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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st June 2026

HURCOMB WAY, CREWE, CW1

butters john bee

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

01270 814950

crewe@bjbmail.com

www.buttersjohnbee.com

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Property
Overview

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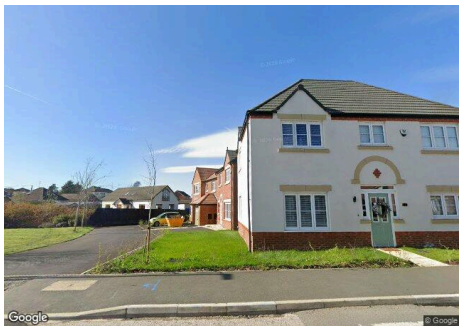

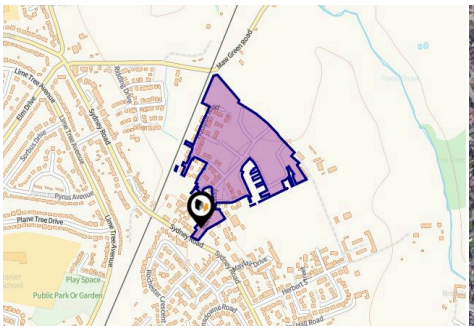

Property

Type:	Detached House	**Tenure:**	Freehold
Floor Area:	1,367 ft^2 / 127 m^2		
Plot Area:	26.24 acres		
Council Tax :	Band E		
Annual Estimate:	£3,000		
Title Number:	CH684529		

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)

15	79	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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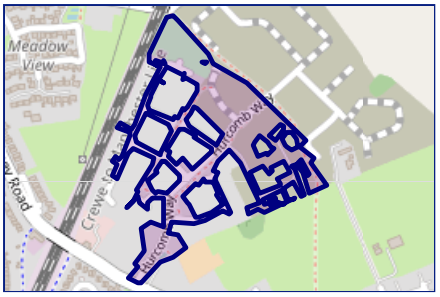
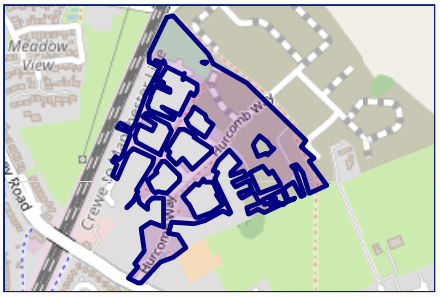
Multiple Freehold Title Plans Detected



CH684529

Multiple Freehold Title Plans Detected



CH684529

EPC - Certificate

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CW1

Energy rating

B

Valid until 16.07.2030

Score	Energy rating	Current	Potential
92+	A		93 | A
81-91	B	84 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â¦K
Total Floor Area:	127 m^2

Maps
Coal Mining

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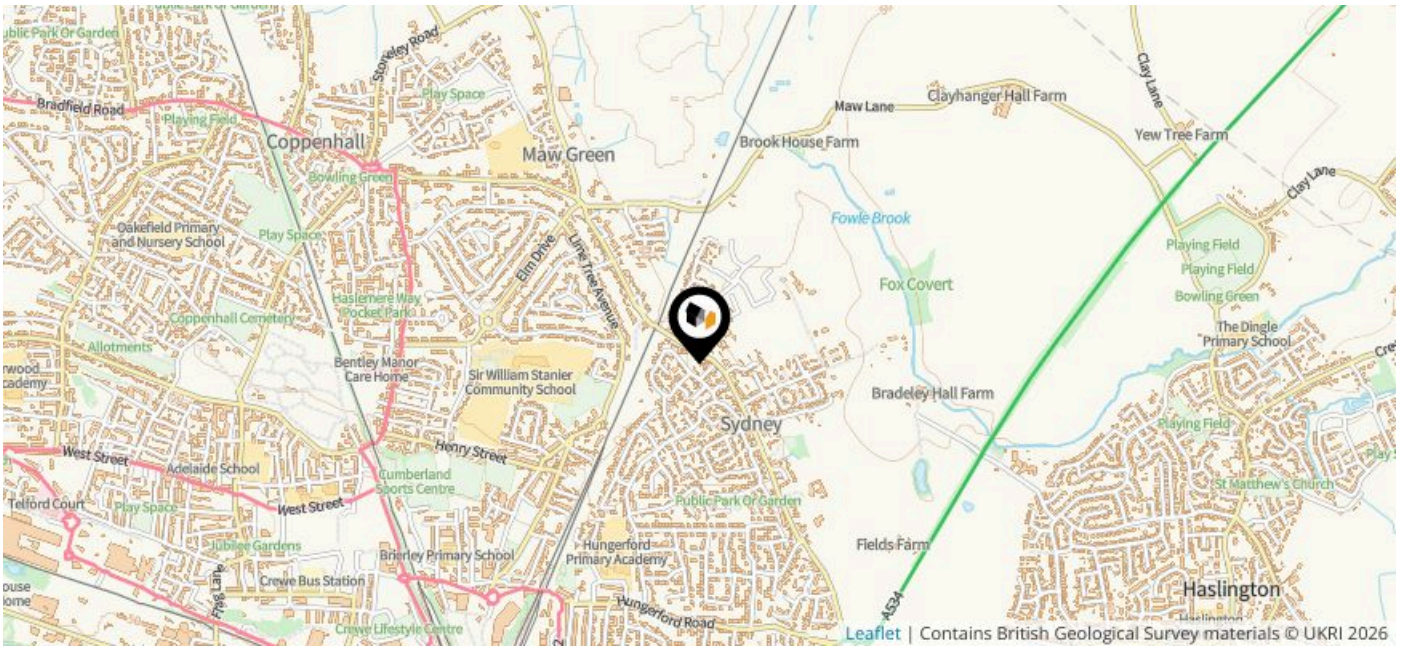
This map displays nearby coal mine entrances and their classifications.



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.

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Maps
Conservation Areas

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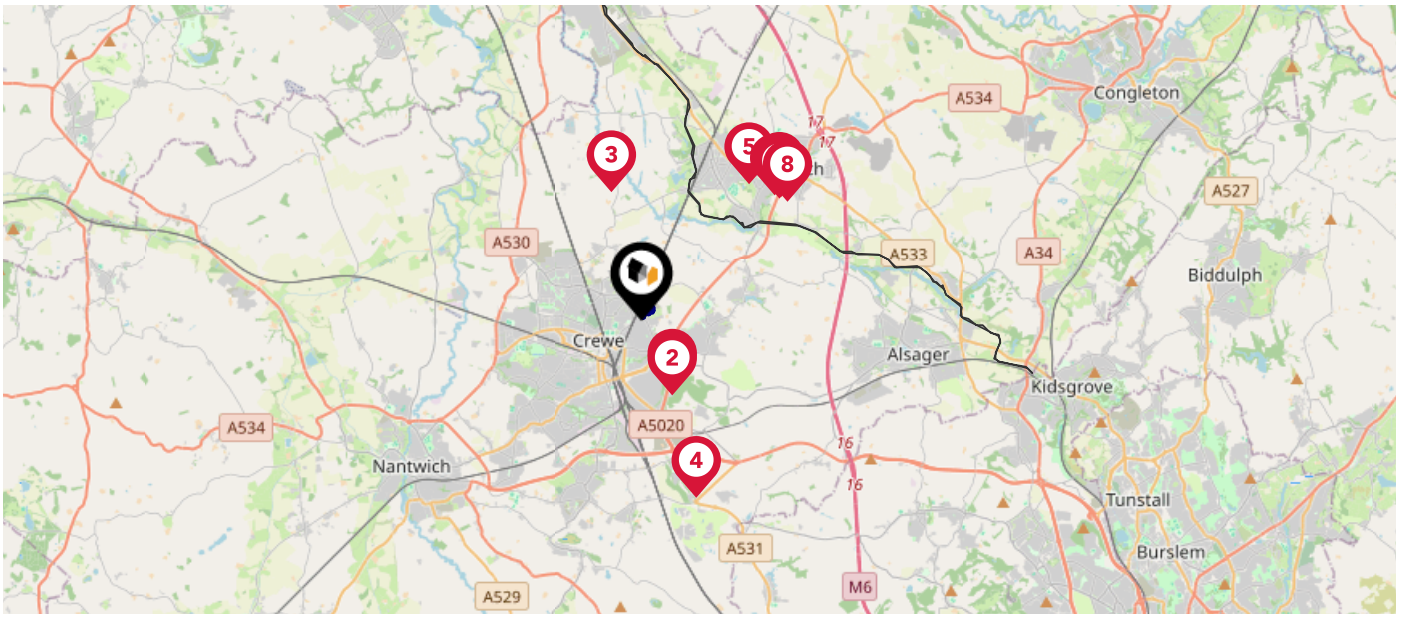
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Crewe Green Conservation Area
2	Crewe Green Conservation Area
3	Warmingham Conservation Area
4	Weston Conservation Area
5	Trent and Mersey Canal, Middlewich - Kent Green Conservation Area
6	Sandbach Town Centre Conservation Area
7	Sandbach Town Centre Conservation Area
8	Sandbach Town Centre Conservation Area
9	Sandbach Town Centre Conservation Area
10	Sandbach Town Centre Conservation Area

Maps
Council Wards

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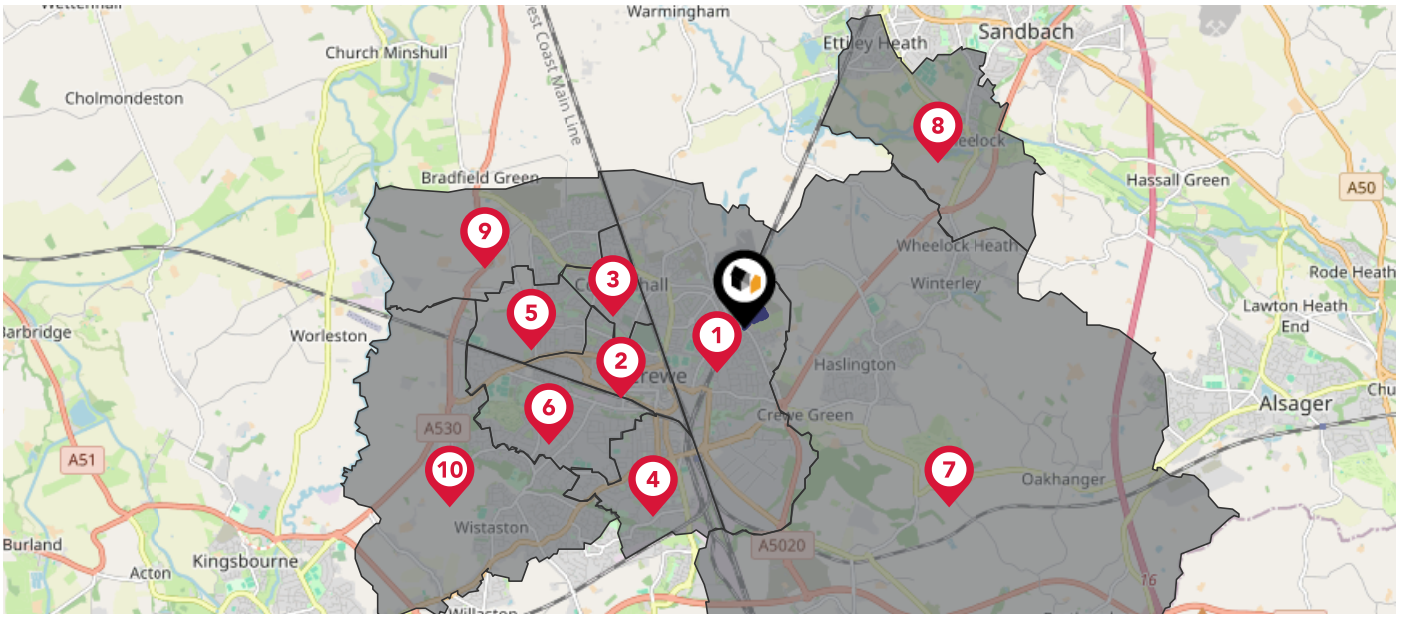
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Crewe East Ward
2	Crewe Central Ward
3	Crewe North Ward
4	Crewe South Ward
5	Crewe St. Barnabas Ward
6	Crewe West Ward
7	Haslington Ward
8	Sandbach Ettiley Heath and Wheelock Ward
9	Leighton Ward
10	Wistaston Ward

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Flood Risk
Rivers & Seas - Flood Risk

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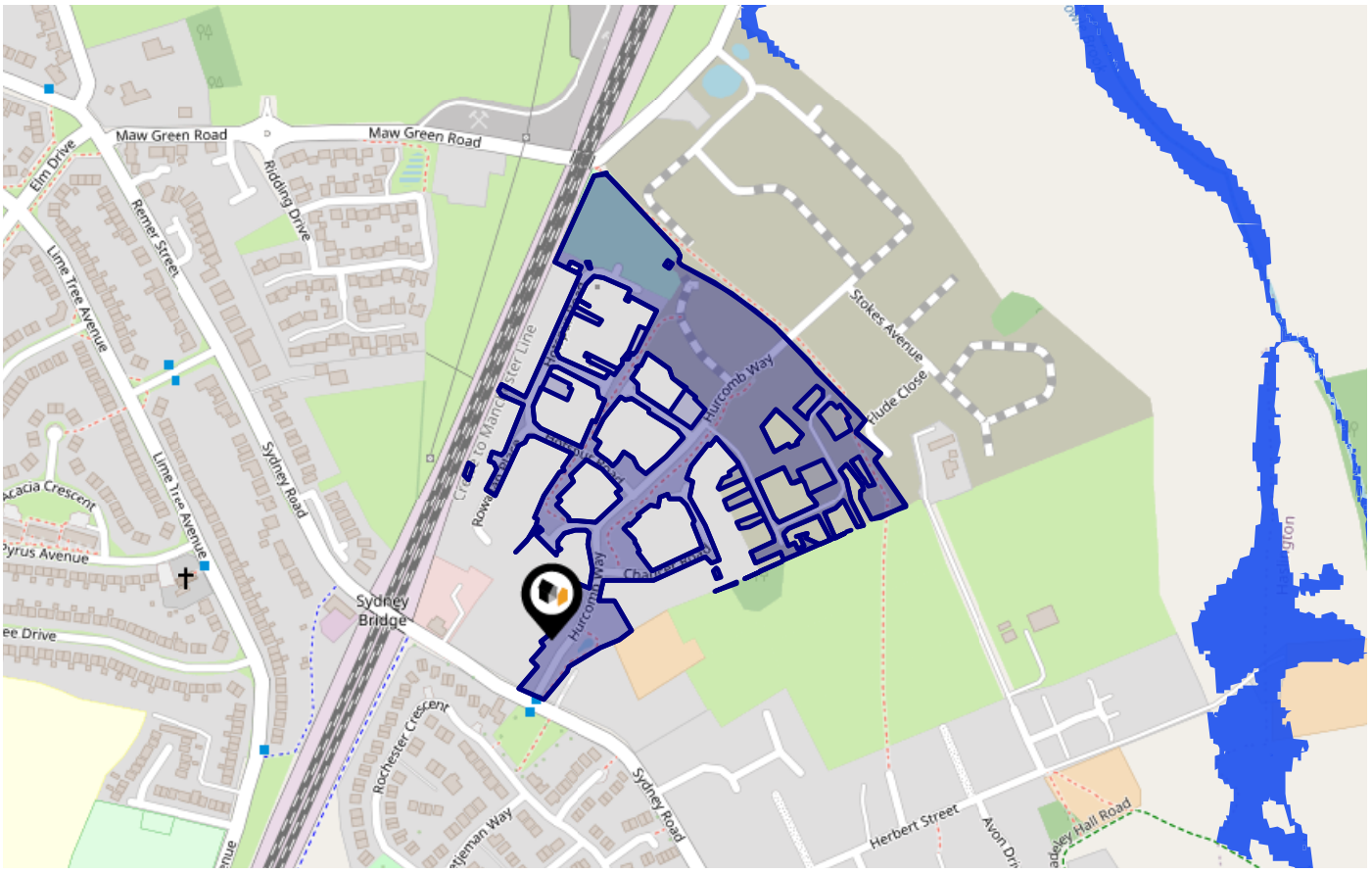
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

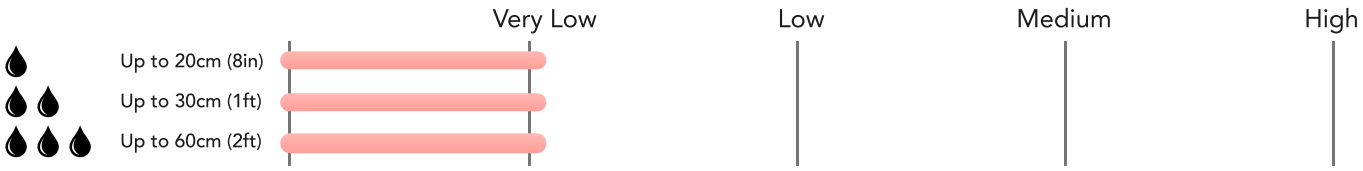


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

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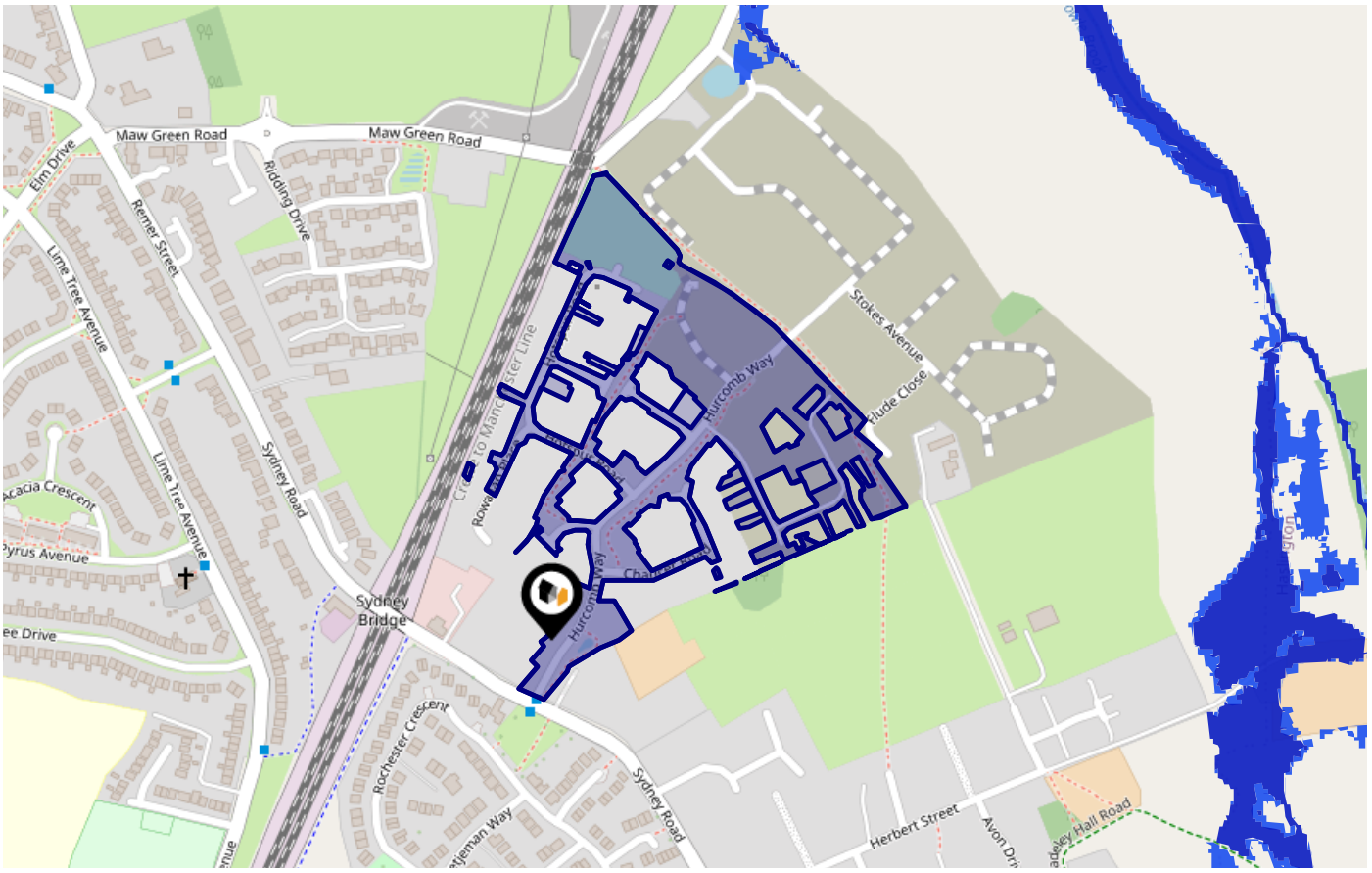
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time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



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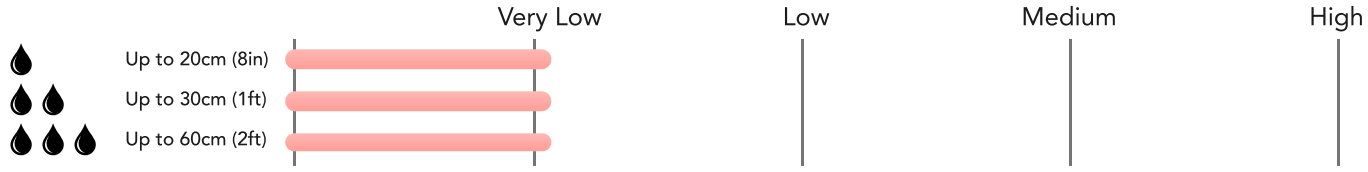

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Flood Risk
Surface Water - Flood Risk

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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.
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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:

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Flood Risk
Surface Water - Climate Change

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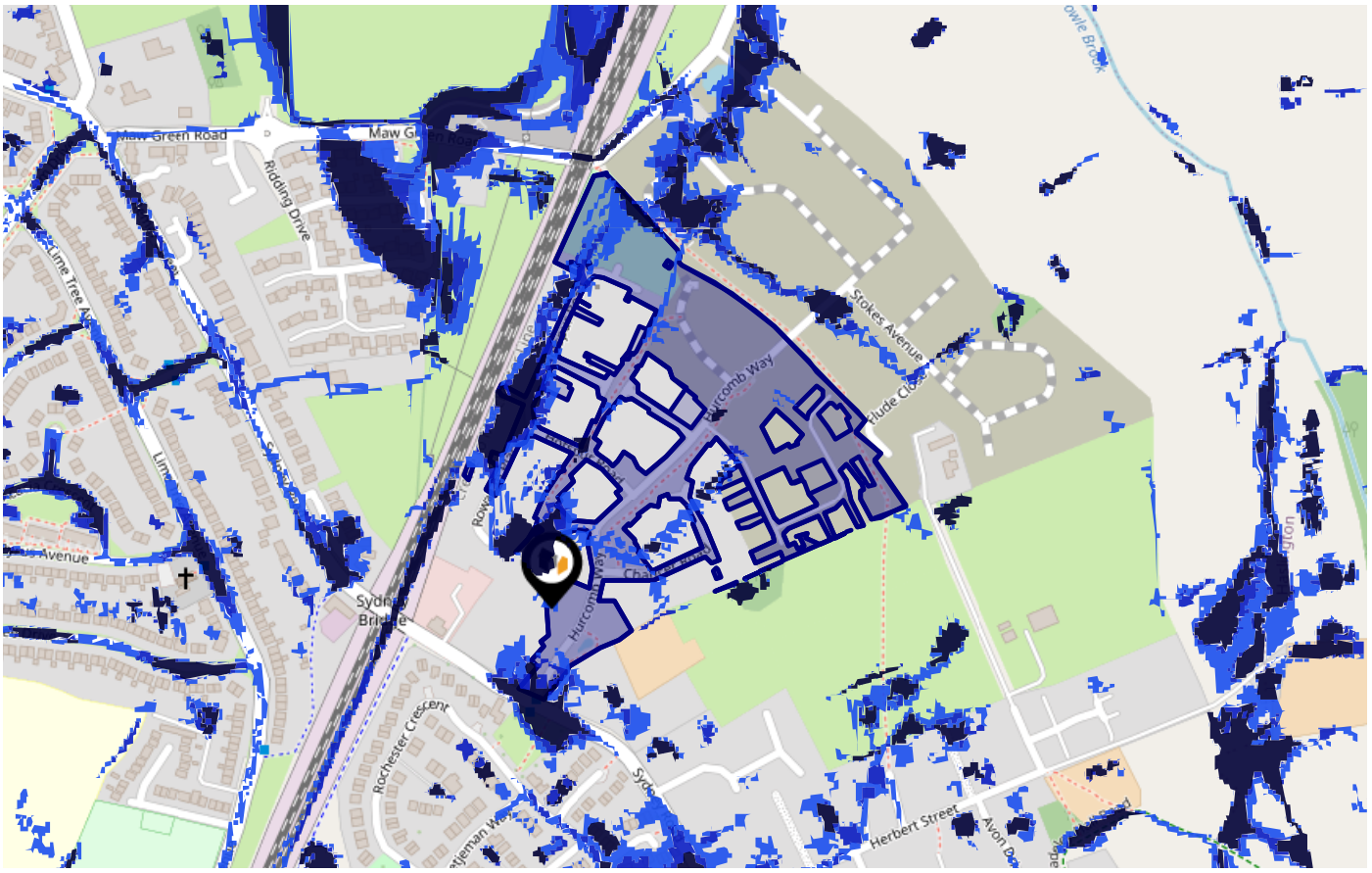
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during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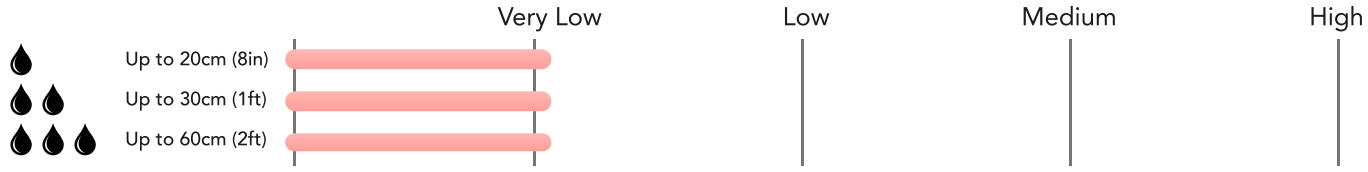

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Maps
Green Belt

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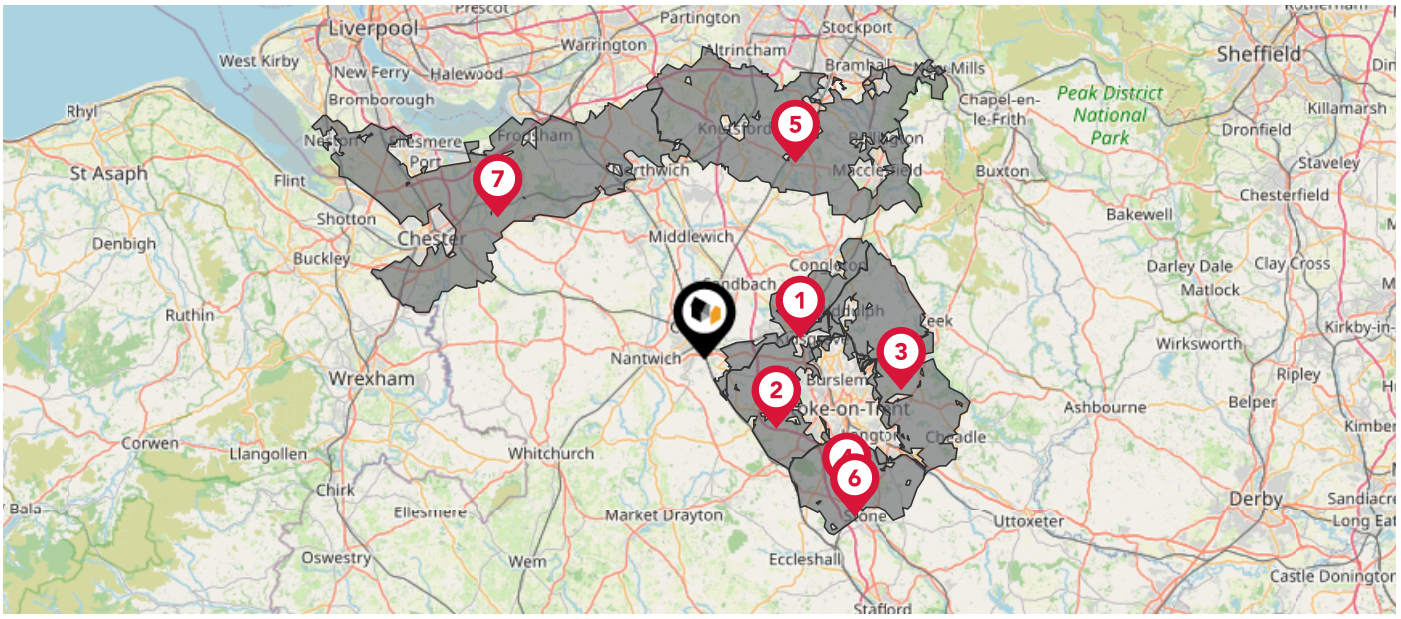
This map displays nearby areas that have been designated as Green Belt...



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 - Staffordshire Moorlands
4	Stoke-on-Trent Green Belt - Stoke-on-Trent
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

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Maps
Landfill Sites

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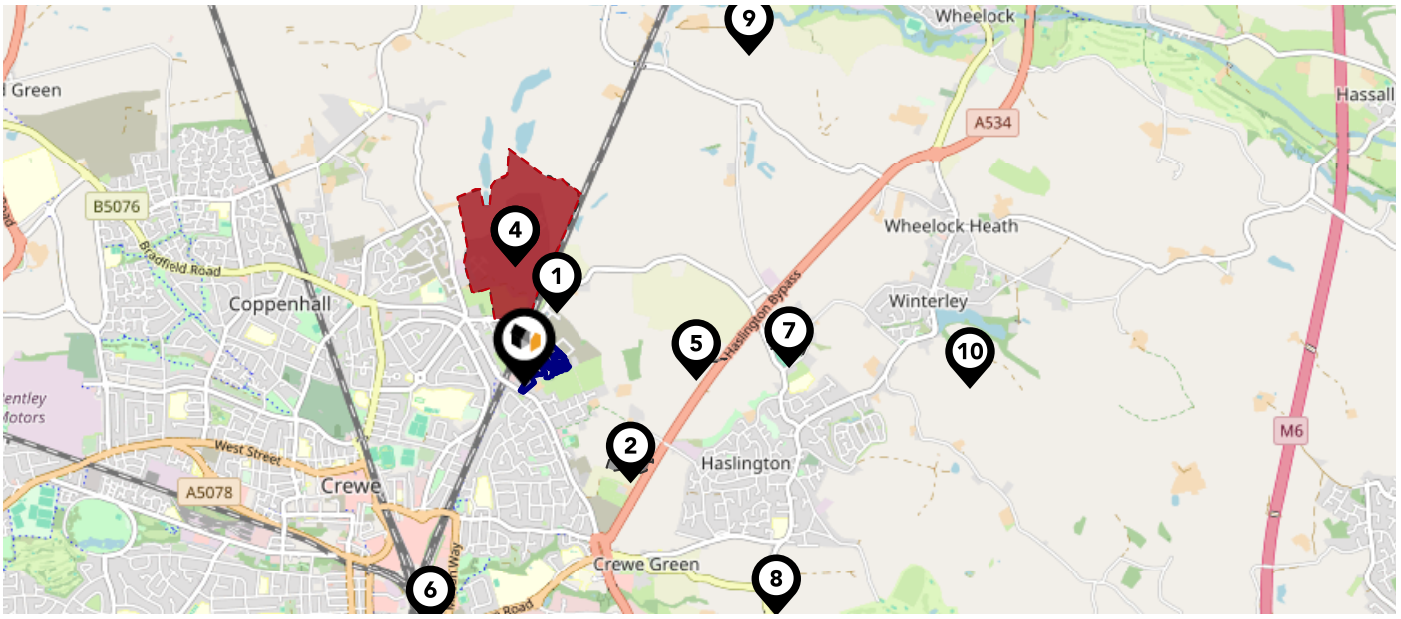
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Land Off Maw Green Road-Crewe, Cheshire	Historic Landfill
2	Part of Bradeley Hall Farm-Bradeley Hall Road, Haslington, Crewe, Cheshire	Historic Landfill
3	Maw Green-Off Maw Green Road, Crewe, Cheshire	Historic Landfill
4	EA/EPR/EP3794CA/A001	Active Landfill
5	Church Farm-Butterton Lane, Haslington, Oakhanger, Crewe, Cheshire	Historic Landfill
6	British Railways Tip-Tommys Lane, Crewe, Cheshire	Historic Landfill
7	Maw Lane-Maw Lane/Clay Lane, Haslington, Near Crewe, Cheshire	Historic Landfill
8	Sllaughter Hill-Haslington, Cheshire	Historic Landfill
9	Rear of Fields Farm-Elton, Sandbach, Cheshire	Historic Landfill
10	Winterley Pool Farm-Winterley Pool, Haslington, Nantwich	Historic Landfill

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Maps
Listed Buildings

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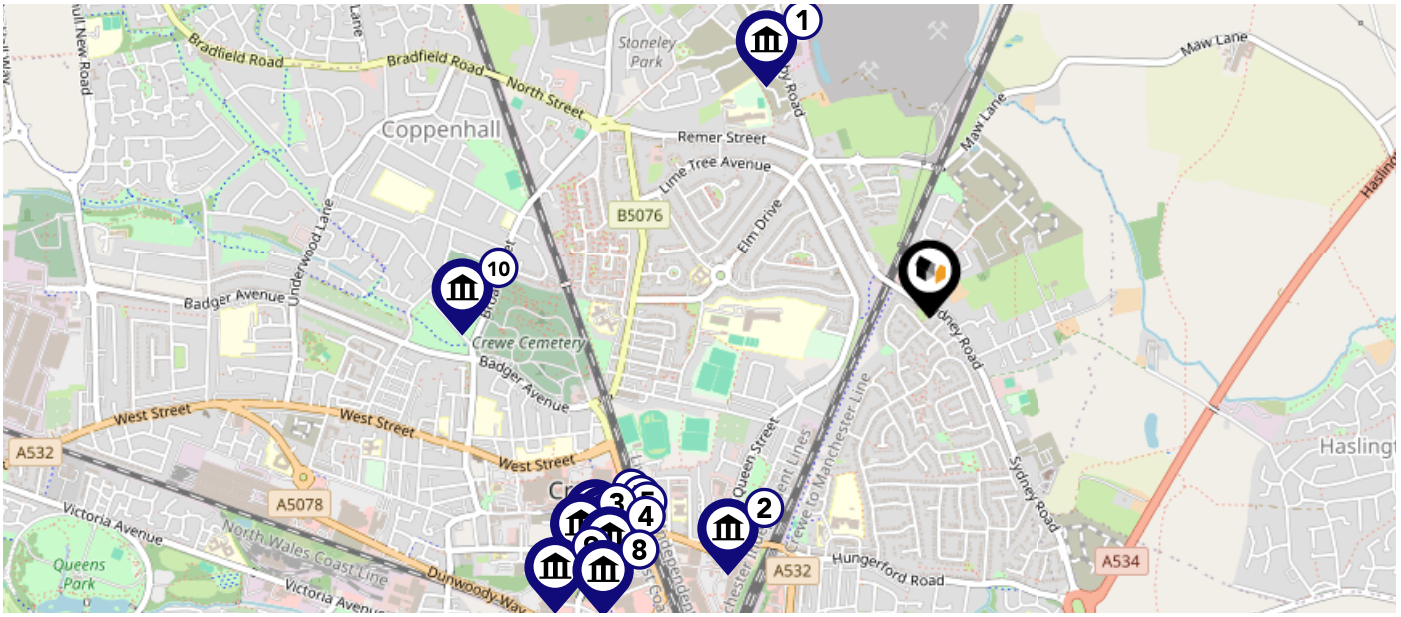
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1136201 - Foden's Farm	Grade II	0.6 miles
2 1330091 - Church Of St Peter	Grade II	0.7 miles
3 1312904 - The Three Lamps	Grade II	0.9 miles
4 1391308 - Crewe War Memorial	Grade II	0.9 miles
5 1136190 - The Municipal Buildings	Grade II	0.9 miles
6 1138678 - The Lyceum Theatre	Grade II	0.9 miles
7 1330089 - The Market Hall	Grade II	0.9 miles
8 1467746 - Lnwr And Lms Crewe Transhipping Shed War Memorial	Grade II	1.0 miles
9 1136172 - 1-19, Dorfold Street	Grade II	1.0 miles
10 1330090 - Church Of St Michael	Grade II	1.0 miles

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Area
Schools

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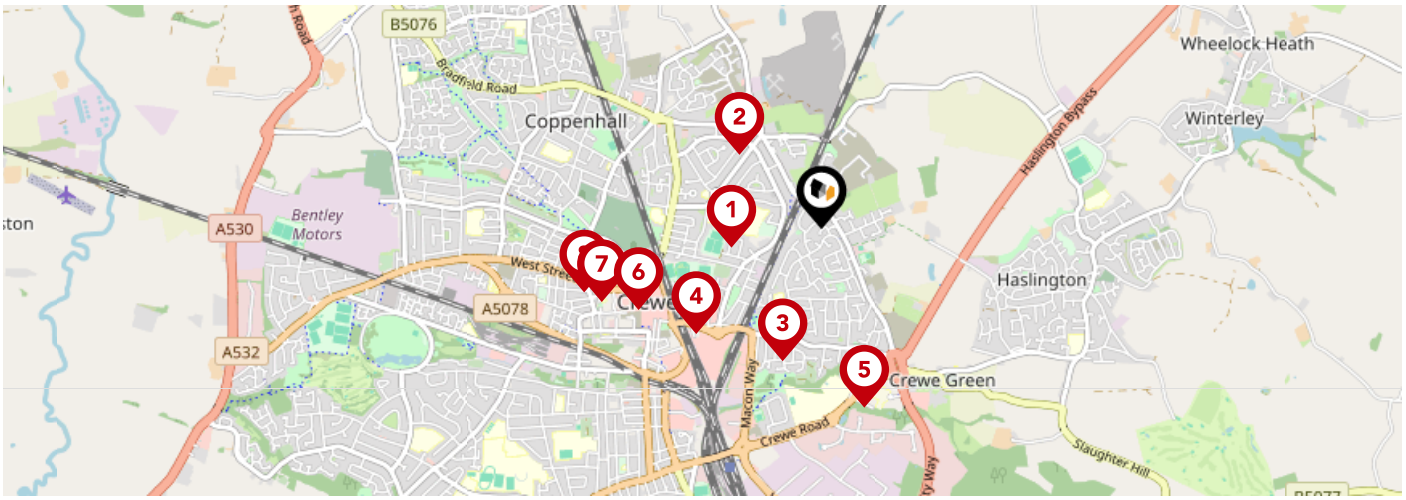

	Nursery	Primary	Secondary	College	Private
1 **Sir William Stanier Community School** Ofsted Rating: Requires improvement | Pupils: 693 | Distance:0.41	☐	☐	☑	☐	☐
2 **Monks Coppenhall Academy** Ofsted Rating: Good | Pupils: 610 | Distance:0.49	☐	☑	☐	☐	☐
3 **Hungerford Primary Academy** Ofsted Rating: Requires improvement | Pupils: 389 | Distance:0.61	☐	☑	☐	☐	☐
4 **Brierley Primary School** Ofsted Rating: Good | Pupils: 245 | Distance:0.73	☐	☑	☐	☐	☐
5 **Springfield School** Ofsted Rating: Outstanding | Pupils: 214 | Distance:0.82	☐	☐	☑	☐	☐
6 **Crewe Engineering and Design UTC** Ofsted Rating: Good | Pupils: 256 | Distance:0.89	☐	☐	☑	☐	☐
7 **Beechwood Primary School and Nursery** Ofsted Rating: Good | Pupils: 479 | Distance:1.03	☐	☑	☐	☐	☐
8 **Adelaide School** Ofsted Rating: Outstanding | Pupils: 91 | Distance:1.09	☐	☐	☑	☐	☐

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Area
Schools

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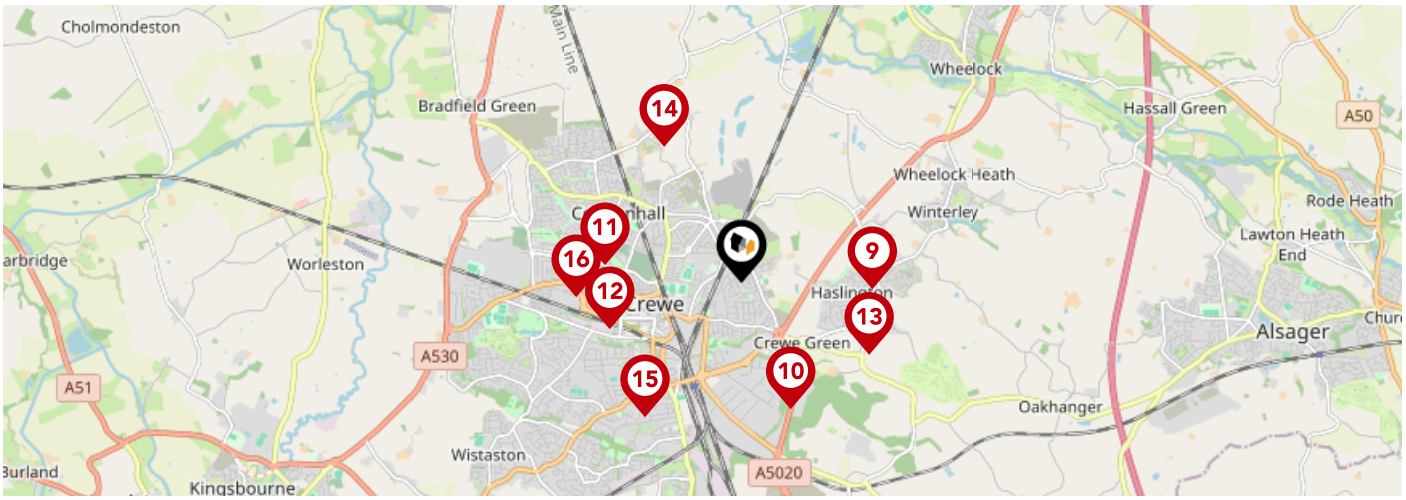

	Nursery	Primary	Secondary	College	Private
9 **The Dingle Primary School** Ofsted Rating: Outstanding | Pupils: 388 | Distance:1.17		✓			
10 **Safe Opportunities** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.2			✓		
11 **St Michael's Community Academy** Ofsted Rating: Requires improvement | Pupils: 448 | Distance:1.22		✓			
12 **Lavender Field School** Ofsted Rating: Good | Pupils: 100 | Distance:1.24			✓		
13 **Haslington Primary Academy** Ofsted Rating: Good | Pupils: 298 | Distance:1.3		✓			
14 **Oakfield Lodge School** Ofsted Rating: Requires improvement | Pupils: 45 | Distance:1.39			✓		
15 **Westminster Nursery School** Ofsted Rating: Good | Pupils: 74 | Distance:1.46	✓				
16 **Underwood West Academy** Ofsted Rating: Good | Pupils: 450 | Distance:1.47		✓			

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Local Area
Masts & Pylons

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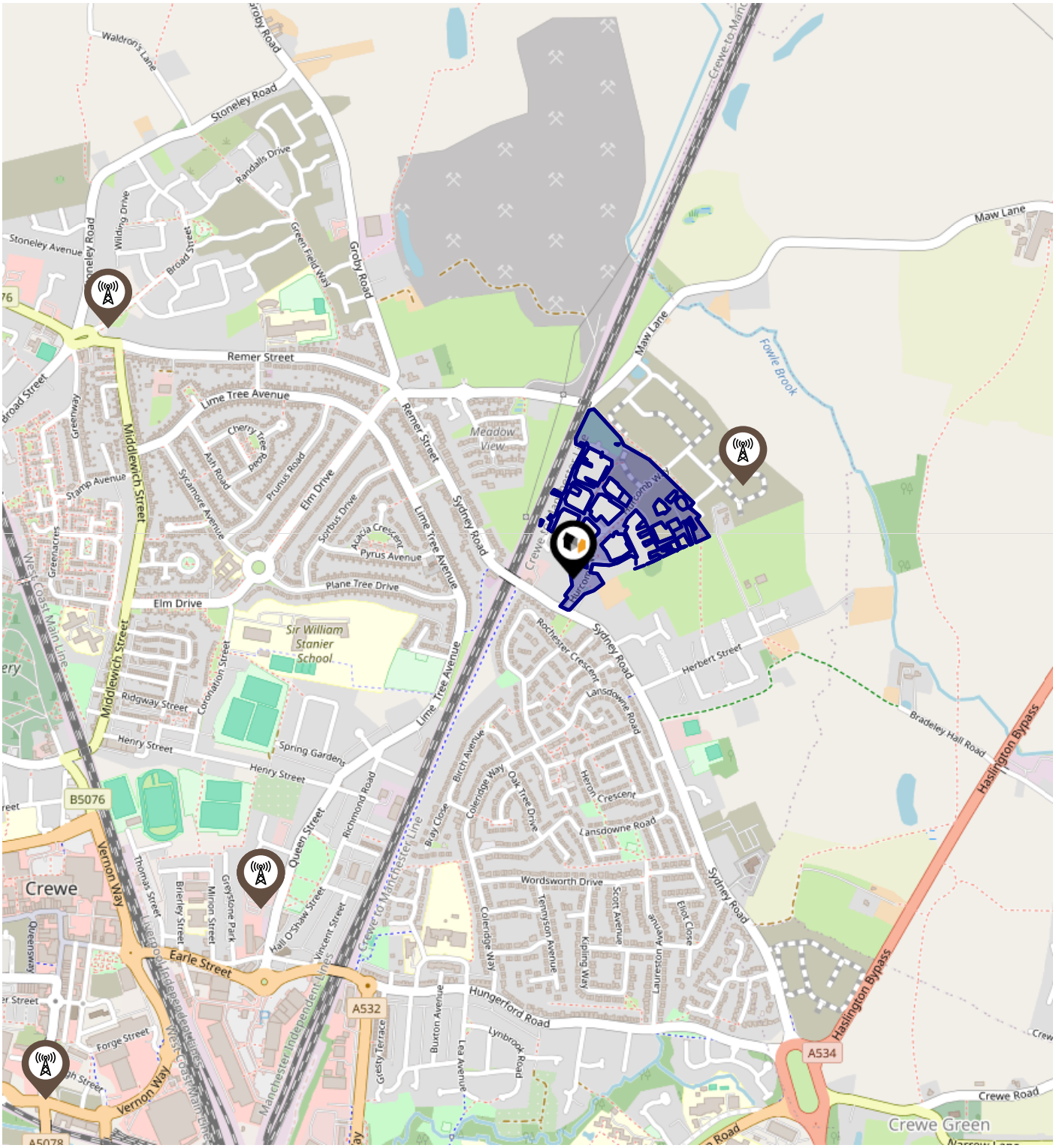

Key:

- Power Pylons
- Communication Masts

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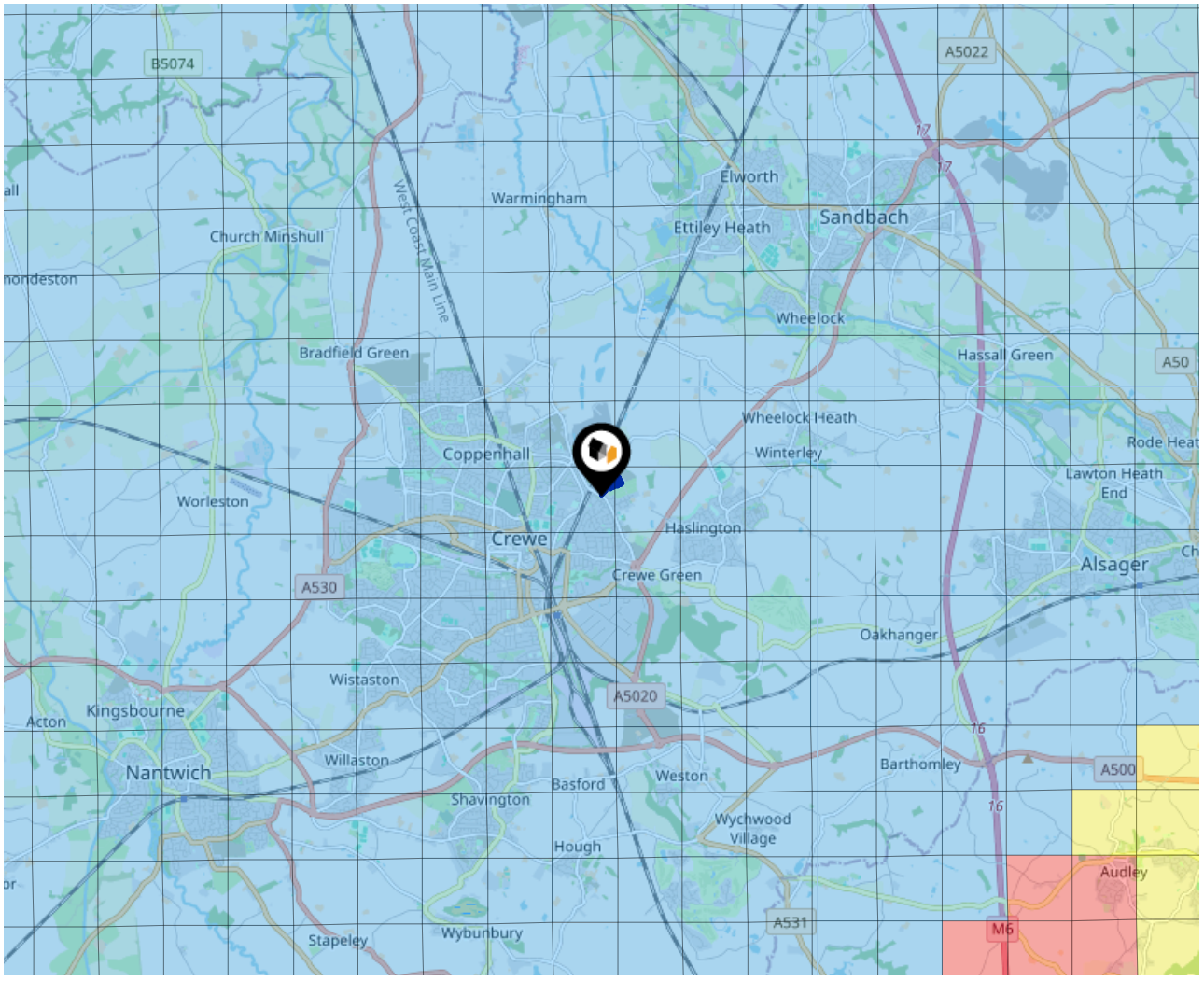
What is Radon?

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Environment
Soils & Clay

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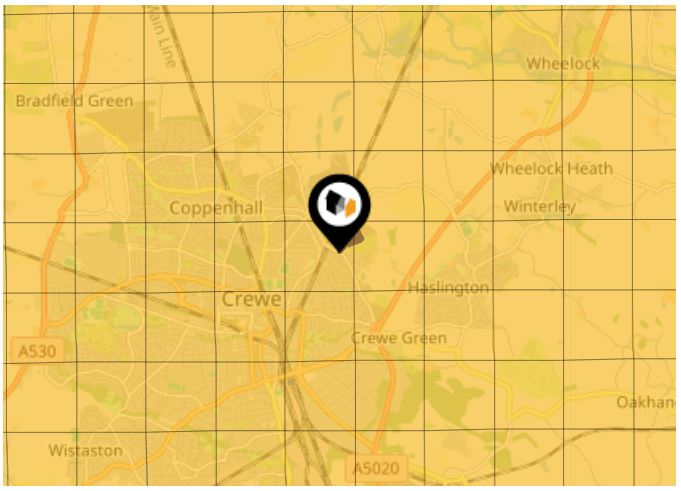
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)

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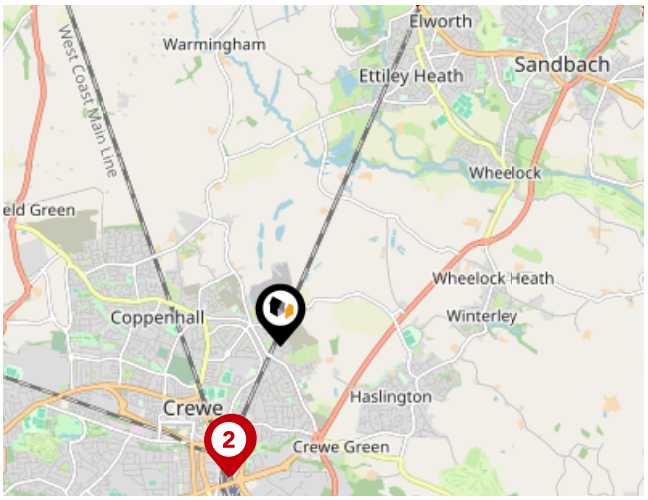
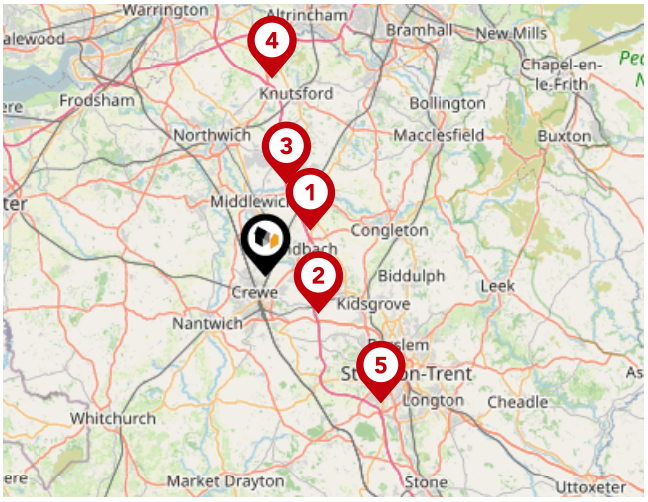


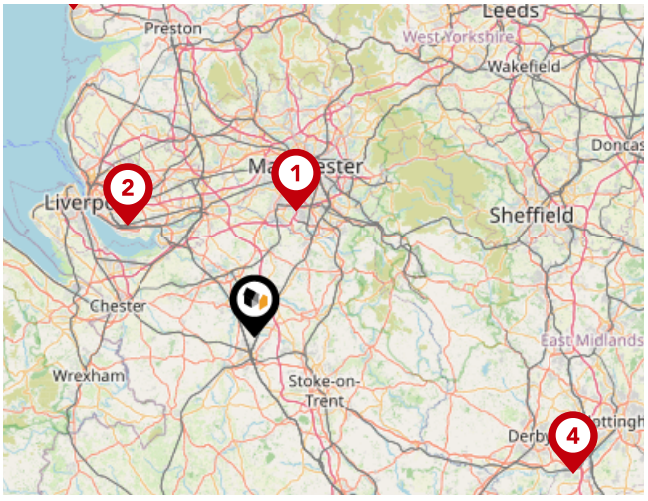
National Rail Stations

Pin	Name	Distance
1	Crewe Rail Station	1.23 miles
2	Crewe Rail Station	1.25 miles
3	Sandbach Rail Station	3.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J17	4.52 miles
2	M6 J16	4.58 miles
3	M6 J18	6.69 miles
4	M6 J19	14.08 miles
5	M6 J15	12.2 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.03 miles
2	Speke	24.01 miles
3	Highfield	52.99 miles
4	East Mids Airport	49.5 miles

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Area
Transport (Local)

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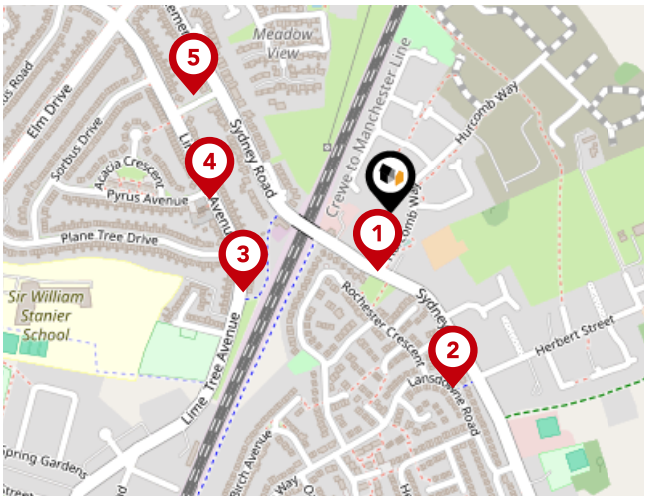

Bus Stops/Stations

Pin	Name	Distance
1	Sydney Bridge	0.07 miles
2	Lansdowne Road	0.21 miles
3	Plane Tree Drive	0.19 miles
4	Pyrus Avenue	0.2 miles
5	Wheatley Road	0.25 miles

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Agent
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