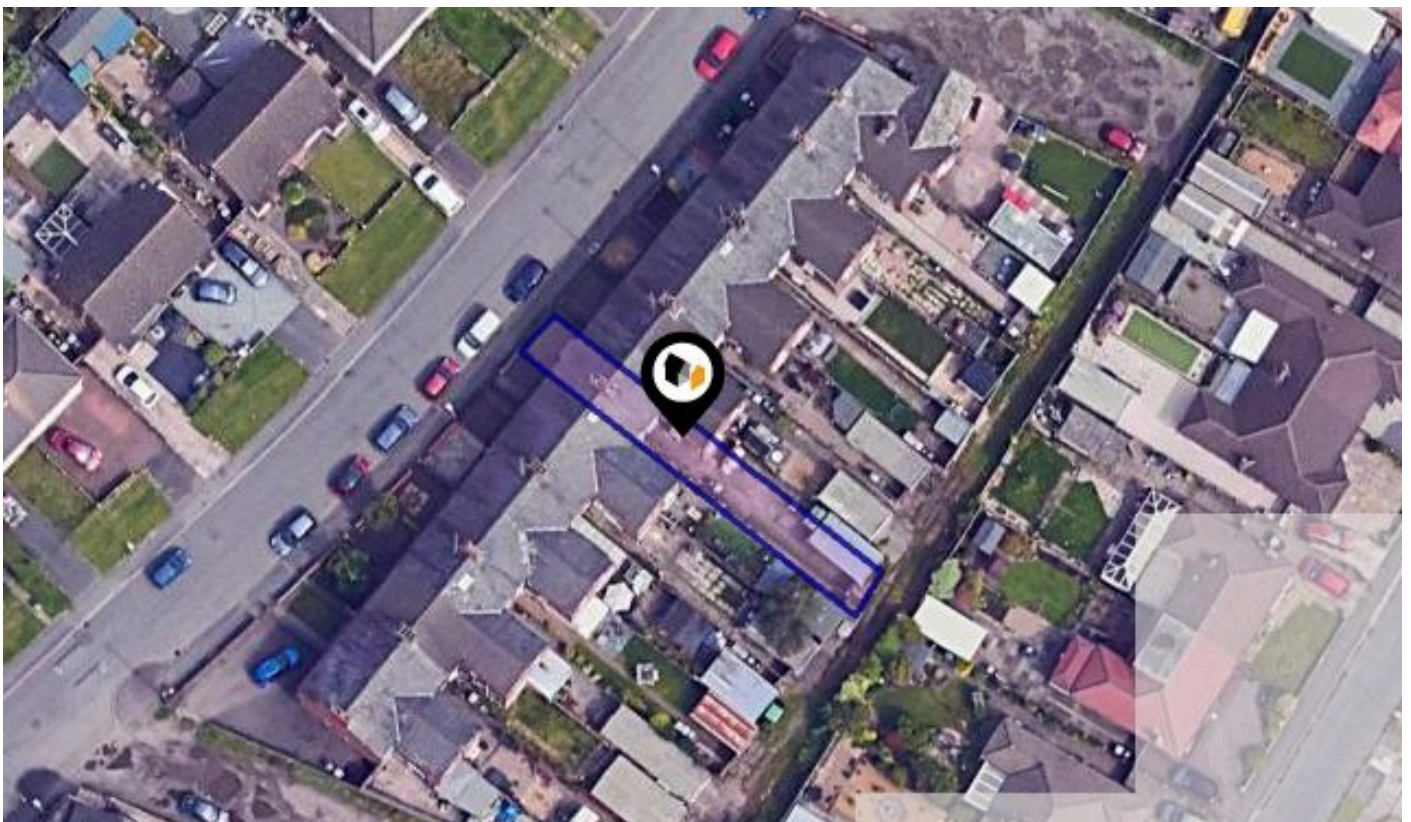




See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Tuesday 09th June 2026**



**UNDERWOOD LANE, CREWE, CW1**

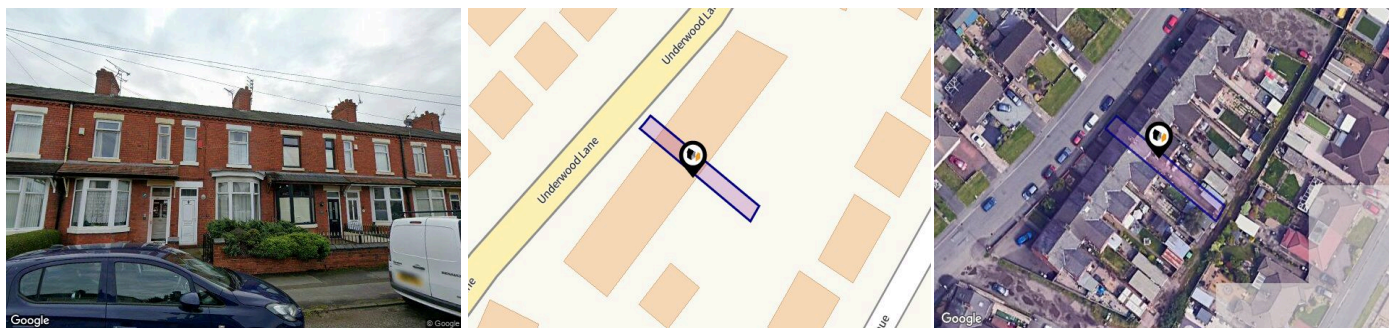
**butters john bee**

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

01270 814950

chshirerentals@bjbmail.com

www.buttersjohnbee.com



## Property

|                         |   |                |          |
|-------------------------|---|----------------|----------|
| <b>Type:</b>            | Terraced House                          | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 1                                       |                |          |
| <b>Floor Area:</b>      | 968 ft <sup>2</sup> / 90 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.03 acres                              |                |          |
| <b>Year Built :</b>     | 1900-1929                               |                |          |
| <b>Council Tax :</b>    | Band A                                  |                |          |
| <b>Annual Estimate:</b> | £1,637                                  |                |          |
| <b>Title Number:</b>    | CH569144                                |                |          |

## Local Area

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

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

|                  |                    |                     |
|------------------|--------------------|---------------------|
| <b>7</b><br>mb/s | <b>130</b><br>mb/s | <b>8000</b><br>mb/s |
|                  |                    |                     |

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



### Satellite/Fibre TV Availability:



## UNDERWOOD LANE, CREWE, CW1



Floor 0



Floor 1



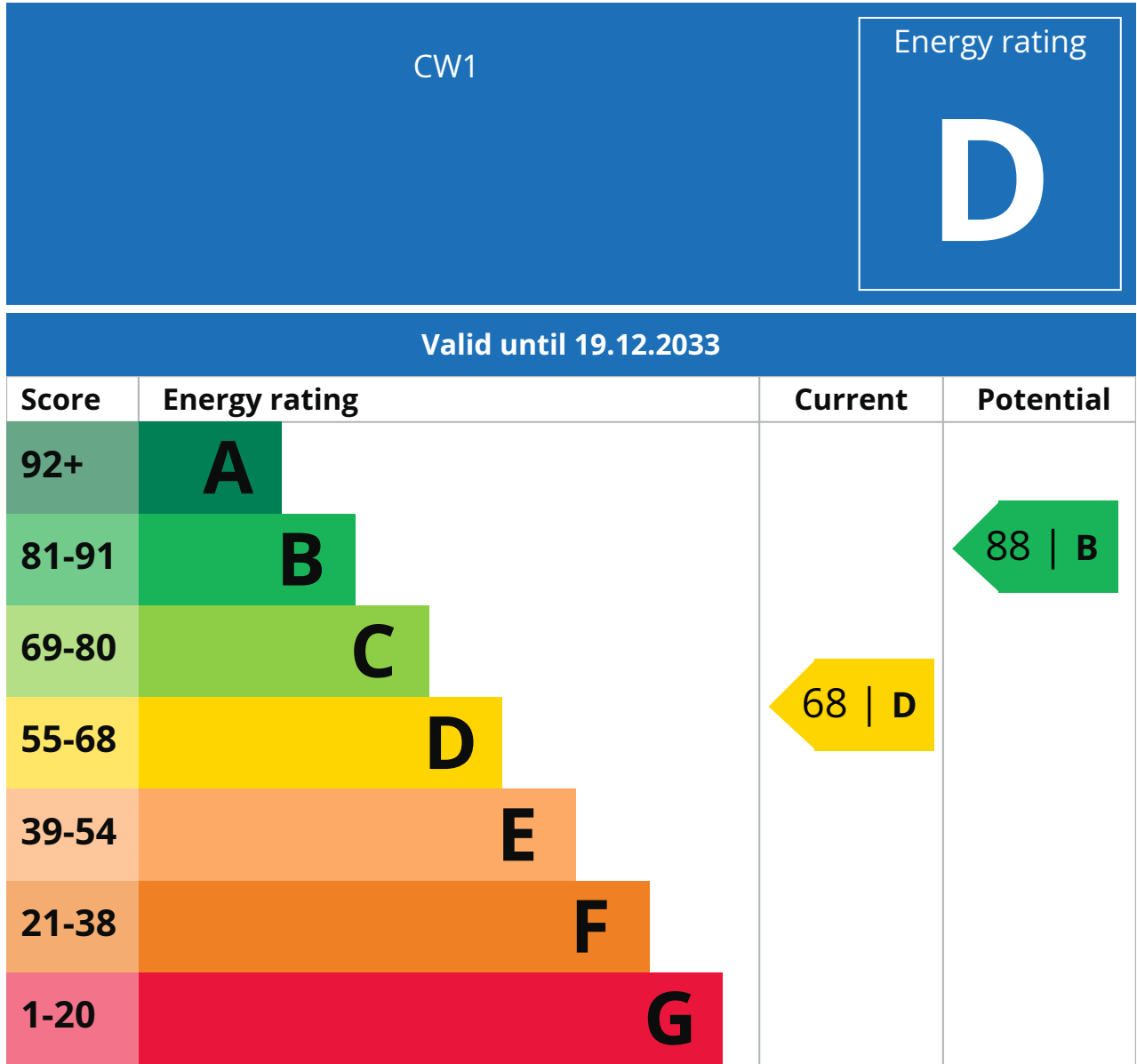
Approximate total area<sup>(1)</sup>  
890 ft<sup>2</sup>  
82.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Property EPC - Certificate



### Additional EPC Data

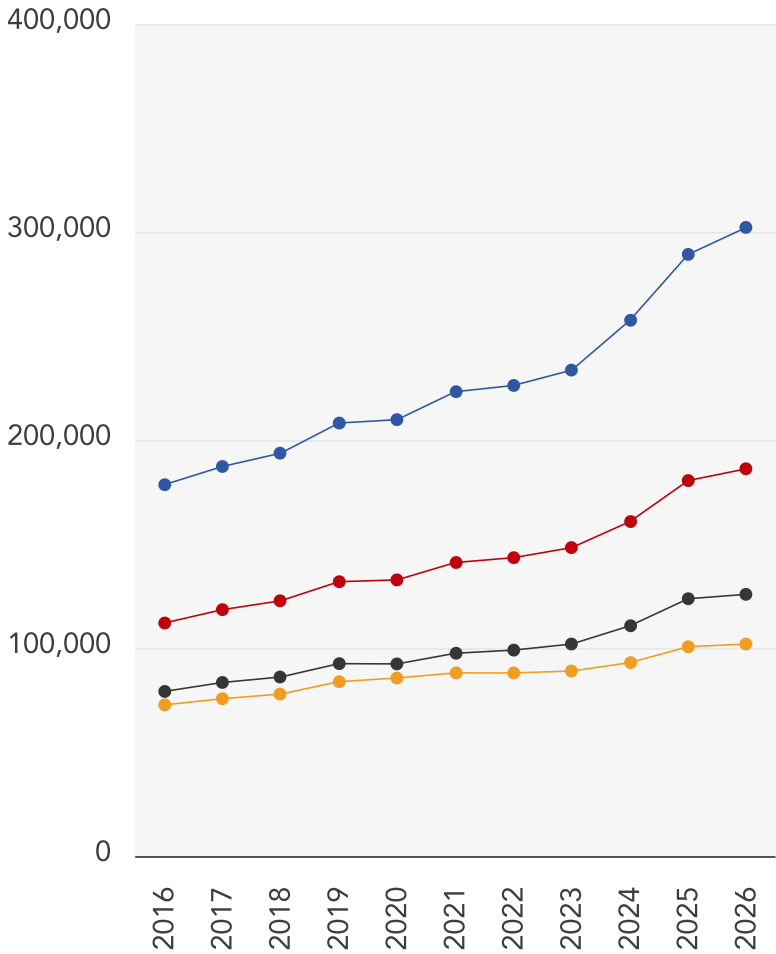
---

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Mid-Terrace                                    |
| <b>Transaction Type:</b>            | Rental   |
| <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>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <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>                | Poor   |
| <b>Roof:</b>                        | Pitched, 250 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 70% of fixed outlets    |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 90 m <sup>2</sup>                              |

# Market

## House Price Statistics

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



Detached

**+69.27%**

Semi-Detached

**+66.15%**

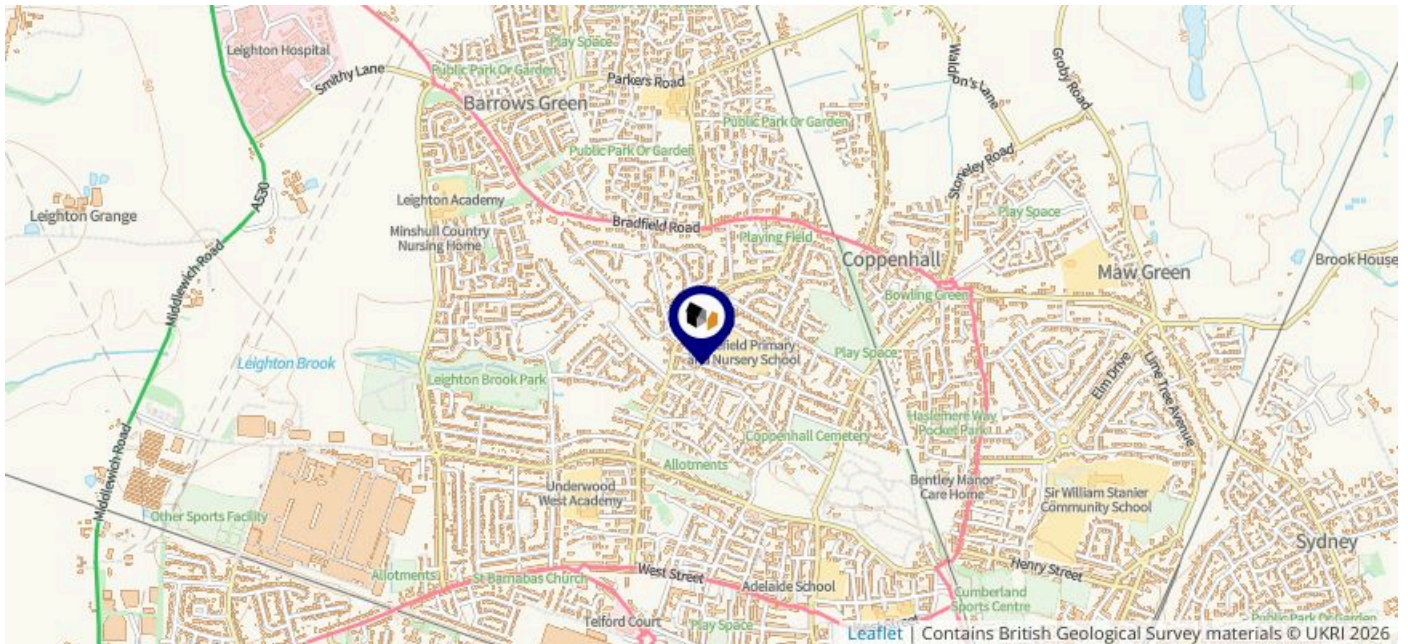
Terraced

**+58.95%**

Flat

**+40.22%**

This map displays nearby coal mine entrances and their classifications.



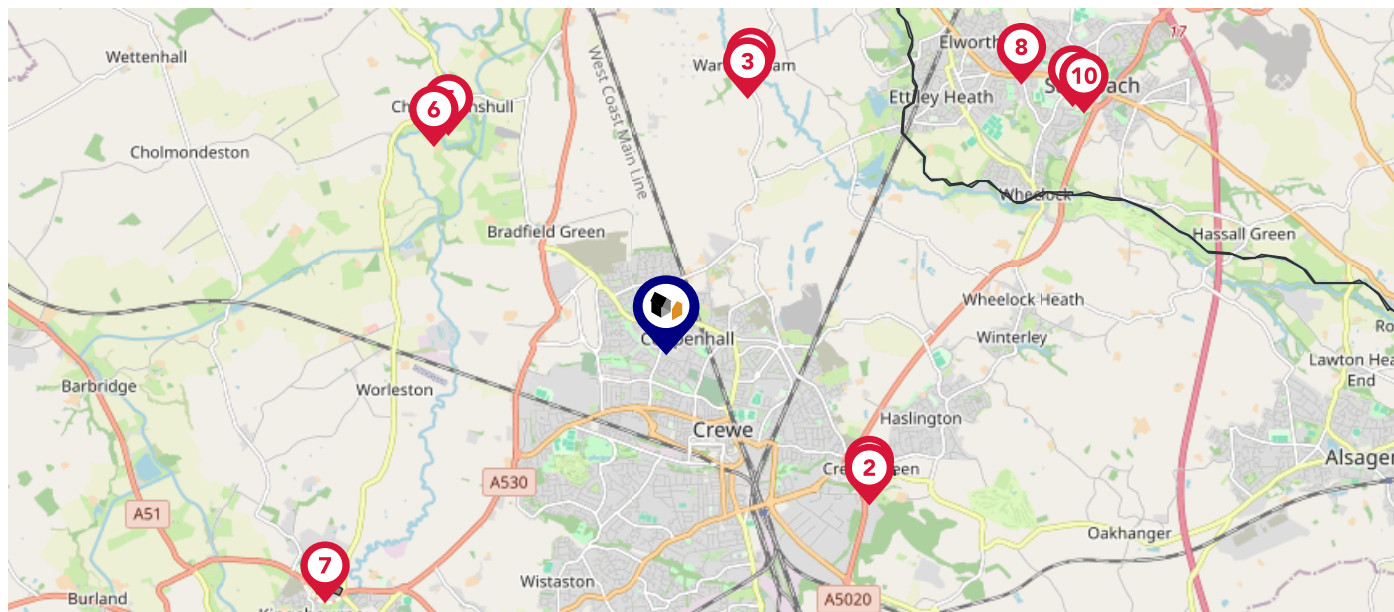
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas



Crewe Green Conservation Area



Crewe Green Conservation Area



Warrington Conservation Area



Warrington Conservation Area



Church Minshull Conservation Area



Church Minshull Conservation Area



Reaseheath Conservation Area



Trent and Mersey Canal, Middlewich - Kent Green Conservation Area



Sandbach Town Centre Conservation Area

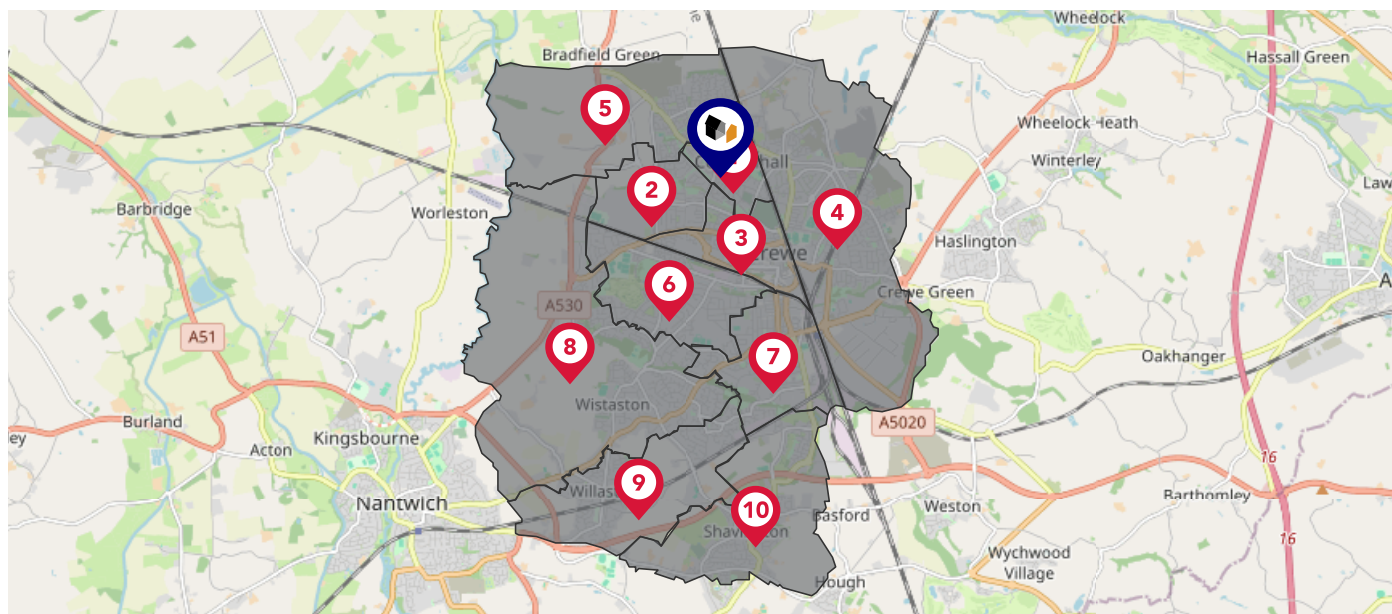


Sandbach Town Centre Conservation Area











# 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



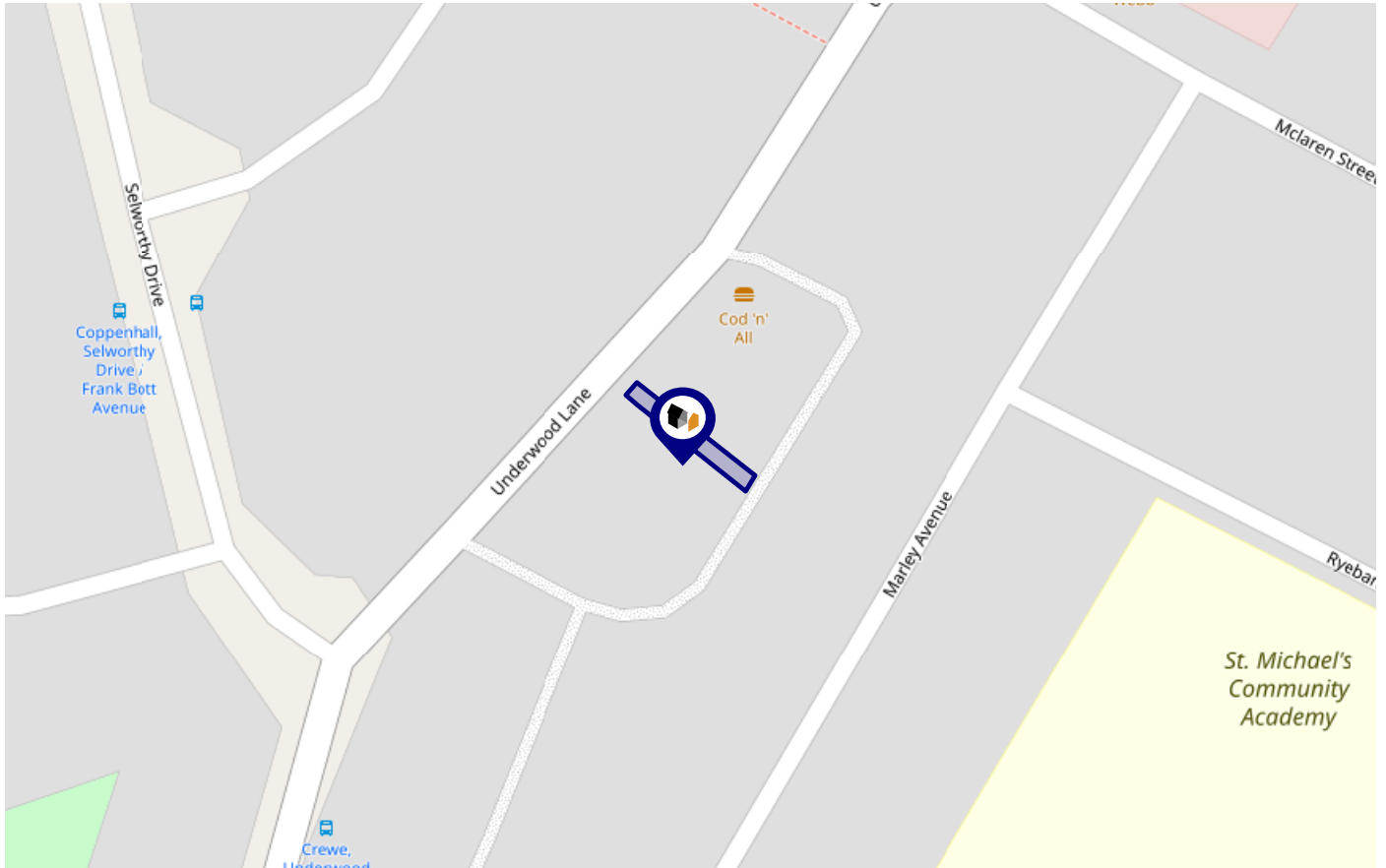
### Nearby Council Wards

-  Crewe North Ward
-  Crewe St. Barnabas Ward
-  Crewe Central Ward
-  Crewe East Ward
-  Leighton Ward
-  Crewe West Ward
-  Crewe South Ward
-  Wistaston Ward
-  Willaston and Rope Ward
-  Shavington Ward

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

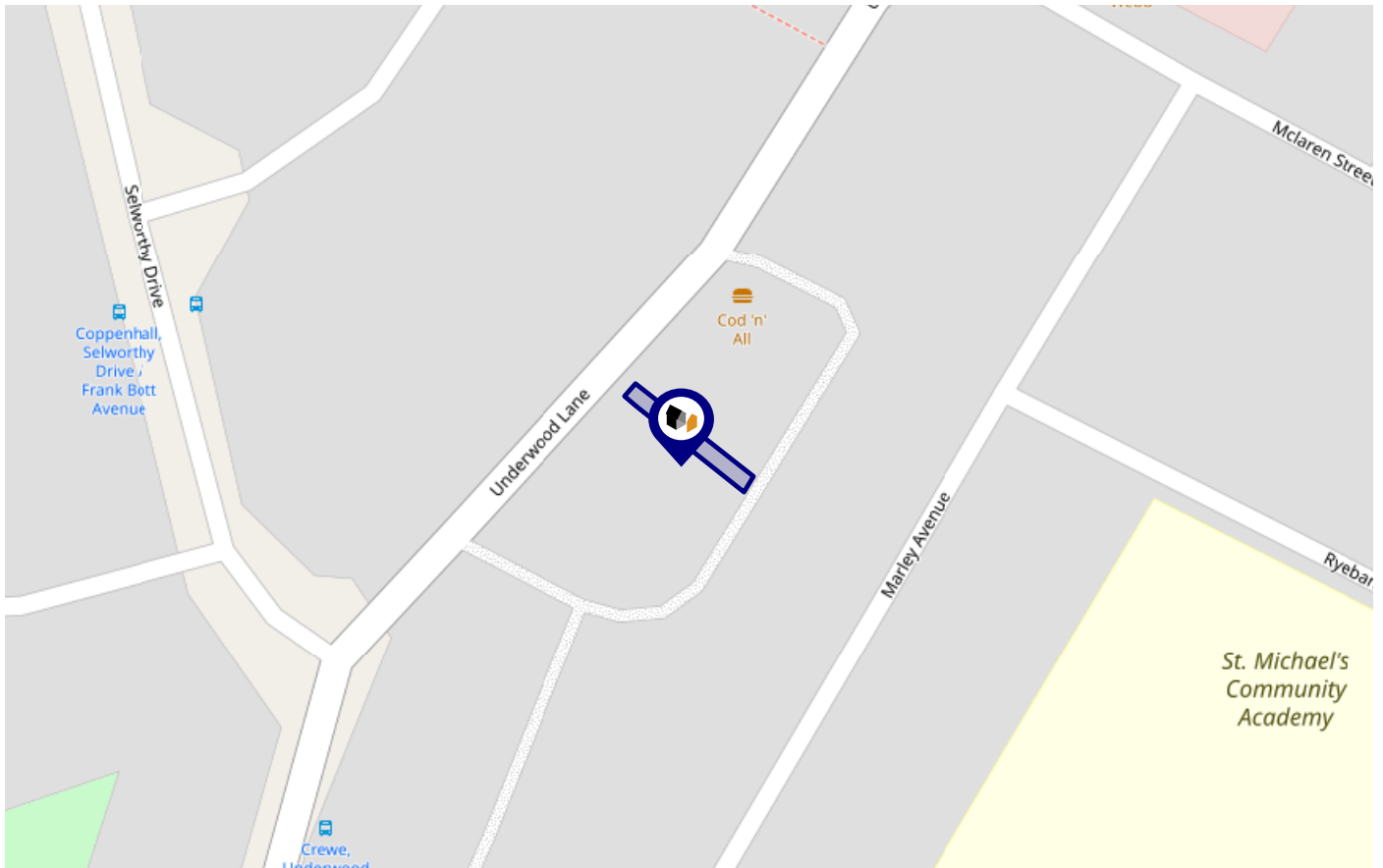
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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.

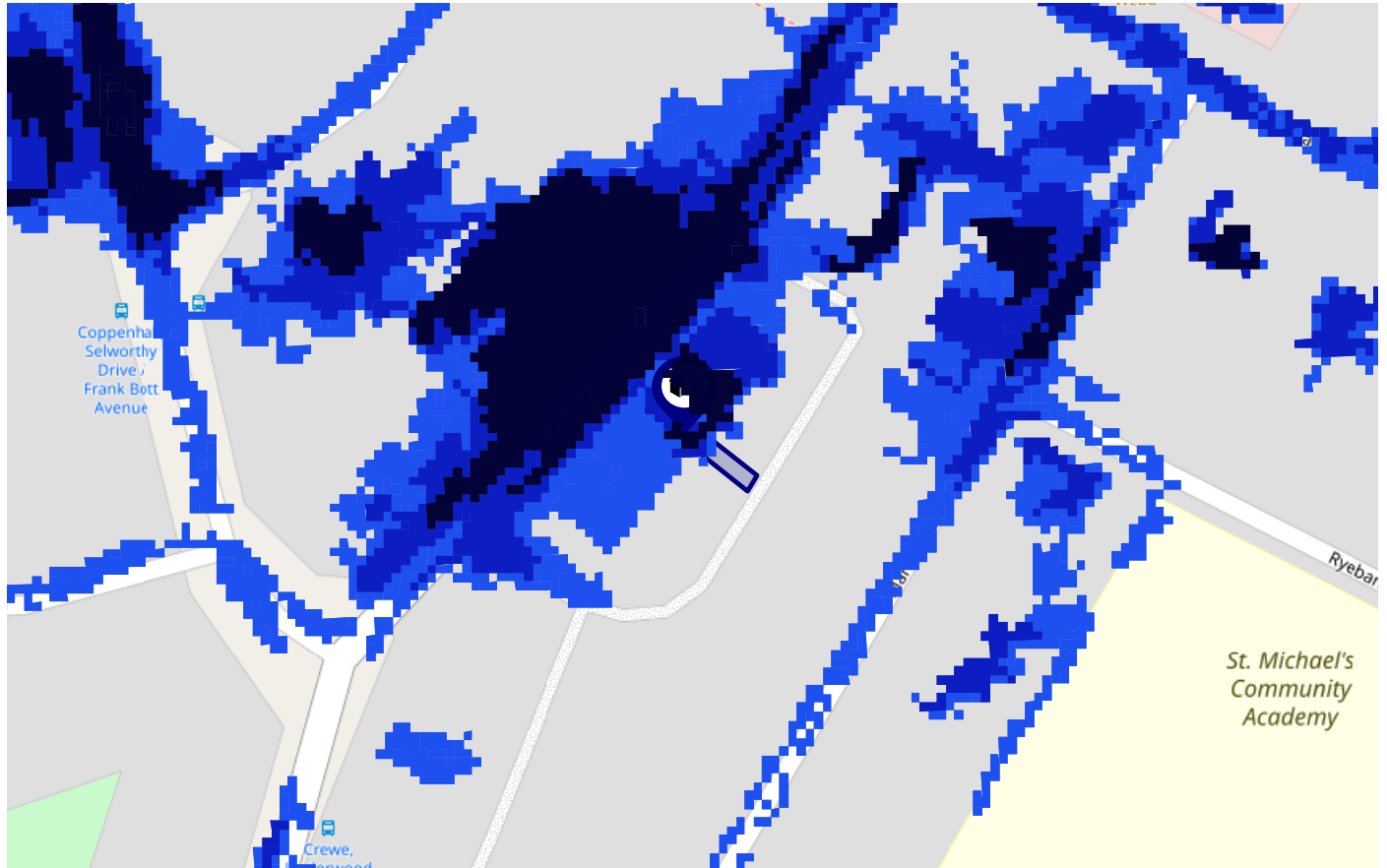
Chance of flooding to the following depths at this property:



# 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: Medium

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.

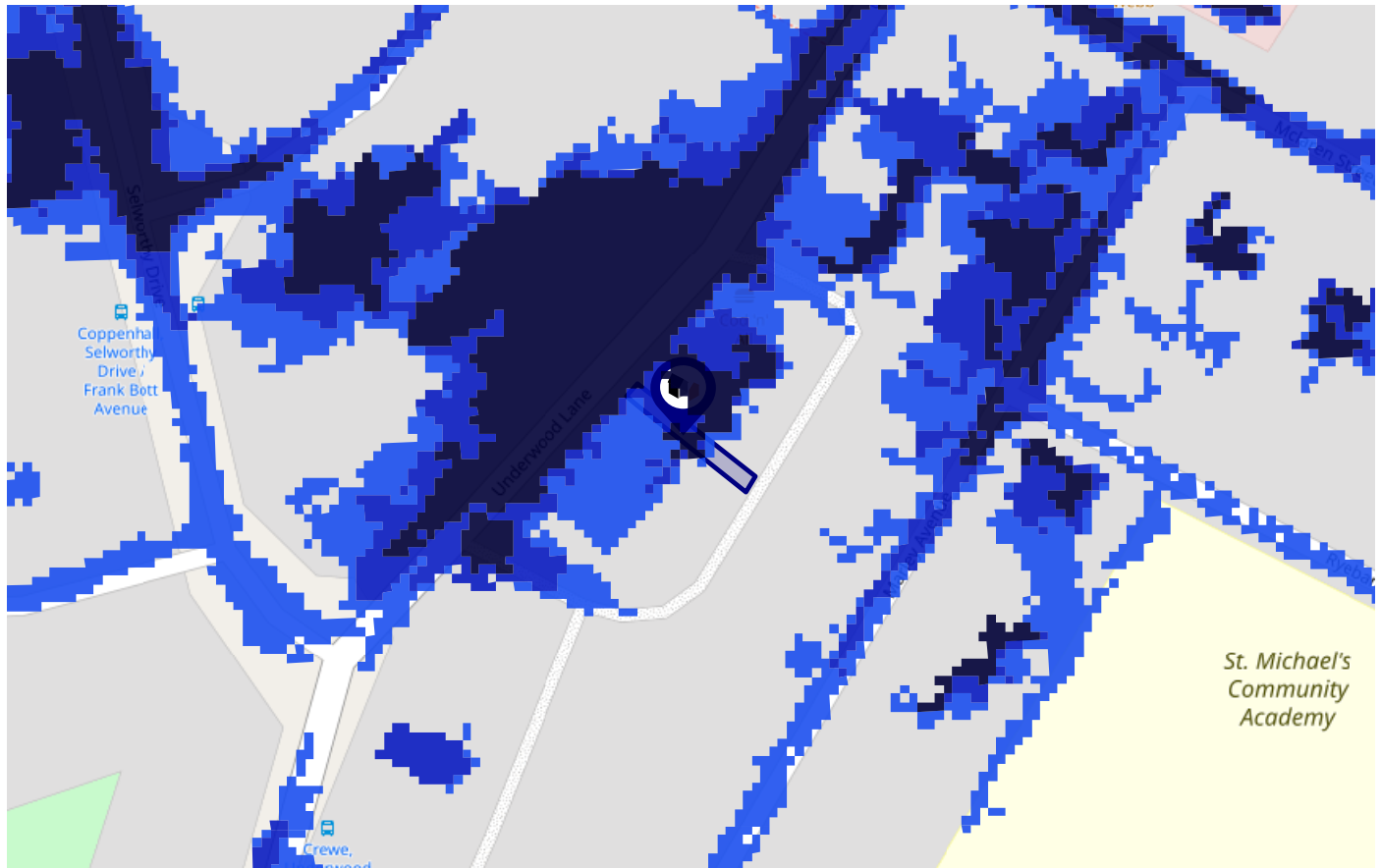
Chance of flooding to the following depths at this property:



# 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: Medium

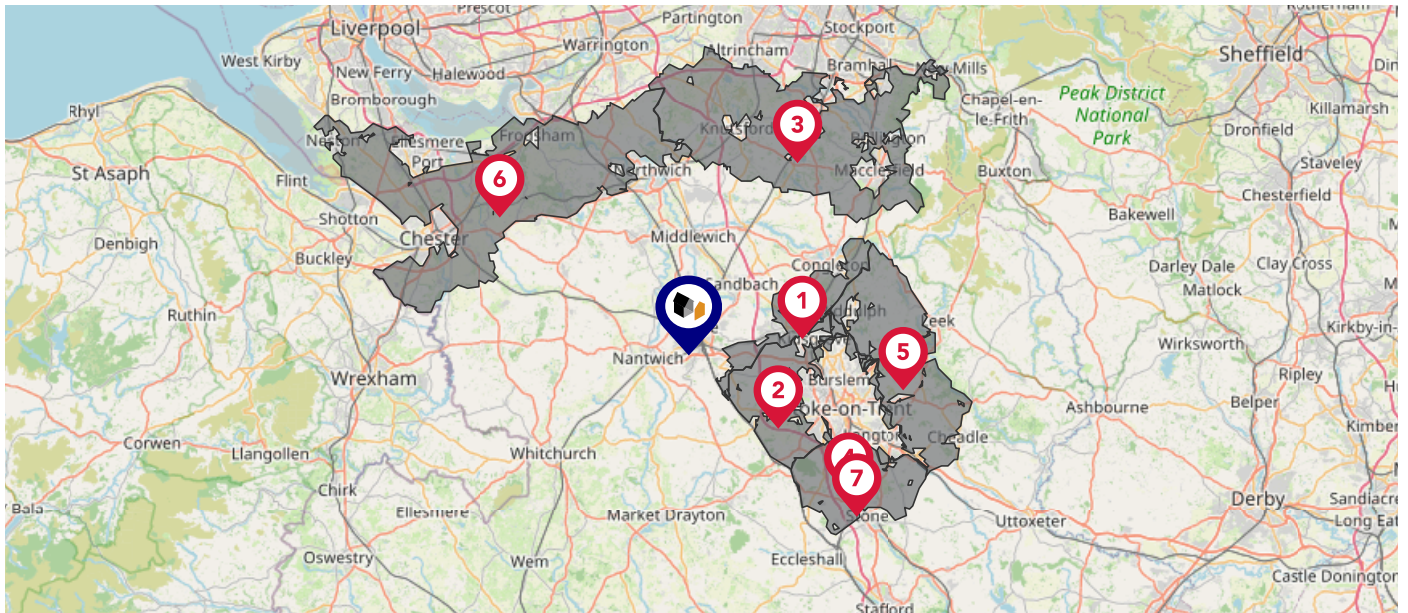
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



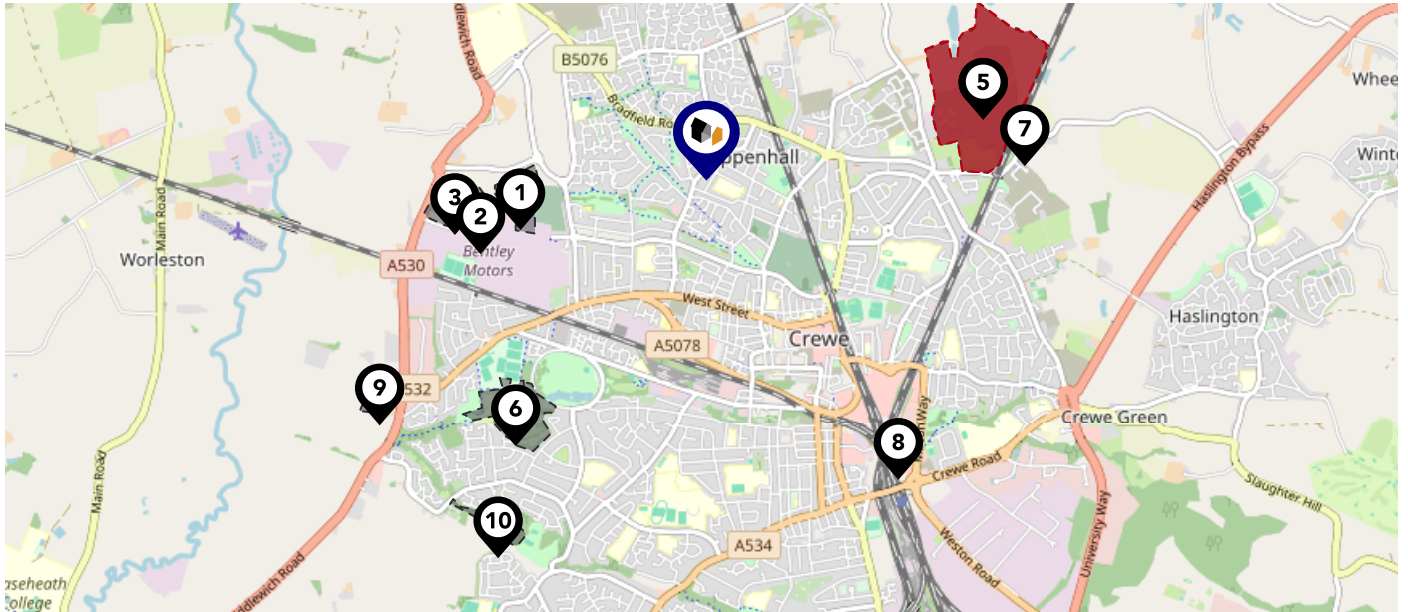
### Nearby Green Belt Land

-  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 - Stoke-on-Trent
-  Stoke-on-Trent Green Belt - Staffordshire Moorlands
-  Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
-  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.



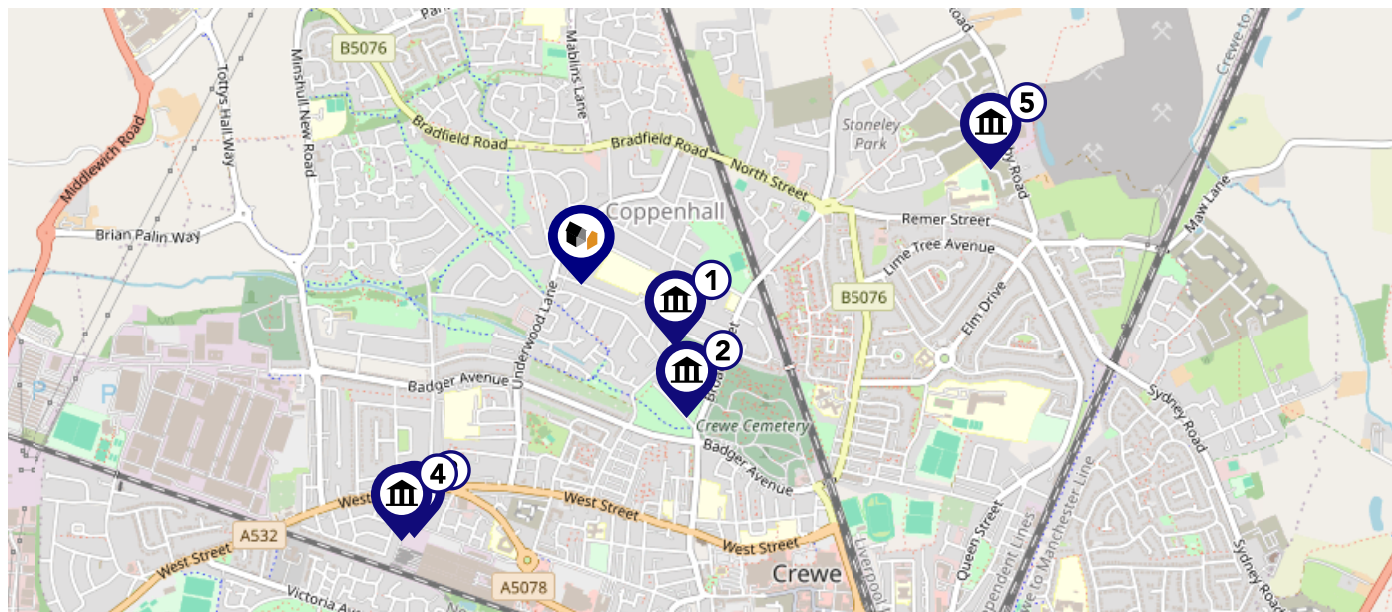
### Nearby Landfill Sites

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

# Maps

## Listed Buildings

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



### Listed Buildings in the local district

Grade

Distance



1138679 - The Old Farm

Grade II

0.3 miles



1330090 - Church Of St Michael

Grade II

0.4 miles



1138683 - St Barnabas' Vicarage

Grade II

0.7 miles



1330053 - Church Of St Barnabas

Grade II

0.7 miles

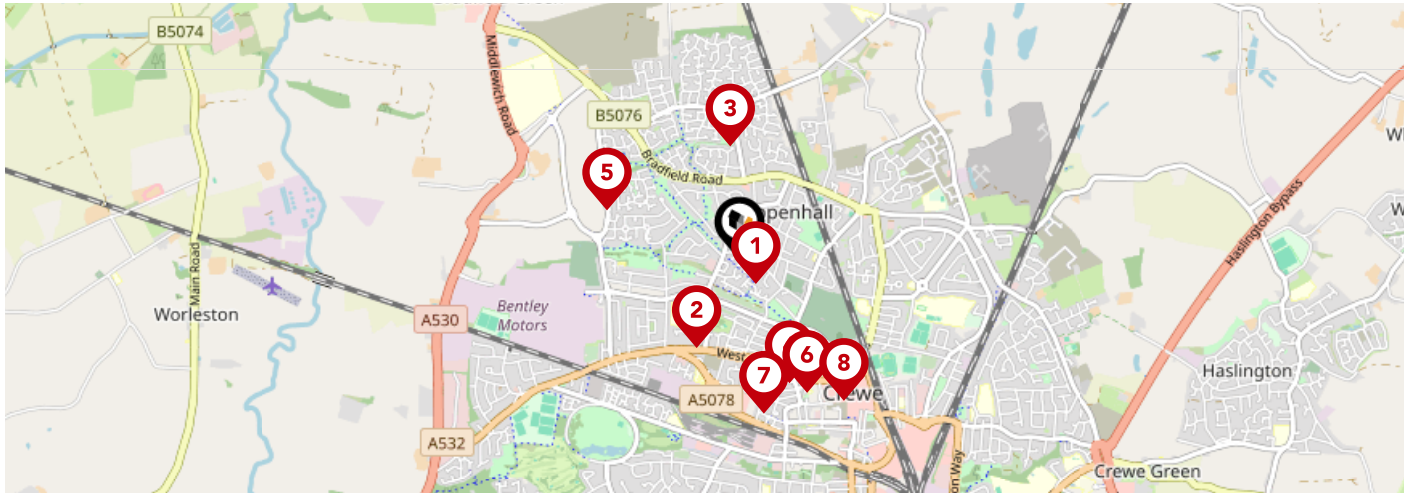


1136201 - Foden's Farm

Grade II

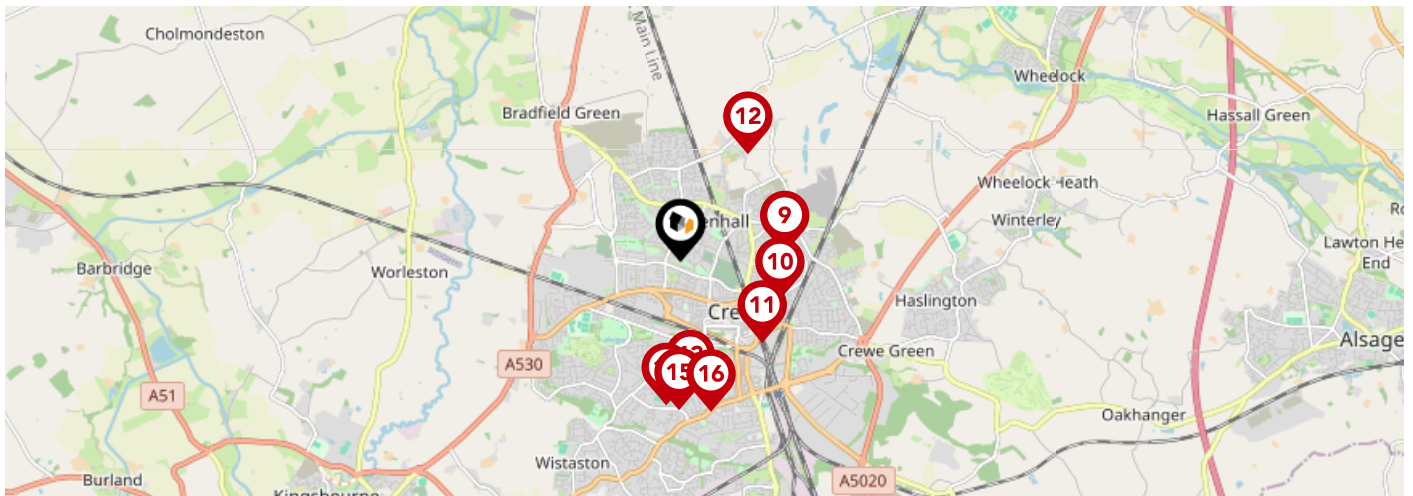
1.0 miles

# Area Schools



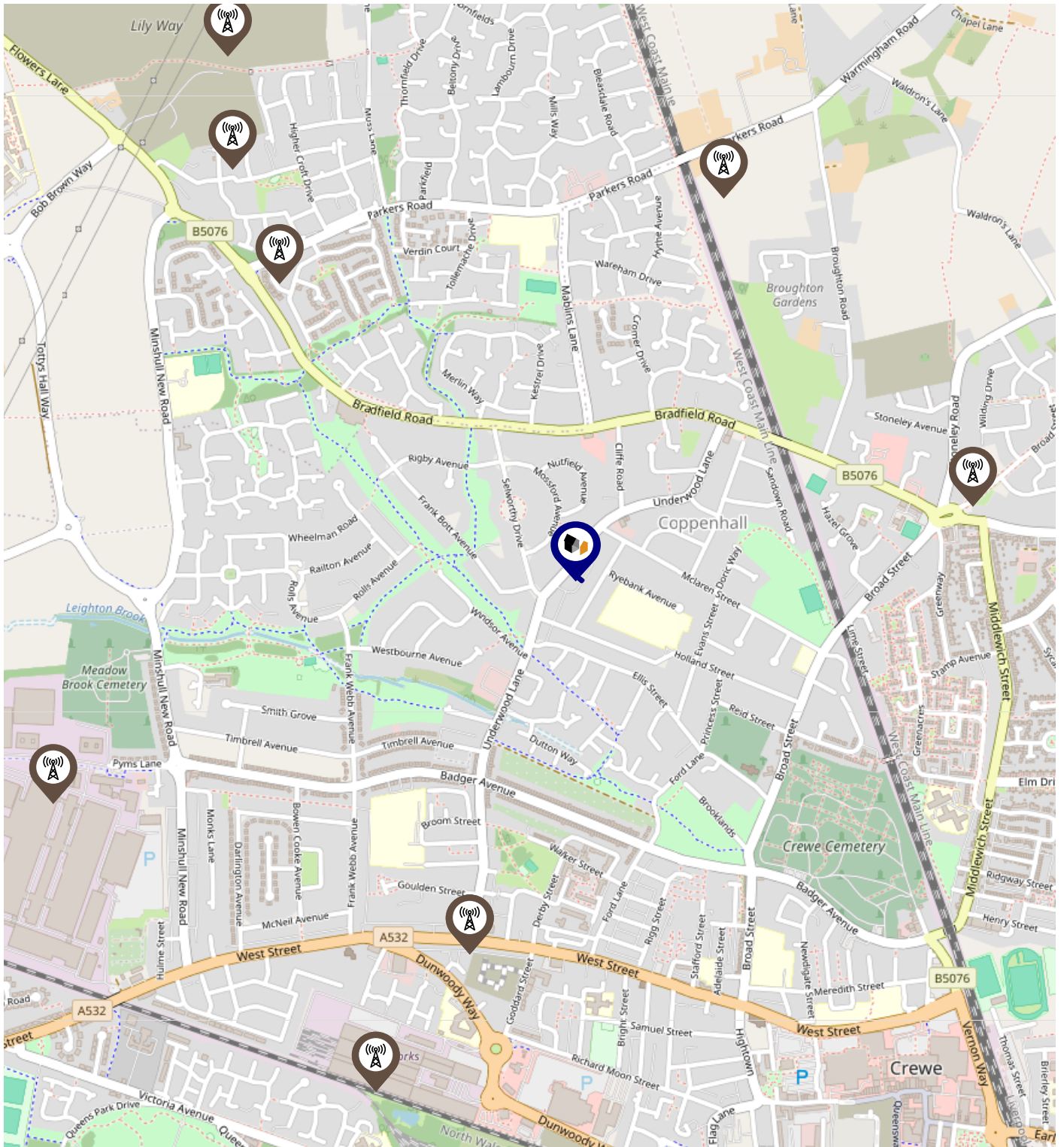
|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Michael's Community Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 448   Distance:0.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Underwood West Academy</b><br>Ofsted Rating: Good   Pupils: 450   Distance:0.43                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Mablins Lane Community Primary School</b><br>Ofsted Rating: Good   Pupils: 610   Distance:0.51          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Adelaide School</b><br>Ofsted Rating: Outstanding   Pupils: 91   Distance:0.59                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Leighton Academy</b><br>Ofsted Rating: Good   Pupils: 451   Distance:0.63                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Beechwood Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 479   Distance:0.66           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Lavender Field School</b><br>Ofsted Rating: Good   Pupils: 100   Distance:0.69                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Crewe Engineering and Design UTC</b><br>Ofsted Rating: Good   Pupils: 256   Distance:0.78               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools





|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Monks Coppenhall Academy</b><br>Ofsted Rating: Good   Pupils: 610   Distance:0.92                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sir William Stanier Community School</b><br>Ofsted Rating: Requires improvement   Pupils: 693   Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Brierley Primary School</b><br>Ofsted Rating: Good   Pupils: 245   Distance:1.02                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Oakfield Lodge School</b><br>Ofsted Rating: Requires improvement   Pupils: 45   Distance:1.12                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Edleston Primary School</b><br>Ofsted Rating: Good   Pupils: 207   Distance:1.17                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Oaks Academy</b><br>Ofsted Rating: Good   Pupils: 618   Distance:1.3                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Gainsborough Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 408   Distance:1.33              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ruskin Community High School</b><br>Ofsted Rating: Good   Pupils: 730   Distance:1.38                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons

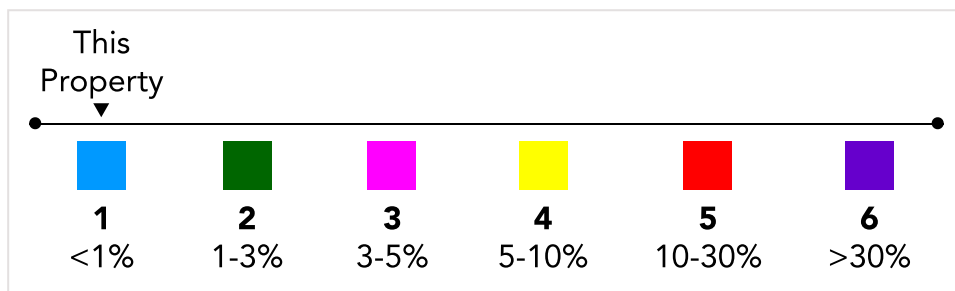
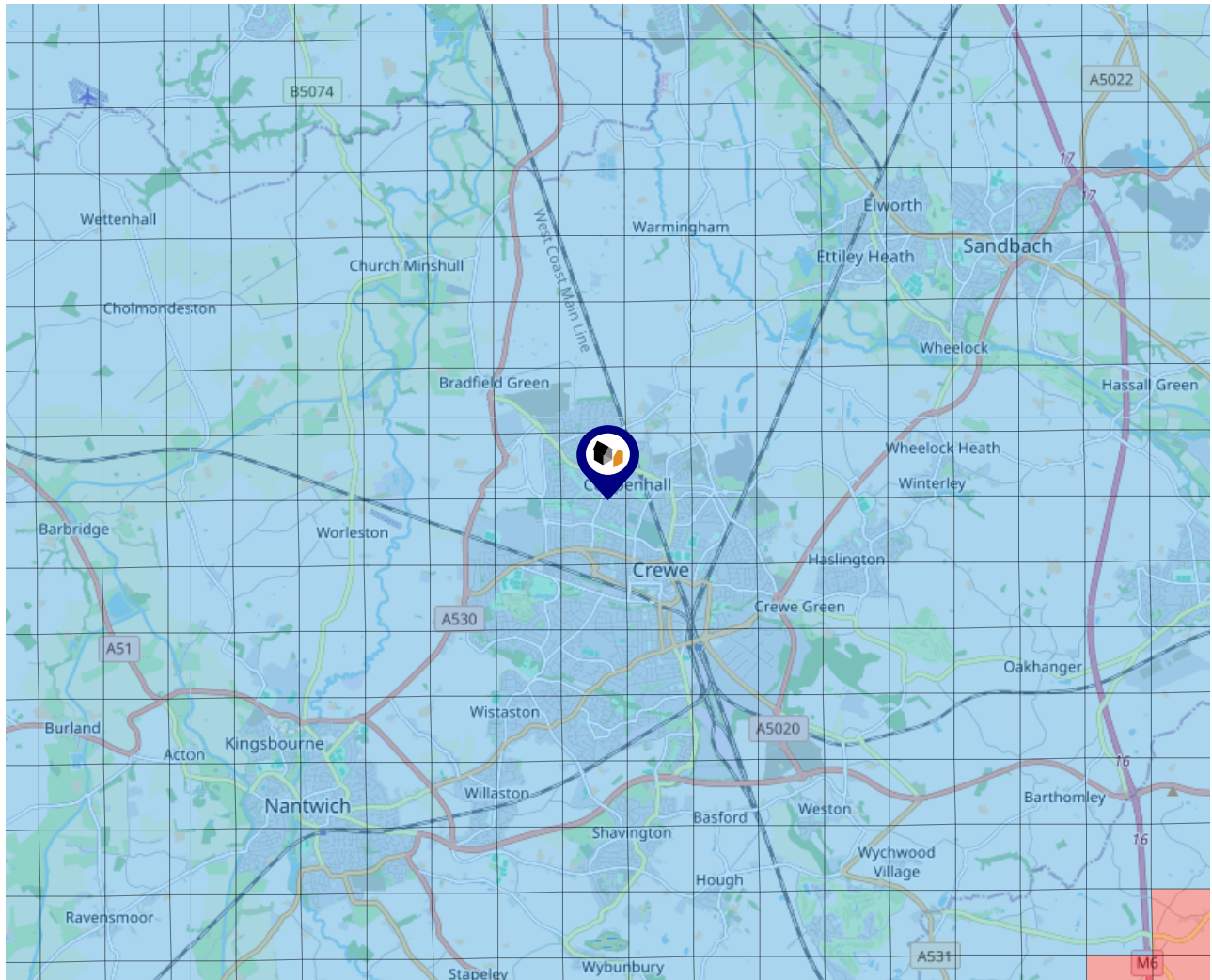


**Key:**

-  Power Pylons
-  Communication Masts

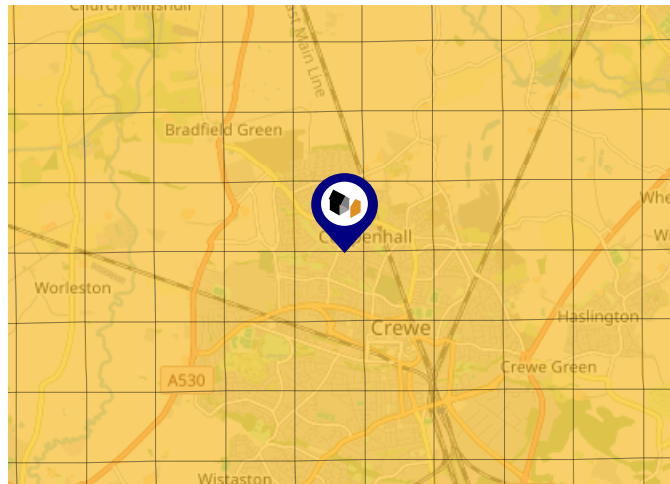
### What is Radon?

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

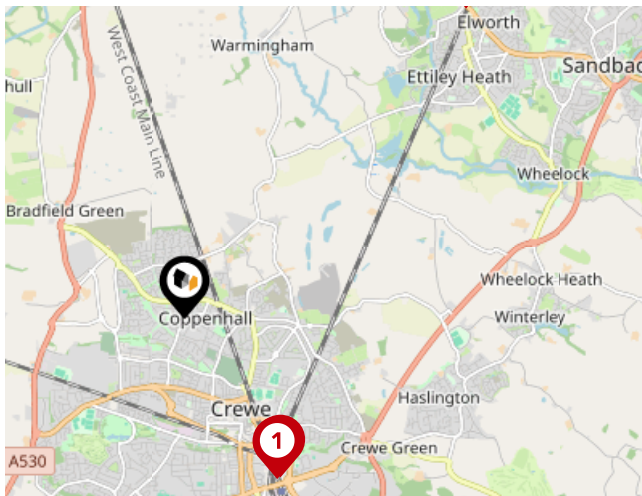


### Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <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                   |

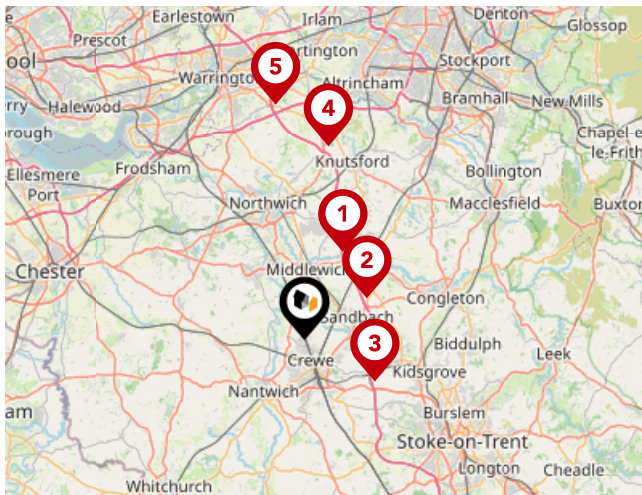
# Area

## Transport (National)



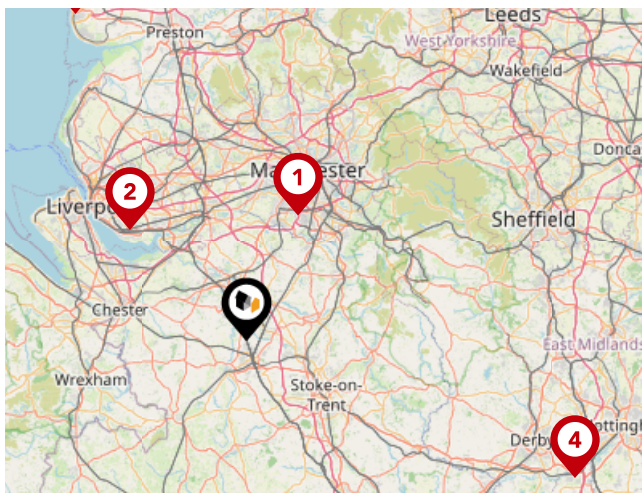
### National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Crewe Rail Station    | 1.65 miles |
| 2   | Crewe Rail Station    | 1.66 miles |
| 3   | Sandbach Rail Station | 3.73 miles |



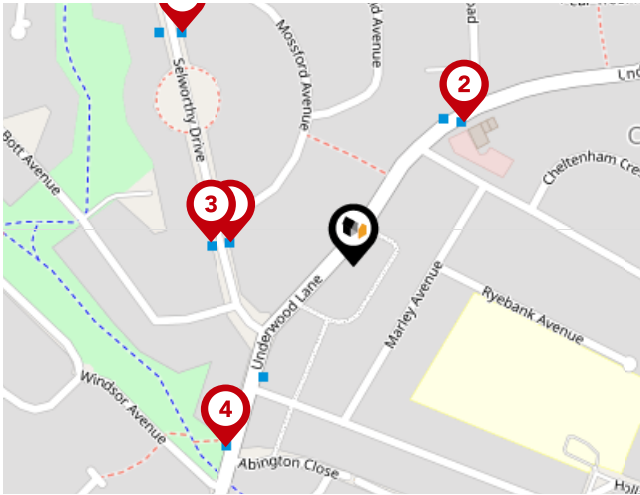
### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M6 J18 | 6.84 miles  |
| 2   | M6 J17 | 5.35 miles  |
| 3   | M6 J16 | 5.8 miles   |
| 4   | M6 J19 | 13.92 miles |
| 5   | M56 J9 | 16.91 miles |



### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Manchester Airport | 19.22 miles |
| 2   | Speke              | 22.9 miles  |
| 3   | Highfield          | 52.16 miles |
| 4   | East Mids Airport  | 50.78 miles |



Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Frank Bott Avenue | 0.07 miles |
| 2   | Cliffe Road       | 0.1 miles  |
| 3   | Frank Bott Avenue | 0.08 miles |
| 4   | Stores            | 0.12 miles |
| 5   | Mossford Avenue   | 0.16 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

