

BEFORE YOU OFFER

House report

CH60 0XX

Sample: 14 Example Road, Heswall, Wirral

Checked 20 Oct 2026 · Ref PL-SAMPLE · Measured from the postcode centre

SAMPLE REPORT — fictional address, sample data

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Built from official public records, listed on the sources page. Gathered from free public records on the date shown. Locations are measured from the centre of the postcode unless an address is shown. This is not a legal search, a survey or a valuation, and it does not replace your solicitor's searches or a survey.

Summary

Measured from the centre of the postcode (about 15 homes), not from one house.

01 Built nearby — Worth asking

7 planning applications in the last 5 years: 3 within 250 m; 1 within 500 m; 3 bigger schemes within 1 km.

02 Flood and ground — For information

Flood Zone 1: low probability of flooding from rivers or the sea (under 0.1% a year). 4 of 6 checks here name the official place to look instead.

03 Schools — Reassuring

5 schools within 2 km. The nearest is Example Lane Primary School, about 450 m away.

04 Crime and safety — For information

142 crimes and incidents recorded within about a mile in the 12 months 2025-09 to 2026-08.

05 Prices — For information

12 sales on Example Road in the last 10 years; median £330,000; the last 3 years' median is up 9% on the 3 before; 2 new-build.

06 Energy — For information

86 energy certificates in this postcode (all dates; a home can have several). 1 of 3 checks here name the official place to look instead.

07 Area profile — For information

CH60 0XX is in Heswall, Wirral. 1 of 7 checks here name the official place to look instead.

08 Restrictions — For information

Not inside a conservation area published by the council. 1 of 5 checks here name the official place to look instead.

09 Council tax — Worth asking

Not available in this report. The Valuation Office does not allow its band list to be copied into other services. Look up the band on GOV.UK.

Questions to ask the agent

Written from what this report found. Ask before you offer, and pass the answers to your solicitor.

1. About 104 new homes are planned within 1 km. Has building started, and will the new homes change traffic or school places on this road?

From new homes planned nearby: the largest is 64 homes, about 950 m

2. There are 3 planning applications within 250 m. Do the sellers know of any objections or disputes about them?

From planning nearby: the nearest is about 95 m

3. Has the home, garden or road ever flooded after heavy rain, or had an insurance claim for water damage?

From surface-water flooding: not mapped in this report, and the history of the house itself is never mapped

4. Can you send this home's energy certificate, and say what has been upgraded since it was done (boiler, windows, insulation)?

From energy ratings: 86 certificates lodged in this postcode

5. Are any trees on or next to the plot protected by a tree preservation order?

From tree preservation: this council does not publish tree orders

6. Is the home itself listed, or attached to a listed building?

From listed buildings: 1 within 100 m

7. Which school catchment does this address fall in this year?

From schools: distance is not a catchment; catchments are set each year

8. Which council tax band is the home in?

From council tax: check it on GOV.UK before you offer

SECTION 2

What's being built nearby

7 planning applications in the last 5 years: 3 within 250 m; 1 within 500 m; 3 bigger schemes within 1 km.

Planning applications nearby

Checked

7 planning applications in the last 5 years: 3 within 250 m; 1 within 500 m; 3 bigger schemes within 1 km.

Two-storey side extension and new front porch: about 95 m (Approved. Wirral APP/26/00412 · Dated 2 Jun 2026)

Replace a garage with a detached two-bedroom bungalow: about 160 m (Refused. Wirral APP/25/02871 · Dated 11 Mar 2026)

Loft conversion with a rear dormer window: about 210 m (Pending: awaiting a decision. Wirral APP/26/01944 · Dated 29 Sept 2026)

Change of use from a shop to a cafe with outdoor seating: about 430 m (At appeal. Wirral APP/25/03310 · Dated 4 Aug 2026)

Example Court: 12 retirement apartments with a residents' lounge: about 640 m (Pending: awaiting a decision. Wirral APP/26/01502 · Dated 12 Aug 2026)

Housing on the former garden centre site: 28 homes, a play area and a new road access: about 780 m (Approved. Wirral APP/24/01156 · Dated 22 Jul 2026)

Land off Example Lane: 64 family homes and a new footpath link: about 950 m (Being built. Wirral APP/23/00877 · Dated 14 Mar 2024)

Wirral publishes a location for its applications, so distances are measured.

Source: Council planning registers, collected by Plandello · checked 20 Oct 2026 · Public planning register information; council terms per authority

New homes planned nearby

Checked

3 applications for about 104 new homes within 1 km (not refused or withdrawn).

Land off Example Lane: 64 family homes and a new footpath link: 64 homes, about 950 m (Being built · Dated 14 Mar 2024)

Housing on the former garden centre site: 28 homes: 28 homes, about 780 m (Approved · Dated 22 Jul 2026)

Example Court: 12 retirement apartments: 12 homes, about 640 m (Pending: awaiting a decision · Dated 12 Aug 2026)

Small schemes (under 10 homes) count only within 500 m; large schemes count out to 1 km.

Source: Council planning registers, collected by Plandello · checked 20 Oct 2026 · Public planning register information; council terms per authority

SECTION 3

Flood and ground

Flood Zone 1: low probability of flooding from rivers or the sea (under 0.1% a year). 4 of 6 checks here name the official place to look instead.

Flooding from rivers and the sea

Checked

Flood Zone 1: low probability of flooding from rivers or the sea (under 0.1% a year).

Flood zones ignore flood defences and are for planning.

Source: Environment Agency Flood Map for Planning (flood zones) via planning.data.gov.uk · checked 20 Oct 2026 · Open Government Licence v3.0

Flooding from surface water

Not available here

The surface-water map is not yet read point-by-point here. The official long-term flood risk service gives it for the address This is not a "none found": it could not be checked for this report.

Check it yourself: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Source: Environment Agency Risk of Flooding from Surface Water · checked 20 Oct 2026 · Open Government Licence v3.0

Flood warnings in force now

Checked

No flood alerts or warnings in force within 3 km right now.

Source: Environment Agency real-time flood-monitoring API · checked 20 Oct 2026 · Open Government Licence v3.0

Radon

Not available here

No free, reusable point-level radon data was found. Check the free UKHSA map by postcode This is not a "none found": it could not be checked for this report.

Check it yourself: <https://www.ukradon.org/information/ukmaps>

Source: UKHSA / British Geological Survey radon maps · checked 20 Oct 2026 · UKHSA interactive map is free to view; address reports are sold by UKHSA and bulk data is licensed by BGS

Coal mining

Not available here

The coal mining risk layer is not yet read here. Check the Mining Remediation Authority interactive map This is not a "none found": it could not be checked for this report.

Check it yourself: <https://mapapps2.bgs.ac.uk/coalauthority/home.html>

Source: Mining Remediation Authority · checked 20 Oct 2026 · Open Government Licence v3.0

Coastal erosion

Not available here

The coastal erosion map is not yet read here (it matters only within a short distance of the coast). Check the Environment Agency service This is not a "none found": it could not be checked for this report.

Check it yourself: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Source: Environment Agency National Coastal Erosion Risk Map · checked 20 Oct 2026 · Open Government Licence v3.0

Schools

5 schools within 2 km. The nearest is Example Lane Primary School, about 450 m away.

Schools nearby

Checked

5 schools within 2 km. The nearest is Example Lane Primary School, about 450 m away.

Example Lane Primary School: about 450 m (Primary, community school. Ofsted: Good (May 2023) · Dated 10 May 2023)

St Example's CE Primary: about 820 m (Primary, voluntary aided. Ofsted report card (Mar 2026) · Dated 4 Mar 2026)

Hillside Example Primary: about 980 m (Primary, academy. Ofsted: Outstanding (Jan 2022) · Dated 19 Jan 2022)

Example Park High School: about 1.4 km (Secondary with sixth form, academy. Ofsted report card (Jun 2026) · Dated 11 Jun 2026)

Wirral Example Grammar: about 1.9 km (Secondary, selective academy. Ofsted: Good (Oct 2024) · Dated 2 Oct 2024)

Distance is a straight line from the postcode centre. It is not a catchment.

Source: Get Information About Schools (DfE) and Ofsted inspection outcomes · checked 20 Oct 2026 · Open Government Licence v3.0

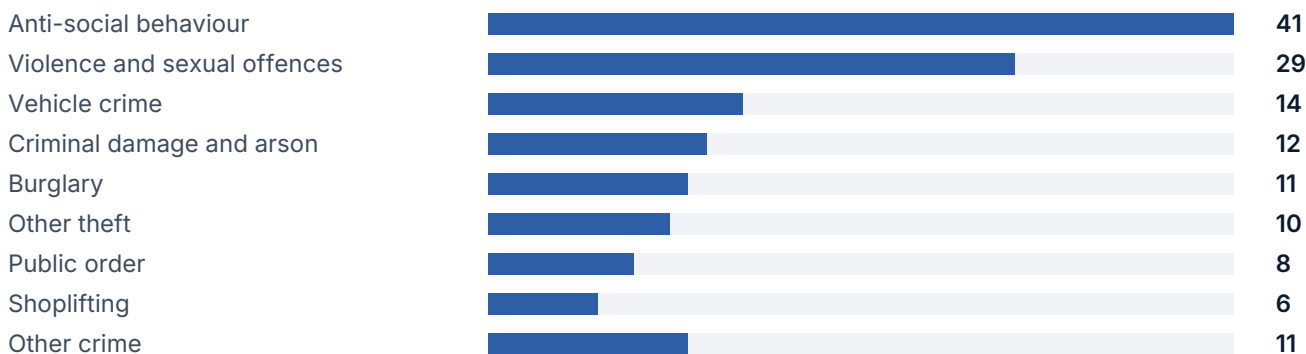
Crime and safety

142 crimes and incidents recorded within about a mile in the 12 months 2025-09 to 2026-08.

Crime and anti-social behaviour

Checked

142 crimes and incidents recorded within about a mile in the 12 months 2025-09 to 2026-08.



Anti-social behaviour: 41 (3.4 a month on average)

Violence and sexual offences: 29 (2.4 a month on average)

Vehicle crime: 14 (1.2 a month on average)

Criminal damage and arson: 12 (1.0 a month on average)

Burglary: 11 (0.9 a month on average)

Other theft: 10 (0.8 a month on average)

Public order: 8 (0.7 a month on average)

Shoplifting: 6 (0.5 a month on average)

Other crime: 11 (0.9 a month on average)

Counts cover roughly a one-mile radius, so a busy high street nearby can dominate them. No national comparison is given: a fair rate needs the population of the same area, which this report does not hold.

Source: data.police.uk street-level crime · checked 20 Oct 2026 · Open Government Licence v3.0

SECTION 6

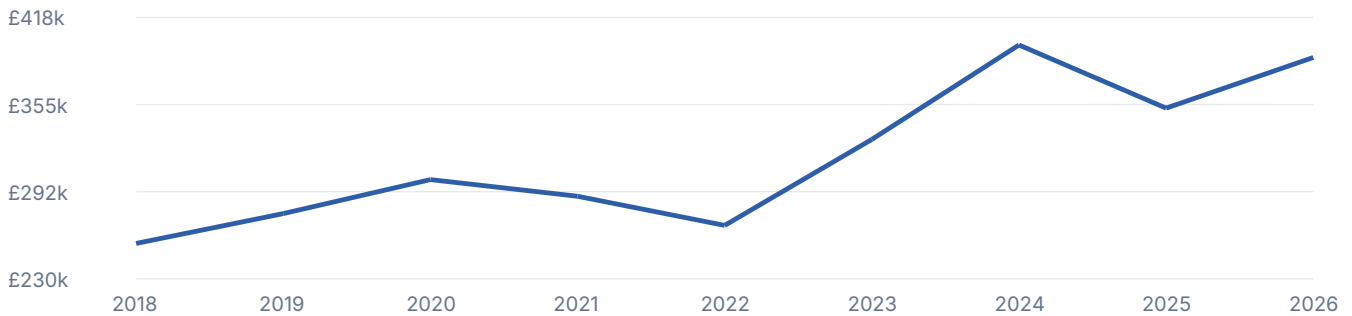
Prices

12 sales on Example Road in the last 10 years; median £330,000; the last 3 years' median is up 9% on the 3 before; 2 new-build.

Sold prices

Checked

12 sales on Example Road in the last 10 years; median £330,000; the last 3 years' median is up 9% on the 3 before; 2 new-build.



Median of the sales listed, by year of sale.

- 22, Example Road: £415,000 (Detached, Freehold · Dated 12 Jun 2026)
- 9, Example Road: £338,000 (Semi-detached, Freehold · Dated 20 Feb 2026)
- 31, Example Road: £352,500 (Semi-detached, Freehold · Dated 5 Sept 2025)
- 4, Example Road: £398,000 (Detached, Freehold · Dated 19 Apr 2024)
- 17, Example Road: £329,950 (Semi-detached, Freehold · Dated 3 Nov 2023)
- 40, Example Road: £268,000 (Terraced, Freehold · Dated 15 Jul 2022)
- 14, Example Road: £289,000 (Semi-detached, Freehold · Dated 26 Mar 2021)
- Plot 12, Example Lane: £485,000 (Detached, Freehold, new build · Dated 1 Aug 2026)
- Plot 7, Example Lane: £362,995 (Semi-detached, Freehold, new build · Dated 20 Jun 2026)
- 2, Example Road: £301,000 (Semi-detached, Freehold · Dated 9 Oct 2020)
- 27, Example Road: £276,500 (Semi-detached, Freehold · Dated 17 May 2019)
- 11, Example Road: £255,000 (Terraced, Freehold · Dated 30 Aug 2018)

Mixed house types make a median a rough guide, not a valuation. Recent sales take a few weeks to appear.

Source: HM Land Registry Price Paid Data · checked 20 Oct 2026 · Open Government Licence v3.0. Contains HM Land Registry data ? Crown copyright and database right. Address data displayed for residential property price information only (Royal Mail / OS terms)

Energy and connections

86 energy certificates in this postcode (all dates; a home can have several). 1 of 3 checks here name the official place to look instead.

Energy ratings (EPC) nearby

Checked

86 energy certificates in this postcode (all dates; a home can have several).

Rating B: 4
Rating C: 31
Rating D: 38
Rating E: 10
Rating F: 2
Rating G: 1

Source: Energy Performance of Buildings Register (MHCLG) · checked 20 Oct 2026 · Open Government Licence v3.0 for non-address fields; addresses are Royal Mail/OS data and are NOT shown

Broadband

Checked

Up to 1000 Mbit/s predicted in this postcode.

Fastest predicted download: 1000 Mbit/s
Ultrafast (300 Mbit/s+) available at: 15 of 16 premises
Superfast (30 Mbit/s+) available at: 16 of 16 premises

Source: Ofcom Connected Nations API · checked 20 Oct 2026 · Ofcom API terms (free key; owner to confirm reuse terms on registration)

Mobile signal

Not available here

Ofcom is replacing its mobile API (the old one closes 30 November 2026); the new 4G/5G API needs its own registration. Use Ofcom's checker This is not a "none found": it could not be checked for this report.

Check it yourself: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Source: Ofcom mobile coverage API · checked 20 Oct 2026 · Ofcom API terms

Area profile

CH60 0XX is in Heswall, Wirral. 1 of 7 checks here name the official place to look instead.

The area

Checked

CH60 0XX is in Heswall, Wirral.

Council: Wirral

Ward: Heswall

Parliamentary constituency: Wirral West

Region: North West

Rural or urban (ONS 2021 class): Urban city and town

Neighbourhood (LSOA): Wirral 041A

Measured from the centre of the postcode (about 15 homes), not from one house.

Source: ONS Postcode Directory via postcodes.io · checked 20 Oct 2026 · OS OpenData / OGL v3.0 (Great Britain); Northern Ireland excluded

Deprivation (Index of Multiple Deprivation)

Checked

Wirral 041A is in decile 9 of 10 (1 = most deprived 10%, 10 = least deprived 10%) in England.

Rank: 29,500 of 32,844

Decile: 9

Ranks compare neighbourhoods within one nation only. The edition is the one the ONS Postcode Directory carries; England's 2025 indices replace it once the directory updates.

Source: Indices of Deprivation rank as carried by the ONS Postcode Directory (postcodes.io) · checked 20 Oct 2026 · Open Government Licence v3.0

Census 2021: who owns and rents

Checked

In 2021, 84% of the 712 households in this neighbourhood owned their home.

Owned (outright or with a mortgage): 84%

Social rented: 7%

Private rented: 9%

Households: 712

Source: ONS Census 2021 TS054 Tenure, via Nomis · checked 20 Oct 2026 · Open Government Licence v3.0

Air quality management area

Checked

Not inside a declared Air Quality Management Area.

Source: DEFRA AQMA declarations via planning.data.gov.uk · checked 20 Oct 2026 · Open Government Licence v3.0

Stations and stops

Checked

3 stations and stops within 2 km. The nearest is a bus stop about 160 m away.

Example Road, bus stop: about 160 m

Example Halt, railway station: about 1.5 km

Village Centre, bus stop: about 610 m

Source: NaPTAN (Department for Transport) · checked 20 Oct 2026 · Open Government Licence v3.0

GP surgeries and pharmacies

Not available here

GP surgeries and pharmacies are not loaded into Plandello yet This is not a "none found": it could not be checked for this report.

Check it yourself: <https://www.nhs.uk/service-search/find-a-gp>

Source: NHS Organisation Data Service · checked 20 Oct 2026 · Open Government Licence v3.0

Parks and green space

Checked

The nearest park is Example Park, about 300 m away.

Example Park: about 300 m

Source: OS Open Greenspace · checked 20 Oct 2026 · OS OpenData (OGL v3.0)

SECTION 9

Protected areas and restrictions

Not inside a conservation area published by the council. 1 of 5 checks here name the official place to look instead.

Conservation area

Checked

Not inside a conservation area published by the council.

Source: planning.data.gov.uk (MHCLG) · checked 20 Oct 2026 · Open Government Licence v3.0

Listed buildings within 100 m

Checked

1 listed building within 100 m.

Church of St Example: Grade II

Source: planning.data.gov.uk (MHCLG) · checked 20 Oct 2026 · Open Government Licence v3.0

Article 4 directions (permitted development removed)

Checked

No Article 4 direction published by the council covers the postcode centre.

Source: planning.data.gov.uk (MHCLG) · checked 20 Oct 2026 · Open Government Licence v3.0

Tree preservation orders

Not available here

Wirral has not published this to the national planning data service, so absence here proves nothing; ask the council This is not a “none found”: it could not be checked for this report.

Check it yourself: <https://www.planning.data.gov.uk/map/?dataset=tree-preservation-zone>

Source: planning.data.gov.uk (MHCLG) · checked 20 Oct 2026 · Open Government Licence v3.0

Brownfield land within 500 m

Checked

No brownfield sites on the council register within 500 m.

Source: planning.data.gov.uk (MHCLG) · checked 20 Oct 2026 · Open Government Licence v3.0

Council tax

Not available in this report. The Valuation Office does not allow its band list to be copied into other services. Look up the band on GOV.UK.

Council tax band

Not available here

The Valuation Office does not allow its band list to be copied into other services. Look up the band on GOV.UK
This is not a "none found": it could not be checked for this report.

Check it yourself: <https://www.tax.service.gov.uk/check-council-tax-band/search>

Source: Valuation Office Agency · checked 20 Oct 2026 · VOA terms forbid bulk reuse of the band list

Sources, licences and disclaimer

ONS Postcode Directory via postcodes.io

OS OpenData / OGL v3.0 · checked 20 Oct 2026 · <https://postcodes.io>

Council planning registers, collected by Plandello

Public planning register information; council terms per authority · checked 20 Oct 2026 · <https://www.tradello.co.uk/plandello>

Get Information About Schools (DfE) and Ofsted inspection outcomes

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://www.gov.uk/guidance/get-information-about-schools>

data.police.uk street-level crime

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://data.police.uk>

Environment Agency Flood Map for Planning (flood zones) via planning.data.gov.uk

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://flood-map-for-planning.service.gov.uk>

Environment Agency Risk of Flooding from Surface Water

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://www.gov.uk/check-long-term-flood-risk>

Environment Agency real-time flood-monitoring API

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://environment.data.gov.uk/flood-monitoring/doc/reference>

HM Land Registry Price Paid Data

Open Government Licence v3.0. Contains HM Land Registry data ? Crown copyright and database right. Address data displayed for residential property price information only (Royal Mail / OS terms) · checked 20 Oct 2026 · <https://www.gov.uk/government/collections/price-paid-data>

Energy Performance of Buildings Register (MHCLG)

Open Government Licence v3.0 for non-address fields; addresses are Royal Mail/OS data and are NOT shown · checked 20 Oct 2026 · <https://epc.opendatacommunities.org>

Ofcom Connected Nations API

Ofcom API terms (free key; owner to confirm reuse terms on registration) · checked 20 Oct 2026 · <https://api.ofcom.org.uk>

Ofcom mobile coverage API

Ofcom API terms · checked 20 Oct 2026 · <https://api.ofcom.org.uk>

NaPTAN (Department for Transport)

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://beta-naptan.dft.gov.uk>

NHS Organisation Data Service

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://digital.nhs.uk/services/organisation-data-service>

OS Open Greenspace

OS OpenData (OGL v3.0) · checked 20 Oct 2026 · <https://www.ordnancesurvey.co.uk/products/os-open-greenspace>

planning.data.gov.uk (MHCLG)

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://www.planning.data.gov.uk>

DEFRA AQMA declarations via planning.data.gov.uk

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://uk-air.defra.gov.uk/aqma/>

UKHSA / British Geological Survey radon maps

UKHSA interactive map is free to view; address reports are sold by UKHSA and bulk data is licensed by BGS · checked 20 Oct 2026 · <https://www.ukradon.org>

Mining Remediation Authority

Open Government Licence v3.0 · checked 20 Oct 2026 ·

<https://www.gov.uk/government/organisations/the-mining-remediation-authority>

Environment Agency National Coastal Erosion Risk Map

Open Government Licence v3.0 · checked 20 Oct 2026 ·

<https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Indices of Deprivation rank as carried by the ONS Postcode Directory (postcodes.io)

Open Government Licence v3.0 · checked 20 Oct 2026 ·

<https://www.gov.uk/government/collections/english-indices-of-deprivation>

ONS Census 2021 TS054 Tenure, via Nomis

Open Government Licence v3.0 · checked 20 Oct 2026 · <https://www.nomisweb.co.uk>

Valuation Office Agency

VOA terms forbid bulk reuse of the band list · checked 20 Oct 2026 · <https://www.gov.uk/council-tax-bands>

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Please read

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Gathered from free public records on the date shown. Locations are measured from the centre of the postcode unless an address is shown. This is not a legal search, a survey or a valuation, and it does not replace your solicitor's searches or a survey.

Records can be late, incomplete or wrong, and some councils do not publish everything. Plain-English summaries are our reading of the official record; the official record is the authority.