butters john bee <sup>bjb</sup>

# KPF: Key Property Facts

## An Analysis of This Property & The Local Area

**Thursday 29<sup>th</sup> January 2026**



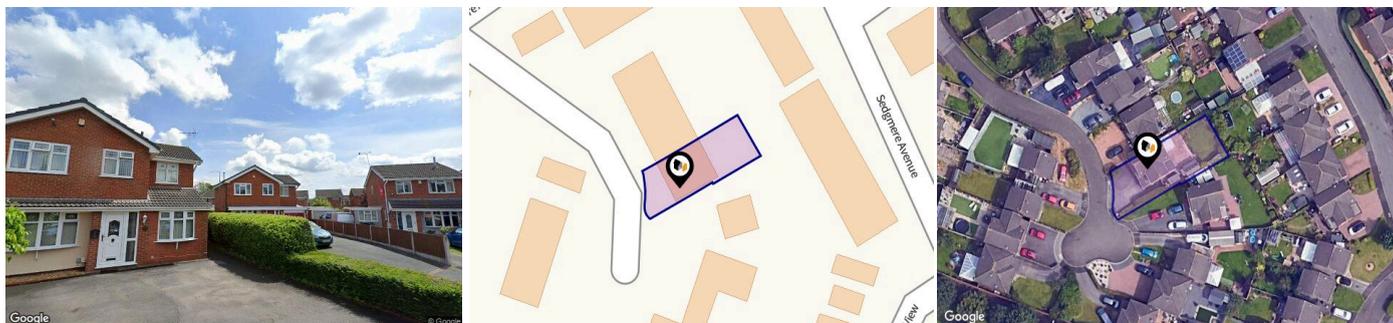## BODNANT CLOSE, CREWE, CW1

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# Property
## Overview

## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached House | **Tenure:** | Freehold |
| **Bedrooms:** | 3 | | |
| **Floor Area:** | 1,033 ft$^2$ / 96 m$^2$ | | |
| **Plot Area:** | 0.08 acres | | |
| **Year Built :** | 1983-1990 | | |
| **Council Tax :** | Band C | | |
| **Annual Estimate:** | £2,073 | | |
| **Title Number:** | CH303565 | | |

## Local Area

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

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

| **15** mb/s | **72** mb/s | **8000** mb/s |
|---|---|---|

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

O2    EE    3    Vodafone
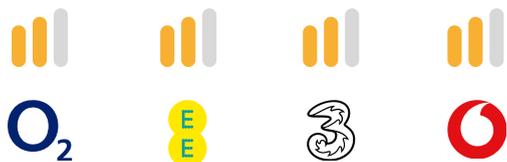
**Satellite/Fibre TV Availability:**

BT    sky    Virgin media

# Property
## EPC - Certificate

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| | | Energy rating |
|---|---|---|
| CW1 | | **D** |

**Valid until 08.09.2032**

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | **A** | | |
| 81-91 | **B** | | |
| 69-80 | **C** | | |
| 55-68 | **D** | | |
| 39-54 | **E** | | |
| 21-38 | **F** | | |
| 1-20 | **G** | | |

Current: 61 | D

Potential: 81 | B

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## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Detached |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Single |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Glazing Type:** | Double glazing, unknown install date |
| **Previous Extension:** | 2 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, as built, insulated (assumed) |
| **Walls Energy:** | Good |
| **Roof:** | Pitched, 100 mm loft insulation |
| **Roof Energy:** | Average |
| **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:** | Good |
| **Lighting:** | Low energy lighting in 10% of fixed outlets |
| **Floors:** | Solid, no insulation (assumed) |
| **Total Floor Area:** | 96 m$^2$ |

# Market
## House Price Statistics

### 10 Year History of Average House Prices by Property Type in CW1
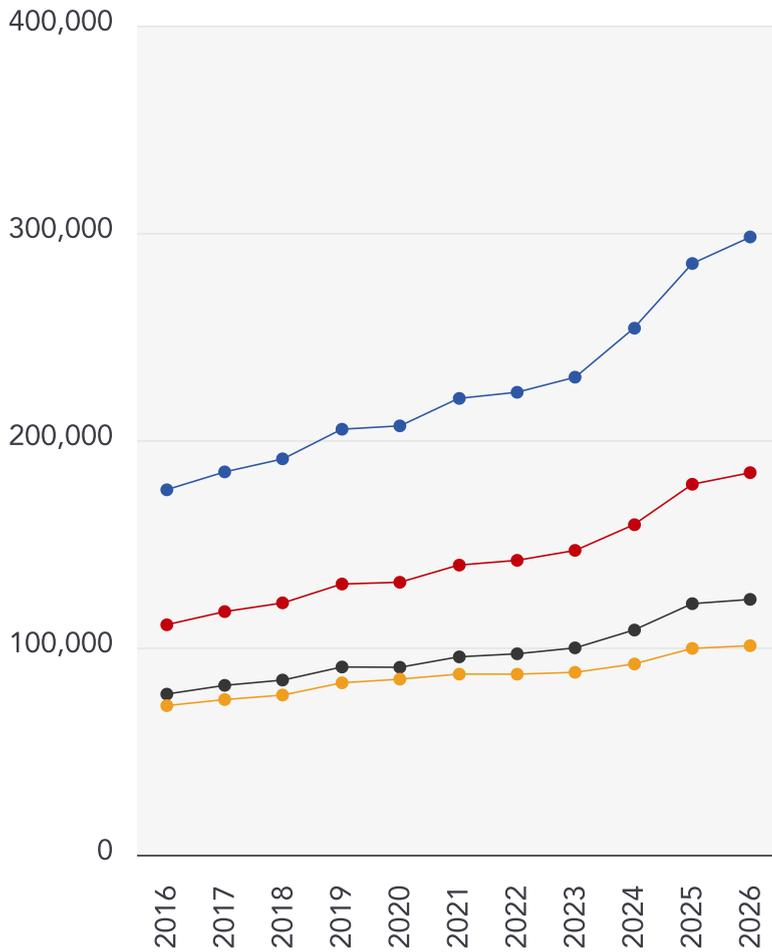


**Detached**

**+69.27%**

**Semi-Detached**

**+66.15%**

**Terraced**

**+58.95%**

**Flat**

**+40.22%**

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# Maps
## Coal Mining

This map displays nearby coal mine entrances and their classifications.



Leaflet | Contains British Geological Survey materials © UKRI 2026

### 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.

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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.
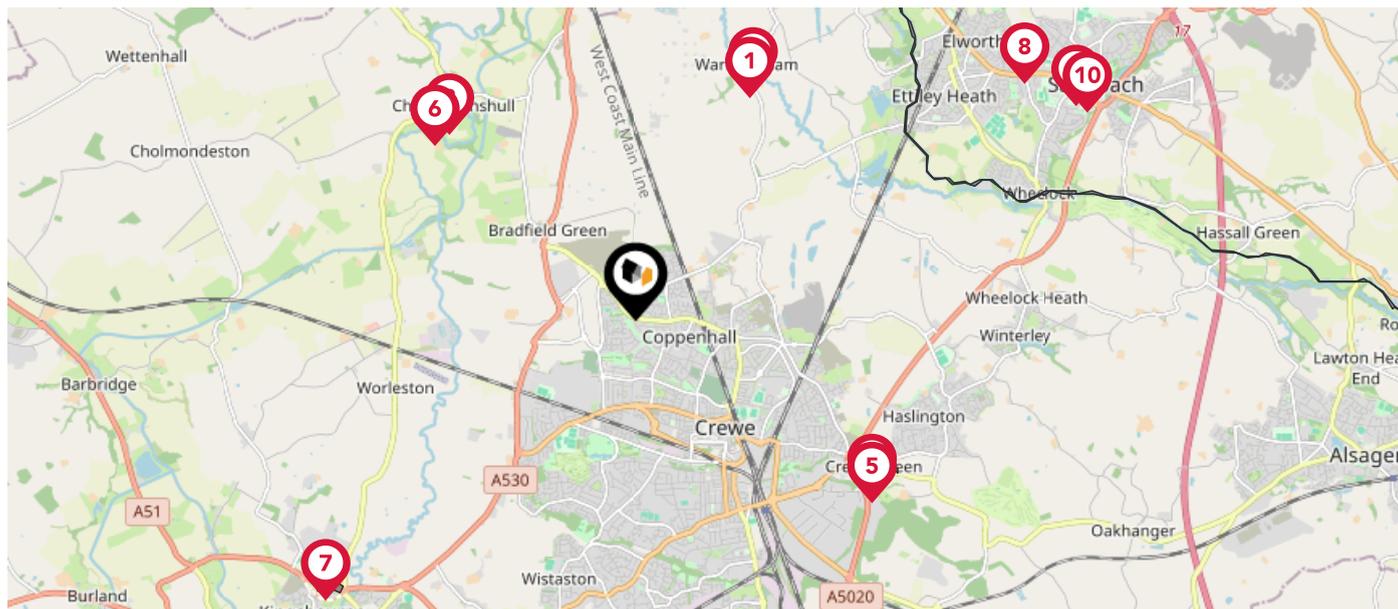


| Nearby Conservation Areas | |
|---|---|
| 1 | Warmingham Conservation Area |
| 2 | Crewe Green Conservation Area |
| 3 | Church Minshull Conservation Area |
| 4 | Warmingham Conservation Area |
| 5 | Crewe Green Conservation Area |
| 6 | Church Minshull Conservation Area |
| 7 | Reaseheath Conservation Area |
| 8 | Trent and Mersey Canal, Middlewich - Kent Green Conservation Area |
| 9 | Sandbach Town Centre Conservation Area |
| 10 | Sandbach Town Centre Conservation Area |

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# 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
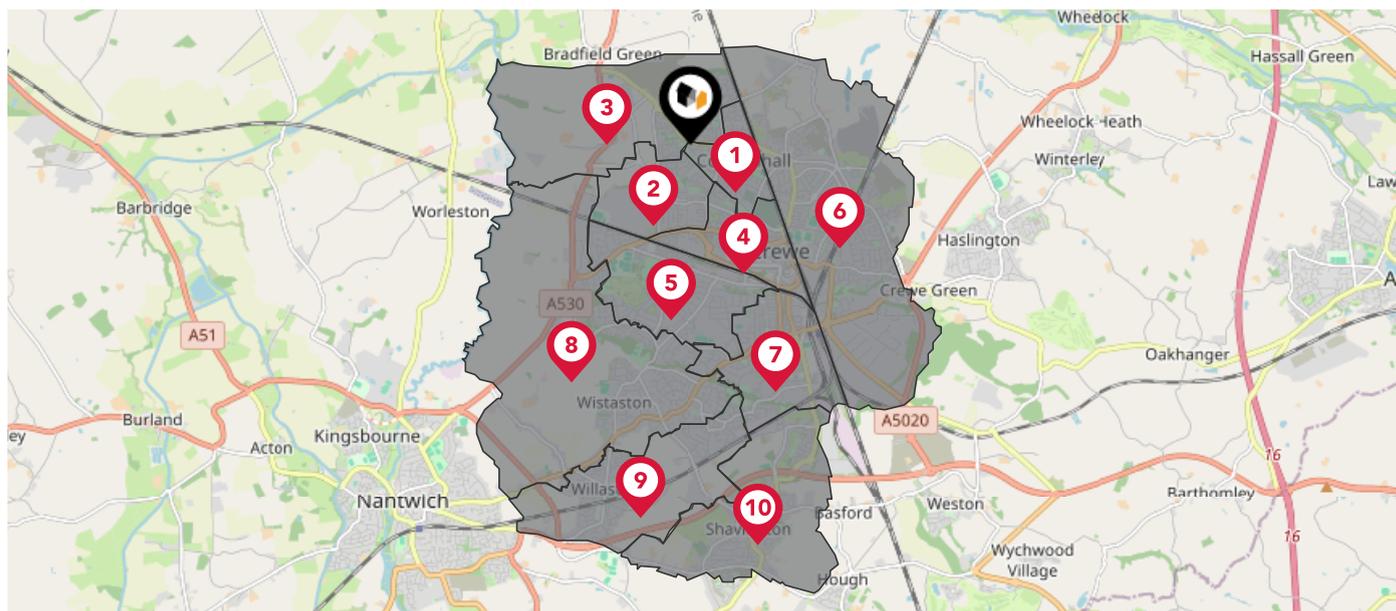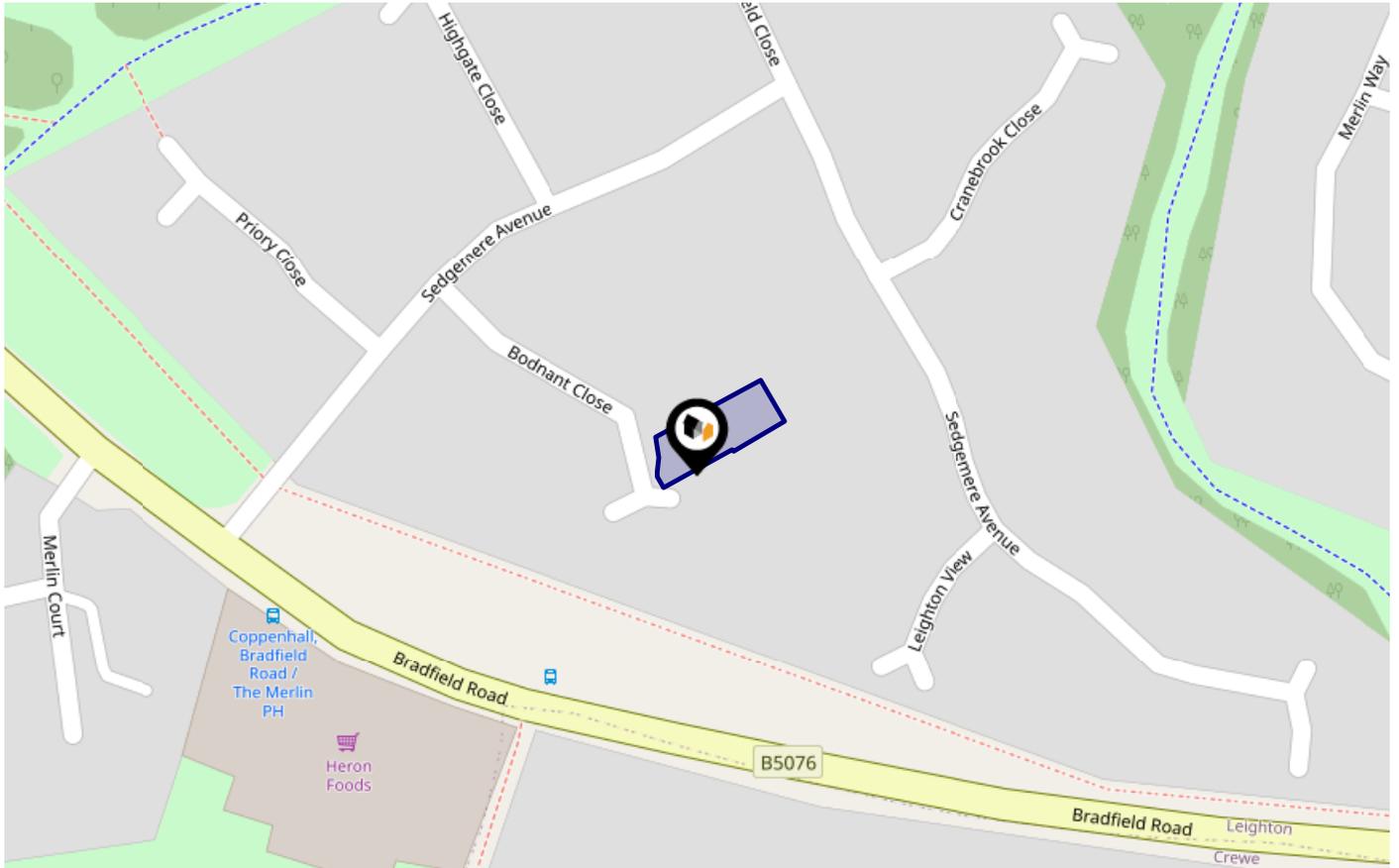


## Nearby Council Wards

| | |
|---|---|
| **1** | Crewe North Ward |
| **2** | Crewe St. Barnabas Ward |
| **3** | Leighton Ward |
| **4** | Crewe Central Ward |
| **5** | Crewe West Ward |
| **6** | Crewe East Ward |
| **7** | Crewe South Ward |
| **8** | Wistaston Ward |
| **9** | Willaston and Rope Ward |
| **10** | Shavington Ward |

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# 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.

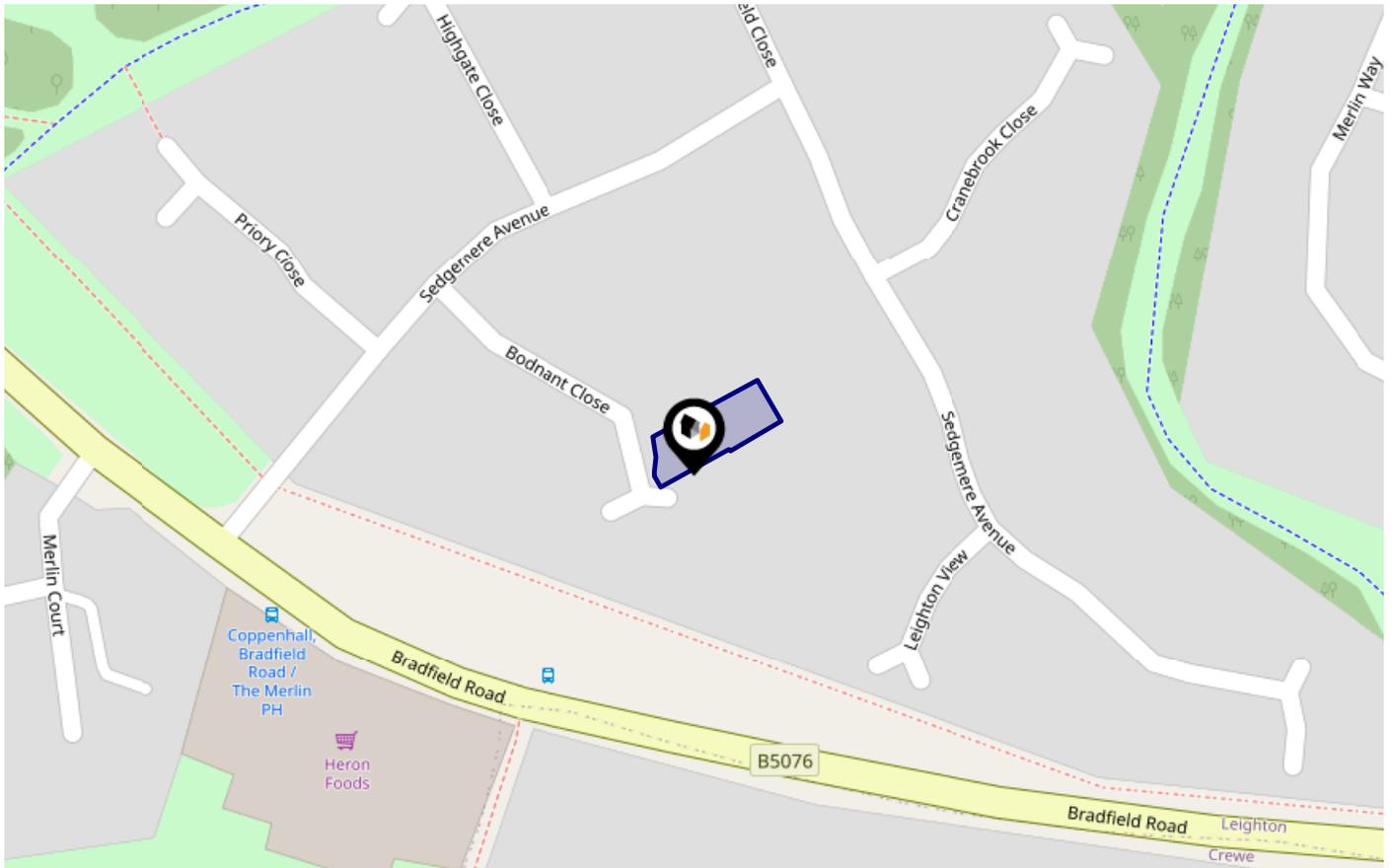**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

|  |  | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| Up to 20cm (8in) | | | | | |
| Up to 30cm (1ft) | | | | | |
| Up to 60cm (2ft) | | | | | |

# Flood Risk
## Rivers & Seas - Climate Change

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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.
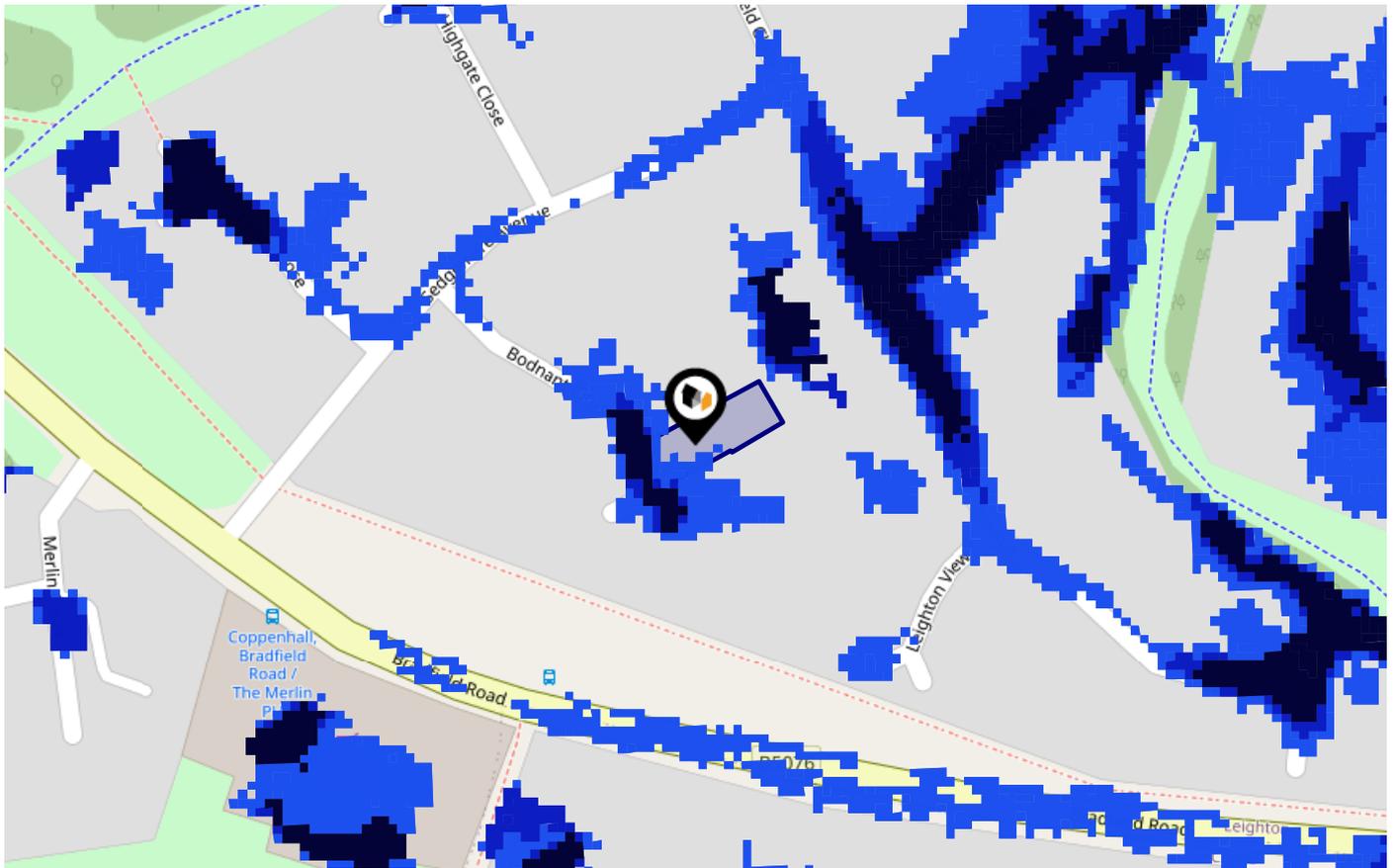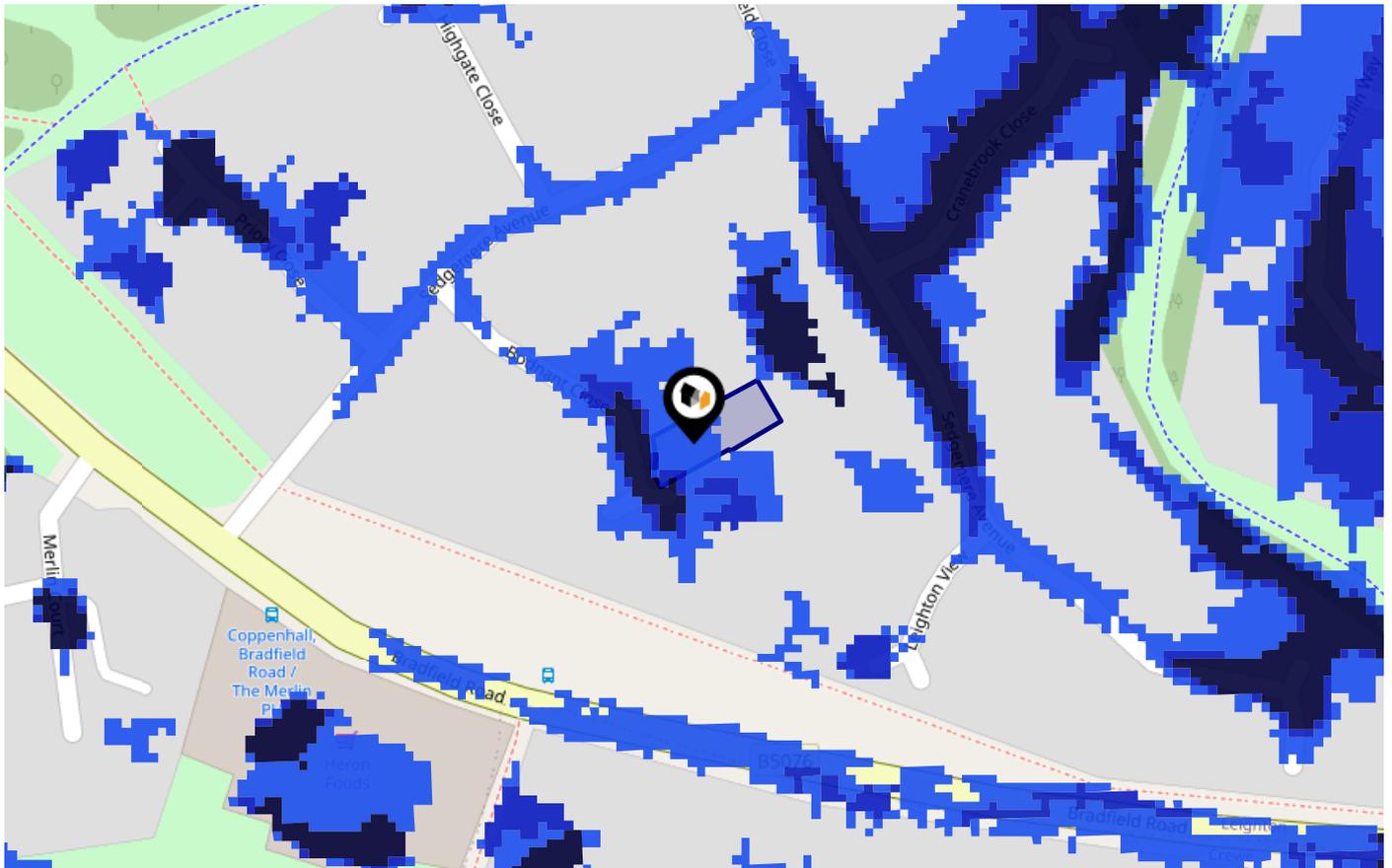- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 🌢 | Up to 20cm (8in) | | | | |
| 🌢🌢 | Up to 30cm (1ft) | | | | |
| 🌢🌢🌢 | Up to 60cm (2ft) | | | | |

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# 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:

|  |  | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 🌢 | Up to 20cm (8in) | | | | |
| 🌢🌢 | Up to 30cm (1ft) | | | | |
| 🌢🌢🌢 | Up to 60cm (2ft) | | | | |

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# 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:

| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 💧 | Up to 20cm (8in) | | | | |
| 💧💧 | Up to 30cm (1ft) | | | | |
| 💧💧💧 | Up to 60cm (2ft) | | | | |

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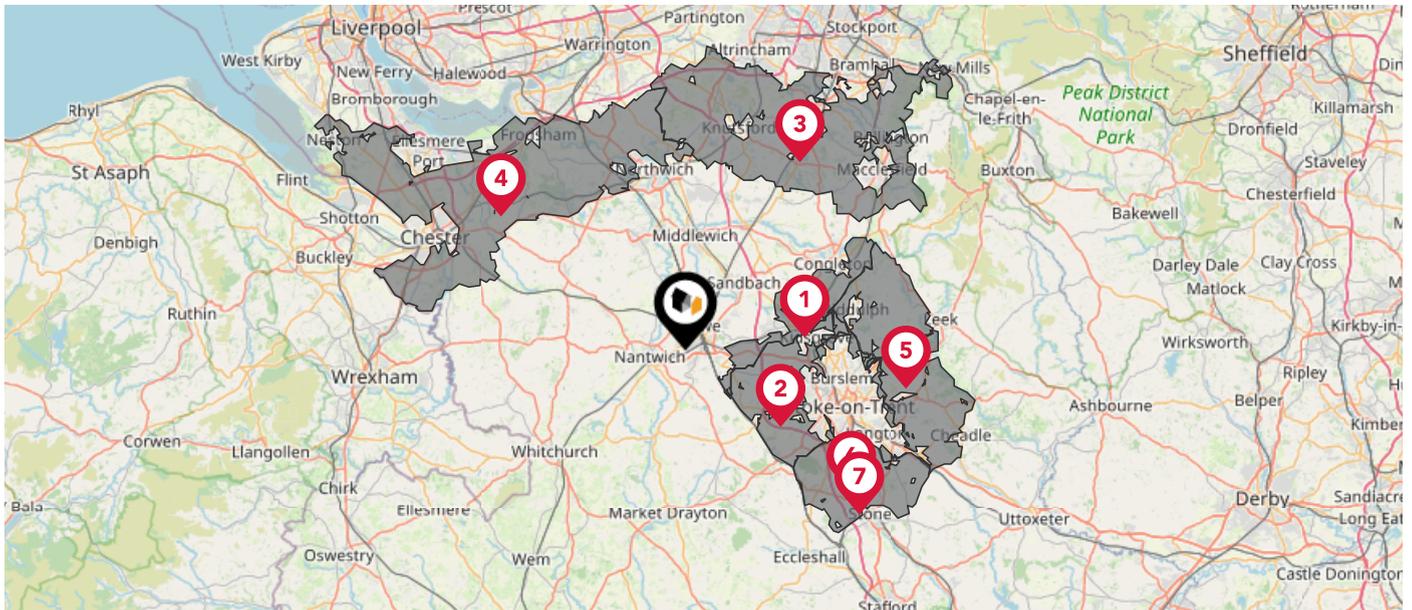


| Nearby Green Belt Land | |
|---|---|
| 1 | Stoke-on-Trent Green Belt - Cheshire East |
| 2 | Stoke-on-Trent Green Belt - Newcastle-under-Lyme |
| 3 | Merseyside and Greater Manchester Green Belt - Cheshire East |
| 4 | Merseyside and Greater Manchester Green Belt - Cheshire West and Chester |
| 5 | Stoke-on-Trent Green Belt - Staffordshire Moorlands |
| 6 | Stoke-on-Trent Green Belt - Stoke-on-Trent |
| 7 | Stoke-on-Trent Green Belt - Stafford |

# Maps
## Landfill Sites

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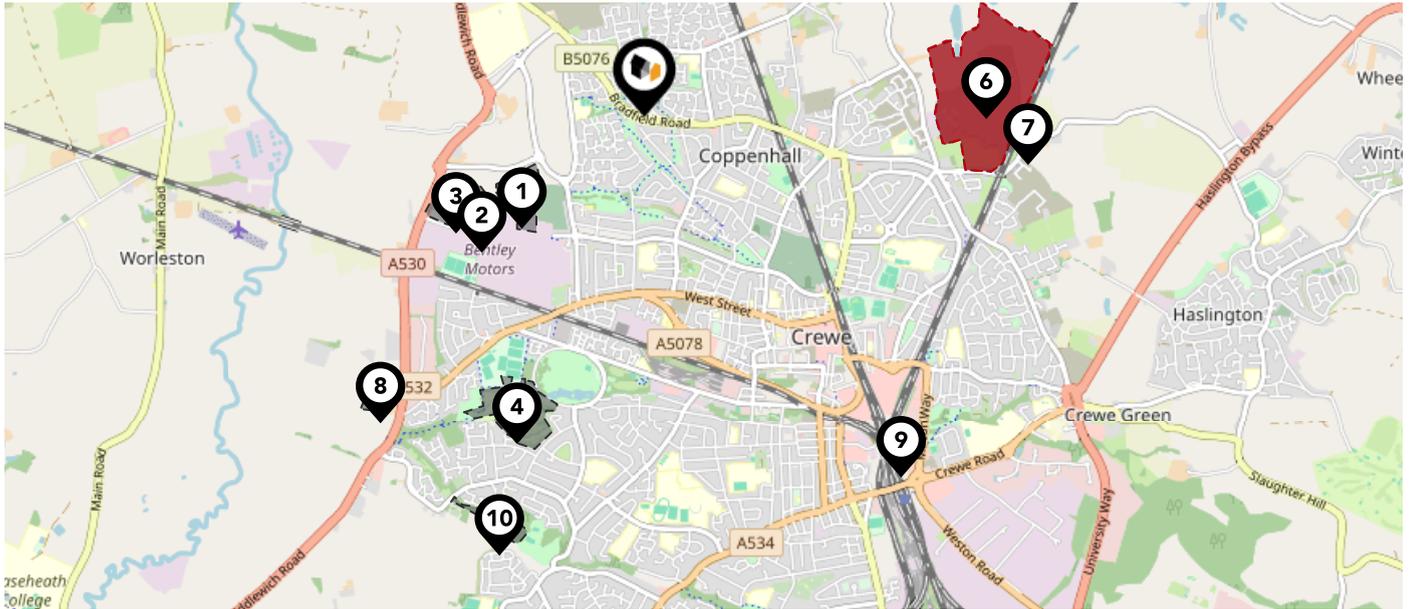
## Nearby Landfill Sites

| | | |
|---|---|---|
| **1** | Crewe Borough Council, Refuse Disposal Works-Pym's Lane Tip, Crewe, Cheshire | Historic Landfill |
| **2** | Rolls Royce Tip-Pym's Lane, Crewe, Cheshire | Historic Landfill |
| **3** | Pyms Lane Phase 2-Crewe, Cheshire | Historic Landfill |
| **4** | Site of Old Sewage Disposal Works-Queen's Prk Drve, Crewe, Cheshire | Historic Landfill |
| **5** | Maw Green-Off Maw Green Road, Crewe, Cheshire | Historic Landfill |
| **6** | EA/EPR/EP3794CA/A001 | Active Landfill |
| **7** | Land Off Maw Green Road-Crewe, Cheshire | Historic Landfill |
| **8** | Marshfield Bank Farm-Middlewich Road, Crewe, Cheshire | Historic Landfill |
| **9** | British Railways Tip-Tommys Lane, Crewe, Cheshire | Historic Landfill |
| **10** | Wistaston Effluent Treatment Works-Wistaston | Historic Landfill |

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# Maps
## Listed Buildings

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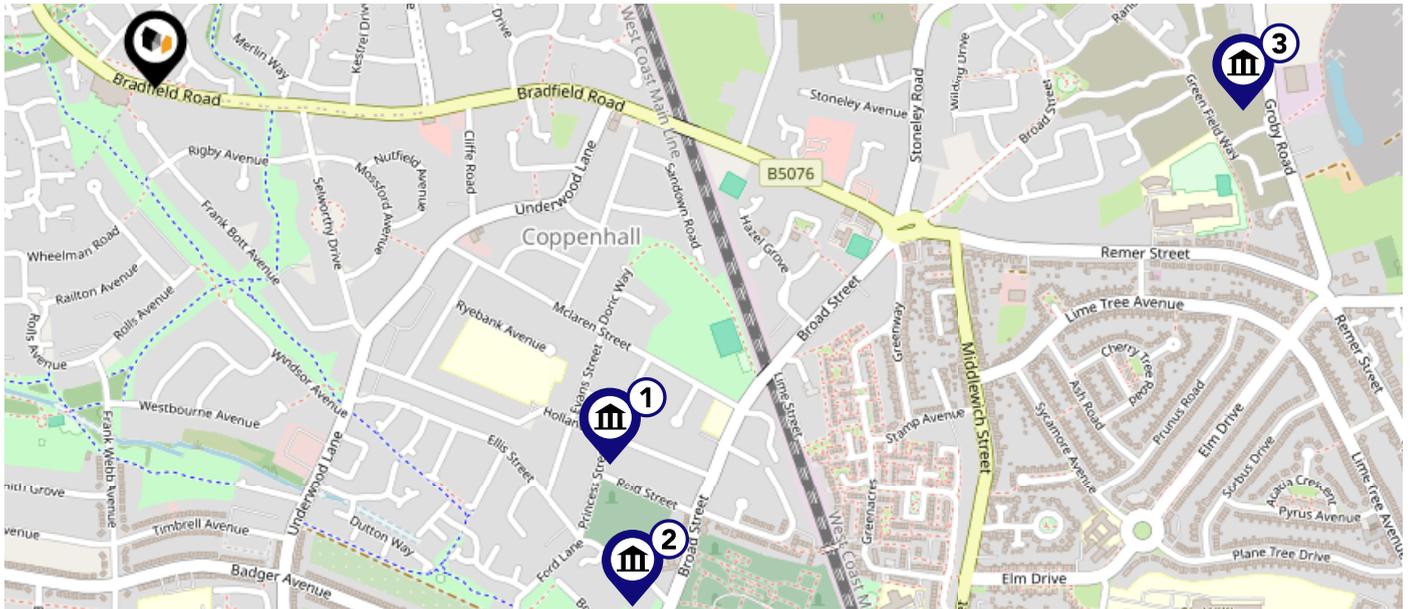


| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1138679 - The Old Farm | Grade II | 0.7 miles |
| 1330090 - Church Of St Michael | Grade II | 0.8 miles |
| 1136201 - Foden's Farm | Grade II | 1.2 miles |

# Area
## Schools
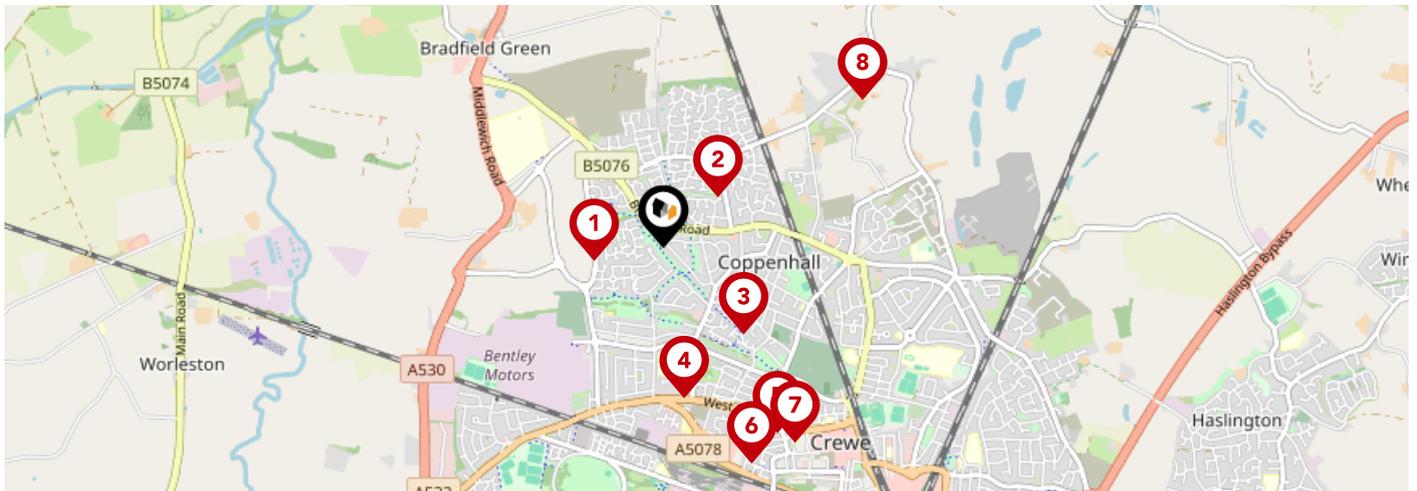
|  | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1** **Leighton Academy** <br> Ofsted Rating: Good  |  Pupils: 451  | Distance:0.31 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **2** **Mablins Lane Community Primary School** <br> Ofsted Rating: Good  |  Pupils: 610  | Distance:0.33 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **3** **St Michael's Community Academy** <br> Ofsted Rating: Requires improvement  |  Pupils: 448  | Distance:0.53 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **4** **Underwood West Academy** <br> Ofsted Rating: Good  |  Pupils: 450  | Distance:0.68 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **5** **Adelaide School** <br> Ofsted Rating: Outstanding  |  Pupils: 91  | Distance:0.97 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **6** **Lavender Field School** <br> Ofsted Rating: Good  |  Pupils: 100  | Distance:1.04 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **7** **Beechwood Primary School and Nursery** <br> Ofsted Rating: Good  |  Pupils: 479  | Distance:1.05 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8** **Oakfield Lodge School** <br> Ofsted Rating: Requires improvement  |  Pupils: 45  | Distance:1.1 | ☐ | ☐ | ☑ | ☐ | ☐ |

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9 Crewe Engineering and Design UTC**<br>Ofsted Rating: Good  |  Pupils: 256  | Distance:1.18 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **10 Monks Coppenhall Academy**<br>Ofsted Rating: Good  |  Pupils: 610  | Distance:1.22 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11 Sir William Stanier Community School**<br>Ofsted Rating: Requires improvement  |  Pupils: 693  | Distance:1.32 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **12 Brierley Primary School**<br>Ofsted Rating: Good  |  Pupils: 245  | Distance:1.43 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13 The Axis Academy**<br>Ofsted Rating: Good  |  Pupils: 67  | Distance:1.46 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **14 Edleston Primary School**<br>Ofsted Rating: Good  |  Pupils: 207  | Distance:1.5 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15 The Oaks Academy**<br>Ofsted Rating: Good  |  Pupils: 618  | Distance:1.58 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **16 Gainsborough Primary and Nursery School**<br>Ofsted Rating: Good  |  Pupils: 408  | Distance:1.63 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Local Area
## Masts & Pylons

butters john bee [bjb]
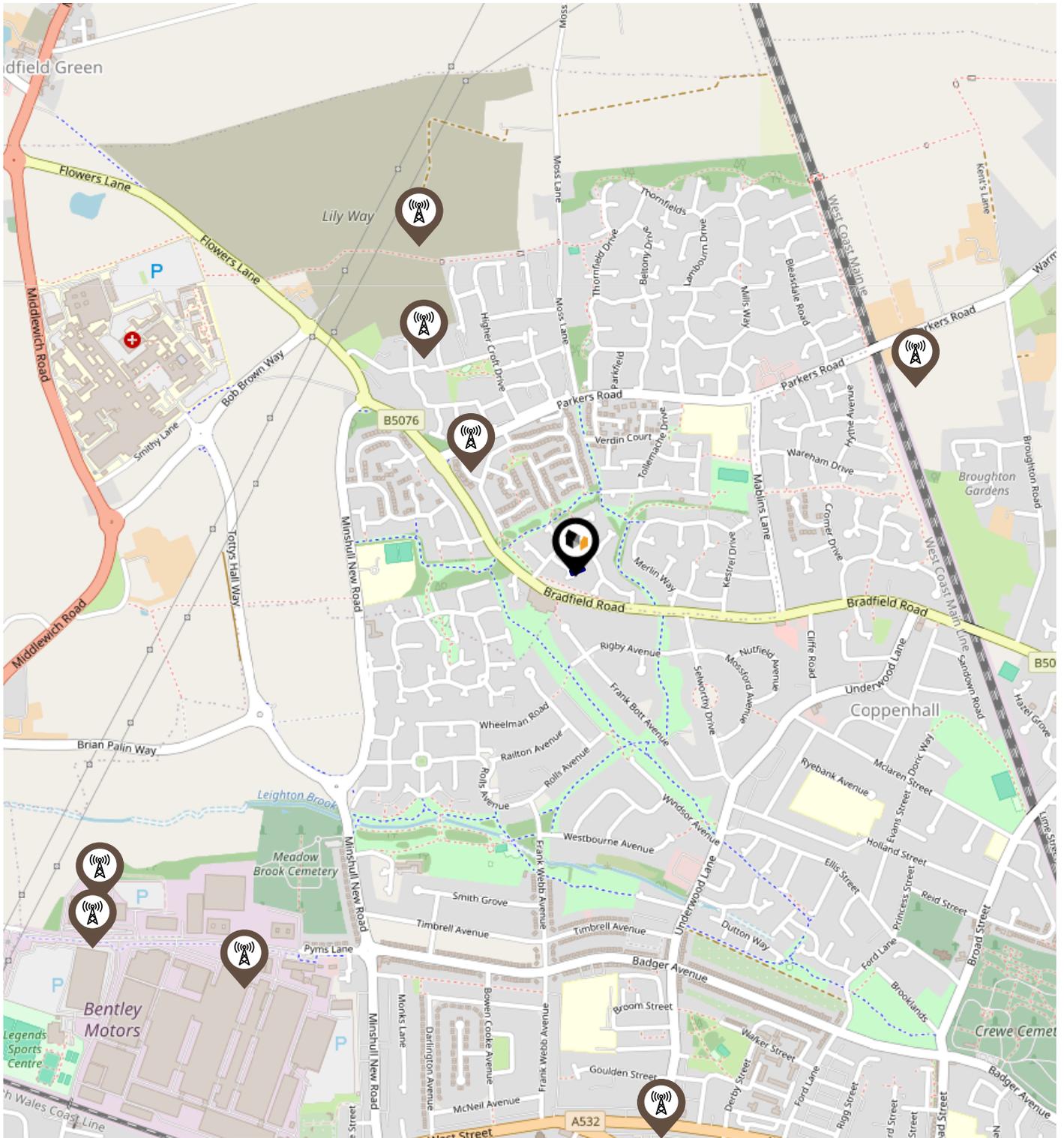


**Key:**

Power Pylons
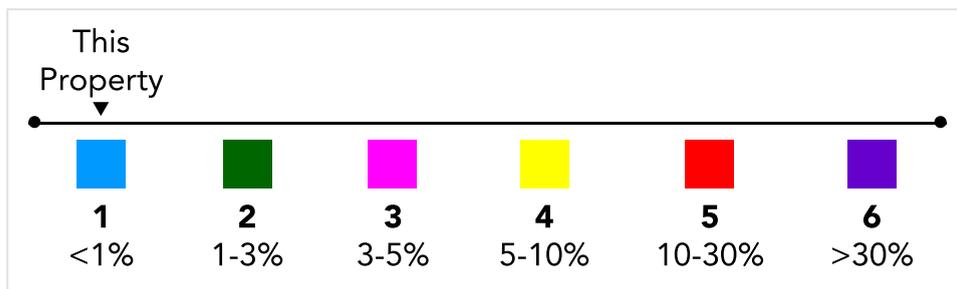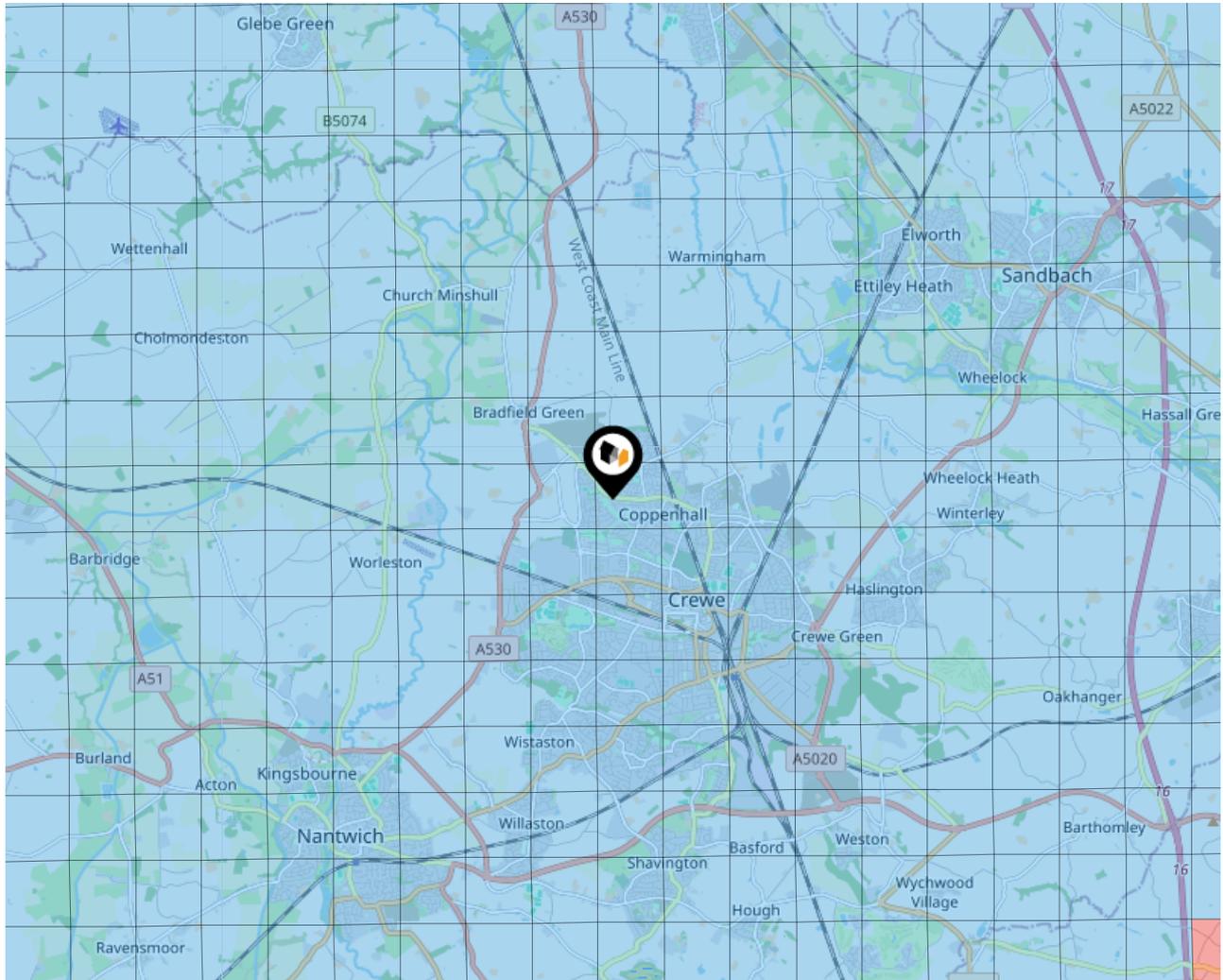
Communication Masts

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# 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).



| This Property ▼ | | | | | |
|---|---|---|---|---|---|
| 🟦 | 🟩 | 🟪 | 🟨 | 🟥 | 🟪 |
| **1** | **2** | **3** | **4** | **5** | **6** |
| <1% | 1-3% | 3-5% | 5-10% | 10-30% | >30% |

## 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 | | |
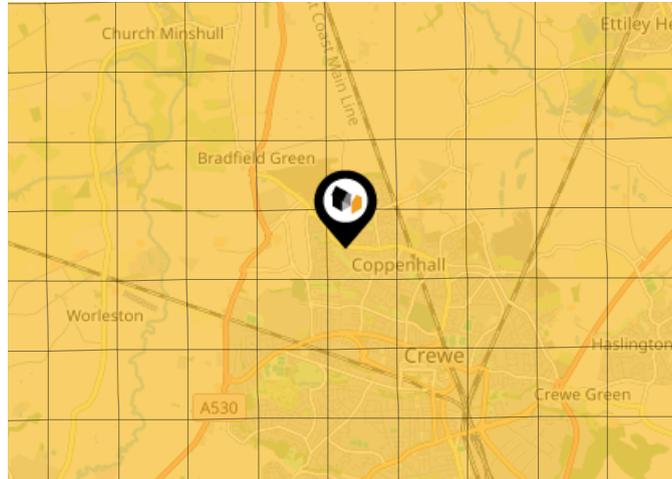


## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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)
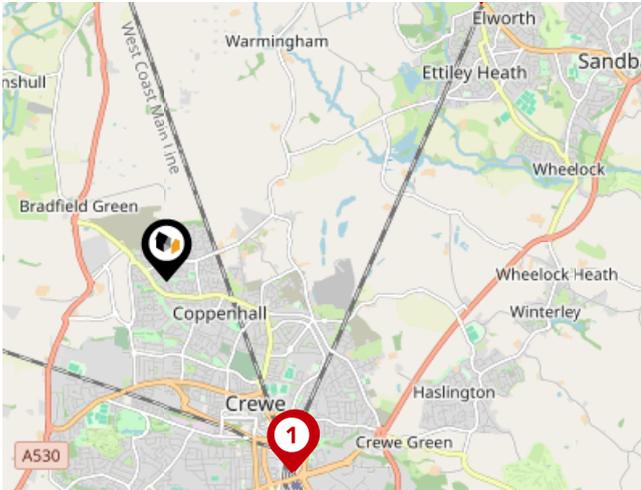
## National Rail Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Crewe Rail Station | 2.04 miles |
| 2 | Crewe Rail Station | 2.05 miles |
| 3 | Sandbach Rail Station | 3.73 miles |
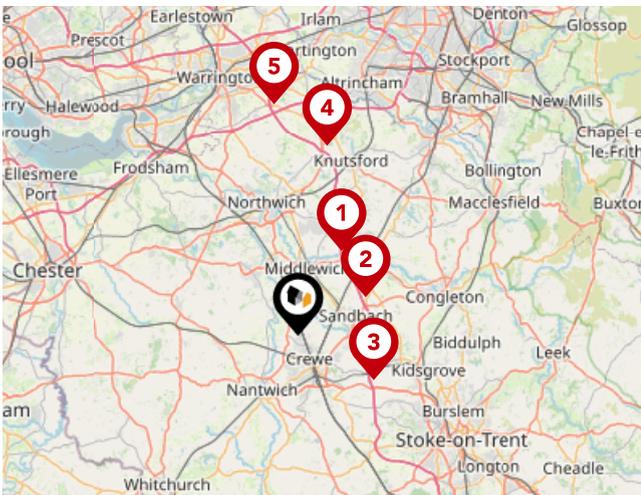


## Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------|----------|
| 1 | M6 J18 | 6.7 miles |
| 2 | M6 J17 | 5.44 miles |
| 3 | M6 J16 | 6.19 miles |
| 4 | M6 J19 | 13.68 miles |
| 5 | M56 J9 | 16.6 miles |



## Airports/Helipads

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Manchester Airport | 19.06 miles |
| 2 | Speke | 22.49 miles |
| 3 | Highfield | 51.78 miles |
| 4 | East Mids Airport | 51.15 miles |

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# Area
## Transcription (Local)
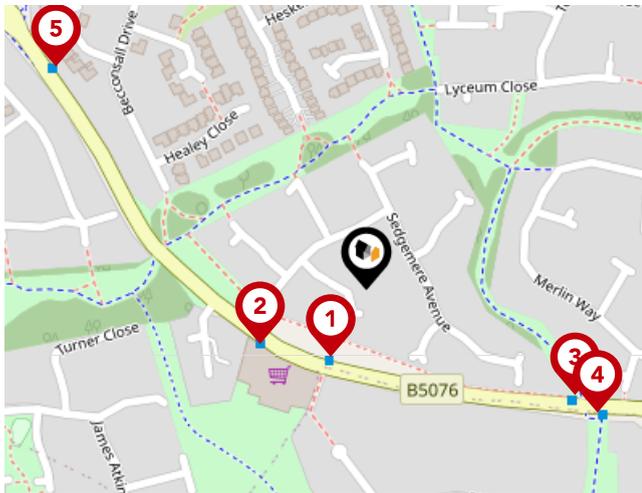
## Bus Stops/Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | The Merlin PH | 0.04 miles |
| 2 | The Merlin PH | 0.07 miles |
| 3 | Selworthy Drive | 0.13 miles |
| 4 | Selworthy Drive | 0.14 miles |
| 5 | Parkers Road | 0.21 miles |

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# butters john bee
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