

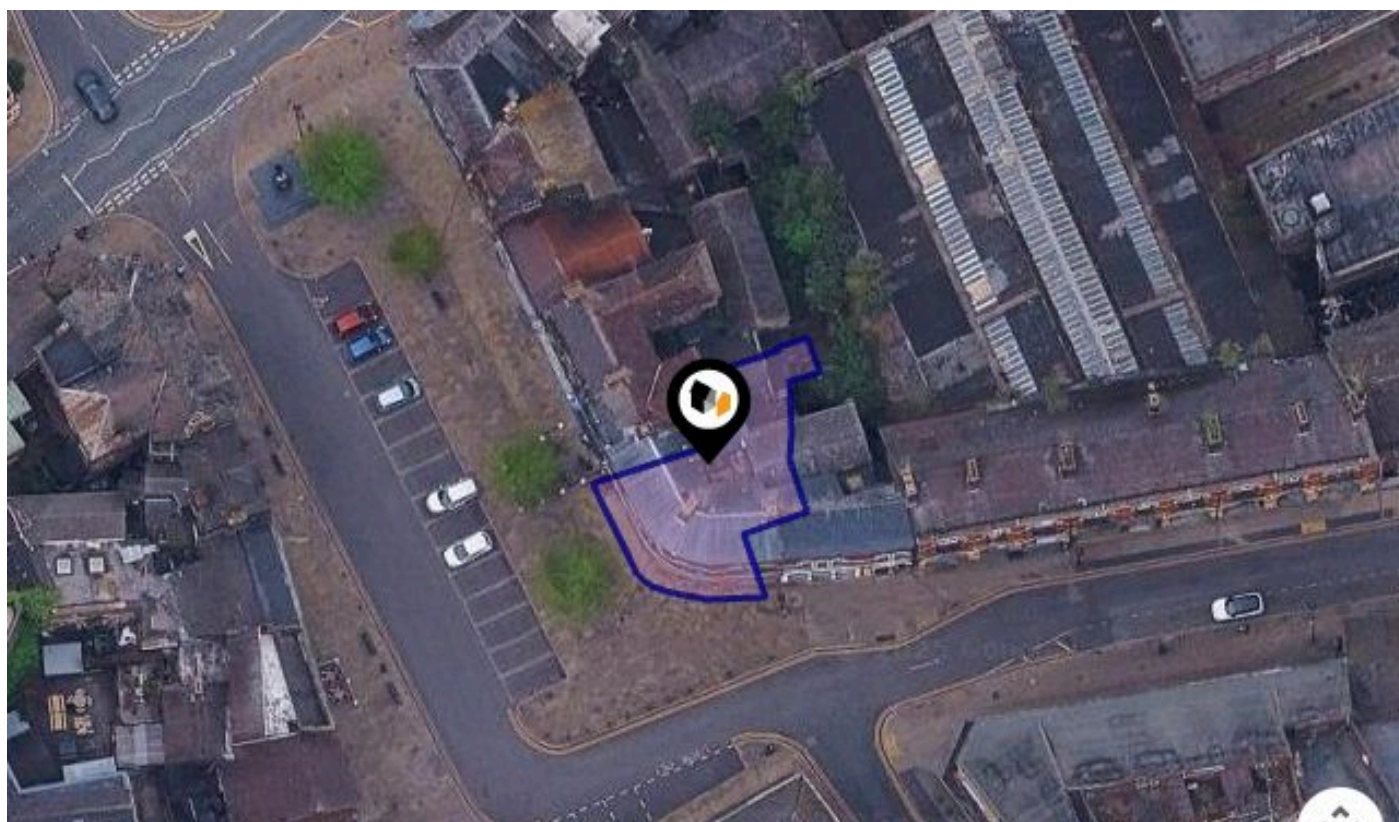


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 07th August 2025



40, QUEEN STREET, 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



Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,386		
Title Number:	SF207906		

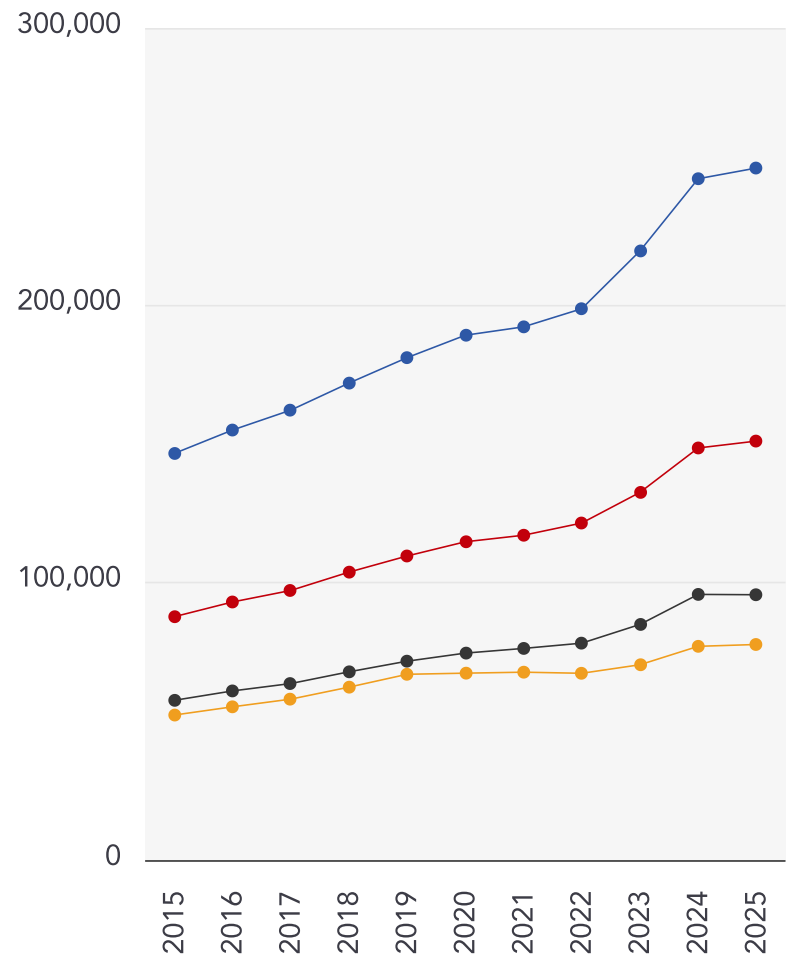
Local Area

Local Authority:	City of stoke-on-trent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Burslem Town Centre			
Flood Risk:				
● Rivers & Seas	Very low	17 mb/s	80 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				

Market

House Price Statistics

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



Detached

+70.17%

Semi-Detached

+72.14%

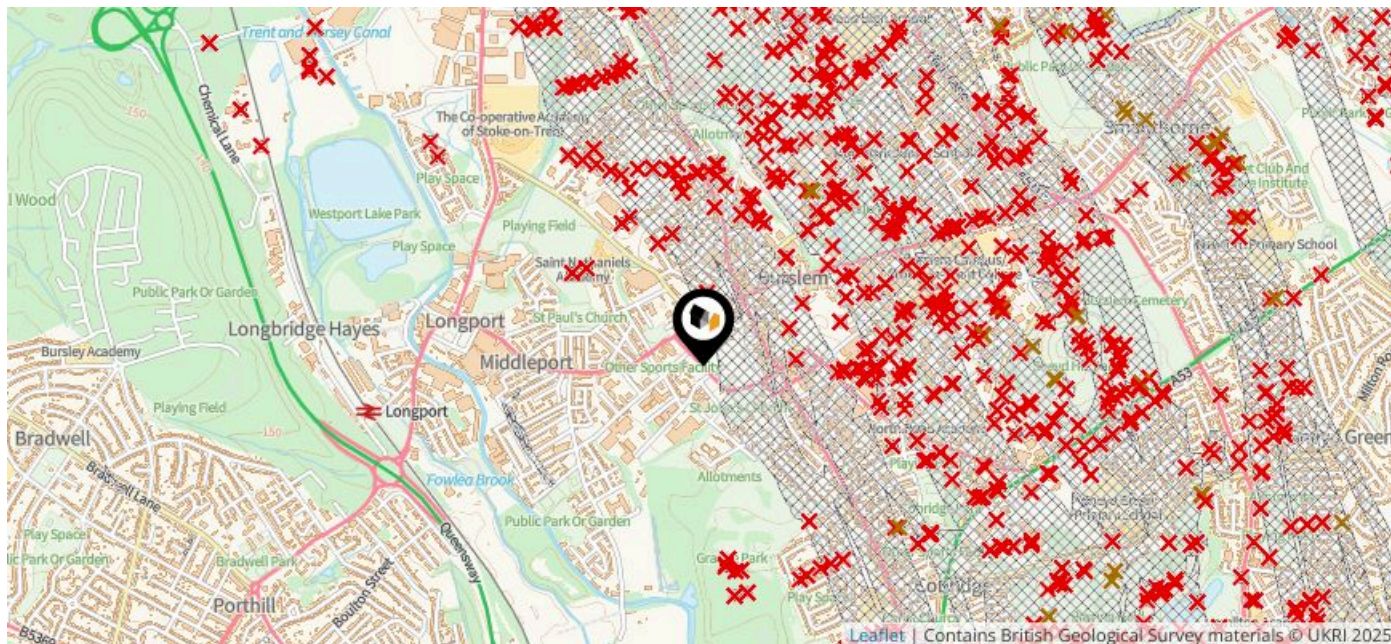
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

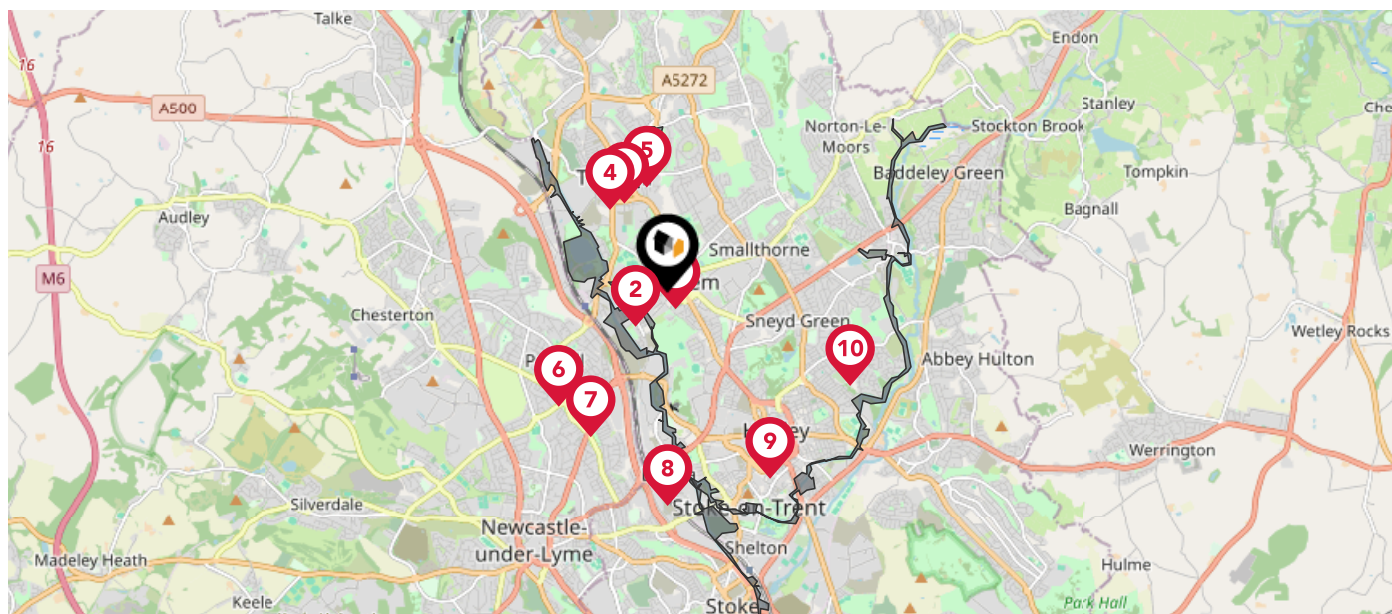
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



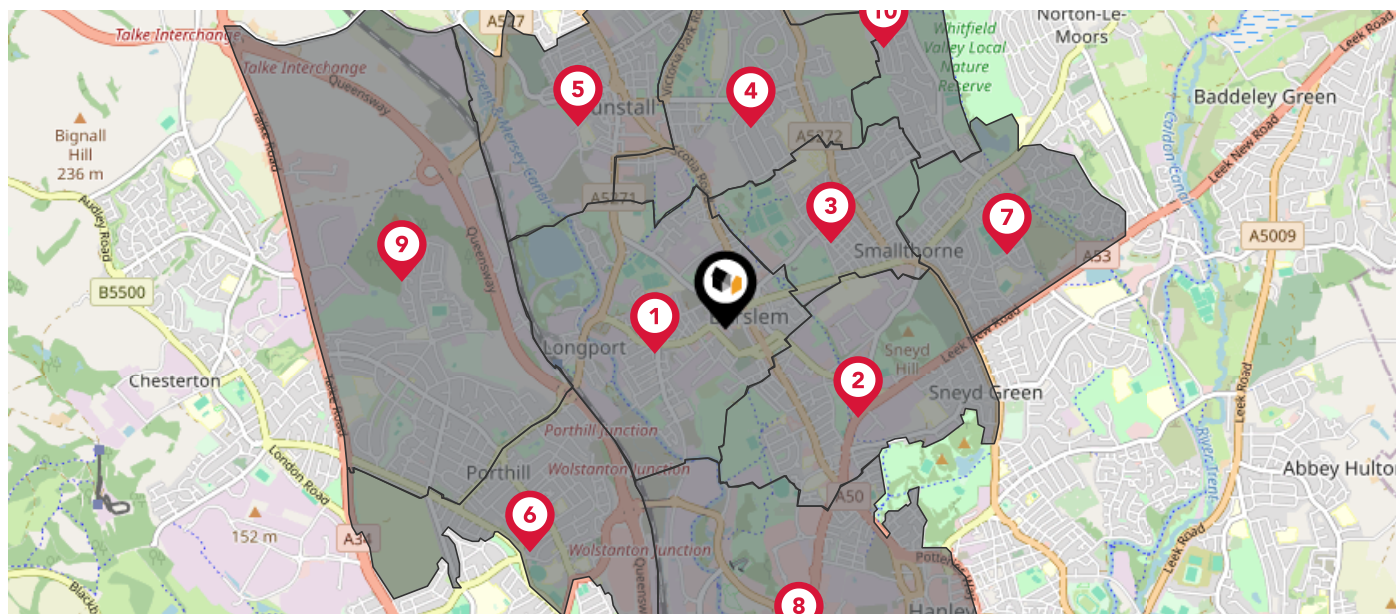
Nearby Conservation Areas

- 1 Burslem Town Centre
- 2 Newcastle Street
- 3 Park Terrace
- 4 Tower Square
- 5 Victoria Park
- 6 Watlands Park
- 7 Wolstanton
- 8 Trent and Mersey Canal
- 9 City Centre
- 10 Caldon Canal

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



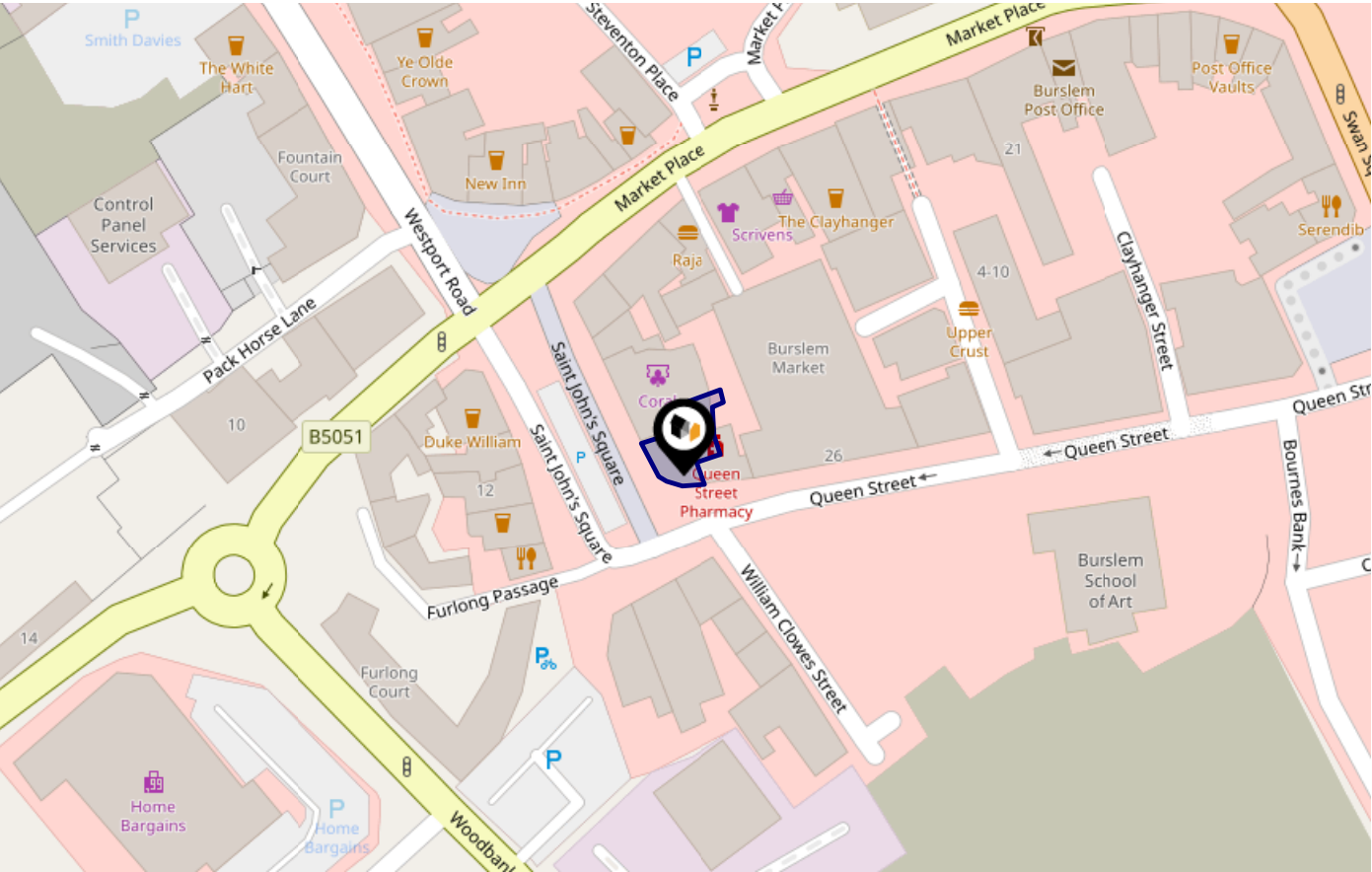
Nearby Council Wards

- 1 Burslem Central Ward
- 2 Moorcroft Ward
- 3 Burslem Park Ward
- 4 Little Chell and Stanfield Ward
- 5 Tunstall Ward
- 6 Wolstanton Ward
- 7 Ford Green and Smallthorne Ward
- 8 Etruria and Hanley Ward
- 9 Bradwell Ward
- 10 Bradeley and Chell Heath 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.

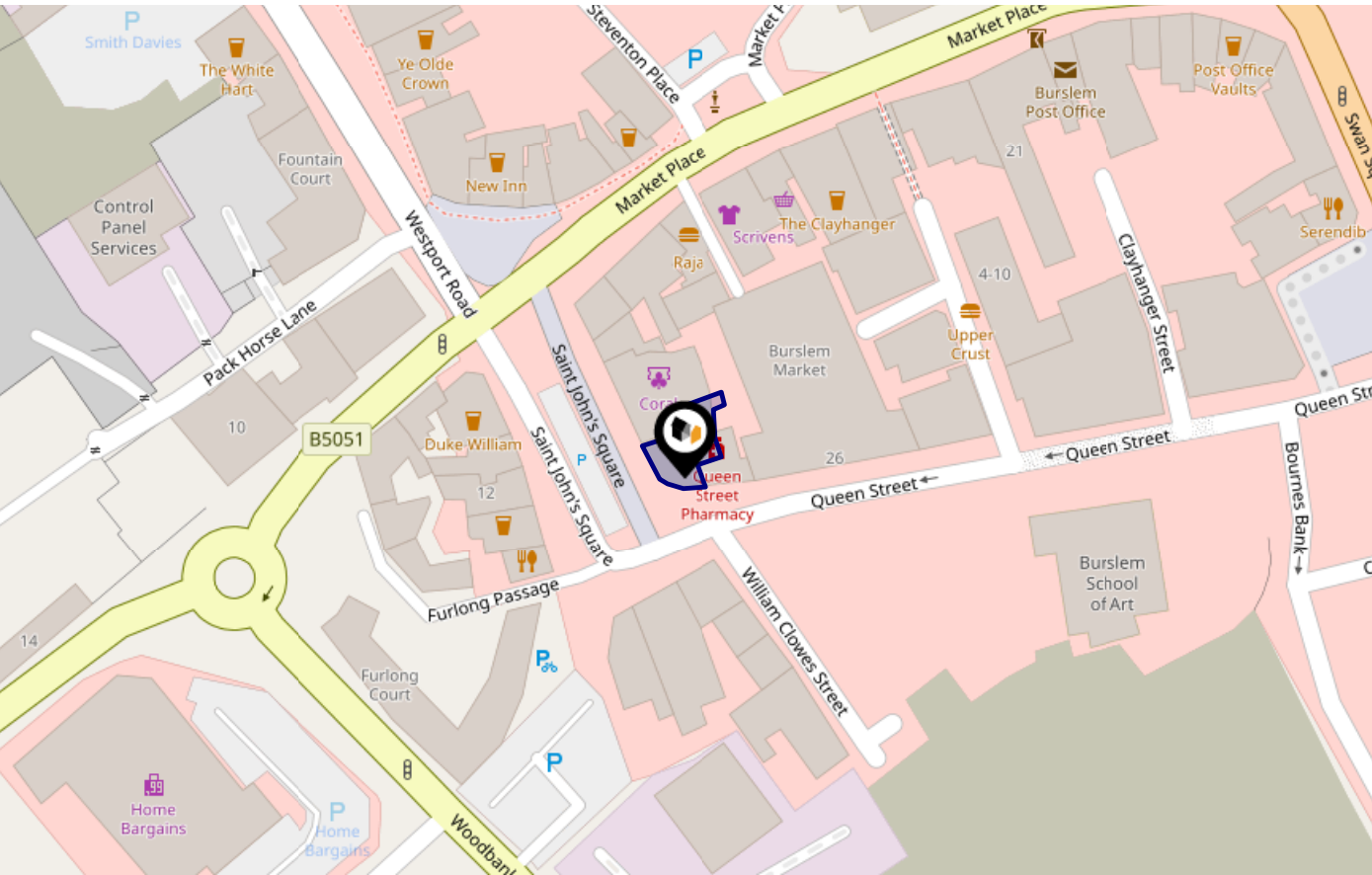
Chance of flooding to the following depths at this property:



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

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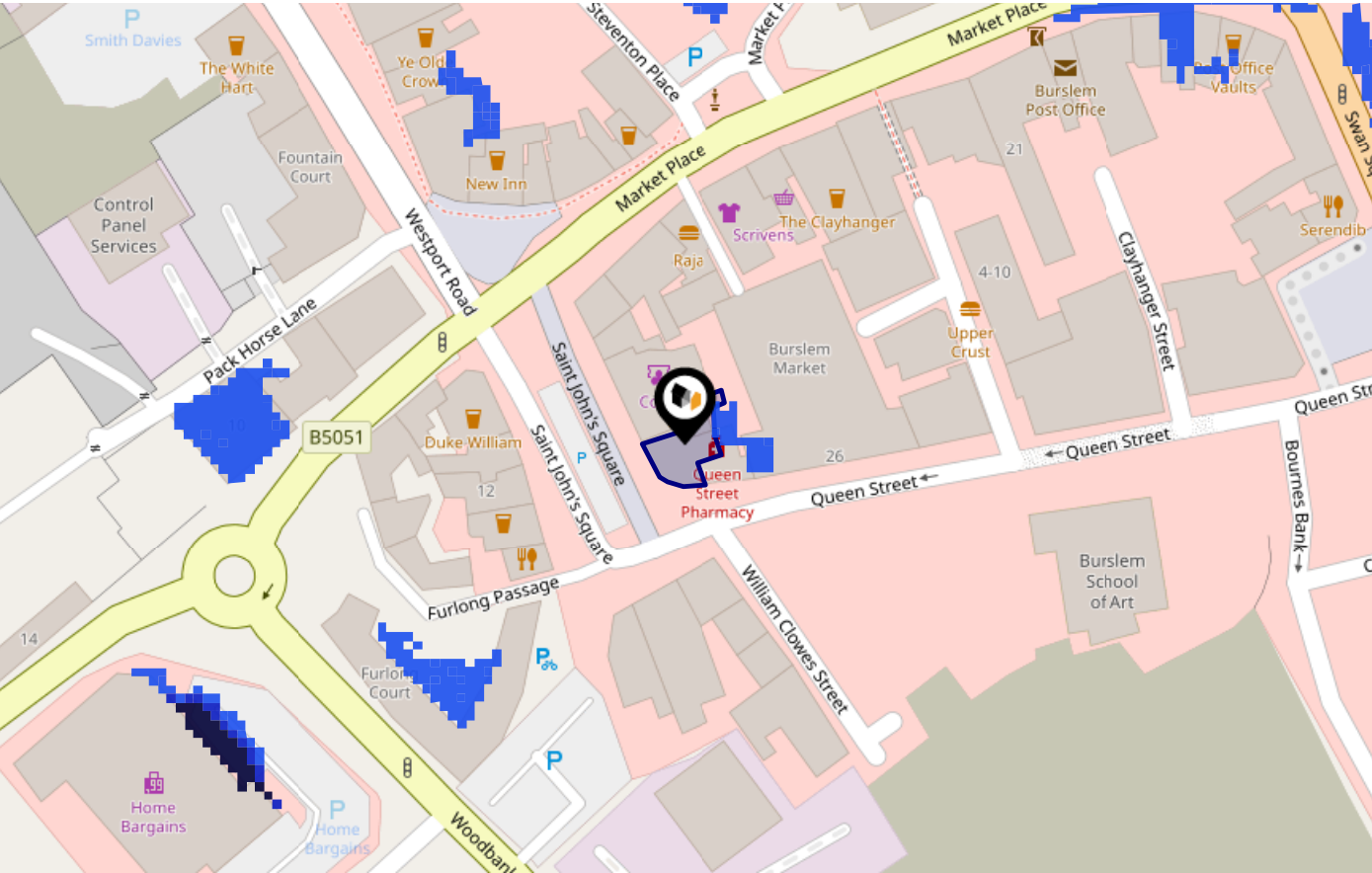
Chance of flooding to the following depths at this property:



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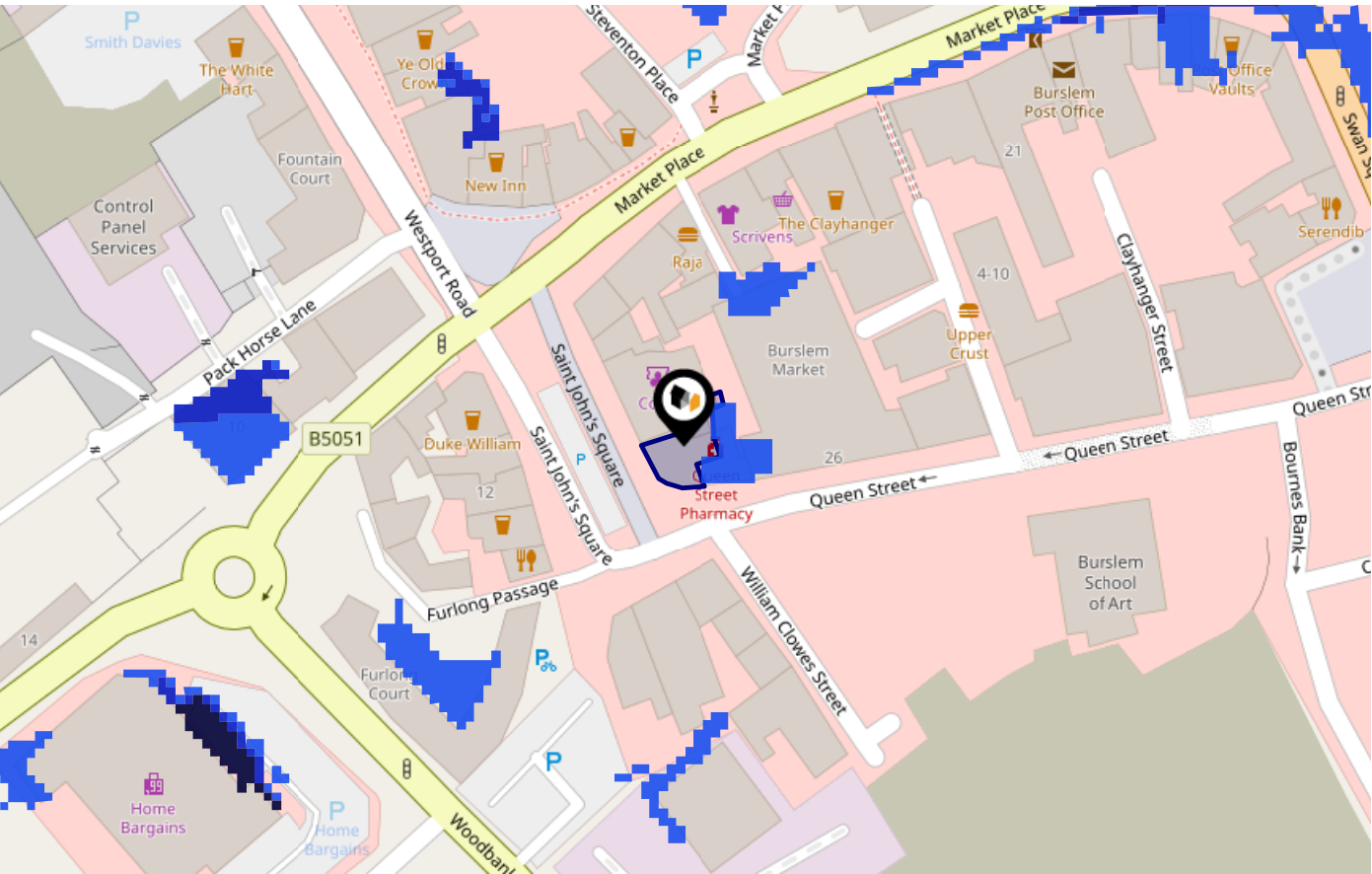
Chance of flooding to the following depths at this property:



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.

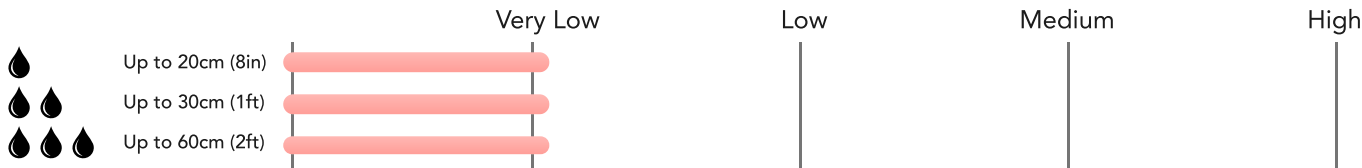


Risk Rating: Very low

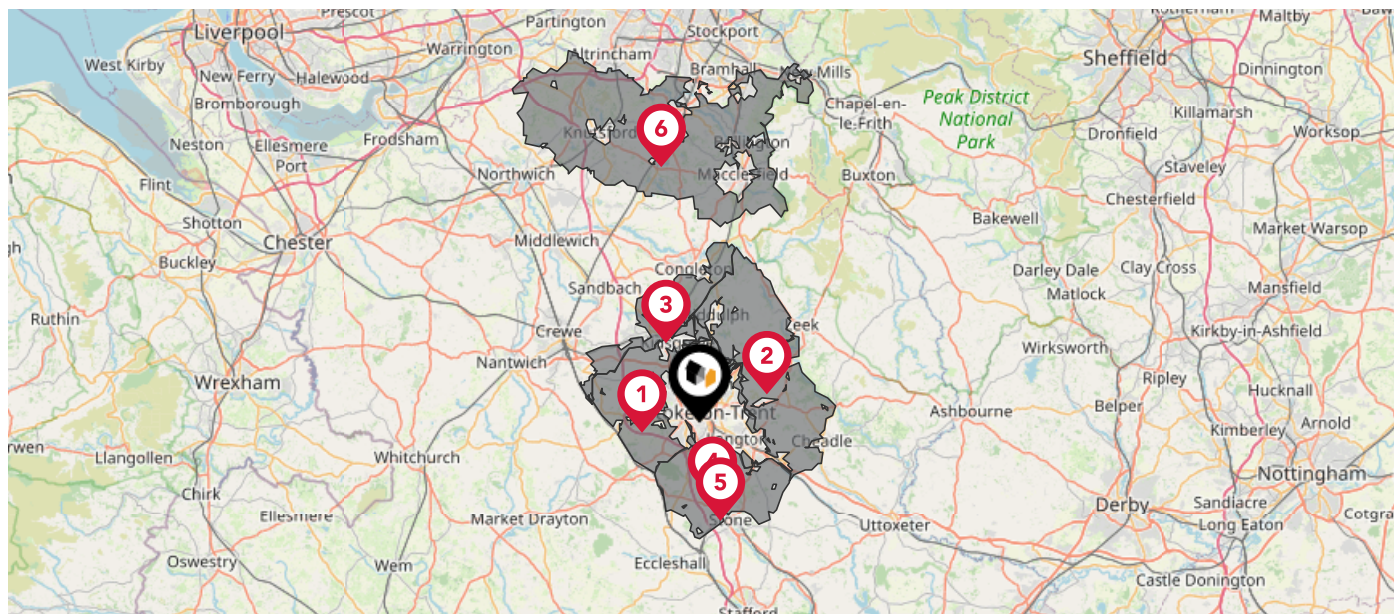
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Cheshire East



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



Stoke-on-Trent Green Belt - Stafford

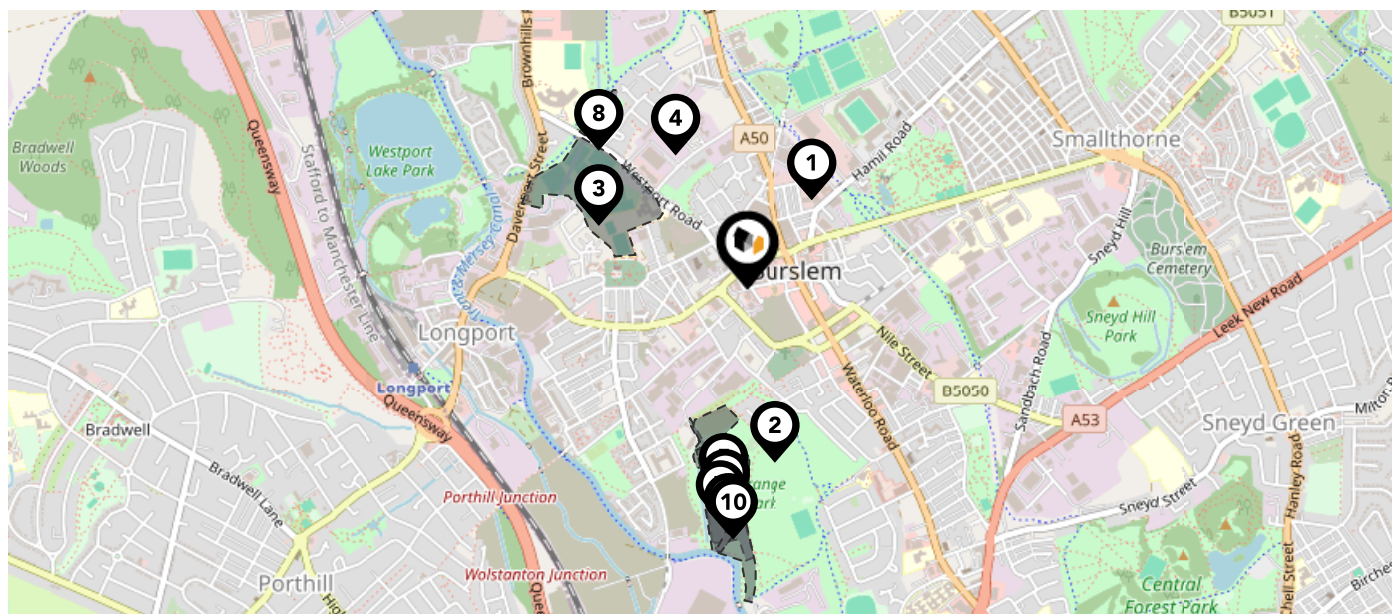


Merseyside and Greater Manchester Green Belt - Cheshire East

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

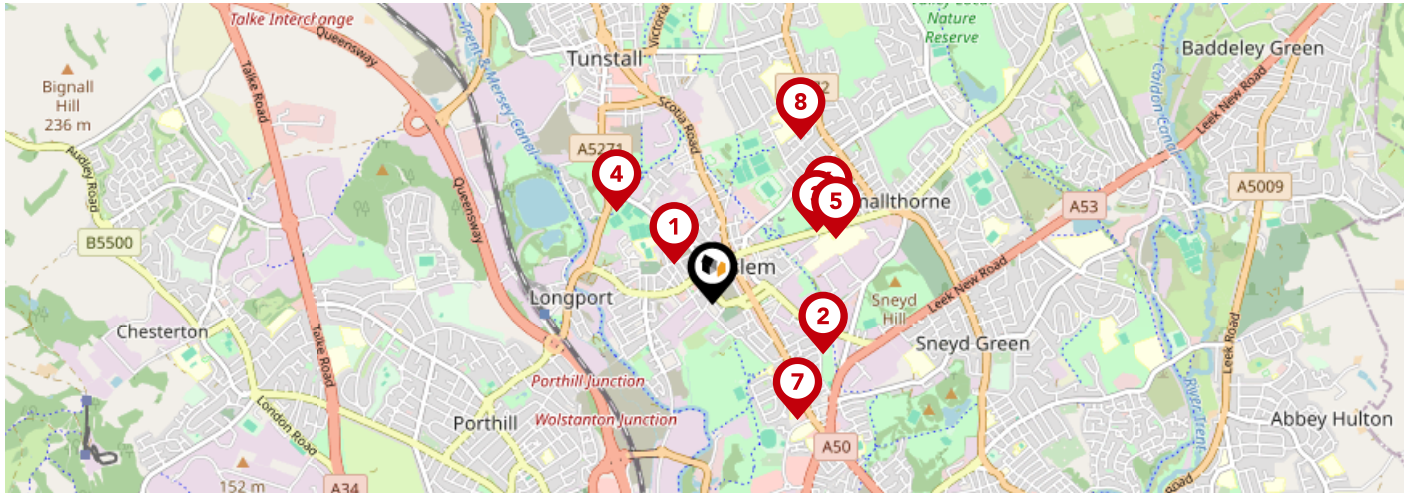
1	Off Baddeley Street-Baddeley Street, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
2	Off Cotterill Grove-Cotterill Grove, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
3	Off Westport Road-Westport Road, Westport, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
4	Federation Road-Federation Road, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	Rogersons Meadow-Navigation Road, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
6	Allotment Gardens-Cotterill Grove, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
7	Rogerson's Meadow-Middleport, Burslem, Staffordshire	Historic Landfill	<input type="checkbox"/>
8	Perry's Tip-Westport Road, Burslem, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	Rogersons Meadow-Navigation Road, Burslem, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>
10	Shelton Works-Etruria, Stoke On Trent, Staffordshire	Historic Landfill	<input type="checkbox"/>

Maps

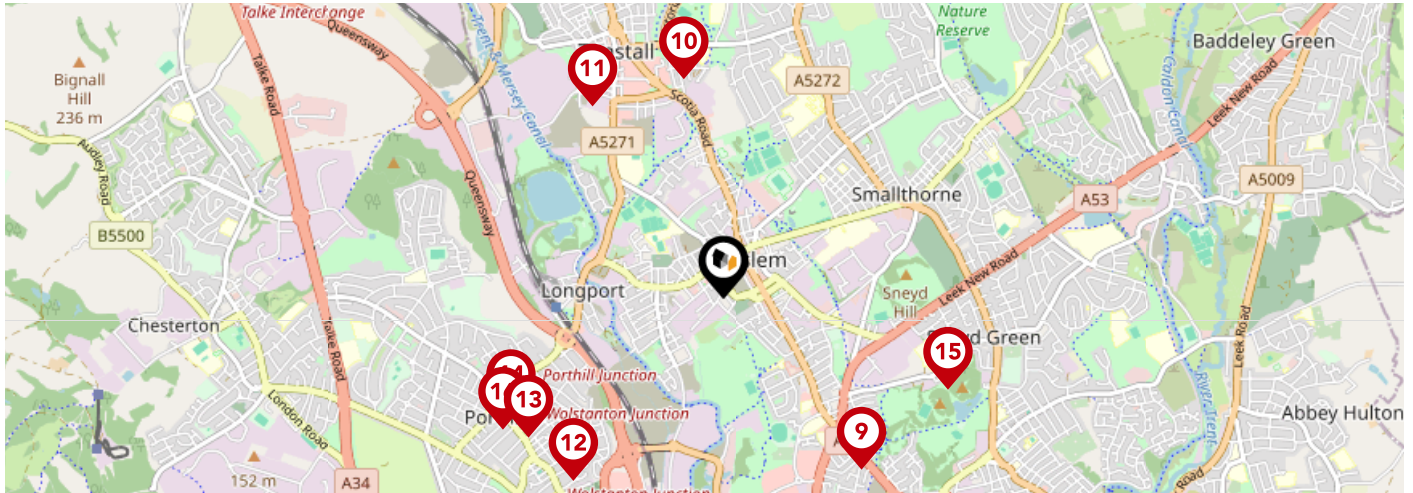
Listed Buildings

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
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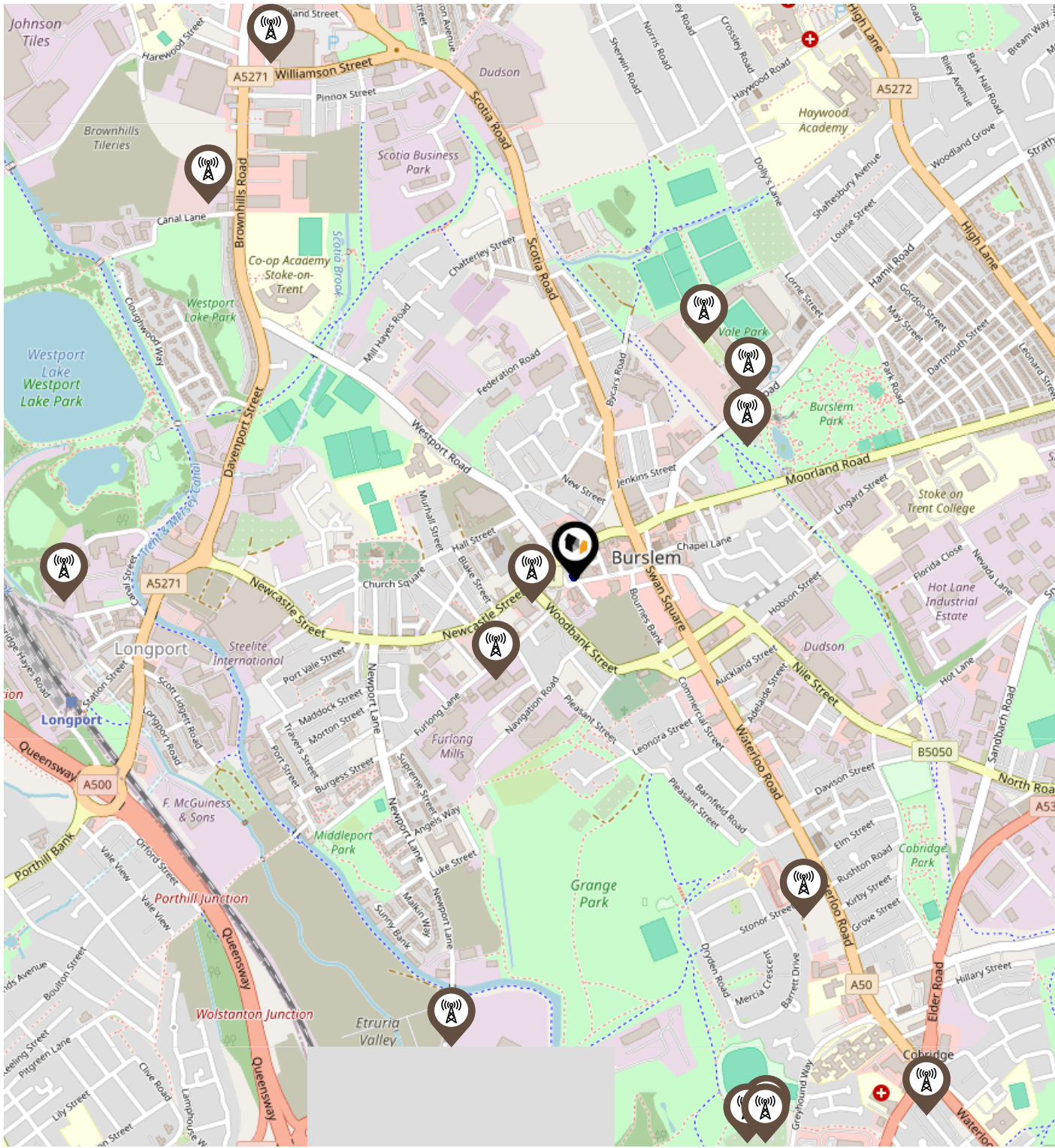
		Nursery	Primary	Secondary	College	Private
1	Saint Nathaniel's Academy Ofsted Rating: Good Pupils: 481 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	North Road Academy Ofsted Rating: Requires improvement Pupils: 203 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Moorpark Junior School Ofsted Rating: Good Pupils: 240 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Co-op Academy Stoke-On-Trent Ofsted Rating: Good Pupils: 1181 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Valiant School Ofsted Rating: Not Rated Pupils: 8 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Jackfield Infant School Ofsted Rating: Good Pupils: 228 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Peter's Catholic Academy Ofsted Rating: Outstanding Pupils: 239 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Haywood Academy Ofsted Rating: Good Pupils: 1160 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Forest Park Primary School Ofsted Rating: Good Pupils: 470 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Wilfrid's Catholic Primary School Ofsted Rating: Good Pupils: 348 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 493 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ellison Primary Academy Ofsted Rating: Good Pupils: 367 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Oaklands Nursery School Ofsted Rating: Outstanding Pupils: 38 Distance:1.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Edison Pace School Ofsted Rating: Good Pupils: 22 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sneyd Academy Ofsted Rating: Good Pupils: 596 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Kaleidoscope School Ofsted Rating: Good Pupils: 29 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

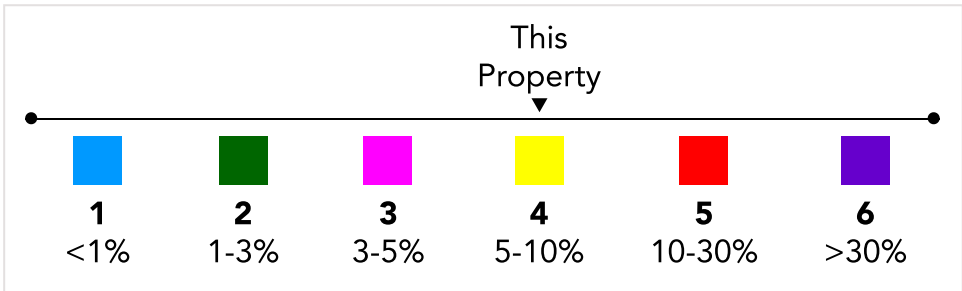
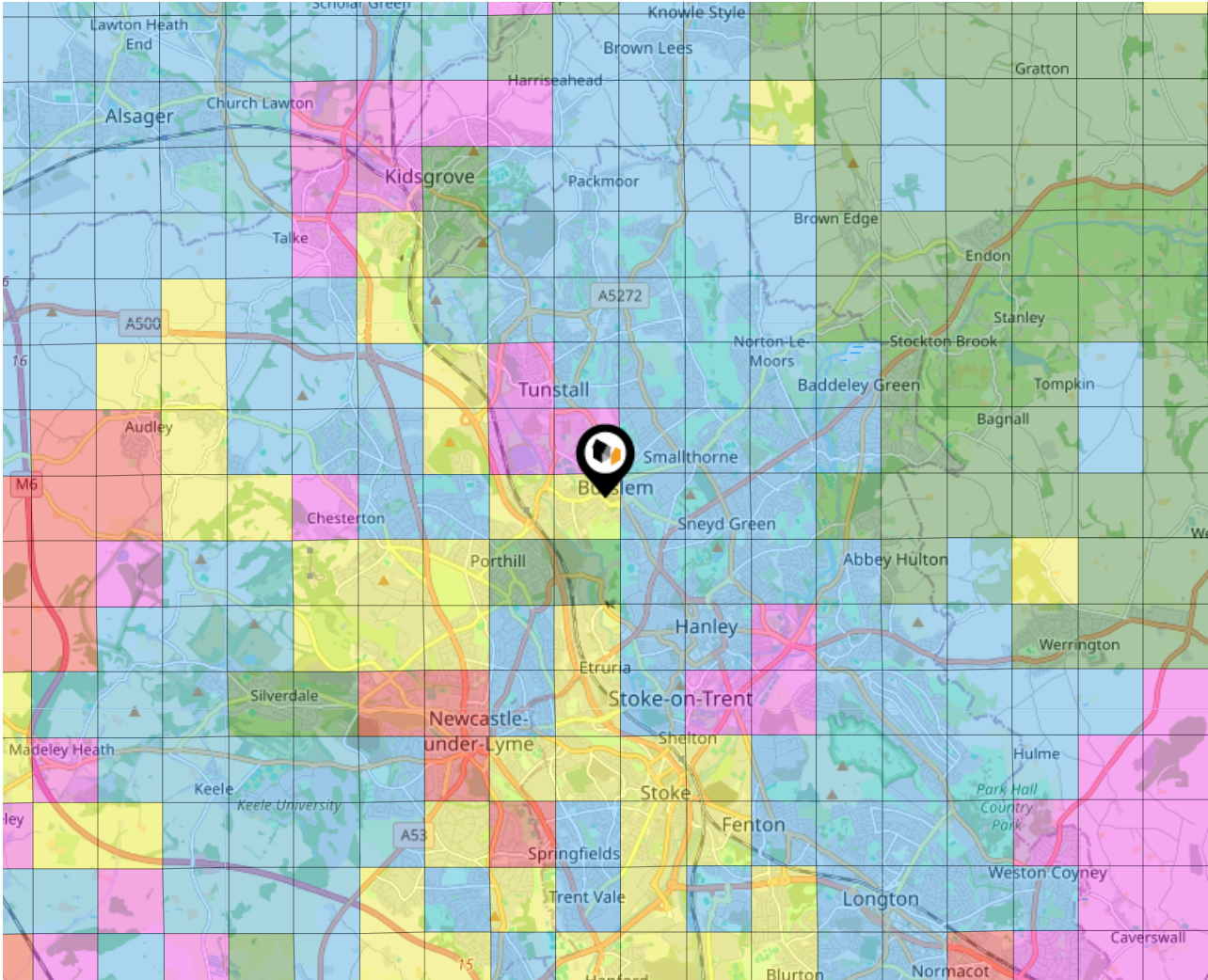


Key:

-  Power Pylons
-  Communication Masts

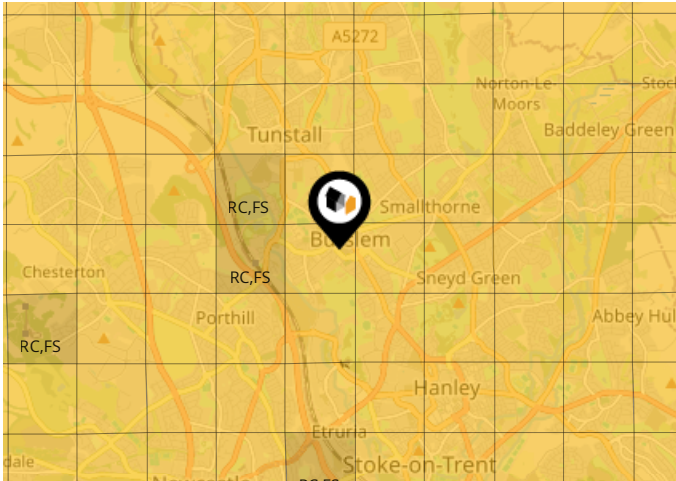
What is Radon?

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:	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		

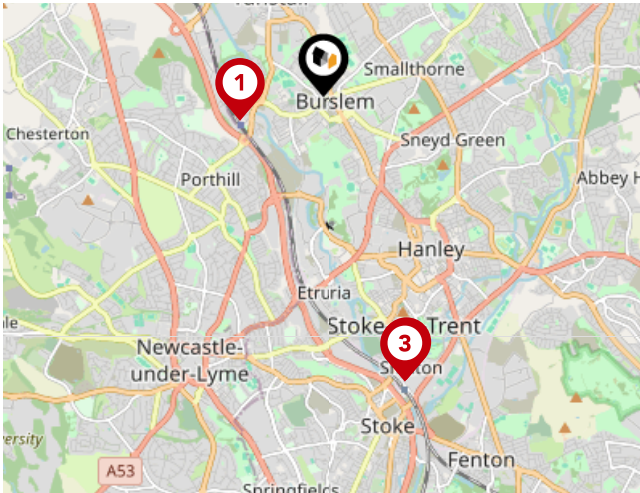


Primary Classifications (Most Common Clay Types)

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

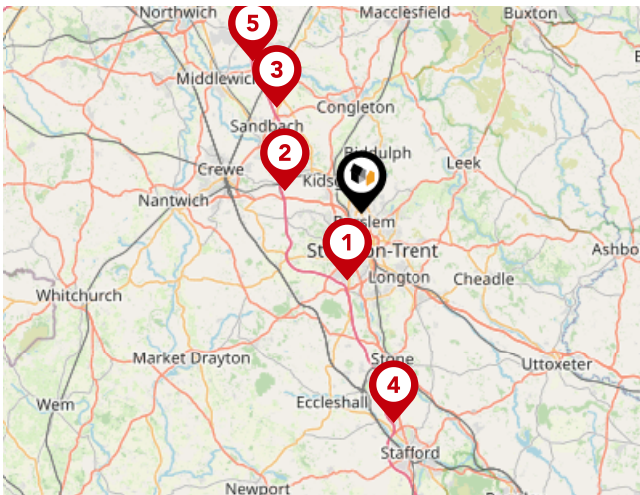
Area

Transport (National)



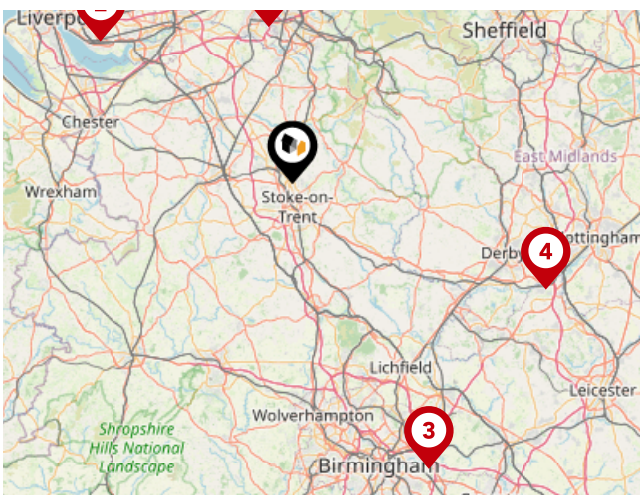
National Rail Stations

Pin	Name	Distance
1	Platform 2	0.77 miles
2	Stoke-on-Trent Rail Station	2.64 miles
3	Stoke-on-Trent Rail Station	2.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	4.9 miles
2	M6 J16	5.81 miles
3	M6 J17	9.67 miles
4	M6 J14	15.22 miles
5	M6 J18	13.33 miles

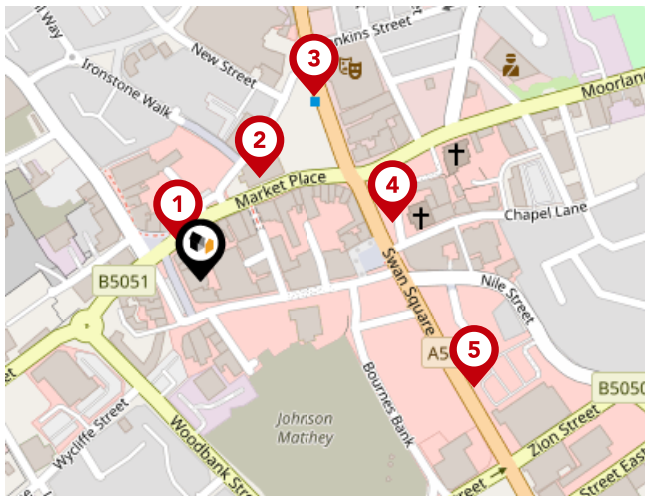


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	22.59 miles
2	Speke	33.92 miles
3	Birmingham Airport	45.36 miles
4	East Mids Airport	39.26 miles

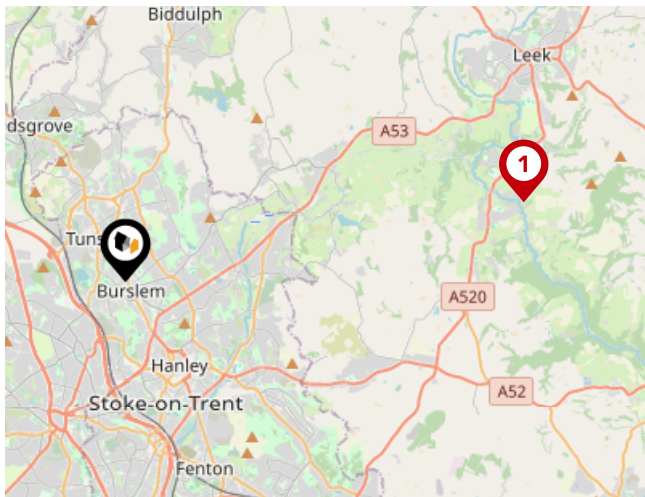
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Market Place	0.03 miles
2	Town Hall	0.07 miles
3	Wedgwood Street	0.12 miles
4	Swan Bank	0.11 miles
5	Zion Street	0.16 miles



Local Connections

Pin	Name	Distance
1	Cheddleton (Churnet Valley Railway)	7.26 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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Valuation Office
Agency



Royal Mail