

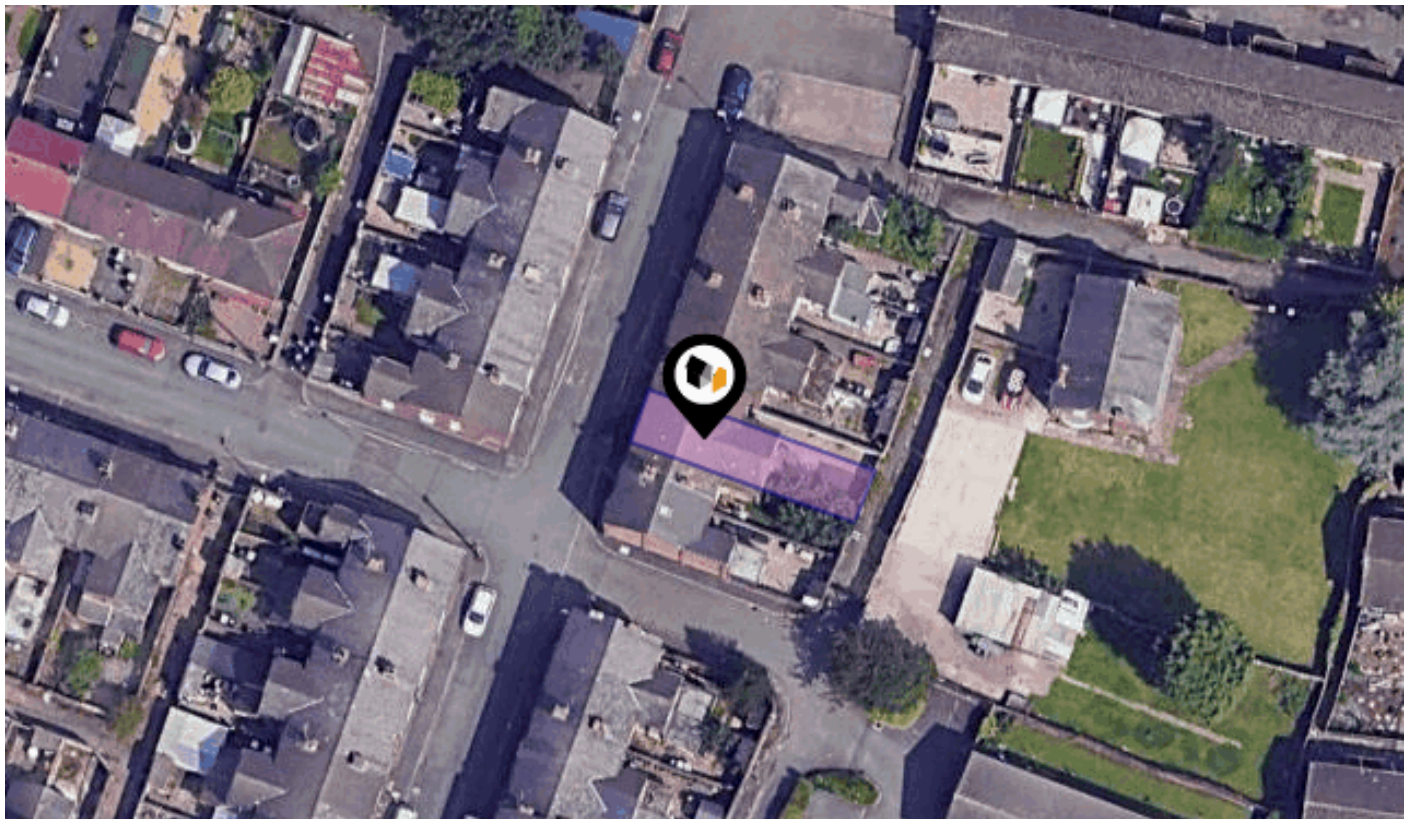


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 02<sup>nd</sup> December 2025**



**RIGG STREET, CREWE, CW1**

**butters john bee**

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

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com



## Property




|                  |  |
|------------------|--|
| Type:            | Terraced House                             |
| Bedrooms:        | 1  |
| Floor Area:      | 1,248 ft <sup>2</sup> / 116 m <sup>2</sup> |
| Plot Area:       | 0.02 acres                                 |
| Year Built :     | Before 1900                                |
| Council Tax :    | Band A                                     |
| Annual Estimate: | £1,555                                     |
| Title Number:    | CH66542                                    |

Tenure: Freehold

## 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)

|   |   |   |
|---|---|---|
| <b>9</b><br>mb/s  | <b>132</b><br>mb/s  | <b>8000</b><br>mb/s   |
|  |  |  |

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

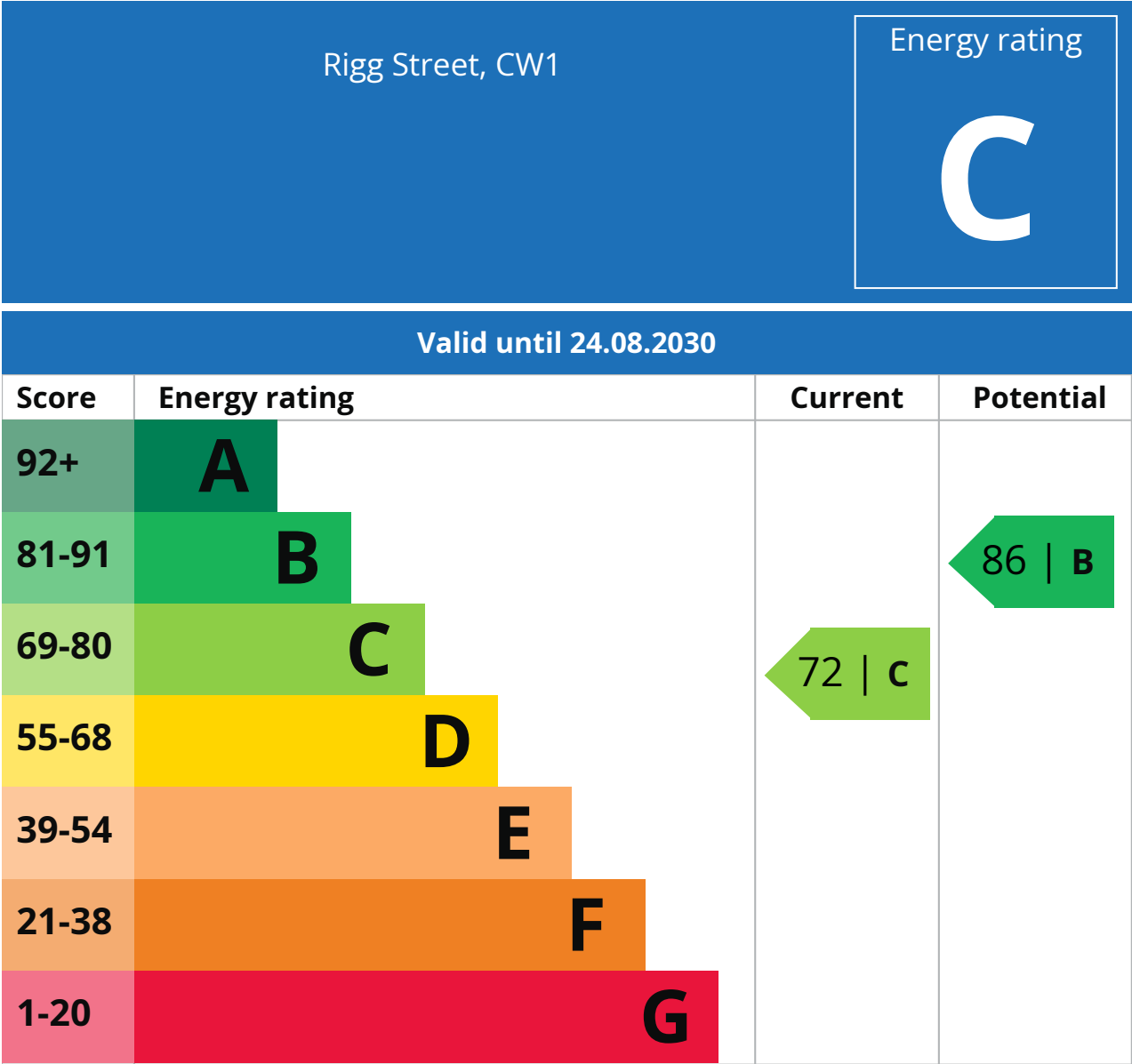


### Satellite/Fibre TV Availability:



# Property

## EPC - Certificate



### Additional EPC Data

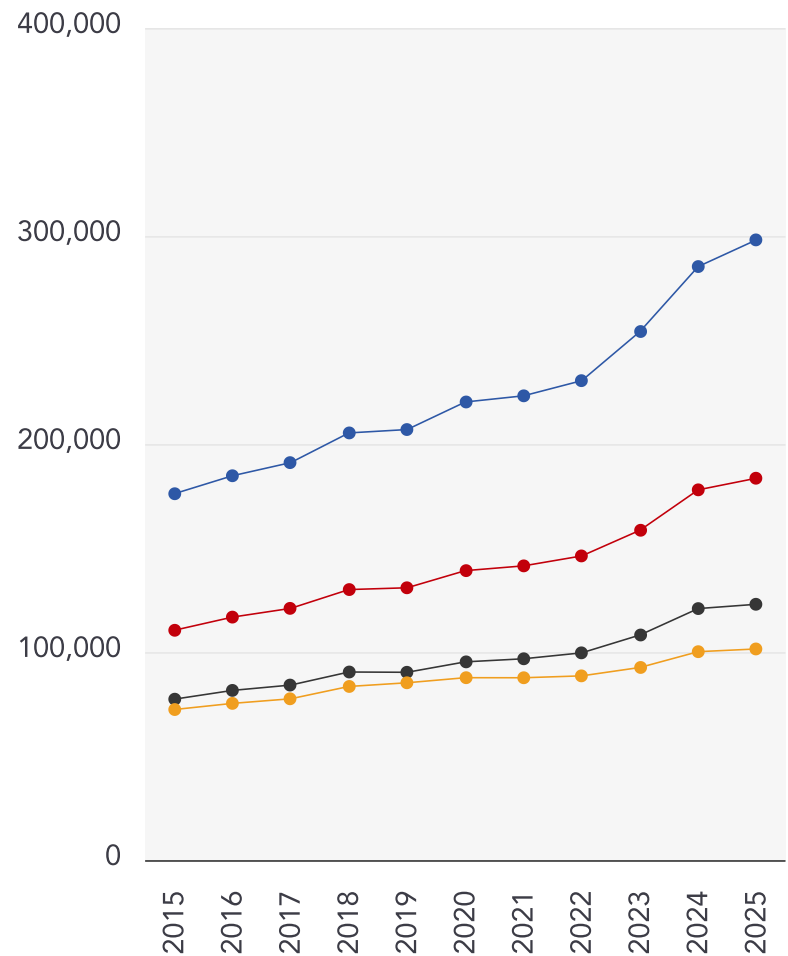
---

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Mid-Terrace                                    |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single   |
| <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>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, 200 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 all fixed outlets       |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 116 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

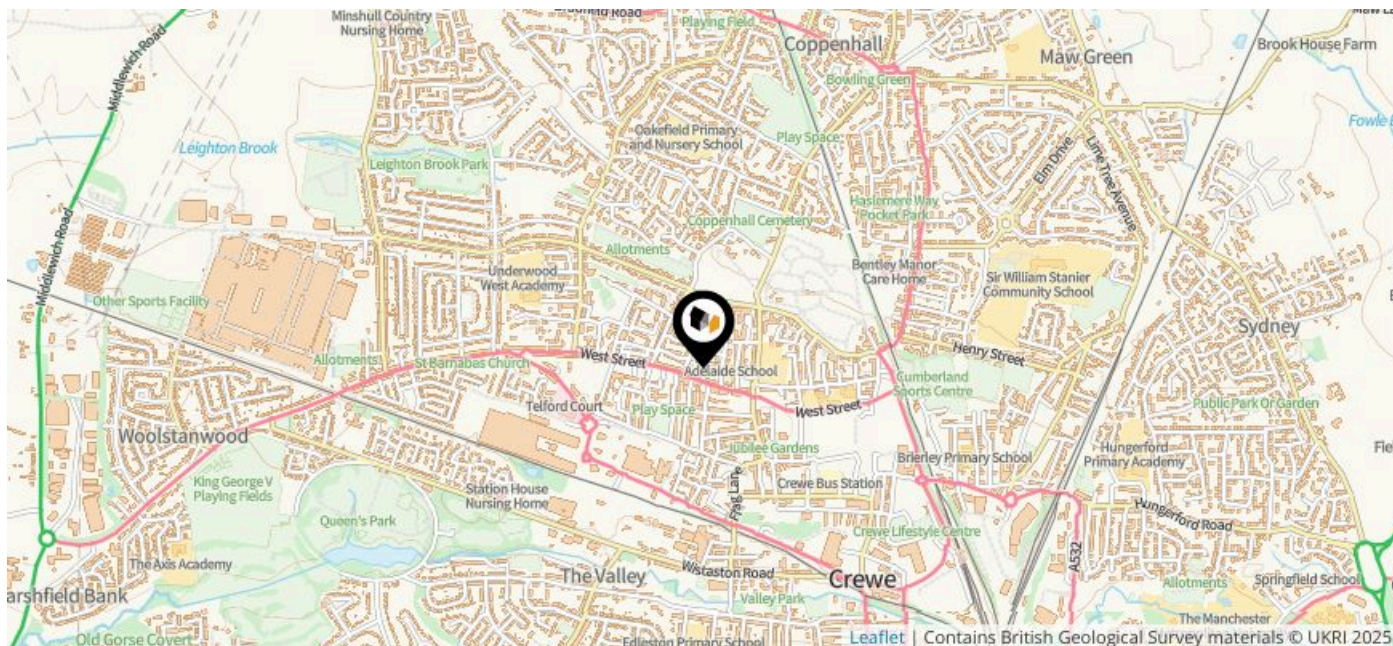
**+58.95%**

Flat

**+40.22%**



This map displays nearby coal mine entrances and their classifications.



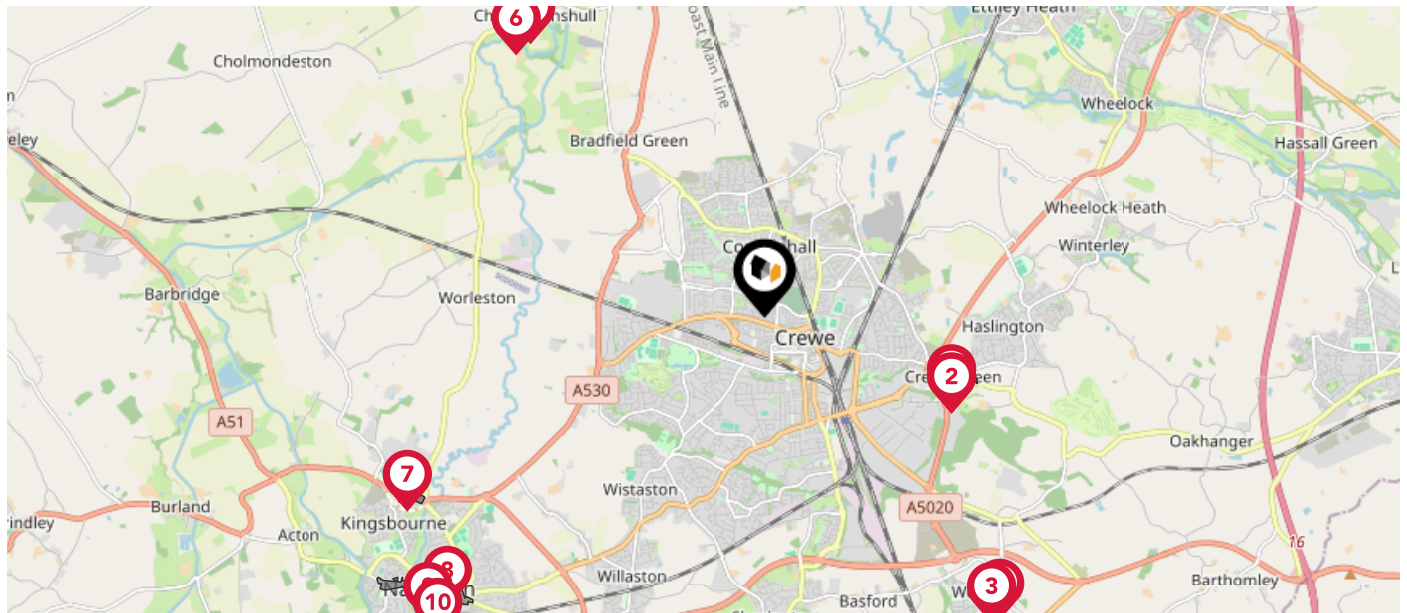
### Mine Entry

- ✕ 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.



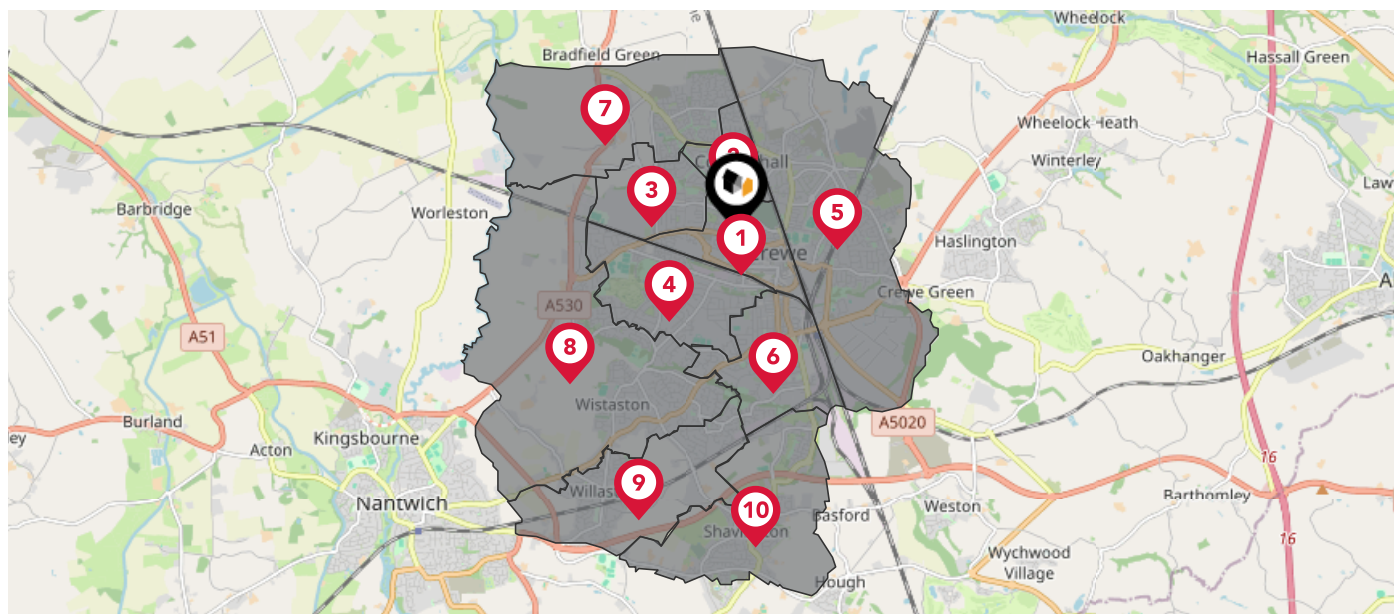
### Nearby Conservation Areas

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



Crewe Central Ward



Crewe North Ward



Crewe St. Barnabas Ward



Crewe West Ward



Crewe East Ward



Crewe South Ward



Leighton Ward



Wistaston Ward



Willaston and Rope Ward



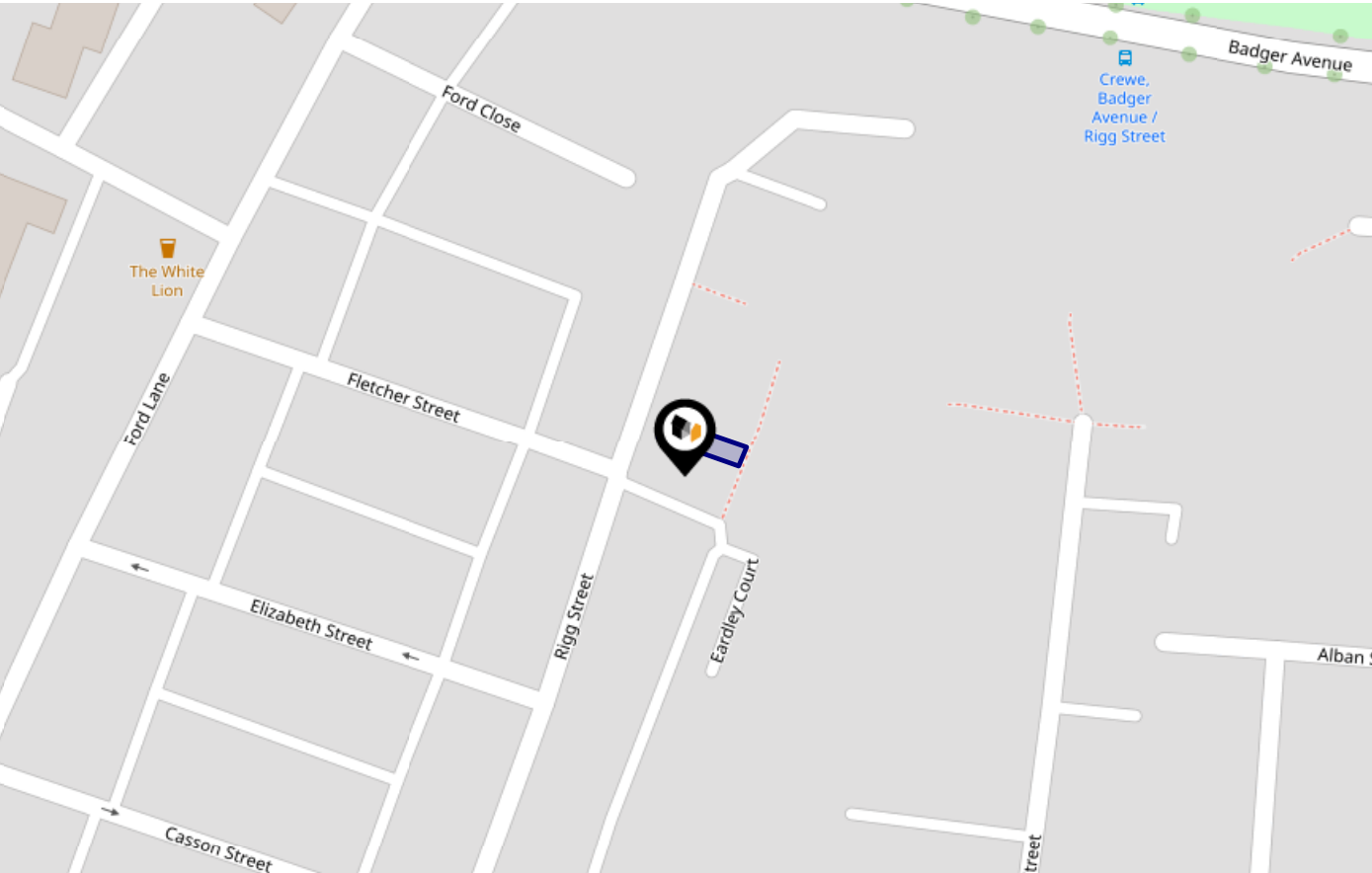
Shavington Ward



# 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.

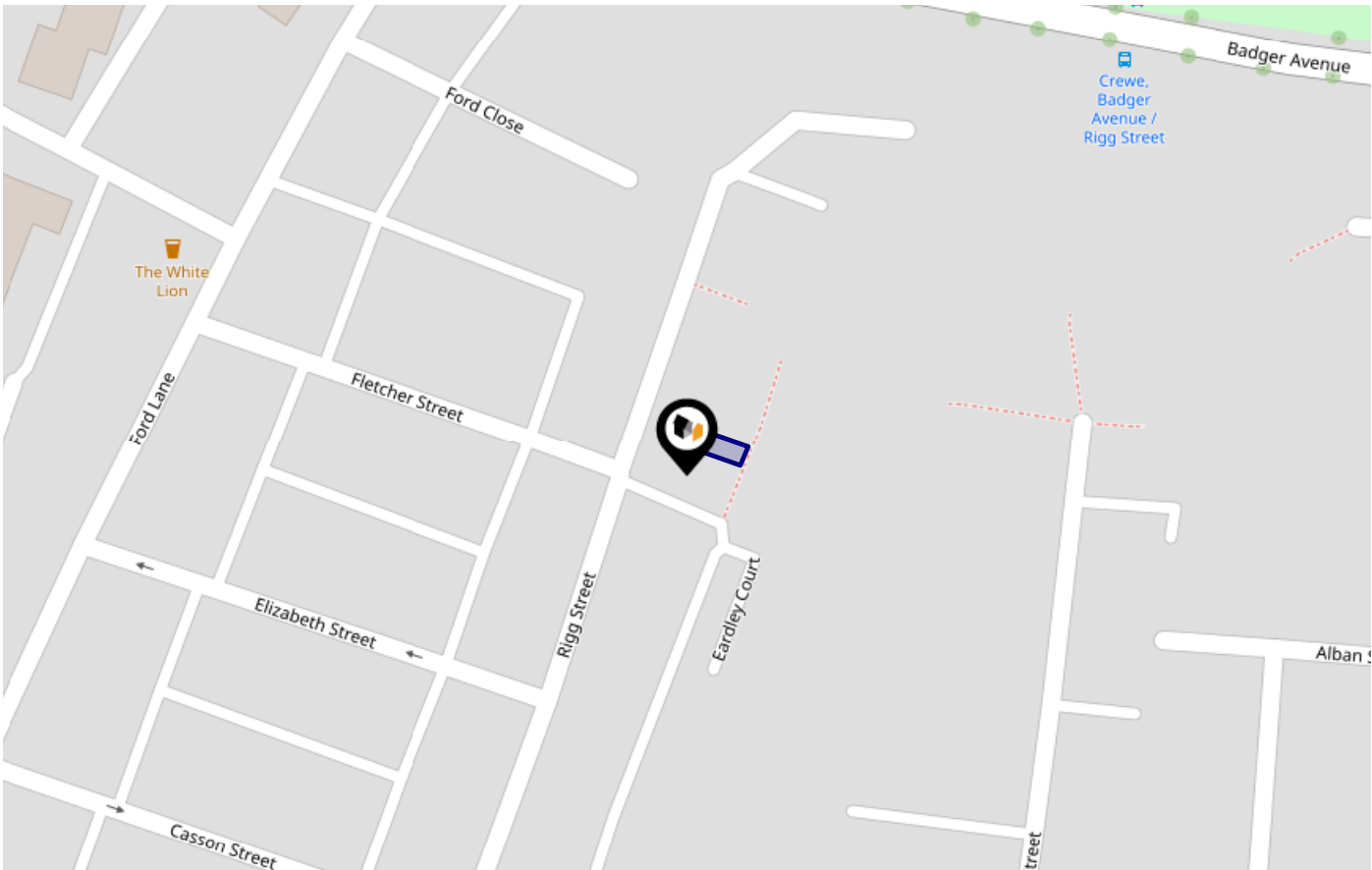
Chance of flooding to the following depths at this property:



# 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

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.

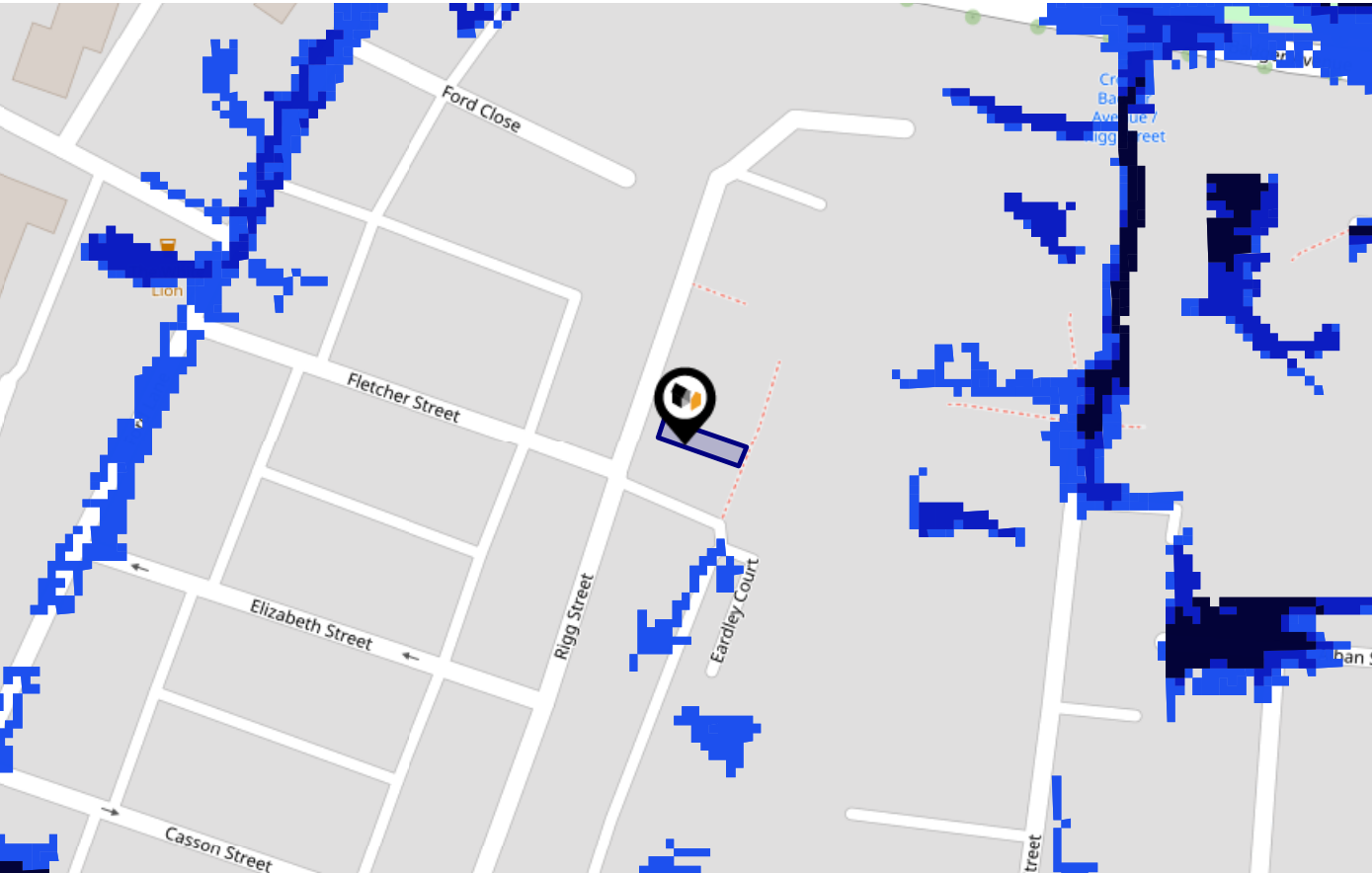
Chance of flooding to the following depths at this property:



# 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: 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.

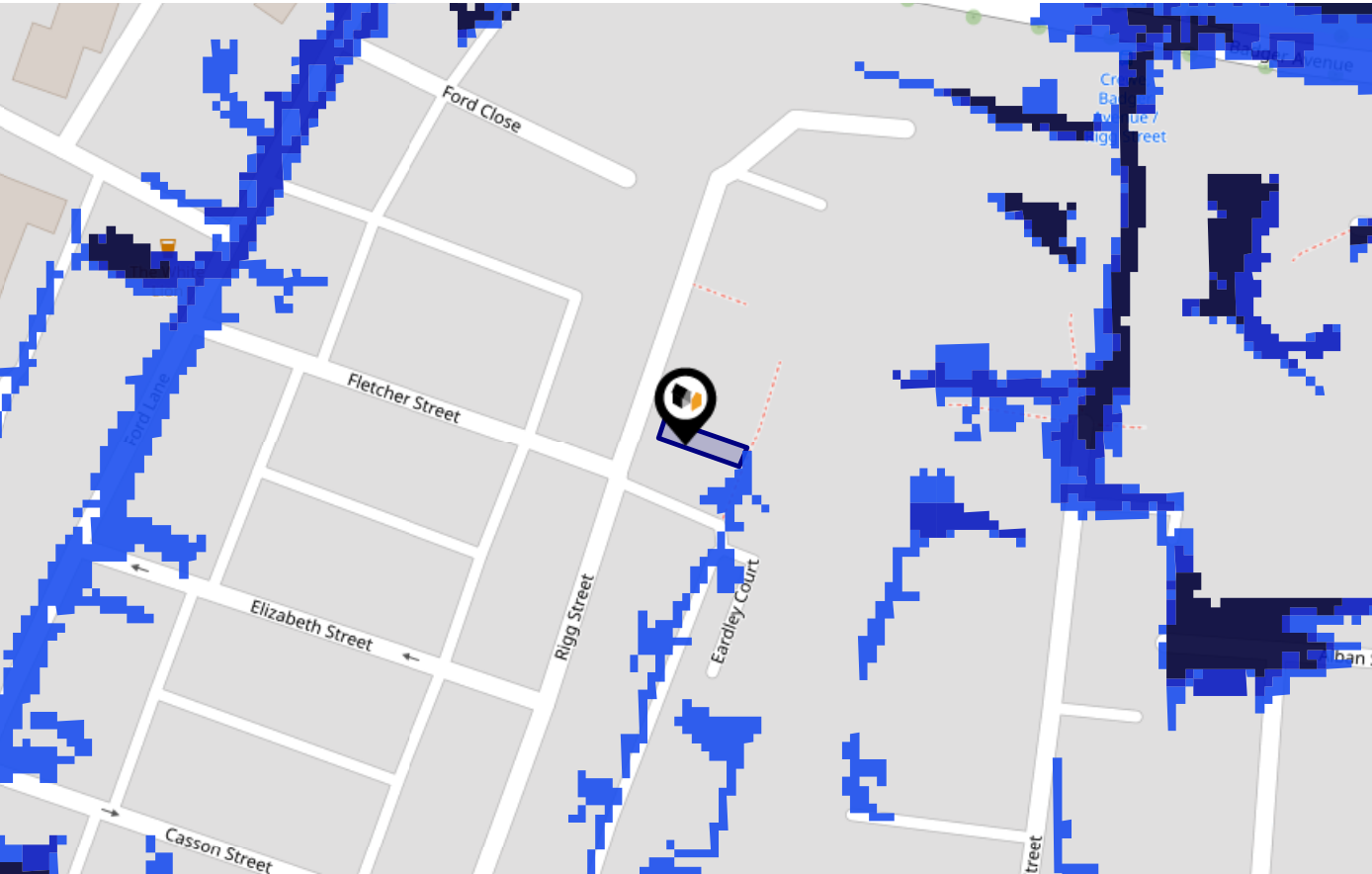
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

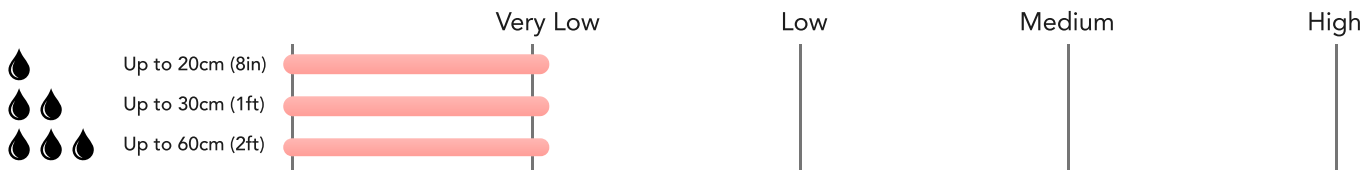


Risk Rating: Very low

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.

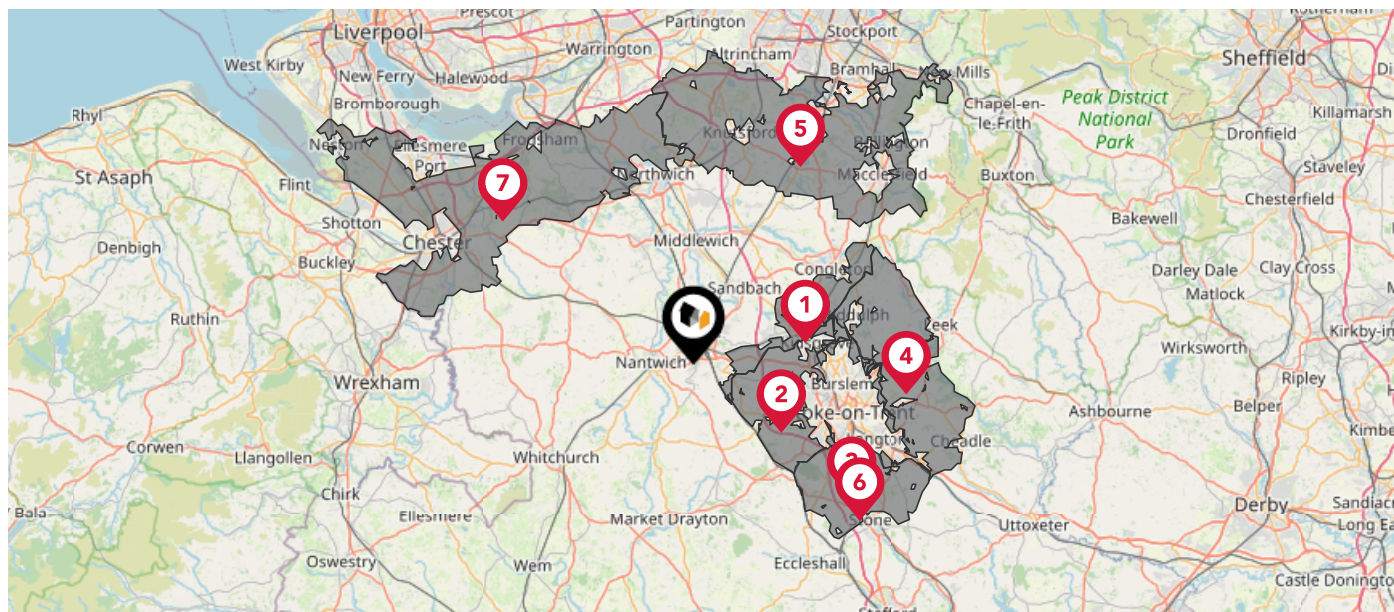
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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



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

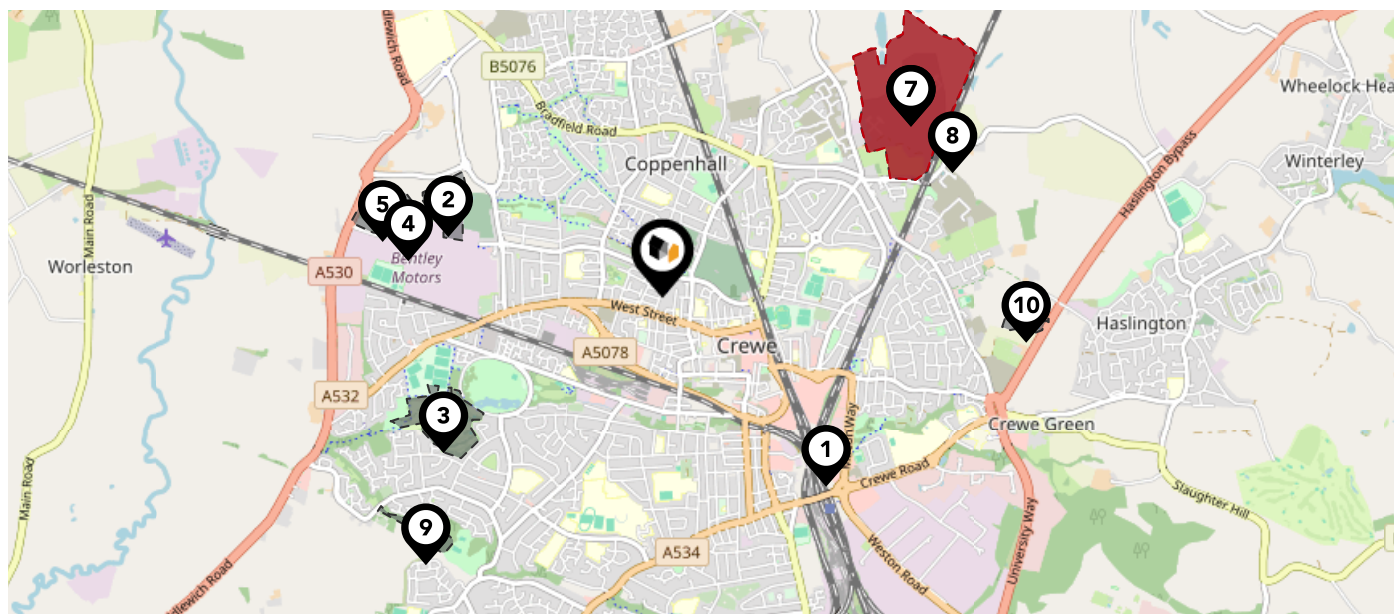


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

# 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.



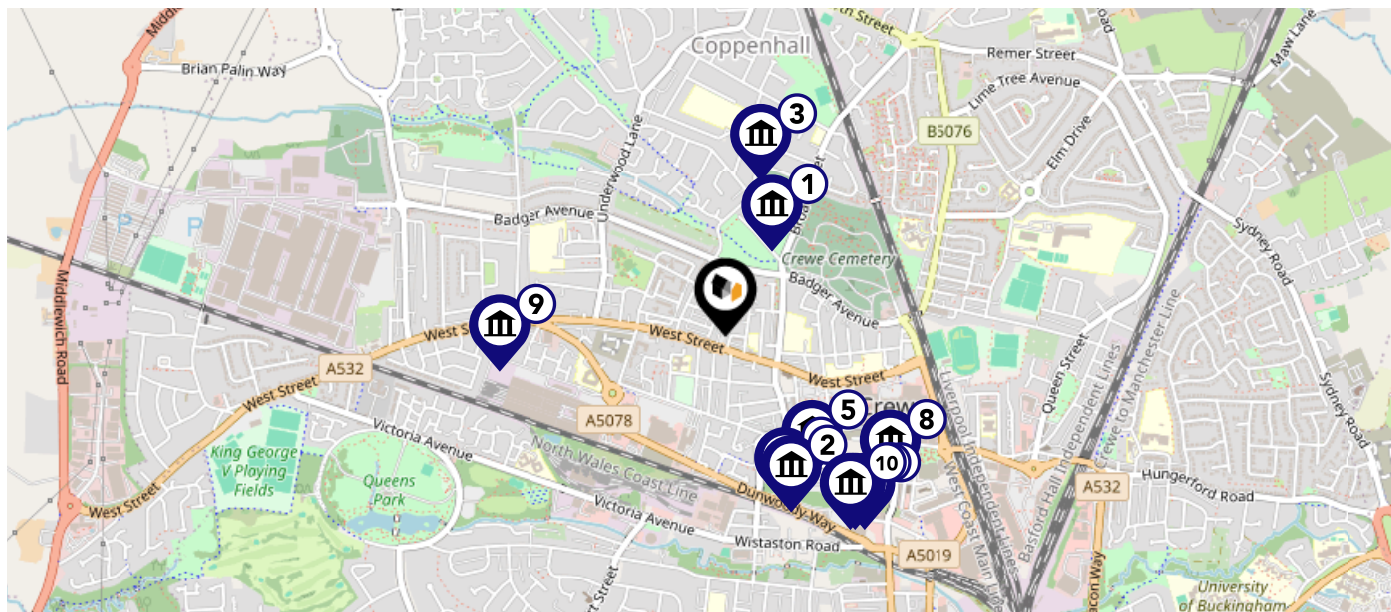
### Nearby Landfill Sites











|    |  |                   |  |
|----|--|-------------------|--|
| 1  | British Railways Tip-Tommys Lane, Crewe, Cheshire                            | Historic Landfill |  |
| 2  | Crewe Borough Council, Refuse Disposal Works-Pym's Lane Tip, Crewe, Cheshire | Historic Landfill |  |
| 3  | Site of Old Sewage Disposal Works-Queen's Prk Drve, 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  | Maw Green-Off Maw Green Road, Crewe, Cheshire                                | Historic Landfill |  |
| 7  | EA/EPR/EP3794CA/A001   | Active Landfill   |  |
| 8  | Land Off Maw Green Road-Crewe, Cheshire                                      | Historic Landfill |  |
| 9  | Wistaston Effluent Treatment Works-Wistaston                                 | Historic Landfill |  |
| 10 | Part of Bradeley Hall Farm-Bradeley Hall Road, Haslington, Crewe, Cheshire   | Historic Landfill |  |

# Maps

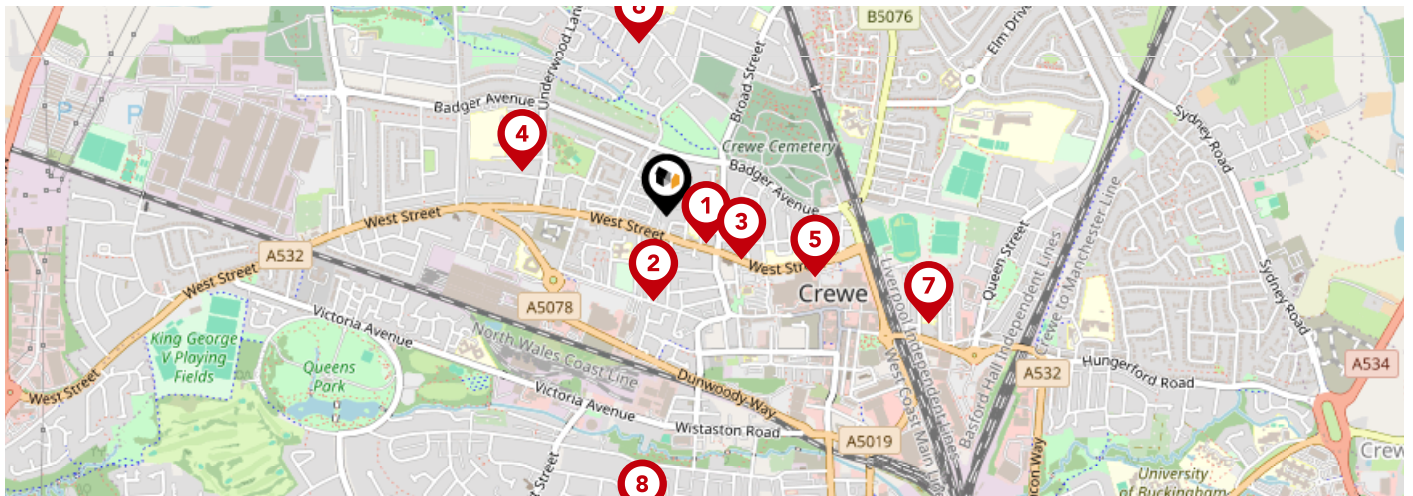
## Listed Buildings

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



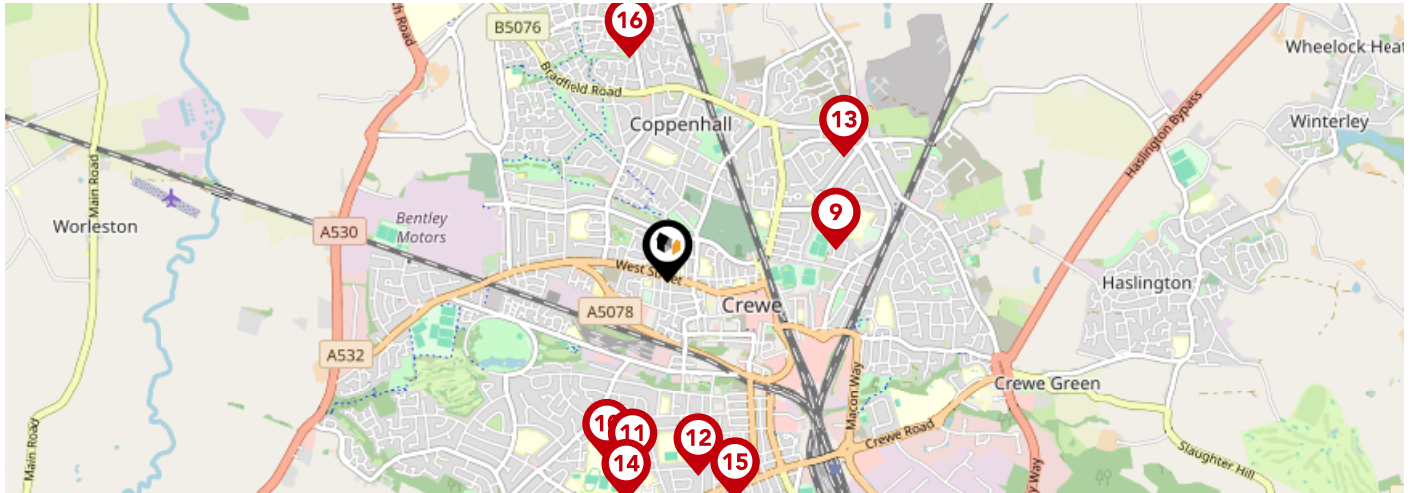
| Listed Buildings in the local district  |                                   | Grade    | Distance  |
|---|-----------------------------------|----------|-----------|
|  | 1330090 - Church Of St Michael    | Grade II | 0.2 miles |
|  | 1138677 - 47, Delamere Street     | Grade II | 0.4 miles |
|  | 1138679 - The Old Farm            | Grade II | 0.4 miles |
|  | 1136221 - Church Of St Mary       | Grade II | 0.4 miles |
|  | 1136239 - 76-90a, Victoria Street | Grade II | 0.4 miles |
|  | 1136172 - 1-19, Dorfold Street    | Grade II | 0.5 miles |
|  | 1136156 - 2-20, Betley Street     | Grade II | 0.5 miles |
|  | 1312904 - The Three Lamps         | Grade II | 0.5 miles |
|  | 1138683 - St Barnabas' Vicarage   | Grade II | 0.5 miles |
|  | 1138676 - 1-19, Betley Street     | Grade II | 0.5 miles |





|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Adelaide School</b><br>Ofsted Rating: Outstanding   Pupils: 91   Distance:0.11                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Lavender Field School</b><br>Ofsted Rating: Good   Pupils: 100   Distance:0.19                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Beechwood Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 479   Distance:0.19           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Underwood West Academy</b><br>Ofsted Rating: Good   Pupils: 450   Distance:0.33                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Crewe Engineering and Design UTC</b><br>Ofsted Rating: Good   Pupils: 256   Distance:0.36               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Michael's Community Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 448   Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Brierley Primary School</b><br>Ofsted Rating: Good   Pupils: 245   Distance:0.63                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Edleston Primary School</b><br>Ofsted Rating: Good   Pupils: 207   Distance:0.69                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

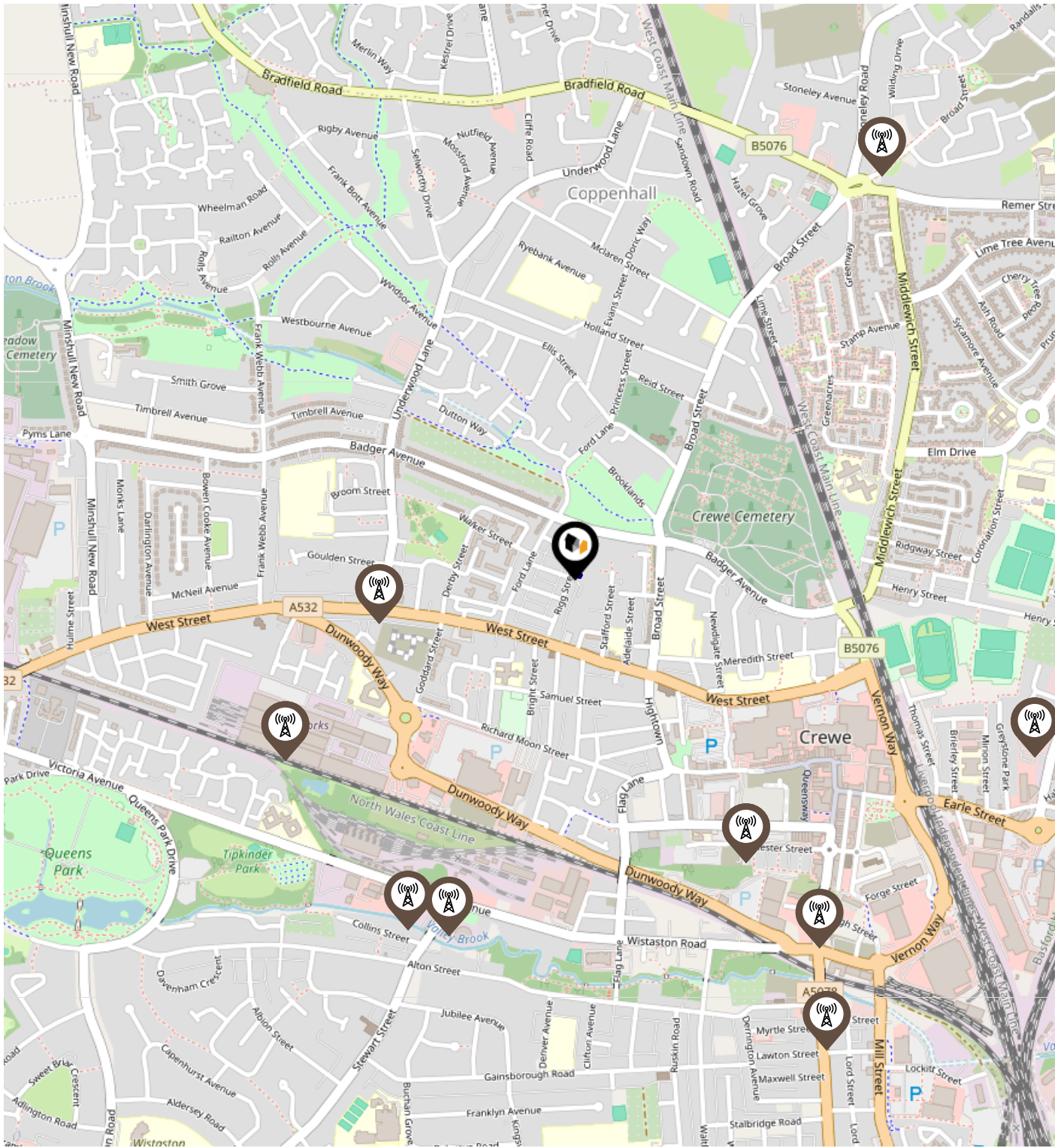






|           |  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Sir William Stanier Community School</b><br>Ofsted Rating: Requires improvement   Pupils: 693   Distance:0.76 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>The Oaks Academy</b><br>Ofsted Rating: Good   Pupils: 618   Distance:0.85                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Gainsborough Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 408   Distance:0.85              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Ruskin Community High School</b><br>Ofsted Rating: Good   Pupils: 730   Distance:0.87                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Monks Coppenhall Academy</b><br>Ofsted Rating: Good   Pupils: 610   Distance:0.96                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Cheshire College - South &amp; West</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.99                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Westminster Nursery School</b><br>Ofsted Rating: Good   Pupils: 74   Distance:1.01                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Mablins Lane Community Primary School</b><br>Ofsted Rating: Good   Pupils: 610   Distance:1.01                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons



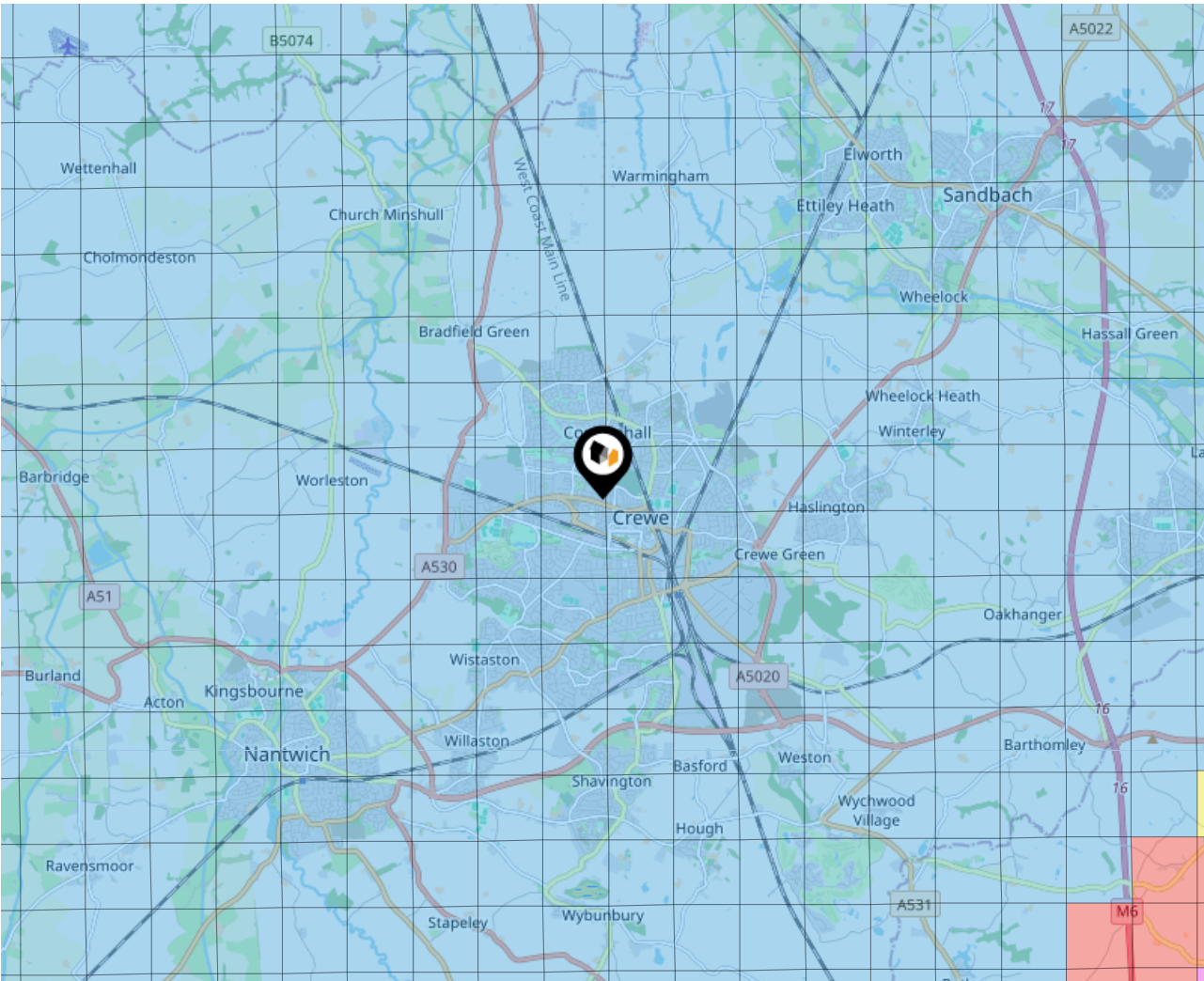
### Key:

-  Power Pylons
-  Communication Masts



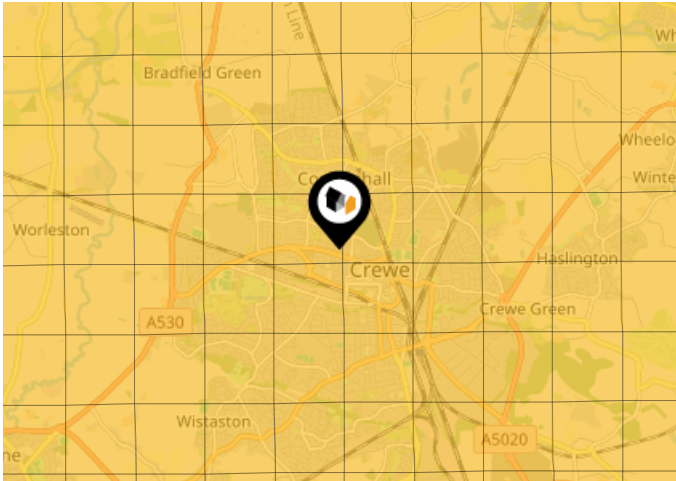
### What is Radon?

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 |                      |                     |



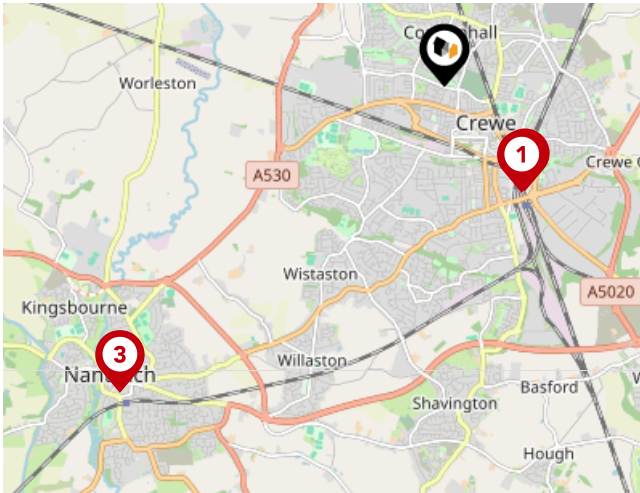
Primary Classifications (Most Common Clay Types)

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



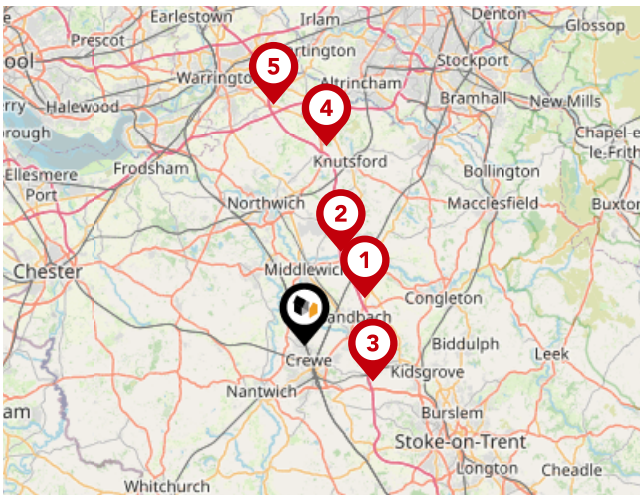
# Area

## Transport (National)



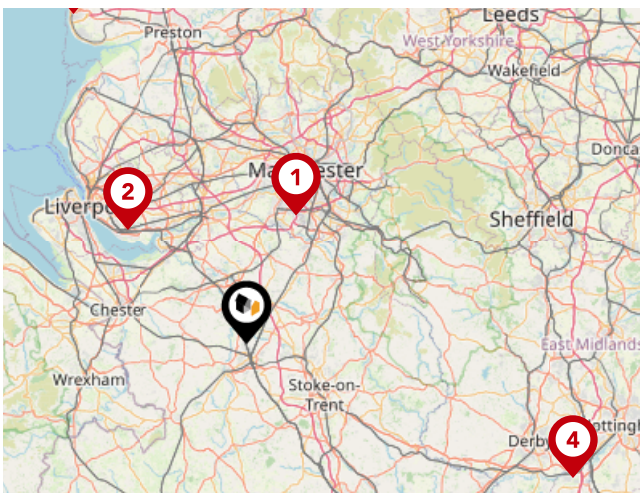
### National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Crewe Rail Station    | 1.17 miles |
| 2   | Crewe Rail Station    | 1.18 miles |
| 3   | Nantwich Rail Station | 3.97 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M6 J17 | 5.53 miles  |
| 2   | M6 J18 | 7.24 miles  |
| 3   | M6 J16 | 5.45 miles  |
| 4   | M6 J19 | 14.39 miles |
| 5   | M56 J9 | 17.41 miles |

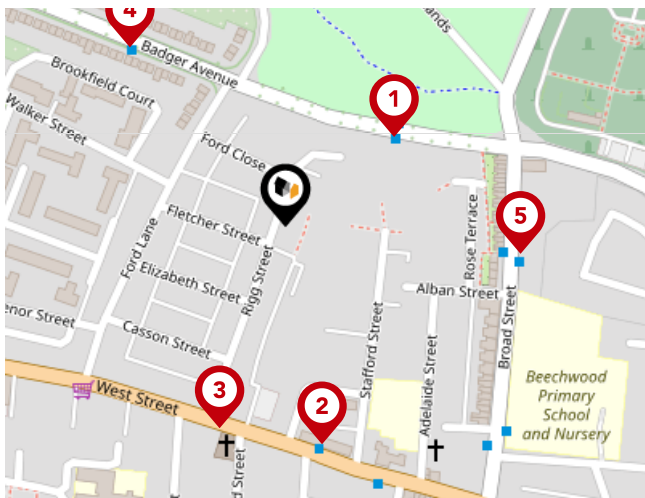


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Manchester Airport | 19.62 miles |
| 2   | Speke              | 23.33 miles |
| 3   | Highfield          | 52.66 miles |
| 4   | East Mids Airport  | 50.47 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Rigg Street    | 0.08 miles |
| 2   | West Avenue    | 0.12 miles |
| 3   | Richard Street | 0.12 miles |
| 4   | Ford Lane      | 0.13 miles |
| 5   | Alban Street   | 0.13 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



Valuation Office  
Agency

