

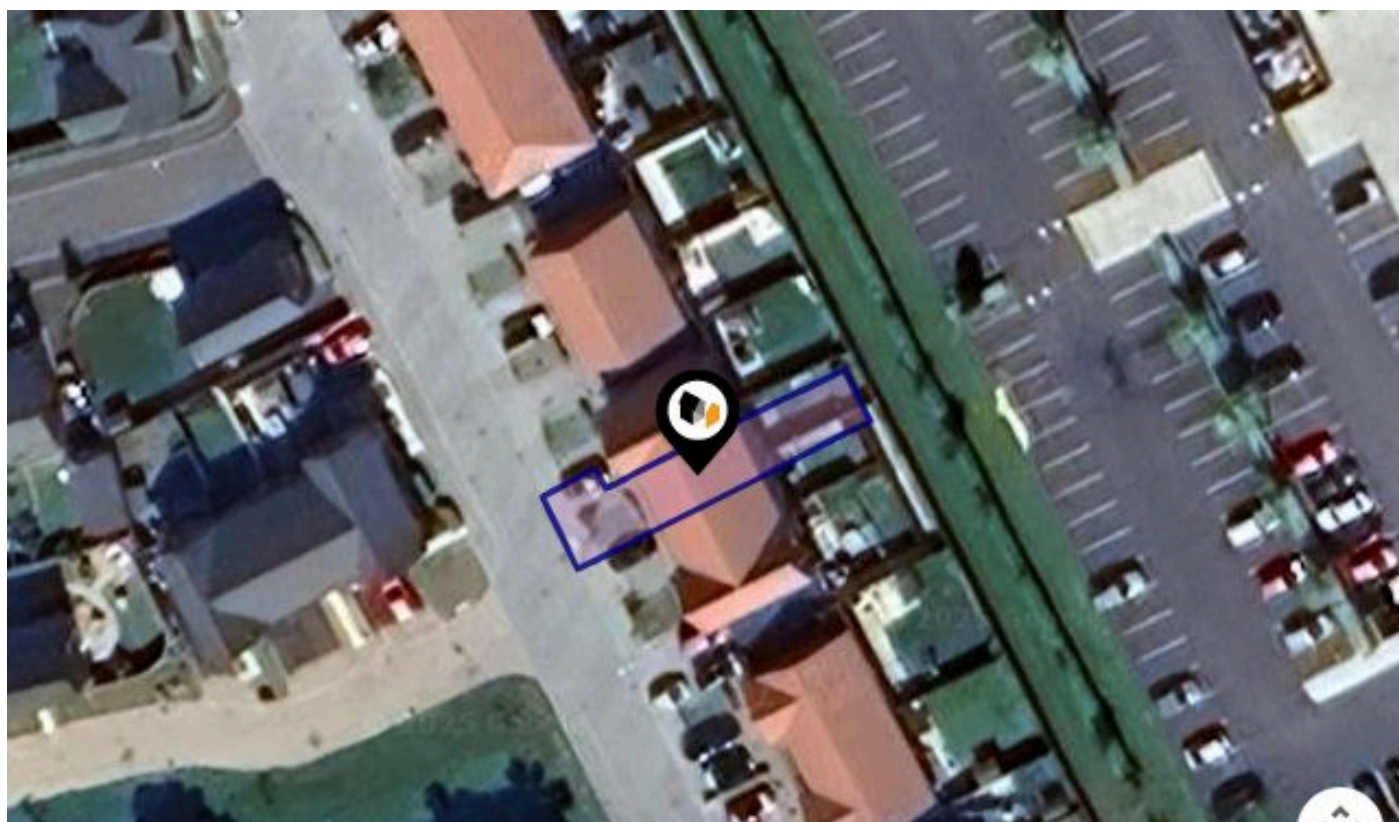


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

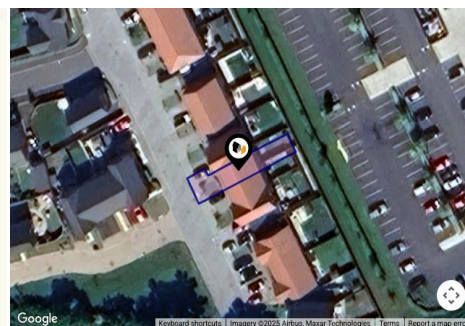
**Thursday 07<sup>th</sup> August 2025**



**DOG ROSE PLACE, HOLMES CHAPEL, CREWE, CW4**

**butters john bee**

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	0	<b>Start Date:</b>	16/12/2021
<b>Floor Area:</b>	742 ft <sup>2</sup> / 69 m <sup>2</sup>	<b>End Date:</b>	01/06/2144
<b>Plot Area:</b>	0.03 acres	<b>Lease Term:</b>	125 years from and including 1 June 2019
<b>Year Built :</b>	2021	<b>Term Remaining:</b>	118 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,073		
<b>Title Number:</b>	CH721593		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>43</b> mb/s	<b>1800</b> mb/s

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

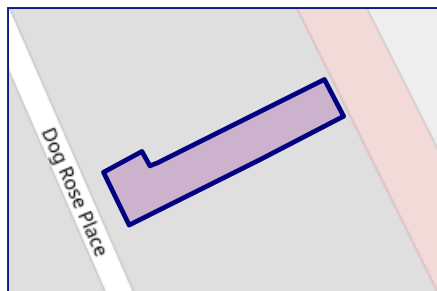
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### Satellite/Fibre TV Availability:

BT	sky	Virgin media

## Freehold Title Plan

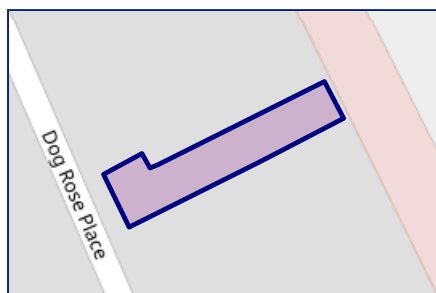
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**CH709457**

## Leasehold Title Plan

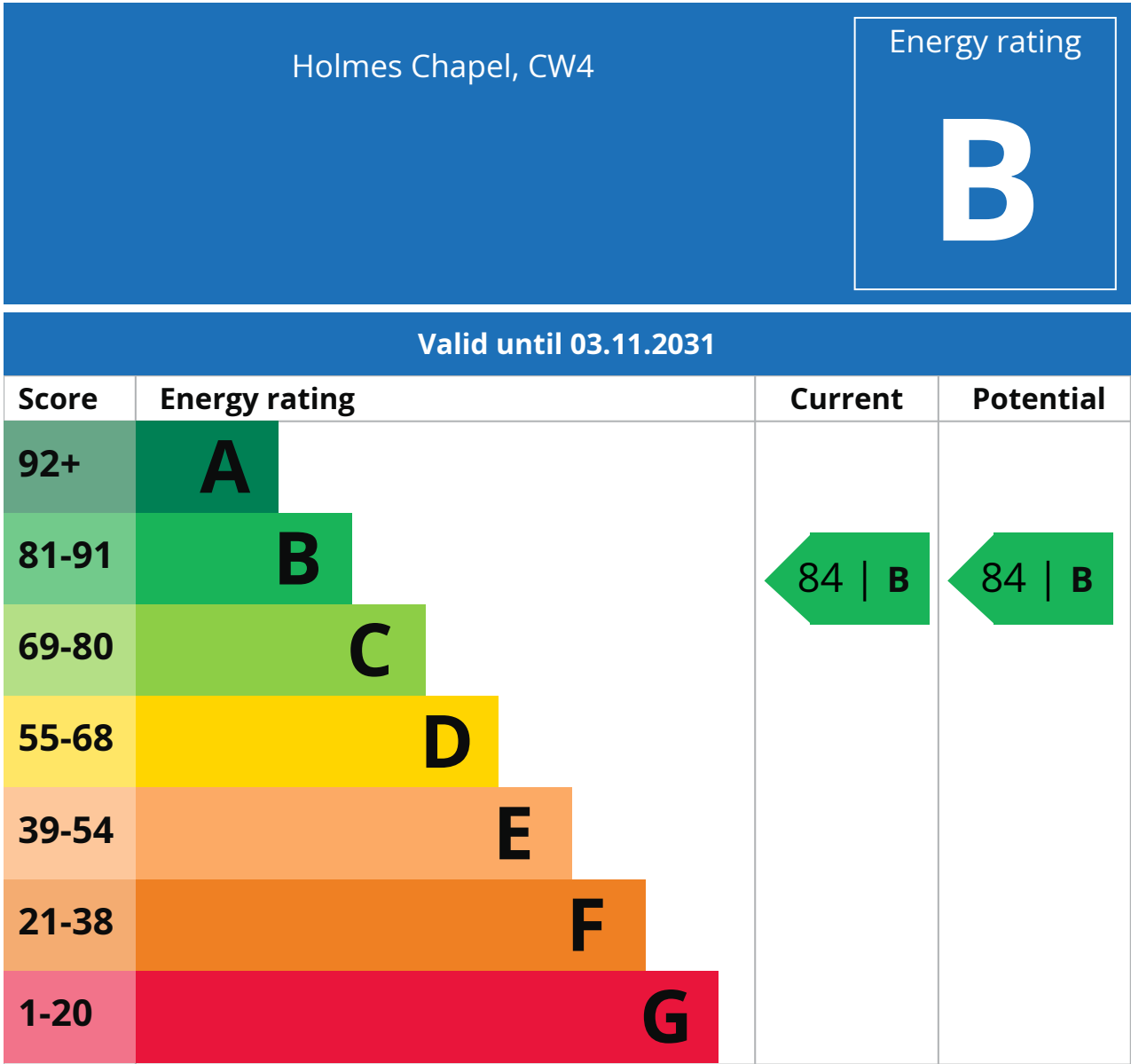
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**CH721593**

Start Date:	16/12/2021
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Lease Term:	125 years from and including 1 June 2019
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Property  
**EPC - Certificate**



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very 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>	Average thermal transmittance 0.19 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	69 m <sup>2</sup>

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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.

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