

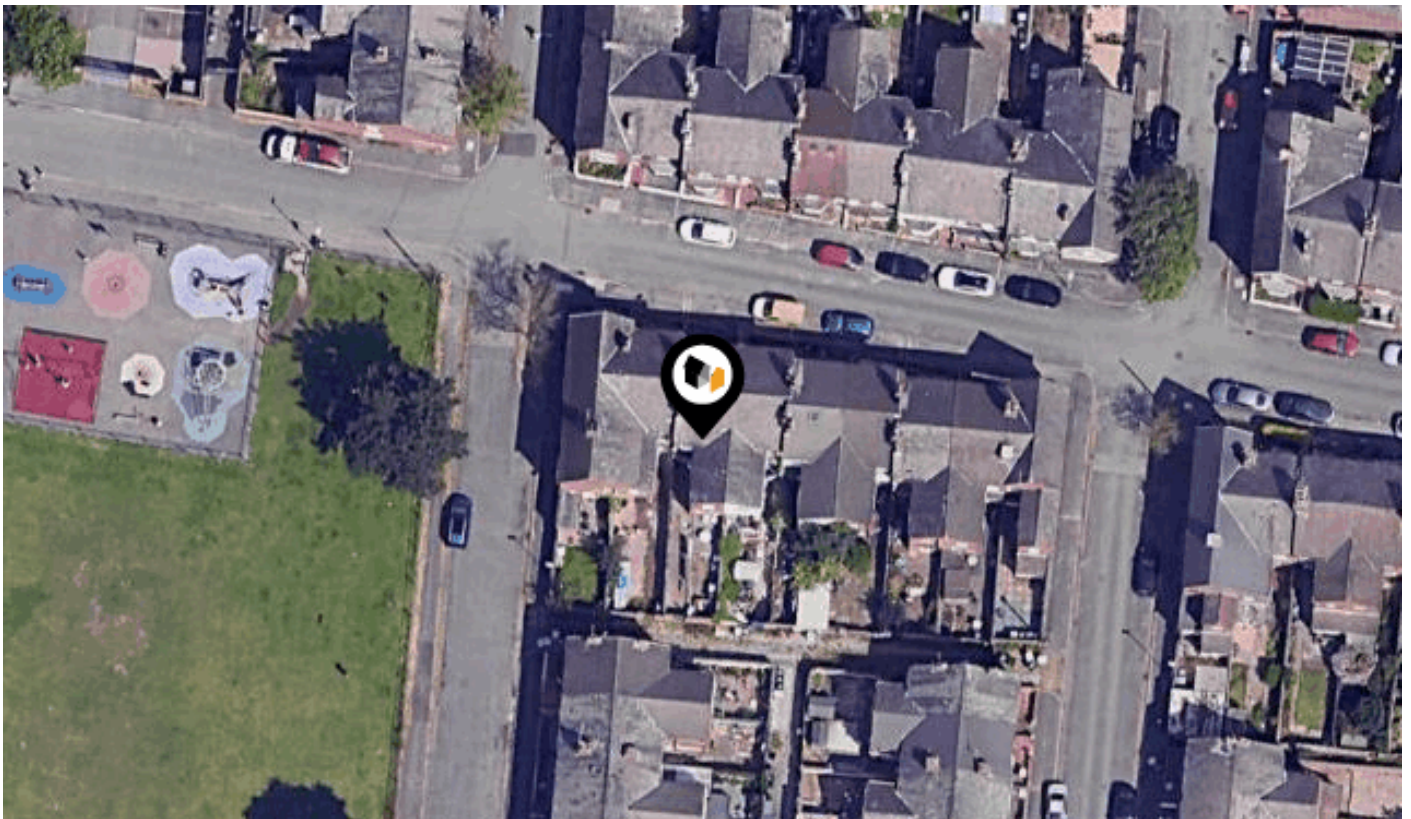


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



86, SAMUEL STREET, CREWE, CW1

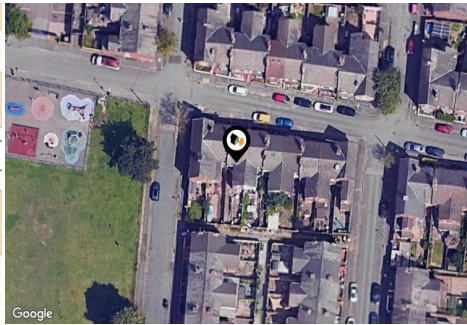
butters john bee

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

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	HMO Bedsit / Other Non Self Contained Accommodation
Bedrooms:	1

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)

11 mb/s	80 mb/s	8000 mb/s

Mobile Coverage: (based on calls indoors)



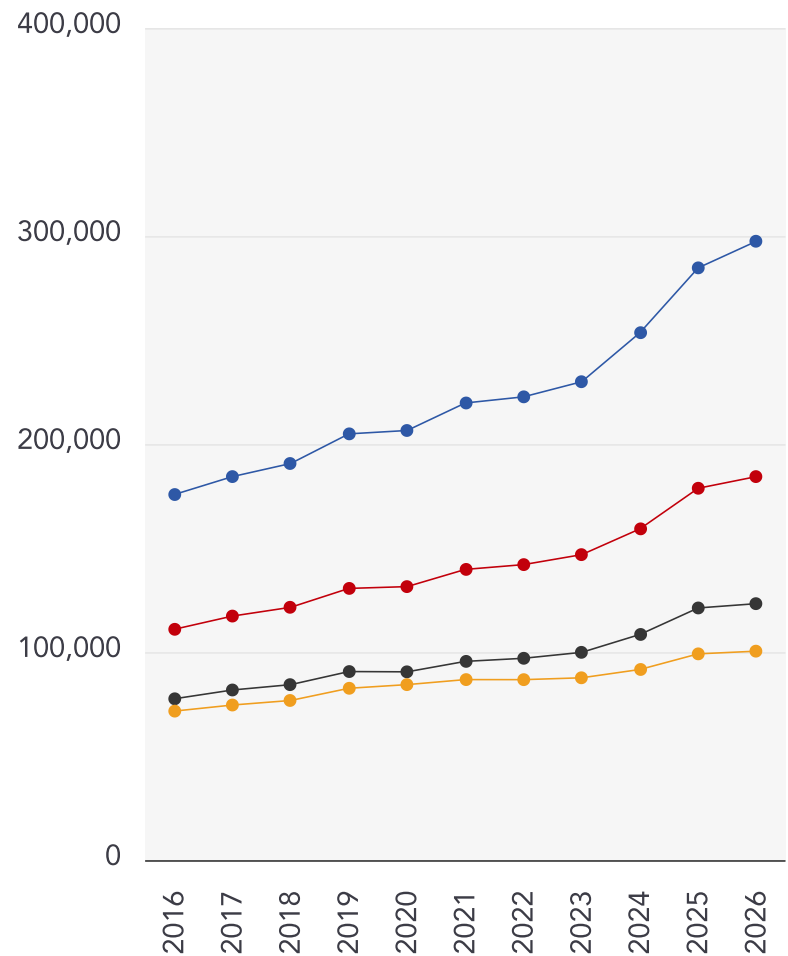
Satellite/Fibre TV Availability:



Market

House Price Statistics

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



Detached

+69.27%

Semi-Detached

+66.15%

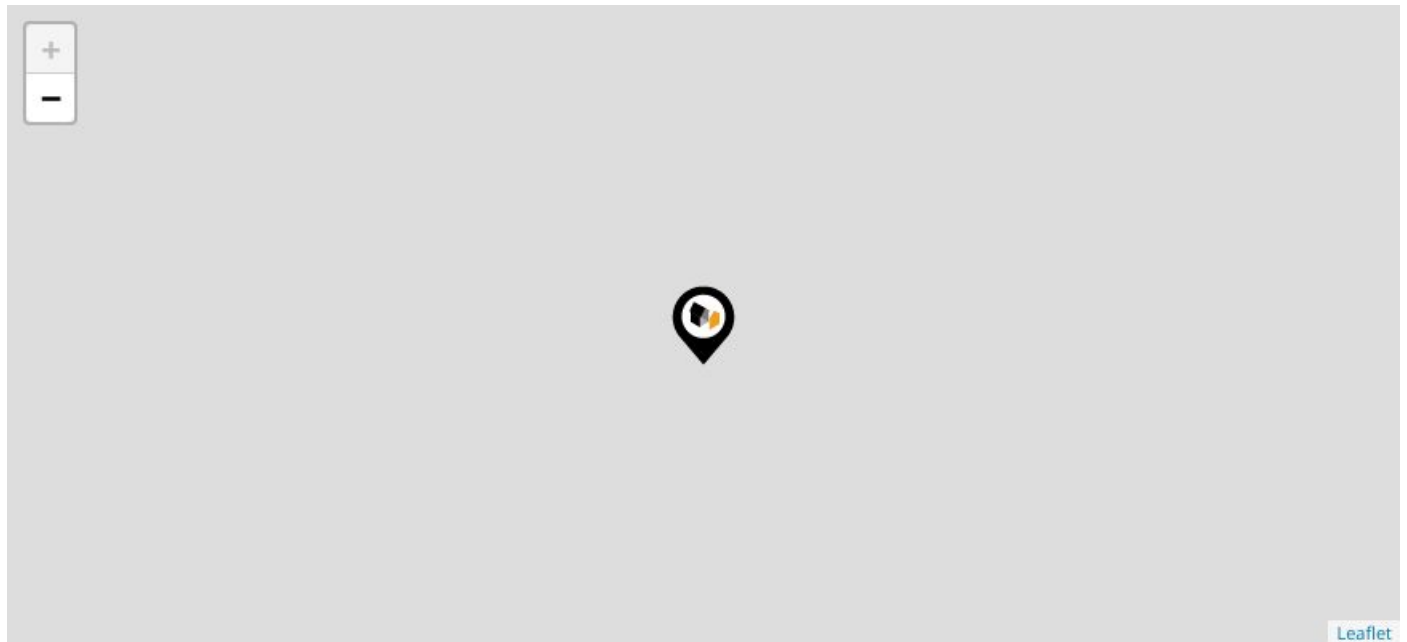
Terraced

+58.95%

Flat

+40.22%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

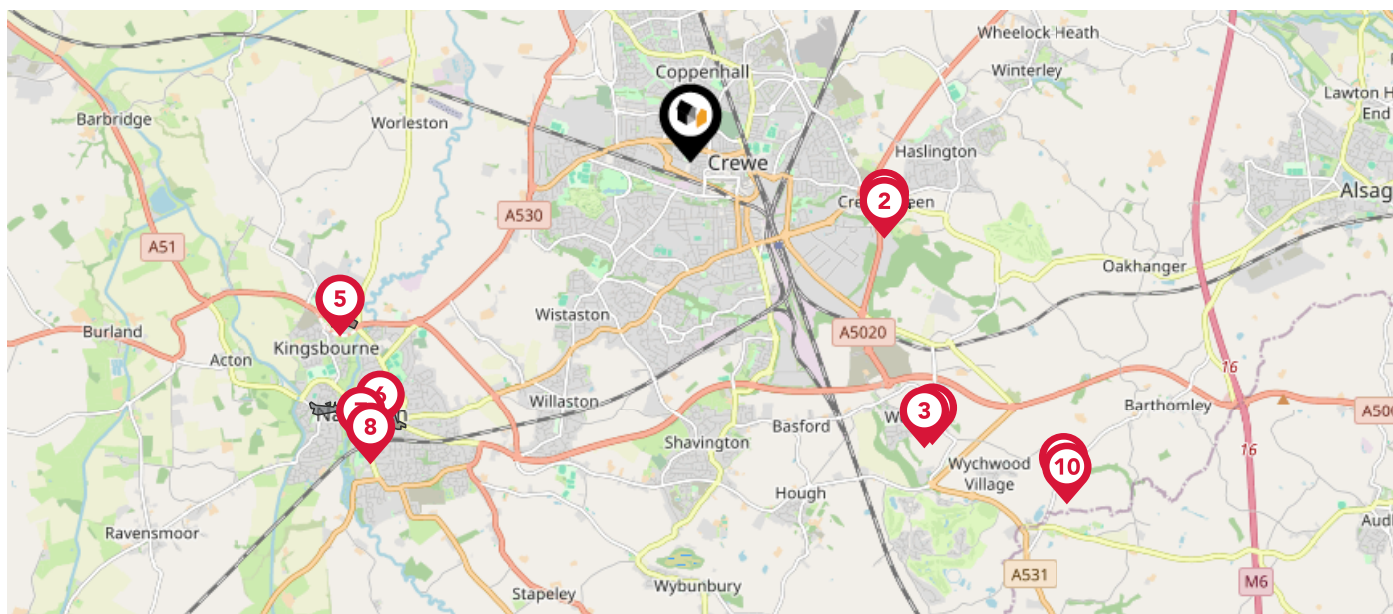
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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.



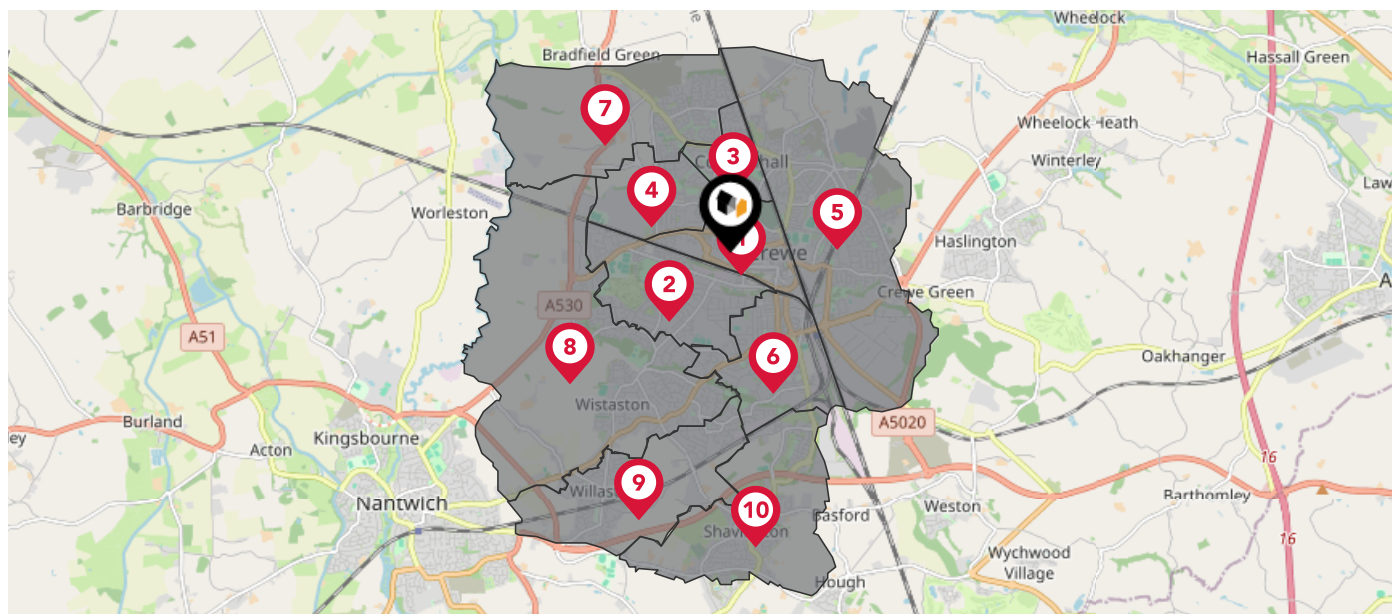
Nearby Conservation Areas

- 1 Crewe Green Conservation Area
- 2 Crewe Green Conservation Area
- 3 Weston Conservation Area
- 4 Weston Conservation Area
- 5 Reaseheath Conservation Area
- 6 Nantwich Conservation Area
- 7 Nantwich Conservation Area
- 8 Nantwich Conservation Area
- 9 Englesea Brook Conservation Area
- 10 Englesea Brook 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 Central Ward



Crewe West Ward



Crewe North Ward



Crewe St. Barnabas Ward



Crewe East Ward



Crewe South Ward



Leighton Ward



Wistaston Ward



Willaston and Rope Ward

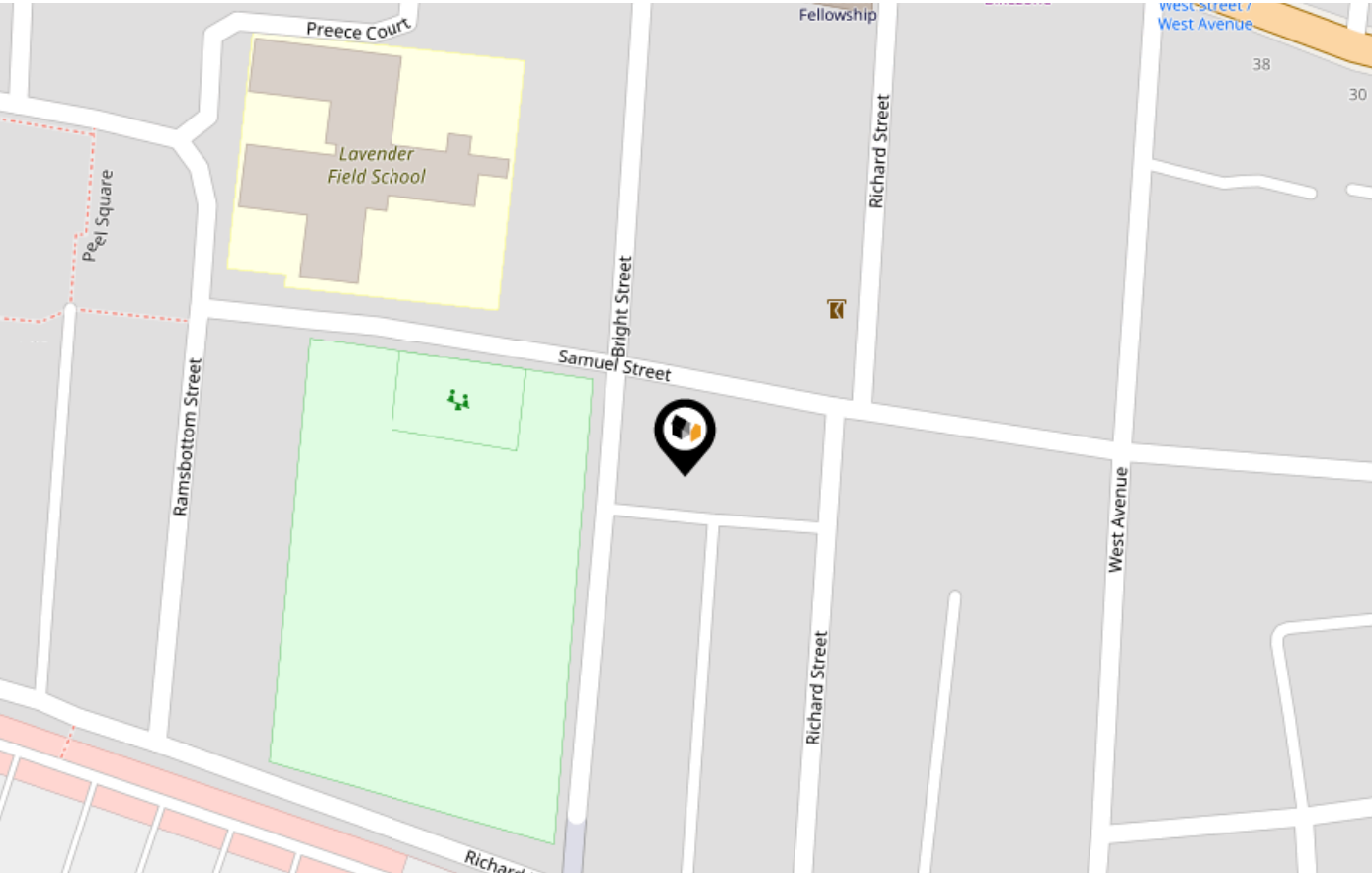


Shavington Ward

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.

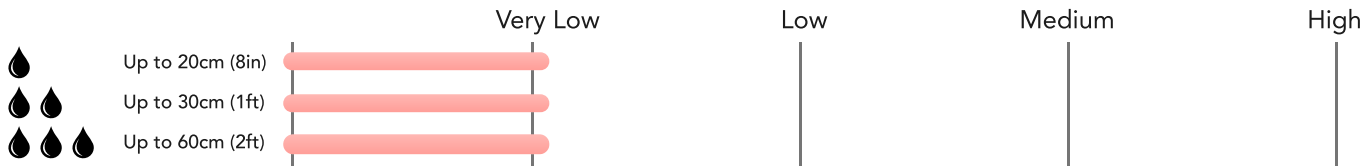


Risk Rating: Very low

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.

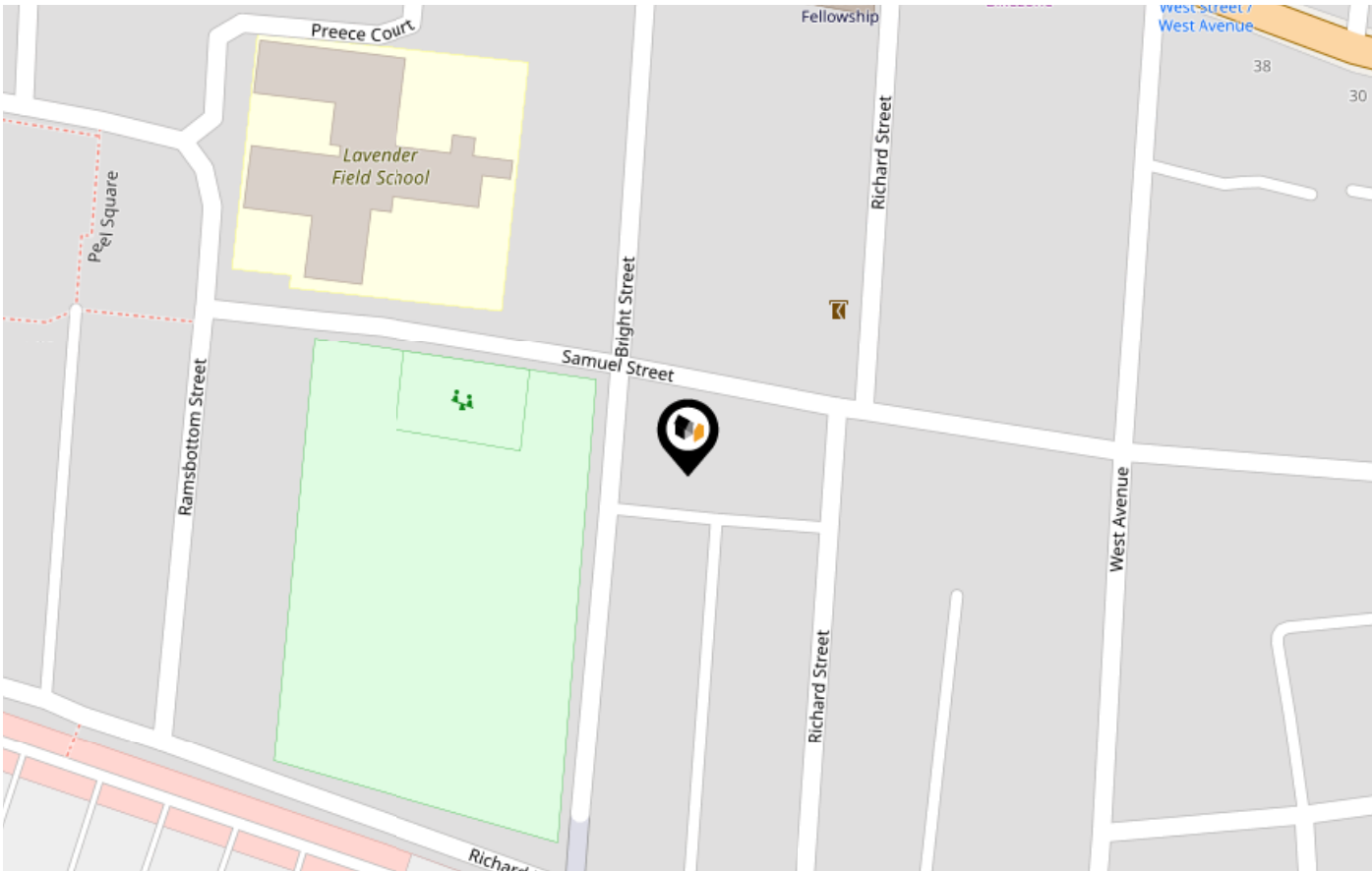
Chance of flooding to the following depths at this property:



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

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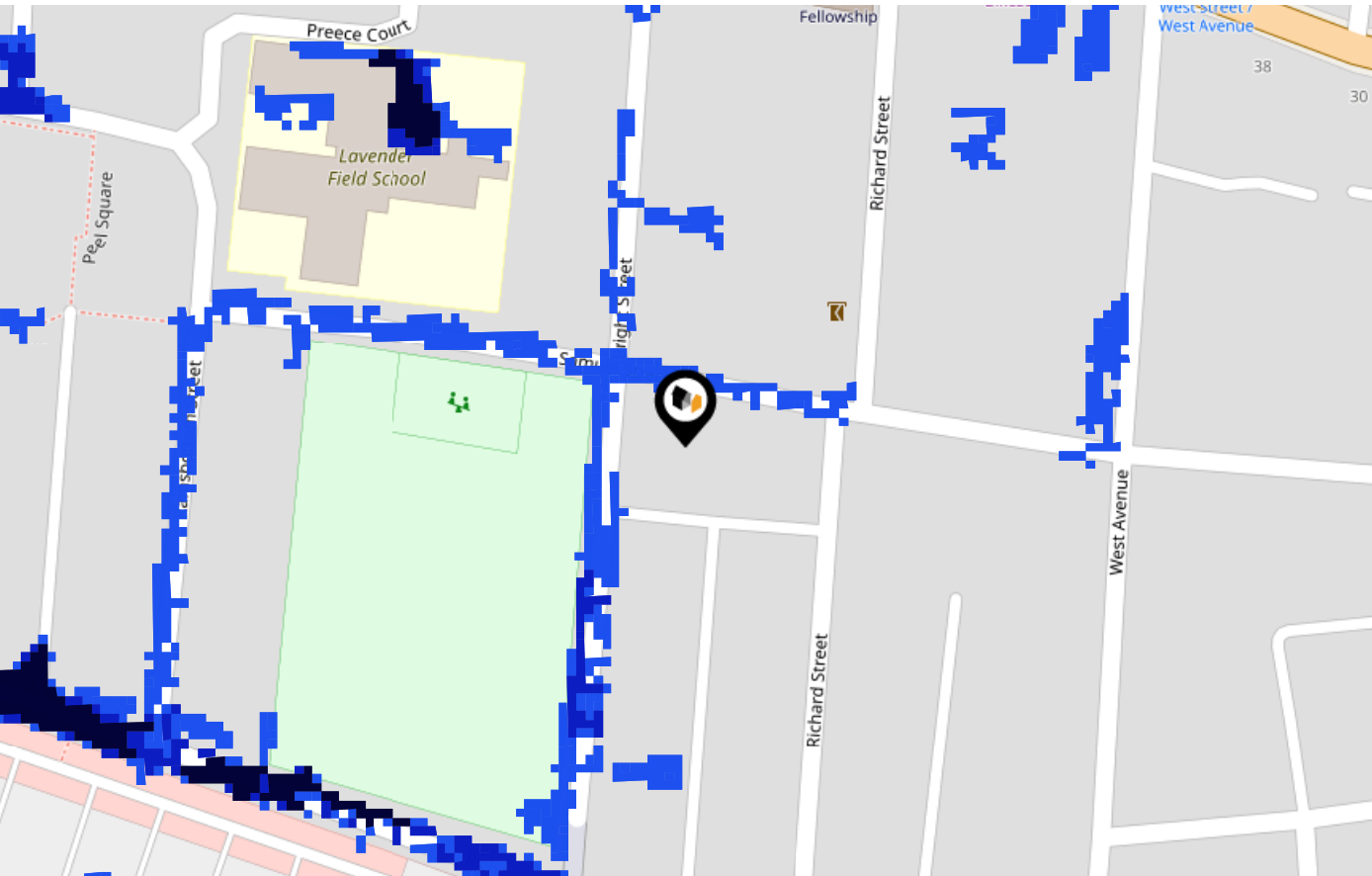
Chance of flooding to the following depths at this property:



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.

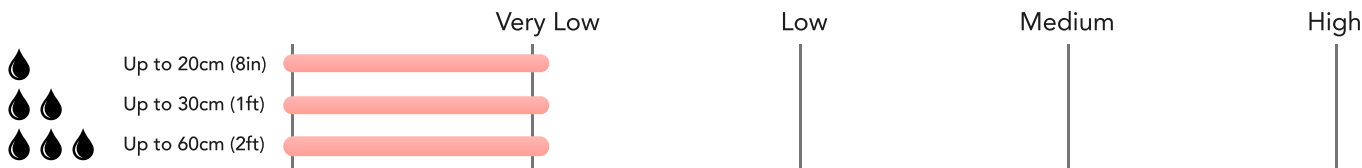


Risk Rating: Very low

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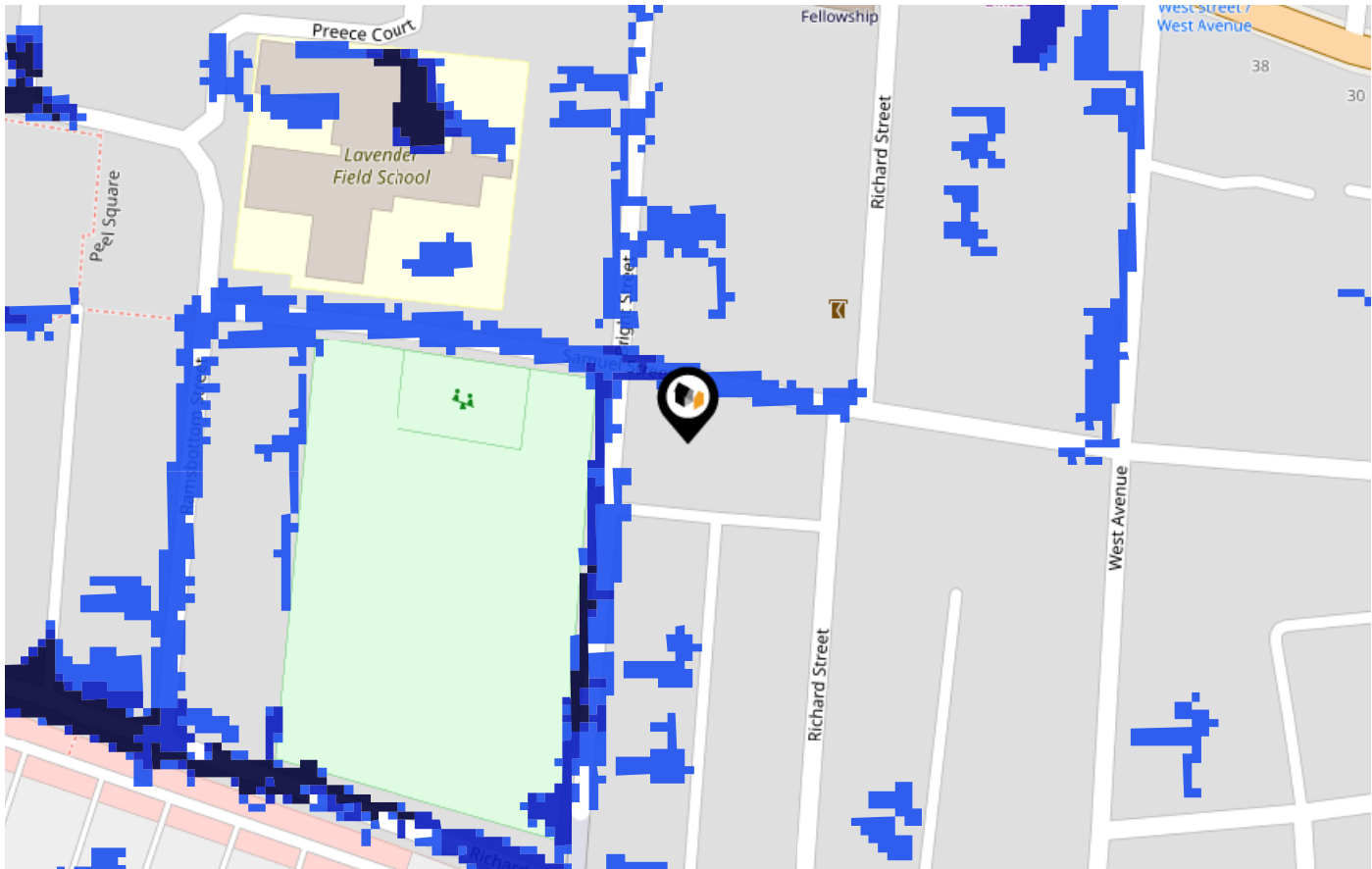
Chance of flooding to the following depths at this property:



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.

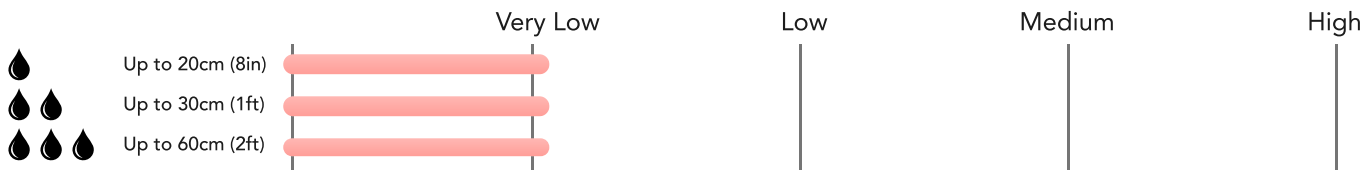


Risk Rating: Very low

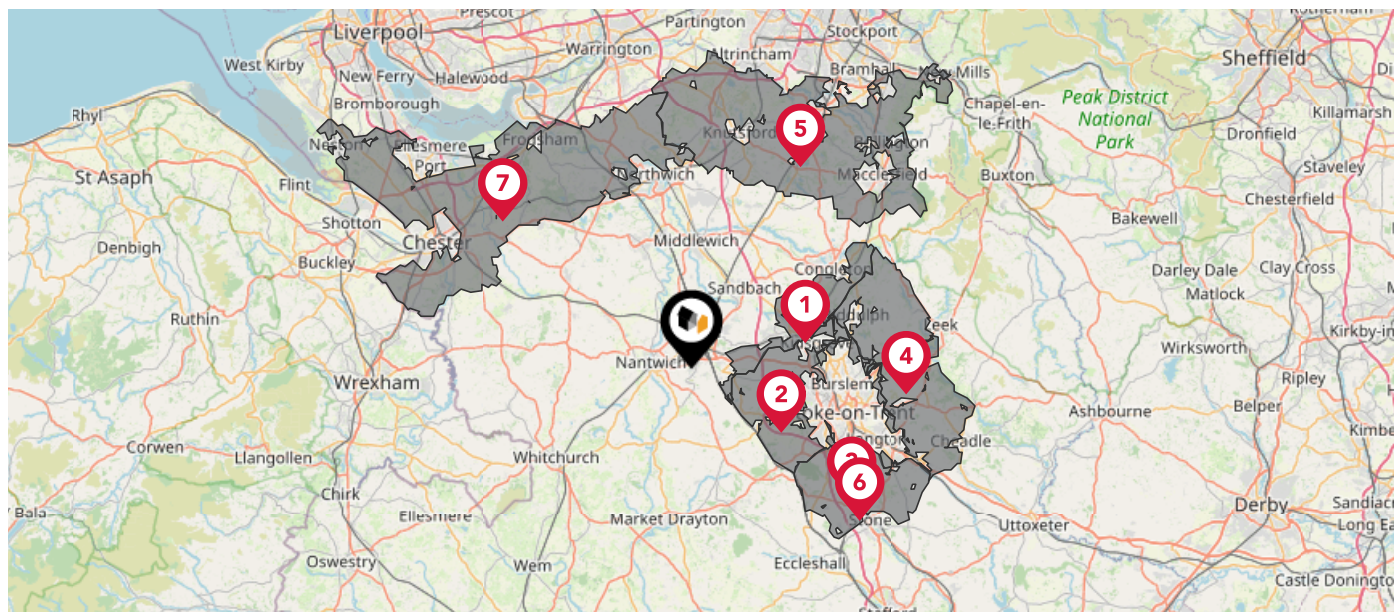
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



Stoke-on-Trent Green Belt - Stoke-on-Trent



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Merseyside and Greater Manchester Green Belt - Cheshire East



Stoke-on-Trent Green Belt - Stafford

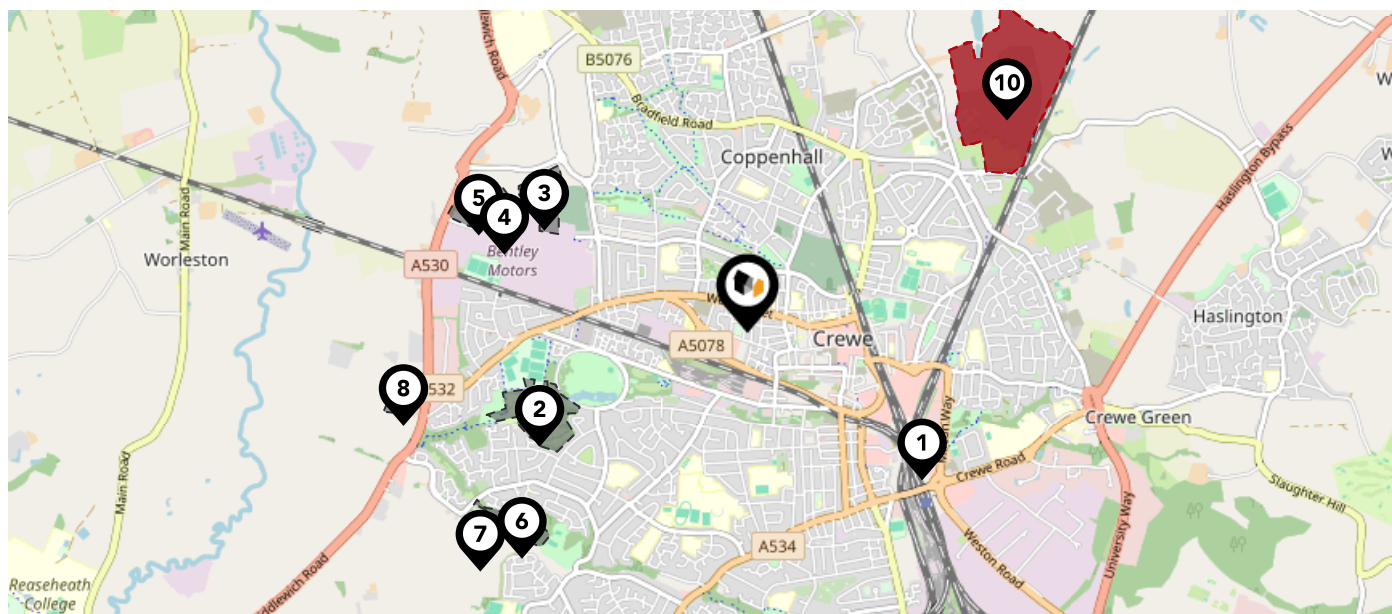


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

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.



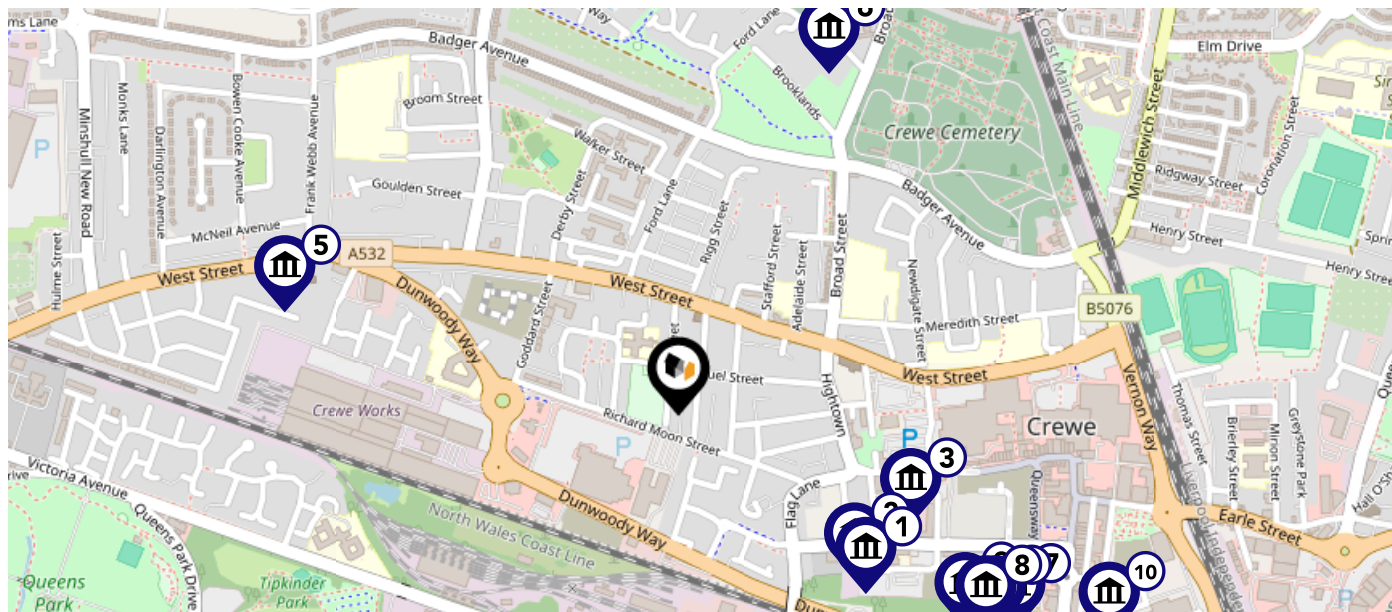
Nearby Landfill Sites

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

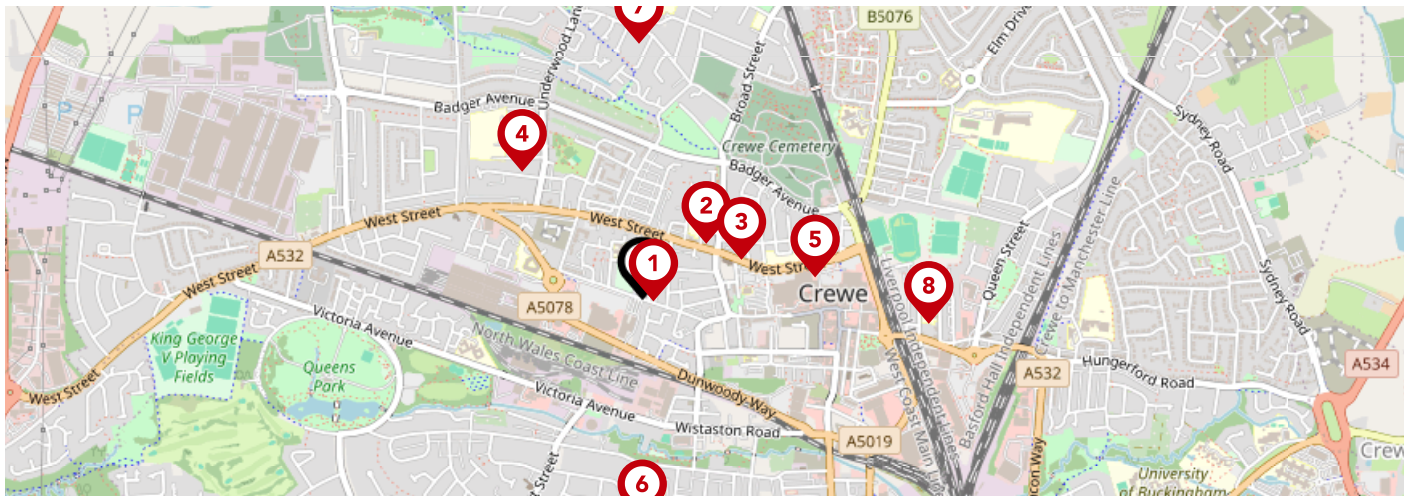
Maps

Listed Buildings

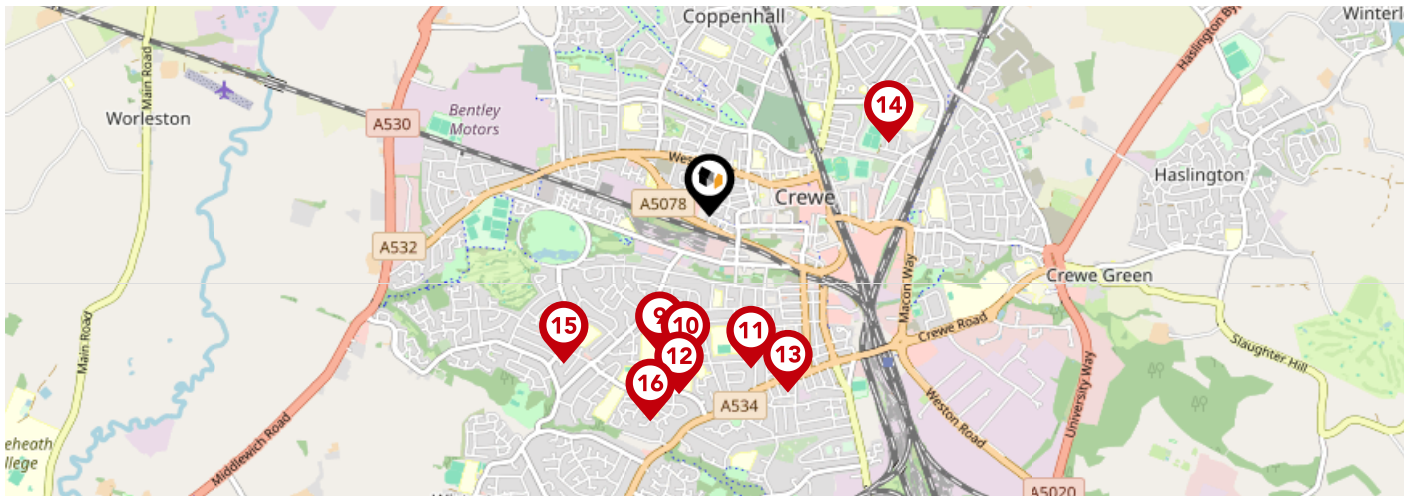
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1138677 - 47, Delamere Street	Grade II	0.3 miles
	1136221 - Church Of St Mary	Grade II	0.3 miles
	1136239 - 76-90a, Victoria Street	Grade II	0.3 miles
	1136156 - 2-20, Betley Street	Grade II	0.4 miles
	1138683 - St Barnabas' Vicarage	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
	1138676 - 1-19, Betley Street	Grade II	0.4 miles
	1330052 - 1-9, Tollitt Street	Grade II	0.4 miles
	1467746 - Lnwr And Lms Crewe Tranship Shed War Memorial	Grade II	0.5 miles



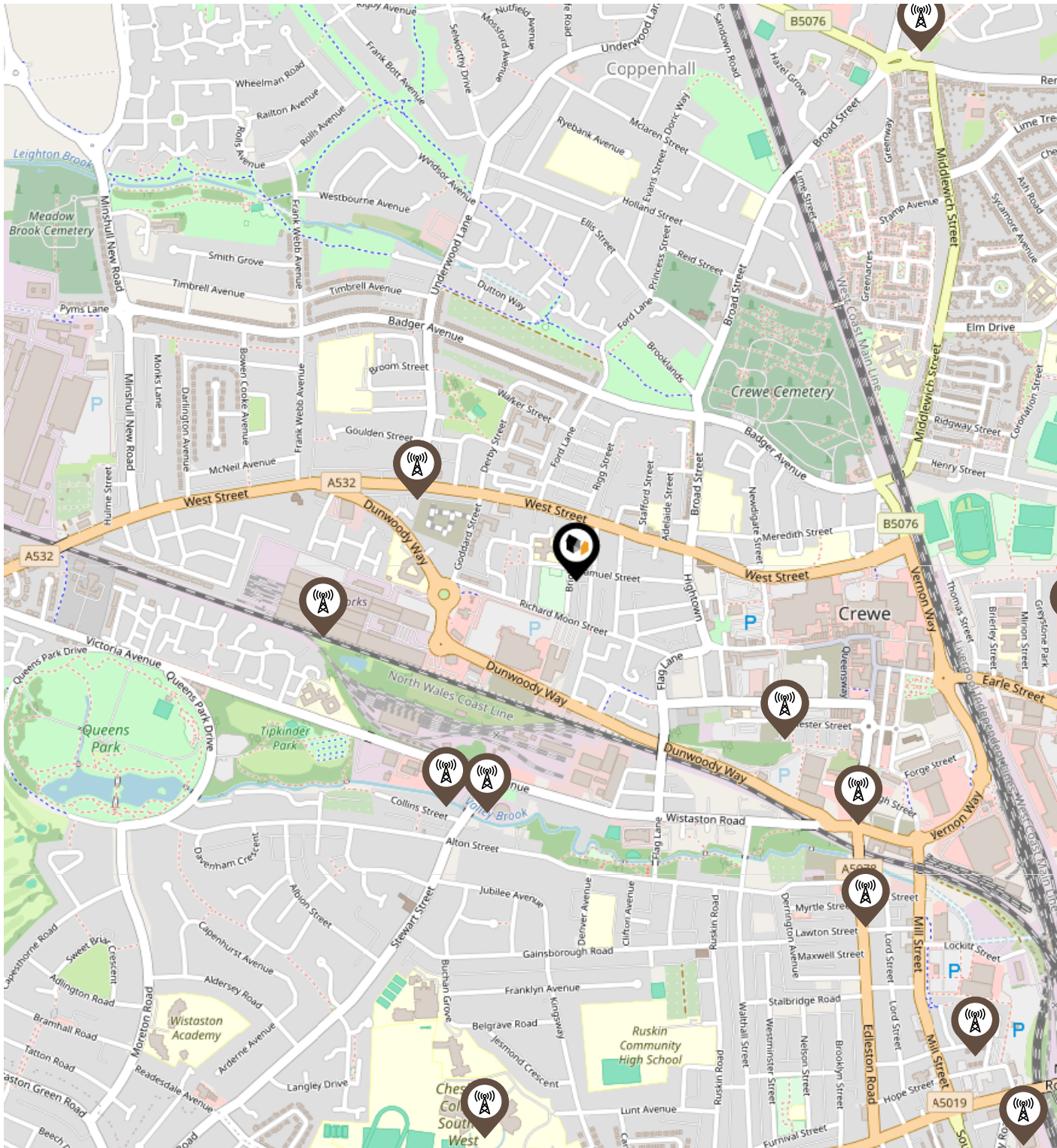
		Nursery	Primary	Secondary	College	Private
1	Lavender Field School Ofsted Rating: Good Pupils: 100 Distance:0.03	☐	☐	☒	☐	☐
2	Adelaide School Ofsted Rating: Outstanding Pupils: 91 Distance:0.19	☐	☐	☒	☐	☐
3	Beechwood Primary School and Nursery Ofsted Rating: Good Pupils: 479 Distance:0.24	☐	☒	☐	☐	☐
4	Underwood West Academy Ofsted Rating: Good Pupils: 450 Distance:0.39	☐	☒	☐	☐	☐
5	Crewe Engineering and Design UTC Ofsted Rating: Good Pupils: 256 Distance:0.39	☐	☐	☒	☐	☐
6	Edleston Primary School Ofsted Rating: Good Pupils: 207 Distance:0.5	☐	☒	☐	☐	☐
7	St Michael's Community Academy Ofsted Rating: Requires improvement Pupils: 448 Distance:0.57	☐	☒	☐	☐	☐
8	Brierley Primary School Ofsted Rating: Good Pupils: 245 Distance:0.64	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Oaks Academy Ofsted Rating: Good Pupils: 618 Distance:0.65	☐	☐	☒	☐	☐
10	Gainsborough Primary and Nursery School Ofsted Rating: Good Pupils: 408 Distance:0.66	☐	☒	☐	☐	☐
11	Ruskin Community High School Ofsted Rating: Good Pupils: 730 Distance:0.7	☐	☐	☒	☐	☐
12	Cheshire College - South & West Ofsted Rating: Good Pupils:0 Distance:0.8	☐	☐	☒	☐	☐
13	Westminster Nursery School Ofsted Rating: Good Pupils: 74 Distance:0.86	☒	☐	☐	☐	☐
14	Sir William Stanier Community School Ofsted Rating: Requires improvement Pupils: 693 Distance:0.86	☐	☐	☒	☐	☐
15	Wistaston Academy Ofsted Rating: Outstanding Pupils: 464 Distance:0.93	☐	☒	☐	☐	☐
16	St Thomas More Catholic High School Ofsted Rating: Good Pupils: 666 Distance:0.95	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

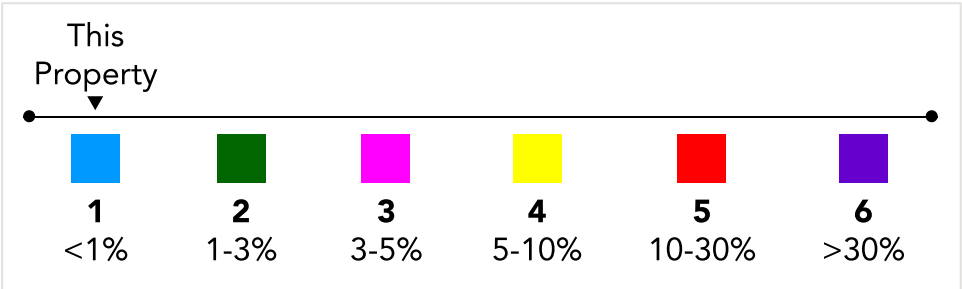
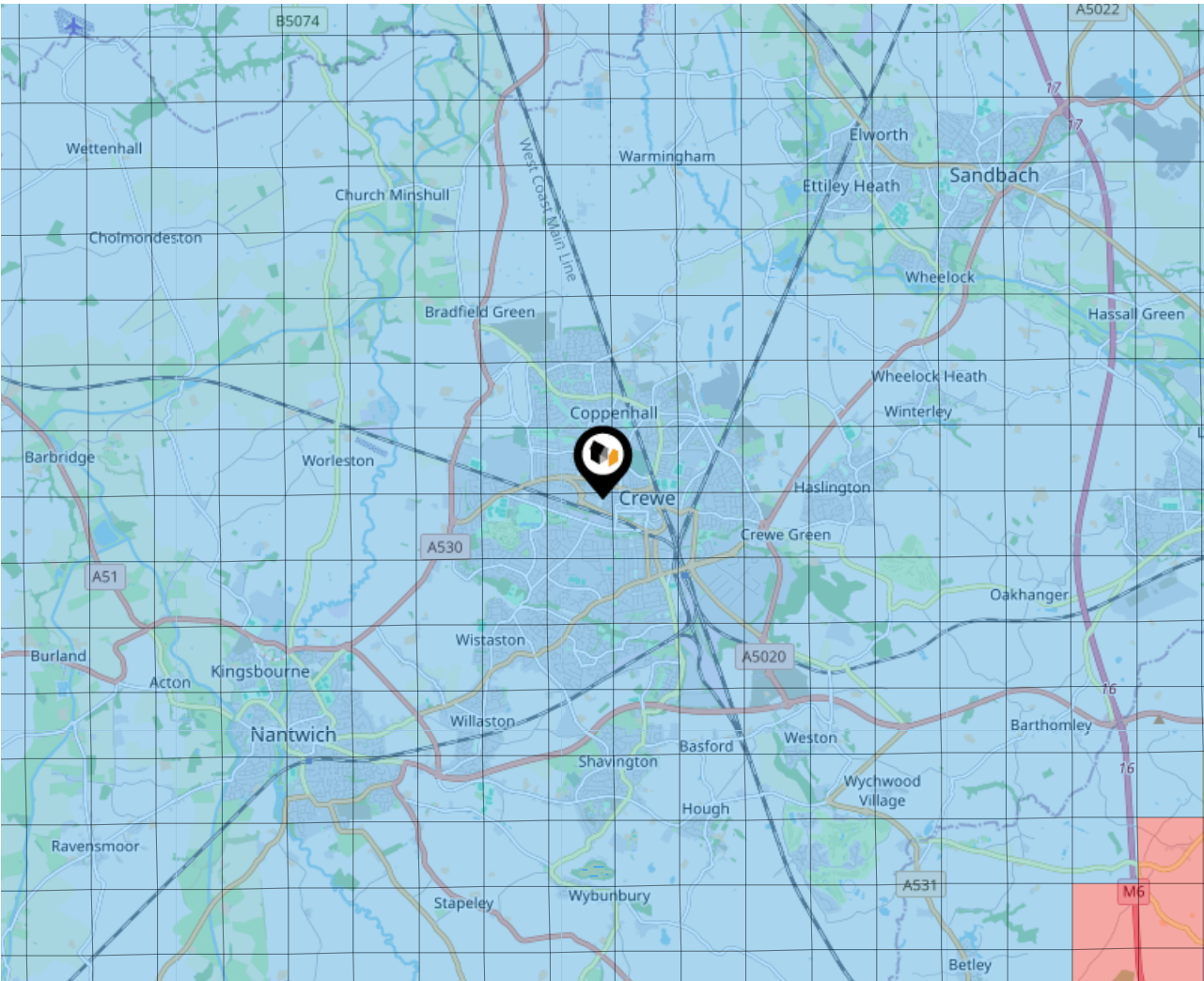


Key:

-  Power Pylons
-  Communication Masts

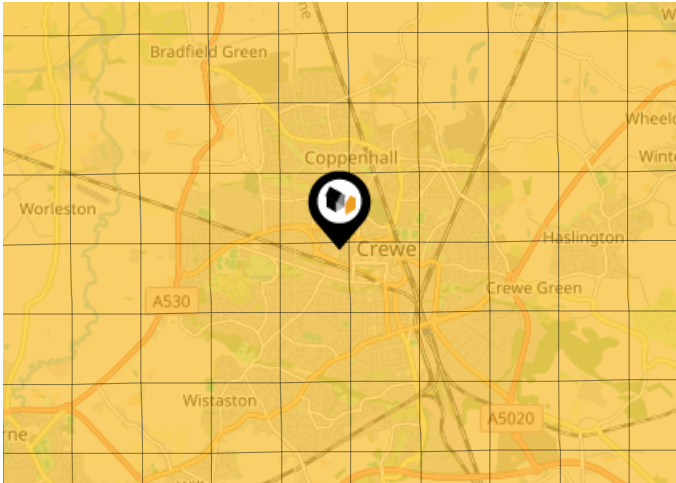
What is Radon?

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/m³).



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		

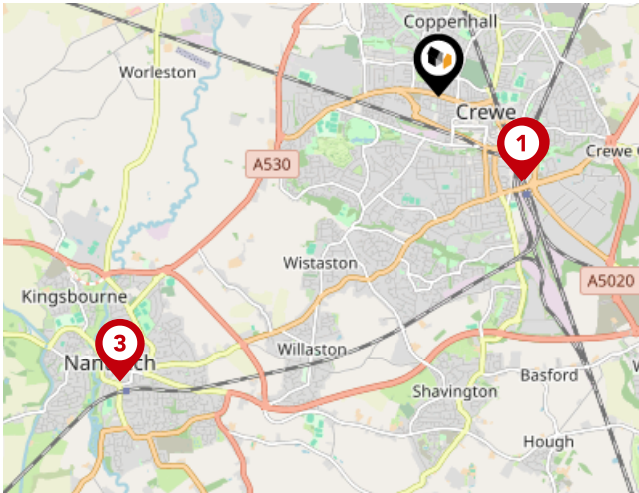


Primary Classifications (Most Common Clay Types)

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

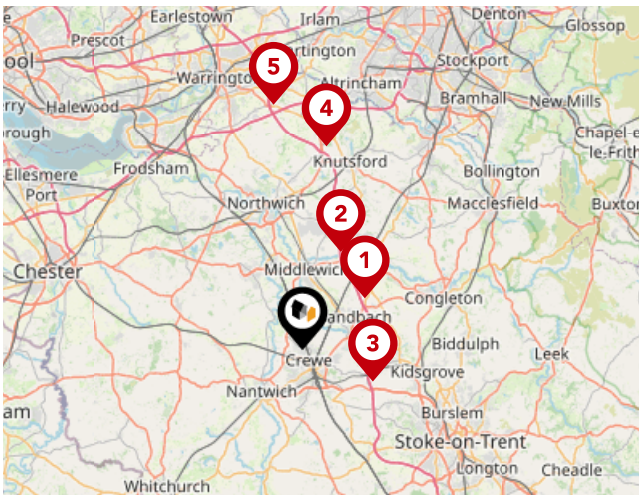
Area

Transport (National)



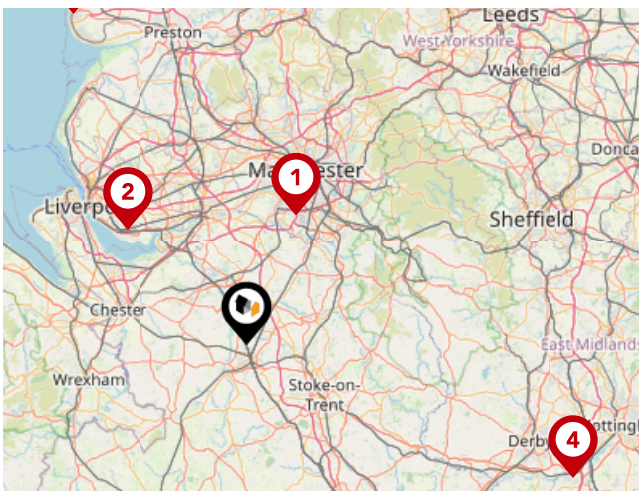
National Rail Stations

Pin	Name	Distance
1	Crewe Rail Station	1.06 miles
2	Crewe Rail Station	1.08 miles
3	Nantwich Rail Station	3.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J17	5.69 miles
2	M6 J18	7.43 miles
3	M6 J16	5.42 miles
4	M6 J19	14.58 miles
5	M56 J9	17.59 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.82 miles
2	Speke	23.42 miles
3	Highfield	52.8 miles
4	East Mids Airport	50.45 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Richard Street	0.08 miles
2	West Avenue	0.1 miles
3	Eagle Bridge Health Centre	0.17 miles
4	Morrisons	0.16 miles
5	Derby 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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Valuation Office
Agency

