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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 07<sup>th</sup> August 2025**



**IVATT DRIVE, CREWE, CW2**

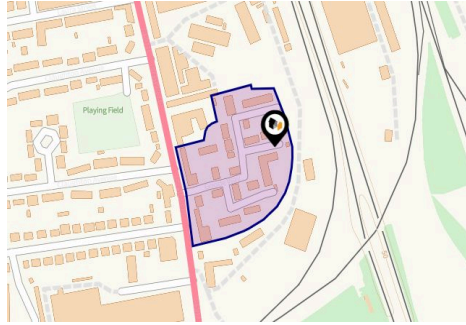
**butters john bee**

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

01270 814950

crewe@bjbmail.com

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## Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	27/08/2009
Plot Area:	5.67 acres	End Date:	01/01/2156
Council Tax :	Band B	Lease Term:	150 years (less 10 days) from 1 January 2006
Annual Estimate:	£1,814	Term Remaining:	130 years
Title Number:	CH555366		

## Local Area

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

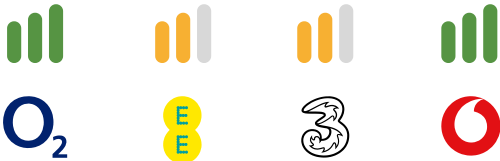
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	-
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Property

## Multiple Title Plans

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

### Freehold Title Plan



**CH467157**

### Leasehold Title Plan

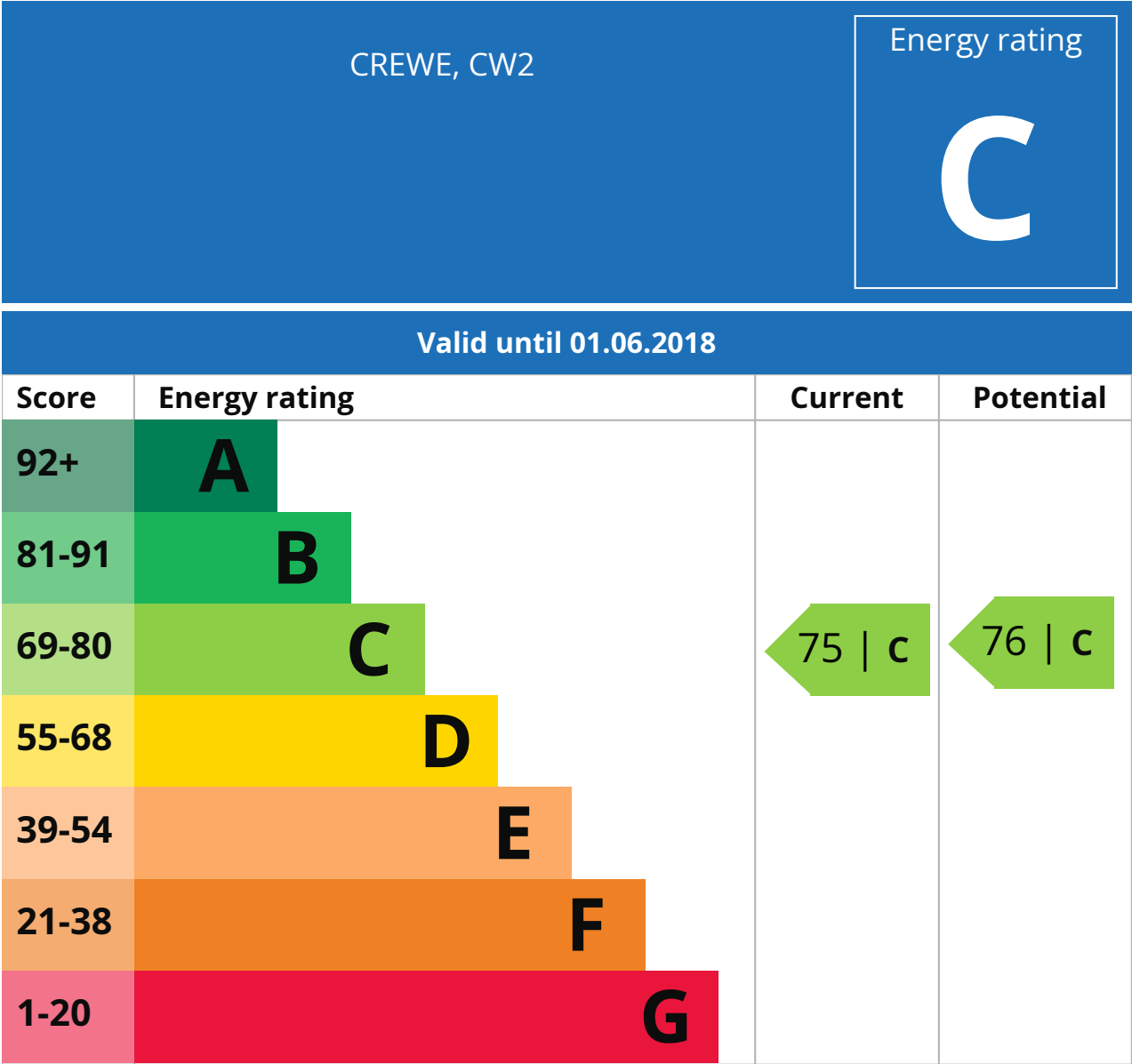


**CH555366**

Start Date: 25/06/2006  
End Date: 01/01/2156  
Lease Term: 150 years from 1 January 2006  
Term: 130 years  
Remaining:

Start Date: 27/08/2009  
End Date: 01/01/2156  
Lease Term: 150 years (less 10 days) from 1 January 2006  
Term: 130 years  
Remaining:

Property  
**EPC - Certificate**



### Additional EPC Data

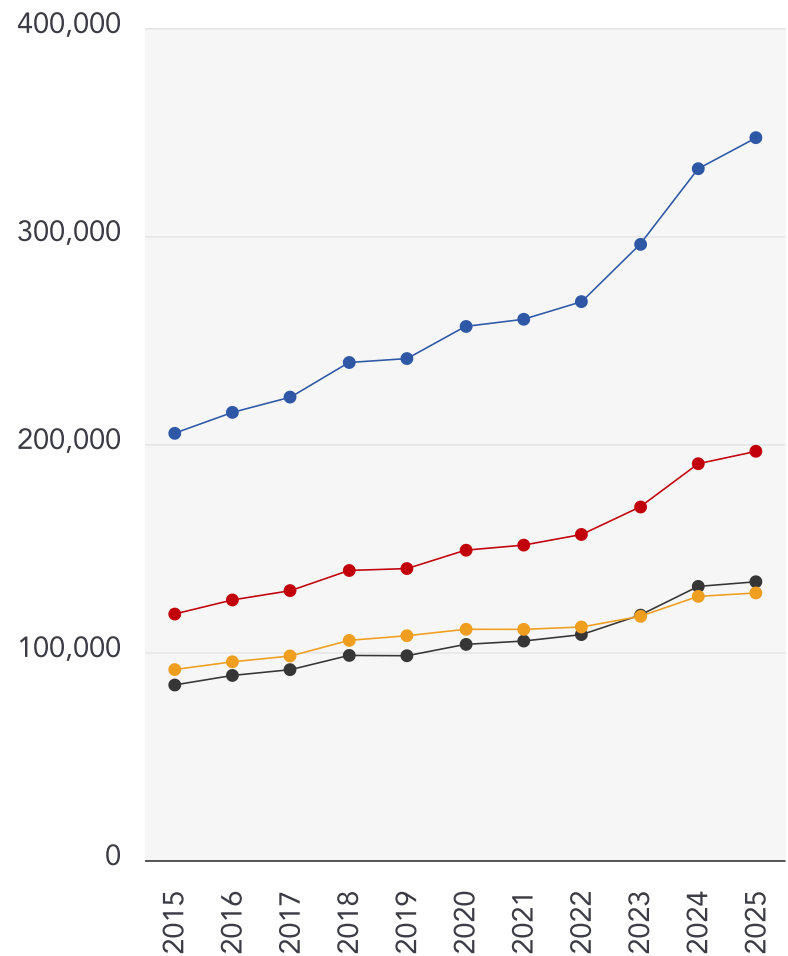
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<b>Walls:</b>	SAP05:Walls
<b>Roof:</b>	SAP05:Roof
<b>Window:</b>	SAP05:Windows
<b>Main Heating:</b>	SAP05:Main-Heating
<b>Main Heating Controls:</b>	SAP05:Main-Heating-Controls
<b>Hot Water System:</b>	SAP05:Hot-Water
<b>Lighting:</b>	SAP05:Lighting
<b>Floors:</b>	SAP05:Floor
<b>Secondary Heating:</b>	SAP05:Secondary-Heating
<b>Air Tightness:</b>	SAP05:Air-Tightness

# 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%**

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## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by butters john bee and therefore no warranties can be given as to their good working order.

# butters john bee

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Valuation Office  
Agency

