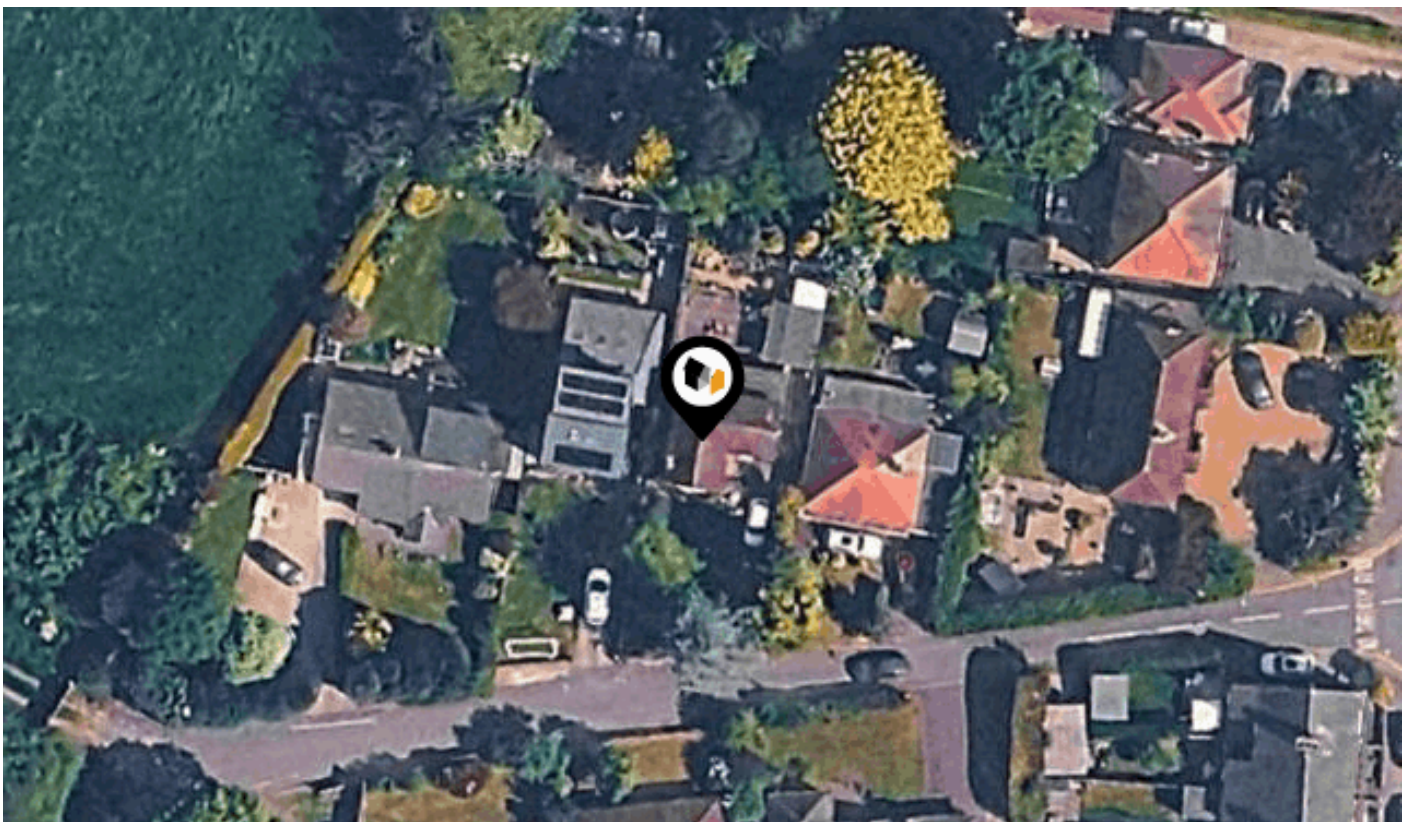




See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Thursday 12th March 2026**



**HIND HEATH LANE, SANDBACH, CW11**

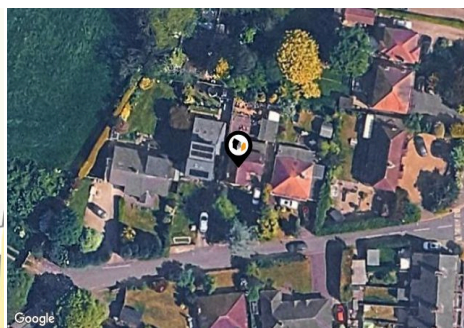
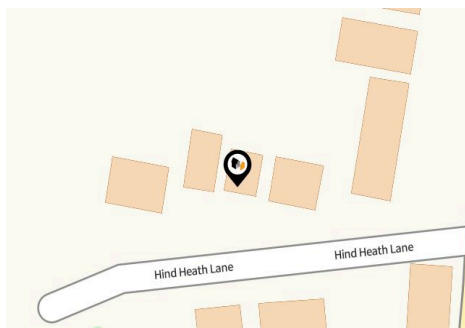
## **butters john bee**

36 High Street, Newcastle-under-lyme, Staffordshire, ST5 1QL

01782 470227

[newcastlerentals@bjbmail.com](mailto:newcastlerentals@bjbmail.com)

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)



## Property

<b>Type:</b>	Detached House
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>
<b>Year Built :</b>	1930-1949
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,333

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>8000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

4 HIND HEATH LANE, SANDBACH, CW11

Energy rating

**D**

Valid until 10.12.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>c</b>
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

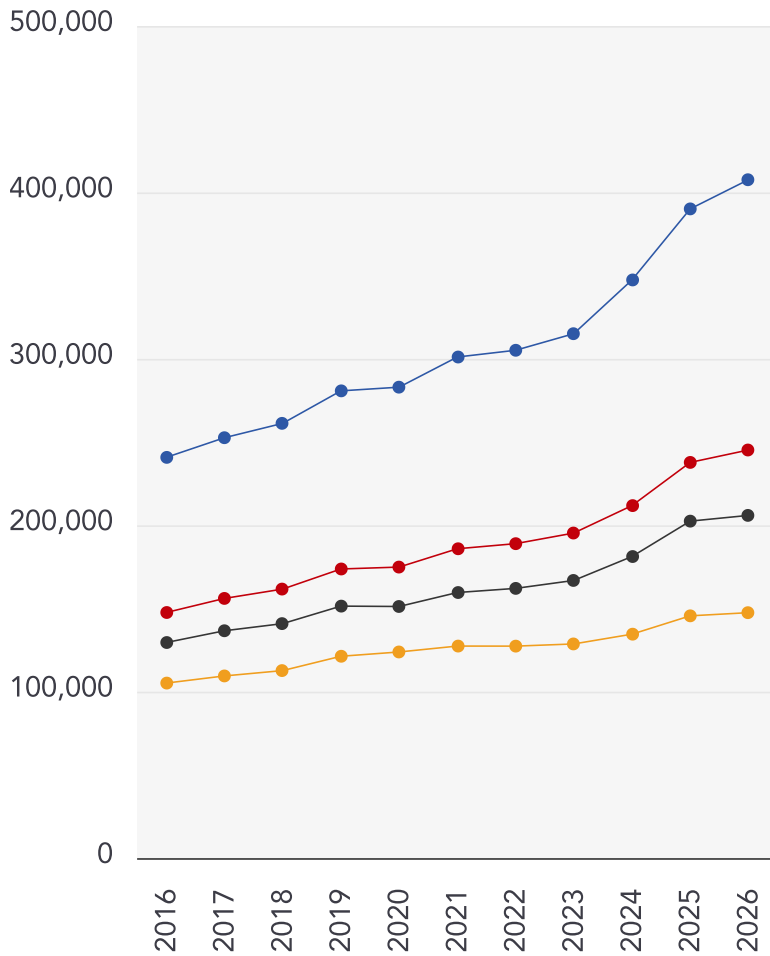
---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<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 47% of 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 CW11



Detached

**+69.27%**

Semi-Detached

**+66.15%**

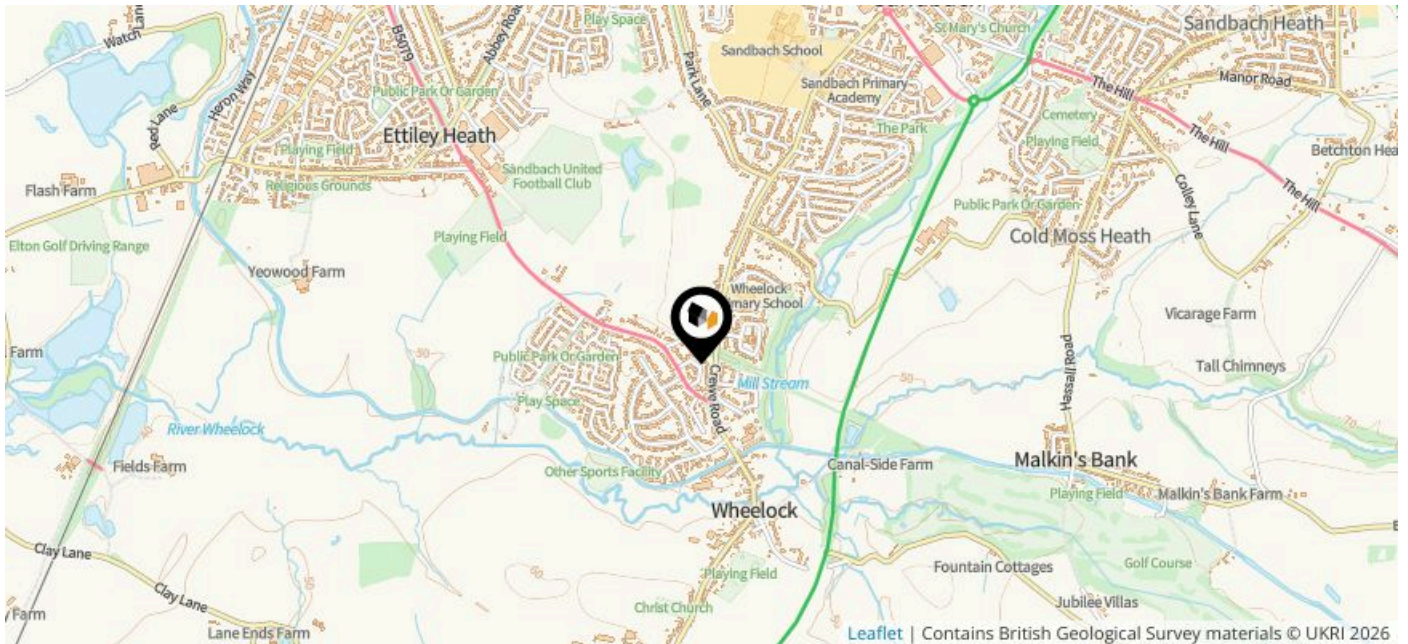
Terraced

**+58.95%**

Flat

**+40.22%**

This map displays nearby coal mine entrances and their classifications.



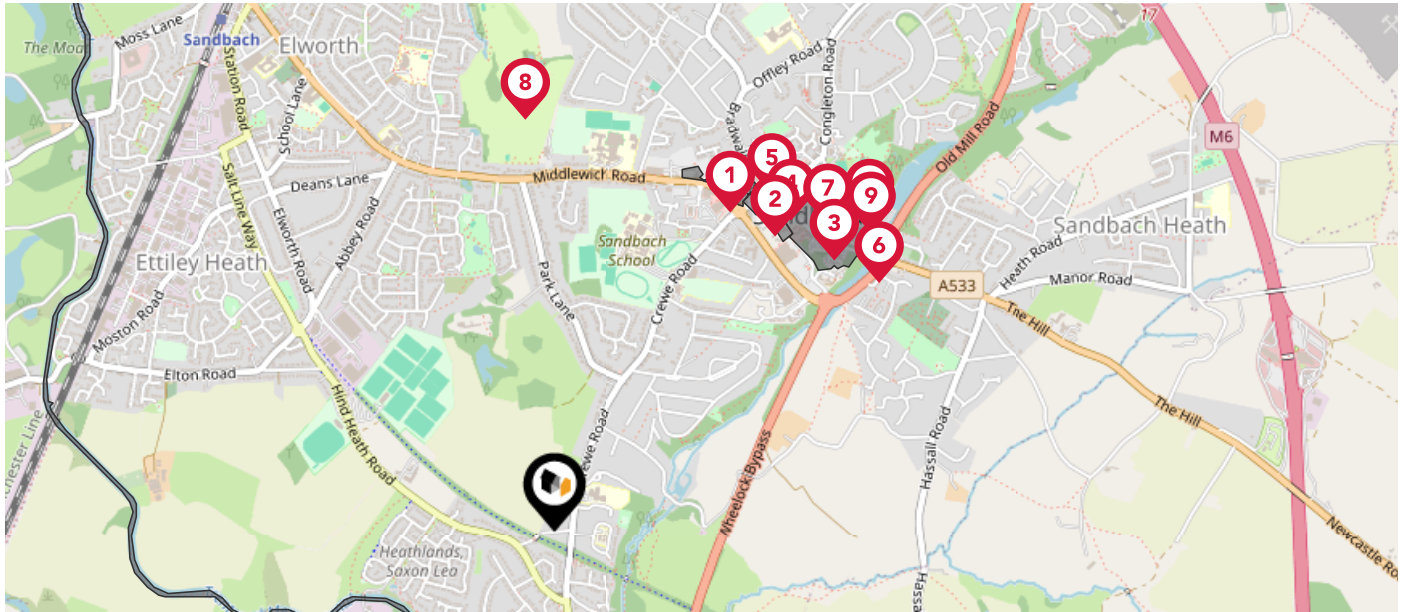
### Mine Entry

- ✕ 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



Sandbach Town Centre Conservation Area



Sandbach Town Centre Conservation Area



Sandbach Town Centre Conservation Area



Sandbach Town Centre Conservation Area



Sandbach Town Centre Conservation Area



Sandbach Town Centre Conservation Area



Sandbach Town Centre Conservation Area



Trent and Mersey Canal, Middlewich - Kent Green Conservation Area

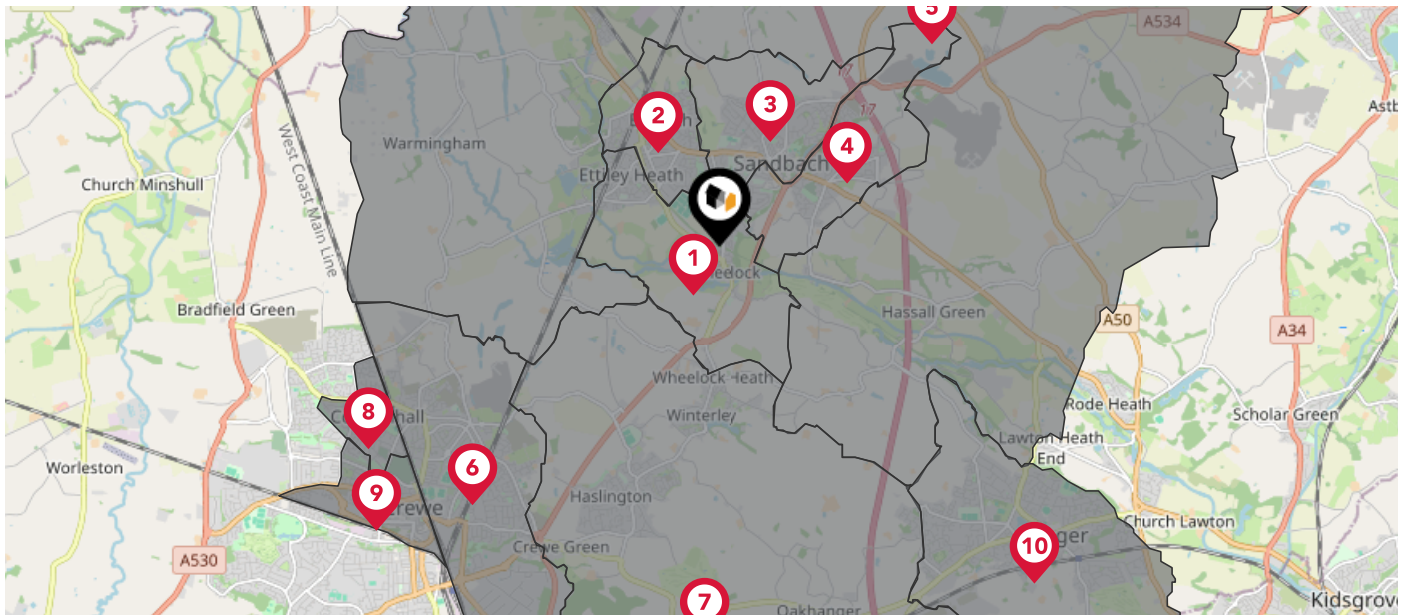


Sandbach Town Centre Conservation Area



Sandbach Town Centre Conservation Area

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



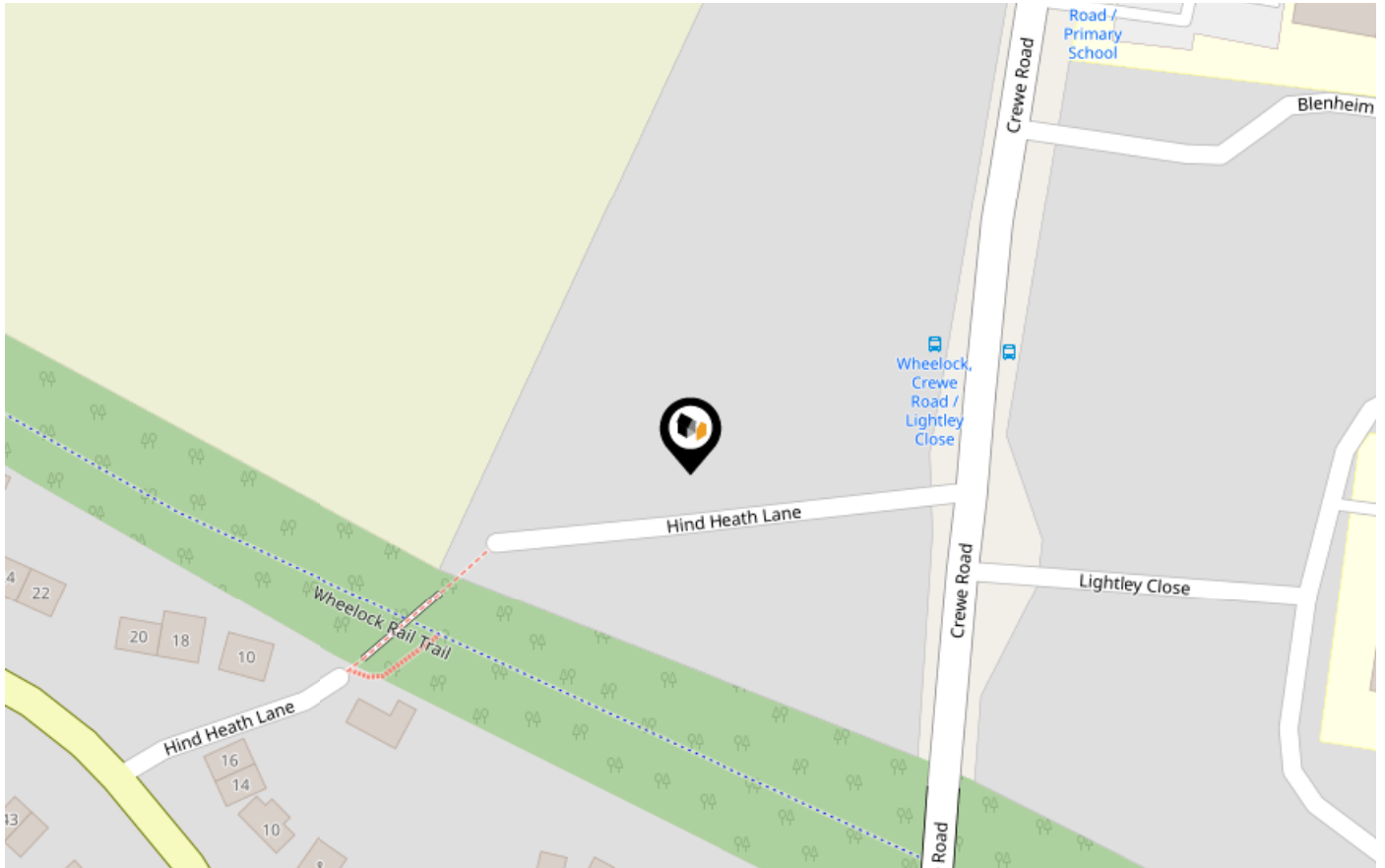
### Nearby Council Wards

- 1 Sandbach Eitley Heath and Wheelock Ward
- 2 Sandbach Elworth Ward
- 3 Sandbach Town Ward
- 4 Sandbach Heath and East Ward
- 5 Brereton Rural Ward
- 6 Crewe East Ward
- 7 Haslington Ward
- 8 Crewe North Ward
- 9 Crewe Central Ward
- 10 Alsager 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.

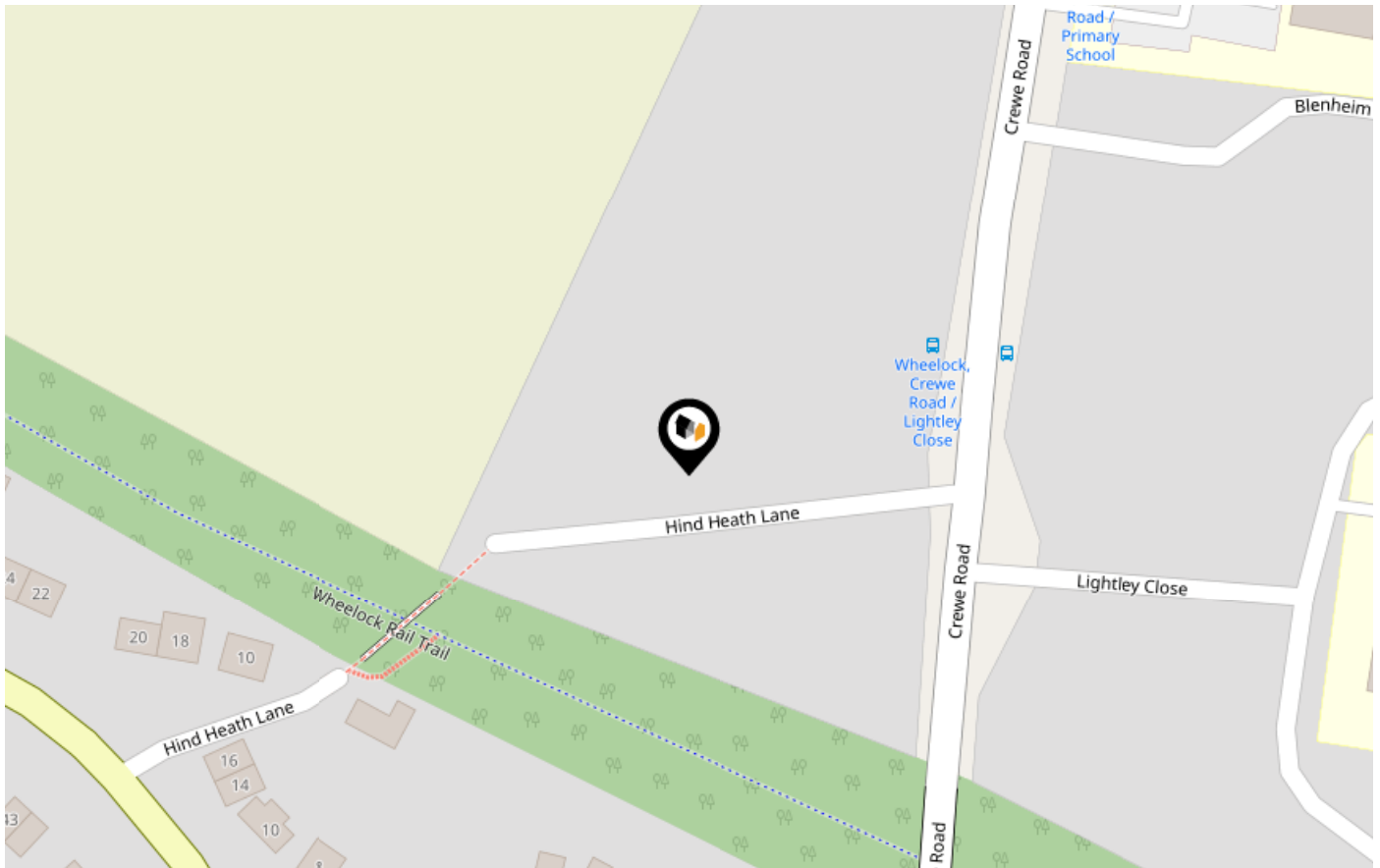
Chance of flooding to the following depths at this property:



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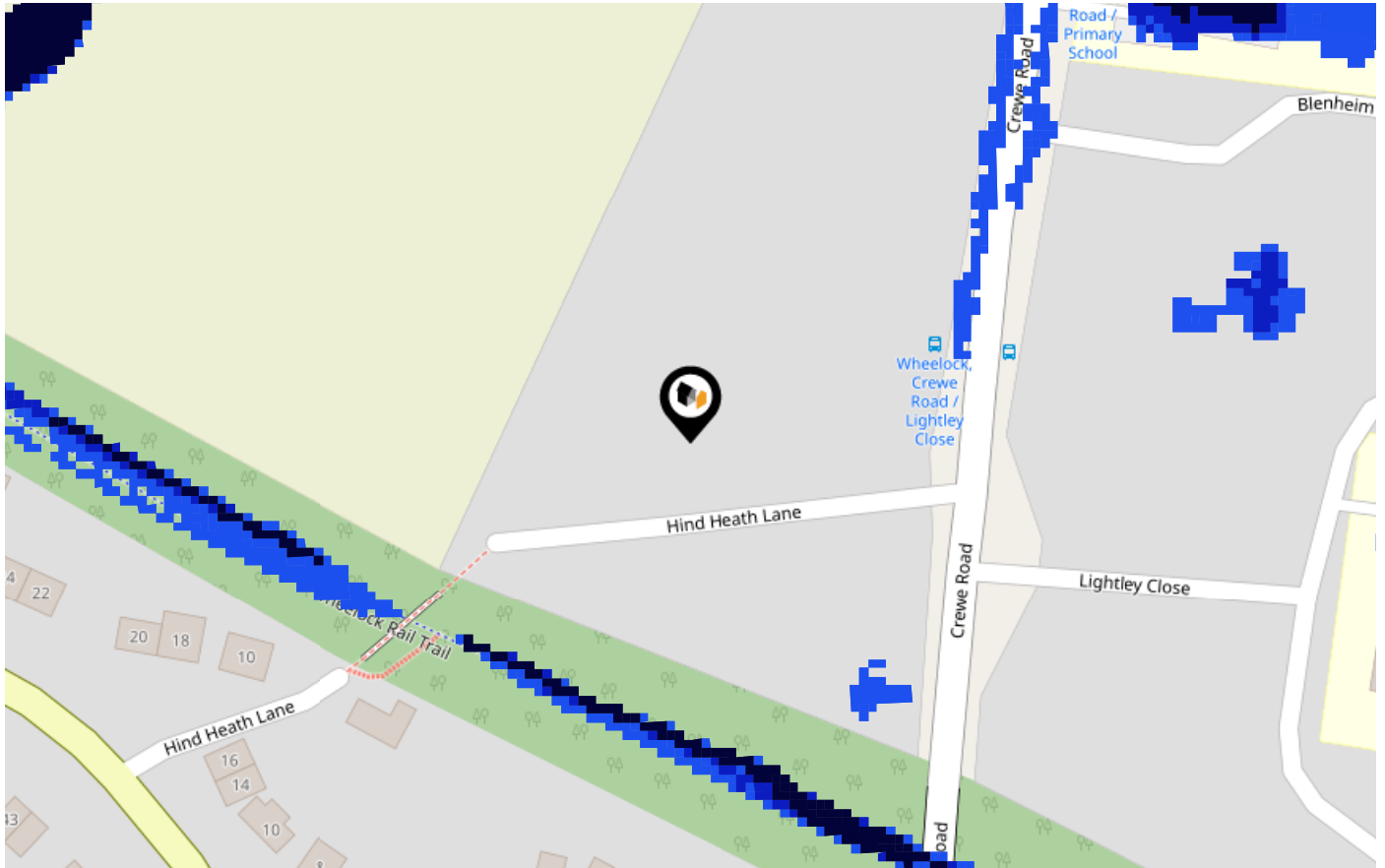
Chance of flooding to the following depths at this property:



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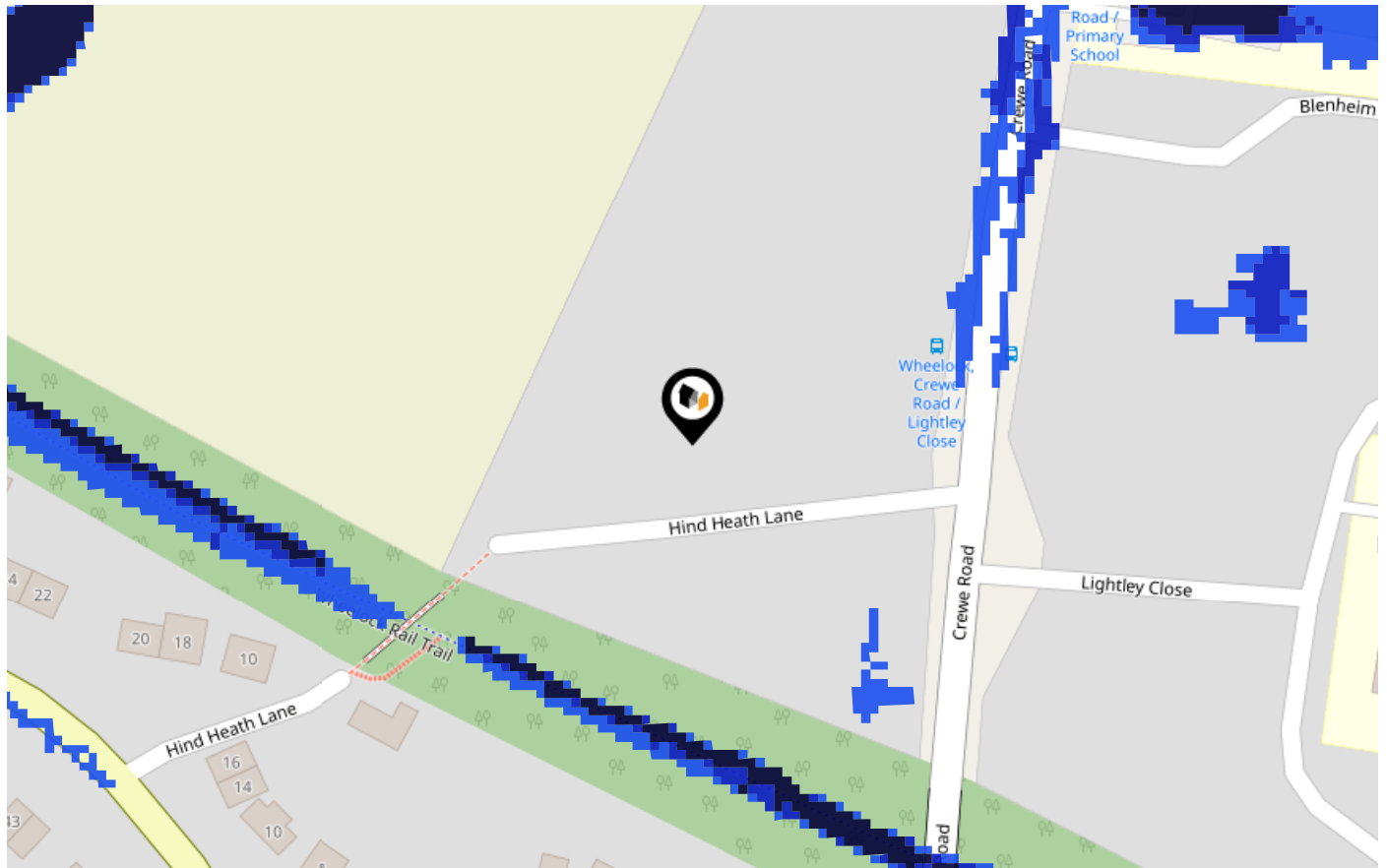
Chance of flooding to the following depths at this property:



# 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: Very low

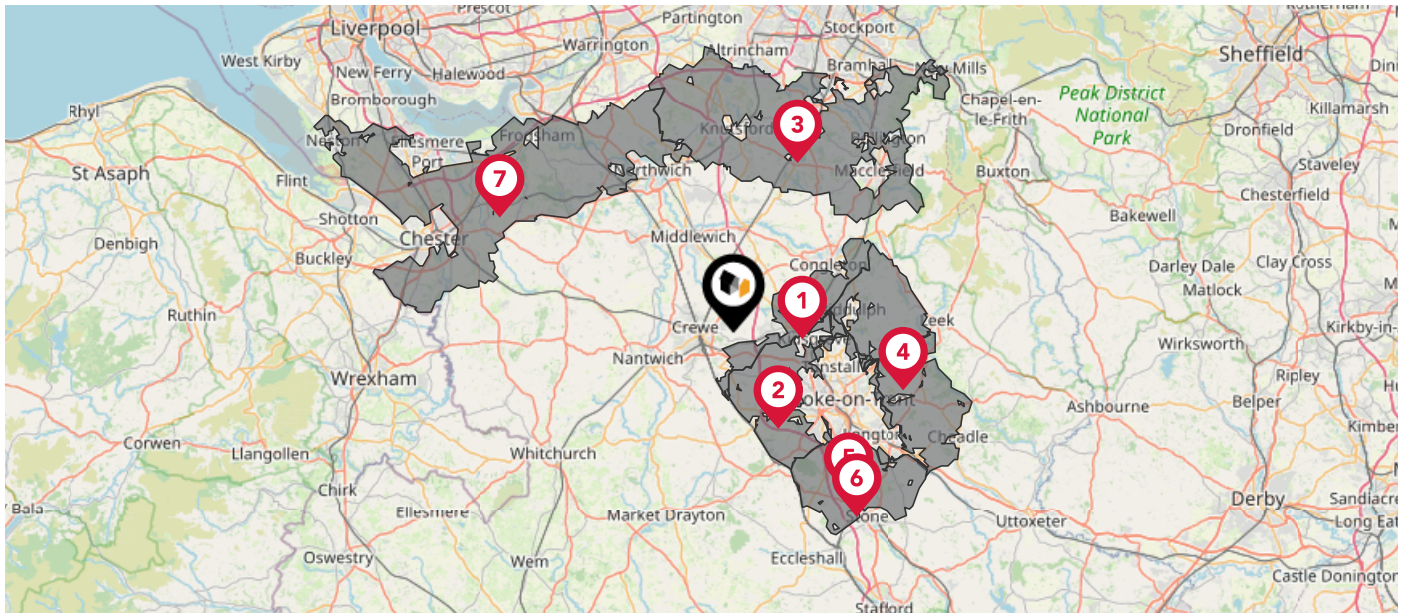
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



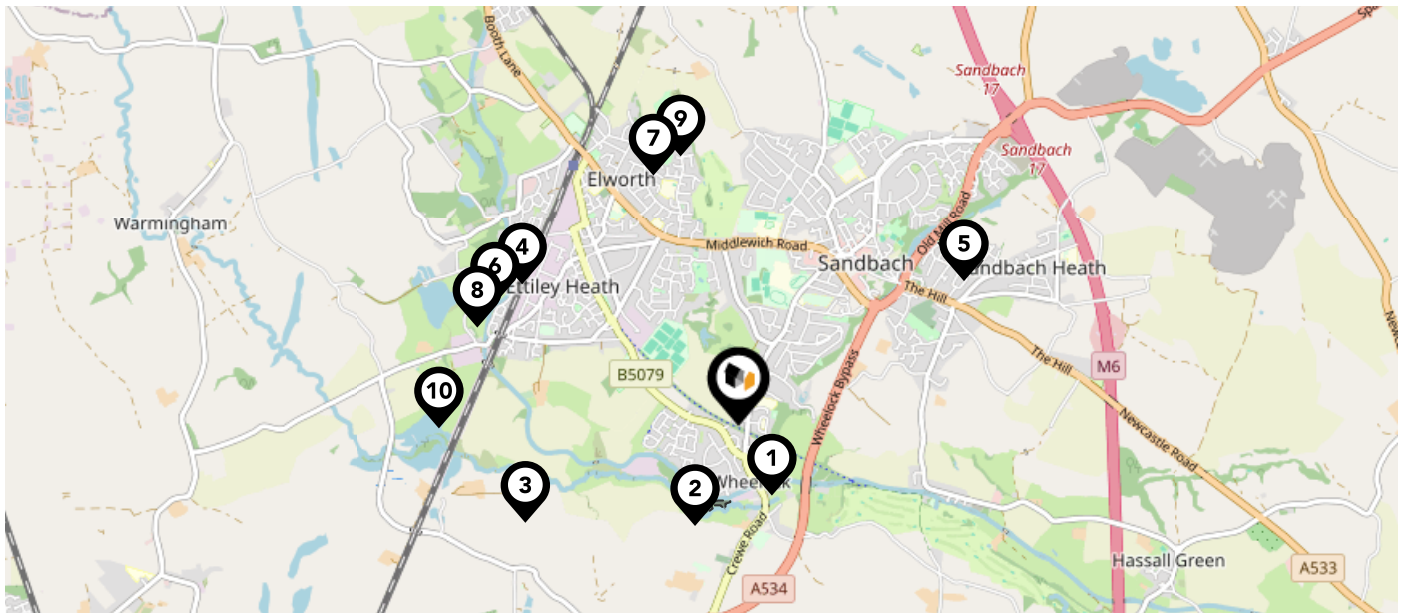
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  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

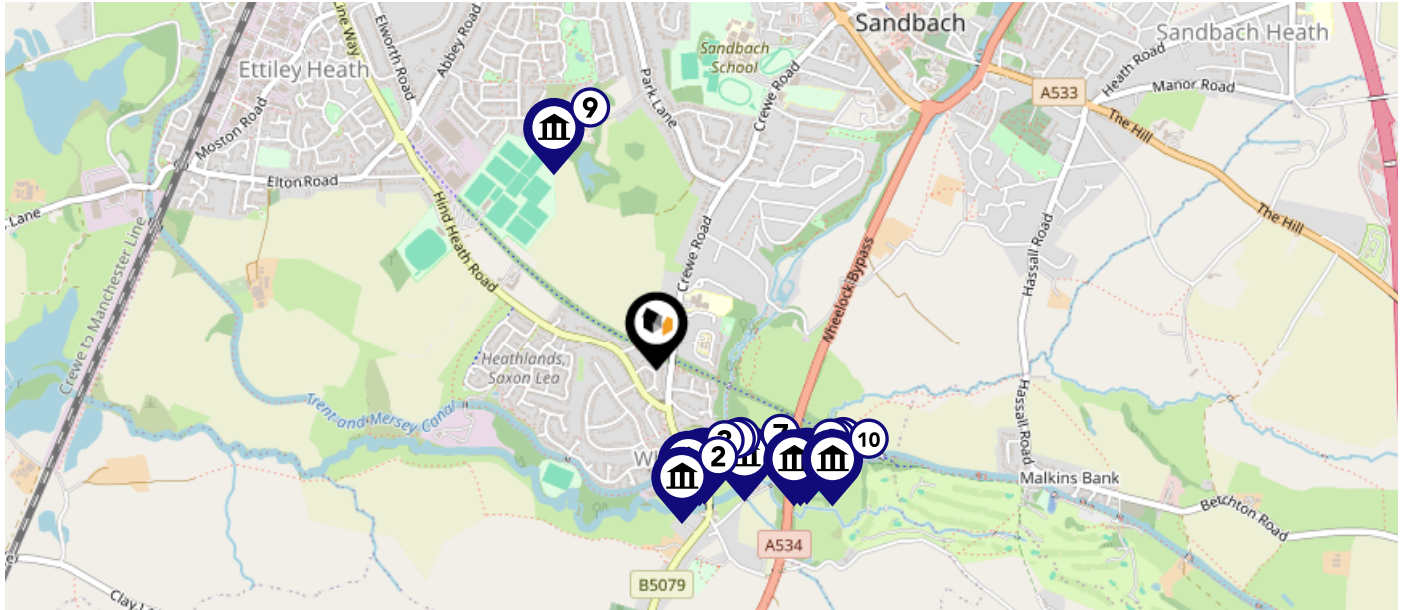
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

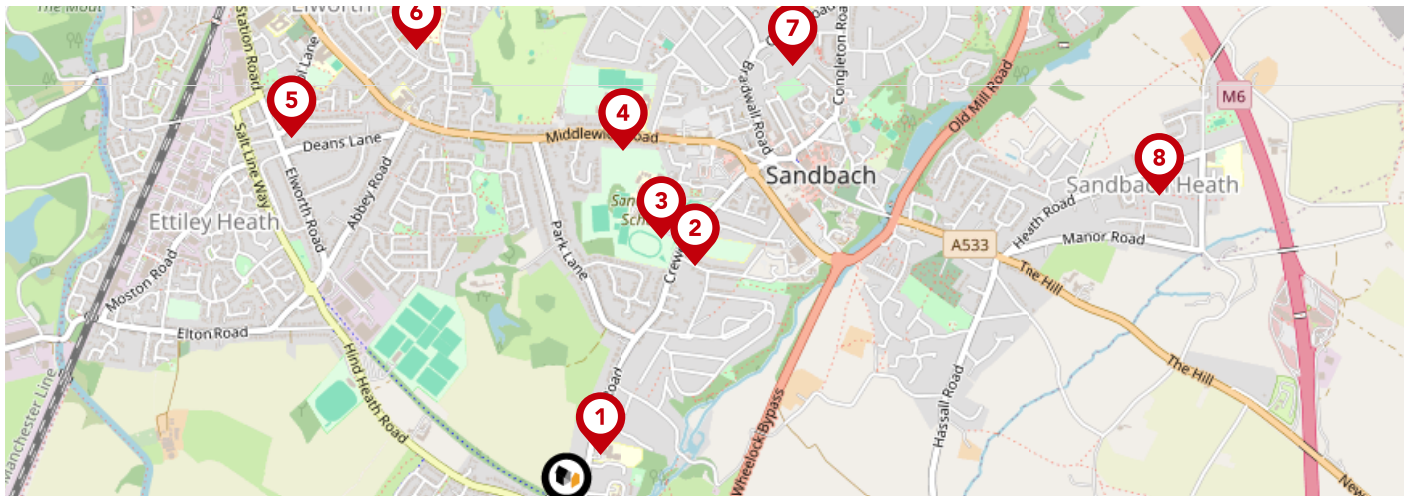
<b>1</b>	Zan Works-Wheelock, Sandbach, Cheshire	Historic Landfill <input type="checkbox"/>
<b>2</b>	Forge Fields-Wheelock, Sandbach, Cheshire	Historic Landfill <input type="checkbox"/>
<b>3</b>	Rear of Fields Farm-Elton, Sandbach, Cheshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	Moss Lane Tip-Elworth, Sandbach, Cheshire	Historic Landfill <input type="checkbox"/>
<b>5</b>	Hawthorn Drive-Sandbach	Historic Landfill <input type="checkbox"/>
<b>6</b>	Red Lane-Moston, Sandbach, Cheshire	Historic Landfill <input type="checkbox"/>
<b>7</b>	Elworth Hall Farm-Sandbach	Historic Landfill <input type="checkbox"/>
<b>8</b>	Red Lane Tip-Moston, Cheshire	Historic Landfill <input type="checkbox"/>
<b>9</b>	Elworth Hall-Sandbach, Cheshire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Part of Limebeds at Flash Farm / Elton Hall Farm-Elton Hall Farm, Elton, Cheshire	Historic Landfill <input type="checkbox"/>

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



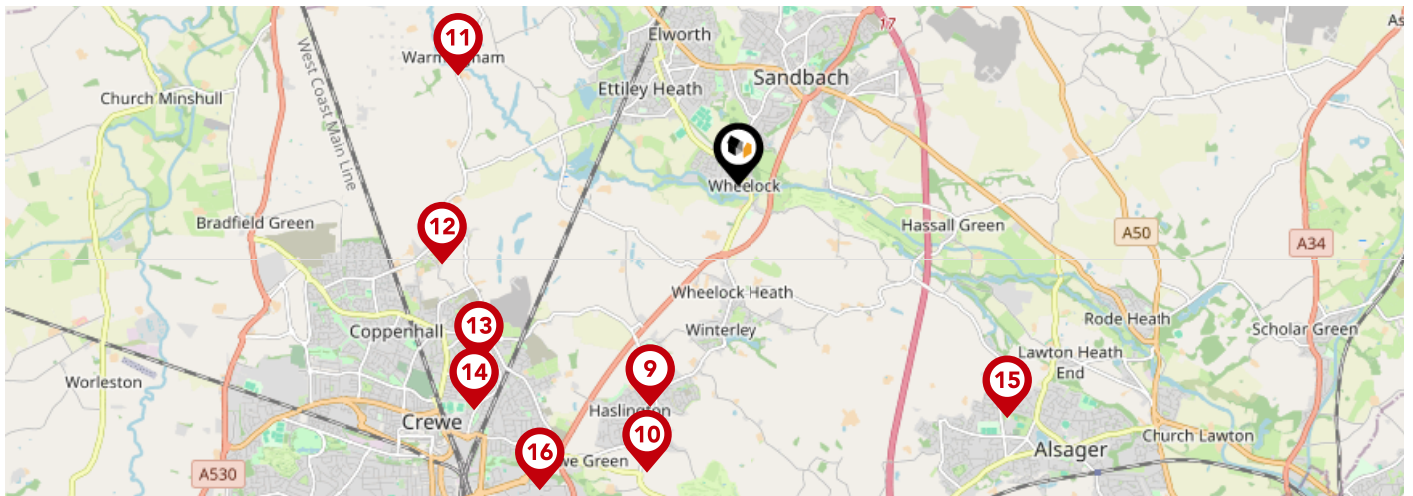
Listed Buildings in the local district		Grade	Distance
	1115838 - Trent And Mersey Canal Stable With Attached Ticket Office At Wheelock Wharf	Grade II	0.3 miles
	1130387 - The Commercial Hotel	Grade II	0.3 miles
	1320227 - Trent And Mersey Canal House And Attached Warehouse	Grade II	0.3 miles
	1130329 - Canal Cottage	Grade II	0.3 miles
	1130330 - Lock No 66	Grade II	0.4 miles
	1330422 - Double Bridge At Lock No 66, Trent And Mersey Canal	Grade II	0.4 miles
	1130328 - Canal Milepost East Of Wheelock Wharf	Grade II	0.4 miles
	1130331 - Trent And Mersey Canal Lock House	Grade II	0.5 miles
	1130326 - Abbeyfields	Grade II	0.5 miles
	1330423 - Lock No 65, Trent And Mersey Canal	Grade II	0.5 miles

# Area Schools



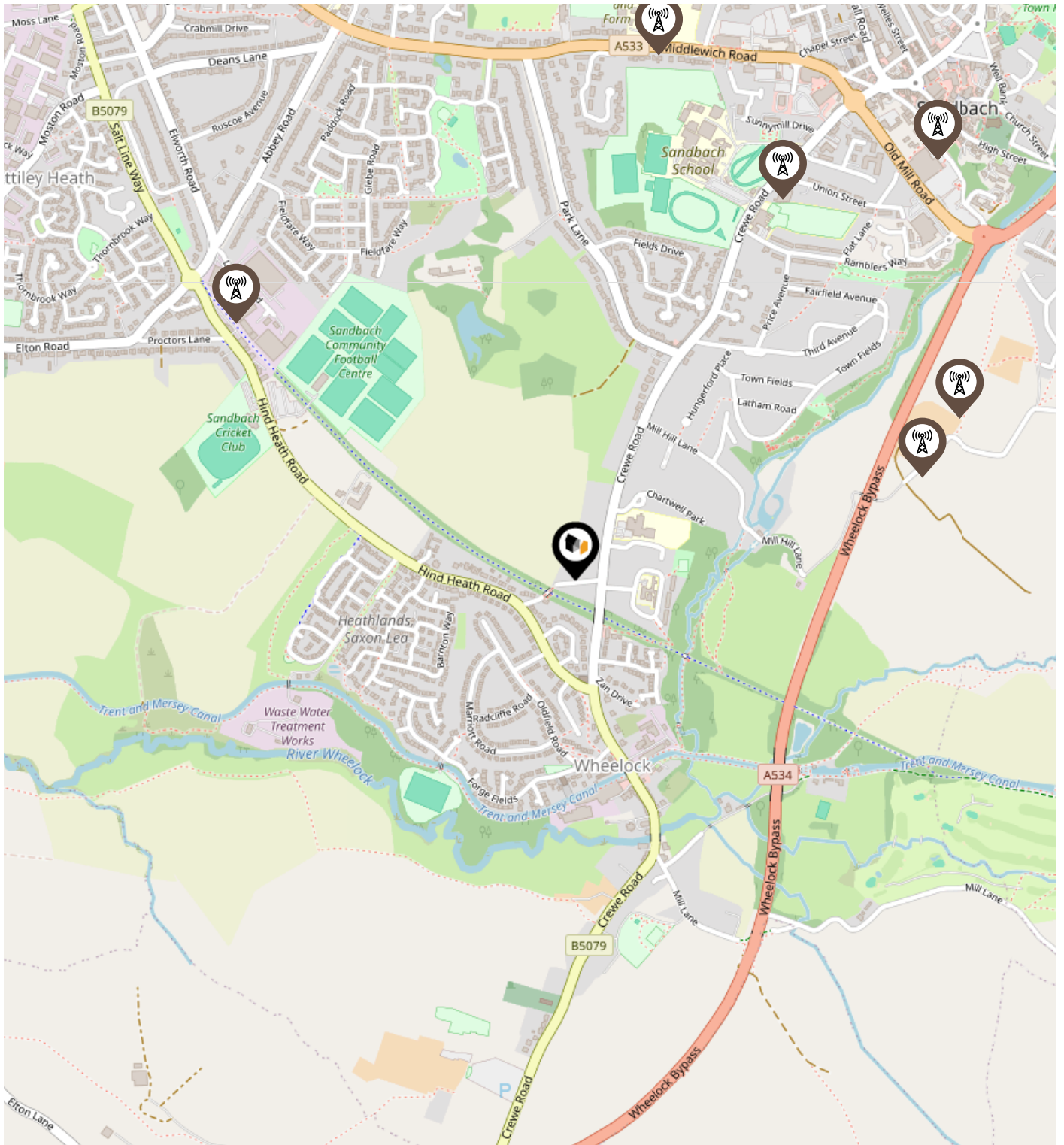
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wheelock Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sandbach Primary Academy</b> Ofsted Rating: Good   Pupils: 141   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sandbach School</b> Ofsted Rating: Good   Pupils: 1507   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sandbach High School and Sixth Form College</b> Ofsted Rating: Good   Pupils: 1391   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Elworth CofE Primary School</b> Ofsted Rating: Good   Pupils: 388   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Elworth Hall Primary School</b> Ofsted Rating: Requires improvement   Pupils: 202   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Offley Primary Academy</b> Ofsted Rating: Good   Pupils: 445   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John's CofE Primary School</b> Ofsted Rating: Special Measures   Pupils: 187   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>The Dingle Primary School</b> Ofsted Rating: Outstanding   Pupils: 388   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haslington Primary Academy</b> Ofsted Rating: Good   Pupils: 298   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warrington CofE Primary School</b> Ofsted Rating: Good   Pupils: 74   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakfield Lodge School</b> Ofsted Rating: Requires improvement   Pupils: 45   Distance:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Monks Coppenhall Academy</b> Ofsted Rating: Good   Pupils: 610   Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir William Stanier Community School</b> Ofsted Rating: Requires improvement   Pupils: 693   Distance:3.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pikemere School</b> Ofsted Rating: Good   Pupils: 249   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield School</b> Ofsted Rating: Outstanding   Pupils: 214   Distance:3.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

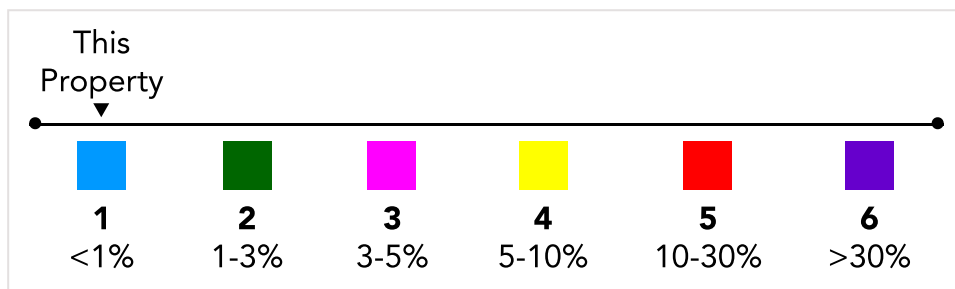
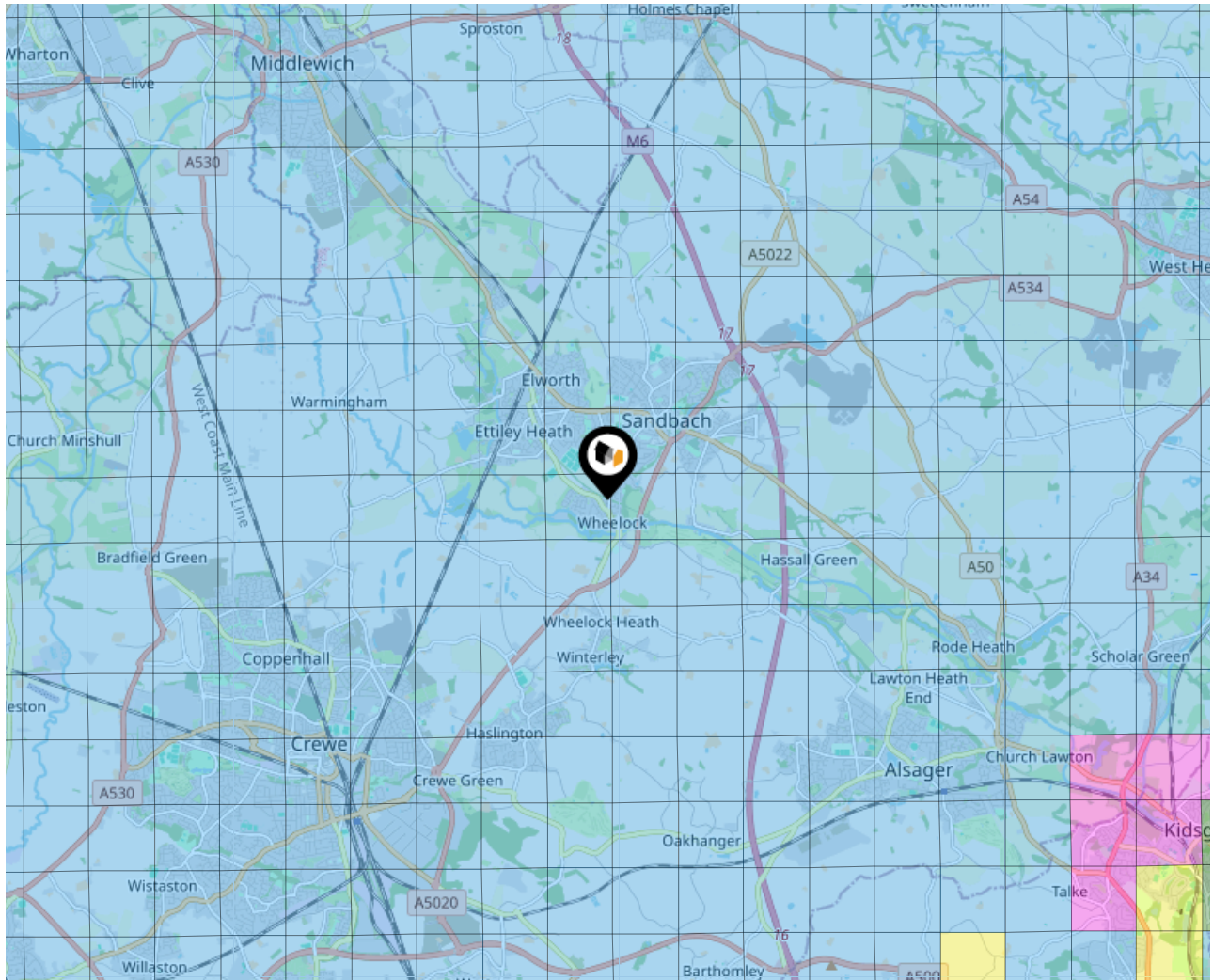


**Key:**

-  Power Pylons
-  Communication Masts

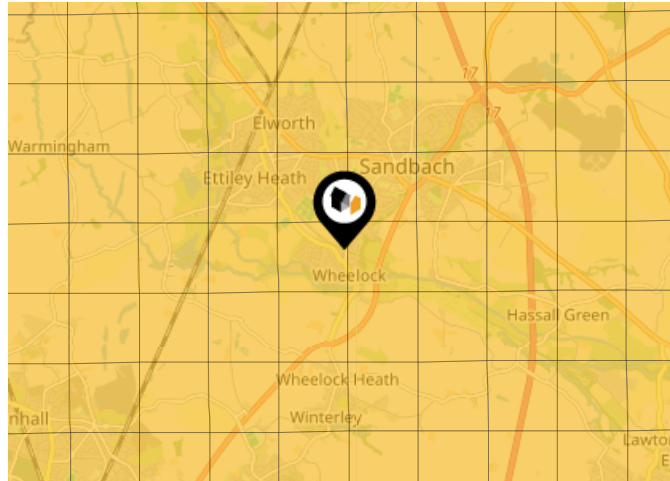
### What is Radon?

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		

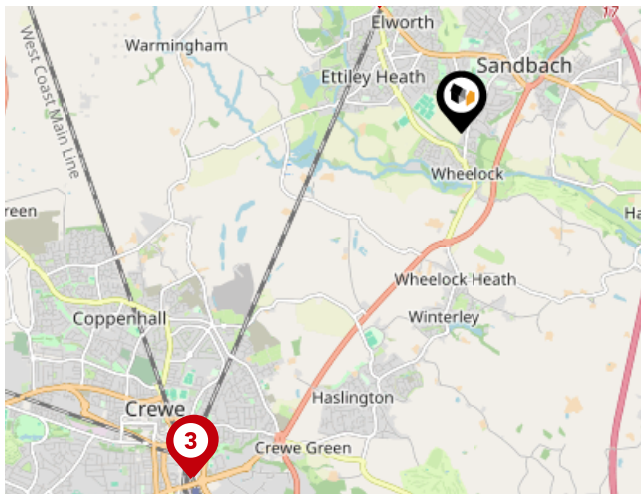


### Primary Classifications (Most Common Clay Types)

<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

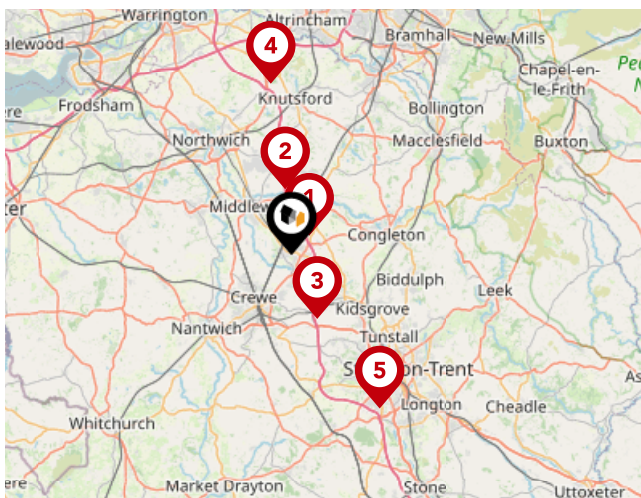
# Area

## Transport (National)



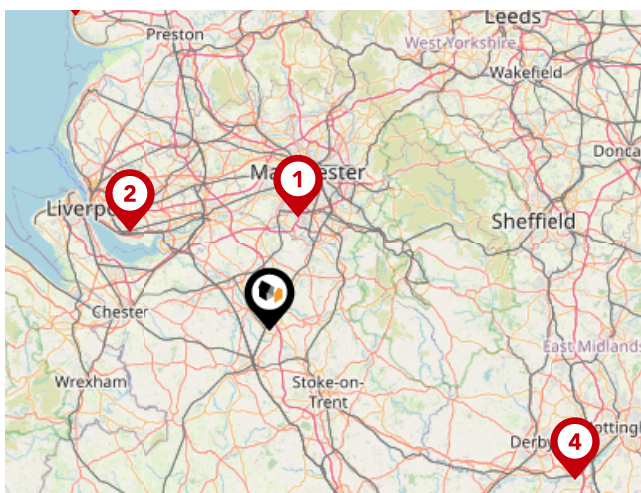
### National Rail Stations

Pin	Name	Distance
1	Sandbach Rail Station	1.33 miles
2	Crewe Rail Station	3.87 miles
3	Crewe Rail Station	3.9 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J17	1.8 miles
2	M6 J18	4.64 miles
3	M6 J16	4.91 miles
4	M6 J19	12.25 miles
5	M6 J15	12.6 miles

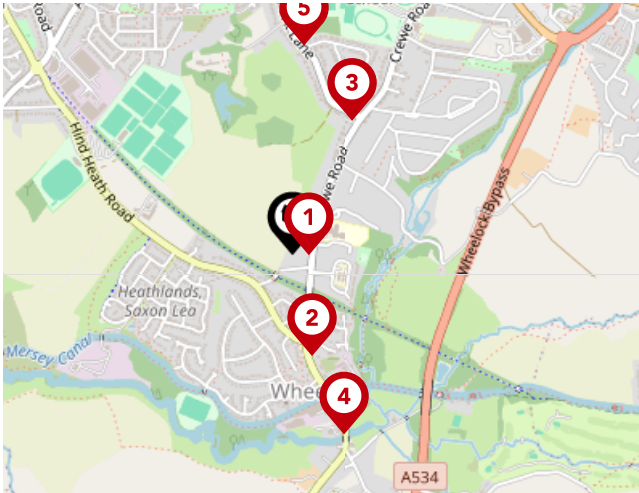


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.66 miles
2	Speke	24.34 miles
3	Highfield	52.31 miles
4	East Mids Airport	48.5 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lightley Close	0.04 miles
2	Forge Fields	0.23 miles
3	Third Avenue	0.33 miles
4	Nags Head PH	0.41 miles
5	Fields Drive	0.47 miles

butters john bee

## 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.



### Contains public sector information licensed under the Open Government License v3.0

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butters john bee<sup>bjb</sup>

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