



See More Online

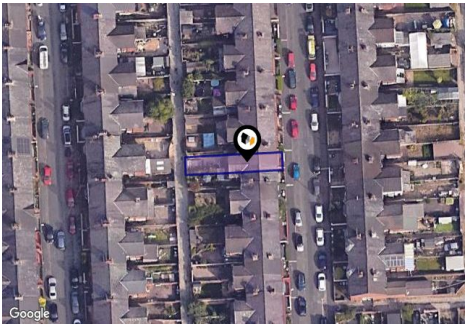
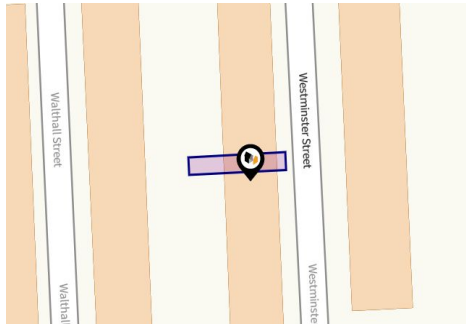
# KFB: Key Facts For Buyers

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



**WESTMINSTER STREET, CREWE, CW2**

# Property Overview



## Property

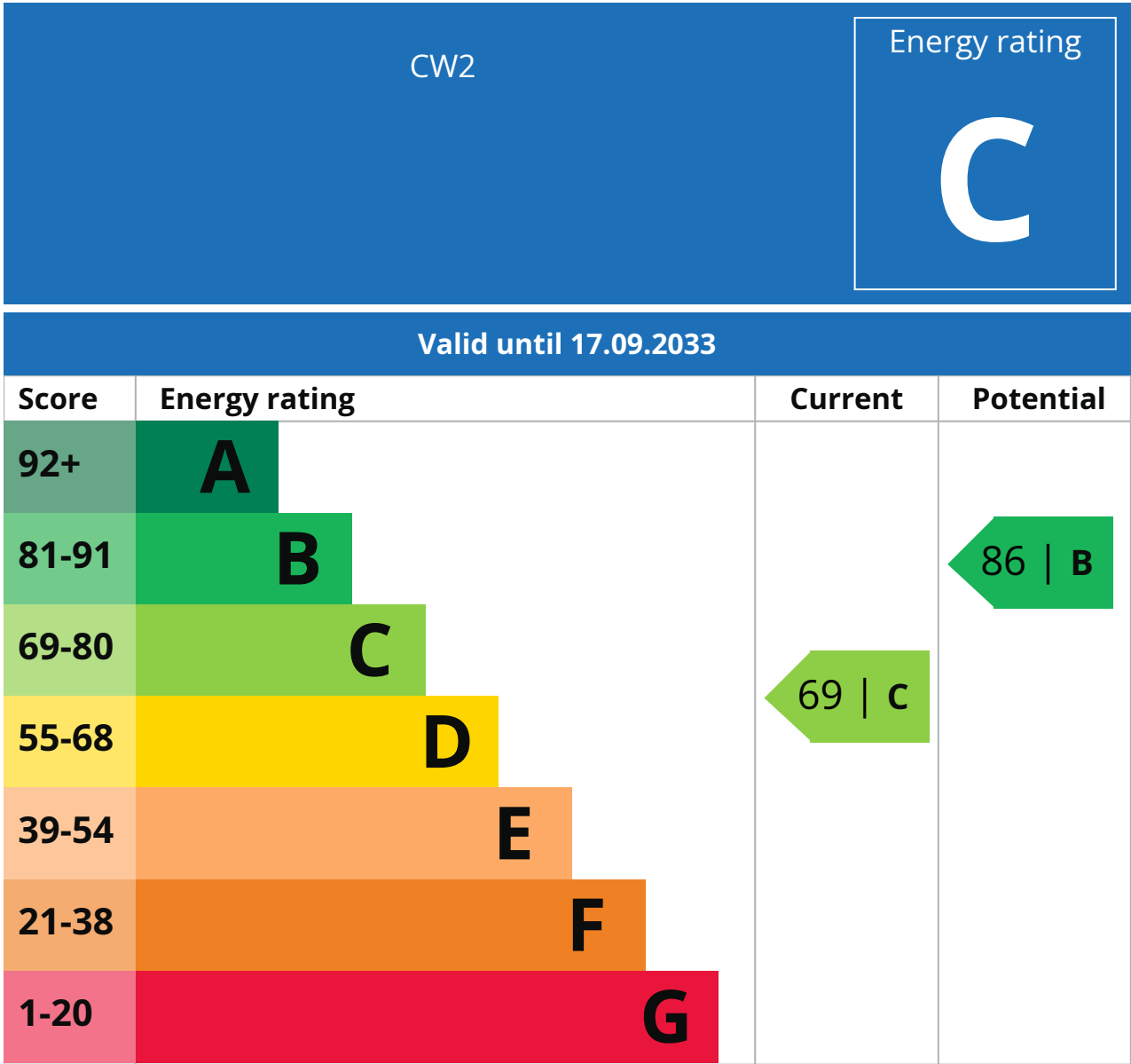
|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Terraced House                          | Tenure: | Freehold |
| Bedrooms:        | 2                                       |         |          |
| Floor Area:      | 871 ft <sup>2</sup> / 81 m <sup>2</sup> |         |          |
| Plot Area:       | 0.02 acres                              |         |          |
| Year Built :     | Before 1900                             |         |          |
| Council Tax :    | Band A                                  |         |          |
| Annual Estimate: | £1,637                                  |         |          |
| Title Number:    | CH159023                                |         |          |

## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Cheshire east                                                                       | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | No                                                                                  |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
| ● Rivers & Seas                                                                     | Very low                                                                            | 4<br>mb/s                                                                           | 47<br>mb/s                                                                            | 8000<br>mb/s                                                                          |
| ● Surface Water                                                                     | Very low                                                                            |  |  |  |
| Mobile Coverage:<br>(based on calls indoors)                                        |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
|  |  |  |    |    |
|  |  |  |    |    |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |

Property

# EPC - Certificate



# Property

## EPC - Additional Data

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### Additional EPC Data

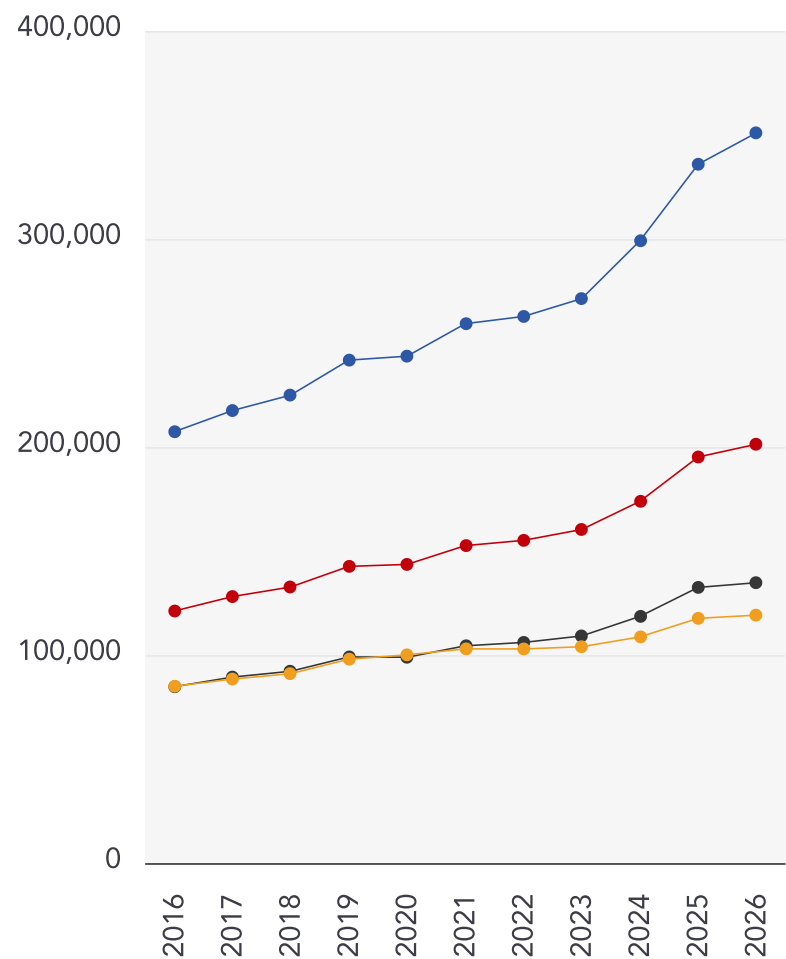
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|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Mid-Terrace                                    |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Unknown                                        |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002  |
| <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, 150 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 all fixed outlets       |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 81 m <sup>2</sup>                              |

# 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

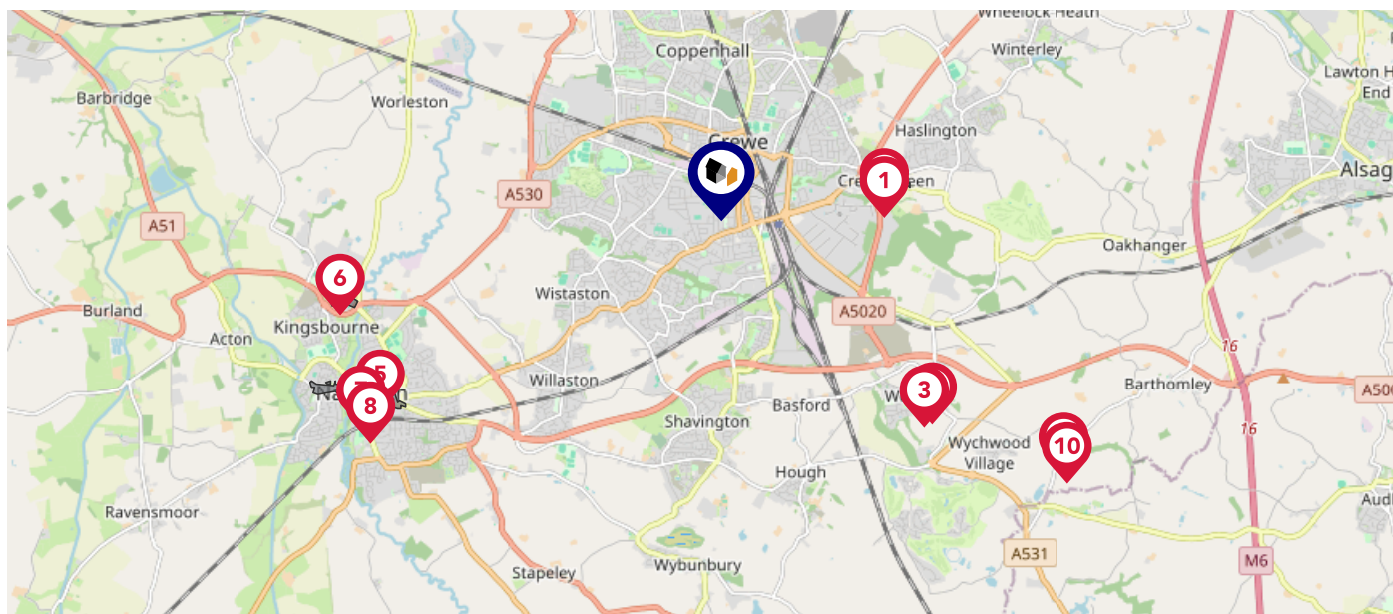
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



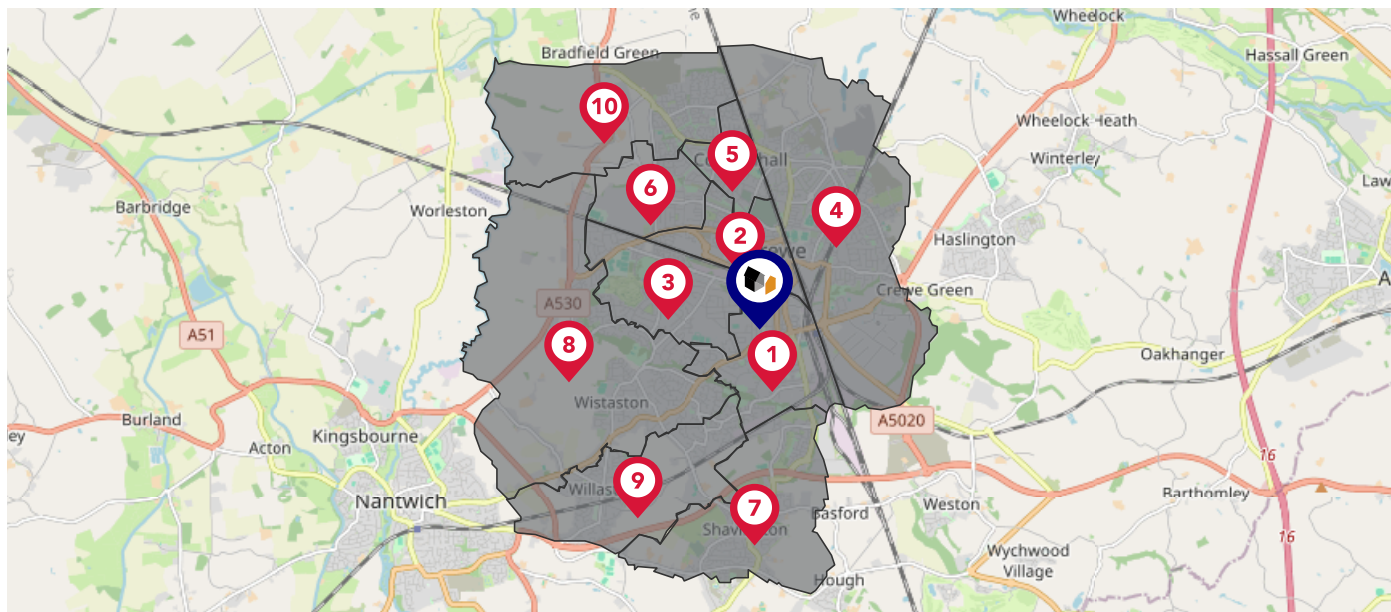
### Nearby Conservation Areas

- 1 Crewe Green Conservation Area
- 2 Crewe Green Conservation Area
- 3 Weston Conservation Area
- 4 Weston Conservation Area
- 5 Nantwich Conservation Area
- 6 Reaseheath 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 South Ward



Crewe Central Ward



Crewe West Ward



Crewe East Ward



Crewe North Ward



Crewe St. Barnabas Ward



Shavington Ward



Wistaston Ward



Willaston and Rope Ward

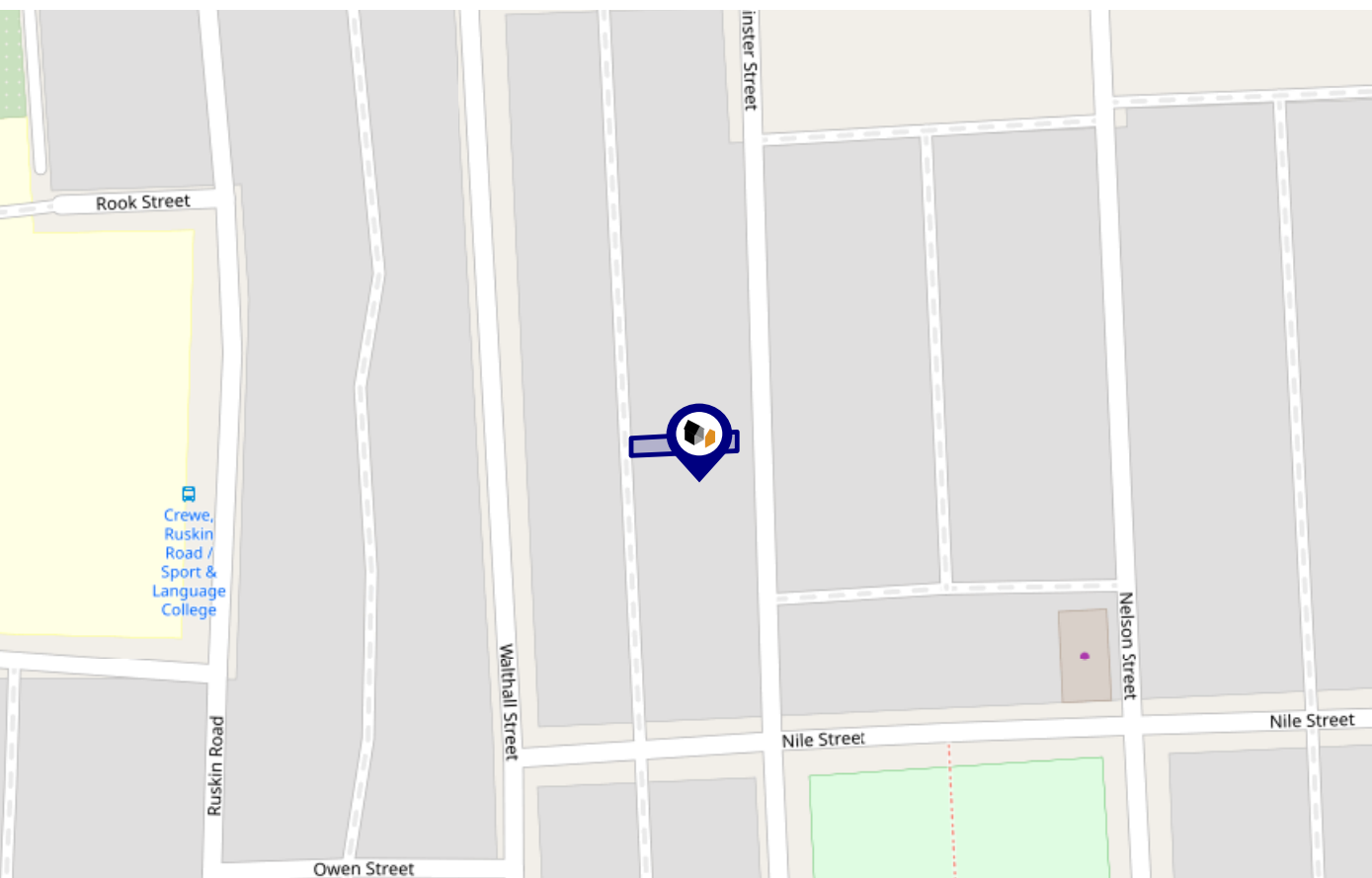


Leighton Ward

# 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.

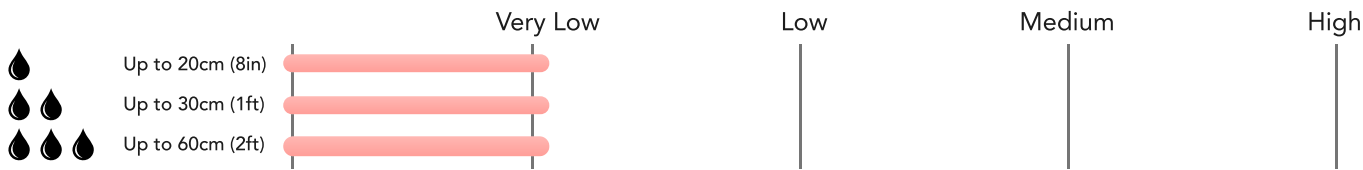


Risk Rating: Very low

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.

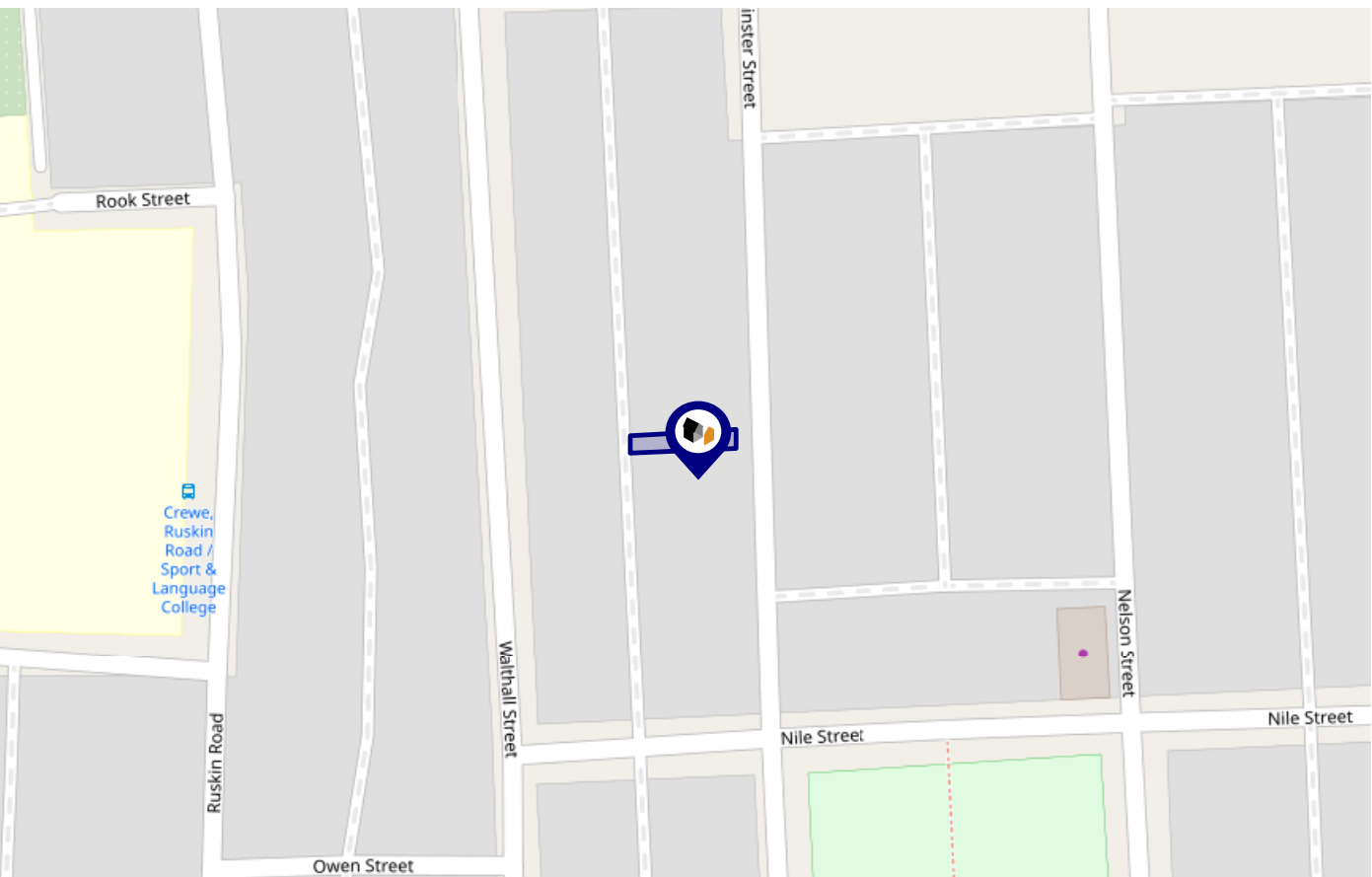
Chance of flooding to the following depths at this property:



# 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.

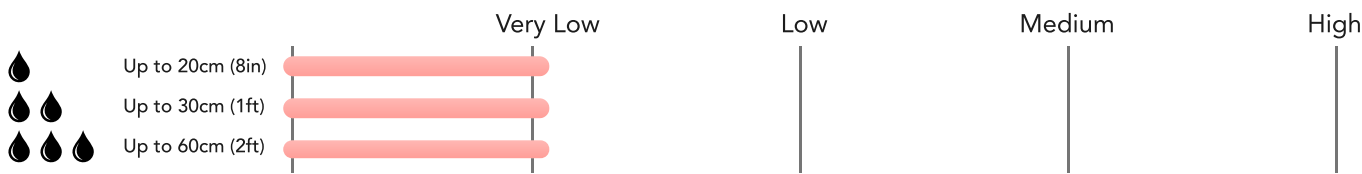


Risk Rating: Very low

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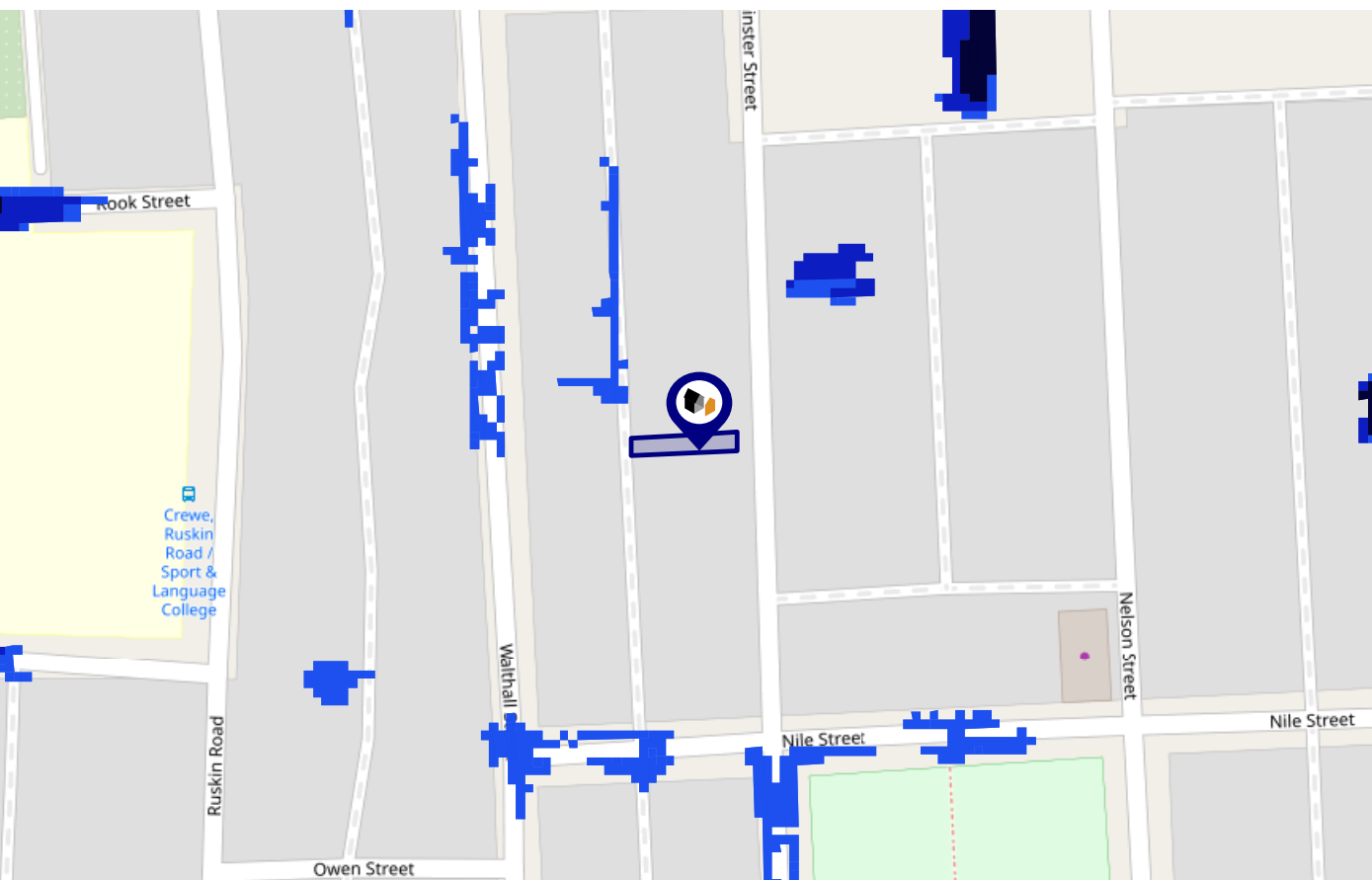
Chance of flooding to the following depths at this property:



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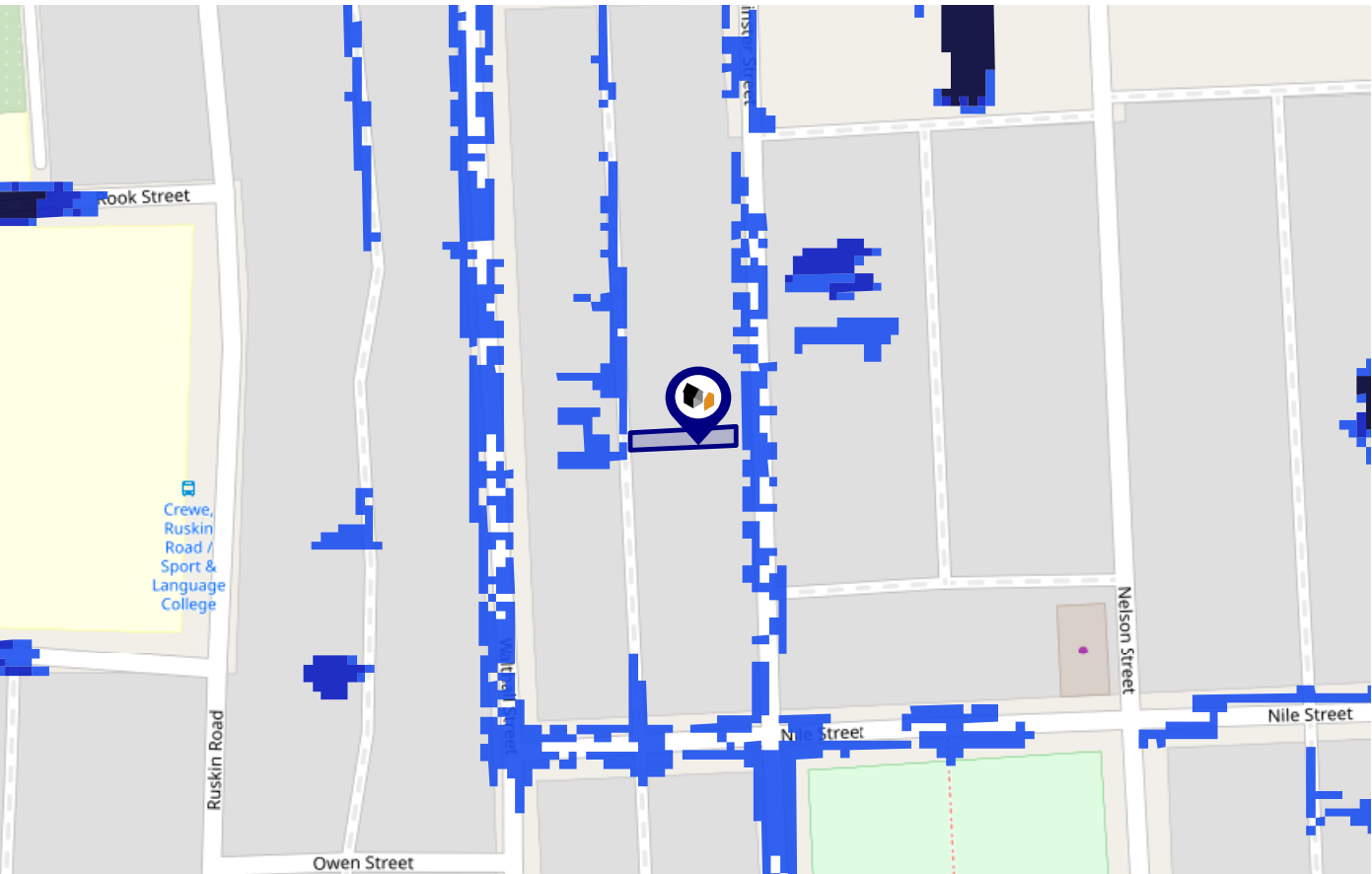
Chance of flooding to the following depths at this property:



# 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.

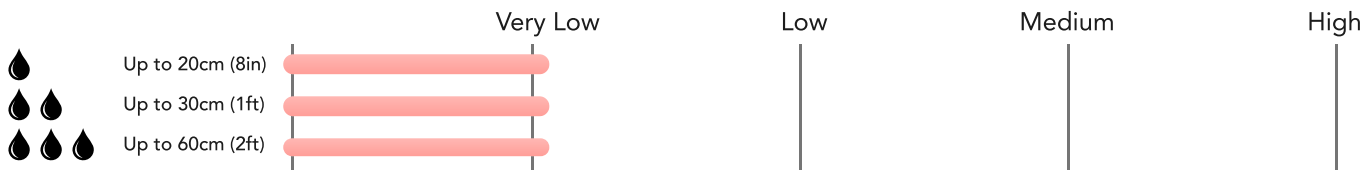


Risk Rating: Very low

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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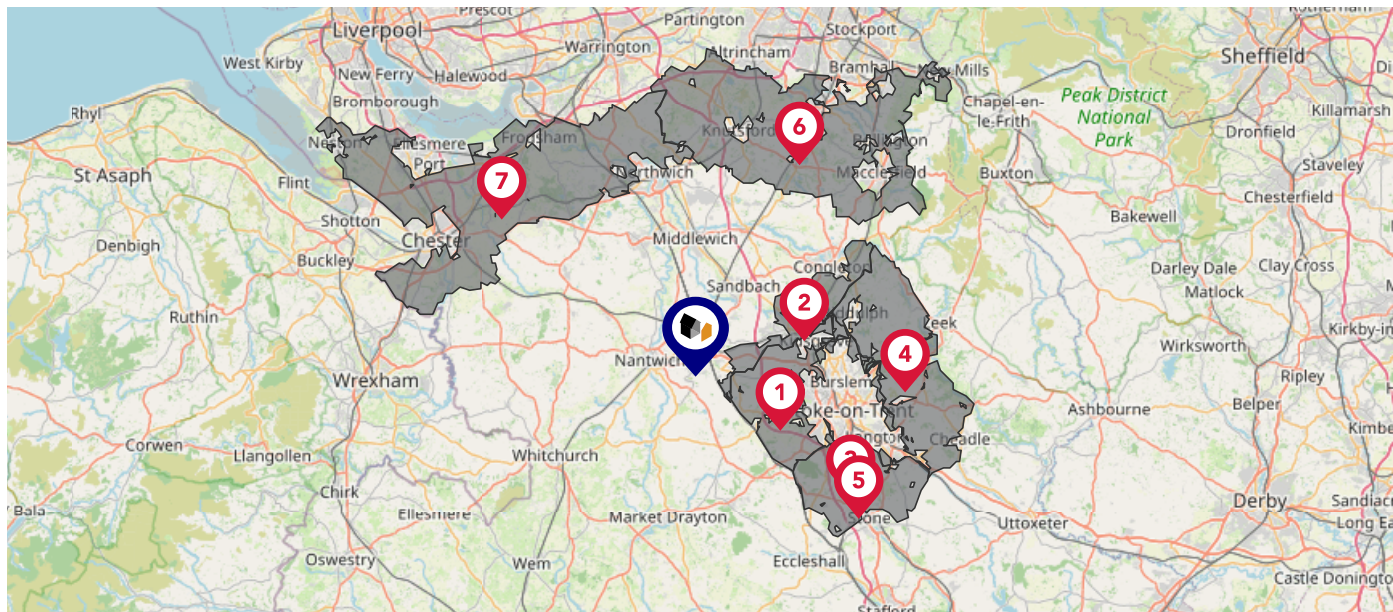
Chance of flooding to the following depths at this property:



# 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

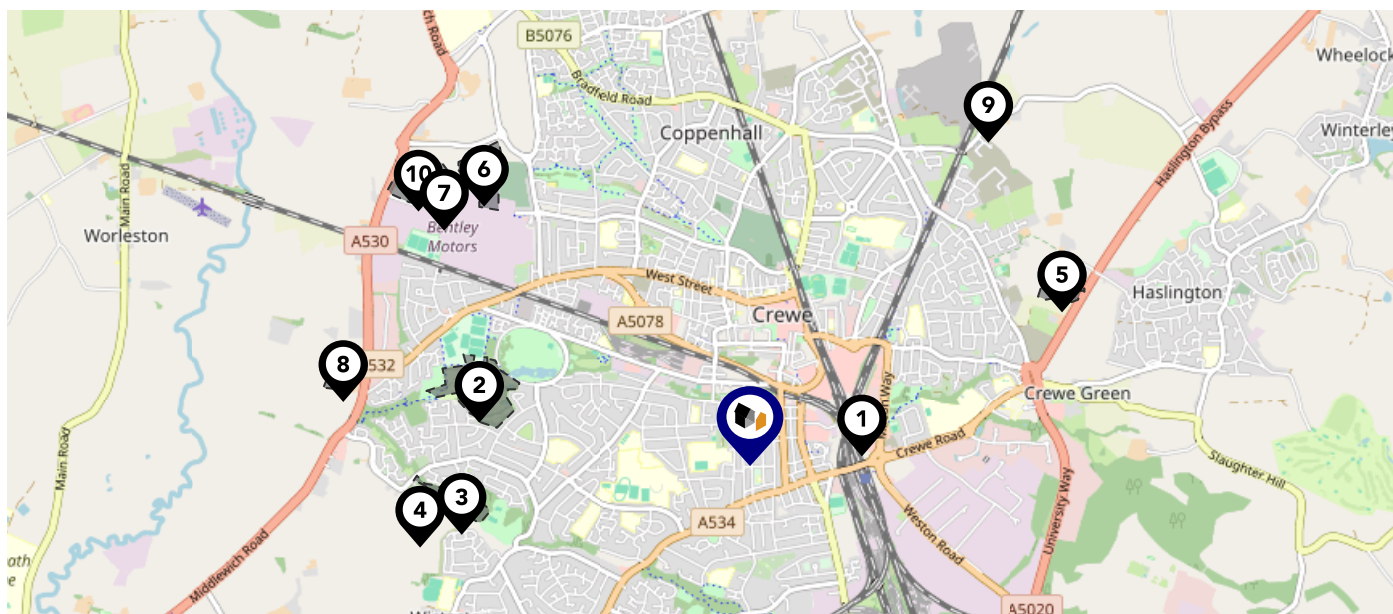


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

# 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.



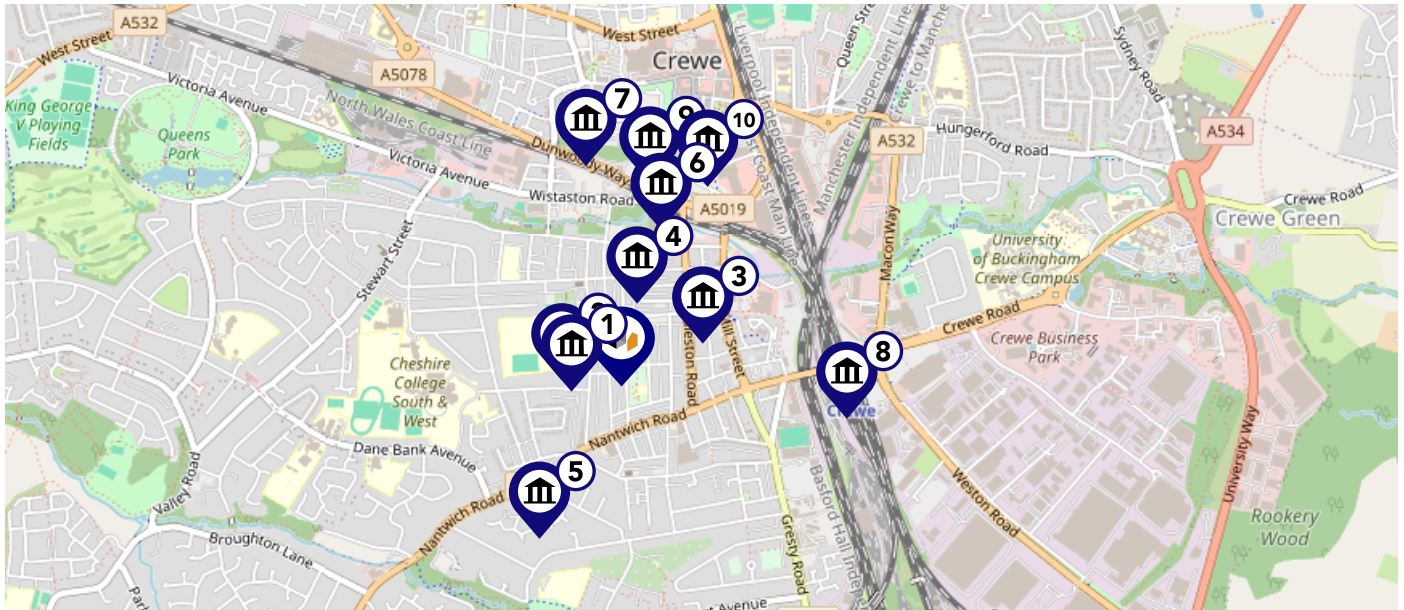
### Nearby Landfill Sites

|           |                                                                              |                   |                          |
|-----------|------------------------------------------------------------------------------|-------------------|--------------------------|
| <b>1</b>  | British Railways Tip-Tommys Lane, Crewe, Cheshire                            | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | Site of Old Sewage Disposal Works-Queen's Prk Drve, Crewe, Cheshire          | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Wistaston Effluent Treatment Works-Wistaston                                 | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Wistaston Green Road-Wistaston, Crewe                                        | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Part of Bradeley Hall Farm-Bradeley Hall Road, Haslington, Crewe, Cheshire   | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | Crewe Borough Council, Refuse Disposal Works-Pym's Lane Tip, Crewe, Cheshire | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | Rolls Royce Tip-Pym's Lane, Crewe, Cheshire                                  | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | Marshfield Bank Farm-Middlewich Road, Crewe, Cheshire                        | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Land Off Maw Green Road-Crewe, Cheshire                                      | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | Pyms Lane Phase 2-Crewe, Cheshire                                            | Historic Landfill | <input type="checkbox"/> |

# Maps

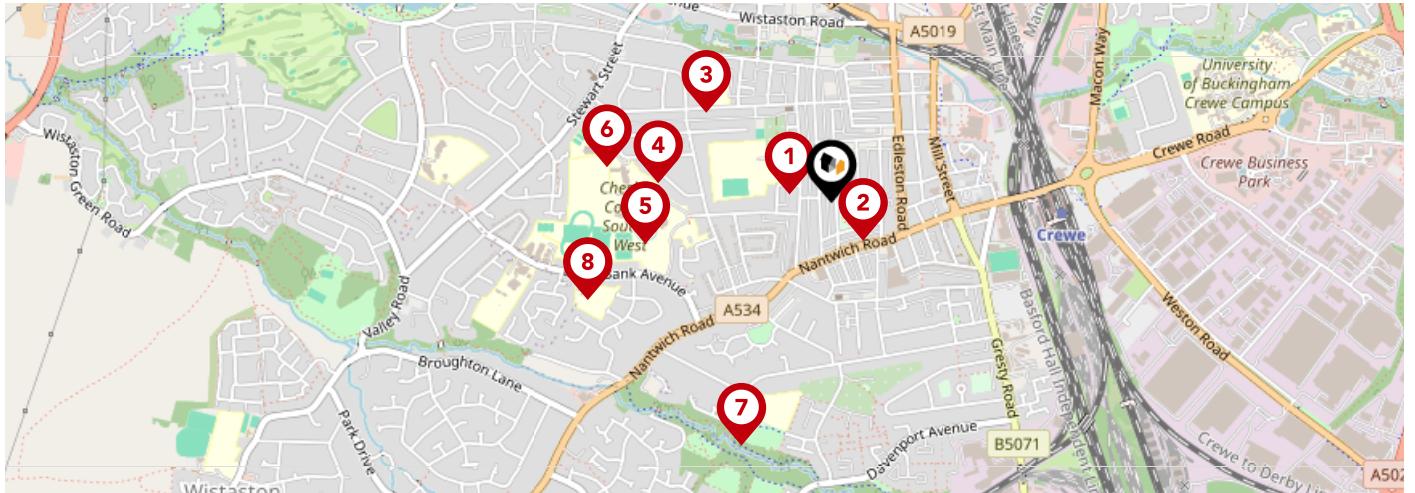
## Listed Buildings

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



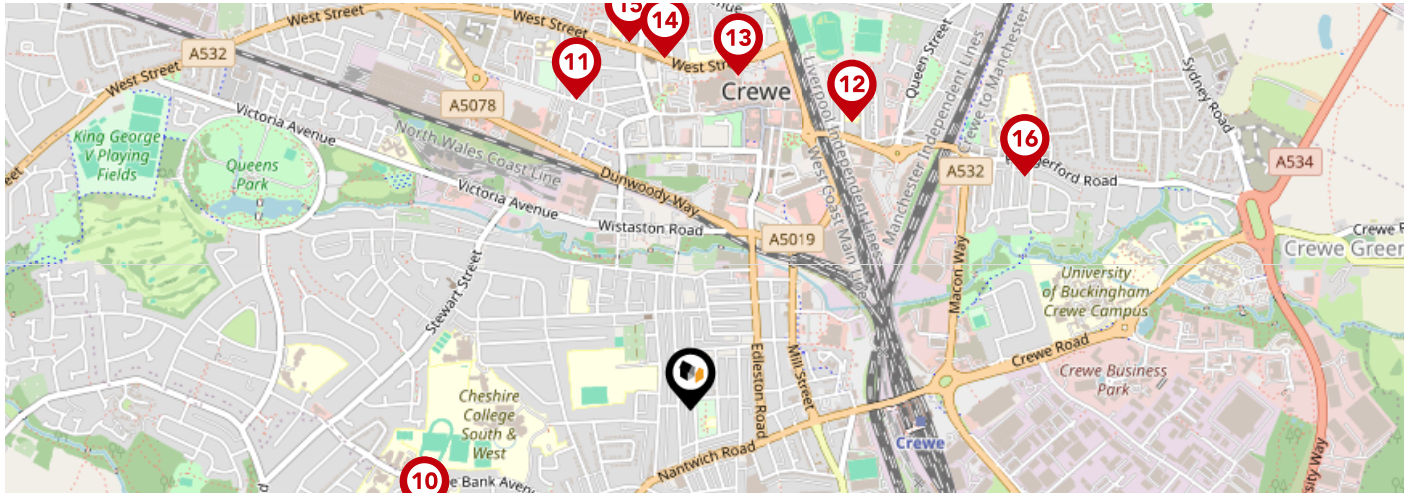
| Listed Buildings in the local district                                              |                                                                               | Grade    | Distance  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------|-----------|
|  | 1271977 - Ruskin Road School                                                  | Grade II | 0.1 miles |
|  | 1271979 - Caretakers House At The Ruskin School                               | Grade II | 0.1 miles |
|  | 1356876 - Union Street Baptist Church And Attached Boundary Wall And Railings | Grade II | 0.2 miles |
|  | 1437709 - Crewe Drill Hall                                                    | Grade II | 0.2 miles |
|  | 1061362 - Police Training College                                             | Grade II | 0.4 miles |
|  | 1136194 - Christadelphian Hall                                                | Grade II | 0.4 miles |
|  | 1138677 - 47, Delamere Street                                                 | Grade II | 0.5 miles |
|  | 1436435 - 1867 Buildings At Crewe Railway Station                             | Grade II | 0.5 miles |
|  | 1136156 - 2-20, Betley Street                                                 | Grade II | 0.5 miles |
|  | 1467746 - Lnwr And Lms Crewe Tranship Shed War Memorial                       | Grade II | 0.5 miles |

# Area Schools



|          |                                                                                                     | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Ruskin Community High School</b><br>Ofsted Rating: Good   Pupils: 730   Distance:0.09            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Westminster Nursery School</b><br>Ofsted Rating: Good   Pupils: 74   Distance:0.11               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Edleston Primary School</b><br>Ofsted Rating: Good   Pupils: 207   Distance:0.34                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Gainsborough Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 408   Distance:0.38 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Cheshire College - South &amp; West</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.42        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>The Oaks Academy</b><br>Ofsted Rating: Good   Pupils: 618   Distance:0.5                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Pebble Brook Primary School</b><br>Ofsted Rating: Good   Pupils: 336   Distance:0.57             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Thomas More Catholic High School</b><br>Ofsted Rating: Good   Pupils: 666   Distance:0.58     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

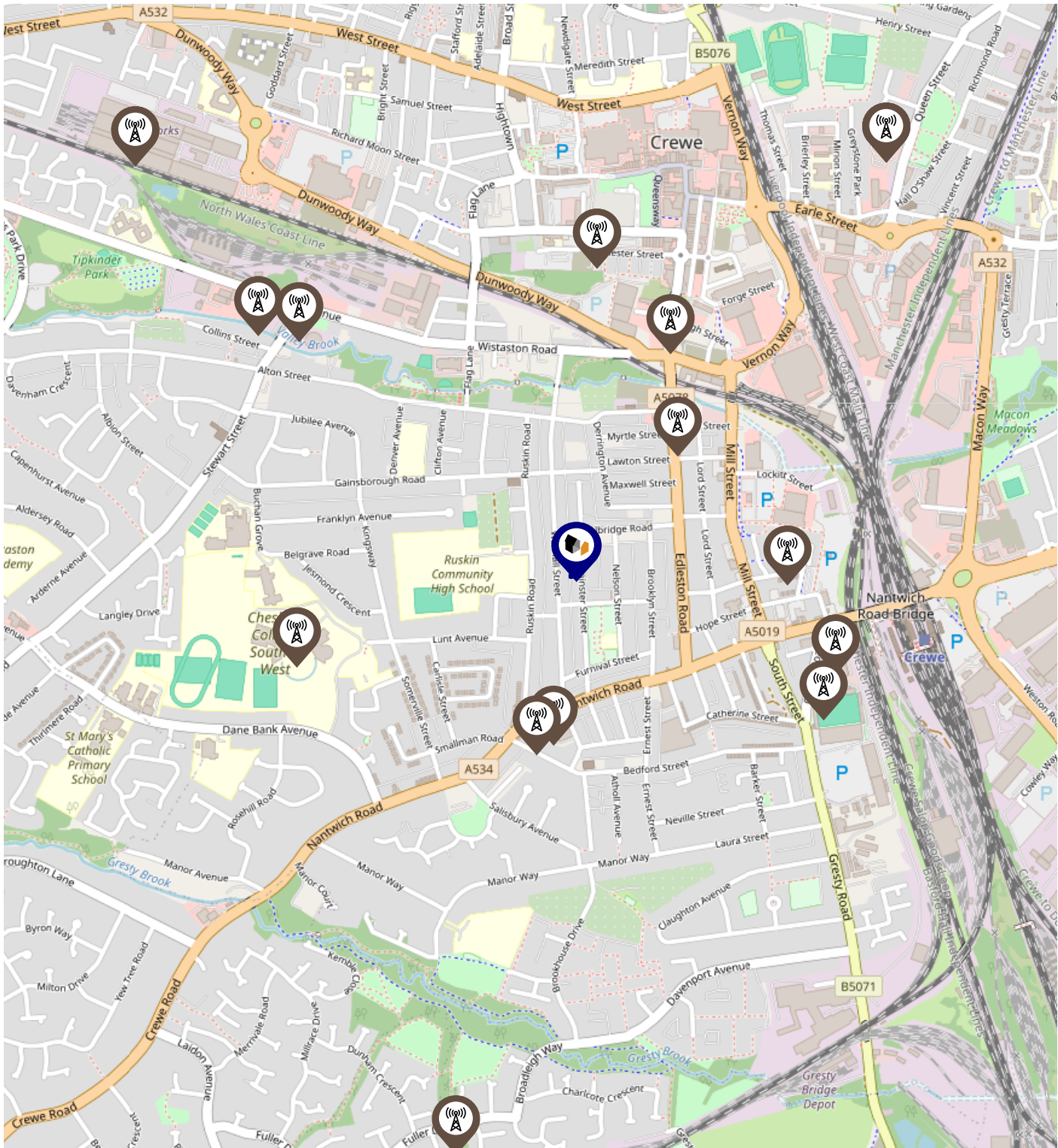
# Area Schools



|           |                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>St Mary's Catholic Primary School, Crewe</b><br>Ofsted Rating: Good   Pupils: 609   Distance:0.64   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Vine Tree Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:0.64                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Lavender Field School</b><br>Ofsted Rating: Good   Pupils: 100   Distance:0.74                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Brierley Primary School</b><br>Ofsted Rating: Good   Pupils: 245   Distance:0.74                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Crewe Engineering and Design UTC</b><br>Ofsted Rating: Good   Pupils: 256   Distance:0.75           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Beechwood Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 479   Distance:0.79       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Adelaide School</b><br>Ofsted Rating: Outstanding   Pupils: 91   Distance:0.83                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Hungerford Primary Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 389   Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons



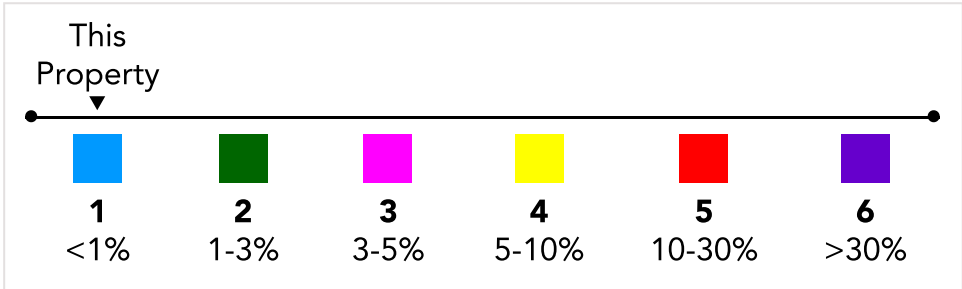
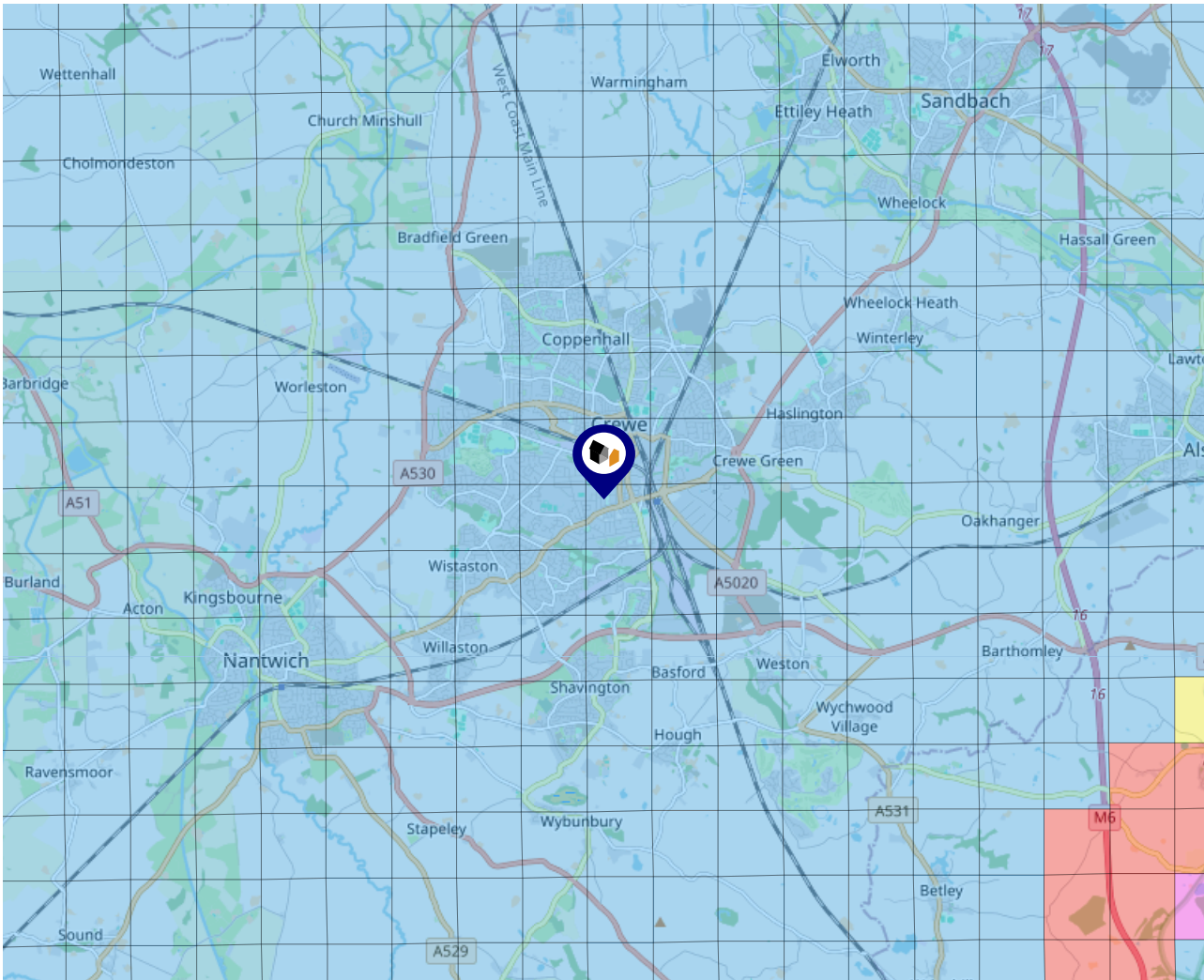
- Key:**
-  Power Pylons
  -  Communication Masts

# 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).

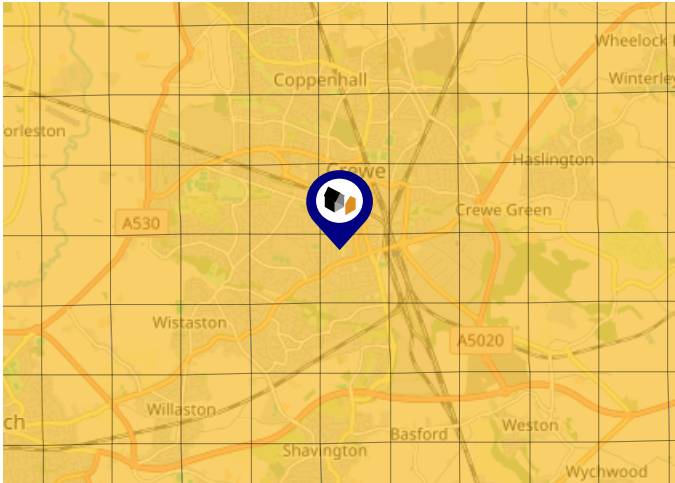


# Environment

## 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-<br>RUDACEOUS)     | Soil Depth:   | DEEP                |
| Soil Group:            | MEDIUM TO LIGHT(SILTY)<br>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

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## Important - Please Read

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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.

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haart.api@sprift.com

