

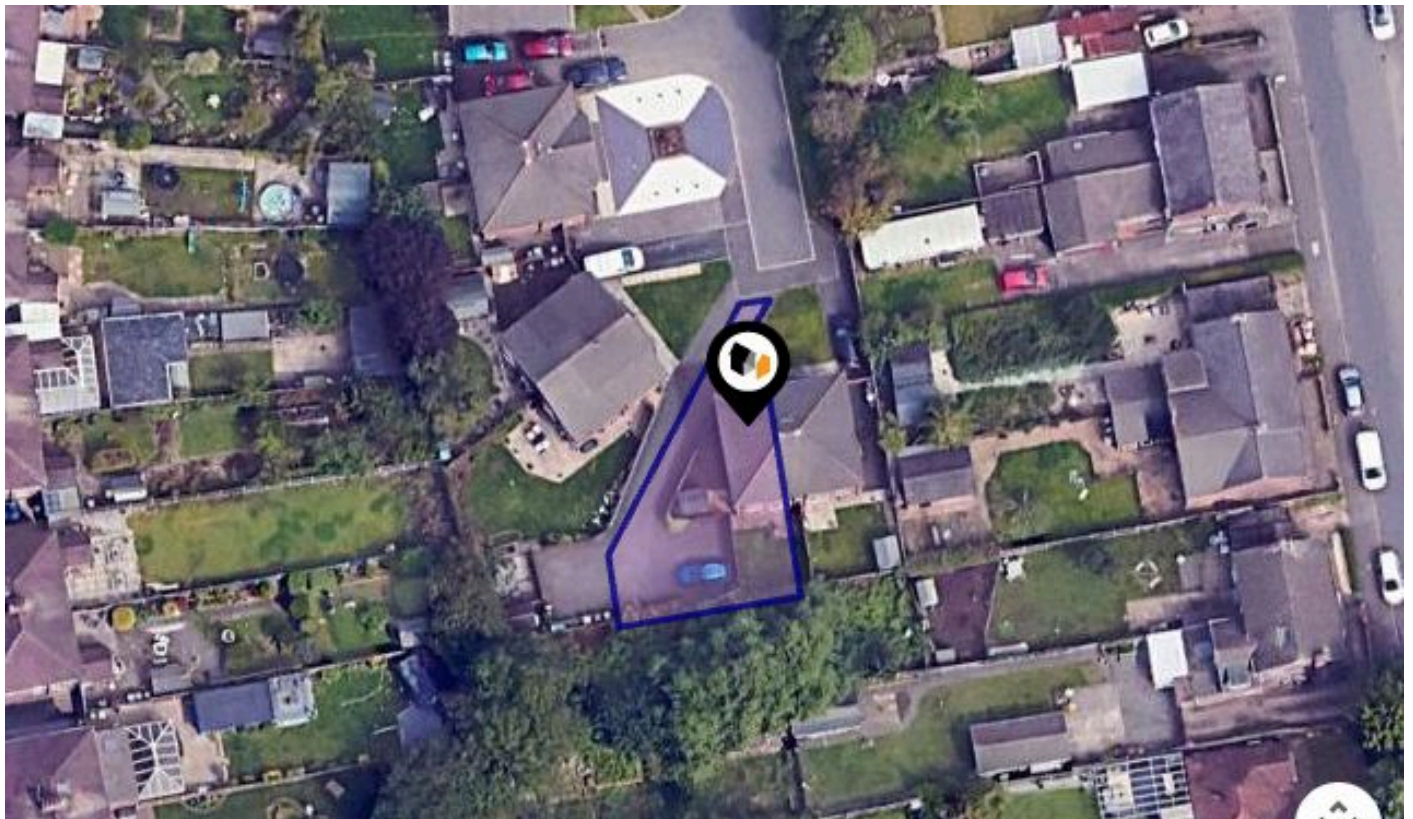


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st October 2025



RUSSET CLOSE, CREWE, CW1

butters john bee

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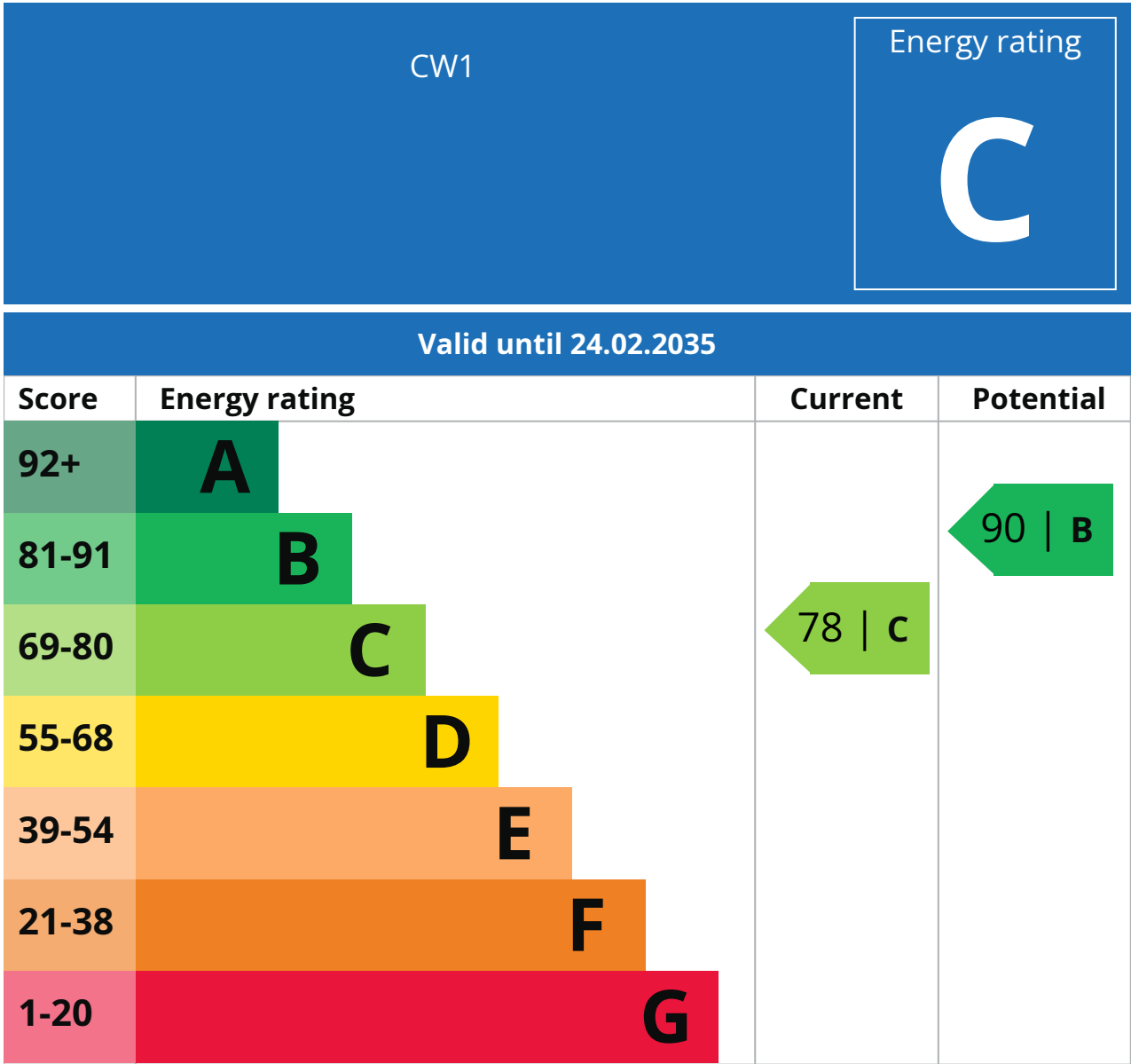
Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.06 acres		
Year Built :	2010		
Council Tax :	Band B		
Annual Estimate:	£1,814		
Title Number:	CH599847		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	8 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				





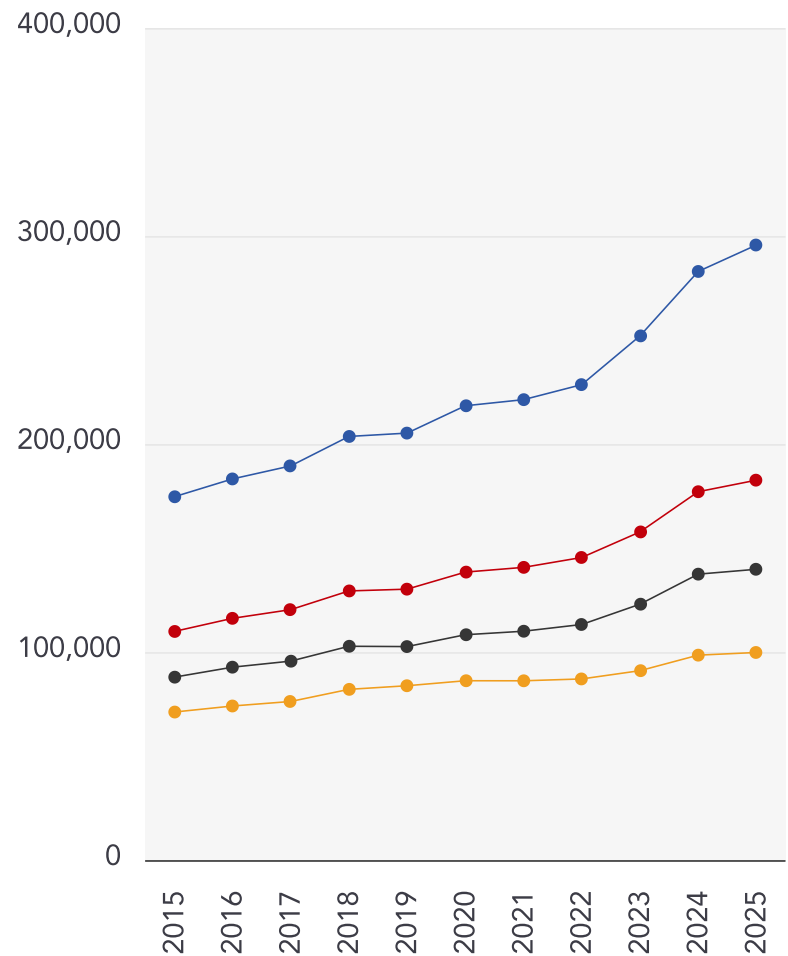
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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:	Solid, insulated (assumed)
Total Floor Area:	80 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW1



Detached

+69.27%

Semi-Detached

+66.15%

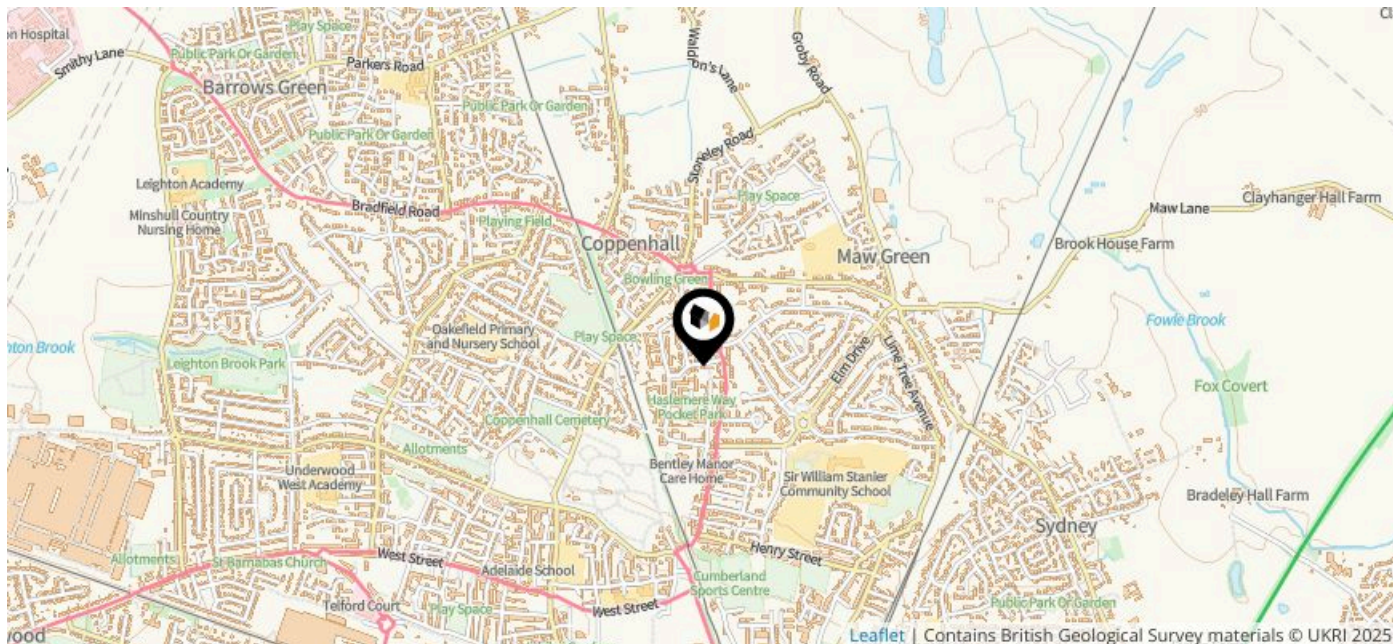
Terraced

+58.95%

Flat

+40.22%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

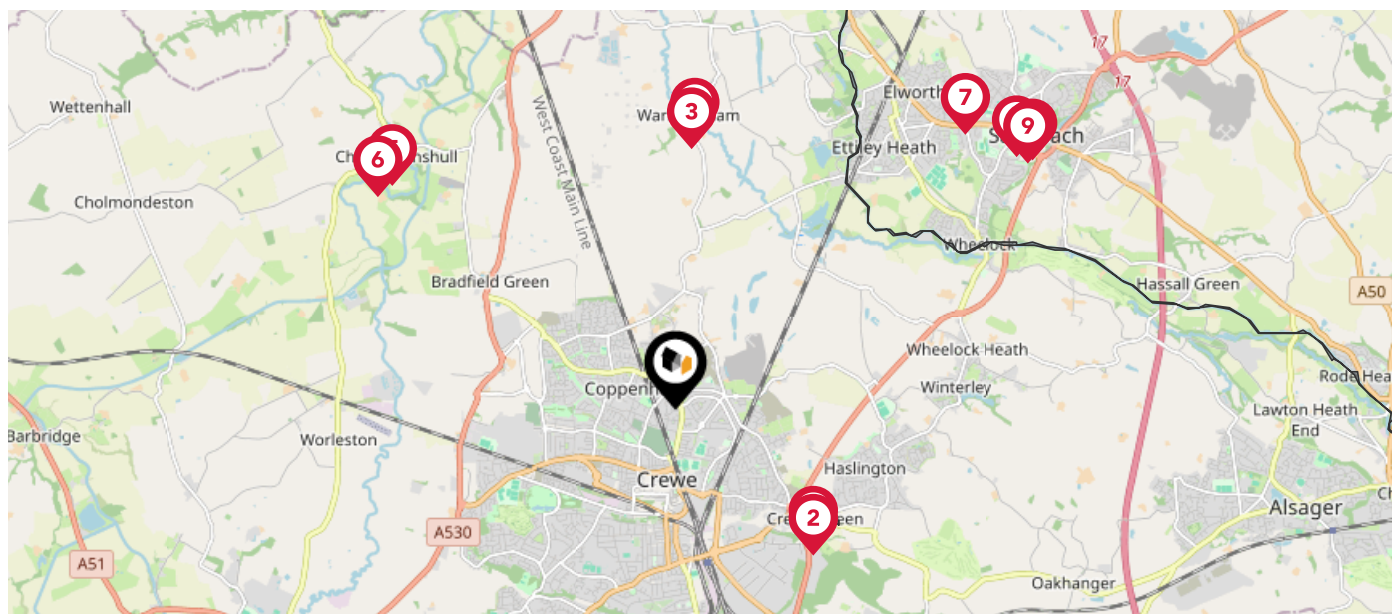
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Crewe Green Conservation Area



Crewe Green Conservation Area



Warrington Conservation Area



Warrington Conservation Area



Church Minshull Conservation Area



Church Minshull Conservation Area



Trent and Mersey Canal, Middlewich - Kent Green Conservation Area



Sandbach Town Centre Conservation Area



Sandbach Town Centre Conservation Area

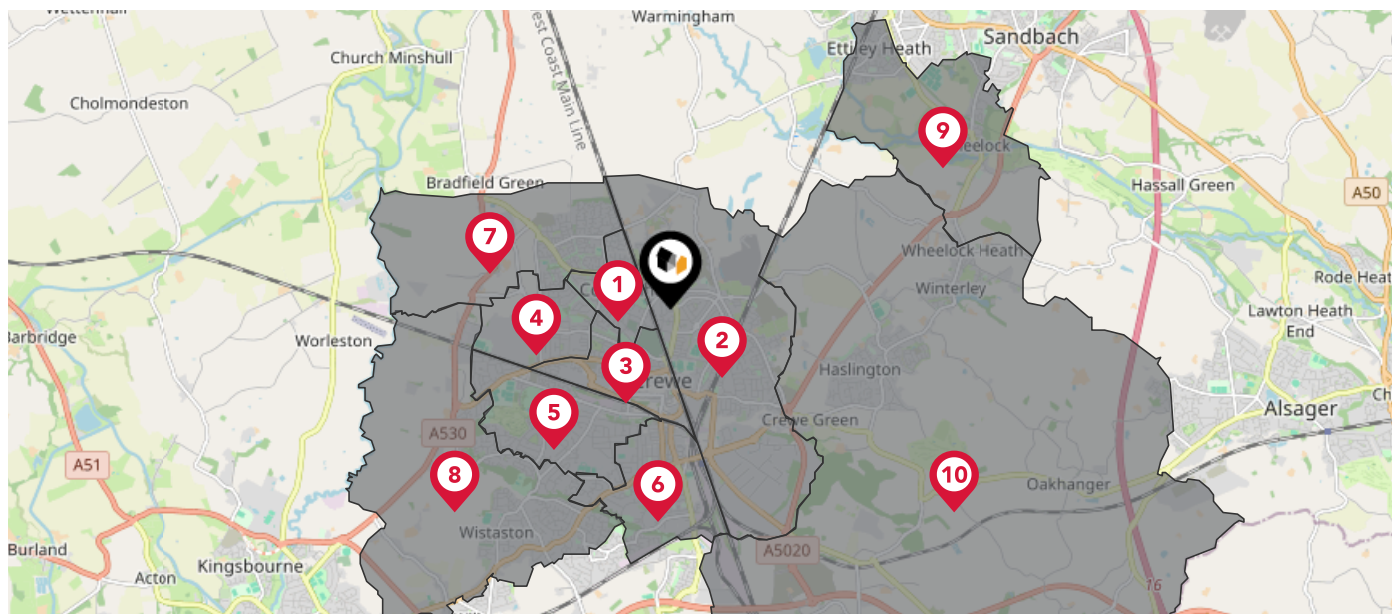


Sandbach Town Centre Conservation Area

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



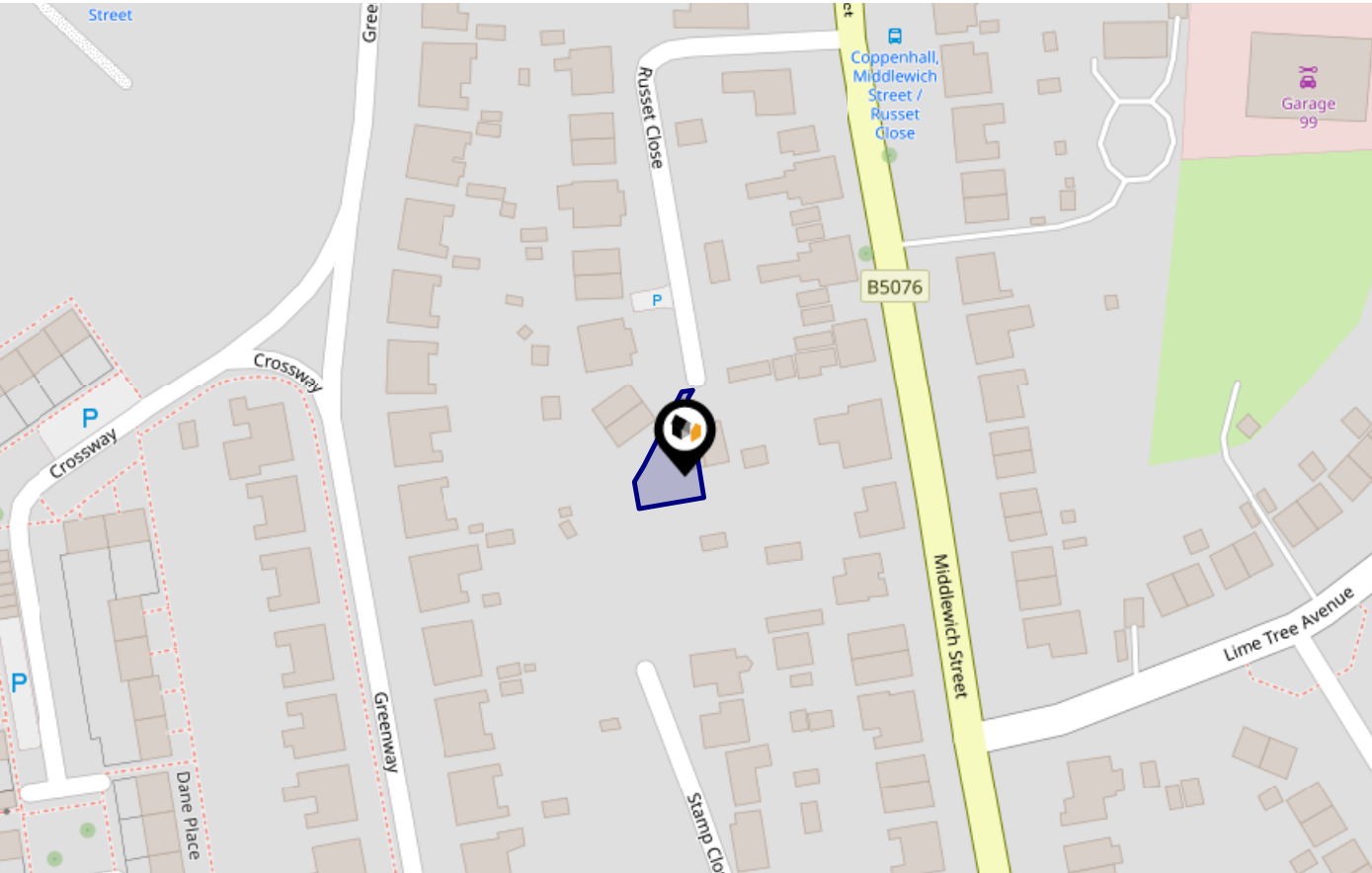
Nearby Council Wards

- 1 Crewe North Ward
- 2 Crewe East Ward
- 3 Crewe Central Ward
- 4 Crewe St. Barnabas Ward
- 5 Crewe West Ward
- 6 Crewe South Ward
- 7 Leighton Ward
- 8 Wistaston Ward
- 9 Sandbach Ettiley Heath and Wheelock Ward
- 10 Haslington 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.

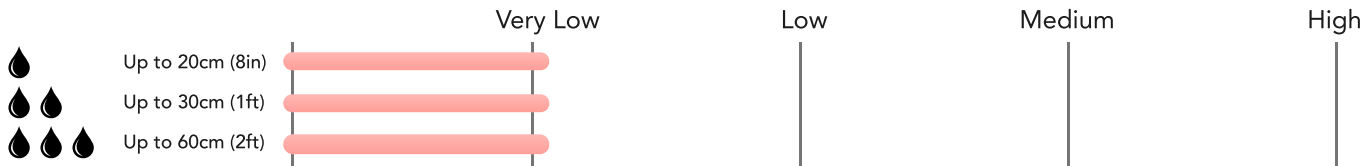


Risk Rating: Very low

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.

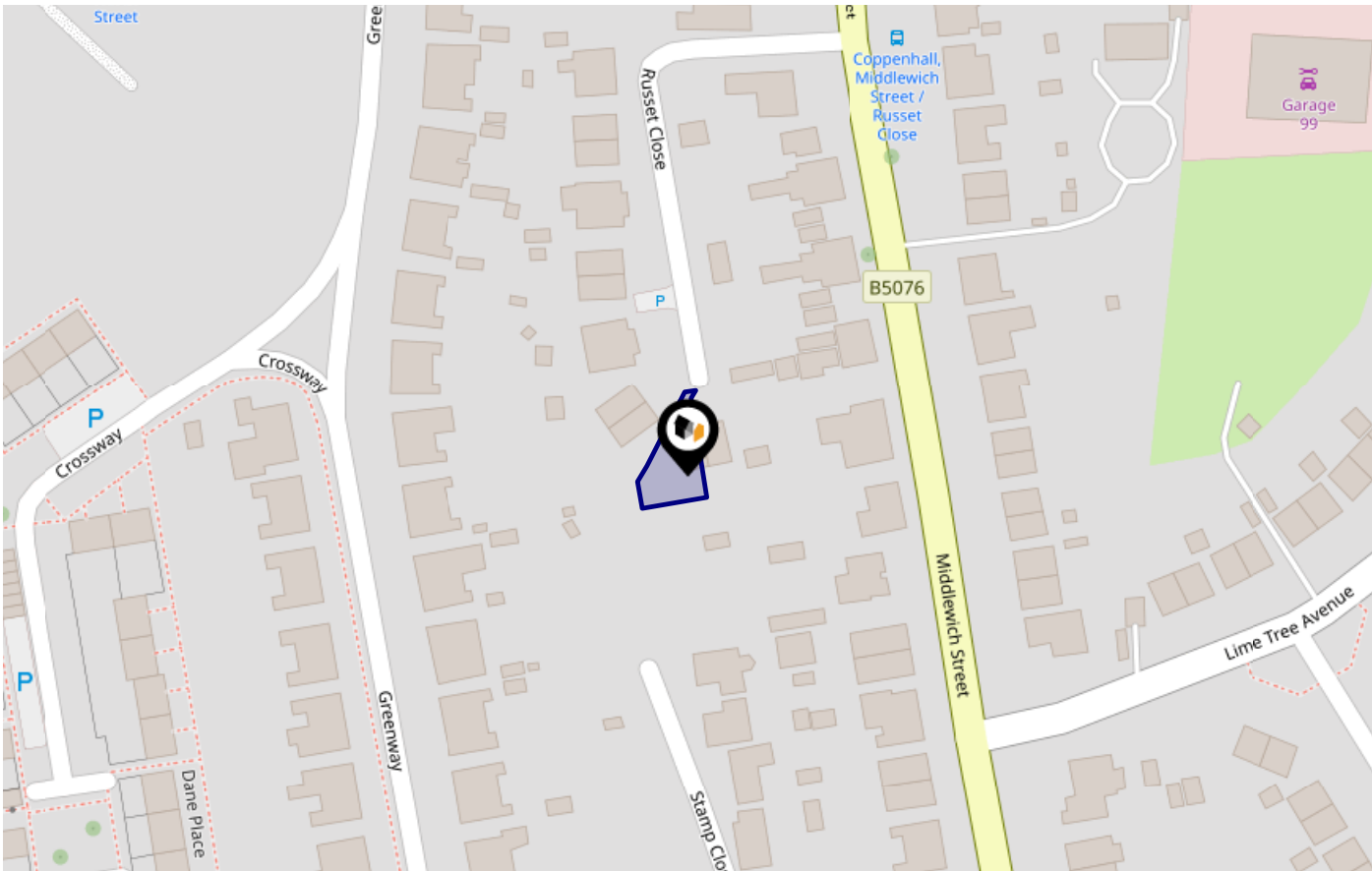
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

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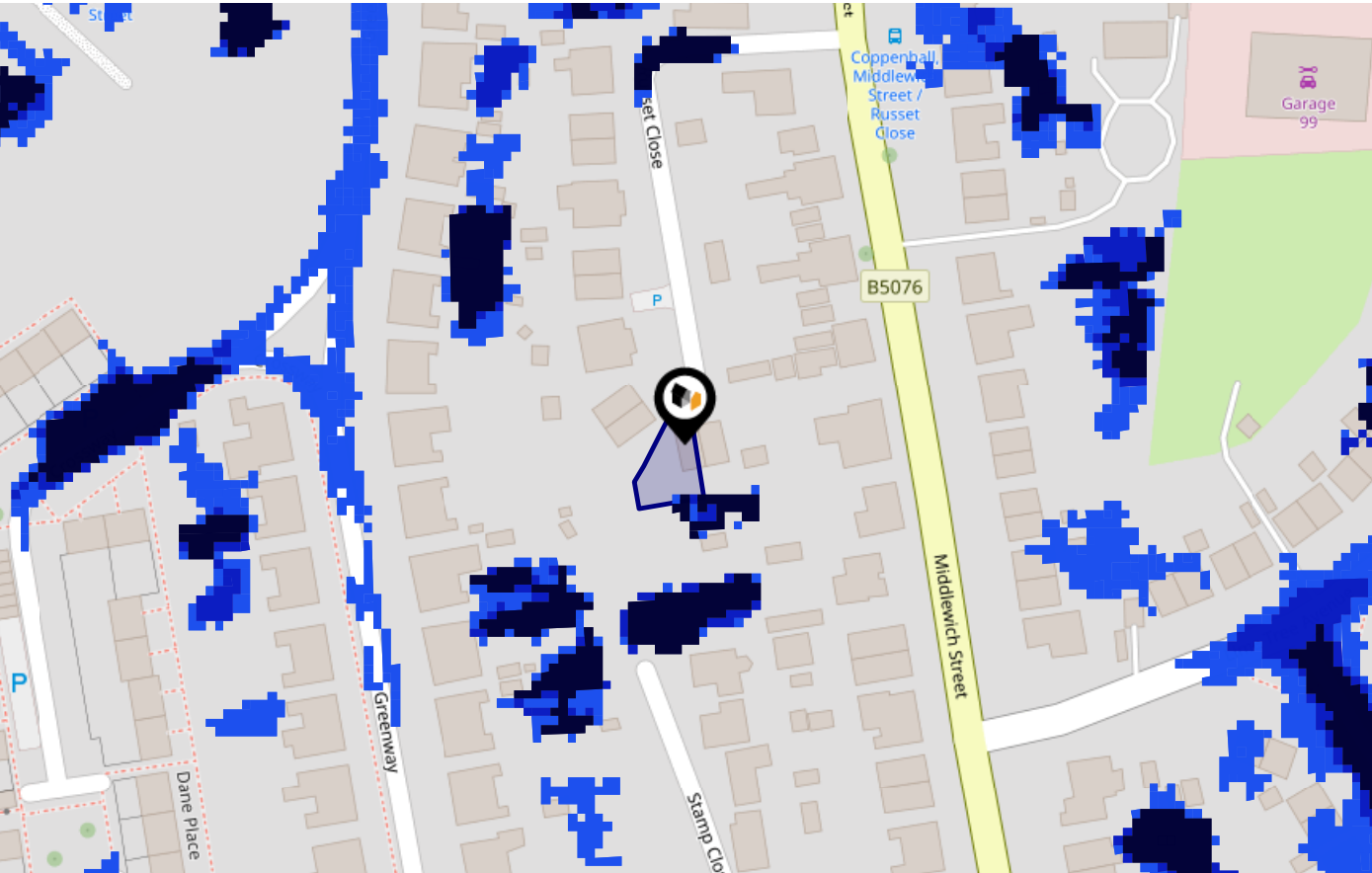
Chance of flooding to the following depths at this property:



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.

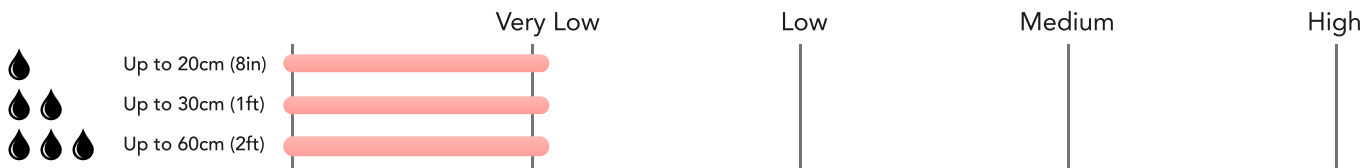


Risk Rating: Very low

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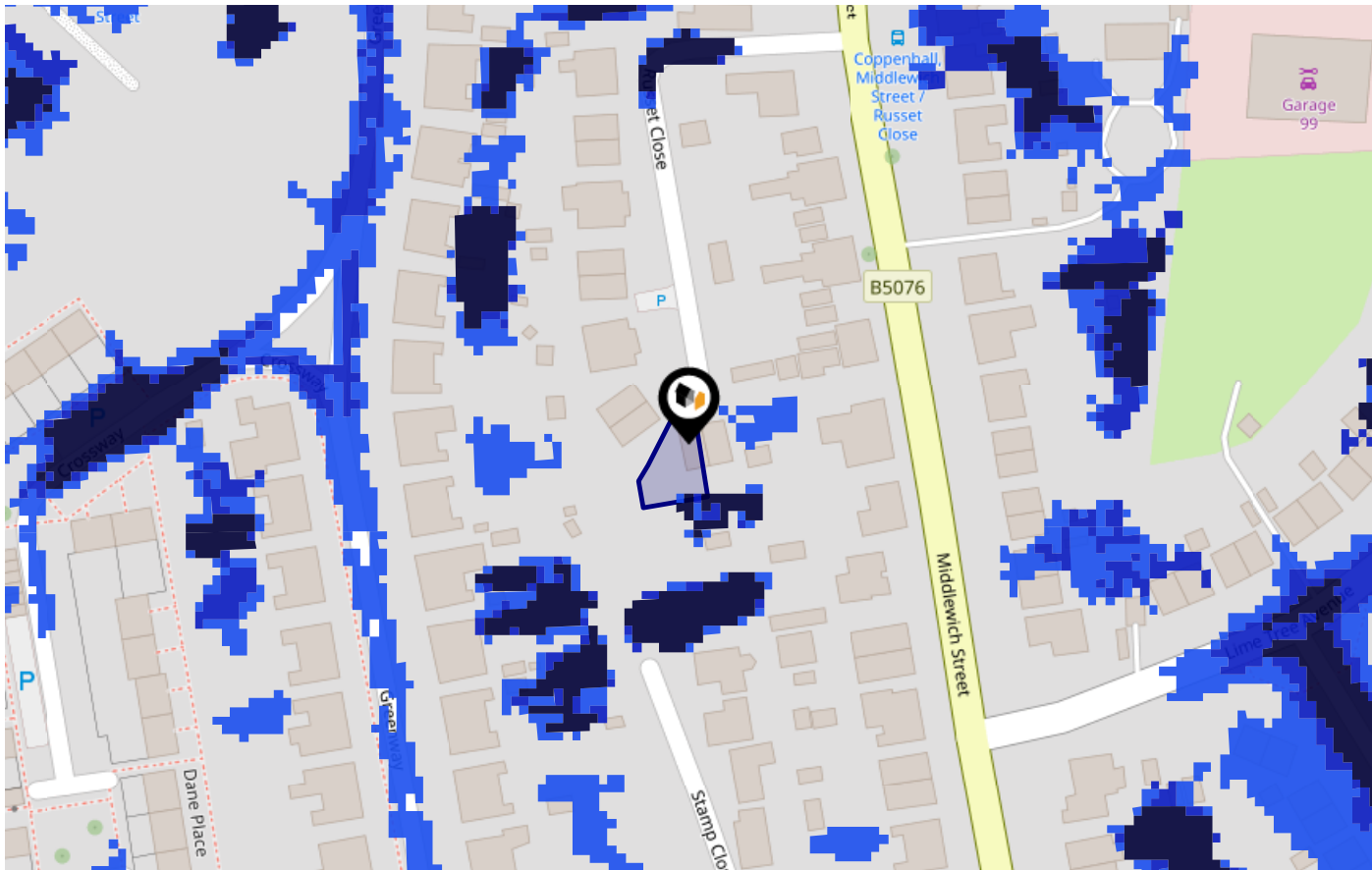
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

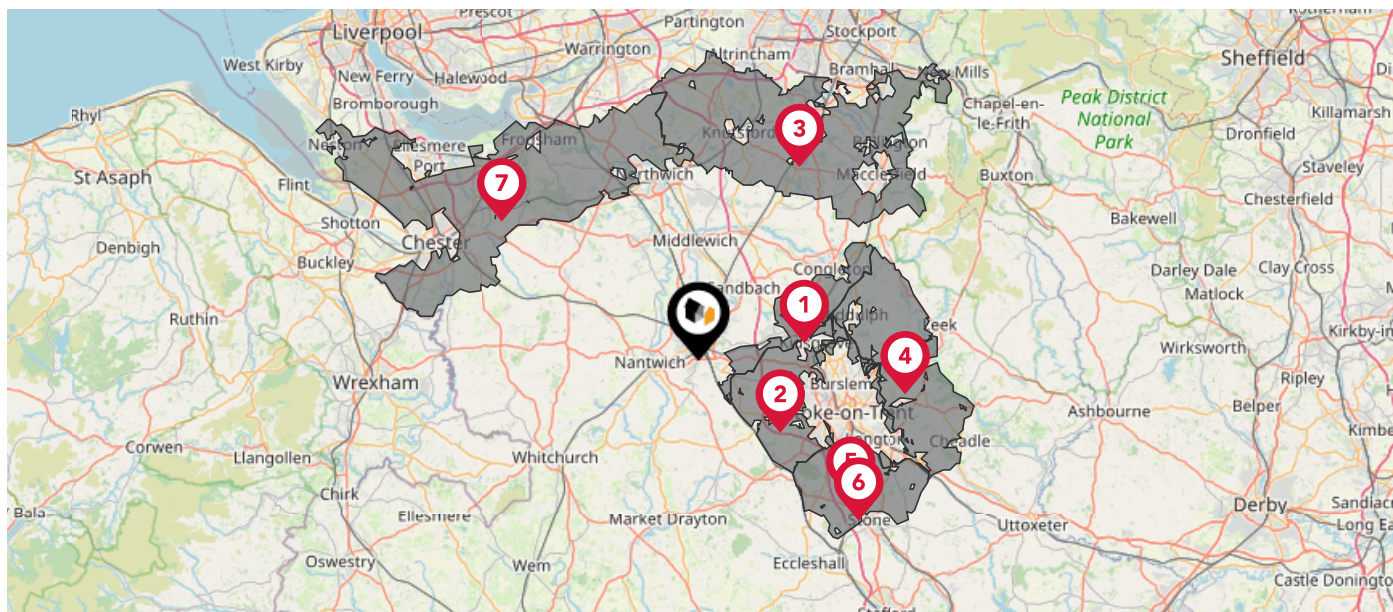
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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



Stoke-on-Trent Green Belt - Cheshire East



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



Merseyside and Greater Manchester Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Staffordshire Moorlands



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



Stoke-on-Trent Green Belt - Stafford

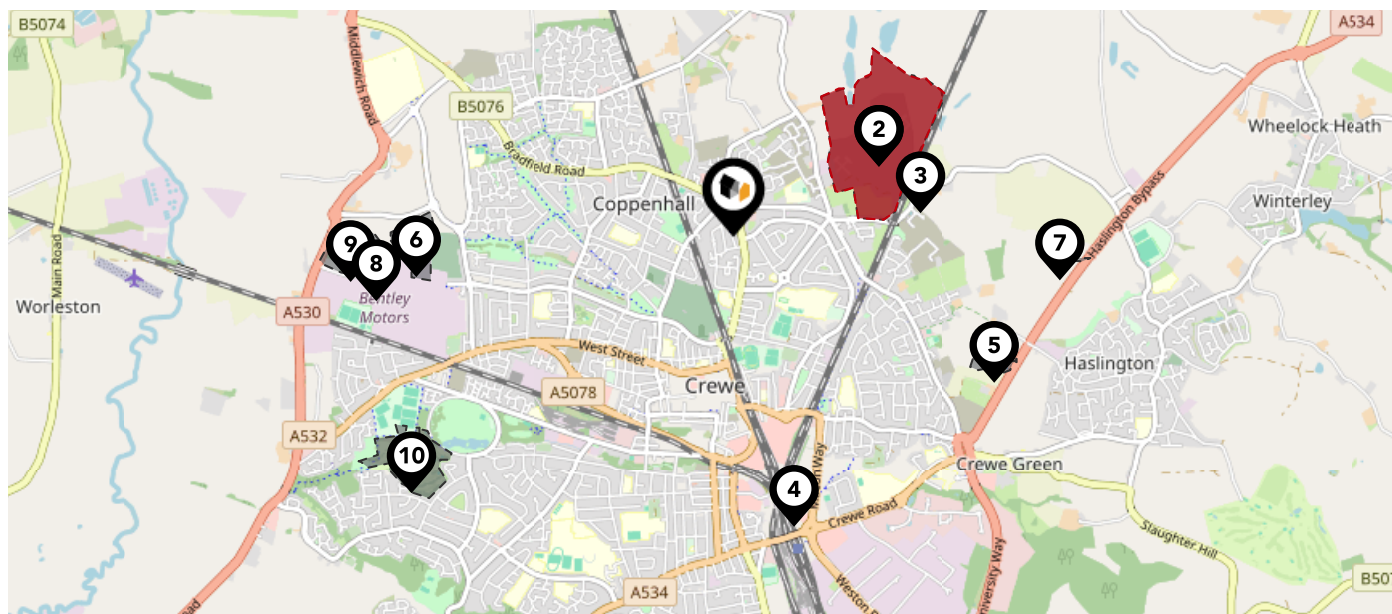


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

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.



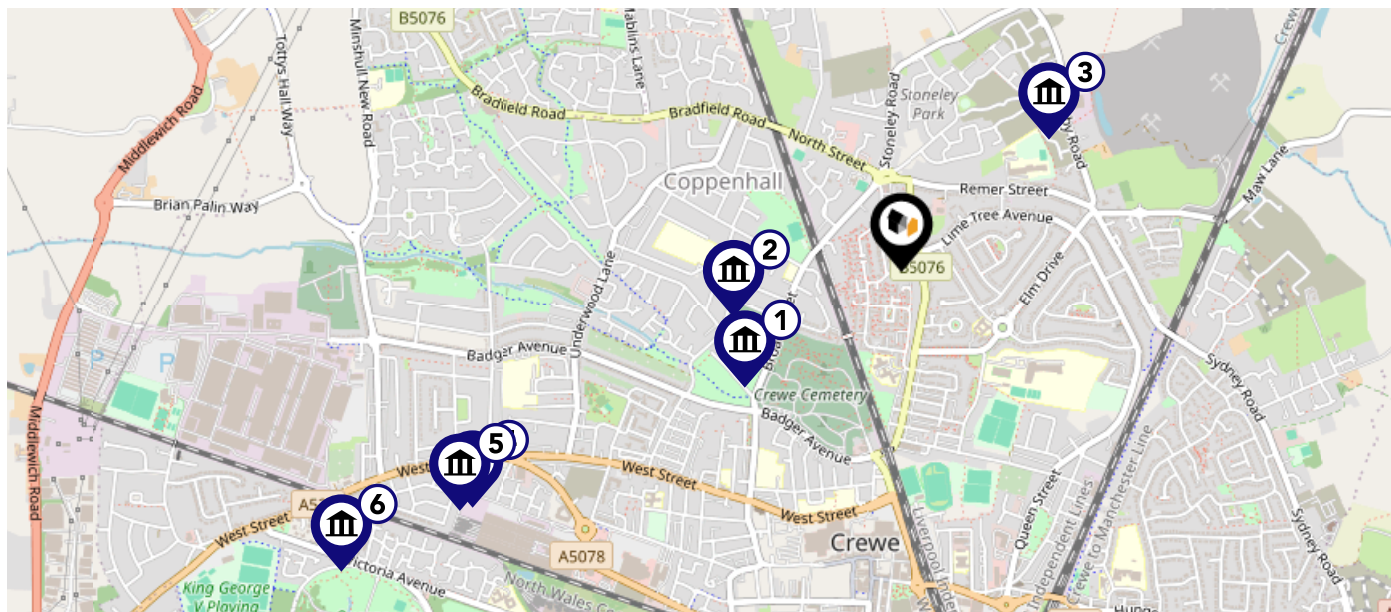
Nearby Landfill Sites

1	Maw Green-Off Maw Green Road, Crewe, Cheshire	Historic Landfill
2	EA/EPR/EP3794CA/A001	Active Landfill
3	Land Off Maw Green Road-Crewe, Cheshire	Historic Landfill
4	British Railways Tip-Tommys Lane, Crewe, Cheshire	Historic Landfill
5	Part of Bradeley Hall Farm-Bradeley Hall Road, Haslington, Crewe, Cheshire	Historic Landfill
6	Crewe Borough Council, Refuse Disposal Works-Pym's Lane Tip, Crewe, Cheshire	Historic Landfill
7	Church Farm-Butterton Lane, Haslington, Oakhanger, Crewe, Cheshire	Historic Landfill
8	Rolls Royce Tip-Pym's Lane, Crewe, Cheshire	Historic Landfill
9	Pyms Lane Phase 2-Crewe, Cheshire	Historic Landfill
10	Site of Old Sewage Disposal Works-Queen's Prk Drive, Crewe, Cheshire	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



1330090 - Church Of St Michael

Grade II

0.4 miles



1138679 - The Old Farm

Grade II

0.4 miles



1136201 - Foden's Farm

Grade II

0.5 miles



1138683 - St Barnabas' Vicarage

Grade II

1.1 miles



1330053 - Church Of St Barnabas

Grade II

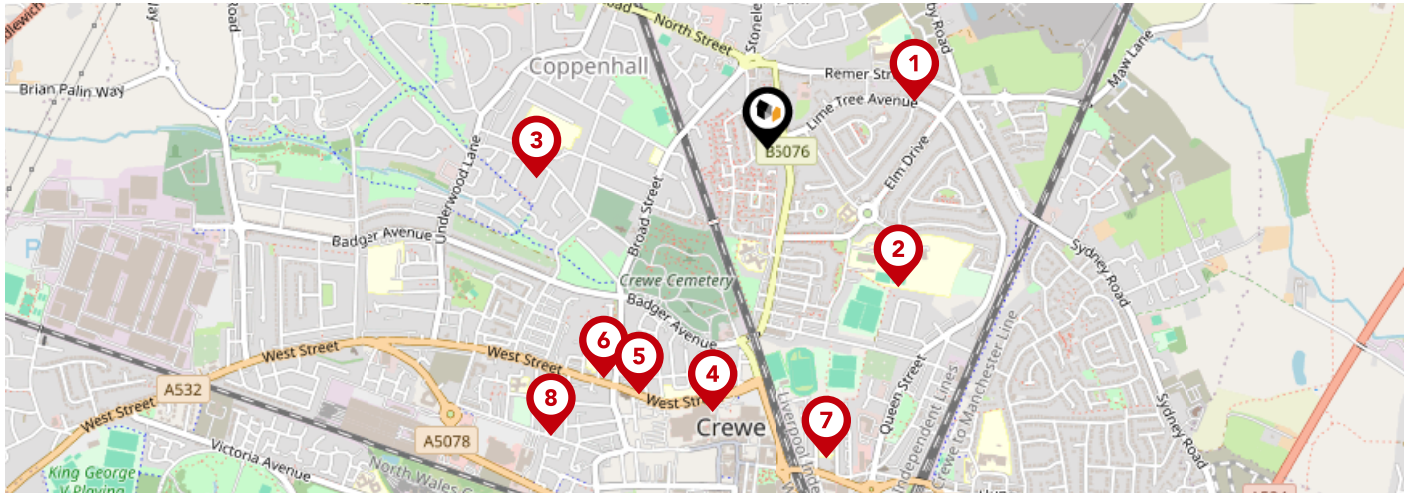
1.1 miles



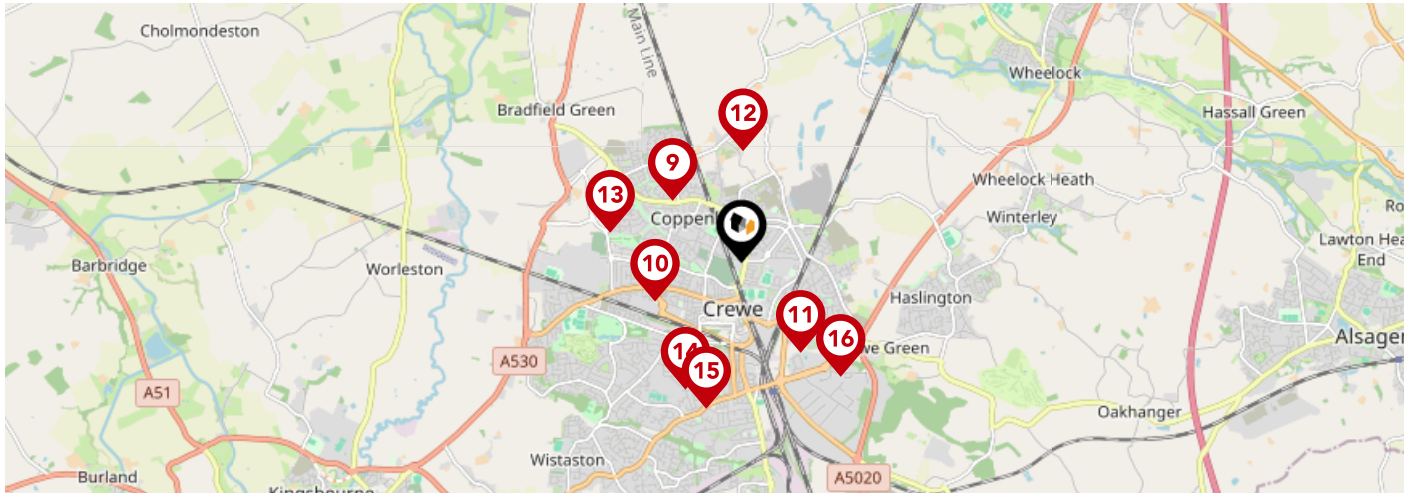
1136287 - Webb Orphanage Now Webb House.

Grade II

1.4 miles



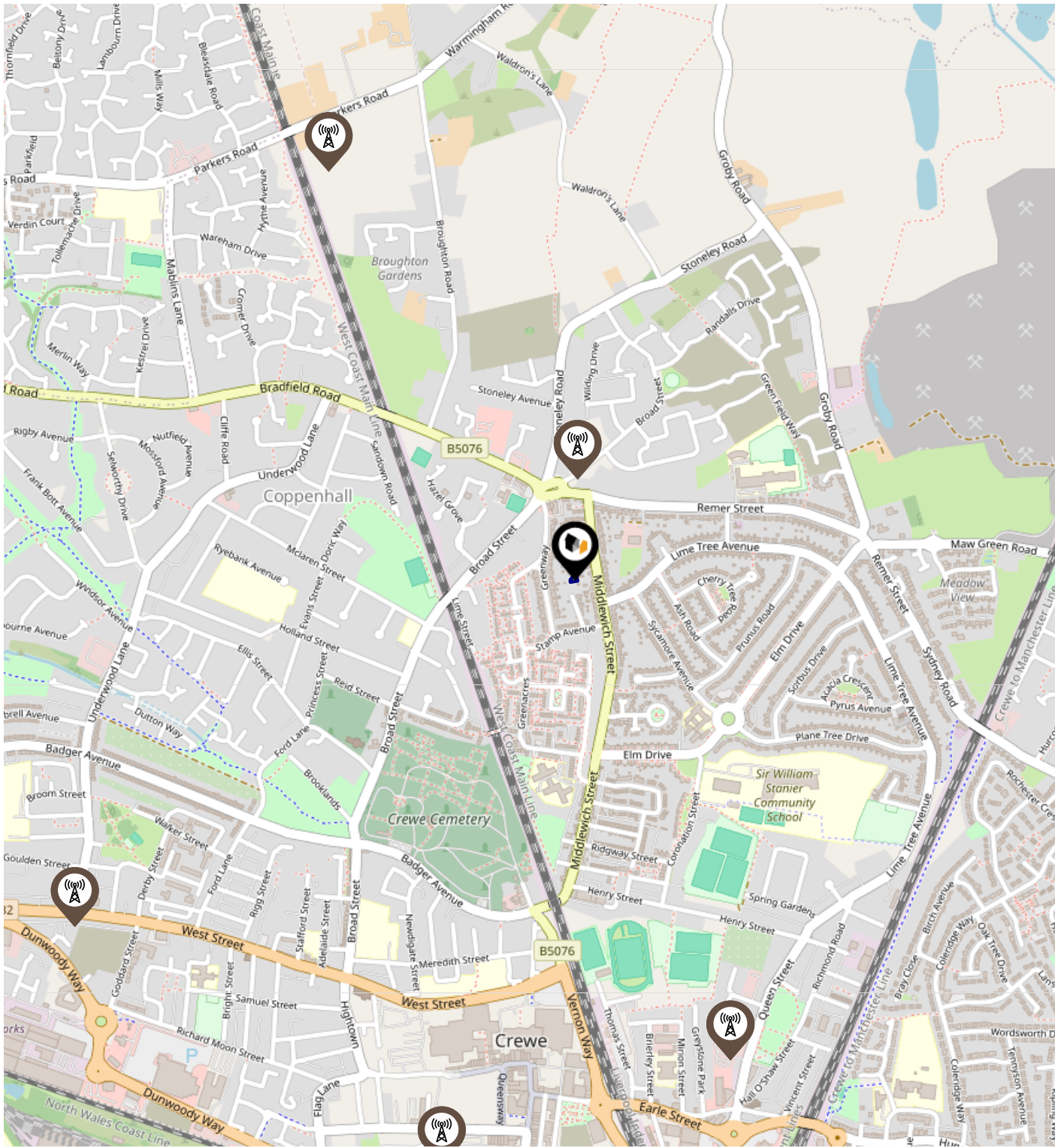
		Nursery	Primary	Secondary	College	Private
1	Monks Coppenhall Academy Ofsted Rating: Good Pupils: 610 Distance:0.35	☐	☒	☐	☐	☐
2	Sir William Stanier Community School Ofsted Rating: Requires improvement Pupils: 693 Distance:0.42	☐	☐	☒	☐	☐
3	St Michael's Community Academy Ofsted Rating: Requires improvement Pupils: 448 Distance:0.52	☐	☒	☐	☐	☐
4	Crewe Engineering and Design UTC Ofsted Rating: Good Pupils: 256 Distance:0.6	☐	☐	☒	☐	☐
5	Beechwood Primary School and Nursery Ofsted Rating: Good Pupils: 479 Distance:0.61	☐	☒	☐	☐	☐
6	Adelaide School Ofsted Rating: Outstanding Pupils: 91 Distance:0.62	☐	☐	☒	☐	☐
7	Brierley Primary School Ofsted Rating: Good Pupils: 245 Distance:0.7	☐	☒	☐	☐	☐
8	Lavender Field School Ofsted Rating: Good Pupils: 100 Distance:0.8	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Mablins Lane Community Primary School Ofsted Rating: Good Pupils: 610 Distance:0.83	☐	☒	☐	☐	☐
10	Underwood West Academy Ofsted Rating: Good Pupils: 450 Distance:0.85	☐	☒	☐	☐	☐
11	Hungerford Primary Academy Ofsted Rating: Requires improvement Pupils: 389 Distance:0.96	☐	☒	☐	☐	☐
12	Oakfield Lodge School Ofsted Rating: Requires improvement Pupils: 45 Distance:0.99	☐	☐	☒	☐	☐
13	Leighton Academy Ofsted Rating: Good Pupils: 451 Distance:1.21	☐	☒	☐	☐	☐
14	Edleston Primary School Ofsted Rating: Good Pupils: 207 Distance:1.24	☐	☒	☐	☐	☐
15	Ruskin Community High School Ofsted Rating: Good Pupils: 730 Distance:1.35	☐	☐	☒	☐	☐
16	Springfield School Ofsted Rating: Outstanding Pupils: 214 Distance:1.35	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

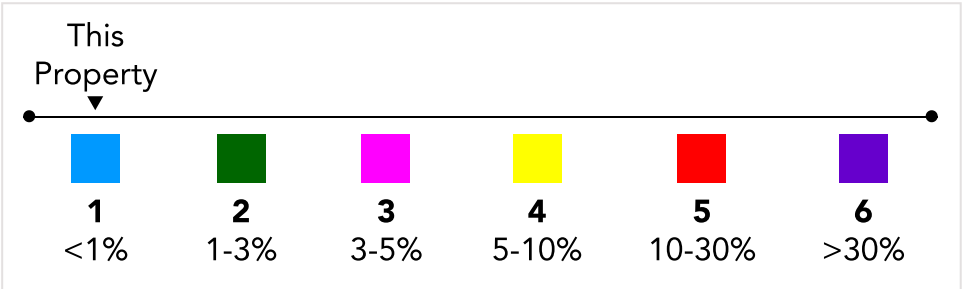
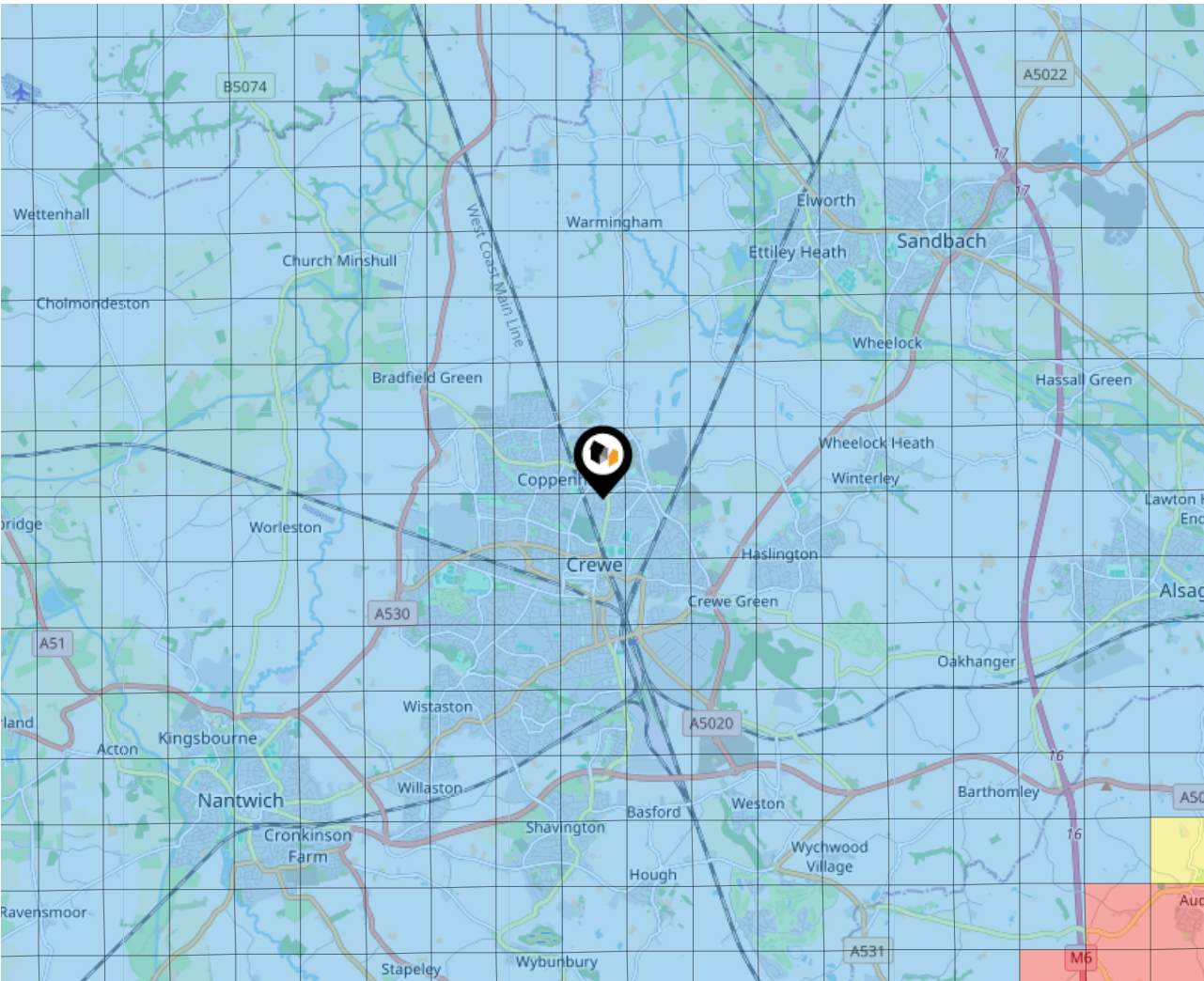


Key:

-  Power Pylons
-  Communication Masts

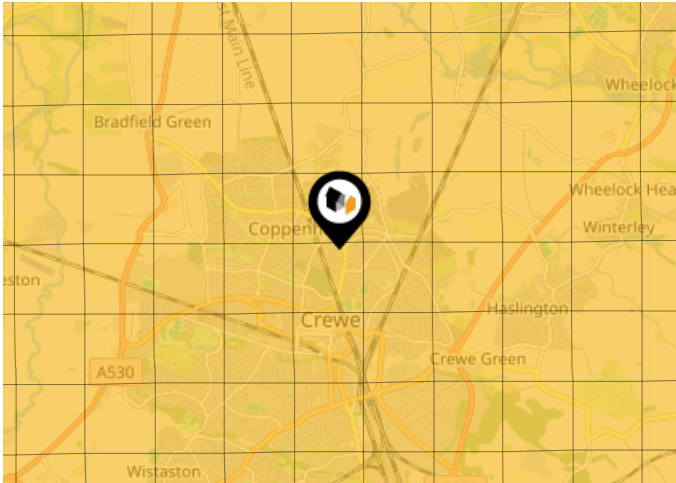
What is Radon?

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		

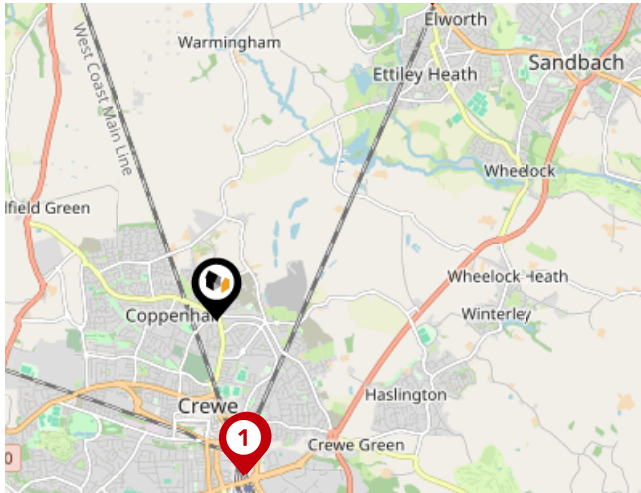


Primary Classifications (Most Common Clay Types)

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

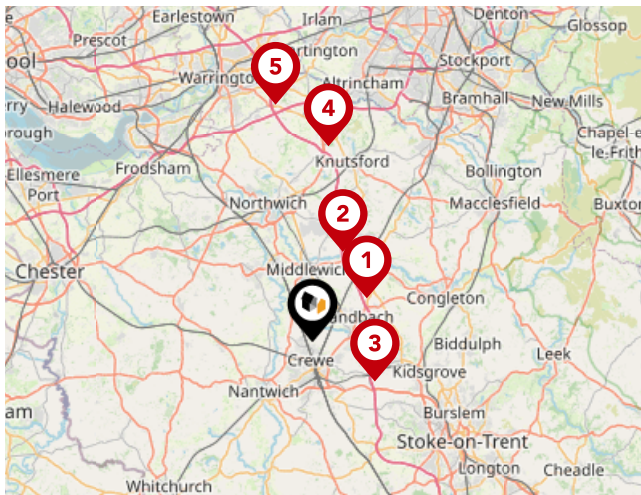
Area

Transport (National)



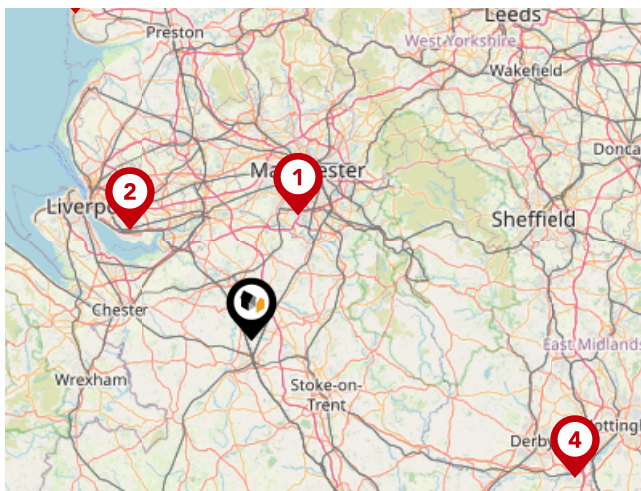
National Rail Stations

Pin	Name	Distance
	Crewe Rail Station	1.41 miles
	Crewe Rail Station	1.41 miles
	Sandbach Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J17	4.9 miles
	M6 J18	6.66 miles
	M6 J16	5.28 miles
	M6 J19	13.9 miles
	M56 J9	17.03 miles

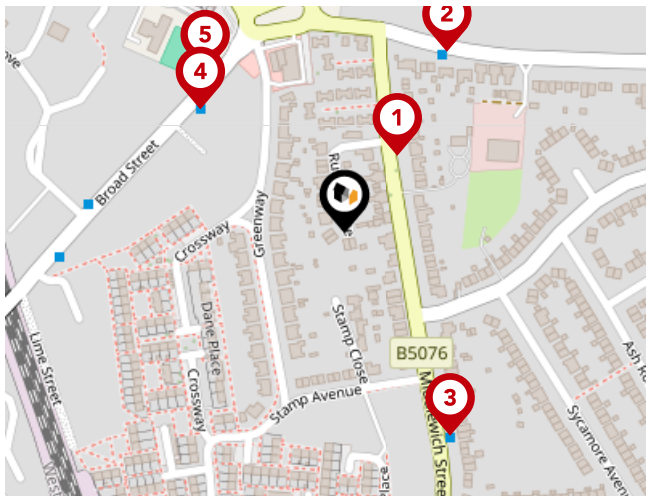


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	19.04 miles
	Speke	23.35 miles
	Highfield	52.47 miles
	East Mids Airport	50.22 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Russet Close	0.05 miles
2	Middlewich Street	0.12 miles
3	Stamp Avenue	0.13 miles
4	North Street	0.11 miles
5	North 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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