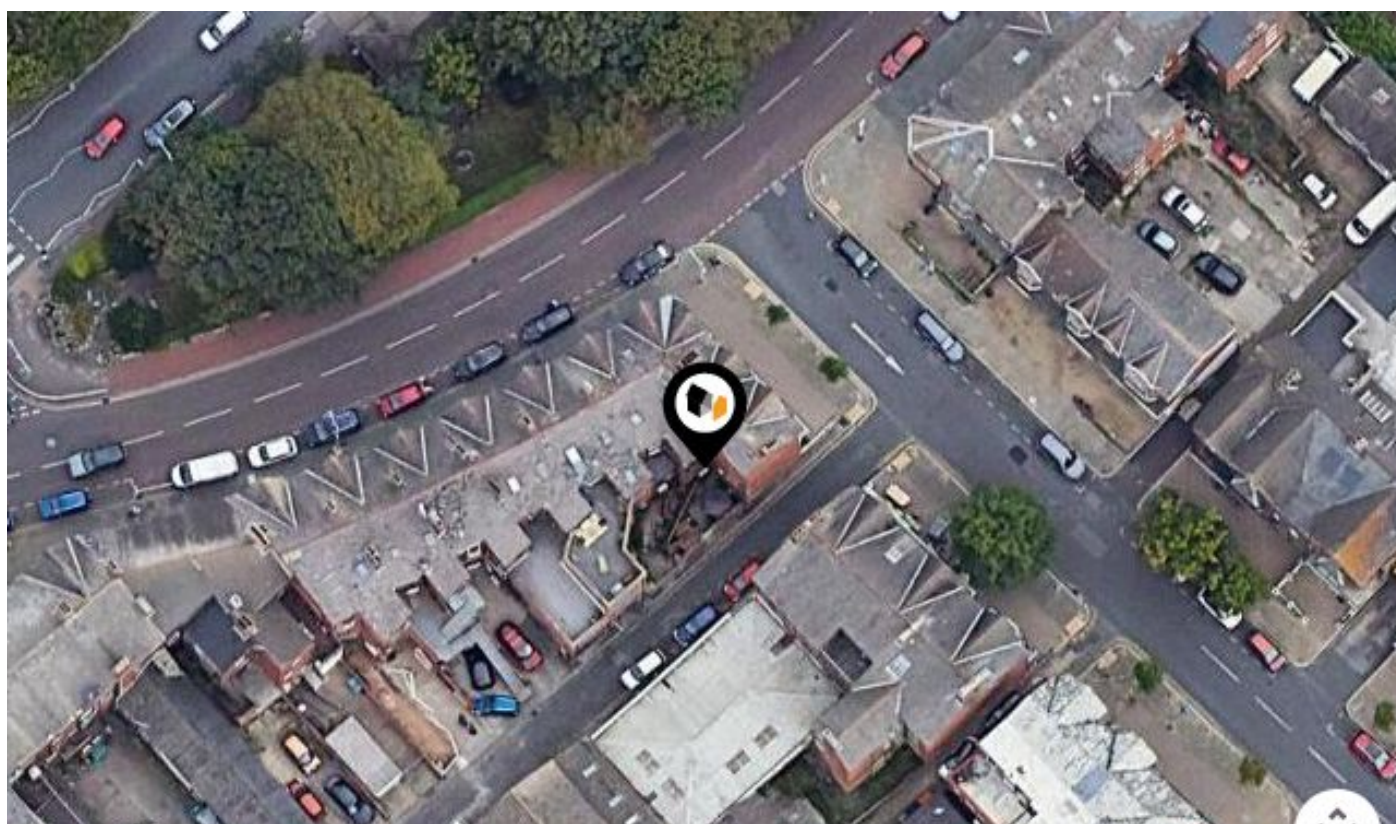# **KPF:** Key Property Facts

An Analysis of This Property & The Local Area

Thursday 15th May 2025

FLAT 1, 4, ST ANDREWS ROAD SOUTH, LYTHAM ST ANNES, FY8 1SR
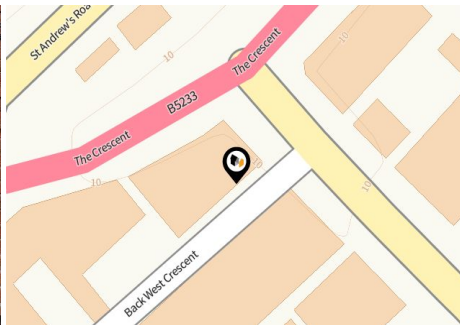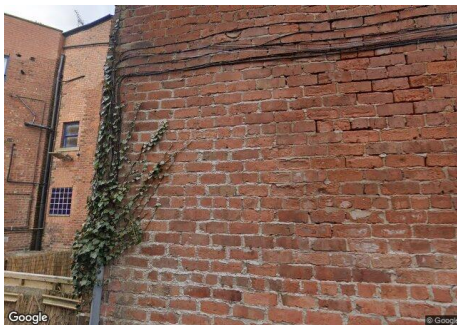
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	527 ft^2 / 49 m^2
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,592
UPRN:	10023482979

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)

O$_2$ EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Flat 1, 4 St. Andrews Road South, FY8 1SR

Energy rating

D

Valid until 17.07.2026

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			
69-80	**C**			76 | C
55-68	**D**		65 | D	
39-54	**E**			
21-38	**F**			
1-20	**G**			

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
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:	Very Good
Lighting:	Low energy lighting in 29% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	49 m^2

Coal Mining

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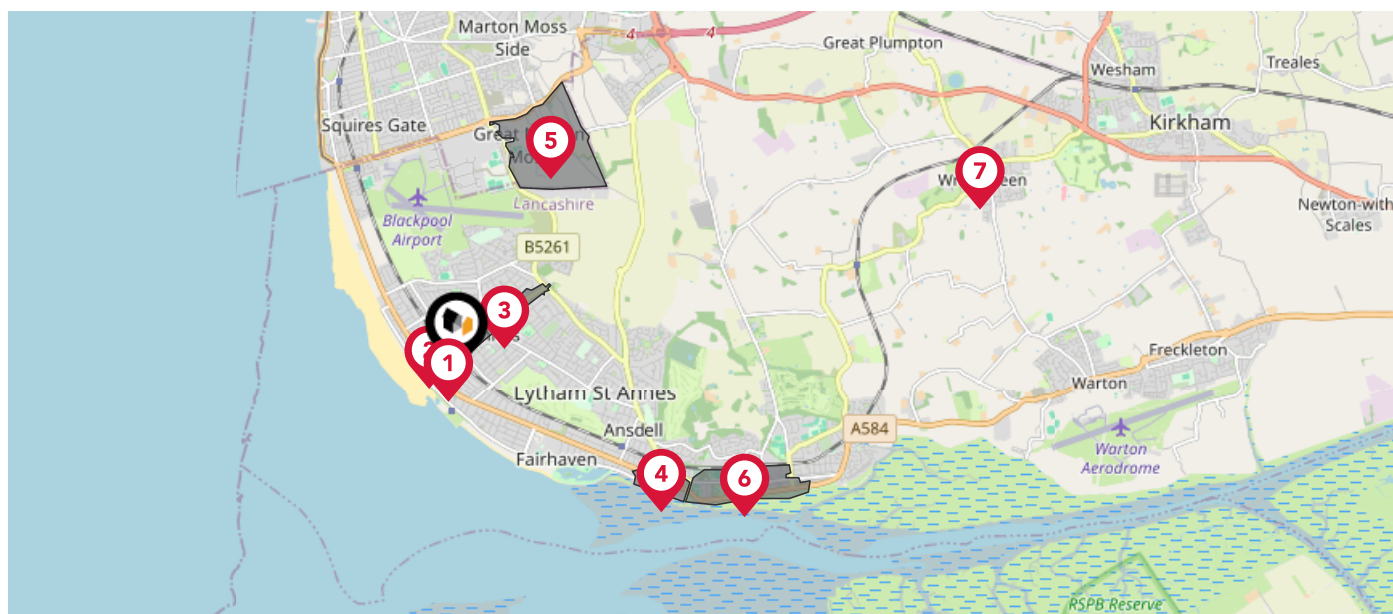
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps
Conservation Areas

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.

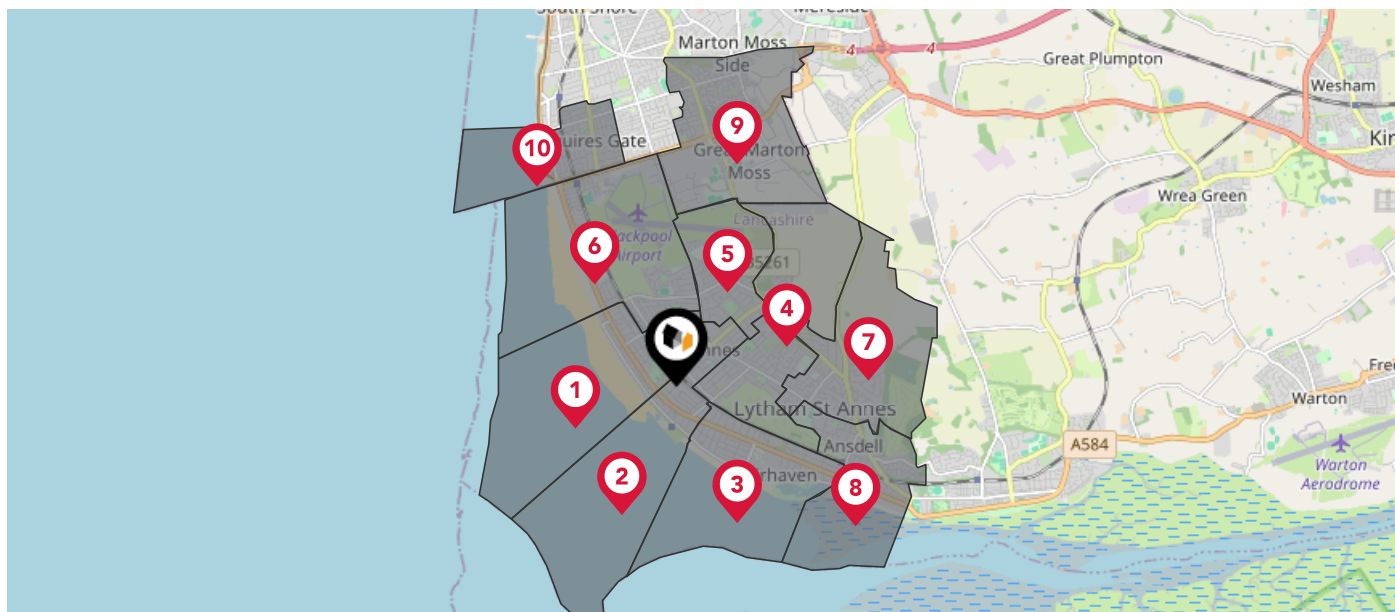## Nearby Conservation Areas

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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Council Wards

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

Maps
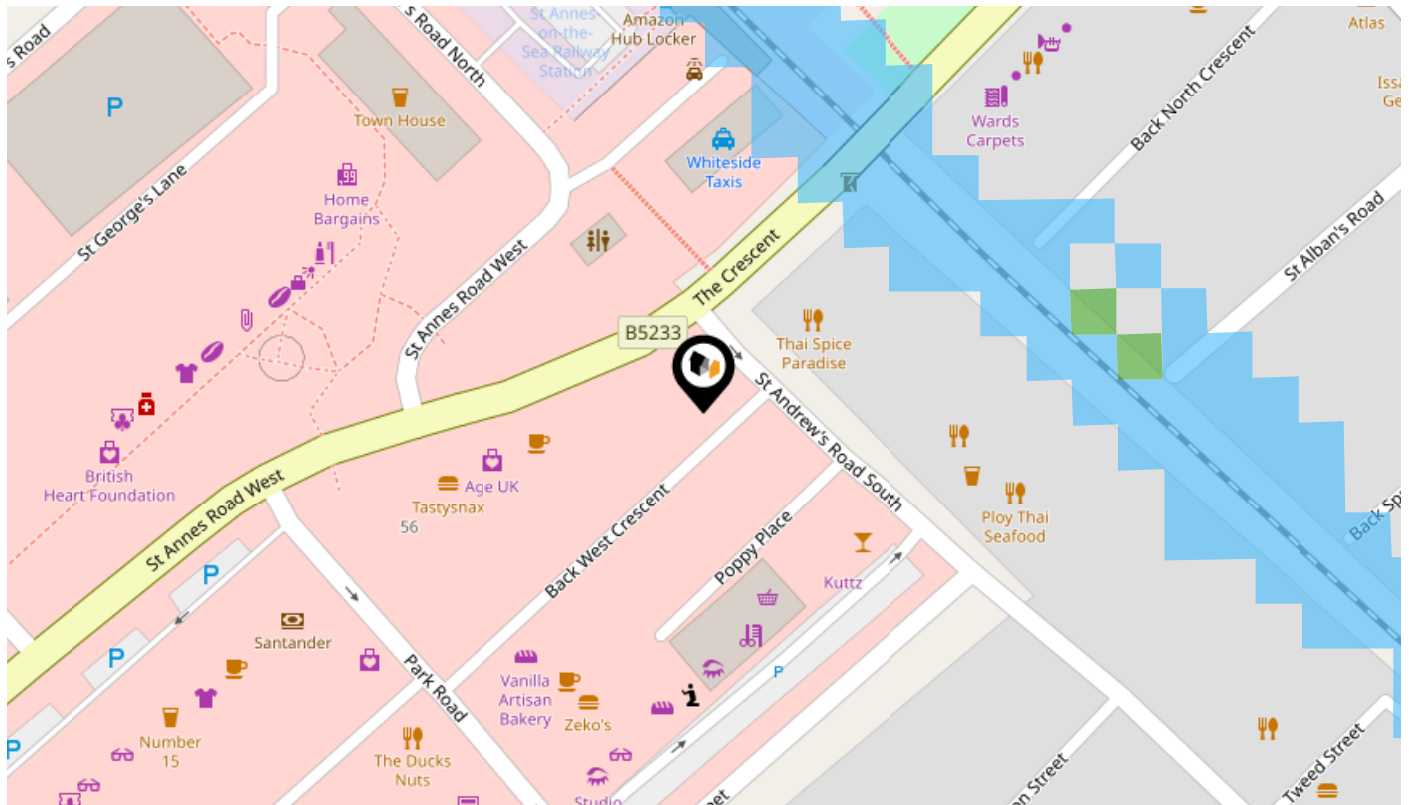# Rail Noise

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:
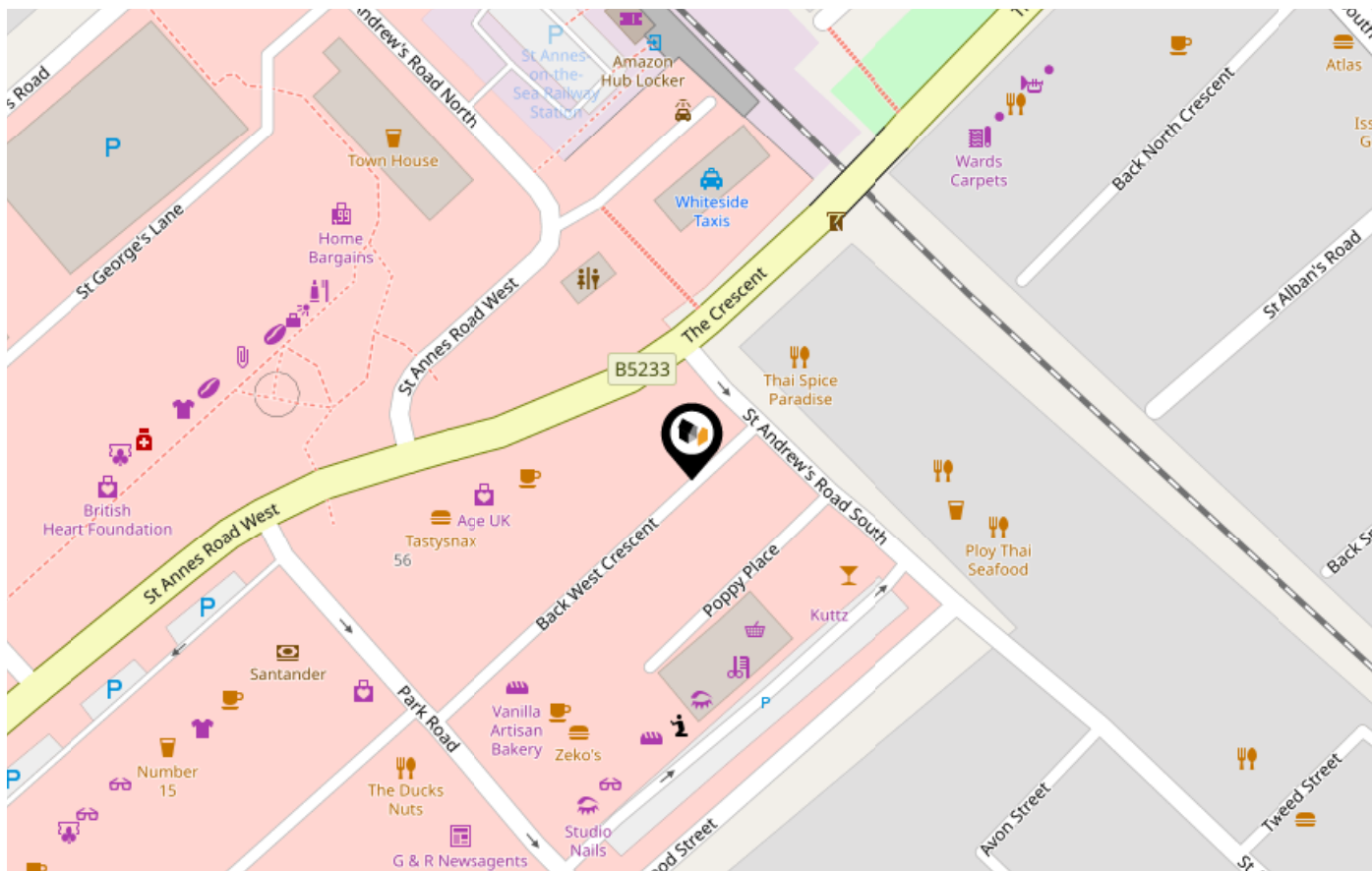
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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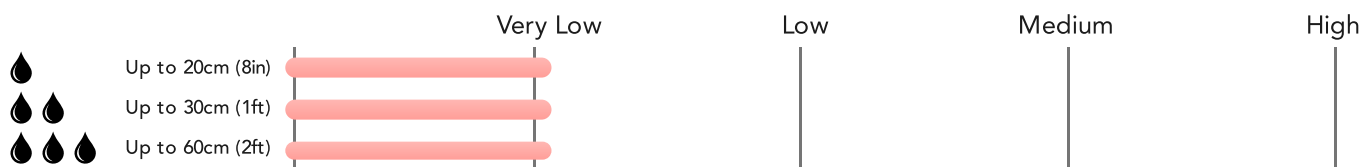

Risk Rating: Very low

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.

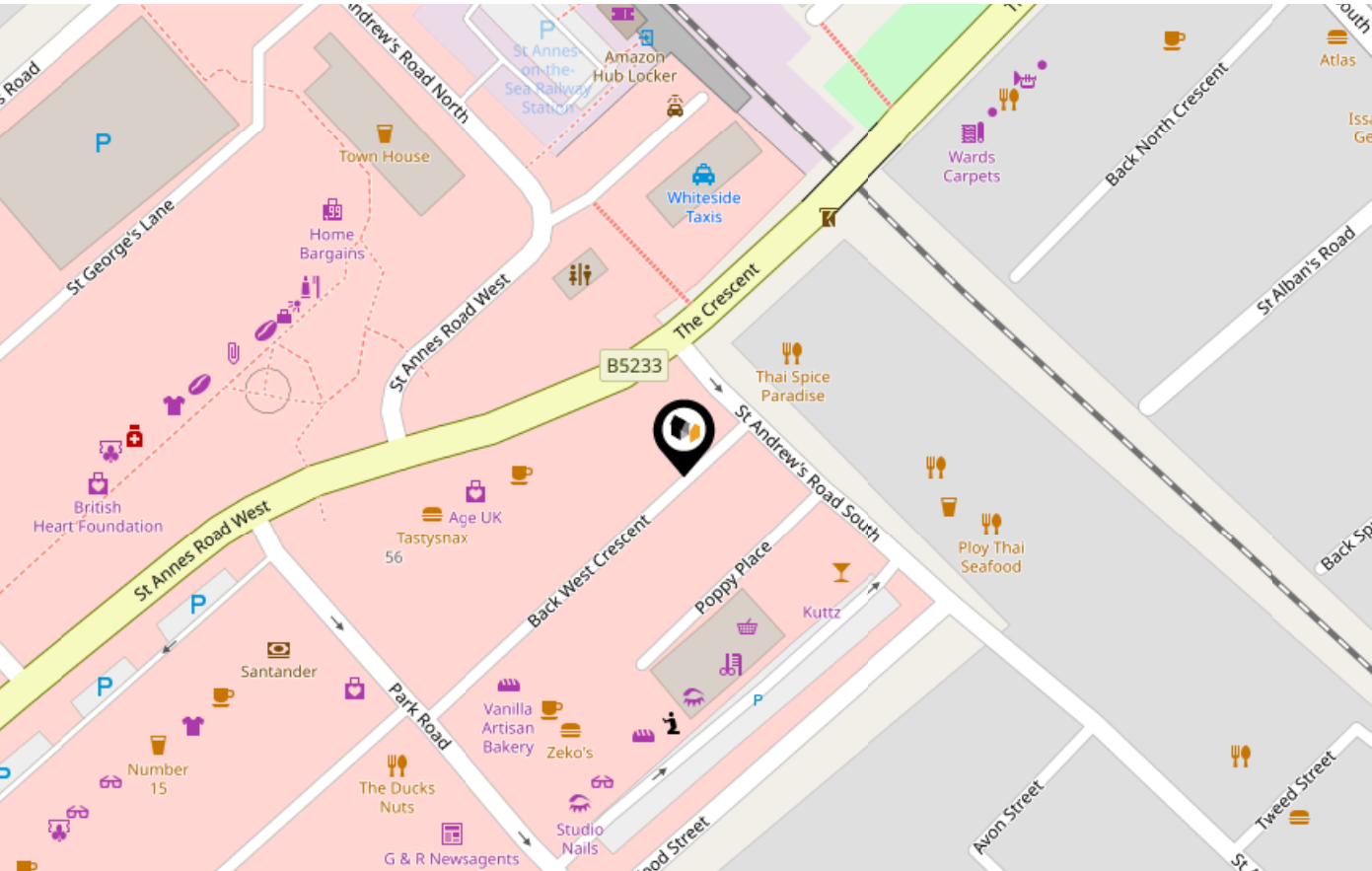■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

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)				

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.
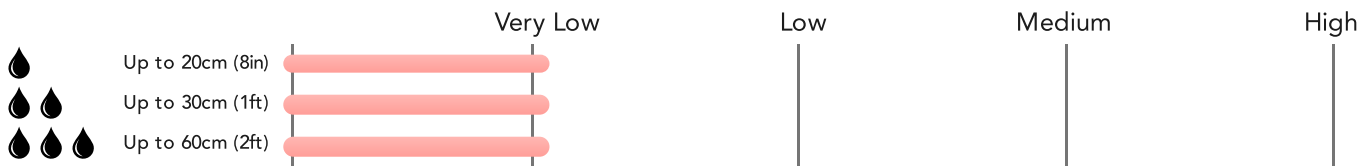

Risk Rating: Very low

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.

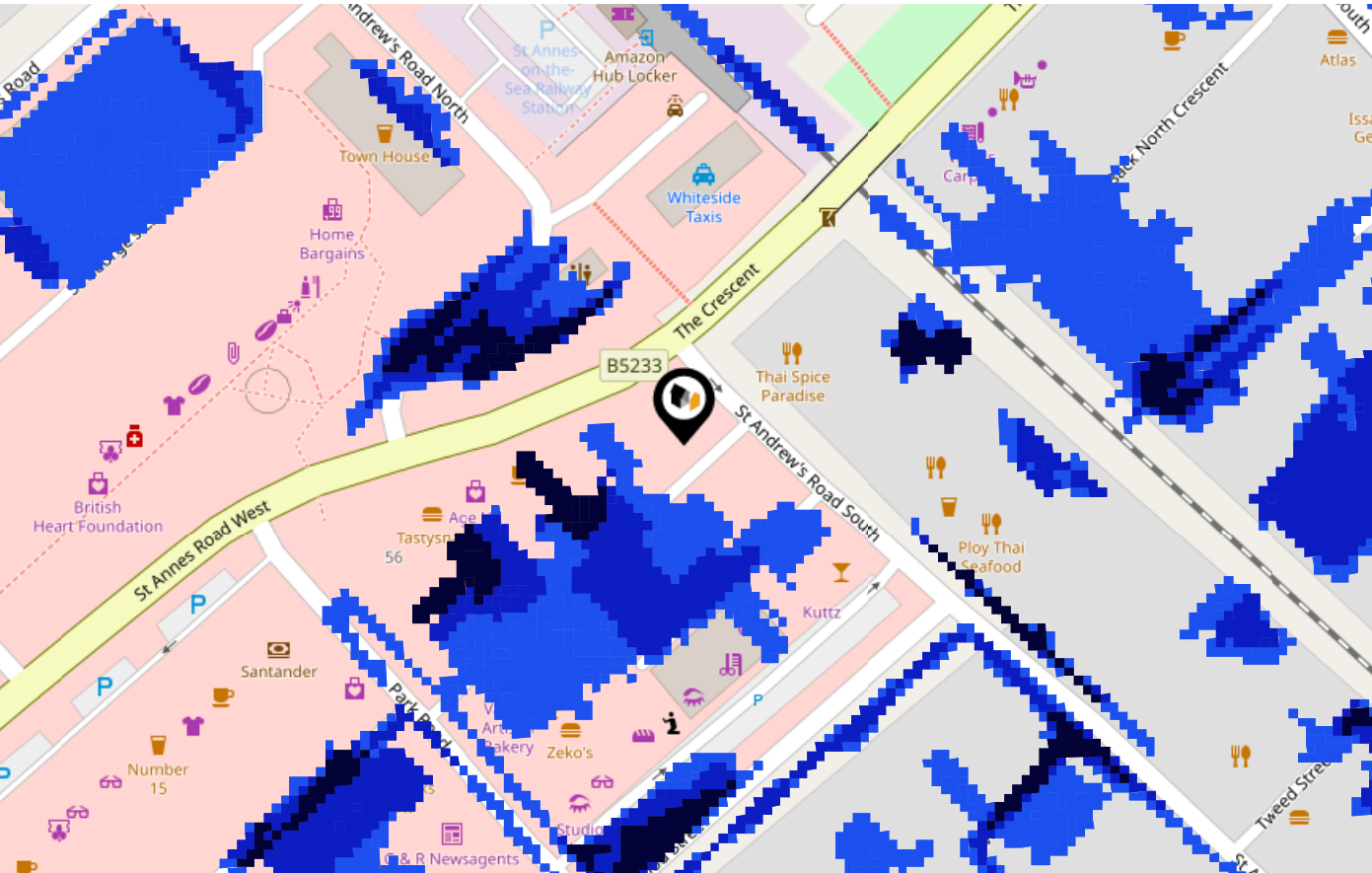Chance of flooding to the following depths at this property:

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

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.
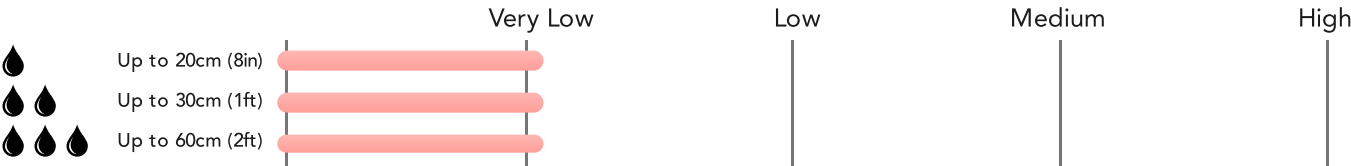

Risk Rating: Very low

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.

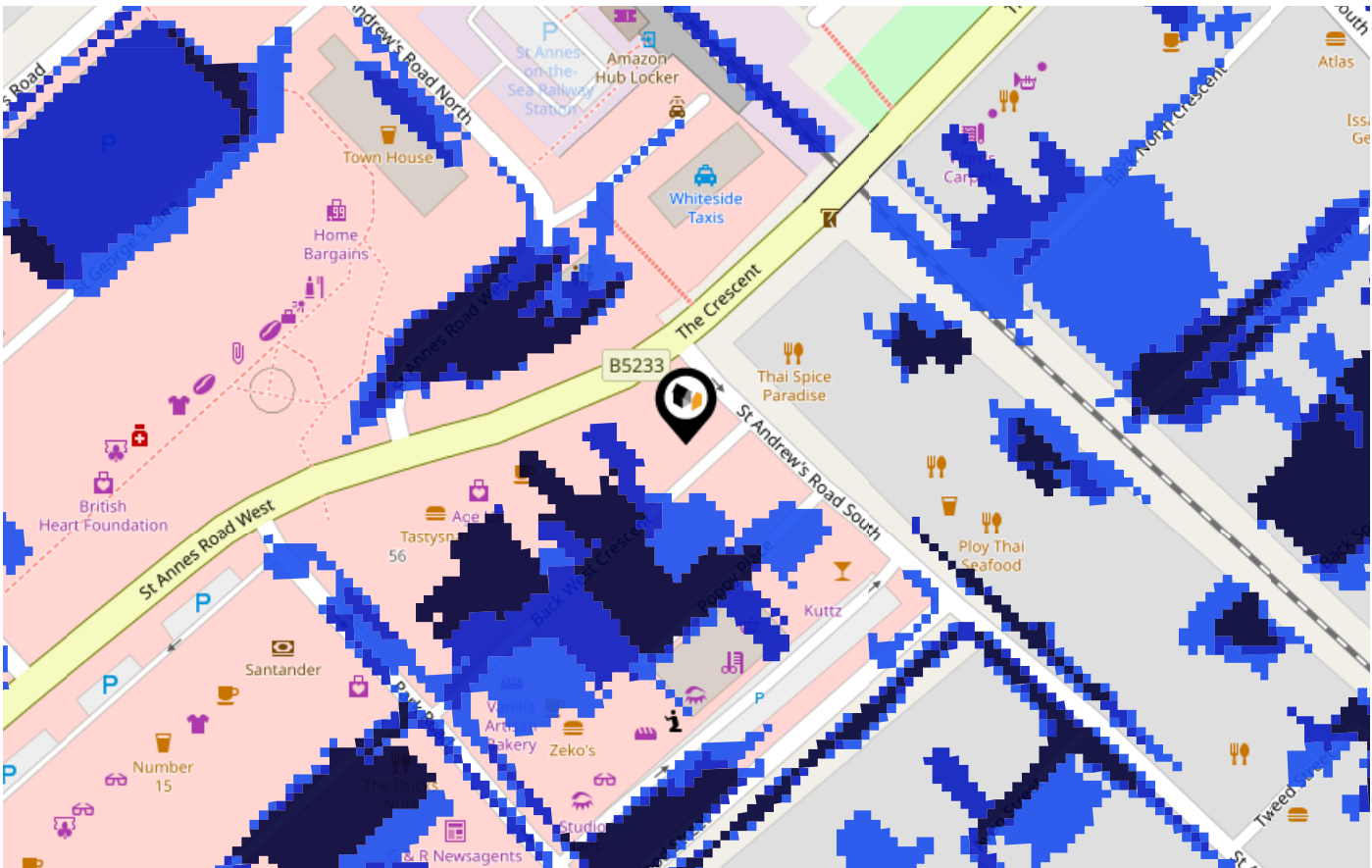Chance of flooding to the following depths at this property:

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

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.
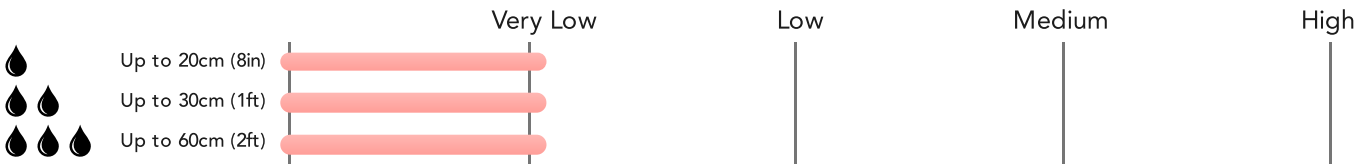

Risk Rating: Very low

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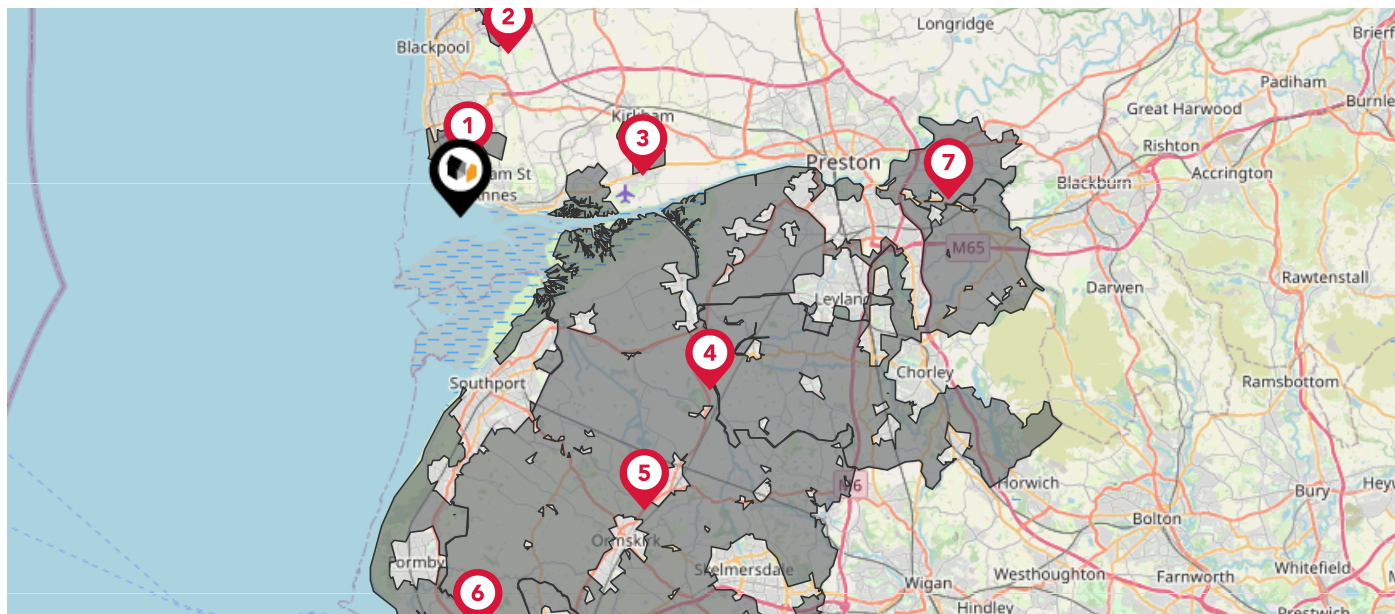
- ■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

- ■ **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)				

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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

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.
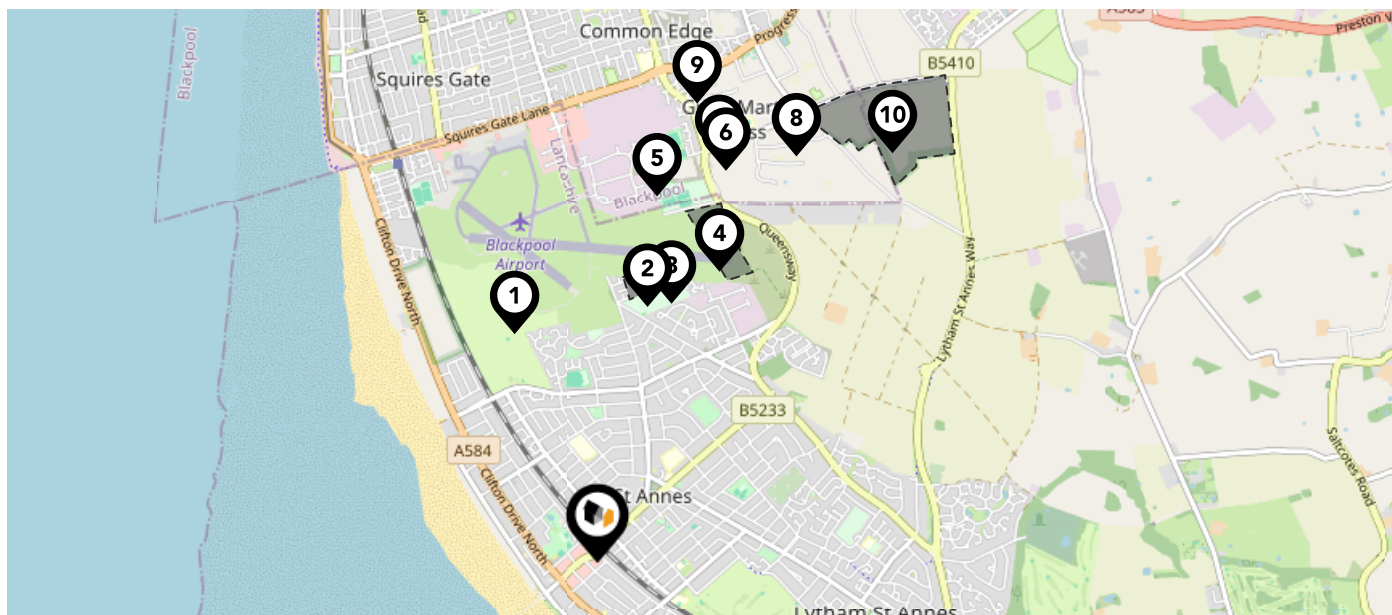

| Nearby Landfill Sites			
1	Clifton Drive North-St. Anne's Old Links Golf Course, Lytham, Near Blackpool Airport, Lytham, St. Annes, Lancashire	Historic Landfill	
2	Leach Lodge Farm-Leach Lane, Blackpool Road North, St Annes, Lancashire	Historic Landfill	
3	Snowdon Road-Snowdon Road, St Annes, Fylde,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

KPF - Key Property Facts

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
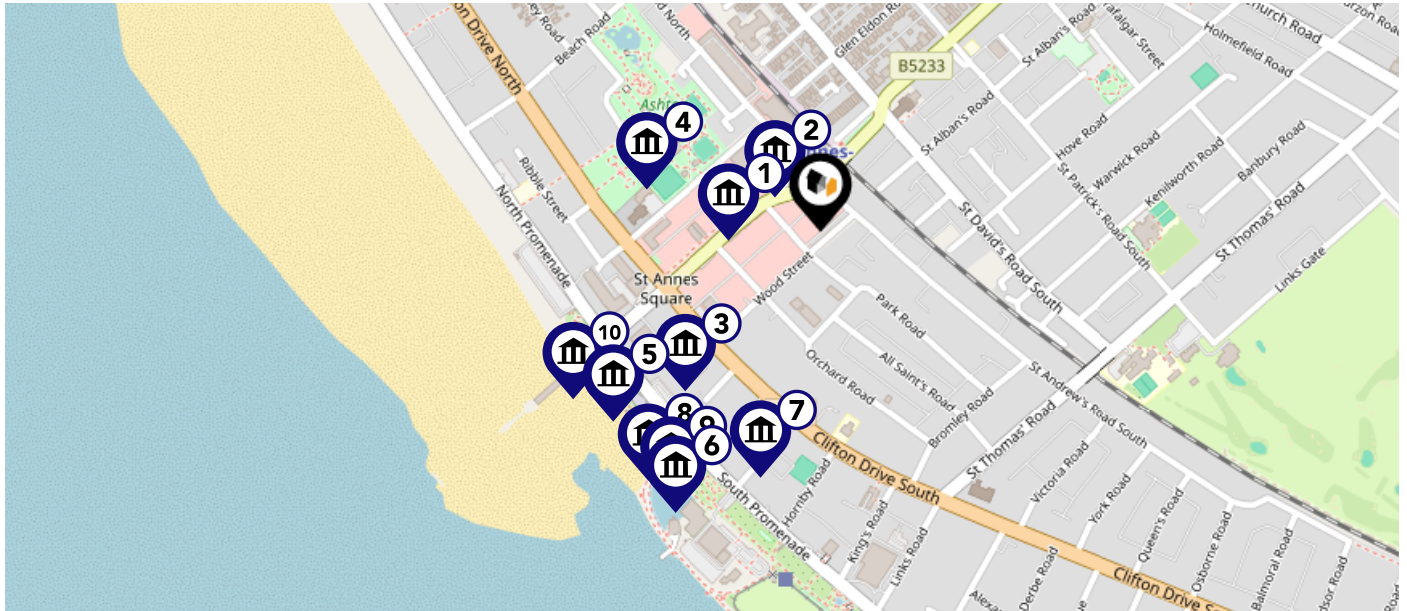
Listed Buildings in the local district	Grade	Distance
1291554 - Midland Bank	Grade II	0.1 miles
1428564 - Burlingtons Bar (at The Town House)	Grade II	0.1 miles
1390771 - Public Offices	Grade II	0.2 miles
1196391 - Lytham St Anne's War Memorial	Grade II	0.2 miles
1196339 - Bandstand Approximately 70 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

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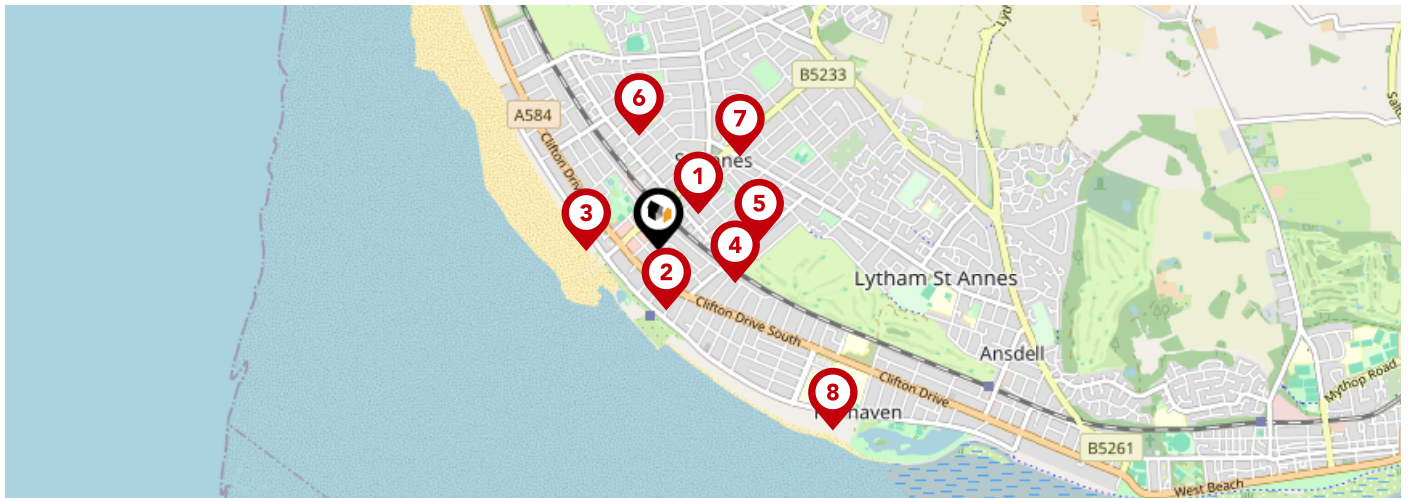
		Nursery	Primary	Secondary	College	Private
1	**Poplar House School** Ofsted Rating: Good	Pupils: 18	Distance:0.24	☐	☐	☑	☐	☐
2	**St Anne's College Grammar School** Ofsted Rating: Requires improvement	Pupils: 92	Distance:0.26	☐	☐	☑	☐	☐
3	**Red Rose School** Ofsted Rating: Inadequate	Pupils: 35	Distance:0.32	☐	☐	☑	☐	☐
4	**St Annes on Sea St Thomas' Church of England Primary School** Ofsted Rating: Good	Pupils: 176	Distance:0.37	☐	☑	☐	☐	☐
5	**Our Lady Star of the Sea Catholic Primary School** Ofsted Rating: Outstanding	Pupils: 208	Distance:0.44	☐	☑	☐	☐	☐
6	**Lytham St Annes Mayfield Primary School** Ofsted Rating: Good	Pupils: 245	Distance:0.51	☐	☑	☐	☐	☐
7	**Heyhouses Endowed Church of England Primary School** Ofsted Rating: Good	Pupils: 612	Distance:0.55	☐	☑	☐	☐	☐
8	**AKS Lytham** Ofsted Rating: Not Rated	Pupils: 798	Distance:1.09	☐	☐	☑	☐	☐

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Area
Schools
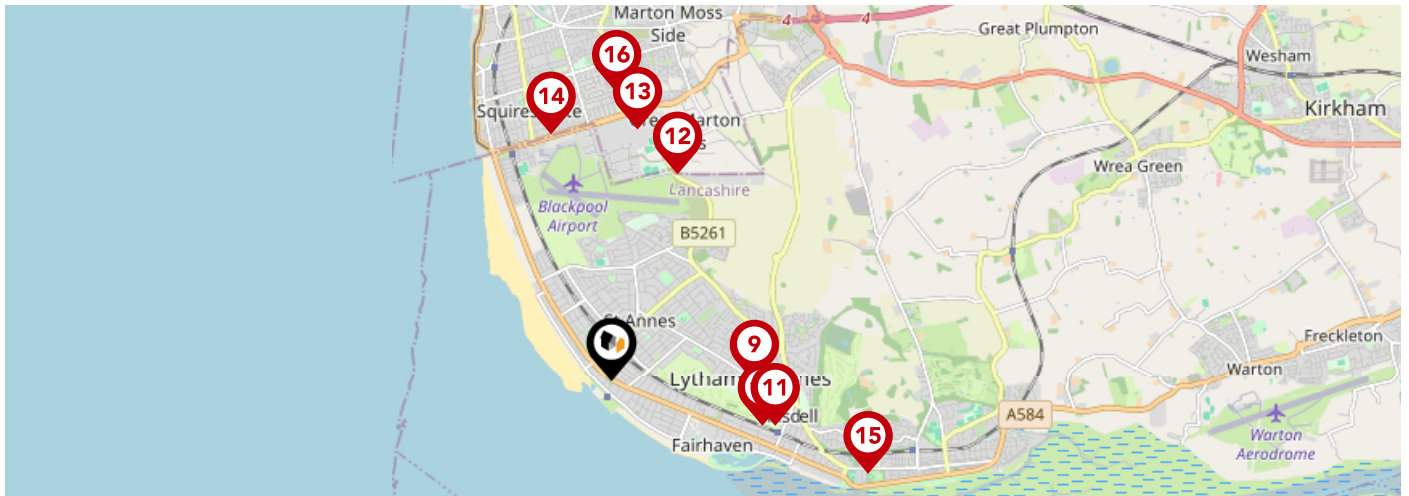
		Nursery	Primary	Secondary	College	Private
9	**Clifton Primary School** Ofsted Rating: Good	Pupils: 225	Distance:1.24	☐	☑	☐	☐	☐
10	**Lytham St Annes High School** Ofsted Rating: Good	Pupils: 1630	Distance:1.37	☐	☐	☑	☐	☐
11	**Ansdell Primary School** Ofsted Rating: Good	Pupils: 239	Distance:1.48	☐	☑	☐	☐	☐
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:2.39	☐	☑	☐	☐	☐
16	**Highfield Leadership Academy** Ofsted Rating: Requires improvement	Pupils: 631	Distance:2.52	☐	☐	☑	☐	☐

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GROUP
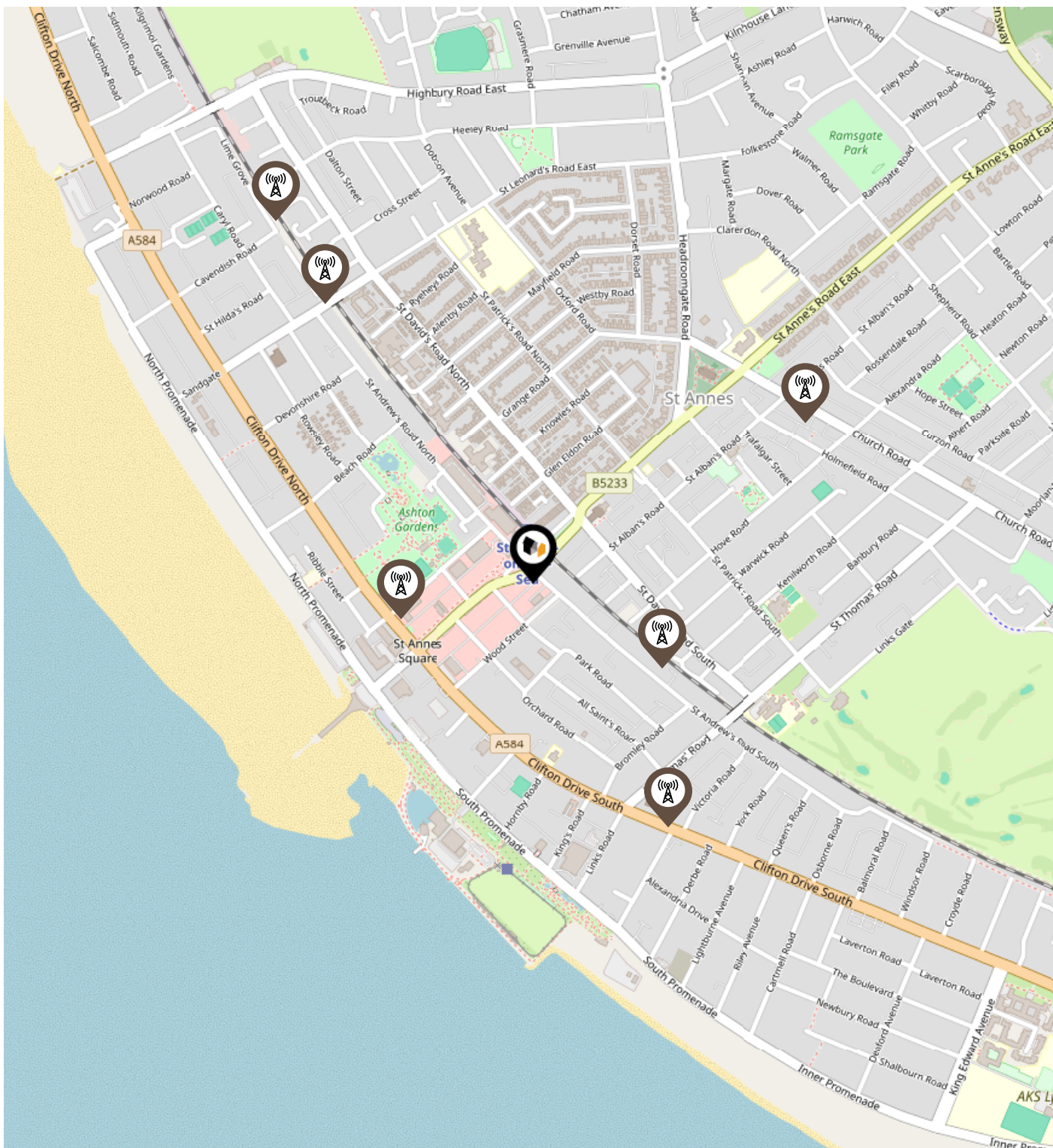
Key:

Power Pylons

Communication Masts

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Radon Gas

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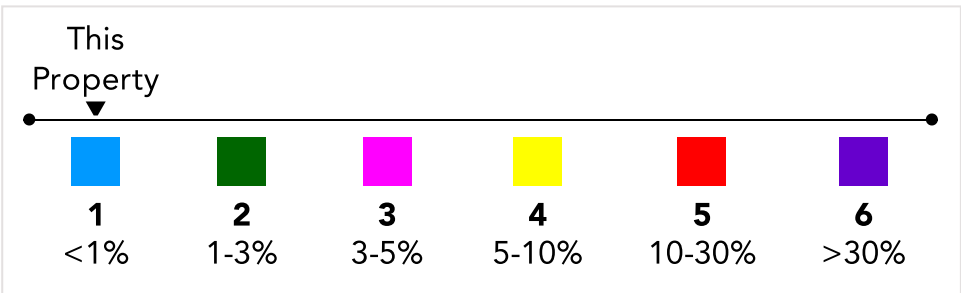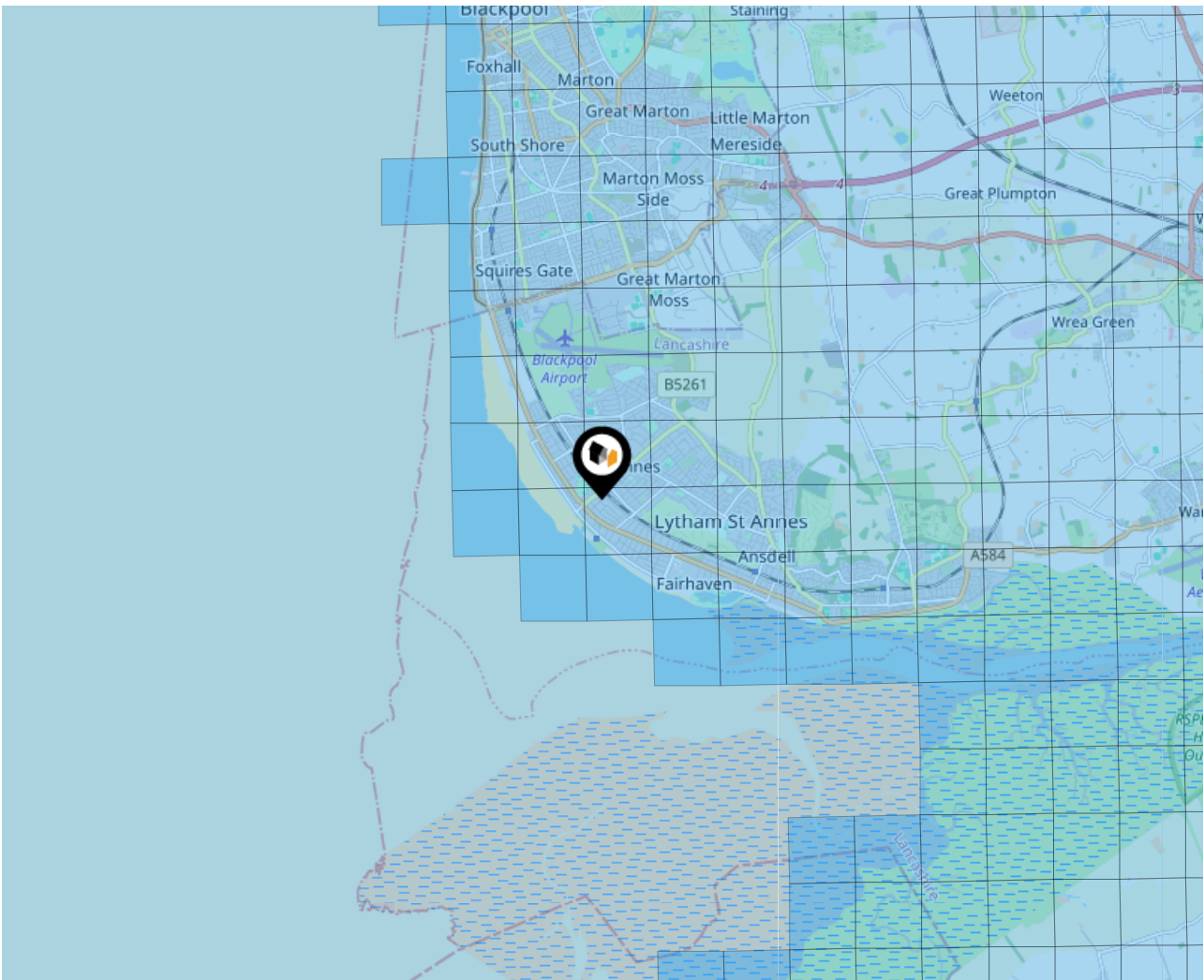
LANDWOOD GROUP
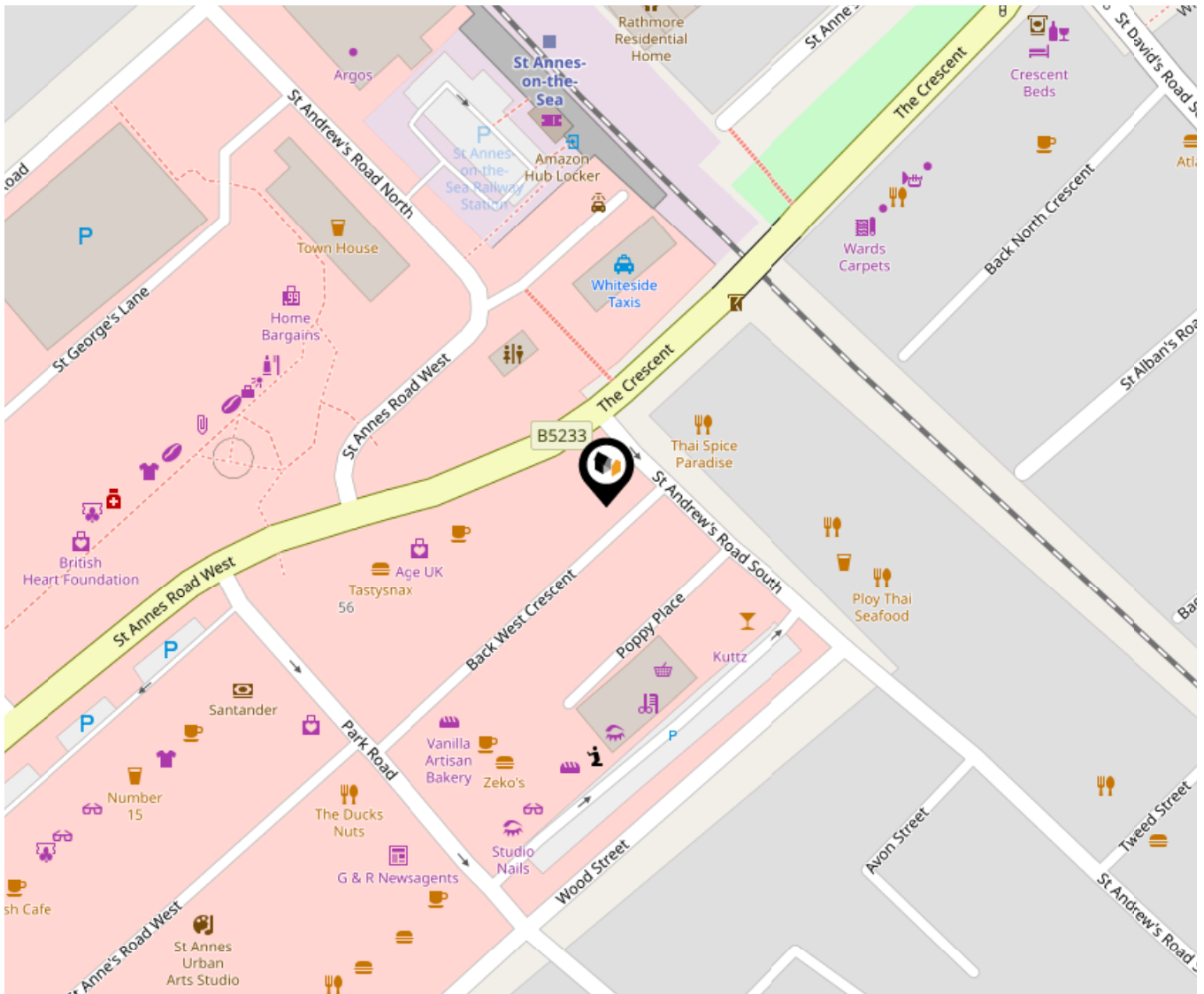
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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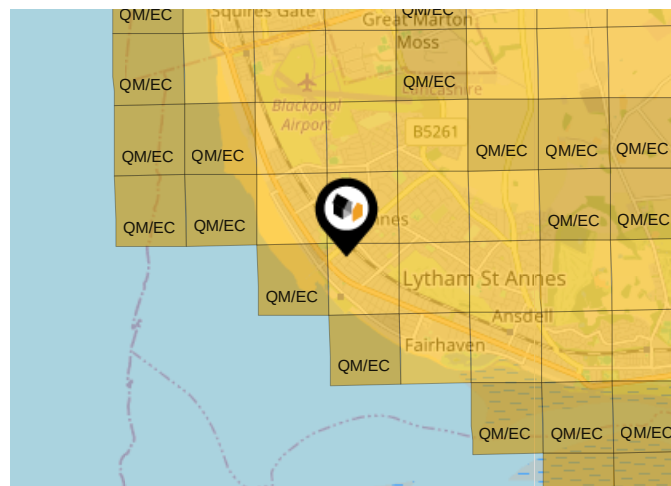
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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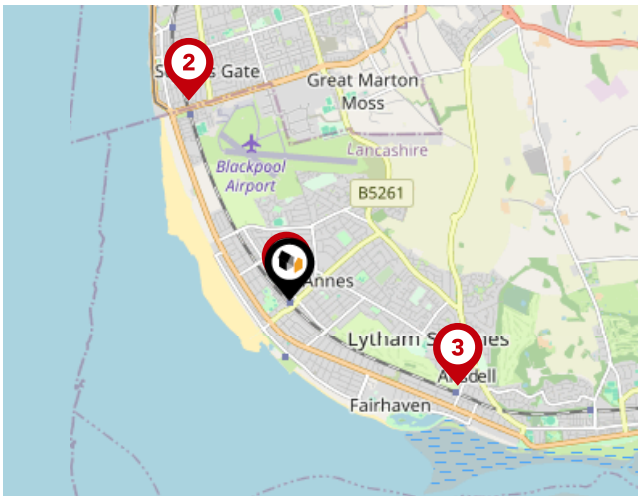
National Rail Stations

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
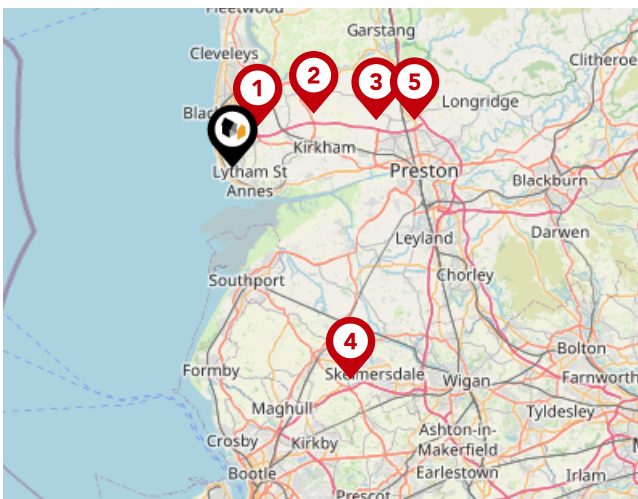
Trunk Roads/Motorways

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	29.54 miles
3	Manchester Airport	41.11 miles
4	Leeds Bradford Airport	56.48 miles

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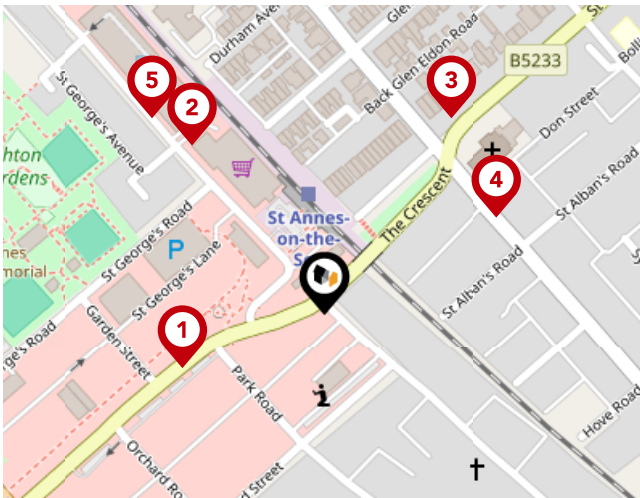
Bus Stops/Stations

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
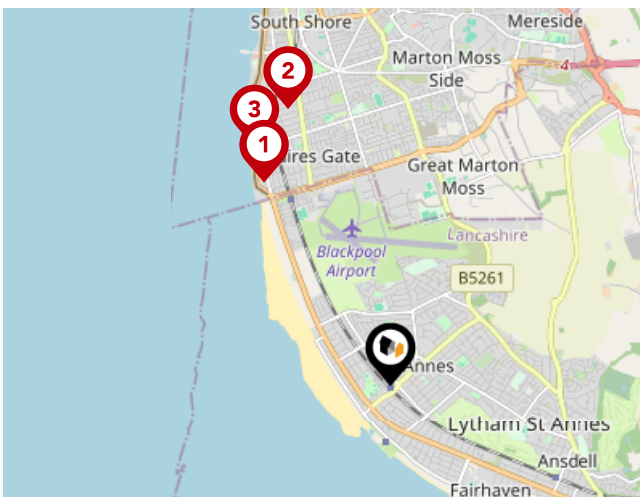
Local Connections

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)	2.42 miles
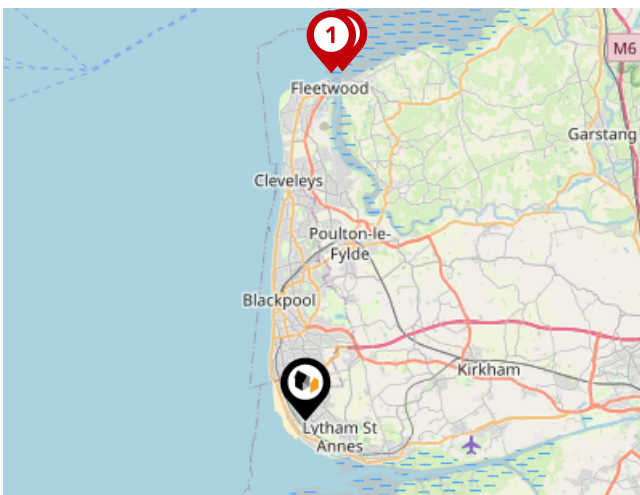
Ferry Terminals

Pin	Name	Distance
1	Fleetwood for Knott End Ferry Landing	12.18 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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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.

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail