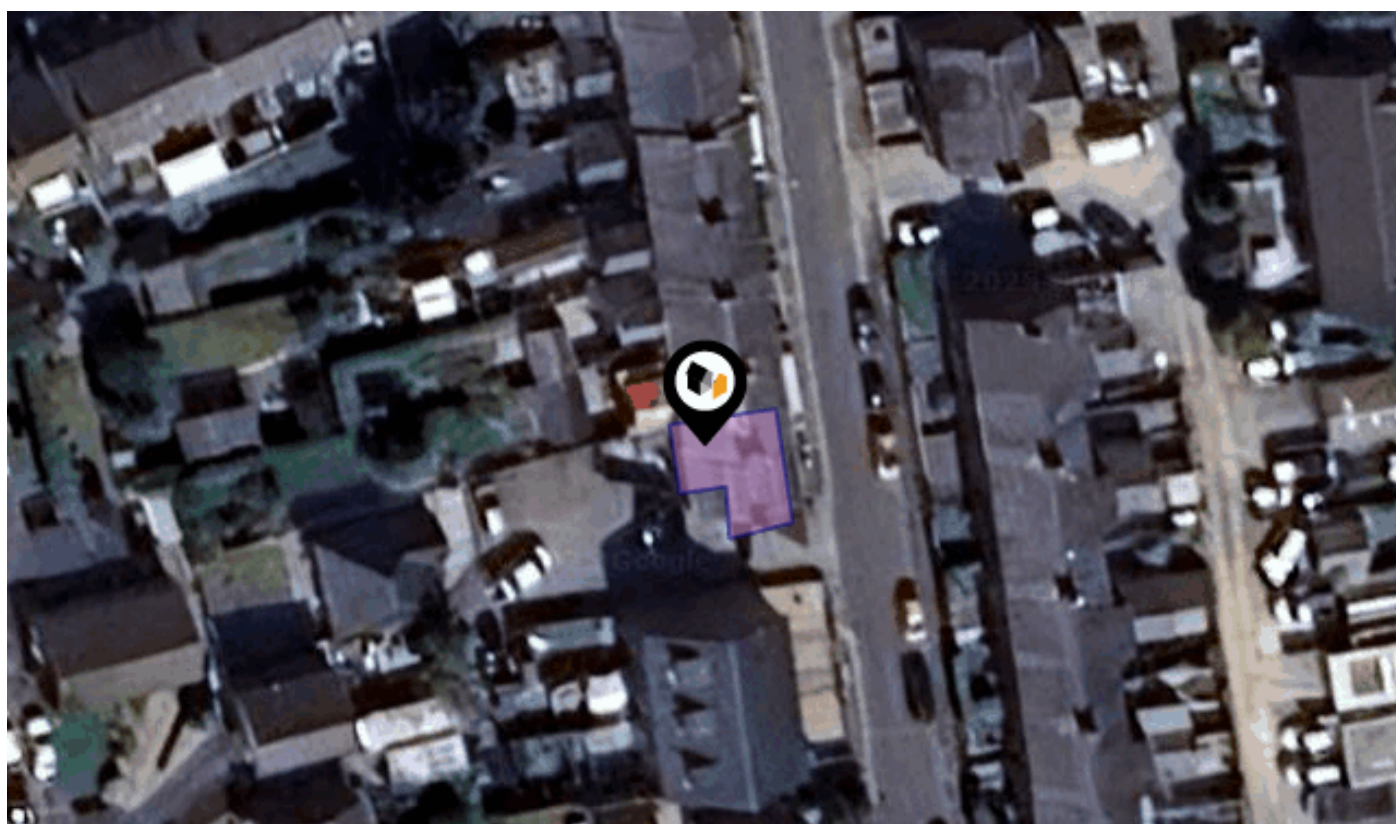




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



16, CLITHEROES LANE, FRECKLETON, PRESTON, PR4 1SD

Landwood Group

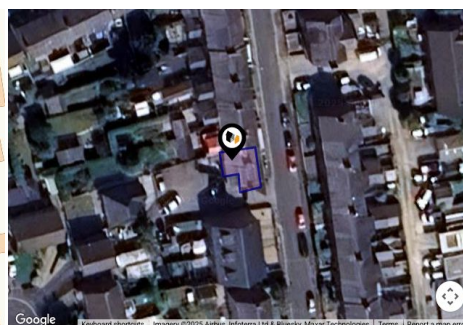
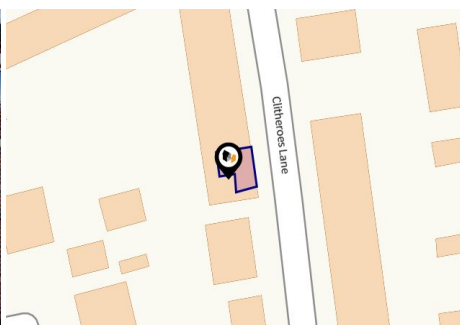
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Commercial	Last Sold Date:	06/02/1998
Bedrooms:	4	Last Sold Price:	£60,000
Floor Area:	1,399 ft ² / 130 m ²	Last Sold £/ft ² :	£42
Plot Area:	0.02 acres	Tenure:	Leasehold
Year Built :	Before 1900	Lease Term:	25 years and 3 months from 28 March 2012
Council Tax :	Band B	Term Remaining:	-
Annual Estimate:	£1,857		
Title Number:	LAN248937		
UPRN:	100010415800		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

LANDWOOD
GROUP

Planning records for: *16, Clitheroes Lane, Freckleton, Preston, PR4 1SD*

Reference - 16/0396

Decision: Decided

Date: 06th June 2016

Description:

DISCHARGE OF CONDITIONS ON APPLICATION 15/0841 FOR CONDITION 3: REFER TO MATERIALS SPEC
CONDITION...

Reference - 15/0841

Decision: Decided

Date: 02nd December 2015

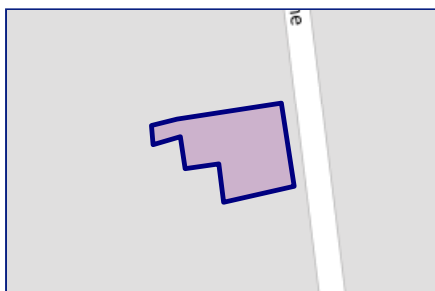
Description:

CONSTRUCTION OF 3 X 3 STOREY HOUSES AND 1 NO BUNGALOW WITH ASSOCIATED PARKING FOLLOWING
DEMOLITIO...

Property Multiple Title Plans

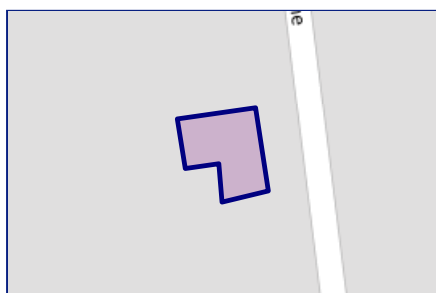
LANDWOOD
GROUP

Freehold Title Plan



LA818208

Leasehold Title Plan



LAN248937

Start Date: -
End Date: -
Lease Term: 25 years and 3 months from 28 March 2012
Term Remaining: -

Property
EPC - Certificate

LANDWOOD
GROUP

16, Clitheroes Lane, Freckleton, PR4 1SD

Energy rating

D

Valid until 03.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	130 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.

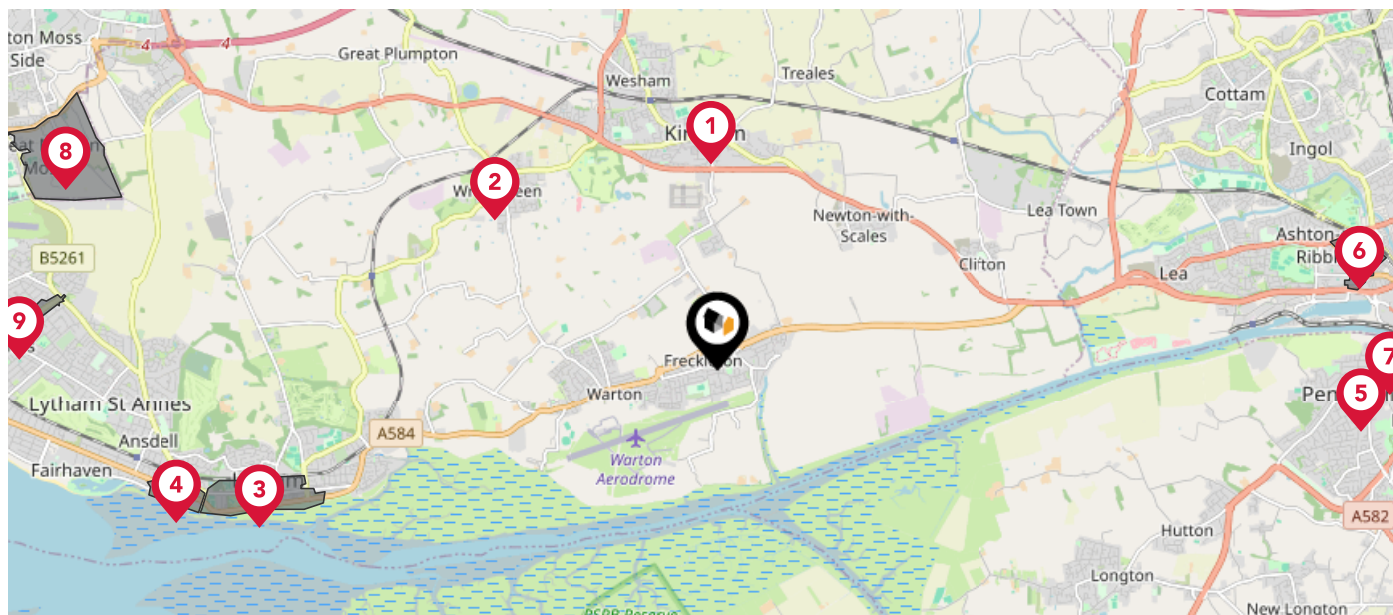
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Kirkham



Wrea Green



Lytham



Lytham Avenues



Penwortham



Ashton Conservation Area



St Mary's



Marton Moss



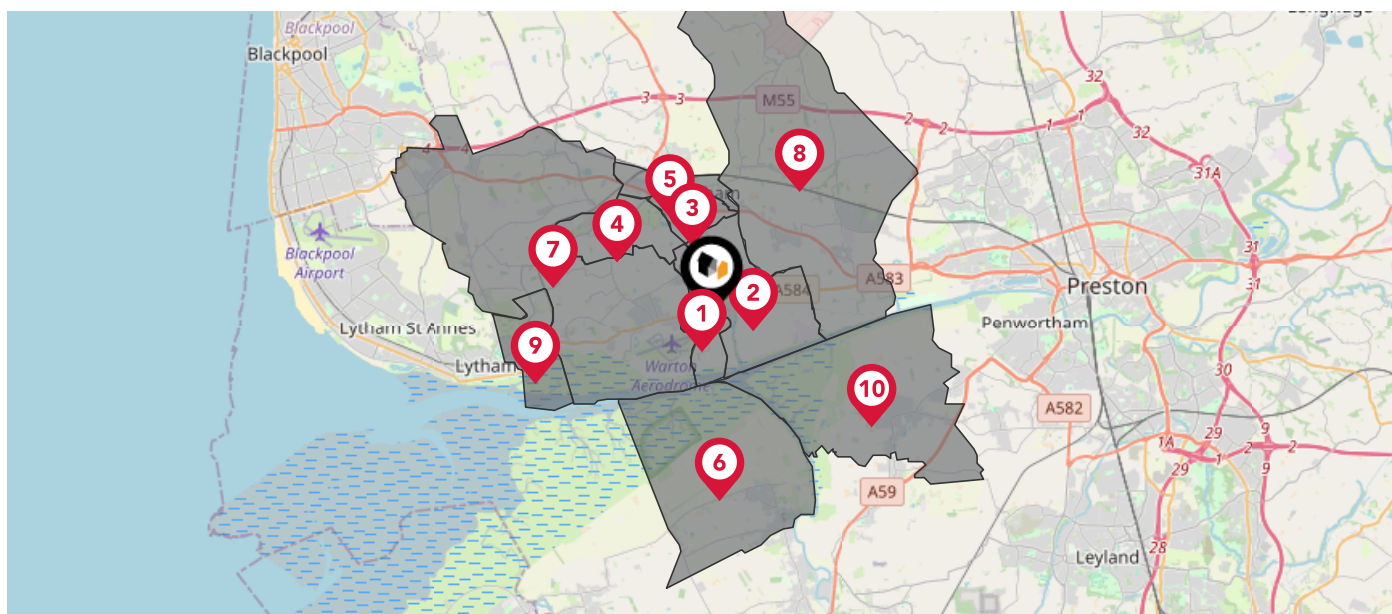
St. Anne's Road East

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



Freckleton East Ward



Kirkham South Ward



Ribby-with-Wrea Ward



Kirkham North Ward



Hesketh-with-Becconsall Ward



Warton and Westby Ward



Newton and Treales Ward

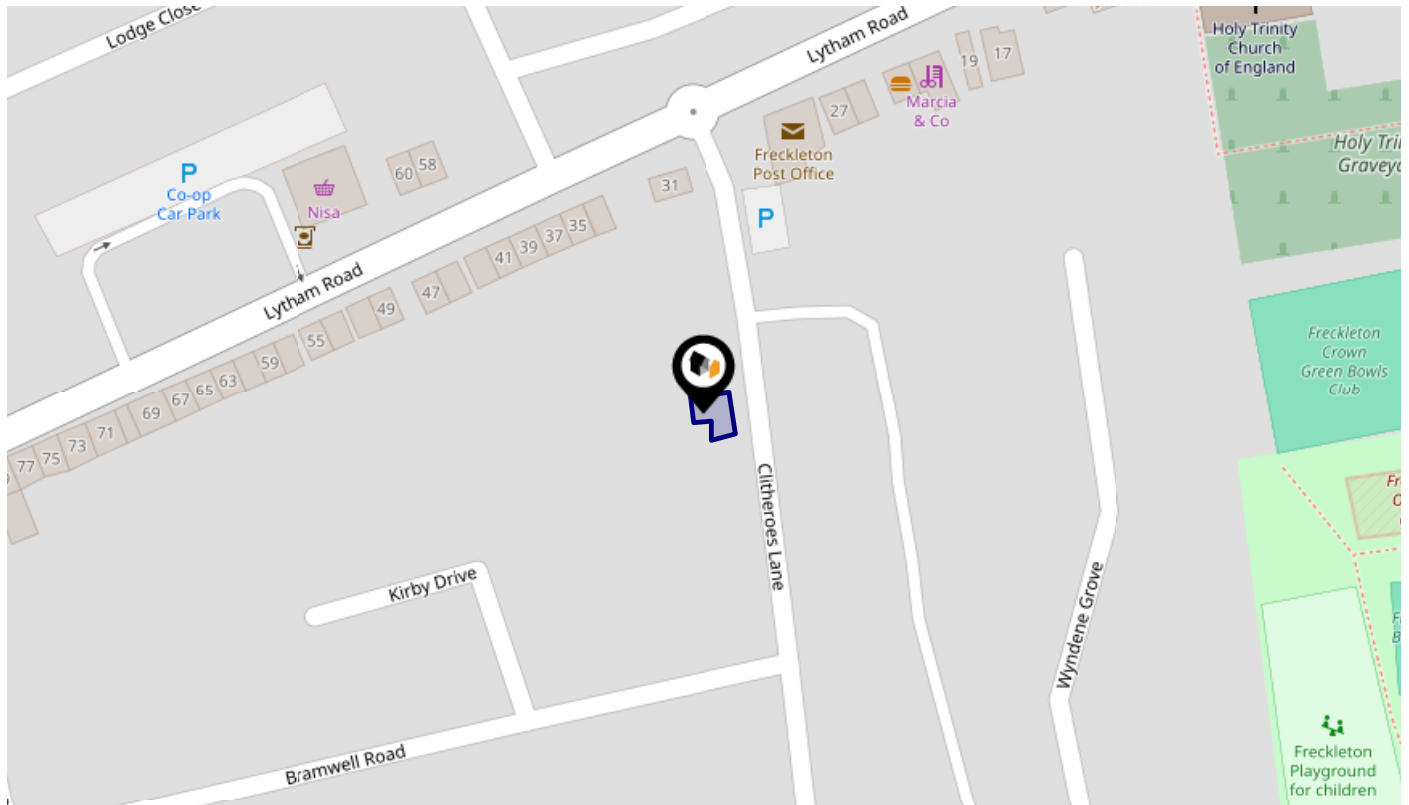


St. Johns Ward



Longton & Hutton West 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:

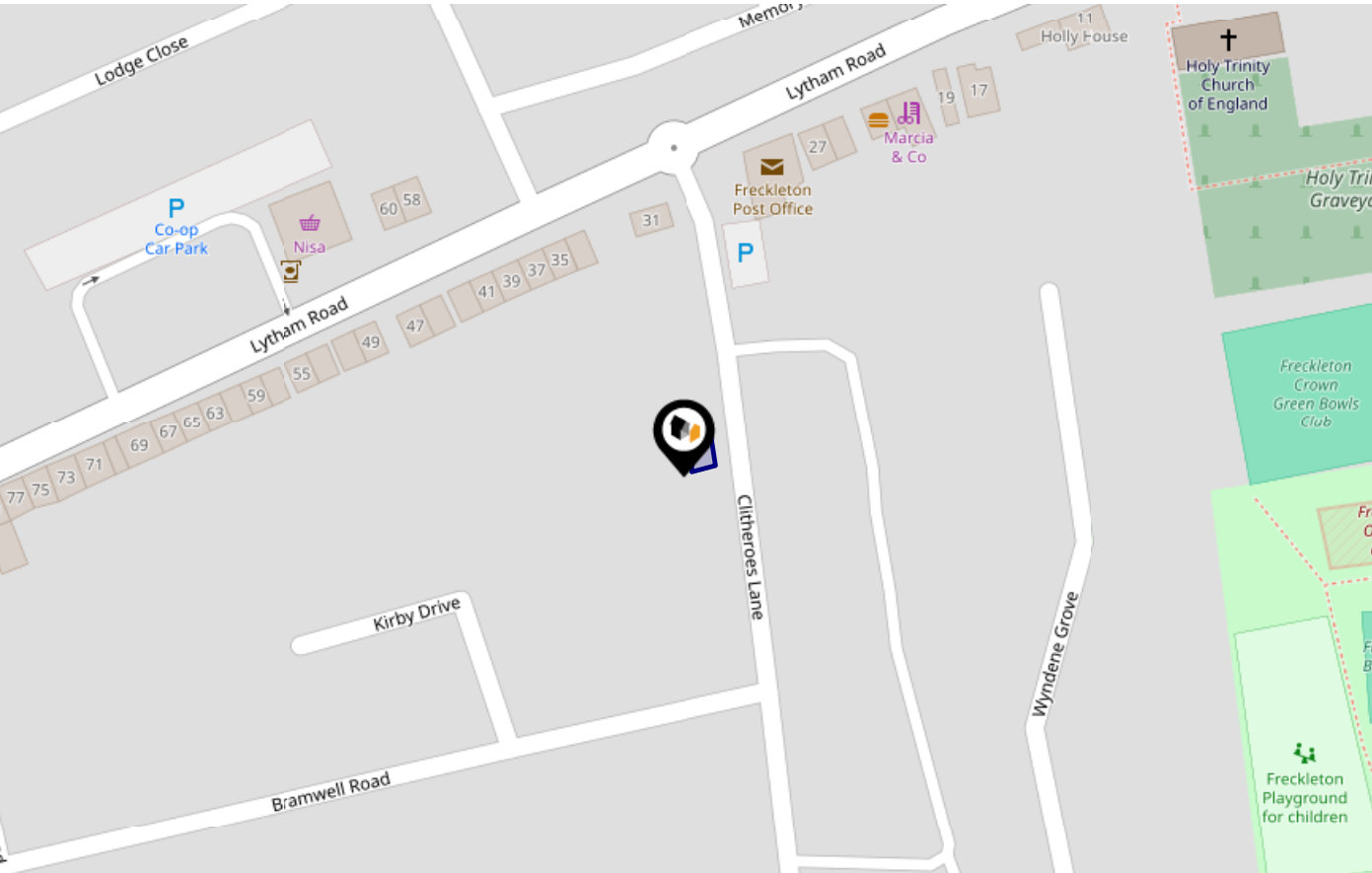
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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 (0.1%) 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:

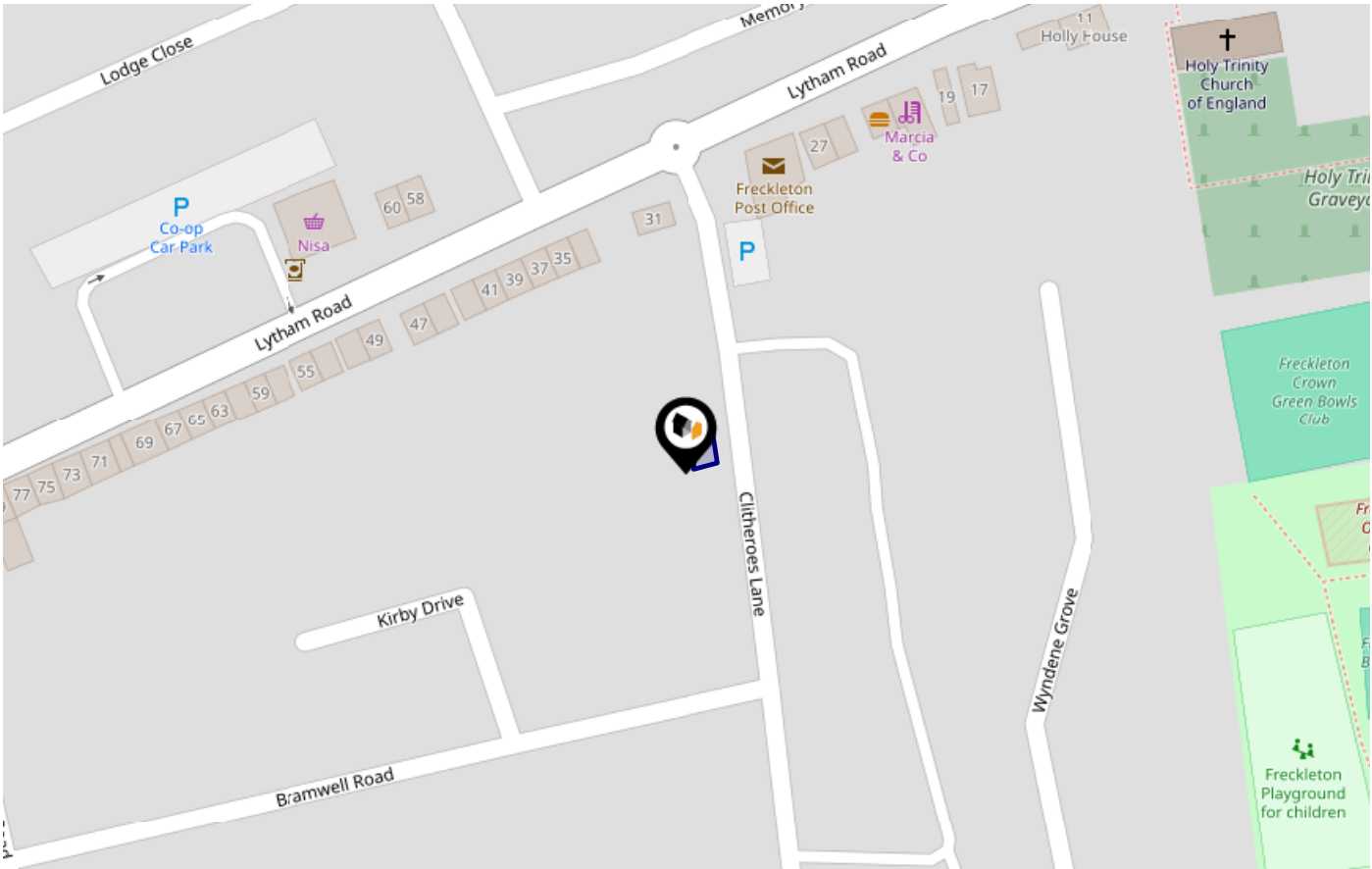


Flood Risk

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.

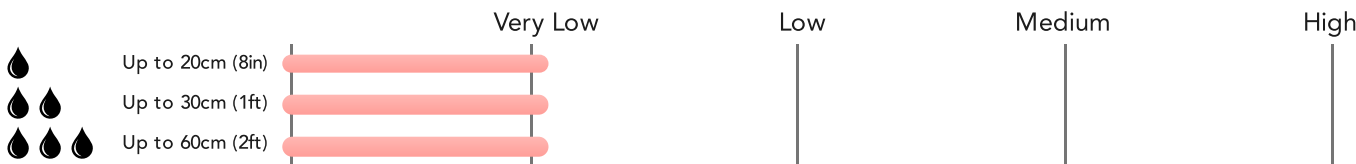


Risk Rating: Very low

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:

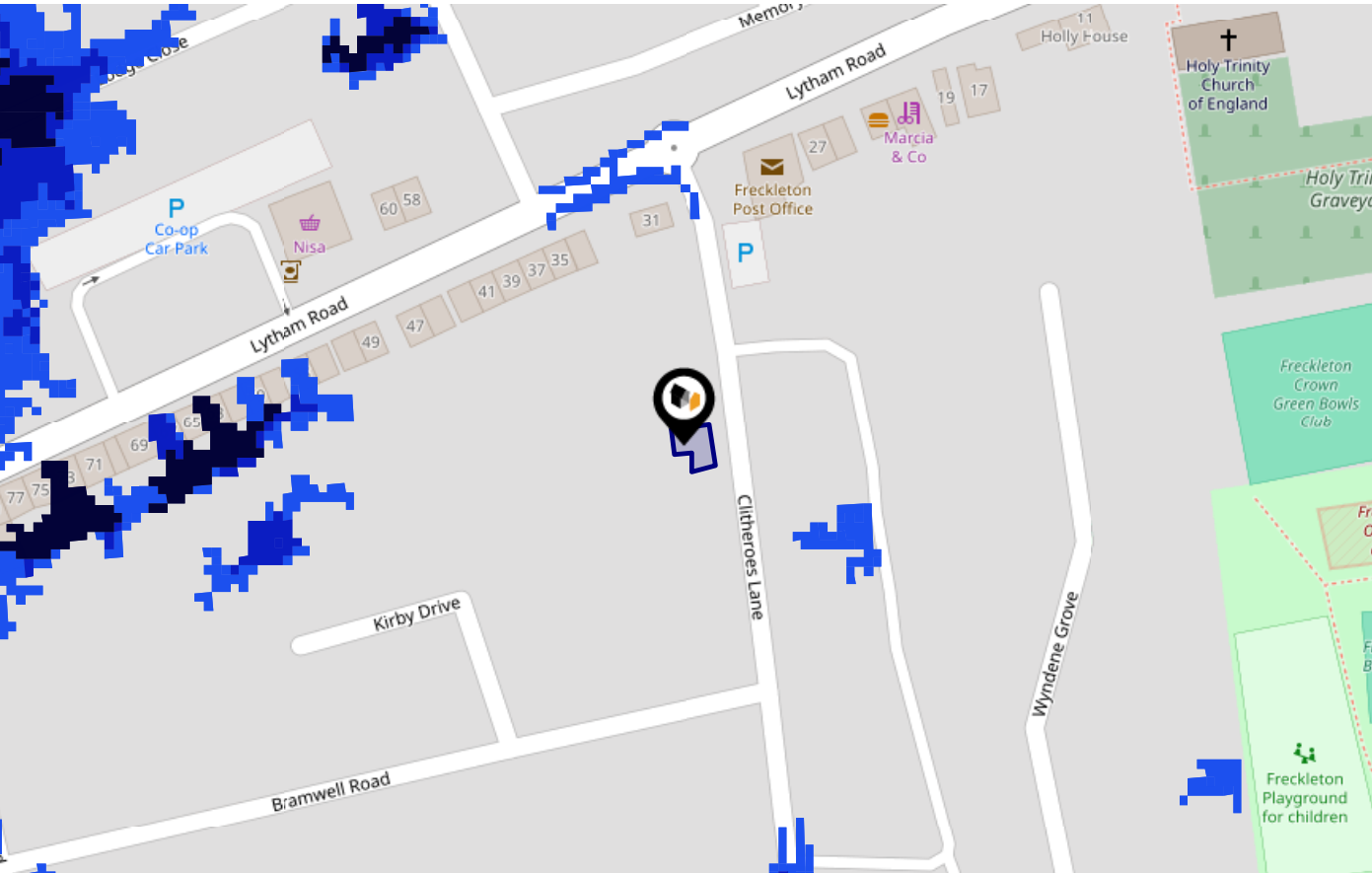


Flood Risk

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.

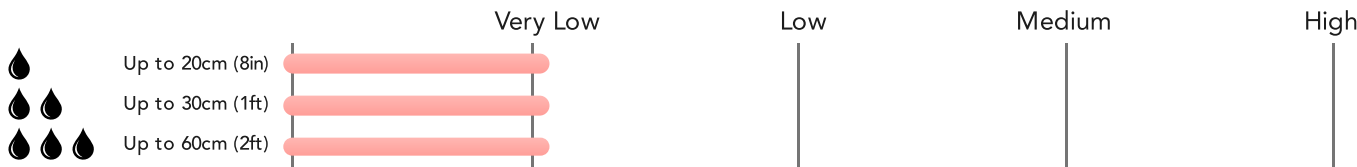


Risk Rating: Very low

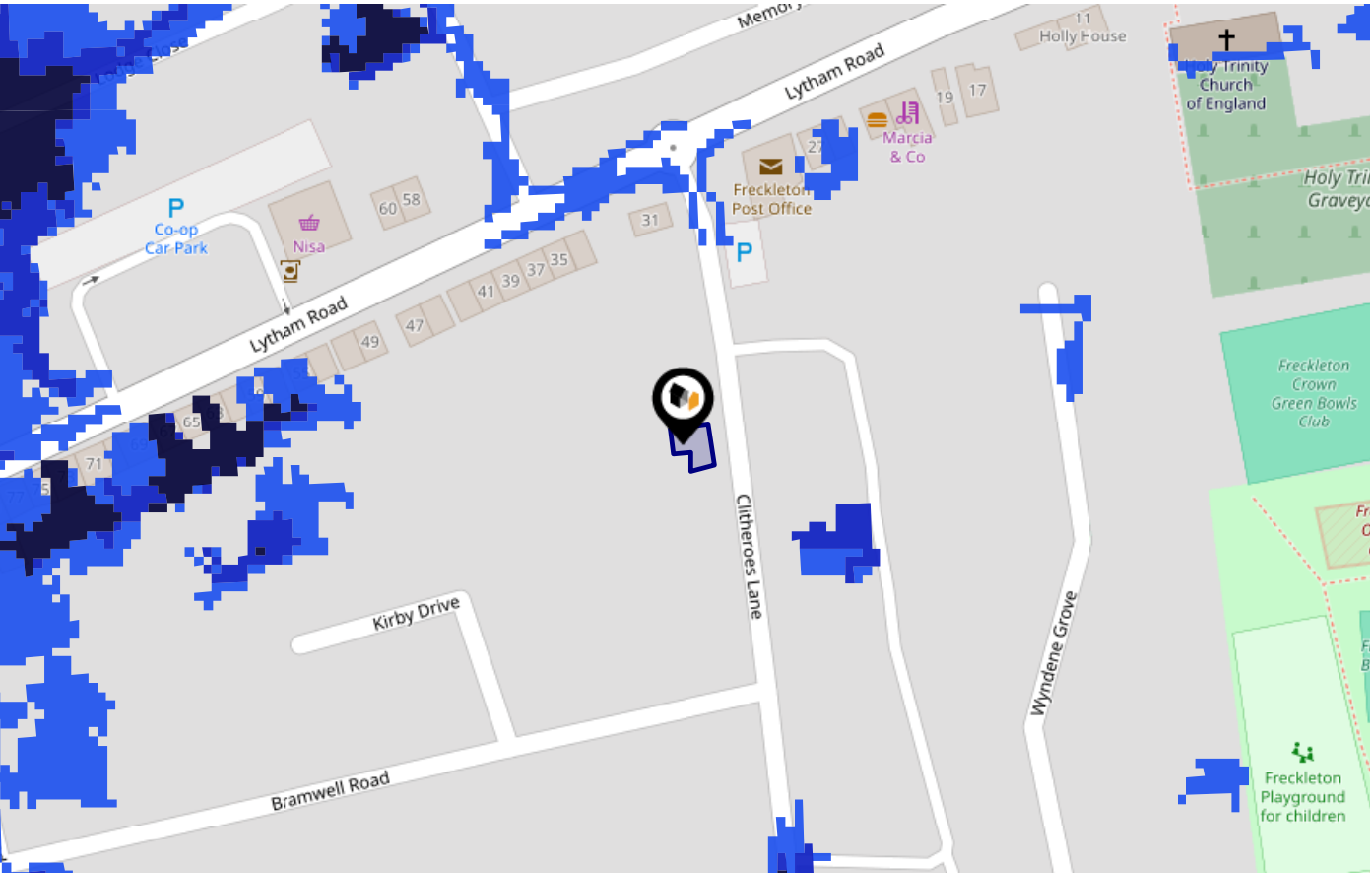
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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 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

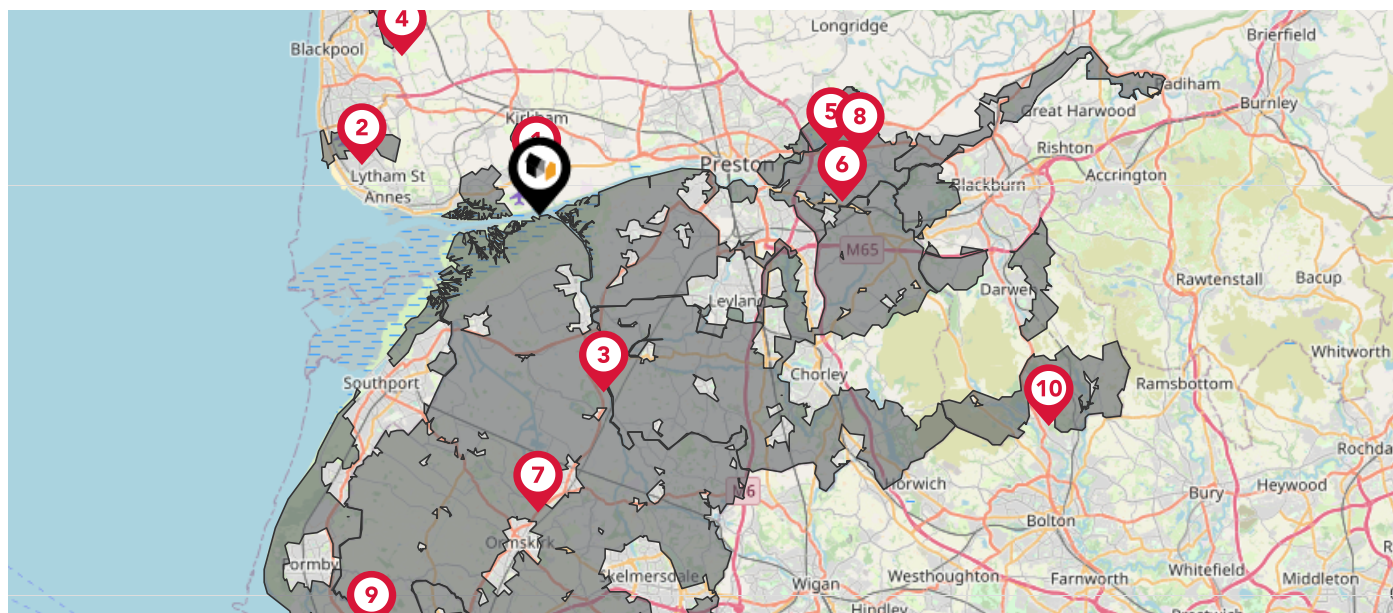
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

1

Blackpool Green Belt - Fylde

2

Blackpool Green Belt - Blackpool

3

Merseyside and Greater Manchester Green Belt - Chorley

4

Blackpool Green Belt - Wyre

5

Merseyside and Greater Manchester Green Belt - Preston

6

Merseyside and Greater Manchester Green Belt - South Ribble

7

Merseyside and Greater Manchester Green Belt - West Lancashire

8

Merseyside and Greater Manchester Green Belt - Ribble Valley

9

Merseyside and Greater Manchester Green Belt - Sefton

10

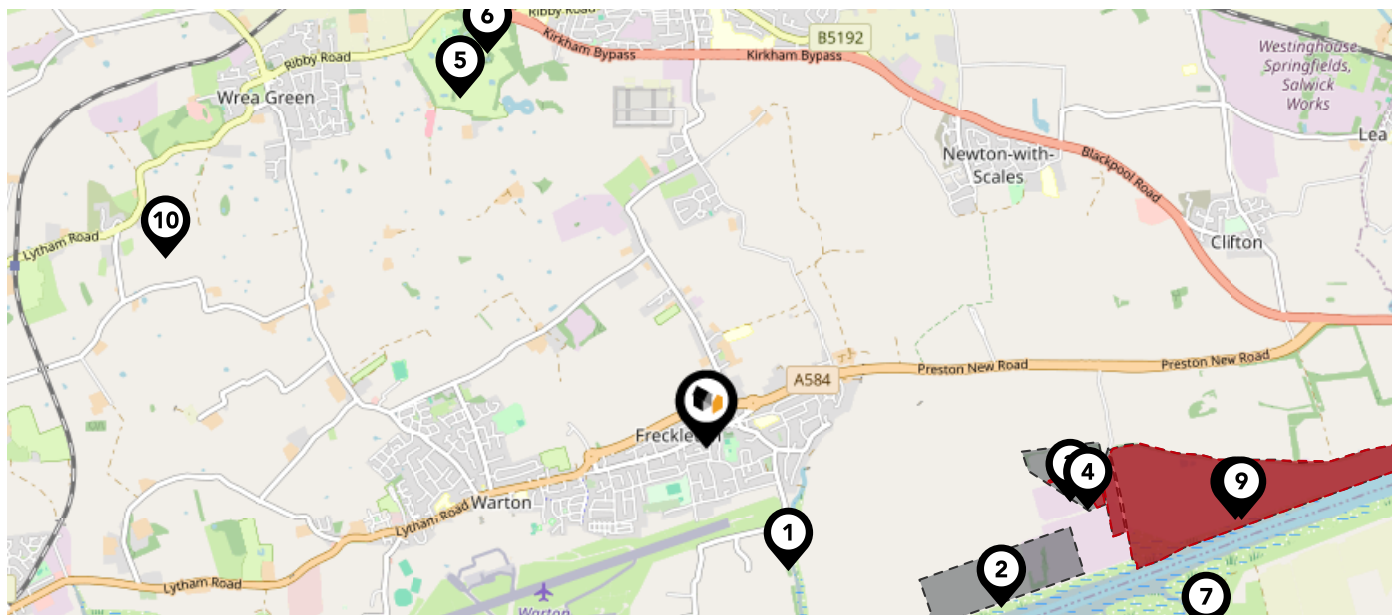
Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

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	
2	Grange Farm No.1-Freckleton, Lancashire	Historic Landfill	
3	Grange Farm No 2-Freckleton, Lancashire	Historic Landfill	
4	EA/EPR/TP3791CL/A001	Active Landfill	
5	Ribby Leisure Village South-Ribby South, Ribby Road, Wrea Green, Flyde, Near Kirkham, Lancashire	Historic Landfill	
6	Ribby North-Ribby Road, Wrea Green, Near Kirkham, Lancashire	Historic Landfill	
7	Salt Marsh Area-Grange Lane, Hutton, South Ribble, Near Preston, Lancashire	Historic Landfill	
8	EA/EPR/WP3691CM/V014	Active Landfill	
9	Clifton Marsh-Off Preston New Road, Clifton, Freckleton, Lancashire	Historic Landfill	
10	Moss Side Lane-Moss Side	Historic Landfill	




Maps

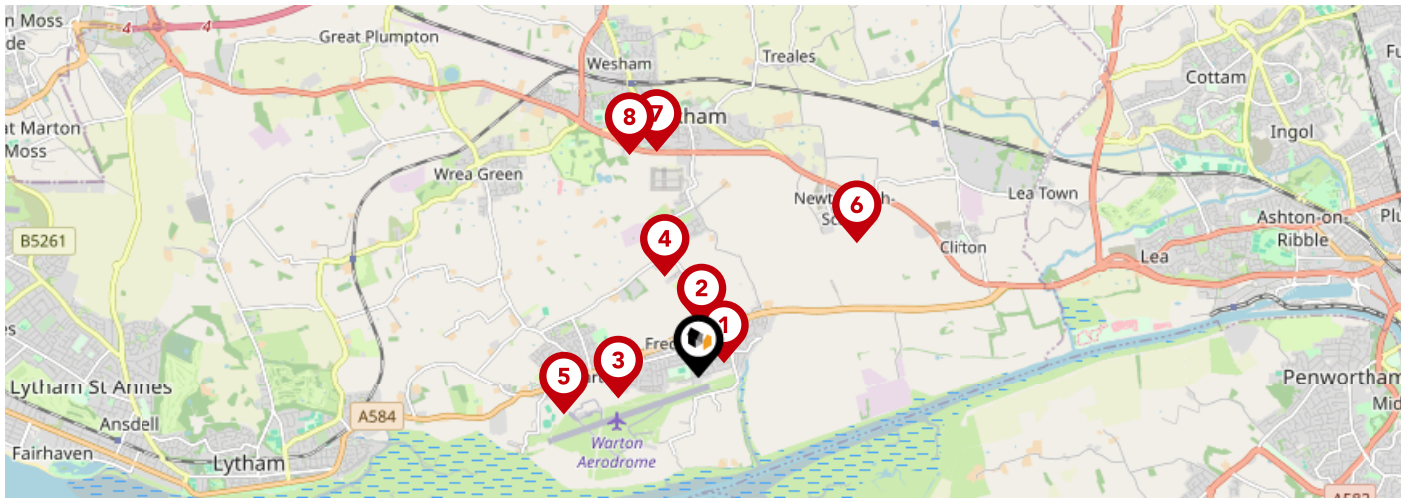
Listed Buildings

LANDWOOD
GROUP

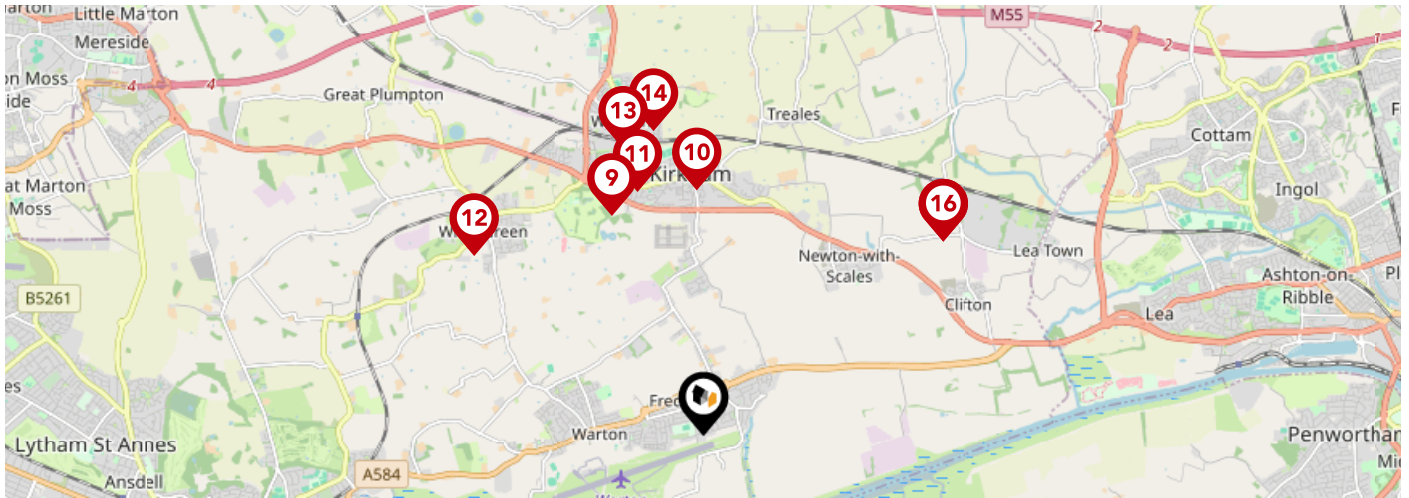
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1362334 - Church Of The Holy Trinity	Grade II	0.1 miles
	1362354 - 76, Preston Old Road	Grade II	0.3 miles
	1072050 - 204, Lytham Road	Grade II	1.2 miles



		Nursery	Primary	Secondary	College	Private
1	Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Linton School Ofsted Rating: Good Pupils: 12 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Warton St Paul's Church of England Primary Academy Ofsted Rating: Good Pupils: 105 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Newton Bluecoat Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Kirkham Grammar School Ofsted Rating: Not Rated Pupils: 809 Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ribby with Wrea Endowed CofE Primary School Ofsted Rating: Outstanding Pupils: 154 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Medlar-with-Wesham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 144 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Medlar-with-Wesham Ofsted Rating: Good Pupils: 95 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Keyes Barn School Ofsted Rating: Good Pupils: 24 Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakfield House School Ofsted Rating: Good Pupils: 45 Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

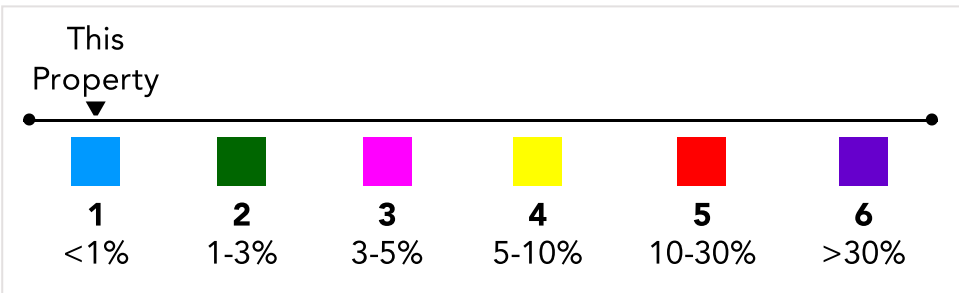
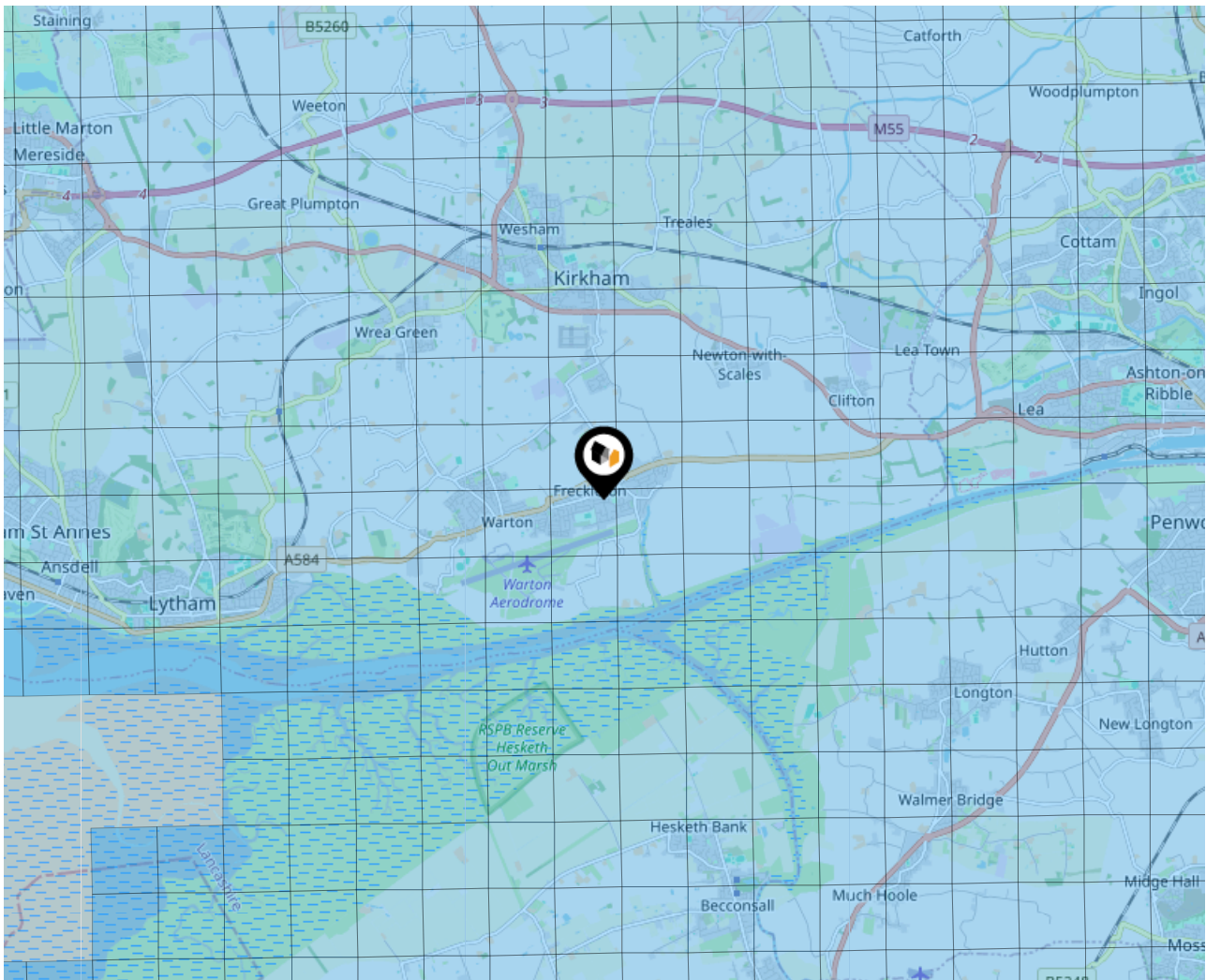


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

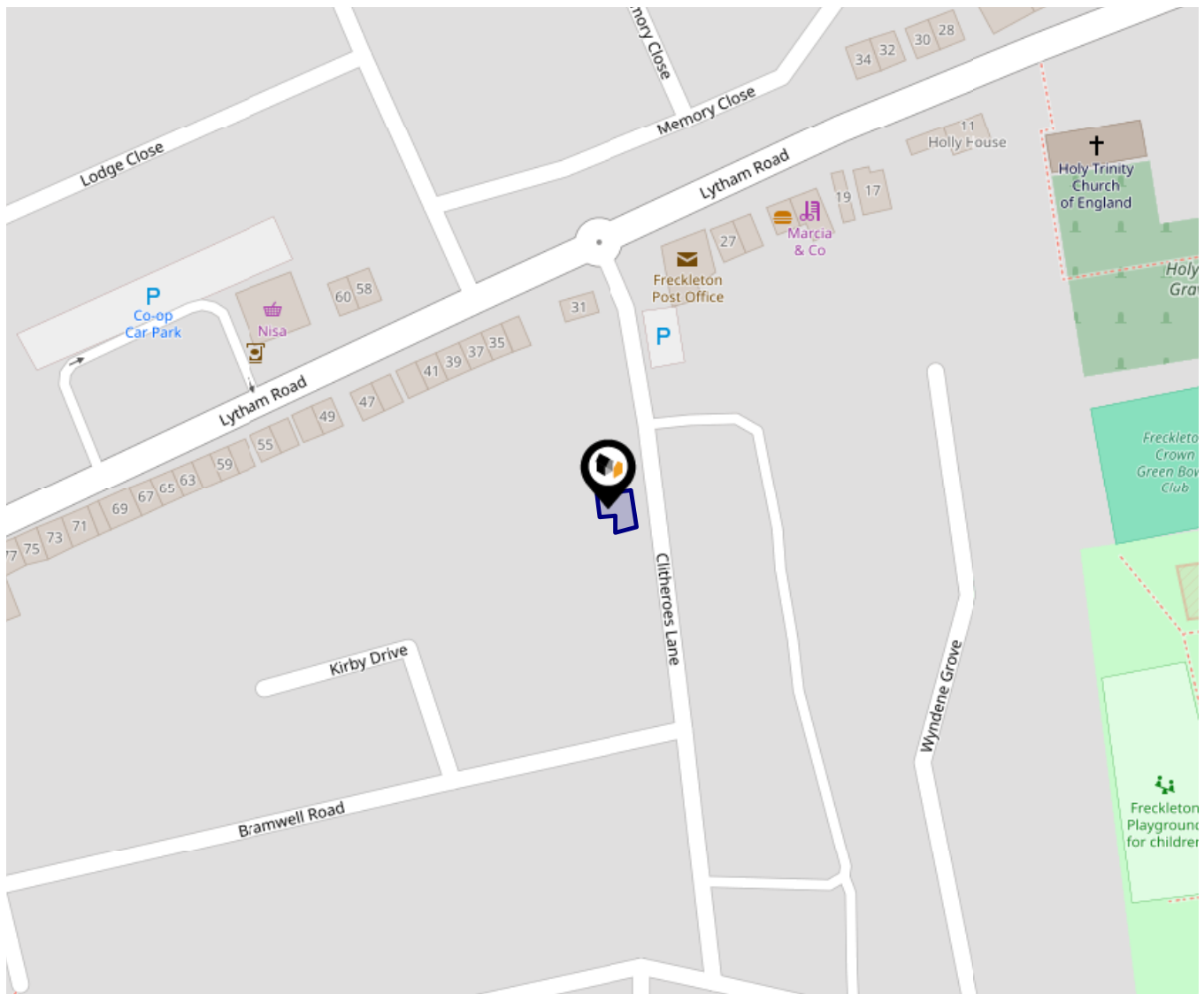
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

LANDWOOD
GROUP



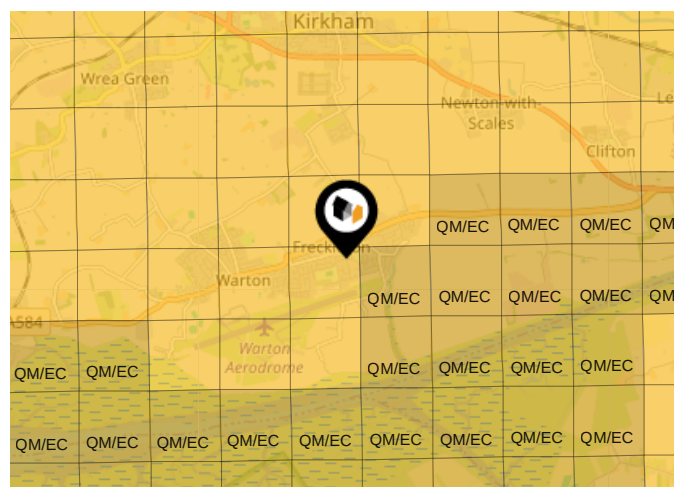
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



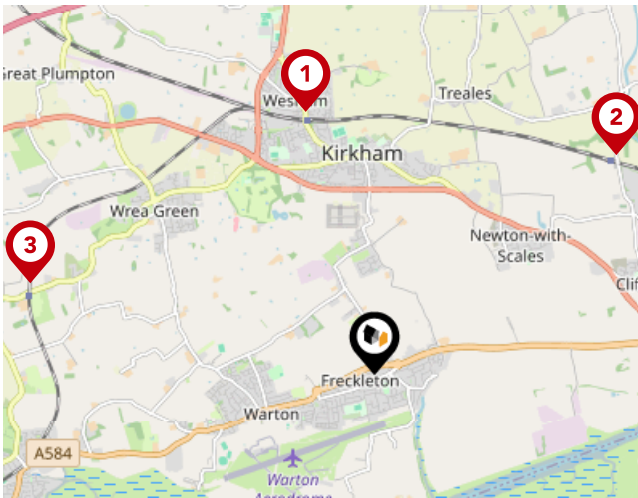
Primary Classifications (Most Common Clay Types)

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

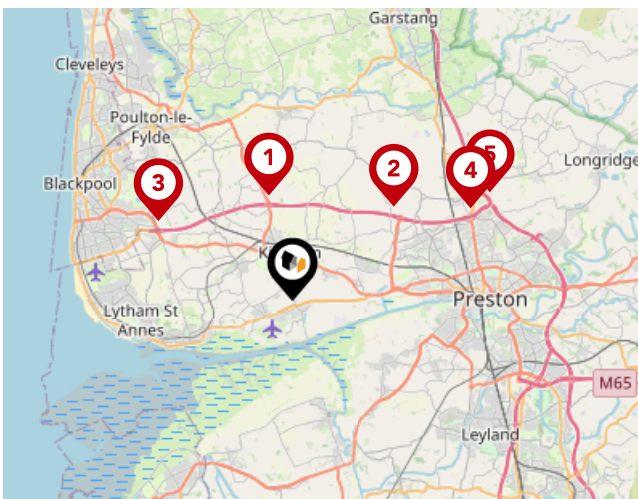
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	2.38 miles
2	Salwick Rail Station	2.87 miles
3	Moss Side Rail Station	3.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	3.8 miles
2	M55 J2	4.82 miles
3	M55 J4	5.48 miles
4	M55 J1	7.04 miles
5	M6 J32	7.88 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	7.27 miles
2	Speke	28.77 miles
3	Manchester Airport	36.04 miles
4	Leeds Bradford Airport	50.01 miles

Area

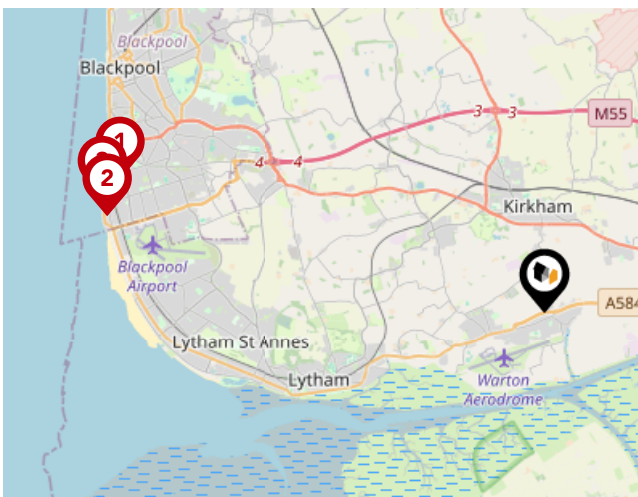
Transport (Local)

LANDWOOD
GROUP



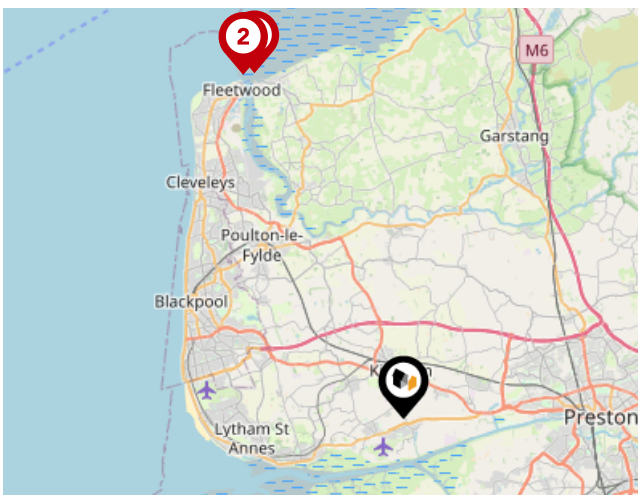
Bus Stops/Stations

Pin	Name	Distance
1	Blackfield Road	0.07 miles
2	Blackfield Rd	0.12 miles
3	War Memorial	0.15 miles
4	Freckleton Rd	0.25 miles
5	Derwent Drive	0.29 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	7.79 miles
2	Starr Gate (Blackpool Tramway)	7.84 miles
3	Harrow Place (Blackpool Tramway)	7.99 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.18 miles
2	Fleetwood for Knott End Ferry Landing	13.28 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.



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

The information contained within this report is for general information purposes only.

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/>

