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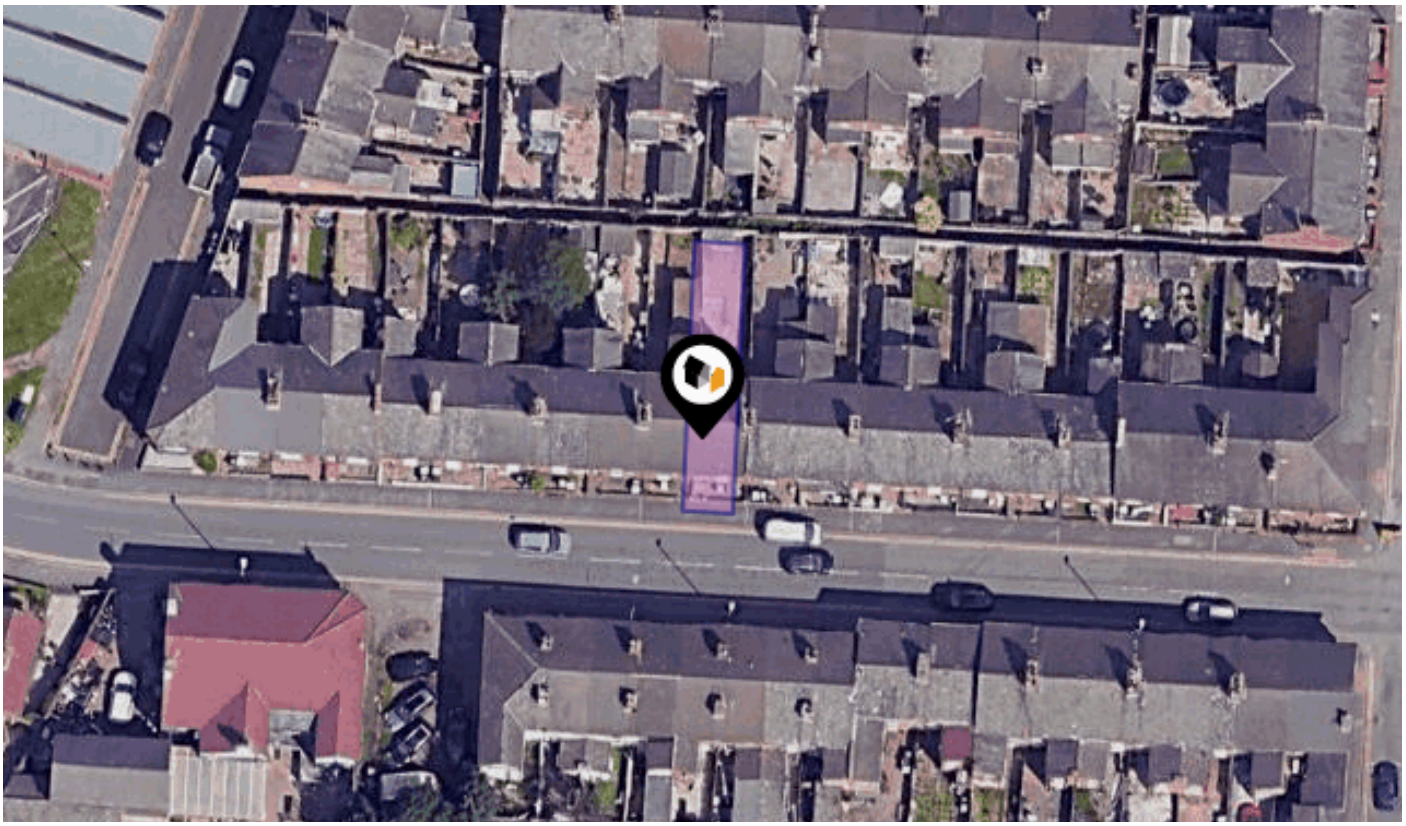
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 30th October 2025



WISTASTON ROAD, CREWE, CW2

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181-183 Nantwich Road, Crewe, Cheshire, CW2 6DF

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com

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Property
Overview

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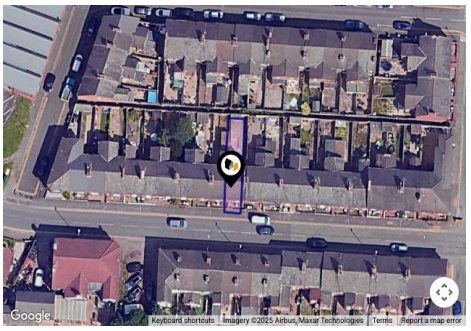

Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	0		
Floor Area:	818 ft^2 / 76 m^2		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,555		
Title Number:	CH469961		

Local Area

Local Authority:	Cheshire east
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	50	8000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

O2	EE	3	Vodafone	BT	sky	Virgin media
✓	✓	✓	✓	✓	✓	✗

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Gallery
Photos

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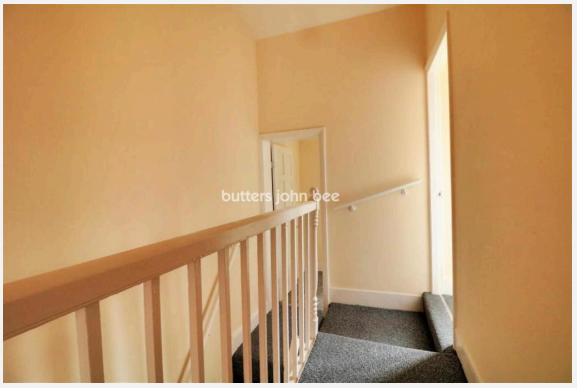
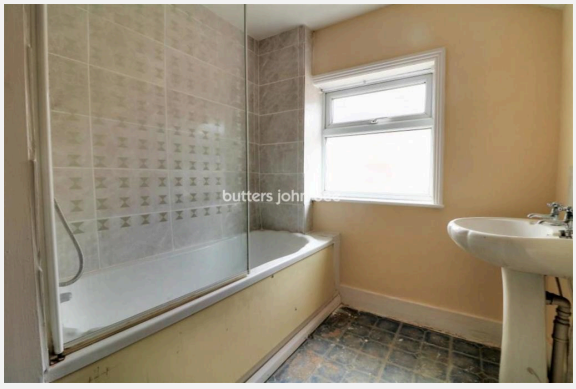
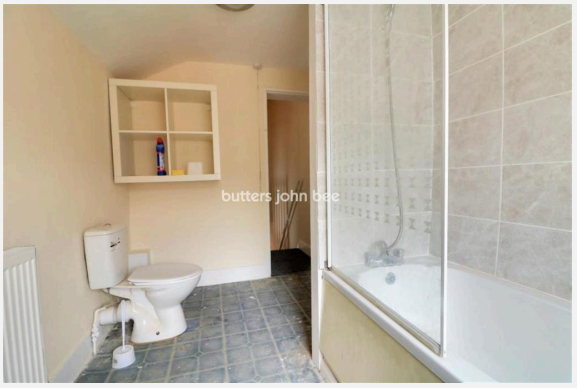




Gallery
Photos

butters john bee bjb



CREWE, CW2

Energy rating

C

Valid until 30.11.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 | B
69-80	C		
55-68	D	69 | C	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	76 m^2

Market
House Price Statistics

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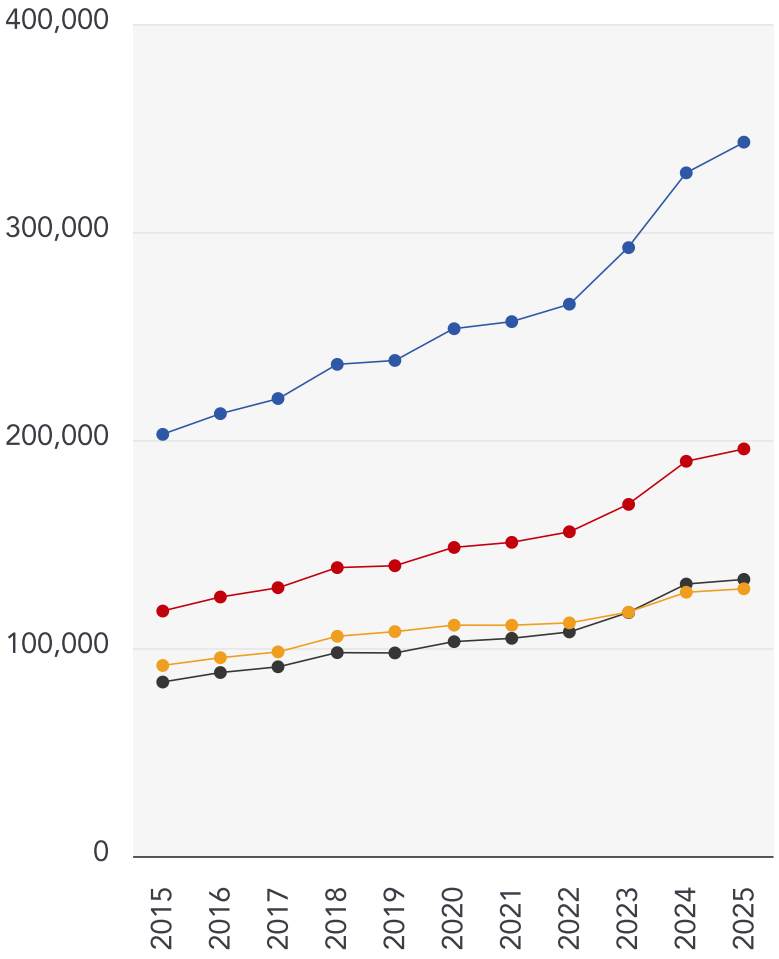
10 Year History of Average House Prices by Property Type in CW2



Detached

+69.27%

Semi-Detached

+66.15%

Flat

+40.22%

Terraced

+58.95%

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Maps
Coal Mining

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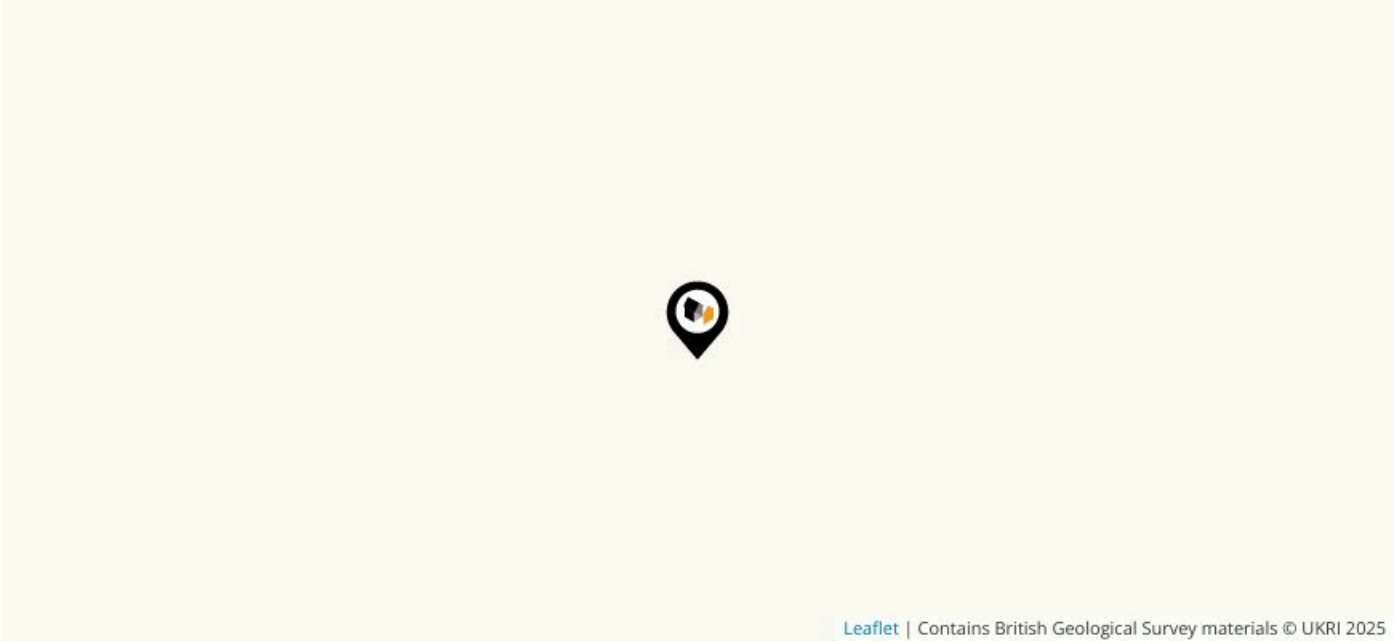
This map displays nearby coal mine entrances and their classifications.



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

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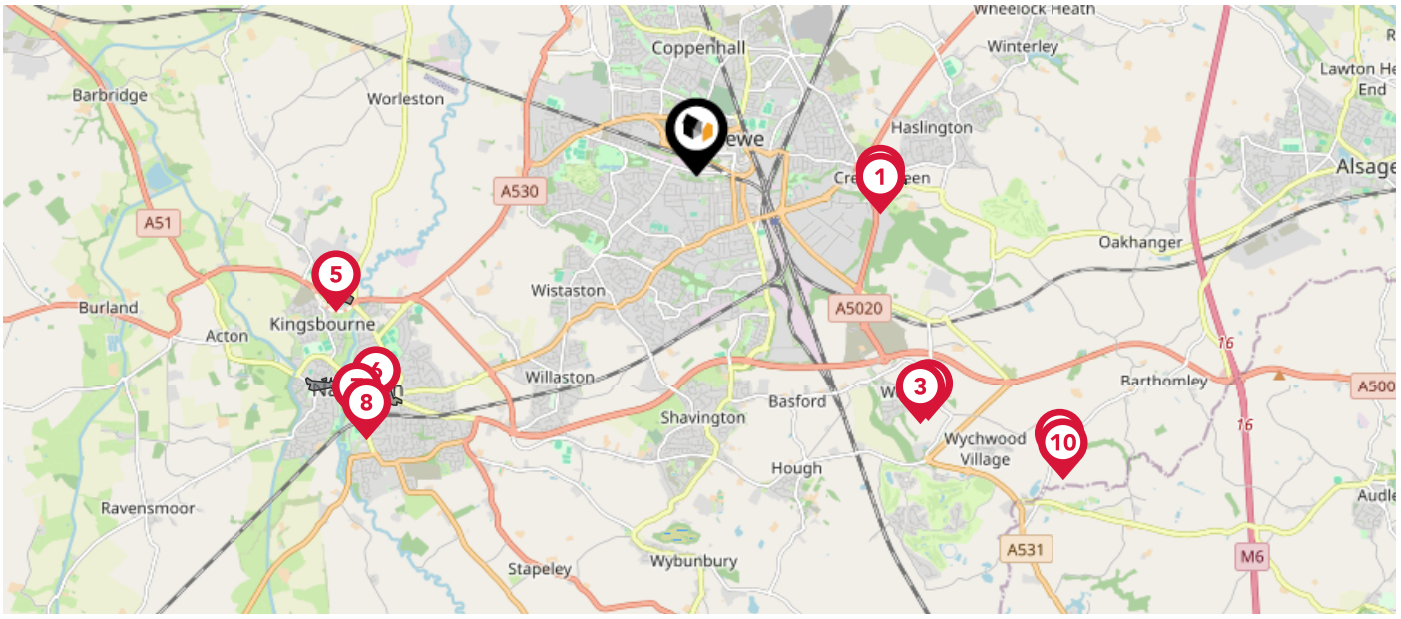
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Crewe Green Conservation Area
2	Crewe Green Conservation Area
3	Weston Conservation Area
4	Weston Conservation Area
5	Reaseheath Conservation Area
6	Nantwich Conservation Area
7	Nantwich Conservation Area
8	Nantwich Conservation Area
9	Englesea Brook Conservation Area
10	Englesea Brook Conservation Area

Maps
Council Wards

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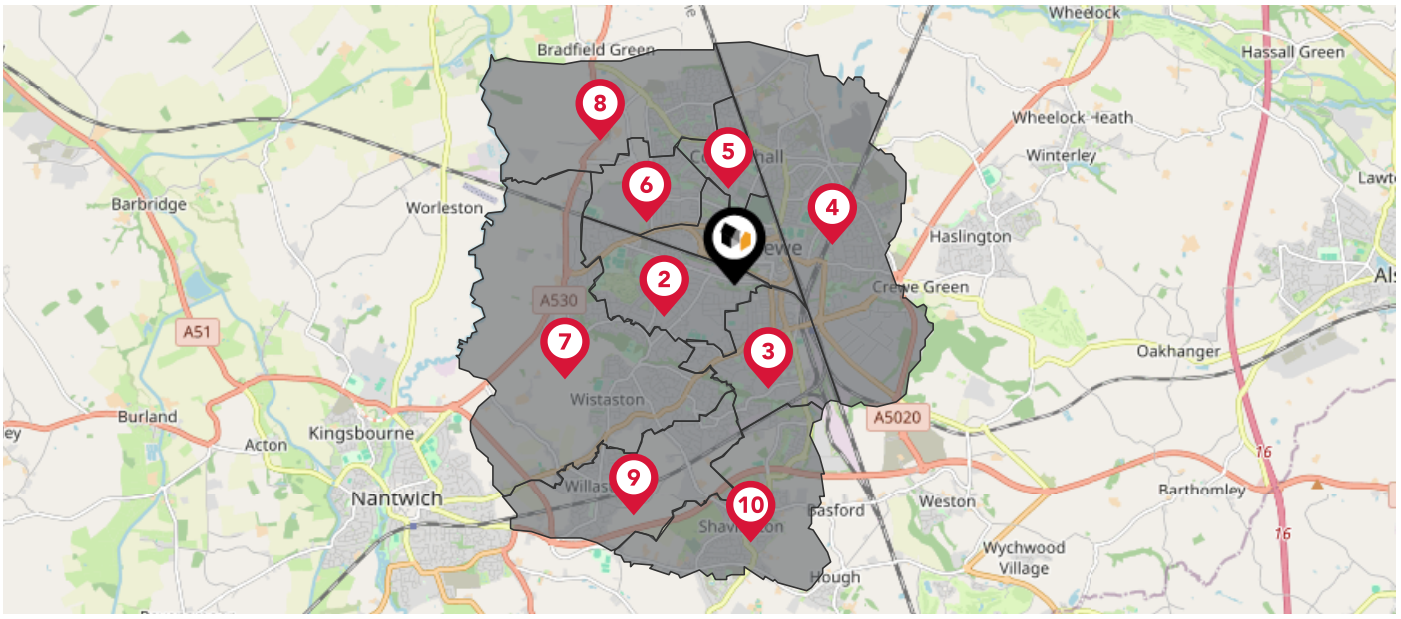
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Crewe Central Ward
2	Crewe West Ward
3	Crewe South Ward
4	Crewe East Ward
5	Crewe North Ward
6	Crewe St. Barnabas Ward
7	Wistaston Ward
8	Leighton Ward
9	Willaston and Rope Ward
10	Shavington Ward

Flood Risk

Rivers & Seas - Flood Risk

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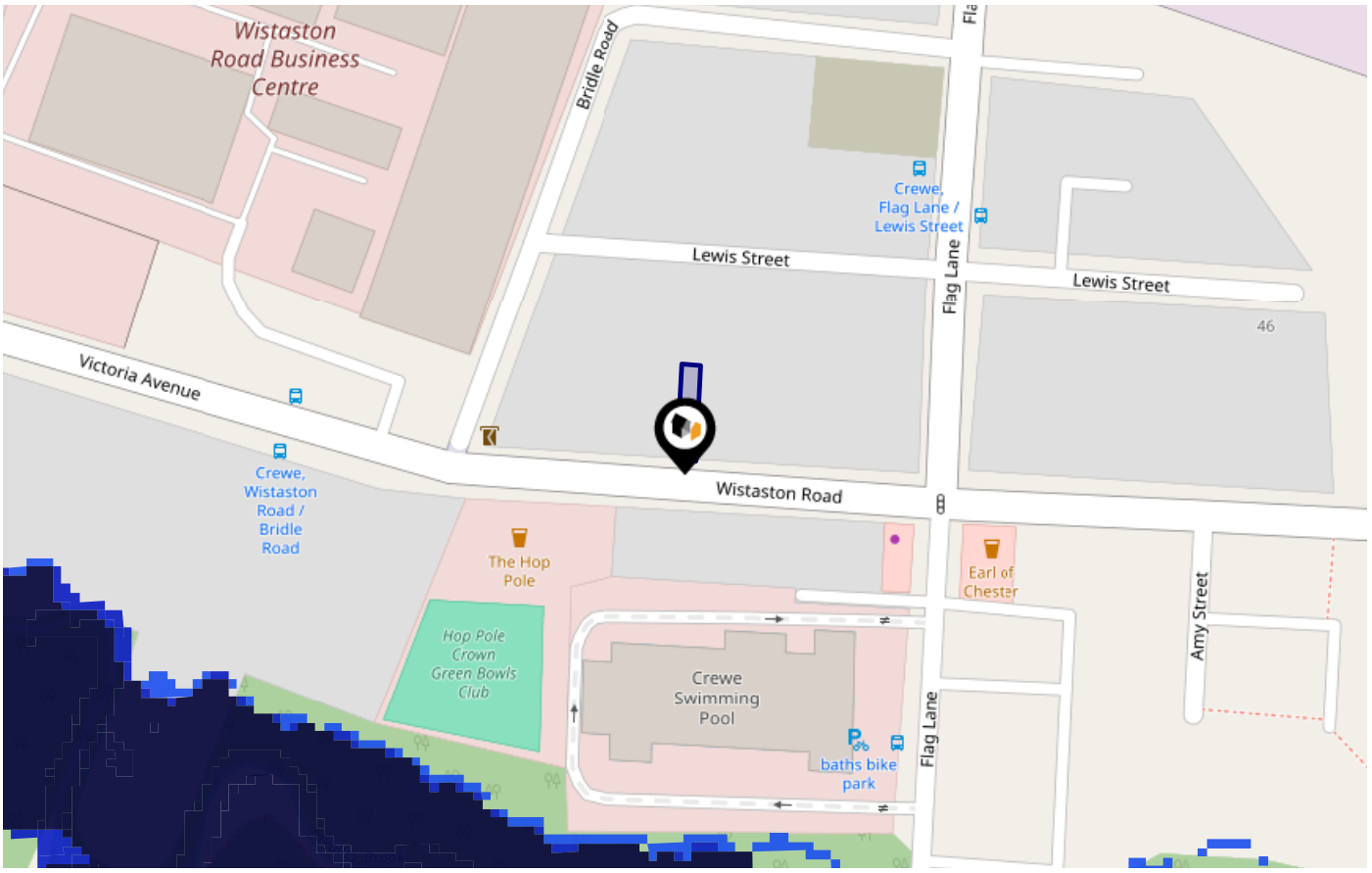
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



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:

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Flood Risk
Rivers & Seas - Climate Change

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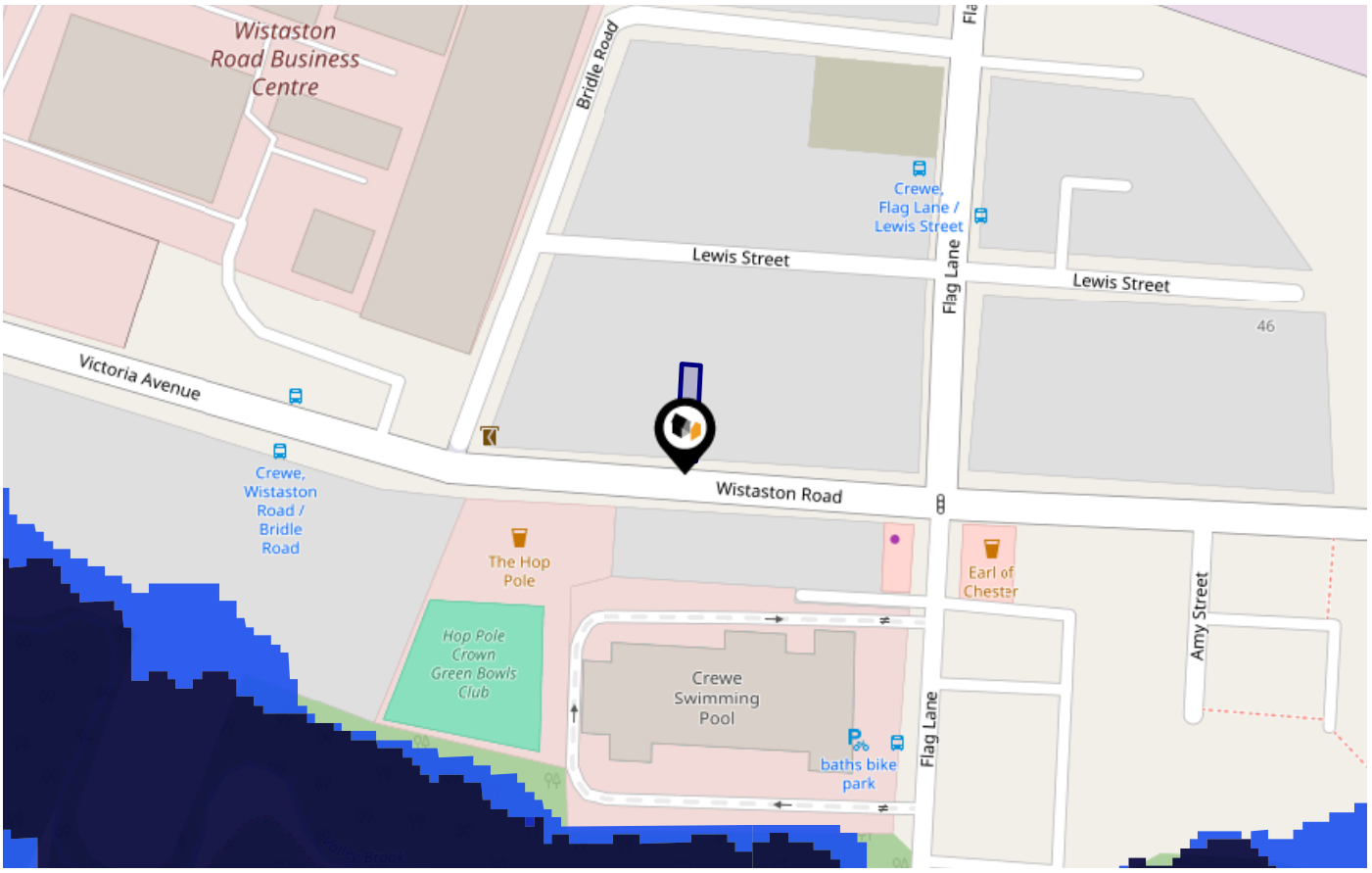
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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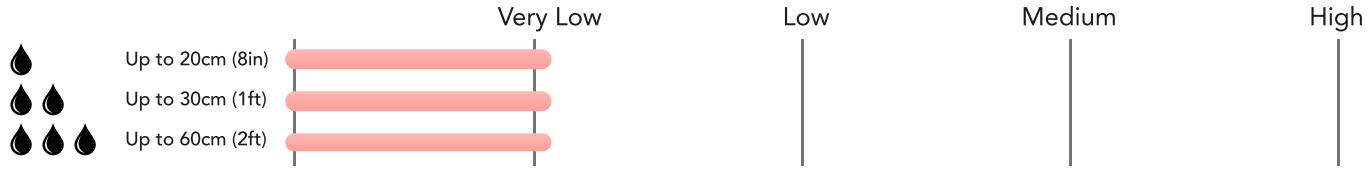
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Flood Risk

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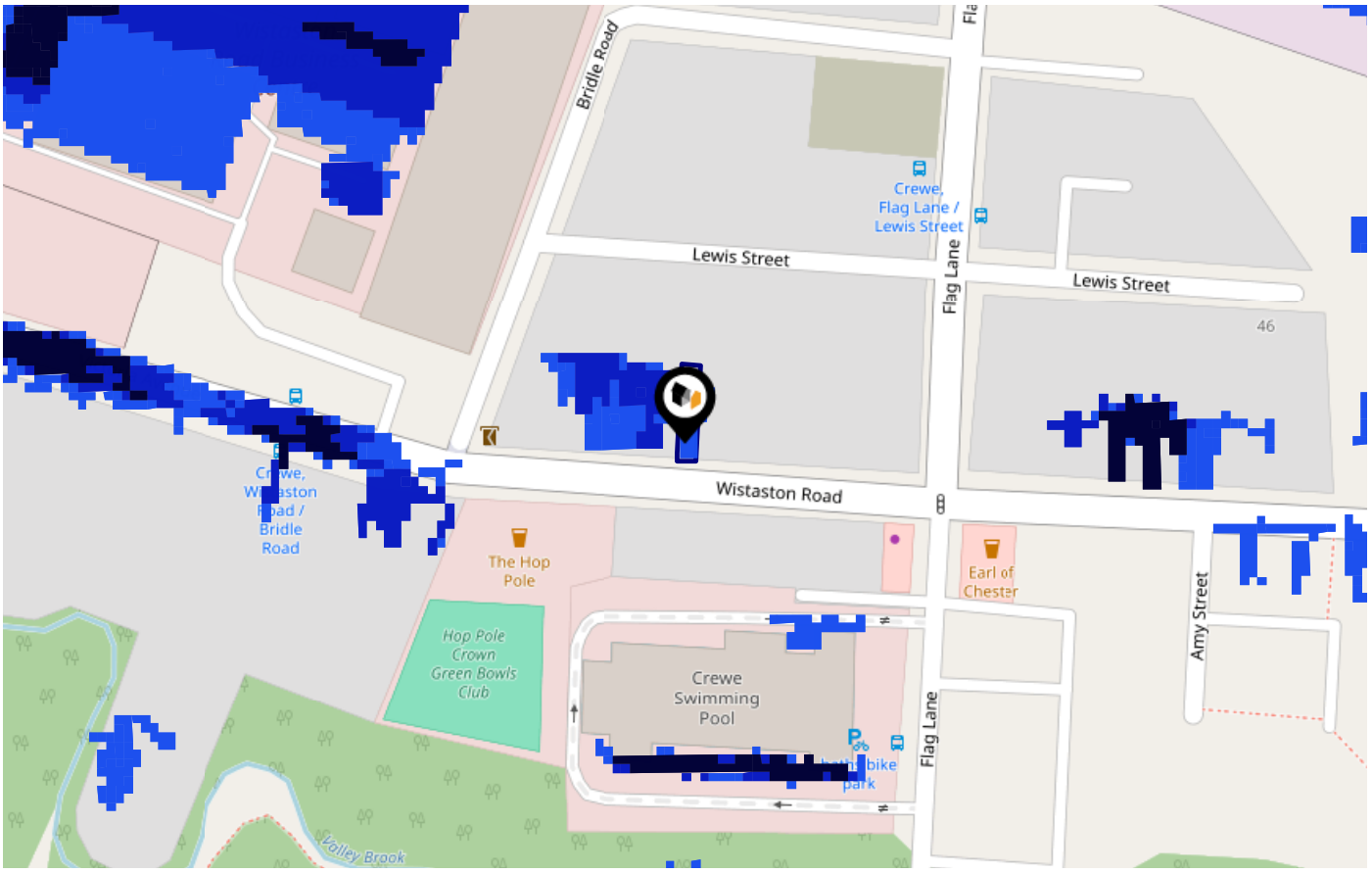
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Low

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- **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:

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Flood Risk
Surface Water - Climate Change

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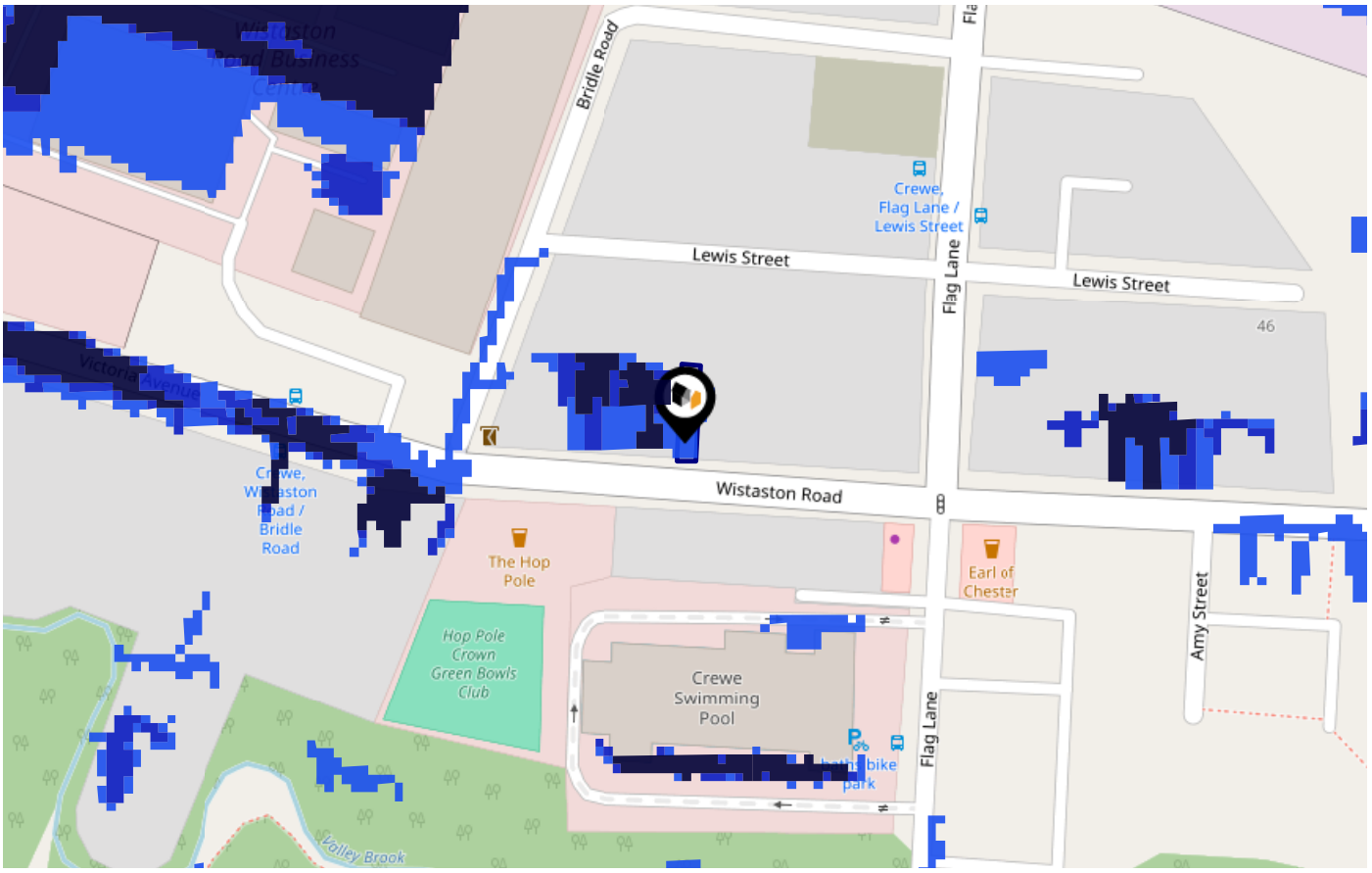
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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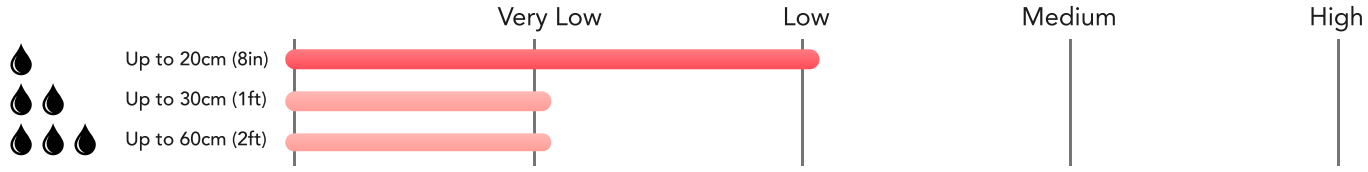
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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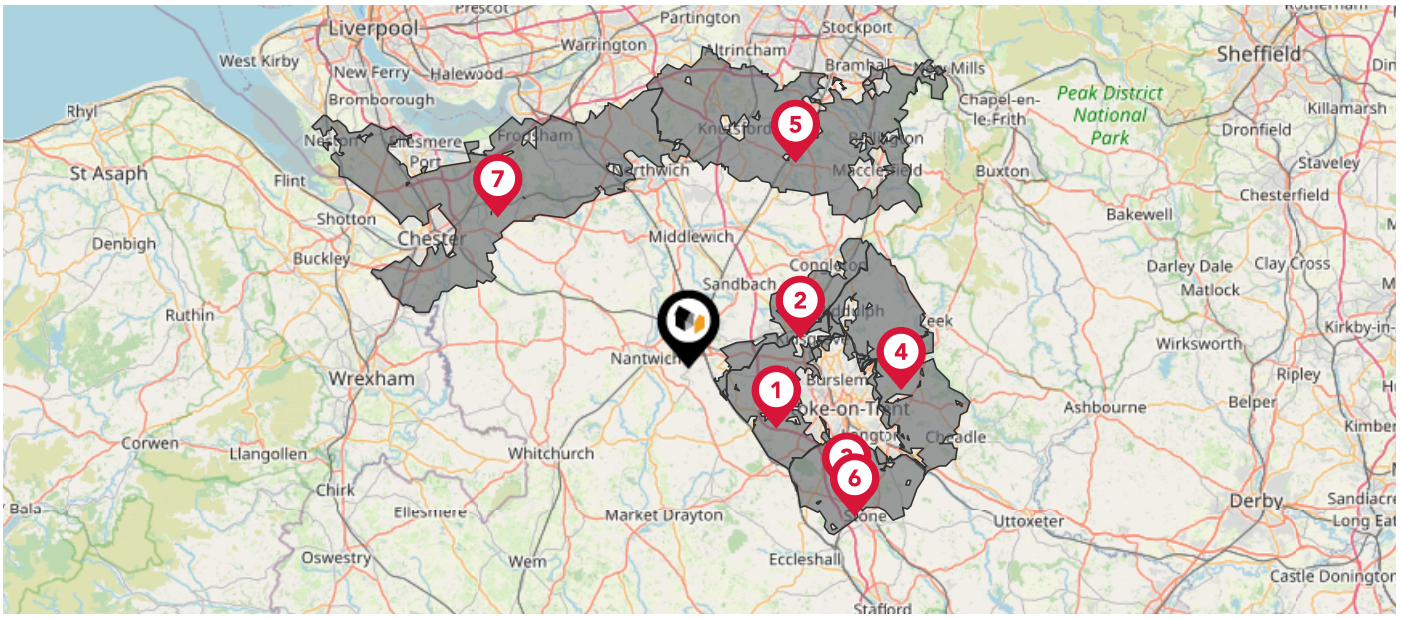
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1	Stoke-on-Trent Green Belt - Newcastle-under-Lyme
2	Stoke-on-Trent Green Belt - Cheshire East
3	Stoke-on-Trent Green Belt - Stoke-on-Trent
4	Stoke-on-Trent Green Belt - Staffordshire Moorlands
5	Merseyside and Greater Manchester Green Belt - Cheshire East
6	Stoke-on-Trent Green Belt - Stafford
7	Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

Maps
Landfill Sites

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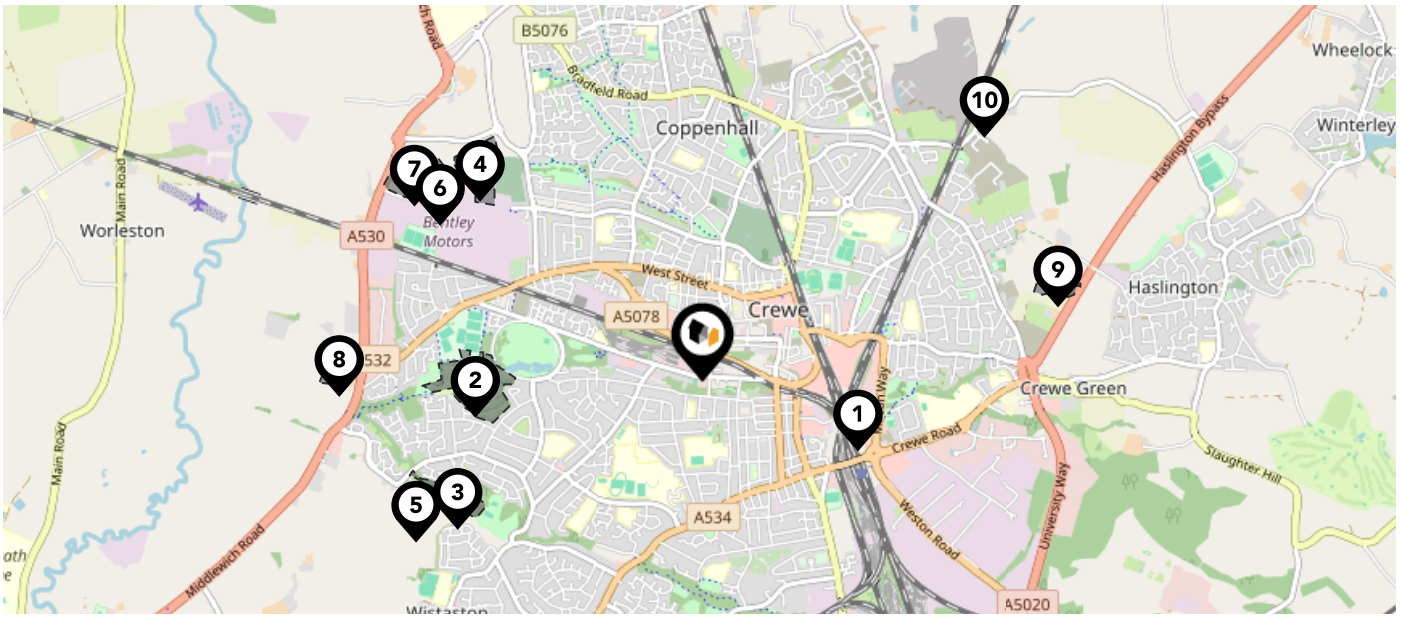
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	British Railways Tip-Tommys Lane, Crewe, Cheshire	Historic Landfill
2	Site of Old Sewage Disposal Works-Queen's Prk Drve, Crewe, Cheshire	Historic Landfill
3	Wistaston Effluent Treatment Works-Wistaston	Historic Landfill
4	Crewe Borough Council, Refuse Disposal Works-Pym's Lane Tip, Crewe, Cheshire	Historic Landfill
5	Wistaston Green Road-Wistaston, Crewe	Historic Landfill
6	Rolls Royce Tip-Pym's Lane, Crewe, Cheshire	Historic Landfill
7	Pyms Lane Phase 2-Crewe, Cheshire	Historic Landfill
8	Marshfield Bank Farm-Middlewich Road, Crewe, Cheshire	Historic Landfill
9	Part of Bradeley Hall Farm-Bradeley Hall Road, Haslington, Crewe, Cheshire	Historic Landfill
10	Land Off Maw Green Road-Crewe, Cheshire	Historic Landfill

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Maps
Listed Buildings

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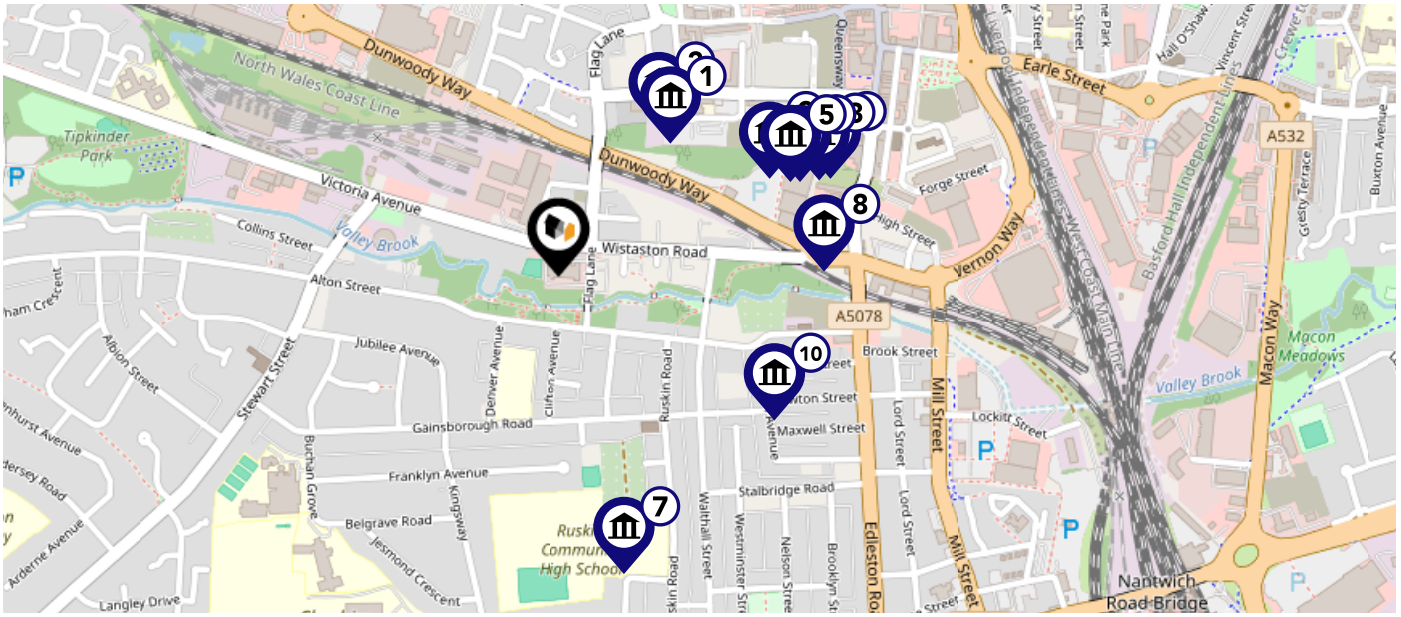
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1138677 - 47, Delamere Street	Grade II	0.2 miles
2 1136221 - Church Of St Mary	Grade II	0.2 miles
3 1136172 - 1-19, Dorfold Street	Grade II	0.3 miles
4 1136156 - 2-20, Betley Street	Grade II	0.3 miles
5 1138676 - 1-19, Betley Street	Grade II	0.3 miles
6 1262896 - 2-20, Dorfold Street	Grade II	0.3 miles
7 1271979 - Caretakers House At The Ruskin School	Grade II	0.3 miles
8 1136194 - Christadelphian Hall	Grade II	0.3 miles
9 1330052 - 1-9, Tollitt Street	Grade II	0.3 miles
10 1437709 - Crewe Drill Hall	Grade II	0.3 miles

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Area
Schools

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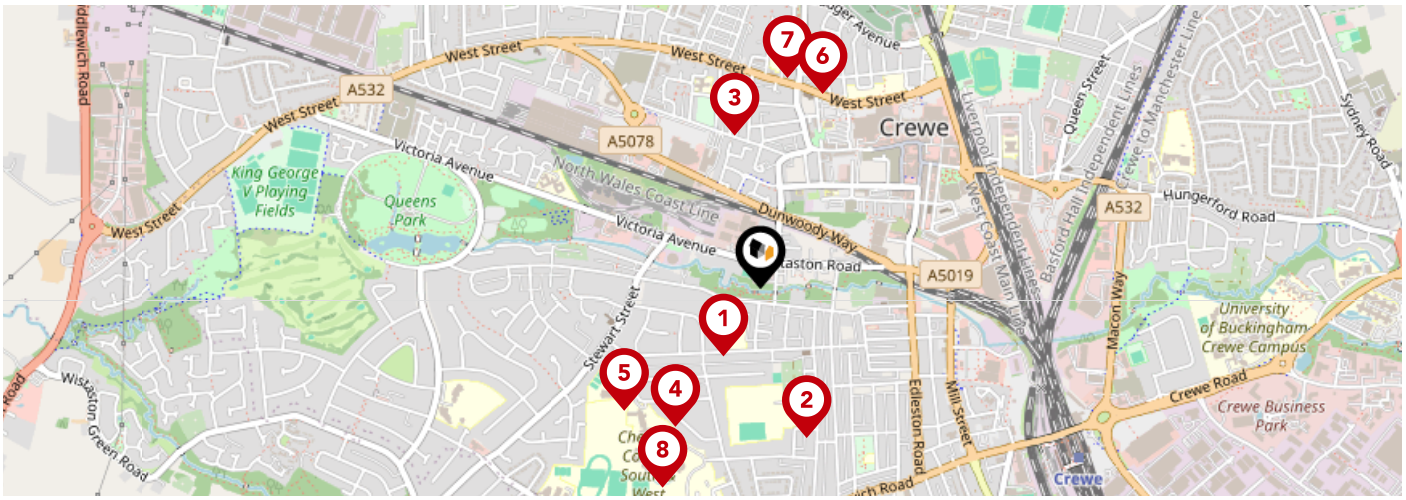

	Nursery	Primary	Secondary	College	Private
1 **Edleston Primary School** Ofsted Rating: Good | Pupils: 207 | Distance:0.17		✓			
2 **Ruskin Community High School** Ofsted Rating: Good | Pupils: 730 | Distance:0.34			✓		
3 **Lavender Field School** Ofsted Rating: Good | Pupils: 100 | Distance:0.35			✓		
4 **Gainsborough Primary and Nursery School** Ofsted Rating: Good | Pupils: 408 | Distance:0.36		✓			
5 **The Oaks Academy** Ofsted Rating: Good | Pupils: 618 | Distance:0.4			✓		
6 **Beechwood Primary School and Nursery** Ofsted Rating: Good | Pupils: 479 | Distance:0.46		✓			
7 **Adelaide School** Ofsted Rating: Outstanding | Pupils: 91 | Distance:0.48			✓		
8 **Cheshire College - South & West** Ofsted Rating: Good | Pupils:0 | Distance:0.49			✓		

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Area
Schools

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	Nursery	Primary	Secondary	College	Private
9 Crewe Engineering and Design UTC Ofsted Rating: Good | Pupils: 256 | Distance:0.5			✓		
10 Westminster Nursery School Ofsted Rating: Good | Pupils: 74 | Distance:0.51	✓				
11 Brierley Primary School Ofsted Rating: Good | Pupils: 245 | Distance:0.63		✓			
12 St Thomas More Catholic High School Ofsted Rating: Good | Pupils: 666 | Distance:0.66			✓		
13 St Mary's Catholic Primary School, Crewe Ofsted Rating: Good | Pupils: 609 | Distance:0.71		✓			
14 Vine Tree Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.71		✓			
15 Underwood West Academy Ofsted Rating: Good | Pupils: 450 | Distance:0.72		✓			
16 Wistaston Academy Ofsted Rating: Outstanding | Pupils: 464 | Distance:0.8		✓			

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Local Area
Masts & Pylons

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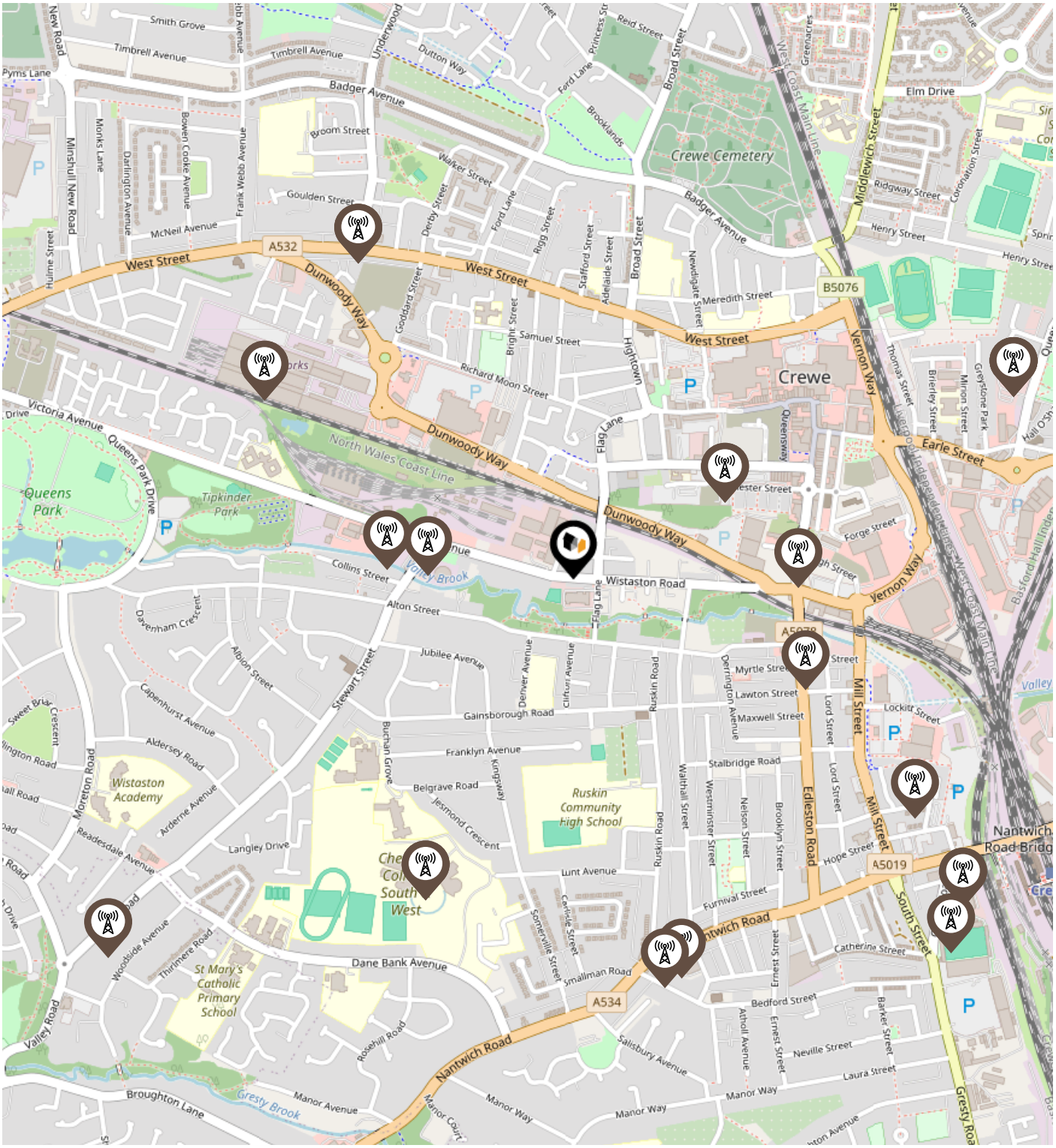

Key:

- Power Pylons
- Communication Masts

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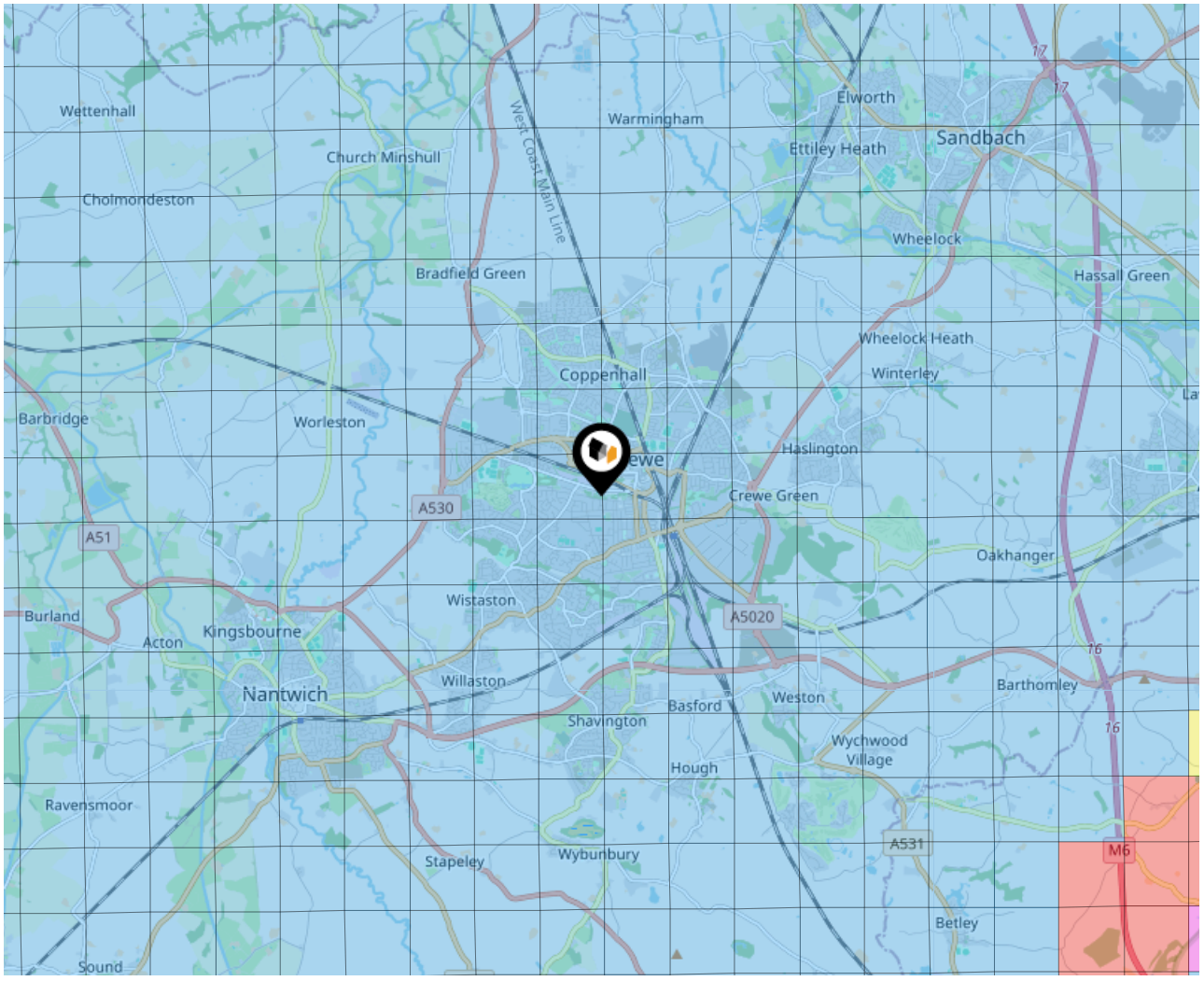
What is Radon?

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Environment
Soils & Clay

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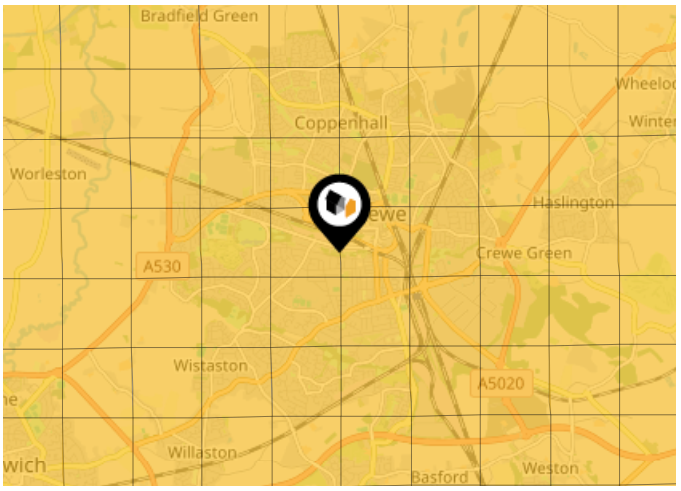
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)

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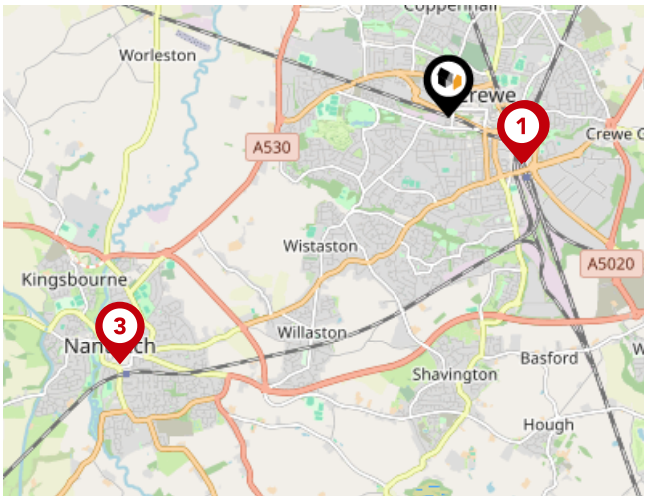
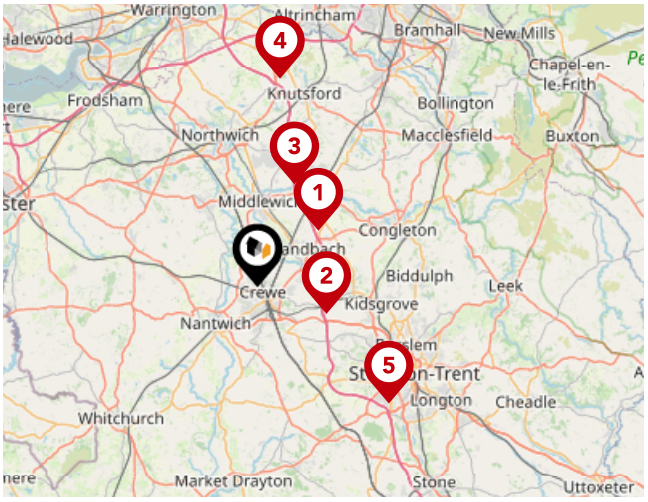


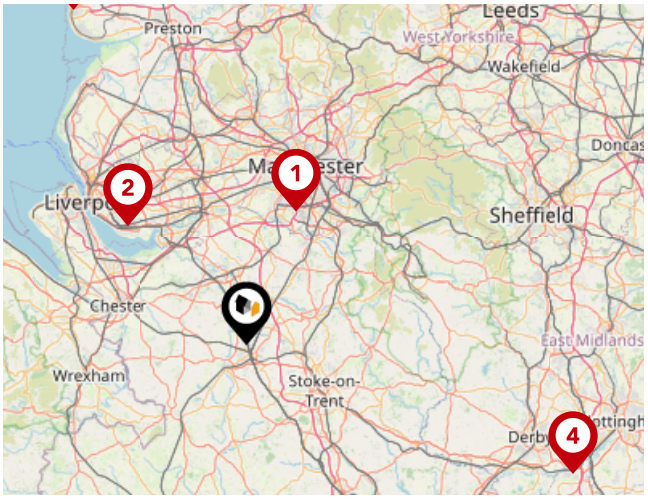
National Rail Stations

Pin	Name	Distance
1	Crewe Rail Station	0.78 miles
2	Crewe Rail Station	0.8 miles
3	Nantwich Rail Station	3.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J17	5.85 miles
2	M6 J16	5.2 miles
3	M6 J18	7.73 miles
4	M6 J19	14.92 miles
5	M6 J15	12.46 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	20.11 miles
2	Speke	23.73 miles
3	Highfield	53.15 miles
4	East Mids Airport	50.25 miles

Area
Transport (Local)

butters john bee bjb

Bus Stops/Stations

Pin	Name	Distance
1	Crewe Baths	0.05 miles
2	Lewis Street	0.05 miles
3	Bridle Road	0.06 miles
4	Flag Lane	0.11 miles
5	Duke Street	0.12 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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butters john bee bjb

butters john bee

181-183 Nantwich Road, Crewe, Cheshire,
CW2 6DF
01270 814950
cheshirerentals@bjbmail.com
www.buttersjohnbee.com

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