

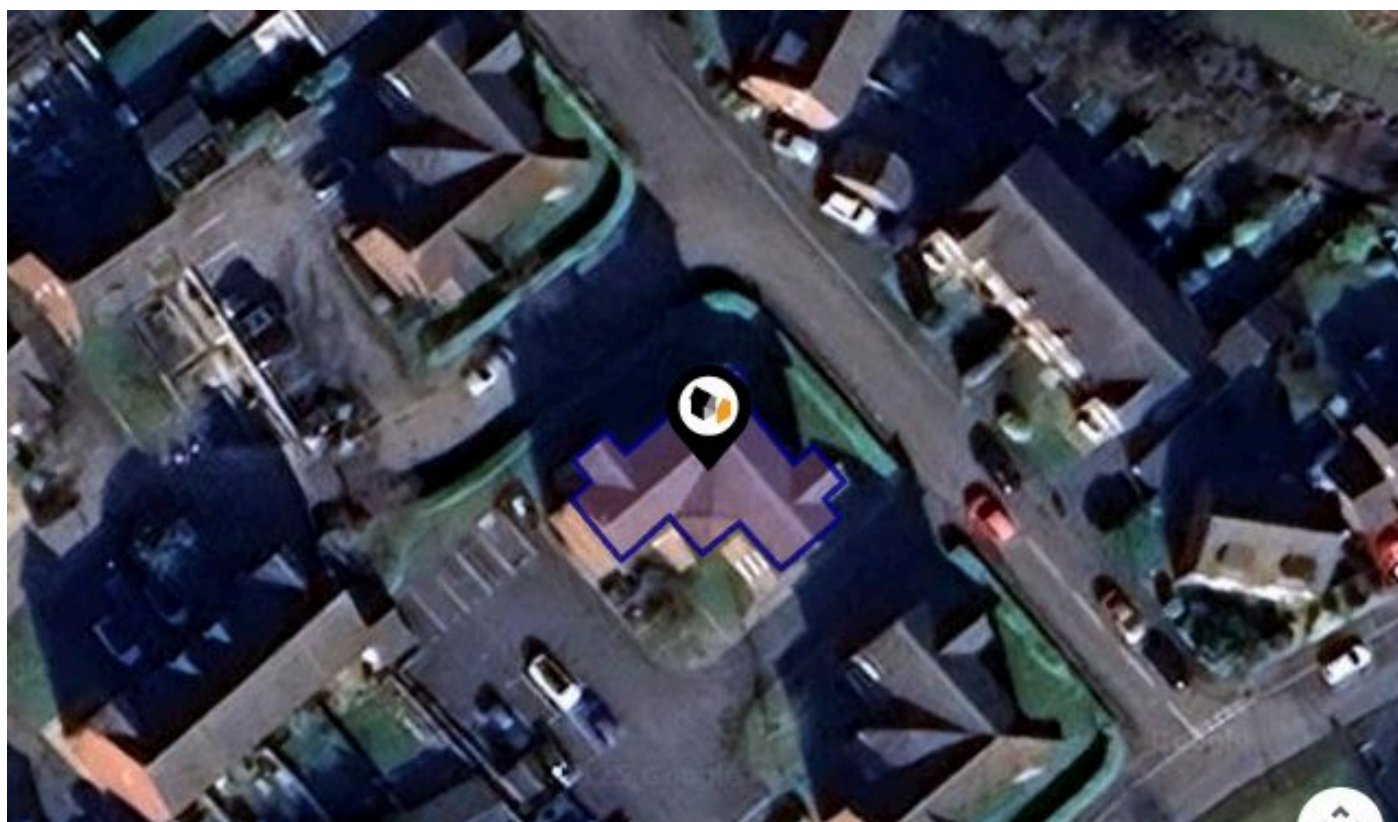


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 02nd October 2025



WILKINSON WAY, WINSFORD, CW7

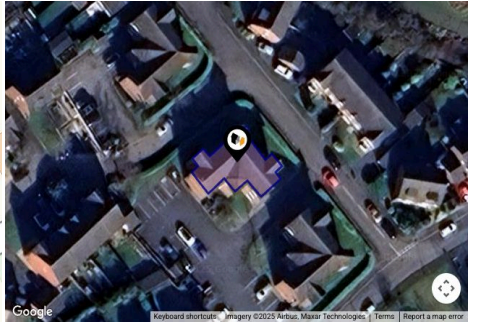
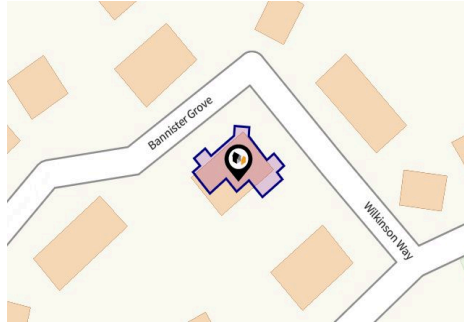
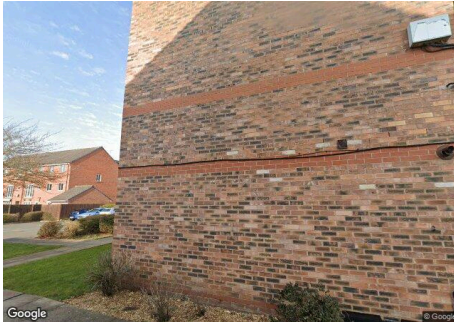
butters john bee

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

01270 814950

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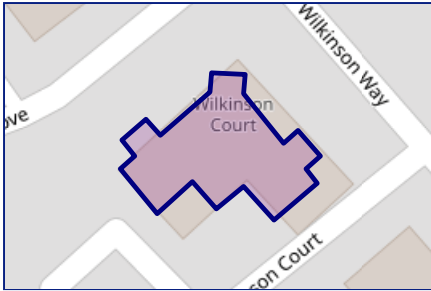
Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	30/03/2006
Floor Area:	527 ft ² / 49 m ²	End Date:	01/01/2255
Plot Area:	0.05 acres	Lease Term:	250 years from 1 January 2005
Year Built :	2006	Term Remaining:	229 years
Council Tax :	Band B		
Annual Estimate:	£1,860		
Title Number:	CH549316		

Local Area

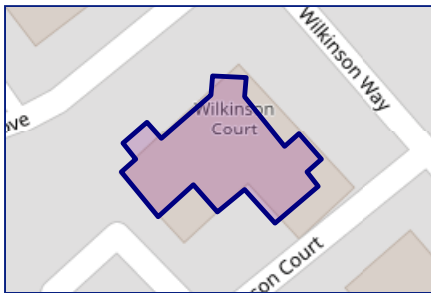
Local Authority:	Cheshire west and chester	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No	8 mb/s	79 mb/s	- mb/s		
Flood Risk:						
<ul style="list-style-type: none">● Rivers & Seas● Surface Water	Very low Very low					
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:				
						
						

Freehold Title Plan



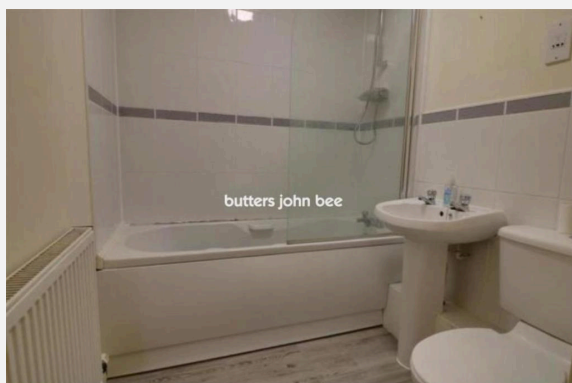
CH581296

Leasehold Title Plan

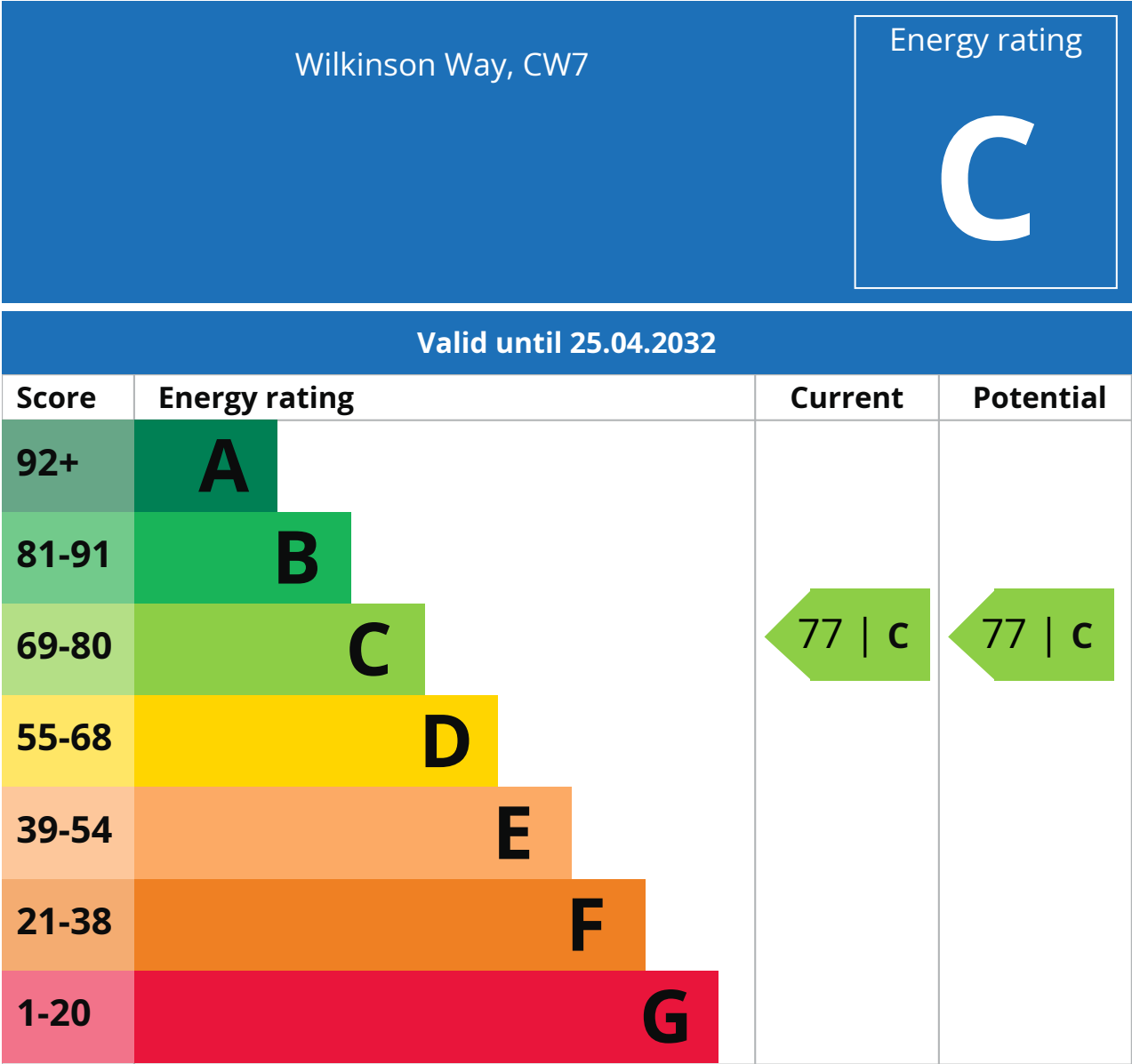


CH549316

Start Date: 30/03/2006
End Date: 01/01/2255
Lease Term: 250 years from 1 January 2005
Term Remaining: 229 years



Property
EPC - Certificate



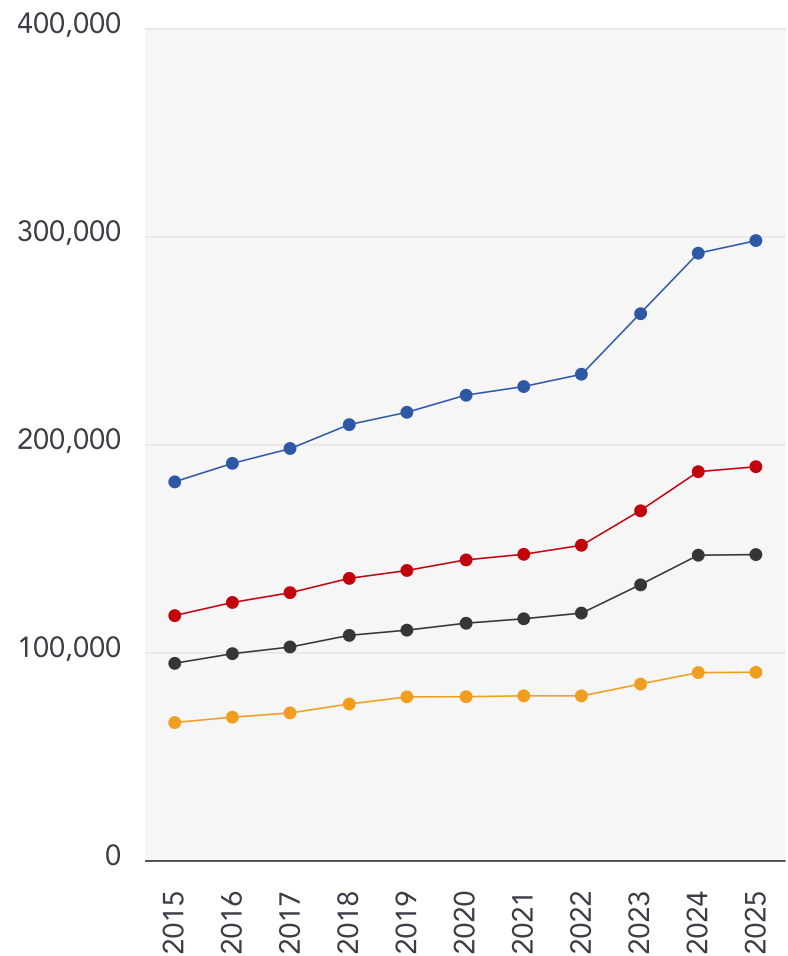
Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	49 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW7



Detached

+63.79%

Semi-Detached

+60.91%

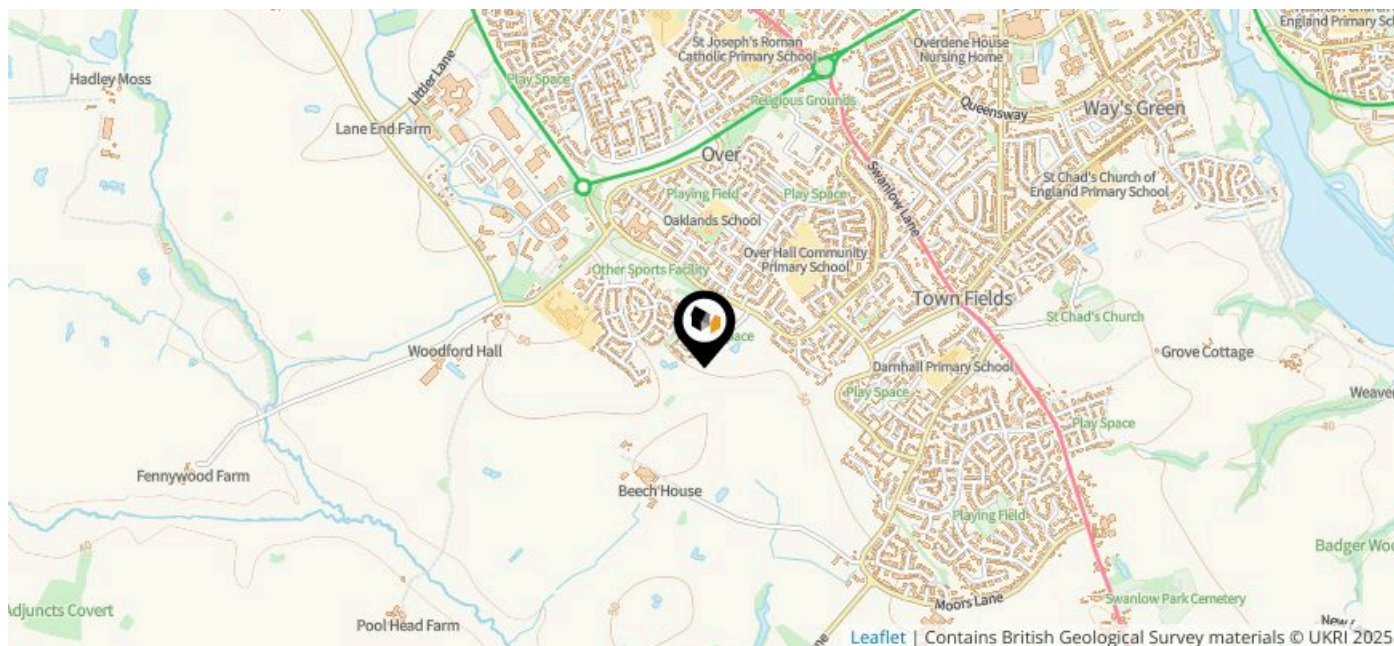
Terraced

+55.27%

Flat

+36.55%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

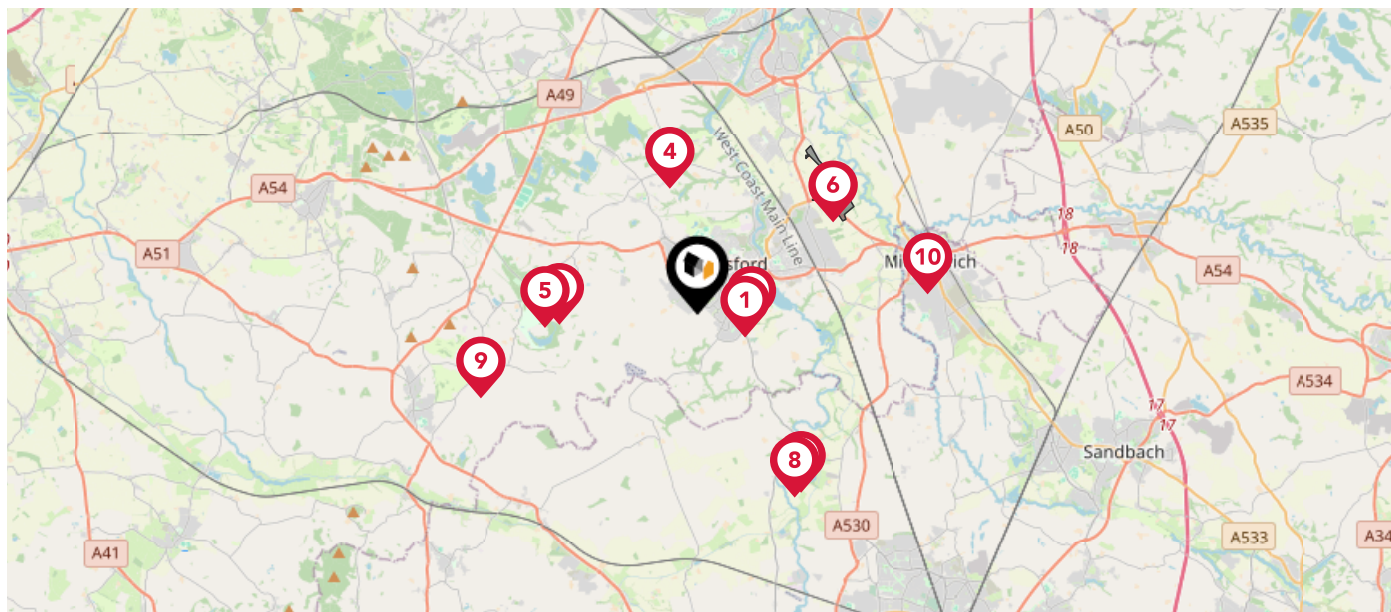
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

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



St. Chad's (Winsford) Conservation Area



St. Chad's (Winsford) Conservation Area



Little Budworth Conservation Area



Whitegate Conservation Area



Little Budworth Conservation Area



Bostock Conservation Area



Church Minshull Conservation Area



Church Minshull Conservation Area



Eaton Conservation Area

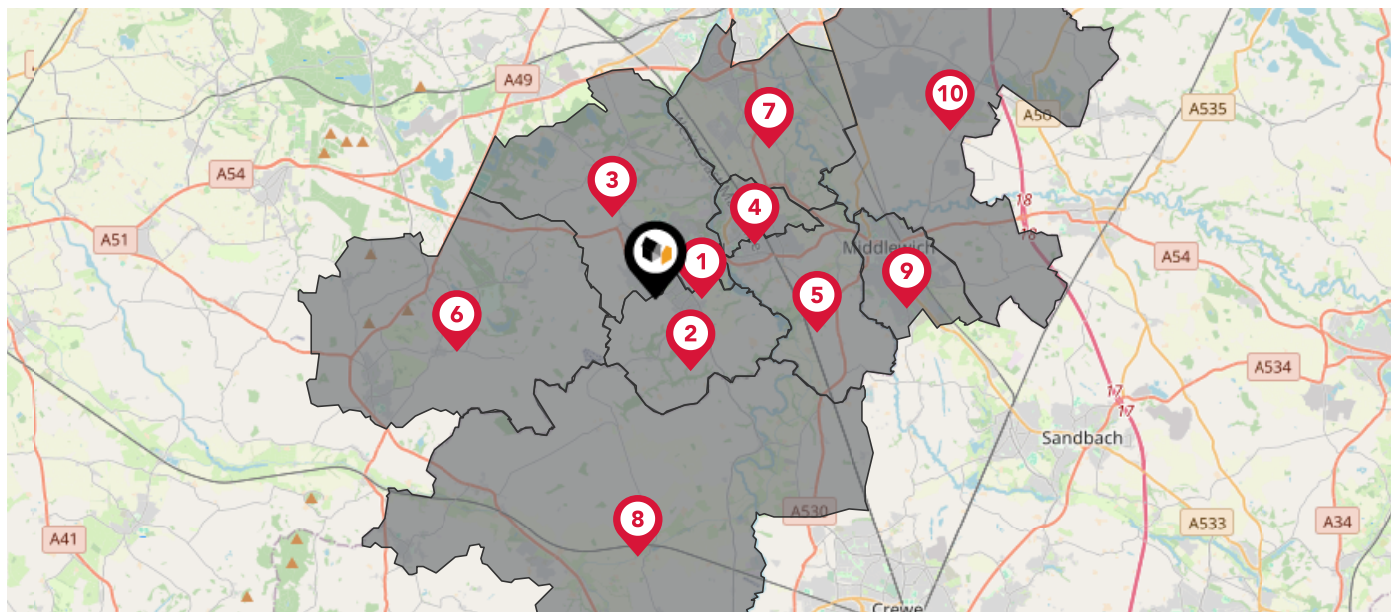


Middlewich Conservation Area

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



Winsford Dene Ward



Winsford Swanlow Ward



Winsford Over & Verdin Ward



Winsford Wharton Ward



Winsford Gravel Ward



Tarporley Ward



Davenham, Moulton & Kingsmead Ward



Bunbury Ward



Middlewich Ward

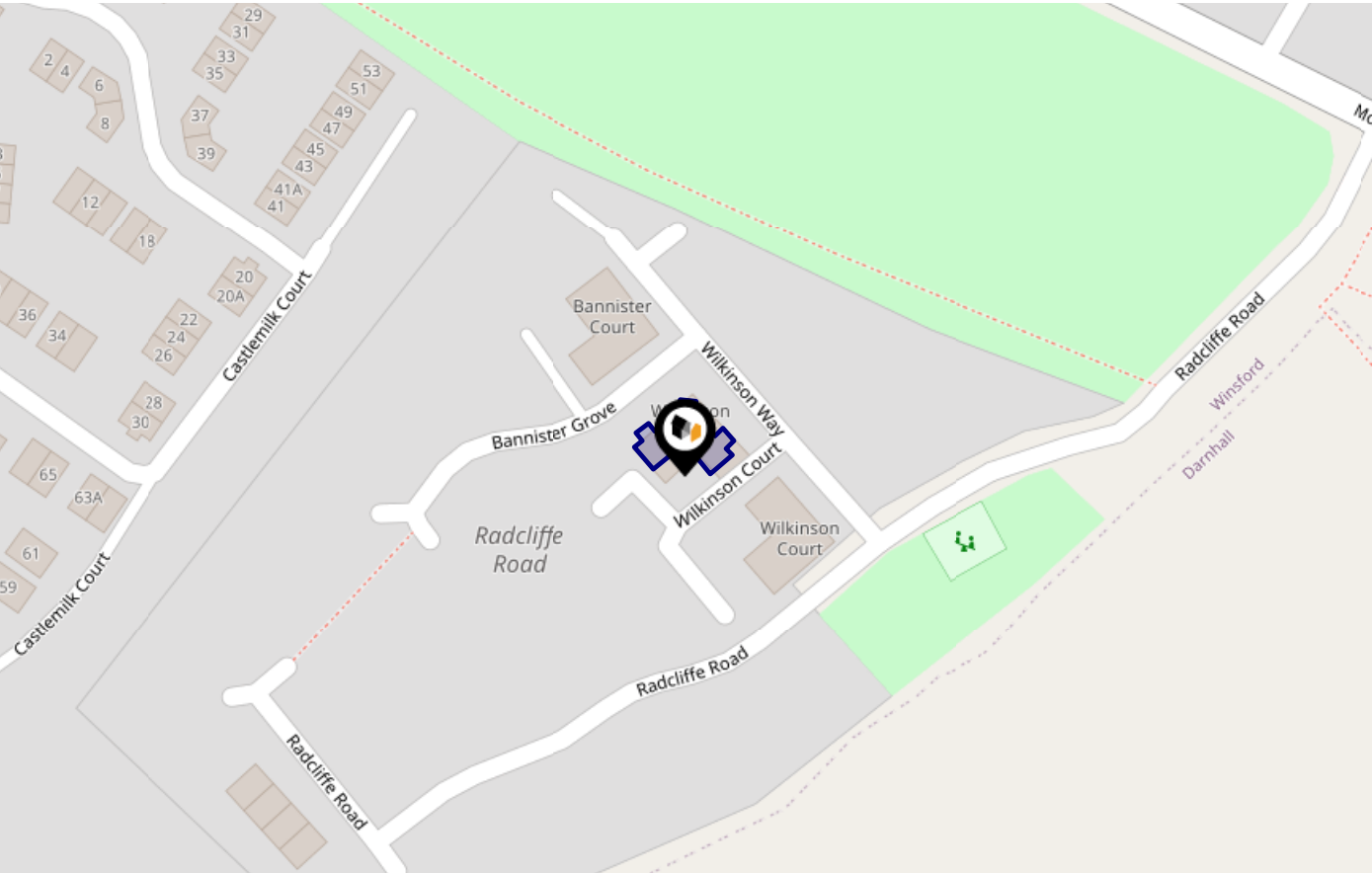


Shakerley Ward

Flood Risk

Rivers & Seas - Flood Risk

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.

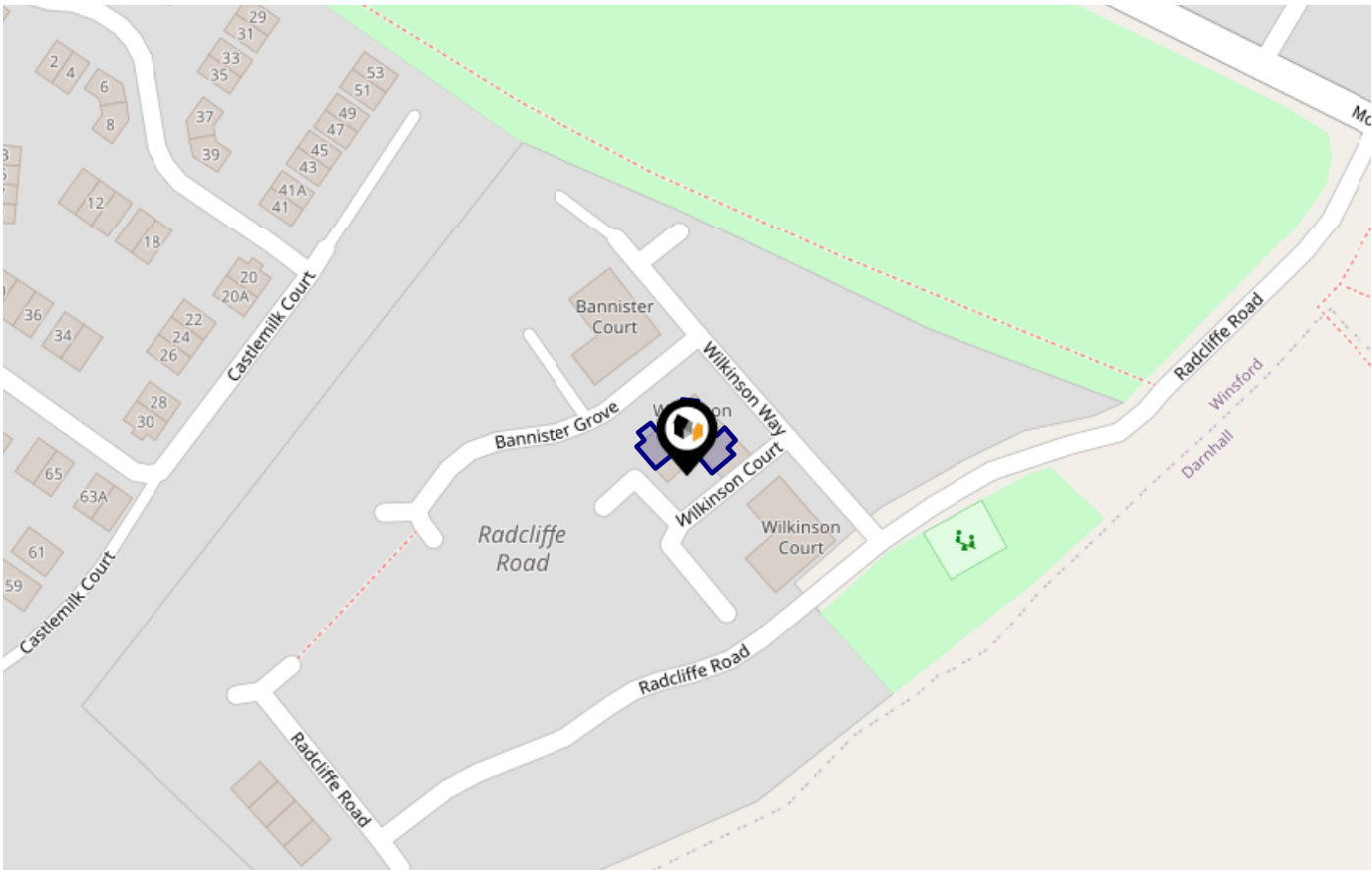
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

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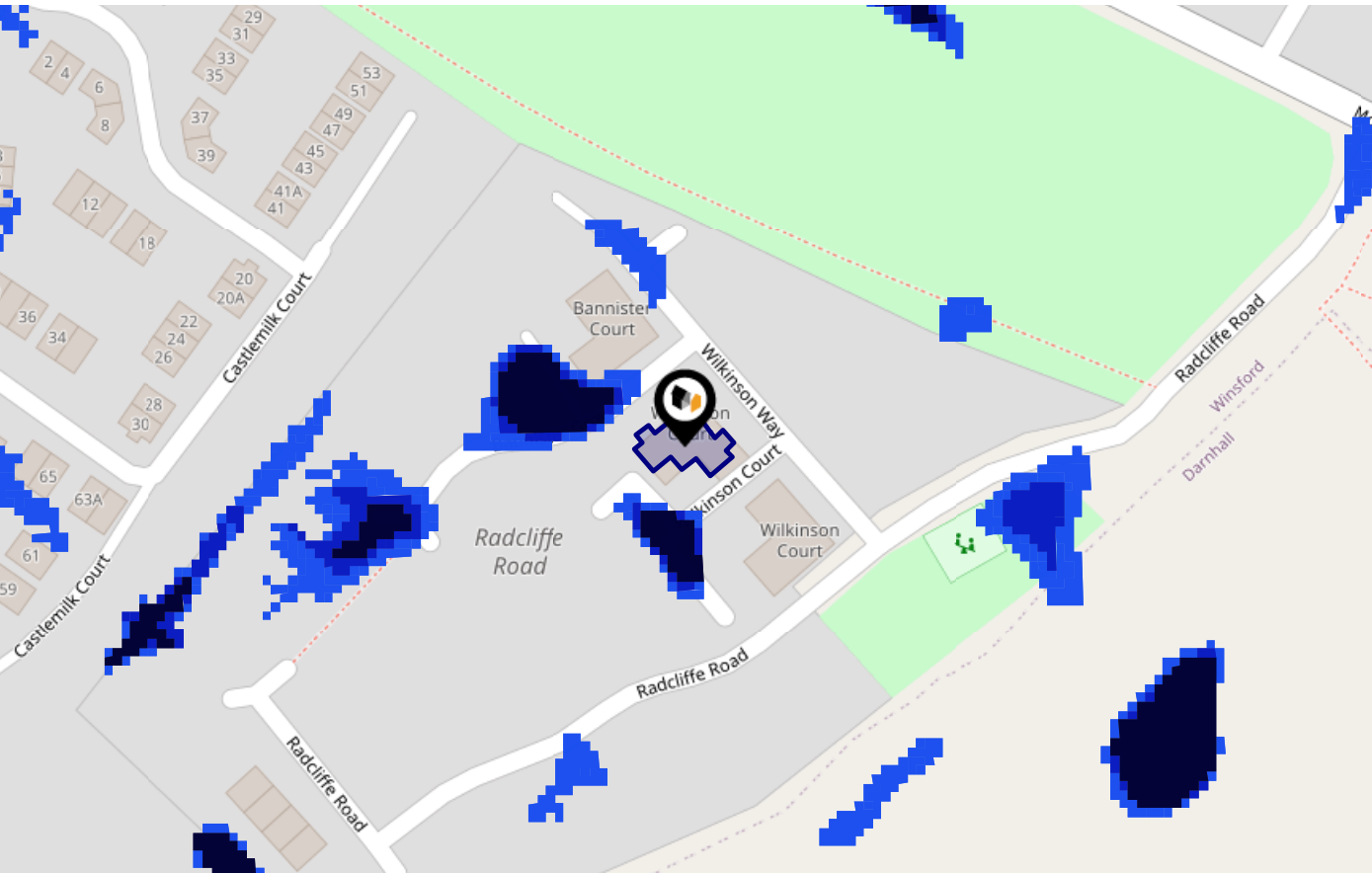
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Flood Risk

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

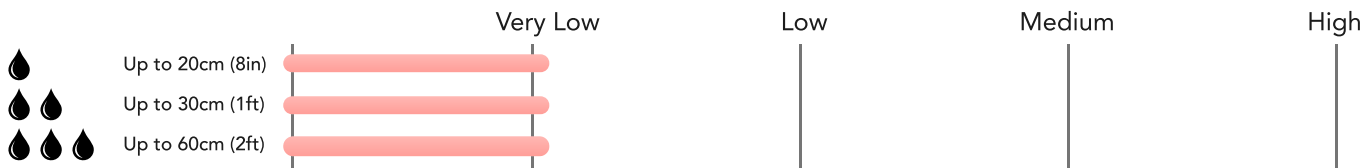


Risk Rating: Very low

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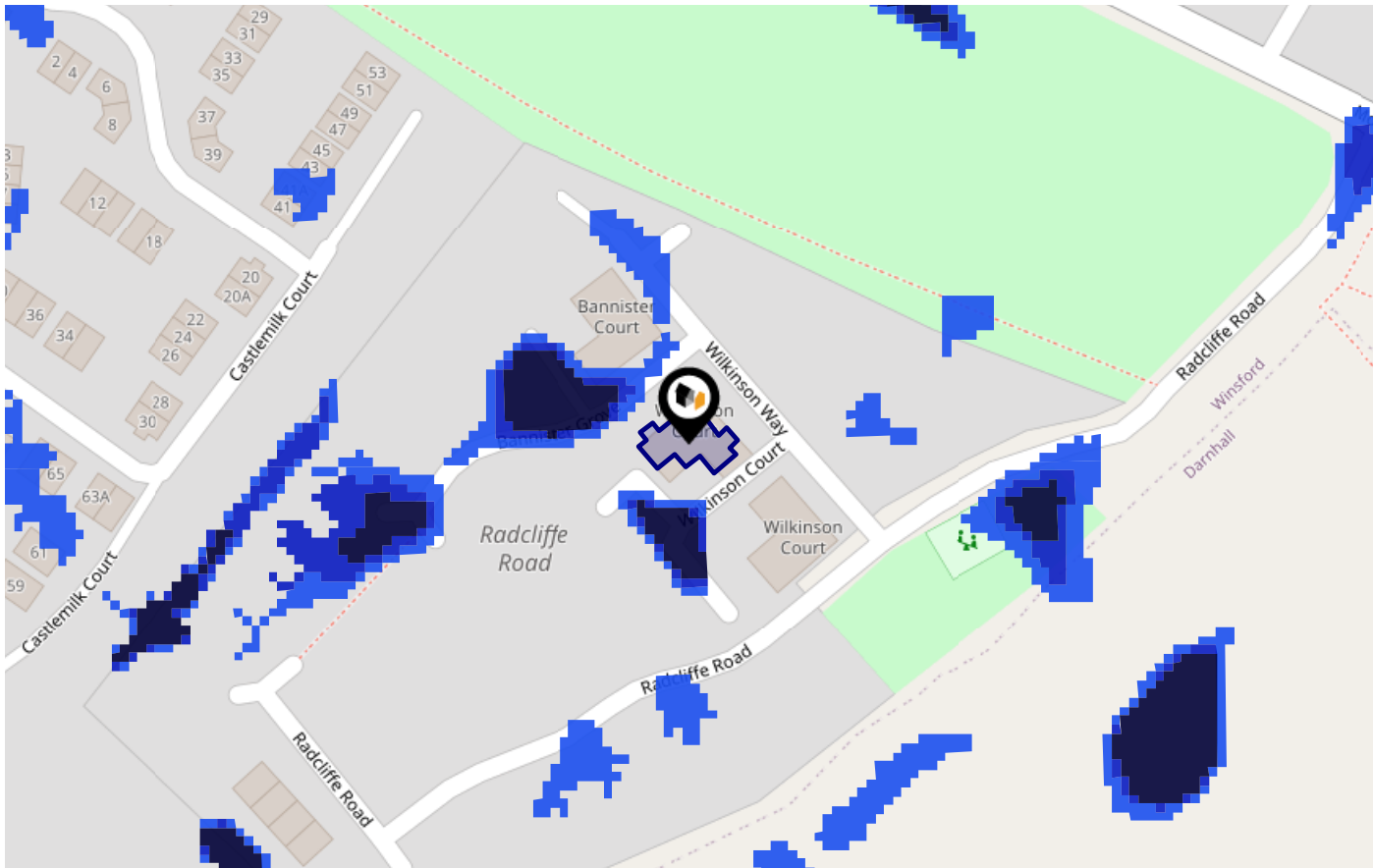
Chance of flooding to the following depths at this property:



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.

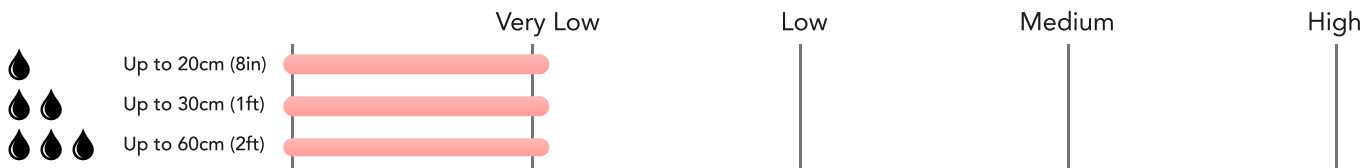


Risk Rating: Very low

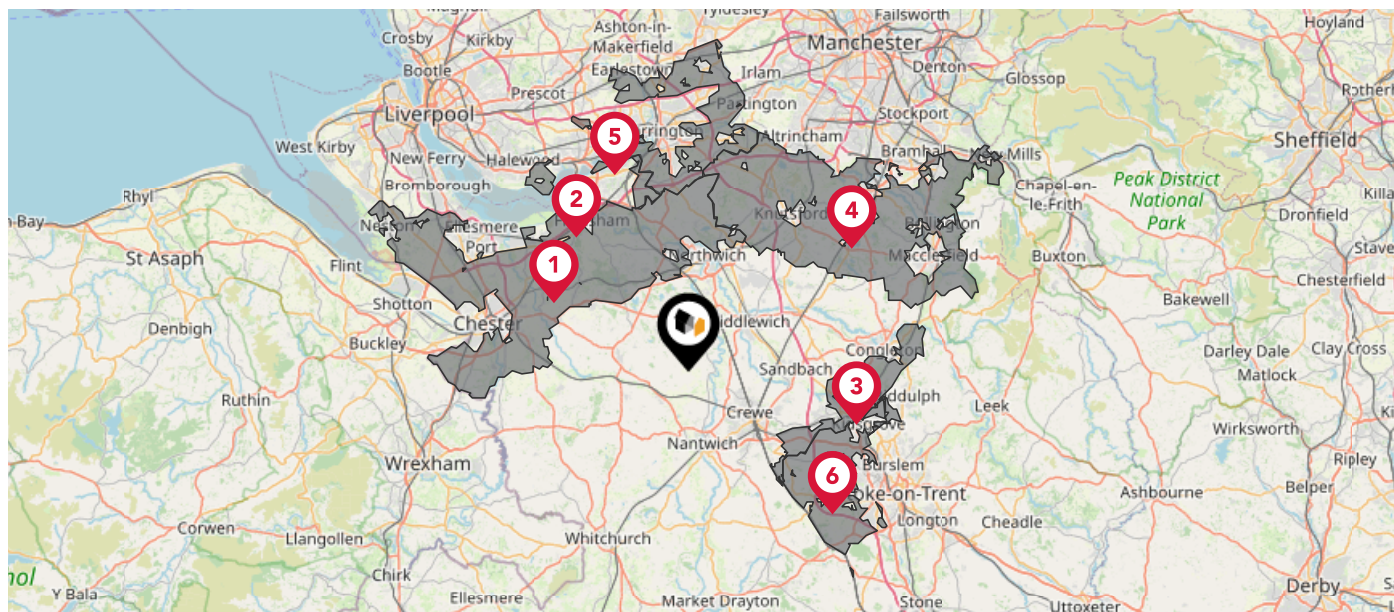
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Cheshire West and Chester



Merseyside and Greater Manchester Green Belt - Halton



Stoke-on-Trent Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Warrington

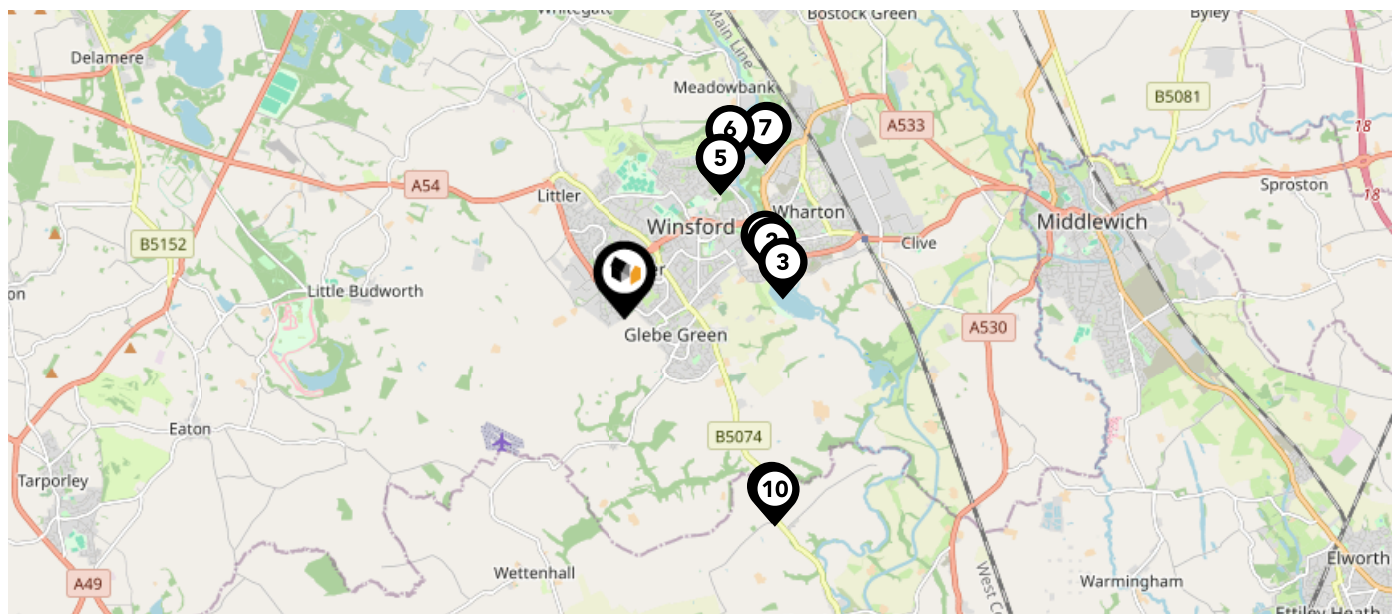


Stoke-on-Trent Green Belt - Newcastle-under-Lyme

Maps

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.



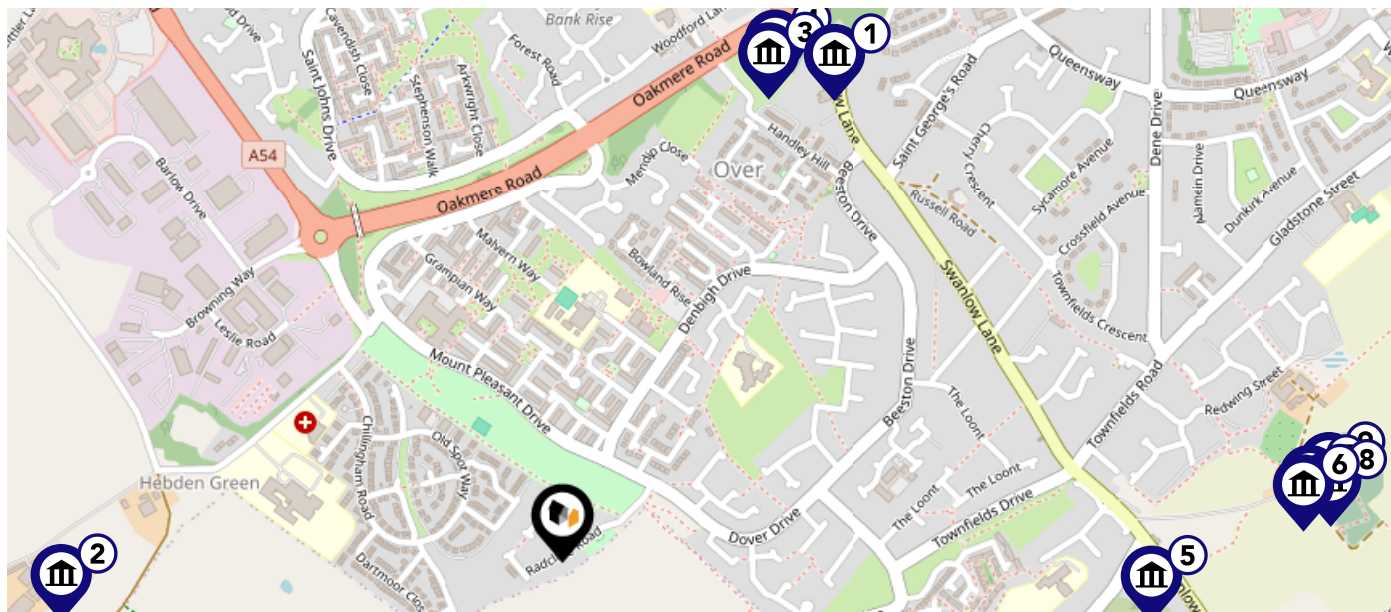
Nearby Landfill Sites










1	Tipping at Dock House-Winsford, Cheshire	Historic Landfill	
2	Bottom Flash-Winsford	Historic Landfill	
3	Rilshaw Lane Tip-Off Rilshaw Lane, Winsford, Cheshire	Historic Landfill	
4	Wades Lane Tip-Bradford Road, Winsford, Cheshire	Historic Landfill	
5	New Road-Winsford, Cheshire	Historic Landfill	
6	Meadow Bank Farm-Bradford Road, Winsford, Cheshire, Cheshire	Historic Landfill	
7	Shaws Lane-Shaws Lane, Winsford, Cheshire	Historic Landfill	
8	Messrs Bisons Tip-Shaws Lane, Winsford, Cheshire	Historic Landfill	
9	Ashbrook Towers-Church Minshall, Cheshire	Historic Landfill	
10	Ashbrook Towers-Winsford Road, Church Minshall, Cheshire	Historic Landfill	

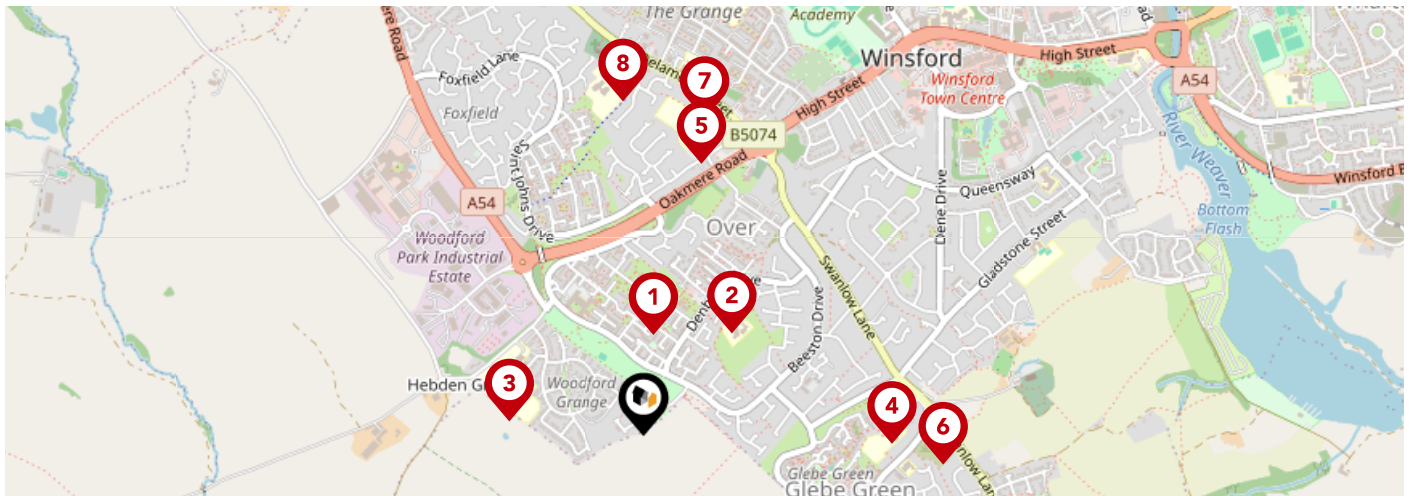
Maps

Listed Buildings

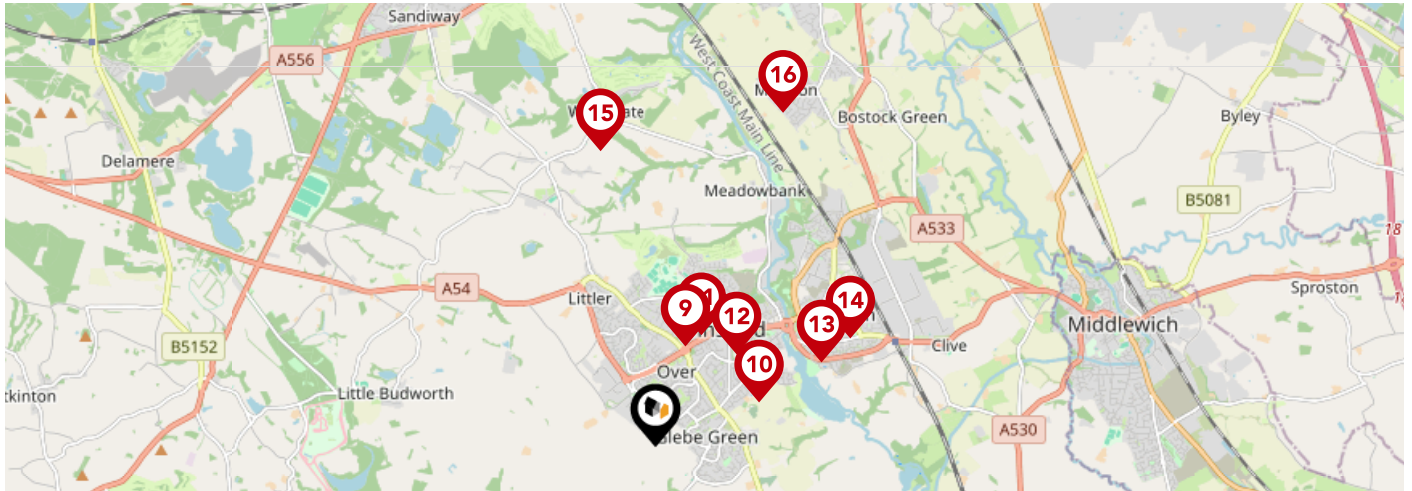
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1310382 - Dawk House	Grade II	0.6 miles
	1160943 - Woodford Hall	Grade II	0.6 miles
	1160821 - The Congregational Church	Grade II	0.6 miles
	1329843 - War Memorial C15 Yards To East Of The Congregational Church	Grade II	0.6 miles
	1139179 - The Old Vicarage	Grade II	0.7 miles
	1450264 - Winsford War Memorial	Grade II	0.8 miles
	1329844 - Churchyard Walls And Gatepiers At Church Of St Chad	Grade II	0.8 miles
	1310386 - Cross Base In Churchyard Of St Chad	Grade II	0.9 miles
	1139180 - Church Of St Chad	Grade II	0.9 miles



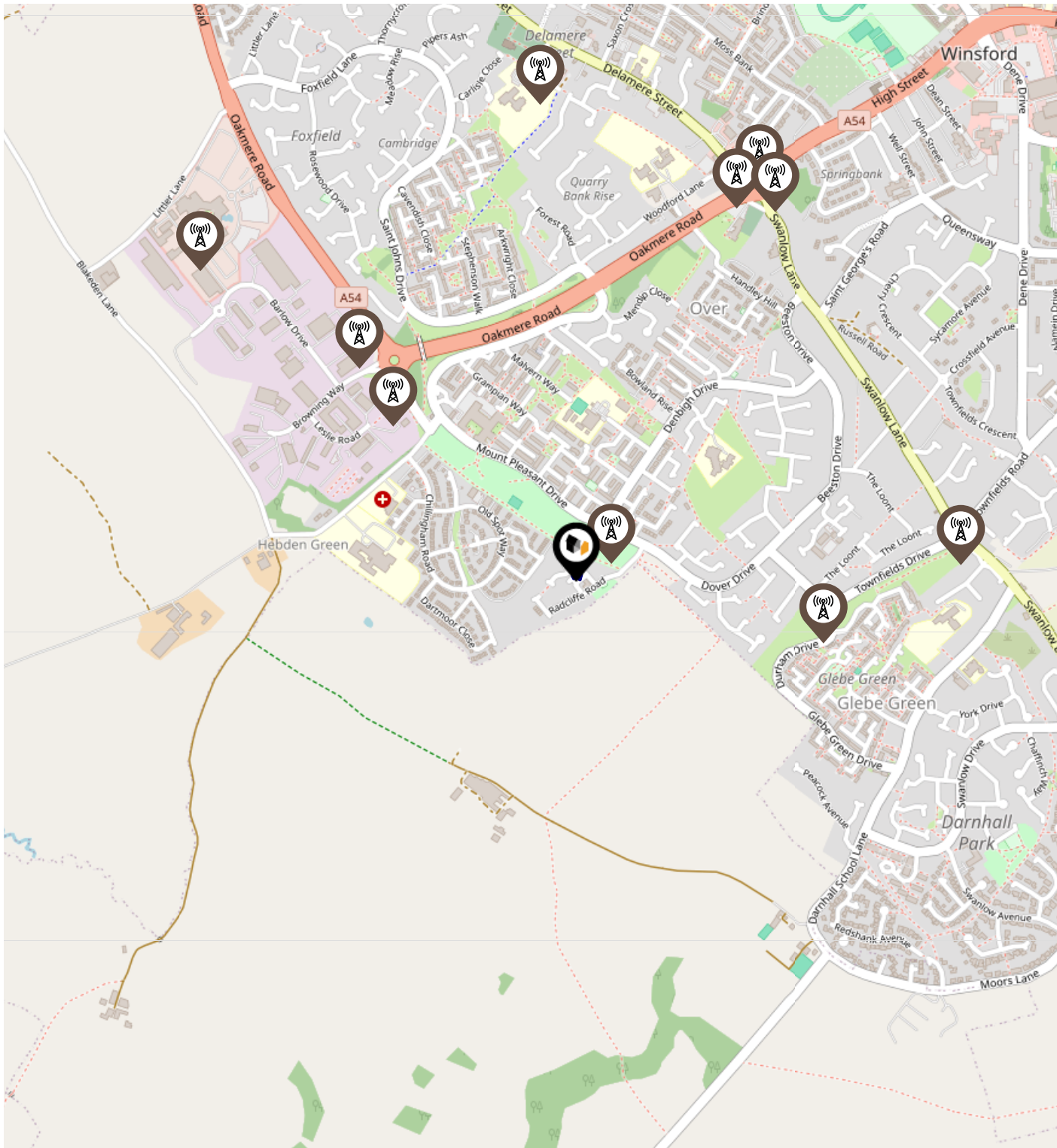
		Nursery	Primary	Secondary	College	Private
1	Oaklands School Ofsted Rating: Outstanding Pupils: 168 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Over Hall Community School Ofsted Rating: Good Pupils: 183 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hebden Green Community School Ofsted Rating: Outstanding Pupils: 135 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Darnhall Primary School Ofsted Rating: Good Pupils: 446 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Joseph's Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 337 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Jefferson House Ofsted Rating: Outstanding Pupils: 6 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Over St John's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Oak View Academy Ofsted Rating: Good Pupils: 150 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Grange Community Nursery and Primary School Ofsted Rating: Good Pupils: 160 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St. Chad's Church of England Primary and Nursery School Ofsted Rating: Good Pupils: 185 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Winsford Academy Ofsted Rating: Requires improvement Pupils: 1089 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Winsford High Street Community Primary School Ofsted Rating: Good Pupils: 543 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Wharton CofE Primary School Ofsted Rating: Requires improvement Pupils: 283 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Willow Wood Community Nursery and Primary School Ofsted Rating: Good Pupils:0 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitegate CofE Primary School Ofsted Rating: Good Pupils: 162 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Moulton School Ofsted Rating: Good Pupils: 202 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

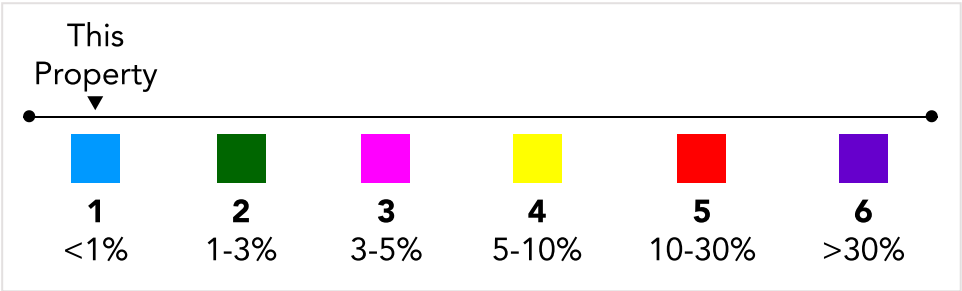
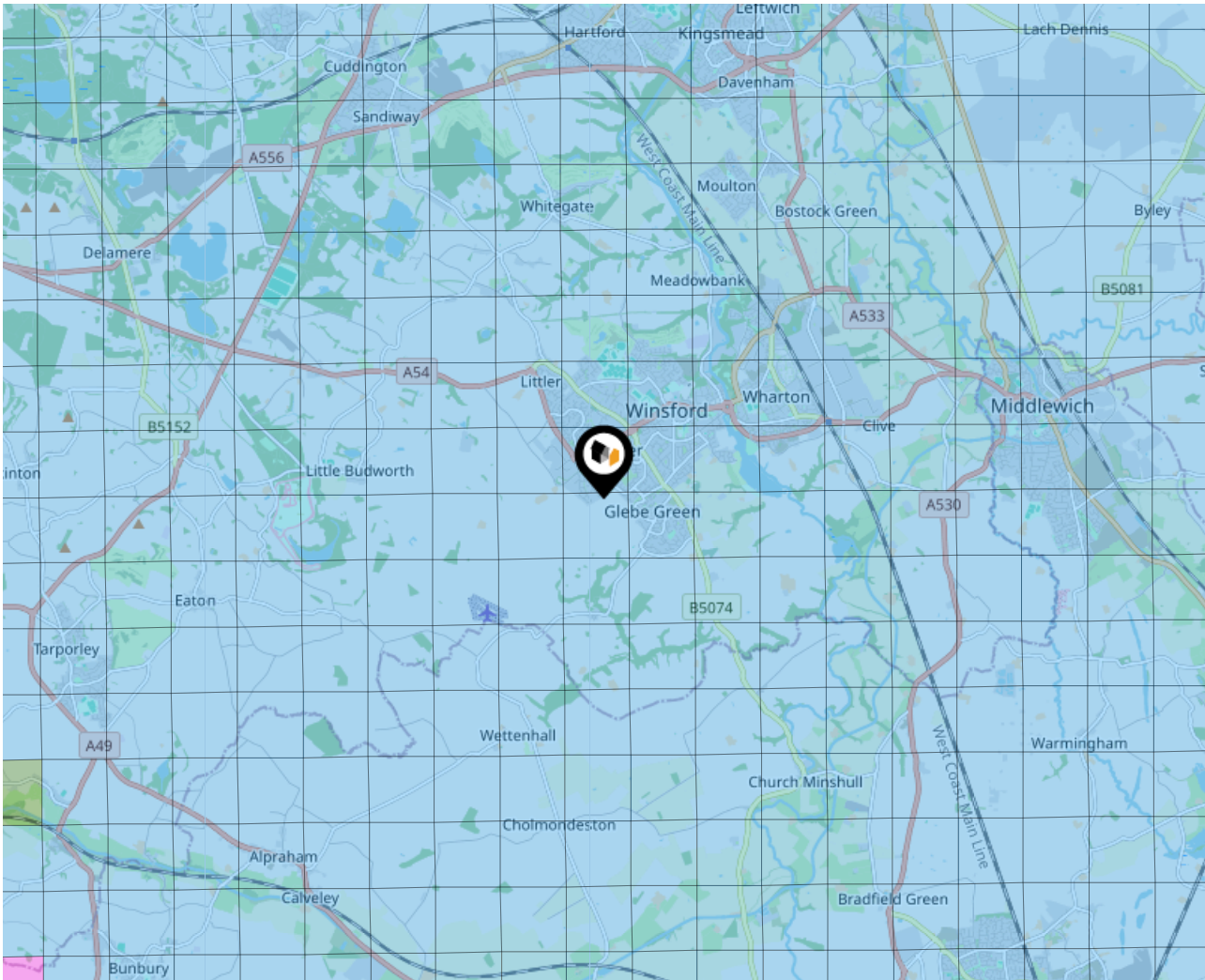


Key:

-  Power Pylons
-  Communication Masts

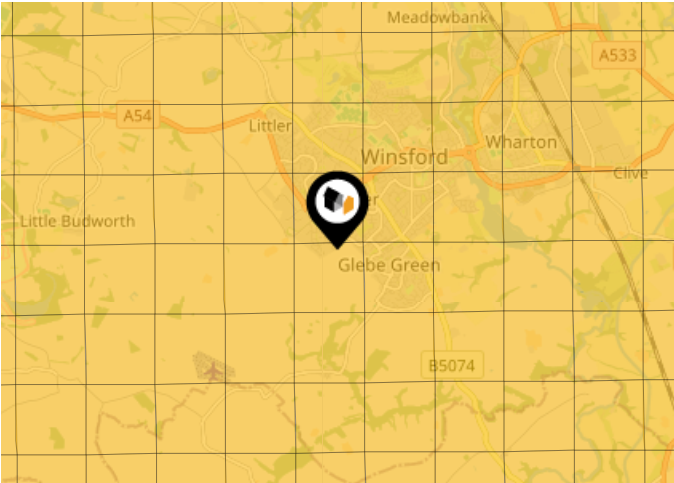
What is Radon?

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).



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

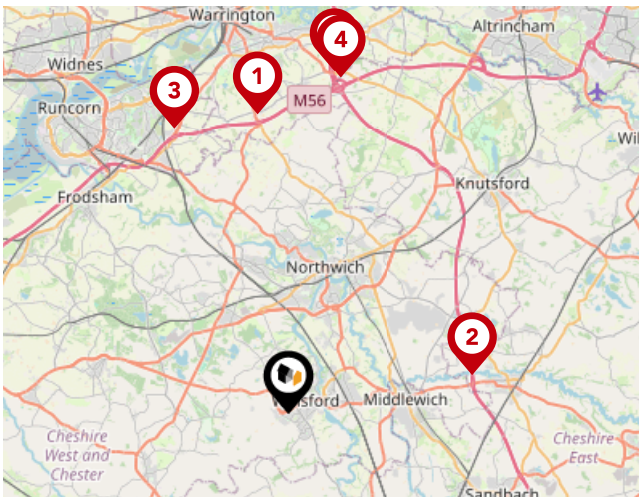
Area

Transport (National)








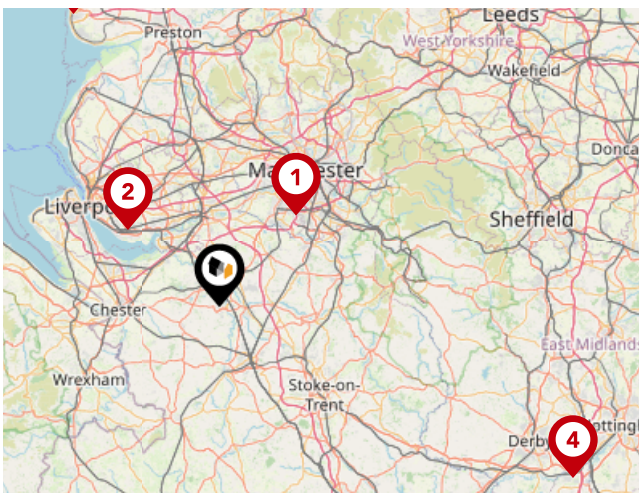
National Rail Stations

Pin	Name	Distance
	Winsford Rail Station	2.18 miles
	Winsford Rail Station	2.22 miles
	Hartford Rail Station	4.23 miles




Trunk Roads/Motorways

Pin	Name	Distance
	M56 J10	10.68 miles
	M6 J18	6.69 miles
	M56 J11	10.88 miles
	M56 J9	12.04 miles
	M6 J20	12.26 miles

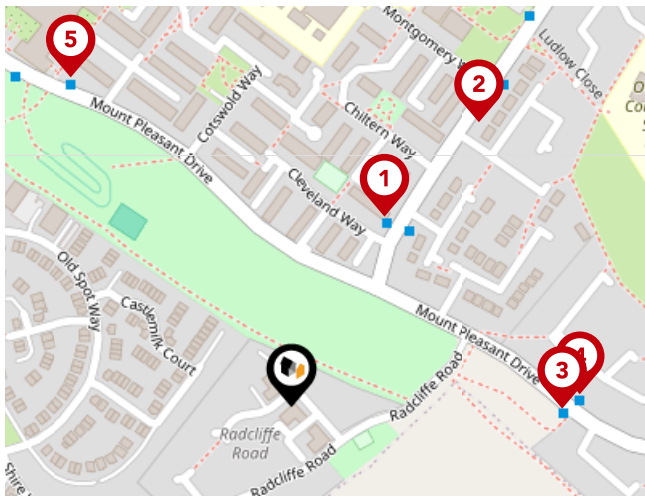


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	16.98 miles
	Speke	16.78 miles
	Highfield	46.07 miles
	East Mids Airport	56.25 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cleveland Way	0.12 miles
2	Launceston Close	0.19 miles
3	Wolvesley Place	0.15 miles
4	Caernarvon Avenue	0.16 miles
5	Playing Fields	0.22 miles

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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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Valuation Office
Agency

