



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

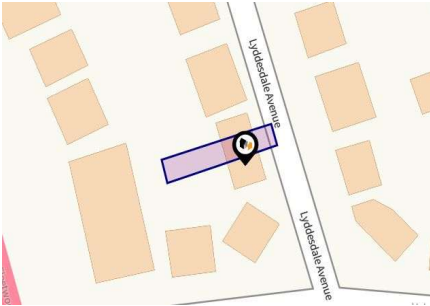
louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.04 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,861
Title Number:	LA489423
UPRN:	100010816786




Last Sold Date:	26/03/2025
Last Sold Price:	£80,000
Last Sold £/ft ² :	£97
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

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

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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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

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Additional EPC Data

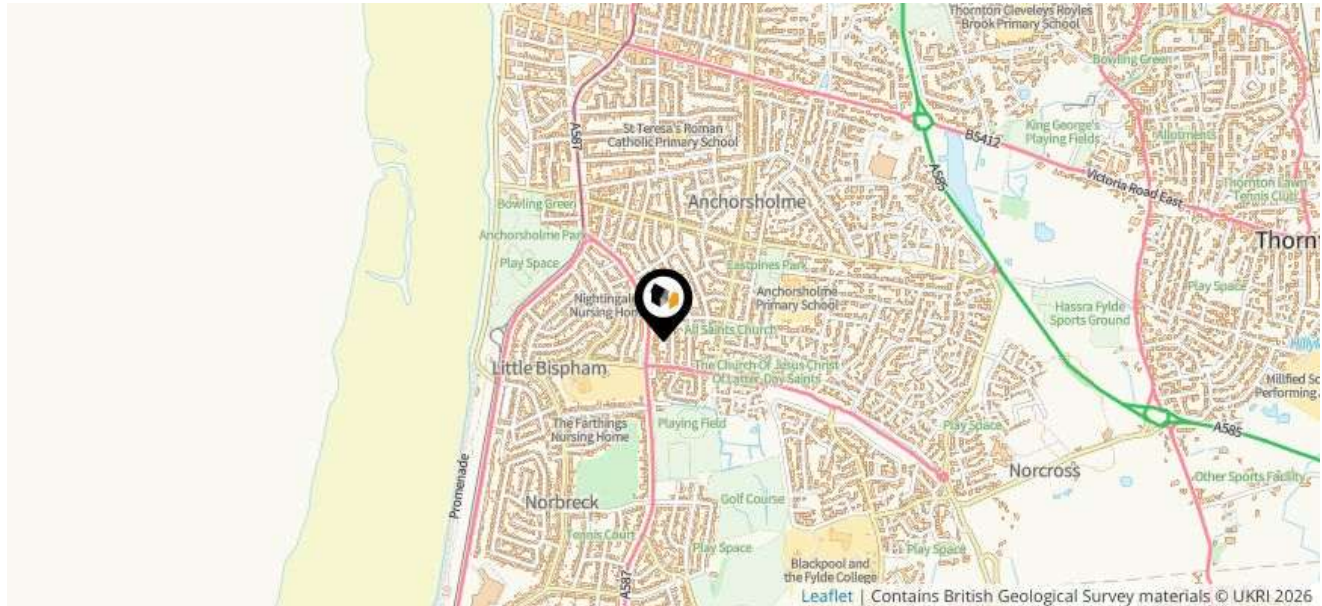
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	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

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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.

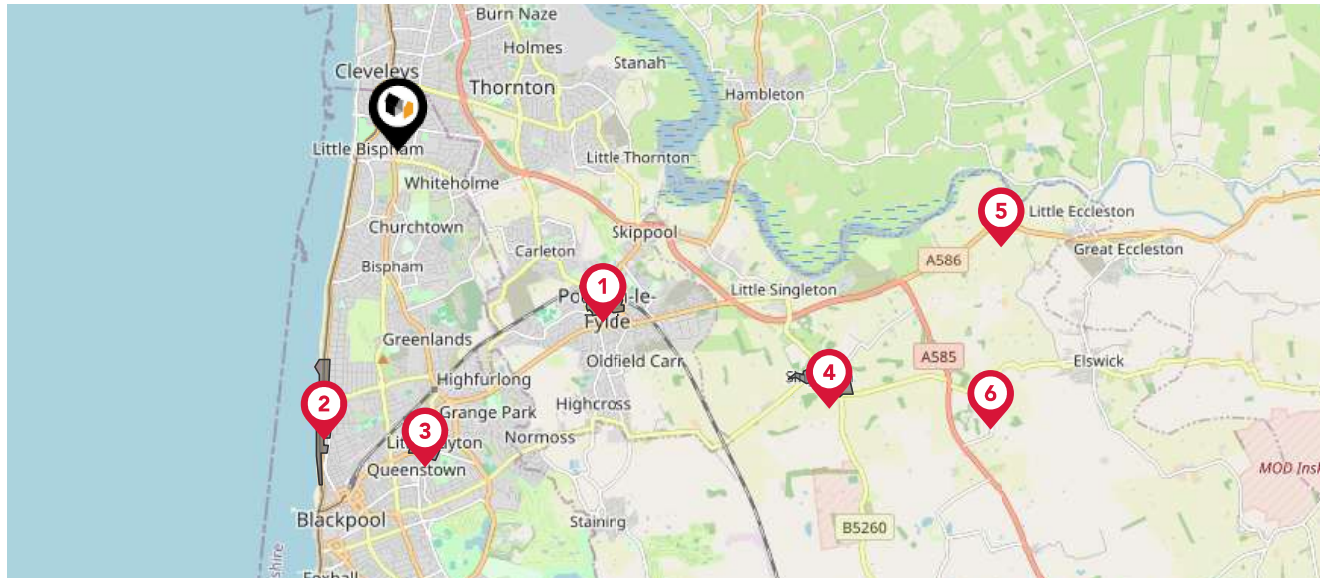
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

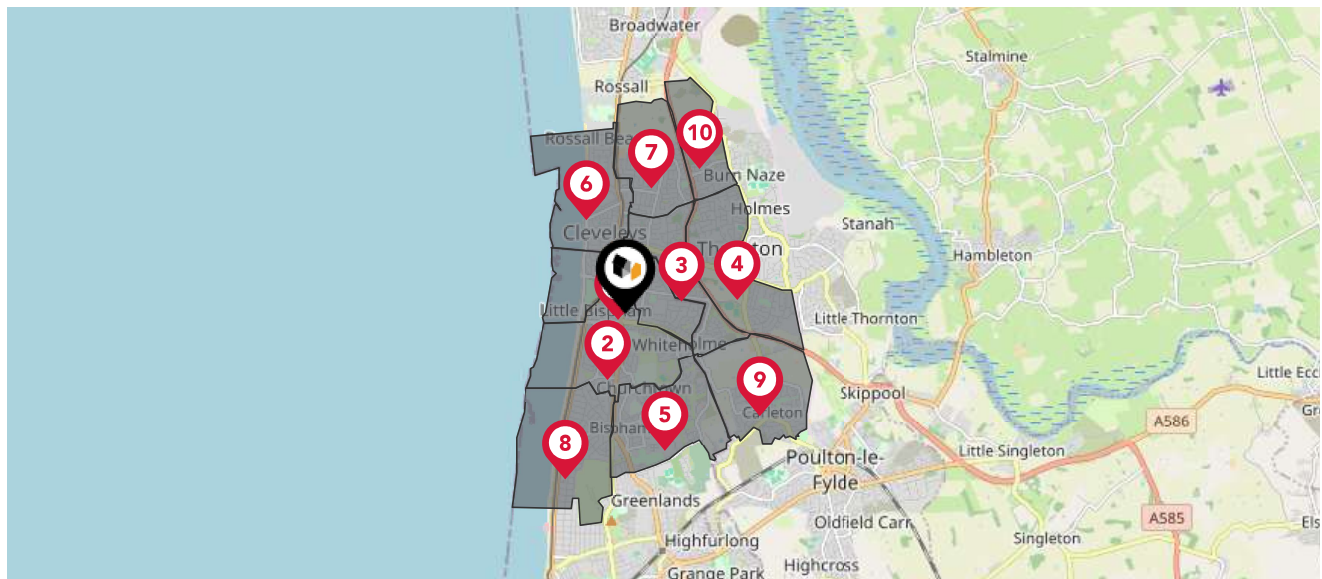
- 1 Poulton-le-Fylde
- 2 North Promenade
- 3 Layton
- 4 Singleton (Fylde)
- 5 Well Lane, Larbreck
- 6 Thistleton

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

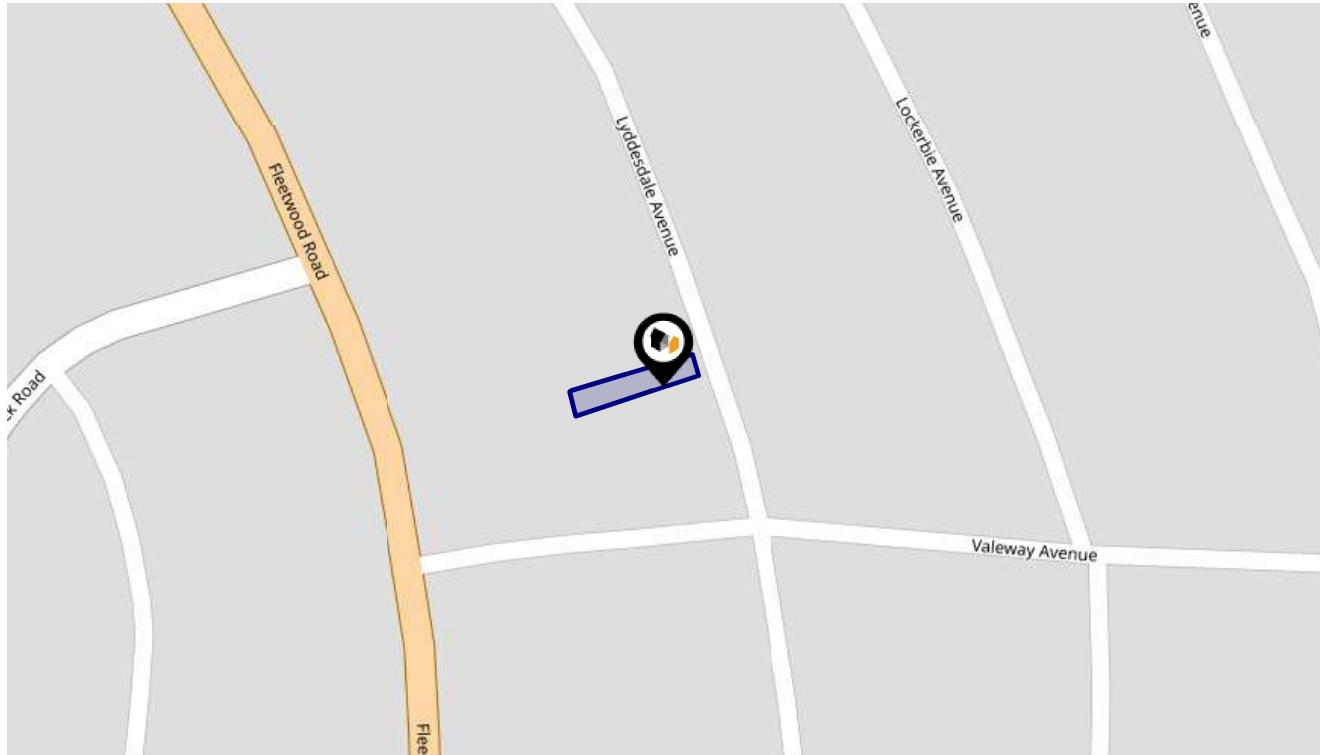
- 1 Anchorsholme Ward
- 2 Norbreck Ward
- 3 Victoria & Norcross Ward
- 4 Marsh Mill Ward
- 5 Ingthorpe Ward
- 6 Jubilee Ward
- 7 Cleveleys Park Ward
- 8 Bispham Ward
- 9 Carleton Ward
- 10 Pheasant's Wood Ward

Maps

Rail Noise

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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:

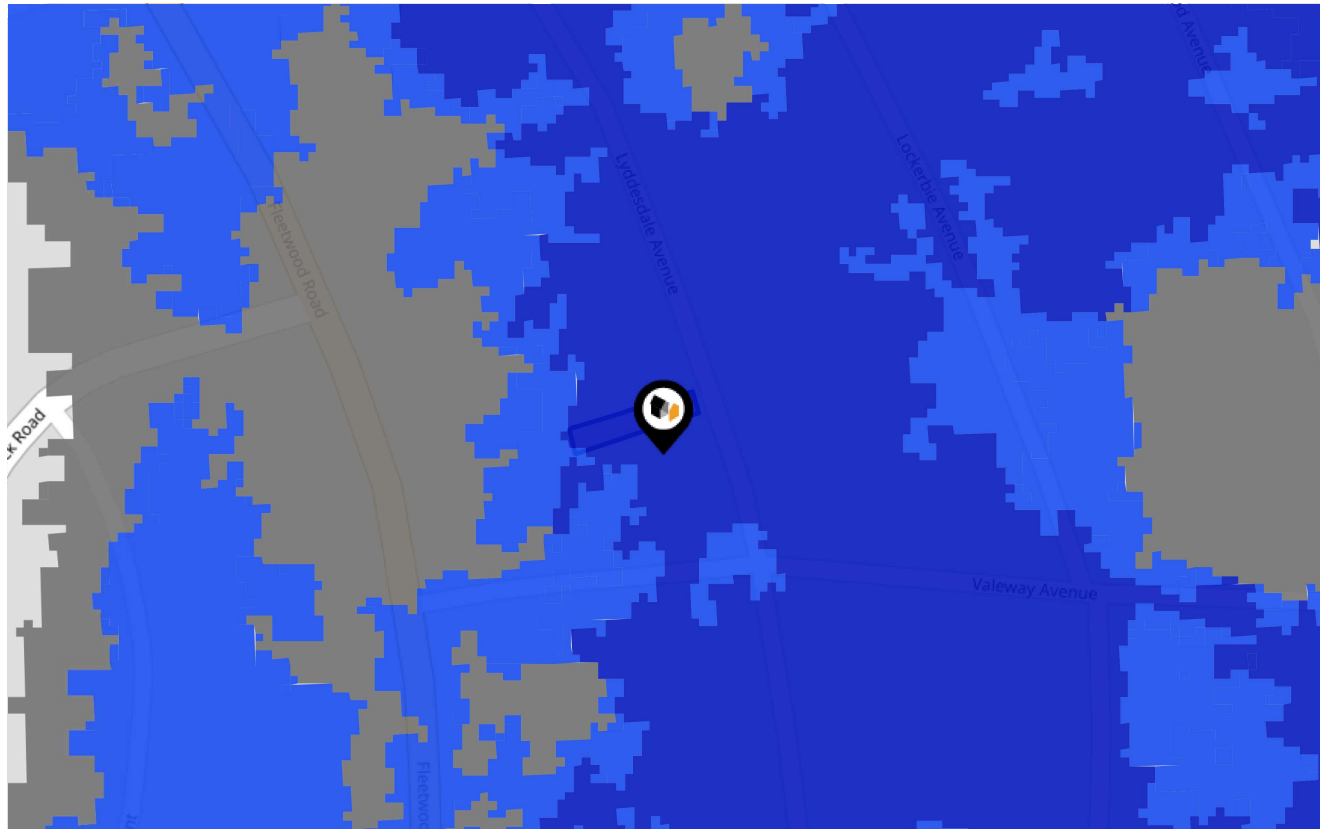
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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: 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:

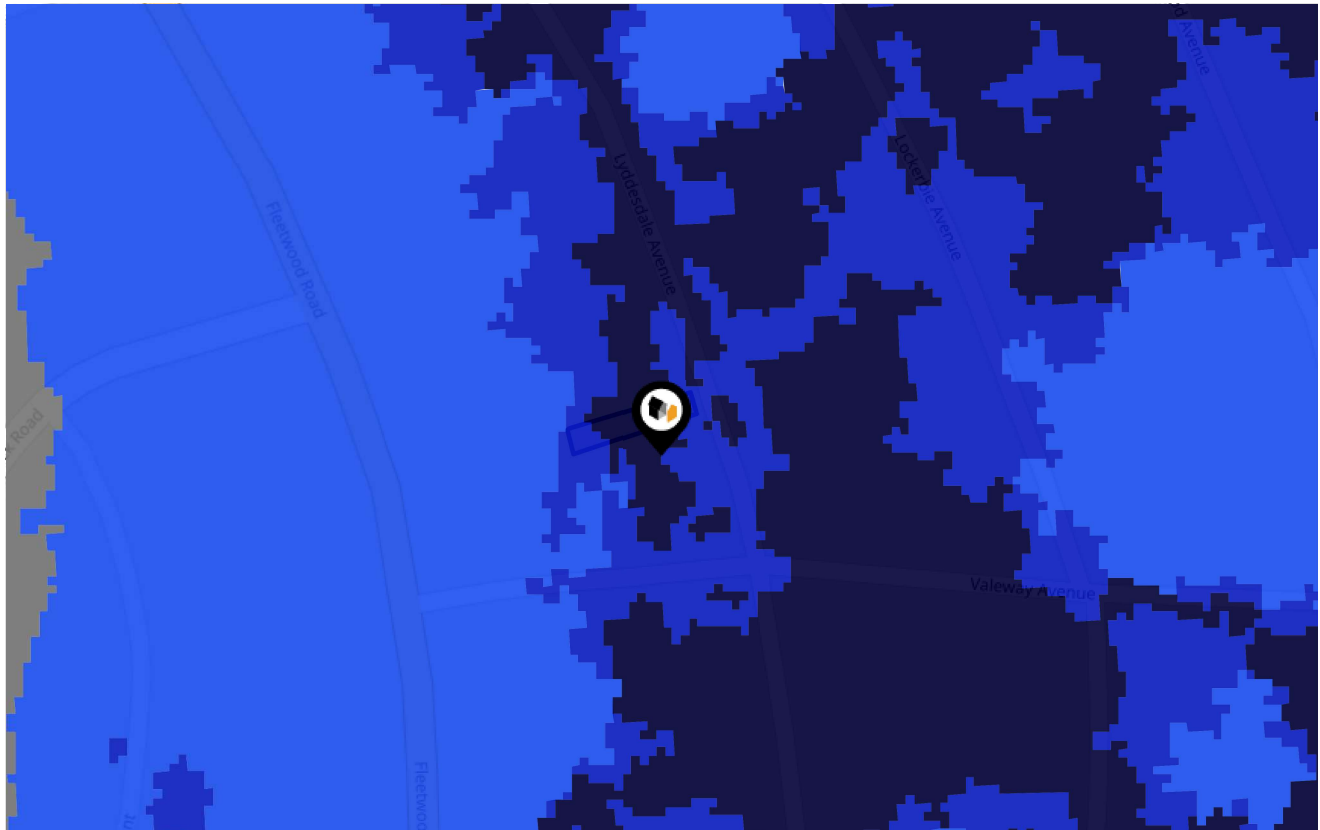


Flood Risk

Rivers & Seas - Climate Change

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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.



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:



KPF - Key Property Facts

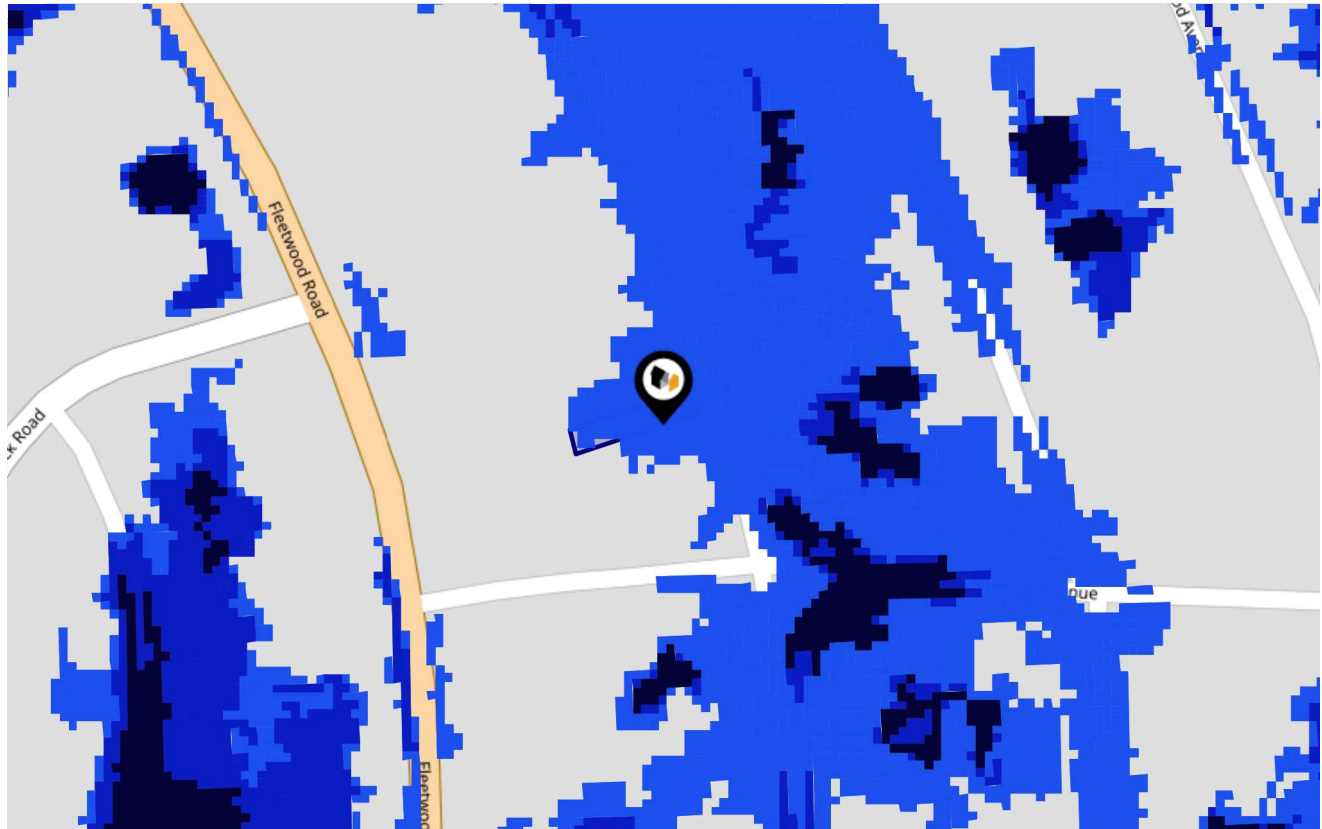
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Flood Risk

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: 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:

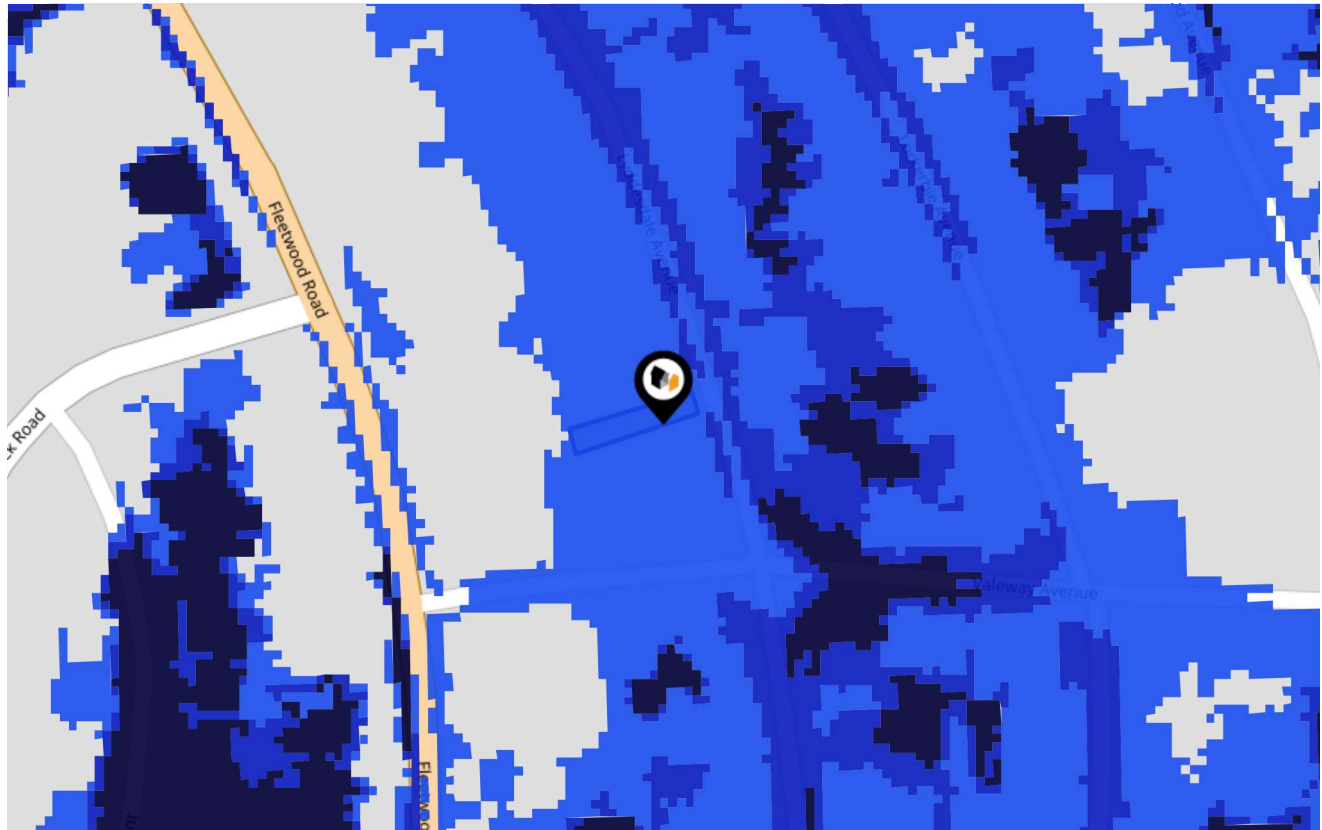


Flood Risk

Surface Water - Climate Change

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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: 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.
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Chance of flooding to the following depths at this property:



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Maps

Green Belt

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



Nearby Green Belt Land

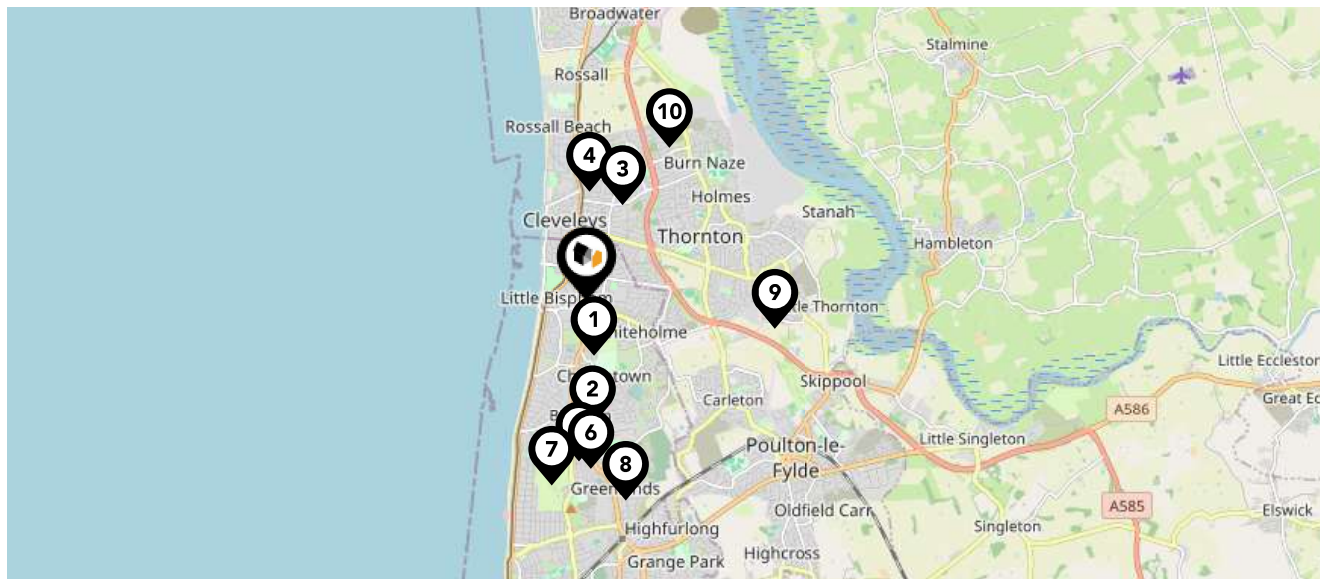
-  Blackpool Green Belt - Wyre
-  Blackpool Green Belt - Blackpool
-  Blackpool Green Belt - Fylde
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - West Lancashire
-  Merseyside and Greater Manchester Green Belt - Sefton

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

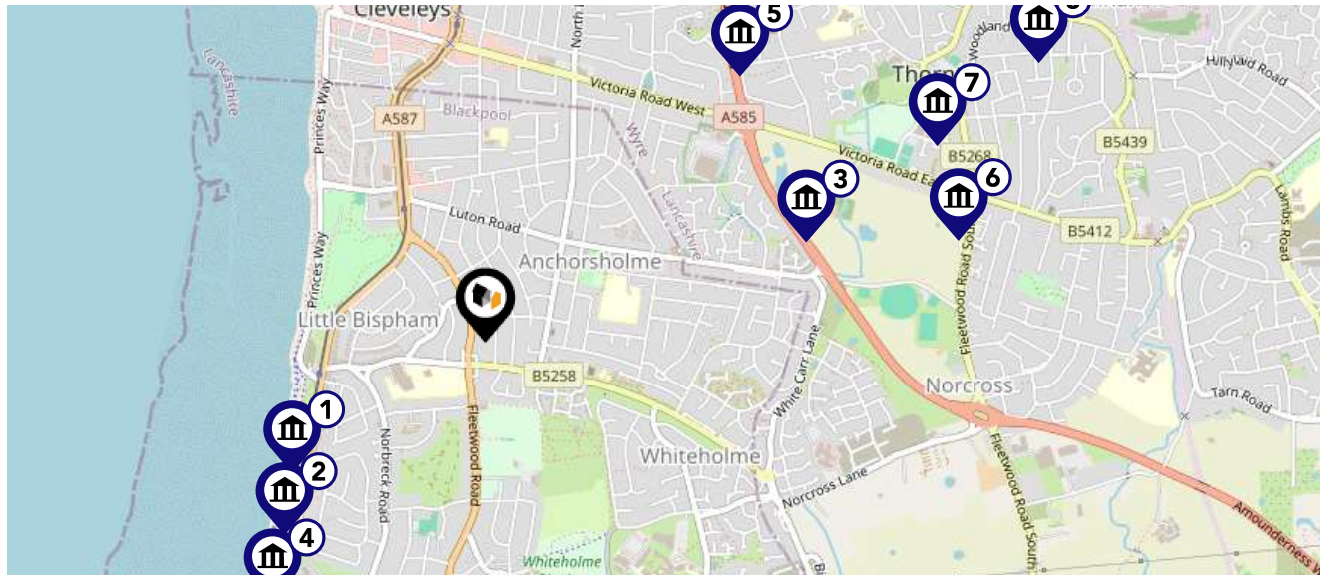
1	Fleetwood Road Archery Club-Fleetwood Road, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
2	Montgomery School-All Hallows Lane, Bispham, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
3	Cleveleys No.1-Off Kent Avenue, Cleveleys, Lancashire	Historic Landfill	<input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









Maps

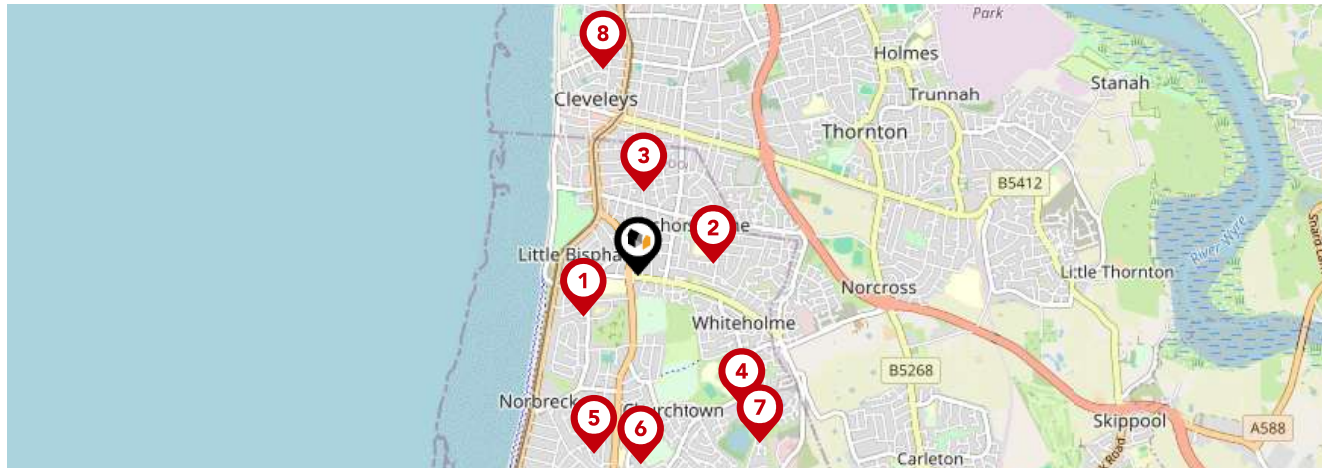
Listed Buildings









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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...



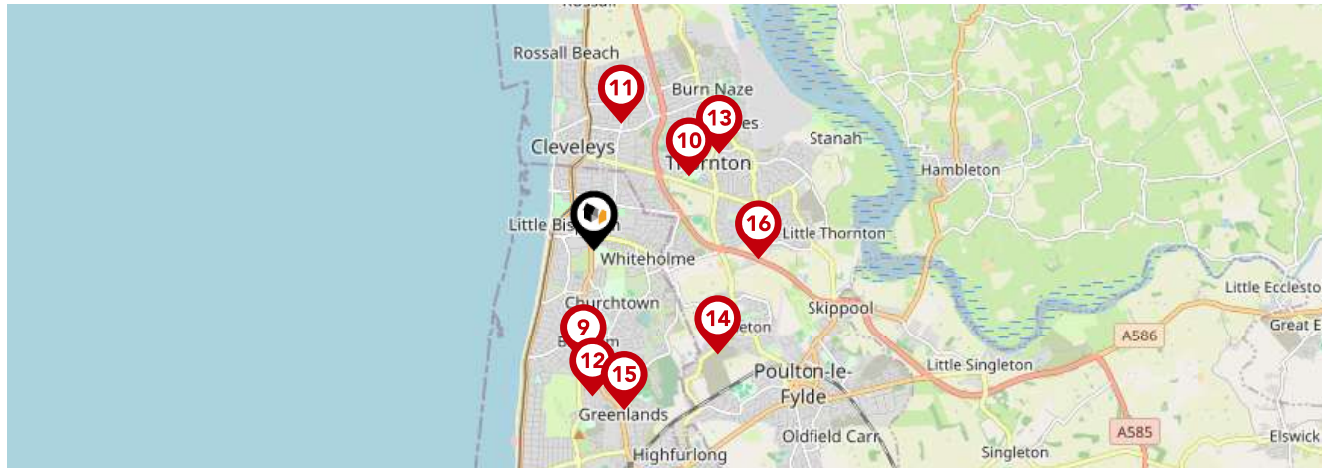
Listed Buildings in the local district	Grade	Distance
 1475034 - Shelter On Queen's Promenade, Blackpool	Grade II	0.5 miles
 1476002 - Shelter On Queen's Promenade, Blackpool	Grade II	0.6 miles
 1073153 - Marsh Farmhouse	Grade II	0.8 miles
 1476003 - Shelter On Queen's Promenade, Blackpool	Grade II	0.8 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
	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"/>
	Anchorsholme 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"/>
	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"/>
	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"/>
	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"/>
	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"/>
	Kinraigh 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"/>
	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"/>

Area Schools

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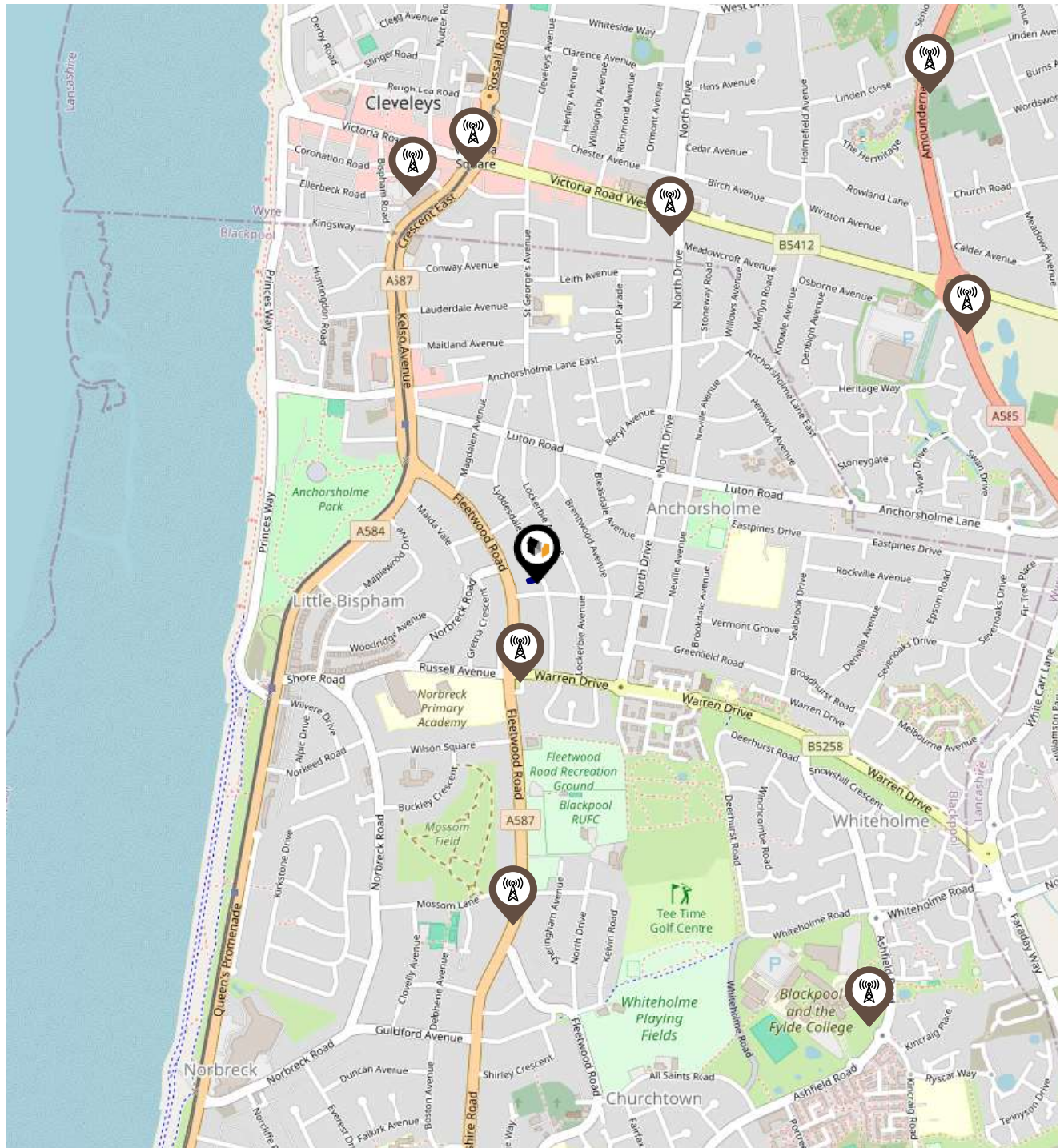


		Nursery	Primary	Secondary	College	Private
	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thornton Cleveleys Royles Brook Primary 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"/>
	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"/>
	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"/>
	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"/>
	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"/>
	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"/>
	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

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Key:



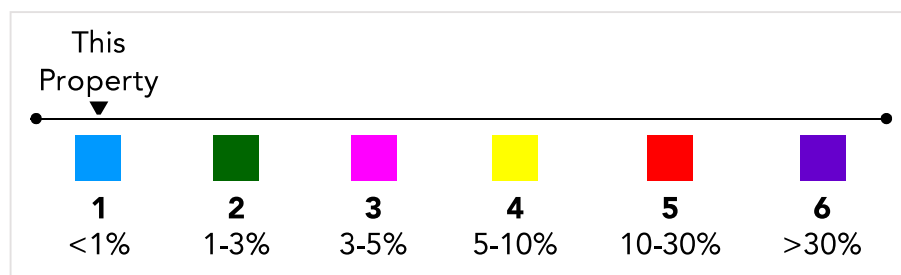
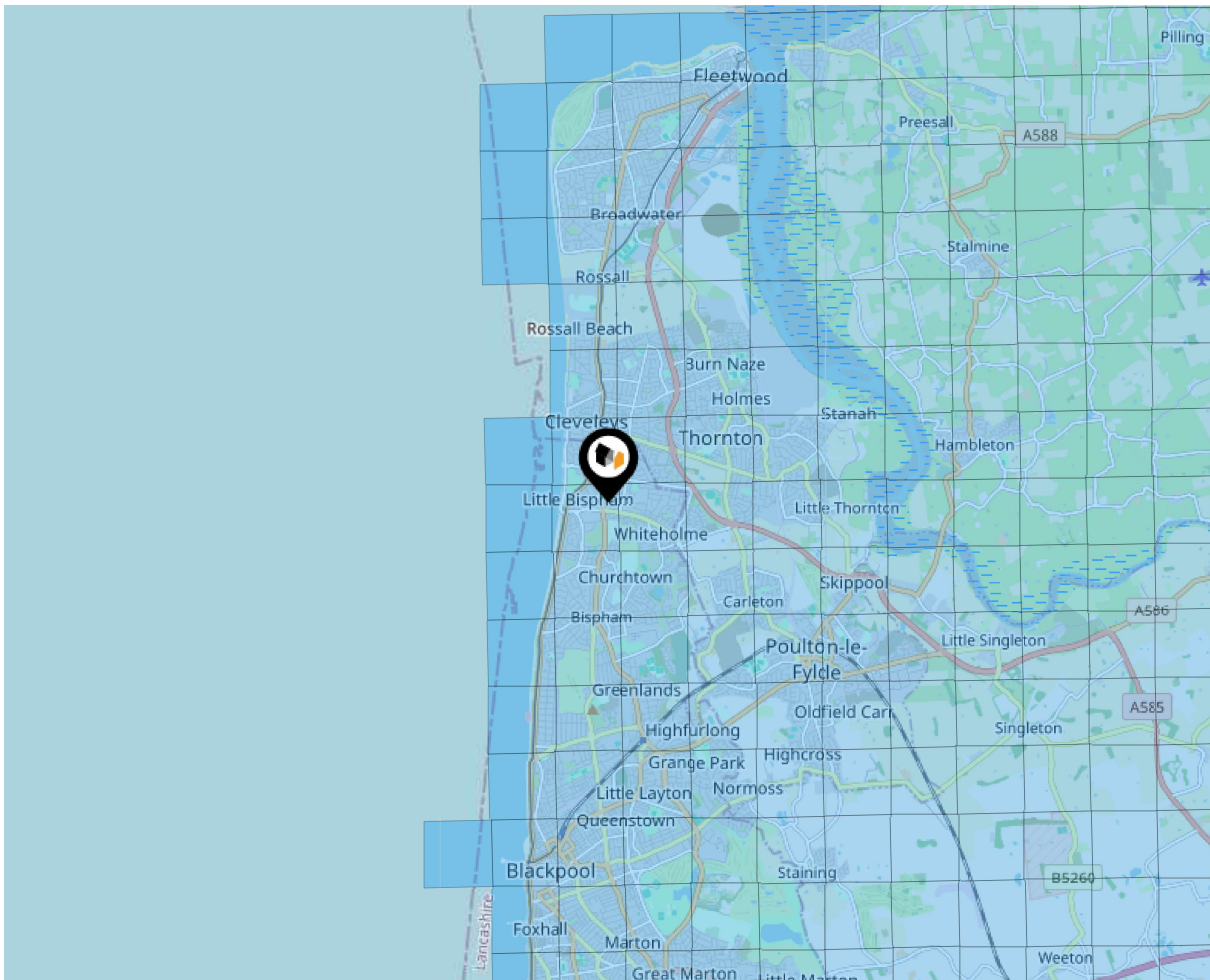
Power Pylons



Communication Masts

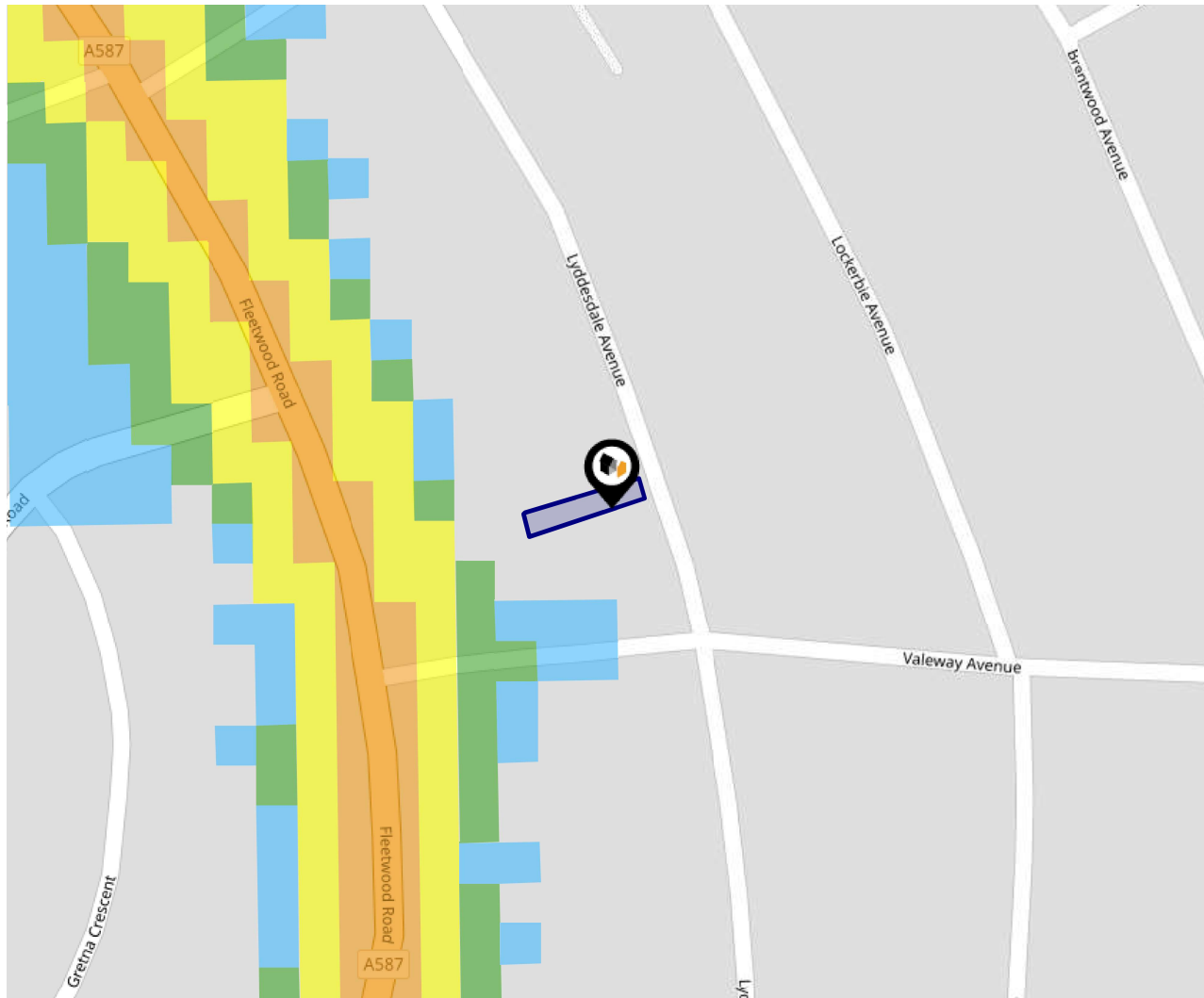
What is Radon?

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).



Local Area Road Noise

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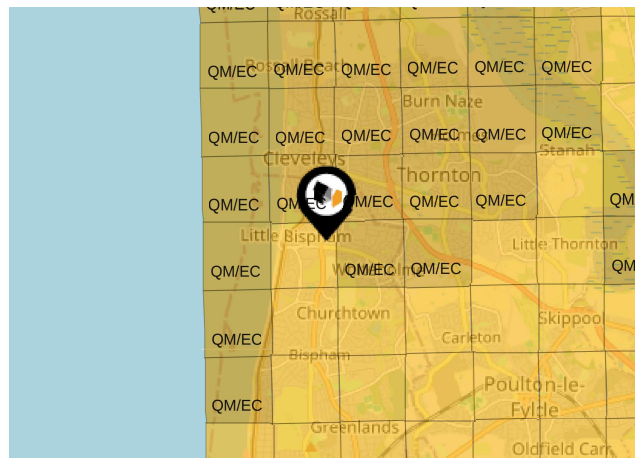
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

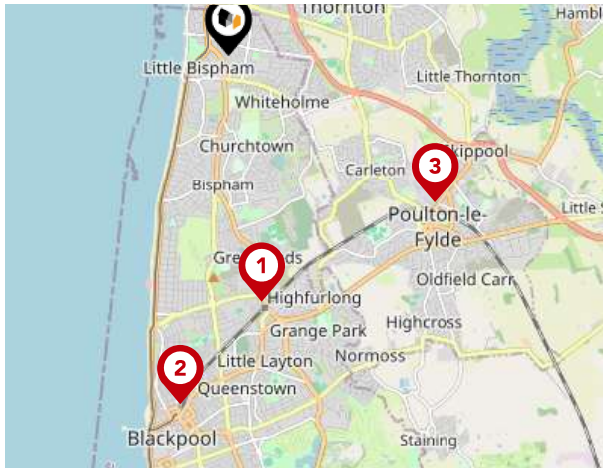
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	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



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



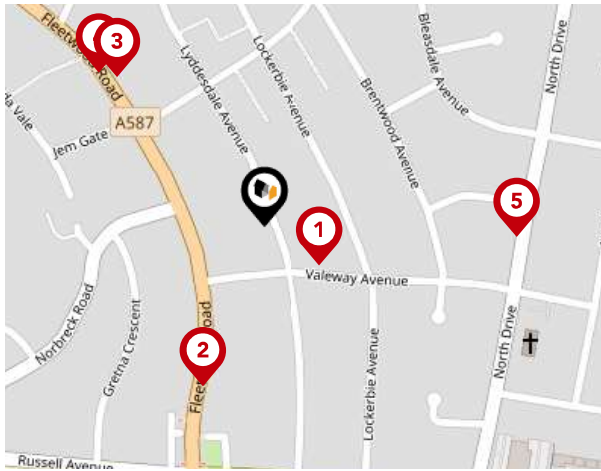
Airports/Helipads

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)

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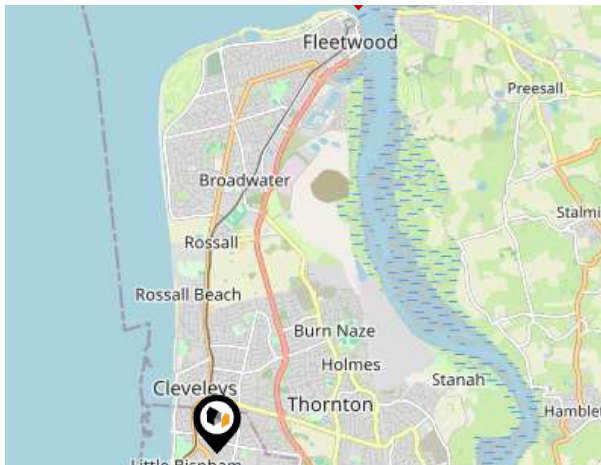
Bus Stops/Stations

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.



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