

5 College Green

Handbridge • Chester • CH4 7HG



£375,000

Asking price

TYPE

Detached bungalow

BEDROOMS

3

FLOOR AREA

1,028 sq ft

TENURE

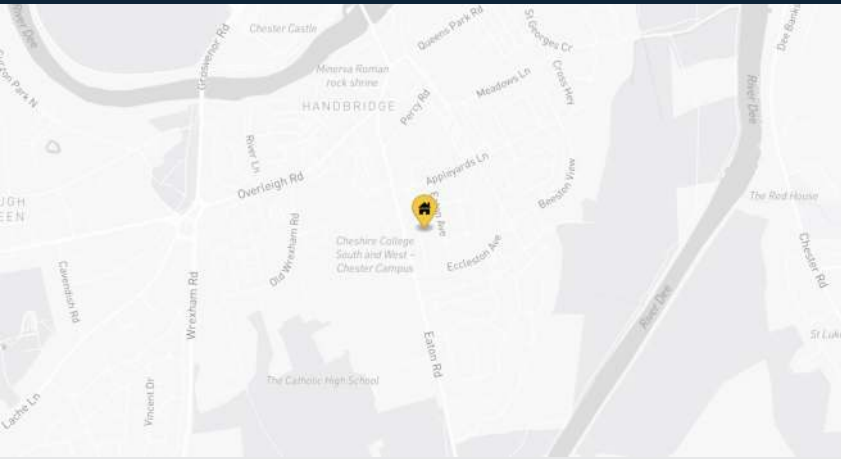
Freehold

COUNCIL TAX

Band D

PARKING

Garage + drive



SECTION 1

5 College Green

- CH4 7HG · Handbridge Park
- Cheshire West and Chester
- North West

About this area

5 College Green is a three-bedroom detached bungalow in Handbridge, the residential pocket immediately south of Chester city centre across the Old Dee Bridge. The property sits in a top-decile (10/10) Index of Multiple Deprivation area with a settled owner-occupier population (83%) and a higher-than-average share of professionals and degree-holders. Recent sales on College Green itself have averaged £401,000 — comfortably ahead of the £355,000 median for the wider CH4 postcode.

The street scores in the top decile nationally for walkable convenience (87/100), with around 300 amenities mapped within a 25-minute walk — including a Tesco grocery six minutes from the door and nine cafés, restaurants and pubs concentrated within a 10-minute walk along Bridge Street Road. Edgar's Field Park, one of England's oldest public parks, lies a seven-minute walk away, and roughly 6.8 hectares of further parkland and woodland is reachable within 10 minutes.

Connectivity is good rather than exceptional (78/100): Chester railway station is around a 24-minute walk or short bus ride with direct services to Liverpool, Manchester and North Wales, and the nearest bus stop is essentially on the doorstep. Full-fibre Gigabit broadband is available across the postcode. Recorded crime sits roughly 18% below the UK average and is trending stable, and the nearest GP — The Handbridge Medical Centre, six minutes on foot — sits within a local authority where 98% of GP practices are CQC-rated Good or Outstanding (against the 93% England average).

Report at a glance

AMENITIES 87/100 Excellent	CONNECTIVITY 78/100 Strong	SCHOOLS 8.0/10 Best nearby · Strong	VIEW THE FULL REPORT Live, interactive version usestreetwise.com/r/CH47HG Scan the QR or visit the URL for live maps, full school lists, and recent comparable sales.
CRIME —9% vs UK average	HEALTHCARE 6 min GP walk time	MARKET Top 20% CH4 ranking	

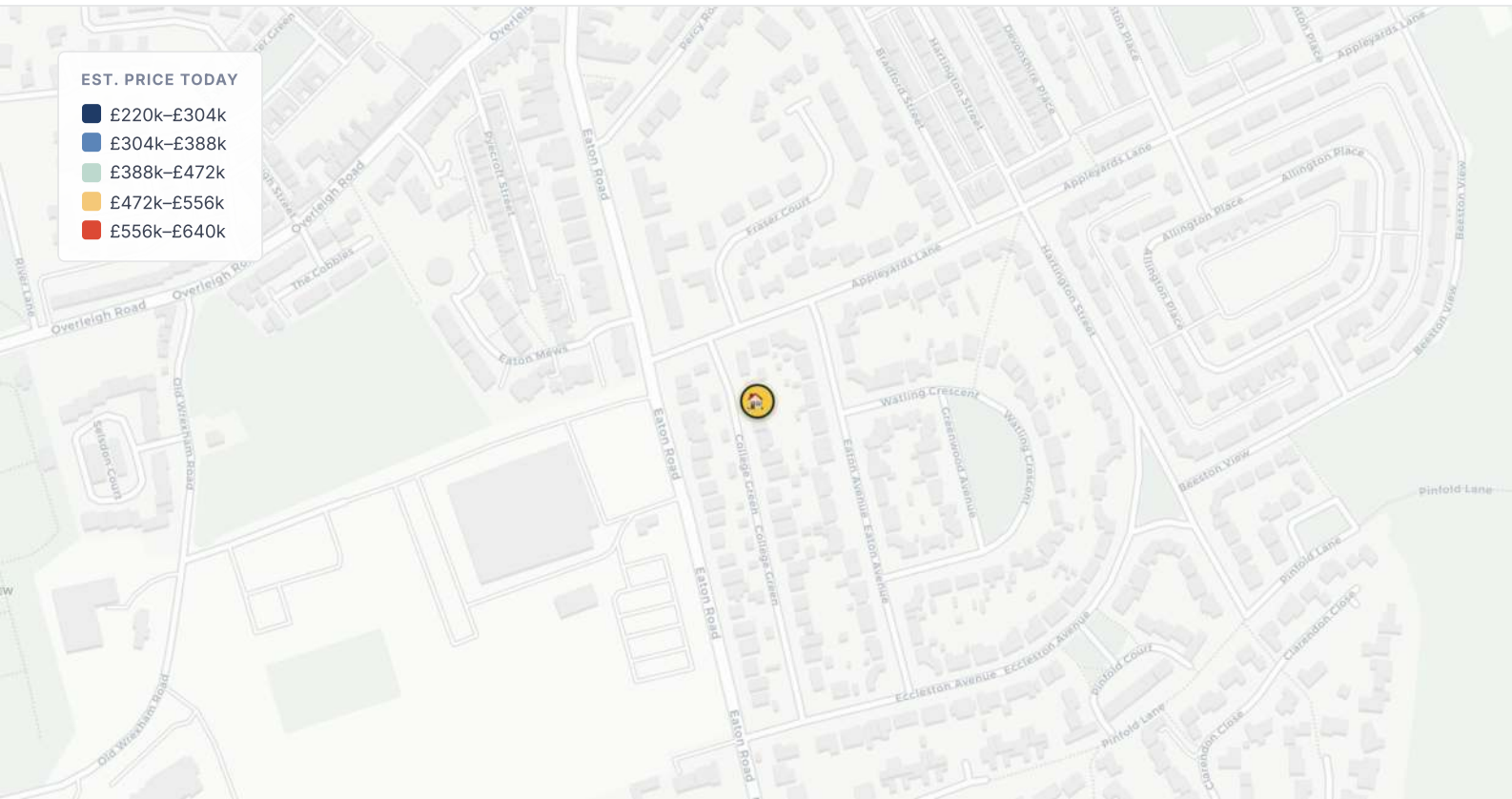


LOCAL AUTHORITY	WARD	REGION	POSTCODE	POSTCODE SECTOR	TOWN
Cheshire West and Chester	Handbridge Park	North West	CH4 7HG	CH4 7	Chester

SECTION 2

Market Prices

£375,000 **Top 20%**



Top 20%

STREET RANKING

College Green sells for **£413,293** — **16% above** the CH4 median of **£355,000**.

+234%

20-YEAR GROWTH

College Green has grown **+234%** over 20 years — **149% above** UK inflation of 85%.

£340/sqft

TYPICAL £/SQFT

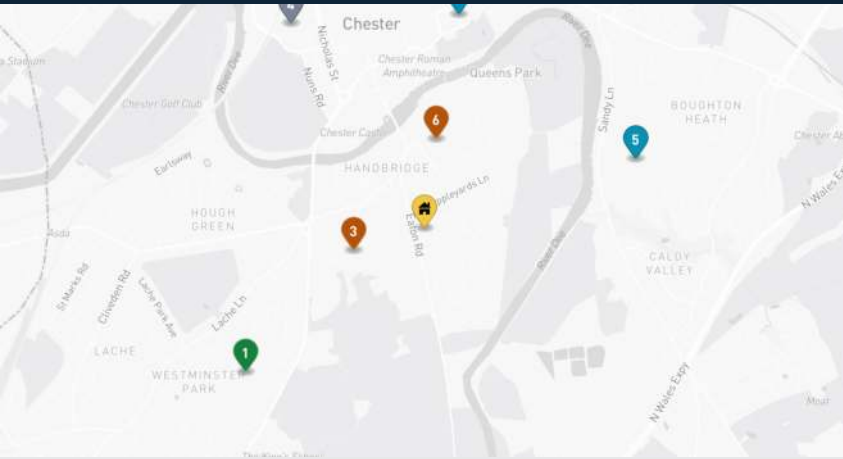
Typical for the **CH4**. Street-level sample too small to compare separately.

Sales in the 0.5 mi neighbourhood 20 sales · 10 in last 12 mo



Median price by property type 0.5 mi neighbourhood

Detached	£618,000	3
Semi-det.	£360,000	11
Terraced	£310,000	6



SECTION 3

Schools & Education

6.9 /10 **Good**

- 7 schools within 1.5 mi
- Nearest primaries all Ofsted Good
- Best secondary +0.26 P8

Primary Schools Top 3 by Streetwise score

[Full list at usestreetwise.com](https://usestreetwise.com)

1

Belgrave Primary School

17 min walk · Inspected Sept 2023

8.0 STRONG	87% Met expected RWM	Good Education	Outstanding Behaviour	Outstanding Personal Dev	Good Leadership	Effective Safeguarding
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2

The Grosvenor Park CofE Academy

16 min walk · Inspected Jan 2023

7.2 GOOD	81% Met expected RWM	Good Education	Good Behaviour	Good Personal Dev	Good Leadership	Effective Safeguarding
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3

Overleigh St Mary's CofE Primary

4 min walk · Inspected Oct 2024

6.1 AVERAGE	60% Met expected RWM	Good Education	Outstanding Behaviour	Good Personal Dev	Good Leadership	Effective Safeguarding
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Secondary Schools Top 3 by Streetwise score

[Full list at usestreetwise.com](https://usestreetwise.com)

4

The Queen's School **INDEPENDENT**

22 min walk · ISI inspected May 2022

— NOT SCORED	£15.8k Annual fees (Snr)	Excellent Education	Excellent Personal Dev	Met Standards	Excellent Leadership	Effective Safeguarding
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5

The Bishops' Blue Coat CofE High **SIXTH FORM**

18 min walk · Inspected Nov 2019

6.8 GOOD	+0.26 Progress 8	Good Education	Good Behaviour	Outstanding Personal Dev	Good Leadership	Effective Safeguarding
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6

Queen's Park High School

7 min walk · Inspected Feb 2025

6.3 AVERAGE	+0.04 Progress 8	Good Education	Good Behaviour	Good Personal Dev	Good Leadership	Effective Safeguarding
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SECTION 4 · AREA PROFILE

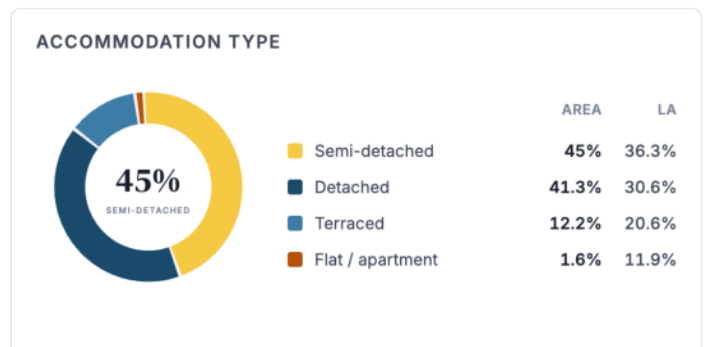
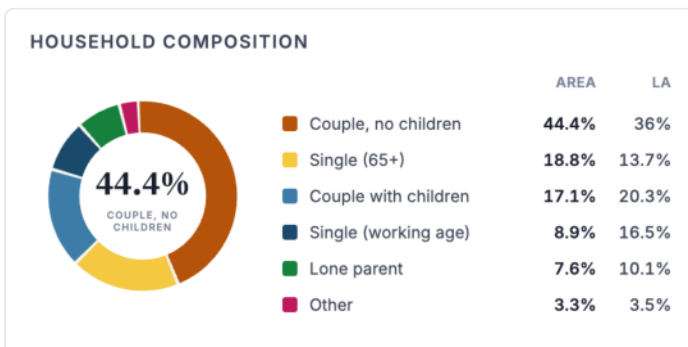
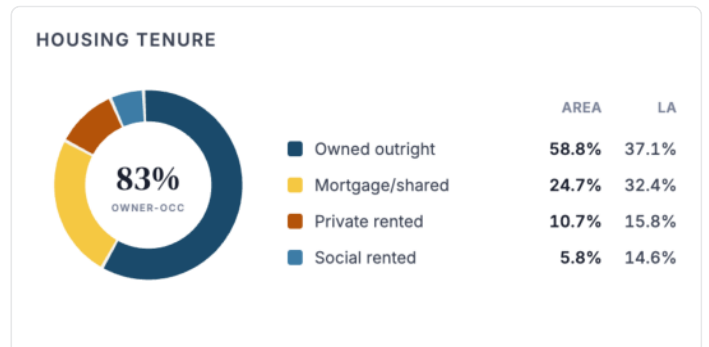
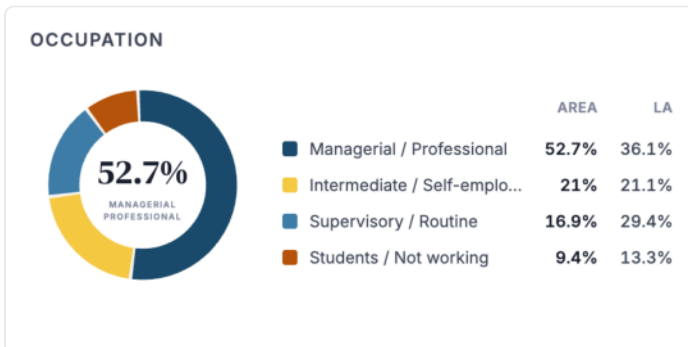
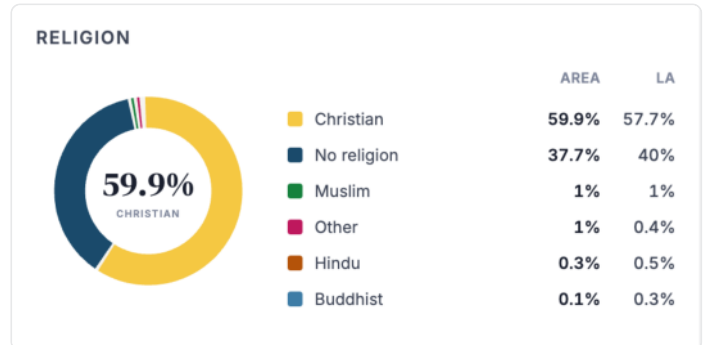
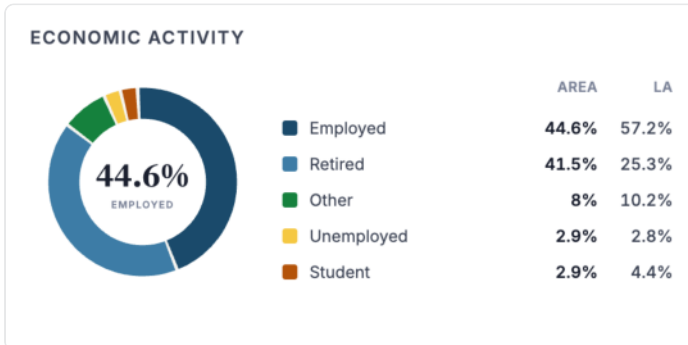
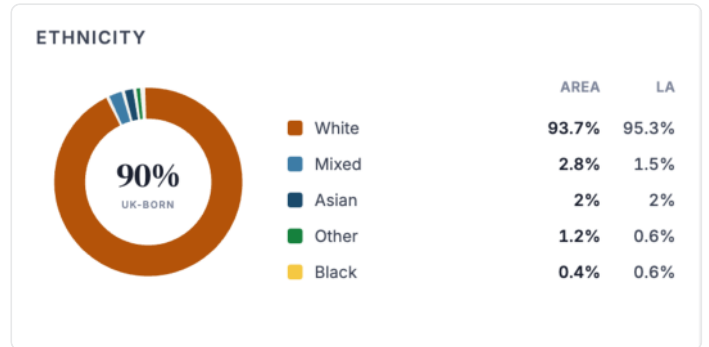
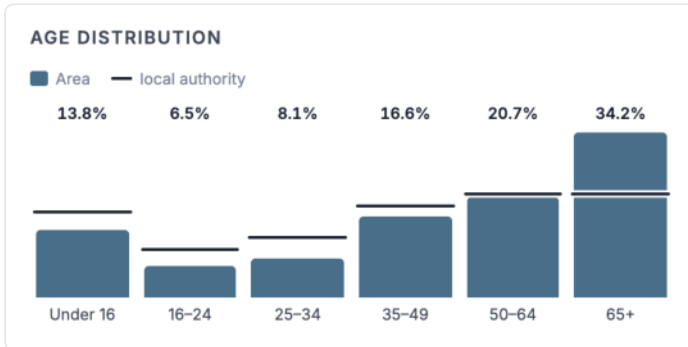
Affluent mature community

Cheshire West and Chester 043E · Handbridge Park · Cheshire West and Chester

10/10

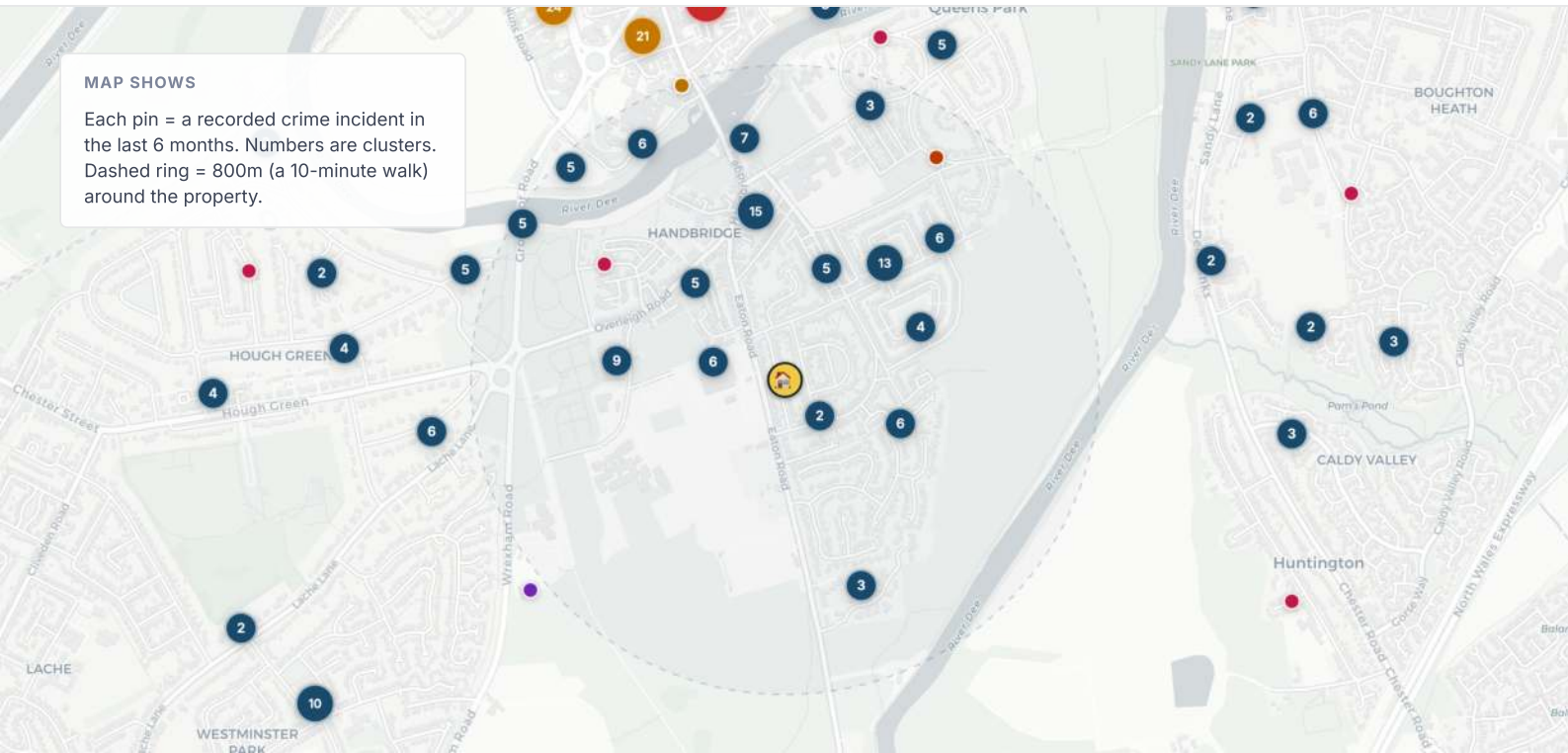
DEPRIVATION DECILE

Least deprived 10% of England · rank 30,759



SECTION 5

Crime & Safety



SAFETY VERDICT

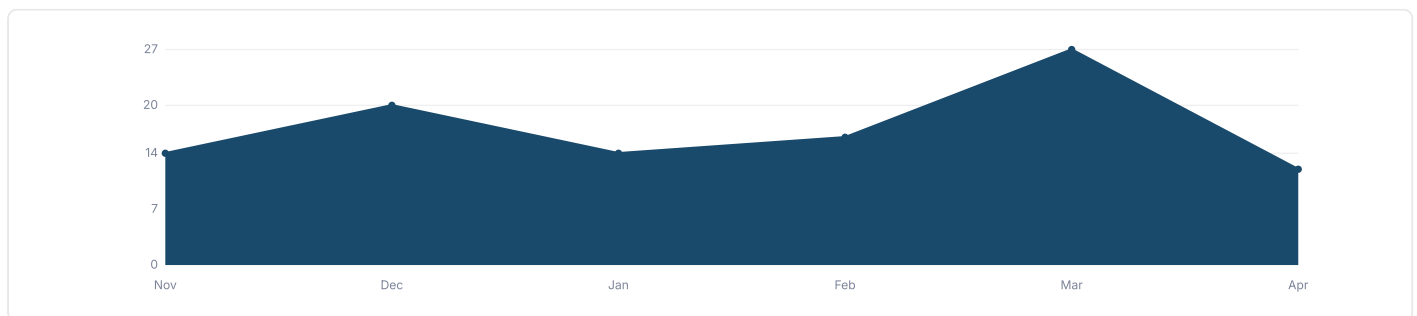
Below-average crime →

Within 800m of 5 College Green. Based on data.police.uk, last 6 months.

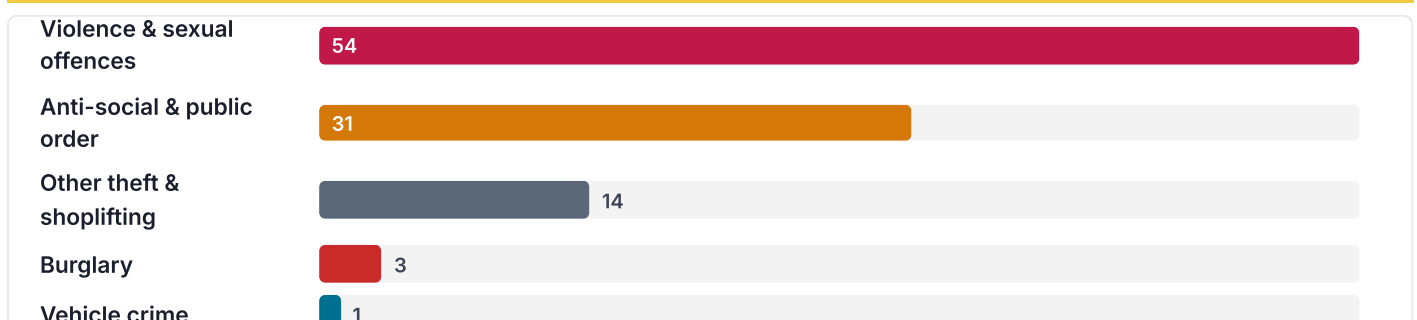
More detail and full incident-level data at data.police.uk.

9% less than UK average and stable

Incidents per month Within 800m · last 6 months



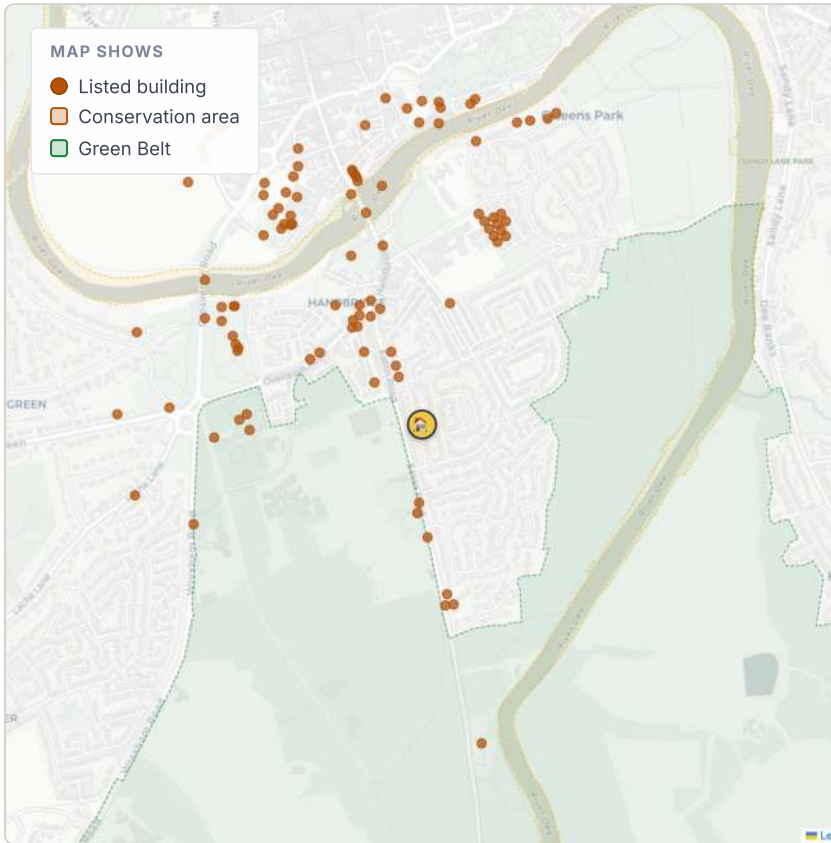
Recorded crime by category Within 800m · last 6 months



SECTION 6 · PLANNING & PERMITTED DEVELOPMENT

Constraints & permitted development

No major constraints



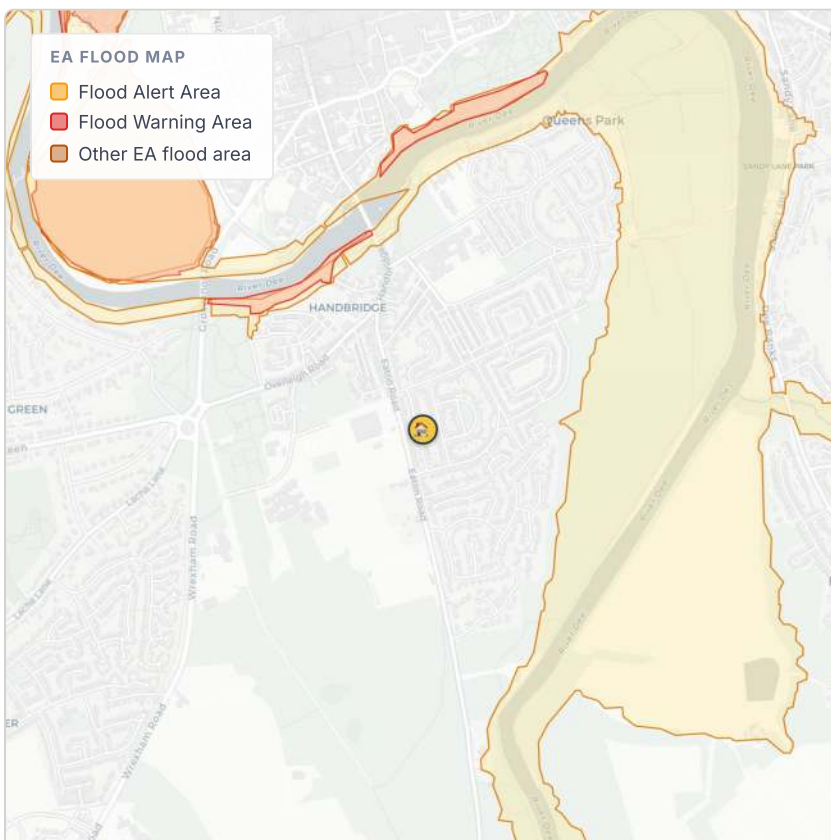
- ✓ Conservation Area
- ✓ Article 4 Direction
- ✓ Green Belt
- ✓ AONB / National Landscape
- ✓ National Park
- ✓ Ancient Woodland
- ✓ SSSI
- ✓ World Heritage Site
- ✓ No listed buildings within 100 m

Local planning authority: Cheshire West and Chester · Source: planning.data.gov.uk + planit.org.uk

SECTION 7 · FLOOD RISK

Flood verdict & nearest risk areas

Low flood risk



RIVERS & SEA

Outside EA flood areas

EA Flood Monitoring

NEAREST FLOOD AREA

421 m

8 EA areas within 5 km

ACTIVE WARNINGS

0

No EA warnings active

CHECKS FLAGGED

0 / 3

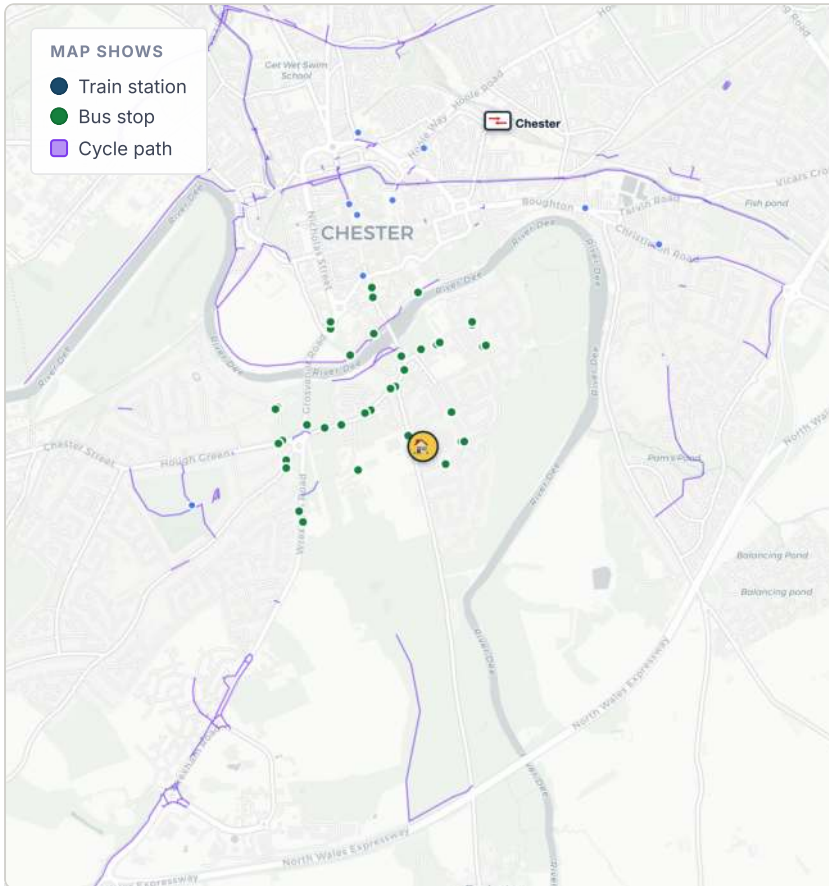
of 3 EA flood-risk checks

Source: Environment Agency Flood Monitoring API · live data

SECTION 8 · TRANSPORT & CONNECTIVITY

Public transport, rail & cycling

Strong



78/100

CONNECTIVITY SCORE



RAIL

Chester · 24 min walk

29/40



BUS

Handbridge · 1 min walk

25/25



CYCLING

38.7 km cycle path nearby

24/25



TRAM

No tram in this area

0/10

BOTTOM LINE

Strong connectivity — Chester station 24 min on foot, bus stop on the doorstep, extensive cycle network nearby.

SECTION 9 · BROADBAND & MOBILE

Fixed-line broadband availability

Excellent



Gigabit

1000 Mbit/s+ (full fibre or cable)

Mobile geographic coverage

4G

4G outdoor

All operators · land area

99.9%

5G

5G outdoor

All operators · land area

91.1%

Availability across this postcode

% of premises

Gigabit

(1Gbps+)

100%

Ultrafast (100+

Mbps)

100%

Superfast (30+

Mbps)

100%

Source: Ofcom Connected Nations

Mobile operator coverage

% with any coverage



Voice indoor

100%



4G indoor

99.8%



5G outdoor

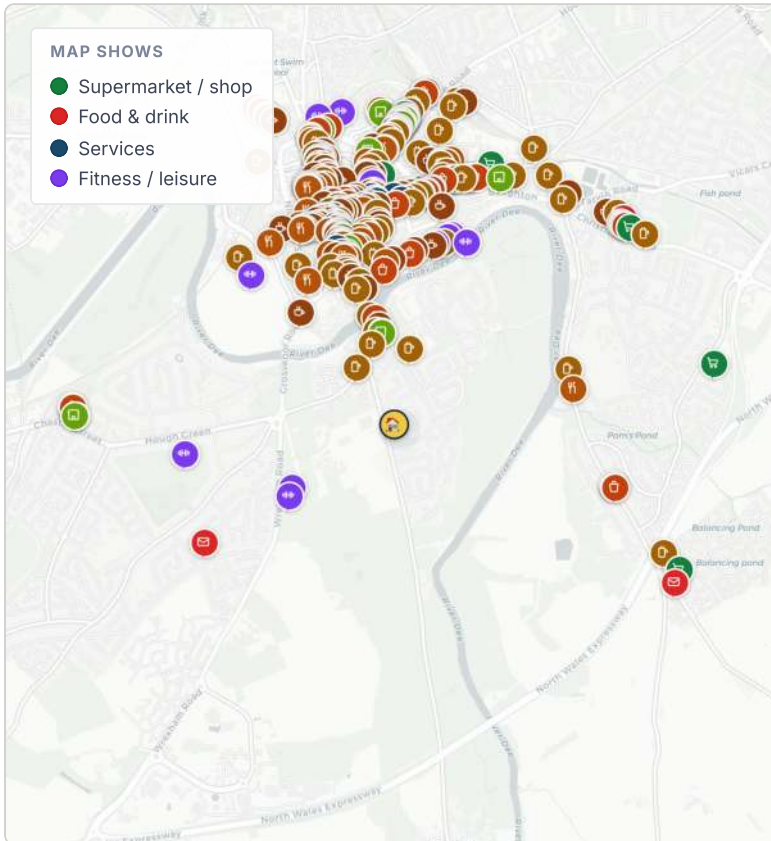
96.5%

Bar shows operator choice: All 4 3 2 1

SECTION 10 · LOCAL AMENITIES

Shops, food & daily services within walking distance

Excellent



87/100

CONVENIENCE SCORE

318 amenities mapped within 25 min walk

SCORE BREAKDOWN

Essentials		30/35
Food & drink		30/30
Services		9/15
Fitness		18/20

NEAREST GROCERY

6 min walk
Tesco

FOOD & DRINK

9 venues 10 min
Cafés, restaurants, pubs

PHARMACY

— min walk
None within 10 min

GYM / FITNESS

10 min walk
Unnamed

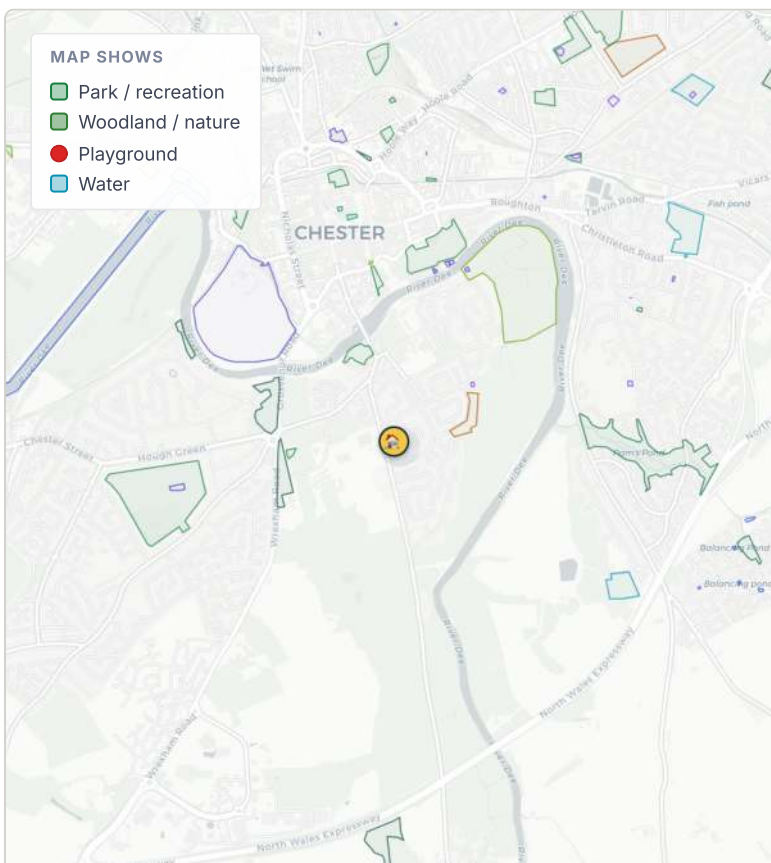
BOTTOM LINE

Excellent walkable convenience — grocery 6 min walk, 9 food & drink venues within ~10 min.

SECTION 11 · GREEN SPACES

Parks, woodland & play areas

Decent



63/100

GREEN SPACE SCORE

6.8 ha of green within 10 min walk · 4 types nearby

SCORE BREAKDOWN

Nearest park		18/30
Area within 10 min		18/30
Playground		8/15
Nature / woodland		11/15
Variety		8/10

NEAREST PARK

7 min walk
Edgar's Field Park

PLAYGROUND

7 min walk
Appleyards Lane Play Area

WOODLAND

9 min walk
Unnamed

TOTAL AREA 10MIN

6.8ha
Parks & recreation

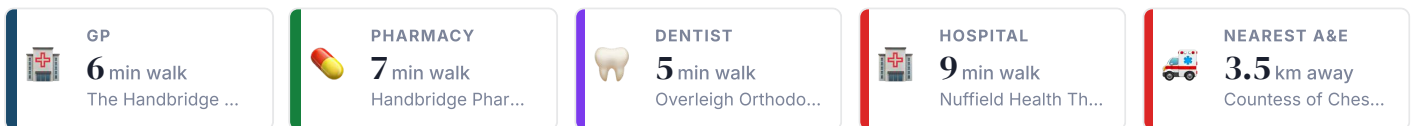
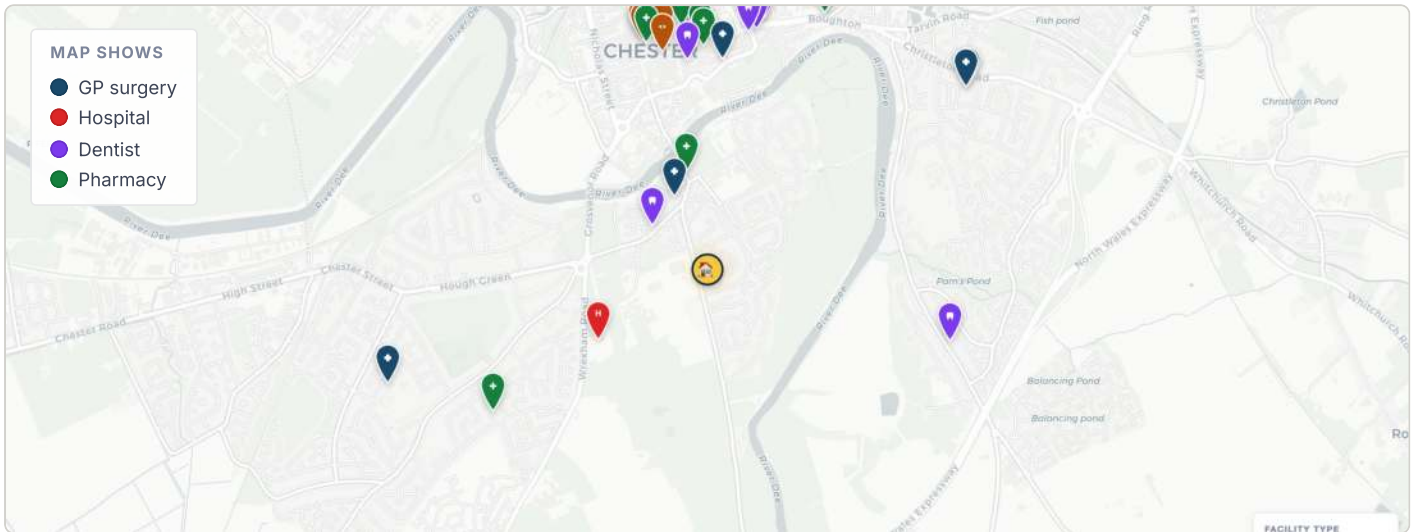
BOTTOM LINE

Decent green space nearby — Edgar's Field Park 7 min walk, 6.8 ha within 10 min.

SECTION 12 · HEALTHCARE

GPs, hospitals & CQC quality

Strong



NEAREST GP SURGERY · GP PATIENT SURVEY 2025

The Handbridge Medical Centre

6 min walk · Last inspected 2023

CQC Requires improvement

PATIENT EXPERIENCE SCORES



Source: NHS GP Patient Survey 2025 · 113 respondents · 35% response rate

Other GP surgeries within walking distance

- Sk:n Chester Clinic**
 15 min · CQC Good
- Jonathan Smith**
 18 min · Not rated

NEAREST A&E

24-hour emergency

Countess of Chester Hospital

3.5 km away

CQC Requires improvement

Local CQC quality (whole authority)

GP practices **98%** Good+
 46 of 71 GP practices in this local authority are CQC-rated · **above** the England average of 93% Good or Outstanding.

BOTTOM LINE

Strong healthcare access — nearest GP 6 min walk, A&E 3.5 km away, 79% rate it good (in line with national avg).