

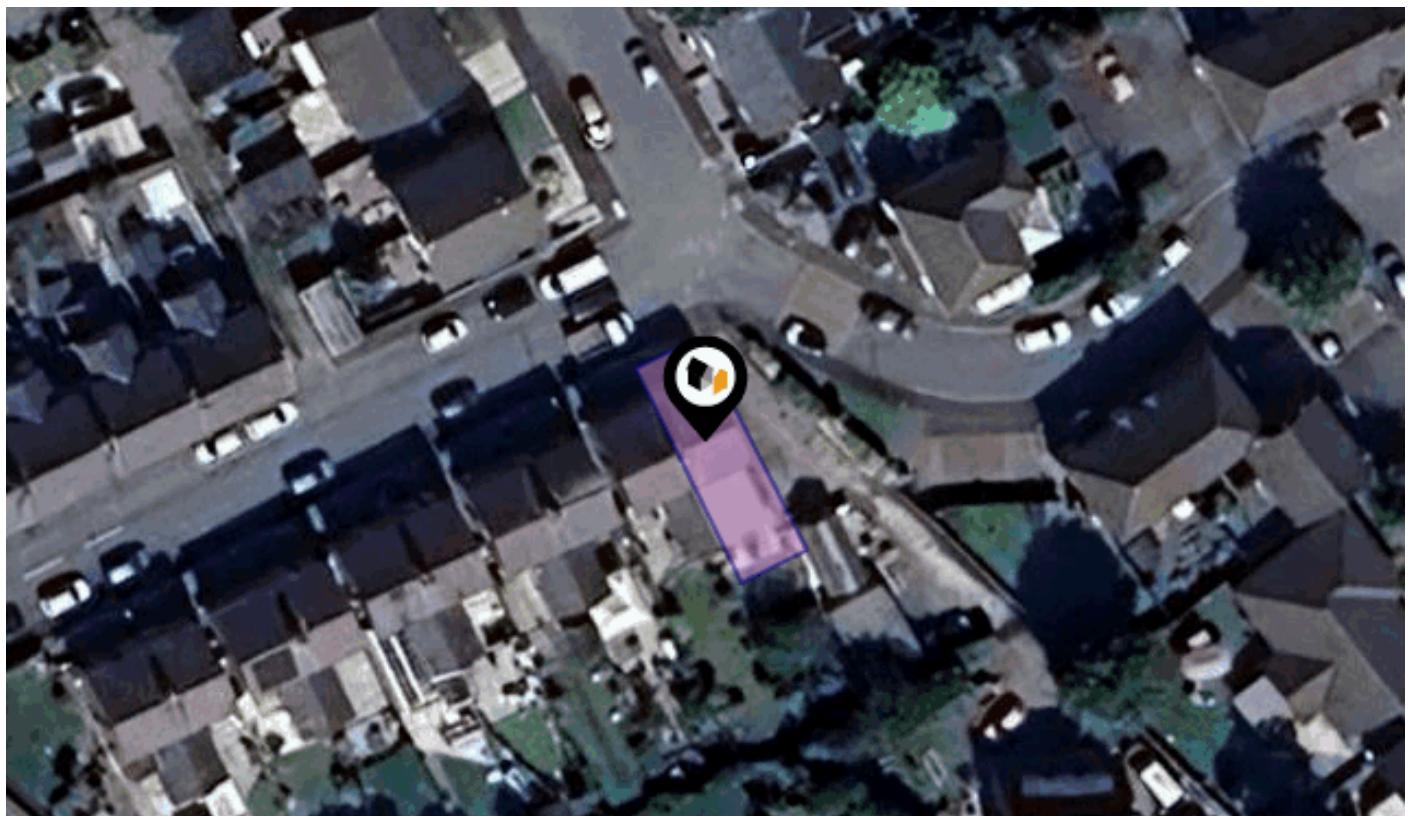


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th 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 Overview

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Property

Type: Semi-Detached House
Bedrooms: 3
Floor Area: 947 ft² / 88 m²
Plot Area: 0.03 acres
Year Built : 1900-1929
Council Tax : Band B
Annual Estimate: £1,860
Title Number: CH597497

Tenure: Freehold

Local Area

Local Authority: Cheshire west and chester
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

Very low
Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s



80
mb/s



8000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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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

Property EPC - Certificate

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CW7

Energy rating

C

Valid until 24.11.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

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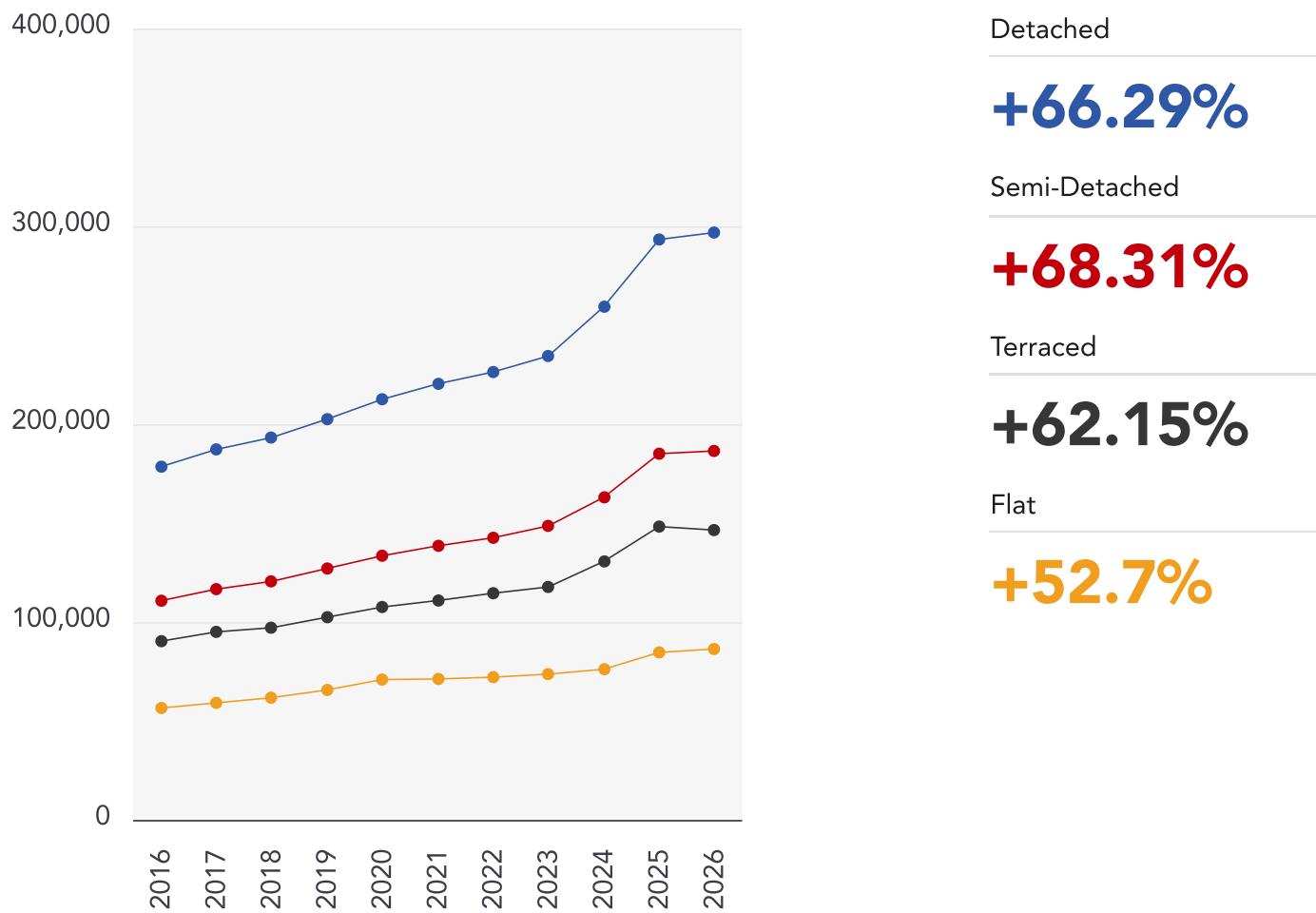
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	2
Open Fireplace:	0
Walls:	Solid brick, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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, insulated
Total Floor Area:	88 m ²

Market House Price Statistics

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

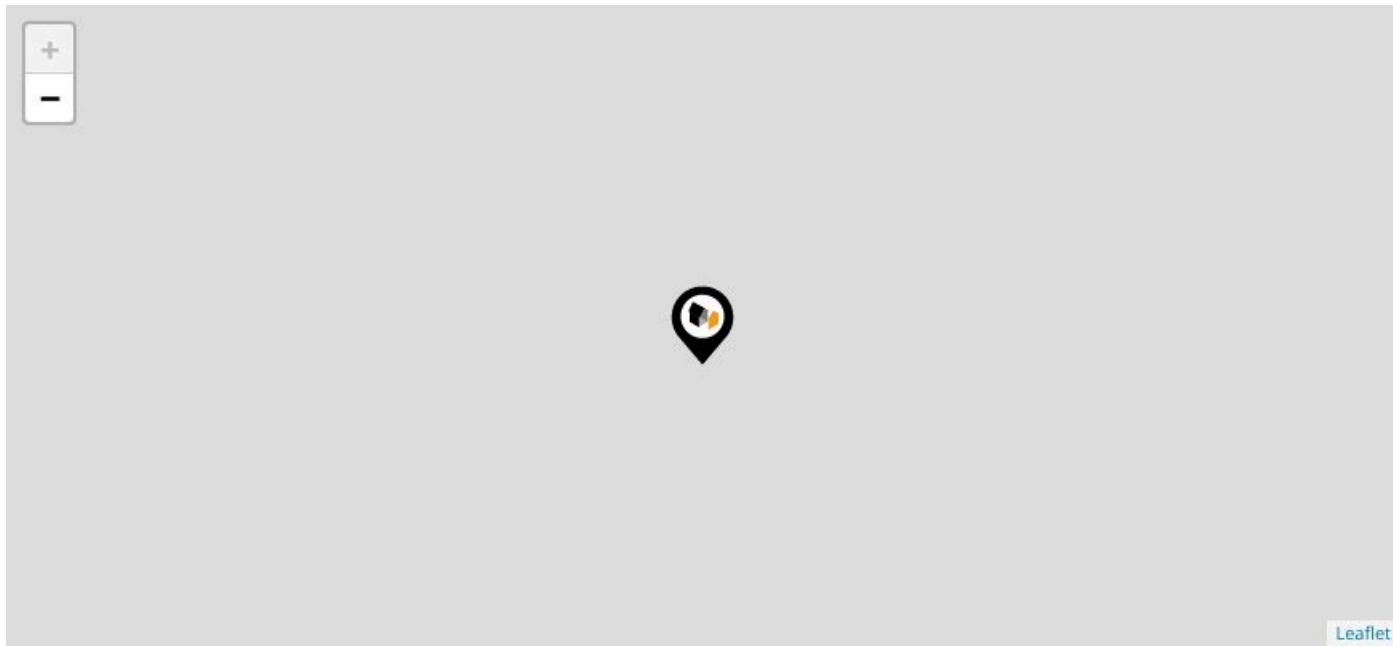


Maps

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.

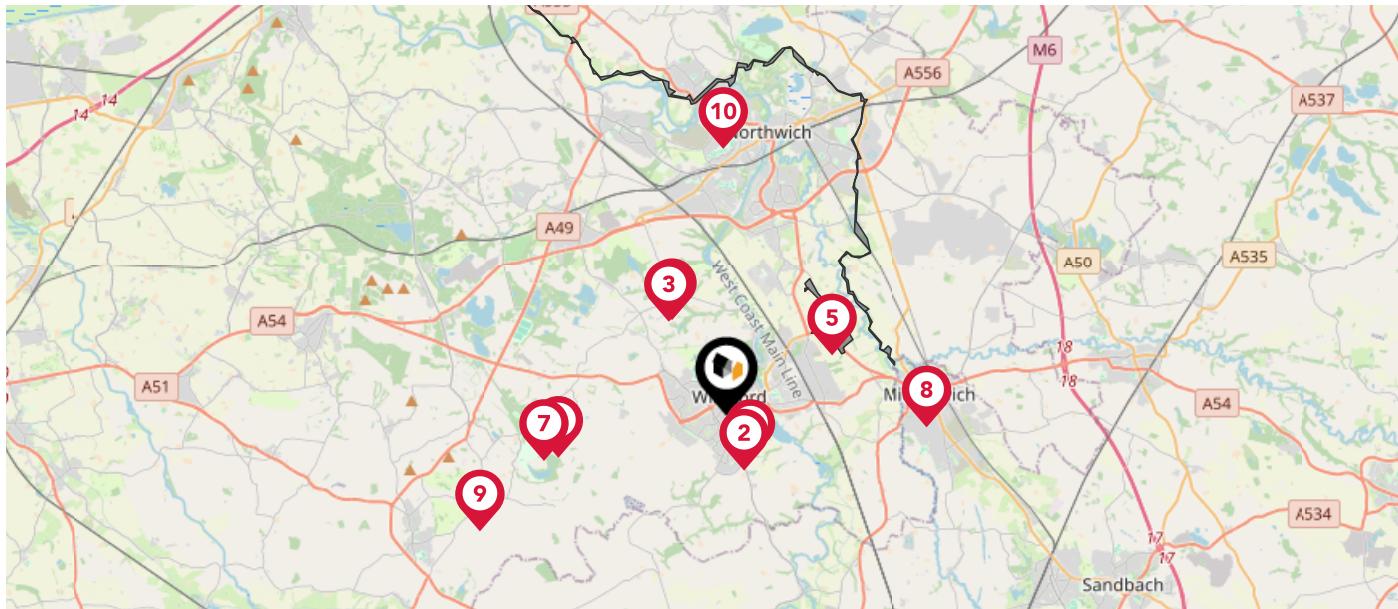
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



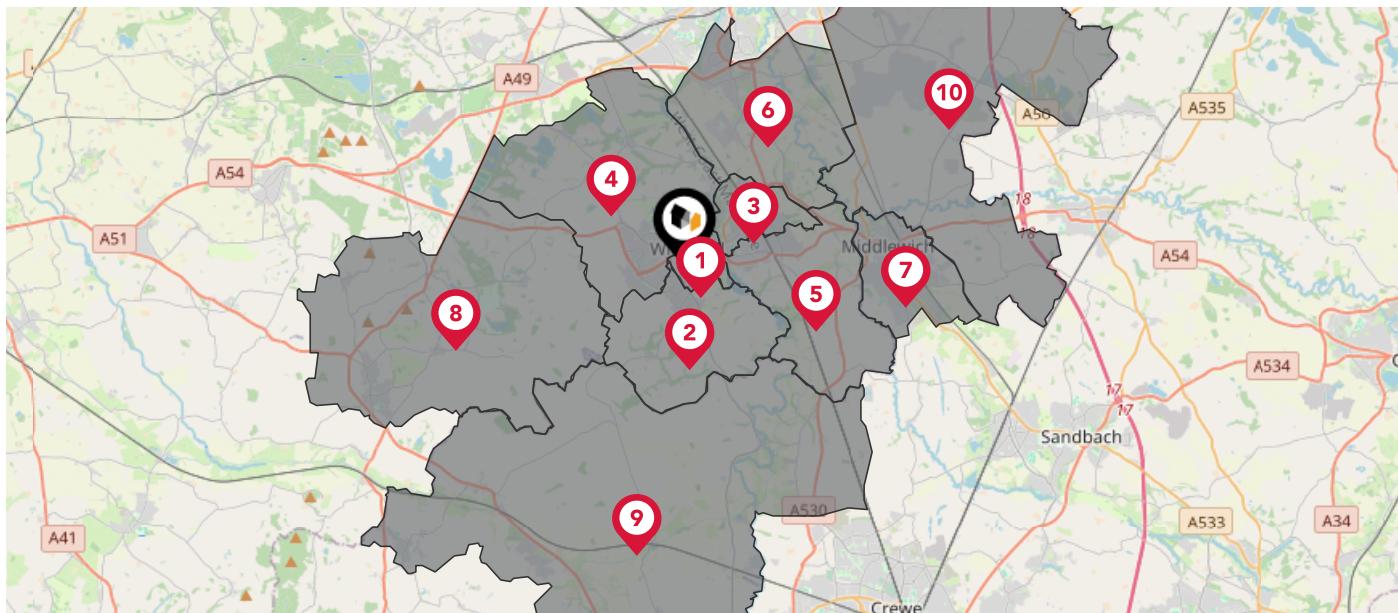
Nearby Conservation Areas

- 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



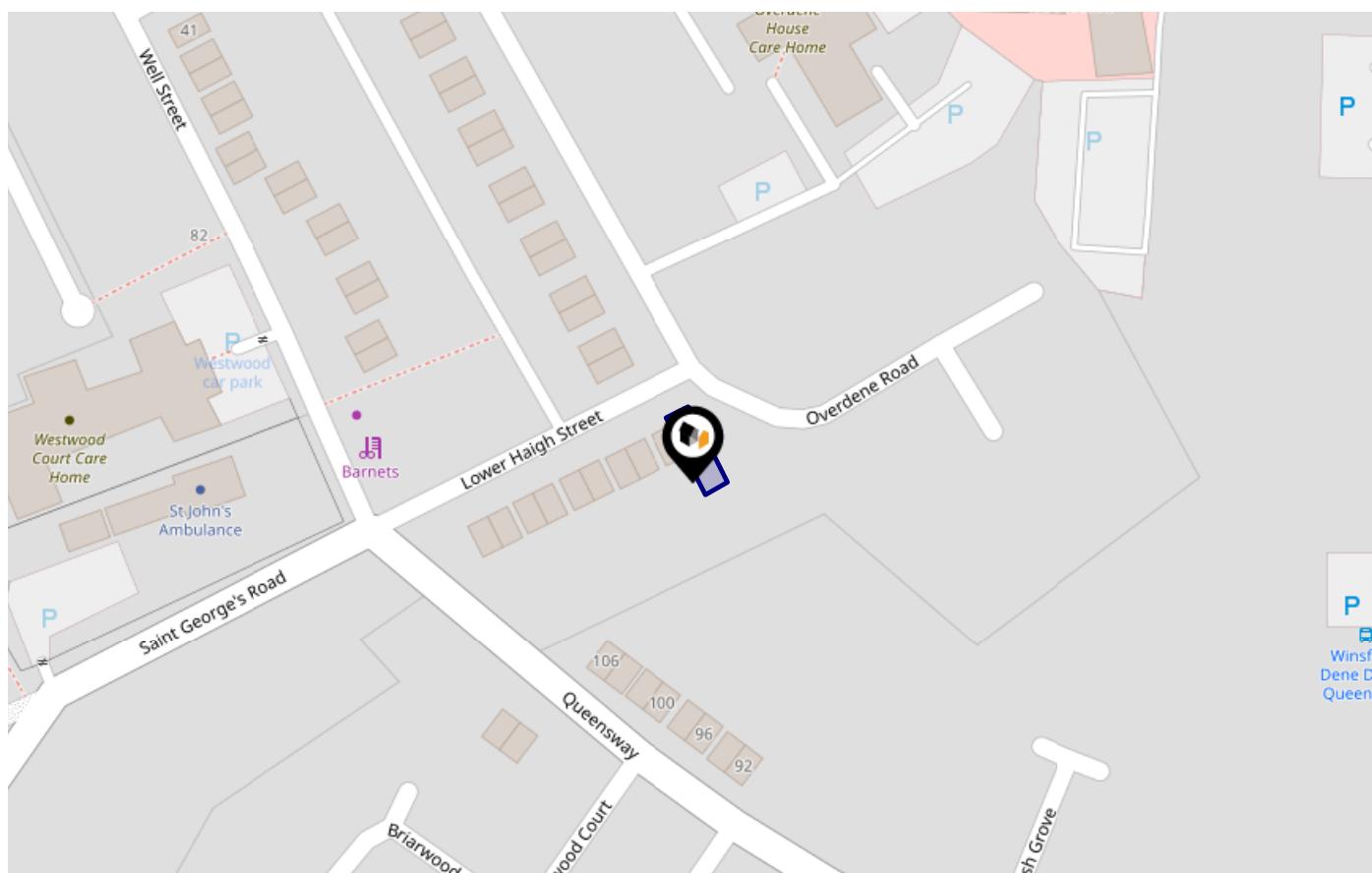
Nearby Council Wards

- 1 Winsford Dene Ward
- 2 Winsford Swanlow Ward
- 3 Winsford Wharton Ward
- 4 Winsford Over & Verdin Ward
- 5 Winsford Gravel Ward
- 6 Davenham, Moulton & Kingsmead Ward
- 7 Middlewich Ward
- 8 Tarporley Ward
- 9 Bunbury Ward
- 10 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.

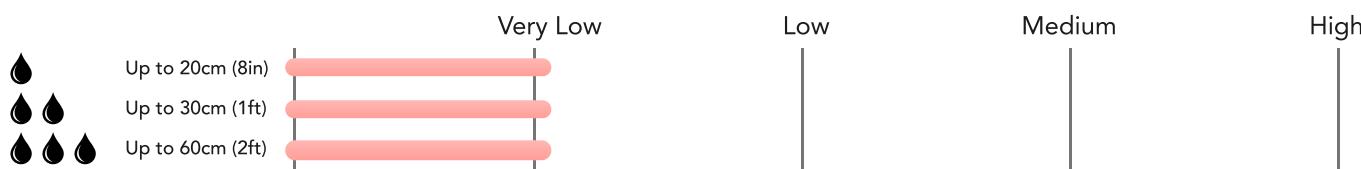


Risk Rating: Very low

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.

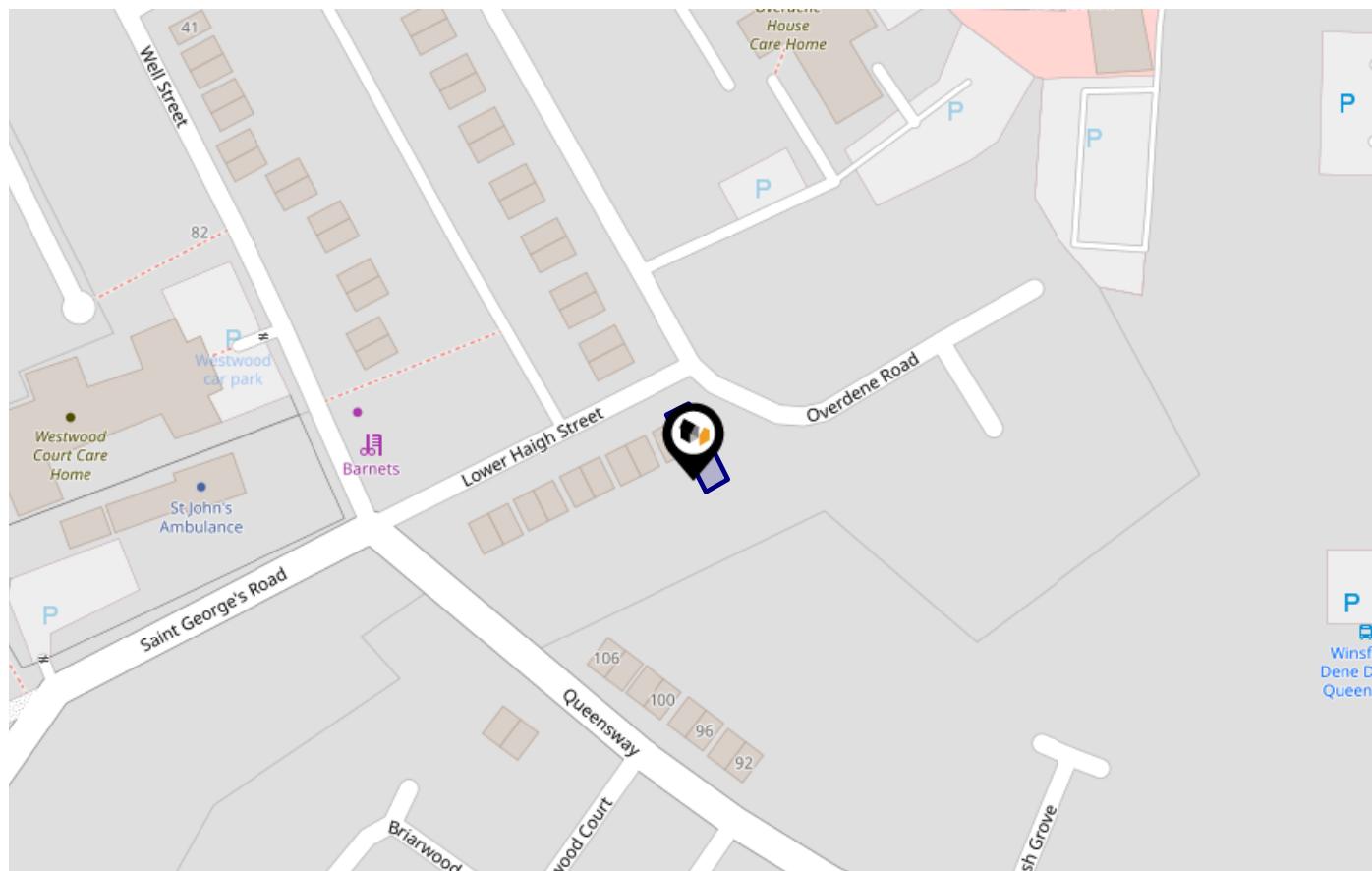
Chance of flooding to the following depths at this property:



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.

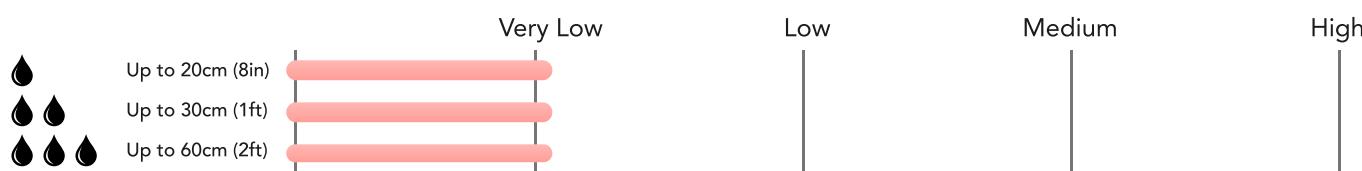


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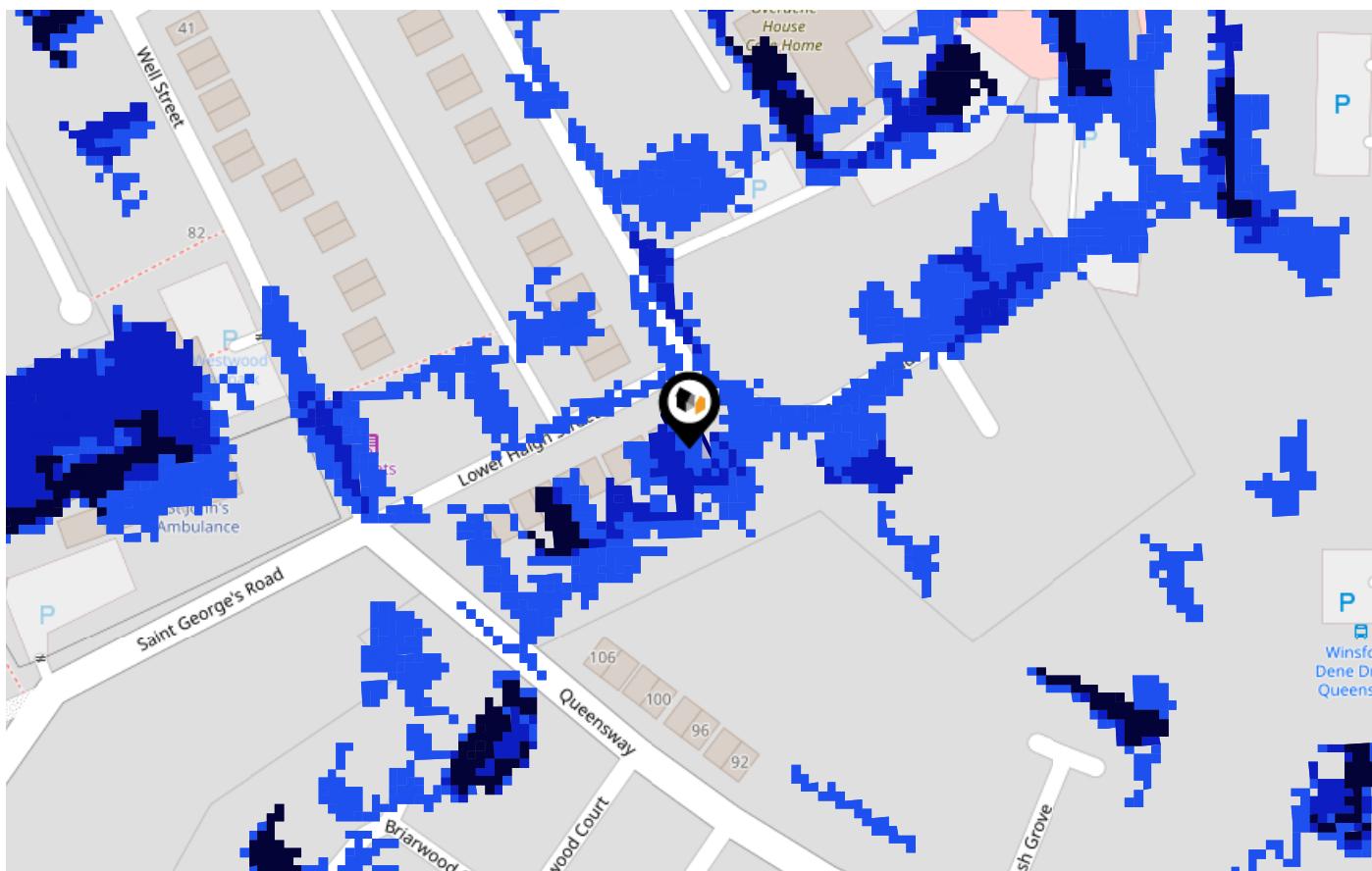
Chance of flooding to the following depths at this property:



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.

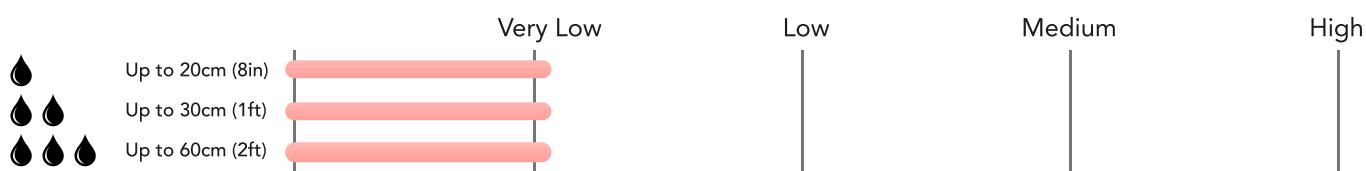


Risk Rating: Low

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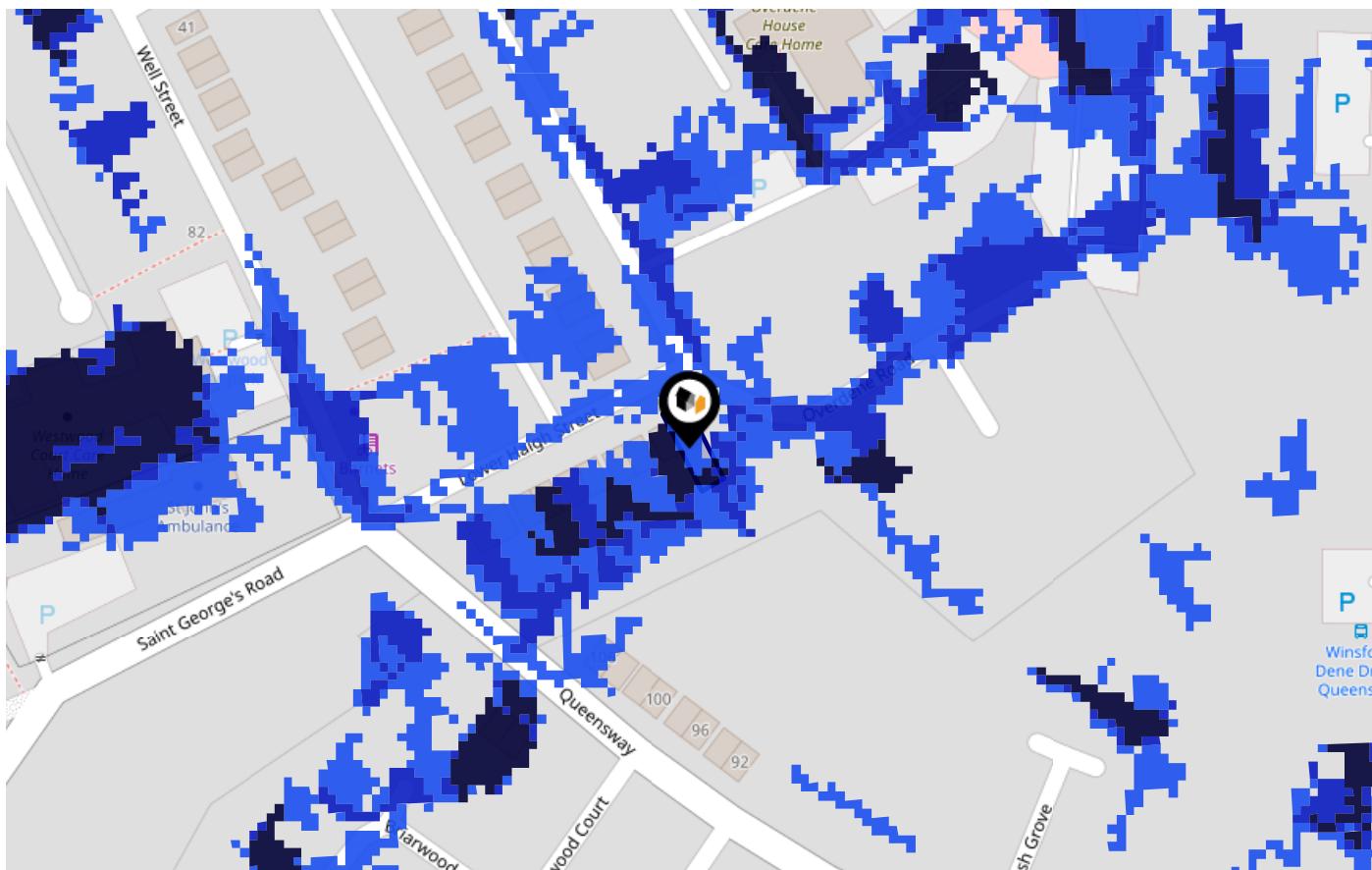
Chance of flooding to the following depths at this property:



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.

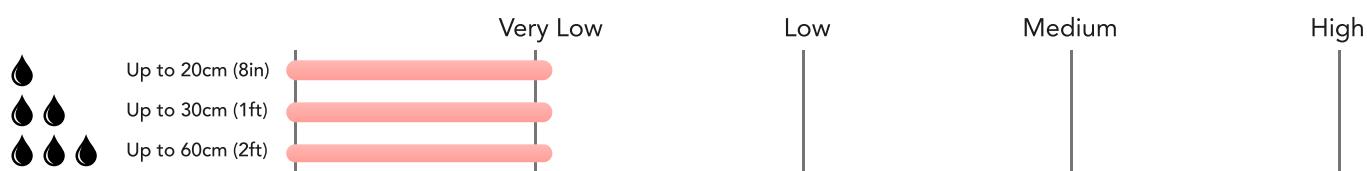


Risk Rating: Low

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Chance of flooding to the following depths at this property:

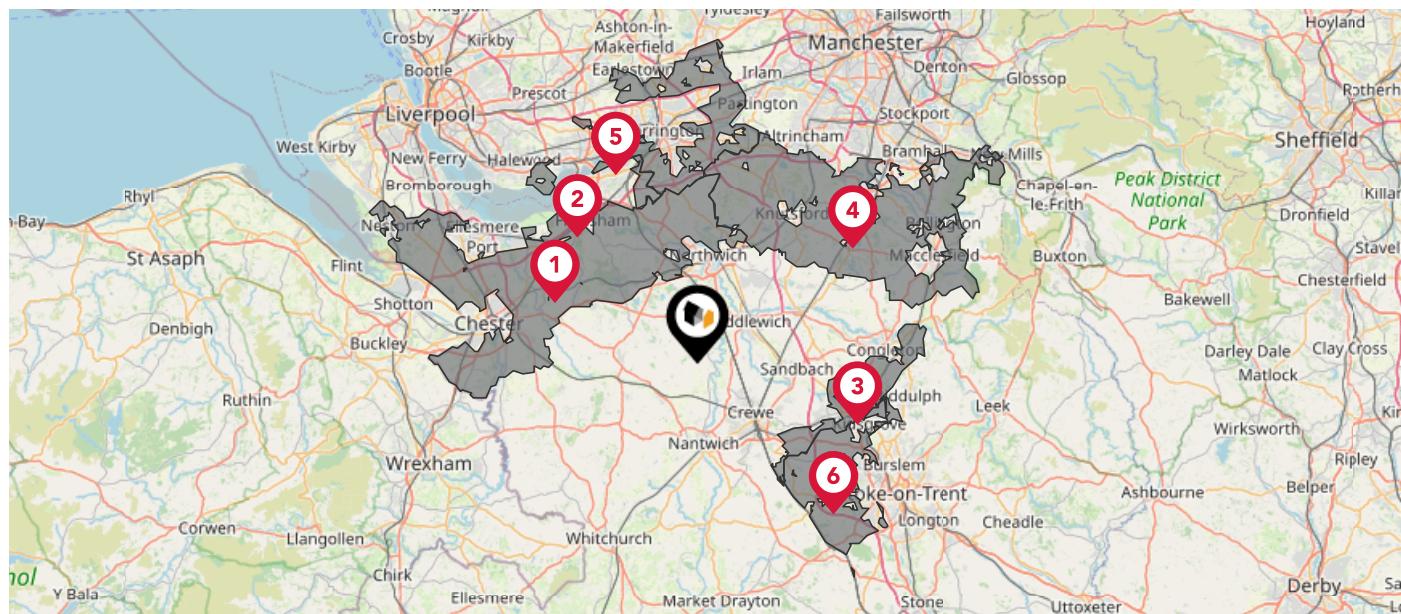


Maps

Green Belt

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



Nearby Green Belt Land



1 Merseyside and Greater Manchester Green Belt - Cheshire West and Chester



2 Merseyside and Greater Manchester Green Belt - Halton



3 Stoke-on-Trent Green Belt - Cheshire East



4 Merseyside and Greater Manchester Green Belt - Cheshire East



5 Merseyside and Greater Manchester Green Belt - Warrington

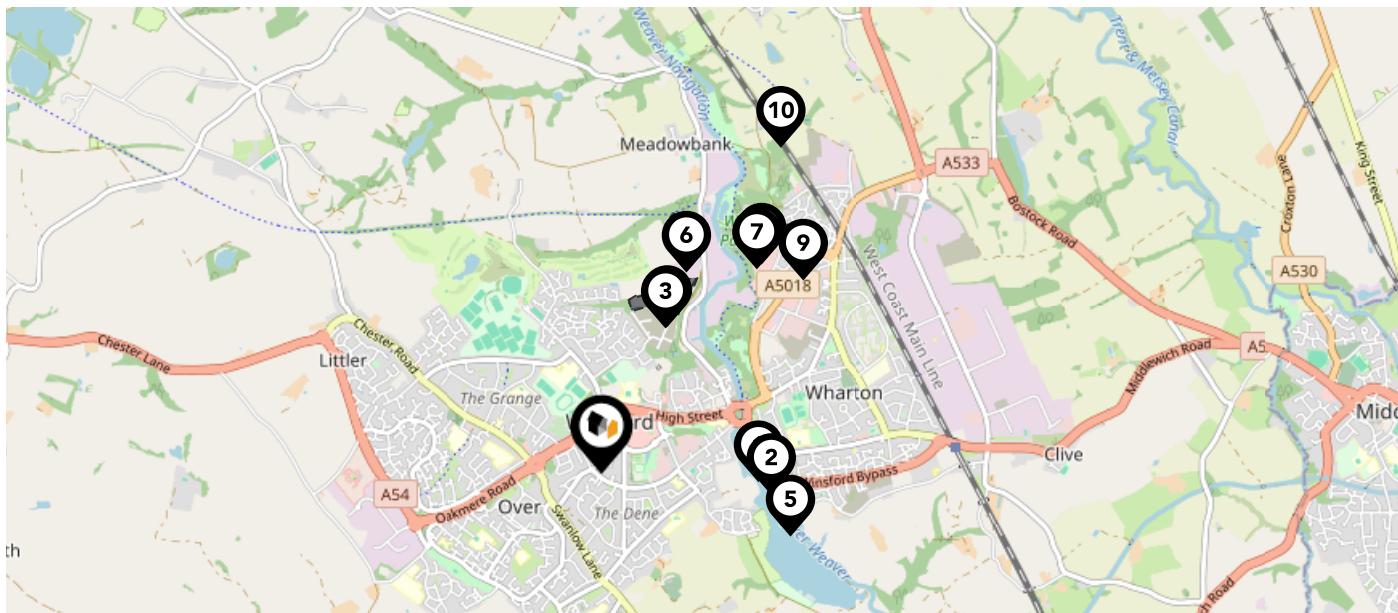


6 Stoke-on-Trent Green Belt - Newcastle-under-Lyme

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

Area Schools

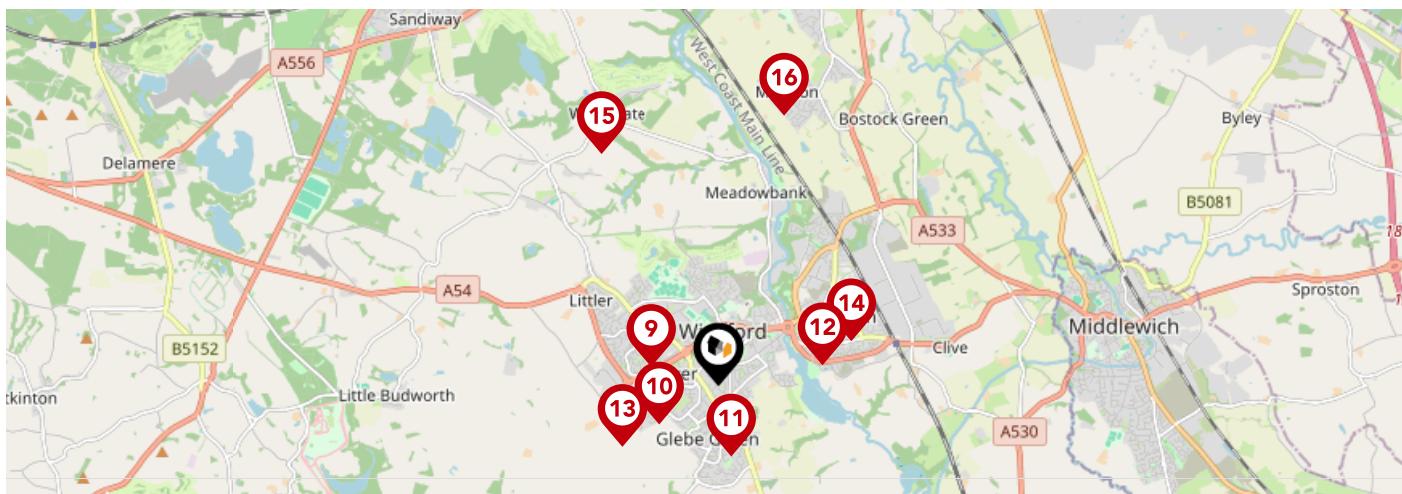


Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Winsford High Street Community Primary School	Good	543	0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St. Chad's Church of England Primary and Nursery School	Good	185	0.4	<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	Good	337	0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grange Community Nursery and Primary School	Good	160	0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Over St John's CofE Primary School	Good	129	0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Winsford Academy	Requires improvement	1089	0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Over Hall Community School	Good	183	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Darnhall Primary School	Good	446	0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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Nursery Primary Secondary College Private



The Oak View Academy

Ofsted Rating: Good | Pupils: 150 | Distance:0.63



Oaklands School

Ofsted Rating: Outstanding | Pupils: 168 | Distance:0.64



Jefferson House

Ofsted Rating: Outstanding | Pupils: 6 | Distance:0.64



Wharton CofE Primary School

Ofsted Rating: Requires improvement | Pupils: 283 | Distance:0.94



Hebden Green Community School

Ofsted Rating: Outstanding | Pupils: 135 | Distance:1.01



Willow Wood Community Nursery and Primary School

Ofsted Rating: Good | Pupils: 0 | Distance:1.24



Whitegate CofE Primary School

Ofsted Rating: Good | Pupils: 162 | Distance:2.31



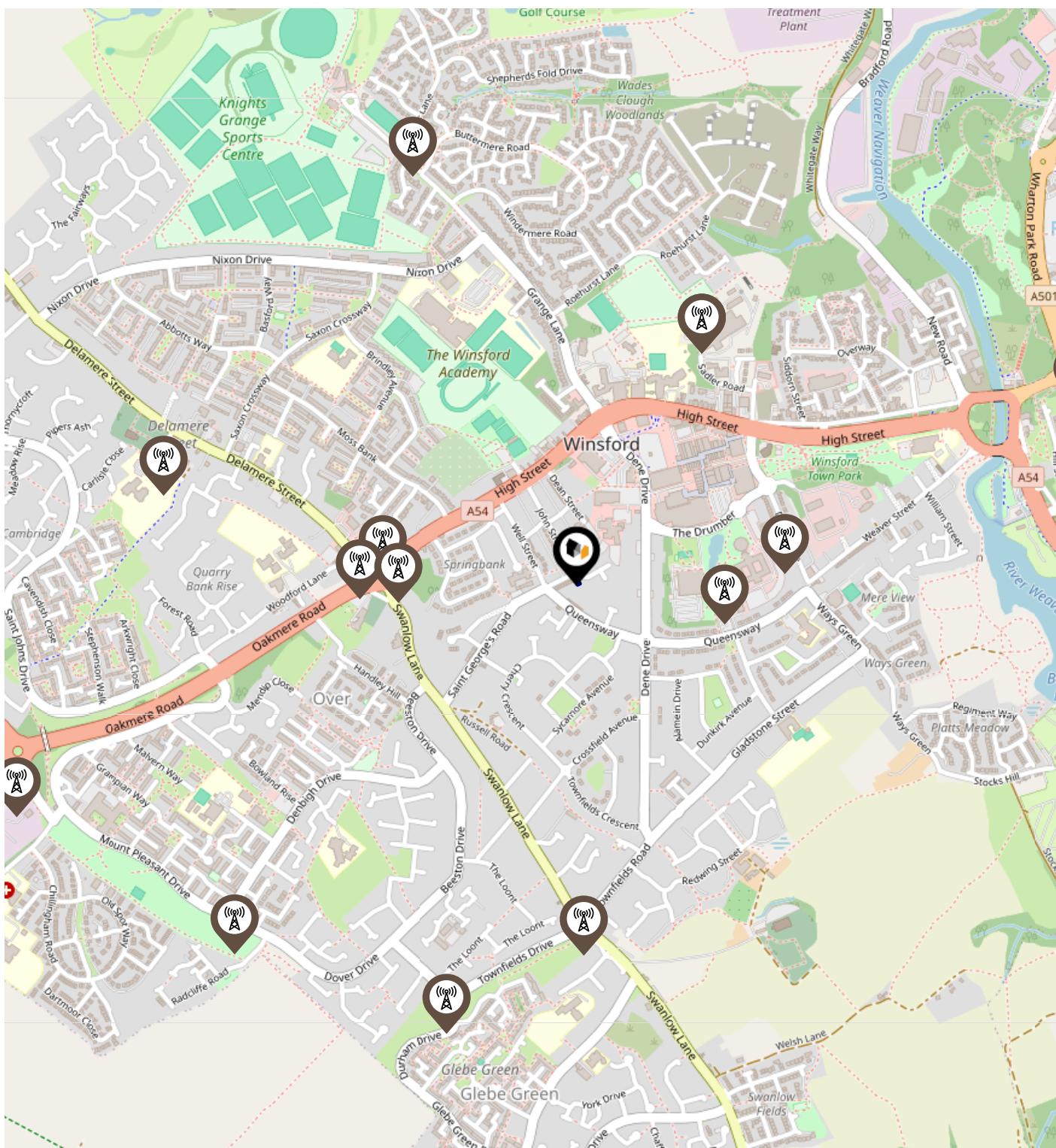
Moulton School

Ofsted Rating: Good | Pupils: 202 | Distance:2.47



Local Area Masts & Pylons

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Key:

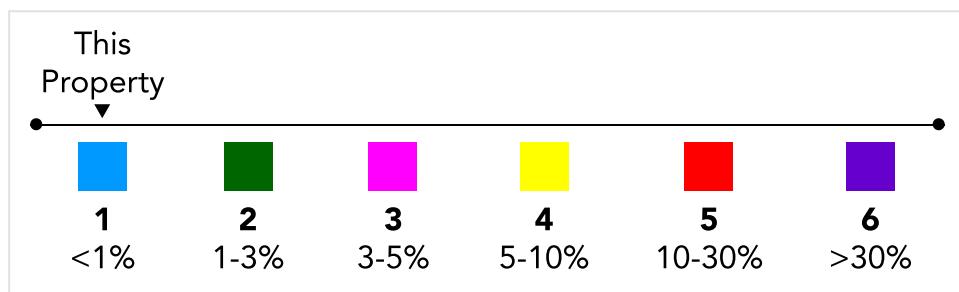
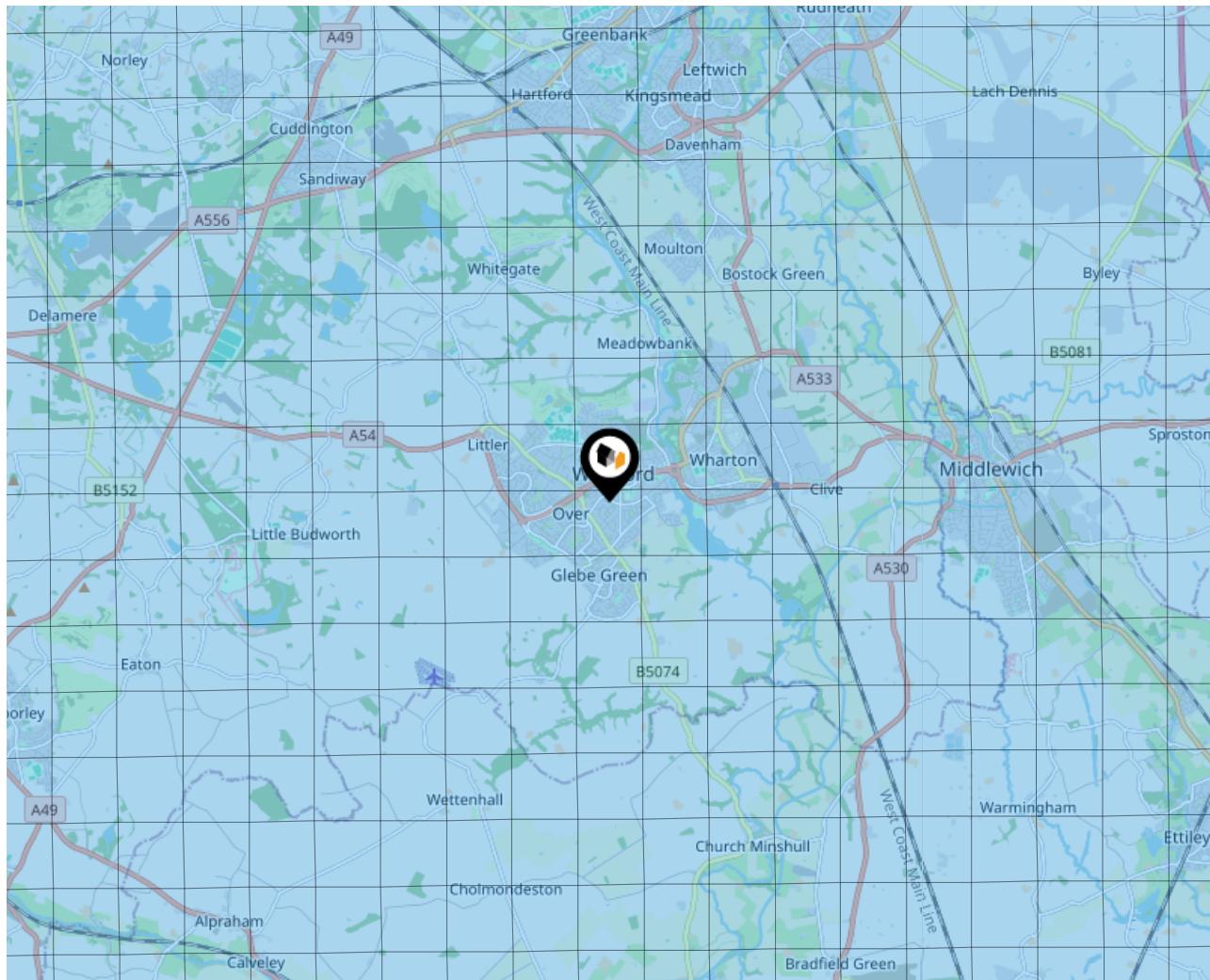
-  Power Pylons
-  Communication Masts

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).

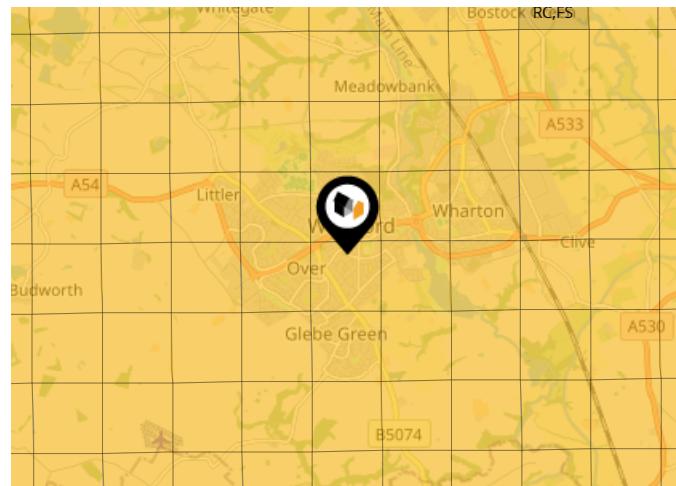


Environment Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

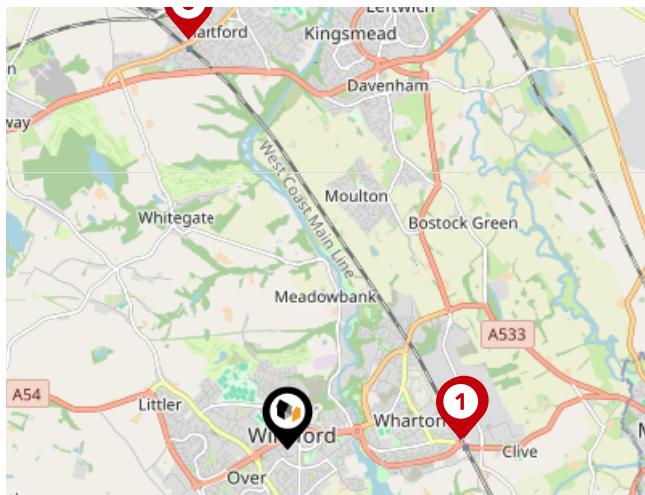
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

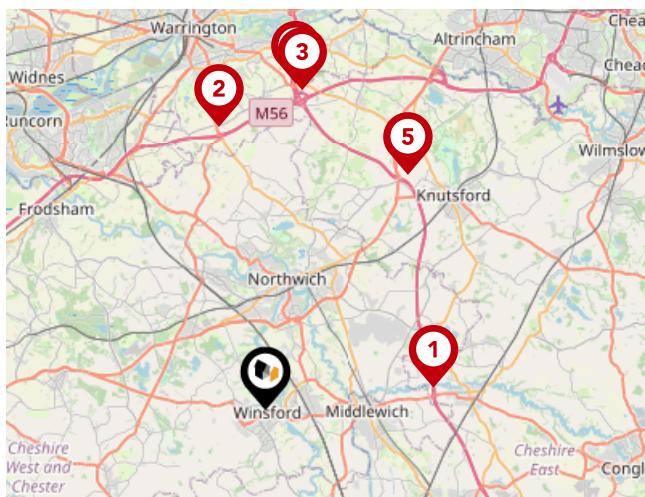
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	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)

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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

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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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Land Registry

