

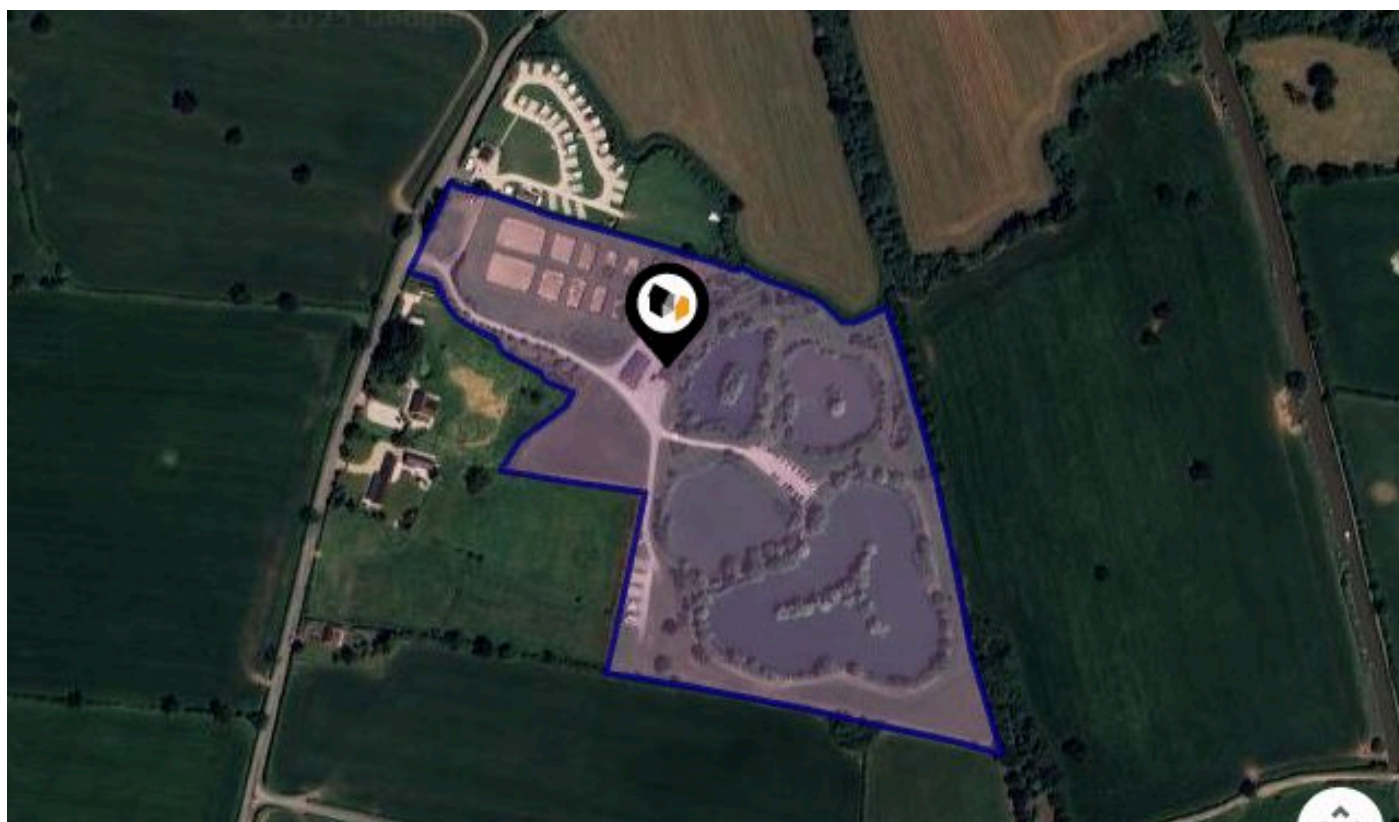


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



COOLE LANE, NEWHALL, NANTWICH, CW5

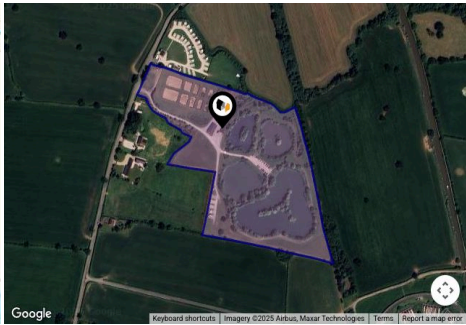
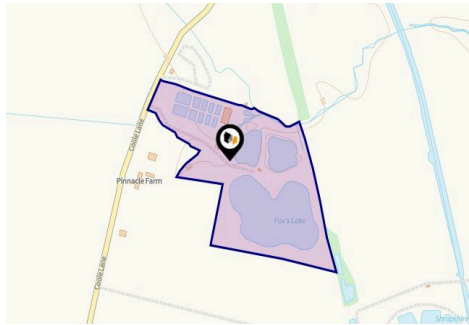
butters john bee

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Property

Type:	Fishery	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	18.44 acres		
Year Built :	1983-1990		
Council Tax :	Band Deleted		
Title Number:	CH589319		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Medium	5	1800
● Surface Water	Medium	mb/s	mb/s
			

Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	
	
	
	
	
	
	
	

Planning records for: **Coole Lane, Newhall, Nantwich, CW5**

Reference - 17/5861N
Decision: DECISION MADE
Date: 15th November 2017
Description: Removal Of Condition 18 And Variation Of Condition 29 On 09/0819N - Change Of Use From Agriculture To Fish Rearing And Angling Centre And Formation Of Ponds And Lakes, Erection Of Buildings (Including Temporary Dwelling) And Provision Of Access And Parking

Reference - 20/2770N
Decision: DECISION MADE
Date: 03rd July 2020
Description: Proposed siting of mobile home for use as holiday let.

Reference - 16/5007N
Decision: DECISION MADE
Date: 14th October 2016
Description: Removal Of Condition 18 & Variation Of Condition 29 On Approved 09/0819N - Change Of Use From Agriculture To Fish Rearing And Angling Centre And Formation Of Ponds And Lakes, Erection Of Buildings (Including Temporary Dwelling) And Provision Of Access And Parking

Reference - 14/0775N
Decision: DECISION MADE
Date: 02nd July 2014
Description: Variation Of Condition 18 (Retention Of Dwelling And Business For Further 3 Years) On Approval 09/0819N - Change Of Use From Agriculture To Fish Rearing And Angling Centre And Formation Of Ponds And Lakes, Erection Of Buildings (Including Temporary Dwelling) And Provision Of Access And Parking

Planning History

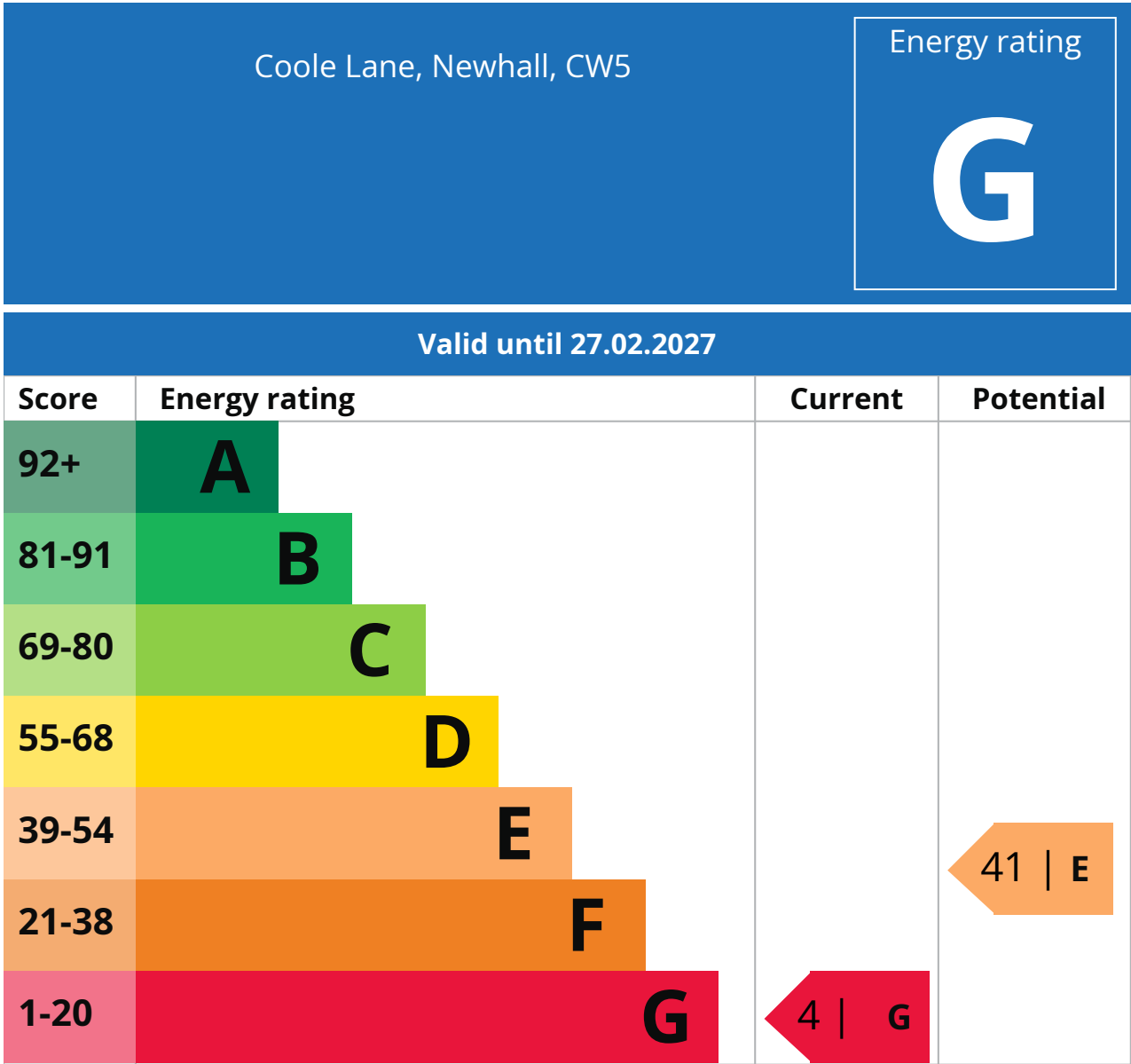
This Address

Planning records for: ***Coole Lane, Newhall, Nantwich, CW5***

Reference - 14/3925N	
Decision:	DECISION MADE
Date:	15th August 2014
Description:	Variation Of Condition 29 On Approved Application 09/0819N - Approval Required For Revised Plans Showing Changes To Layout.

Property

EPC - Certificate



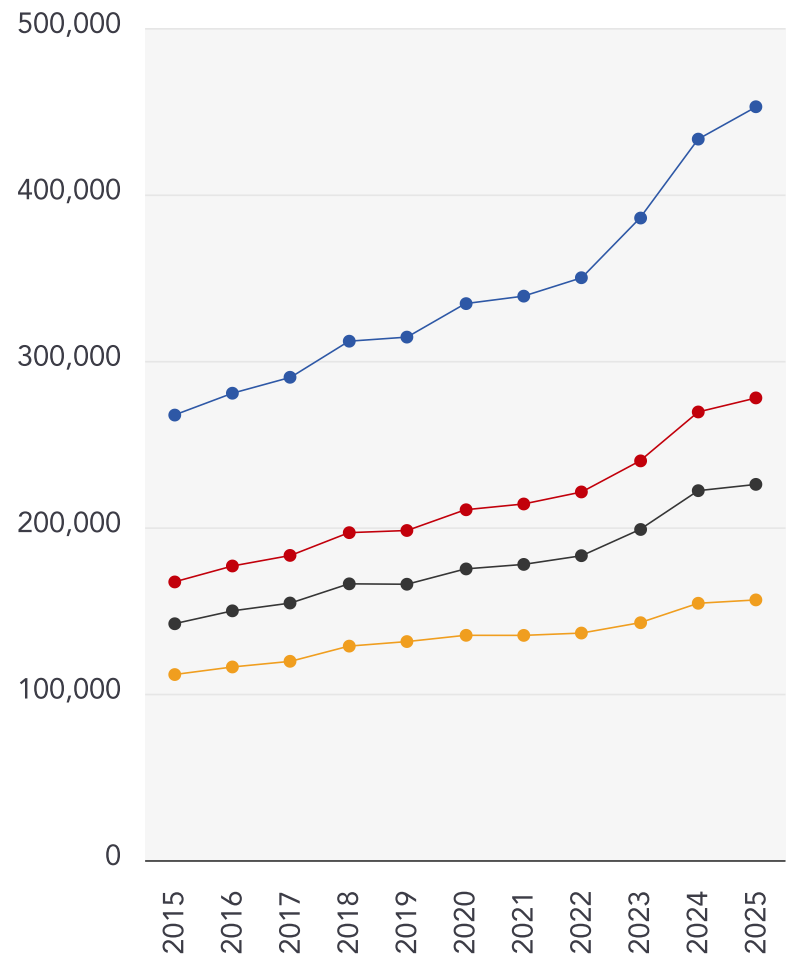
Additional EPC Data

Property Type:	Park home
Build Form:	Detached
Transaction Type:	Assessment for green deal
Energy Tariff:	Single
Main Fuel:	Bottled LPG
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Park home wall, as built
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Boiler and radiators, bottled LPG
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	64 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW5



Detached

+69.27%

Semi-Detached

+66.15%

Terraced

+58.95%

Flat

+40.22%

Important - Please Read

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