



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 14th September 2026



**31, LINKS AVENUE, LITTLE SUTTON, ELLESMERE PORT,
CH66 1QS**

Landwood Group

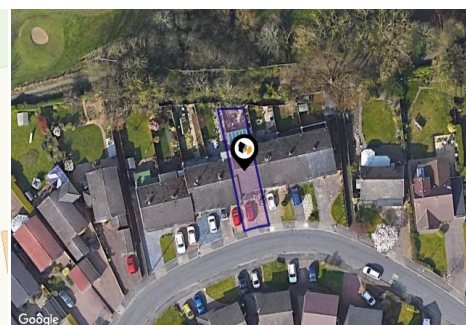
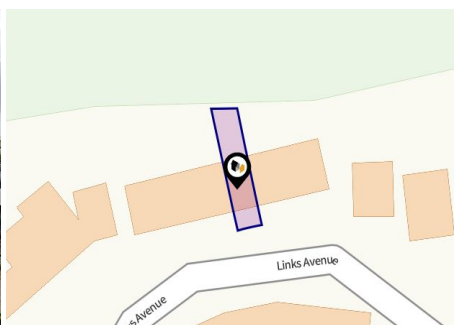
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,237 ft ² / 115 m ²
Plot Area:	0.04 acres
Council Tax :	Band C
Annual Estimate:	£2,238
Title Number:	CH179425
UPRN:	100010116705
Restrictive Covenants:	Yes

Last Sold Date:	28/08/1998
Last Sold Price:	£57,950
Last Sold £/ft ² :	£46
Tenure:	Freehold

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)

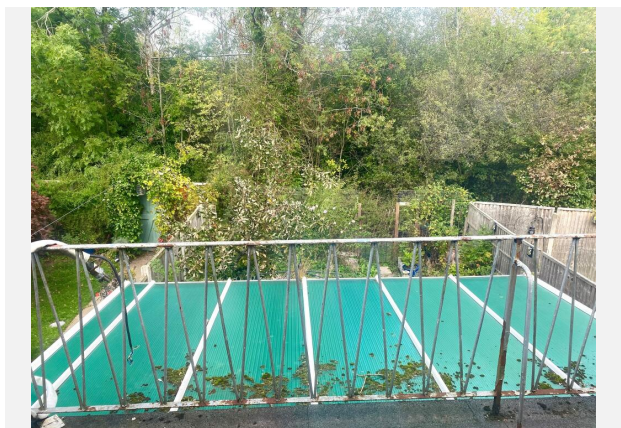
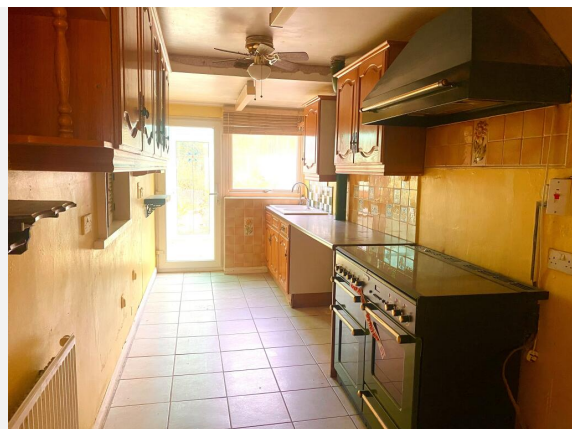
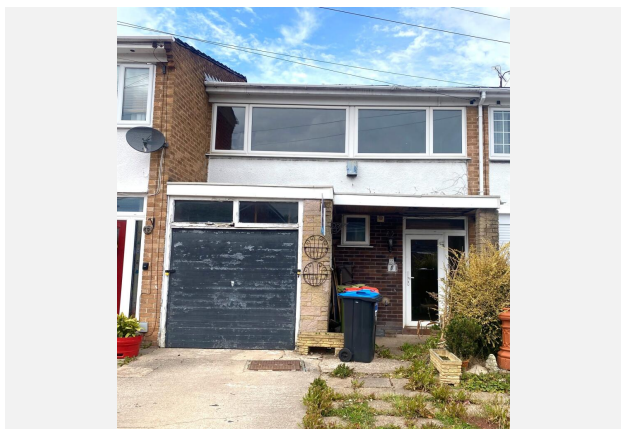
13 mb/s	35 mb/s	1800 mb/s

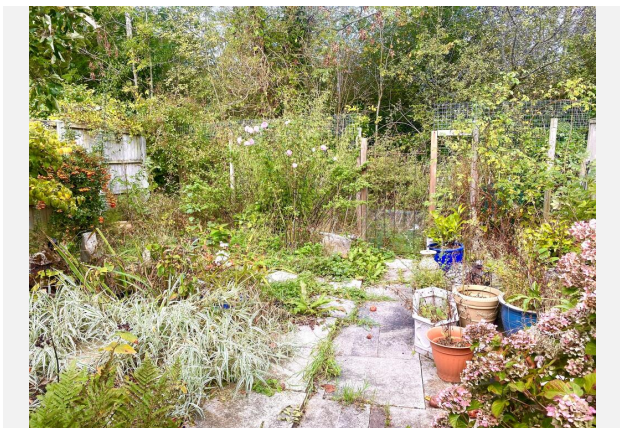
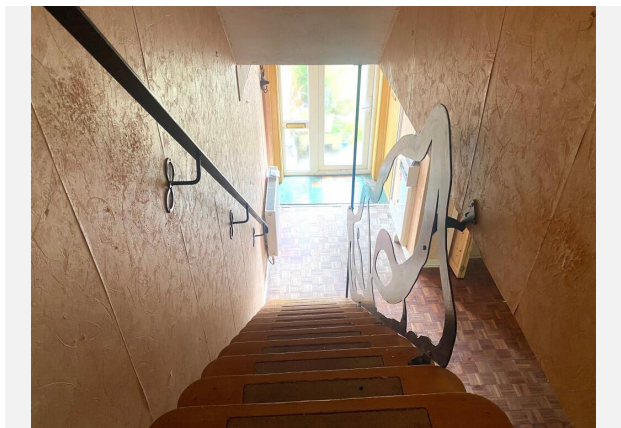
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Property
EPC - Certificate

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31 Links Avenue, Little Sutton, CH66 1QS

Energy rating

C

Valid until 09.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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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
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	115 m ²

Market Sold in Street

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1, Links Avenue, Ellesmere Port, CH66 1QS				Detached House
Last Sold Date:	15/05/2026	24/08/2018	17/02/2017	
Last Sold Price:	£732,500	£462,000	£435,000	
41, Links Avenue, Ellesmere Port, CH66 1QS				Detached House
Last Sold Date:	06/07/2023	20/05/2016	14/12/2006	
Last Sold Price:	£425,000	£305,000	£246,000	
27, Links Avenue, Ellesmere Port, CH66 1QS				Terraced House
Last Sold Date:	30/04/2020			
Last Sold Price:	£182,000			
37, Links Avenue, Ellesmere Port, CH66 1QS				Terraced House
Last Sold Date:	29/11/2019	13/05/2005		
Last Sold Price:	£188,000	£93,000		
23, Links Avenue, Ellesmere Port, CH66 1QS				Terraced House
Last Sold Date:	28/06/2019			
Last Sold Price:	£210,000			
43, Links Avenue, Ellesmere Port, CH66 1QS				Detached House
Last Sold Date:	14/09/2018	23/02/2018		
Last Sold Price:	£250,000	£200,000		
9, Links Avenue, Ellesmere Port, CH66 1QS				Detached House
Last Sold Date:	18/08/2017	24/08/2001		
Last Sold Price:	£340,000	£165,000		
13, Links Avenue, Ellesmere Port, CH66 1QS				Detached House
Last Sold Date:	29/05/2014			
Last Sold Price:	£290,000			
21, Links Avenue, Ellesmere Port, CH66 1QS				Semi-detached House
Last Sold Date:	05/08/2013			
Last Sold Price:	£192,000			
11, Links Avenue, Ellesmere Port, CH66 1QS				Detached House
Last Sold Date:	22/11/2000			
Last Sold Price:	£154,000			
31, Links Avenue, Ellesmere Port, CH66 1QS				Terraced House
Last Sold Date:	28/08/1998			
Last Sold Price:	£57,950			
15, Links Avenue, Ellesmere Port, CH66 1QS				
Last Sold Date:	25/10/1996			
Last Sold Price:	£75,000			

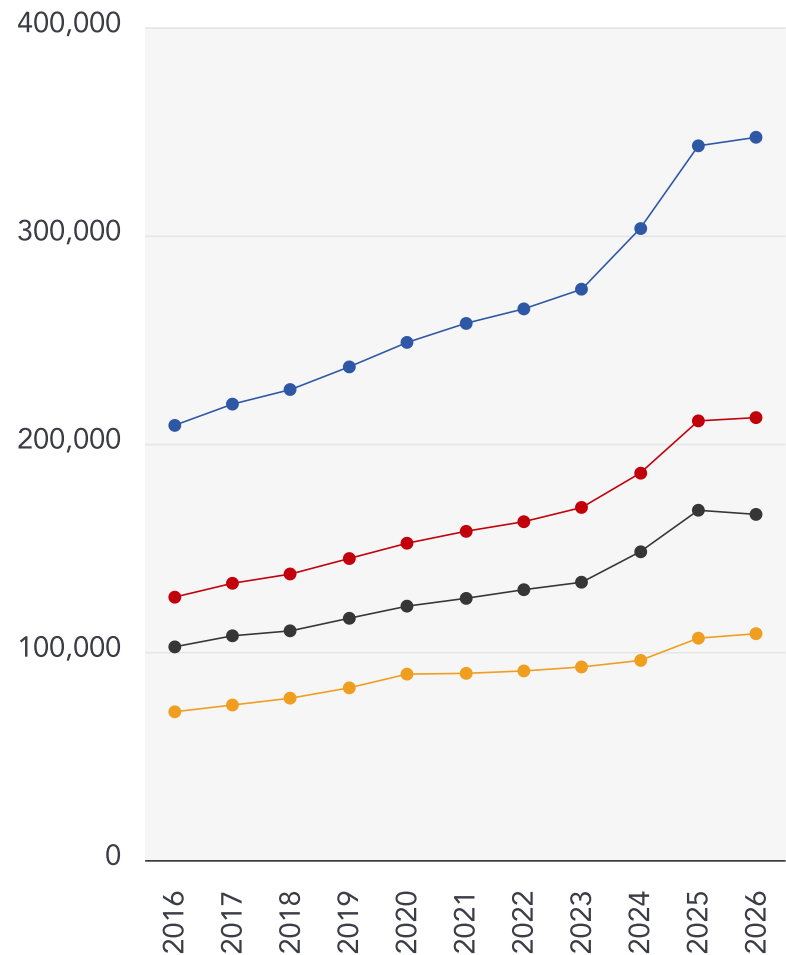
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in CH66



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

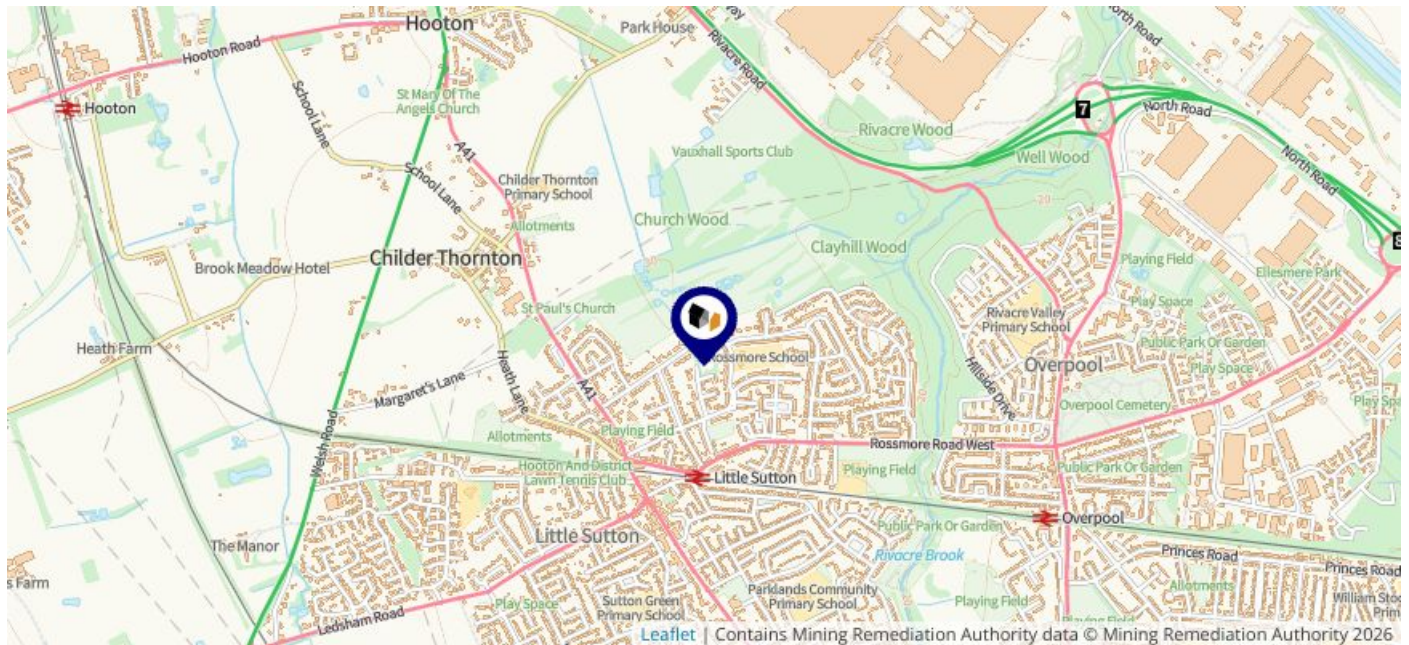
+52.7%

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.

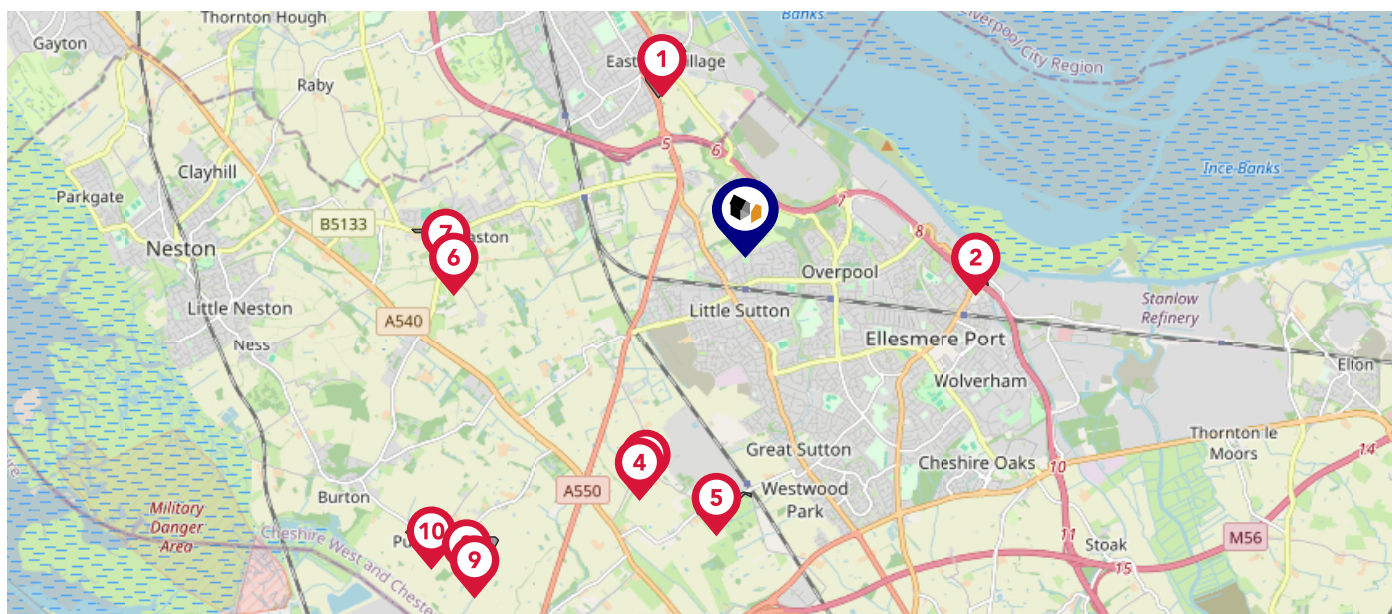
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

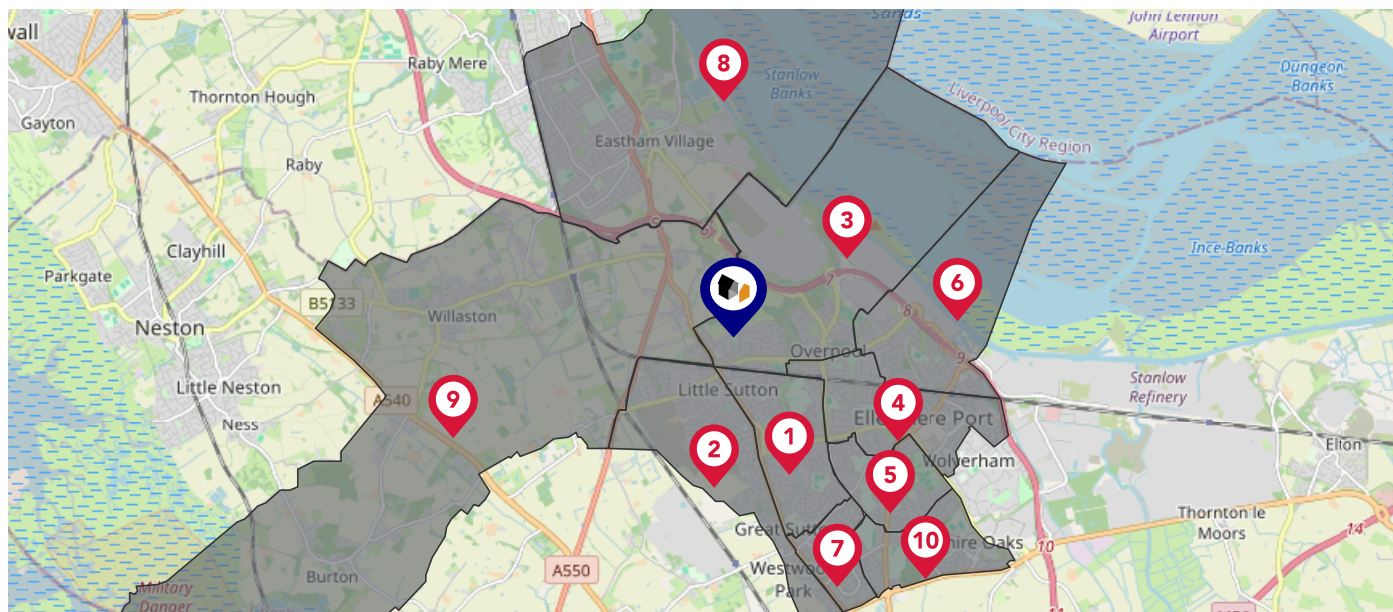
-  Eastham Village
-  Ellesmere Port - Docks Basin Conservation Area
-  Ledsham Conservation Area
-  Ledsham Conservation Area
-  Capenhurst Conservation Area
-  Willaston Conservation Area
-  Willaston Conservation Area
-  Puddington Conservation Area
-  Puddington Conservation Area
-  Puddington Conservation Area

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



Sutton Villages Ward



Ledsham & Manor Ward



Netherpool Ward



Central & Grange Ward



Whitby Park Ward



Westminster Ward



Strawberry Ward



Eastham Ward

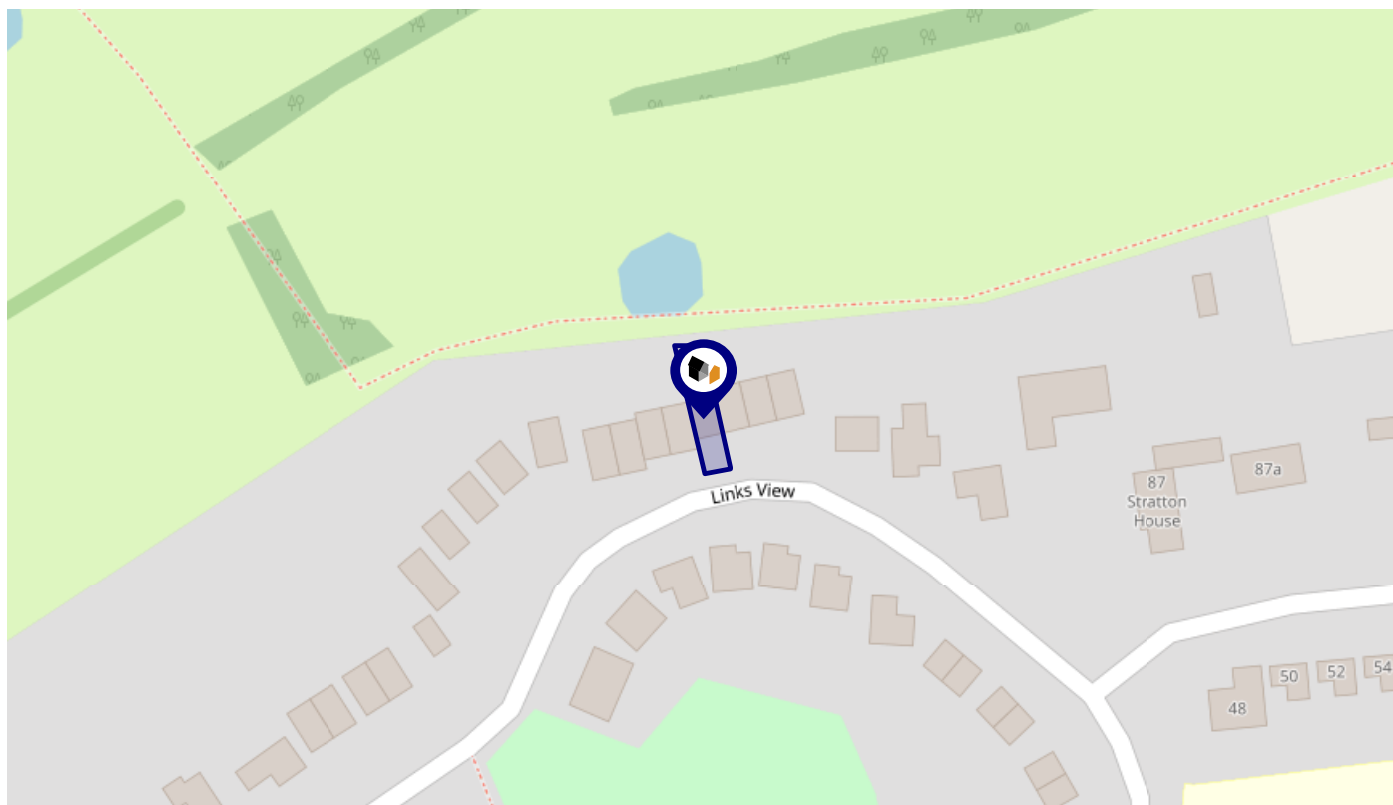


Willaston & Thornton Ward



Whitby Groves Ward

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:

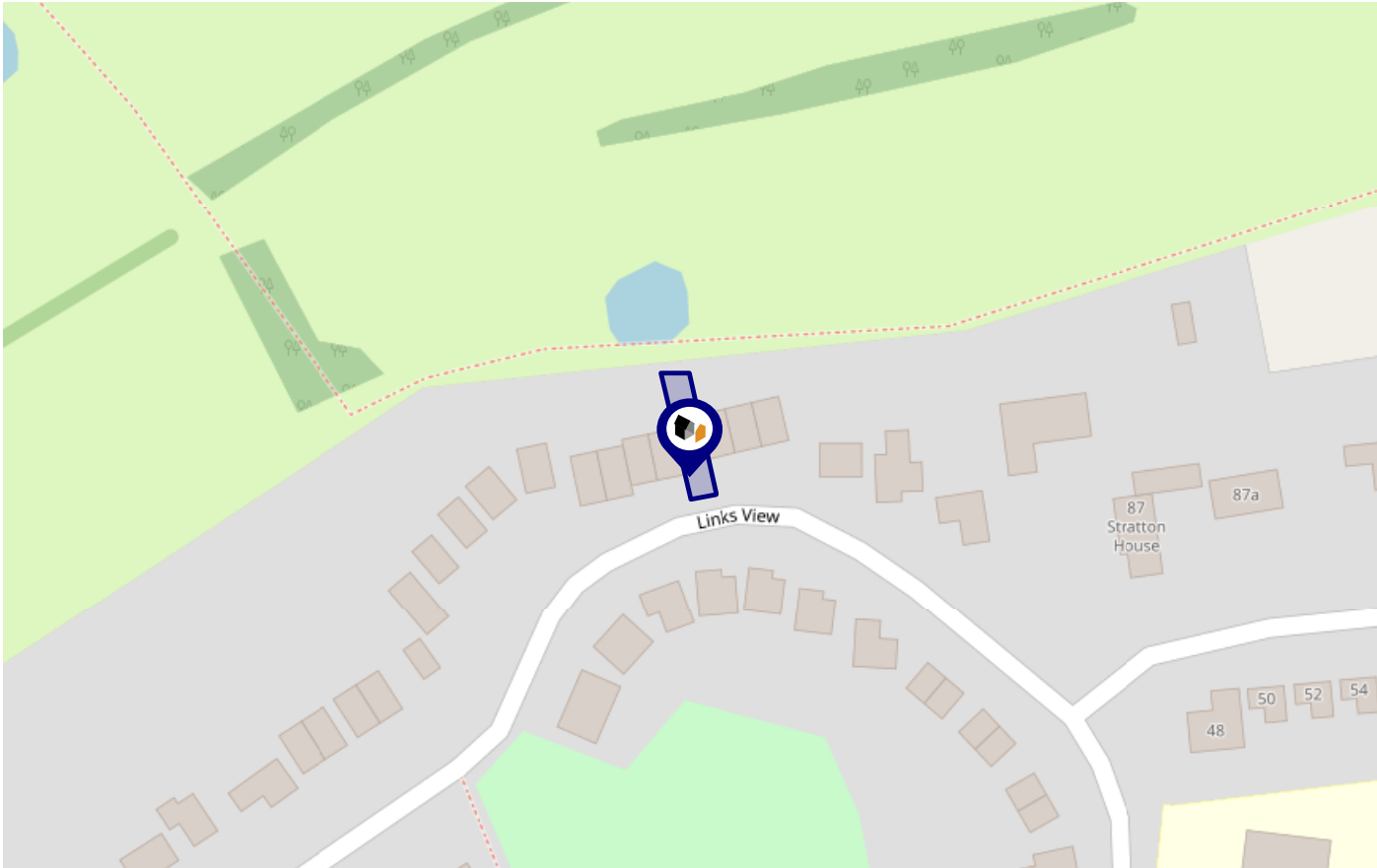
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

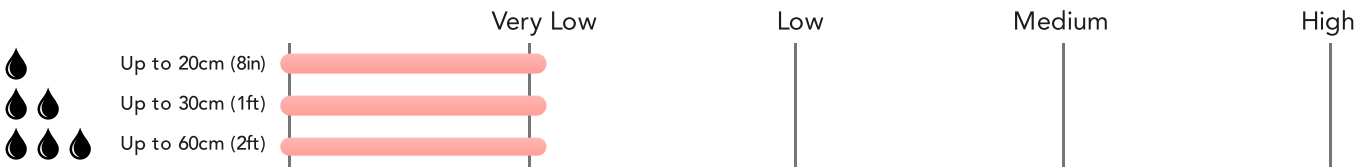


Risk Rating: Very low

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:

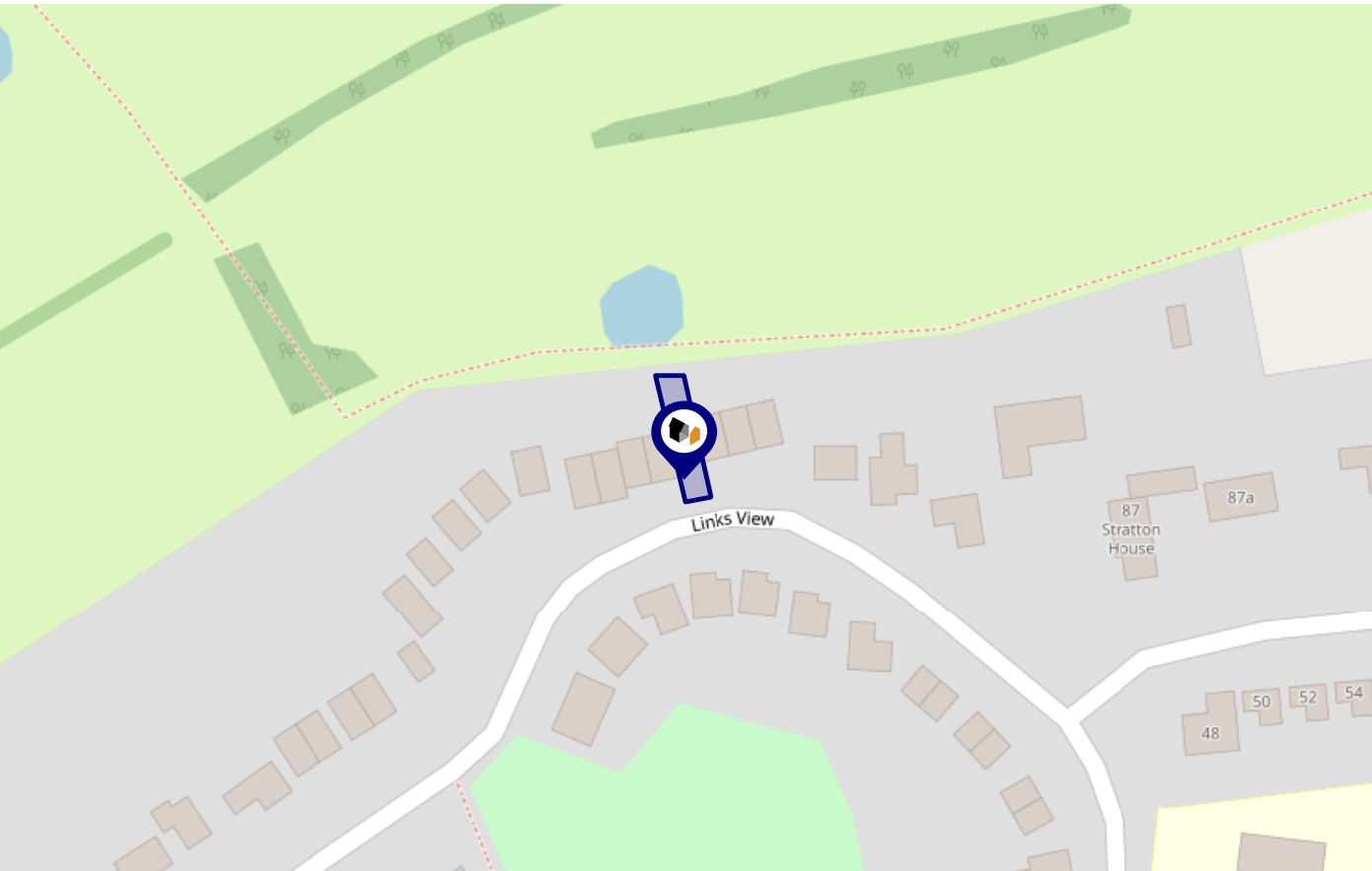


Flood Risk

Rivers & Seas - Climate Change

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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: Very low

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KPF - Key Property Facts

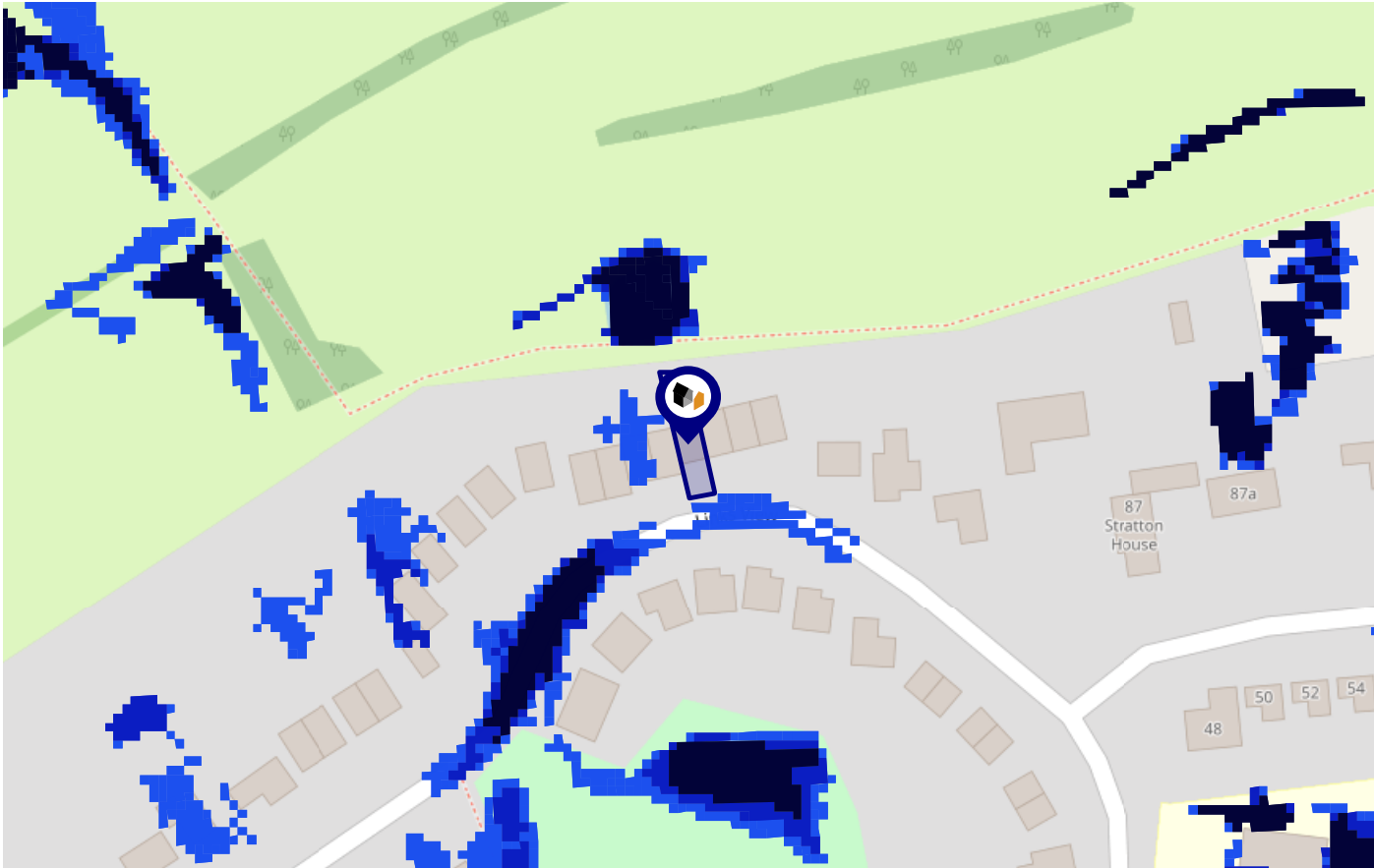
Powered by
aprift
Know any property instantly

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.

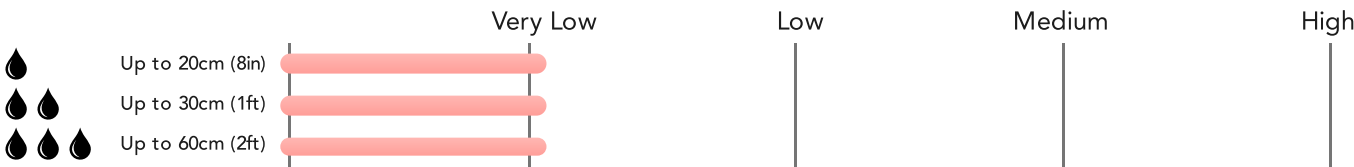


Risk Rating: Very low

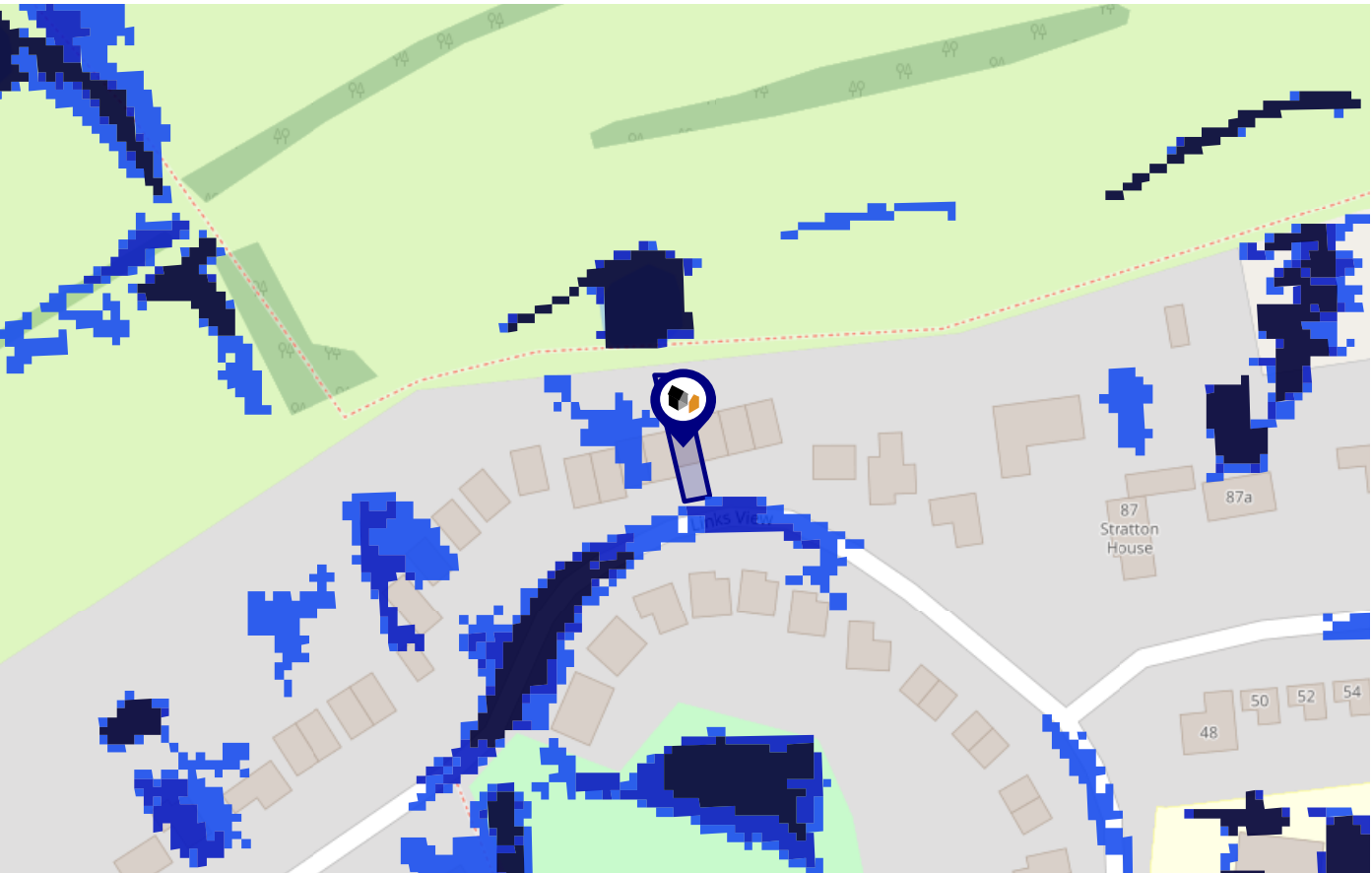
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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

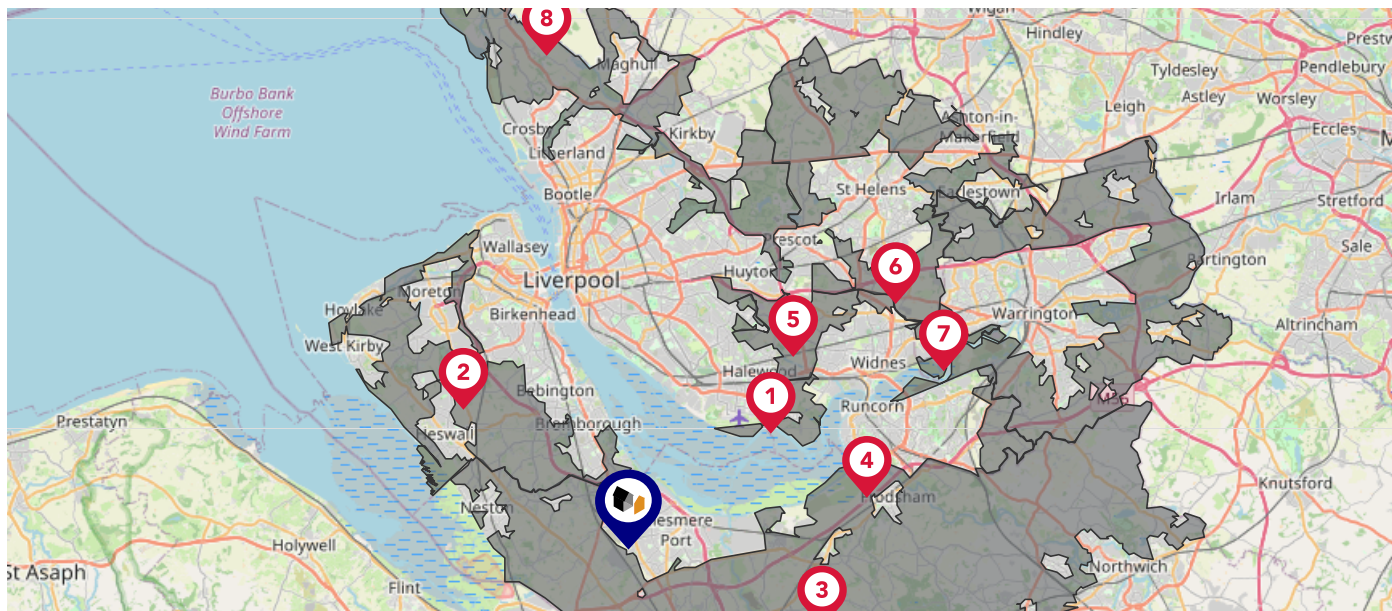
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

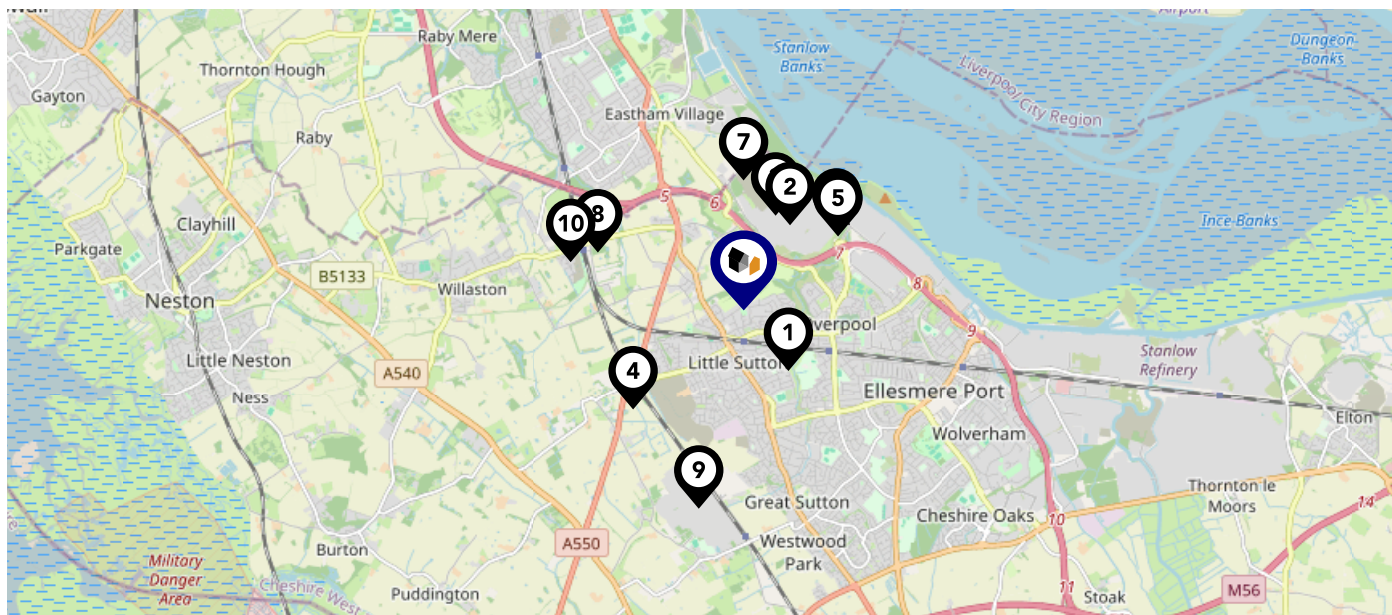
-  Merseyside and Greater Manchester Green Belt - Liverpool
-  Merseyside and Greater Manchester Green Belt - Wirral
-  Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
-  Merseyside and Greater Manchester Green Belt - Halton
-  Merseyside and Greater Manchester Green Belt - Knowsley
-  Merseyside and Greater Manchester Green Belt - St. Helens
-  Merseyside and Greater Manchester Green Belt - Warrington
-  Merseyside and Greater Manchester Green Belt - Sefton

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

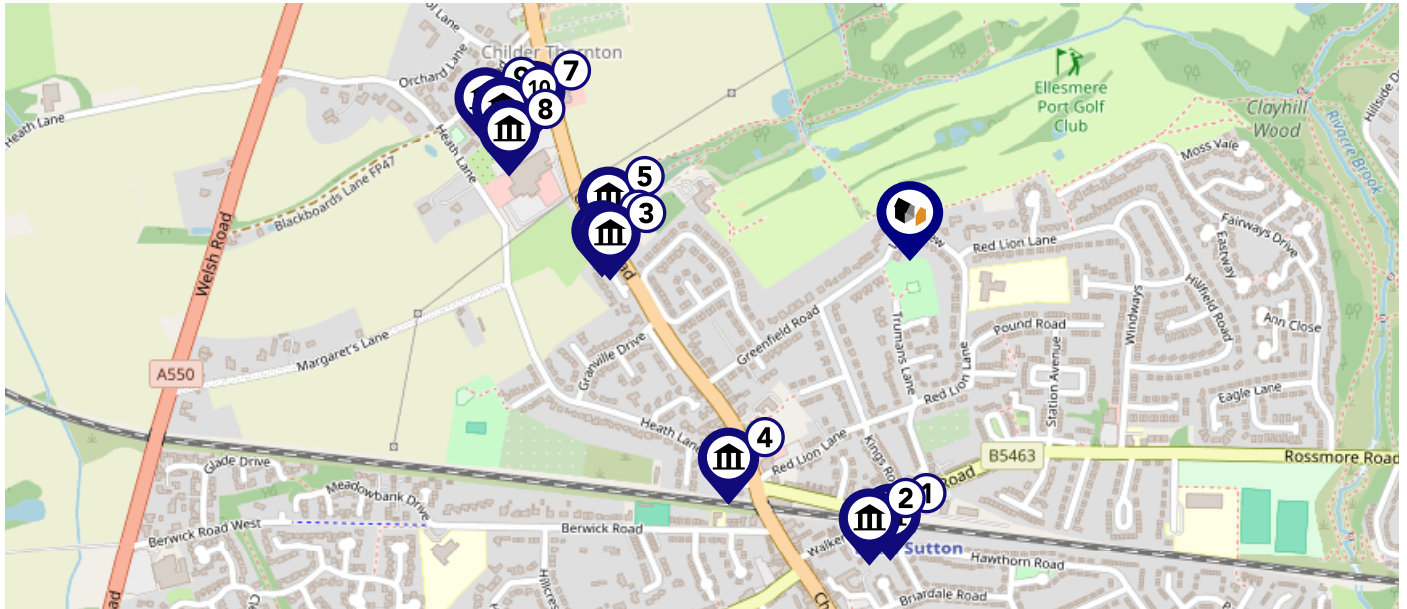
1	Rosemore Road West-Rosemore Road, Cheshire	Historic Landfill	
2	Hooton Park-Hooton, Ellesmere Port, Merseyside	Historic Landfill	
3	Hooton Park-Benty Heath Lane, Hooton, Ellesmere Port	Historic Landfill	
4	Old Goods Yard-Ledsham Station	Historic Landfill	
5	Rivacre Valley Ship Canal-Ellesmere Port	Historic Landfill	
6	Rivacre Valley-Off North Road, Ellesmere Port, Cheshire	Historic Landfill	
7	Hooton Airfield-Wirral, Merseyside	Historic Landfill	
8	Hooton Works Trading Estate-Hooton, Ellesmere Port, Merseyside	Historic Landfill	
9	BNFL Capenhurst Works-Cape, Chester	Historic Landfill	
10	EA/EPR/HP3596CY/A001	Active Landfill	

Maps

Listed Buildings

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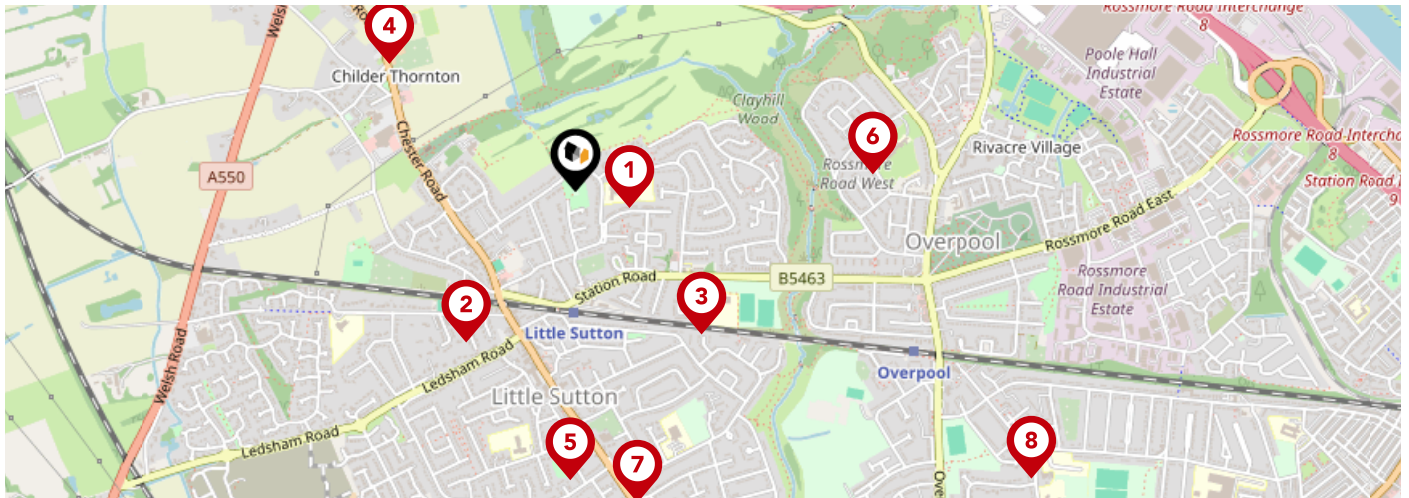
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



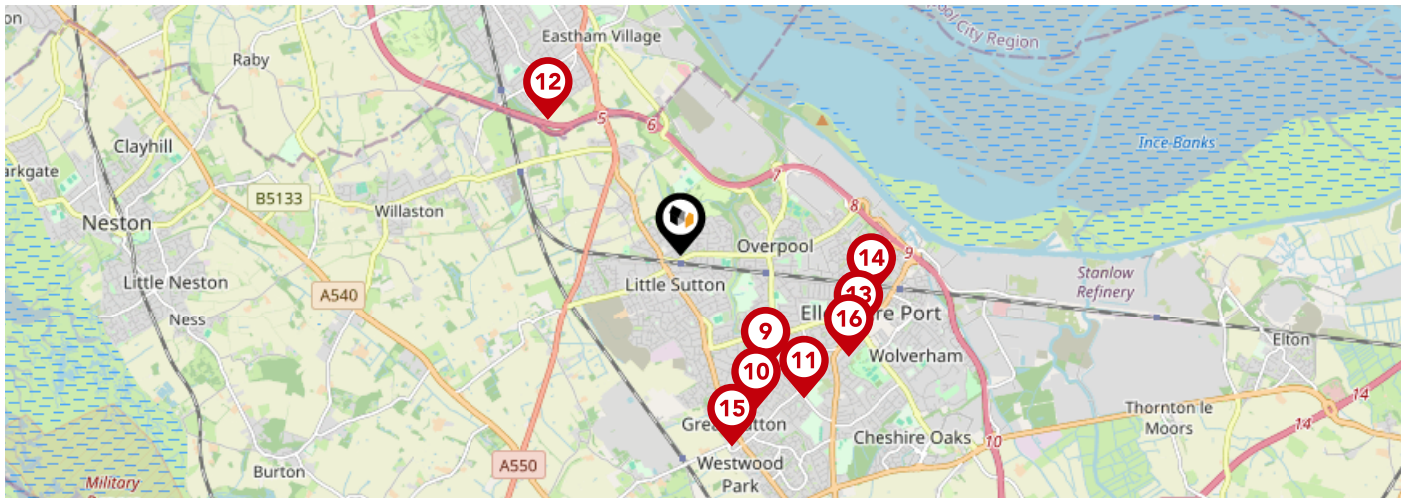
Listed Buildings in the local district		Grade	Distance
	1104906 - Little Sutton Station	Grade II	0.3 miles
	1329998 - Station Footbridge	Grade II	0.3 miles
	1330389 - Hooton Lodge With Screen Wall And Gates	Grade II	0.3 miles
	1115425 - 354 And 356, Chester Road	Grade II	0.3 miles
	1115407 - Church Of St Paul, Including South-west Boundary Wall And Gates, Hooton	Grade II	0.3 miles
	1437267 - Hooton, Childer Thornton And Little Sutton War Memorial	Grade II	0.3 miles
	1130334 - 184, Chester Road	Grade II	0.4 miles
	1330388 - Thorton Hall	Grade II	0.4 miles
	1138812 - White Lion Inn	Grade II	0.5 miles
	1320401 - 180, Chester Road	Grade II	0.5 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Rossmore School Ofsted Rating: Good Pupils: 180 Distance:0.13	☐	☒	☐	☐	☐
2	Little Sutton C of E Primary School Ofsted Rating: Good Pupils: 150 Distance:0.41	☐	☒	☐	☐	☐
3	St Mary of the Angels Catholic Primary School Ofsted Rating: Good Pupils: 207 Distance:0.42	☐	☒	☐	☐	☐
4	Childer Thornton Primary School Ofsted Rating: Outstanding Pupils: 243 Distance:0.5	☐	☒	☐	☐	☐
5	Sutton Green Primary School Ofsted Rating: Good Pupils: 293 Distance:0.64	☐	☒	☐	☐	☐
6	Rivacre Valley Primary School Ofsted Rating: Good Pupils: 311 Distance:0.66	☐	☒	☐	☐	☐
7	Parklands Community Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.7	☐	☒	☐	☐	☐
8	The Acorns Primary and Nursery School Ofsted Rating: Good Pupils: 368 Distance:1.19	☐	☒	☐	☐	☐

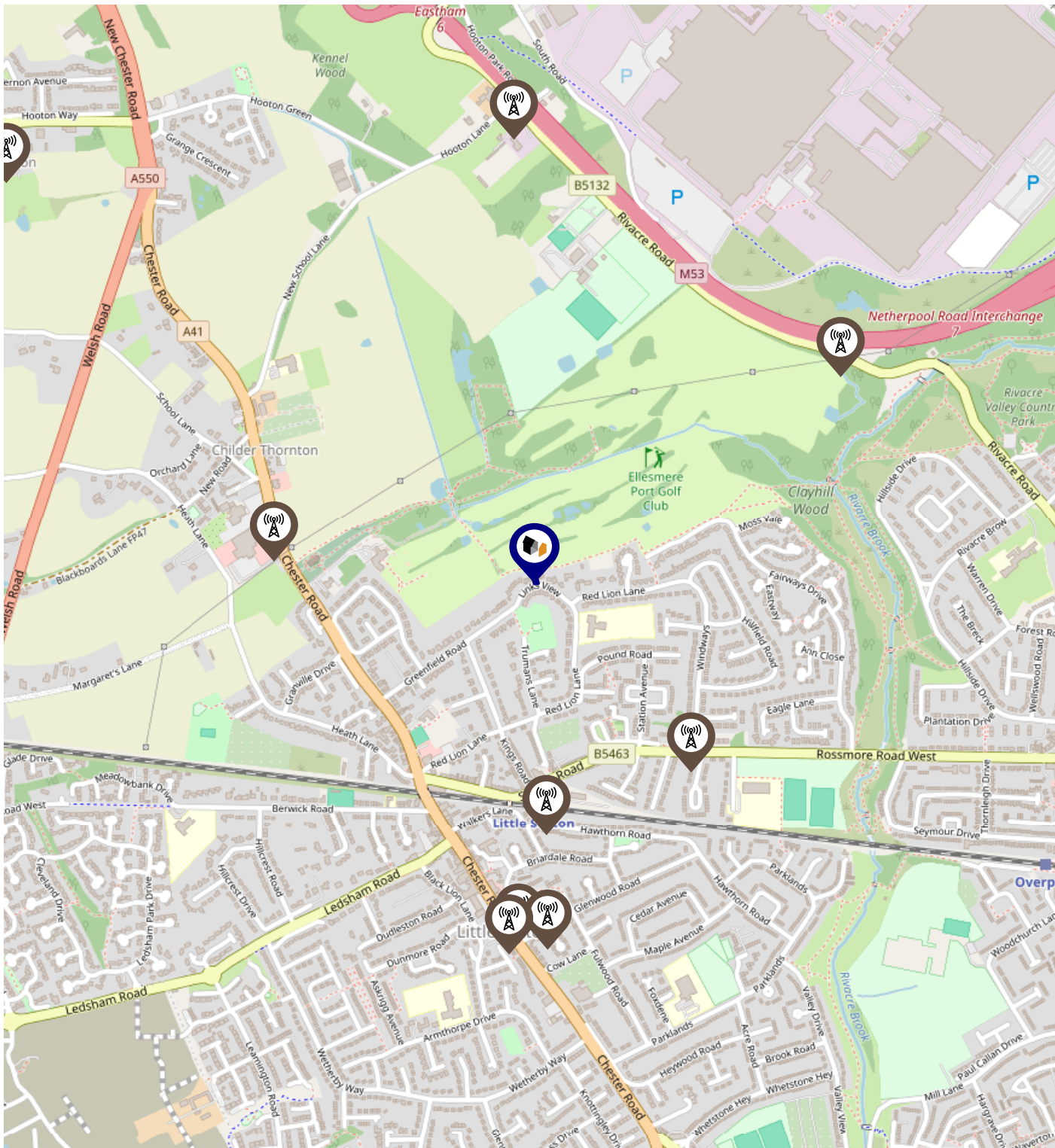


		Nursery	Primary	Secondary	College	Private
9	Brookside Primary School Ofsted Rating: Good Pupils: 208 Distance:1.26	☐	☒	☐	☐	☐
10	St Saviour's Catholic Primary and Nursery School Ofsted Rating: Good Pupils: 226 Distance:1.52	☐	☒	☐	☐	☐
11	The Bridge Short Stay School Ofsted Rating: Good Pupils: 58 Distance:1.67	☐	☐	☒	☐	☐
12	Millfields Church of England (Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 118 Distance:1.69	☐	☒	☐	☐	☐
13	William Stockton Community Primary School Ofsted Rating: Good Pupils: 358 Distance:1.71	☐	☒	☐	☐	☐
14	Westminster Community Primary School Ofsted Rating: Requires improvement Pupils: 133 Distance:1.73	☐	☒	☐	☐	☐
15	Archers Brook SEMH Residential School Ofsted Rating: Good Pupils: 86 Distance:1.74	☐	☐	☒	☐	☐
16	Ellesmere Port Church of England College Ofsted Rating: Good Pupils: 633 Distance:1.74	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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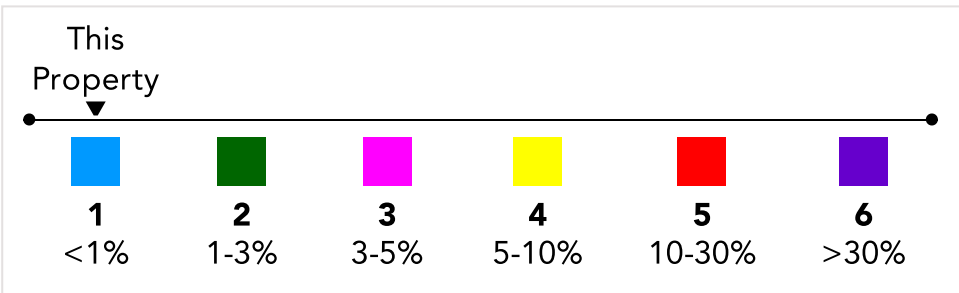
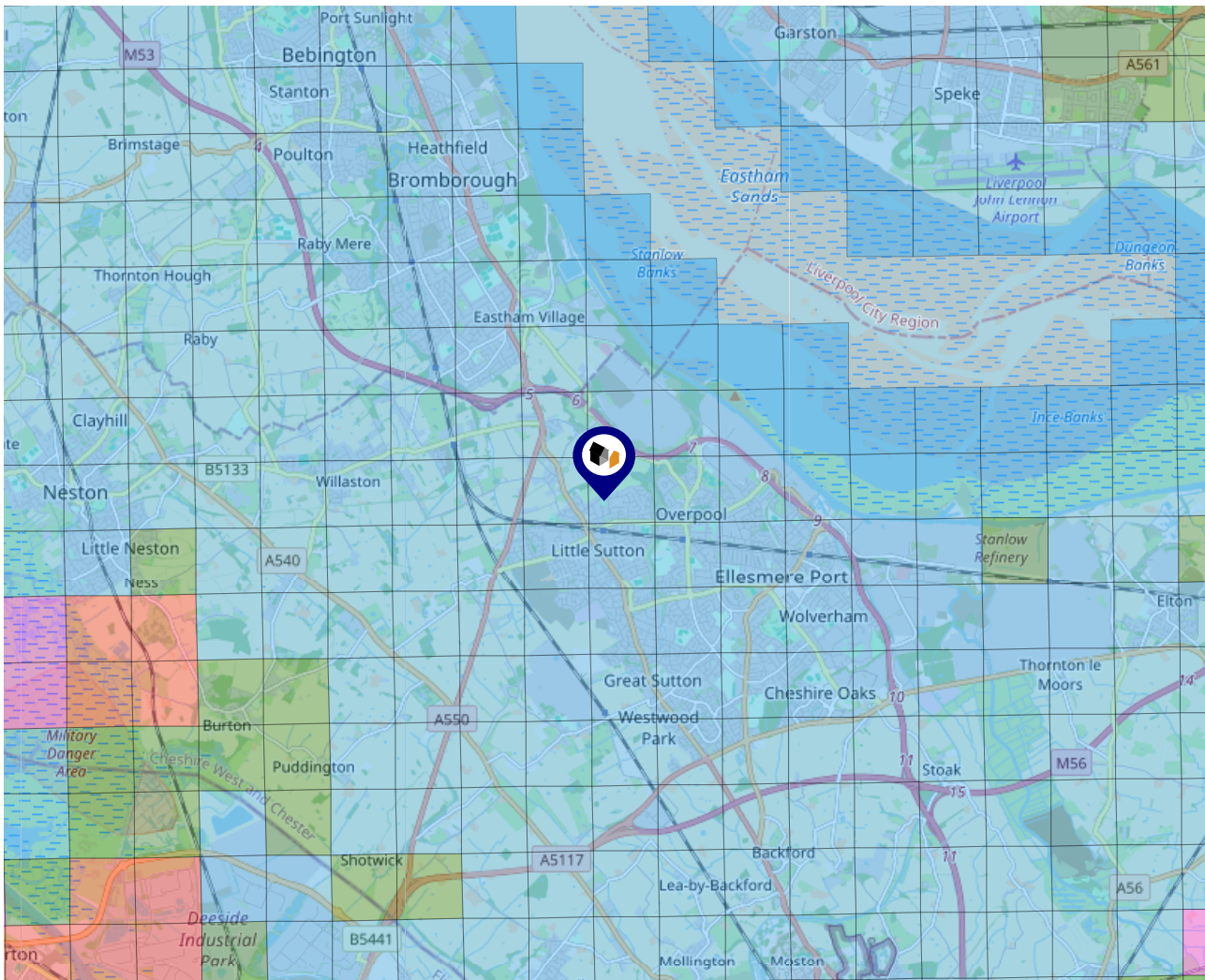


Key:

-  Power Pylons
-  Communication Masts

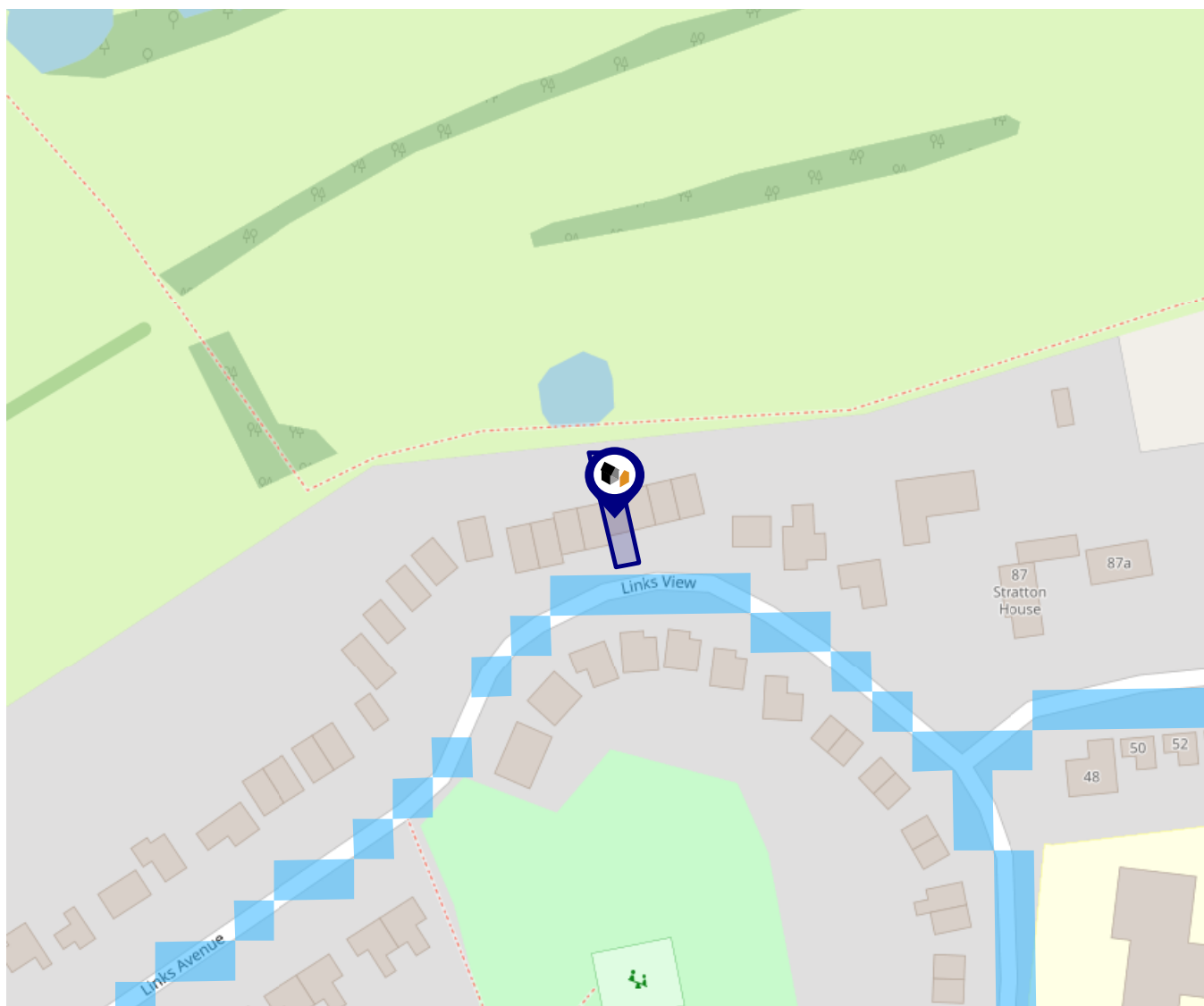
What is Radon?

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).



Local Area Road Noise

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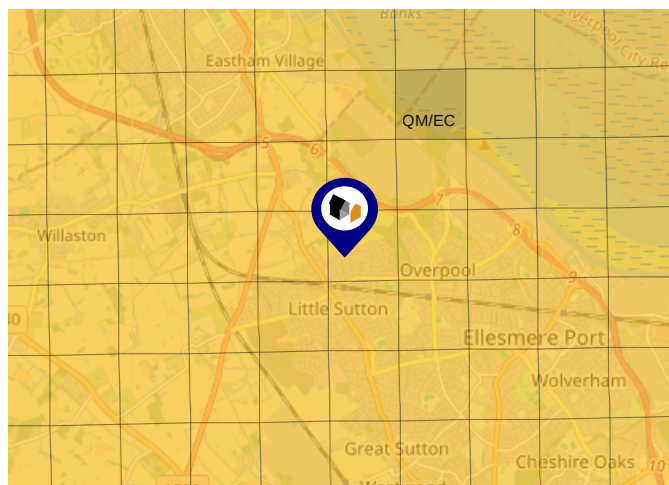


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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		



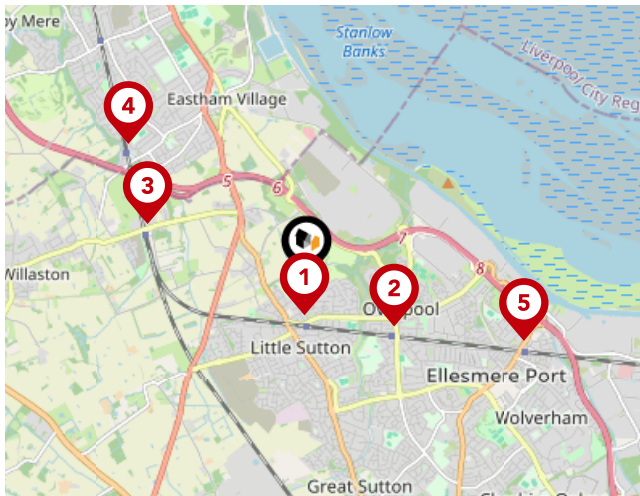
Primary Classifications (Most Common Clay Types)

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

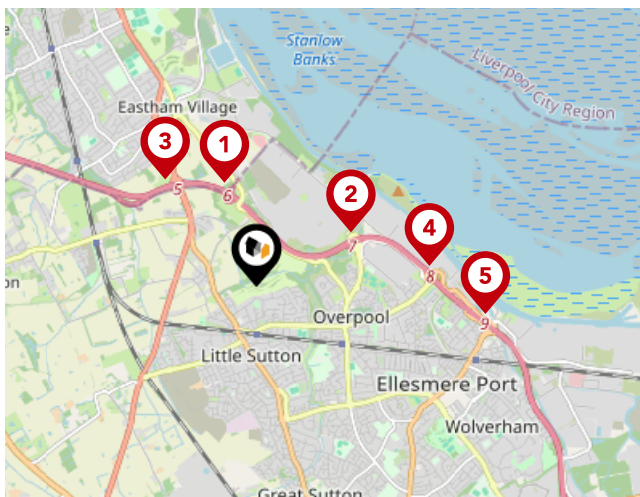
Transport (National)

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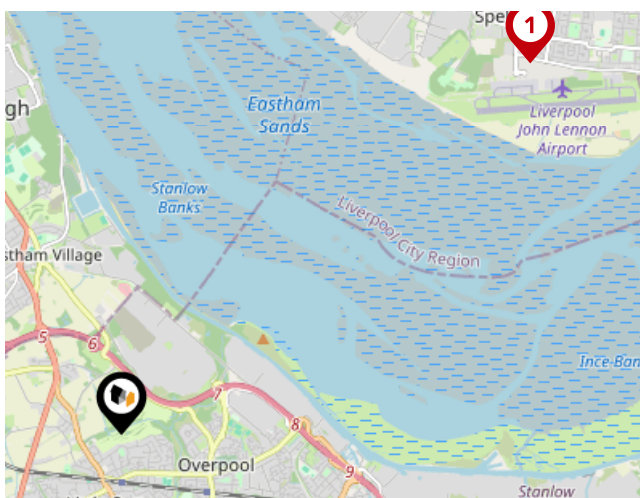
National Rail Stations

Pin	Name	Distance
1	Little Sutton Rail Station	0.32 miles
2	Overpool Rail Station	0.89 miles
3	Hooton Rail Station	1.48 miles
4	Eastham Rake Rail Station	1.97 miles
5	Ellesmere Port Rail Station	2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J6	0.96 miles
2	M53 J7	0.96 miles
3	M53 J5	1.24 miles
4	M53 J8	1.54 miles
5	M53 J9	2.04 miles



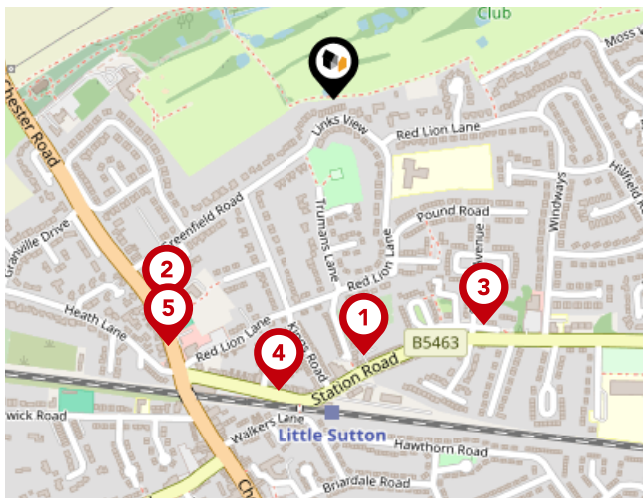
Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	4.89 miles

Area

Transport (Local)

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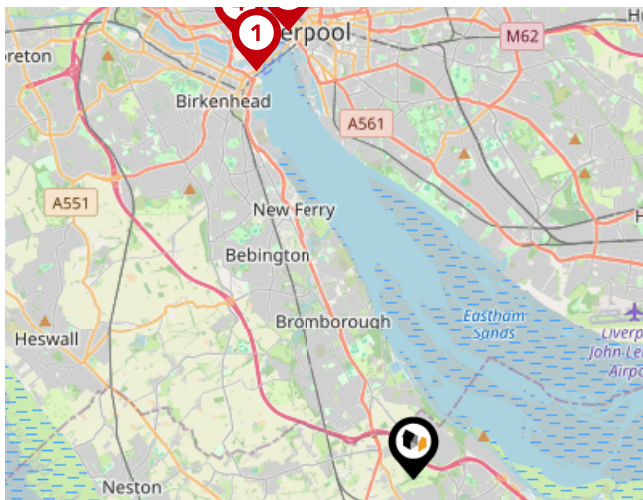


Bus Stops/Stations

Pin	Name	Distance
1	Railway Station	0.28 miles
2	Red Lion PH	0.29 miles
3	Tesco Express	0.29 miles
4	Railway Station	0.32 miles
5	Red Lion PH	0.32 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	7.74 miles
2	Liverpool Pier Head Ferry Terminal	8.24 miles
3	Liverpool Isle of Man & Dublin Terminal	8.34 miles
4	Birkenhead Ferry Terminal	8.35 miles
5	Seacombe Ferry Terminal	8.79 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

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.

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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