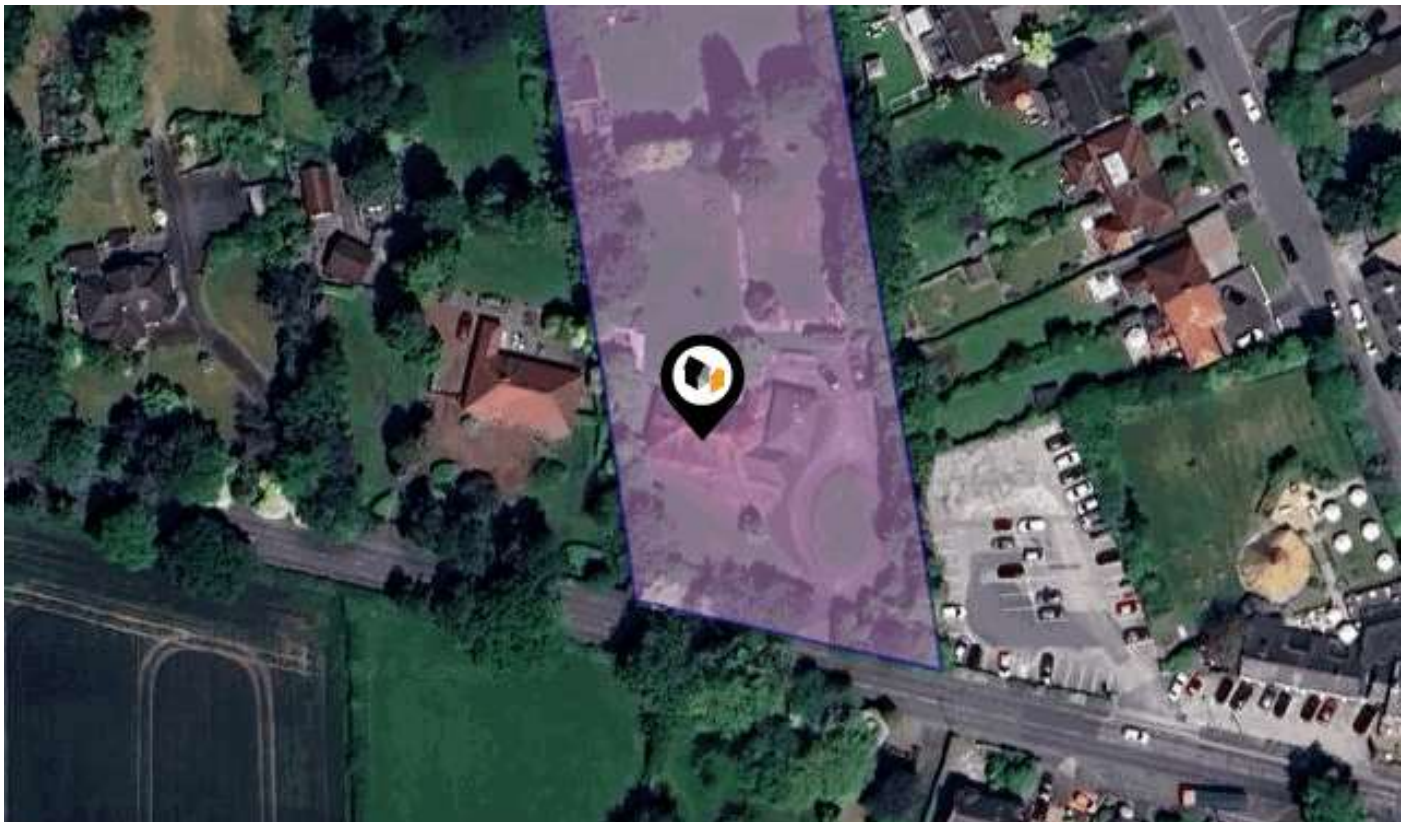




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 11th April 2024



223, HIGHER LANE, LYMM, WA13 0RN

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,863 ft ² / 266 m ²		
Plot Area:	1.31 acres		
Council Tax :	Band G		
Annual Estimate:	£3,619		
Title Number:	CH155353		
UPRN:	200000983295		

Local Area

Local Authority:	Warrington
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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223 Higher Lane, LYMM, WA13 0RN

Energy rating

E

Valid until 09.04.2034

Certificate number
6600-4802-0322-6394-3443

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	43 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

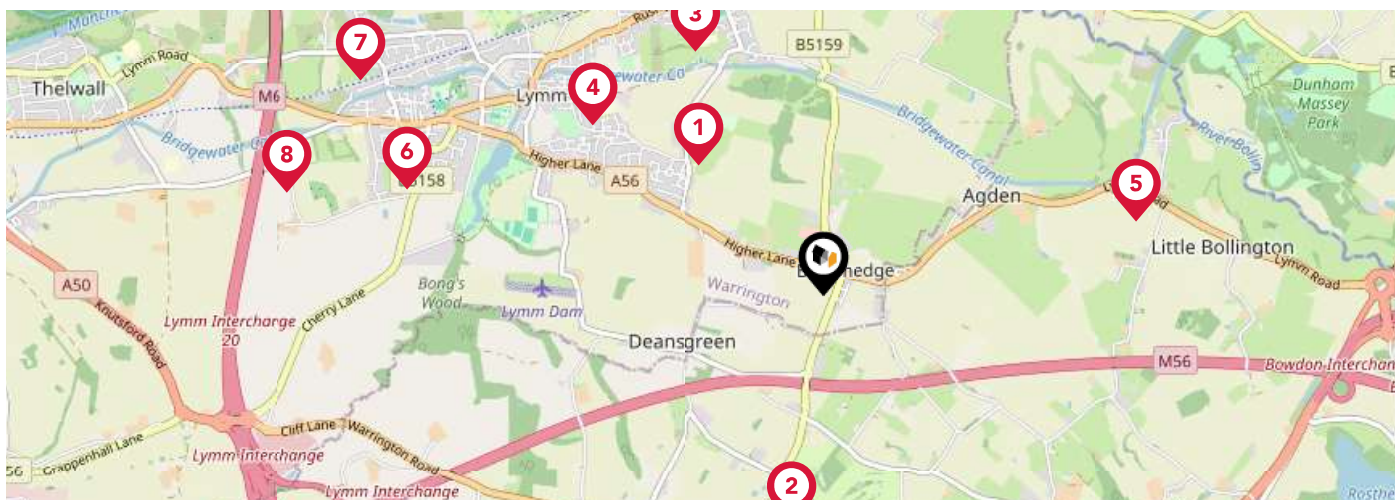
LANDWOOD
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Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 27% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	266 m ²

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Lymm High School Ofsted Rating: Good Pupils: 1891 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	High Legh Primary School Ofsted Rating: Good Pupils: 161 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oughtrington Community Primary School Ofsted Rating: Outstanding Pupils: 416 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ravenbank Community Primary School Ofsted Rating: Outstanding Pupils: 412 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Little Bollington CofE Primary School Ofsted Rating: Good Pupils:0 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Tree Primary School Ofsted Rating: Outstanding Pupils: 215 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Statham Community Primary School Ofsted Rating: Good Pupils: 194 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bright Futures Ofsted Rating: Outstanding Pupils: 42 Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD GROUP

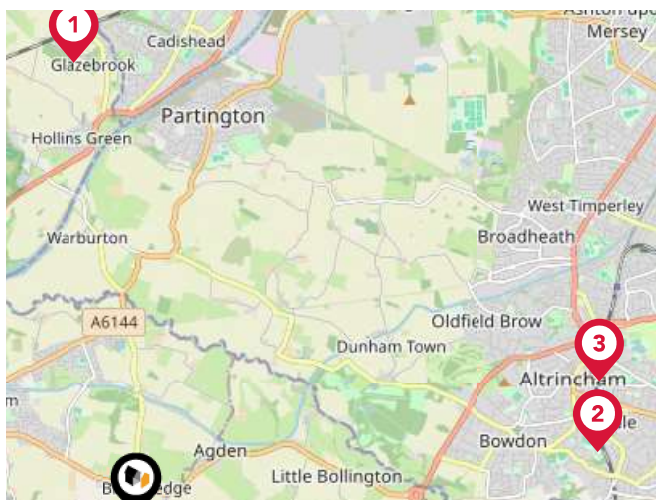


	Nursery	Primary	Secondary	College	Private
<p>9 Broadoak School</p> <p>Ofsted Rating: Good Pupils: 410 Distance:2.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Helen's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 131 Distance:3.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Oldfield Brow Primary School</p> <p>Ofsted Rating: Good Pupils: 393 Distance:3.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Chaigeley School</p> <p>Ofsted Rating: Good Pupils: 38 Distance:3.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Forest Gate Academy</p> <p>Ofsted Rating: Good Pupils: 224 Distance:3.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Fairfield House School</p> <p>Ofsted Rating: Good Pupils: 5 Distance:3.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Bollin Primary School</p> <p>Ofsted Rating: Inadequate Pupils: 420 Distance:3.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Our Lady of Lourdes Catholic School</p> <p>Ofsted Rating: Good Pupils: 211 Distance:3.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

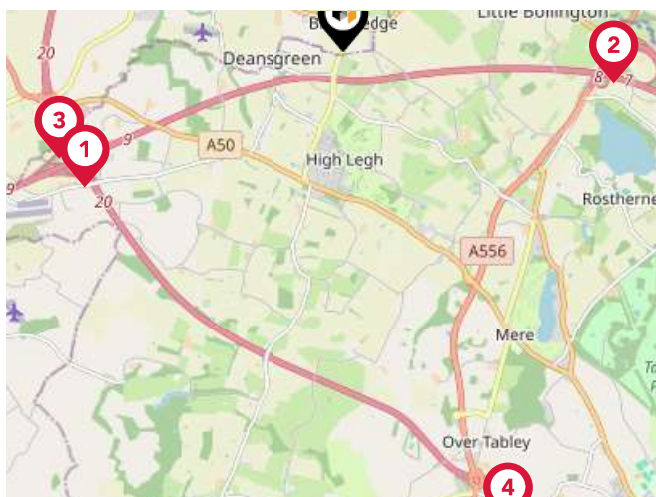
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Glazebrook Rail Station	4.05 miles
2	Hale Rail Station	4.12 miles
3	Altrincham Rail Station	4.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M56 J9	2.57 miles
2	M56 J8	2.41 miles
3	M6 J20	2.68 miles
4	M6 J19	4.44 miles
5	M6 J21	3.3 miles

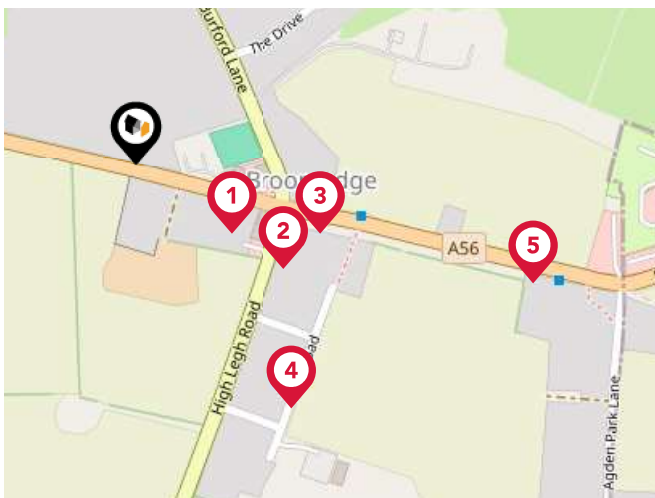


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	7.19 miles
2	Liverpool John Lennon Airport	17.04 miles
3	Blackpool International Airport	37.32 miles
4	Sheffield City Airport	43.91 miles

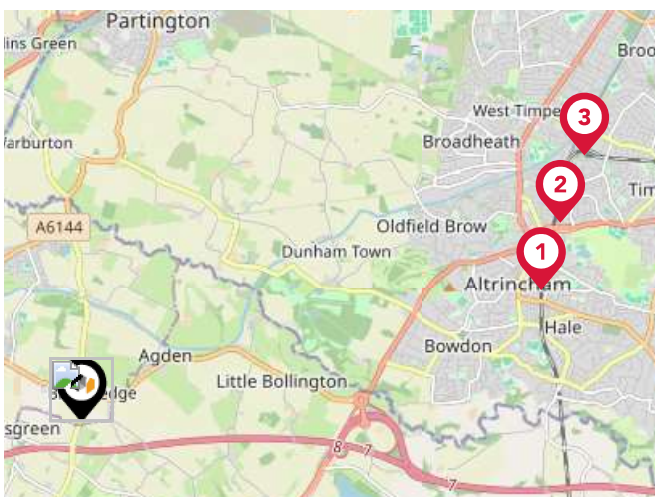
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Jolly Thresher	0.07 miles
2	Jolly Thresher	0.1 miles
3	Jolly Thresher	0.11 miles
4	Park Road	0.16 miles
5	The Wheatsheaf	0.23 miles



Local Connections

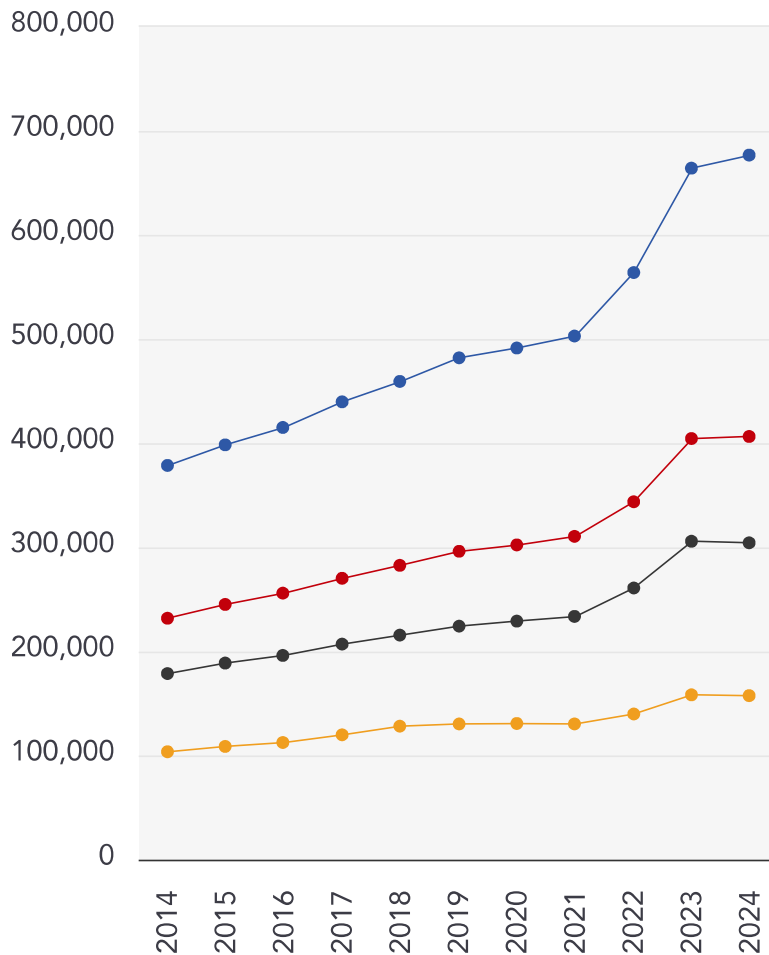
Pin	Name	Distance
1	Altrincham (Manchester Metrolink)	4.23 miles
2	Navigation Road (Manchester Metrolink)	4.59 miles
3	Timperley (Manchester Metrolink)	5.03 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in WA13



Detached

+78.71%

Semi-Detached

+75.28%

Terraced

+70.23%

Flat

+51.99%

Landwood Group

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.



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