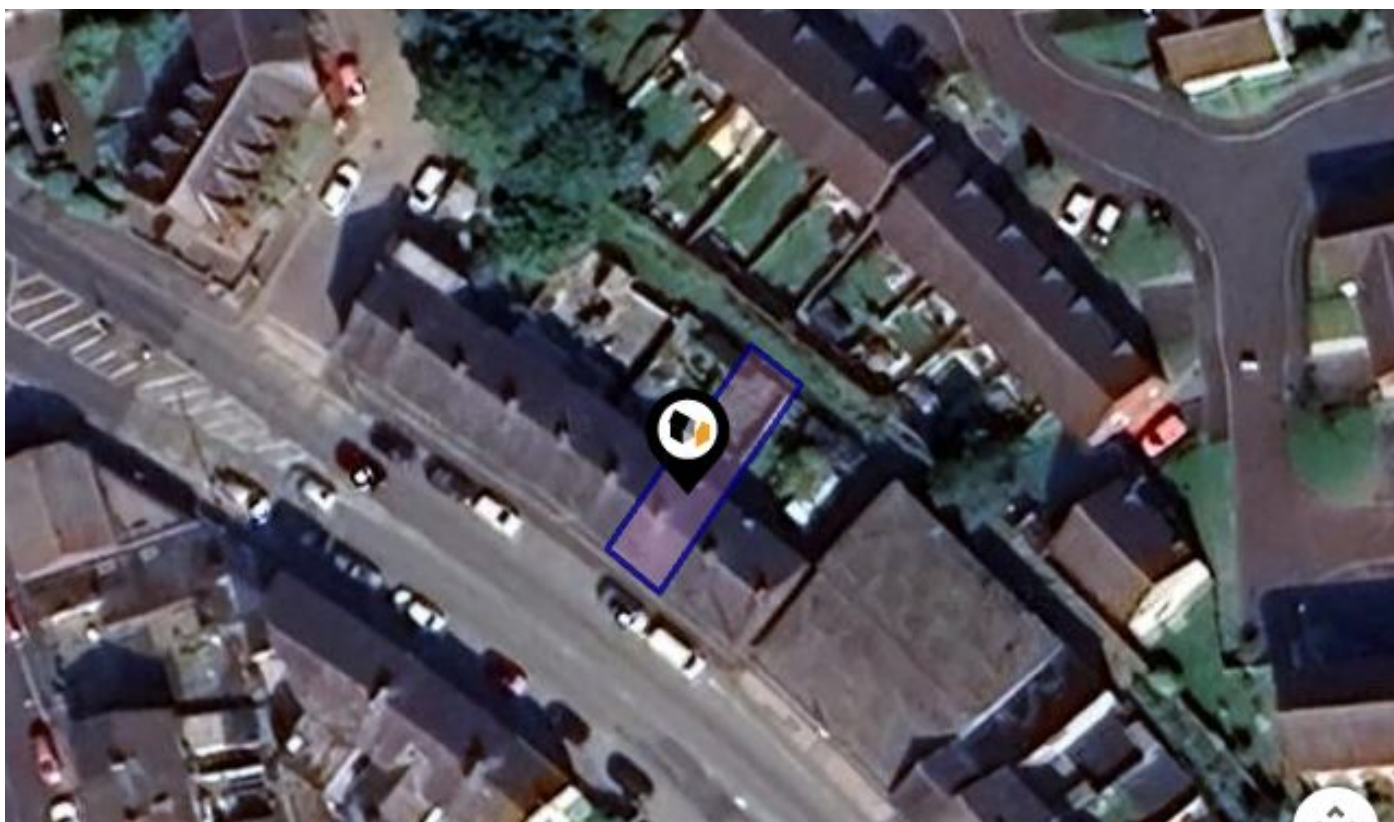




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 15th May 2025



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

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

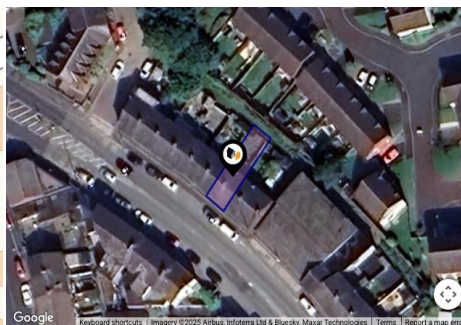
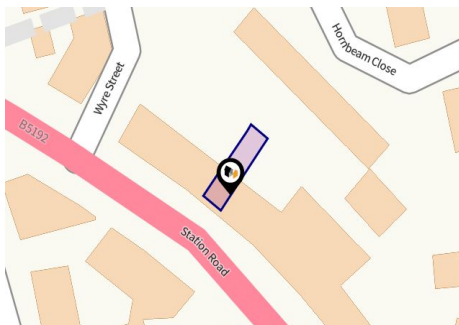
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

| | |
|------------------|-----------------------------------------|
| Type: | Terraced |
| Bedrooms: | 2 |
| Floor Area: | 721 ft ² / 67 m ² |
| Plot Area: | 0.03 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band A |
| Annual Estimate: | £1,592 |
| Title Number: | LA833141 |
| UPRN: | 10013591593 |


| | |
|-------------------------------|------------|
| Last Sold Date: | 27/11/1998 |
| Last Sold Price: | £31,000 |
| Last Sold £/ft ² : | £42 |
| Tenure: | Freehold |

Local Area

| | |
|--------------------|------------|
| Local Authority: | Lancashire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 15 | 74 | - |
| mb/s | mb/s | 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+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

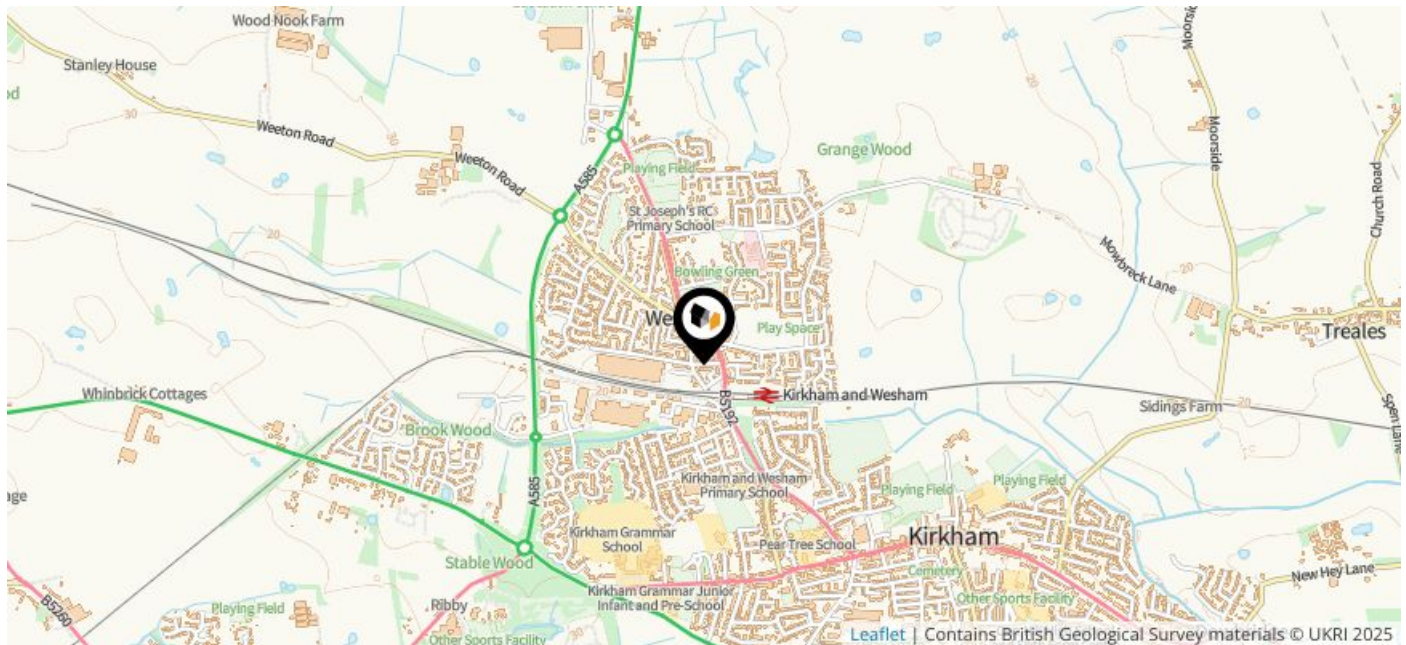
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

| | |
|-------------------------------------|------------------------------------------|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 67 m ² |

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.

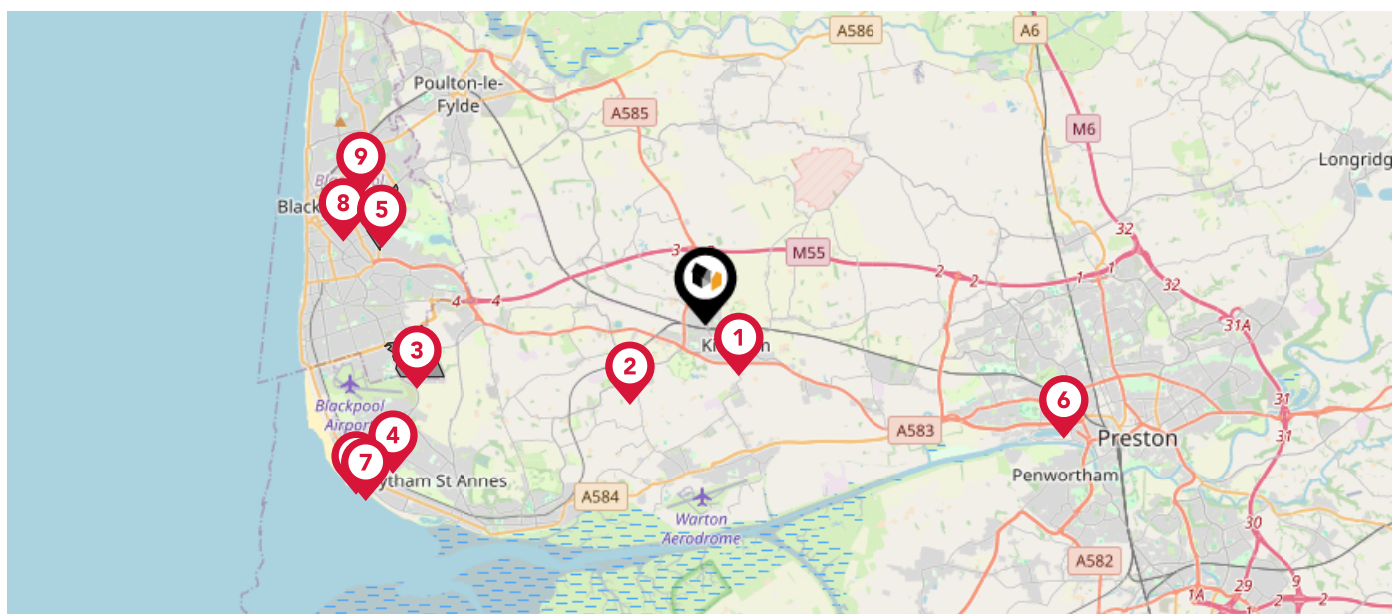
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

LANDWOOD
GROUP

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

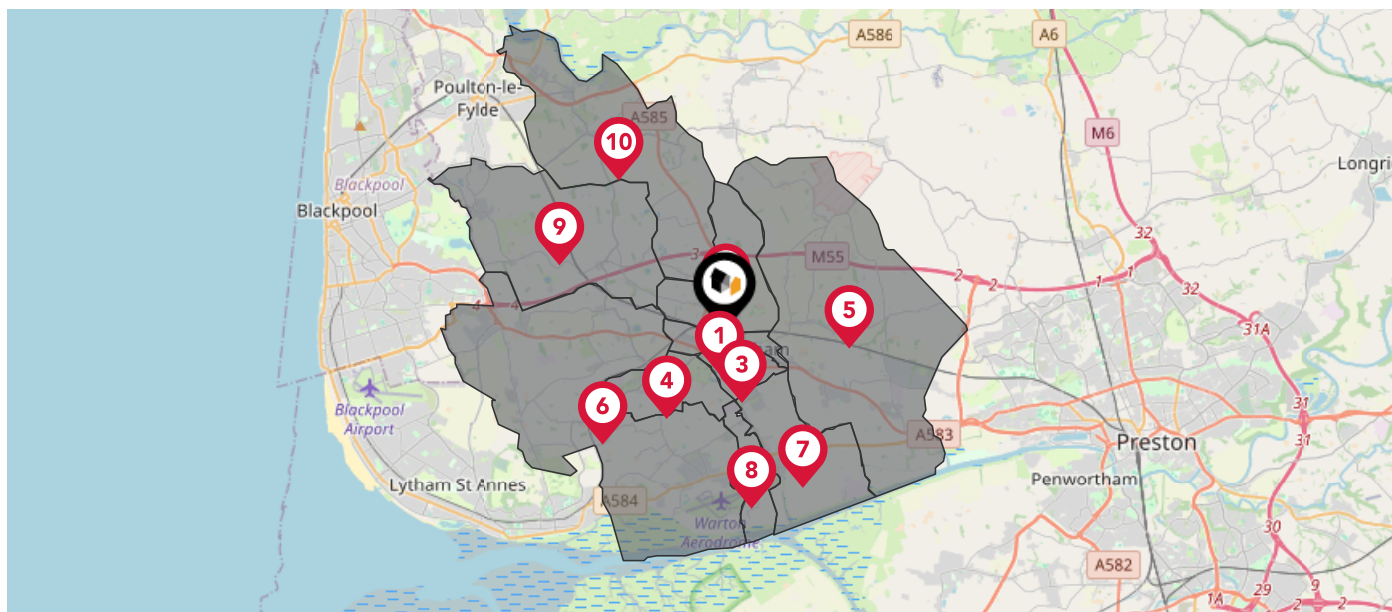
- | | |
|----|----------------------------|
| 1 | Kirkham |
| 2 | Wrea Green |
| 3 | Marton Moss |
| 4 | St. Anne's Road East |
| 5 | Stanley Park |
| 6 | Ashton Conservation Area |
| 7 | St. Anne's on Sea |
| 8 | Raikes |
| 9 | Layton |
| 10 | Porritt Houses, St. Anne's |

Maps

Council Wards

LANDWOOD
GROUP

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



Kirkham North Ward



Medlar-with-Wesham Ward



Kirkham South Ward



Ribby-with-Wrea Ward



Newton and Treales Ward



Warton and Westby Ward



Freckleton East Ward



Freckleton West Ward

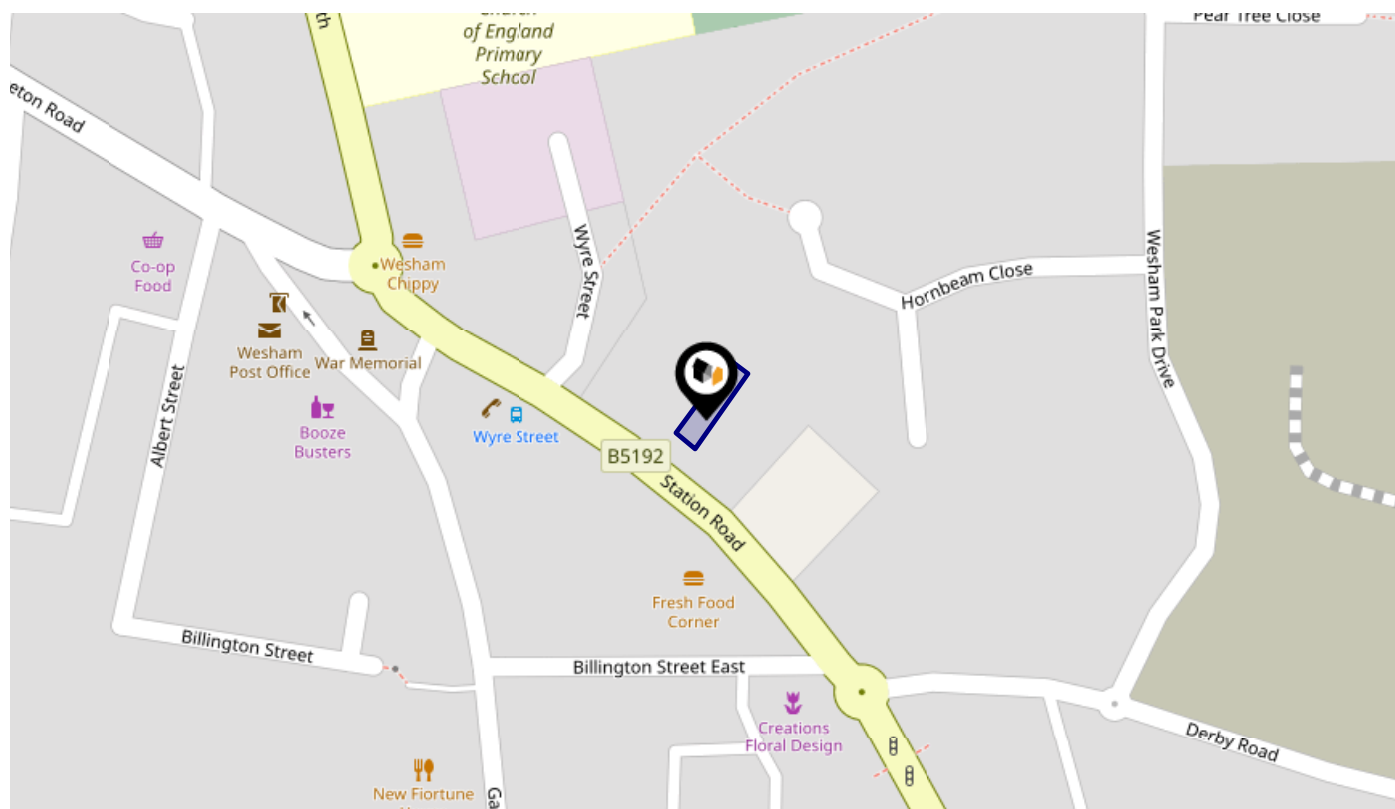


Staining and Weeton Ward



Singleton and Greenhalgh Ward

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:

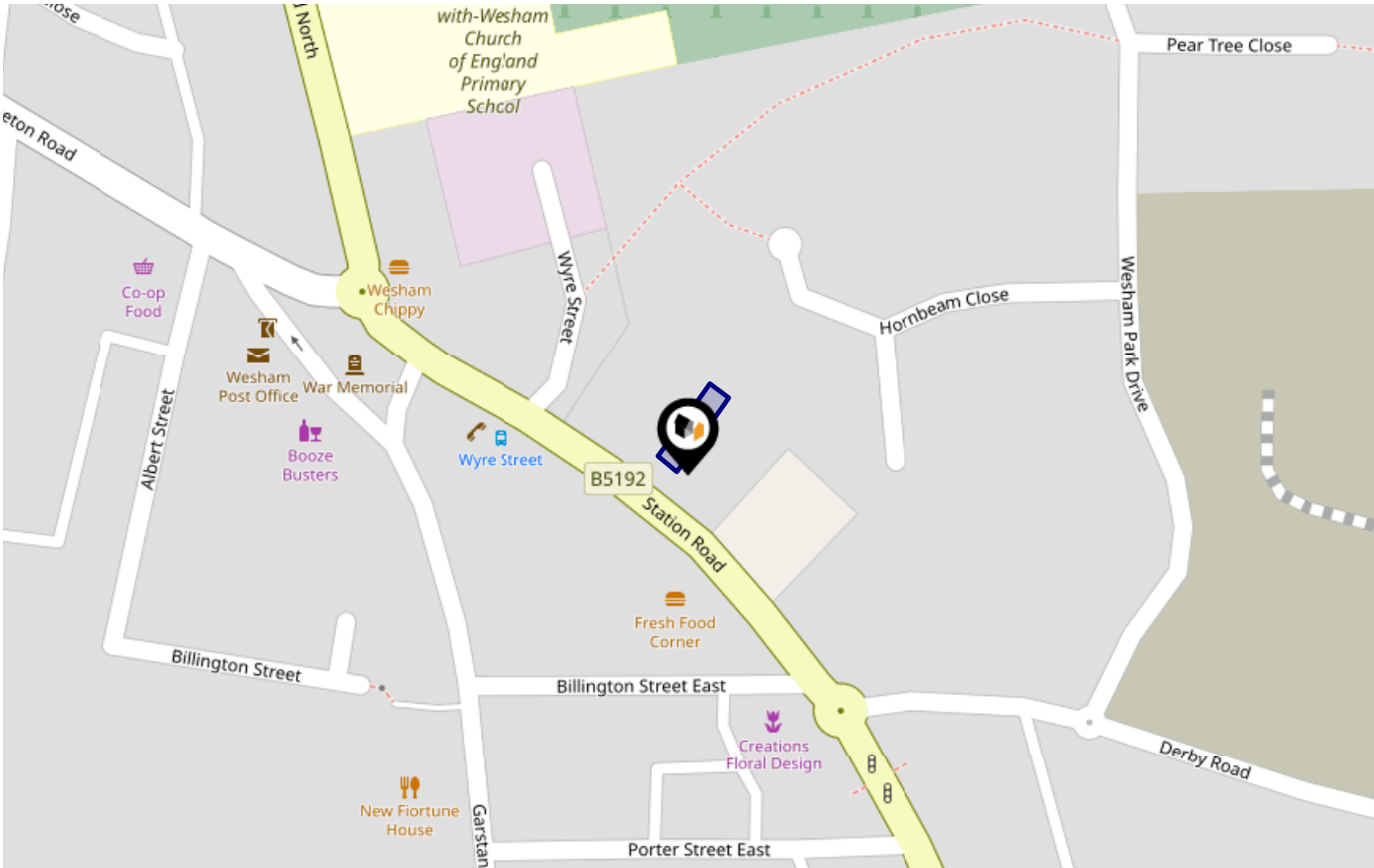
| | | | |
|---|--|--------------|---------------------------------------|
| 5 | | 75.0+ dB | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

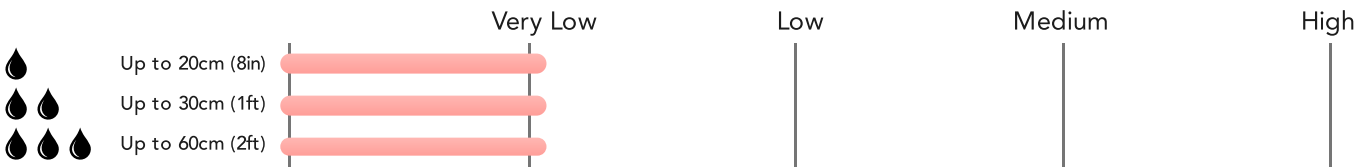


Risk Rating: Very low

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:

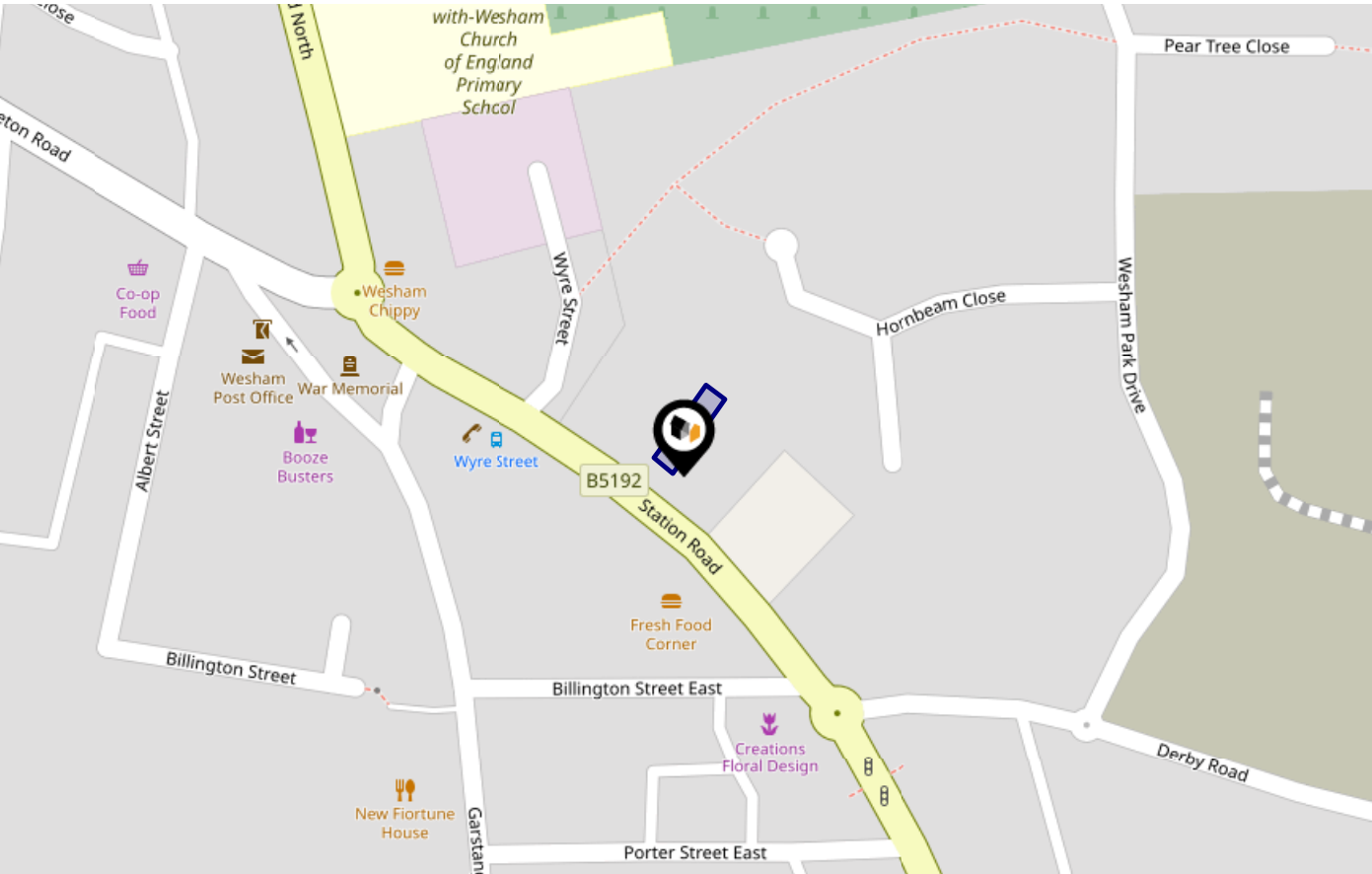


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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.

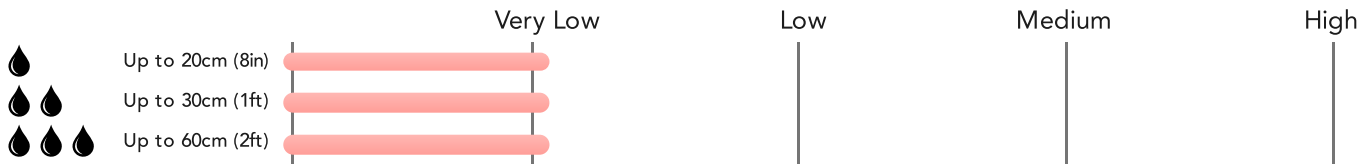


Risk Rating: Very low

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:

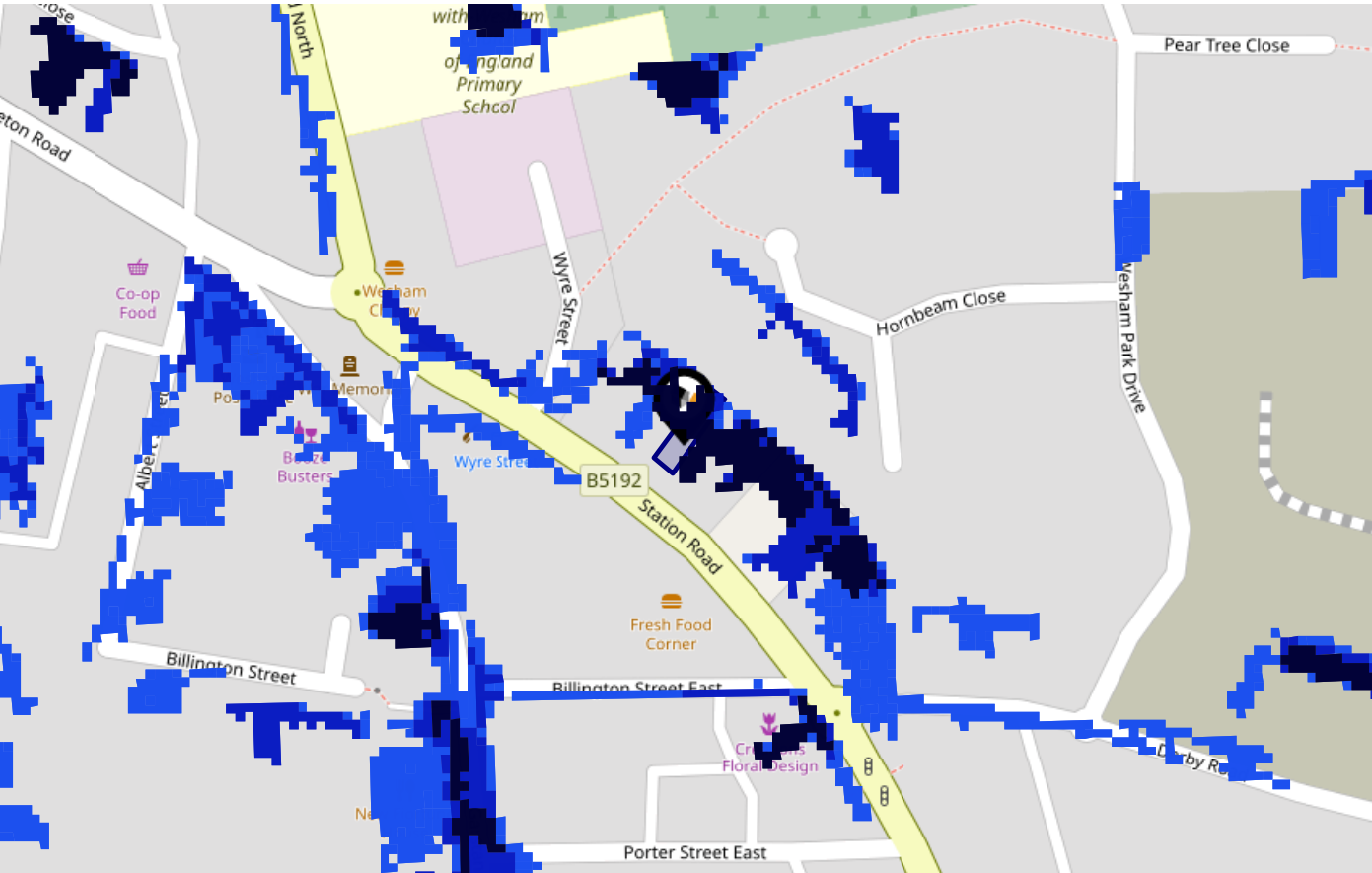


KPF - Key Property Facts

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.

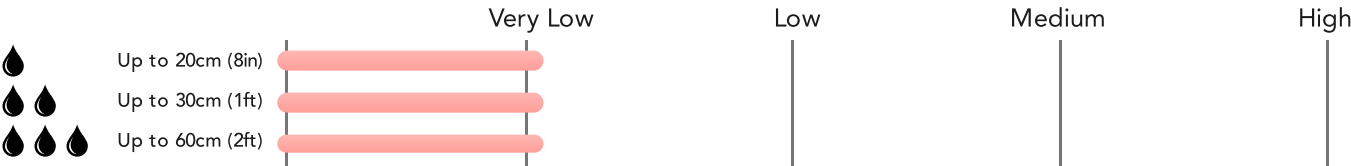


Risk Rating: Very low

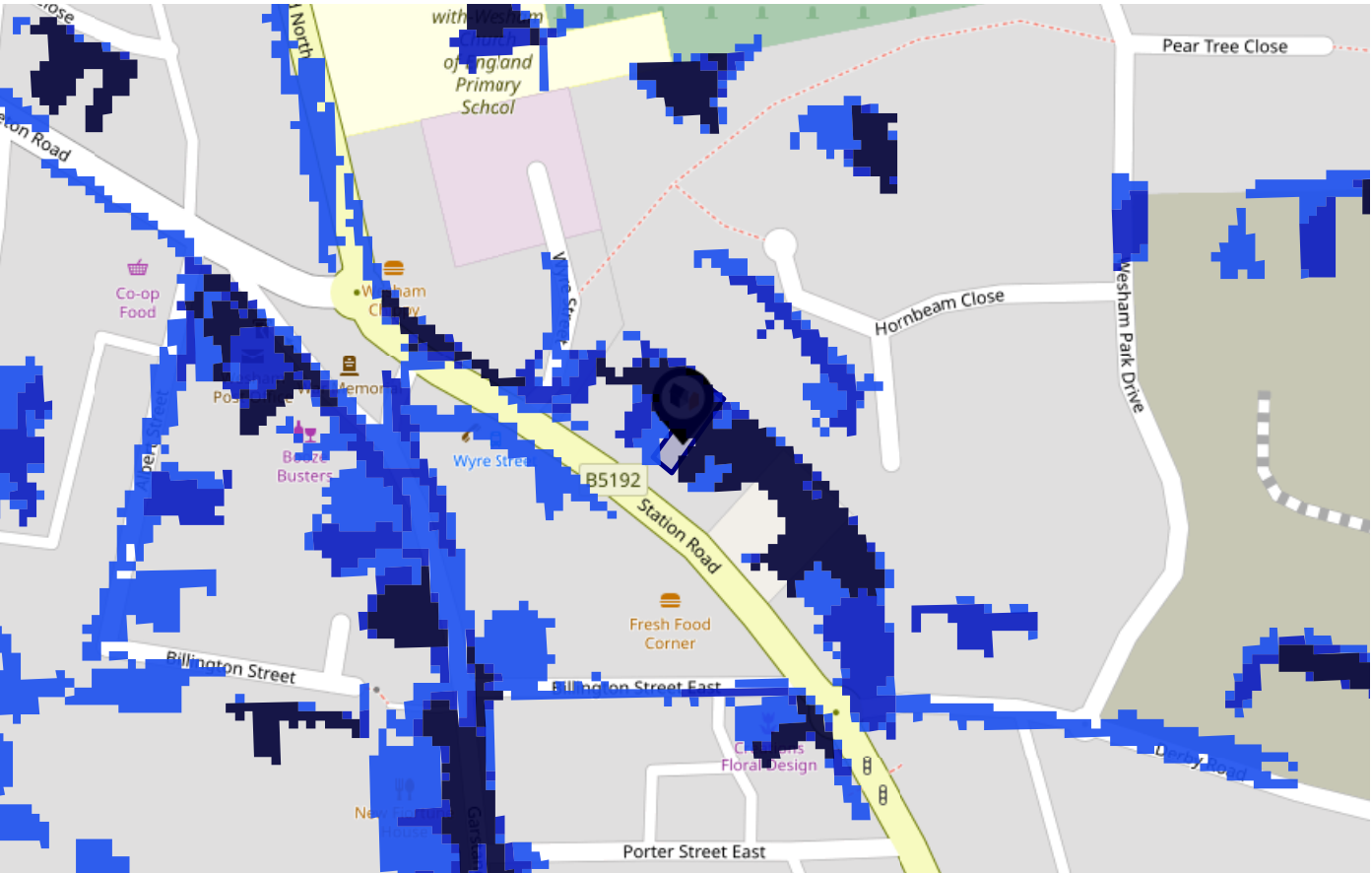
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

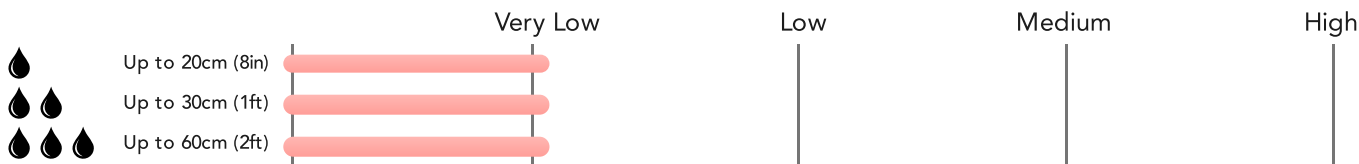


Risk Rating: Very low

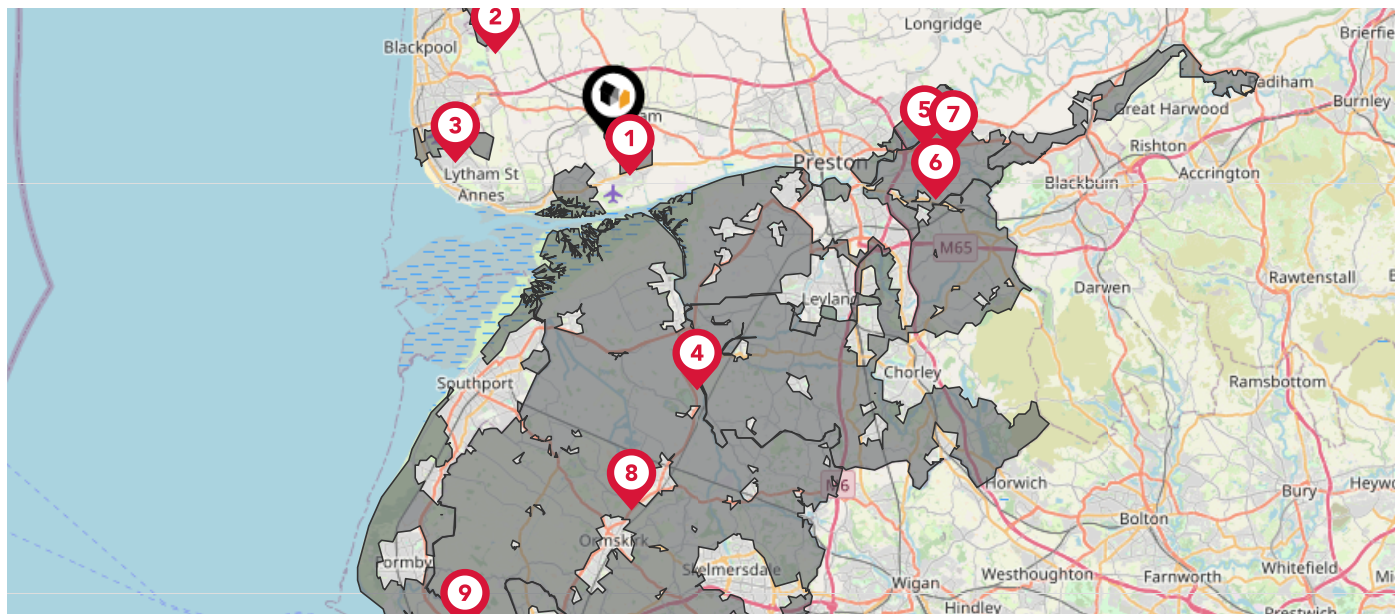
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



Blackpool Green Belt - Fylde



Blackpool Green Belt - Wyre



Blackpool Green Belt - Blackpool



Merseyside and Greater Manchester Green Belt - Chorley



Merseyside and Greater Manchester Green Belt - Preston



Merseyside and Greater Manchester Green Belt - South Ribble



Merseyside and Greater Manchester Green Belt - Ribble Valley



Merseyside and Greater Manchester Green Belt - West Lancashire



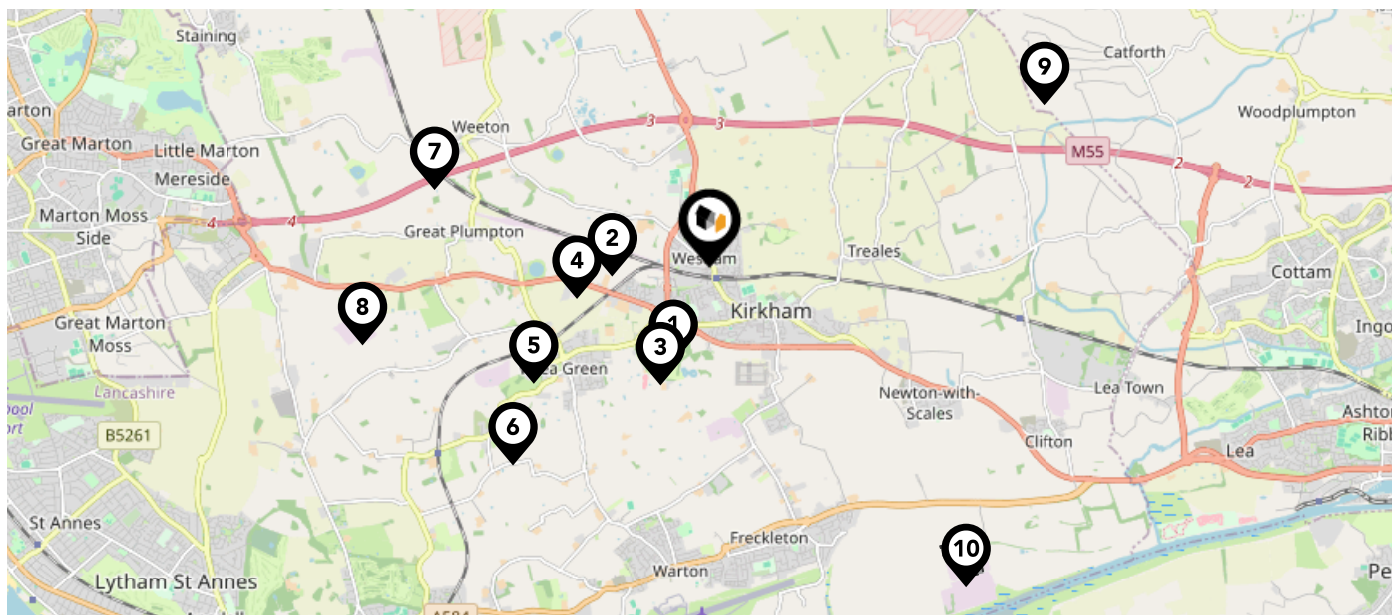
Merseyside and Greater Manchester Green Belt - Sefton

Maps

Landfill Sites

LANDWOOD
GROUP

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

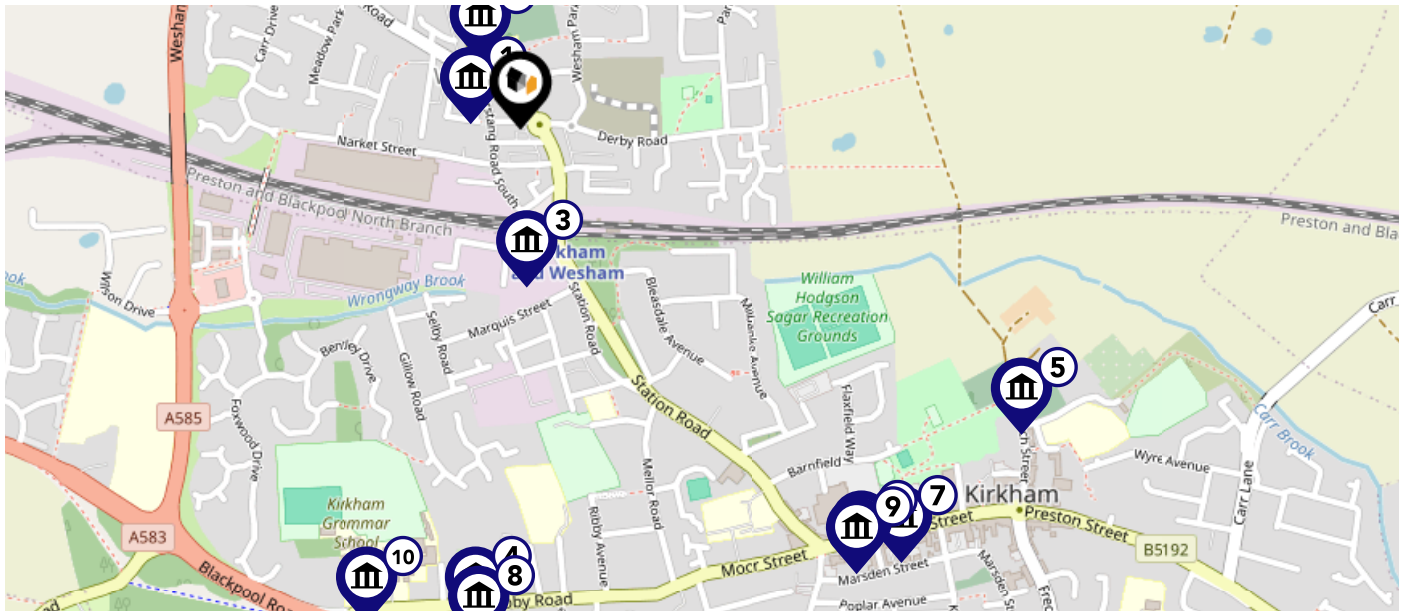
| | | | |
|----|--------------------------------------------------------------------------------------------------|-------------------|--------------------------|
| 1 | Ribby North-Ribby Road, Wrea Green, Near Kirkham, Lancashire | Historic Landfill | <input type="checkbox"/> |
| 2 | Brad Kirk Hall Farm-Kirkham, Lancashire | Historic Landfill | <input type="checkbox"/> |
| 3 | Ribby Leisure Village South-Ribby South, Ribby Road, Wrea Green, Flyde, Near Kirkham, Lancashire | Historic Landfill | <input type="checkbox"/> |
| 4 | Whinbrick Cottages-Blackpool Road, Westby, Lancashire | Historic Landfill | <input type="checkbox"/> |
| 5 | Warings-Brook Mill, Wrea Brook/Green, Fylde, Lancashire | Historic Landfill | <input type="checkbox"/> |
| 6 | Moss Side Lane-Moss Side | Historic Landfill | <input type="checkbox"/> |
| 7 | Mythop Road-Weeton, Preston, Lancashire | Historic Landfill | <input type="checkbox"/> |
| 8 | Staining Wood Farm-Off Preston New Road, Westby, Near Kirkham, Lancashire | Historic Landfill | <input type="checkbox"/> |
| 9 | Bay Horse Lane-Off Bay Horse Lane, Catforth, Preston, Lancashire | Historic Landfill | <input type="checkbox"/> |
| 10 | Grange Farm No 2-Freckleton, Lancashire | Historic Landfill | <input type="checkbox"/> |











Maps

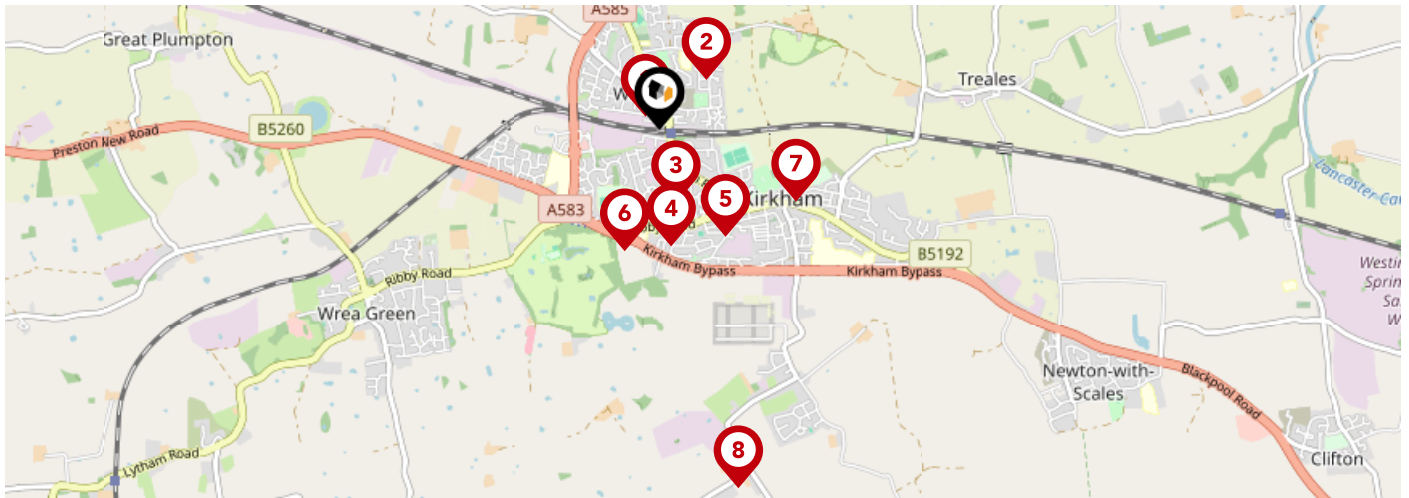
Listed Buildings

LANDWOOD
GROUP

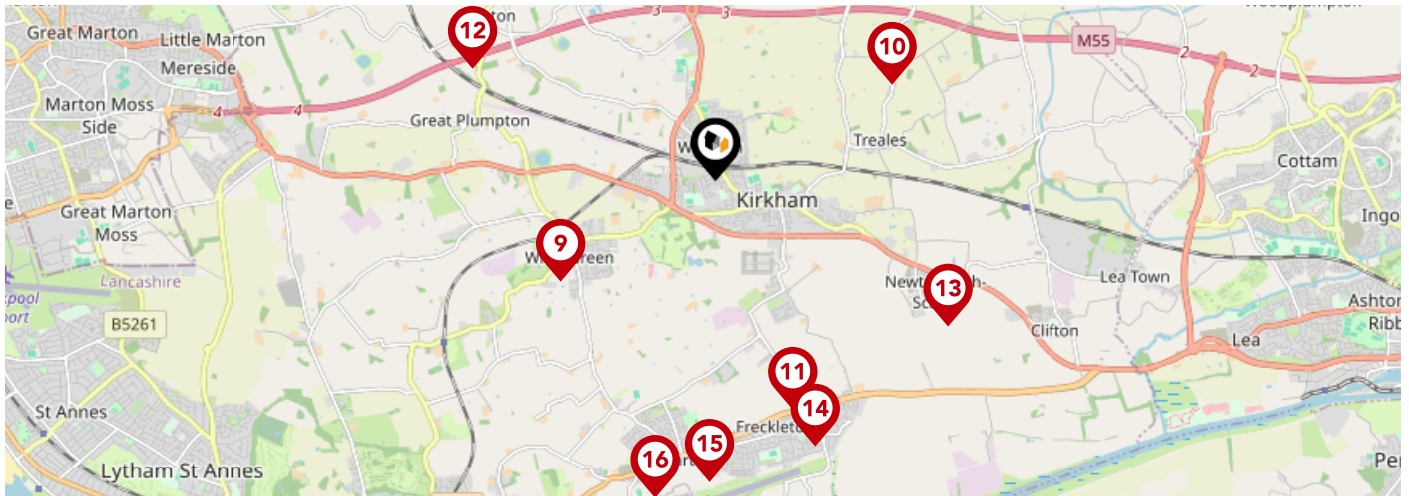
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| 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 |



| | | Nursery | Primary | Secondary | College | Private |
|----------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Medlar-with-Wesham Church of England Primary School 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"/> |
| 2 | St Joseph's Catholic Primary School, Medlar-with-Wesham Ofsted Rating: Good Pupils: 95 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:0.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Kirkham Grammar School 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"/> |
| 7 | Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:0.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Linton School Ofsted Rating: Good Pupils: 12 Distance:1.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

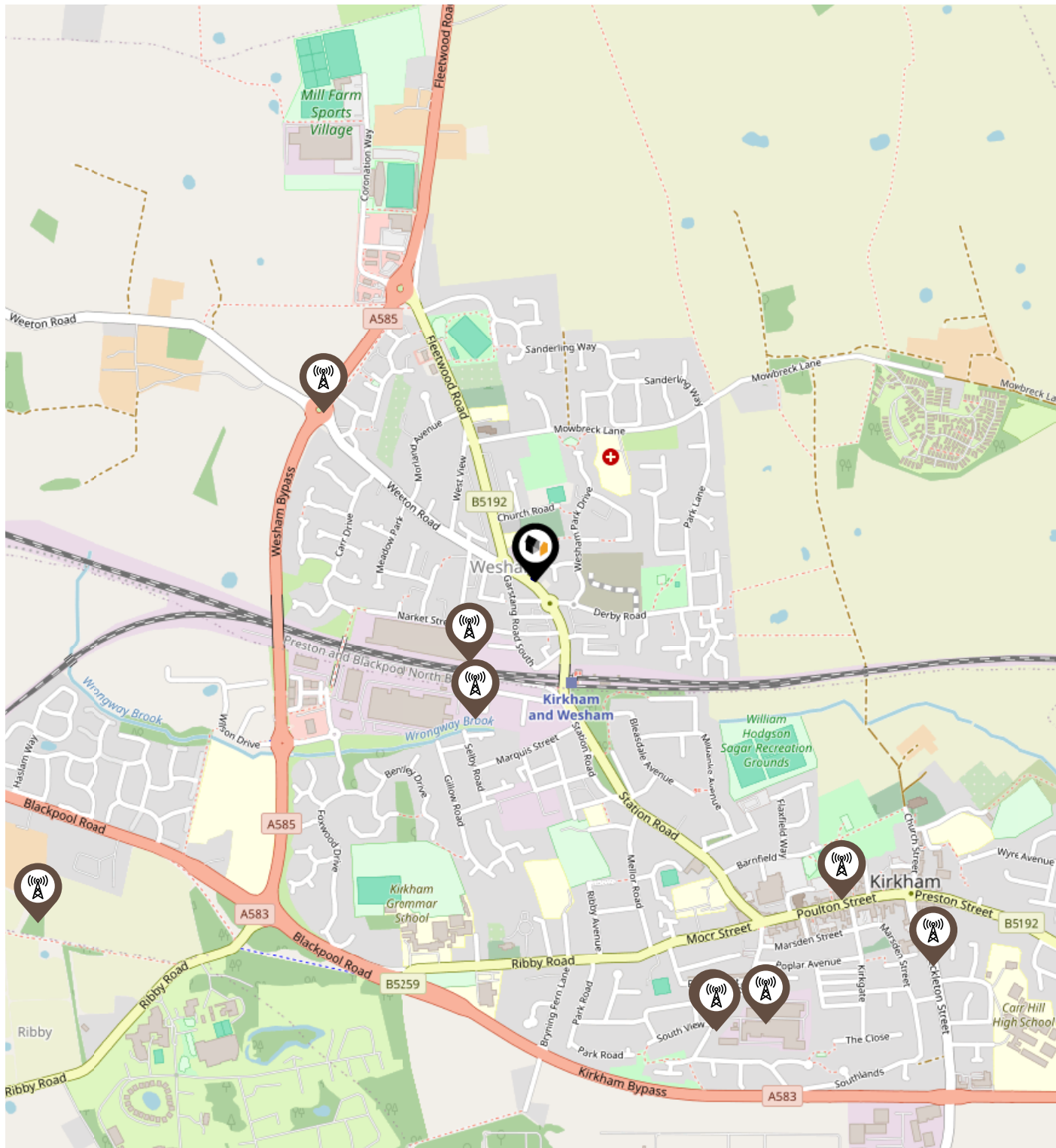


| | | Nursery | Primary | Secondary | College | Private |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|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



Local Area

Masts & Pylons

LANDWOOD
GROUP

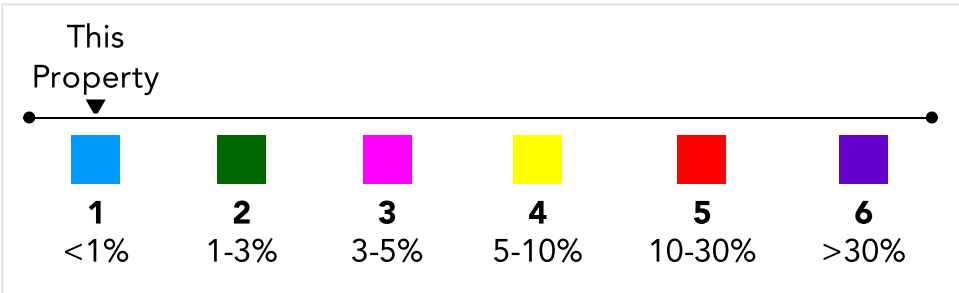
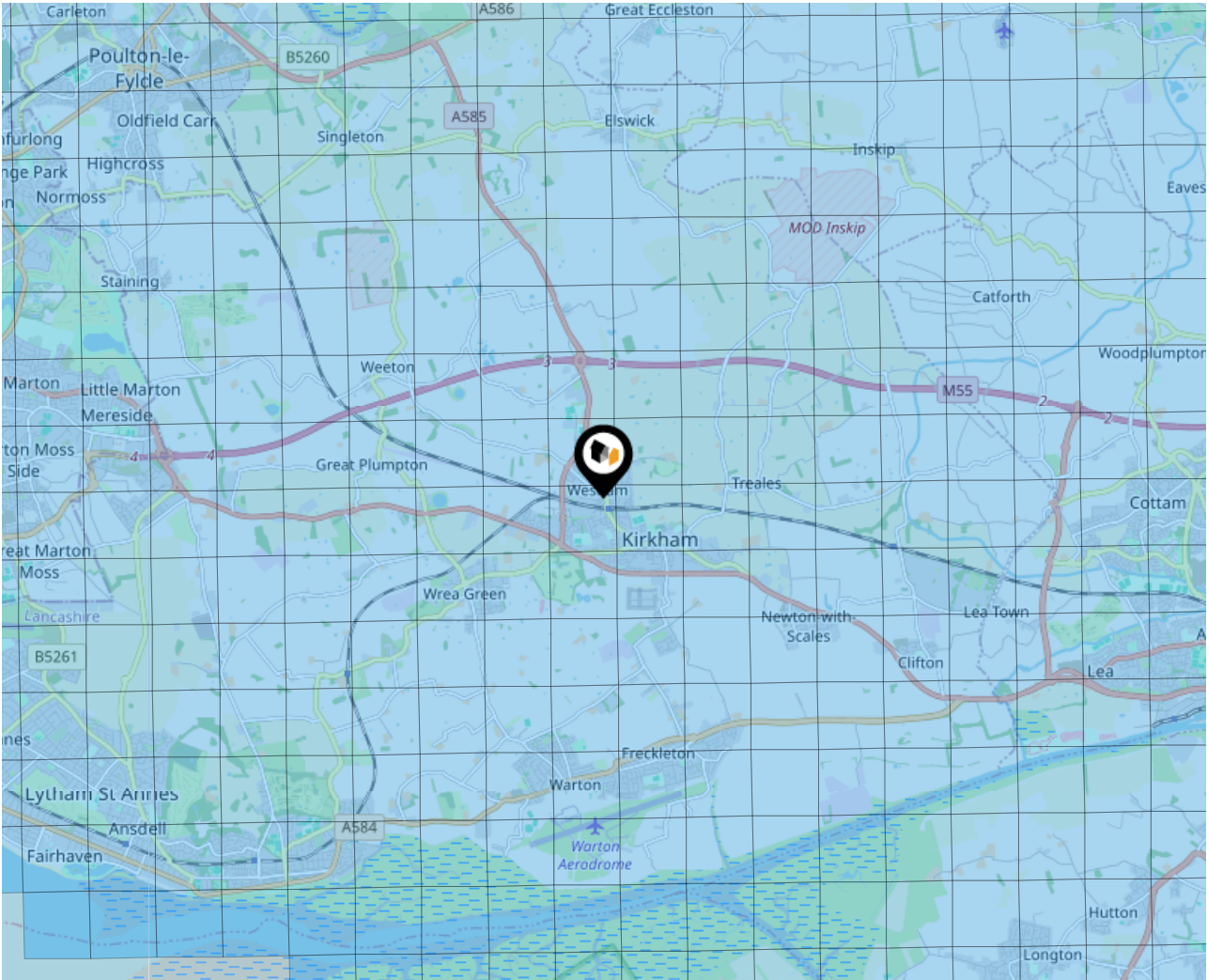


Key:

-  Power Pylons
-  Communication Masts

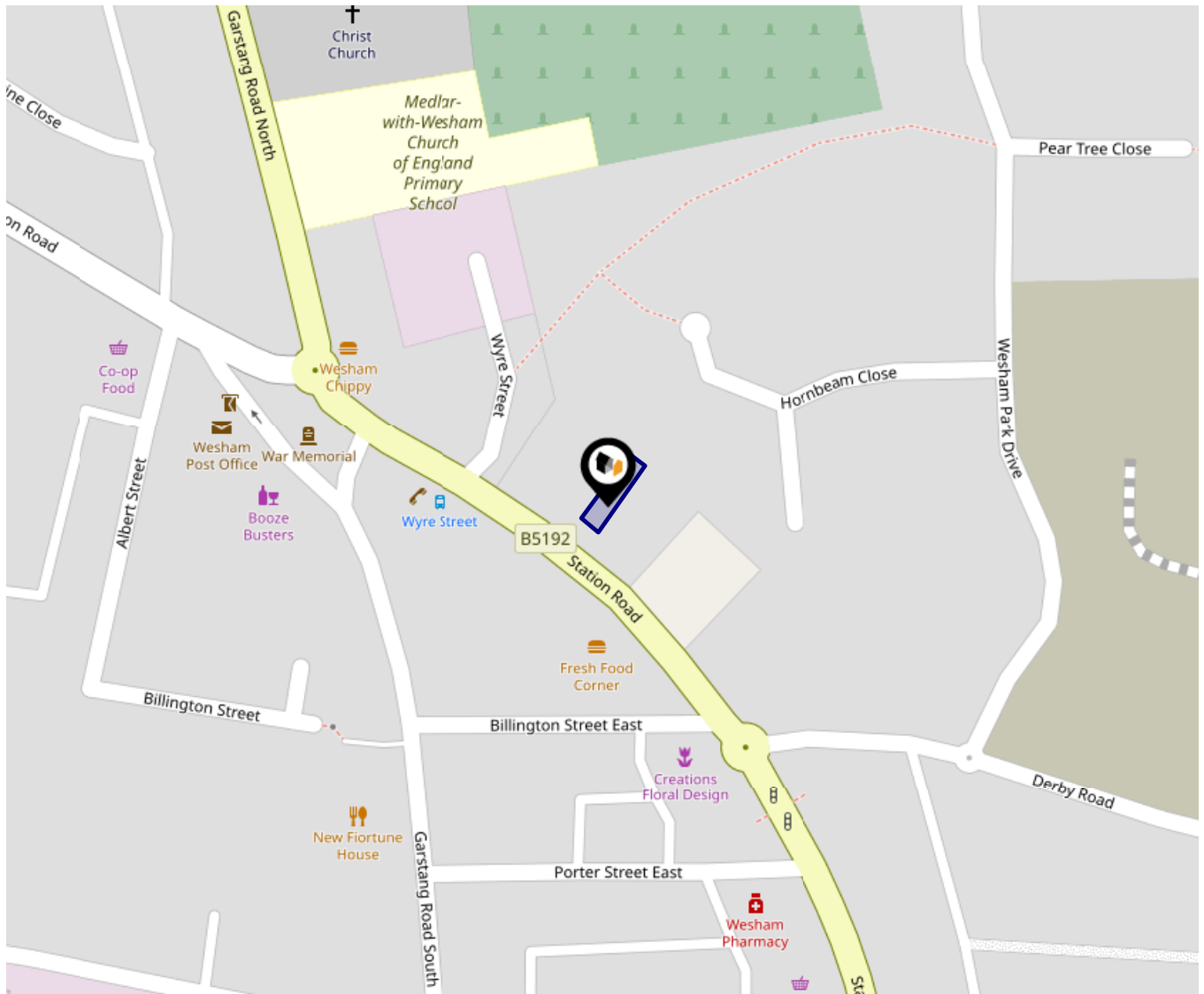
What is Radon?

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/m³).



Local Area Road Noise

LANDWOOD
GROUP



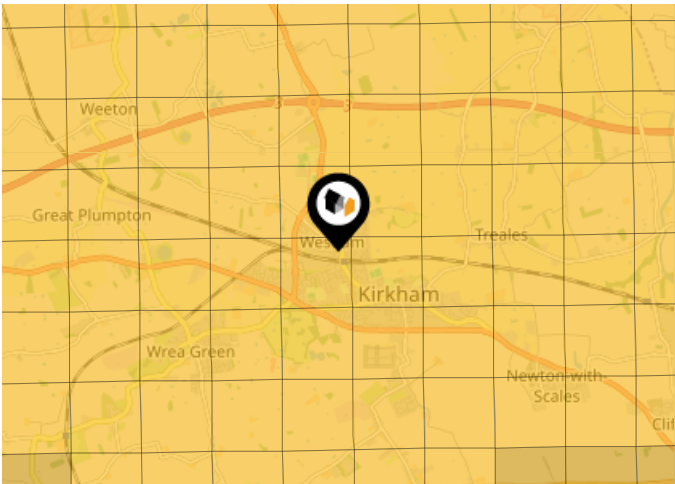
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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



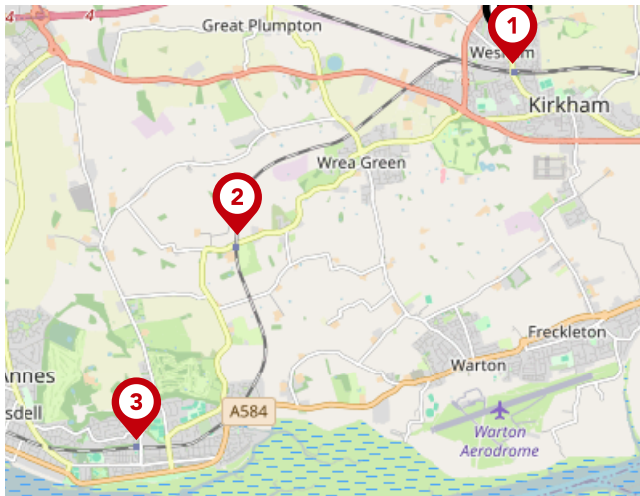
Primary Classifications (Most Common Clay Types)

| | |
|---------------|----------------------------------------------|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | Residual Clay |
| RC/LL | Residual Clay & Loamy Loess |
| RC,S | River Clay & Silt |
| RC,FS | Riverine Clay & Floodplain Sands and Gravel |
| RC,FL | Riverine Clay & Fluvial Sands and Gravel |
| TC | Terrace Clay |
| TC/LL | Terrace Clay & Loamy Loess |

Area

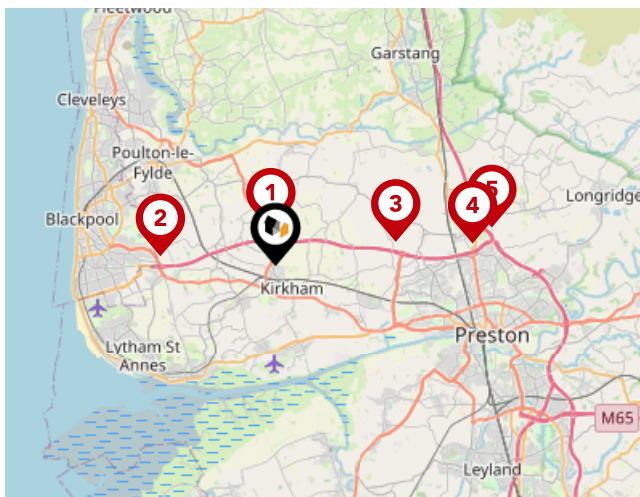
Transport (National)

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 |



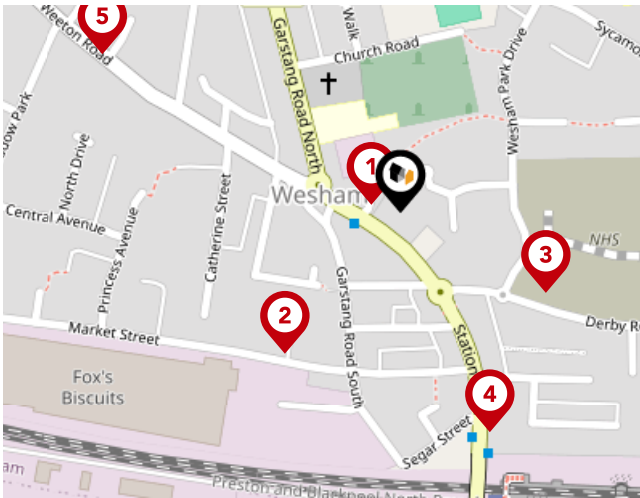
Airports/Helipads

| 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

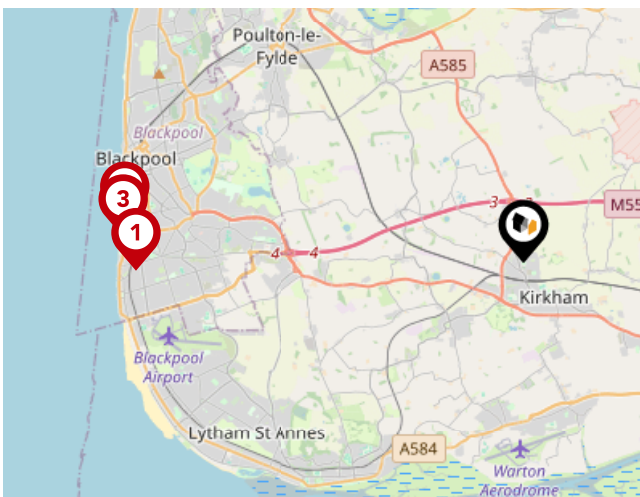
Transport (Local)

LANDWOOD
GROUP



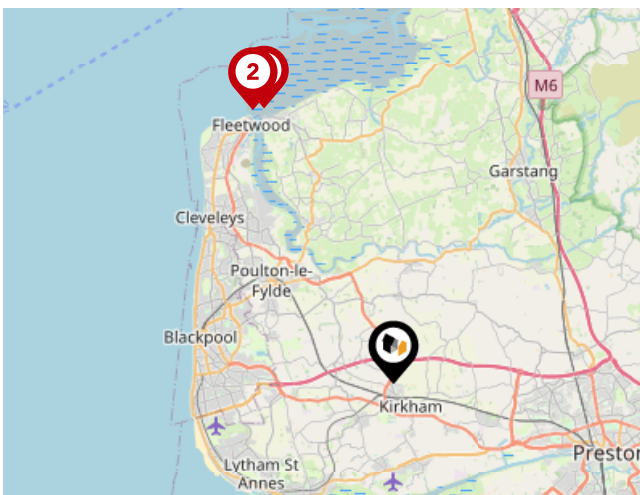
Bus Stops/Stations

| 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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