

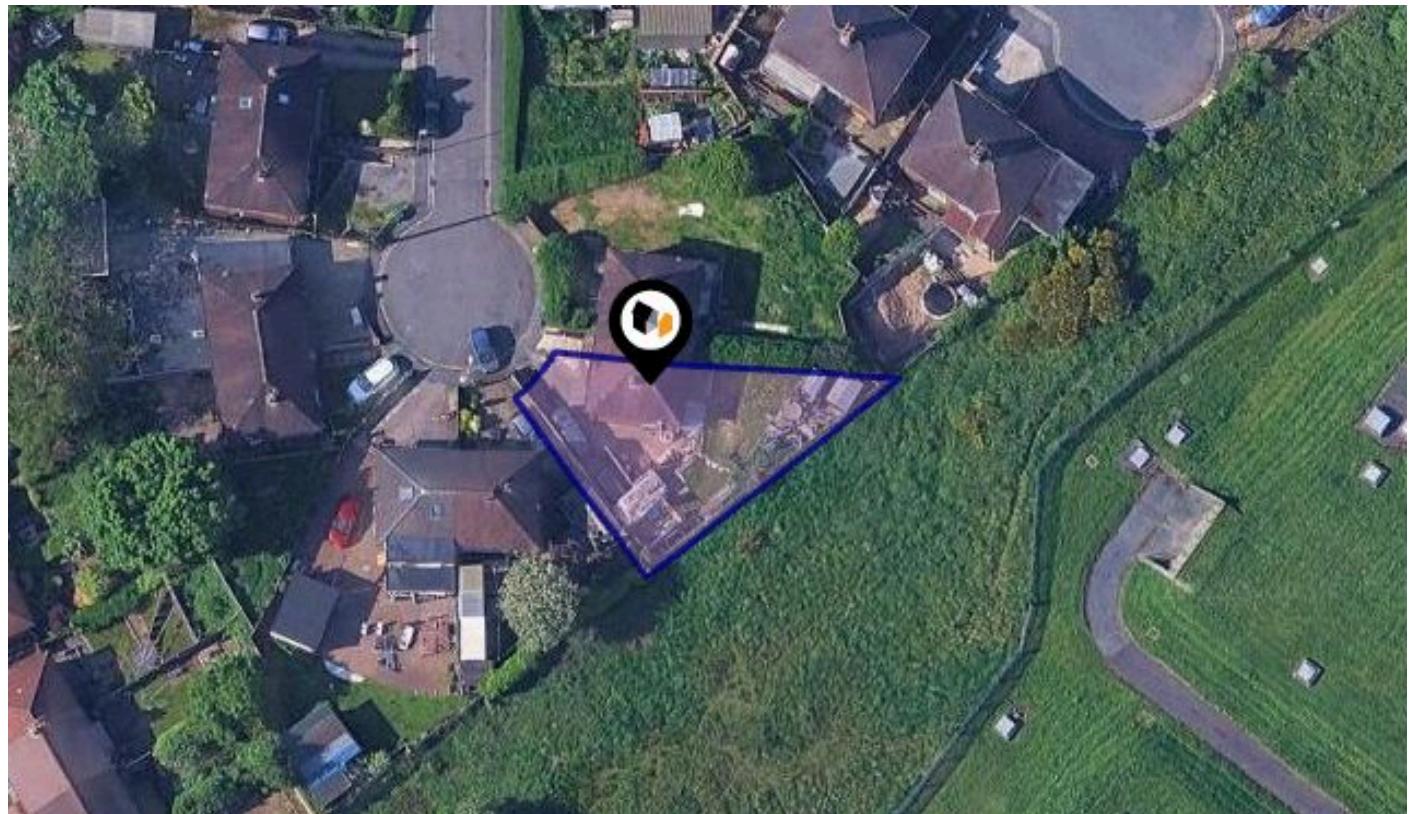


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

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



**SANDHURST AVENUE, STOKE-ON-TRENT, ST3**

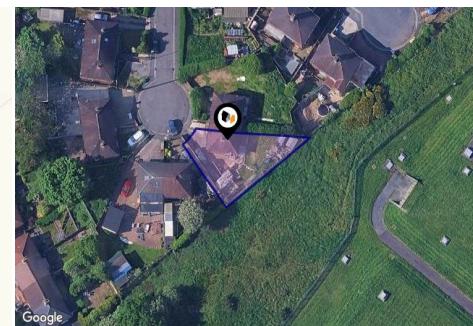
**butters john bee**

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

01782 470226

hanleyrentals@bjbmail.com

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)



## Property

Type:	Semi-Detached House
Bedrooms:	3
Floor Area:	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,386
Title Number:	SF261555

Tenure: Freehold

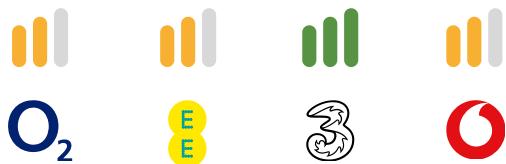
## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>67</b> mb/s	<b>10000</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

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Sandhurst Avenue, ST3

Energy rating

**E**

Valid until 19.08.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	51   E	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property EPC - Additional Data

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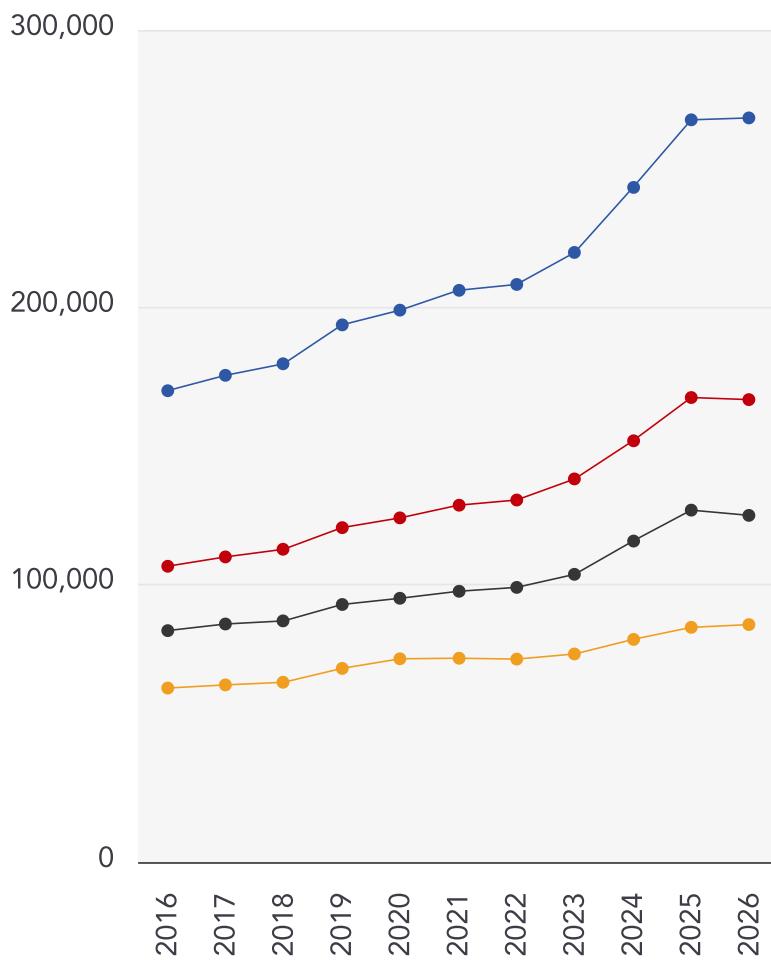
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<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>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 45% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	98 m <sup>2</sup>

# Market House Price Statistics

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10 Year History of Average House Prices by Property Type in ST3



Detached

**+57.87%**

Semi-Detached

**+56.32%**

Terraced

**+49.77%**

Flat

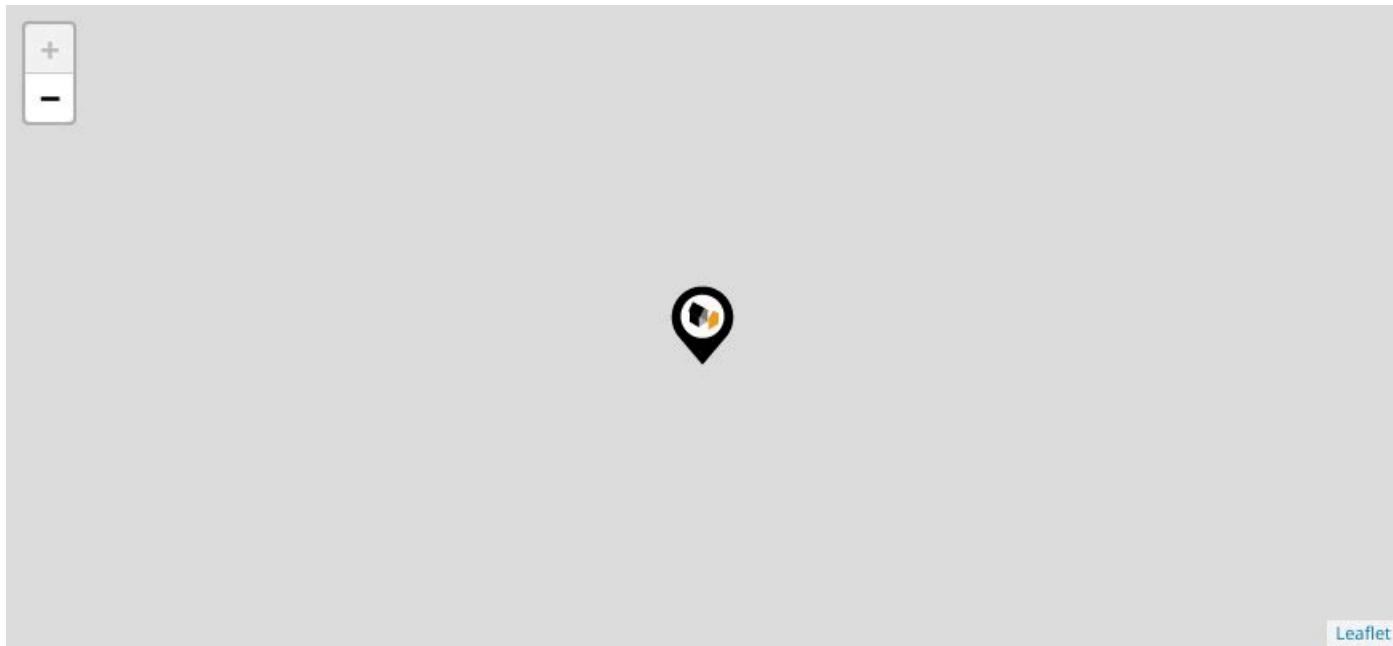
**+36.46%**

# Maps

## Coal Mining

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This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

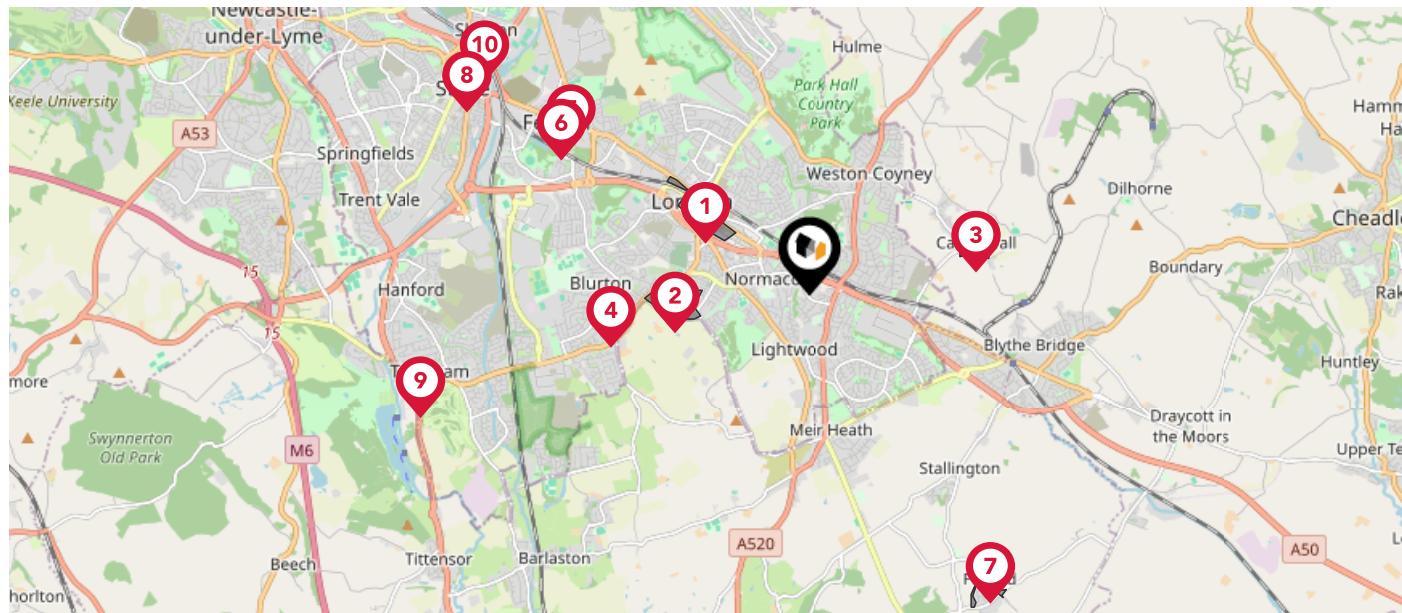
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



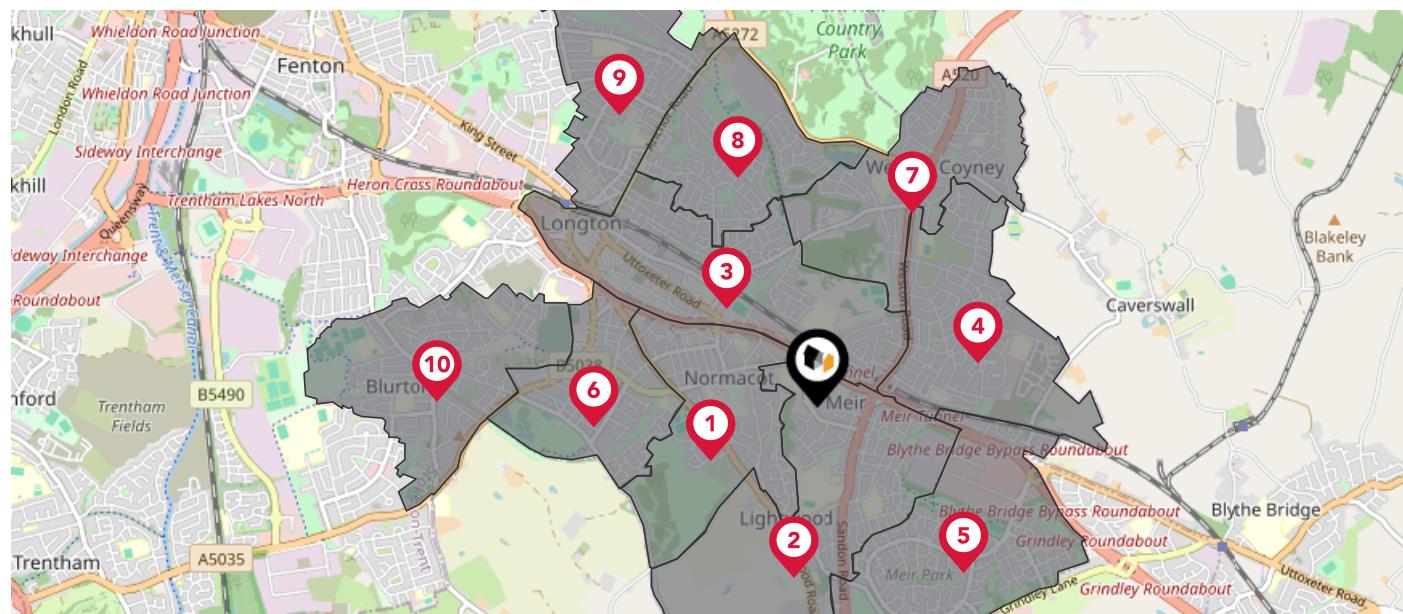
### Nearby Conservation Areas

- 1 Longton Town Centre
- 2 Dresden
- 3 Caverswall
- 4 Blurton Church
- 5 Victoria Road
- 6 Albert Square
- 7 Fulford
- 8 Stoke Town Centre
- 9 Ash Green
- 10 Winton Square

# 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

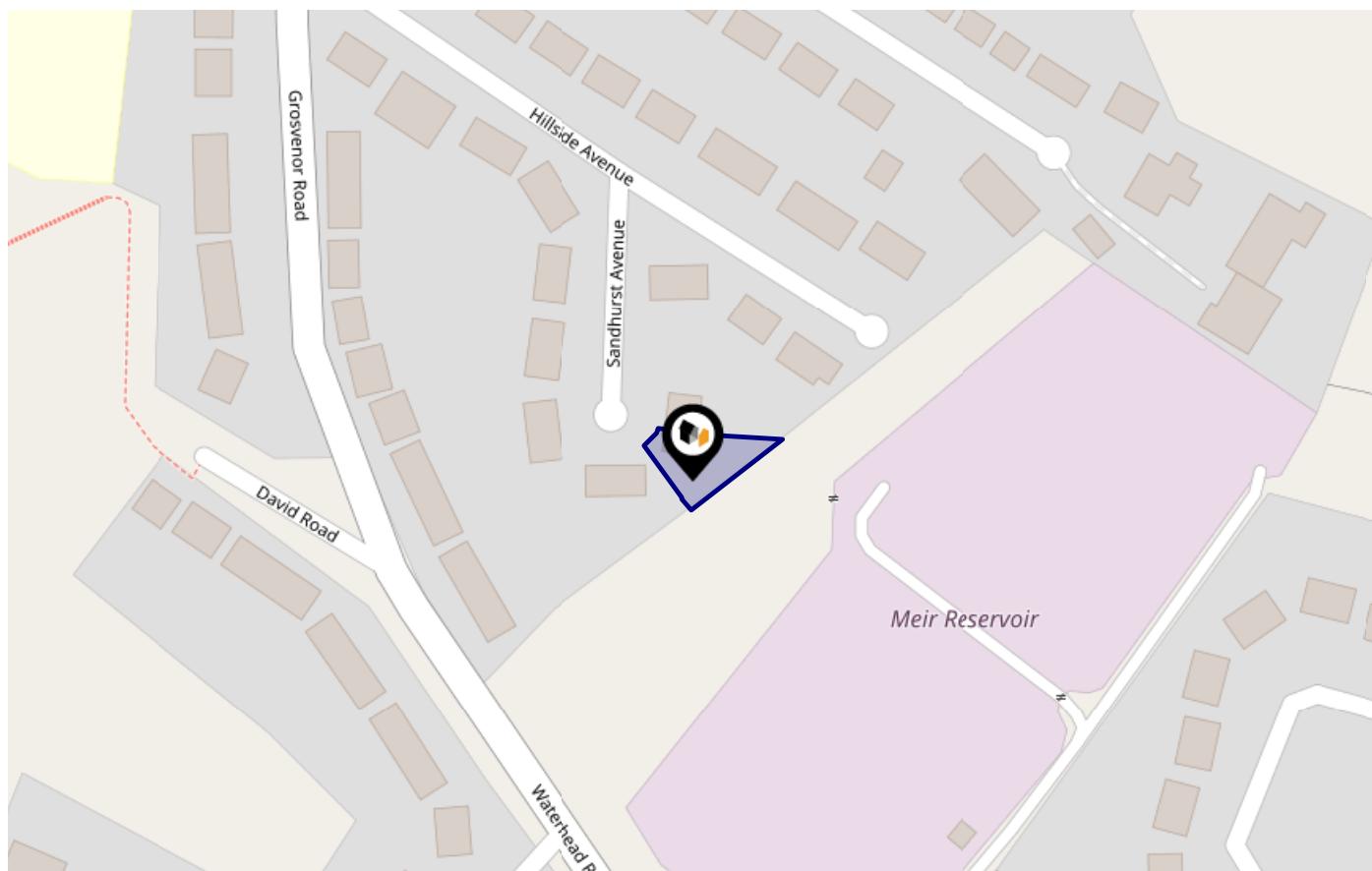
- 1 Lightwood North and Normacot Ward
- 2 Meir South Ward
- 3 Broadway and Longton East Ward
- 4 Meir North Ward
- 5 Meir Park Ward
- 6 Dresden and Florence Ward
- 7 Weston Coyney Ward
- 8 Meir Hay Ward
- 9 Sandford Hill Ward
- 10 Blurton East Ward

# 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.

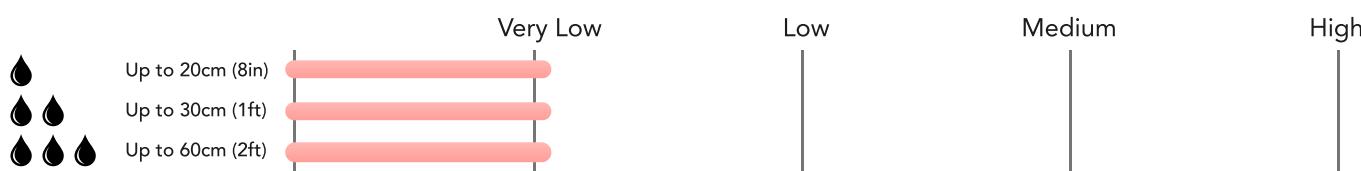


**Risk Rating: Very low**

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:

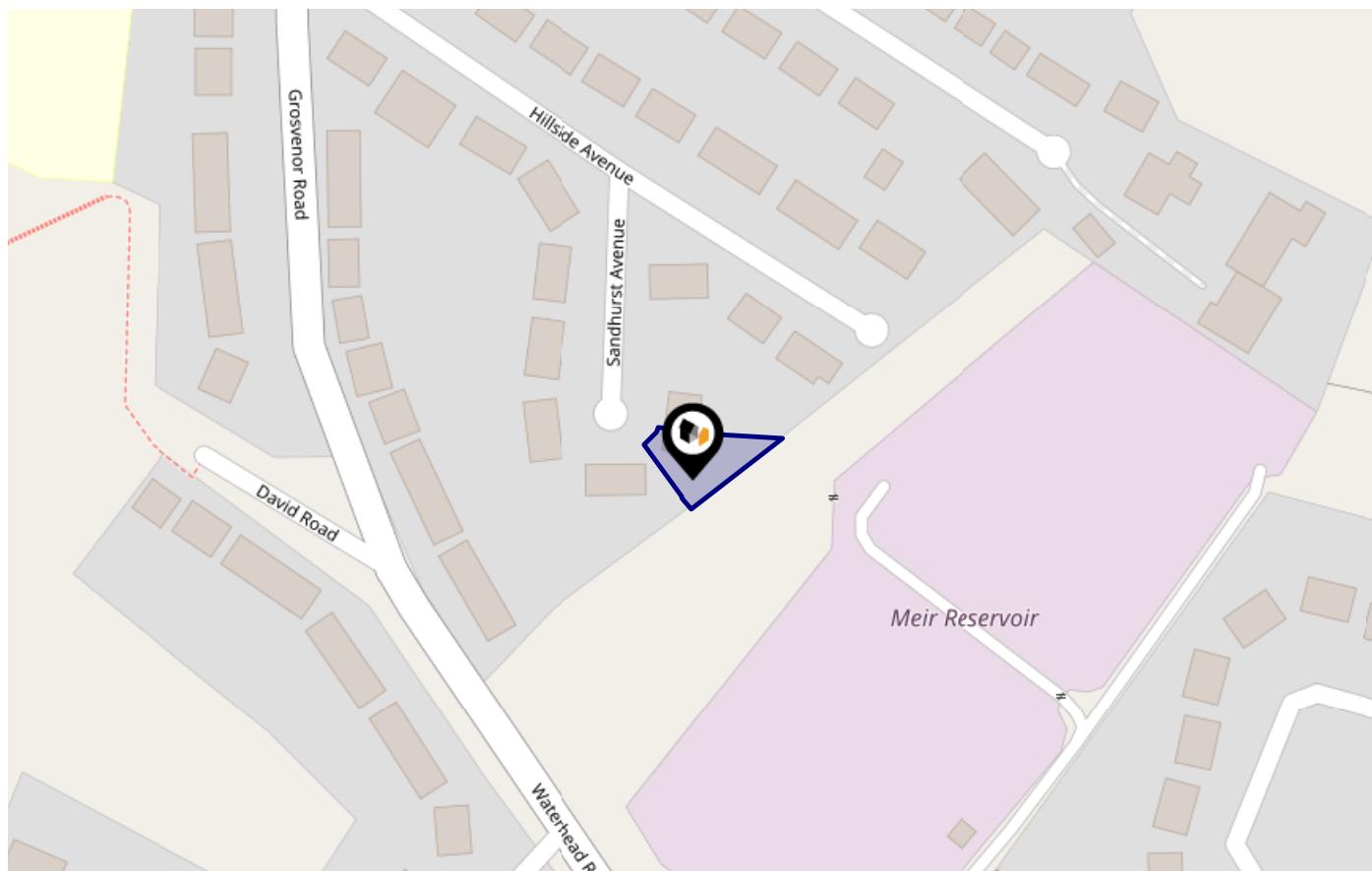


# Flood Risk

## 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.

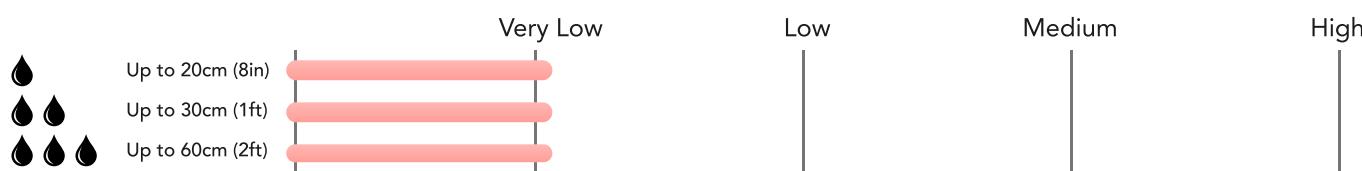


**Risk Rating: Very low**

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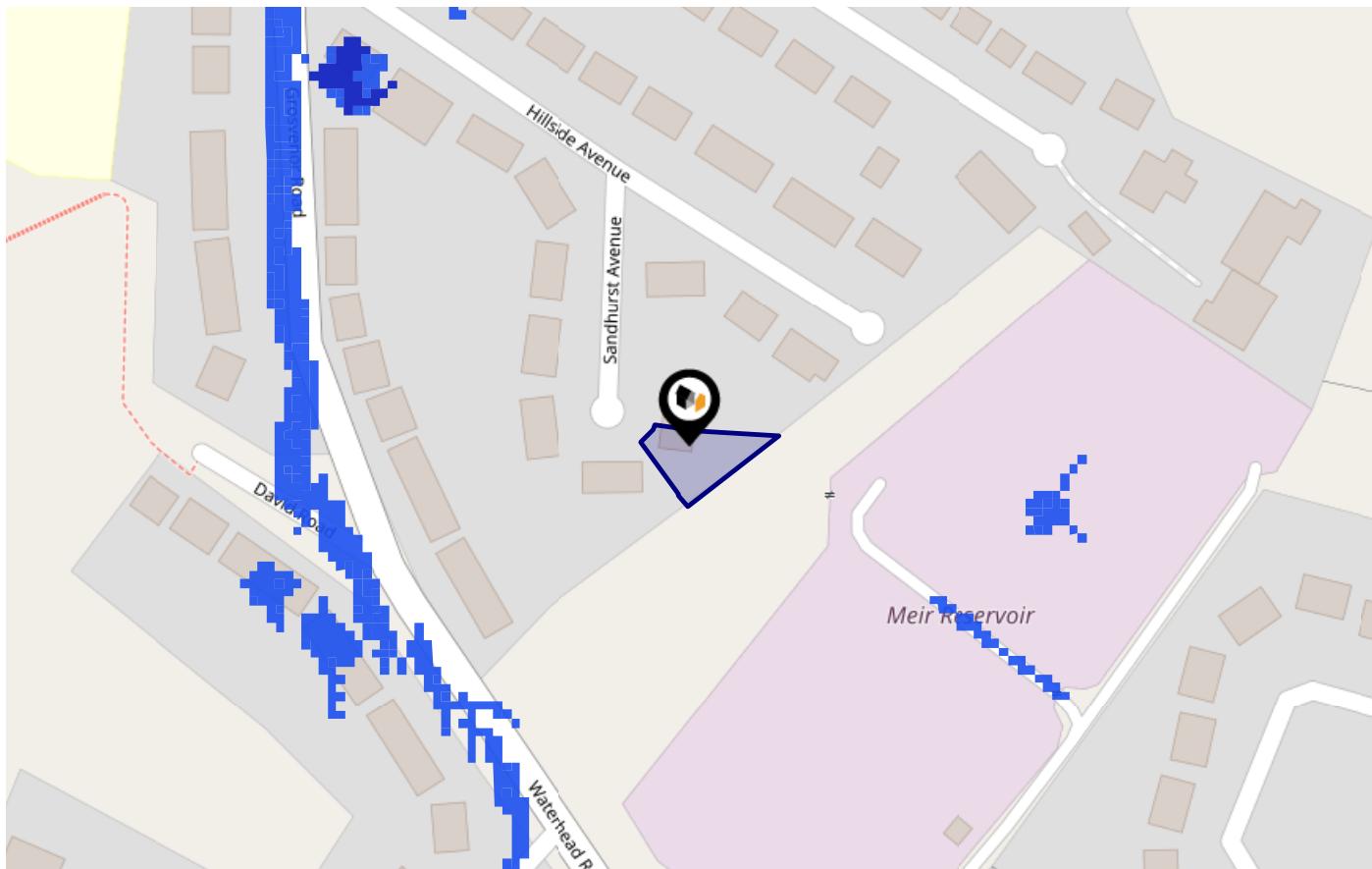
Chance of flooding to the following depths at this property:



# 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.

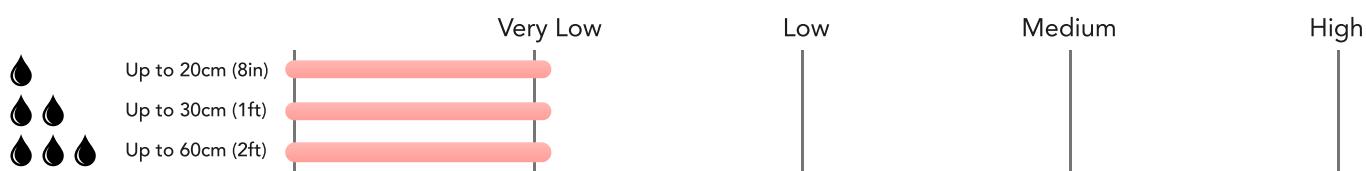


Risk Rating: Very low

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.
- 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.

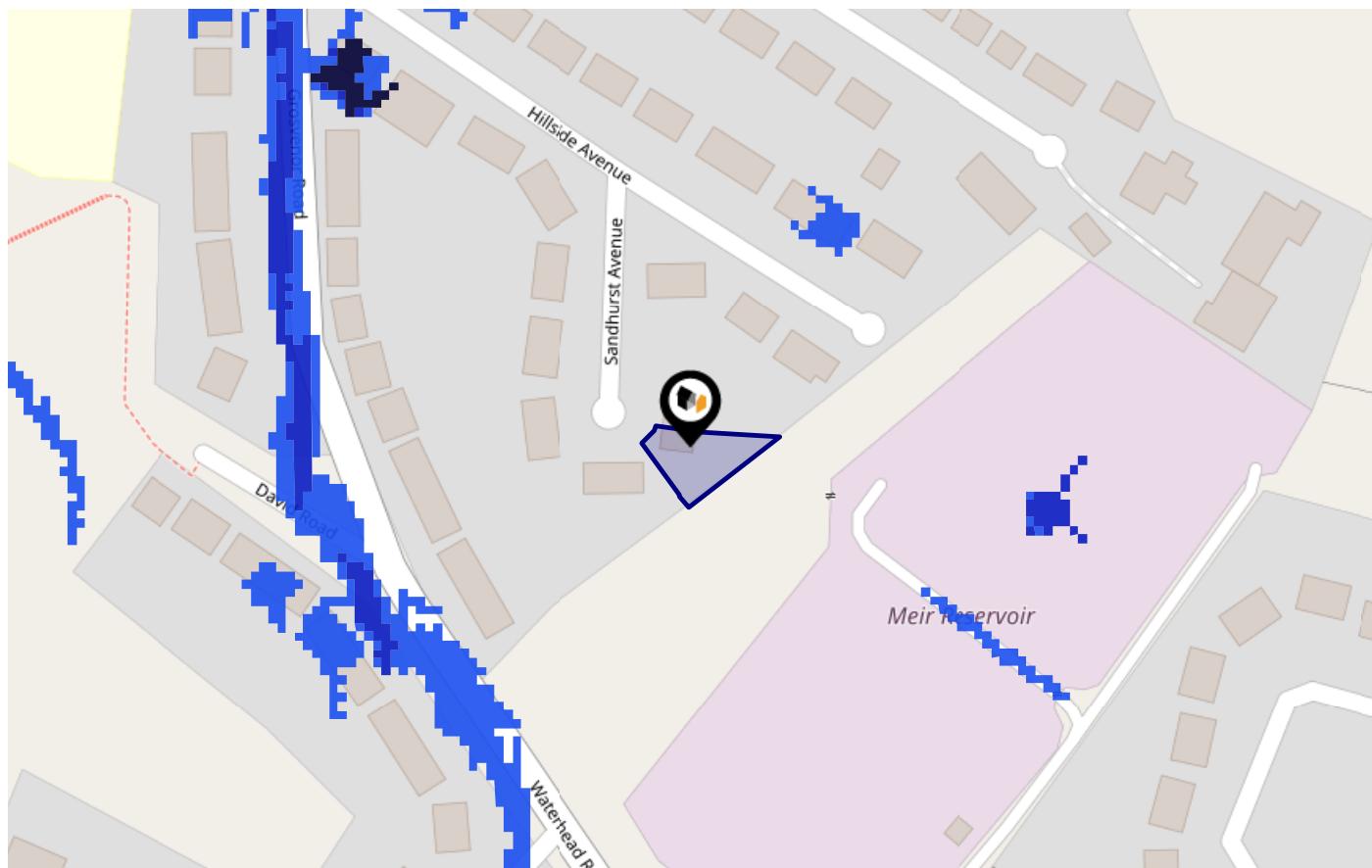
Chance of flooding to the following depths at this property:



# 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.

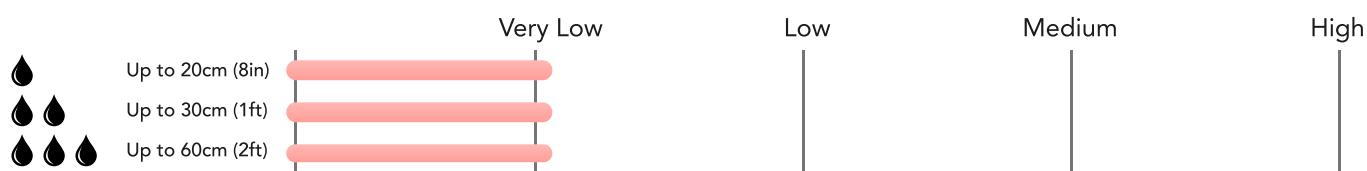


Risk Rating: Very low

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:

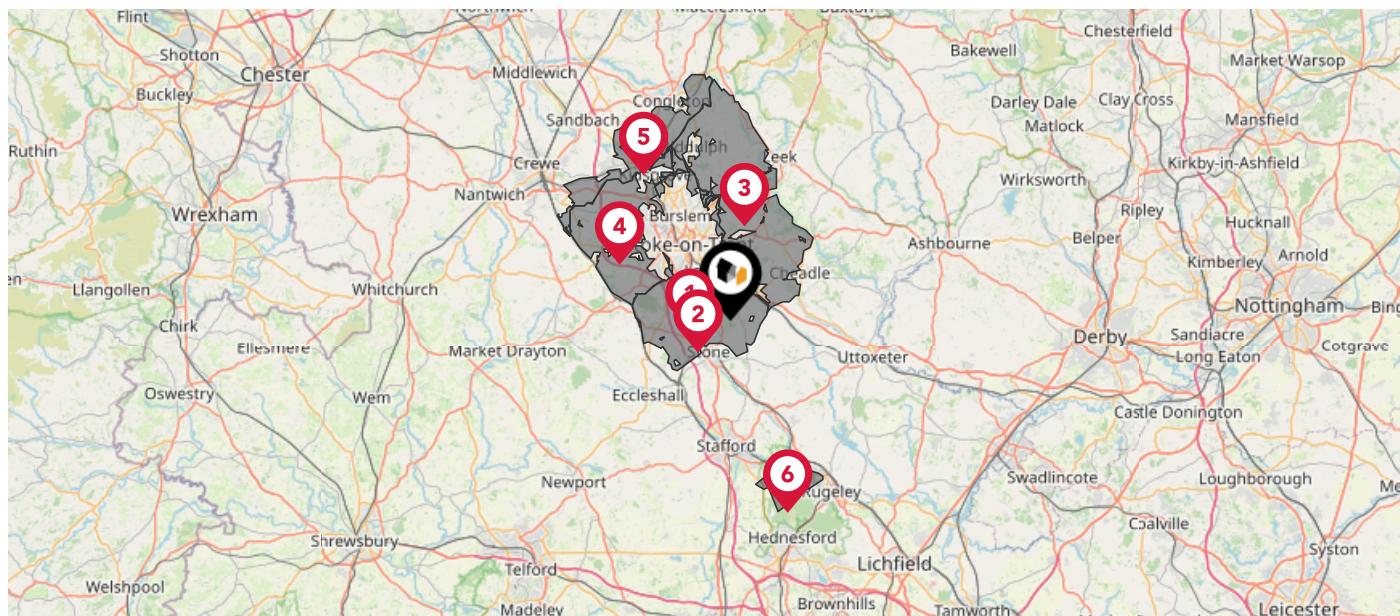


# Maps

## Green Belt

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



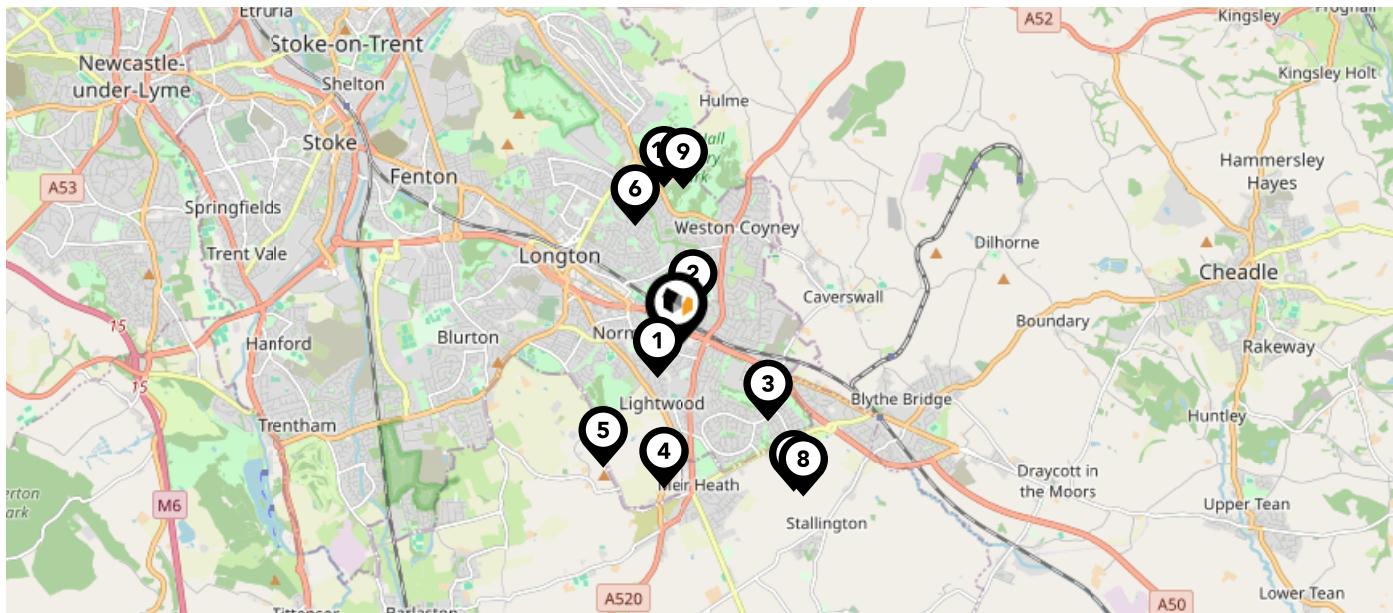
### Nearby Green Belt Land

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

# 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.



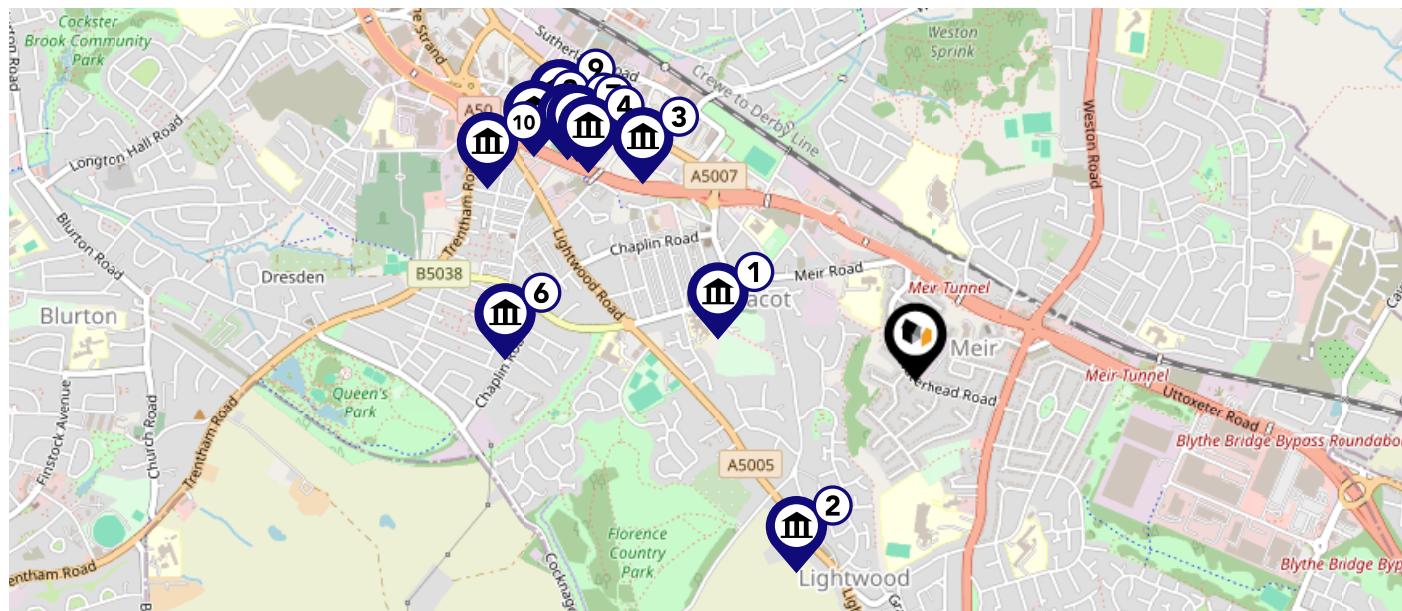
### Nearby Landfill Sites

 1	Lightwood Landfill Site-Spring Road, Normacot, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 2	Weston Sprink-Coyney Grove, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 3	Meir Landfill Site/Whittle Road-Whittle Road, Meir, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 4	Rear Of 830 Lightwood Road-Lightwood Road, Lightwood, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 5	Cold Riding Farm-Cocknage Wood, Lightwood, Staffordshire	Historic Landfill	<input type="checkbox"/>
 6	Ex/Disused Berryhill Railway Line-Nyewood Avenue, Adderley Green, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 7	Creda - Creda Works-Grindley Lane, Stoke On Trent, Blythe Bridge, Staffordshire	Historic Landfill	<input type="checkbox"/>
 8	Creda - Creda Works-Grindley Lane, Stoke On Trent, Blythe Bridge, Staffordshire	Historic Landfill	<input type="checkbox"/>
 9	Park Hall Tip-Off Hulme Road, Parkhall, Weston Coyney, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
 10	Parkhall Countryside Park-Hulme Road, Bentilee, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>

# Maps

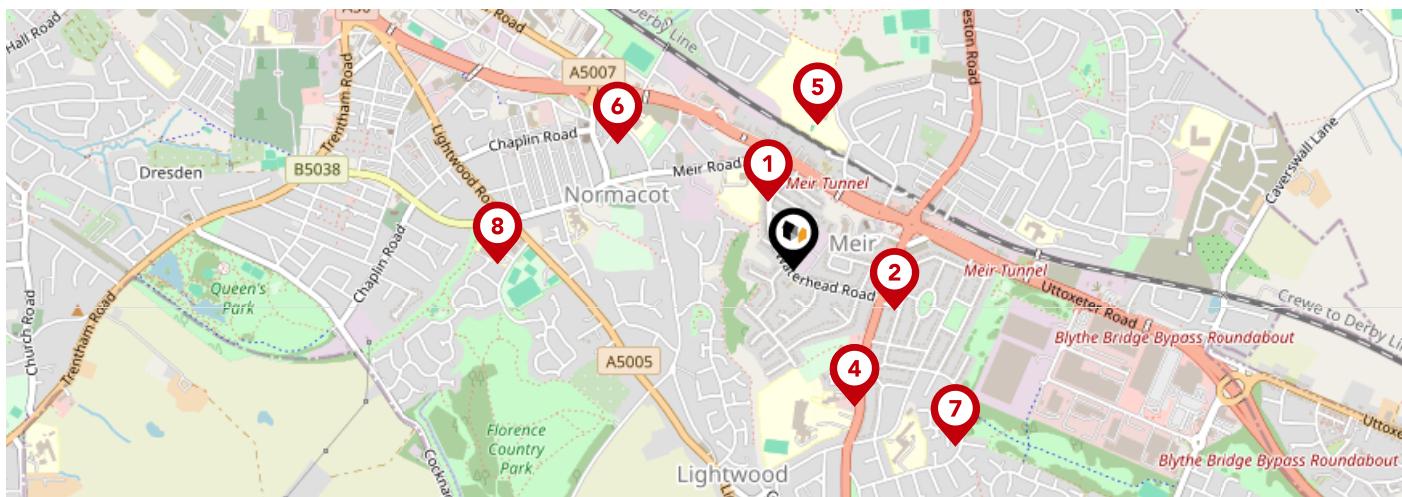
## Listed Buildings

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
1210710 - Church Of The Holy Evangelists	Grade II	0.4 miles
1220578 - Methodist Chapel	Grade II	0.5 miles
1210805 - Two And Three Storey Buildings At North West End Of Street Frontage And Forming Part Of The St Mary's Pottery In The Ownership Of Royal Doulton	Grade II	0.7 miles
1220876 - Bottle Oven On Corner Of Warren Street	Grade II	0.9 miles
1195827 - Pottery Works (enson Works)	Grade II	0.9 miles
1221074 - Church Of The Resurrection	Grade II	0.9 miles
1297907 - Bottle Oven At Rear Of 120 Uttoxeter Road And 23, 25 And 27 Short Street	Grade II	0.9 miles
1195814 - Sutherland Works Including Two Bottle Ovens Approximately 10 Metres South West Occupied By Birchcroft China	Grade II	1.0 miles
1210730 - Church Of St James	Grade II	1.0 miles
1195805 - Longton Centre	Grade II	1.0 miles

# Area Schools

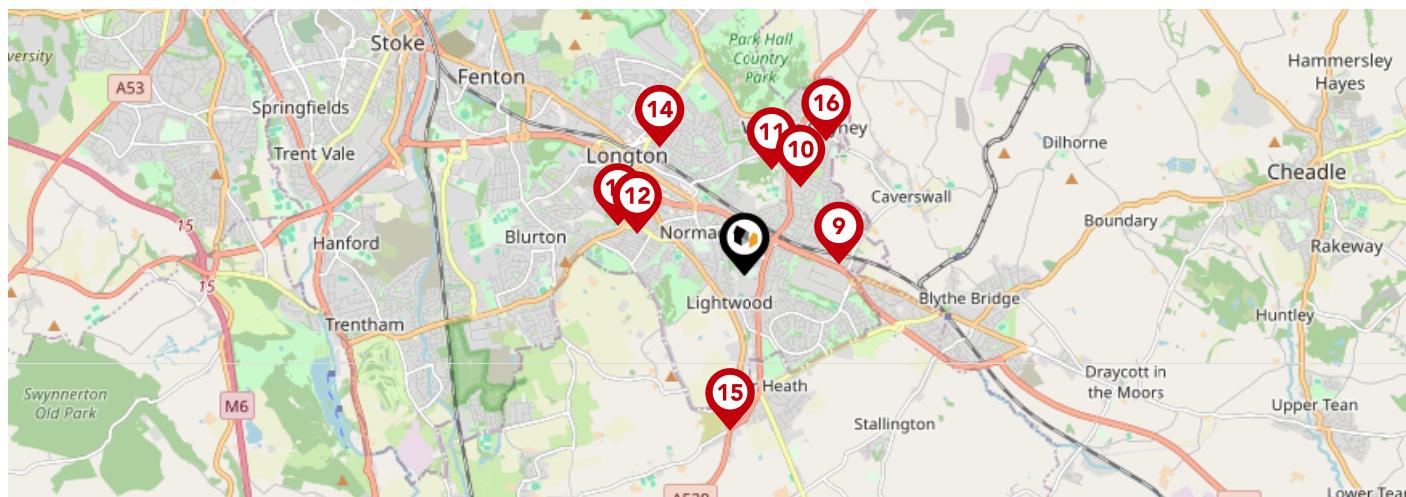


Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Alexandra Junior School	Good	206	0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kinetic Academy	Good	17	0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Augustine's Catholic Academy	Good	224	0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ormiston Meridian Academy	Good	1072	0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Abbey Hill Academy & College	Good	362	0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Alexandra Infants' School	Requires improvement	179	0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sandon Primary Academy	Outstanding	510	0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Belgrave St Bartholomew's Academy	Outstanding	549	0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

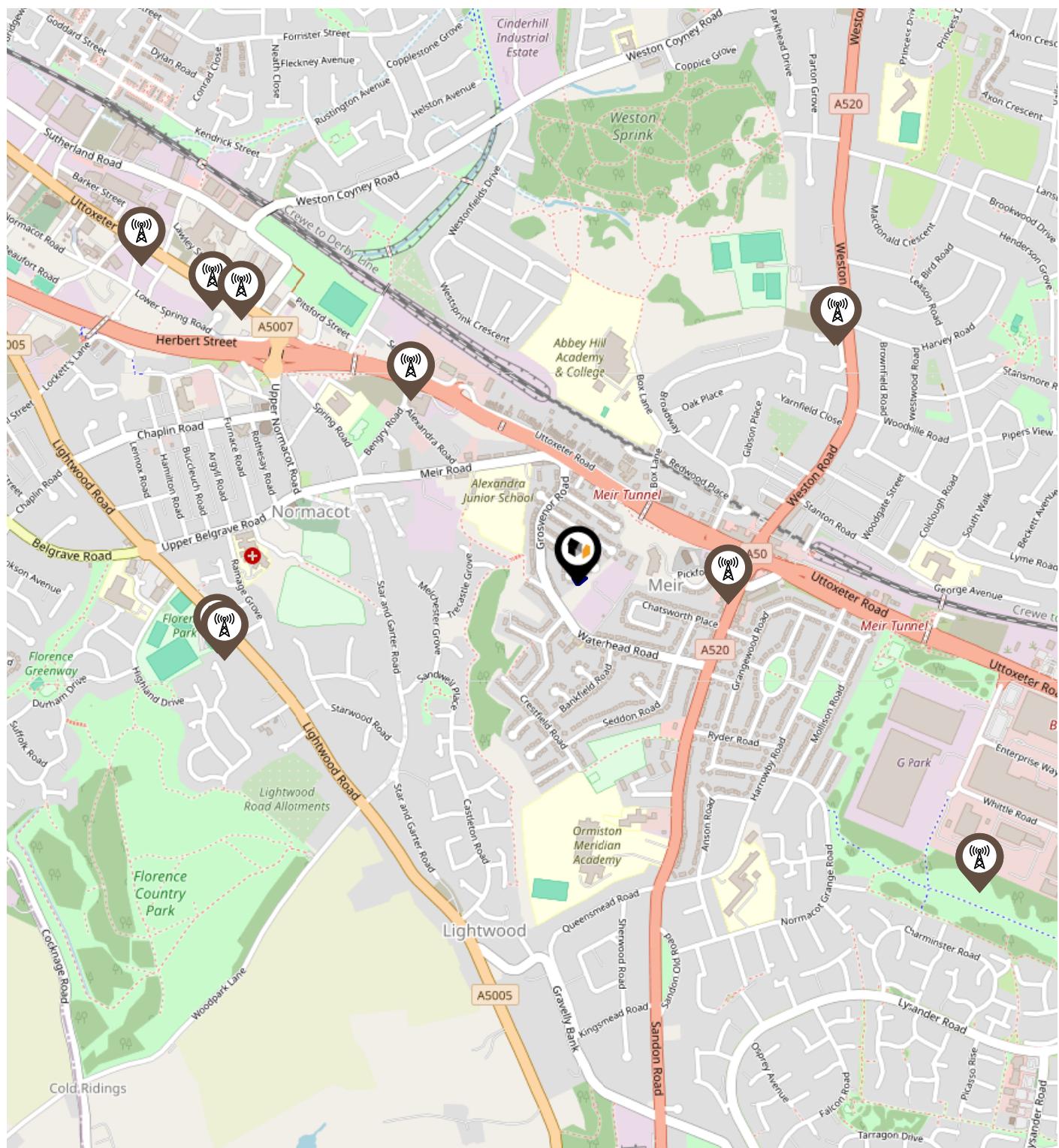
butters john bee bjb



Nursery Primary Secondary College Private

	<b>The Crescent Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 689   Distance:0.85				
	<b>Weston Junior Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 200   Distance:0.94				
	<b>Park Hall Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 448   Distance:0.98				
	<b>Intuition Holistic Education</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 11   Distance:1.03				
	<b>St Gregory's Catholic Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 471   Distance:1.21				
	<b>Gladstone Primary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 462   Distance:1.38				
	<b>St Matthews Church of England Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 76   Distance:1.39				
	<b>Weston Infant Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 132   Distance:1.4				

# Local Area **Masts & Pylons**



**Key:**

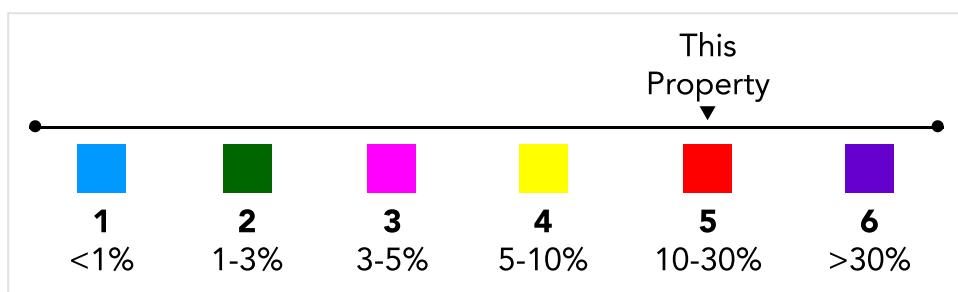
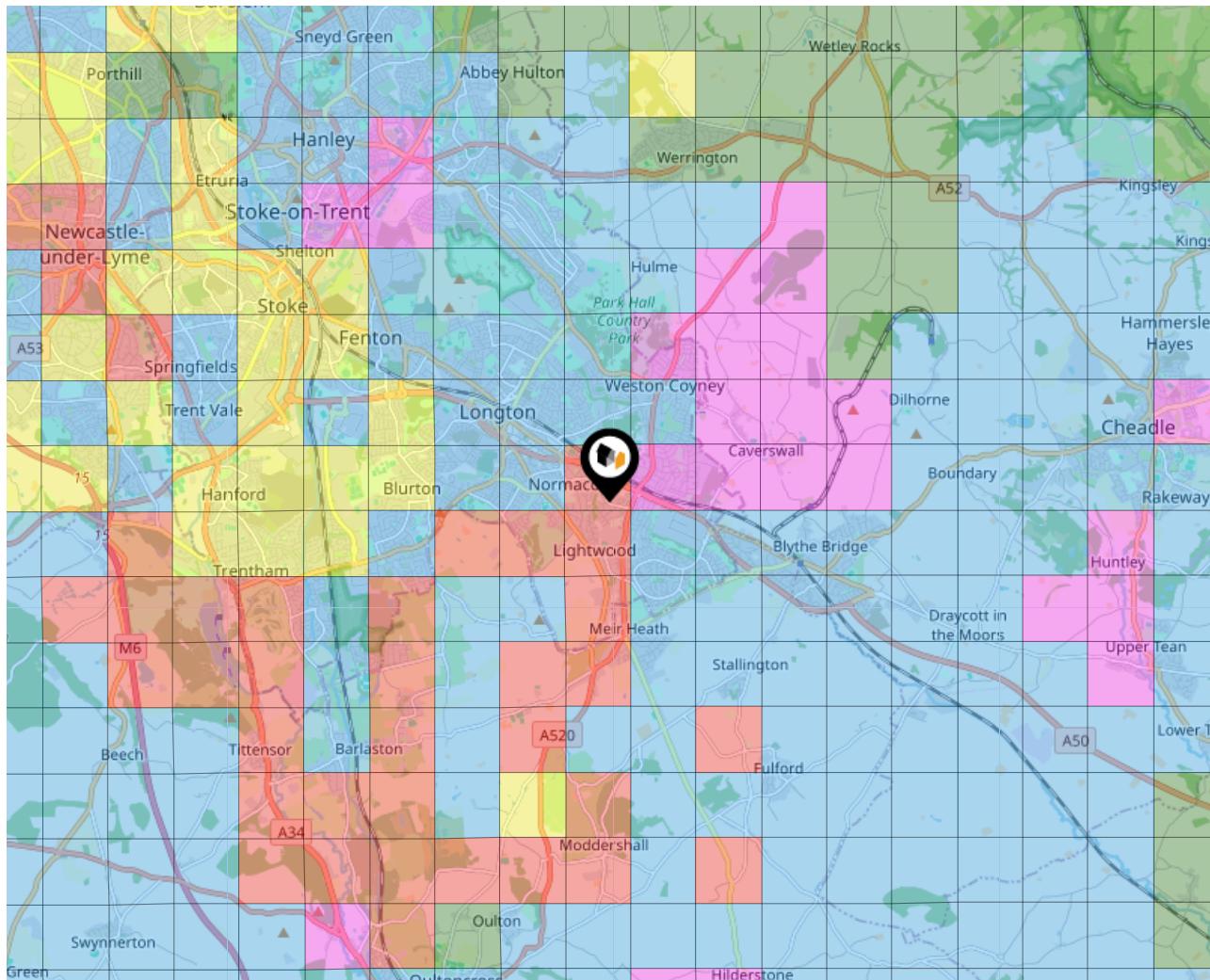
-  Power Pylons
-  Communication Masts

# 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/m<sup>3</sup>).

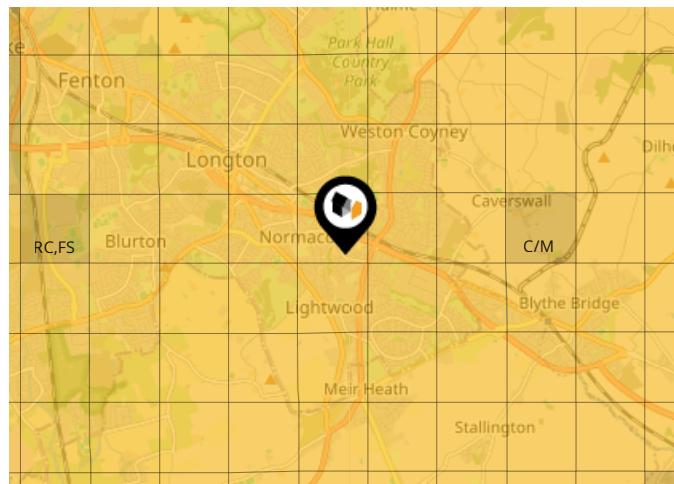


# Environment Soils & Clay

butters john bee bjb

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

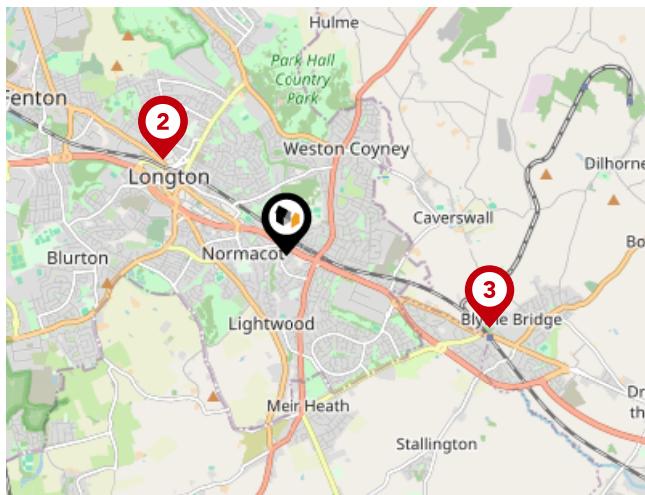
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

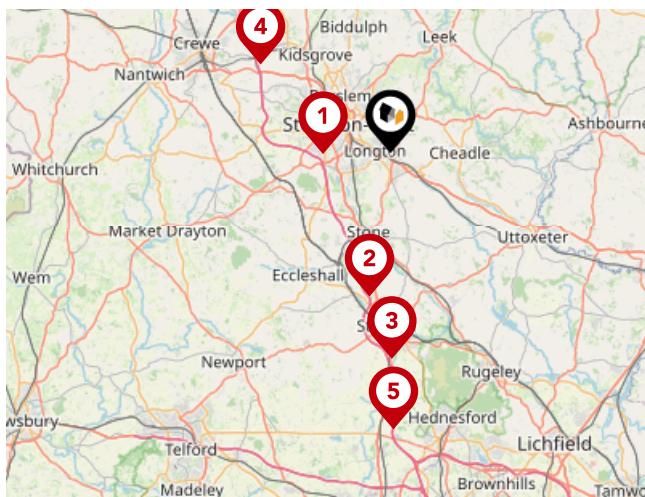
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



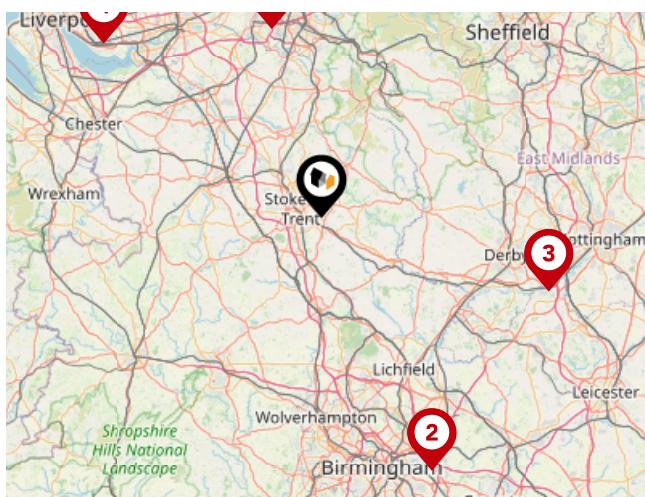
## National Rail Stations

Pin	Name	Distance
1	Platform 1	1.41 miles
2	Platform 2	1.41 miles
3	Blythe Bridge Rail Station	1.92 miles



## Trunk Roads/Motorways

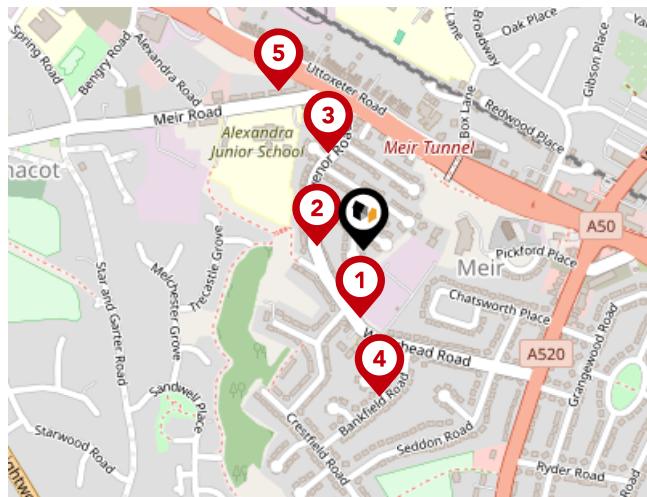
Pin	Name	Distance
1	M6 J15	4.8 miles
2	M6 J14	10.49 miles
3	M6 J13	14.78 miles
4	M6 J16	11.19 miles
5	M6 J12	19.87 miles



## Airports/Helipads

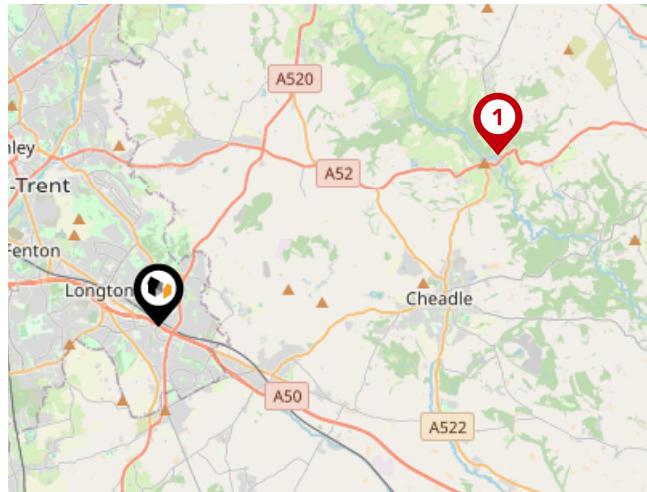
Pin	Name	Distance
1	Manchester Airport	27.9 miles
2	Birmingham Airport	39.59 miles
3	East Mids Airport	34.21 miles
4	Speke	39.7 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Bartholomew Road	0.08 miles
2	David Road	0.05 miles
3	Highfield Avenue	0.12 miles
4	Bankfield Road	0.16 miles
5	Alexandra Junior School	0.2 miles



## Local Connections

Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	6.8 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** bjb

**butters john bee**

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Staffordshire, ST1 1NP  
01782 470226  
hanleyrentals@bjbmail.com  
www.buttersjohnbee.com



Land Registry



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**Ofsted**

