

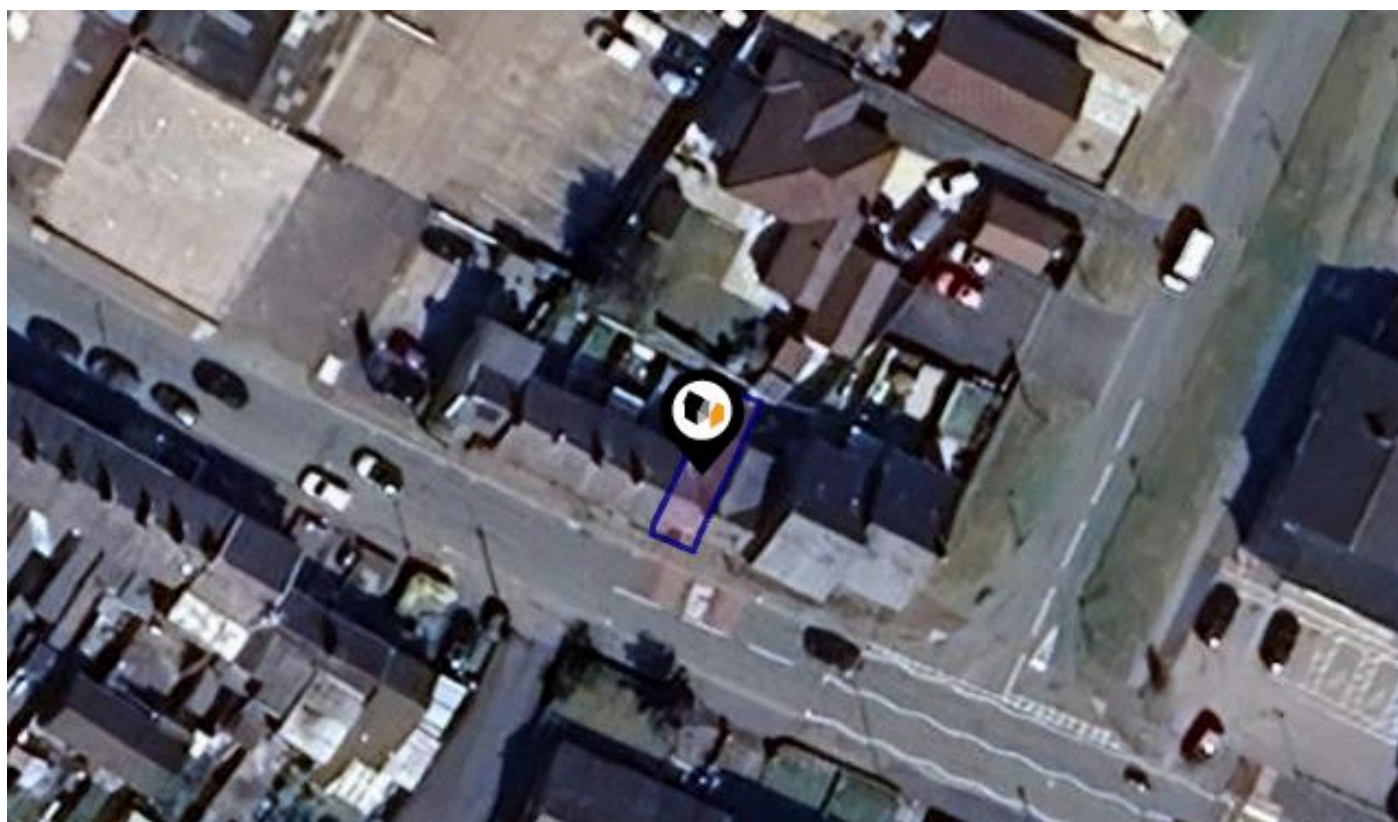


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 16th January 2026



DELAMERE STREET, WINSFORD, CW7

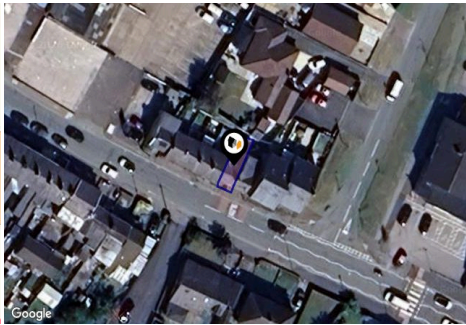
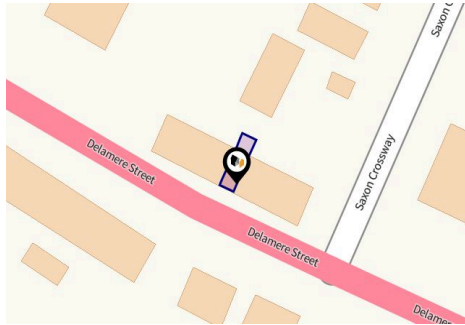
butters john bee

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

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com



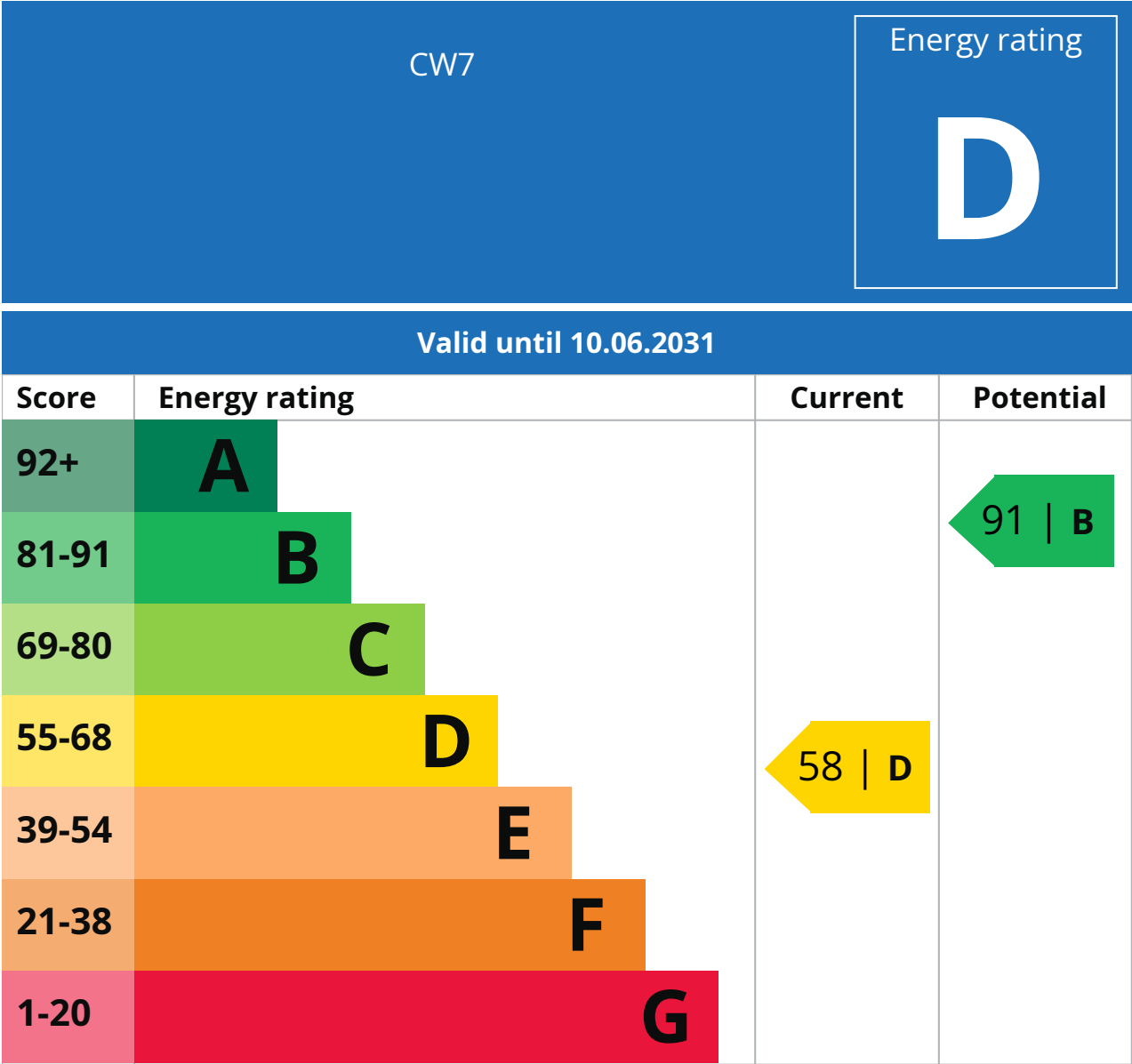
Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	527 ft ² / 49 m ²		
Plot Area:	0.01 acres		
Year Built :	2002		
Council Tax :	Band A		
Annual Estimate:	£1,595		
Title Number:	CH321291		

Local Area

Local Authority:	Cheshire west and chester	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	12	66	8000
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Property
EPC - Certificate



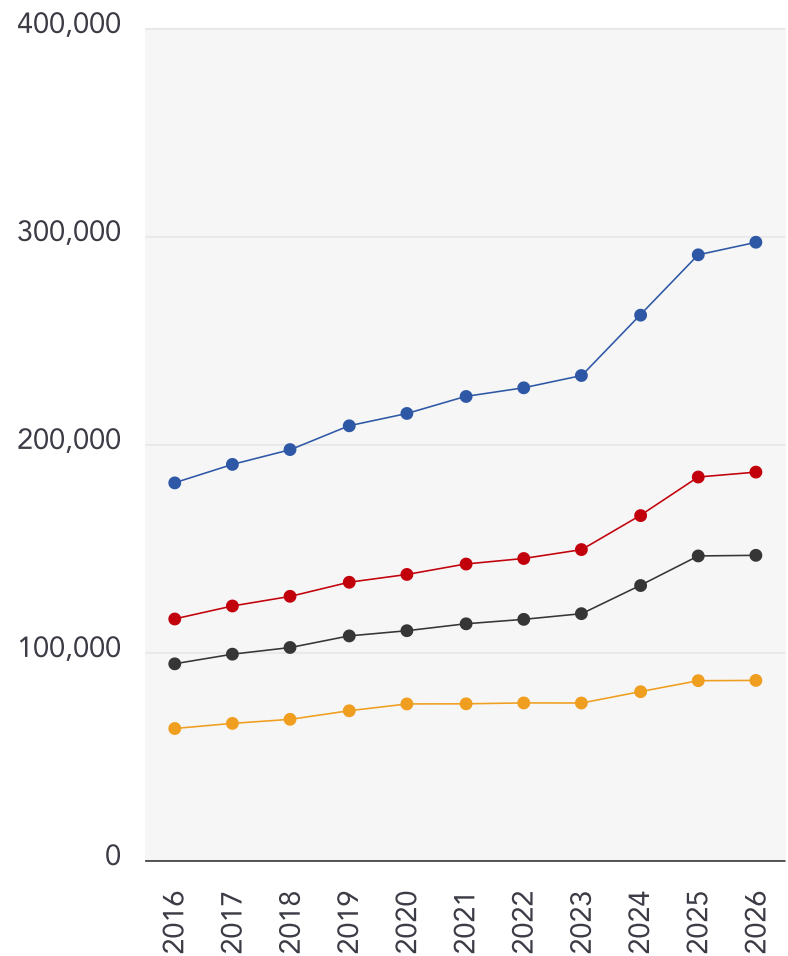
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Very Poor
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 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	49 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%

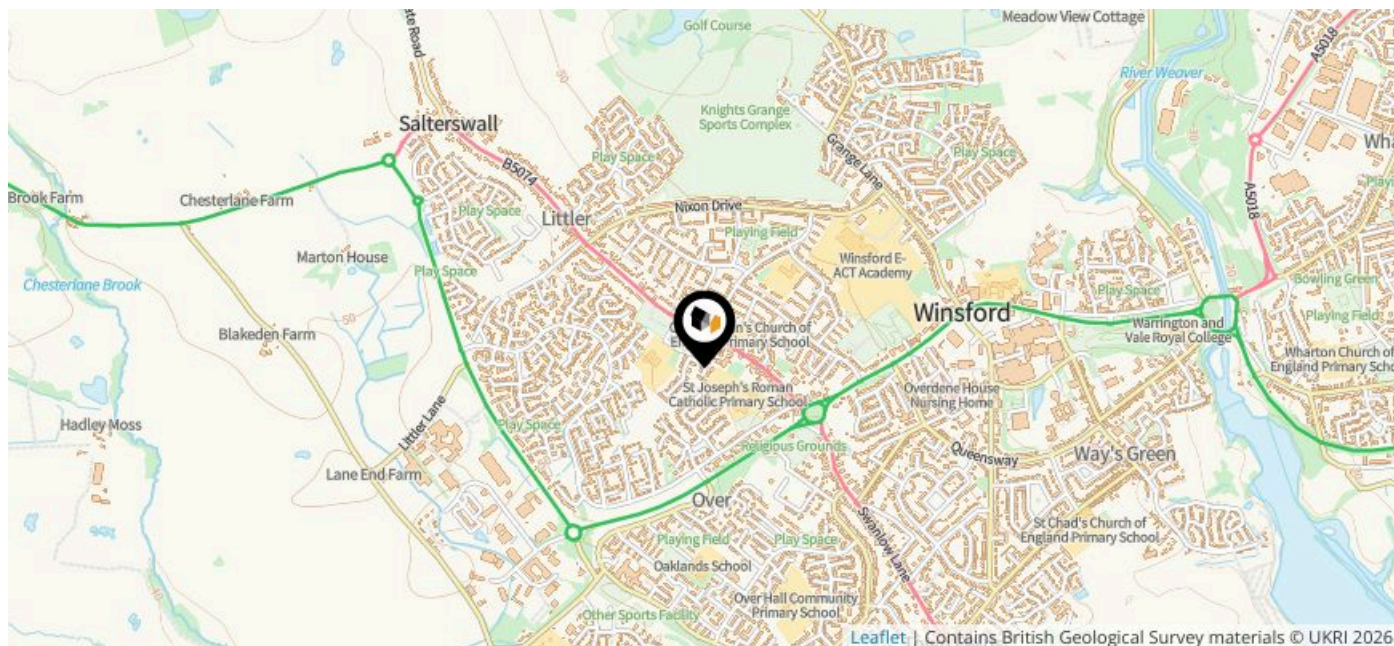
Terraced

+55.27%

Flat

+36.55%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

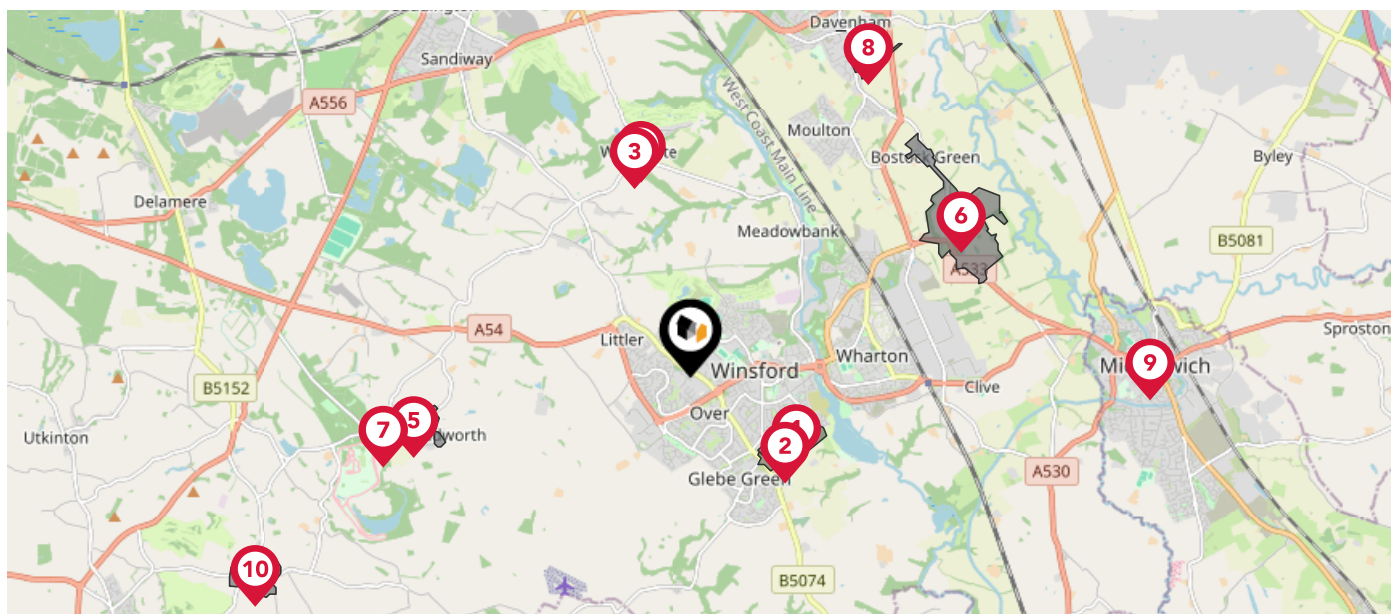
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



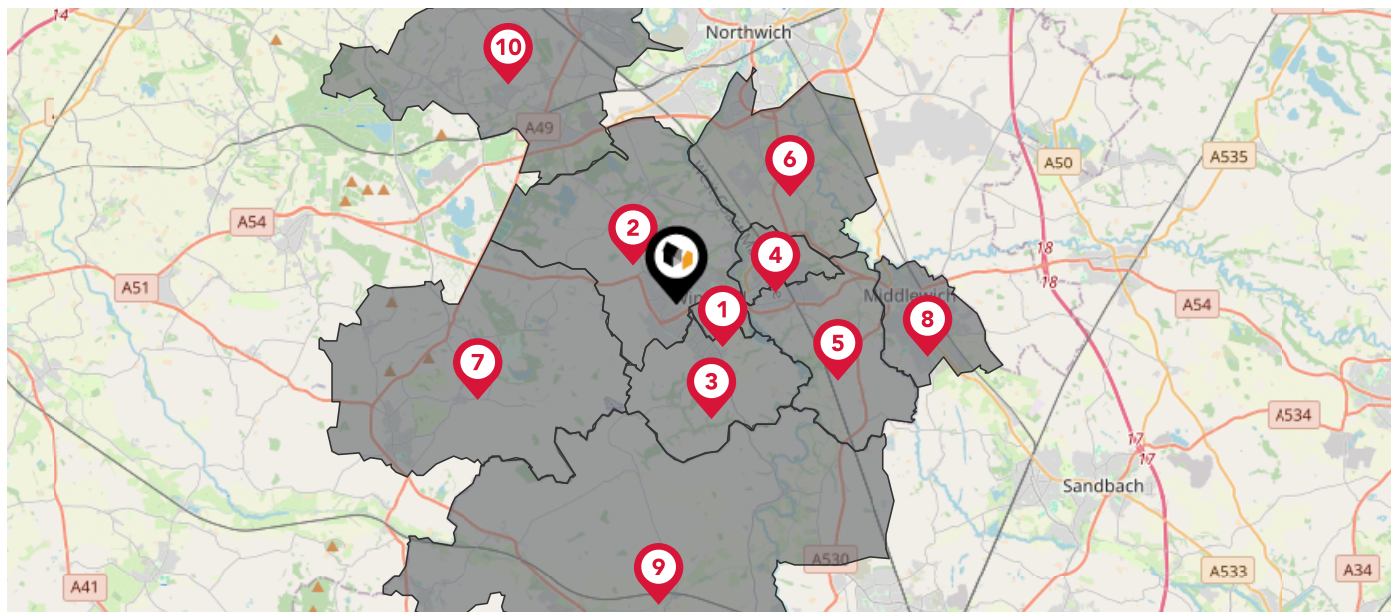
Nearby Conservation Areas

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



Winsford Over & Verdin Ward



Winsford Swanlow Ward



Winsford Wharton Ward



Winsford Gravel Ward



Davenham, Moulton & Kingsmead Ward



Tarporley Ward



Middlewich Ward



Bunbury Ward

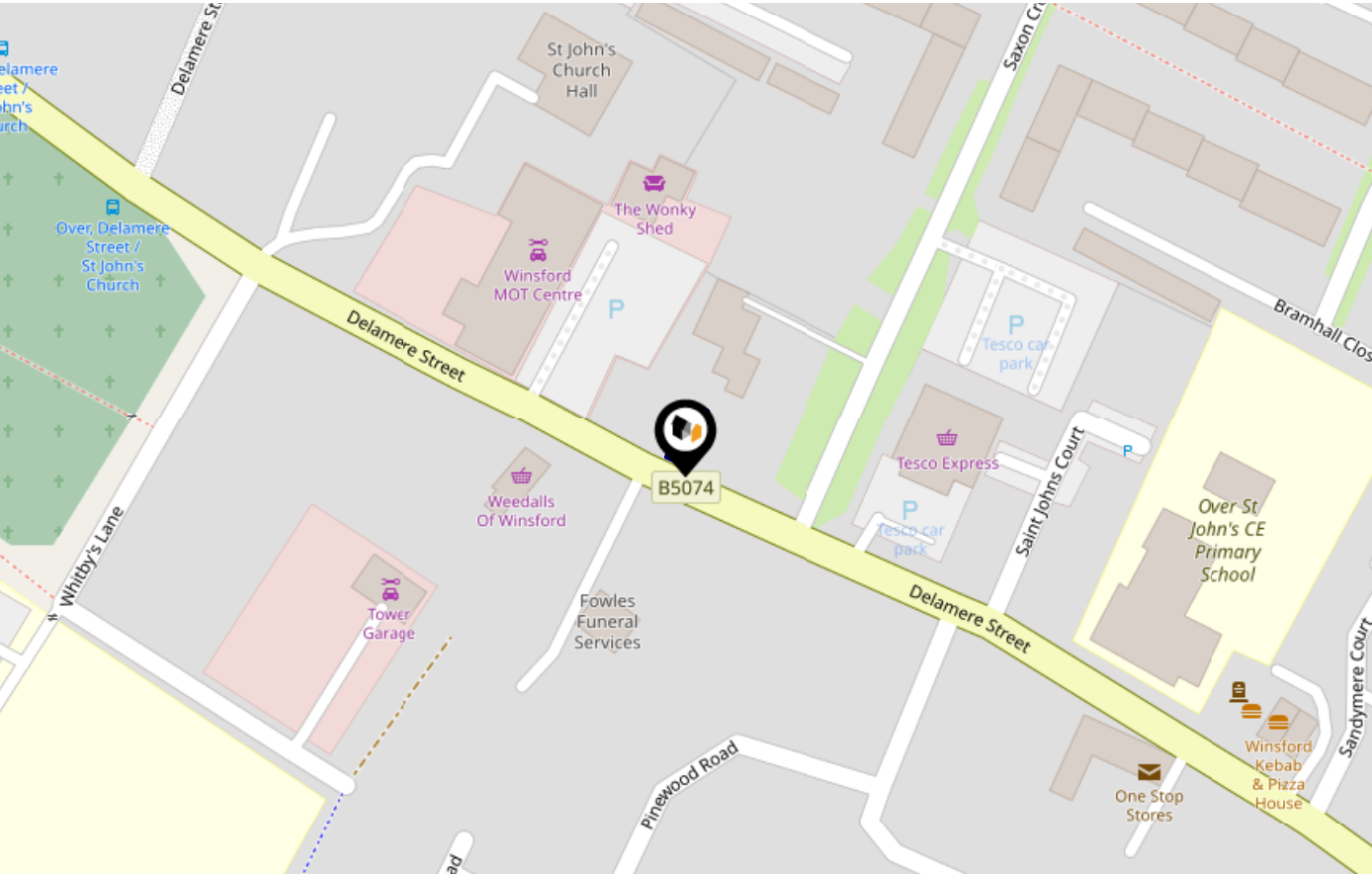


Weaver & Cuddington Ward

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.

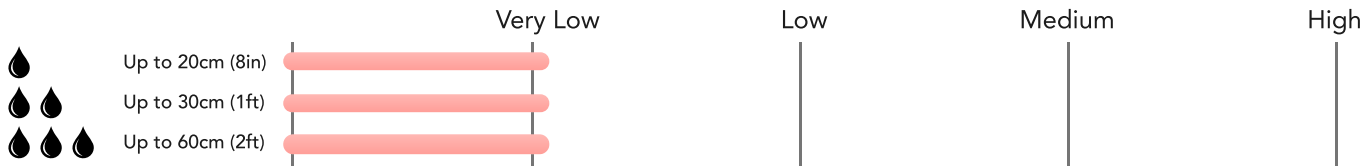


Risk Rating: Very low

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.

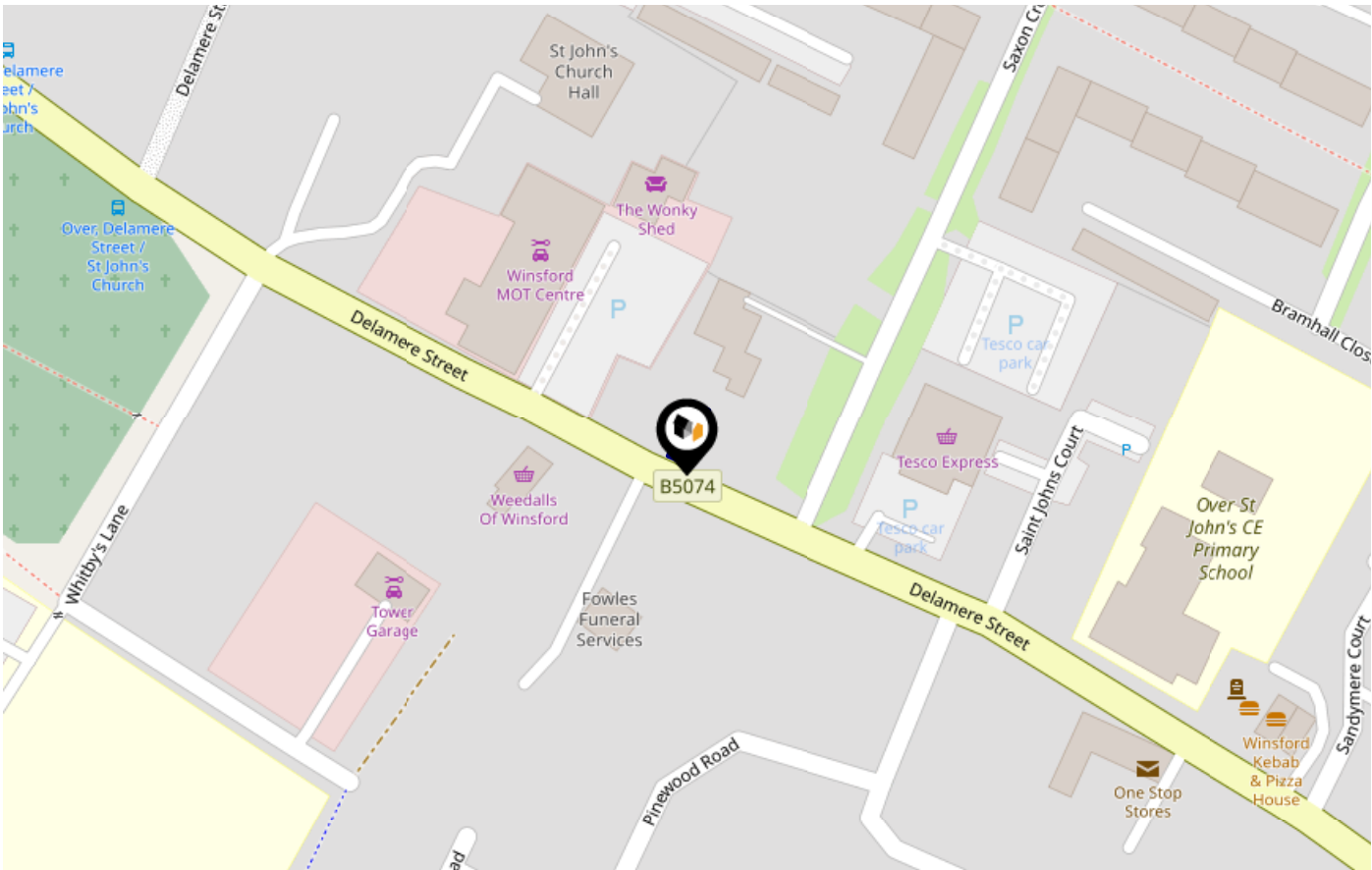
Chance of flooding to the following depths at this property:



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.

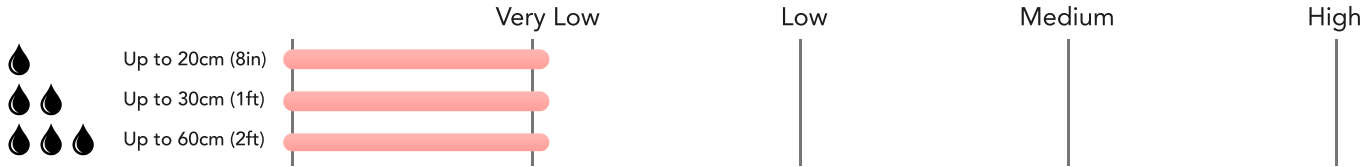


Risk Rating: Very low

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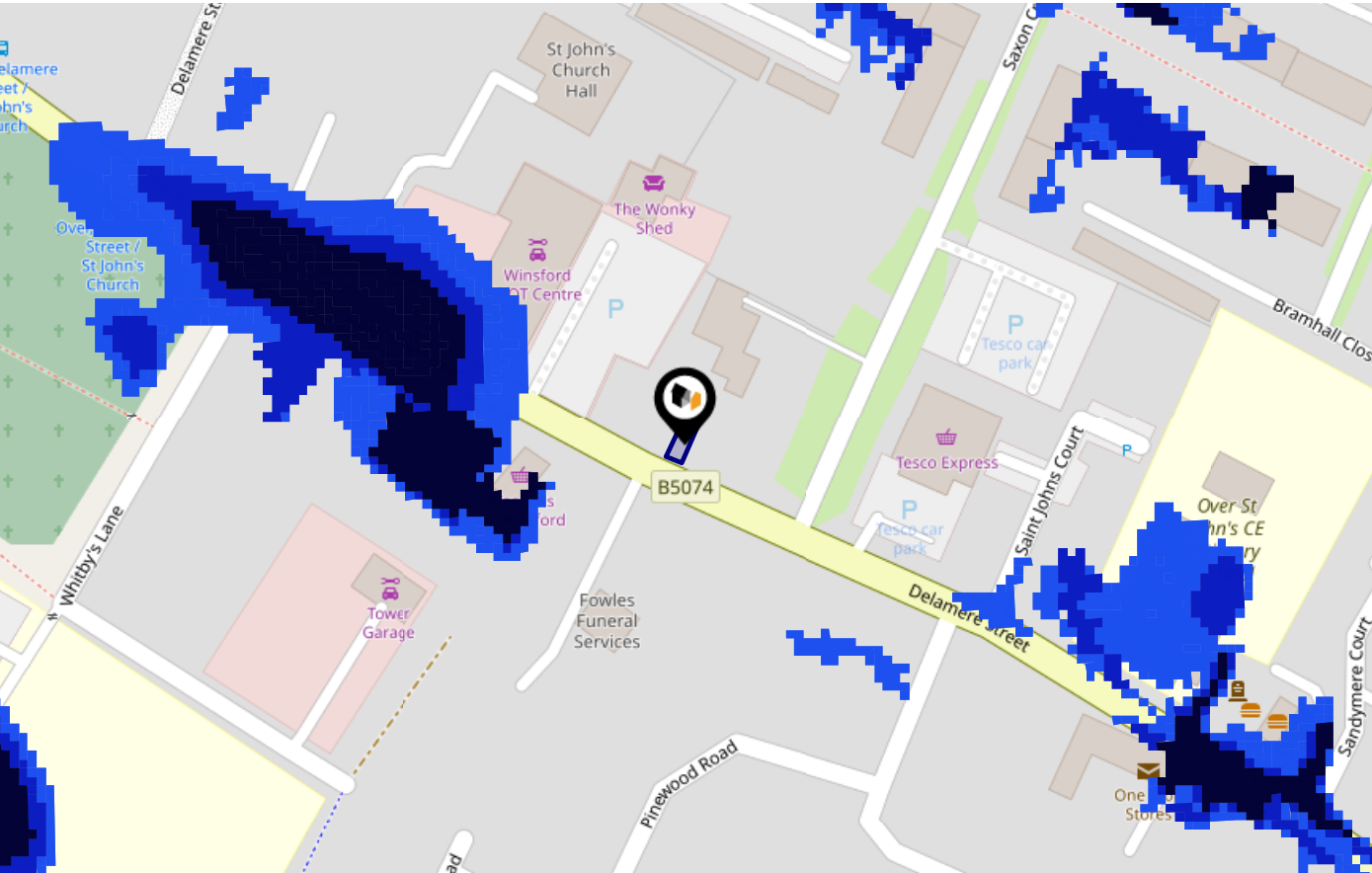
Chance of flooding to the following depths at this property:



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

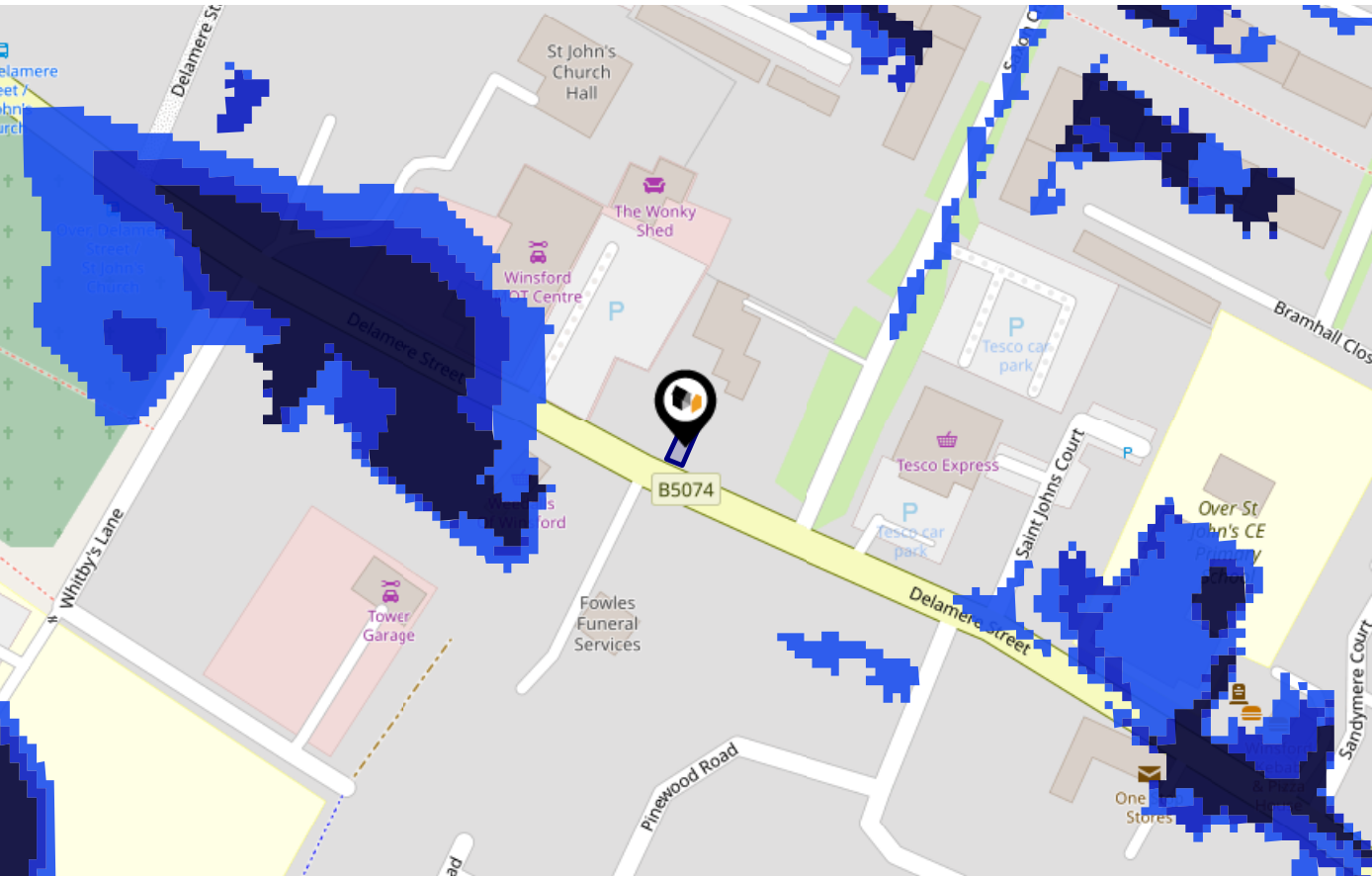
Chance of flooding to the following depths at this property:



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

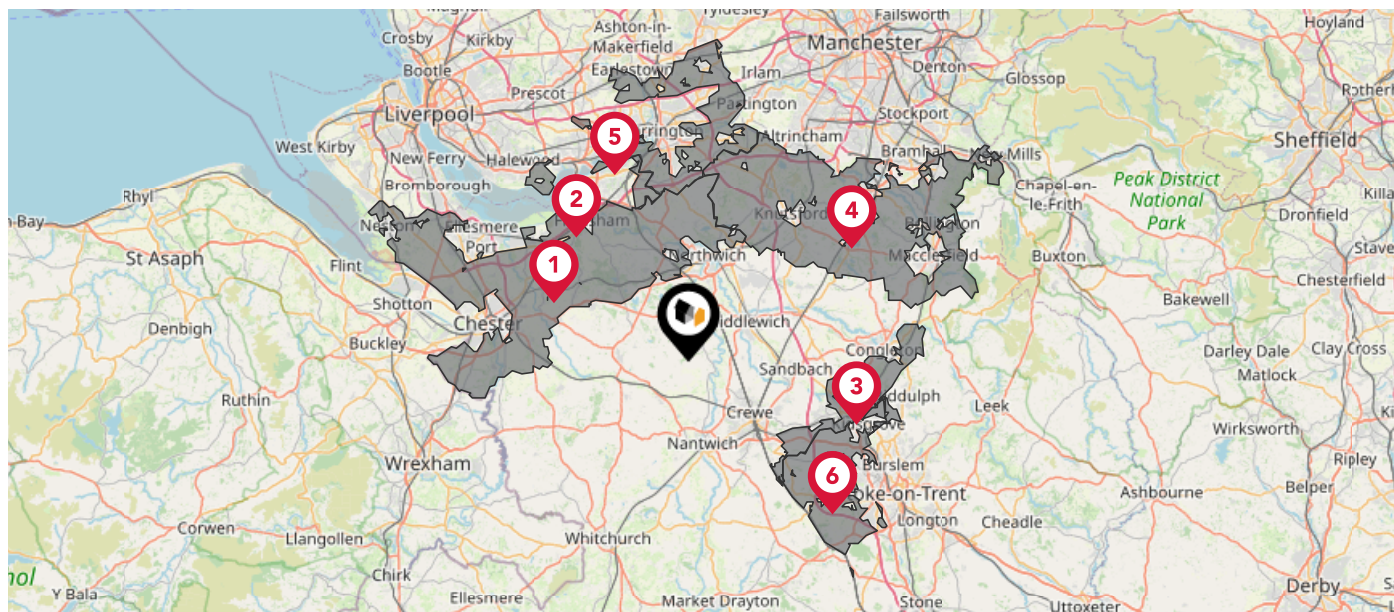
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Merseyside and Greater Manchester Green Belt - Halton



Stoke-on-Trent Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Warrington

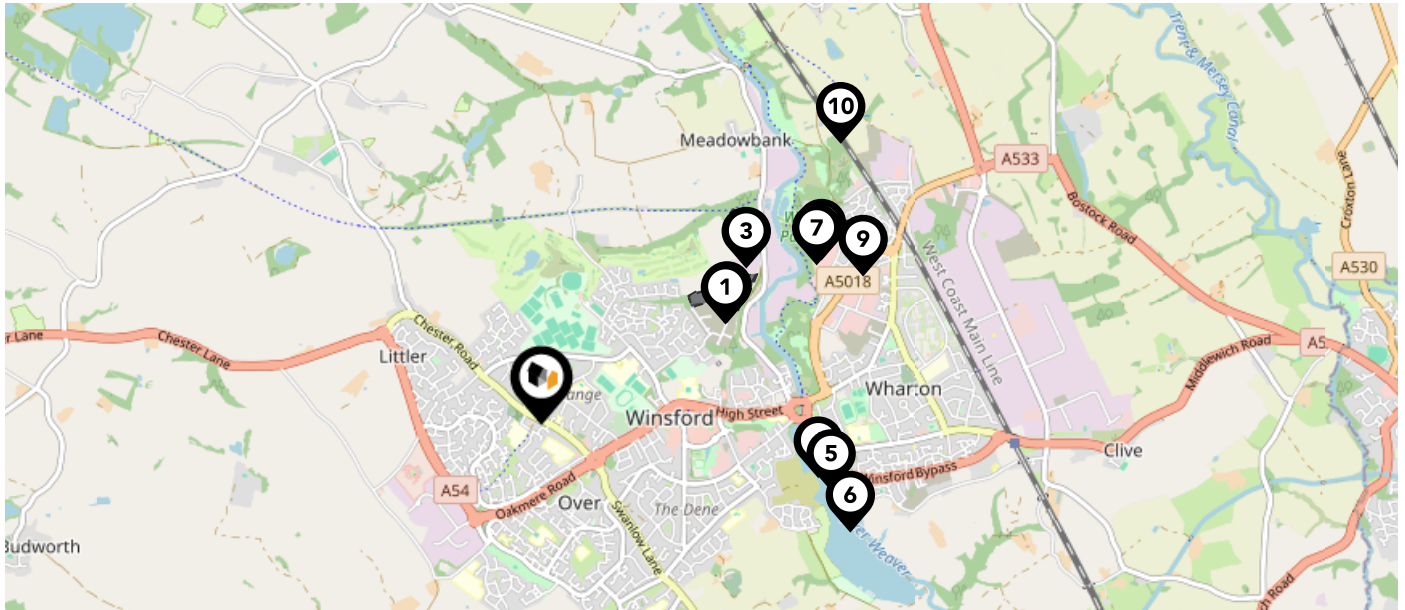


Stoke-on-Trent Green Belt - Newcastle-under-Lyme

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.



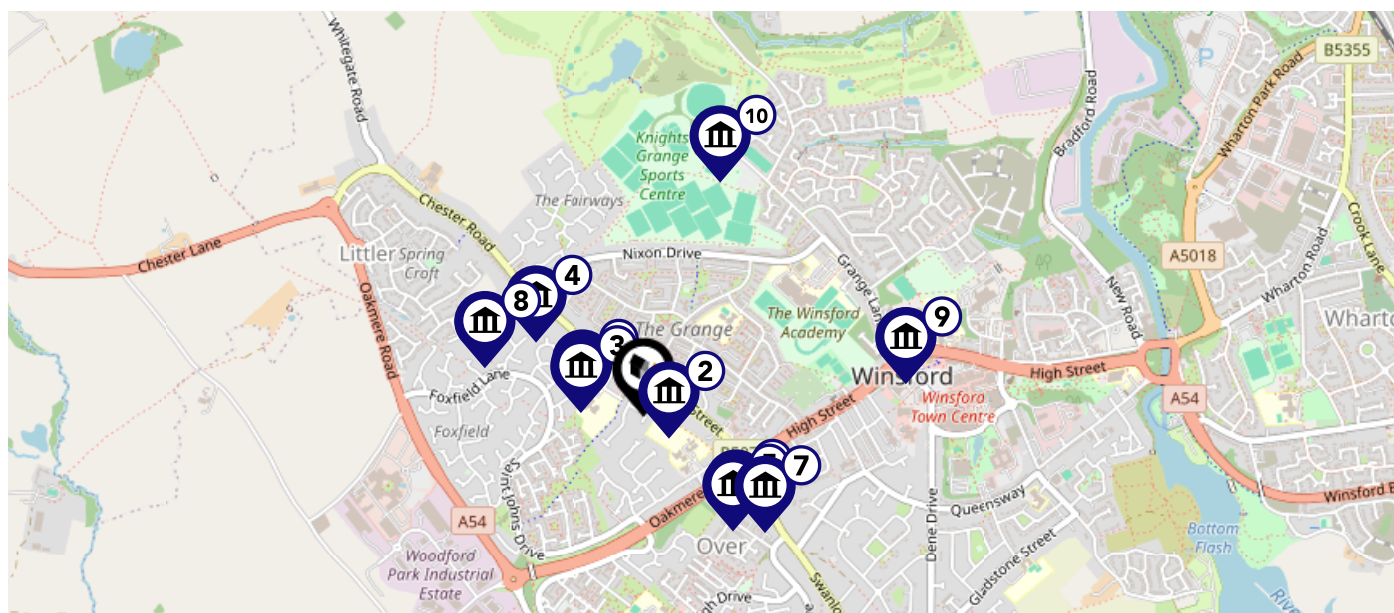
Nearby Landfill Sites











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

Maps

Listed Buildings

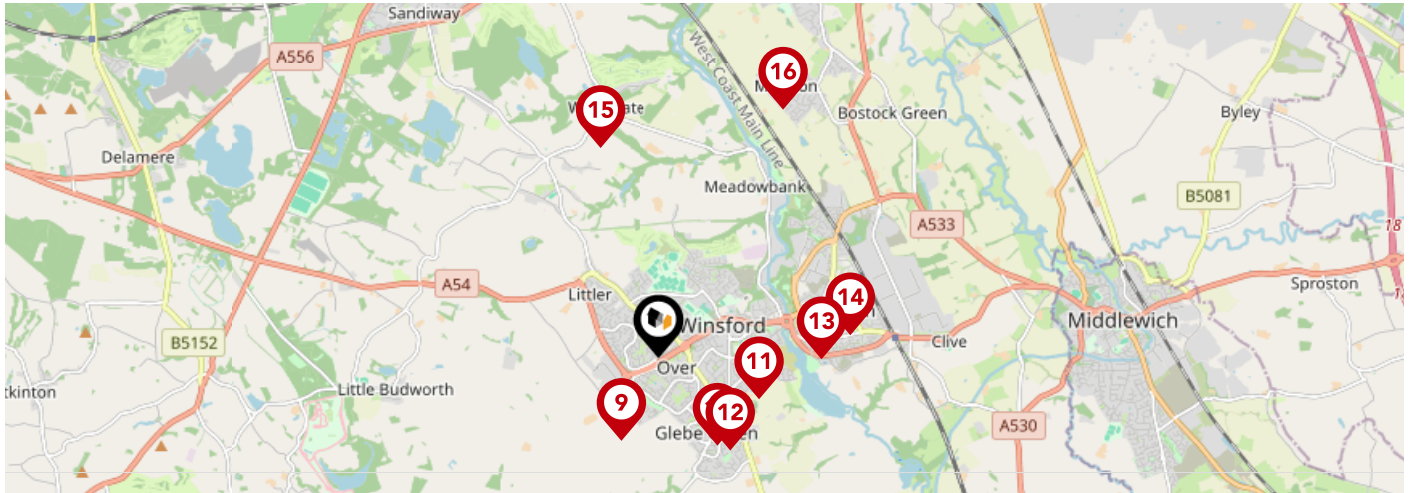
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1160760 - Monument C20 Yards To North Of Church Of St John The Evangelist	Grade II	0.1 miles
	1310425 - Cross Base And Lock-up	Grade II	0.1 miles
	1329818 - Church Of St John The Evangelist	Grade II	0.1 miles
	1139216 - 246, Delamere Street	Grade II	0.3 miles
	1160821 - The Congregational Church	Grade II	0.3 miles
	1329843 - War Memorial C15 Yards To East Of The Congregational Church	Grade II	0.3 miles
	1310382 - Dawk House	Grade II	0.4 miles
	1160816 - Littler Grange	Grade II	0.4 miles
	1139218 - Verdin Building	Grade II	0.6 miles
	1310396 - Barn At Knights Grange Recreation Centre	Grade II	0.6 miles



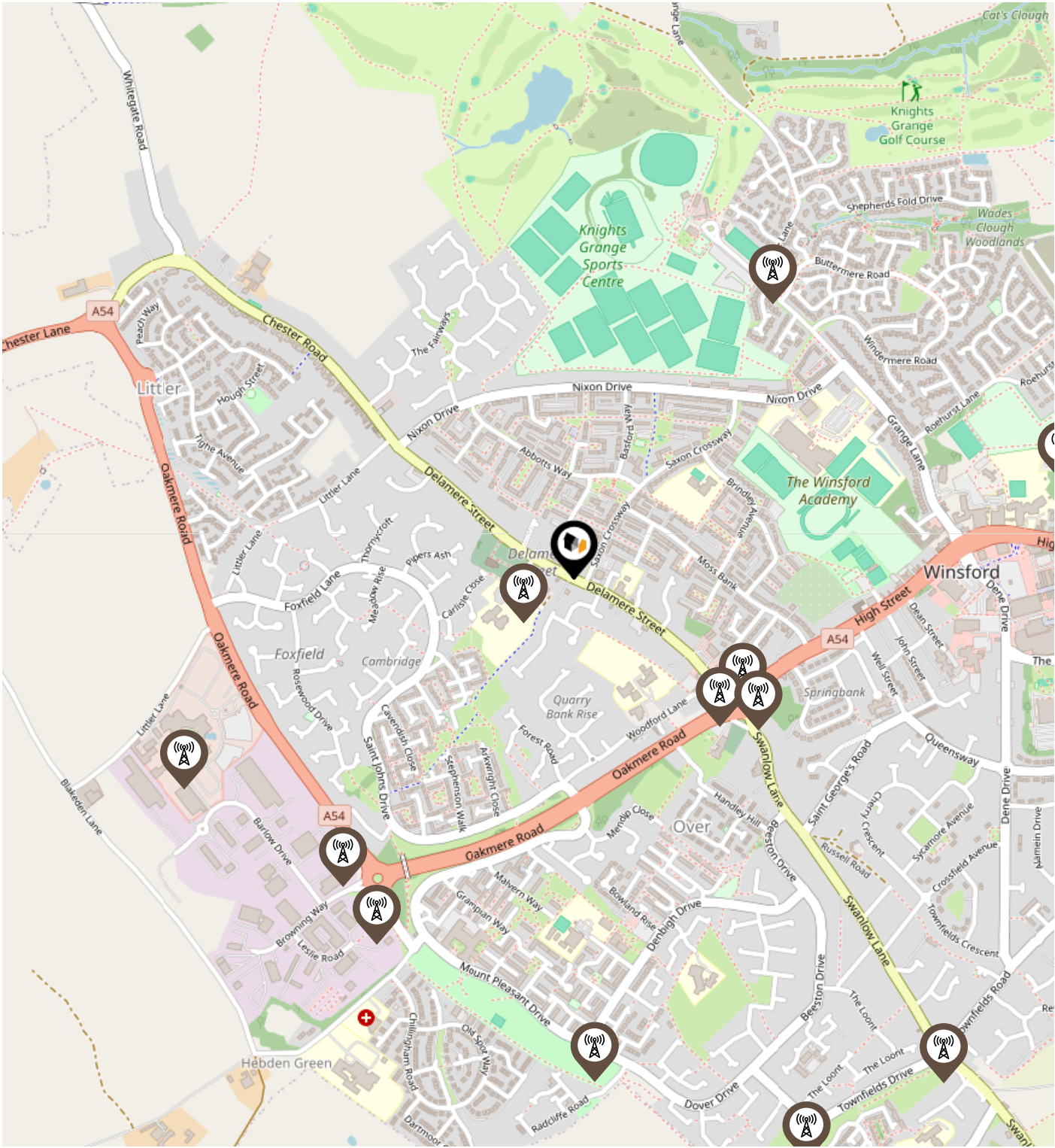
		Nursery	Primary	Secondary	College	Private
1	The Oak View Academy Ofsted Rating: Good Pupils: 150 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Over St John's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Joseph's Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 337 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grange Community Nursery and Primary School Ofsted Rating: Good Pupils: 160 Distance:0.28	<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:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oaklands School Ofsted Rating: Outstanding Pupils: 168 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Over Hall Community School Ofsted Rating: Good Pupils: 183 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Winsford High Street Community Primary School Ofsted Rating: Good Pupils: 543 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Hebden Green Community School Ofsted Rating: Outstanding Pupils: 135 Distance:0.8	<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:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St. Chad's Church of England Primary and Nursery School Ofsted Rating: Good Pupils: 185 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Jefferson House Ofsted Rating: Outstanding Pupils: 6 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Wharton CofE Primary School Ofsted Rating: Requires improvement Pupils: 283 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Willow Wood Community Nursery and Primary School Ofsted Rating: Good Pupils:0 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitegate CofE Primary School Ofsted Rating: Good Pupils: 162 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Moulton School Ofsted Rating: Good Pupils: 202 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

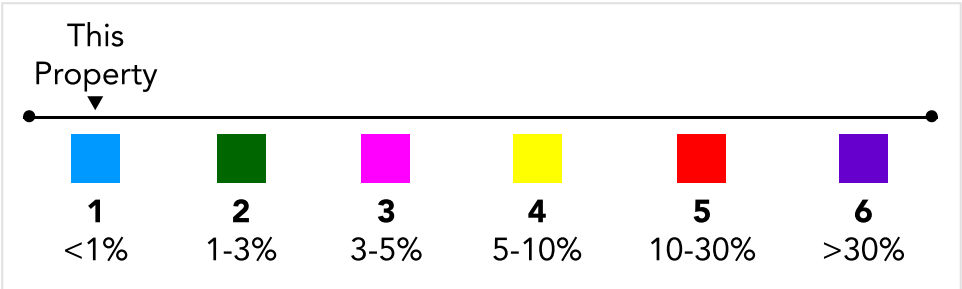
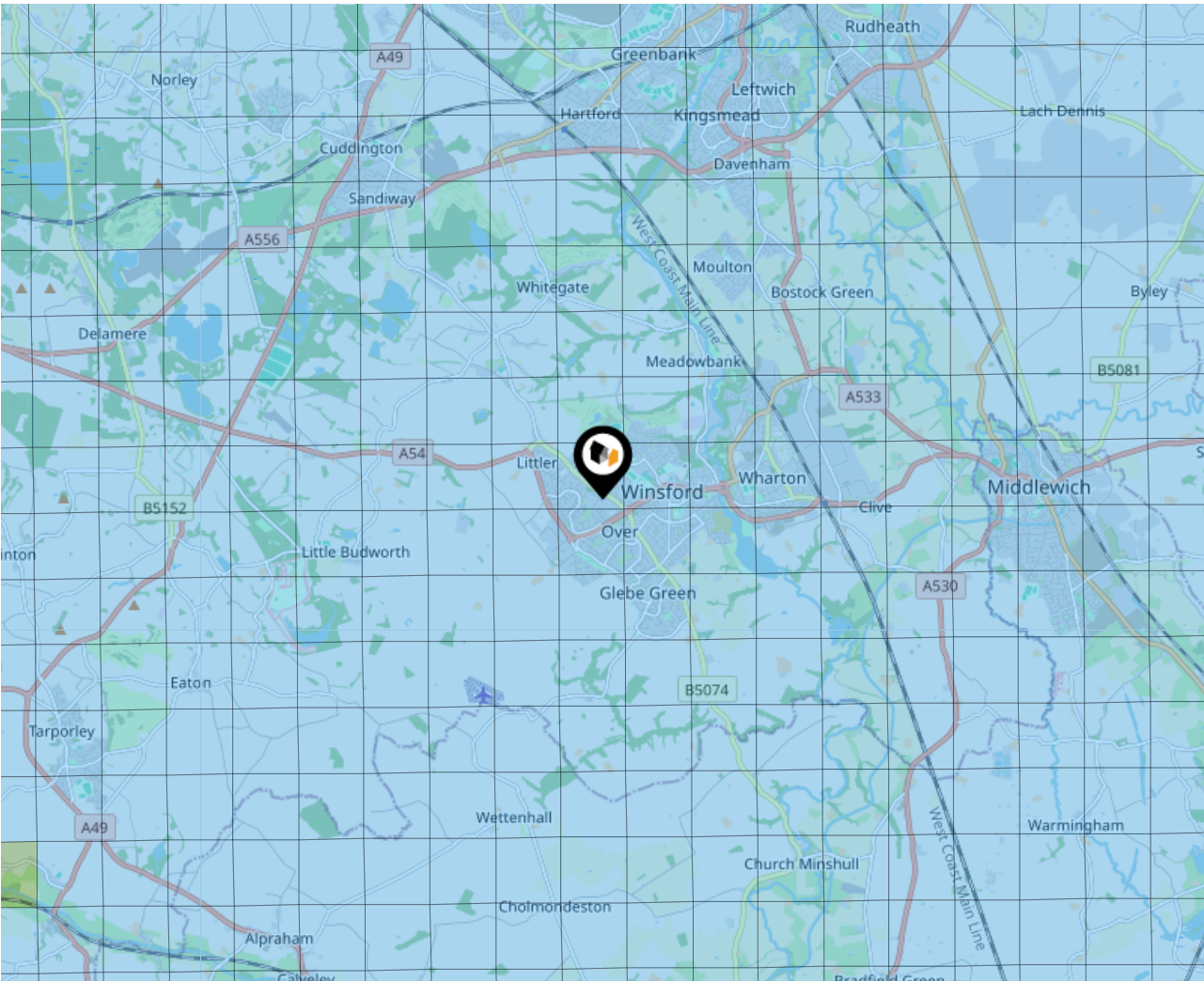


Key:

-  Power Pylons
-  Communication Masts

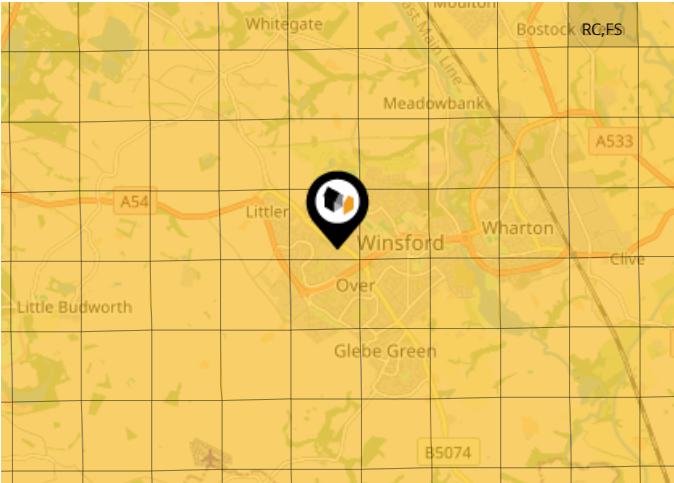
What is Radon?

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

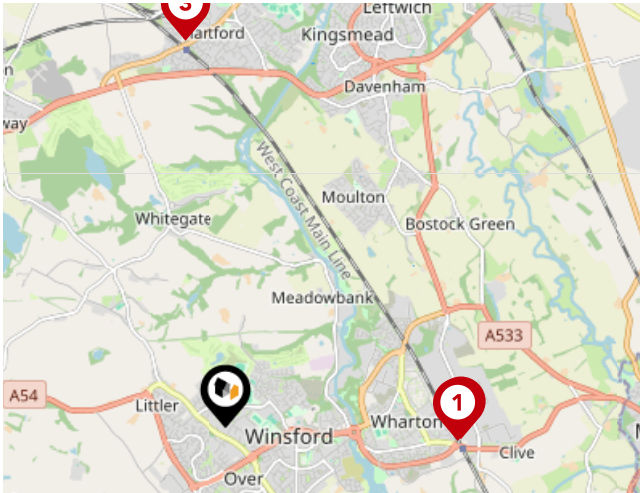


Primary Classifications (Most Common Clay Types)

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

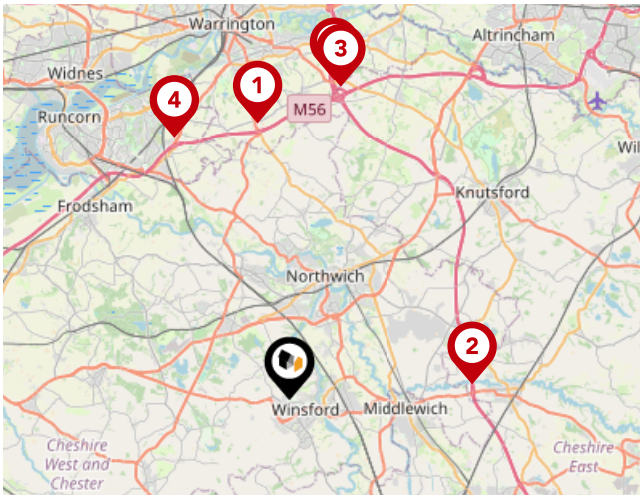
Area

Transport (National)



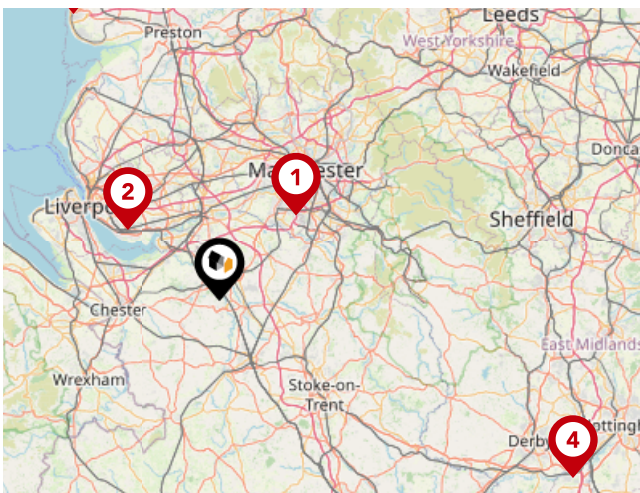
National Rail Stations

Pin	Name	Distance
1	Winsford Rail Station	2.06 miles
2	Winsford Rail Station	2.1 miles
3	Hartford Rail Station	3.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M56 J10	9.92 miles
2	M6 J18	6.56 miles
3	M56 J9	11.28 miles
4	M56 J11	10.18 miles
5	M6 J20	11.5 miles

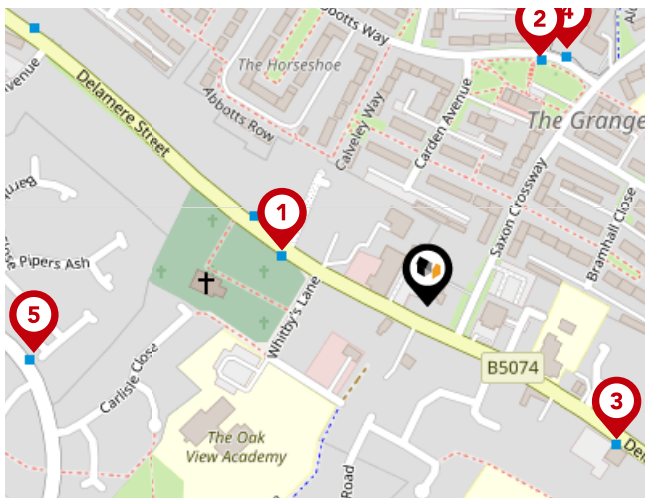


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.38 miles
2	Speke	16.31 miles
3	Highfield	45.39 miles
4	East Mids Airport	56.57 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St John's Church	0.09 miles
2	Shops	0.15 miles
3	George & Dragon PH	0.13 miles
4	Shops	0.16 miles
5	Cambridge Avenue	0.22 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

