Rating: Very low

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.
- █ **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.

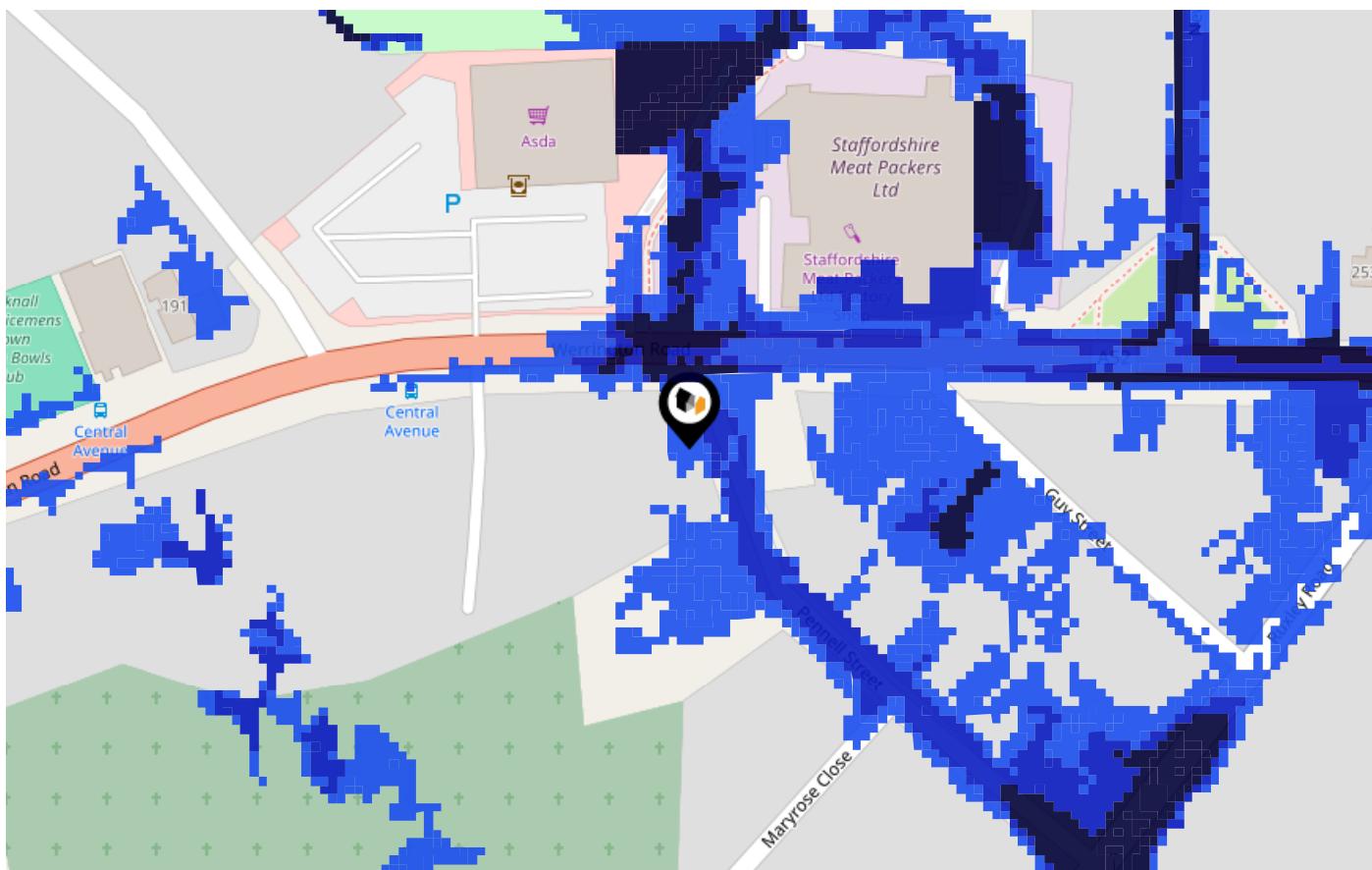
Chance of flooding to the following depths at this property:



Flood Risk

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.

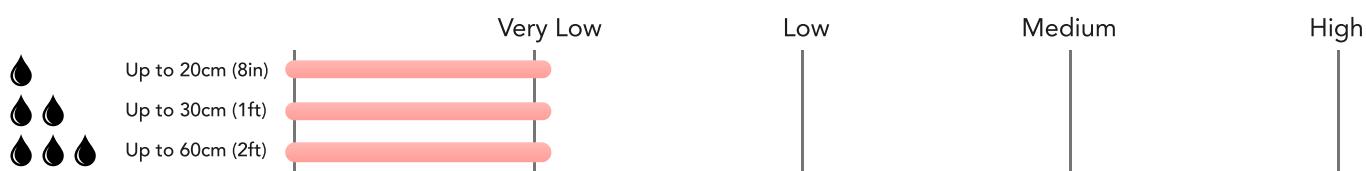


Risk Rating: Low

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.

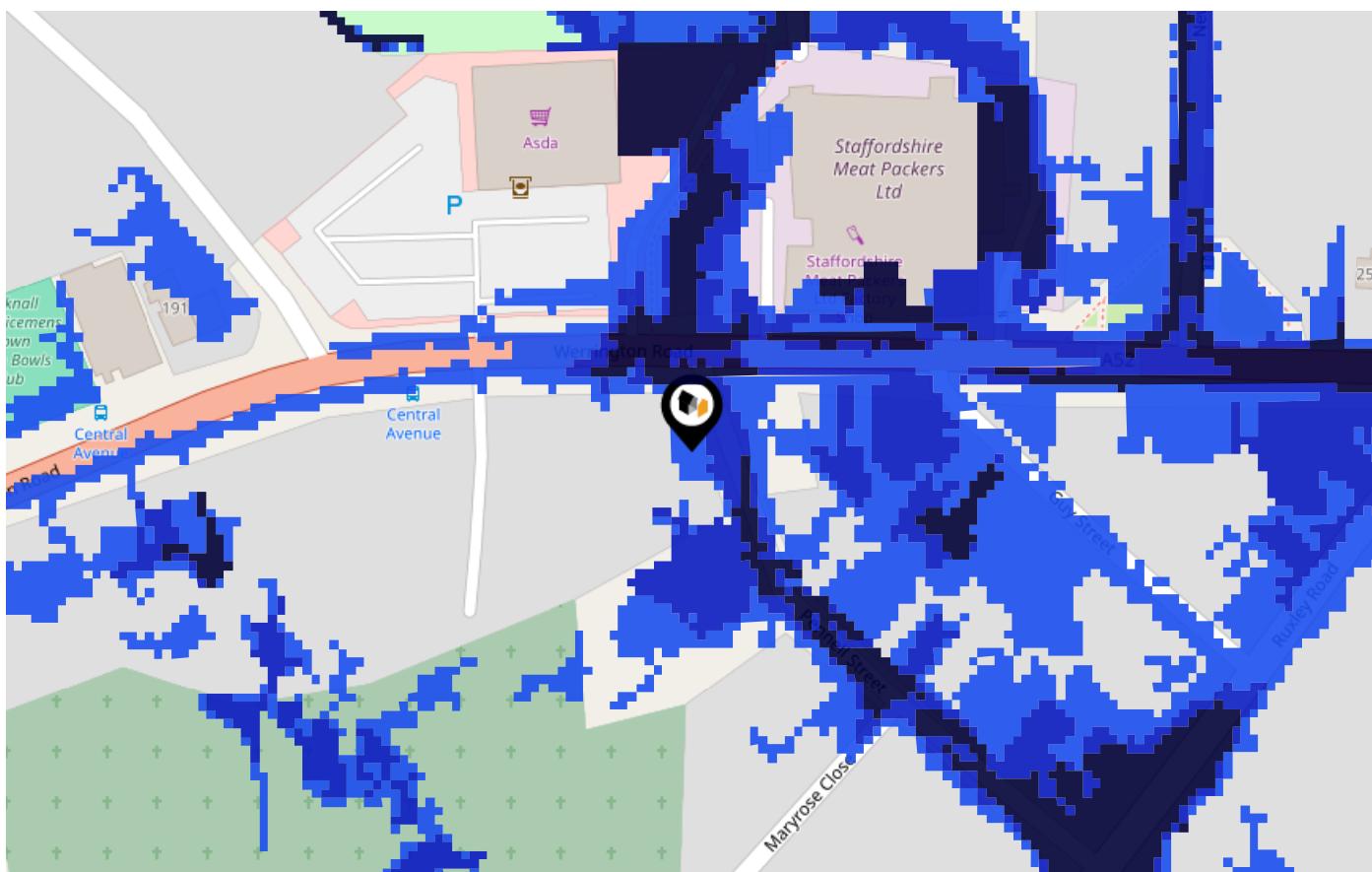
Chance of flooding to the following depths at this property:



Flood Risk

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.

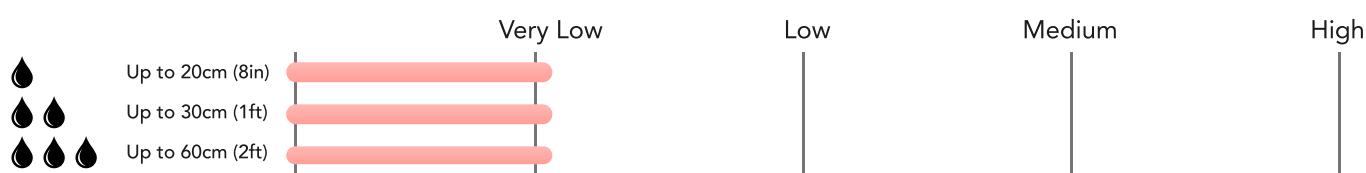


Risk Rating: Low

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:

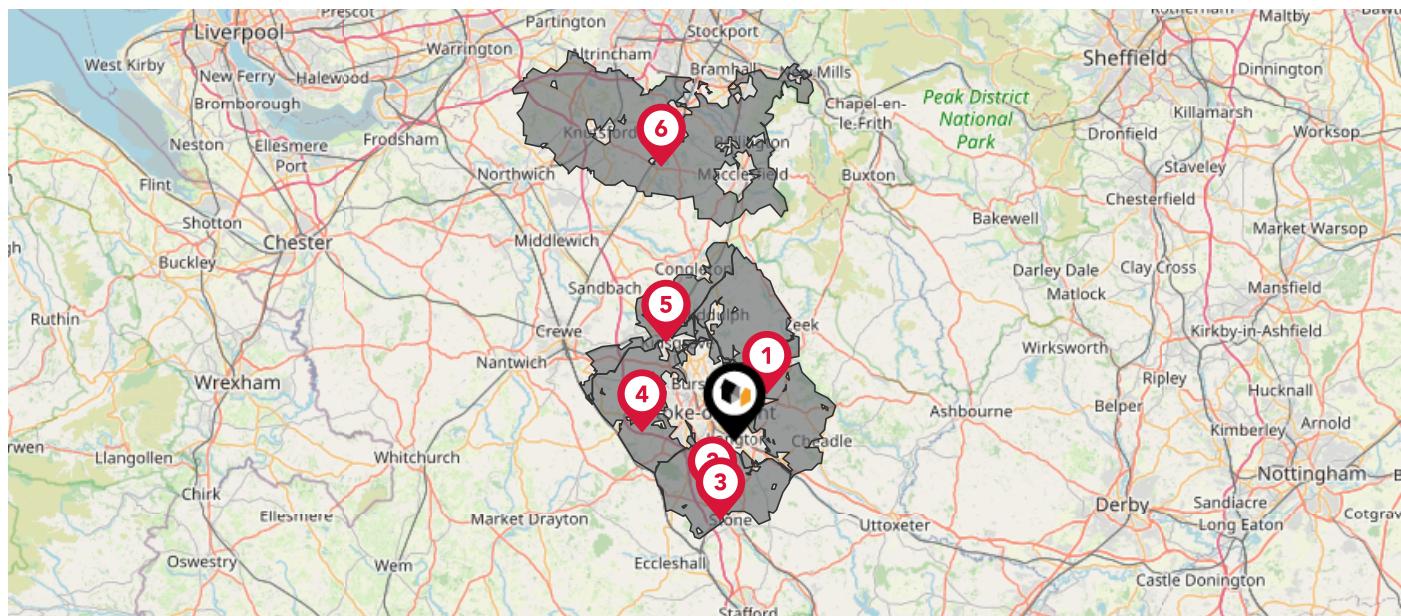


Maps

Green Belt

butters john bee bjb

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



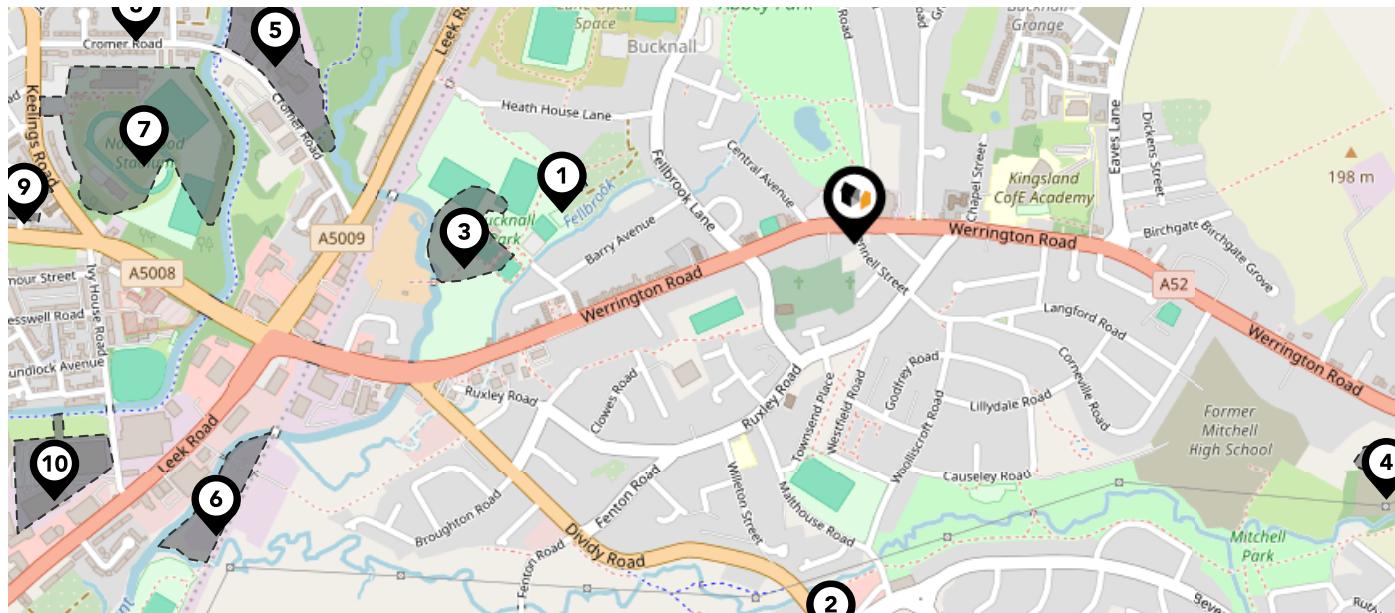
Nearby Green Belt Land

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



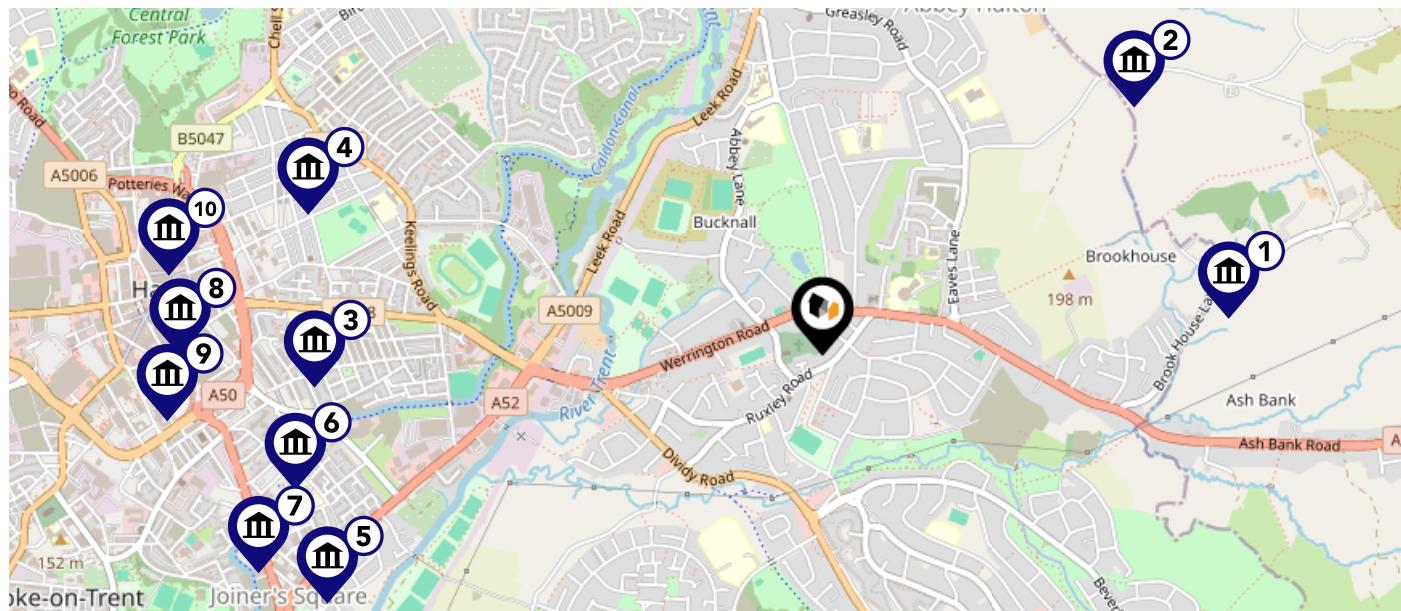
Nearby Landfill Sites

1	Bucknall Park-Heath House Lane, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
2	Twigg Street-Twigg Street, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
3	Finney Gardens-Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
4	East of Hanley High School-Werrington Road, Bucknall, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	Ex.Site Operational Services Department-Cromer Road, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
6	Goodwin Steels Limited-Leek Road, Bucknall, 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	Mayfield Avenue-Mayfield Avenue, Northwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	Bucknall New Road-Bucknall New Road, Hanley, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
10	Acreswood/North Of Leek Road-Ivy House Road, Bucknall, Stoke On Trent	Historic Landfill	<input type="checkbox"/>

Maps

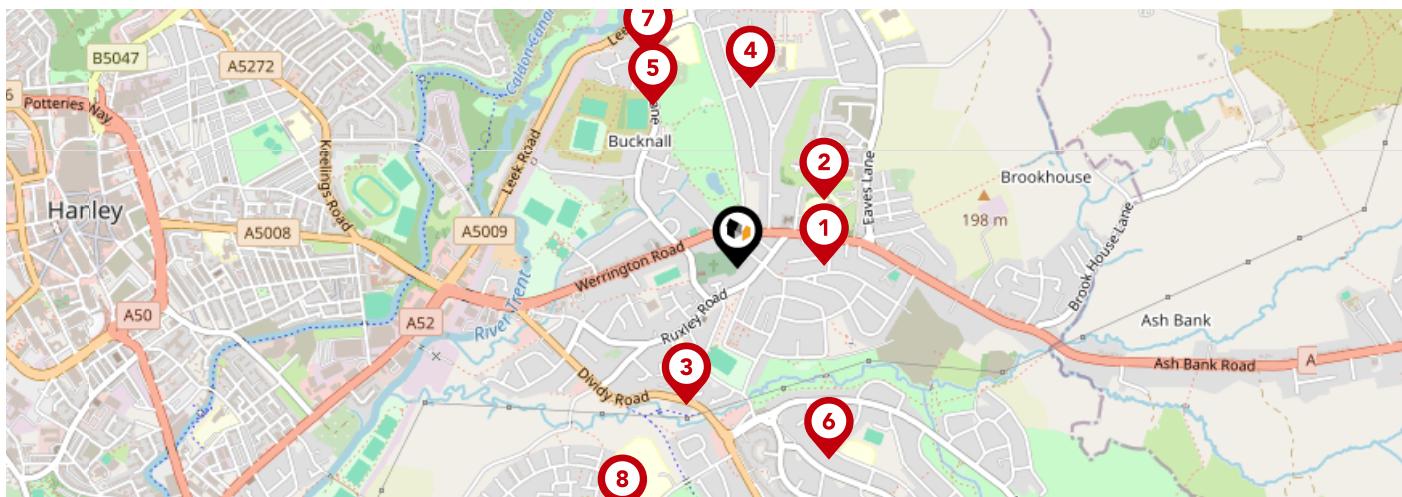
Listed Buildings

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
1037998 - Brookhouse Lane Farmhouse	Grade II	0.9 miles
1281183 - Eaves Farmhouse	Grade II	0.9 miles
1119707 - Hanley St Lukes Church Of England Aided Primary School Infant Building	Grade II	1.1 miles
1297963 - Church Of The Holy Trinity	Grade II	1.2 miles
1245925 - Church Of All Saints	Grade II	1.2 miles
1291067 - Pair Of Bottle Ovens At Johnson's Pottery	Grade II	1.2 miles
1290918 - Pot Bank In Occupation Of Allied Insulators Limited	Grade II	1.3 miles
1195851 - The Tantine Shops	Grade II	1.4 miles
1297932 - Courts Municipal Offices Victoria Hall	Grade II	1.4 miles
1210680 - Church Of St John The Evangelist	Grade II	1.4 miles

Area Schools

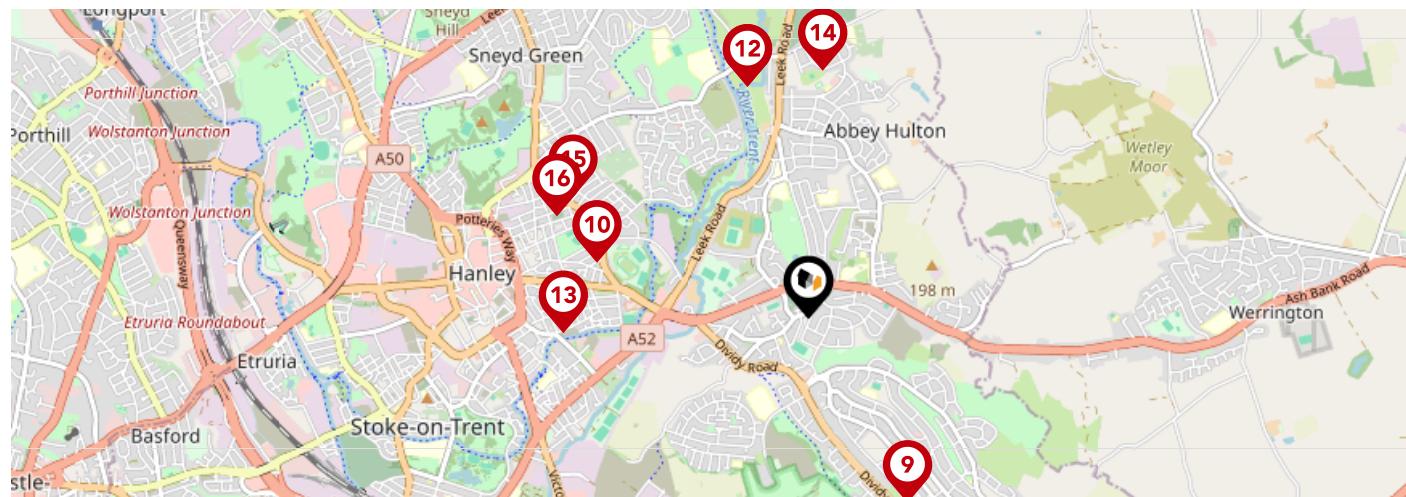


Nursery Primary Secondary College Private

	Kingsland CofE Academy					
1	Kingsland CofE Academy Ofsted Rating: Good Pupils: 456 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Aurora Hanley School Ofsted Rating: Outstanding Pupils: 84 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Merit Hospital School and Medical Pupil Referral Unit Ofsted Rating: Good Pupils: 1 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Newfriars College Ofsted Rating: Good Pupils: 0 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady and St Benedict Catholic Academy Ofsted Rating: Outstanding Pupils: 214 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Maria Goretti Catholic Academy Ofsted Rating: Good Pupils: 235 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Abbey Hulton Primary School Ofsted Rating: Good Pupils: 233 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Eaton Park Academy Ofsted Rating: Good Pupils: 468 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

butters john bee bjb

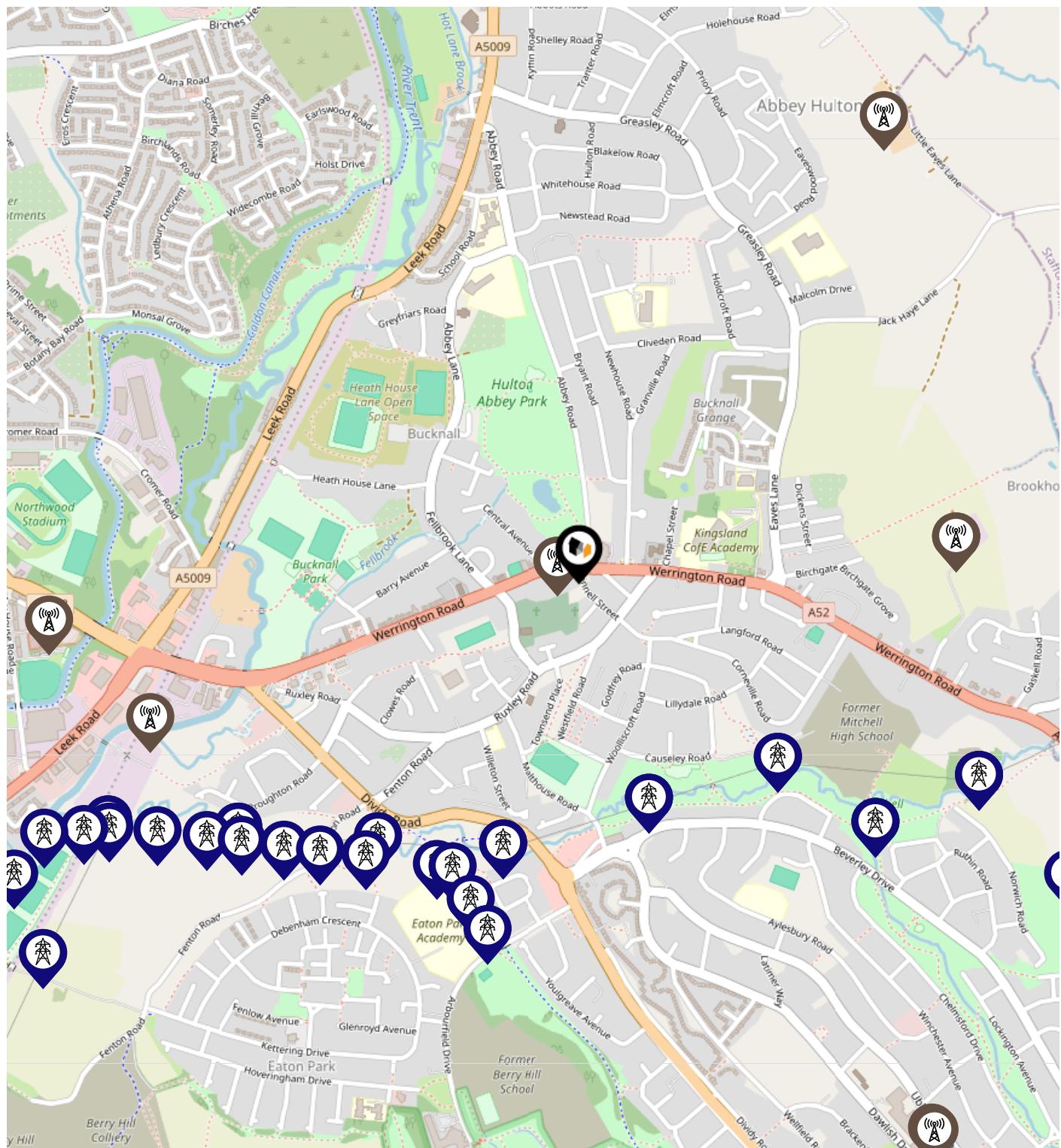


Nursery Primary Secondary College Private

9	Bentilee Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 62 Distance:0.93					
10	Northwood Broom Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 207 Distance:0.97					
11	The Nest	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 16 Distance:1.07					
12	Birches Head Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Serious Weaknesses Pupils: 1045 Distance:1.07					
13	Hanley St Luke's Church of England Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance:1.09					
14	Carmountside Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 233 Distance:1.11					
15	St George and St Martin's Catholic Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 230 Distance:1.18					
16	Grove Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 418 Distance:1.21					

Local Area Masts & Pylons

butters john bee bjb



Key:

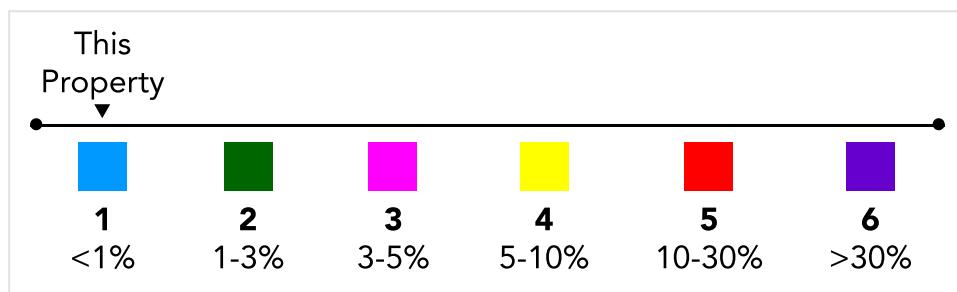
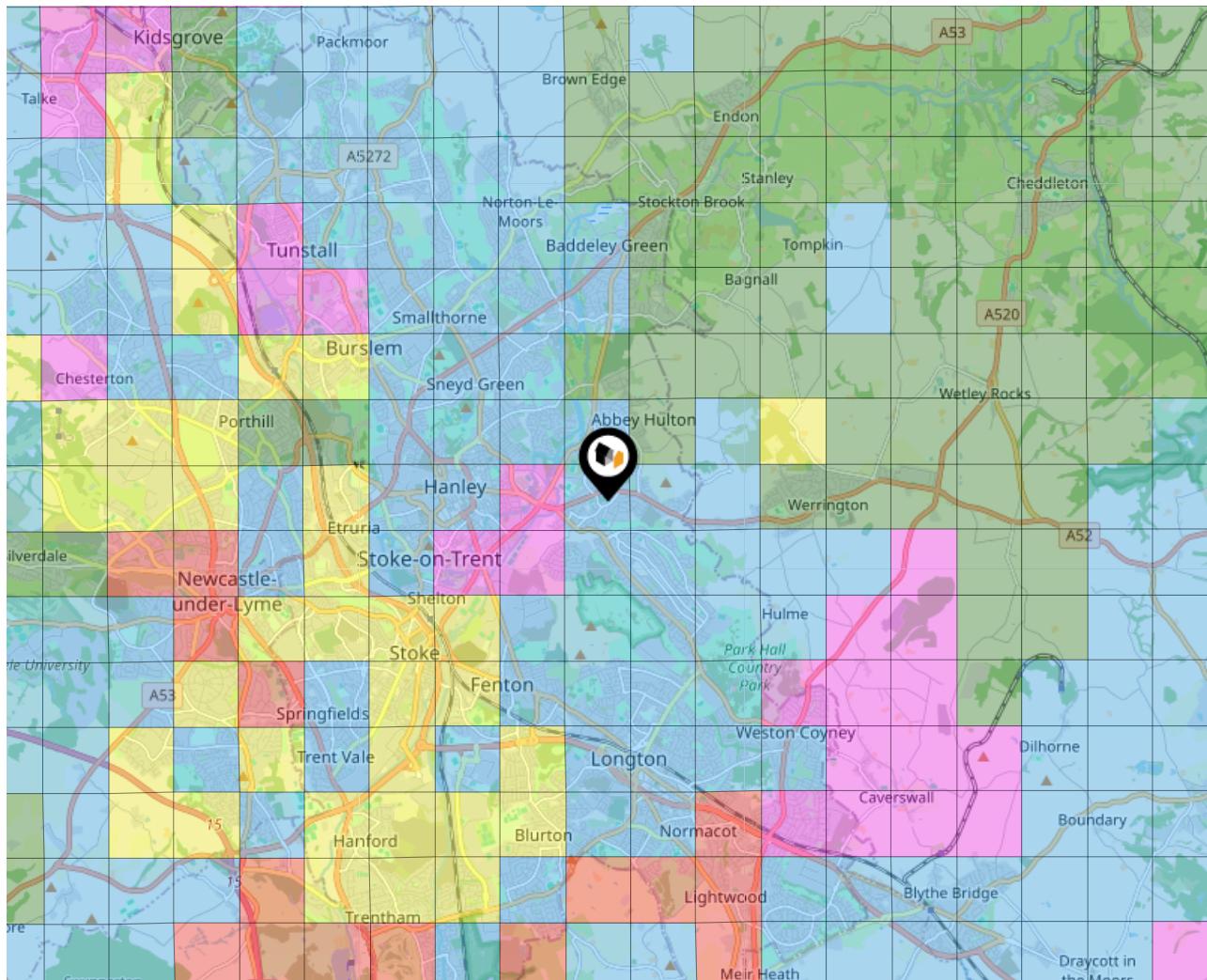
- Power Pylons
- Communication Masts

Environment

Radon Gas

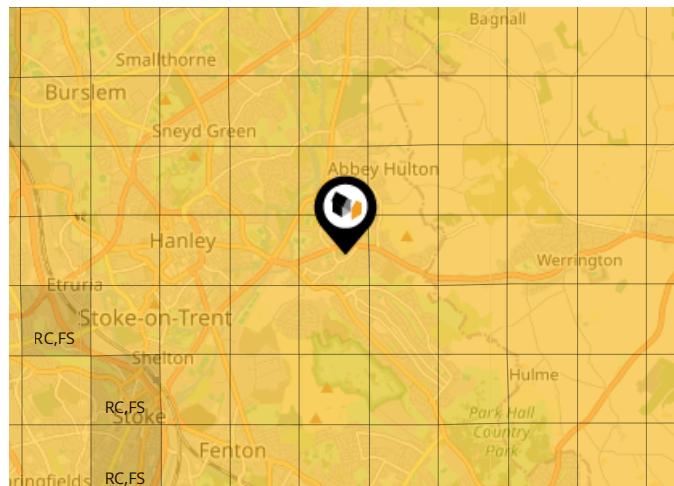
What is Radon?

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).



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

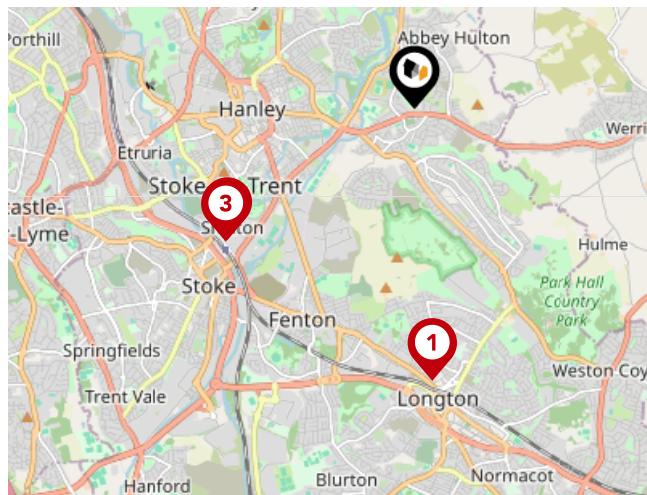
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

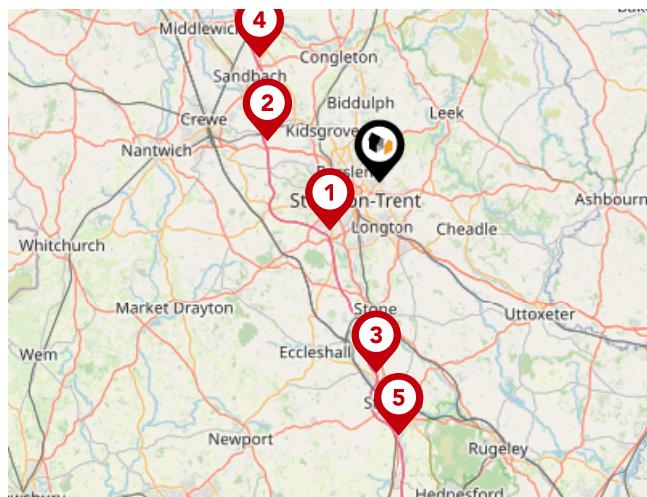
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



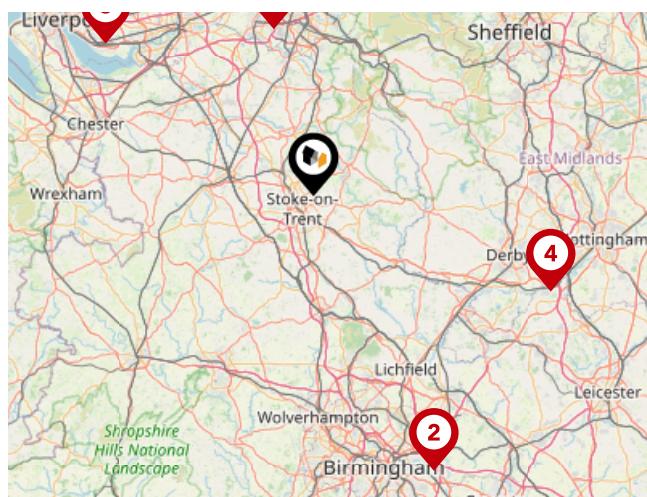
National Rail Stations

Pin	Name	Distance
1	Platform 1	2.44 miles
2	Stoke-on-Trent Rail Station	2.05 miles
3	Stoke-on-Trent Rail Station	2.08 miles



Trunk Roads/Motorways

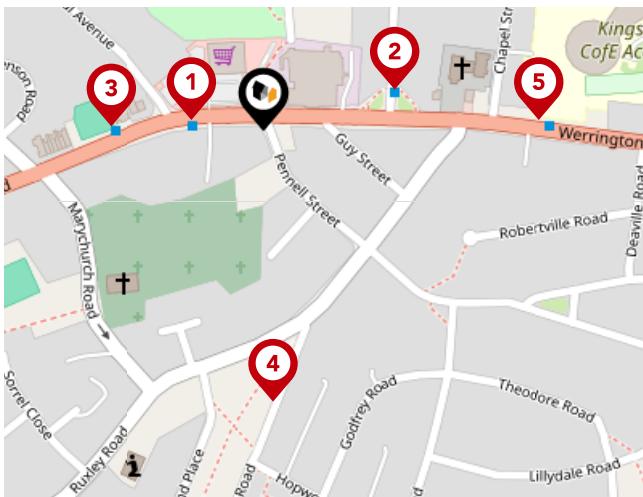
Pin	Name	Distance
1	M6 J15	4.92 miles
2	M6 J16	8.54 miles
3	M6 J14	13.71 miles
4	M6 J17	12.3 miles
5	M6 J13	18.15 miles



Airports/Helipads

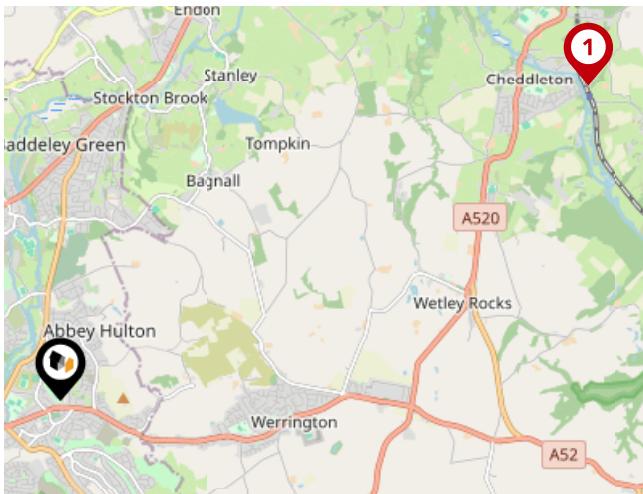
Pin	Name	Distance
1	Manchester Airport	24.38 miles
2	Birmingham Airport	43.12 miles
3	Speke	36.67 miles
4	East Mids Airport	36.51 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Central Avenue	0.04 miles
2	Werrington Road	0.08 miles
3	Central Avenue	0.09 miles
4	Westfield Road	0.15 miles
5	Chapel Street	0.15 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	5.47 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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

butters john bee bjb

butters john bee

2-6 Tontine Square, Hanley, Stoke-on-trent,
Staffordshire, ST1 1NP
01782 470226
hanleyrentals@bjbmail.com
www.buttersjohnbee.com



Land Registry



Ofcom

