

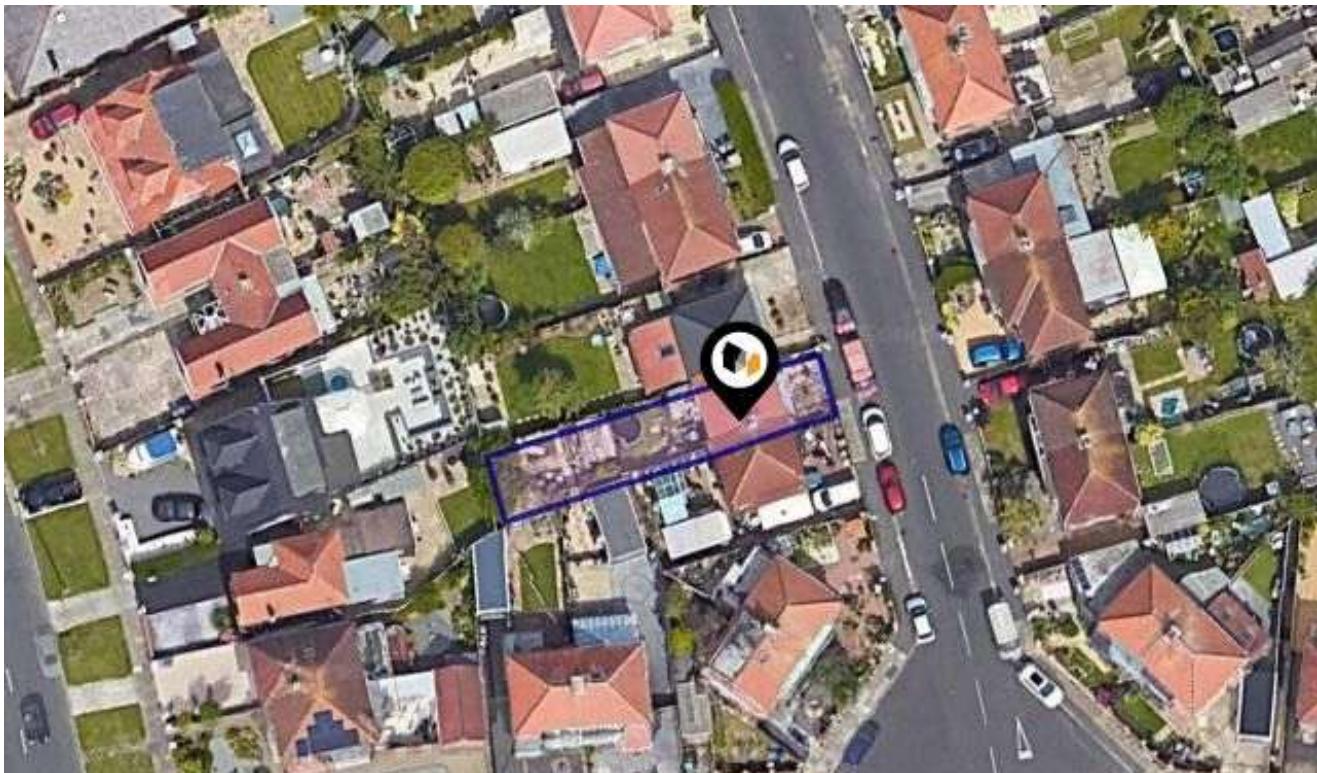


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 08th January 2026



84, LYDDESDALE AVENUE, THORNTON-CLEVELEYS, FY5 3EJ

Landwood Group

77 Deansgate Manchester M3 2BW

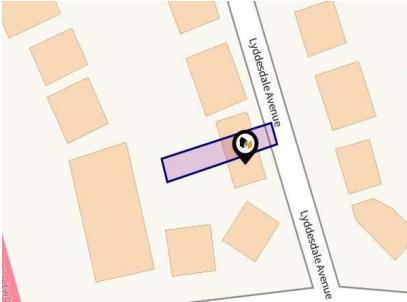
0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>

Property Overview

LANDWOOD GROUP



Property

Type:	Terraced	Last Sold Date:	26/03/2025
Bedrooms:	3	Last Sold Price:	£80,000
Floor Area:	818 ft ² / 76 m ²	Last Sold £/ft ² :	£97
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,861		
Title Number:	LA489423		
UPRN:	100010816786		

Local Area

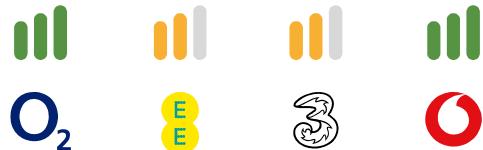
Local Authority:	Blackpool
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16
mb/s **80**
mb/s **10000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

LANDWOOD
GROUP

84 Lyddesdale Avenue, FY5 3EJ

Energy rating

D

Valid until 21.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

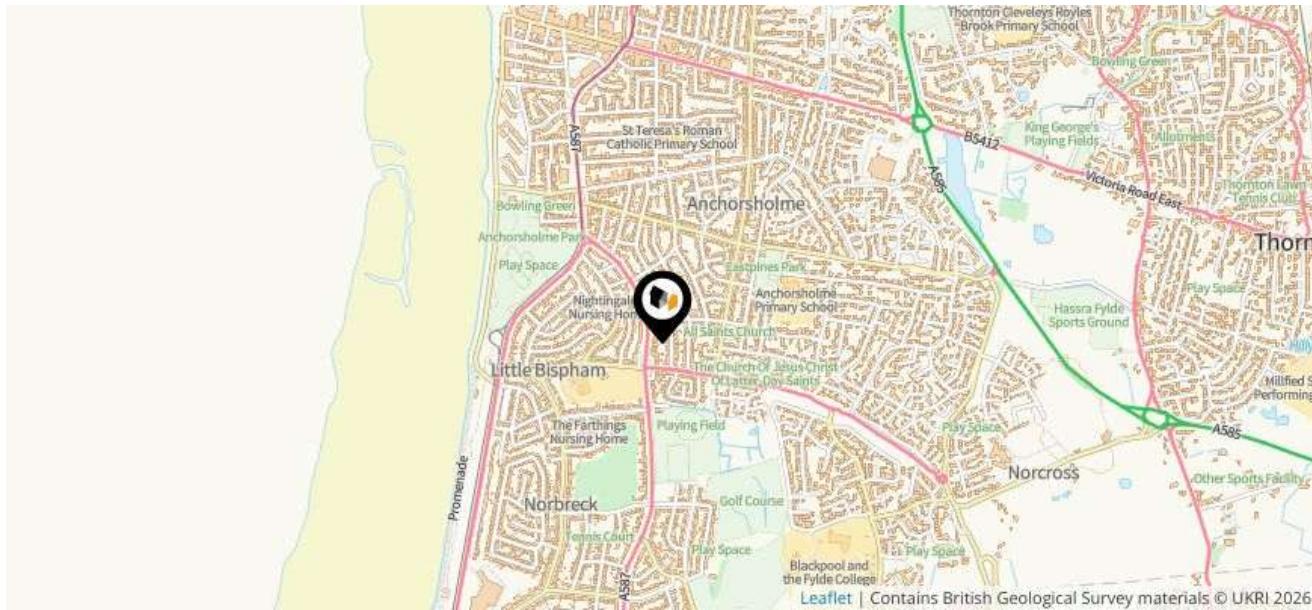
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	76 m ²

Maps

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.

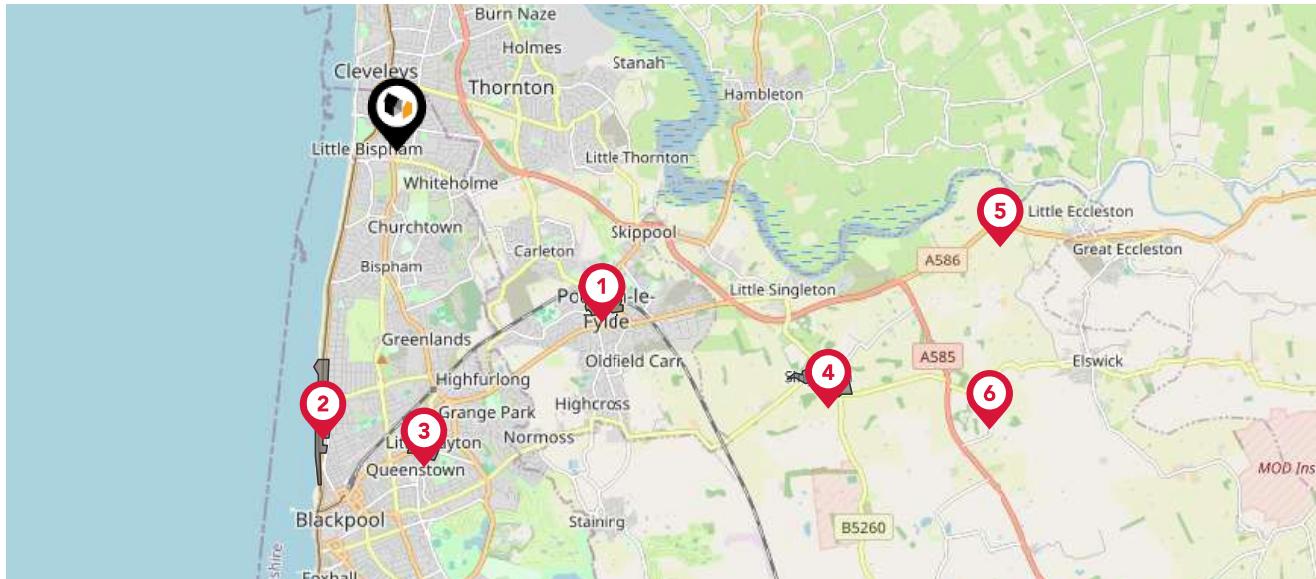
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

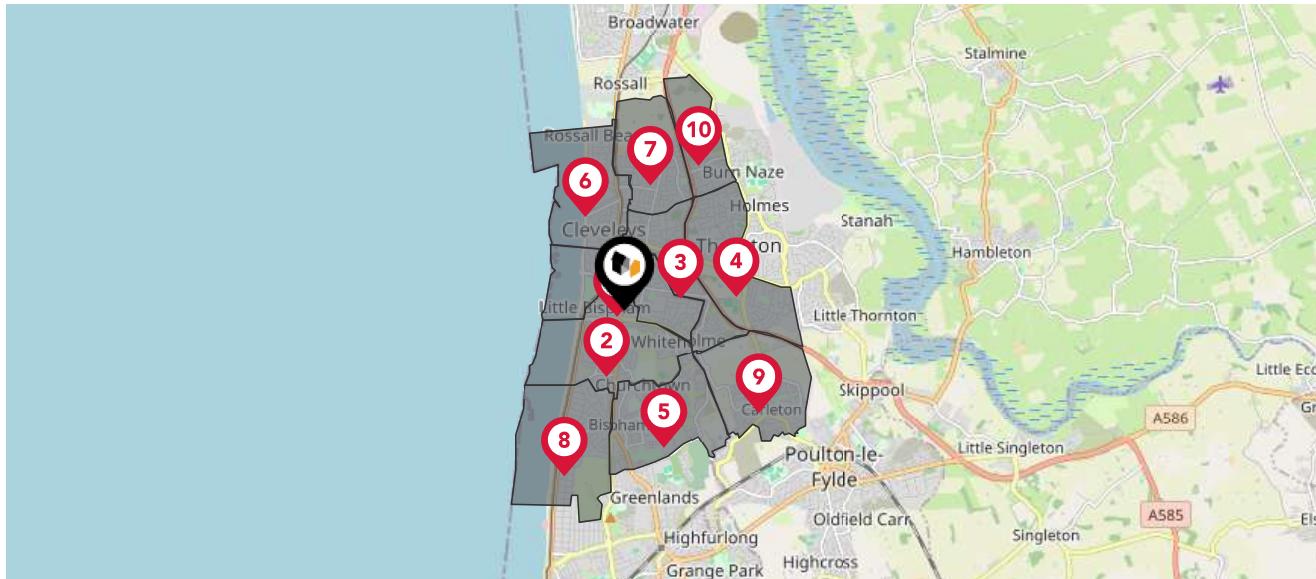
- 1 Poulton-le-Fylde
- 2 North Promenade
- 3 Layton
- 4 Singleton (Fylde)
- 5 Well Lane, Larbreck
- 6 Thistleton

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

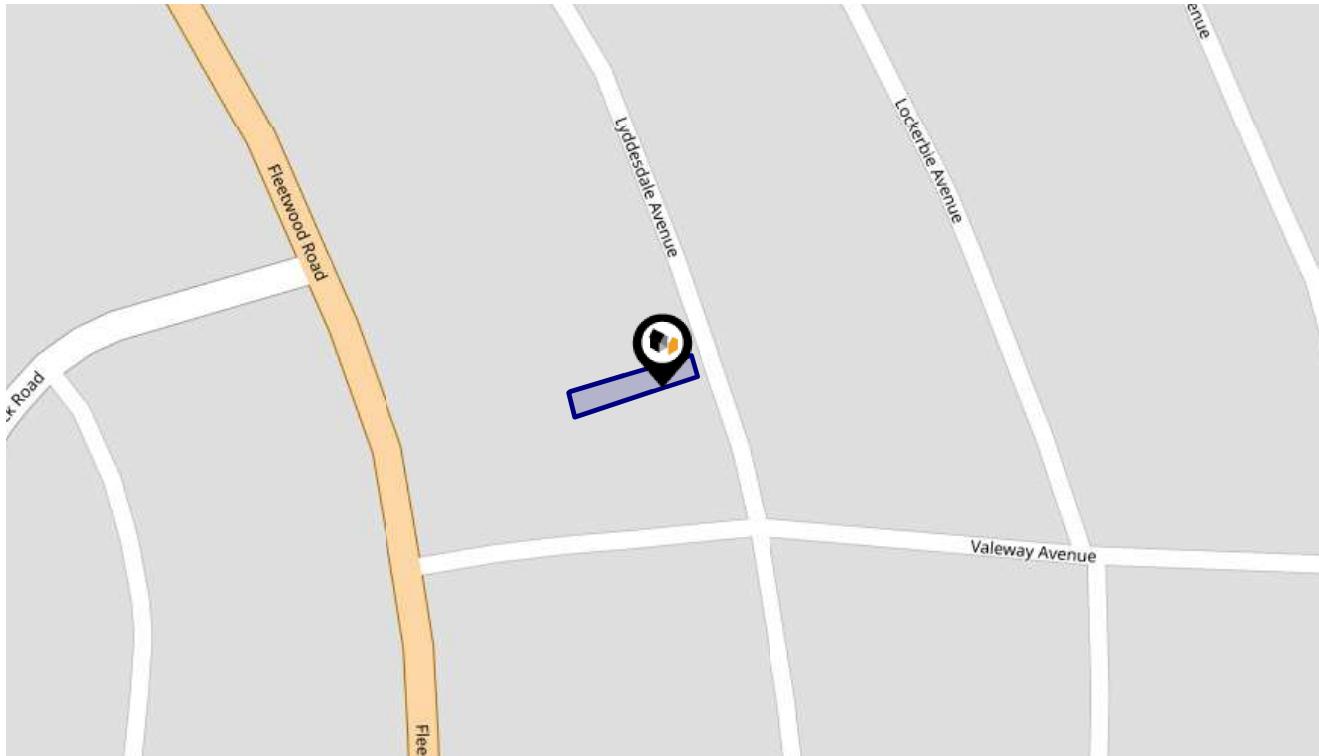
- 1 Anchorholme Ward
- 2 Norbreck Ward
- 3 Victoria & Norcross Ward
- 4 Marsh Mill Ward
- 5 Ingthorpe Ward
- 6 Jubilee Ward
- 7 Cleveleys Park Ward
- 8 Bispham Ward
- 9 Carleton Ward
- 10 Pheasant's Wood Ward

Maps

Rail Noise

LANDWOOD
GROUP

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:

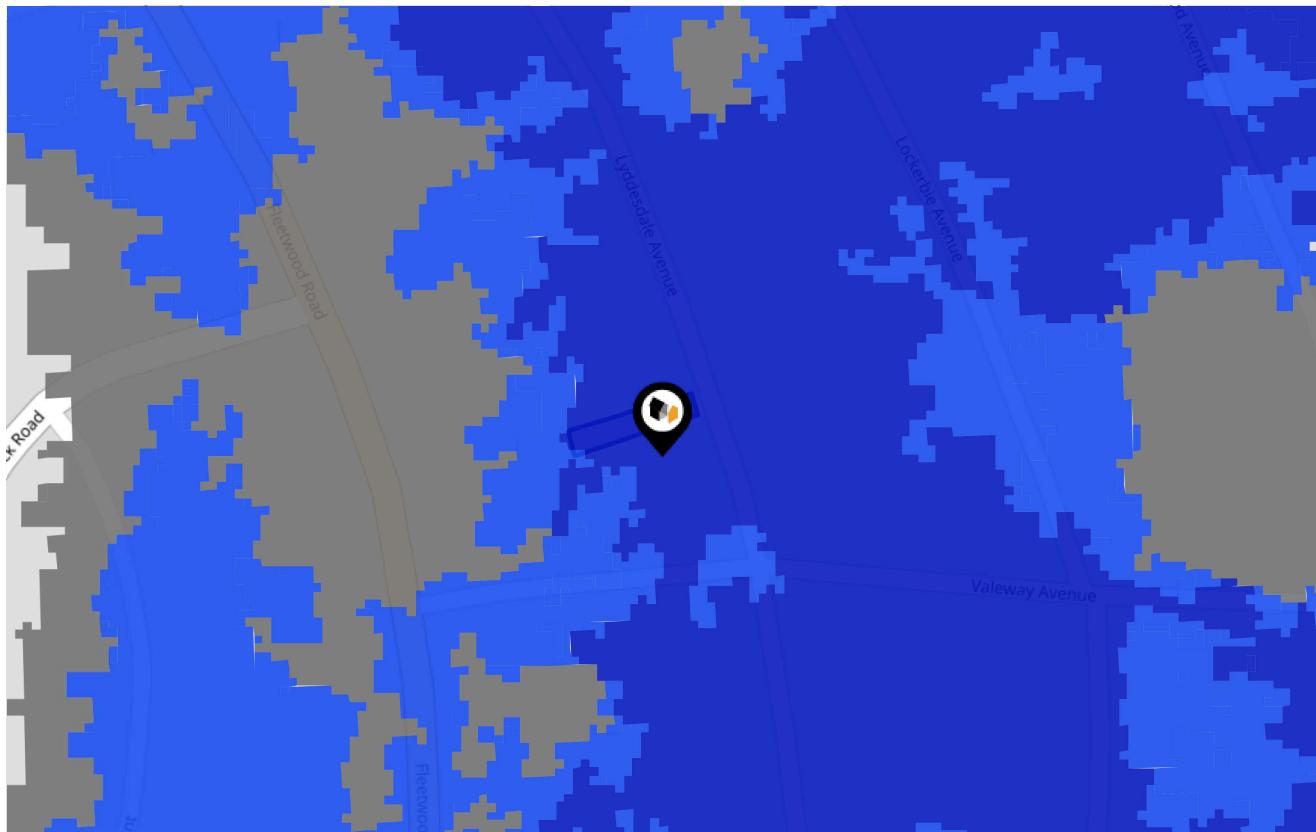
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

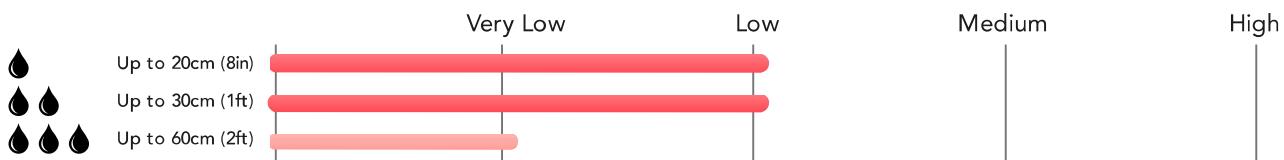


Risk Rating: Medium

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.

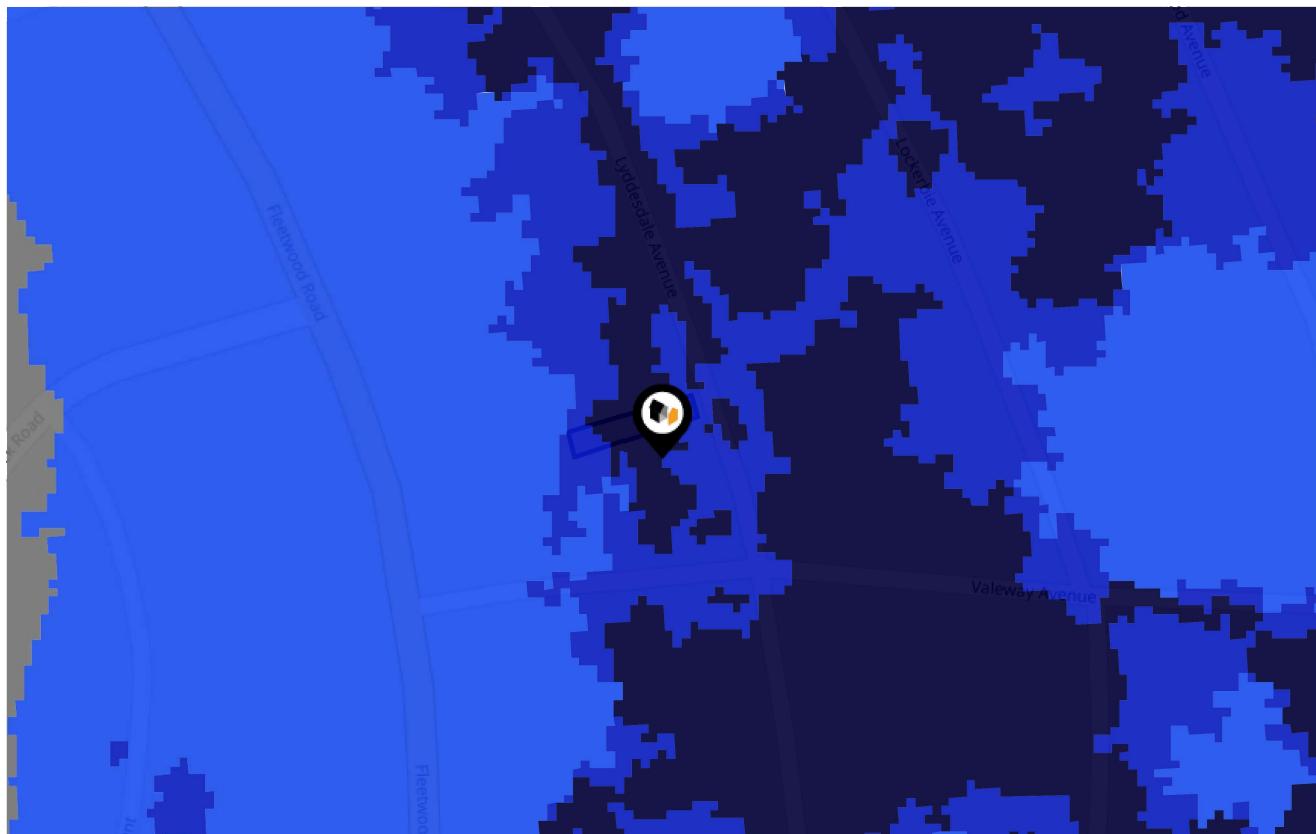
Chance of flooding to the following depths at this property:



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.

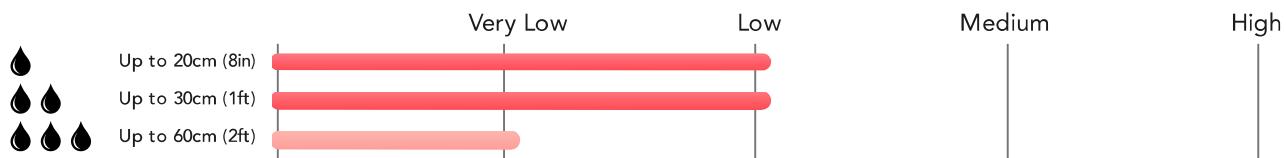


Risk Rating: High

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:

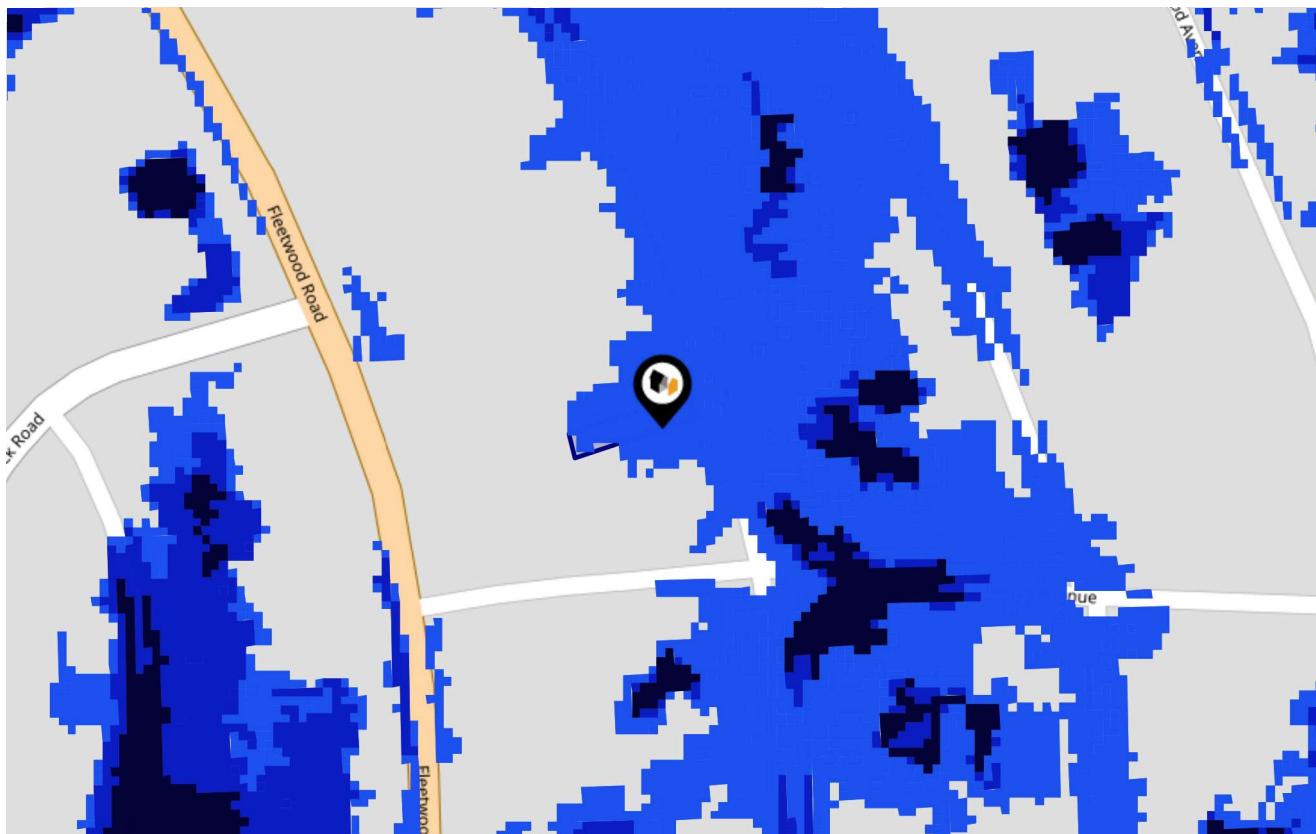


Flood Risk

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.

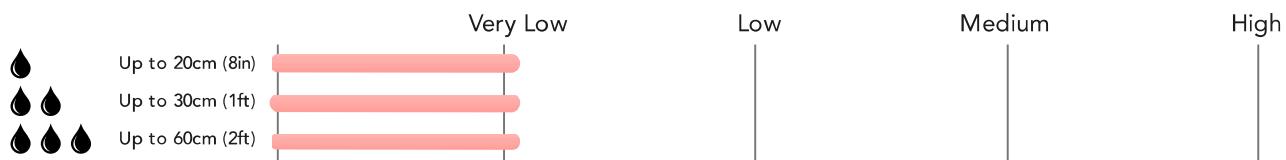


Risk Rating: Low

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:

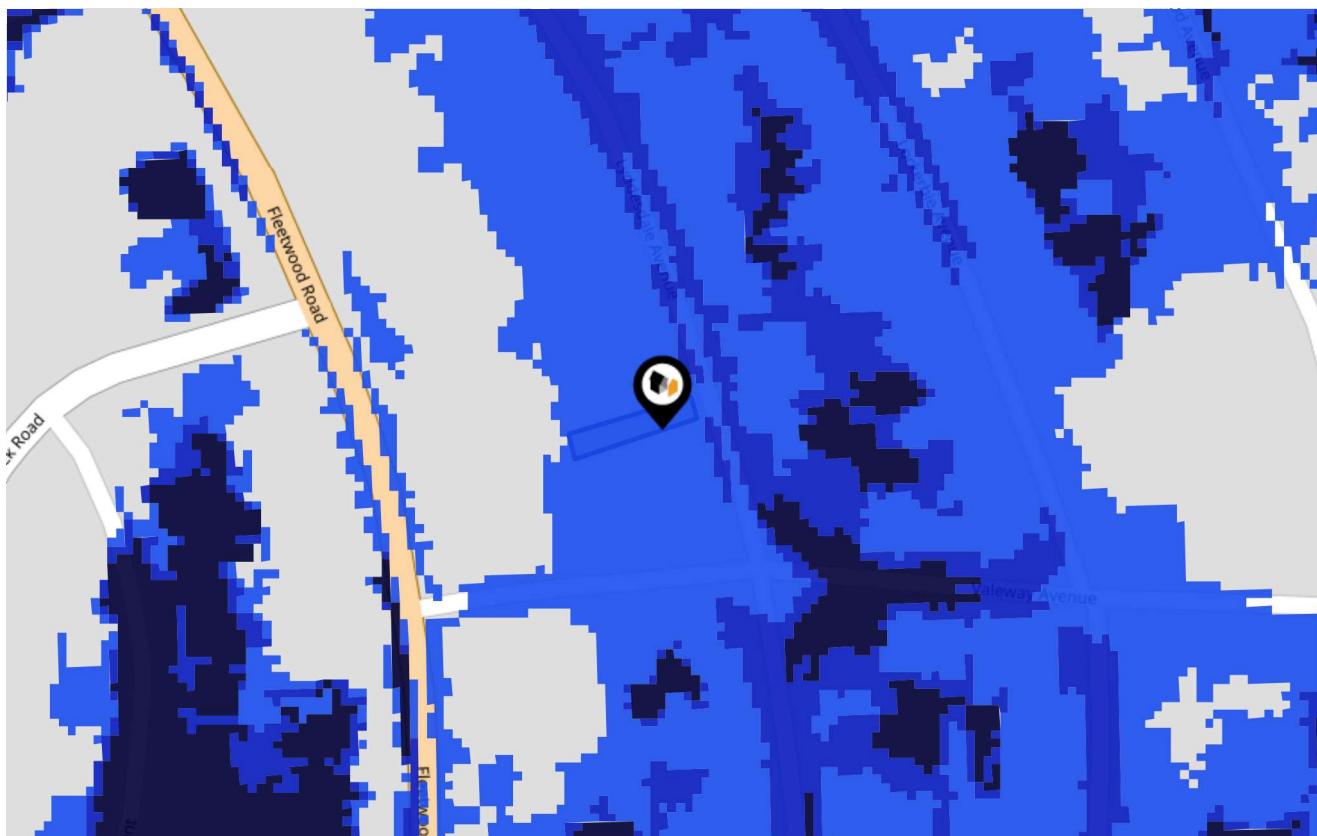


Flood Risk

Surface Water - Climate Change

LANDWOOD
GROUP

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.

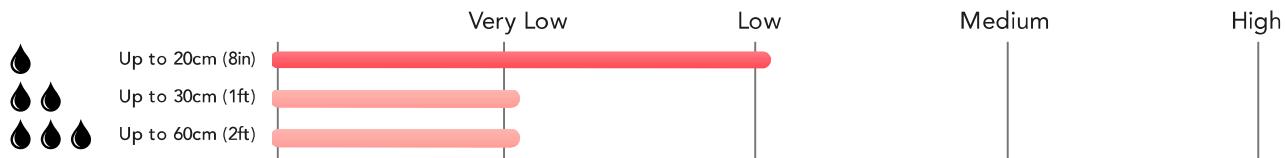


Risk Rating: Low

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:



Maps

Green Belt

LANDWOOD
GROUP

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



Nearby Green Belt Land

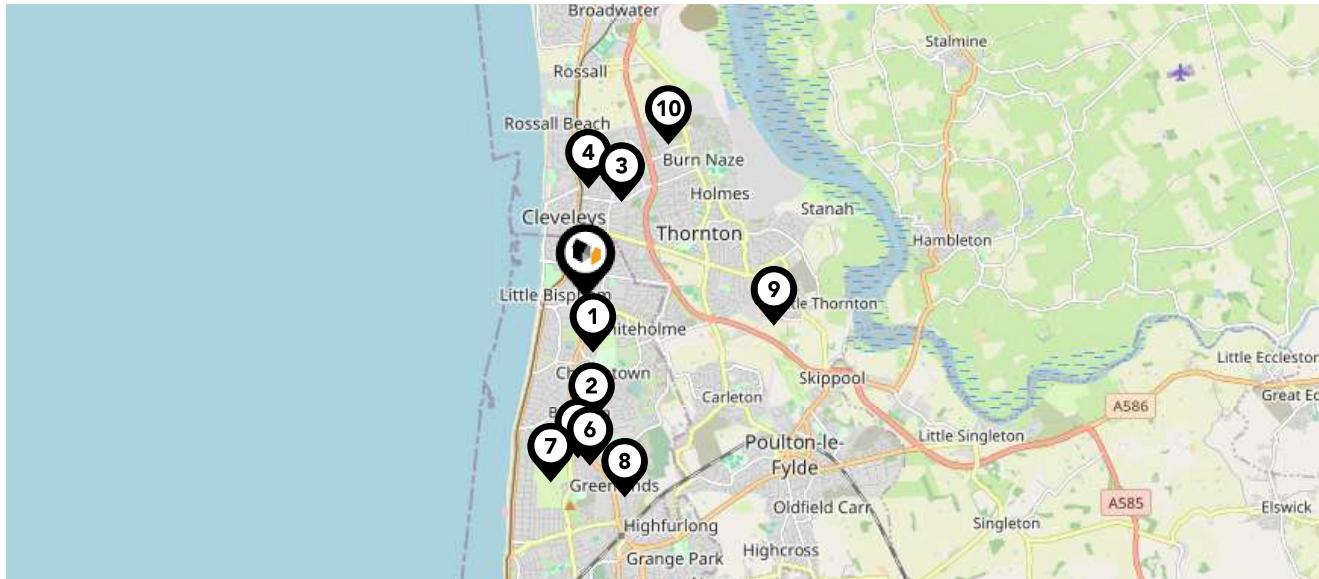
- 1 Blackpool Green Belt - Wyre
- 2 Blackpool Green Belt - Blackpool
- 3 Blackpool Green Belt - Fylde
- 4 Merseyside and Greater Manchester Green Belt - South Ribble
- 5 Merseyside and Greater Manchester Green Belt - West Lancashire
- 6 Merseyside and Greater Manchester Green Belt - Sefton

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.



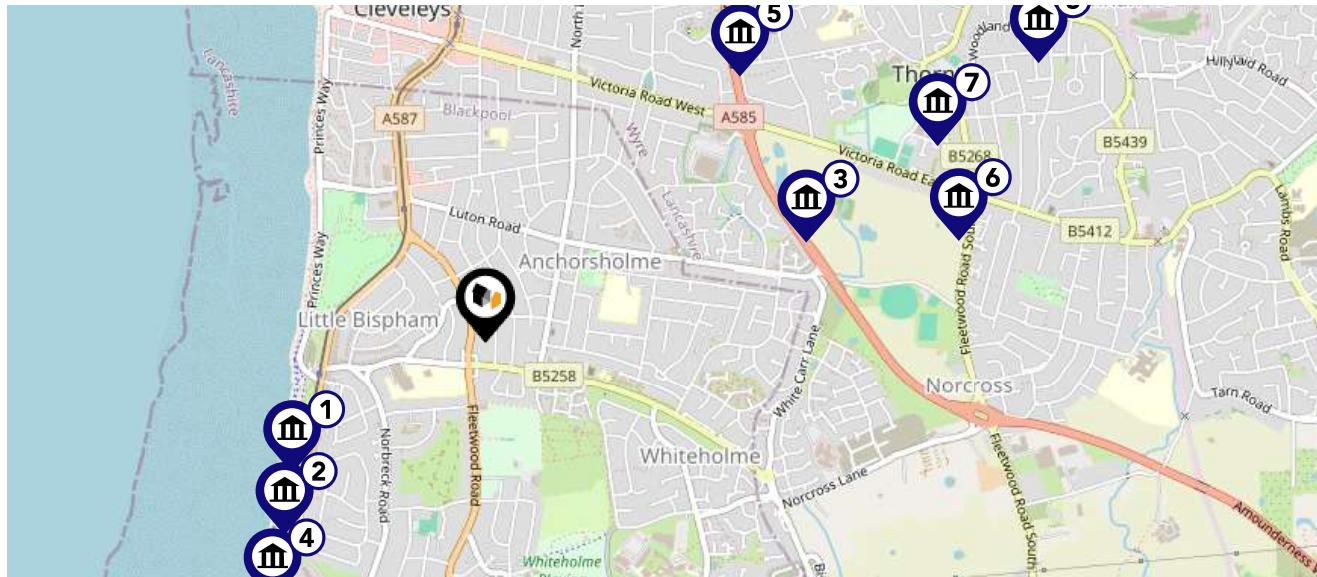
Nearby Landfill Sites

 1	Fleetwood Road Archery Club-Fleetwood Road, Blackpool, Lancashire	Historic Landfill 
 2	Montgomery School-All Hallows Lane, Bispham, Blackpool, Lancashire	Historic Landfill 
 3	Cleveleys No.1-Off Kent Avenue, Cleveleys, Lancashire	Historic Landfill 
 4	Cleveleys No.2-Westmorland Avenue, Cleveleys, Lancashire	Historic Landfill 
 5	Bispham Road-Junction: Bristol Avenue - Bispham Road, Bispham, Blackpool, Lancashire	Historic Landfill 
 6	Moor Park Baths-Bristol Avenue, Bispham, Blackpool, Lancashire	Historic Landfill 
 7	North Shore Golf Club - South Site-Devonshire Road, Blackpool, Lancashire	Historic Landfill 
 8	Moor Park Avenue-Moor Park Infant's School, Low Moor Road, Blackpool, Lancashire	Historic Landfill 
 9	Limebrest Farm-Limebrest Avenue, Thornton, Lancashire	Historic Landfill 
 10	Burn Hall-Fleetwood Road, Burn Hall Industrial Estate, Fleetwood, Lancashire	Historic Landfill 

Maps Listed Buildings

LANDWOOD
GROUP

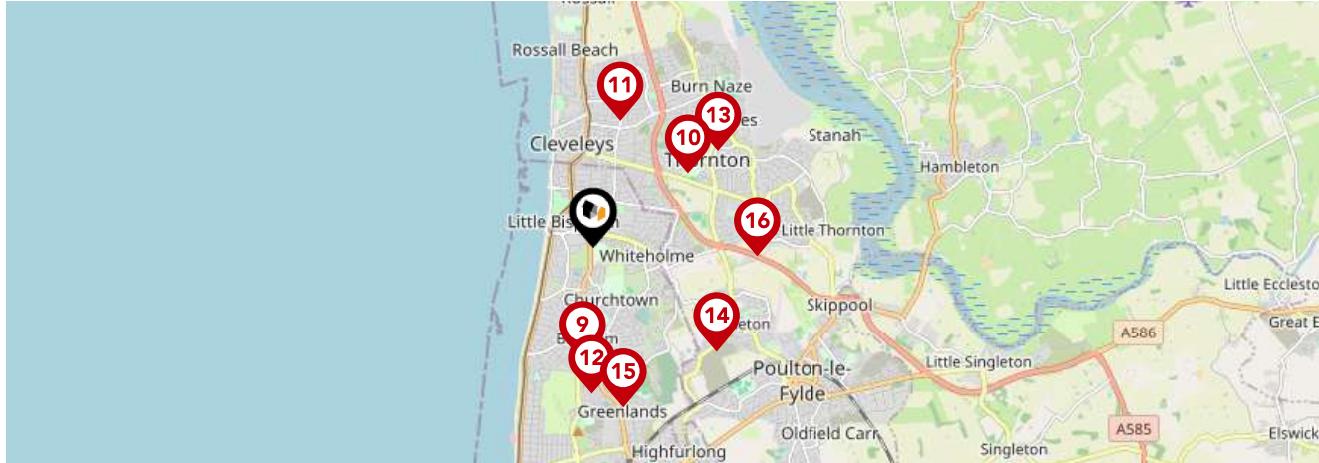
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1475034 - Shelter On Queen's Promenade, Blackpool	Grade II	0.5 miles
1476002 - Shelter On Queen's Promenade, Blackpool	Grade II	0.6 miles
1073153 - Marsh Farmhouse	Grade II	0.8 miles
1476003 - Shelter On Queen's Promenade, Blackpool	Grade II	0.8 miles
1361838 - Calf Heys	Grade II	0.9 miles
1477225 - Thornton Cleveleys War Memorial	Grade II	1.1 miles
1073150 - Marsh Mill	Grade II	1.2 miles
1073156 - Trunnah Farmhouse	Grade II	1.5 miles



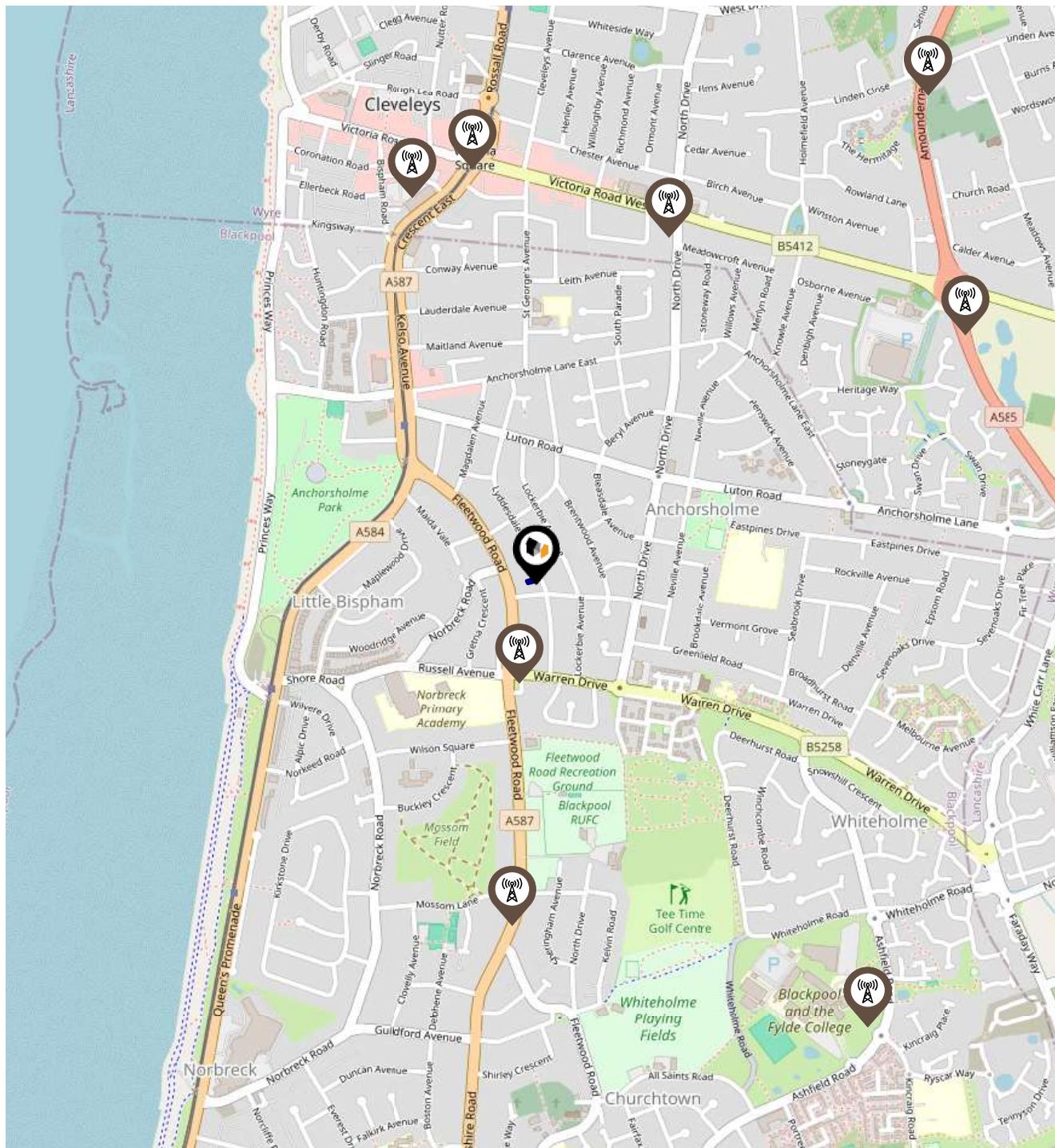
		Nursery	Primary	Secondary	College	Private
1	Norbreck Primary Academy Ofsted Rating: Good Pupils: 591 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Anchorholme Primary Academy Ofsted Rating: Good Pupils: 615 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 218 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Blackpool and the Fylde College Ofsted Rating: Good Pupils: 0 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westcliff Primary Academy Ofsted Rating: Good Pupils: 241 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Montgomery Academy Ofsted Rating: Requires improvement Pupils: 1179 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kincraig Primary School Ofsted Rating: Good Pupils: 233 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thornton Cleveleys Manor Beach Primary School Ofsted Rating: Requires improvement Pupils: 149 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Thornton Cleveleys Royles Brook Primary School Ofsted Rating: Good Pupils: 296 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Northfold Community Primary School Ofsted Rating: Good Pupils: 205 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Bispham Endowed Church of England Primary School Ofsted Rating: Good Pupils: 367 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Sacred Heart Catholic Primary School, Thornton Cleveleys Ofsted Rating: Good Pupils: 206 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Carleton St Hilda's Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Moor Park Primary School Ofsted Rating: Good Pupils: 387 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Millfield Science & Performing Arts College Ofsted Rating: Good Pupils: 872 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

LANDWOOD
GROUP

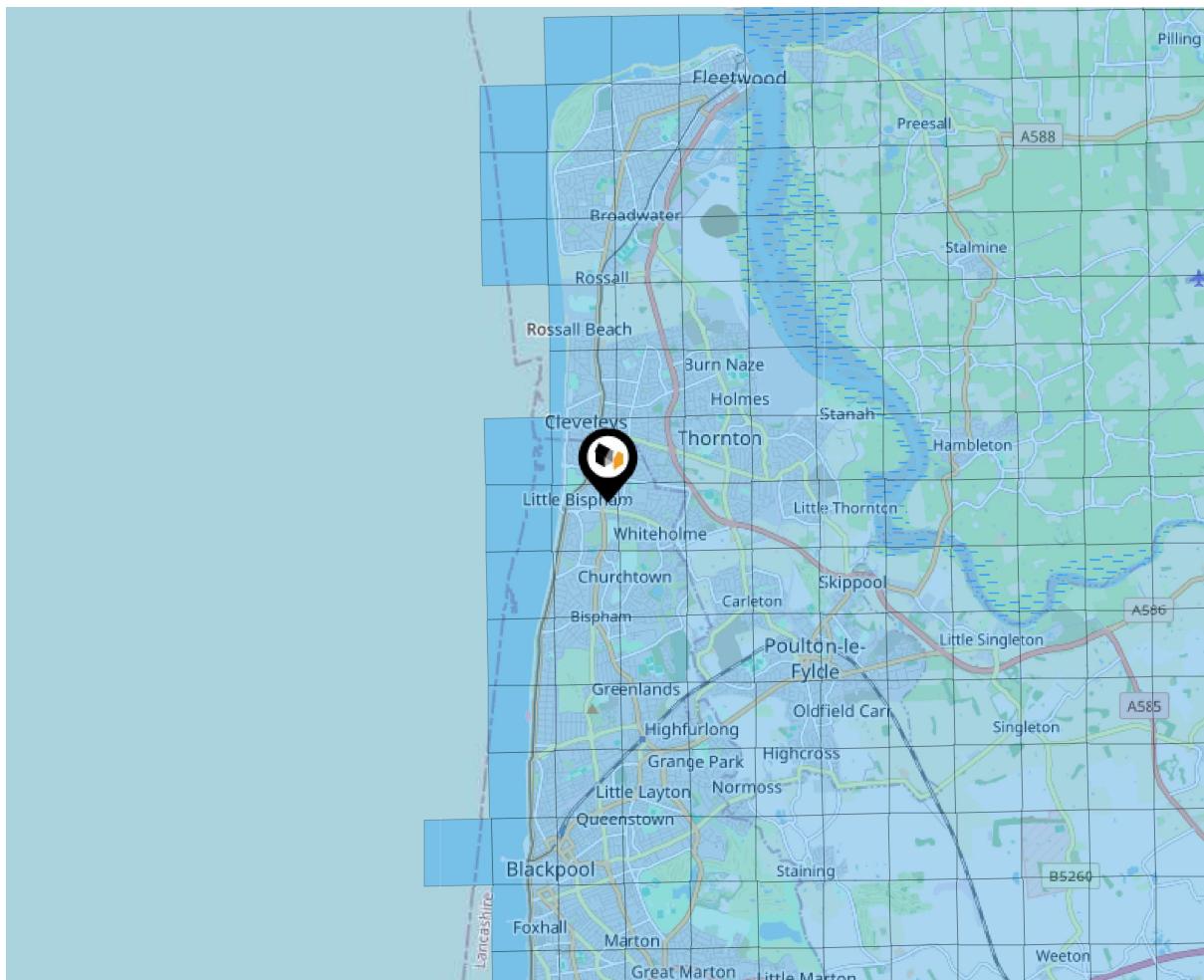


Key:

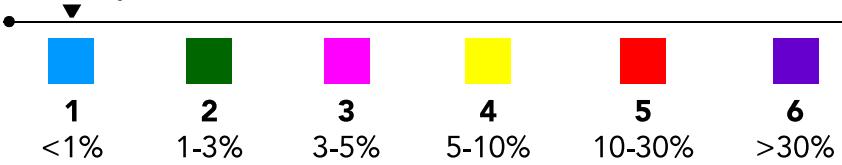
- Power Pylons
- Communication Masts

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).

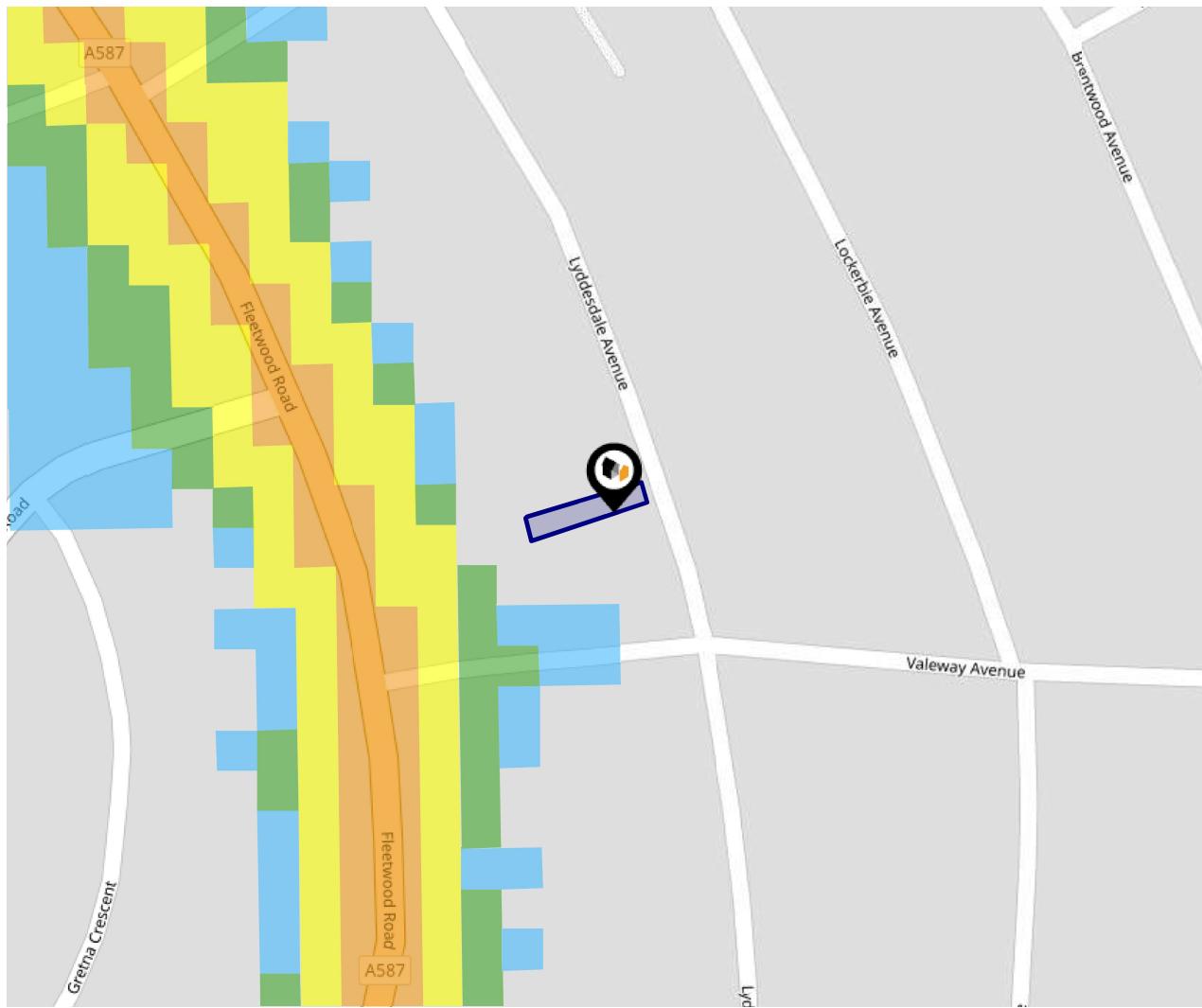


This
Property



Local Area Road Noise

LANDWOOD
GROUP



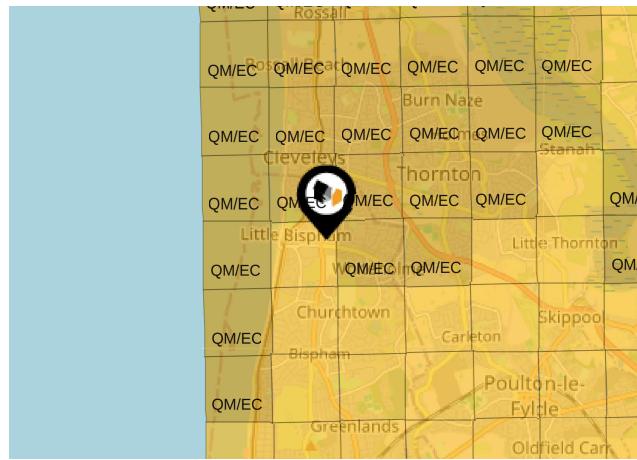
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

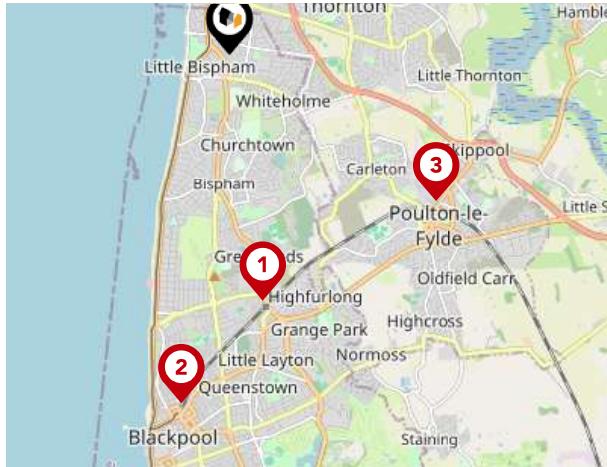


Primary Classifications (Most Common Clay Types)

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

Area Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Layton (Lancs) Rail Station	2.31 miles
2	Blackpool North Rail Station	3.27 miles
3	Poulton-le-Fylde Rail Station	2.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	5.59 miles
2	M55 J3	7.38 miles
3	M55 J2	11.4 miles
4	M6 J33	13.18 miles
5	M55 J1	13.93 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	6.24 miles
2	Speke	37.46 miles
3	Manchester Airport	46.56 miles
4	Leeds Bradford Airport	56.2 miles

Area Transport (Local)

LANDWOOD
GROUP



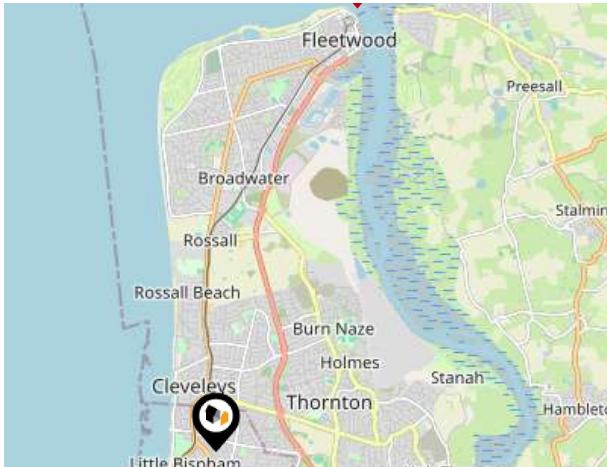
Bus Stops/Stations

Pin	Name	Distance
1	Lyddesdale Avenue	0.04 miles
2	Russell Avenue	0.1 miles
3	Jem Gate	0.12 miles
4	Jem Gate	0.13 miles
5	All Saints Church	0.15 miles



Local Connections

Pin	Name	Distance
1	Anchorsholme (Blackpool Tramway)	0.29 miles
2	Little Bispham (Blackpool Tramway)	0.4 miles
3	Little Bispham (Blackpool Tramway)	0.41 miles



Ferry Terminals

Pin	Name	Distance
1	Fleetwood for Knott End Ferry Landing	4.32 miles
2	Knott End-On-Sea Ferry Landing	4.49 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.

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.

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.

The Landwood Group logo is a white rectangular box with the company name in black capital letters. It is positioned inside a larger orange rounded rectangle.

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Land Registry



Valuation Office Agency

