

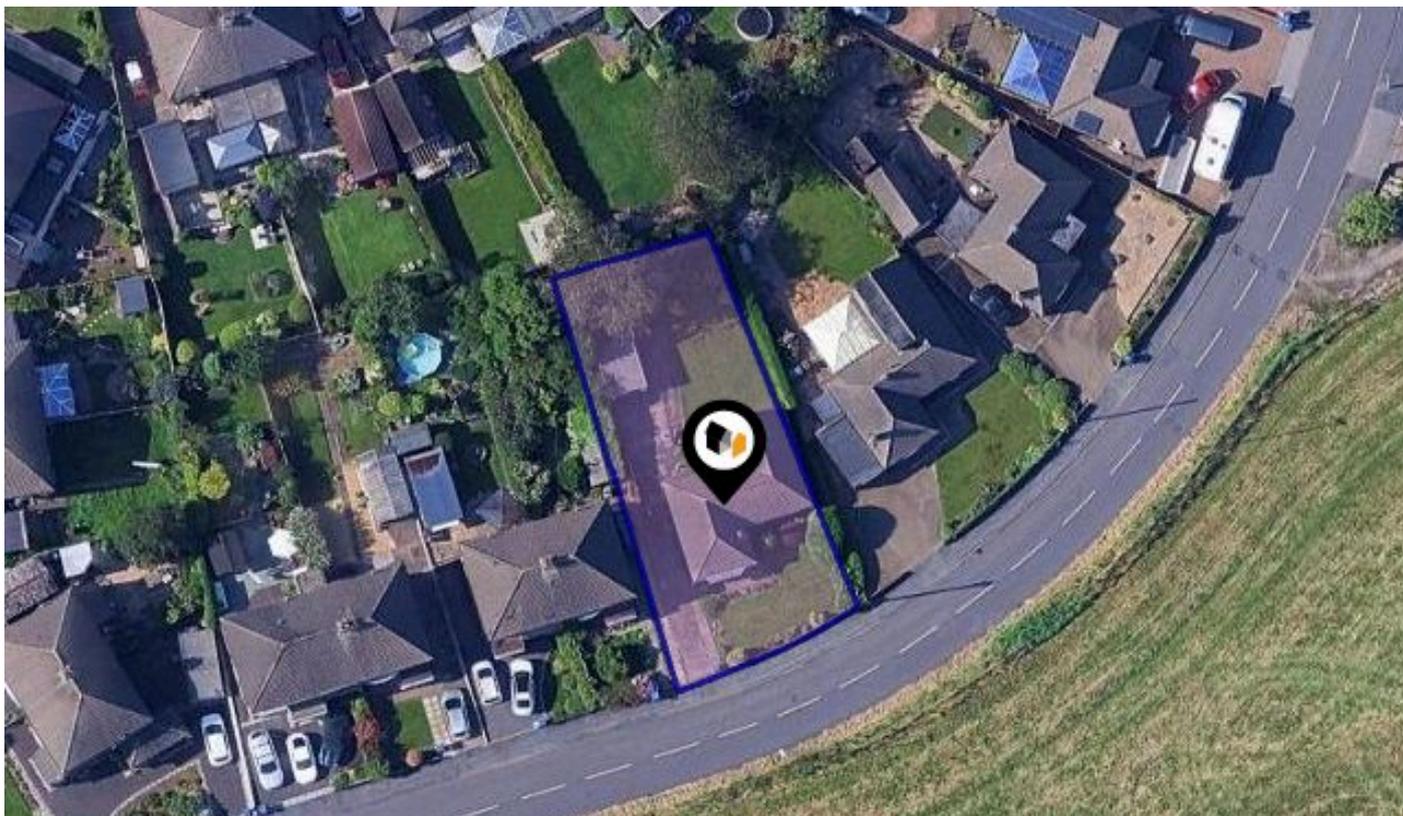


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 25th March 2026



ST. MARTINS ROAD, TALKE PITS, STOKE-ON-TRENT, ST7

butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band C		
Annual Estimate:	£1,995		
Title Number:	SF549936		

Local Area

Local Authority:	Staffordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	2000 mb/s

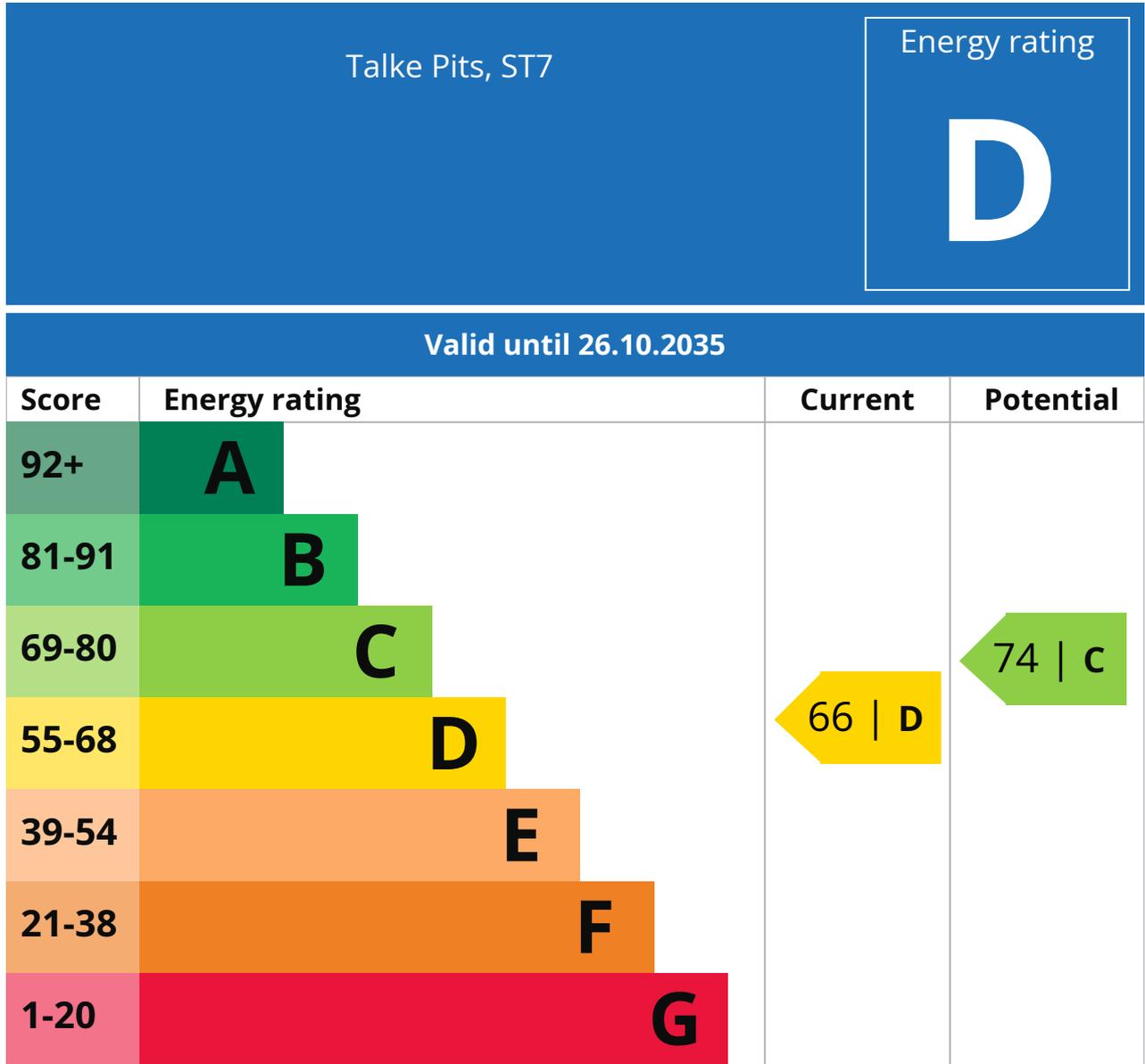
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



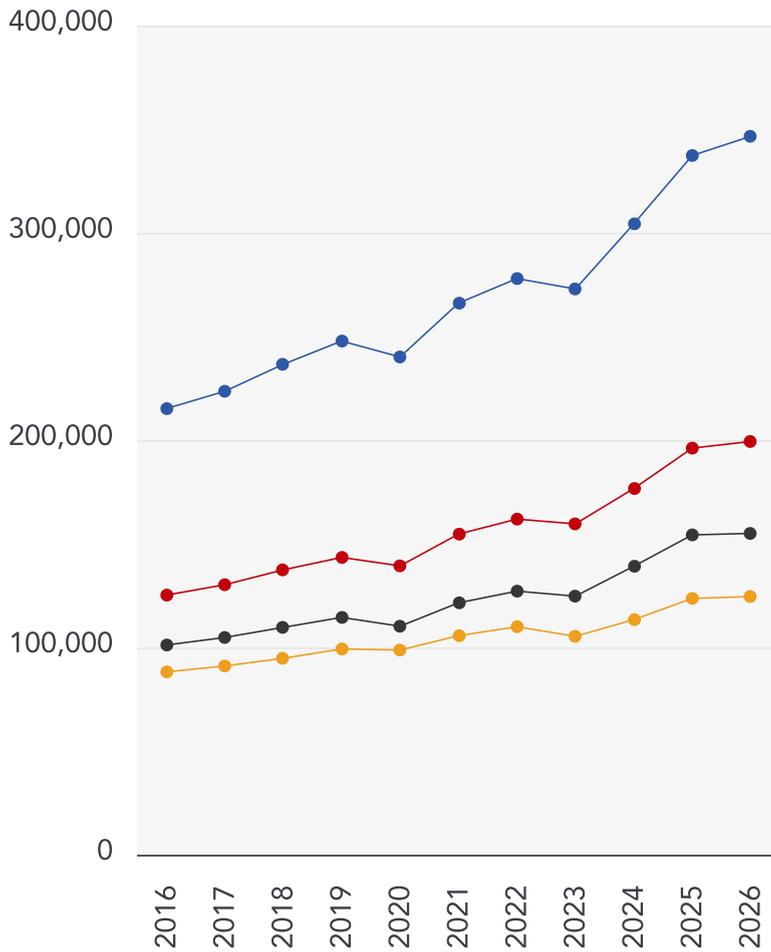
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in ST7



Detached

+61.04%

Semi-Detached

+59.16%

Terraced

+53.2%

Flat

+41.21%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



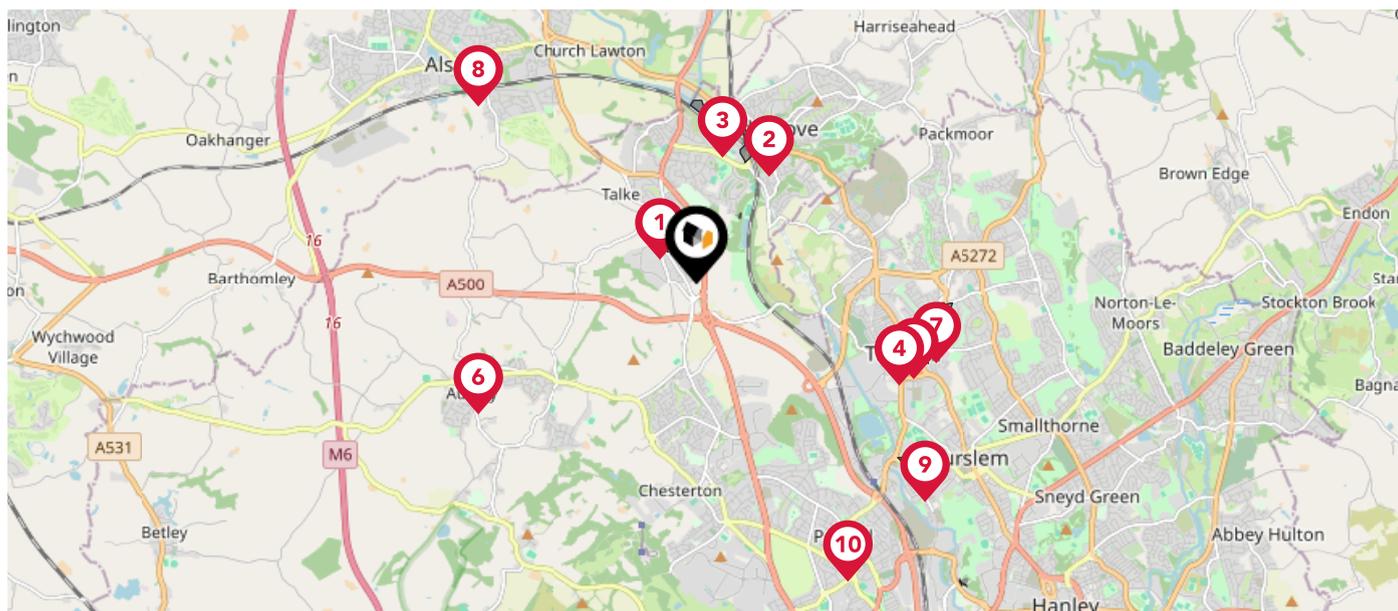
Mine Entry

- × 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.

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.



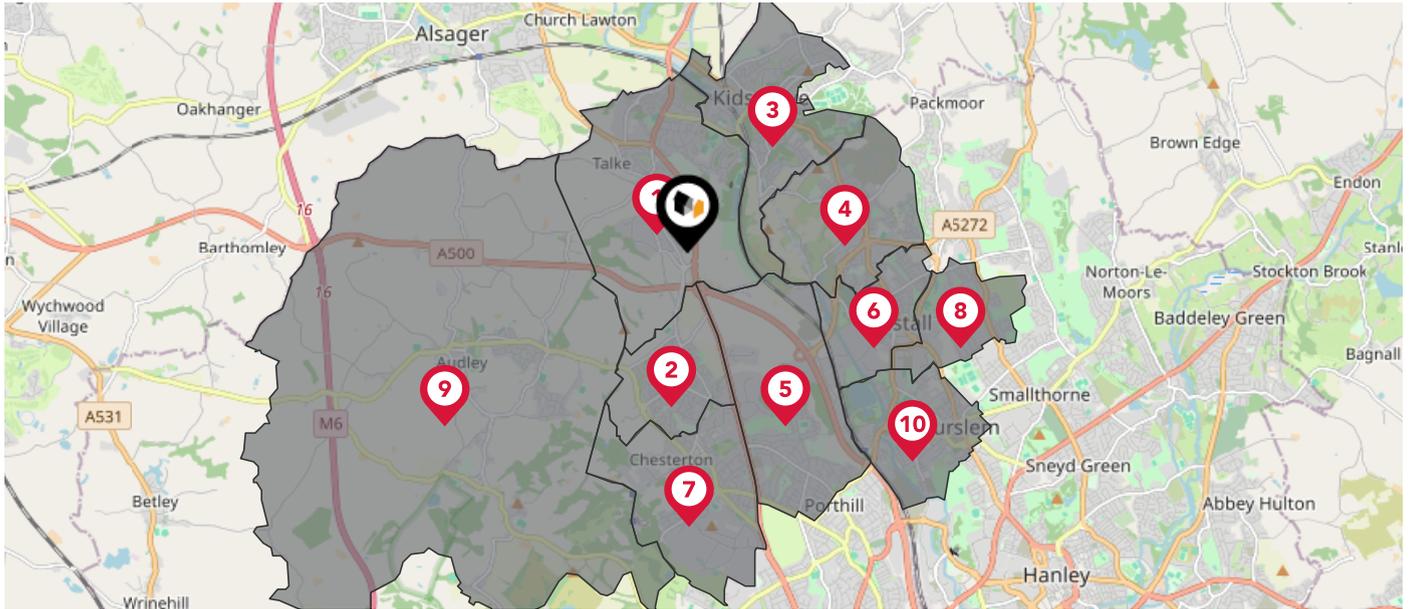
Nearby Conservation Areas

- 1 Talke
- 2 Kidsgrove
- 3 Trent and Mersey Canal, Hardings Wood
- 4 Tower Square
- 5 Park Terrace
- 6 Audley
- 7 Victoria Park
- 8 Alsager Conservation Area
- 9 Newcastle Street
- 10 Watlands Park

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



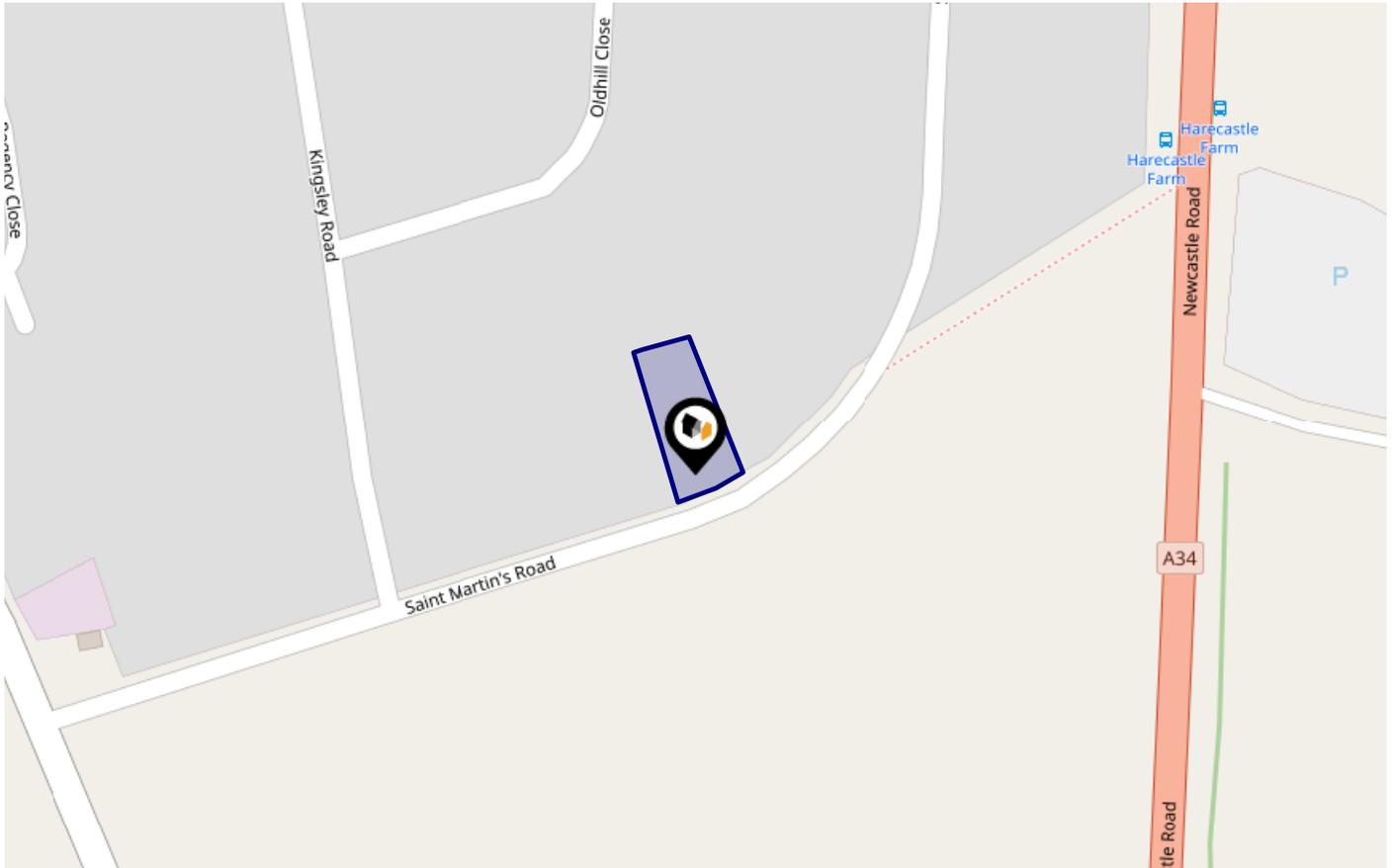
Nearby Council Wards

-  Talke & Butt Lane Ward
-  Crackley & Red Street Ward
-  Kidsgrove & Ravenscliffe Ward
-  Goldenhill and Sandyford Ward
-  Bradwell Ward
-  Tunstall Ward
-  Holditch & Chesterton Ward
-  Little Chell and Stanfield Ward
-  Audley Ward
-  Burslem Central 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.

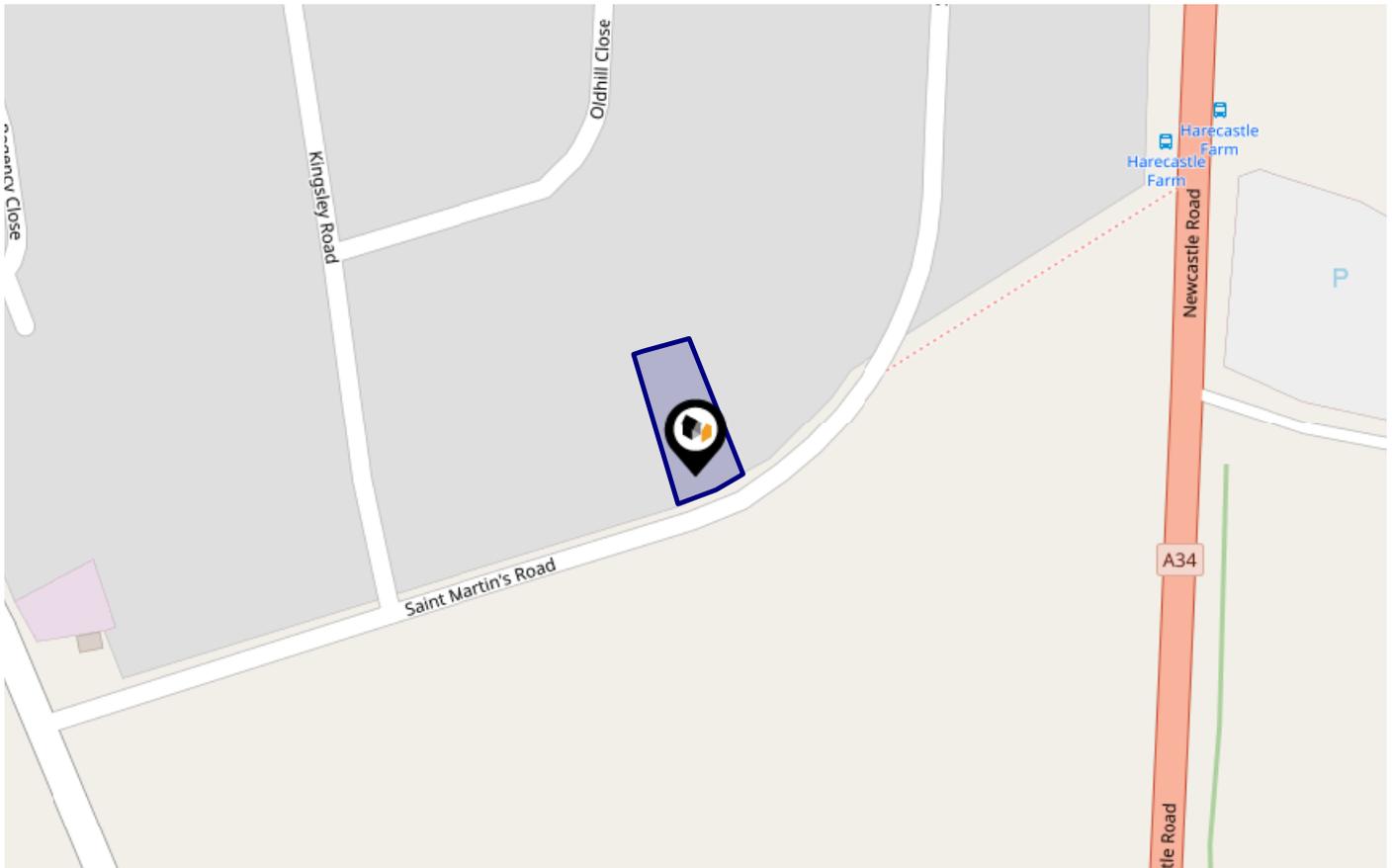
Chance of flooding to the following depths at this property:



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.

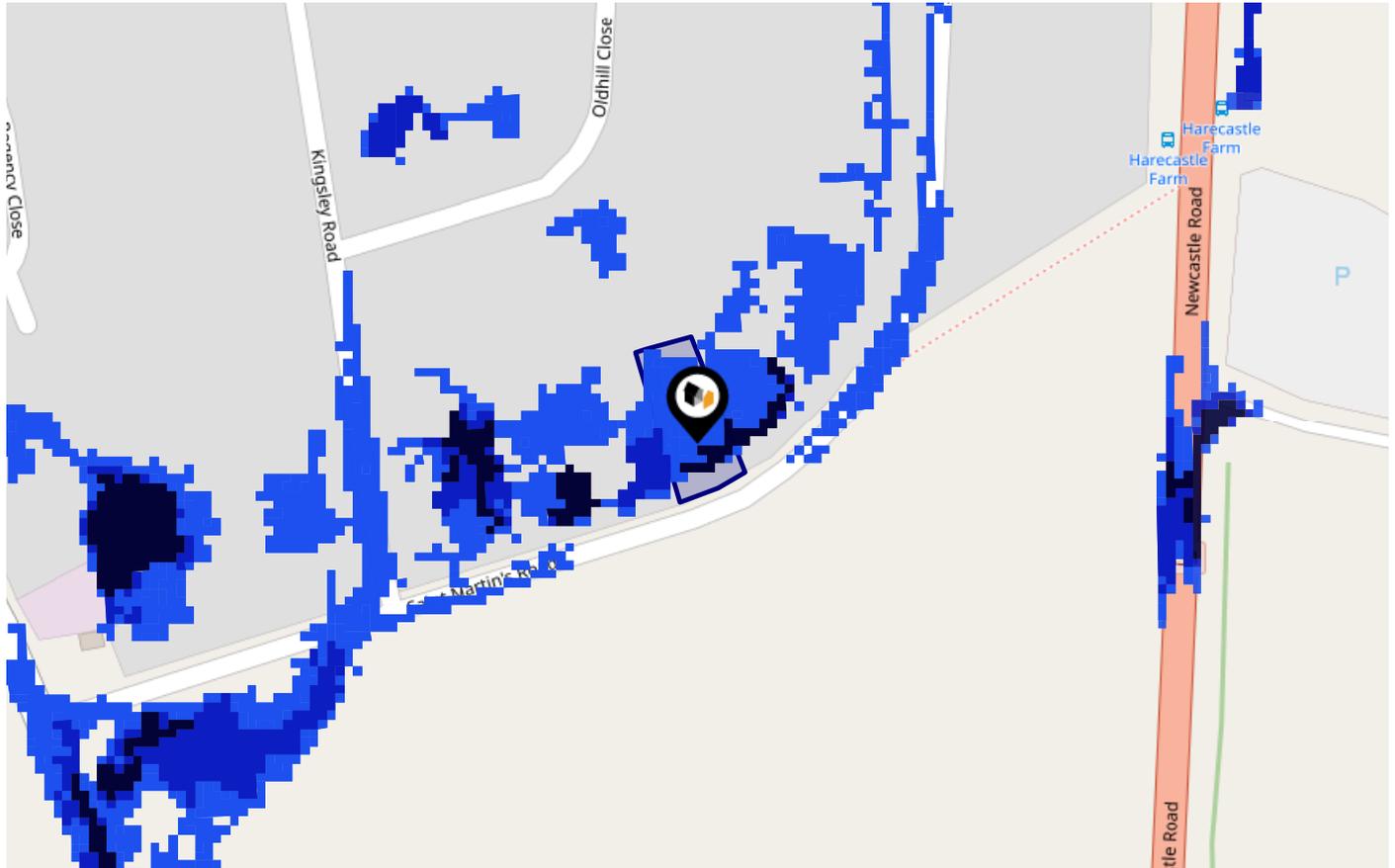
Chance of flooding to the following depths at this property:



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: 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.

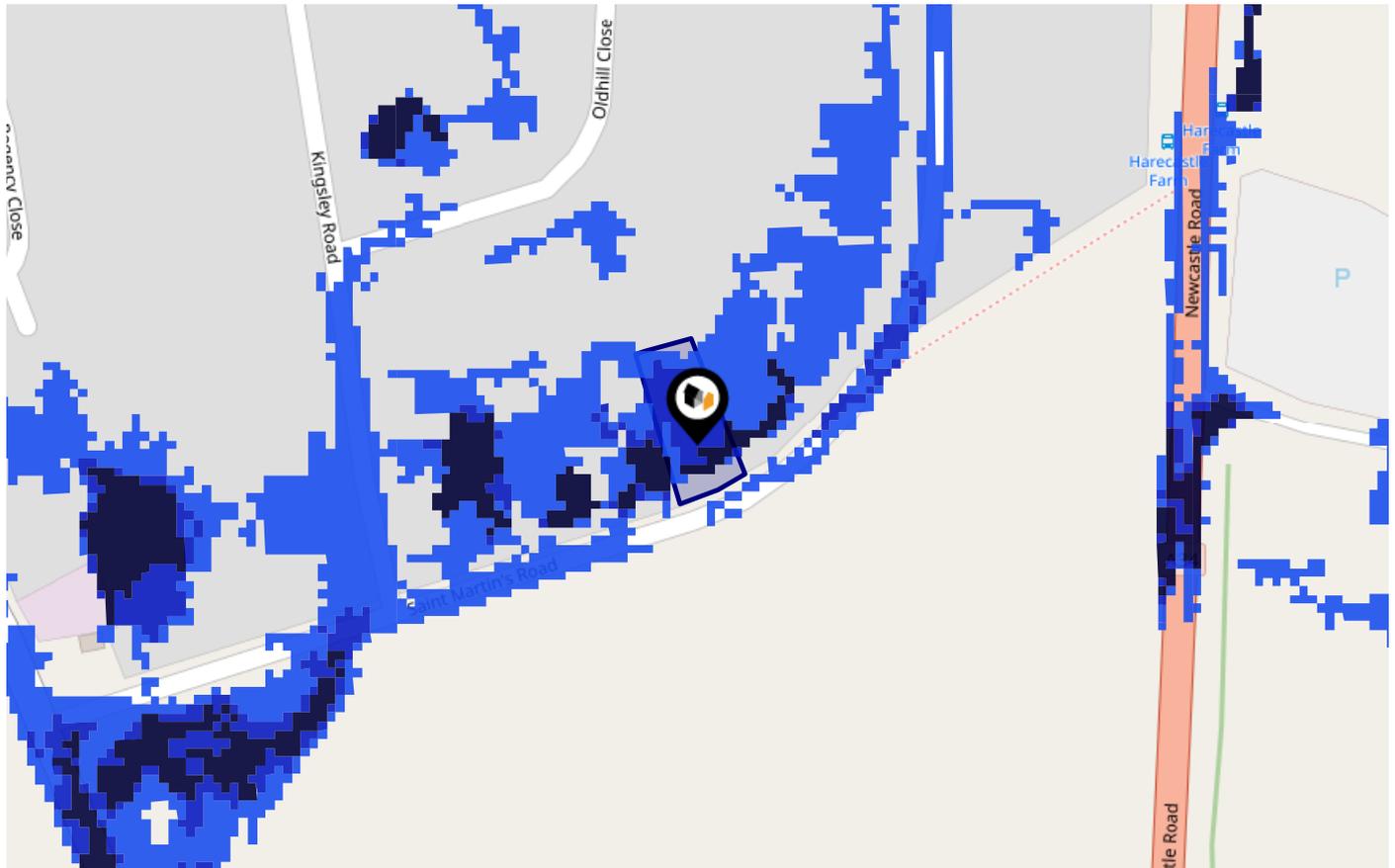
Chance of flooding to the following depths at this property:



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: Medium

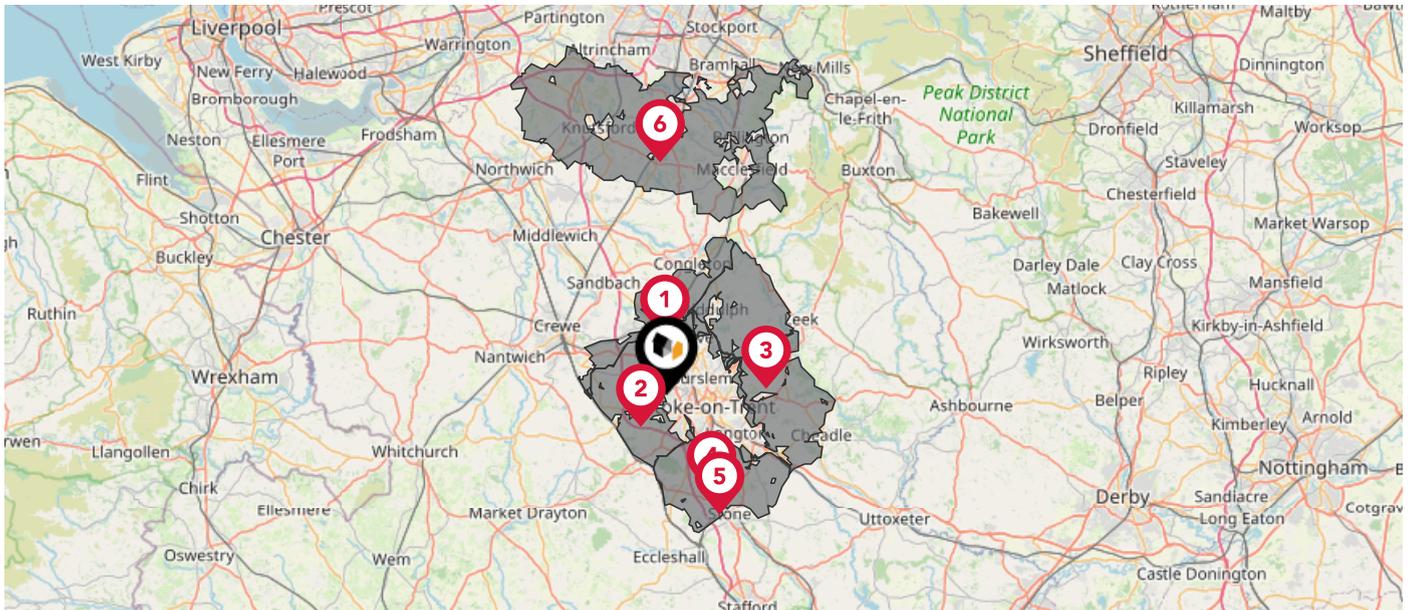
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Cheshire East



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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

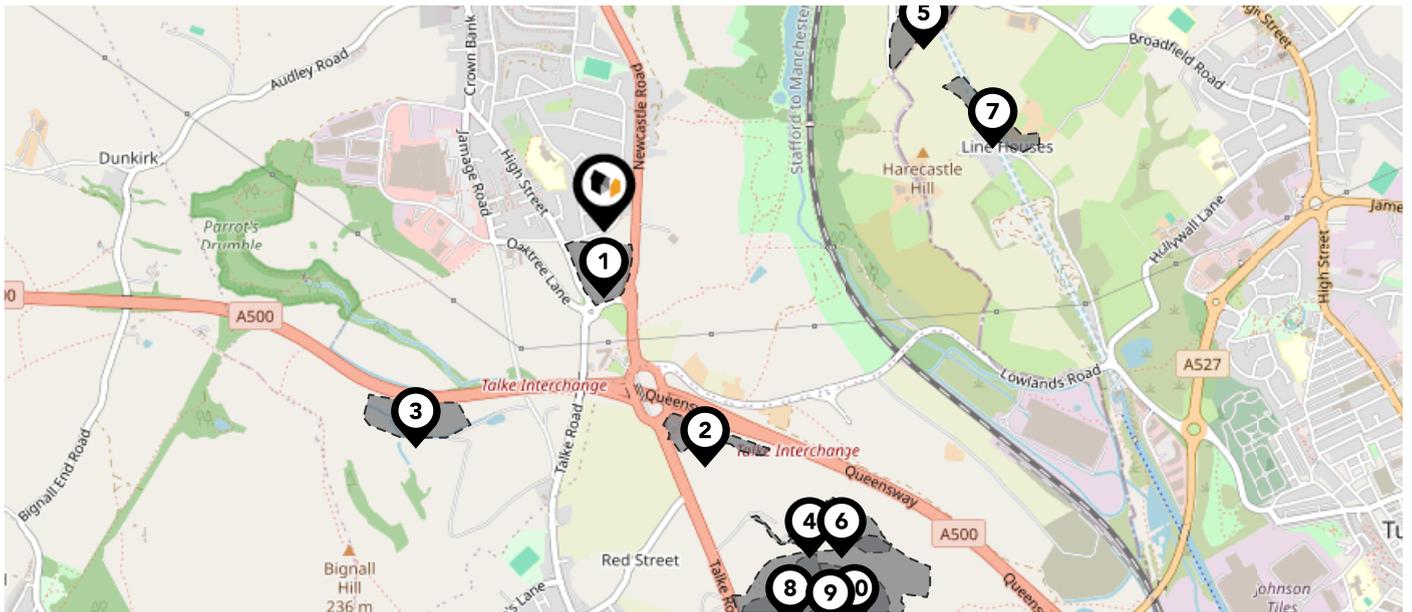


Stoke-on-Trent Green Belt - Stafford



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.



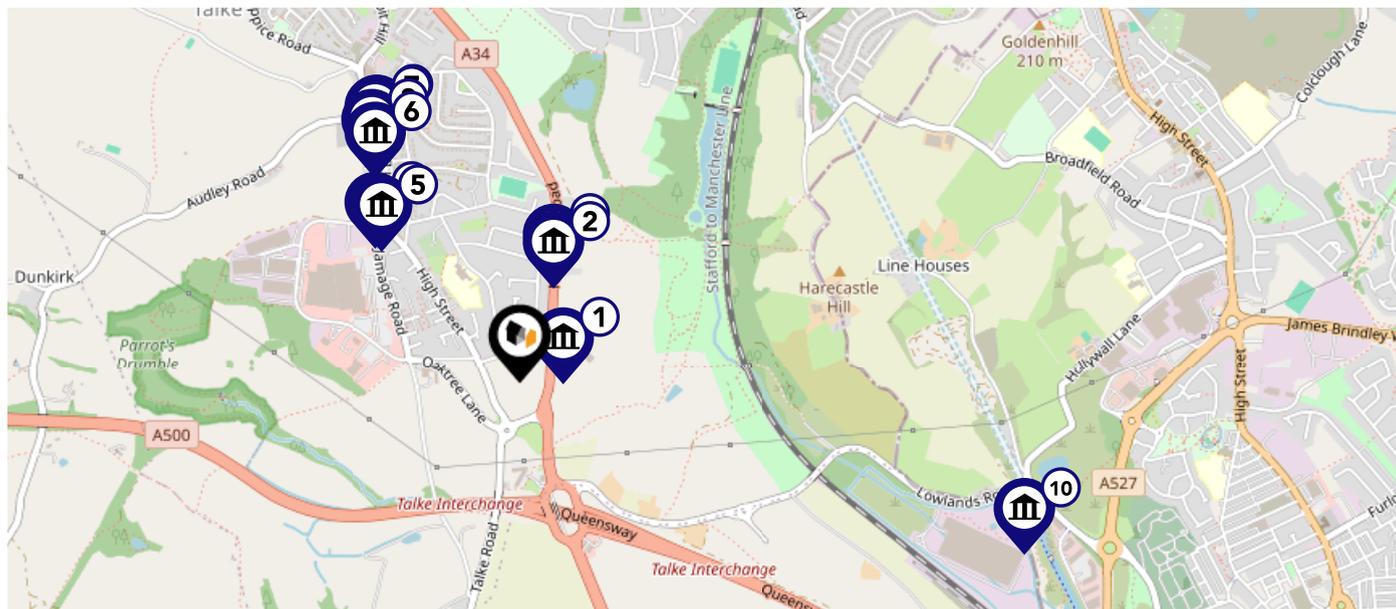
Nearby Landfill Sites

1	Talke Road Landfill-Talke Road, Talke Pits, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
2	Grahams Tip/Grahams Coaches-Talke Road, High Carr, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
3	Derelict Mine Workings-Jamage Farm, Jamage Road, Crackley, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
4	Cherry Hill-2 High Carr Farm, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
5	Lowlands Colliery Limited-Acres Nook Road, Acres Nook, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
6	Road Opposite High Carr Farm-Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
7	Line Houses-Golden Hill	Historic Landfill <input type="checkbox"/>
8	High Carr Farm-Talke Road (A34), High Carr, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
9	High Carr-Talke Road, Chesterton, Newcastle Under Lyme, Staffordshire	Historic Landfill <input type="checkbox"/>
10	High Carr Tip-High Carr Tip, High Carr, Chesterton, Newcastle Under Lyme	Historic Landfill <input type="checkbox"/>

Maps

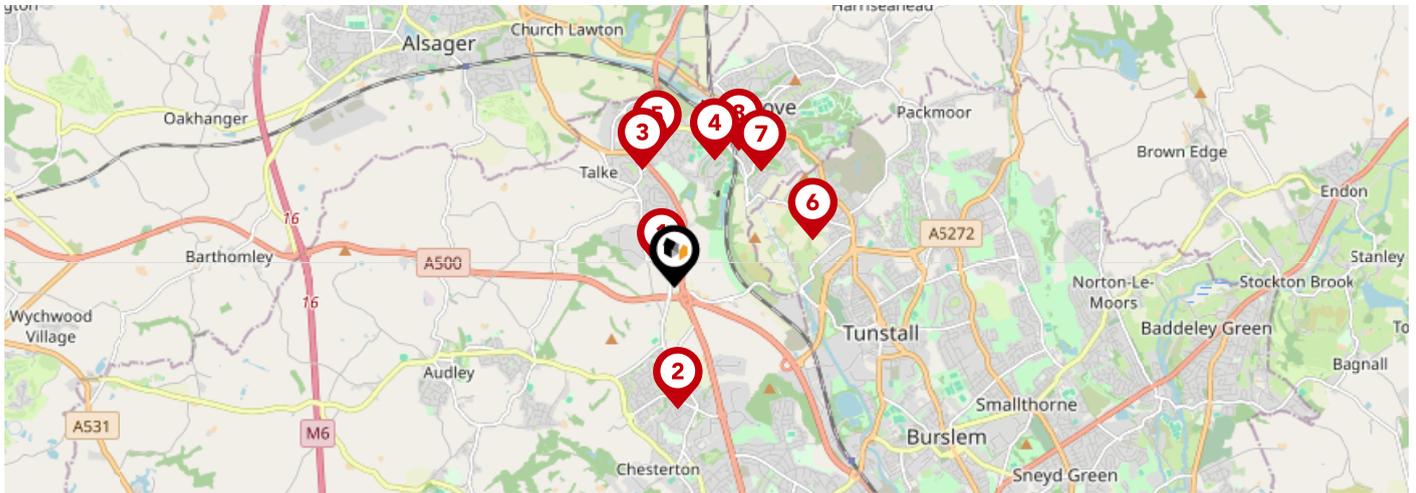
Listed Buildings

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



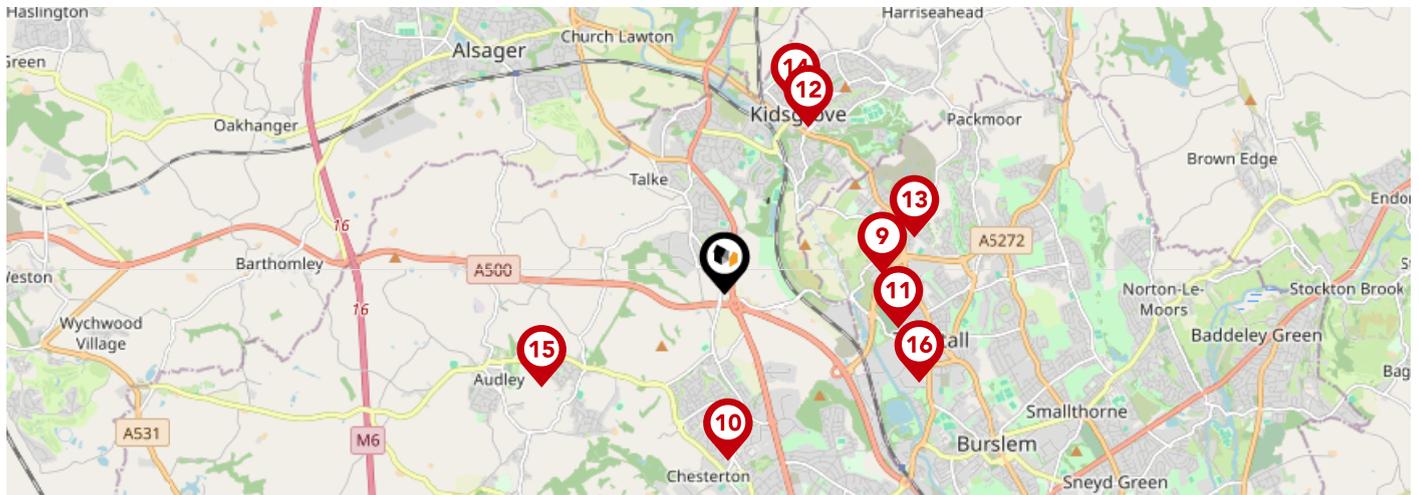
Listed Buildings in the local district		Grade	Distance
	1374407 - Harecastle Farmhouse	Grade II	0.1 miles
	1038552 - Former Lodge Immediately South Of Jasmine Lodge	Grade II	0.2 miles
	1038553 - Jasmine Lodge	Grade II	0.3 miles
	1038592 - Crown Bank Cottage	Grade II	0.4 miles
	1294768 - Crown Bank House	Grade II	0.4 miles
	1294731 - Agricultural Building Immediately South Of Church Farmhouse	Grade II	0.6 miles
	1038557 - Cross Approximately 5 Yards West Of No. 51 (cross House)	Grade II	0.6 miles
	1374385 - Church Of St Martin	Grade II	0.6 miles
	1038556 - Cross House	Grade II	0.6 miles
	1210701 - Trent And Mersey Canal Lodge At Harecastle Tunnel	Grade II	1.2 miles

Area Schools



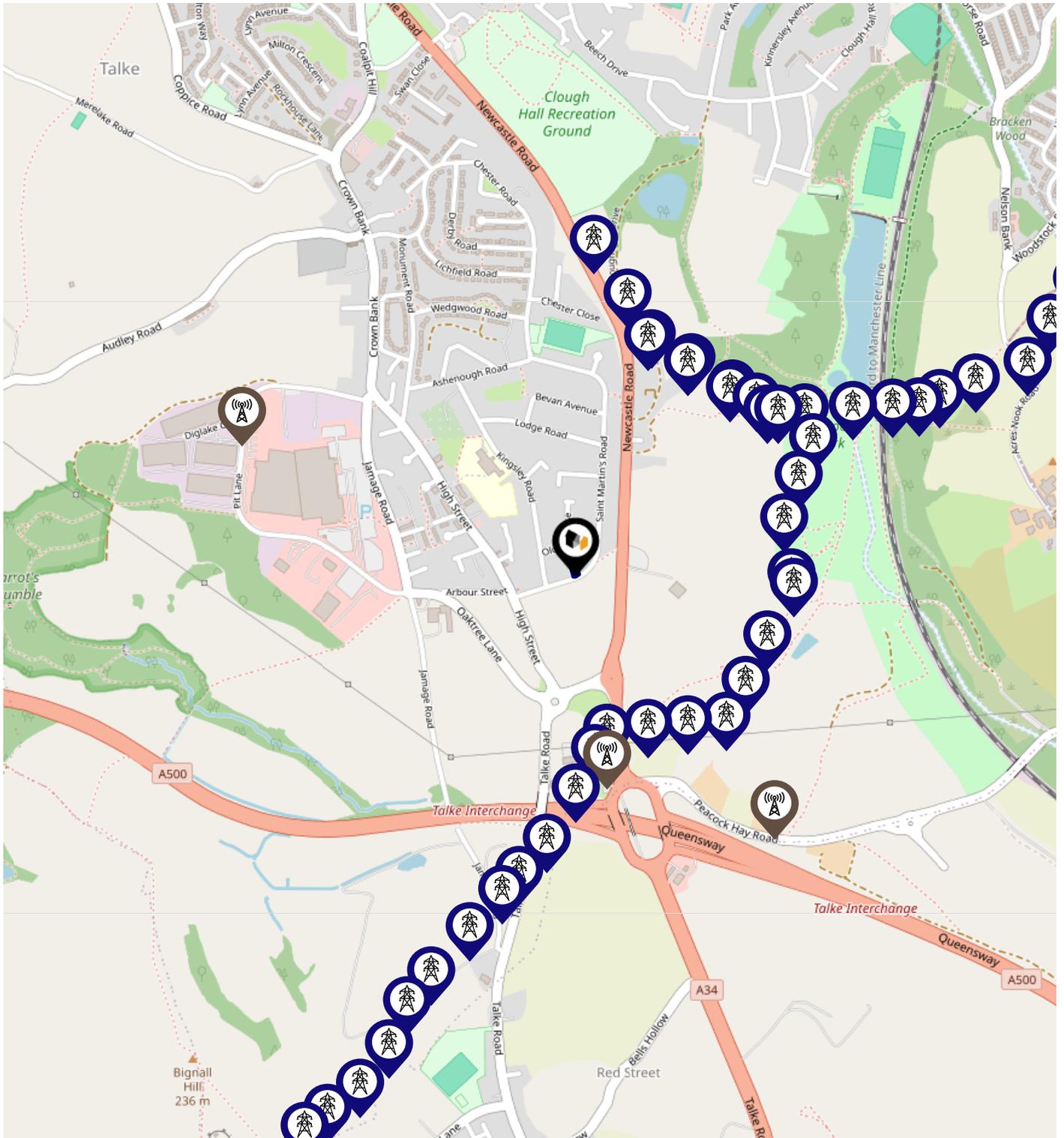
		Nursery	Primary	Secondary	College	Private
1	Springhead Primary School Ofsted Rating: Good Pupils: 195 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Chad's CofE (C) Primary School Ofsted Rating: Good Pupils: 270 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Saviour's CofE Academy Ofsted Rating: Good Pupils: 187 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The King's CofE Academy Ofsted Rating: Good Pupils: 765 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Reginald Mitchell Primary School Ofsted Rating: Good Pupils: 192 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Goldenhill Primary Academy Ofsted Rating: Good Pupils: 229 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Thomas' CofE Primary Academy Ofsted Rating: Good Pupils: 172 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John the Evangelist Catholic Primary Ofsted Rating: Good Pupils: 199 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Star Academy, Sandyford Ofsted Rating: Good Pupils: 182 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crackley Bank Primary School Ofsted Rating: Good Pupils: 190 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summerbank Primary Academy Ofsted Rating: Good Pupils: 443 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dove Bank Primary School Ofsted Rating: Good Pupils: 173 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Academy, Goldenhill Ofsted Rating: Good Pupils: 241 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bluebell School Ltd Ofsted Rating: Outstanding Pupils: 116 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ravensmead Primary School Ofsted Rating: Good Pupils: 333 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 493 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

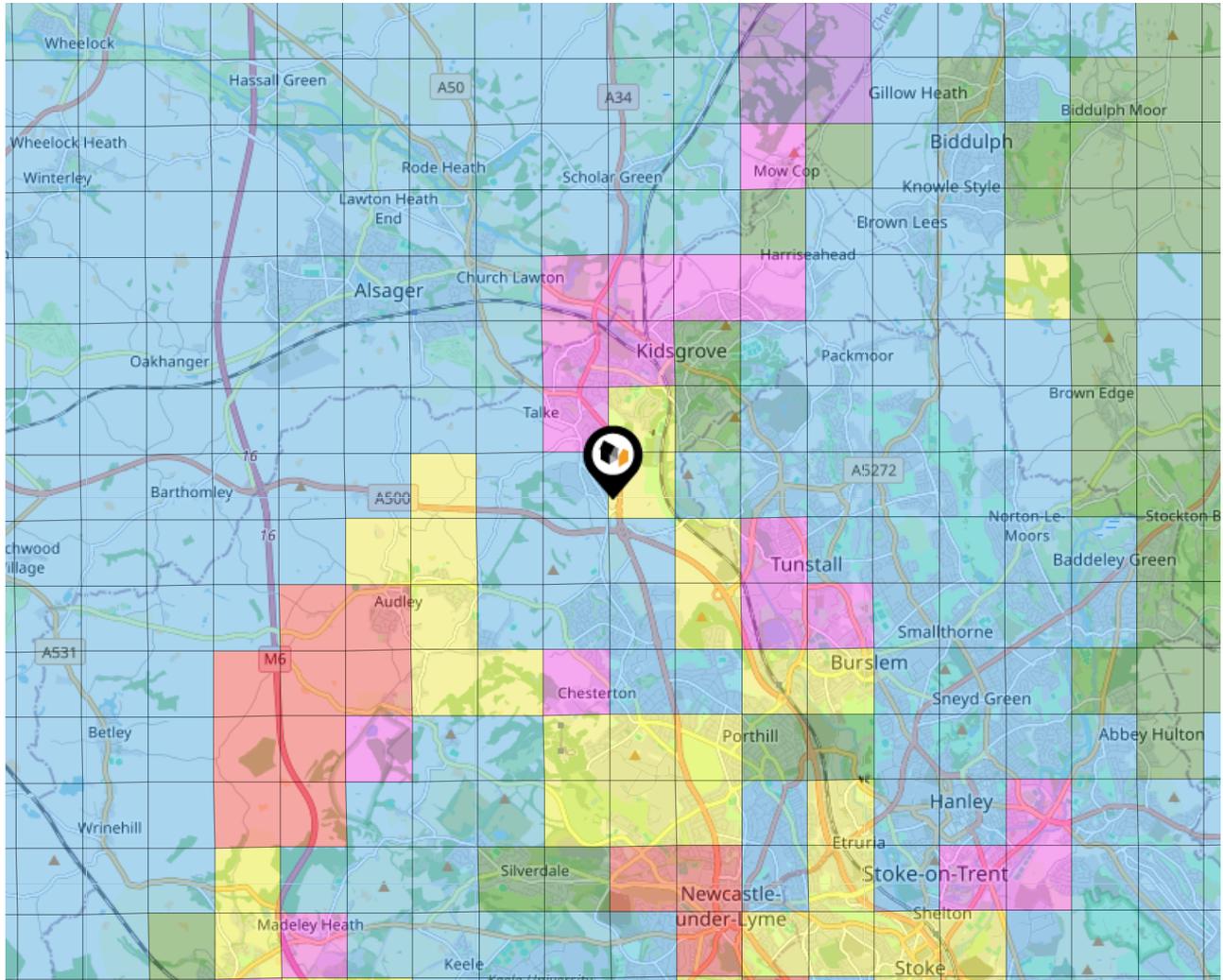


Key:

-  Power Pylons
-  Communication Masts

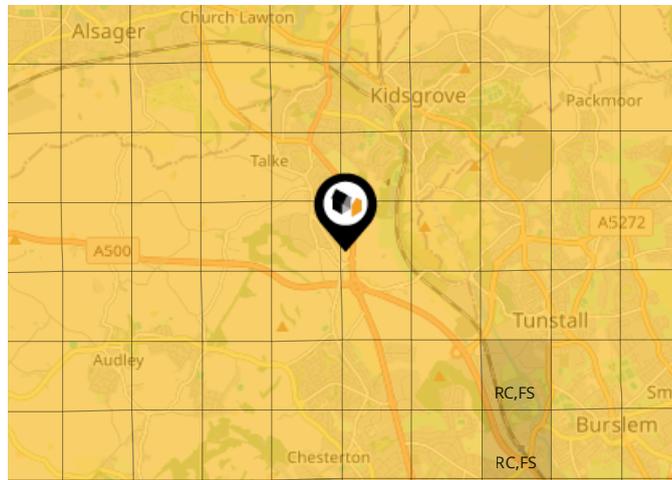
What is Radon?

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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

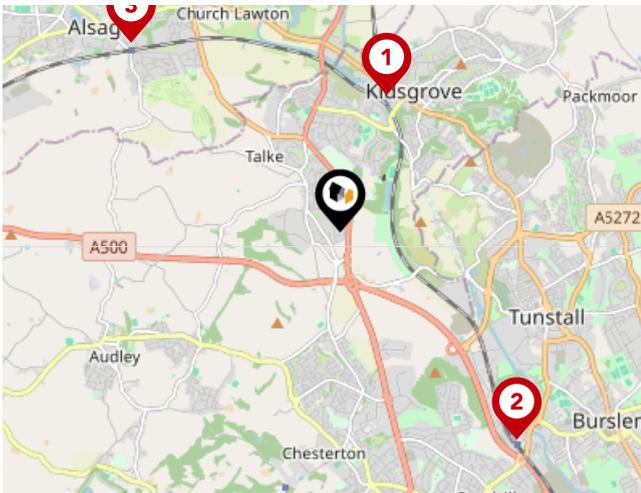


Primary Classifications (Most Common Clay Types)

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

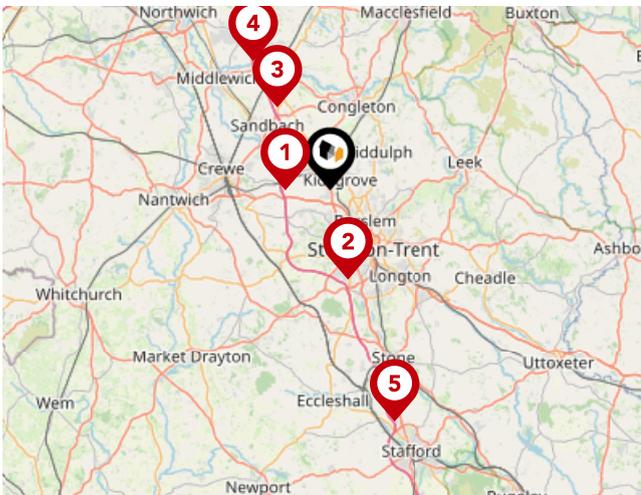
Area

Transport (National)



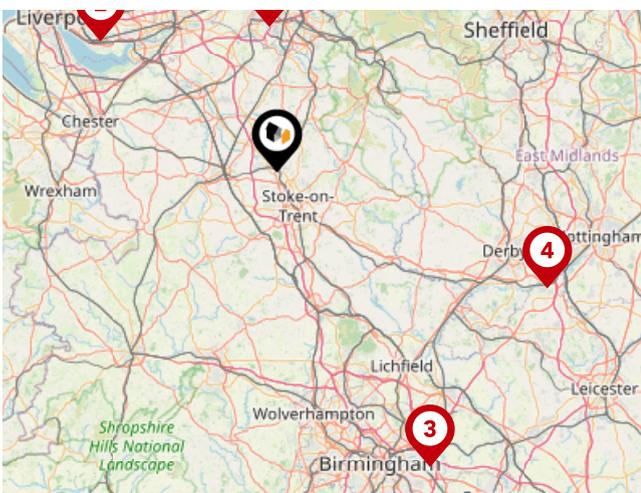
National Rail Stations

Pin	Name	Distance
1	Kidsgrove Rail Station	1.29 miles
2	Platform 2	2.43 miles
3	Alsager Rail Station	2.52 miles



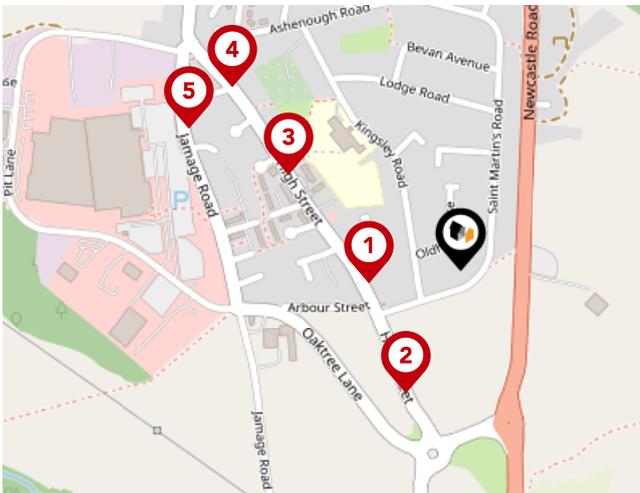
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J16	3.29 miles
2	M6 J15	6.52 miles
3	M6 J17	6.99 miles
4	M6 J18	10.69 miles
5	M6 J14	17.3 miles



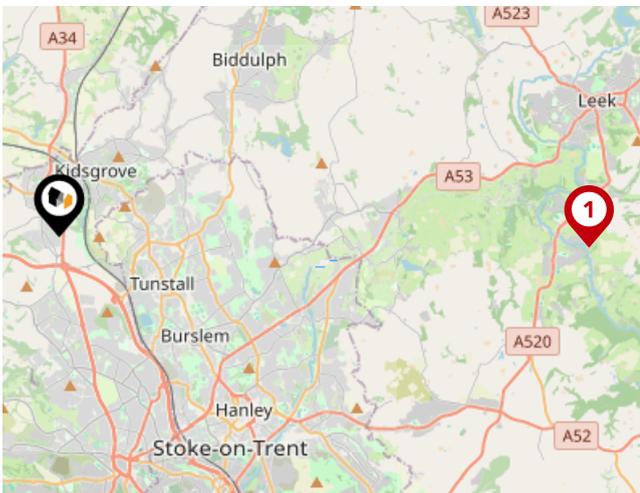
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	20.73 miles
2	Speke	31.1 miles
3	Birmingham Airport	47.86 miles
4	East Mids Airport	42.02 miles



Bus Stops/Stations

Pin	Name	Distance
1	Arbour Street	0.1 miles
2	Oaktree Lane	0.15 miles
3	Clinic	0.22 miles
4	Monument Road	0.32 miles
5	Taylors Place	0.34 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	9.42 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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