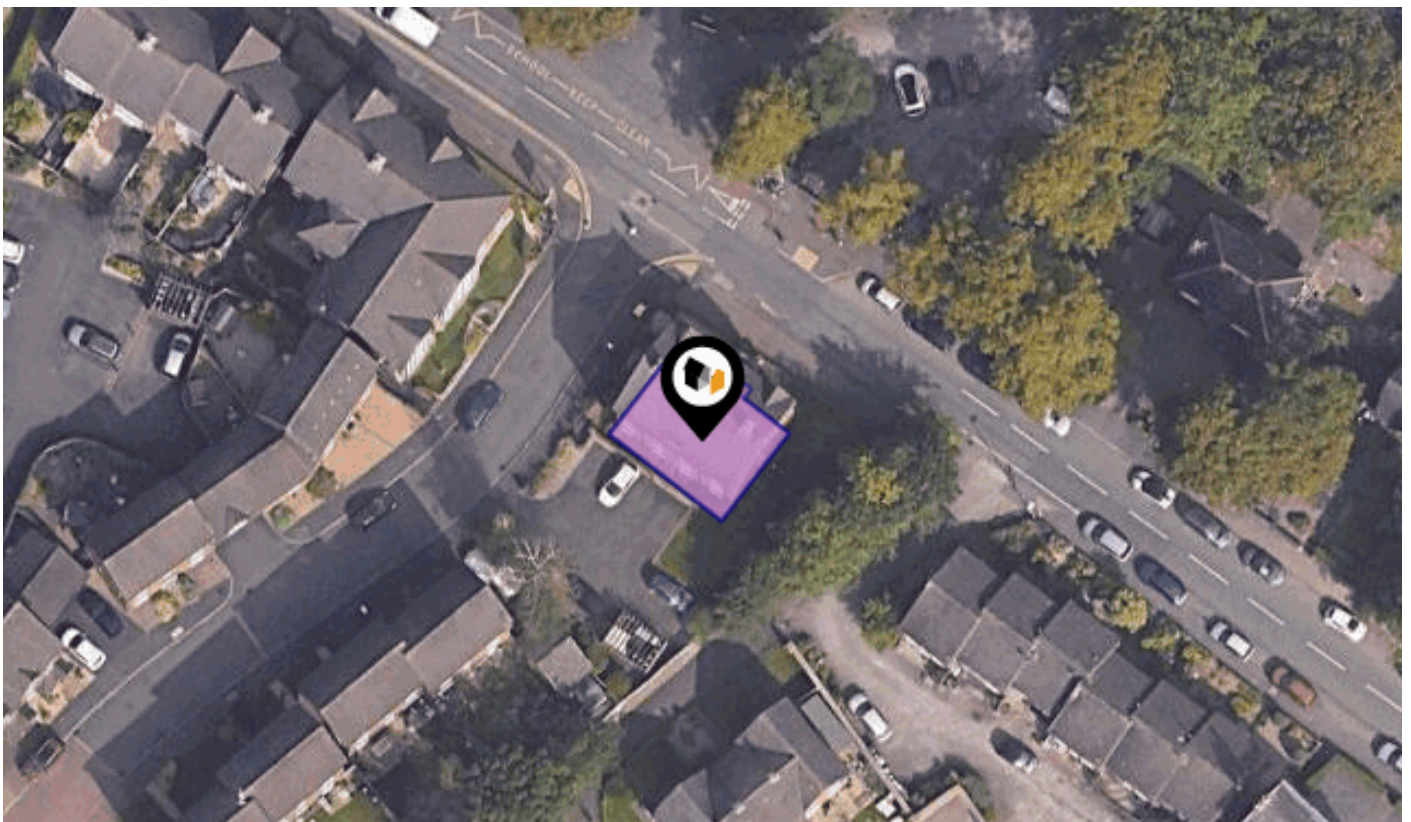




See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Friday 17th April 2026**



**SUTTON CLOSE, NANTWICH, CW5**

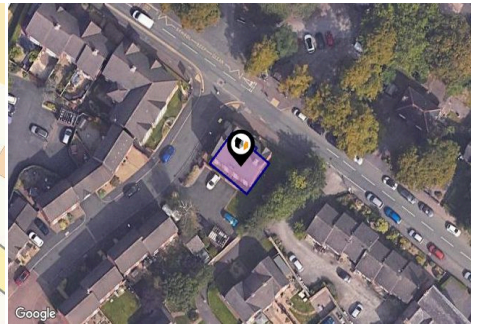
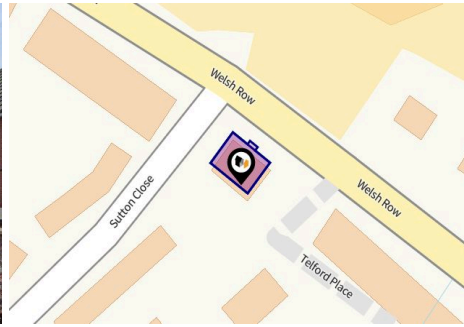
## **butters john bee**

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

01270 814950

chshirerentals@bjbmail.com

www.buttersjohnbee.com



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	419 ft <sup>2</sup> / 39 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	2003		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,909		
<b>Title Number:</b>	CH513074		

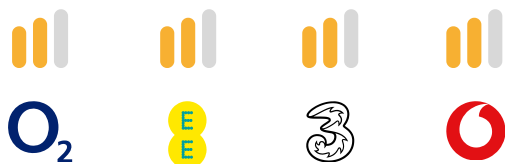
## Local Area

<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>14</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:

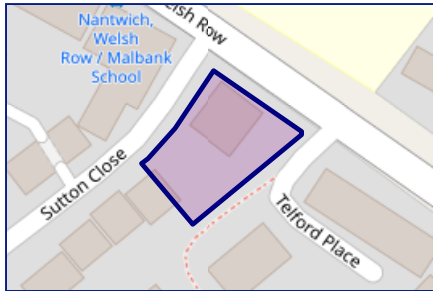


# Property

## Multiple Title Plans

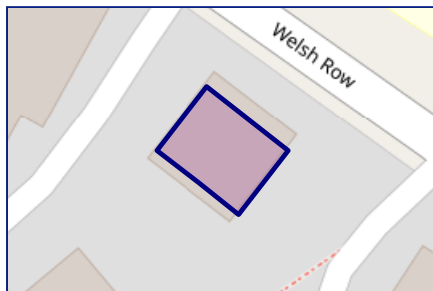
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

### Freehold Title Plan



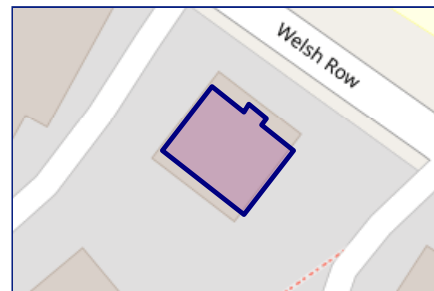
**CH516493**

### Leasehold Title Plans



**CH513074**

Start Date: 29/01/2003  
End Date: 30/01/3002  
Lease Term: 999 years from 30 January 2003  
Term Remaining: 976 years



**CH501169**

Start Date: 16/10/2003  
End Date: 01/05/2128  
Lease Term: 125 years from 1 May 2003  
Term Remaining: 102 years

# Property EPC - Certificate

CW5

Energy rating

**C**

Valid until 08.04.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73   c	75   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

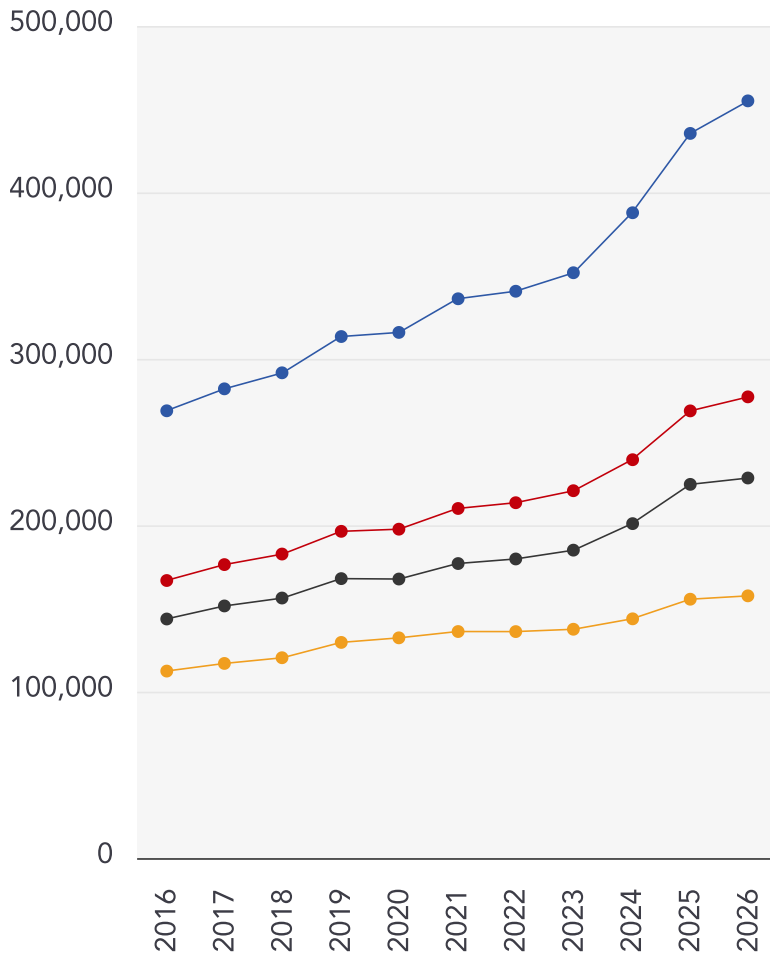
---

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	00
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<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 40% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	39 m <sup>2</sup>

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in CW5



Detached

**+69.27%**

Semi-Detached

**+66.15%**

Terraced

**+58.95%**

Flat

**+40.22%**

This map displays nearby coal mine entrances and their classifications.



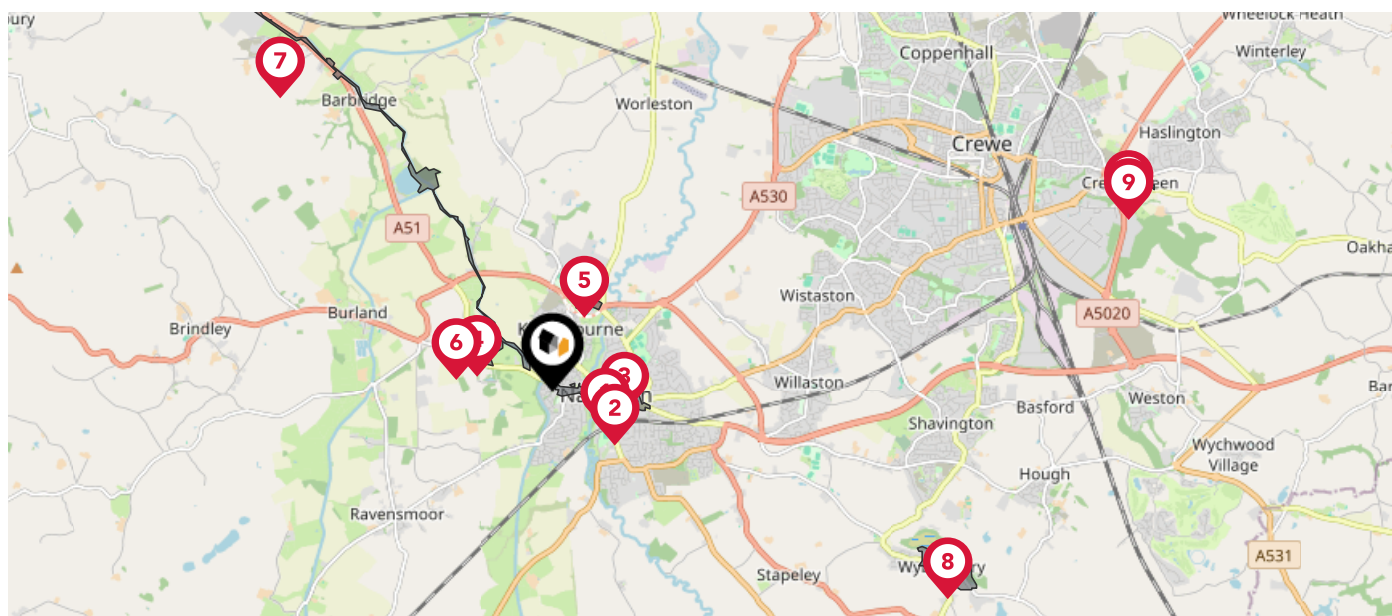
### Mine Entry

- ✕ 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 Nantwich Conservation Area

---

- 2 Nantwich Conservation Area

---

- 3 Nantwich Conservation Area

---

- 4 Acton Conservation Area

---

- 5 Reaseheath Conservation Area

---

- 6 Acton Conservation Area

---

- 7 Chester Canal Conservation Area (East)

---

- 8 Wybunbury Conservation Area

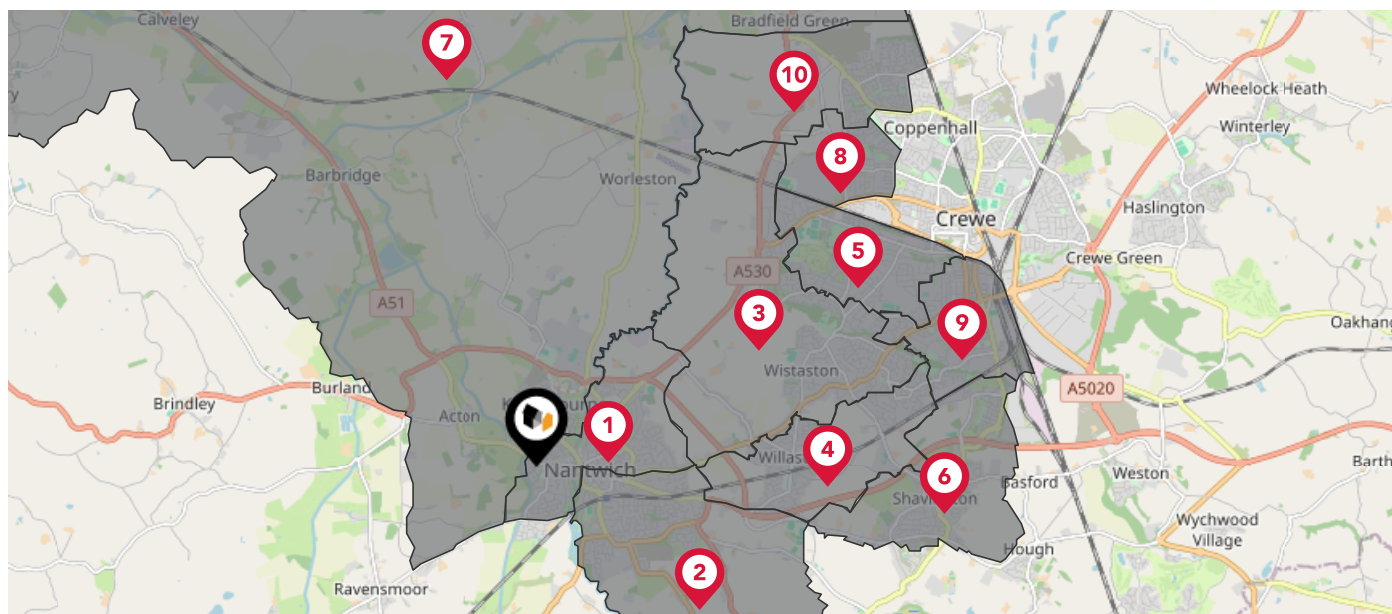
---

- 9 Crewe Green Conservation Area

---

- 10 Crewe Green 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



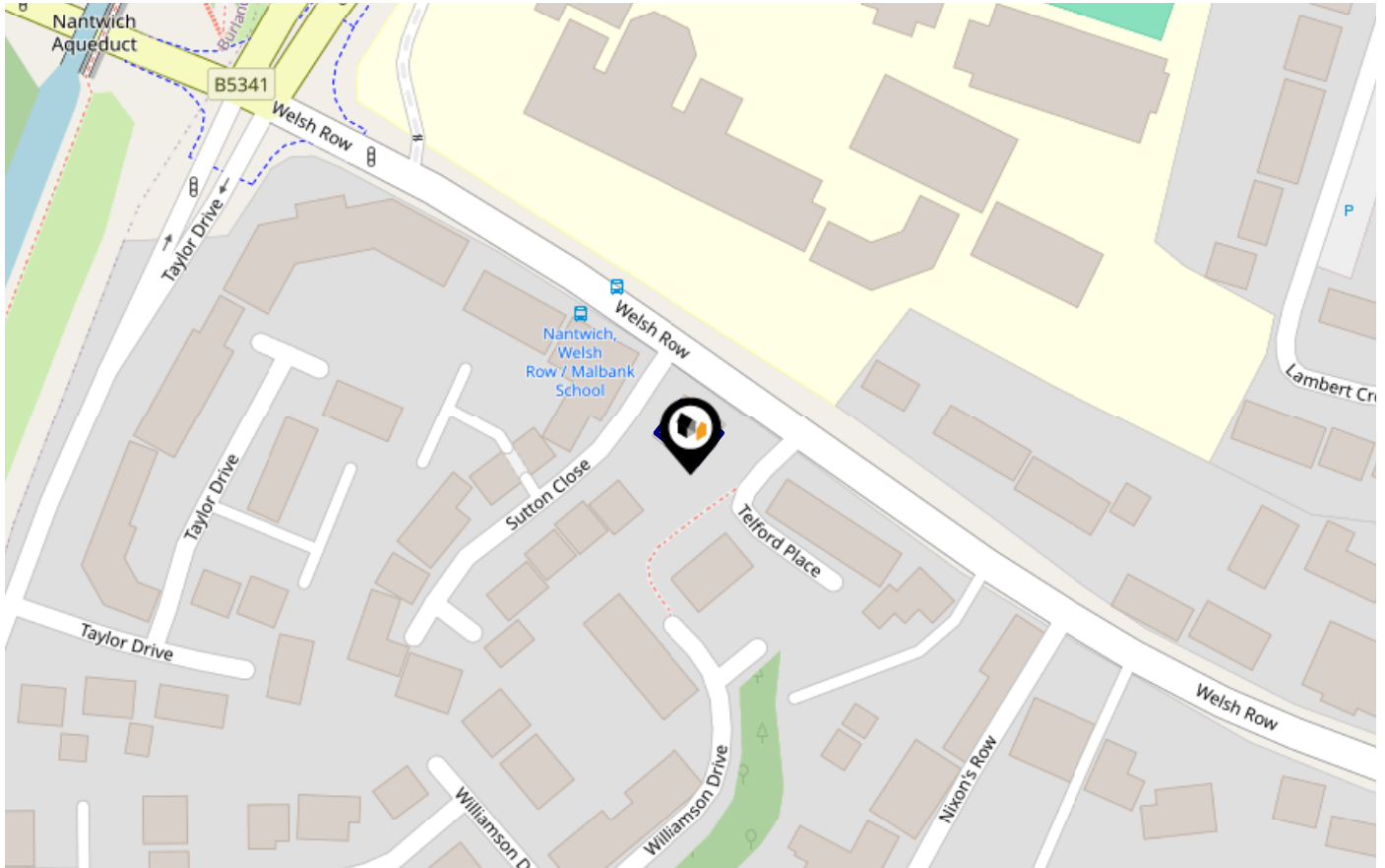
### Nearby Council Wards

- 1 Nantwich North and West Ward
- 2 Nantwich South and Stapeley Ward
- 3 Wistaston Ward
- 4 Willaston and Rope Ward
- 5 Crewe West Ward
- 6 Shavington Ward
- 7 Bunbury Ward
- 8 Crewe St. Barnabas Ward
- 9 Crewe South Ward
- 10 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.

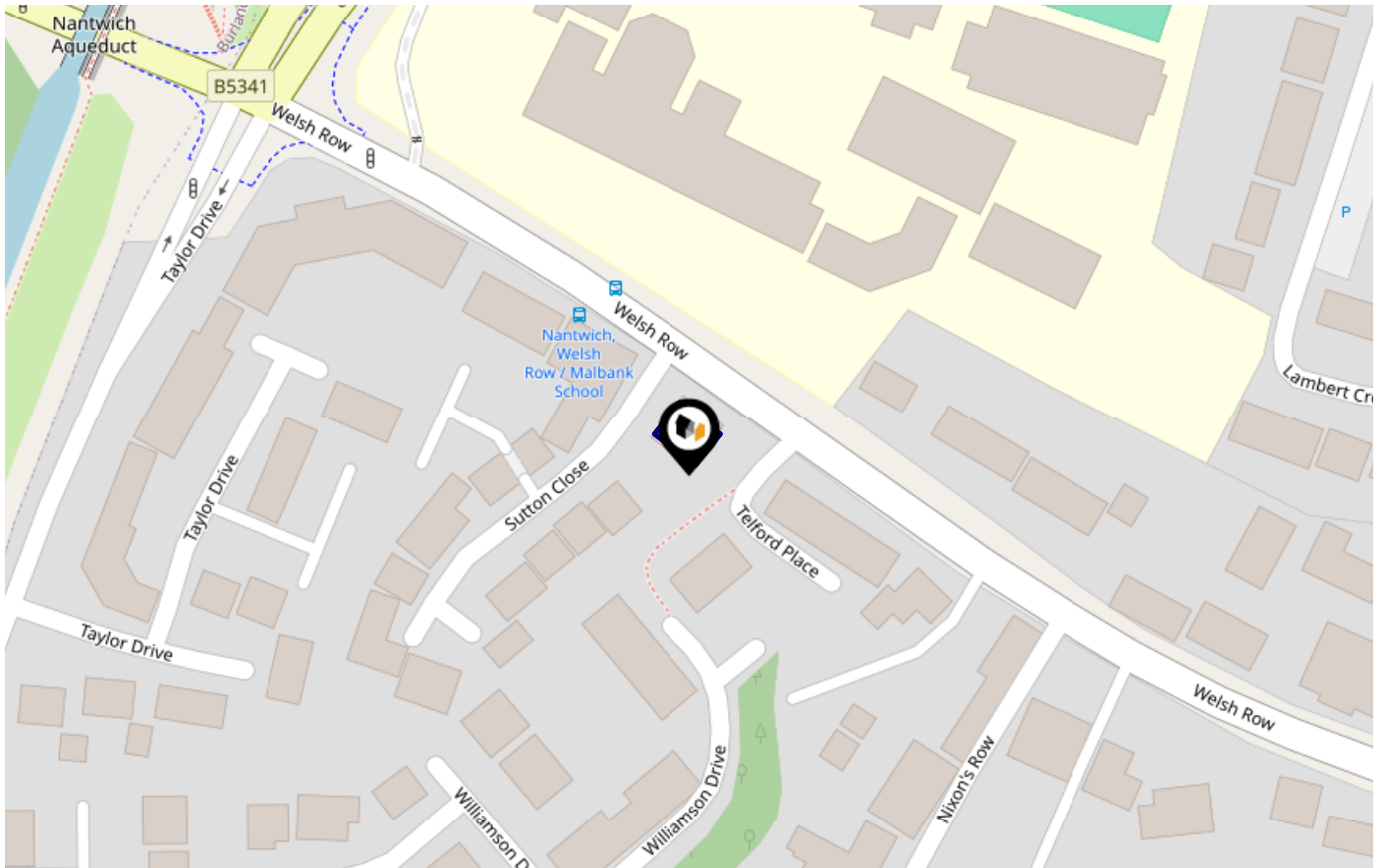
Chance of flooding to the following depths at this property:



# 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

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.

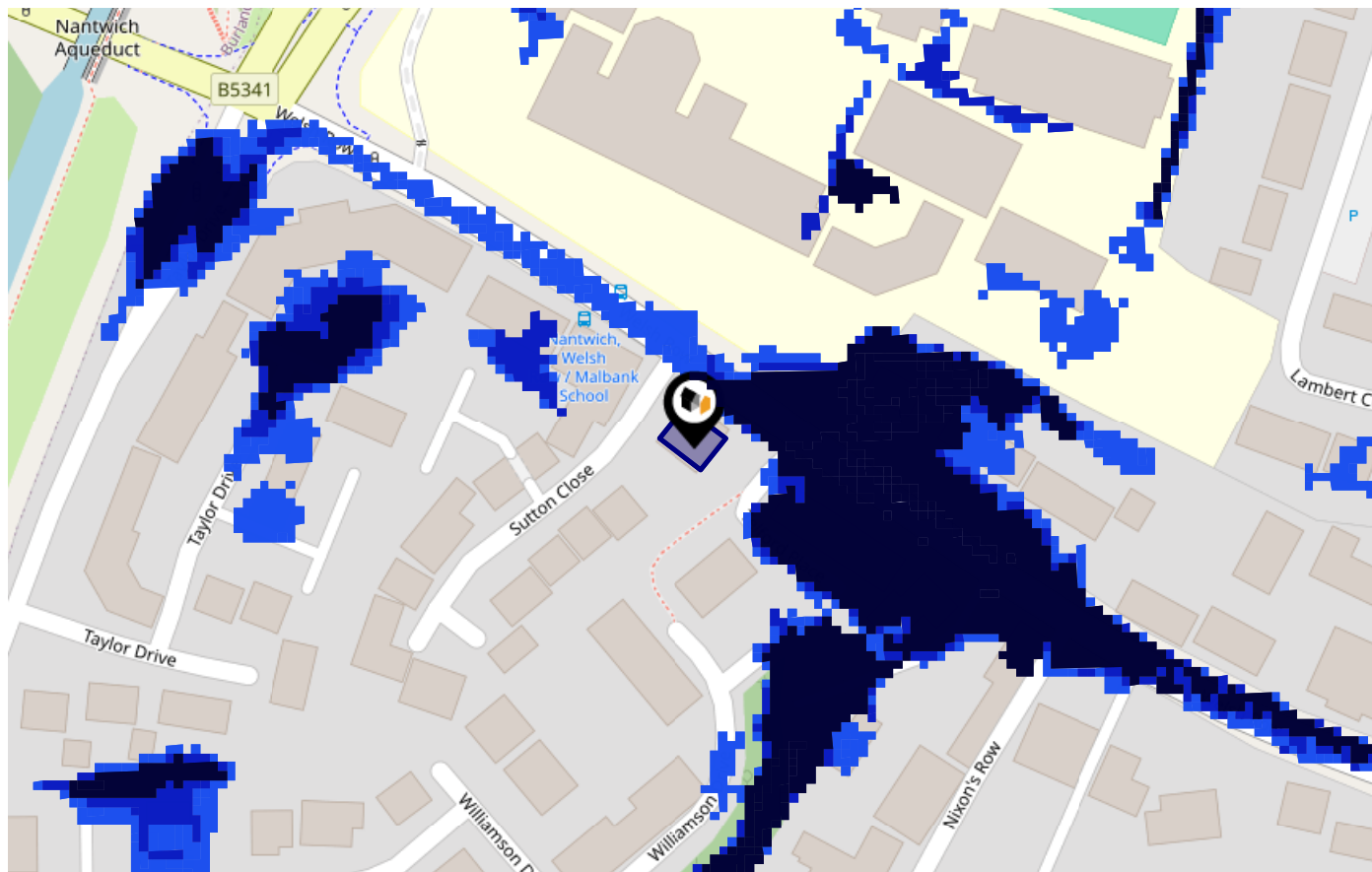
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

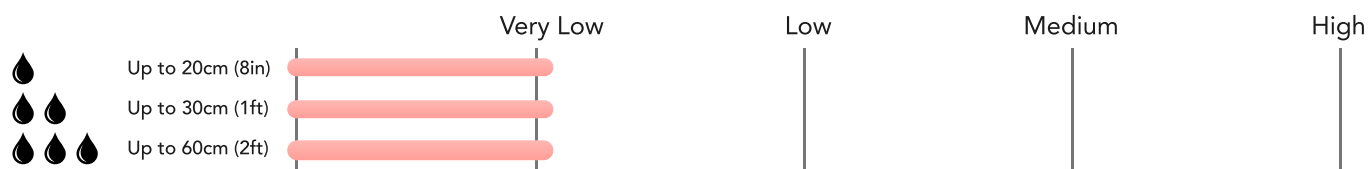


Risk Rating: Very low

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.

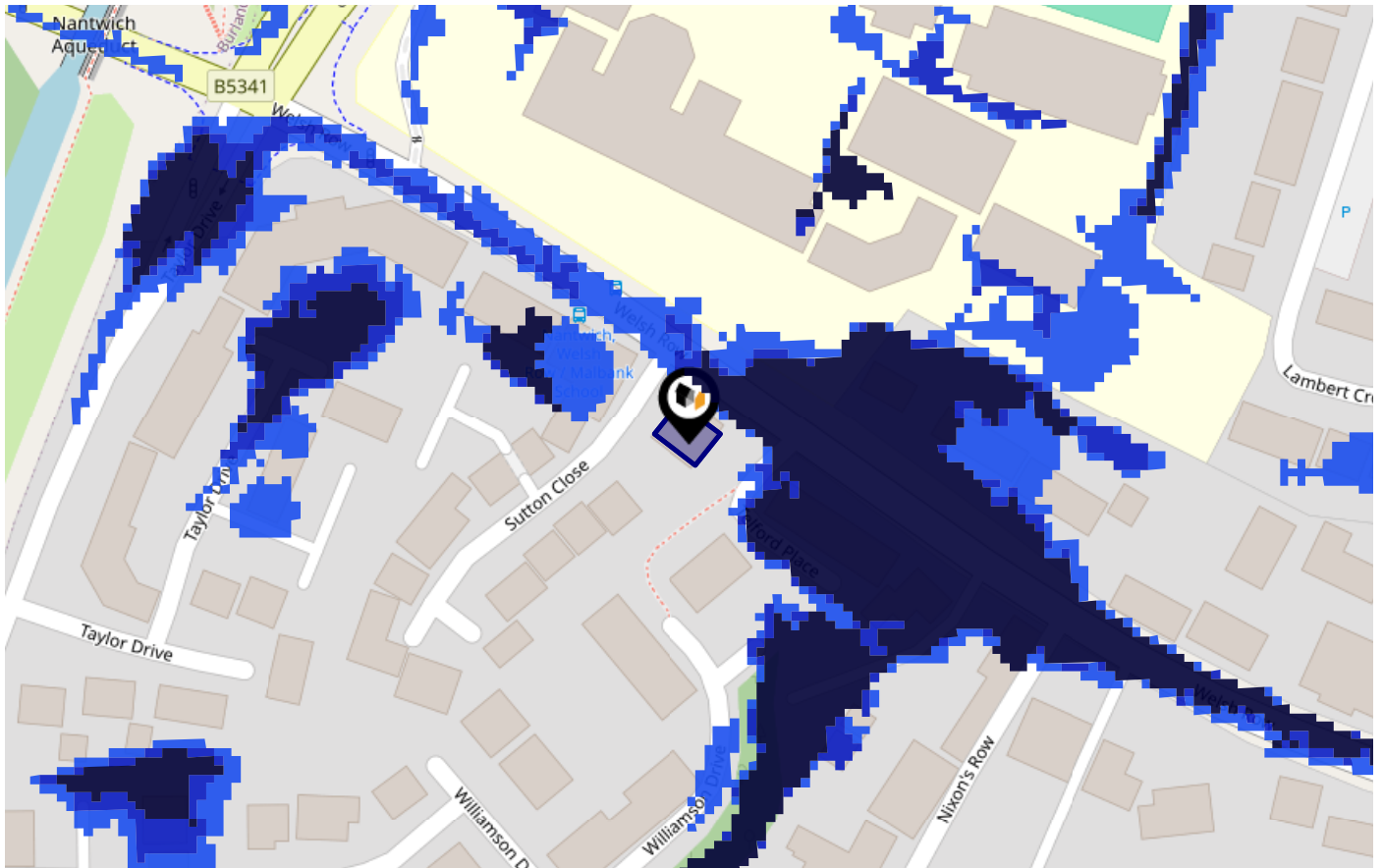
Chance of flooding to the following depths at this property:



# 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

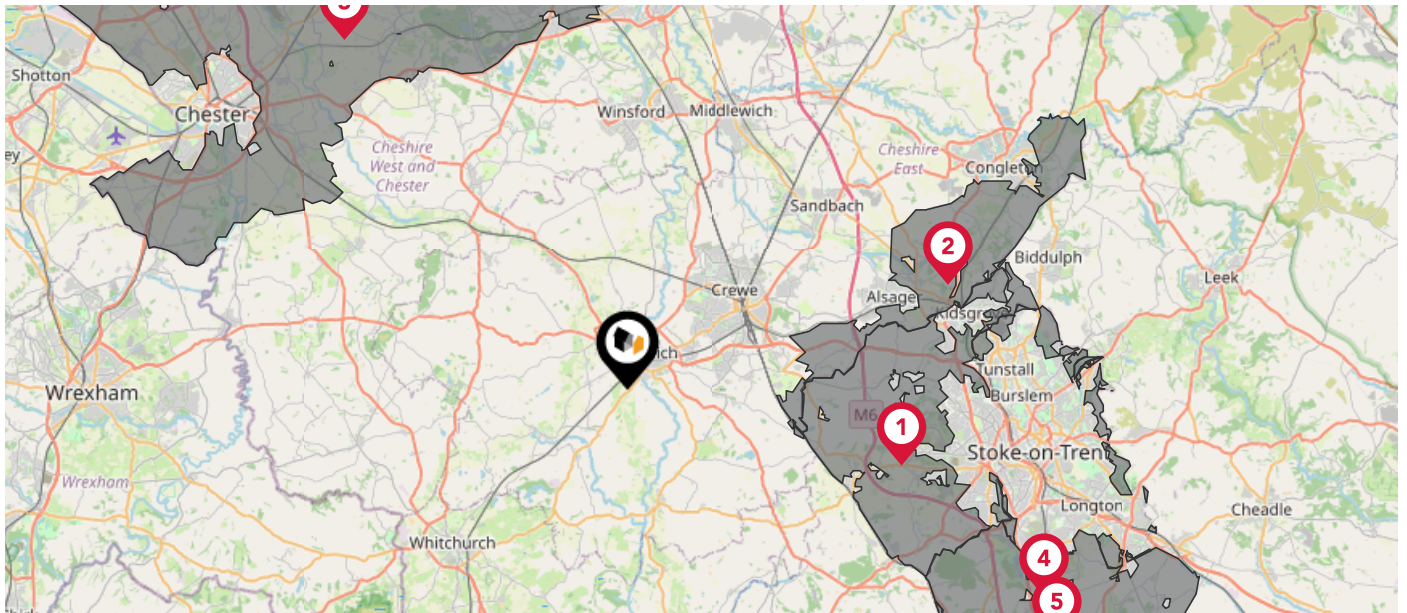
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



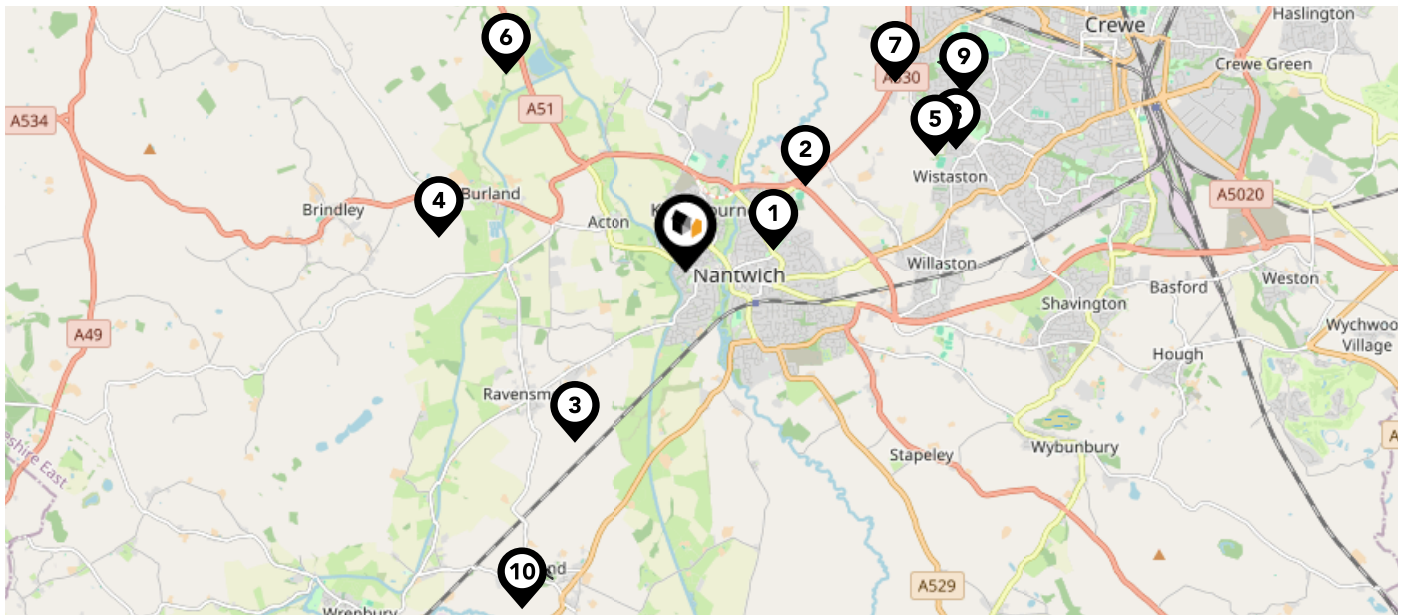
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Stoke-on-Trent Green Belt - Newcastle-under-Lyme
-  Stoke-on-Trent Green Belt - Cheshire East
-  Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
-  Stoke-on-Trent Green Belt - Stoke-on-Trent
-  Stoke-on-Trent Green Belt - Stafford

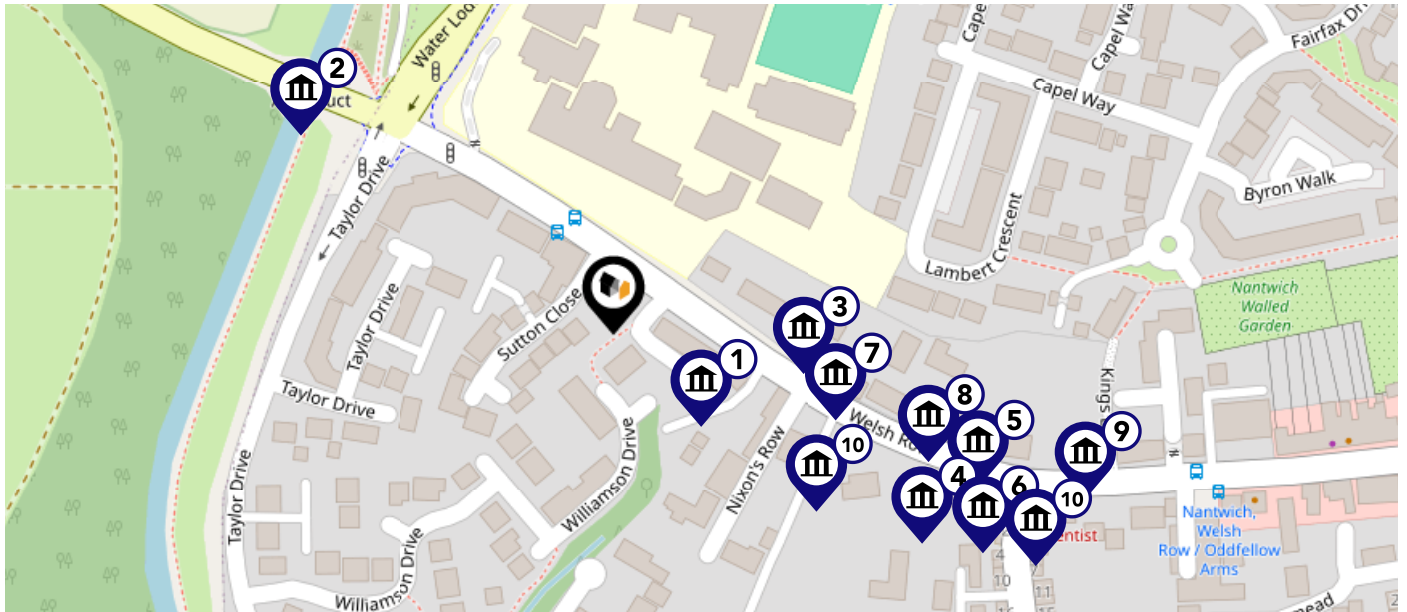
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













### Nearby Landfill Sites

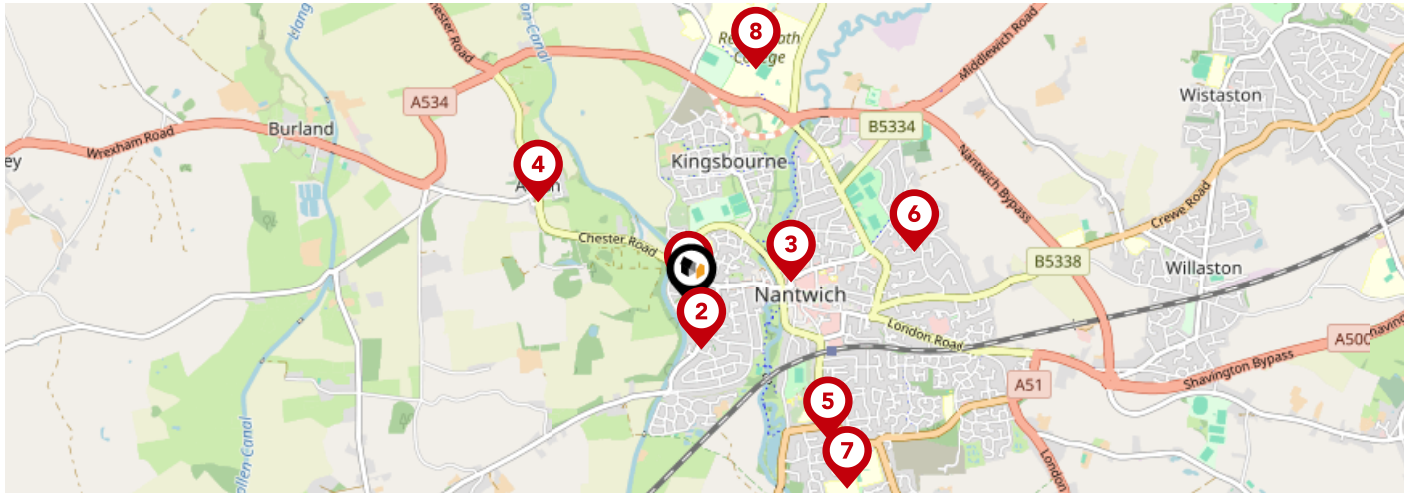
<b>1</b>	Barony Park-Barony Road, Nantwich	Historic Landfill
<b>2</b>	Brook Farm-Alveston, Nantwich, Cheshire	Historic Landfill
<b>3</b>	Edleston Hall Tip-Edleston, Near Nantwich, Cheshire	Historic Landfill
<b>4</b>	Burland Hall-Faddiley, Nantwich	Historic Landfill
<b>5</b>	Wistaston Green Road-Wistaston, Crewe	Historic Landfill
<b>6</b>	A51 Diversion-Hurleston, Nantwich	Historic Landfill
<b>7</b>	Marshfield Bank Farm-Middlewich Road, Crewe, Cheshire	Historic Landfill
<b>8</b>	Wistaston Effluent Treatment Works-Wistaston	Historic Landfill
<b>9</b>	Site of Old Sewage Disposal Works-Queen's Prk Drve, Crewe, Cheshire	Historic Landfill
<b>10</b>	Sound Heath-Sound, Near Nantwich, Cheshire	Historic Landfill

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

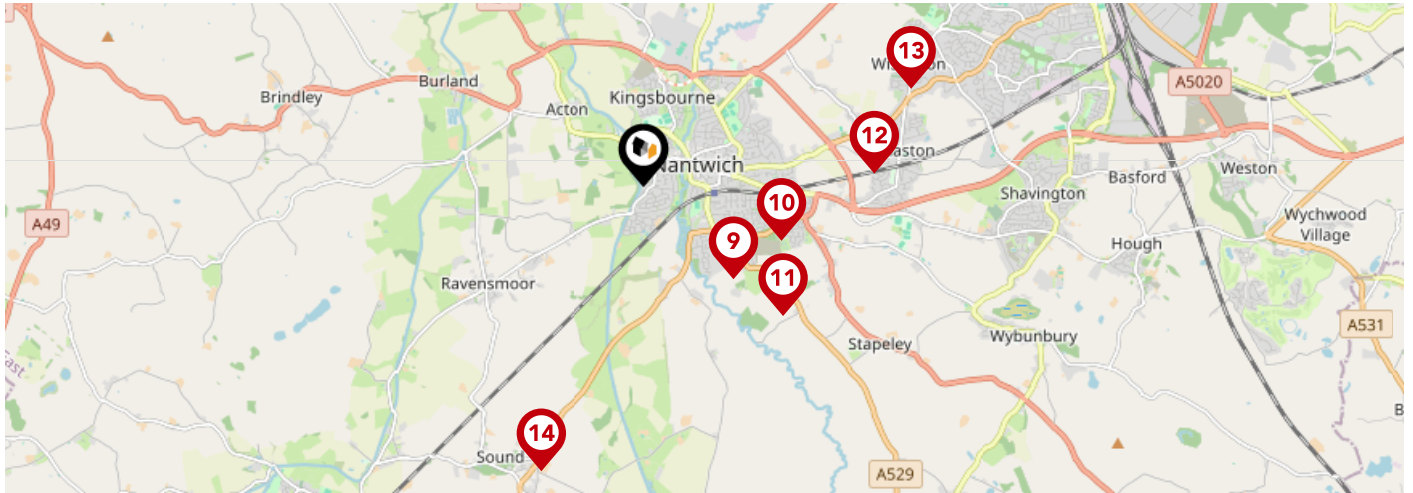










Listed Buildings in the local district		Grade	Distance
	1249544 - Tannery House	Grade II	0.0 miles
	1330146 - Nantwich Aqueduct	Grade II	0.1 miles
	1249725 - Wilbraham's Almshouses	Grade II	0.1 miles
	1249676 - 141, Welsh Row	Grade II	0.1 miles
	1249567 - 106, Welsh Row	Grade II	0.1 miles
	1249542 - 129, Welsh Row	Grade II	0.1 miles
	1249568 - 112-116, Welsh Row	Grade II	0.1 miles
	1263595 - 108, Welsh Row	Grade II	0.1 miles
	1249719 - 100 And 102, Welsh Row	Grade II	0.1 miles
	1249673 - 125 And 127, Welsh Row	Grade II	0.1 miles
	1263613 - 153 And 155, Welsh Row	Grade II	0.1 miles

# Area Schools



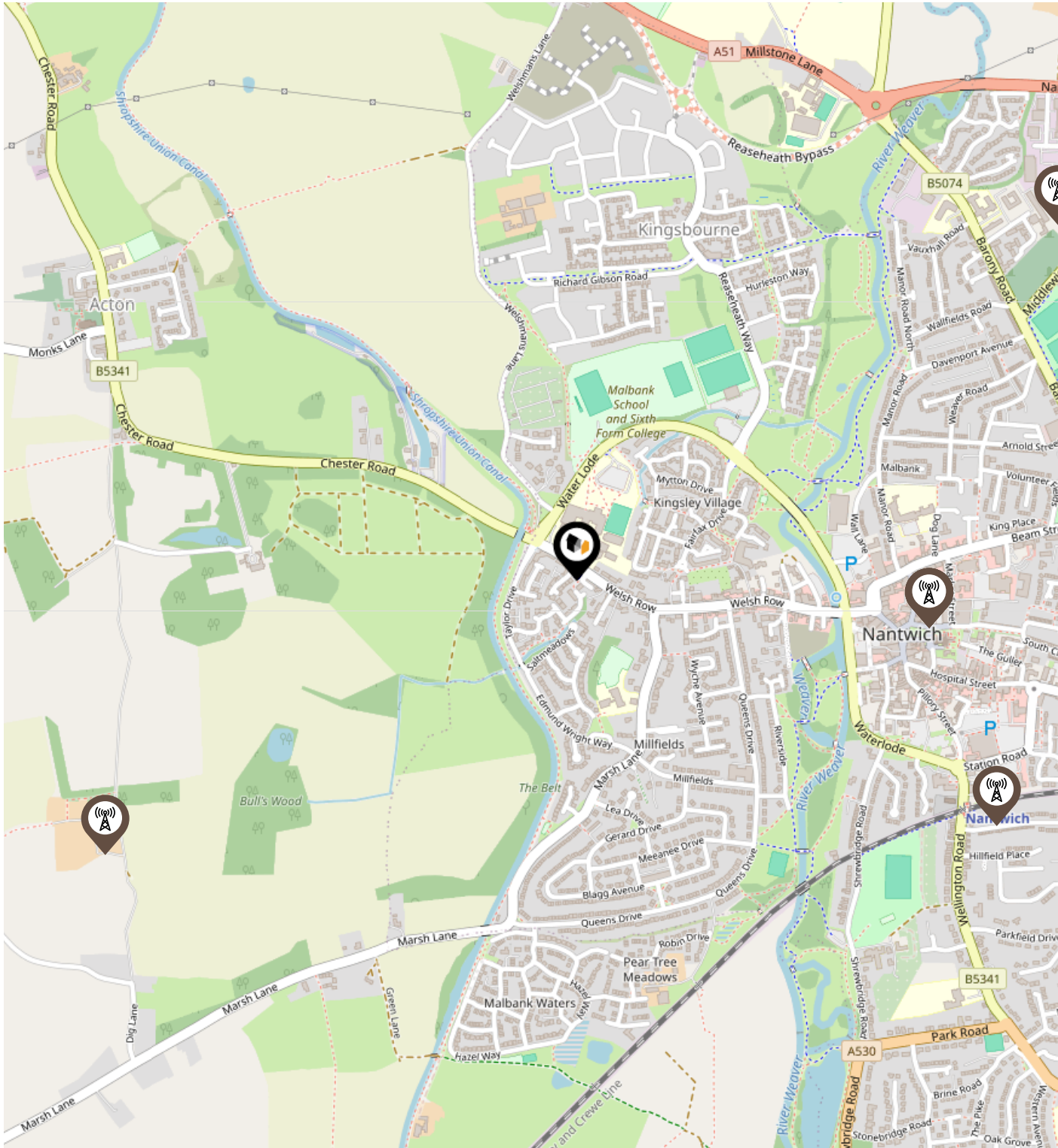
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Malbank School and Sixth Form College</b> Ofsted Rating: Good   Pupils: 1234   Distance:0.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Millfields Primary Academy</b> Ofsted Rating: Good   Pupils: 240   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Nantwich Primary Academy</b> Ofsted Rating: Good   Pupils: 190   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Acton Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 176   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Highfields Academy</b> Ofsted Rating: Good   Pupils: 256   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Weaver Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Reaseheath College</b> Ofsted Rating: Good   Pupils:0   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Brine Leas School</b> Ofsted Rating: Good   Pupils: 1440   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pear Tree Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stapeley Broad Lane CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willaston Primary Academy</b> Ofsted Rating: Good   Pupils: 261   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wistaston Church Lane Academy</b> Ofsted Rating: Good   Pupils: 433   Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sound and District Primary School</b> Ofsted Rating: Good   Pupils: 138   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Oswald's Worleston CofE Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Axis Academy</b> Ofsted Rating: Good   Pupils: 67   Distance:2.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

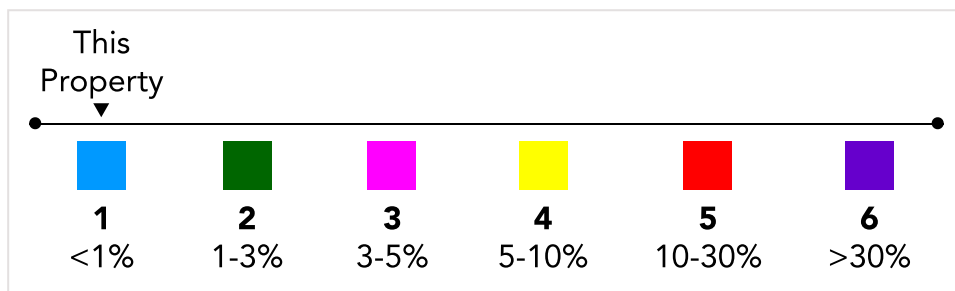
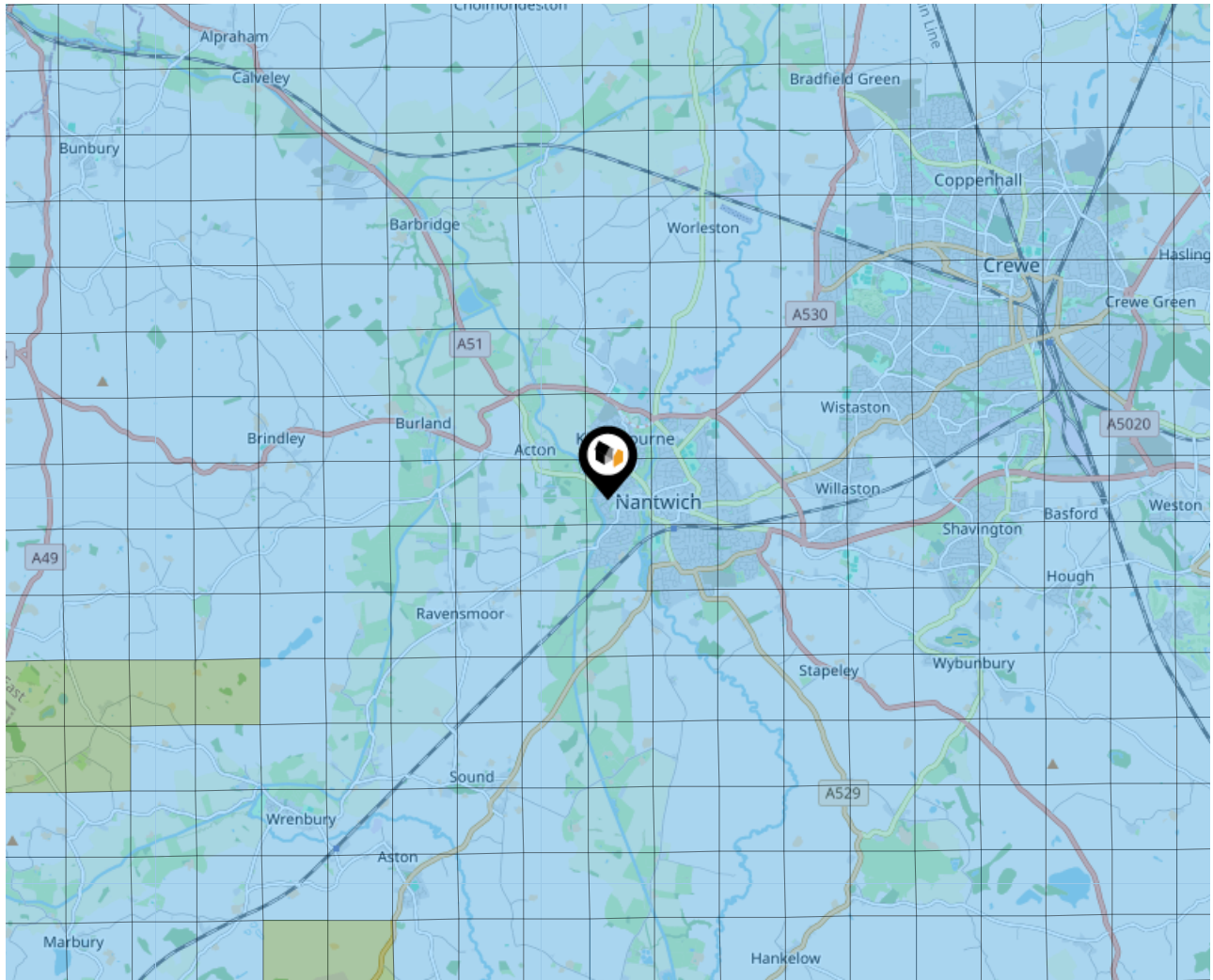


**Key:**

-  Power Pylons
-  Communication Masts

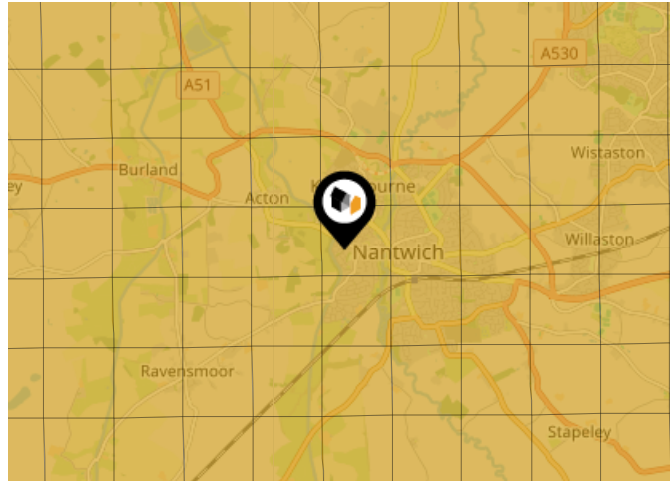
### What is Radon?

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>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY)		

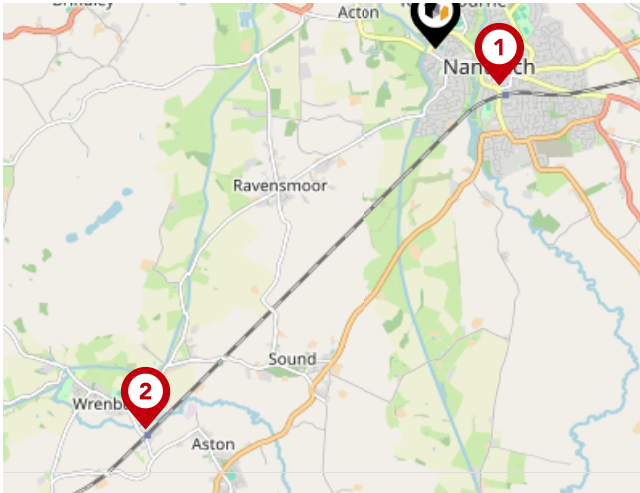


### Primary Classifications (Most Common Clay Types)

<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

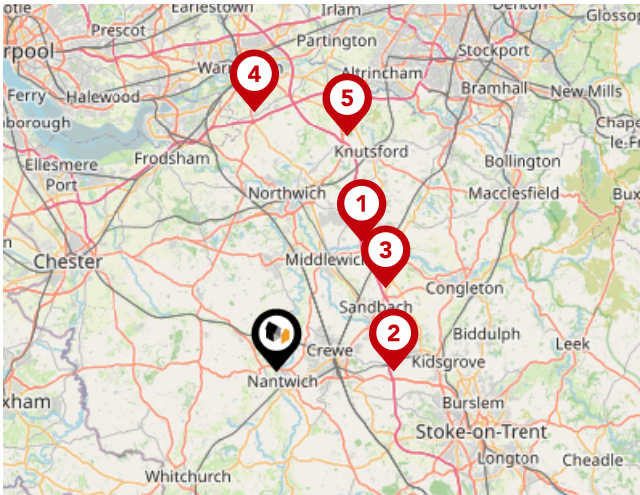
# Area

## Transport (National)



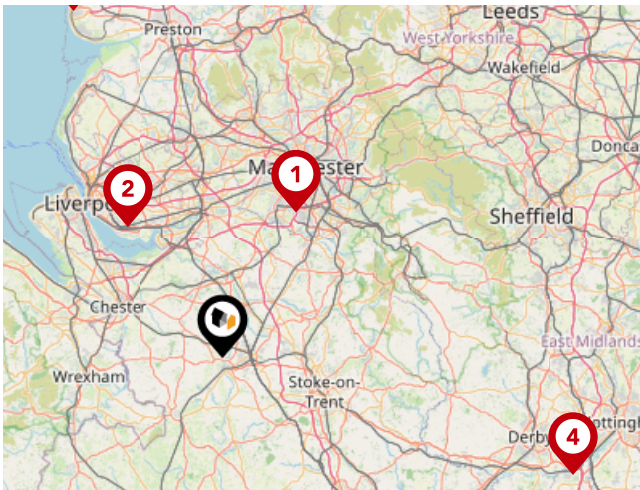
### National Rail Stations

Pin	Name	Distance
1	Nantwich Rail Station	0.66 miles
2	Wrenbury Rail Station	4.27 miles
3	Crewe Rail Station	4.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J18	10.98 miles
2	M6 J16	8.33 miles
3	M6 J17	9.73 miles
4	M56 J10	18.48 miles
5	M6 J19	17.46 miles

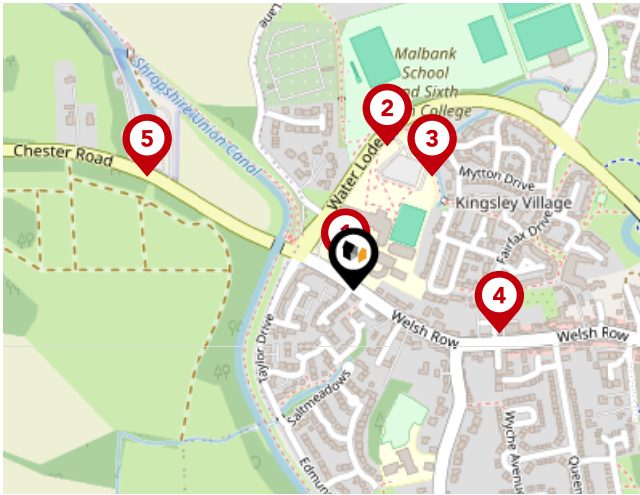


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	23.23 miles
2	Speke	22.9 miles
3	Highfield	53.36 miles
4	East Mids Airport	52.91 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Malbank School	0.02 miles
2	Malbank School & 6th Form	0.16 miles
3	Malbank School & 6th Form	0.15 miles
4	Oddfellow Arms	0.17 miles
5	Basin End	0.26 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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.

butters john bee<sup>bjb</sup>

#### butters john bee

181-183 Nantwich Road, Crewe, Cheshire,  
CW2 6DF  
01270 814950  
cheshirerentals@bjbmail.com  
www.buttersjohnbee.com

