

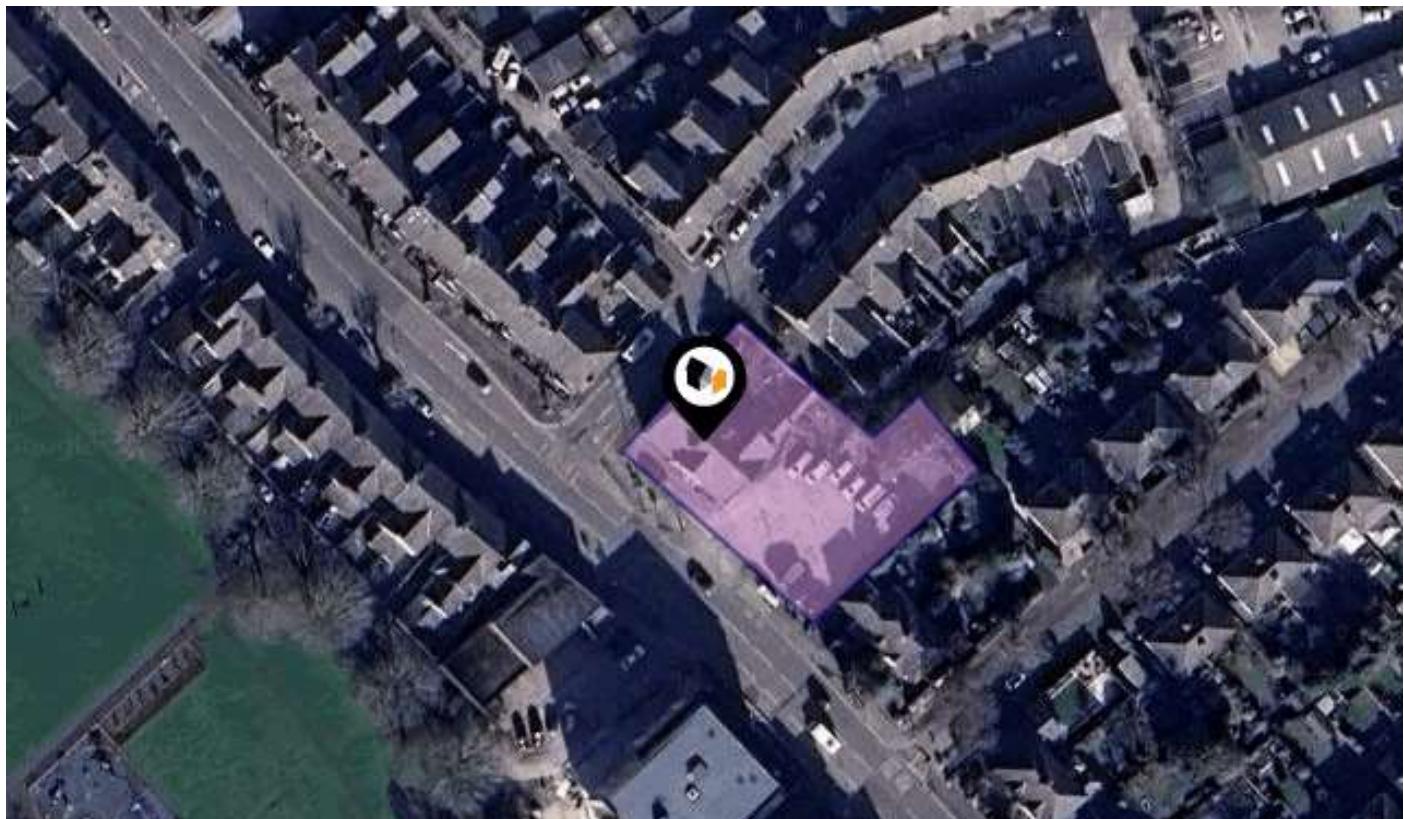


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 12th February 2026



233, WILDERSPOOL CAUSEWAY, WARRINGTON, WA4 6QE

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

Property Overview

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Property

Type:	Dual Use
Plot Area:	0.34 acres
Council Tax :	Band A
Annual Estimate:	£1,521
Title Number:	CH444373
UPRN:	200000975267

Last Sold Date:	27/07/2022
Last Sold Price:	£685,000
Tenure:	Freehold

Local Area

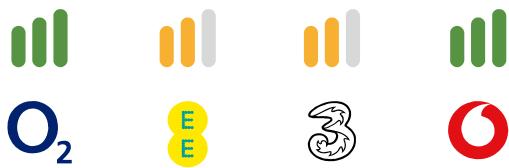
Local Authority:	Warrington
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **53** mb/s **1800** mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: **233, Wilderspool Causeway, Warrington, WA4 6QE**

Reference - Warrington/2015/25987

Decision: Decided

Date: 10th June 2015

Description:

Full Planning - Proposed change of use from the Causeway Public House carpark to car valeting business and hand car wash

Maps Coal Mining

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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.

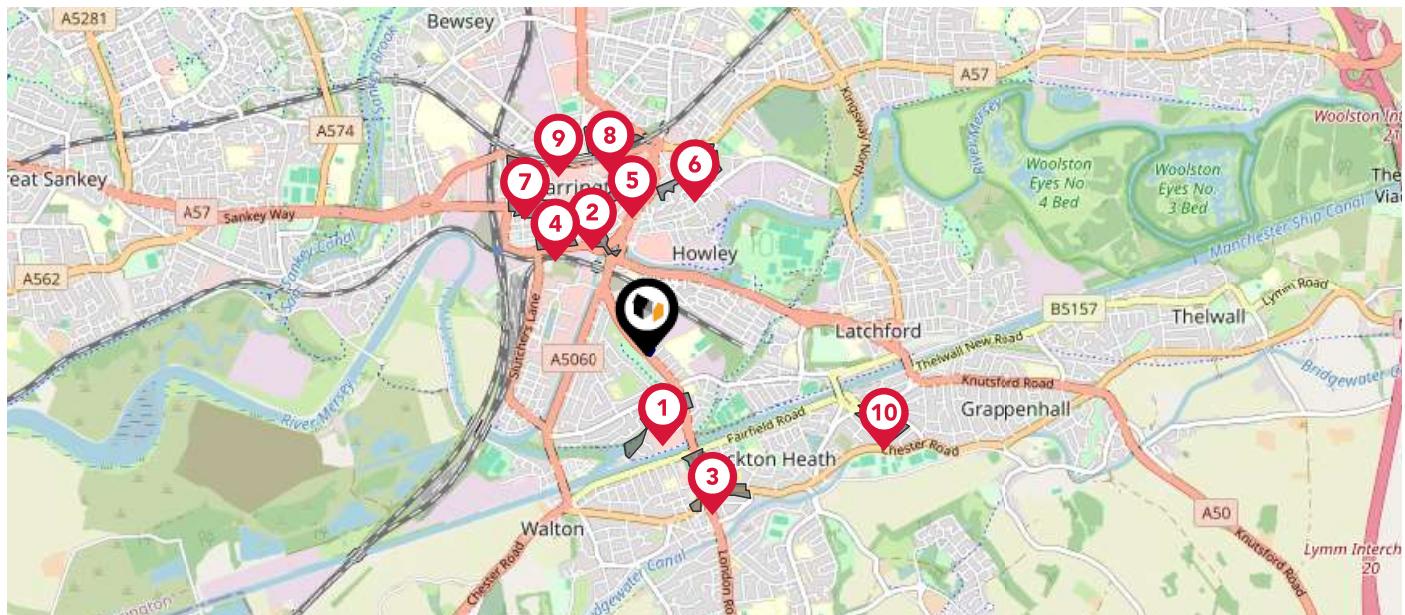
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

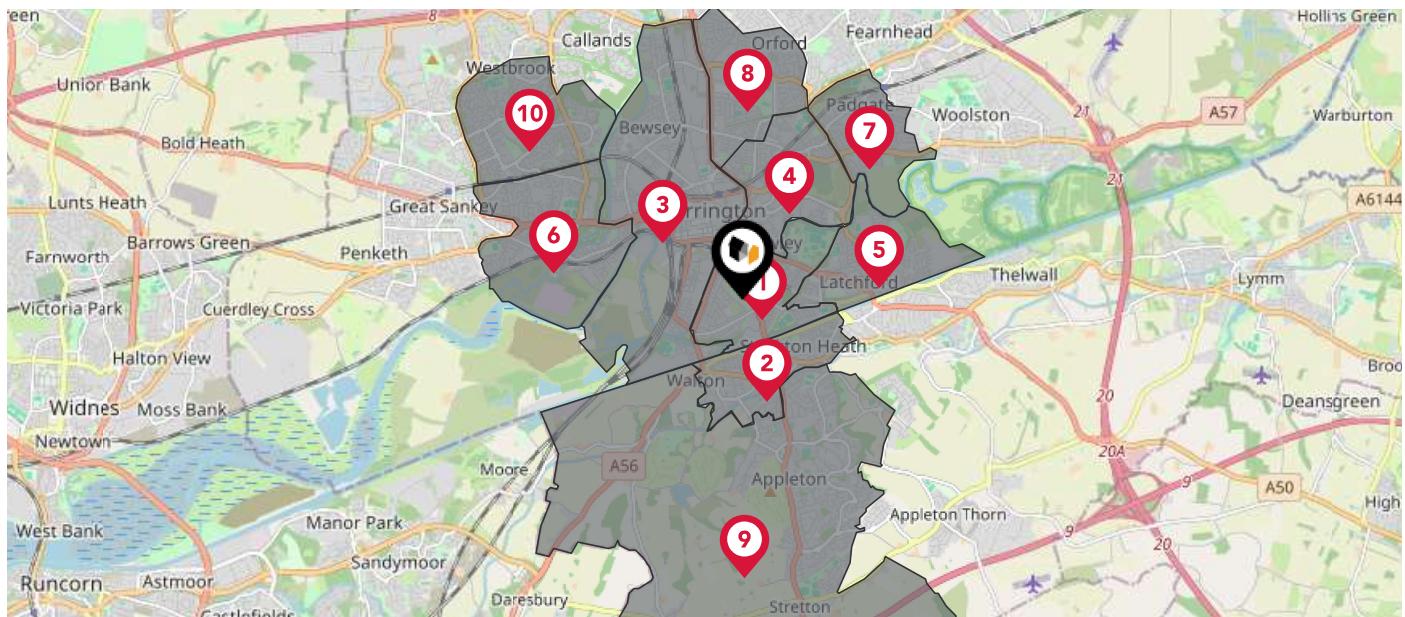
- 1 Greenalls Brewery
- 2 Bridge Street
- 3 London Road and Grappenhall Road, Stockton Heath
- 4 Palmyra Square
- 5 Buttermarket Street
- 6 Church Street
- 7 Town Hall
- 8 Winwick Street
- 9 Bewsey Street
- 10 Ackers Road and Marlborough Crescent, Stockton Heath

Maps

Council Wards

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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

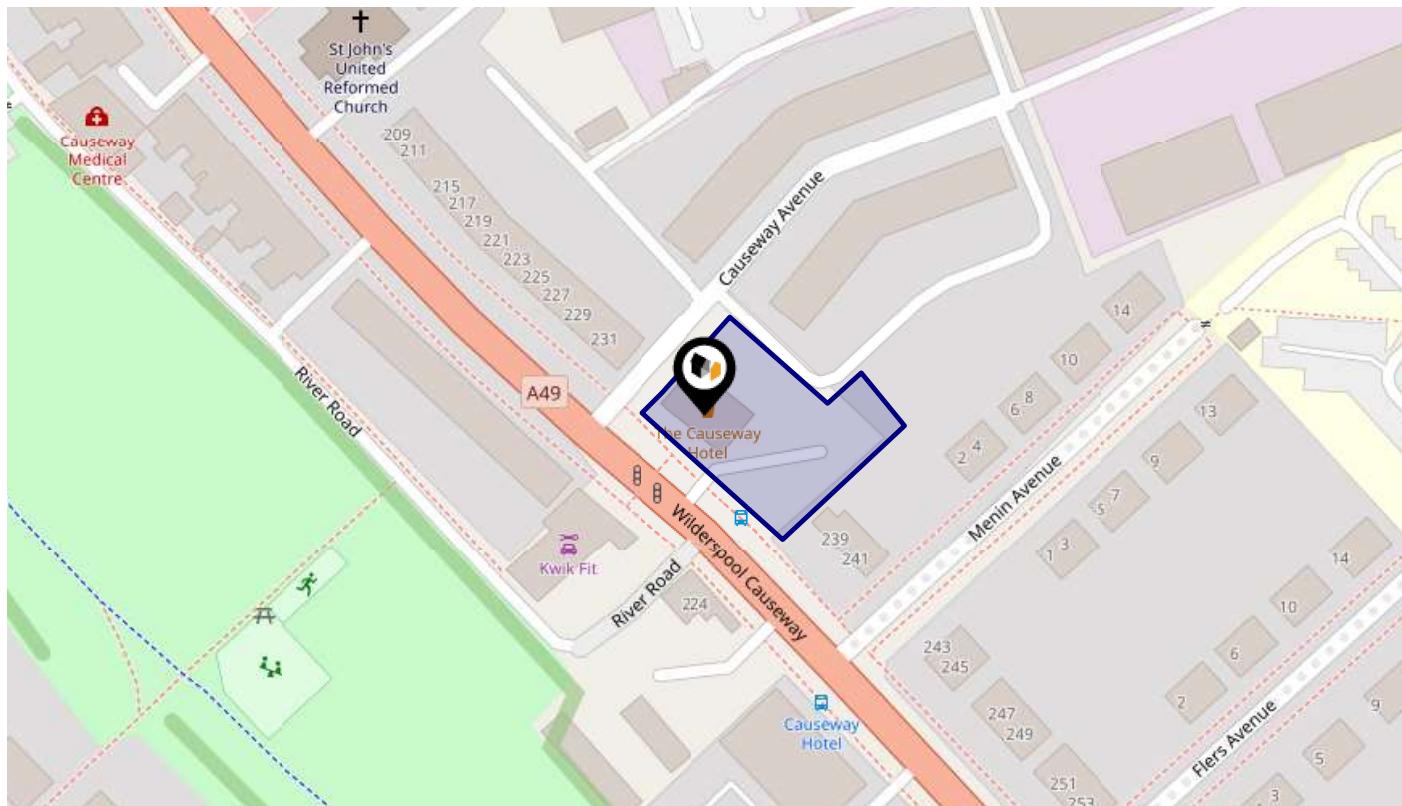
- 1 Latchford West Ward
- 2 Stockton Heath Ward
- 3 Bewsey & Whitecross Ward
- 4 Fairfield & Howley Ward
- 5 Latchford East Ward
- 6 Great Sankey South Ward
- 7 Poulton South Ward
- 8 Orford Ward
- 9 Appleton Ward
- 10 Chapelford & Old Hall Ward

Maps

Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

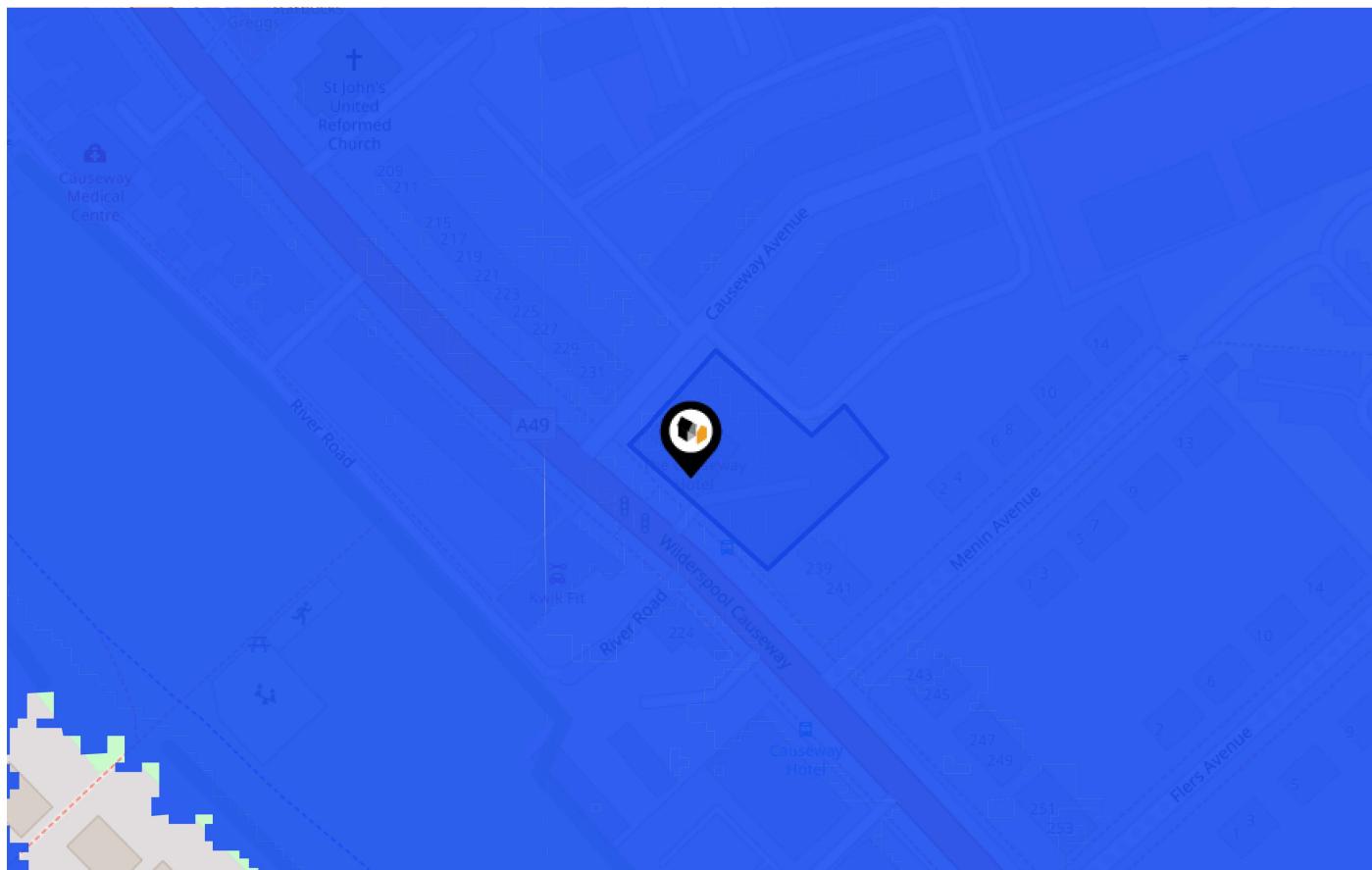


Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

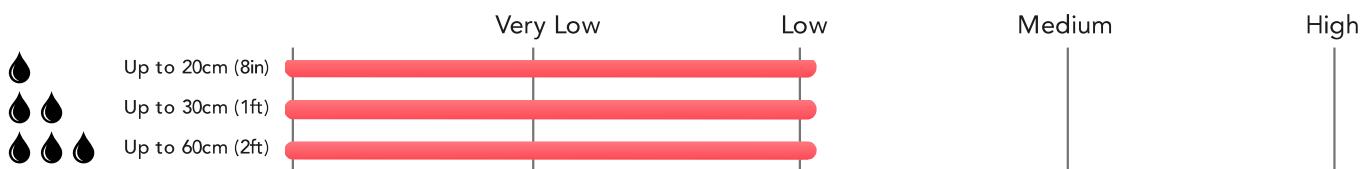


Risk Rating: Low

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.

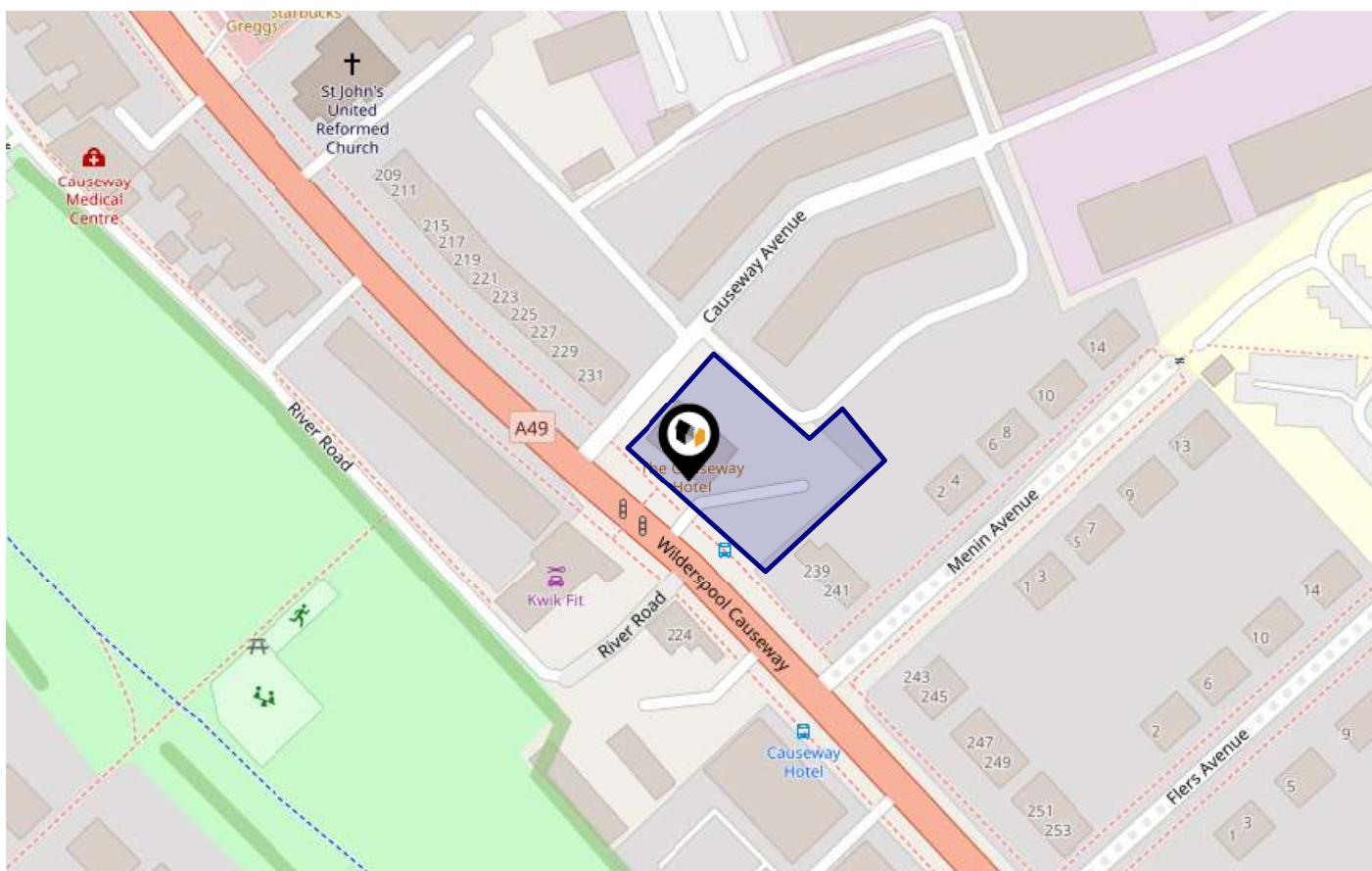
Chance of flooding to the following depths at this property:



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.

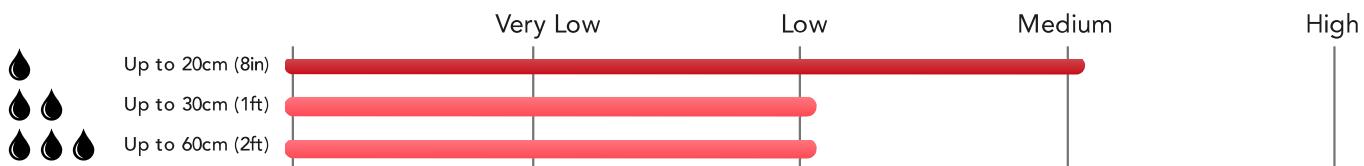


Risk Rating: Medium

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:

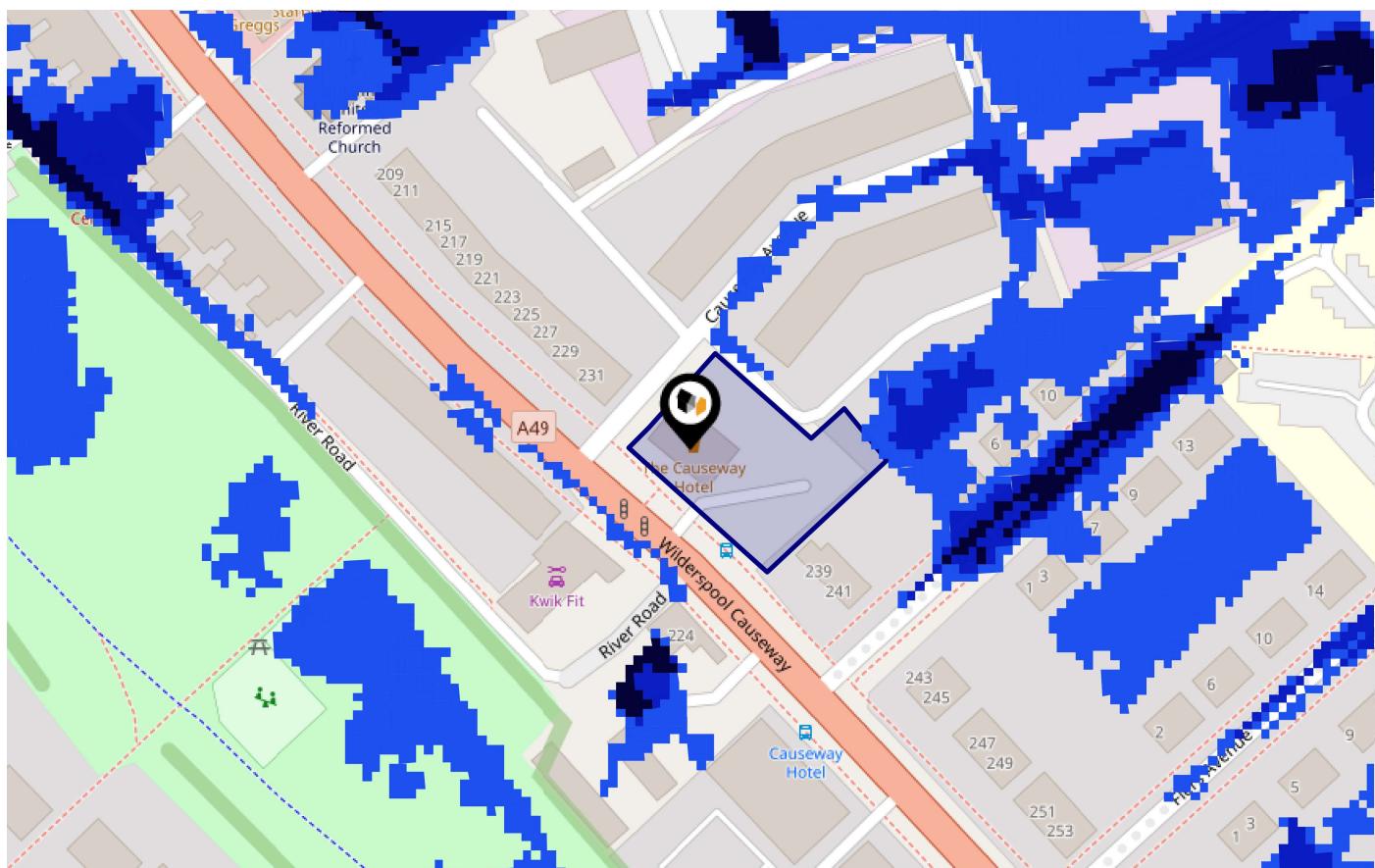


Flood Risk

Surface Water - Flood Risk

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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.

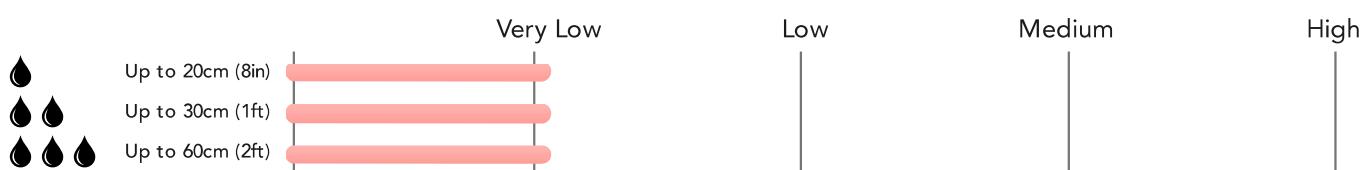


Risk Rating: Very low

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

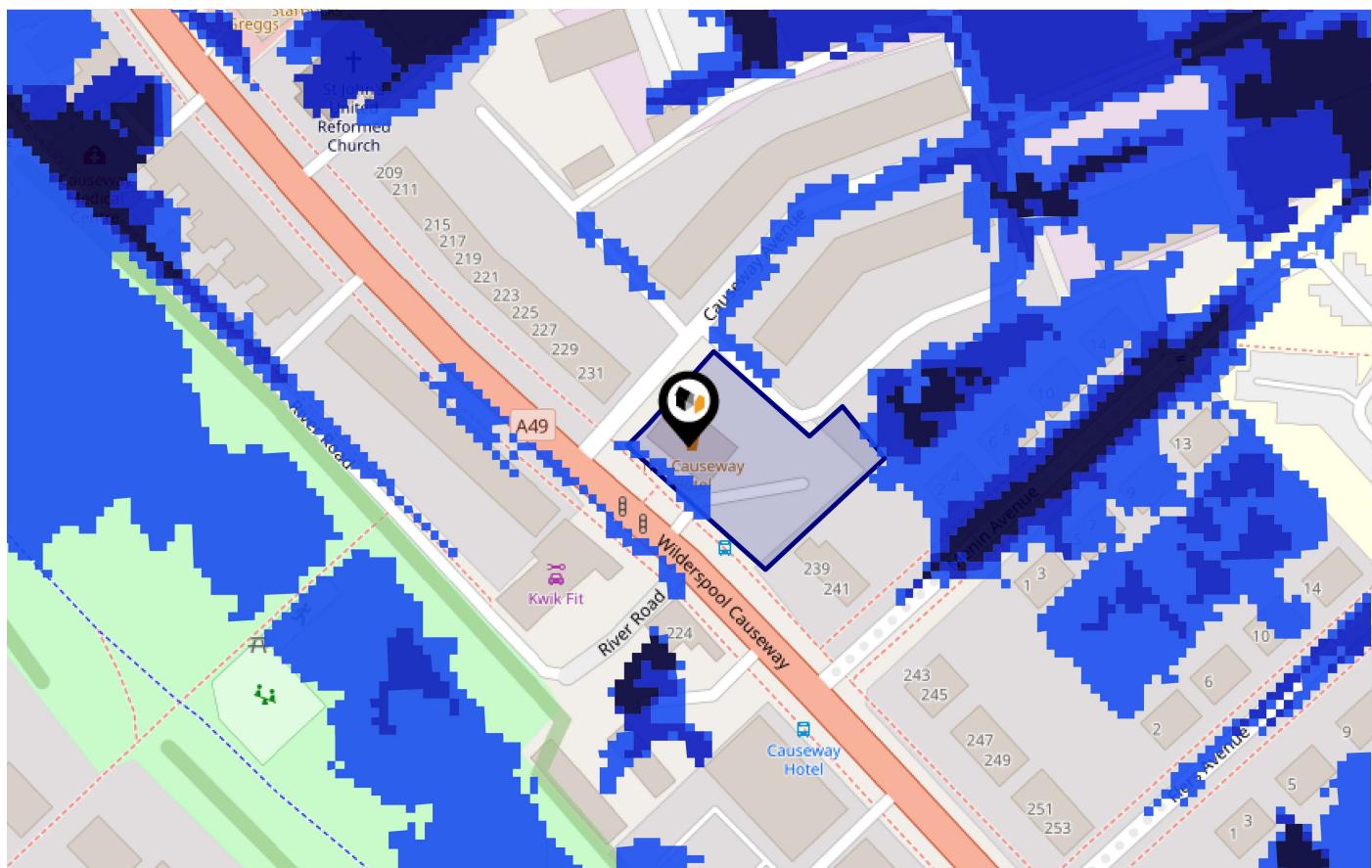


Flood Risk

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

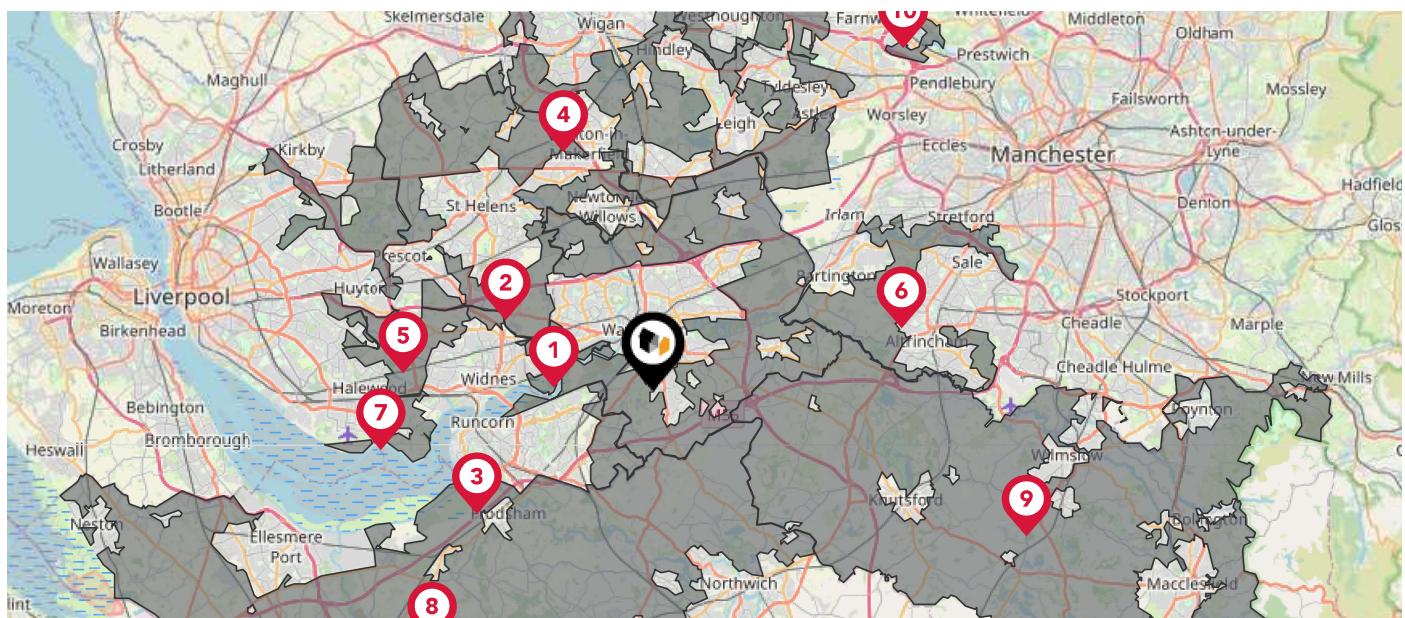


Maps

Green Belt

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



Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Warrington
- 2 Merseyside and Greater Manchester Green Belt - St. Helens
- 3 Merseyside and Greater Manchester Green Belt - Halton
- 4 Merseyside and Greater Manchester Green Belt - Wigan
- 5 Merseyside and Greater Manchester Green Belt - Knowsley
- 6 Merseyside and Greater Manchester Green Belt - Trafford
- 7 Merseyside and Greater Manchester Green Belt - Liverpool
- 8 Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
- 9 Merseyside and Greater Manchester Green Belt - Cheshire East
- 10 Merseyside and Greater Manchester Green Belt - Bolton

Maps

Landfill Sites

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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

	Runcorn and Latchford - Blackbear Canal-Reclamation Scheme, Off Loushers Lane, Warrington, Cheshire	Historic Landfill	<input type="checkbox"/>
	Runcorn and Latchford - Blackbear Canal-Reclamation Scheme, Off Loushers Lane, Warrington, Cheshire	Historic Landfill	<input type="checkbox"/>
	Runcorn and Latchford - Blackbear Canal-Reclamation Scheme, Off Loushers Lane, Warrington, Cheshire	Historic Landfill	<input type="checkbox"/>
	Runcorn and Latchford - Blackbear Canal-Reclamation Scheme, Off Loushers Lane, Warrington, Cheshire	Historic Landfill	<input type="checkbox"/>
	Former BSC Reservoir-Bewsey Road, Warrington	Historic Landfill	<input type="checkbox"/>
	Pier Point And Bryant-Factory Site, Nook Lane, Latchford	Historic Landfill	<input type="checkbox"/>
	Thelwall Lane-Warrington	Historic Landfill	<input type="checkbox"/>
	EA/EPR/QP3296CP/A001	Active Landfill	<input checked="" type="checkbox"/>
	ADS-Bellhouse Lane, Higher Walton, Warrington, Cheshire	Historic Landfill	<input type="checkbox"/>
	Liverpool Street / Road-Warrington, Cheshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

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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	1139372 - 98 And 100, Wilderspool Causeway	Grade II	0.2 miles
 ²	1139374 - Greenall Whitley's Wilderspool Brewery (block At Corner Of Greenall's Avenue)	Grade II	0.3 miles
 ³	1310023 - Saracen's Head Public House, And Stables At Rear To The North-east	Grade II	0.3 miles
 ⁴	1393628 - Church Of Our Lady Of The Assumption	Grade II	0.3 miles
 ⁵	1161351 - 3-9, China Lane	Grade II	0.3 miles
 ⁶	1389394 - Wilderspool House And Attached Garden Wall And Railing	Grade II	0.3 miles
 ⁷	1139373 - 383, Wilderspool Causeway	Grade II	0.3 miles
 ⁸	1139371 - Church Of St James	Grade II	0.3 miles
 ⁹	1449249 - Warrington Cenotaph	Grade II	0.4 miles
 ¹⁰	1139428 - 74 And 76, Greenall's Avenue	Grade II	0.4 miles



Nursery Primary Secondary College Private

1 **Priestley College**

Ofsted Rating: Good | Pupils: 0 | Distance: 0.16



2 **Willow Green CIO**

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 0.25



3 **Latchford St James CofE Primary School**

Ofsted Rating: Good | Pupils: 184 | Distance: 0.34



4 **Our Lady's Catholic Primary School, a Voluntary Academy**

Ofsted Rating: Good | Pupils: 0 | Distance: 0.64



5 **Stockton Heath Primary School**

Ofsted Rating: Good | Pupils: 403 | Distance: 0.66



6 **St Thomas' CofE Primary School**

Ofsted Rating: Good | Pupils: 228 | Distance: 0.74



7 **Sir Thomas Boteler Church of England High School**

Ofsted Rating: Good | Pupils: 854 | Distance: 0.9



8 **UTC Warrington**

Ofsted Rating: Good | Pupils: 270 | Distance: 0.98



Area Schools

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Nursery Primary Secondary College Private



Alderman Bolton Primary School

Ofsted Rating: Good | Pupils: 301 | Distance: 0.99



St Elphin's (Fairfield) CofE Voluntary Aided Primary School

Ofsted Rating: Good | Pupils: 368 | Distance: 1



St Augustine's Catholic Primary School

Ofsted Rating: Good | Pupils: 161 | Distance: 1.03



Cardinal Newman Catholic High School

Ofsted Rating: Good | Pupils: 846 | Distance: 1.11



The Cobbs Infant and Nursery School

Ofsted Rating: Good | Pupils: 276 | Distance: 1.16



St Monica's Catholic Primary School

Ofsted Rating: Good | Pupils: 152 | Distance: 1.18



Bridgewater High School

Ofsted Rating: Good | Pupils: 1655 | Distance: 1.2



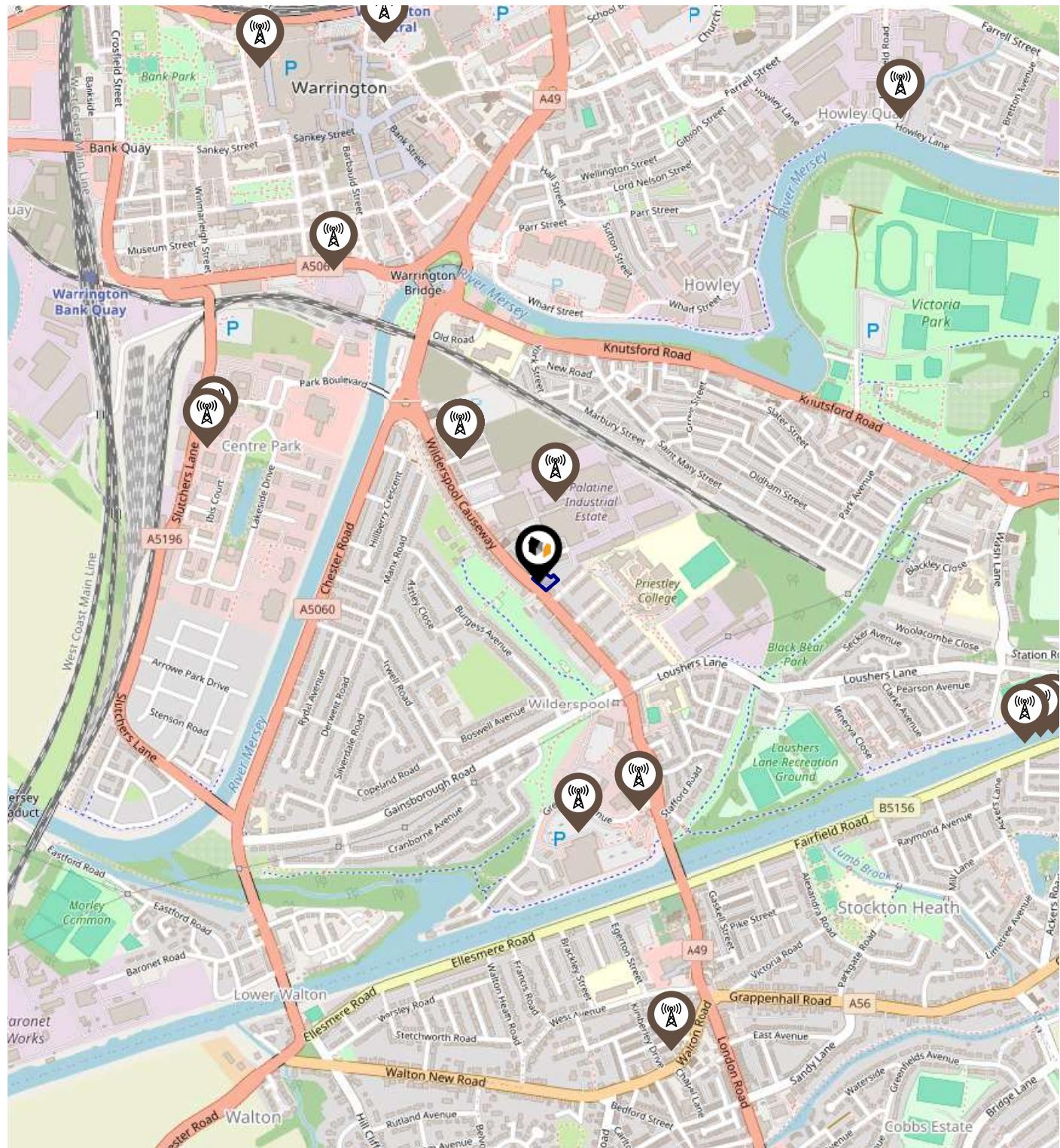
Warrington St Barnabas CofE Primary School

Ofsted Rating: Good | Pupils: 169 | Distance: 1.25



Local Area Masts & Pylons

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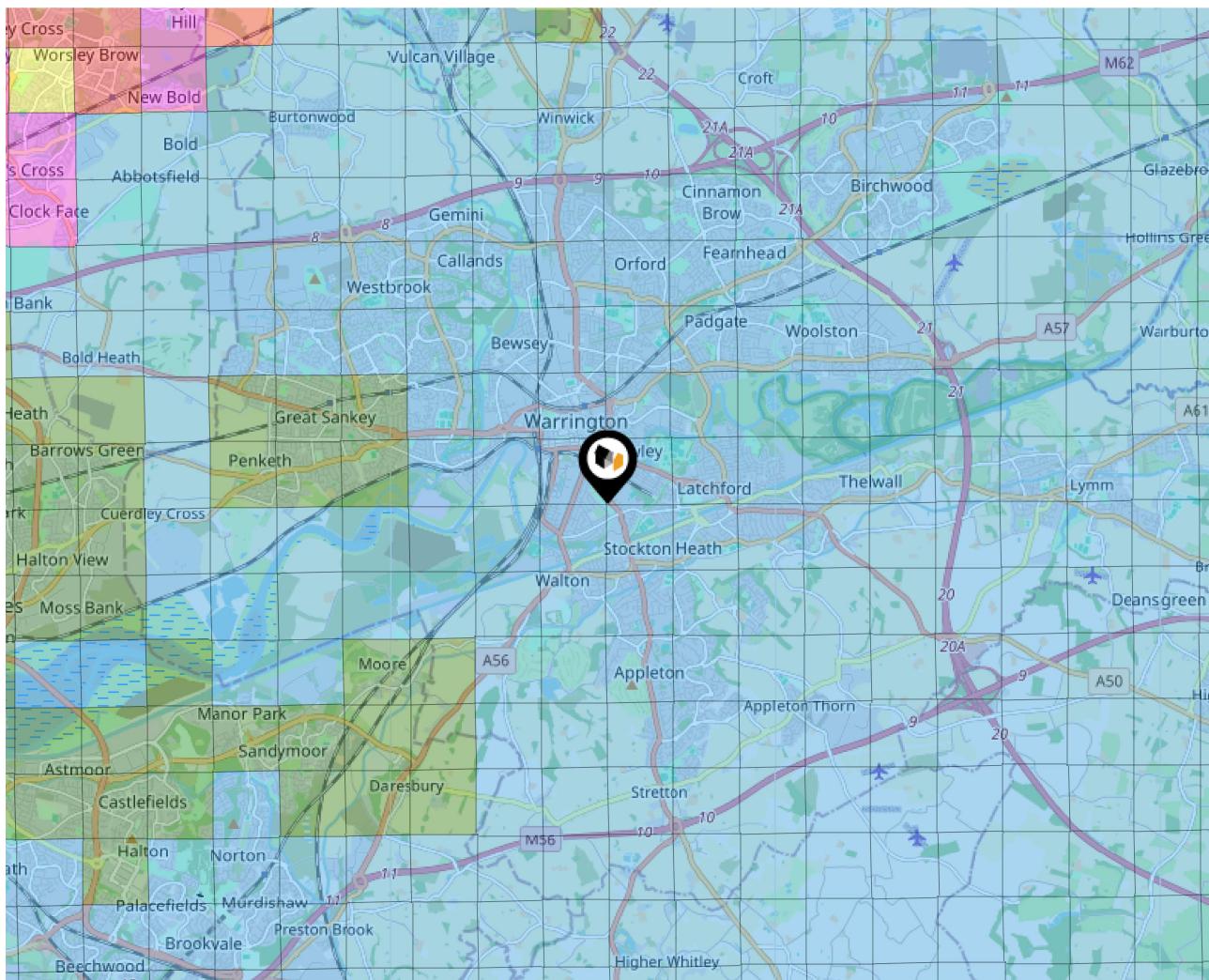


Key:

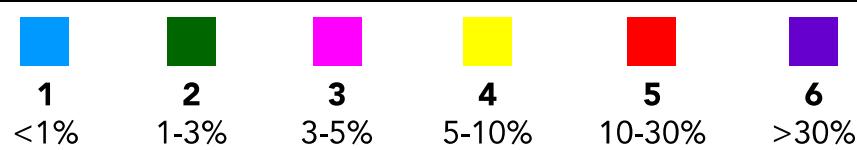
-  Power Pylons
-  Communication Masts

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).

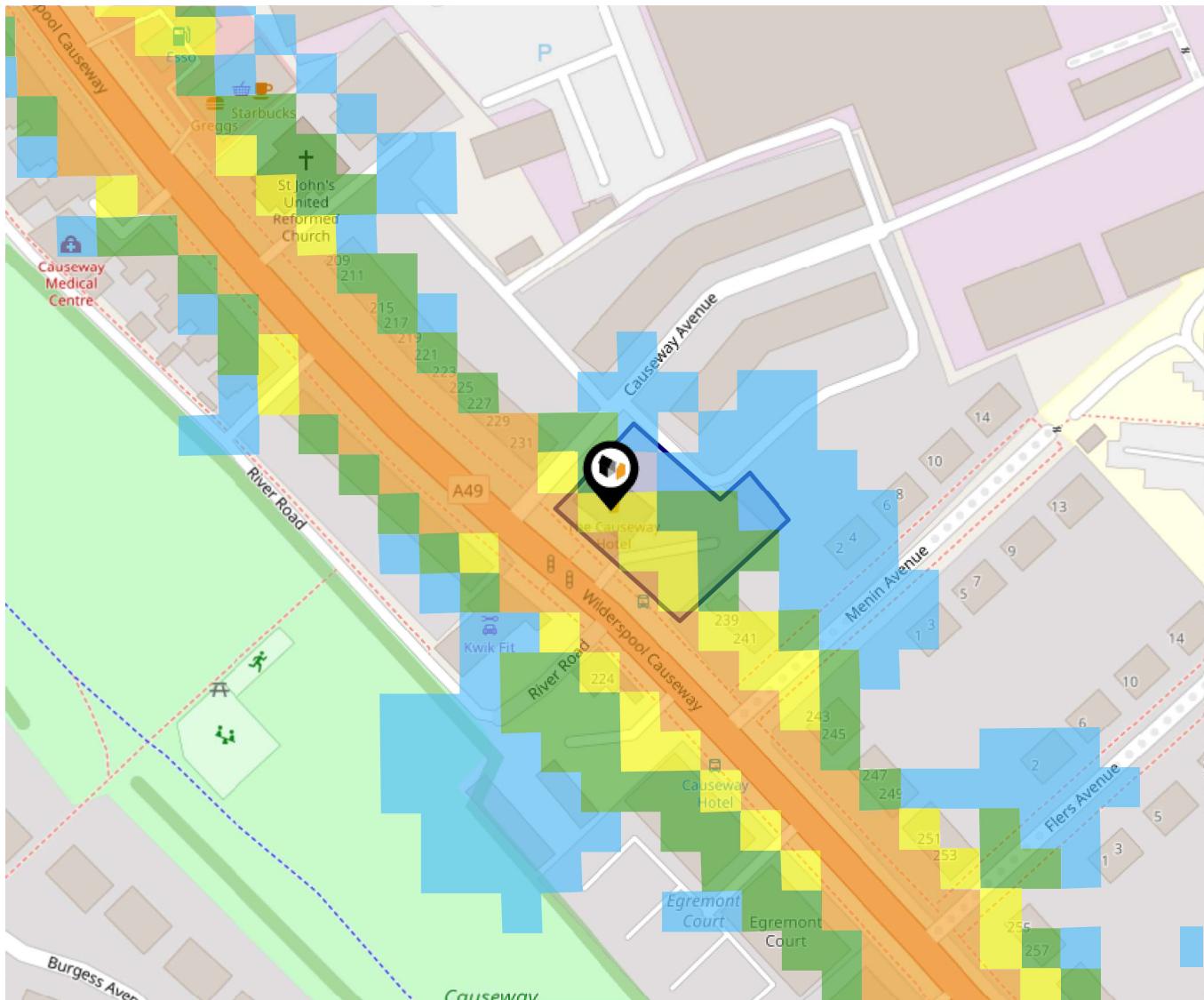


This
Property



Local Area Road Noise

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This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

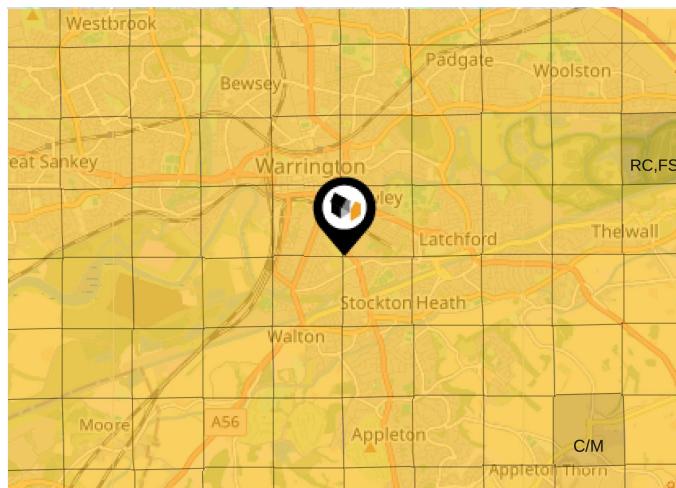
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay

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

Carbon Content: NONE **Soil Texture:** SAND TO SANDY LOAM
Parent Material Grain: ARENACEOUS - **Soil Depth:** DEEP
RUDACEOUS
Soil Group: LIGHT(SANDY) TO
MEDIUM(SANDY)



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

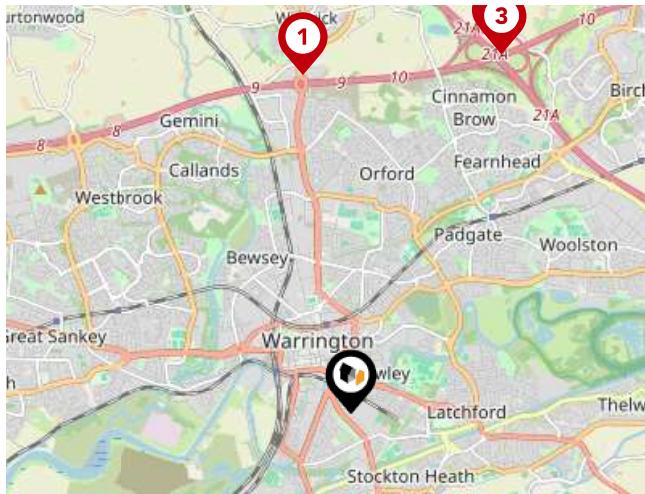
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Warrington Central Rail Station	0.91 miles
2	Warrington Bank Quay Rail Station	0.77 miles
3	Warrington Bank Quay Rail Station	0.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J9	3.01 miles
2	M56 J10	3.17 miles
3	M6 J21A	3.43 miles
4	M62 J10	3.47 miles
5	M6 J22	4.18 miles



Airports/Helpads

Pin	Name	Distance
1	Speke	11.43 miles
2	Manchester Airport	12.73 miles
3	Highfield	33.29 miles
4	Leeds Bradford Airport	50.91 miles

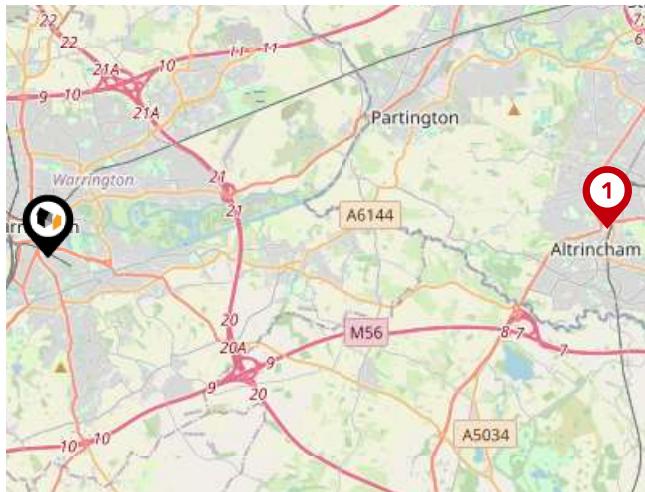
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Causeway Hotel	0.02 miles
2	Central Avenue	0.12 miles
3	Gainsborough Road	0.17 miles
4	Burgess Avenue	0.22 miles
5	St James' Court	0.23 miles



Local Connections

Pin	Name	Distance
1	Altrincham Station (Manchester Metrolink)	9.89 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	16.97 miles

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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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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.

The Landwood Group logo is a solid orange square. Inside the square, the words 'LANDWOOD GROUP' are written in a white, sans-serif font, with 'LANDWOOD' on the top line and 'GROUP' on the bottom line.

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Land Registry



Valuation Office Agency

