



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 15th May 2025



**CROPPERS, 6, ST. ANDREWS ROAD SOUTH, LYTHAM ST.
ANNES, FY8 1SR**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD
GROUP



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:	100012619399	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)



Satellite/Fibre TV Availability:



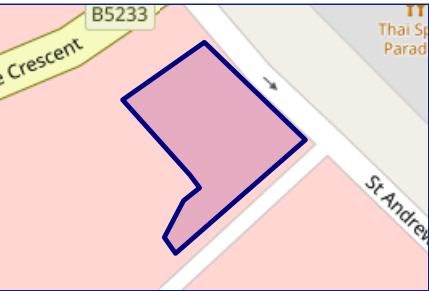
Property

Multiple Title Plans

LANDWOOD
GROUP

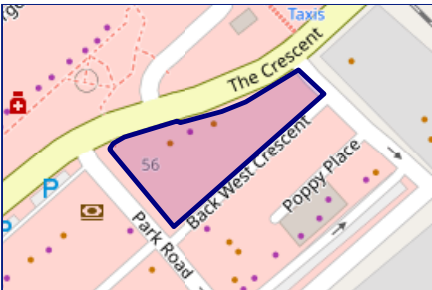
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



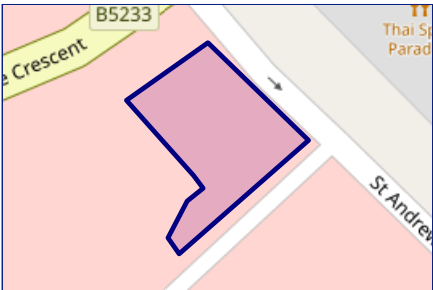
LA671778

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

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.

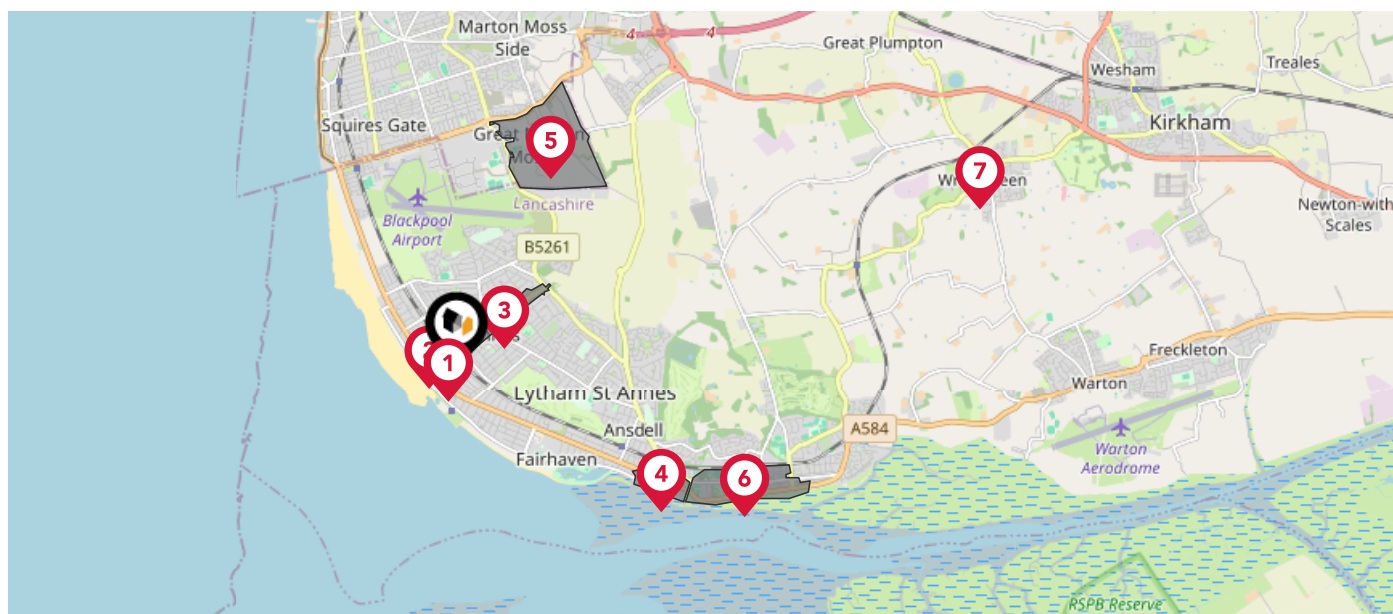
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



St. Anne's on Sea



Porritt Houses, St. Anne's



St. Anne's Road East



Lytham Avenues



Marton Moss



Lytham



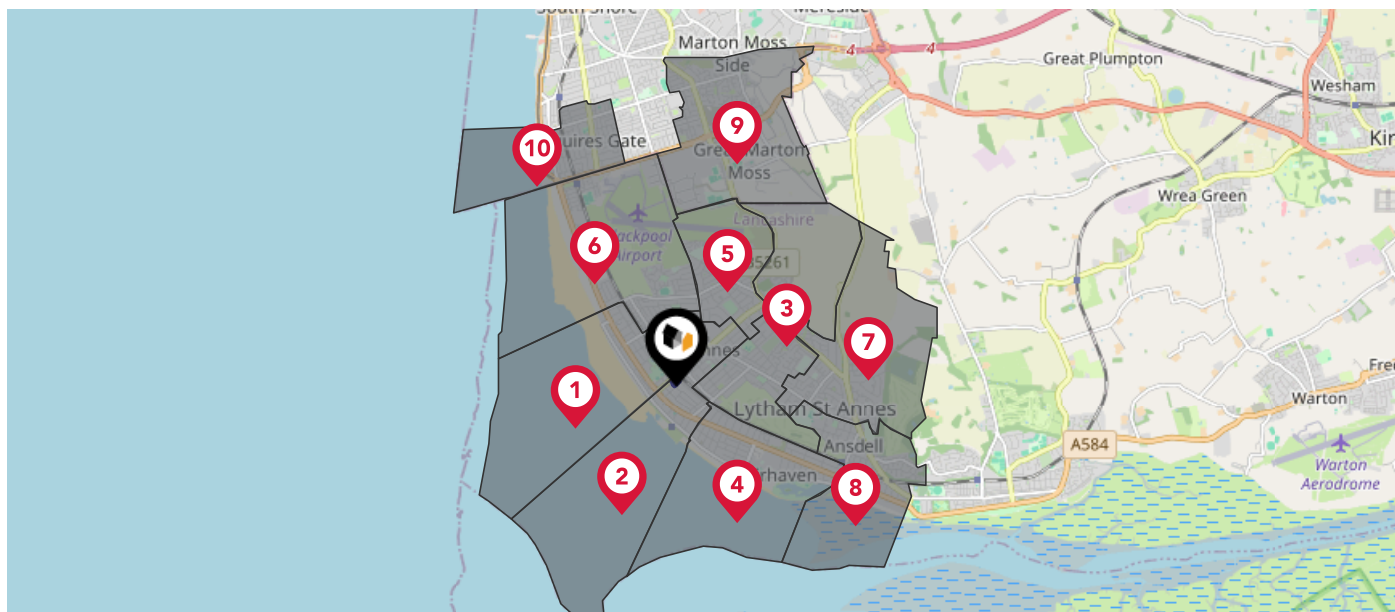
Wrea Green

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



Ashton Ward



Central Ward



Heyhouses Ward



Fairhaven Ward



Kilnhouse Ward



St. Leonards Ward



Park Ward



Ansdell Ward

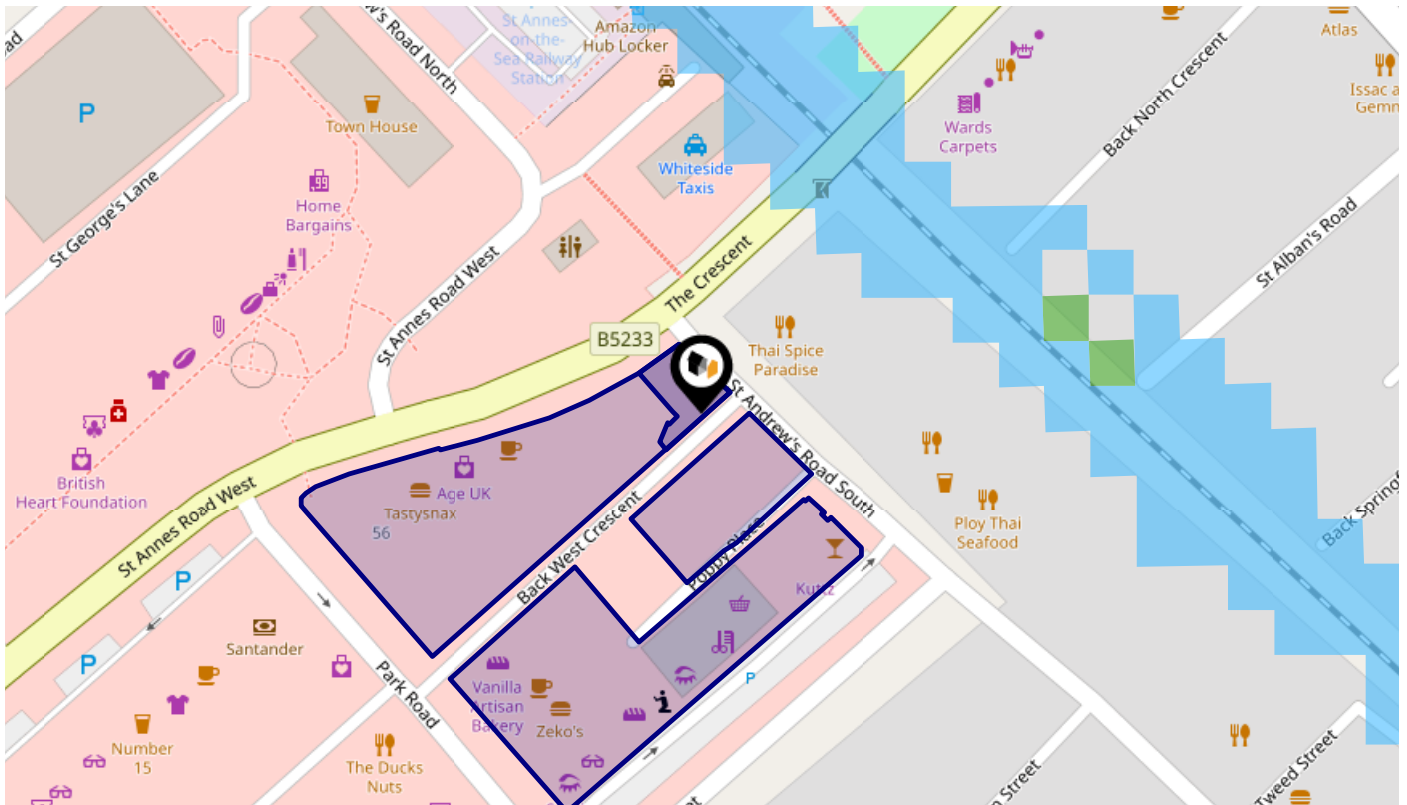


Stanley Ward



Squires Gate 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:

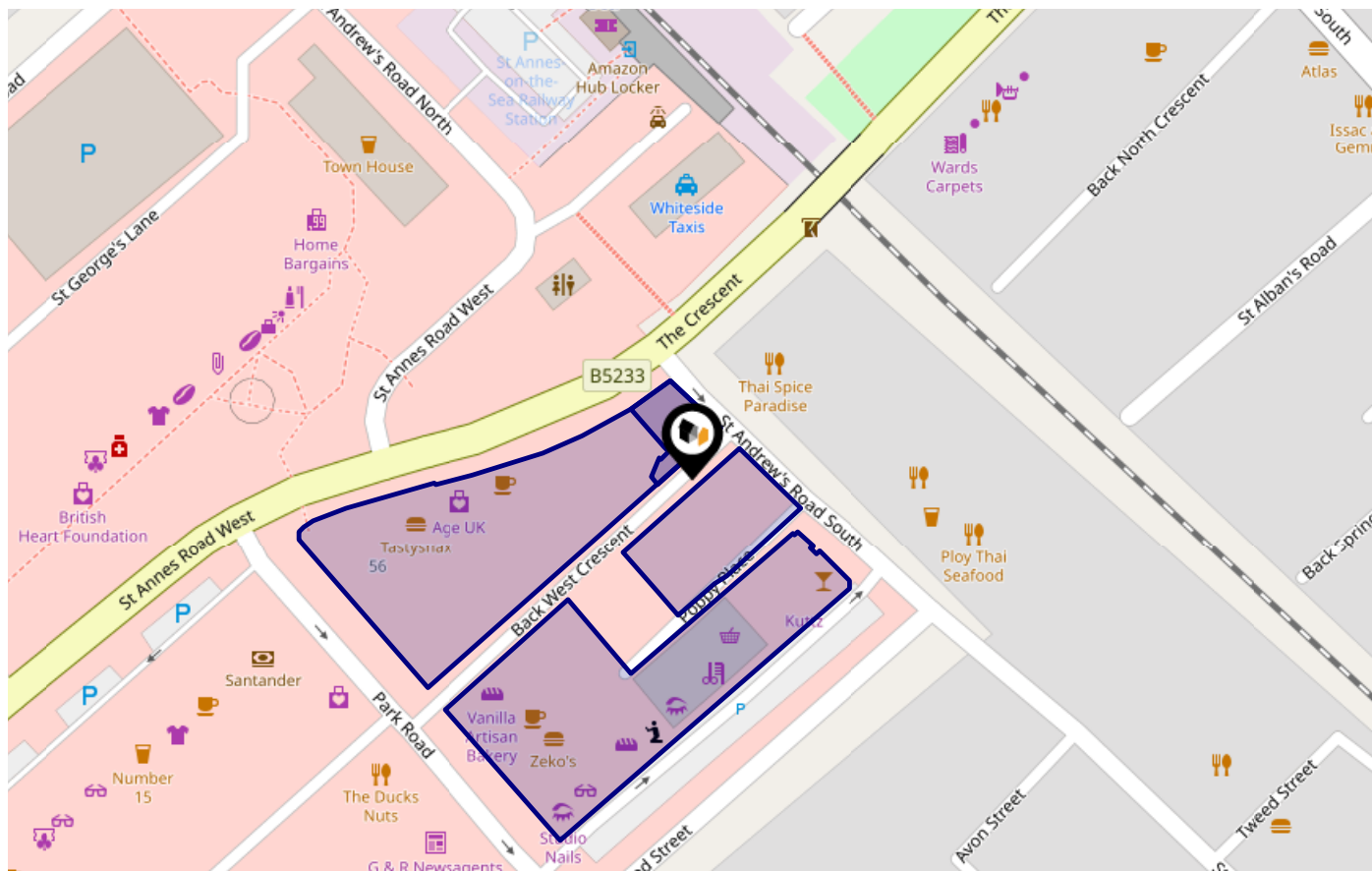
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

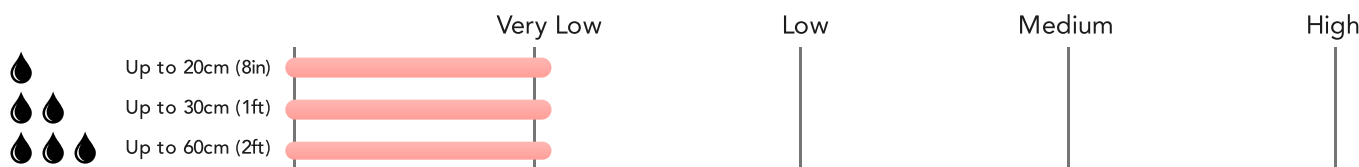


Risk Rating: Very low

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:

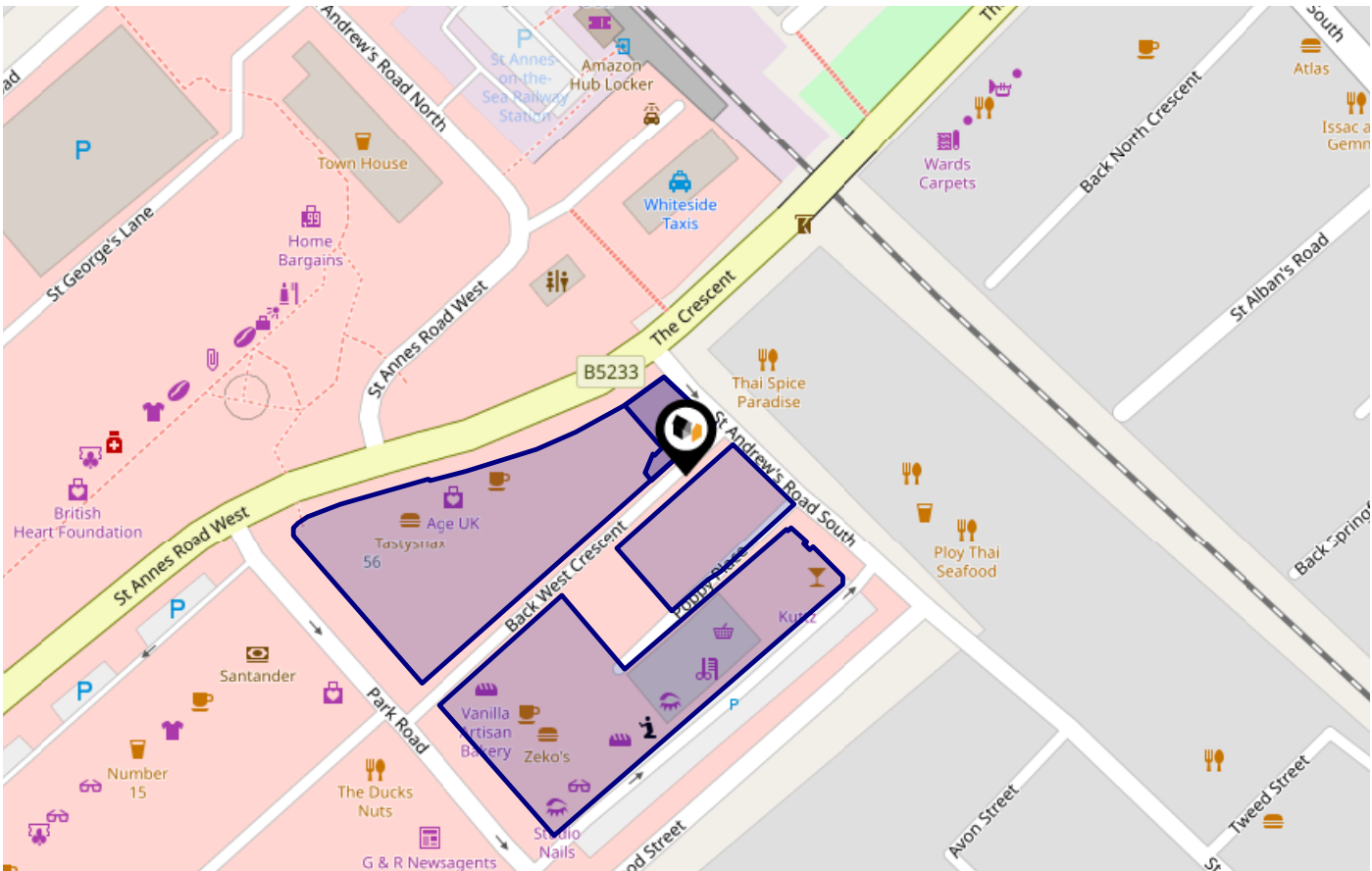


Flood Risk

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.

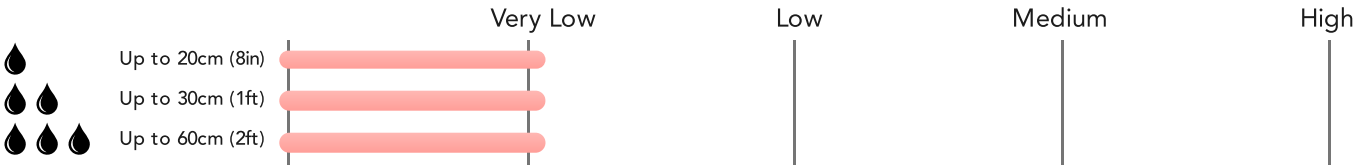


Risk Rating: Very low

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:



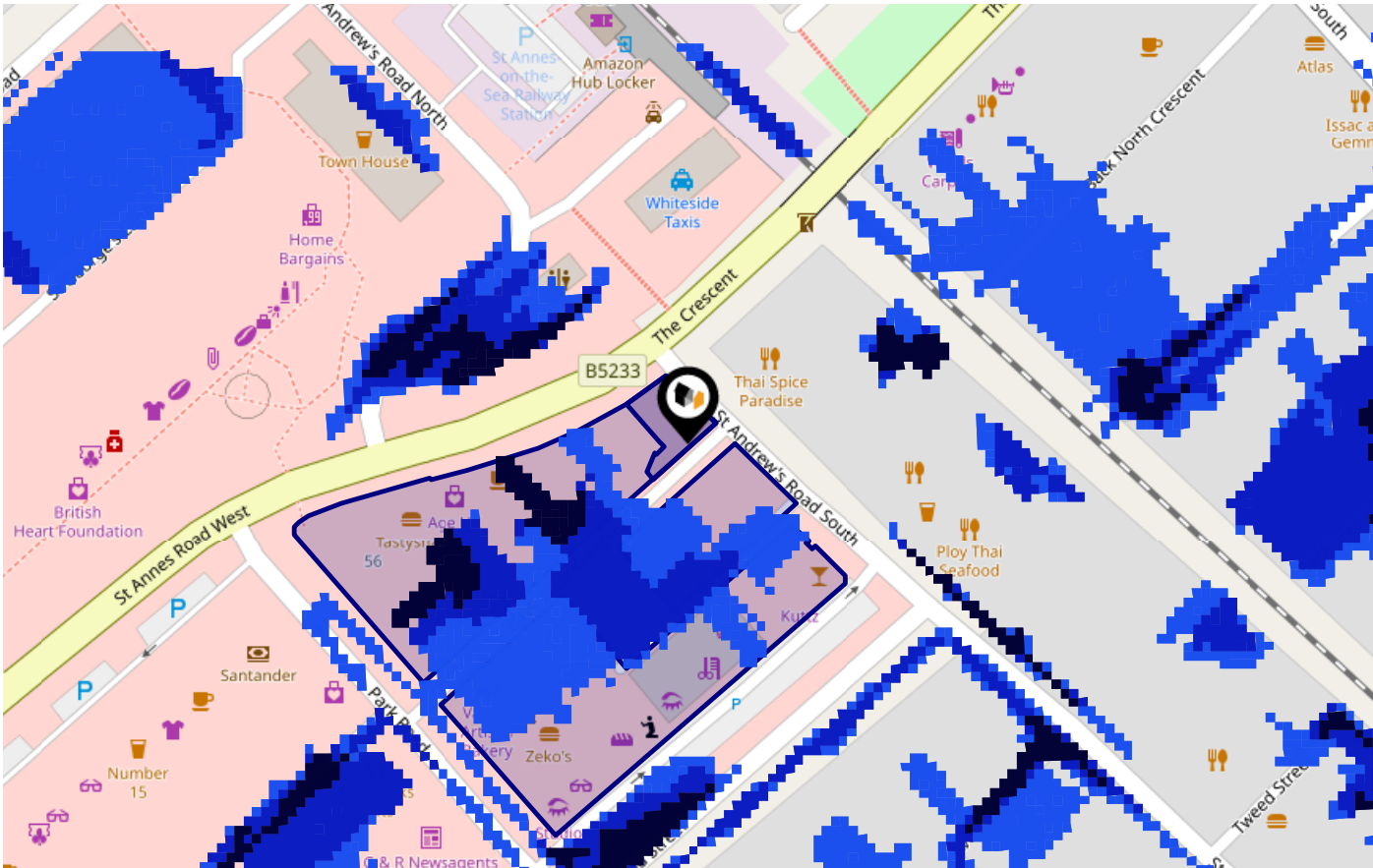
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

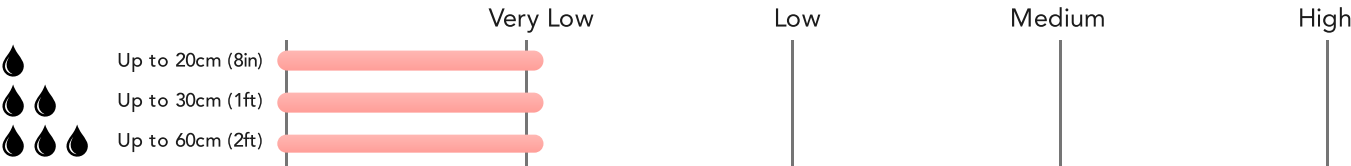


Risk Rating: Very low

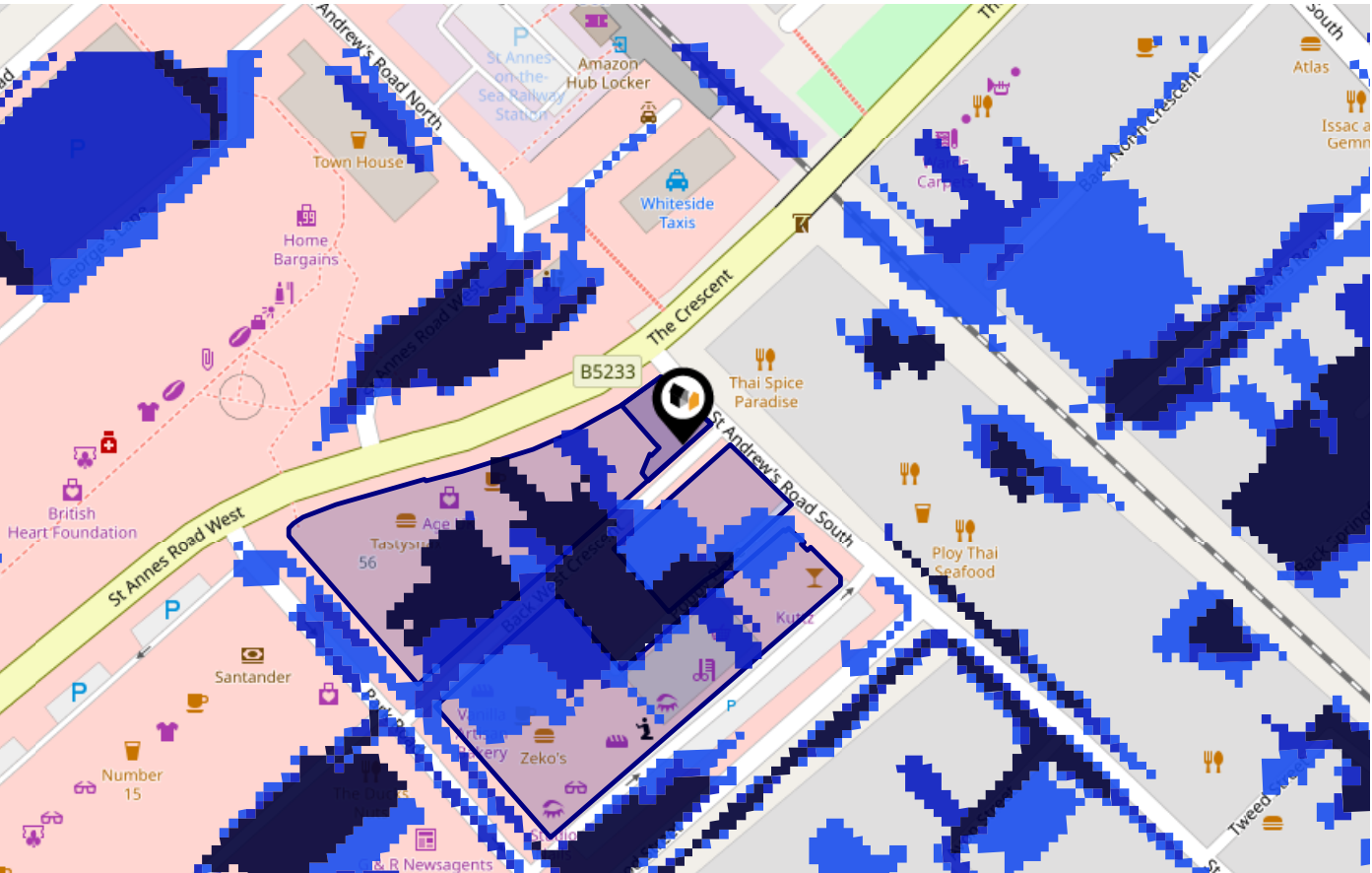
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

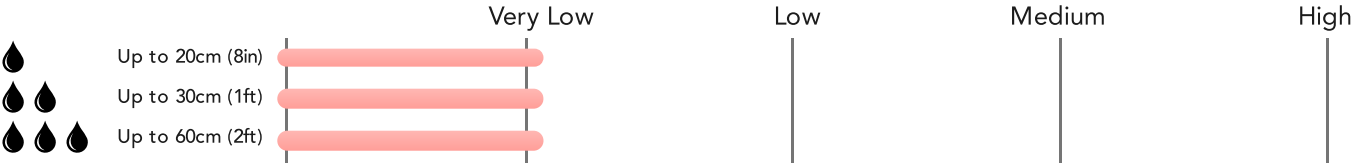


Risk Rating: Very low

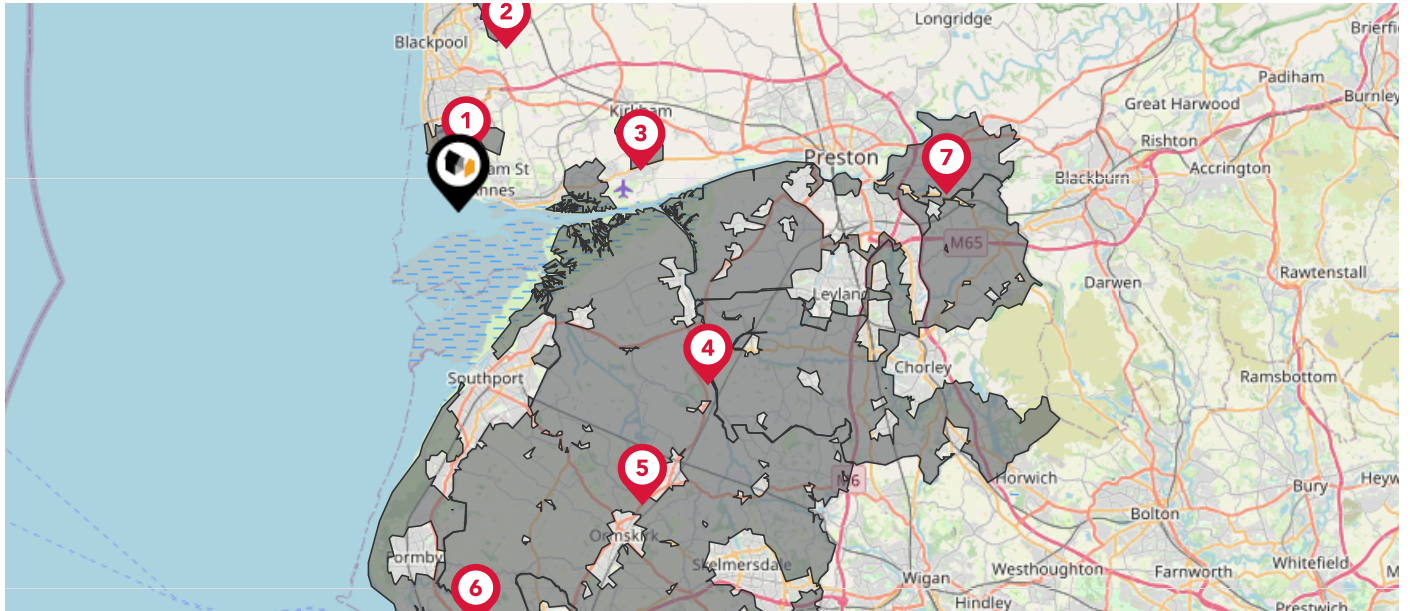
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

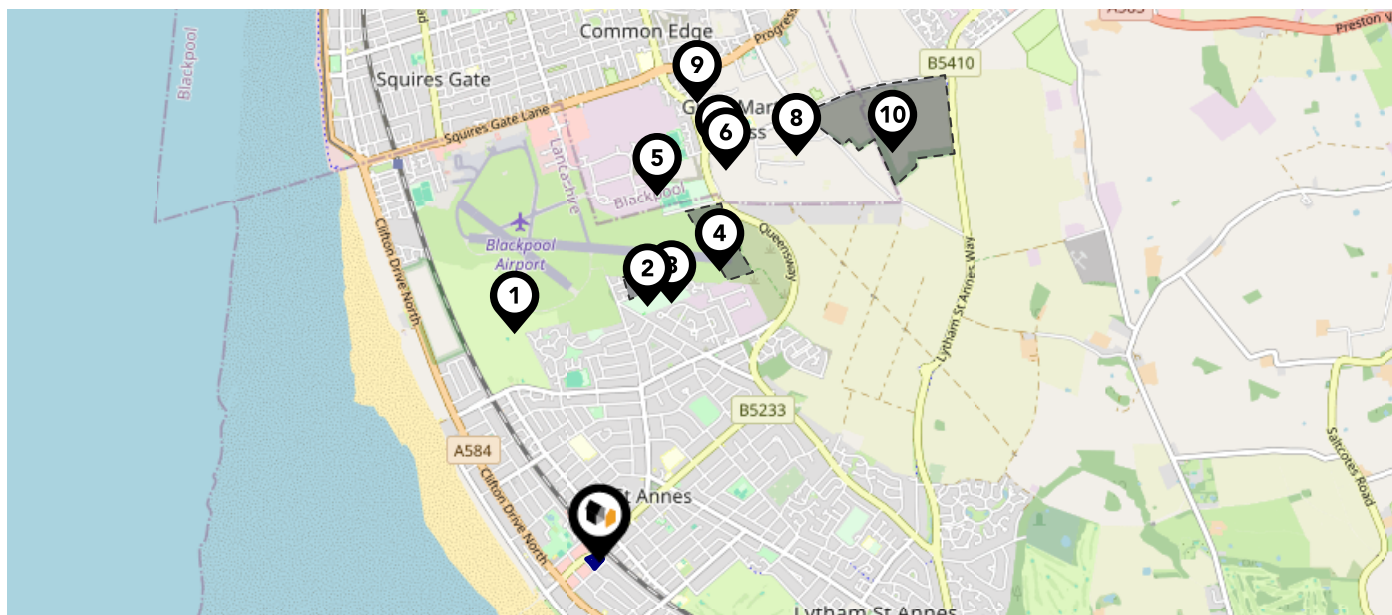
-  Blackpool Green Belt - Blackpool
-  Blackpool Green Belt - Wyre
-  Blackpool Green Belt - Fylde
-  Merseyside and Greater Manchester Green Belt - Chorley
-  Merseyside and Greater Manchester Green Belt - West Lancashire
-  Merseyside and Greater Manchester Green Belt - Sefton
-  Merseyside and Greater Manchester Green Belt - South Ribble

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

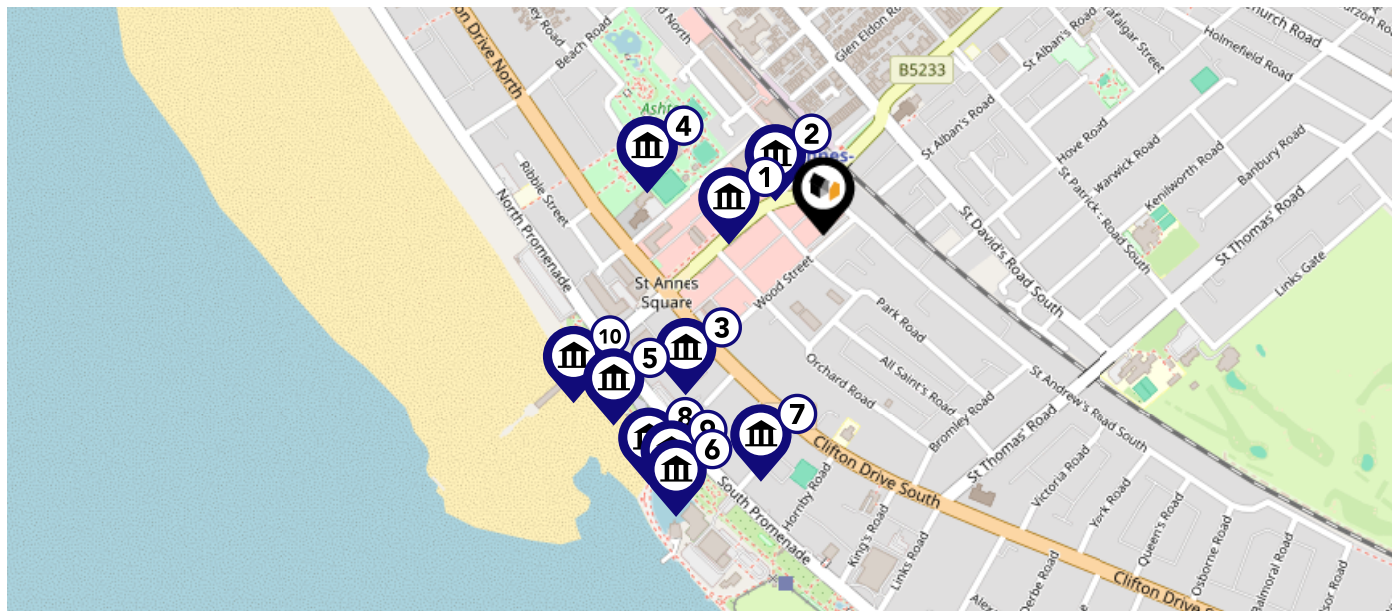
1	Clifton Drive North-St. Anne's Old Links Golf Course, Lytham, Near Blackpool Airport, Lytham, St. Annes, Lancashire	Historic Landfill	
2	Leach Lodge Farm-Leach Lane, Blackpool Road North, St Annes, Lancashire	Historic Landfill	
3	Snowdon Road-Snowdon Road, St Annes, Fylde, Lancashire	Historic Landfill	
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	










Maps

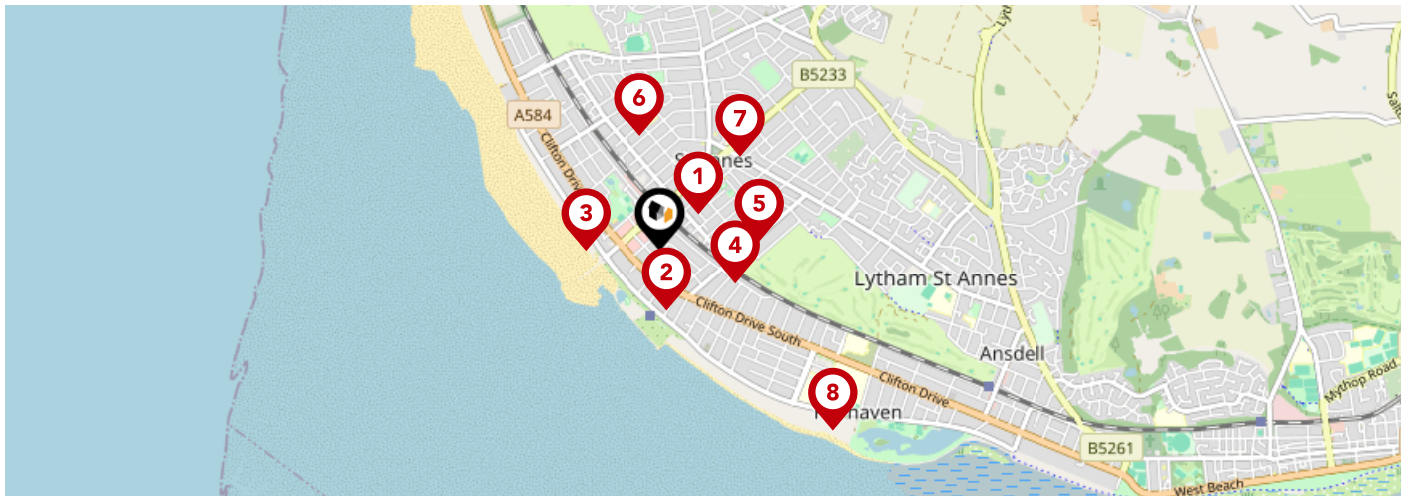
Listed Buildings

LANDWOOD
GROUP

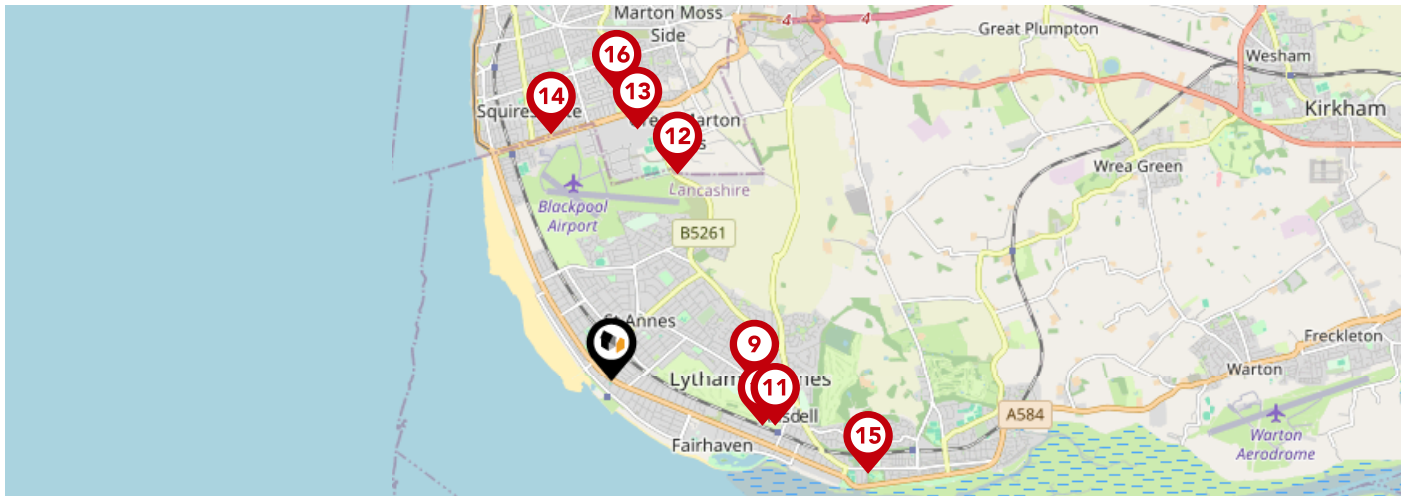
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1291554 - Midland Bank	Grade II	0.1 miles
	1428564 - Burlingtons Bar (at The Town House)	Grade II	0.1 miles
	1390771 - Public Offices	Grade II	0.2 miles
	1196391 - Lytham St Anne's War Memorial	Grade II	0.2 miles
	1196339 - Bandstand Approximately 70 Metres South East Of St Annes Pier	Grade II	0.3 miles
	1219362 - Promenade Shelter Opposite West End Of Open Air Baths	Grade II	0.3 miles
	1393722 - Drive Methodist Church, Reading Room, Former School-chapel, And Wall, Gateposts And Railings	Grade II	0.3 miles
	1297673 - Promenade Shelter Opposite West End Of Boating Pool	Grade II	0.3 miles
	1463337 - Spray Fountain In Promenade Gardens	Grade II	0.3 miles
	1196341 - St Anne's Pier	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Poplar House School Ofsted Rating: Good Pupils: 18 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Anne's College Grammar School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Red Rose School Ofsted Rating: Inadequate Pupils: 35 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Annes on Sea St Thomas' Church of England Primary School Ofsted Rating: Good Pupils: 176 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady Star of the Sea Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lytham St Annes Mayfield Primary School Ofsted Rating: Good Pupils: 245 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Heyhouses Endowed Church of England Primary School Ofsted Rating: Good Pupils: 612 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	AKS Lytham Ofsted Rating: Not Rated Pupils: 798 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

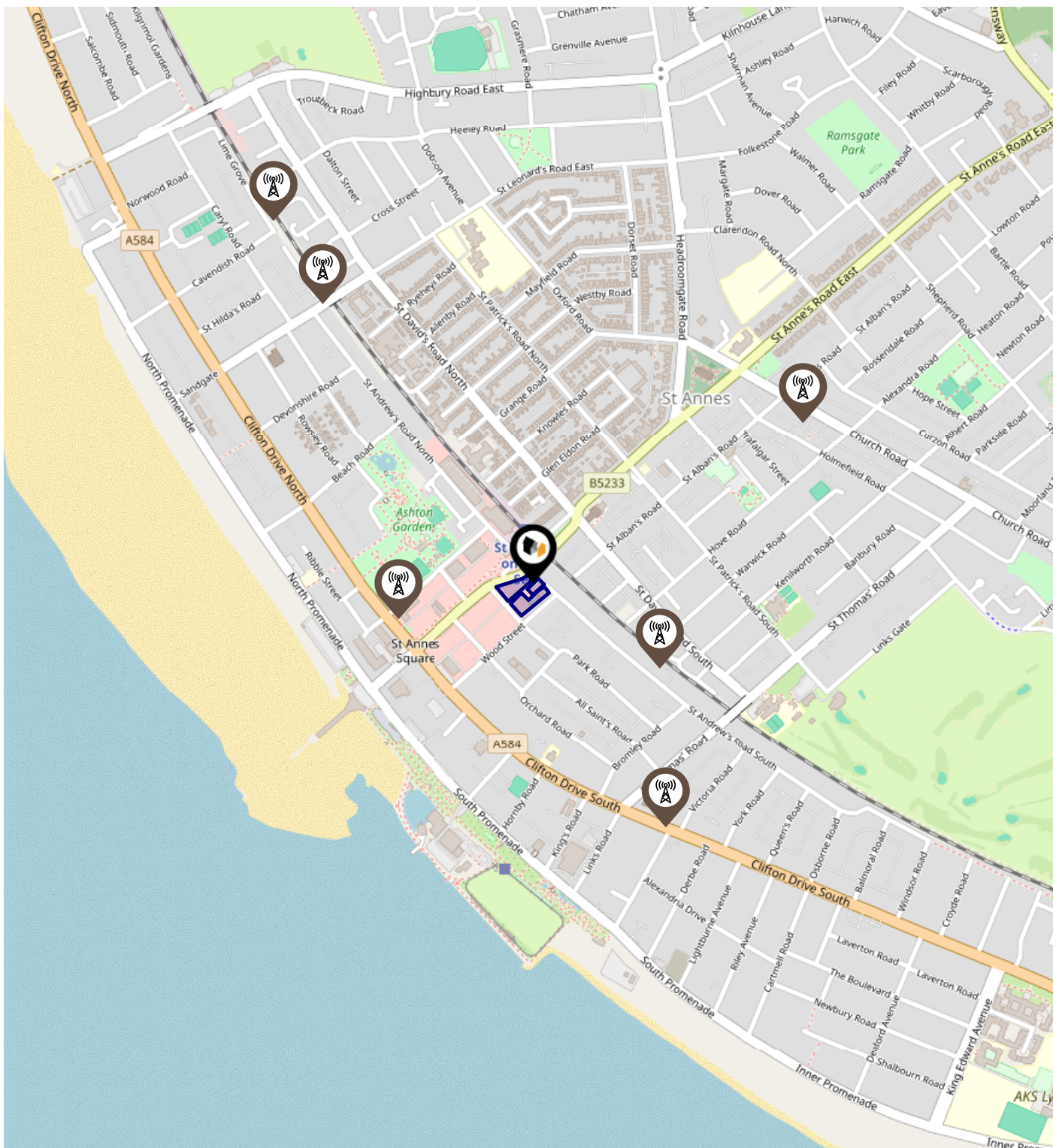


		Nursery	Primary	Secondary	College	Private
9	Clifton Primary School Ofsted Rating: Good Pupils: 225 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lytham St Annes High School Ofsted Rating: Good Pupils: 1630 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Ansdell Primary School Ofsted Rating: Good Pupils: 239 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Blackpool St Nicholas CofE Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Our Lady of The Assumption Catholic Primary School, Blackpool Ofsted Rating: Good Pupils:0 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Roseacre Primary Academy Ofsted Rating: Good Pupils: 601 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Lytham Hall Park Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Highfield Leadership Academy Ofsted Rating: Requires improvement Pupils: 631 Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

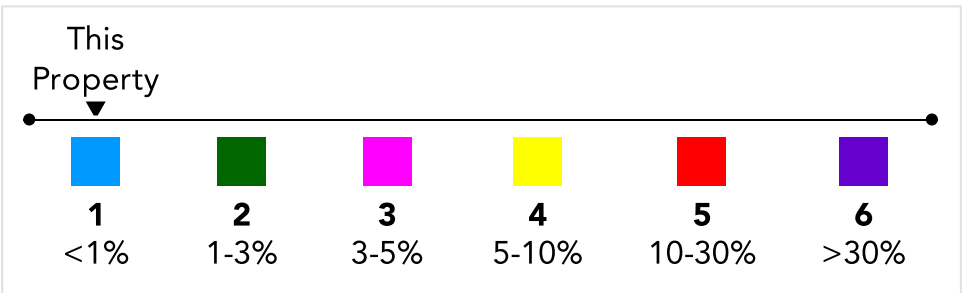
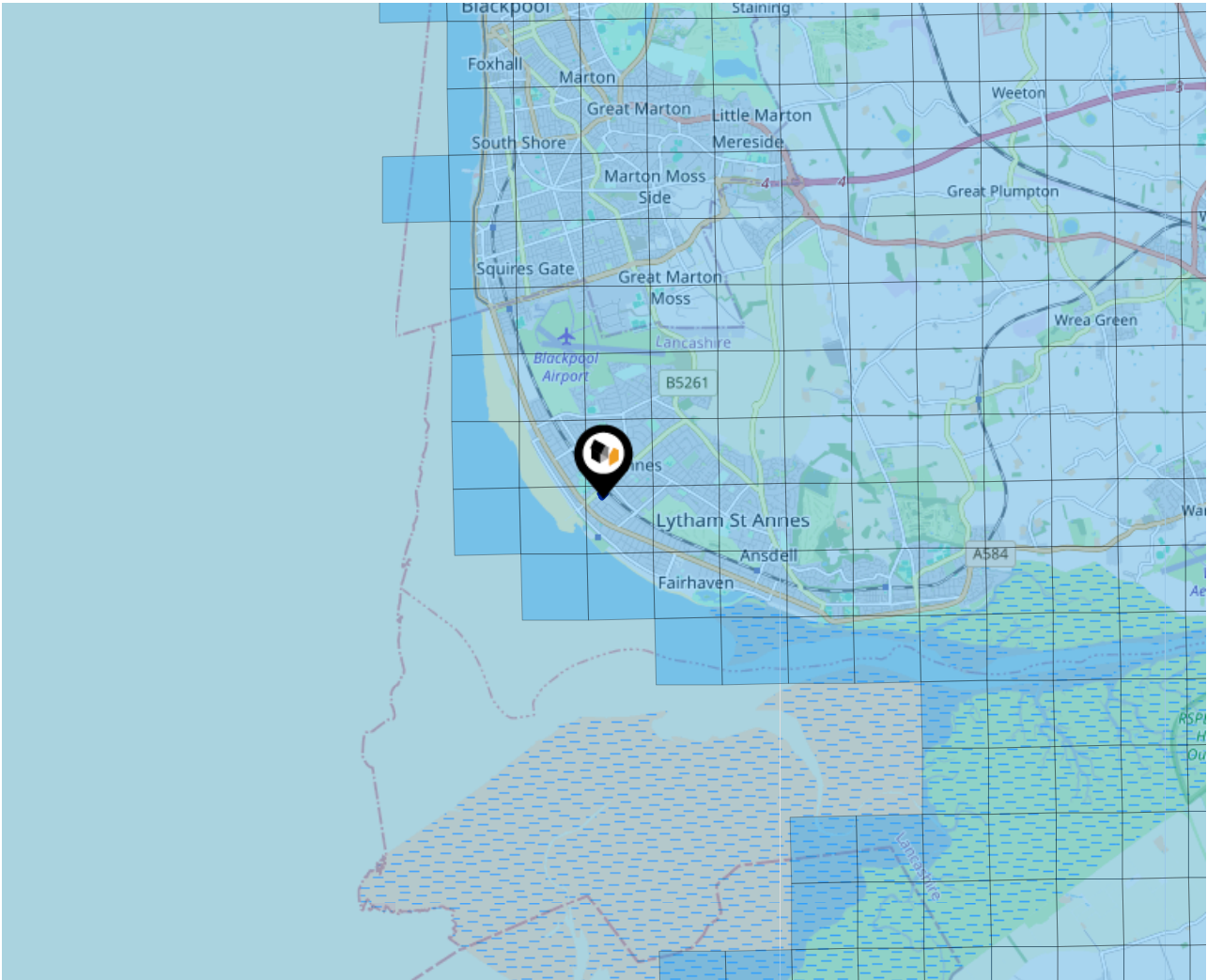


Key:

-  Power Pylons
-  Communication Masts

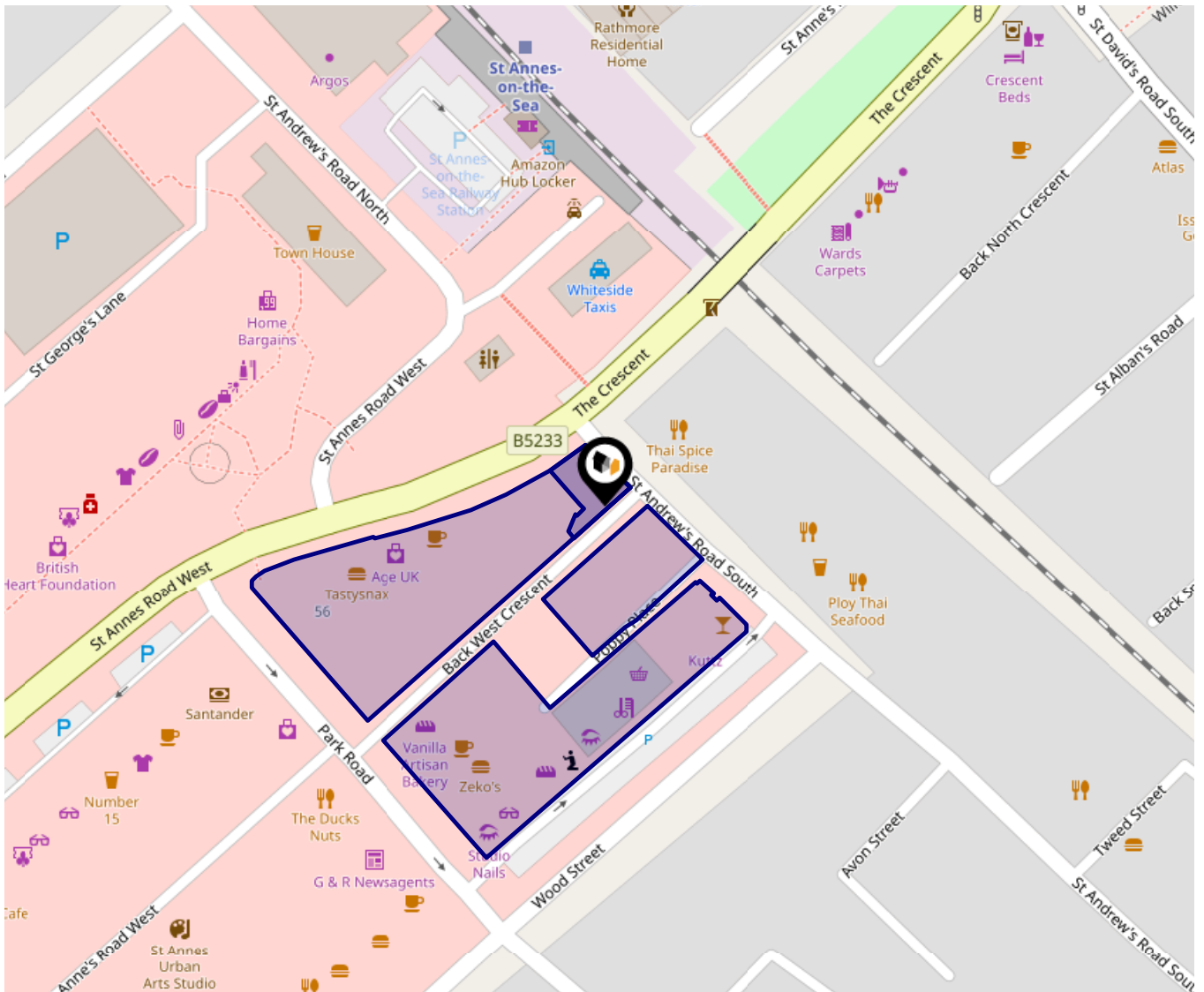
What is Radon?

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



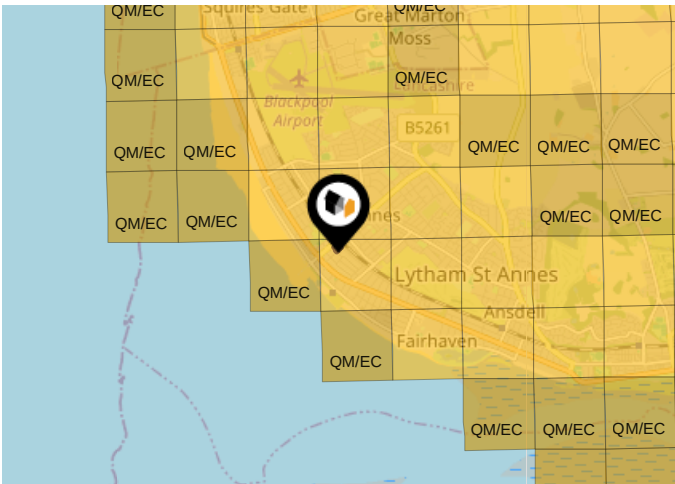
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		



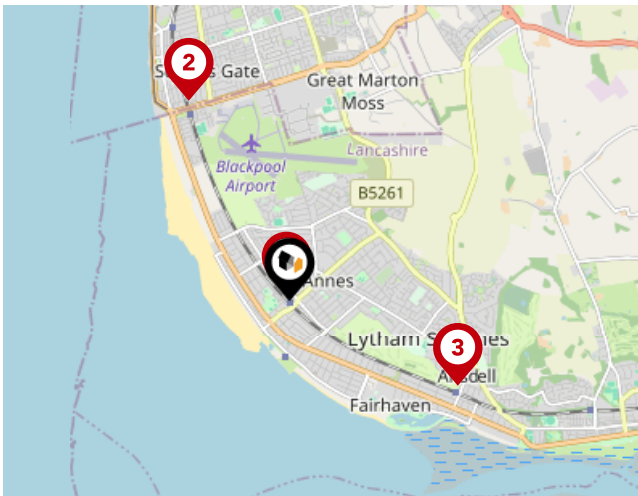
Primary Classifications (Most Common Clay Types)

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

Area

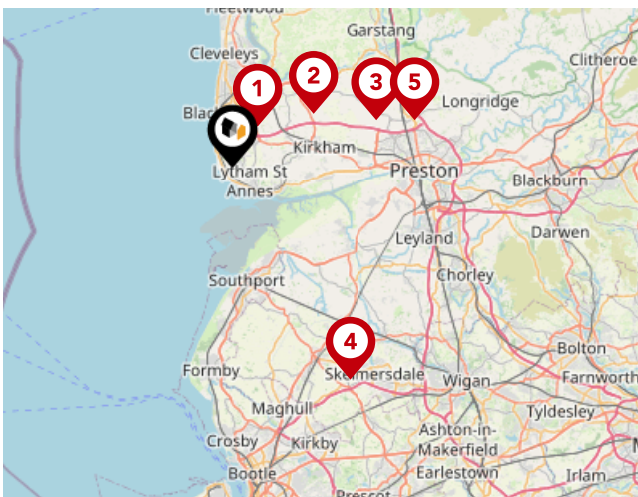
Transport (National)

LANDWOOD
GROUP



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	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	3.41 miles
2	M55 J3	6.82 miles
3	M55 J2	10.6 miles
4	M58 J3	17.06 miles
5	M55 J1	13.2 miles



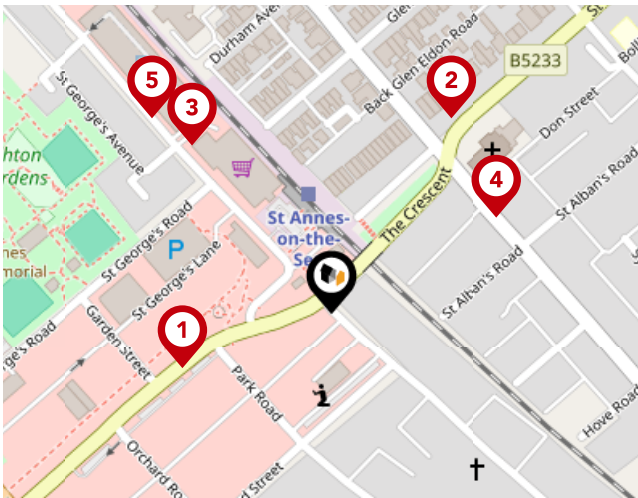
Airports/Helipads

Pin	Name	Distance
1	Highfield	1.87 miles
2	Speke	29.54 miles
3	Manchester Airport	41.11 miles
4	Leeds Bradford Airport	56.47 miles

Area

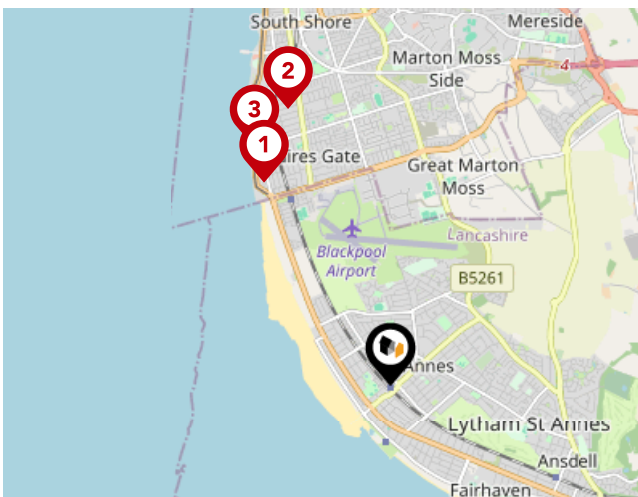
Transport (Local)

LANDWOOD
GROUP



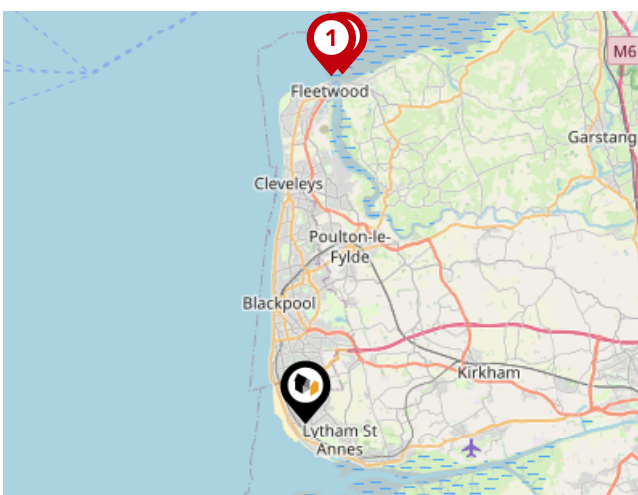
Bus Stops/Stations

Pin	Name	Distance
1	Square	0.09 miles
2	Our Lady Church	0.13 miles
3	Sainsburys	0.12 miles
4	Back North Crescent	0.1 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)	2.42 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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

