

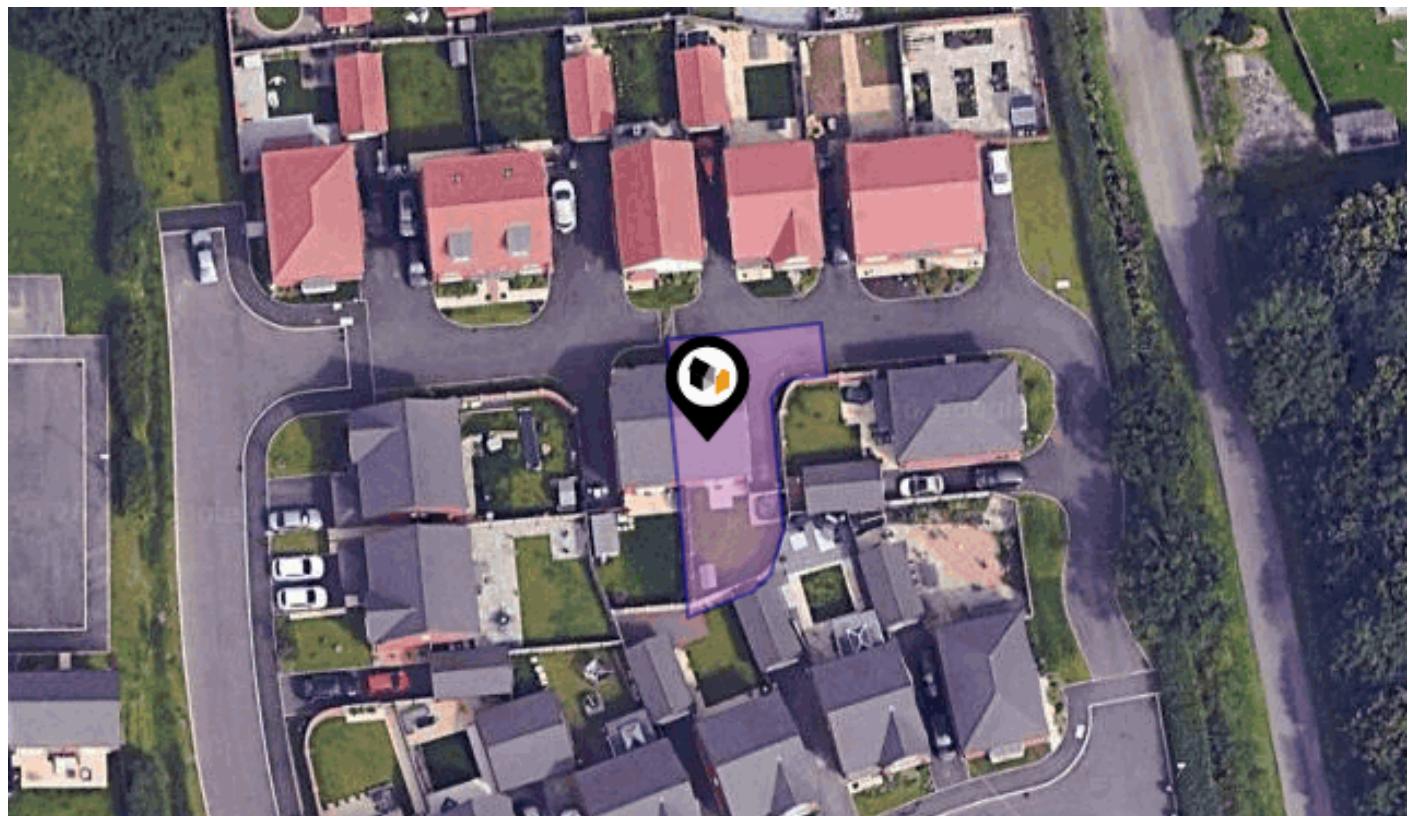


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

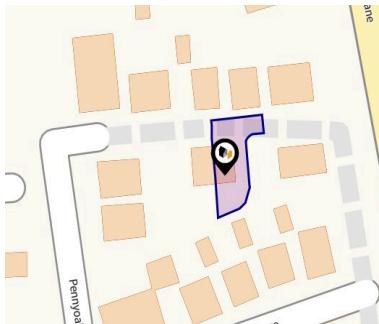
**Monday 19<sup>th</sup> January 2026**



## **GREAT TITHES PLACE, CREWE, CW1**

# Property Overview

butters john bee bjb



## Property

**Type:** Semi-Detached House  
**Bedrooms:** 3  
**Floor Area:** 850 ft<sup>2</sup> / 79 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 2022  
**Council Tax :** Band B  
**Annual Estimate:** £1,814  
**Title Number:** CH711845

**Tenure:** Freehold

## Local Area

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

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

**2**  
mb/s      **240**  
mb/s      **8000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

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CW1

Energy rating

**B**

Valid until 13.01.2032

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data

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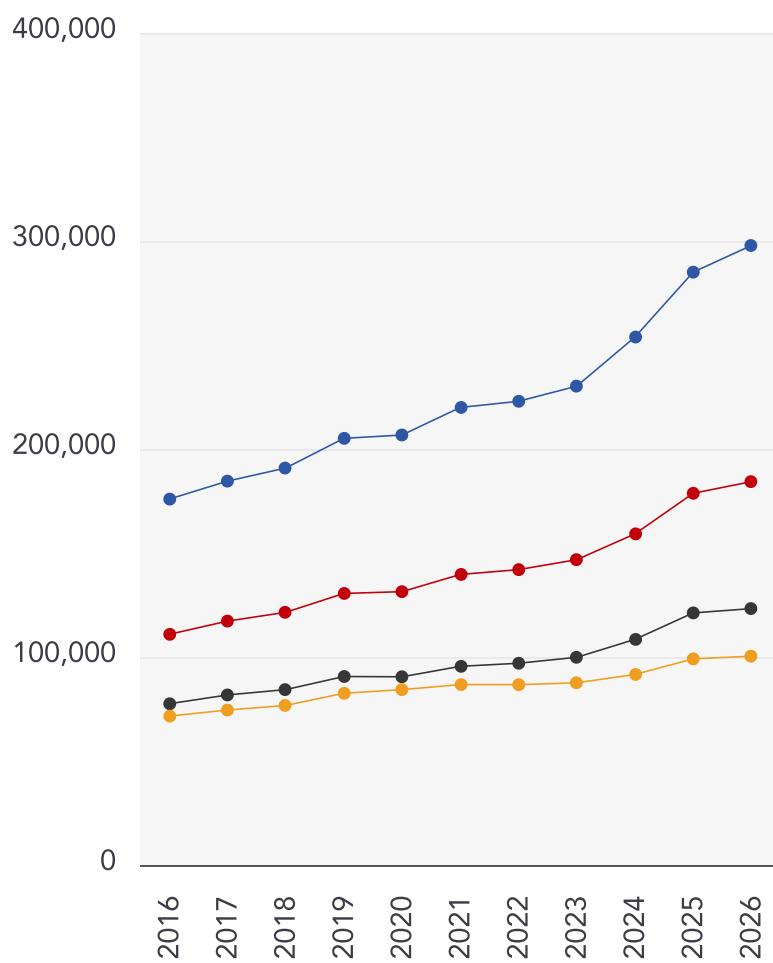
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.22 W/m-°K
<b>Total Floor Area:</b>	79 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

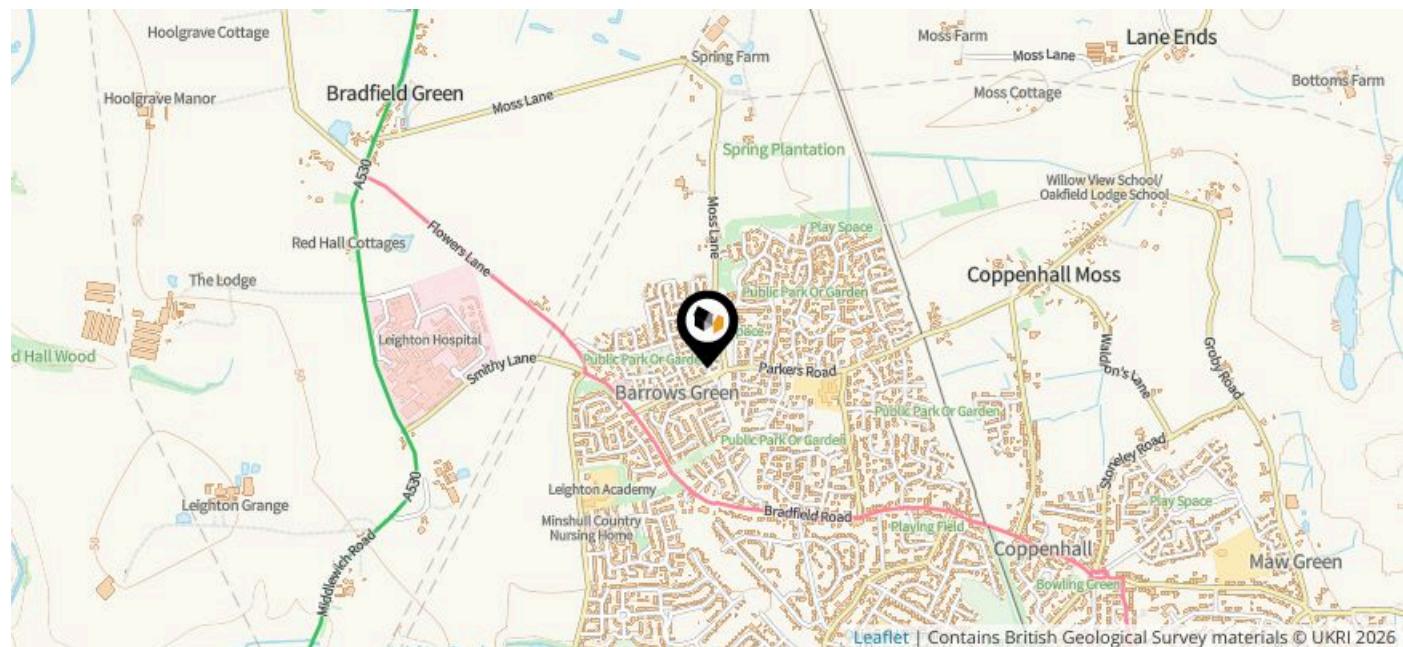
**+58.95%**

Flat

**+40.22%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

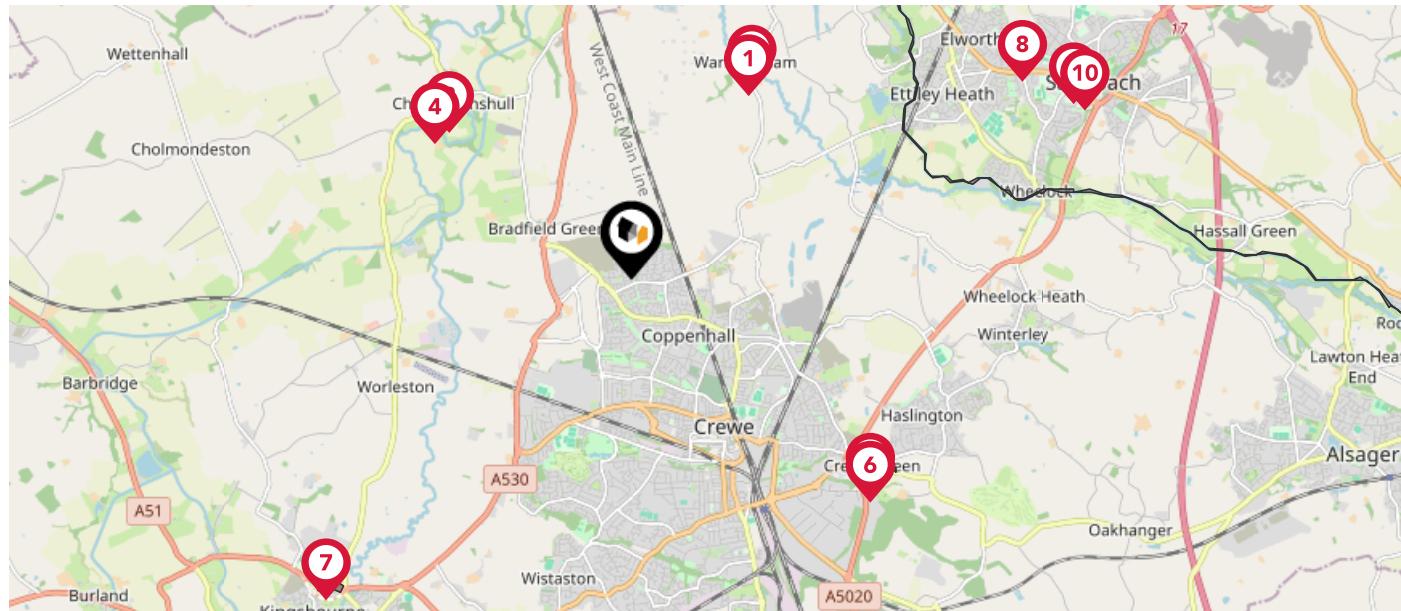
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



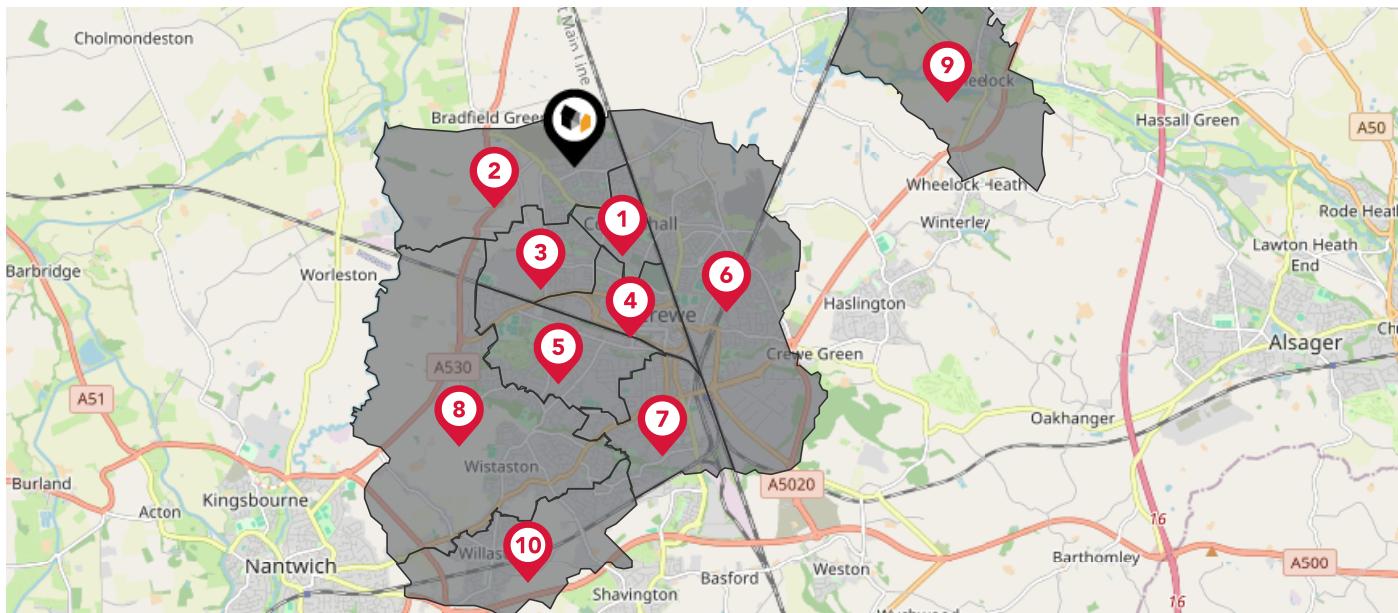
### Nearby Conservation Areas

- 1 Warmingham Conservation Area
- 2 Warmingham Conservation Area
- 3 Church Minshull Conservation Area
- 4 Church Minshull Conservation Area
- 5 Crewe Green Conservation Area
- 6 Crewe Green 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

# 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

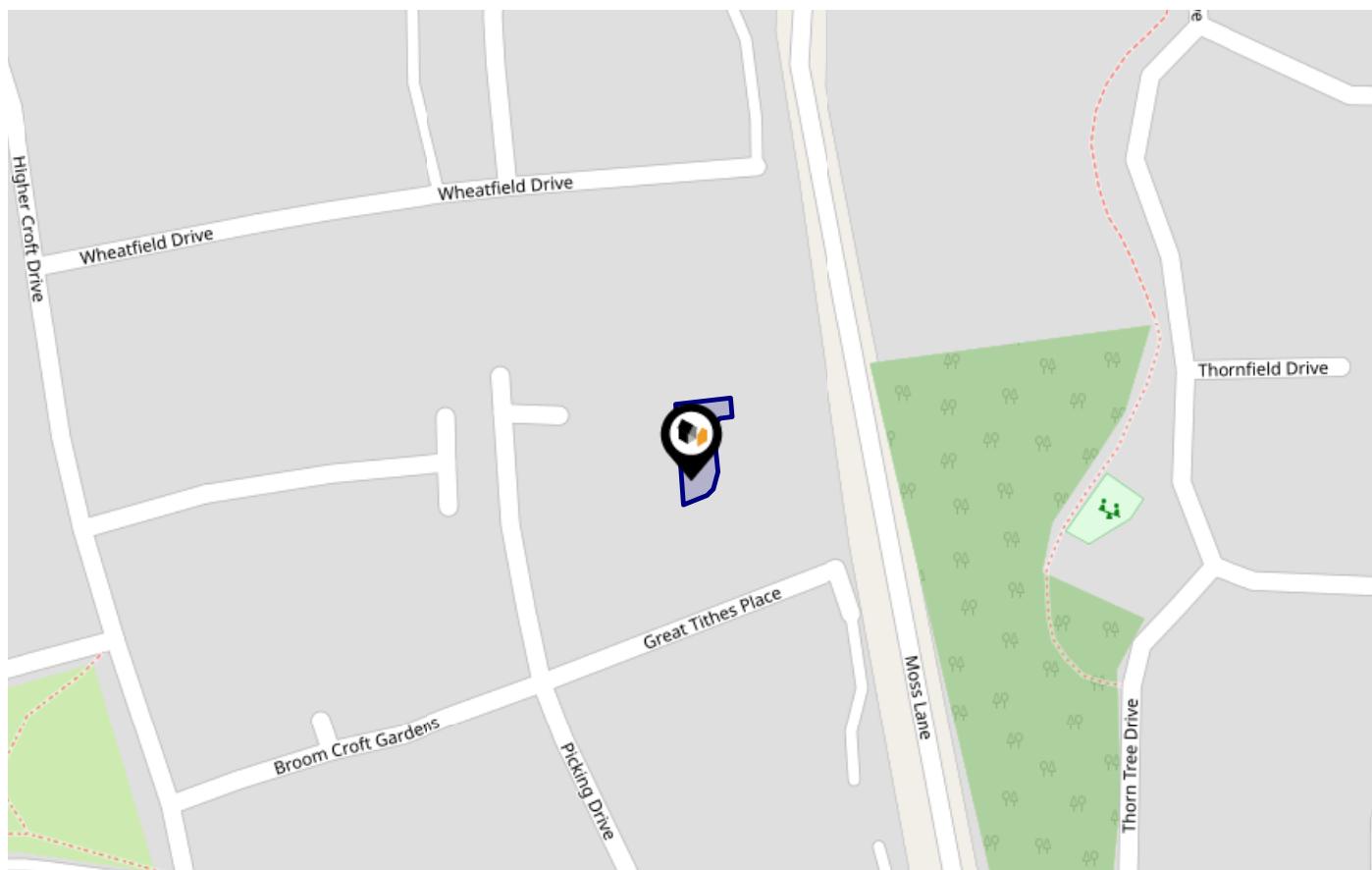
- 1 Crewe North Ward
- 2 Leighton Ward
- 3 Crewe St. Barnabas Ward
- 4 Crewe Central Ward
- 5 Crewe West Ward
- 6 Crewe East Ward
- 7 Crewe South Ward
- 8 Wistaston Ward
- 9 Sandbach Ettiley Heath and Wheelock Ward
- 10 Willaston and Rope Ward

# 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.

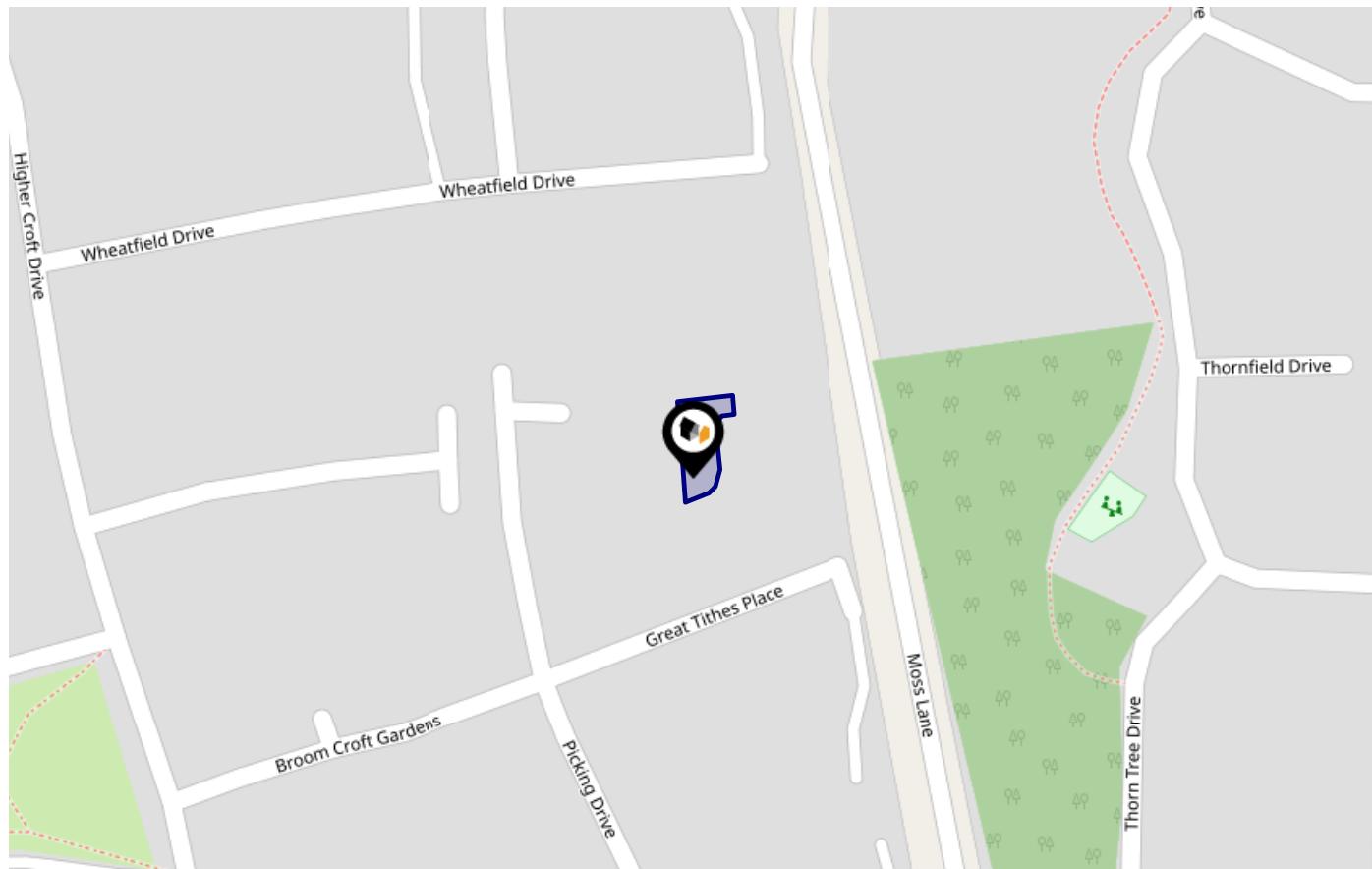
Chance of flooding to the following depths at this property:



# 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.

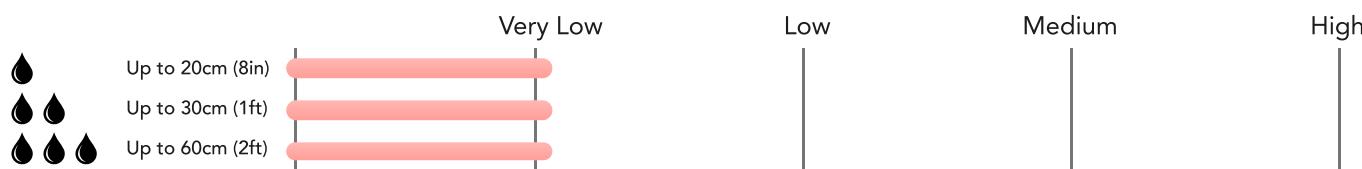


**Risk Rating: Very low**

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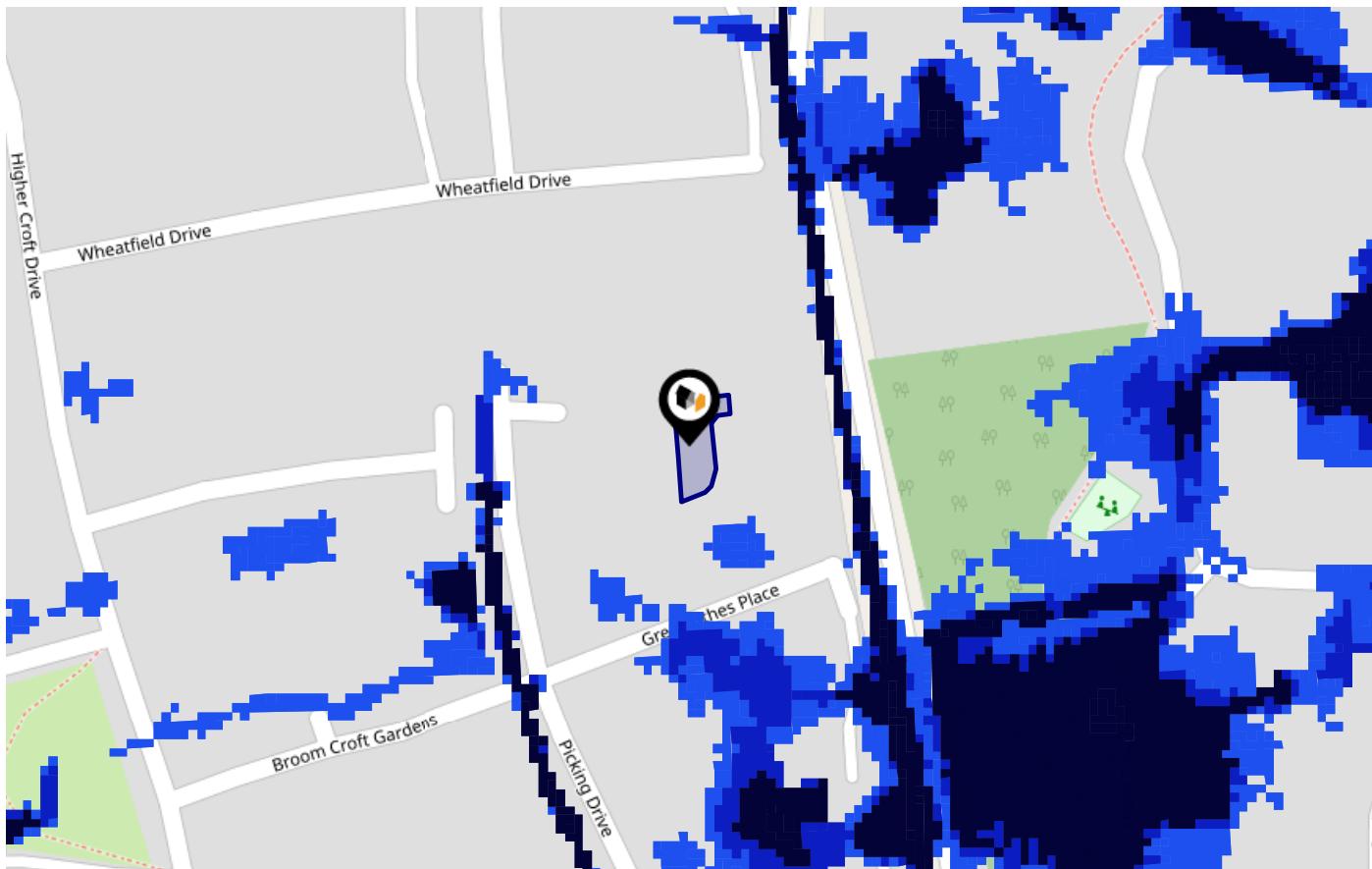
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

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

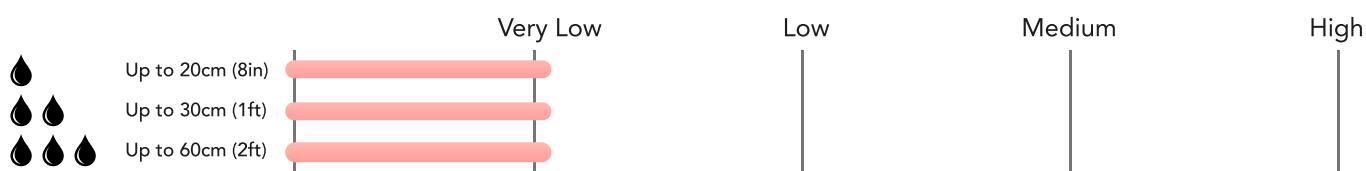


Risk Rating: Very low

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

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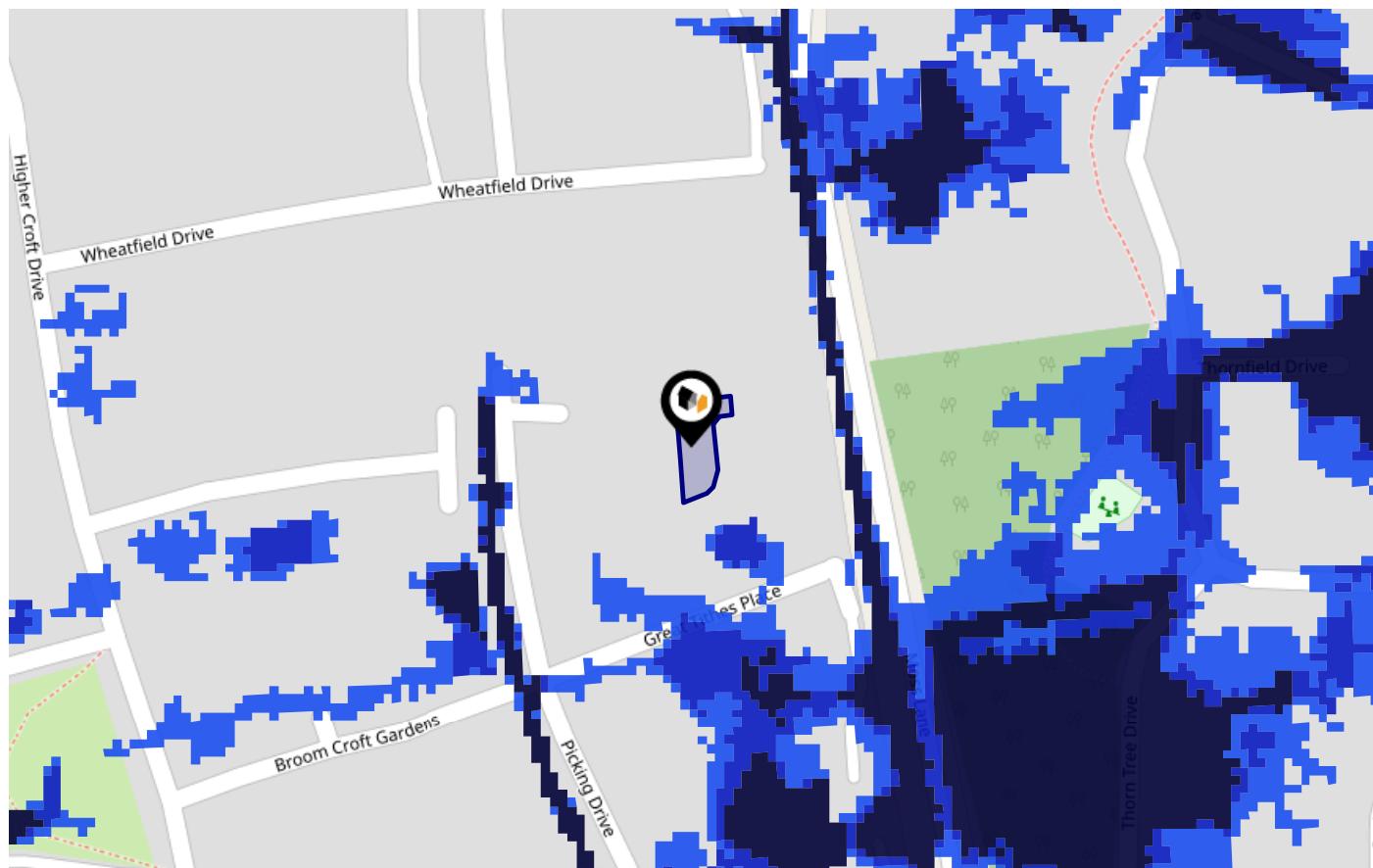
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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

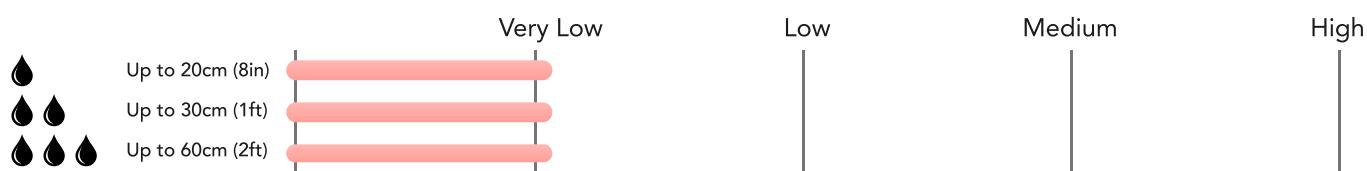


Risk Rating: Very low

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

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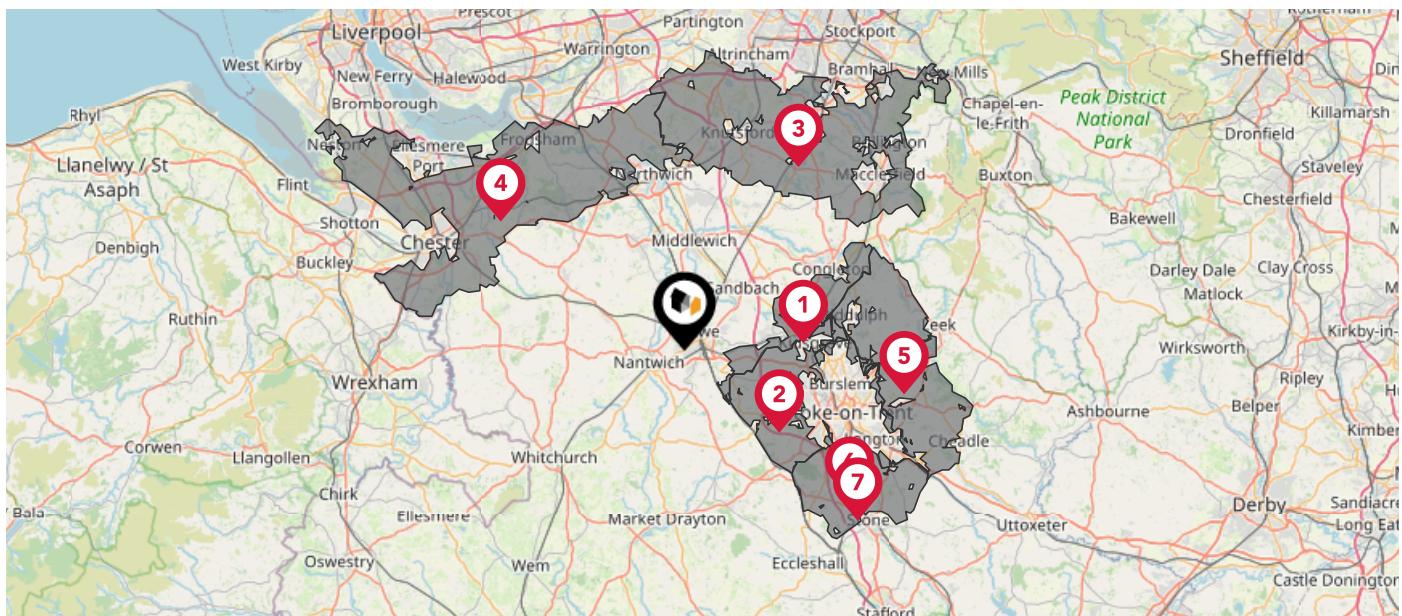
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



### Nearby Green Belt Land

- 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.



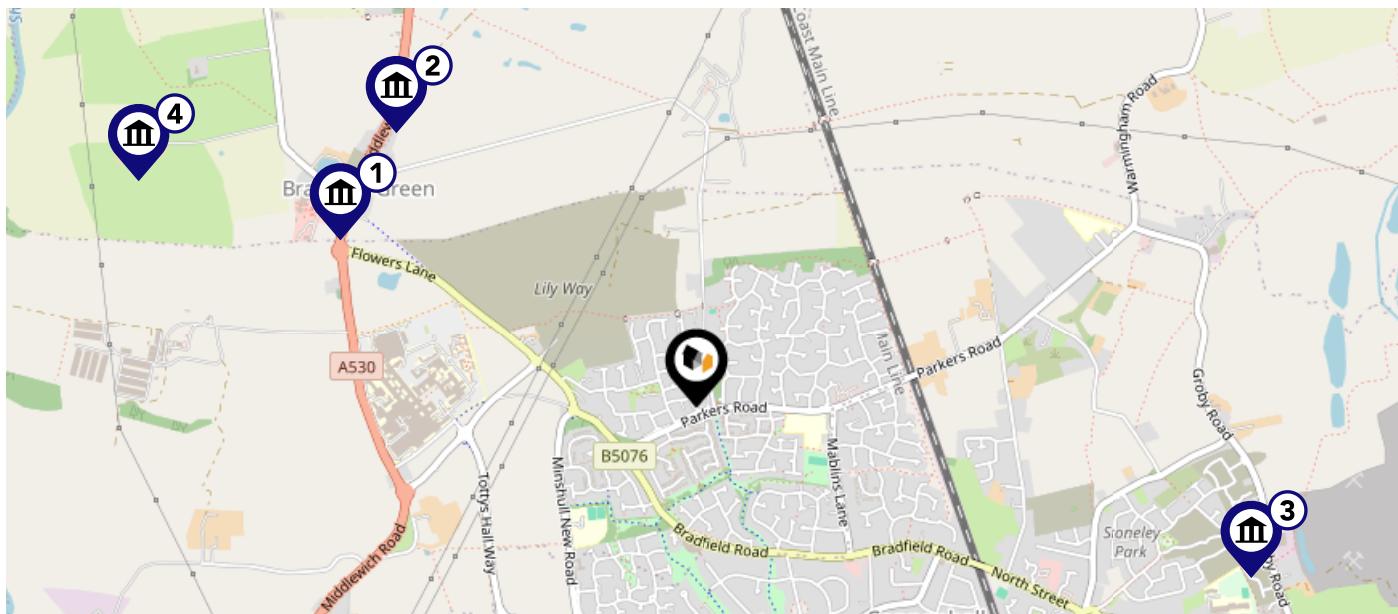
### Nearby Landfill Sites

1	Crewe Borough Council, Refuse Disposal Works-Pym's Lane Tip, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
2	Rolls Royce Tip-Pym's Lane, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
3	Pyms Lane Phase 2-Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/EP3794CA/A001	Active Landfill	<input checked="" type="checkbox"/>
5	Maw Green-Off Maw Green Road, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
6	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
7	Site of Old Sewage Disposal Works-Queen's Prk Drve, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
8	Land Off Maw Green Road-Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Cross Lane-Church Minshull, Cheshire	Historic Landfill	<input type="checkbox"/>
10	Marshfield Bank Farm-Middlewich Road, Crewe, Cheshire	Historic Landfill	<input type="checkbox"/>

# Maps

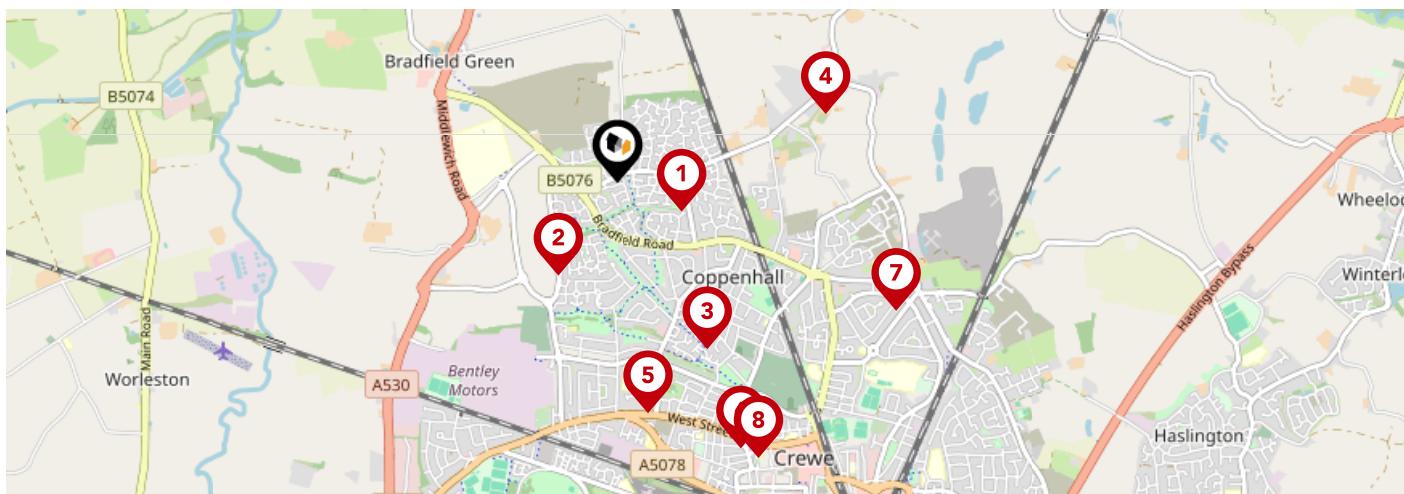
## Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
1436479 - Minshull Vernon Cum Leighton War Memorial	Grade II	0.9 miles
1310871 - The Pines	Grade II	0.9 miles
1136201 - Foden's Farm	Grade II	1.3 miles
1138694 - Hoolgrave Manor	Grade II	1.3 miles

# Area Schools



Nursery Primary Secondary College Private

## 1 Mablins Lane Community Primary School

Ofsted Rating: Good | Pupils: 610 | Distance:0.31



## 2 Leighton Academy

Ofsted Rating: Good | Pupils: 451 | Distance:0.49



## 3 St Michael's Community Academy

Ofsted Rating: Requires improvement | Pupils: 448 | Distance:0.84



## 4 Oakfield Lodge School

Ofsted Rating: Requires improvement | Pupils: 45 | Distance:0.97



## 5 Underwood West Academy

Ofsted Rating: Good | Pupils: 450 | Distance:1.03



## 6 Adelaide School

Ofsted Rating: Outstanding | Pupils: 91 | Distance:1.3



## 7 Monks Coppenhall Academy

Ofsted Rating: Good | Pupils: 610 | Distance:1.36

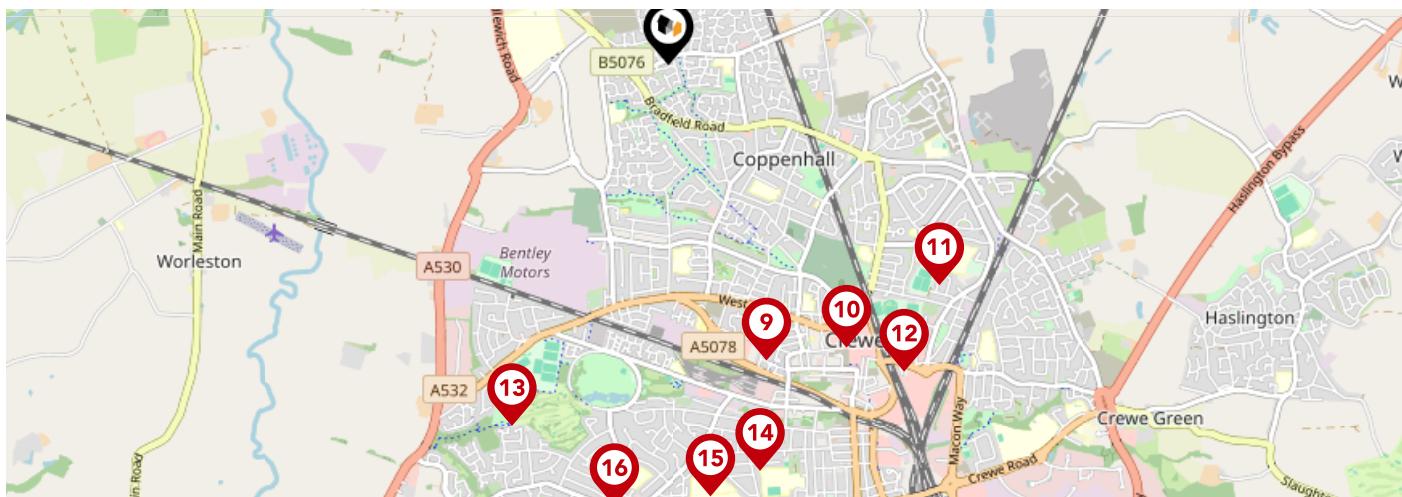


## 8 Beechwood Primary School and Nursery

Ofsted Rating: Good | Pupils: 479 | Distance:1.37



# Area Schools



Nursery Primary Secondary College Private



## Lavender Field School

Ofsted Rating: Good | Pupils: 100 | Distance: 1.38



## Crewe Engineering and Design UTC

Ofsted Rating: Good | Pupils: 256 | Distance: 1.49



## Sir William Stanier Community School

Ofsted Rating: Requires improvement | Pupils: 693 | Distance: 1.55



## Brierley Primary School

Ofsted Rating: Good | Pupils: 245 | Distance: 1.72



## The Axis Academy

Ofsted Rating: Good | Pupils: 67 | Distance: 1.75



## Edleston Primary School

Ofsted Rating: Good | Pupils: 207 | Distance: 1.85



## The Oaks Academy

Ofsted Rating: Good | Pupils: 618 | Distance: 1.93



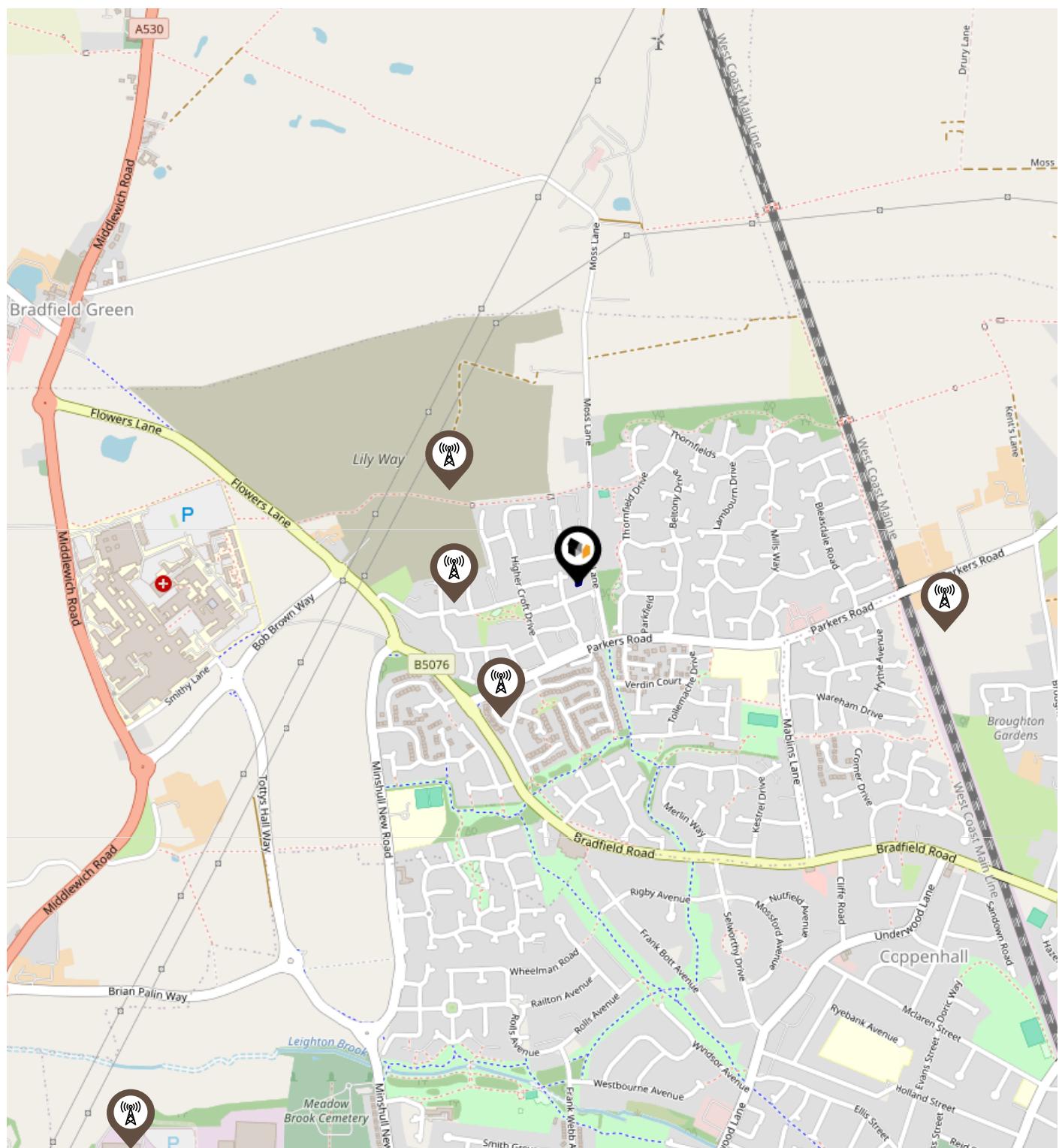
## Wistaston Academy

Ofsted Rating: Outstanding | Pupils: 464 | Distance: 1.98



# Local Area Masts & Pylons

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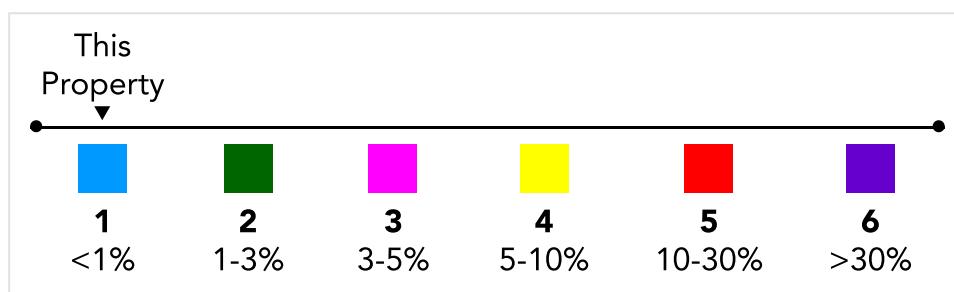
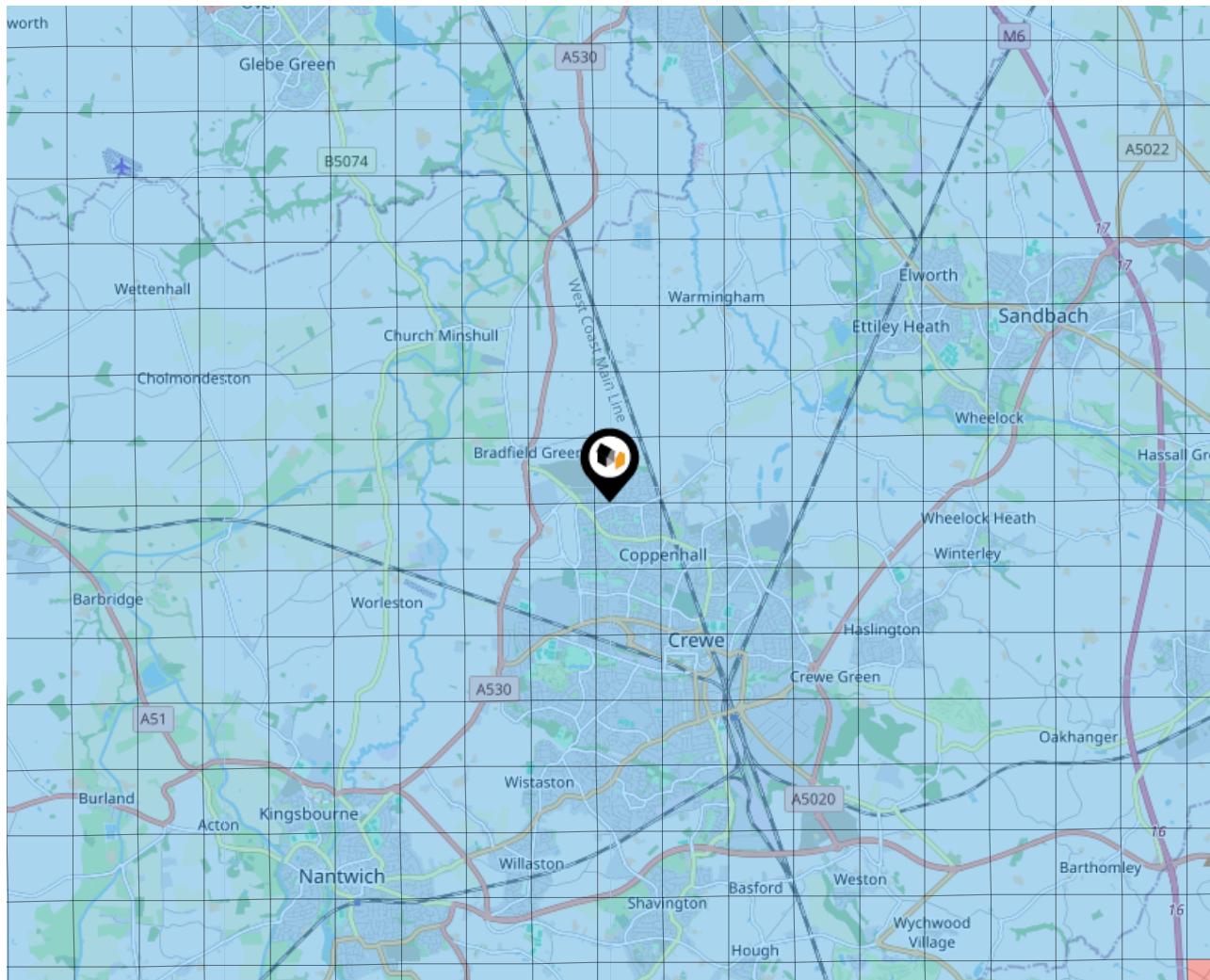


## Key:

- 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>).

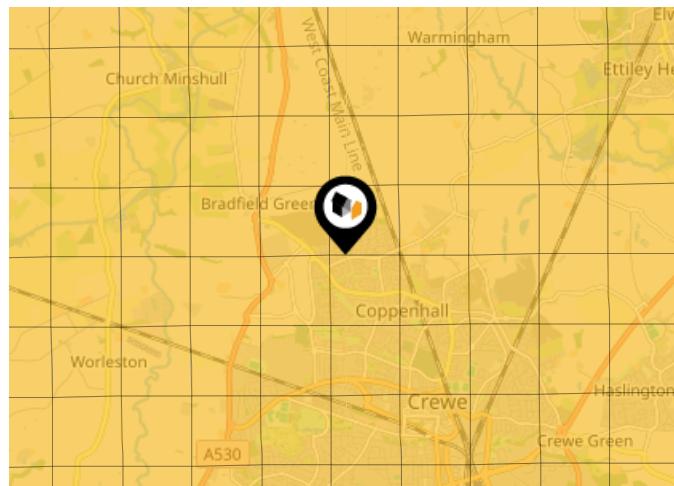


# Environment Soils & Clay

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

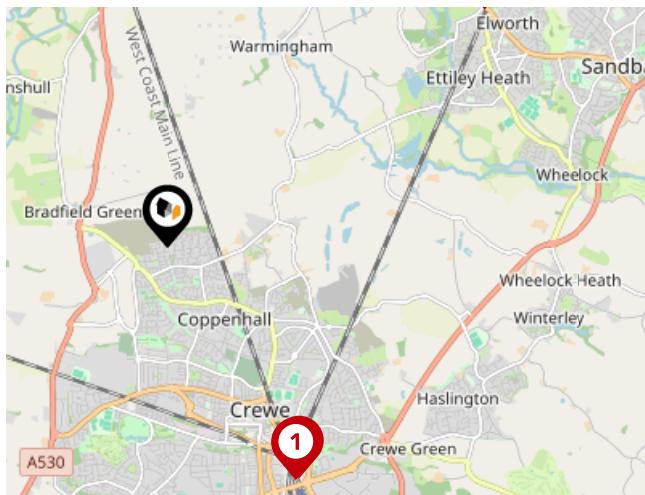
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

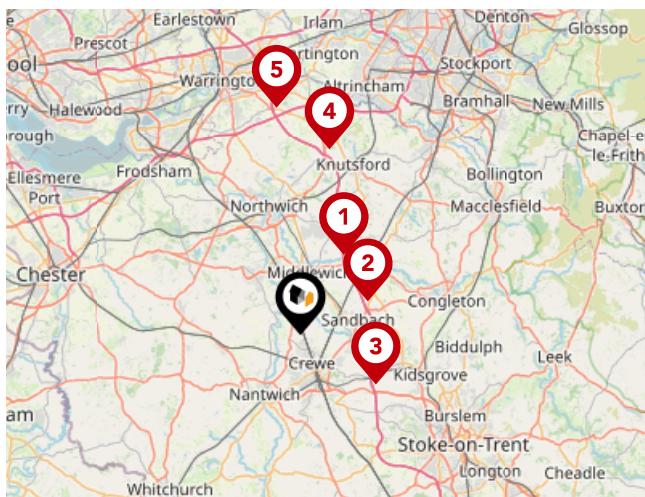
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	2.36 miles
2	Crewe Rail Station	2.37 miles
3	Sandbach Rail Station	3.54 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J18	6.41 miles
2	M6 J17	5.31 miles
3	M6 J16	6.41 miles
4	M6 J19	13.34 miles
5	M56 J9	16.25 miles

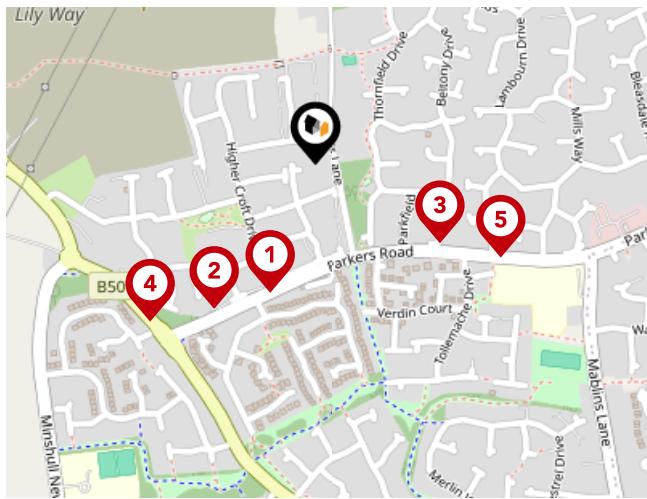


## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.76 miles
2	Speke	22.22 miles
3	Highfield	51.45 miles
4	East Mids Airport	51.32 miles

# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	Becconsall Drive	0.15 miles
2	Becconsall Drive	0.2 miles
3	Parkfield	0.16 miles
4	Parkers Road	0.25 miles
5	Lambourn Drive	0.23 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.

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Land Registry



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