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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 13th October 2025



CARTWRIGHT CLOSE, EATON, CONGLETON, CW12

butters john bee

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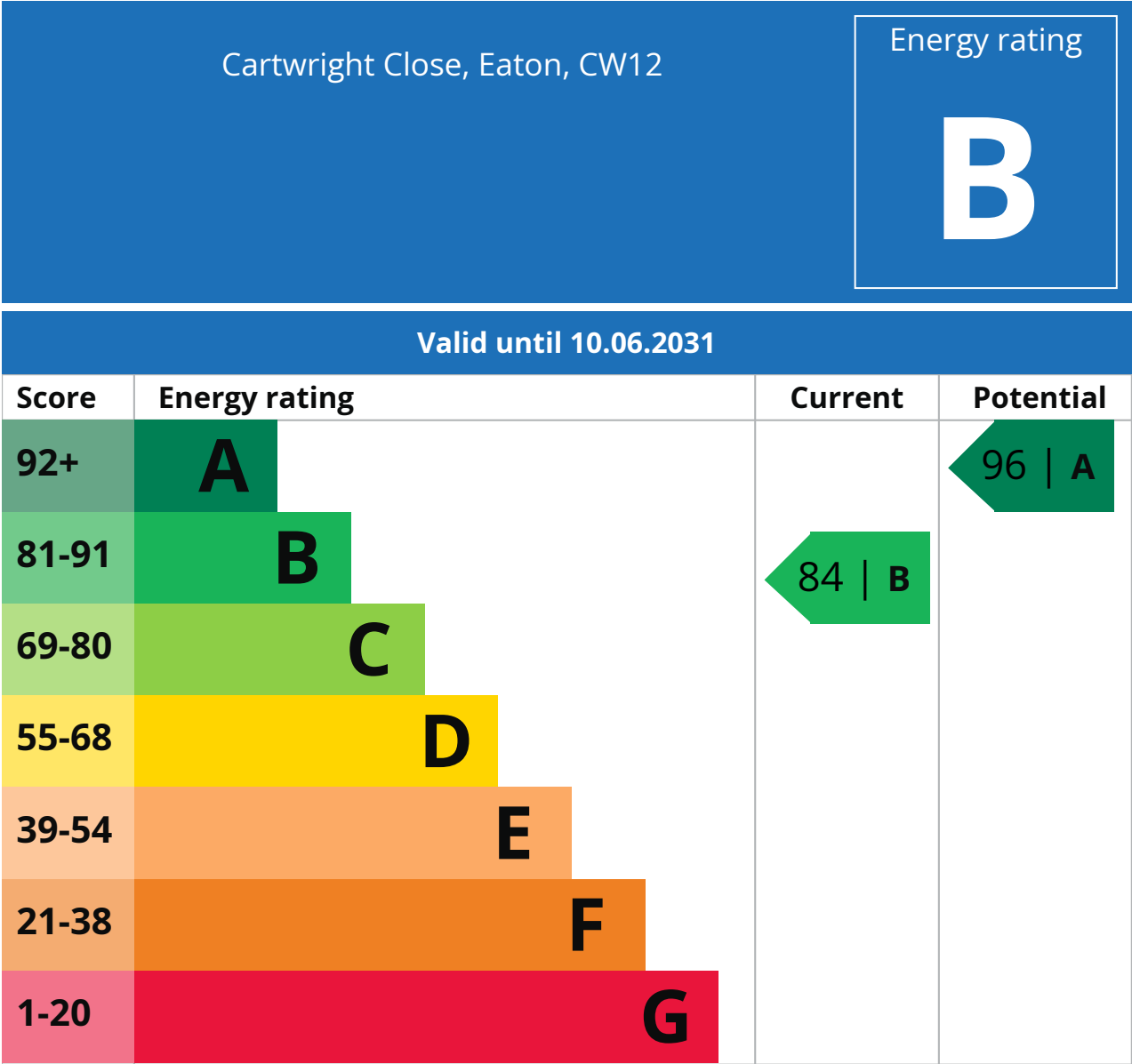
Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.04 acres		
Year Built :	2021		
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	CH705704		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	8 mb/s	47 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				
				
				

Property
EPC - Certificate



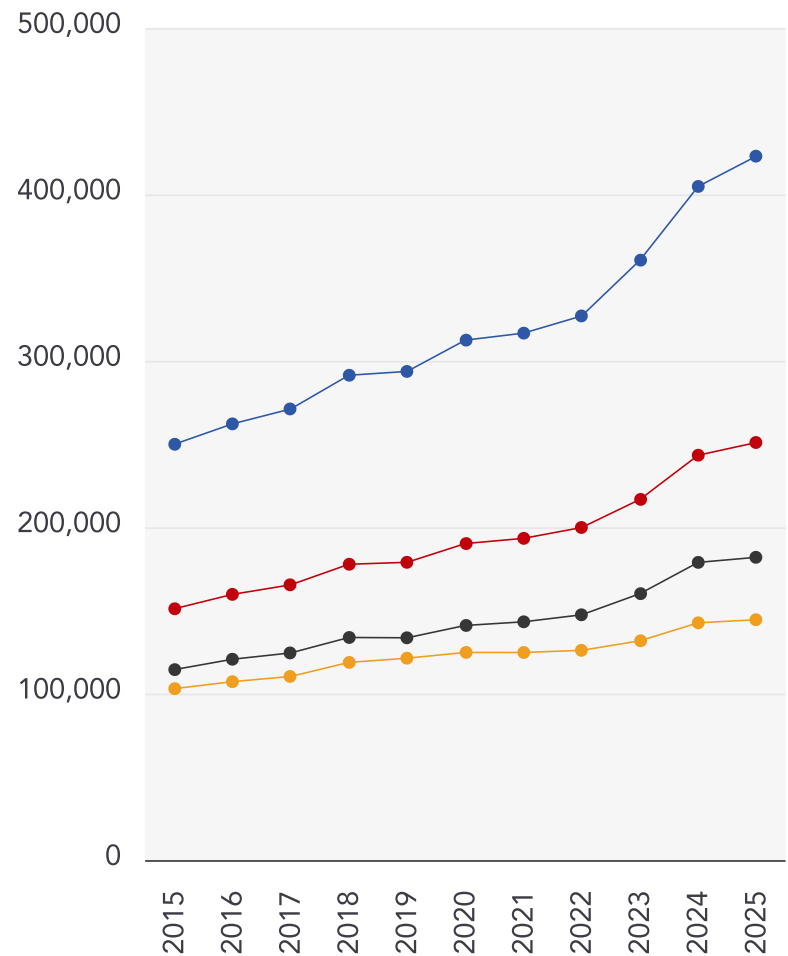
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² ·K
Total Floor Area:	77 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW12



Detached

+69.27%

Semi-Detached

+66.15%

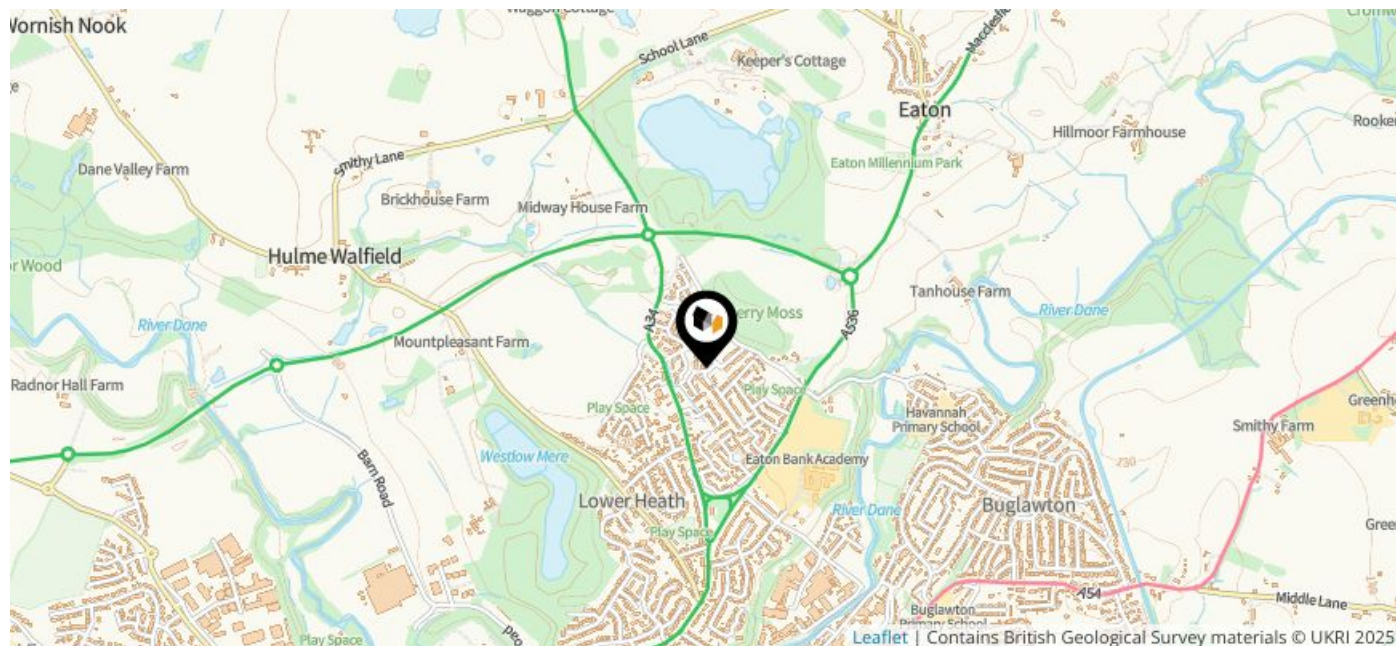
Terraced

+58.95%

Flat

+40.22%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

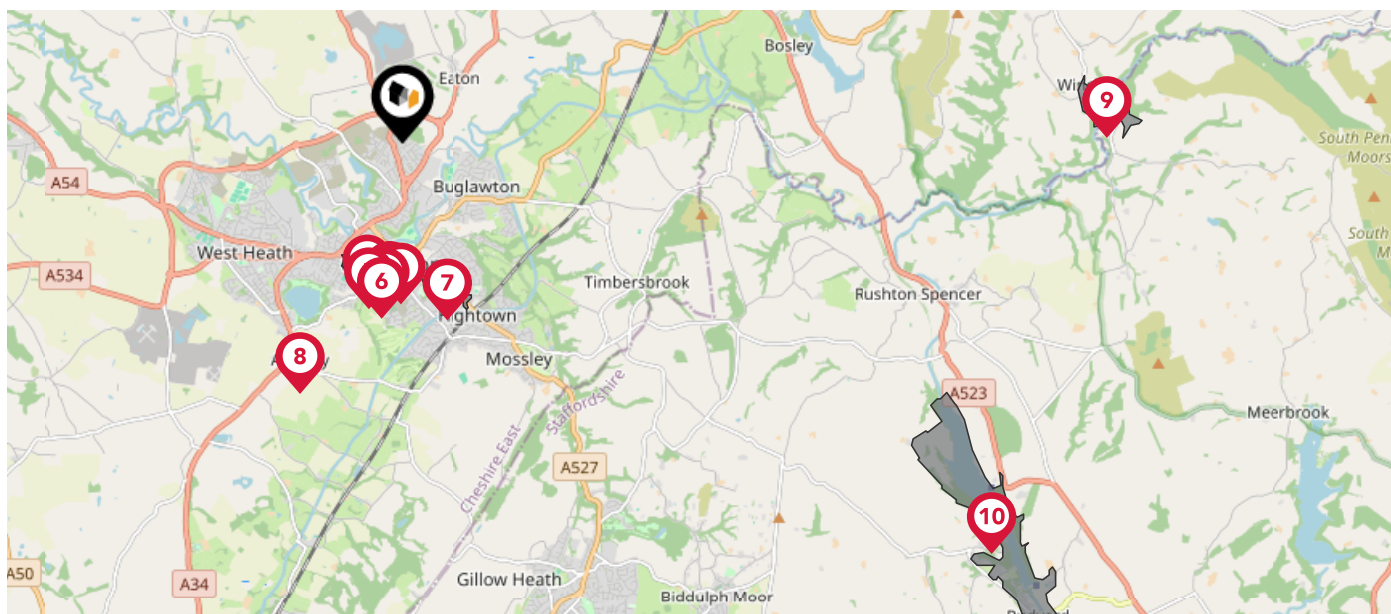
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



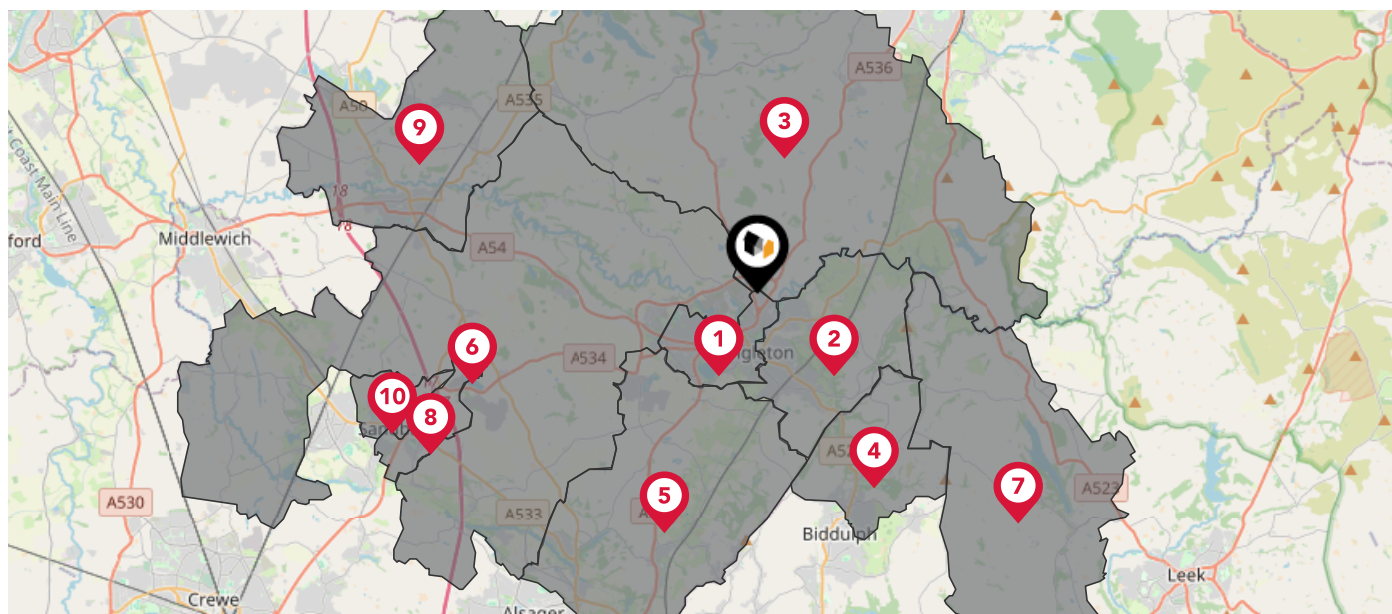
Nearby Conservation Areas

- 1 West Street (Congleton) Conservation Area
- 2 Moody Street (Congleton) Conservation Area
- 3 Moody Street (Congleton) Conservation Area
- 4 Moody Street (Congleton) Conservation Area
- 5 West Street (Congleton) Conservation Area
- 6 Moody Street (Congleton) Conservation Area
- 7 Park Lane (Congleton) Conservation Area
- 8 Astbury Conservation Area
- 9 Danebridge and Wincle
- 10 Rudyard

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



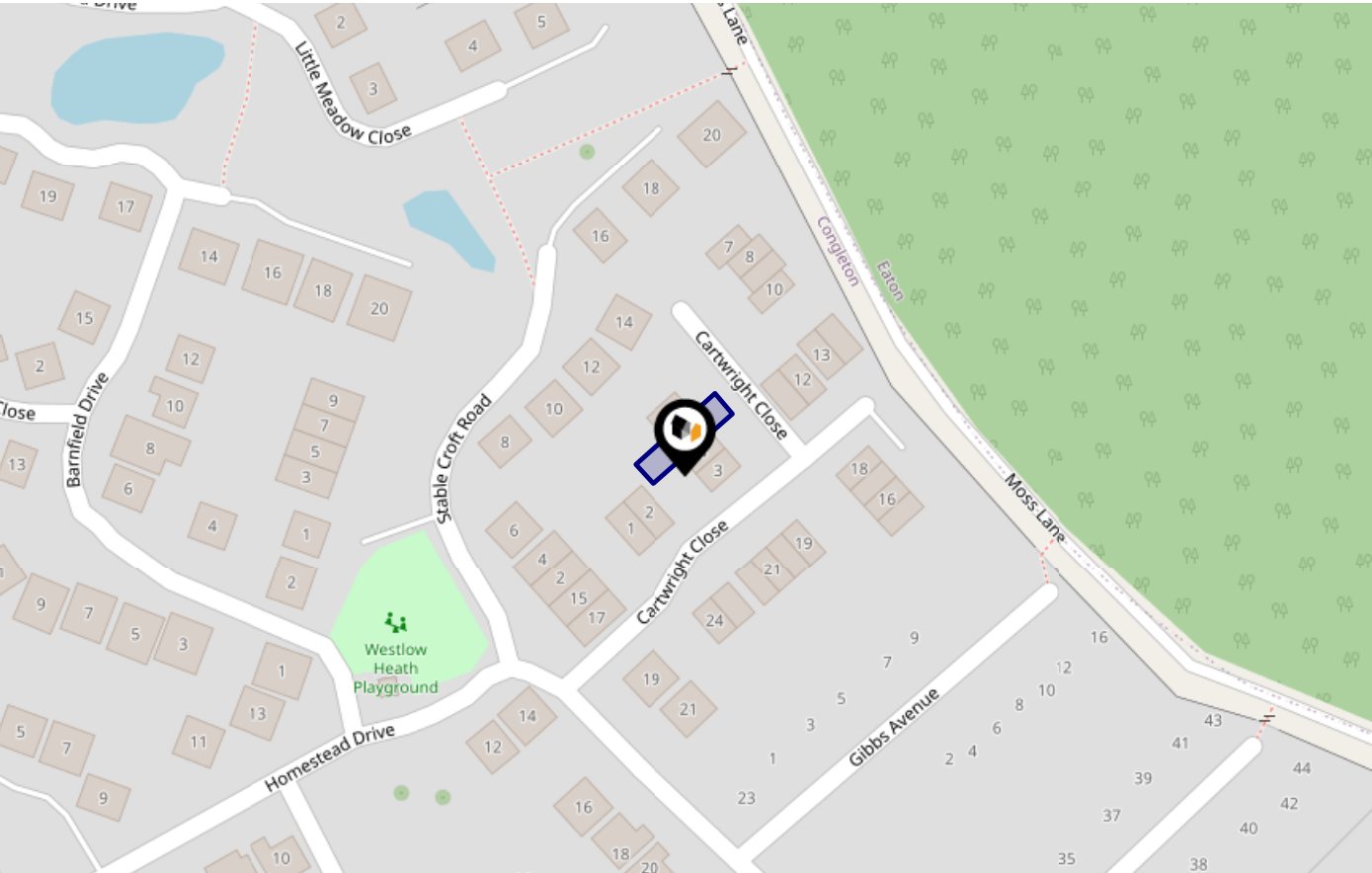
Nearby Council Wards

-  Congleton West Ward
-  Congleton East Ward
-  Gawsworth Ward
-  Biddulph North Ward
-  Odd Rode Ward
-  Brereton Rural Ward
-  Horton Ward
-  Sandbach Heath and East Ward
-  Dane Valley Ward
-  Sandbach Town 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.

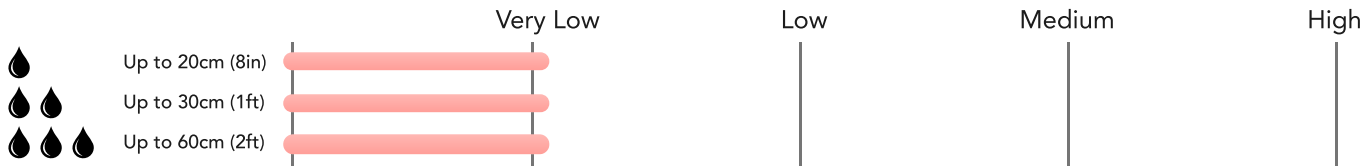


Risk Rating: Very low

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.

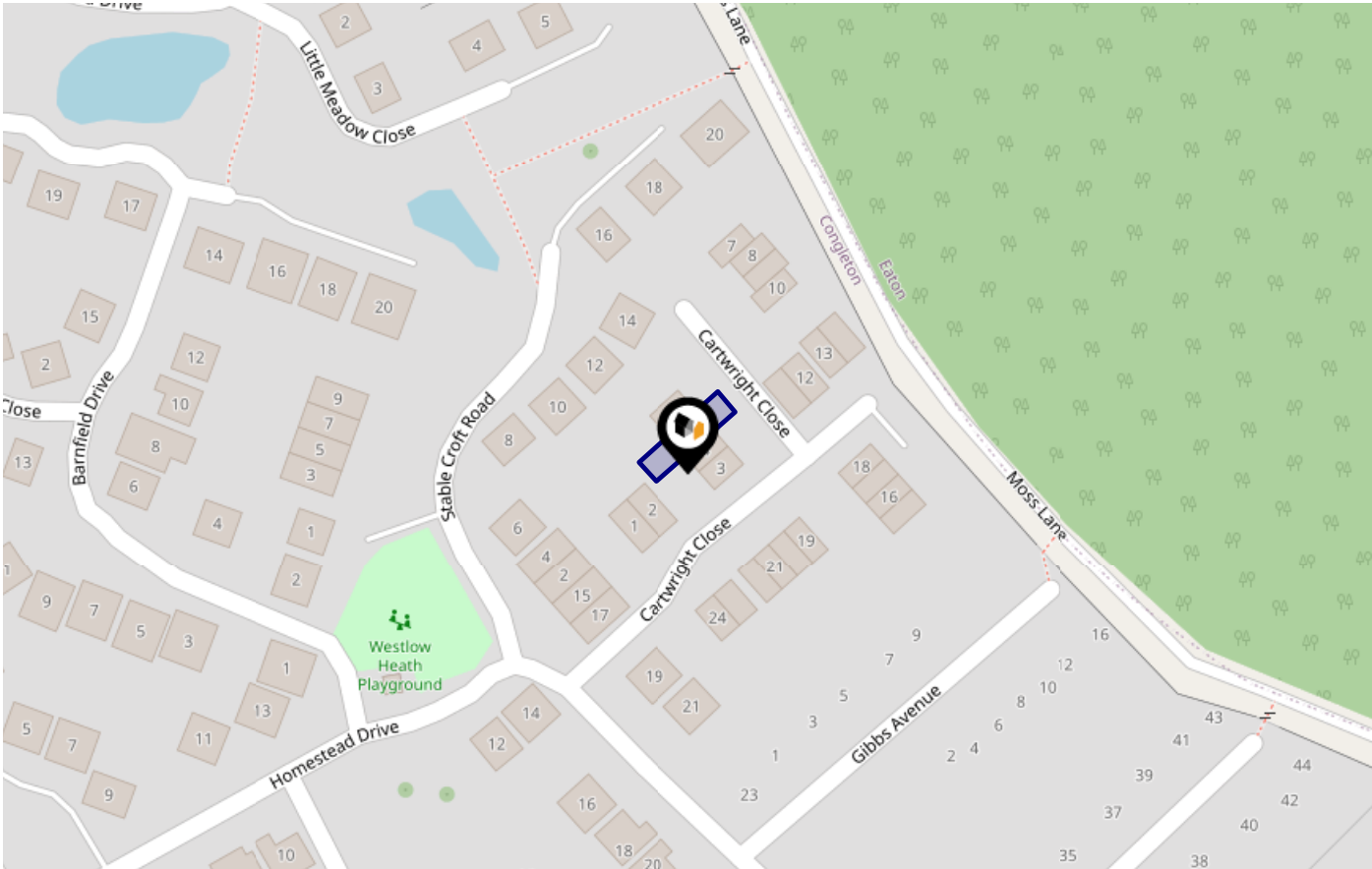
Chance of flooding to the following depths at this property:



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.

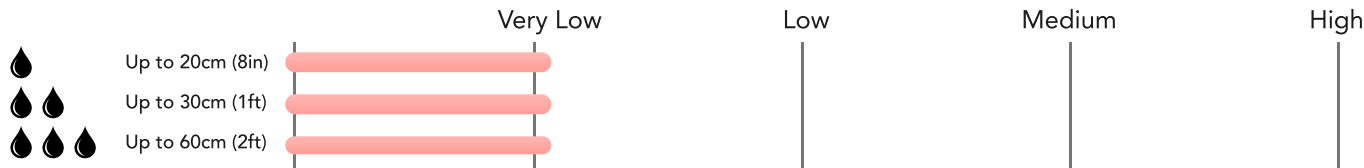


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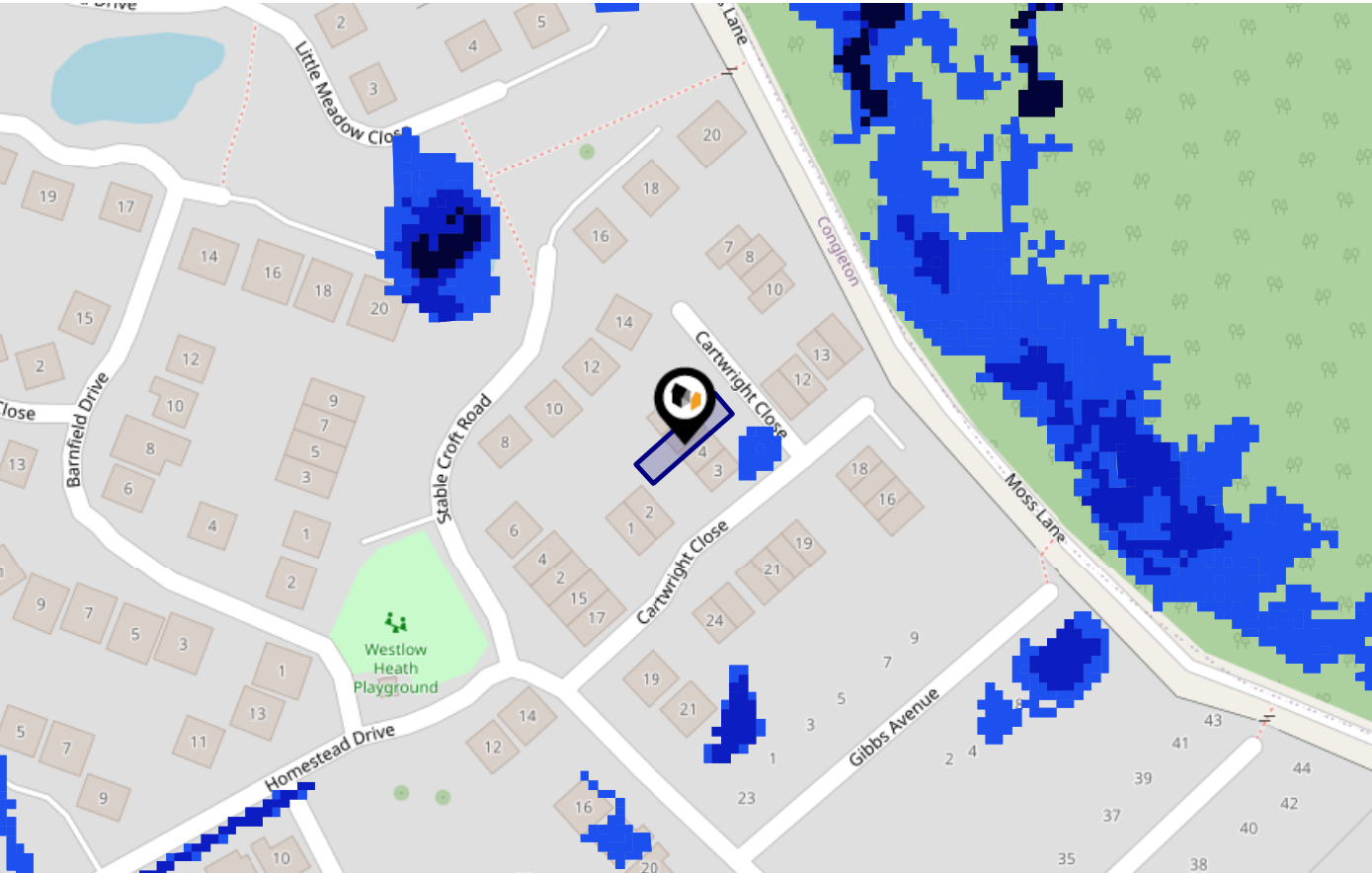
Chance of flooding to the following depths at this property:



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.

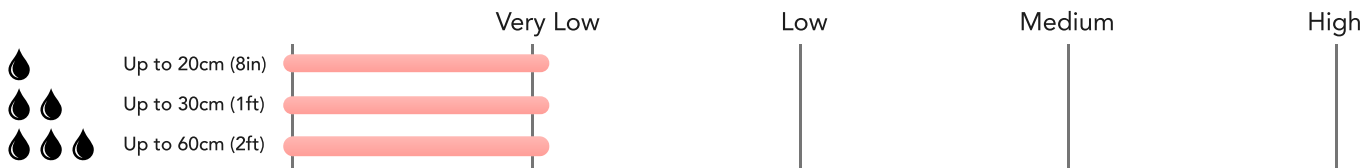


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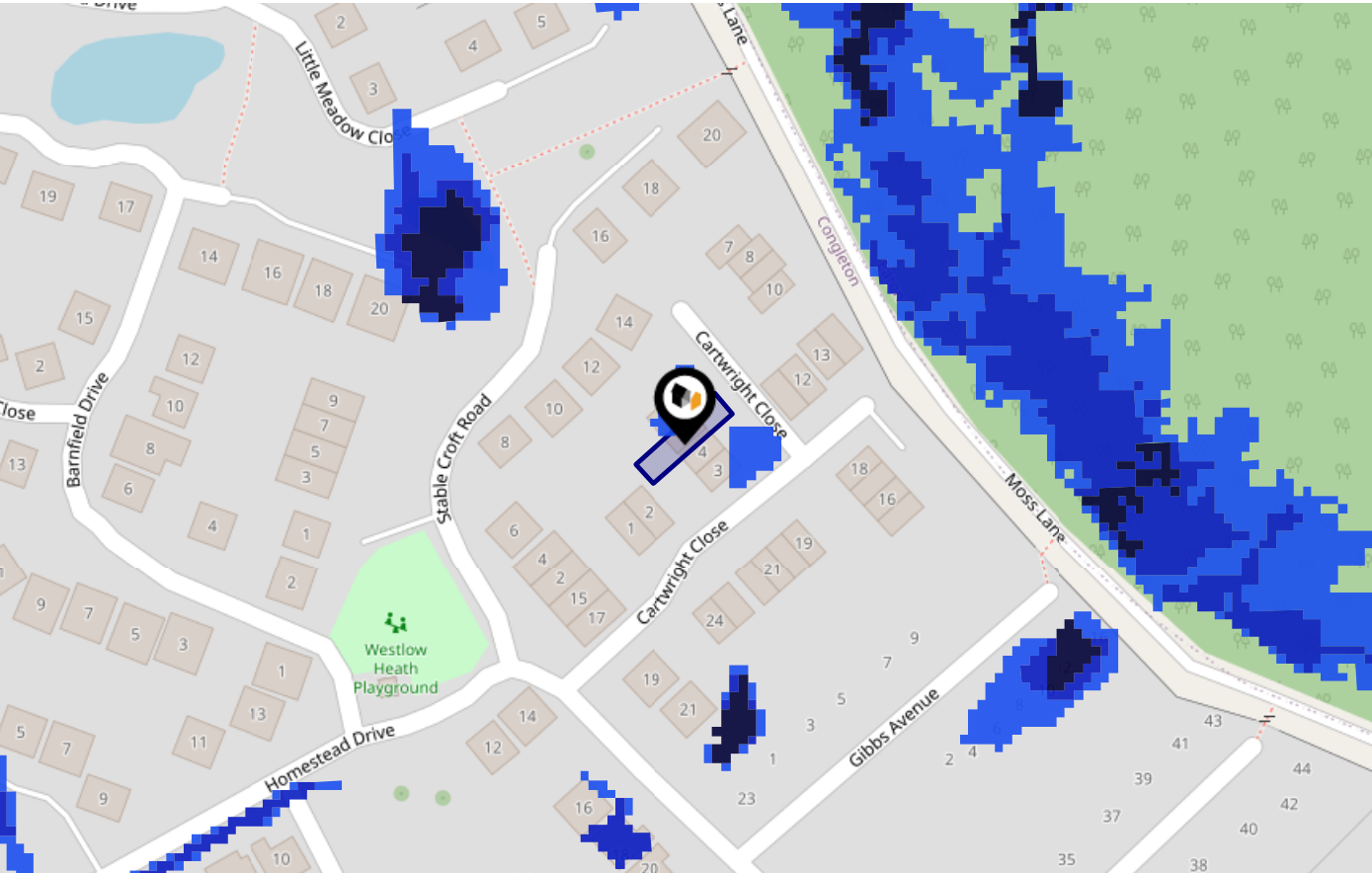
Chance of flooding to the following depths at this property:



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.

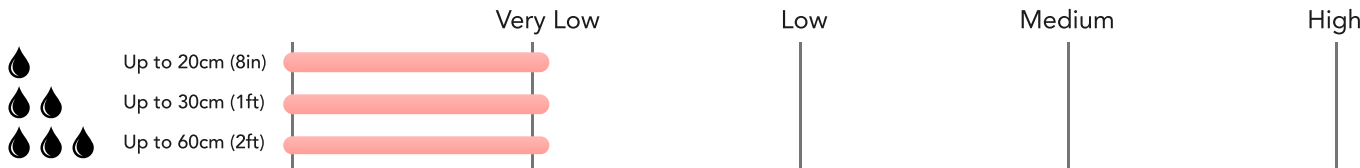


Risk Rating: Very low

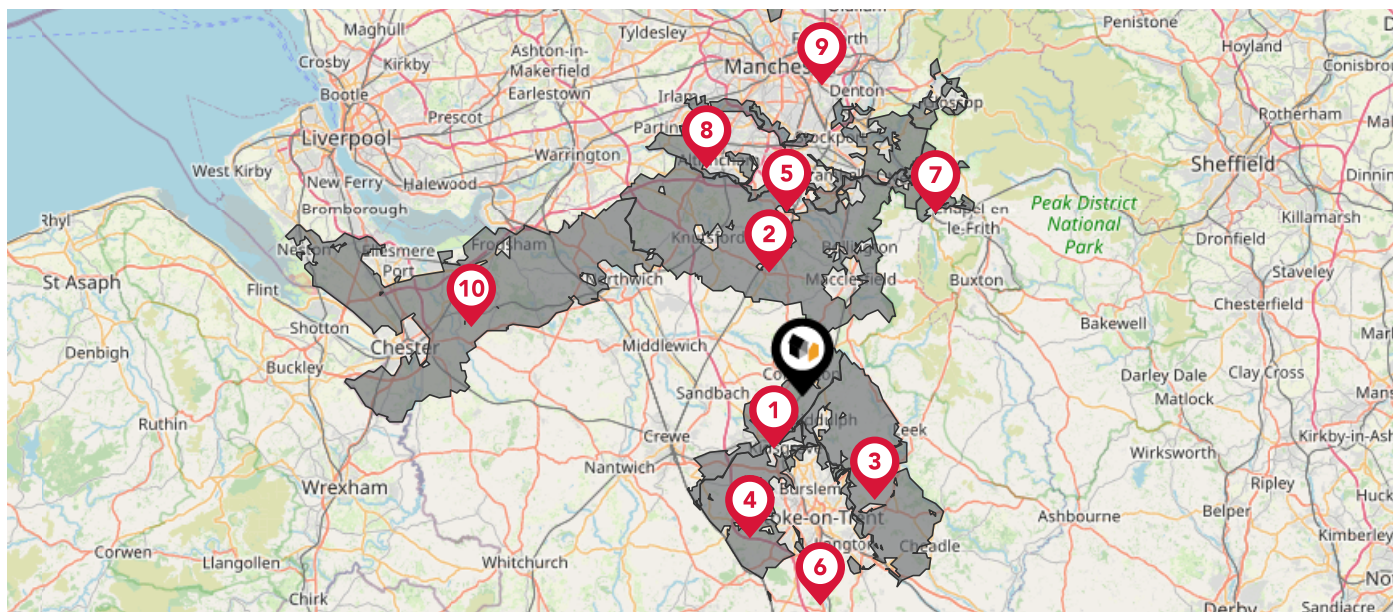
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Stoke-on-Trent Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Merseyside and Greater Manchester Green Belt - Stockport



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



Merseyside and Greater Manchester Green Belt - High Peak



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Manchester

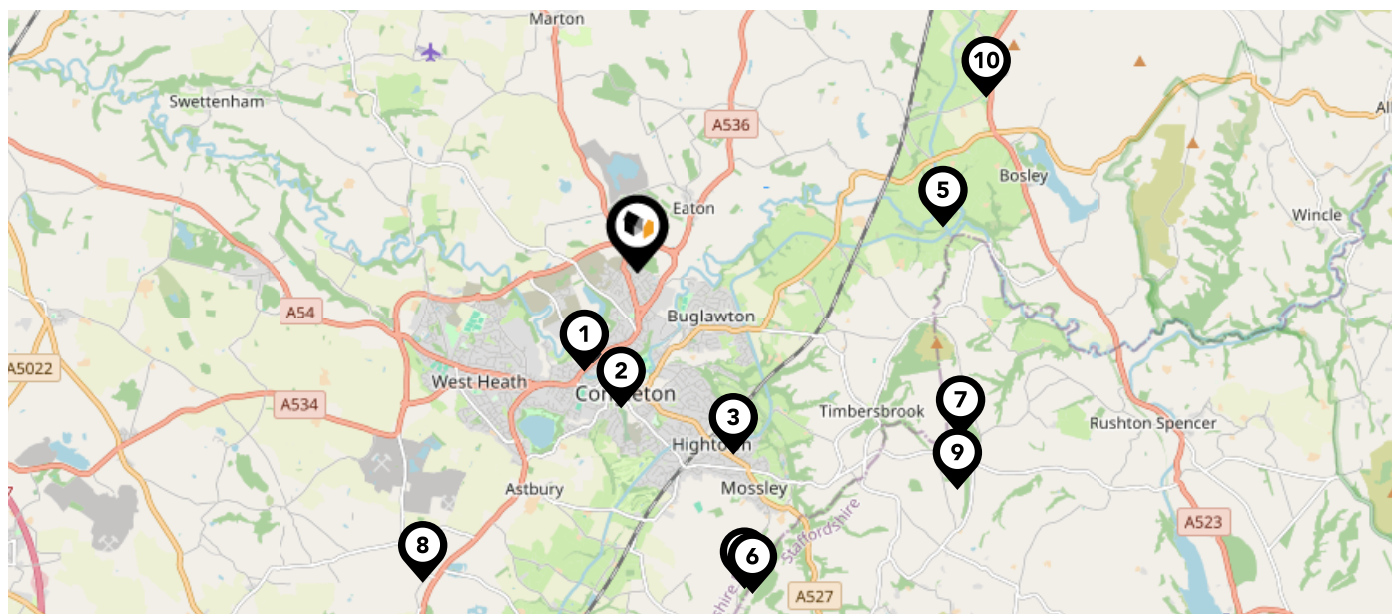


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

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.



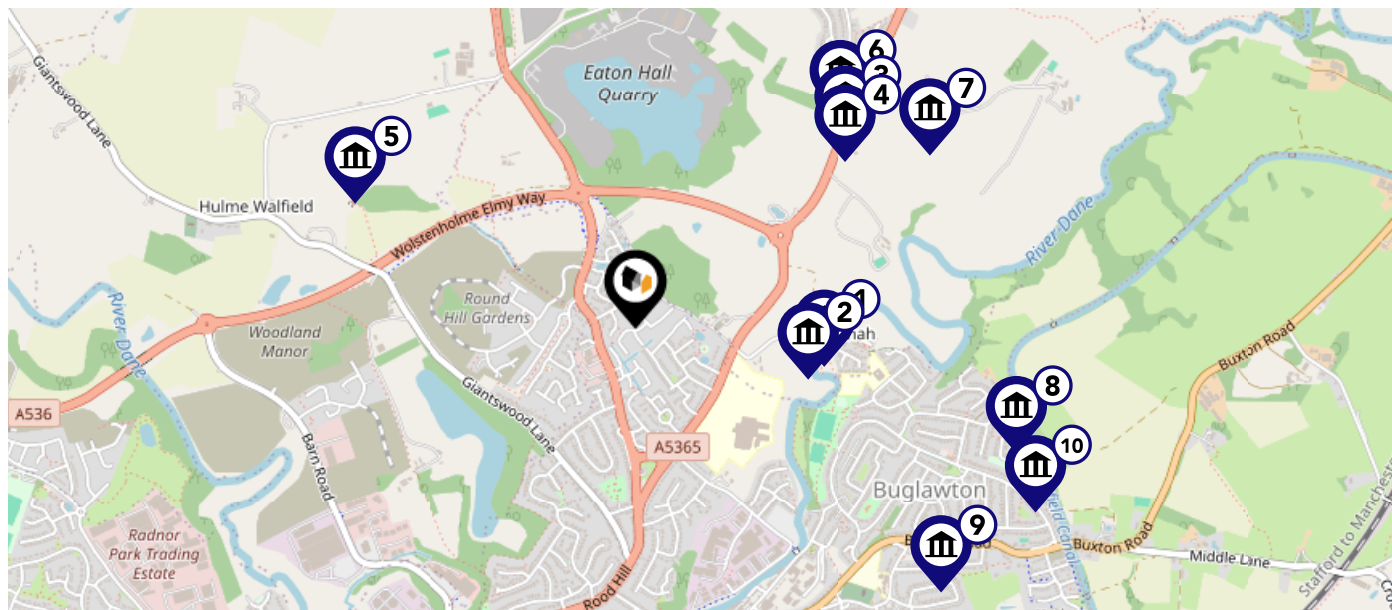
Nearby Landfill Sites

1	Landfill Site at Congleton Business Park-Barn Road, Congleton, Cheshire	Historic Landfill	
2	Congleton Gas Works-Mountbatton Way, Congleton, Cheshire	Historic Landfill	
3	Henshall Hall-Henshall Road/Biddulph Road, Congleton, Cheshire	Historic Landfill	
4	Congleton Edge Road-Mossley, Cheshire	Historic Landfill	
5	Land adjacent to Macclesfield Canal at Bosley-Off Turnstall Road, Bosley, Congleton, Cheshire	Historic Landfill	
6	Congleton Edge Road-Mossley	Historic Landfill	
7	Wood Common Farm-Red Lane, Cloudside, Congleton, Staffordshire	Historic Landfill	
8	Brownlow Heath Quarry-Newbold Astbury, Congleton, Cheshire	Historic Landfill	
9	Bridestones Farm-Dudley, West Midlands	Historic Landfill	
10	Stoneyfold Farm-Stoneyfold Farm, Bosley, Near Macclesfield	Historic Landfill	

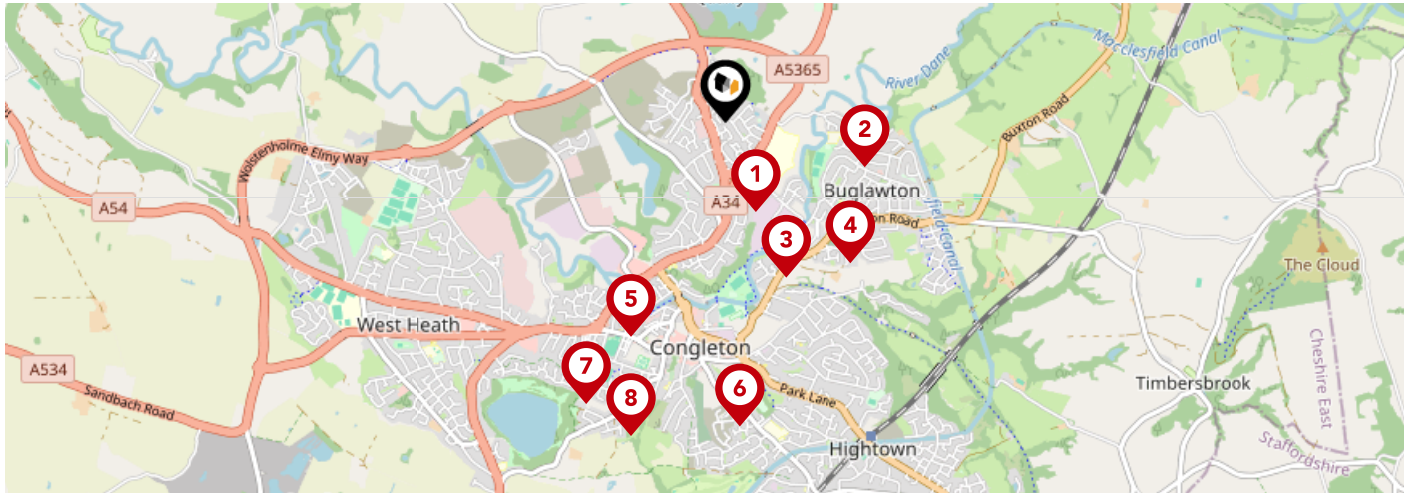
Maps

Listed Buildings

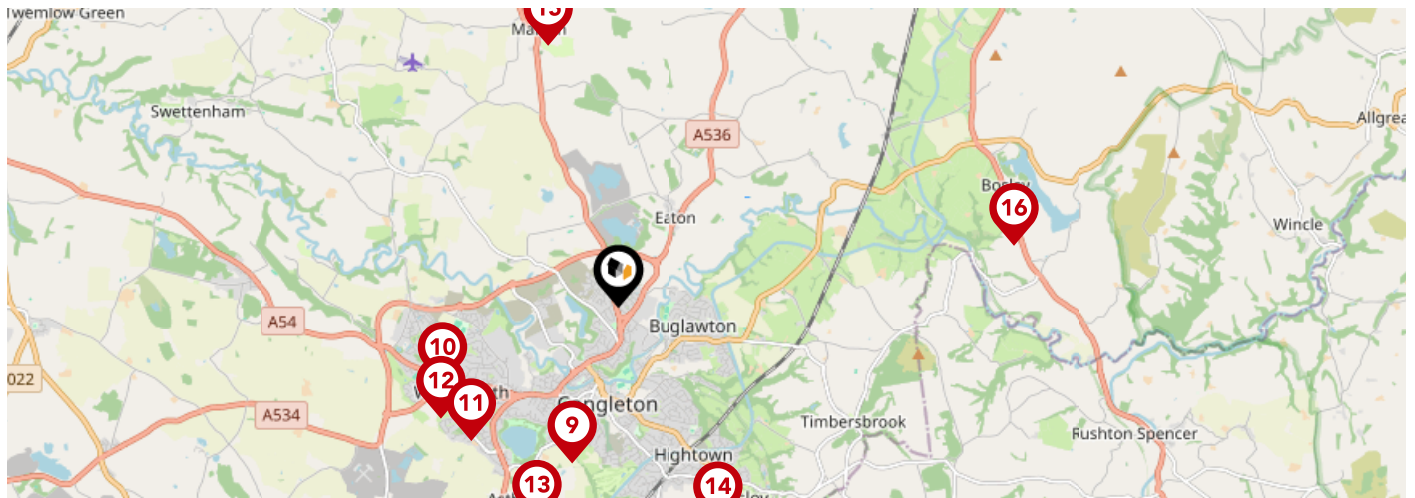
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1139493 - Havannah Weir	Grade II	0.4 miles
	1329691 - Havannah Bridge	Grade II	0.4 miles
	1139495 - Church House	Grade II	0.6 miles
	1139494 - Christ Church	Grade II	0.6 miles
	1161793 - Brick House Farmhouse	Grade II	0.7 miles
	1139448 - The Plough Inn	Grade II	0.7 miles
	1329692 - Yewtree Farm	Grade II	0.8 miles
	1237534 - Macclesfield Canal Bridge Number 66 At Sj 8756 6435	Grade II	0.9 miles
	1330320 - Holmhurst The Lowe White Gables	Grade II	0.9 miles
	1237564 - Macclesfield Canal Bridge Number 67 At Sj 8763 6413	Grade II	1.0 miles



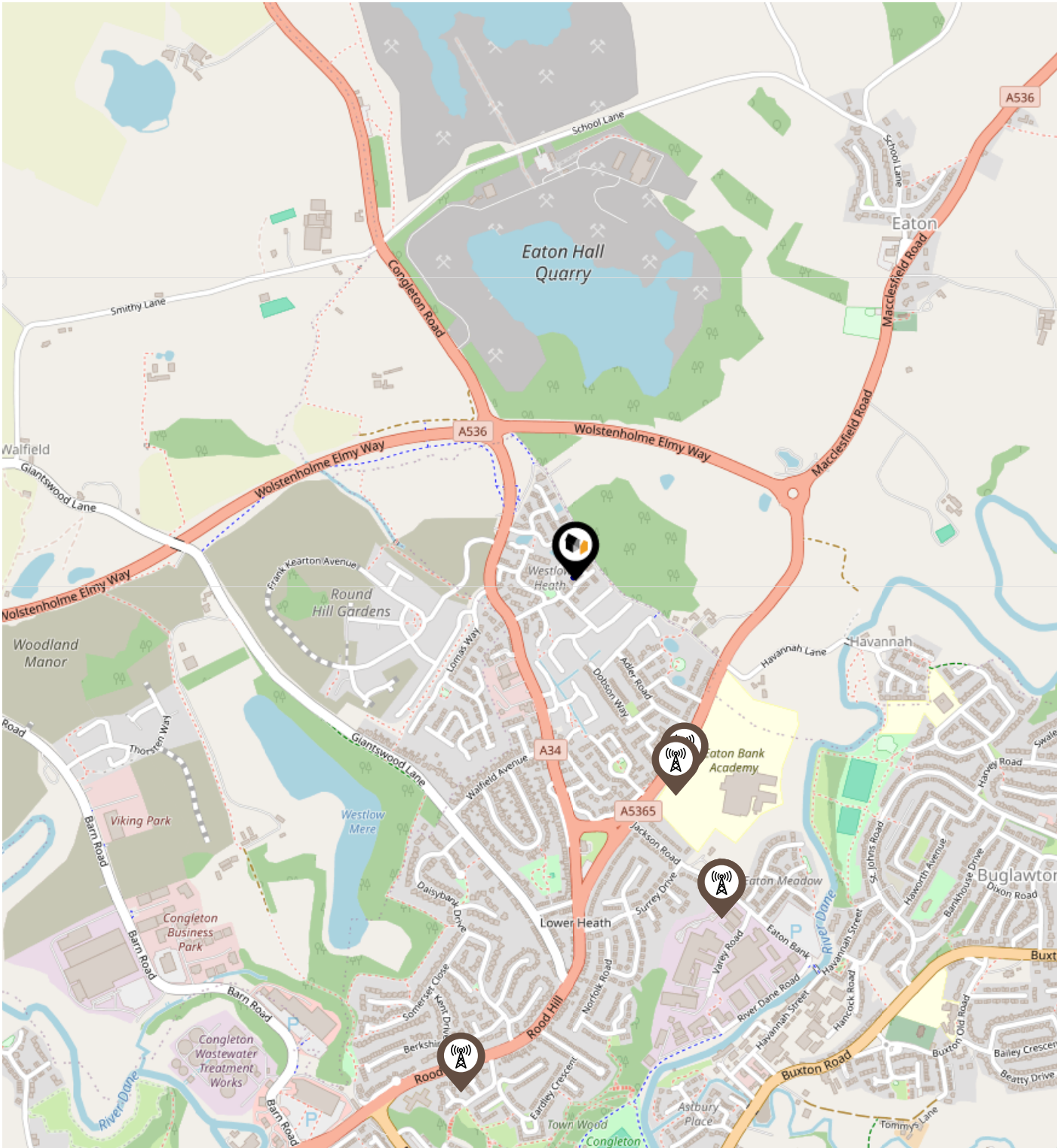
		Nursery	Primary	Secondary	College	Private
1	Eaton Bank Academy Ofsted Rating: Good Pupils: 1086 Distance:0.42	☐	☐	☒	☐	☐
2	Havannah Primary School Ofsted Rating: Good Pupils: 241 Distance:0.65	☐	☒	☐	☐	☐
3	Esland Daven School Ofsted Rating: Requires improvement Pupils: 33 Distance:0.74	☐	☐	☒	☐	☐
4	Buglawton Primary School Ofsted Rating: Good Pupils: 205 Distance:0.84	☐	☒	☐	☐	☐
5	Saint Mary's Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:1.04	☐	☒	☐	☐	☐
6	Daven Primary School Ofsted Rating: Requires improvement Pupils: 130 Distance:1.35	☐	☒	☐	☐	☐
7	Aidenswood School Ofsted Rating: Outstanding Pupils: 5 Distance:1.39	☐	☐	☒	☐	☐
8	Marlfields Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance:1.45	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Cornerstone Academy Ofsted Rating: Good Pupils: 19 Distance:1.45	☐	☒	☐	☐	☐
10	Black Firs Primary School Ofsted Rating: Good Pupils: 367 Distance:1.71	☐	☒	☐	☐	☐
11	The Quinta Primary School Ofsted Rating: Good Pupils: 461 Distance:1.77	☐	☒	☐	☐	☐
12	Congleton High School Ofsted Rating: Good Pupils: 1268 Distance:1.87	☐	☐	☒	☐	☐
13	Astbury St Mary's CofE Primary School Ofsted Rating: Good Pupils: 83 Distance:2.05	☐	☒	☐	☐	☐
14	Mossley CofE Primary School Ofsted Rating: Good Pupils: 421 Distance:2.12	☐	☒	☐	☐	☐
15	Marton and District CofE Aided Primary School Ofsted Rating: Good Pupils: 168 Distance:2.41	☐	☒	☐	☐	☐
16	Bosley St Mary's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.56	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

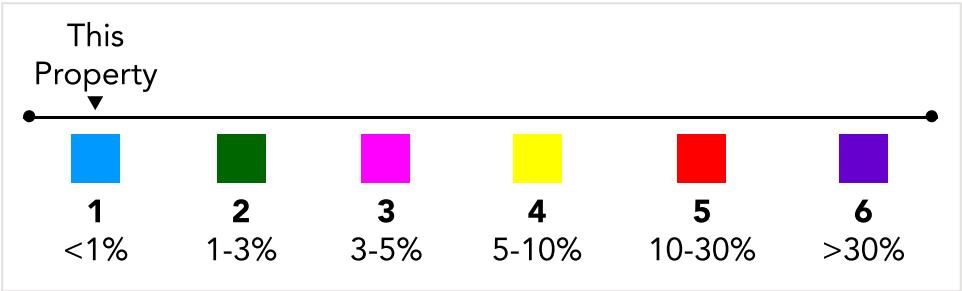
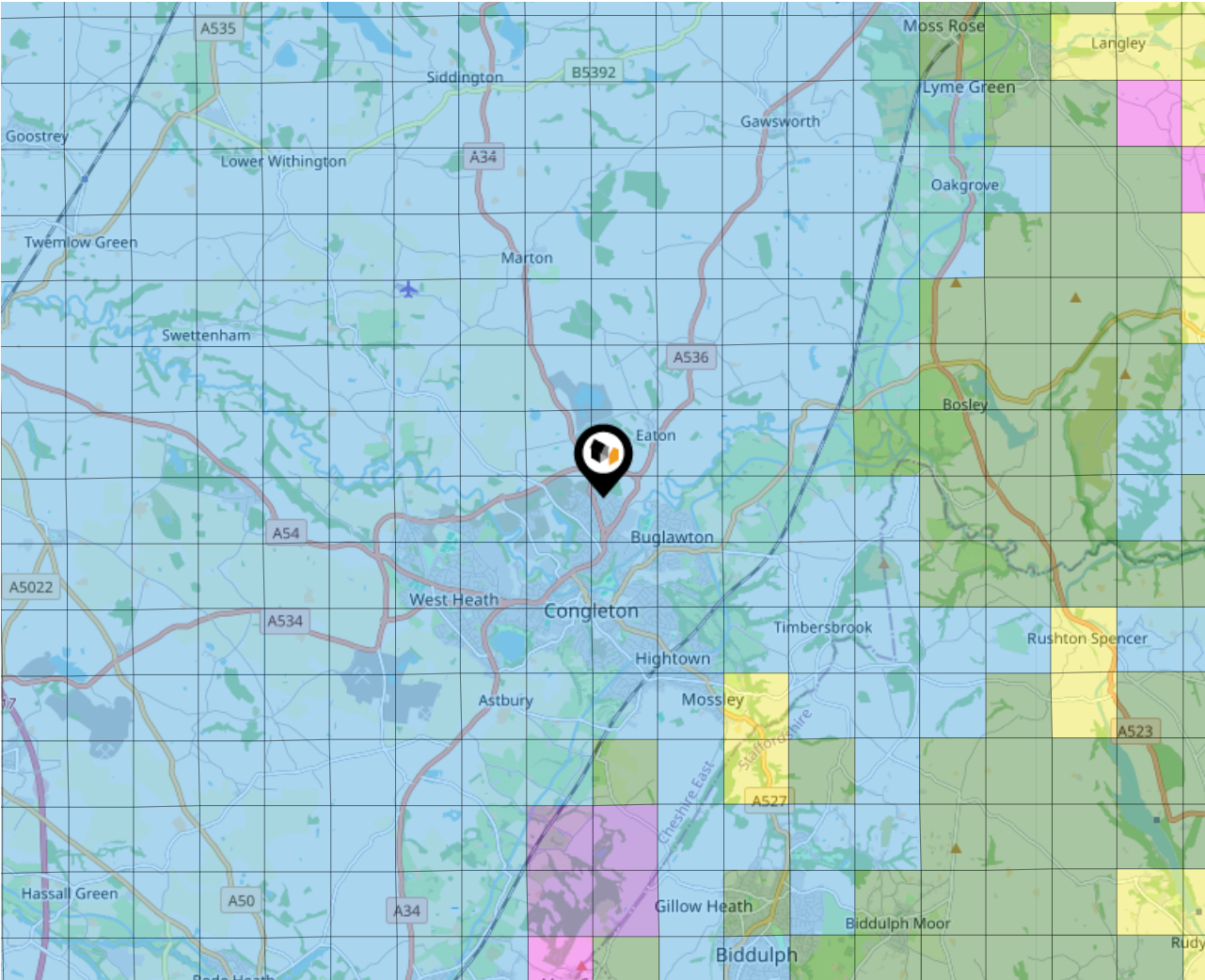


Key:

-  Power Pylons
-  Communication Masts

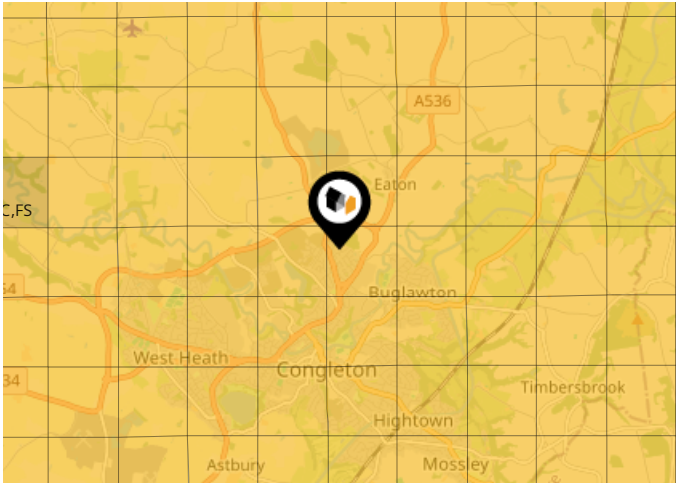
What is Radon?

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		

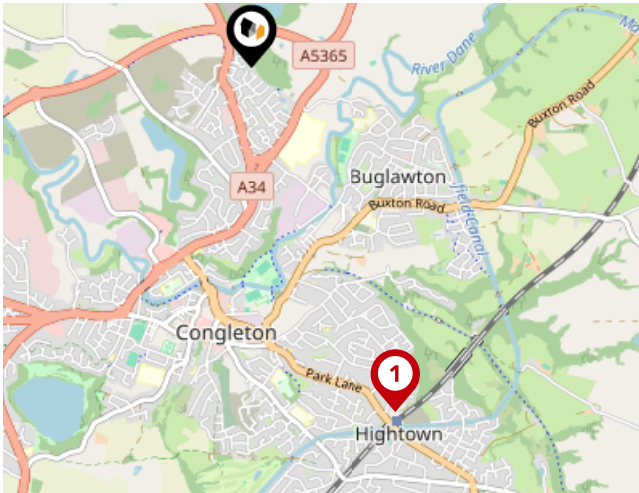


Primary Classifications (Most Common Clay Types)

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

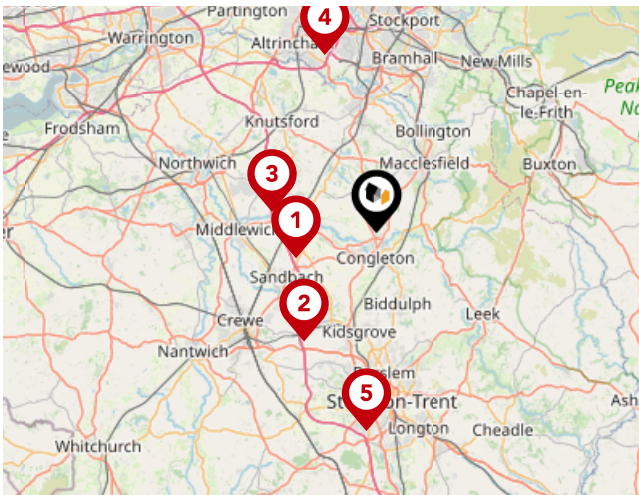
Area

Transport (National)



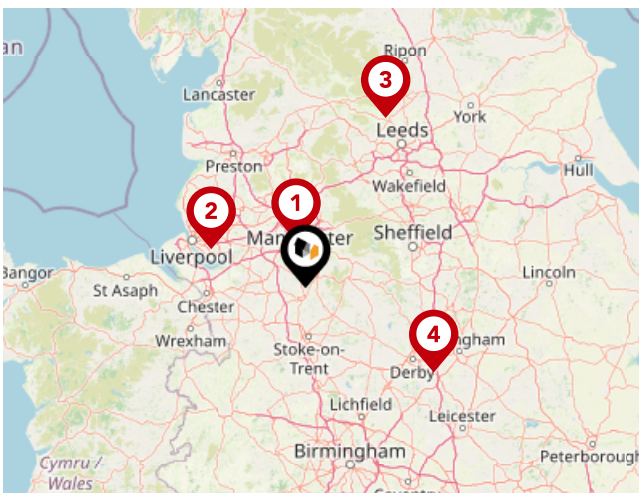
National Rail Stations

Pin	Name	Distance
1	Congleton Rail Station	1.66 miles
2	Macclesfield Rail Station	6.54 miles
3	Goostrey Rail Station	5.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J17	6.03 miles
2	M6 J16	9.34 miles
3	M6 J18	7.57 miles
4	M56 J6	13.09 miles
5	M6 J15	14.14 miles

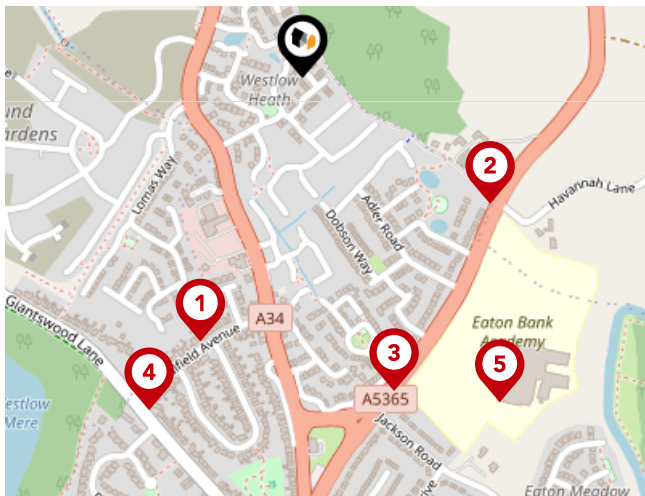


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	13.31 miles
2	Speke	28.91 miles
3	Leeds Bradford Airport	52.71 miles
4	East Mids Airport	44 miles

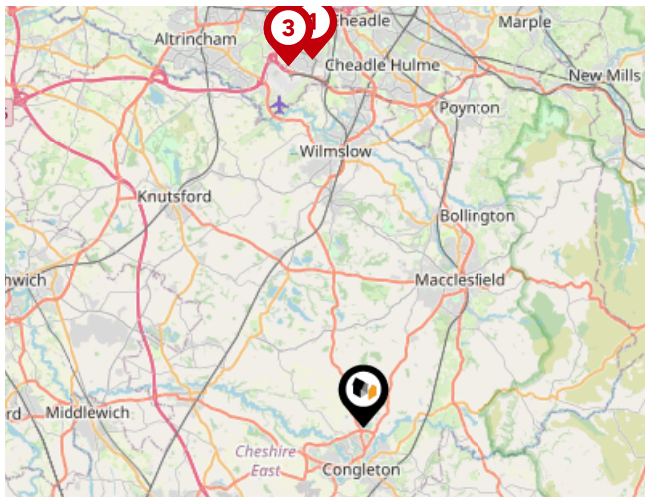
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tidnock Avenue	0.32 miles
2	Moss Lane	0.25 miles
3	Jackson Road	0.36 miles
4	Walfield Avenue	0.41 miles
5	Eaton Bank School	0.42 miles



Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	13.17 miles
2	Manchester Airport (Manchester Metrolink)	13.08 miles
3	Manchester Airport (Manchester Metrolink)	13.1 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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