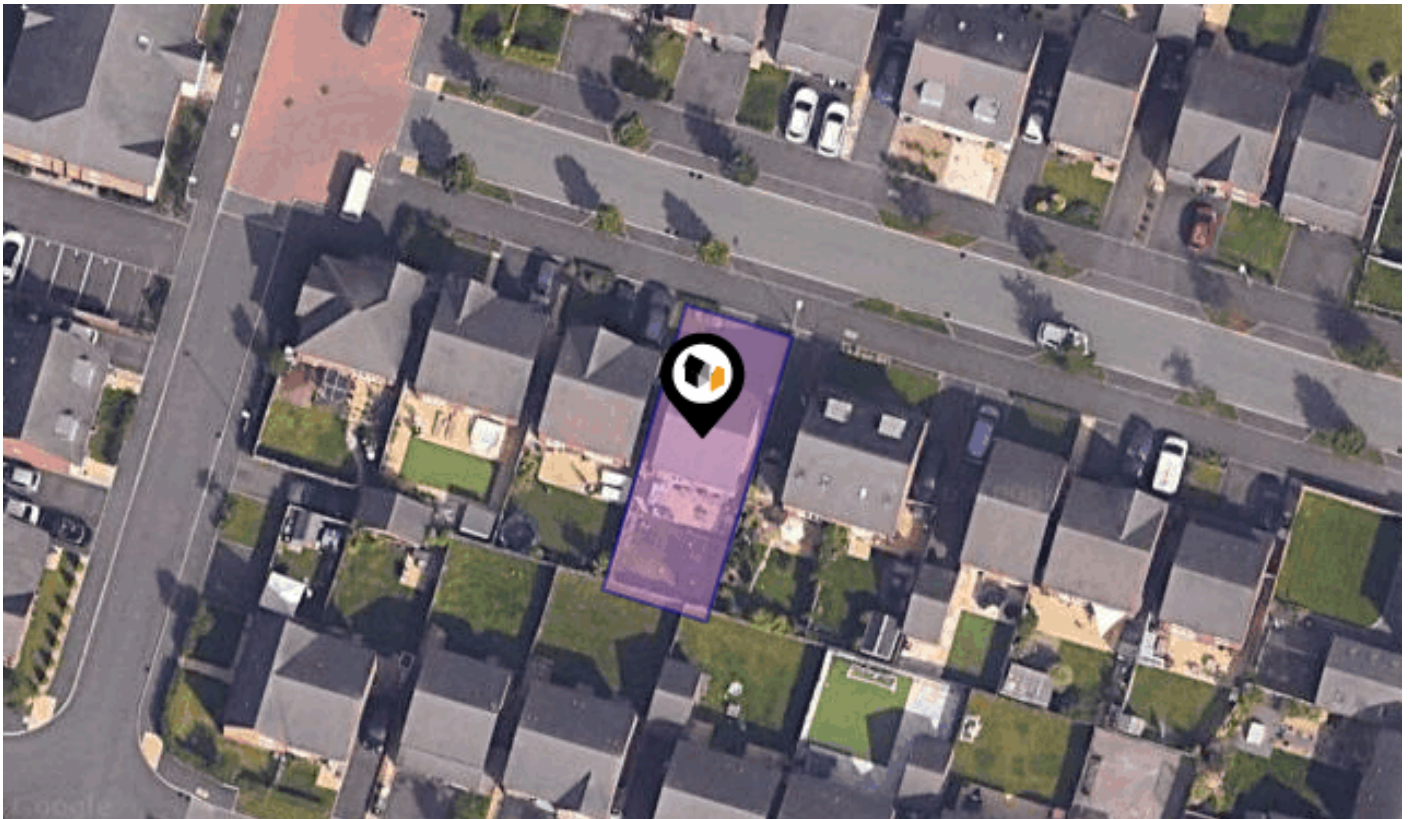




See More Online

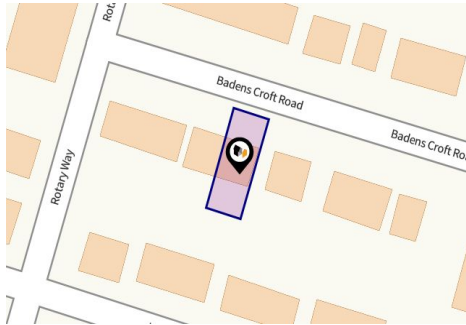
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 30th July 2026



BADENS CROFT ROAD, SHAVINGTON, CREWE, CW2

Property Overview



Property

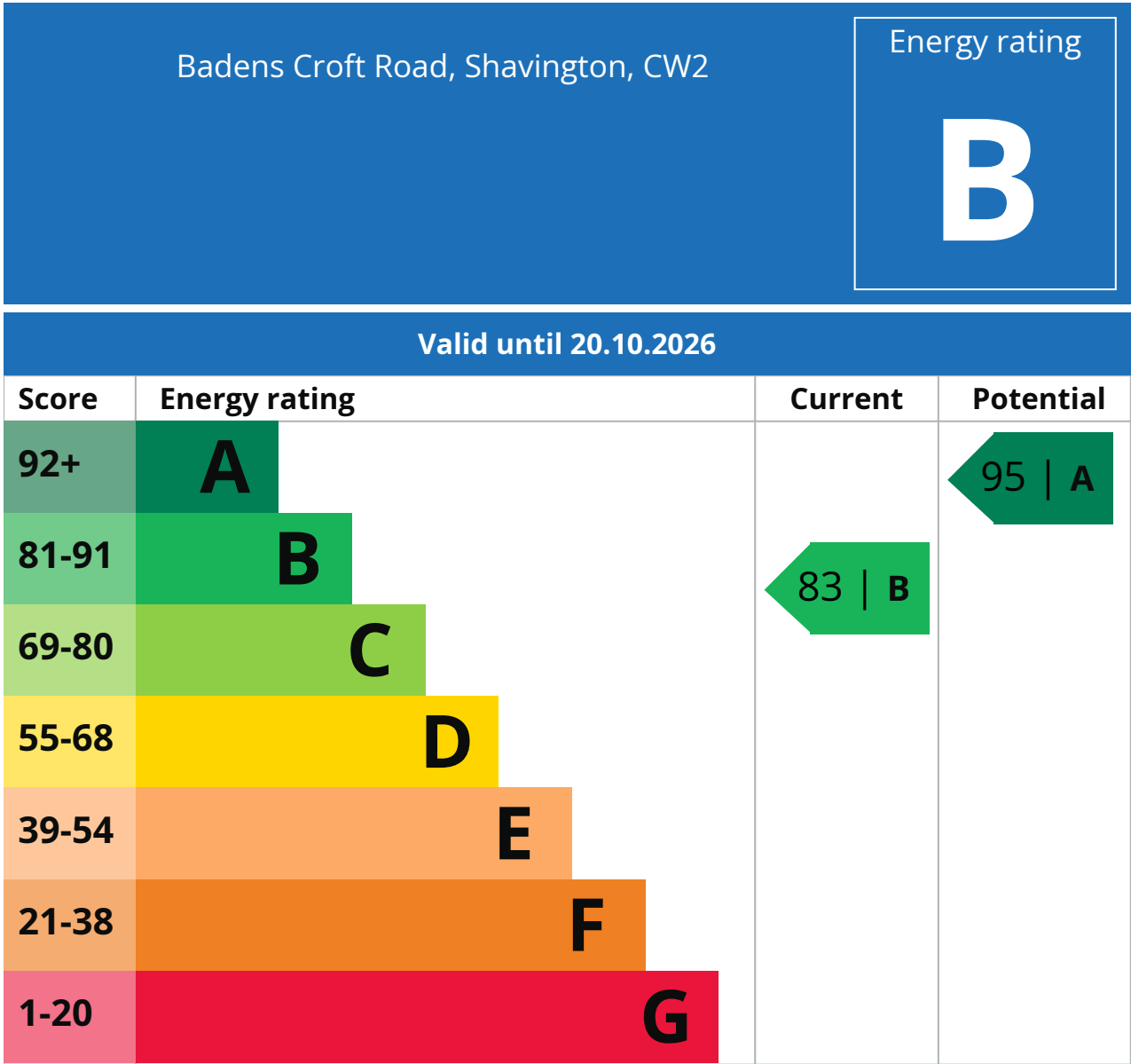
Type:	Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.05 acres		
Year Built :	2016		
Council Tax :	Band C		
Annual Estimate:	£2,182		
Title Number:	CH655821		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	5 mb/s	80 mb/s	8000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				

Property

EPC - Certificate



Property

EPC - Additional Data

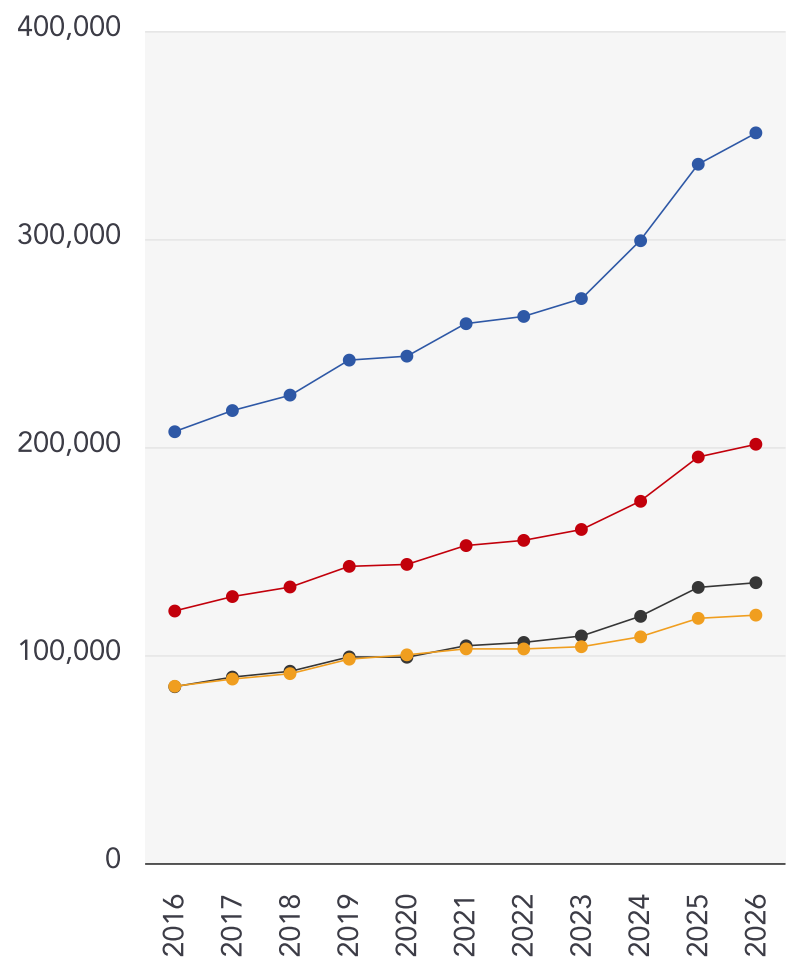
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 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 0.15 W/m ² K
Total Floor Area:	87 m ²

Market

House Price Statistics

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

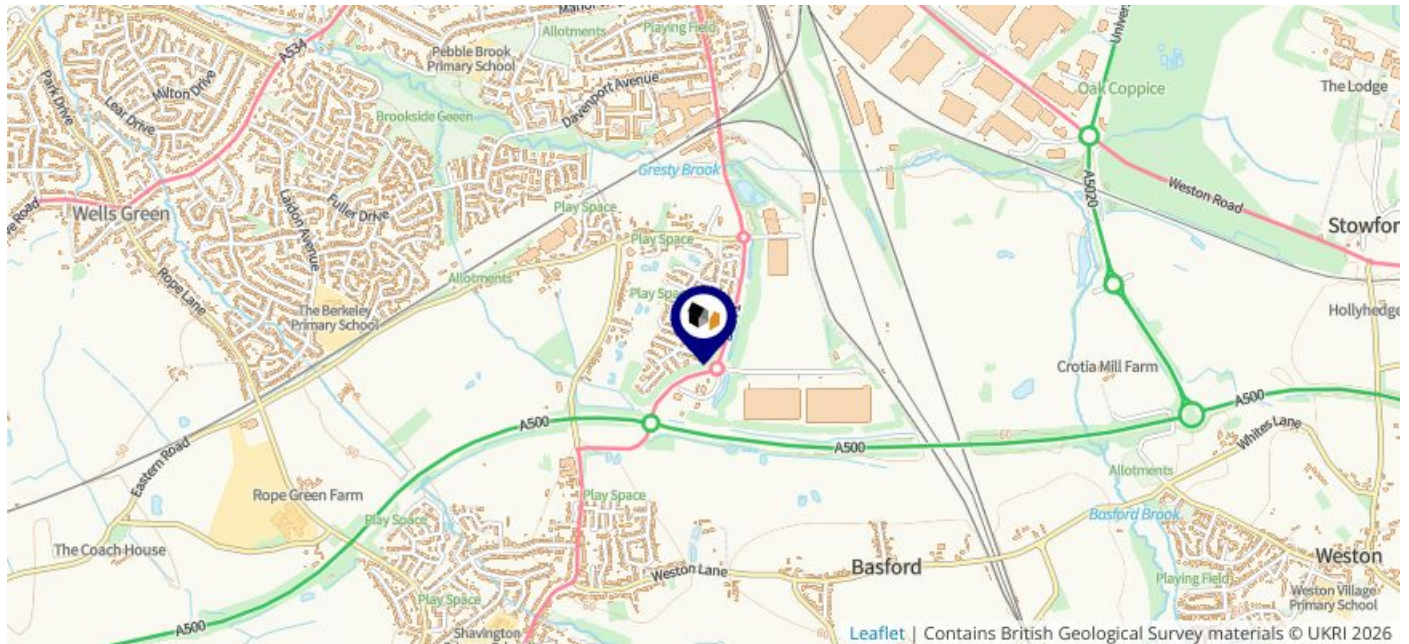


Detached	+69.27%
Semi-Detached	+66.15%
Terraced	+58.95%
Flat	+40.22%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

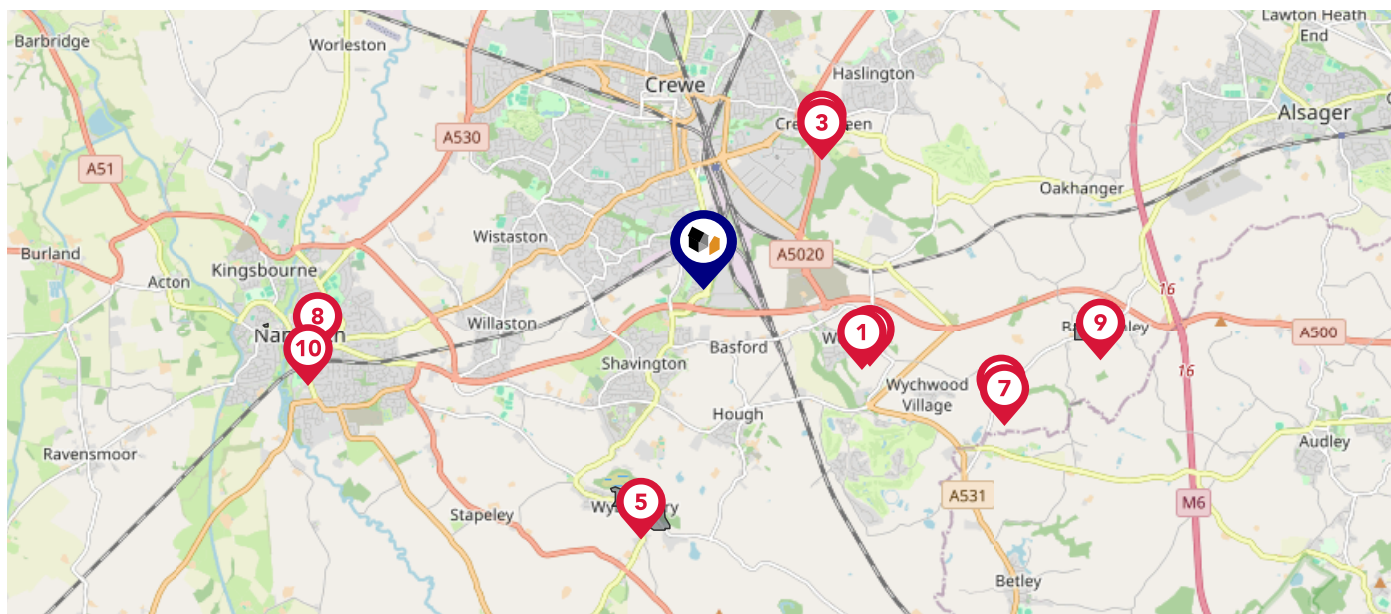
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



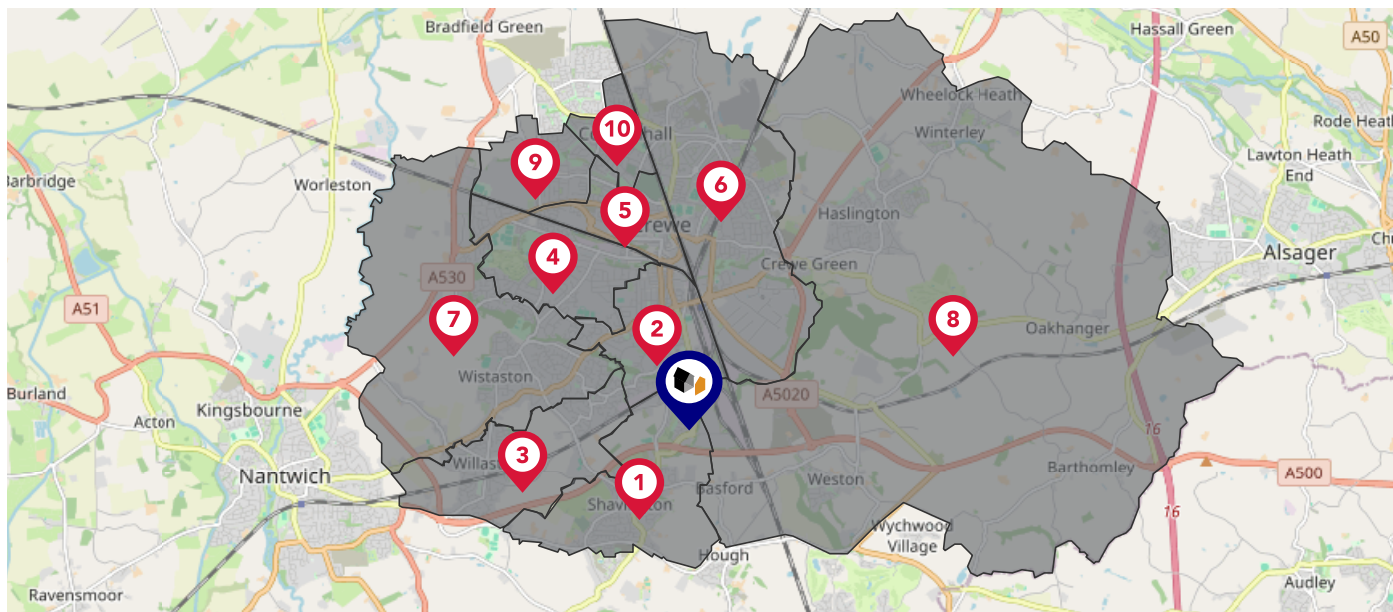
Nearby Conservation Areas

- 1 Weston Conservation Area
- 2 Weston Conservation Area
- 3 Crewe Green Conservation Area
- 4 Crewe Green Conservation Area
- 5 Wybunbury Conservation Area
- 6 Englesea Brook Conservation Area
- 7 Englesea Brook Conservation Area
- 8 Nantwich Conservation Area
- 9 Barthomley Conservation Area
- 10 Nantwich 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



Shavington Ward



Crewe South Ward



Willaston and Rope Ward



Crewe West Ward



Crewe Central Ward



Crewe East Ward



Wistaston Ward



Haslington Ward



Crewe St. Barnabas Ward

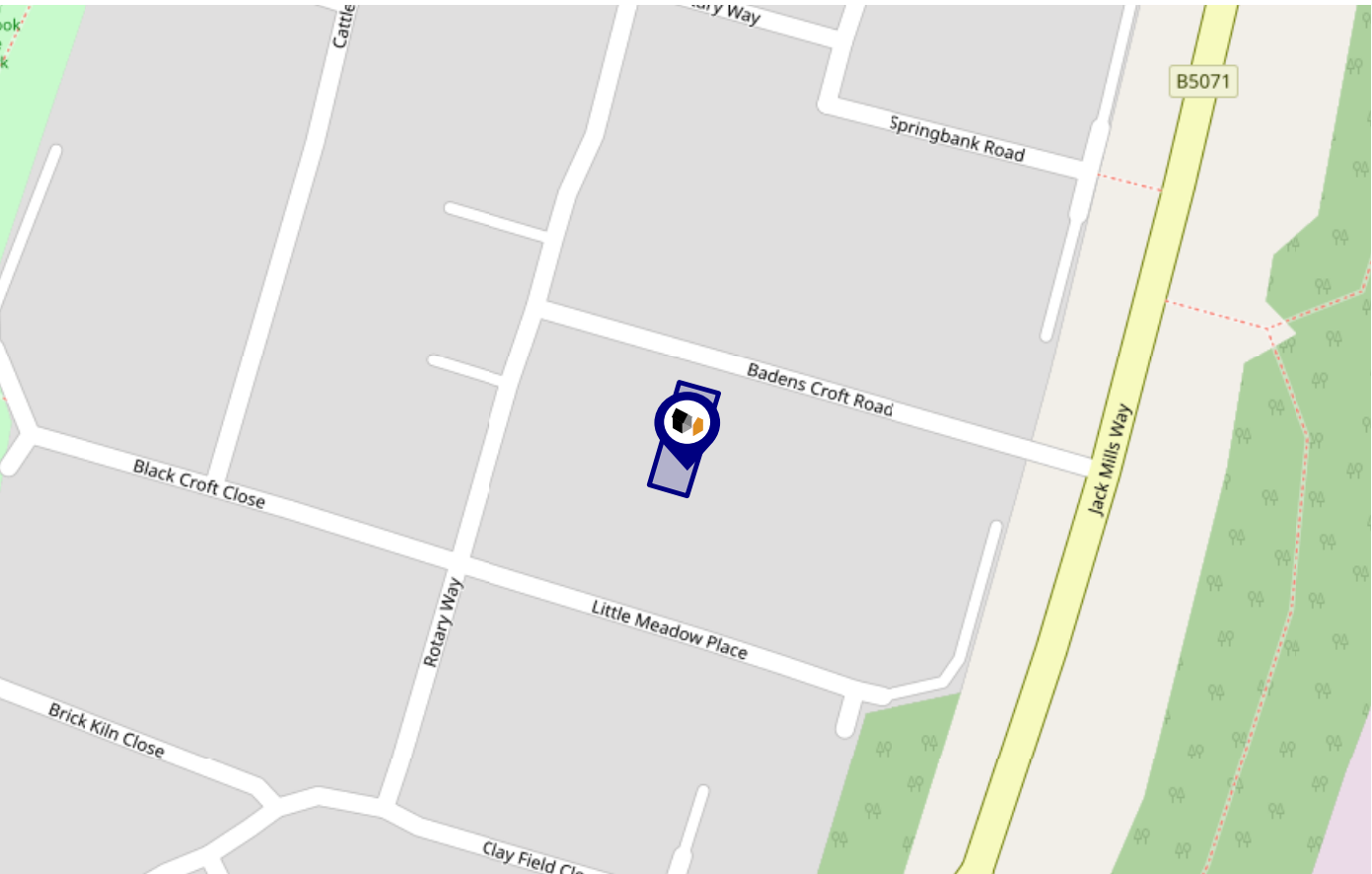


Crewe North Ward

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.

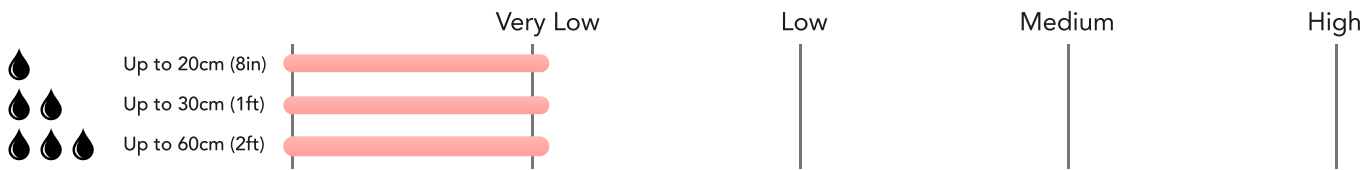


Risk Rating: Very low

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.

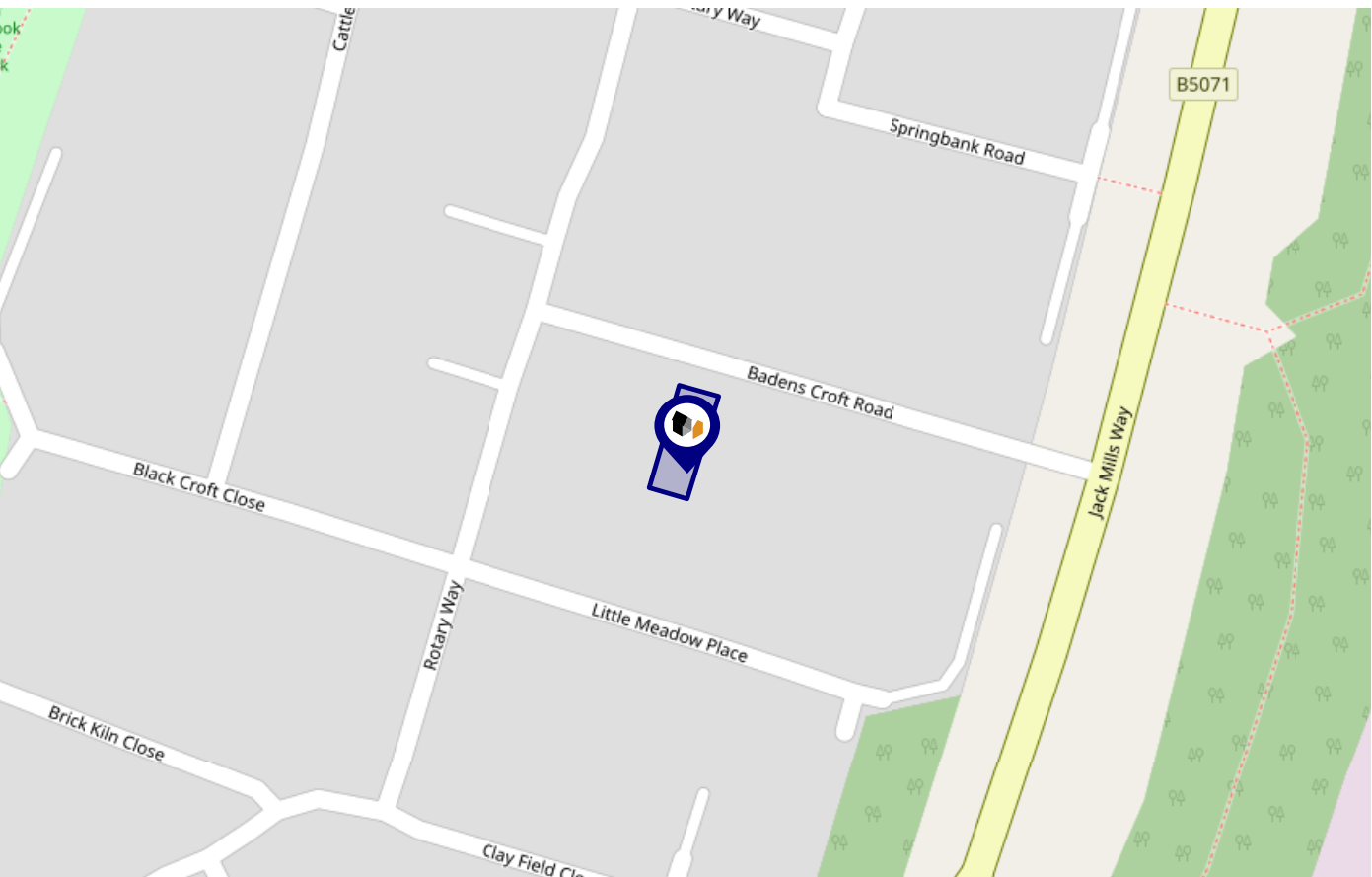
Chance of flooding to the following depths at this property:



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.

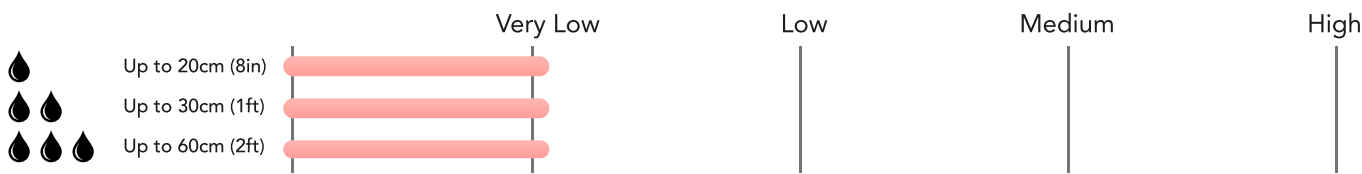


Risk Rating: **Very low**

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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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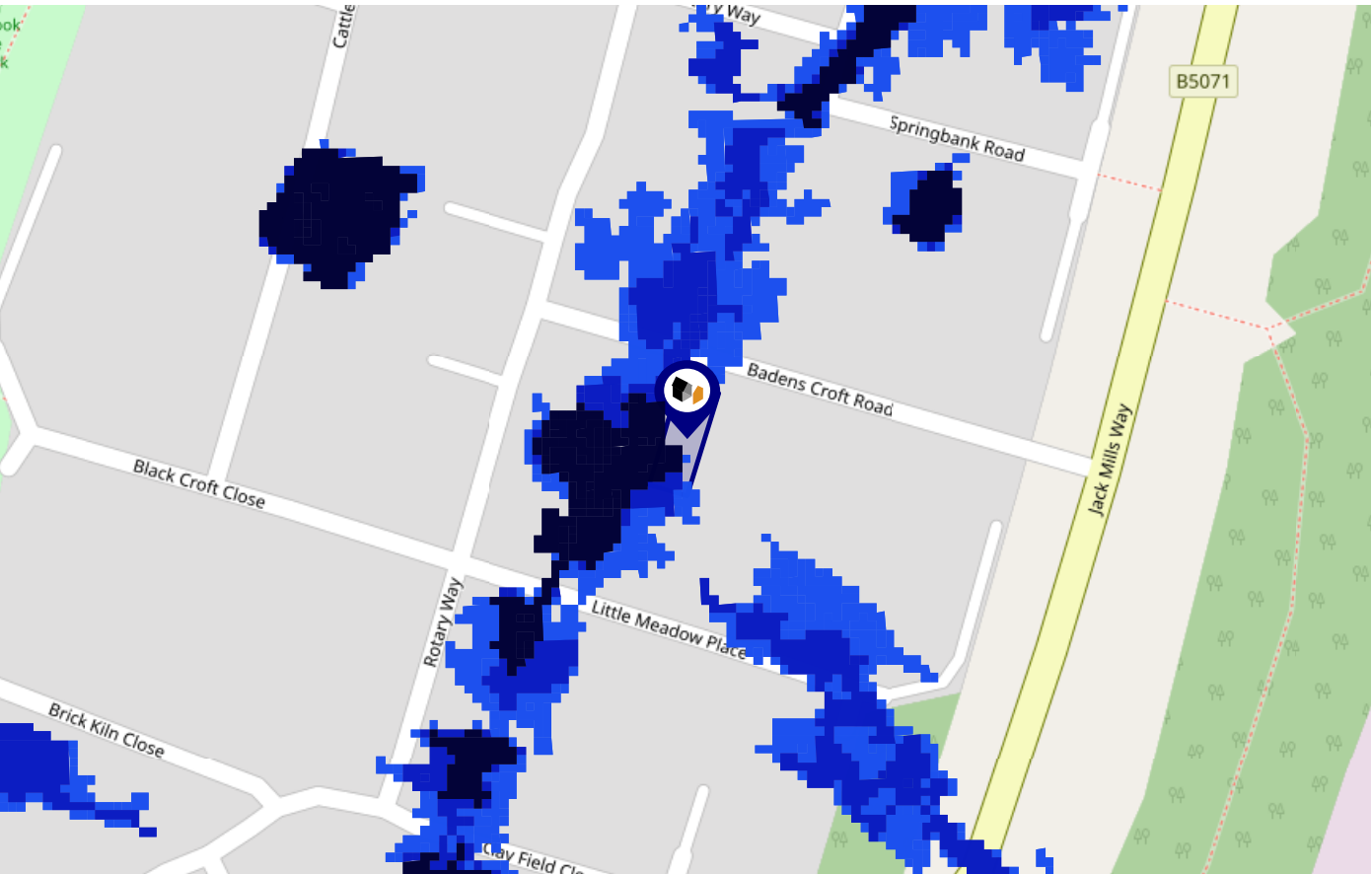
Chance of flooding to the following depths at this property:



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.

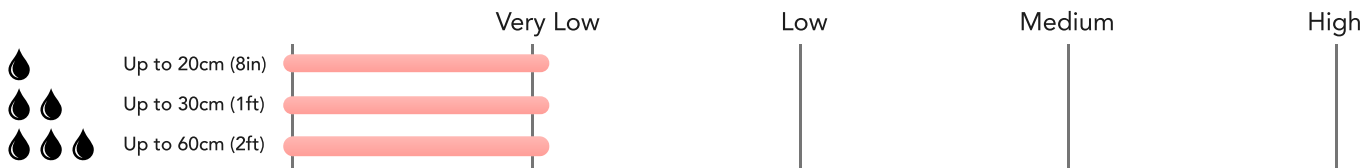


Risk Rating: Very low

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.
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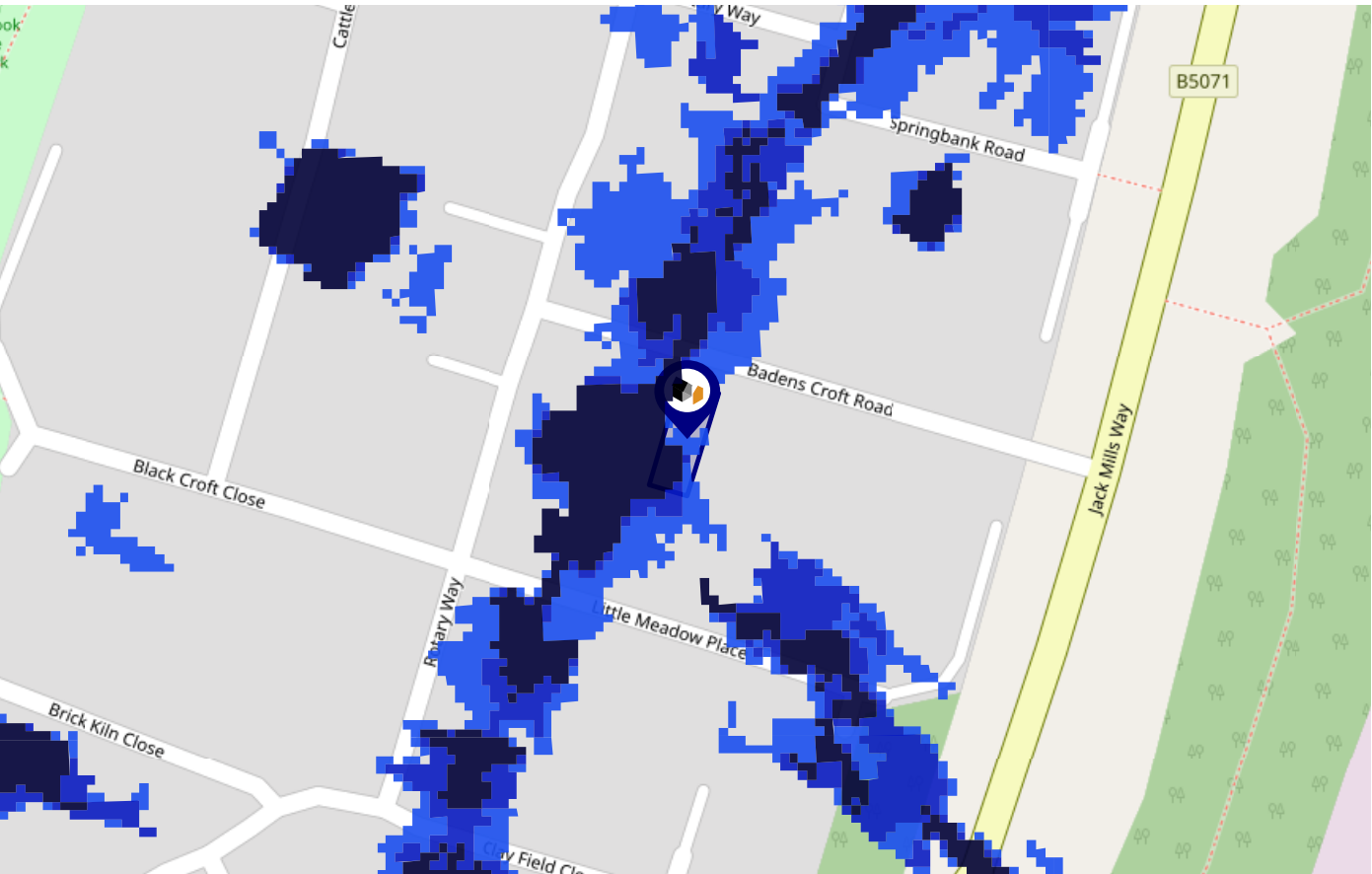
Chance of flooding to the following depths at this property:



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.

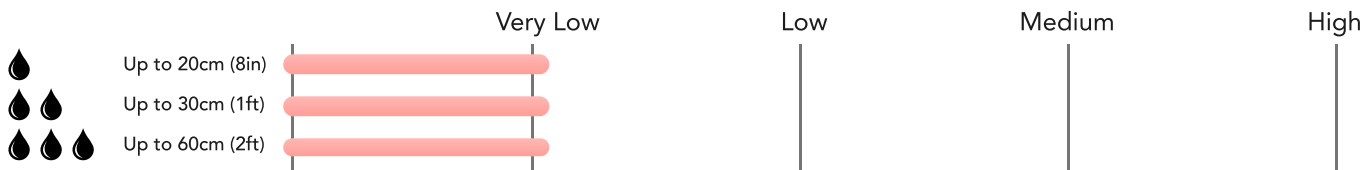


Risk Rating: Low

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.
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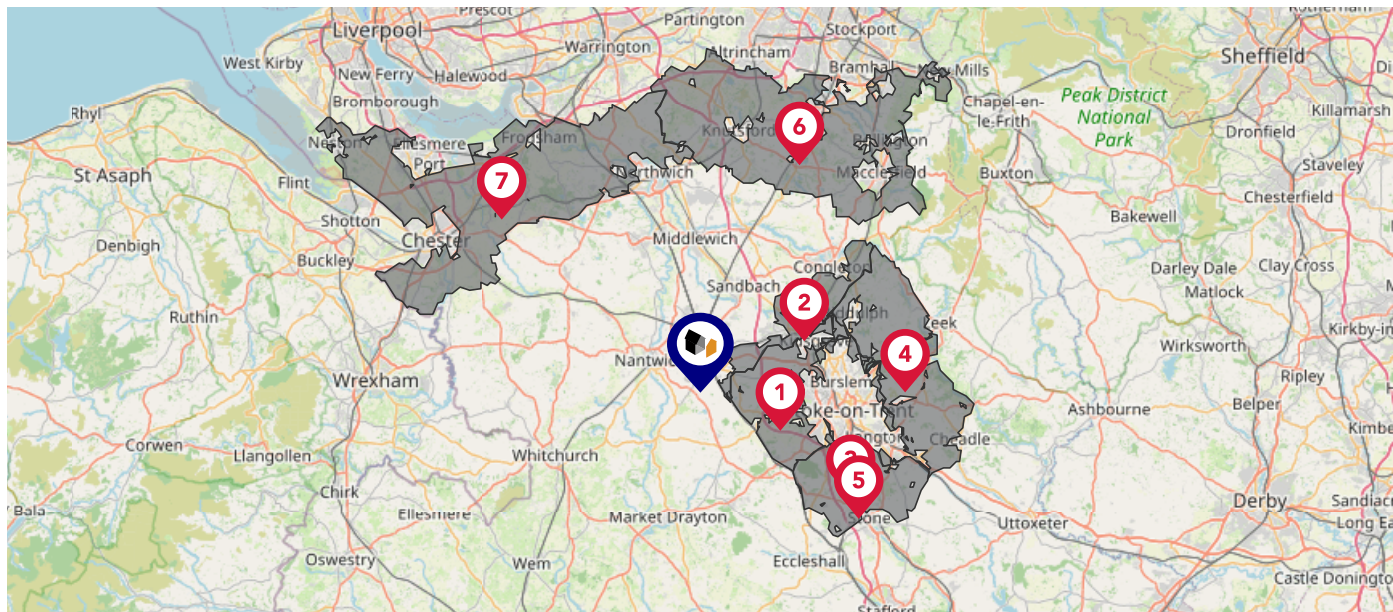
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



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



Stoke-on-Trent Green Belt - Cheshire East



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Stafford



Merseyside and Greater Manchester Green Belt - Cheshire East

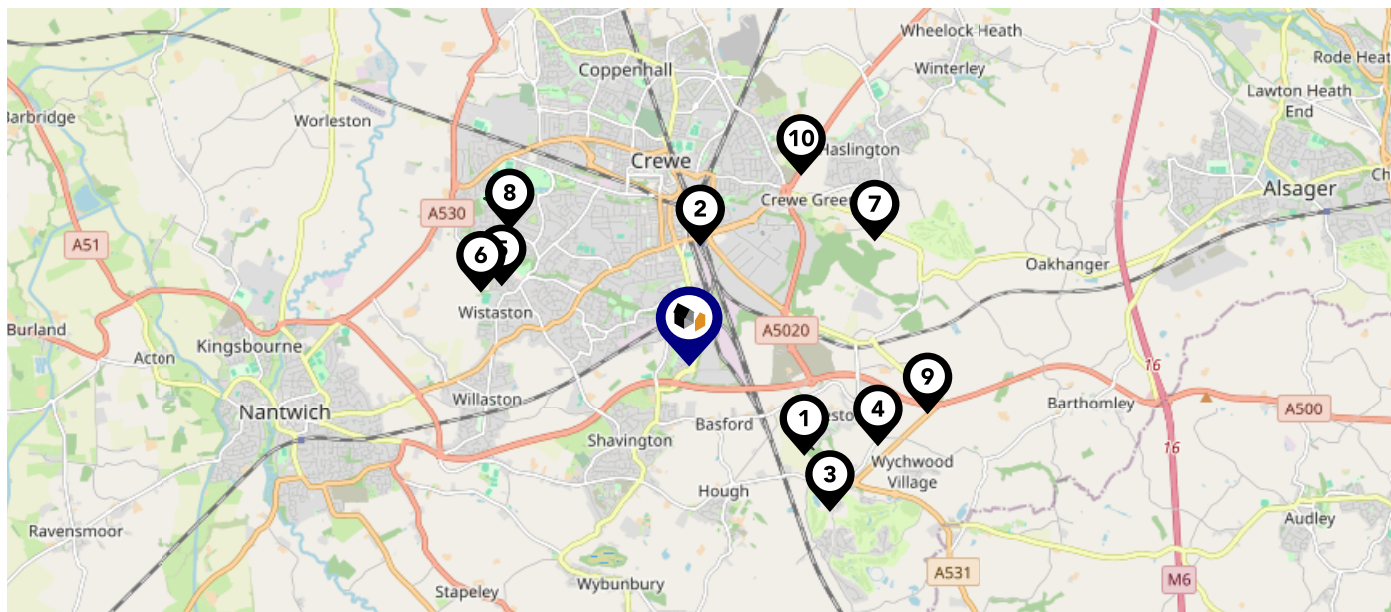


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

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.



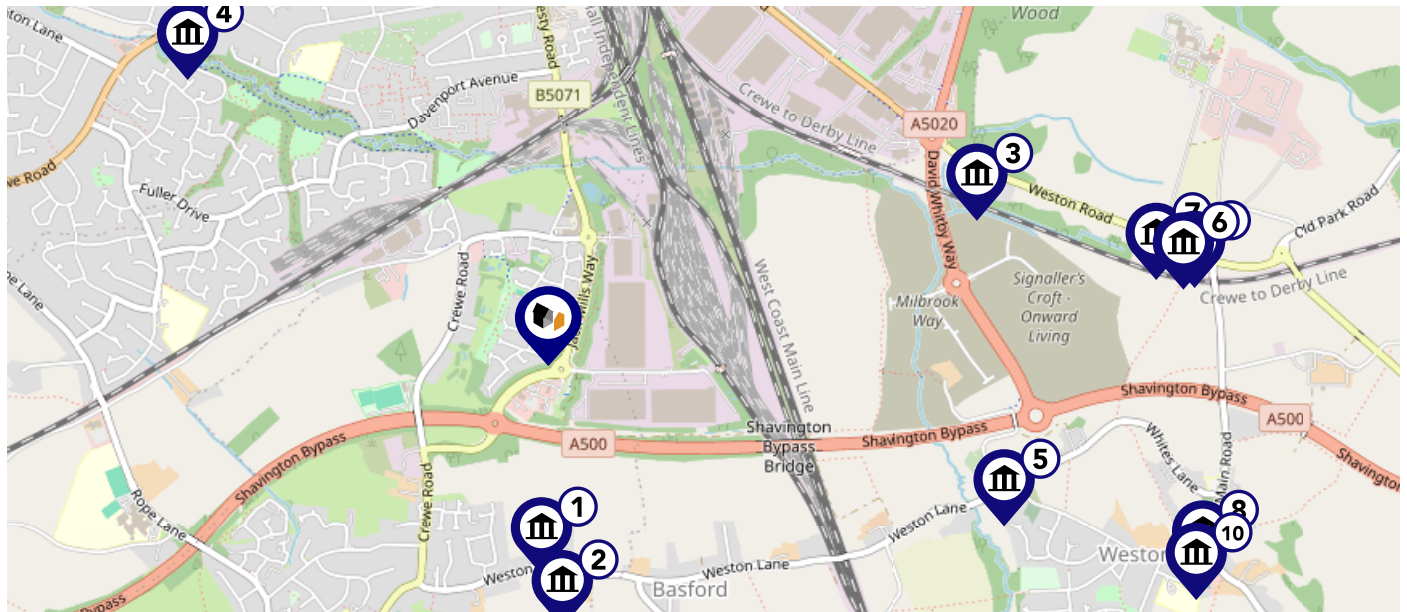
Nearby Landfill Sites

1	Yew Tree Farm-Weston, Crewe, Cheshire	Historic Landfill	
2	British Railways Tip-Tommys Lane, Crewe, Cheshire	Historic Landfill	
3	Weston Hall Farm-Weston, Crewe, Cheshire	Historic Landfill	
4	Yew Tree Farm-Weston, Crewe, Cheshire	Historic Landfill	
5	Wistaston Effluent Treatment Works-Wistaston	Historic Landfill	
6	Wistaston Green Road-Wistaston, Crewe	Historic Landfill	
7	Sllaughter Hill-Haslington, Cheshire	Historic Landfill	
8	Site of Old Sewage Disposal Works-Queen's Prk Drve, Crewe, Cheshire	Historic Landfill	
9	Meremoor Farm-Weston, Crewe, Cheshire	Historic Landfill	
10	Part of Bradeley Hall Farm-Bradeley Hall Road, Haslington, Crewe, Cheshire	Historic Landfill	

Maps

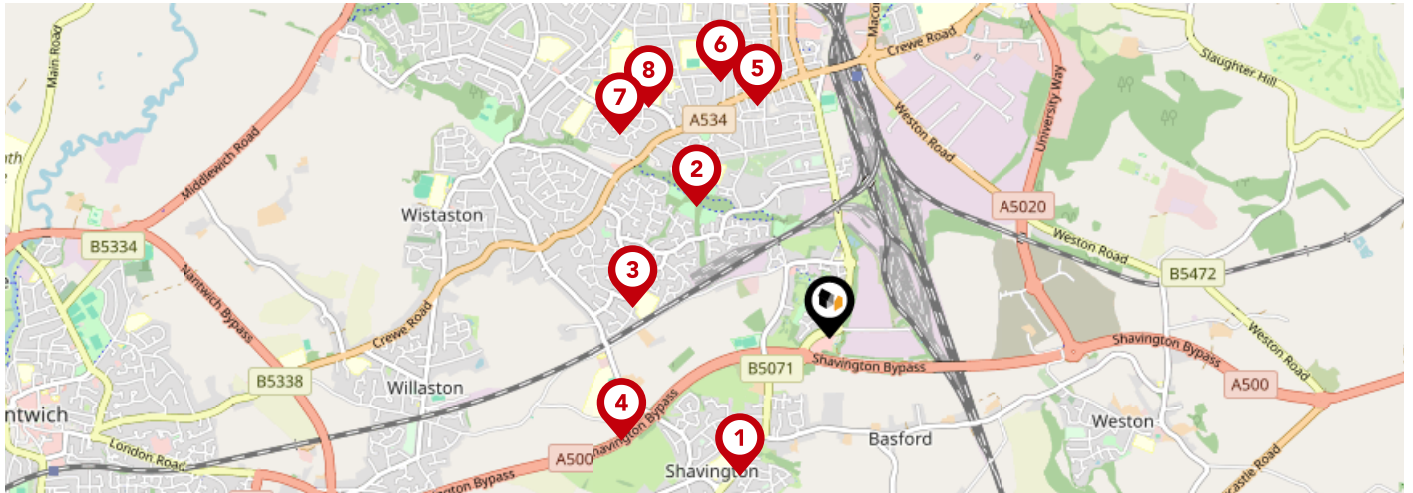
Listed Buildings

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



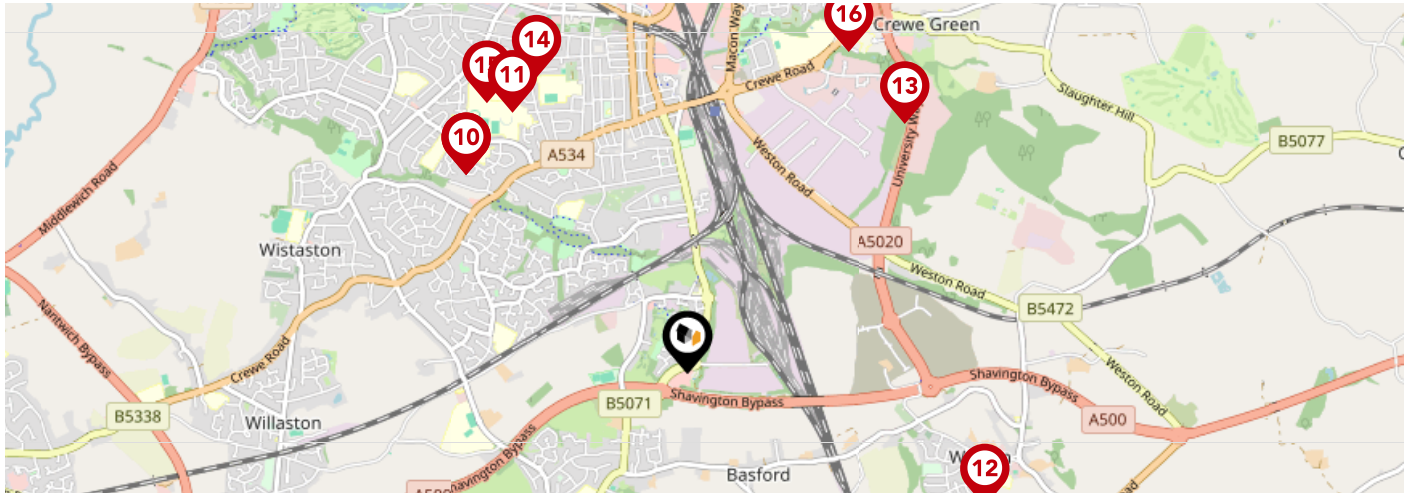
Listed Buildings in the local district		Grade	Distance
	1258019 - Shavington Hall	Grade II	0.5 miles
	1138551 - Shavington Lodge	Grade II	0.6 miles
	1138478 - Firtree Cottage	Grade II	1.0 miles
	1425602 - Wistaston Manor	Grade II	1.0 miles
	1137242 - Signpost	Grade II	1.1 miles
	1330152 - Magnolia Cottage Stowford Cottage	Grade II	1.4 miles
	1137196 - Golden Gates Lodge And Entrance Screen	Grade II	1.4 miles
	1138476 - 41, Main Road	Grade II	1.5 miles
	1137182 - Smithy Smithy Cottage	Grade II	1.5 miles
	1330190 - Church Of All Saints	Grade II	1.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Shavington Primary School Ofsted Rating: Good Pupils: 436 Distance:0.73	☐	☒	☐	☐	☐
2	Pebble Brook Primary School Ofsted Rating: Good Pupils: 336 Distance:0.83	☐	☒	☐	☐	☐
3	The Berkeley Academy Ofsted Rating: Good Pupils: 460 Distance:0.88	☐	☒	☐	☐	☐
4	Shavington Academy Ofsted Rating: Good Pupils: 875 Distance:1.03	☐	☐	☒	☐	☐
5	Westminster Nursery School Ofsted Rating: Good Pupils: 74 Distance:1.09	☒	☐	☐	☐	☐
6	Ruskin Community High School Ofsted Rating: Good Pupils: 730 Distance:1.24	☐	☐	☒	☐	☐
7	St Thomas More Catholic High School Ofsted Rating: Good Pupils: 666 Distance:1.3	☐	☐	☒	☐	☐
8	Cheshire College - South & West Ofsted Rating: Good Pupils:0 Distance:1.31	☐	☐	☒	☐	☐

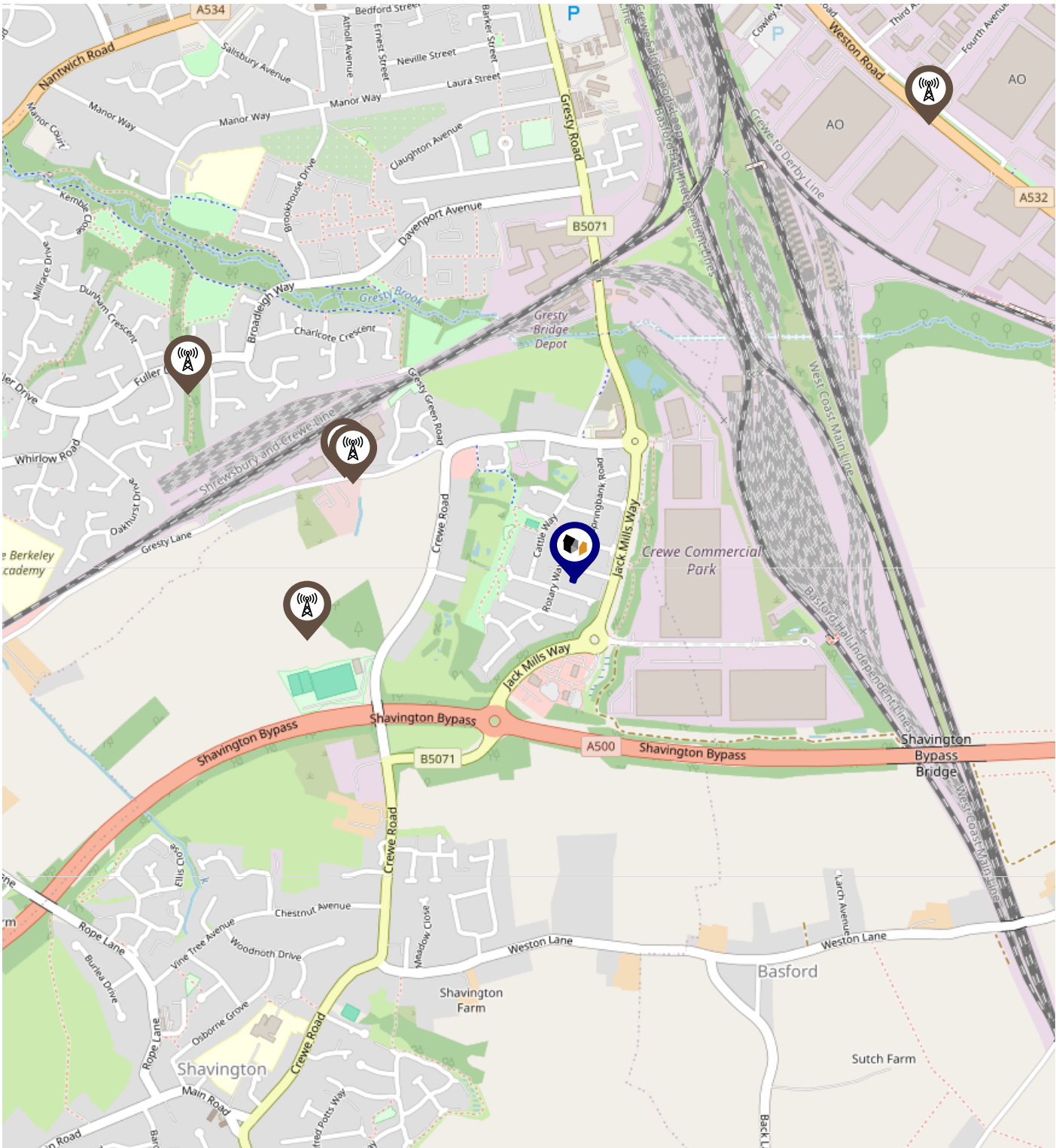
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School, Crewe Ofsted Rating: Good Pupils: 609 Distance:1.32	☐	☒	☐	☐	☐
	Vine Tree Primary School Ofsted Rating: Good Pupils: 201 Distance:1.32	☐	☒	☐	☐	☐
	Gainsborough Primary and Nursery School Ofsted Rating: Good Pupils: 408 Distance:1.4	☐	☒	☐	☐	☐
	Weston Village Primary School Ofsted Rating: Good Pupils: 237 Distance:1.45	☐	☒	☐	☐	☐
	Safe Opportunities Ofsted Rating: Not Rated Pupils:0 Distance:1.48	☐	☐	☒	☐	☐
	Edleston Primary School Ofsted Rating: Good Pupils: 207 Distance:1.49	☐	☒	☐	☐	☐
	The Oaks Academy Ofsted Rating: Good Pupils: 618 Distance:1.5	☐	☐	☒	☐	☐
	Springfield School Ofsted Rating: Outstanding Pupils: 214 Distance:1.61	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



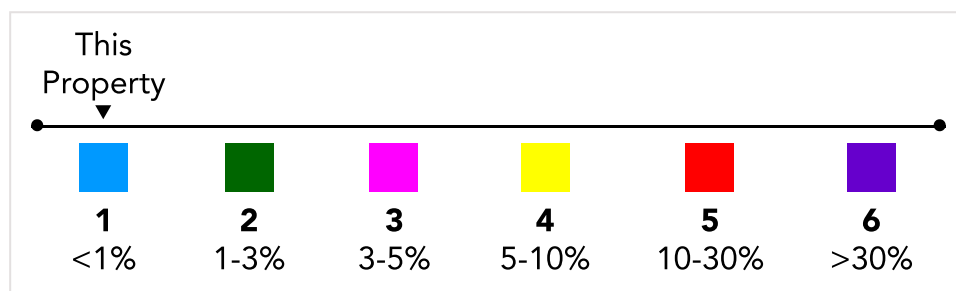
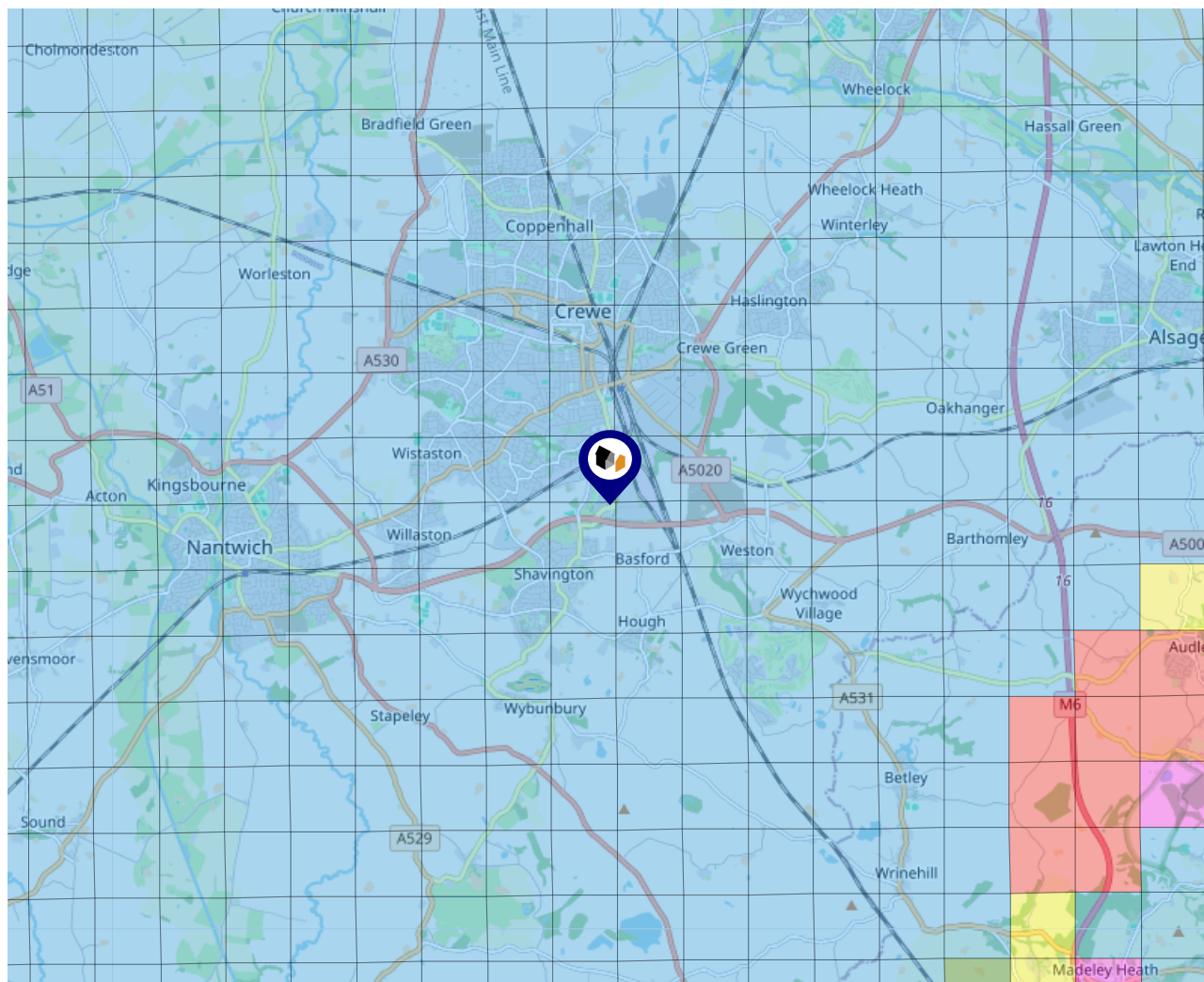
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

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).

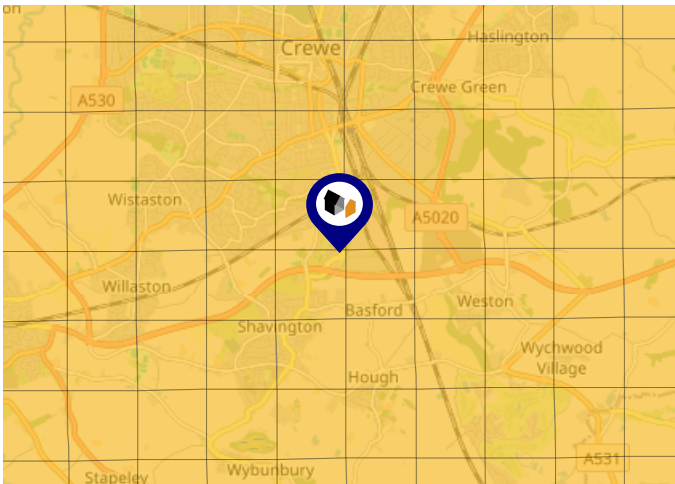


Environment

Soils & Clay

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

Agent Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

Data Quality

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haart.api@sprift.com

