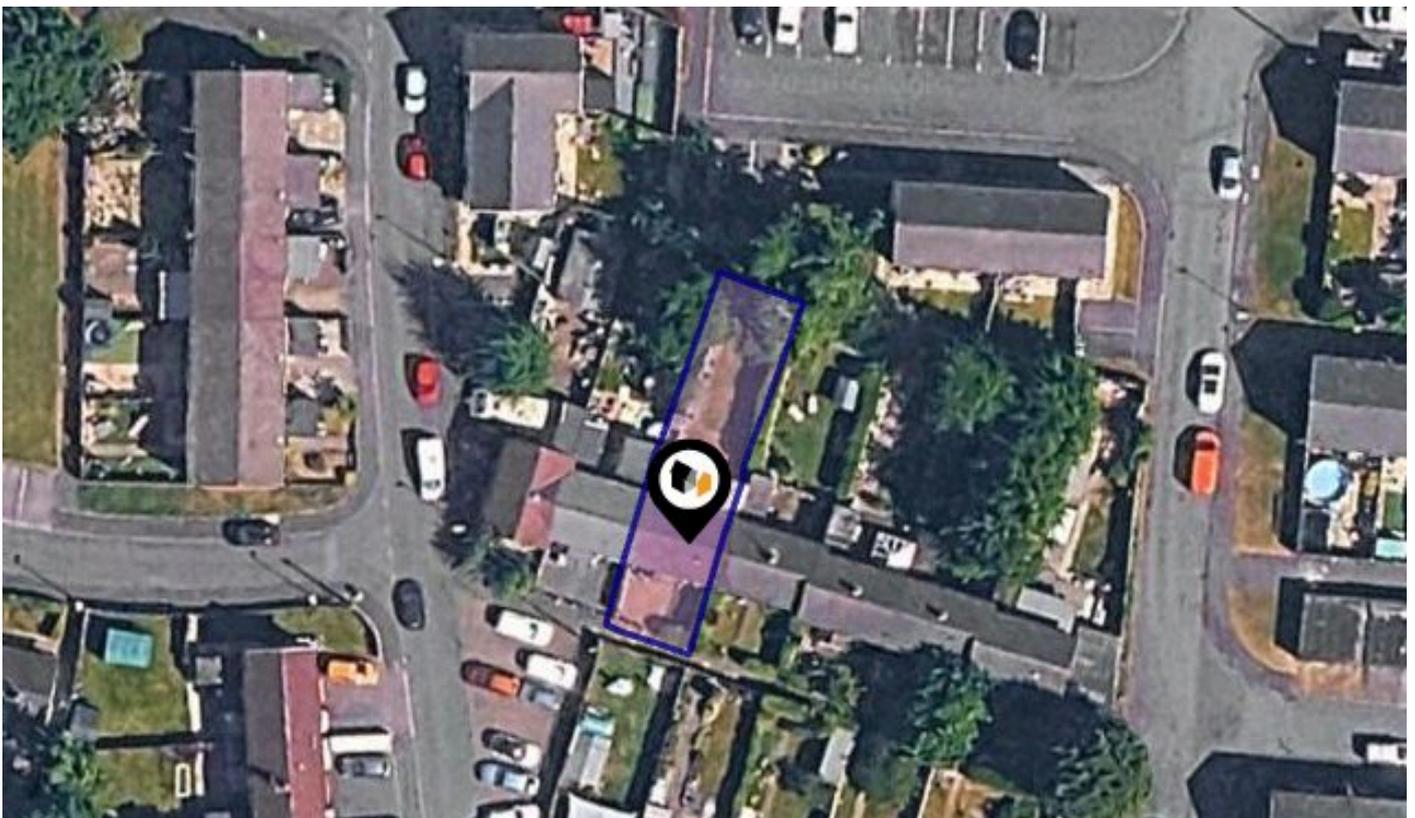See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 23rd March 2026

WENTWORTH AVENUE, MACCLESFIELD, SK11
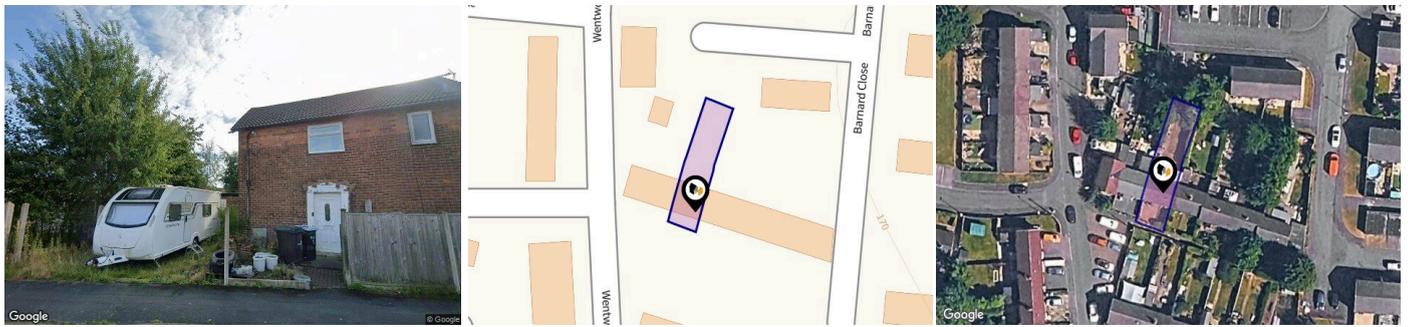
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Property

Type:	Terraced House	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	775 ft^2 / 72 m^2		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,814		
Title Number:	CH506193		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s   **76** mb/s   **10000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
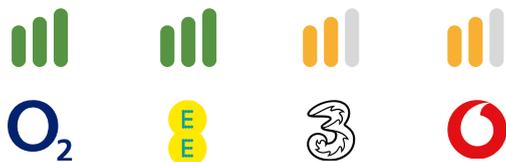
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Property
EPC - Certificate

SK11

Energy rating

D

Valid until 03.11.2031

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

Current: 63 | D

Potential: 81 | B

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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:	Solid, no insulation (assumed)
Total Floor Area:	72 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in SK11
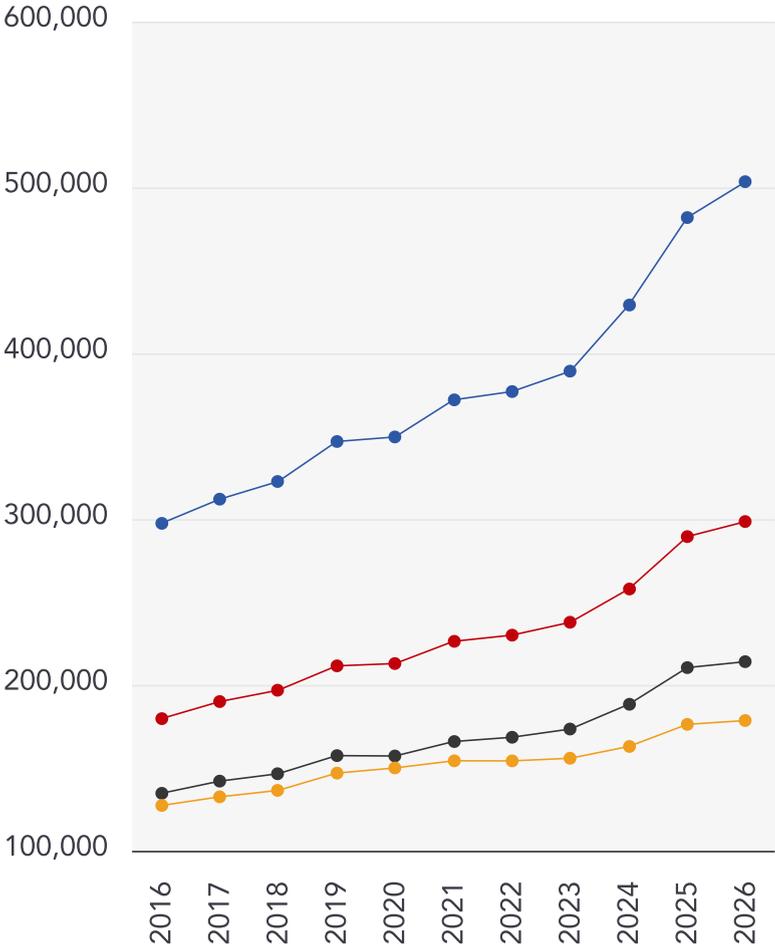
Detached

+69.27%

Semi-Detached

+66.15%

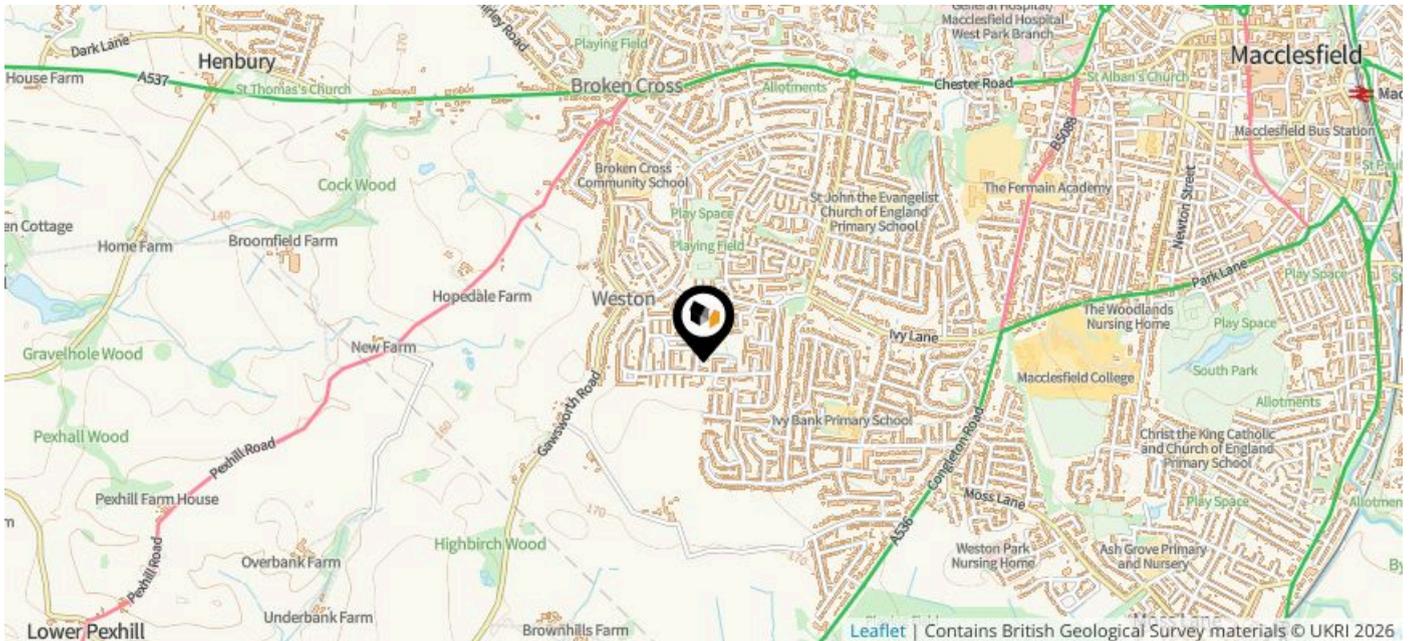**Terraced**

+58.95%

Flat

+40.22%

Maps
Coal Mining

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.

butters john bee ^{bjb}

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.
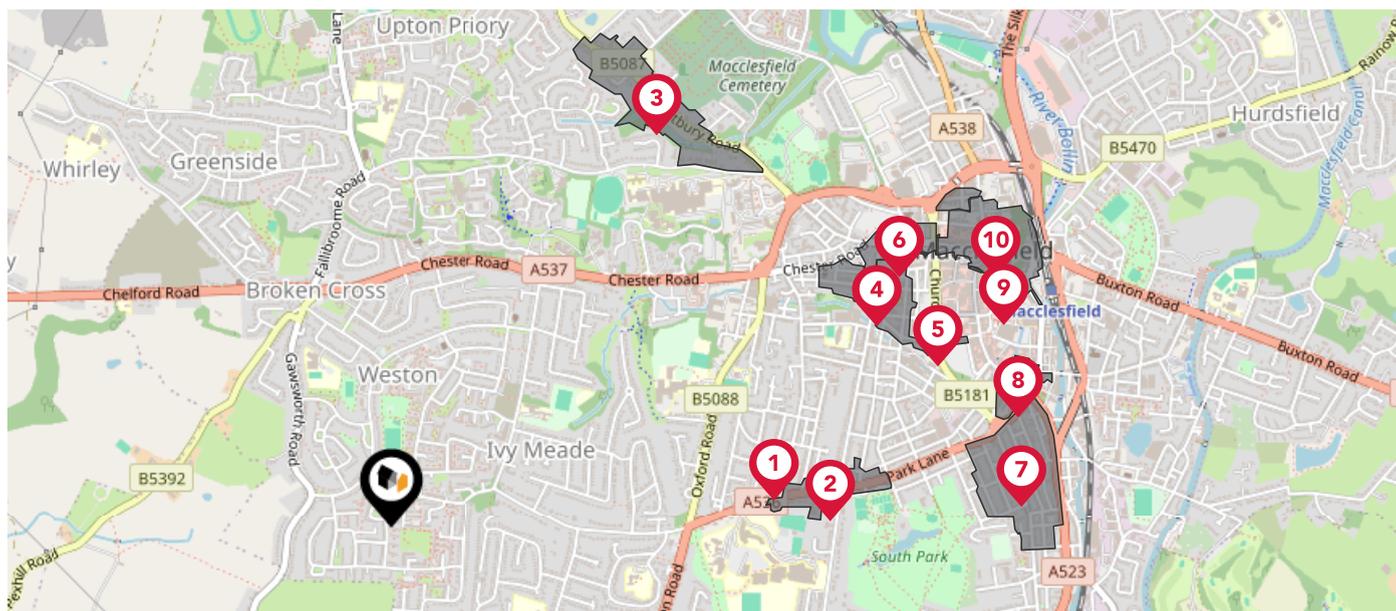

Nearby Conservation Areas	
1	Barracks Square (Macclesfield) Conservation Area
2	Park Lane (Macclesfield) Conservation Area
3	Prestbury Road (Macclesfield) Conservation Area
4	Christ Church (Macclesfield) Conservation Area
5	Christ Church (Macclesfield) Conservation Area
6	Town Centre (Macclesfield) Conservation Area
7	High Street (Macclesfield) Conservation Area
8	Park Green (Macclesfield) Conservation Area
9	Town Centre (Macclesfield) Conservation Area
10	Town Centre (Macclesfield) 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
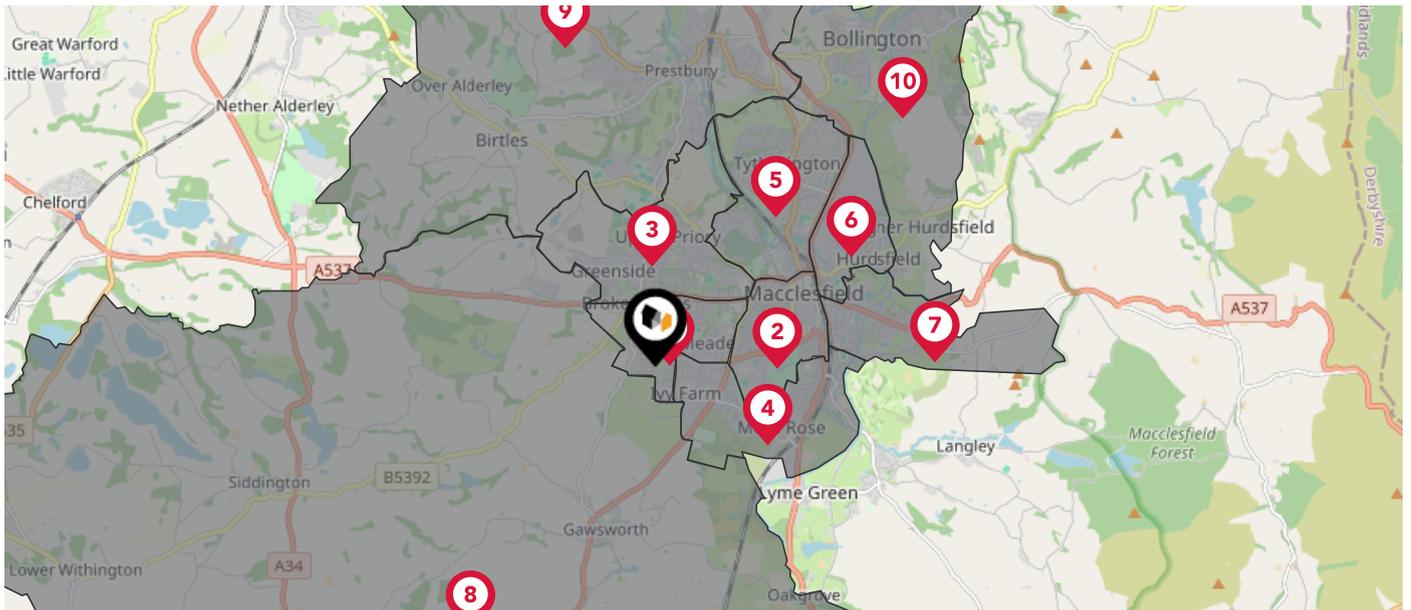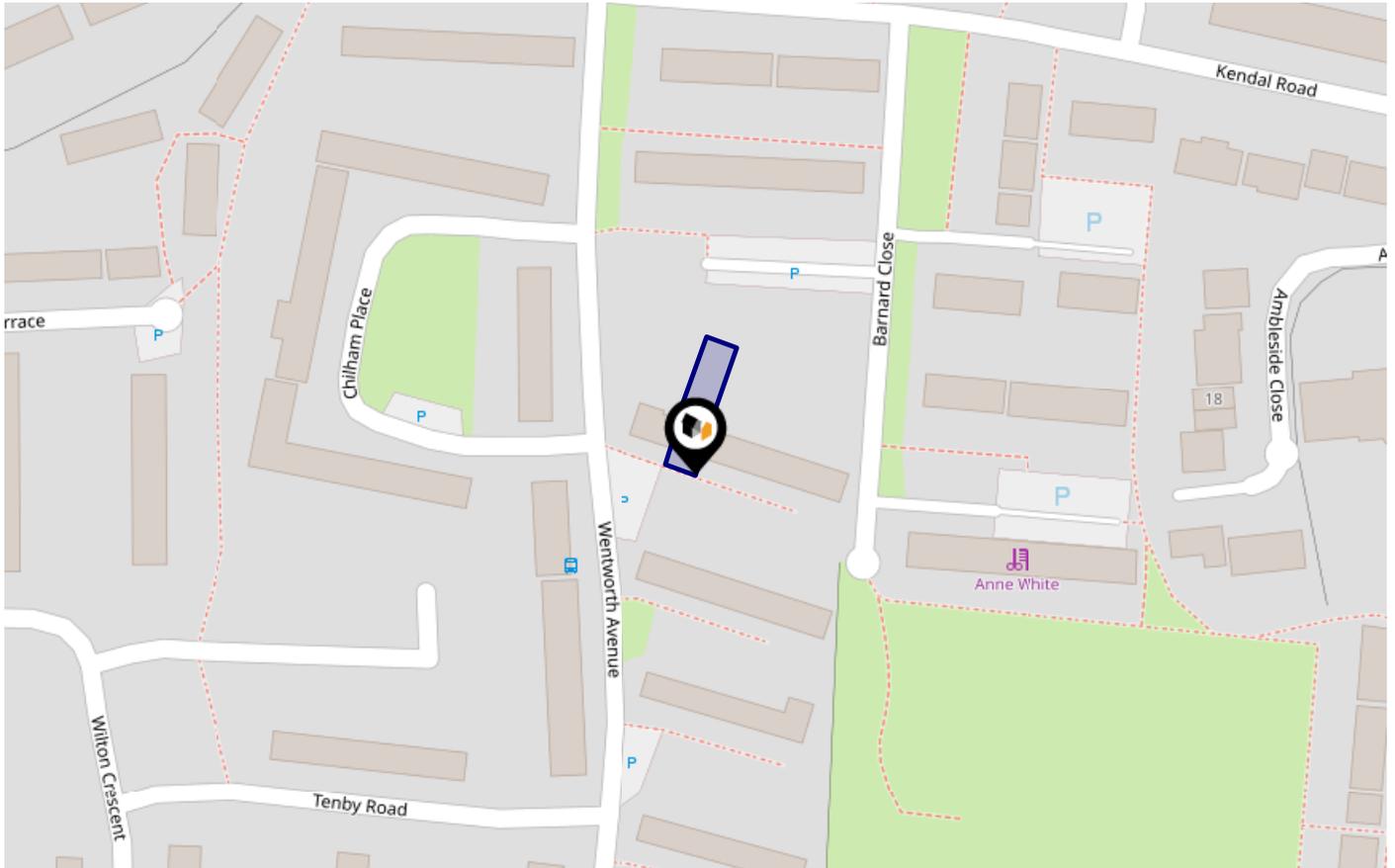

Nearby Council Wards

1	Macclesfield West and Ivy Ward
2	Macclesfield Central Ward
3	Broken Cross and Upton Ward
4	Macclesfield South Ward
5	Macclesfield Tytherington Ward
6	Macclesfield Hurdsfield Ward
7	Macclesfield East Ward
8	Gawsworth Ward
9	Prestbury Ward
10	Bollington 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.

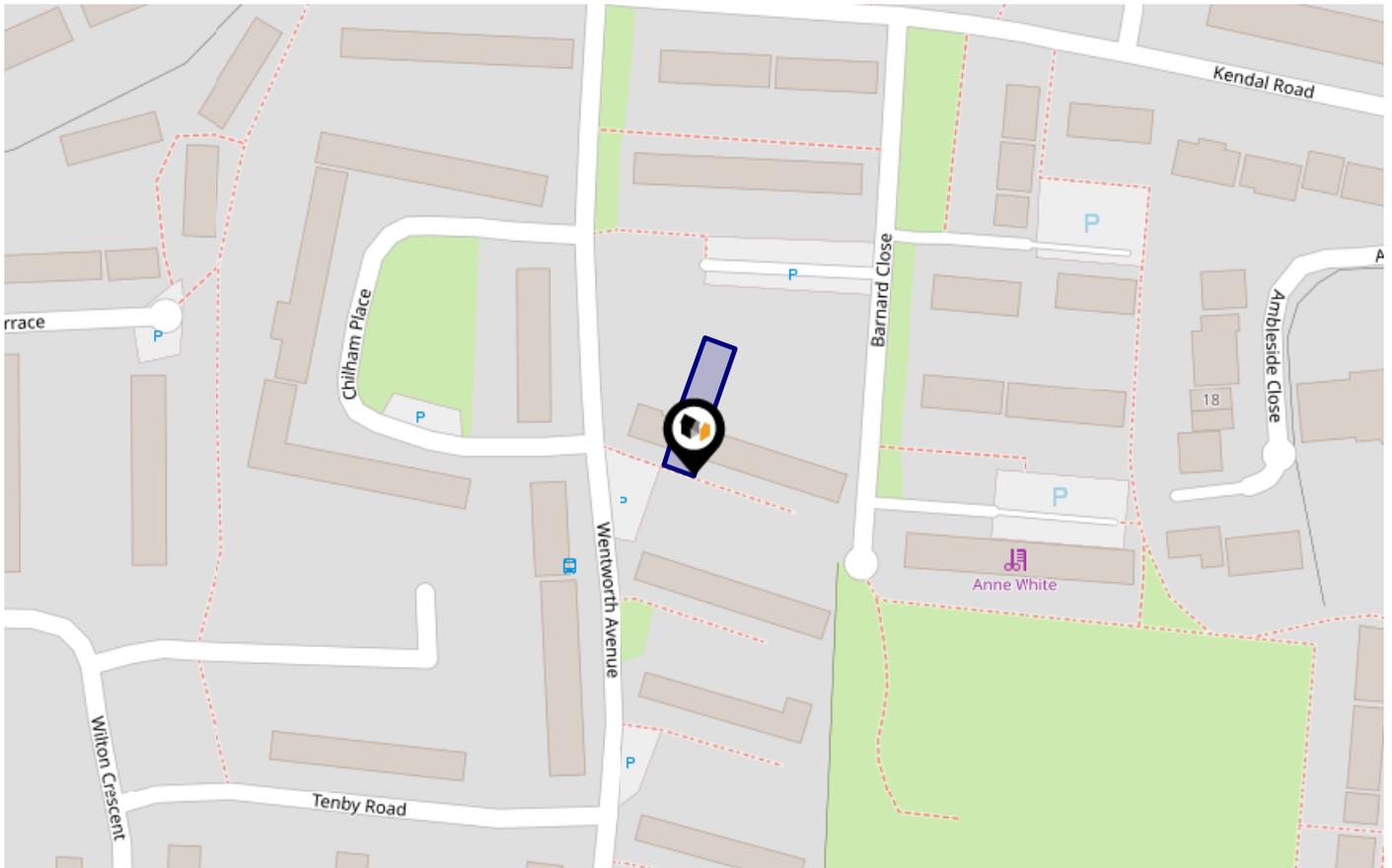**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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Flood Risk
Rivers & Seas - Climate Change

butters john bee ^{bjb}

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

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.

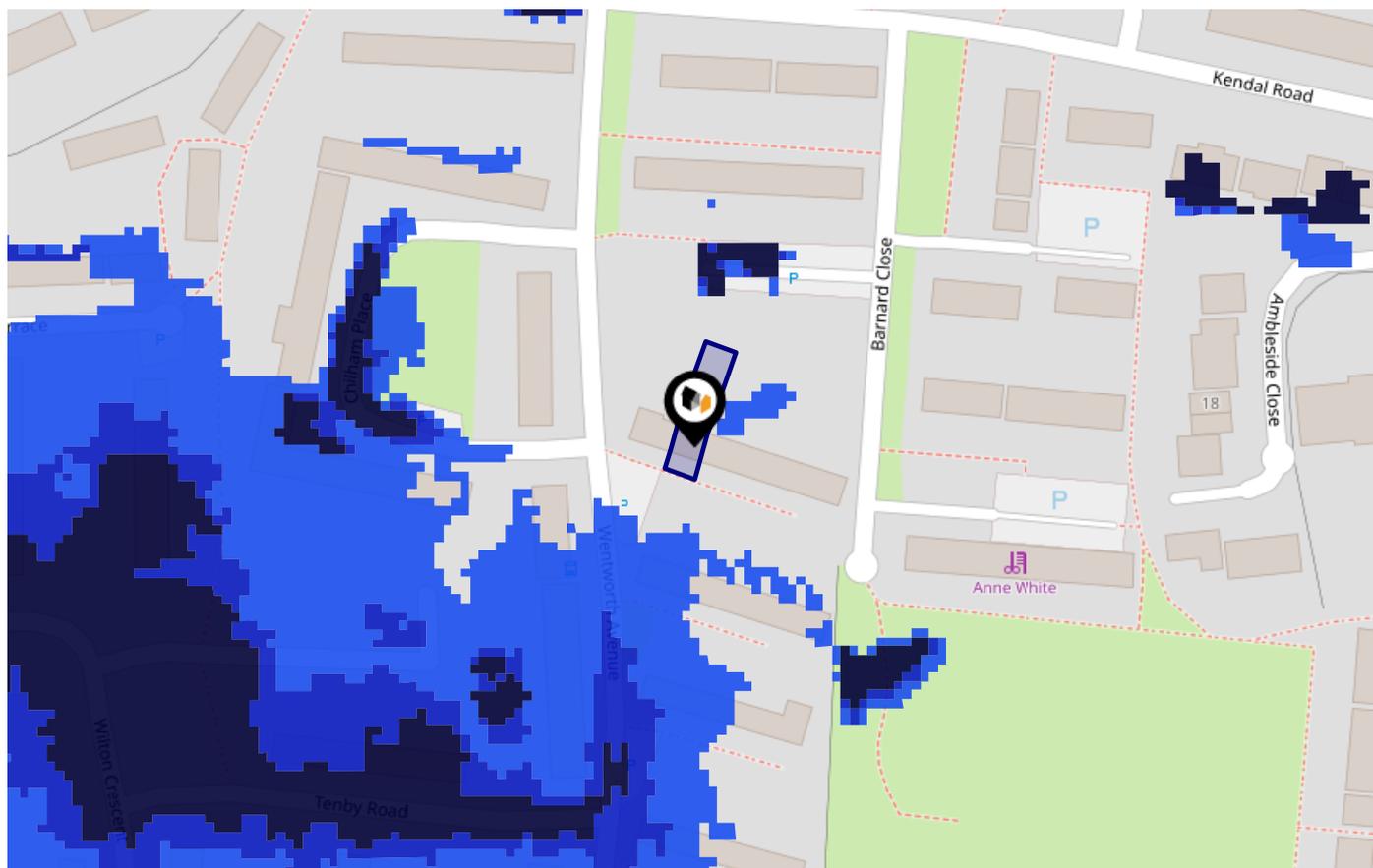**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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)				

Flood Risk
Surface Water - Climate Change

butters john bee ^{bjb}

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.
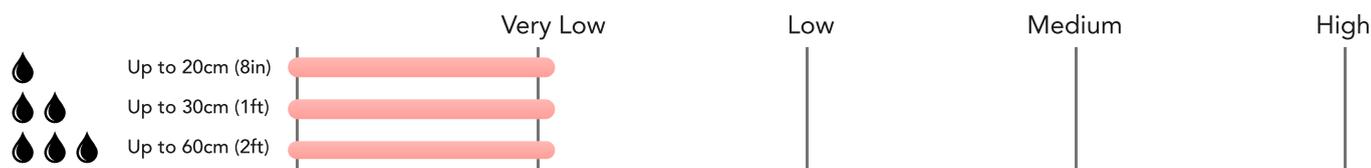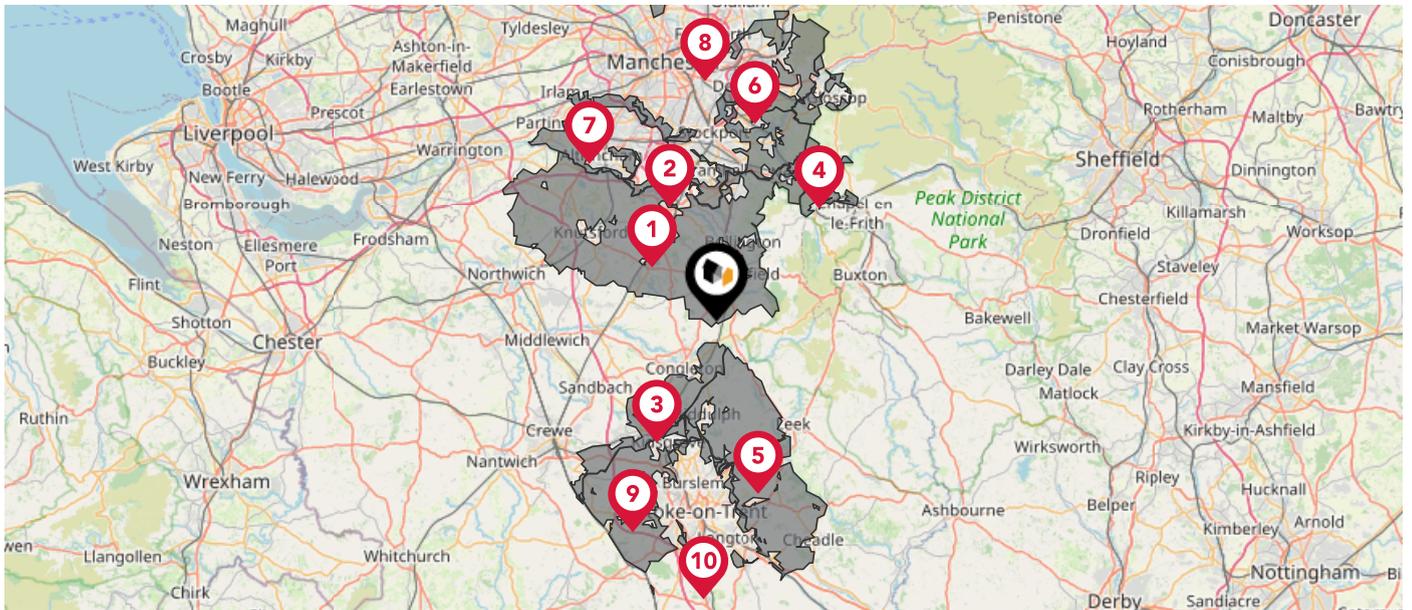

Risk Rating: Very low

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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Maps
Green Belt

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

Nearby Green Belt Land
1   Merseyside and Greater Manchester Green Belt - Cheshire East
2   Merseyside and Greater Manchester Green Belt - Stockport
3   Stoke-on-Trent Green Belt - Cheshire East
4   Merseyside and Greater Manchester Green Belt - High Peak
5   Stoke-on-Trent Green Belt - Staffordshire Moorlands
6   Merseyside and Greater Manchester Green Belt - Tameside
7   Merseyside and Greater Manchester Green Belt - Trafford
8   Merseyside and Greater Manchester Green Belt - Manchester
9   Stoke-on-Trent Green Belt - Newcastle-under-Lyme
10   Stoke-on-Trent Green Belt - Stoke-on-Trent

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.
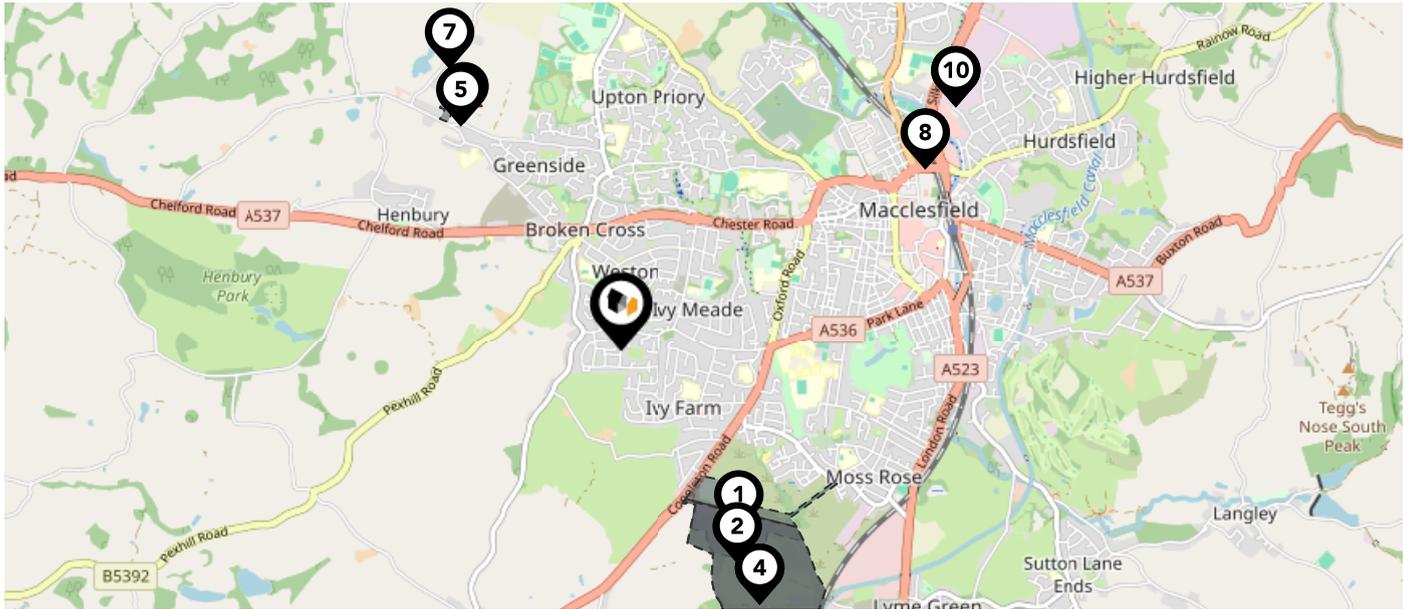
Nearby Landfill Sites		
1	Congleton Road Playing Fields-Congleton Road, Macclesfield	Historic Landfill
2	Danes Moss Tip-Congleton Road, Macclesfield, Cheshire	Historic Landfill
3	Danes Moss Landfill Site-Congleton Road,Gawsworth,Macclesfield,Cheshire	Historic Landfill
4	Danes Moss Landfill Site-Congleton Road,Gawsworth,Macclesfield,Cheshire	Historic Landfill
5	Sandy Lane-Broken Cross, Macclesfield, Cheshire	Historic Landfill
6	EA/EPR/KP3092CX/A001	Active Landfill
7	Sandy Lane-Macclesfield	Historic Landfill
8	Station Street-Macclesfield	Historic Landfill
9	Shoresclough Brook-Queens Avenue, Macclesfield, Cheshire	Historic Landfill
10	Shoresclough Brook-Land at Hurdsfield Industrial Estate, Macclesfield, 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...
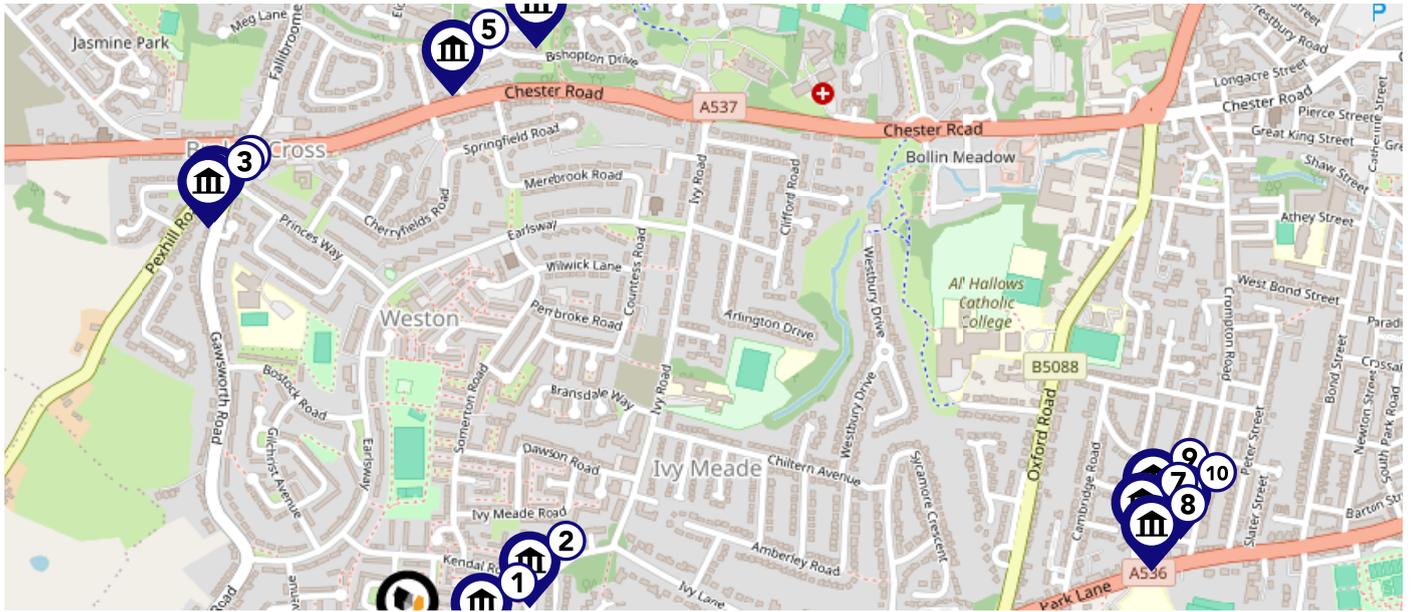
| Listed Buildings in the local district	Grade	Distance
1 1206921 - Kendal House	Grade II	0.1 miles
2 1219763 - Ivydeane	Grade II	0.2 miles
3 1206944 - 3 And 5, Pexhill Road	Grade II	0.5 miles
4 1290718 - 1, Pexhill Road	Grade II	0.5 miles
5 1206958 - Parkside Hospital Chapel	Grade II	0.6 miles
6 1119704 - Former Superintendents House At Parkside Hospital	Grade II	0.7 miles
7 1280000 - The Barracks And Attached Rear Perimeter Wall	Grade II	0.8 miles
8 1218756 - Number 1 To 4 And The Lodge, The Barracks	Grade II	0.8 miles
9 1280001 - Works Building In North West Corner Of The Barracks	Grade II	0.8 miles
10 1291779 - Evington House And Attached Rear Wall And Pier	Grade II	0.9 miles
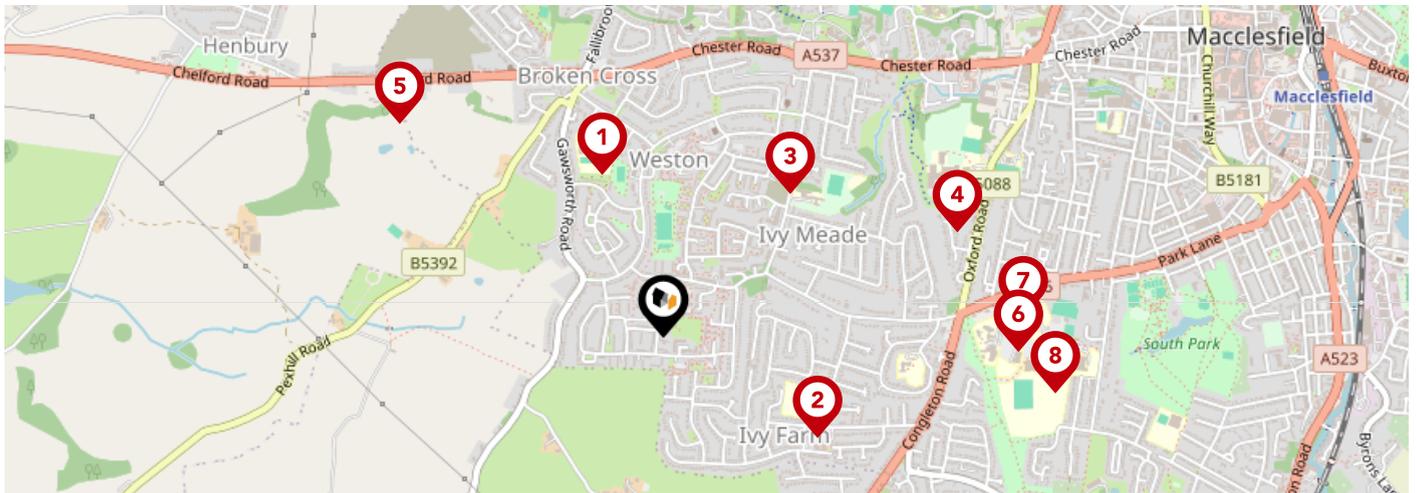
		Nursery	Primary	Secondary	College	Private
1	**Broken Cross Primary Academy and Nursery** Ofsted Rating: Good | Pupils: 219 | Distance:0.39	☐	☑	☐	☐	☐
2	**Ivy Bank Primary School** Ofsted Rating: Good | Pupils: 418 | Distance:0.41	☐	☑	☐	☐	☐
3	**St John the Evangelist CofE Primary School Macclesfield** Ofsted Rating: Good | Pupils: 283 | Distance:0.43	☐	☑	☐	☐	☐
4	**All Hallows Catholic College** Ofsted Rating: Outstanding | Pupils: 1237 | Distance:0.69	☐	☐	☑	☐	☐
5	**Eden School** Ofsted Rating: Good | Pupils: 15 | Distance:0.75	☐	☐	☑	☐	☐
6	**Macclesfield College** Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.79	☐	☐	☑	☐	☐
7	**Park Lane School** Ofsted Rating: Good | Pupils: 129 | Distance:0.8	☐	☐	☑	☐	☐
8	**The Macclesfield Academy** Ofsted Rating: Requires improvement | Pupils: 629 | Distance:0.88	☐	☐	☑	☐	☐

Area
Schools
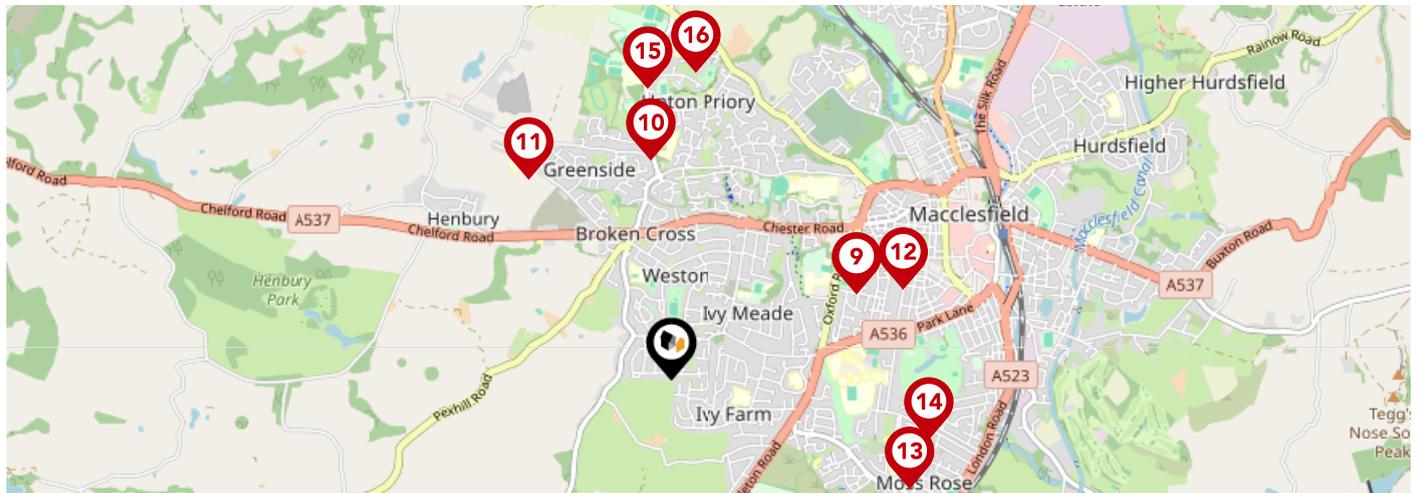
	Nursery	Primary	Secondary	College	Private
9 **The Fermain Academy** Ofsted Rating: Outstanding | Pupils: 17 | Distance:0.9	☐	☐	☑	☐	☐
10 **St Alban's Catholic Primary School, A Voluntary Academy** Ofsted Rating: Outstanding | Pupils: 302 | Distance:0.98	☐	☑	☐	☐	☐
11 **Whirley Primary School** Ofsted Rating: Good | Pupils: 213 | Distance:1.1	☐	☑	☐	☐	☐
12 **Parkroyal Community School** Ofsted Rating: Good | Pupils: 421 | Distance:1.1	☐	☑	☐	☐	☐
13 **Ash Grove Academy** Ofsted Rating: Outstanding | Pupils: 234 | Distance:1.16	☐	☑	☐	☐	☐
14 **Christ The King Catholic and Church of England Primary School** Ofsted Rating: Not Rated | Pupils: 105 | Distance:1.17	☐	☑	☐	☐	☐
15 **The Fallibroome Academy** Ofsted Rating: Good | Pupils: 1541 | Distance:1.3	☐	☐	☑	☐	☐
16 **Upton Priory School** Ofsted Rating: Good | Pupils: 325 | Distance:1.37	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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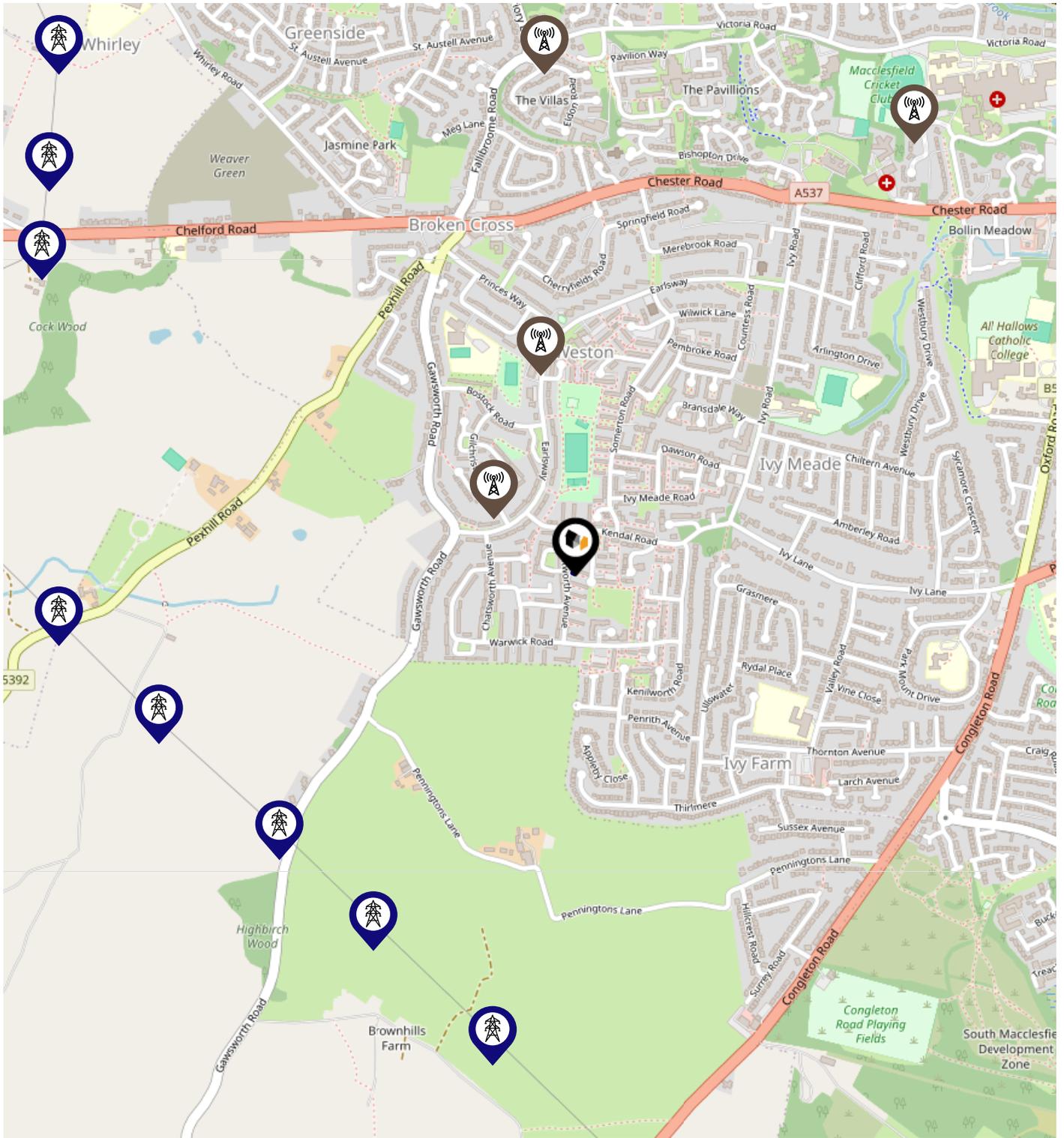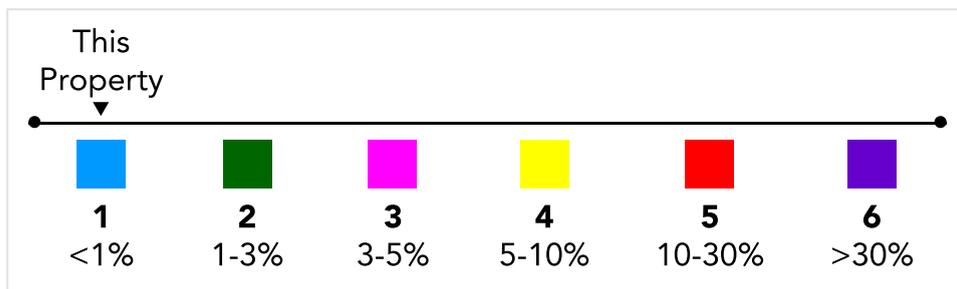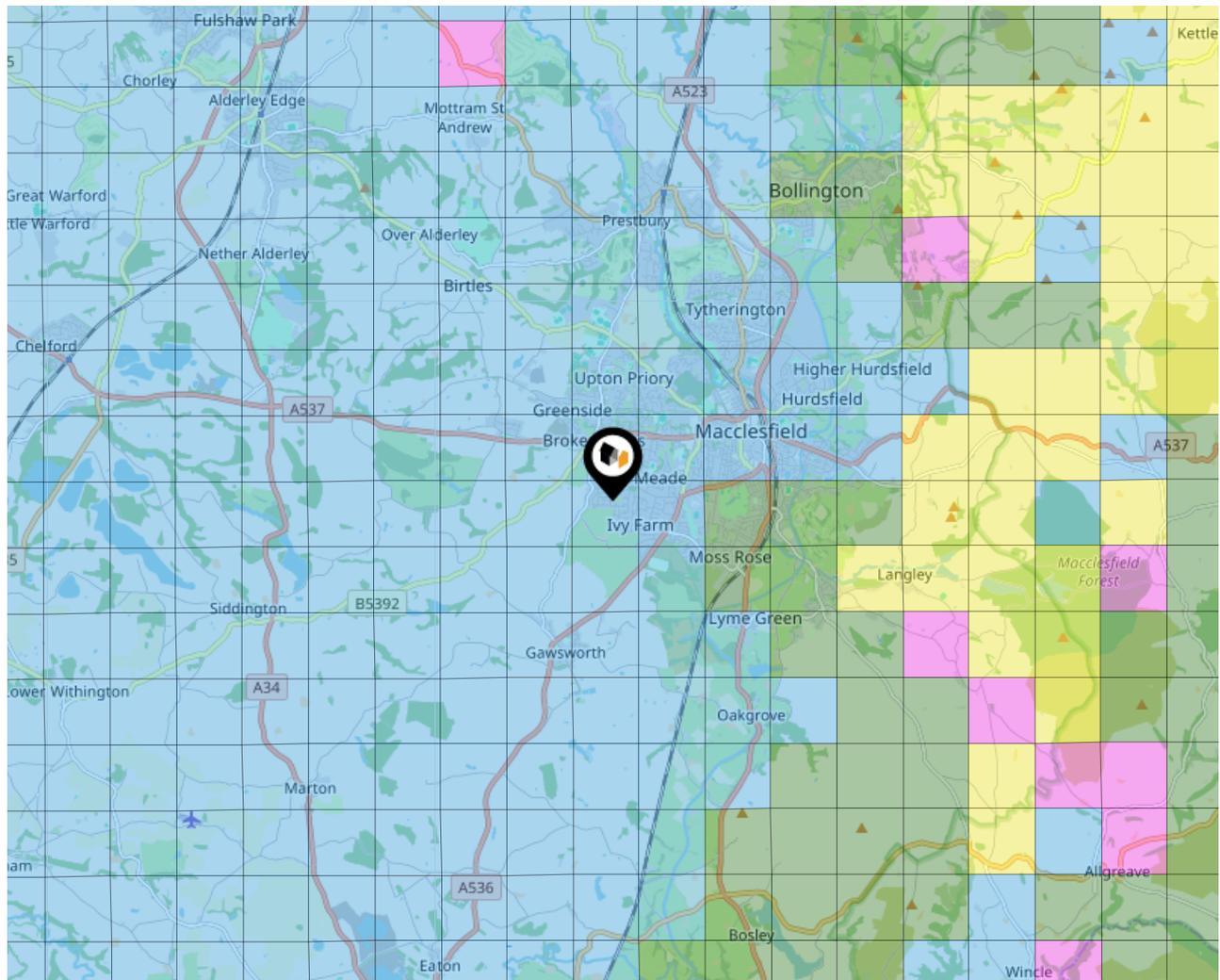

Key:

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)	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
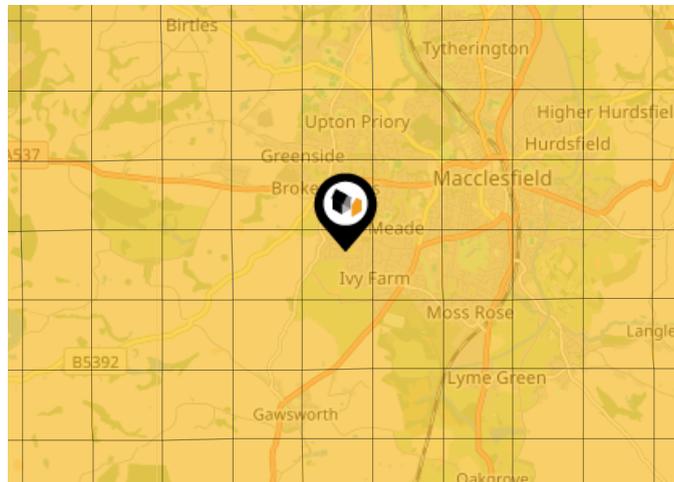
## Primary Classifications (Most Common Clay Types)

|	
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

butters john bee^{bjb}
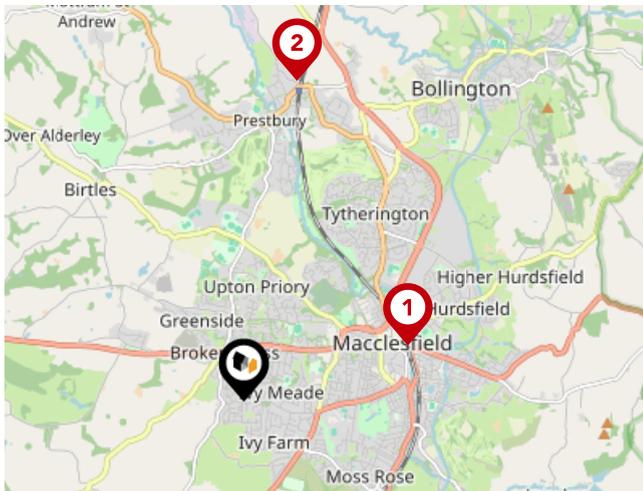
National Rail Stations

Pin	Name	Distance
1	Macclesfield Rail Station	1.53 miles
2	Prestbury Rail Station	2.9 miles
3	Adlington (Cheshire) Rail Station	4.76 miles
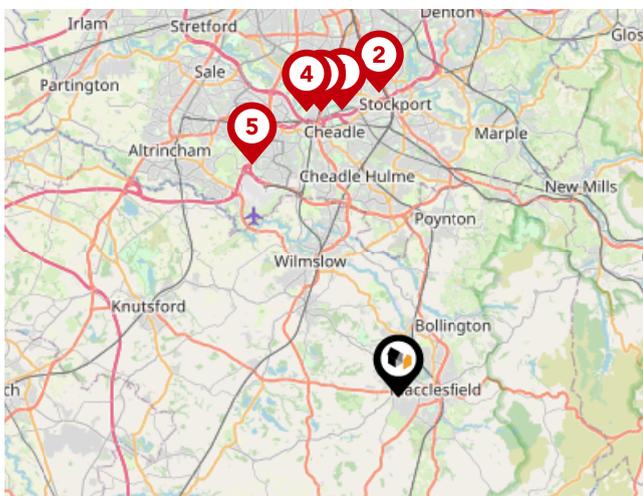
Trunk Roads/Motorways

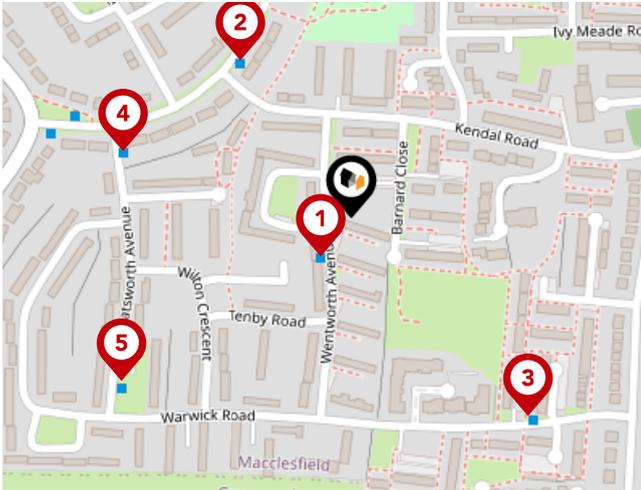| Pin	Name	Distance
1	M60 J2	10.41 miles
2	M60 J1	10.89 miles
3	M60 J3	10.55 miles
4	M60 J4	10.65 miles
5	M56 J5	9.77 miles

Airports/Helipads

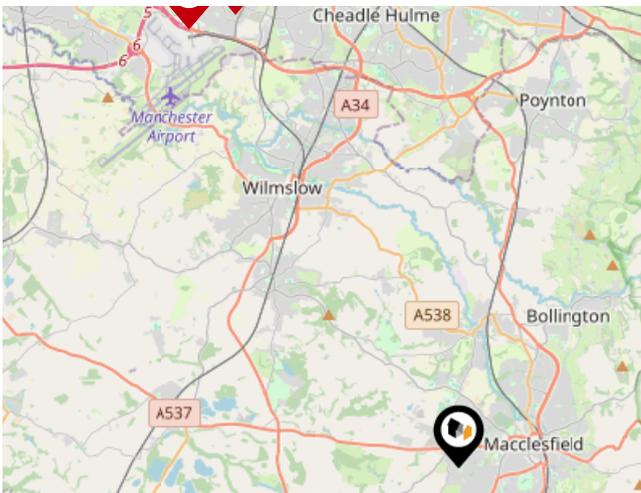| Pin	Name	Distance
1	Manchester Airport	9.46 miles
2	Speke	29.46 miles
3	Leeds Bradford Airport	47.3 miles
4	East Mids Airport	45.3 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Chilham Place	0.03 miles
2	Kendal Road	0.11 miles
3	Warwick Close	0.15 miles
4	Earlsway	0.13 miles
5	Warwick Road	0.16 miles

Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	8.97 miles
2	Manchester Airport (Manchester Metrolink)	9.18 miles
3	Manchester Airport (Manchester Metrolink)	9.17 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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Office for National Statistics

G

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Valuation Office Agency

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