KPF: Key Property Facts
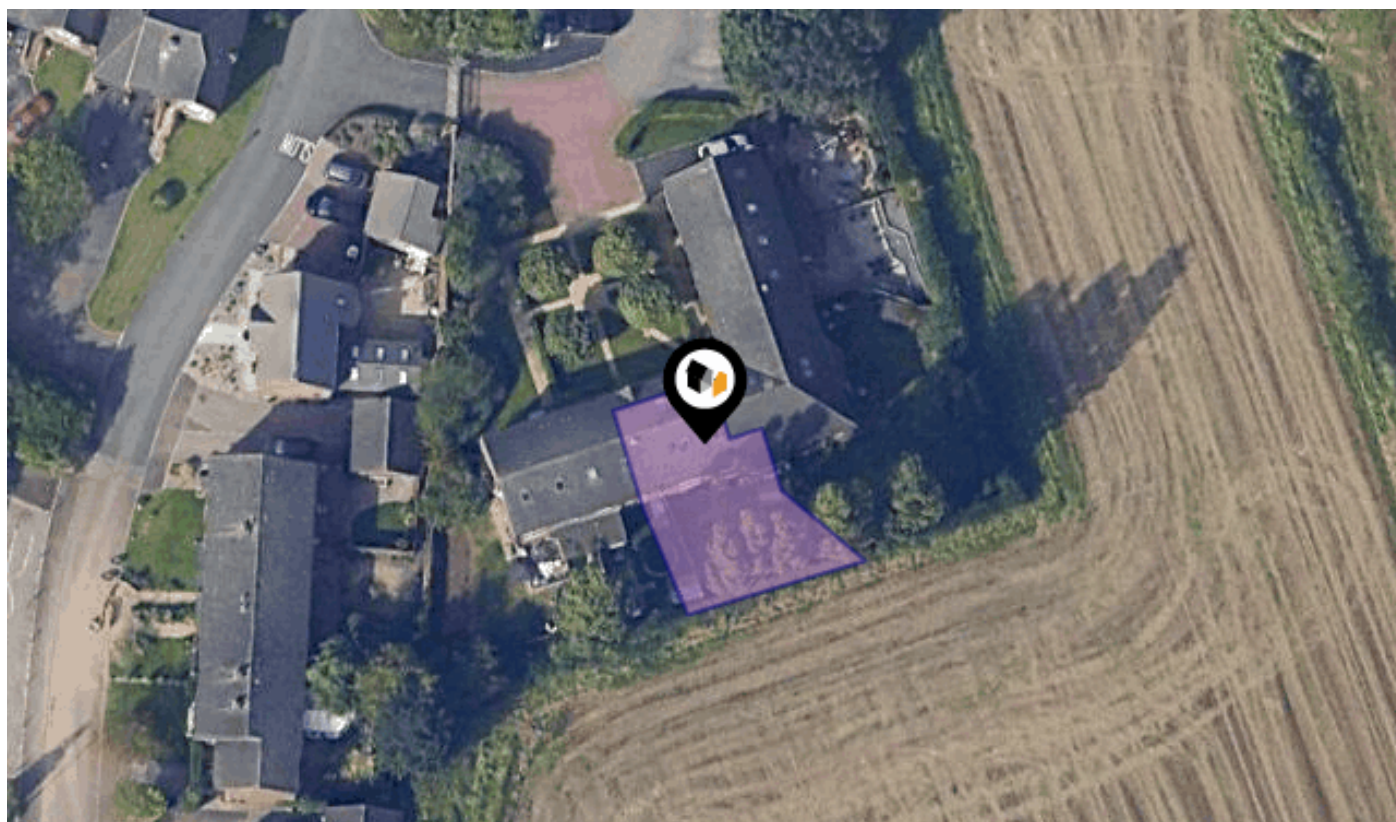
An Analysis of This Property & The Local Area

Wednesday 18th June 2025

5, GRANARY MILL, PRESTON ON THE HILL, WARRINGTON, WA4 4GA
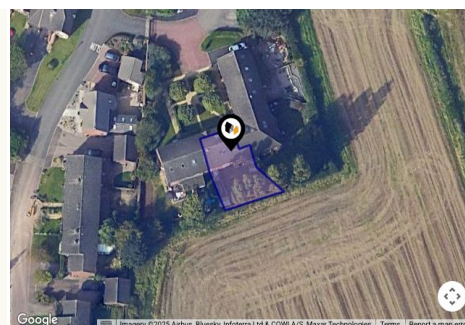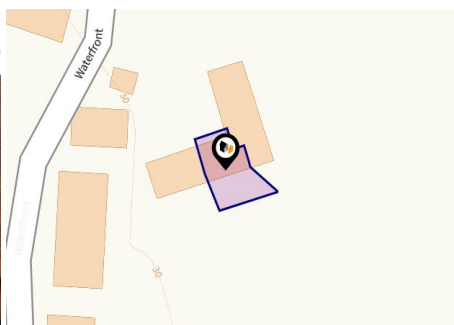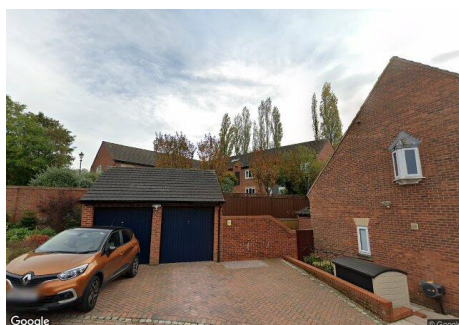
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

Powered by
sprift
Know any property instantly

Property

Type:	Terraced	**Last Sold Date:**	08/04/2022
Bedrooms:	2	**Last Sold Price:**	£169,909
Floor Area:	839 ft^2 / 78 m^2	**Last Sold £/ft^2:**	£202
Plot Area:	0.05 acres	**Tenure:**	Leasehold
Year Built :	2002	**Start Date:**	19/12/2002
Council Tax :	Band D	**End Date:**	01/05/3001
Annual Estimate:	£2,249	**Lease Term:**	999 years from 1 May 2002
Title Number:	CH501996	**Term Remaining:**	976 years
UPRN:	10010610175		

Local Area

Local Authority:	Halton
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

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

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:
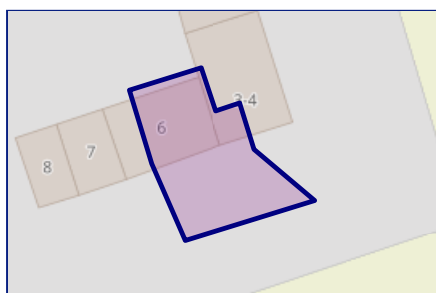
✓ BT   ✓ sky   ✗ Virgin media

LANDWOOD
GROUP

Freehold Title Plan
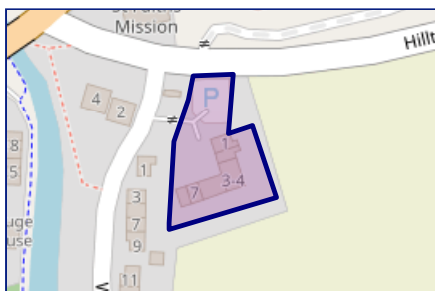
CH408144

Leasehold Title Plan

CH501996

Start Date:	19/12/2002
End Date:	01/05/3001
Lease Term:	999 years from 1 May 2002
Term Remaining:	976 years

5 Granary Mill Preston On The Hill WARRINGTON WA4 4GA

Energy rating

C

Valid until 08.05.2035

Certificate number
70004114062205073553

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C		79 | C	79 | C
55-68	D			
39-54	E			
21-38	F			
1-20	G			

Powered by
Sprift
Know any property instantly

EPC - Additional Data

Additional EPC Data

Property Type:	Ground-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	78 m^2

This map displays nearby coal mine entrances and their classifications.
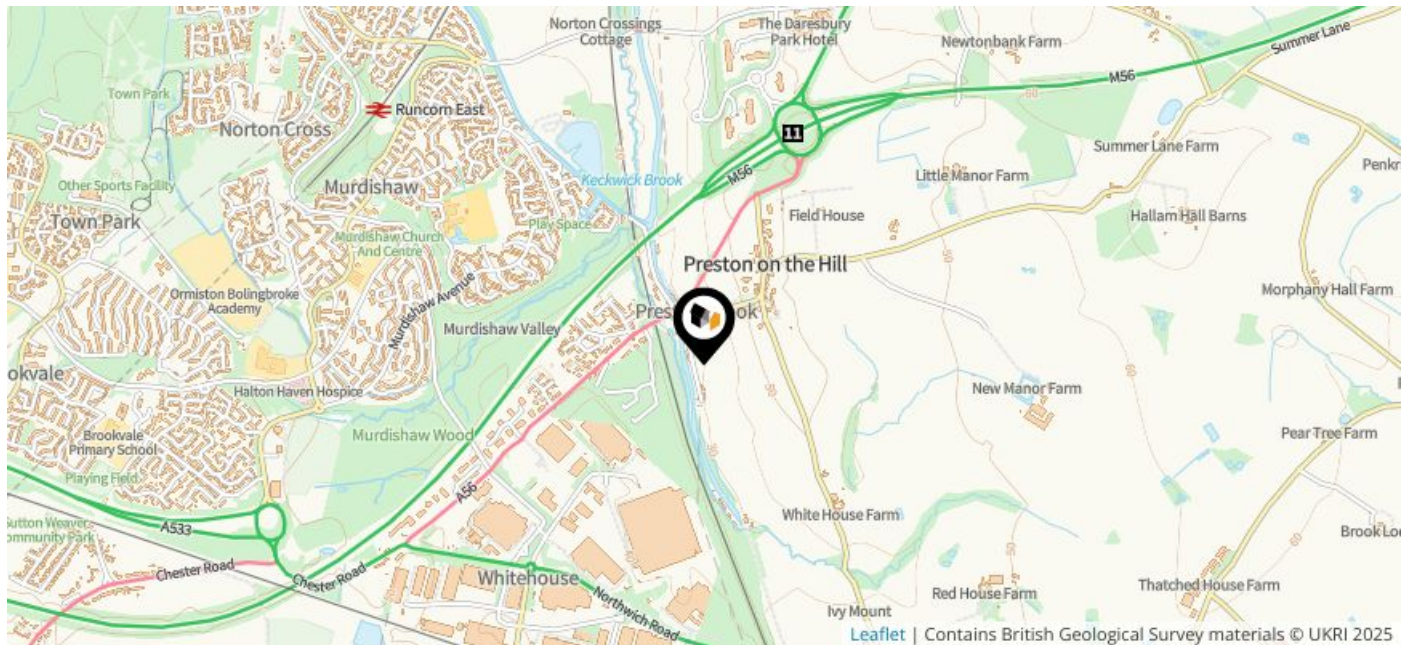


Mine Entry

✕   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.

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.
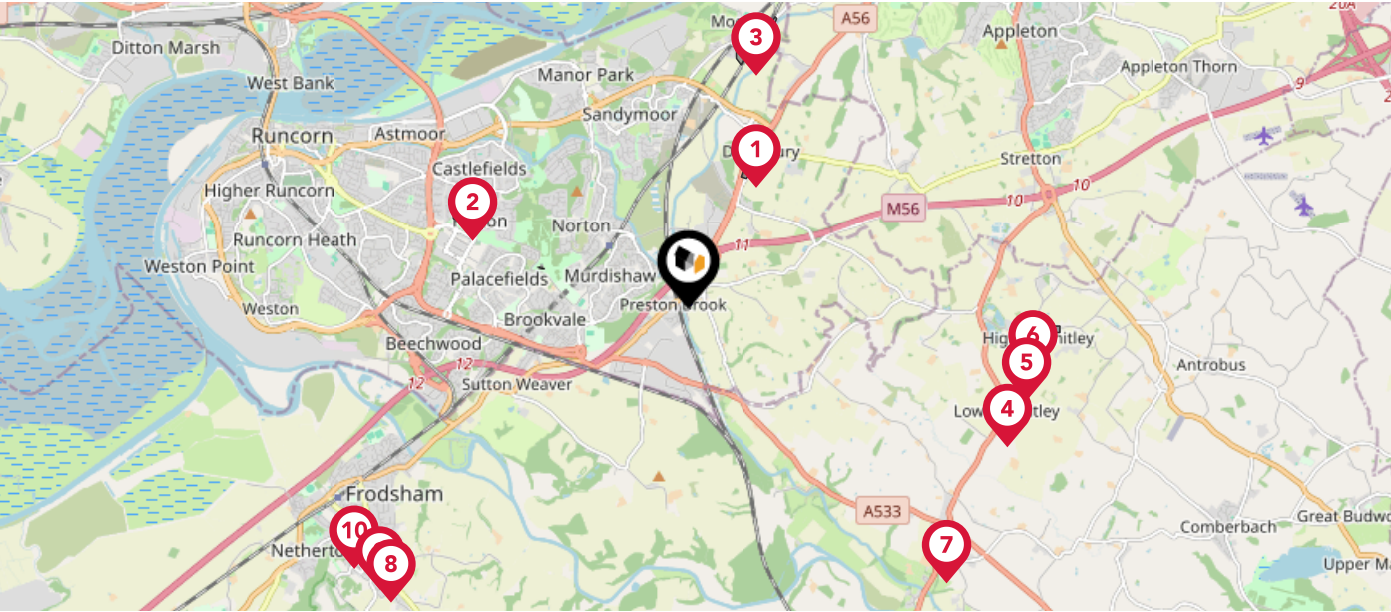

Nearby Conservation Areas	
1	Daresbury
2	Halton Village
3	Moore
4	Lower Whitley Conservation Area
5	Higher Whitley Conservation Area
6	Higher Whitley Conservation Area
7	Bartington Conservation Area
8	Overton, Five Crosses (Frodsham) Conservation Area
9	Overton, Five Crosses (Frodsham) Conservation Area
10	Overton, St Lawrence's (Frodsham) 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
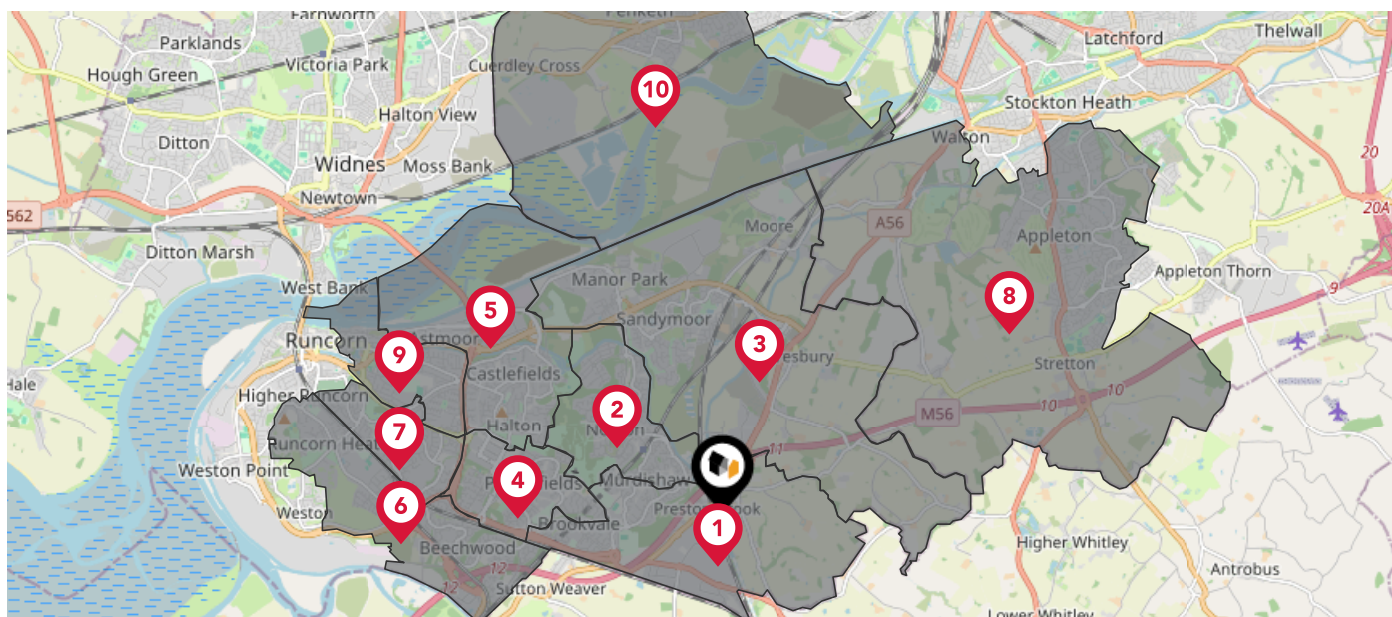
Nearby Council Wards	
1	Norton South & Preston Brook Ward
2	Norton North Ward
3	Daresbury, Moore & Sandymoor Ward
4	Halton Lea Ward
5	Halton Castle Ward
6	Beechwood & Heath Ward
7	Grange Ward
8	Appleton Ward
9	Bridgewater Ward
10	Penketh & Cuerdley Ward

LANDWOOD GROUP

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
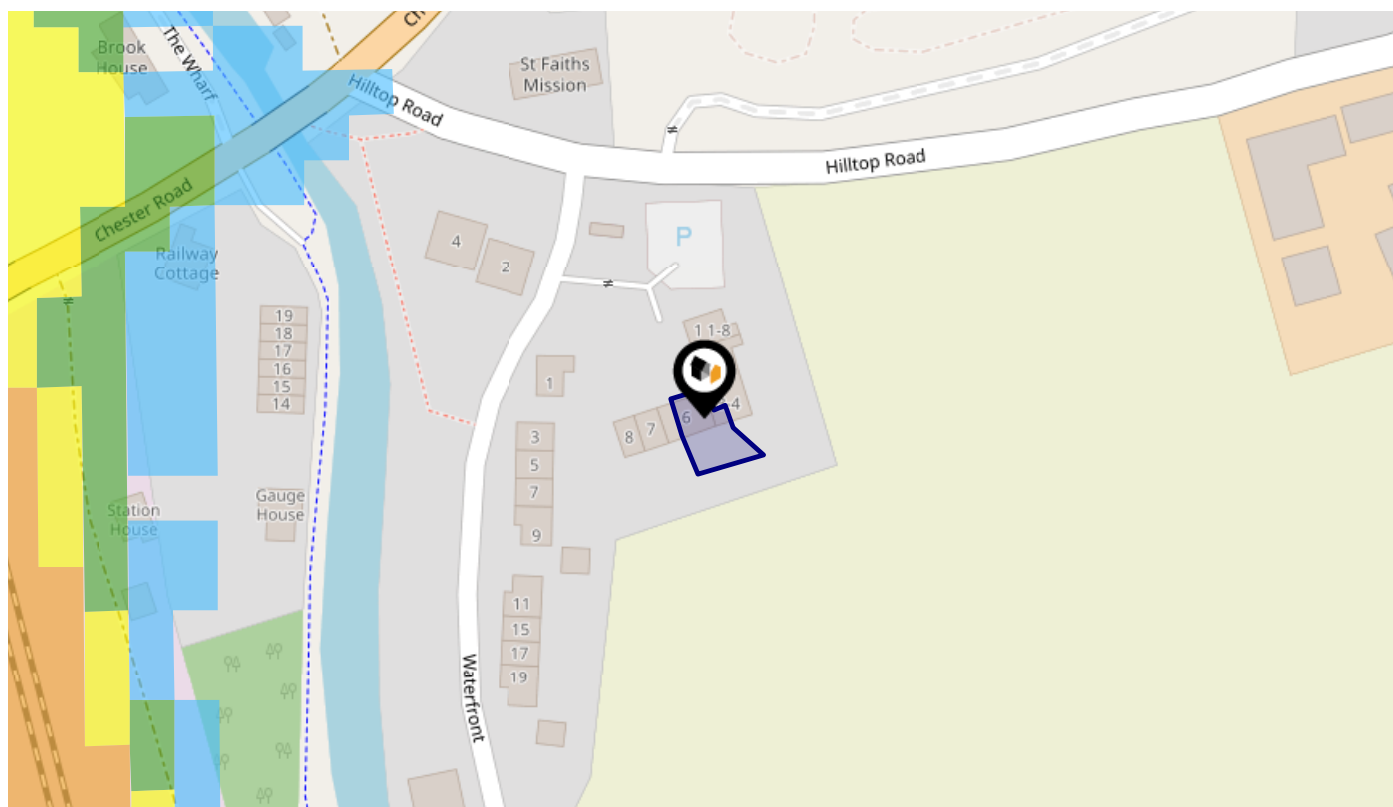
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	■ (red)
4	70.0-74.9 dB	■ (orange)
3	65.0-69.9 dB	■ (yellow)
2	60.0-64.9 dB	■ (green)
1	55.0-59.9 dB	■ (blue)

Powered by
sprift
Know any property instantly

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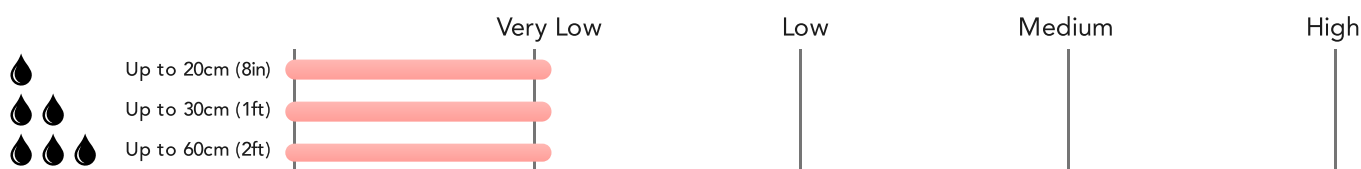

Risk Rating: Very low

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.

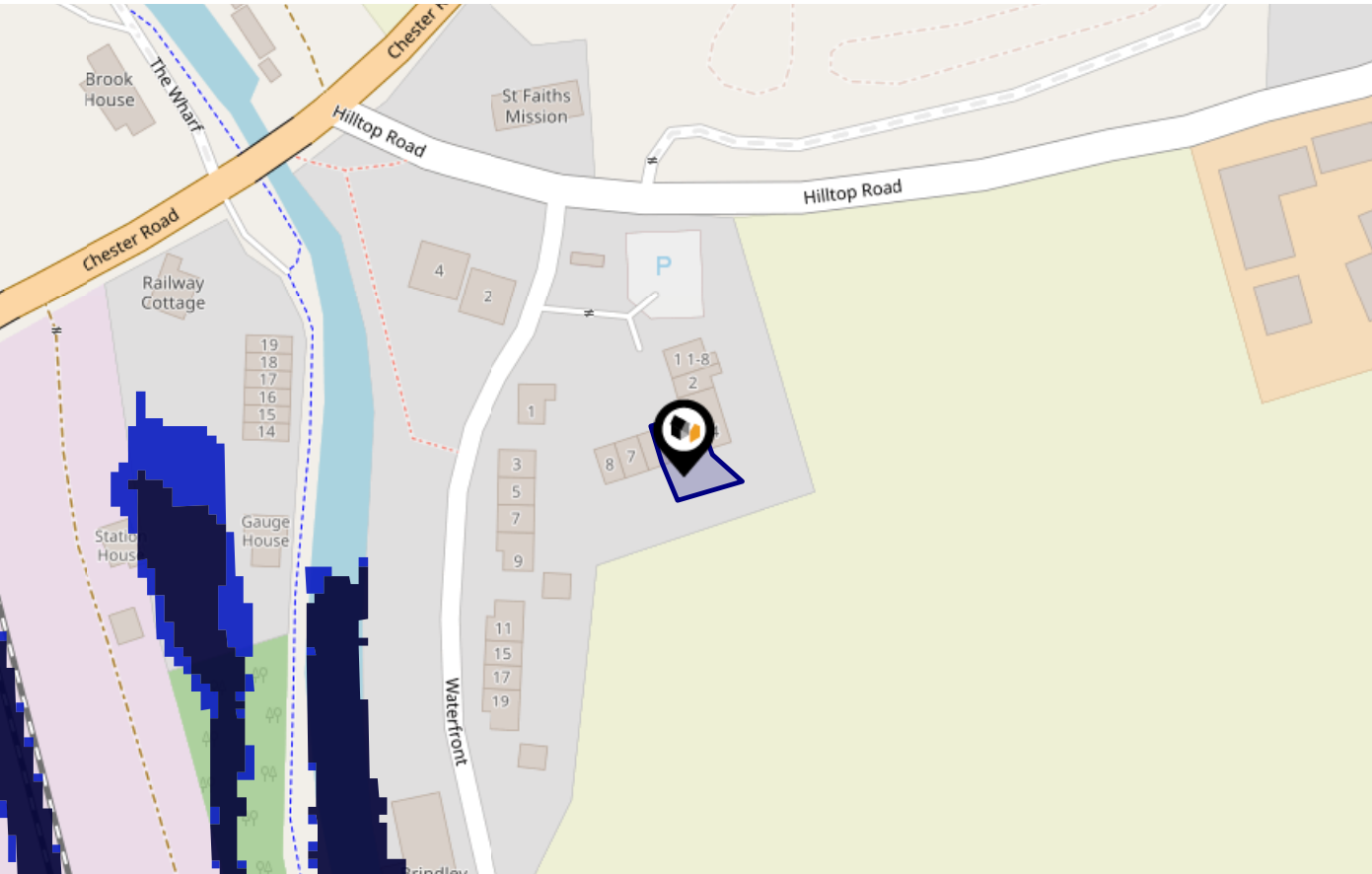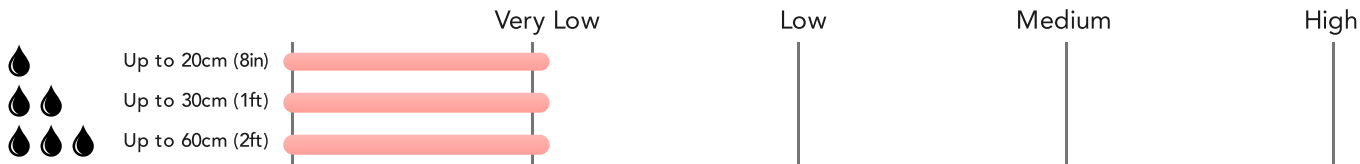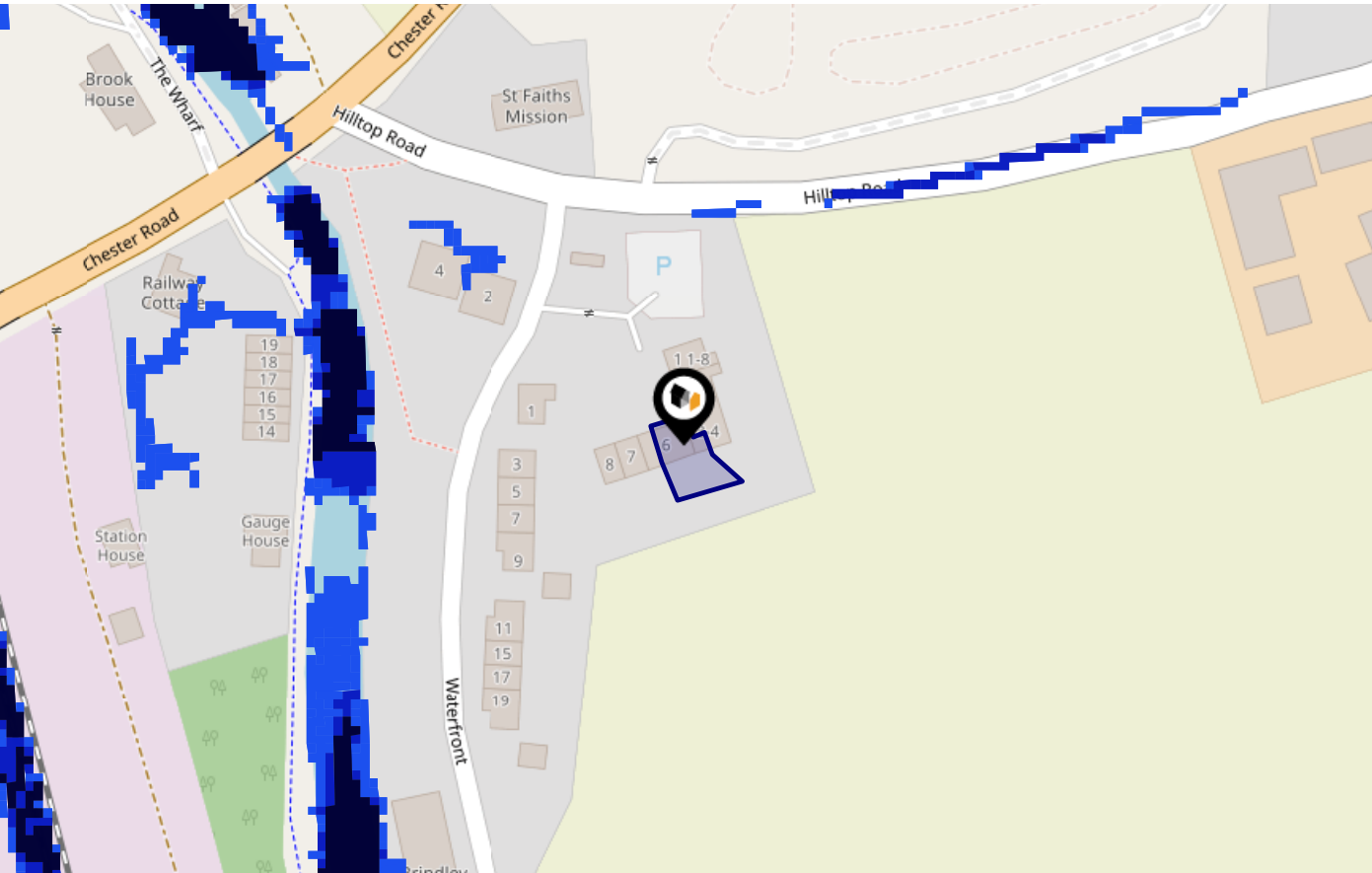Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Rivers & Seas - Climate Change

LANDWOOD GROUP

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.
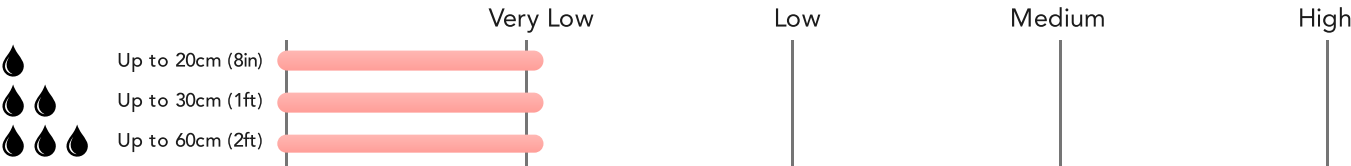

Risk Rating: Very low

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.
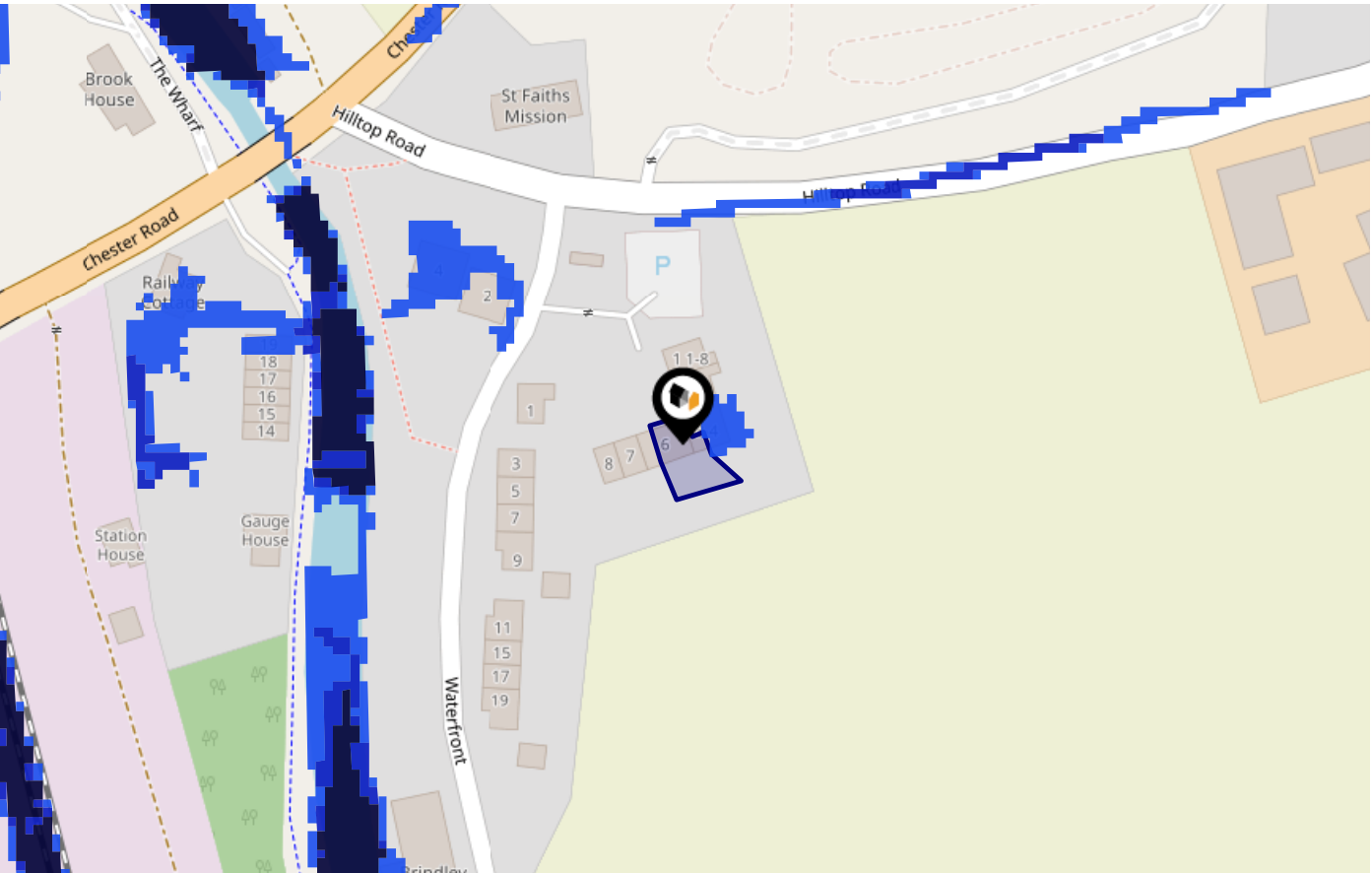
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

- **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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Powered by
sprift
Know any property instantly

LANDWOOD GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
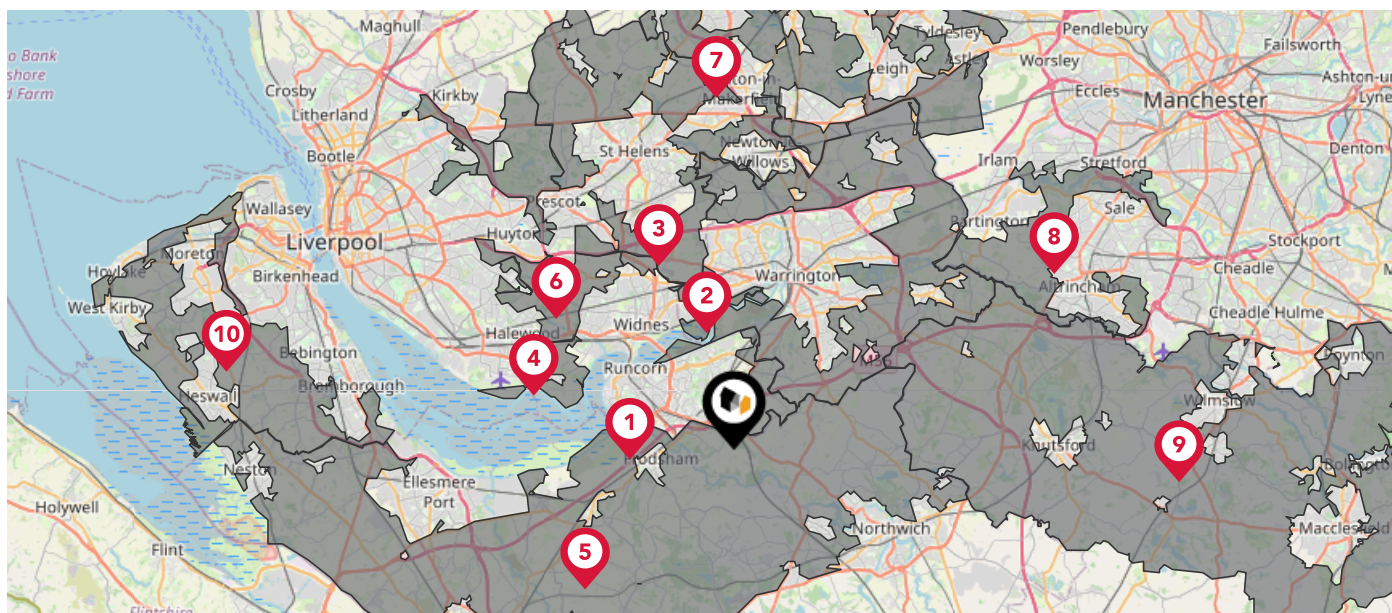

Risk Rating: Very low

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.

- ■ **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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Powered by **sprift**
Know any property instantly

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: 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:

		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

KPF - Key Property Facts

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

Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - Halton
2	Merseyside and Greater Manchester Green Belt - Warrington
3	Merseyside and Greater Manchester Green Belt - St. Helens
4	Merseyside and Greater Manchester Green Belt - Liverpool
5	Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
6	Merseyside and Greater Manchester Green Belt - Knowsley
7	Merseyside and Greater Manchester Green Belt - Wigan
8	Merseyside and Greater Manchester Green Belt - Trafford
9	Merseyside and Greater Manchester Green Belt - Cheshire East
10	Merseyside and Greater Manchester Green Belt - Wirral

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.
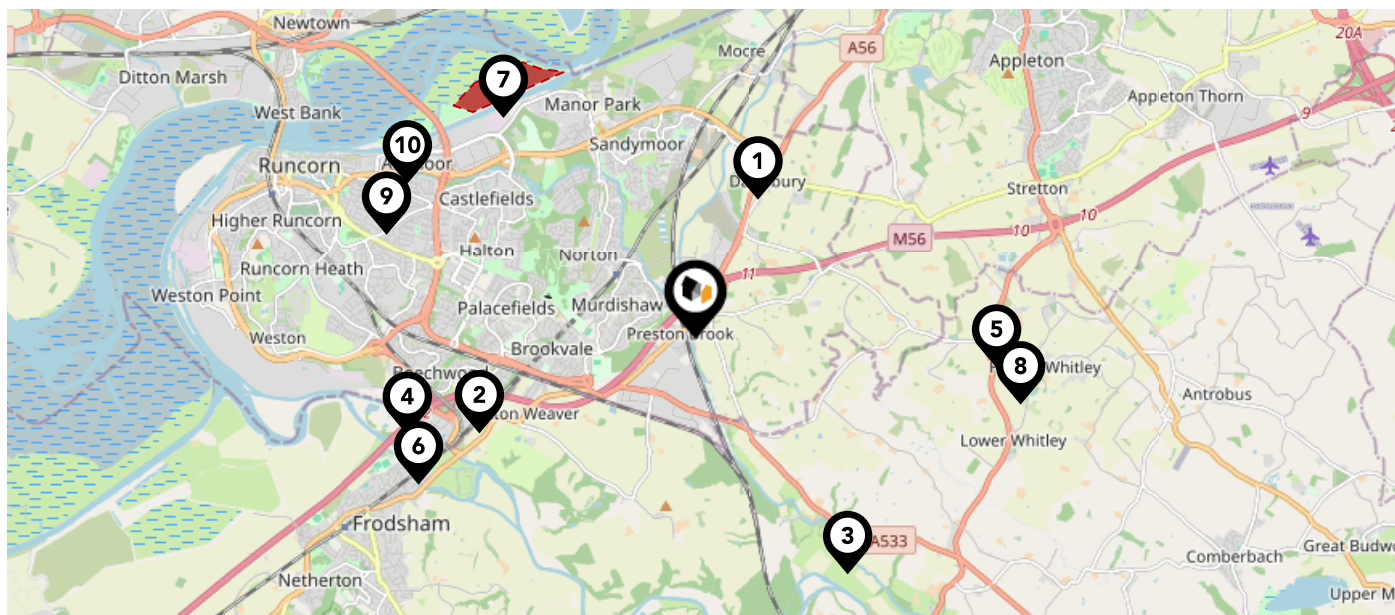
Nearby Landfill Sites

1	Greenall Whitley-Chester Road, Daresbury	Historic Landfill
2	Crest Hotel-Wood Lane, Sutton Weaver	Historic Landfill
3	Dutton Hall-Dutton	Historic Landfill
4	No. 3 Lagoon-Sutton, Runcorn, Cheshire	Historic Landfill
5	Norcott Brook Farm-Norcott Brook	Historic Landfill
6	East Clifton Marsh-Runcorn, Cheshire	Historic Landfill
7	No name provided by source	Active Landfill
8	Raddell Lane-Whitley, Cheshire	Historic Landfill
9	Stenhills Quarry-Runcorn, Cheshire	Historic Landfill
10	Alum Waste Tip-Astmoor Road, Runcorn	Historic Landfill

Powered by
sprift
Know any property instantly

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
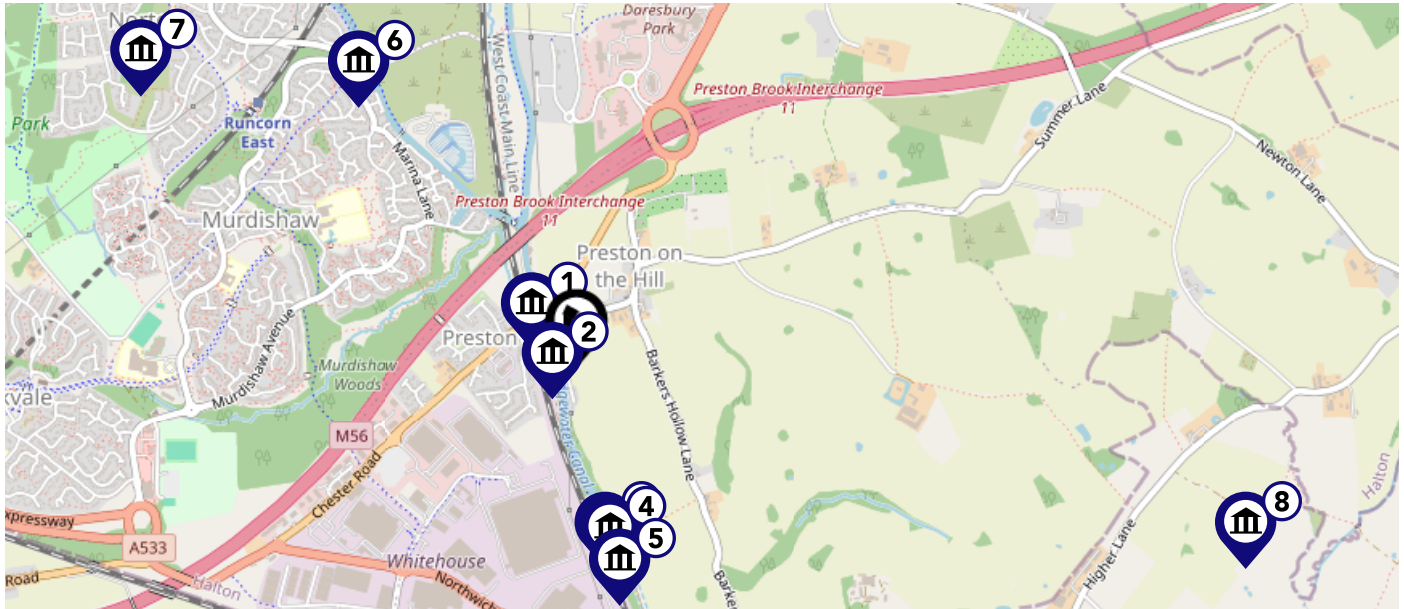
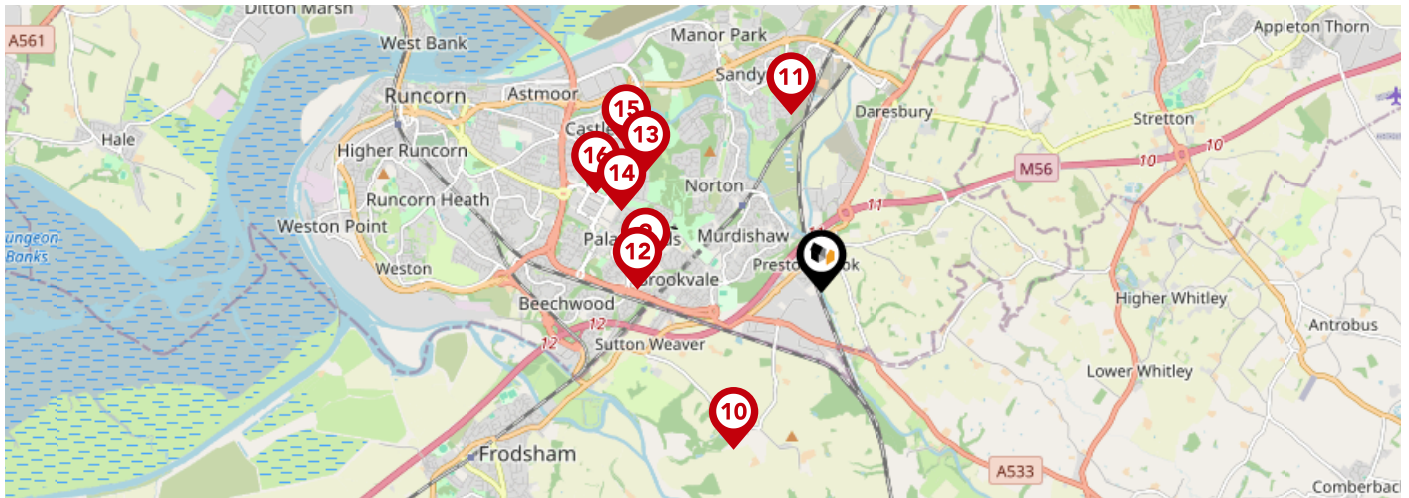| Listed Buildings in the local district	Grade	Distance
1 1096857 - Brook House	Grade II	0.1 miles
2 1330363 - The Old Number One	Grade II	0.1 miles
3 1104925 - Preston Brook Tunnel Entrance	Grade II	0.4 miles
4 1115837 - Trent And Mersey Canal Canal Milepost South Of North Entrance To Preston Brook Tunnel At Sj 5705 7987	Grade II	0.5 miles
5 1130435 - Northern Air Shaft To Preston Brook Tunnel	Grade II	0.5 miles
6 1479462 - Borrow's Bridge And Associated Hand-cranked Crane, Bridgewater Canal, Norton	Grade II	0.7 miles
7 1335884 - Norton Water Tower	Grade II	1.1 miles
8 1139140 - Brook Farmhouse	Grade II	1.6 miles

LANDWOOD GROUP
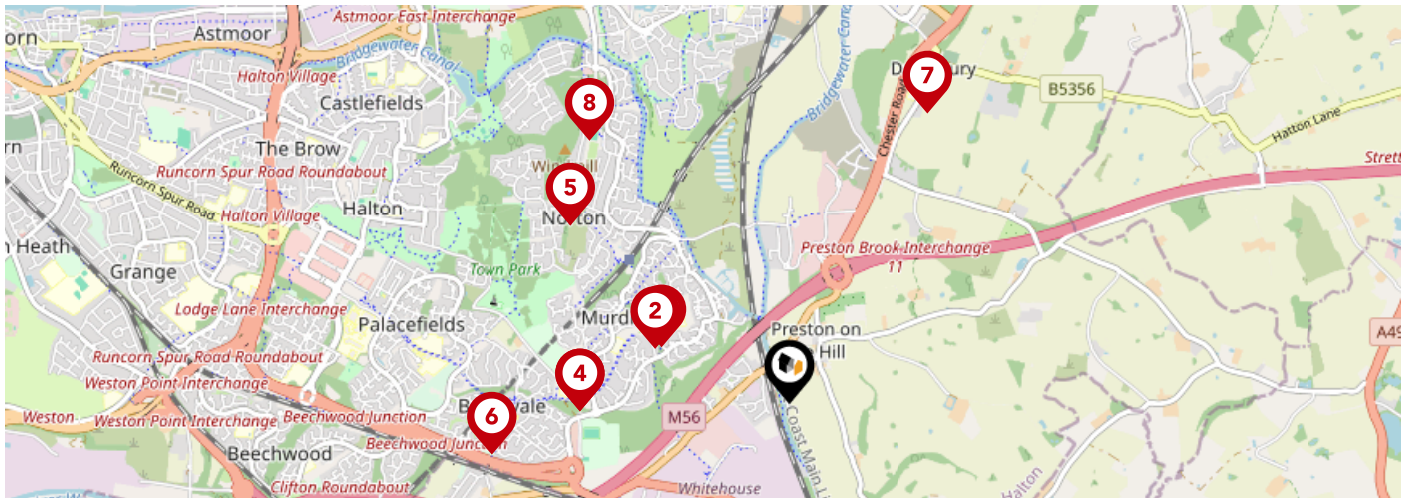
		Nursery	Primary	Secondary	College	Private
1	**St Martin's Catholic Primary School** Ofsted Rating: Requires improvement	Pupils: 182	Distance:0.62	☐	☑	☐	☐	☐
2	**Gorsewood Primary School** Ofsted Rating: Good	Pupils: 183	Distance:0.64	☐	☑	☐	☐	☐
3	**Murdishaw West Community Primary School** Ofsted Rating: Good	Pupils: 122	Distance:0.93	☐	☑	☐	☐	☐
4	**Ormiston Bolingbroke Academy** Ofsted Rating: Requires improvement	Pupils: 940	Distance:0.93	☐	☐	☑	☐	☐
5	**St Berteline's CofE Primary School** Ofsted Rating: Good	Pupils: 270	Distance:1.25	☐	☑	☐	☐	☐
6	**Brookvale Primary School** Ofsted Rating: Good	Pupils: 237	Distance:1.33	☐	☑	☐	☐	☐
7	**Daresbury Primary School** Ofsted Rating: Good	Pupils: 200	Distance:1.42	☐	☑	☐	☐	☐
8	**Windmill Hill Primary School** Ofsted Rating: Good	Pupils: 151	Distance:1.46	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Palace Fields Primary Academy** Ofsted Rating: Good	Pupils: 146	Distance:1.57	☐	☑	☐	☐	☐
10	**Aston by Sutton Primary School** Ofsted Rating: Good	Pupils: 98	Distance:1.6	☐	☑	☐	☐	☐
11	**Sandymoor Ormiston Academy** Ofsted Rating: Good	Pupils: 598	Distance:1.6	☐	☐	☑	☐	☐
12	**Our Lady Mother of the Saviour Catholic Primary School** Ofsted Rating: Good	Pupils: 204	Distance:1.63	☐	☑	☐	☐	☐
13	**Bridgewater Park Primary School** Ofsted Rating: Requires improvement	Pupils: 96	Distance:1.9	☐	☑	☐	☐	☐
14	**St Mary's Church of England Primary School** Ofsted Rating: Not Rated	Pupils:0	Distance:1.91	☐	☑	☐	☐	☐
15	**St Augustine's Catholic Primary School, A Voluntary Academy** Ofsted Rating: Good	Pupils: 138	Distance:2.16	☐	☑	☐	☐	☐
16	**Halton School** Ofsted Rating: Good	Pupils: 19	Distance:2.18	☐	☐	☑	☐	☐

LANDWOOD
GROUP
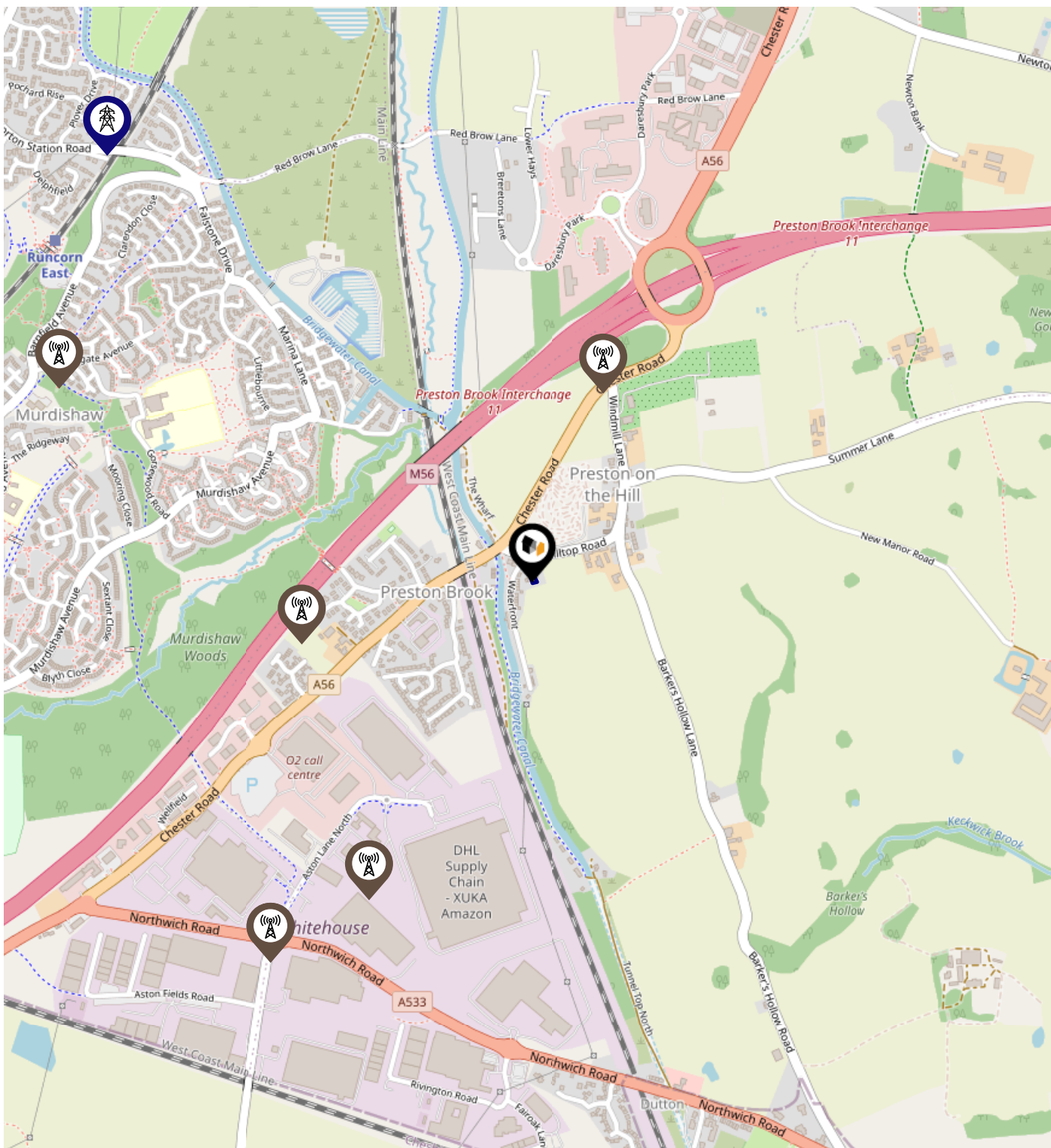
Key:

Power Pylons

Communication Masts

Powered by
sprift
Know any property instantly

Radon Gas

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).
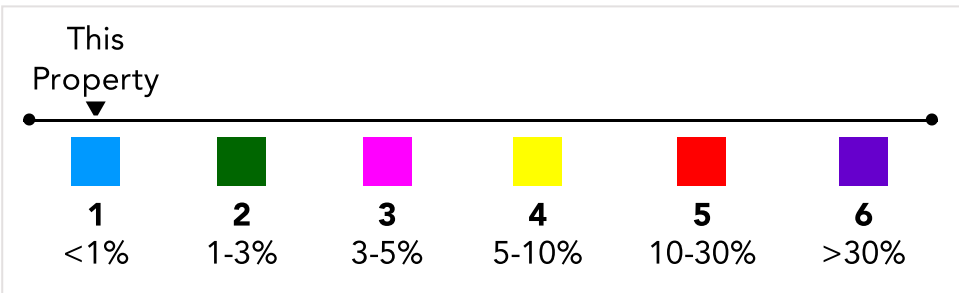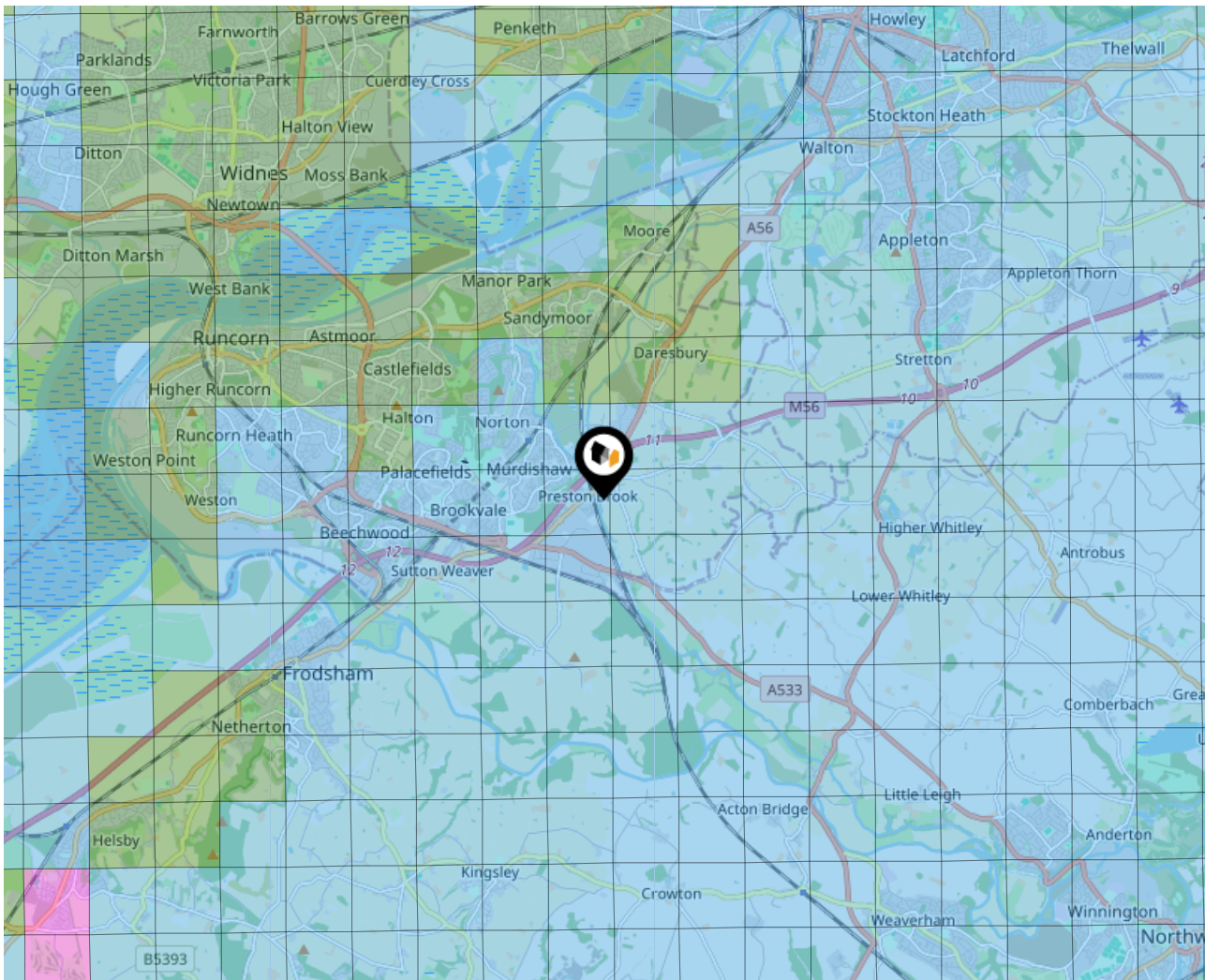
This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
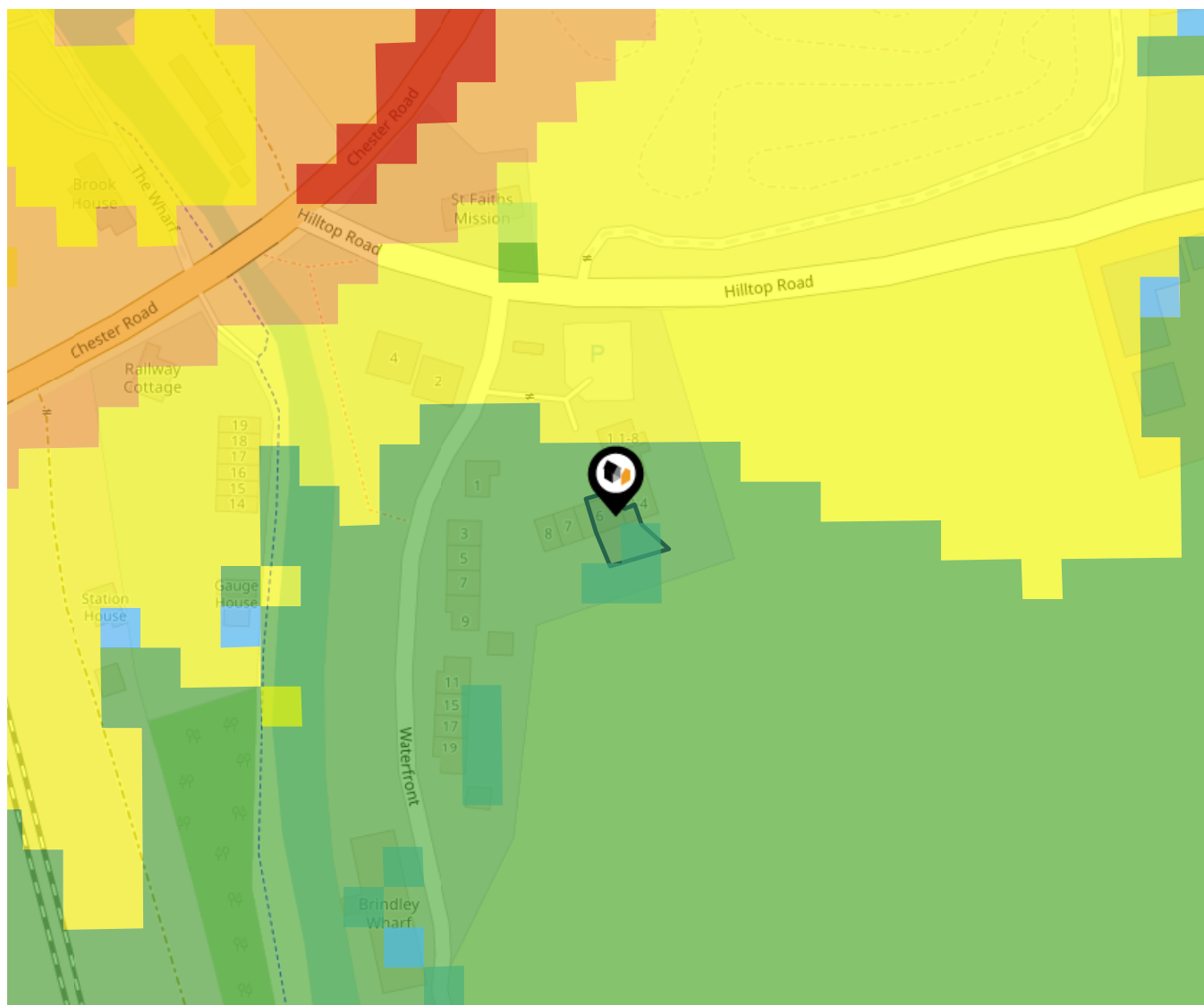
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Powered by
sprift
Know any property instantly

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

Carbon Content: VARIABLE

Parent Material Grain: ARGILLIC - ARENACEOUS

Soil Group: LIGHT(SILTY) TO MEDIUM(SILTY)

Soil Texture: CLAYEY LOAM TO SANDY LOAM

Soil Depth: INTERMEDIATE
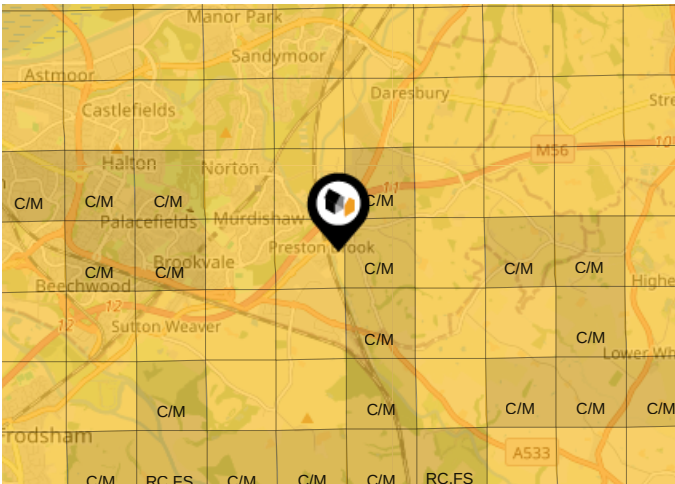
Primary Classifications (Most Common Clay Types)

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
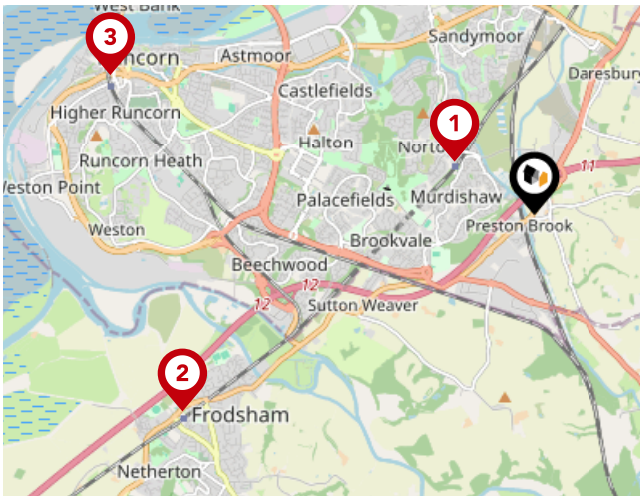
National Rail Stations

Pin	Name	Distance
1	Runcorn East Rail Station	0.86 miles
2	Frodsham Rail Station	3.57 miles
3	Runcorn Rail Station	3.95 miles
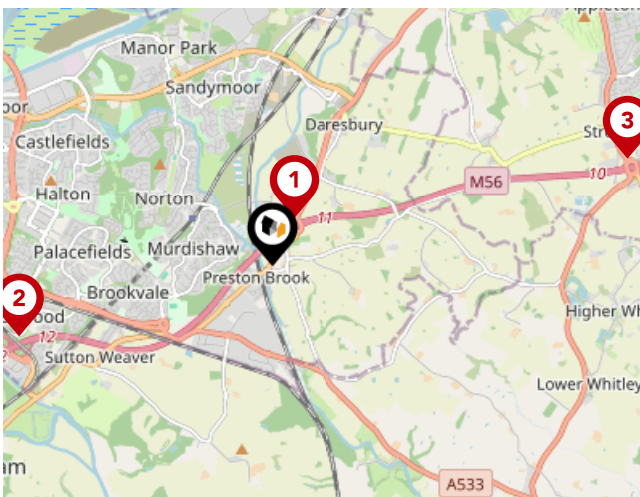
Trunk Roads/Motorways

Pin	Name	Distance
1	M56 J11	0.47 miles
2	M56 J12	2.33 miles
3	M56 J10	3.29 miles
4	M62 J8	6.55 miles
5	M62 J9	7.35 miles
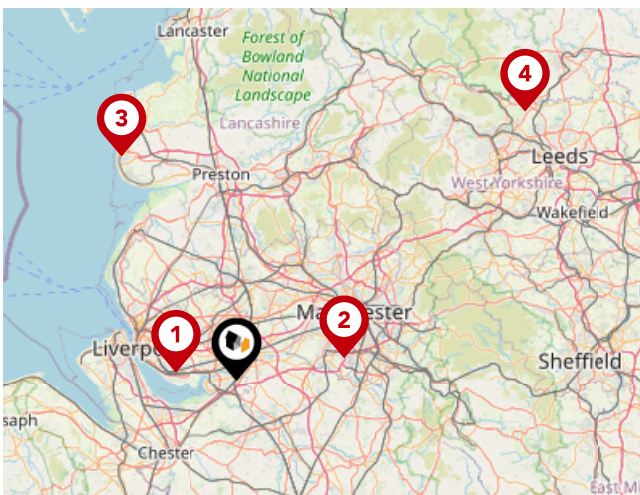
Airports/Helipads

Pin	Name	Distance
1	Speke	8.62 miles
2	Manchester Airport	15.58 miles
3	Highfield	35.52 miles
4	Leeds Bradford Airport	55.53 miles

Powered by
sprift
Know any property instantly
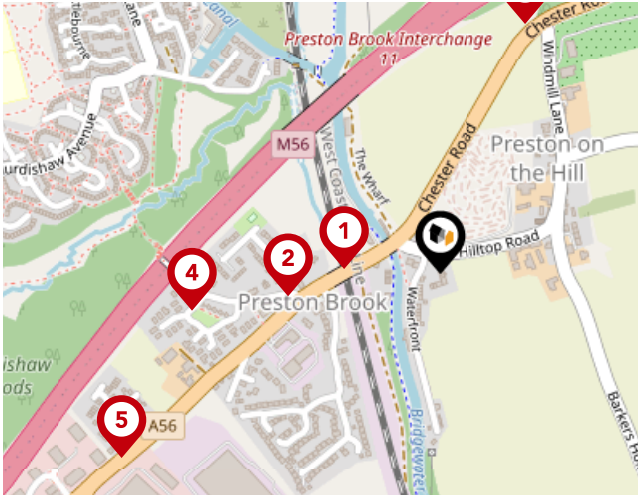
Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.11 miles
2	Post Office	0.17 miles
3	Chester Road	0.29 miles
4	Aston Green	0.28 miles
5	Chester Road	0.41 miles
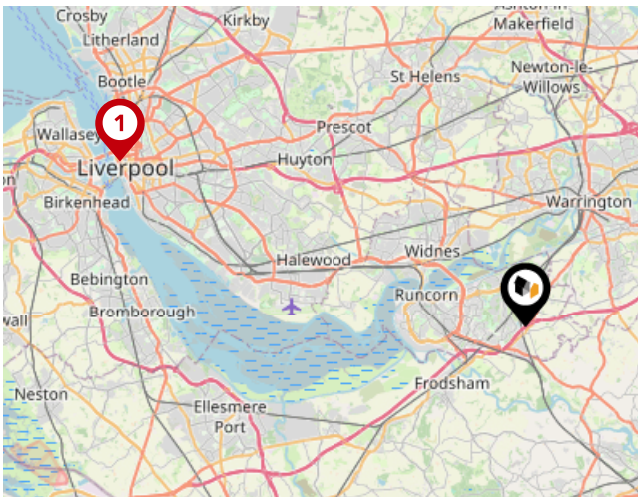
Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	15.51 miles

Powered by

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.

Powered by

sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Landwood Group

77 Deansgate Manchester M3 2BW
0161 710 2010
Heather.twiss@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KPF - Key Property Facts