



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 05th November 2025



**THE COACH HOUSE, CARR LANE, WARTON, PRESTON,
PR4 1TL**

Landwood Group

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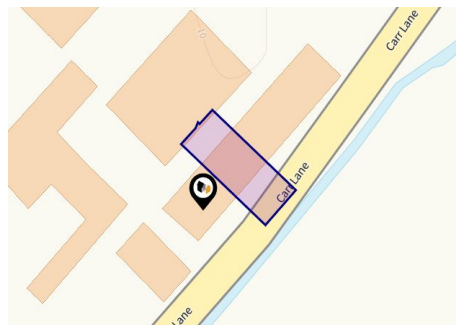
<https://landwoodgroup.com/>



Property Overview

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 street-view-image



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,571 ft ² / 146 m ²
Plot Area:	0.08 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,388
Title Number:	LA952647
UPRN:	100012390621

Last Sold Date:	27/01/2021
Last Sold Price:	£260,000
Last Sold £/ft ² :	£165
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	45	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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THE COACH HOUSE, CARR LANE, BRYNING WITH
WARTON, PR4 1TL

Energy rating

E

Valid until 28.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Property

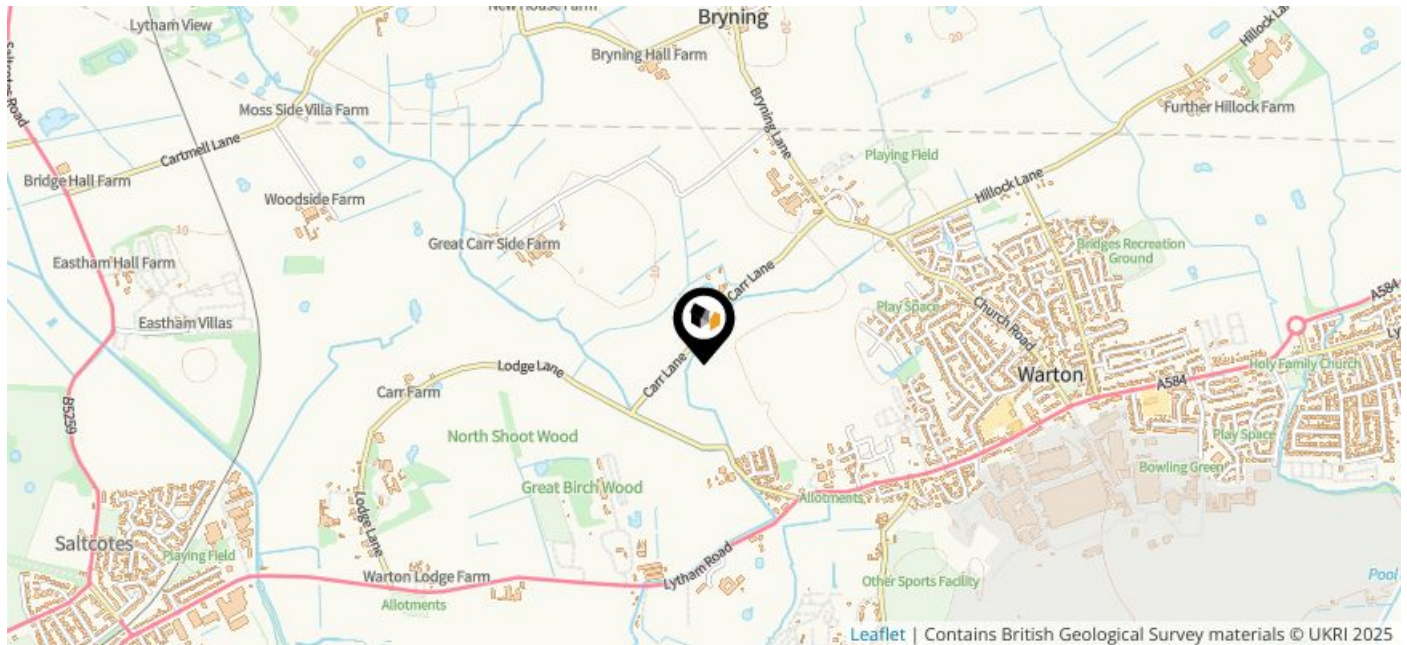
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	146 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.

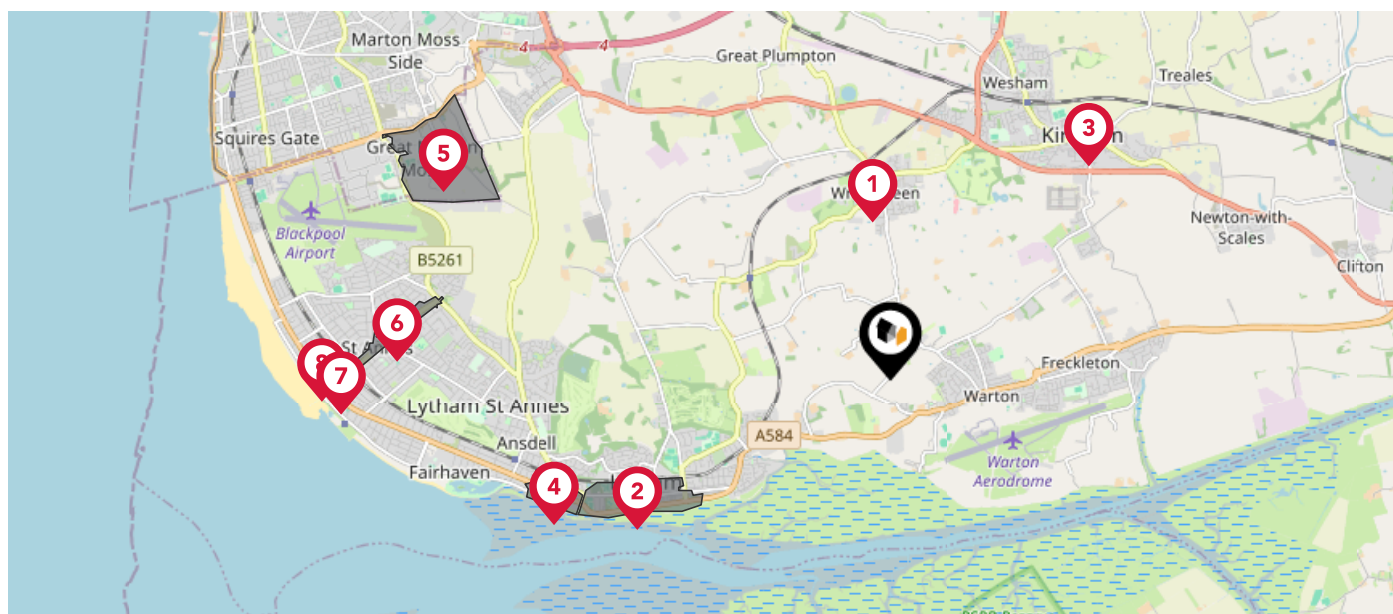
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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

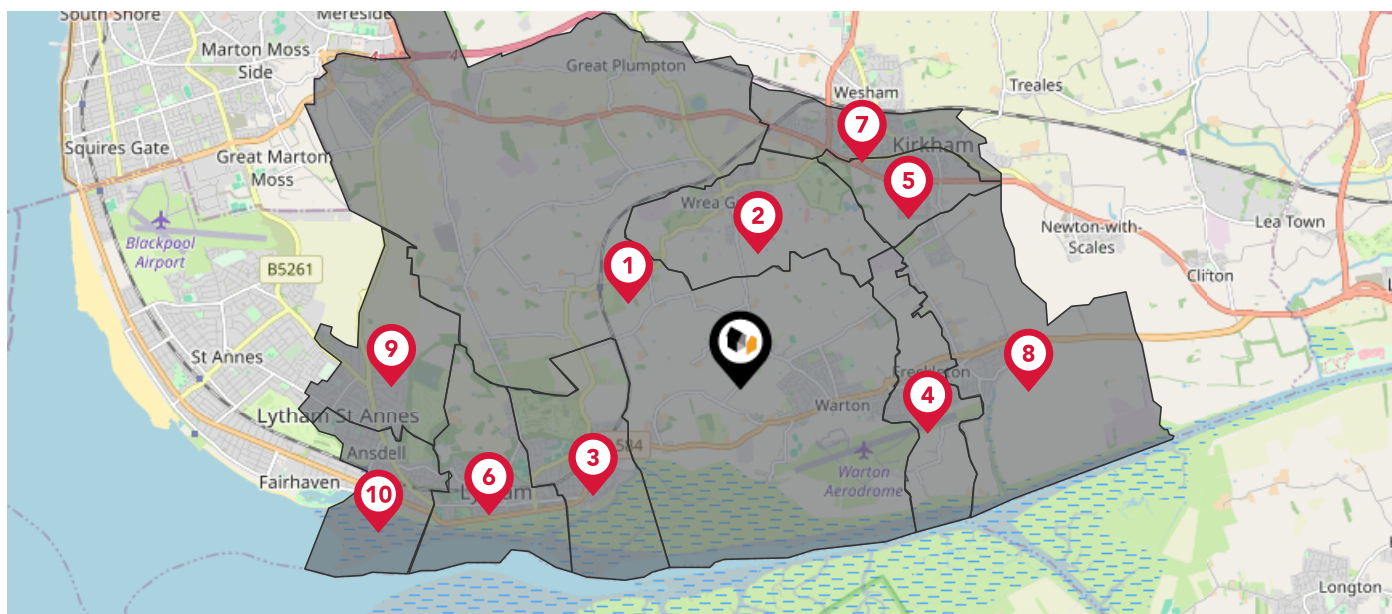
-  Wrea Green
-  Lytham
-  Kirkham
-  Lytham Avenues
-  Marton Moss
-  St. Anne's Road East
-  St. Anne's on Sea
-  Porritt Houses, St. Anne's

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



Warton and Westby Ward



Ribby-with-Wrea Ward



St. Johns Ward



Freckleton West Ward



Kirkham South Ward



Clifton Ward



Kirkham North Ward



Freckleton East Ward

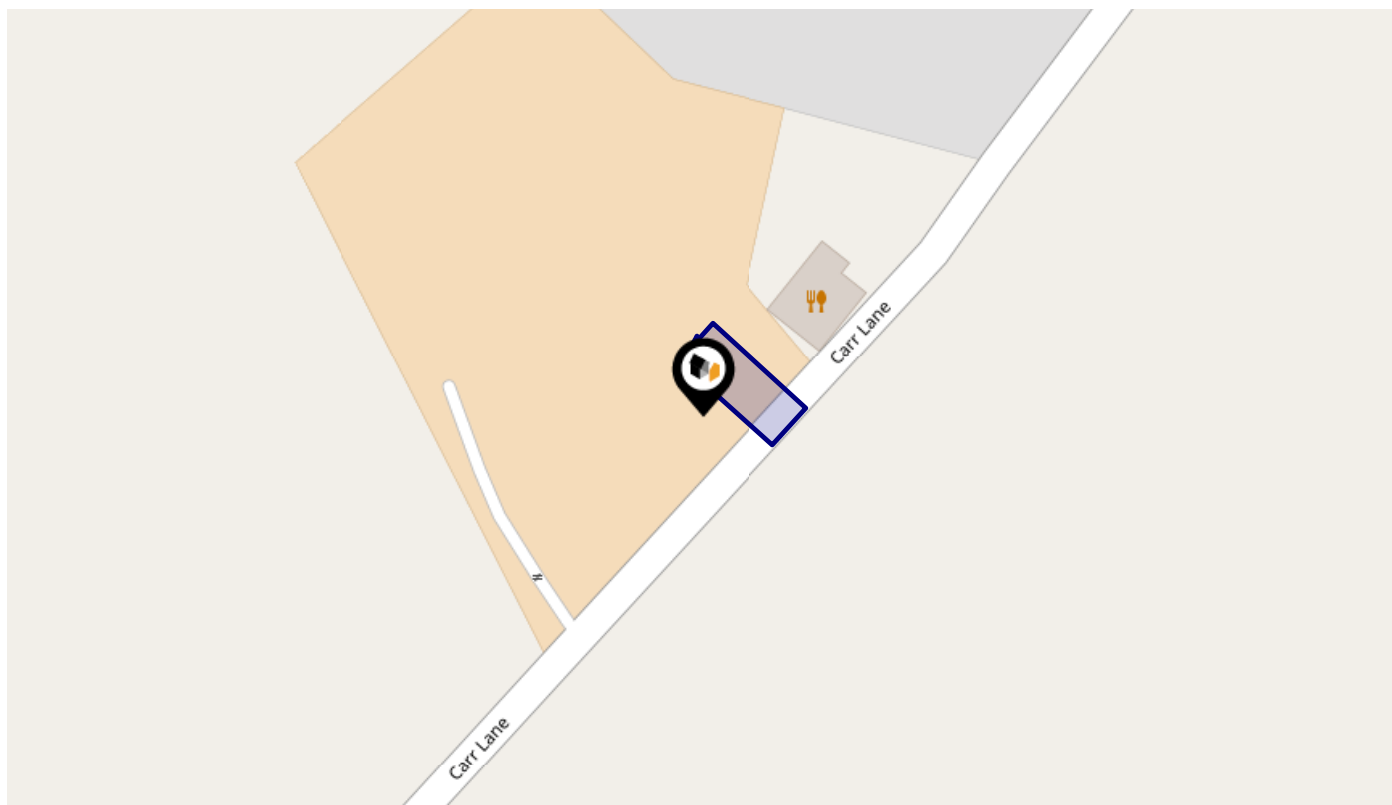


Park Ward



Ansdell 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:

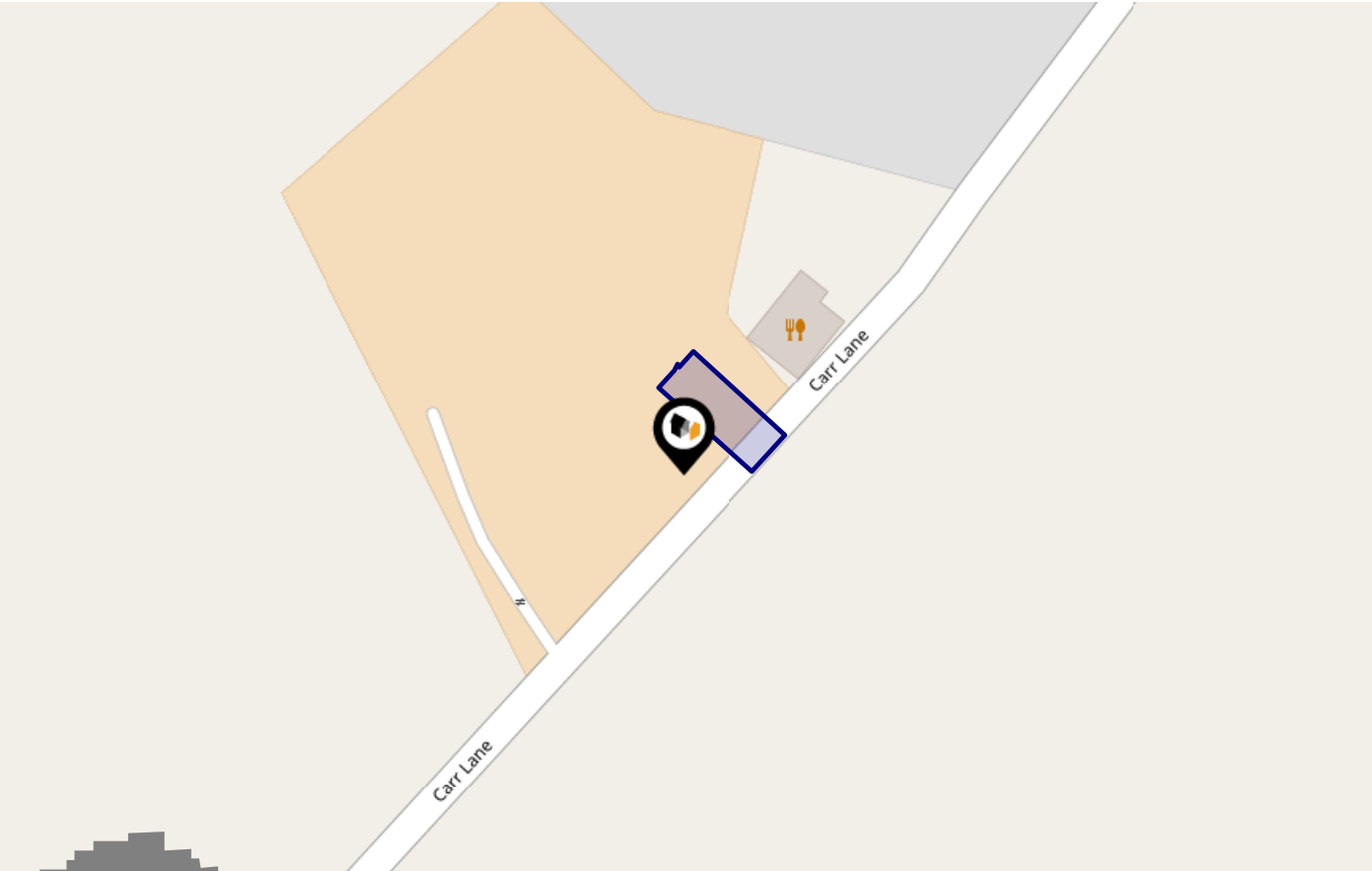
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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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.

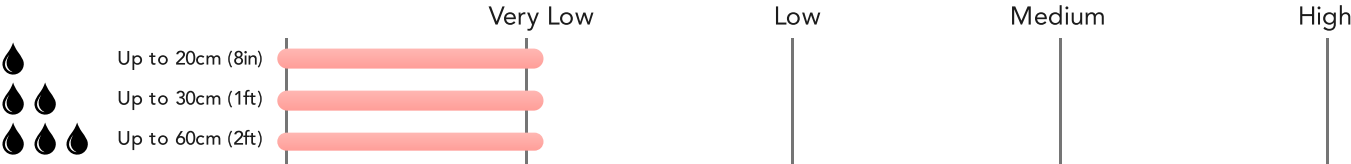


Risk Rating: Very low

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 (0.1%) 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:

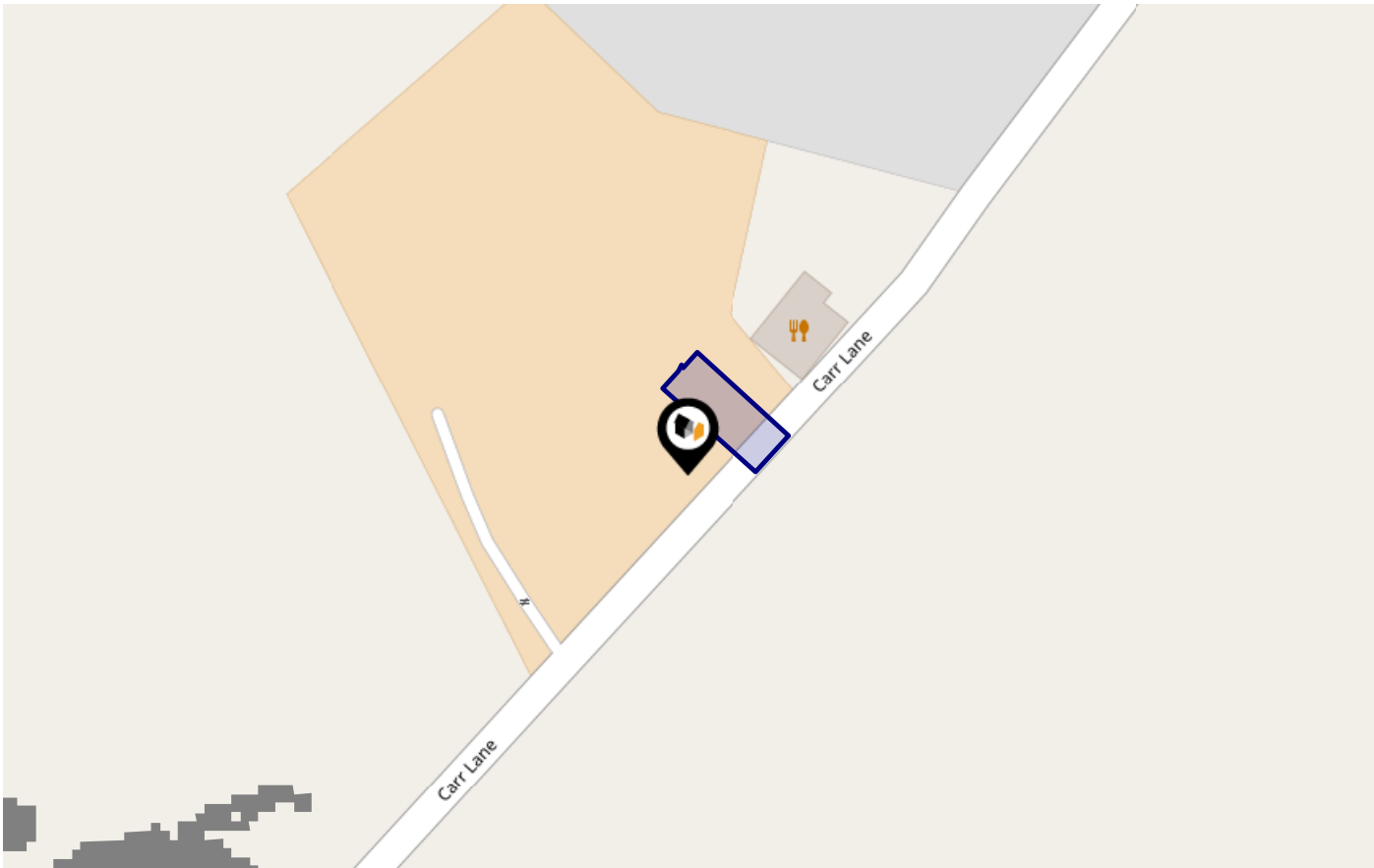


Flood Risk

Rivers & Seas - Climate Change

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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.

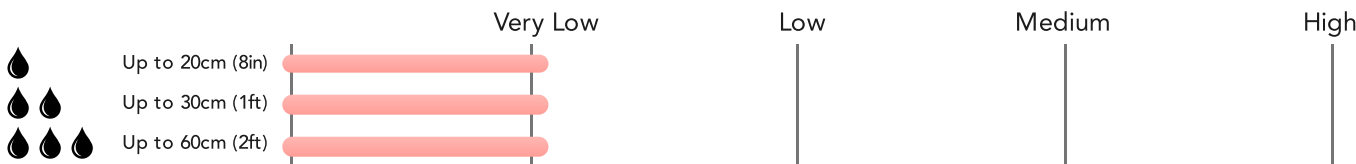


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Chance of flooding to the following depths at this property:



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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.

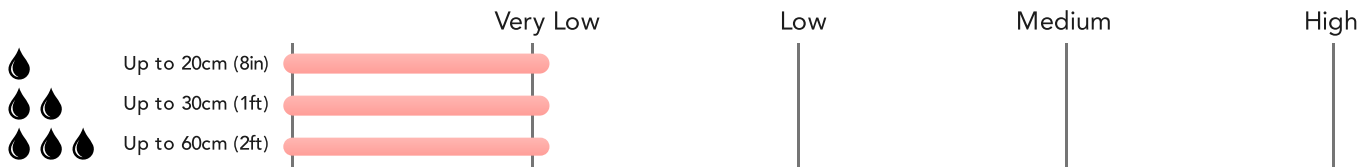


Risk Rating: Very low

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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:



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.

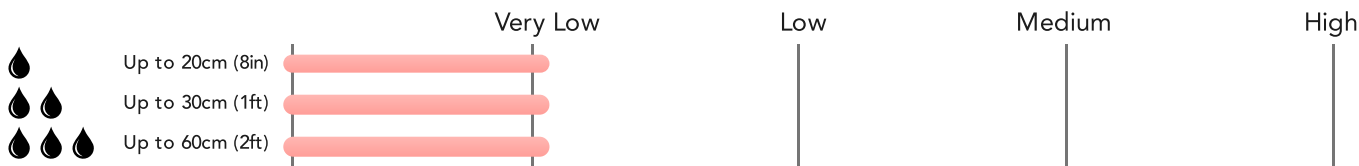


Risk Rating: Very low

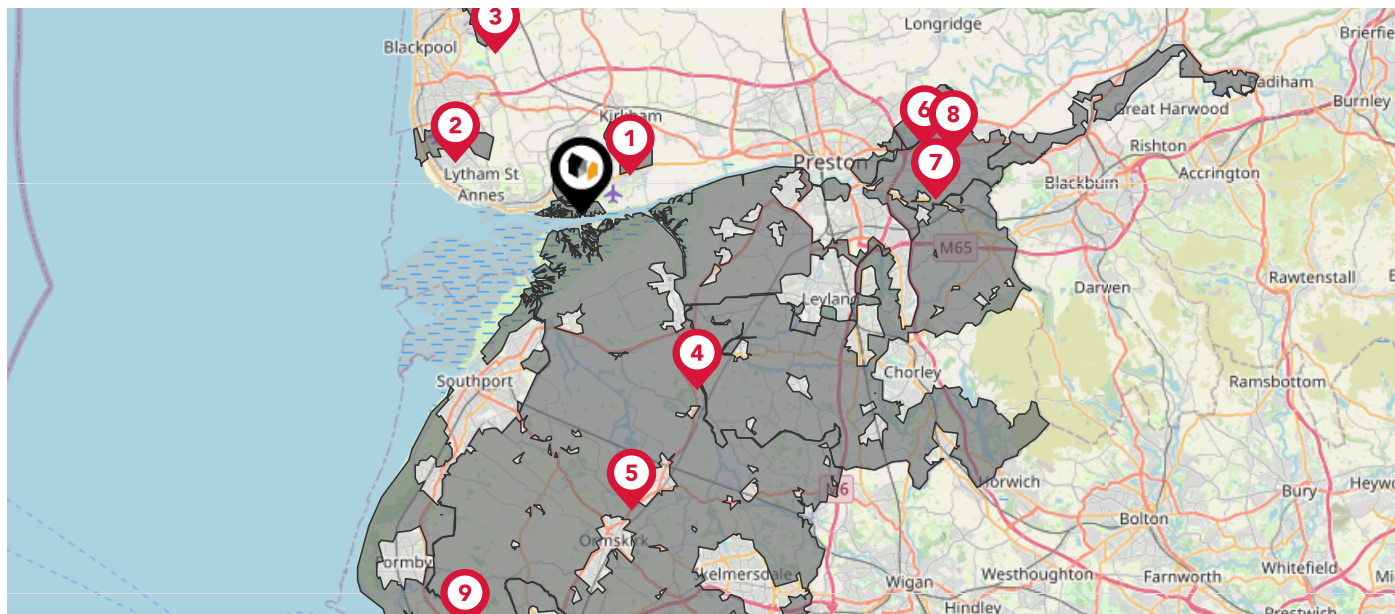
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

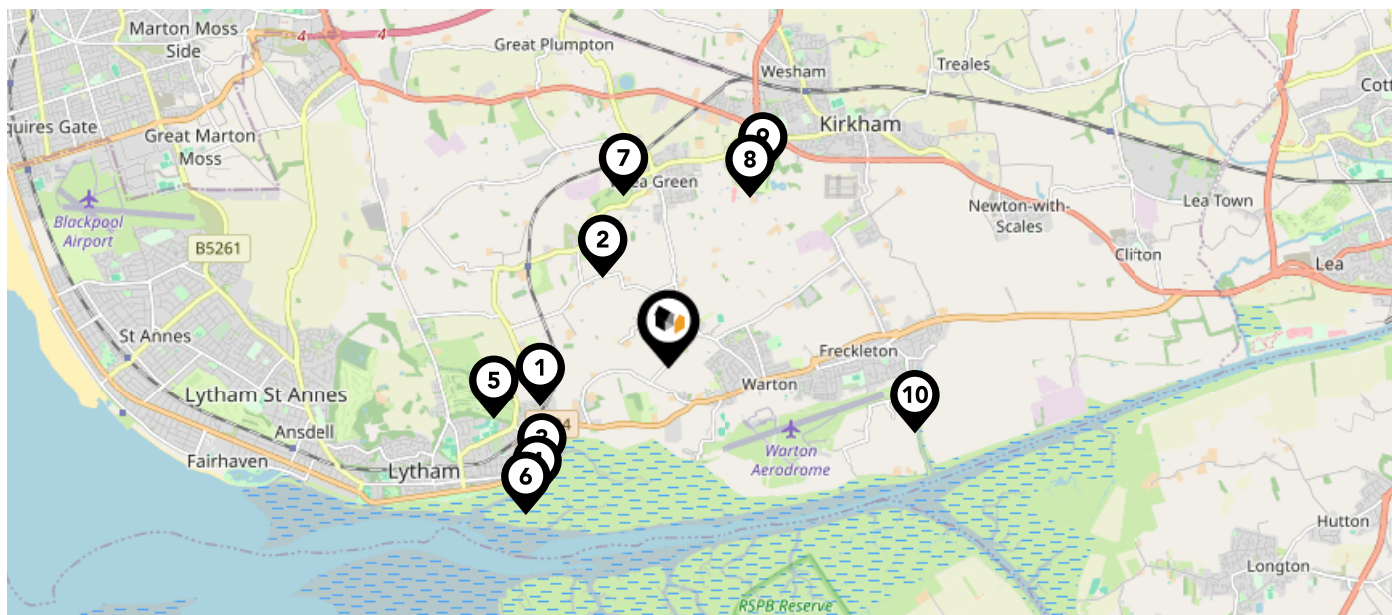
-  Blackpool Green Belt - Fylde
-  Blackpool Green Belt - Blackpool
-  Blackpool Green Belt - Wyre
-  Merseyside and Greater Manchester Green Belt - Chorley
-  Merseyside and Greater Manchester Green Belt - West Lancashire
-  Merseyside and Greater Manchester Green Belt - Preston
-  Merseyside and Greater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

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

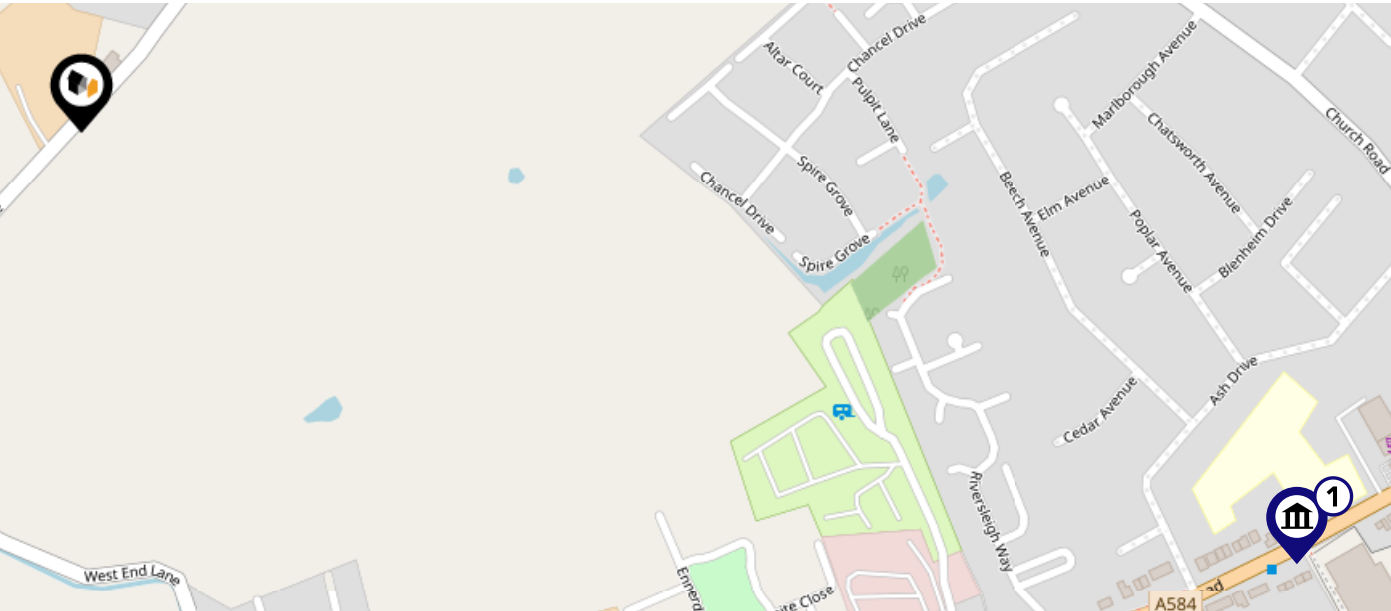
1	Saltcotes-Lytham Hall Park, Saltcoates Road, Lytham, Lancashire	Historic Landfill	☐
2	Moss Side Lane-Moss Side	Historic Landfill	☐
3	Lytham Pumping Station-Off Preston Road, Lytham, Lancashire	Historic Landfill	☐
4	Sadlers Lytham Limited-Dock Road, Lytham, Lancashire	Historic Landfill	☐
5	Land off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

Maps

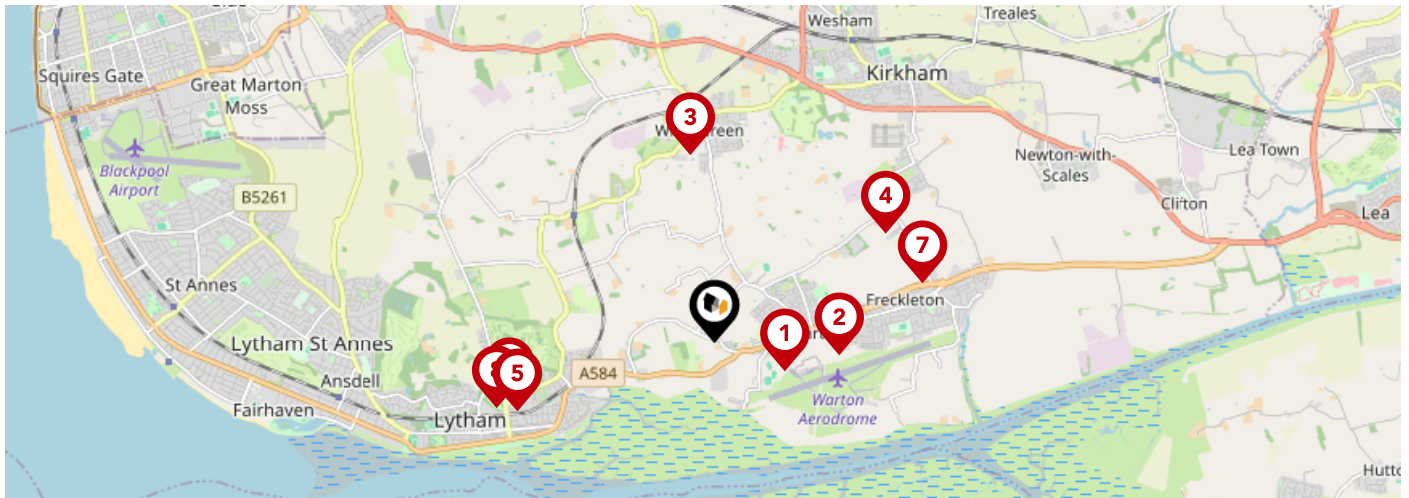
Listed Buildings

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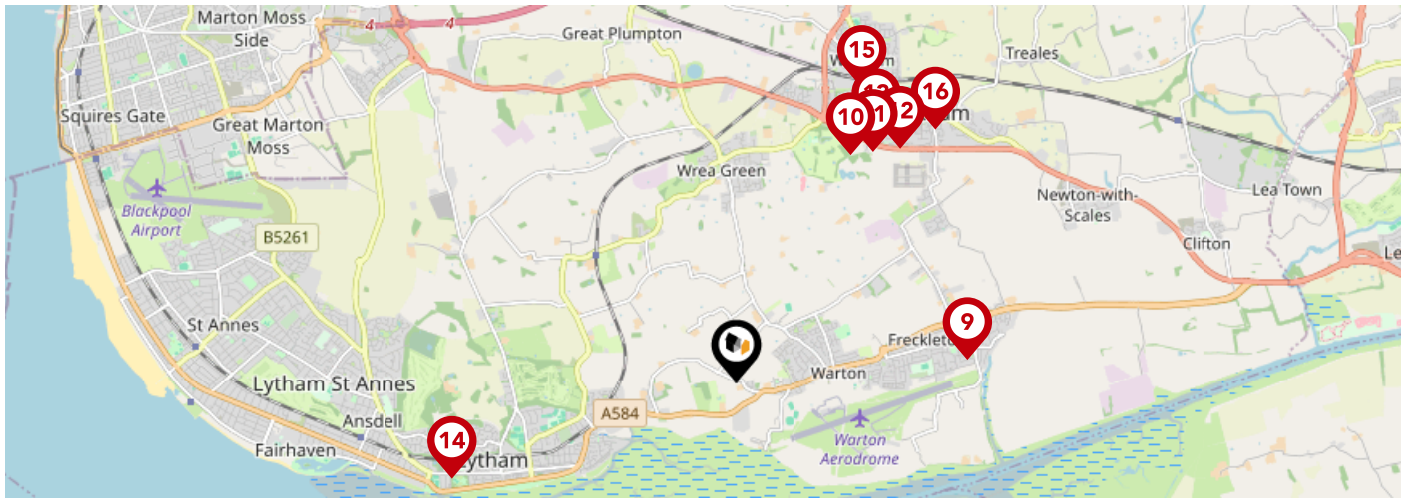
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1072050 - 204, Lytham Road	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Warton St Paul's Church of England Primary Academy Ofsted Rating: Good Pupils: 105 Distance:0.68	☐	☒	☐	☐	☐
2	Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:1.1	☐	☒	☐	☐	☐
3	Ribby with Wrea Endowed CofE Primary School Ofsted Rating: Outstanding Pupils: 154 Distance:1.65	☐	☒	☐	☐	☐
4	Linton School Ofsted Rating: Good Pupils: 12 Distance:1.78	☐	☐	☒	☐	☐
5	St Bede's Catholic High School Ofsted Rating: Good Pupils: 824 Distance:1.82	☐	☐	☒	☐	☐
6	St Peter's Catholic Primary School, Lytham Ofsted Rating: Good Pupils: 206 Distance:1.86	☐	☒	☐	☐	☐
7	Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:1.91	☐	☒	☐	☐	☐
8	Lytham Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 201 Distance:1.99	☐	☒	☐	☐	☐

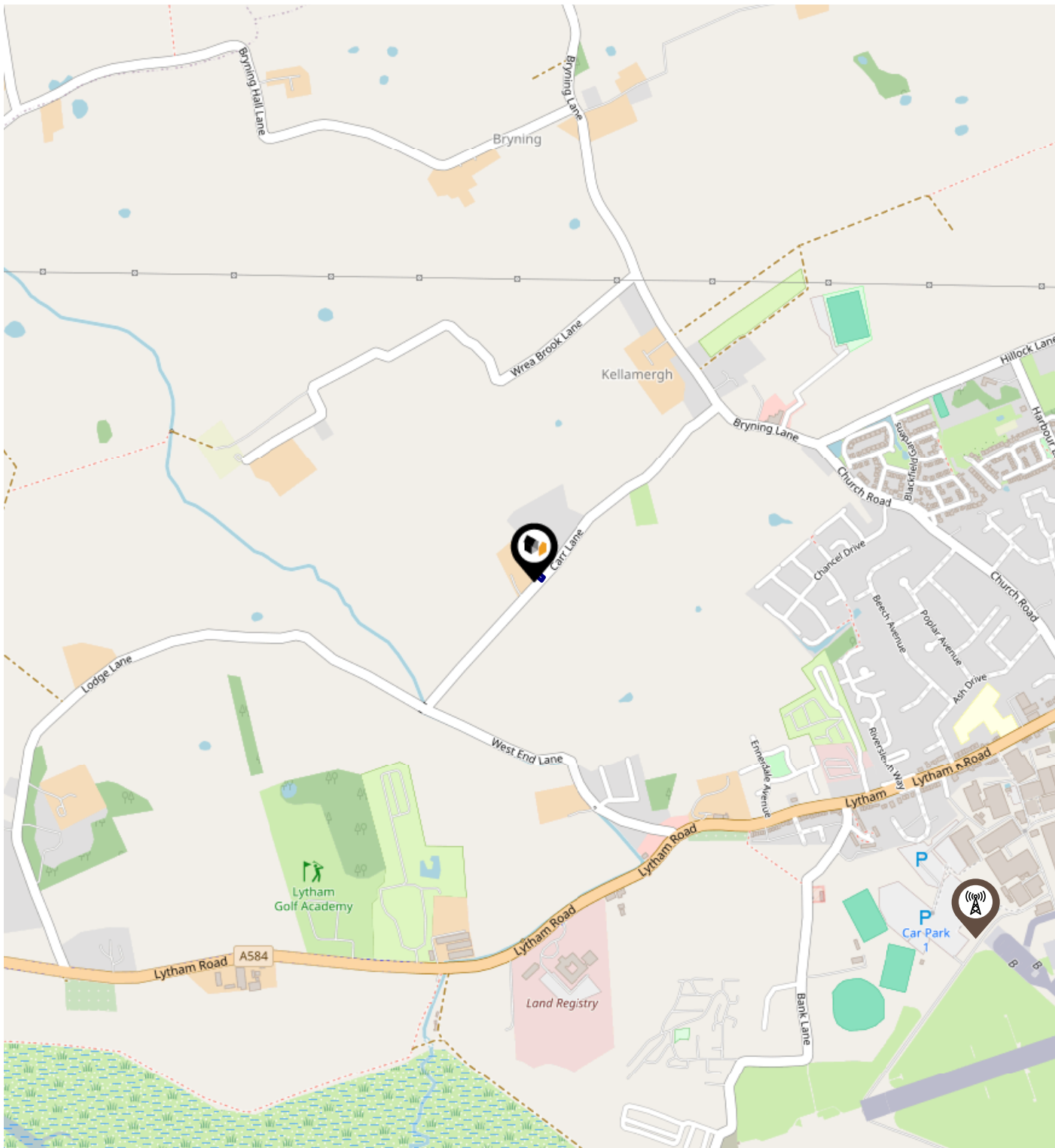


		Nursery	Primary	Secondary	College	Private
9	Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:2.04	☐	☒	☐	☐	☐
10	Kirkham Grammar School Ofsted Rating: Not Rated Pupils: 809 Distance:2.23	☐	☐	☒	☐	☐
11	The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:2.34	☐	☒	☐	☐	☐
12	Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:2.51	☐	☐	☒	☐	☐
13	Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.52	☐	☒	☐	☐	☐
14	Lytham Hall Park Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.63	☐	☒	☐	☐	☐
15	Medlar-with-Wesham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 144 Distance:2.8	☐	☒	☐	☐	☐
16	Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:2.82	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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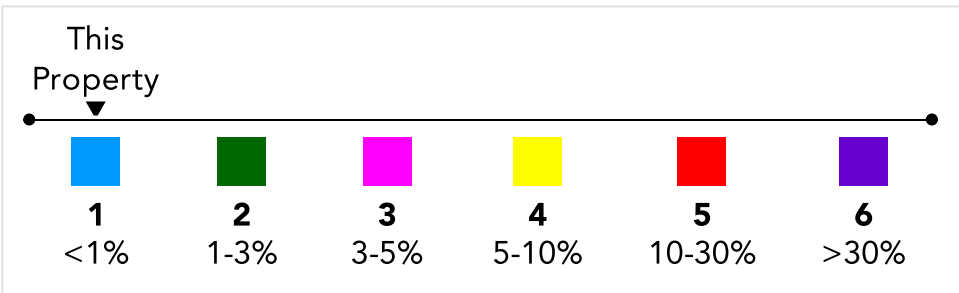


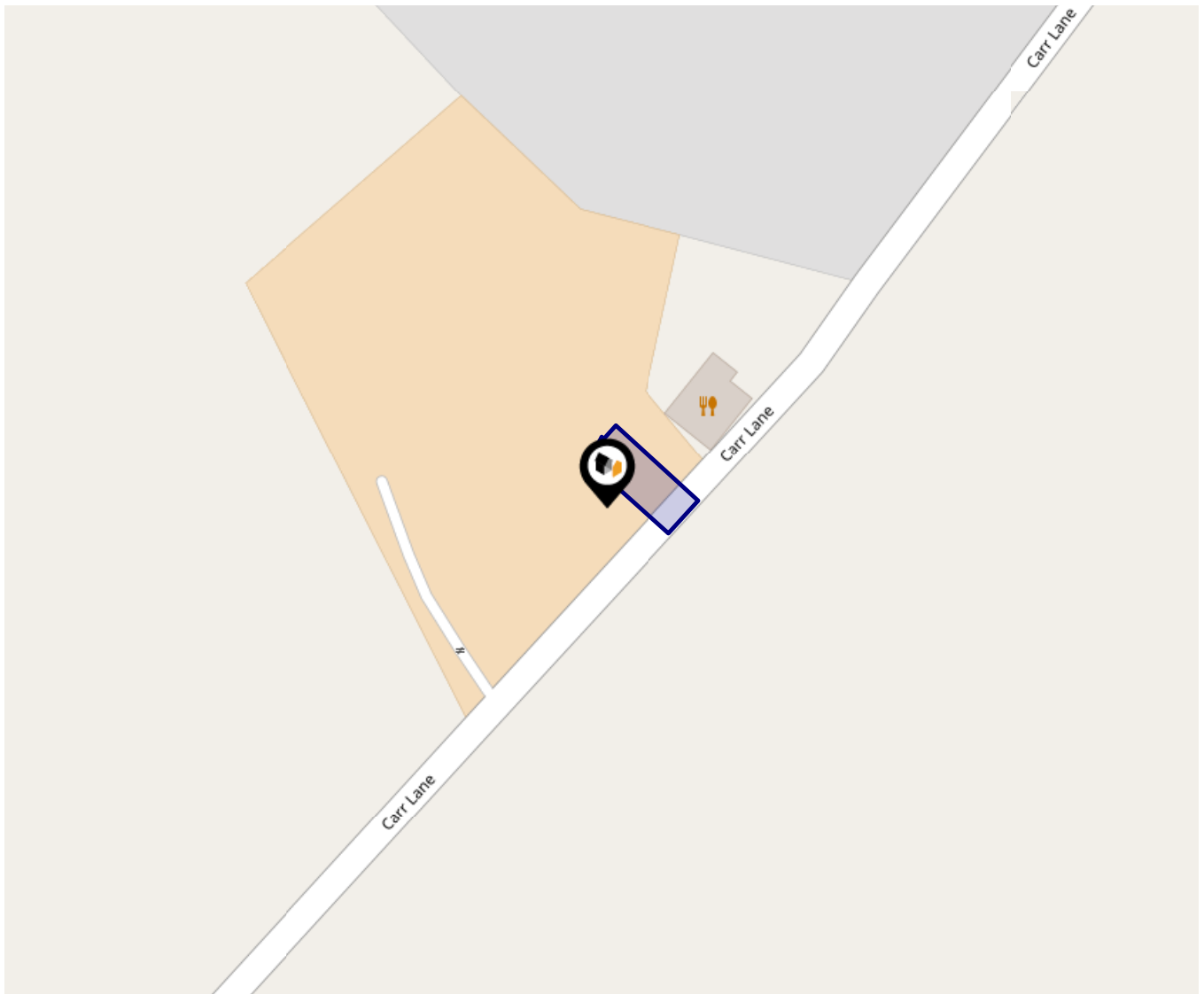
Key:

-  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/m³).





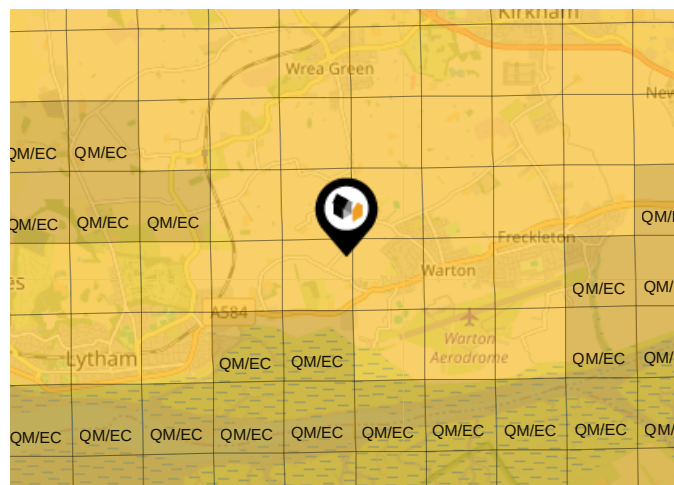
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



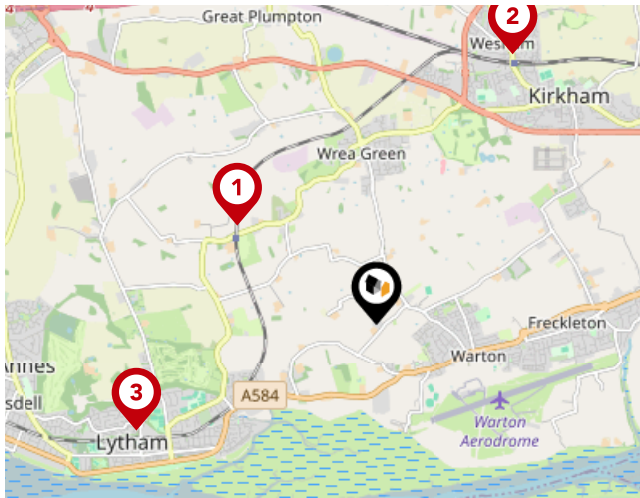
Primary Classifications (Most Common Clay Types)

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

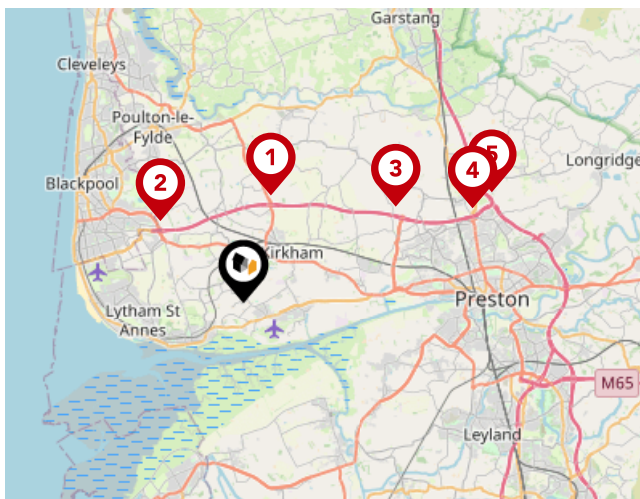
Transport (National)

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National Rail Stations

Pin	Name	Distance
	Moss Side Rail Station	1.5 miles
	Kirkham & Wesham Rail Station	2.66 miles
	Lytham Rail Station	2.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J3	3.87 miles
	M55 J4	4.08 miles
	M55 J2	6.29 miles
	M55 J1	8.7 miles
	M6 J32	9.52 miles



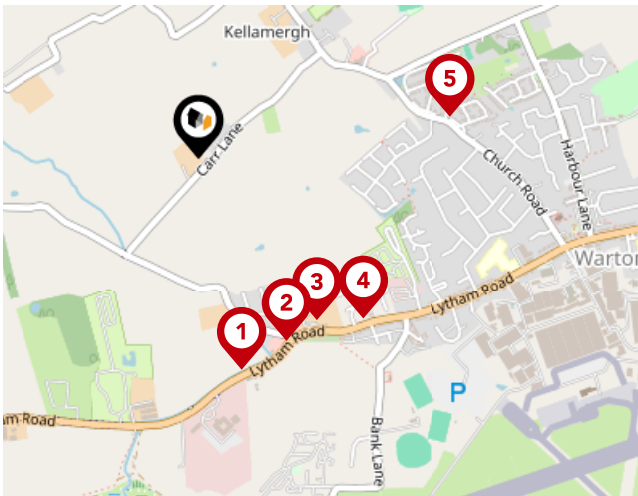
Airports/Helipads

Pin	Name	Distance
	Highfield	5.55 miles
	Speke	28.8 miles
	Manchester Airport	37.24 miles
	Leeds Bradford Airport	51.79 miles

Area

Transport (Local)

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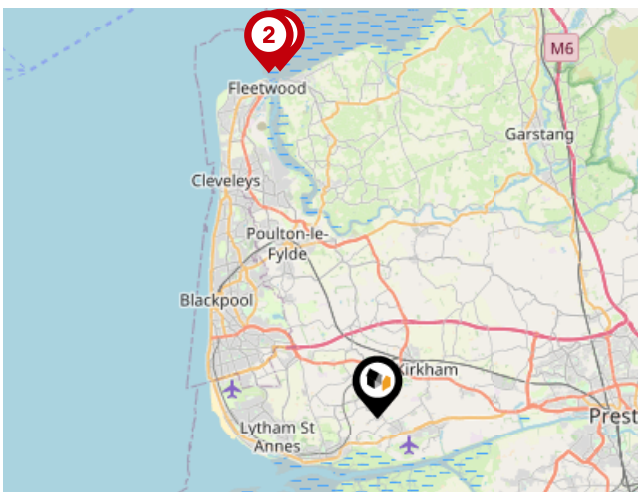
Bus Stops/Stations

Pin	Name	Distance
1	Land Registry	0.47 miles
2	West End Lane	0.44 miles
3	West End Lane	0.44 miles
4	Florence Ave	0.5 miles
5	Blackfield Gardens	0.56 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	6.12 miles
2	Starr Gate (Blackpool Tramway)	6.11 miles
3	Harrow Place (Blackpool Tramway)	6.28 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	12.63 miles
2	Fleetwood for Knott End Ferry Landing	12.68 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.



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