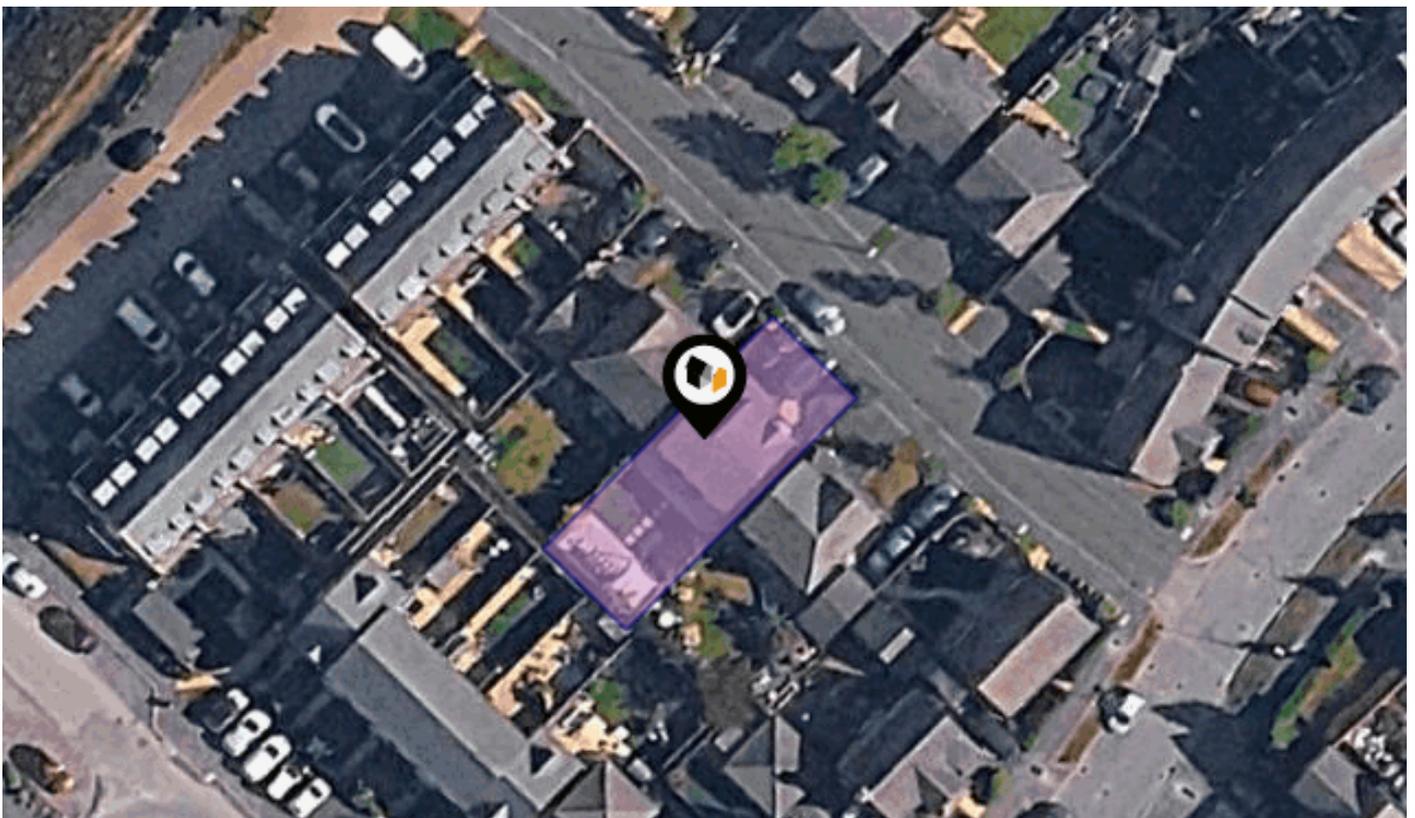




See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Thursday 19th March 2026**



**SNAPE ROW, NORTHWICH, CW8**

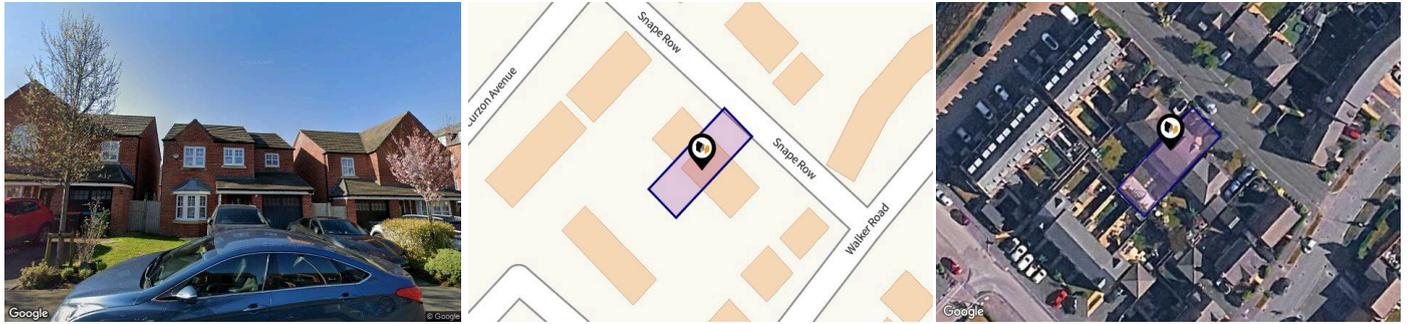
**butters john bee**

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

01270 814950

chshirerentals@bjbmail.com

www.buttersjohnbee.com



## Property

<b>Type:</b>	Detached House	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,392		
<b>Title Number:</b>	CH671356		

## Local Area

<b>Local Authority:</b>	Cheshire west and chester
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>53</b> mb/s	<b>2000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

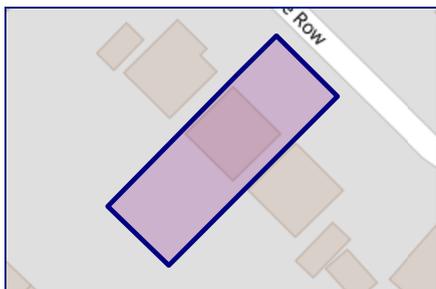
## This Address

Planning records for: *Snape Row, Northwich, CW8*

<b>Reference - 23/01879/HHE</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th June 2023
<b>Description:</b>	Single storey rear extension

## Freehold Title Plan

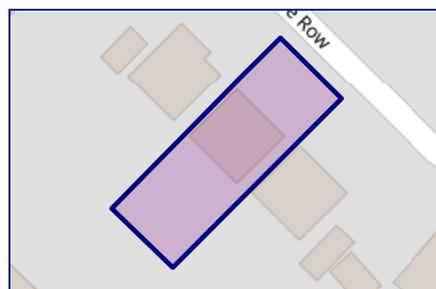
---



**CH671354**

## Leasehold Title Plan

---



**CH671356**

Start Date: 10/05/2018  
End Date: 01/01/3012  
Lease Term: 999 years from 1 January 2013  
Term Remaining: 986 years

# Property EPC - Certificate

Snape Row, CW8

Energy rating

# C

Valid until 16.08.2030

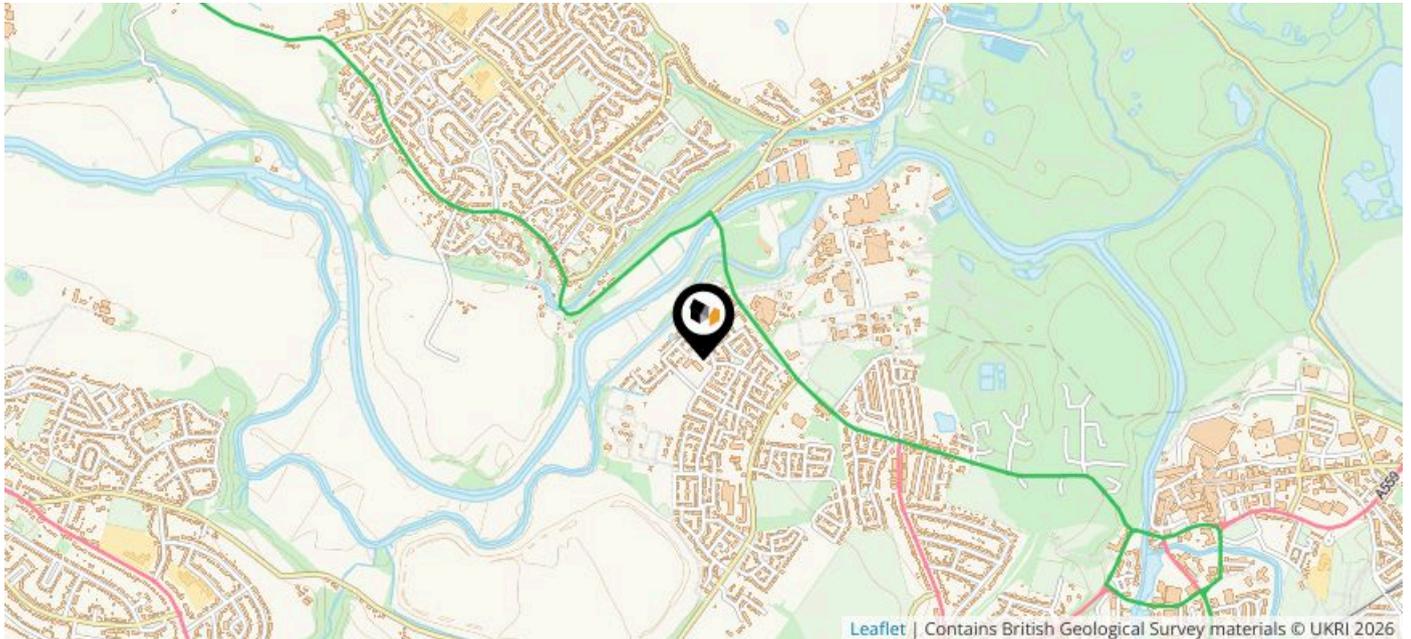
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	80   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.13 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.24 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	93 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



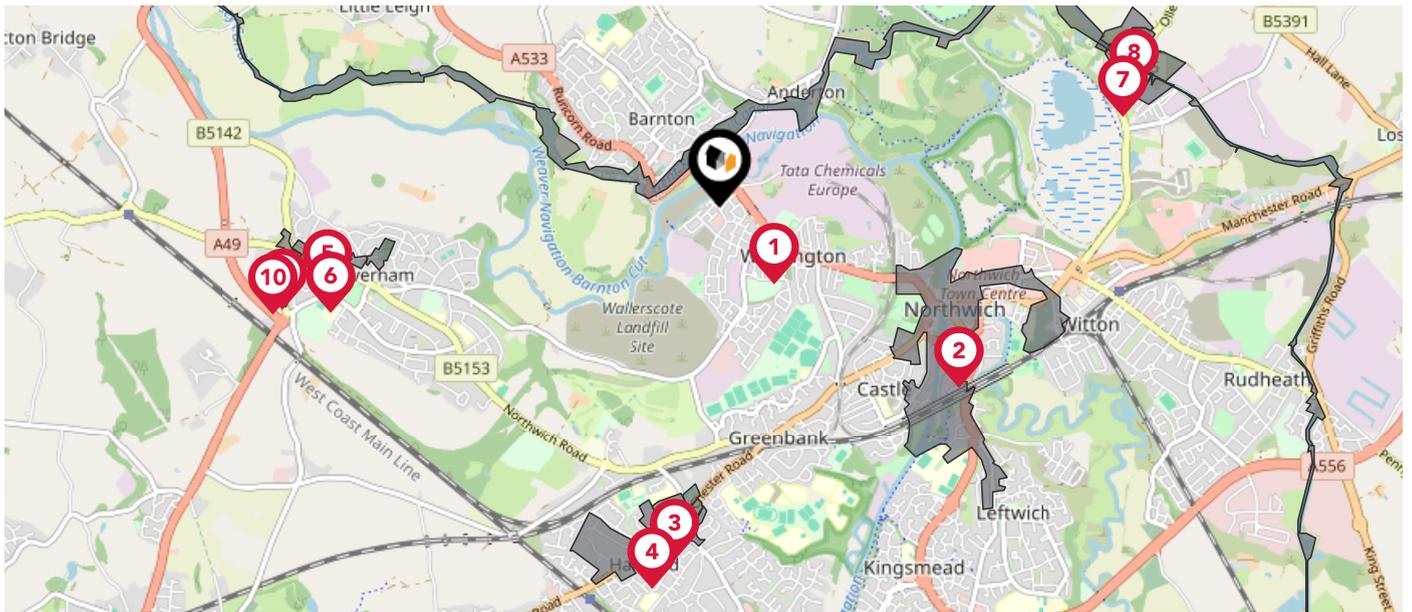
### Mine Entry

- ✕ 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.

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.



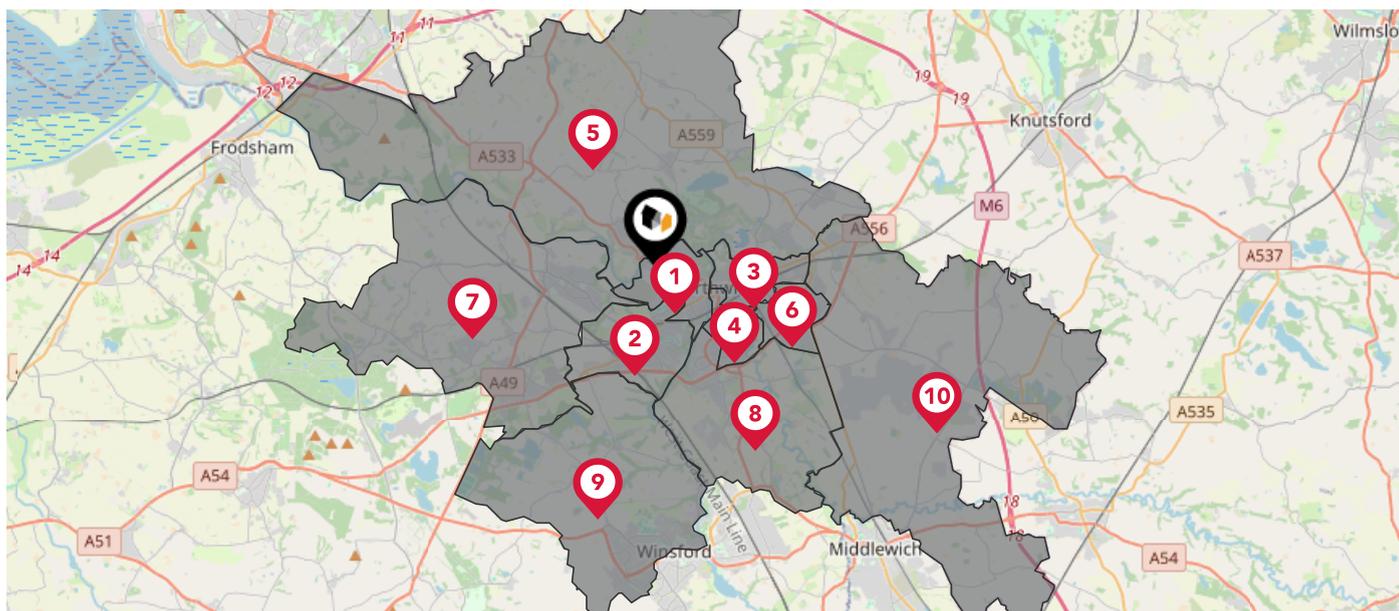
### Nearby Conservation Areas

- 1 Trent and Mersey Canal Conservation Area
- 2 Northwich Conservation Area
- 3 Hartford Conservation Area
- 4 Hartford Conservation Area
- 5 Weaverham (Village) Conservation Area
- 6 Weaverham (Village) Conservation Area
- 7 Marston (Lion Salt Works) Conservation Area
- 8 Marston (Lion Salt Works) Conservation Area
- 9 Weaverham (West Road) Conservation Area
- 10 Weaverham (West Road) 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



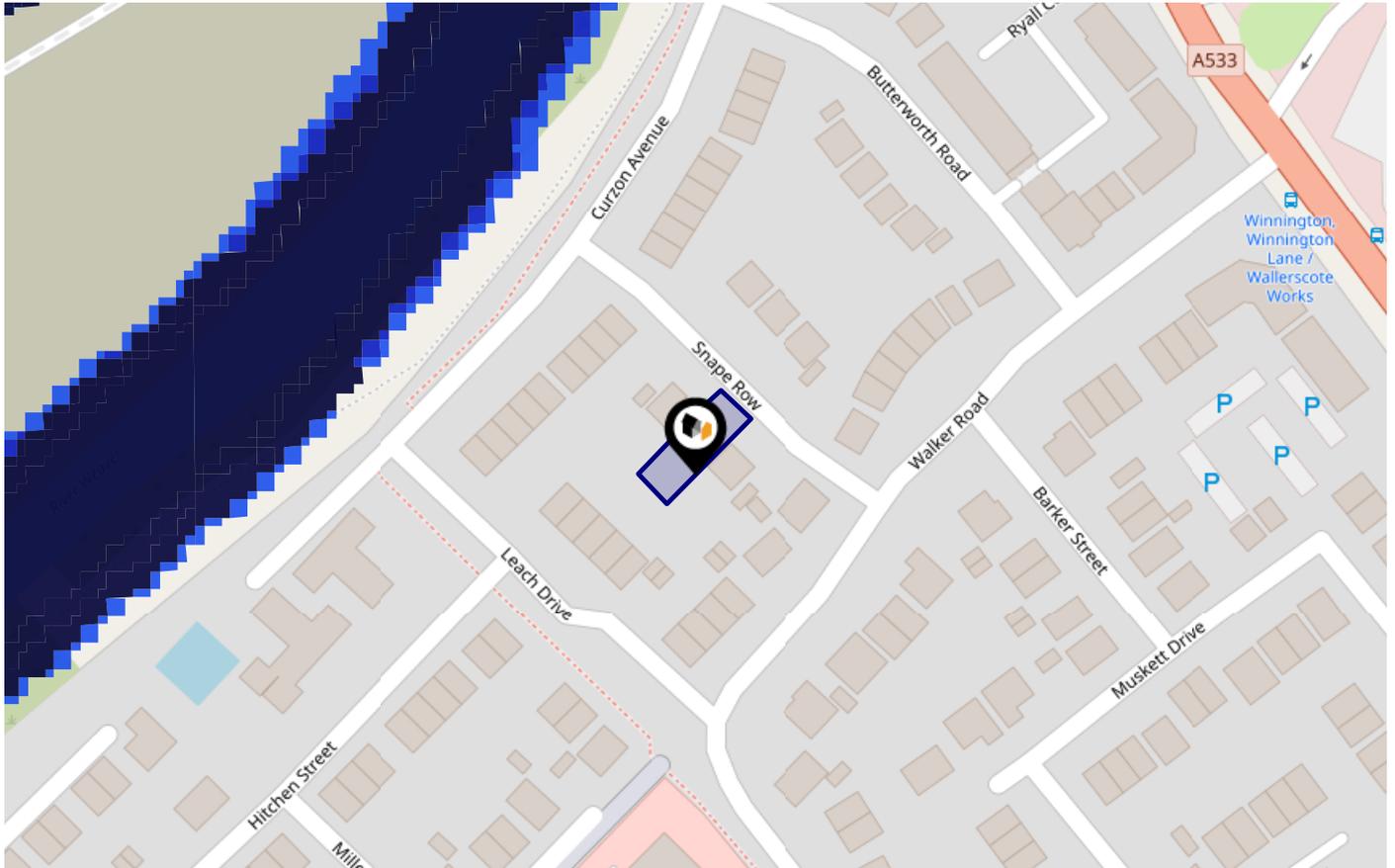
### Nearby Council Wards

- 1 Northwich Winnington & Castle Ward
- 2 Hartford & Greenbank Ward
- 3 Northwich Witton Ward
- 4 Northwich Leftwich Ward
- 5 Marbury Ward
- 6 Rudheath Ward
- 7 Weaver & Cuddington Ward
- 8 Davenham, Moulton & Kingsmead Ward
- 9 Winsford Over & Verdin 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.

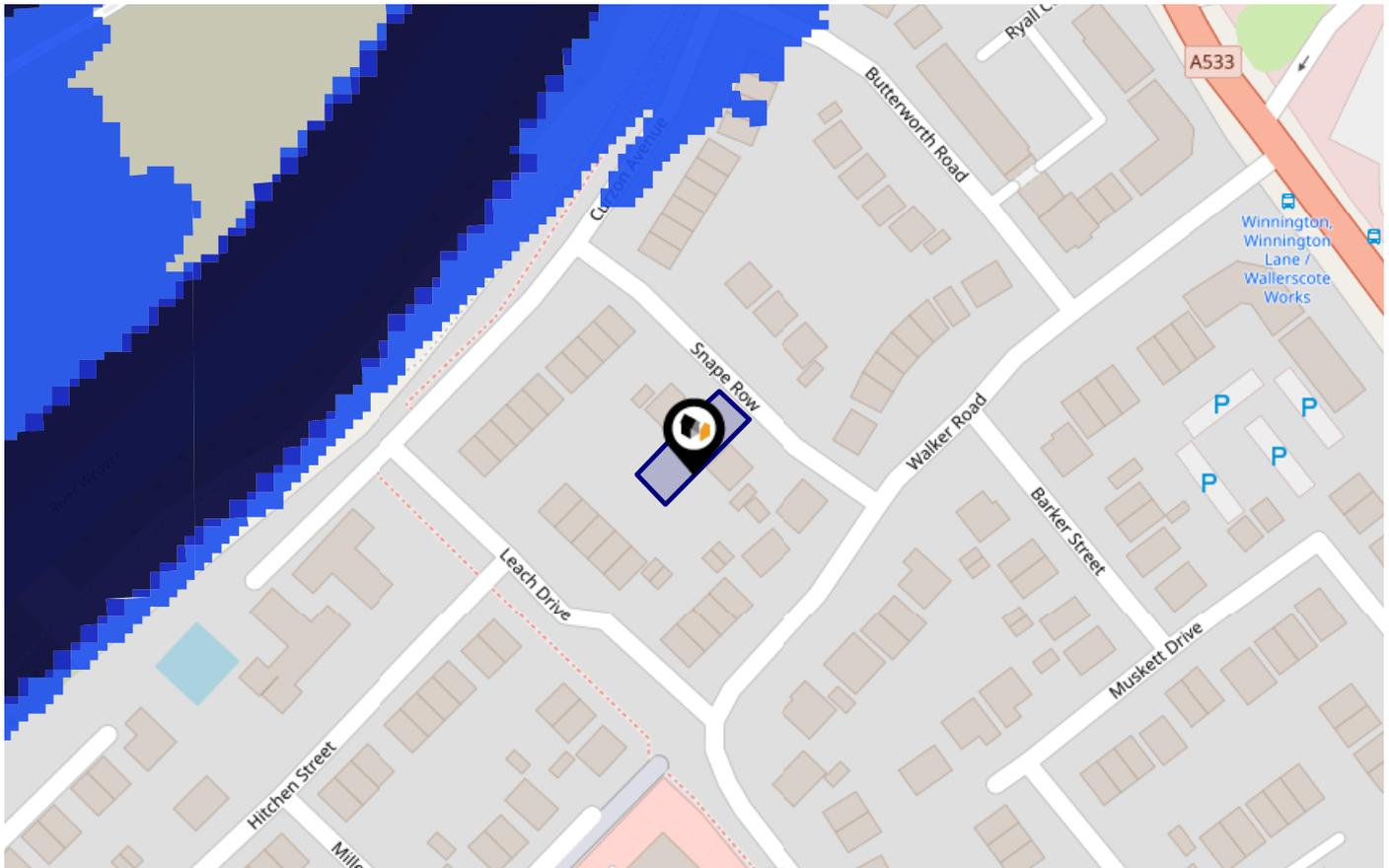
Chance of flooding to the following depths at this property:



# 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.



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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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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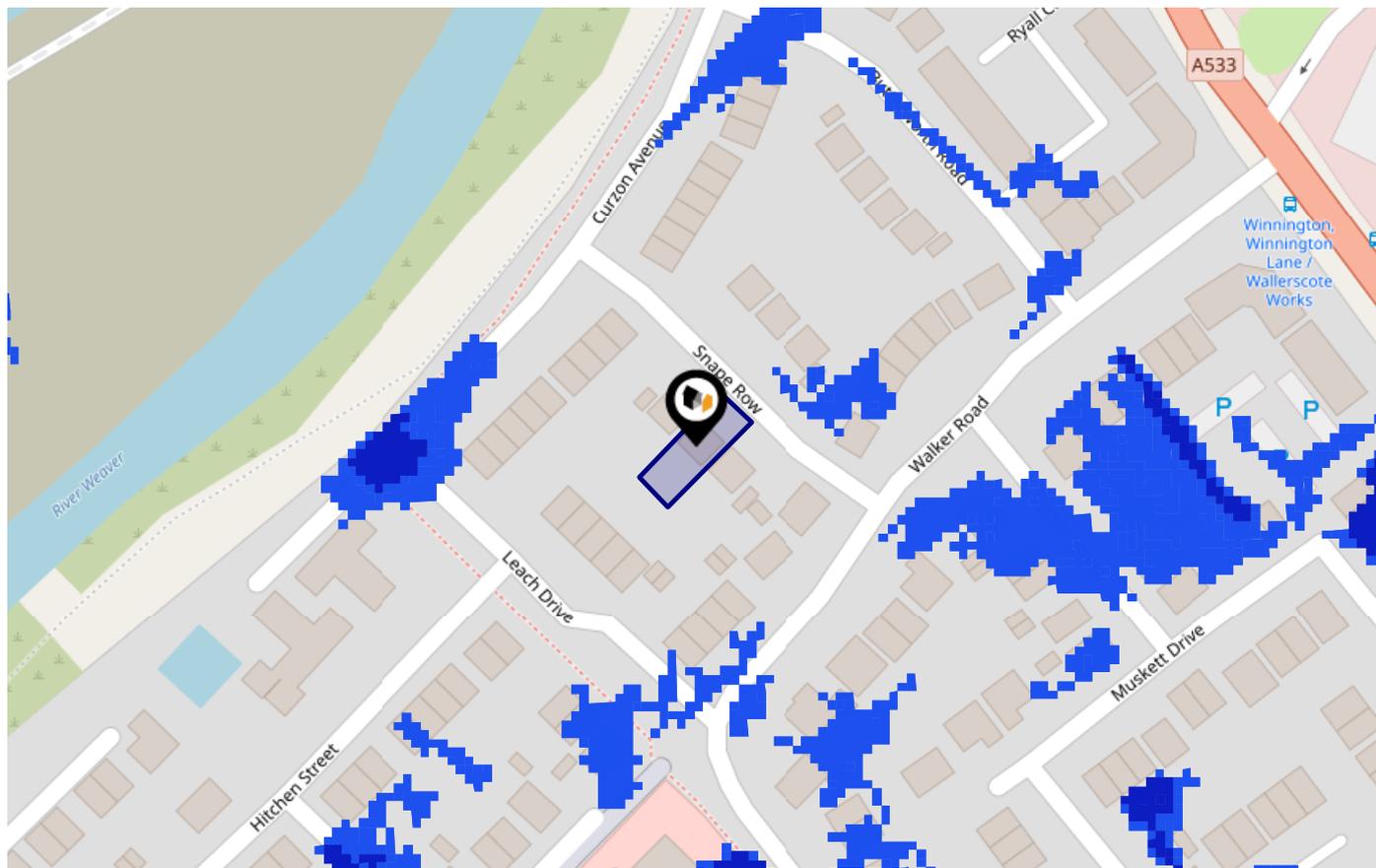
Chance of flooding to the following depths at this property:



# 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.
- 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.

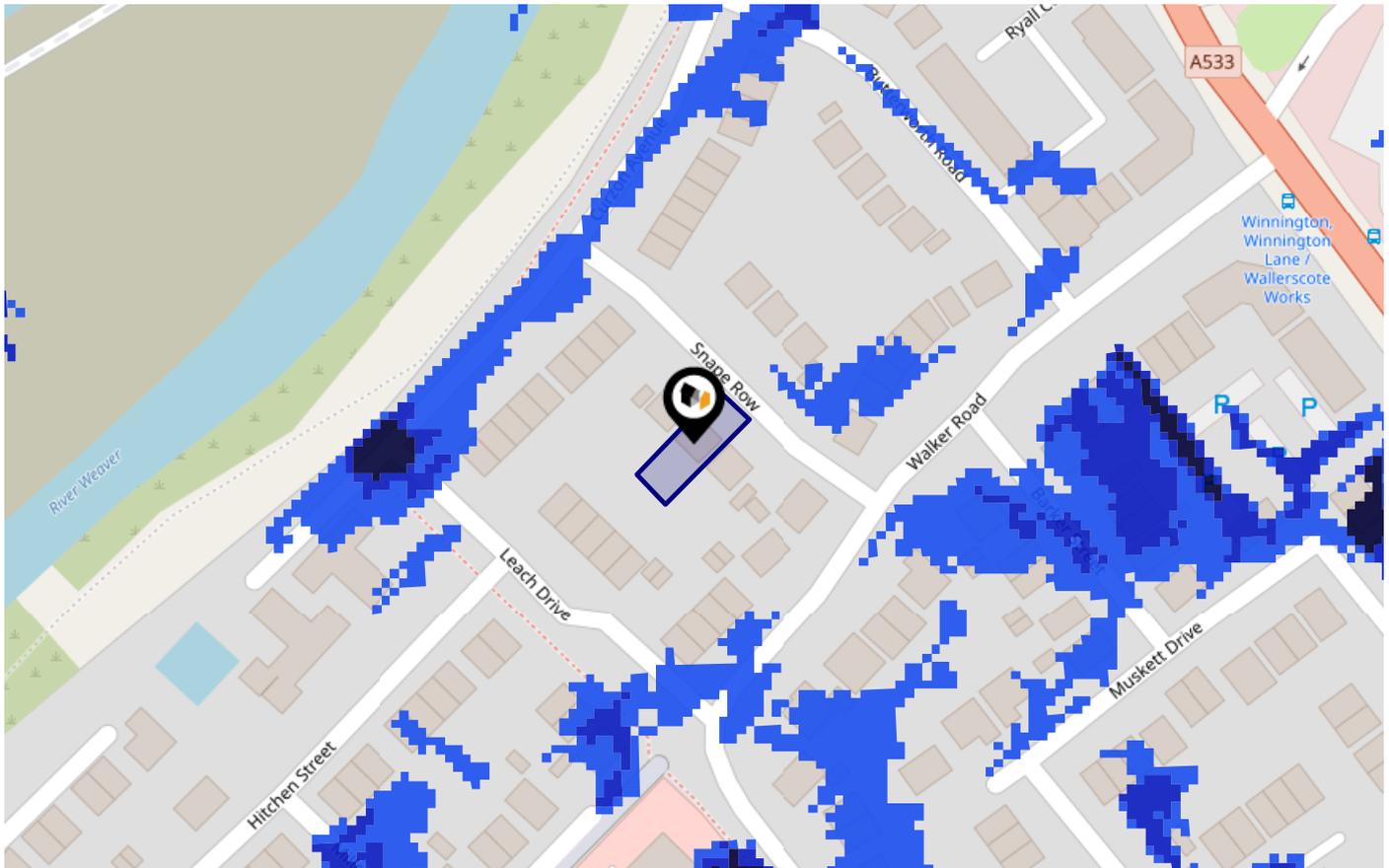
Chance of flooding to the following depths at this property:



# 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: Very low

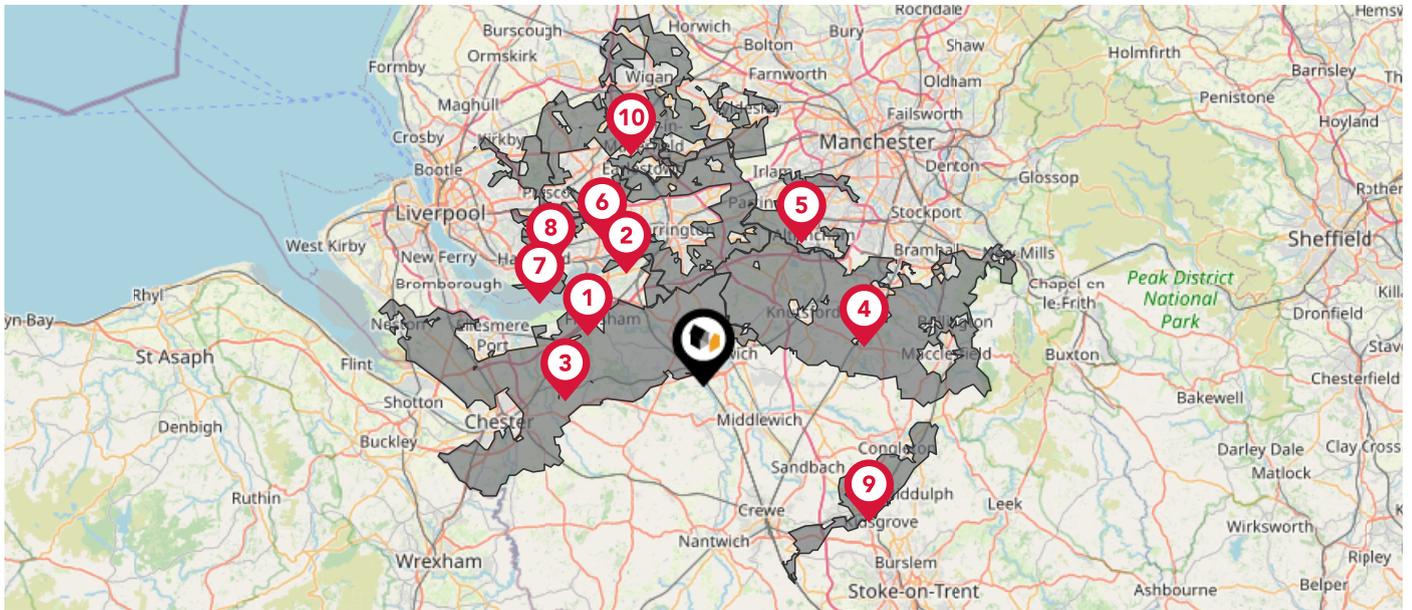
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



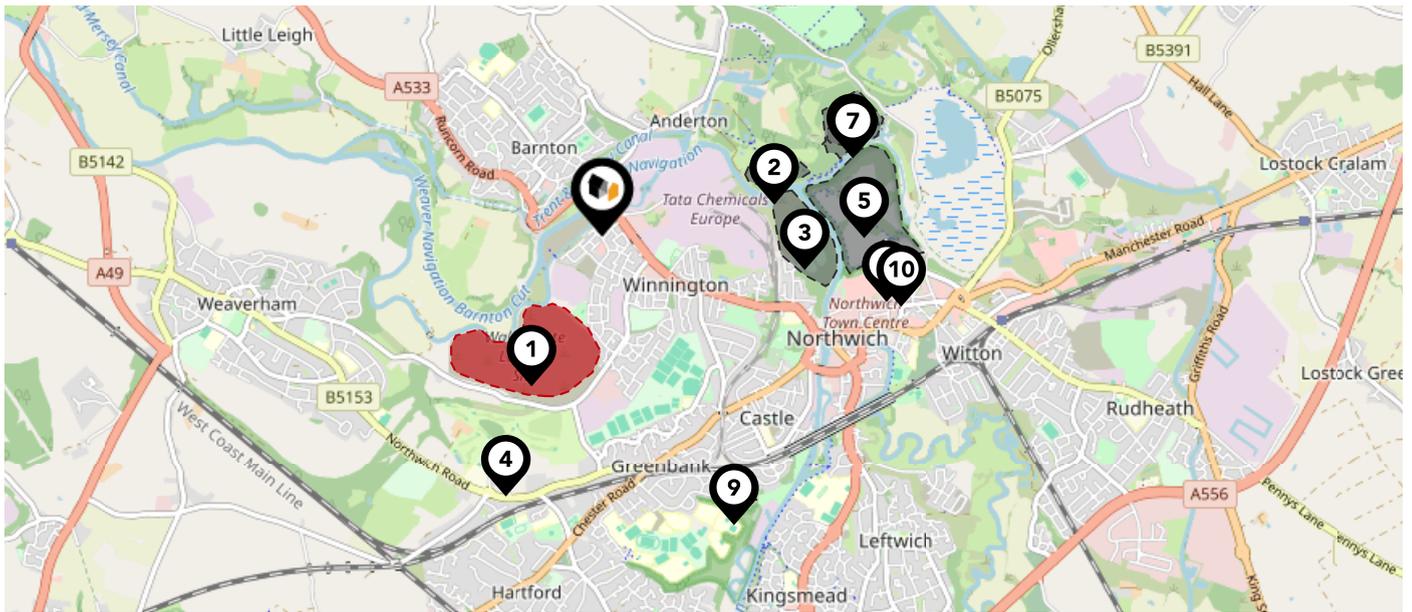
### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Halton
- 2 Merseyside and Greater Manchester Green Belt - Warrington
- 3 Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
- 4 Merseyside and Greater Manchester Green Belt - Cheshire East
- 5 Merseyside and Greater Manchester Green Belt - Trafford
- 6 Merseyside and Greater Manchester Green Belt - St. Helens
- 7 Merseyside and Greater Manchester Green Belt - Liverpool
- 8 Merseyside and Greater Manchester Green Belt - Knowsley
- 9 Stoke-on-Trent Green Belt - Cheshire East
- 10 Merseyside and Greater Manchester Green Belt - Wigan

# Maps

## Landfill Sites

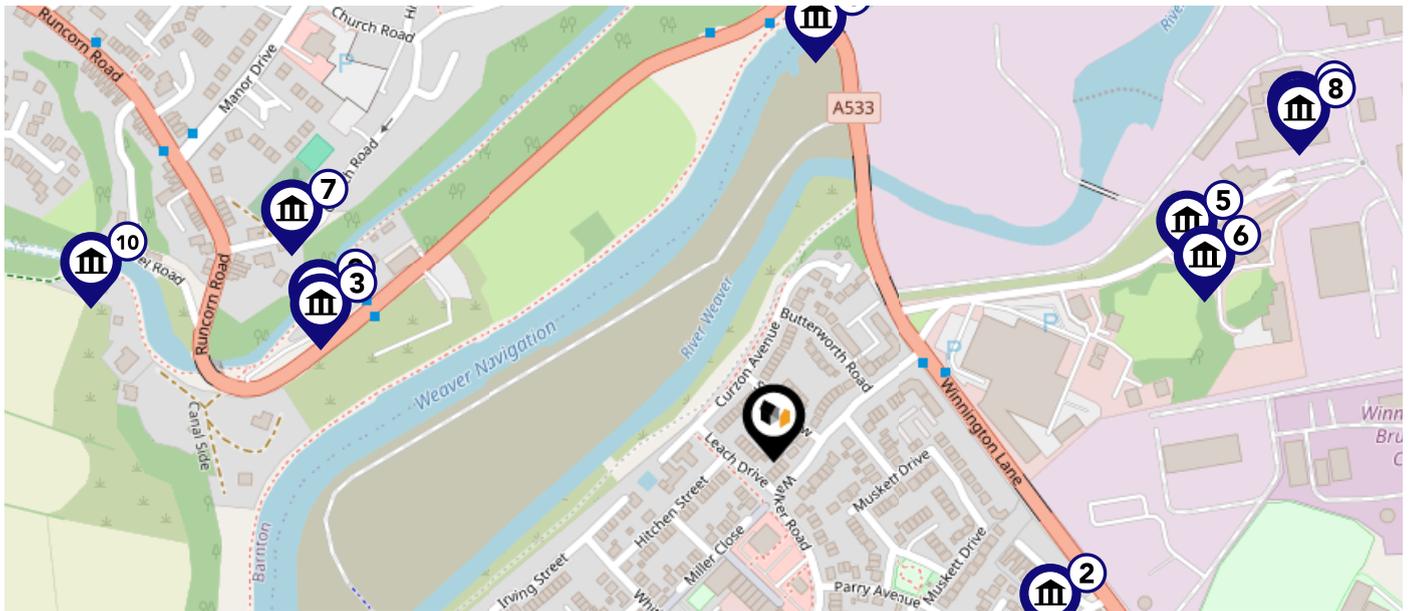
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

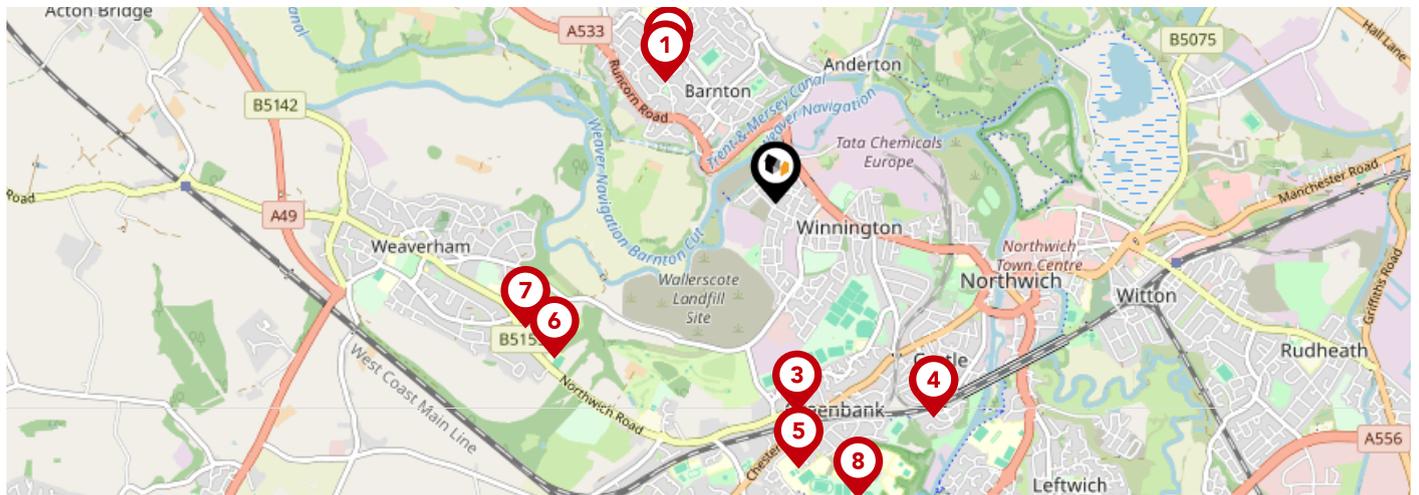
<b>1</b>	EA/EPR/JP3596CQ/V003	Active Landfill
<b>2</b>	Anderton Lime Bed-Anderton, Northwich, Cheshire	Historic Landfill
<b>3</b>	Beswick's Road Tip-Northwich, Cheshire	Historic Landfill
<b>4</b>	Weaverham Grange-Hartford, Cheshire	Historic Landfill
<b>5</b>	Leicester Street-Witton, Northwich, Cheshire	Historic Landfill
<b>6</b>	Haydn Pool-Marbury Lane, Northwich, Cheshire	Historic Landfill
<b>7</b>	No.1 Bed Marbury-Marbury, Northwich, Cheshire	Historic Landfill
<b>8</b>	Land off Leicester Street-Handy Jack LTD, Leicester Street, Northwich, Cheshire	Historic Landfill
<b>9</b>	Saxons Lane Tip-Northwich, Cheshire	Historic Landfill
<b>10</b>	Oak Street-Northwich	Historic Landfill

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

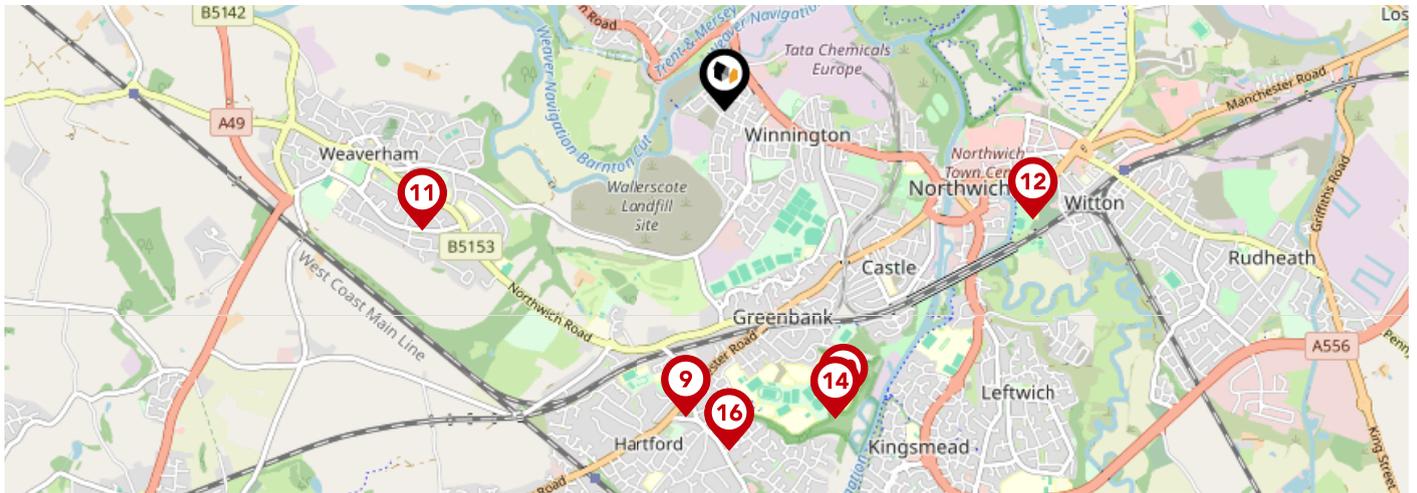


Listed Buildings in the local district	Grade	Distance
 1391406 - Winnington Turn Bridge	Grade II	0.2 miles
 1261149 - Rose Cottage	Grade II	0.2 miles
 1216525 - 34,36,38,40 And 42, Runcorn Road	Grade II	0.3 miles
 1139114 - Statue Of Ludwig Mond In Front Of Research Lab, Winnington Works	Grade II	0.3 miles
 1432698 - Brunner Mond And Ici Alkali Division War Memorial	Grade II	0.3 miles
 1310245 - Winnington Hall	Grade I	0.3 miles
 1287611 - Christ Church	Grade II	0.3 miles
 1161131 - Statue Of Sir John Brunner In Front Of Research Lab, Winnington Works	Grade II	0.3 miles
 1244327 - Trent And Mersey Canal Canal Milepost To Rear Of Numbers 34-42 Runcorn Road At Sj 6370 7471	Grade II	0.3 miles
 1287612 - Trent And Mersey Canal Eastern Entrance To The Barnton Tunnel	Grade II	0.4 miles

# Area Schools



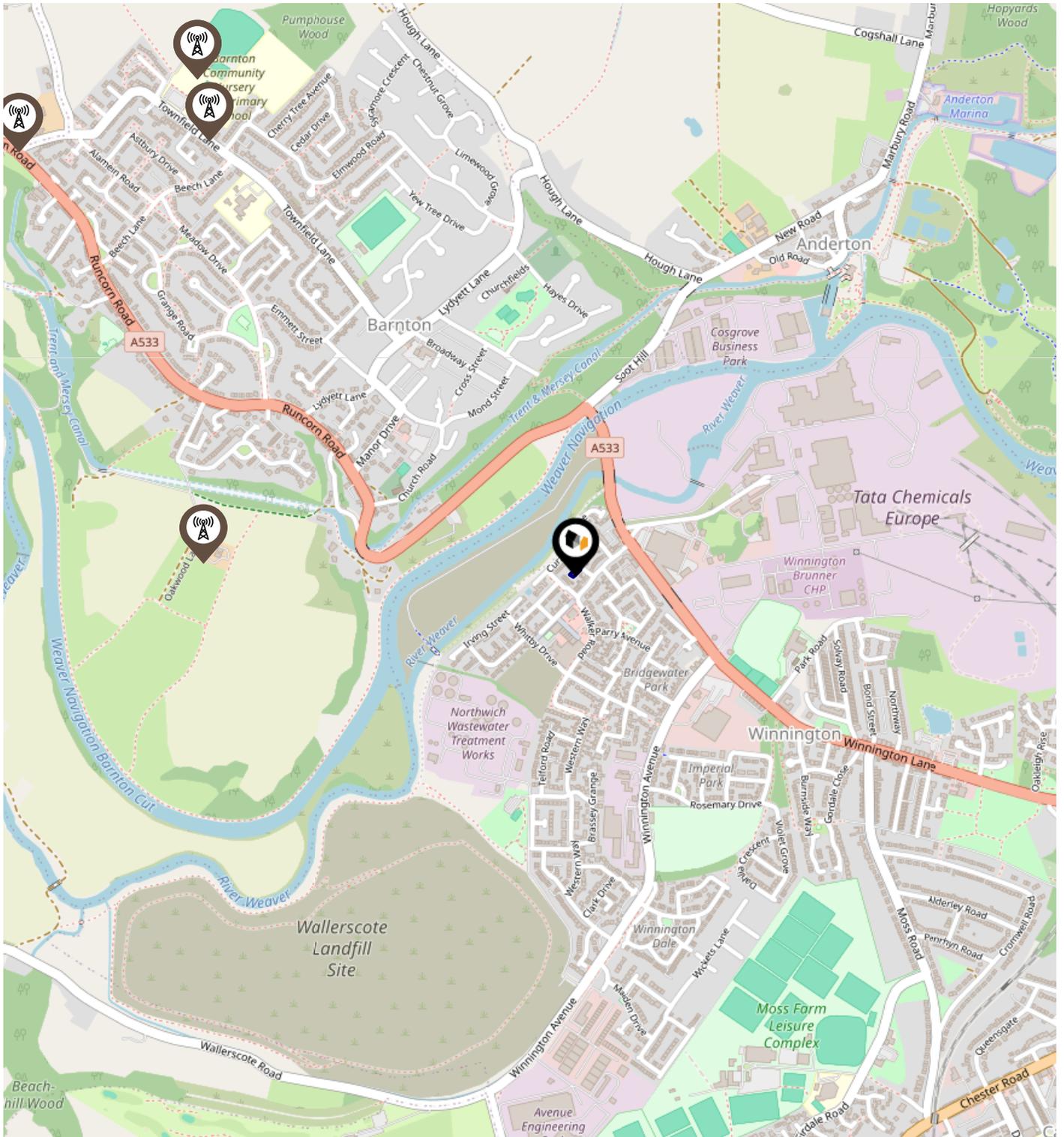
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Rosebank School</b> Ofsted Rating: Good   Pupils: 52   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Barnton Community Nursery and Primary School</b> Ofsted Rating: Outstanding   Pupils: 502   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Winnington Park Community Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 398   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Charles Darwin Community Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hartford Church of England High School</b> Ofsted Rating: Good   Pupils: 1087   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Bede's Catholic Primary School, Weaverham</b> Ofsted Rating: Good   Pupils: 190   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Russett School</b> Ofsted Rating: Outstanding   Pupils: 135   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>OneSchool Global Northwich</b> Ofsted Rating: Not Rated   Pupils: 98   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>The Grange School</b> Ofsted Rating: Not Rated   Pupils: 1223   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenbank School</b> Ofsted Rating: Requires improvement   Pupils: 120   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Weaverham Primary Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Witton Church Walk CofE Aided Nursery and Primary School</b> Ofsted Rating: Requires improvement   Pupils: 260   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Wilfrid's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Nicholas Catholic High School</b> Ofsted Rating: Good   Pupils: 1202   Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hartford Manor Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 449   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cloughwood Academy</b> Ofsted Rating: Outstanding   Pupils: 122   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

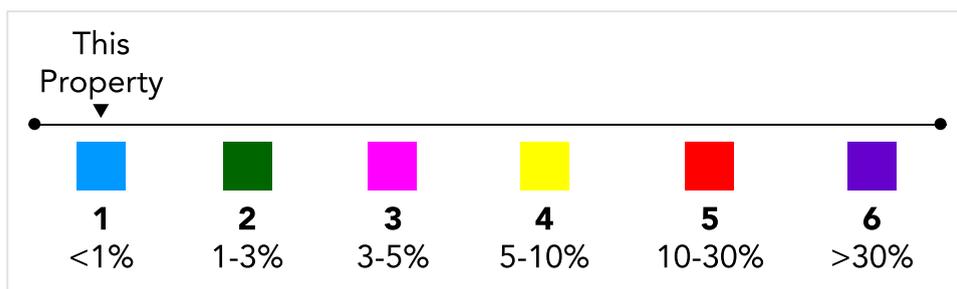
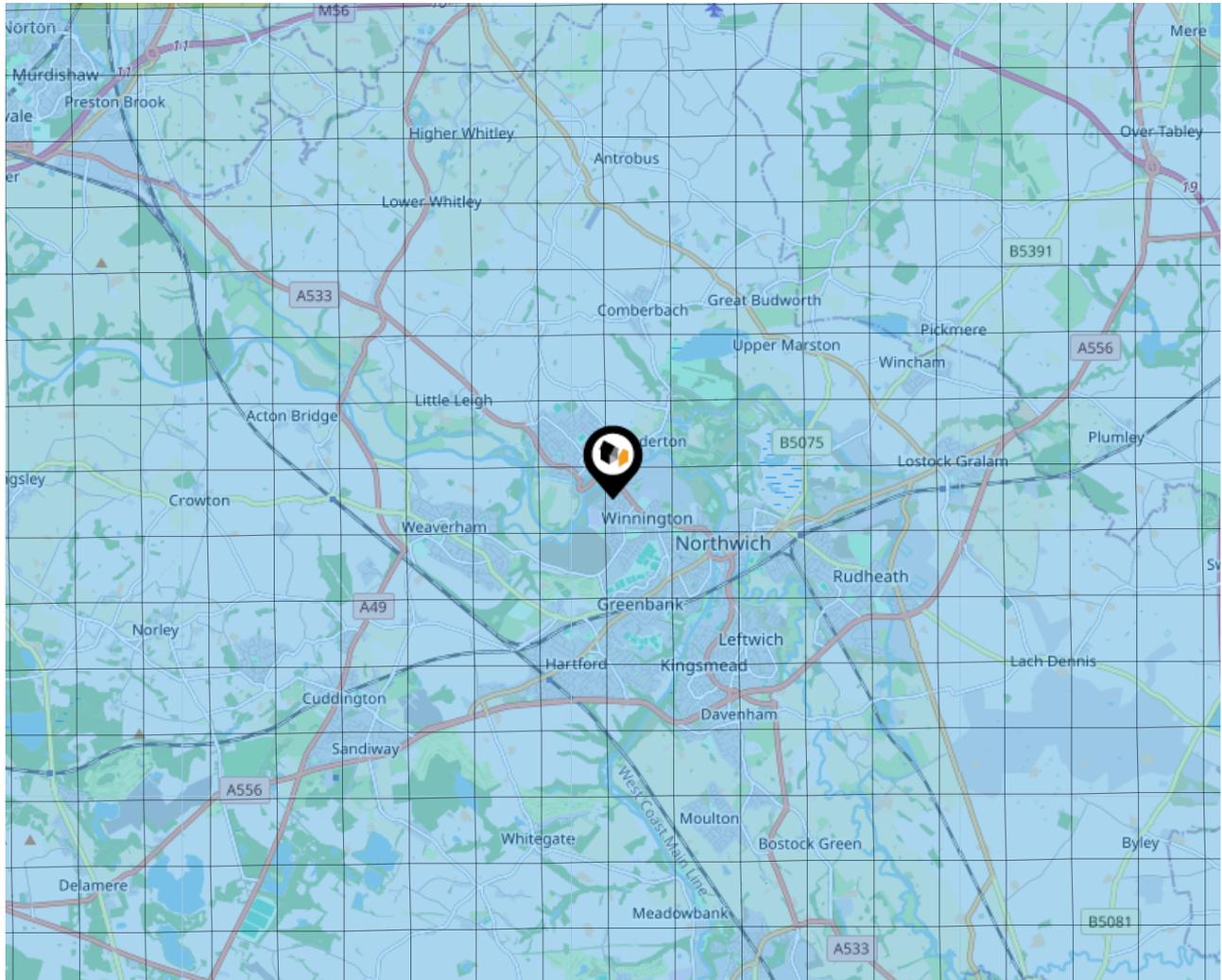


**Key:**

-  Power Pylons
-  Communication Masts

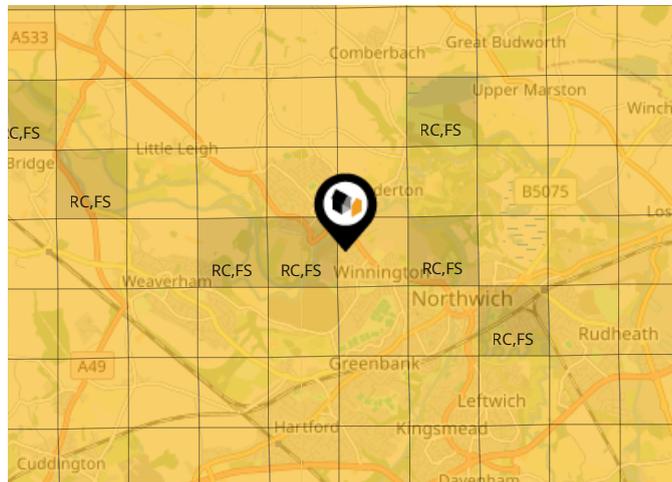
### What is Radon?

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/m<sup>3</sup>).



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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

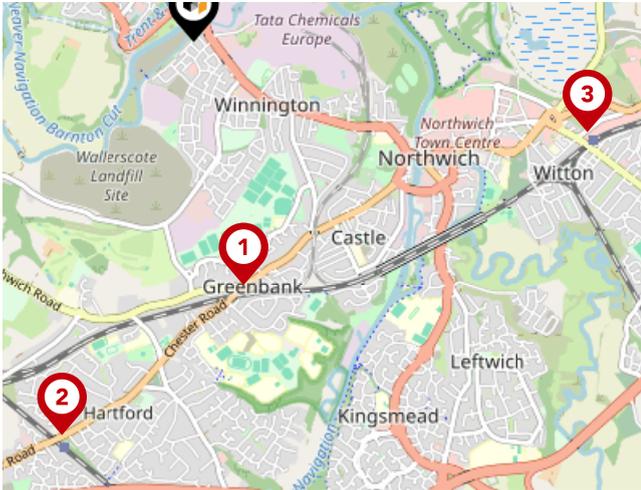


## Primary Classifications (Most Common Clay Types)

<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	Greenbank Rail Station	1.1 miles
2	Hartford Rail Station	1.85 miles
3	Northwich Rail Station	1.78 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M56 J10	4.85 miles
2	M56 J9	6.14 miles
3	M6 J20	6.33 miles
4	M56 J11	5.97 miles
5	M6 J21	9.17 miles



### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	12.8 miles
2	Speke	13.93 miles
3	Highfield	40.92 miles
4	Leeds Bradford Airport	55.1 miles

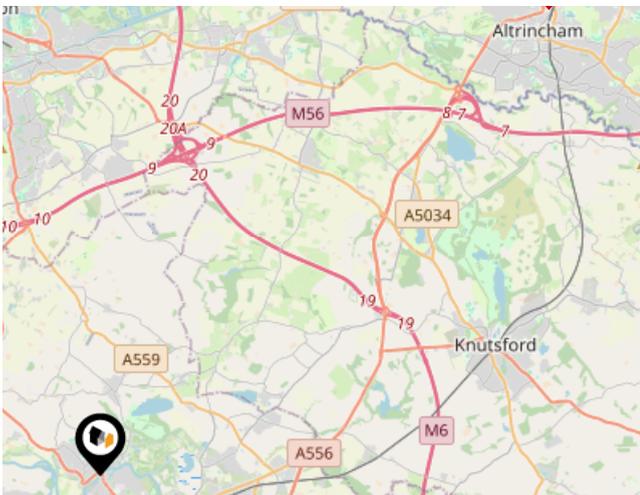
# Area

## Transport (Local)



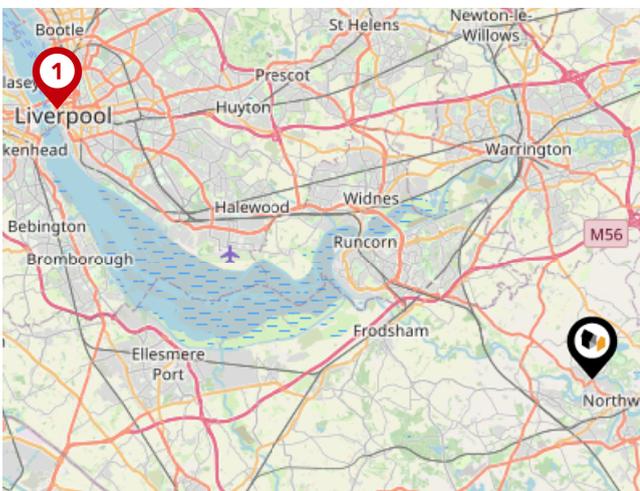
### Bus Stops/Stations

Pin	Name	Distance
1	Parry Avenue	0.12 miles
2	Whitby Drive	0.13 miles
3	Walerscote Works	0.09 miles
4	Swing Bridge	0.22 miles
5	Old Red Lion PH	0.23 miles



### Local Connections

Pin	Name	Distance
1	Altrincham Station (Manchester Metrolink)	11.46 miles



### Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	21.15 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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butters john bee<sup>bjb</sup>

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