

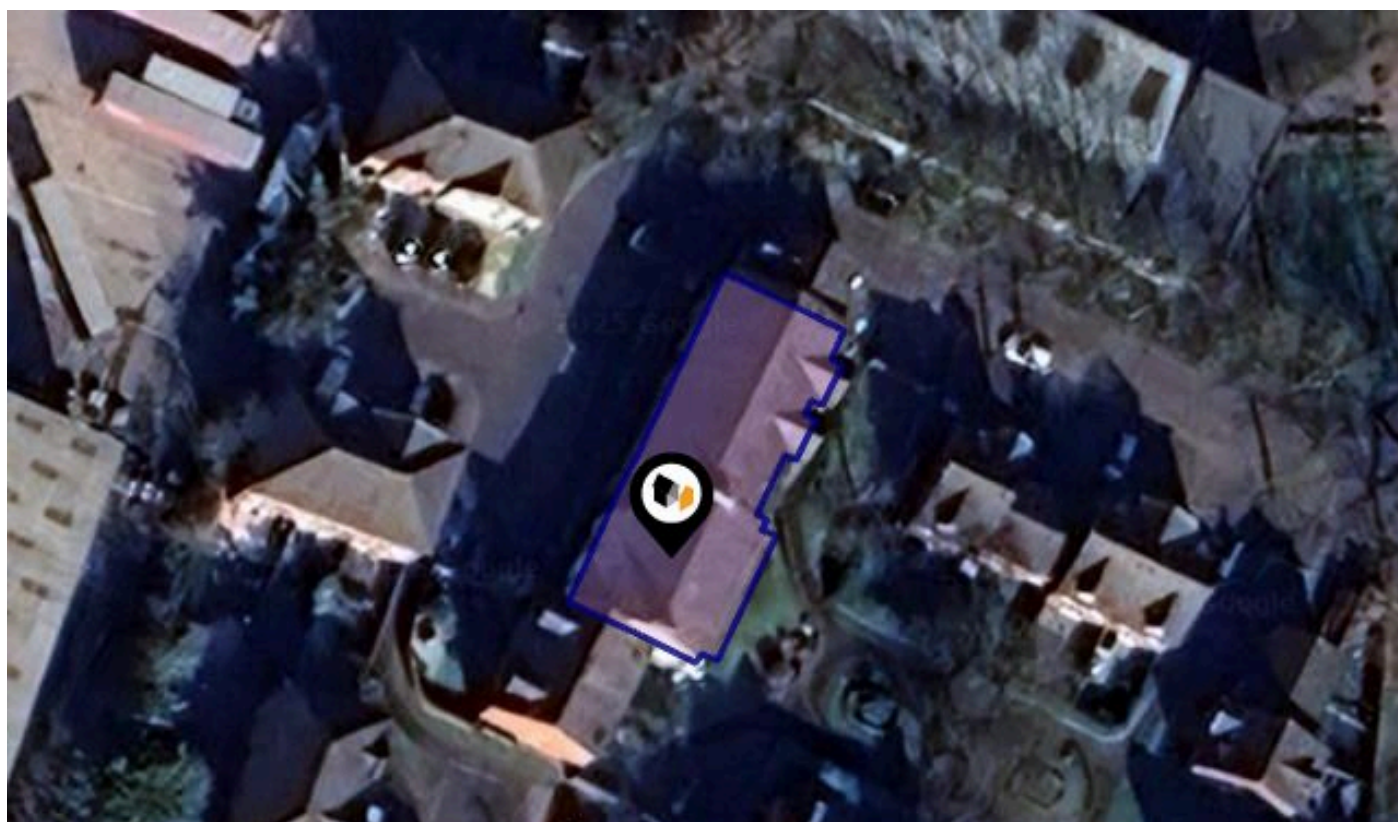


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 12th January 2026



WHARTON ROAD, WINSFORD, CW7

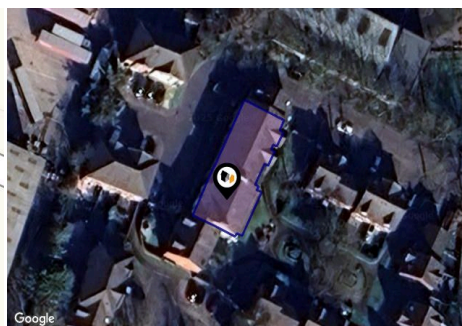
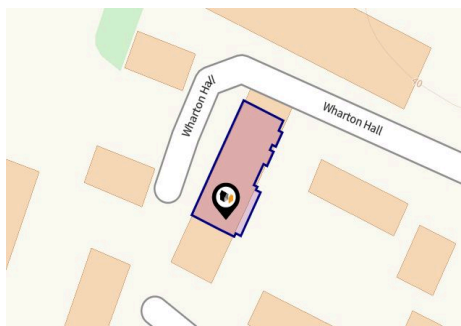
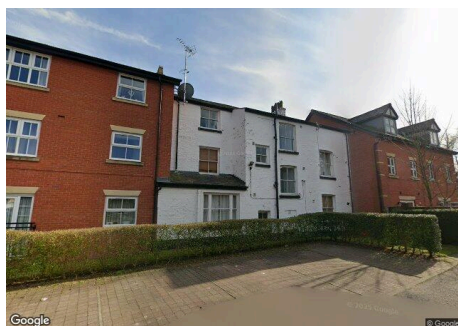
butters john bee

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

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	19/12/2002
Floor Area:	505 ft ² / 47 m ²	End Date:	01/11/3000
Plot Area:	0.09 acres	Lease Term:	999 years from 1 November 2001
Year Built :	2002	Term Remaining:	975 years
Council Tax :	Band B		
Annual Estimate:	£1,860		
Title Number:	CH500765		

Local Area

Local Authority: Cheshire west and chester

Conservation Area: No

Flood Risk:

- Rivers & Seas Very low
- Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



128
mb/s



8000
mb/s



Mobile Coverage:
(based on calls indoors)



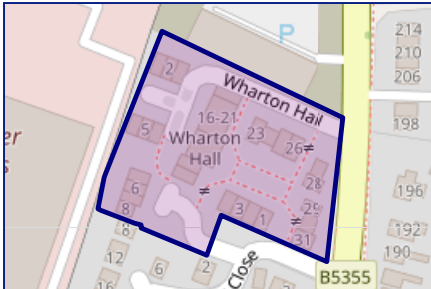
Satellite/Fibre TV Availability:



Property

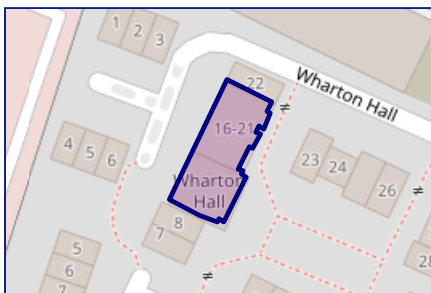
Multiple Title Plans

Freehold Title Plan



CH354935

Leasehold Title Plan

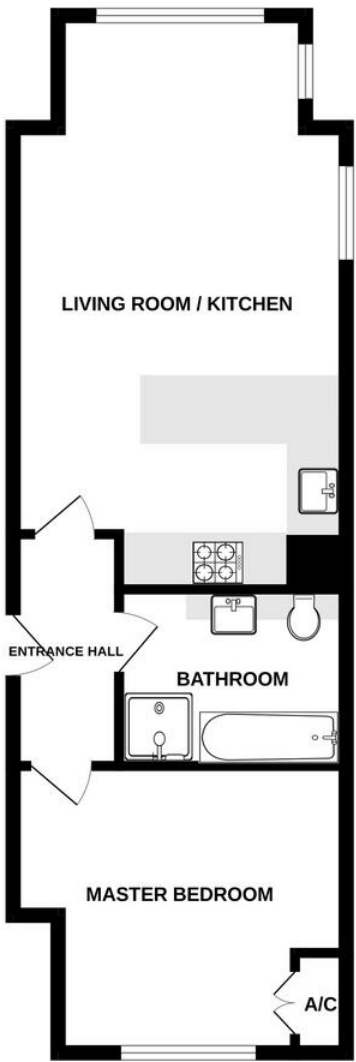


CH500765

Start Date: 19/12/2002
End Date: 01/11/3000
Lease Term: 999 years from 1 November 2001
Term Remaining: 975 years

WHARTON ROAD, WINSFORD, CW7

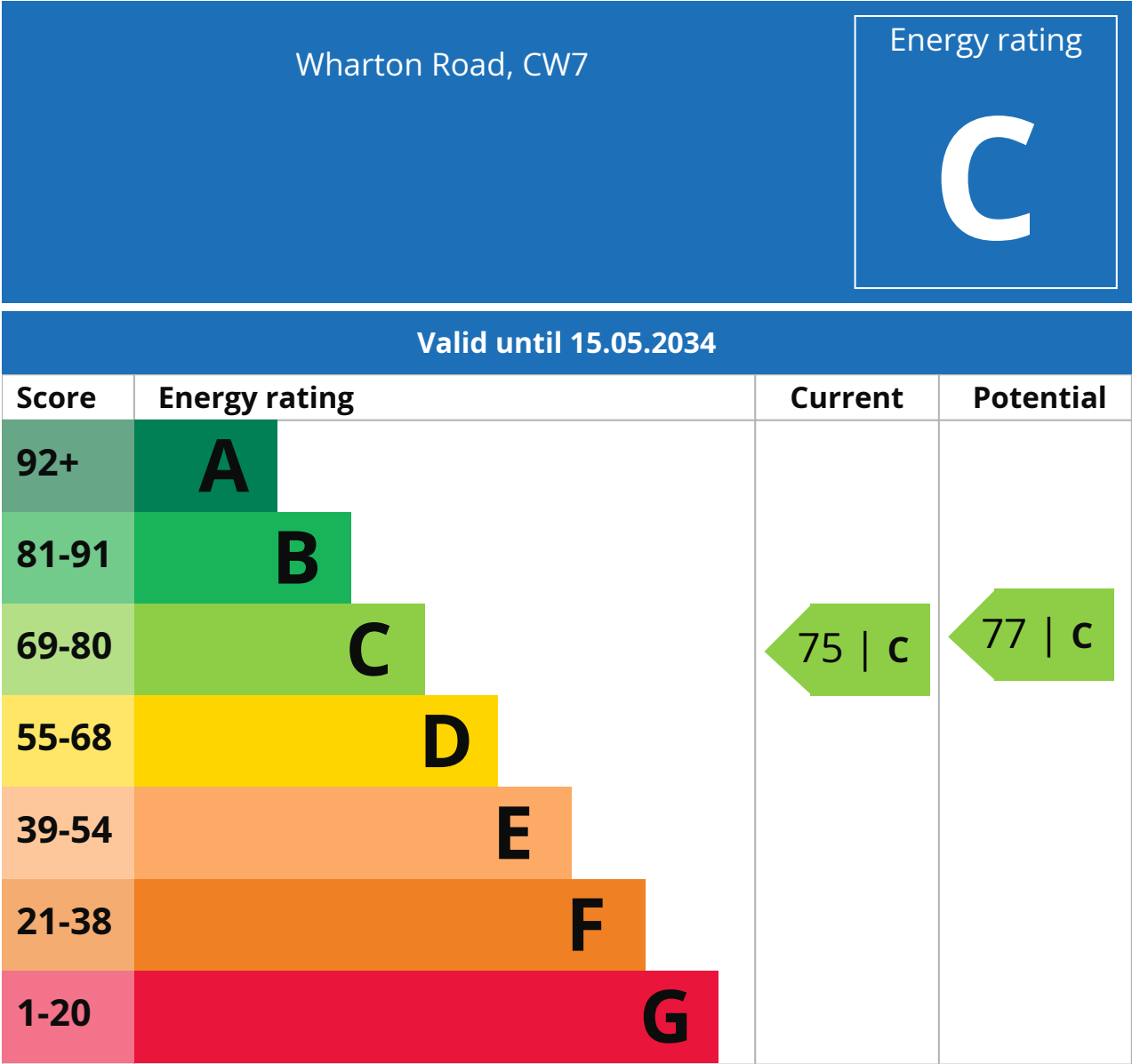
Ground Floor
45.5 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 45.5 sq.m. (489 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Property
EPC - Certificate



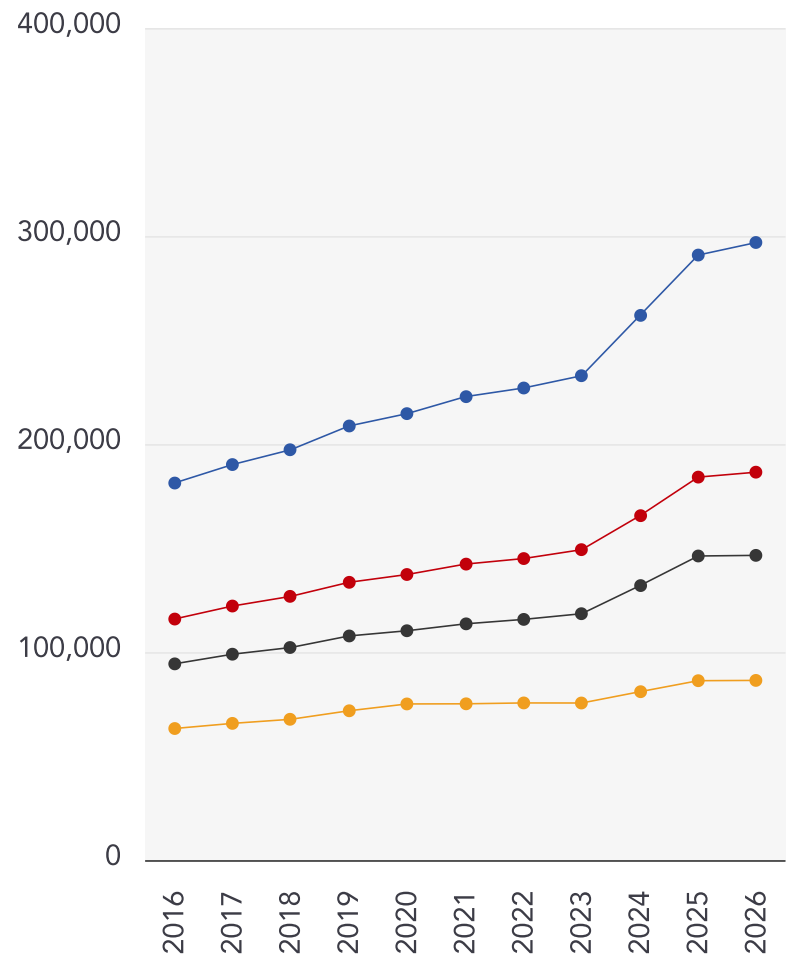
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	(another dwelling above)
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, insulated (assumed)
Total Floor Area:	47 m ²

Market

House Price Statistics

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



Detached

+63.79%

Semi-Detached

+60.91%

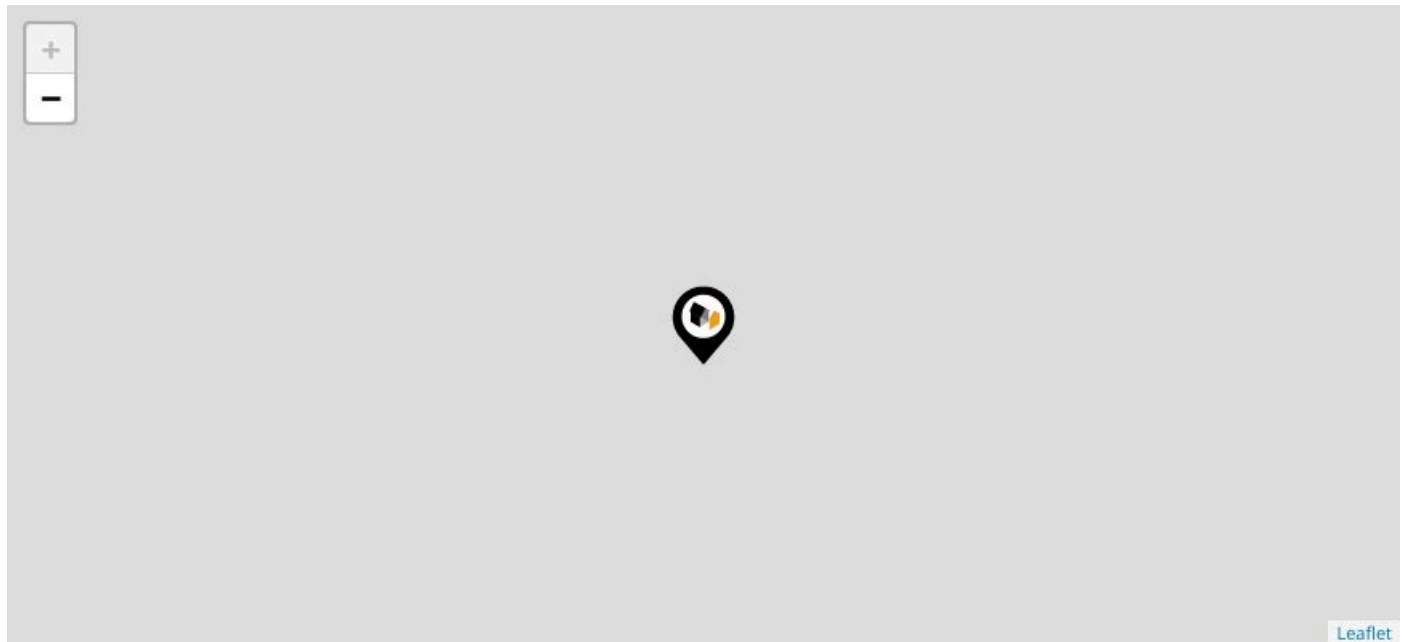
Terraced

+55.27%

Flat

+36.55%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

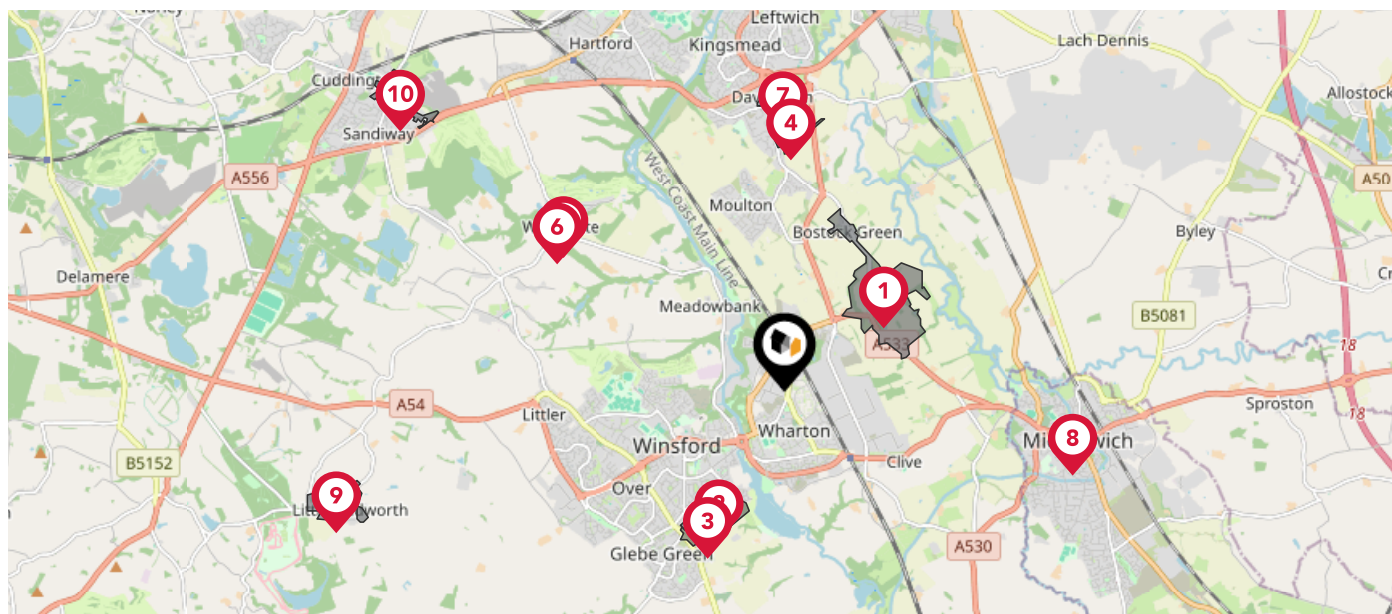
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



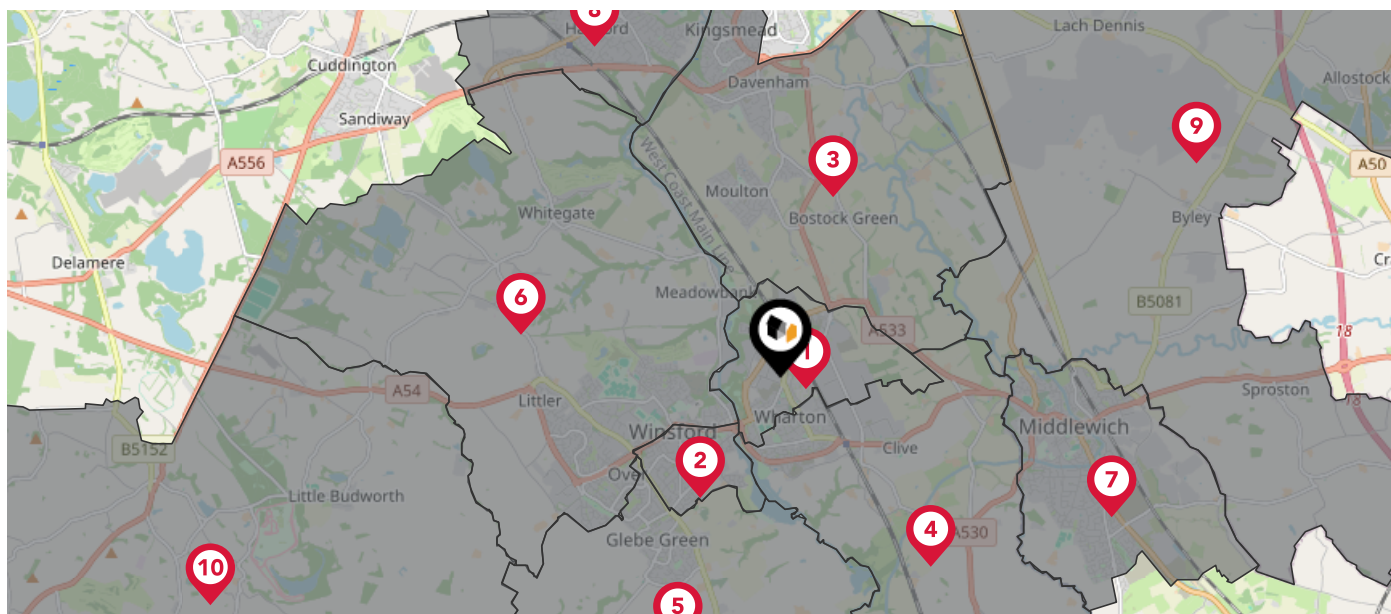
Nearby Conservation Areas

- 1 Bostock Conservation Area
- 2 St. Chad's (Winsford) Conservation Area
- 3 St. Chad's (Winsford) Conservation Area
- 4 Davenham Conservation Area
- 5 Whitegate Conservation Area
- 6 Whitegate Conservation Area
- 7 Davenham Conservation Area
- 8 Middlewich Conservation Area
- 9 Little Budworth Conservation Area
- 10 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



Winsford Wharton Ward



Winsford Dene Ward



Davenham, Moulton & Kingsmead Ward



Winsford Gravel Ward



Winsford Swanlow Ward



Winsford Over & Verdin Ward



Middlewich Ward



Hartford & Greenbank Ward



Shakerley Ward

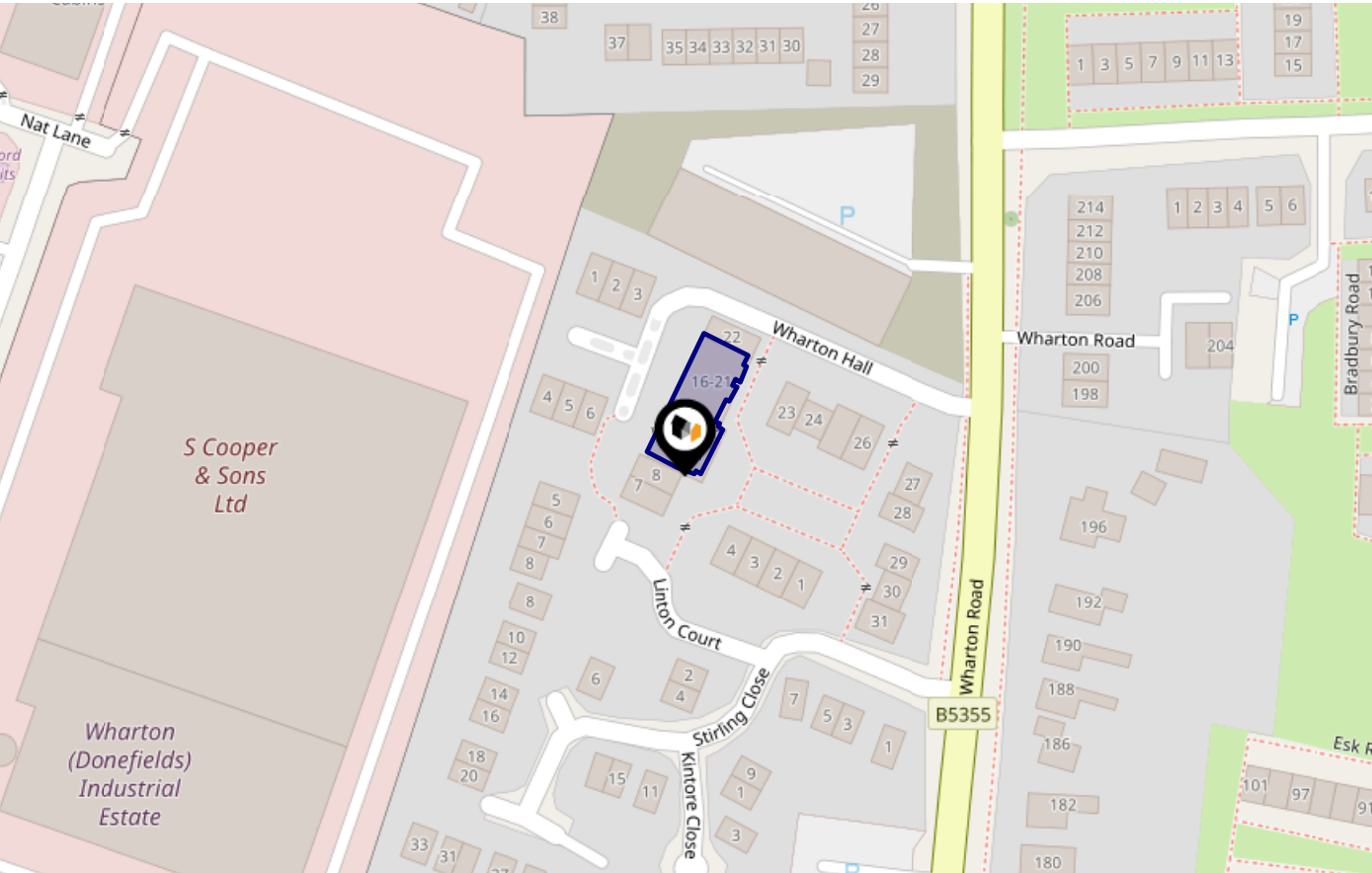


Tarporey Ward

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.

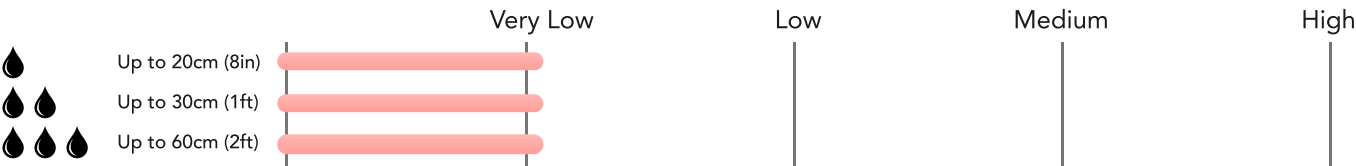


Risk Rating: Very low

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.

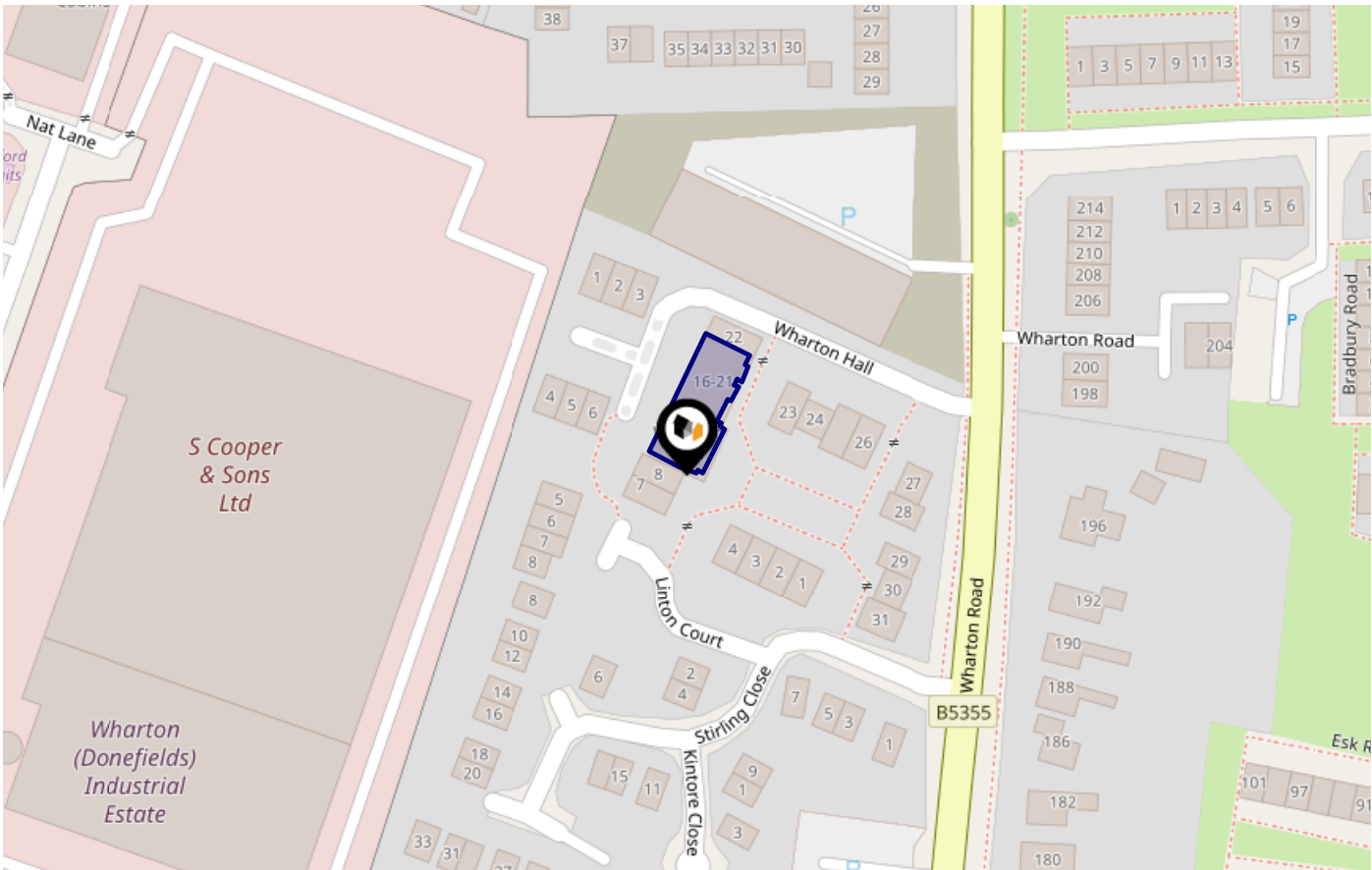
Chance of flooding to the following depths at this property:



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.

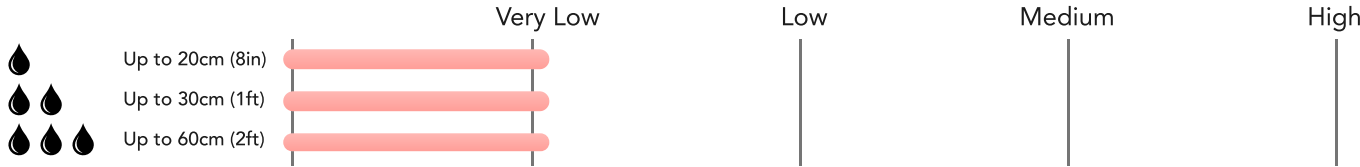


Risk Rating: Very low

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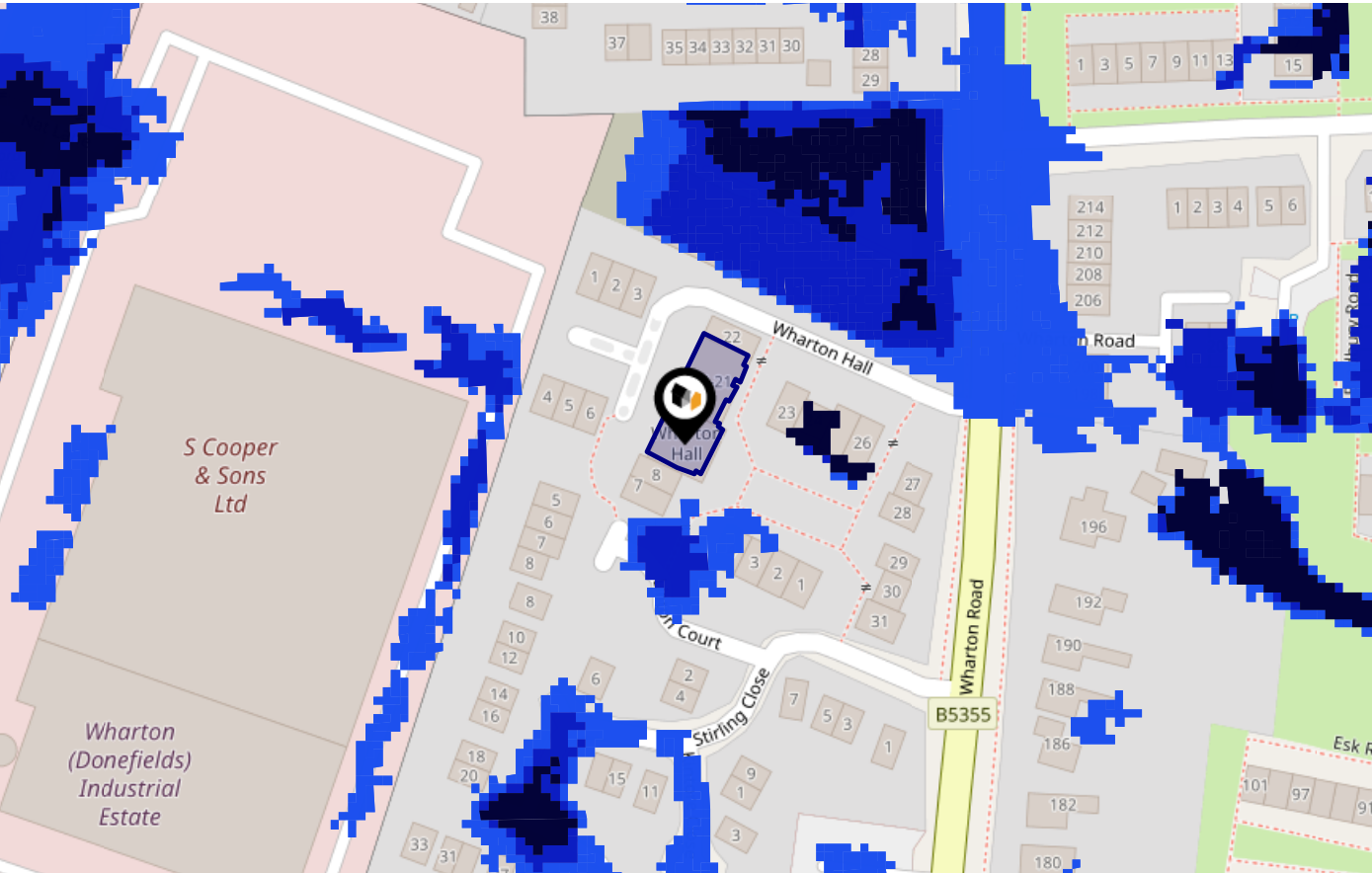
Chance of flooding to the following depths at this property:



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.

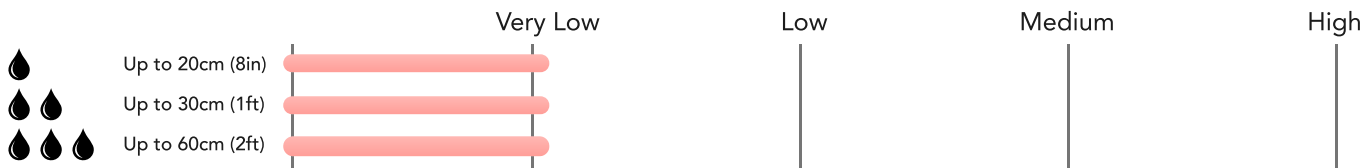


Risk Rating: Very low

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

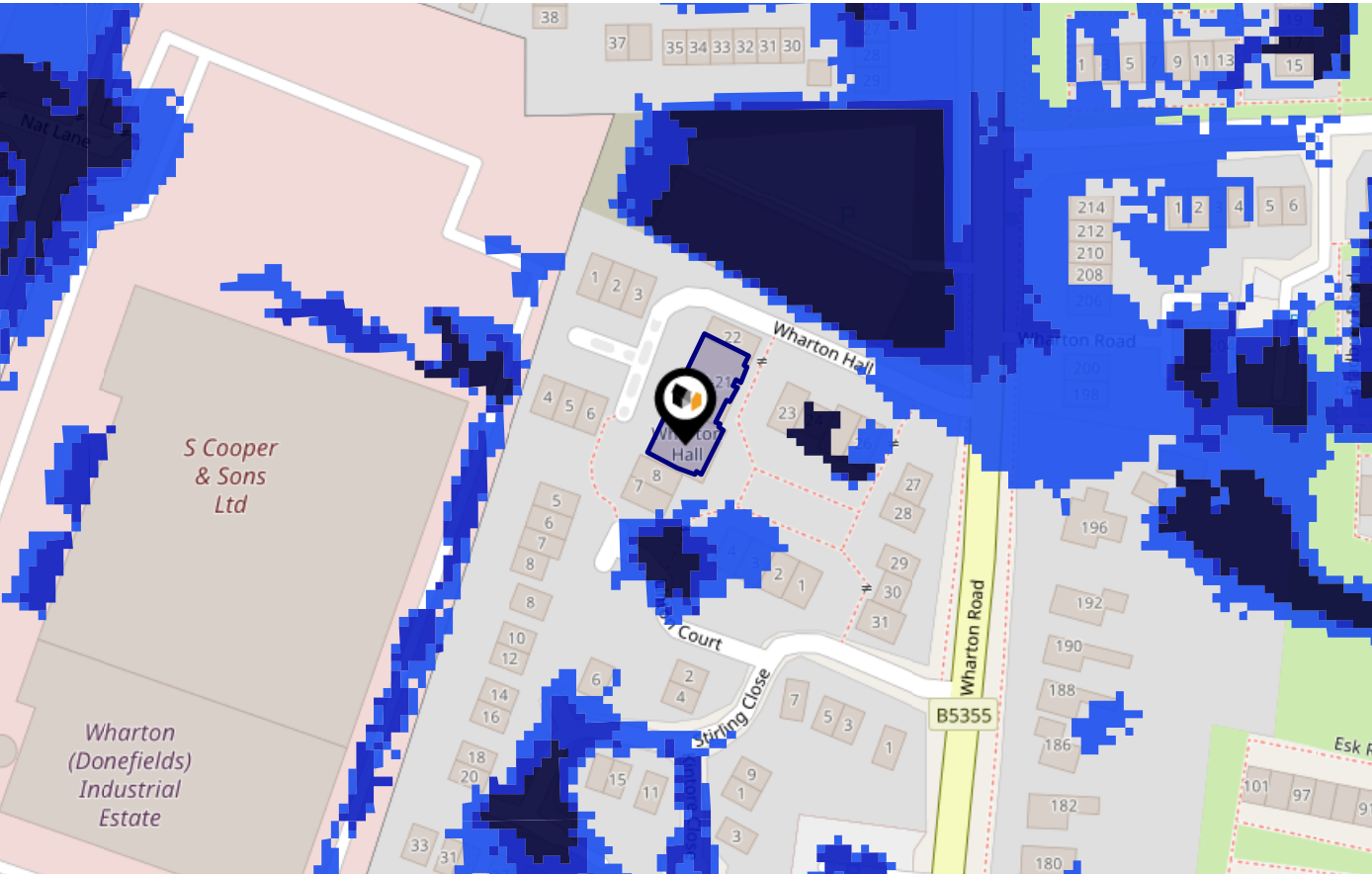
Chance of flooding to the following depths at this property:



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.

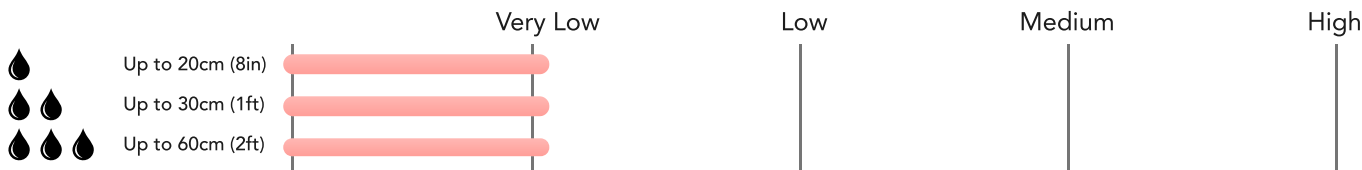


Risk Rating: Very low

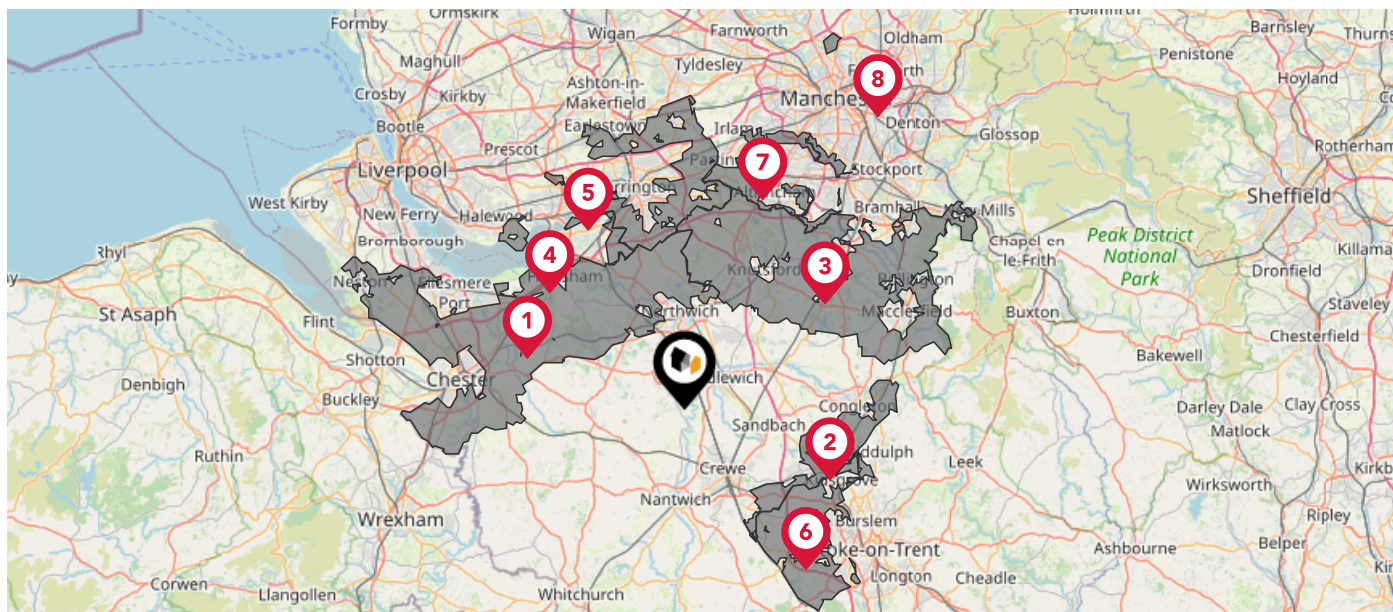
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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



Merseyside and Greater Manchester Green Belt - Cheshire West and Chester



Stoke-on-Trent Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Halton



Merseyside and Greater Manchester Green Belt - Warrington



Stoke-on-Trent Green Belt - Newcastle-under-Lyme



Merseyside and Greater Manchester Green Belt - Trafford

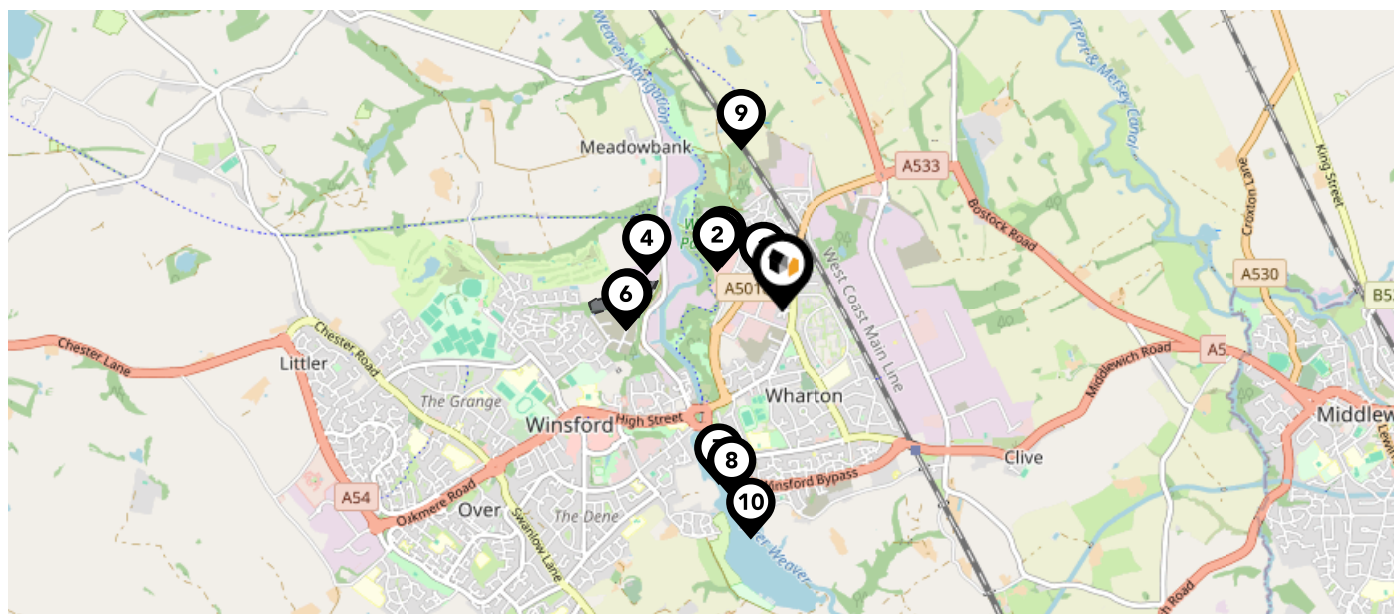


Merseyside and Greater Manchester Green Belt - Manchester

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.



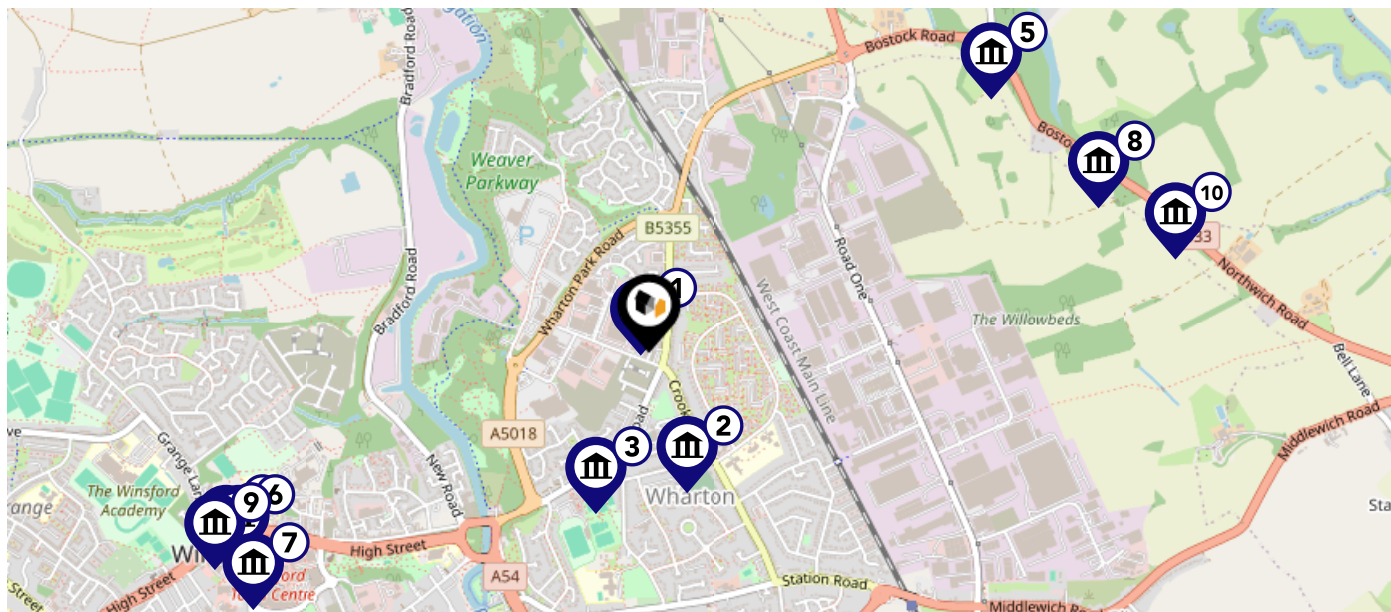
Nearby Landfill Sites











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

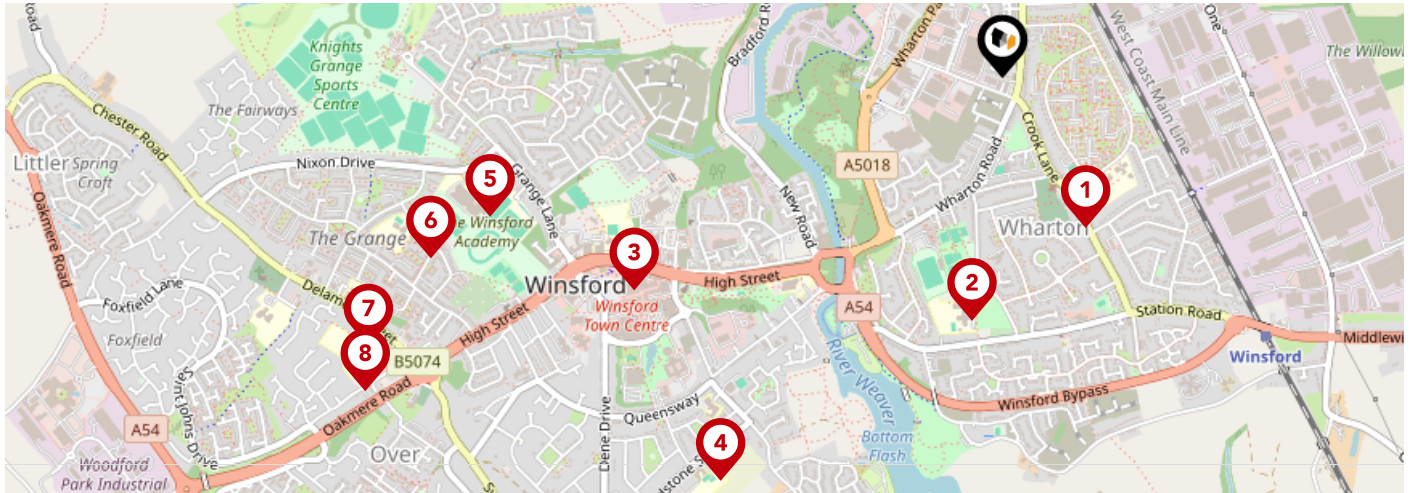
Maps

Listed Buildings

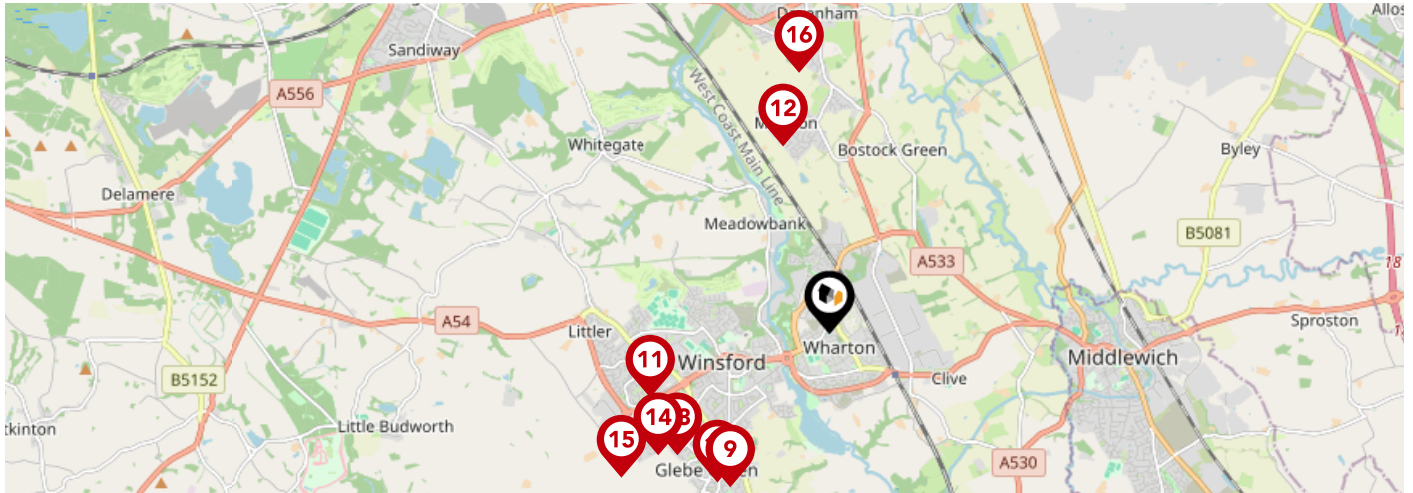
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1139190 - Wharton Hall	Grade II	0.0 miles
	1437121 - Wharton War Memorial	Grade II	0.3 miles
	1139185 - 80, Wharton Road	Grade II	0.4 miles
	1139218 - Verdin Building	Grade II	1.0 miles
	1330179 - Milepost	Grade II	1.0 miles
	1329842 - Old Primary School Block At Verdin Comprehensive School	Grade II	1.0 miles
	1310406 - War Memorial	Grade II	1.0 miles
	1138454 - South Lodge, Railings, Gates And Gatepiers	Grade II	1.1 miles
	1310409 - Brunner Guildhall	Grade II	1.1 miles
	1310589 - Old Hall Farmhouse	Grade II	1.2 miles



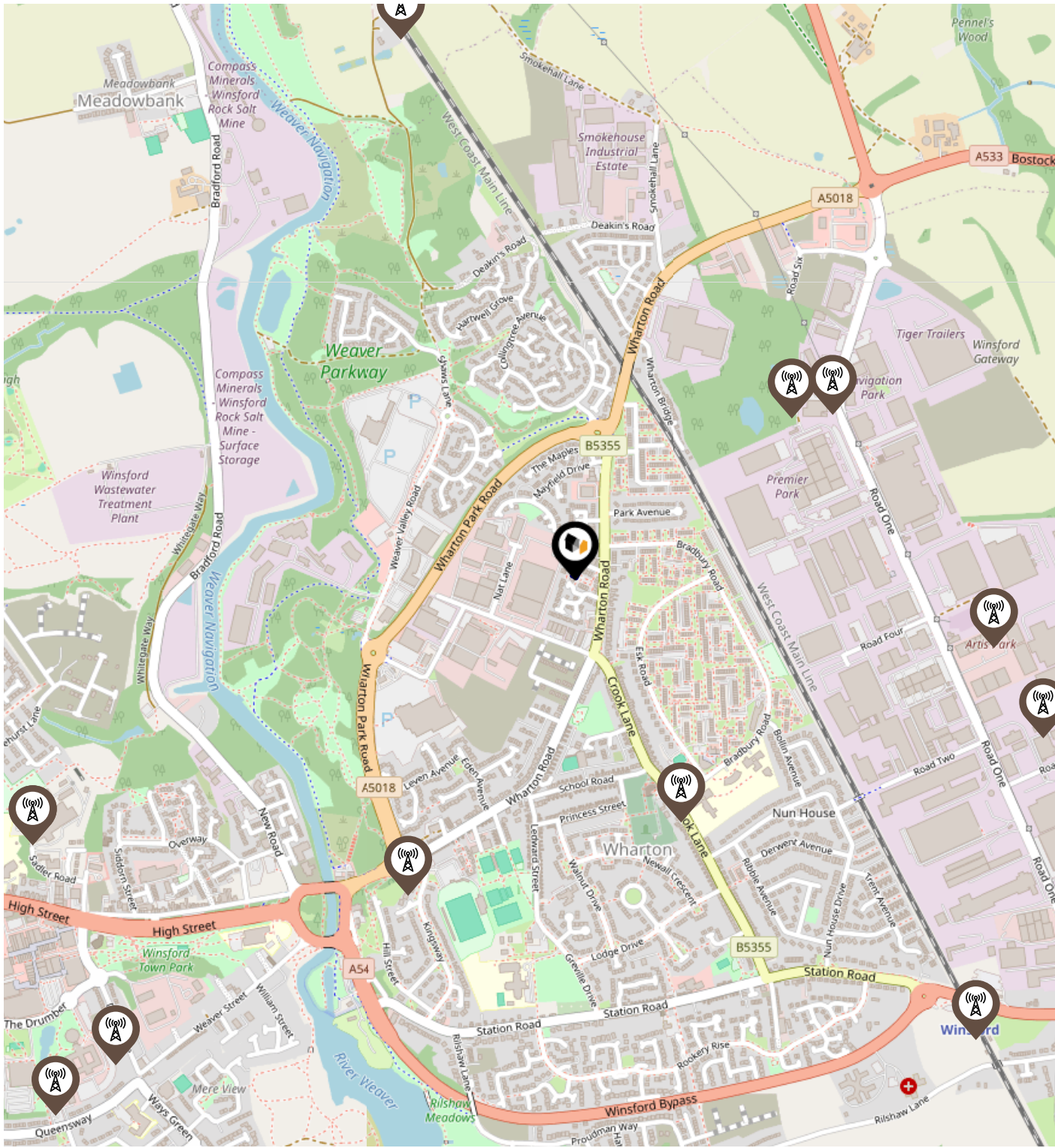
		Nursery	Primary	Secondary	College	Private
1	Willow Wood Community Nursery and Primary School Ofsted Rating: Good Pupils: 0 Distance: 0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wharton CofE Primary School Ofsted Rating: Requires improvement Pupils: 283 Distance: 0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Winsford High Street Community Primary School Ofsted Rating: Good Pupils: 543 Distance: 0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St. Chad's Church of England Primary and Nursery School Ofsted Rating: Good Pupils: 185 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Winsford Academy Ofsted Rating: Requires improvement Pupils: 1089 Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Grange Community Nursery and Primary School Ofsted Rating: Good Pupils: 160 Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Over St John's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 337 Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Jefferson House Ofsted Rating: Outstanding Pupils: 6 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Darnhall Primary School Ofsted Rating: Good Pupils: 446 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Oak View Academy Ofsted Rating: Good Pupils: 150 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Moulton School Ofsted Rating: Good Pupils: 202 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Over Hall Community School Ofsted Rating: Good Pupils: 183 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Oaklands School Ofsted Rating: Outstanding Pupils: 168 Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hebden Green Community School Ofsted Rating: Outstanding Pupils: 135 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Davenham CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

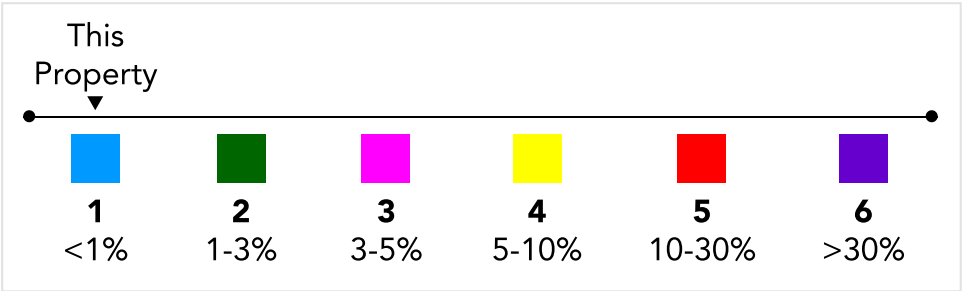
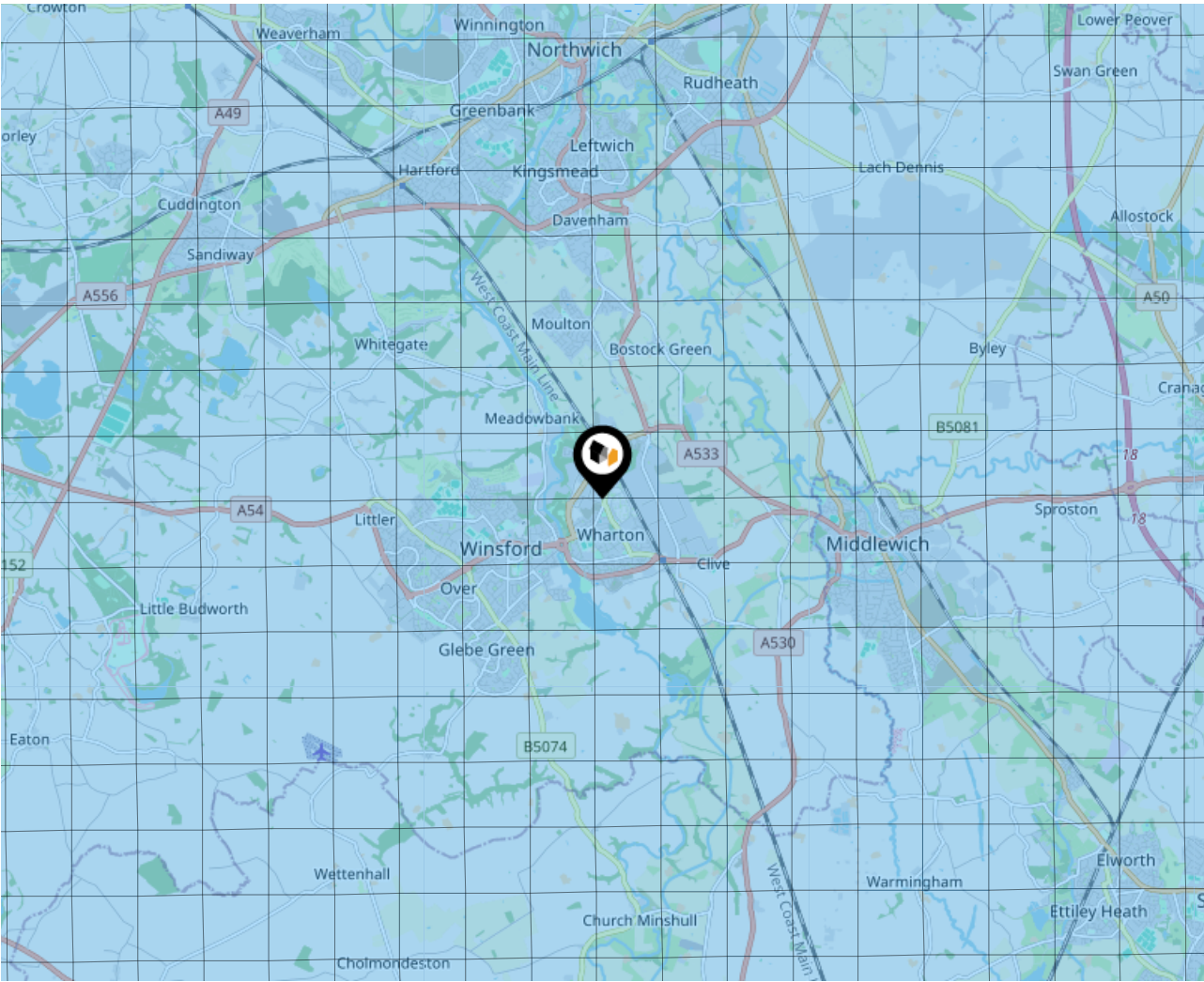


Key:

-  Power Pylons
-  Communication Masts

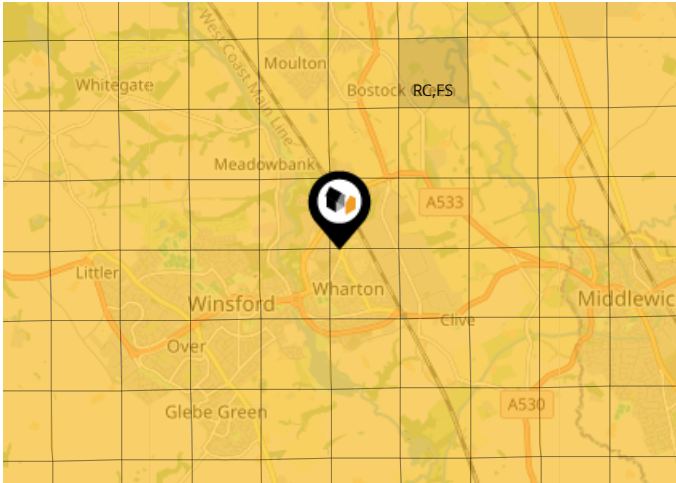
What is Radon?

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		

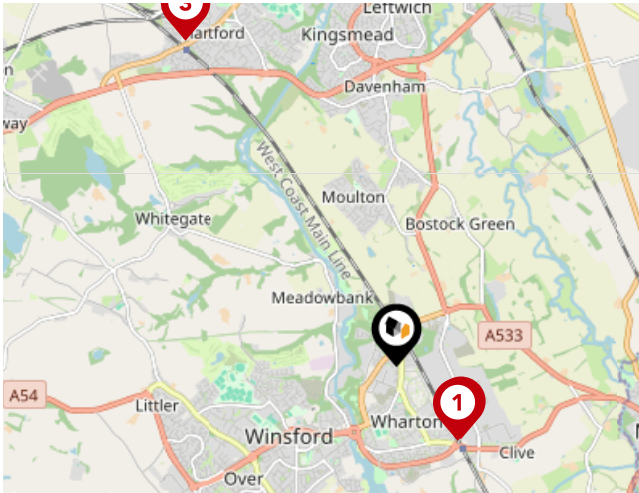


Primary Classifications (Most Common Clay Types)

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

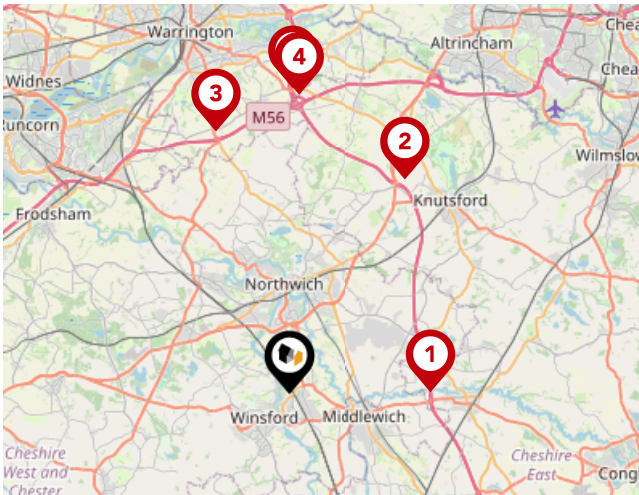
Area

Transport (National)



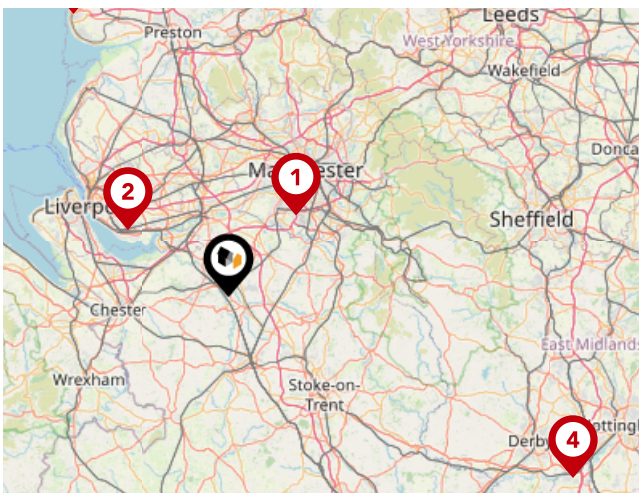
National Rail Stations

Pin	Name	Distance
1	Winsford Rail Station	0.84 miles
2	Winsford Rail Station	0.86 miles
3	Hartford Rail Station	3.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J18	5.01 miles
2	M6 J19	8.62 miles
3	M56 J10	9.69 miles
4	M56 J9	10.6 miles
5	M6 J20	10.85 miles

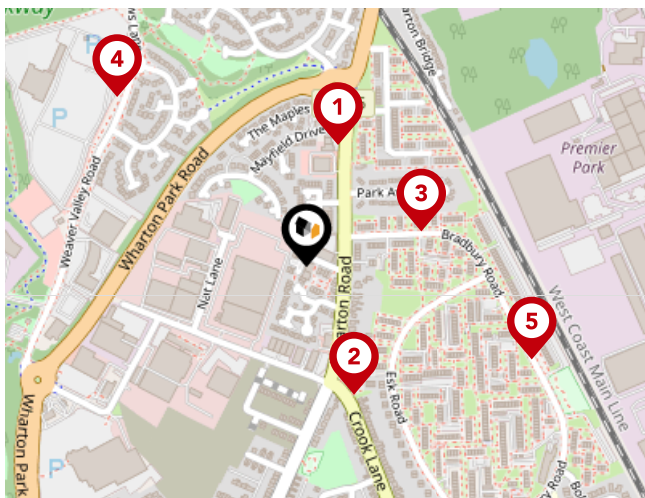


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	14.99 miles
2	Speke	17.23 miles
3	Highfield	45.62 miles
4	East Mids Airport	55.45 miles

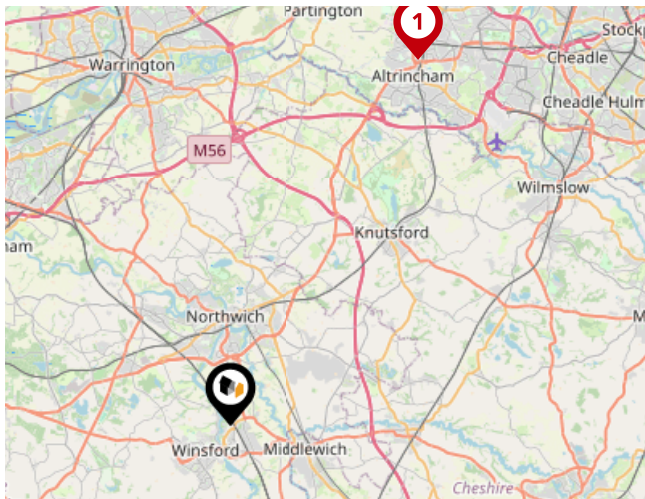
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wharton Gardens	0.14 miles
2	Wharton Road	0.15 miles
3	Gowy Walk	0.13 miles
4	Coalport Drive	0.28 miles
5	Dart Walk	0.27 miles



Local Connections

Pin	Name	Distance
1	Altrincham Station (Manchester Metrolink)	14.55 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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Valuation Office
Agency

