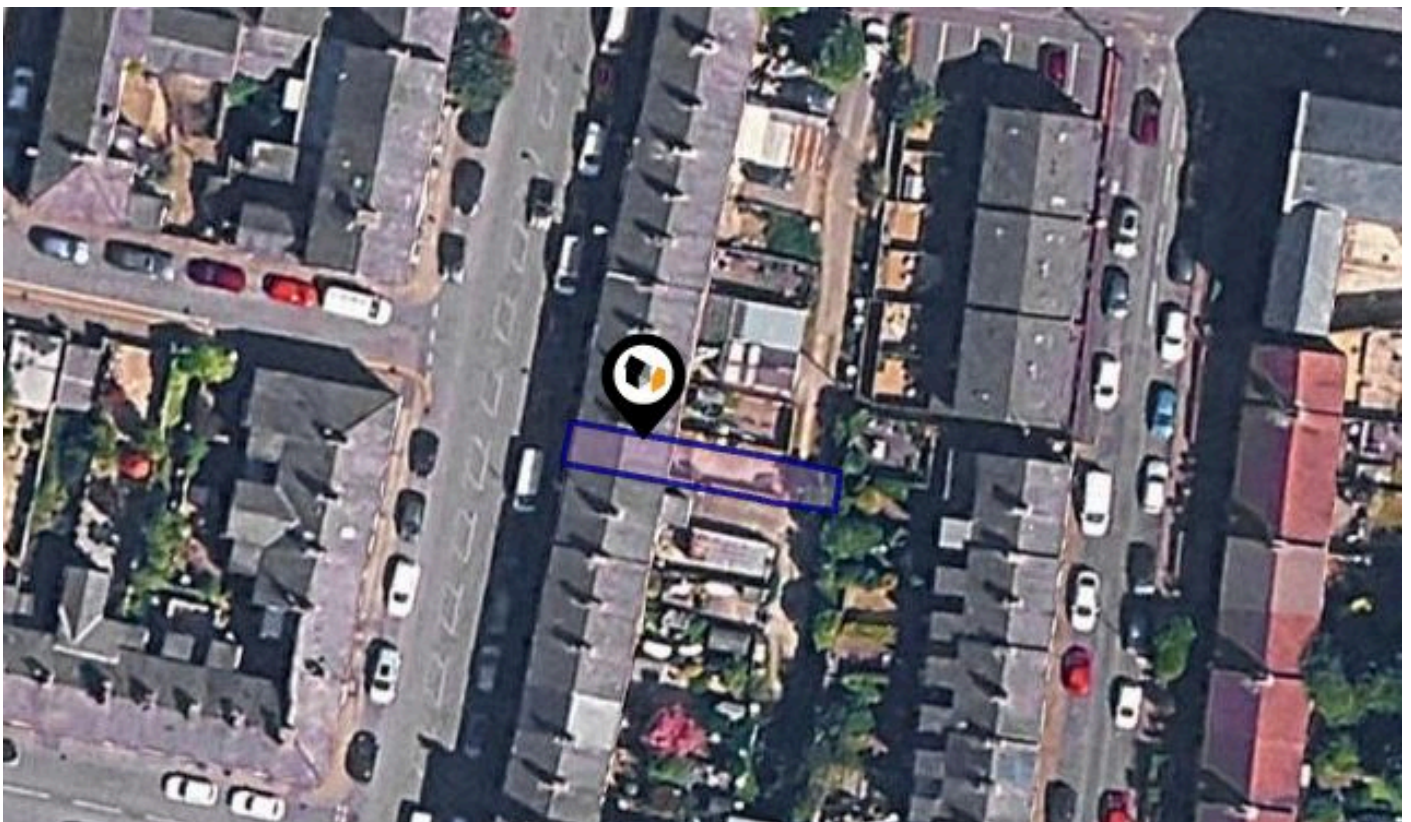




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 07th May 2026



BOND STREET, MACCLESFIELD, SK11

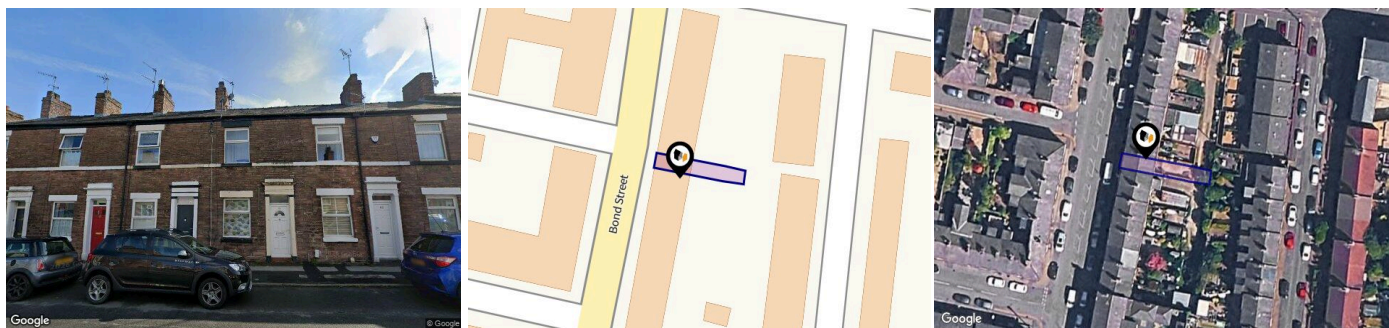
butters john bee

36 High Street, Newcastle-under-lyme, Staffordshire, ST5 1QL

01782 470227

newcastlerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,909		
Title Number:	CH188921		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	10000 mb/s
	

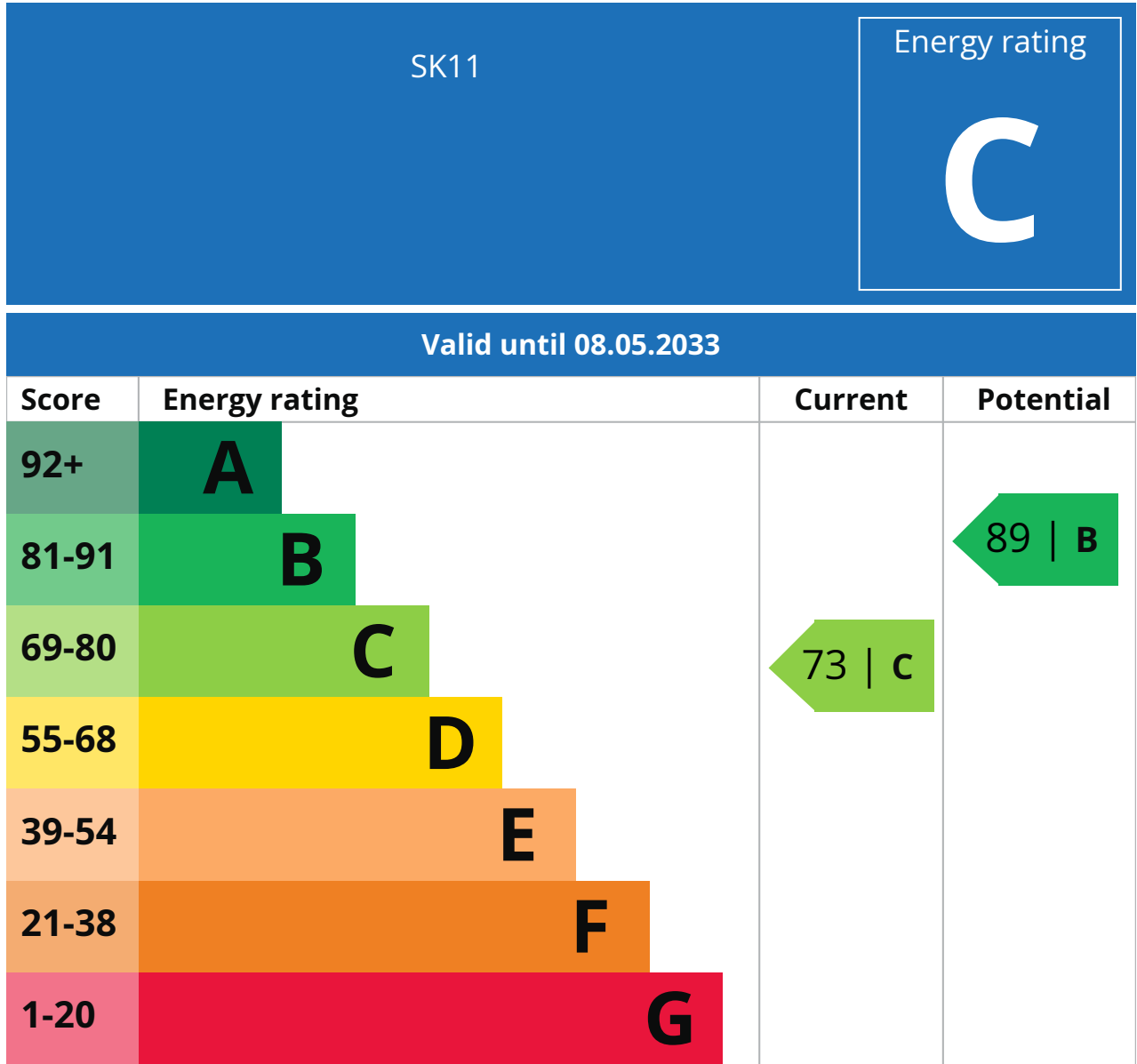
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



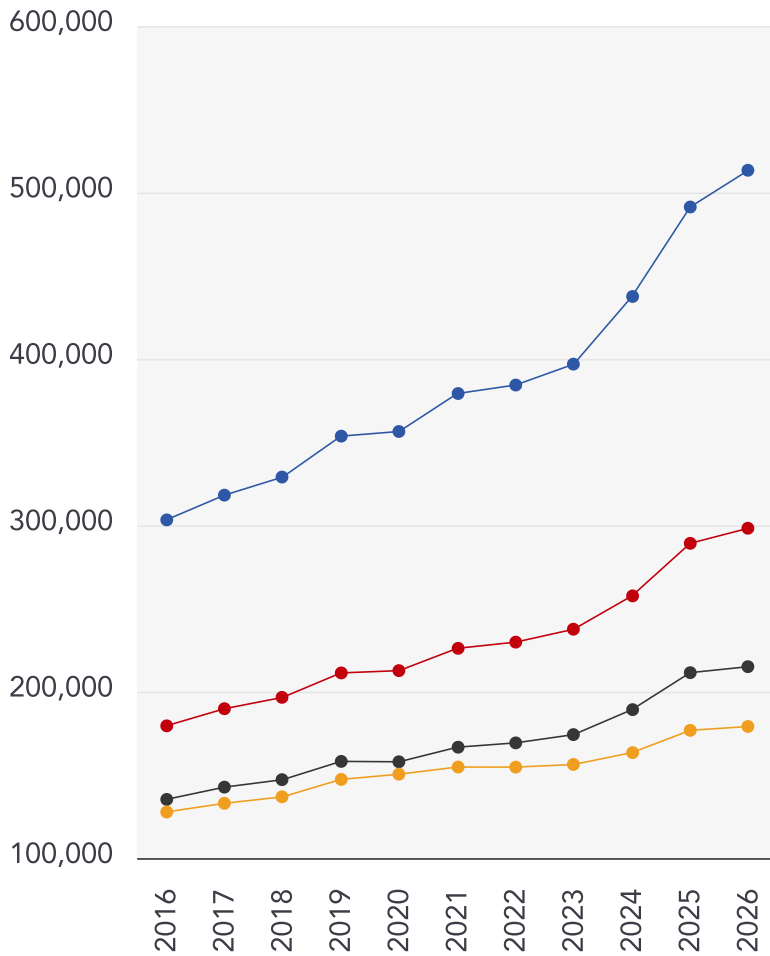
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 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 82% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 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%

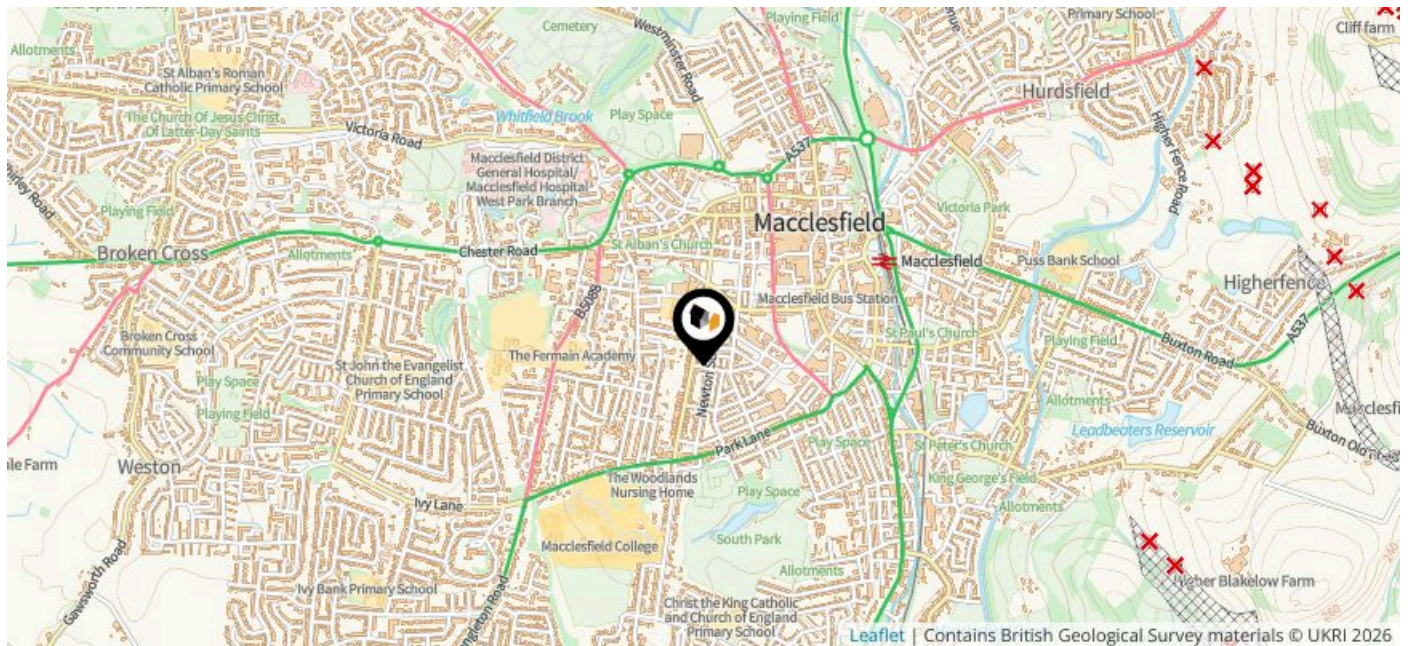
Terraced

+58.95%

Flat

+40.22%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

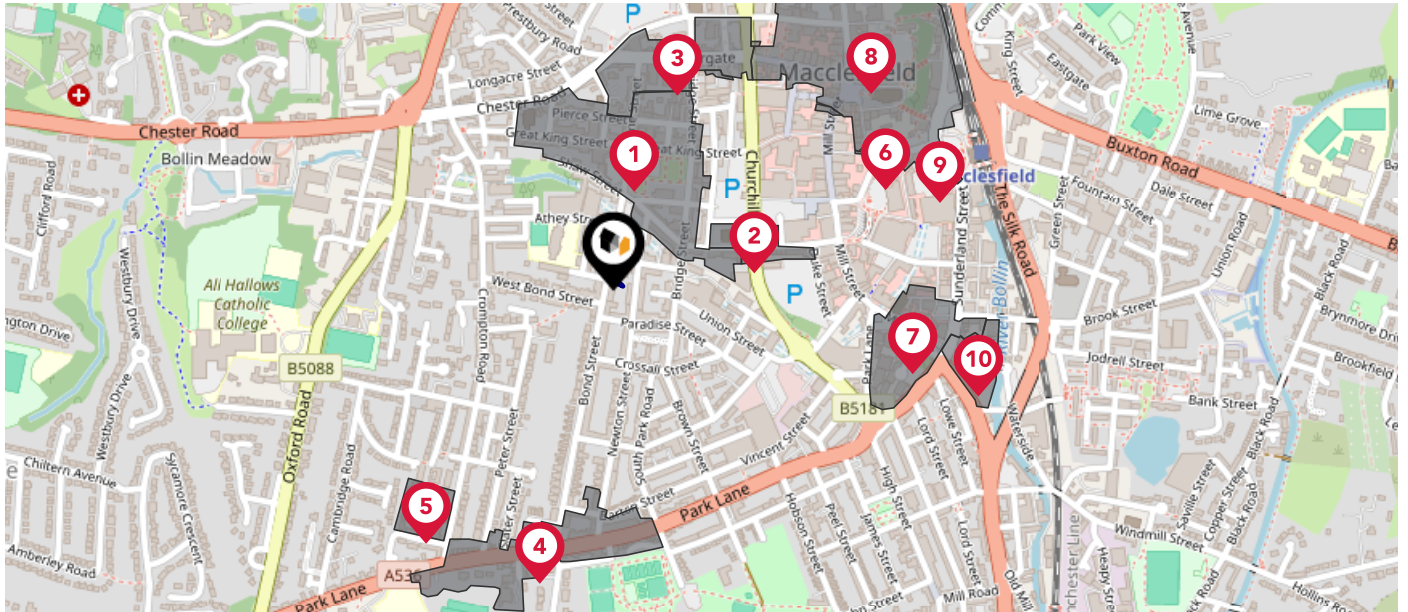
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



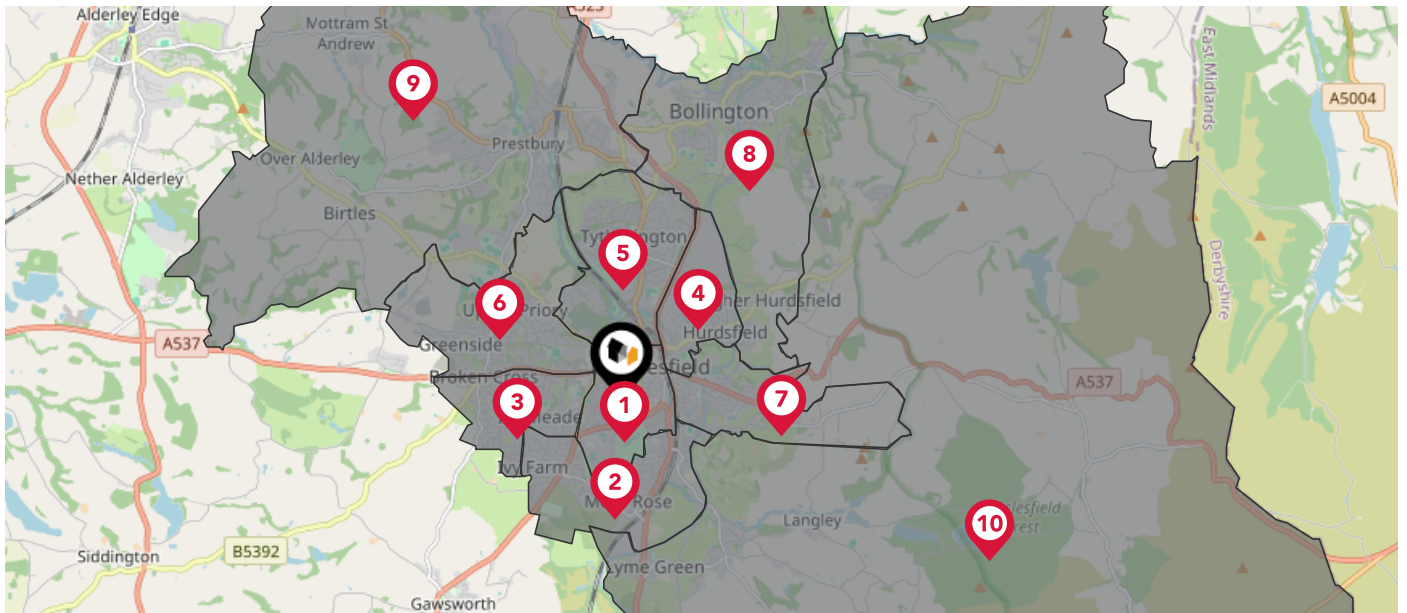
Nearby Conservation Areas

- 1 Christ Church (Macclesfield) Conservation Area
- 2 Christ Church (Macclesfield) Conservation Area
- 3 Town Centre (Macclesfield) Conservation Area
- 4 Park Lane (Macclesfield) Conservation Area
- 5 Barracks Square (Macclesfield) Conservation Area
- 6 Town Centre (Macclesfield) Conservation Area
- 7 Park Green (Macclesfield) Conservation Area
- 8 Town Centre (Macclesfield) Conservation Area
- 9 Town Centre (Macclesfield) Conservation Area
- 10 Park Green (Macclesfield) 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



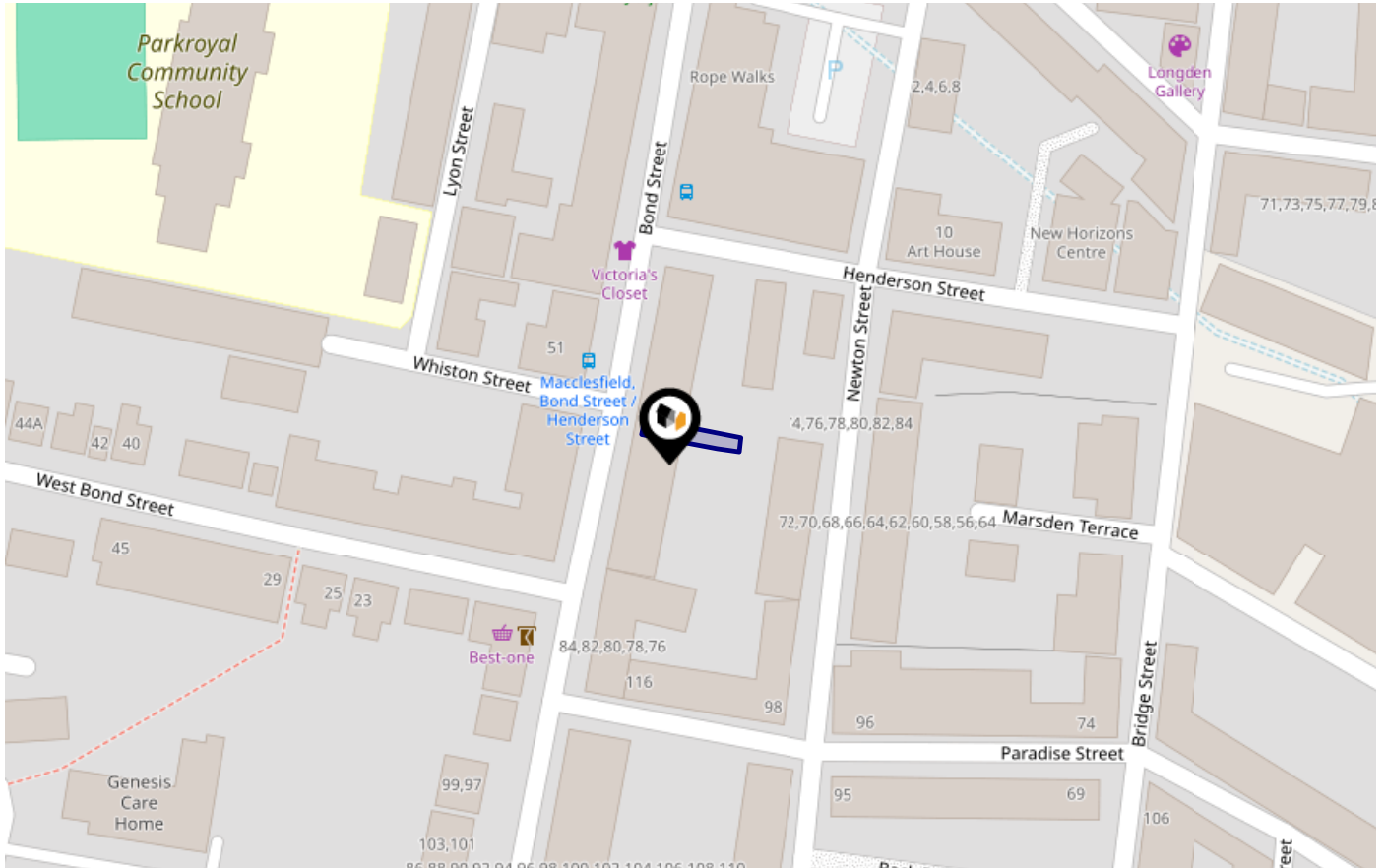
Nearby Council Wards

-  Macclesfield Central Ward
-  Macclesfield South Ward
-  Macclesfield West and Ivy Ward
-  Macclesfield Hurdsfield Ward
-  Macclesfield Tytherington Ward
-  Broken Cross and Upton Ward
-  Macclesfield East Ward
-  Bollington Ward
-  Prestbury Ward
-  Sutton 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.

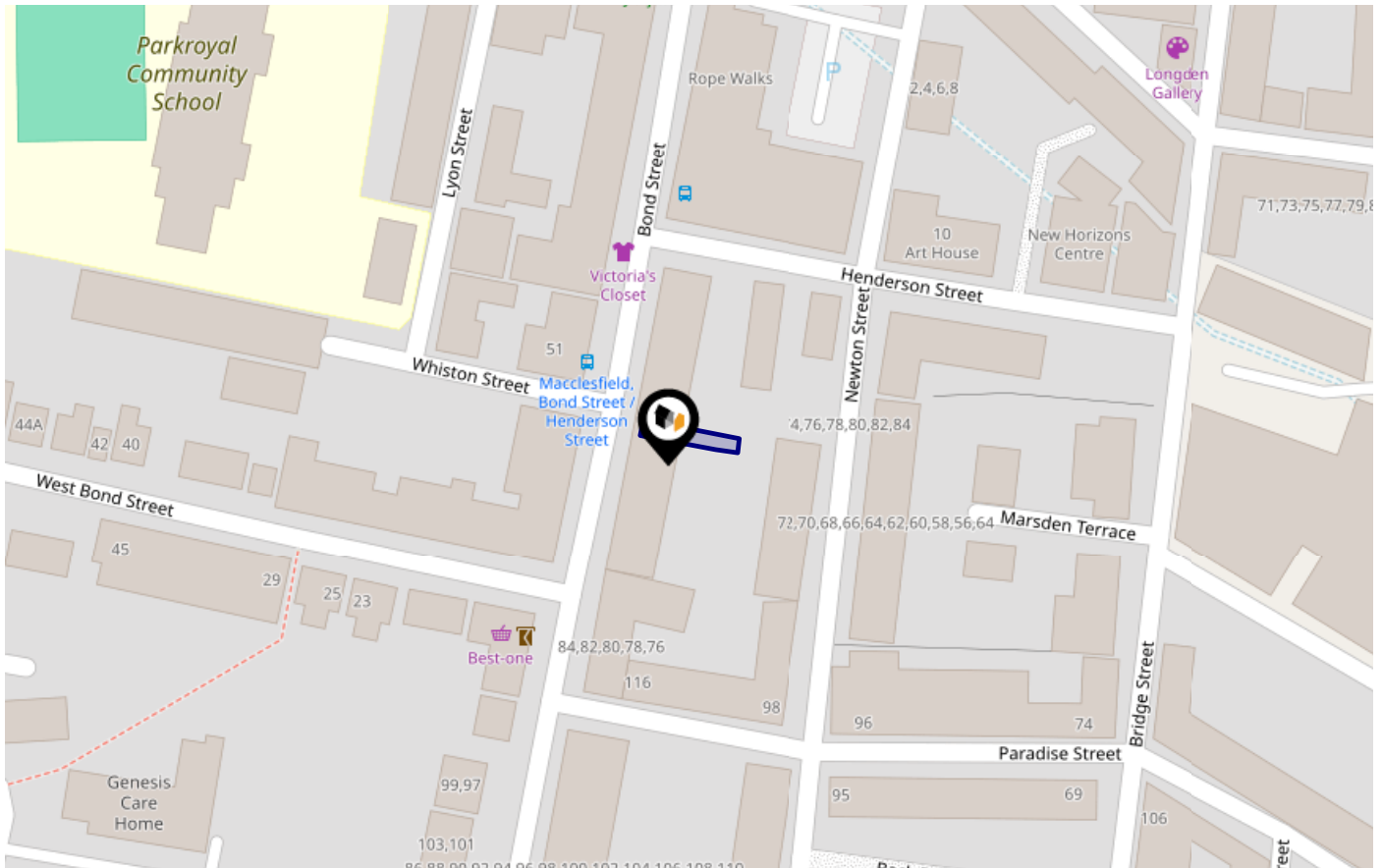
Chance of flooding to the following depths at this property:



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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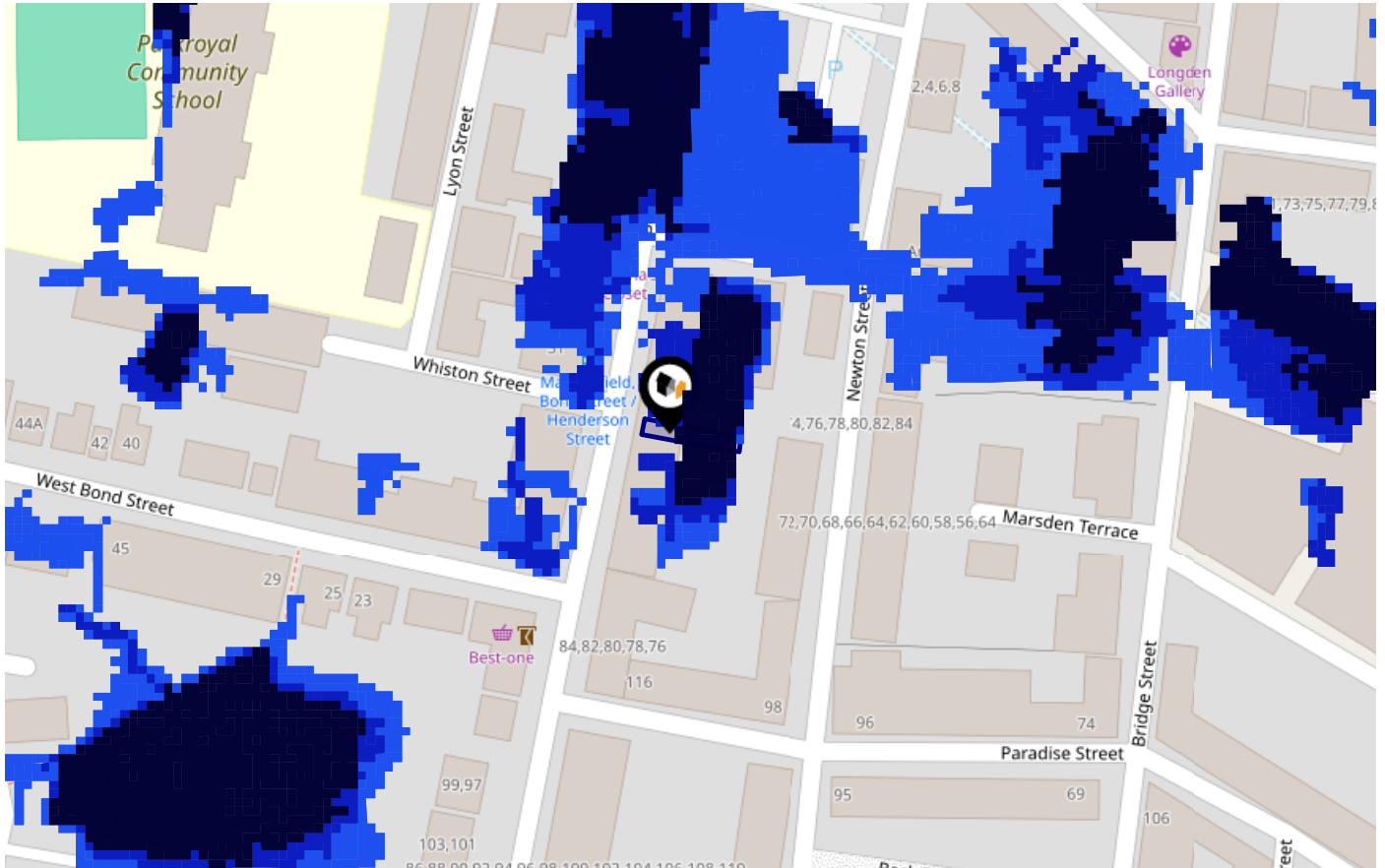
Chance of flooding to the following depths at this property:



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: 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.

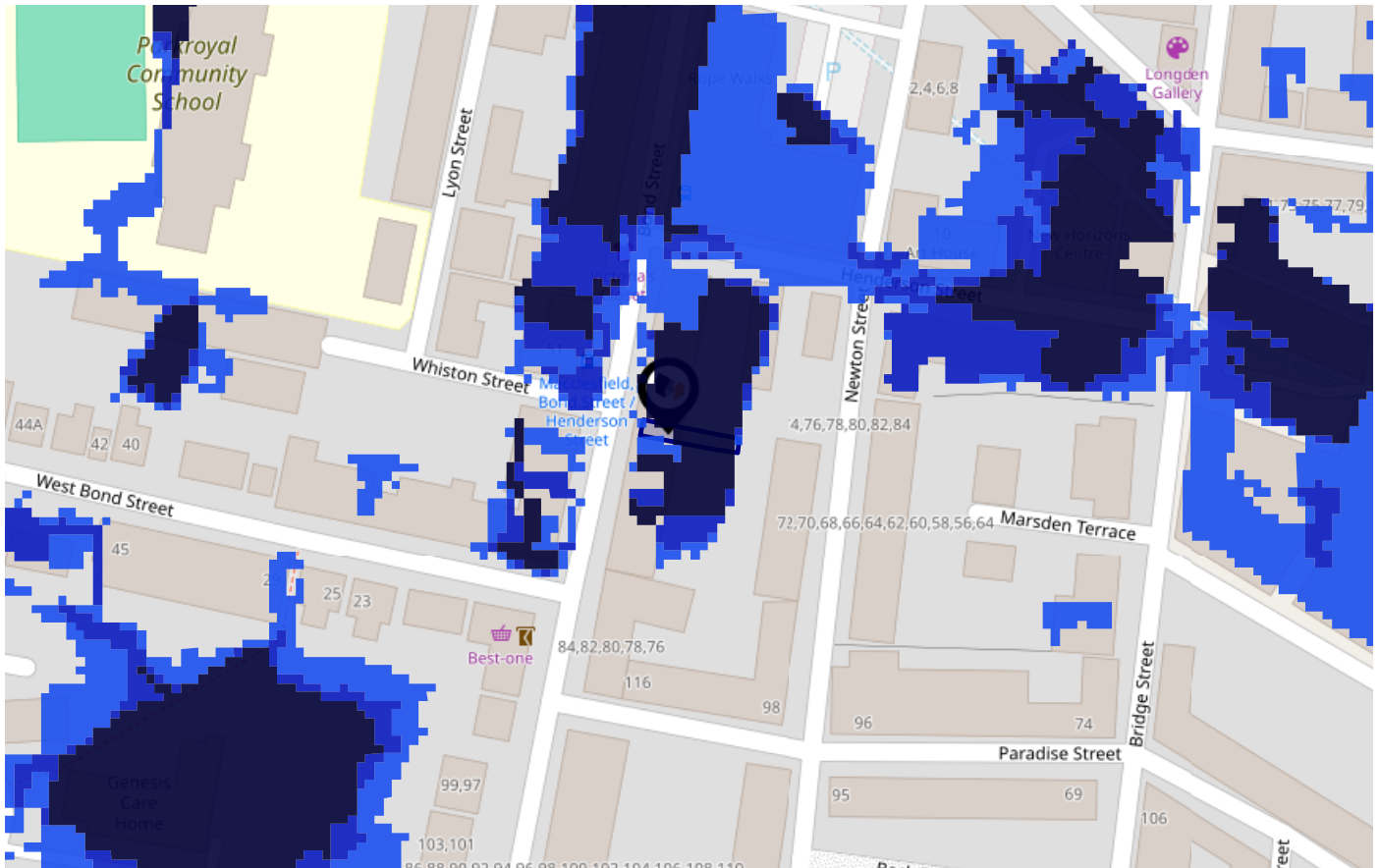
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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: High

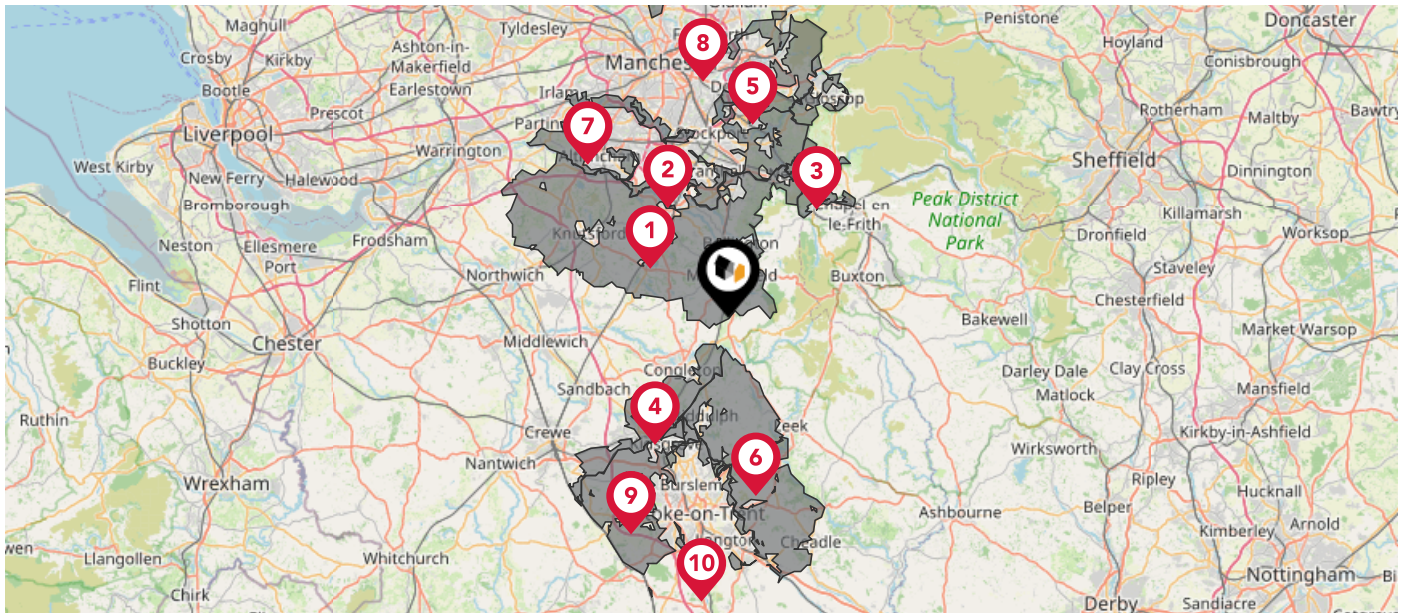
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



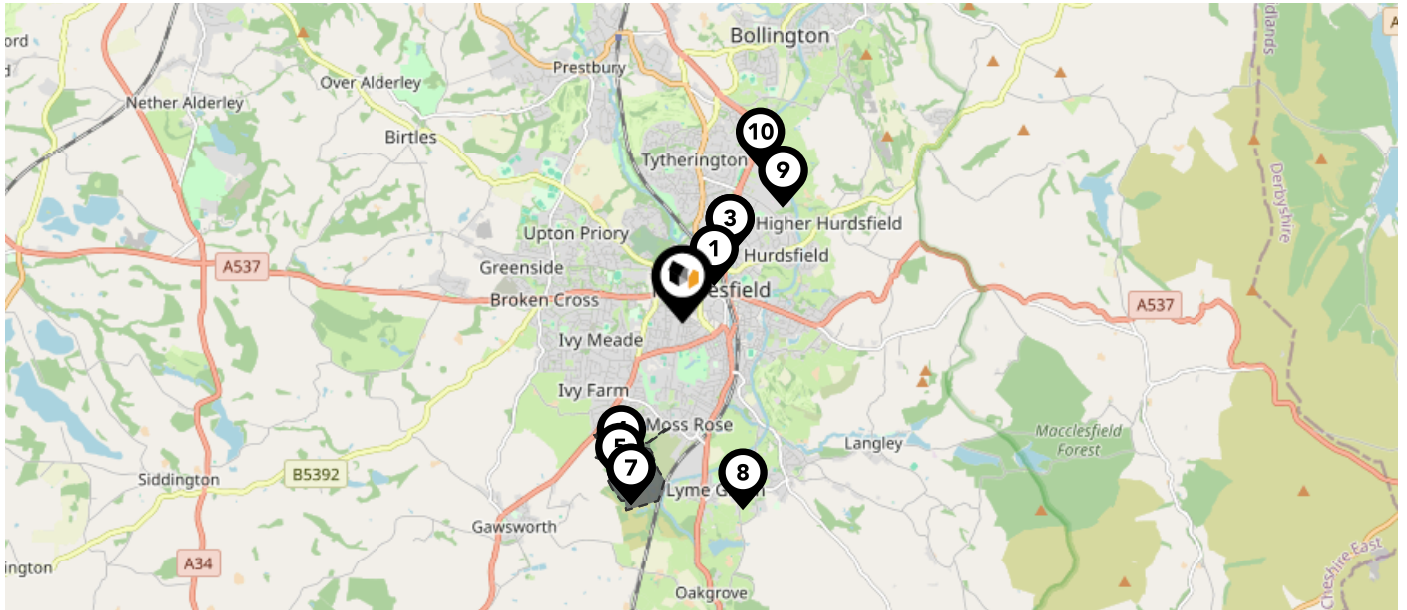
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Cheshire East
- 2 Merseyside and Greater Manchester Green Belt - Stockport
- 3 Merseyside and Greater Manchester Green Belt - High Peak
- 4 Stoke-on-Trent Green Belt - Cheshire East
- 5 Merseyside and Greater Manchester Green Belt - Tameside
- 6 Stoke-on-Trent Green Belt - Staffordshire Moorlands
- 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

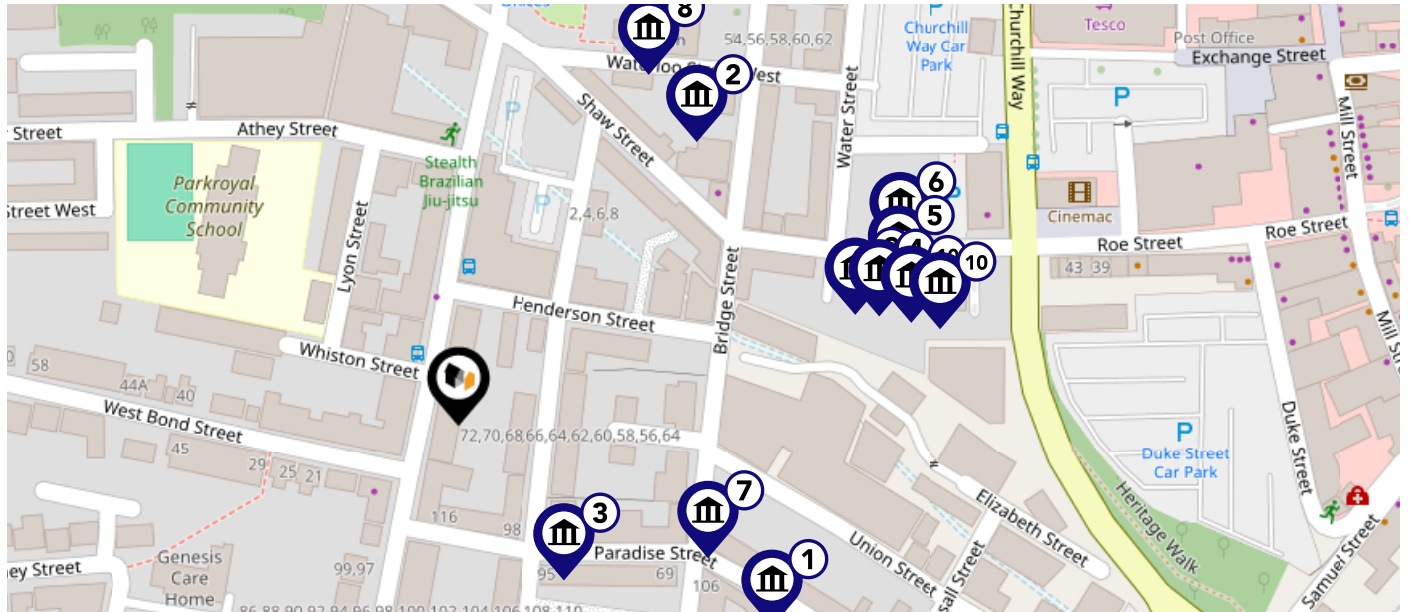
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.










Nearby Landfill Sites

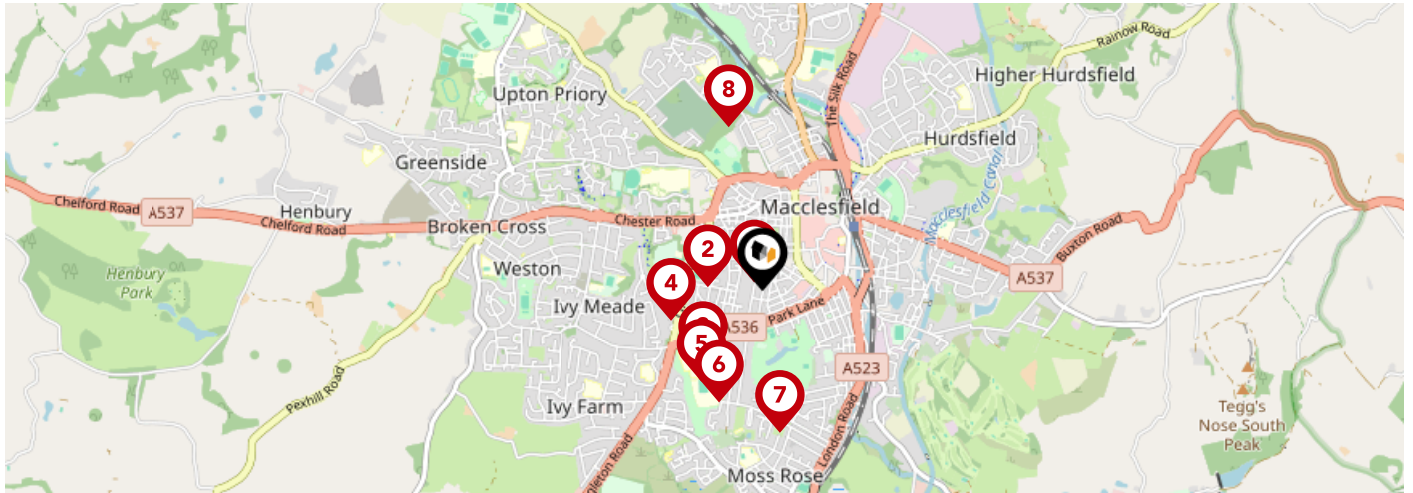
1	Station Street-Macclesfield	Historic Landfill
2	Shoresclough Brook-Queens Avenue, Macclesfield, Cheshire	Historic Landfill
3	Shoresclough Brook-Land at Hurdsfield Industrial Estate, Macclesfield, Cheshire	Historic Landfill
4	Congleton Road Playing Fields-Congleton Road, Macclesfield	Historic Landfill
5	Danes Moss Tip-Congleton Road, Macclesfield, Cheshire	Historic Landfill
6	Danes Moss Landfill Site-Congleton Road, Gawsworth, Macclesfield, Cheshire	Historic Landfill
7	Danes Moss Landfill Site-Congleton Road, Gawsworth, Macclesfield, Cheshire	Historic Landfill
8	OS Sheet Field 1396-Bullocks Lane, Sutton, Cheshire	Historic Landfill
9	Hurdsfield Industrial Estate-Macclesfield, Cheshire	Historic Landfill
10	Land at Disused Railway Cutting-Macclesfield, Cheshire	Historic Landfill

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



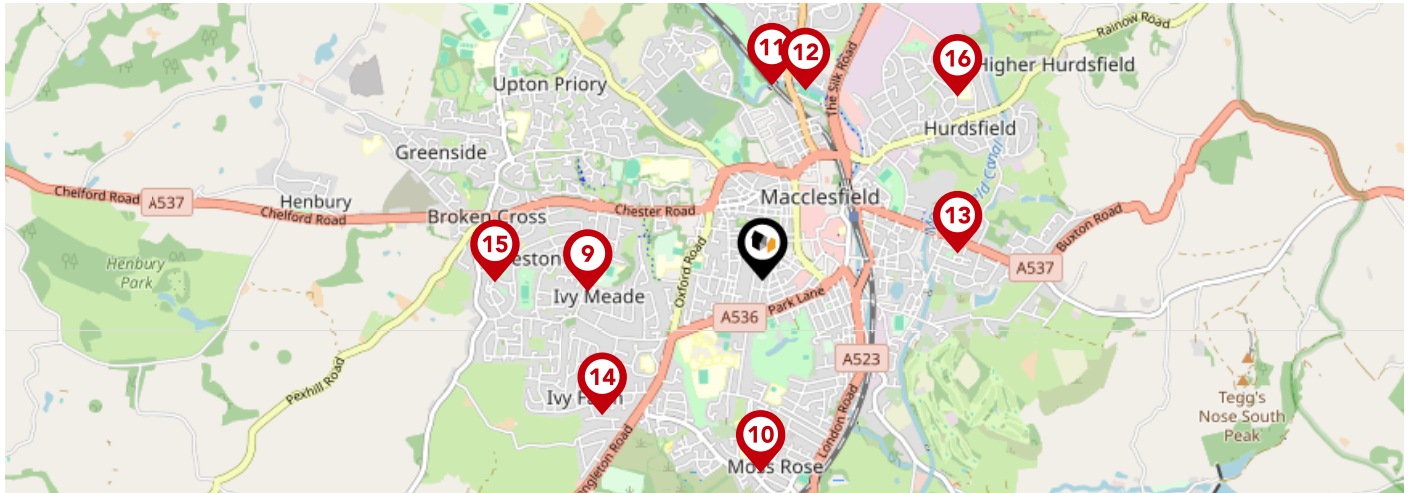
Listed Buildings in the local district		Grade	Distance
	1220719 - 38-70, Paradise Street	Grade II	0.1 miles
	1206882 - Birch House And Attached Railings	Grade II	0.1 miles
	1220728 - 92, Paradise Street	Grade II	0.1 miles
	1290638 - 63 And 65, Roe Street	Grade II	0.1 miles
	1221205 - Wall, Railings And Gate Piers To Former St Albans Parochial Hall	Grade II	0.1 miles
	1279981 - Former St Albans Parochial Church Hall	Grade II	0.1 miles
	1206881 - 102 And 104, Bridge Street	Grade II	0.1 miles
	1206916 - Christ Church	Grade II	0.1 miles
	1206949 - 65a And 67, Roe Street	Grade II	0.1 miles
	1290664 - 57, Roe Street	Grade II	0.1 miles
	1206948 - 59, Roe Street	Grade II	0.1 miles

Area Schools



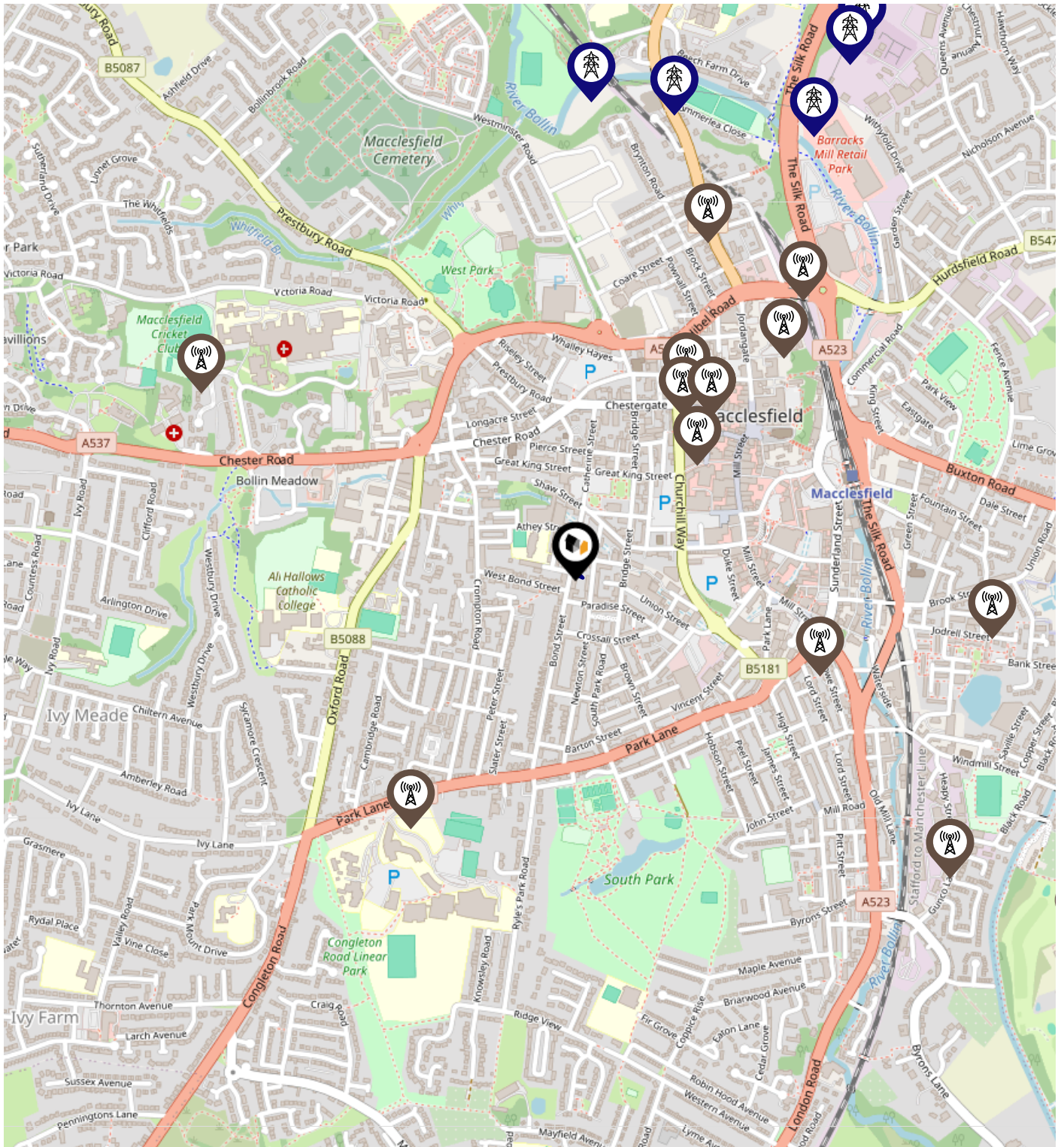
		Nursery	Primary	Secondary	College	Private
1	Parkroyal Community School Ofsted Rating: Good Pupils: 421 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Fermain Academy Ofsted Rating: Outstanding Pupils: 17 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Park Lane School Ofsted Rating: Good Pupils: 129 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Hallows Catholic College Ofsted Rating: Outstanding Pupils: 1237 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Macclesfield College Ofsted Rating: Requires improvement Pupils:0 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Macclesfield Academy Ofsted Rating: Requires improvement Pupils: 629 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Christ The King Catholic and Church of England Primary School Ofsted Rating: Not Rated Pupils: 105 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bollinbrook CoE (A) Primary School Ofsted Rating: Good Pupils: 126 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	St John the Evangelist CofE Primary School Macclesfield Ofsted Rating: Good Pupils: 283 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ash Grove Academy Ofsted Rating: Outstanding Pupils: 234 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beech Hall School Ofsted Rating: Not Rated Pupils: 237 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tytherington School Ofsted Rating: Good Pupils: 1425 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Puss Bank School and Nursery Ofsted Rating: Good Pupils: 423 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ivy Bank Primary School Ofsted Rating: Good Pupils: 418 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broken Cross Primary Academy and Nursery Ofsted Rating: Good Pupils: 219 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hurdsfield Community Primary School Ofsted Rating: Good Pupils: 166 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

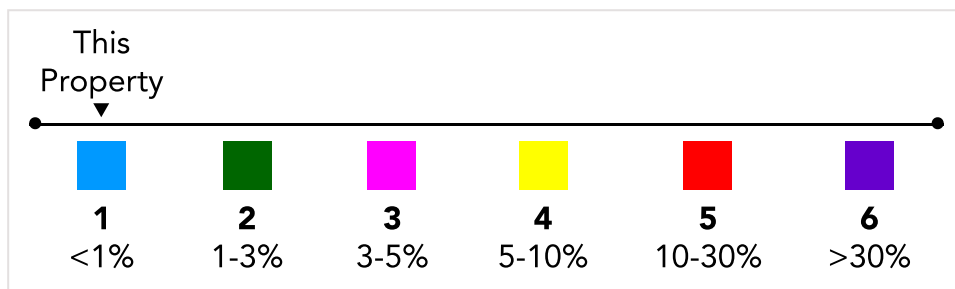
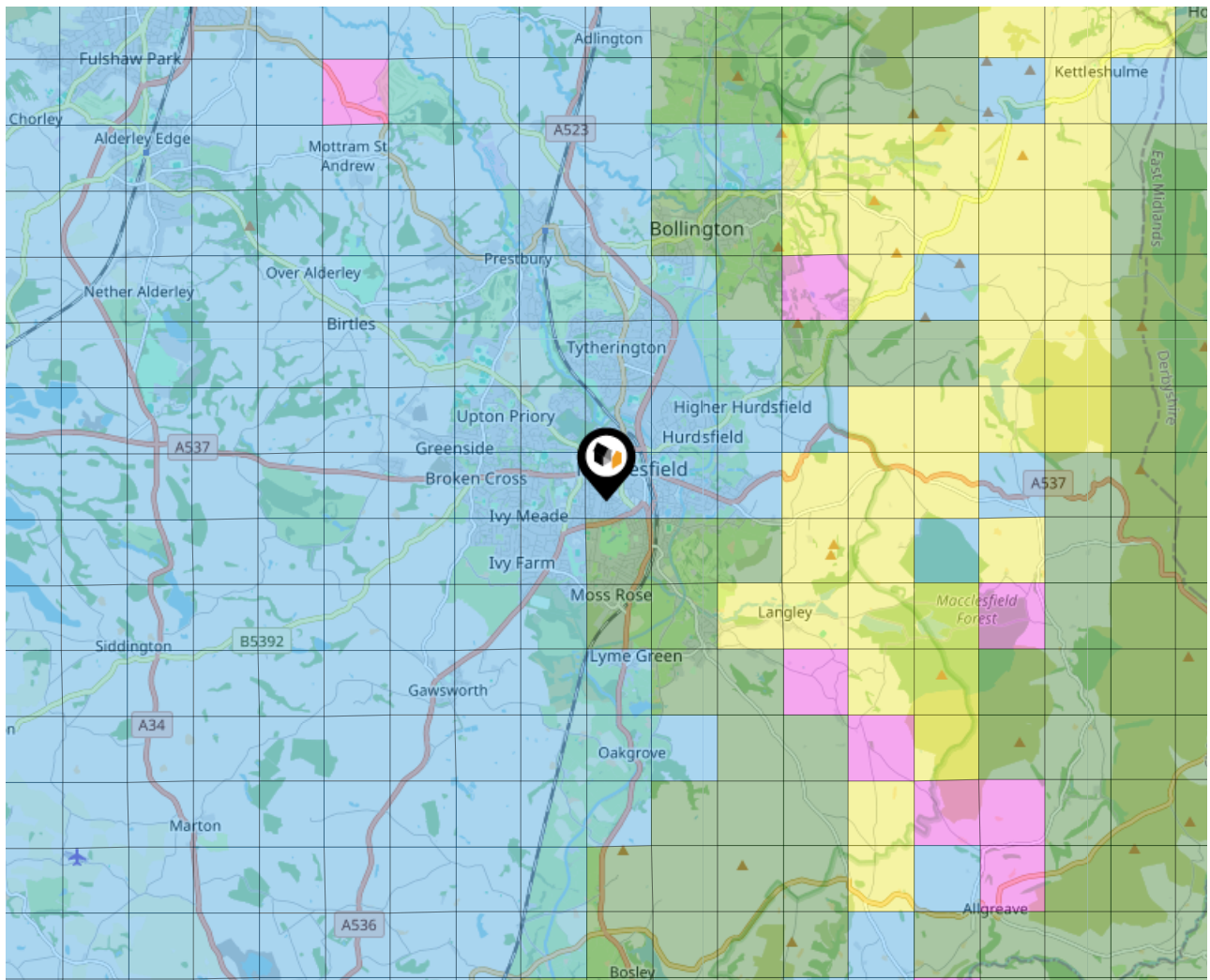


Key:

-  Power Pylons
-  Communication Masts

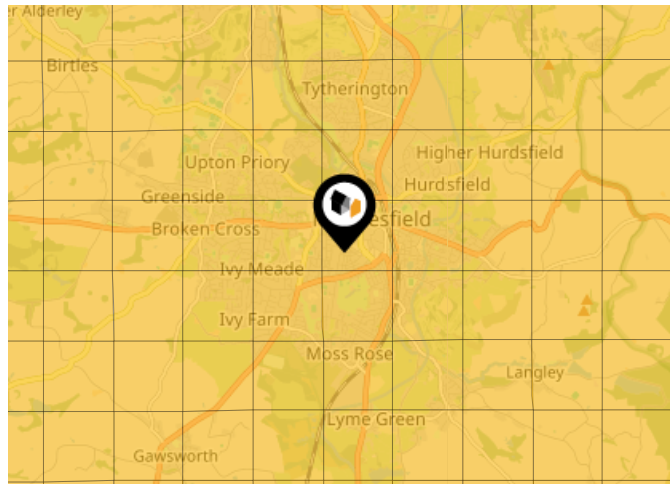
What is Radon?

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/m³).



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		

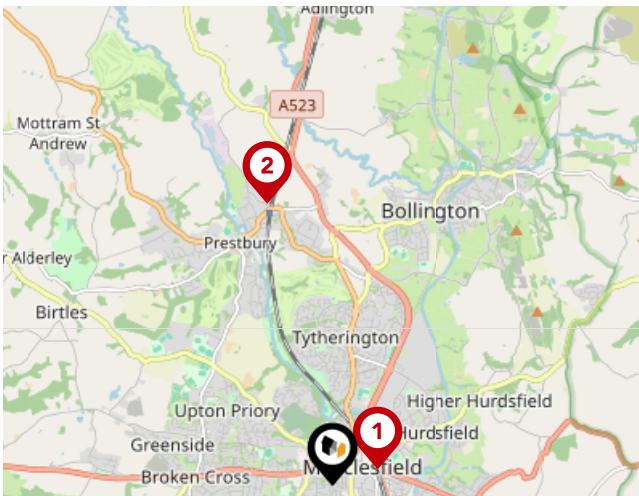


Primary Classifications (Most Common Clay Types)

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

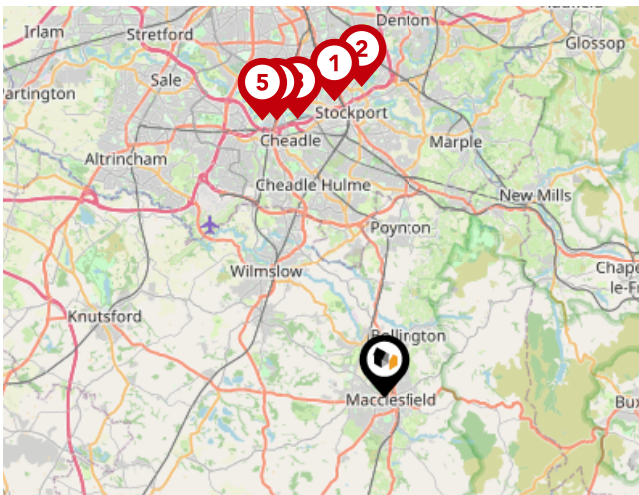
Area

Transport (National)



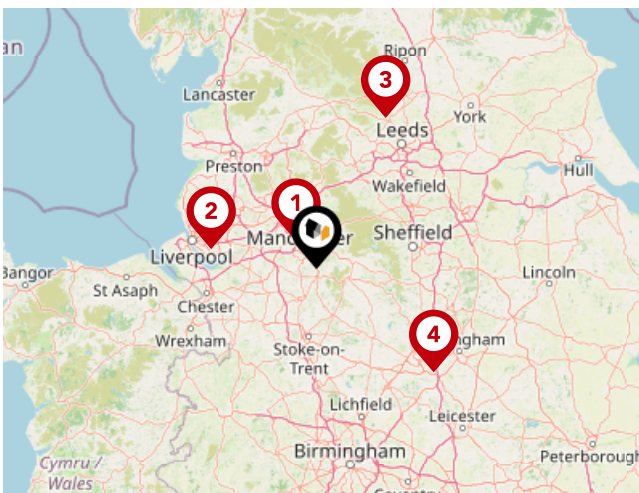
National Rail Stations

Pin	Name	Distance
1	Macclesfield Rail Station	0.42 miles
2	Prestbury Rail Station	2.56 miles
3	Adlington (Cheshire) Rail Station	4.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J1	10.65 miles
2	M60 J27	11.01 miles
3	M60 J2	10.32 miles
4	M60 J3	10.52 miles
5	M60 J4	10.68 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	9.78 miles
2	Speke	30.42 miles
3	Leeds Bradford Airport	46.53 miles
4	East Mids Airport	44.74 miles

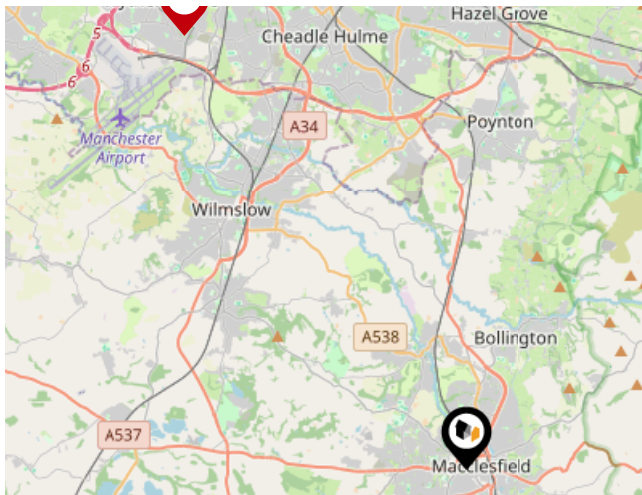
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Henderson Street	0.01 miles
2	Henderson Street	0.03 miles
3	Offices	0.13 miles
4	Offices	0.13 miles
5	Tesco	0.17 miles



Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	9.17 miles
2	Peel Hall (Manchester Metrolink)	9.41 miles
3	Peel Hall (Manchester Metrolink)	9.46 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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