



See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 21st October 2025



LOWER HAIG STREET, WINSFORD, CW7

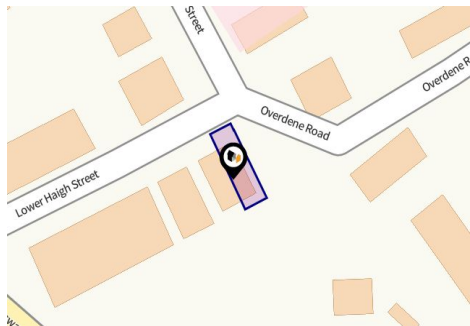
butters john bee

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

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Semi-Detached House
Bedrooms:	3
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,860
Title Number:	CH597497

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s



80
mb/s



8000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Lower Haig Street, Winsford, CW7*

Reference - 23/00836/FUL	
Decision:	Approved
Date:	14th March 2023
Description:	Single-storey rear extension to replace existing extension

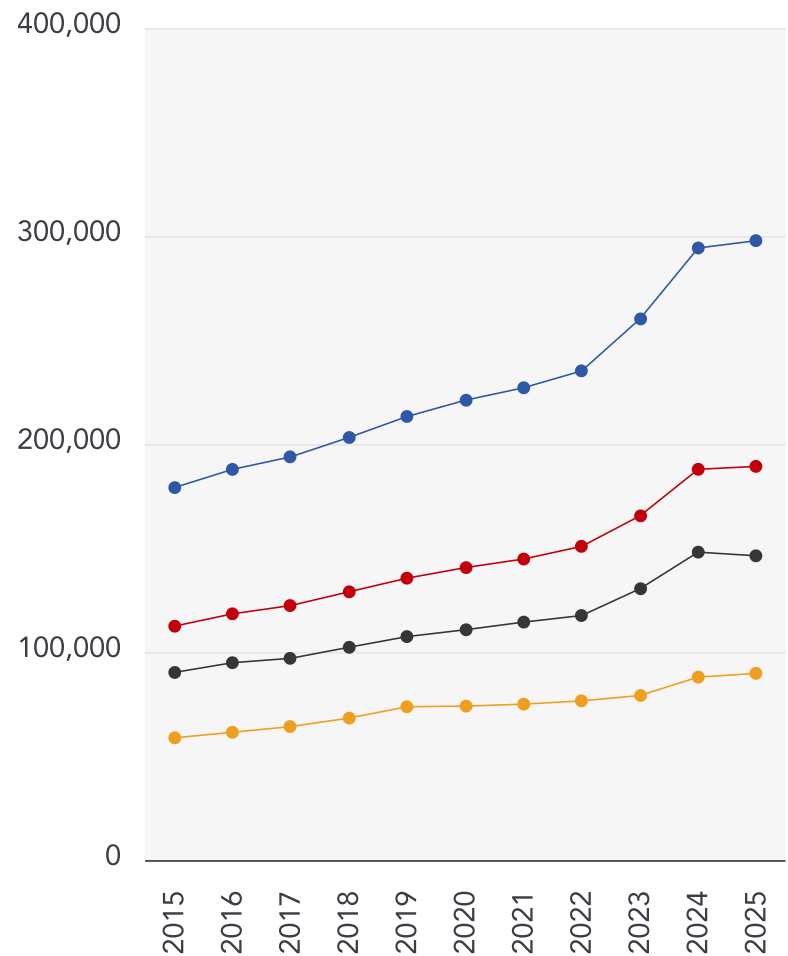
Reference - 22/04637/HHE	
Decision:	Decided
Date:	16th December 2022
Description:	Single storey rear extension to replace existing extension



Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

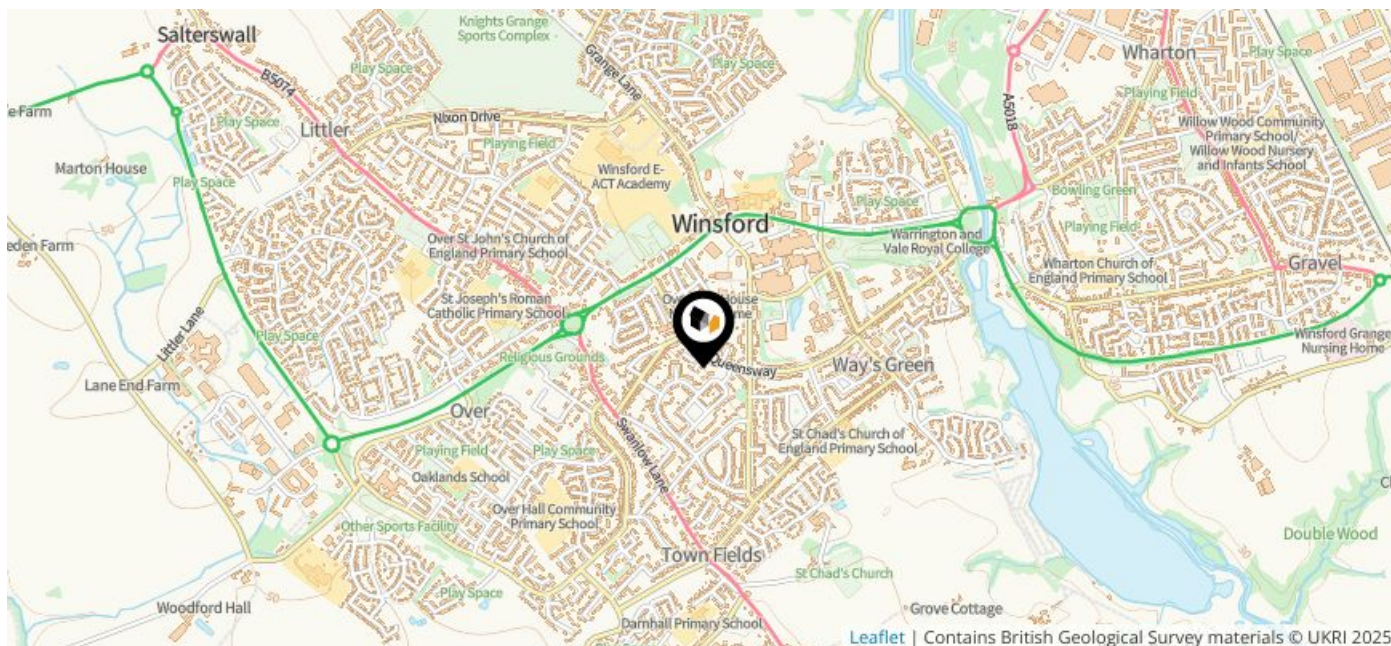
Terraced

+62.15%

Flat

+52.7%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

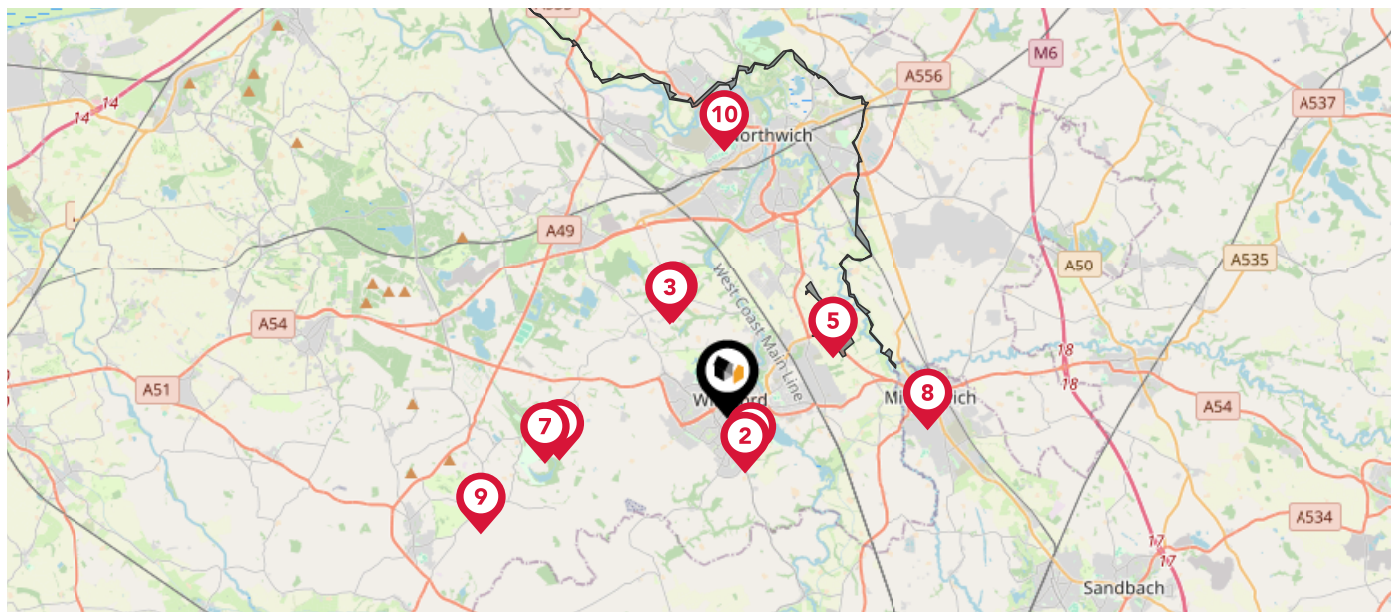
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



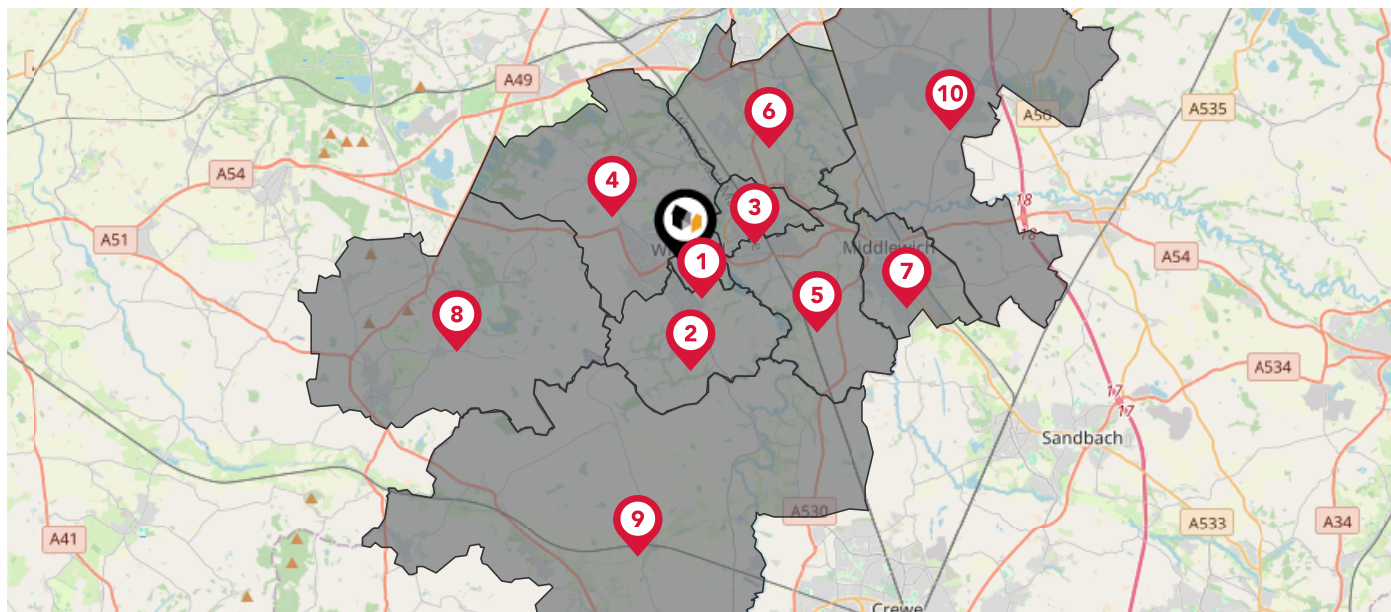
Nearby Conservation Areas

- 1 St. Chad's (Winsford) Conservation Area
- 2 St. Chad's (Winsford) Conservation Area
- 3 Whitegate Conservation Area
- 4 Whitegate Conservation Area
- 5 Bostock Conservation Area
- 6 Little Budworth Conservation Area
- 7 Little Budworth Conservation Area
- 8 Middlewich Conservation Area
- 9 Eaton Conservation Area
- 10 Trent and Mersey Canal 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 Wharton Ward



Winsford Over & Verdin Ward



Winsford Gravel Ward



Davenham, Moulton & Kingsmead Ward



Middlewich Ward



Tarporley Ward



Bunbury Ward

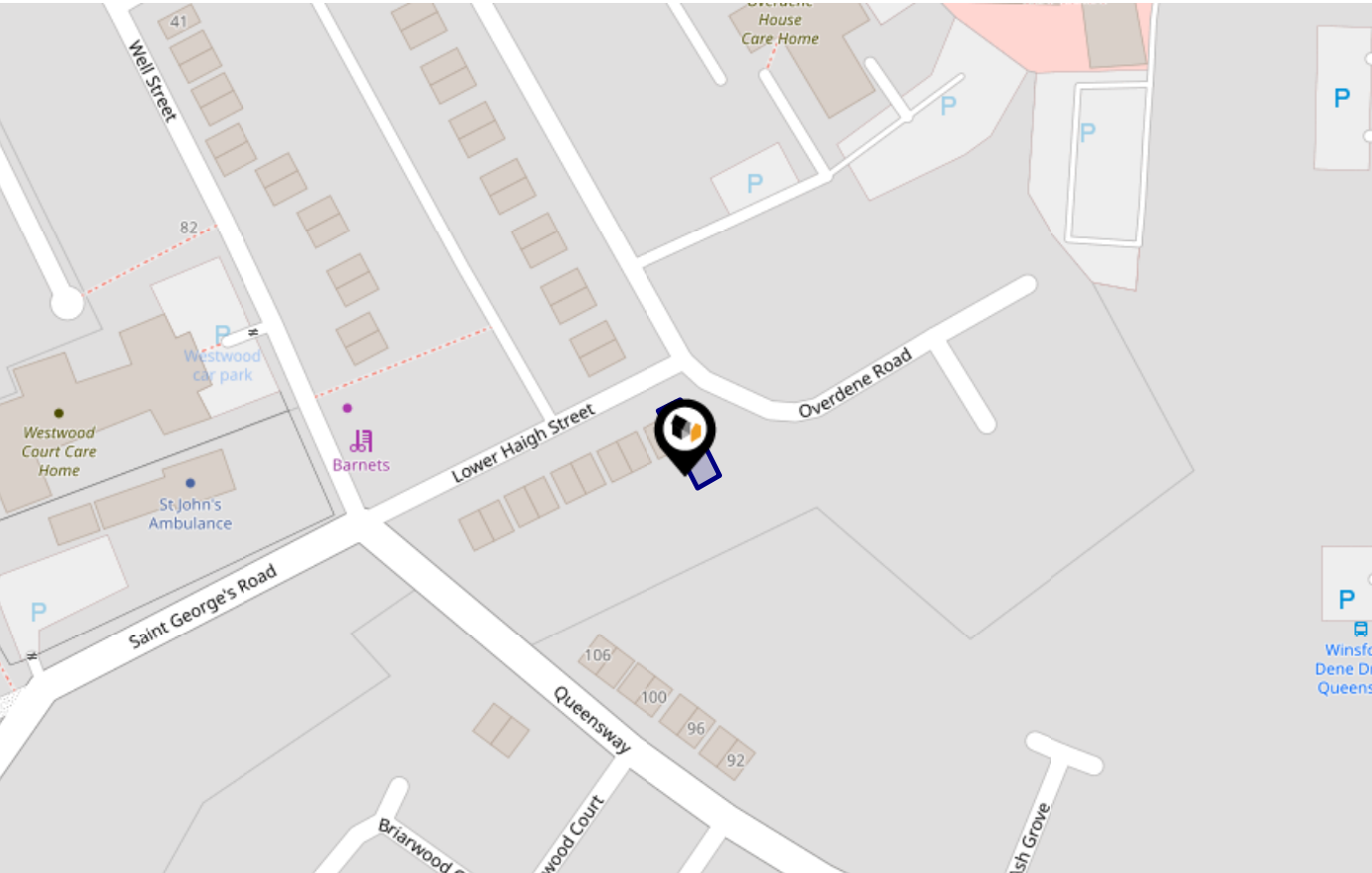


Shakerley Ward

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.

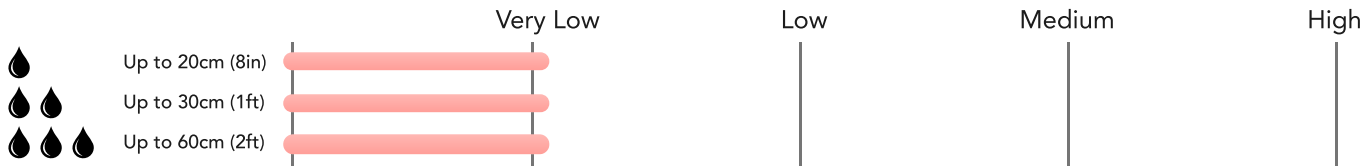


Risk Rating: Very low

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.

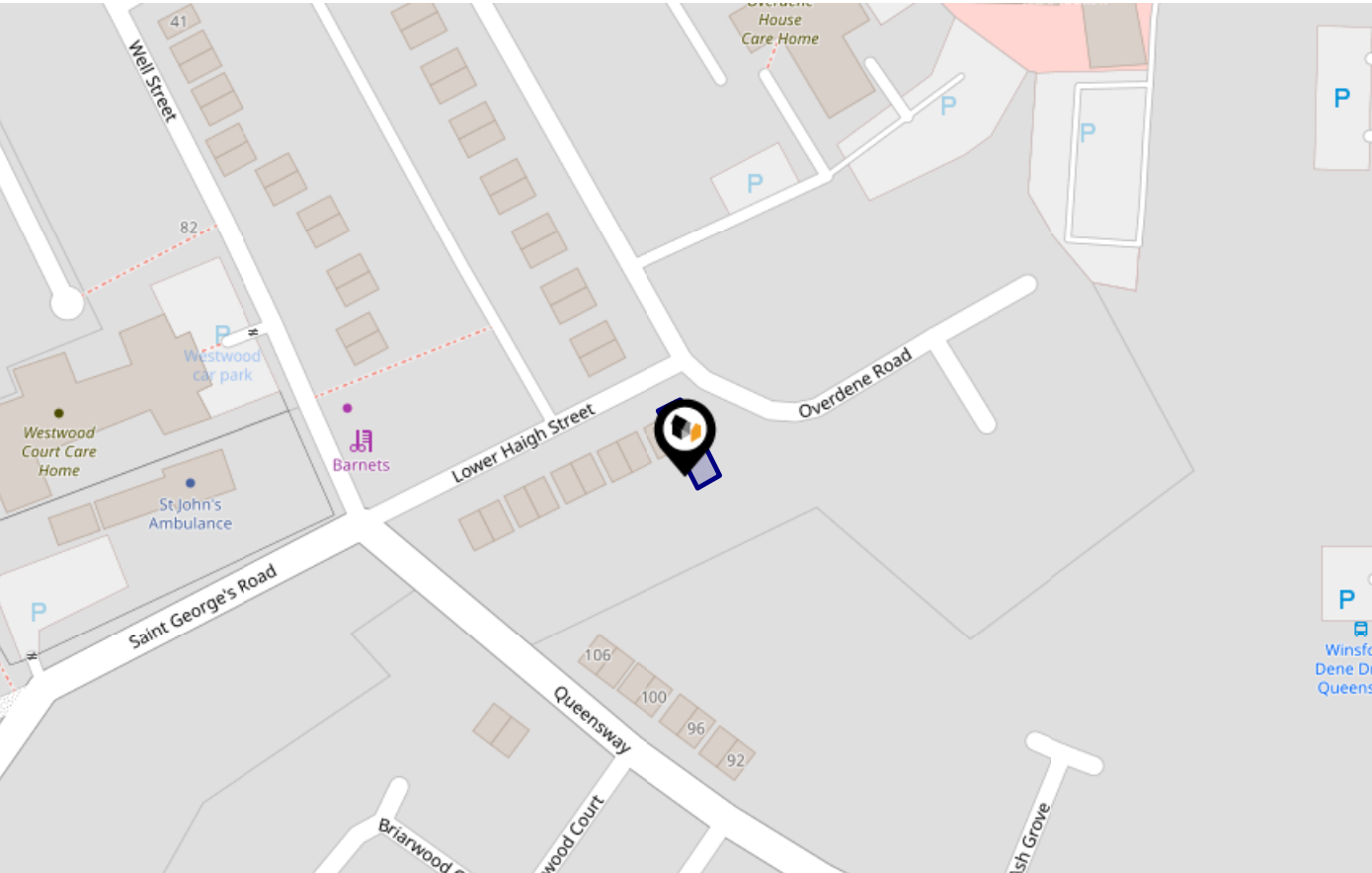
Chance of flooding to the following depths at this property:



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.

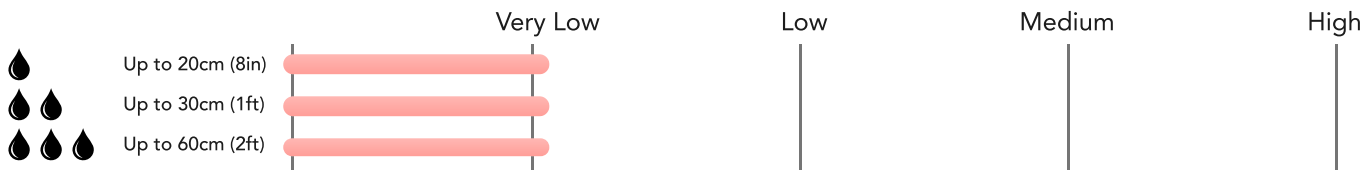


Risk Rating: Very low

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.

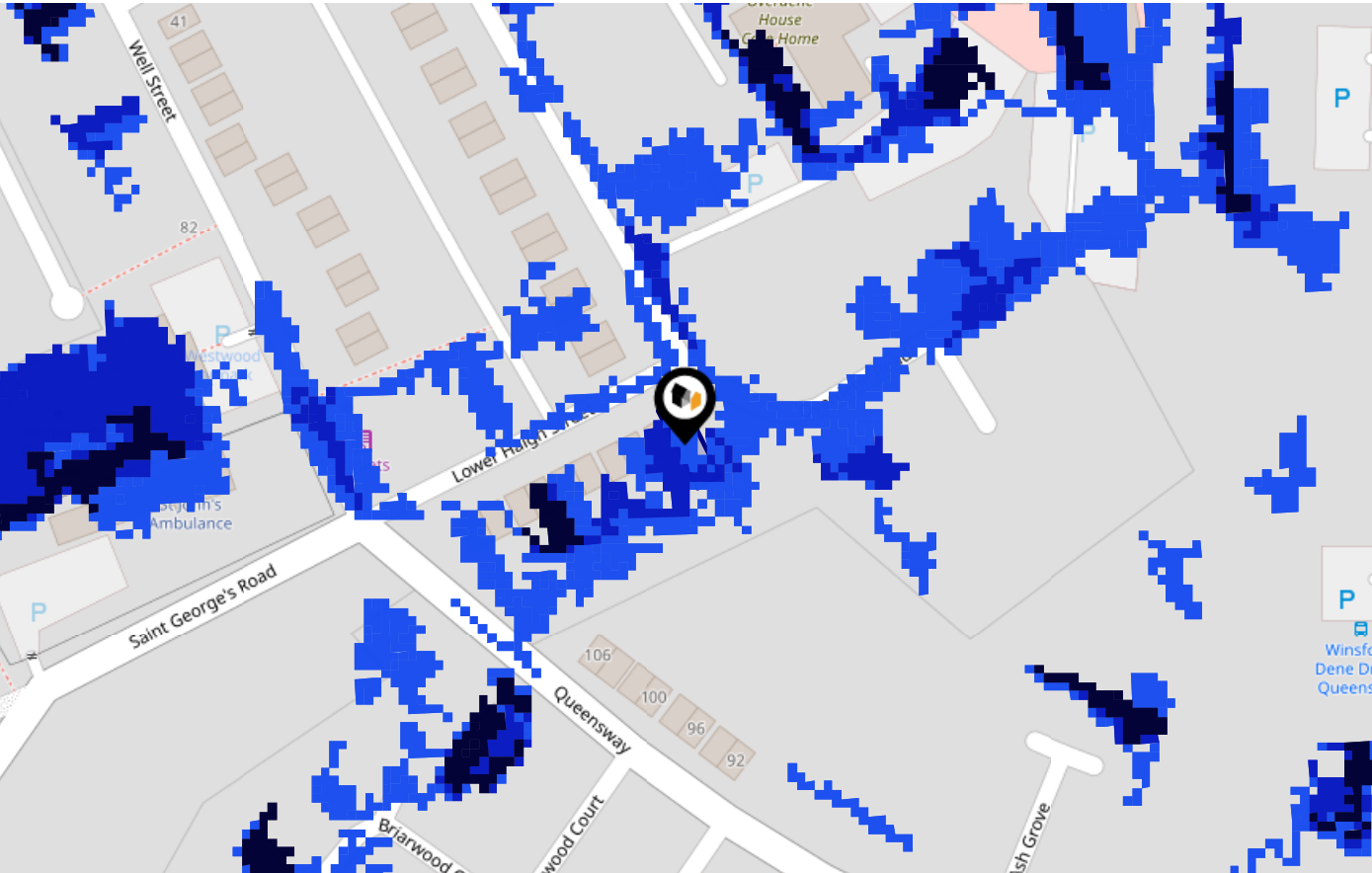
Chance of flooding to the following depths at this property:



Flood Risk

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.

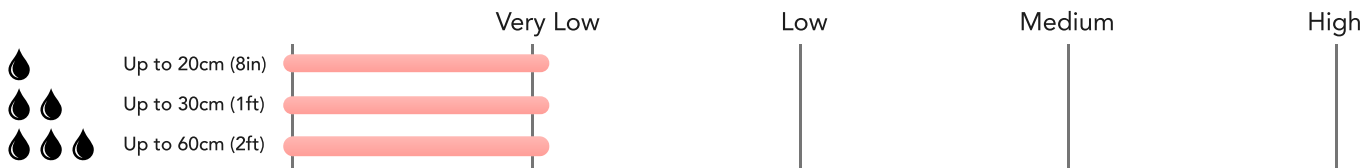


Risk Rating: Low

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.

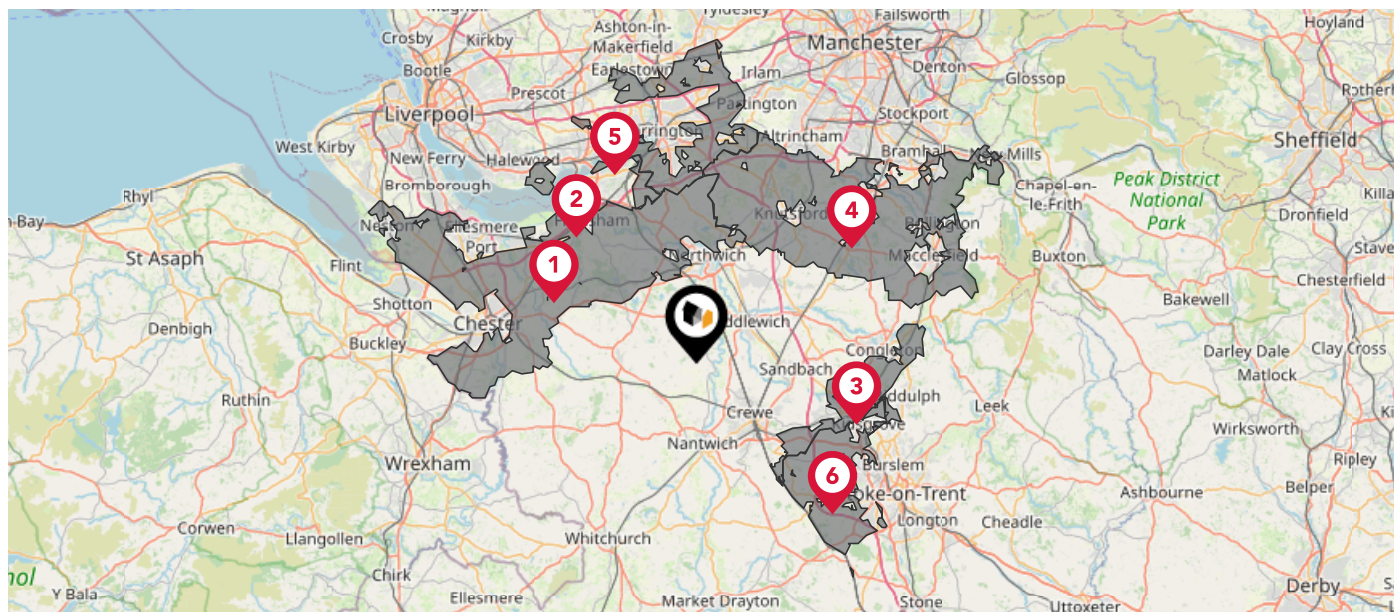
Chance of flooding to the following depths at this property:



butters john bee^{bjb}

Water Level	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Very Low

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

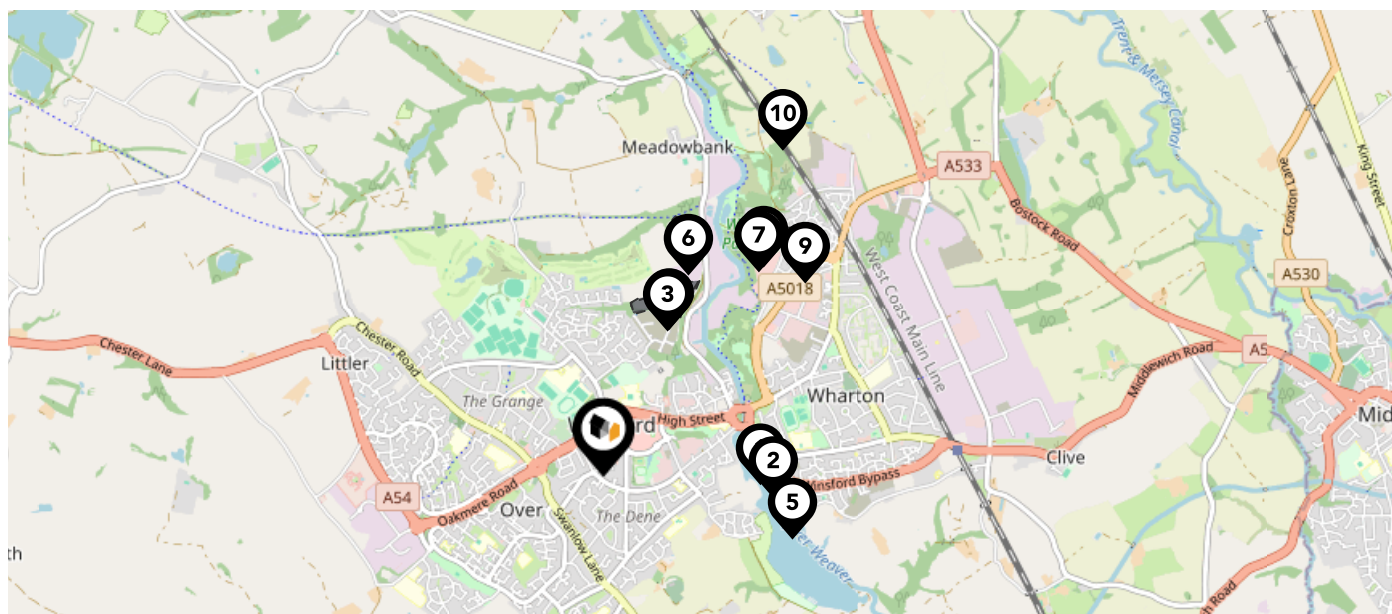


Stoke-on-Trent Green Belt - Newcastle-under-Lyme

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.



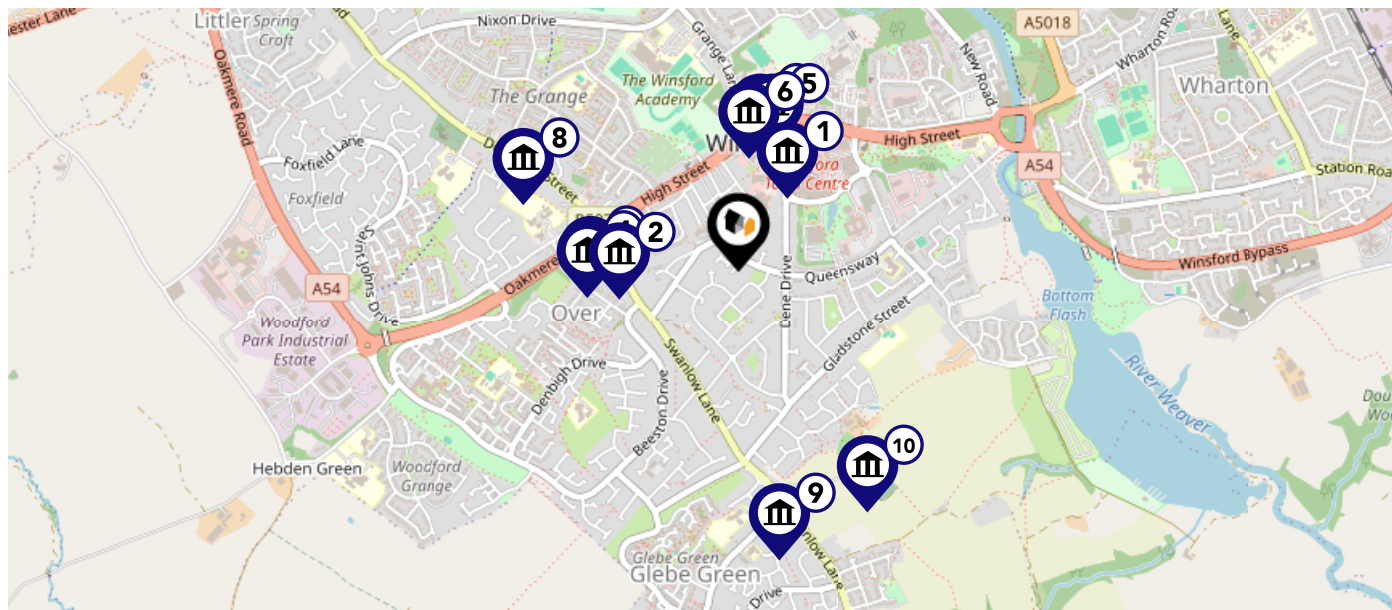
Nearby Landfill Sites

1	Tipping at Dock House-Winsford, Cheshire	Historic Landfill	☐
2	Bottom Flash-Winsford	Historic Landfill	☐
3	Wades Lane Tip-Bradford Road, Winsford, Cheshire	Historic Landfill	☐
4	New Road-Winsford, Cheshire	Historic Landfill	☐
5	Rilshaw Lane Tip-Off Rilshaw Lane, 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	Shaws Lane-Winsford, Cheshire	Historic Landfill	☐
10	Ravine opposite former Bison Concrete Works Entrance-Shaws Lane, Off Wharton Road (A5018), Smoke Hall Lane, Winsford	Historic Landfill	☐

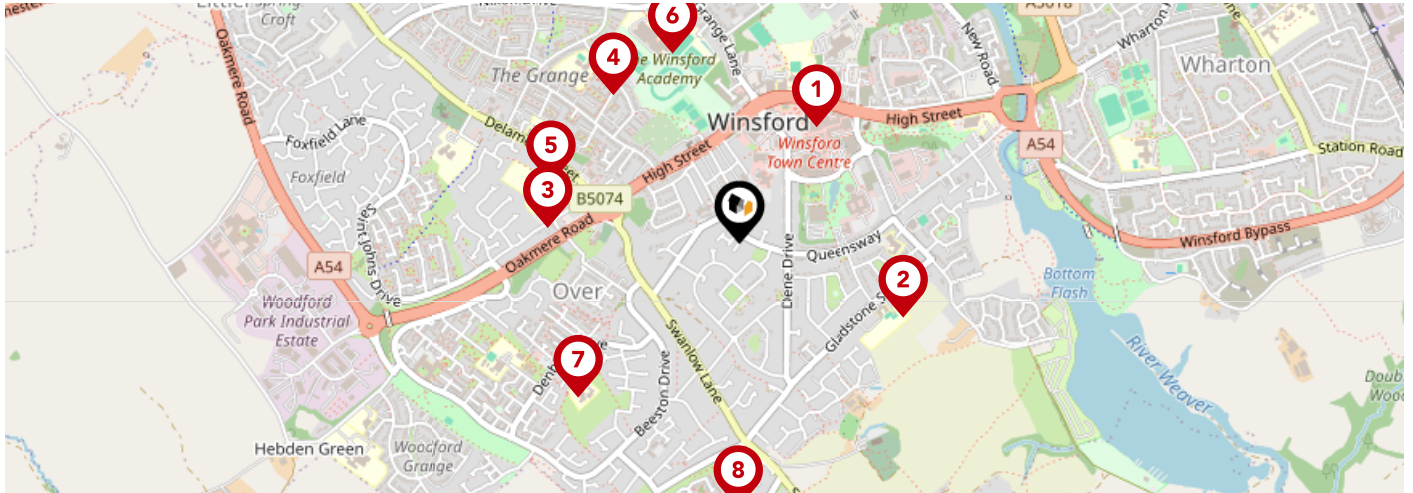
Maps

Listed Buildings

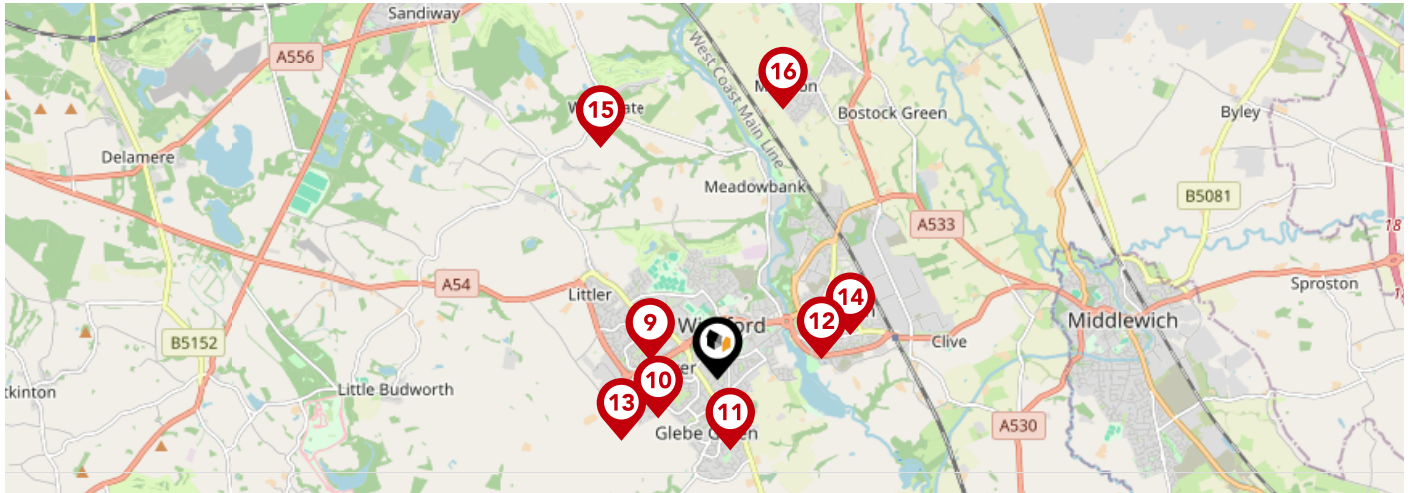
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1310406 - War Memorial	Grade II	0.2 miles
	1310382 - Dawk House	Grade II	0.3 miles
	1139218 - Verdin Building	Grade II	0.3 miles
	1160821 - The Congregational Church	Grade II	0.3 miles
	1329842 - Old Primary School Block At Verdin Comprehensive School	Grade II	0.3 miles
	1310409 - Brunner Guildhall	Grade II	0.3 miles
	1329843 - War Memorial C15 Yards To East Of The Congregational Church	Grade II	0.3 miles
	1310425 - Cross Base And Lock-up	Grade II	0.5 miles
	1139179 - The Old Vicarage	Grade II	0.6 miles
	1310386 - Cross Base In Churchyard Of St Chad	Grade II	0.6 miles



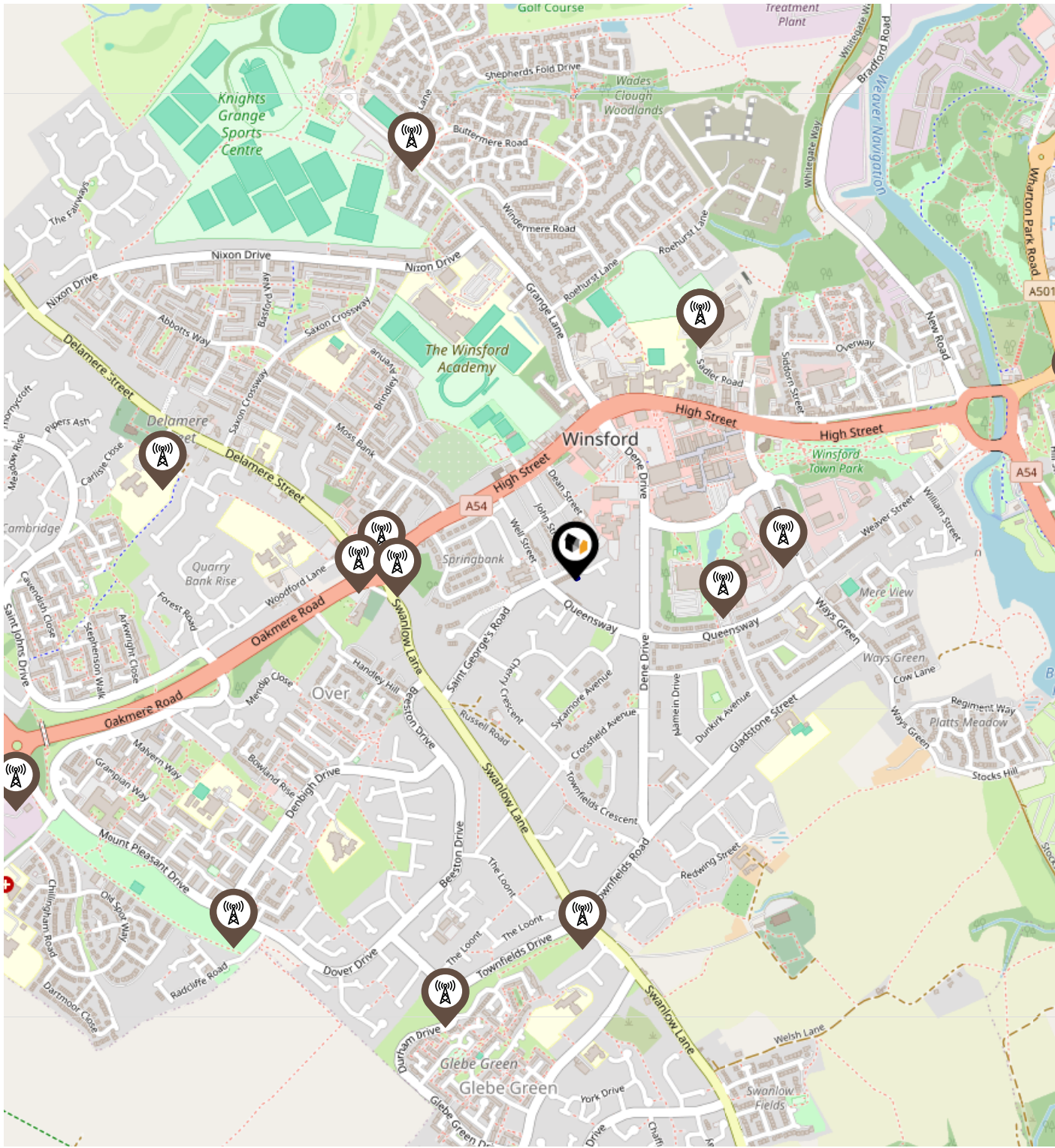
		Nursery	Primary	Secondary	College	Private
1	Winsford High Street Community Primary School Ofsted Rating: Good Pupils: 543 Distance:0.31	☐	☒	☐	☐	☐
2	St. Chad's Church of England Primary and Nursery School Ofsted Rating: Good Pupils: 185 Distance:0.4	☐	☒	☐	☐	☐
3	St Joseph's Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 337 Distance:0.43	☐	☒	☐	☐	☐
4	Grange Community Nursery and Primary School Ofsted Rating: Good Pupils: 160 Distance:0.44	☐	☒	☐	☐	☐
5	Over St John's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance:0.44	☐	☒	☐	☐	☐
6	The Winsford Academy Ofsted Rating: Requires improvement Pupils: 1089 Distance:0.45	☐	☐	☒	☐	☐
7	Over Hall Community School Ofsted Rating: Good Pupils: 183 Distance:0.5	☐	☒	☐	☐	☐
8	Darnhall Primary School Ofsted Rating: Good Pupils: 446 Distance:0.59	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Oak View Academy Ofsted Rating: Good Pupils: 150 Distance:0.63	☐	☒	☐	☐	☐
10	Oaklands School Ofsted Rating: Outstanding Pupils: 168 Distance:0.64	☐	☐	☒	☐	☐
11	Jefferson House Ofsted Rating: Outstanding Pupils: 6 Distance:0.64	☐	☐	☒	☐	☐
12	Wharton CofE Primary School Ofsted Rating: Requires improvement Pupils: 283 Distance:0.94	☐	☒	☐	☐	☐
13	Hebden Green Community School Ofsted Rating: Outstanding Pupils: 135 Distance:1.01	☐	☐	☒	☐	☐
14	Willow Wood Community Nursery and Primary School Ofsted Rating: Good Pupils:0 Distance:1.24	☐	☒	☐	☐	☐
15	Whitegate CofE Primary School Ofsted Rating: Good Pupils: 162 Distance:2.31	☐	☒	☐	☐	☐
16	Moulton School Ofsted Rating: Good Pupils: 202 Distance:2.47	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



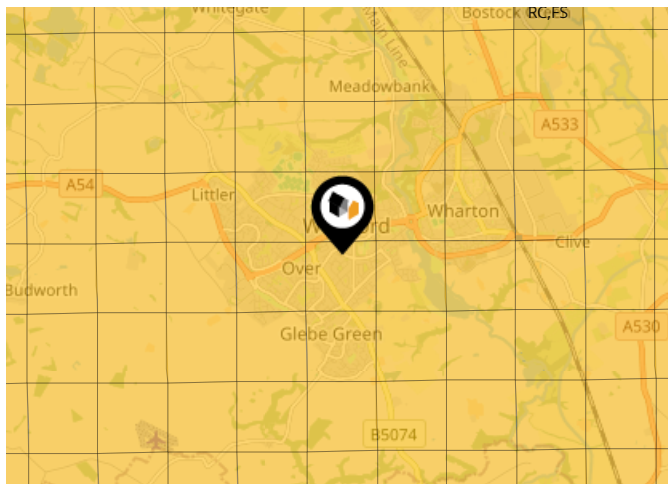
Key:

-  Power Pylons
-  Communication Masts

[illegible]

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		

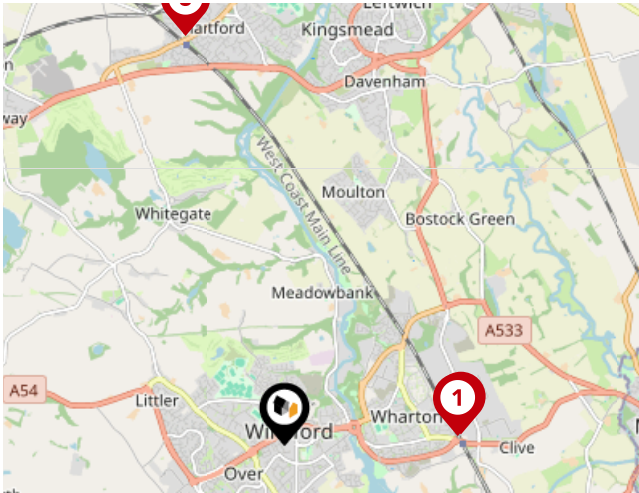


Primary Classifications (Most Common Clay Types)

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

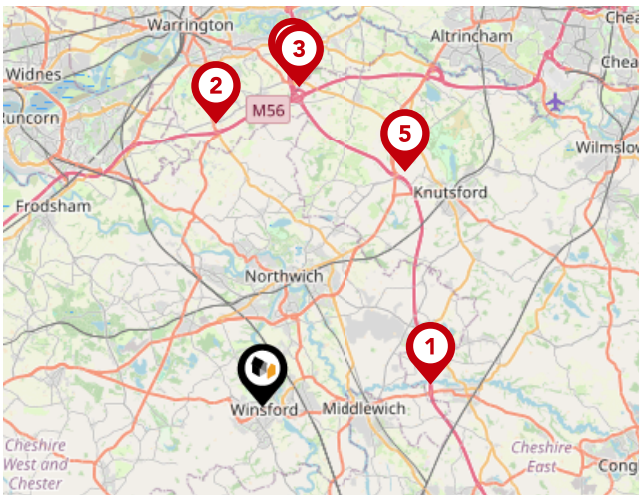
Area

Transport (National)



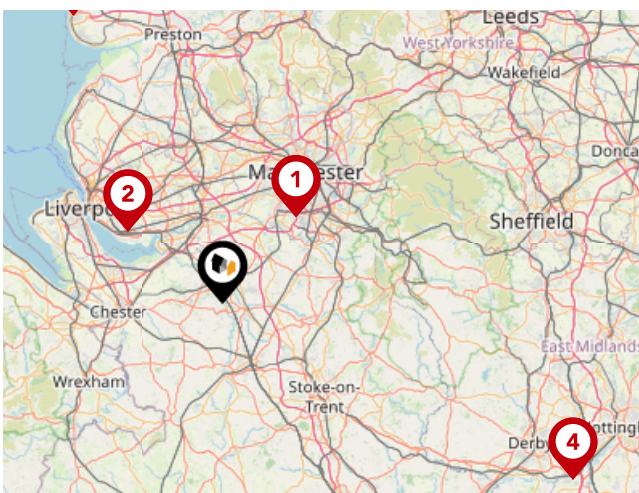
National Rail Stations

Pin	Name	Distance
1	Winsford Rail Station	1.53 miles
2	Winsford Rail Station	1.56 miles
3	Hartford Rail Station	3.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J18	6.05 miles
2	M56 J10	10.19 miles
3	M56 J9	11.4 miles
4	M6 J20	11.64 miles
5	M6 J19	9.74 miles

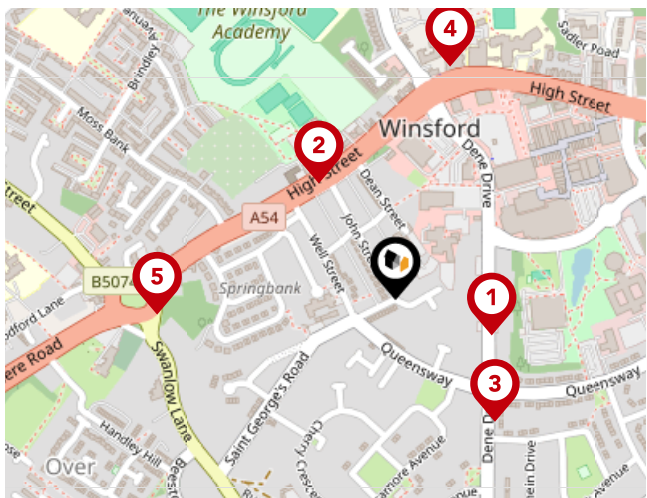


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.18 miles
2	Speke	16.85 miles
3	Highfield	45.81 miles
4	East Mids Airport	56 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.11 miles
2	Well Street	0.16 miles
3	Denesgate	0.17 miles
4	Guildhall	0.27 miles
5	Over Square	0.27 miles

butters john bee

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.



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

The information contained within this report is for general information purposes only.

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.

butters john bee^{bjb}

butters john bee

181-183 Nantwich Road, Crewe, Cheshire,

CW2 6DF

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com



Valuation Office Agency



Royal Mail