

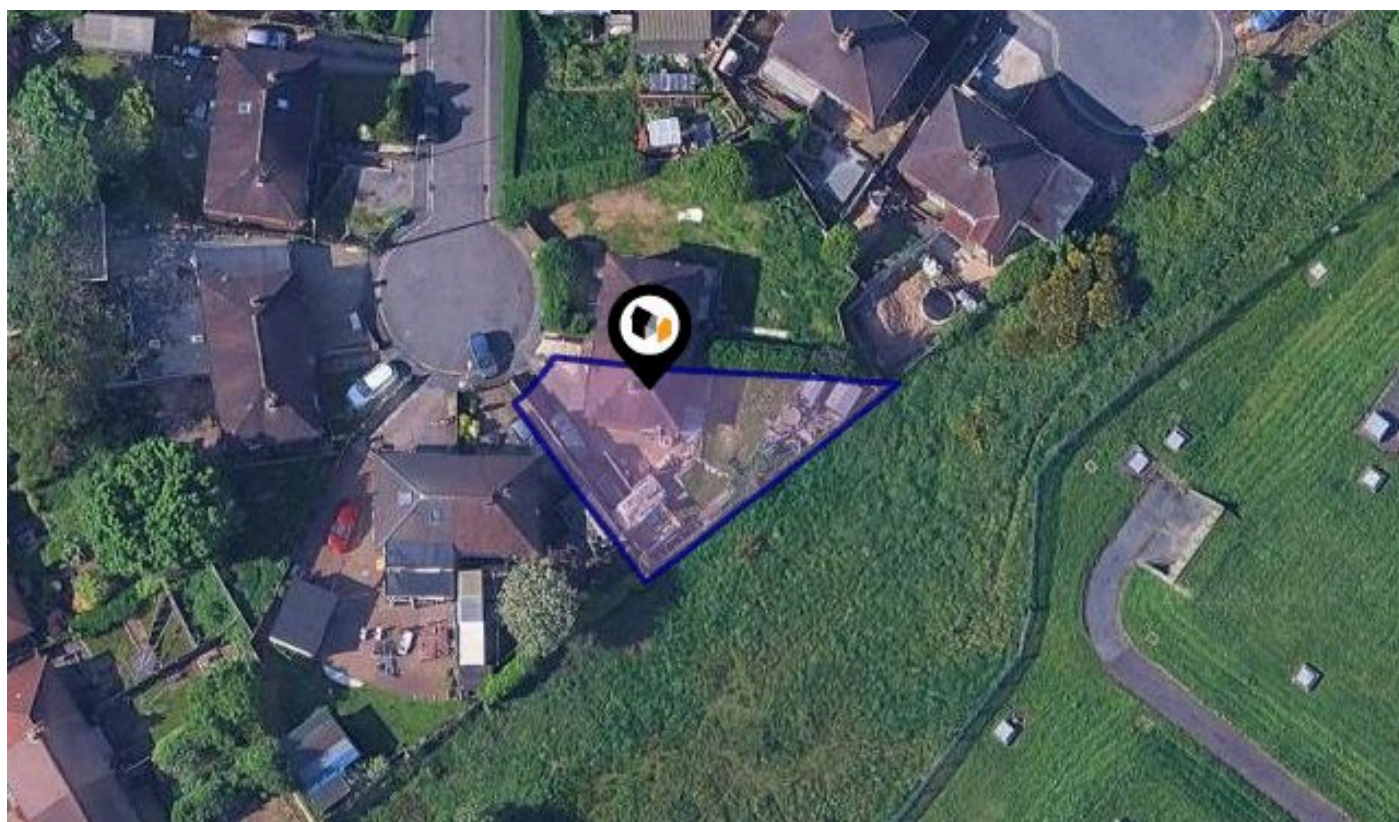


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



SANDHURST AVENUE, STOKE-ON-TRENT, ST3

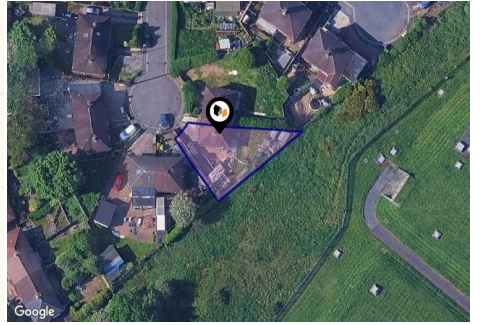
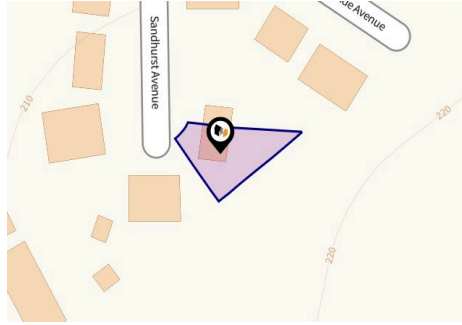
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

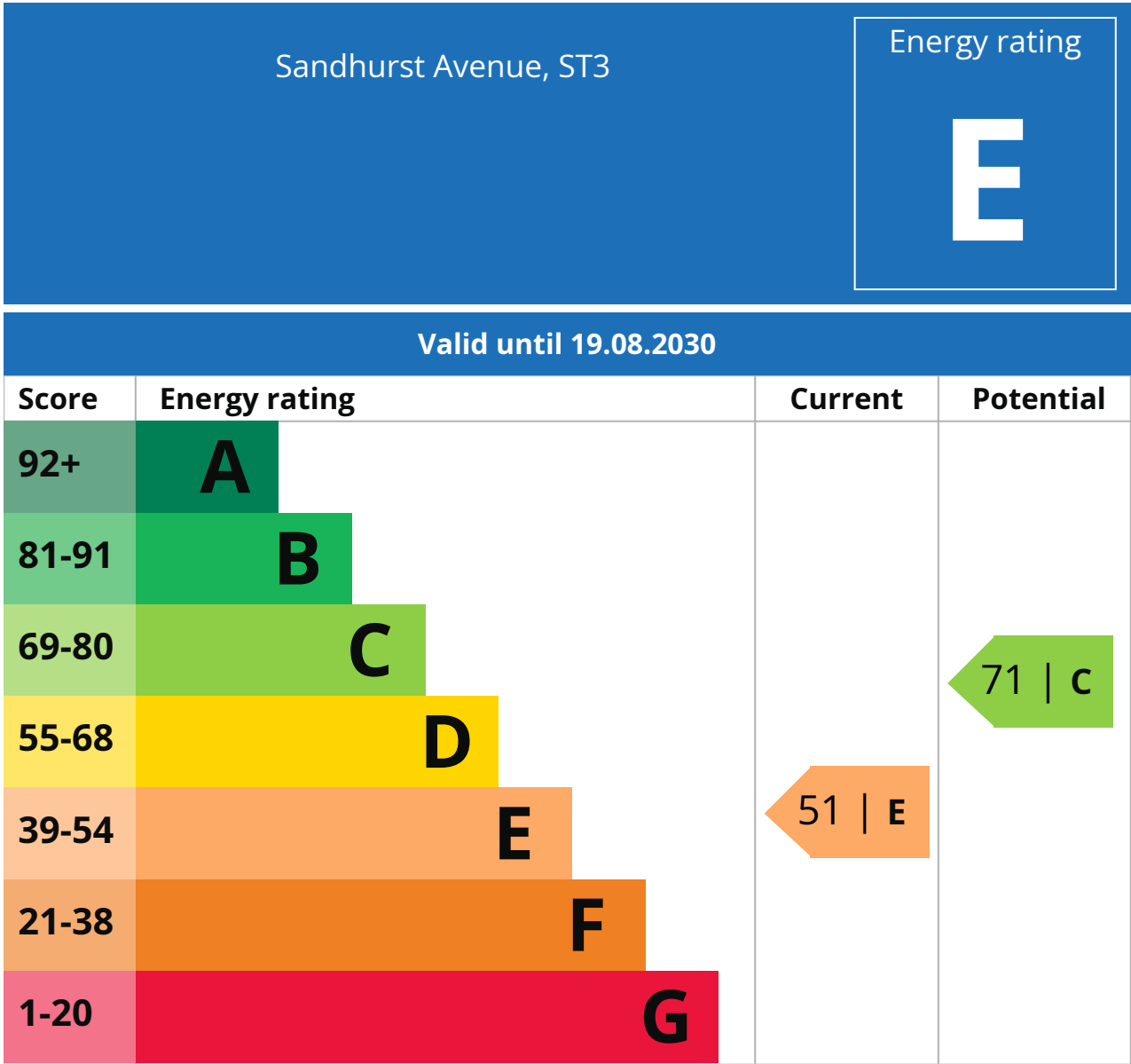
Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF261555		

Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	3 mb/s	67 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Property

EPC - Certificate



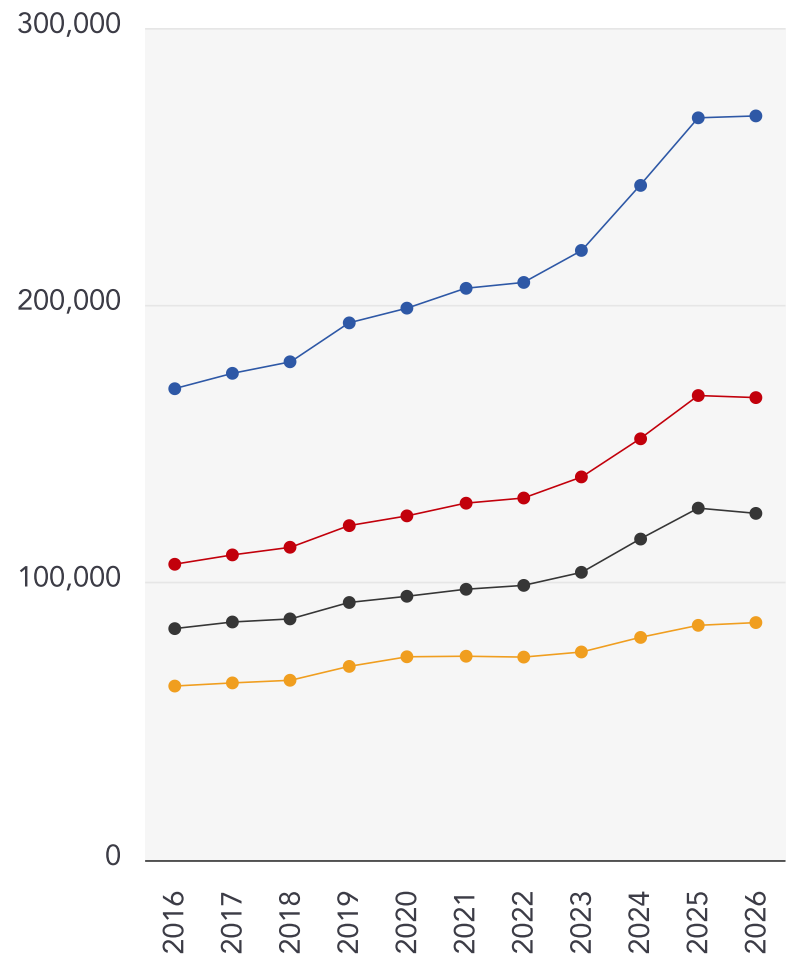
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 45% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 m ²

Market

House Price Statistics

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



Detached

+57.87%

Semi-Detached

+56.32%

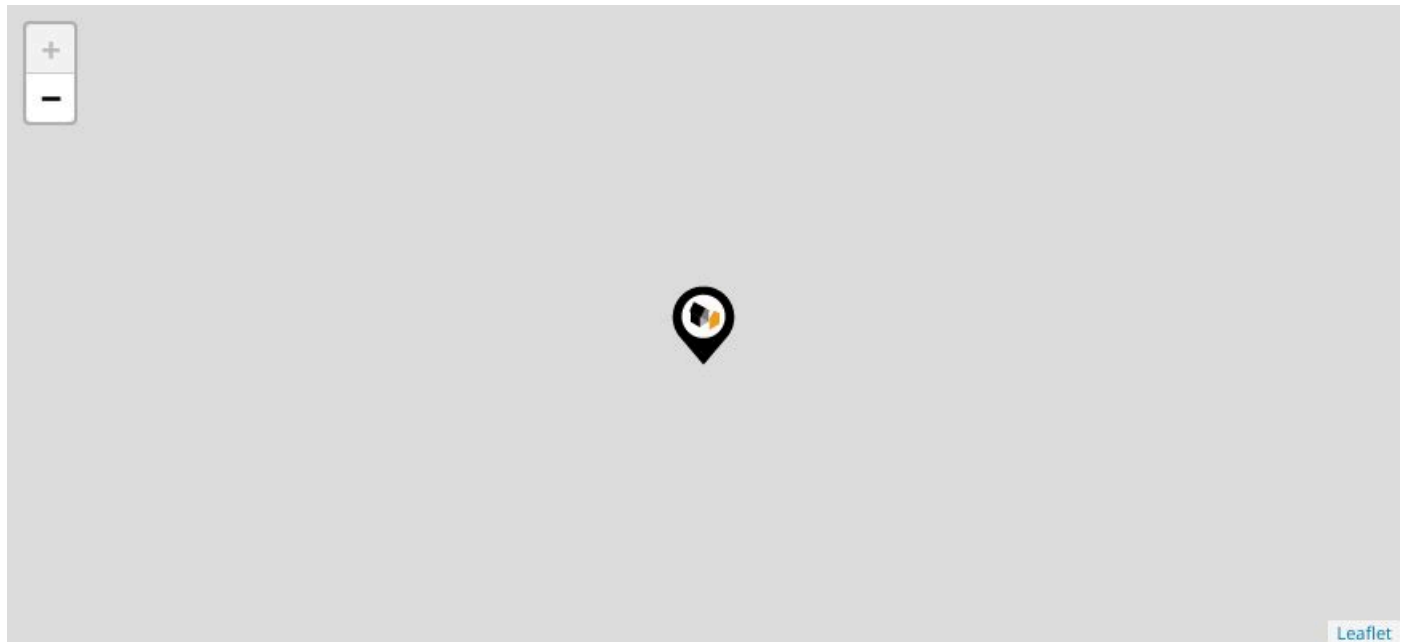
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

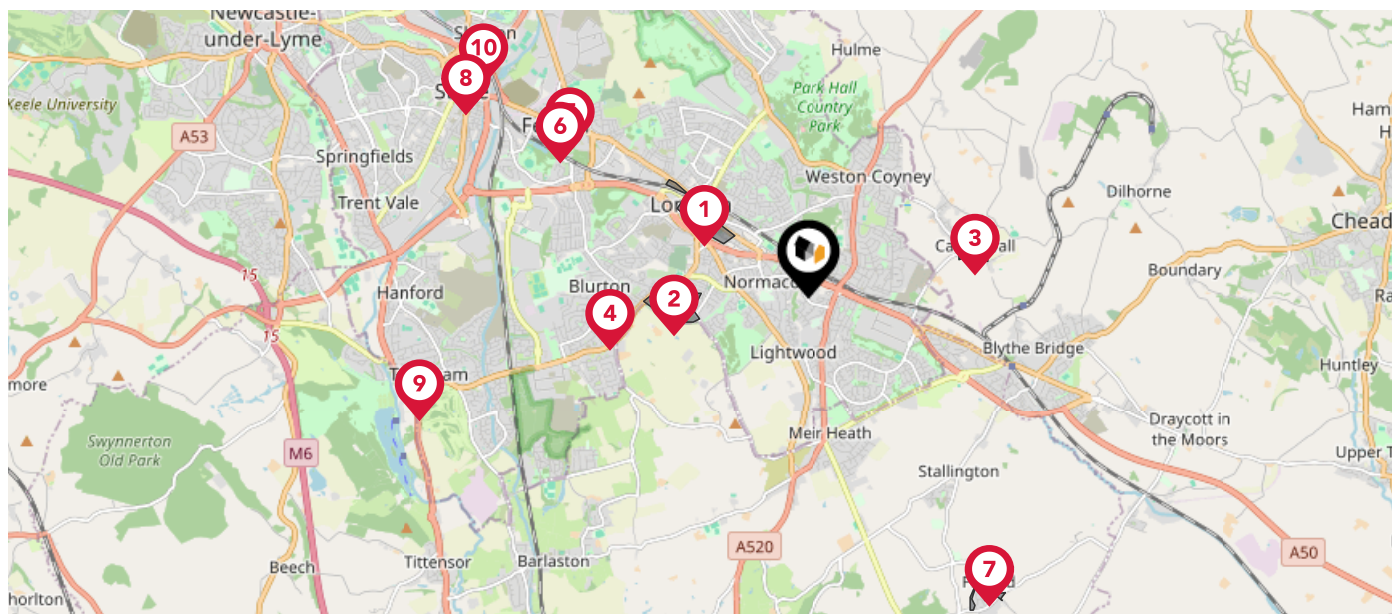
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Longton Town Centre



Dresden



Caverswall



Blurton Church



Victoria Road



Albert Square



Fulford



Stoke Town Centre



Ash Green

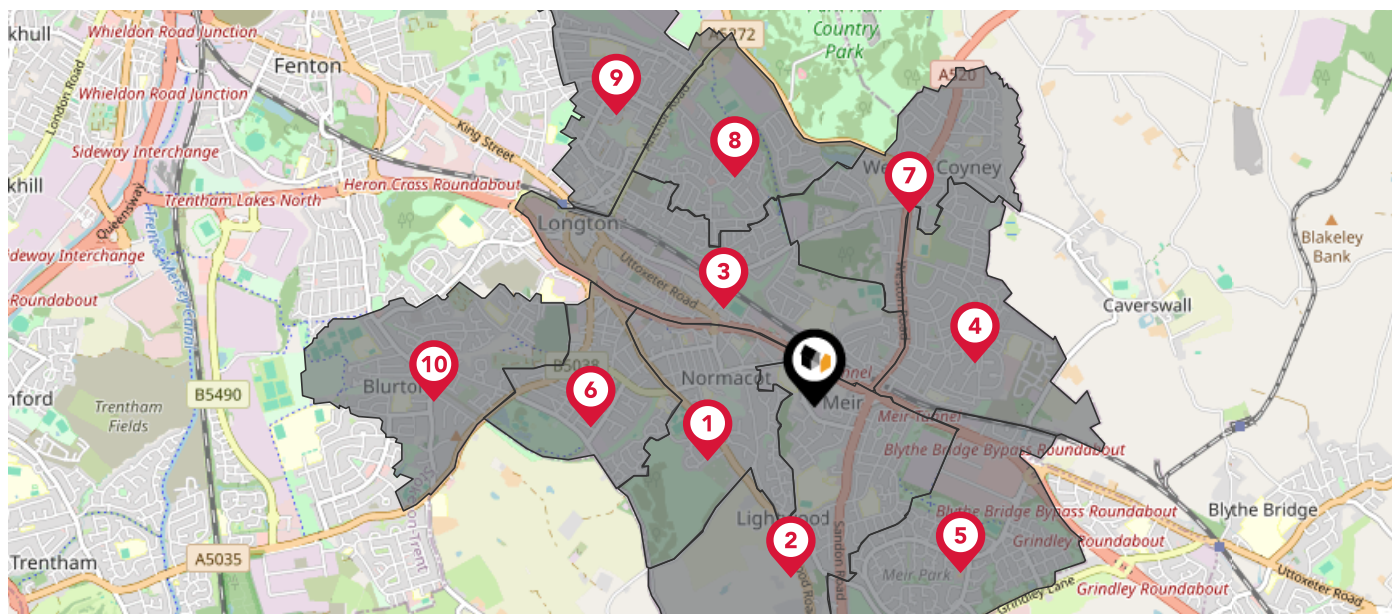


Winton Square

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



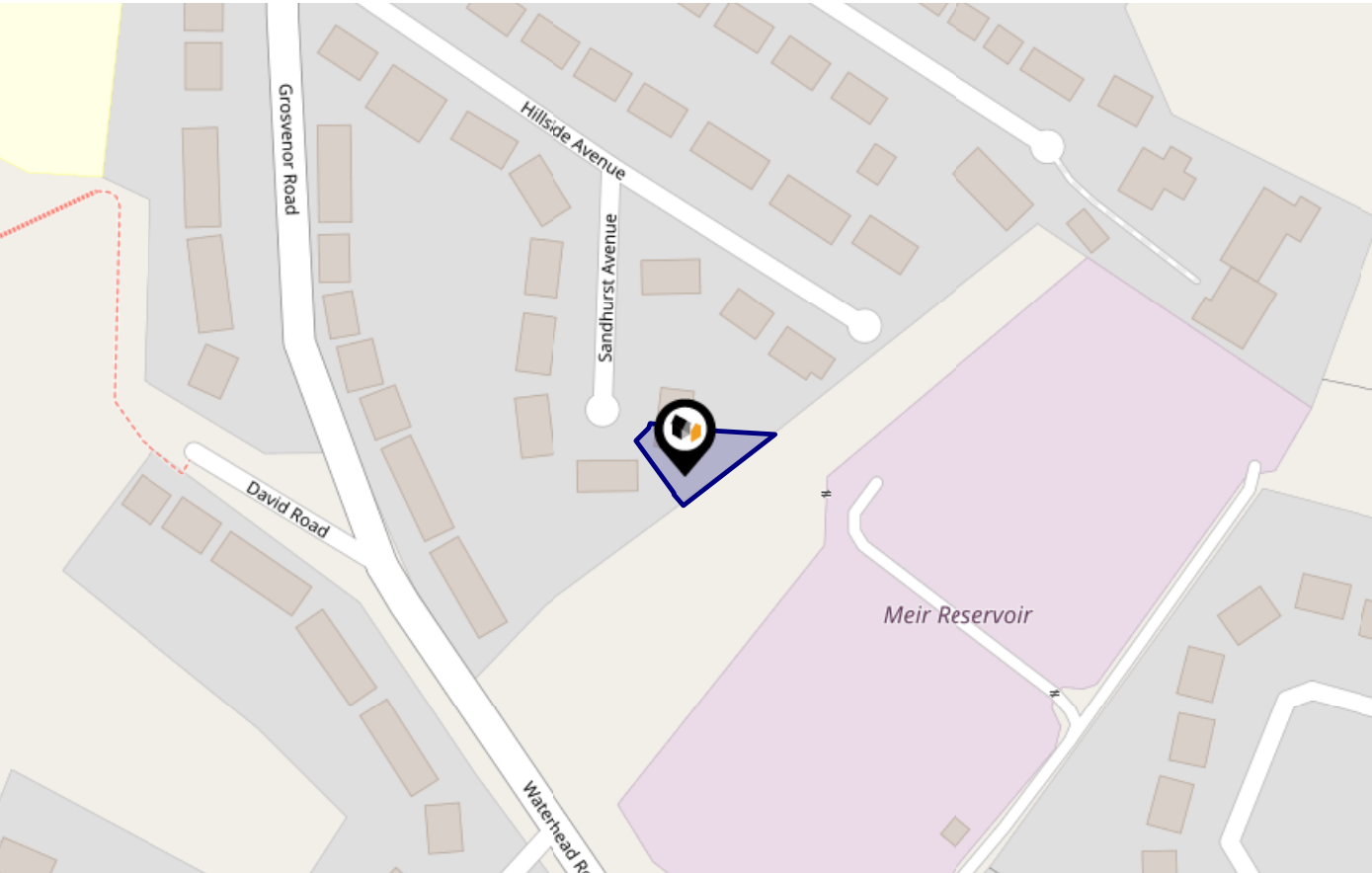
Nearby Council Wards

- 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

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

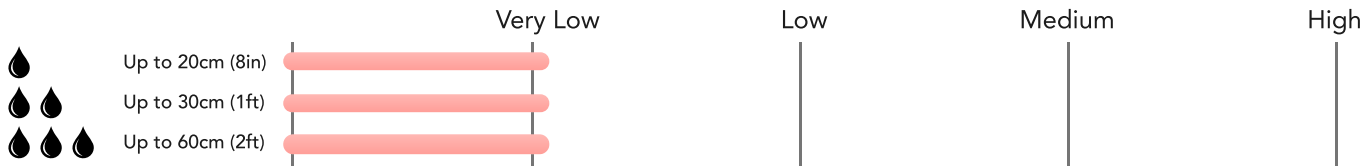


Risk Rating: Very low

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.

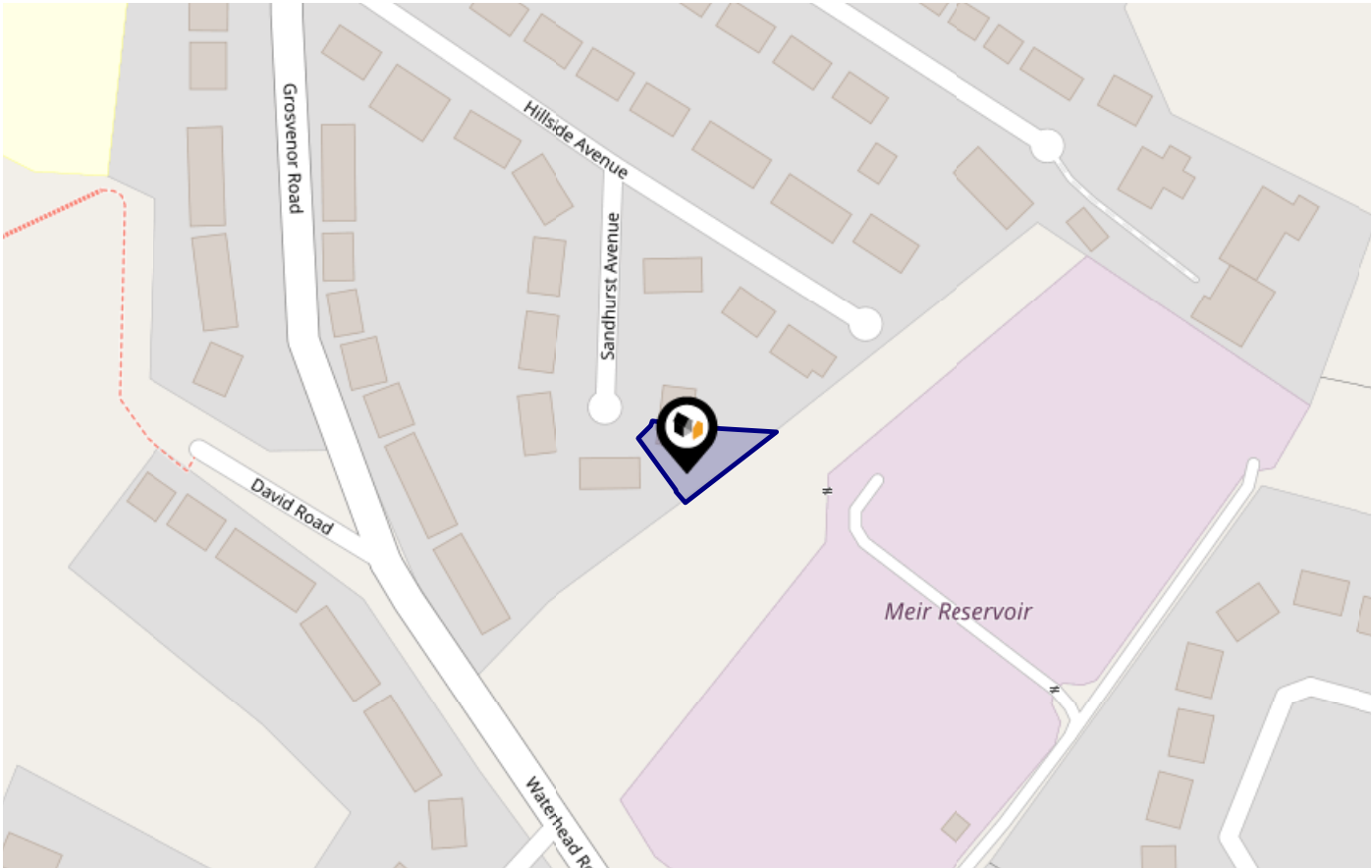
Chance of flooding to the following depths at this property:



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

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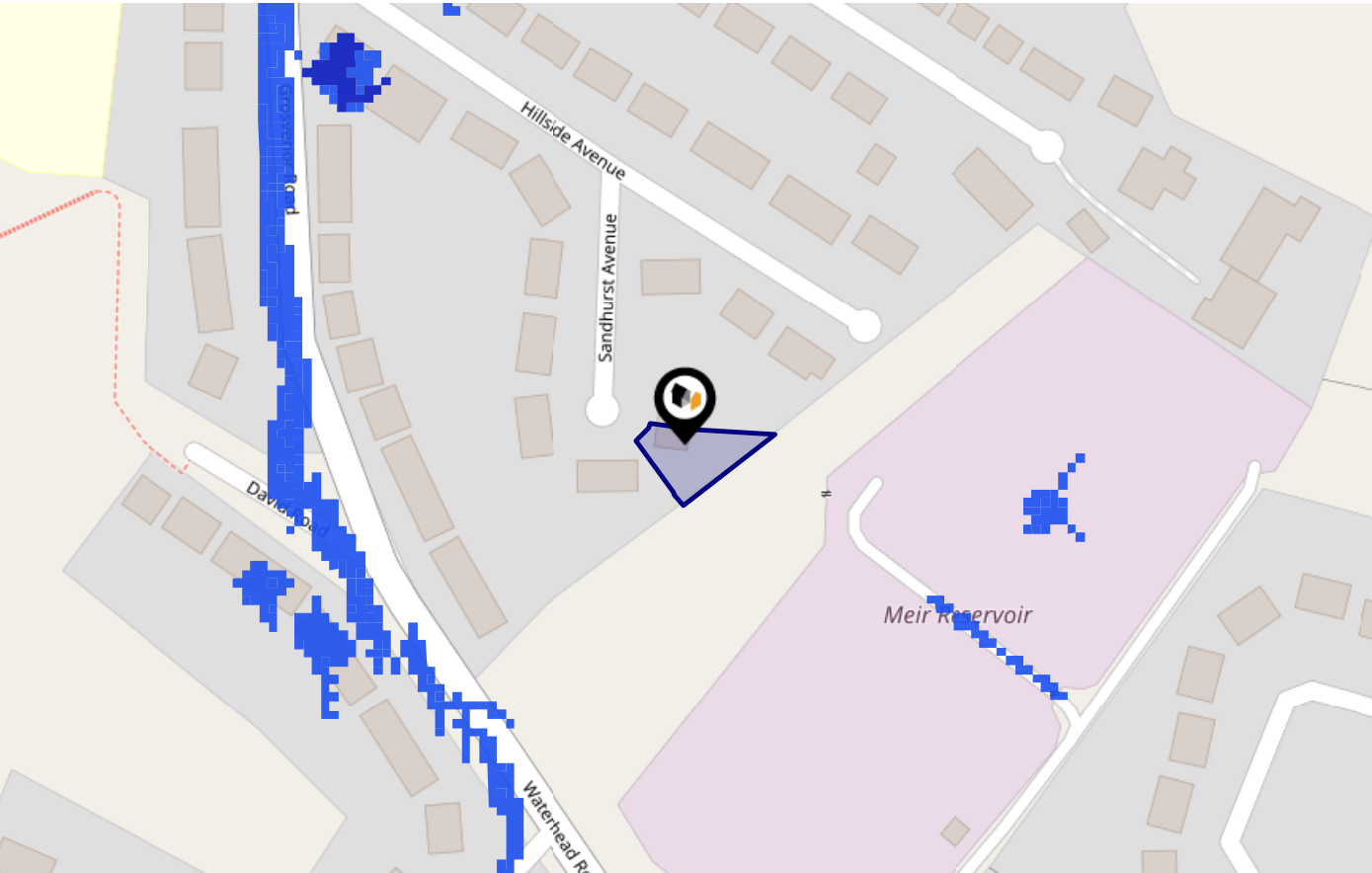
Chance of flooding to the following depths at this property:



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.

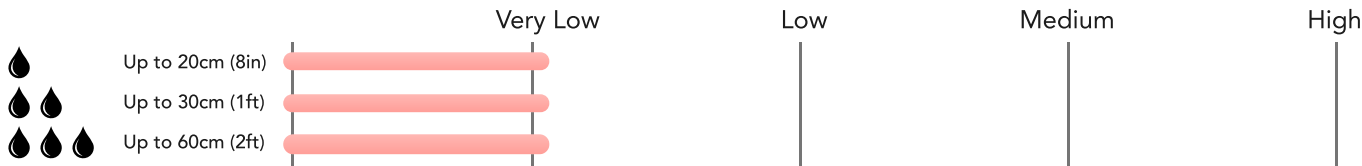


Risk Rating: Very low

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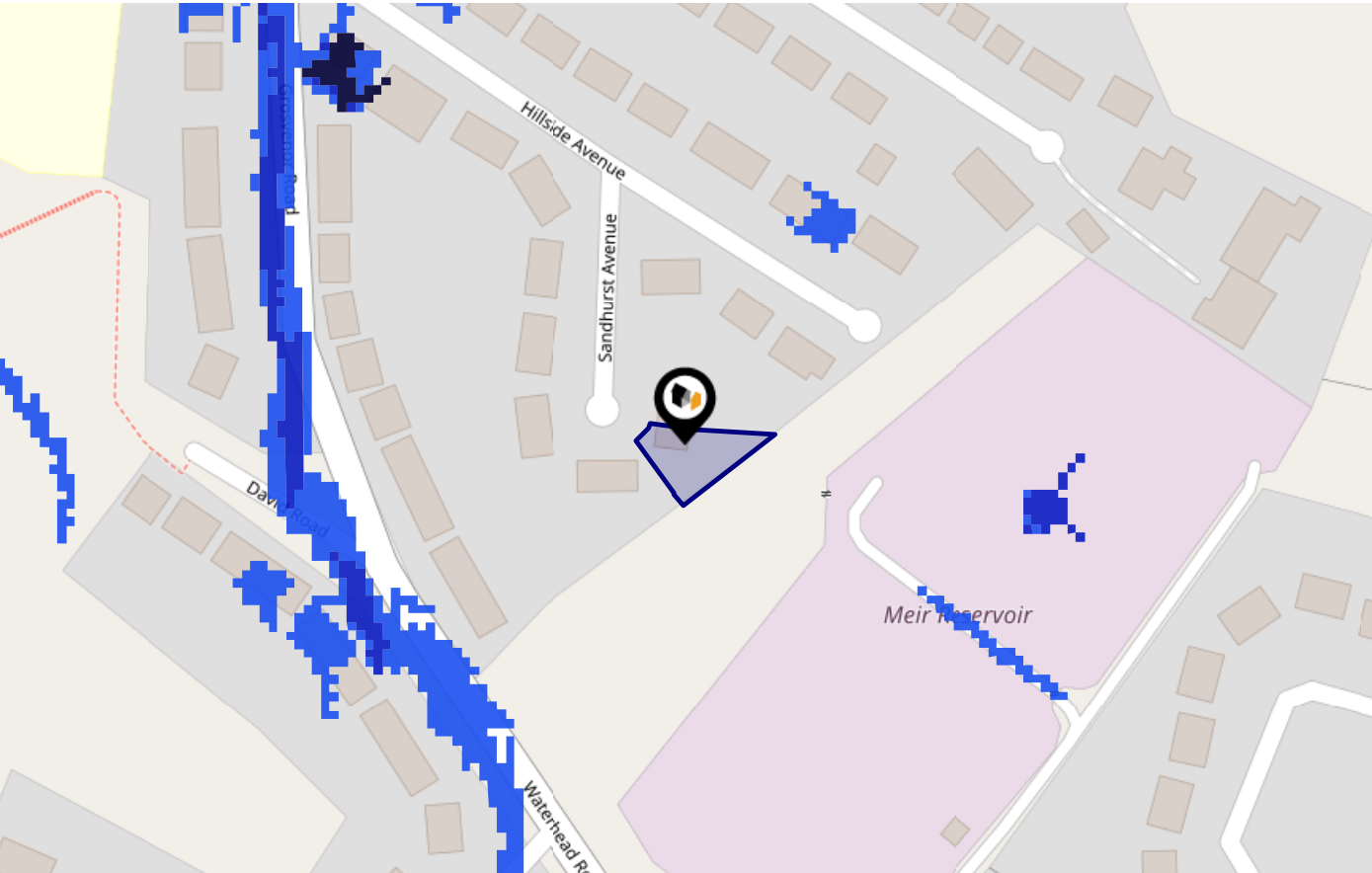
Chance of flooding to the following depths at this property:



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.

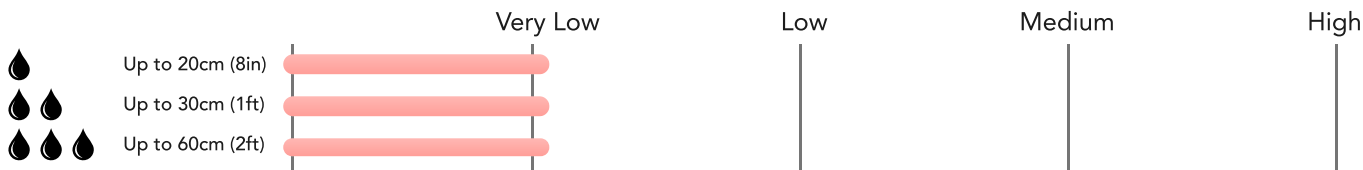


Risk Rating: Very low

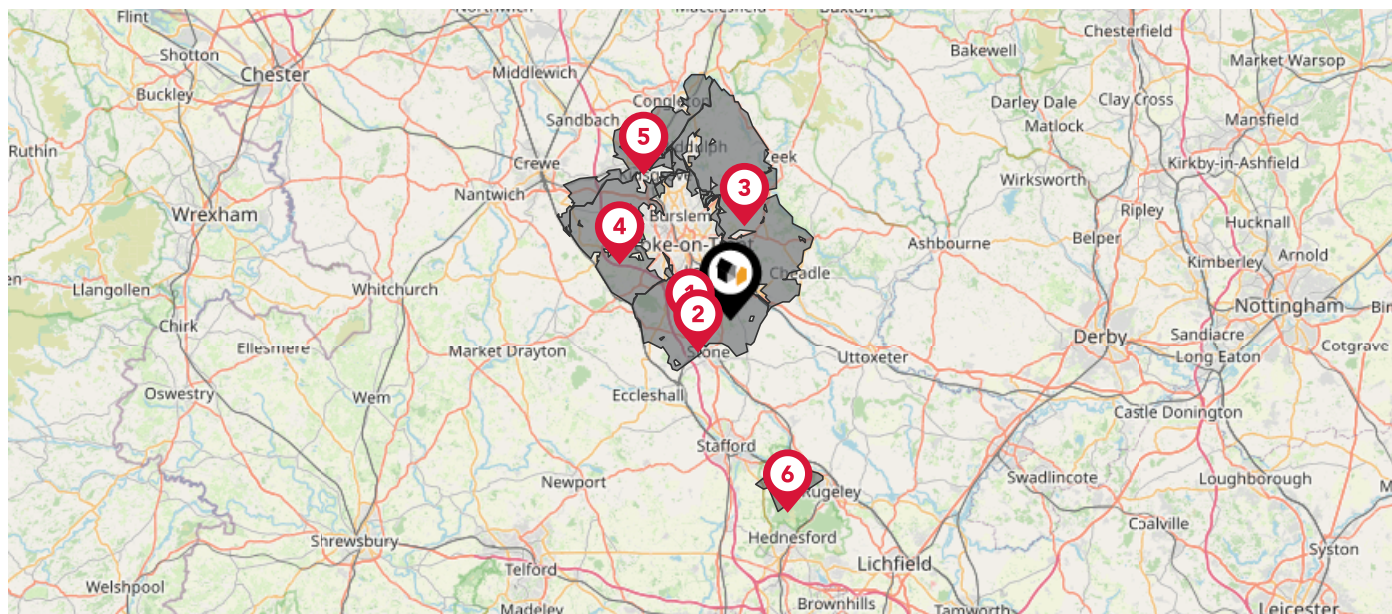
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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



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



Stoke-on-Trent Green Belt - Stafford



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Cheshire East

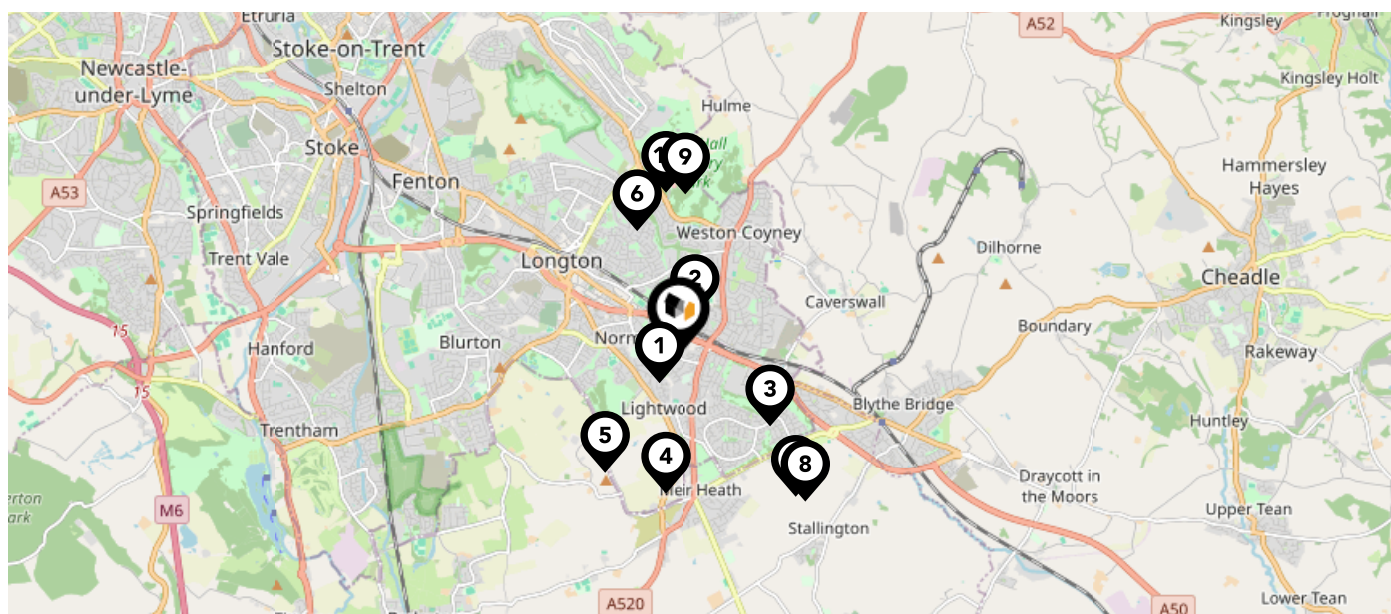


Birmingham Green Belt - Stafford

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.



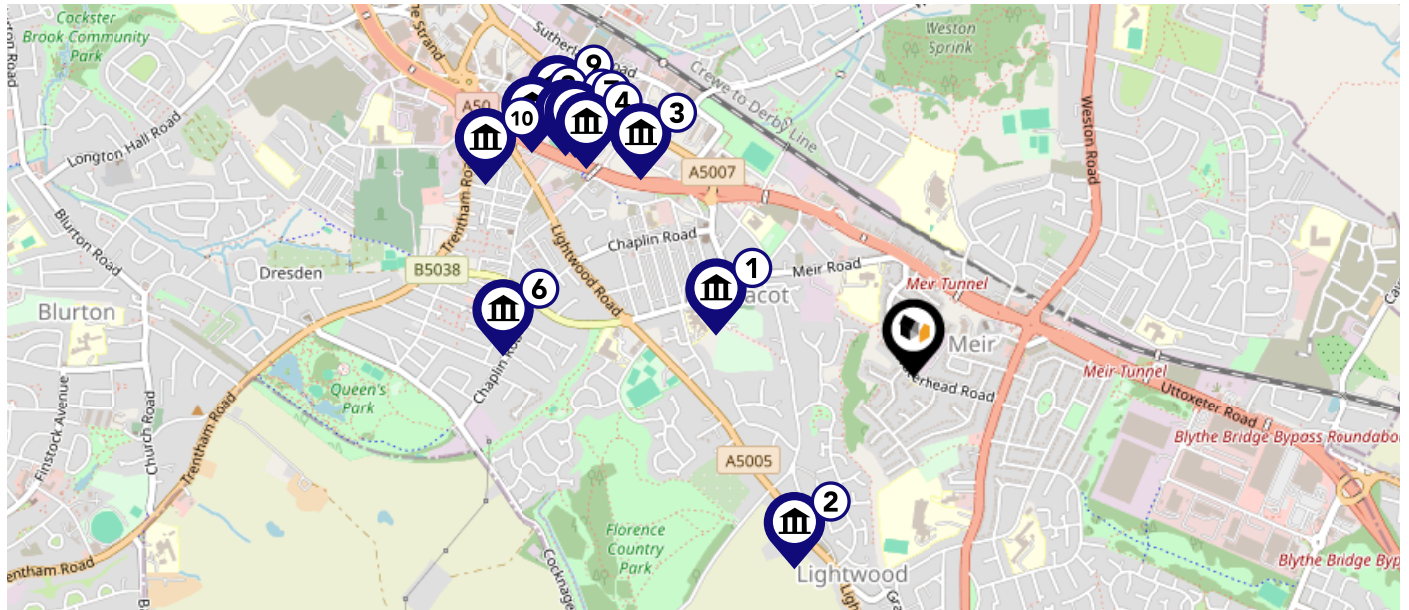
Nearby Landfill Sites










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

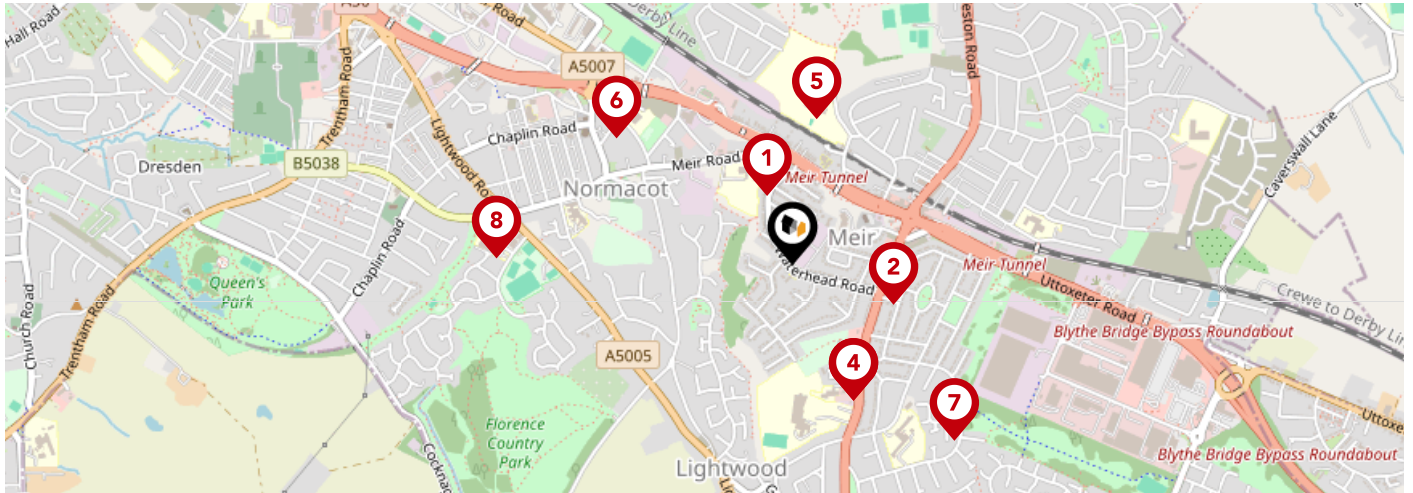
Maps

Listed Buildings

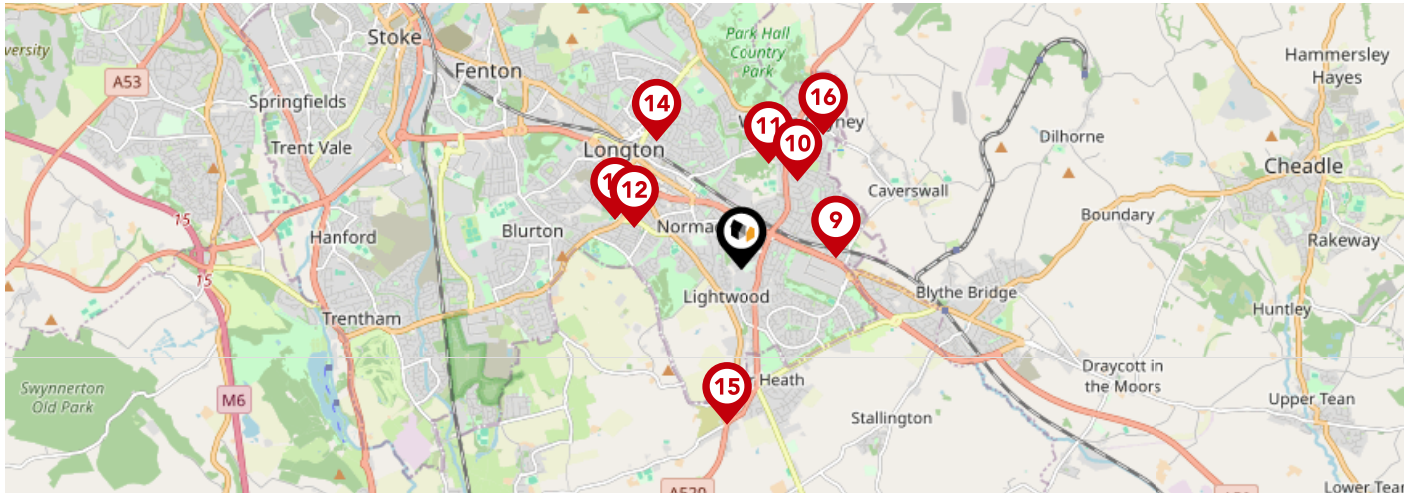
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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



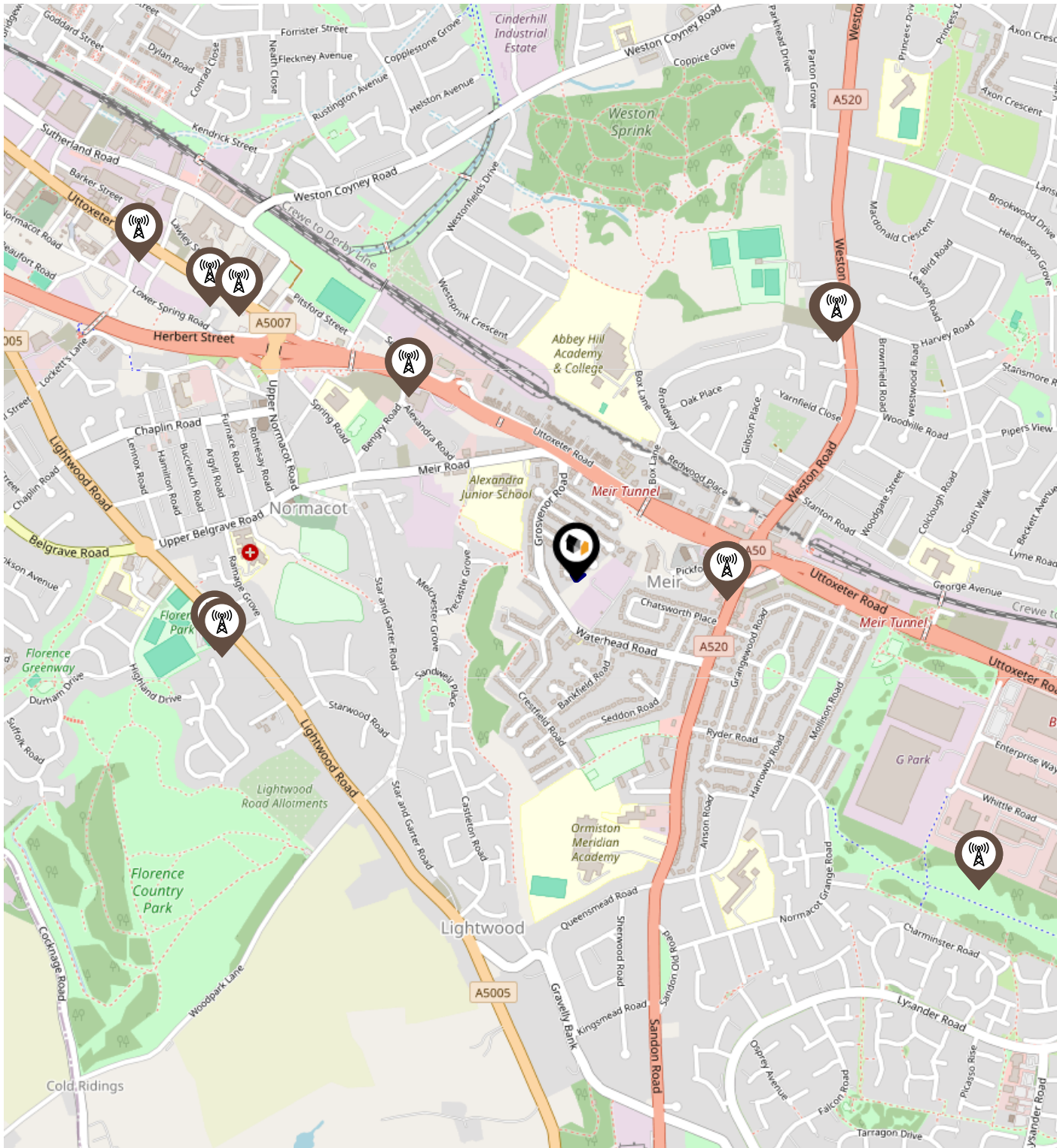
		Nursery	Primary	Secondary	College	Private
1	Alexandra Junior School Ofsted Rating: Good Pupils: 206 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kinetic Academy Ofsted Rating: Good Pupils: 17 Distance:0.24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





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

Local Area

Masts & Pylons

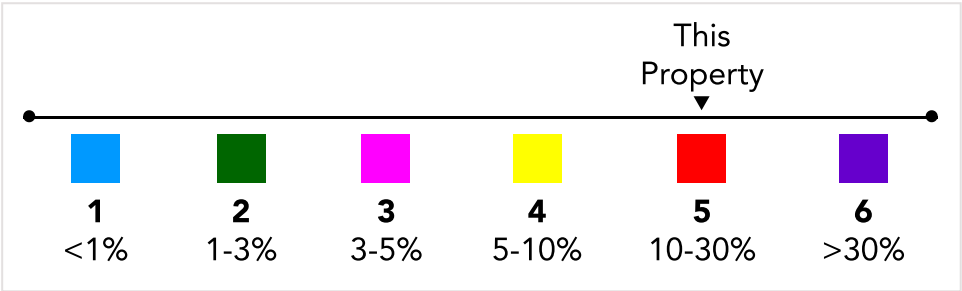
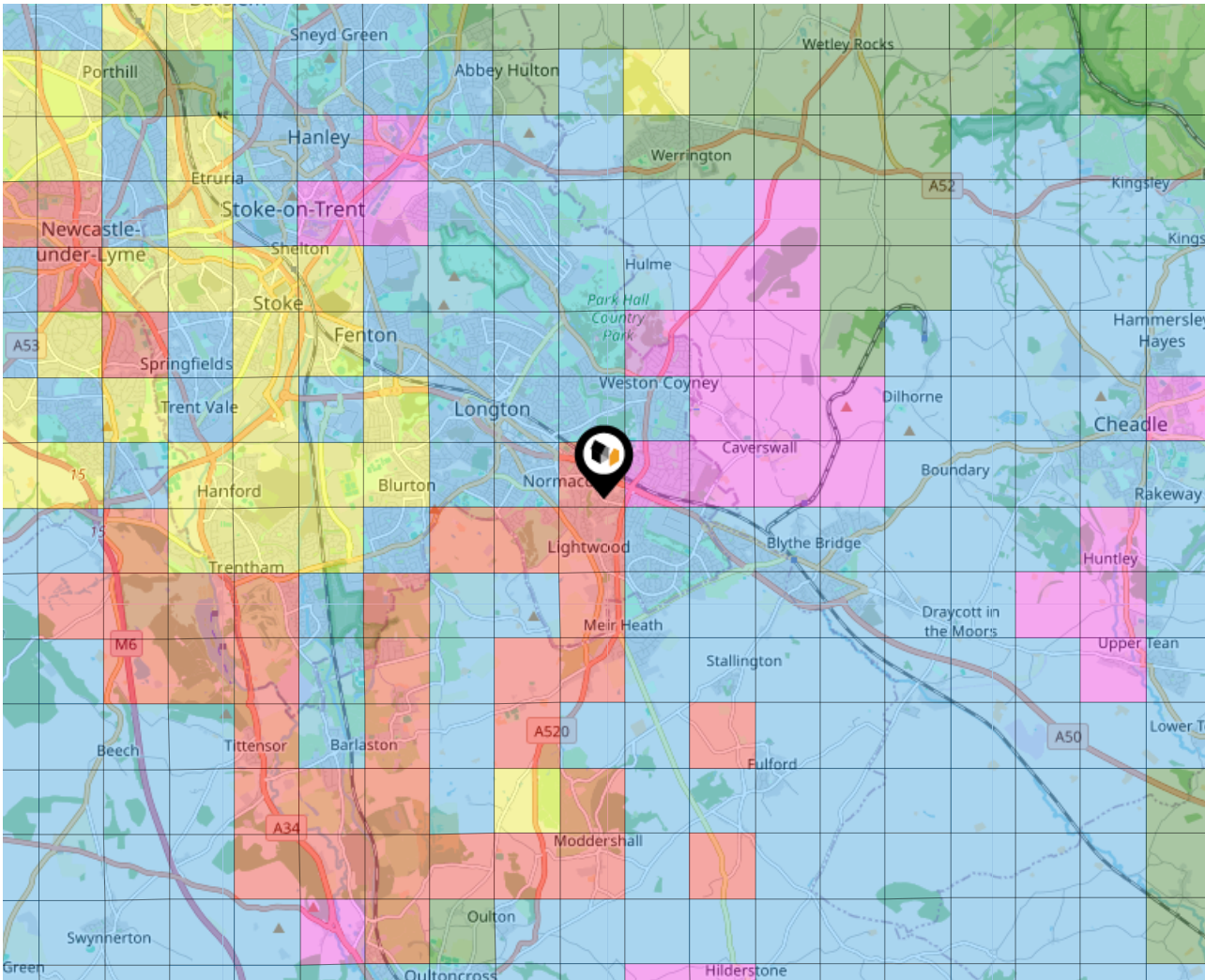


Key:

-  Power Pylons
-  Communication Masts

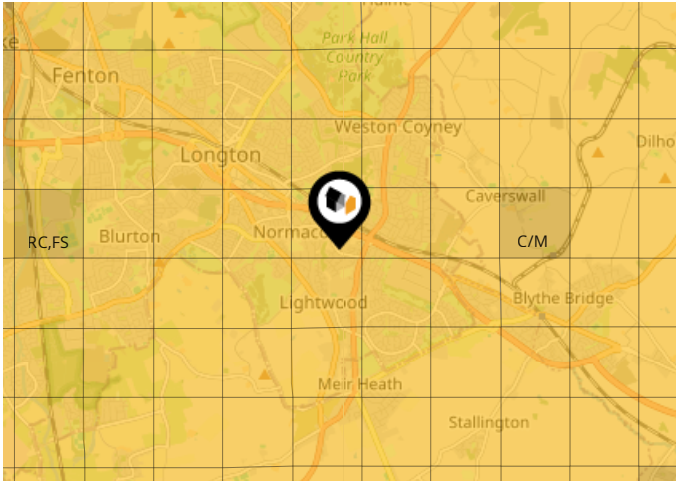
What is Radon?

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:	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		

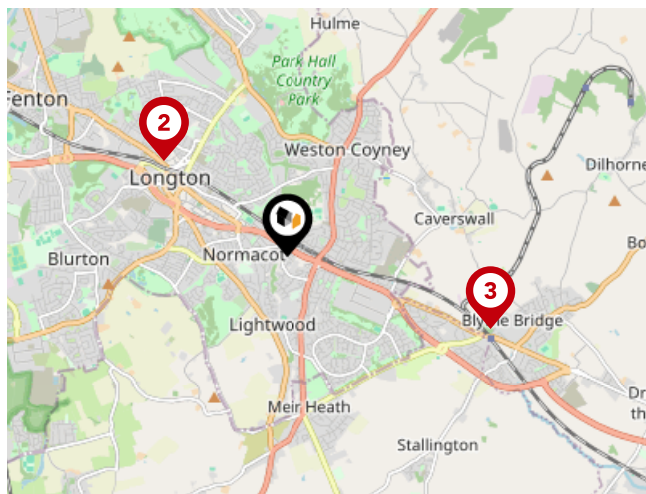


Primary Classifications (Most Common Clay Types)

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

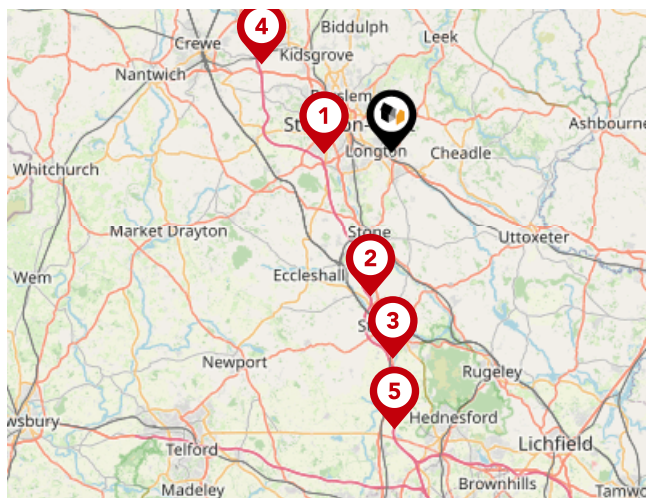
Area

Transport (National)



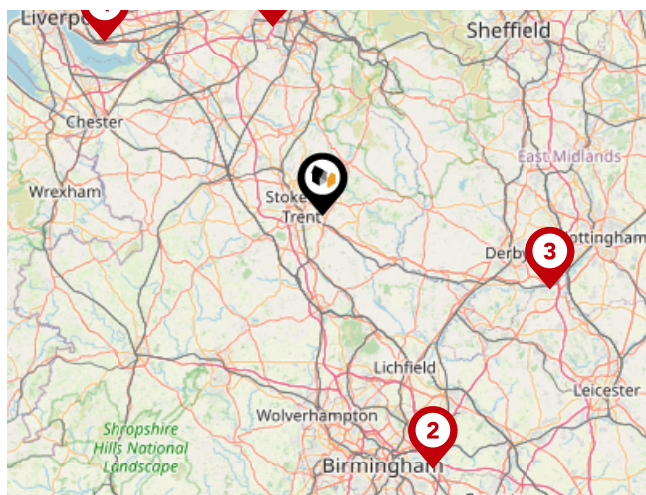
National Rail Stations

Pin	Name	Distance
1	Platform 1	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

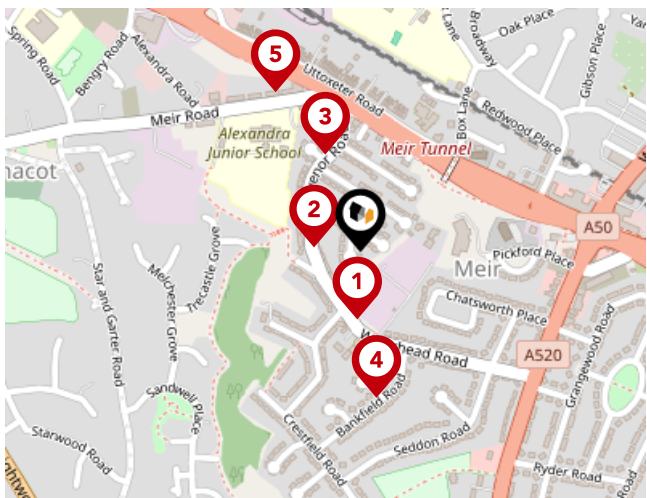


Airports/Helipads

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

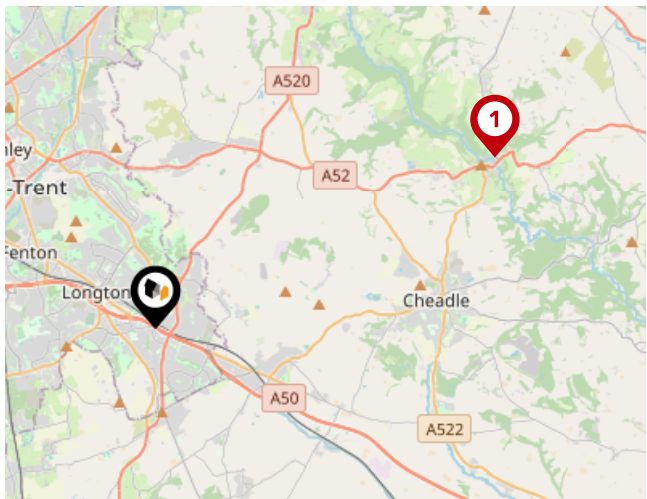
Area

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

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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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