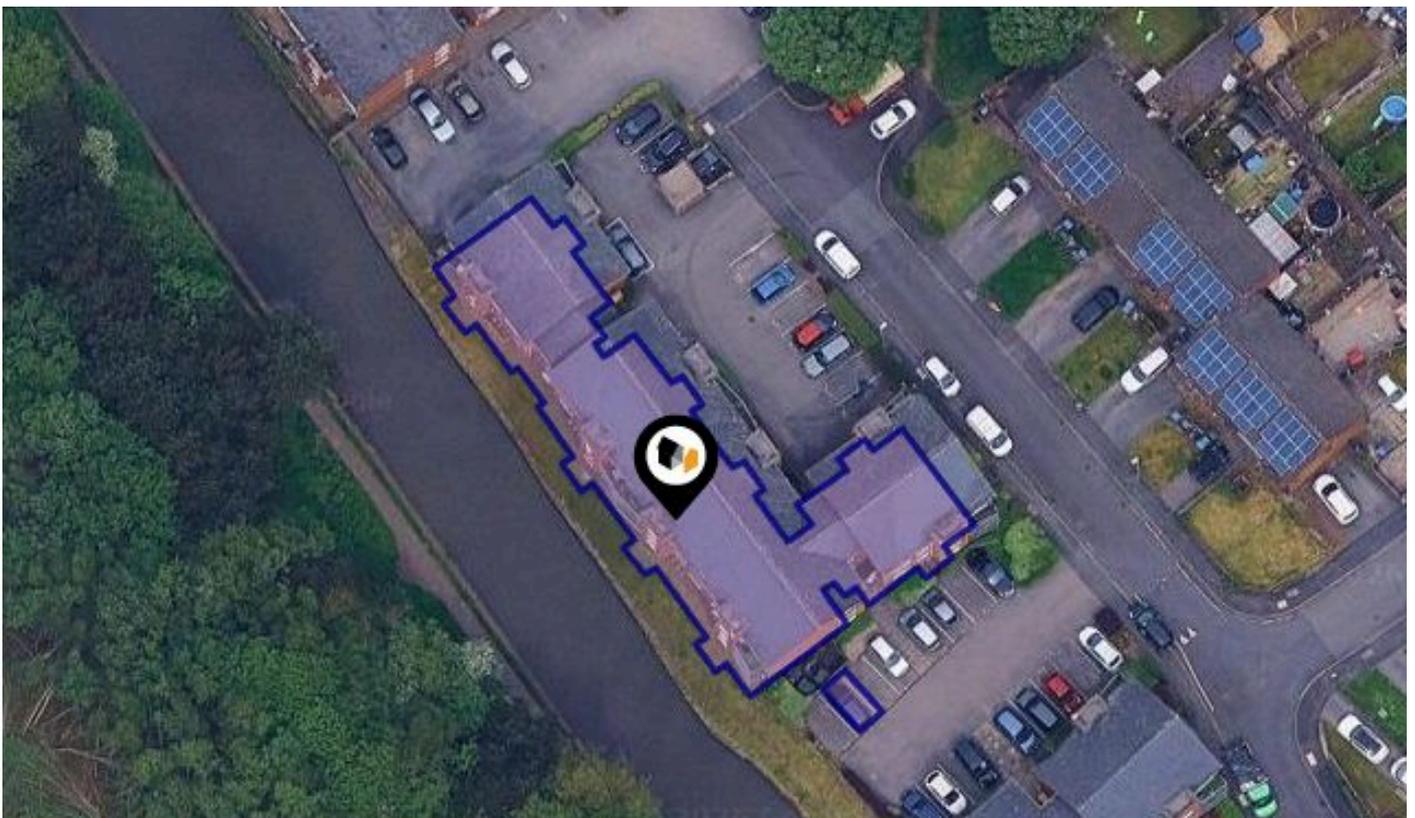




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 25th March 2026



WESSEX COURT, SUNNY BANK, 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:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	484 ft ² / 45 m ²		
Plot Area:	0.14 acres		
Year Built :	2008		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF546829		

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)

15 mb/s	74 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

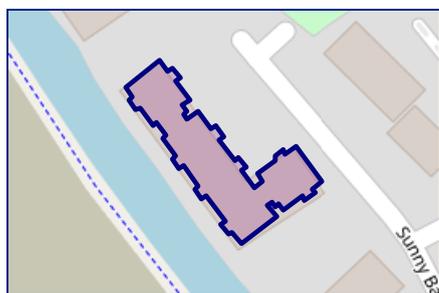


Freehold Title Plan



SF354075

Leasehold Title Plan



SF546829

Start Date: 23/10/2008
End Date: 01/01/2157
Lease Term: 150 years from 1 January 2007
Term Remaining: 130 years

Property EPC - Certificate

Wessex Court, ST6		Energy rating	
Valid until 04.09.2034			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

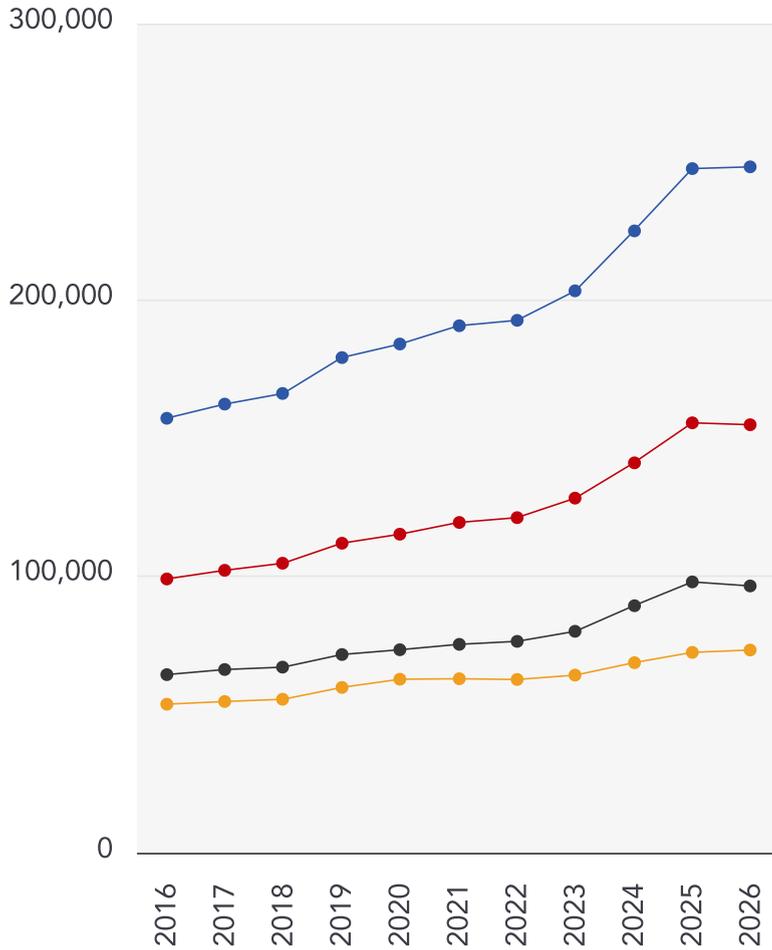
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
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:	(another dwelling above)
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	45 m ²

Market

House Price Statistics

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



Detached

+57.87%

Semi-Detached

+56.32%

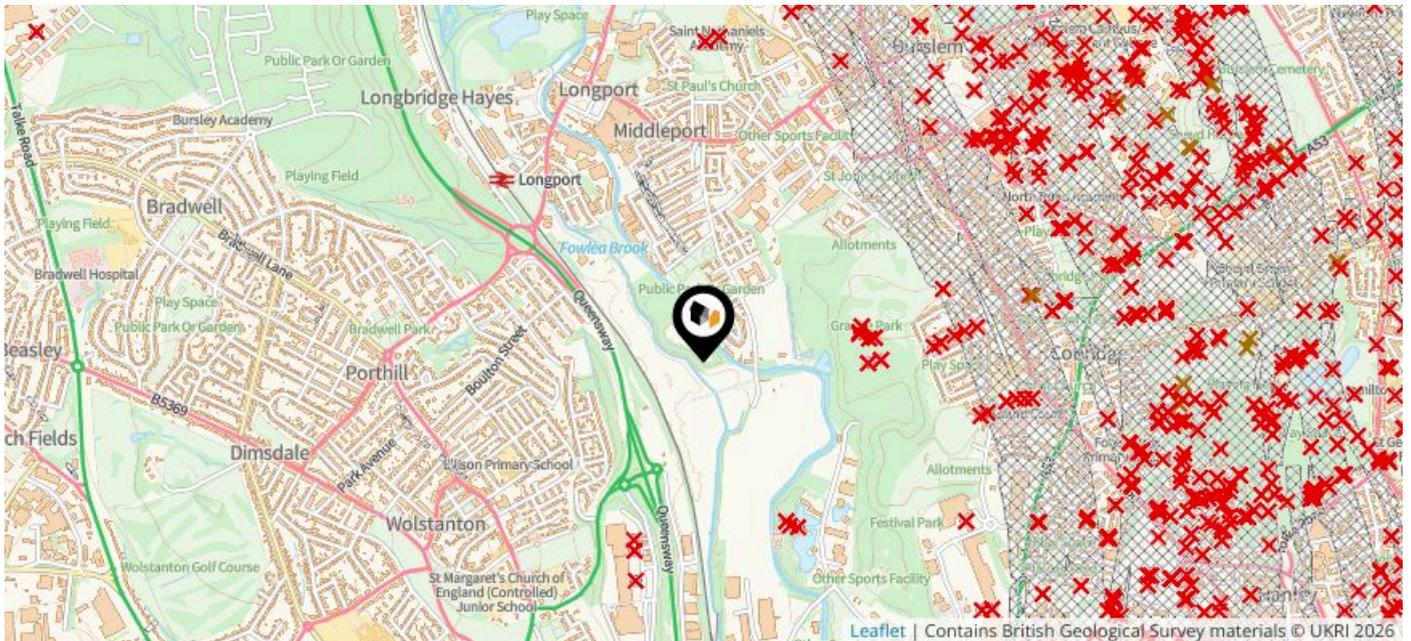
Terraced

+49.77%

Flat

+36.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

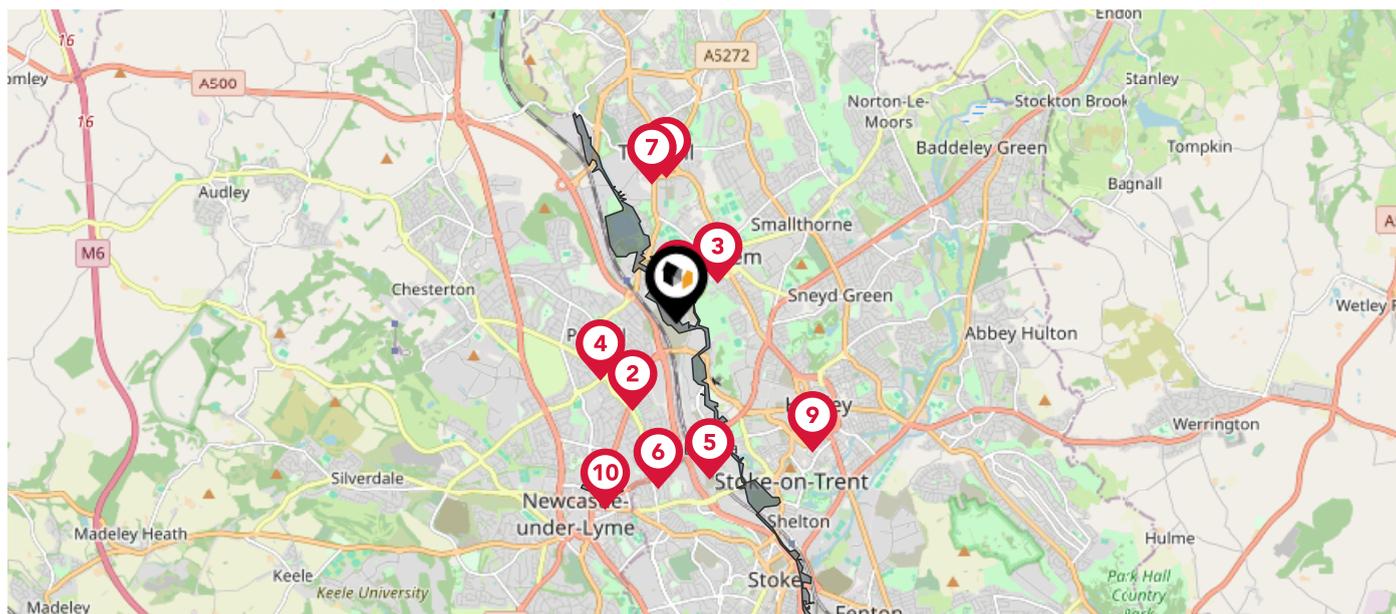
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



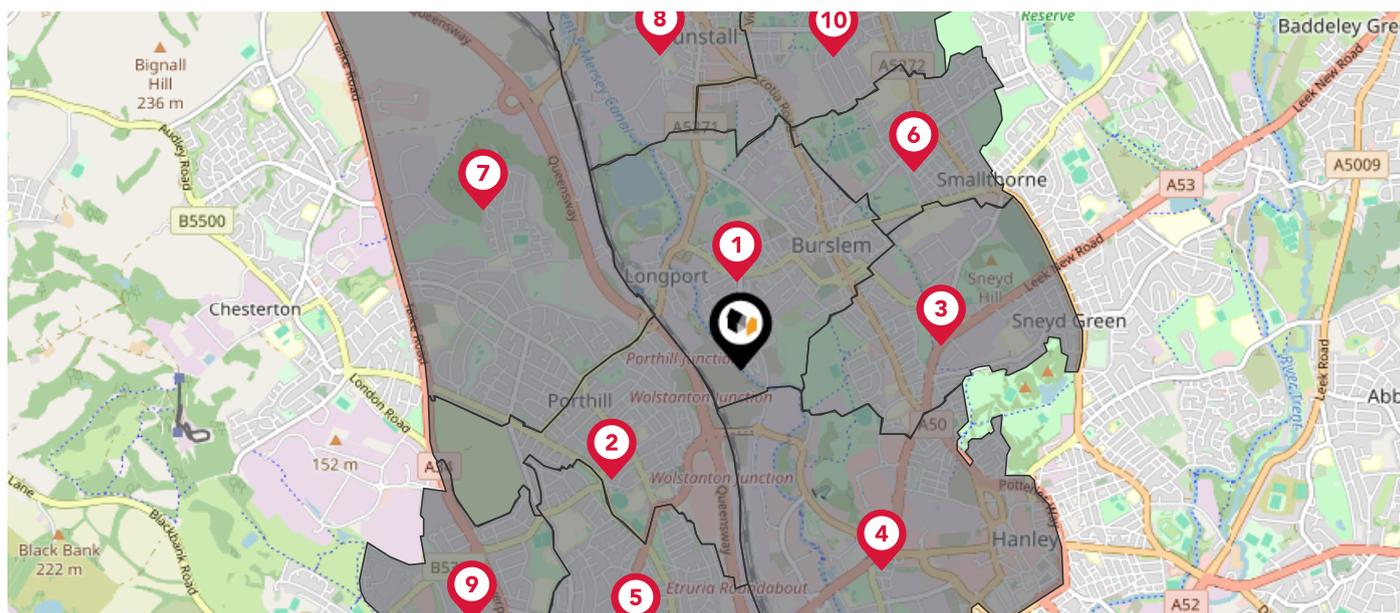
Nearby Conservation Areas

- 1 Newcastle Street
- 2 Wolstanton
- 3 Burslem Town Centre
- 4 Watlands Park
- 5 Trent and Mersey Canal
- 6 Basford
- 7 Tower Square
- 8 Park Terrace
- 9 City Centre
- 10 The Brampton

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



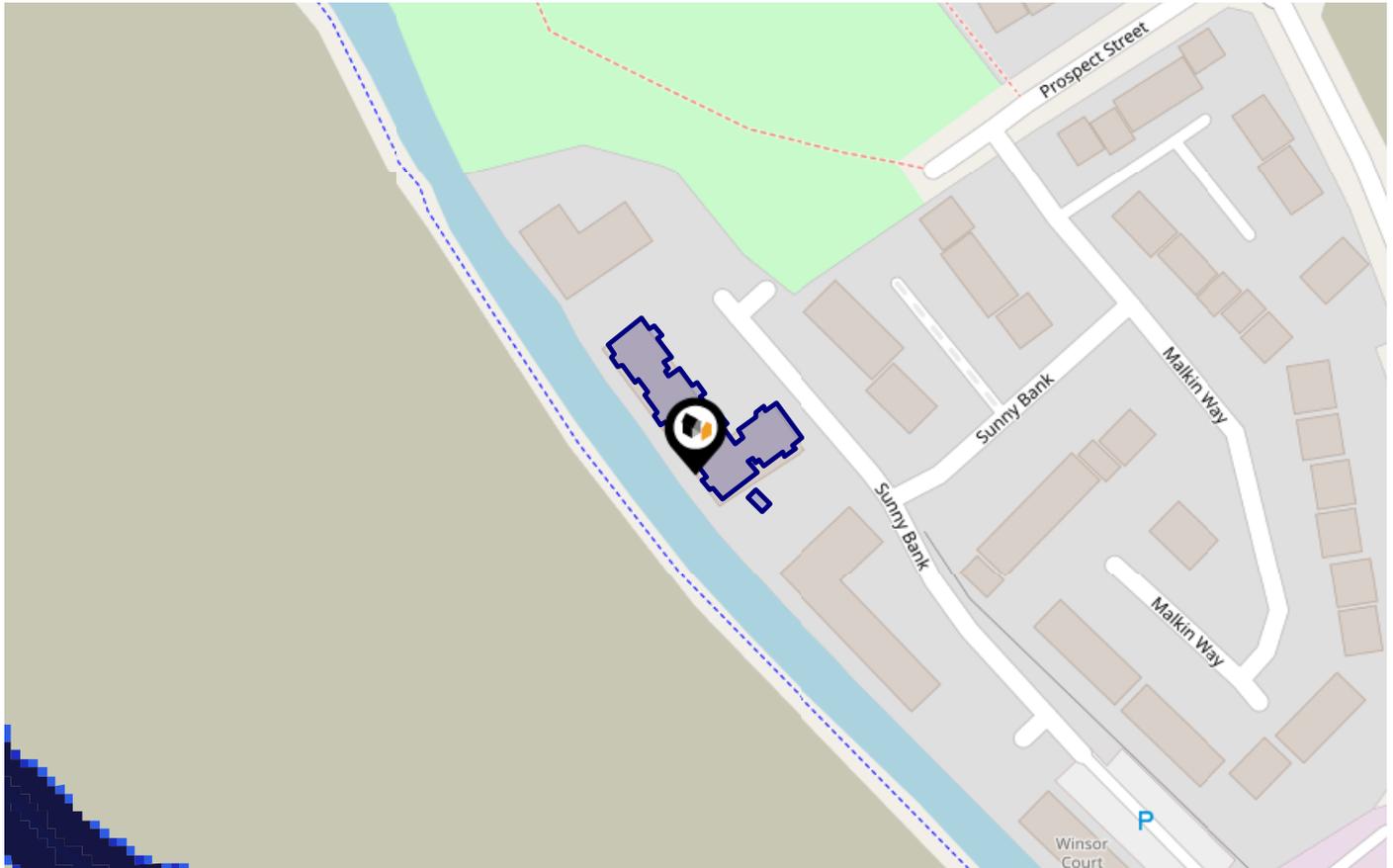
Nearby Council Wards

-  1 Burslem Central Ward
-  2 Wolstanton Ward
-  3 Moorcroft Ward
-  4 Etruria and Hanley Ward
-  5 May Bank Ward
-  6 Burslem Park Ward
-  7 Bradwell Ward
-  8 Tunstall Ward
-  9 Cross Heath Ward
-  10 Little Chell and Stanfield 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.

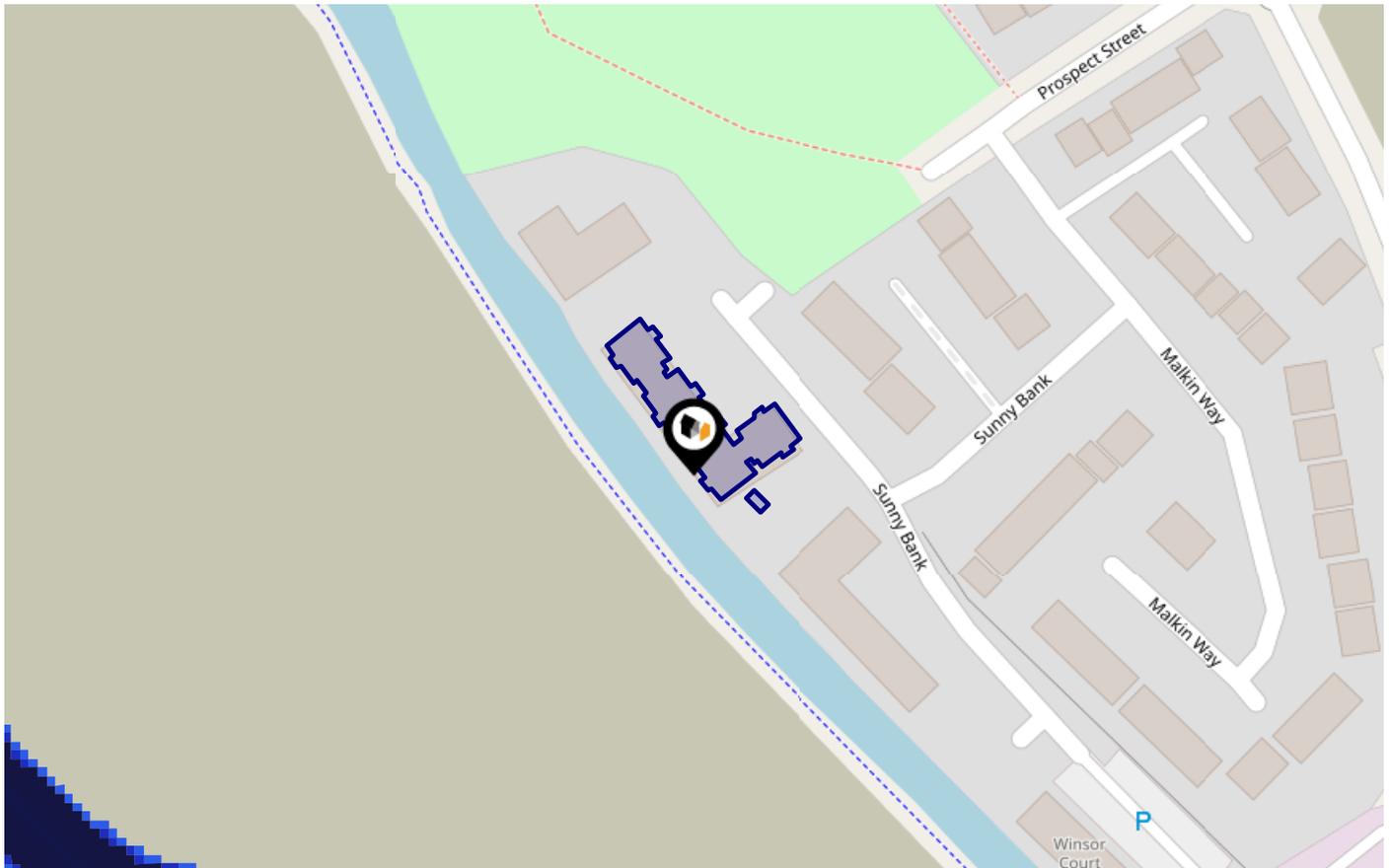
Chance of flooding to the following depths at this property:



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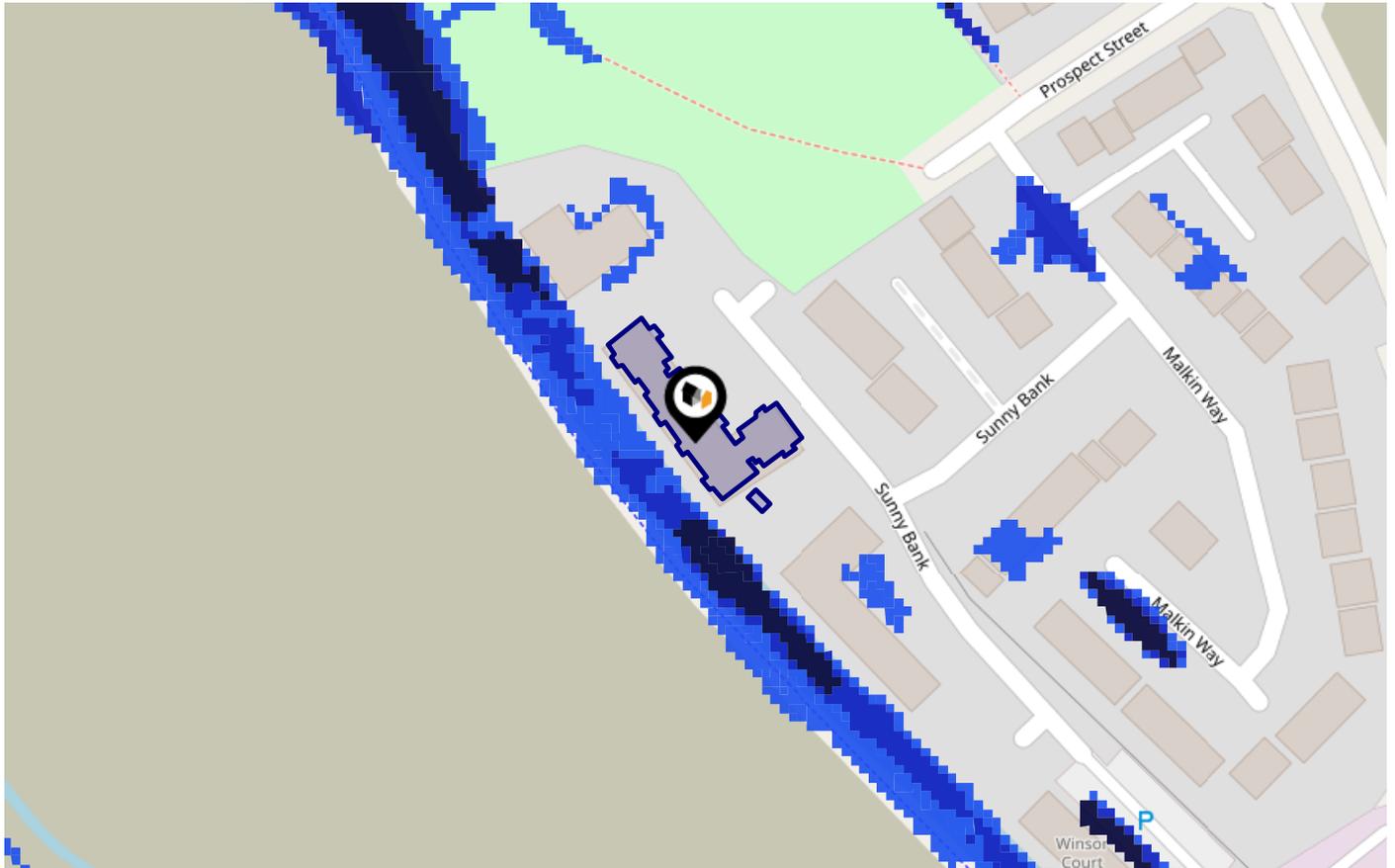
Chance of flooding to the following depths at this property:



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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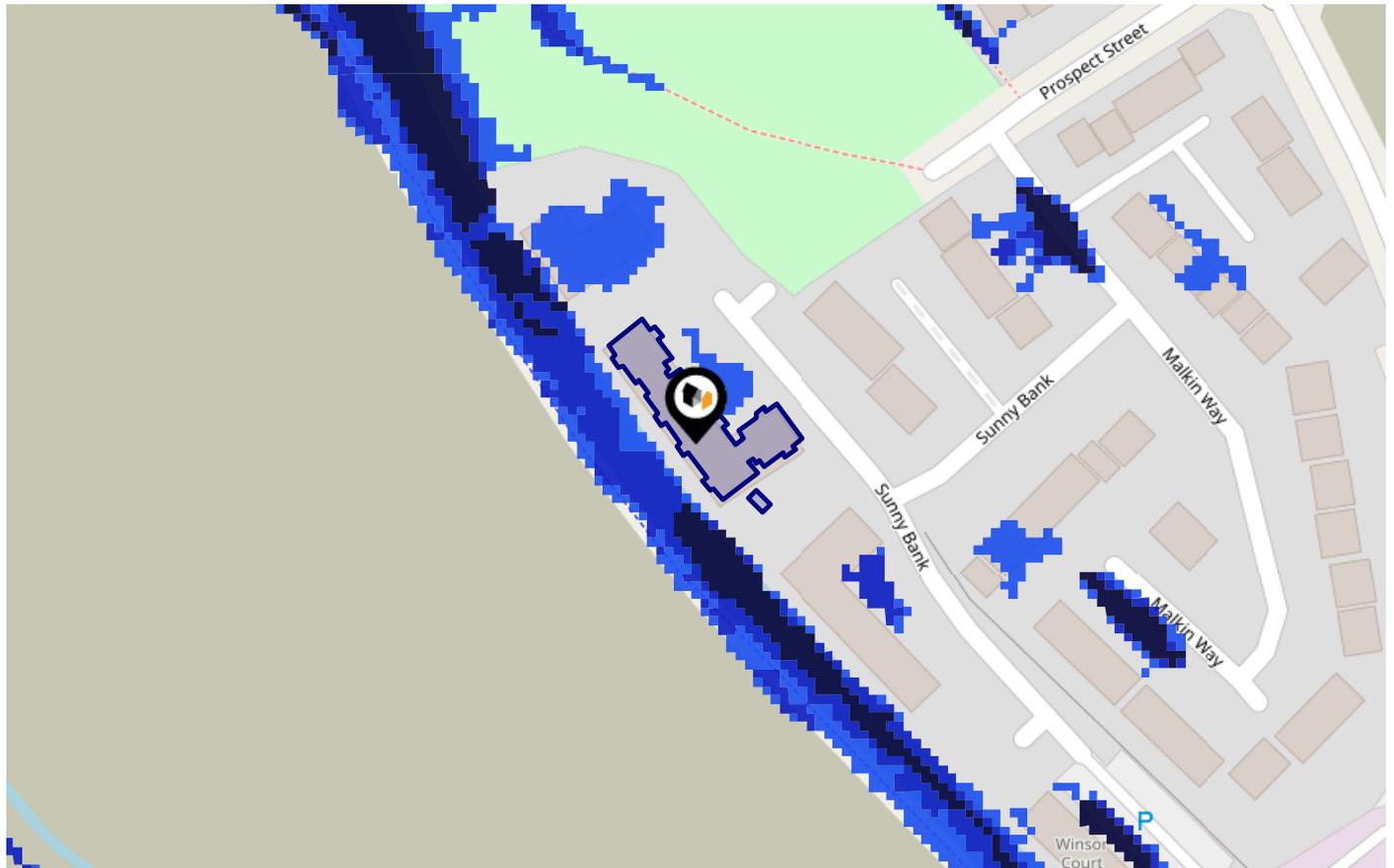
Chance of flooding to the following depths at this property:



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

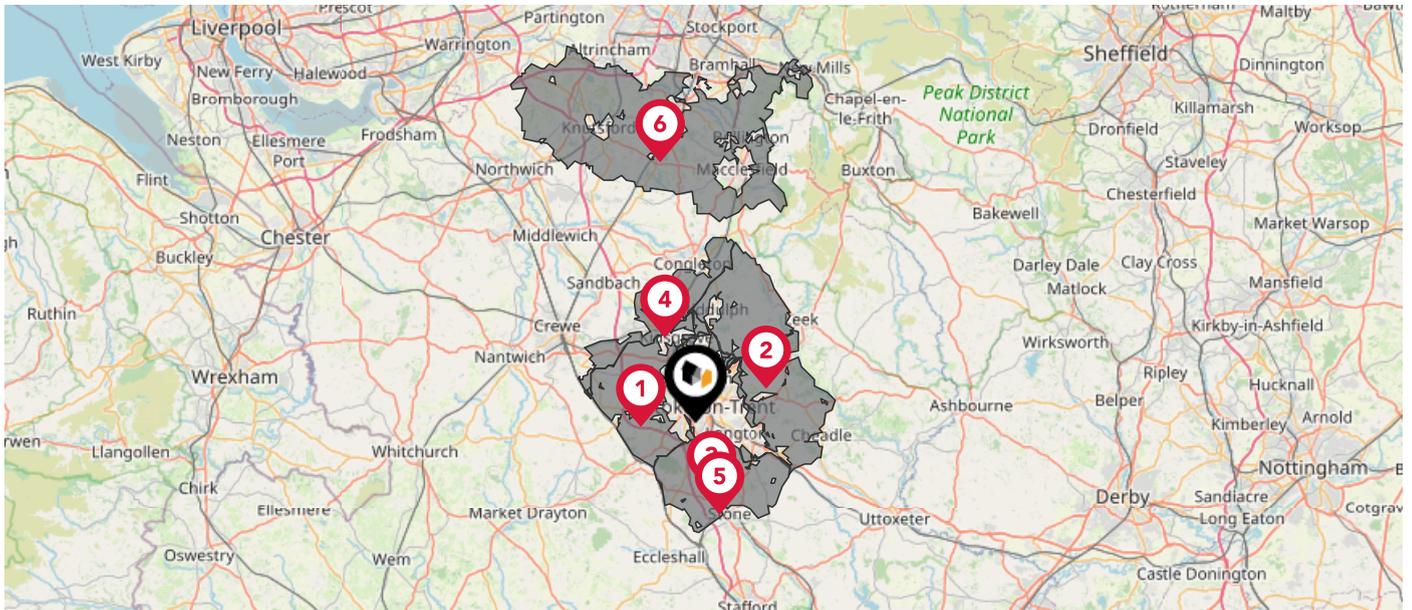
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- 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:



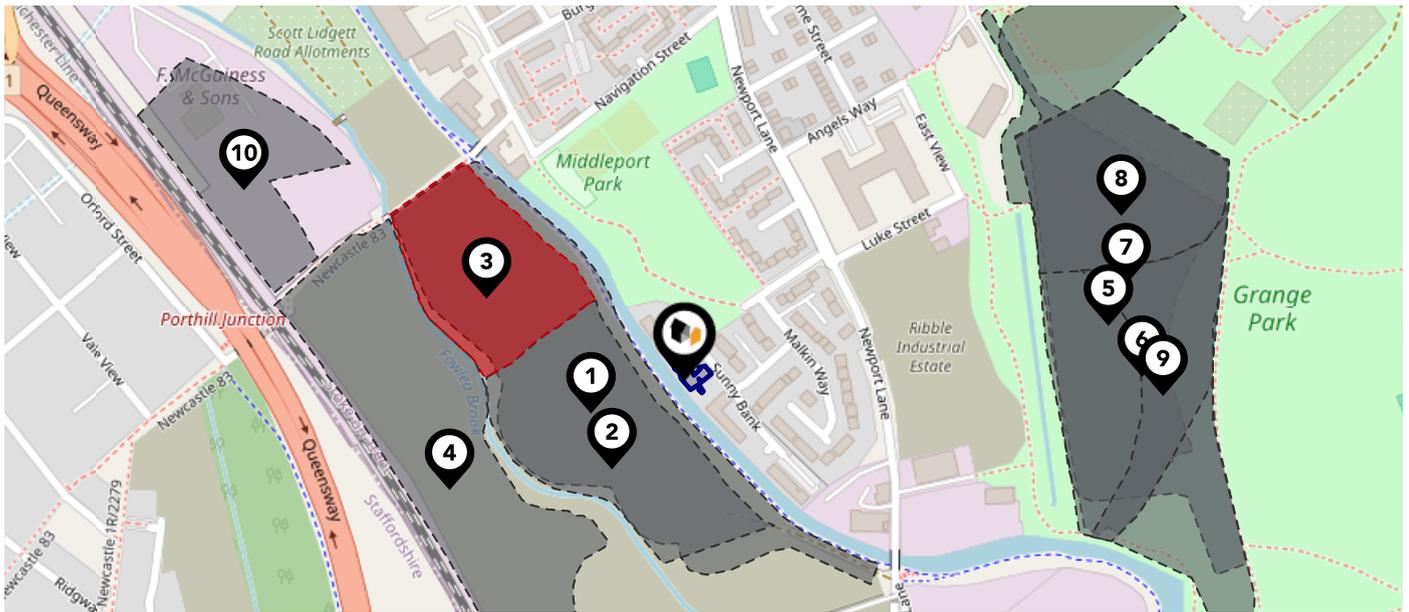
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

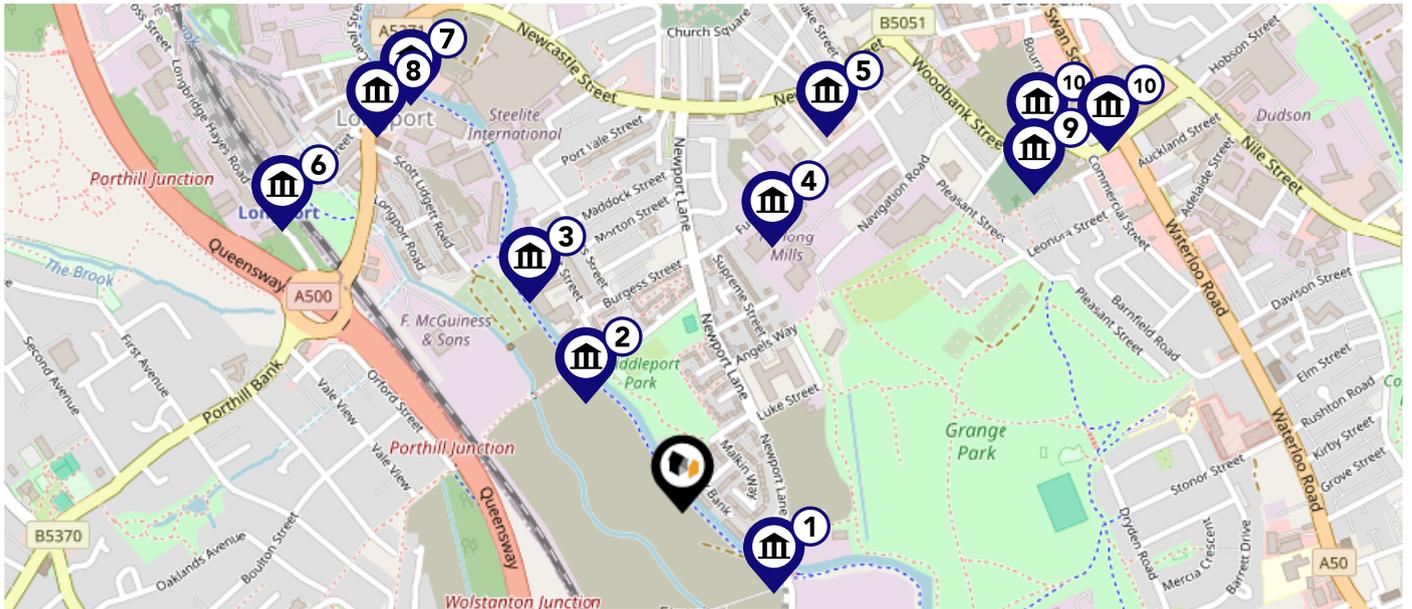
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



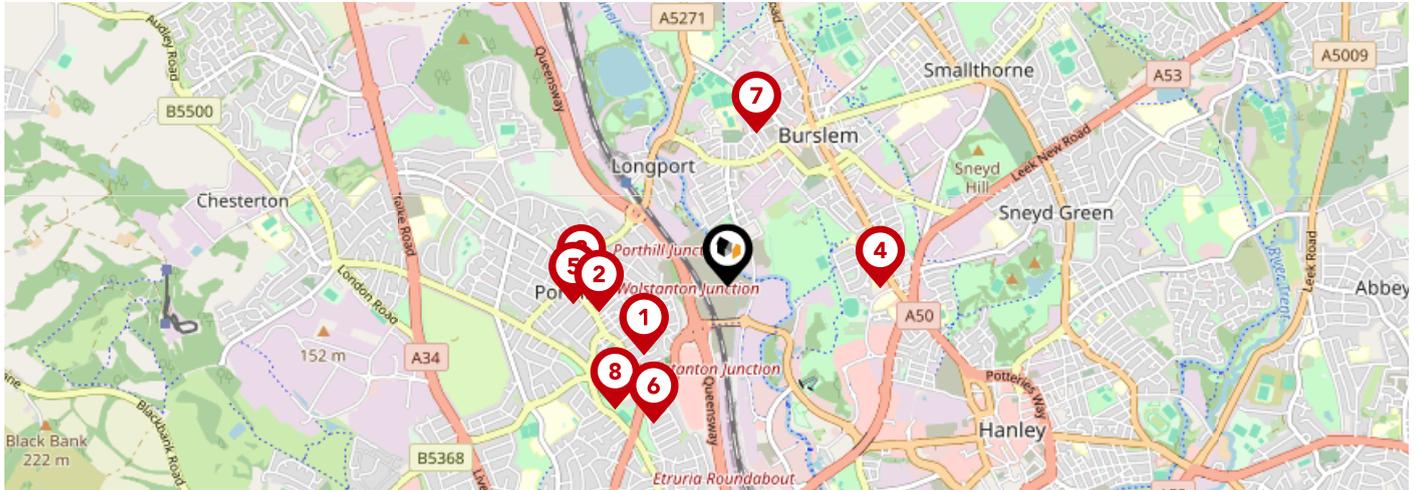
Nearby Landfill Sites

1	Adjacent To Trent and Mersey Canal-Fowlea Brook, Middleport/Rugeley Between Turnover Bridge And Railway	Historic Landfill
2	Midwinter Tip-Newport Lane,Burslem,Stoke On Trent,Staffordshire	Historic Landfill
3	EA/EPR/SP3396FG/A001	Active Landfill
4	Burslem Water Reclamation Works-Burslem Water Reclamation Works, Newport Lane, Burslem, Stoke on Trent	Historic Landfill
5	Rogerson's Meadow-Middleport, Burslem, Staffordshire	Historic Landfill
6	Rogersons Meadow-Navigation Road, Burslem, Stoke On Trent, Staffordshire	Historic Landfill
7	Allotment Gardens-Cotterill Grove, Burslem, Stoke On Trent, Staffordshire	Historic Landfill
8	Rogersons Meadow-Navigation Road, Burslem, Stoke On Trent, Staffordshire	Historic Landfill
9	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill
10	Off Porthill Road-Longport, Stoke-on-Trent, Staffordshire	Historic Landfill

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

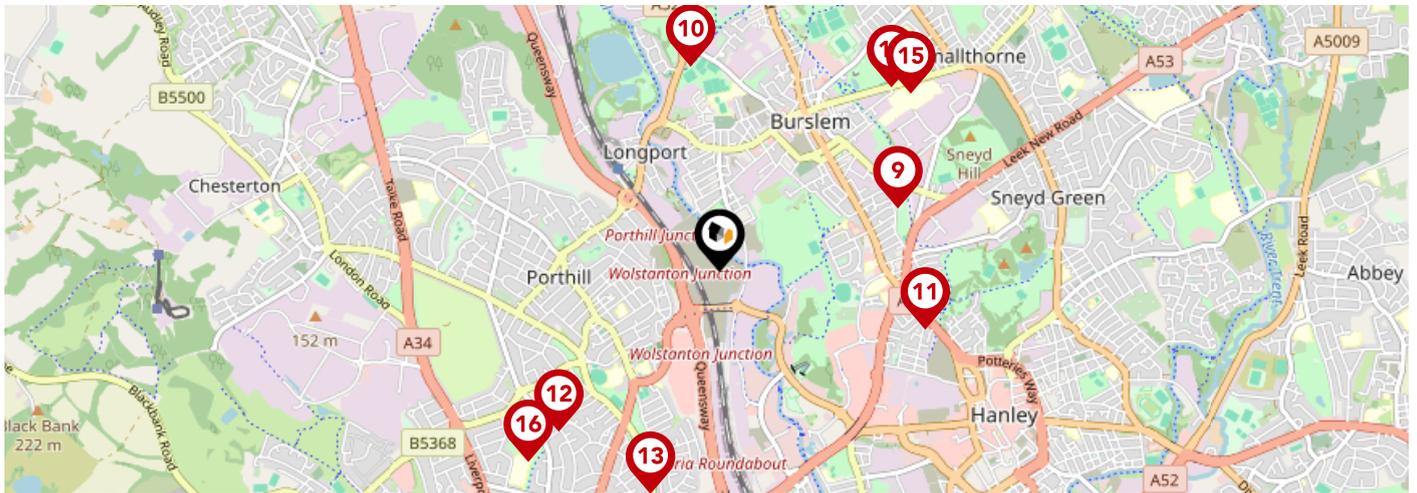


Listed Buildings in the local district		Grade	Distance
	1297928 - Former Calcining Works	Grade II	0.1 miles
	1220736 - Former Calcining Works	Grade II	0.2 miles
	1297939 - Middleport Pottery (burgess And Leigh)	Grade II	0.3 miles
	1291014 - Furlong Mill	Grade II	0.3 miles
	1297927 - Portland House	Grade II	0.5 miles
	1290486 - Railway Station	Grade II	0.5 miles
	1290817 - Former Warehouse At Longport Wharf	Grade II	0.5 miles
	1195843 - Duke Of Bridgewater Inn	Grade II	0.5 miles
	1291065 - Church Of St John The Baptist	Grade II	0.5 miles
	1220118 - Three Bottle Ovens At Premises Occupied By Acme Marls Limited	Grade II	0.6 miles
	1365725 - Former Bethel Chapel	Grade II	0.6 miles



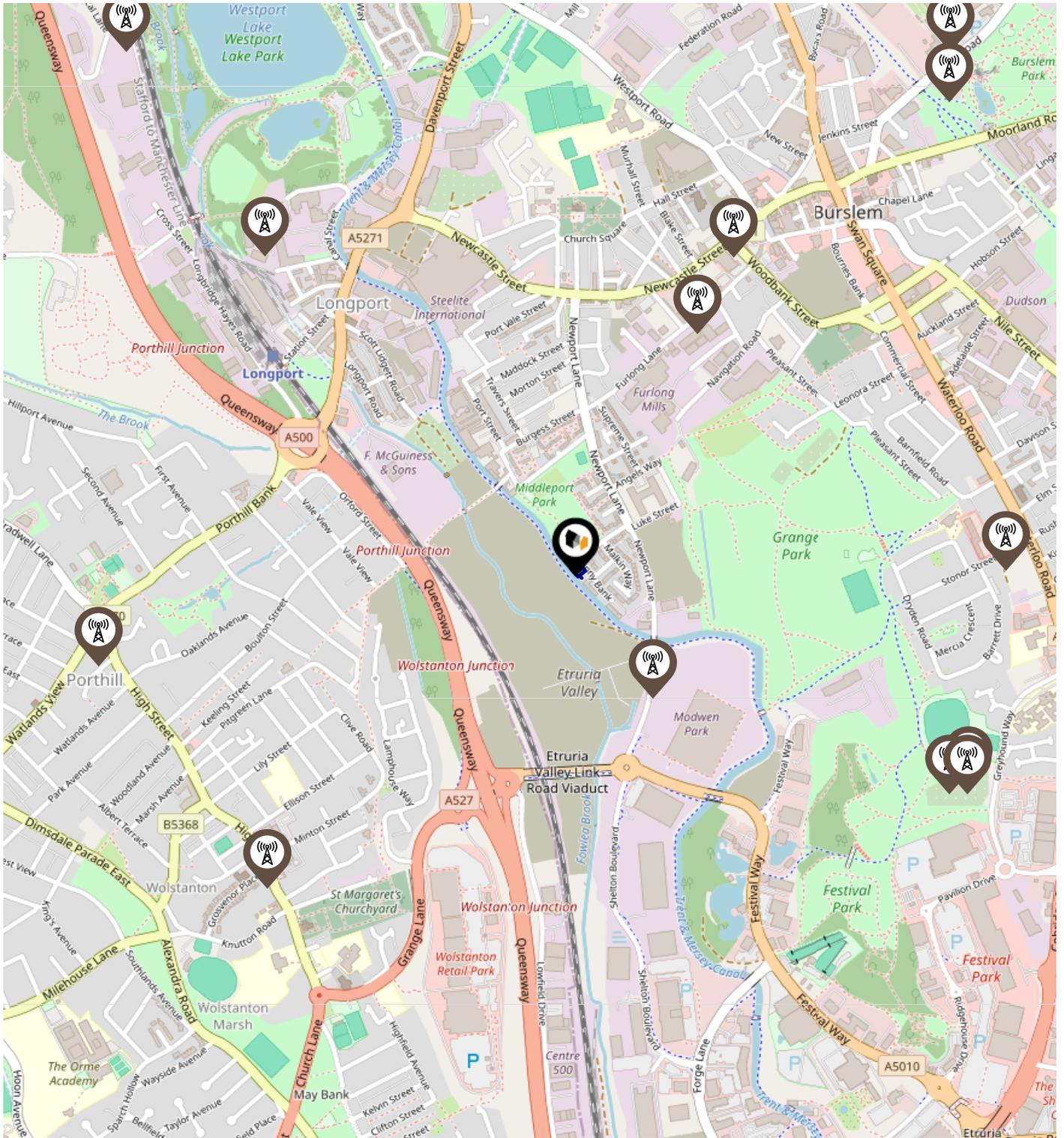
		Nursery	Primary	Secondary	College	Private
1	Ellison Primary Academy Ofsted Rating: Good Pupils: 367 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oaklands Nursery School Ofsted Rating: Outstanding Pupils: 38 Distance:0.58	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Edison Pace School Ofsted Rating: Good Pupils: 22 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's Catholic Academy Ofsted Rating: Outstanding Pupils: 239 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kaleidoscope School Ofsted Rating: Good Pupils: 29 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Wulstan's Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Saint Nathaniel's Academy Ofsted Rating: Good Pupils: 481 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Margaret's CofE (VC) Junior School Ofsted Rating: Good Pupils: 231 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	North Road Academy Ofsted Rating: Requires improvement Pupils: 203 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Co-op Academy Stoke-On-Trent Ofsted Rating: Good Pupils: 1181 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forest Park Primary School Ofsted Rating: Good Pupils: 470 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Orme Academy Ofsted Rating: Requires improvement Pupils: 749 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	May Bank Infants' School Ofsted Rating: Good Pupils: 167 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorpark Junior School Ofsted Rating: Good Pupils: 240 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Valiant School Ofsted Rating: Not Rated Pupils: 8 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merryfields School Ofsted Rating: Good Pupils: 108 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

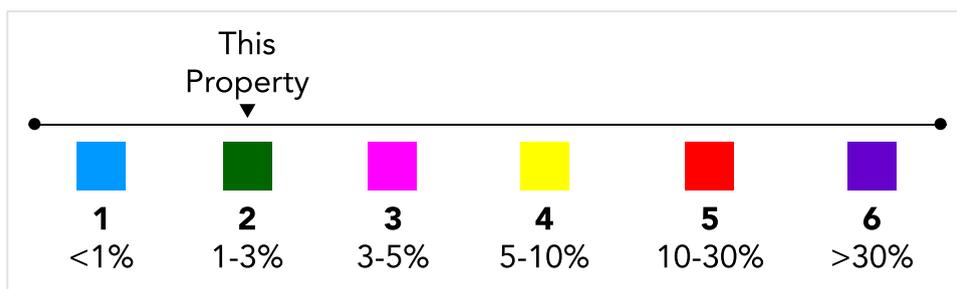
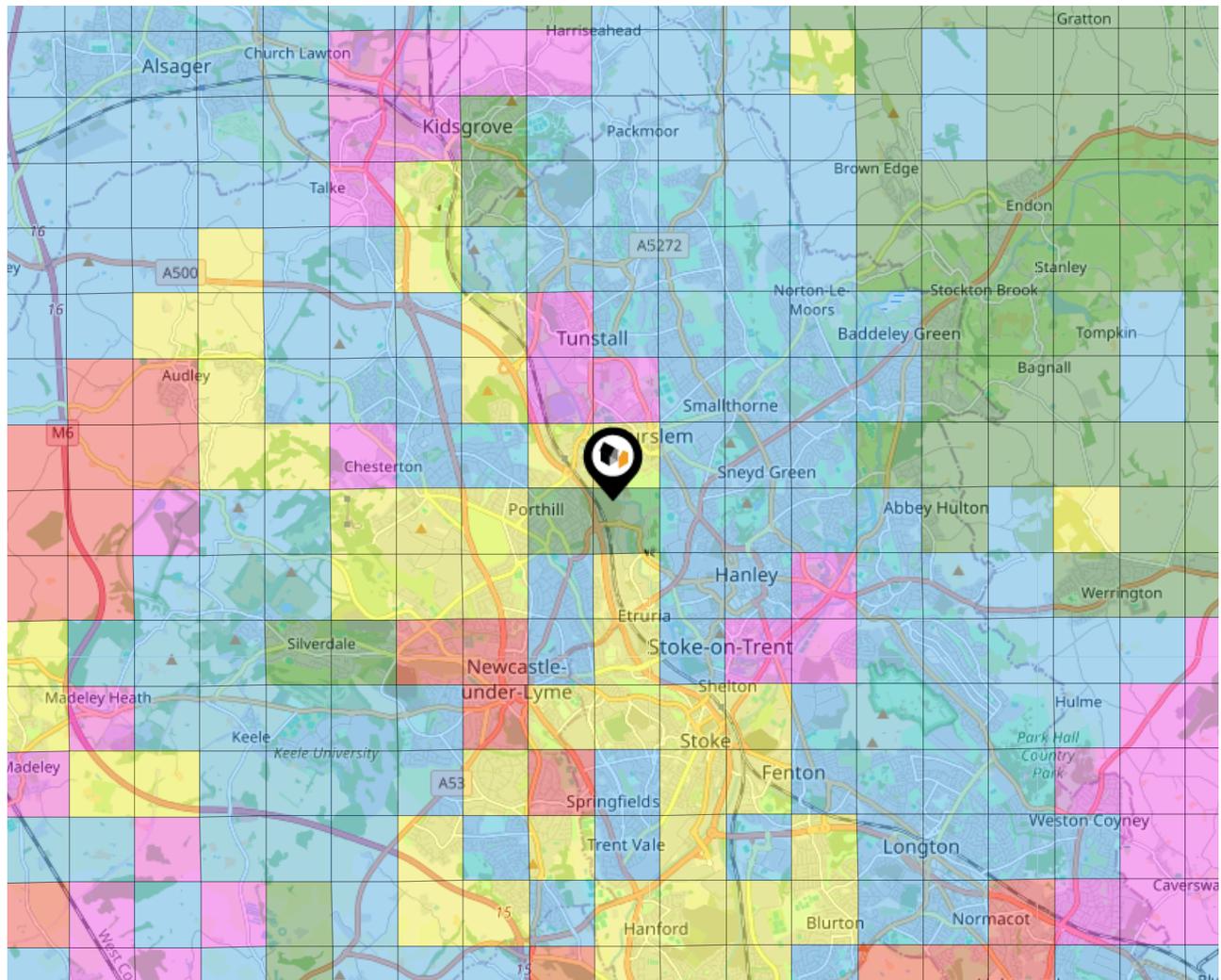


Key:

-  Power Pylons
-  Communication Masts

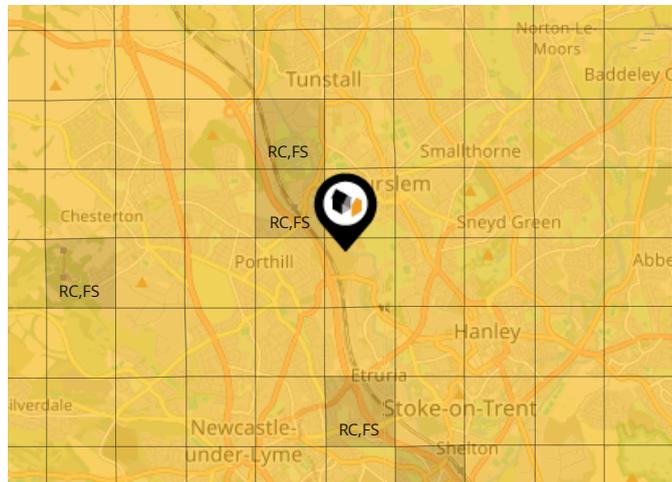
What is Radon?

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

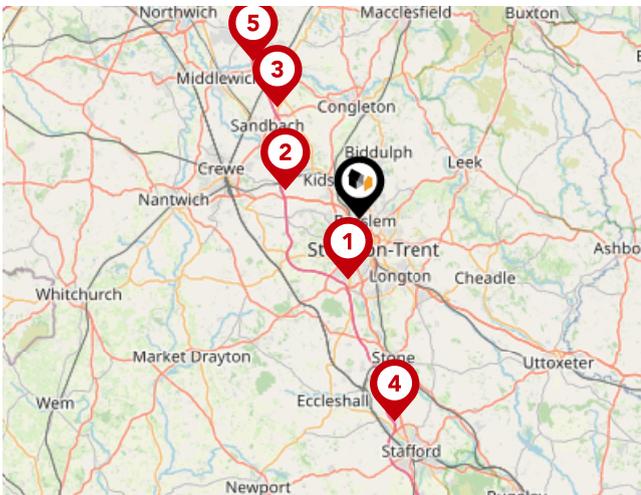
Area

Transport (National)



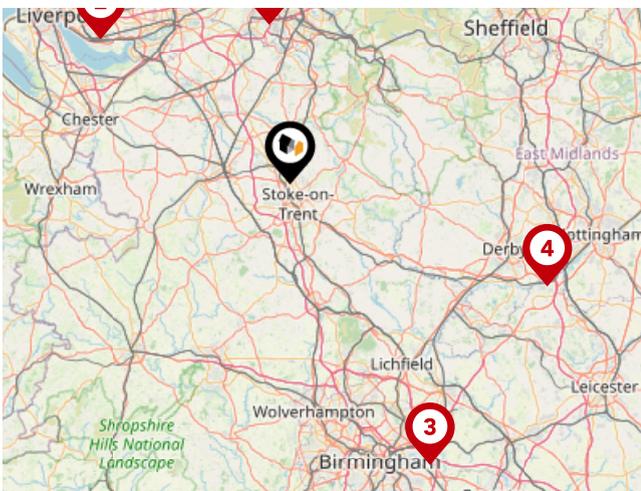
National Rail Stations

Pin	Name	Distance
1	Platform 2	0.53 miles
2	Stoke-on-Trent Rail Station	2.28 miles
3	Stoke-on-Trent Rail Station	2.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	4.34 miles
2	M6 J16	5.7 miles
3	M6 J17	9.9 miles
4	M6 J14	14.76 miles
5	M6 J18	13.58 miles

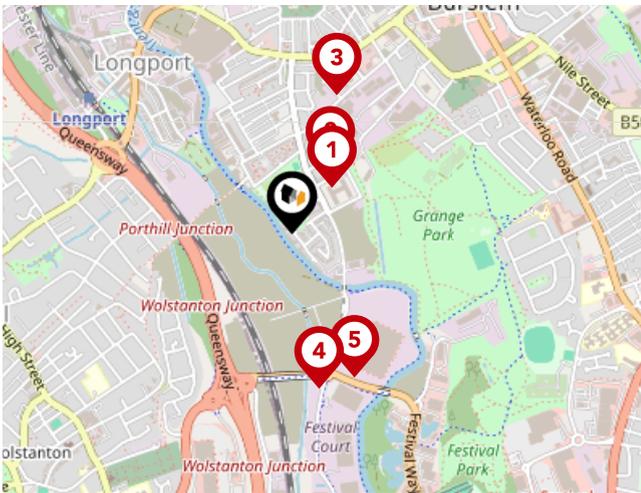


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	23.05 miles
2	Speke	34 miles
3	Birmingham Airport	45.04 miles
4	East Mids Airport	39.35 miles

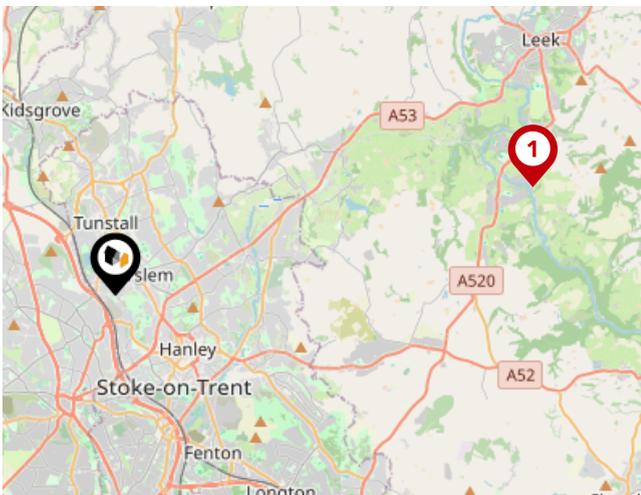
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Angels Way	0.13 miles
2	Baskeyfield House	0.17 miles
3	Furlong Lane	0.33 miles
4	Spitfire island	0.35 miles
5	Spitfire island	0.35 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.67 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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