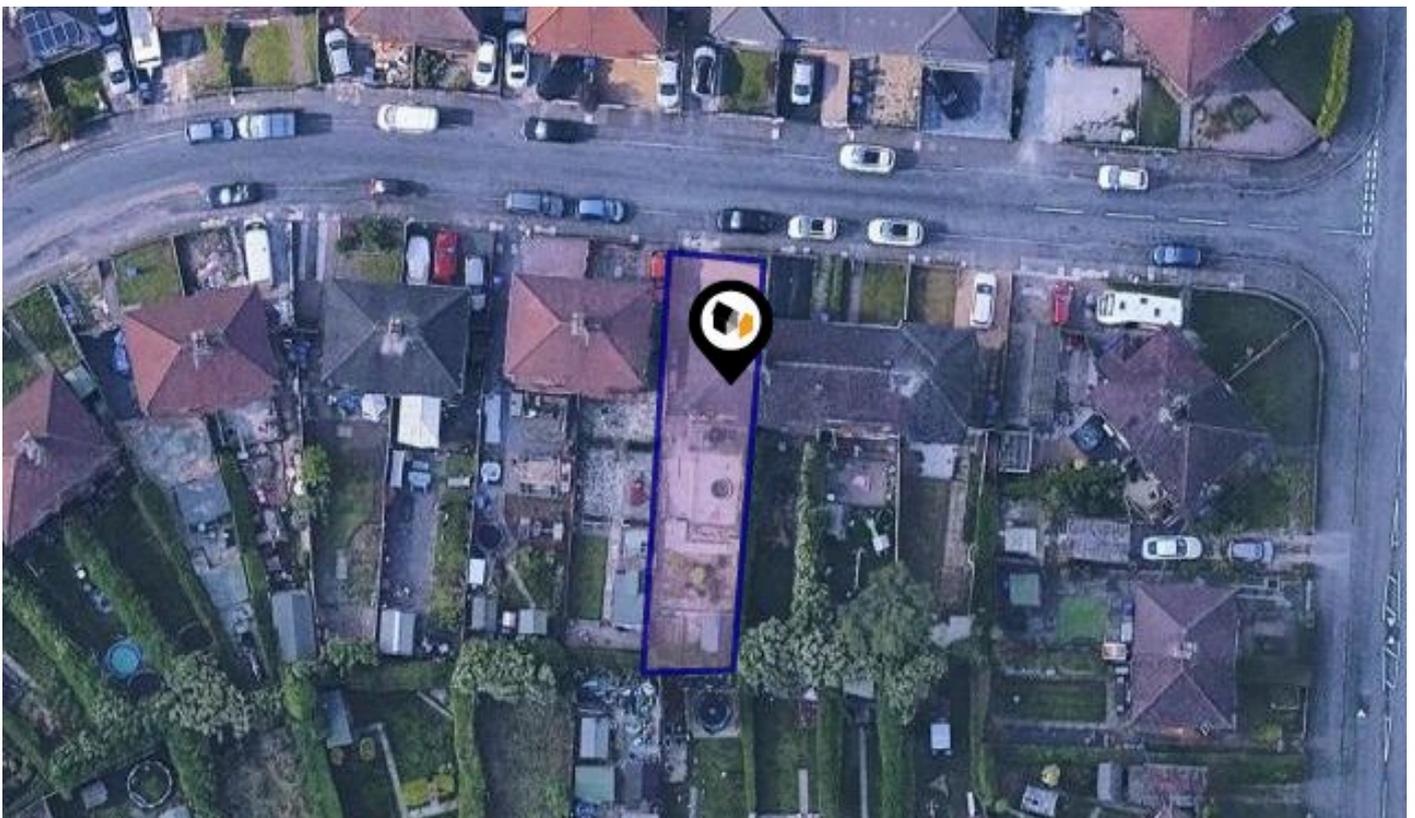See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 09th March 2026

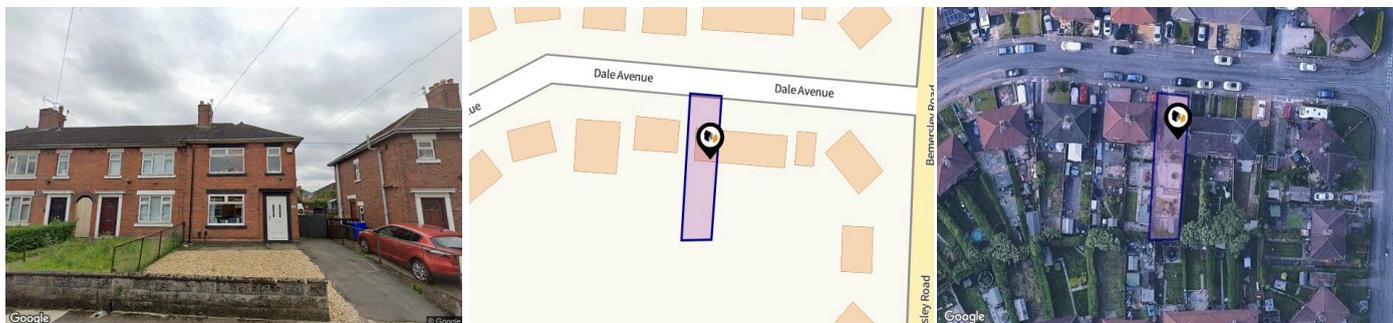

DALE AVENUE, STOKE-ON-TRENT, ST6

butters john bee

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

01782 470226

hanleyrentals@bjbmail.com

www.buttersjohnbee.com

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Property
Overview

Property

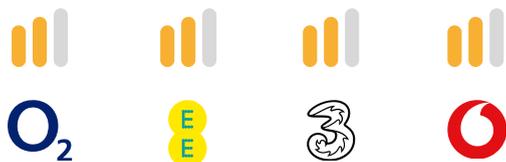|			
Type:	Terraced House	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	785 ft^2 / 73 m^2		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF223132		

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)

3	**42**	**10000**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Dale Avenue, ST6

Energy rating

E

Valid until 23.12.2029

| Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 | B
69-80	C		
55-68	D		
39-54	E	49 | E	
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	73 m^2

Market
House Price Statistics

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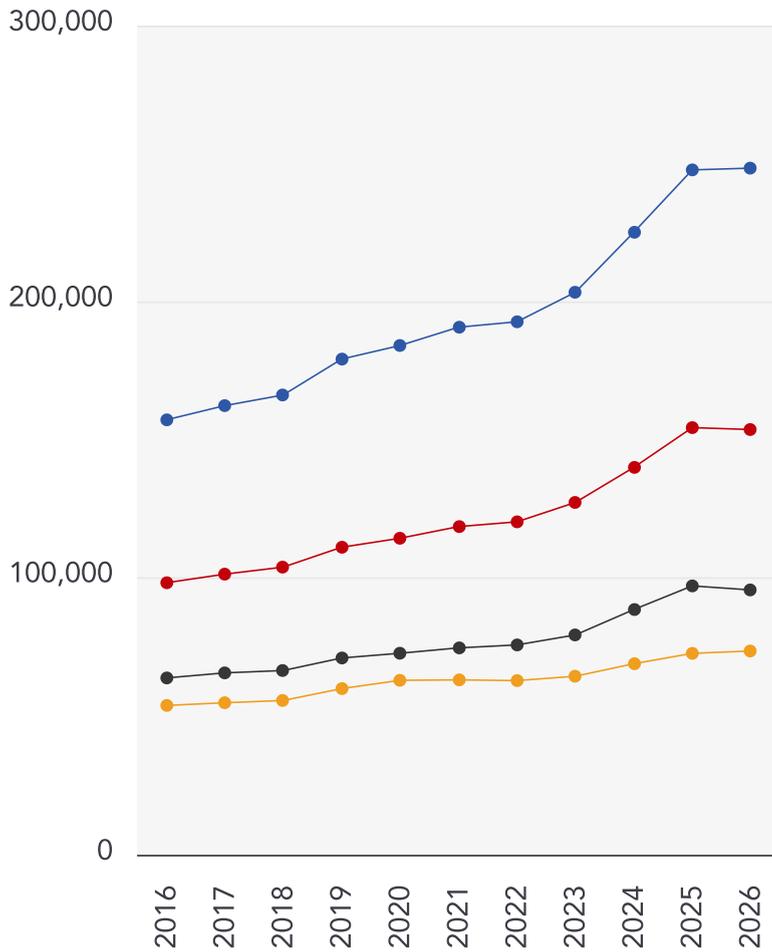
Detached

+57.87%

Semi-Detached

+56.32%

Terraced

+49.77%

Flat

+36.46%

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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.

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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.
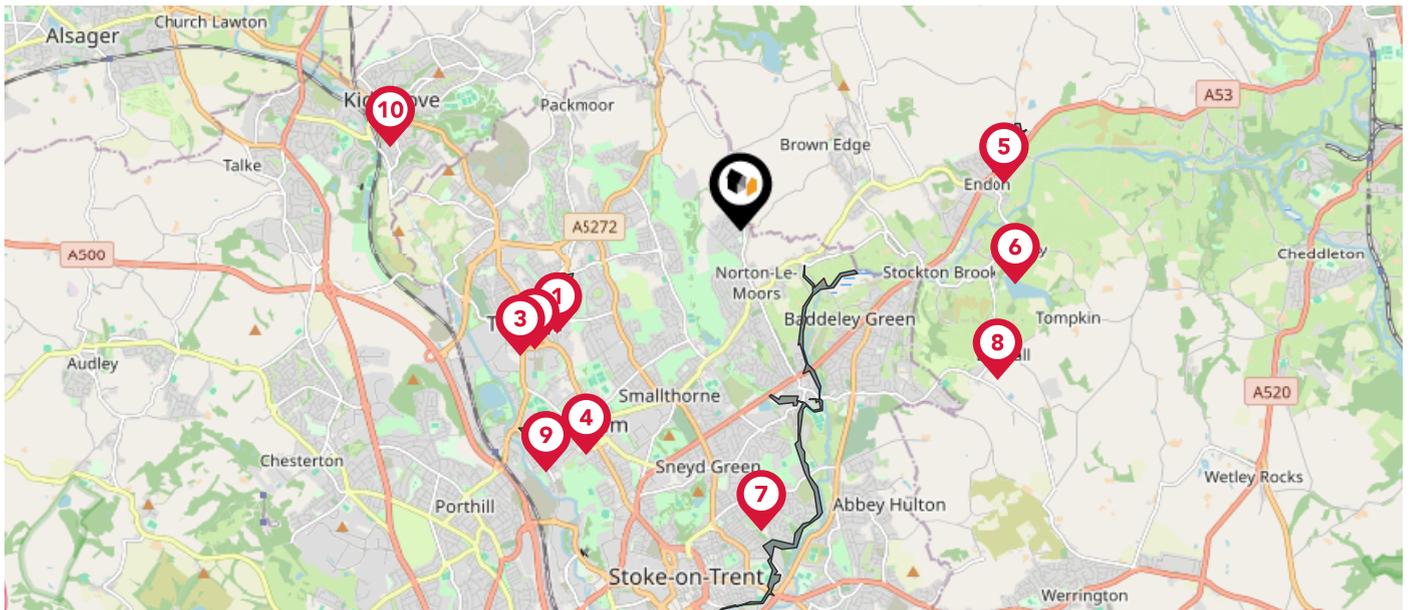

Nearby Conservation Areas	
1	Victoria Park
2	Park Terrace
3	Tower Square
4	Burslem Town Centre
5	Endon
6	Stanley
7	Caldon Canal
8	Bagnall
9	Newcastle Street
10	Kidsgrove

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
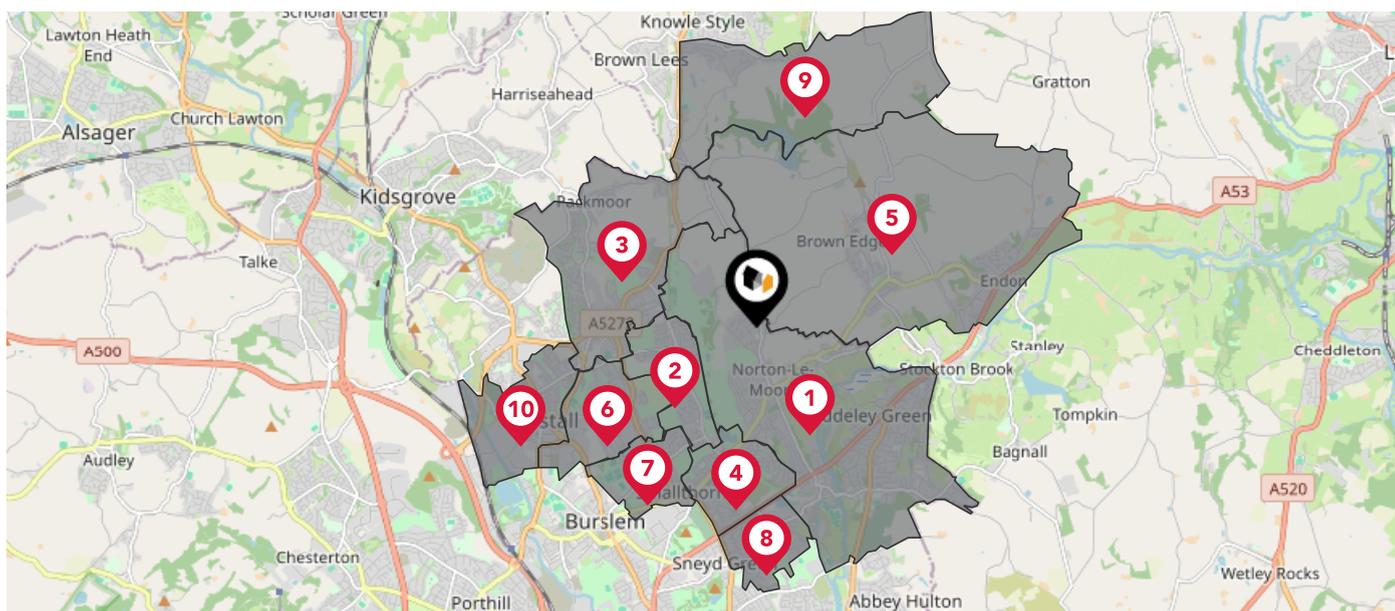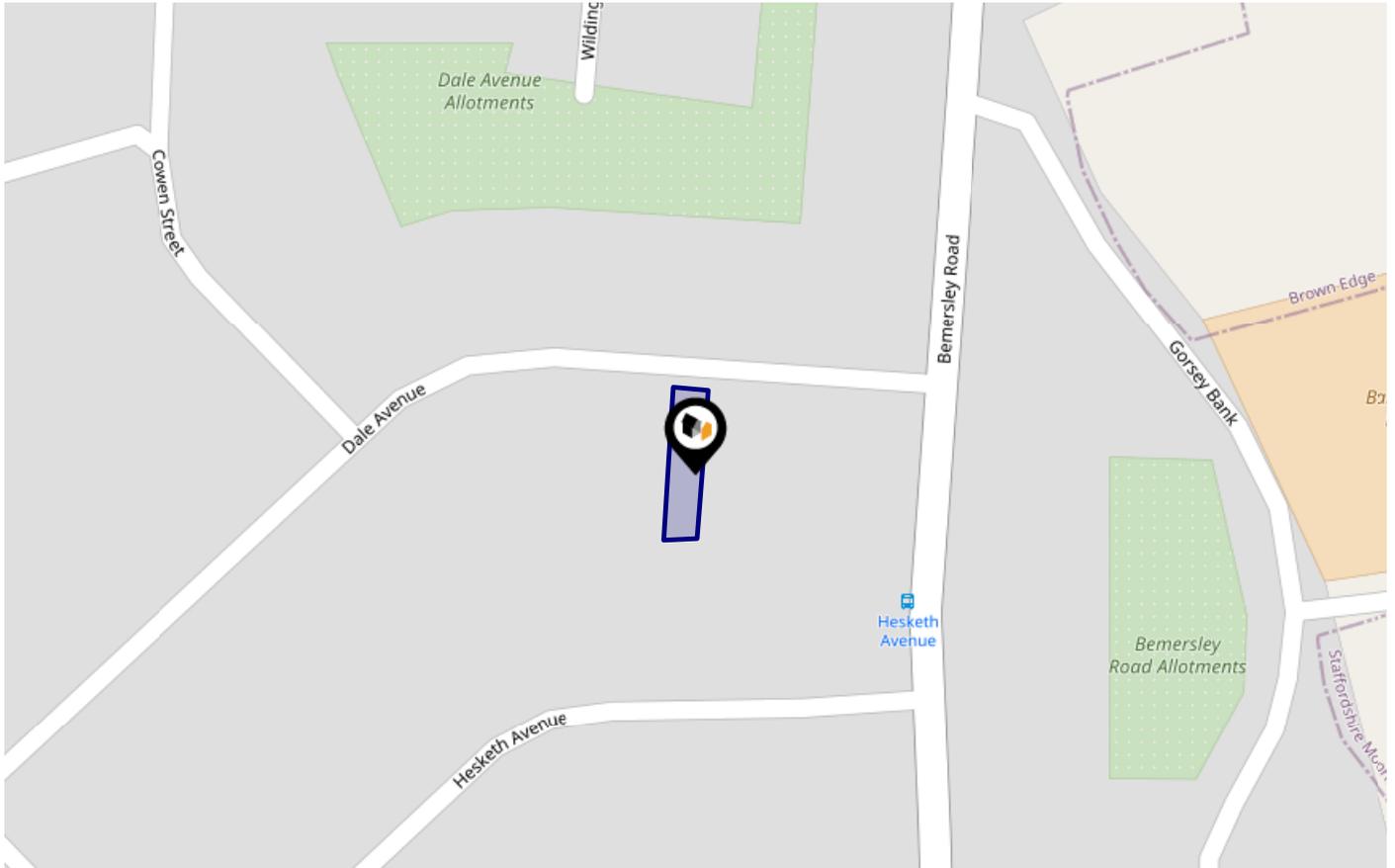

Nearby Council Wards	
1	Baddeley, Milton and Norton Ward
2	Bradeley and Chell Heath Ward
3	Great Chell and Packmoor Ward
4	Ford Green and Smallthorne Ward
5	Brown Edge and Endon Ward
6	Little Chell and Stanfield Ward
7	Burslem Park Ward
8	Sneyd Green Ward
9	Biddulph South Ward
10	Tunstall Ward

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.

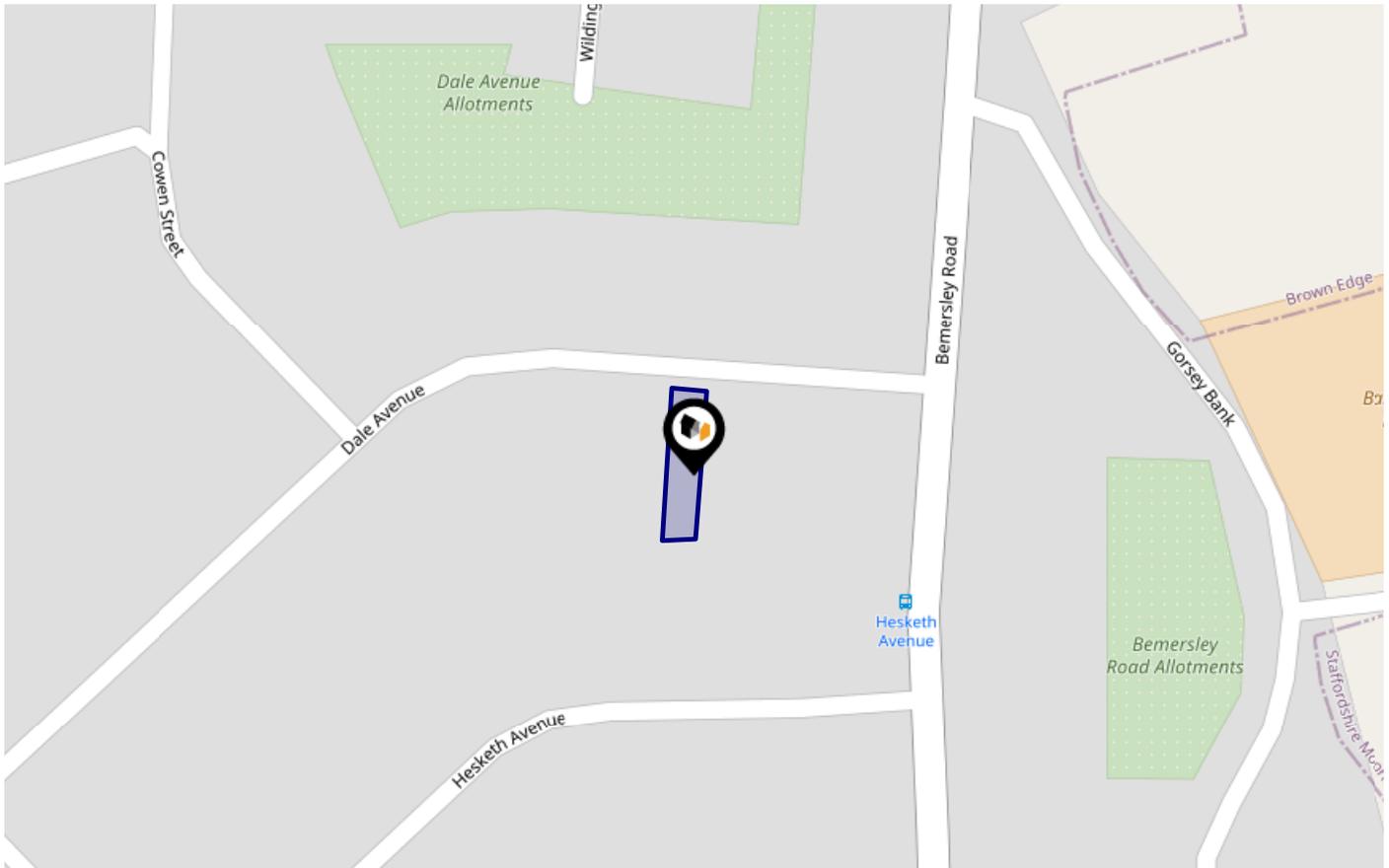**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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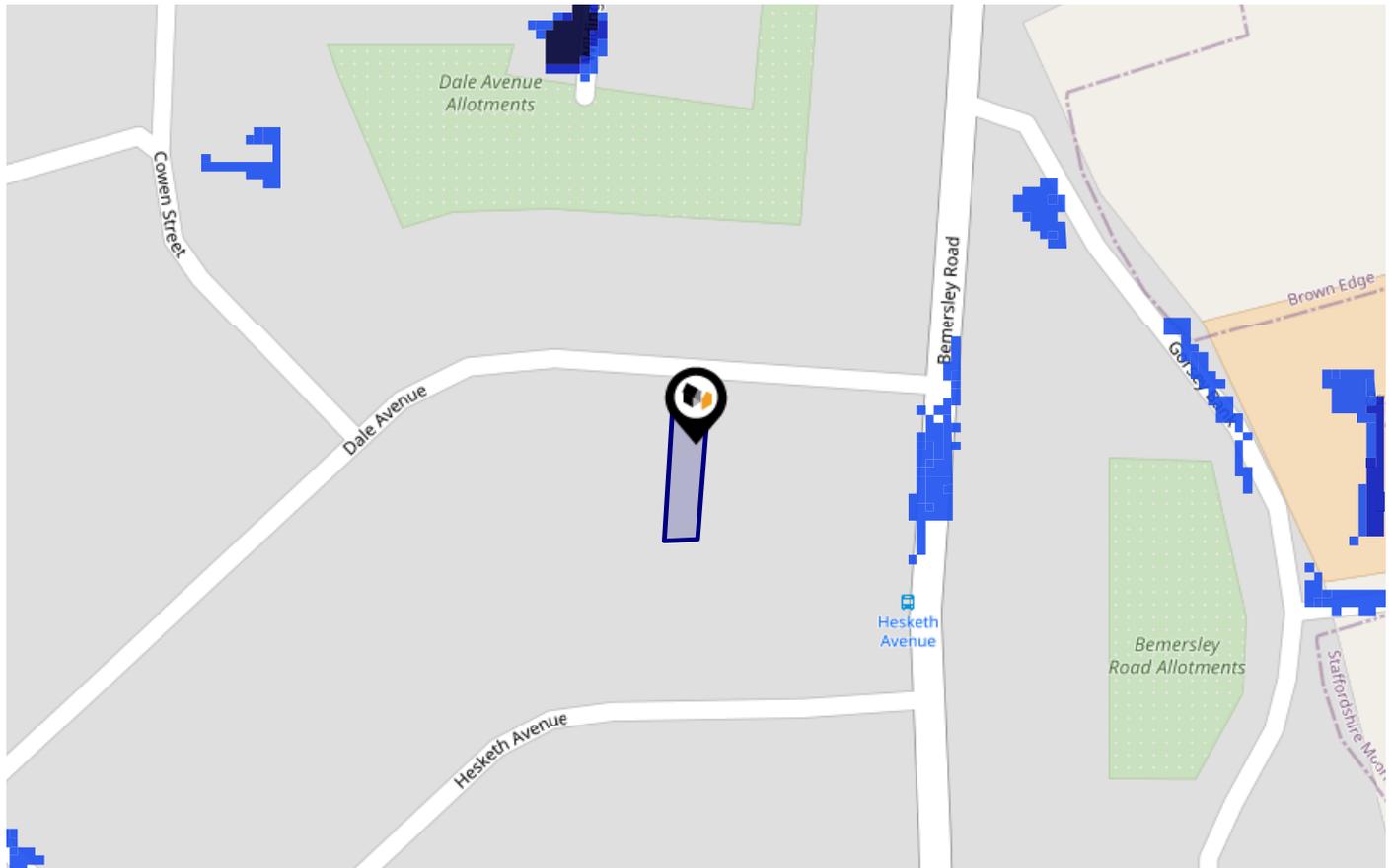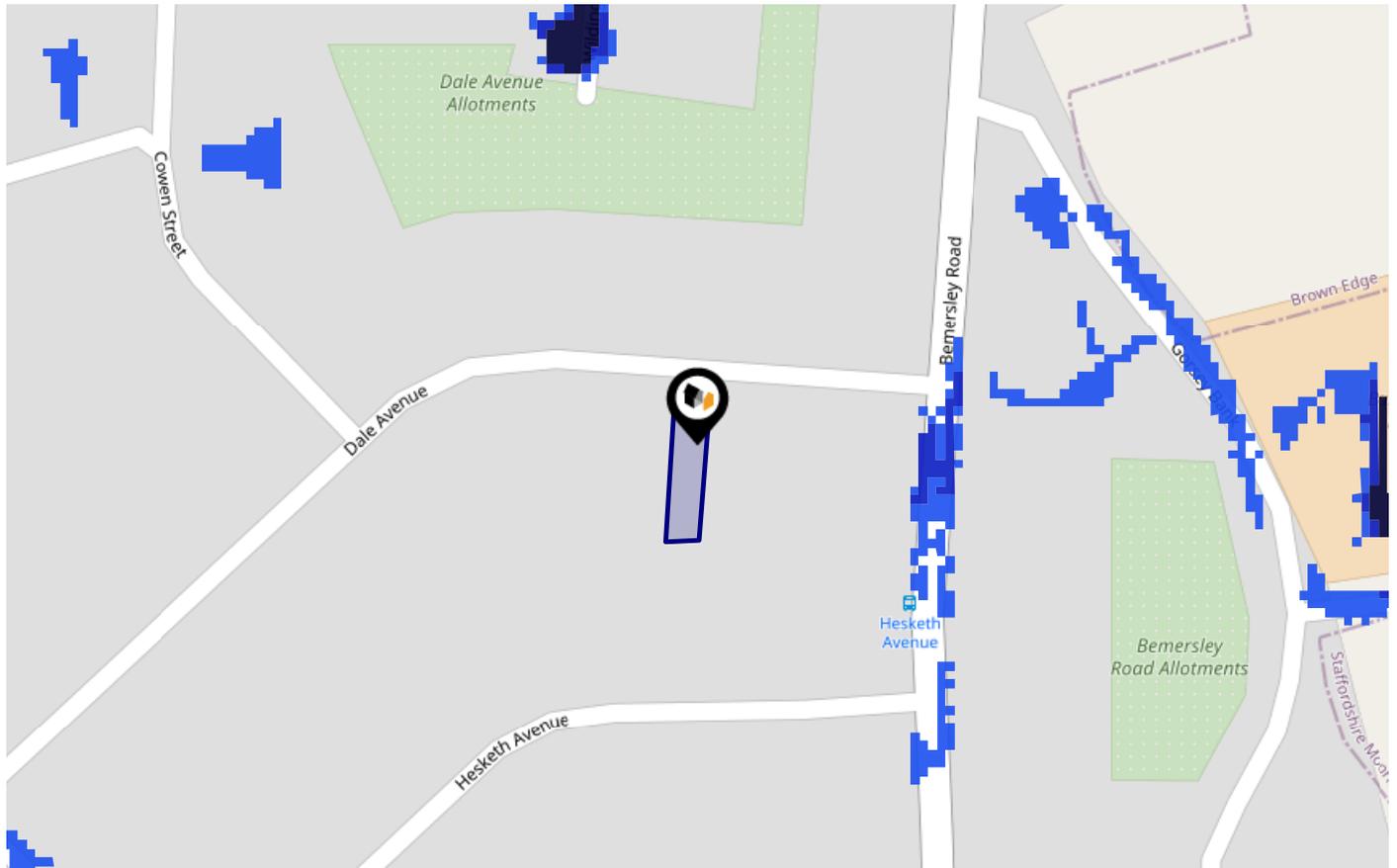
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
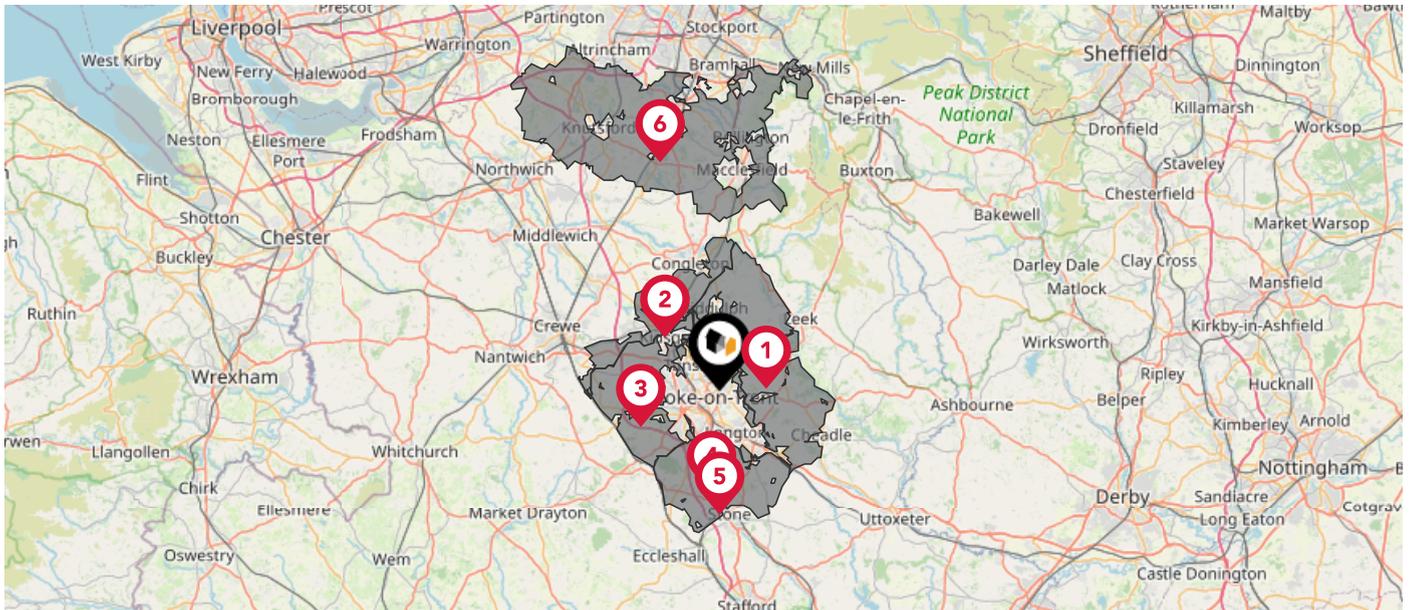

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)	▬▬▬			
💧💧	Up to 30cm (1ft)	▬▬▬			
💧💧💧	Up to 60cm (2ft)	▬▬▬			

KPF - Key Property Facts

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.

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Maps
Green Belt

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

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

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.
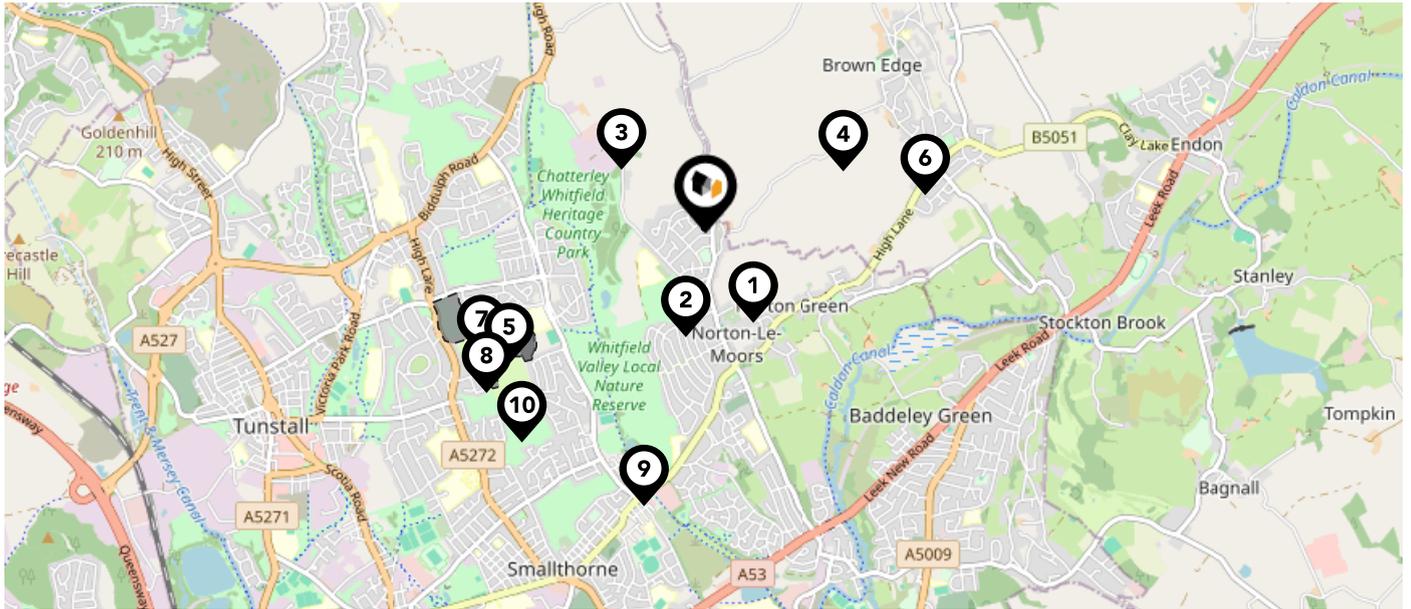
	Nearby Landfill Sites		
1	Upper Flatts Farm-Flatts Road, Norton, Stoke On Trent, Staffordshire	Historic Landfill	
2	Between Whitfield Road and Nicholas Avenue-Whitfield Road/Nicholas Avenue, Cornhill, Stoke On Trent, Staffordshire	Historic Landfill	
3	Chatterley Whitfield Colliery-Whitfield Road, Whitfield, Stoke On Trent, Staffordshire	Historic Landfill	
4	Woodhouse Farm-Woodhouse Lane, Brown Edge, Stoke on Trent, Staffordshire	Historic Landfill	
5	Land Between High Lane-Land Between High Lane, Burslem, Chellhigh Lane, Heath Road, Sprink, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	
6	Bank End Farm, Rear Of Houses On High Lane-High Lane, Brown Edge, Staffordshire	Historic Landfill	
7	Between High Lane And Sprink Bank Road-High Lane/Sprink Bank Road, Chell Heath, Stoke On Trent, Staffordshire	Historic Landfill	
8	Burslem Golf Course-Eastwood Avenue, Bank Top, Stoke On Trent, Staffordshire	Historic Landfill	
9	North of Ford Green Road-Ford Green Road, Ford Green, Stoke On Trent, Staffordshire	Historic Landfill	
10	Acreswood-Birchdown Avenue, Acreswood, Stoke On Trent, Staffordshire	Historic Landfill	

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
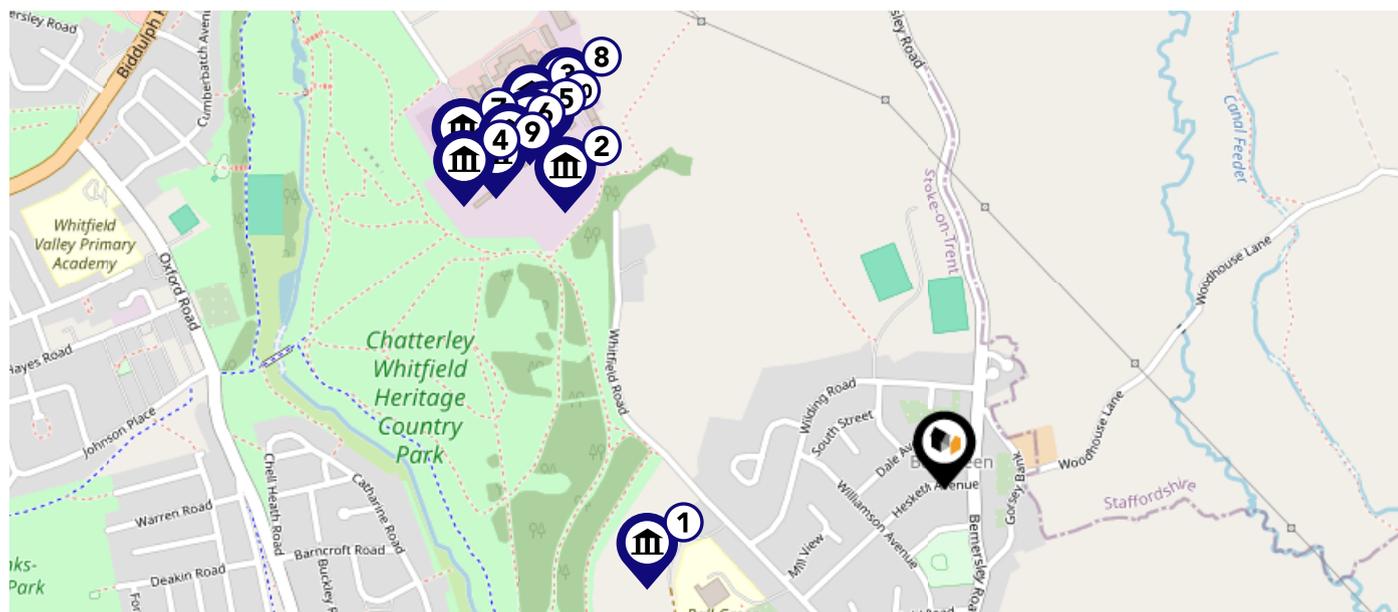
Listed Buildings in the local district	Grade	Distance
1 1210898 - Fir Tree Farmhouse And Cottage	Grade II	0.3 miles
2 1416090 - Chatterley Whitfield: Hesketh Heapstead (6) And Mine Car Circuit (24)	Grade II	0.5 miles
3 1242000 - Chatterley Whitfield: Electrical And Mechanical Fitters' Shop (15)	Grade II	0.6 miles
4 1390529 - Chatterley Whitfield: Area Shaft Building (23)	Grade II	0.6 miles
5 1416079 - Chatterley Whitfield: Walker Fan House And Drift (27)	Grade II	0.6 miles
6 1416089 - Chatterley Whitfield: Boiler House (16) And Chimney (3)	Grade II	0.6 miles
7 1416092 - Chatterley Whitfield: Weigh House (22) And Weigh Plates	Grade II	0.6 miles
8 1416088 - Chatterley Whitfield: Hesketh Winding And Power House (7)	Grade II	0.6 miles
9 1418932 - Chatterley Whitfield: Power House (4)	Grade II	0.6 miles
10 1416091 - Chatterley Whitfield: Former Fan House (11)	Grade II	0.6 miles

Area
Schools
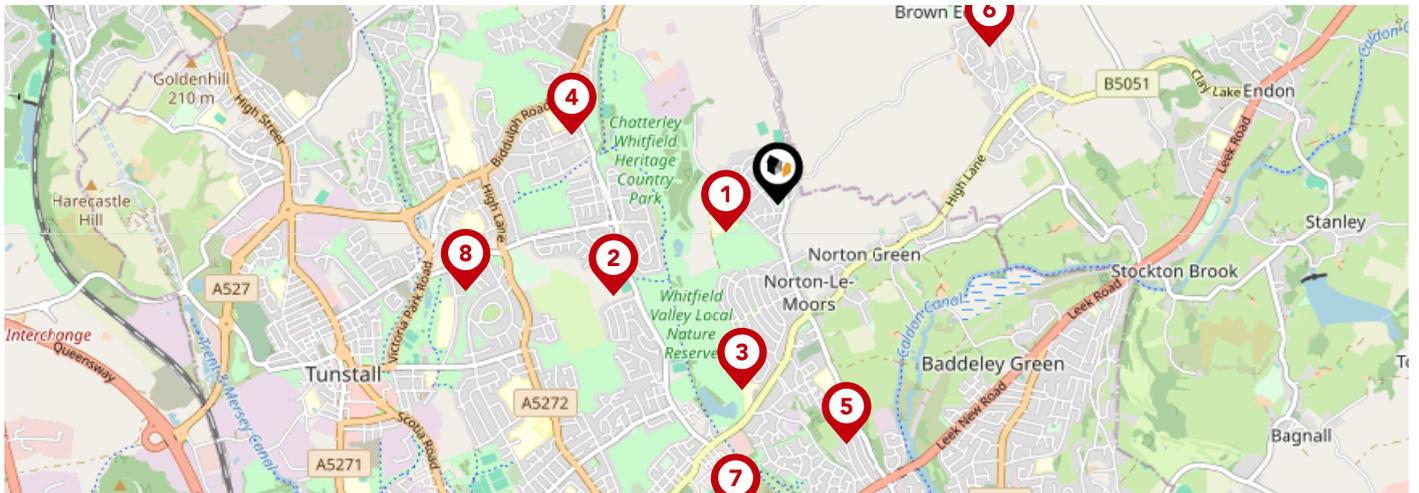
	Nursery	Primary	Secondary	College	Private
1 Ball Green Primary School Ofsted Rating: Good | Pupils: 360 | Distance:0.25	☐	☑	☐	☐	☐
2 Burnwood Community Primary School Ofsted Rating: Good | Pupils: 600 | Distance:0.83	☐	☑	☐	☐	☐
3 St Marys Catholic Academy Ofsted Rating: Outstanding | Pupils: 242 | Distance:0.84	☐	☑	☐	☐	☐
4 Whitfield Valley Primary Academy Ofsted Rating: Good | Pupils: 467 | Distance:0.96	☐	☑	☐	☐	☐
5 Norton-Le-Moors Primary Academy Ofsted Rating: Good | Pupils: 226 | Distance:1.11	☐	☑	☐	☐	☐
6 St Anne's CofE (VC) Primary School Ofsted Rating: Good | Pupils: 186 | Distance:1.19	☐	☑	☐	☐	☐
7 Smallthorne Primary Academy Ofsted Rating: Good | Pupils: 219 | Distance:1.41	☐	☑	☐	☐	☐
8 St Margaret Ward Catholic Academy Ofsted Rating: Good | Pupils: 1162 | Distance:1.43	☐	☐	☑	☐	☐

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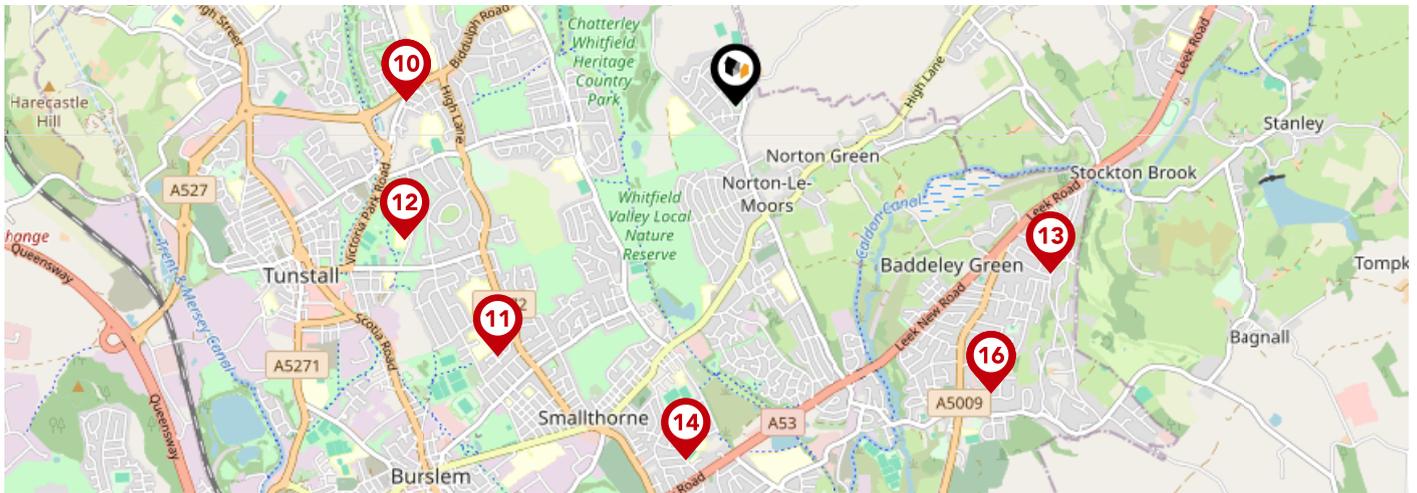
	Nursery	Primary	Secondary	College	Private
9 Ormiston Horizon Academy Ofsted Rating: Good | Pupils: 1053 | Distance:1.46	☐	☐	☑	☐	☐
10 Watermill School Ofsted Rating: Good | Pupils: 238 | Distance:1.46	☐	☐	☑	☐	☐
11 Haywood Academy Ofsted Rating: Good | Pupils: 1160 | Distance:1.54	☐	☐	☑	☐	☐
12 Mill Hill Primary Academy Ofsted Rating: Outstanding | Pupils: 455 | Distance:1.58	☐	☑	☐	☐	☐
13 Greenways Primary Academy Ofsted Rating: Good | Pupils: 230 | Distance:1.59	☐	☑	☐	☐	☐
14 New Ford Academy Ofsted Rating: Outstanding | Pupils: 474 | Distance:1.6	☐	☑	☐	☐	☐
15 Hillside Primary School Ofsted Rating: Good | Pupils: 234 | Distance:1.71	☐	☑	☐	☐	☐
16 Sporting Stars Academy Ofsted Rating: Requires improvement | Pupils: 56 | Distance:1.71	☐	☐	☑	☐	☐

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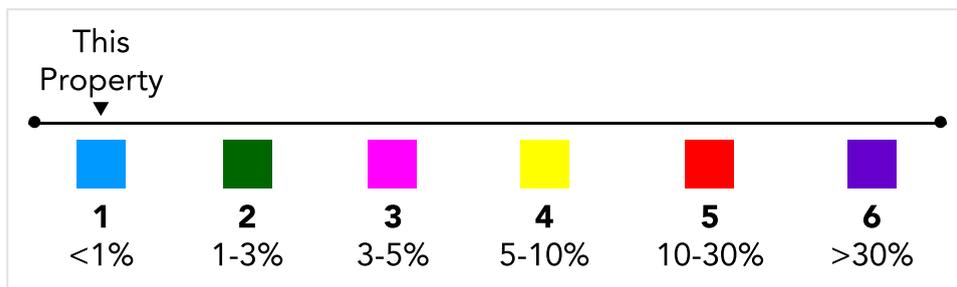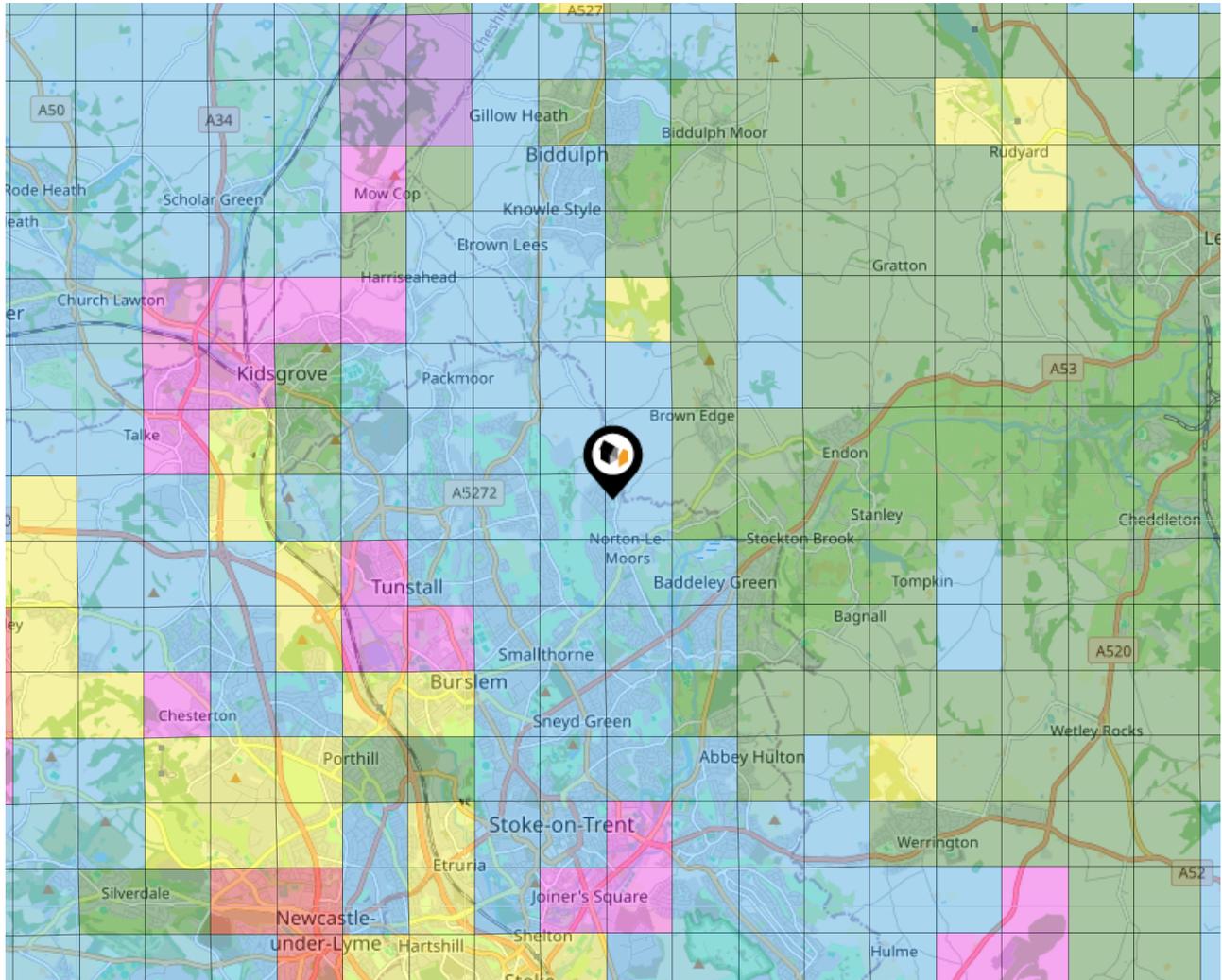# Local Area
Masts & Pylons
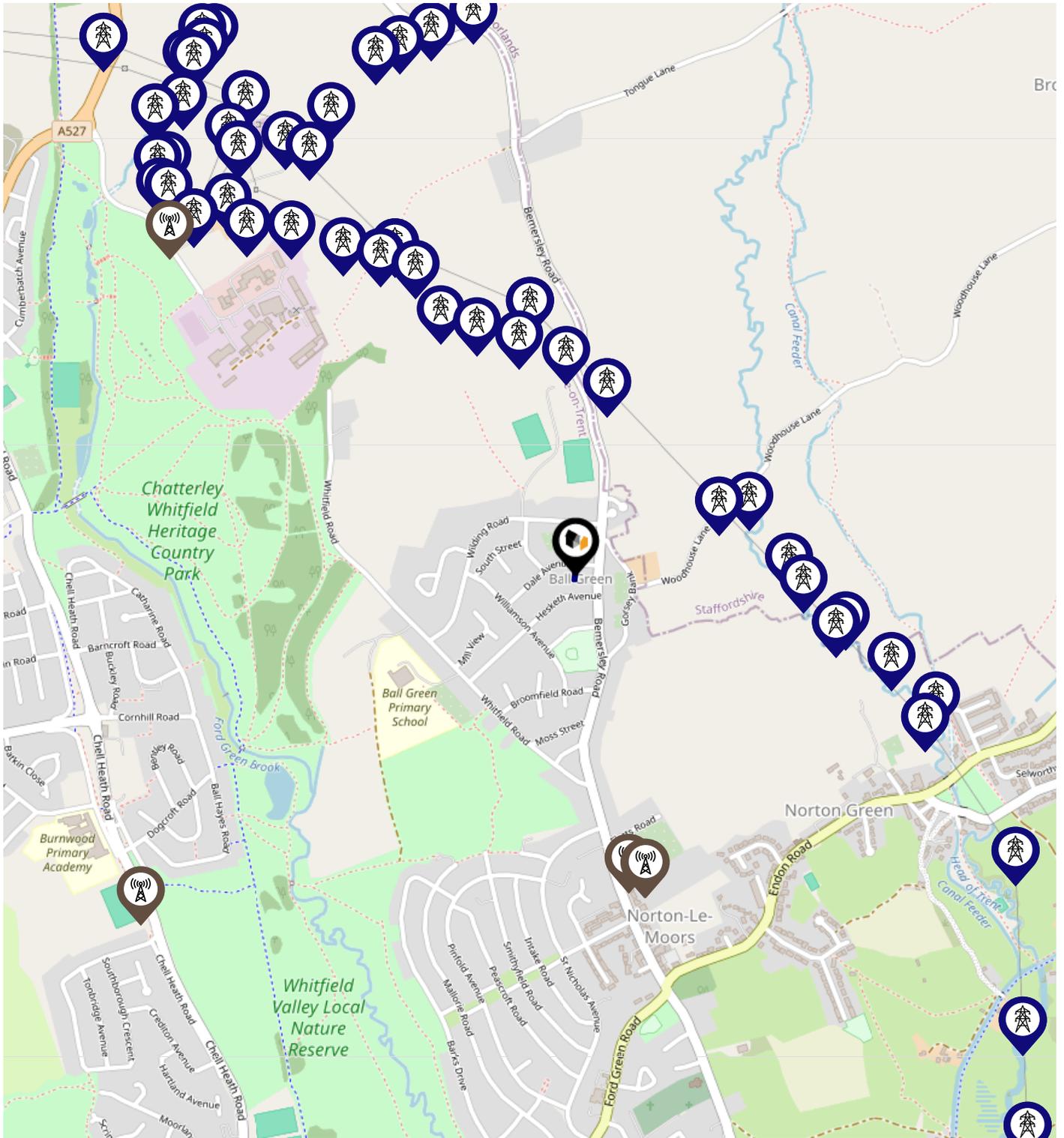
Key:

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Environment
Soils & Clay

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

Carbon Content: VARIABLE(LOW)

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

**Soil Texture:** LOAM TO CLAYEY LOAM

Soil Depth: DEEP
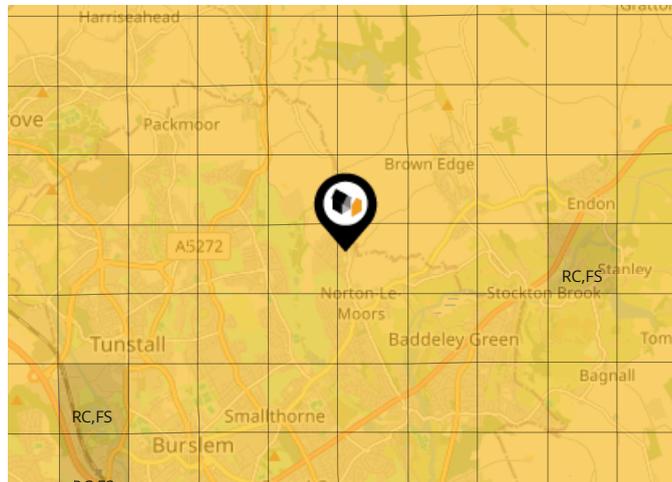
Primary Classifications (Most Common Clay Types)

|	
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

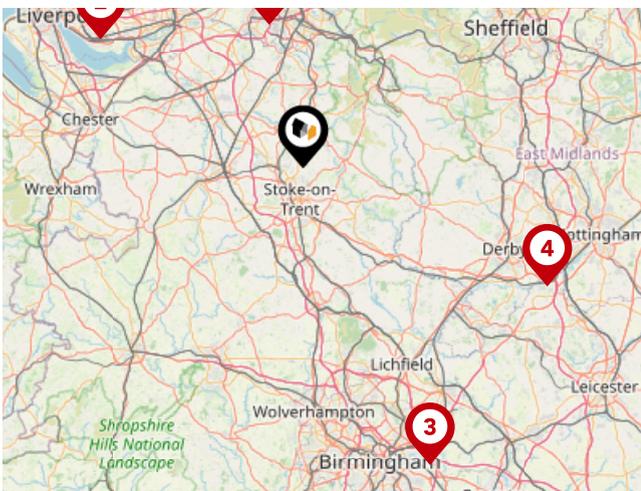Powered by
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Area
Transcript (National)
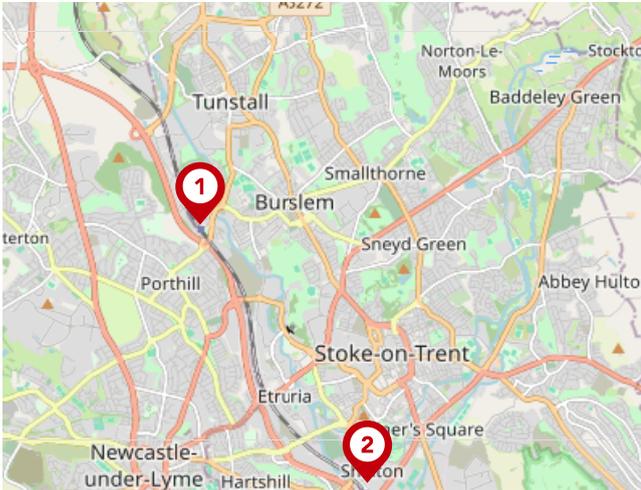
National Rail Stations

Pin	Name	Distance
1	Platform 2	3.01 miles
2	Stoke-on-Trent Rail Station	4.44 miles
3	Kidsgrove Rail Station	3.5 miles
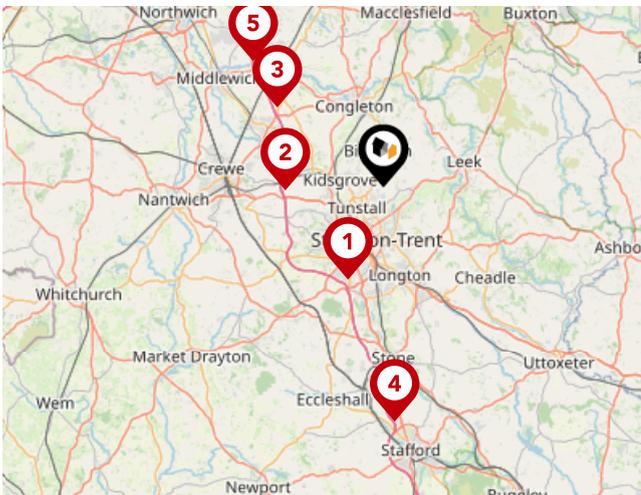
Trunk Roads/Motorways

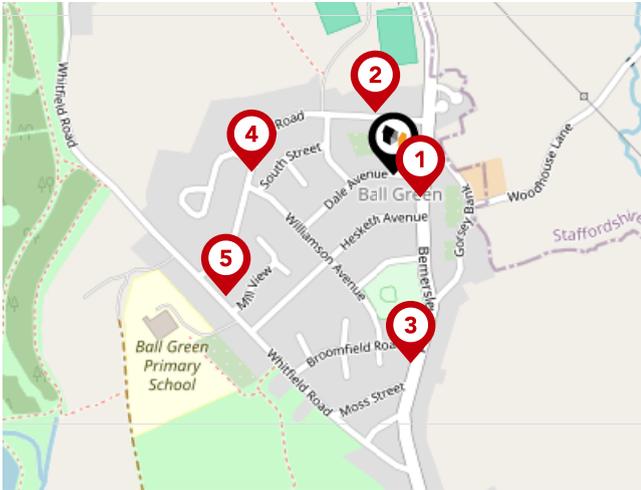| Pin	Name	Distance
1	M6 J15	7.1 miles
2	M6 J16	7.04 miles
3	M6 J17	9.44 miles
4	M6 J14	16.93 miles
5	M6 J18	12.88 miles

Airports/Helipads

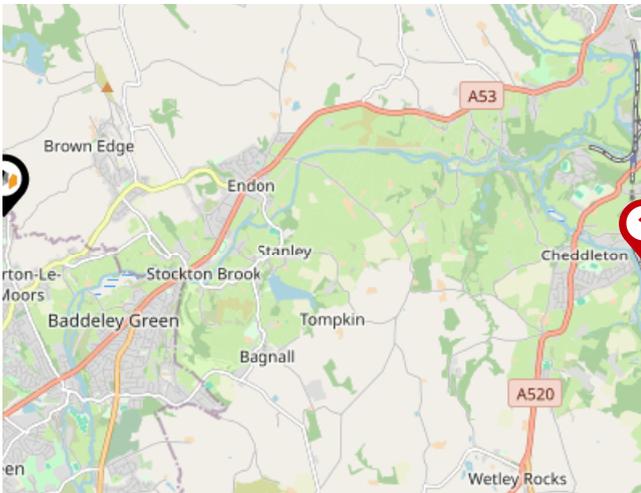| Pin	Name	Distance
1	Manchester Airport	21.04 miles
2	Speke	34.05 miles
3	Birmingham Airport	46.45 miles
4	East Mids Airport	38.69 miles

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Area
Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Hesketh Avenue	0.04 miles
2	Wilding Road	0.07 miles
3	Moss Street	0.21 miles
4	Wilding Road shops	0.16 miles
5	Mill View	0.23 miles

Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	5.68 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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail

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