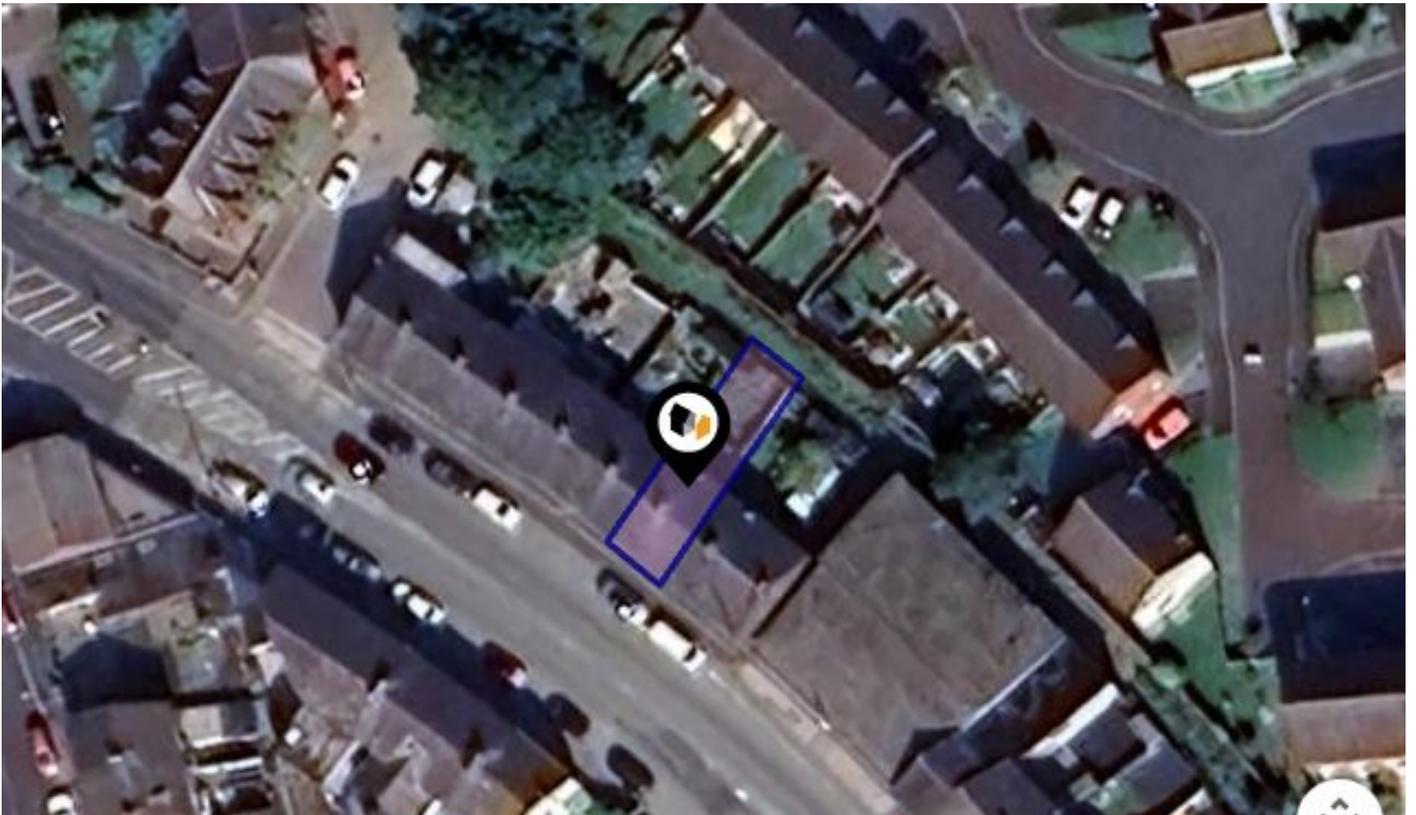




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 15<sup>th</sup> May 2025



**65, STATION ROAD, WESHAM, PRESTON, PR4 3AA**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	27/11/1998
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£31,000
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£42
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,592		
<b>Title Number:</b>	LA833141		
<b>UPRN:</b>	10013591593		

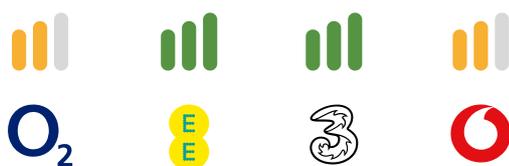
## Local Area

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

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

<b>15</b> mb/s	<b>74</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

LANDWOOD  
GROUP

65, Station Road, Wesham, PR4 3AA

Energy rating

**D**

Valid until 04.11.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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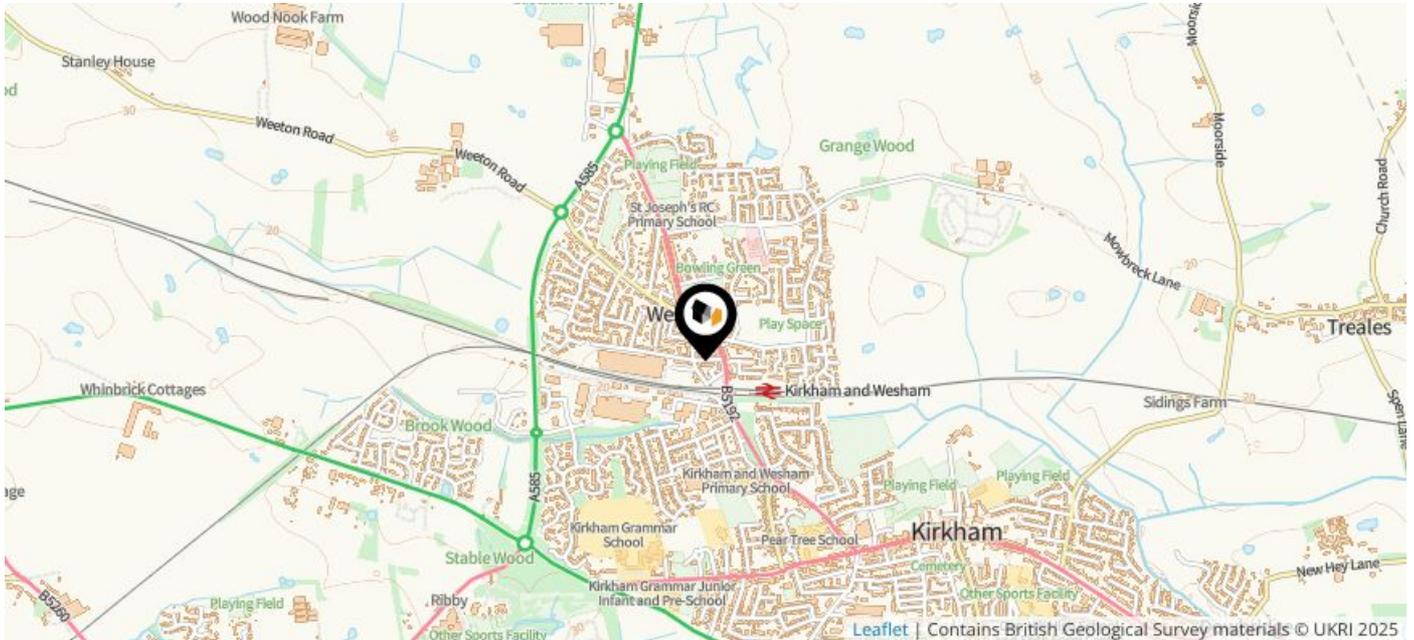
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



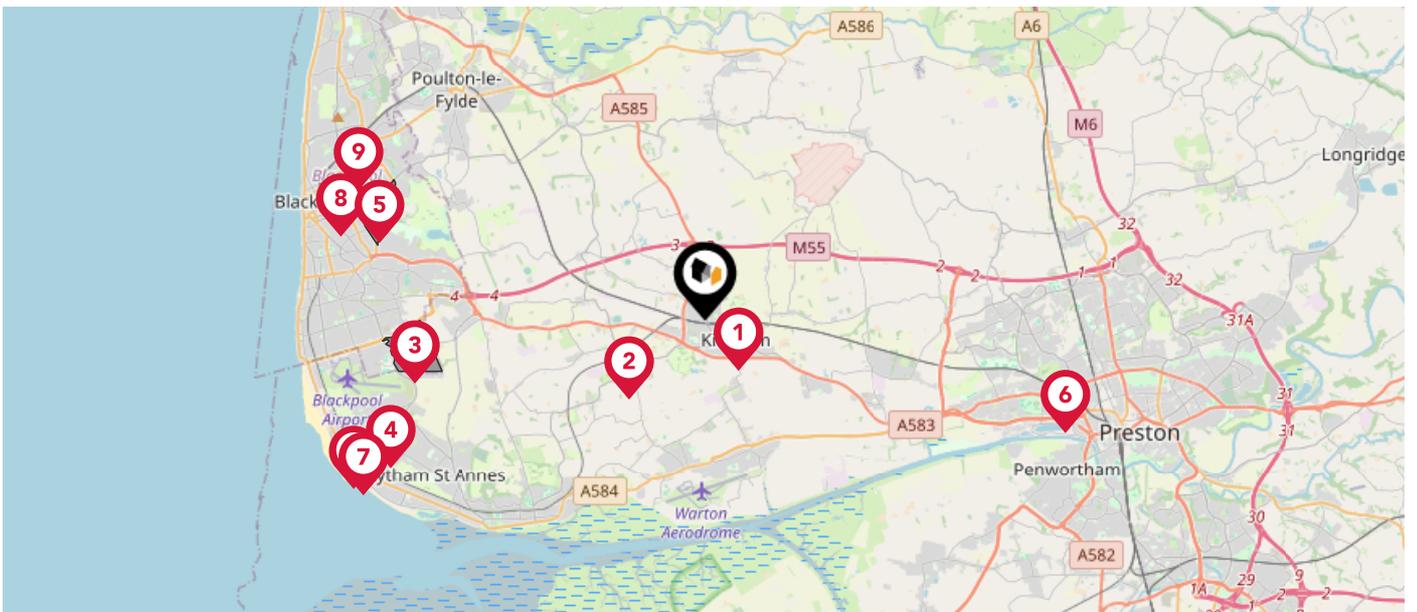
### Mine Entry

- ✗ 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.



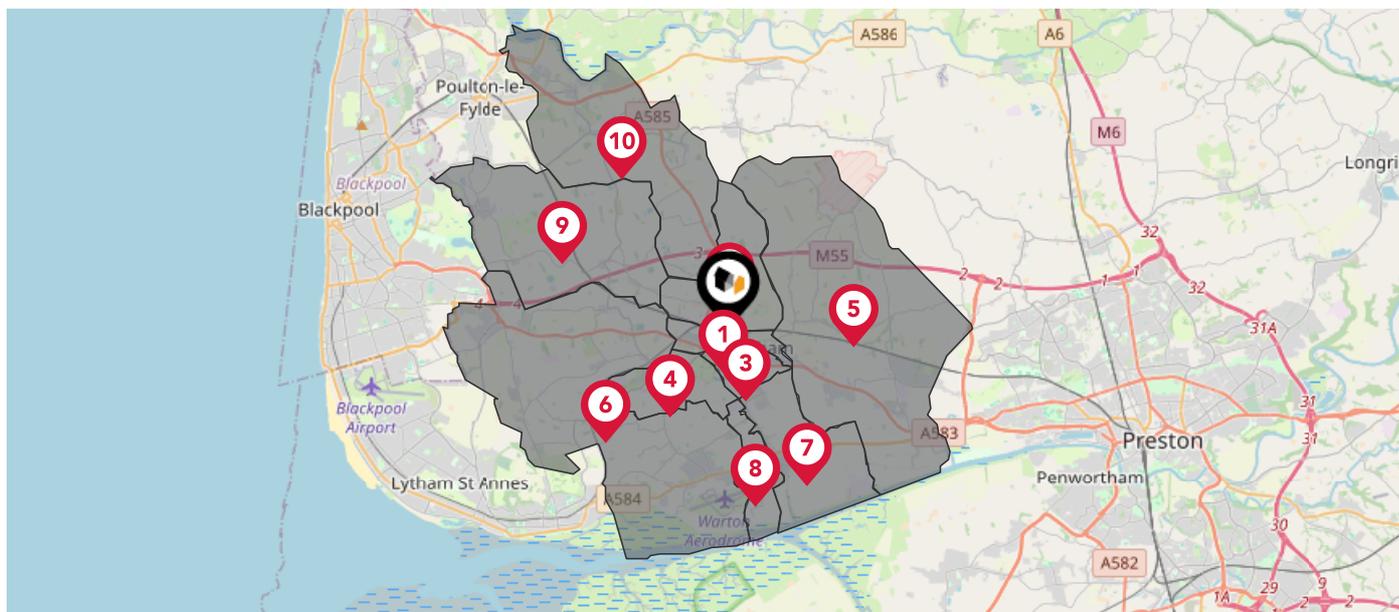
### Nearby Conservation Areas

- 1 Kirkham
- 2 Wrea Green
- 3 Marton Moss
- 4 St. Anne's Road East
- 5 Stanley Park
- 6 Ashton Conservation Area
- 7 St. Anne's on Sea
- 8 Raikes
- 9 Layton
- 10 Porritt Houses, St. Anne's

# 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

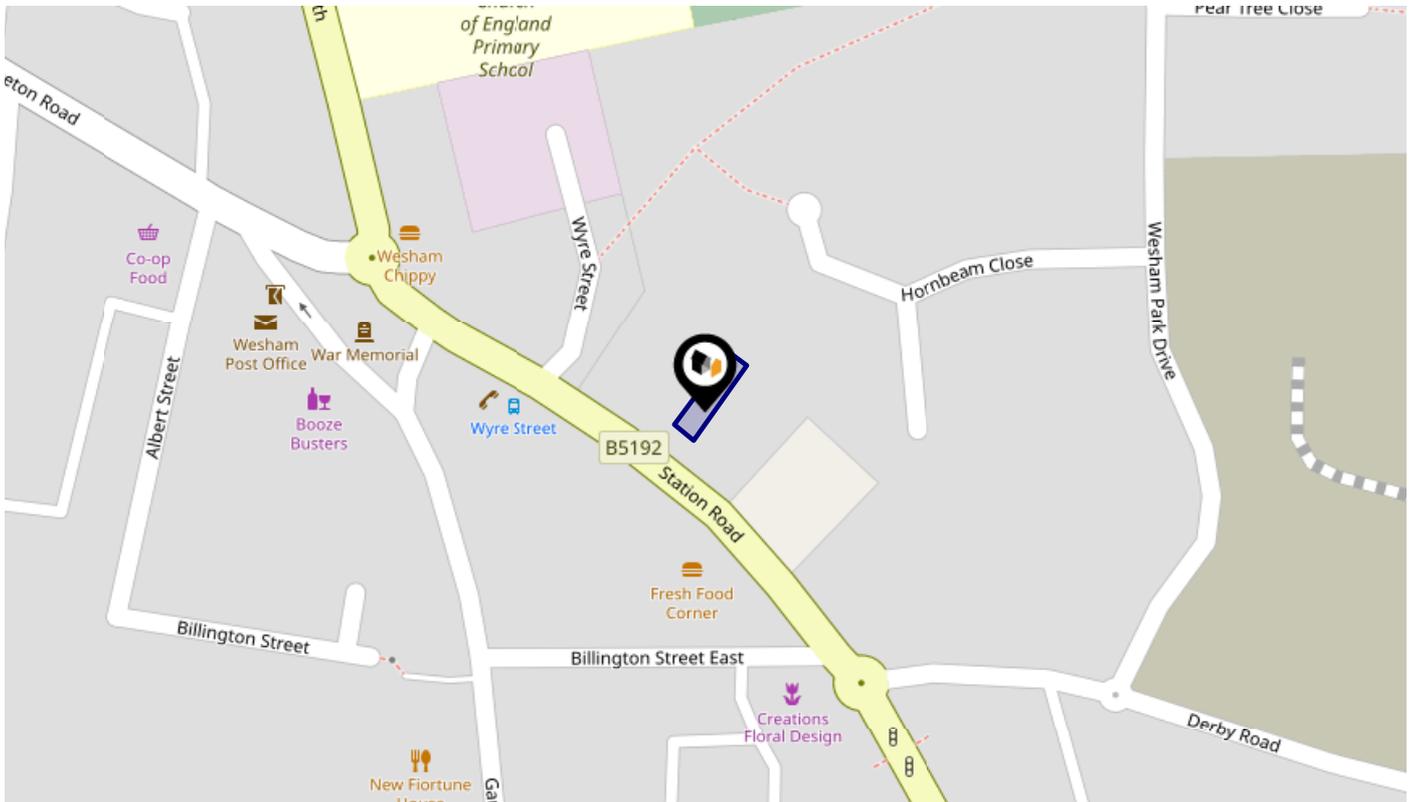
- 1 Kirkham North Ward
- 2 Medlar-with-Wesham Ward
- 3 Kirkham South Ward
- 4 Ribby-with-Wrea Ward
- 5 Newton and Treales Ward
- 6 Warton and Westby Ward
- 7 Freckleton East Ward
- 8 Freckleton West Ward
- 9 Staining and Weeton Ward
- 10 Singleton and Greenhalgh Ward

# Maps

## Rail Noise

LANDWOOD  
GROUP

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

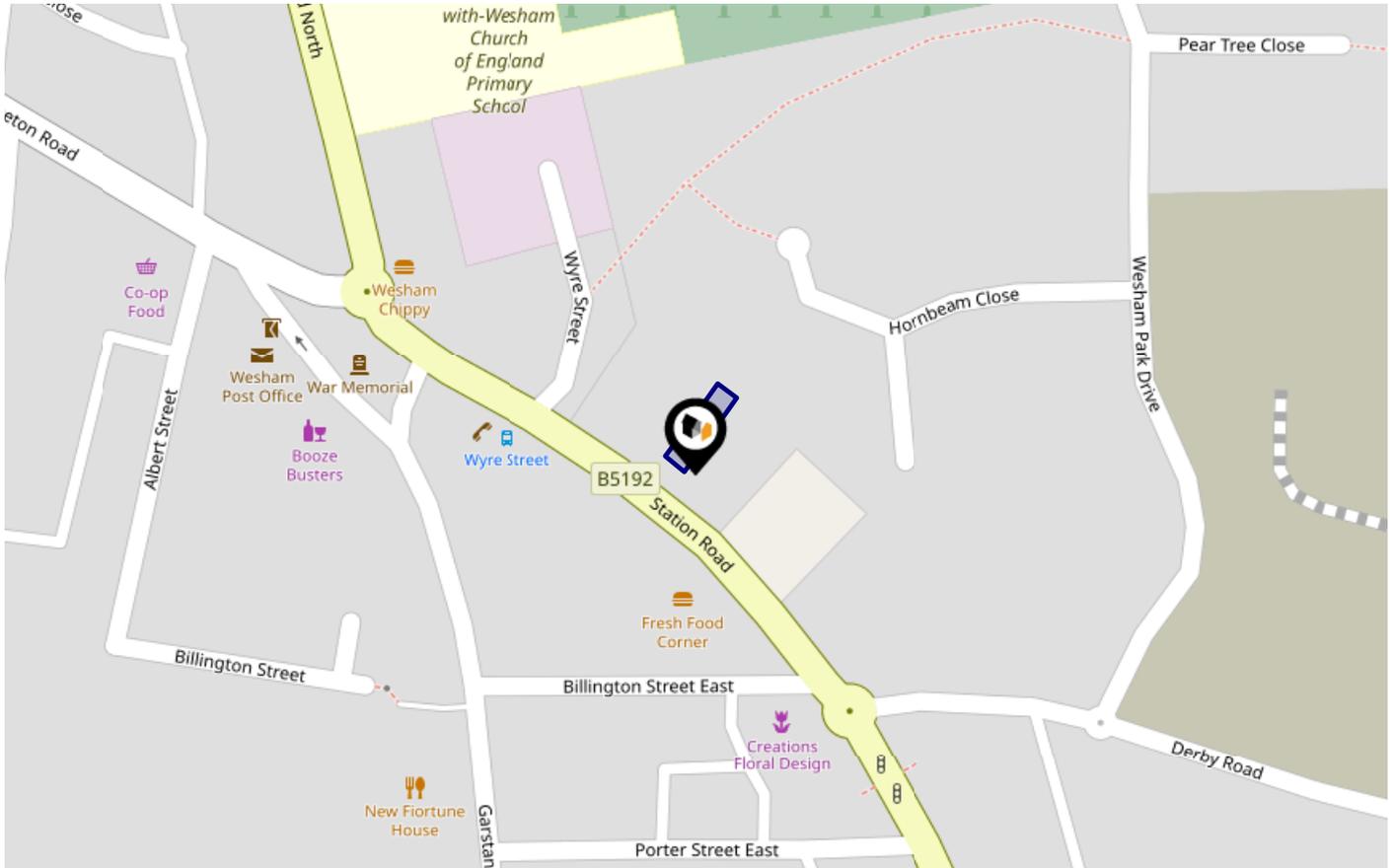
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

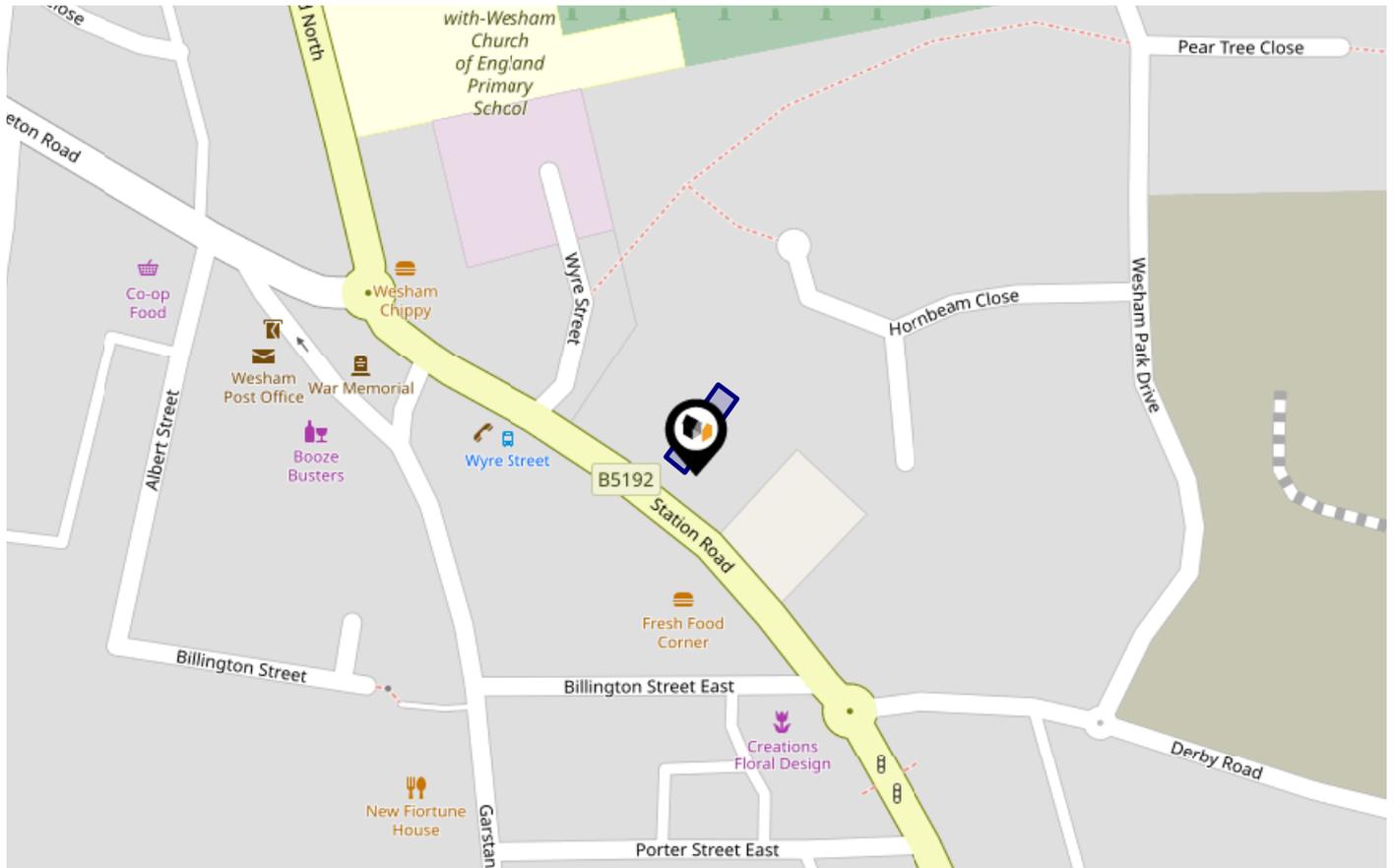
Chance of flooding to the following depths at this property:



# 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.
- 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:

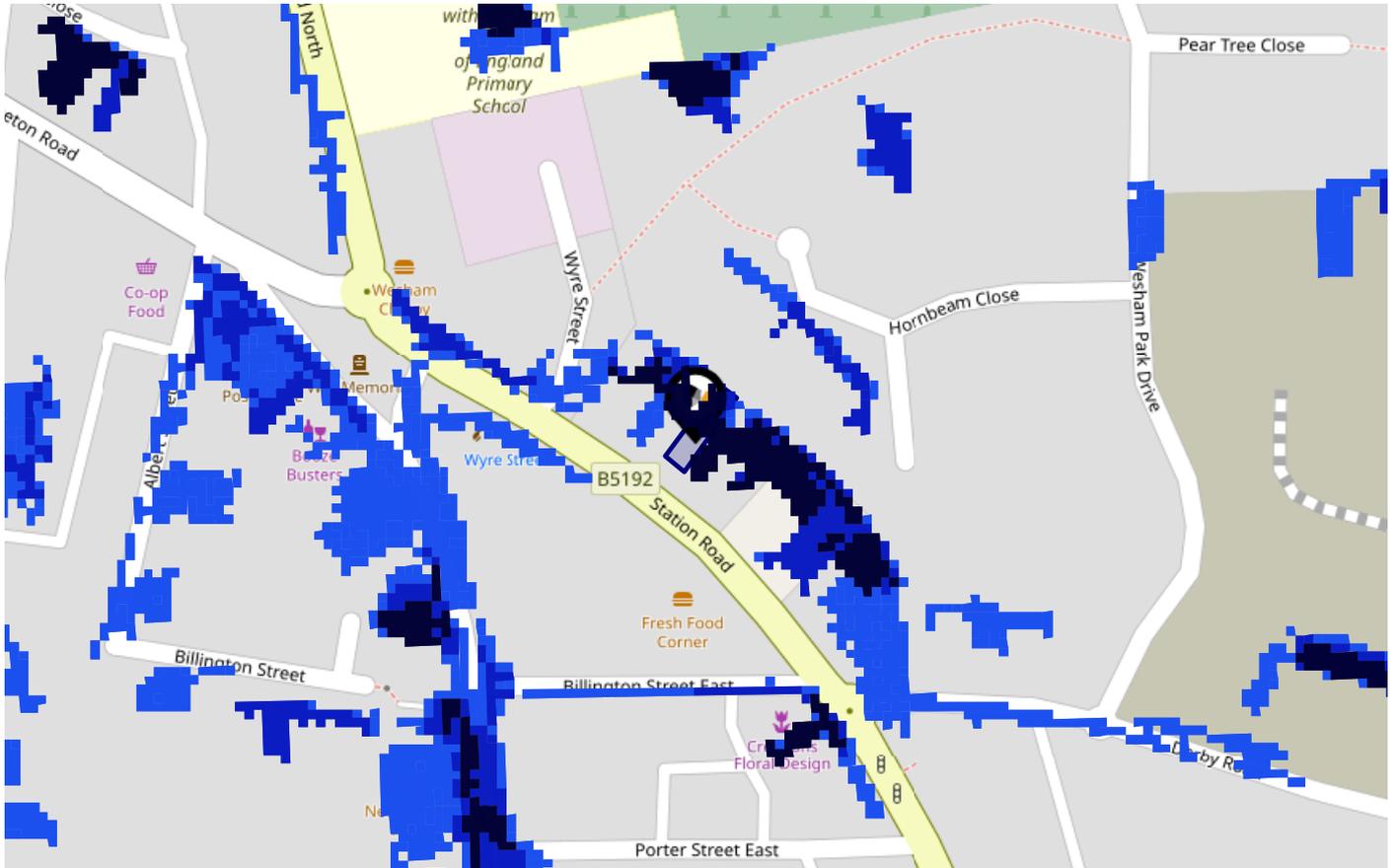


# Flood Risk

## Surface Water - 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

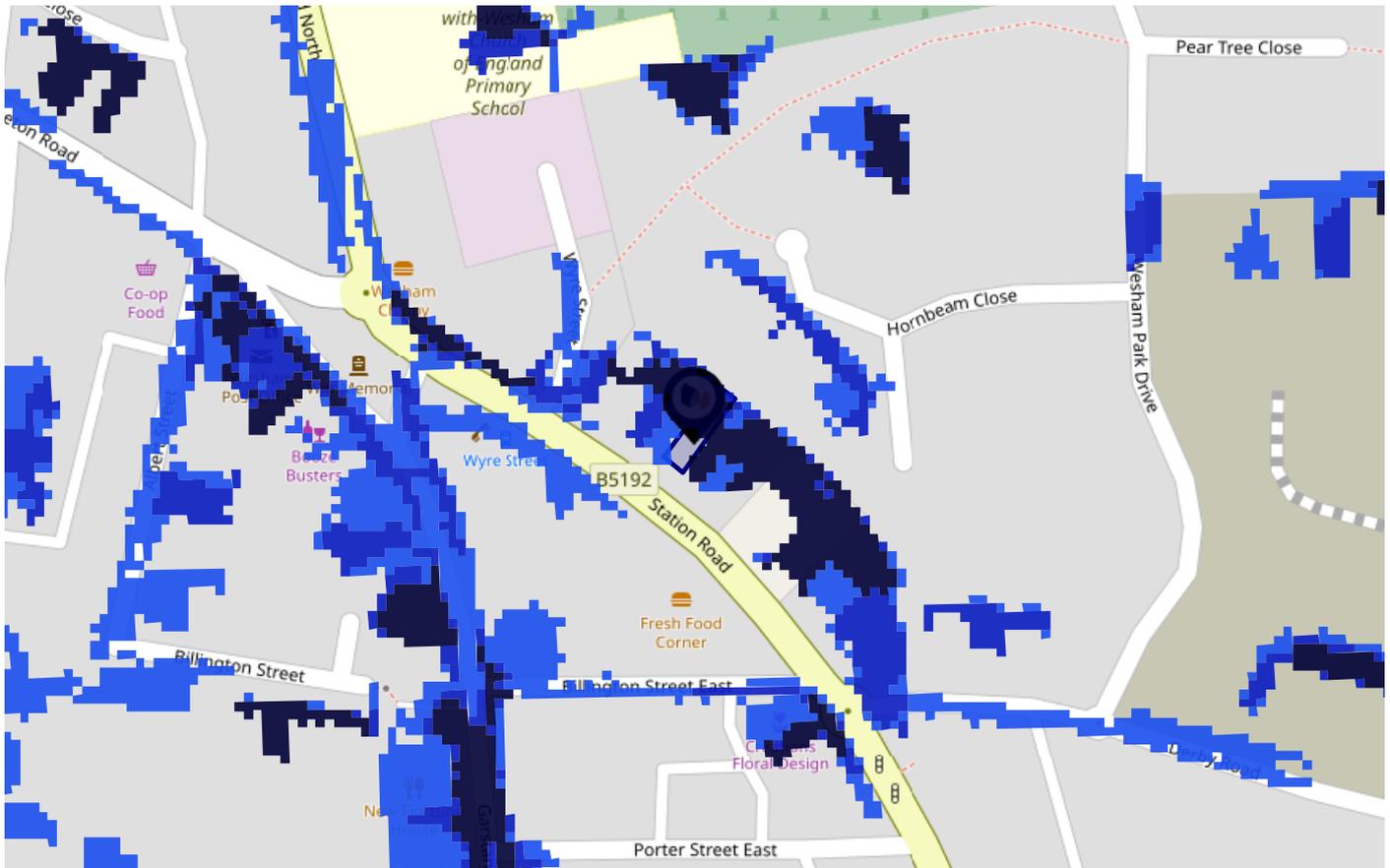
Chance of flooding to the following depths at this property:



# 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.

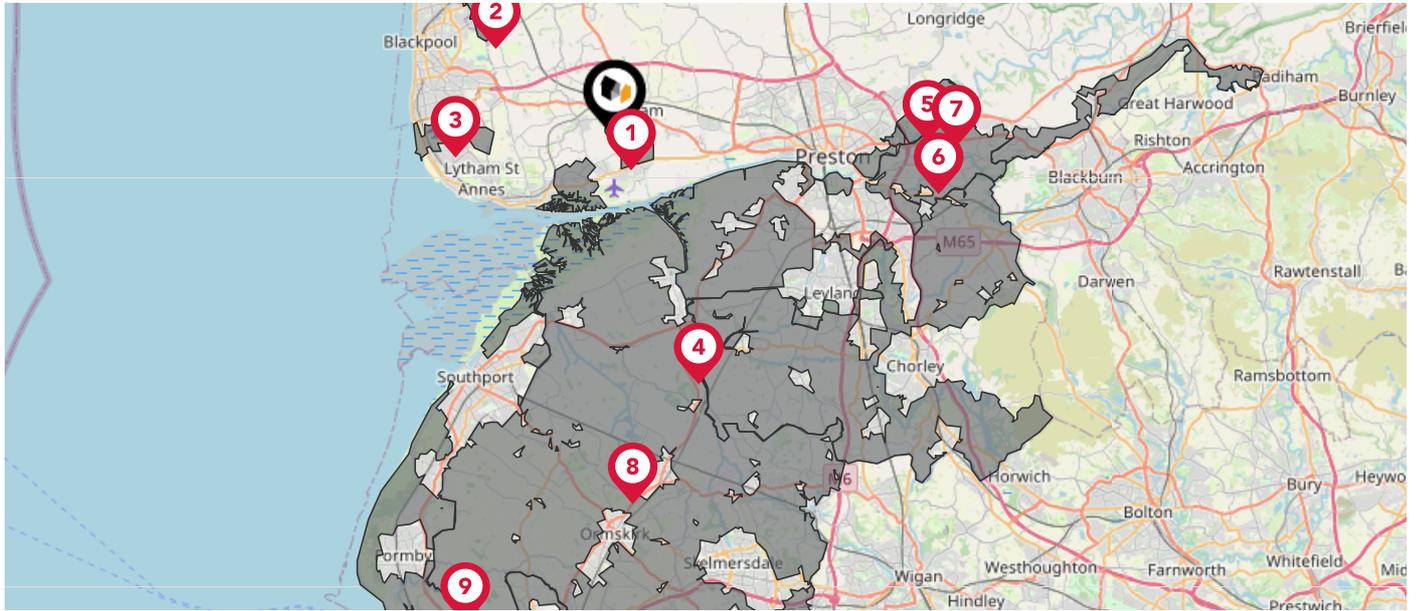
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



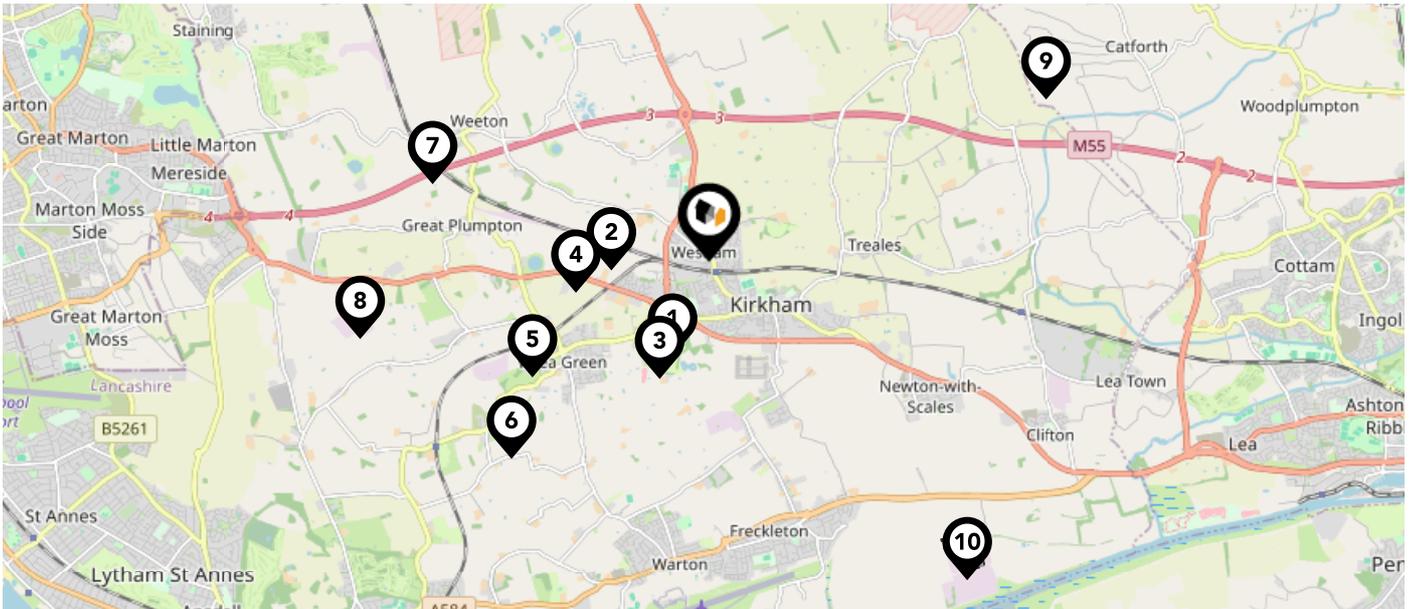
### Nearby Green Belt Land

- 1 Blackpool Green Belt - Fylde
- 2 Blackpool Green Belt - Wyre
- 3 Blackpool Green Belt - Blackpool
- 4 Merseyside and Greater Manchester Green Belt - Chorley
- 5 Merseyside and Greater Manchester Green Belt - Preston
- 6 Merseyside and Greater Manchester Green Belt - South Ribble
- 7 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 8 Merseyside and Greater Manchester Green Belt - West Lancashire
- 9 Merseyside and Greater Manchester Green Belt - Sefton

# 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

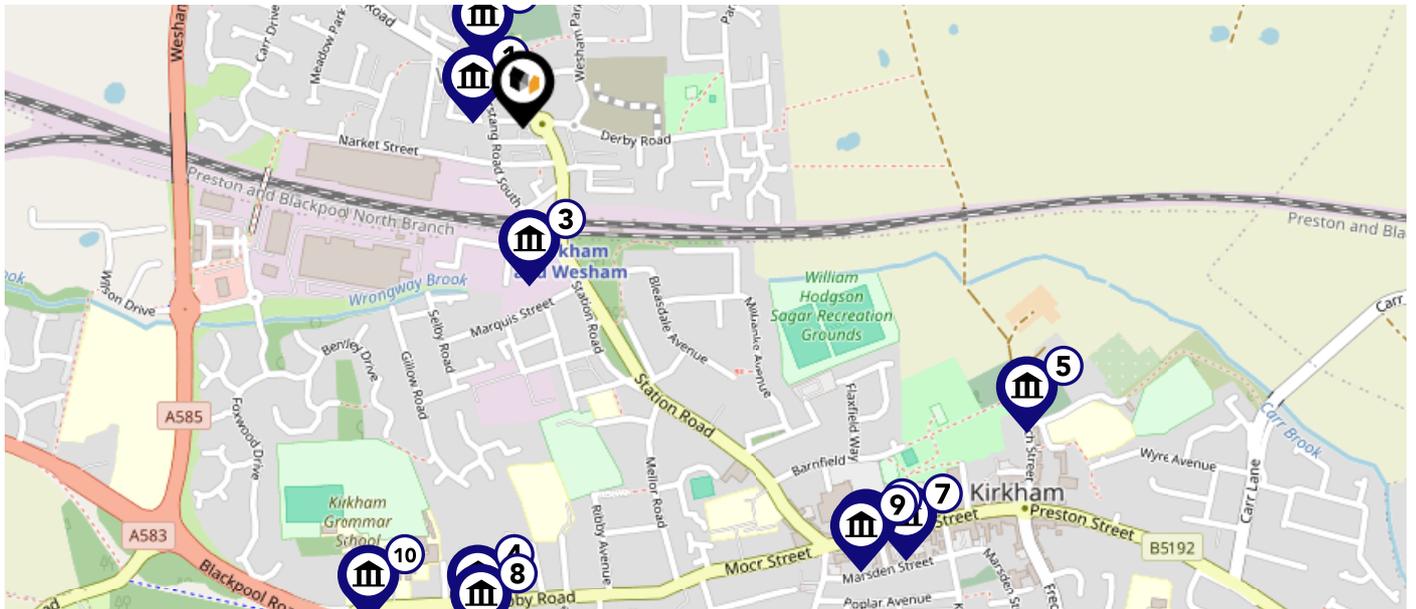
	Ribby North-Ribby Road, Wrea Green, Near Kirkham, Lancashire	Historic Landfill 
	Bradkirk Hall Farm-Kirkham, Lancashire	Historic Landfill 
	Ribby Leisure Village South-Ribby South, Ribby Road, Wrea Green, Flyde, Near Kirkham, Lancashire	Historic Landfill 
	Whinbrick Cottages-Blackpool Road, Westby, Lancashire	Historic Landfill 
	Warings-Brook Mill, Wrea Brook/Green, Flyde, Lancashire	Historic Landfill 
	Moss Side Lane-Moss Side	Historic Landfill 
	Mythop Road-Weeton, Preston, Lancashire	Historic Landfill 
	Staining Wood Farm-Off Preston New Road, Westby, Near Kirkham, Lancashire	Historic Landfill 
	Bay Horse Lane-Off Bay Horse Lane, Catforth, Preston, Lancashire	Historic Landfill 
	Grange Farm No 2-Freckleton, Lancashire	Historic Landfill 

# Maps

## Listed Buildings

LANDWOOD GROUP

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



1164089 - War Memorial With Surrounding Railings

Grade II

0.0 miles



1072028 - Christ Church

Grade II

0.1 miles



1072026 - Railway Hotel

Grade II

0.2 miles



1164018 - Church Of St John The Evangelist

Grade II

0.5 miles



1362357 - Church Of St Michael

Grade II

0.6 miles



1407288 - Kirkham United Reformed Church

Grade II

0.6 miles



1362359 - Trustee Savings Bank

Grade II

0.6 miles



1362360 - Churchyard Wall And Gateway South Of The Church Of St John The Evangelist

Grade II

0.6 miles



1405186 - Jubilee Lamp

Grade II

0.6 miles



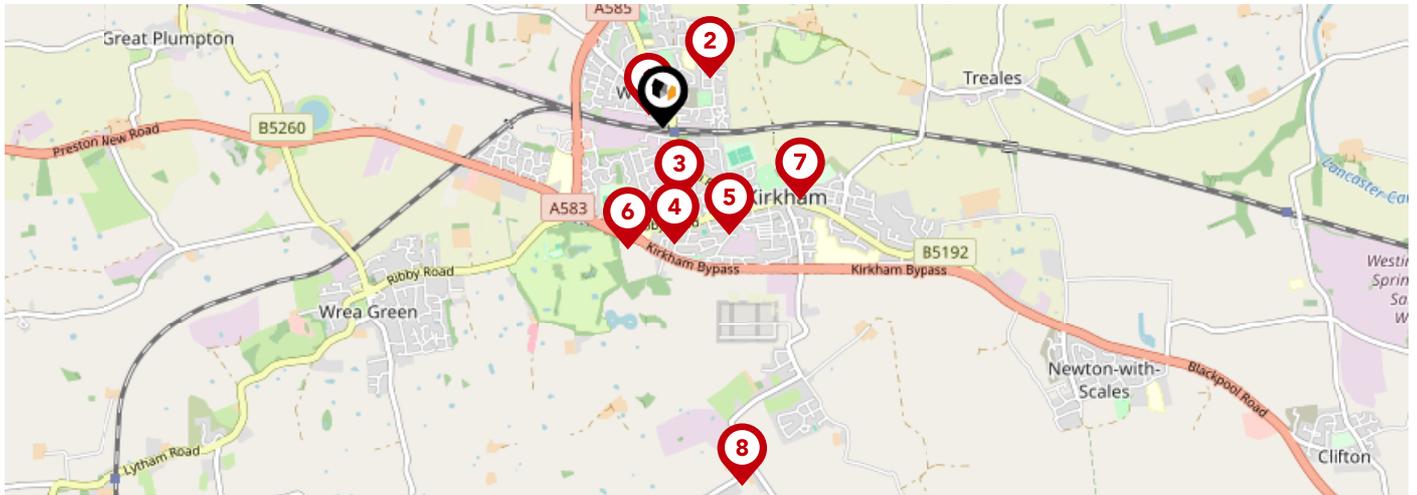
1317961 - Grammar School (front Range Only)

Grade II

0.6 miles

# Area Schools

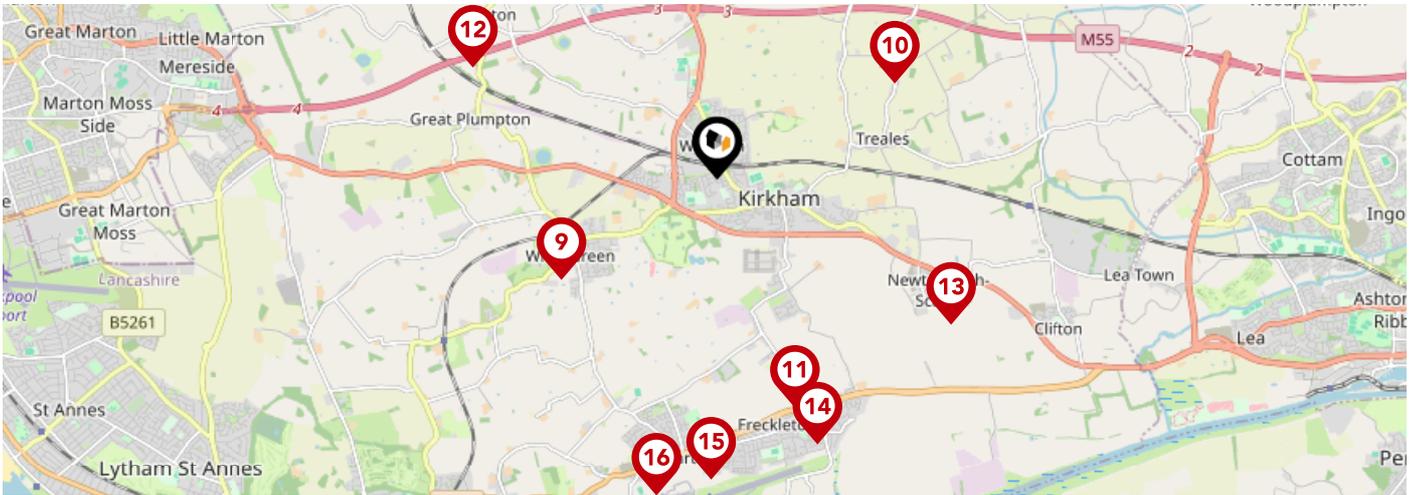
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Medlar-with-Wesham Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 144   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Joseph's Catholic Primary School, Medlar-with-Wesham</b> Ofsted Rating: Good   Pupils: 95   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kirkham and Wesham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Willows Catholic Primary School, Kirkham</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kirkham Pear Tree School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kirkham Grammar School</b> Ofsted Rating: Not Rated   Pupils: 809   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kirkham St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Linton School</b> Ofsted Rating: Good   Pupils: 12   Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

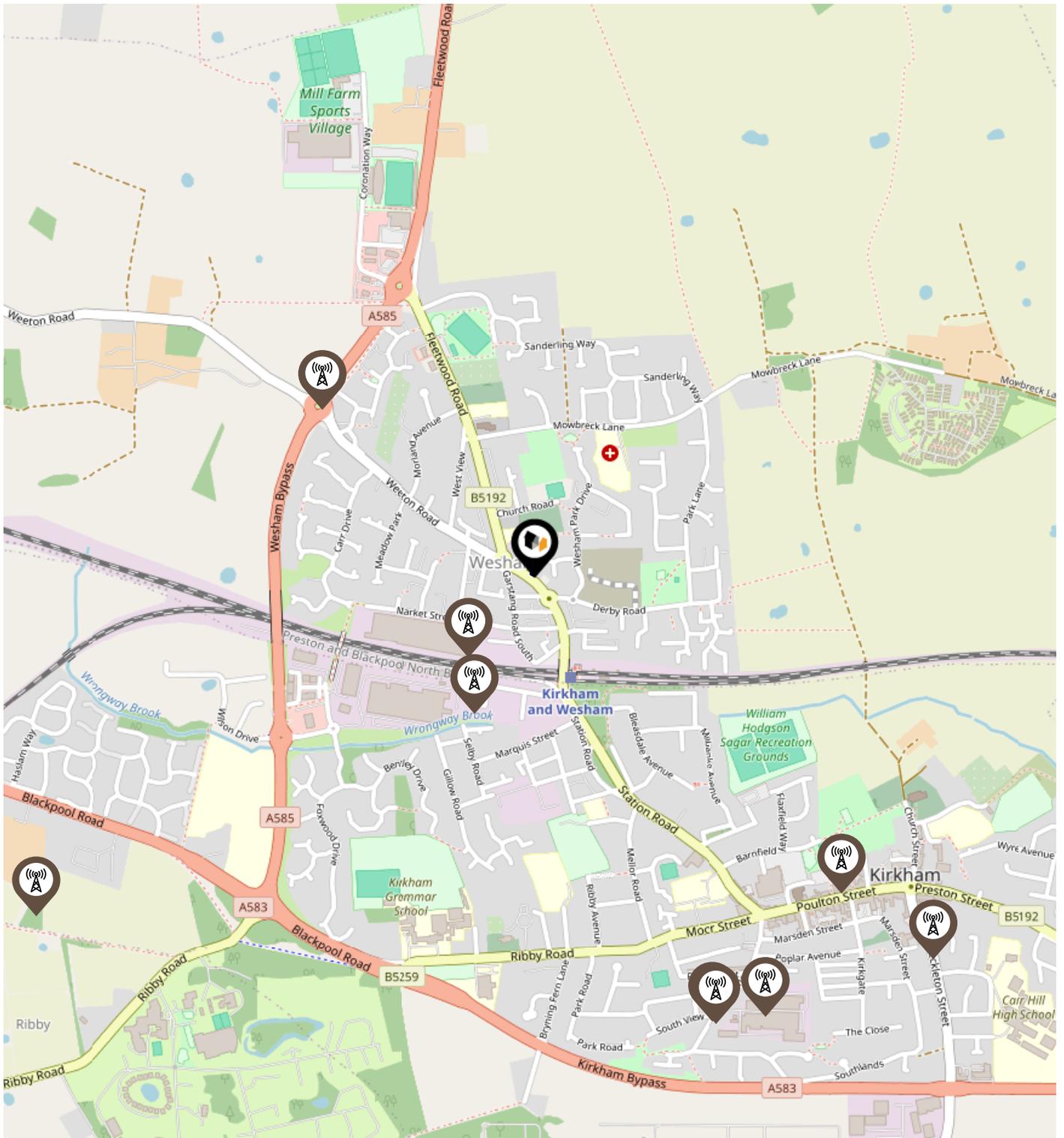
LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p><b>9 Ribby with Wrea Endowed CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 154   Distance:1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Treales Church of England Primary School</b> Ofsted Rating: Good   Pupils: 62   Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Freckleton Strike Lane Primary School</b> Ofsted Rating: Good   Pupils: 174   Distance:2.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Weeton St Michael's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 55   Distance:2.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Newton Bluecoat Church of England Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:2.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Freckleton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Holy Family Catholic Primary School, Warton</b> Ofsted Rating: Good   Pupils: 152   Distance:2.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Warton St Paul's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 105   Distance:2.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

LANDWOOD  
GROUP

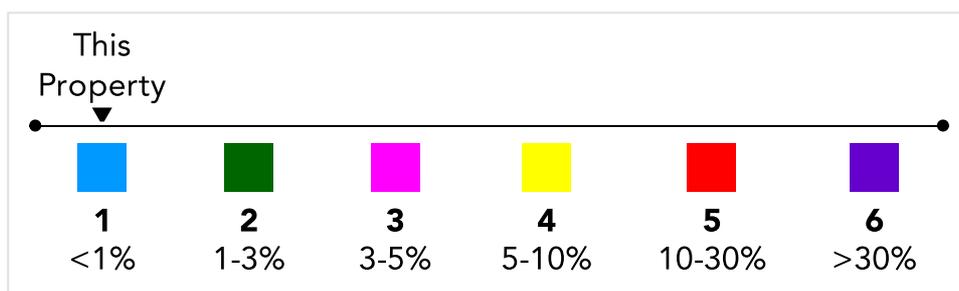
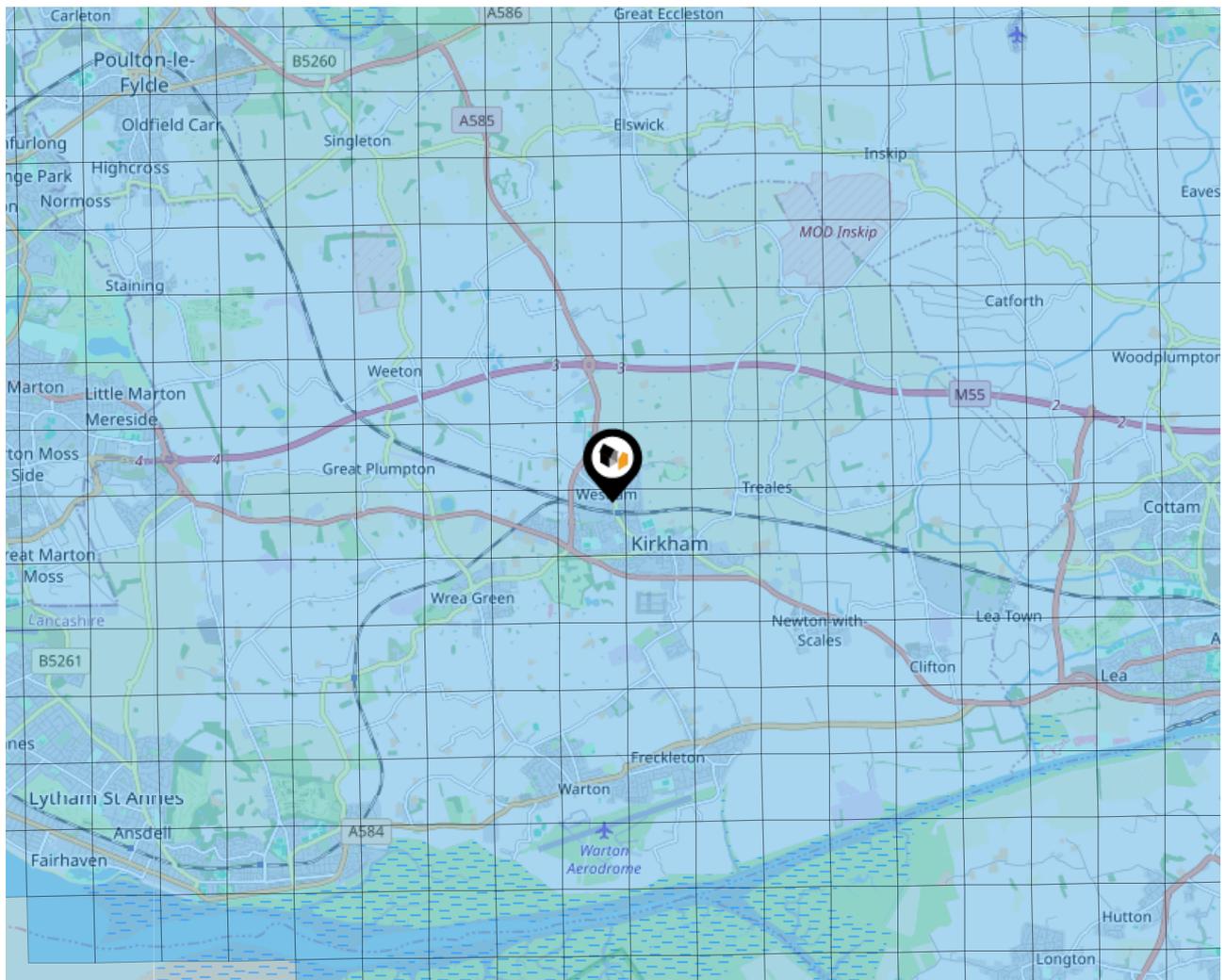


## Key:

-  Power Pylons
-  Communication Masts

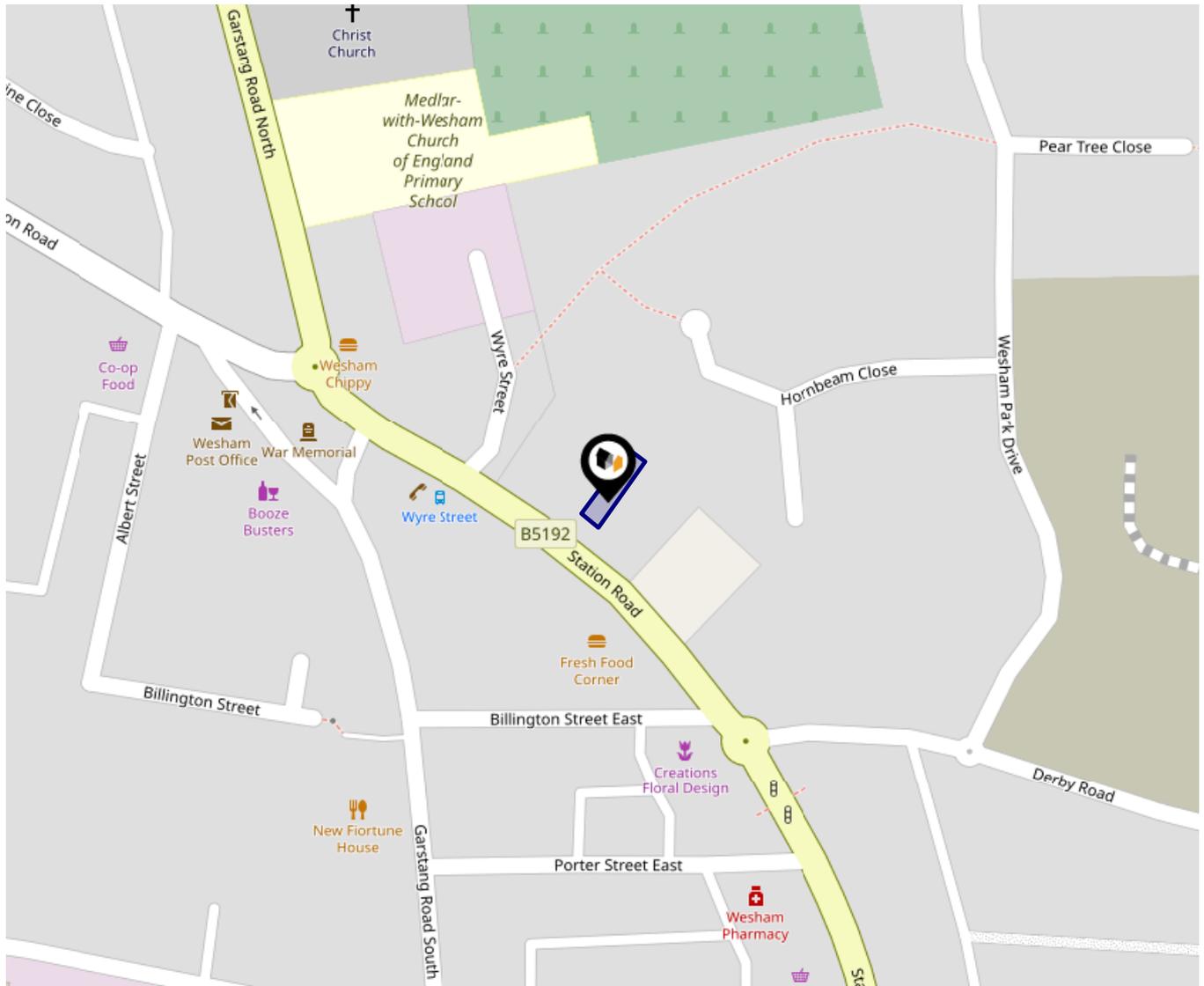
### What is Radon?

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>).



# Local Area Road Noise

LANDWOOD  
GROUP



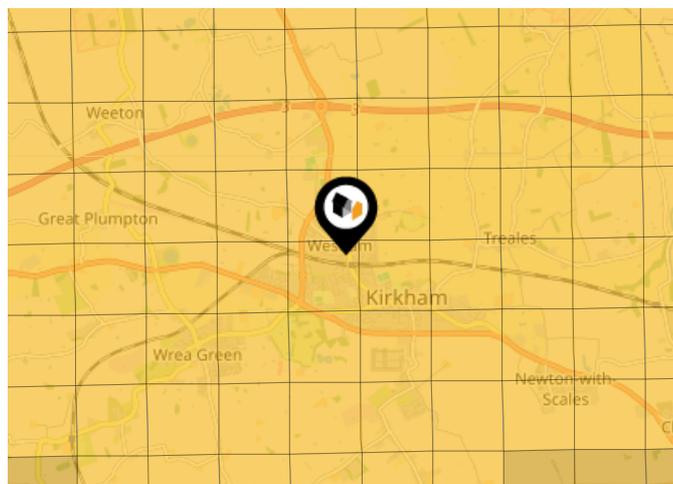
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

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

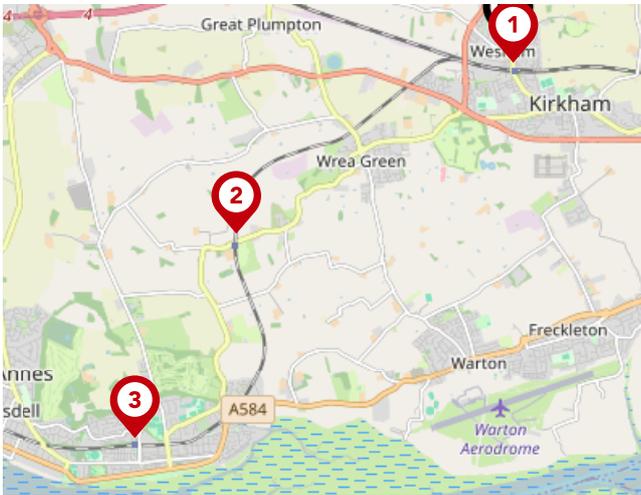


### Primary Classifications (Most Common Clay Types)

<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

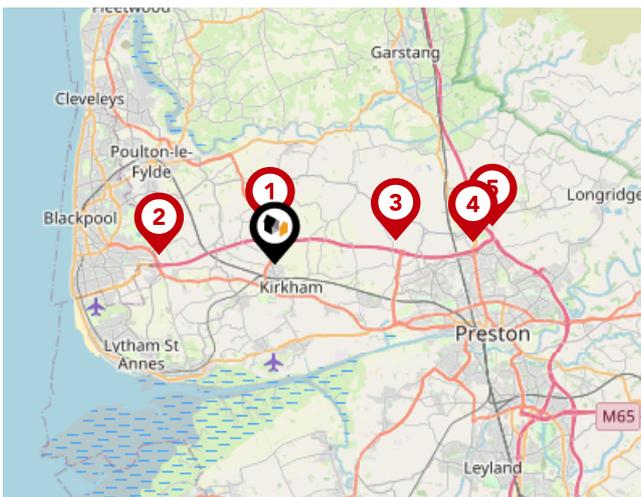
# Area Transport (National)

LANDWOOD  
GROUP



## National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	0.16 miles
2	Moss Side Rail Station	2.89 miles
3	Lytham Rail Station	4.75 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	1.25 miles
2	M55 J4	4.08 miles
3	M55 J2	4.24 miles
4	M55 J1	6.93 miles
5	M6 J32	7.65 miles

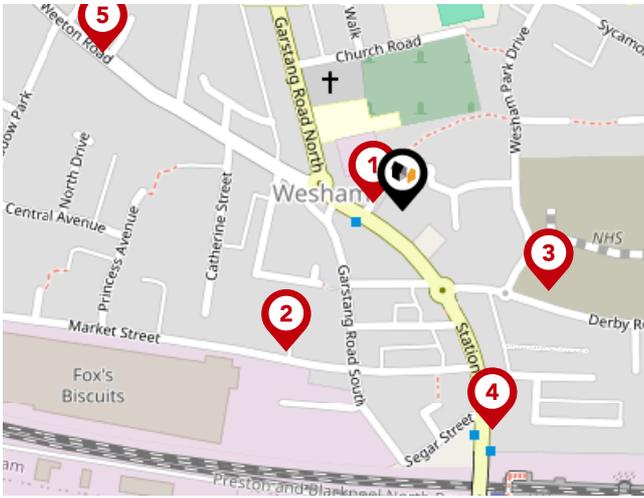


## Airports/Helipads

Pin	Name	Distance
1	Highfield	6.46 miles
2	Speke	31.25 miles
3	Manchester Airport	38.75 miles
4	Leeds Bradford Airport	50.29 miles

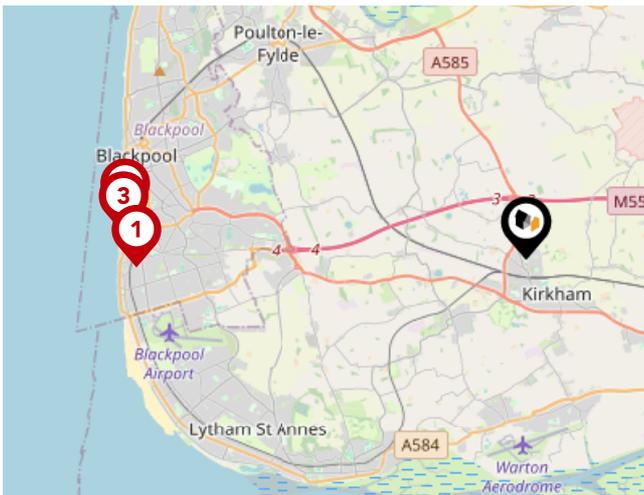
# Area

## Transport (Local)



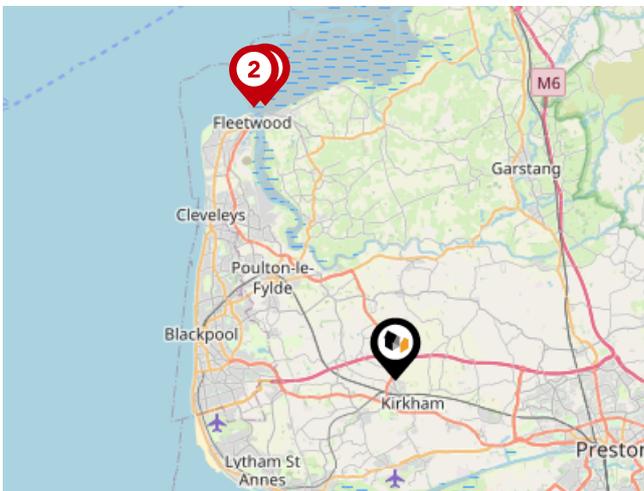
### Bus Stops/Stations

Pin	Name	Distance
1	Wyre Street	0.02 miles
2	Everest Court	0.1 miles
3	Park Drive	0.09 miles
4	Rail Station	0.13 miles
5	Lane Ends Pub	0.19 miles



### Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	6.78 miles
2	Waterloo Road (Blackpool Tramway)	7.03 miles
3	South Pier (Blackpool Tramway)	7.03 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	10.67 miles
2	Fleetwood for Knott End Ferry Landing	10.78 miles

# Landwood Group

## 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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