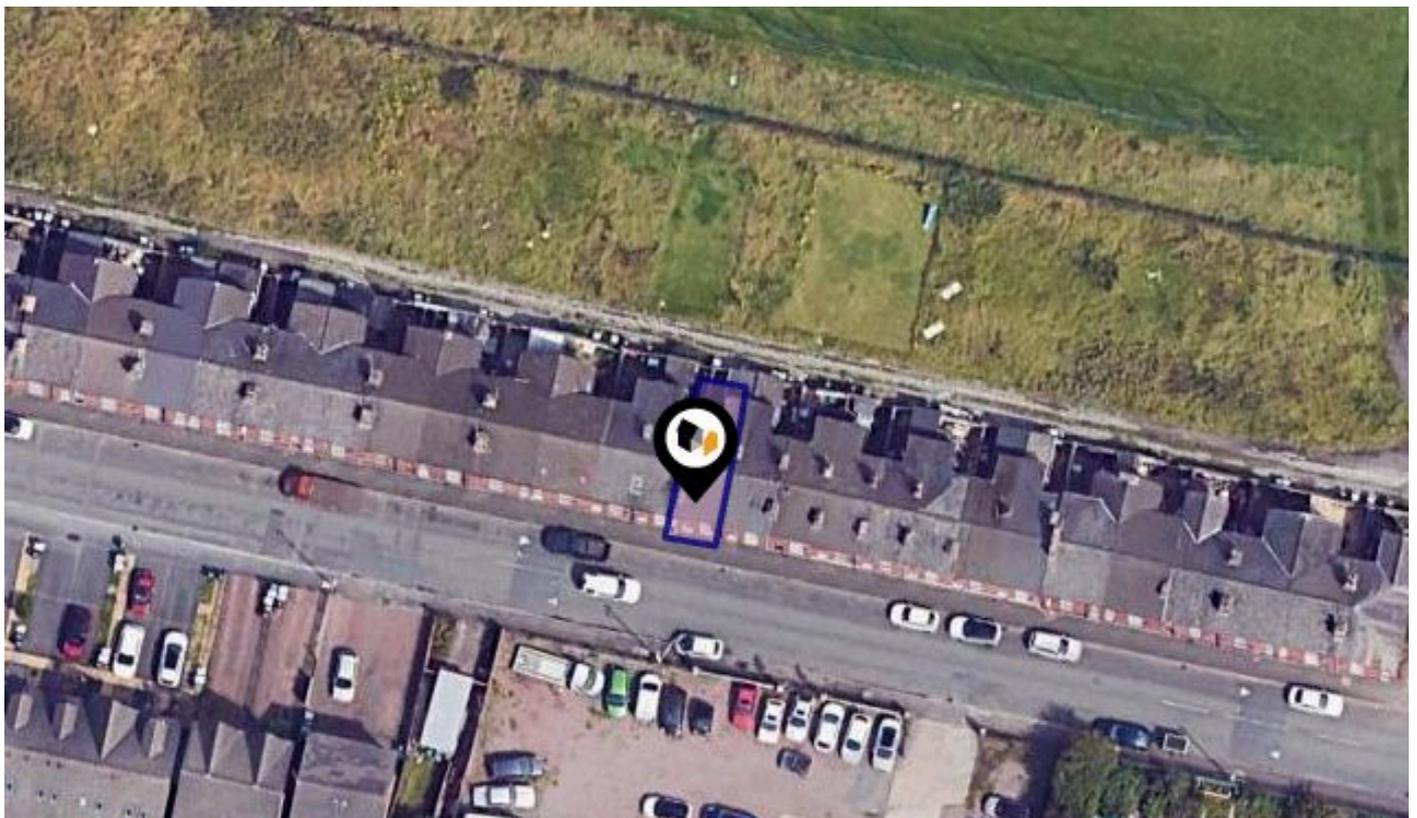




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Tuesday 10th March 2026



HENRY STREET, CREWE, CW1

butters john bee

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

01270 814950

chshirerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type: Terraced House
Bedrooms: 2
Floor Area: 688 ft² / 64 m²
Plot Area: 0.01 acres
Year Built : Before 1900
Council Tax : Band A
Annual Estimate: £1,555
Title Number: CH542233

Tenure: Freehold

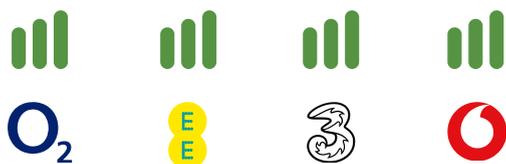
Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	8000 mb/s
		

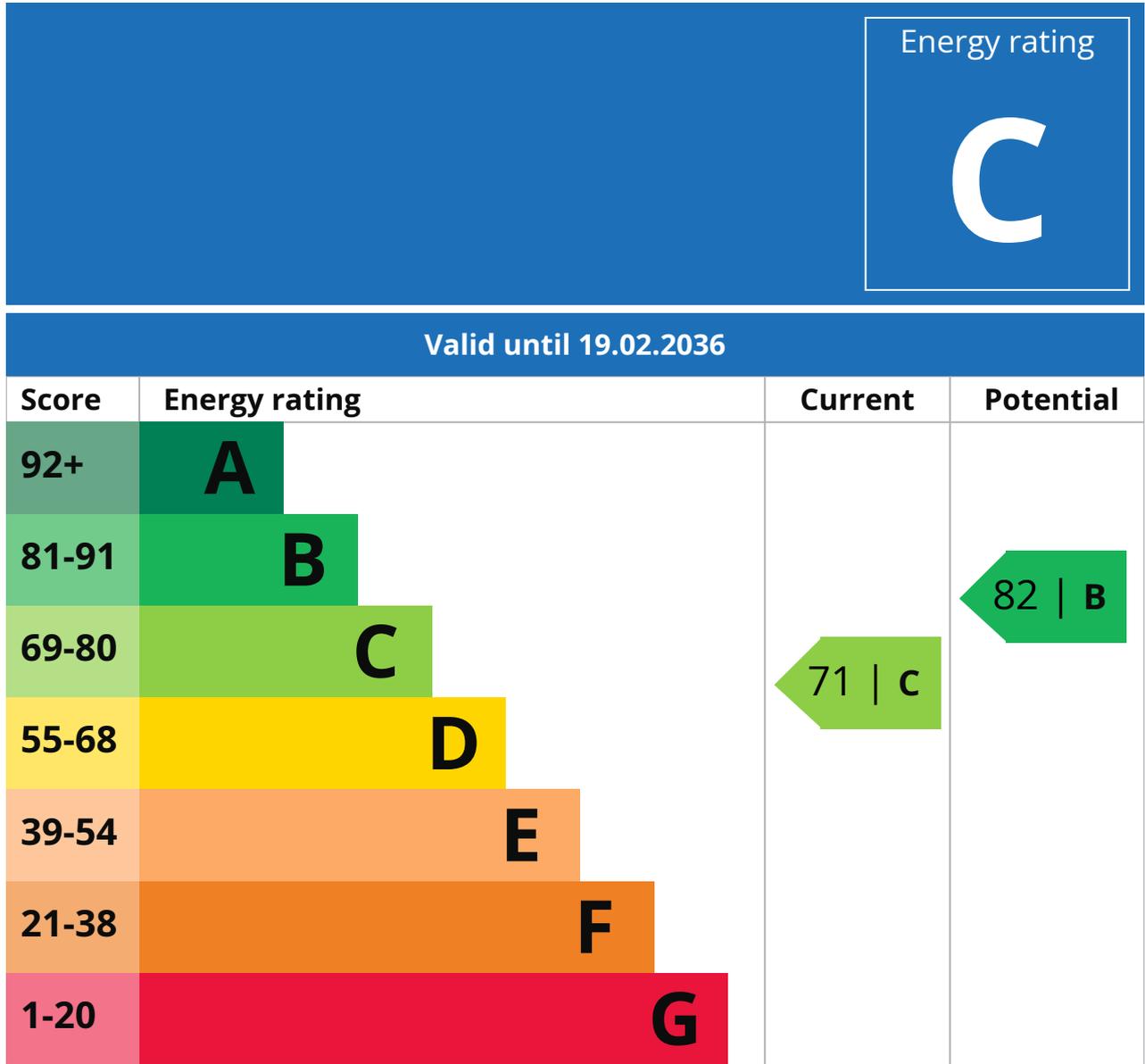
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



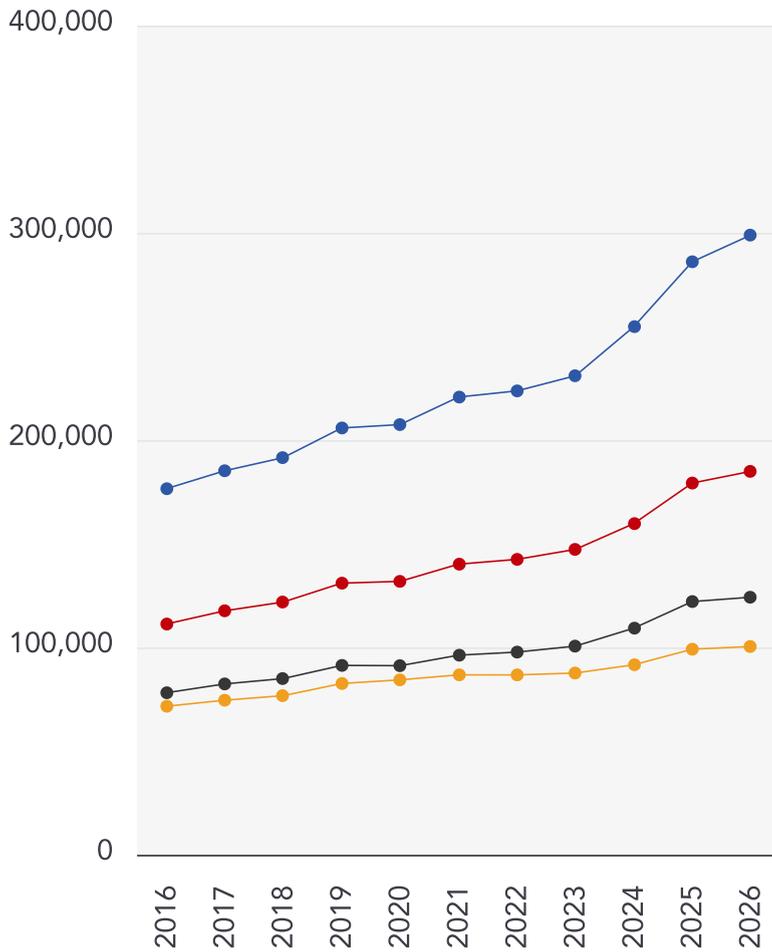
Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Pitched, 175 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	64 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%

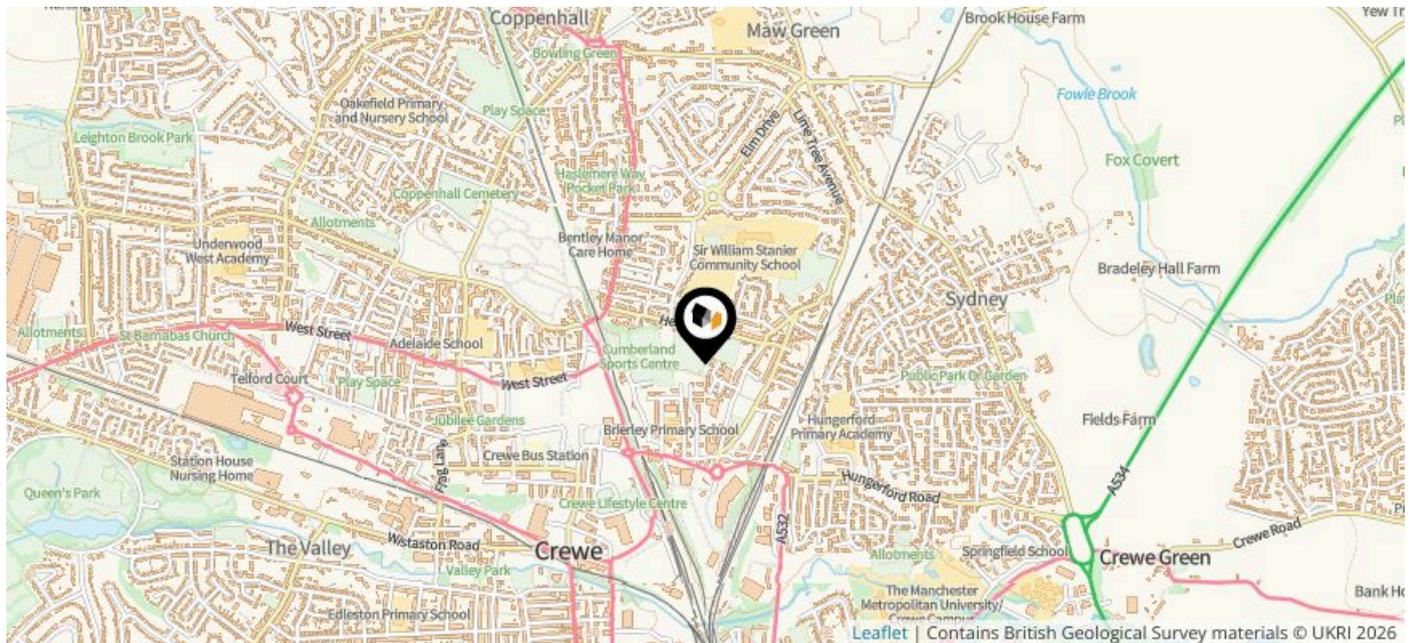
Terraced

+58.95%

Flat

+40.22%

This map displays nearby coal mine entrances and their classifications.



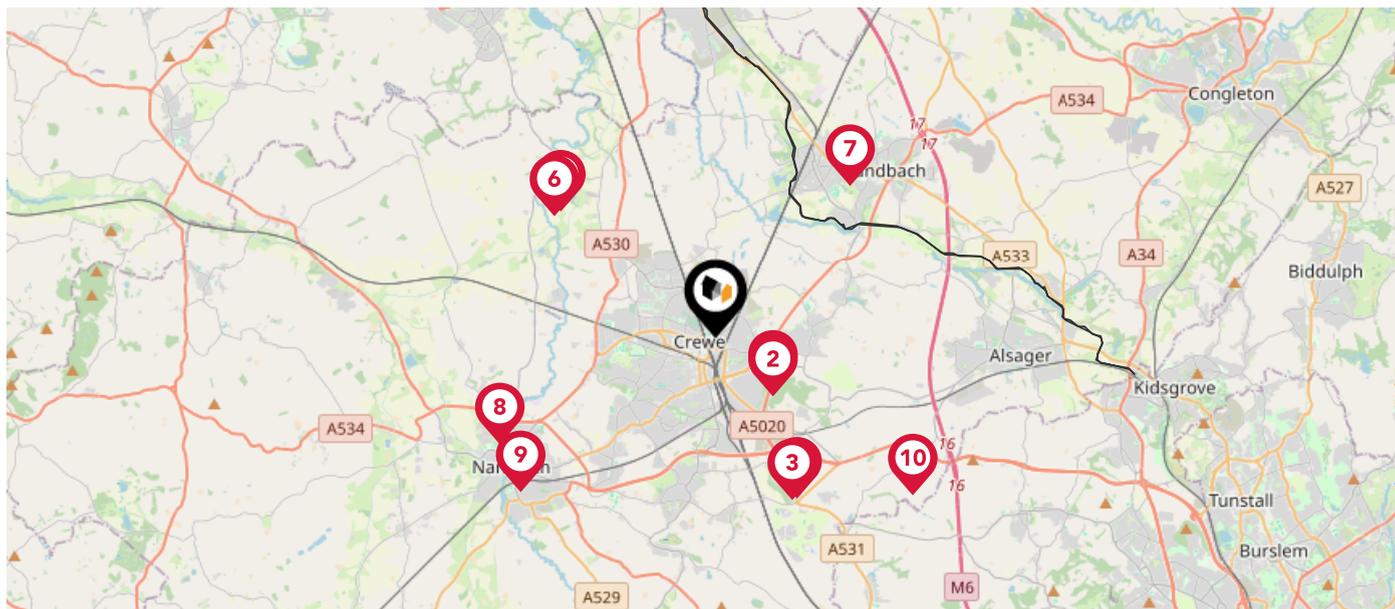
Mine Entry

- ✕ 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.

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

Church Minshull Conservation Area

6

Church Minshull Conservation Area

7

Trent and Mersey Canal, Middlewich - Kent Green Conservation Area

8

Reaseheath Conservation Area

9

Nantwich Conservation Area

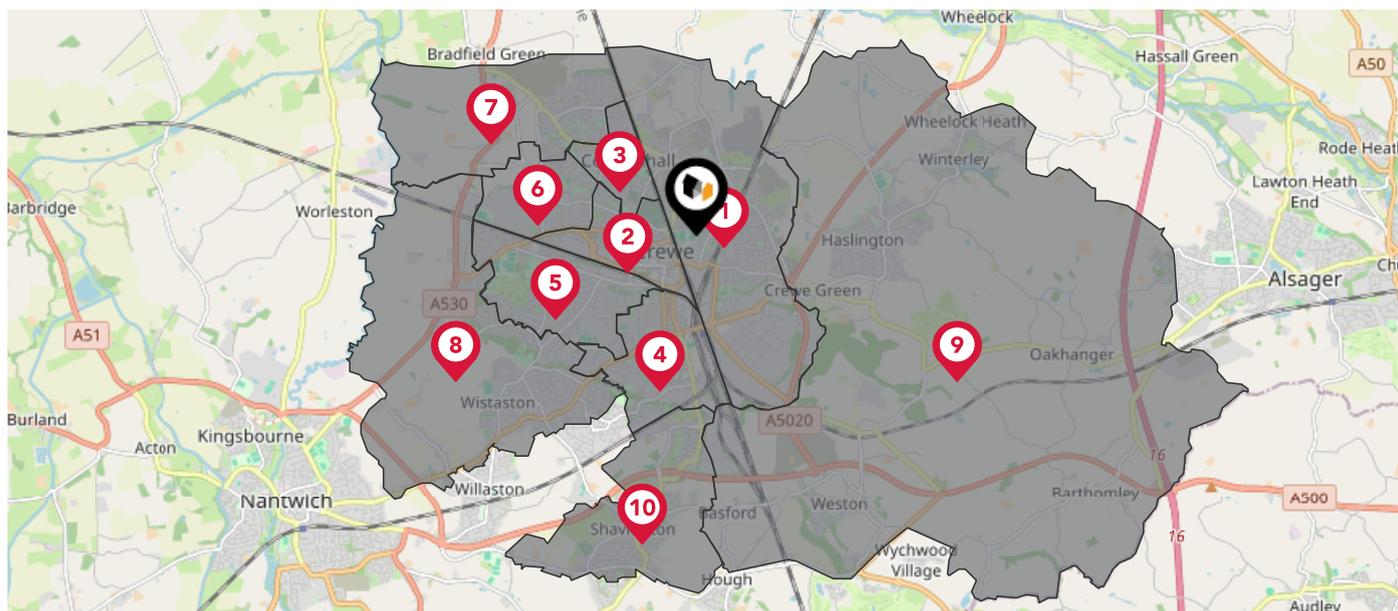
10

Barthomley 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



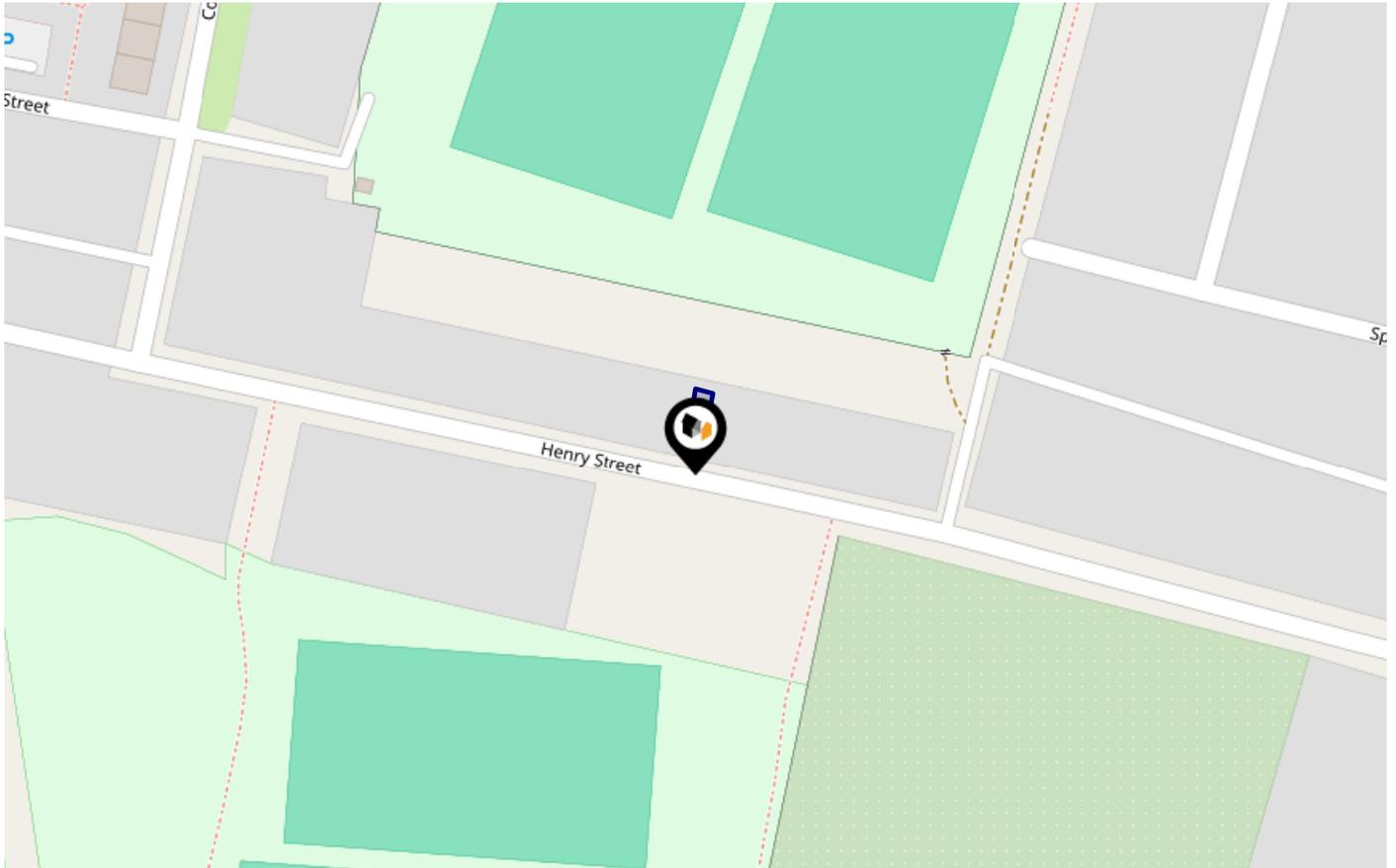
Nearby Council Wards

-  Crewe East Ward
-  Crewe Central Ward
-  Crewe North Ward
-  Crewe South Ward
-  Crewe West Ward
-  Crewe St. Barnabas Ward
-  Leighton Ward
-  Wistaston Ward
-  Haslington 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.

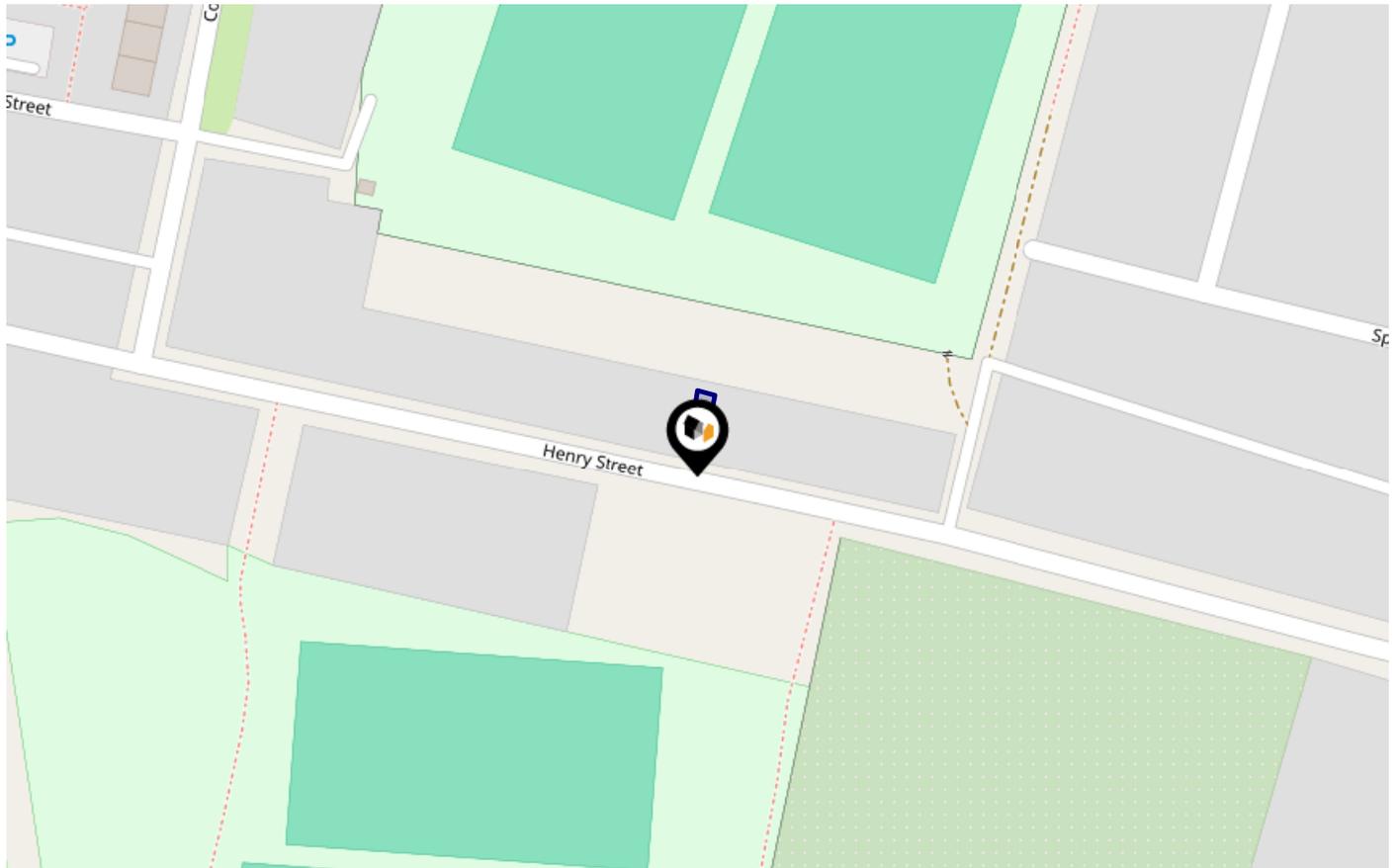
Chance of flooding to the following depths at this property:



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.

- **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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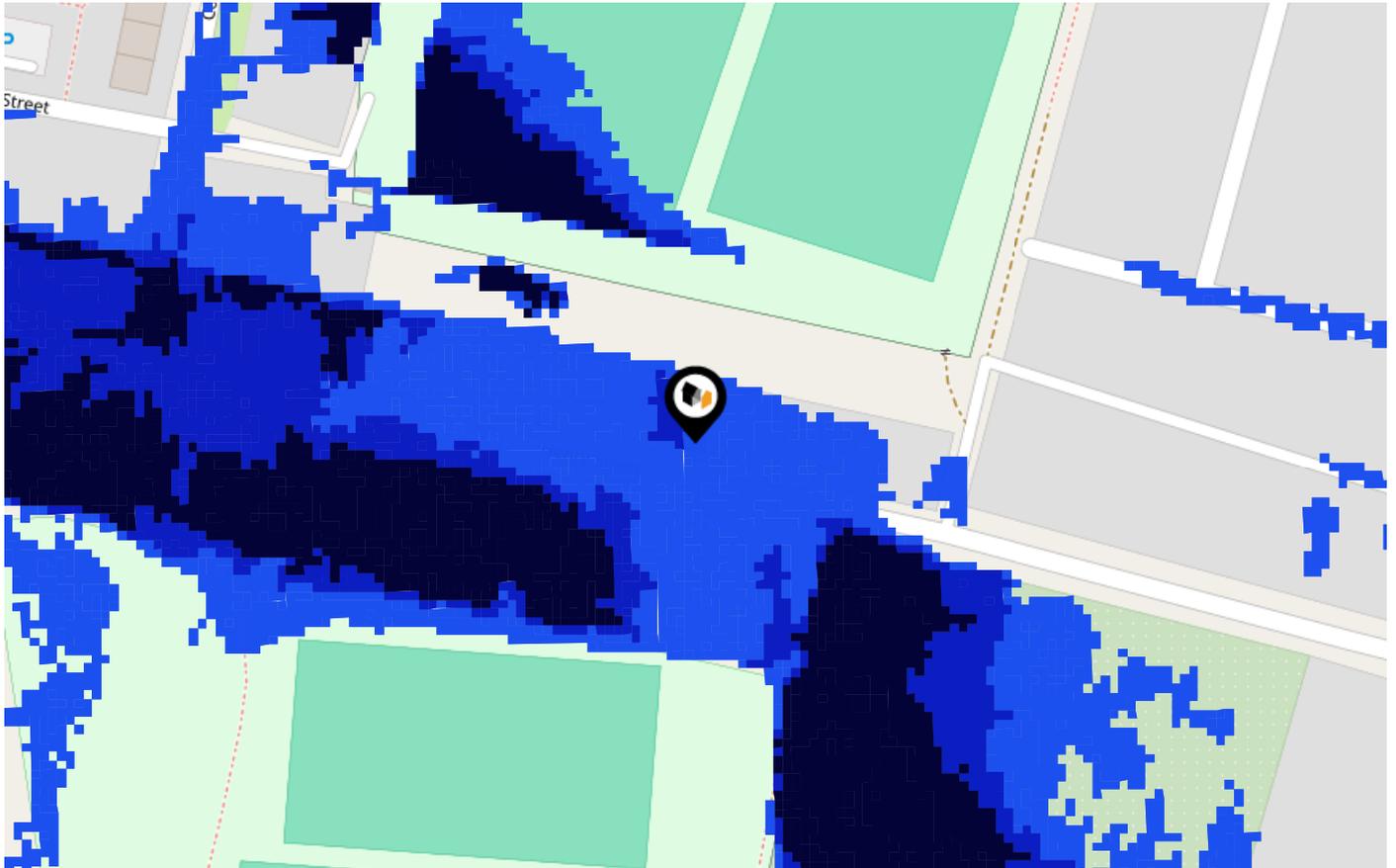
Chance of flooding to the following depths at this property:



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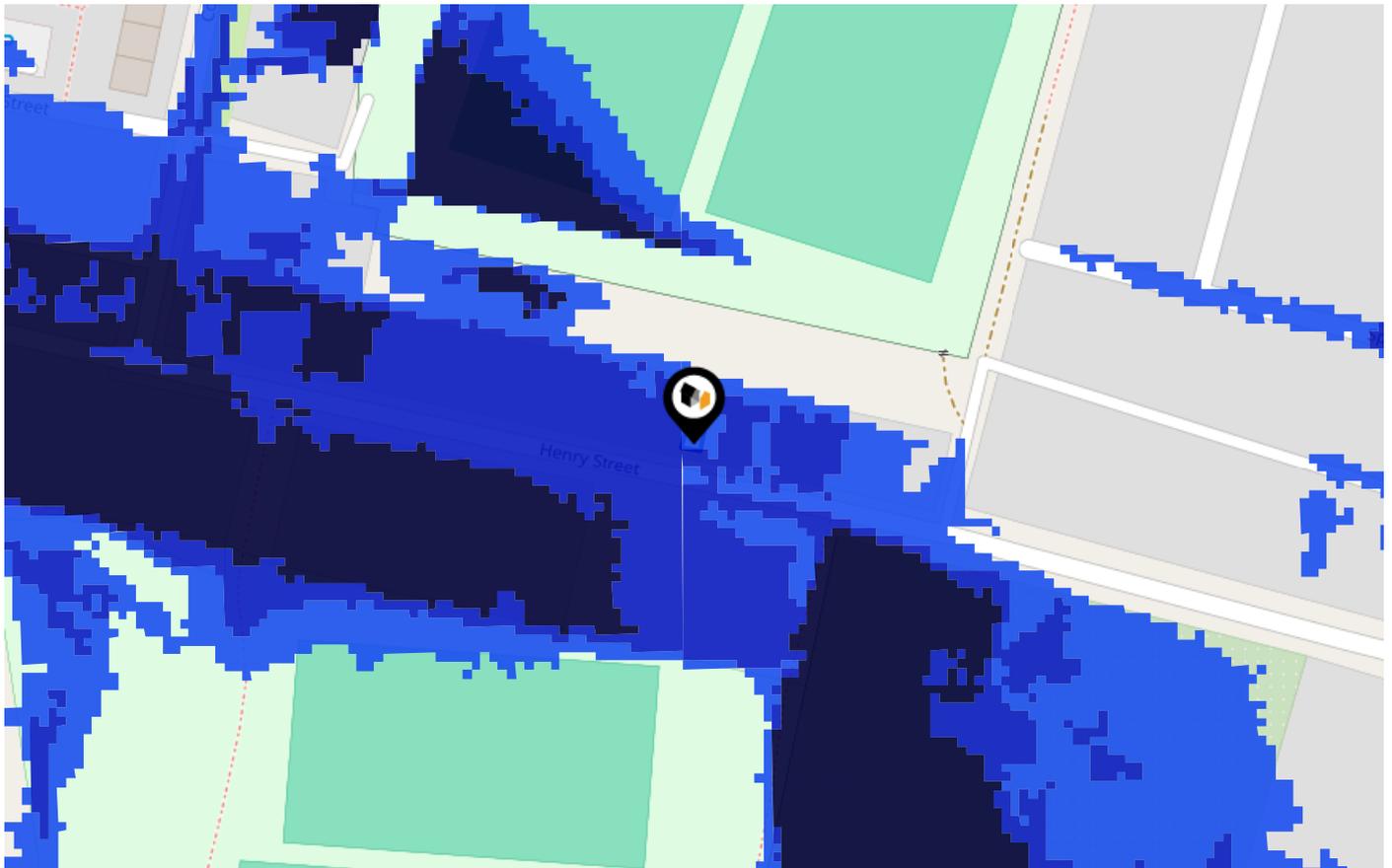
Chance of flooding to the following depths at this property:



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

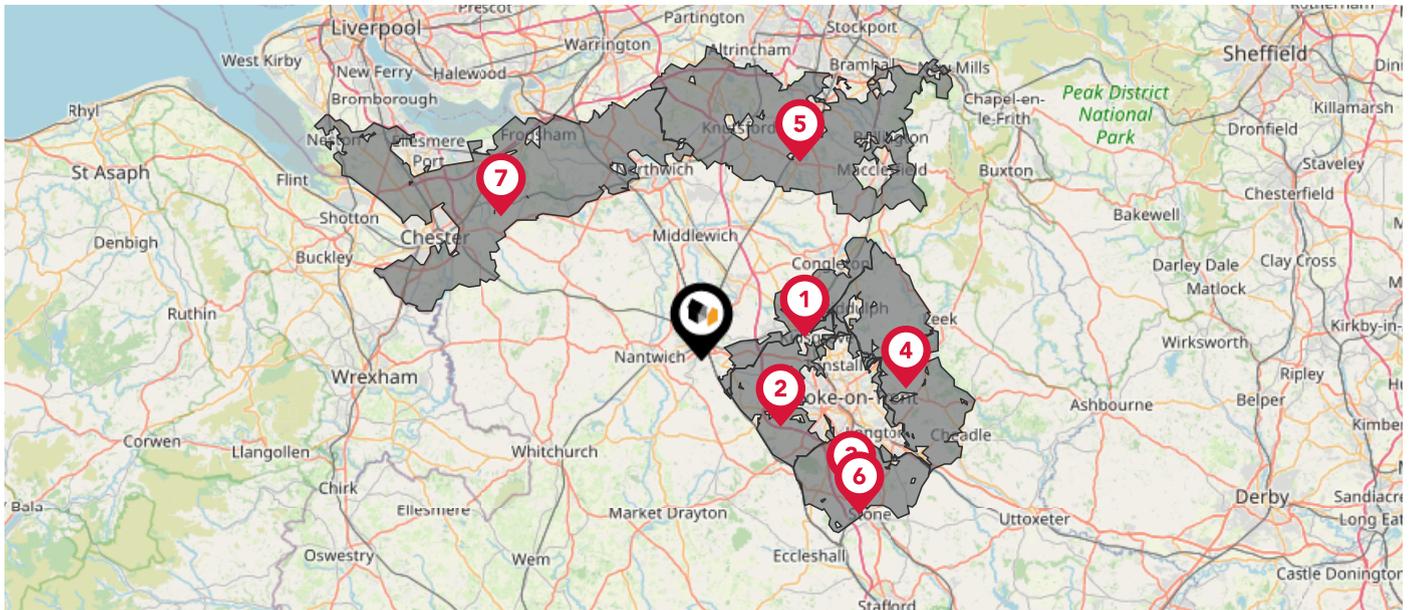
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



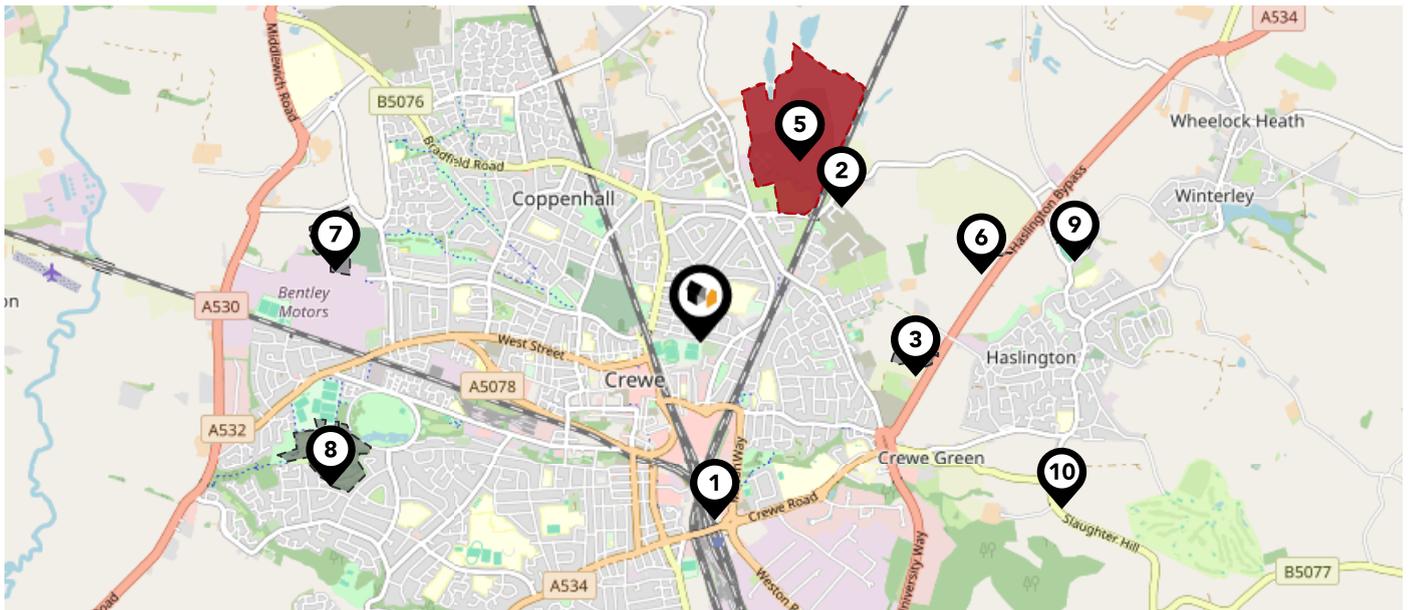
This map displays nearby areas that have been designated as Green Belt...



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

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.



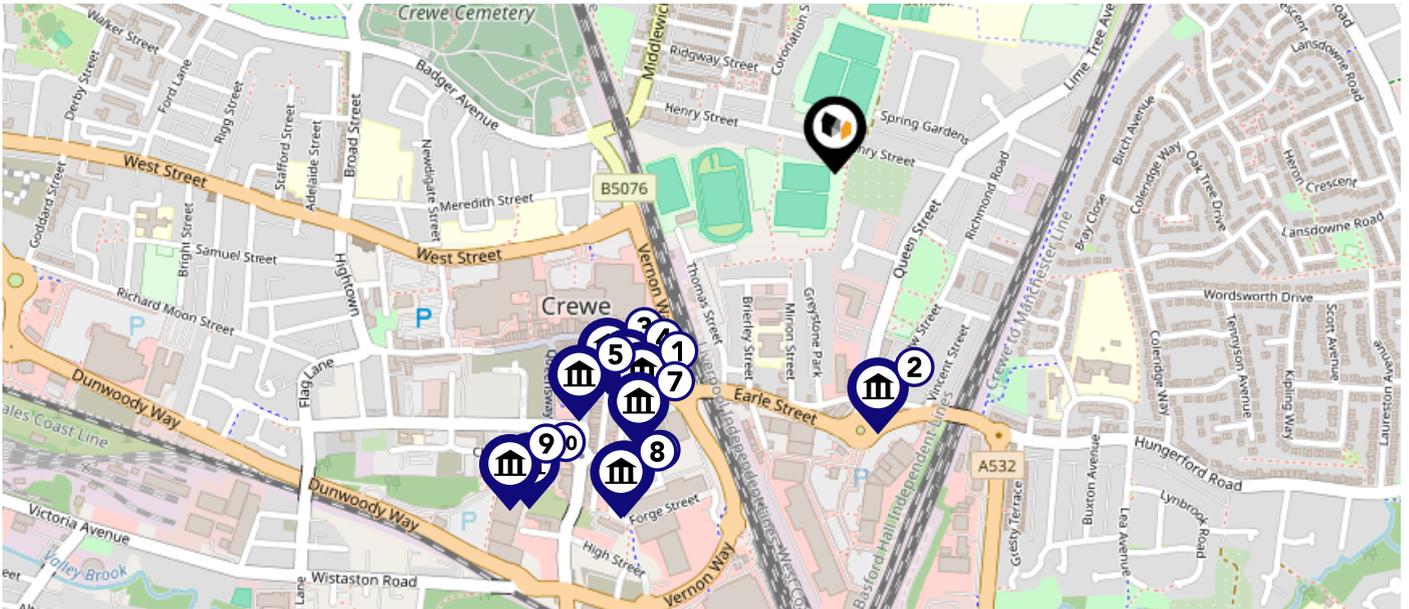
Nearby Landfill Sites

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



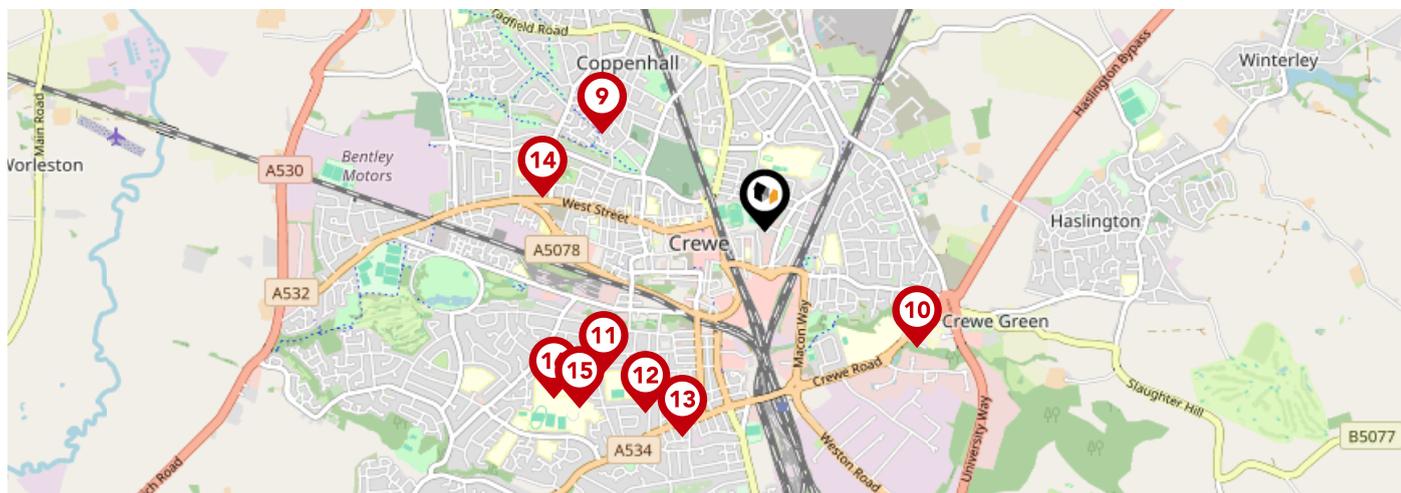
Listed Buildings in the local district		Grade	Distance
	1136190 - The Municipal Buildings	Grade II	0.3 miles
	1330091 - Church Of St Peter	Grade II	0.3 miles
	1138678 - The Lyceum Theatre	Grade II	0.3 miles
	1330089 - The Market Hall	Grade II	0.3 miles
	1312904 - The Three Lamps	Grade II	0.4 miles
	1467746 - Lnwr And Lms Crewe Tranship Shed War Memorial	Grade II	0.4 miles
	1391308 - Crewe War Memorial	Grade II	0.4 miles
	1138680 - Tower Of Christ Church	Grade II	0.4 miles
	1136156 - 2-20, Betley Street	Grade II	0.5 miles
	1136172 - 1-19, Dorfold Street	Grade II	0.5 miles

Area Schools



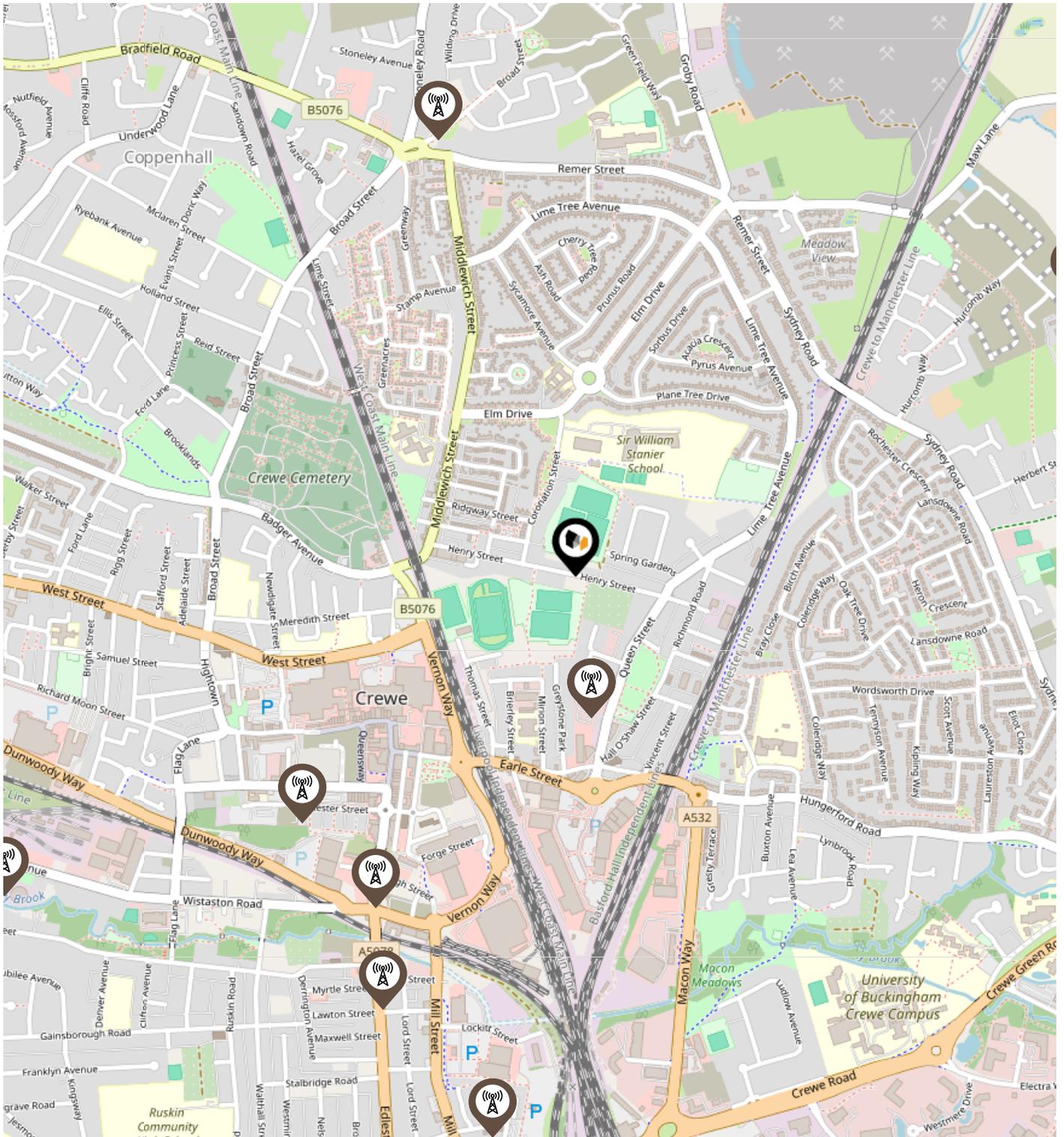
		Nursery	Primary	Secondary	College	Private
1	Brierley Primary School Ofsted Rating: Good Pupils: 245 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sir William Stanier Community School Ofsted Rating: Requires improvement Pupils: 693 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Crewe Engineering and Design UTC Ofsted Rating: Good Pupils: 256 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hungerford Primary Academy Ofsted Rating: Requires improvement Pupils: 389 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beechwood Primary School and Nursery Ofsted Rating: Good Pupils: 479 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Adelaide School Ofsted Rating: Outstanding Pupils: 91 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Monks Coppenhall Academy Ofsted Rating: Good Pupils: 610 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lavender Field School Ofsted Rating: Good Pupils: 100 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	St Michael's Community Academy Ofsted Rating: Requires improvement Pupils: 448 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield School Ofsted Rating: Outstanding Pupils: 214 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Edleston Primary School Ofsted Rating: Good Pupils: 207 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ruskin Community High School Ofsted Rating: Good Pupils: 730 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster Nursery School Ofsted Rating: Good Pupils: 74 Distance:0.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Underwood West Academy Ofsted Rating: Good Pupils: 450 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gainsborough Primary and Nursery School Ofsted Rating: Good Pupils: 408 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Oaks Academy Ofsted Rating: Good Pupils: 618 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

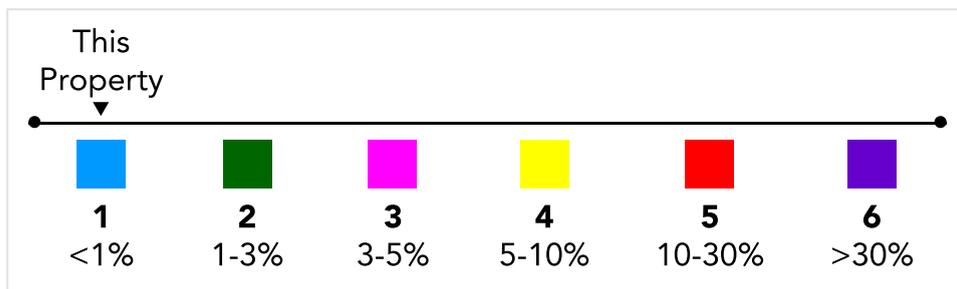
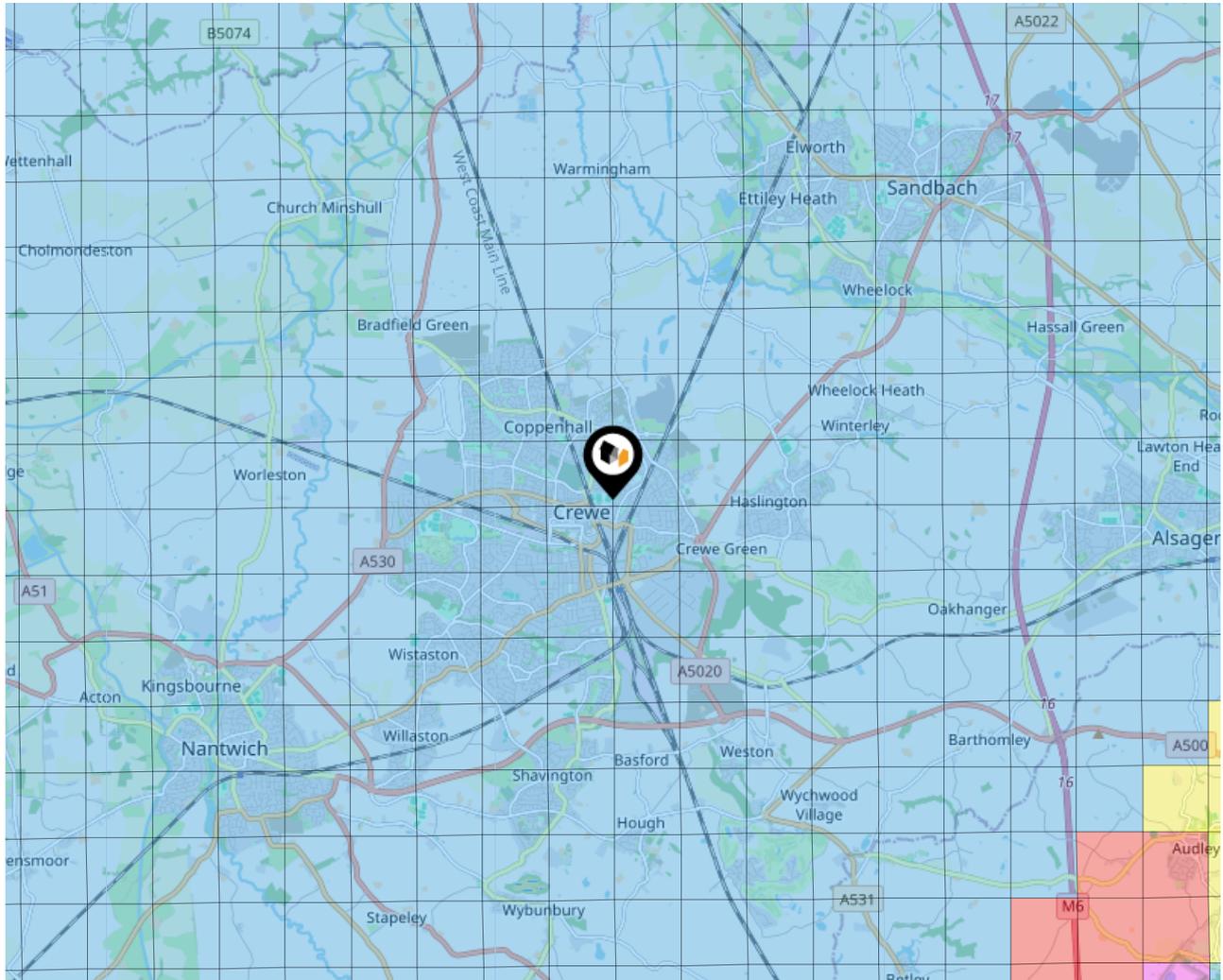


Key:

-  Power Pylons
-  Communication Masts

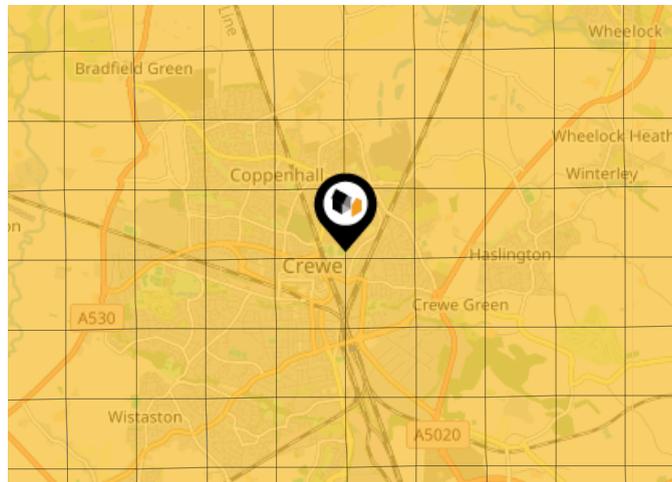
What is Radon?

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/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		

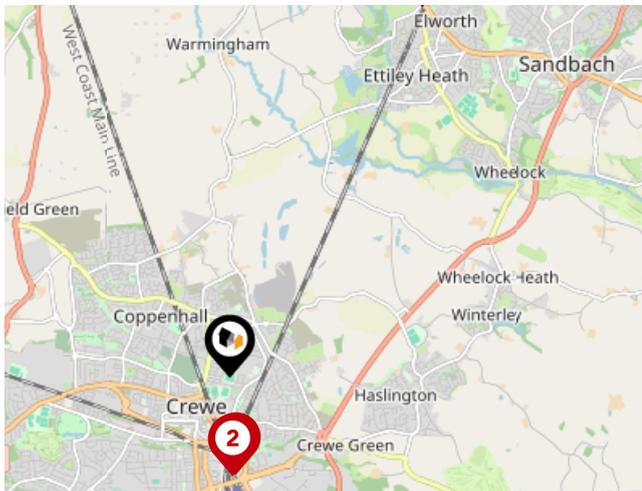


Primary Classifications (Most Common Clay Types)

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

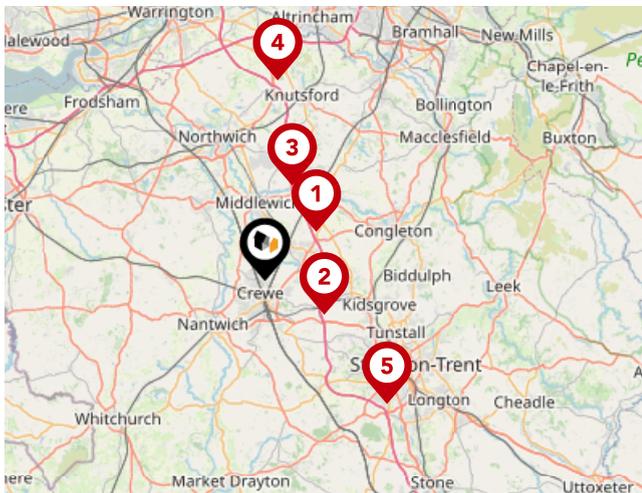
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Crewe Rail Station	0.88 miles
2	Crewe Rail Station	0.89 miles
3	Sandbach Rail Station	3.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J17	5.07 miles
2	M6 J16	4.84 miles
3	M6 J18	7.08 miles
4	M6 J19	14.38 miles
5	M6 J15	12.34 miles

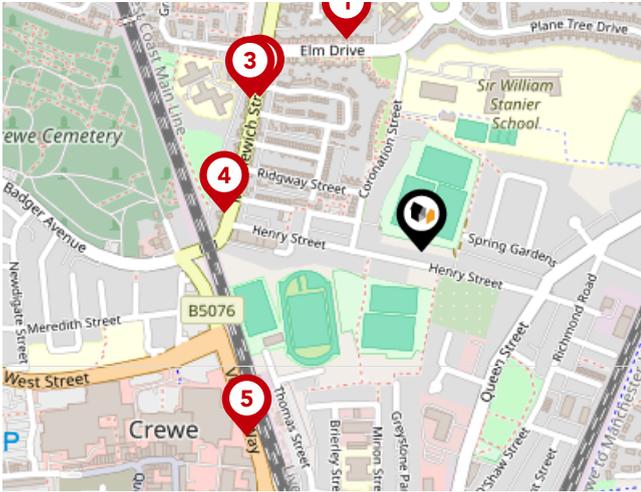


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.45 miles
2	Speke	23.84 miles
3	Highfield	53.01 miles
4	East Mids Airport	49.84 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coronation Street	0.25 miles
2	Charlesworth Street	0.25 miles
3	Charlesworth Street	0.26 miles
4	Henry Street	0.22 miles
5	Market	0.28 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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