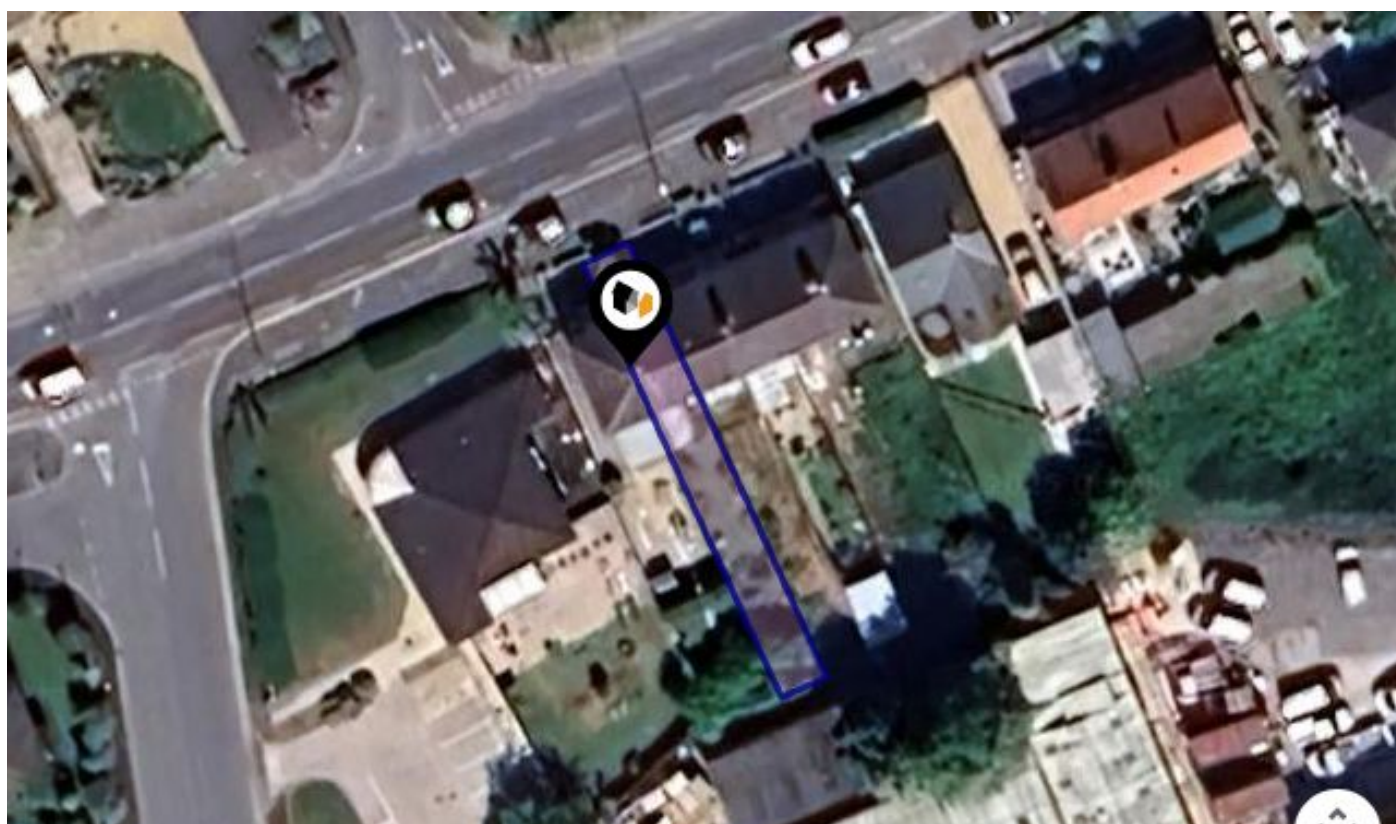




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 14th May 2025



215, LYTHAM ROAD, WARTON, PRESTON, PR4 1AE

Landwood Group

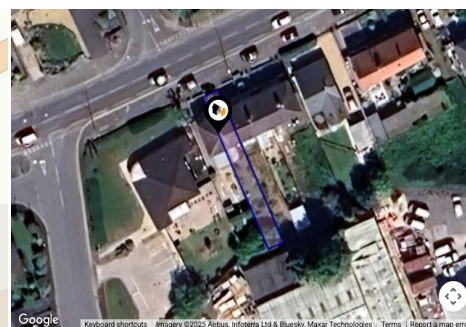
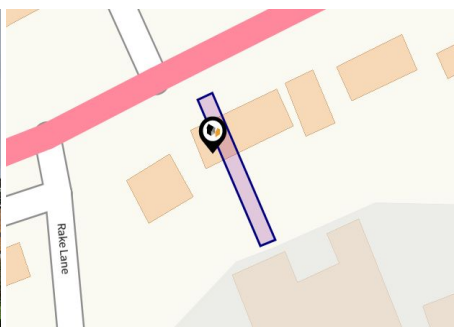
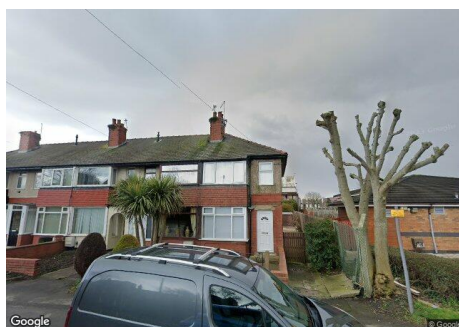
77 Deansgate Manchester M3 2BW

0161 710 2010

Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Dwelling
Bedrooms:	2
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.04 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,857
Title Number:	LA474675
UPRN:	100010418167

Tenure: Freehold

Local Area

Local Authority:	Fylde
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

22
mb/s



73
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



BT



sky



Virgin media

Property
EPC - Certificate

LANDWOOD
GROUP

215 Lytham Road, Warton, PR4 1AE

Energy rating

D

Valid until 06.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
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:	66 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.

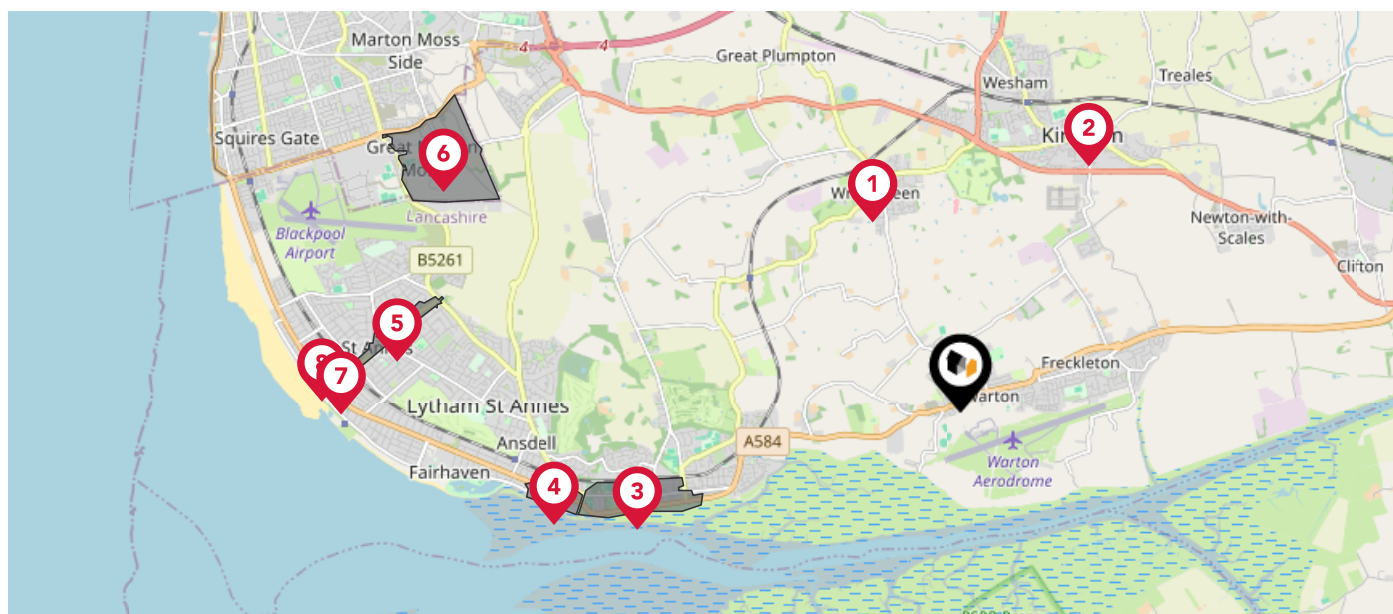
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Wrea Green



Kirkham



Lytham



Lytham Avenues



St. Anne's Road East



Marton Moss



St. Anne's on Sea



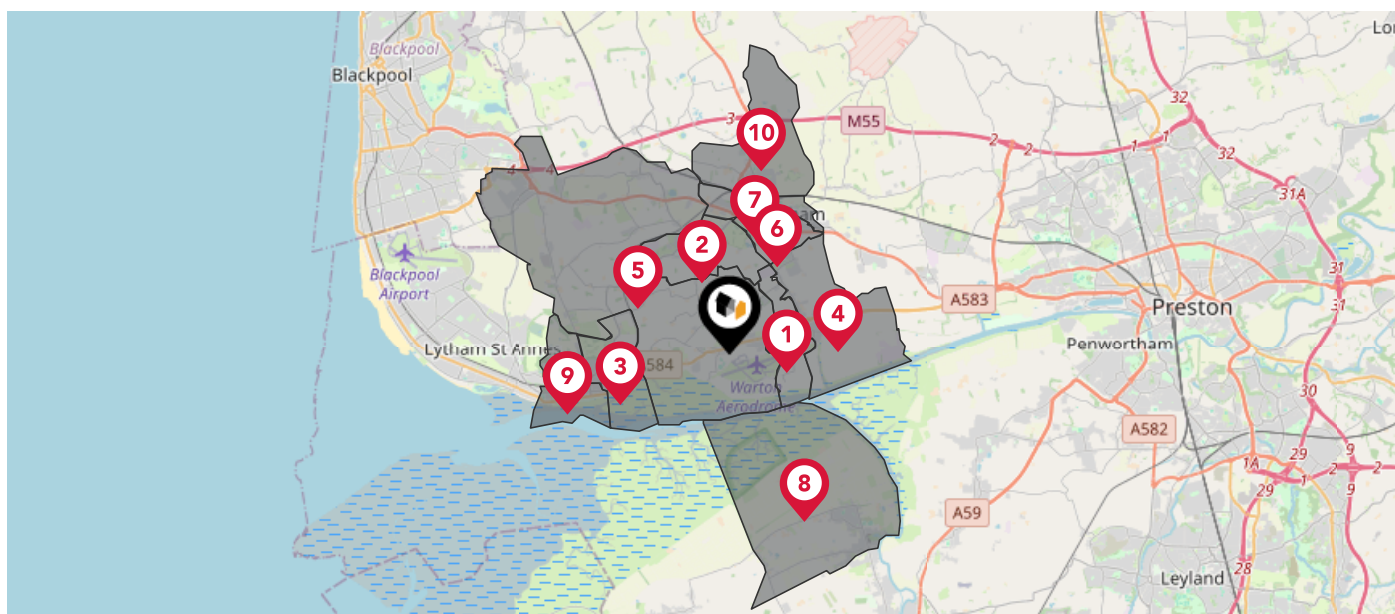
Porritt Houses, St. Anne's

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



Freckleton West Ward



Ribby-with-Wrea Ward



St. Johns Ward



Freckleton East Ward



Warton and Westby Ward



Kirkham South Ward



Kirkham North Ward



Hesketh-with-Becconsall Ward

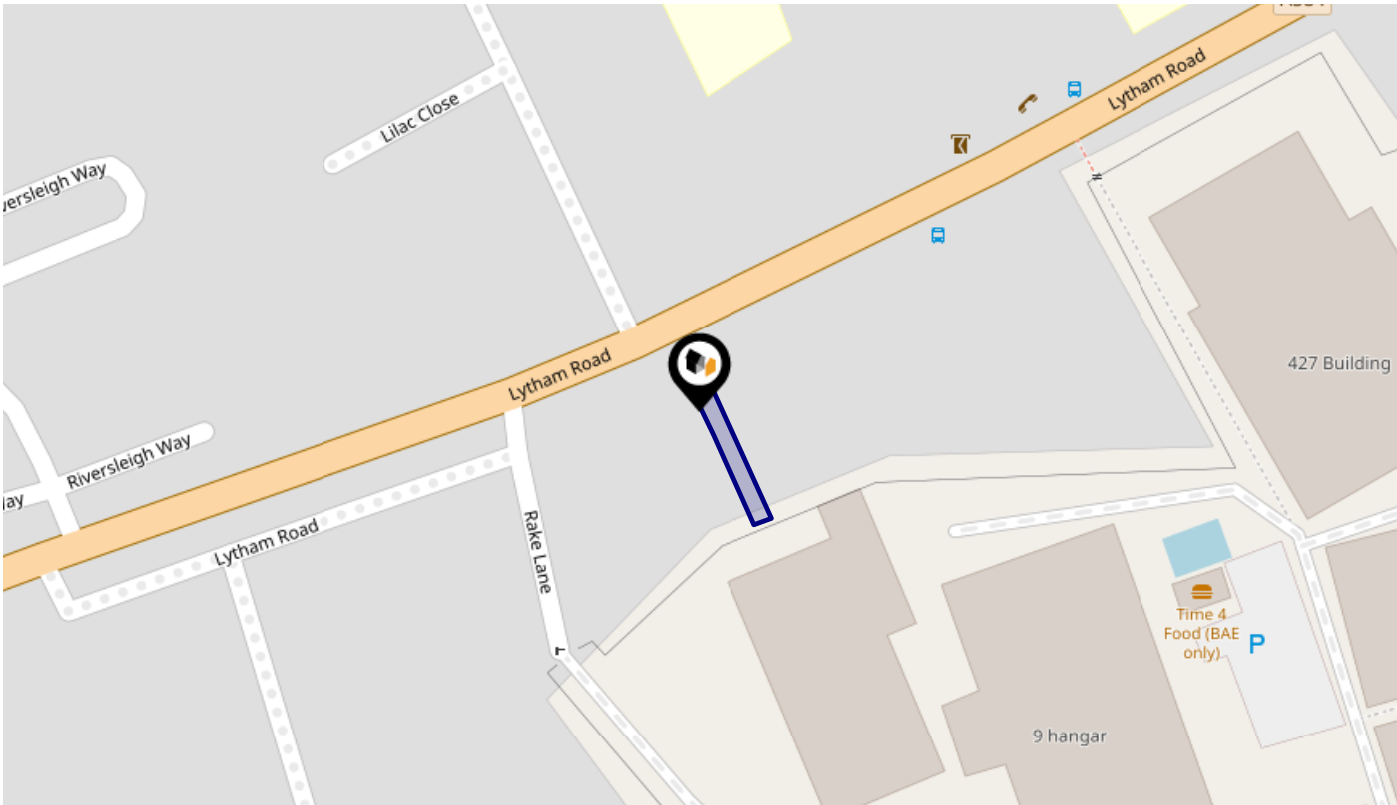


Clifton Ward



Medlar-with-Wesham 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:

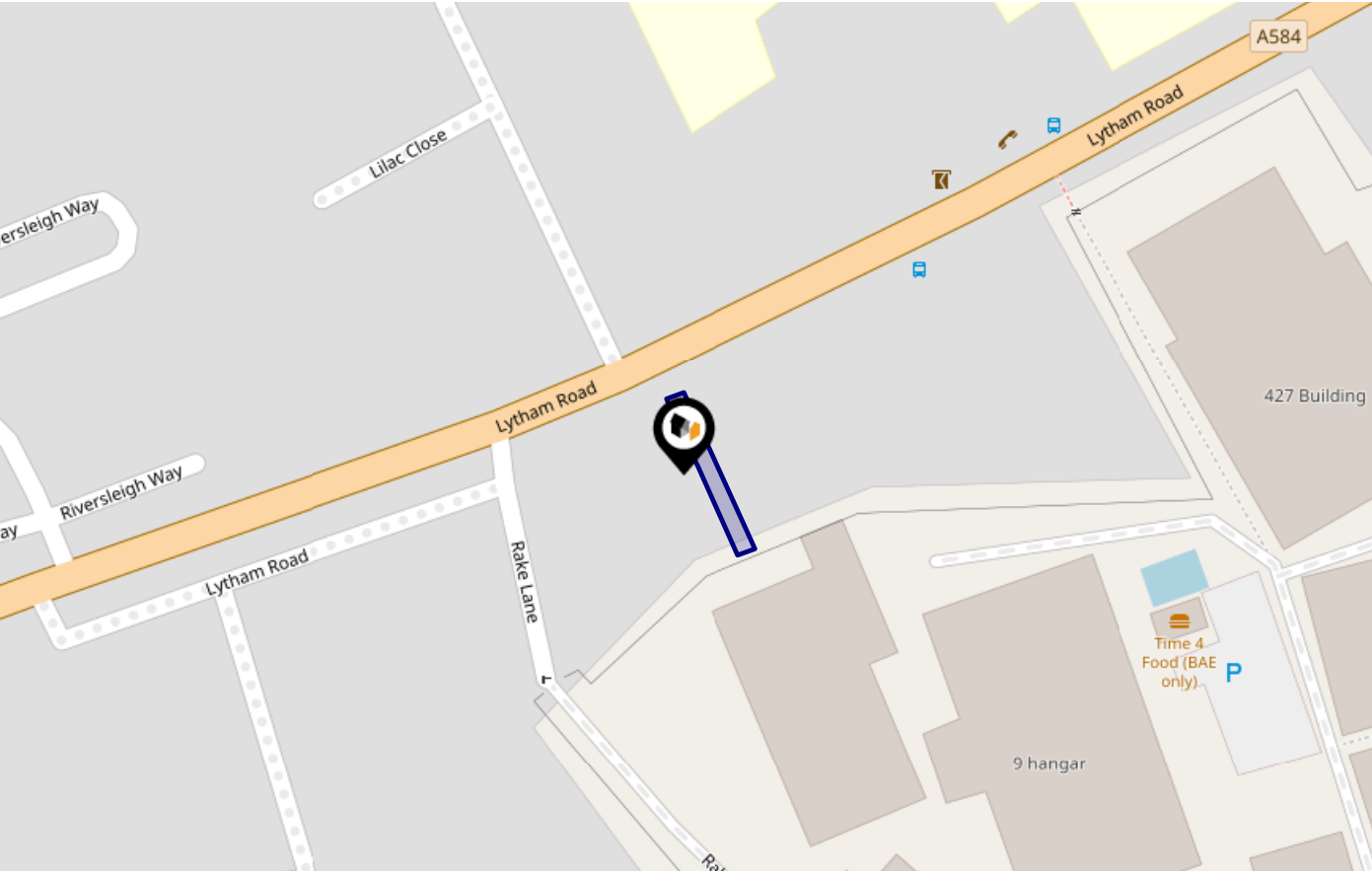
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

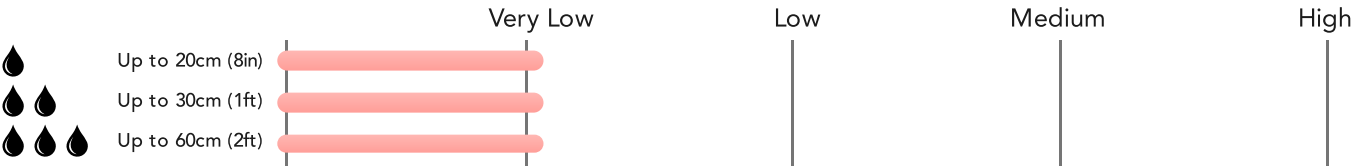


Risk Rating: Very low

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.

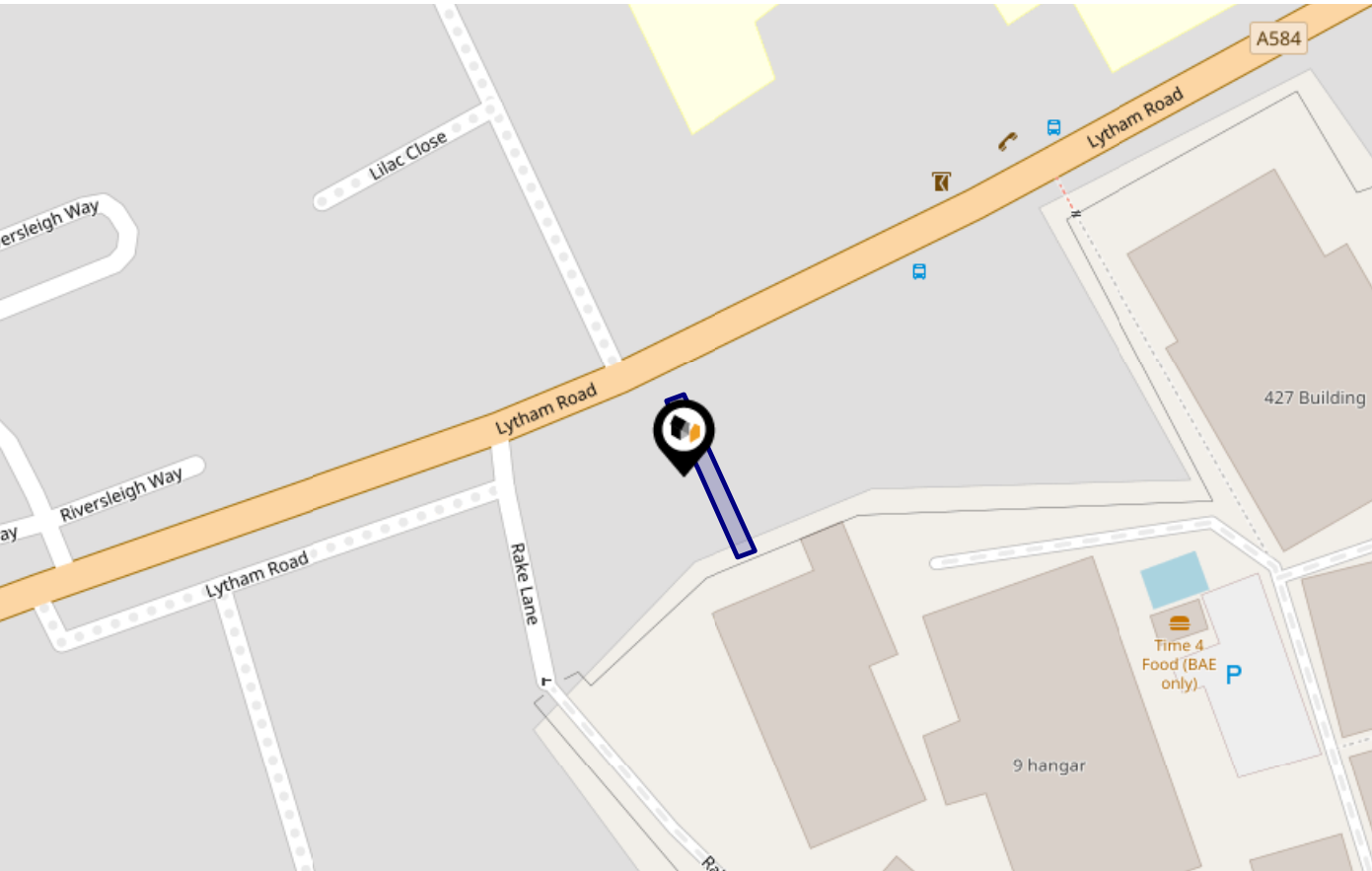
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

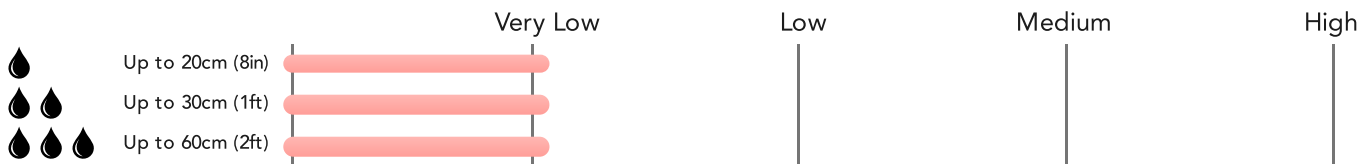


Risk Rating: Very low

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:

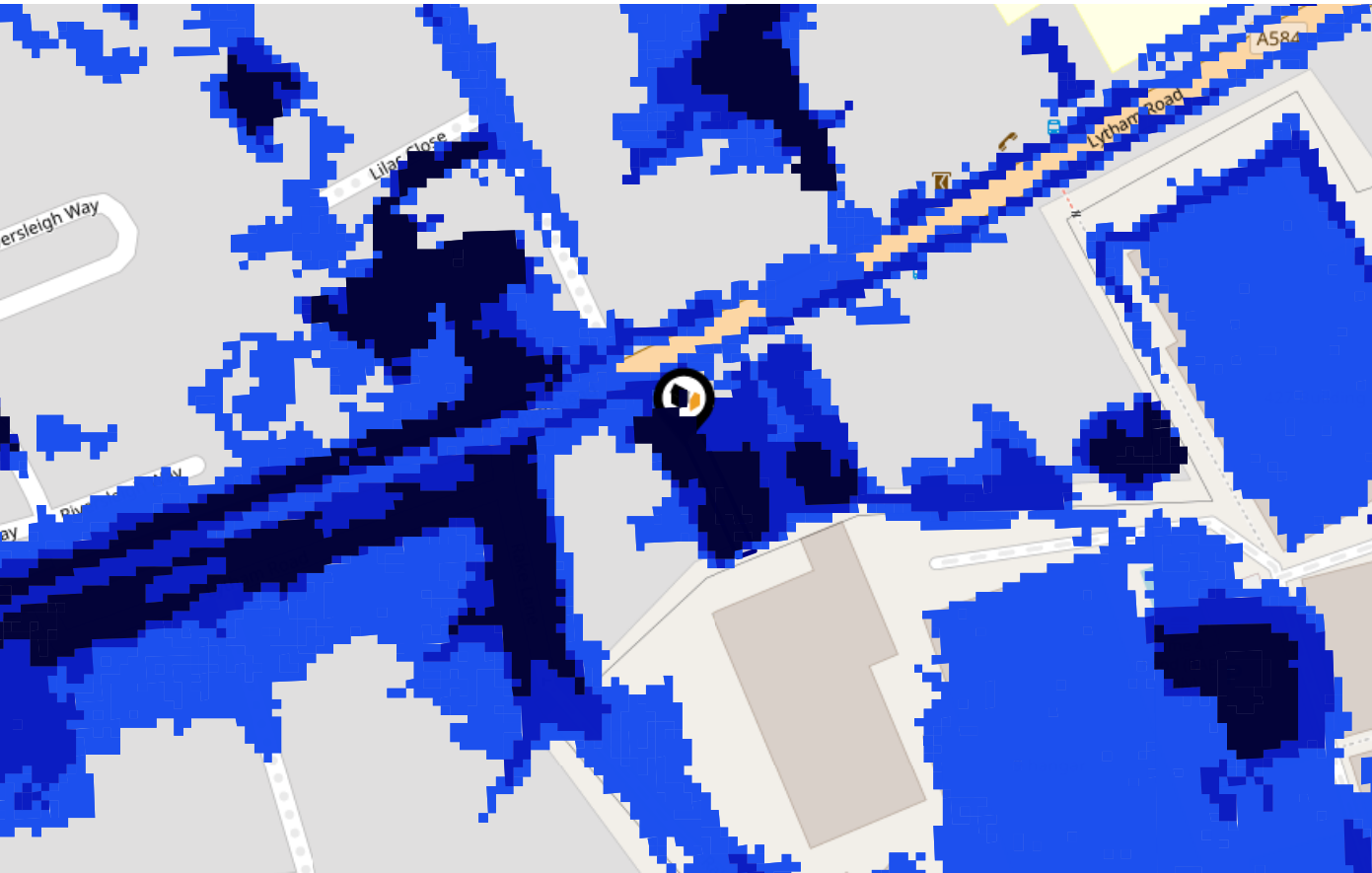


Flood Risk

Surface Water - Flood Risk

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: High

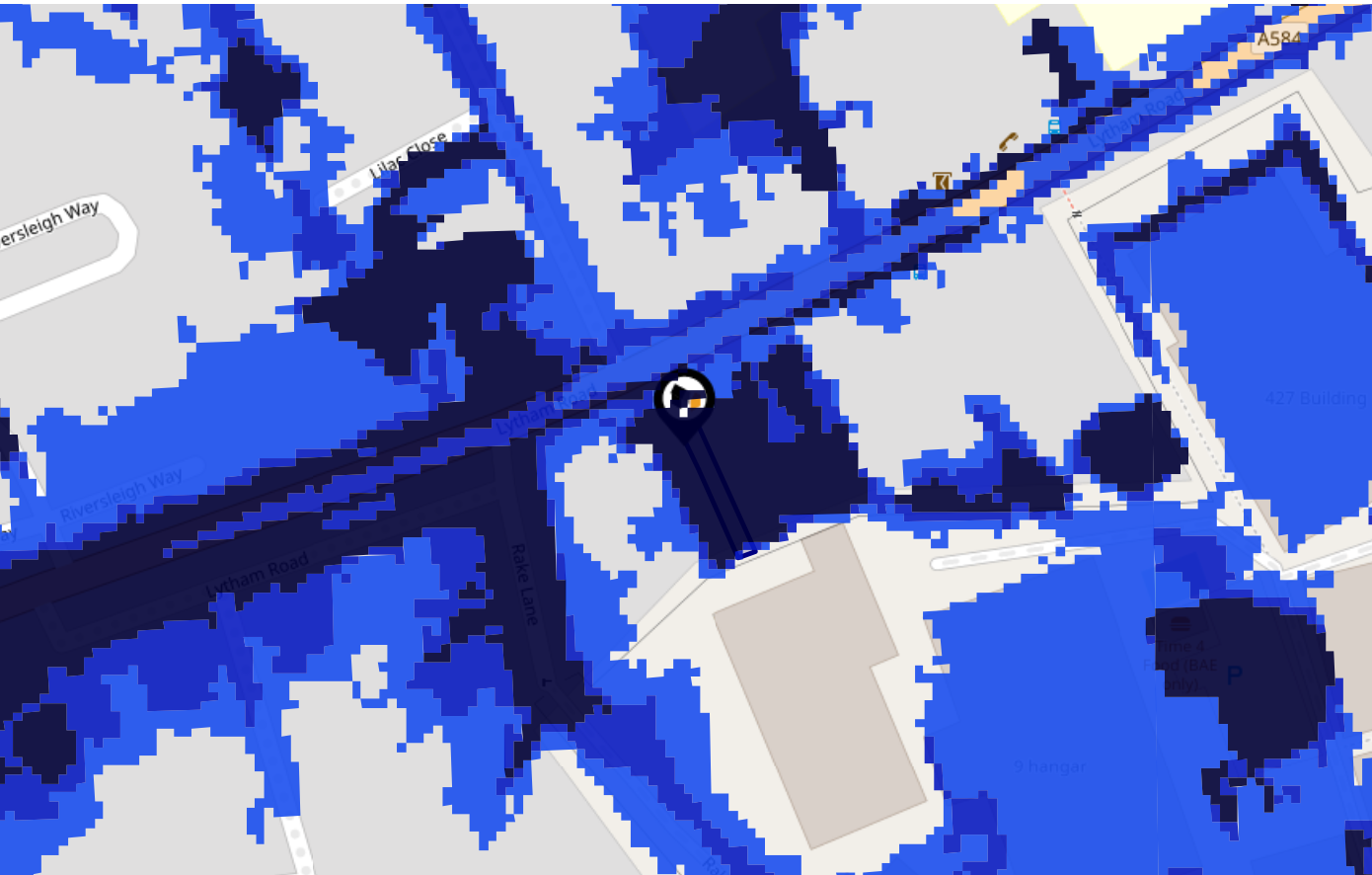
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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: High

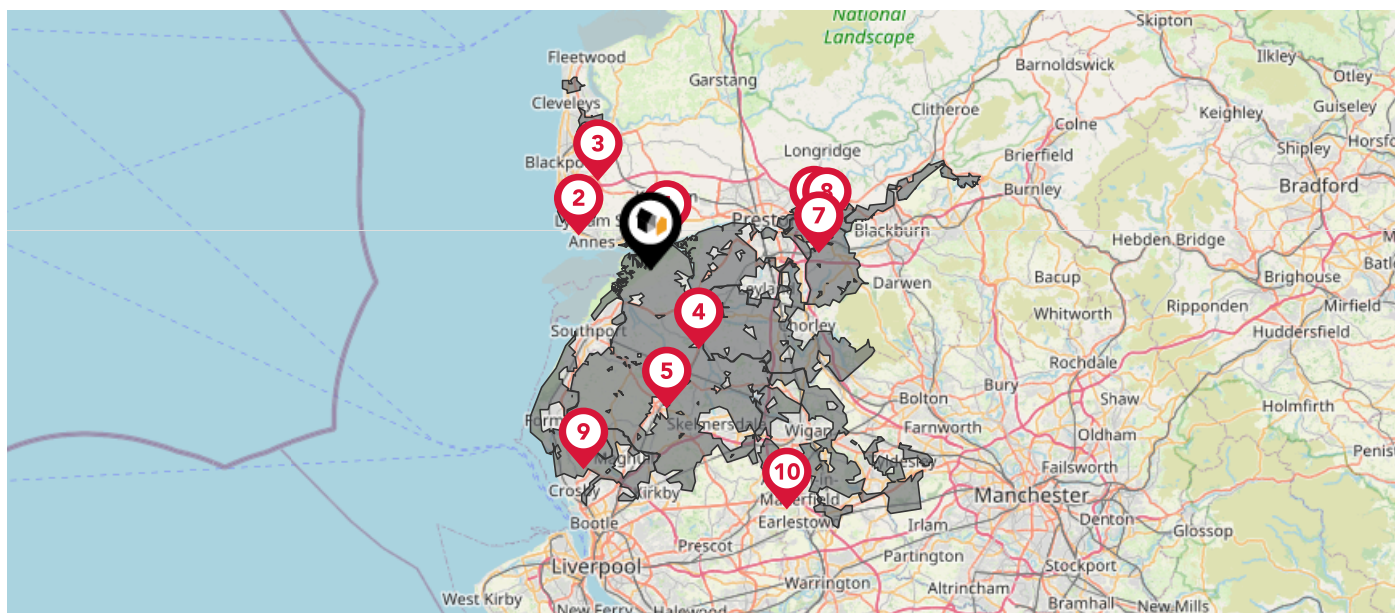
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

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

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

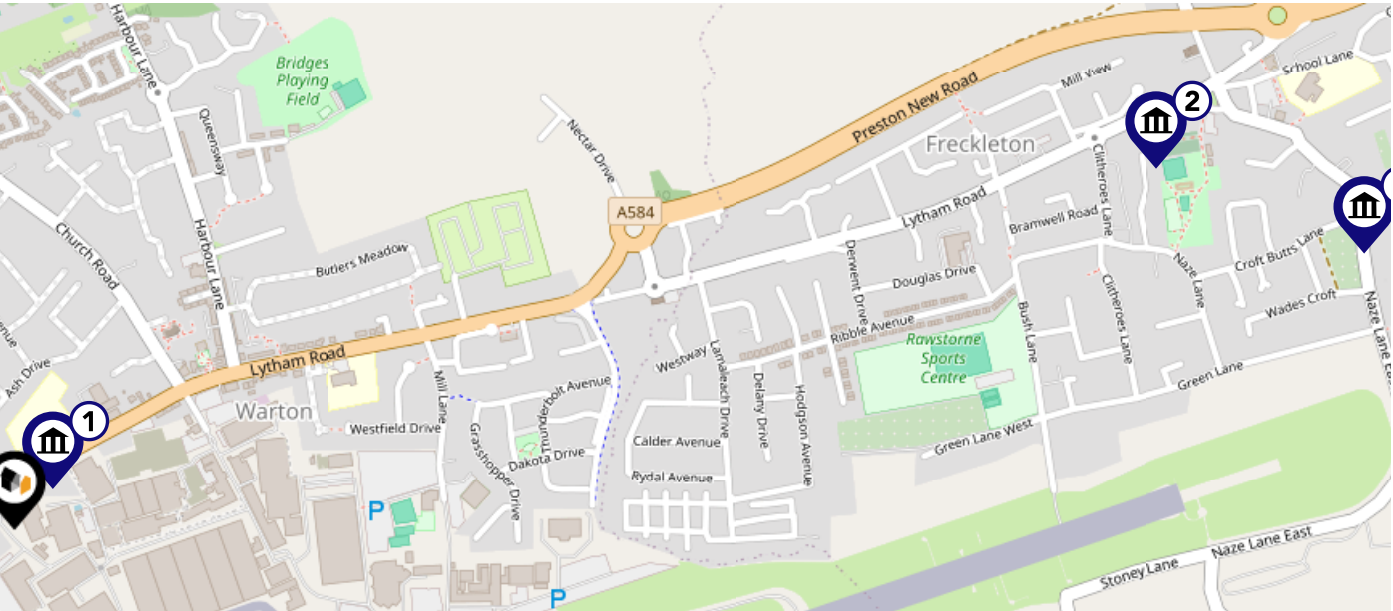
1	Freckleton Pool-Off Naze Lane East, Freckleton, Near Preston, Lancashire	Historic Landfill	<input type="checkbox"/>
2	Saltcotes-Lytham Hall Park, Saltcoates Road, Lytham, Lancashire	Historic Landfill	<input type="checkbox"/>
3	Moss Side Lane-Moss Side	Historic Landfill	<input type="checkbox"/>
4	Lytham Pumping Station-Off Preston Road, Lytham, Lancashire	Historic Landfill	<input type="checkbox"/>
5	Sadlers Lytham Limited-Dock Road, Lytham, Lancashire	Historic Landfill	<input type="checkbox"/>
6	Ribby Leisure Village South-Ribby South, Ribby Road, Wrea Green, Flyde, Near Kirkham, Lancashire	Historic Landfill	<input type="checkbox"/>
7	Cookson's Bakery-Preston Road, Lytham, Lancashire	Historic Landfill	<input type="checkbox"/>
8	Land off Saltcotes Road-Land off Saltcotes Road, Ballam Road, Lytham, Lancashire	Historic Landfill	<input type="checkbox"/>
9	Ribby North-Ribby Road, Wrea Green, Near Kirkham, Lancashire	Historic Landfill	<input type="checkbox"/>
10	Warings-Brook Mill, Wrea Brook/Green, Fylde, Lancashire	Historic Landfill	<input type="checkbox"/>




Maps

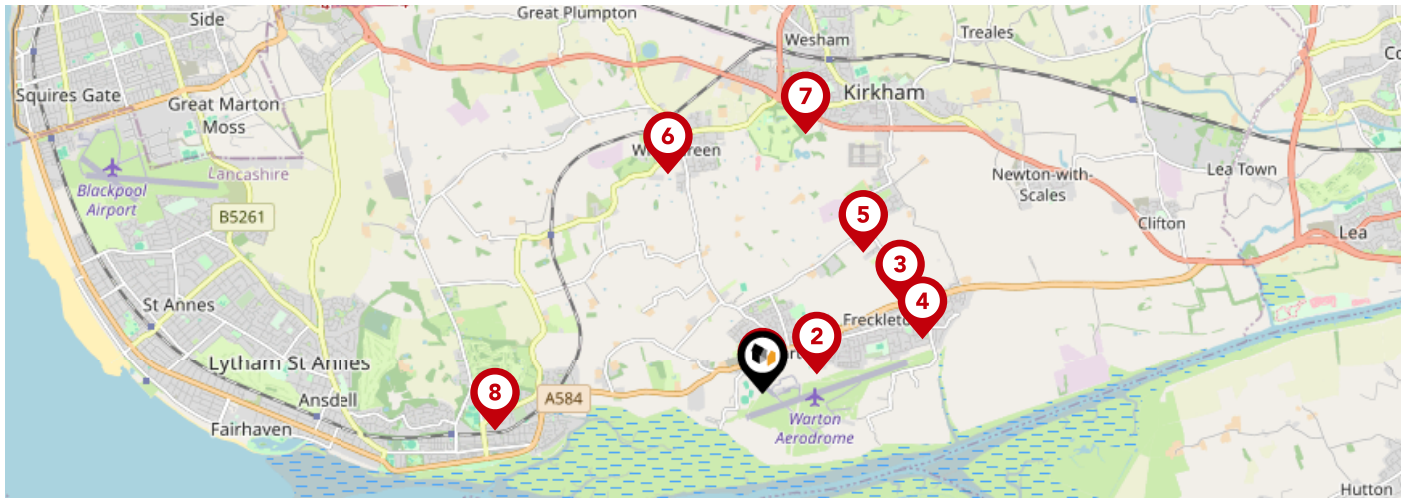
Listed Buildings

LANDWOOD
GROUP

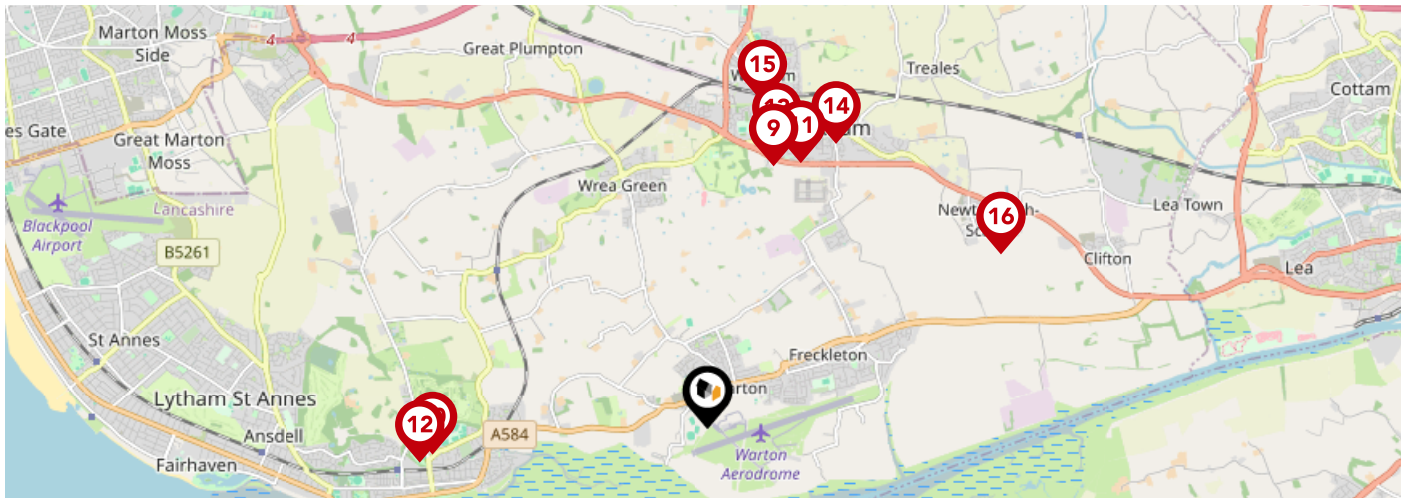
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1072050 - 204, Lytham Road	Grade II	0.1 miles
 1362334 - Church Of The Holy Trinity	Grade II	1.3 miles
 1362354 - 76, Preston Old Road	Grade II	1.5 miles



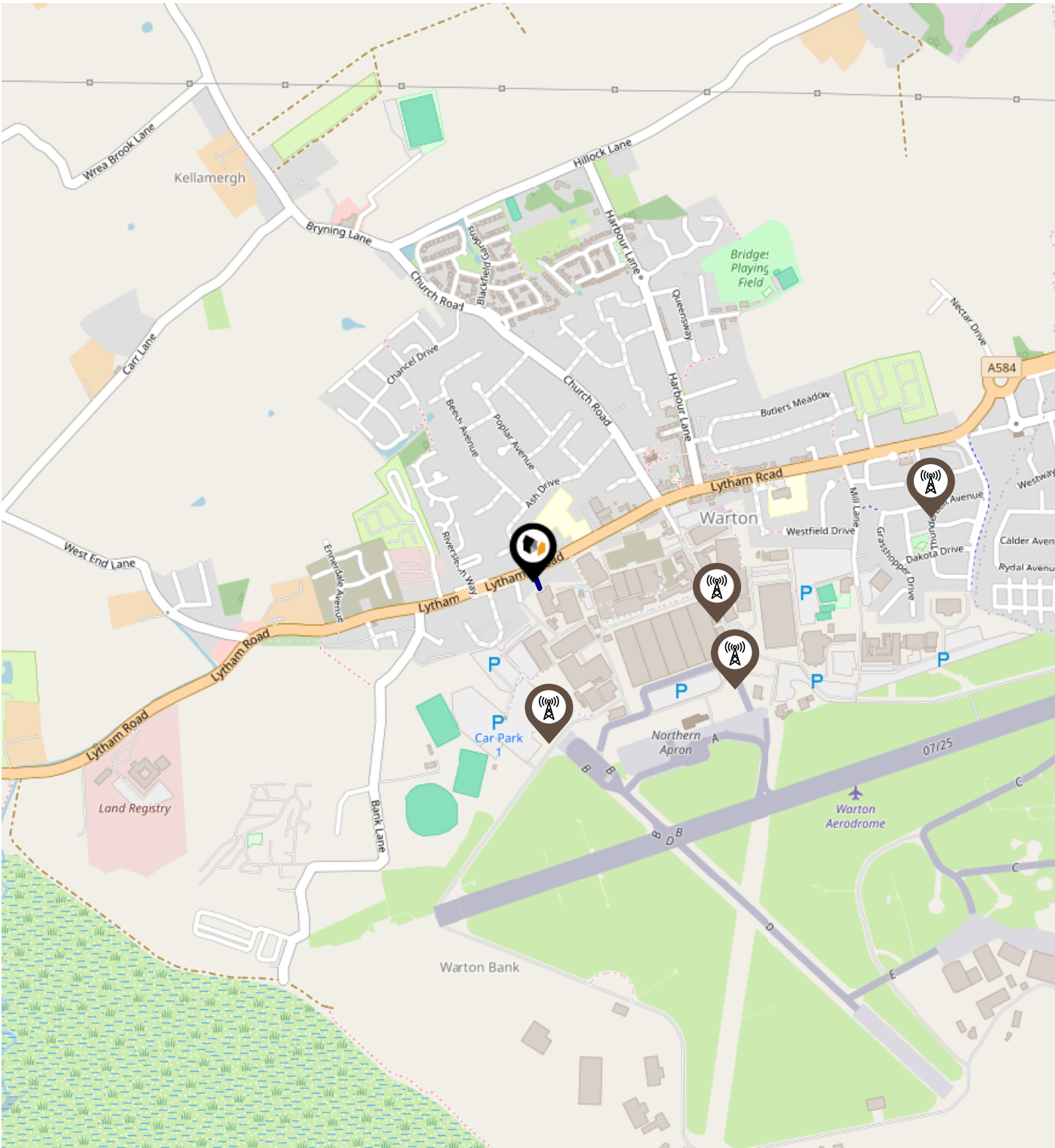
		Nursery	Primary	Secondary	College	Private
1	Warton St Paul's Church of England Primary Academy Ofsted Rating: Good Pupils: 105 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Linton School Ofsted Rating: Good Pupils: 12 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ribby with Wrea Endowed CofE Primary School Ofsted Rating: Outstanding Pupils: 154 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kirkham Grammar School Ofsted Rating: Not Rated Pupils: 809 Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Bede's Catholic High School Ofsted Rating: Good Pupils: 824 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Peter's Catholic Primary School, Lytham Ofsted Rating: Good Pupils: 206 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lytham Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 201 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Medlar-with-Wesham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 144 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Newton Bluecoat Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:



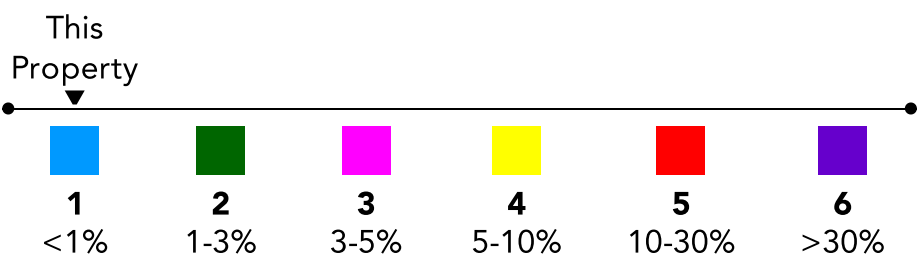
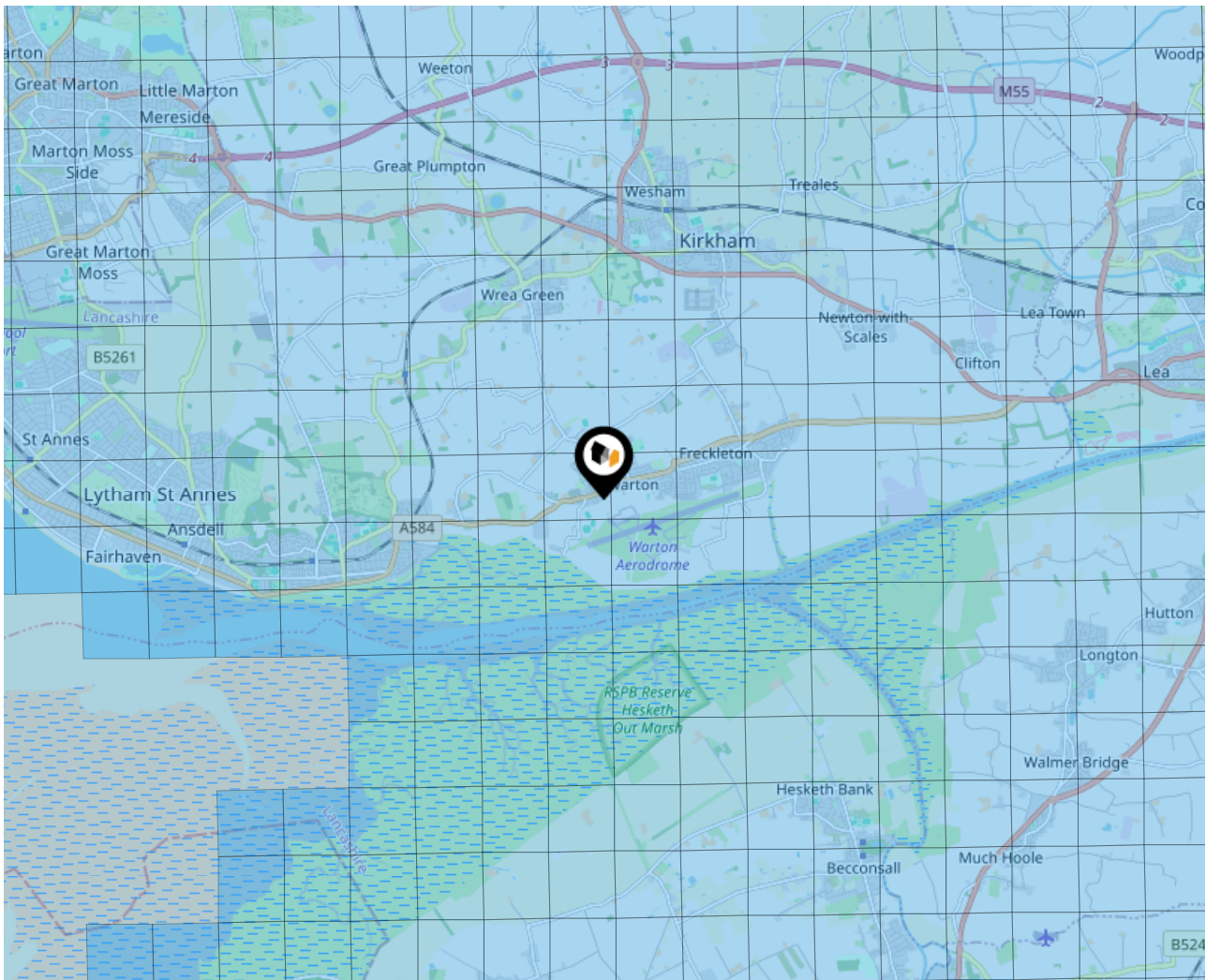
Power Pylons



Communication Masts

What is Radon?

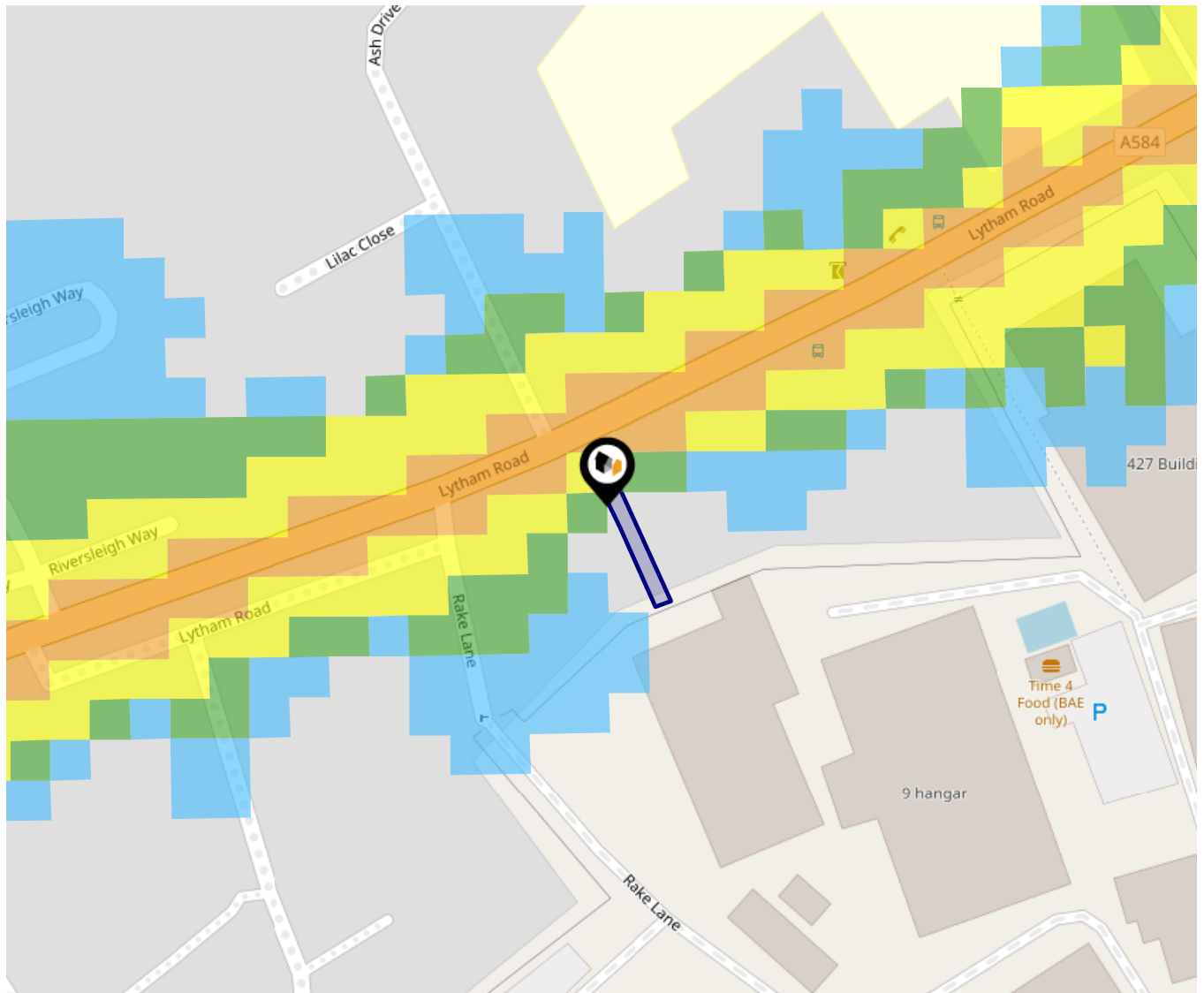
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

LANDWOOD
GROUP



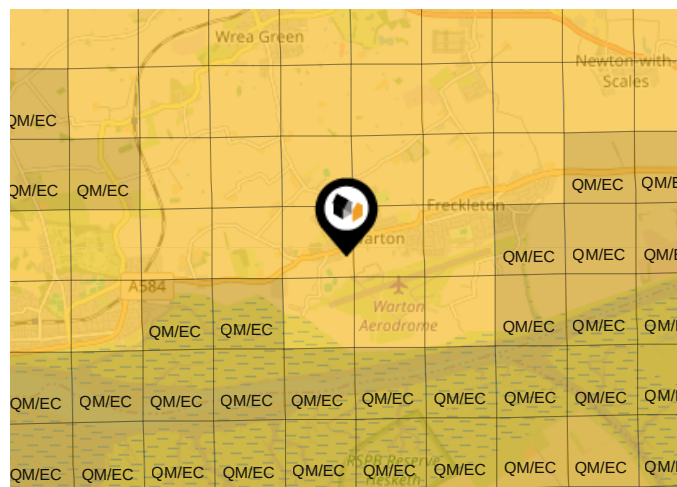
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



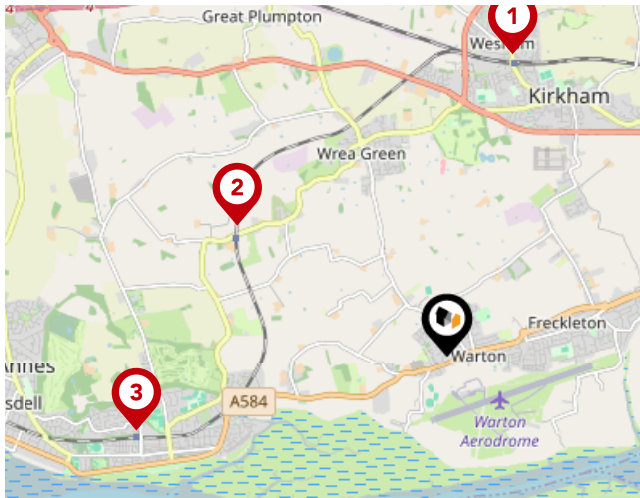
Primary Classifications (Most Common Clay Types)

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

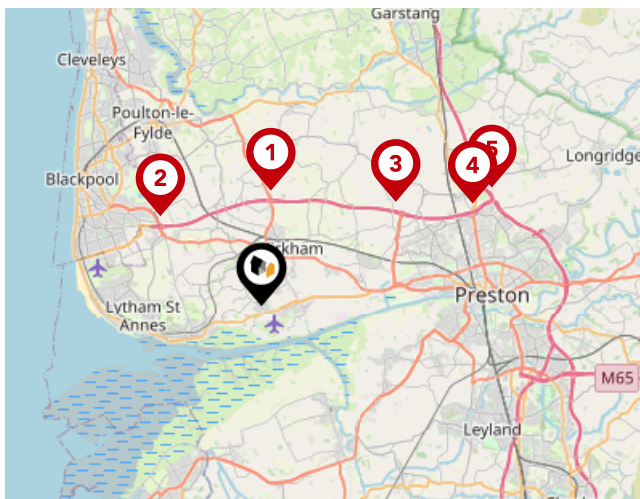
Transport (National)

LANDWOOD
GROUP



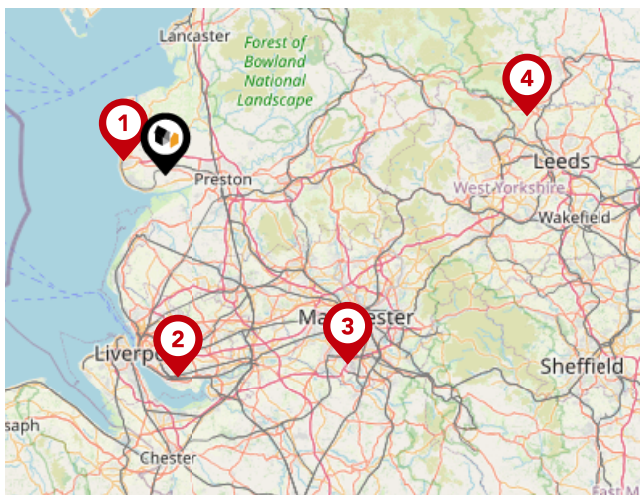
National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	2.72 miles
2	Moss Side Rail Station	2.17 miles
3	Lytham Rail Station	2.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	4.05 miles
2	M55 J4	4.73 miles
3	M55 J2	5.94 miles
4	M55 J1	8.25 miles
5	M6 J32	9.08 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	6.23 miles
2	Speke	28.47 miles
3	Manchester Airport	37.04 miles
4	Leeds Bradford Airport	51.23 miles

Area

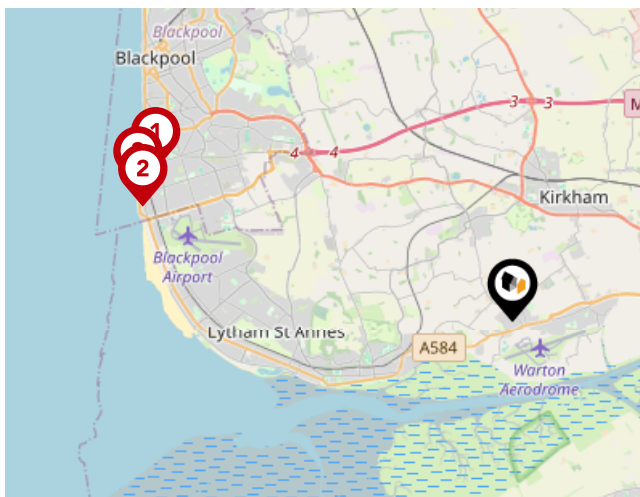
Transport (Local)

LANDWOOD
GROUP



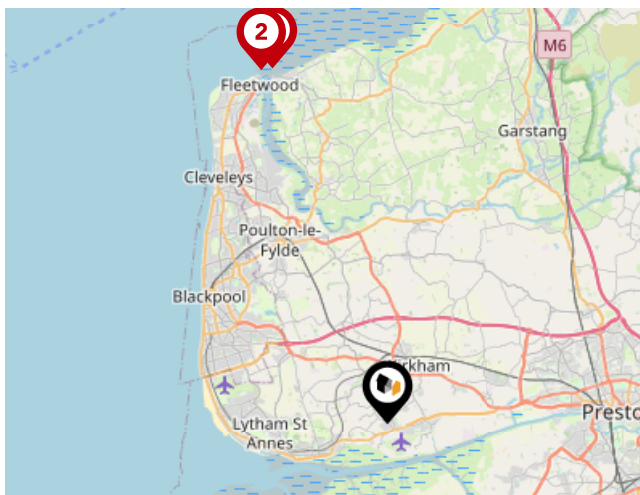
Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.04 miles
2	Post Office	0.08 miles
3	Church Road	0.17 miles
4	St Pauls Church	0.22 miles
5	Church Road	0.25 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	6.8 miles
2	Starr Gate (Blackpool Tramway)	6.78 miles
3	Harrow Place (Blackpool Tramway)	6.96 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.09 miles
2	Fleetwood for Knott End Ferry Landing	13.15 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.

Powered by



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

Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>

