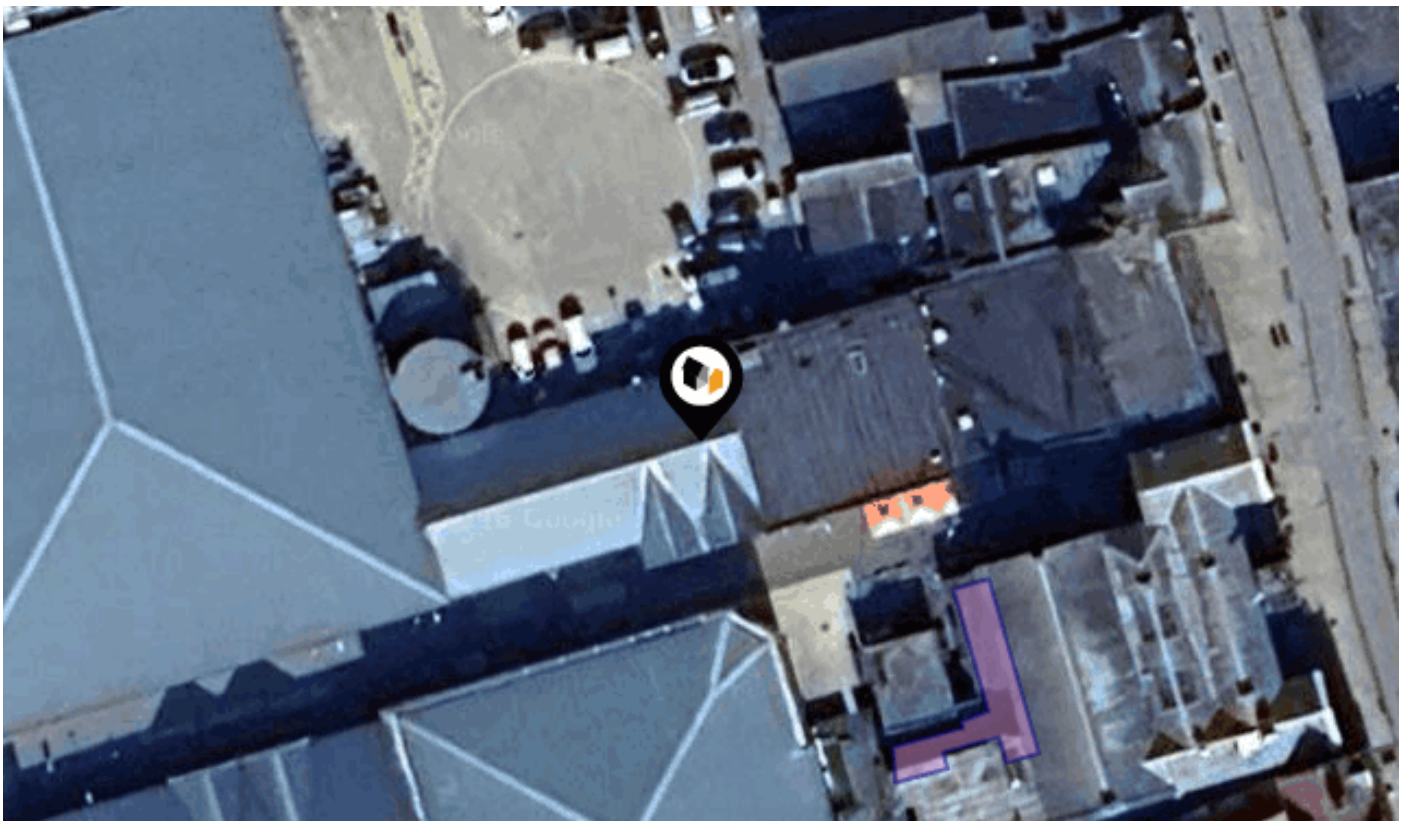




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# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Monday 25th May 2026**



**UTTOXETER FRESH PROD, 4A, CARTERS SQUARE,  
UTTOXETER, ST14 7FN**

## Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

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## Property

<b>Type:</b>	Shop / Showroom	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.02 acres		
<b>Title Number:</b>	SF629396		
<b>UPRN:</b>	10090988219		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

<b>Local Authority:</b>	Staffordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



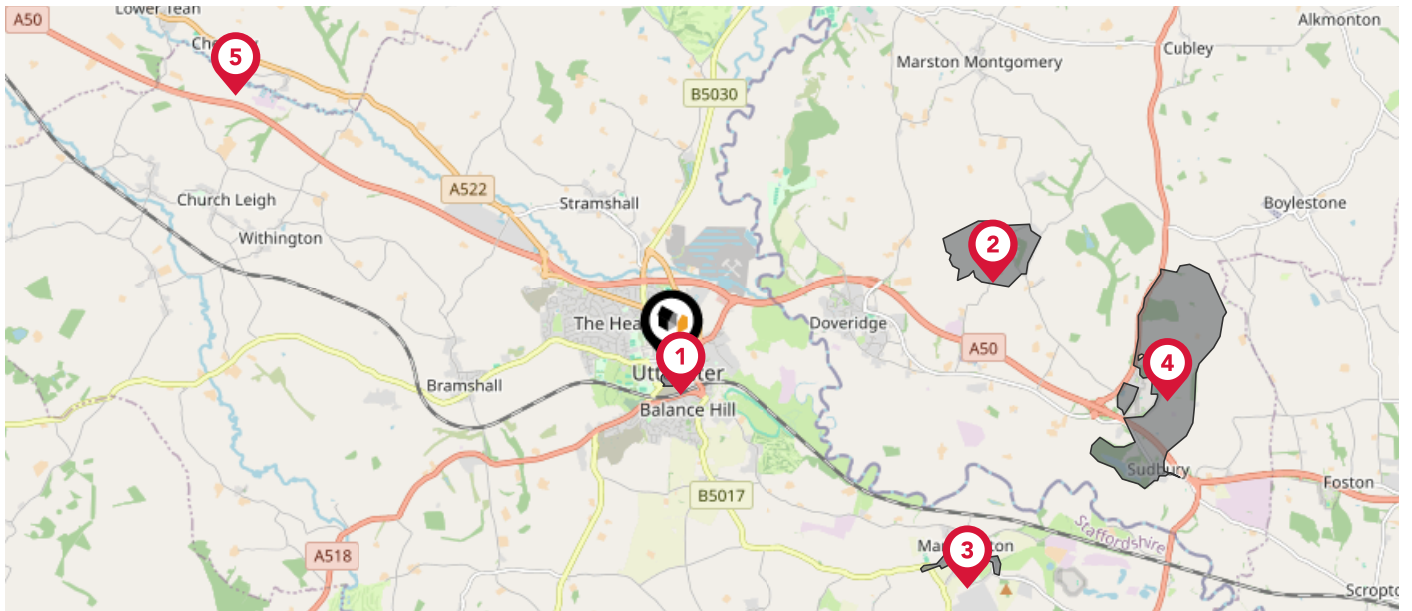
### Mine Entry

- ✕ 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.



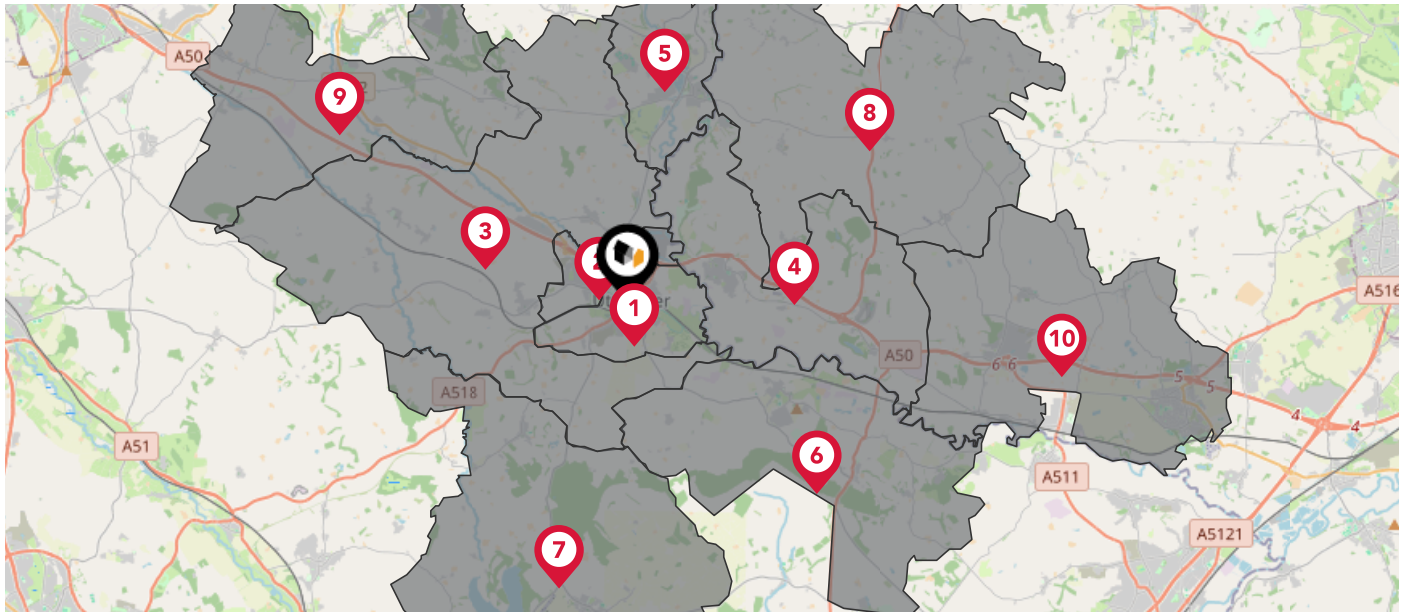
### Nearby Conservation Areas

-  1 Uttoxeter
-  2 Somersal Herbert
-  3 Marchington
-  4 Sudbury
-  5 Checkley











# Maps

## Council Wards

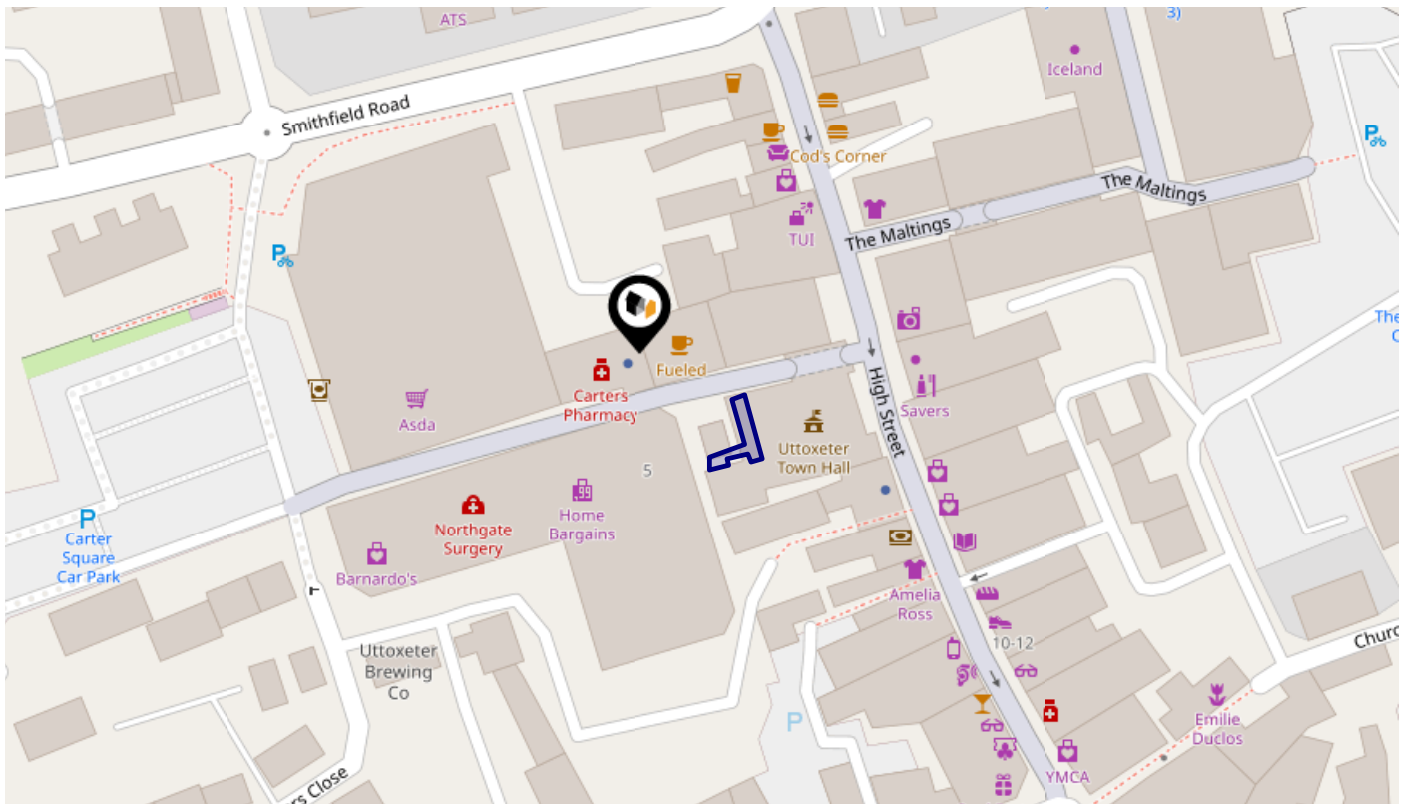
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Town Ward
-  2 Heath Ward
-  3 Abbey Ward
-  4 Doveridge and Sudbury Ward
-  5 Churnet Ward
-  6 Crown Ward
-  7 Bagots Ward
-  8 Norbury Ward
-  9 Checkley Ward
-  10 Hilton Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

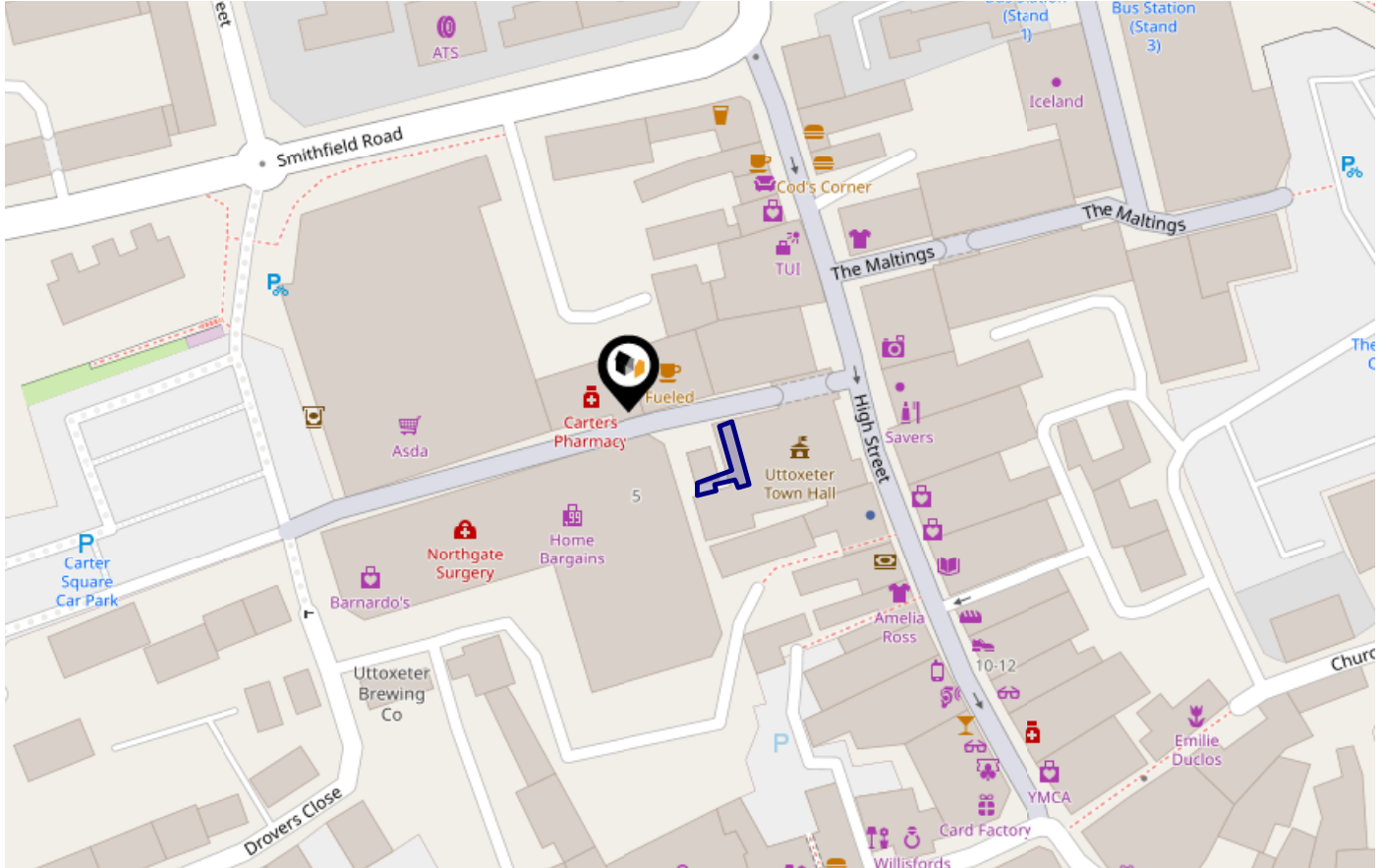
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

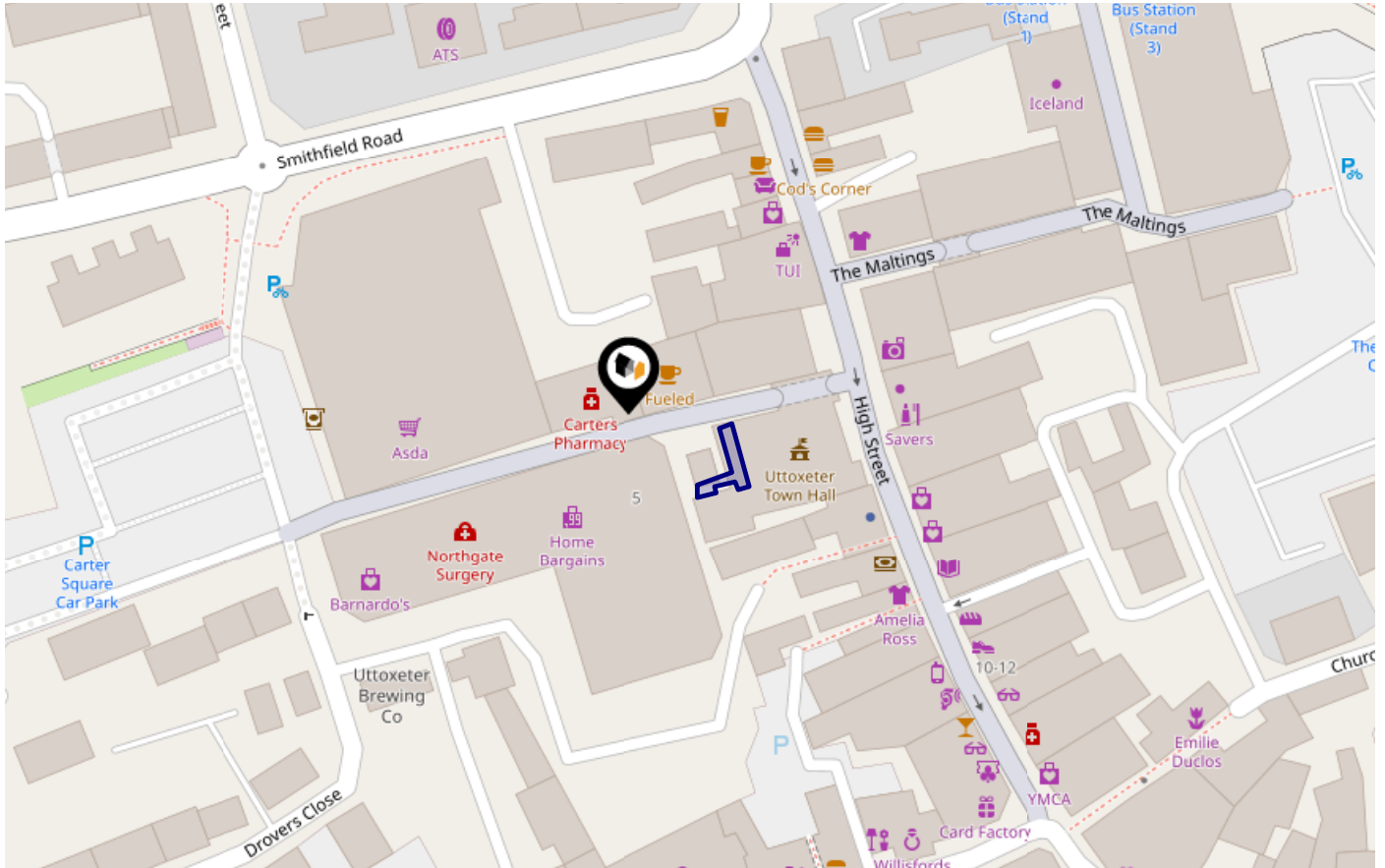
Chance of flooding to the following depths at this property:



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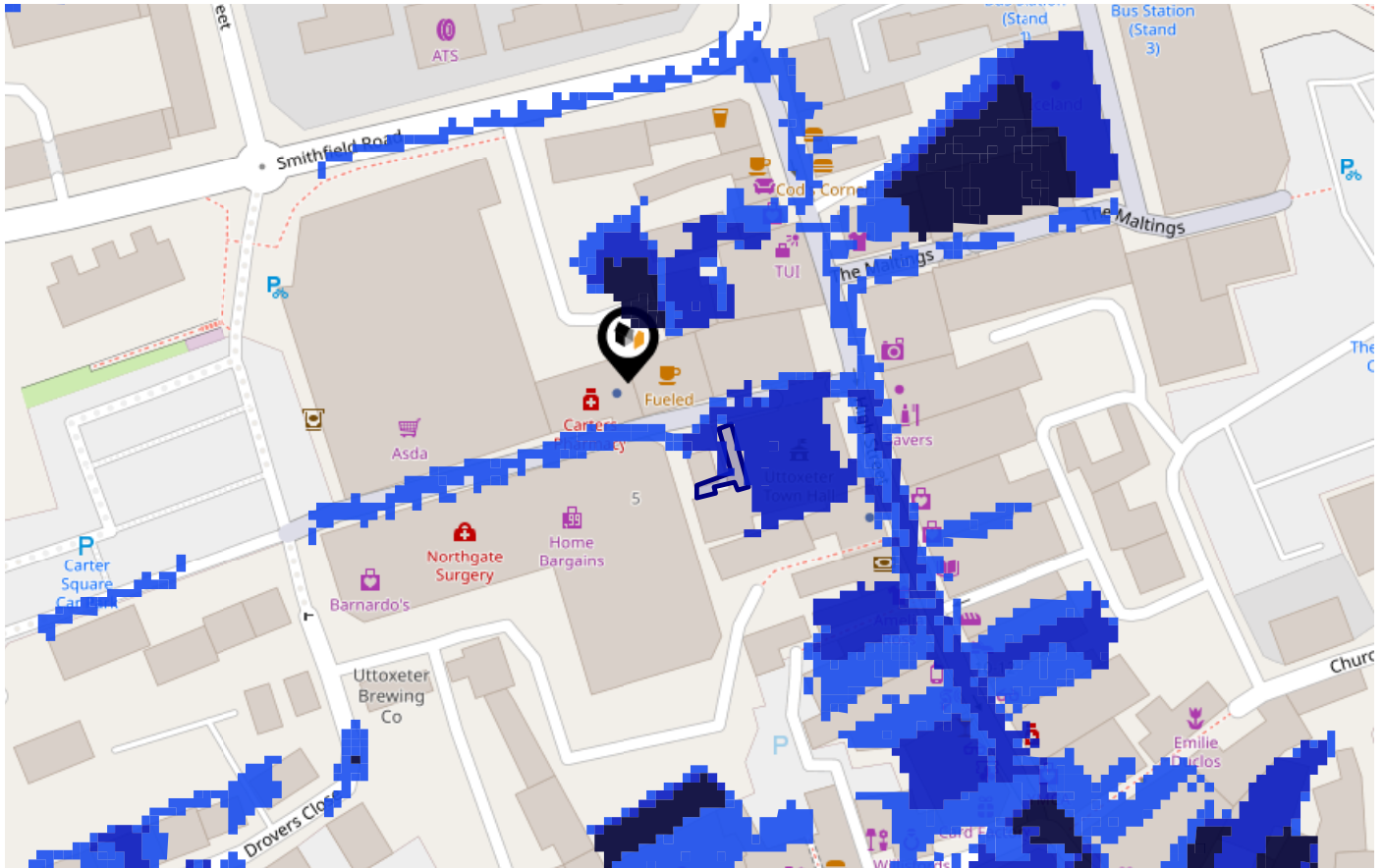
Chance of flooding to the following depths at this property:



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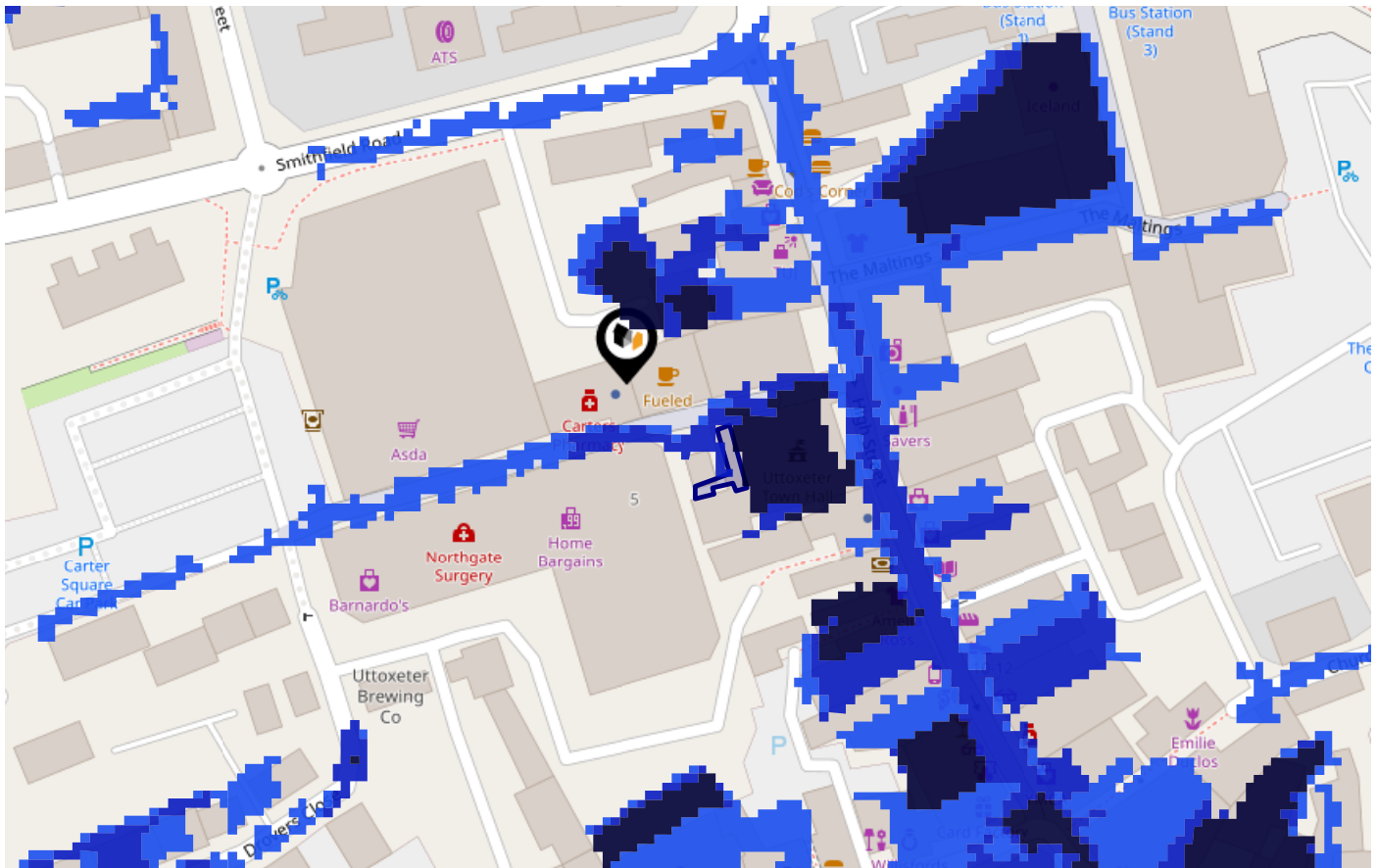
Chance of flooding to the following depths at this property:



# 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.

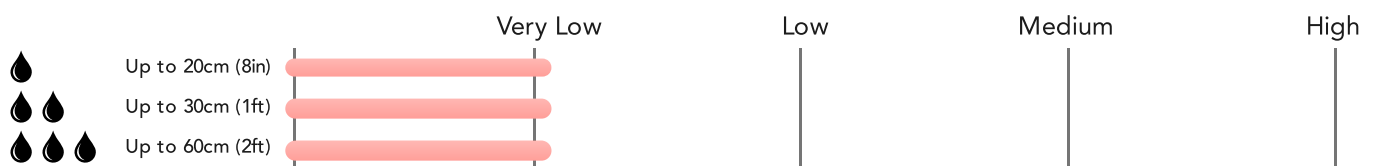


Risk Rating: Very low

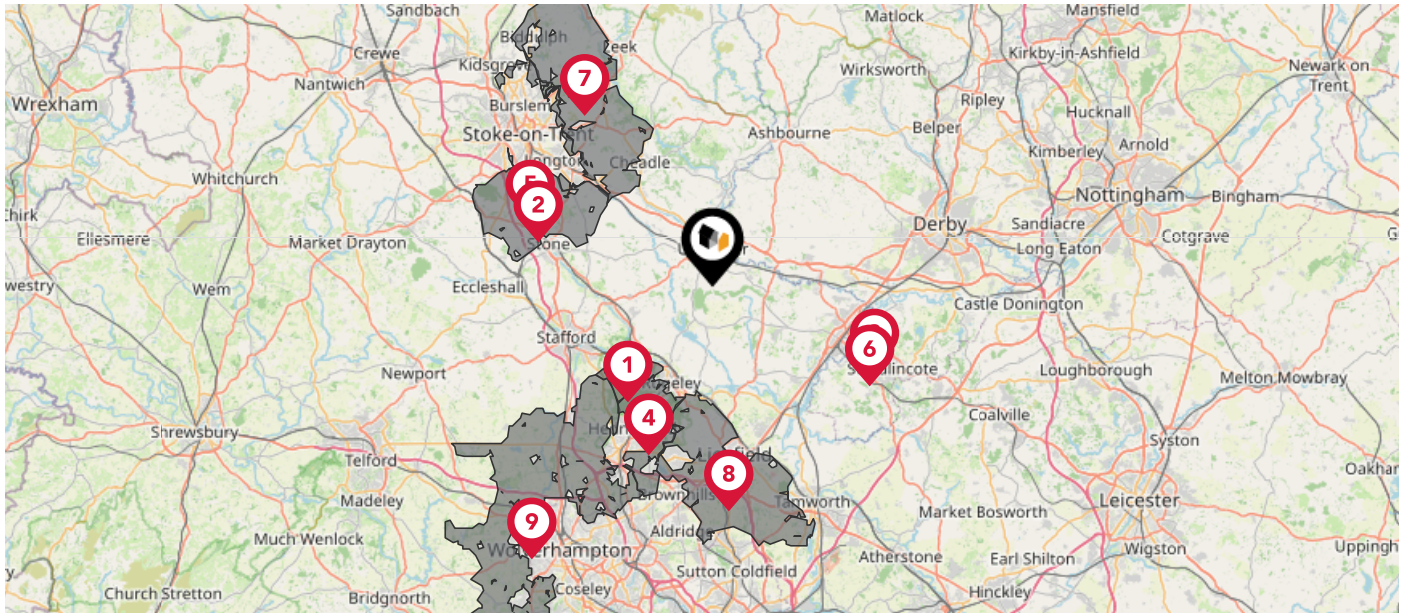
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- 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:



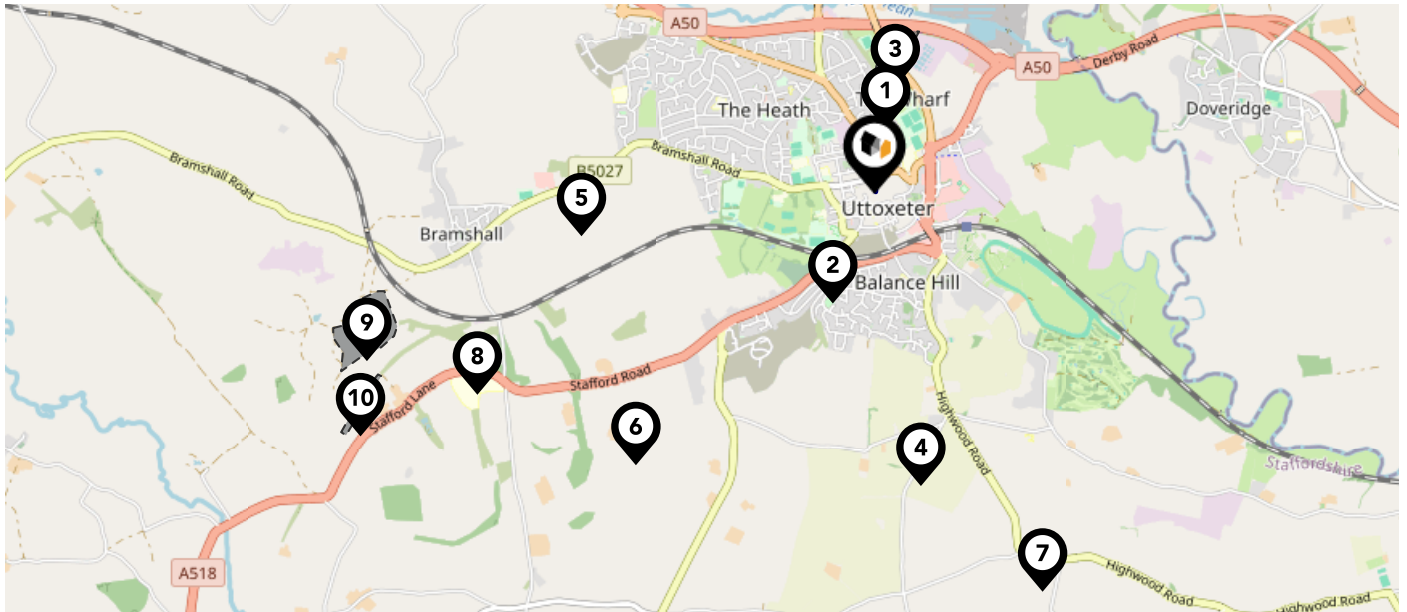
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Birmingham Green Belt - Stafford
-  Stoke-on-Trent Green Belt - Stafford
-  Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire
-  Birmingham Green Belt - Cannock Chase
-  Stoke-on-Trent Green Belt - Stoke-on-Trent
-  Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire
-  Stoke-on-Trent Green Belt - Staffordshire Moorlands
-  Birmingham Green Belt - Lichfield
-  Birmingham Green Belt - South Staffordshire

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.



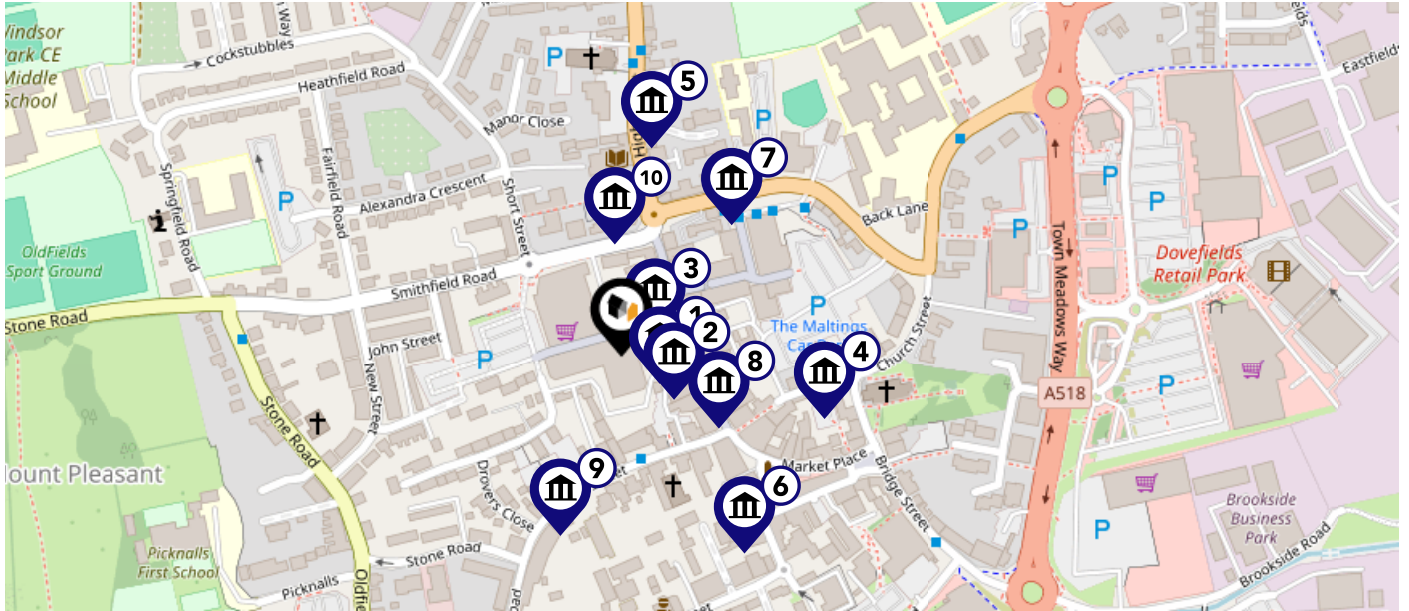
### Nearby Landfill Sites











<b>1</b>	Old Site The Wharf-Park Street, Uttoxeter, Staffordshire	Historic Landfill
<b>2</b>	Old Highways Depot-Off Lark Rise, Uttoxeter, Staffordshire	Historic Landfill
<b>3</b>	Landfill Adjoining Pennycroft Sewage Works-The Dove Way, North Of Uttoxeter, Staffordshire	Historic Landfill
<b>4</b>	Near Four Lanes End-Highwood, Uttoxeter, Staffordshire	Historic Landfill
<b>5</b>	Landfill Site South Of Bramshall Road-South Of Bramshall Road, Bramshall, Uttoxeter, Staffordshire	Historic Landfill
<b>6</b>	Gibbs Leasow Farm-Near Uttoxeter, Staffordshire	Historic Landfill
<b>7</b>	Netherland Green Landfill Site-Off B5017, Staffordshire	Historic Landfill
<b>8</b>	Opposite School-Sewage Works, Lower Loxley, Staffordshire	Historic Landfill
<b>9</b>	Bramshall Landfill Site-Bramshall Landfill, Near Uttoxeter, Stafford	Historic Landfill
<b>10</b>	Lower Loxley, Opposite School-Lower Loxley, Bramshall, Near Uttoxeter, Staffordshire	Historic Landfill

# Maps

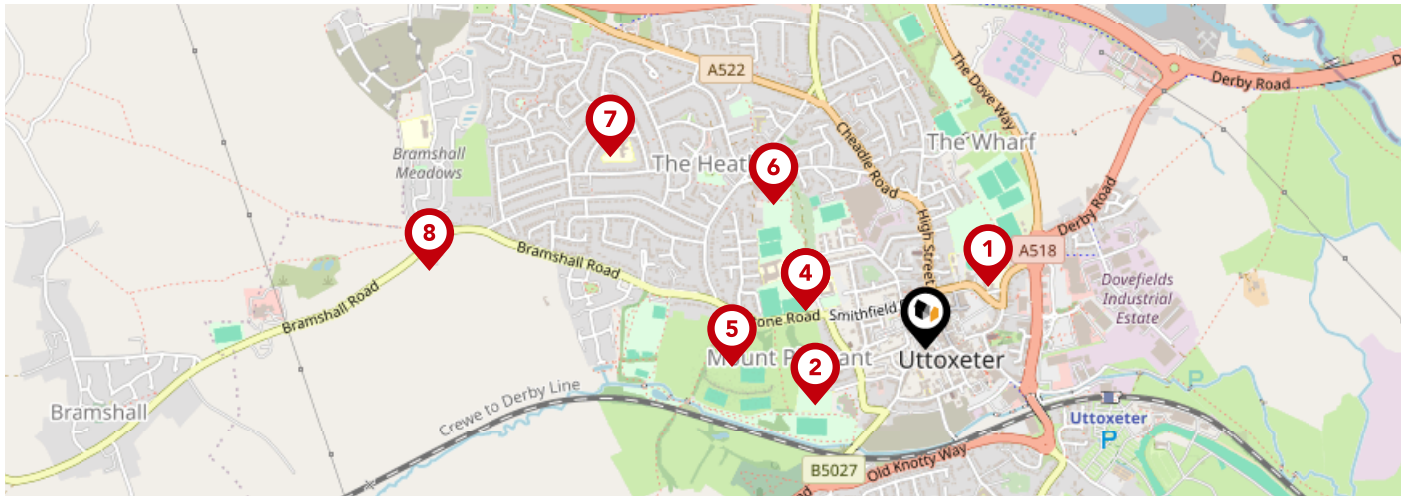
## Listed Buildings

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



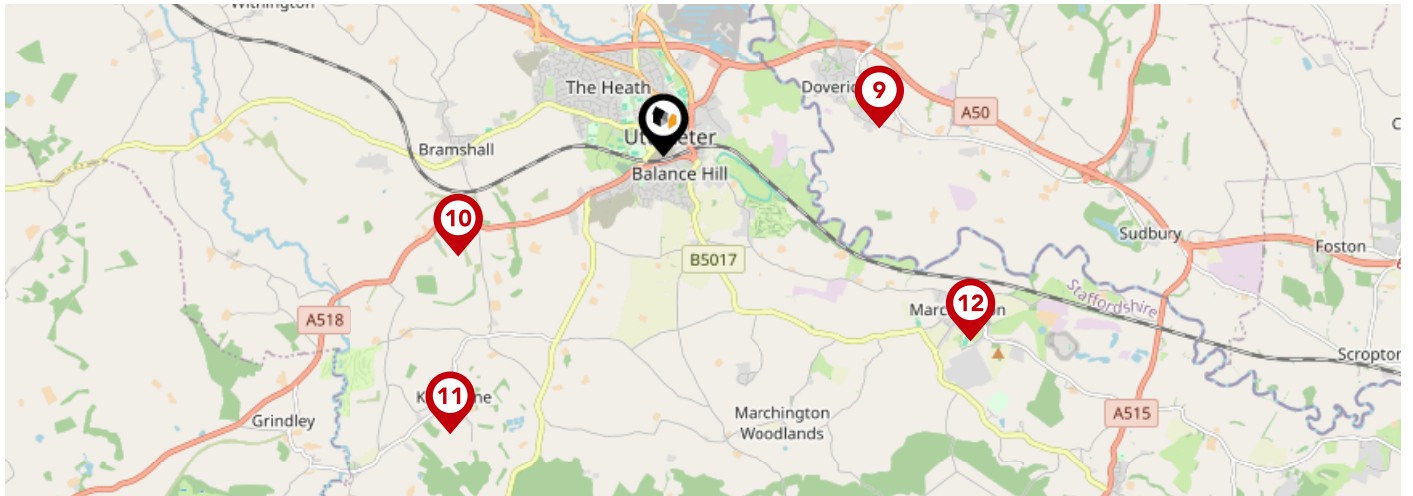
Listed Buildings in the local district	Grade	Distance
 1253438 - Town Hall	Grade II	0.0 miles
 1038756 - Former Cross Keys Hotel (ws Bagshaw And Sons, Auctioneers)	Grade II	0.0 miles
 1190996 - 23, High Street	Grade II	0.0 miles
 1038745 - 21, 23, 25 And 25a, Church Street	Grade II	0.1 miles
 1293576 - 74, High Street	Grade II	0.1 miles
 1374331 - 33 And 35, Market Place	Grade II	0.1 miles
 1038782 - Marker Stone To East Of 19, Bradley Street	Grade II	0.1 miles
 1038753 - 10, High Street	Grade II	0.1 miles
 1379204 - 38, 40 And 42, Carter Street	Grade II	0.1 miles
 1374329 - Methodist Chapel	Grade II	0.1 miles









# Area Schools



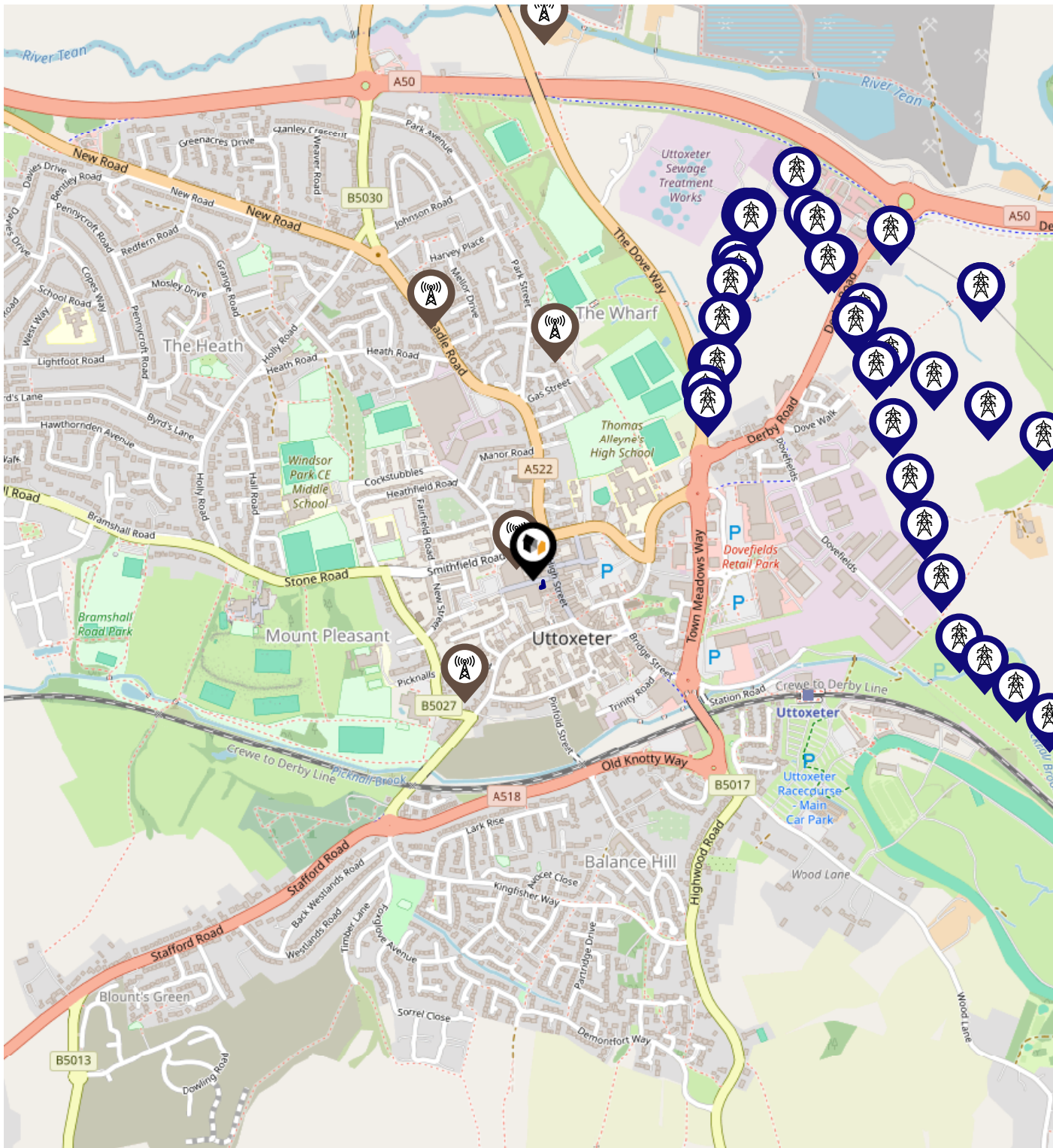
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Thomas Alleyne's High School</b> Ofsted Rating: Good   Pupils: 1001   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Picknalls First School</b> Ofsted Rating: Good   Pupils: 292   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Windsor Park CE Middle School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oldfields Hall Middle School</b> Ofsted Rating: Good   Pupils: 517   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's CofE (A) First School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Tynsel Parkes CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 170   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bramshall Meadows First School</b> Ofsted Rating: Not Rated   Pupils: 49   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





	Nursery	Primary	Secondary	College	Private
 <b>Doveridge Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Loxley Hall School</b> Ofsted Rating: Good   Pupils: 103   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Talbot First School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St. Peter?s Church of England First School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Abbotsholme School</b> Ofsted Rating: Not Rated   Pupils: 230   Distance:3.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The JCB Academy</b> Ofsted Rating: Good   Pupils: 819   Distance:3.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Marston Montgomery Primary School</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dove CofE Academy</b> Ofsted Rating: Good   Pupils: 88   Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

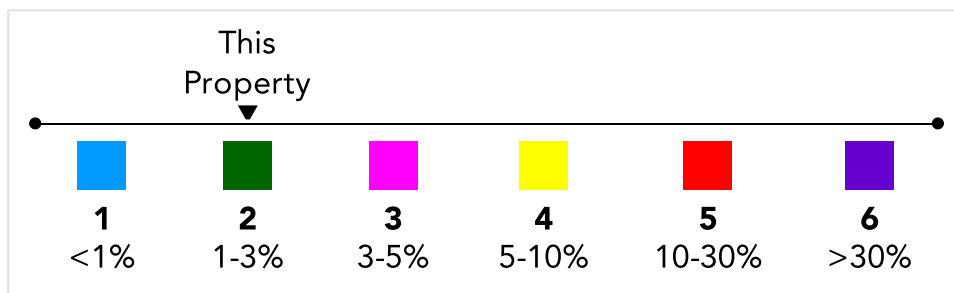
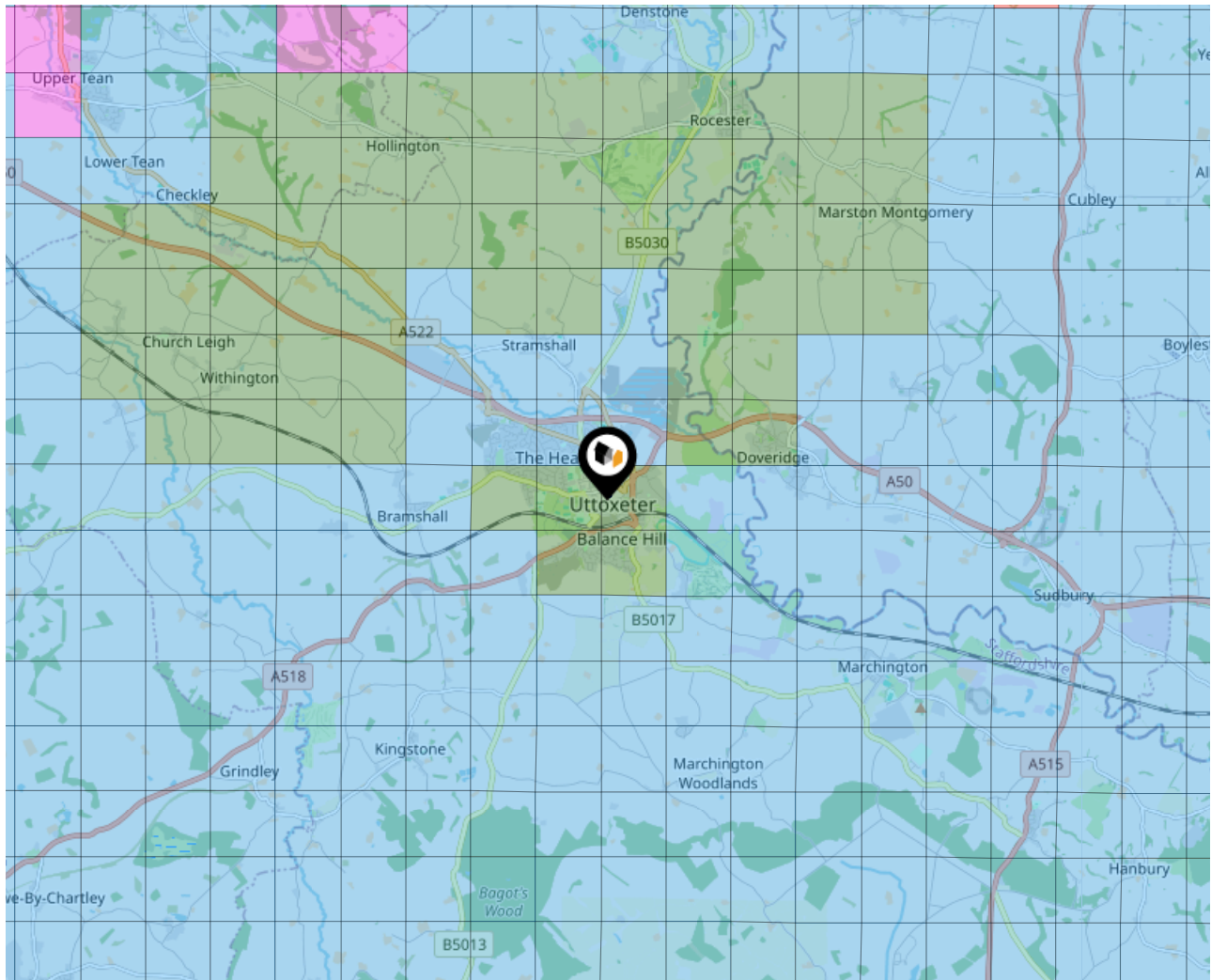


**Key:**

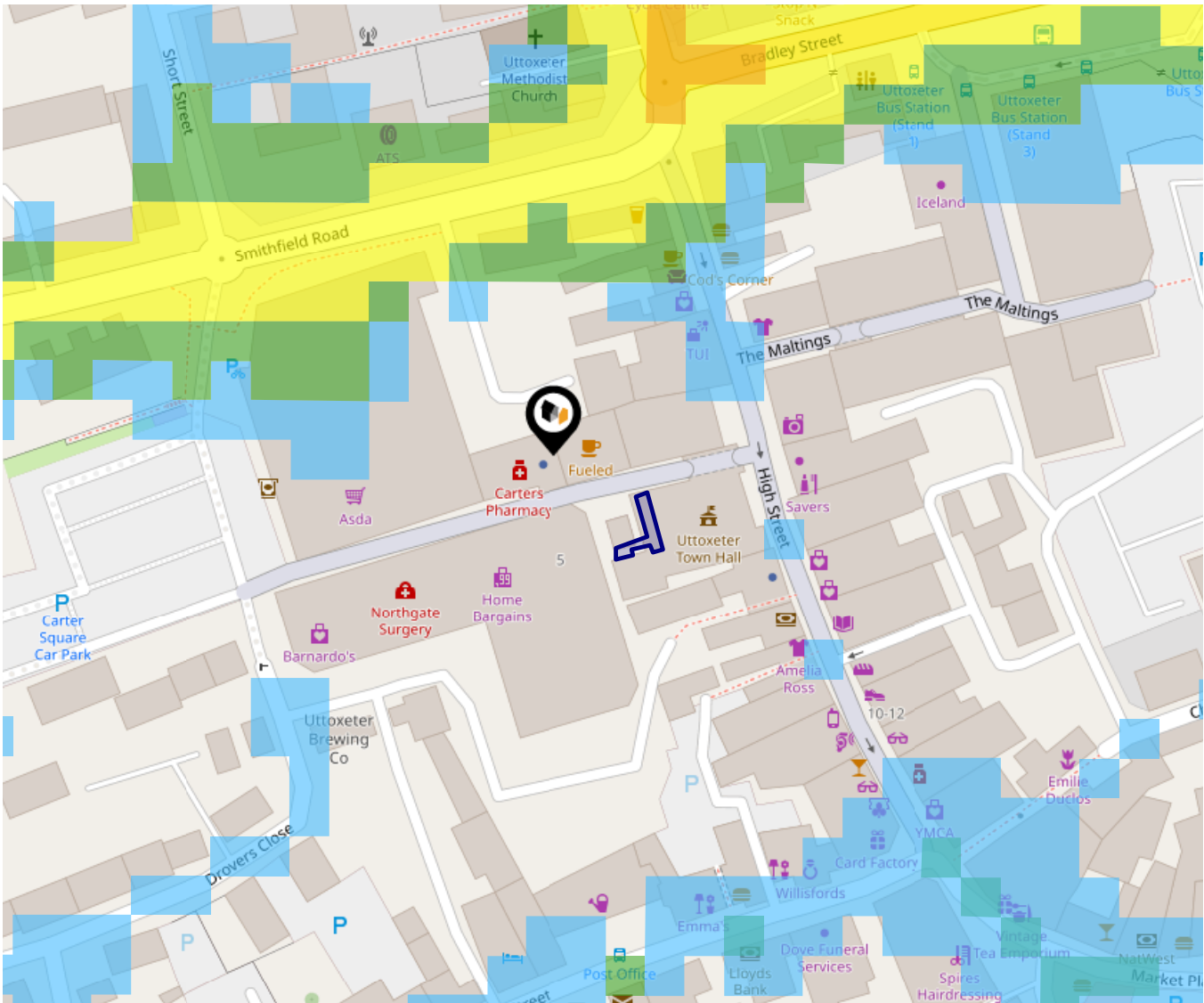
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

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

**Carbon Content:** NONE  
**Soil Texture:** CLAY TO SANDY LOAM  
**Parent Material Grain:** ARGILLIC - ARENACEOUS  
**Soil Depth:** DEEP  
**Soil Group:** ALL



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

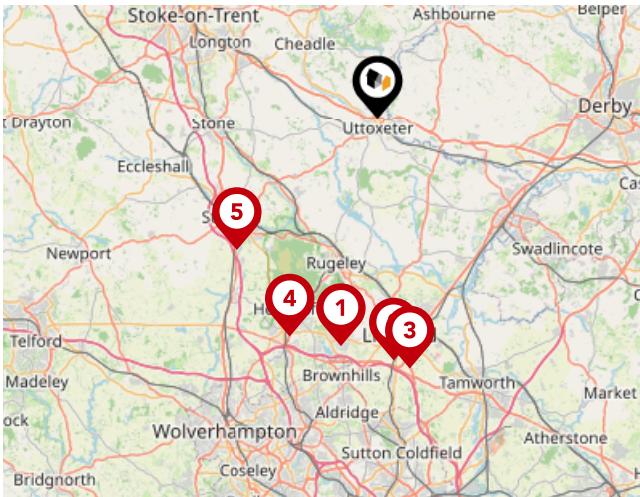
# Area

## Transport (National)



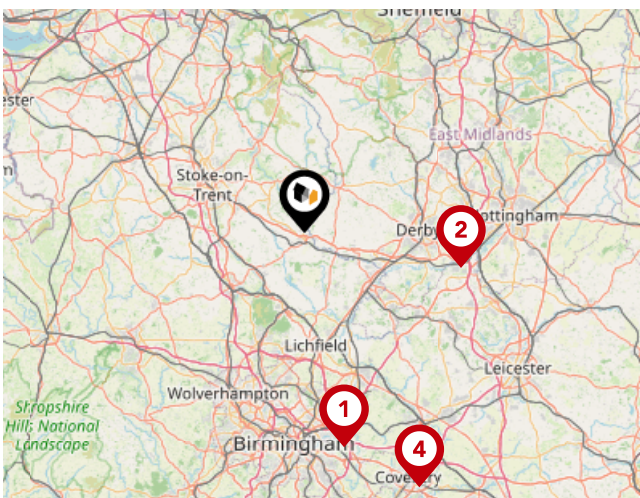
### National Rail Stations

Pin	Name	Distance
1	Uttoxeter Rail Station	0.41 miles
2	Rugeley Trent Valley Rail Station	9.34 miles
3	Tutbury & Hatton Rail Station	8.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T6	16.56 miles
2	M6 TOLL T5	17.4 miles
3	M6 TOLL T4	18.15 miles
4	M6 TOLL T7	16.9 miles
5	M6 J13	13.78 miles

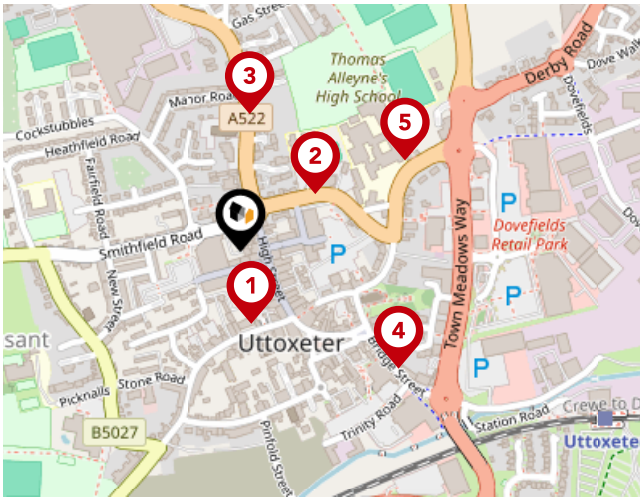


### Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	31.38 miles
2	East Mids Airport	22.98 miles
3	Manchester Airport	36.65 miles
4	Baginton	40.27 miles

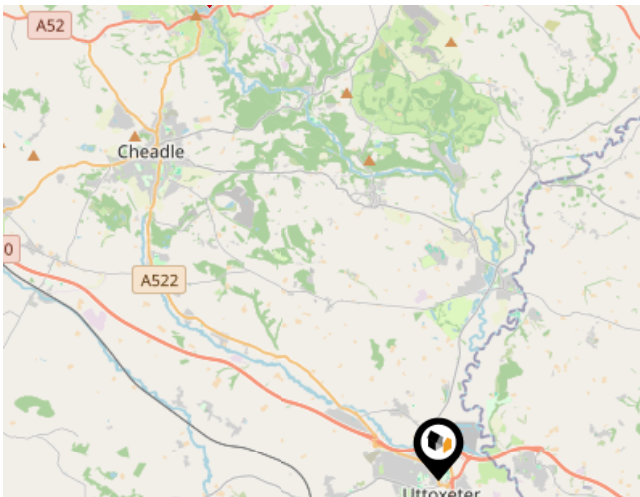
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.08 miles
2	Bus Station	0.11 miles
3	Wellington Inn	0.16 miles
4	Trinity Road	0.22 miles
5	Thomas Alleyne's High School	0.21 miles



### Local Connections

Pin	Name	Distance
1	Kingsley & Froghall (Churnet Valley Railway)	9.4 miles



### Phillip Arnold Auctions

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Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



### Phillip Arnold

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frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

# Phillip Arnold Auctions

## 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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