

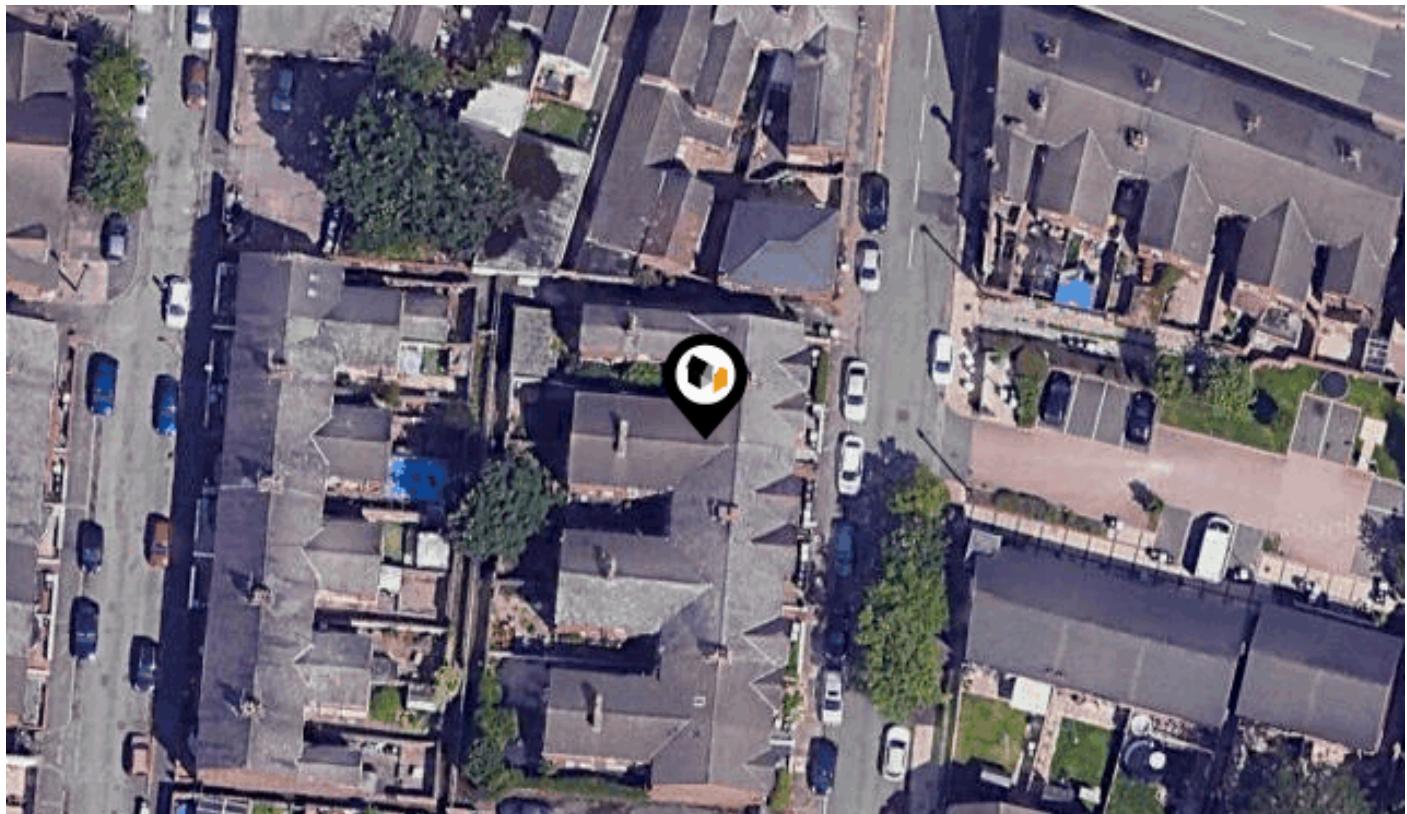


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Monday 09<sup>th</sup> February 2026**



**4, WEST AVENUE, CREWE, CW1**

**butters john bee**

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

01270 814950

cheshirerentals@bjbmail.com

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

# Property Overview

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## Property

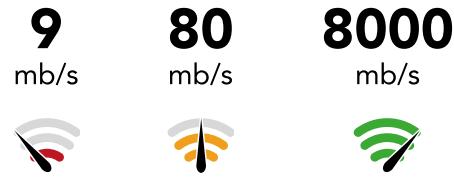
Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	753 ft <sup>2</sup> / 70 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,555

## 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)



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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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4 West Avenue, CW1

Energy rating

C

Valid until 06.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	69   c	
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data

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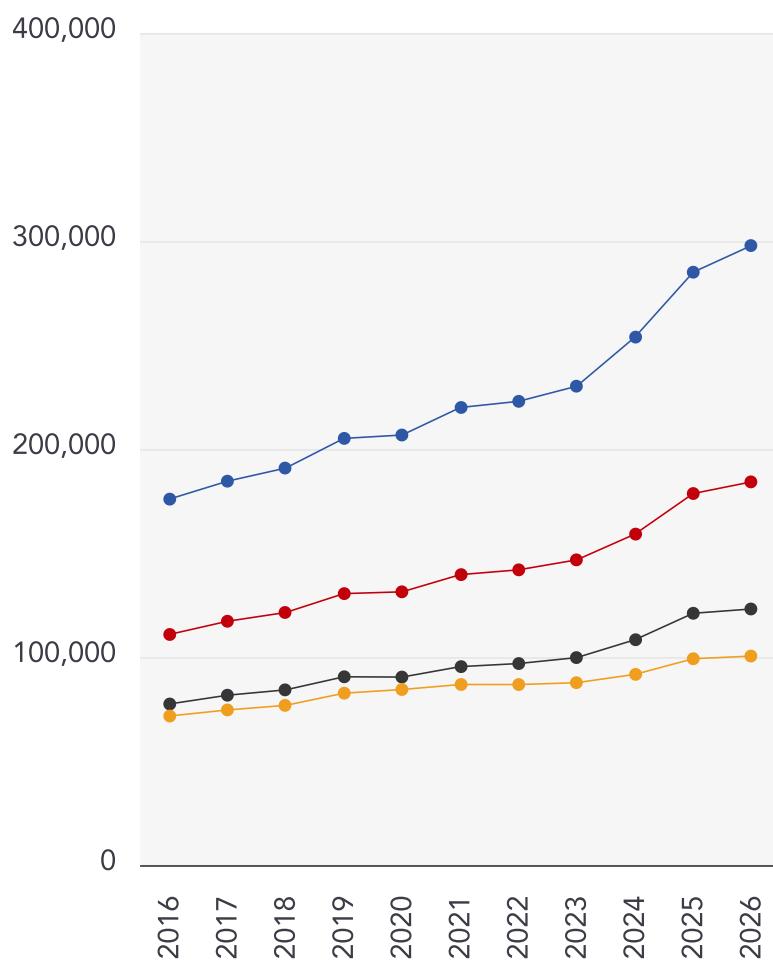
## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-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>	02
<b>Flat Top Storey:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<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, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<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 67% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	70 m <sup>2</sup>

# Market House Price Statistics

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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%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

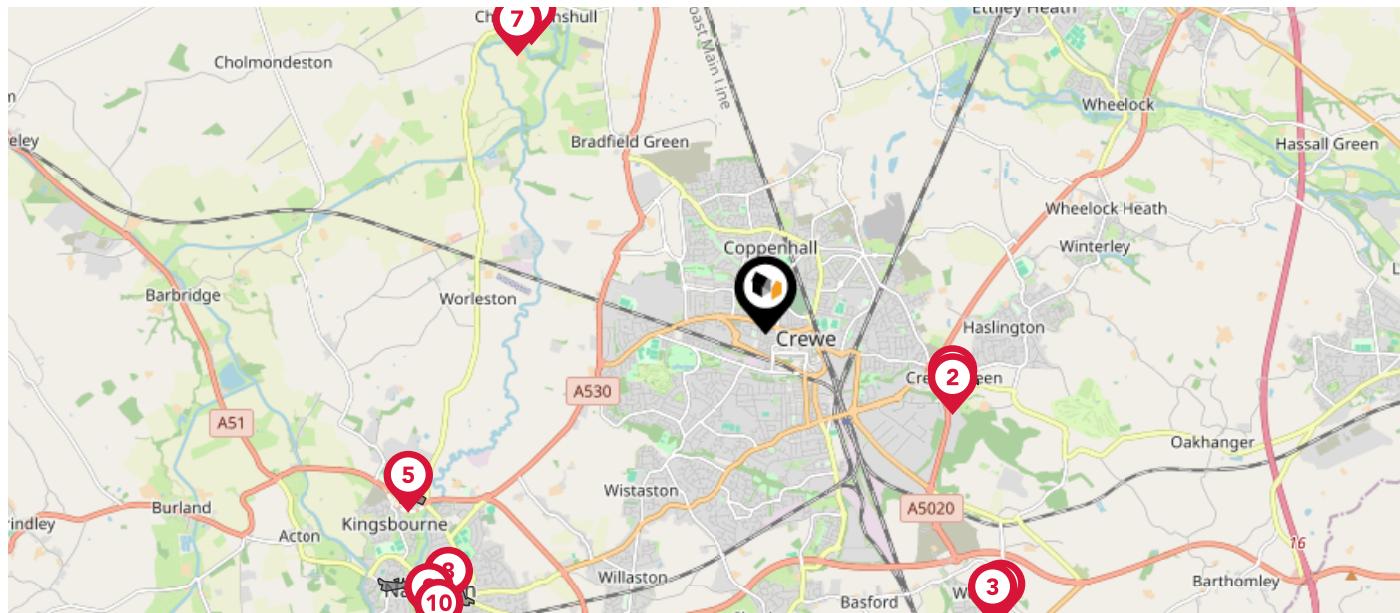
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



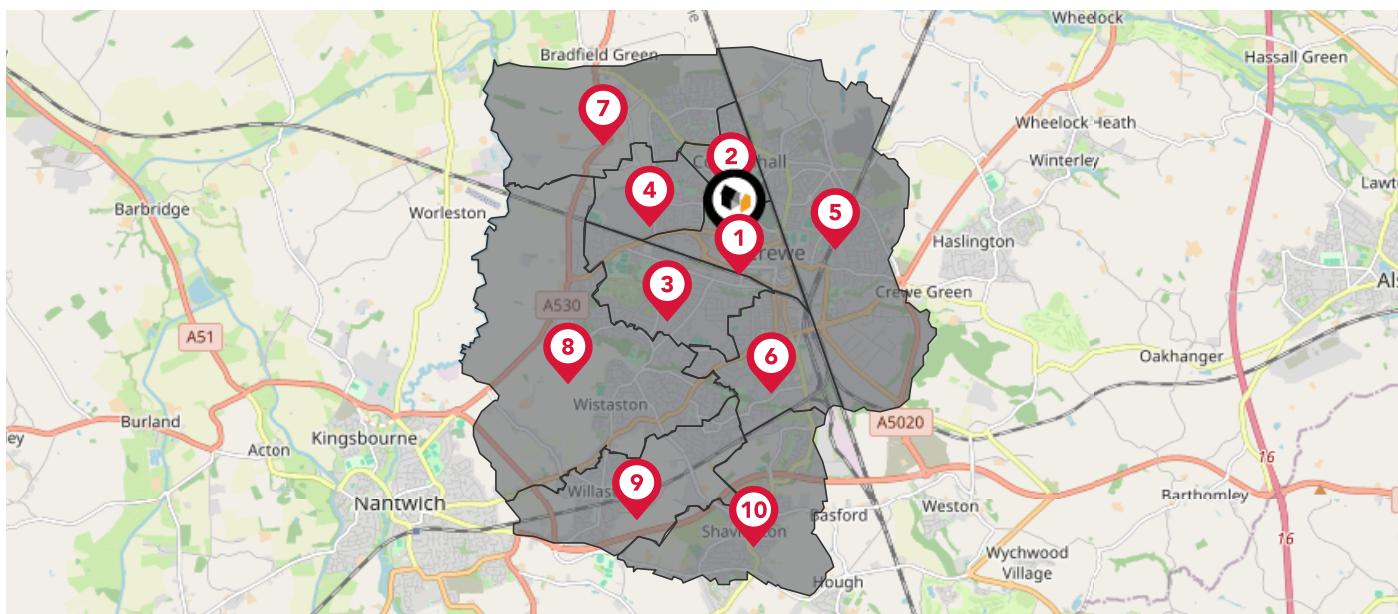
### Nearby Conservation Areas

- 1 Crewe Green Conservation Area
- 2 Crewe Green Conservation Area
- 3 Weston Conservation Area
- 4 Weston Conservation Area
- 5 Reaseheath Conservation Area
- 6 Church Minshull Conservation Area
- 7 Church Minshull Conservation Area
- 8 Nantwich Conservation Area
- 9 Nantwich Conservation Area
- 10 Nantwich 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

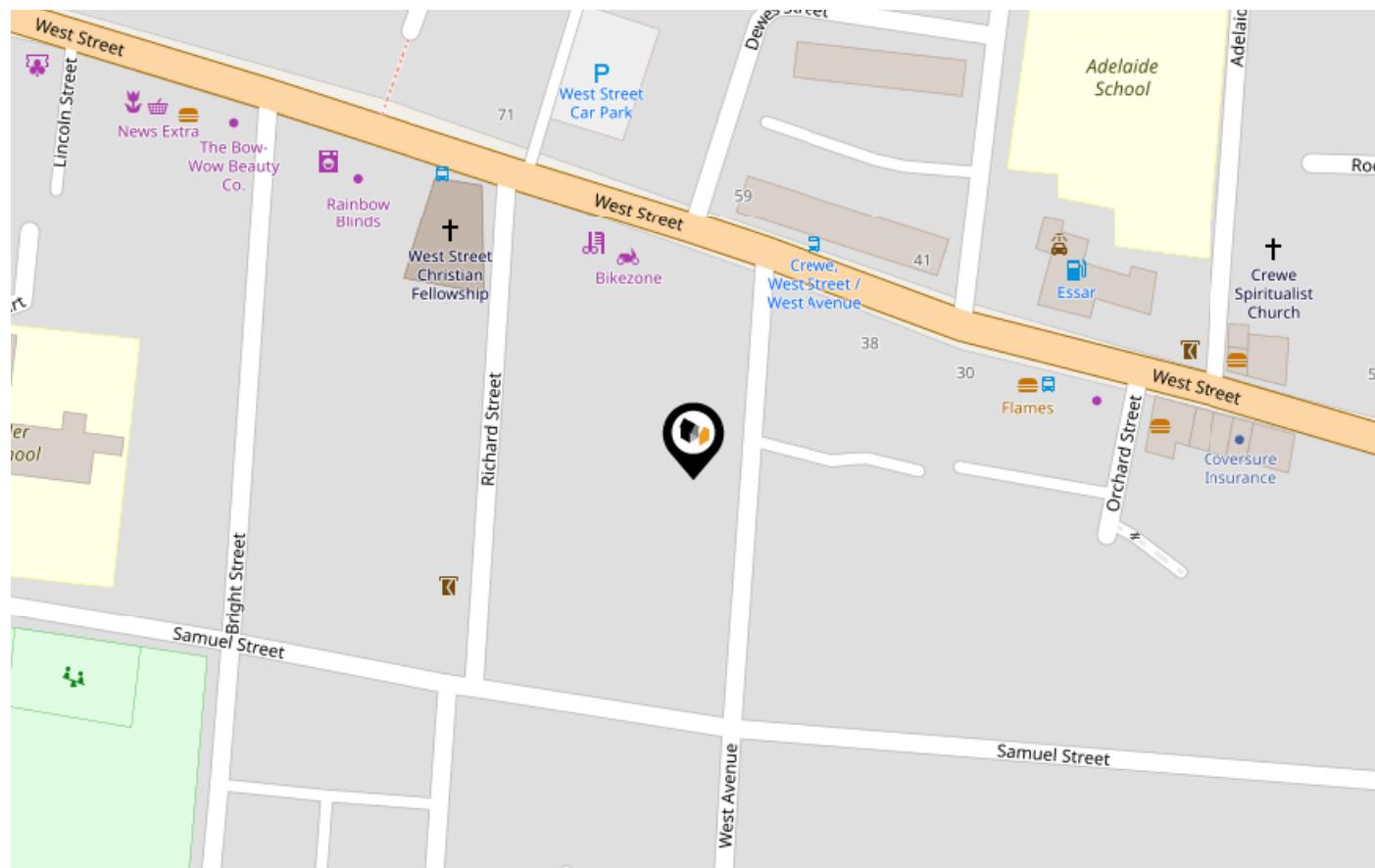
- 1 Crewe Central Ward
- 2 Crewe North Ward
- 3 Crewe West Ward
- 4 Crewe St. Barnabas Ward
- 5 Crewe East Ward
- 6 Crewe South Ward
- 7 Leighton Ward
- 8 Wistaston Ward
- 9 Willaston and Rope Ward
- 10 Shavington Ward

# Flood Risk

## Rivers & Seas - Flood Risk

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



**Risk Rating: Very low**

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

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

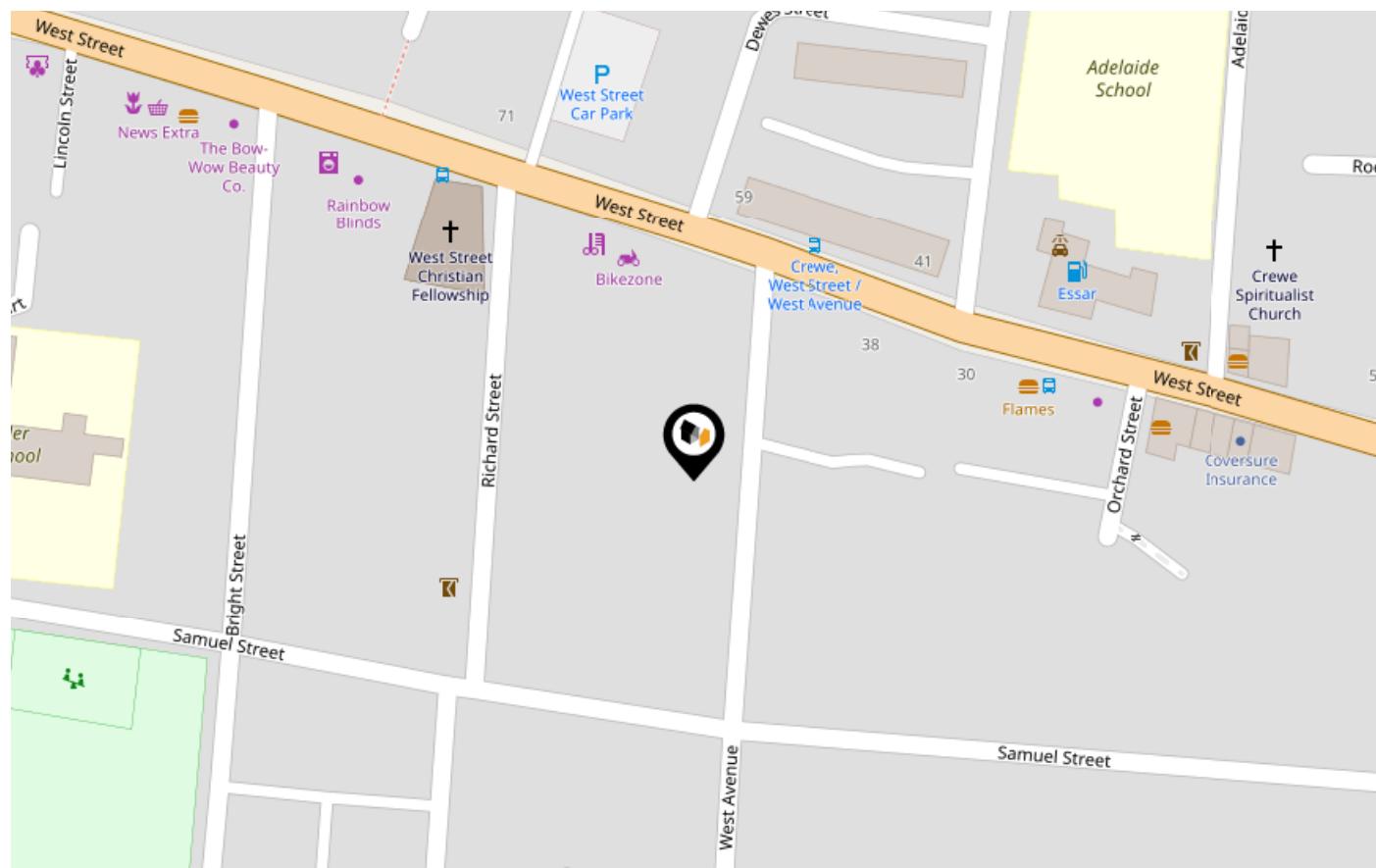
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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

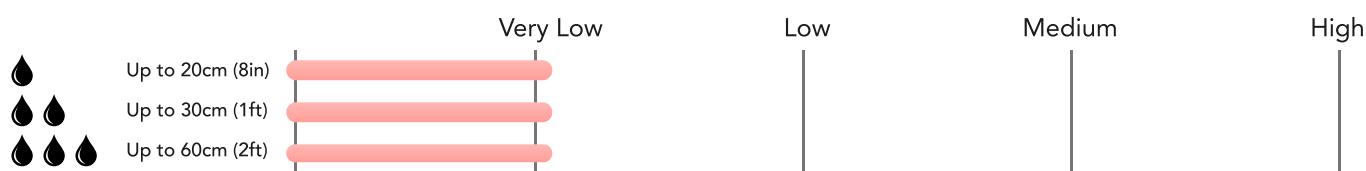


Risk Rating: Very low

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

- █ **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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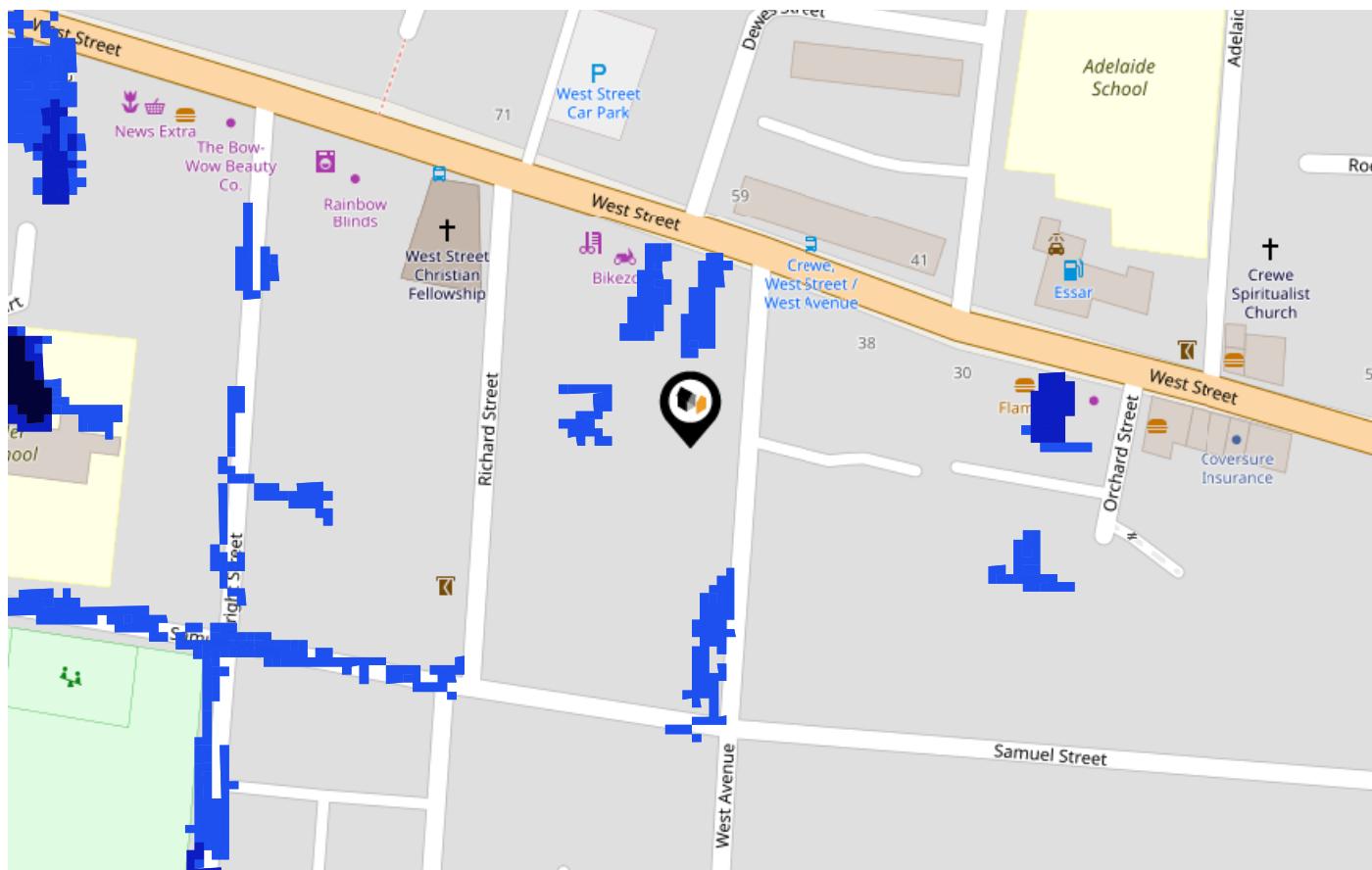
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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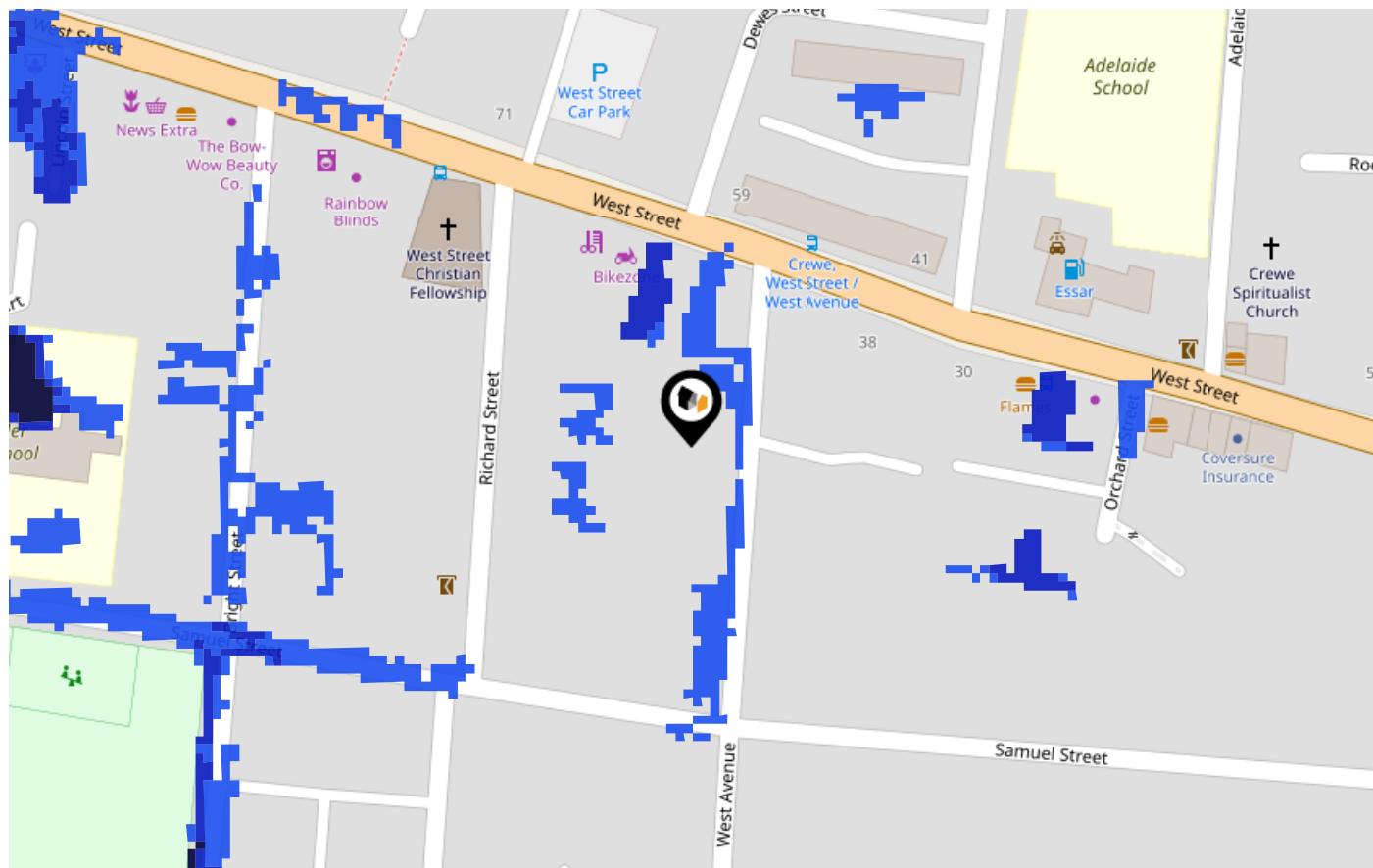
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

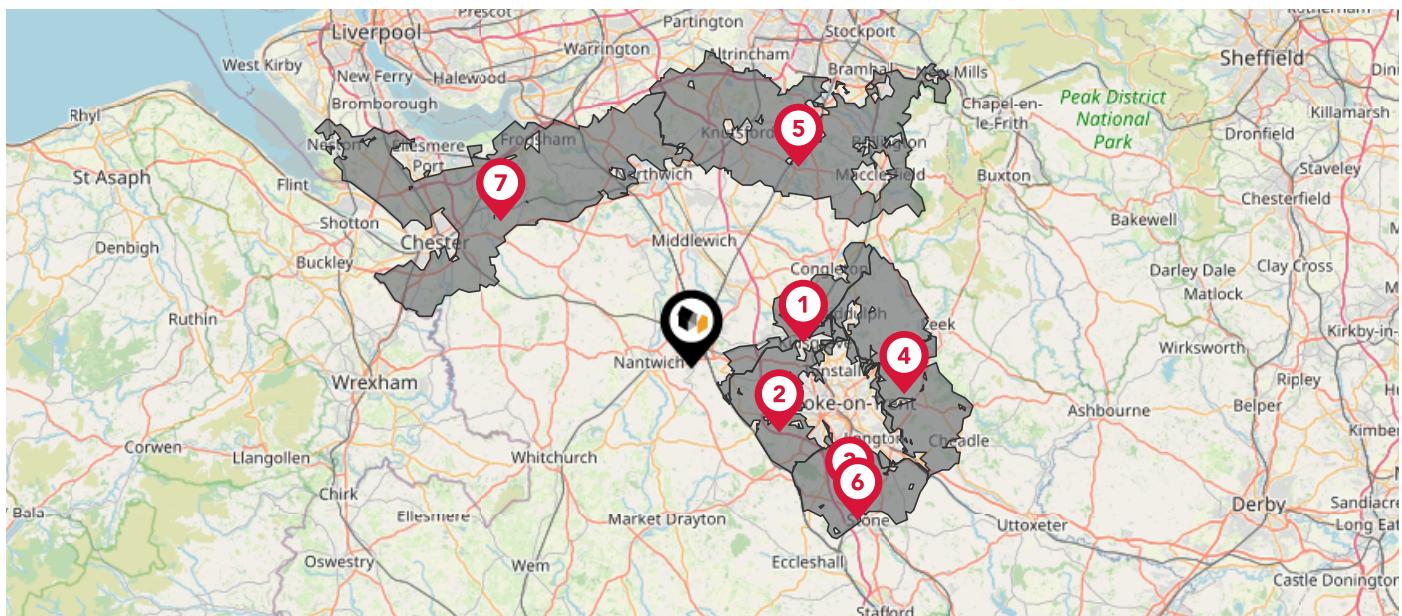


# Maps

## Green Belt

**butters john bee** bjb

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



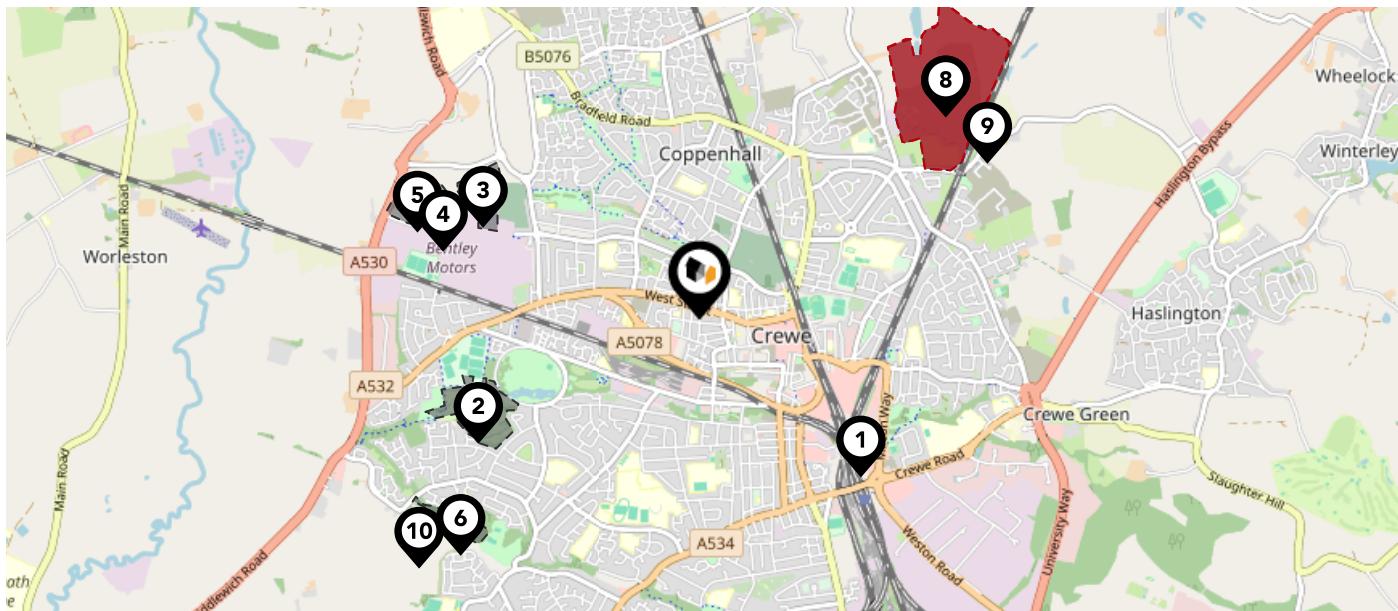
### Nearby Green Belt Land

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



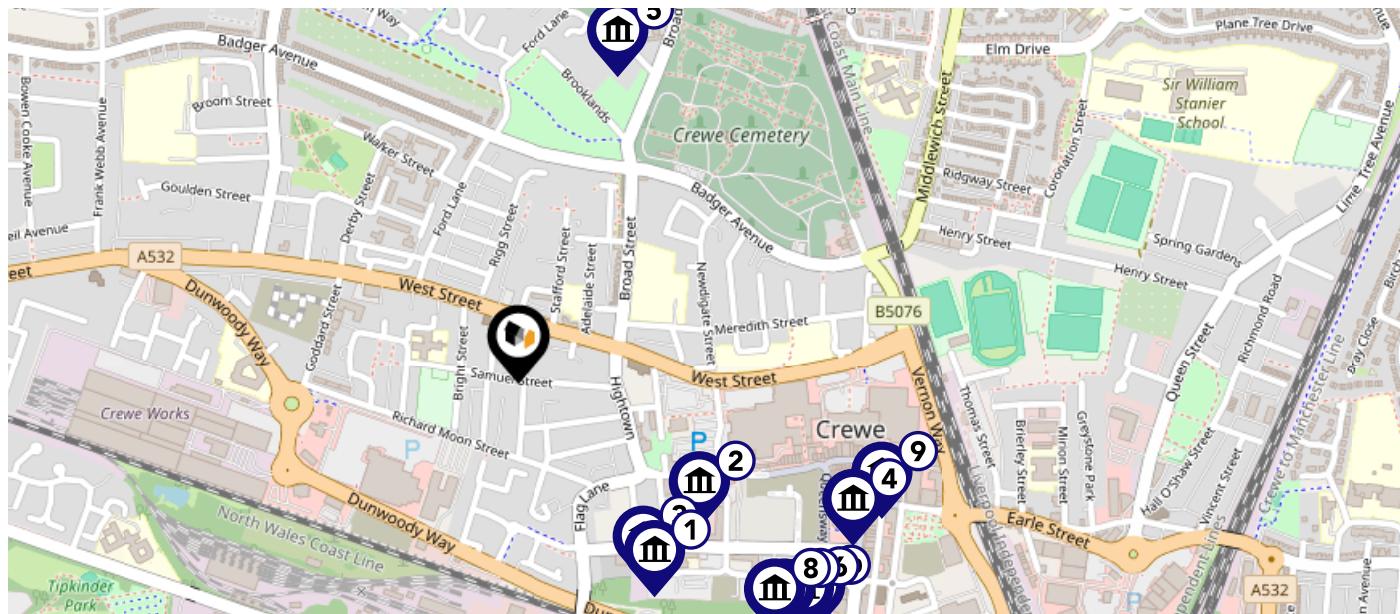
### Nearby Landfill Sites

1	British Railways Tip-Tommys Lane, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
2	Site of Old Sewage Disposal Works-Queen's Prk Drv, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
3	Crewe Borough Council, Refuse Disposal Works-Pym's Lane Tip, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
4	Rolls Royce Tip-Pym's Lane, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
5	Pyms Lane Phase 2-Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
6	Wistaston Effluent Treatment Works-Wistaston	Historic Landfill	<input type="checkbox"/>
7	Maw Green-Off Maw Green Road, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
8	EA/EPR/EP3794CA/A001	Active Landfill	<input checked="" type="checkbox"/>
9	Land Off Maw Green Road-Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
10	Wistaston Green Road-Wistaston, Crewe	Historic Landfill	<input type="checkbox"/>

# Maps

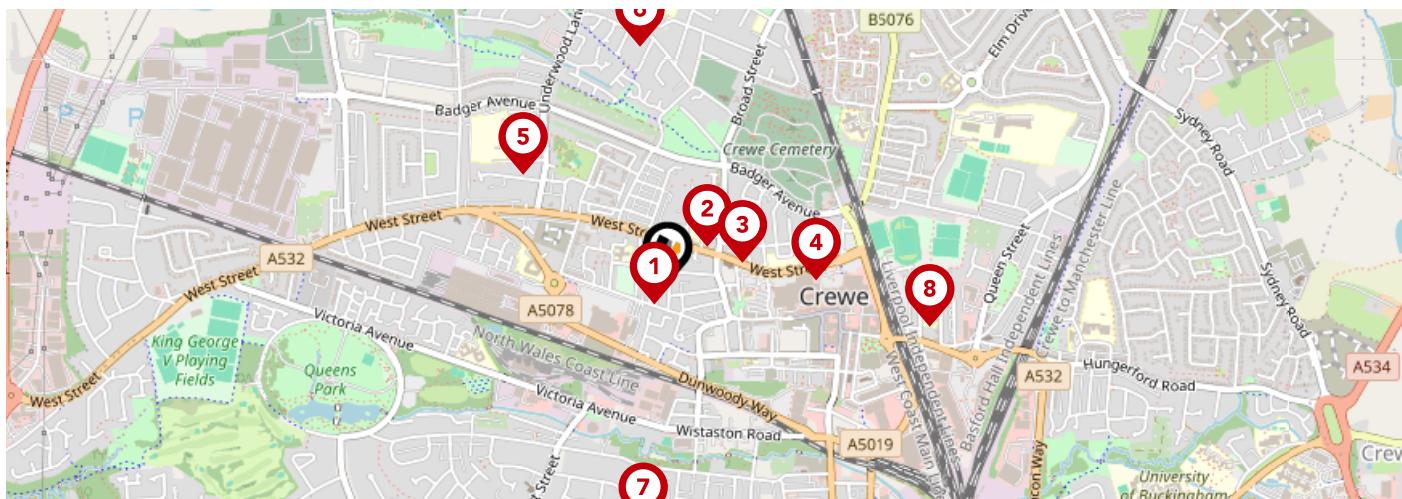
## Listed Buildings

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
1138677 - 47, Delamere Street	Grade II	0.3 miles
1136239 - 76-90a, Victoria Street	Grade II	0.3 miles
1136221 - Church Of St Mary	Grade II	0.3 miles
1312904 - The Three Lamps	Grade II	0.4 miles
1330090 - Church Of St Michael	Grade II	0.4 miles
1136172 - 1-19, Dorfold Street	Grade II	0.4 miles
1136156 - 2-20, Betley Street	Grade II	0.4 miles
1138676 - 1-19, Betley Street	Grade II	0.4 miles
1138678 - The Lyceum Theatre	Grade II	0.4 miles
1262896 - 2-20, Dorfold Street	Grade II	0.4 miles

# Area Schools



Nursery Primary Secondary College Private



## Lavender Field School

Ofsted Rating: Good | Pupils: 100 | Distance: 0.05



## Adelaide School

Ofsted Rating: Outstanding | Pupils: 91 | Distance: 0.12



## Beechwood Primary School and Nursery

Ofsted Rating: Good | Pupils: 479 | Distance: 0.17



## Crewe Engineering and Design UTC

Ofsted Rating: Good | Pupils: 256 | Distance: 0.33



## Underwood West Academy

Ofsted Rating: Good | Pupils: 450 | Distance: 0.4



## St Michael's Community Academy

Ofsted Rating: Requires improvement | Pupils: 448 | Distance: 0.53



## Edleston Primary School

Ofsted Rating: Good | Pupils: 207 | Distance: 0.54



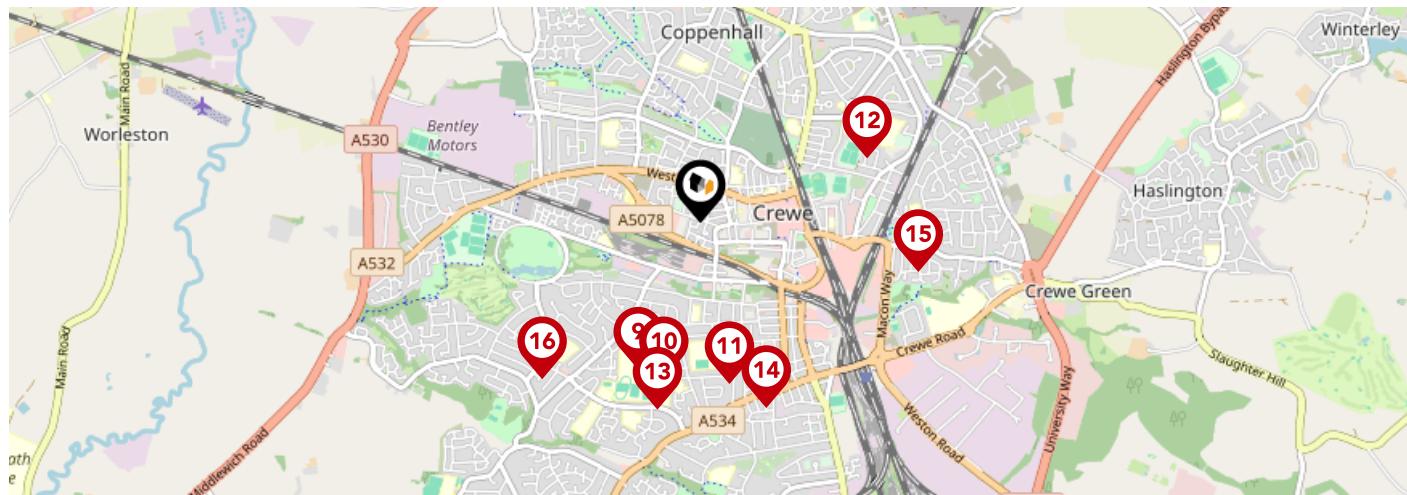
## Brierley Primary School

Ofsted Rating: Good | Pupils: 245 | Distance: 0.59



# Area Schools

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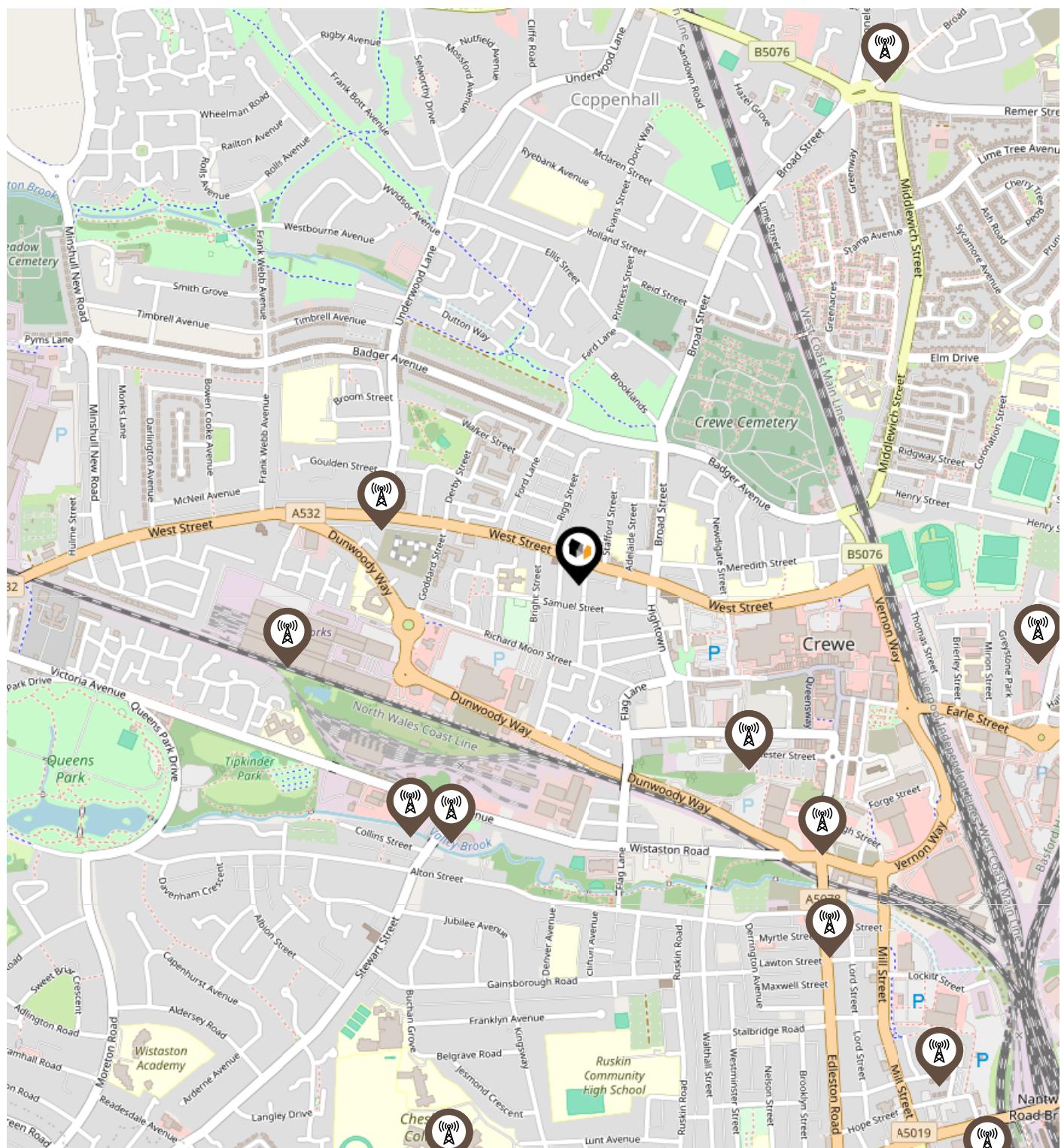


Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	The Oaks Academy	Good	618	0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Gainsborough Primary and Nursery School	Good	408	0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Ruskin Community High School	Good	730	0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Sir William Stanier Community School	Requires improvement	693	0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Cheshire College - South & West	Good	0	0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Westminster Nursery School	Good	74	0.87	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hungerford Primary Academy	Requires improvement	389	0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Wistaston Academy	Outstanding	464	0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

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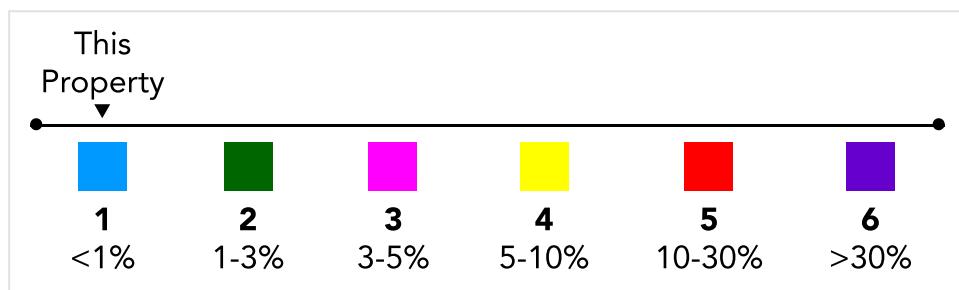
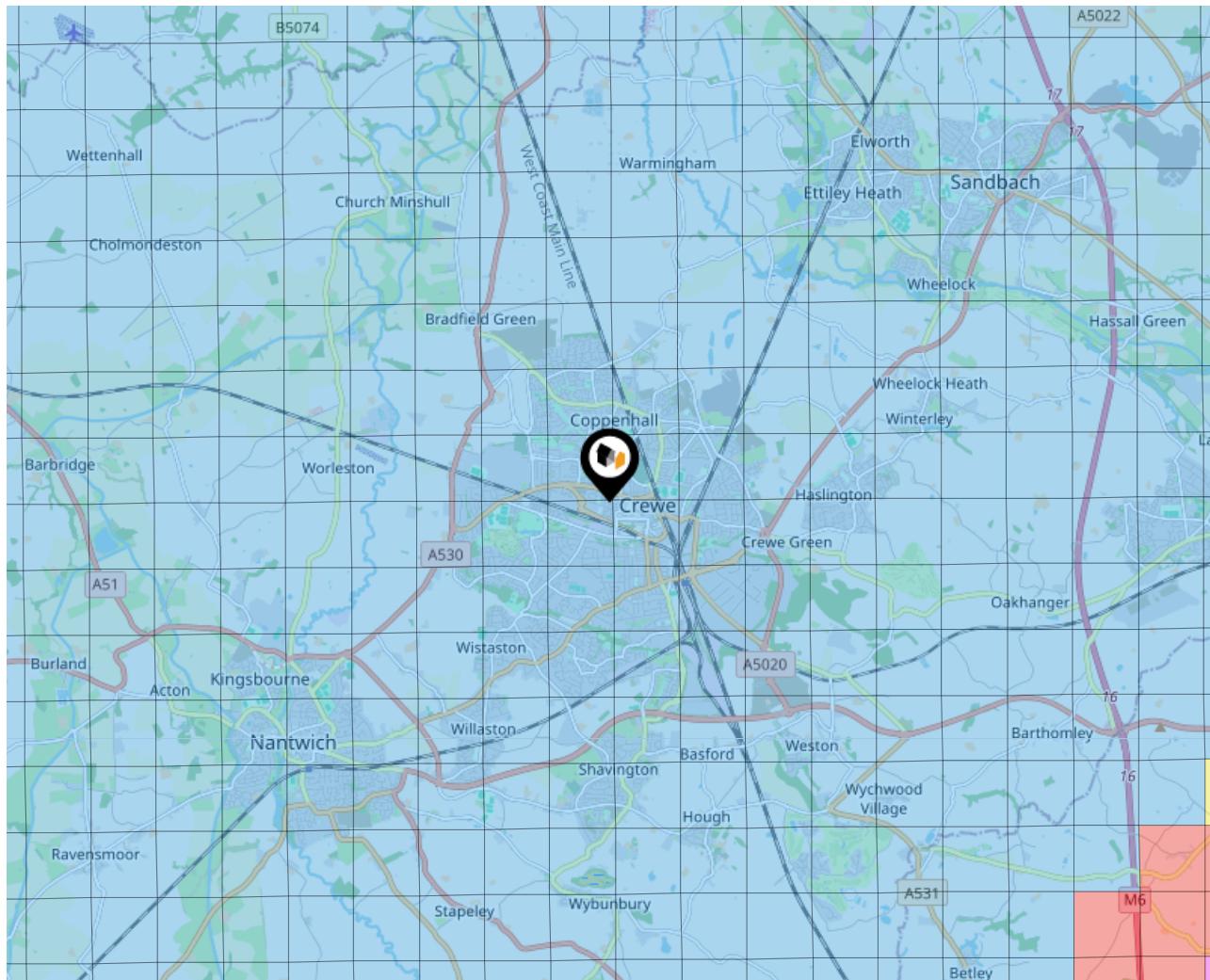


## Key:

-  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>).

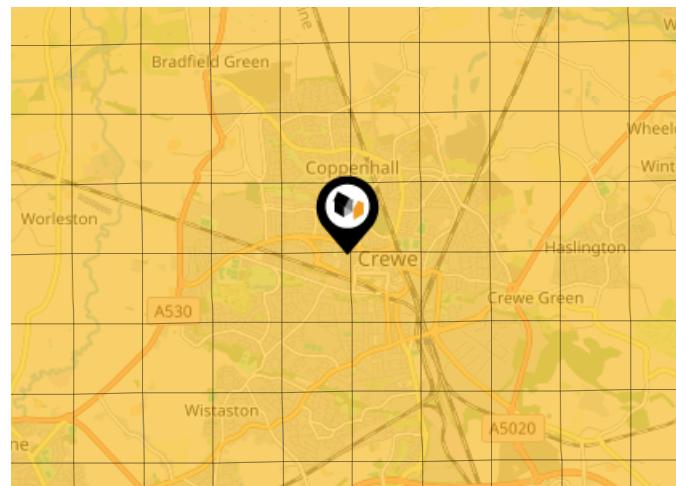


# Environment Soils & Clay

butters john bee bjb

Ground Composition for this Address (Surrounding square kilometer zone around property)

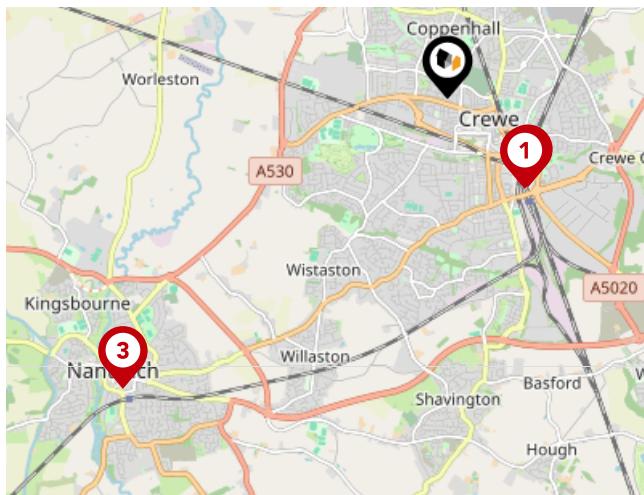
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

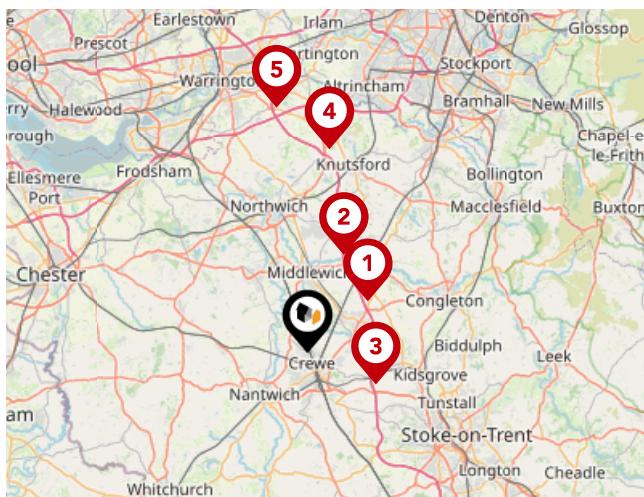
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Crewe Rail Station	1.05 miles
2	Crewe Rail Station	1.07 miles
3	Nantwich Rail Station	3.87 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J17	5.62 miles
2	M6 J18	7.37 miles
3	M6 J16	5.38 miles
4	M6 J19	14.54 miles
5	M56 J9	17.56 miles

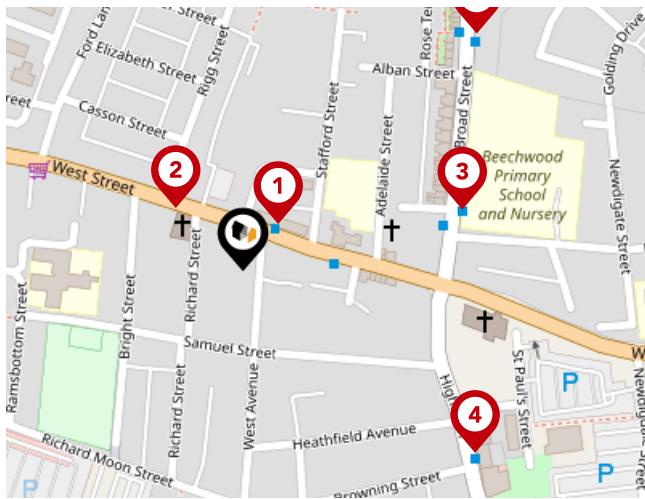


## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.76 miles
2	Speke	23.43 miles
3	Highfield	52.79 miles
4	East Mids Airport	50.42 miles

# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	West Avenue	0.03 miles
2	Richard Street	0.05 miles
3	Roebuck Street	0.13 miles
4	Browning Street	0.16 miles
5	Alban Street	0.18 miles

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## 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.

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Land Registry

