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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Monday 02<sup>nd</sup> February 2026**



**CRANAGE ROAD, CREWE, CW2**

**butters john bee**

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## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	818 ft <sup>2</sup> / 76 m <sup>2</sup>		
Plot Area:	0.09 acres		
Council Tax :	Band A		
Annual Estimate:	£1,555		
Title Number:	CH217790		

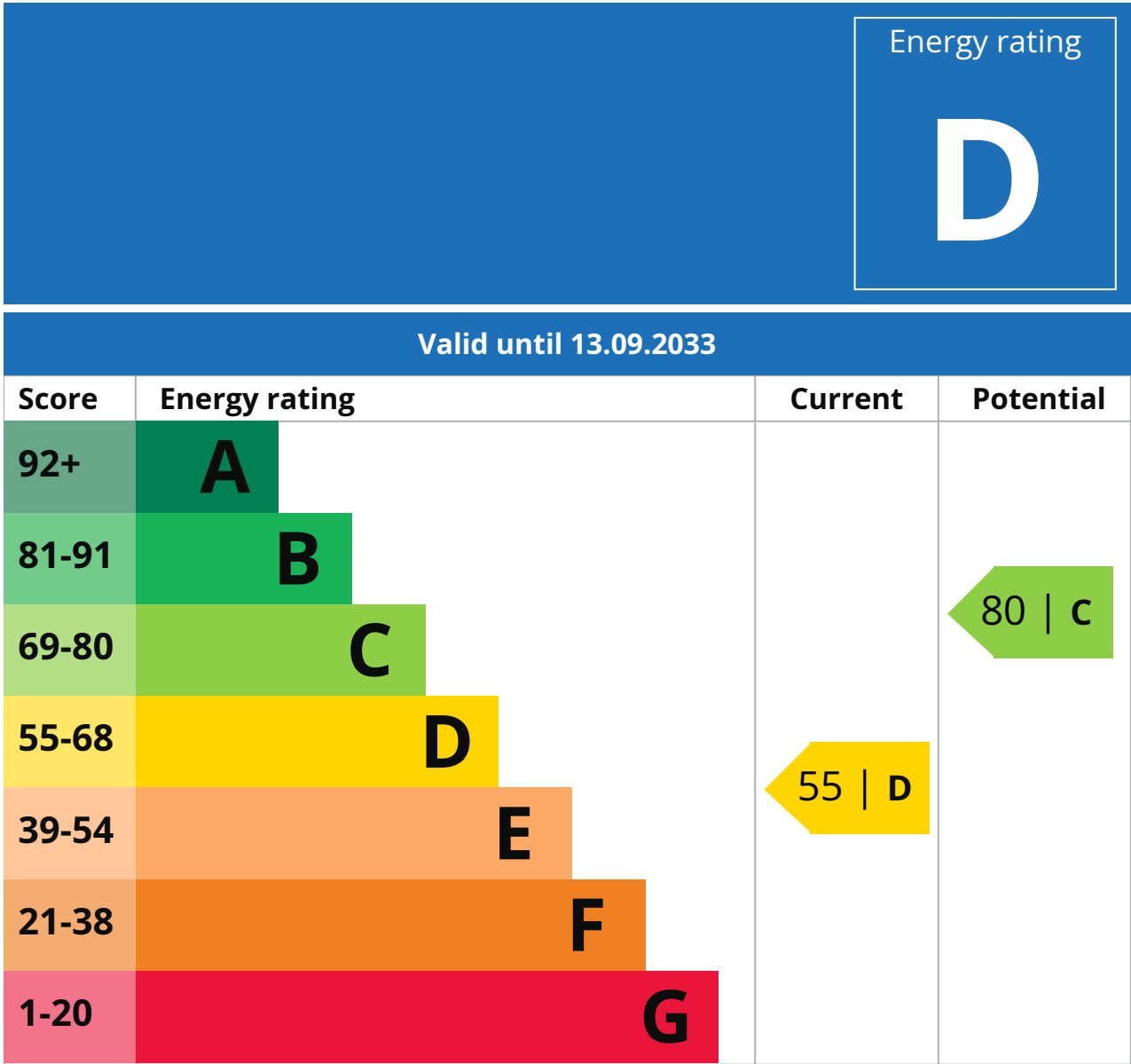
## Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	6	52	1800
● Surface Water	Low	mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		

# Property

## EPC - Certificate



### Additional EPC Data

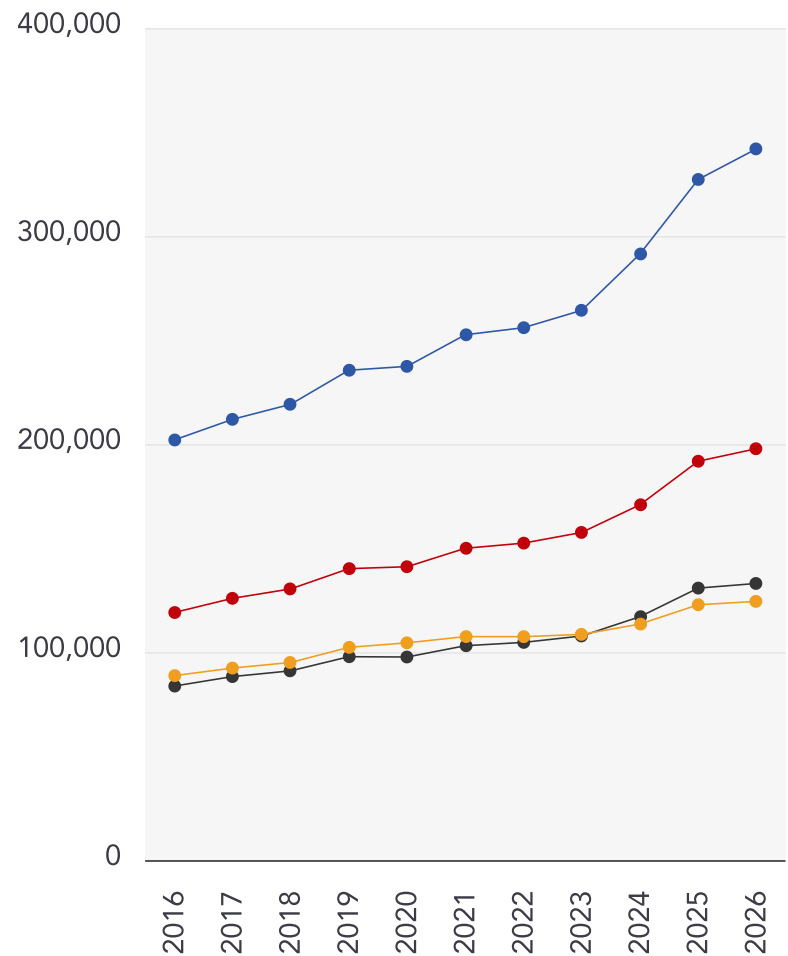
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<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Room thermostat only
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 38% of fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in CW2



Detached

**+69.27%**

Semi-Detached

**+66.15%**

Flat

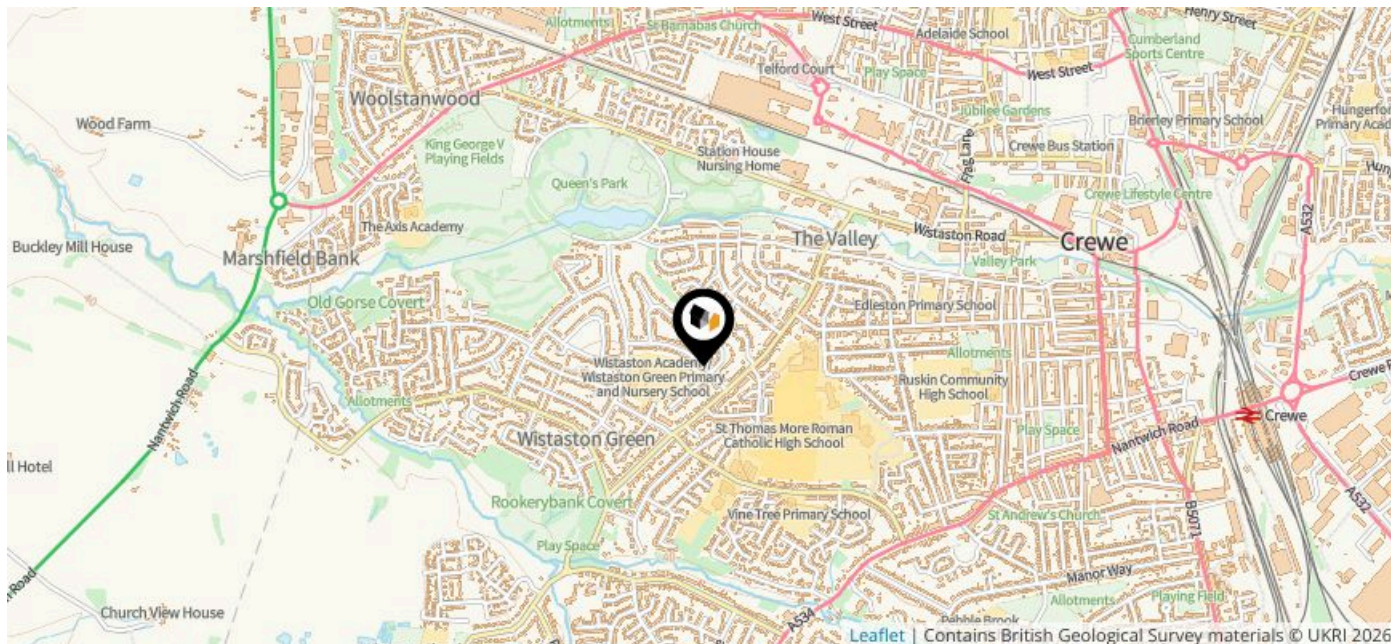
**+40.22%**

Terraced

**+58.95%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

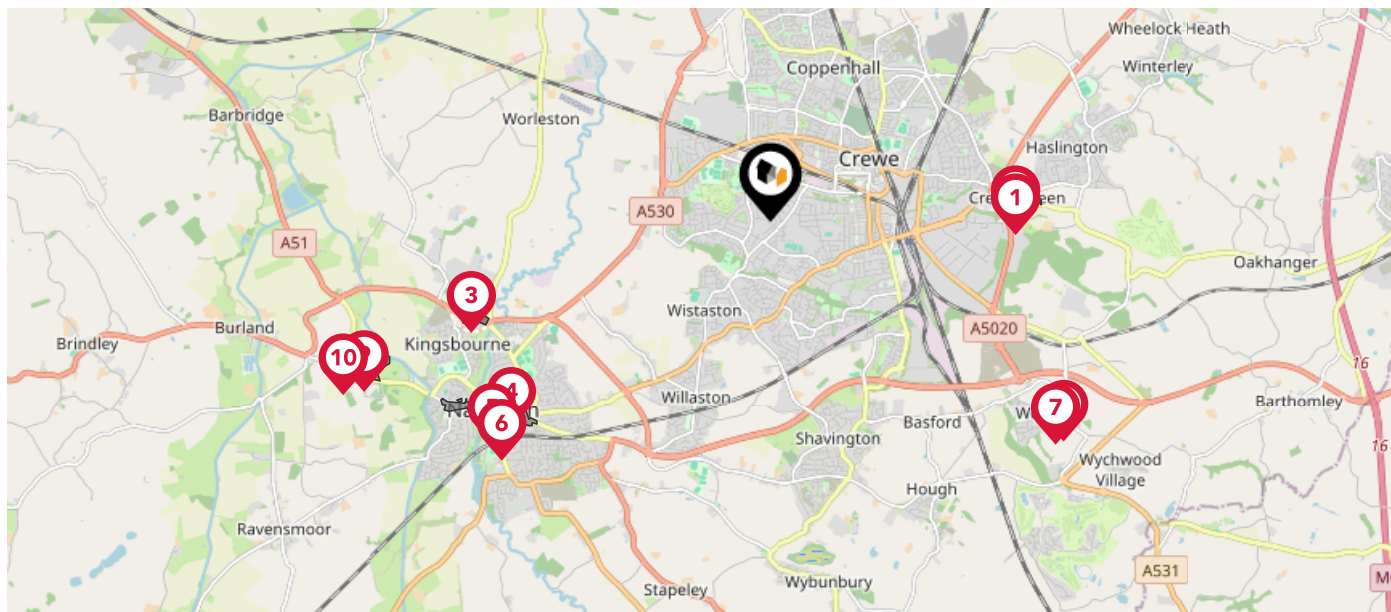
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



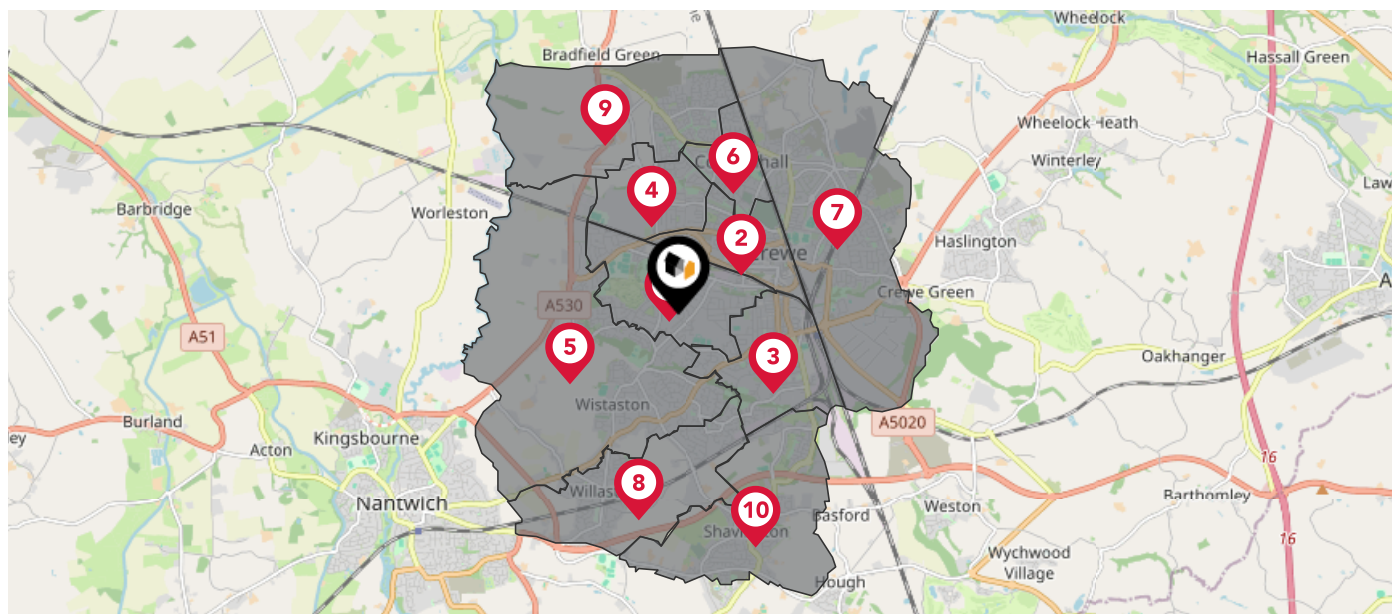
### Nearby Conservation Areas

- 1 Crewe Green Conservation Area
- 2 Crewe Green Conservation Area
- 3 Reaseheath Conservation Area
- 4 Nantwich Conservation Area
- 5 Nantwich Conservation Area
- 6 Nantwich Conservation Area
- 7 Weston Conservation Area
- 8 Weston Conservation Area
- 9 Acton Conservation Area
- 10 Acton 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 West Ward



Crewe Central Ward



Crewe South Ward



Crewe St. Barnabas Ward



Wistaston Ward



Crewe North Ward



Crewe East Ward



Willaston and Rope Ward



Leighton Ward



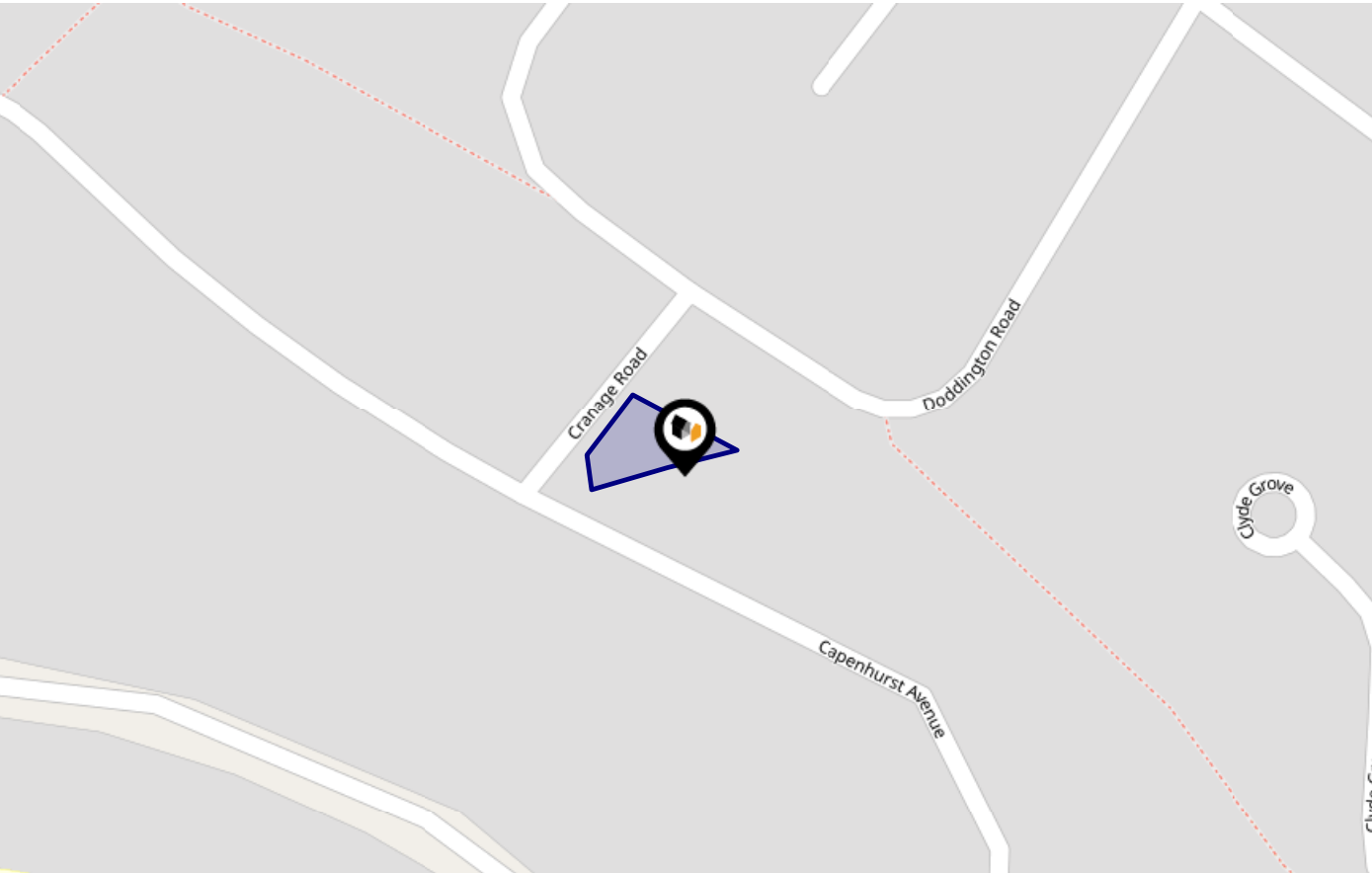
Shavington Ward



# 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.

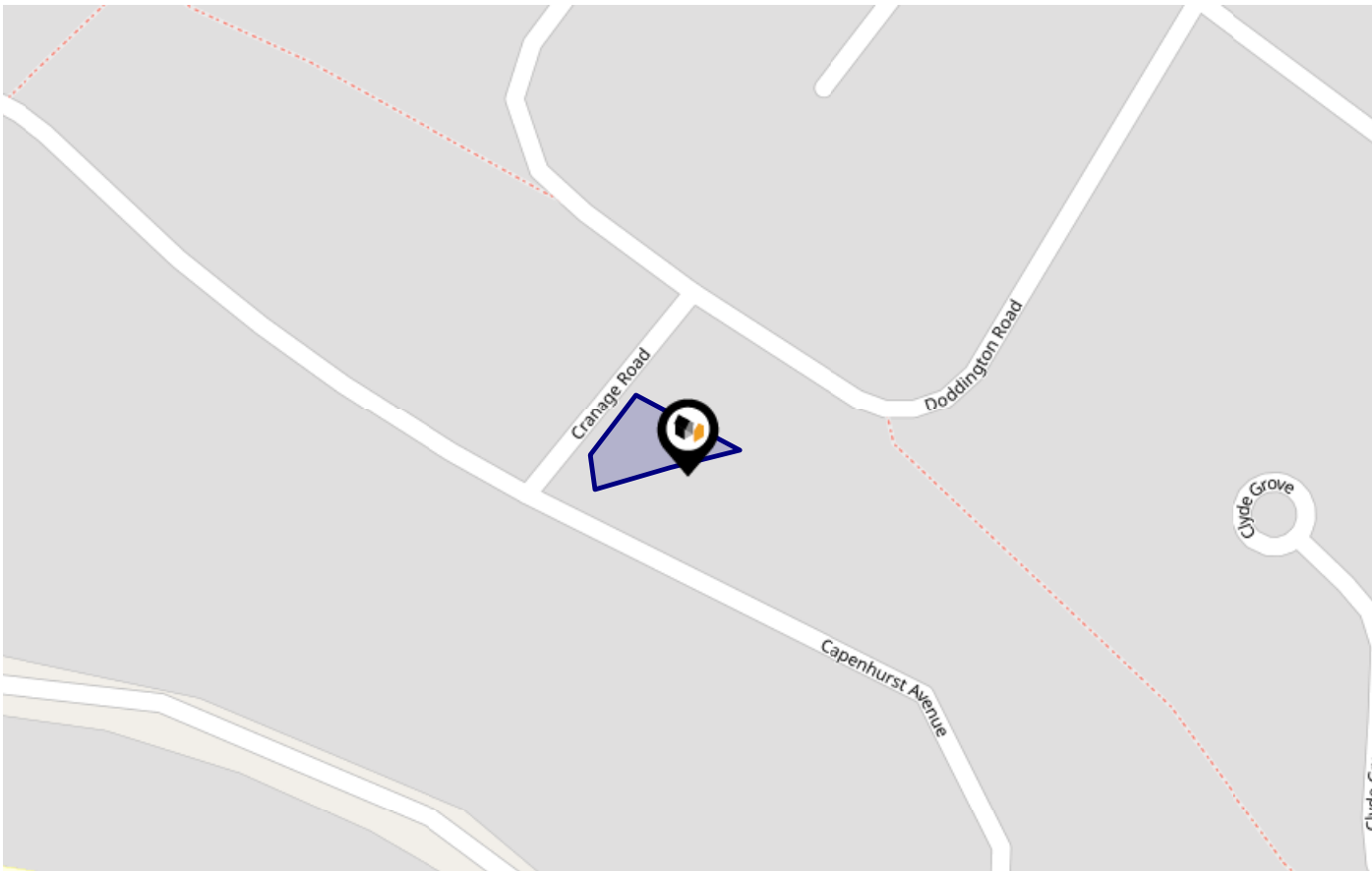
Chance of flooding to the following depths at this property:



# 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.

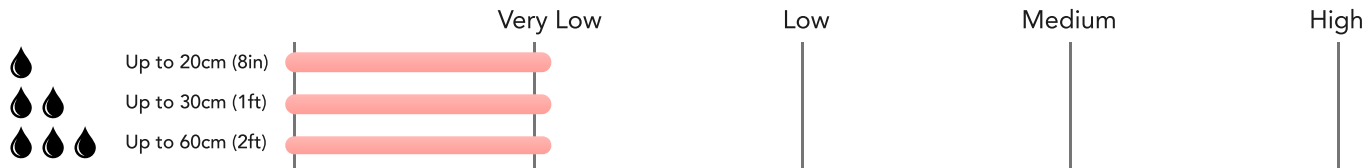


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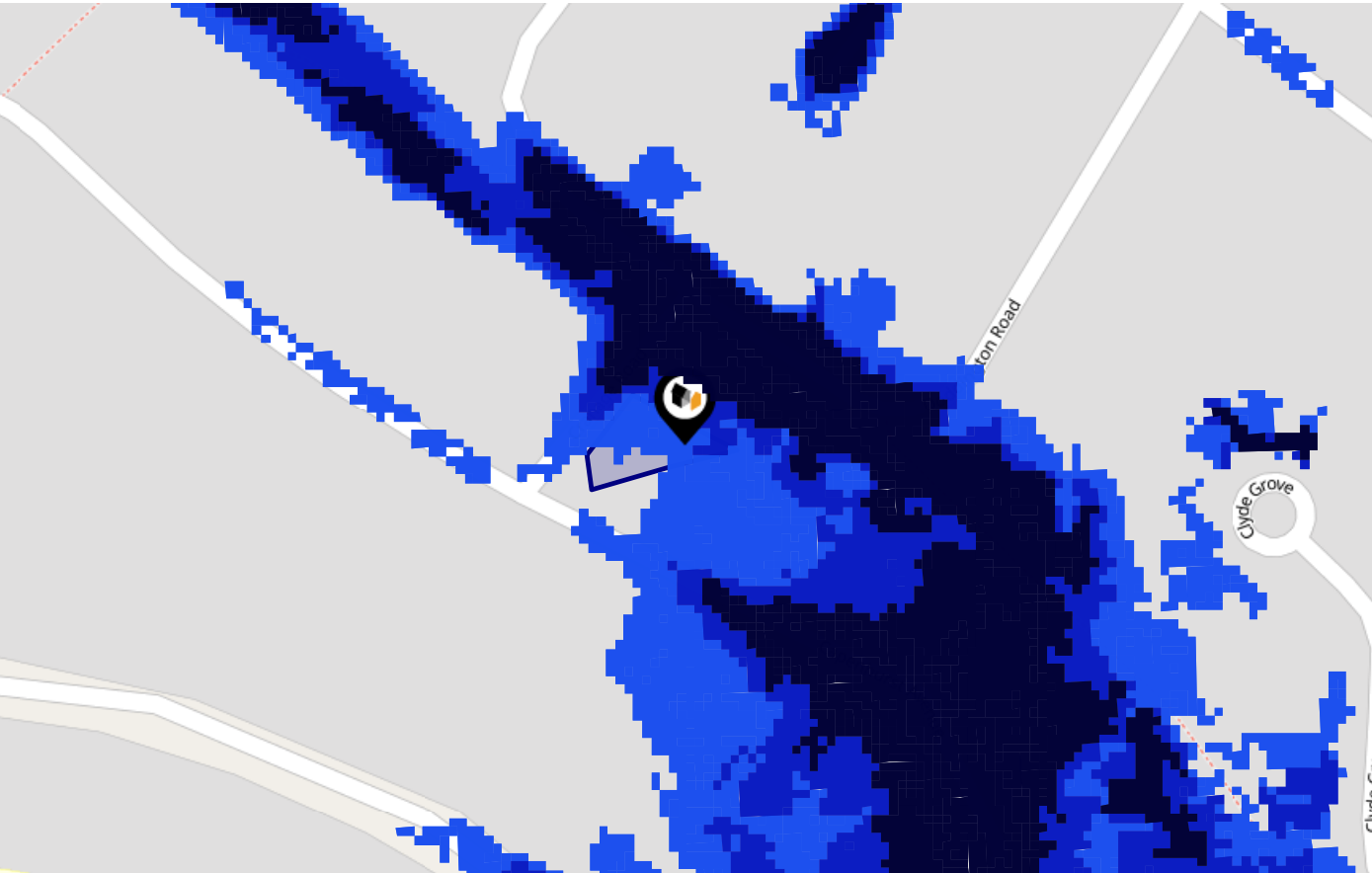
Chance of flooding to the following depths at this property:



# 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: 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.

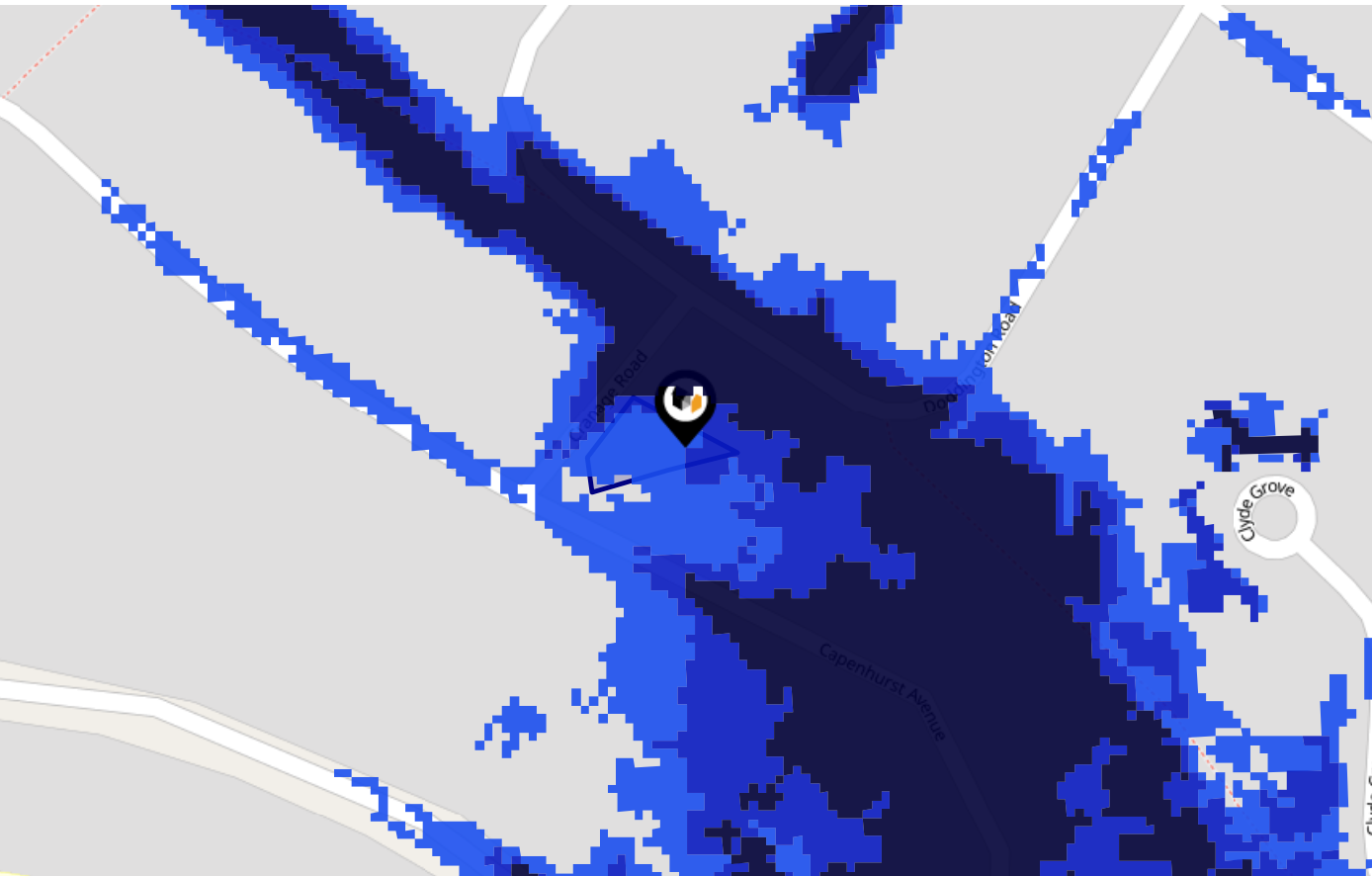
Chance of flooding to the following depths at this property:



# 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: 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.

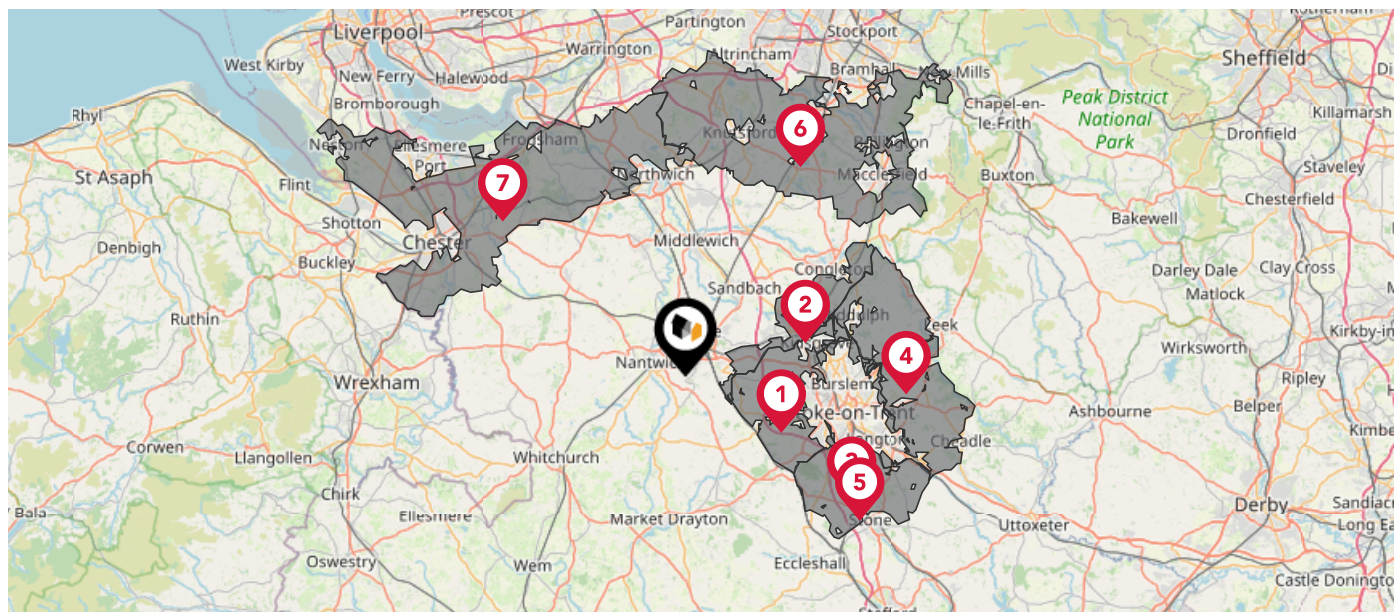
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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 - Newcastle-under-Lyme



Stoke-on-Trent Green Belt - Cheshire East



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



Stoke-on-Trent Green Belt - Staffordshire Moorlands



Stoke-on-Trent Green Belt - Stafford



Merseyside and Greater Manchester Green Belt - Cheshire East

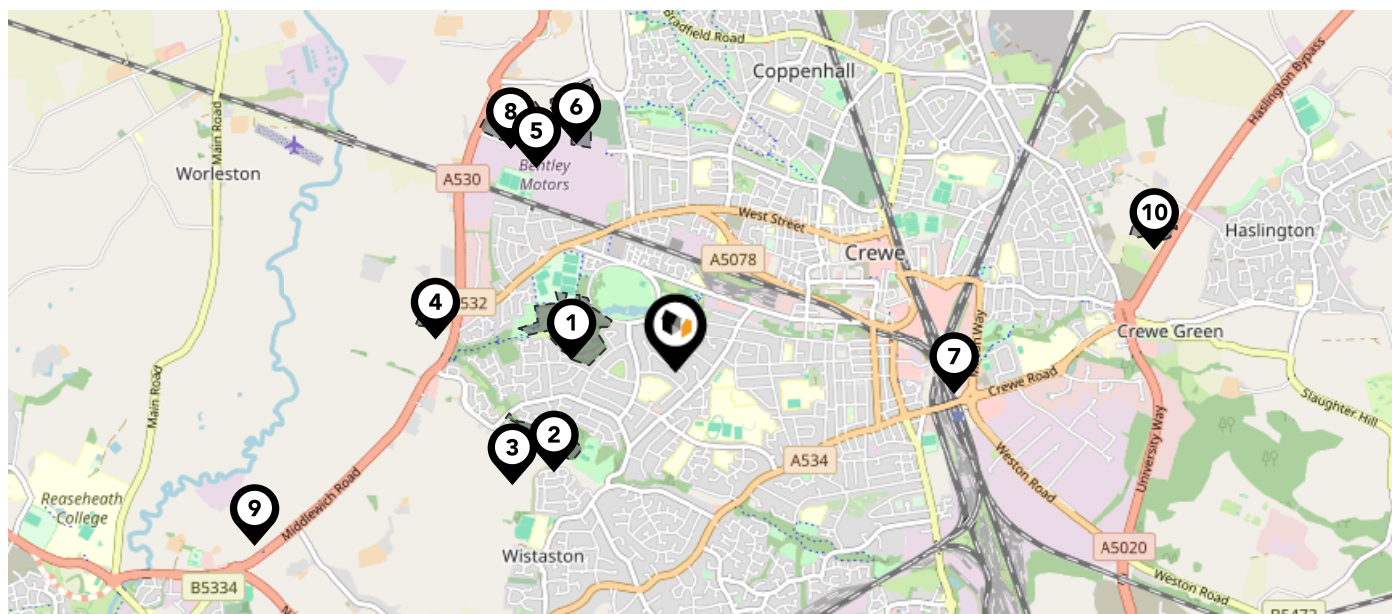


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

# 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.



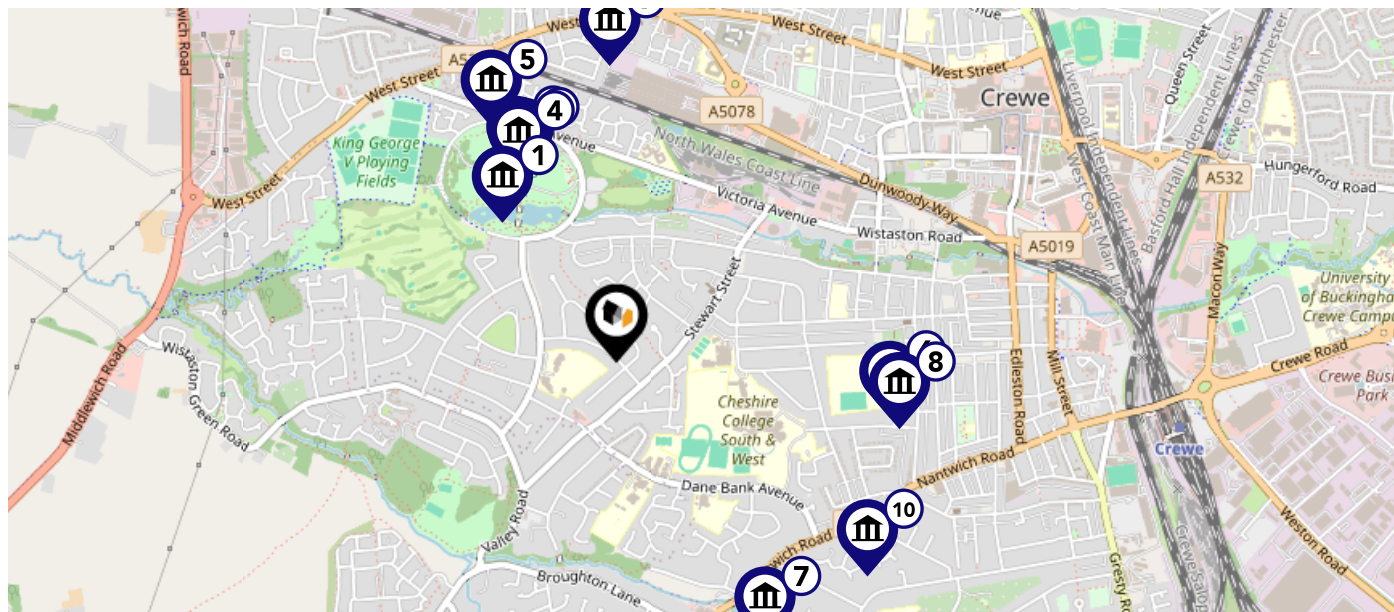
### Nearby Landfill Sites











1	Site of Old Sewage Disposal Works-Queen's Prk Drve, Crewe, Cheshire	Historic Landfill	
2	Wistaston Effluent Treatment Works-Wistaston	Historic Landfill	
3	Wistaston Green Road-Wistaston, Crewe	Historic Landfill	
4	Marshfield Bank Farm-Middlewich Road, Crewe, Cheshire	Historic Landfill	
5	Rolls Royce Tip-Pym's Lane, Crewe, Cheshire	Historic Landfill	
6	Crewe Borough Council, Refuse Disposal Works-Pym's Lane Tip, Crewe, Cheshire	Historic Landfill	
7	British Railways Tip-Tommys Lane, Crewe, Cheshire	Historic Landfill	
8	Pym's Lane Phase 2-Crewe, Cheshire	Historic Landfill	
9	Brook Farm-Alveston, Nantwich, Cheshire	Historic Landfill	
10	Part of Bradeley Hall Farm-Bradeley Hall Road, Haslington, Crewe, Cheshire	Historic Landfill	

# Maps

## Listed Buildings

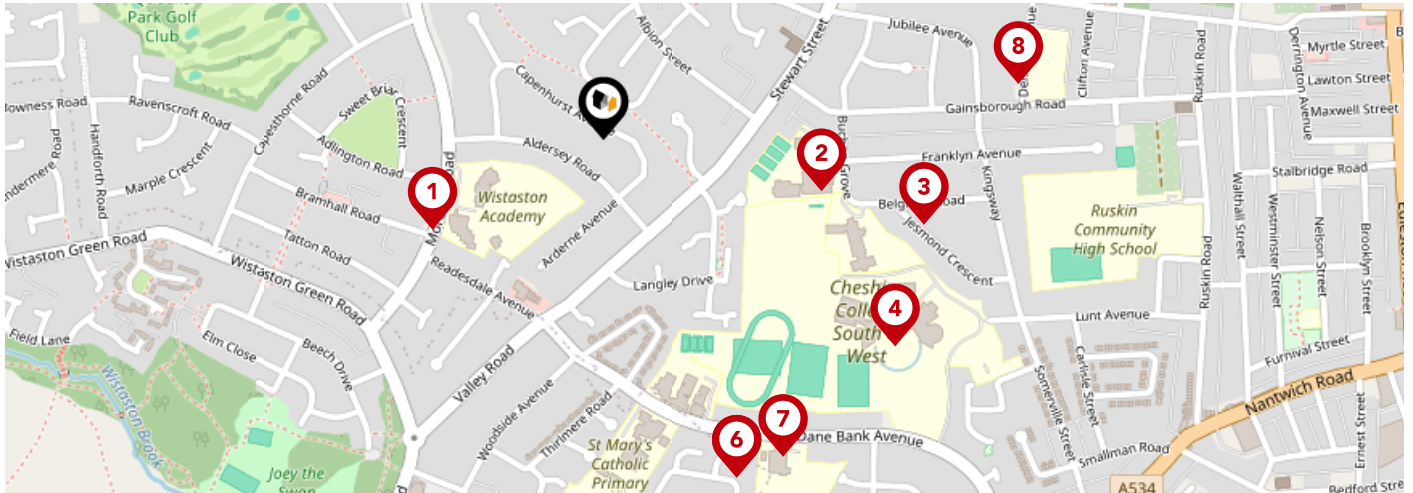
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1138682 - War Memorial In Queen's Park	Grade II	0.4 miles
	1138681 - East Lodge At Queen's Park	Grade II	0.5 miles
	1136230 - West Lodge At Queen's Park	Grade II	0.5 miles
	1136226 - Clock Tower In Queen's Park	Grade II	0.5 miles
	1136287 - Webb Orphanage Now Webb House.	Grade II	0.6 miles
	1271979 - Caretakers House At The Ruskin School	Grade II	0.6 miles
	1425602 - Wistaston Manor	Grade II	0.7 miles
	1271977 - Ruskin Road School	Grade II	0.7 miles
	1330053 - Church Of St Barnabas	Grade II	0.7 miles
	1061362 - Police Training College	Grade II	0.7 miles

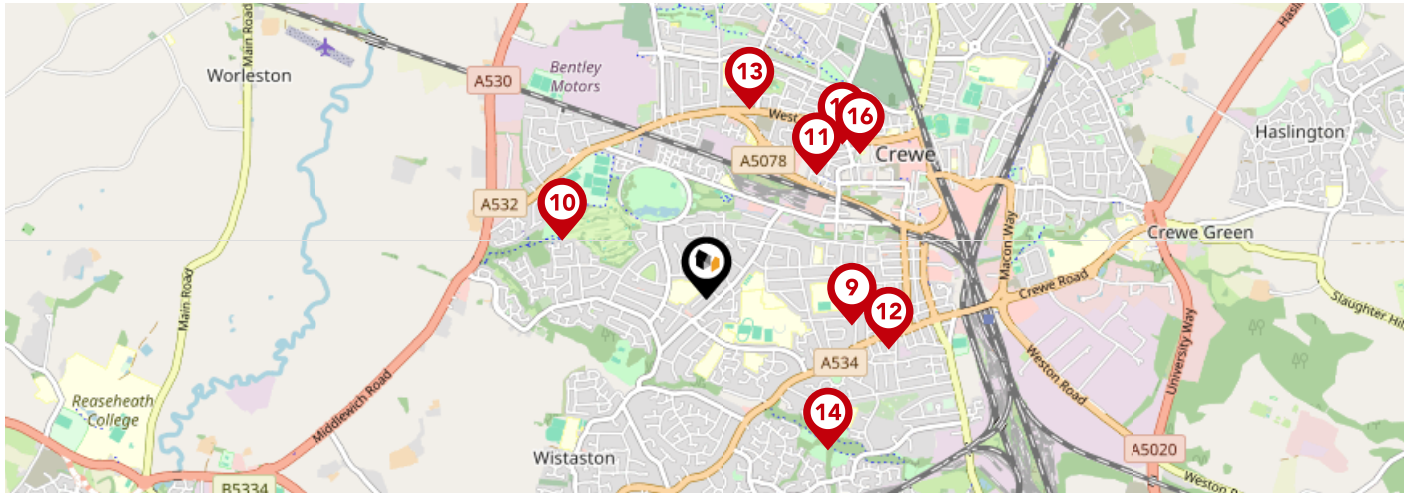


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wistaston Academy</b> Ofsted Rating: Outstanding   Pupils: 464   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Oaks Academy</b> Ofsted Rating: Good   Pupils: 618   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Gainsborough Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 408   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cheshire College - South &amp; West</b> Ofsted Rating: Good   Pupils:0   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's Catholic Primary School, Crewe</b> Ofsted Rating: Good   Pupils: 609   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Vine Tree Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Thomas More Catholic High School</b> Ofsted Rating: Good   Pupils: 666   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Edleston Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

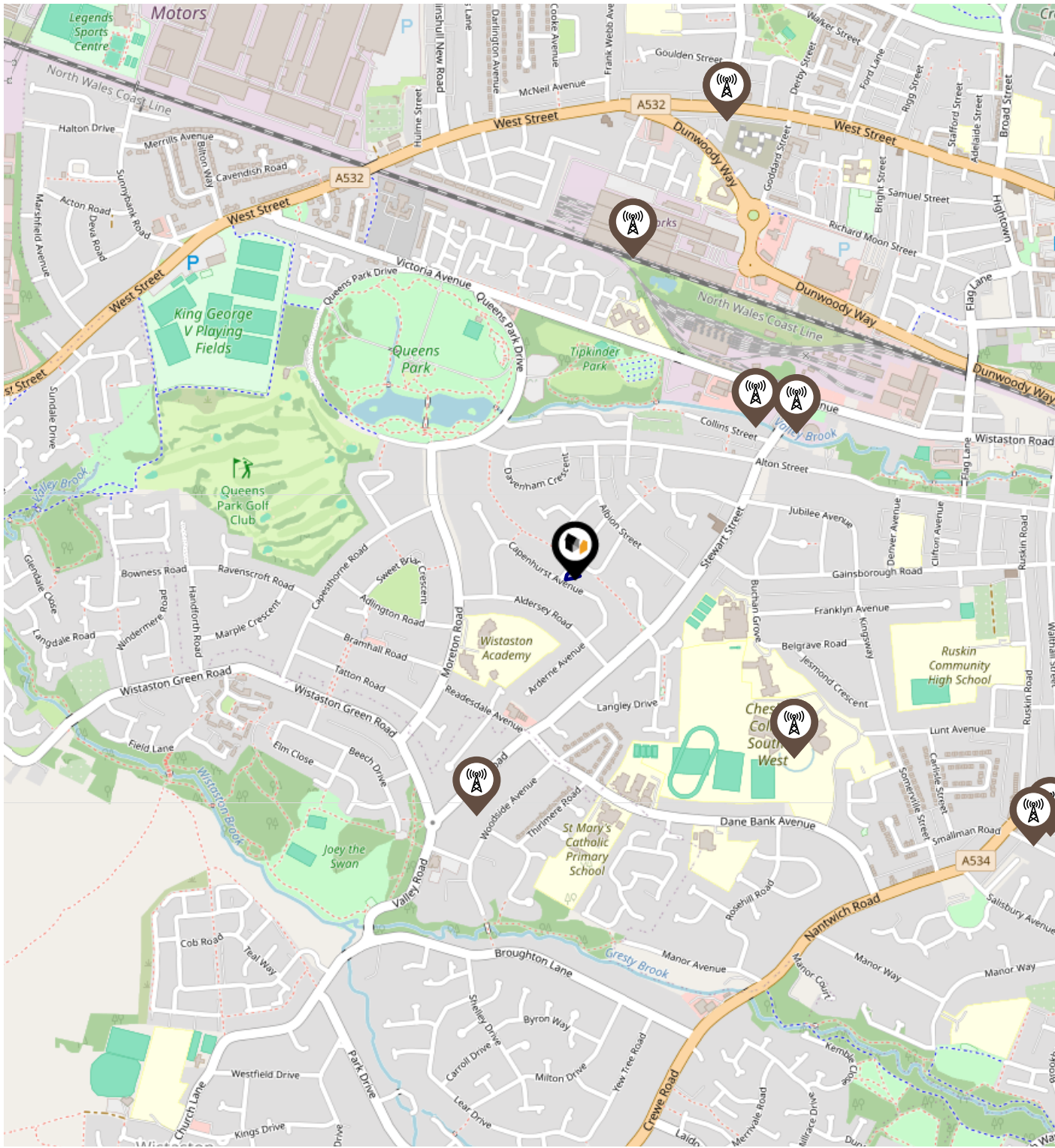






		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Ruskin Community High School</b> Ofsted Rating: Good   Pupils: 730   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>The Axis Academy</b> Ofsted Rating: Good   Pupils: 67   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lavender Field School</b> Ofsted Rating: Good   Pupils: 100   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Westminster Nursery School</b> Ofsted Rating: Good   Pupils: 74   Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Underwood West Academy</b> Ofsted Rating: Good   Pupils: 450   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Pebble Brook Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Adelaide School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Beechwood Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 479   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

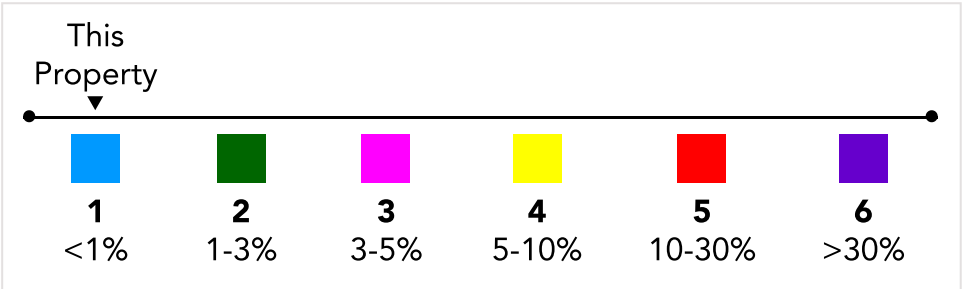
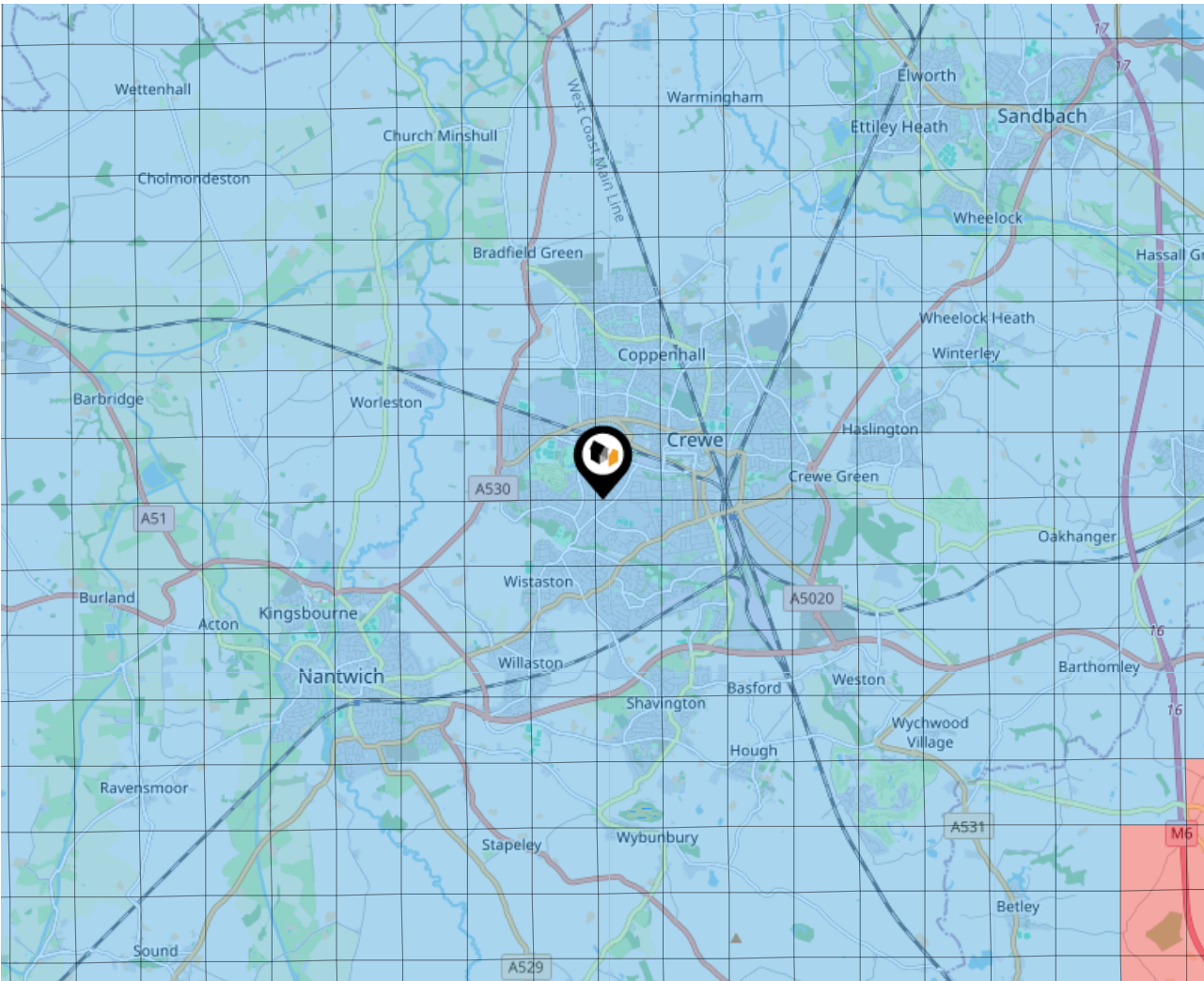


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

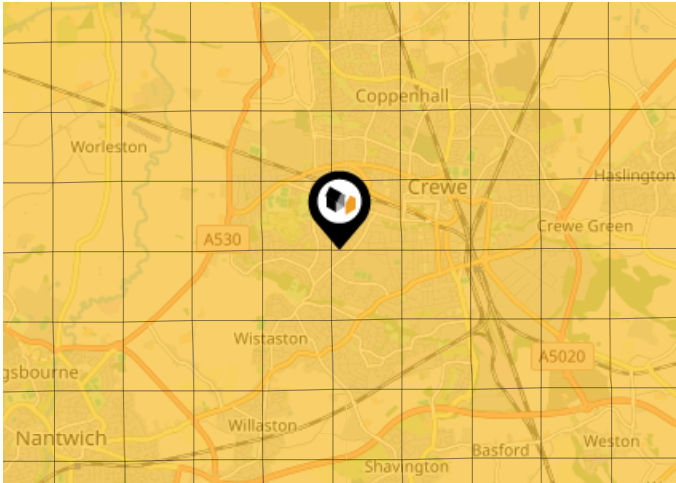
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic 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- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



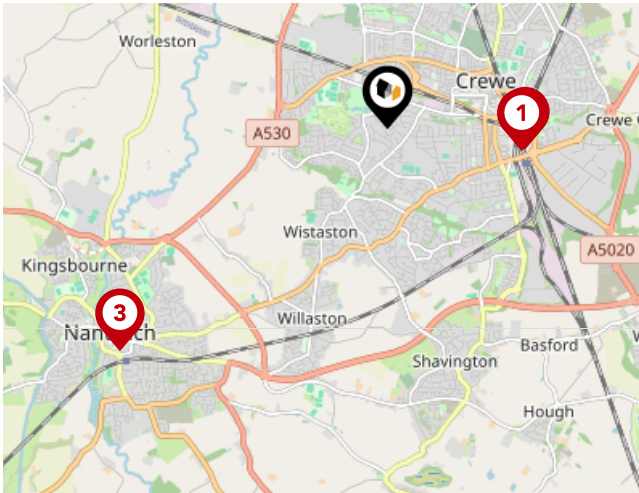
Primary Classifications (Most Common Clay Types)

<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



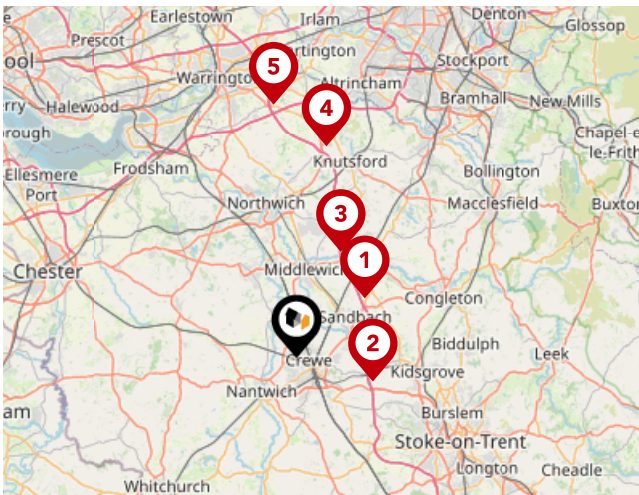
# Area

## Transport (National)



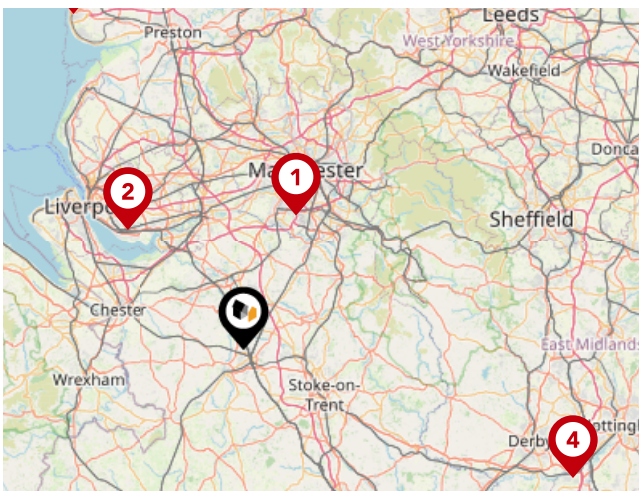
### National Rail Stations

Pin	Name	Distance
1	Crewe Rail Station	1.22 miles
2	Crewe Rail Station	1.25 miles
3	Nantwich Rail Station	3.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J17	6.4 miles
2	M6 J16	5.65 miles
3	M6 J18	8.12 miles
4	M6 J19	15.2 miles
5	M56 J9	18.1 miles

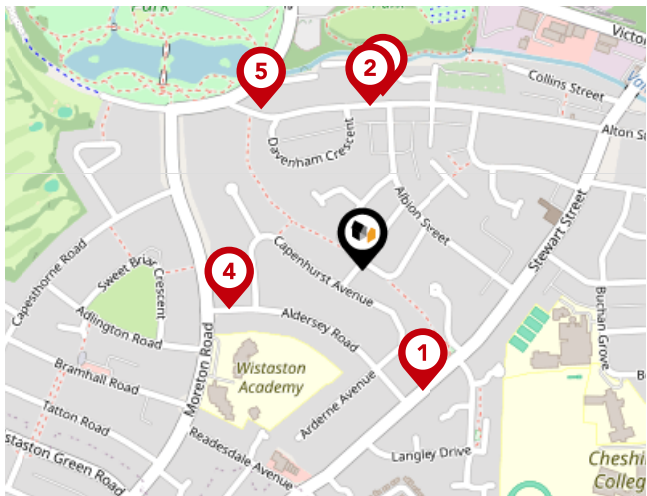


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	20.51 miles
2	Speke	23.5 miles
3	Highfield	53.09 miles
4	East Mids Airport	50.68 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Aldersey Road	0.15 miles
2	Albion Street	0.19 miles
3	Albion Street	0.2 miles
4	Capenhurst Avenue	0.15 miles
5	Davenham Crescent	0.21 miles

# butters john bee

## Data Quality

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butters john bee<sup>bjb</sup>

#### butters john bee

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Valuation Office  
Agency

