



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

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



**SPORTS & MUSIC LEGEN, 9, THE CRESCENT, LYTHAM ST.  
ANNES, FY8 1SN**

## Landwood Group

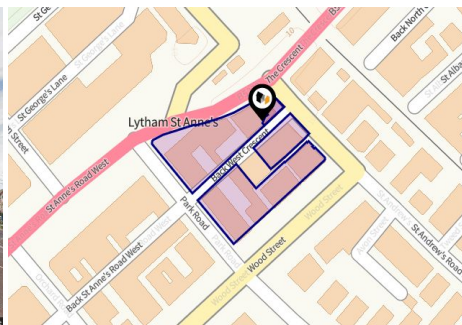
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Shop / Showroom	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	1.41 acres	<b>Start Date:</b>	26/10/1888
<b>Title Number:</b>	LAN139741	<b>End Date:</b>	01/09/2868
<b>UPRN:</b>	100012619268	<b>Lease Term:</b>	980 years from 1 September 1888
		<b>Term Remaining:</b>	843 years

## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



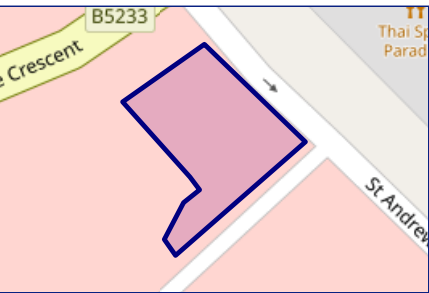
# Property

## Multiple Title Plans

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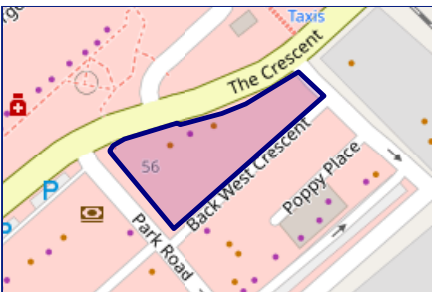
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

### Freehold Title Plan



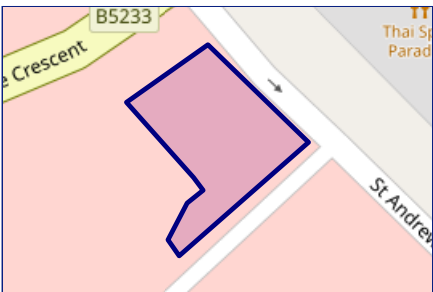
**LA671778**

### 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.

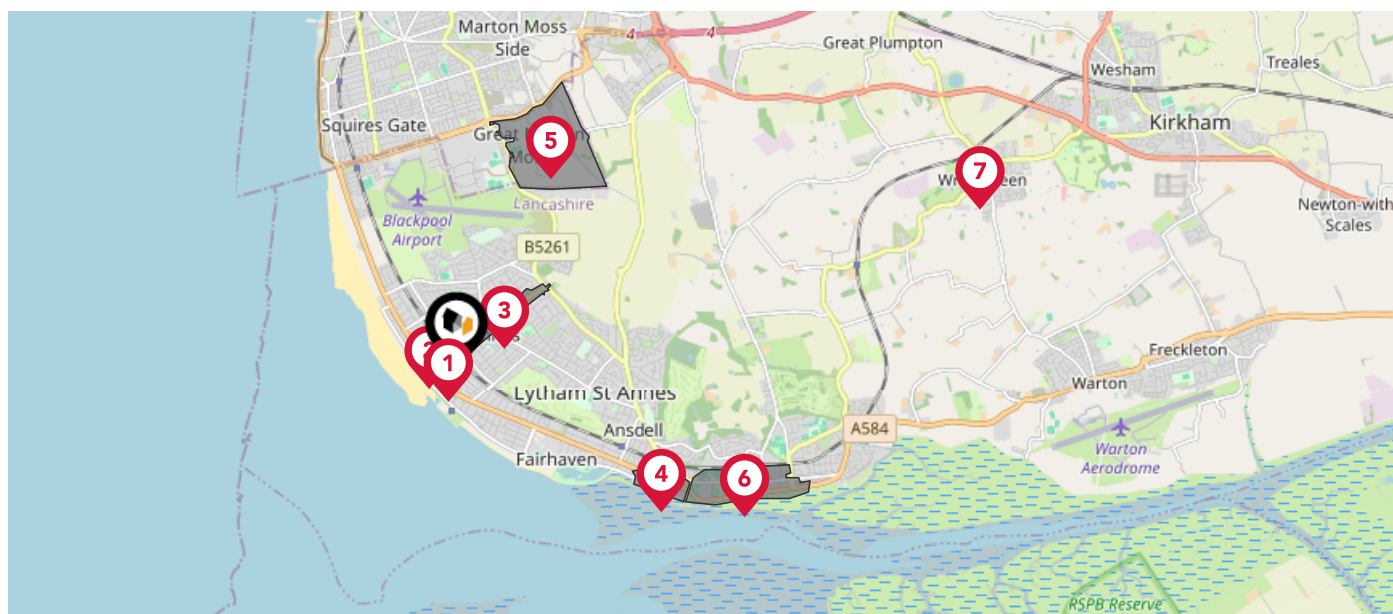
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas

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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



St. Anne's on Sea



Porritt Houses, St. Anne's



St. Anne's Road East



Lytham Avenues



Marton Moss



Lytham



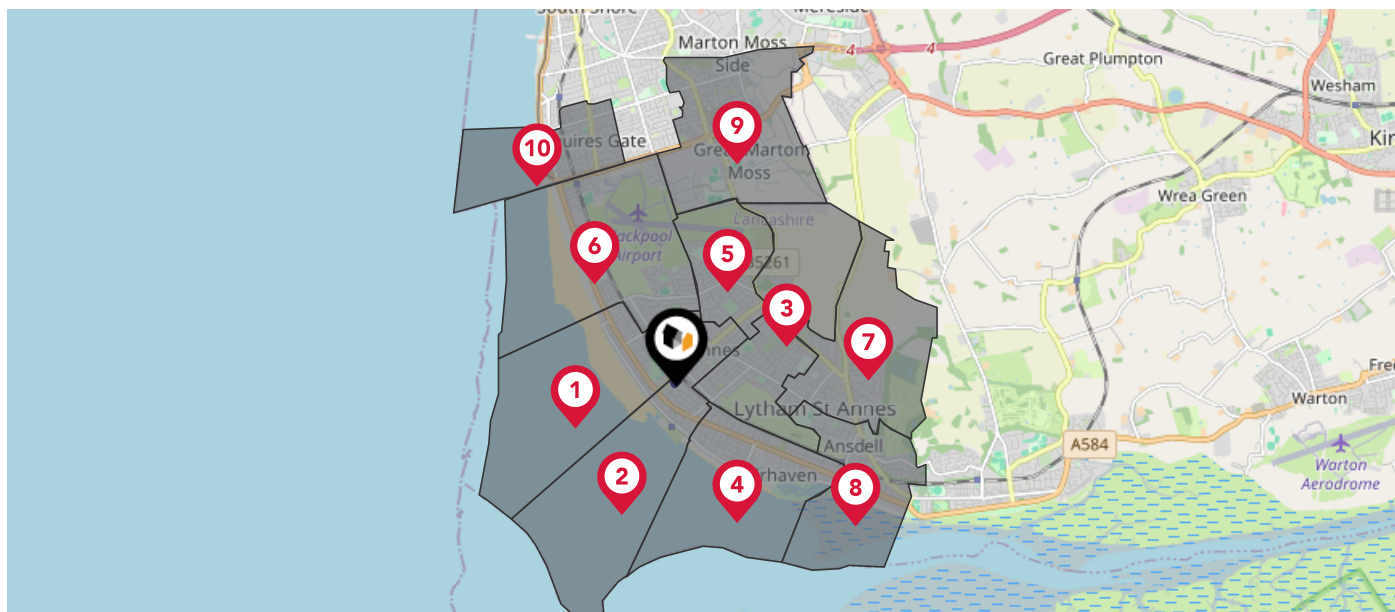
Wrea Green

# Maps

## Council Wards

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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



Ashton Ward



Central Ward



Heyhouses Ward



Fairhaven Ward



Kilnhouse Ward



St. Leonards Ward



Park Ward



Ansdell Ward



Stanley Ward



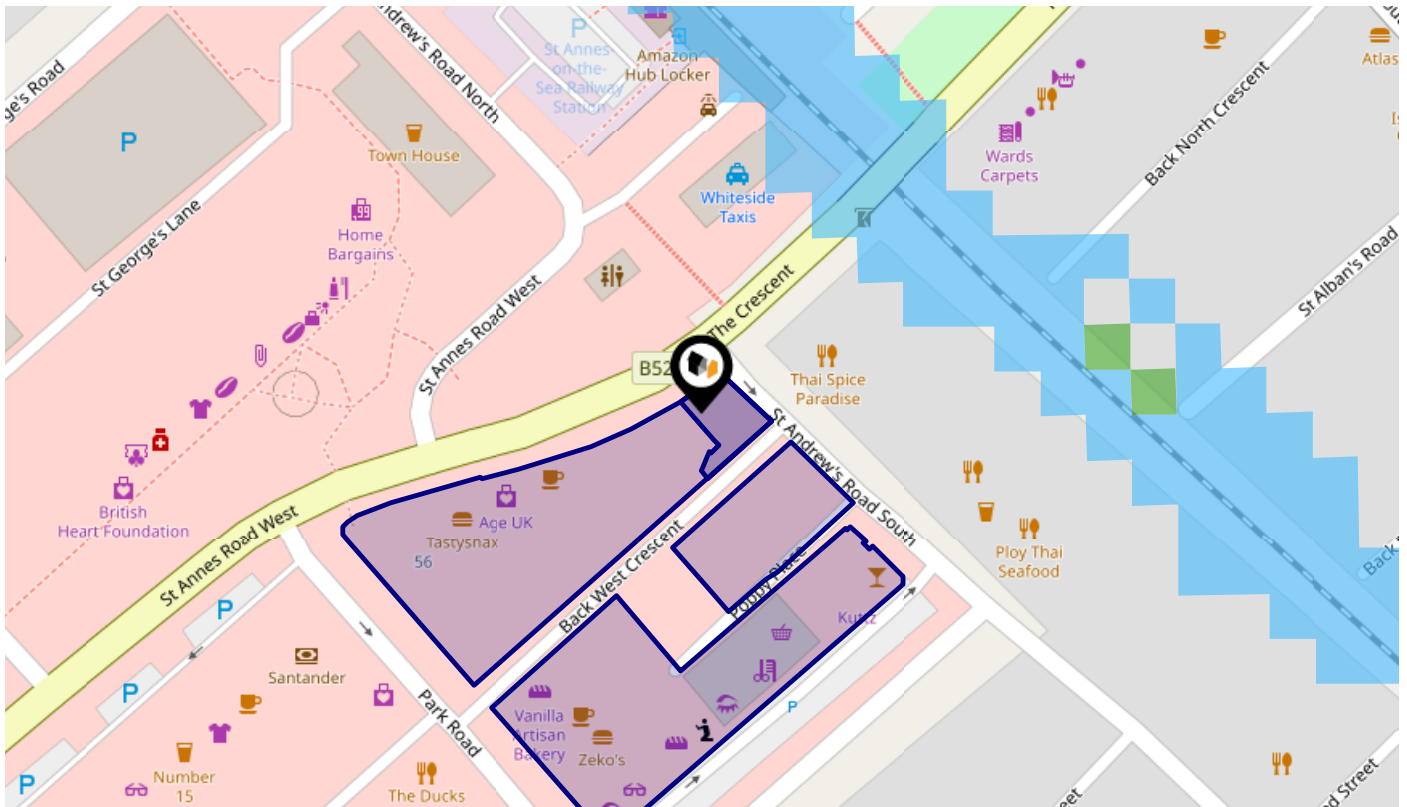
Squires Gate Ward

# Maps

## Rail Noise

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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	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

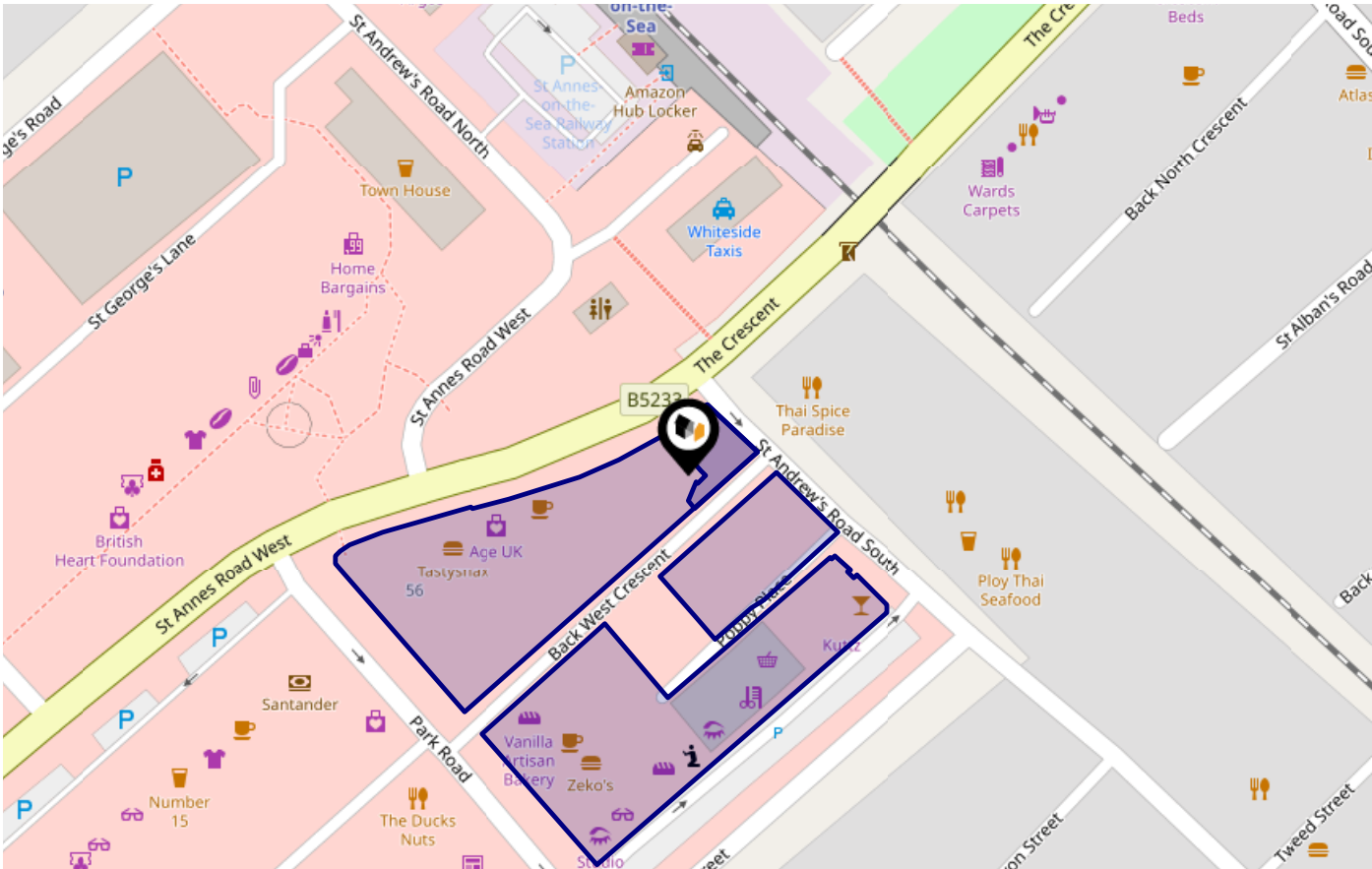


# Flood Risk

## Rivers & Seas - Flood Risk

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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.

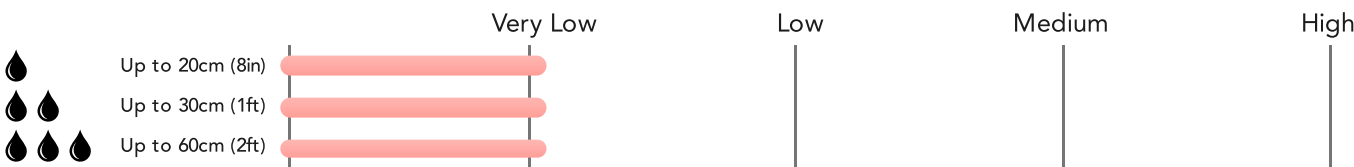


**Risk Rating: Very low**

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:



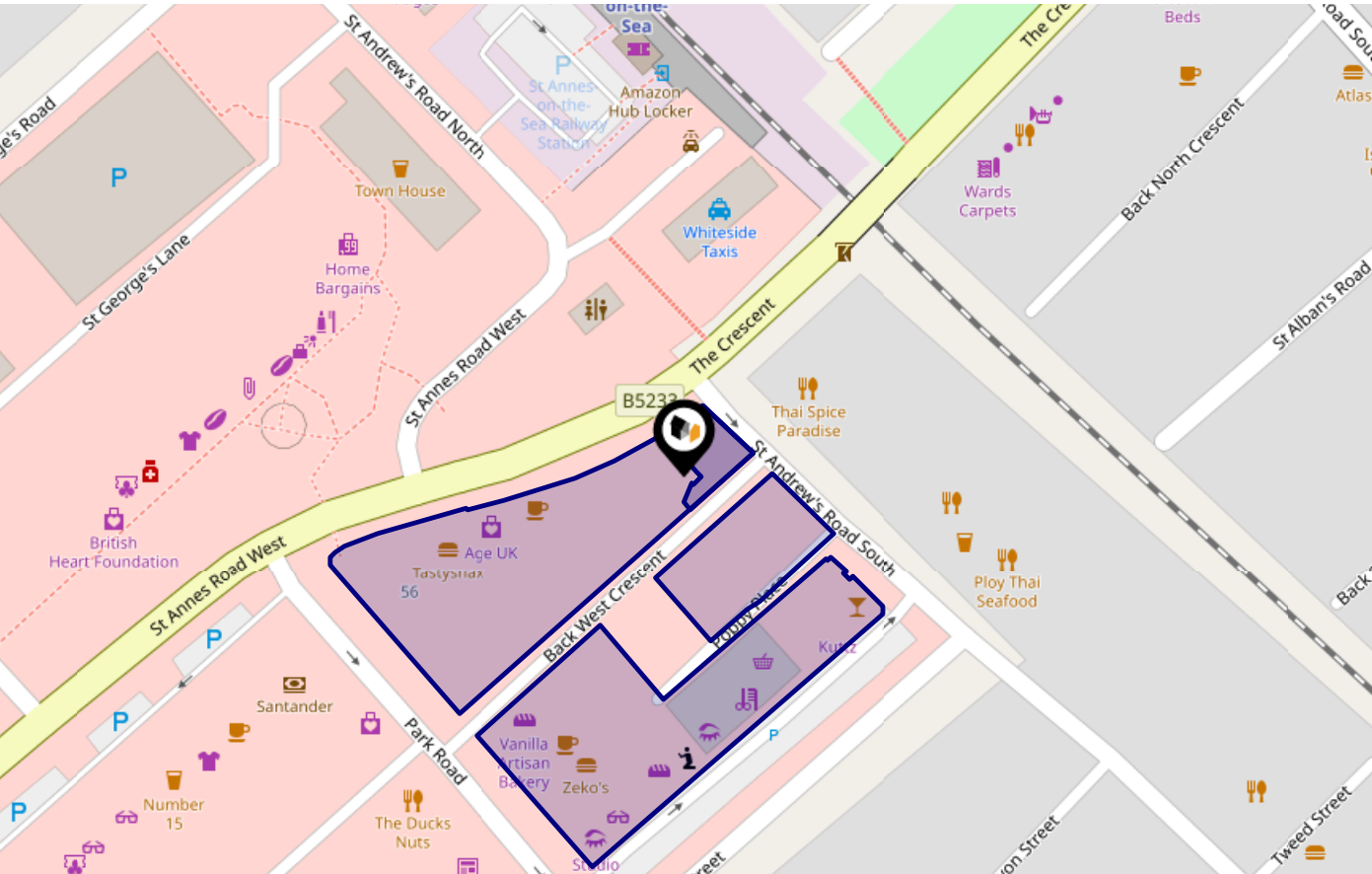


# Flood Risk

## 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.

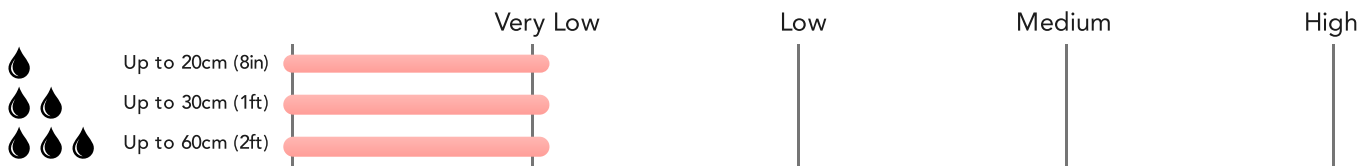


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



KPF - Key Property Facts

# Flood Risk

## Surface Water - Flood Risk

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

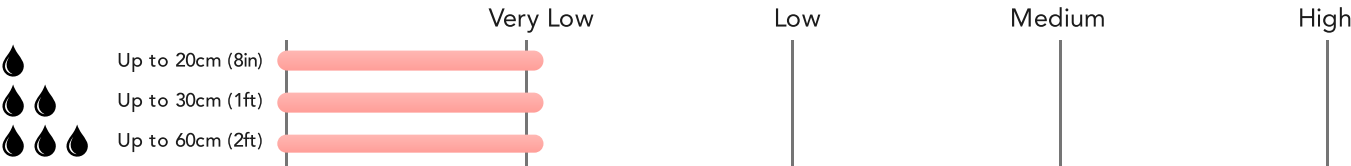


Risk Rating: Very low

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.

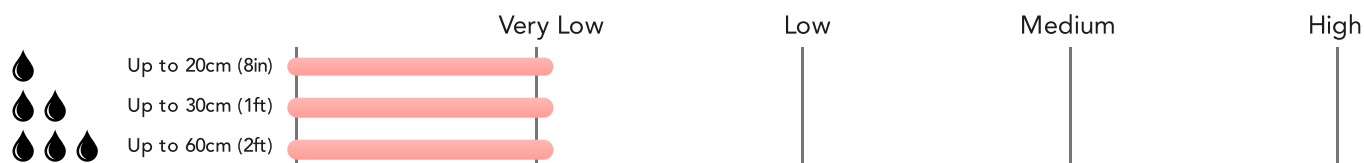
Chance of flooding to the following depths at this property:



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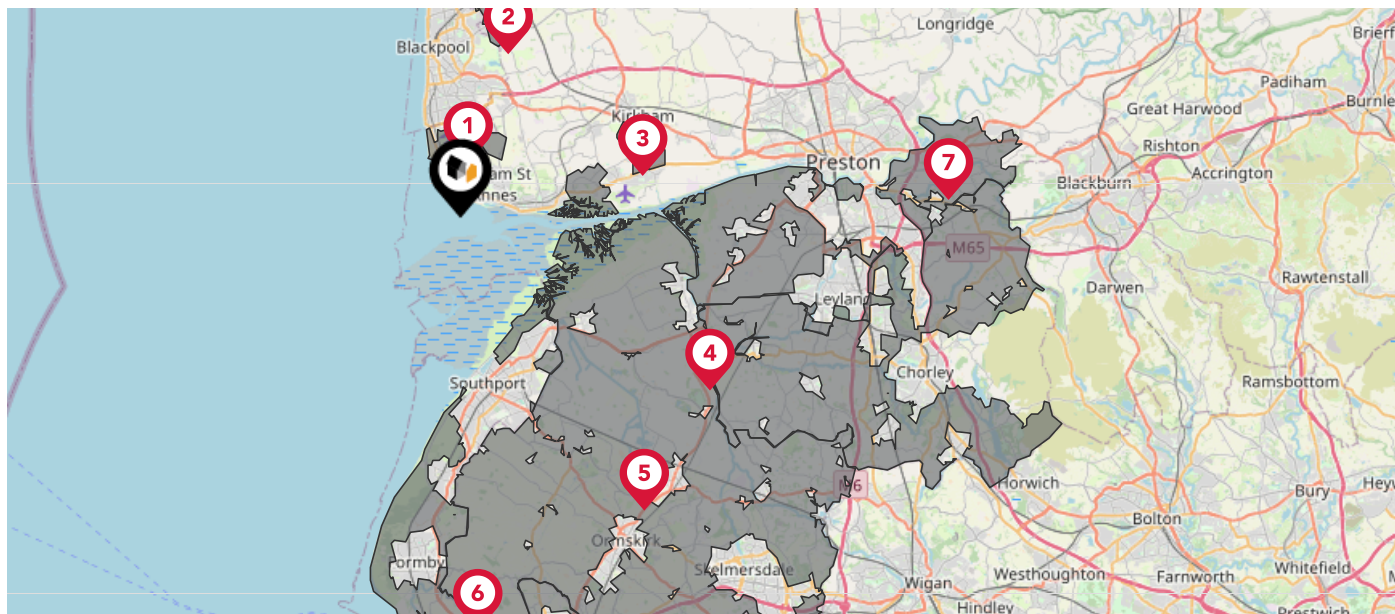
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- Chance of flooding to the following depths at this property:



Powered by **apriift** 

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

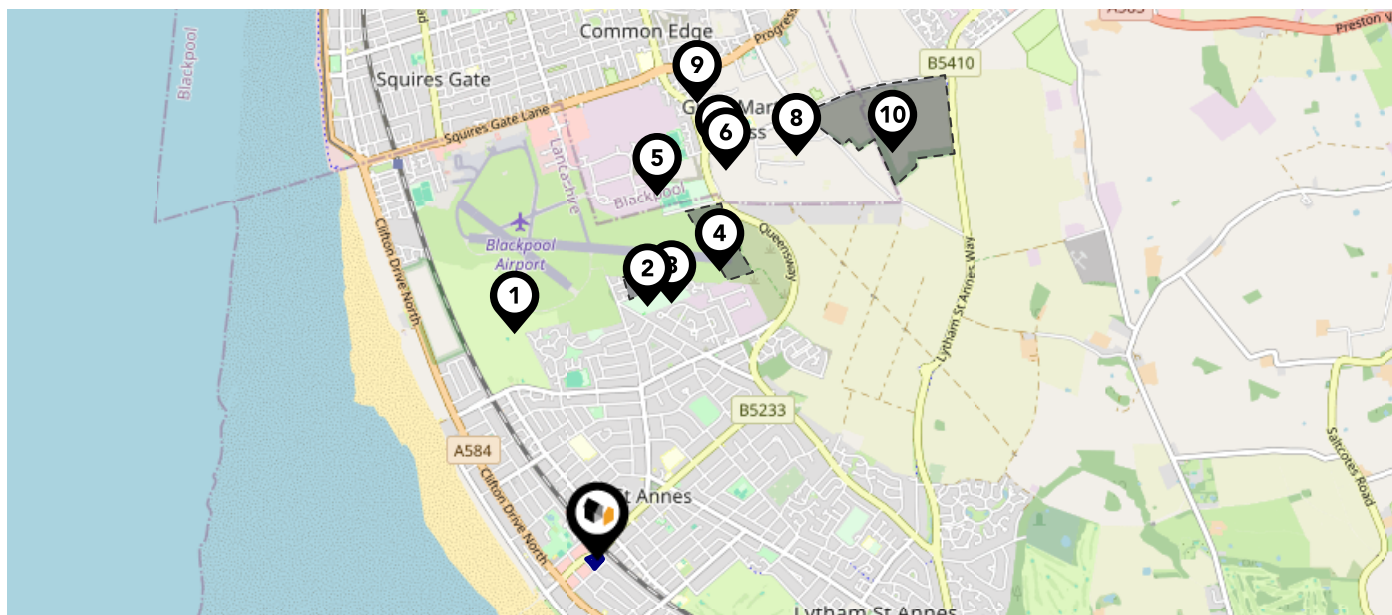


# Maps

## Landfill Sites

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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

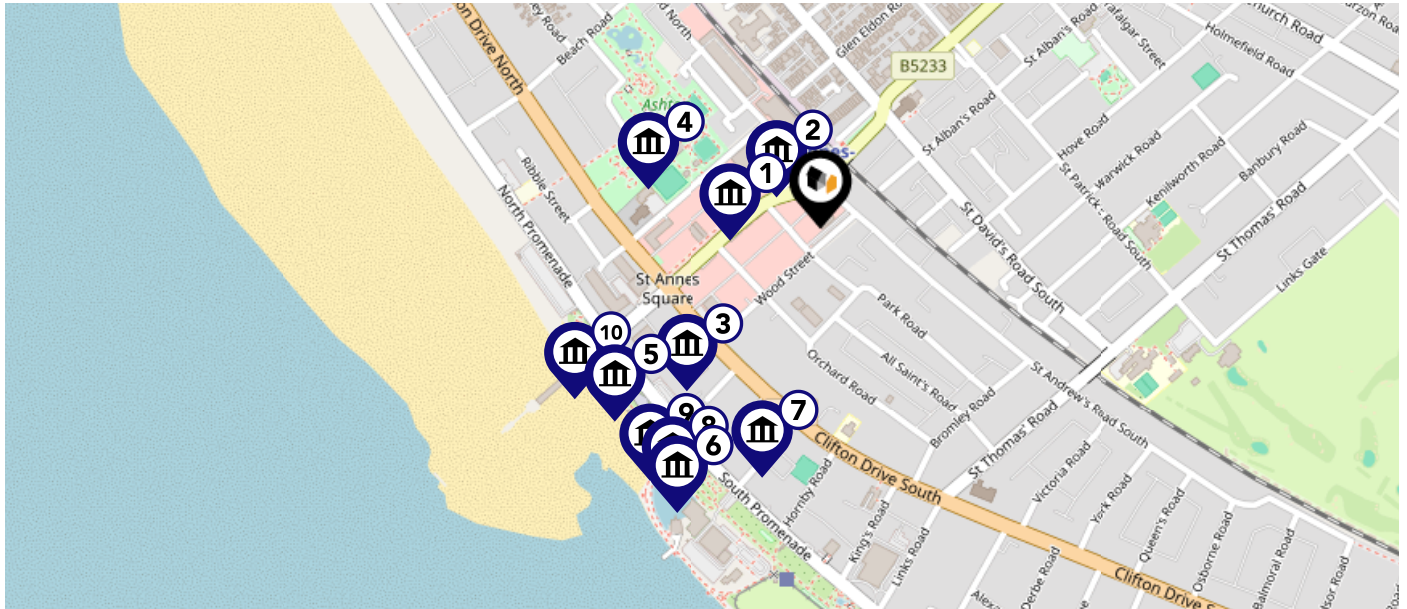
1	Clifton Drive North-St. Anne's Old Links Golf Course, Lytham, Near Blackpool Airport, Lytham, St. Annes, Lancashire	Historic Landfill	<input type="checkbox"/>
2	Leach Lodge Farm-Leach Lane, Blackpool Road North, St Annes, Lancashire	Historic Landfill	<input type="checkbox"/>
3	Snowdon Road-Snowdon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











# Maps

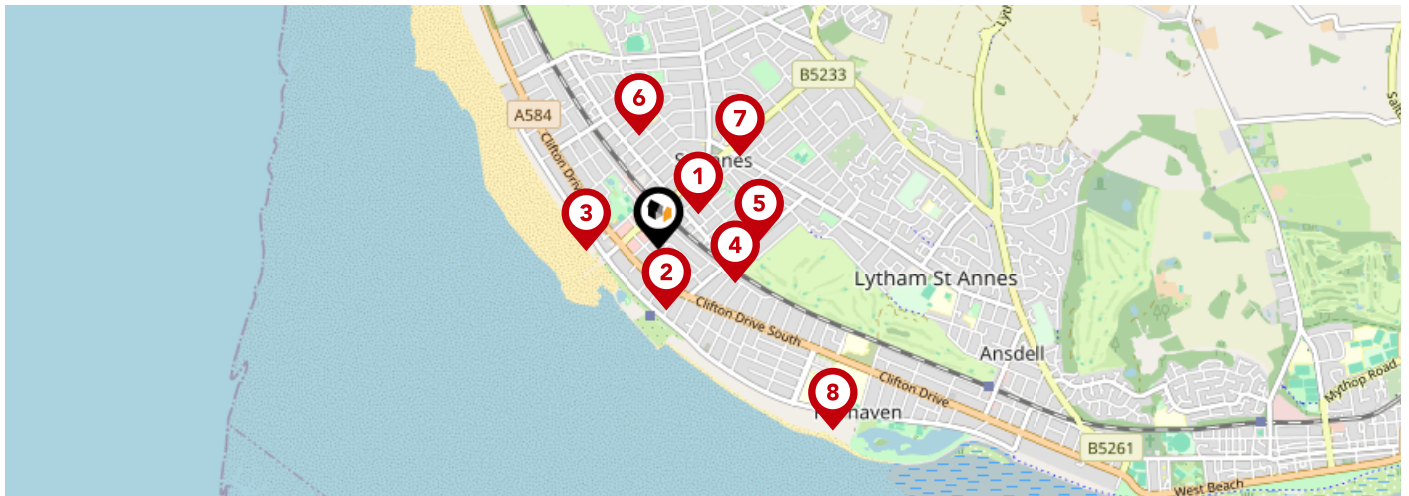
## Listed Buildings

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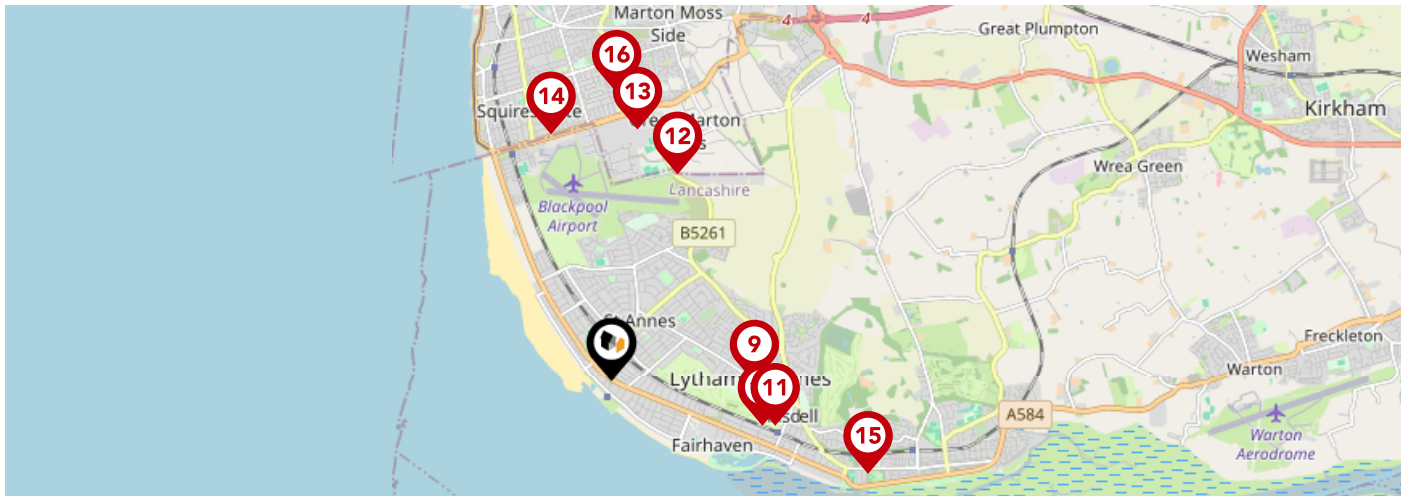
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	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
	1463337 - Spray Fountain In Promenade Gardens	Grade II	0.3 miles
	1297673 - Promenade Shelter Opposite West End Of Boating Pool	Grade II	0.3 miles
	1196341 - St Anne's Pier	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Poplar House School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Anne's College Grammar School</b> Ofsted Rating: Requires improvement   Pupils: 92   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Red Rose School</b> Ofsted Rating: Inadequate   Pupils: 35   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Annes on Sea St Thomas' Church of England Primary School</b> Ofsted Rating: Good   Pupils: 176   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Our Lady Star of the Sea Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lytham St Annes Mayfield Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Heyhouses Endowed Church of England Primary School</b> Ofsted Rating: Good   Pupils: 612   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>AKS Lytham</b> Ofsted Rating: Not Rated   Pupils: 798   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



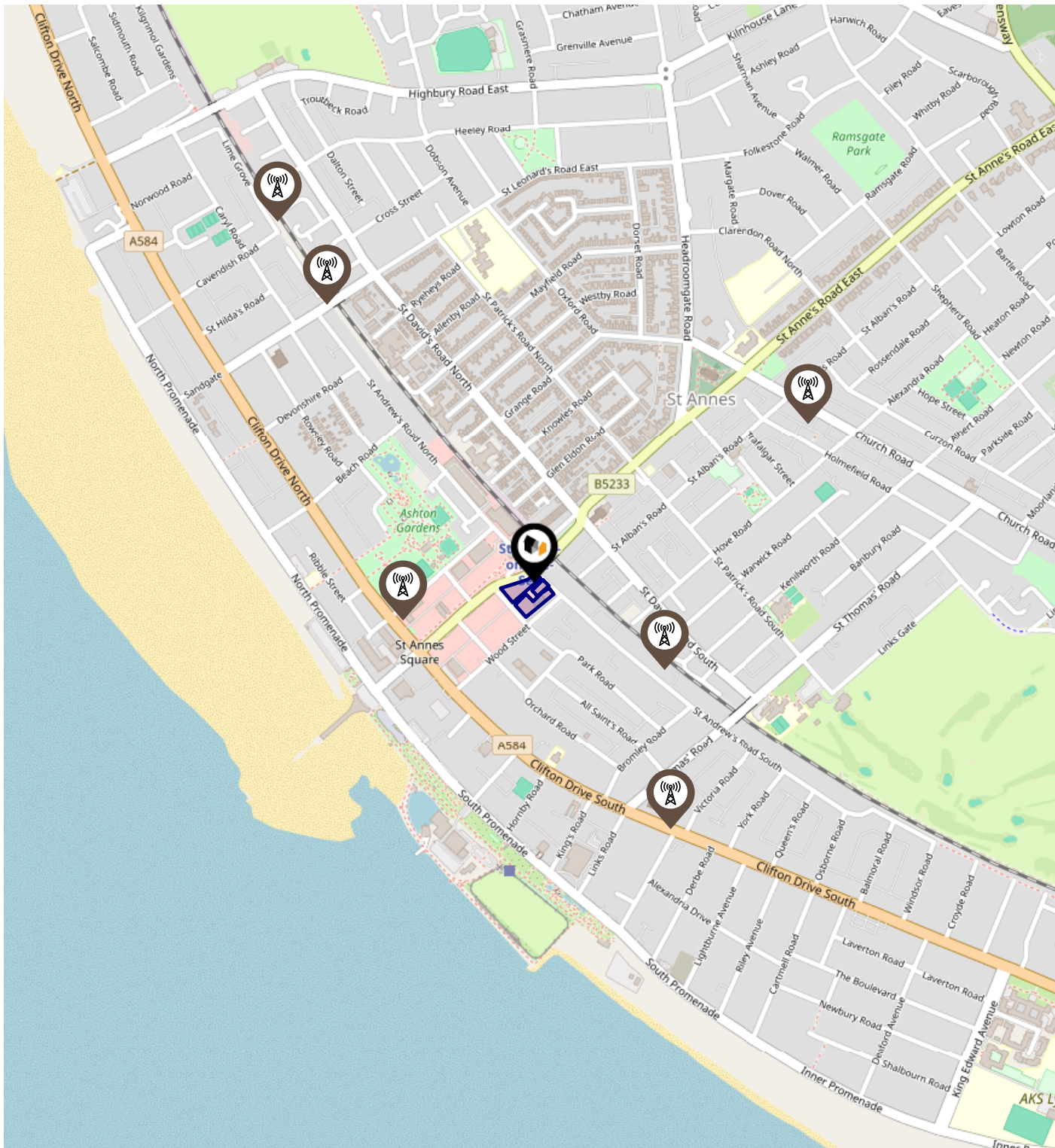
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Clifton Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Lytham St Annes High School</b> Ofsted Rating: Good   Pupils: 1630   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Ansdell Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Blackpool St Nicholas CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 406   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Our Lady of The Assumption Catholic Primary School, Blackpool</b> Ofsted Rating: Good   Pupils:0   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Roseacre Primary Academy</b> Ofsted Rating: Good   Pupils: 601   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Lytham Hall Park Primary School</b> Ofsted Rating: Outstanding   Pupils: 401   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Highfield Leadership Academy</b> 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

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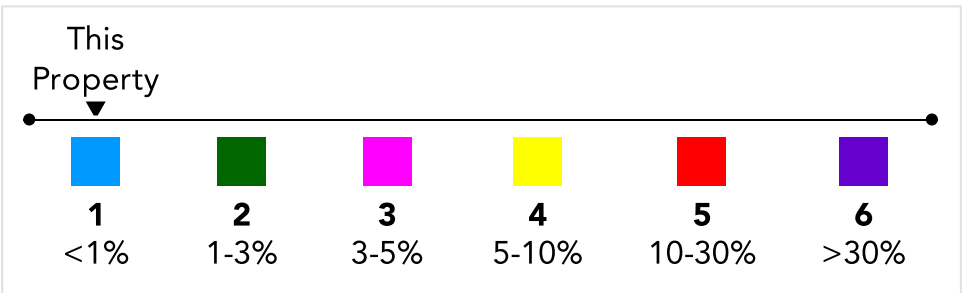
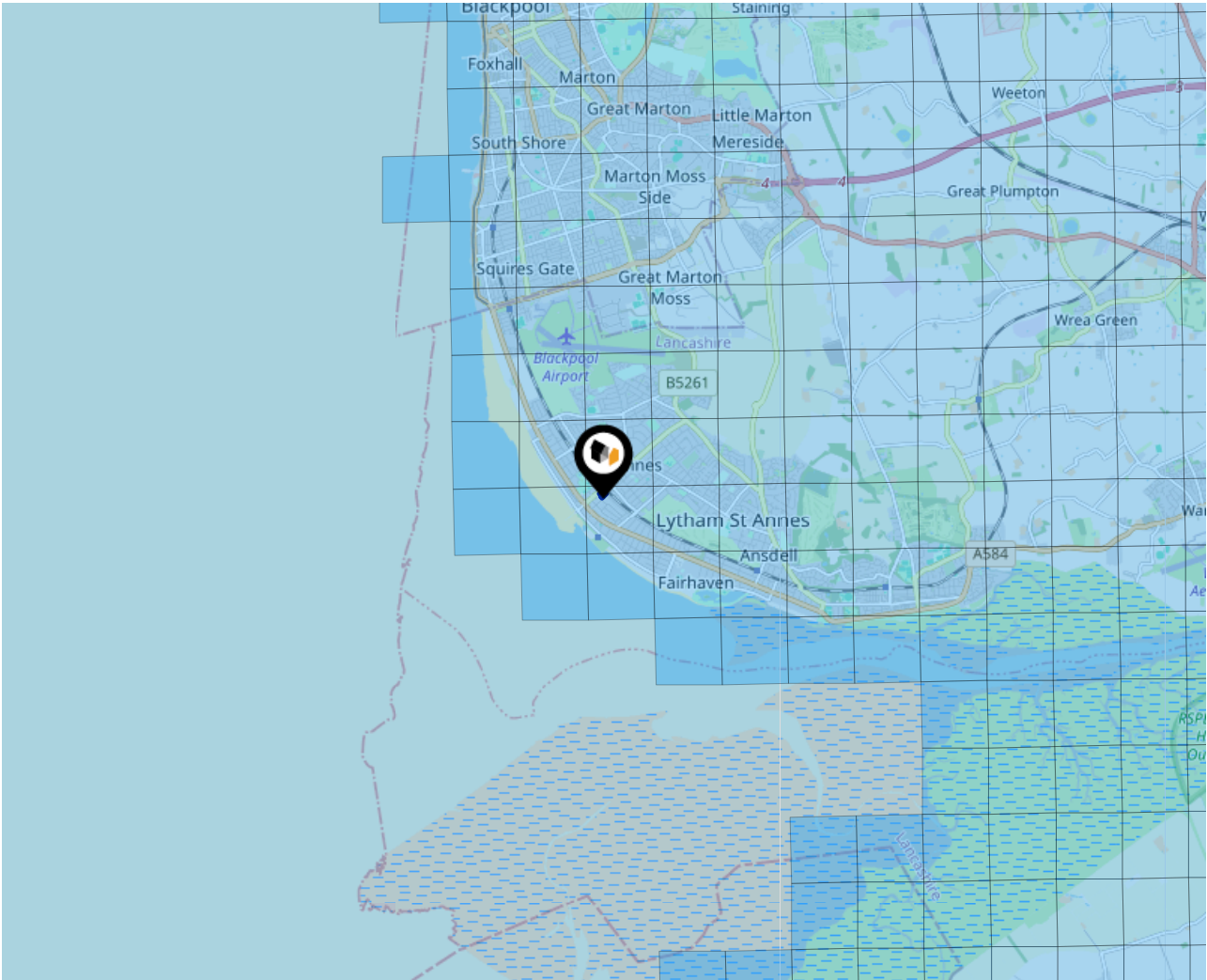


### Key:

-  Power Pylons
-  Communication Masts

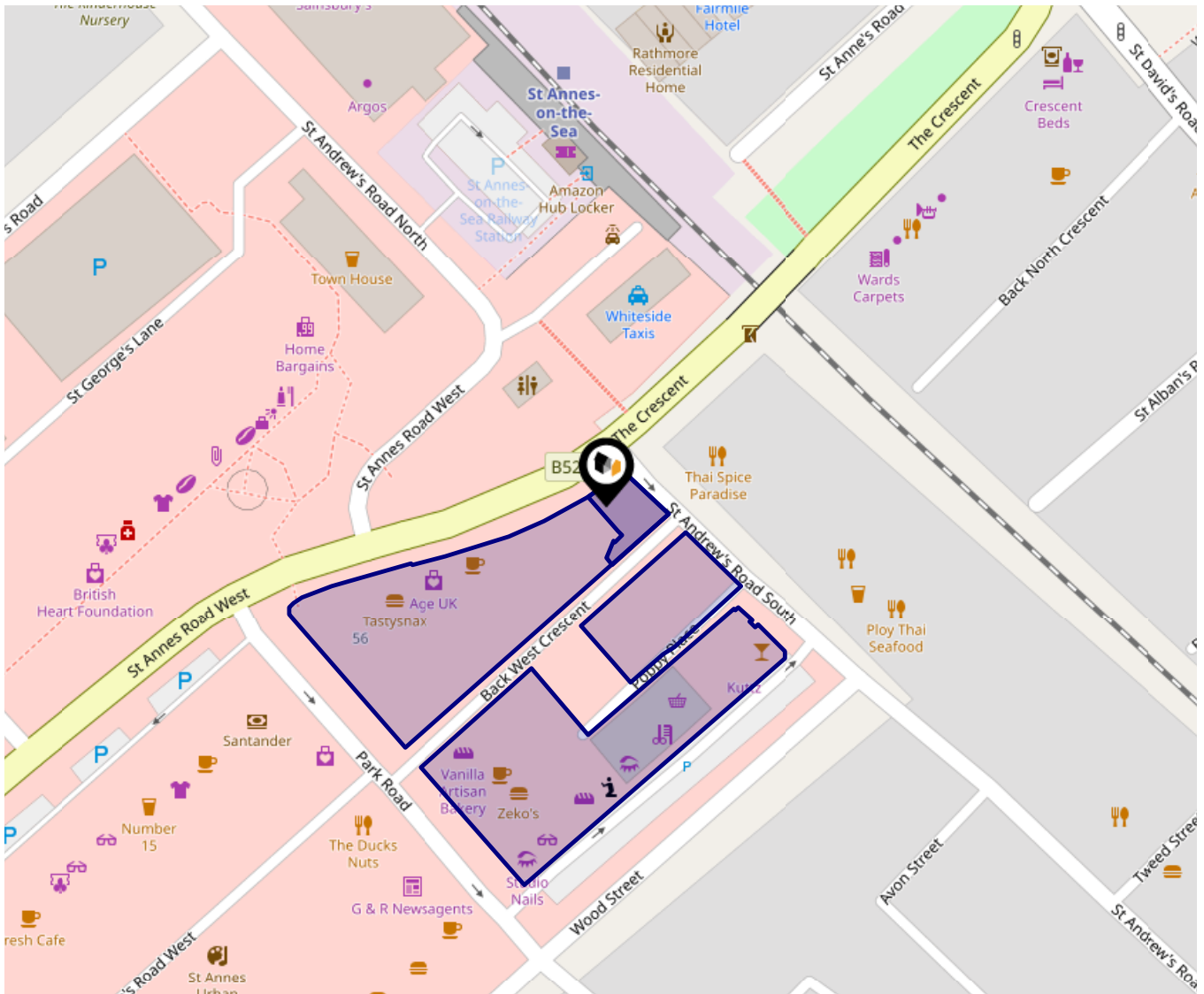
### What is Radon?

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



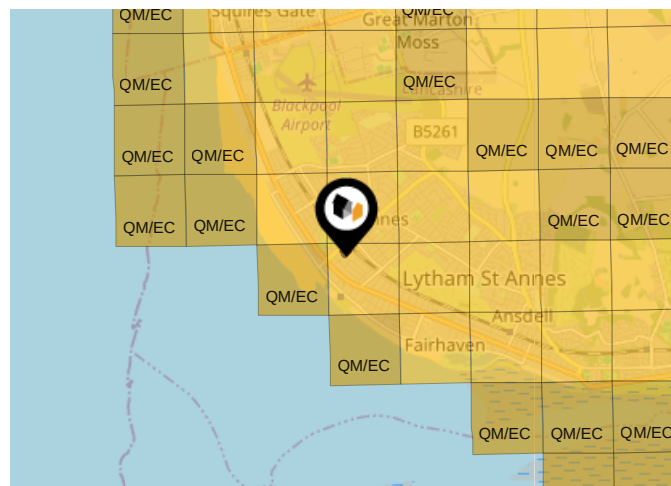
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT TO MEDIUM		



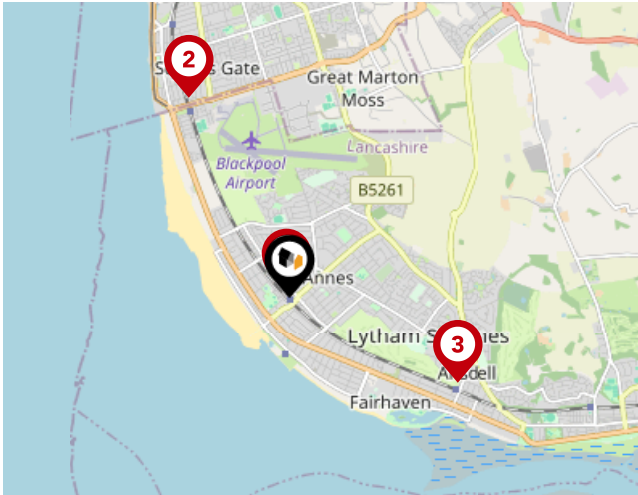
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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

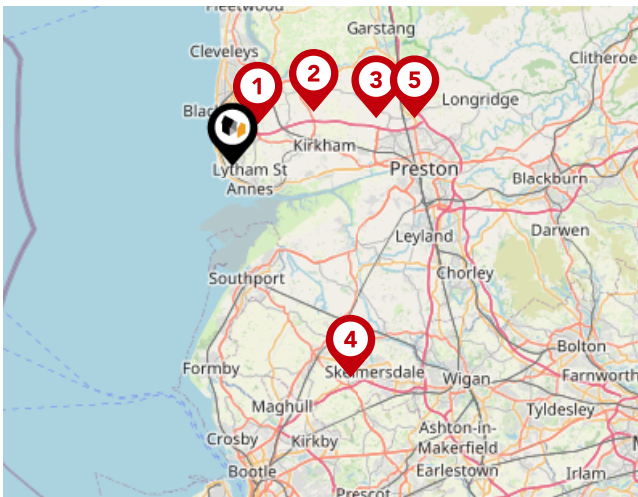
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	St Annes-on-the-Sea Rail Station	0.05 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



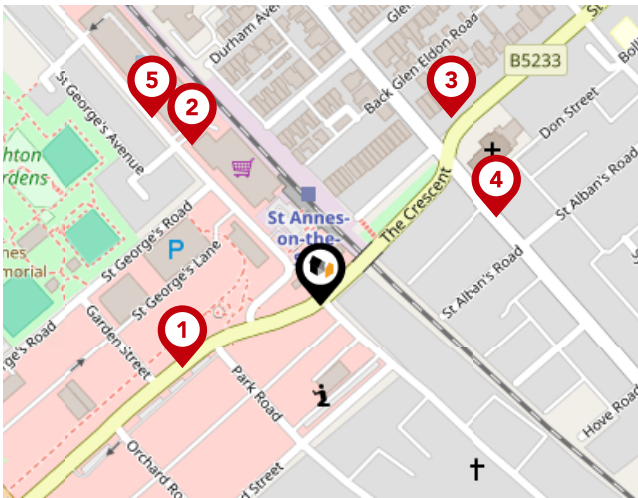
### Airports/Helipads

Pin	Name	Distance
1	Highfield	1.86 miles
2	Speke	29.55 miles
3	Manchester Airport	41.12 miles
4	Leeds Bradford Airport	56.48 miles

# Area

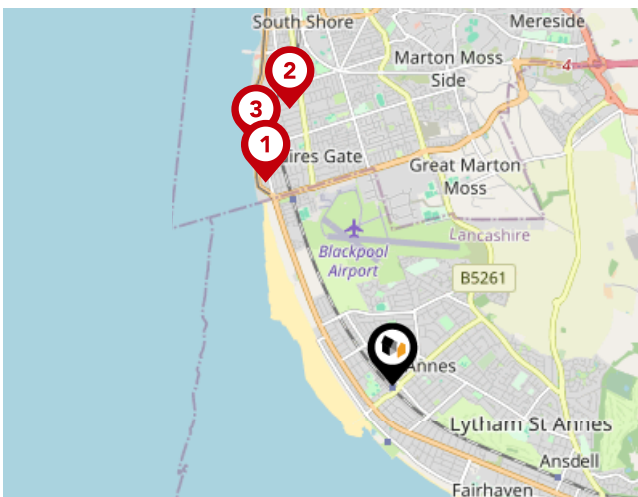
## Transport (Local)

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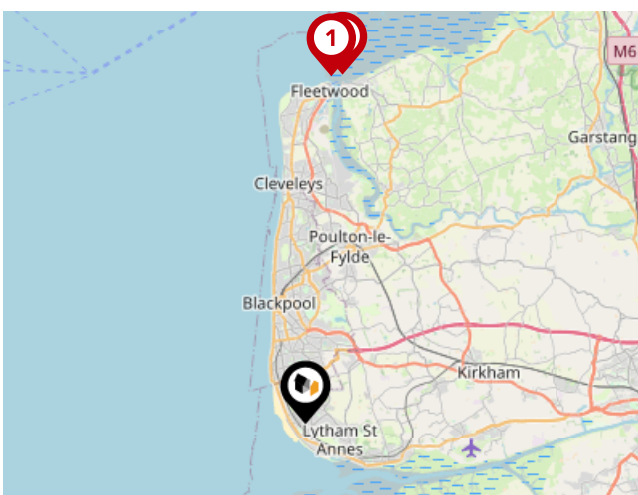
### Bus Stops/Stations

Pin	Name	Distance
1	Square	0.08 miles
2	Sainsburys	0.11 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

# 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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<https://landwoodgroup.com/>



Valuation Office  
Agency

