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KPF: Key Property Facts

An Analysis of This Property & The Local Area
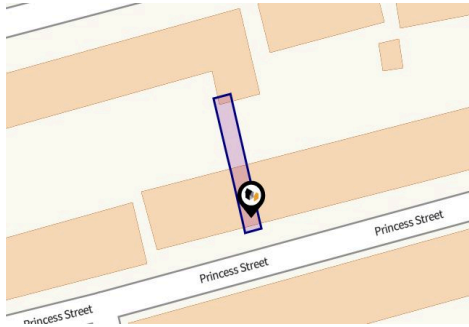### Thursday 02nd October 2025

PRINCESS STREET, WINSFORD, CW7

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

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com

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Property
Overview

Property

Type:	Semi-Detached House
Bedrooms:	2
Floor Area:	775 ft^2 / 72 m^2
Plot Area:	0.03 acres
Council Tax :	Band A
Annual Estimate:	£1,595
Title Number:	CH728231

Local Area

Local Authority:	Cheshire west and chester
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

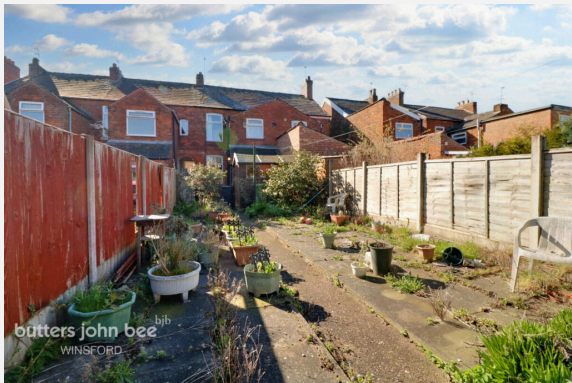**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

14 mb/s	**80** mb/s	**8000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   �’ Virgin media

Gallery
Photos

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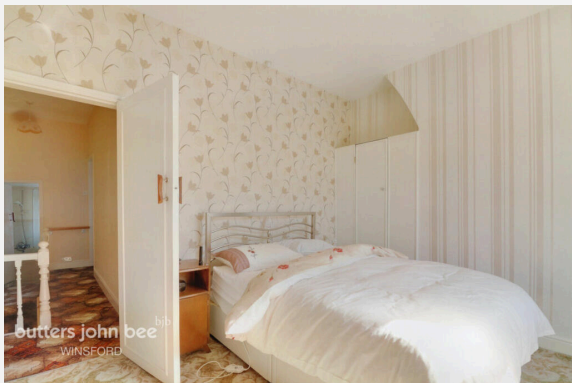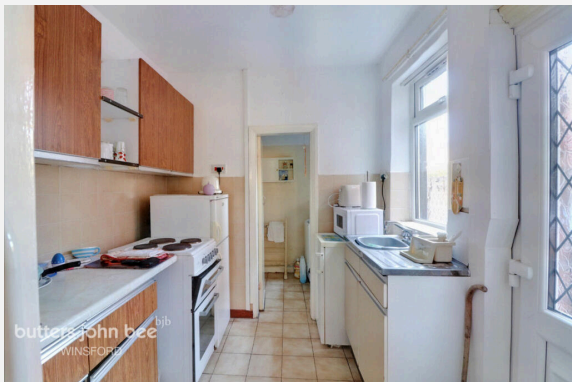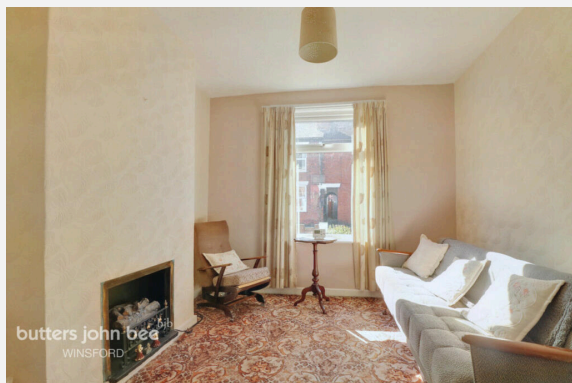
Property
EPC - Certificate

Energy rating

D

Valid until 09.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 | C
55-68	D	62 | D	
39-54	E		
21-38	F		
1-20	G		

KPF - Key Property Facts

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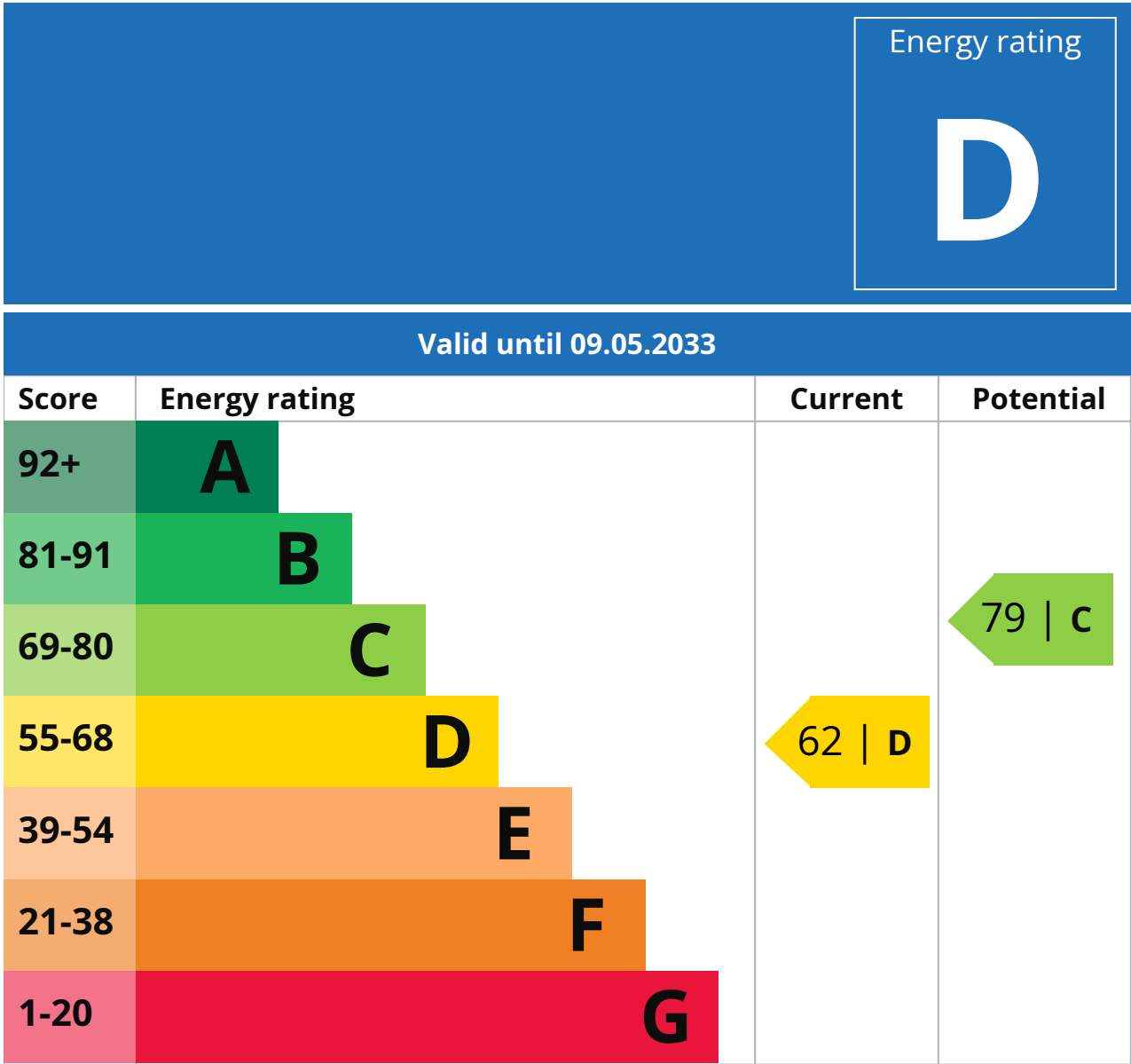
Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched no insulation (assumed)
Roof Energy:	Very poor
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 80% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	72 m^2

Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in CW7
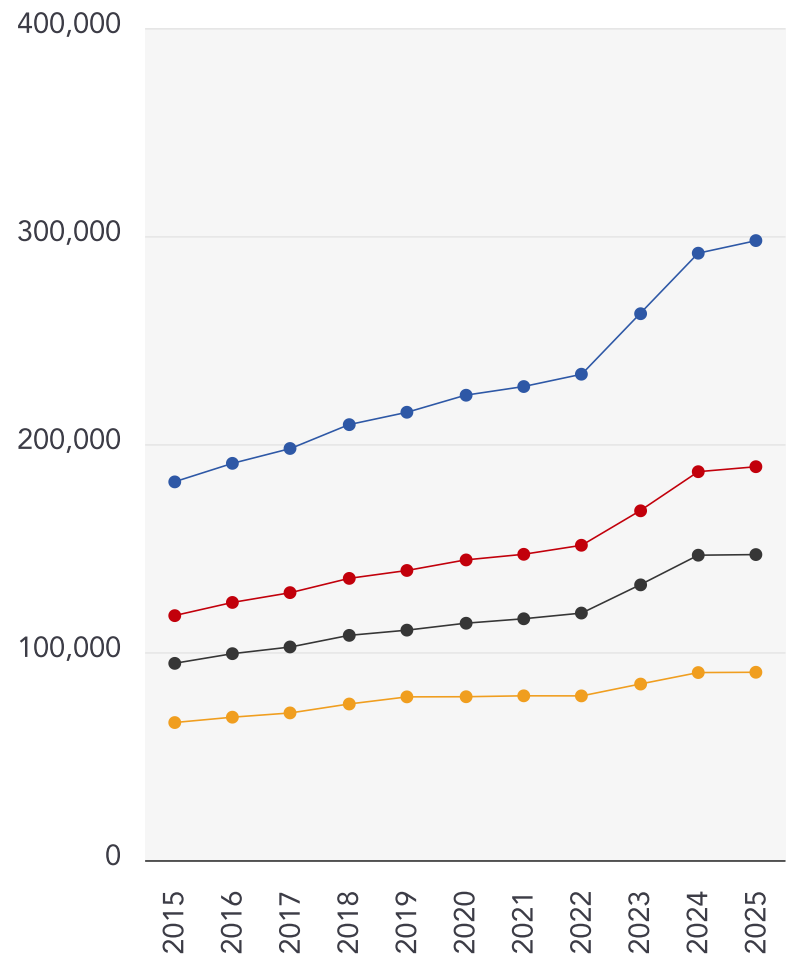
Detached	
+63.79%	
Semi-Detached	
+60.91%	
Terraced	
+55.27%	
Flat	
+36.55%	

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
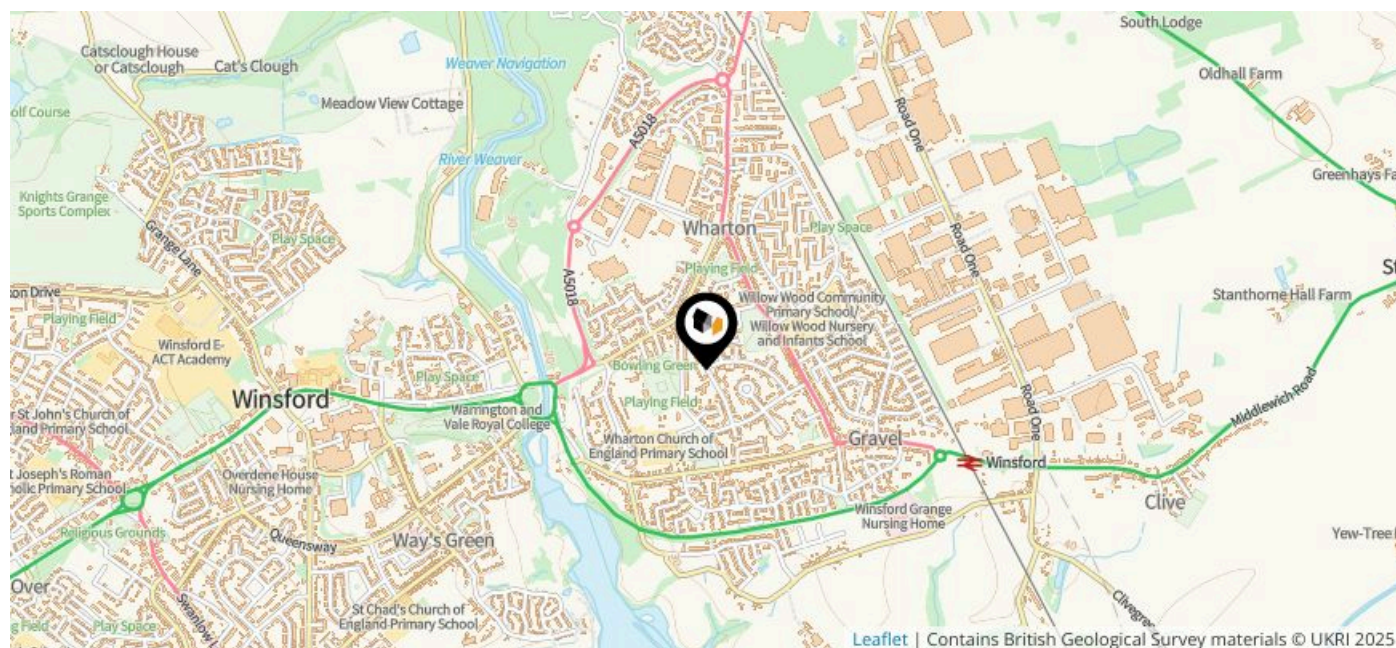
Mine Entry

✕ 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.

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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.
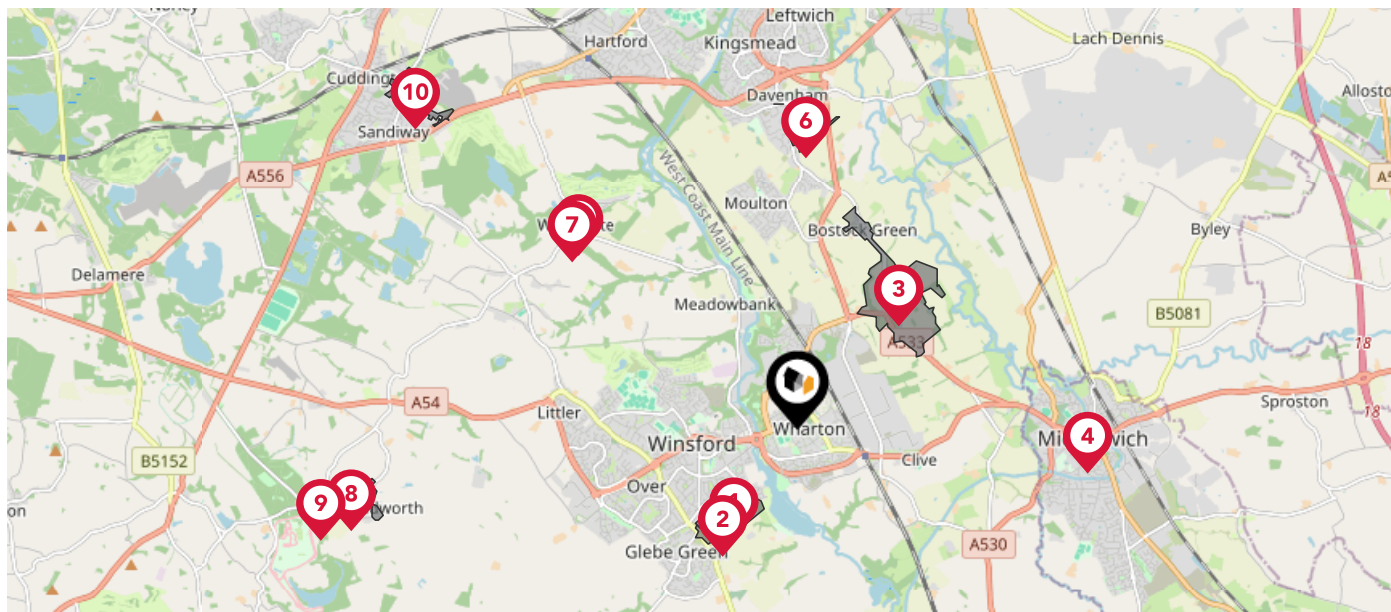

Nearby Conservation Areas	
1	St. Chad's (Winsford) Conservation Area
2	St. Chad's (Winsford) Conservation Area
3	Bostock Conservation Area
4	Middlewich Conservation Area
5	Whitegate Conservation Area
6	Davenham Conservation Area
7	Whitegate Conservation Area
8	Little Budworth Conservation Area
9	Little Budworth Conservation Area
10	Sandiway Conservation Area

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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
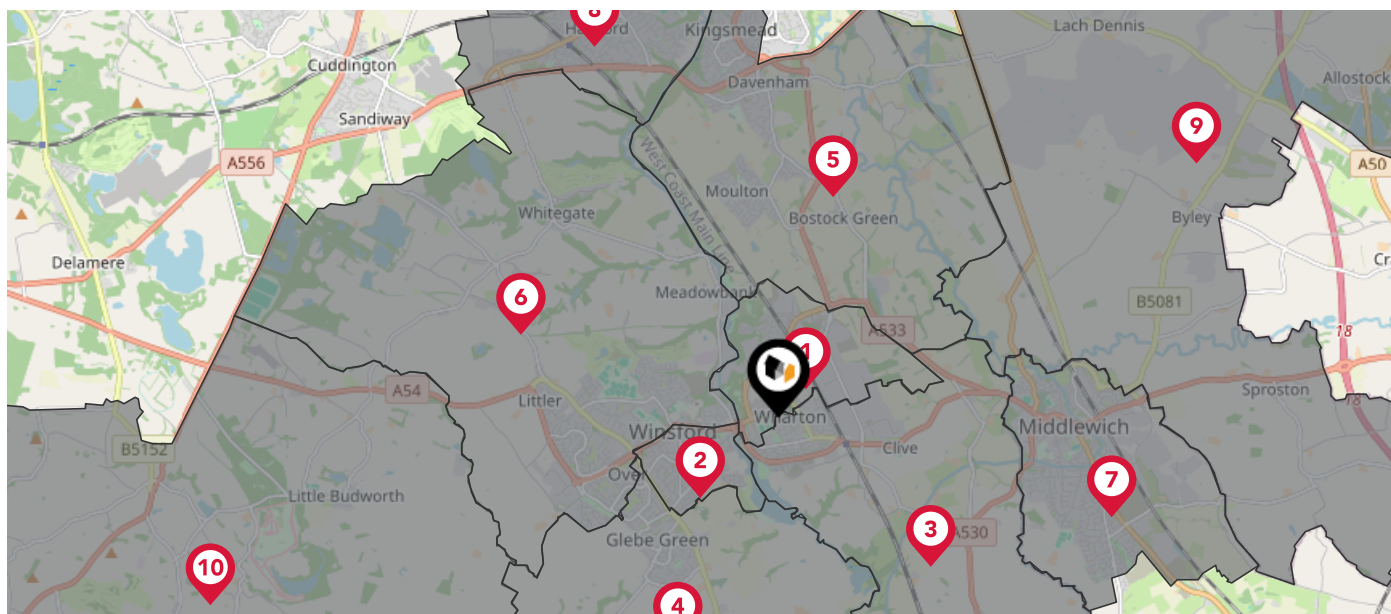
Nearby Council Wards	
1	Winsford Wharton Ward
2	Winsford Dene Ward
3	Winsford Gravel Ward
4	Winsford Swanlow Ward
5	Davenham, Moulton & Kingsmead Ward
6	Winsford Over & Verdin Ward
7	Middlewich Ward
8	Hartford & Greenbank Ward
9	Shakerley Ward
10	Tarporley Ward

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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:

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

Flood Risk
Rivers & Seas - Climate Change

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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.
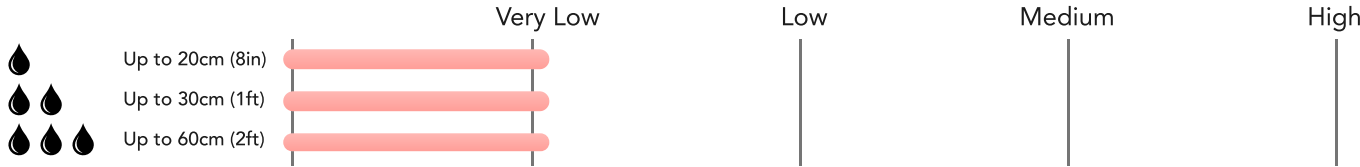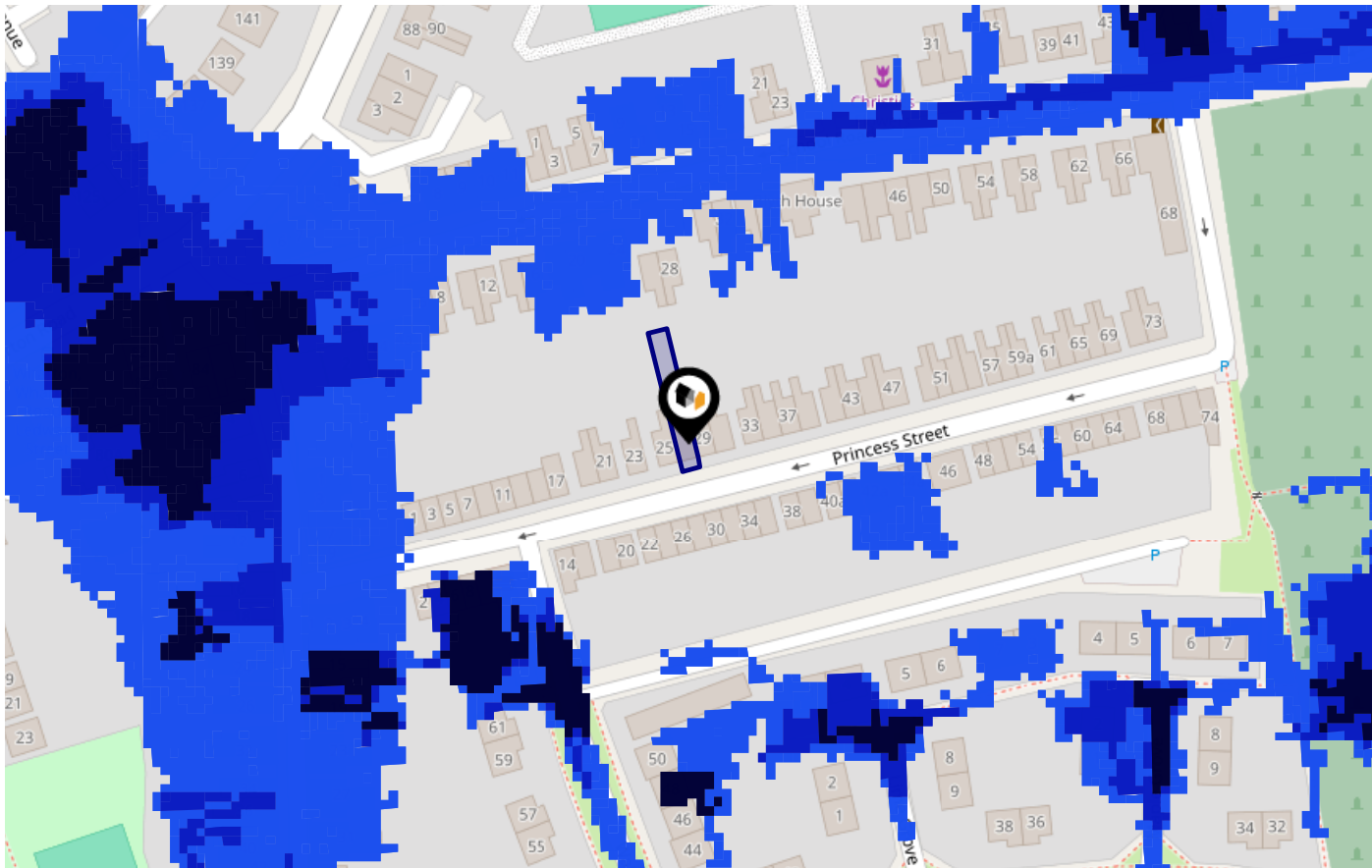

Risk Rating: Very low

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)	▬▬▬			

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Flood Risk
Surface Water - Flood Risk

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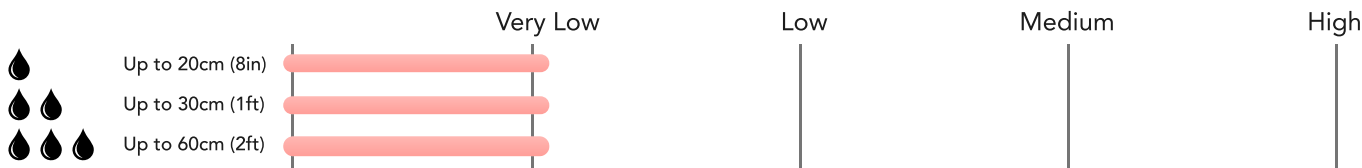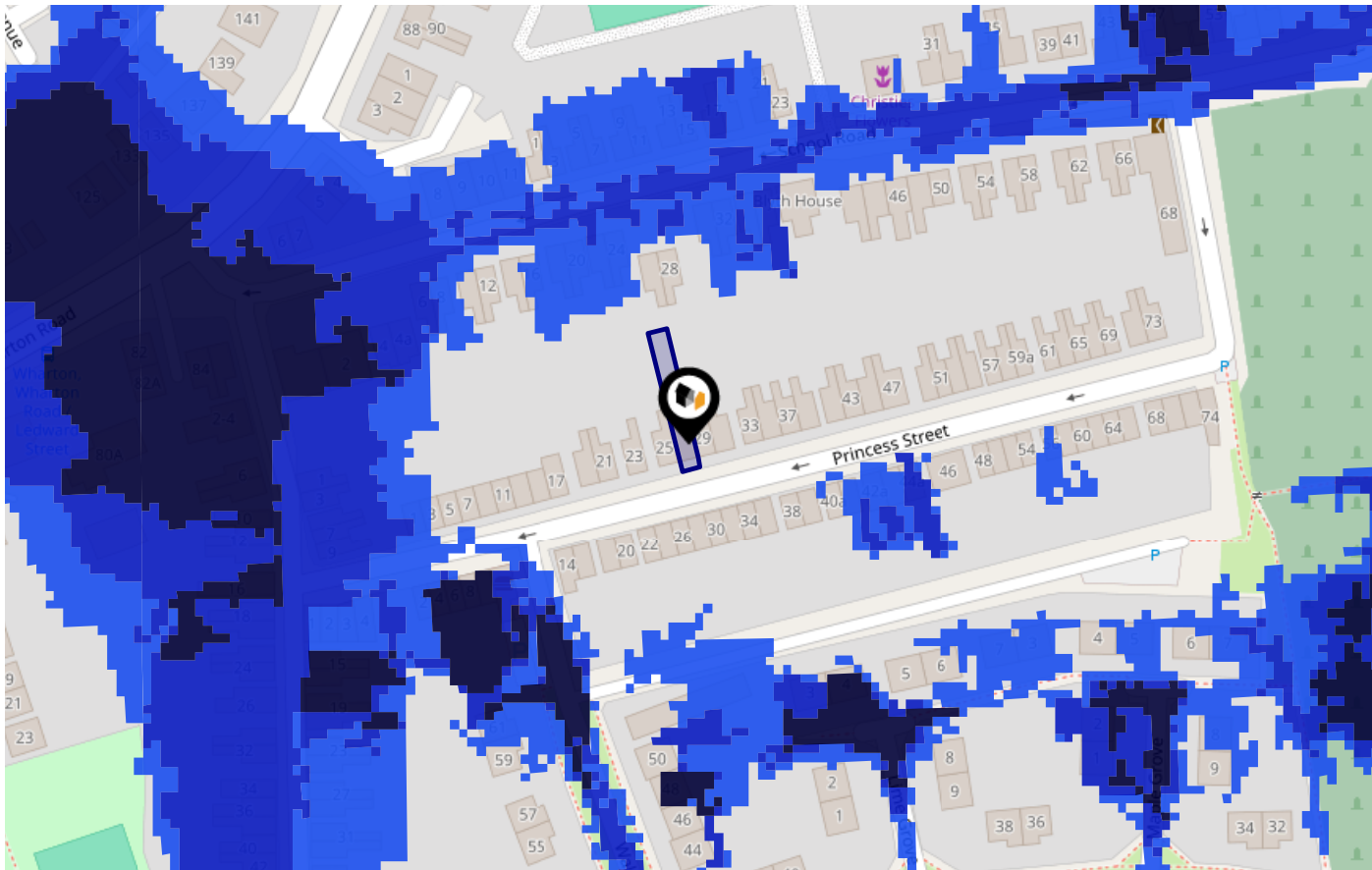
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

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.

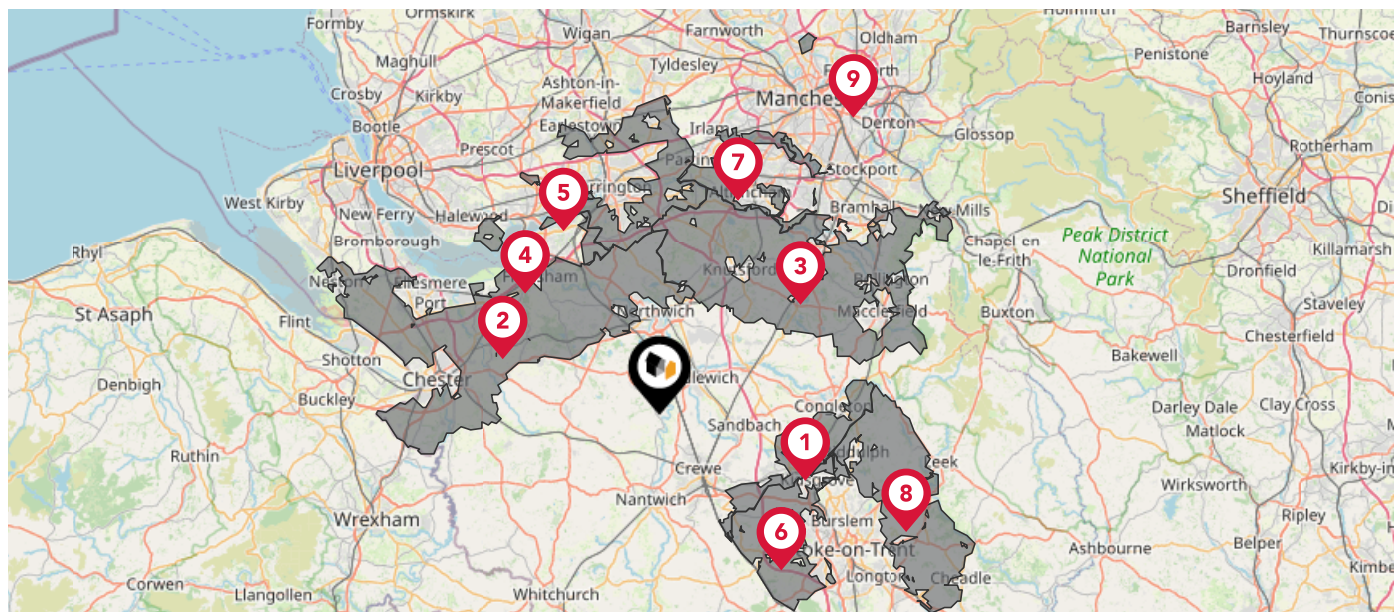■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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)				

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Flood Risk
Surface Water - Climate Change

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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)				

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

Nearby Green Belt Land

1	Stoke-on-Trent Green Belt - Cheshire East
2	Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
3	Merseyside and Greater Manchester Green Belt - Cheshire East
4	Merseyside and Greater Manchester Green Belt - Halton
5	Merseyside and Greater Manchester Green Belt - Warrington
6	Stoke-on-Trent Green Belt - Newcastle-under-Lyme
7	Merseyside and Greater Manchester Green Belt - Trafford
8	Stoke-on-Trent Green Belt - Staffordshire Moorlands
9	Merseyside and Greater Manchester Green Belt - Manchester

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.
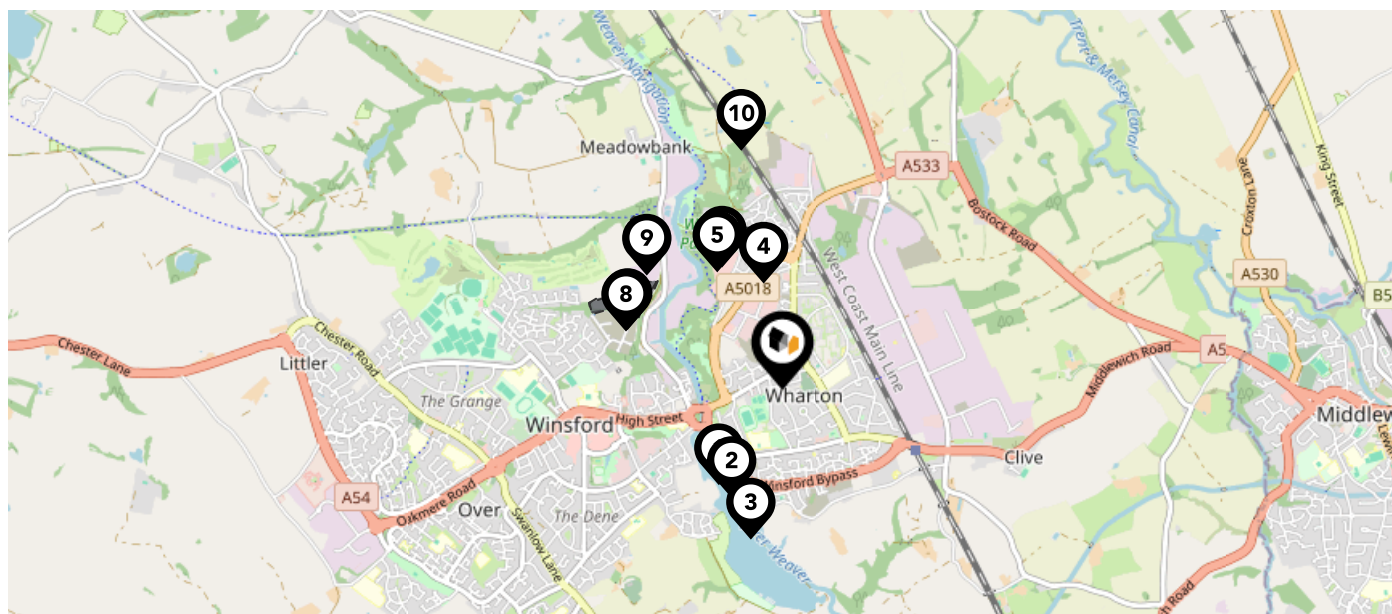
Nearby Landfill Sites		
1 Tipping at Dock House-Winsford, Cheshire	Historic Landfill	
2 Bottom Flash-Winsford	Historic Landfill	
3 Rilshaw Lane Tip-Off Rilshaw Lane, Winsford, Cheshire	Historic Landfill	
4 Shaws Lane-Winsford, Cheshire	Historic Landfill	
5 Shaws Lane-Shaws Lane, Winsford, Cheshire	Historic Landfill	
6 Messrs Bisons Tip-Shaws Lane, Winsford, Cheshire	Historic Landfill	
7 New Road-Winsford, Cheshire	Historic Landfill	
8 Wades Lane Tip-Bradford Road, Winsford, Cheshire	Historic Landfill	
9 Meadow Bank Farm-Bradford Road, Winsford, Cheshire, Cheshire	Historic Landfill	
10 Ravine opposite former Bison Concrete Works Entrance-Shaws Lane, Off Wharton Road (A5018), Smoke Hall Lane, Winsford	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...
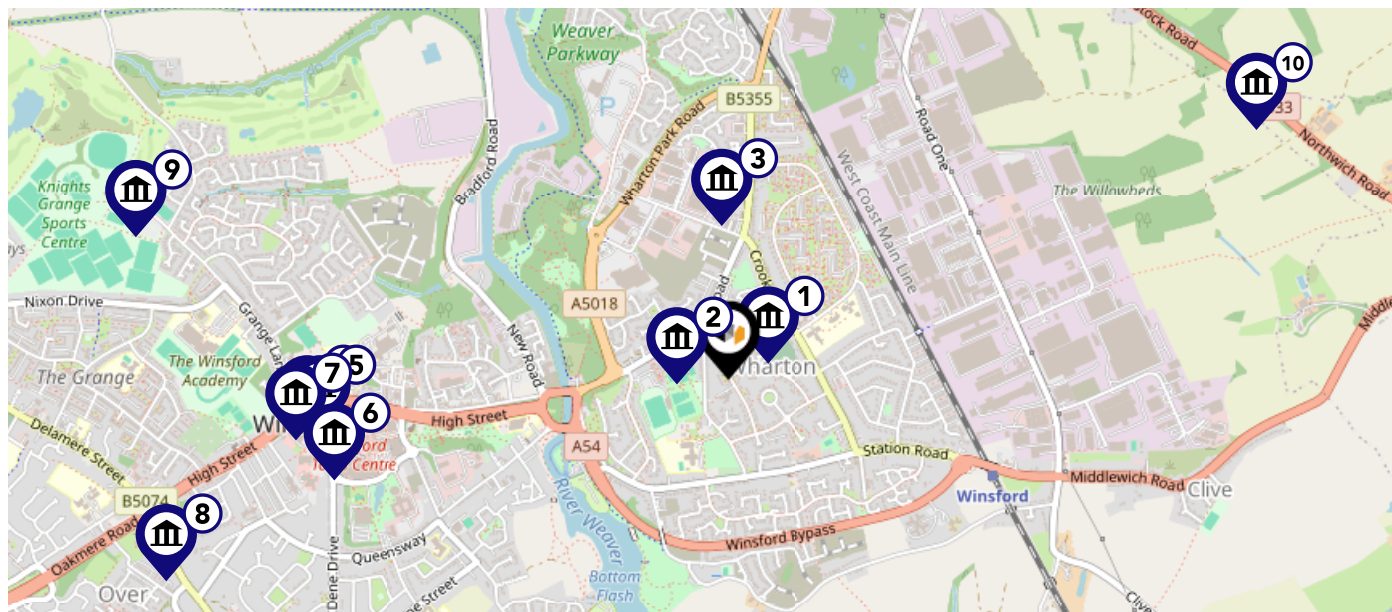
| Listed Buildings in the local district	Grade	Distance
① 1437121 - Wharton War Memorial	Grade II	0.1 miles
② 1139185 - 80, Wharton Road	Grade II	0.1 miles
③ 1139190 - Wharton Hall	Grade II	0.4 miles
④ 1139218 - Verdin Building	Grade II	0.9 miles
⑤ 1329842 - Old Primary School Block At Verdin Comprehensive School	Grade II	0.9 miles
⑥ 1310406 - War Memorial	Grade II	0.9 miles
⑦ 1310409 - Brunner Guildhall	Grade II	1.0 miles
⑧ 1310382 - Dawk House	Grade II	1.3 miles
⑨ 1329819 - Knights Grange Public House	Grade II	1.3 miles
⑩ 1310589 - Old Hall Farmhouse	Grade II	1.3 miles

Area
Schools
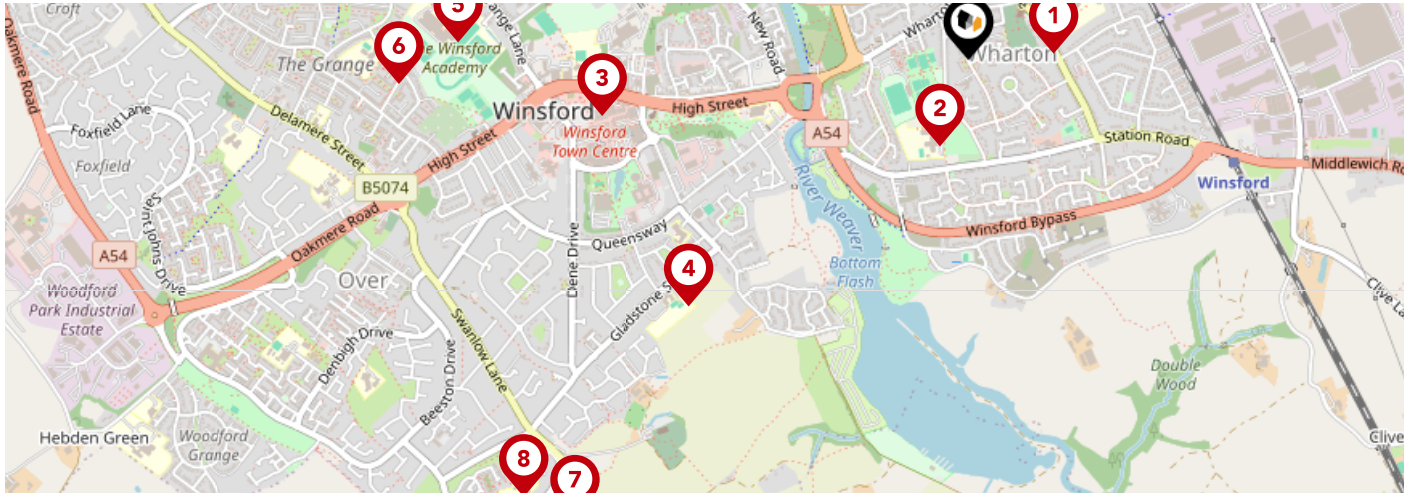
		Nursery	Primary	Secondary	College	Private
1	**Willow Wood Community Nursery and Primary School** Ofsted Rating: Good | Pupils:0 | Distance:0.19	☐	☑	☐	☐	☐
2	**Wharton CofE Primary School** Ofsted Rating: Requires improvement | Pupils: 283 | Distance:0.21	☐	☑	☐	☐	☐
3	**Winsford High Street Community Primary School** Ofsted Rating: Good | Pupils: 543 | Distance:0.82	☐	☑	☐	☐	☐
4	**St. Chad's Church of England Primary and Nursery School** Ofsted Rating: Good | Pupils: 185 | Distance:0.83	☐	☑	☐	☐	☐
5	**The Winsford Academy** Ofsted Rating: Requires improvement | Pupils: 1089 | Distance:1.14	☐	☐	☑	☐	☐
6	**Grange Community Nursery and Primary School** Ofsted Rating: Good | Pupils: 160 | Distance:1.27	☐	☑	☐	☐	☐
7	**Jefferson House** Ofsted Rating: Outstanding | Pupils: 6 | Distance:1.34	☐	☐	☑	☐	☐
8	**Darnhall Primary School** Ofsted Rating: Good | Pupils: 446 | Distance:1.39	☐	☑	☐	☐	☐

Area
Schools
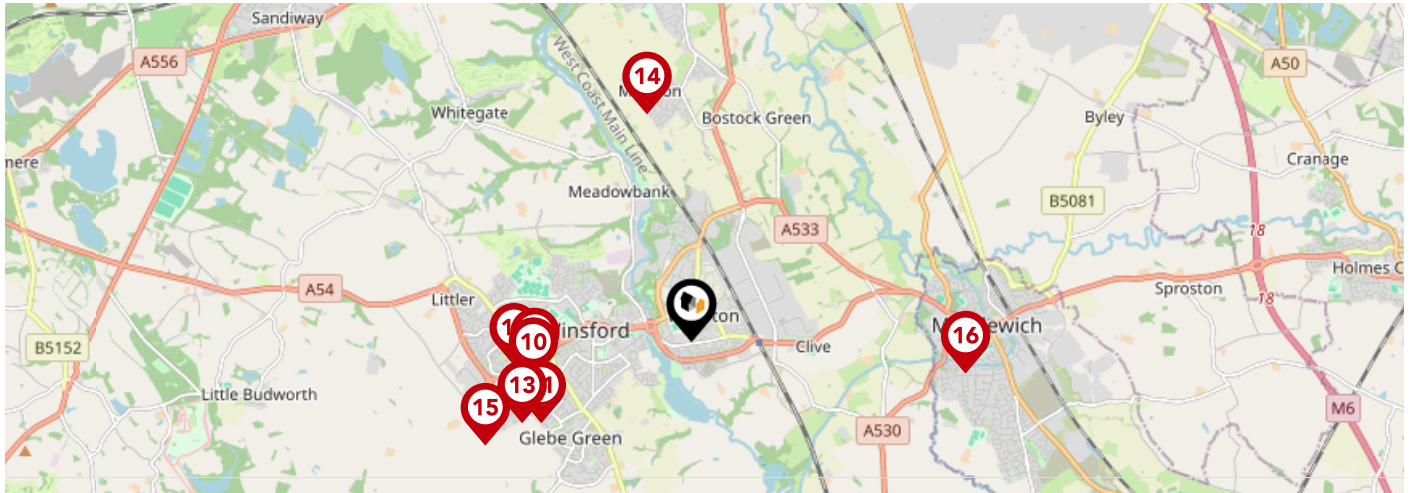
	Nursery	Primary	Secondary	College	Private
9 Over St John's CofE Primary School Ofsted Rating: Good | Pupils: 129 | Distance:1.43	☐	☑	☐	☐	☐
10 St Joseph's Catholic Primary School, a Voluntary Academy Ofsted Rating: Good | Pupils: 337 | Distance:1.45	☐	☑	☐	☐	☐
11 Over Hall Community School Ofsted Rating: Good | Pupils: 183 | Distance:1.53	☐	☑	☐	☐	☐
12 The Oak View Academy Ofsted Rating: Good | Pupils: 150 | Distance:1.6	☐	☑	☐	☐	☐
13 Oaklands School Ofsted Rating: Outstanding | Pupils: 168 | Distance:1.68	☐	☐	☑	☐	☐
14 Moulton School Ofsted Rating: Good | Pupils: 202 | Distance:2.05	☐	☑	☐	☐	☐
15 Hebden Green Community School Ofsted Rating: Outstanding | Pupils: 135 | Distance:2.06	☐	☐	☑	☐	☐
16 Middlewich Primary School Ofsted Rating: Good | Pupils: 402 | Distance:2.44	☐	☑	☐	☐	☐

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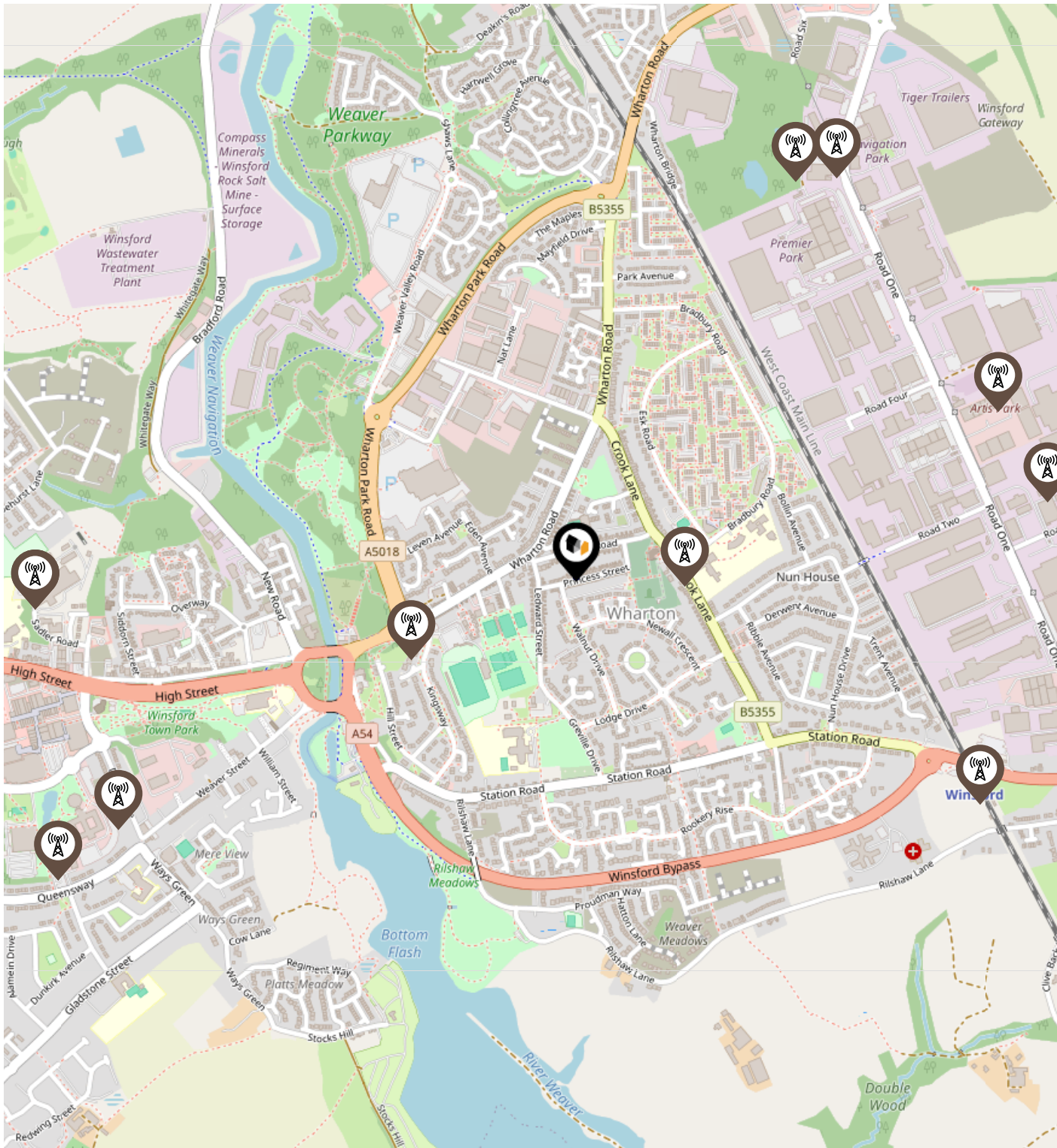
Key:

🗼 Power Pylons

📡 Communication Masts

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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%

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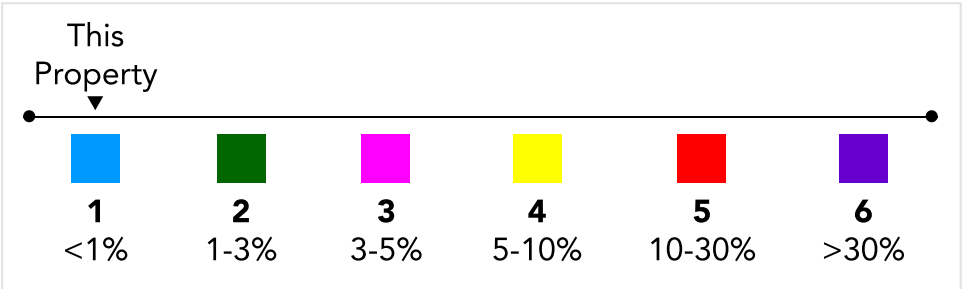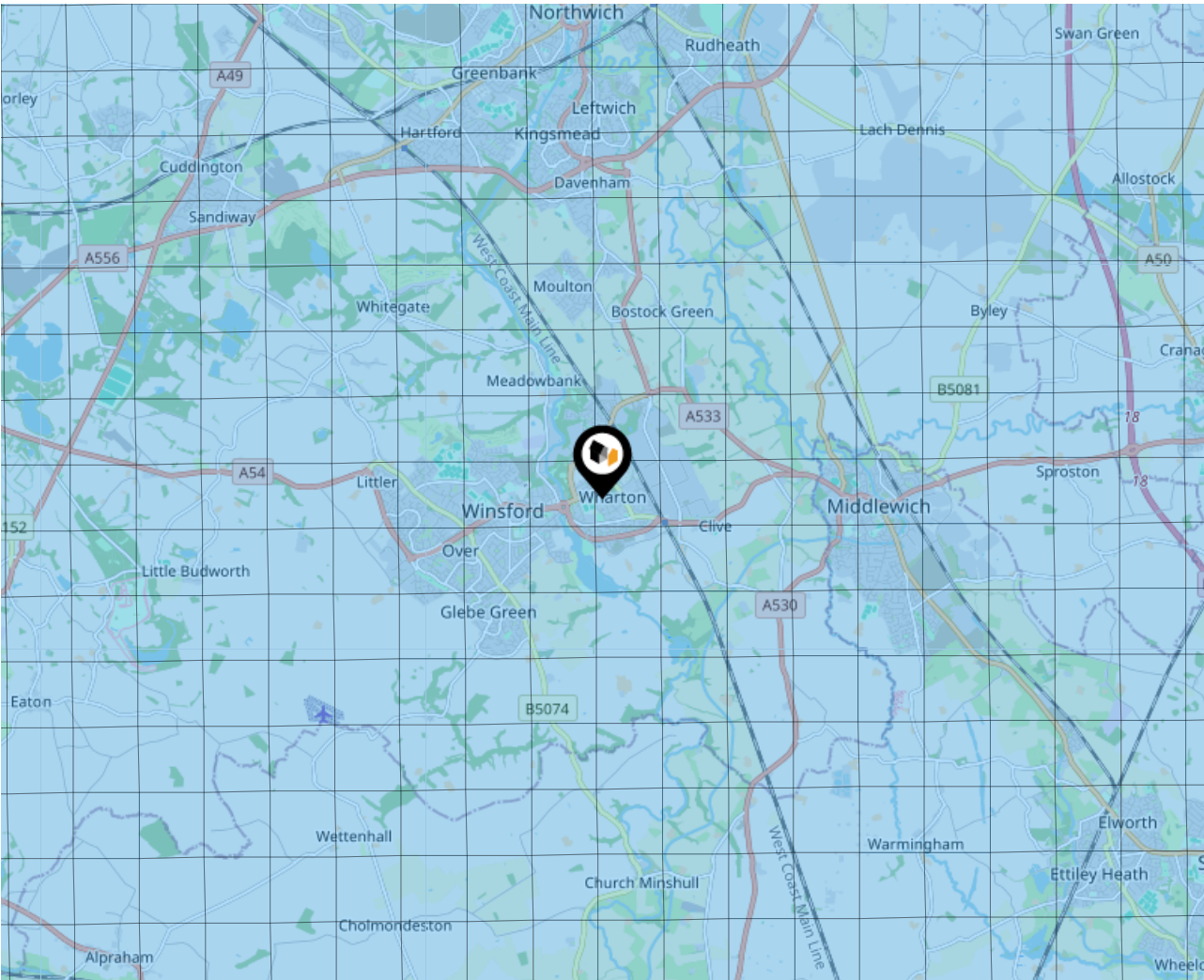
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE(LOW)

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO CLAYEY LOAM

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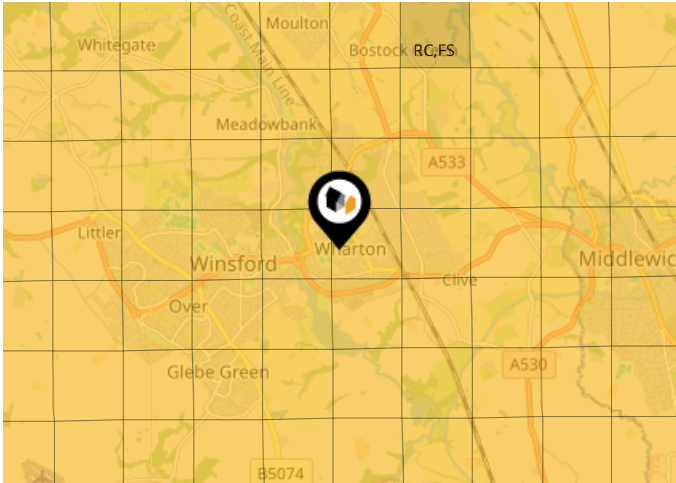
Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)
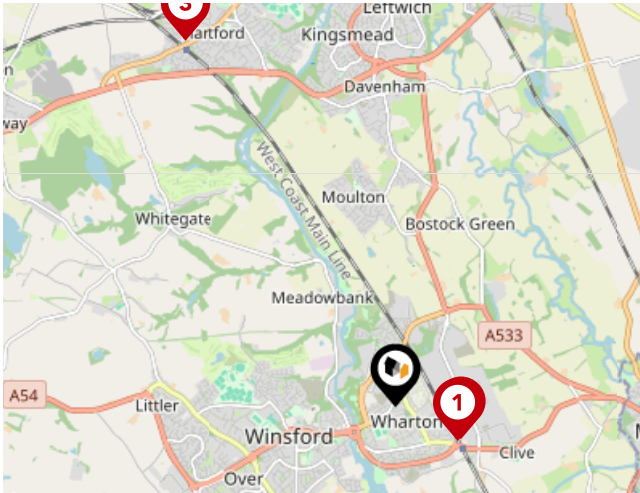
National Rail Stations

Pin	Name	Distance
1	Winsford Rail Station	0.62 miles
2	Winsford Rail Station	0.65 miles
3	Hartford Rail Station	3.76 miles
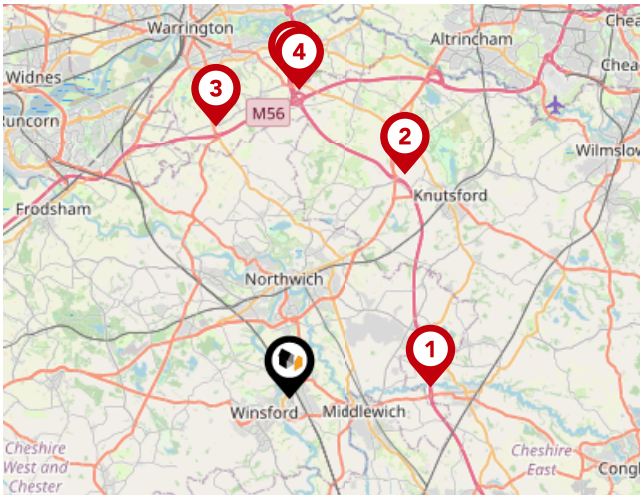
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J18	5.03 miles
2	M6 J19	8.93 miles
3	M56 J10	10.02 miles
4	M56 J9	10.95 miles
5	M6 J20	11.2 miles
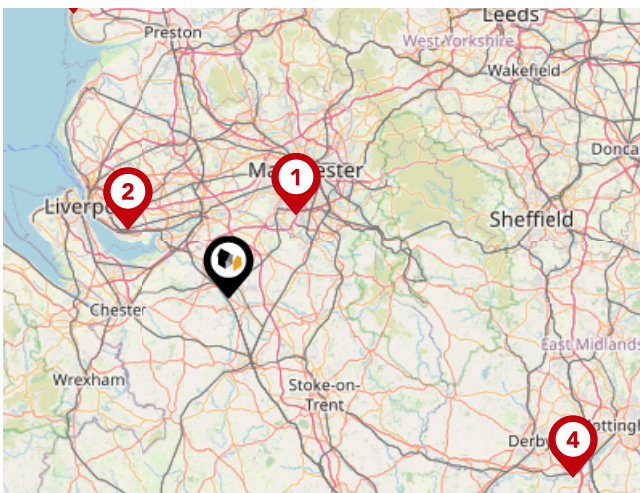
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	15.26 miles
2	Speke	17.42 miles
3	Highfield	45.93 miles
4	East Mids Airport	55.29 miles

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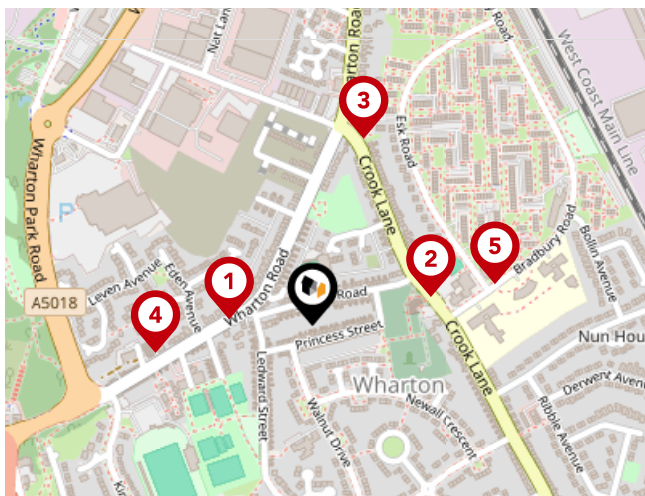
Bus Stops/Stations

Pin	Name	Distance
1	Ledward Street	0.09 miles
2	Christ Church	0.14 miles
3	Wharton Road	0.22 miles
4	Wesley Court	0.18 miles
5	Willow Wood School	0.21 miles

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Data Quality

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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

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KPF - Key Property Facts