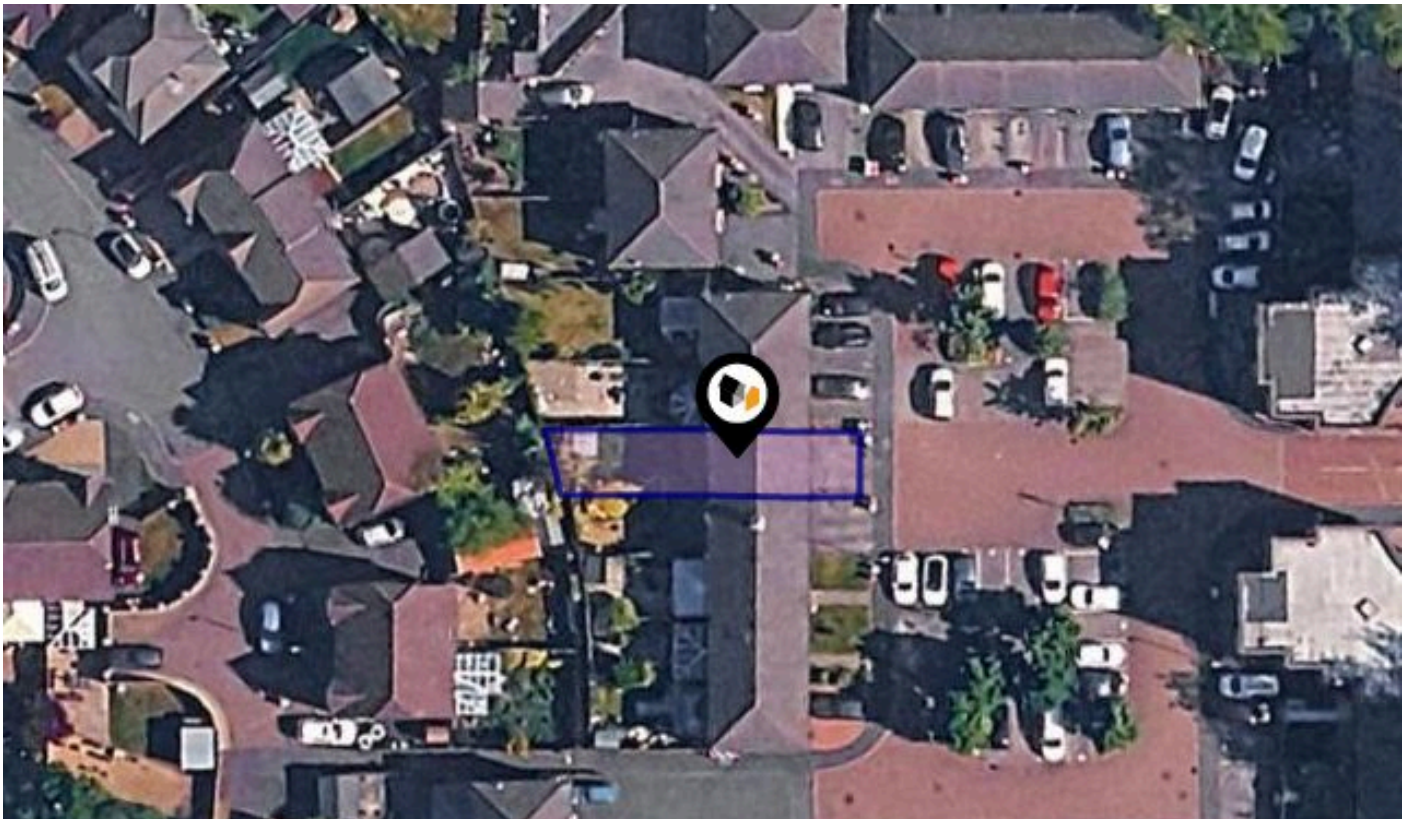




See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Tuesday 02nd June 2026**



**LYNDALE COURT, WINSFORD, CW7**

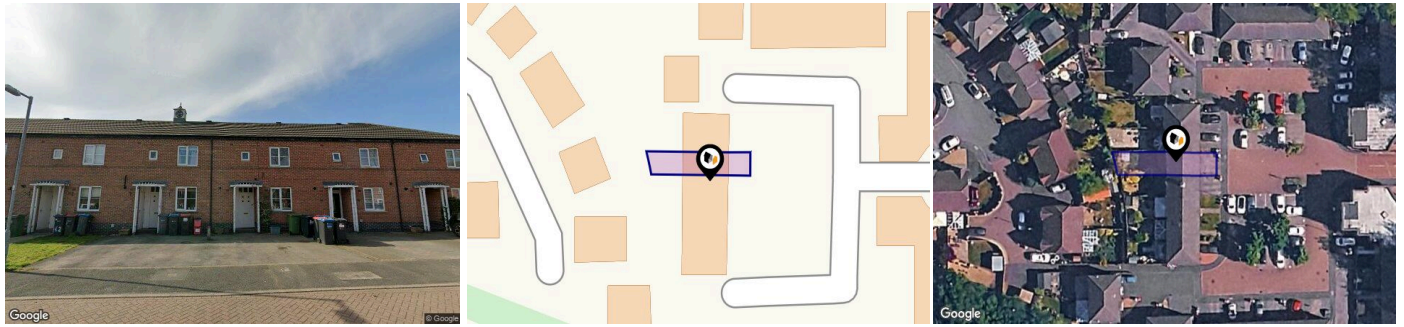
**butters john bee**

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

01270 814950

chshirerentals@bjbmail.com

www.buttersjohnbee.com



## Property

<b>Type:</b>	Holiday Let/Accommodation/Short-Term Let Other Than CH01	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	2001		
<b>Council Tax :</b>	Band Deleted		
<b>Title Number:</b>	CH462703		

## Local Area

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

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

<b>6</b> mb/s	<b>80</b> mb/s	<b>8000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

CW7

Energy rating

**D**

Valid until 14.02.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

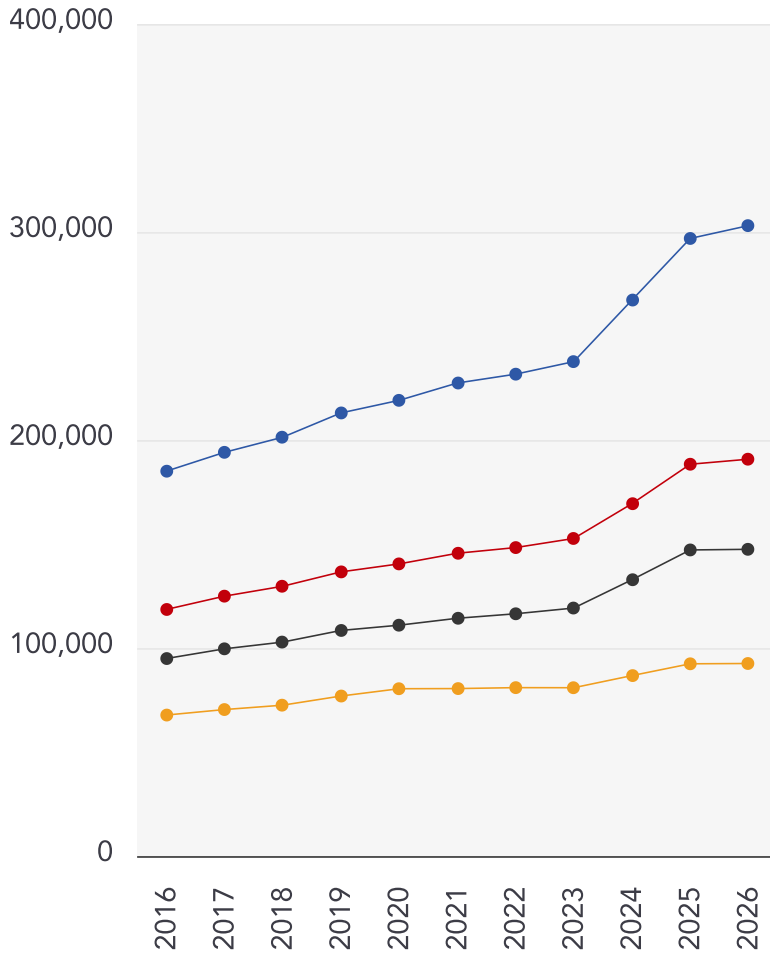
---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+63.79%**

Semi-Detached

**+60.91%**

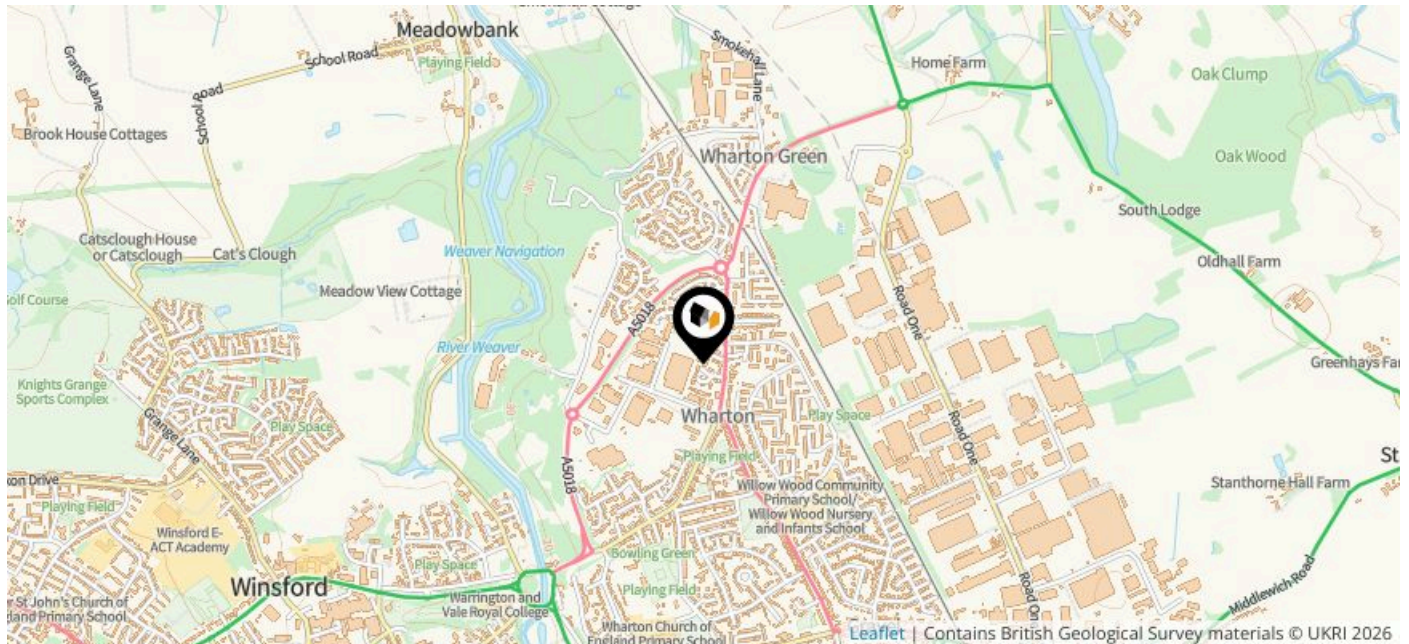
Terraced

**+55.27%**

Flat

**+36.55%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

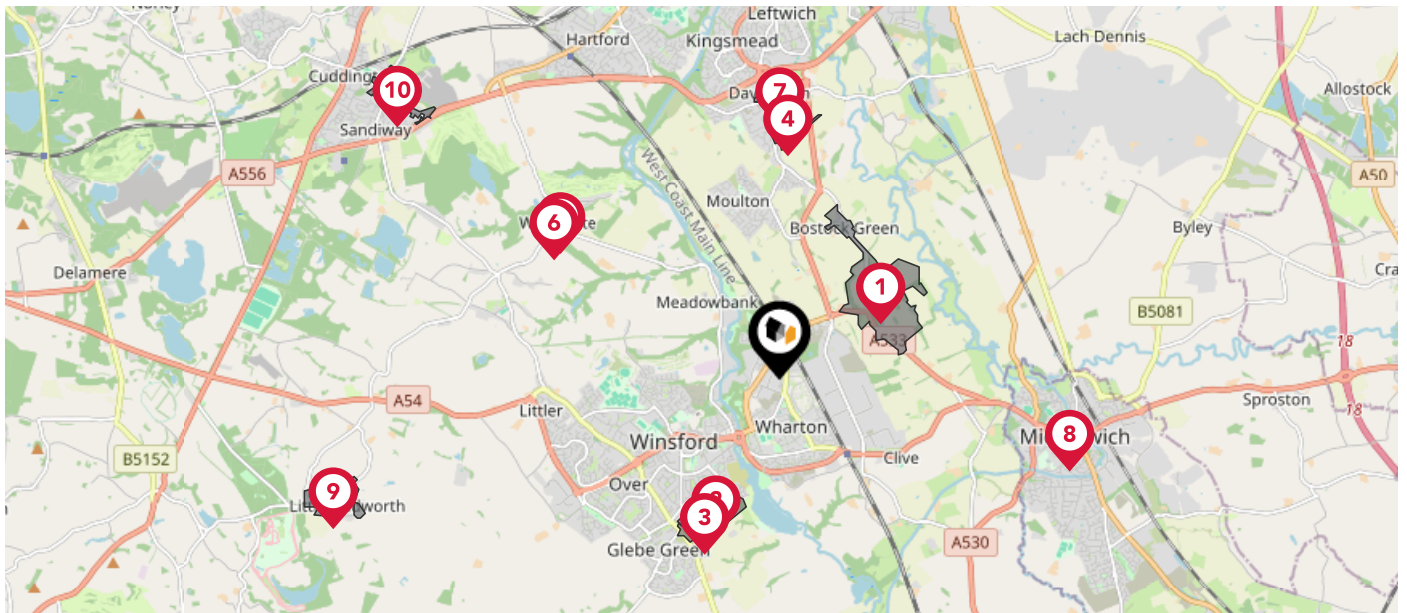
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



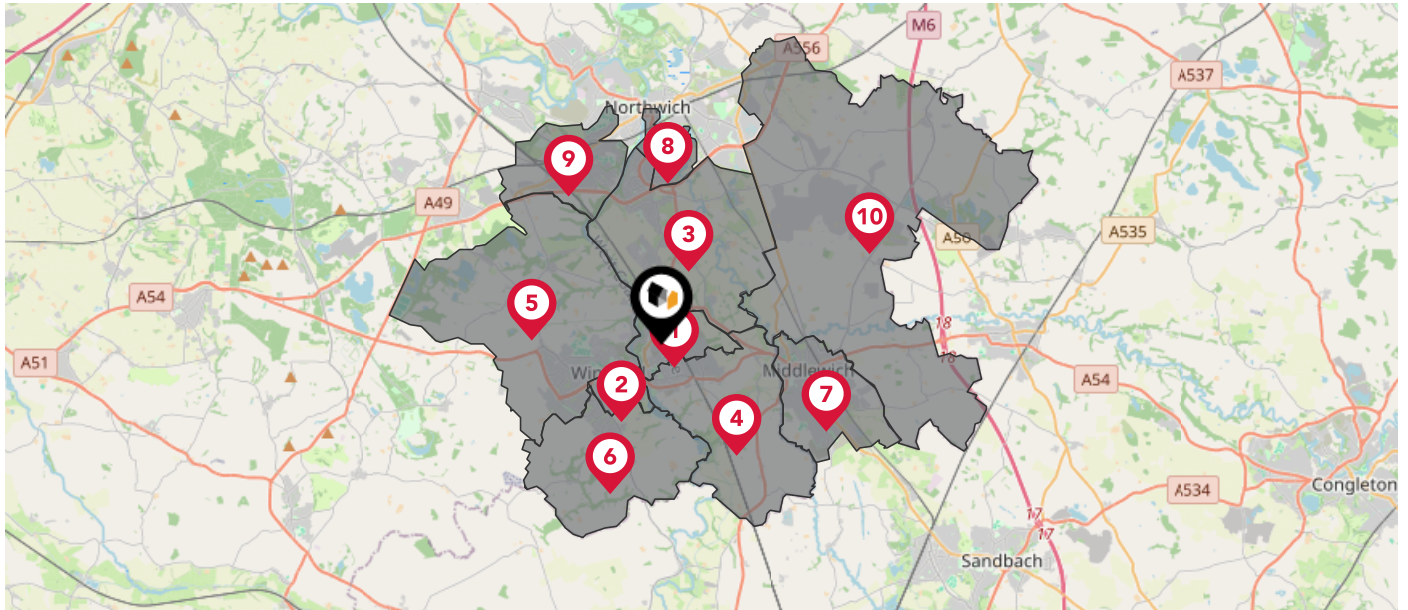
### Nearby Conservation Areas

-  Bostock Conservation Area
-  St. Chad's (Winsford) Conservation Area
-  St. Chad's (Winsford) Conservation Area
-  Davenham Conservation Area
-  Whitegate Conservation Area
-  Whitegate Conservation Area
-  Davenham Conservation Area
-  Middlewich Conservation Area
-  Little Budworth Conservation Area
-  Sandiway 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



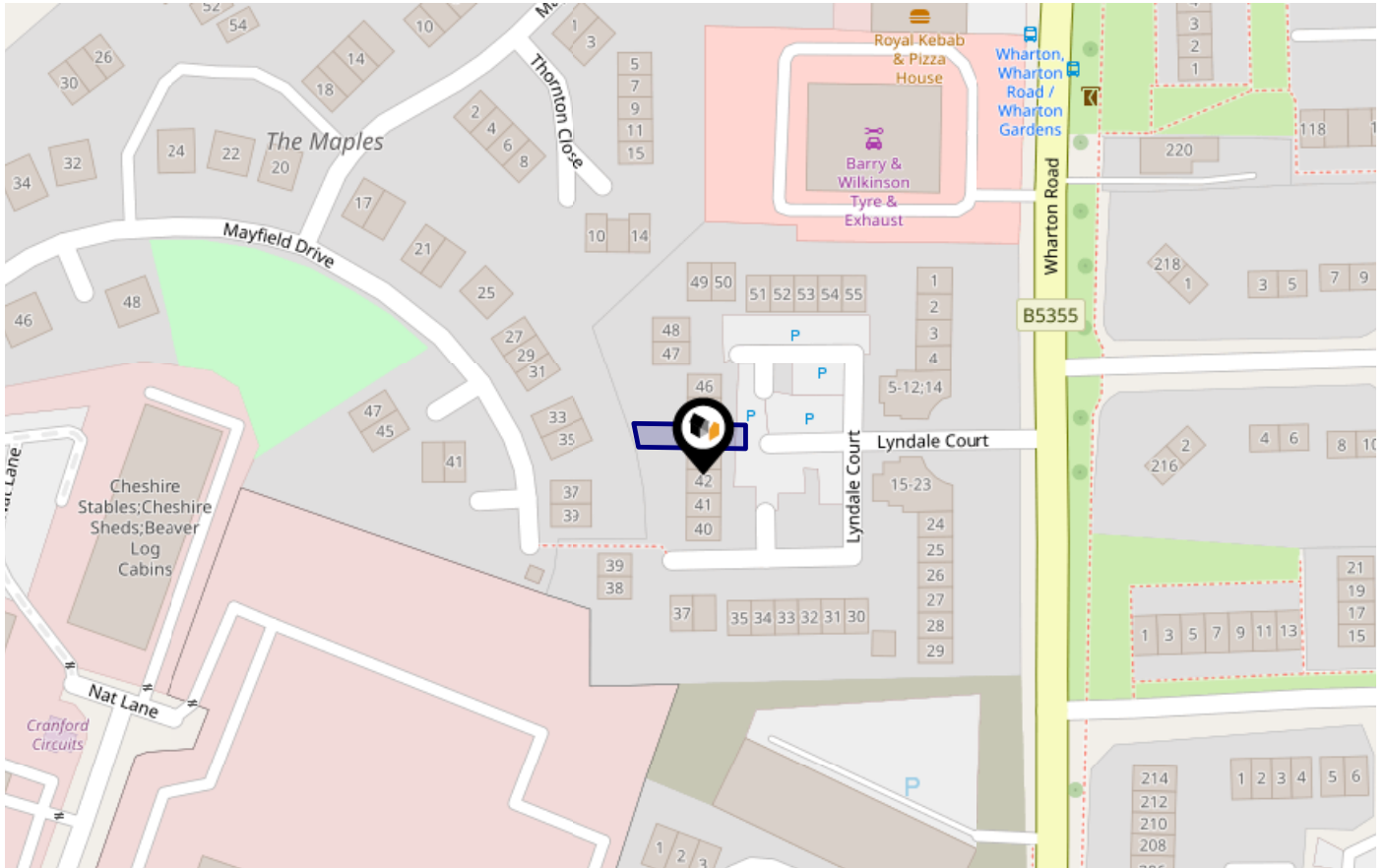
### Nearby Council Wards

- 1 Winsford Wharton Ward
- 2 Winsford Dene Ward
- 3 Davenham, Moulton & Kingsmead Ward
- 4 Winsford Gravel Ward
- 5 Winsford Over & Verdin Ward
- 6 Winsford Swanlow Ward
- 7 Middlewich Ward
- 8 Northwich Leftwich Ward
- 9 Hartford & Greenbank Ward
- 10 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.

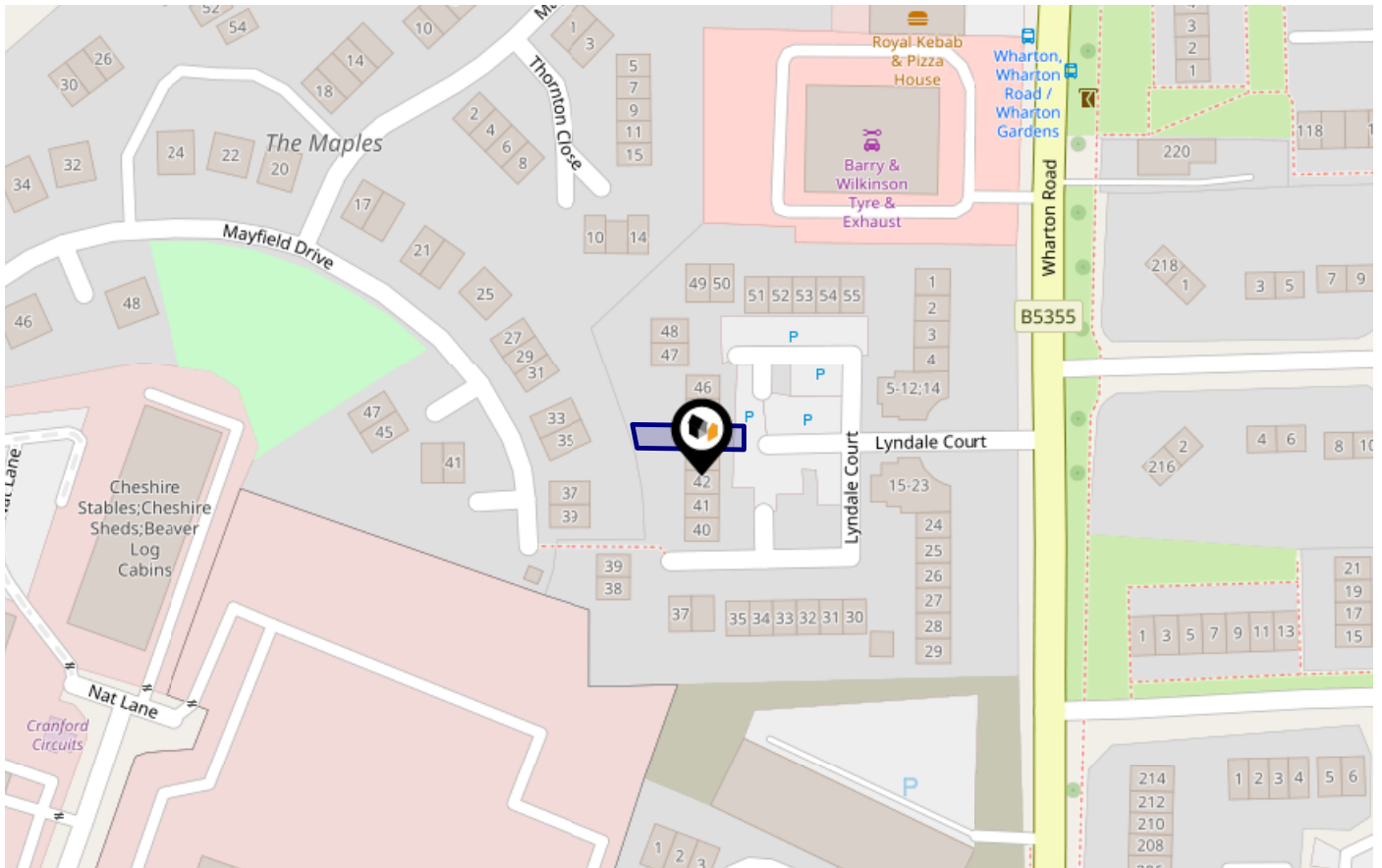
Chance of flooding to the following depths at this property:



# 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.
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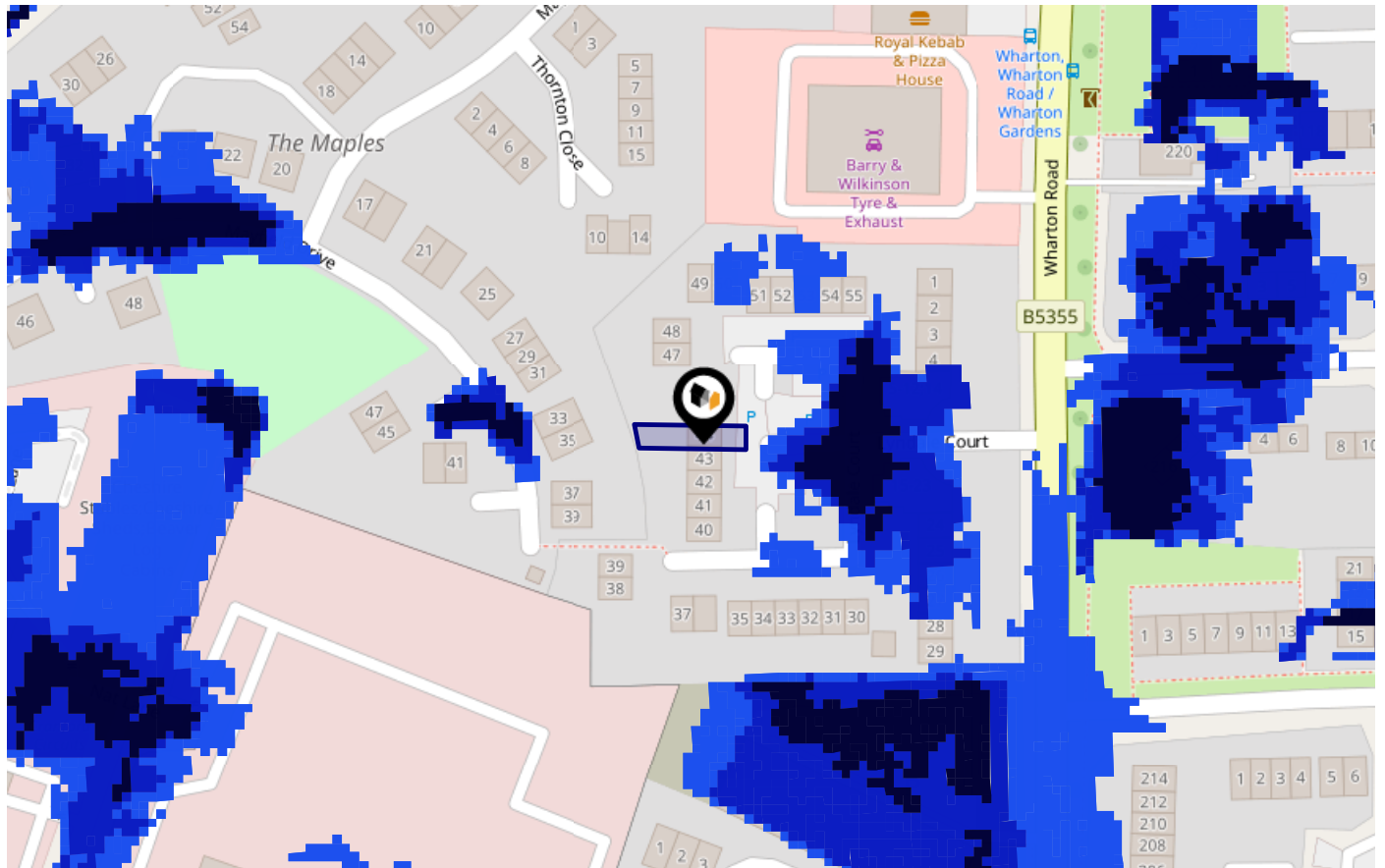
Chance of flooding to the following depths at this property:



# 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

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.
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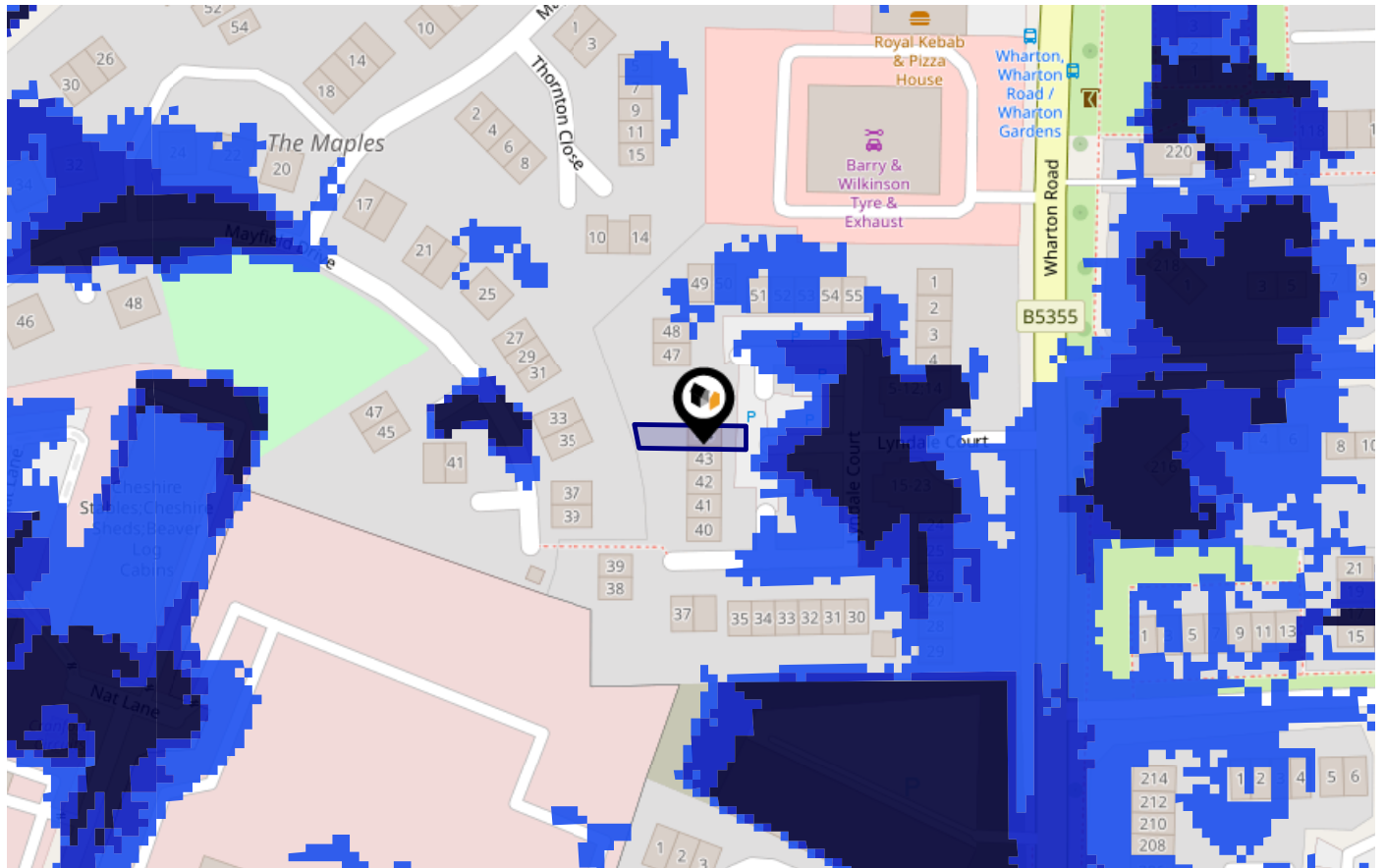
Chance of flooding to the following depths at this property:



# 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

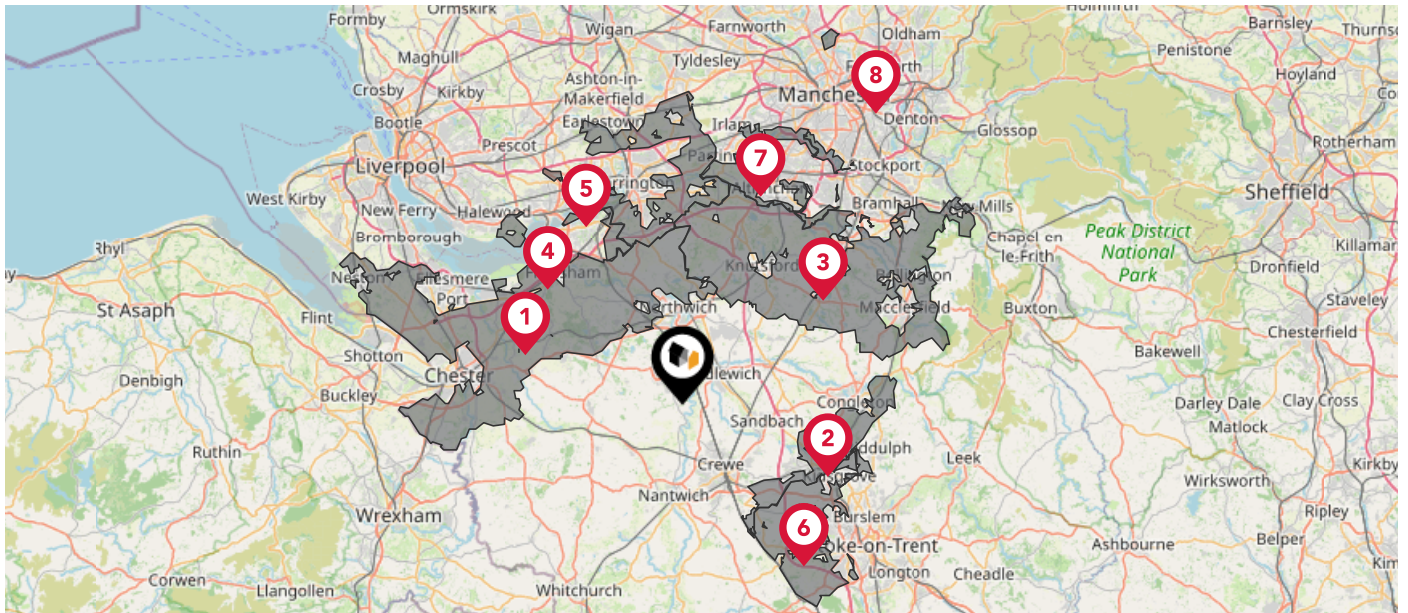
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- 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:



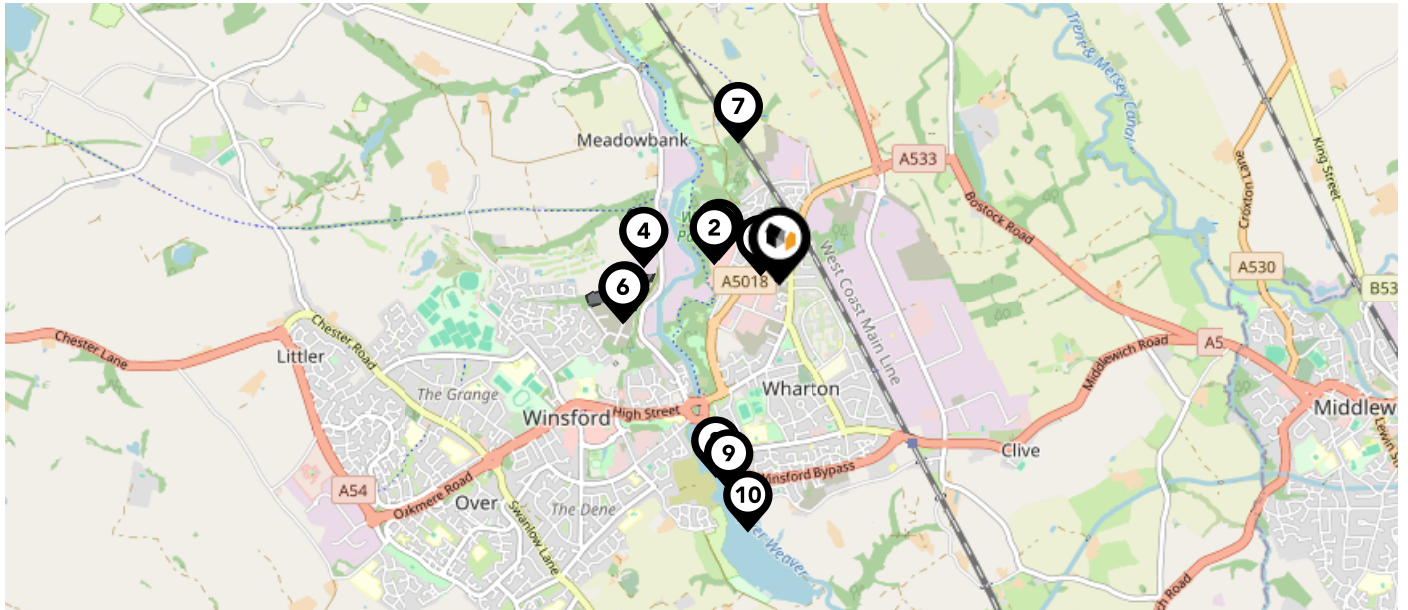
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
- 2 Stoke-on-Trent Green Belt - Newcastle-under-Lyme
- 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 Merseyside and Greater Manchester Green Belt - Manchester

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.



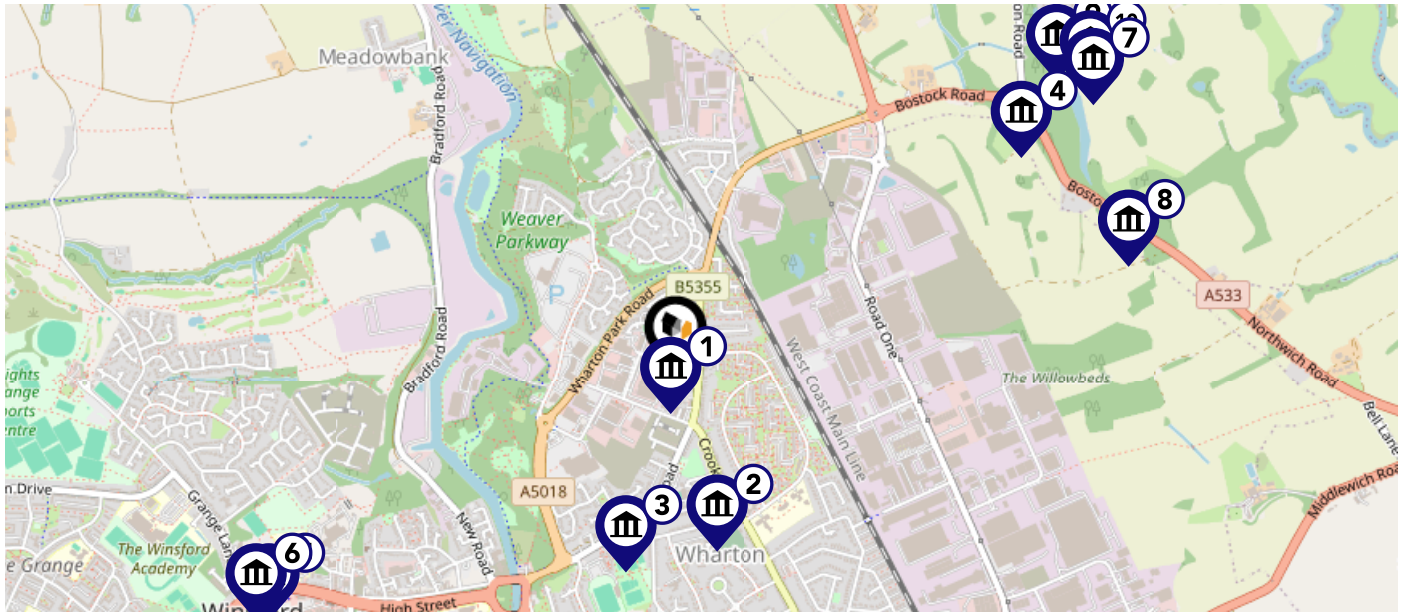
### Nearby Landfill Sites

<b>1</b>	Shaws Lane-Winsford, Cheshire	Historic Landfill
<b>2</b>	Shaws Lane-Shaws Lane, Winsford, Cheshire	Historic Landfill
<b>3</b>	Messrs Bisons Tip-Shaws Lane, Winsford, Cheshire	Historic Landfill
<b>4</b>	Meadow Bank Farm-Bradford Road, Winsford, Cheshire, Cheshire	Historic Landfill
<b>5</b>	New Road-Winsford, Cheshire	Historic Landfill
<b>6</b>	Wades Lane Tip-Bradford Road, Winsford, Cheshire	Historic Landfill
<b>7</b>	Ravine opposite former Bison Concrete Works Entrance-Shaws Lane, Off Wharton Road (A5018), Smoke Hall Lane, Winsford	Historic Landfill
<b>8</b>	Tipping at Dock House-Winsford, Cheshire	Historic Landfill
<b>9</b>	Bottom Flash-Winsford	Historic Landfill
<b>10</b>	Rilshaw Lane Tip-Off Rilshaw Lane, Winsford, Cheshire	Historic Landfill

# Maps

## Listed Buildings

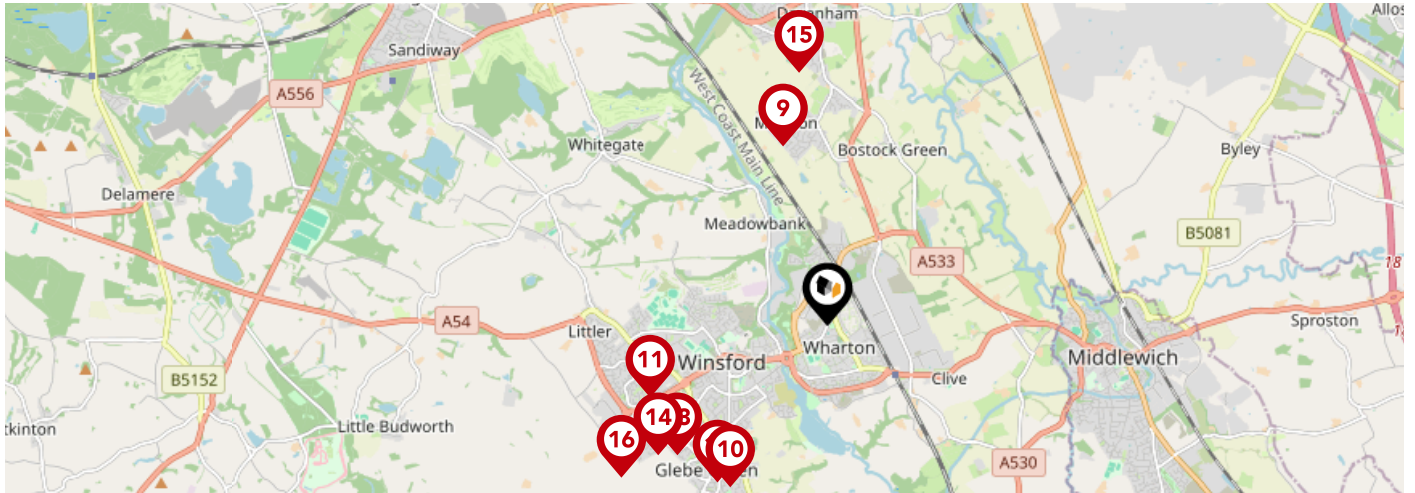
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1139190 - Wharton Hall	Grade II	0.1 miles
	1437121 - Wharton War Memorial	Grade II	0.4 miles
	1139185 - 80, Wharton Road	Grade II	0.4 miles
	1330179 - Milepost	Grade II	0.9 miles
	1329842 - Old Primary School Block At Verdin Comprehensive School	Grade II	1.0 miles
	1139218 - Verdin Building	Grade II	1.1 miles
	1330203 - Gate Piers, Gates And Screen About 70 Metres South West Of Bostock Hall	Grade II	1.1 miles
	1138454 - South Lodge, Railings, Gates And Gatepiers	Grade II	1.1 miles
	1138417 - Boat House C80 Metres West Of Bostock Hall	Grade II	1.1 miles
	1138416 - Bostock Hall	Grade II	1.1 miles



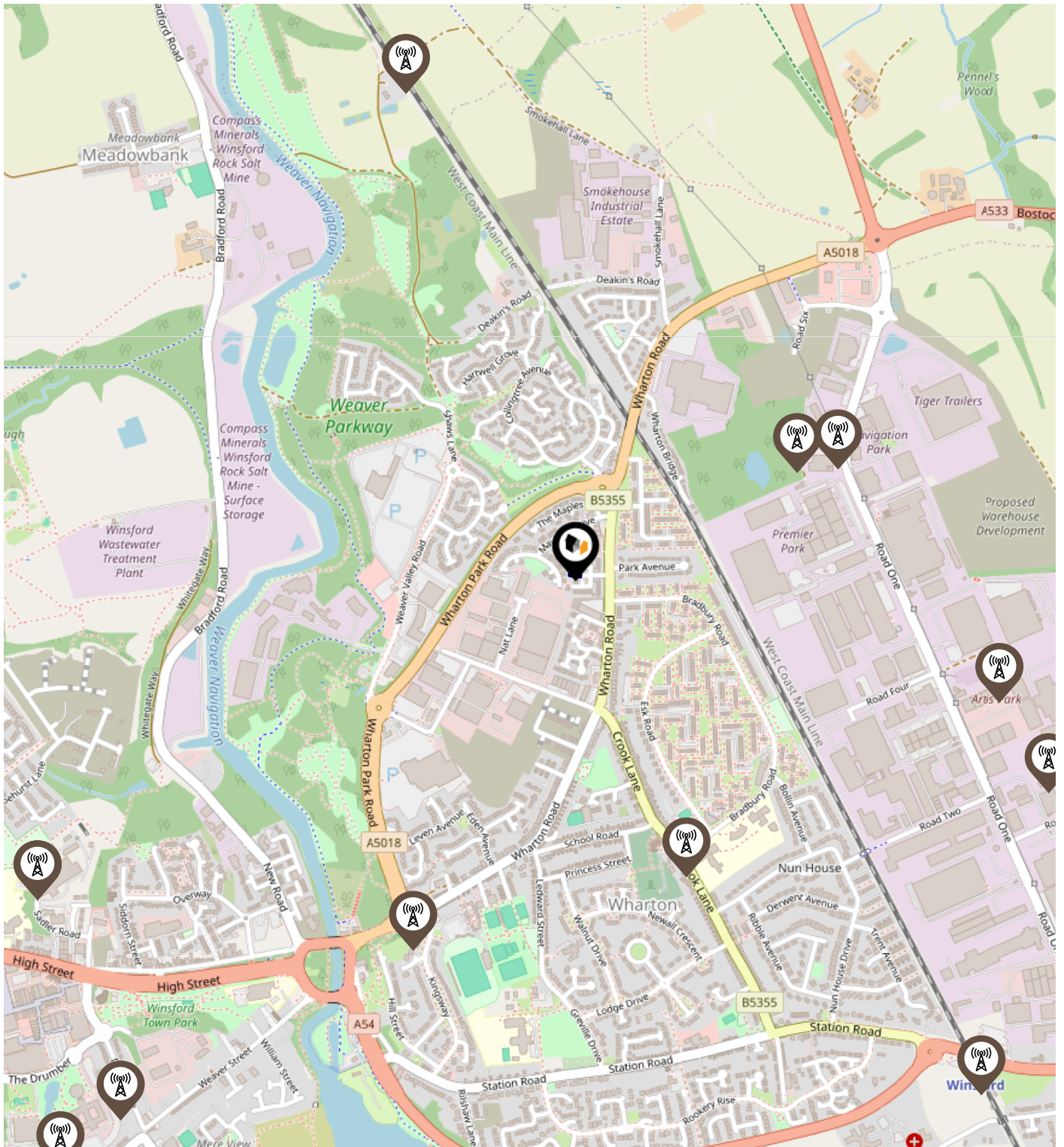
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Willow Wood Community Nursery and Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wharton CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 283   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Winsford High Street Community Primary School</b> Ofsted Rating: Good   Pupils: 543   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St. Chad's Church of England Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 185   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Winsford Academy</b> Ofsted Rating: Requires improvement   Pupils: 1089   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Grange Community Nursery and Primary School</b> Ofsted Rating: Good   Pupils: 160   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Over St John's CofE Primary School</b> Ofsted Rating: Good   Pupils: 129   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Joseph's Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 337   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Moulton School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Jefferson House</b> Ofsted Rating: Outstanding   Pupils: 6   Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Oak View Academy</b> Ofsted Rating: Good   Pupils: 150   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Darnhall Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Over Hall Community School</b> Ofsted Rating: Good   Pupils: 183   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oaklands School</b> Ofsted Rating: Outstanding   Pupils: 168   Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Davenham CofE Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hebden Green Community School</b> Ofsted Rating: Outstanding   Pupils: 135   Distance:2.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

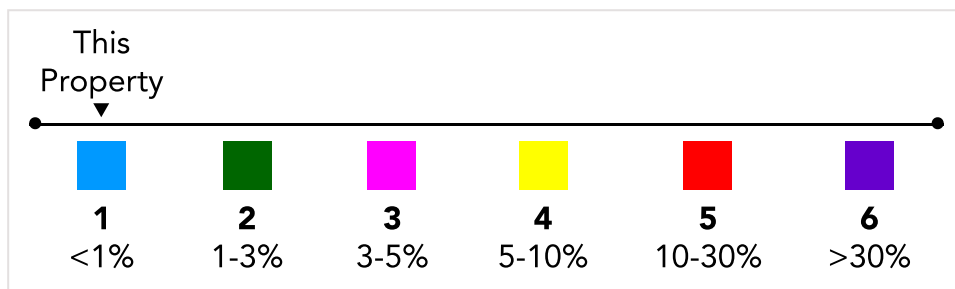
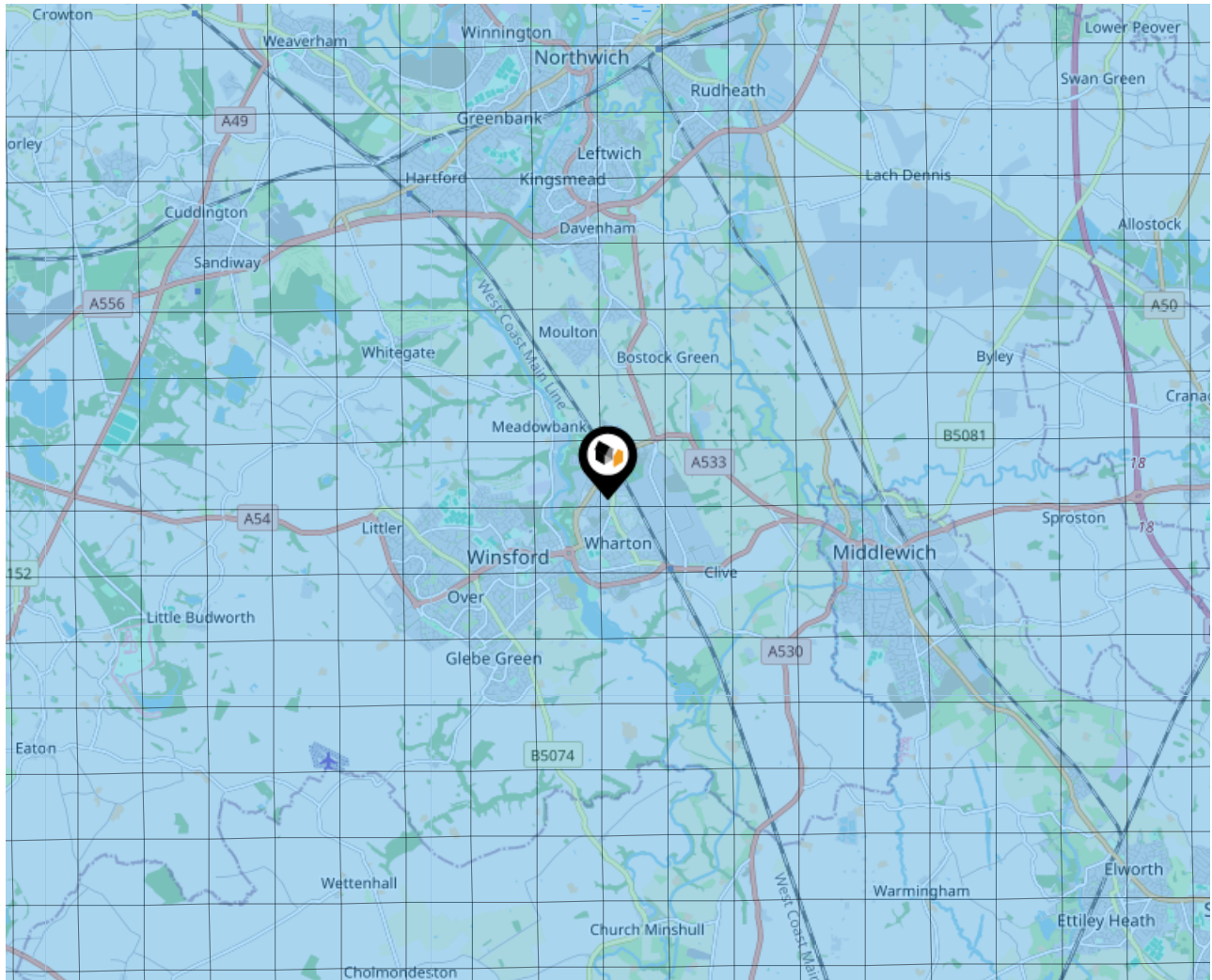


**Key:**

-  Power Pylons
-  Communication Masts

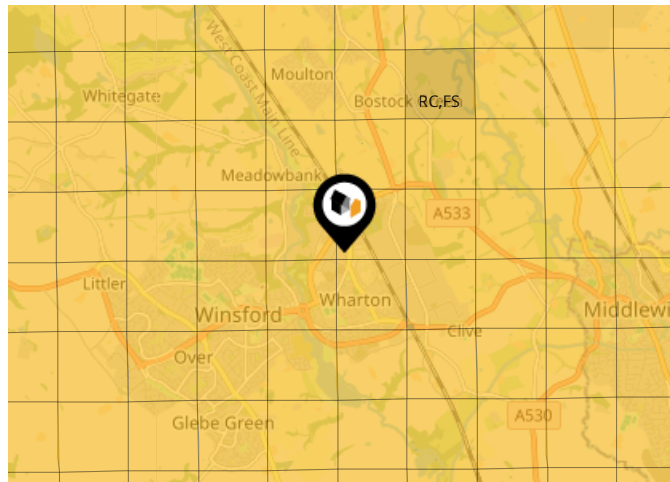
### What is Radon?

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/m<sup>3</sup>).



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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

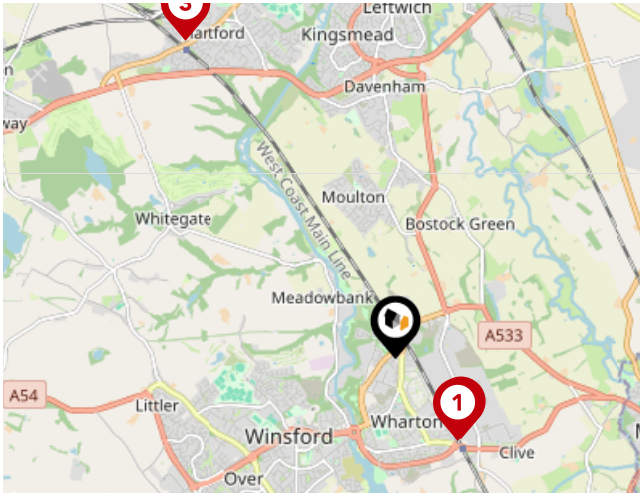


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

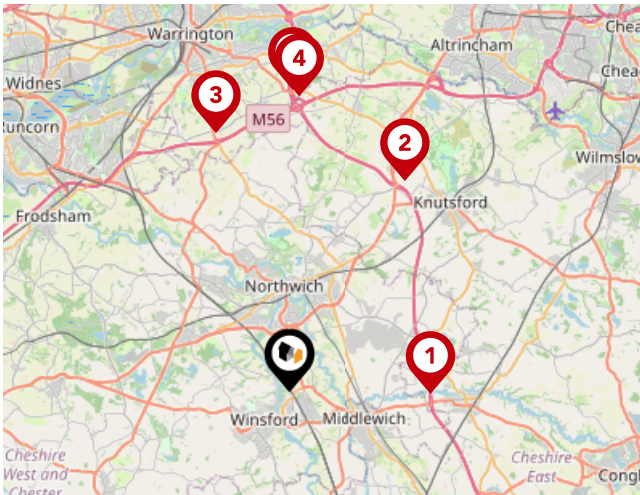
# Area

## Transport (National)



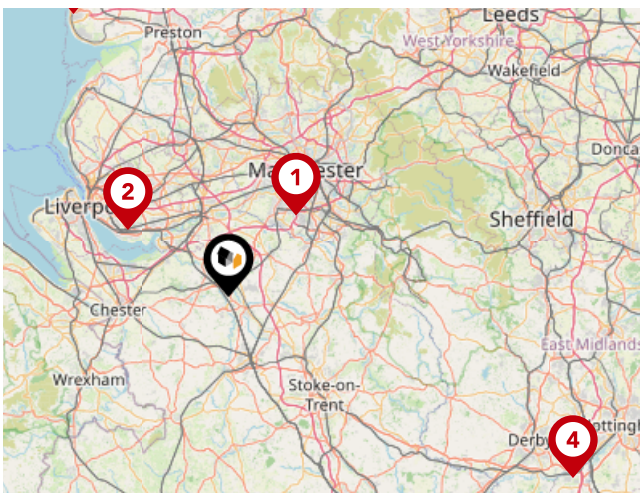
### National Rail Stations

Pin	Name	Distance
1	Winsford Rail Station	0.91 miles
2	Winsford Rail Station	0.93 miles
3	Hartford Rail Station	3.39 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J18	5.02 miles
2	M6 J19	8.55 miles
3	M56 J10	9.61 miles
4	M56 J9	10.52 miles
5	M6 J20	10.77 miles

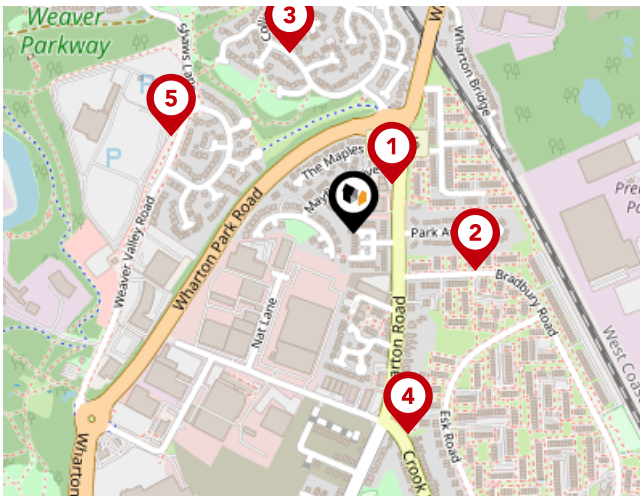


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	14.93 miles
2	Speke	17.18 miles
3	Highfield	45.55 miles
4	East Mids Airport	55.49 miles

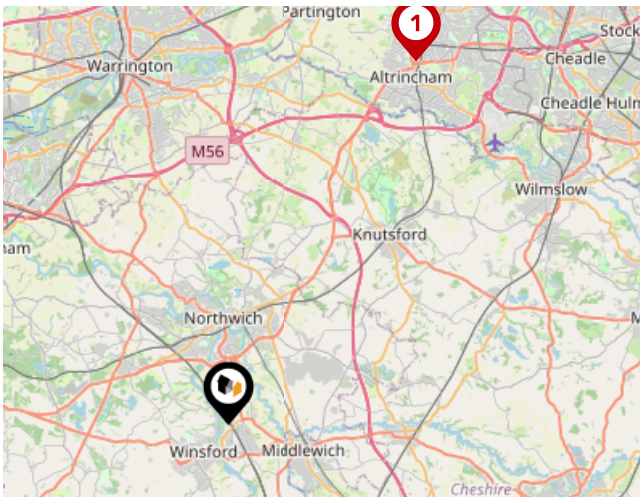
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wharton Gardens	0.07 miles
2	Gowy Walk	0.14 miles
3	Ecton Close	0.21 miles
4	Wharton Road	0.23 miles
5	Coalport Drive	0.23 miles



### Local Connections

Pin	Name	Distance
1	Altrincham Station (Manchester Metrolink)	14.49 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

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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<sup>bjb</sup>

#### butters john bee

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