

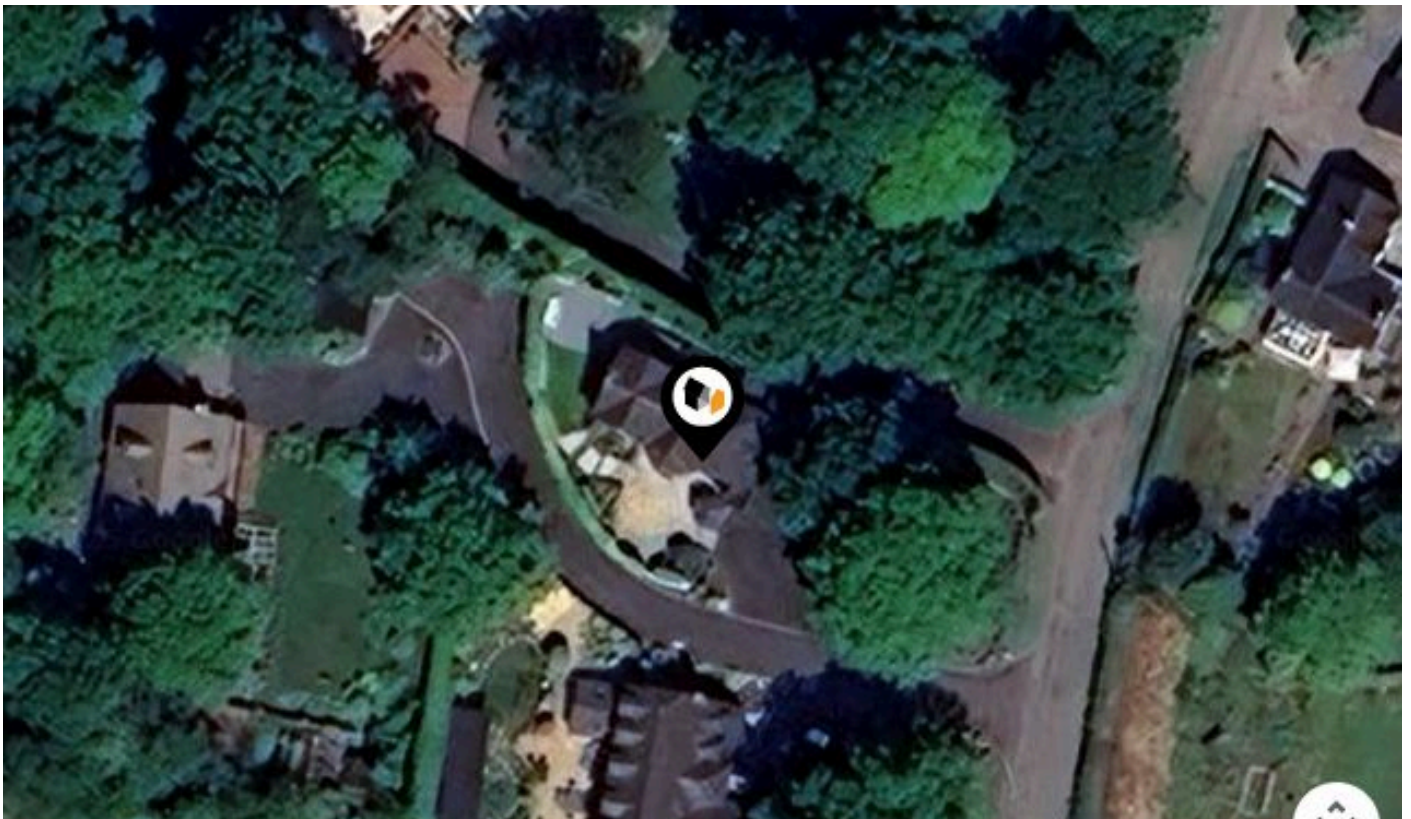


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**PINEWOOD ROAD, ASHLEY HEATH, MARKET DRAYTON,  
TF9**

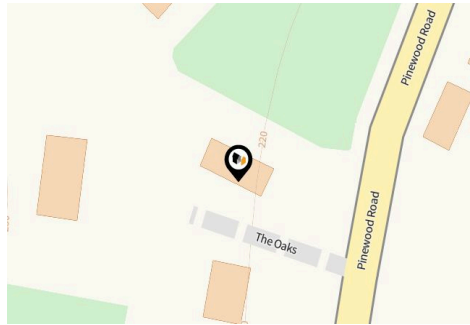
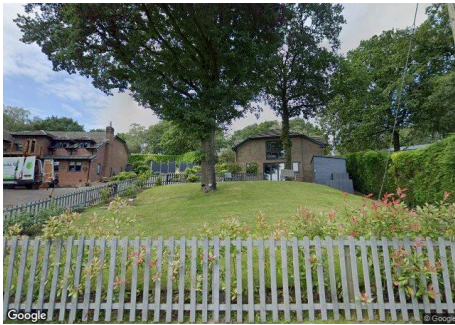
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## Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,443 ft <sup>2</sup> / 227 m <sup>2</sup>
Year Built :	2003-2006
Council Tax :	Band G
Annual Estimate:	£3,741

## Local Area

Local Authority:	Newcastle-under-lyme
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	66	-
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *Pinewood Road, Ashley Heath, Market Drayton, TF9*

Reference - 21/00458/FUL
Decision: Application Permitted
Date: 14th May 2021
Description: Retention of wooden garden shed

Reference - 16/00240/TWA
Decision: Application Permitted
Date: 16th March 2016
Description: Tree works

Reference - 17/00535/FUL
Decision: Application Refused
Date: 27th June 2017
Description: Two storey pitched roof side extension to existing dwelling

Reference - 21/00482/FUL
Decision: Application Permitted
Date: 20th May 2021
Description: Provision of a set of bi-fold doors and other fenestration changes

# Planning History

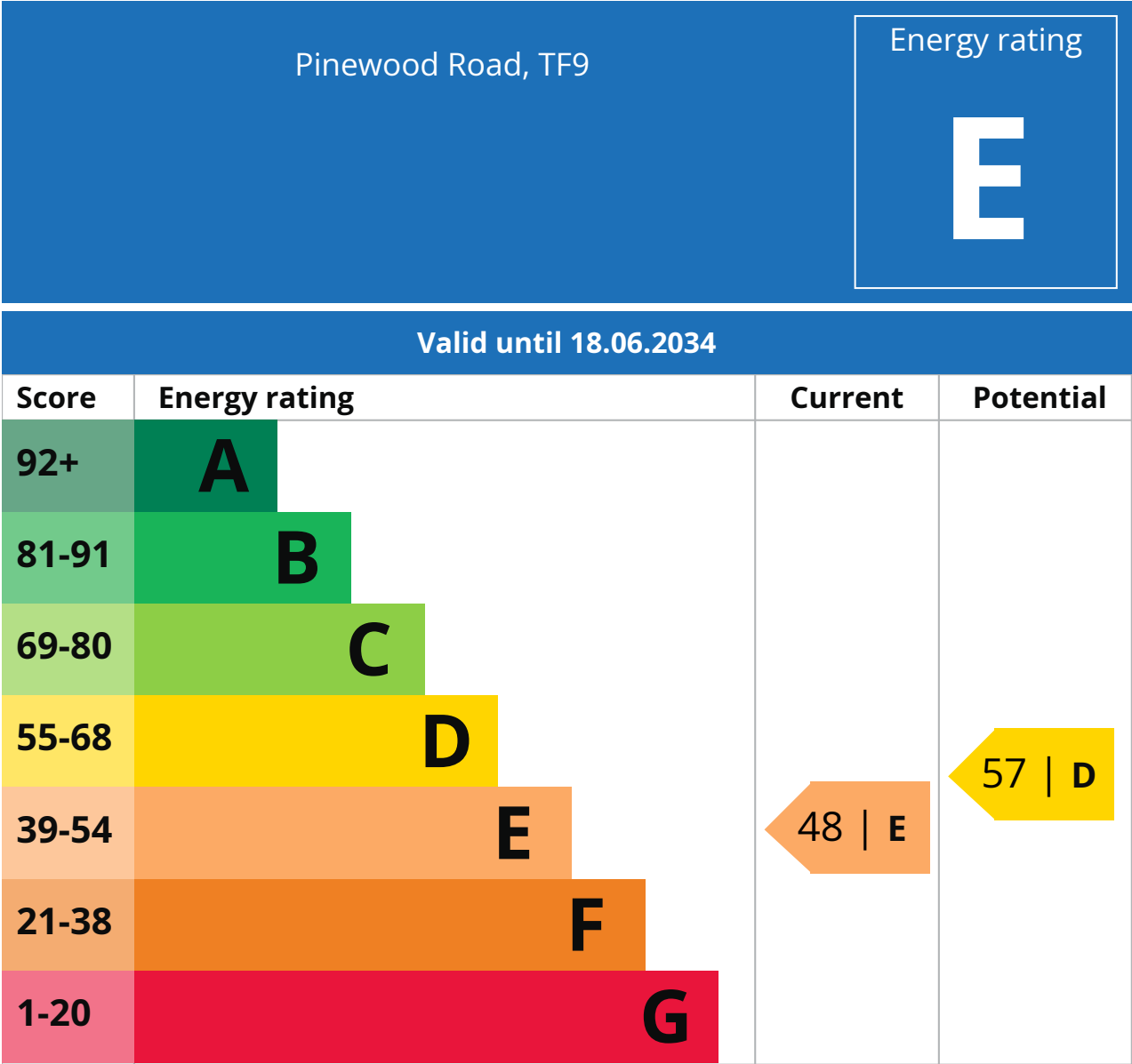
## This Address

Planning records for: *Pinewood Road, Ashley Heath, Market Drayton, TF9*

Reference - 16/00777/TWA5	
Decision:	Application Permitted
Date:	13th September 2016
Description:	Urgent tree works

Reference - 15/00425/TWA	
Decision:	Application Refused
Date:	13th May 2015
Description:	Work to trees

Property  
**EPC - Certificate**



### Additional EPC Data

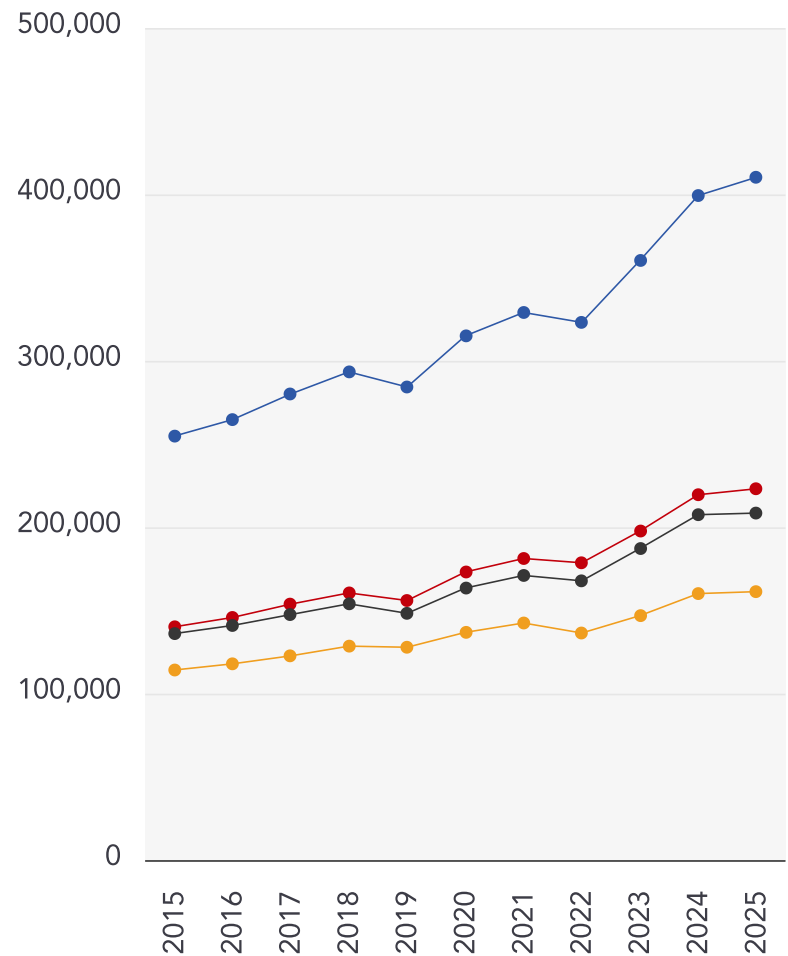
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	LPG (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, LPG
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	227 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in TF9



Detached

**+61.04%**

Semi-Detached

**+59.16%**

Terraced

**+53.2%**

Flat

**+41.21%**

## Important - Please Read

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Valuation Office  
Agency

