

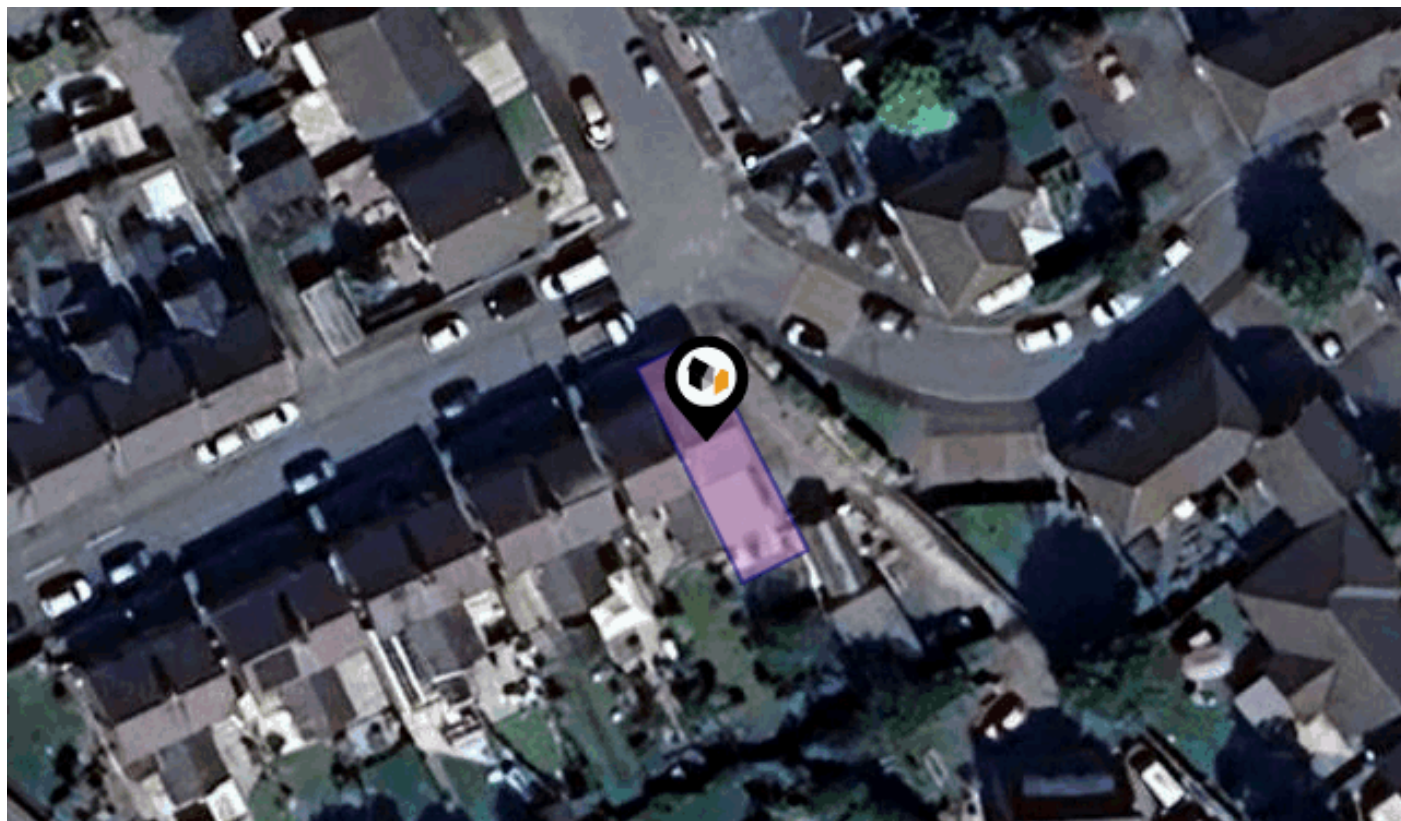


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 10<sup>th</sup> January 2026**



**LOWER HAIG STREET, WINSFORD, CW7**

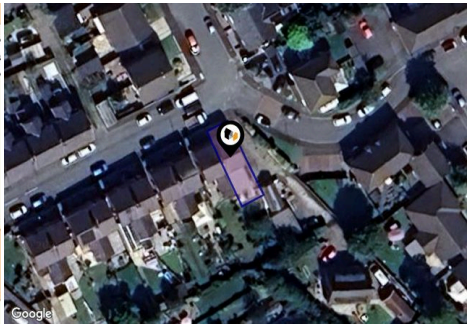
**butters john bee**

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

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com



## Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,860		
Title Number:	CH597497		

## Local Area

Local Authority:	Cheshire west and chester	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	17 mb/s	80 mb/s	8000 mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

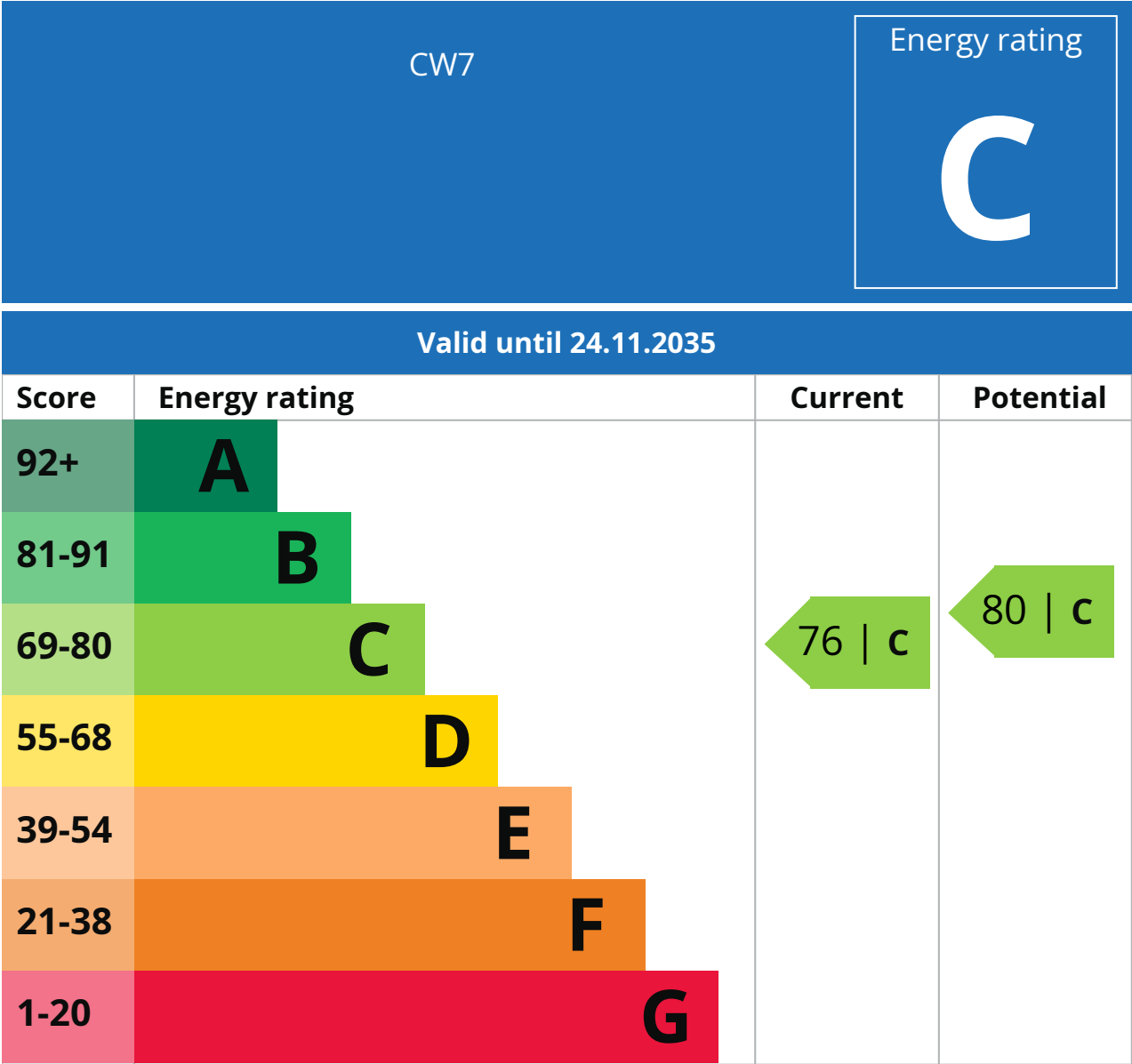
# Planning History

## This Address

Planning records for: *Lower Haig Street, Winsford, CW7*

Reference - 23/00836/FUL	
Decision:	Approved
Date:	14th March 2023
Description:	Single-storey rear extension to replace existing extension

Reference - 22/04637/HHE	
Decision:	Decided
Date:	16th December 2022
Description:	Single storey rear extension to replace existing extension



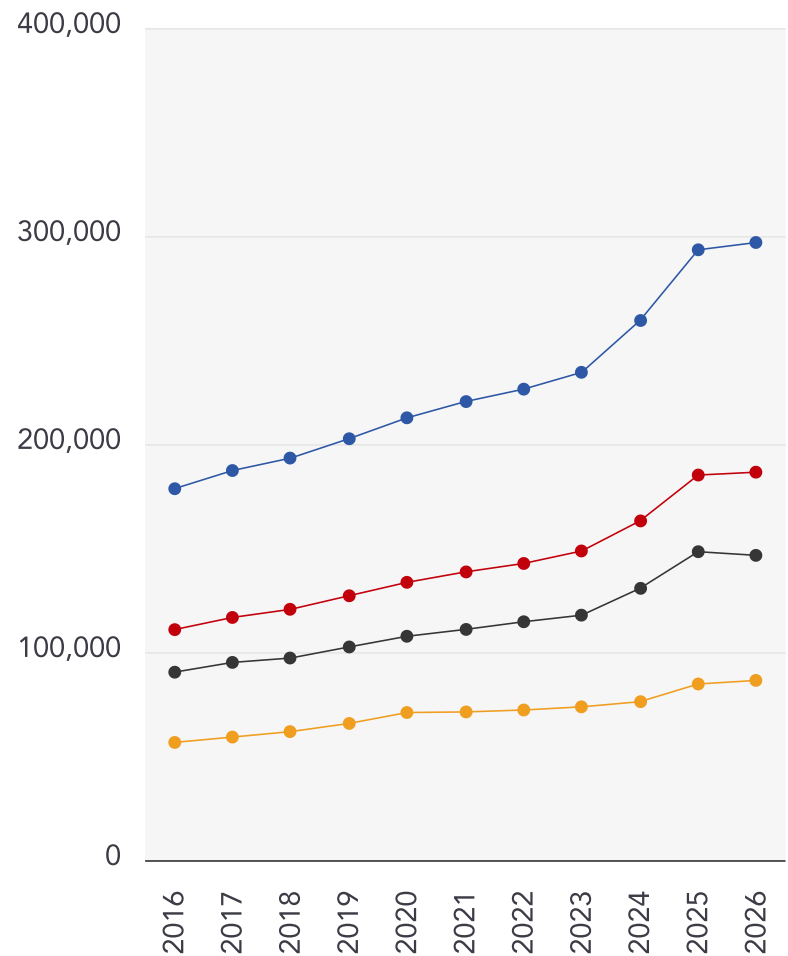
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, insulated
<b>Total Floor Area:</b>	88 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

**+68.31%**

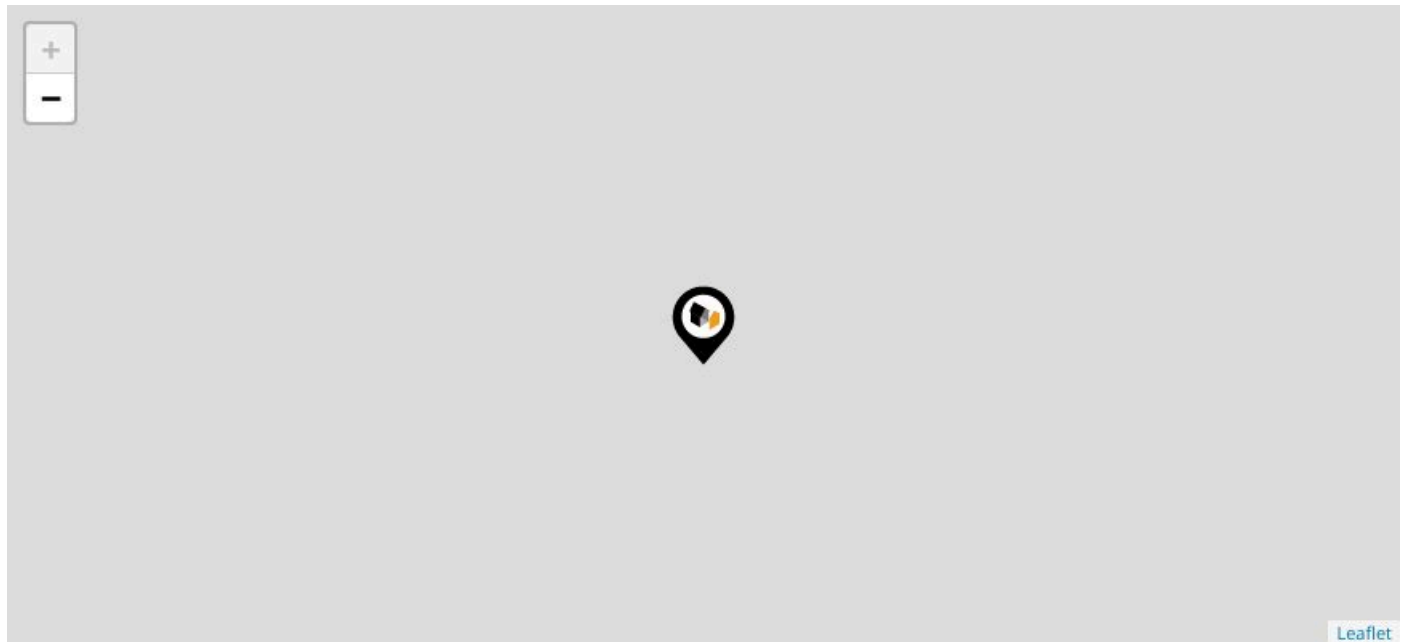
Terraced

**+62.15%**

Flat

**+52.7%**

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.

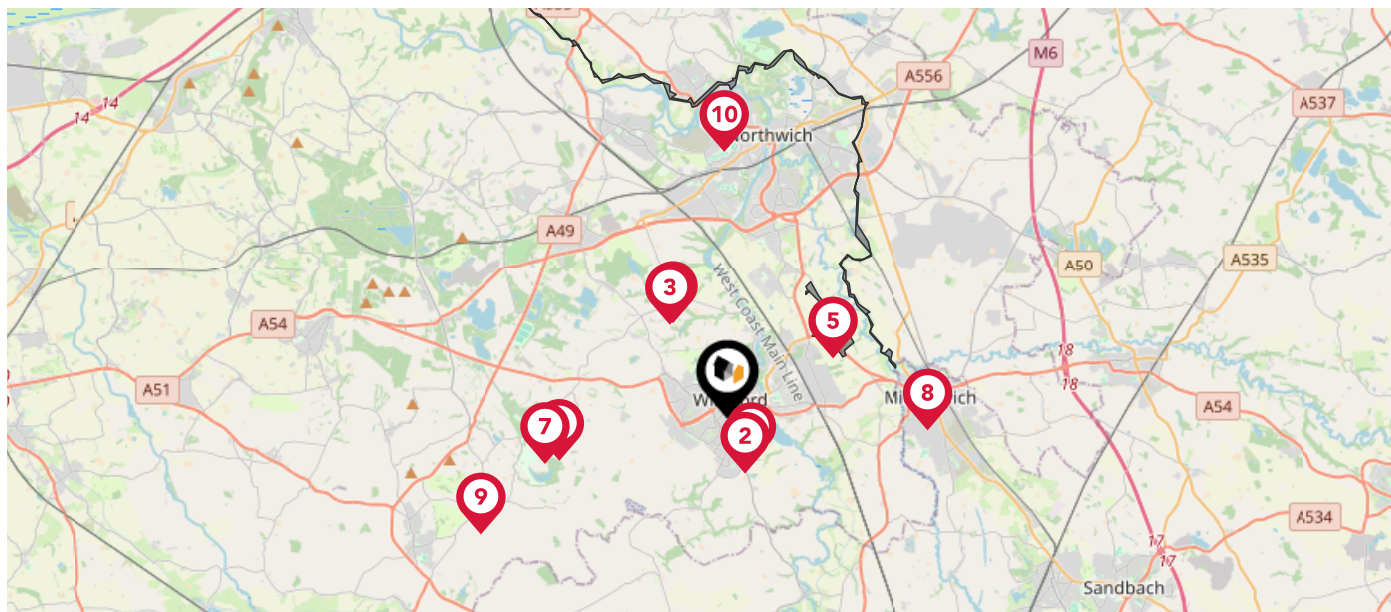
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

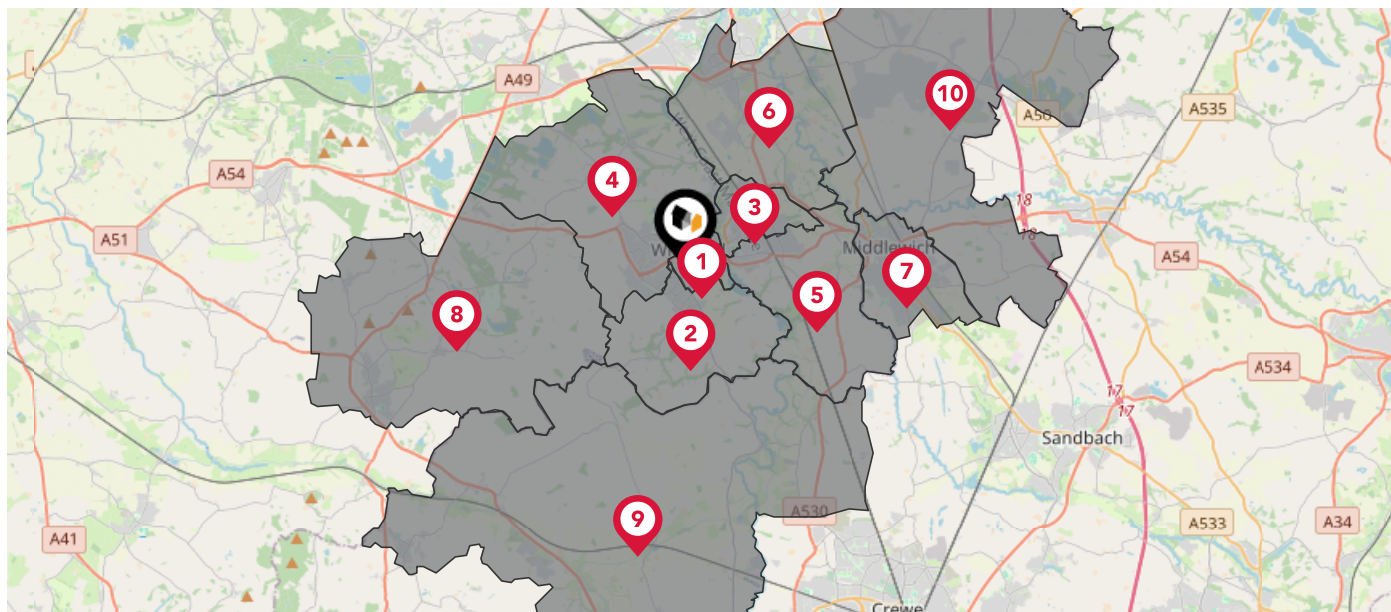
- 1 St. Chad's (Winsford) Conservation Area
- 2 St. Chad's (Winsford) Conservation Area
- 3 Whitegate Conservation Area
- 4 Whitegate Conservation Area
- 5 Bostock Conservation Area
- 6 Little Budworth Conservation Area
- 7 Little Budworth Conservation Area
- 8 Middlewich Conservation Area
- 9 Eaton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



Winsford Wharton Ward



Winsford Over & Verdin Ward



Winsford Gravel Ward



Davenham, Moulton & Kingsmead Ward



Middlewich Ward



Tarporley Ward



Bunbury Ward

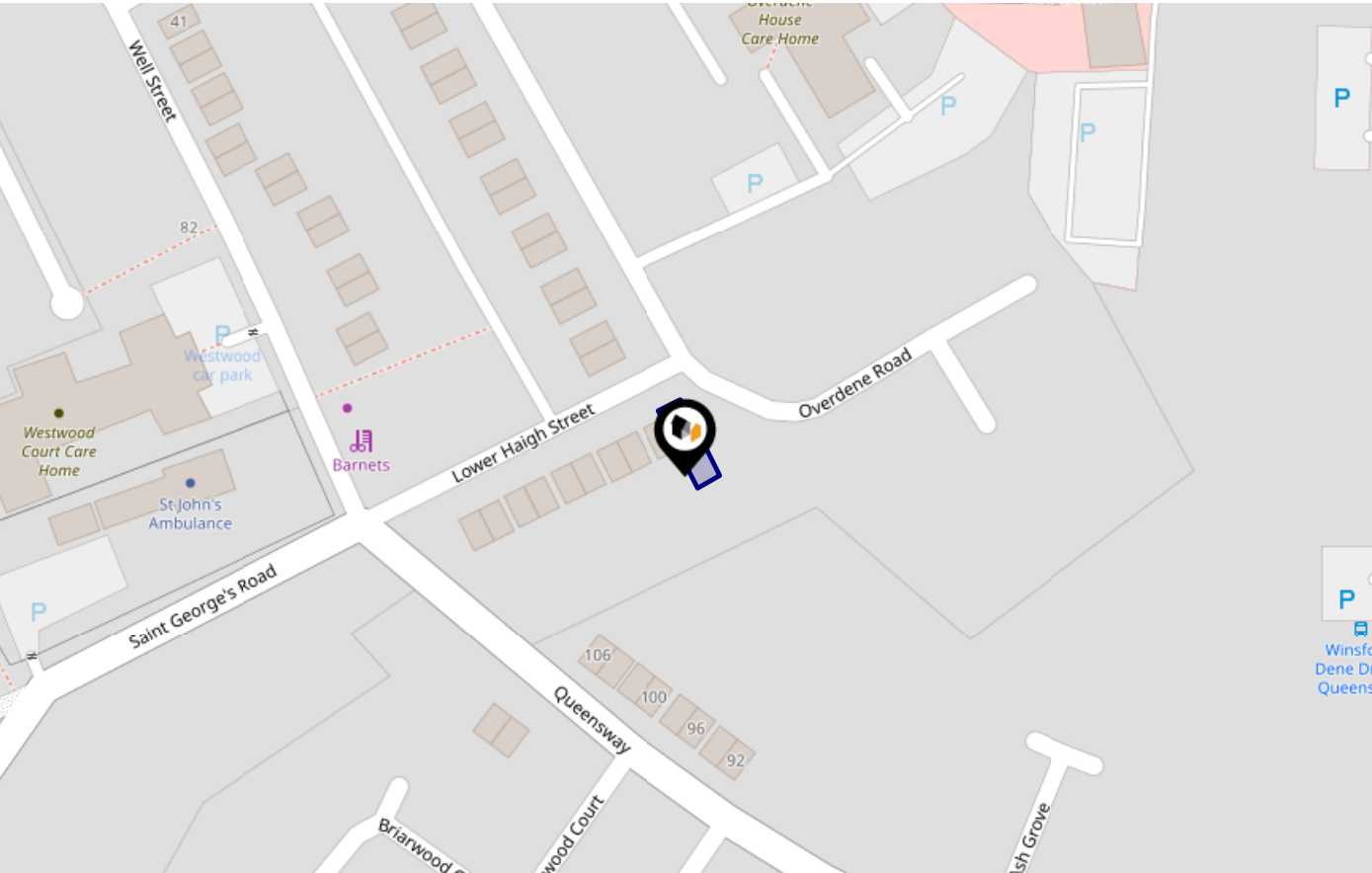


Shakerley Ward

# 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.

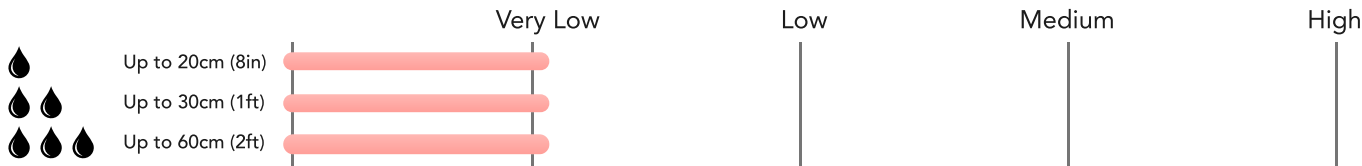


Risk Rating: Very low

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.

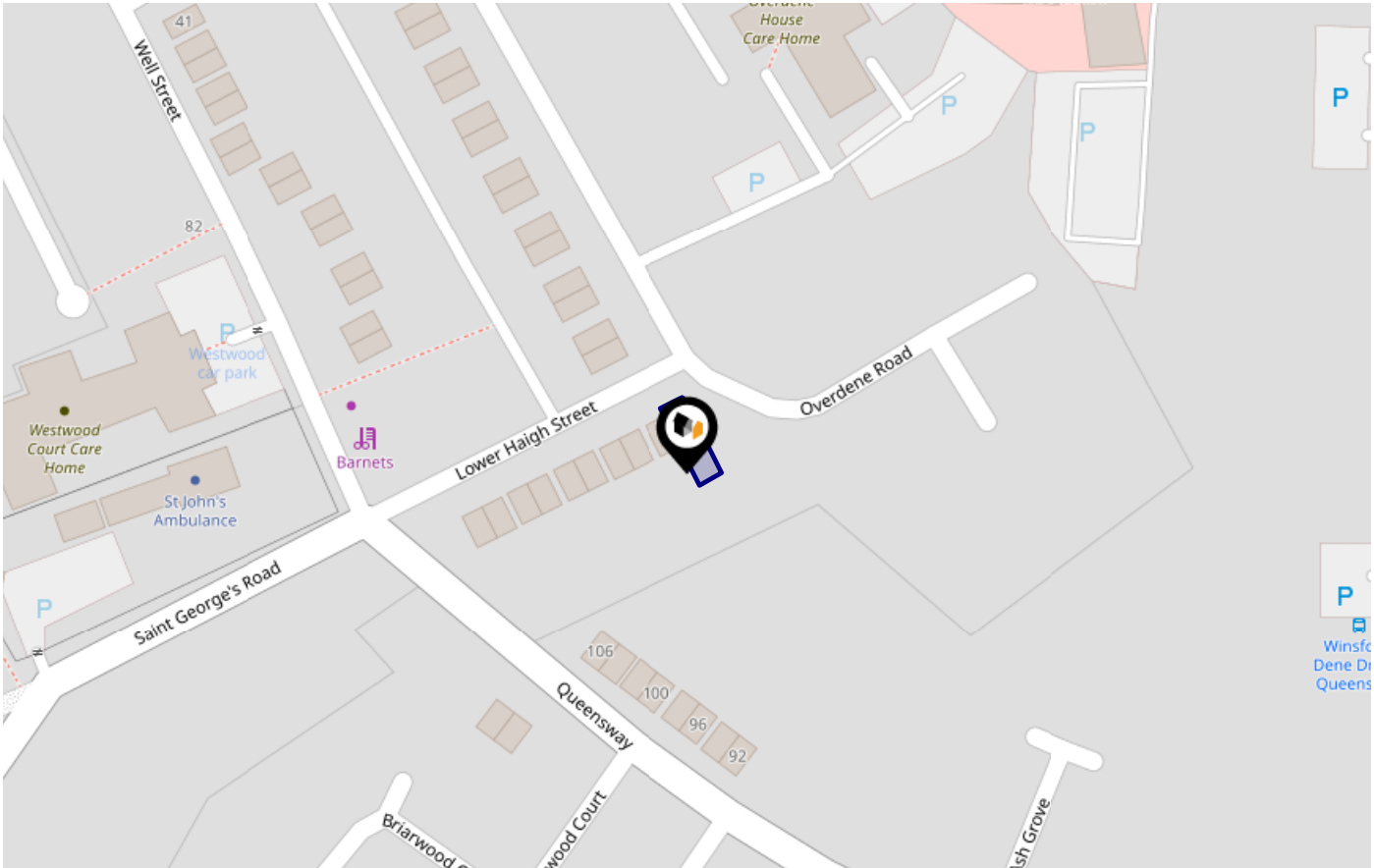
Chance of flooding to the following depths at this property:



# 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.

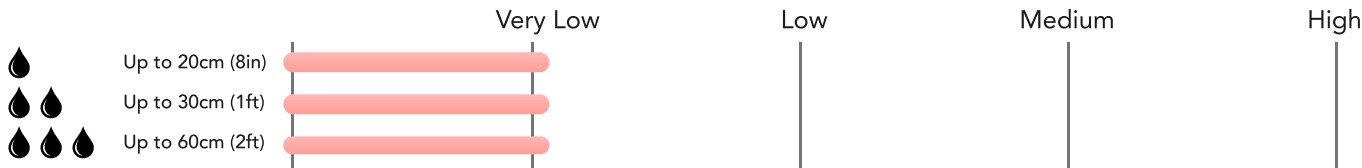


Risk Rating: Very low

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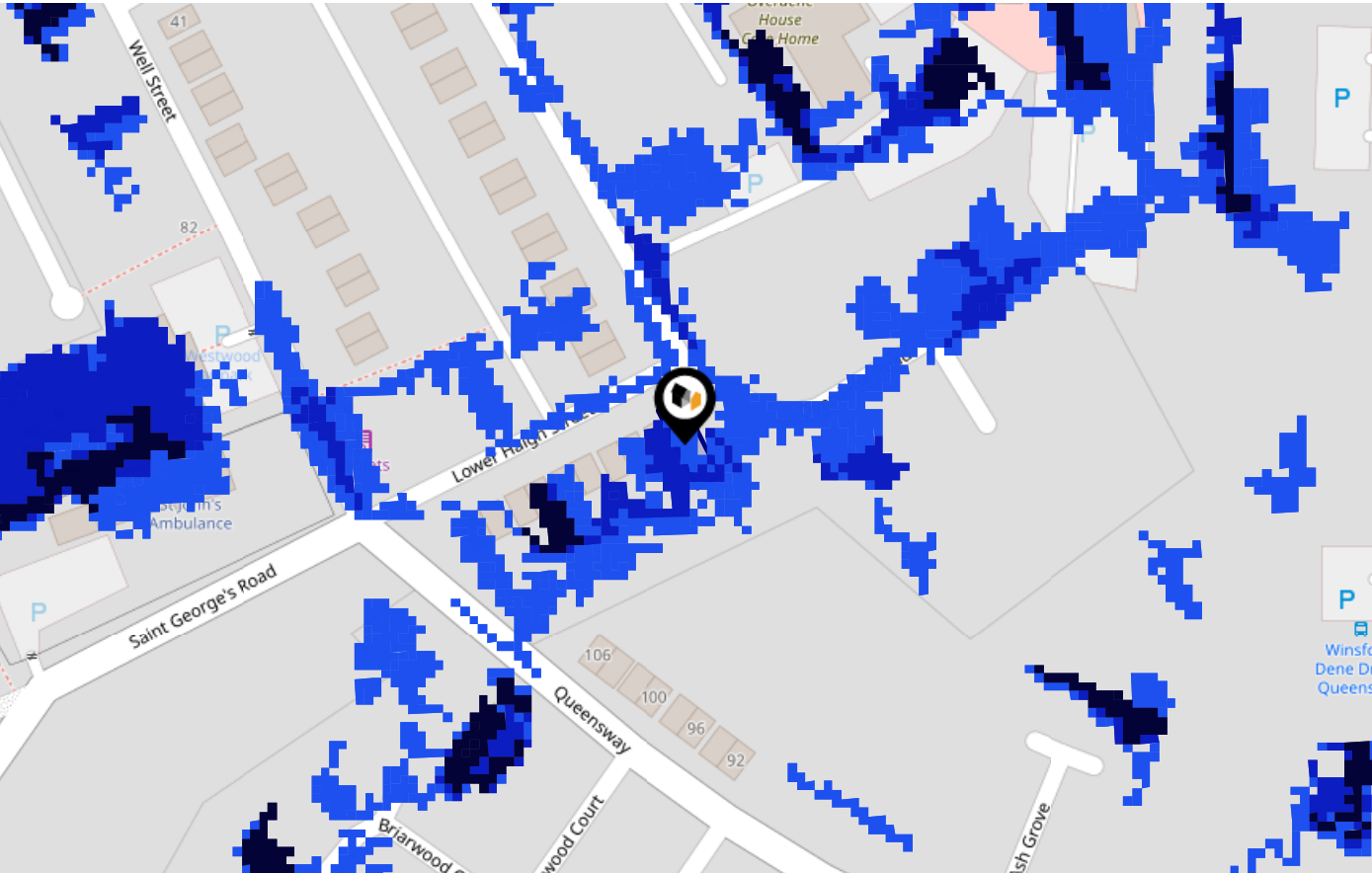
Chance of flooding to the following depths at this property:



# 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.

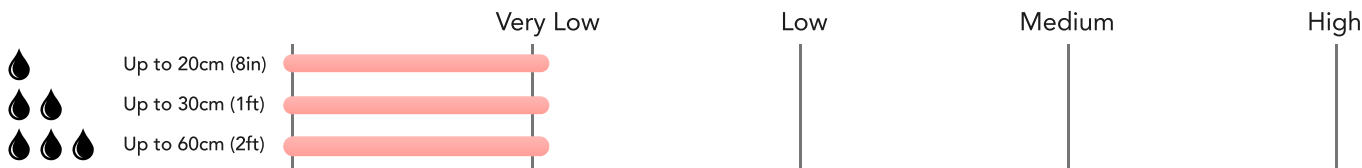


Risk Rating: Low

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.

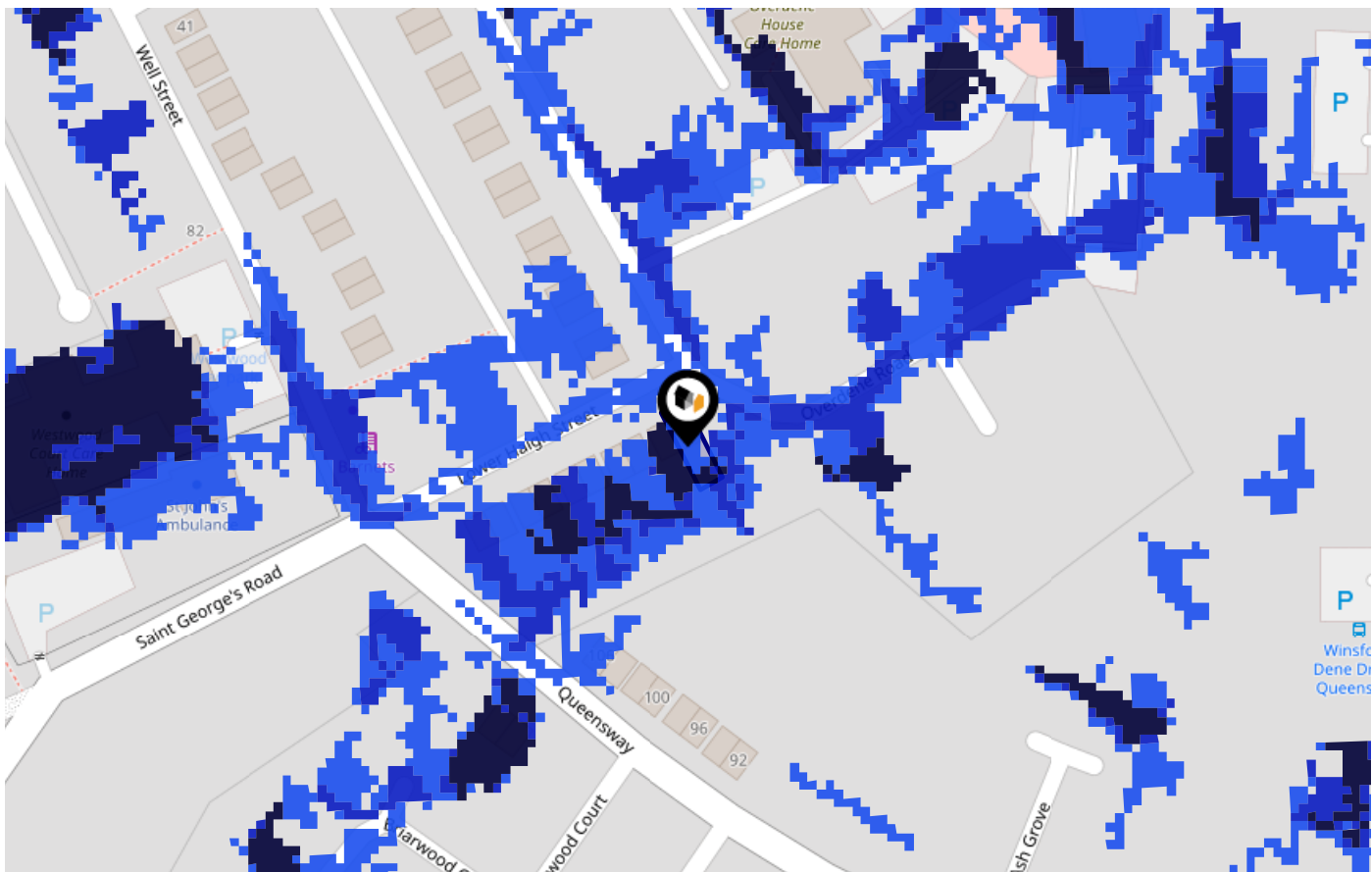
Chance of flooding to the following depths at this property:



# 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.

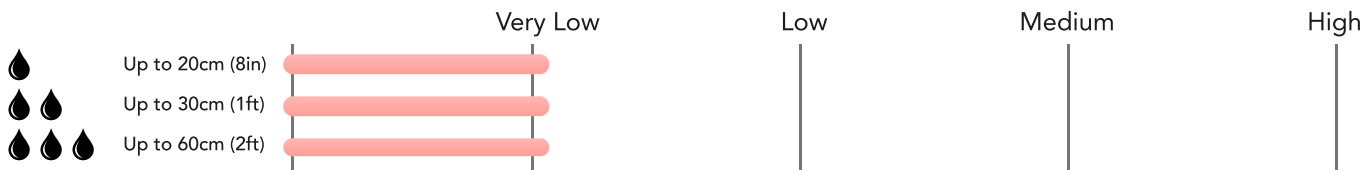


Risk Rating: Low

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.

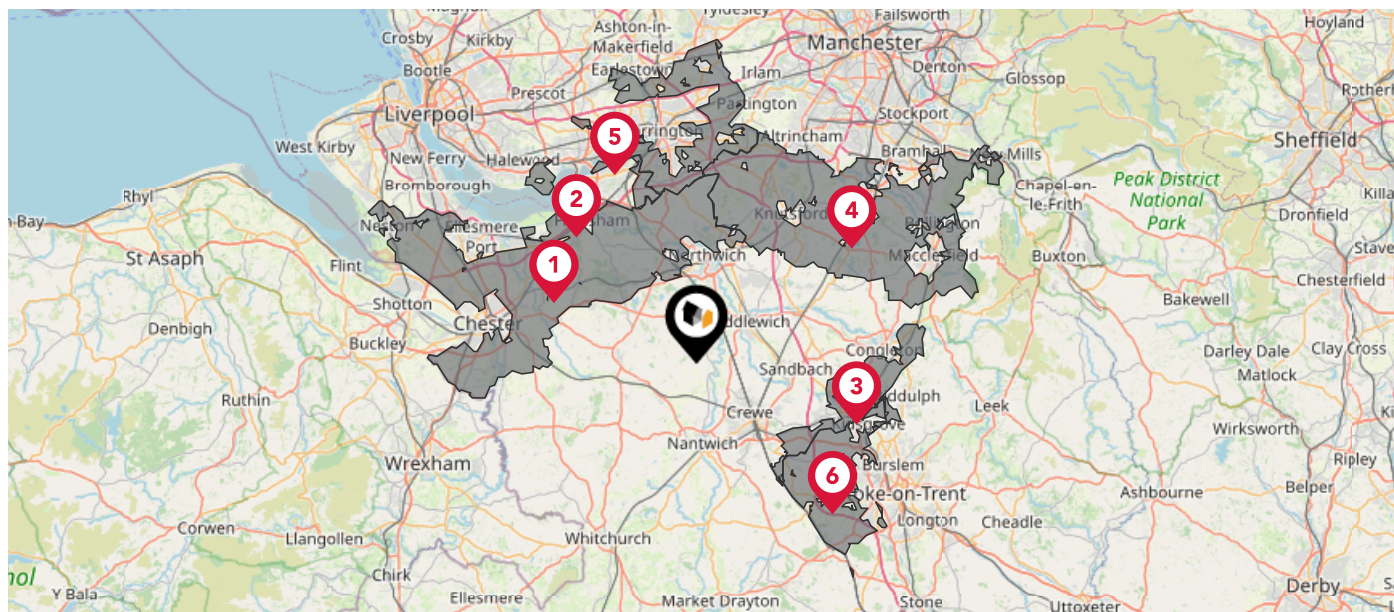
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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

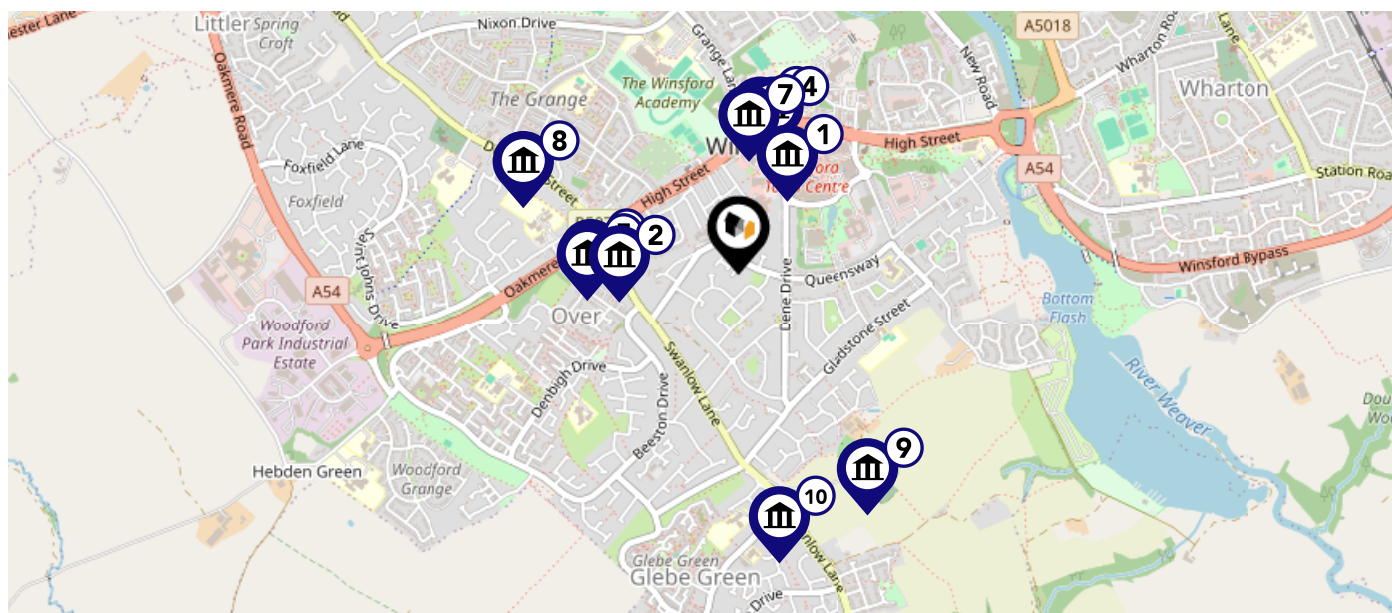
1	Tipping at Dock House-Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
2	Bottom Flash-Winsford	Historic Landfill	<input type="checkbox"/>
3	Wades Lane Tip-Bradford Road, Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
4	New Road-Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
5	Rilshaw Lane Tip-Off Rilshaw Lane, Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
6	Meadow Bank Farm-Bradford Road, Winsford, Cheshire, 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"/>













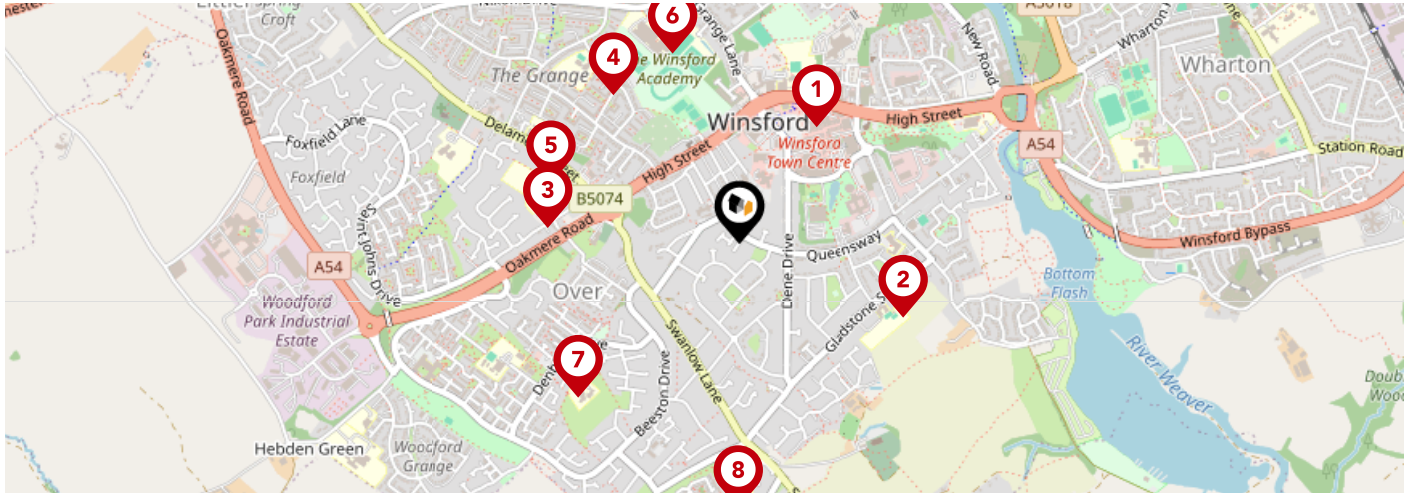
# Maps

## Listed Buildings

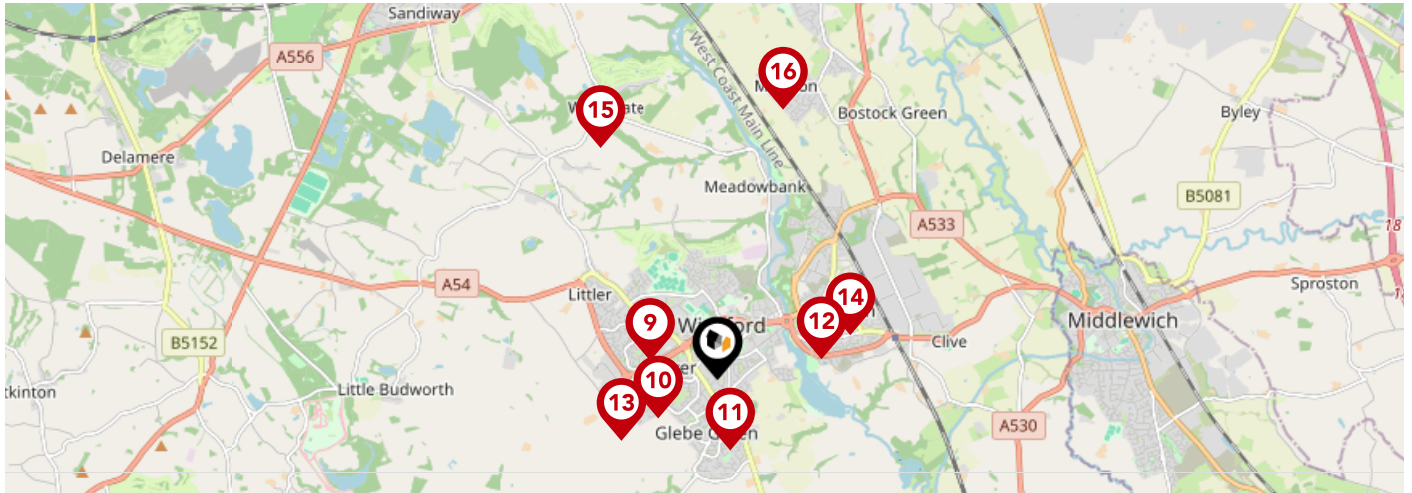
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1310406 - War Memorial	Grade II	0.2 miles
	1310382 - Dawk House	Grade II	0.3 miles
	1139218 - Verdin Building	Grade II	0.3 miles
	1329842 - Old Primary School Block At Verdin Comprehensive School	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
	1310409 - Brunner Guildhall	Grade II	0.3 miles
	1310425 - Cross Base And Lock-up	Grade II	0.5 miles
	1310386 - Cross Base In Churchyard Of St Chad	Grade II	0.6 miles
	1139179 - The Old Vicarage	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Winsford High Street Community Primary School</b> Ofsted Rating: Good   Pupils: 543   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St. Chad's Church of England Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 185   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Joseph's Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 337   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Grange Community Nursery and Primary School</b> Ofsted Rating: Good   Pupils: 160   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Over St John's CofE Primary School</b> Ofsted Rating: Good   Pupils: 129   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Winsford Academy</b> 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"/>
<b>7</b>	<b>Over Hall Community School</b> Ofsted Rating: Good   Pupils: 183   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Darnhall Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

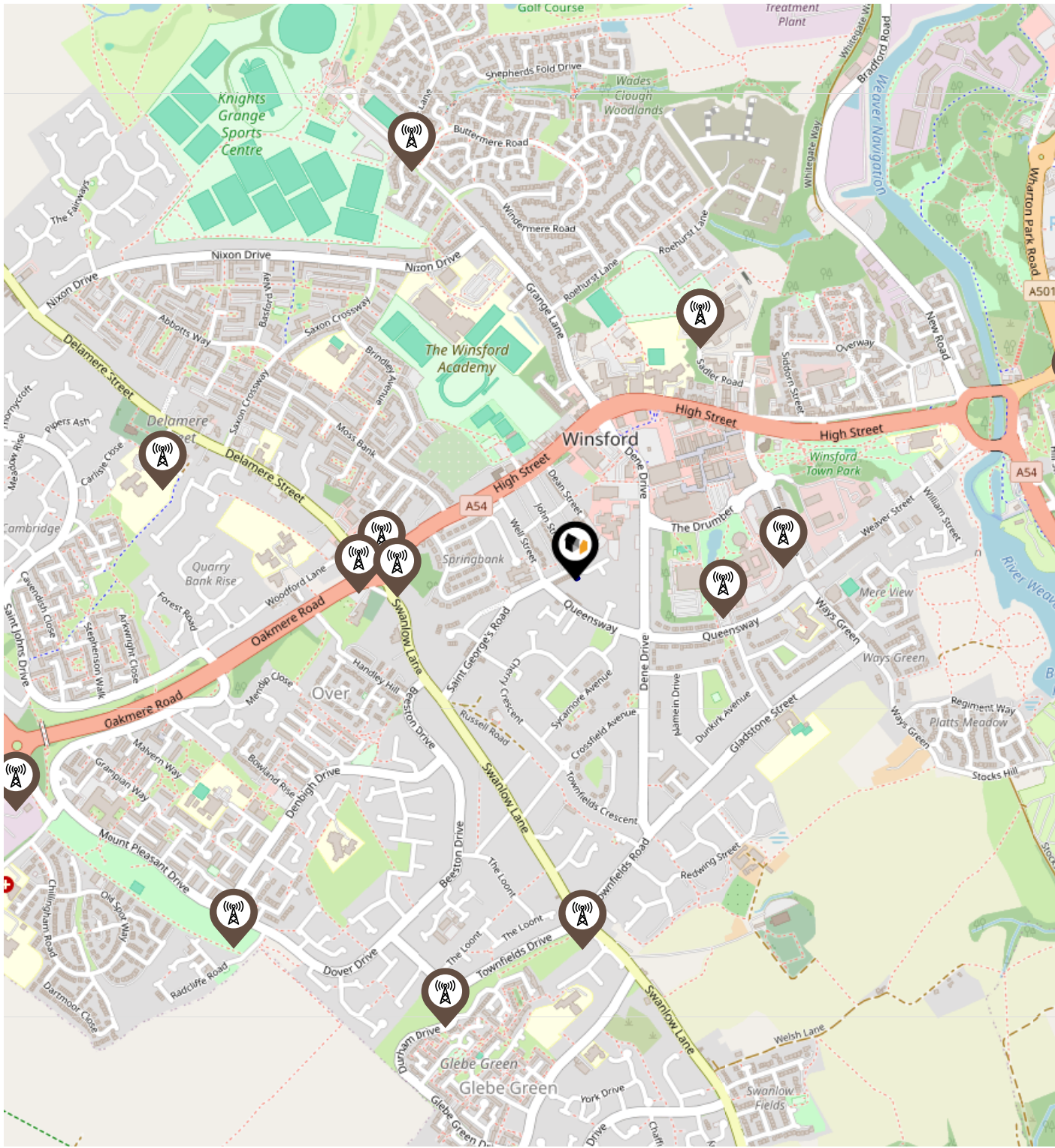


		Nursery	Primary	Secondary	College	Private
	<b>The Oak View Academy</b> Ofsted Rating: Good   Pupils: 150   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oaklands School</b> Ofsted Rating: Outstanding   Pupils: 168   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Jefferson House</b> Ofsted Rating: Outstanding   Pupils: 6   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wharton CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 283   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hebden Green Community School</b> Ofsted Rating: Outstanding   Pupils: 135   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willow Wood Community Nursery and Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitegate CofE Primary School</b> Ofsted Rating: Good   Pupils: 162   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moulton School</b> 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

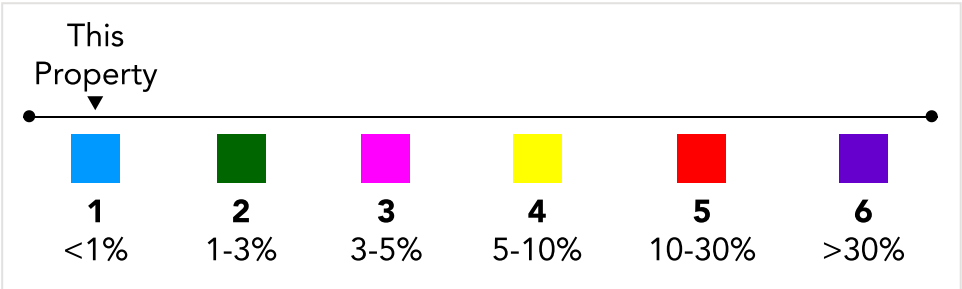
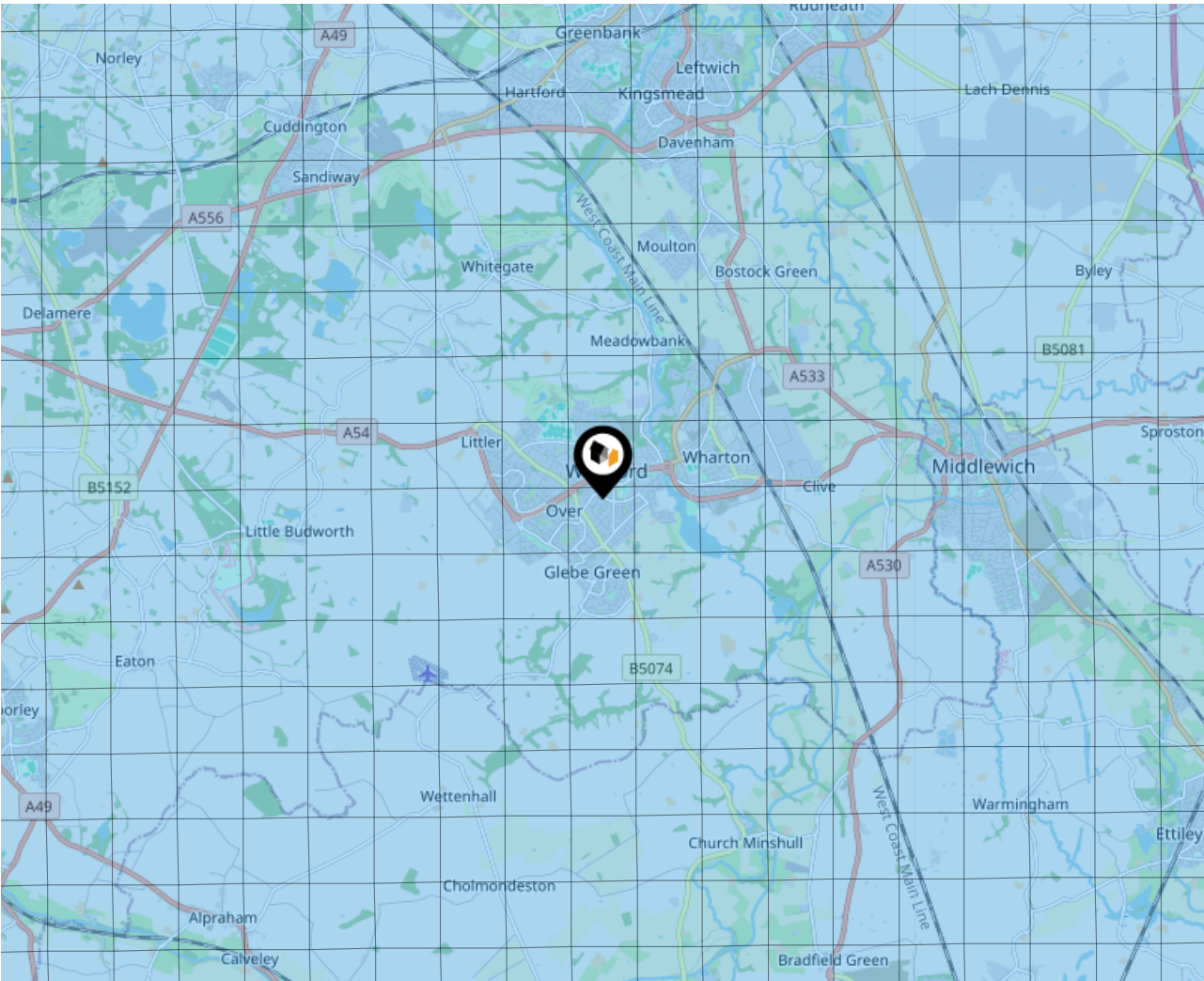


### Key:

-  Power Pylons
-  Communication Masts

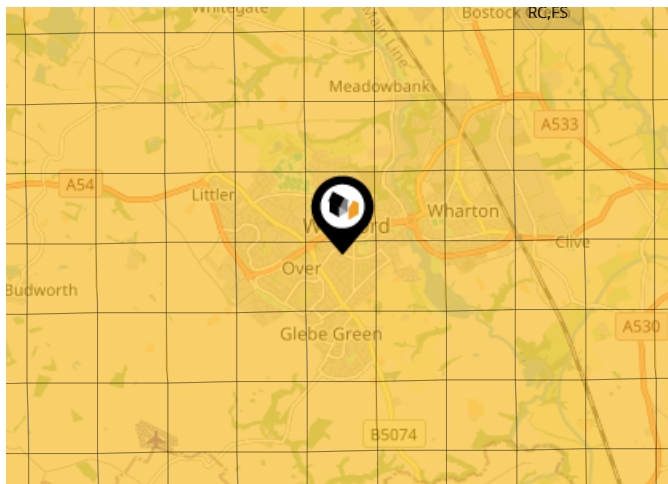
### What is Radon?

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)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



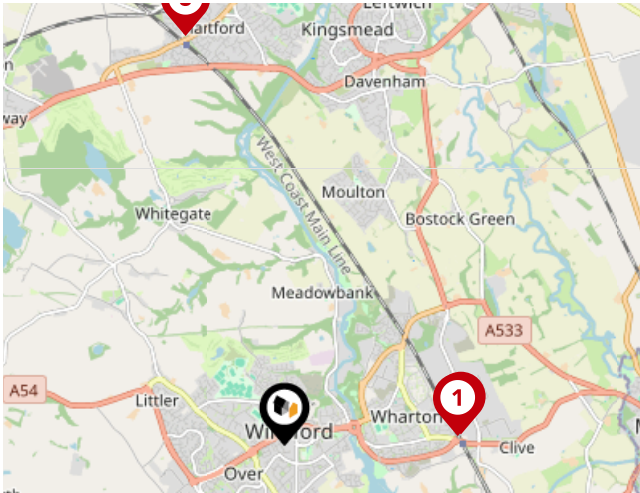
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



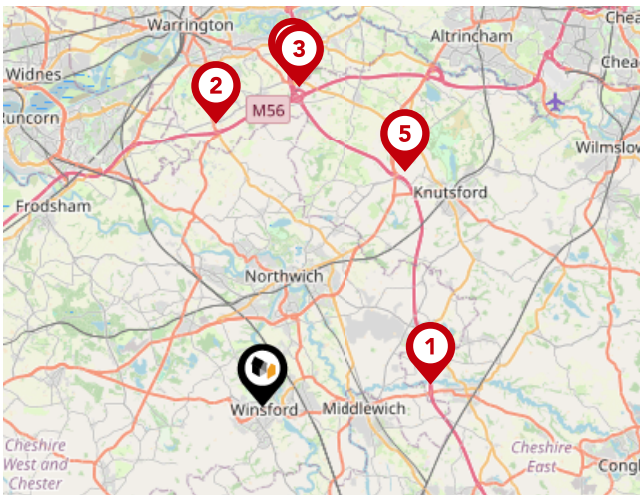
# Area

## Transport (National)



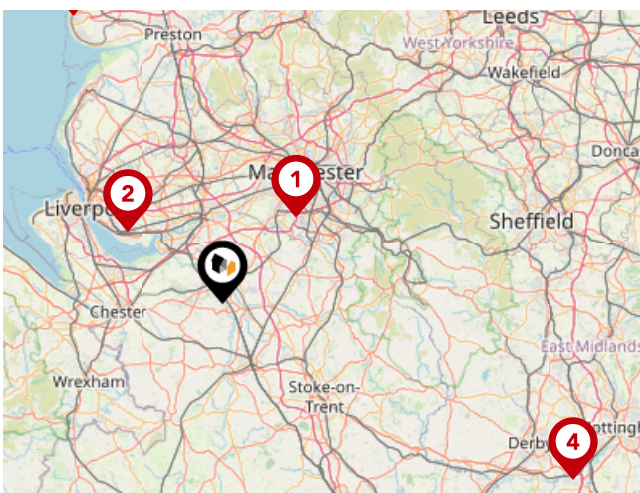
### National Rail Stations

Pin	Name	Distance
1	Winsford Rail Station	1.53 miles
2	Winsford Rail Station	1.56 miles
3	Hartford Rail Station	3.75 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J18	6.05 miles
2	M56 J10	10.19 miles
3	M56 J9	11.4 miles
4	M6 J20	11.64 miles
5	M6 J19	9.74 miles



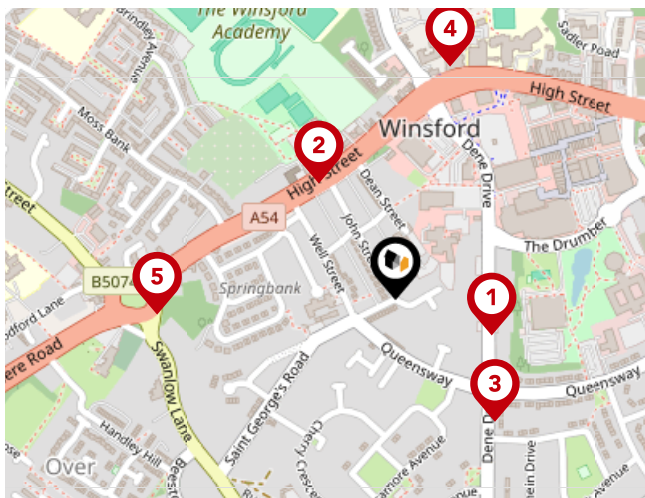
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.18 miles
2	Speke	16.85 miles
3	Highfield	45.81 miles
4	East Mids Airport	56 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.11 miles
2	Well Street	0.16 miles
3	Denesgate	0.17 miles
4	Guildhall	0.27 miles
5	Over Square	0.27 miles

# butters john bee

## 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

butters john bee<sup>bjb</sup>

#### butters john bee

181-183 Nantwich Road, Crewe, Cheshire,

CW2 6DF

01270 814950

cheshirerentals@bjbmail.com

www.buttersjohnbee.com



Valuation Office  
Agency



Royal Mail