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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 15ᵗʰ May 2025

ISTANBUL BARBERS, 2, ST. ANDREWS ROAD SOUTH, LYTHAM ST. ANNES, FY8 1SR

Property
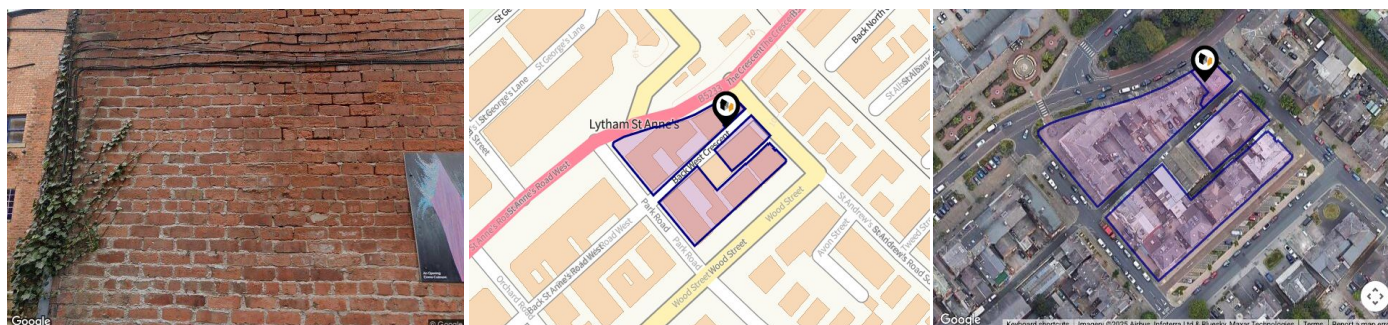
Type:	Shop / Showroom	**Tenure:**	Leasehold
Plot Area:	1.41 acres	**Start Date:**	26/10/1888
Title Number:	LAN139741	**End Date:**	01/09/2868
UPRN:	100012619395	**Lease Term:**	980 years from 1 September 1888
		Term Remaining:	843 years

Local Area

Local Authority:	Lancashire
Conservation Area:	St. Anne's on Sea
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s   **80** mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

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Planning records for: *Istanbul Barbers, 2, St. Andrews Road South, Lytham St. Annes, FY8 1SR*

| Reference - 05/0445 |
| --- |
| **Decision:** Decided |
| **Date:** 10th May 2005 |
| **Description:**
AMENDMENTS TO SHOP FRONTS AND CONVERSION OF ACCOMMODATION OVER SHOPS INTO 4 SELF CONTAINED FLATS. |

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.
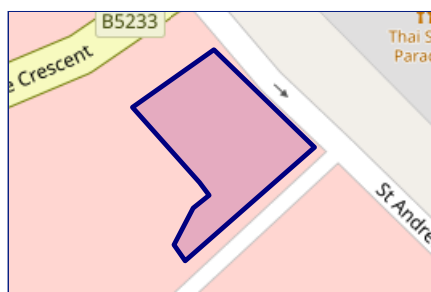
Freehold Title Plan
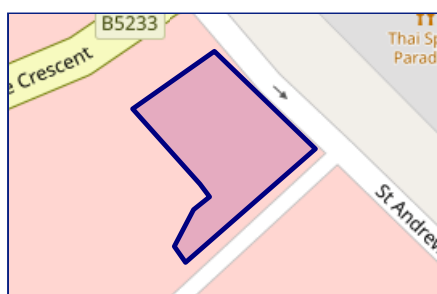
LA671778

Leasehold Title Plans
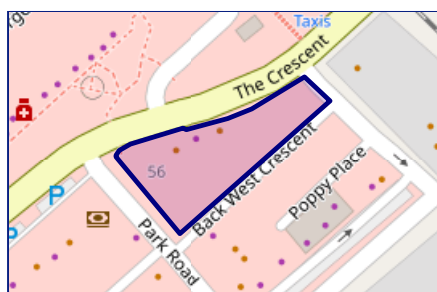
LAN139741

Start Date:	26/10/1888
End Date:	01/09/2868
Lease Term:	980 years from 1 September 1888
Term Remaining:	843 years

LA743126

Start Date:	13/12/1874
End Date:	14/12/2974
Lease Term:	1100 years from 14 December 1874
Term Remaining:	950 years

Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

Conservation Areas

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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.
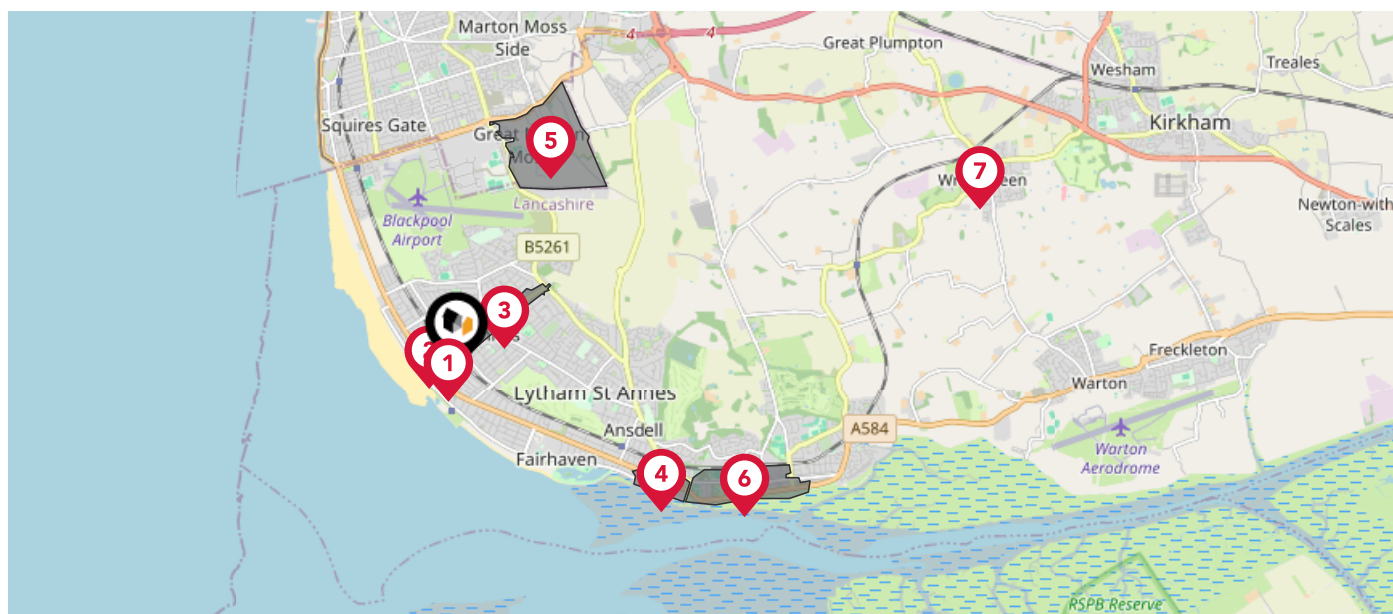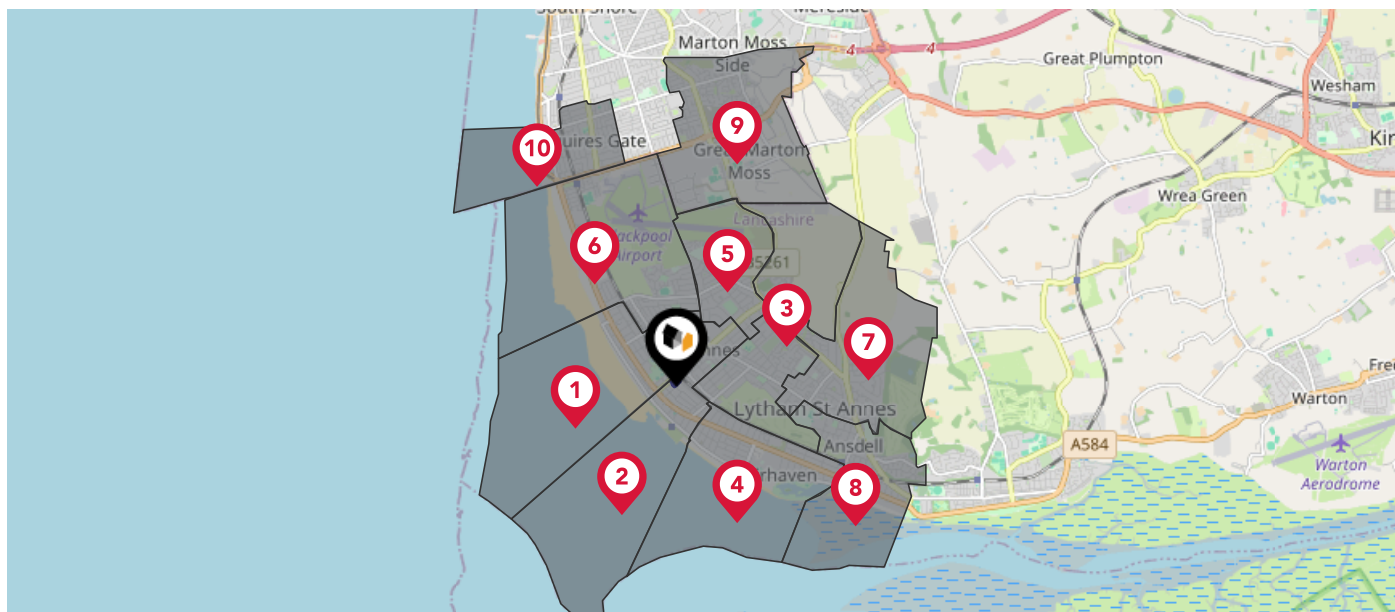

Nearby Conservation Areas	
1	St. Anne's on Sea
2	Porritt Houses, St. Anne's
3	St. Anne's Road East
4	Lytham Avenues
5	Marton Moss
6	Lytham
7	Wrea Green

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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	Ashton Ward
2	Central Ward
3	Heyhouses Ward
4	Fairhaven Ward
5	Kilnhouse Ward
6	St. Leonards Ward
7	Park Ward
8	Ansdell Ward
9	Stanley Ward
10	Squires Gate Ward

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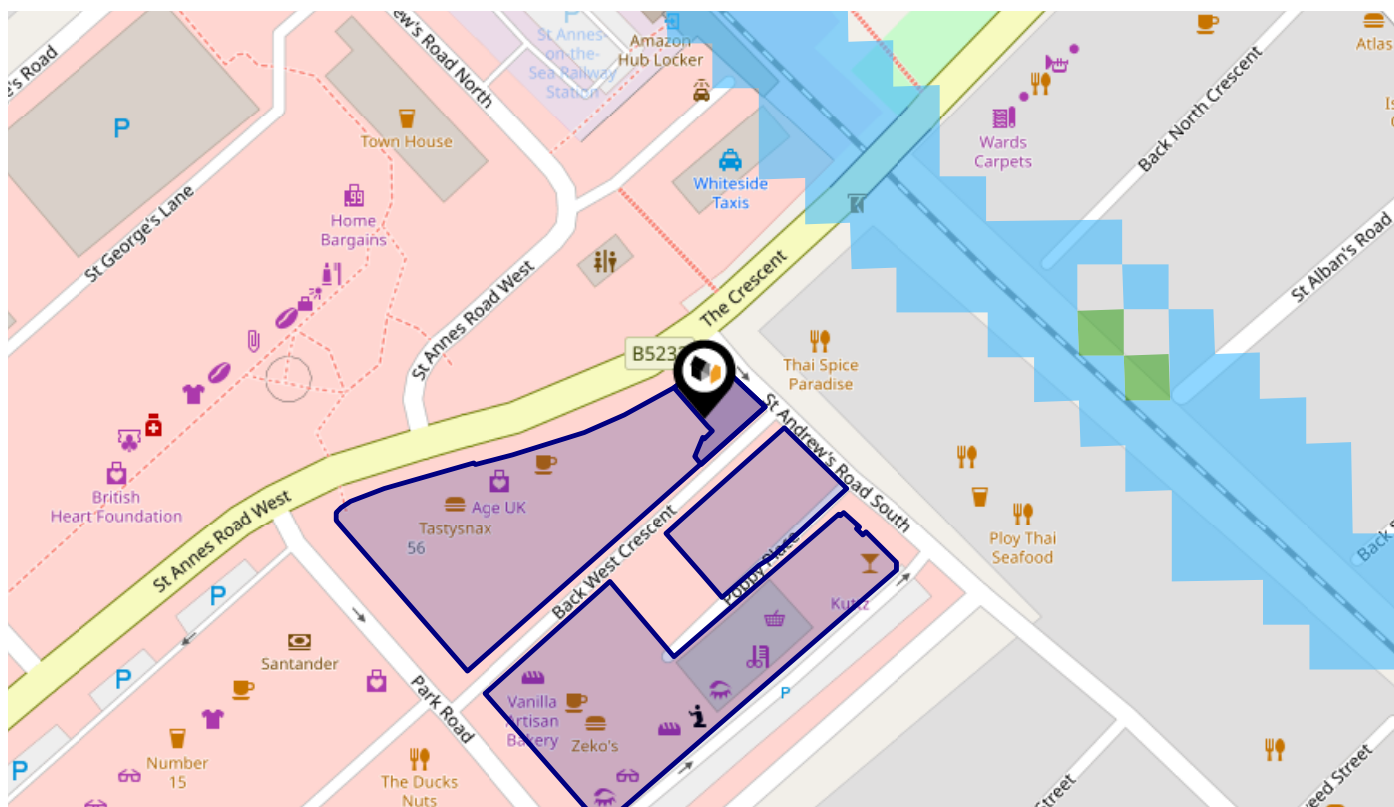
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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

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	■ (red)
4	70.0-74.9 dB	■ (orange)
3	65.0-69.9 dB	■ (yellow)
2	60.0-64.9 dB	■ (green)
1	55.0-59.9 dB	■ (blue)

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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:

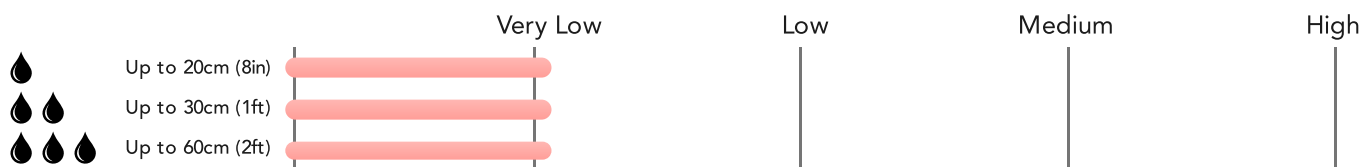|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

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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.

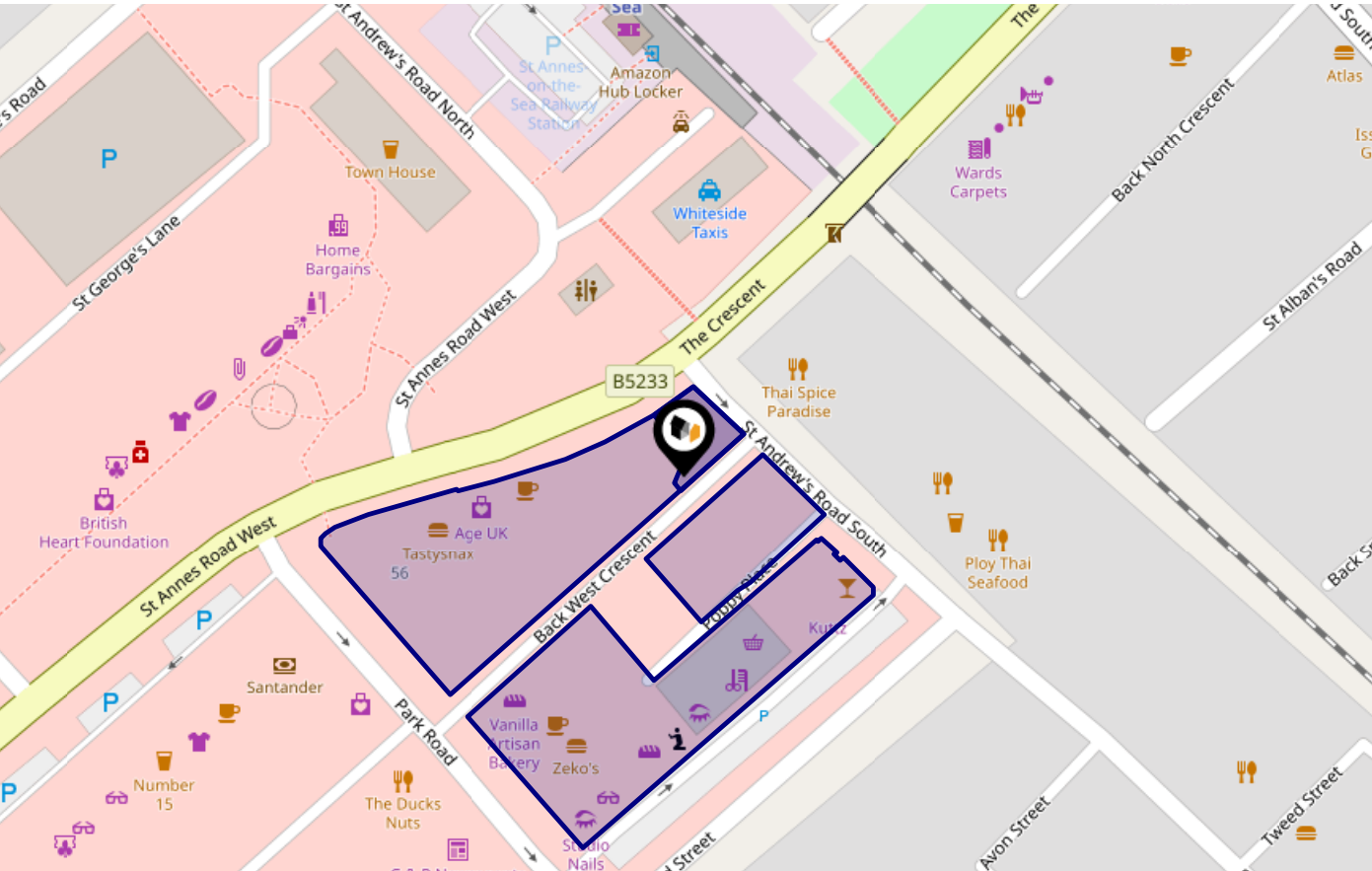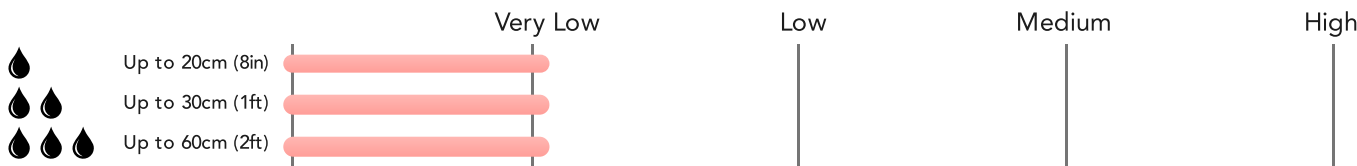- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

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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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.
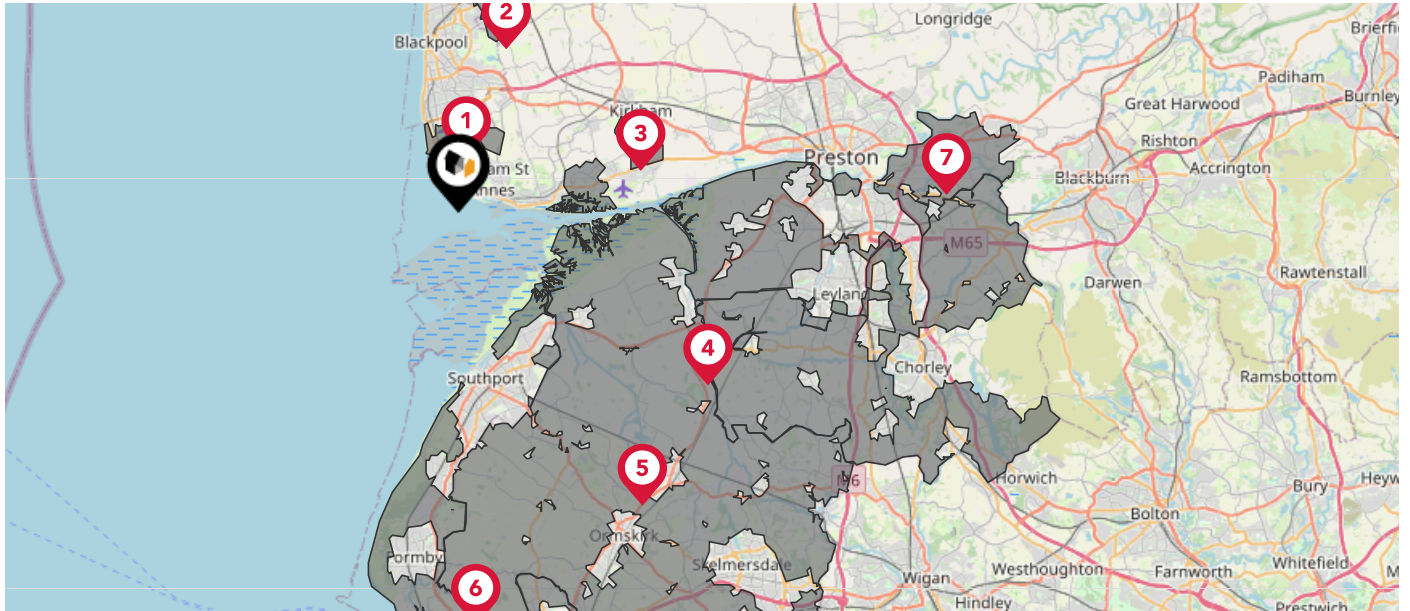
- ■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

Green Belt

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

Nearby Green Belt Land

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

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Landfill Sites

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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.
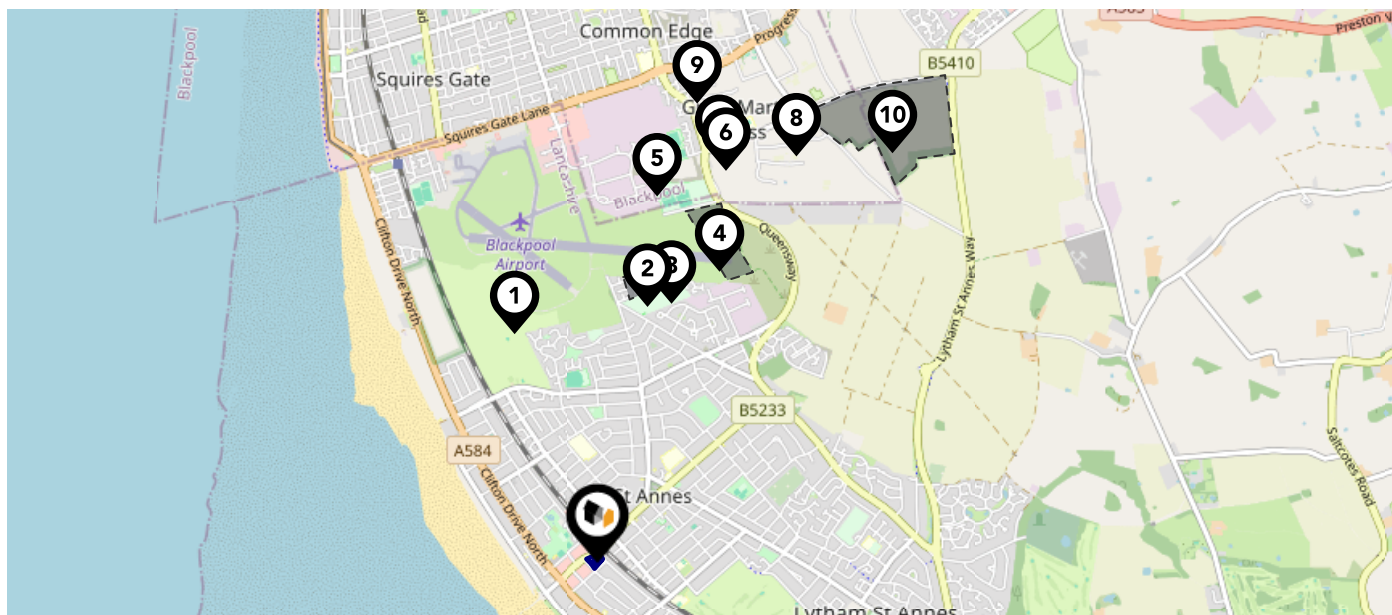
	Nearby Landfill Sites	
1	Clifton Drive North-St. Anne's Old Links Golf Course, Lytham, Near Blackpool Airport, Lytham, St. Annes, Lancashire	Historic Landfill
2	Leach Lodge Farm-Leach Lane, Blackpool Road North, St Annes, Lancashire	Historic Landfill
3	Snowdon Road-Snowdon Road, St Annes, Fylde, Lancashire	Historic Landfill
4	Blackpool Airport-Common Edge Road, Lytham, Blackpool, Lancashire	Historic Landfill
5	Lagoons-Common Edge Road, Blackpool, Lancashire	Historic Landfill
6	Wren Rovers Car Park-School Road, Marton Moss, Blackpool, Lancashire	Historic Landfill
7	School Road-School Road, Marton Moss, Blackpool, Lancashire	Historic Landfill
8	Ashley Nursery-School Road, Blackpool, Lancashire	Historic Landfill
9	Squires Gate Link Road-Fisher Lane, Blackpool, Lancashire	Historic Landfill
10	Midgeland Farm-Midgeland Road, Marton, Blackpool, Lancashire	Historic Landfill

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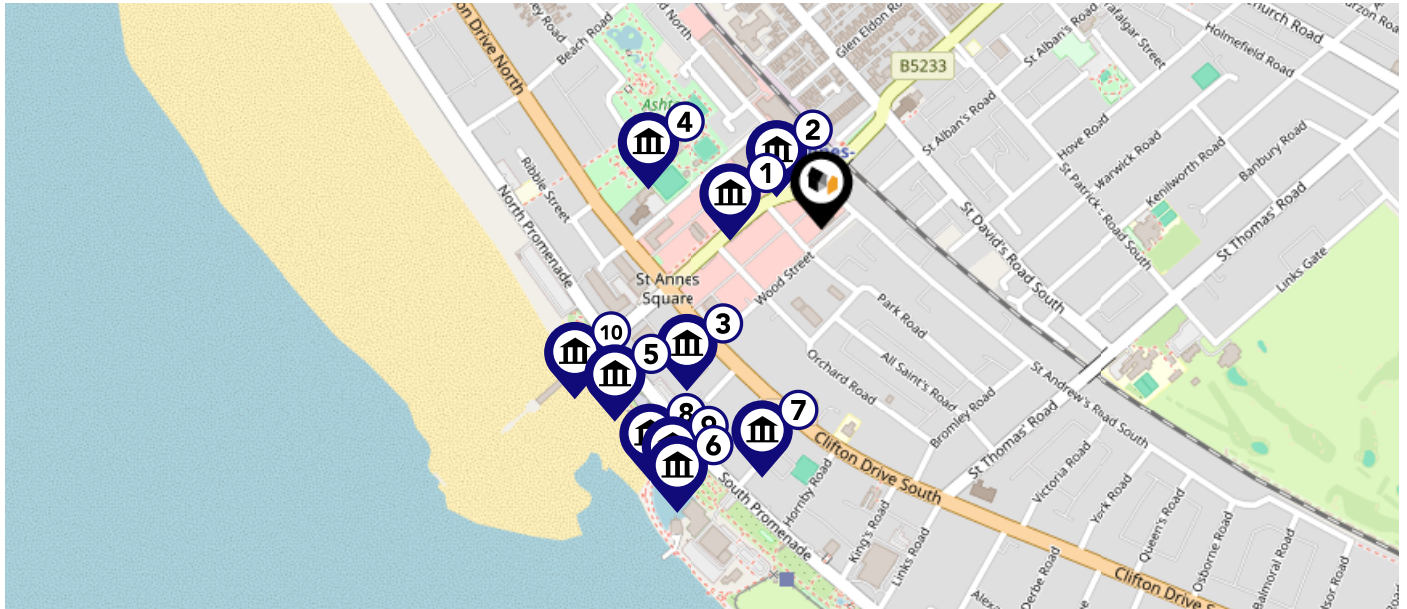

Listed Buildings in the local district	Grade	Distance
1	1291554 - Midland Bank	Grade II	0.1 miles
2	1428564 - Burlingtons Bar (at The Town House)	Grade II	0.1 miles
3	1390771 - Public Offices	Grade II	0.2 miles
4	1196391 - Lytham St Anne's War Memorial	Grade II	0.2 miles
5	1196339 - Bandstand Approximately 70 Metres South East Of St Annes Pier	Grade II	0.3 miles
6	1219362 - Promenade Shelter Opposite West End Of Open Air Baths	Grade II	0.3 miles
7	1393722 - Drive Methodist Church, Reading Room, Former School-chapel, And Wall, Gateposts And Railings	Grade II	0.3 miles
8	1297673 - Promenade Shelter Opposite West End Of Boating Pool	Grade II	0.3 miles
9	1463337 - Spray Fountain In Promenade Gardens	Grade II	0.3 miles
10	1196341 - St Anne's Pier	Grade II	0.3 miles
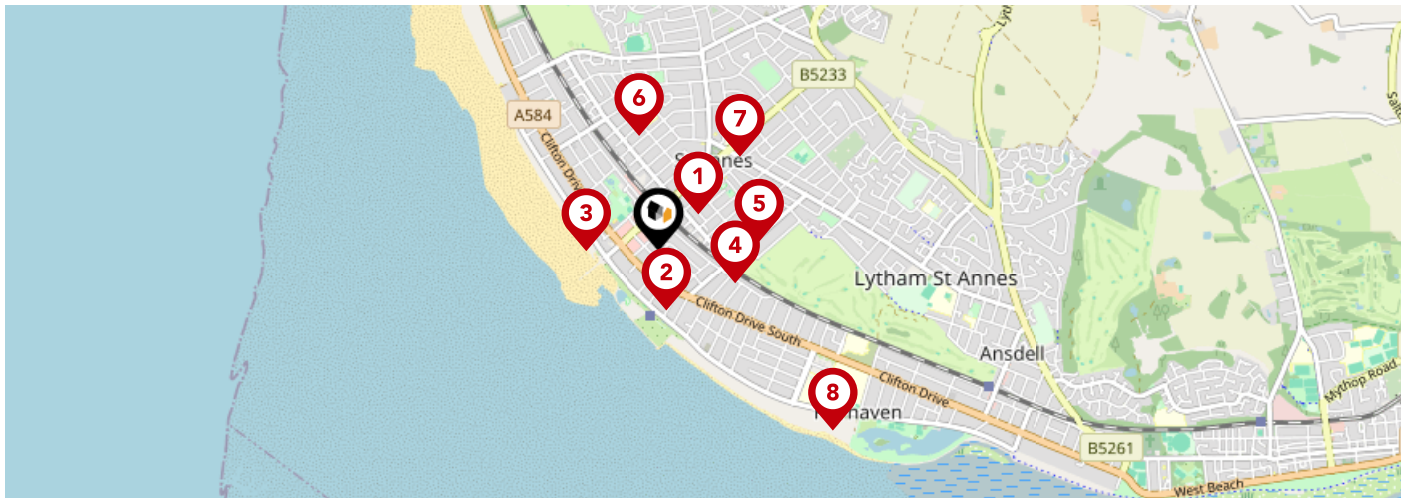
	Nursery	Primary	Secondary	College	Private
Poplar House School Ofsted Rating: Good | Pupils: 18 | Distance:0.24	☐	☐	☑	☐	☐
St Anne's College Grammar School Ofsted Rating: Requires improvement | Pupils: 92 | Distance:0.26	☐	☐	☑	☐	☐
Red Rose School Ofsted Rating: Inadequate | Pupils: 35 | Distance:0.32	☐	☐	☑	☐	☐
St Annes on Sea St Thomas' Church of England Primary School Ofsted Rating: Good | Pupils: 176 | Distance:0.37	☐	☑	☐	☐	☐
Our Lady Star of the Sea Catholic Primary School Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.44	☐	☑	☐	☐	☐
Lytham St Annes Mayfield Primary School Ofsted Rating: Good | Pupils: 245 | Distance:0.51	☐	☑	☐	☐	☐
Heyhouses Endowed Church of England Primary School Ofsted Rating: Good | Pupils: 612 | Distance:0.55	☐	☑	☐	☐	☐
AKS Lytham Ofsted Rating: Not Rated | Pupils: 798 | Distance:1.09	☐	☐	☑	☐	☐

KPF - Key Property Facts
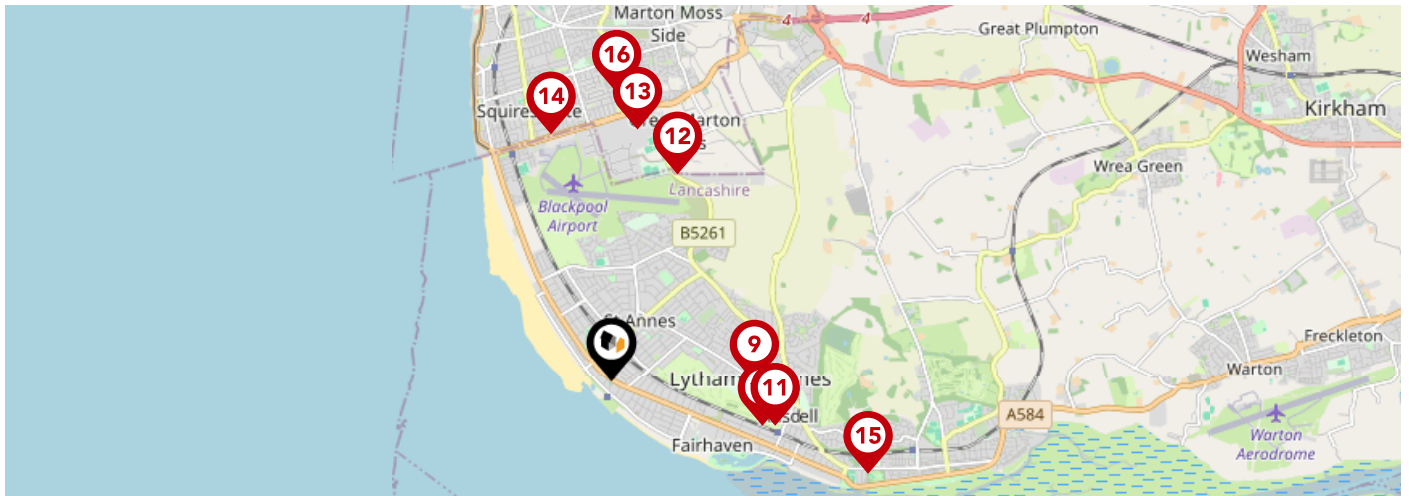
		Nursery	Primary	Secondary	College	Private
9	**Clifton Primary School** Ofsted Rating: Good	Pupils: 225	Distance: 1.25	☐	☑	☐	☐	☐
10	**Lytham St Annes High School** Ofsted Rating: Good	Pupils: 1630	Distance: 1.37	☐	☐	☑	☐	☐
11	**Ansdell Primary School** Ofsted Rating: Good	Pupils: 239	Distance: 1.48	☐	☑	☐	☐	☐
12	**Blackpool St Nicholas CofE Primary School** Ofsted Rating: Outstanding	Pupils: 406	Distance: 1.91	☐	☑	☐	☐	☐
13	**Our Lady of The Assumption Catholic Primary School, Blackpool** Ofsted Rating: Good	Pupils: 0	Distance: 2.21	☐	☑	☐	☐	☐
14	**Roseacre Primary Academy** Ofsted Rating: Good	Pupils: 601	Distance: 2.23	☐	☑	☐	☐	☐
15	**Lytham Hall Park Primary School** Ofsted Rating: Outstanding	Pupils: 401	Distance: 2.4	☐	☑	☐	☐	☐
16	**Highfield Leadership Academy** Ofsted Rating: Requires improvement	Pupils: 631	Distance: 2.52	☐	☐	☑	☐	☐

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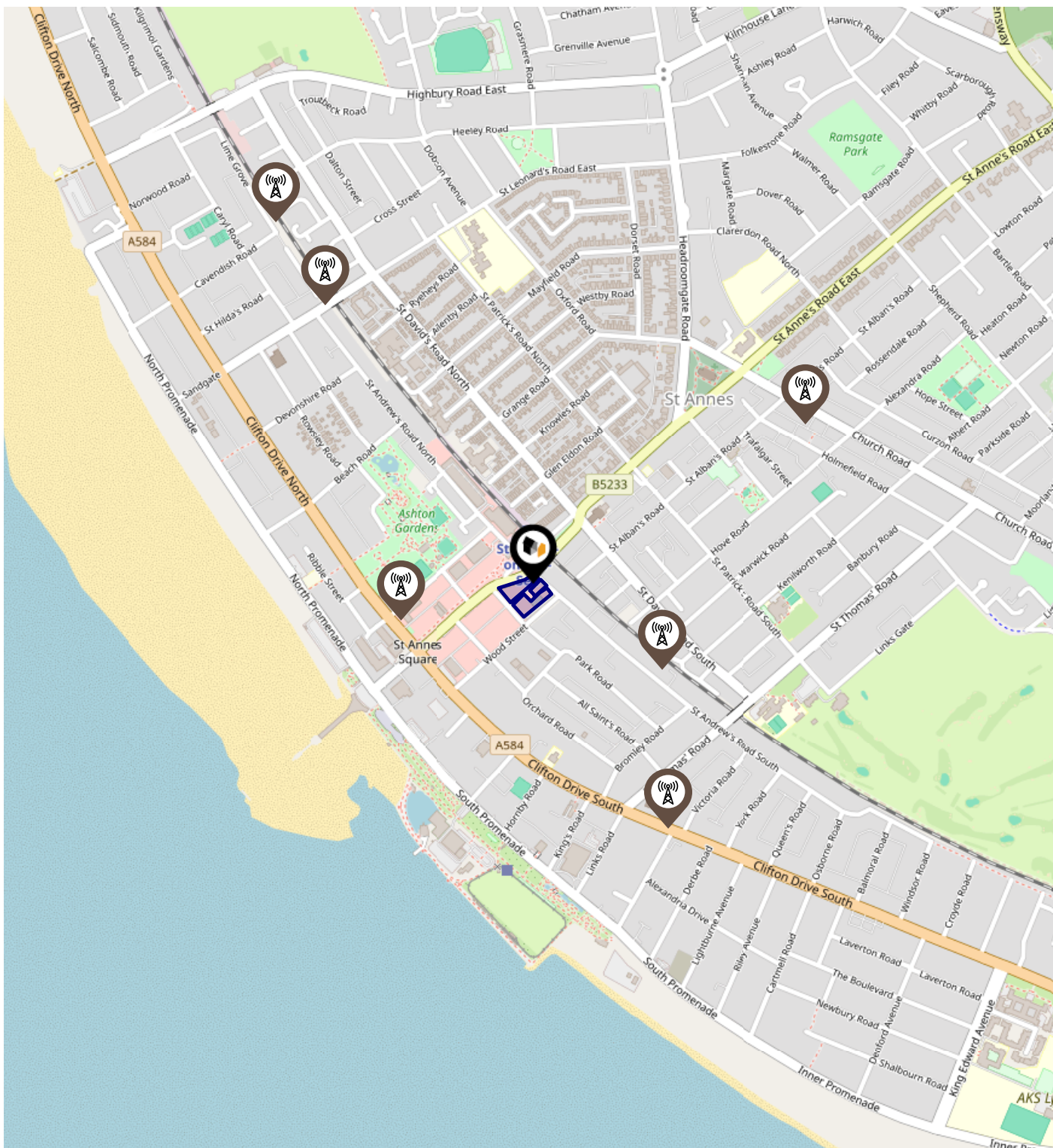
Key:

Power Pylons

Communication Masts

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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).
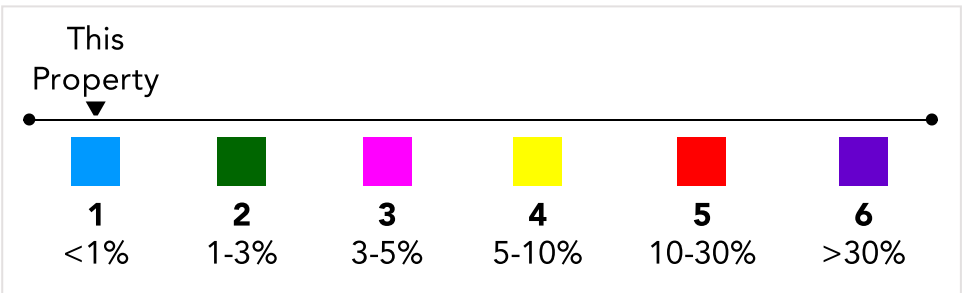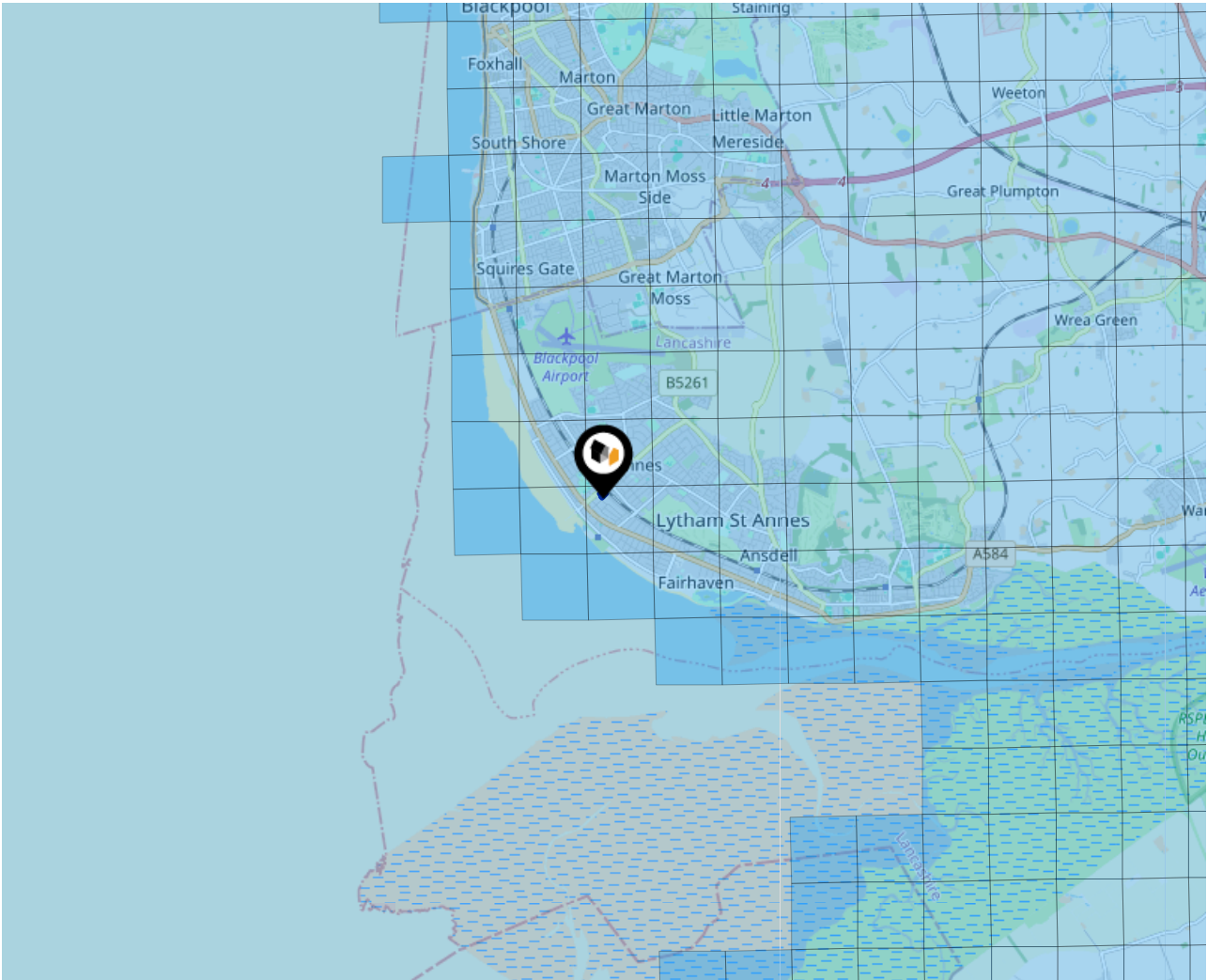
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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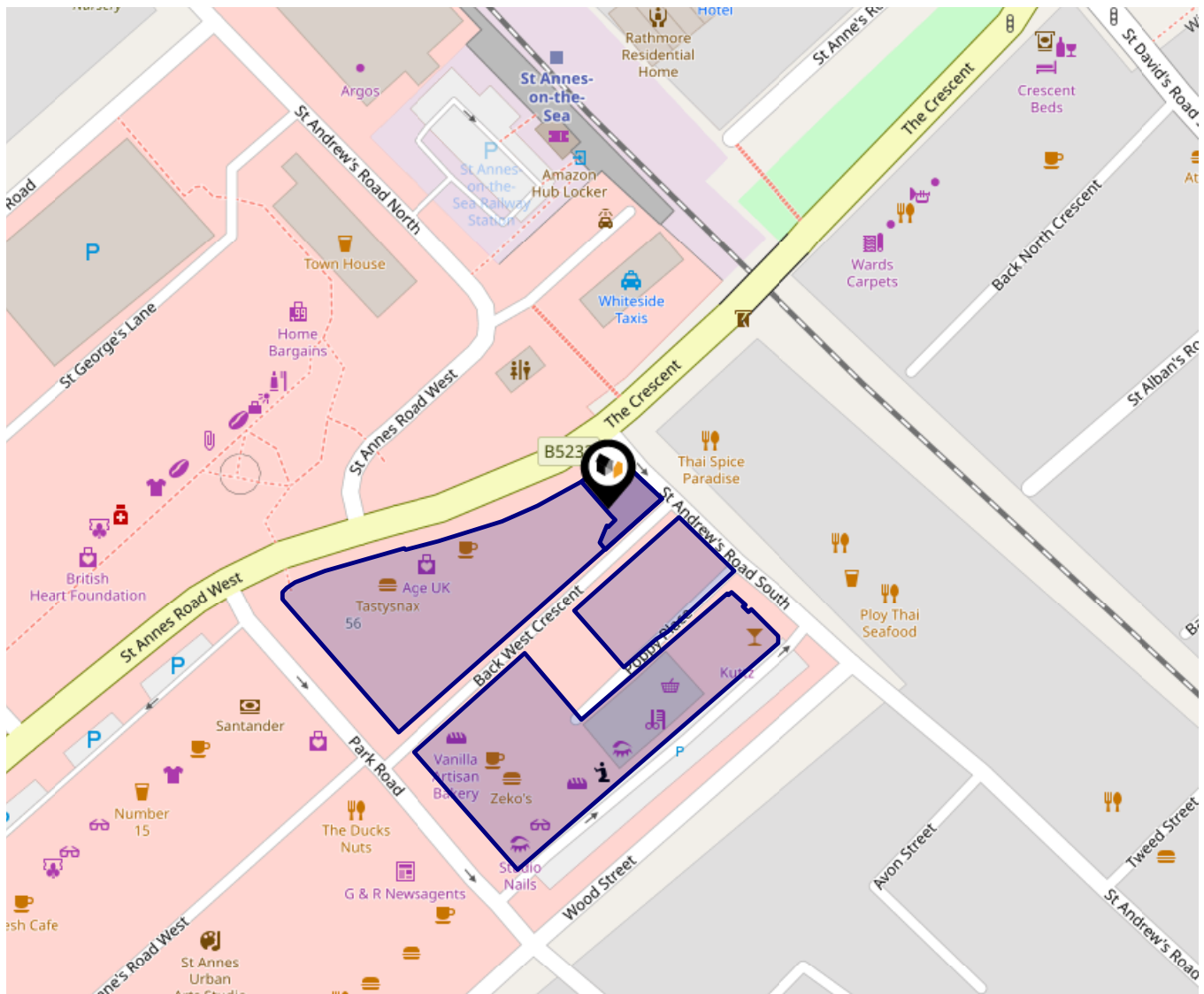
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		

Primary Classifications (Most Common Clay Types)
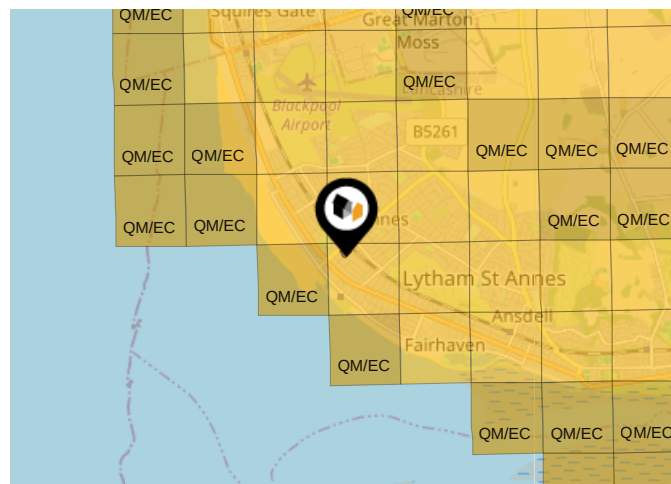
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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
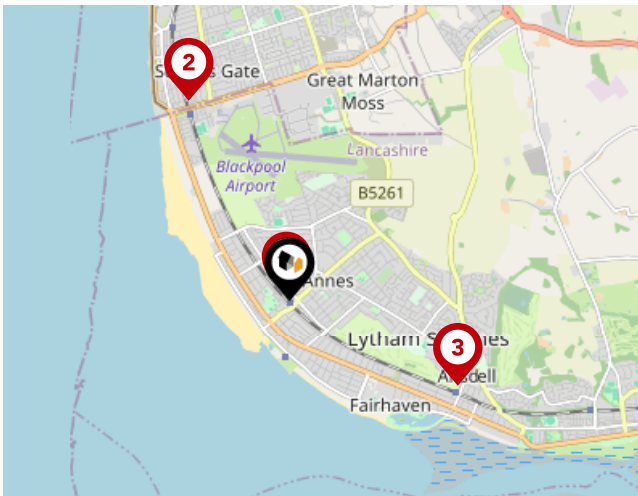
National Rail Stations

Pin	Name	Distance
1	St Annes-on-the-Sea Rail Station	0.06 miles
2	Squires Gate Rail Station	1.97 miles
3	Ansdell & Fairhaven Rail Station	1.65 miles
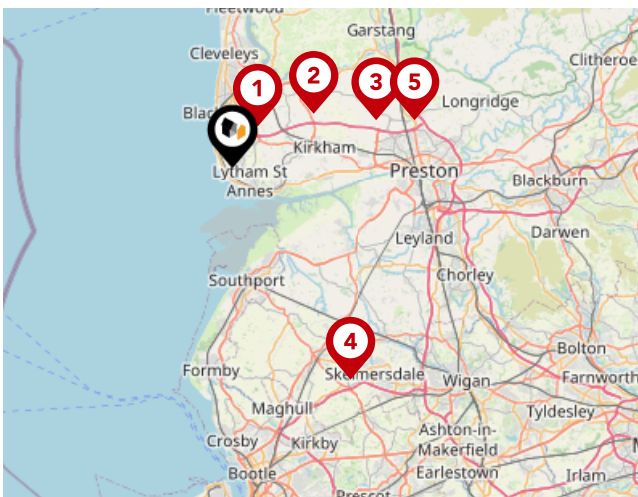
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	3.41 miles
2	M55 J3	6.82 miles
3	M55 J2	10.61 miles
4	M58 J3	17.06 miles
5	M55 J1	13.21 miles

Airports/Helipads

Pin	Name	Distance
1	Highfield	1.86 miles
2	Speke	29.55 miles
3	Manchester Airport	41.11 miles
4	Leeds Bradford Airport	56.48 miles

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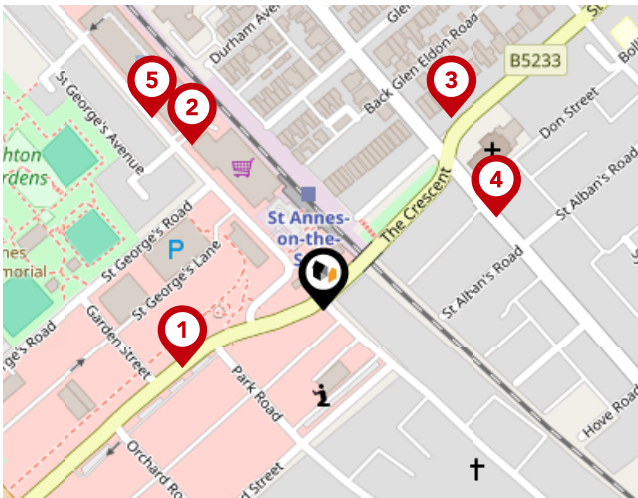
Bus Stops/Stations

Pin	Name	Distance
1	Square	0.08 miles
2	Sainsburys	0.12 miles
3	Our Lady Church	0.13 miles
4	Back North Crescent	0.11 miles
5	Police Station	0.14 miles
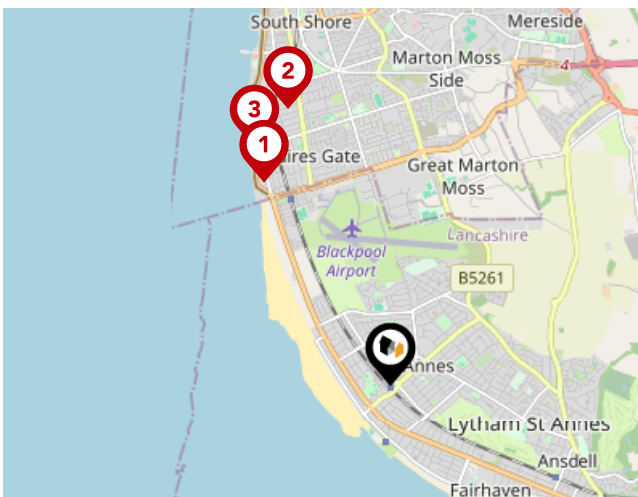
Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	2.1 miles
2	Burlington Road West (Blackpool Tramway)	2.59 miles
3	Harrow Place (Blackpool Tramway)	2.41 miles
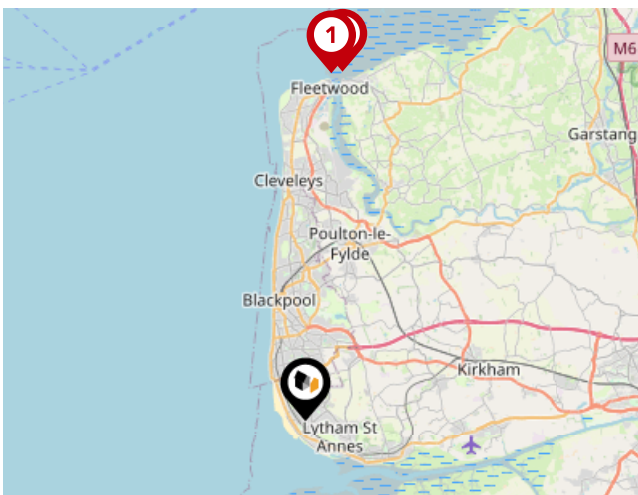
Ferry Terminals

Pin	Name	Distance
1	Fleetwood for Knott End Ferry Landing	12.17 miles
2	Knott End-On-Sea Ferry Landing	12.26 miles

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Data Quality

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https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail