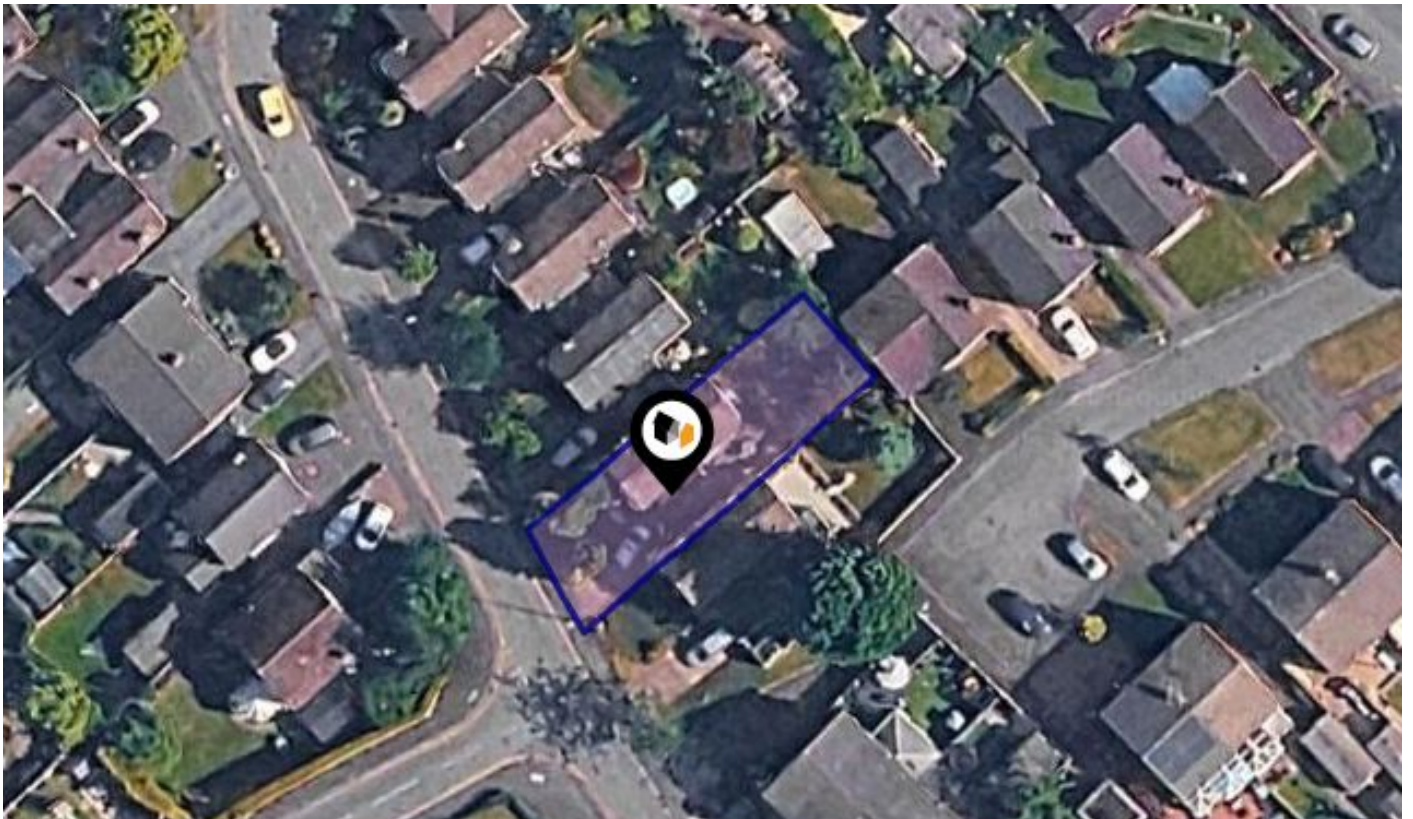




See More Online

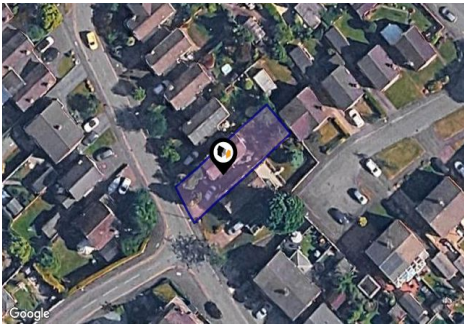
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 03rd August 2026



BOOTH ROAD, HARTFORD, NORTHWICH, CW8

Property Overview



Property

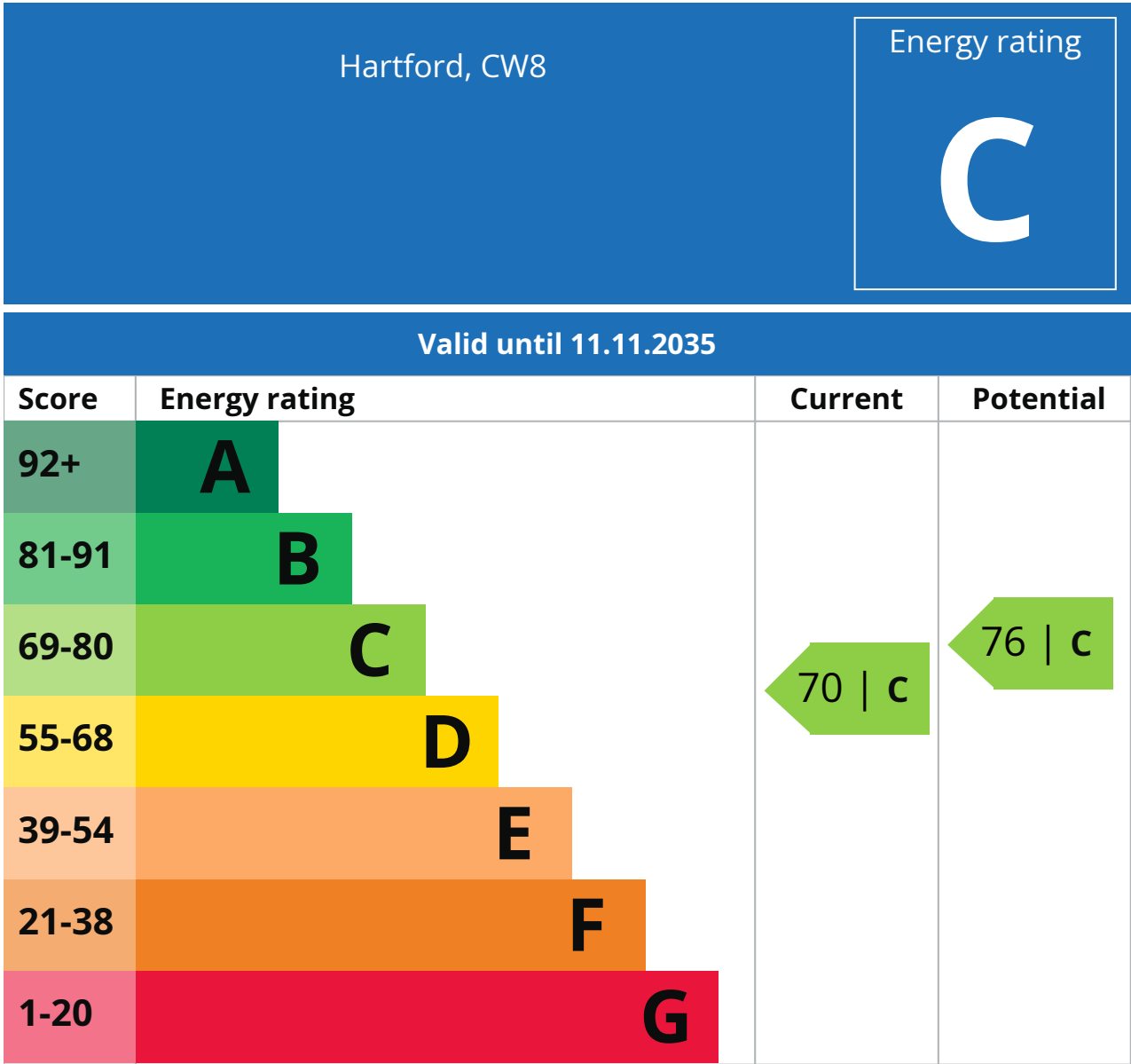
Type:	Terraced House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,291 ft ² / 120 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,517		
Title Number:	CH31171		

Local Area

Local Authority:	Cheshire west and chester	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	12	299	10000
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Property

EPC - Certificate



Property

EPC - Additional Data

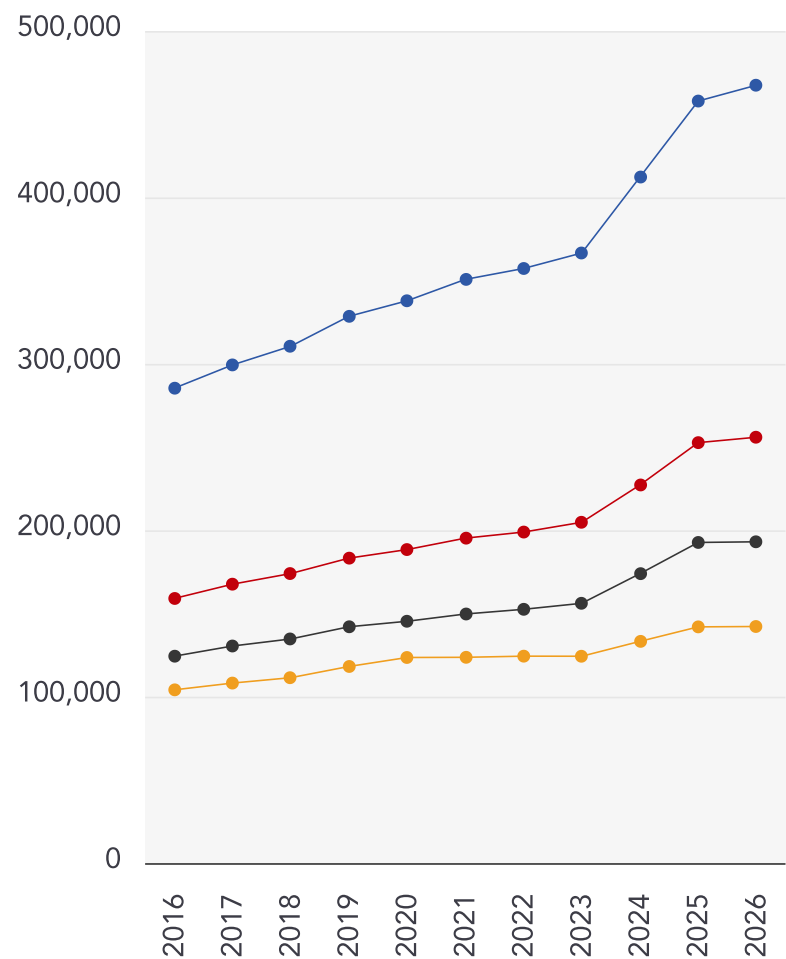
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	120 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW8



Detached

+63.79%

Semi-Detached

+60.91%

Terraced

+55.27%

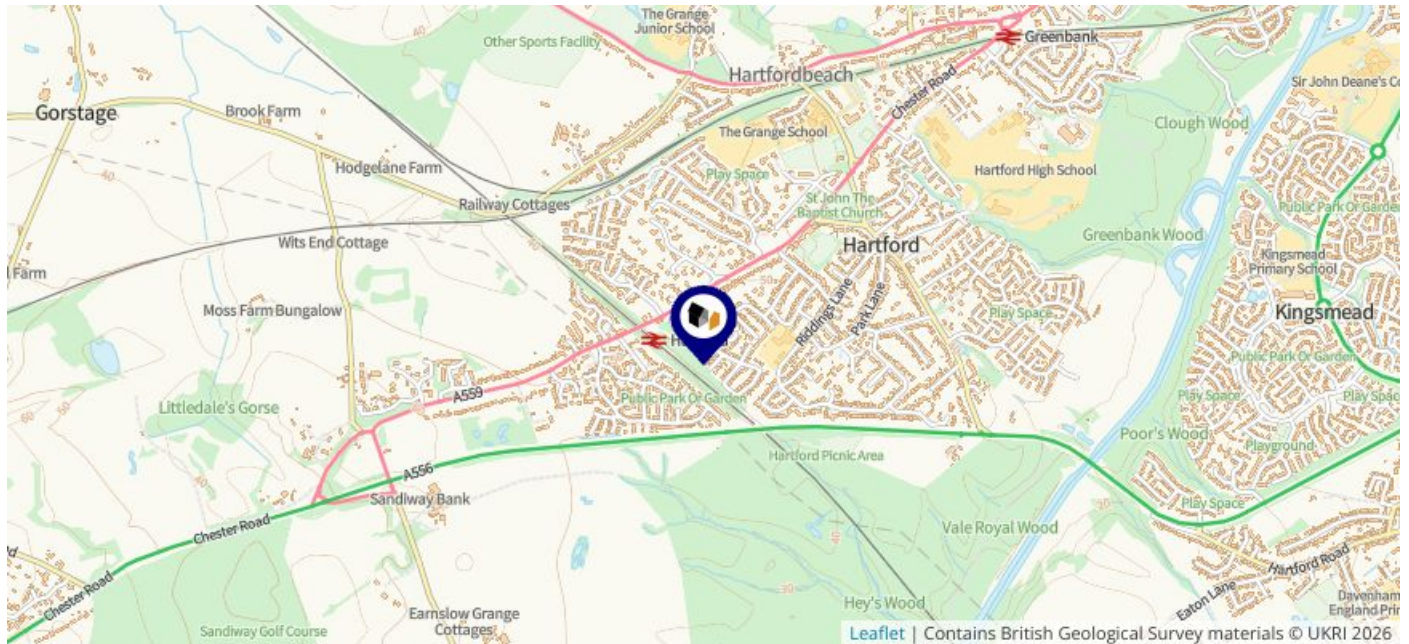
Flat

+36.55%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

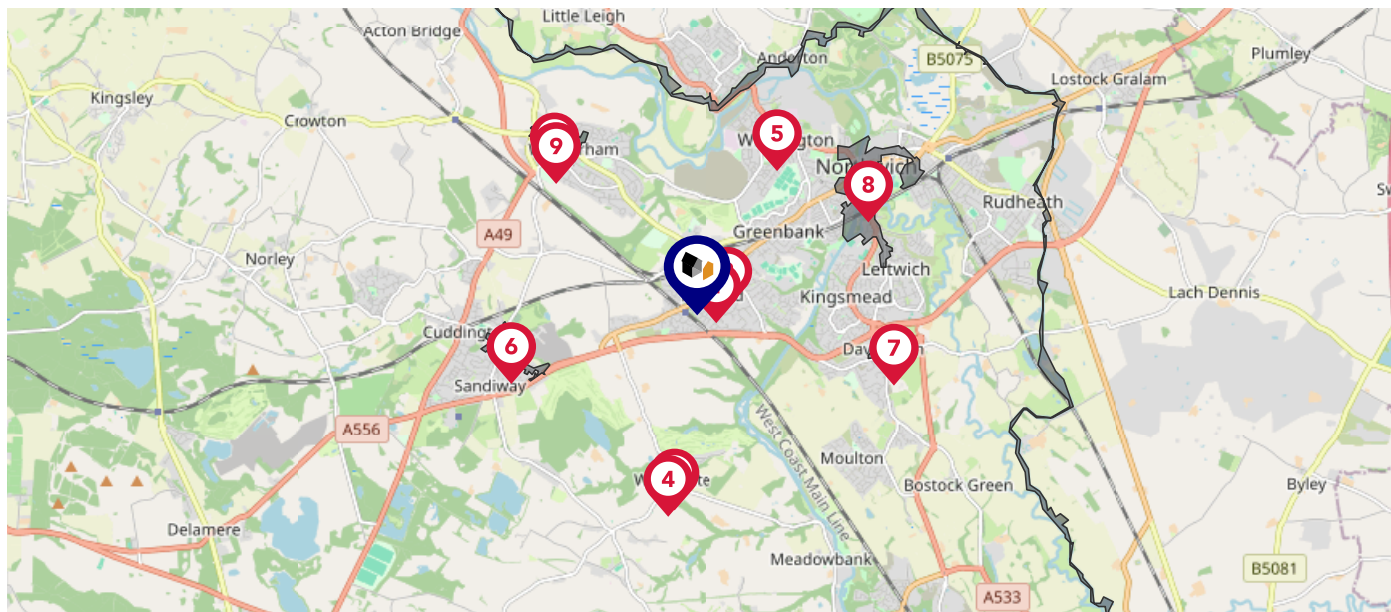
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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.



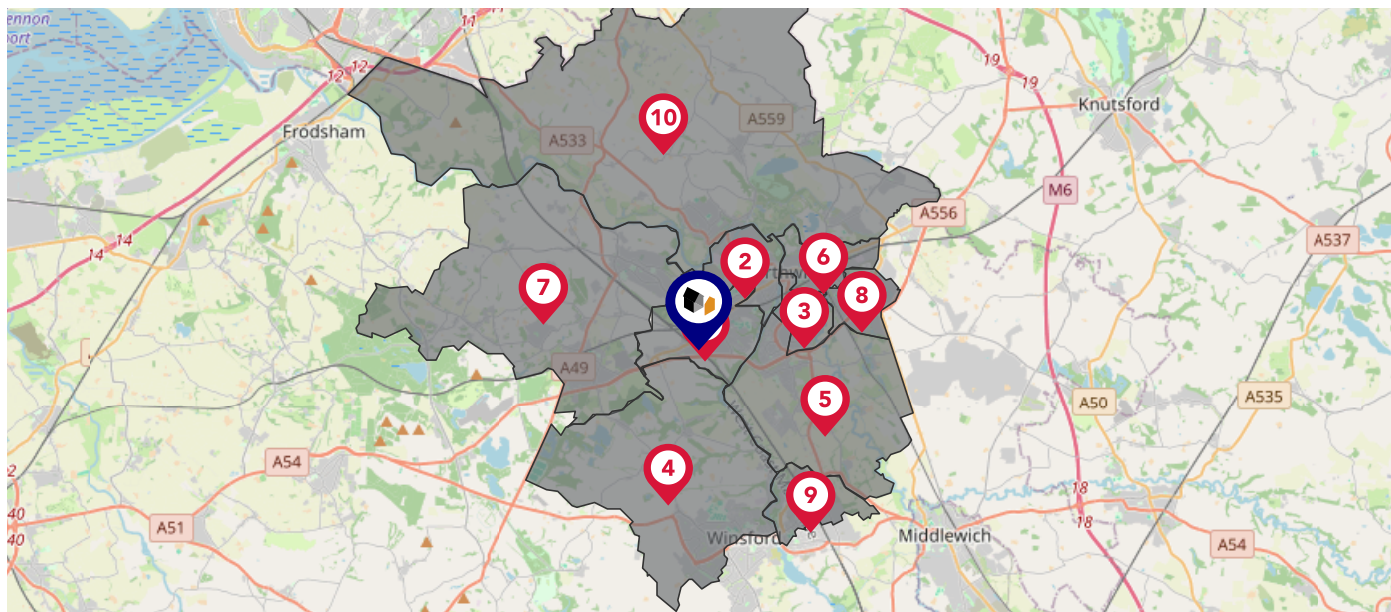
Nearby Conservation Areas

- 1 Hartford Conservation Area
- 2 Hartford Conservation Area
- 3 Whitegate Conservation Area
- 4 Whitegate Conservation Area
- 5 Trent and Mersey Canal Conservation Area
- 6 Sandiway Conservation Area
- 7 Davenham Conservation Area
- 8 Northwich Conservation Area
- 9 Weaverham (Village) Conservation Area
- 10 Weaverham (Village) 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

Hartford & Greenbank Ward

2

Northwich Winnington & Castle Ward

3

Northwich Leftwich Ward

4

Winsford Over & Verdin Ward

5

Davenham, Moulton & Kingsmead Ward

6

Northwich Witton Ward

7

Weaver & Cuddington Ward

8

Rudheath Ward

9

Winsford Wharton Ward

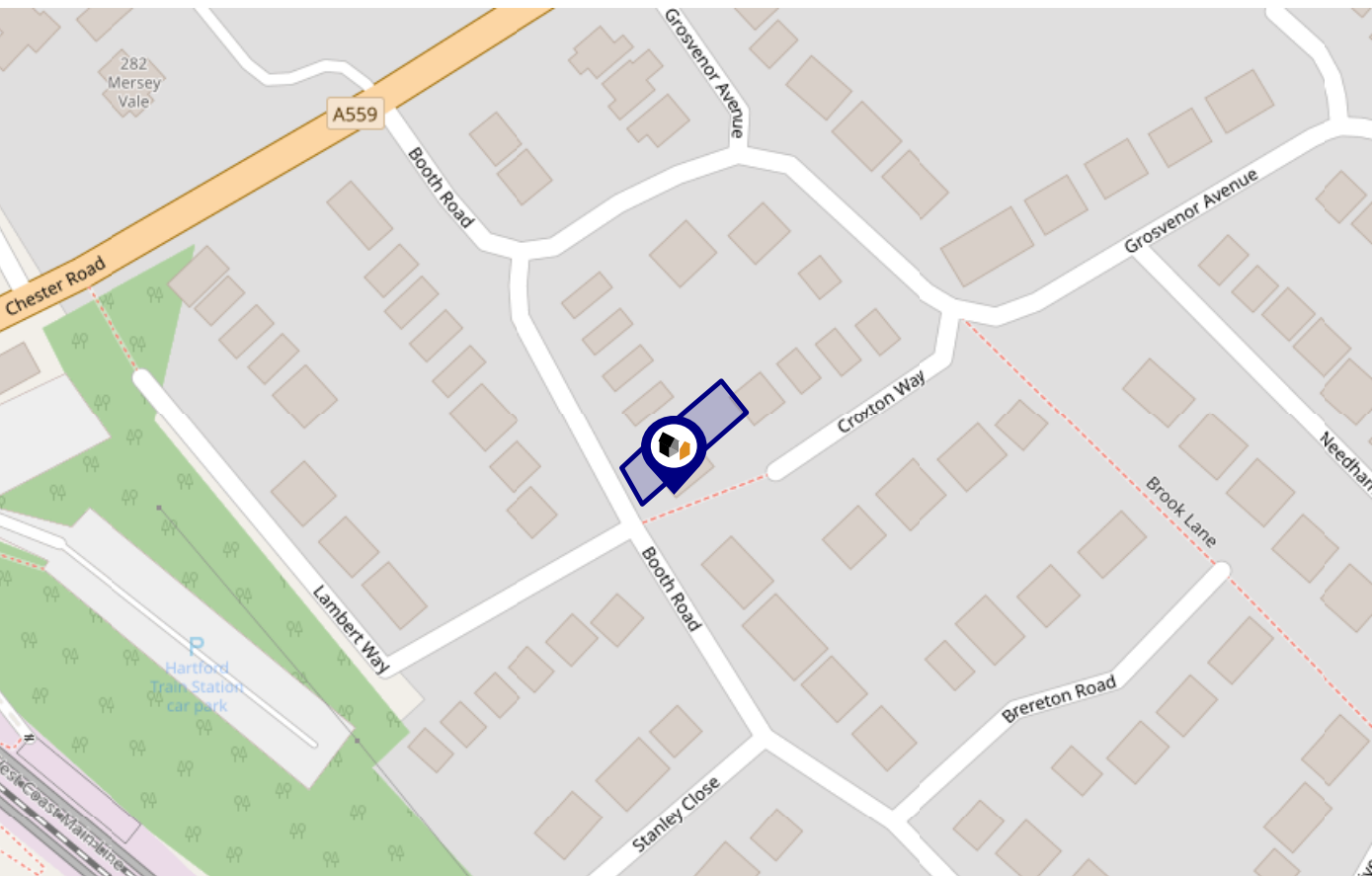
10

Marbury 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.

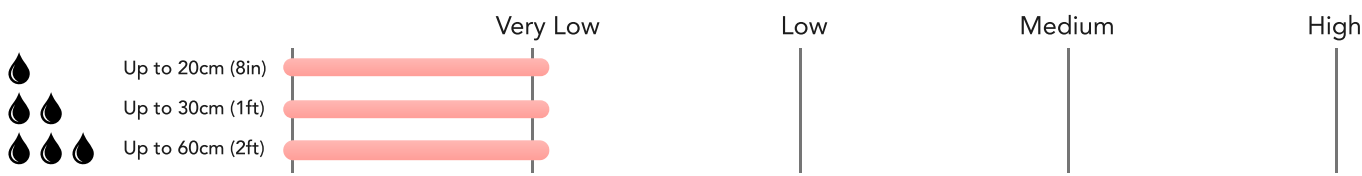


Risk Rating: Very low

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.

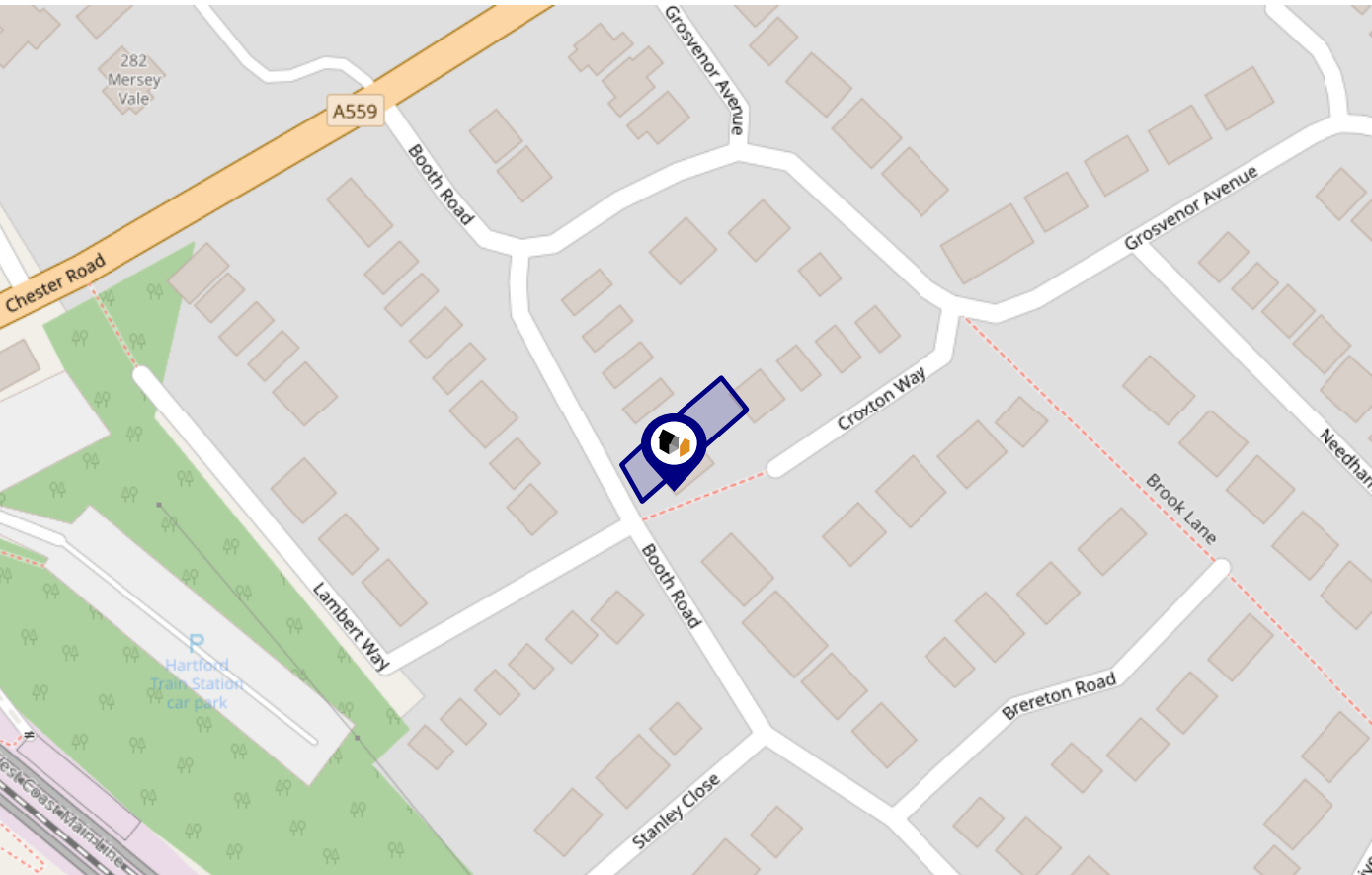
Chance of flooding to the following depths at this property:



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.

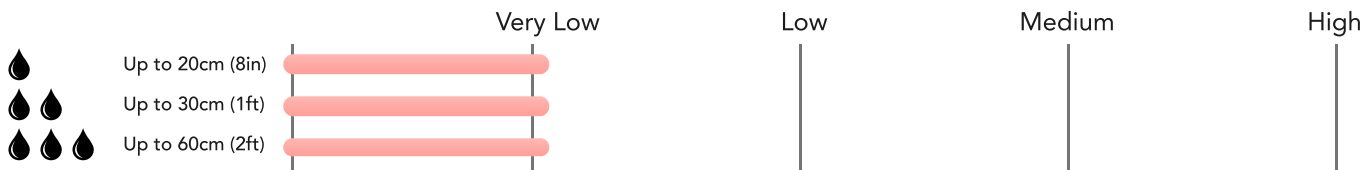


Risk Rating: Very low

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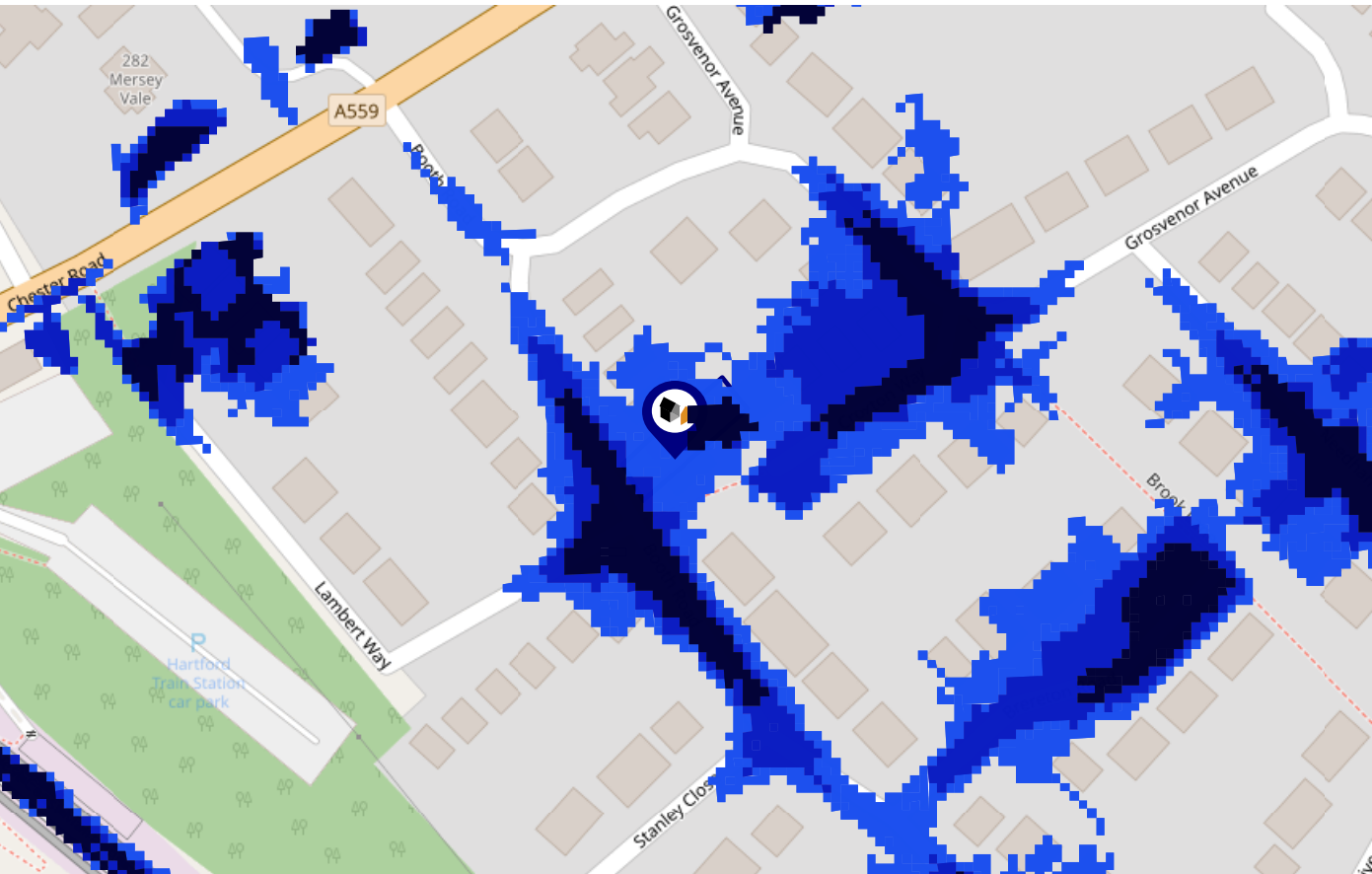
Chance of flooding to the following depths at this property:



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.

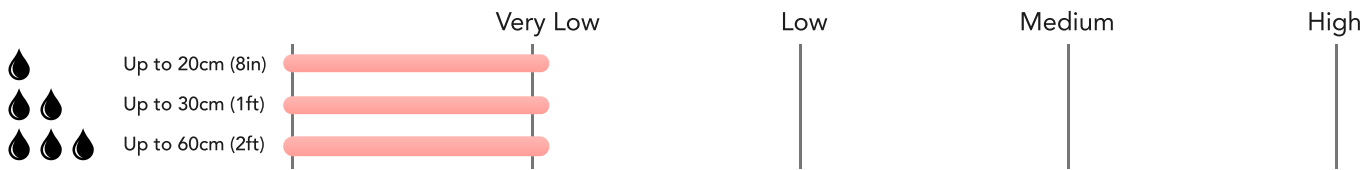


Risk Rating: Low

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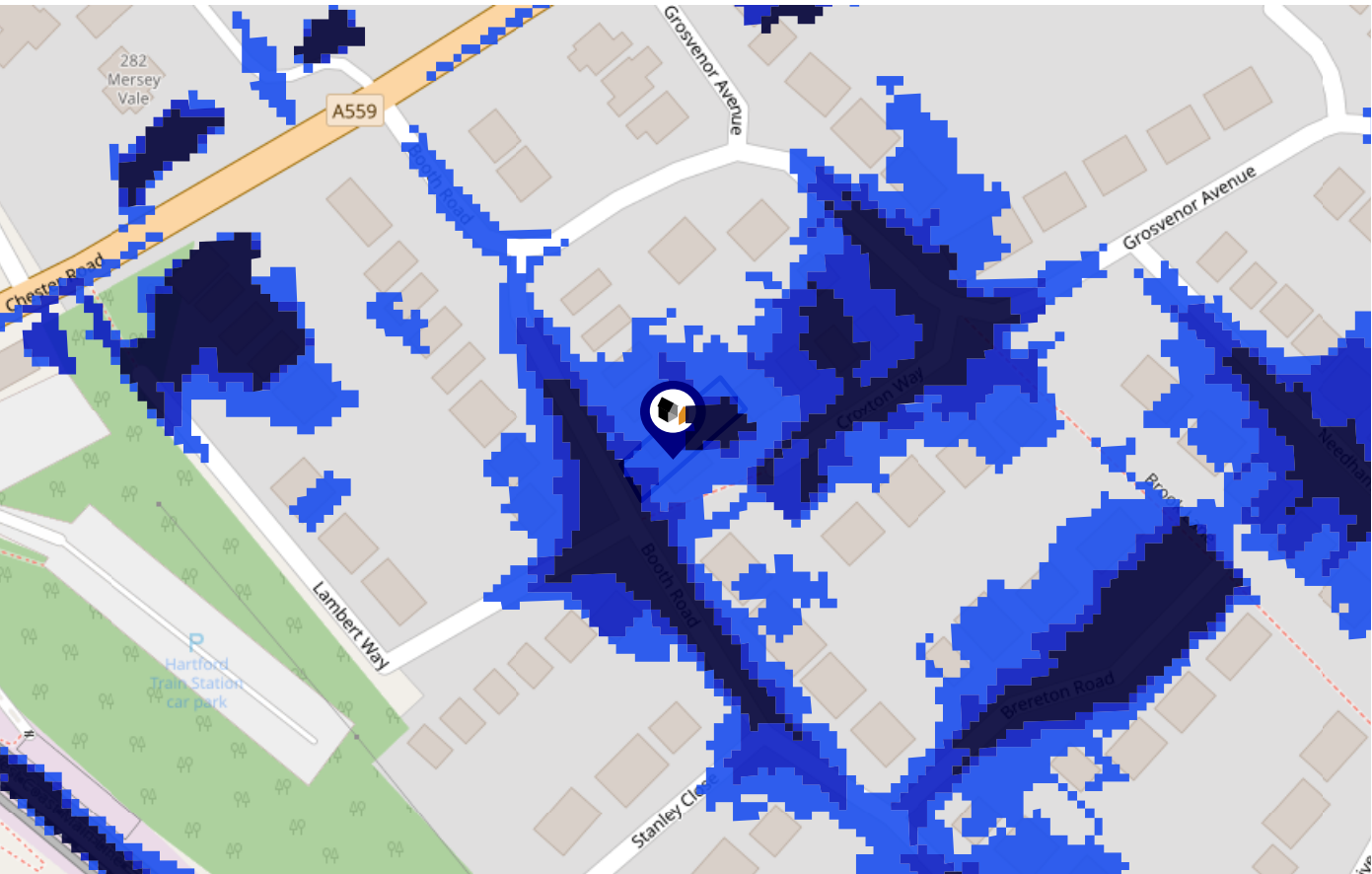
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

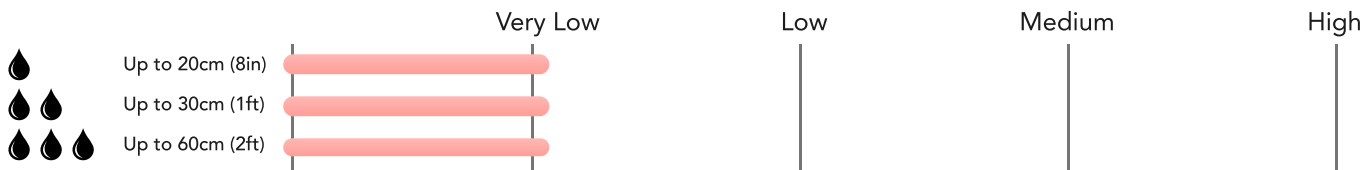


Risk Rating: Low

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.

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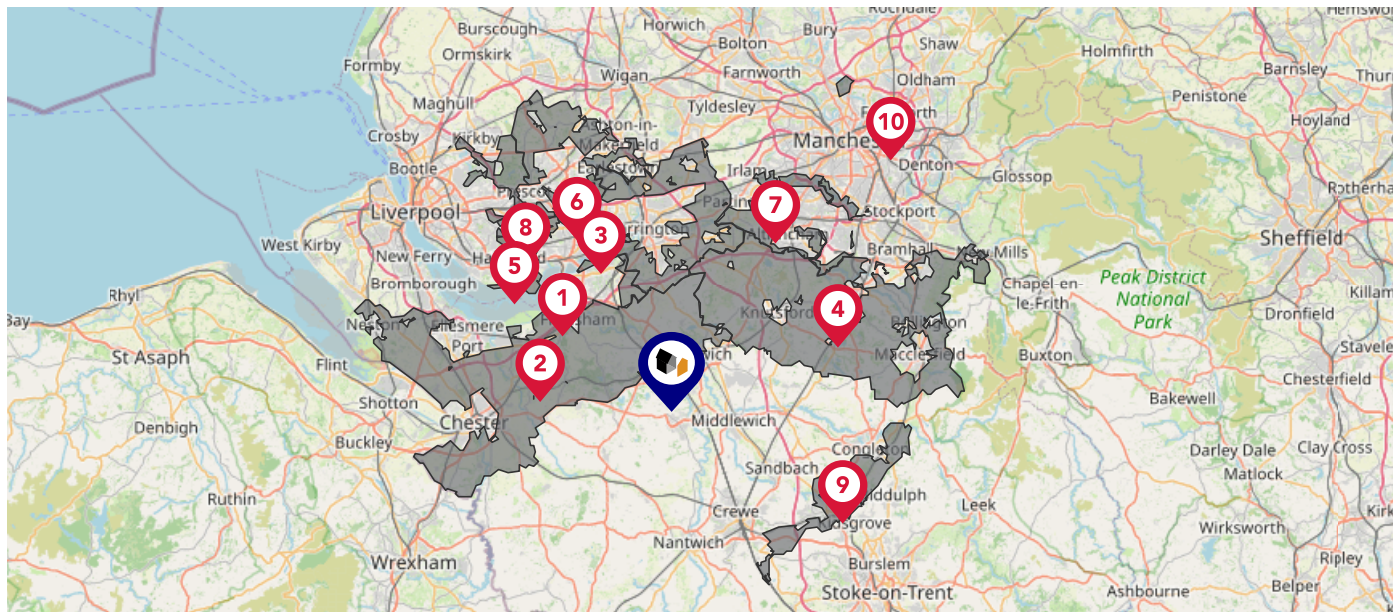
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Halton



Merseyside and Greater Manchester Green Belt - Cheshire West and Chester



Merseyside and Greater Manchester Green Belt - Warrington



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Liverpool



Merseyside and Greater Manchester Green Belt - St. Helens



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Knowsley



Stoke-on-Trent Green Belt - Cheshire East

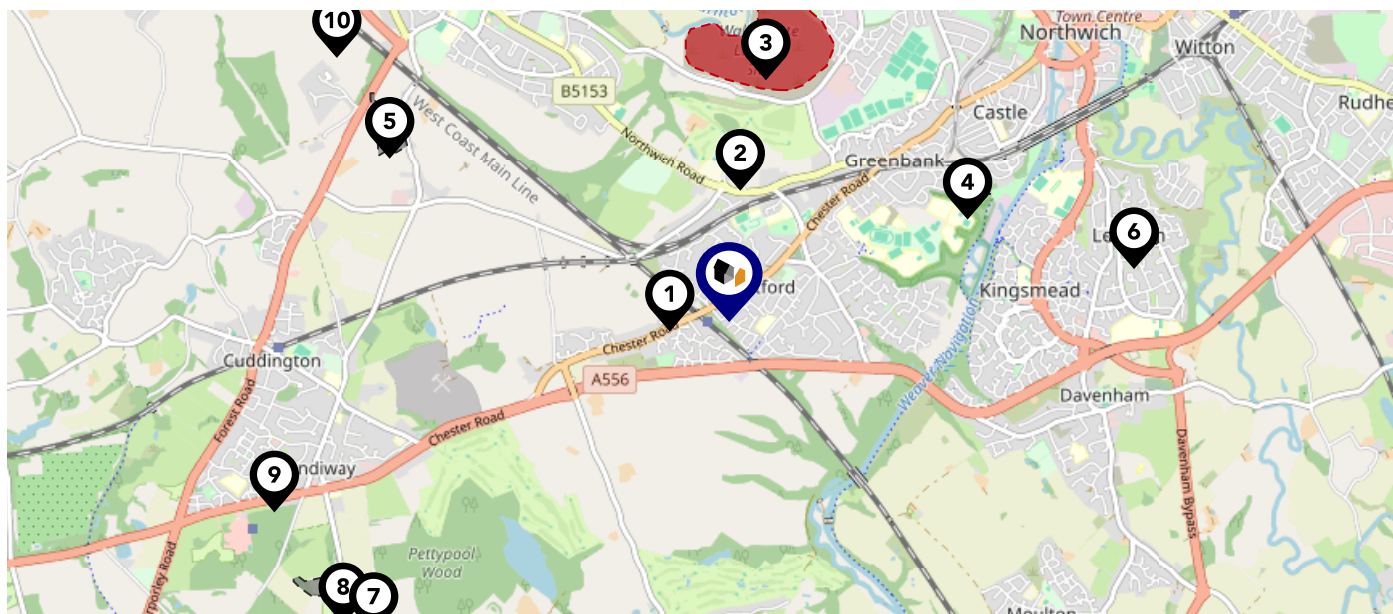


Merseyside and Greater Manchester Green Belt - Manchester

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.



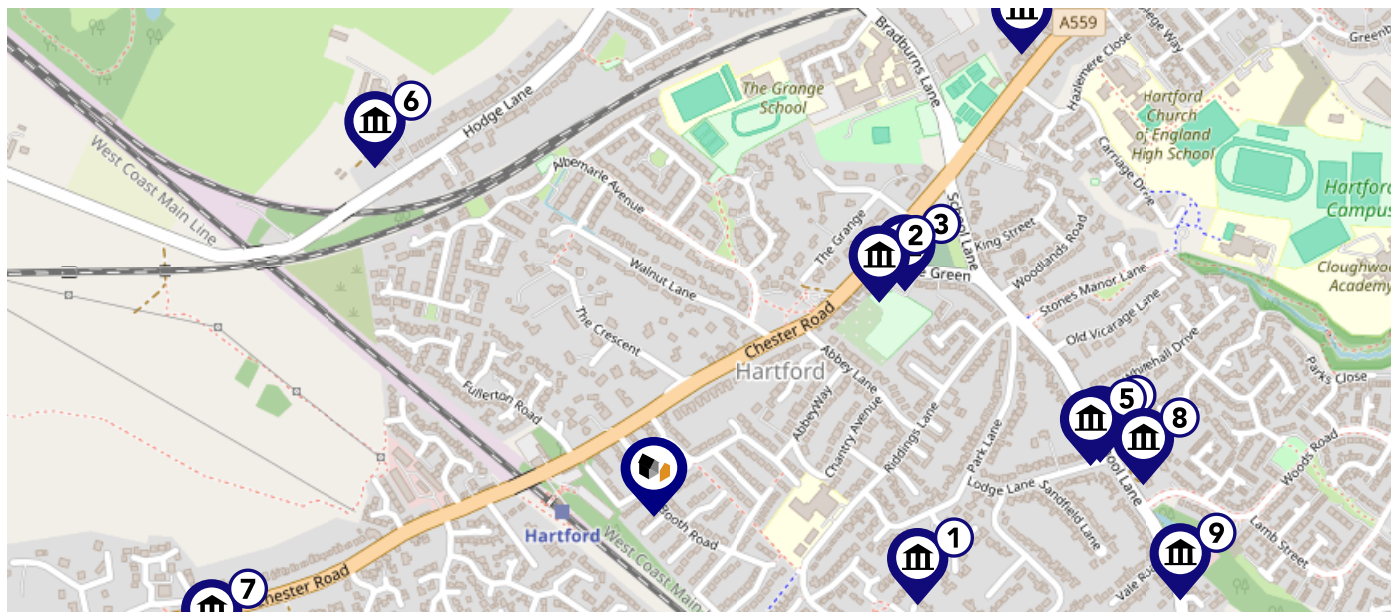
Nearby Landfill Sites

1	Rear of 312 Chester Road-Hartford, Northwich, Cheshire	Historic Landfill	
2	Weaverham Grange-Hartford, Cheshire	Historic Landfill	
3	EA/EPR/JP3596CQ/V003	Active Landfill	
4	Saxons Lane Tip-Northwich, Cheshire	Historic Landfill	
5	Gorstage Farm-Weaverham, Cheshire	Historic Landfill	
6	Old Hall Road-Northwich, Cheshire	Historic Landfill	
7	Daleford-Daleford Lane, Marton, Near Northwich	Historic Landfill	
8	Daleford-Marston Green, Near Northwich, Cheshire	Historic Landfill	
9	Industrial Tip-Sandiway, Northwich, Cheshire	Historic Landfill	
10	Hefferston Grange Farm-Grange Lane, Gorstage, Northwich, Cheshire	Historic Landfill	

Maps

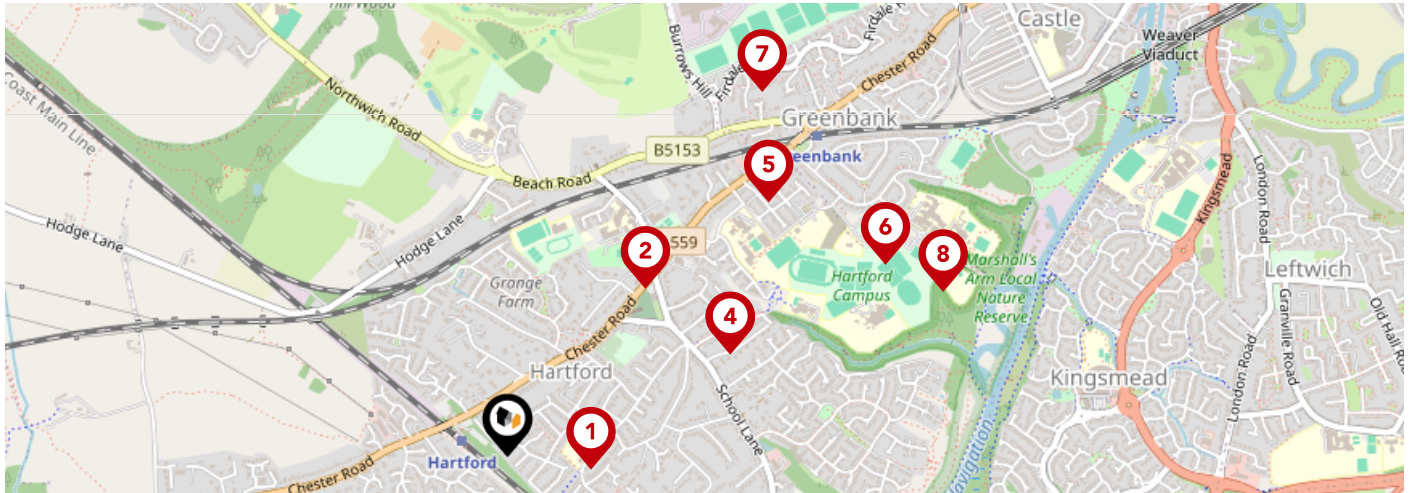
Listed Buildings

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



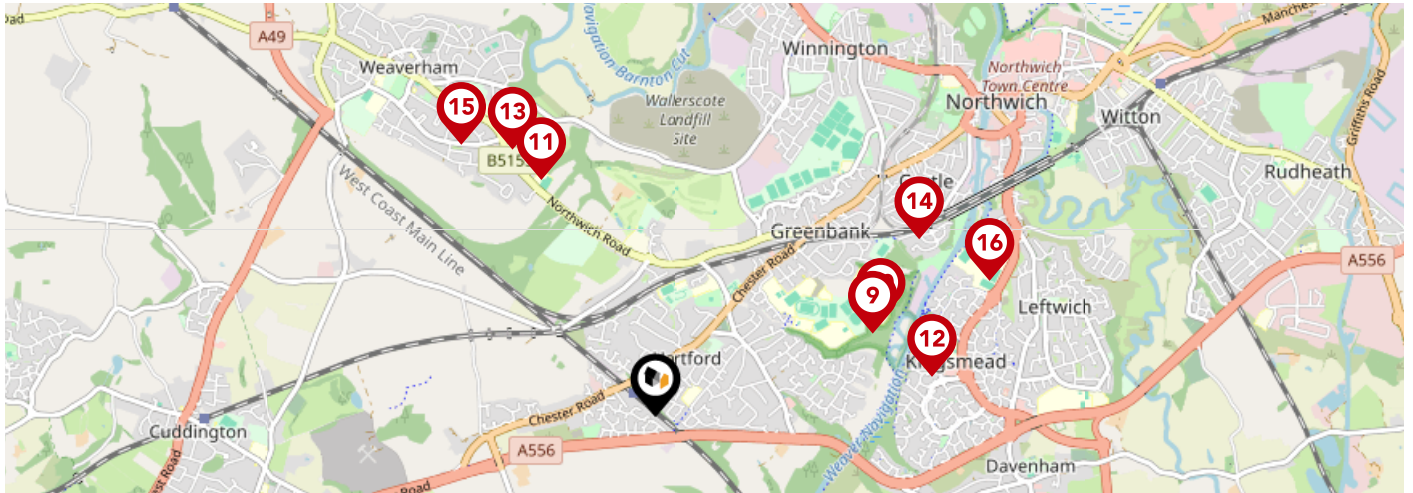
Listed Buildings in the local district		Grade	Distance
	1287229 - The Riddings	Grade II	0.3 miles
	1441335 - Hartford War Memorial	Grade II	0.4 miles
	1228363 - Church Of St John	Grade II	0.4 miles
	1228364 - Whitehall	Grade II	0.5 miles
	1228365 - Front Wall And Steps To Whitehall	Grade II	0.5 miles
	1228572 - Barn 20 Metres West Of Brown Heath Farmhouse	Grade II	0.5 miles
	1228373 - Turnpike Milepost Between Number 453 And Number 455	Grade II	0.5 miles
	1287230 - The Hollies	Grade II	0.6 miles
	1228366 - Hartford Hall Hotel	Grade II	0.6 miles
	1287228 - The Beeches	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hartford Primary School Ofsted Rating: Good Pupils: 415 Distance:0.19	☐	☒	☐	☐	☐
2	The Grange School Ofsted Rating: Not Rated Pupils: 1223 Distance:0.48	☐	☐	☒	☐	☐
3	Hartford Manor Primary School & Nursery Ofsted Rating: Good Pupils: 449 Distance:0.54	☐	☒	☐	☐	☐
4	Cloughwood Academy Ofsted Rating: Outstanding Pupils: 122 Distance:0.54	☐	☐	☒	☐	☐
5	Hartford Church of England High School Ofsted Rating: Good Pupils: 1087 Distance:0.81	☐	☐	☒	☐	☐
6	OneSchool Global Northwich Ofsted Rating: Not Rated Pupils: 98 Distance:0.94	☐	☐	☒	☐	☐
7	Winnington Park Community Primary and Nursery School Ofsted Rating: Good Pupils: 398 Distance:0.99	☐	☒	☐	☐	☐
8	St Wilfrid's Catholic Primary School Ofsted Rating: Good Pupils: 205 Distance:1.03	☐	☒	☐	☐	☐

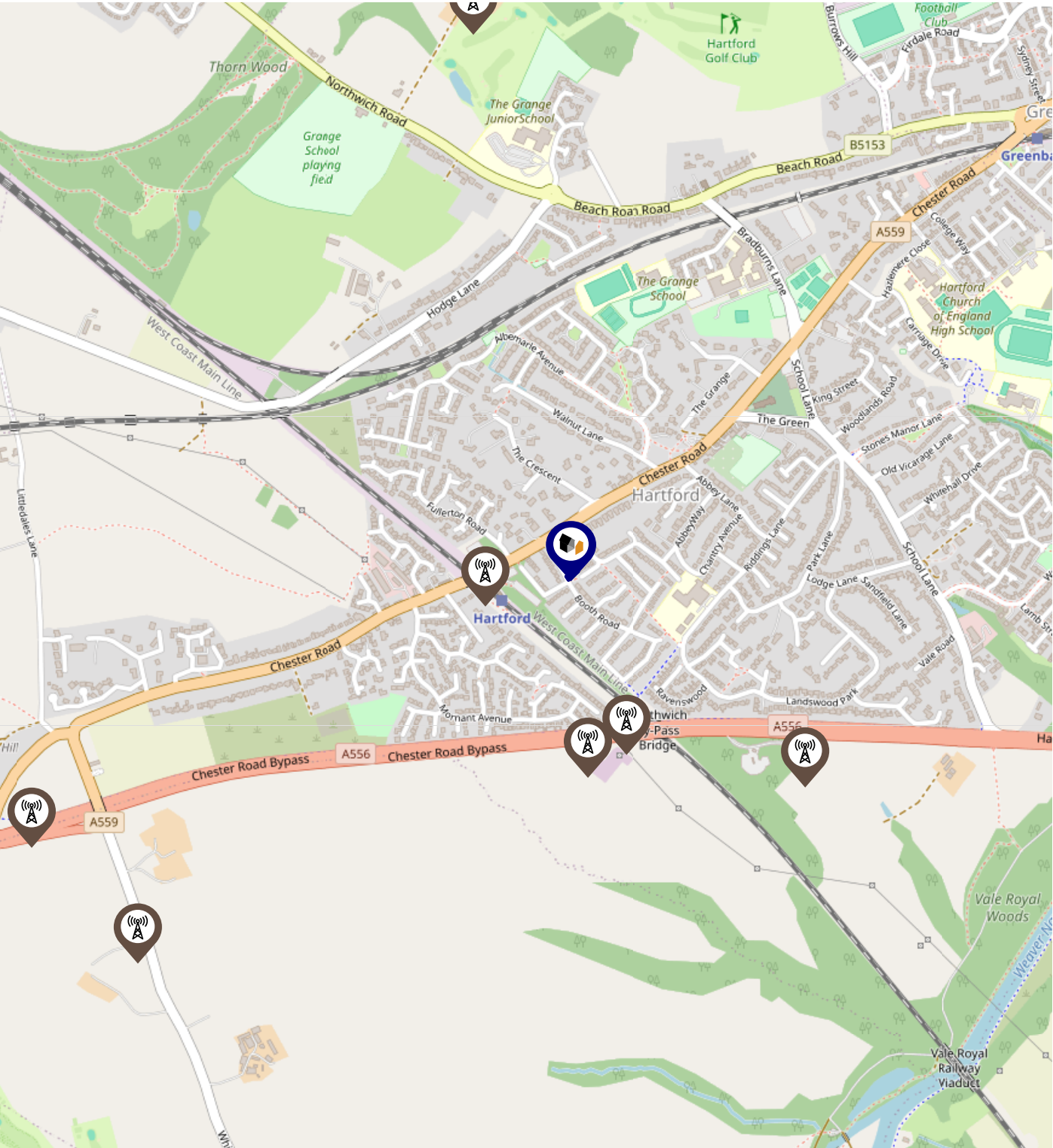
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Nicholas Catholic High School Ofsted Rating: Good Pupils: 1202 Distance:1.03	☐	☐	☒	☐	☐
10	Greenbank School Ofsted Rating: Requires improvement Pupils: 120 Distance:1.09	☐	☐	☒	☐	☐
11	St Bede's Catholic Primary School, Weaverham Ofsted Rating: Good Pupils: 190 Distance:1.17	☐	☒	☐	☐	☐
12	Kingsmead Primary School Ofsted Rating: Good Pupils: 318 Distance:1.24	☐	☒	☐	☐	☐
13	The Russett School Ofsted Rating: Outstanding Pupils: 135 Distance:1.35	☐	☐	☒	☐	☐
14	Charles Darwin Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.41	☐	☒	☐	☐	☐
15	Weaverham Primary Academy Ofsted Rating: Good Pupils: 104 Distance:1.48	☐	☒	☐	☐	☐
16	Sir John Deane's Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.6	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



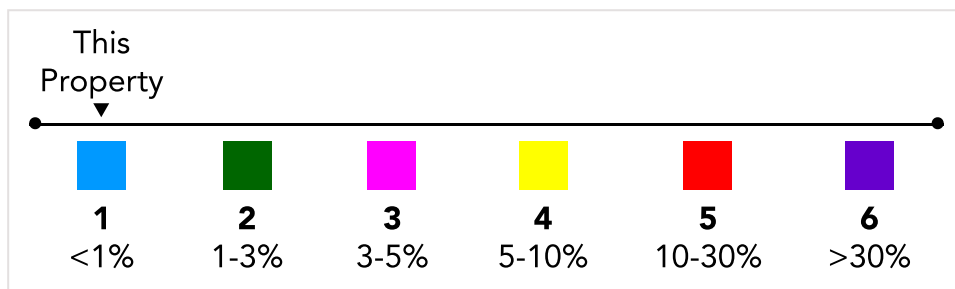
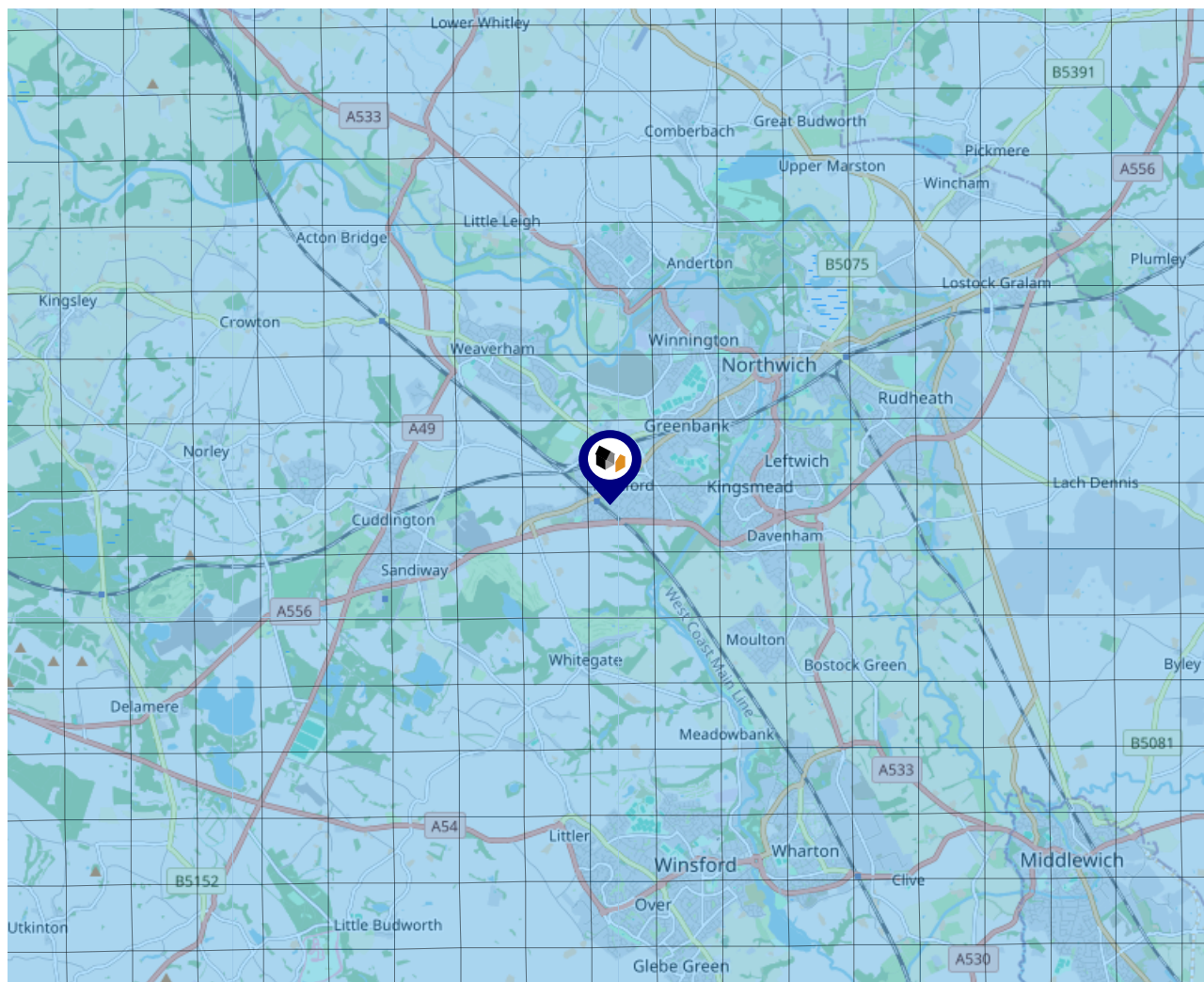
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

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).

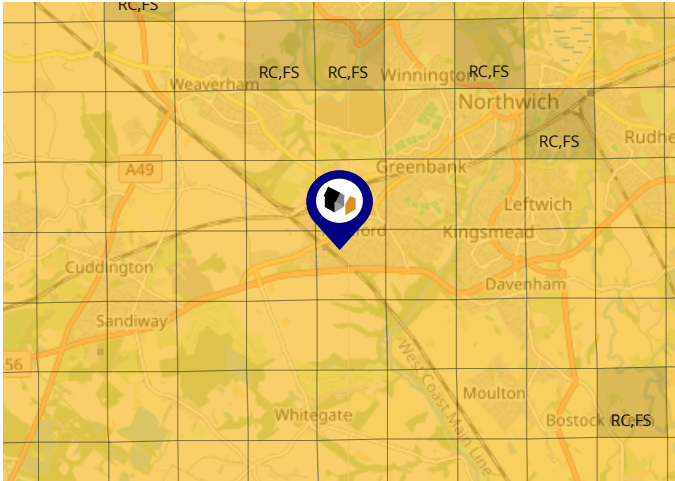


Environment

Soils & Clay

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

Agent Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

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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haart.api@sprift.com

