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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 17th February 2026**



**YORKSHIRE WAY, BURNTWOOD, WS7**

**Bill Tandy and Company**

16 Cannock Rd Burntwood WS7 0BJ

01543670055

robert@billtandy.co.uk

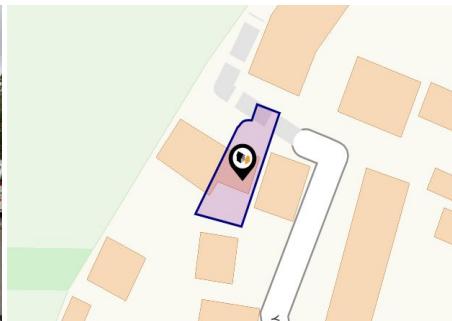
billtandy.co.uk



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# Property Overview



## Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.07 acres
Year Built :	2004
Council Tax :	Band D
Annual Estimate:	£2,259
Title Number:	SF485025

Tenure: Freehold

## Local Area

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

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



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

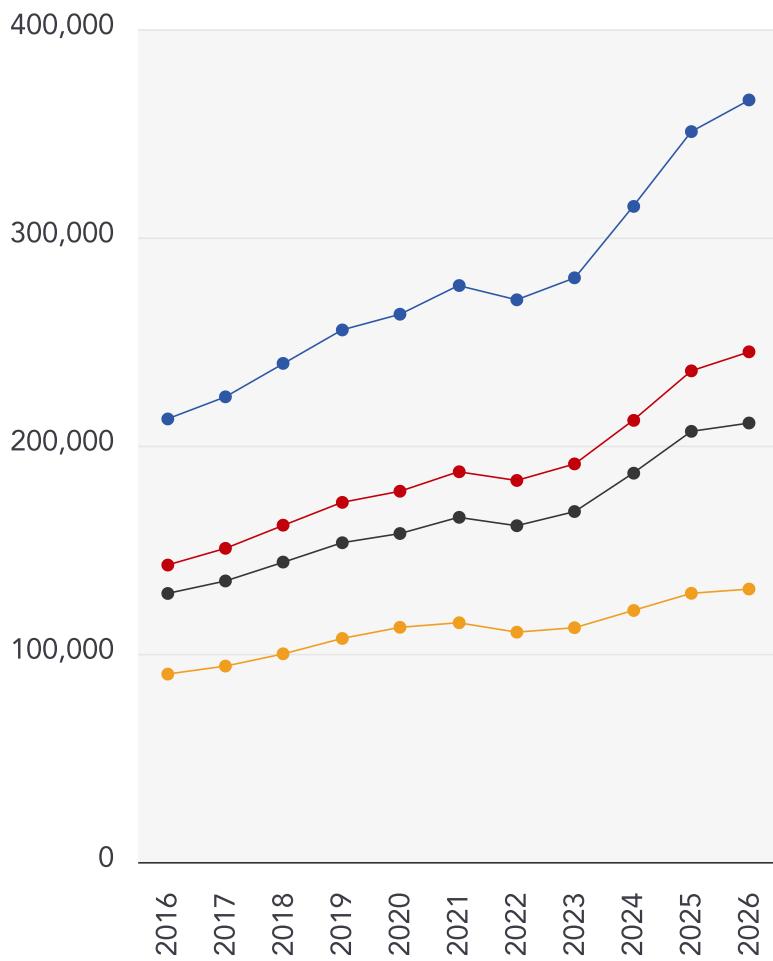


**Satellite/Fibre TV Availability:**



# Market House Price Statistics

## 10 Year History of Average House Prices by Property Type in WS7



Detached

**+72%**

Semi-Detached

**+71.82%**

Terraced

**+63.49%**

Flat

**+45.26%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

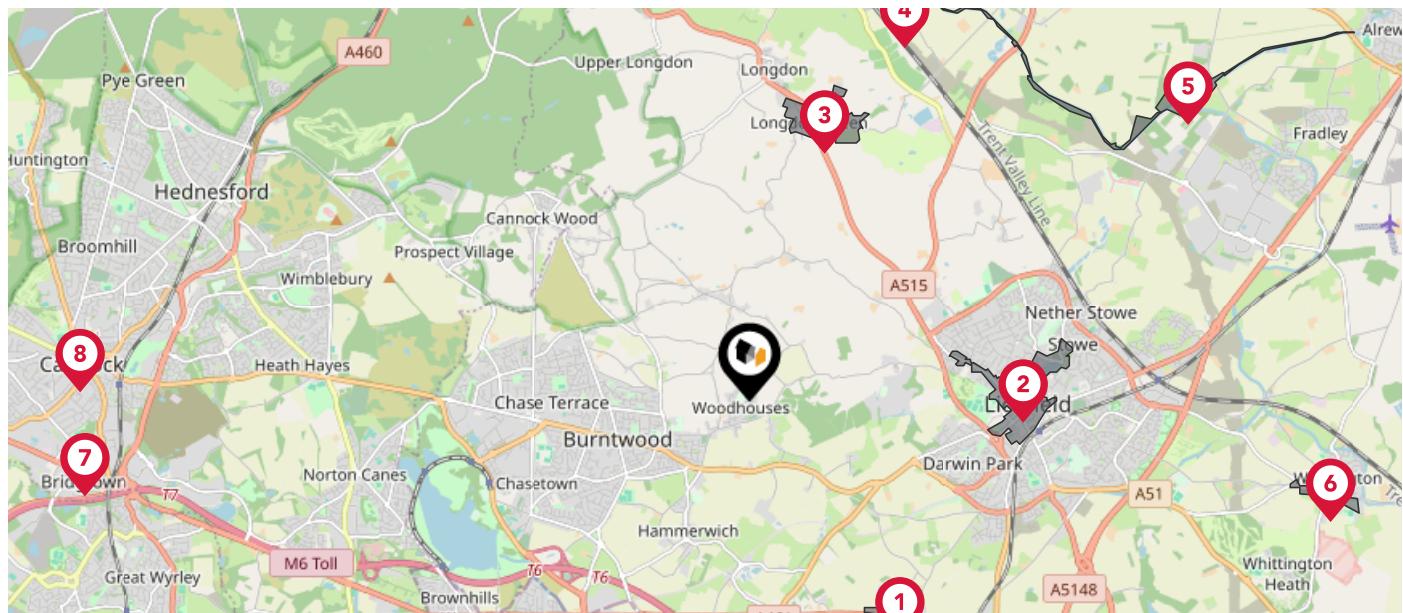
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



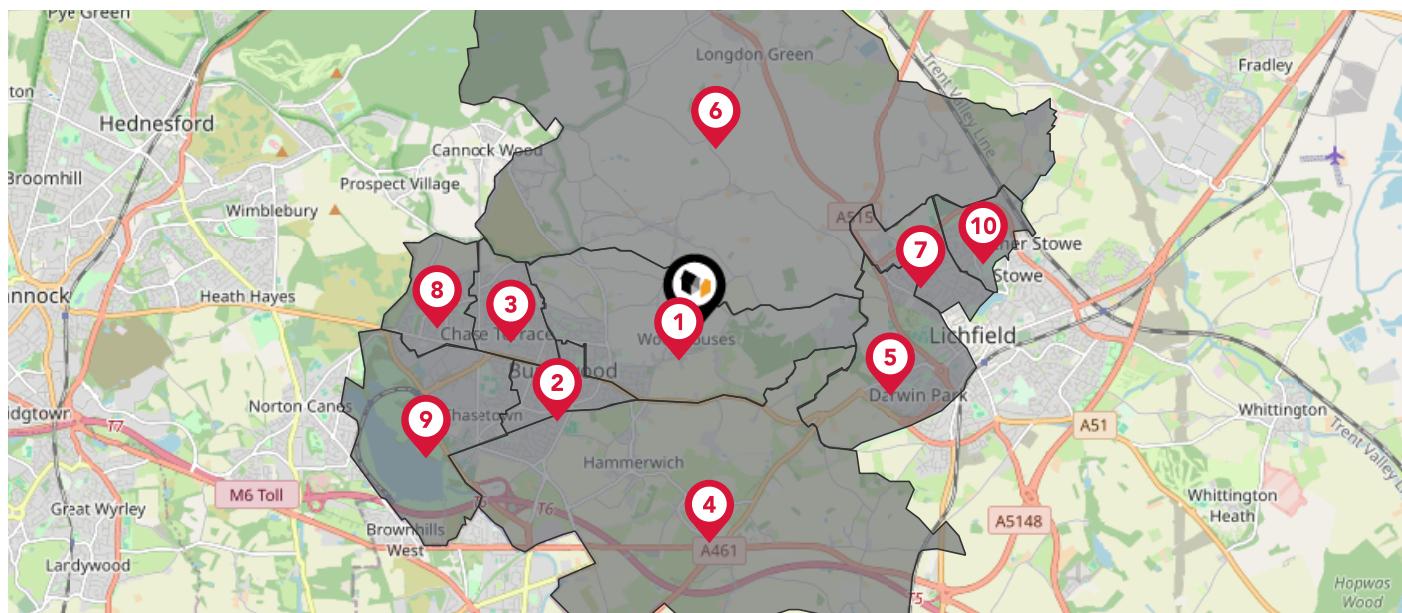
### Nearby Conservation Areas

- |   |                        |
|---|------------------------|
| 1 | Wall                   |
| 2 | Lichfield City         |
| 3 | Longdon Green          |
| 4 | Trent and Mersey Canal |
| 5 | Fradley Junction       |
| 6 | Whittington            |
| 7 | Bridgtown North Street |
| 8 | Cannock Town Centre    |

# 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



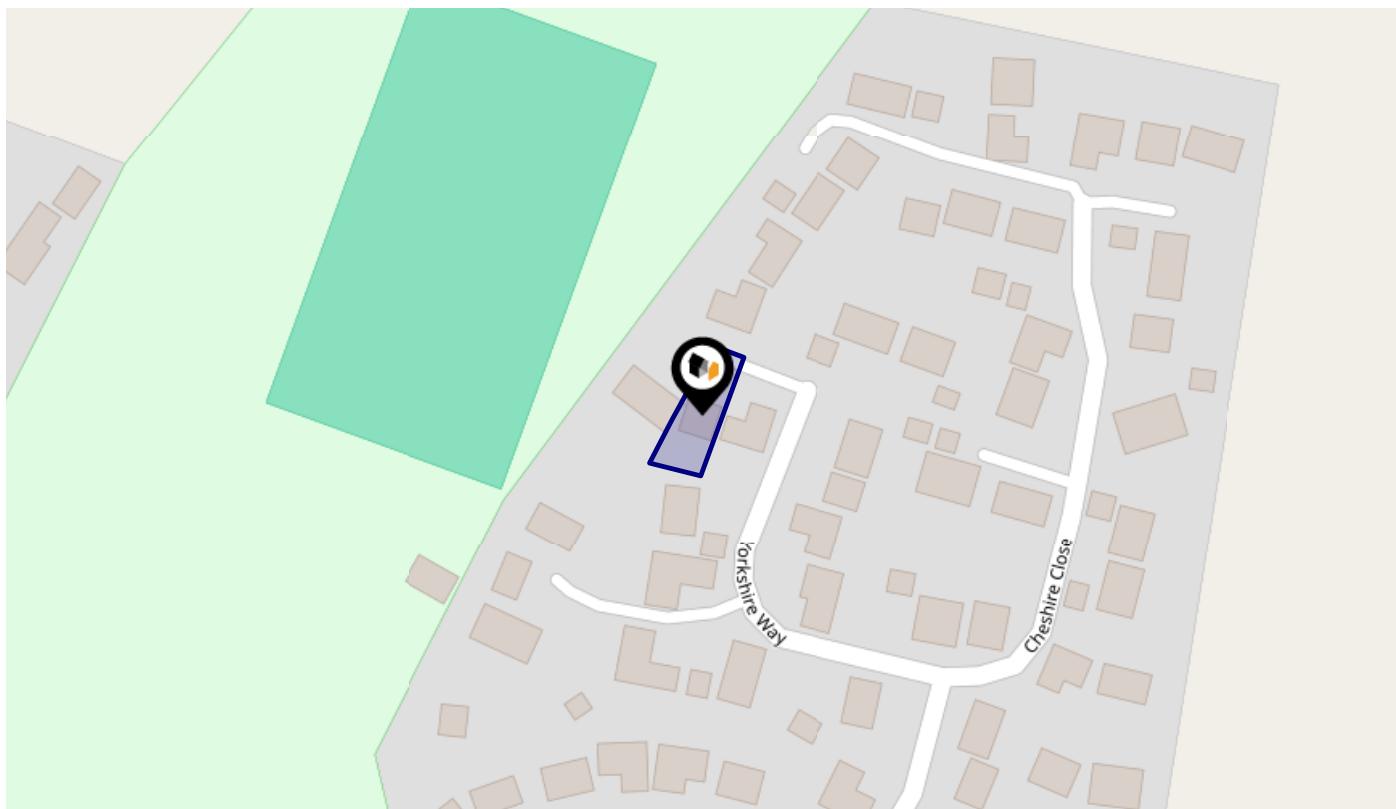
### Nearby Council Wards

- 1 Highfield Ward
- 2 Summerfield & All Saints Ward
- 3 Boney Hay & Central Ward
- 4 Hammerwich with Wall Ward
- 5 Leomansley Ward
- 6 Longdon Ward
- 7 Chadsmead Ward
- 8 Chase Terrace Ward
- 9 Chasetown Ward
- 10 Curborough Ward

# Maps

## Rail Noise

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

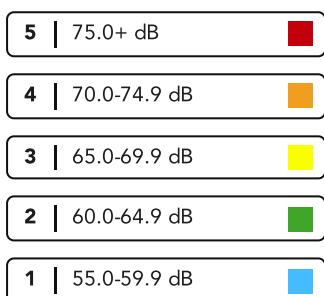


### Rail Noise Data

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.

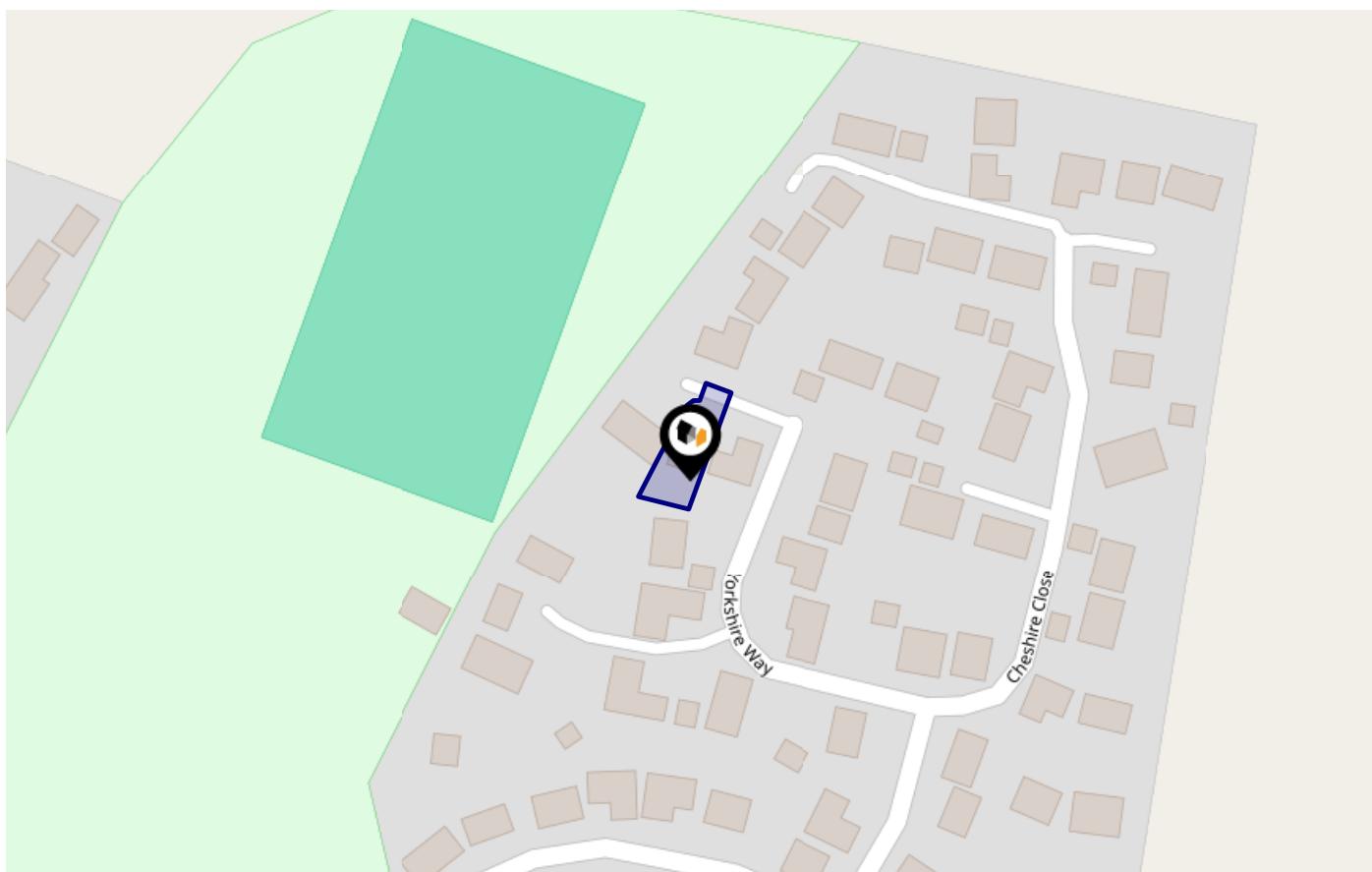
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

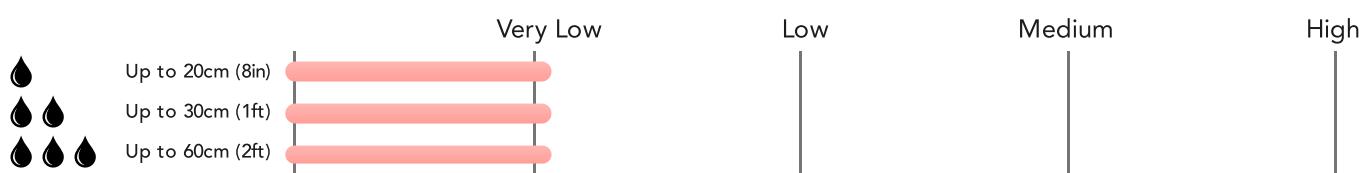


**Risk Rating: Very low**

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.

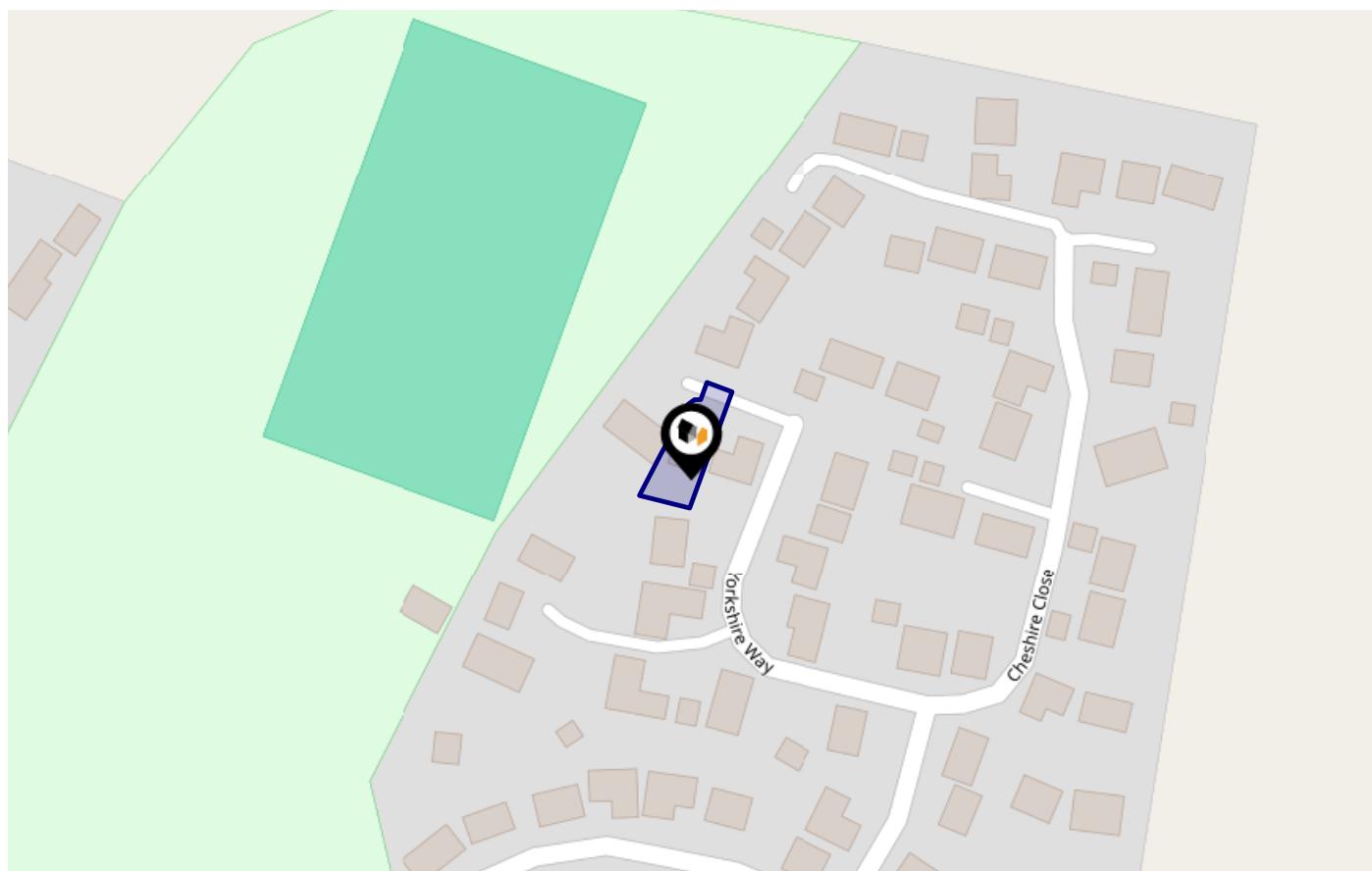
Chance of flooding to the following depths at this property:



# 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.

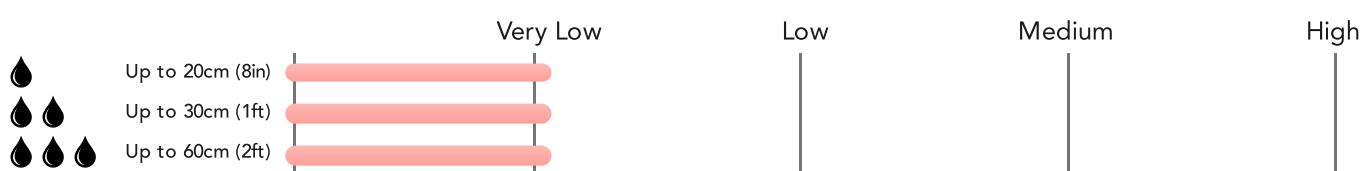


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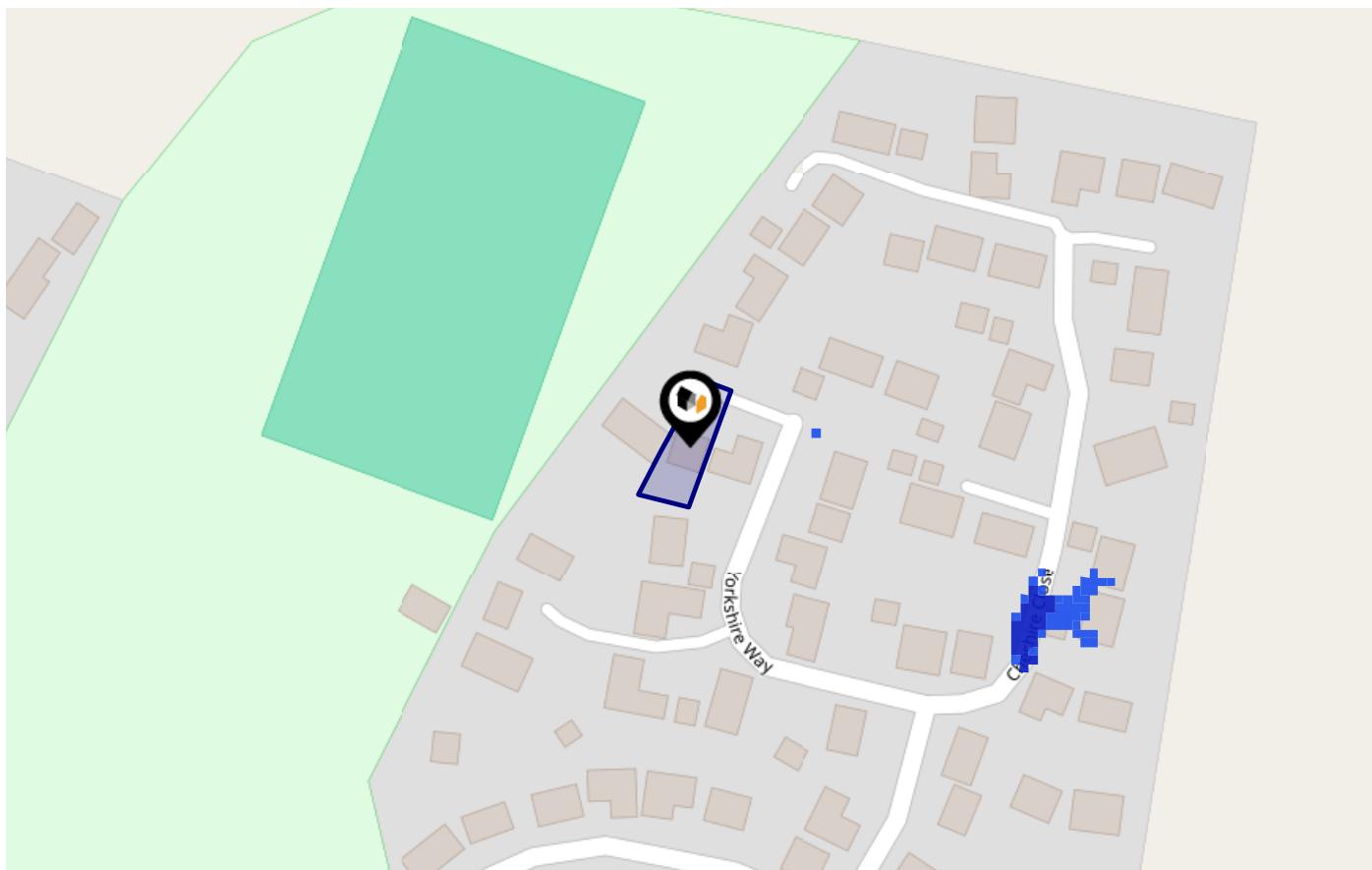
Chance of flooding to the following depths at this property:



# 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.

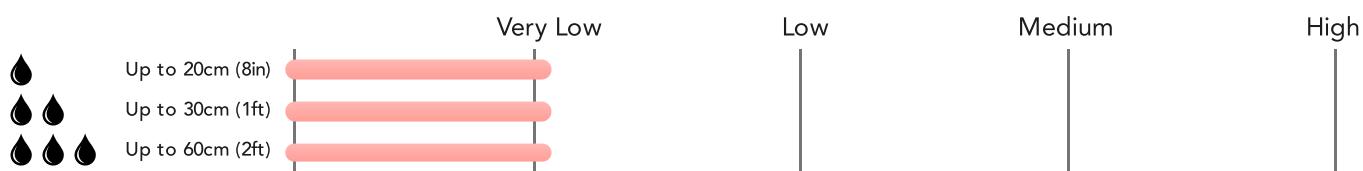


**Risk Rating: Very low**

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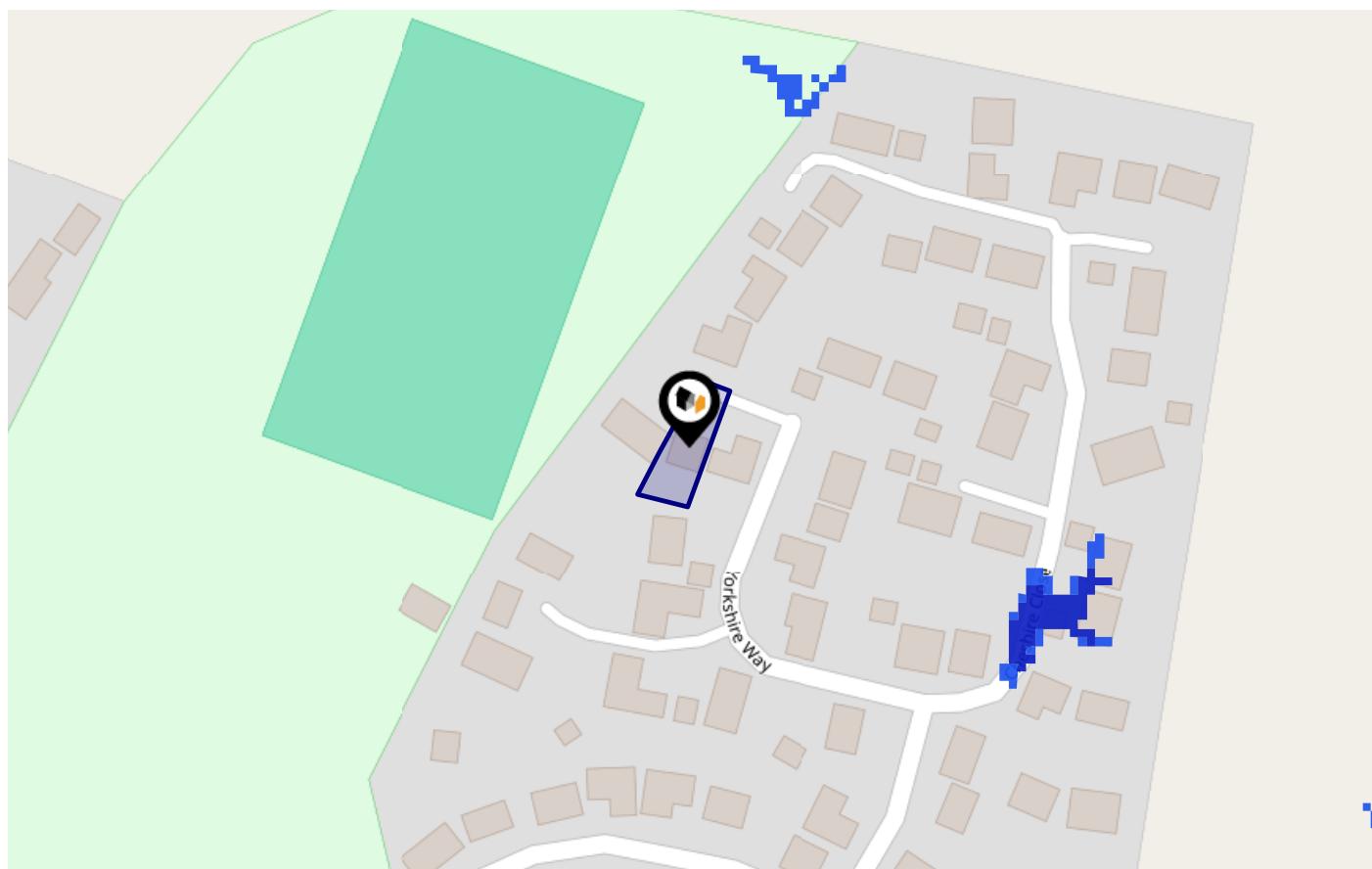
Chance of flooding to the following depths at this property:



# 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.

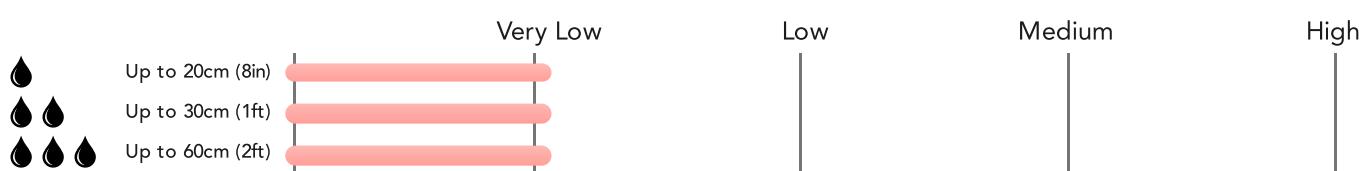


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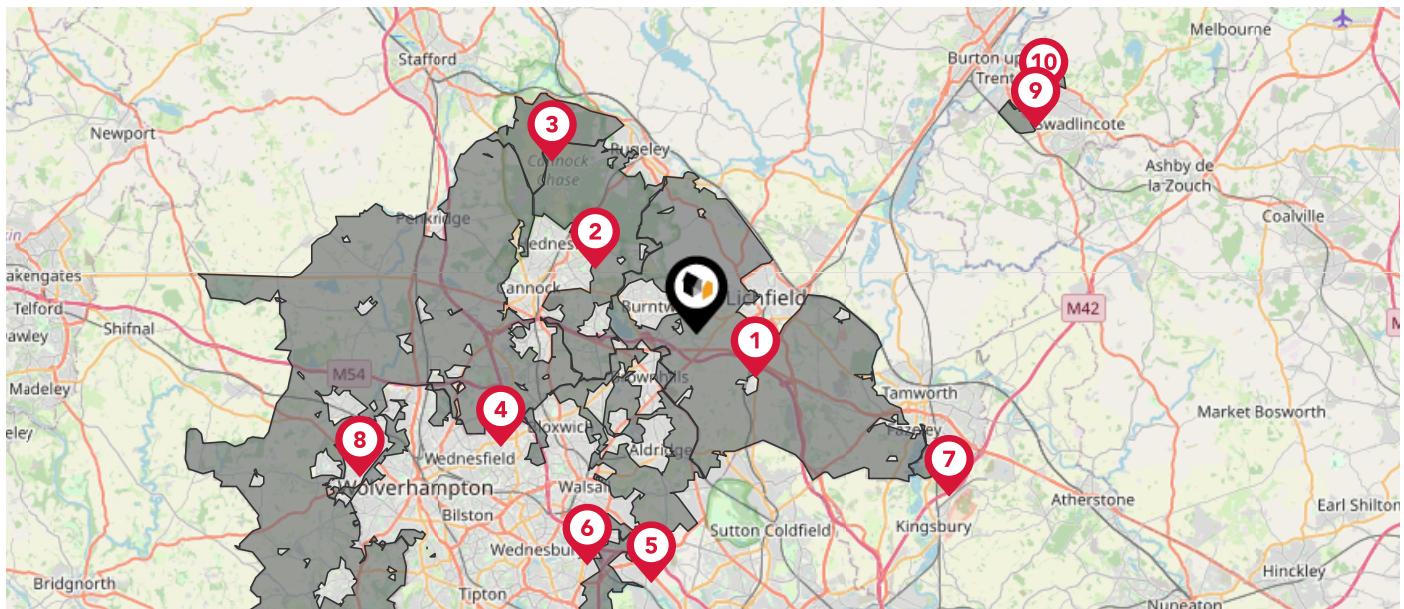
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



### Nearby Green Belt Land



1 Birmingham Green Belt - Lichfield



2 Birmingham Green Belt - Cannock Chase



3 Birmingham Green Belt - Stafford



4 Birmingham Green Belt - Wolverhampton



5 Birmingham Green Belt - Sandwell



6 Birmingham Green Belt - Walsall



7 Birmingham Green Belt - Tamworth



8 Birmingham Green Belt - South Staffordshire



9 Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire

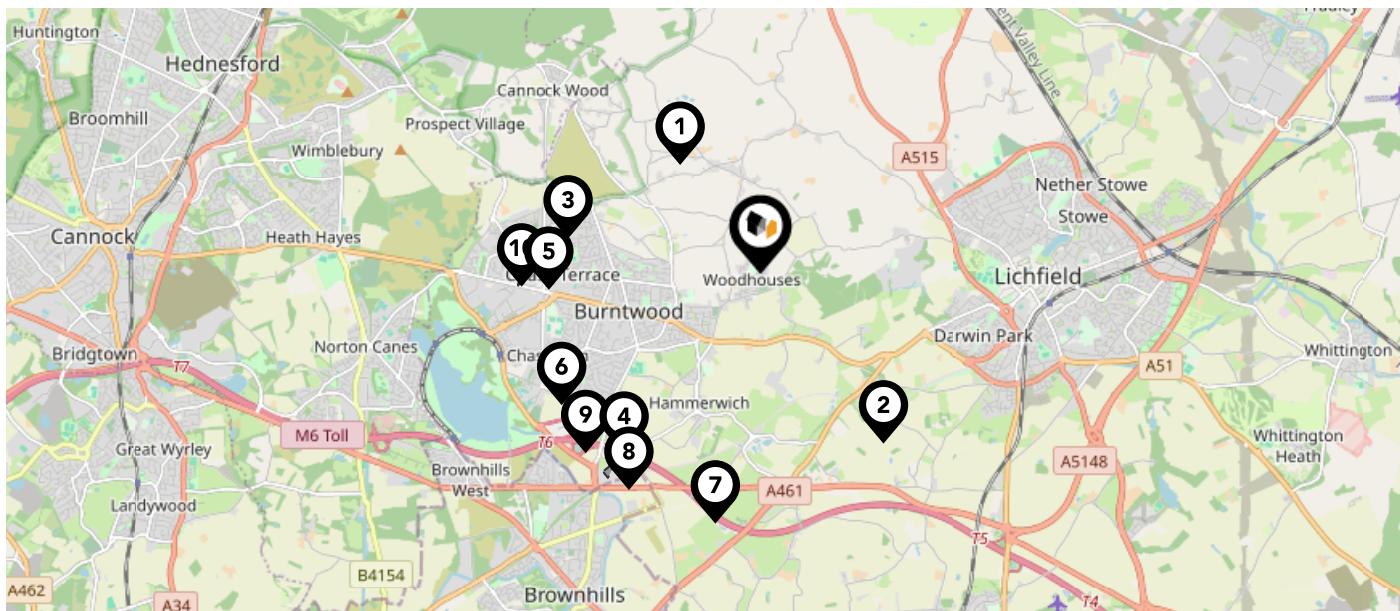


10 Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire

# 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.



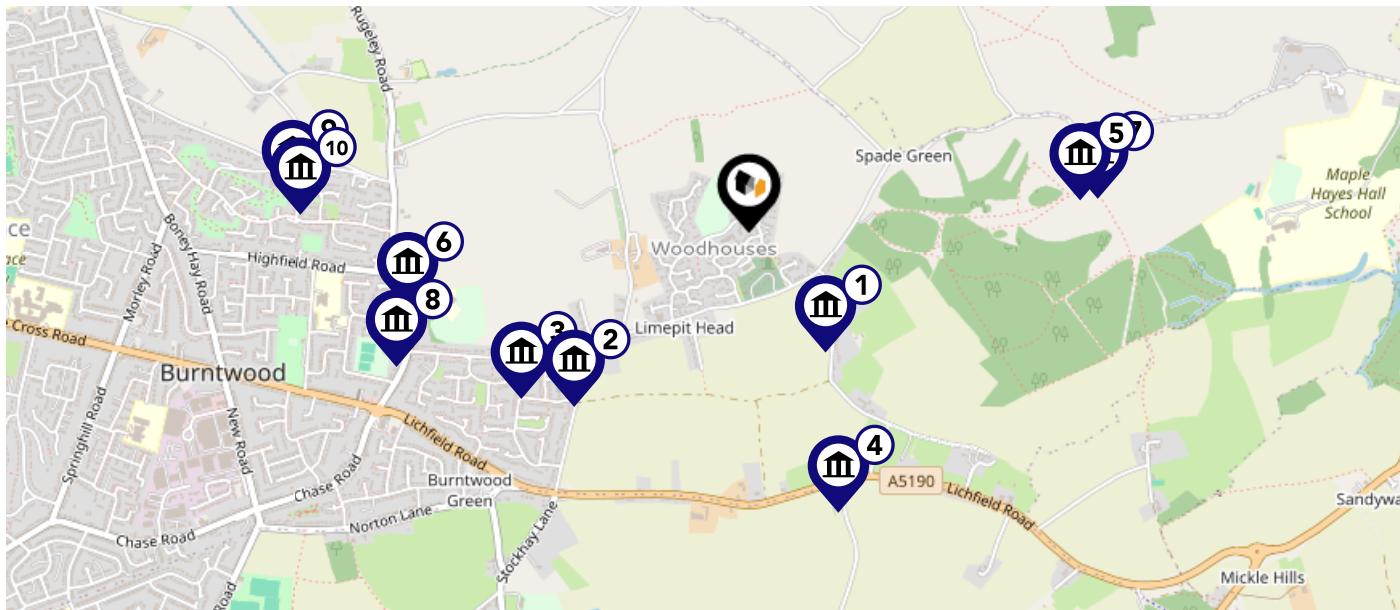
### Nearby Landfill Sites

1	Yew Tree Farm Landfill Site-Yew Tree House Farm, Rowton, Chorley, Shropshire	Historic Landfill	<input type="checkbox"/>
2	Wall Lane Canal-Wall Lane, Pipe Hill, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
3	Chorley Road-Chorley Road, Boney Hay, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
4	Hanney Hay Road-Hanney Hay Road, Hammerwich, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	Rugeley Road Landfill Site-Chase Terrace, Burntwood, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
6	Landfill Site Rear Of Collis Drive/Collis DIY-Queens Drive, Chasetown, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/AP3636MD/V	Active Landfill	<input checked="" type="checkbox"/>
8	Jubilee Park-Hanney Hay Road, Burntwood, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	Wharf Lane Sand Pits-Wharf Lane, Hammerwich, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
10	Former Mineral Railway-High Street Cannock Road, Chase Terrace, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>

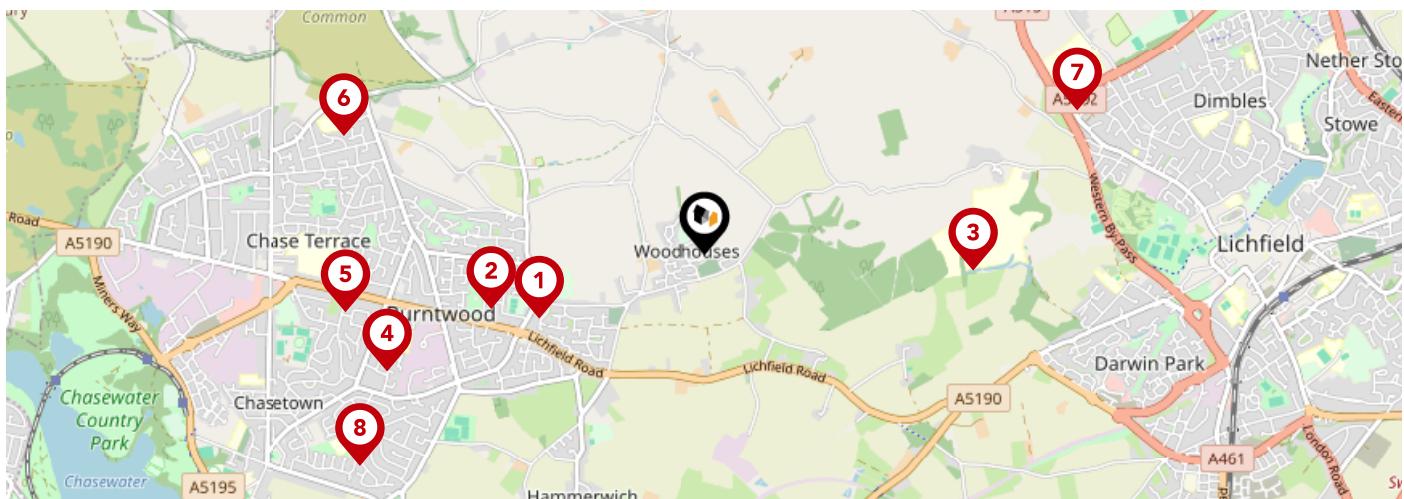
# Maps

## Listed Buildings

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



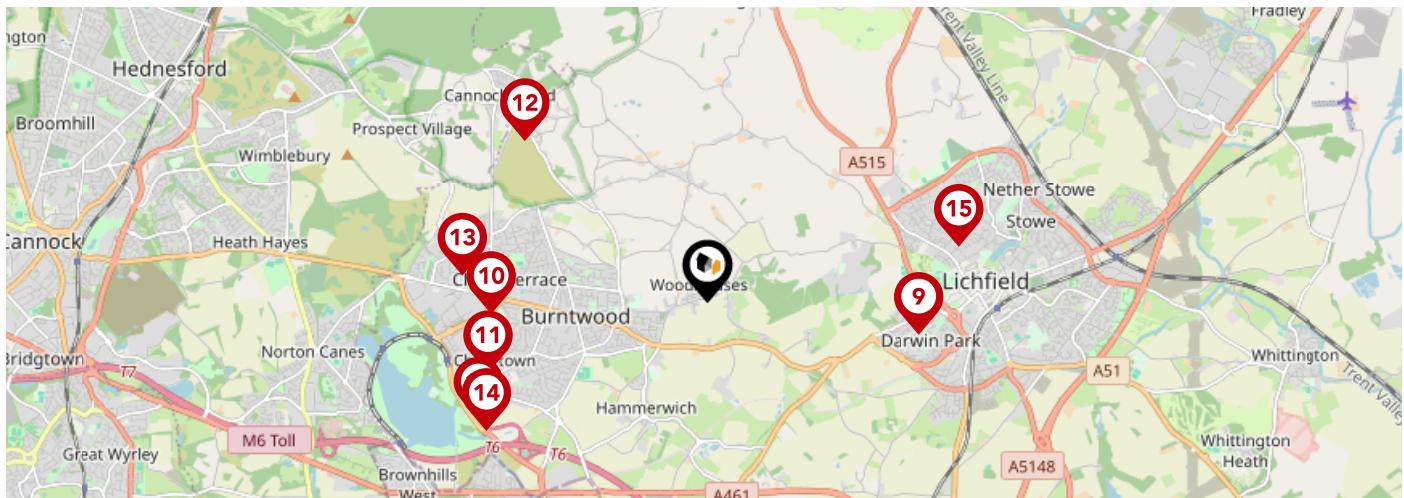
Listed Buildings in the local district		Grade	Distance
	1294924 - The Old Beerhouse	Grade II	0.3 miles
	1038877 - Christchurch	Grade II	0.5 miles
	1188068 - 57, Church Road	Grade II	0.6 miles
	1038878 - Edial Hall	Grade II	0.7 miles
	1038876 - Barn Approximately 50 Metres North West Of Pipe Hall	Grade II	0.8 miles
	1188086 - Fulfen	Grade II	0.8 miles
	1188065 - Pipe Hall	Grade II	0.8 miles
	1038881 - The Burnthouse	Grade II	0.8 miles
	1038879 - 32 And 34, Rake Hill	Grade II	1.0 miles
	1038880 - Rake Croft	Grade II	1.0 miles



**Nursery** **Primary** **Secondary** **College** **Private**

	<b>Fulfen Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1</b>	Fulfen Primary School Ofsted Rating: Outstanding   Pupils: 404   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Highfields Primary Academy</b> Ofsted Rating: Good   Pupils: 207   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Maple Hayes Hall School</b> Ofsted Rating: Good   Pupils: 109   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Springhill Primary Academy</b> Ofsted Rating: Good   Pupils: 179   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chase Terrace Academy</b> Ofsted Rating: Requires improvement   Pupils: 1272   Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Boney Hay Primary Academy</b> Ofsted Rating: Good   Pupils: 183   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Friary School</b> Ofsted Rating: Good   Pupils: 1232   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ridgeway Primary Academy</b> Ofsted Rating: Good   Pupils: 413   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

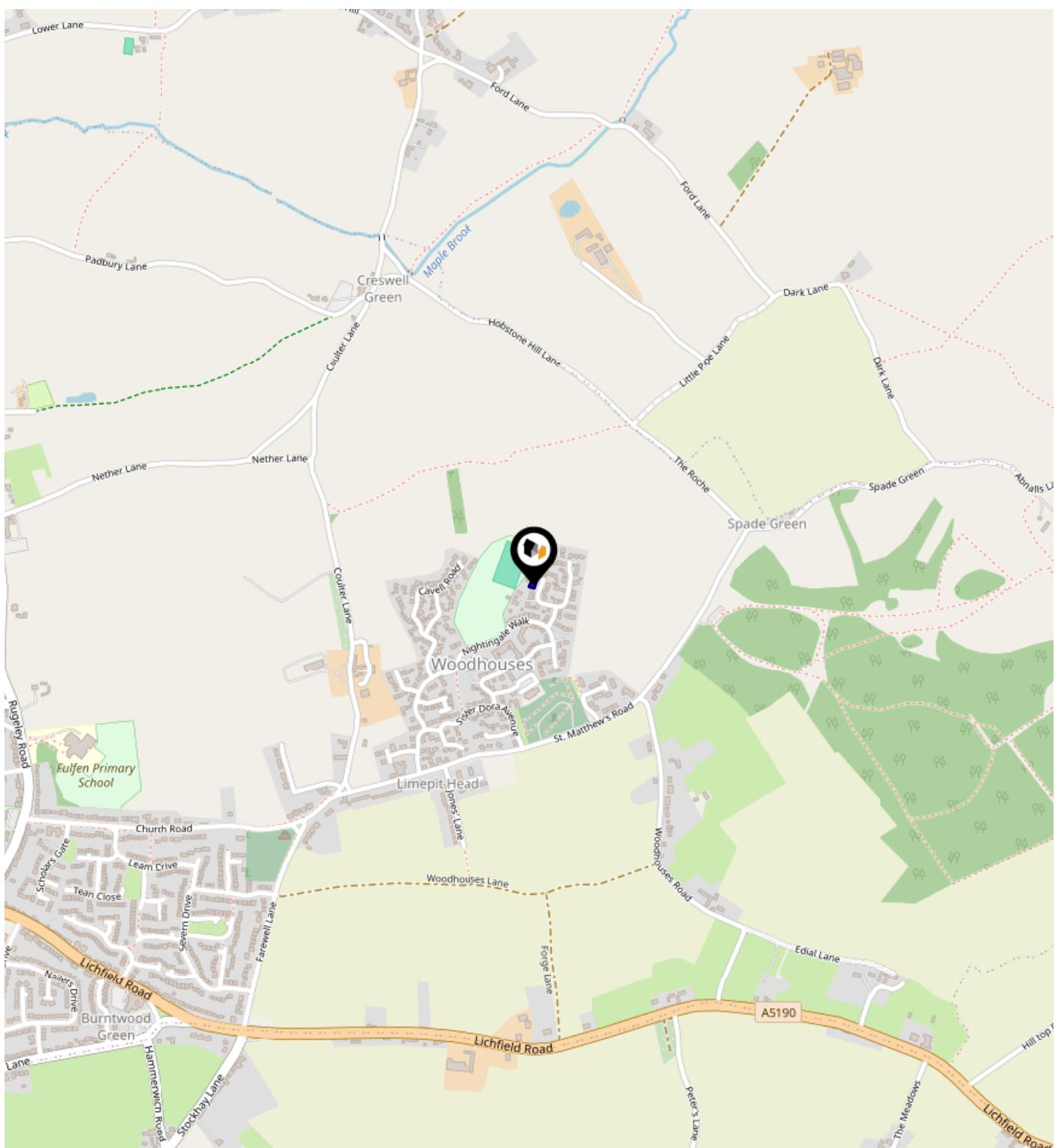
# Area Schools



**Nursery Primary Secondary College Private**

<b>9</b> Christ Church CofE (C) Primary School Ofsted Rating: Good   Pupils: 426   Distance: 1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b> Chase Terrace Primary School Ofsted Rating: Good   Pupils: 245   Distance: 1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b> St Joseph and St Theresa Catholic Primary Ofsted Rating: Good   Pupils: 202   Distance: 2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b> Gentleshaw Primary Academy Ofsted Rating: Good   Pupils: 197   Distance: 2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b> Holly Grove Primary Academy Ofsted Rating: Good   Pupils: 297   Distance: 2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b> Erasmus Darwin Academy Ofsted Rating: Good   Pupils: 1130   Distance: 2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b> Chadsmead Primary Academy Ofsted Rating: Good   Pupils: 214   Distance: 2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b> Chasetown Community School Ofsted Rating: Good   Pupils: 83   Distance: 2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

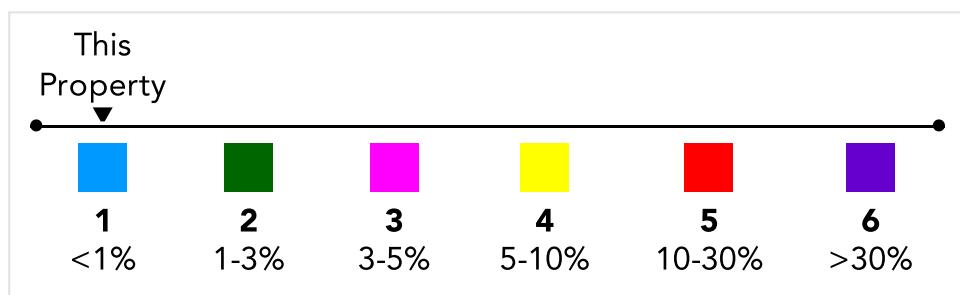
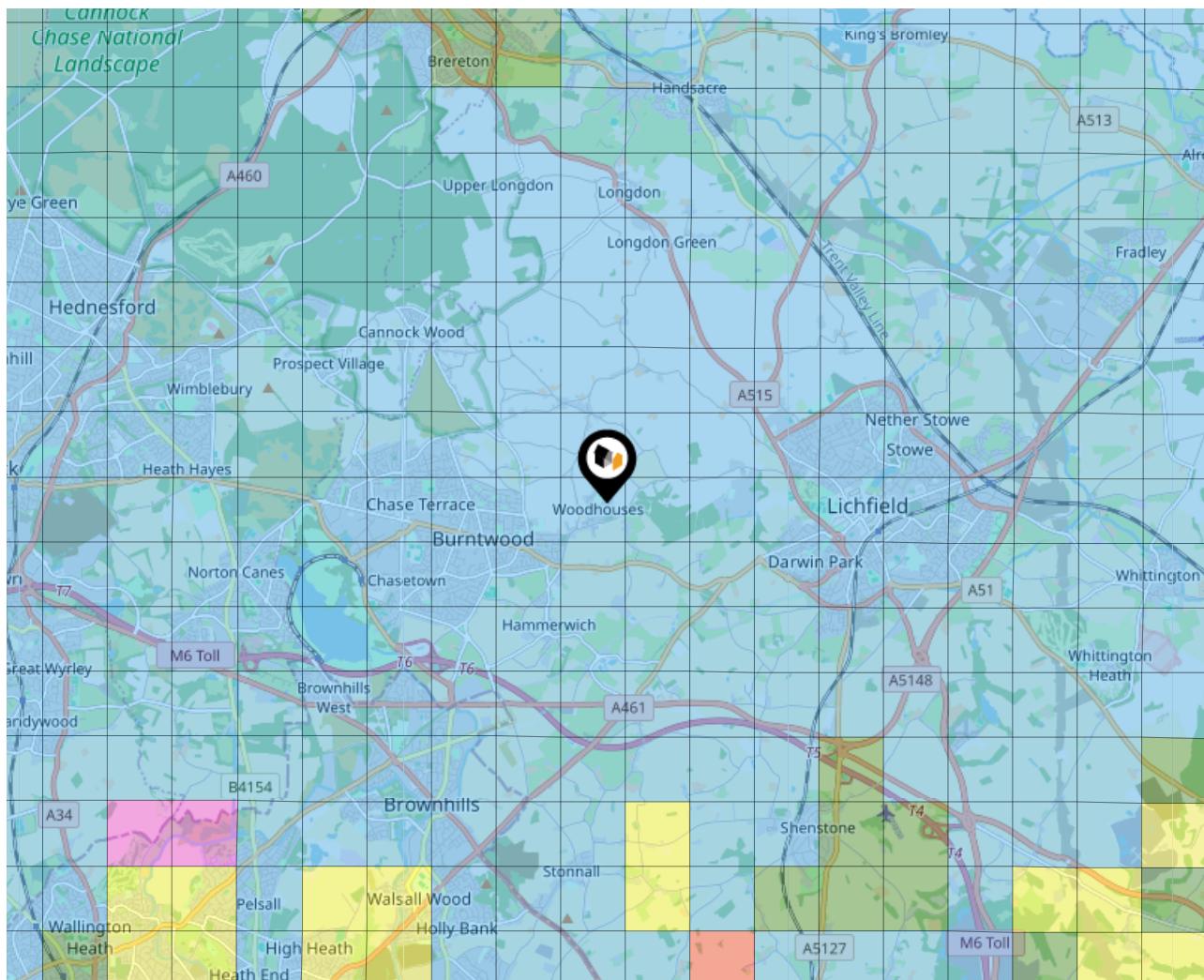


## Key:

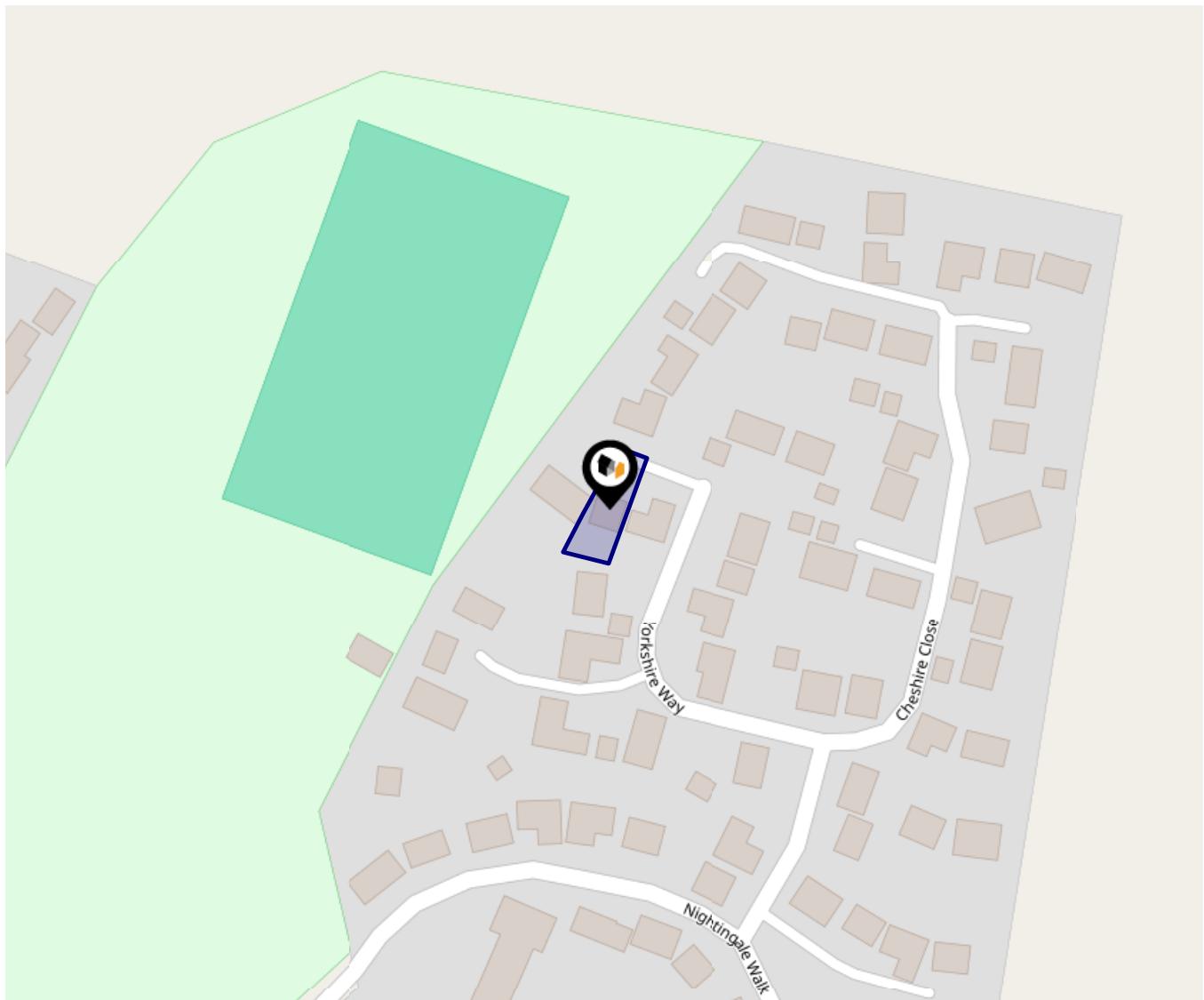
-  Power Pylons
-  Communication Masts

## 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



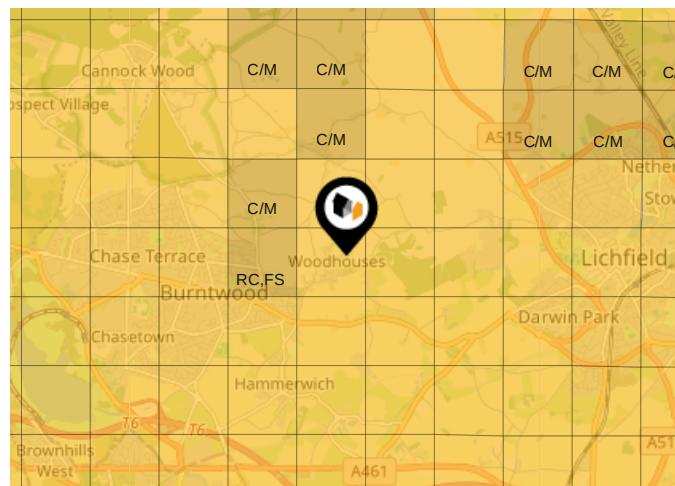
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- █ 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)

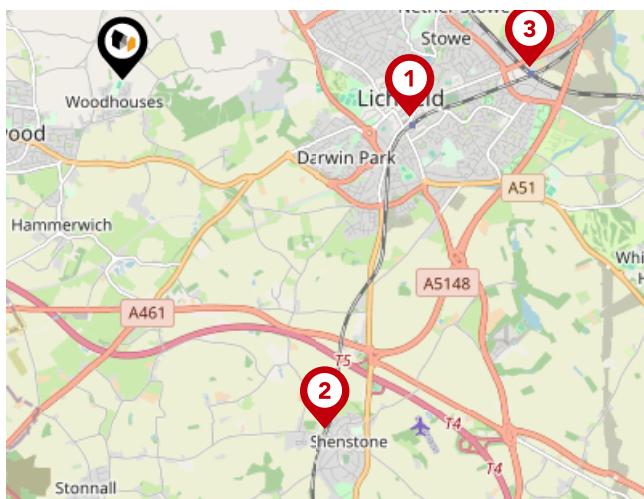
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



## Primary Classifications (Most Common Clay Types)

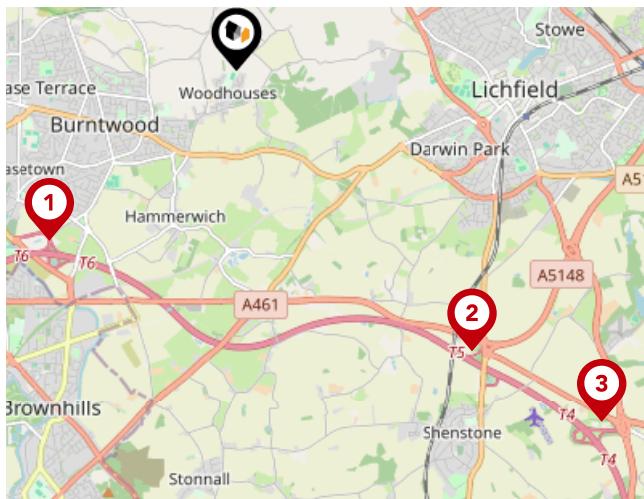
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Lichfield City Rail Station	2.6 miles
2	Shenstone Rail Station	3.64 miles
3	Lichfield Trent Valley HL Rail Station	3.66 miles



## Trunk Roads/Motorways

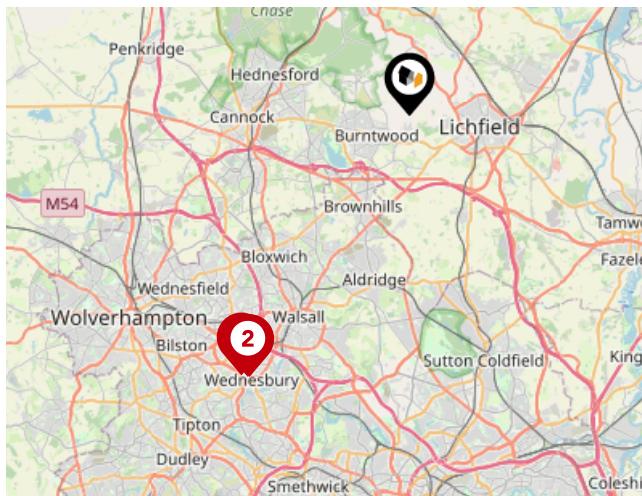
Pin	Name	Distance
1	M6 TOLL T6	2.28 miles
2	M6 TOLL T5	3.3 miles
3	M6 TOLL T4	4.56 miles
4	M6 TOLL T7	5.49 miles
5	M6 J10	8.72 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Edial House Farm	0.71 miles
2	Woodhouses Road	0.7 miles
3	Woodhouses Road	0.7 miles
4	Farewell Lane	0.78 miles
5	Edial Farm	0.82 miles



## Local Connections

Pin	Name	Distance
1	Wednesbury Great Western St (Metro Stop)	11.05 miles
2	Wednesbury Great Western Street (Metro Stop)	11.06 miles
3	Wednesbury Parkway (Midland Metro Stop)	11.14 miles

# Bill Tandy and Company Testimonials



## Testimonial 1



Fantastic service over many months for the selling of my apartment. Above all expectations. Help and encouragement on many occasions. In particular Sarah Upton has been excellent. Thank you to all.

## Testimonial 2



We have recently sold our house through Bill Tandy Burntwood, and they were also the agents for our ongoing purchase. Estate agents often receive some bad press and can be the unsung heroes of a sale/purchase transaction, but for us, Bill Tandy have been worth every penny and more. The team worked tirelessly to push this transaction through, going above and beyond at every opportunity. We were blown away with the service, and we cannot be more grateful.

## Testimonial 3



We have recently sold our house through Bill Tandy, everyone at the Burntwood branch have been spot on with service, even going above and beyond until exchange and completion. Massive thank you to you all. Would highly recommend.

## Testimonial 4



Sarah and the Bill Tandy team have been absolutely fantastic throughout the process of selling our house. She was quick to respond to any issues and questions and kept us up to date regularly on the process. I have dealt with a fair few estate agents and Sarah (and Bill Tandy as a whole) are by far the best we have worked with. I would not hesitate in recommending them or using them again.



[/Bill-Tandy-Estate-Agents/111034478963222](https://www.facebook.com/Bill-Tandy-Estate-Agents-111034478963222)



[@billtandyandco](https://twitter.com/billtandyandco)

# Agent Disclaimer

## Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Bill Tandy and Company or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Bill Tandy and Company and therefore no warranties can be given as to their good working order.

# Bill Tandy and Company

## 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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### Contains public sector information licensed under the Open Government License v3.0

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### Bill Tandy and Company

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