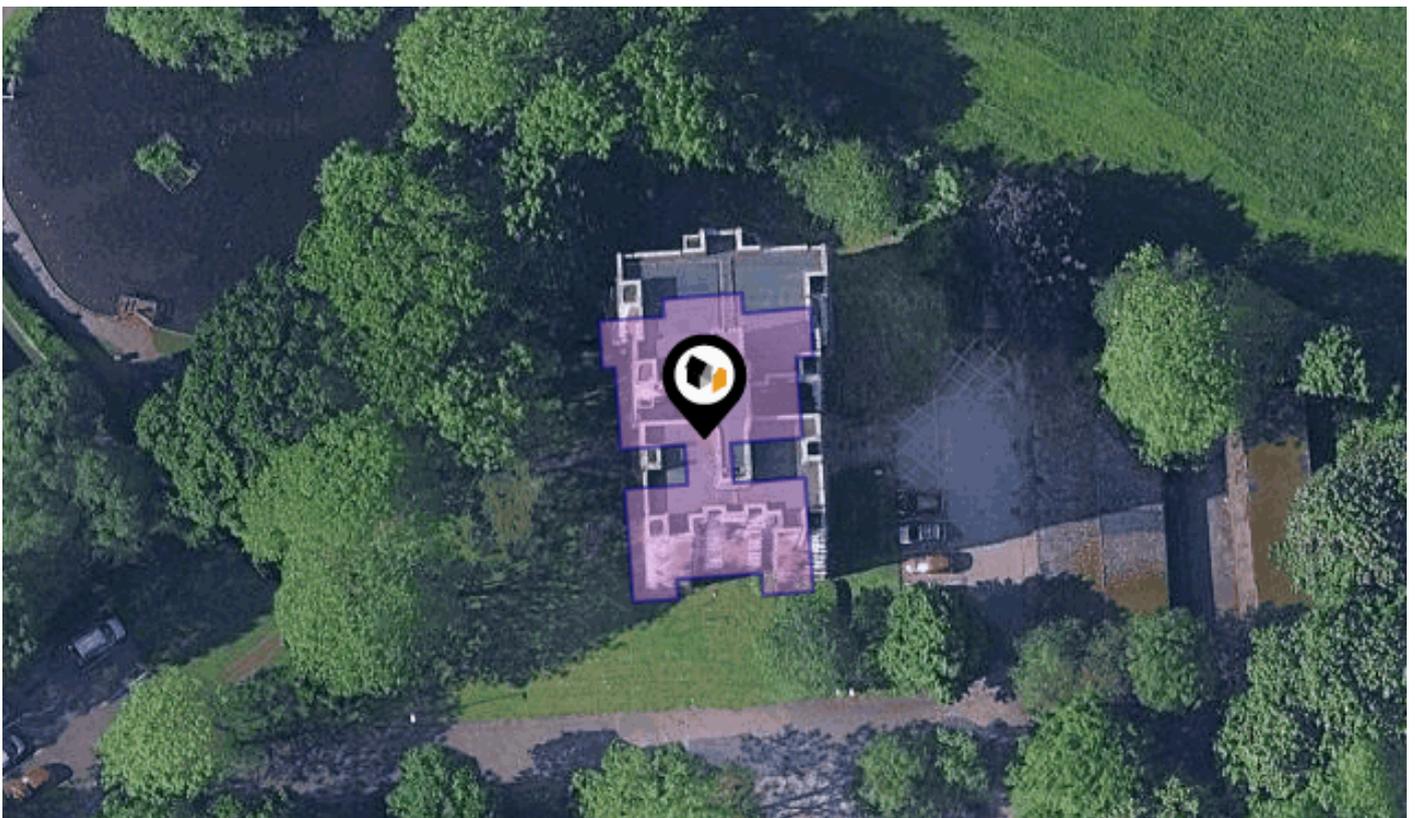




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 13th March 2026



ROBINSON COURT, RIPON ROAD, STOKE-ON-TRENT, ST3

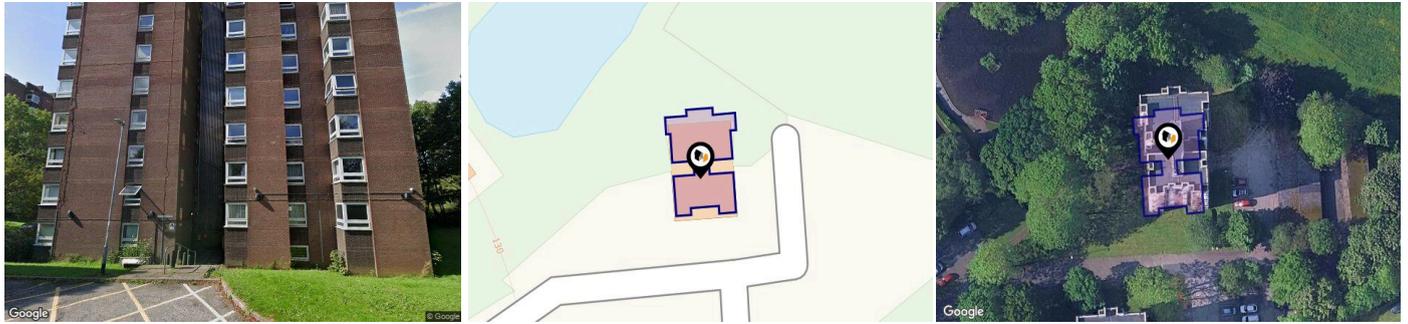
butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF318734		

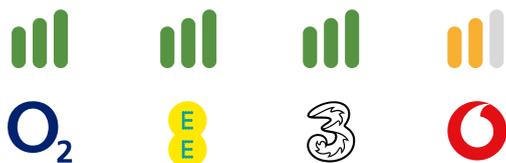
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

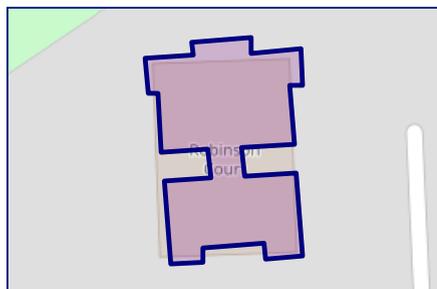


Freehold Title Plan



SF550788

Leasehold Title Plan



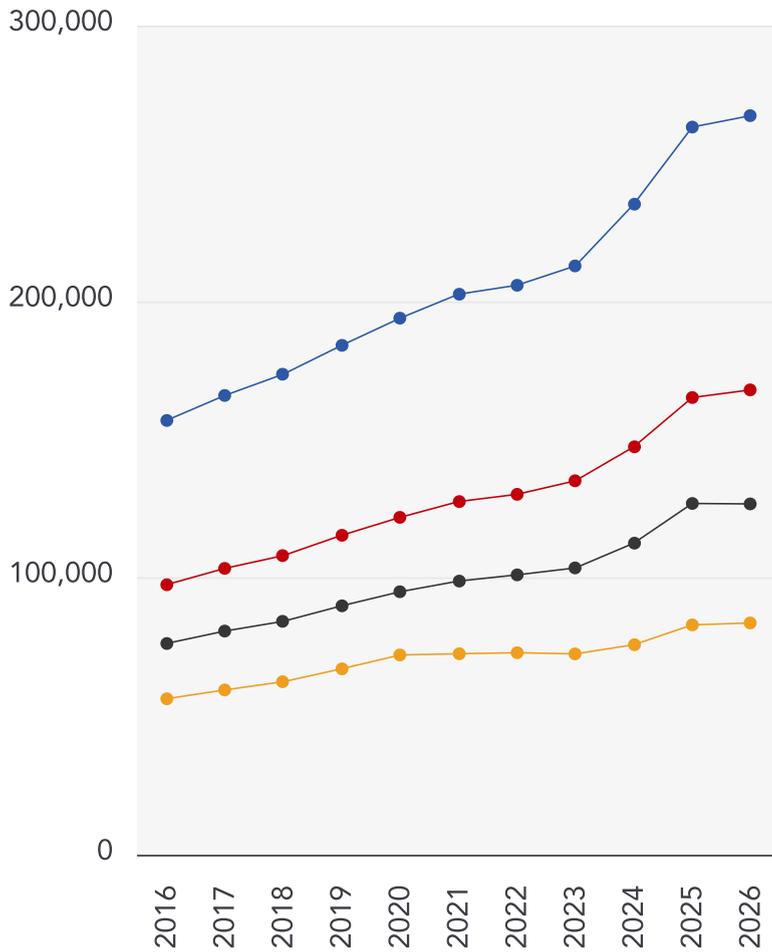
SF318734

Start Date: 15/11/1992
End Date: 17/01/2113
Lease Term: from 16 November 1992 until 17 January 2113
Term Remaining: 86 years

Market

House Price Statistics

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



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

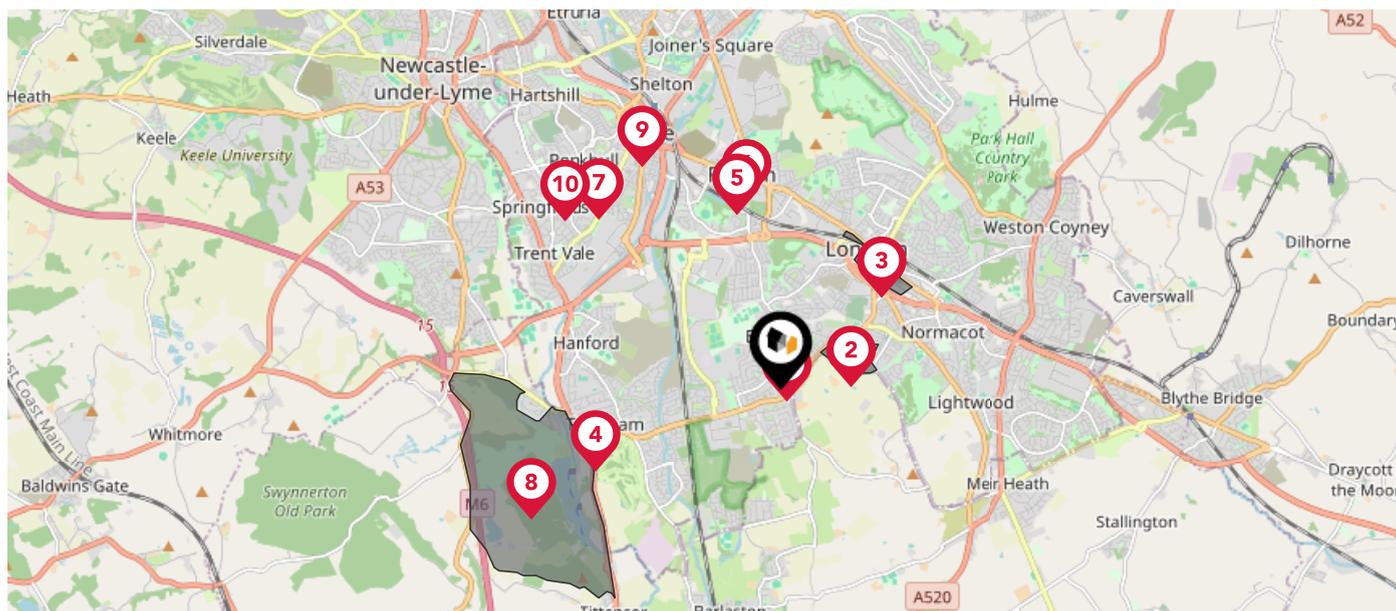
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



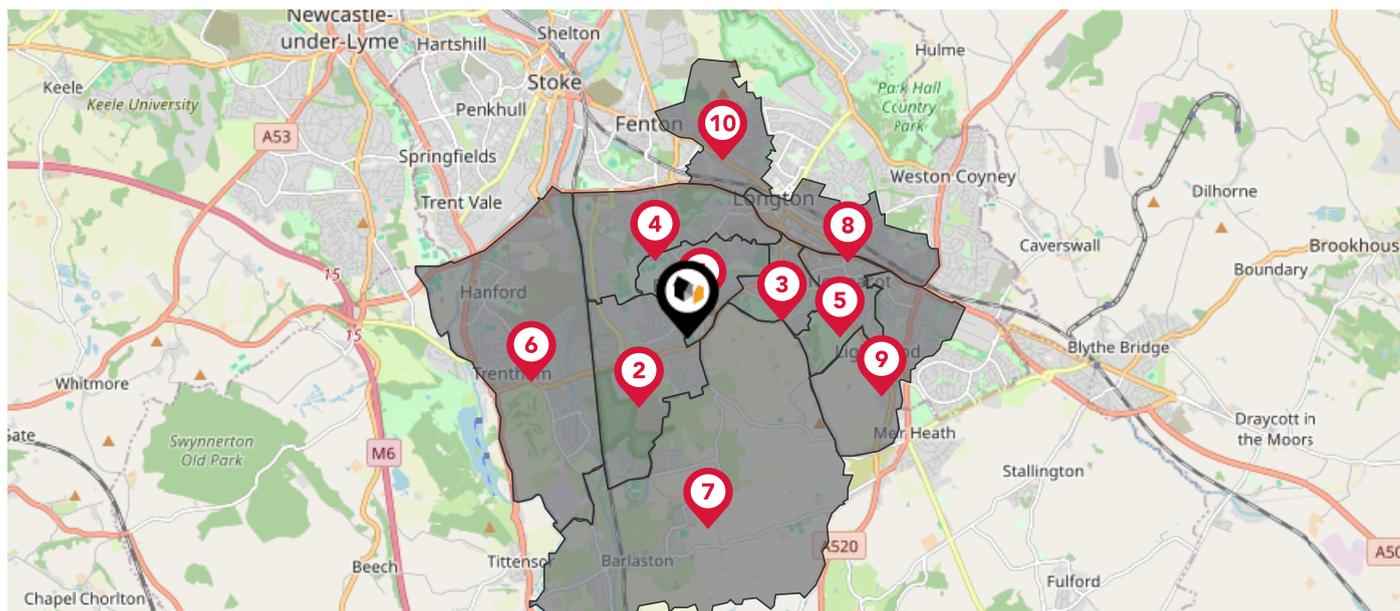
Nearby Conservation Areas

- 1 Blurton Church
- 2 Dresden
- 3 Longton Town Centre
- 4 Ash Green
- 5 Albert Square
- 6 Victoria Road
- 7 The Villas
- 8 Trentham
- 9 Stoke Town Centre
- 10 Penkhull Garden Village

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



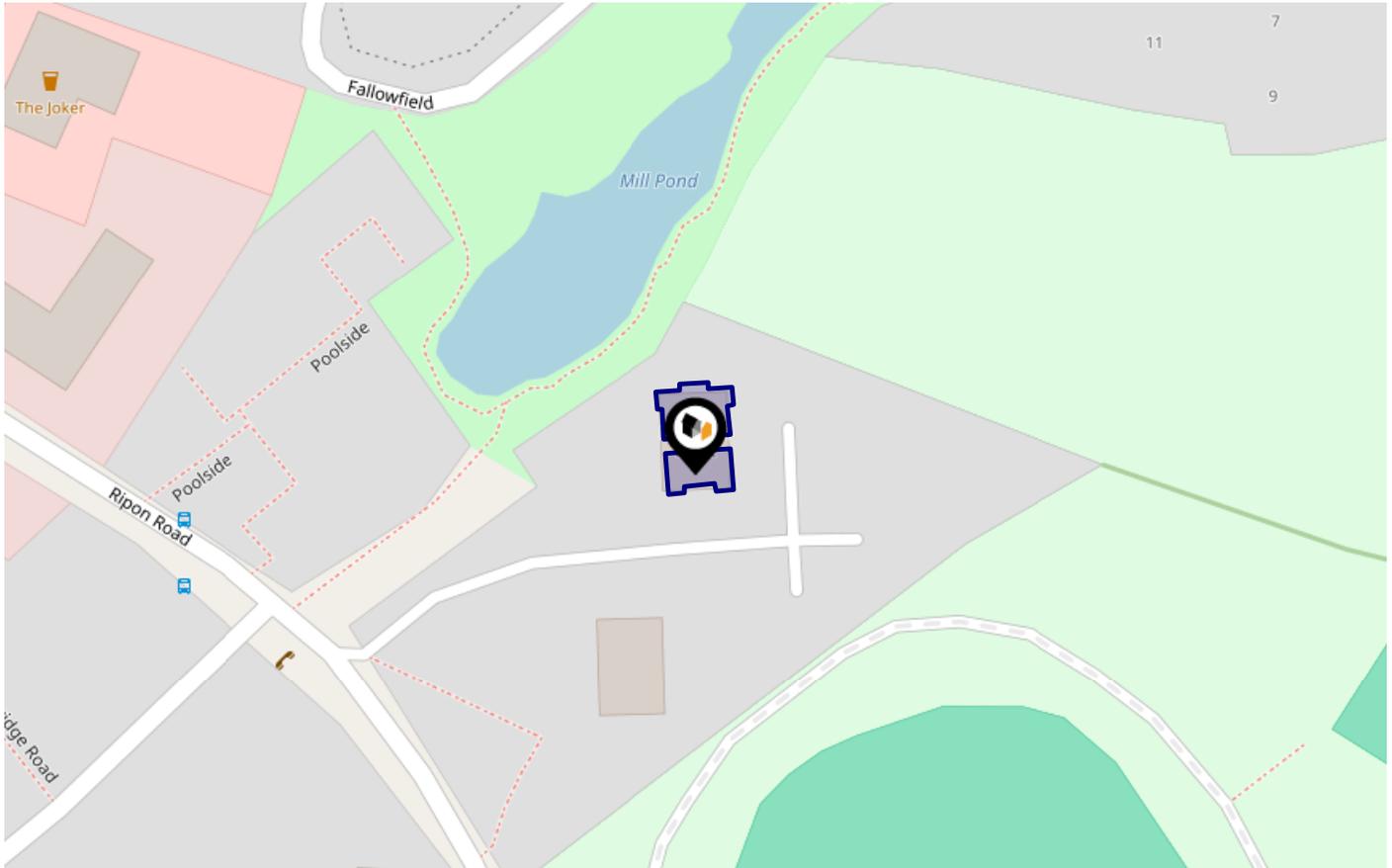
Nearby Council Wards

- 1 Blurton East Ward
- 2 Blurton West and Newstead Ward
- 3 Dresden and Florence Ward
- 4 Hollybush and Longton West Ward
- 5 Lightwood North and Normacot Ward
- 6 Hanford and Trentham Ward
- 7 Barlaston Ward
- 8 Broadway and Longton East Ward
- 9 Meir South Ward
- 10 Fenton 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.

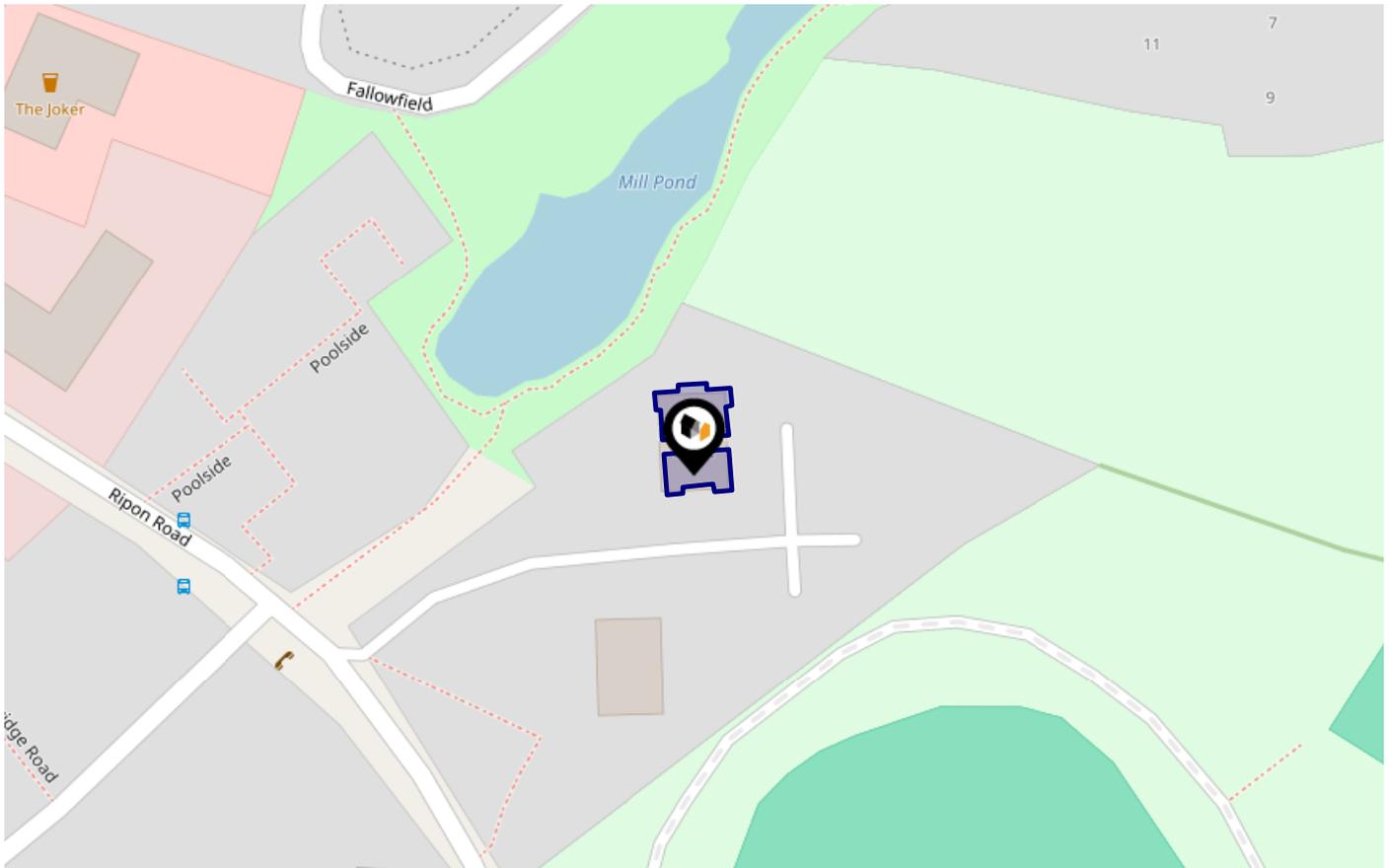
Chance of flooding to the following depths at this property:



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

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.

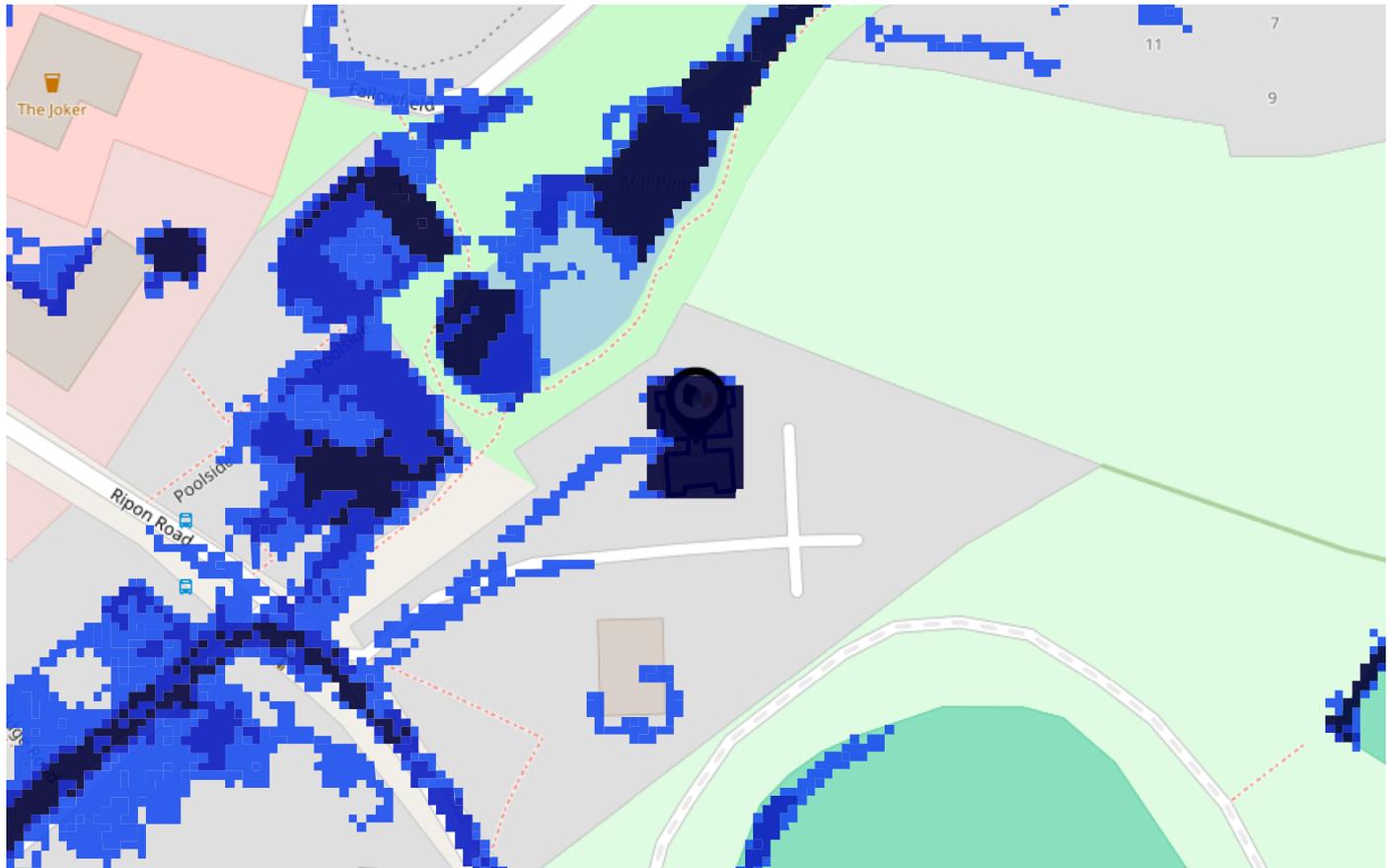
Chance of flooding to the following depths at this property:



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: High

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.

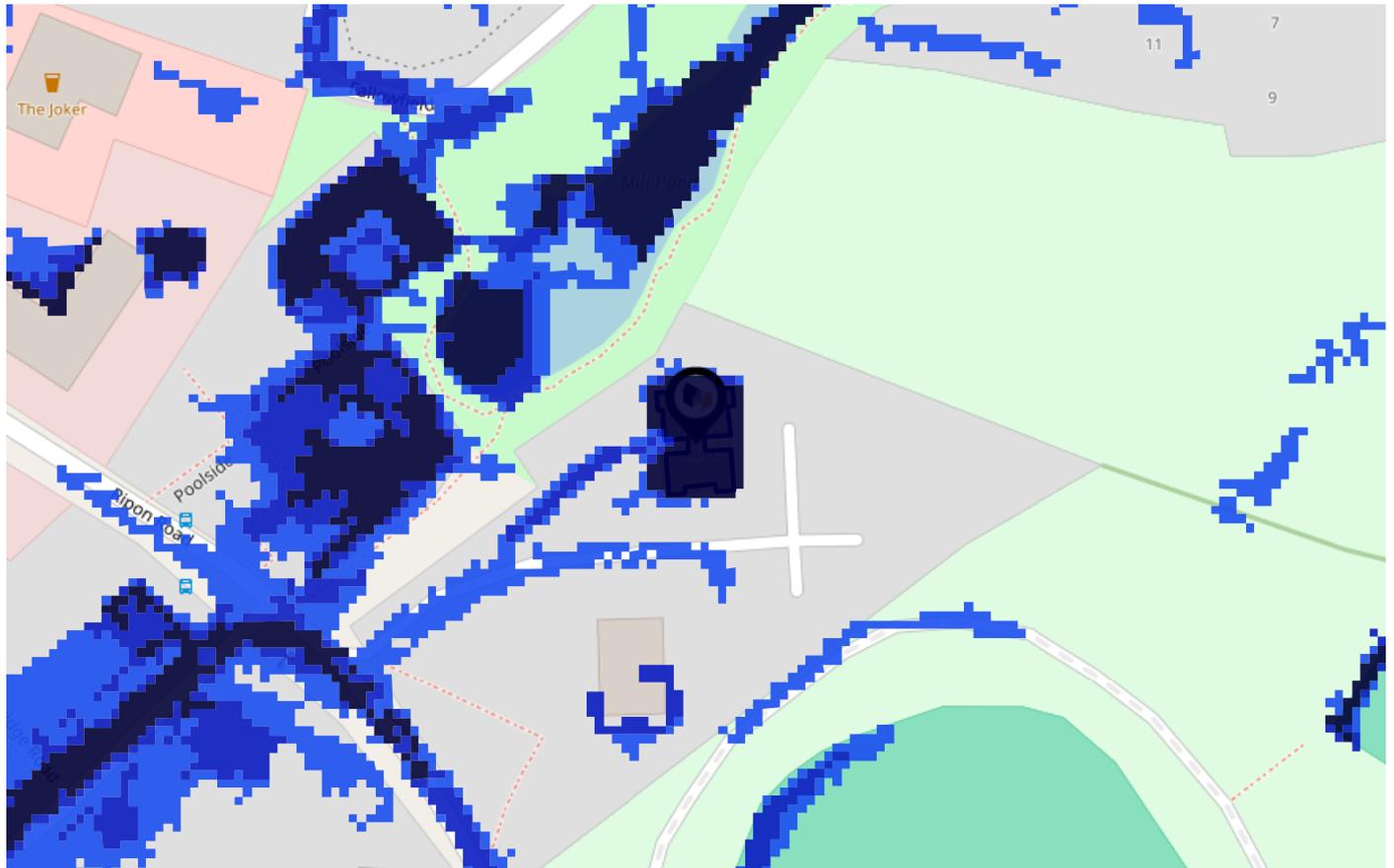
Chance of flooding to the following depths at this property:



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: High

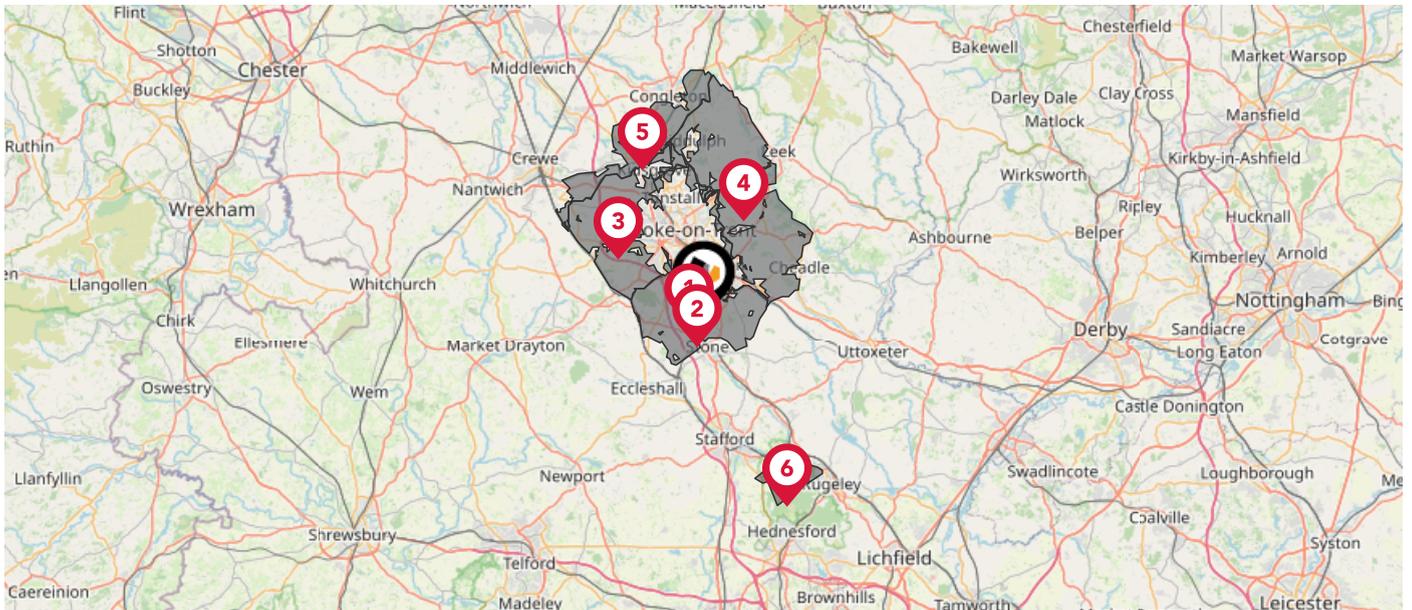
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



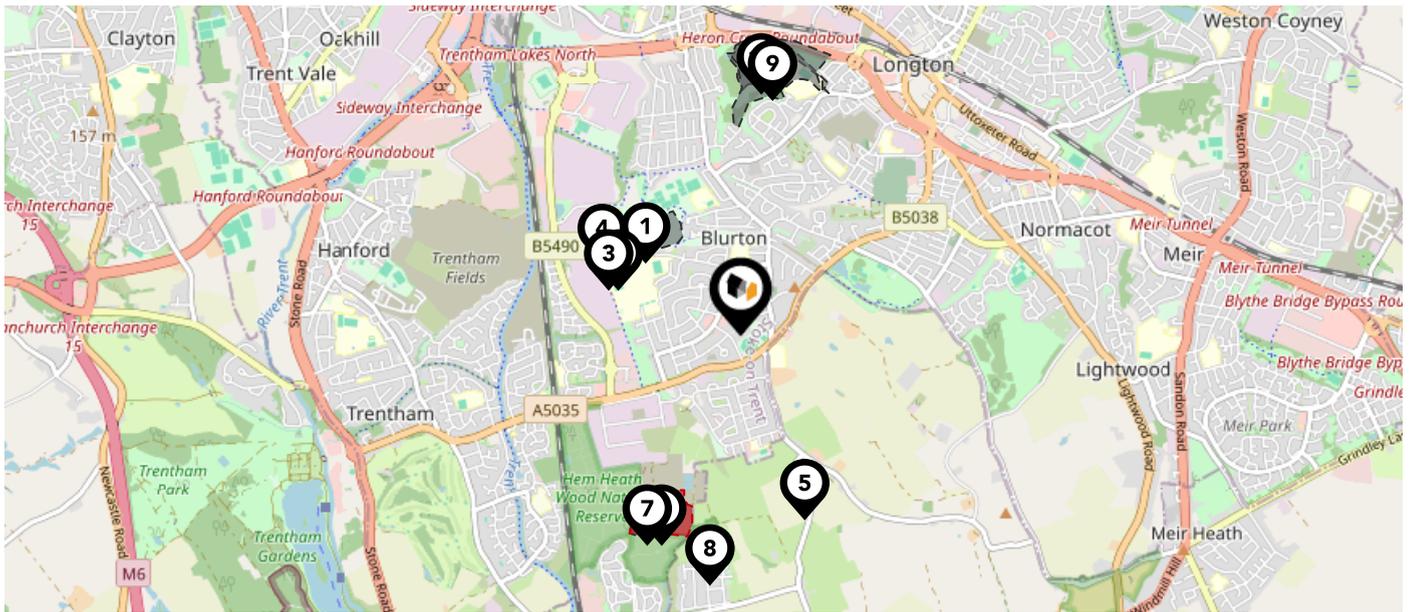
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Stoke-on-Trent Green Belt - Stoke-on-Trent
-  Stoke-on-Trent Green Belt - Stafford
-  Stoke-on-Trent Green Belt - Newcastle-under-Lyme
-  Stoke-on-Trent Green Belt - Staffordshire Moorlands
-  Stoke-on-Trent Green Belt - Cheshire East
-  Birmingham Green Belt - Stafford

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.



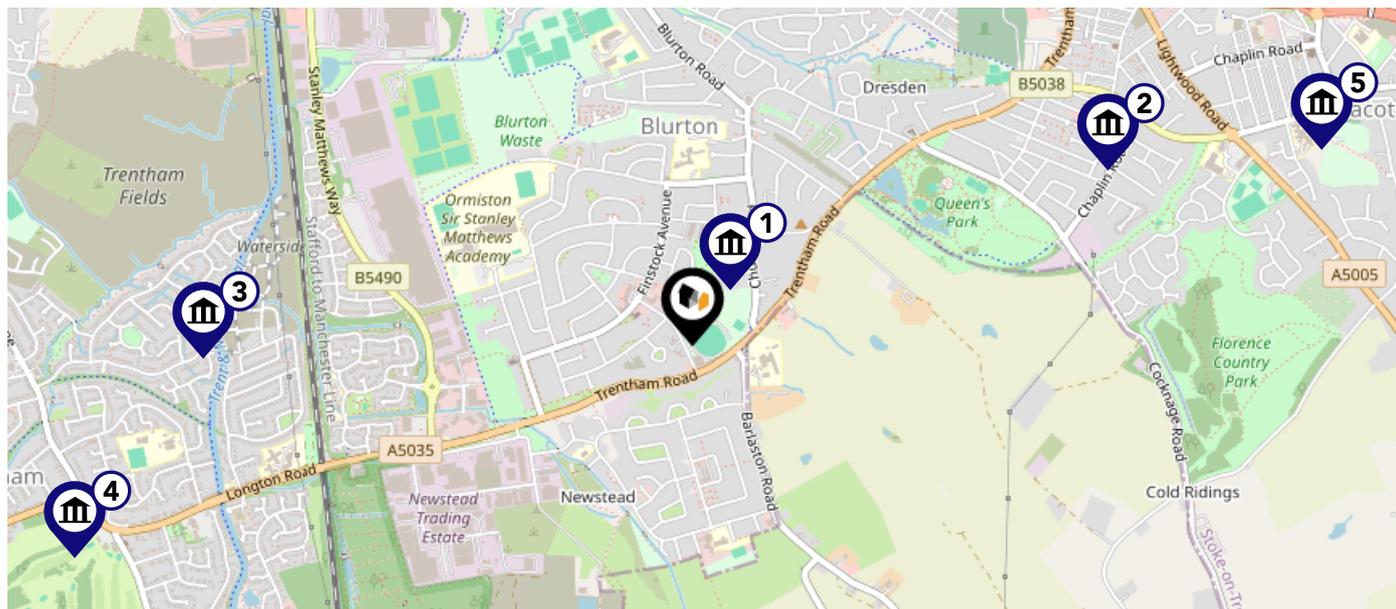
Nearby Landfill Sites

1	Tilery Lane, Blurton-Tilery Lane, Blurton, Stoke On Trent, Staffordshire	Historic Landfill
2	Blurton-Tilery Lane, Blurton, Stoke On Trent, Staffordshire	Historic Landfill
3	Blurton Tileries Tip-Tilery Lane, Blurton, Stoke On Trent, Staffordshire	Historic Landfill
4	Blurton Valley Tip-Tilery Lane, Longton, Stoke On Trent, Staffordshire	Historic Landfill
5	Blurton Road-Blurton Road, Barlaston, Staffordshire	Historic Landfill
6	EA/EPR/TP3596FC/V010	Active Landfill
7	Newstead Landfill Site-Alderflat Drive, Newstead, Stoke On Trent, Staffordshire	Historic Landfill
8	Playing Field-North Barlaston Road, Barlaston Park, Barlaston, Staffordshire	Historic Landfill
9	Shraff Tip Area-Heathcote Road, Longton, Stoke On Trent, Staffordshire	Historic Landfill
10	Shraff Management Shraff Tip-Longton Hall Road, Stoke On Trent, , Staffordshire	Historic Landfill

Maps

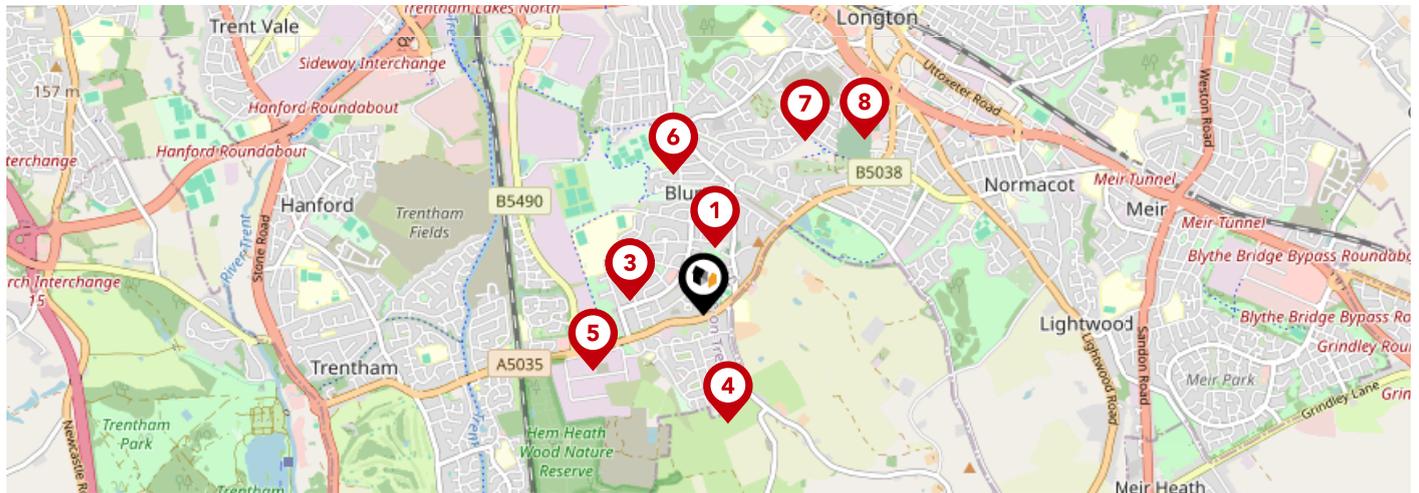
Listed Buildings

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



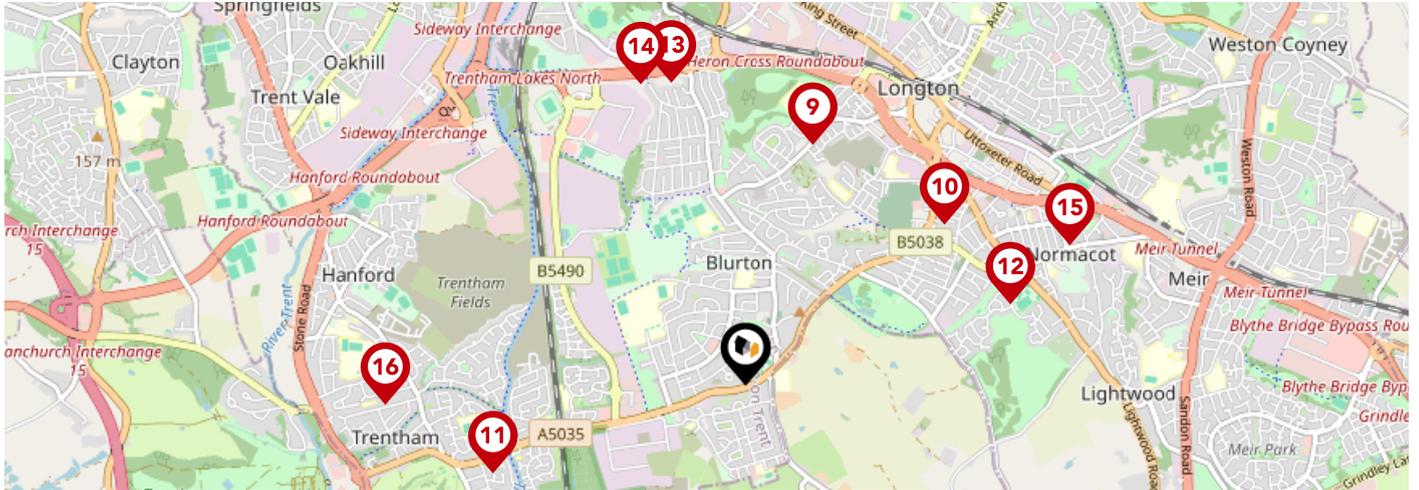
Listed Buildings in the local district	Grade	Distance
 1195828 - Church Of St Bartholomew	Grade II	0.2 miles
 1221074 - Church Of The Resurrection	Grade II	1.0 miles
 1242005 - Trent And Mersey Canal Milepost North Of Longton Road At Sj 8800 4165	Grade II	1.1 miles
 1220657 - Mile Post	Grade II	1.4 miles
 1210710 - Church Of The Holy Evangelists	Grade II	1.5 miles

Area Schools



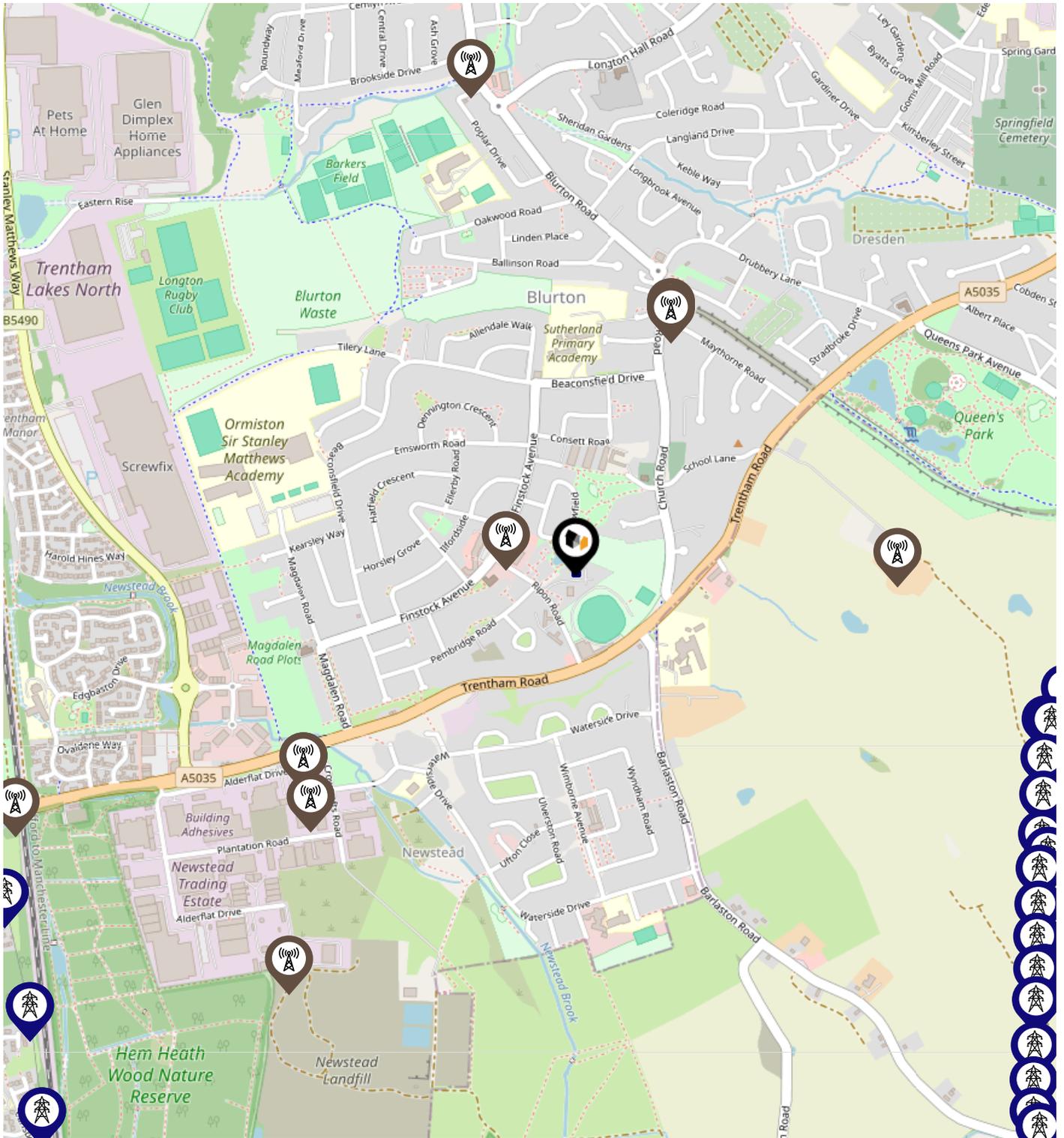
		Nursery	Primary	Secondary	College	Private
1	Sutherland Primary Academy Ofsted Rating: Good Pupils: 498 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ormiston Sir Stanley Matthews Academy Ofsted Rating: Good Pupils: 1197 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kemball School Ofsted Rating: Good Pupils: 218 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Newstead Primary Academy Ofsted Rating: Outstanding Pupils: 424 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Strathmore College Ofsted Rating: Good Pupils:0 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Meadows Primary Academy Ofsted Rating: Good Pupils: 375 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Paul's CofE (C) Primary School Ofsted Rating: Requires improvement Pupils: 242 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Gregory's Catholic Academy Ofsted Rating: Outstanding Pupils: 471 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	St Thomas More Catholic Academy Ofsted Rating: Good Pupils: 1168 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Intuition Holistic Education Ofsted Rating: Good Pupils: 11 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ash Green Primary Academy Ofsted Rating: Good Pupils: 461 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Belgrave St Bartholomew's Academy Ofsted Rating: Outstanding Pupils: 549 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glebedale School Ofsted Rating: Good Pupils: 27 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heron Cross Primary School Ofsted Rating: Good Pupils: 402 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alexandra Infants' School Ofsted Rating: Requires improvement Pupils: 179 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trentham Academy Ofsted Rating: Good Pupils: 784 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

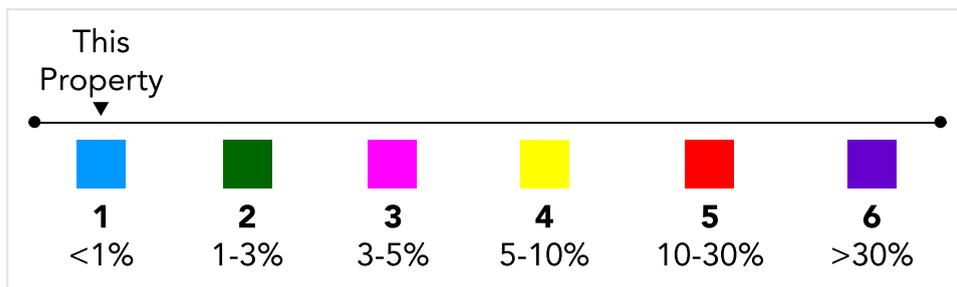
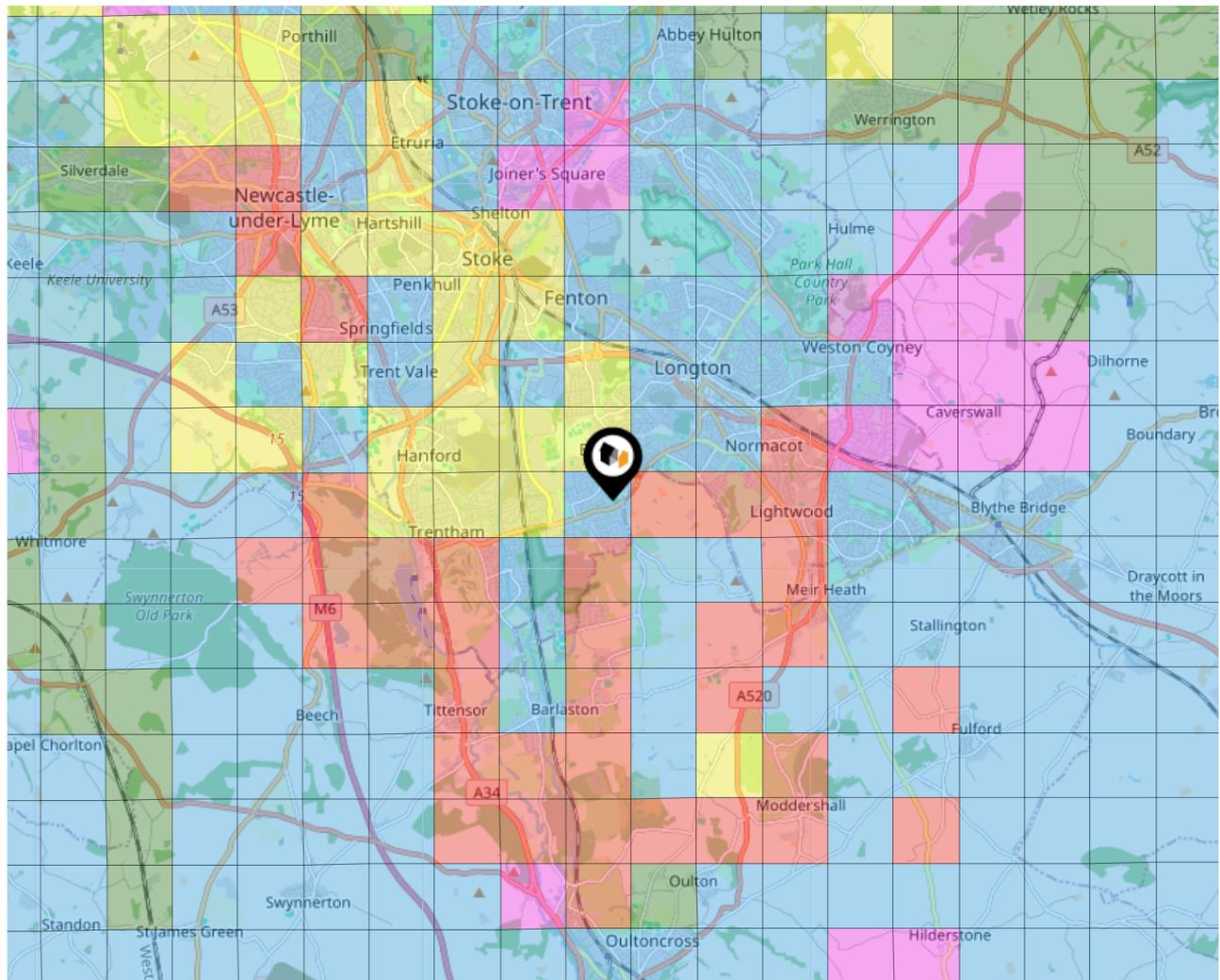


Key:

-  Power Pylons
-  Communication Masts

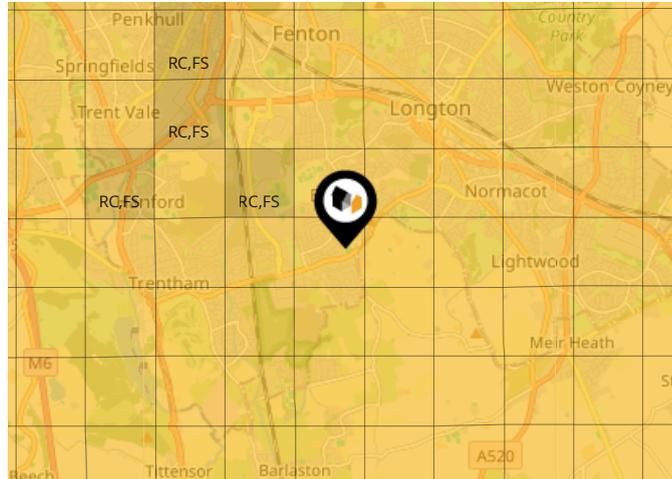
What is Radon?

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/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		

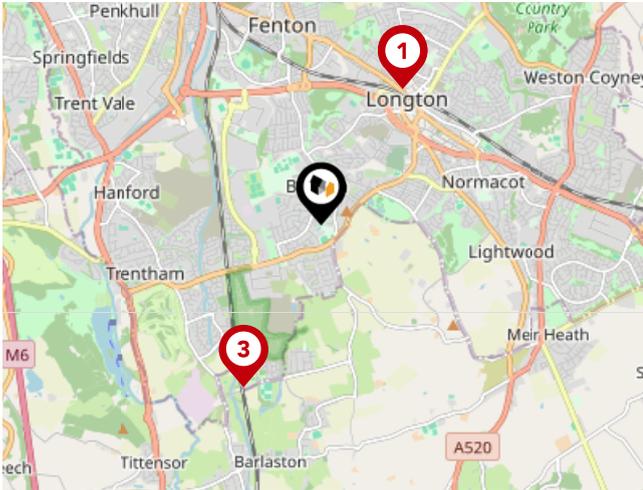


Primary Classifications (Most Common Clay Types)

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

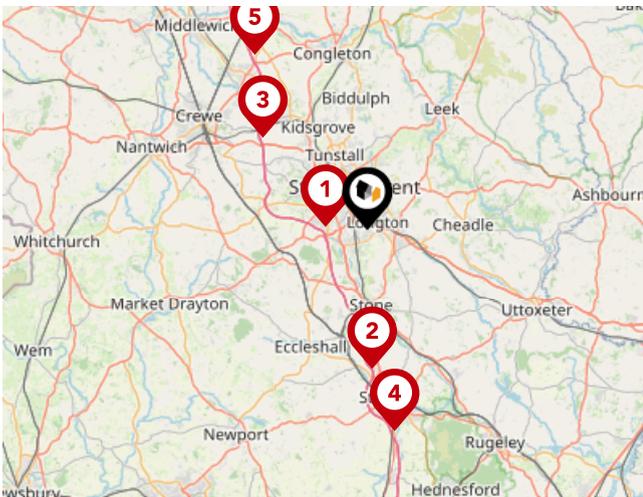
Area

Transport (National)



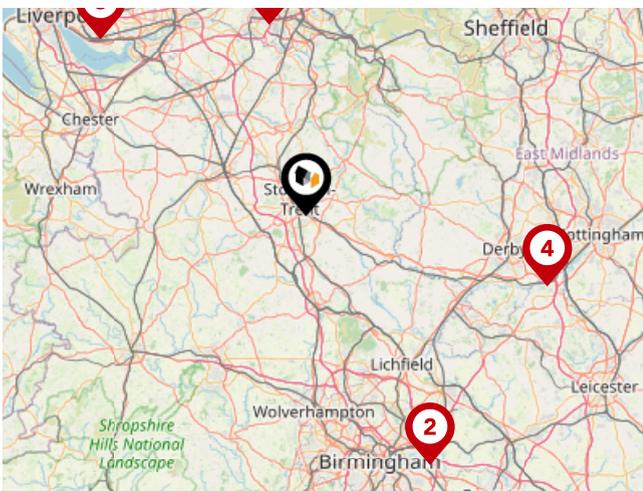
National Rail Stations

Pin	Name	Distance
1	Platform 2	1.42 miles
2	Platform 1	1.43 miles
3	Wedgwood Rail Station	1.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	2.97 miles
2	M6 J14	10.05 miles
3	M6 J16	9.94 miles
4	M6 J13	14.57 miles
5	M6 J17	14.82 miles

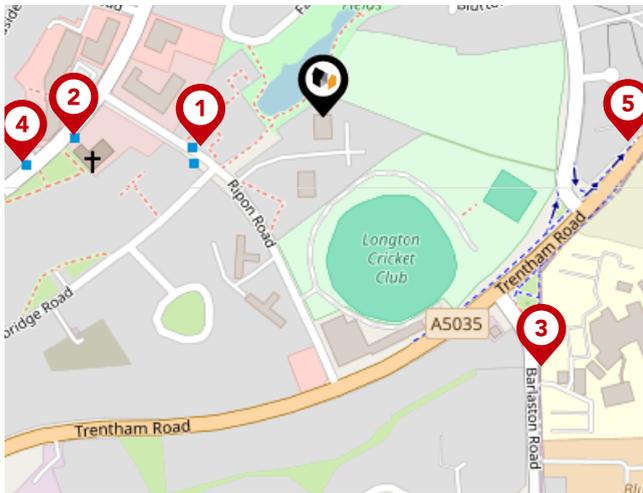


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	27.84 miles
2	Birmingham Airport	40.05 miles
3	Speke	38.51 miles
4	East Mids Airport	35.88 miles

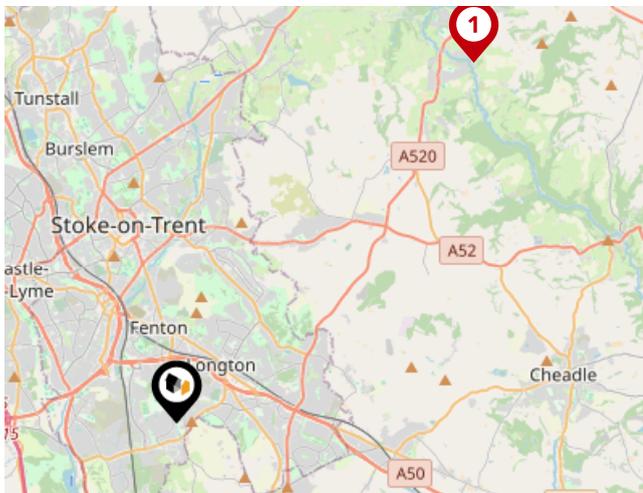
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Poolside	0.07 miles
2	Ripon Road	0.14 miles
3	Douglas Macmillan Hospice	0.18 miles
4	Ingleby Road	0.17 miles
5	The Gables	0.17 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	8.35 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.



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

