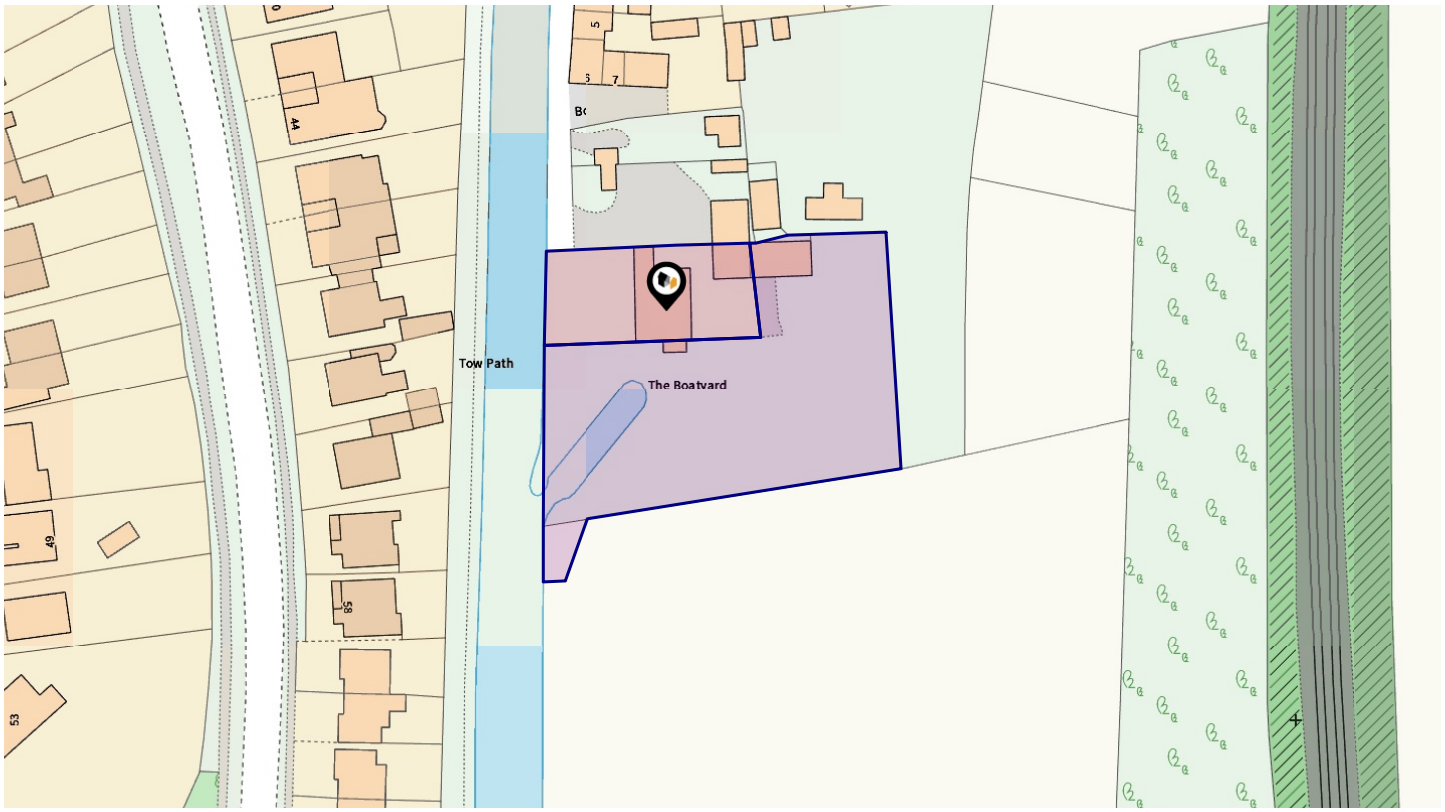
SHERIDAN PARSONS
eXp UK

KEY FACTS FOR BUYERS

The Boatyard, Boatyard Lane, Stoke-on-trent, ST12 9DJ

January 2022



A guide to this property and the local area

Sheridan Parsons eXp

Brewood and Royal Wootton Bassett
07891 781211
sheridan.parsons@exp.uk.com
www.sheridanparsons.exp.uk.com

Powered by sprift
Know any property instantly

PROPERTY OVERVIEW

THE BOATYARD, BOATYARD LANE, STOKE-ON-TRENT, ST12 9DJ

Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Detached

Floor Area:	2,389.59 ft^2 222.00 m^2
Plot Size:	0.73 acres
Land Registry Title Number:	SF359143
Tenure:	Freehold

AREA KEY FACTS

Local Authority:	STAFFORD
Flood Risk:	Very Low
Conservation Area:	Trent and Mersey Canal (Stafford), Stafford

Predicted Broadband Speeds

Basic:	19 Mbps
Superfast:	80 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE:	✓
Three:	✓
O2:	✓
Vodafone:	✓

Satellite / Fibre TV Availability

BT:	✓
Sky:	✓
Virgin:	✗

PLANNING HISTORY

REFERENCE - 06/07415/FUL

Decided - 22/11/2006

Application For Retention Of Heating Oil Tank And Proposed Derrick Associated With Boatyard For Storage Of Private Boat In Ownership Of Applicants

REFERENCE - 02/42234/FUL

Decided - 15/04/2002

Restoration Of Boat Dock For Narrow Boat Harborage

REFERENCE - 96/32950/FUL

Decided - 23/01/1996

Alterations And Extensions

Sheridan Parsons eXp

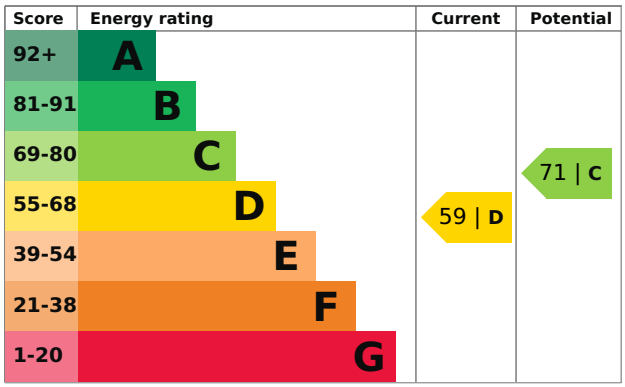
Brewood and Royal Wootton Bassett
07891 781211
sheridan.parsons@exp.uk.com
www.sheridanparsons.exp.uk.com

Powered by sprift
Know any property instantly

PROPERTY OVERVIEW

EPC

The Boatyard Boatyard Lane, Barlaston, Stoke-on-Trent, ST12 9DJ	Energy rating **D**
Valid until 17.02.2031	**Certificate number 9900-5000-0202-0409-0200**



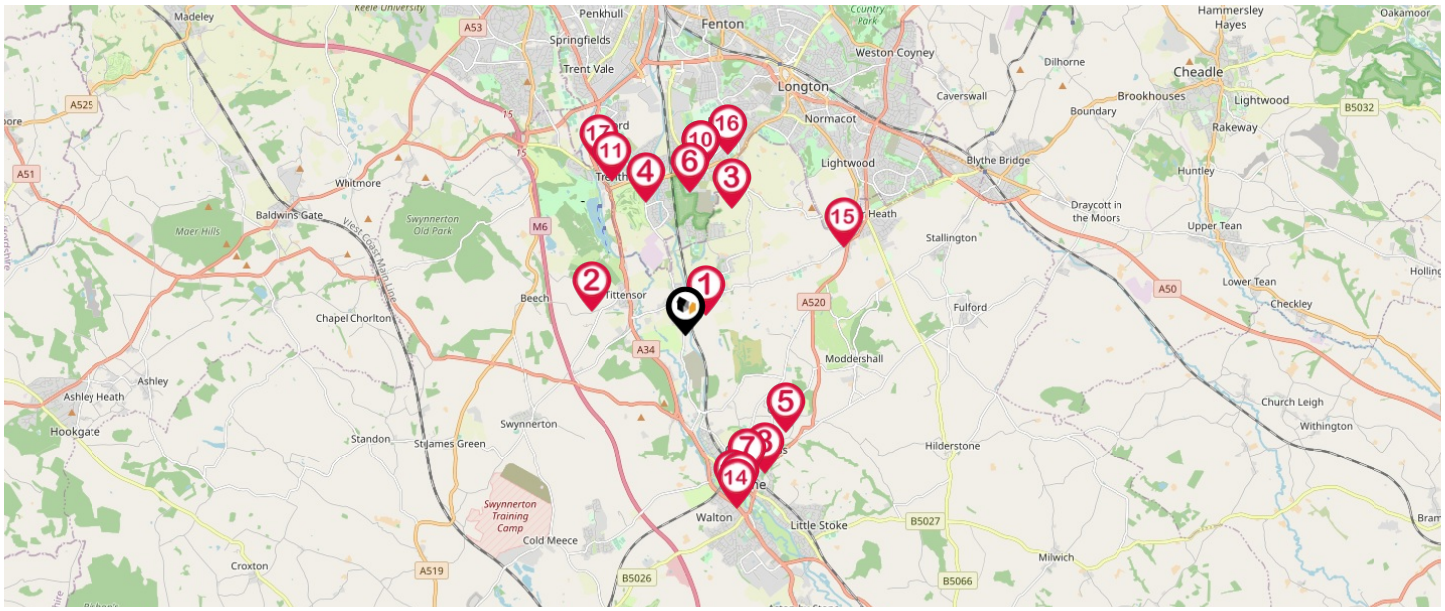
Sheridan Parsons eXp

Brewood and Royal Wootton Bassett
07891 781211
sheridan.parsons@exp.uk.com
www.sheridanparsons.exp.uk.com

Powered by sprift
Know any property instantly

LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Barlaston CofE (C) First School	Good	130	0.47 Miles	☑	☑	☐	☐	☐
2	Tittensor CofE (C) First School	Good	76	1.32 Miles	☑	☑	☐	☐	☐
3	Newstead Primary Academy	-	404	1.97 Miles	☑	☑	☐	☐	☐
4	Ash Green Primary Academy	-	457	1.98 Miles	☑	☑	☐	☐	☐
5	Oulton CofE First School	Good	75	2.04 Miles	☑	☑	☐	☐	☐
6	Strathmore College	Good	-	-	☐	☐	☐	☑	☐
7	Christ Church Academy	Good	588	2.25 Miles	☐	☑	☑	☐	☐
8	Alleyne's Academy	Good	804	2.29 Miles	☐	☐	☑	☑	☐
9	Kemball School	-	209	2.4 Miles	☑	☑	☑	☑	☐
10	Ormiston Sir Stanley Matthews Academy	Good	1078	2.4 Miles	☐	☐	☑	☐	☐
11	Trentham Academy	-	730	2.43 Miles	☐	☐	☑	☐	☐
12	St Dominic's Priory School	-	160	2.43 Miles	☑	☑	☑	☐	☑
13	Christ Church CofE First School	Good	126	2.49 Miles	☐	☑	☐	☐	☐
14	St Dominic's Catholic Primary School	Good	203	2.57 Miles	☐	☑	☐	☐	☐
15	St Matthews Church of England Academy	Good	94	2.66 Miles	☐	☑	☐	☐	☐
16	Sutherland Primary Academy	Good	520	2.7 Miles	☑	☑	☐	☐	☐
17	Priory CofE Primary School	Good	417	2.72 Miles	☑	☑	☐	☐	☐

Sheridan Parsons eXp

Brewood and Royal Wootton Bassett
07891 781211
sheridan.parsons@exp.uk.com
www.sheridanparsons.exp.uk.com

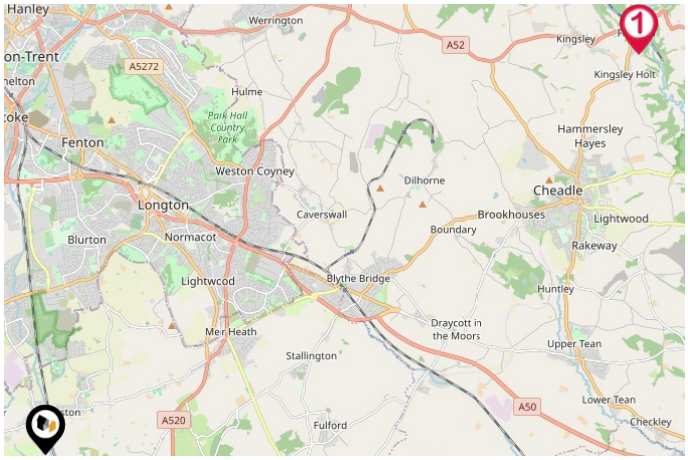
Powered by sprift
Know any property instantly

LOCAL AREA

NEAREST TRANSPORT LINKS

BUS STOPS/STATIONS

1 - Silver Ridge | 0.12 miles
2 - Plume of Feathers PH | 0.21 miles
3 - Plume of Feathers PH | 0.23 miles
4 - Orchard Place | 0.24 miles
5 - Orchard Place | 0.25 miles



LOCAL CONNECTIONS

1 - Kingsley & Froghall (Churnet Valley Railway) | 10.28 miles

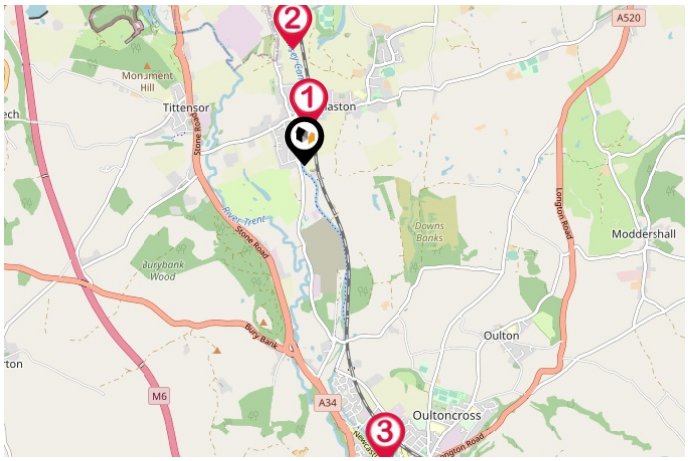
Sheridan Parsons eXp

Brewood and Royal Wootton Bassett
07891 781211
sheridan.parsons@exp.uk.com
www.sheridanparsons.exp.uk.com

Powered by sprift
Know any property instantly

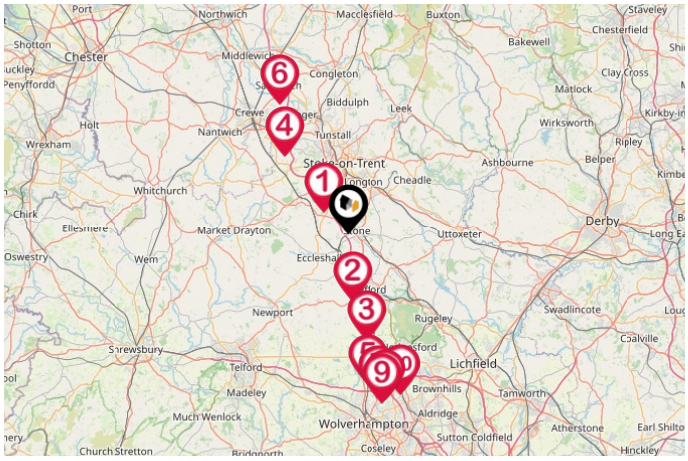
LOCAL AREA

NEAREST TRANSPORT LINKS



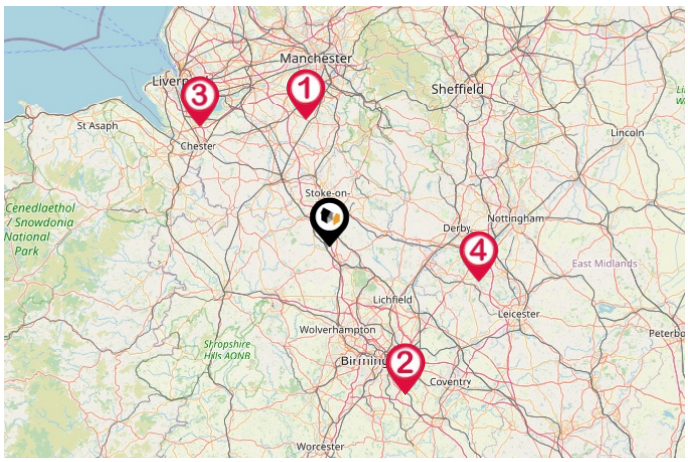
NATIONAL RAIL STATIONS

1 - Barlaston Rail Station | 0.28 miles
2 - Wedgwood Rail Station | 0.84 miles
3 - Stone Rail Station | 2.2 miles



TRUNK ROADS/MOTORWAYS

1 - M6 J15 | 3.46 miles
2 - M6 J14 | 7.8 miles
3 - M6 J13 | 12.4 miles
4 - M6 J16 | 11.22 miles
5 - M6 J12 | 17.43 miles
6 - M6 J17 | 16.53 miles
7 - M6 J11A | 18.9 miles
8 - M6 TOLL T8 | 19.52 miles
9 - M6 J11 | 19.9 miles
10 - M6 TOLL T7 | 19.51 miles



AIRPORTS/HELIPADS

1 - Manchester Airport | 29.52 miles
2 - Birmingham International Airport | 38.3 miles
3 - Liverpool John Lennon Airport | 39.64 miles
4 - East Midlands Airport | 35.9 miles

Sheridan Parsons eXp

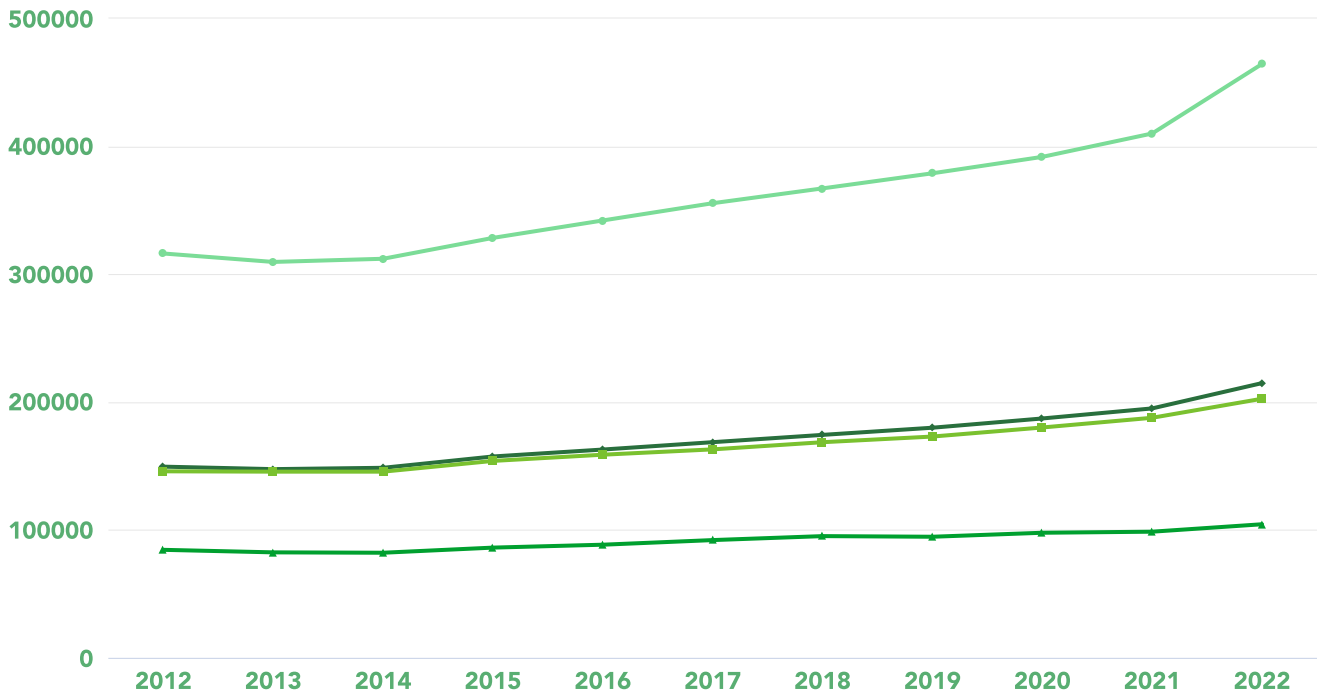
Brewood and Royal Wootton Bassett
07891 781211
sheridan.parsons@exp.uk.com
www.sheridanparsons.exp.uk.com

Powered by sprift
Know any property instantly

LOCAL MARKET

HOUSE PRICE STATISTICS FOR ST12

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 23.67%

TERRACED
+ 38.9%

SEMI-DETACHED
+ 43.69%

DETACHED
+ 46.86%

Sheridan Parsons eXp

Brewood and Royal Wootton Bassett
07891 781211
sheridan.parsons@exp.uk.com
www.sheridanparsons.exp.uk.com

Powered by sprift
Know any property instantly

SHERIDAN PARSONS EXP

About Us

I'm a bit different from your average estate agent. I was an estate agent back in the 1980s, and although I later worked in publishing and archives, I never lost my passion for property. I now help with the sale of homes in and around Brewood and Royal Wootton Bassett, but I'm best known for selling canalside homes across the canal network. I launched my one-woman estate agency in 2021 after three years running a successful canalside property website and a popular Facebook group. I have no office and no staff, and I always have a small portfolio, so I can give you my undivided attention from our first conversation to completion. I am congenitally honest; I go the extra mile for you; I answer the phone in the evenings and at weekends, and I chat to my clients on WhatsApp. I am also known for writing local history books and articles, so I usually research house histories for my sellers

Sheridan Parsons eXp

Brewood and Royal Wootton Bassett
07891 781211
sheridan.parsons@exp.uk.com
www.sheridanparsons.exp.uk.com

Powered by sprift
Know any property instantly

TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1

★★★★★

You started your Facebook page at just the right time for me. Although I still love living on my boat, I felt the need to prepare for the time when I can no longer continuously cruise and I thought that a property with a mooring might be the answer. So I devoured every post that you made and found exactly the right place for me, I can't thank you enough. - Sylvia

Testimonial 2

★★★★★

Sheridan has provided loads of advice during my house search and clearly not only really knows the specific waterside market, but is also passionate about it. I was so happy when I stumbled upon her company and particularly found how knowledgable and helpful she is. - Sophie

Testimonial 3

★★★★★

Sheridan makes the buying experience stress free whilst still retaining a professional efficient approach. Her enthusiasm, amazing energy and quick responses to queries have given us total confidence in our transaction. - Nicole & Nick

/sheridanparsonsestateagent

/sheridanshouses

/sheridanshouses

/in/sheridan-parsons

Sheridan Parsons eXp

Brewood and Royal Wootton Bassett
07891 781211
sheridan.parsons@exp.uk.com
www.sheridanparsons.exp.uk.com

Powered by sprift
Know any property instantly

DATA QUALITY

Sheridan Parsons eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:

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

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Information produced by HM Land Registry. Crown copyright and database rights 2022