

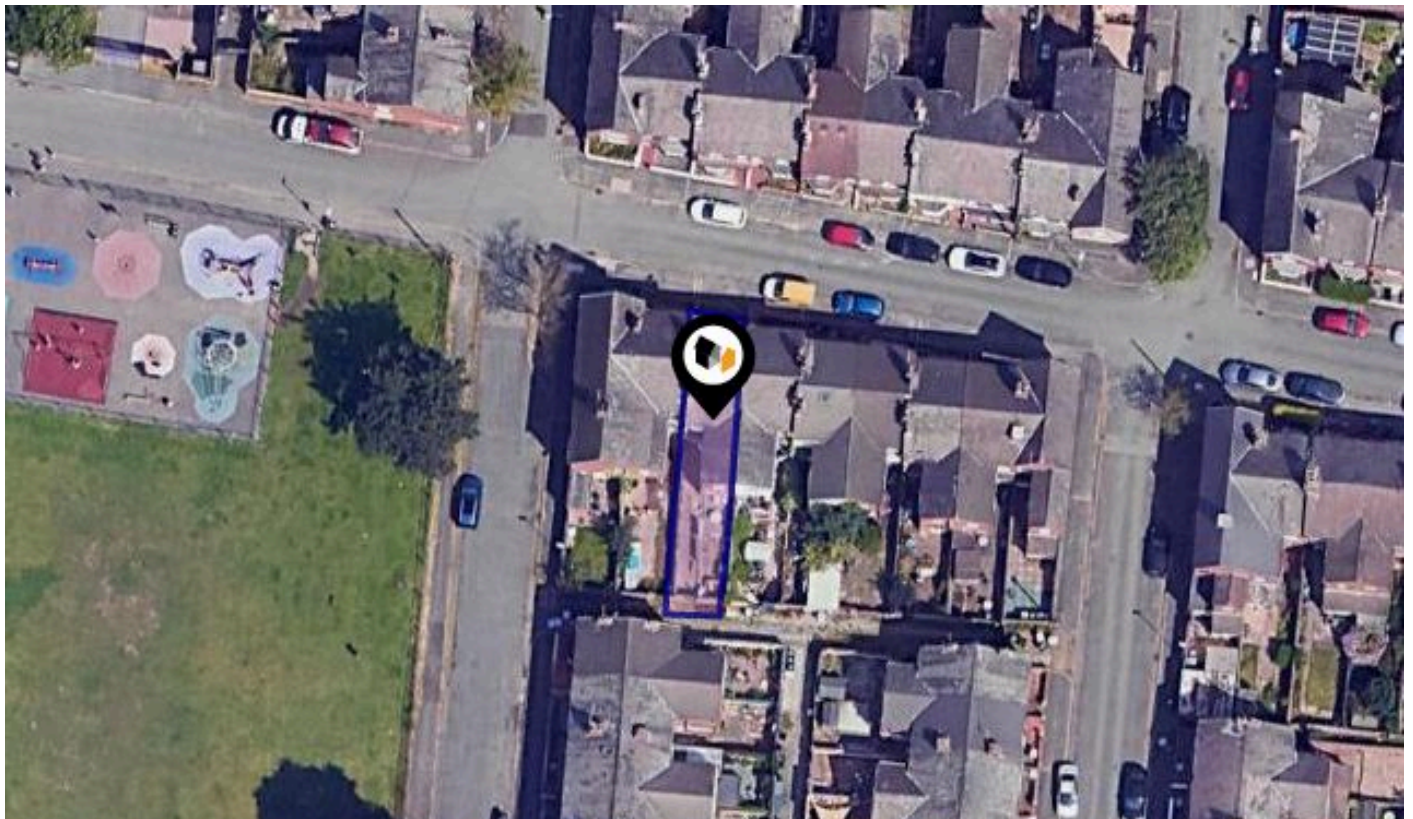


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 10<sup>th</sup> January 2026**



**SAMUEL STREET, CREWE, CW1**

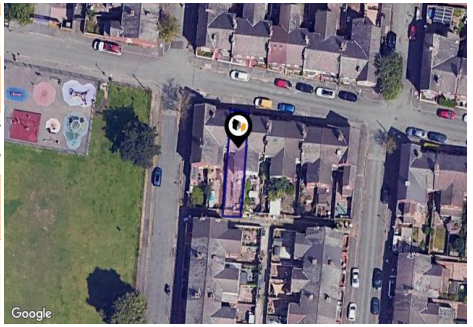
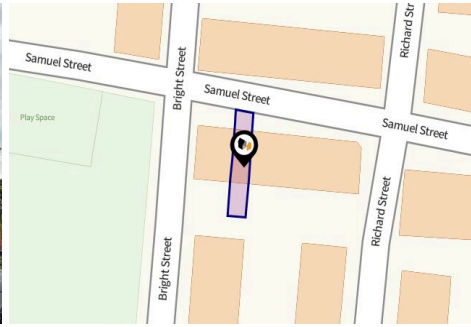
**butters john bee**

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

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com



## Property

Type:	HMO Parent
Bedrooms:	4
Floor Area:	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,555
Title Number:	CH117319

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	8000 mb/s

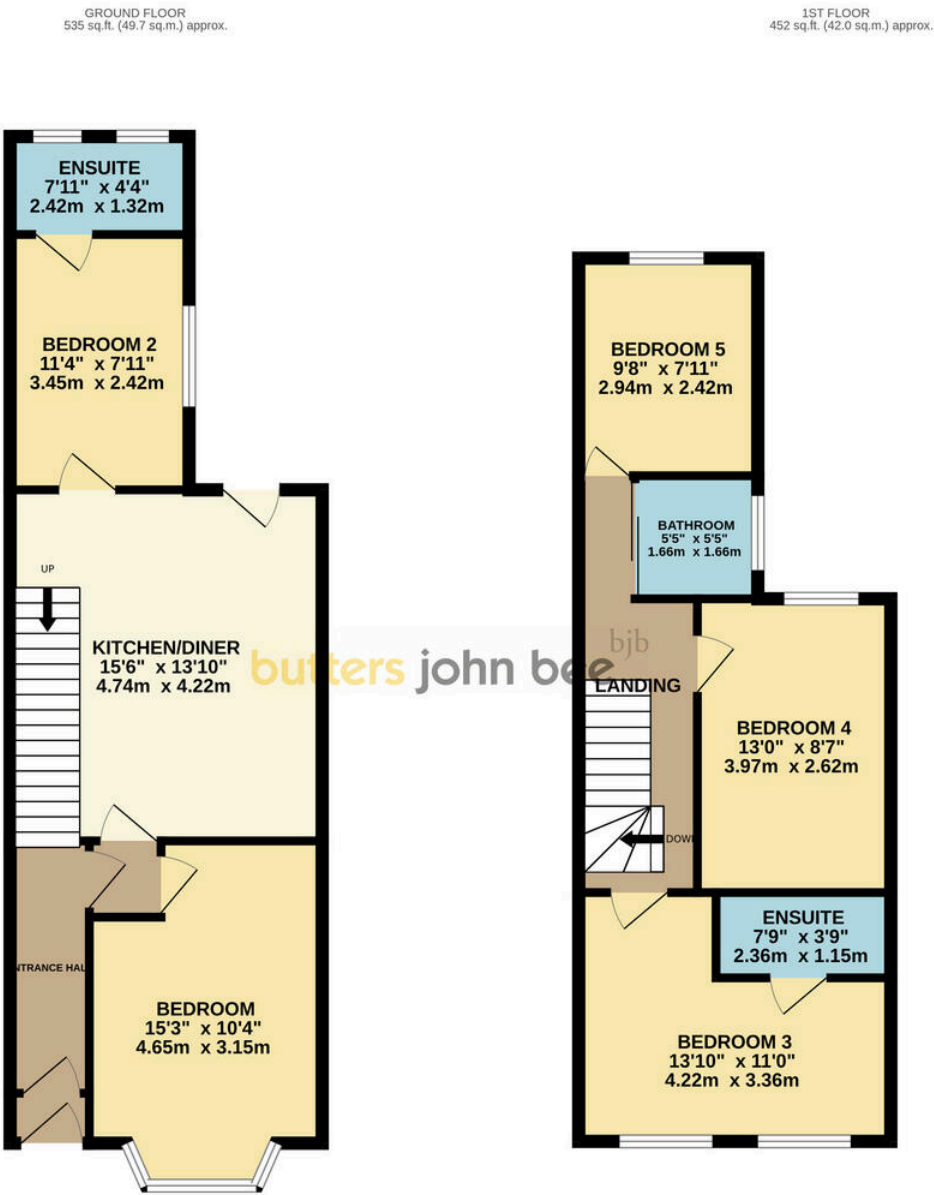
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

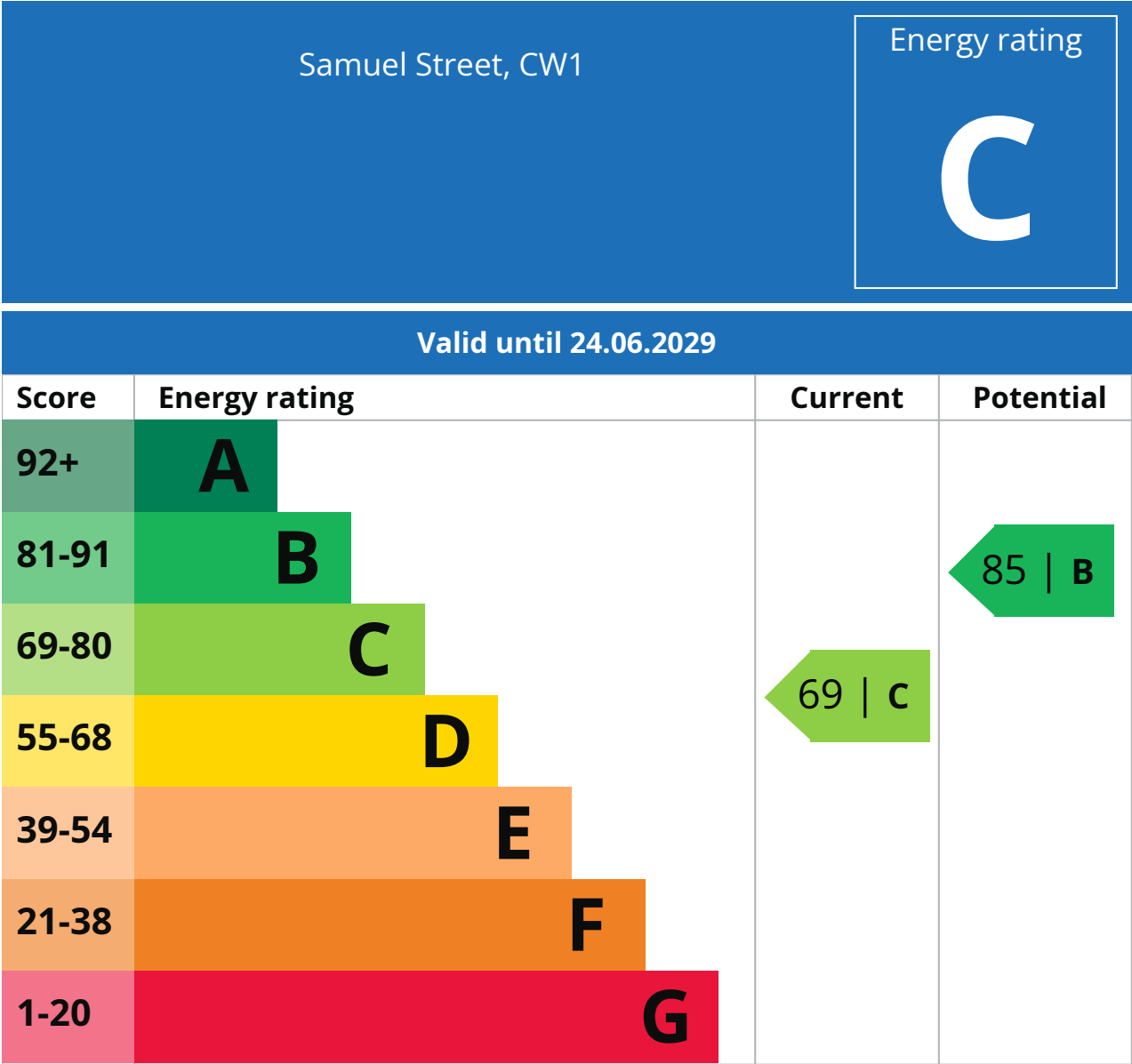


SAMUEL STREET, CREWE, CW1



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2024

Property  
**EPC - Certificate**



### Additional EPC Data

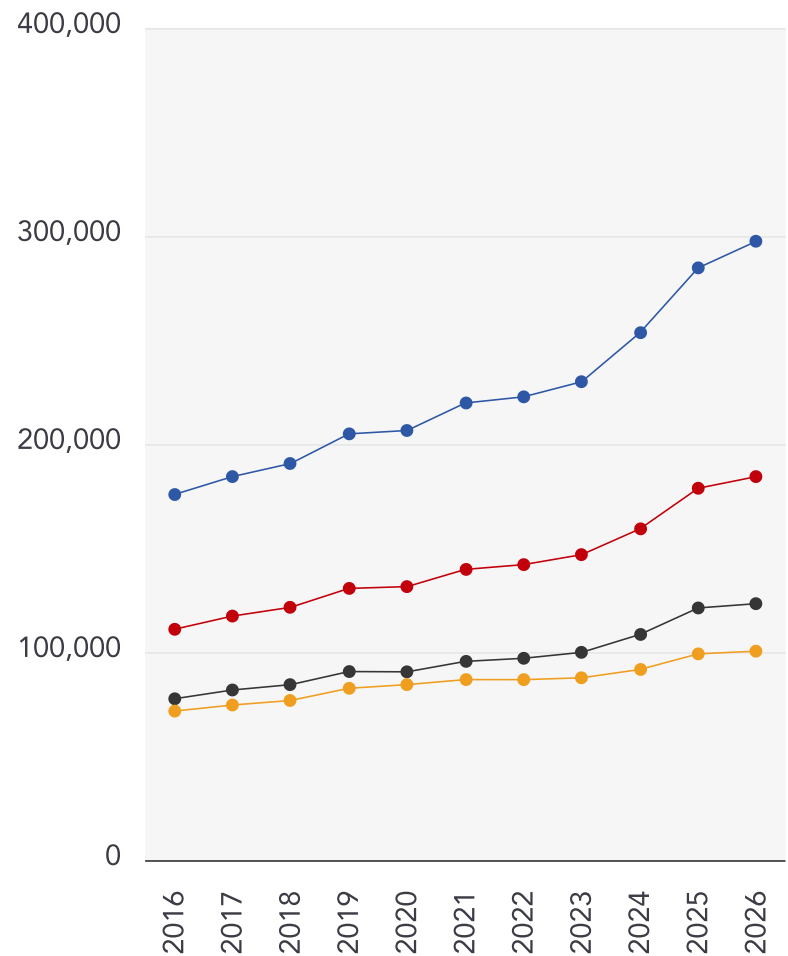
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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	103 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+69.27%**

Semi-Detached

**+66.15%**

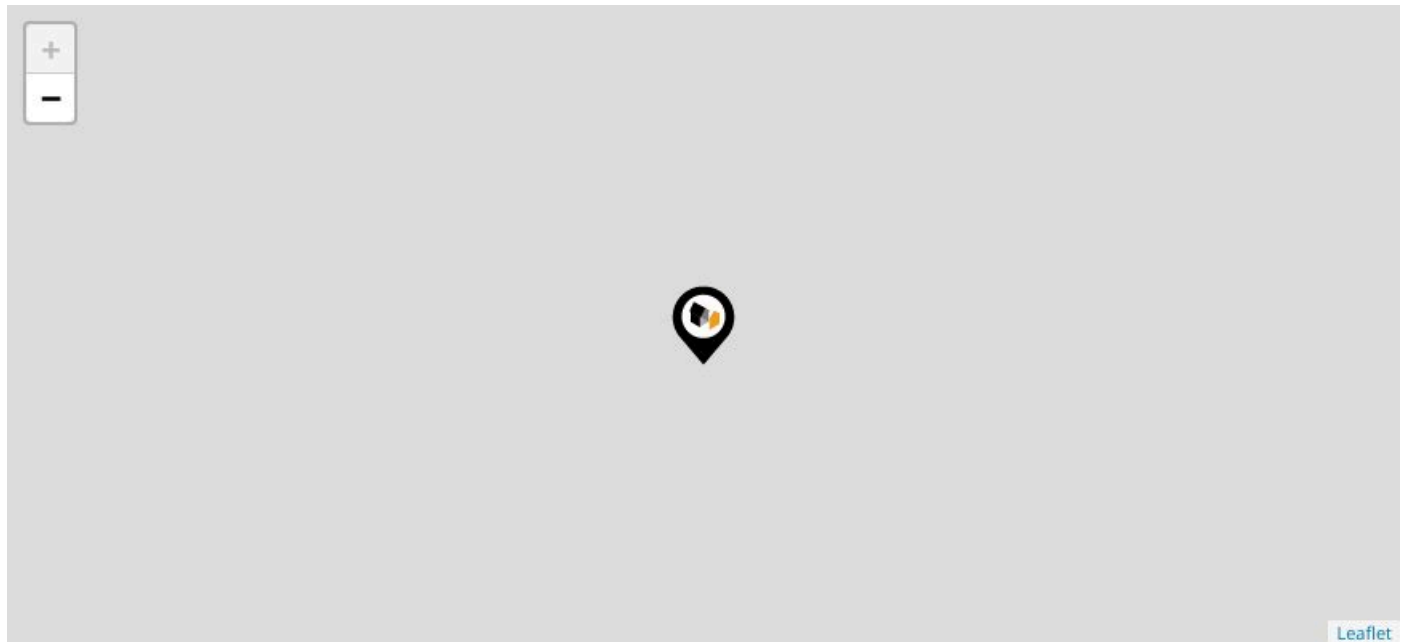
Terraced

**+58.95%**

Flat

**+40.22%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

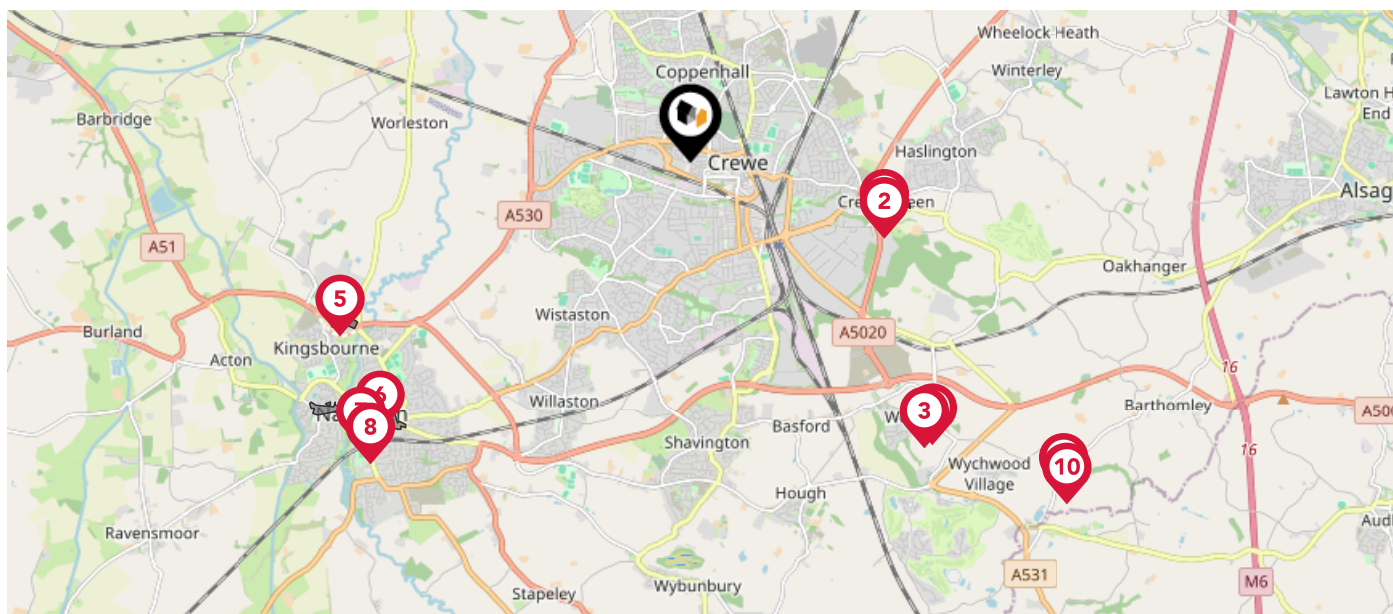
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



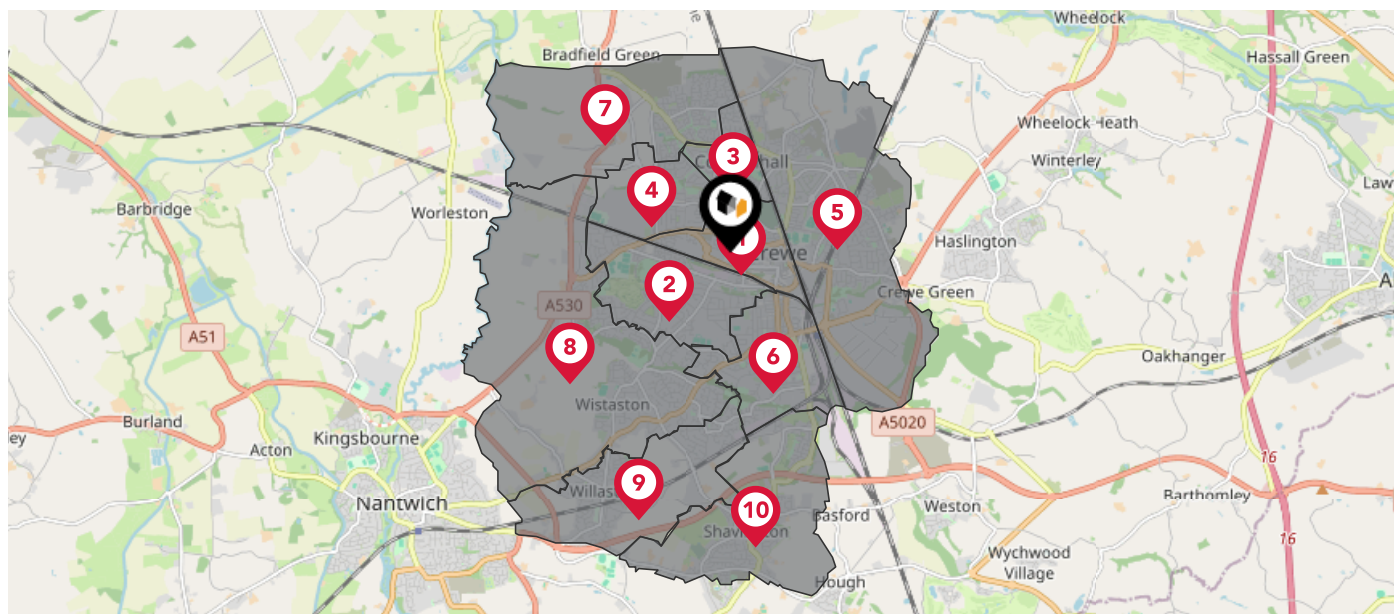
### Nearby Conservation Areas

- 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

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



Crewe Central Ward



Crewe West Ward



Crewe North Ward



Crewe St. Barnabas Ward



Crewe East Ward



Crewe South Ward



Leighton Ward



Wistaston Ward



Willaston and Rope Ward

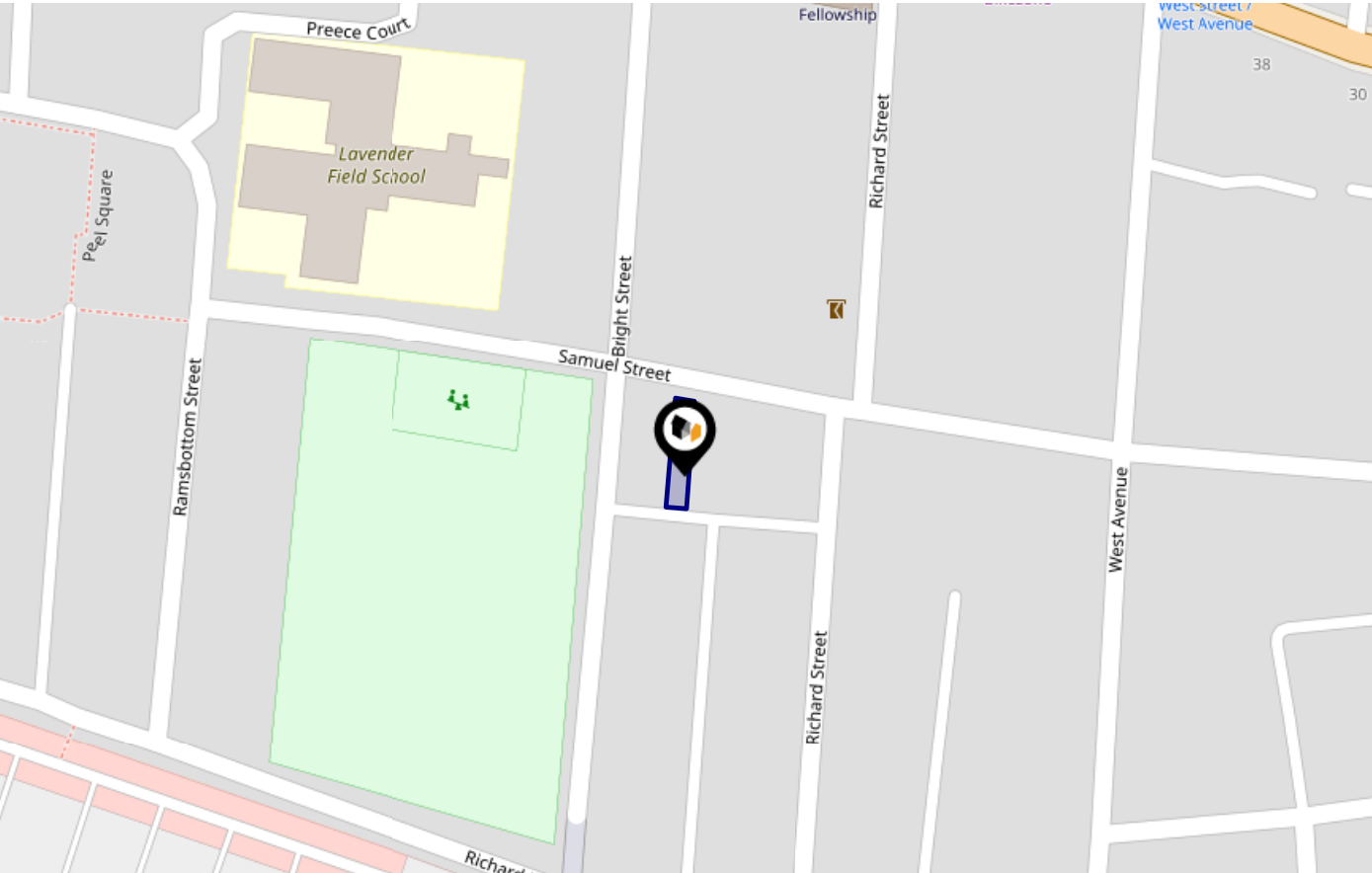


Shavington Ward

# 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.

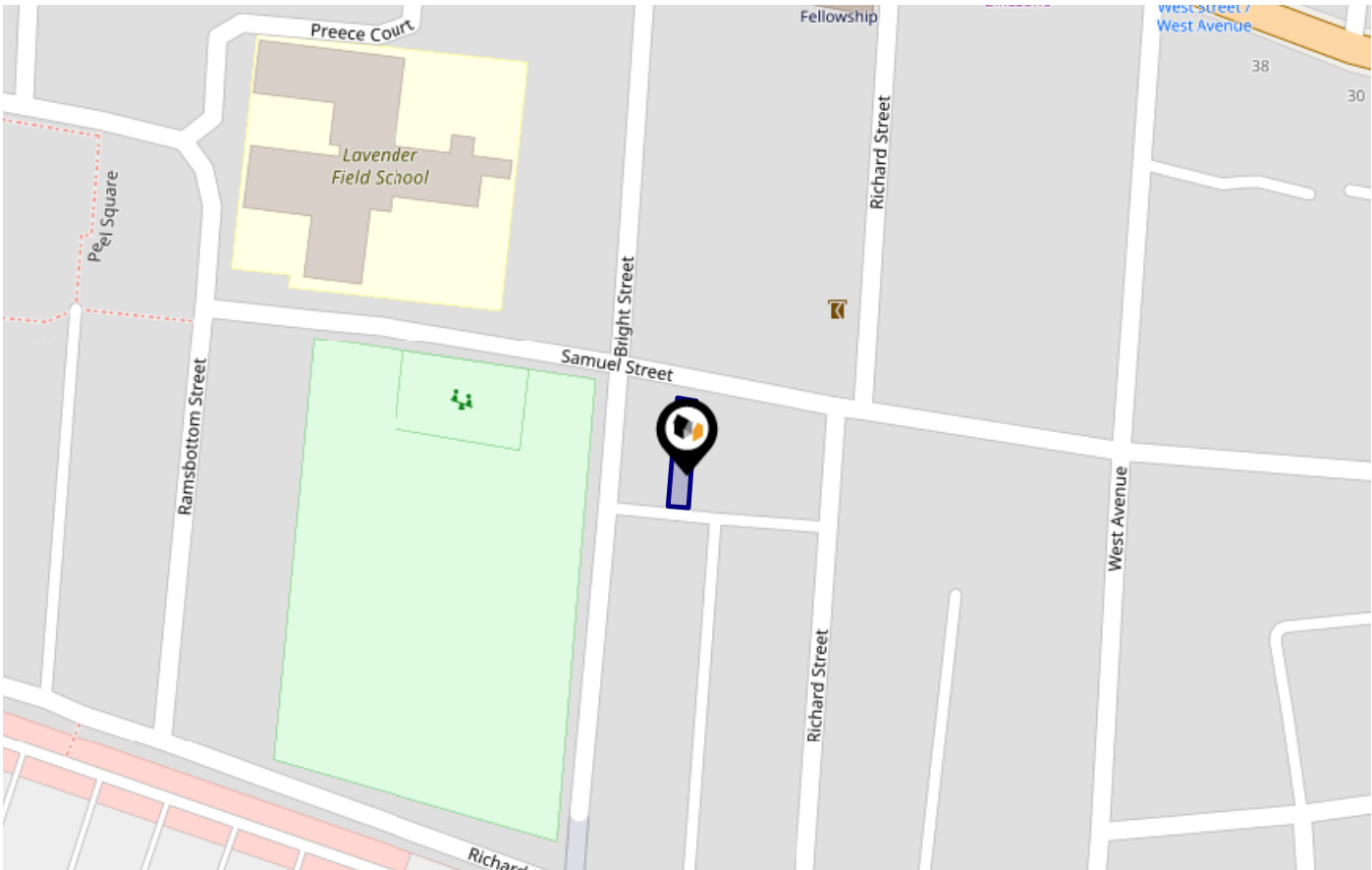
Chance of flooding to the following depths at this property:



# 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**

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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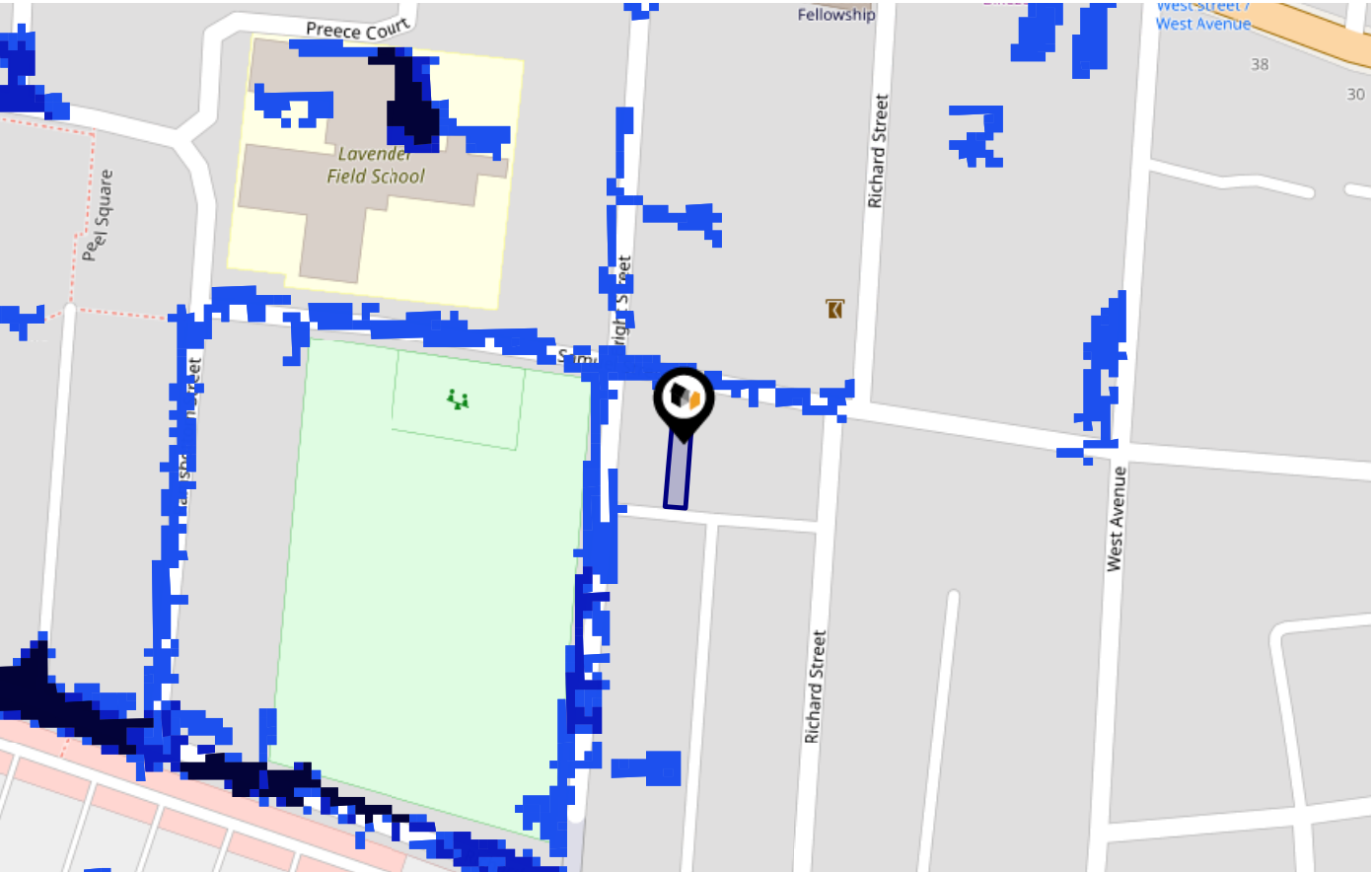
Chance of flooding to the following depths at this property:



# 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

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.

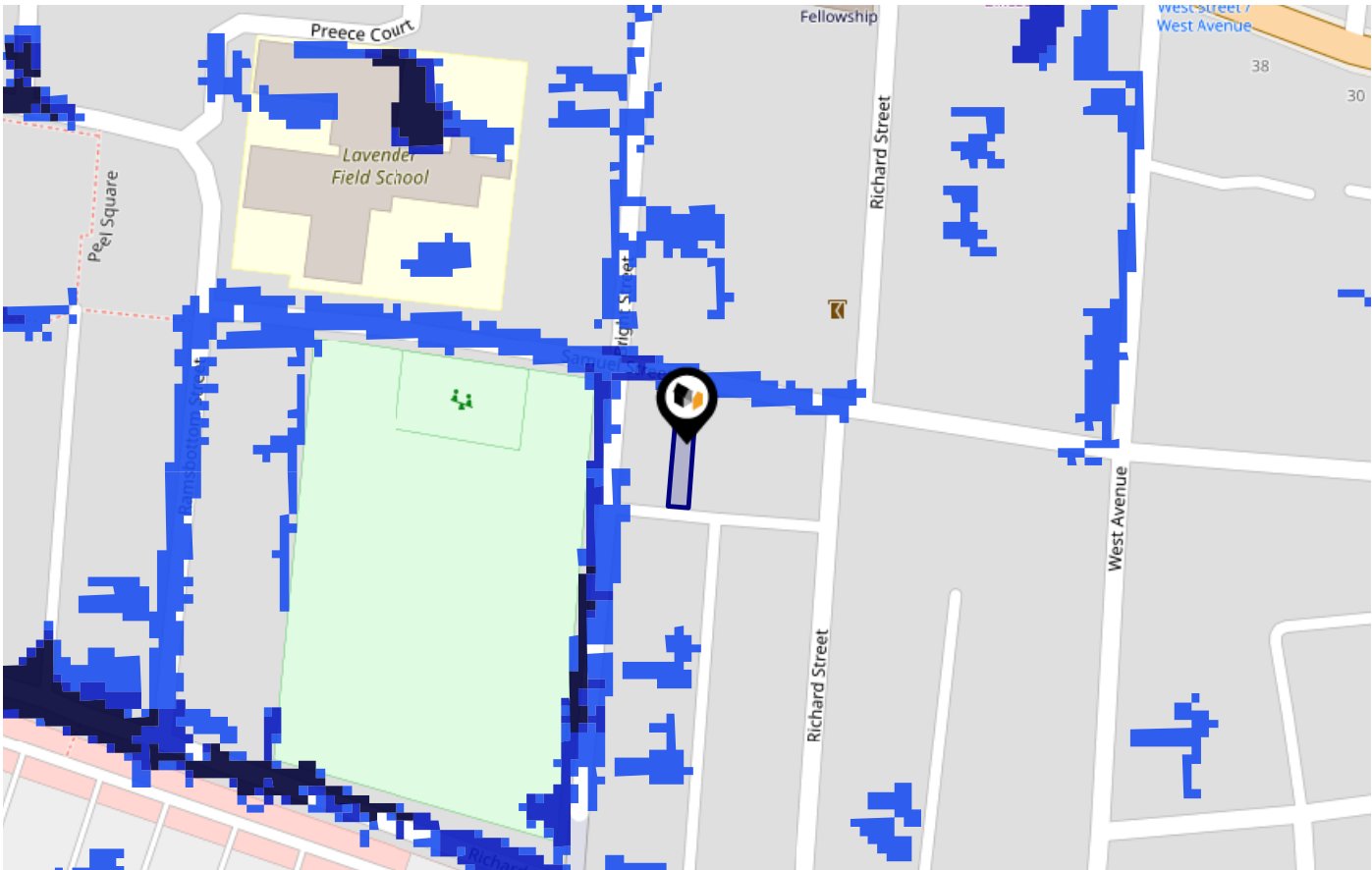
Chance of flooding to the following depths at this property:



# Flood Risk

## 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

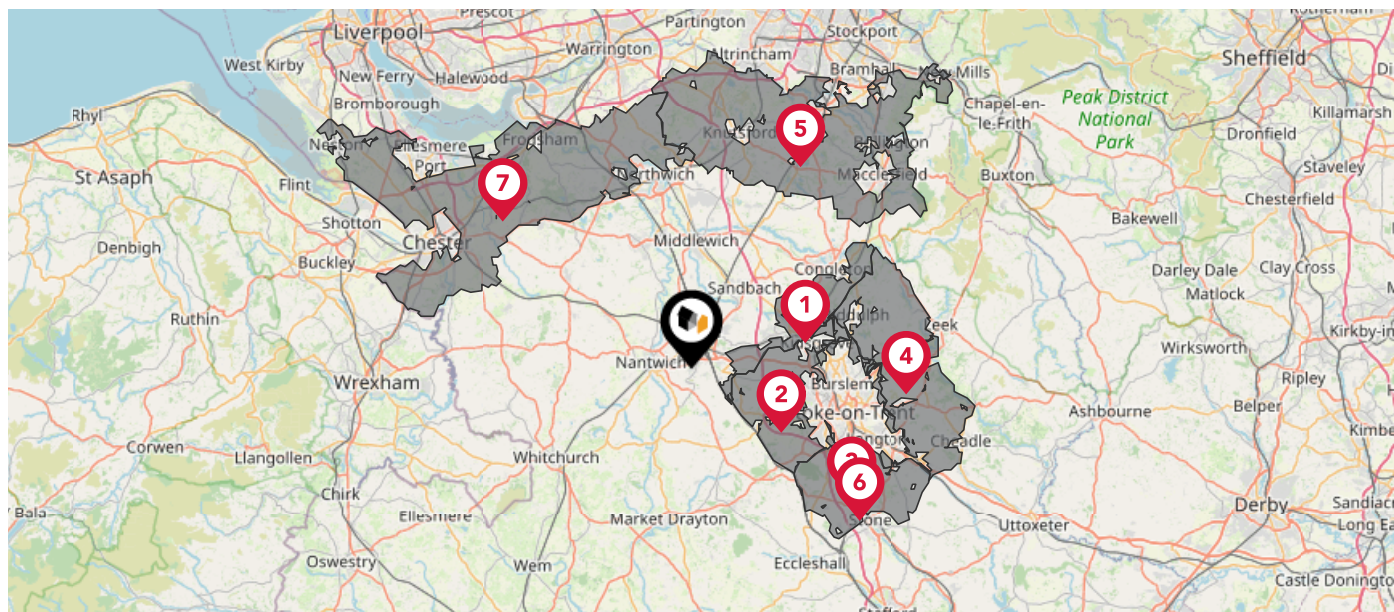
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



### Nearby Green Belt Land

1

Stoke-on-Trent Green Belt - Cheshire East

2

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

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

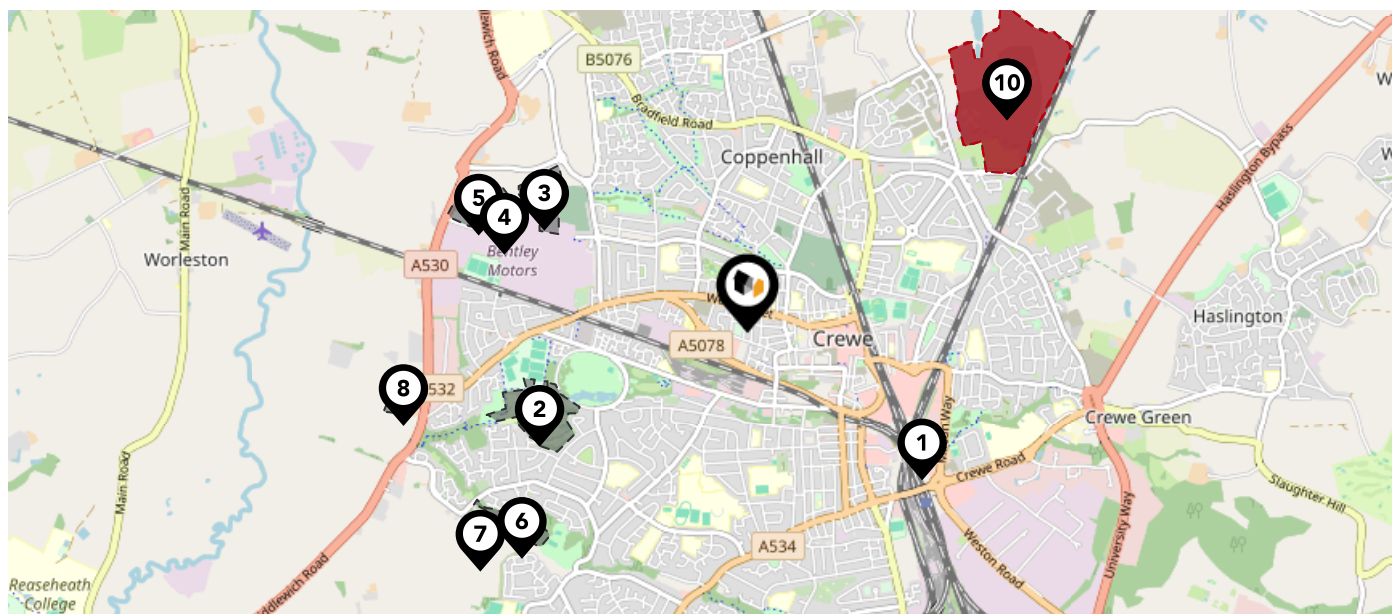
7

Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

# Maps

## Landfill Sites

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.



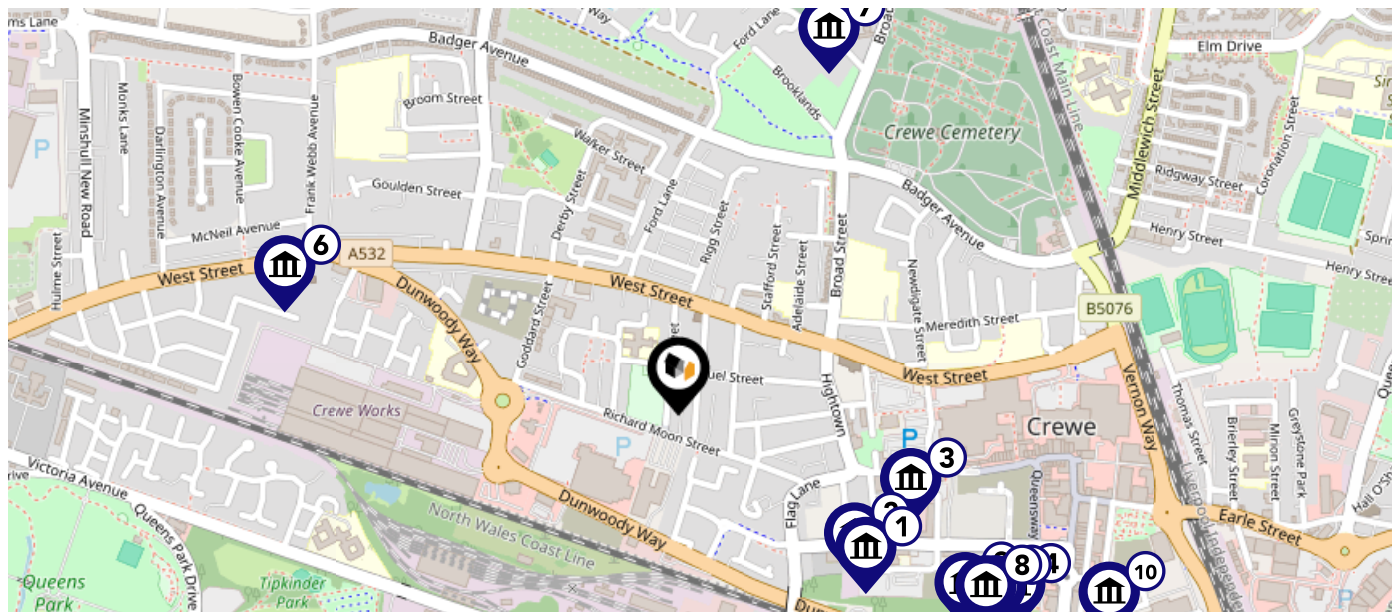
### Nearby Landfill Sites

<b>1</b>	British Railways Tip-Tommys Lane, Crewe, Cheshire	Historic Landfill	
<b>2</b>	Site of Old Sewage Disposal Works-Queen's Prk Drve, Crewe, Cheshire	Historic Landfill	
<b>3</b>	Crewe Borough Council, Refuse Disposal Works-Pym's Lane Tip, Crewe, Cheshire	Historic Landfill	
<b>4</b>	Rolls Royce Tip-Pym's Lane, Crewe, Cheshire	Historic Landfill	
<b>5</b>	Pyms Lane Phase 2-Crewe, Cheshire	Historic Landfill	
<b>6</b>	Wistaston Effluent Treatment Works-Wistaston	Historic Landfill	
<b>7</b>	Wistaston Green Road-Wistaston, Crewe	Historic Landfill	
<b>8</b>	Marshfield Bank Farm-Middlewich Road, Crewe, Cheshire	Historic Landfill	
<b>9</b>	Maw Green-Off Maw Green Road, Crewe, Cheshire	Historic Landfill	
<b>10</b>	EA/EPR/EP3794CA/A001	Active Landfill	

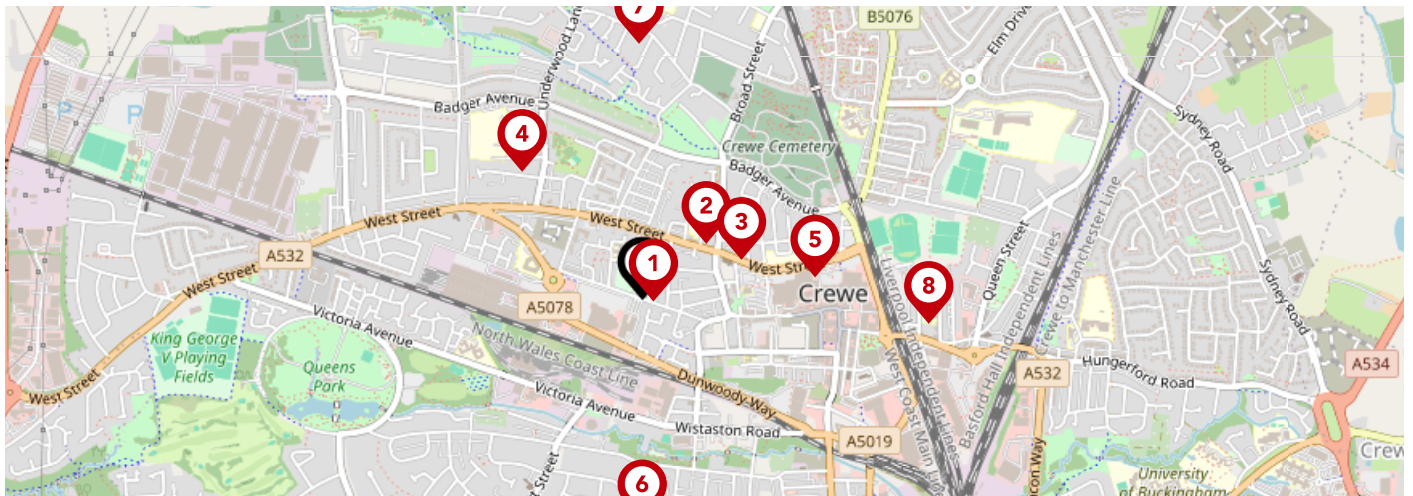
# Maps

## Listed Buildings

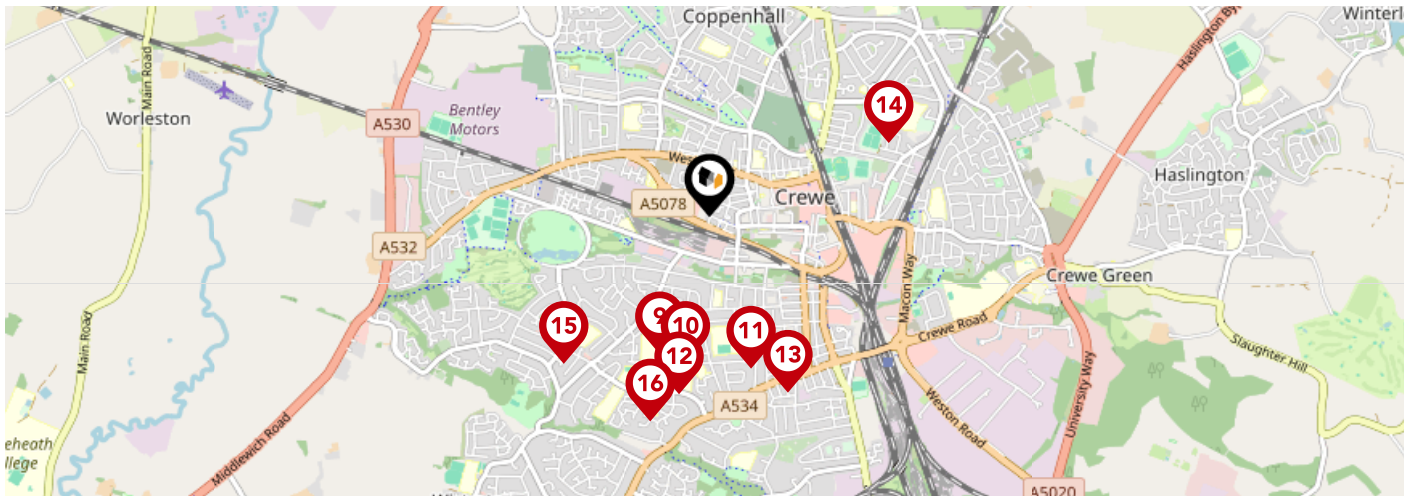
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1138677 - 47, Delamere Street	Grade II	0.3 miles
	1136221 - Church Of St Mary	Grade II	0.3 miles
	1136239 - 76-90a, Victoria Street	Grade II	0.3 miles
	1136172 - 1-19, Dorfold Street	Grade II	0.4 miles
	1136156 - 2-20, Betley Street	Grade II	0.4 miles
	1138683 - St Barnabas' Vicarage	Grade II	0.4 miles
	1330090 - Church Of St Michael	Grade II	0.4 miles
	1138676 - 1-19, Betley Street	Grade II	0.4 miles
	1330052 - 1-9, Tollitt Street	Grade II	0.4 miles
	1467746 - Lnwr And Lms Crewe Tranship Shed War Memorial	Grade II	0.5 miles



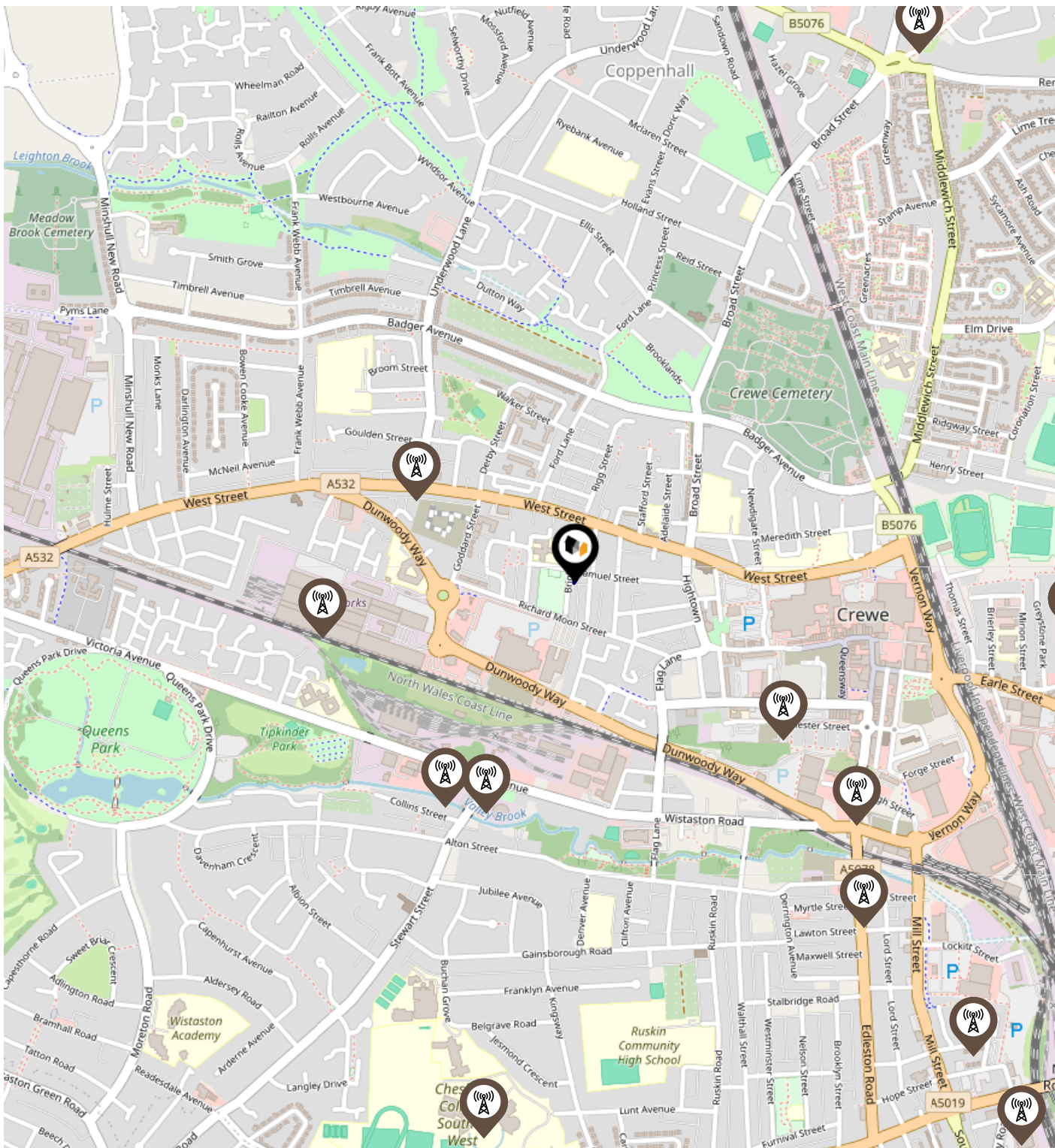
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lavender Field School</b> Ofsted Rating: Good   Pupils: 100   Distance:0.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Adelaide School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Beechwood Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 479   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Underwood West Academy</b> Ofsted Rating: Good   Pupils: 450   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Crewe Engineering and Design UTC</b> Ofsted Rating: Good   Pupils: 256   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Edleston Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Michael's Community Academy</b> Ofsted Rating: Requires improvement   Pupils: 448   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Brierley Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Oaks Academy</b> Ofsted Rating: Good   Pupils: 618   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Gainsborough Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 408   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Ruskin Community High School</b> Ofsted Rating: Good   Pupils: 730   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Cheshire College - South &amp; West</b> Ofsted Rating: Good   Pupils:0   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Westminster Nursery School</b> Ofsted Rating: Good   Pupils: 74   Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Sir William Stanier Community School</b> Ofsted Rating: Requires improvement   Pupils: 693   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Wistaston Academy</b> Ofsted Rating: Outstanding   Pupils: 464   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Thomas More Catholic High School</b> Ofsted Rating: Good   Pupils: 666   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

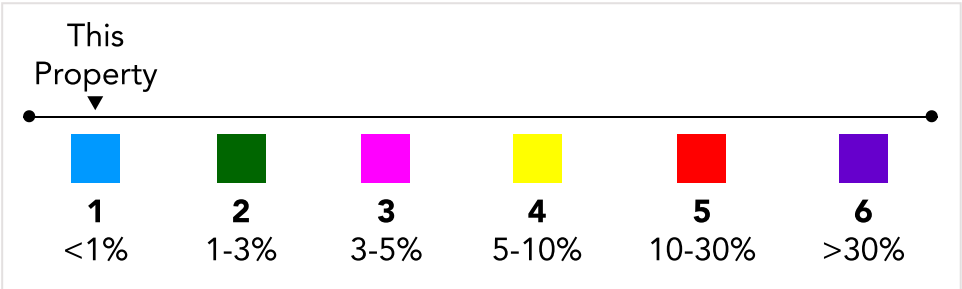
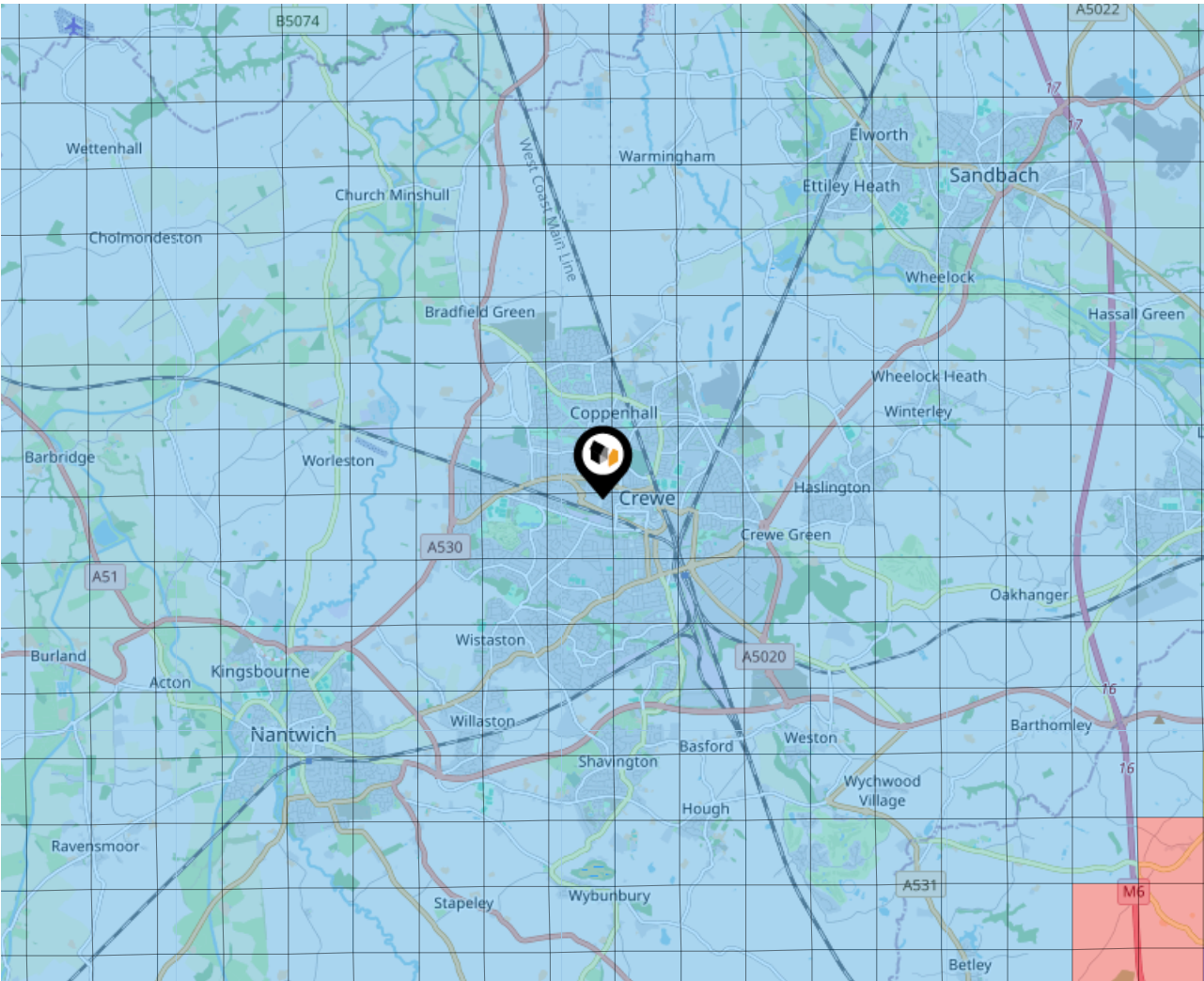


### Key:

-  Power Pylons
-  Communication Masts

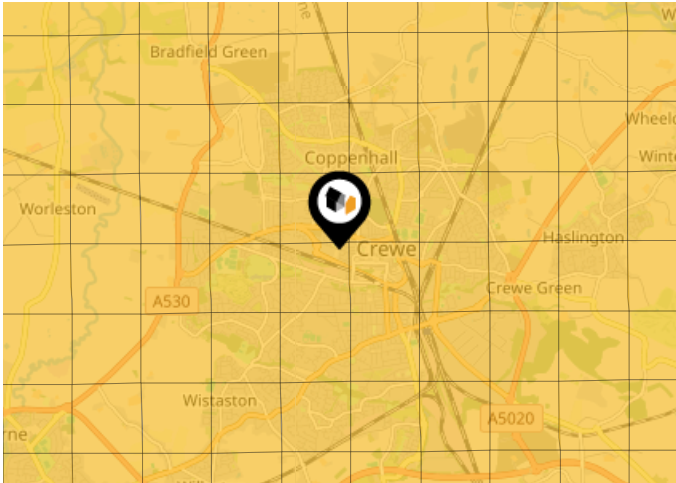
### What is Radon?

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>).



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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

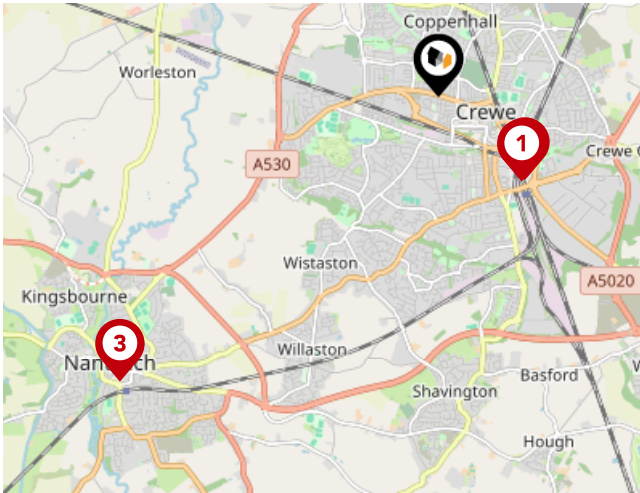


### Primary Classifications (Most Common Clay Types)


<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

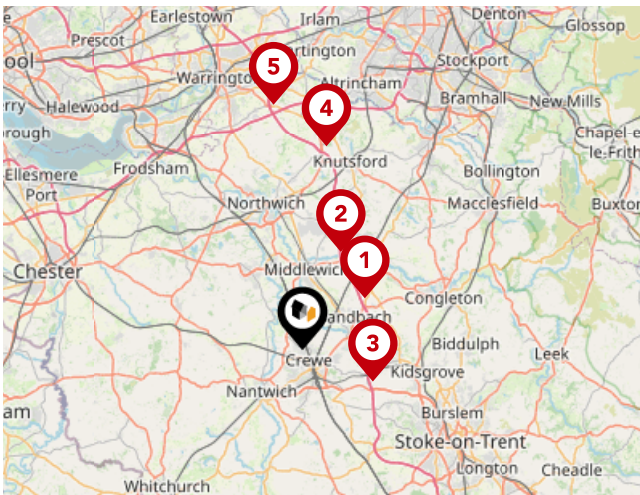
# Area

## Transport (National)








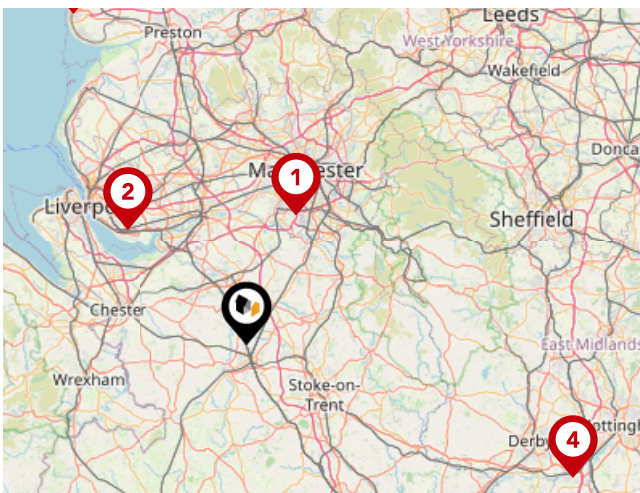
### National Rail Stations

Pin	Name	Distance
	Crewe Rail Station	1.06 miles
	Crewe Rail Station	1.08 miles
	Nantwich Rail Station	3.81 miles






### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J17	5.69 miles
	M6 J18	7.43 miles
	M6 J16	5.42 miles
	M6 J19	14.58 miles
	M56 J9	17.59 miles



### Airports/Helipads

Pin	Name	Distance
	Manchester Airport	19.82 miles
	Speke	23.42 miles
	Highfield	52.8 miles
	East Mids Airport	50.45 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Richard Street	0.08 miles
2	West Avenue	0.1 miles
3	Eagle Bridge Health Centre	0.17 miles
4	Morrisons	0.16 miles
5	Derby Street	0.18 miles

# butters john bee

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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**<sup>bjb</sup>

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Valuation Office Agency

