

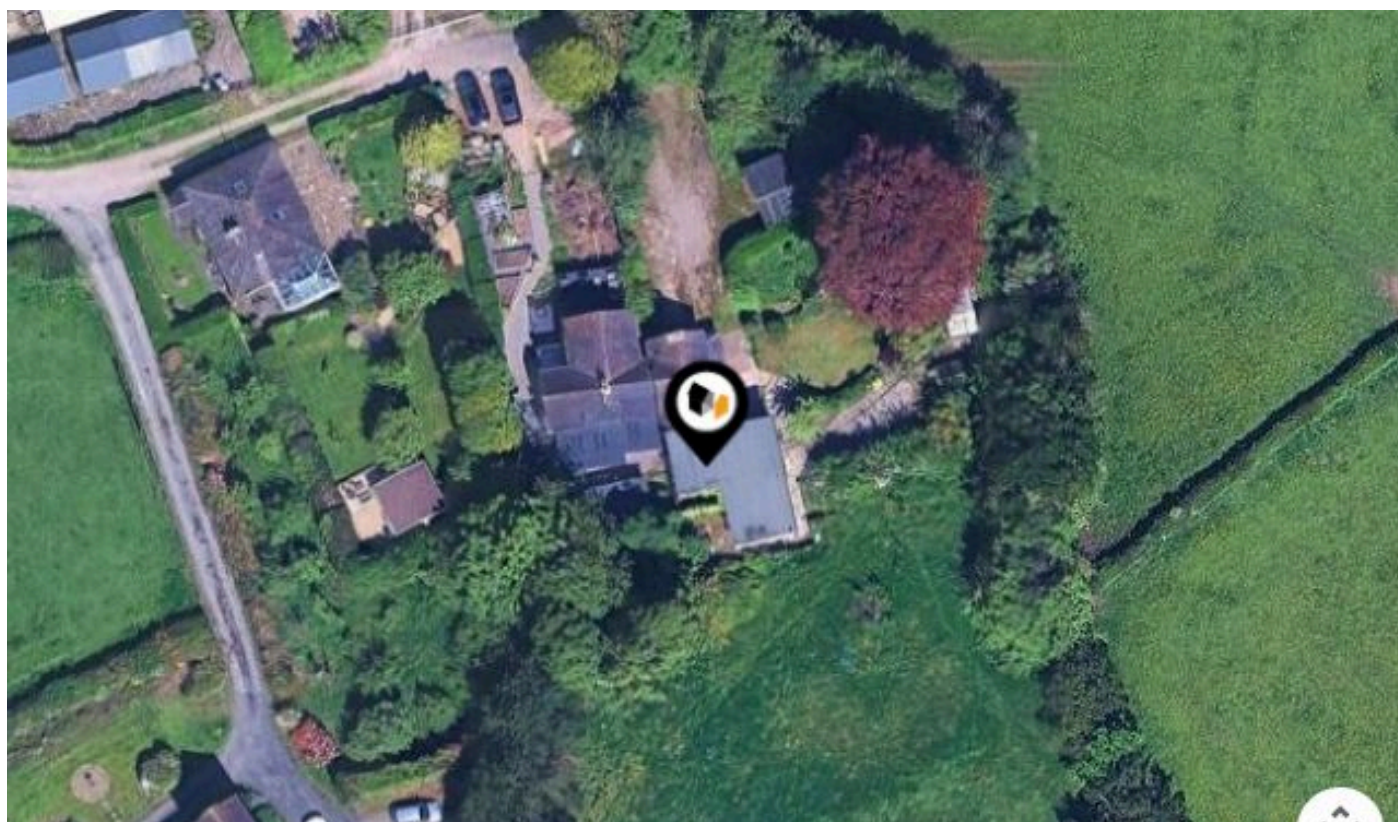


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 07<sup>th</sup> August 2025**



**LEADENDALE LANE, ROUGH CLOSE, STOKE-ON-TRENT,  
ST3**

**butters john bee**

75 The Strand, Longton, Stoke-on-trent, Staffordshire, ST3 2NS

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## Property



Type:	Detached
Bedrooms:	3
Floor Area:	1,420 ft <sup>2</sup> / 132 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£1,965

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>22</b>	<b>-</b>
mb/s	mb/s
	

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

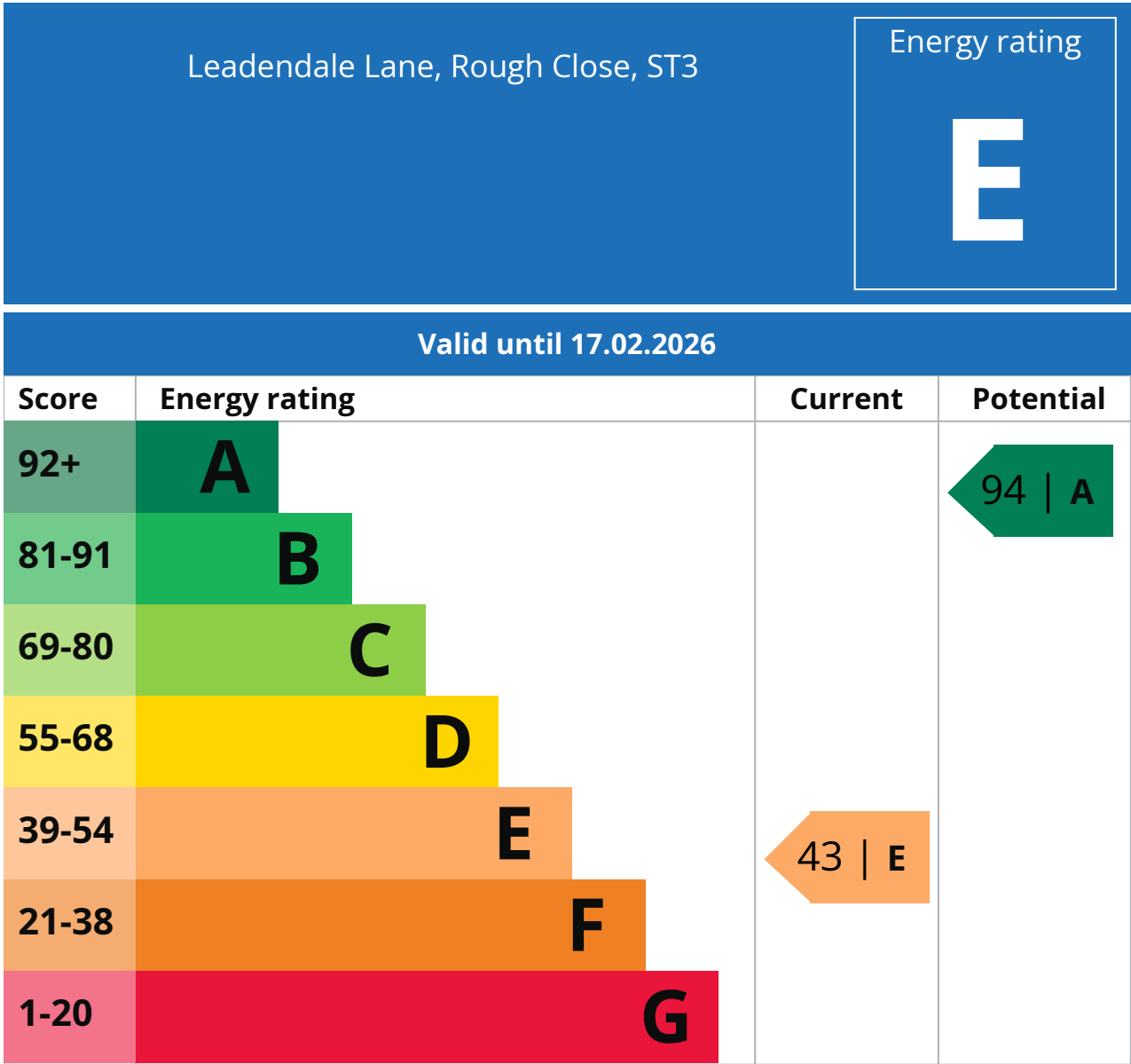
## This Address

Planning records for: *Leadendale Lane, Rough Close, Stoke-on-trent, ST3*

Reference - 90/24856/FUL	
Decision:	Decided
Date:	13th February 1990
Description:	Sun Lounge Extension Boundary Fence And Incorporation Of Agricultural Land Into Residential Curtilage

Reference - 99/37754/LUE	
Decision:	Decided
Date:	02nd June 1999
Description:	Certificate Of Lawfulness

Property  
**EPC - Certificate**



### Additional EPC Data

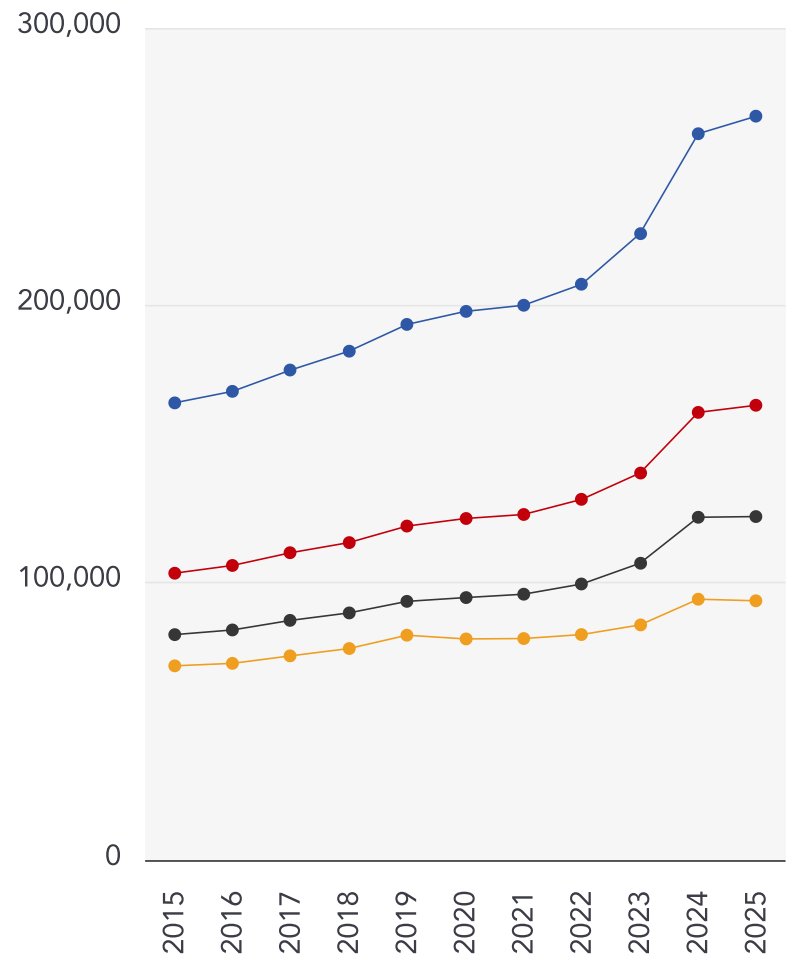
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	None of the above
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 47% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	132 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+62.7%**

Semi-Detached

**+58.53%**

Terraced

**+52.35%**

Flat

**+33.48%**

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## Important - Please Read

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Valuation Office  
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