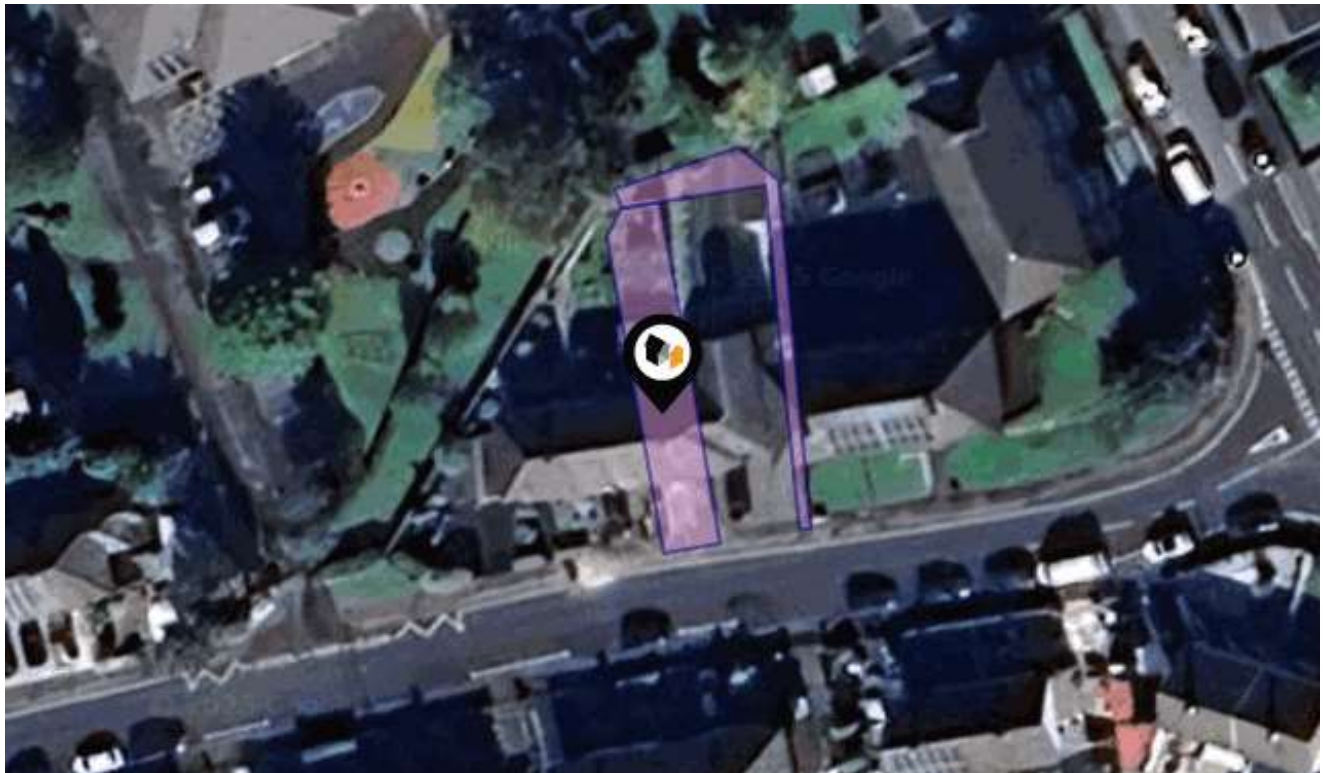# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 10th December 2025

49, KELSALL AVENUE, BLACKBURN, BB1 5RU

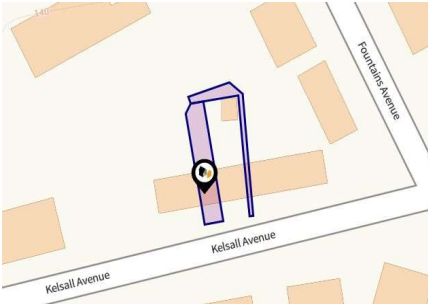**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Terraced	**Last Sold Date:**	29/03/2007
Bedrooms:	2	**Last Sold Price:**	£85,000
Floor Area:	914 ft^2 / 85 m^2	**Last Sold £/ft^2:**	£92
Plot Area:	0.06 acres	**Tenure:**	Leasehold
Council Tax :	Band A	**Start Date:**	22/12/1938
Annual Estimate:	£1,558	**End Date:**	01/09/2937
Title Number:	LA253918	**Lease Term:**	999 years from 1 September 1938
UPRN:	100010745161		
		Term Remaining:	912 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s	**76** mb/s	**2000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning History
This Address

Planning records for: *49, Kelsall Avenue, Blackburn, BB1 5RU*

Reference - 10/20/0510

Decision:	FINAL DECISION
Date:	05th June 2020

Description:

Erection of single storey extension to rear. 6m from rear wall, max height 3.2m, height to eaves 2.2m.

Reference - 10/20/0651

Decision:	FINAL DECISION
Date:	13th July 2020

Description:

Proposed outbuilding to provide additional elderly person floor space

Reference - 10/20/0469

Decision:	WITHDRAWN
Date:	26th May 2020

Description:

Proposed single storey rear extension

Freehold Title Plan

LA101845

Leasehold Title Plan

LA253918

Start Date:	22/12/1938
End Date:	01/09/2937
Lease Term:	999 years from 1 September 1938
Term Remaining:	912 years

49 Kelsall Avenue BLACKBURN BB1 5RU

Energy rating

F

Valid until 27.11.2035	Certificate number 08358929250904486222

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			78 | C
55-68	D			
39-54	E			
21-38	F		33 | F	
1-20	G			

EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	No system present: electric heaters assumed
Main Heating Controls:	None
Hot Water System:	No system present: electric immersion assumed
Hot Water Energy Efficiency:	No system present: electric immersion assumed
Lighting:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	85 m^2

Coal Mining

LANDWOOD GROUP

This map displays nearby coal mine entrances and their classifications.
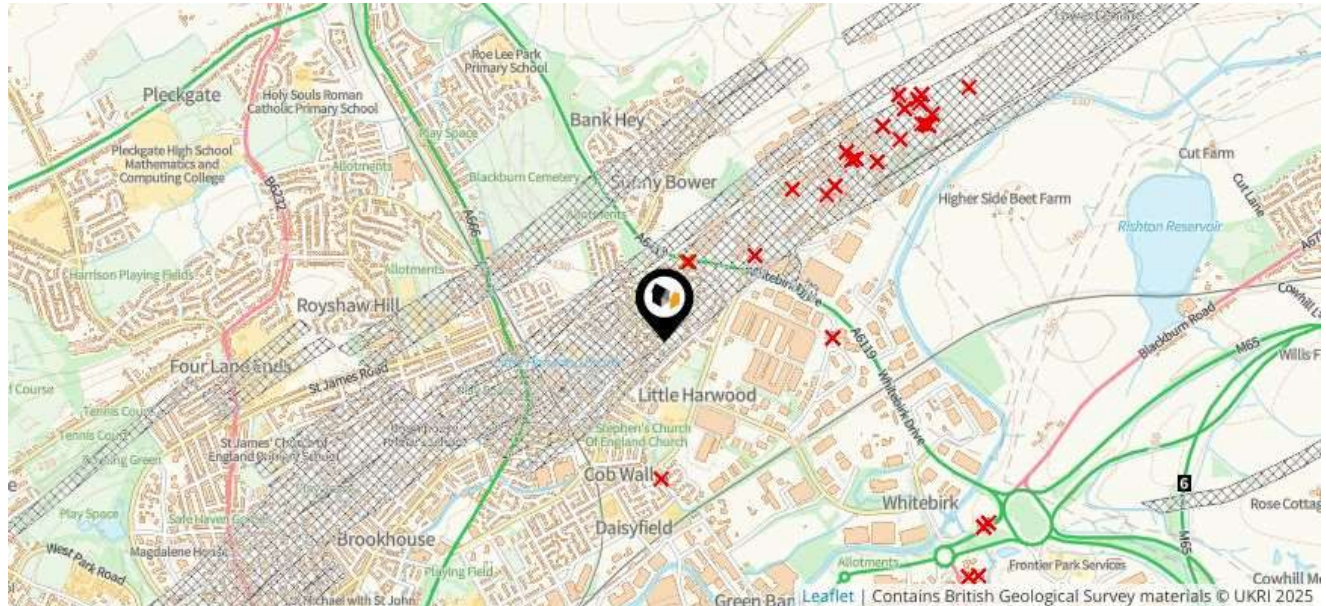
Mine Entry

✗ 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.

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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.
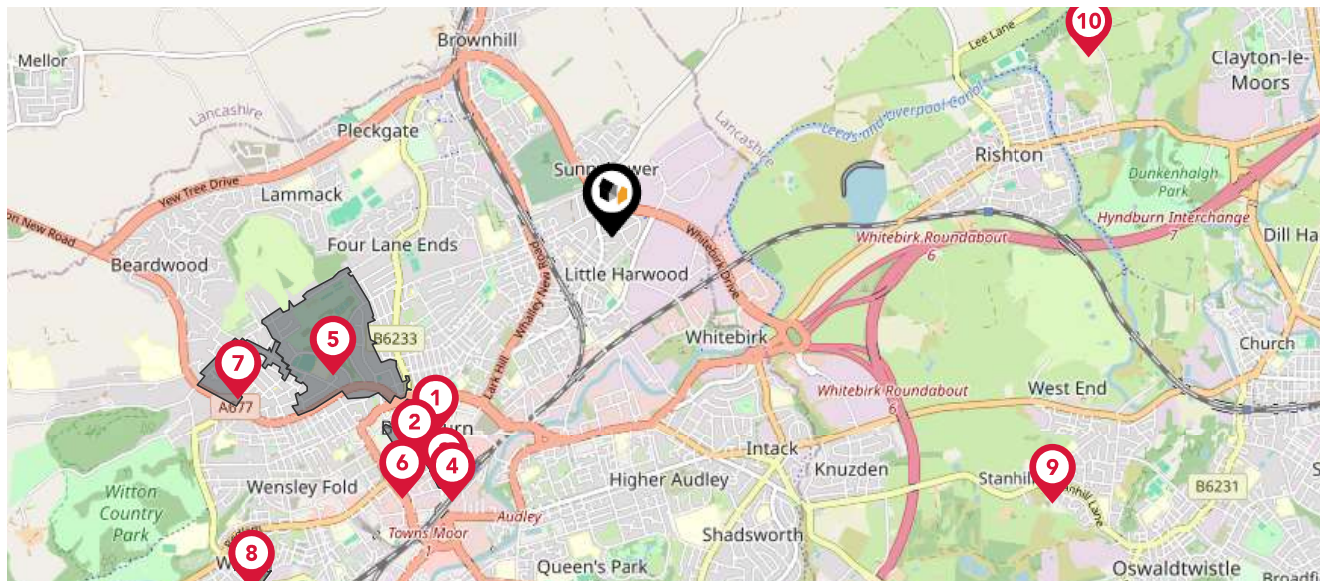
Nearby Conservation Areas

1	Richmond Terrace
2	Northgate
3	Cathedral
4	Darwen Street
5	Corporation Park
6	King Street
7	Revidge
8	Griffin
9	Stanhill
10	Tottleworth

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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
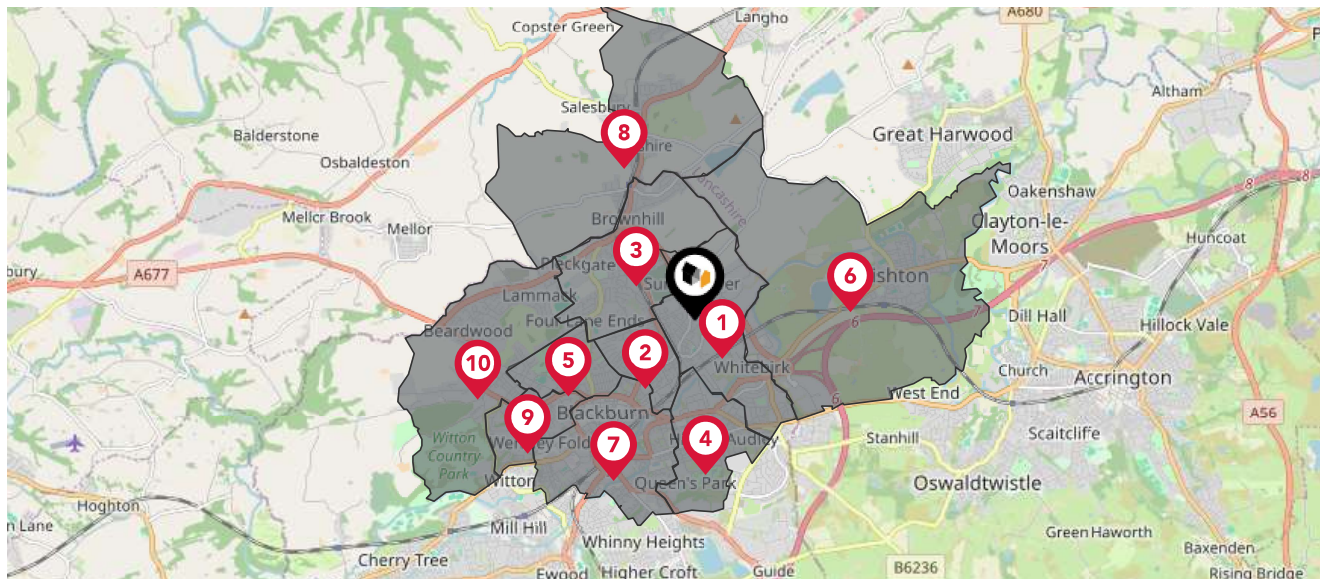

Nearby Council Wards

1	Little Harwood & Whitebirk Ward
2	Bastwell & Daisyfield Ward
3	Roe Lee Ward
4	Audley & Queen's Park Ward
5	Shear Brow & Corporation Park Ward
6	Rishton Ward
7	Blackburn Central Ward
8	Wilpshire & Ramsgreave Ward
9	Wensley Fold Ward
10	Billinge & Beardwood Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
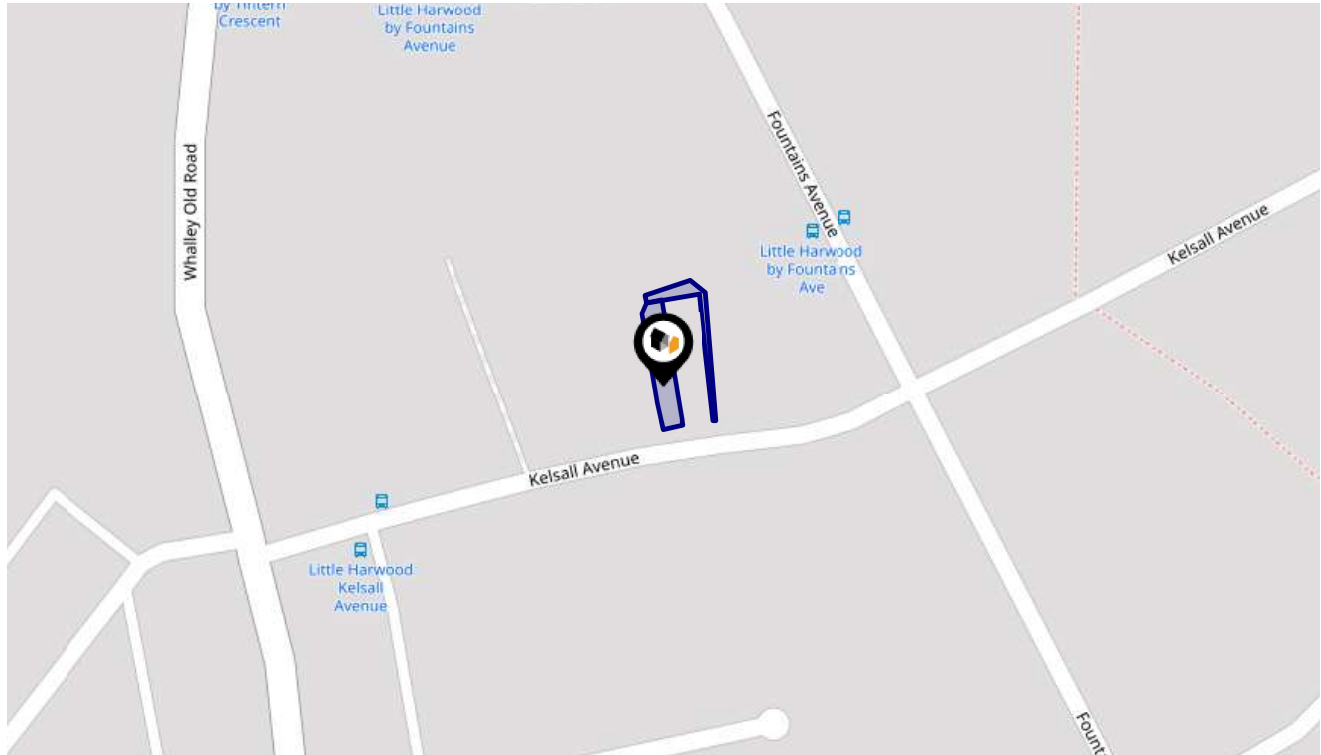
Rail Noise Data

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:

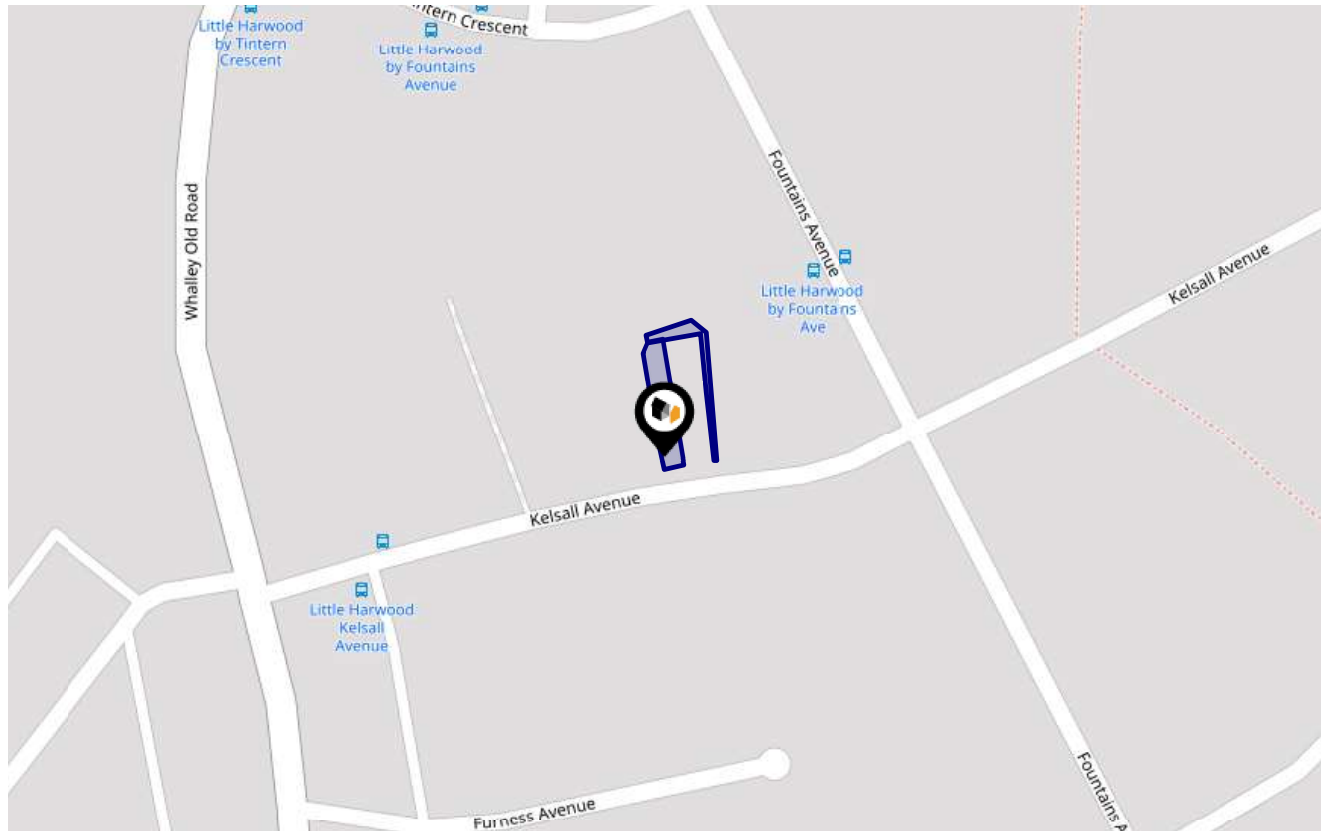| 5 | 75.0+ dB | ■ |
4	70.0-74.9 dB	■
3	65.0-69.9 dB	■
2	60.0-64.9 dB	■
1	55.0-59.9 dB	■

Rivers & Seas - Flood Risk

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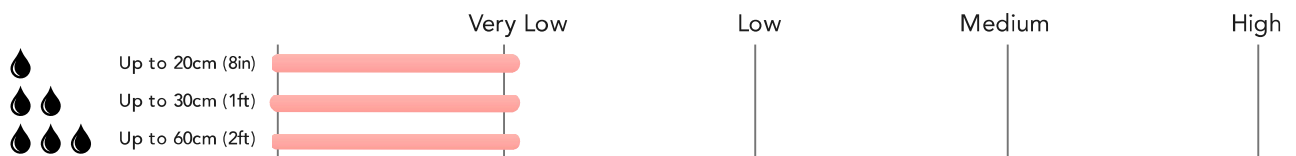

Risk Rating: Very low

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.

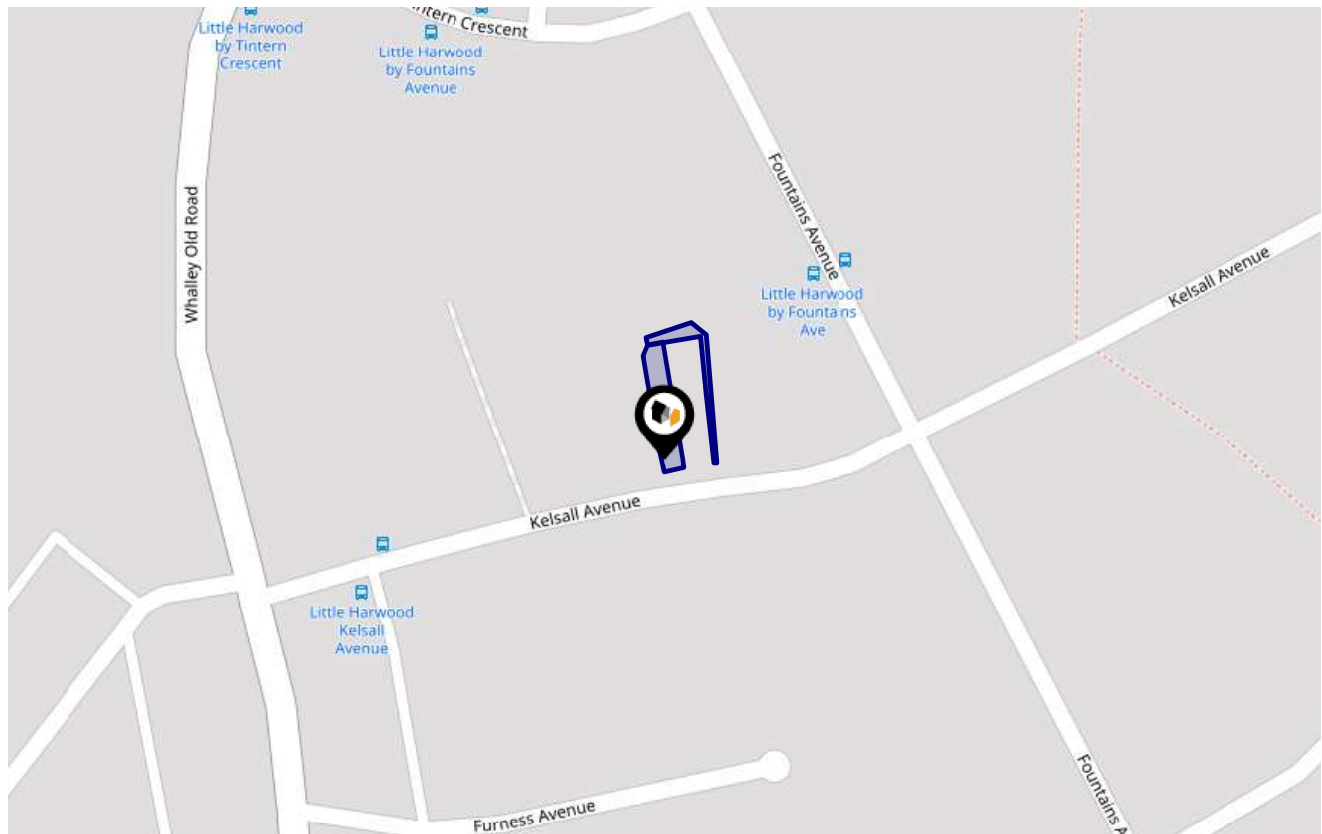Chance of flooding to the following depths at this property:

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

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.
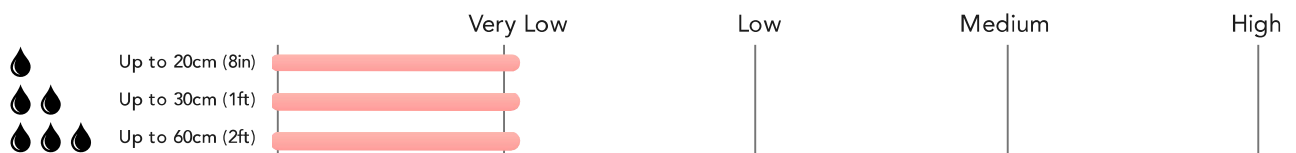

Risk Rating: Very low

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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.

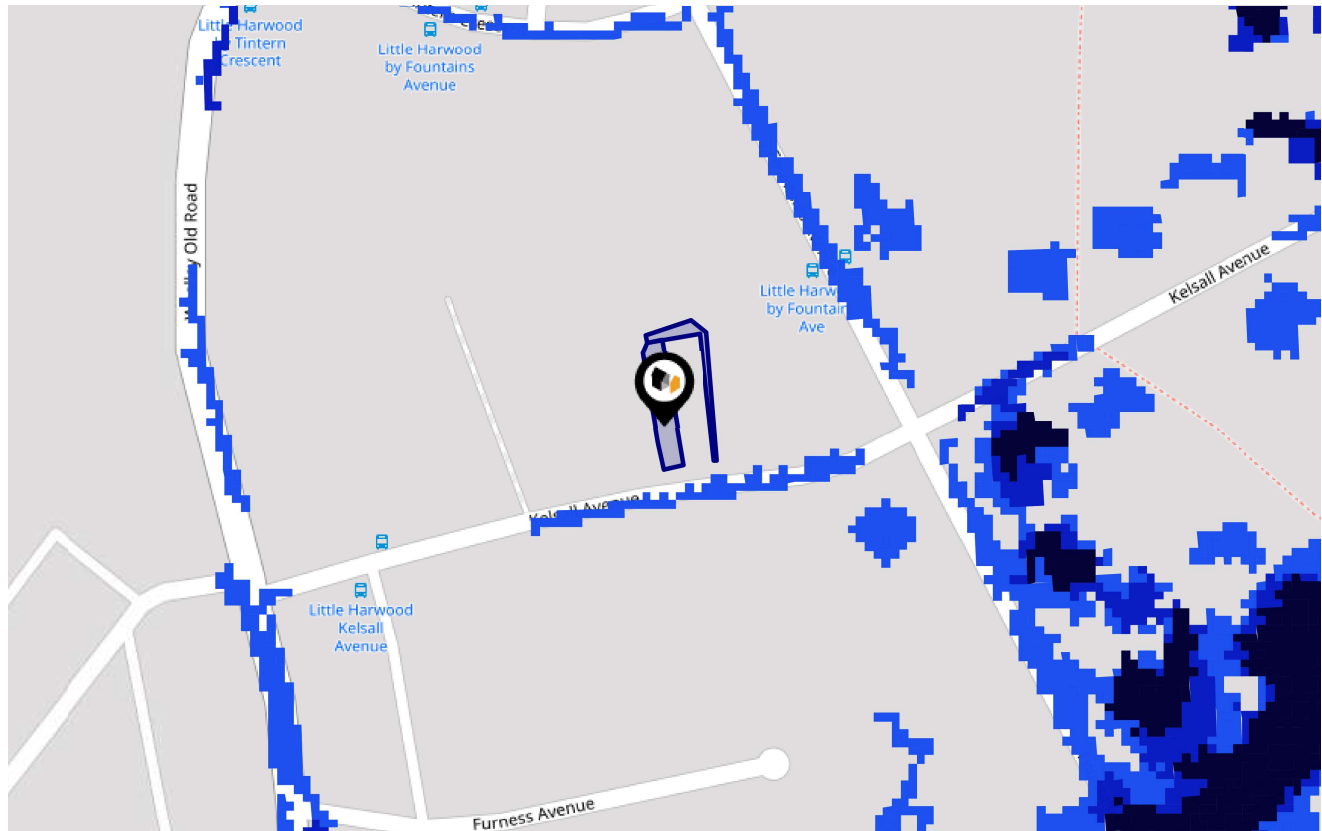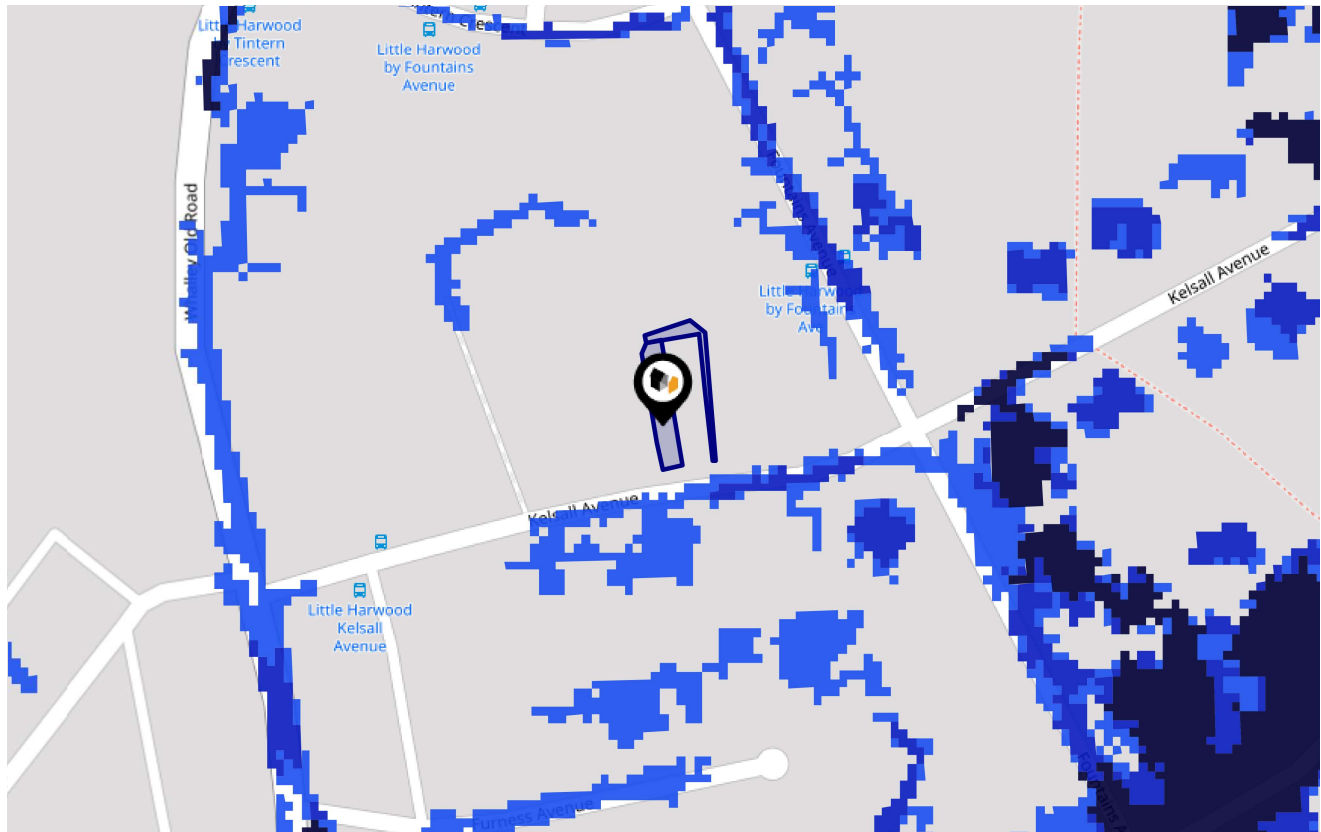Chance of flooding to the following depths at this property:

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

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This map 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:

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

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Surface Water - Climate Change

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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)					

KPF - Key Property Facts

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
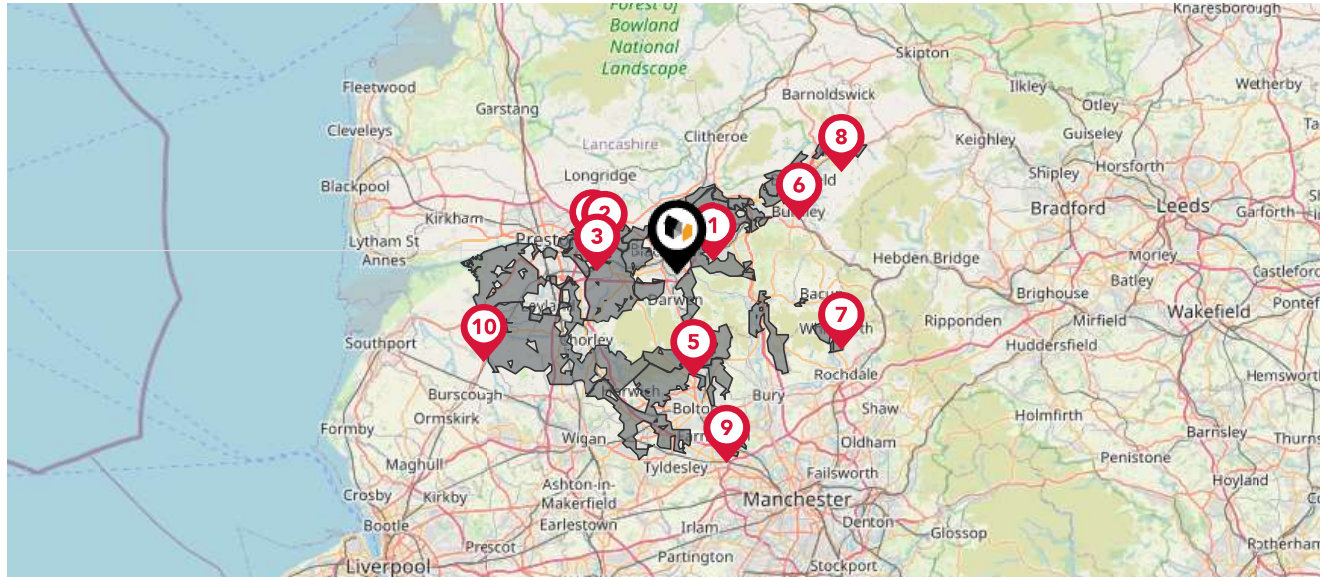
Nearby Green Belt Land	
1	Merseyside and Greater Manchester Green Belt - Hyndburn
2	Merseyside and Greater Manchester Green Belt - Ribble Valley
3	Merseyside and Greater Manchester Green Belt - South Ribble
4	Merseyside and Greater Manchester Green Belt - Preston
5	Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
6	Merseyside and Greater Manchester Green Belt - Burnley
7	Merseyside and Greater Manchester Green Belt - Rossendale
8	Merseyside and Greater Manchester Green Belt - Pendle
9	Merseyside and Greater Manchester Green Belt - Bolton
10	Merseyside and Greater Manchester Green Belt - Chorley

Maps
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.
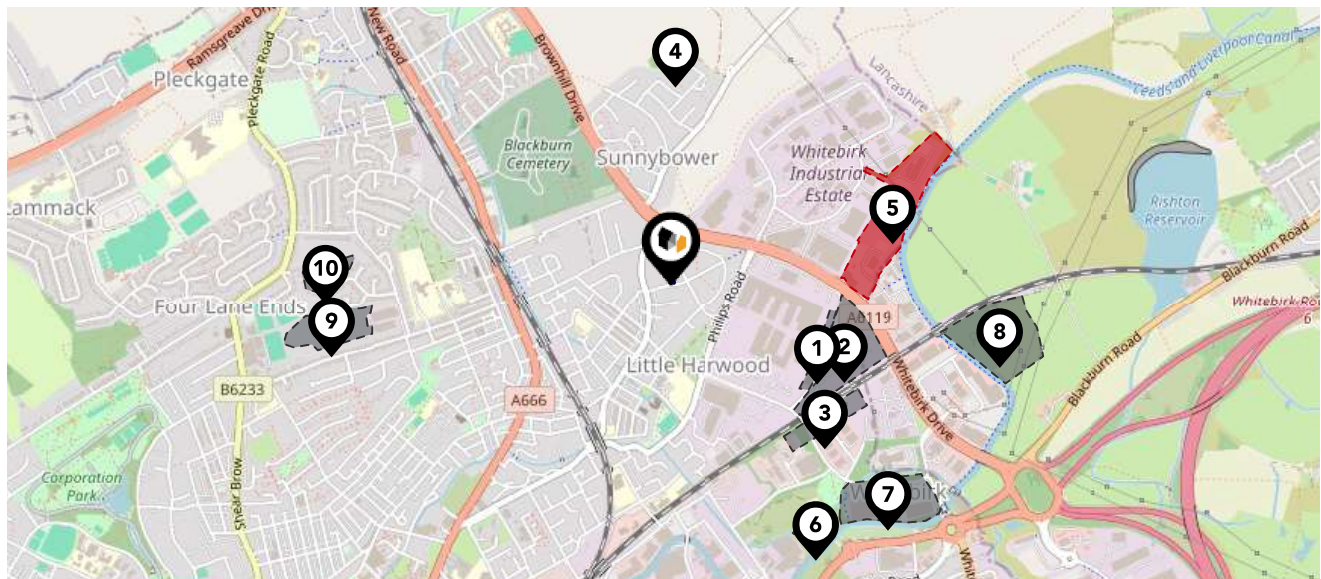
Nearby Landfill Sites

1	Mullards-Phillips Road, Blackburn, Lancashire	Historic Landfill
2	Whitebirk Playing Fields-Whitebirk Drive, Little Harwood, Blackburn, Lancashire	Historic Landfill
3	Greenbank Gas Works-Greenbank Industrial Estate, Gorse Street, Blackburn, Lancashire	Historic Landfill
4	Sunnybower Playing Fields-Whalley Old Road, Sunnybower, Blackburn, Lancashire	Historic Landfill
5	EA/EPR/HP3491CT/V007	Active Landfill
6	Imperial Mill-Gorse Street, Blackburn, Lancashire	Historic Landfill
7	Greenbank Industrial Estate-Blakewater Road, Blackburn, Whitebirk, Lancashire	Historic Landfill
8	Former Coal Stocking Yard-Whitebirk, Off Blackburn Road, Rishton, Lancashire	Historic Landfill
9	Royshaw Quarry-Off Larkam Road, Royshaw, Blackburn, Lancashire	Historic Landfill
10	North of St James Road-Off Cadshaw Close, Royshaw, Blackburn, Lancashire	Historic Landfill

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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...
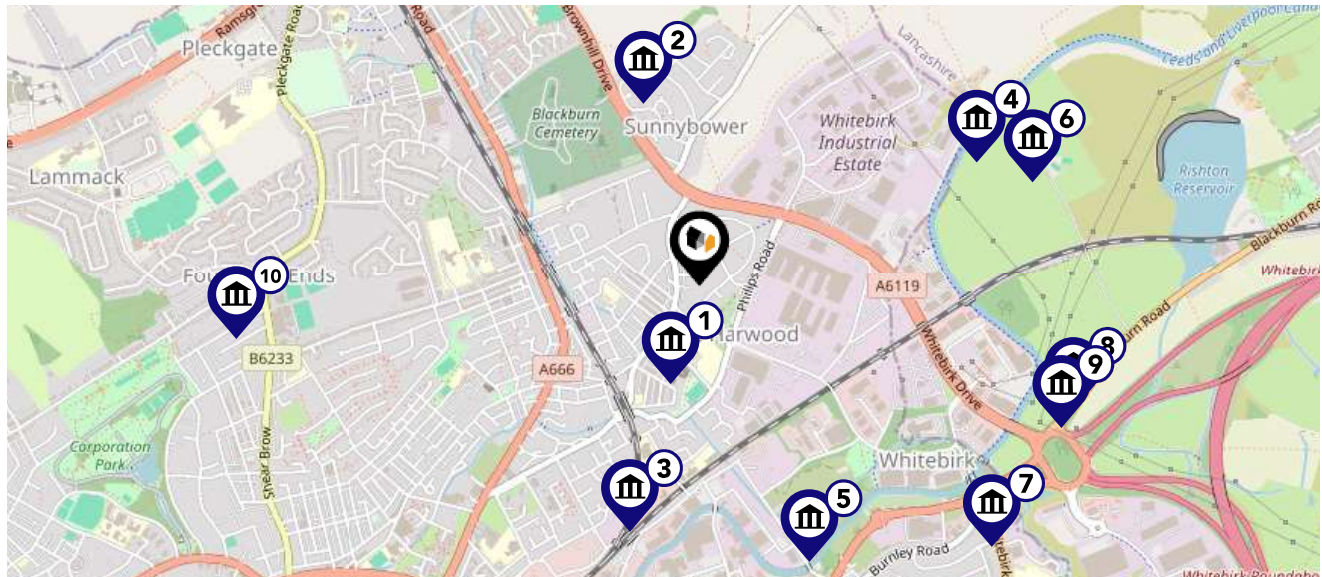
Listed Buildings in the local district	Grade	Distance
1 1239875 - Coach House To South East Of St Stephens Conservative Club Curved Walling And Piers To East Of St Stephens Conservative Club St Stephens Conservative Club	Grade II	0.2 miles
2 1273854 - Myles Wife Hey	Grade II	0.4 miles
3 1412054 - Daisyfield Signal Box	Grade II	0.6 miles
4 1206129 - Canal Bridge Number 106 (side Beet Bridge)	Grade II	0.7 miles
5 1273825 - Imperial Mill	Grade II	0.7 miles
6 1072704 - Higher Side Beet Farmhouse	Grade II	0.8 miles
7 1267575 - Red Lion Inn	Grade II	0.9 miles
8 1206107 - Whitebirk North Cottage	Grade II	0.9 miles
9 1072700 - Whitebirk Moss Farmhouse	Grade II	0.9 miles
10 1239163 - Revidge Fold	Grade II	1.1 miles

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		Nursery	Primary	Secondary	College	Private
1	**St Stephen's Church of England Primary School** Ofsted Rating: Good | Pupils: 395 | Distance:0.26	☐	☑	☐	☐	☐
2	**Islamiyah School** Ofsted Rating: Not Rated | Pupils: 183 | Distance:0.29	☐	☐	☑	☐	☐
3	**Rawdhatul Uloom Islamic Primary School** Ofsted Rating: Good | Pupils: 144 | Distance:0.34	☐	☑	☐	☐	☐
4	**Daisyfield Primary School** Ofsted Rating: Good | Pupils: 290 | Distance:0.47	☐	☑	☐	☐	☐
5	**Cedars Primary School** Ofsted Rating: Good | Pupils: 397 | Distance:0.49	☐	☑	☐	☐	☐
6	**Rawdhatul Ilm Wal Huda** Ofsted Rating: Good | Pupils: 144 | Distance:0.49	☐	☐	☑	☐	☐
7	**St Thomas's Centre** Ofsted Rating: Outstanding | Pupils: 83 | Distance:0.52	☐	☐	☑	☐	☐
8	**Jamiatul-Ilm Wal-Huda UK School** Ofsted Rating: Good | Pupils: 436 | Distance:0.52	☐	☐	☑	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Brookhouse Primary School Ofsted Rating: Good	Pupils: 263	Distance:0.58	☐	☑	☐	☐	☐
10 Roe Lee Park Primary School Ofsted Rating: Good	Pupils: 448	Distance:0.74	☐	☑	☐	☐	☐
11 St Alban's Roman Catholic Primary School Blackburn Ofsted Rating: Requires improvement	Pupils: 180	Distance:0.9	☐	☑	☐	☐	☐
12 St Michael With St John CofE Primary School Ofsted Rating: Good	Pupils: 287	Distance:0.95	☐	☑	☐	☐	☐
13 St James' Church of England Primary School Blackburn Ofsted Rating: Good	Pupils: 439	Distance:0.96	☐	☑	☐	☐	☐
14 Pleckgate High School Ofsted Rating: Outstanding	Pupils: 1350	Distance:1.04	☐	☐	☑	☐	☐
15 St Gabriel's Church of England Primary School Ofsted Rating: Good	Pupils: 210	Distance:1.04	☐	☑	☐	☐	☐
16 Holy Souls Roman Catholic Primary School Blackburn Ofsted Rating: Good	Pupils: 208	Distance:1.04	☐	☑	☐	☐	☐

LANDWOOD
GROUP
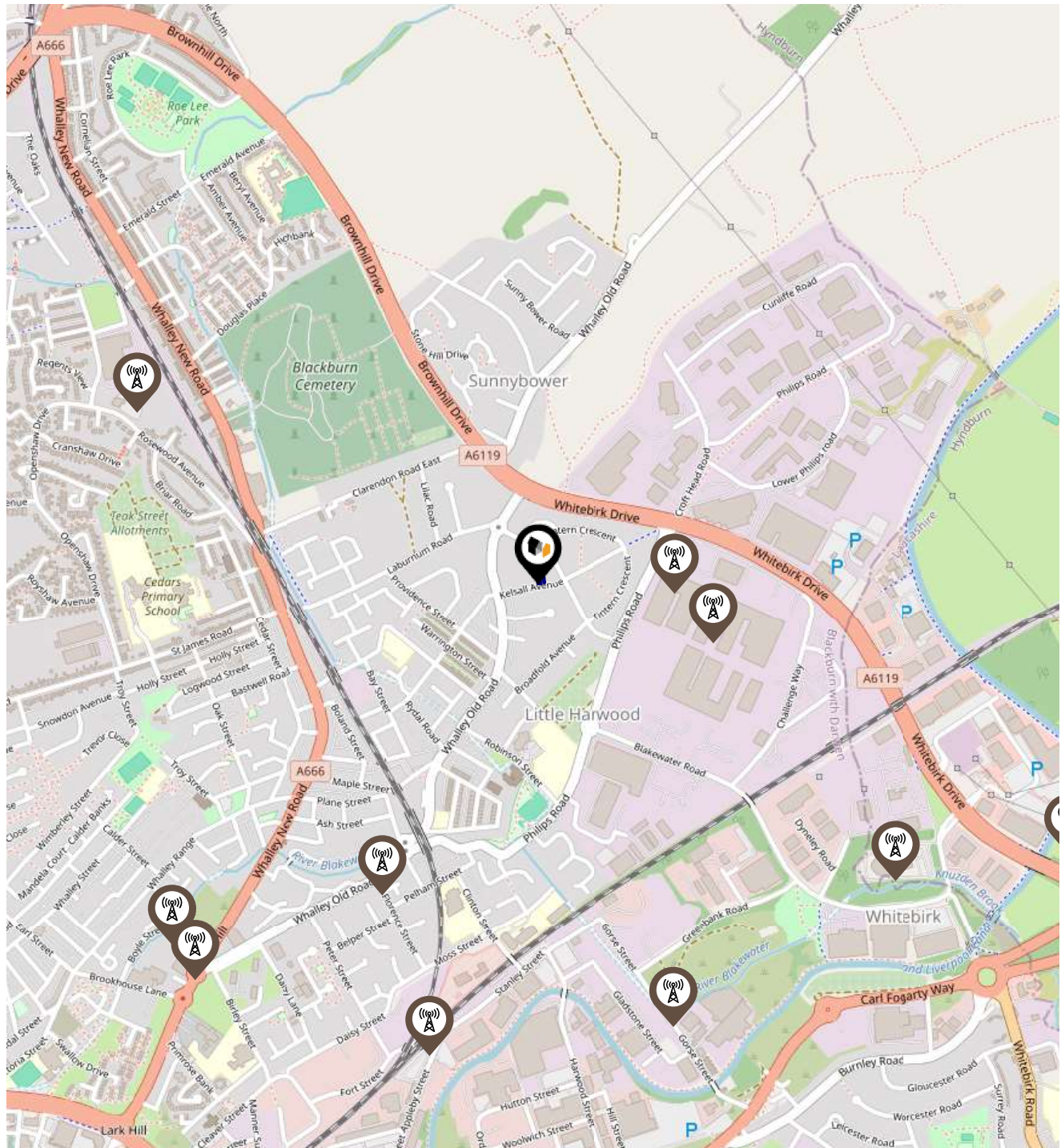
Key:

Power Pylons

Communication Masts

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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).
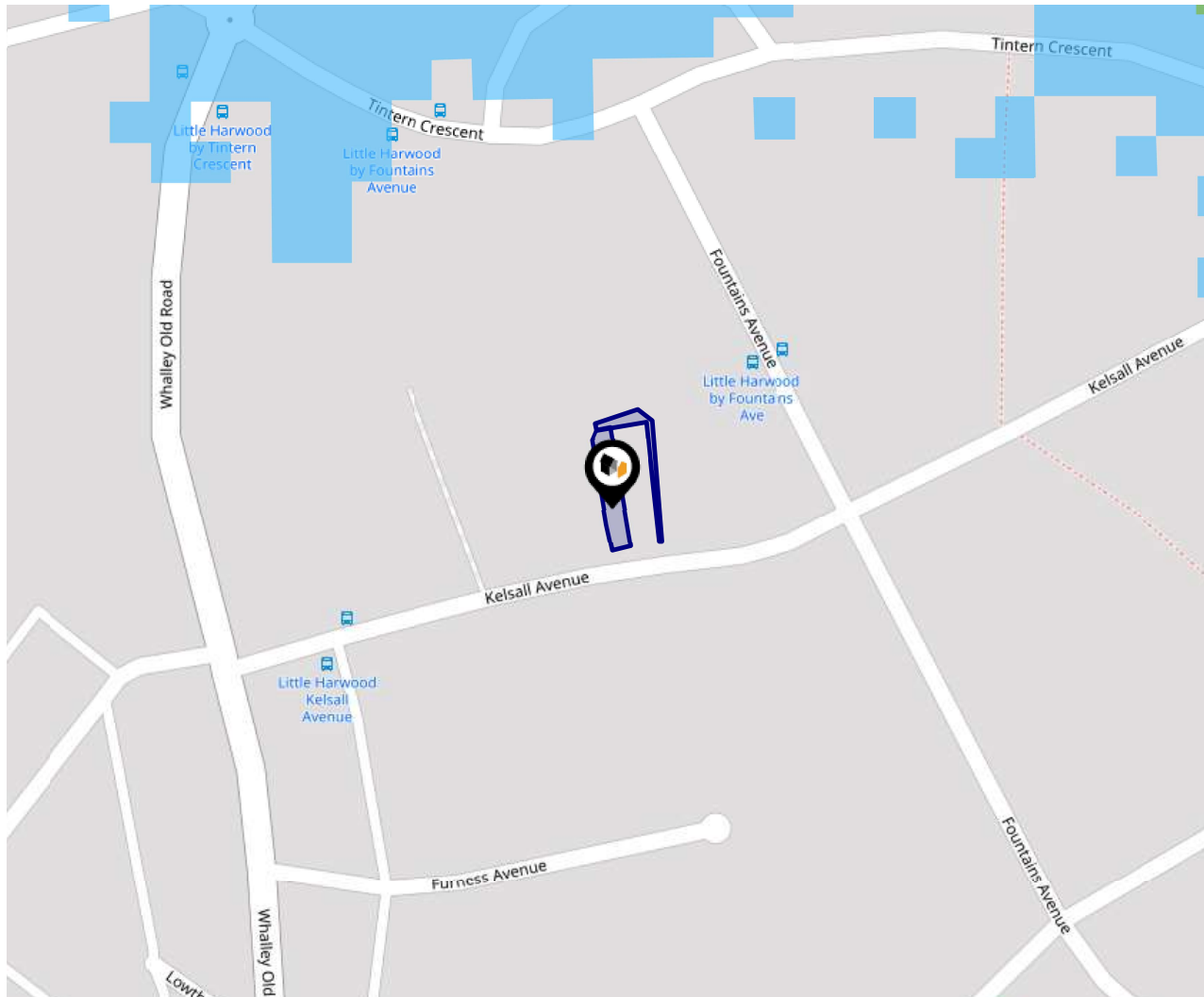

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
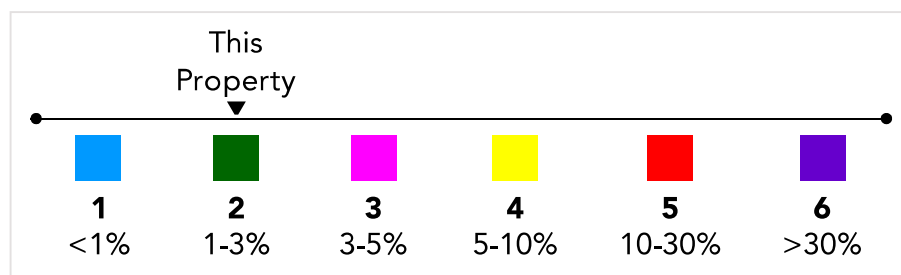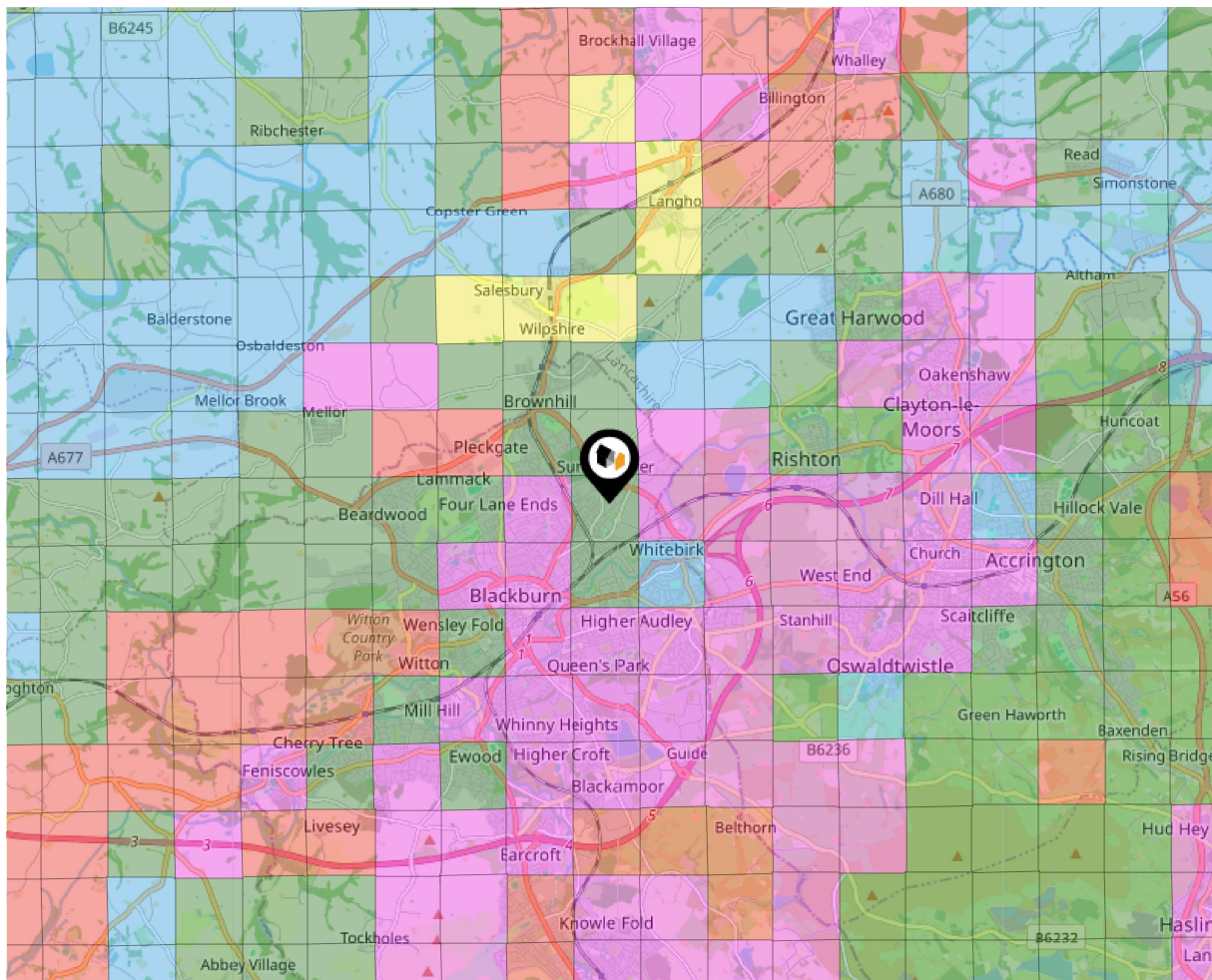
Local Area
Road Noise

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

Environment
Soils & Clay

LANDWOOD GROUP

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE(LOW)

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CLAYEY LOAM TO SILTY LOAM

Soil Depth: DEEP
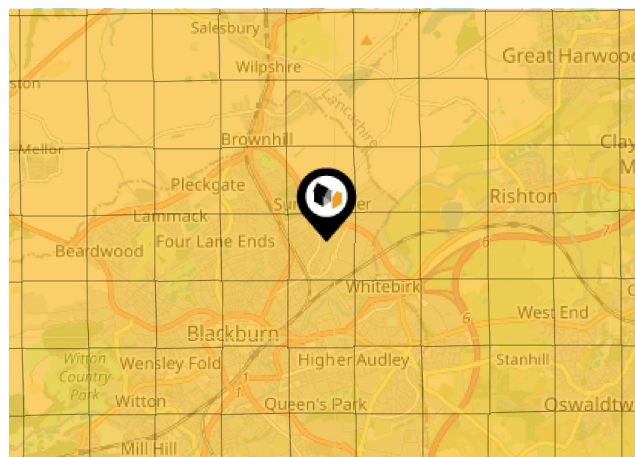
Primary Classifications (Most Common Clay Types)

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

Transport (National)
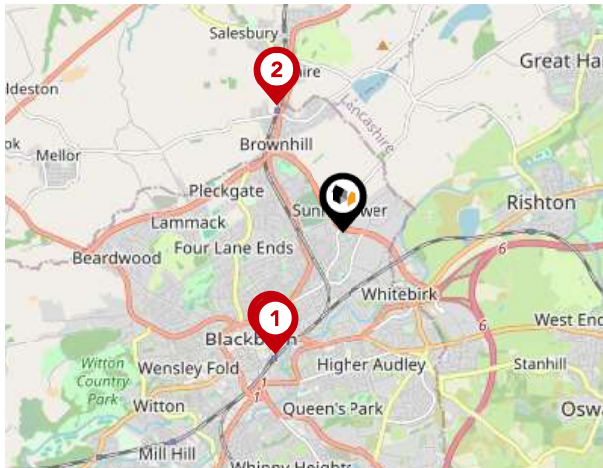
National Rail Stations

Pin	Name	Distance
1	Blackburn Rail Station	1.3 miles
2	Ramsgreave & Wilpshire Rail Station	1.33 miles
3	Blackburn Rail Station	1.29 miles
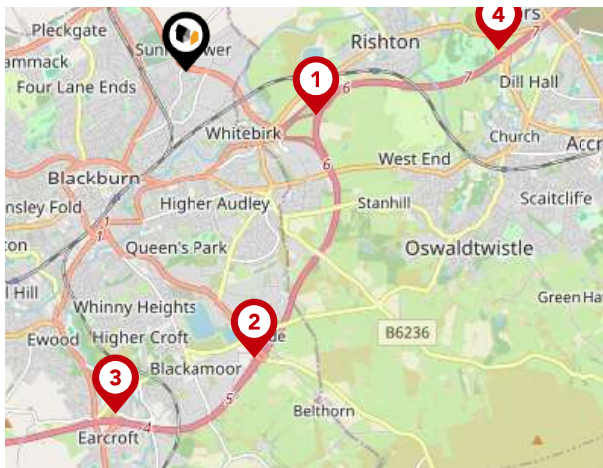
Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J6	1.28 miles
2	M65 J5	2.74 miles
3	M65 J4	3.25 miles
4	M65 J7	2.91 miles
5	M65 J3	5.19 miles

Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	28.33 miles
2	Speke	33.52 miles
3	Highfield	23.69 miles
4	Leeds Bradford Airport	33.6 miles

Transport (Local)
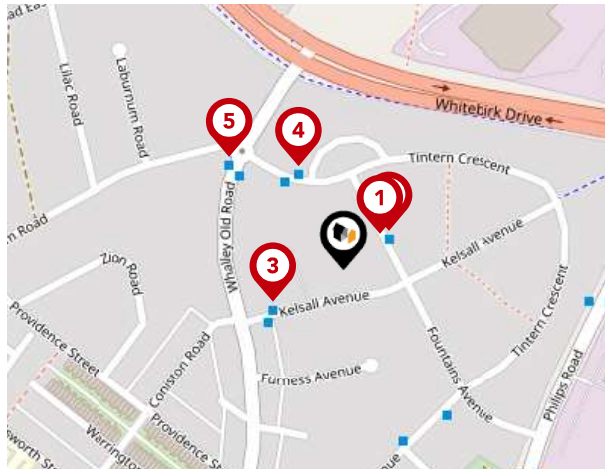
Bus Stops/Stations

Pin	Name	Distance
1	Fountains Ave	0.03 miles
2	Fountains Ave	0.04 miles
3	Kelsall Avenue	0.04 miles
4	Fountain Avenue	0.07 miles
5	Tintern Crescent	0.09 miles

Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	8.32 miles
2	Ramsbottom (East Lancashire Railway)	9.99 miles
3	Bury Bolton Street (East Lancashire Railway)	13.47 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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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail