KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 18th February 2026

4 CARR FARM, LODGE LANE, LYTHAM ST. ANNES, FY8 5RP
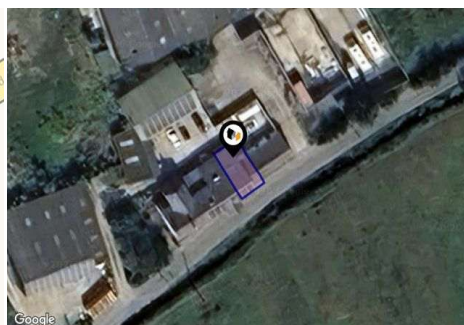
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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https://landwoodgroup.com/

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Property

Type:	Terraced	**Last Sold Date:**	09/02/2021
Bedrooms:	2	**Last Sold Price:**	£120,000
Floor Area:	839 ft^2 / 78 m^2	**Last Sold £/ft^2:**	£163
Plot Area:	0.02 acres	**Tenure:**	Freehold
Year Built :	1996-2002		
Council Tax :	Band B		
Annual Estimate:	£1,857		
Title Number:	LA856016		
UPRN:	10013592602		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

22 mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE ×   3 ×   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

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4 Carr Farm Lodge Lane LYTHAM ST. ANNES FY8 5RP

Energy rating
D

Valid until 13.01.2036

Certificate number
5136672934003844296

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			85 | B
69-80	**C**			
55-68	**D**		60 | D	
39-54	**E**			
21-38	**F**			
1-20	**G**			

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, insulated
Roof Energy:	Pitched, insulated
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Electric immersion, standard tariff
Lighting:	Excellent lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	78 m^2

Coal Mining

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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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.
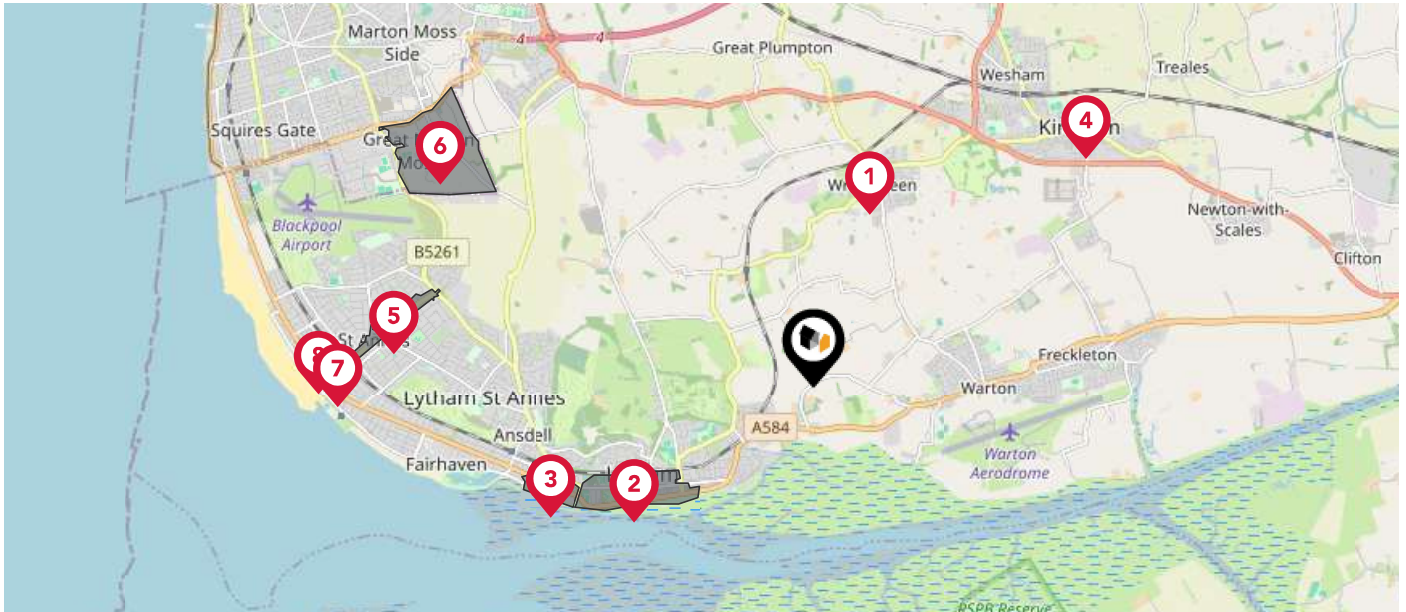
Nearby Conservation Areas

1	Wrea Green
2	Lytham
3	Lytham Avenues
4	Kirkham
5	St. Anne's Road East
6	Marton Moss
7	St. Anne's on Sea
8	Porritt Houses, St. Anne's

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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
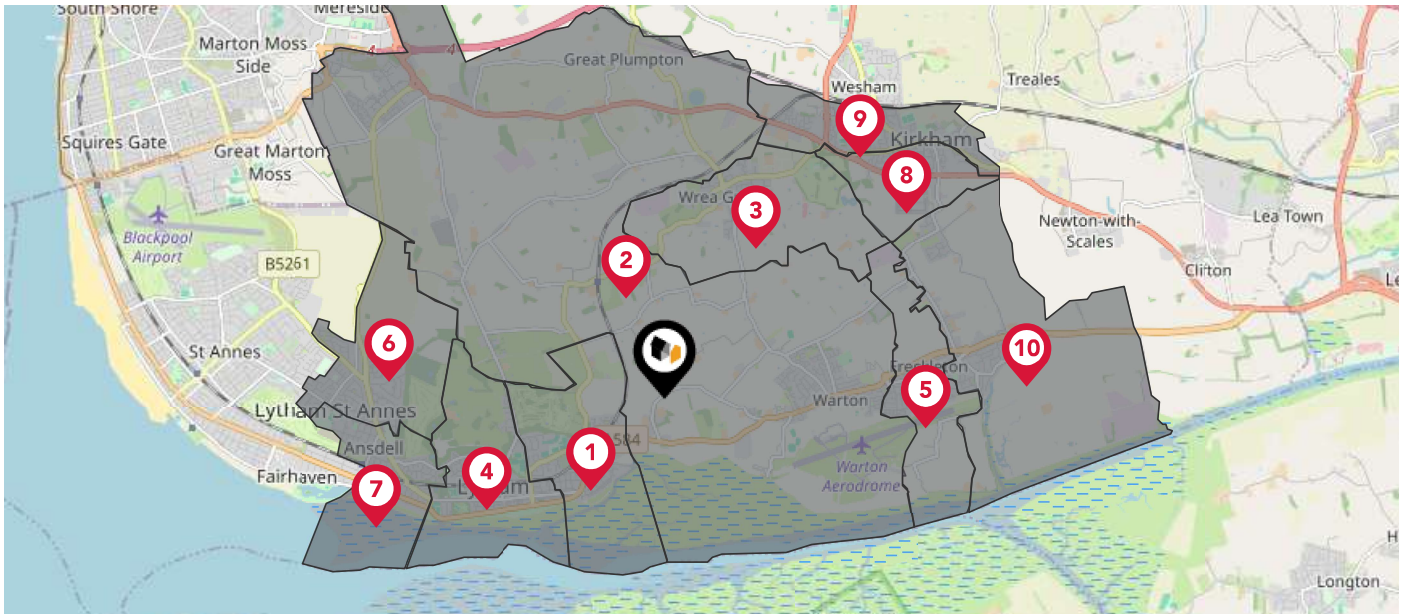
Nearby Council Wards

1	St. Johns Ward	
2	Warton and Westby Ward	
3	Ribby-with-Wrea Ward	
4	Clifton Ward	
5	Freckleton West Ward	
6	Park Ward	
7	Ansdell Ward	
8	Kirkham South Ward	
9	Kirkham North Ward	
10	Freckleton East Ward	

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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	🟦

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.
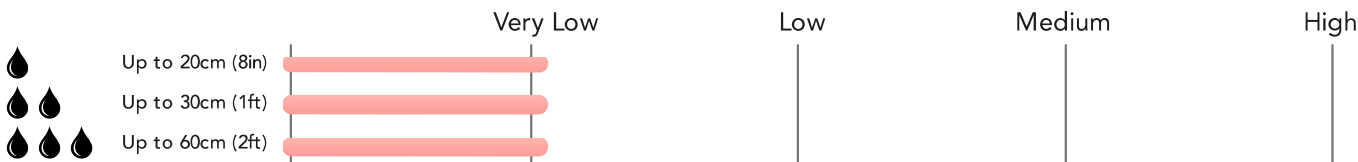

Risk Rating: Very low

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.

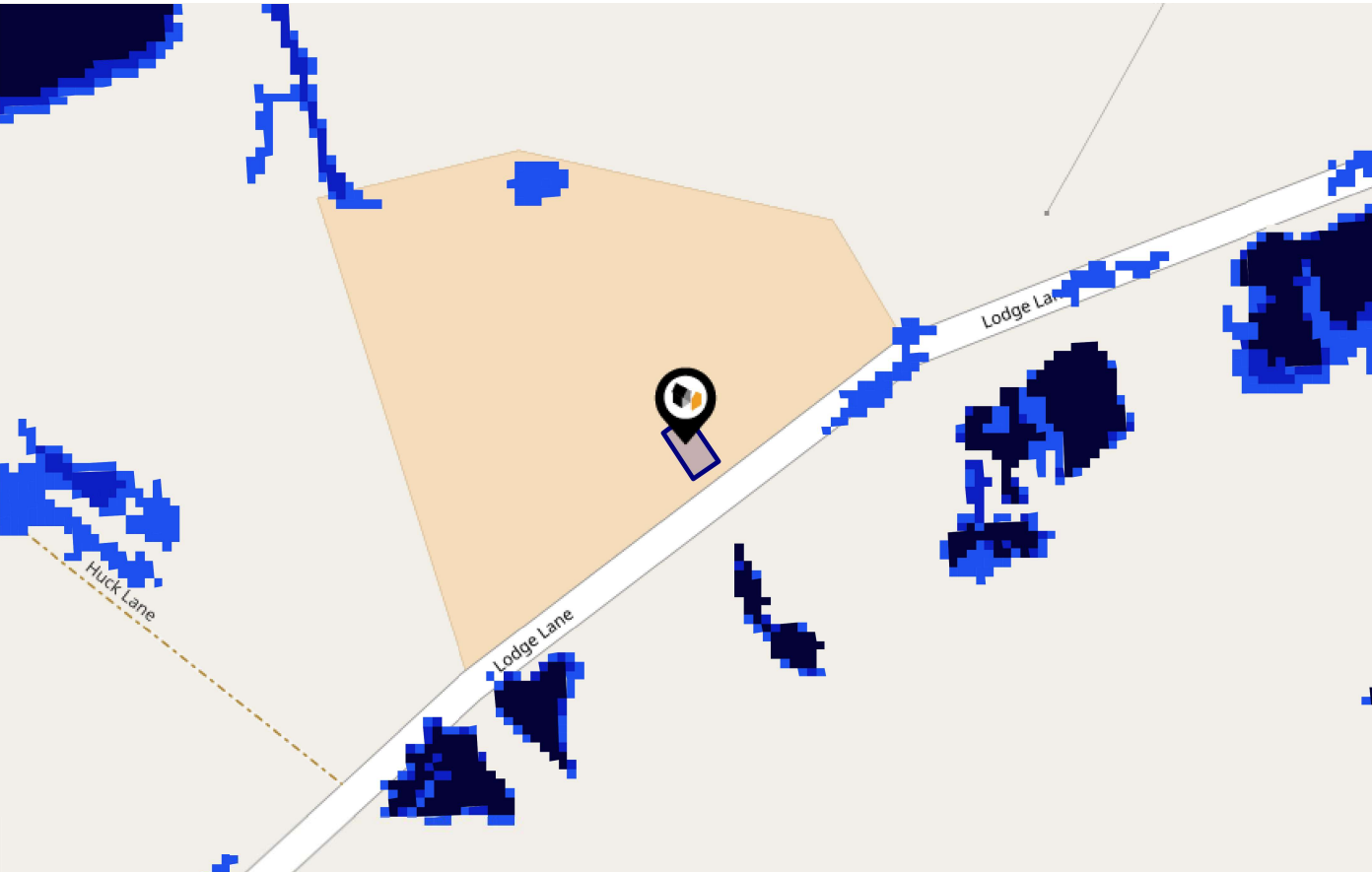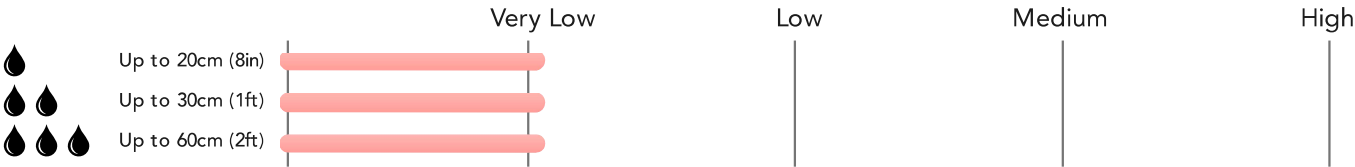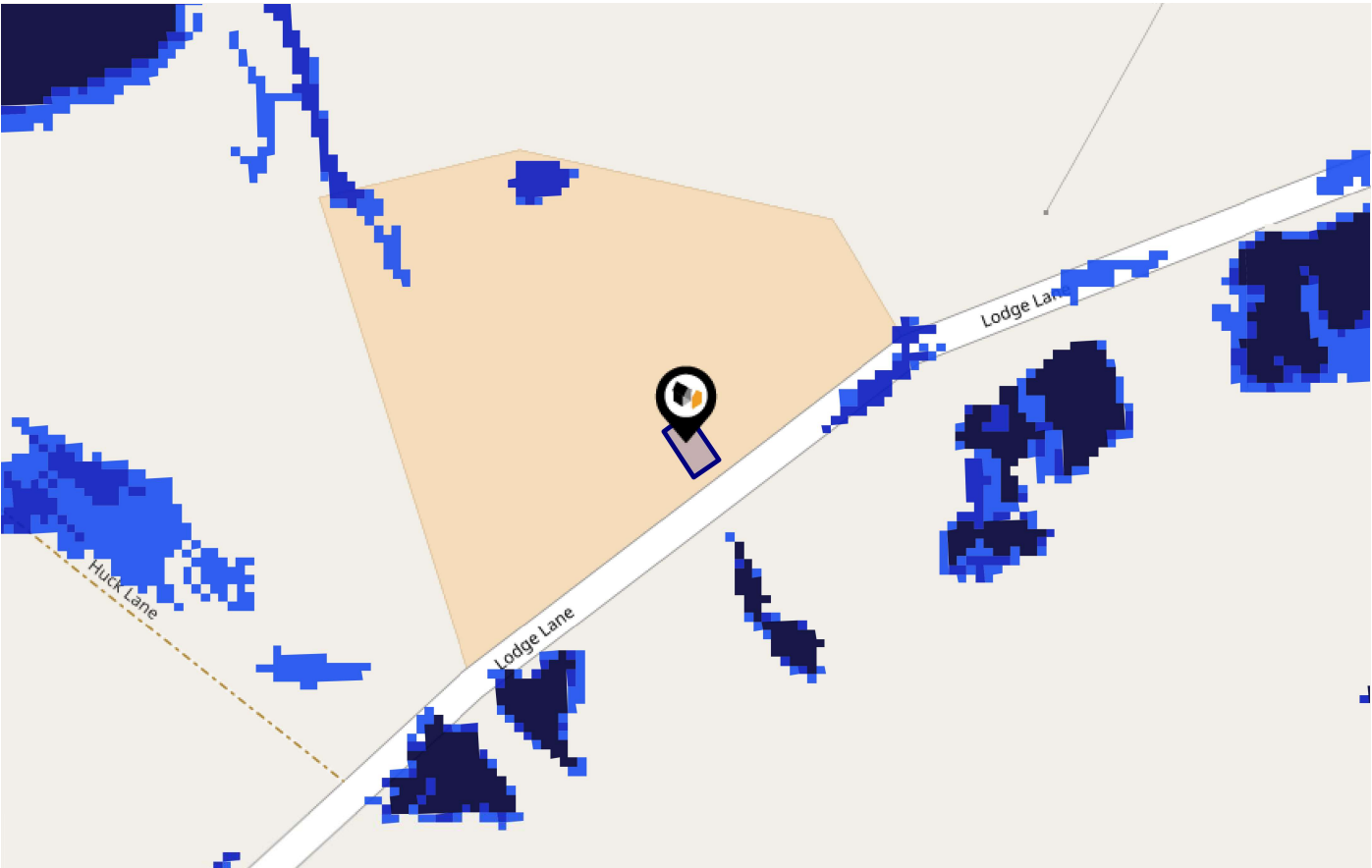Chance of flooding to the following depths at this property:

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

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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.
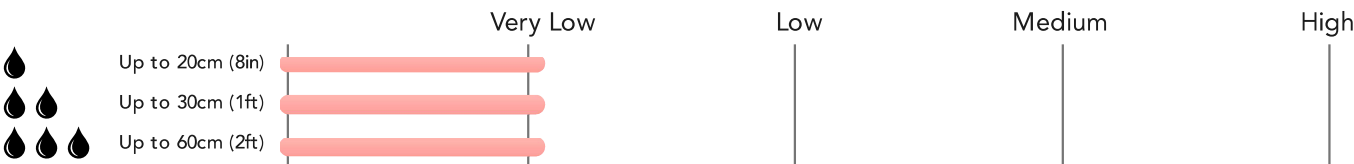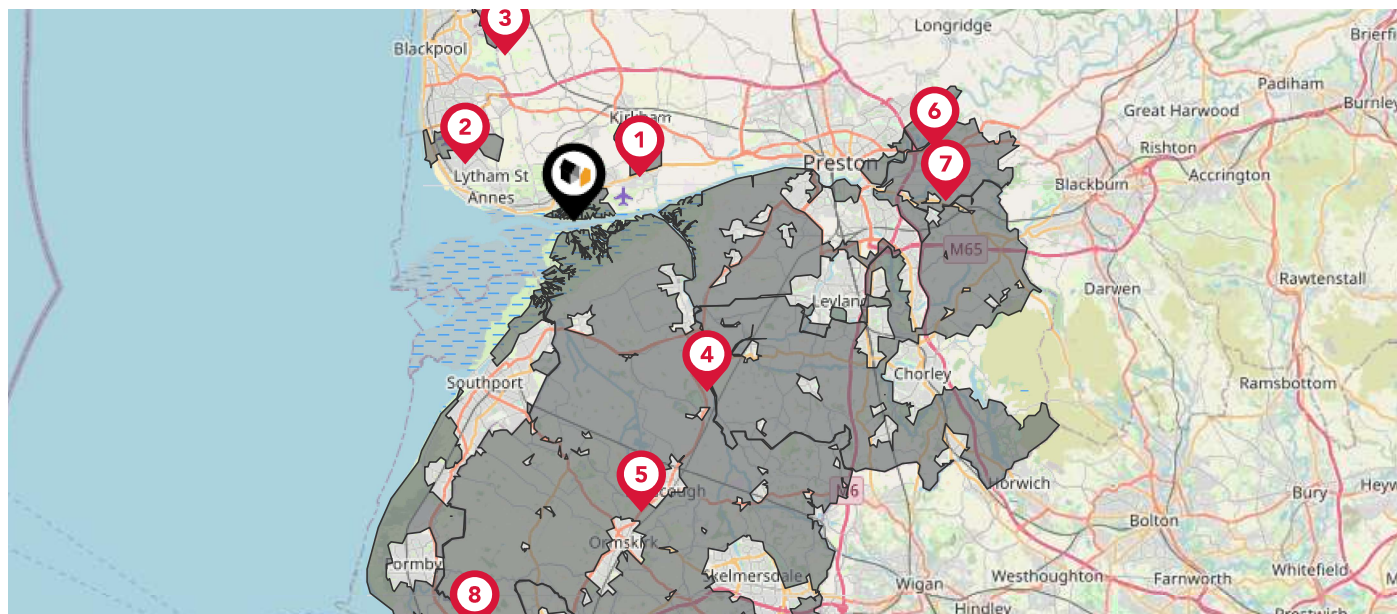

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Chance of flooding to the following depths at this property:

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

KPF - Key Property Facts

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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💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

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.

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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 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	Blackpool Green Belt - Wyre
4	Merseyside and Greater Manchester Green Belt - Chorley
5	Merseyside and Greater Manchester Green Belt - West Lancashire
6	Merseyside and Greater Manchester Green Belt - Preston
7	Merseyside and Greater Manchester Green Belt - South Ribble
8	Merseyside and Greater Manchester Green Belt - Sefton

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	Saltcotes-Lytham Hall Park, Saltcoates Road, Lytham, Lancashire	Historic Landfill	▢
2	Lytham Pumping Station-Off Preston Road, Lytham, Lancashire	Historic Landfill	▢
3	Land off Saltcotes Road-Land off Saltcotes Road, Ballam Road, Lytham, Lancashire	Historic Landfill	▢
4	Sadlers Lytham Limited-Dock Road, Lytham, Lancashire	Historic Landfill	▢
5	Cookson's Bakery-Preston Road, Lytham, Lancashire	Historic Landfill	▢
6	Moss Side Lane-Moss Side	Historic Landfill	▢
7	Warings-Brook Mill, Wrea Brook/Green, Fylde, Lancashire	Historic Landfill	▢
8	Ribby Leisure Village South-Ribby South, Ribby Road, Wrea Green, Flyde, Near Kirkham, Lancashire	Historic Landfill	▢
9	No name provided by source	Active Landfill	▣
10	Westby (South) L F S-Anna's Road, Blackpool, Westby, Lancashire	Historic Landfill	▢

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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...
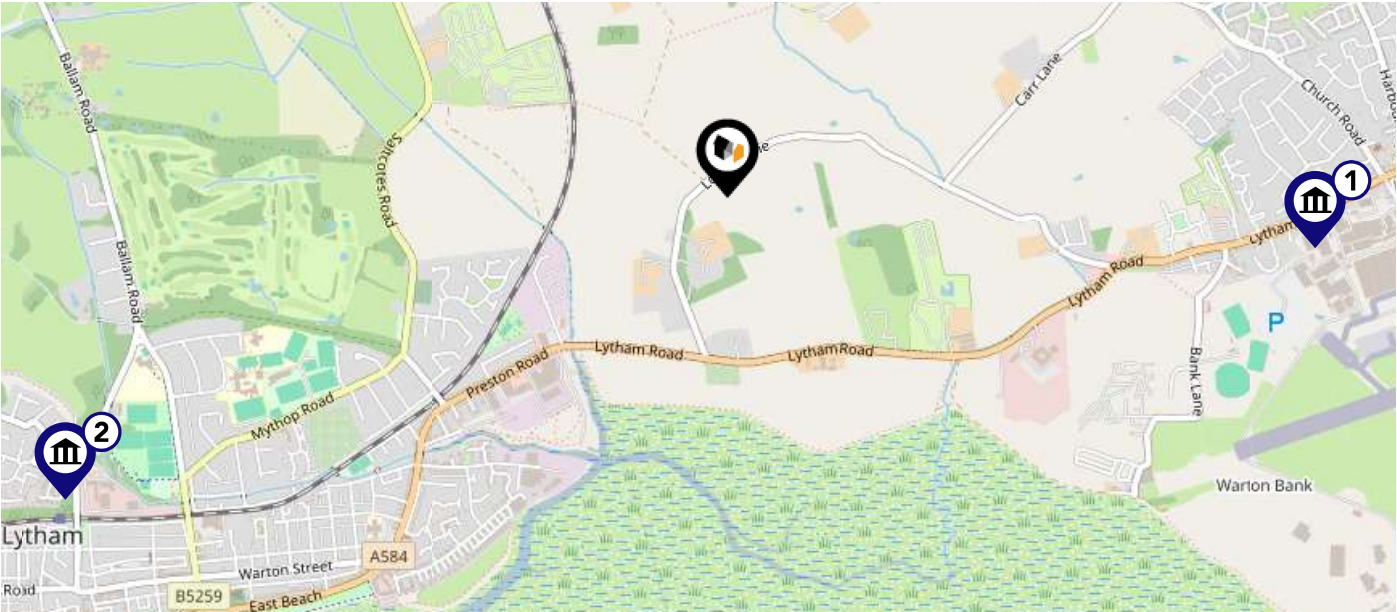
Listed Buildings in the local district	Grade	Distance
🏛① 1072050 - 204, Lytham Road	Grade II	1.3 miles
🏛② 1196375 - Main Lodges And Entrance Gates To Lytham Hall And Attached Boundary Wall To North East	Grade II	1.6 miles

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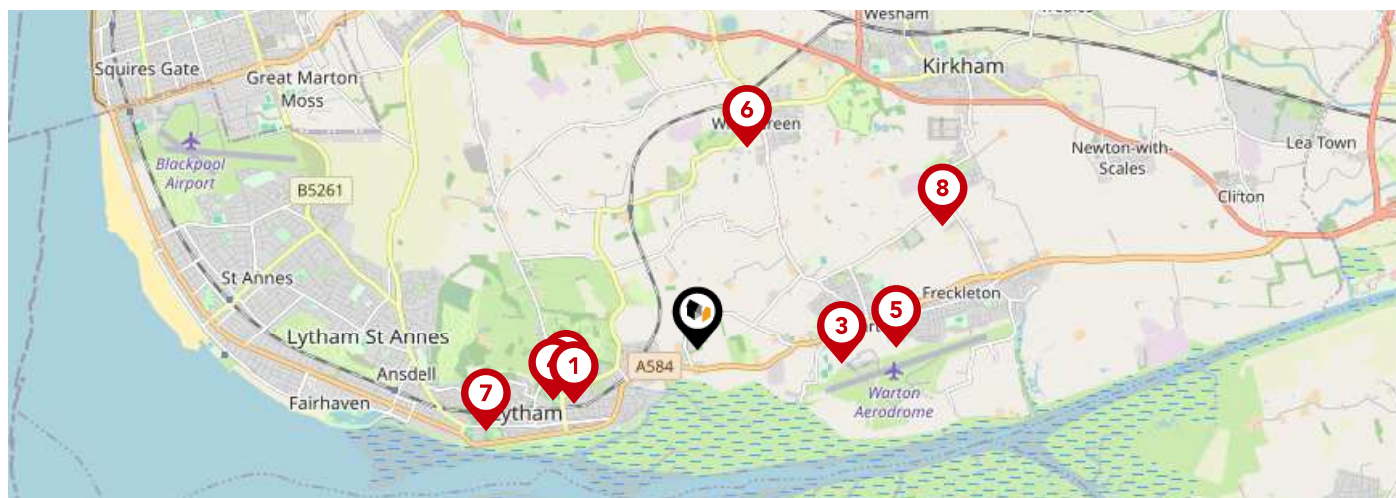
		Nursery	Primary	Secondary	College	Private
1	**St Bede's Catholic High School** Ofsted Rating: Good	Pupils: 824	Distance:1.18	☐	☐	☑	☐	☐
2	**St Peter's Catholic Primary School, Lytham** Ofsted Rating: Good	Pupils: 206	Distance:1.21	☐	☑	☐	☐	☐
3	**Warton St Paul's Church of England Primary Academy** Ofsted Rating: Good	Pupils: 105	Distance:1.27	☐	☑	☐	☐	☐
4	**Lytham Church of England Voluntary Aided Primary School** Ofsted Rating: Good	Pupils: 201	Distance:1.35	☐	☑	☐	☐	☐
5	**Holy Family Catholic Primary School, Warton** Ofsted Rating: Good	Pupils: 152	Distance:1.73	☐	☑	☐	☐	☐
6	**Ribby with Wrea Endowed CofE Primary School** Ofsted Rating: Outstanding	Pupils: 154	Distance:1.83	☐	☑	☐	☐	☐
7	**Lytham Hall Park Primary School** Ofsted Rating: Outstanding	Pupils: 401	Distance:1.99	☐	☑	☐	☐	☐
8	**Linton School** Ofsted Rating: Good	Pupils: 12	Distance:2.4	☐	☐	☑	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**Freckleton Strike Lane Primary School** Ofsted Rating: Good | Pupils: 174 | Distance:2.56	☐	☑	☐	☐	☐
10	**Kirkham Grammar School** Ofsted Rating: Not Rated | Pupils: 809 | Distance:2.68	☐	☐	☑	☐	☐
11	**Freckleton Church of England Primary School** Ofsted Rating: Good | Pupils: 184 | Distance:2.69	☐	☑	☐	☐	☐
12	**Ansdell Primary School** Ofsted Rating: Good | Pupils: 239 | Distance:2.69	☐	☑	☐	☐	☐
13	**Lytham St Annes High School** Ofsted Rating: Good | Pupils: 1630 | Distance:2.81	☐	☐	☑	☐	☐
14	**The Willows Catholic Primary School, Kirkham** Ofsted Rating: Outstanding | Pupils: 209 | Distance:2.83	☐	☑	☐	☐	☐
15	**Clifton Primary School** Ofsted Rating: Good | Pupils: 225 | Distance:2.86	☐	☑	☐	☐	☐
16	**Kirkham and Wesham Primary School** Ofsted Rating: Good | Pupils: 201 | Distance:2.99	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

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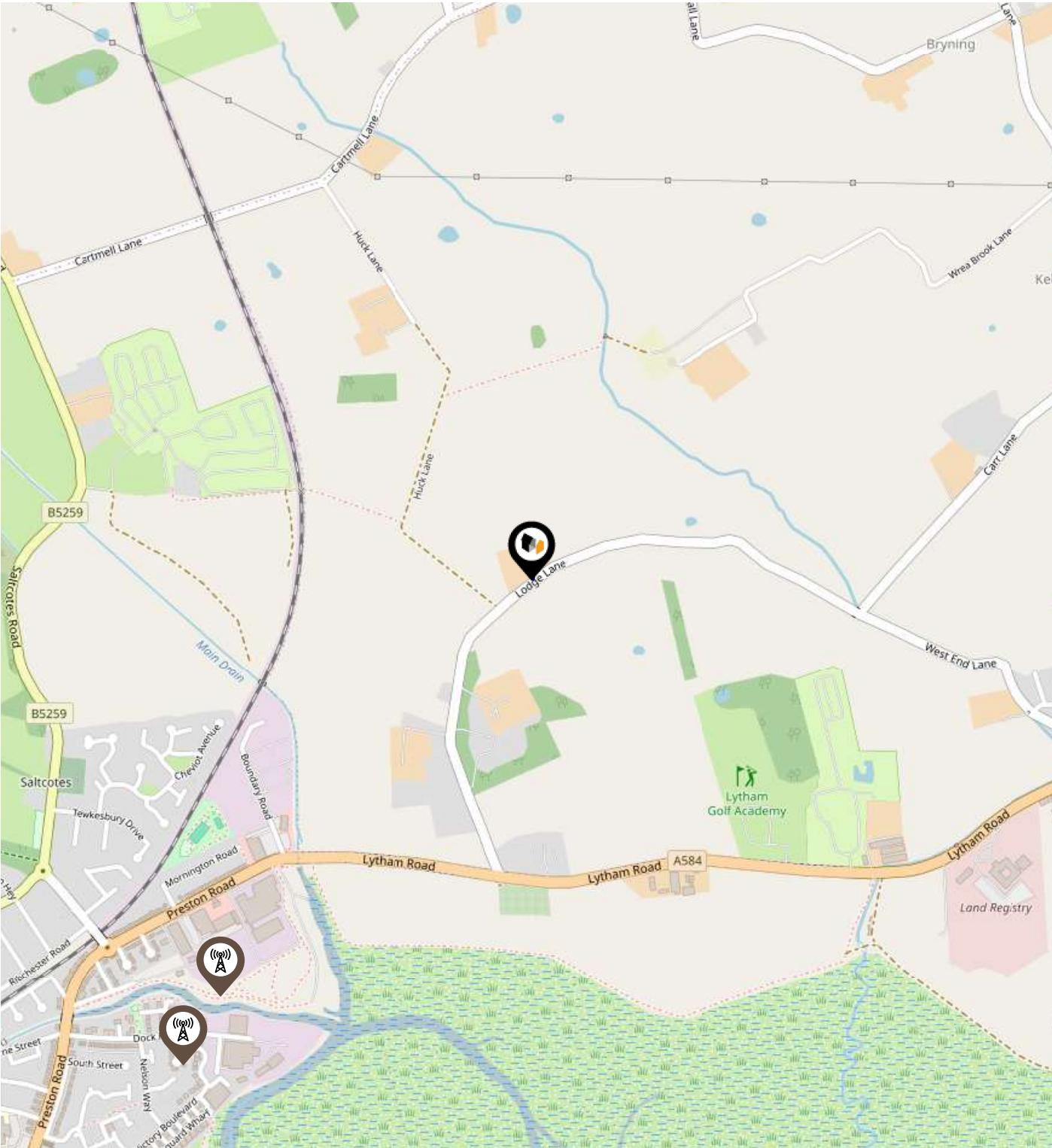
Key:

⚡ Power Pylons

📡 Communication Masts

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Environment
## Radon Gas

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 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
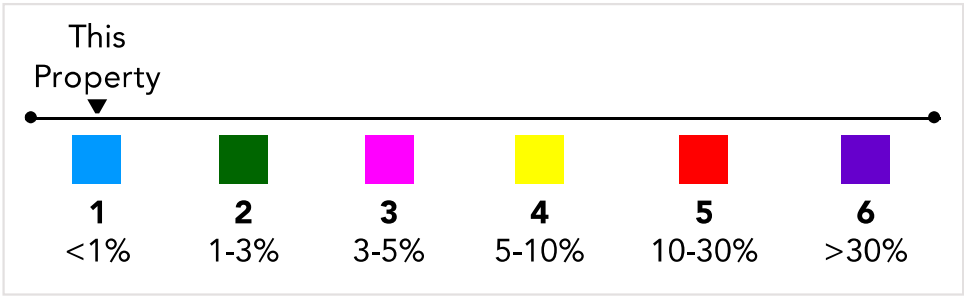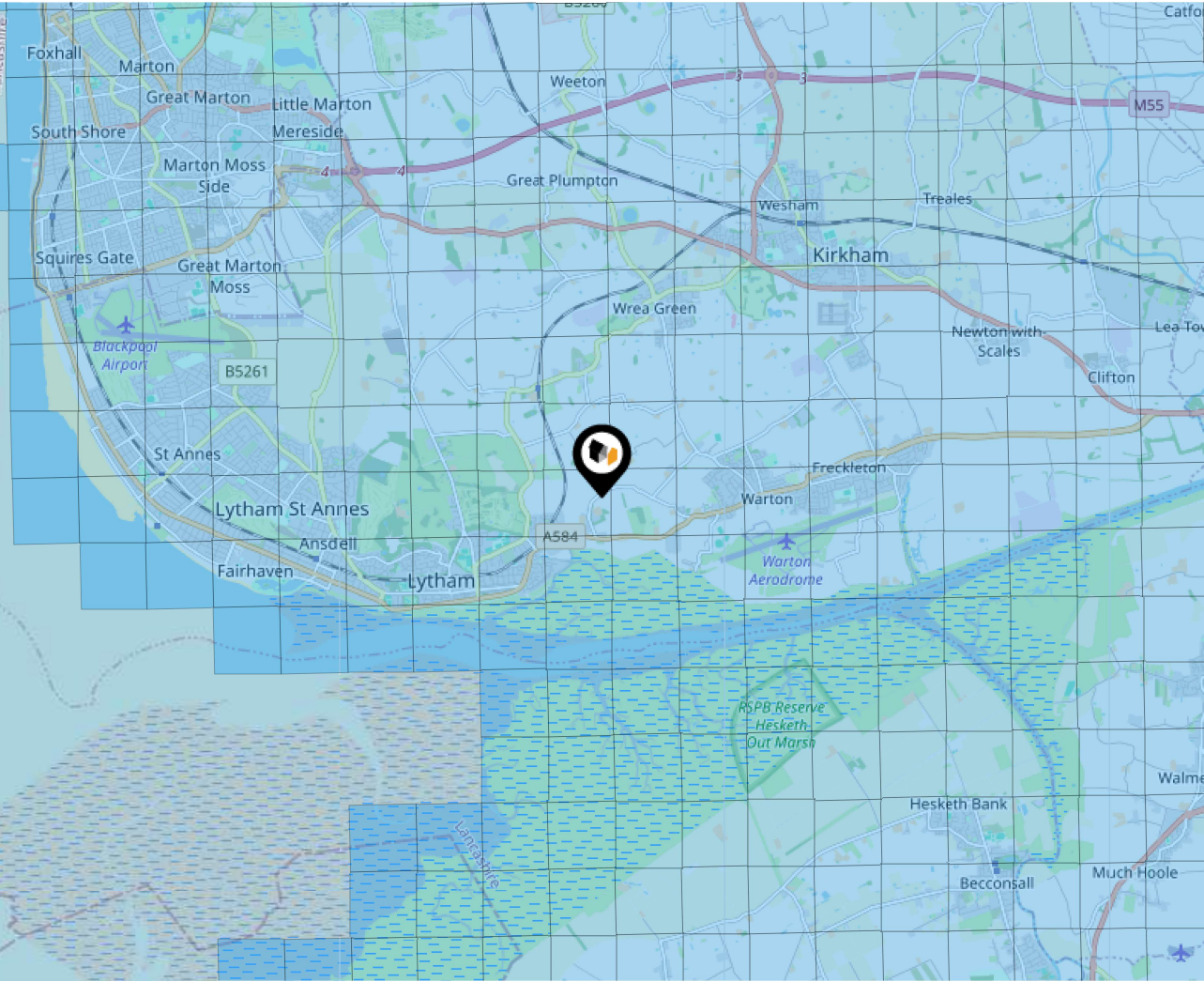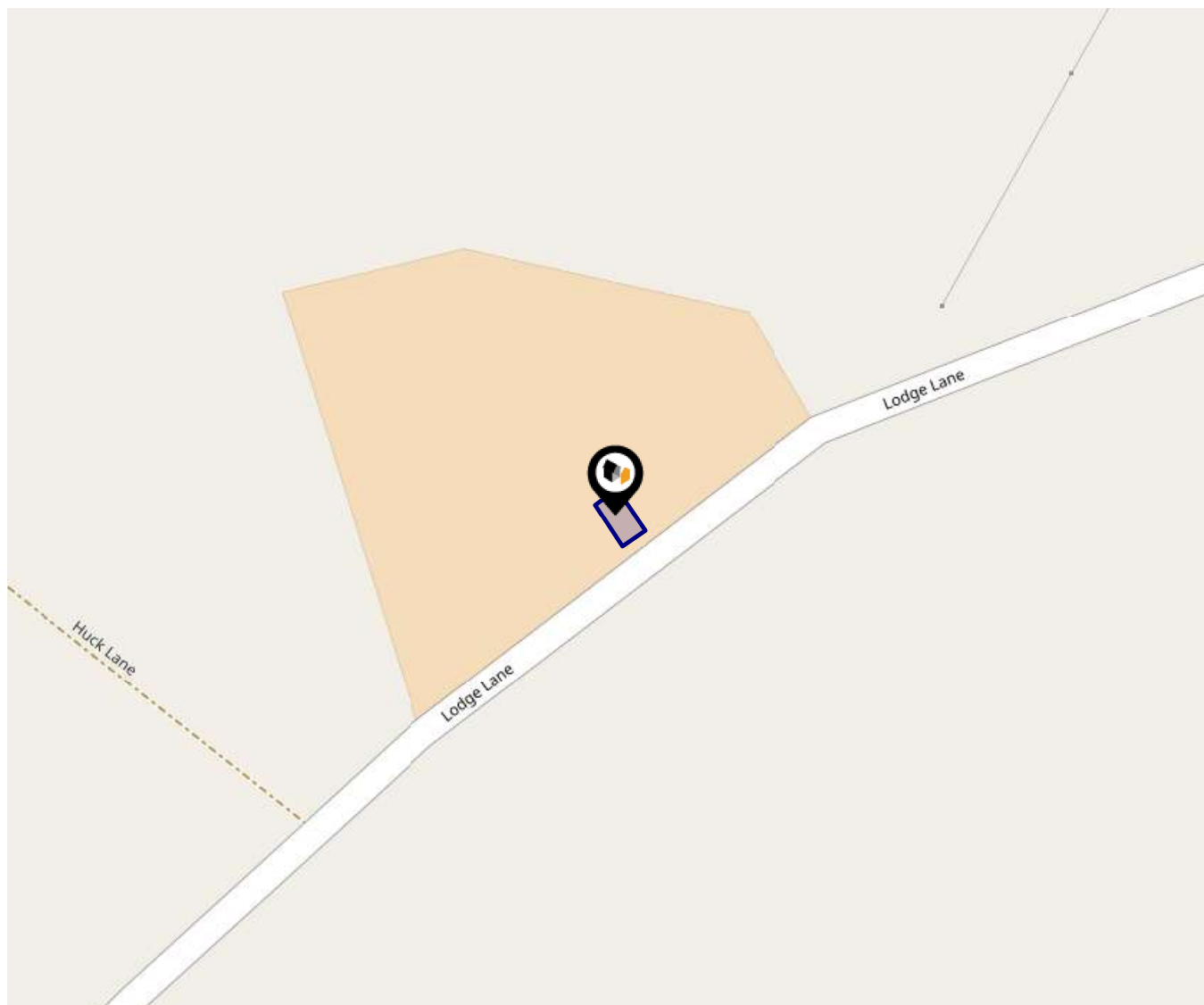
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		
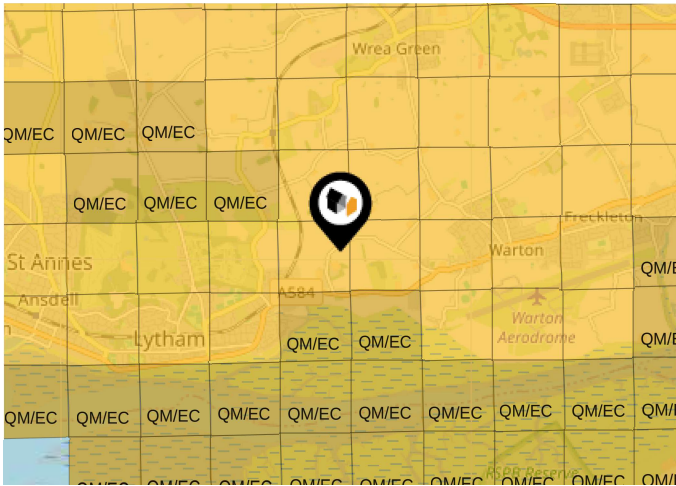
Primary Classifications (Most Common Clay Types)

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

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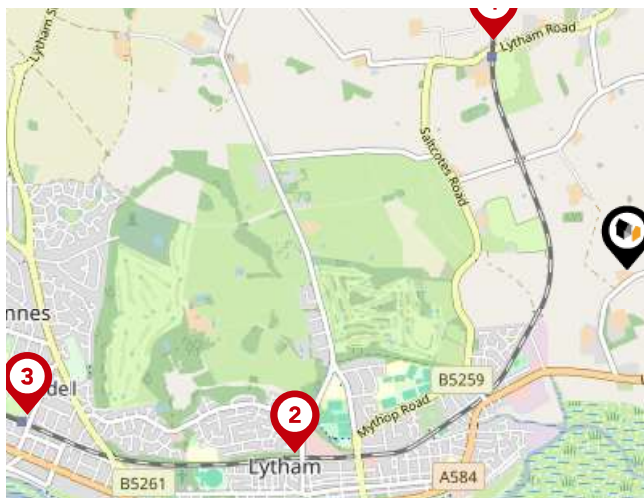
National Rail Stations

Pin	Name	Distance
1	Moss Side Rail Station	1.16 miles
2	Lytham Rail Station	1.66 miles
3	Ansdell & Fairhaven Rail Station	2.71 miles
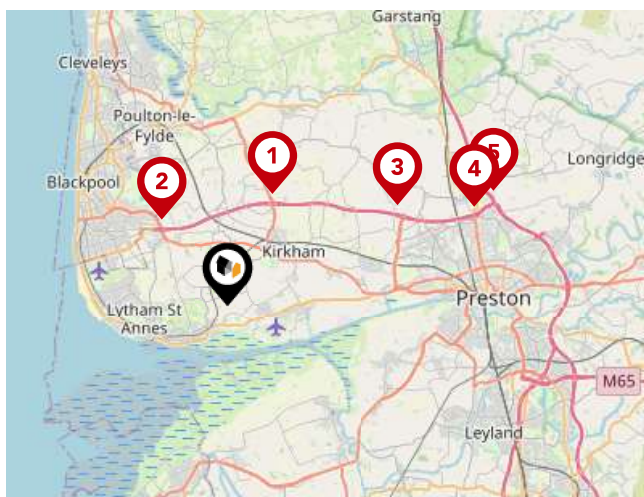
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	4.2 miles
2	M55 J4	3.76 miles
3	M55 J2	6.9 miles
4	M55 J1	9.34 miles
5	M6 J32	10.15 miles

Airports/Helipads

Pin	Name	Distance
1	Highfield	5 miles
2	Speke	28.73 miles
3	Manchester Airport	37.59 miles
4	Leeds Bradford Airport	52.44 miles

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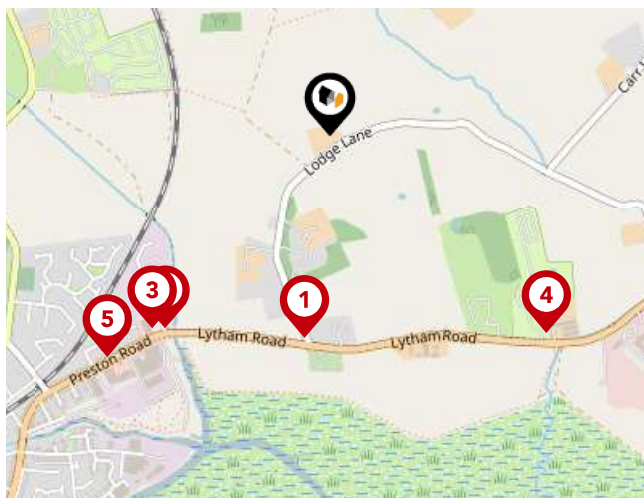
Bus Stops/Stations

Pin	Name	Distance
1	Lodge Lane	0.44 miles
2	Boundary Road	0.55 miles
3	Boundary Road	0.57 miles
4	Great Birchwood	0.64 miles
5	Meadow Lane	0.69 miles
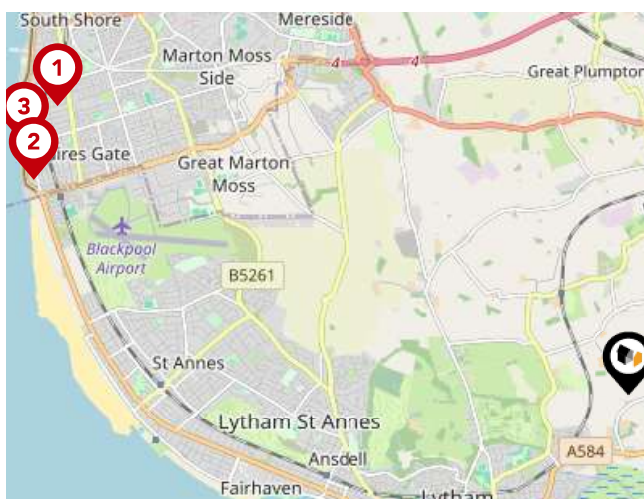
Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	5.6 miles
2	Starr Gate (Blackpool Tramway)	5.54 miles
3	Harrow Place (Blackpool Tramway)	5.73 miles
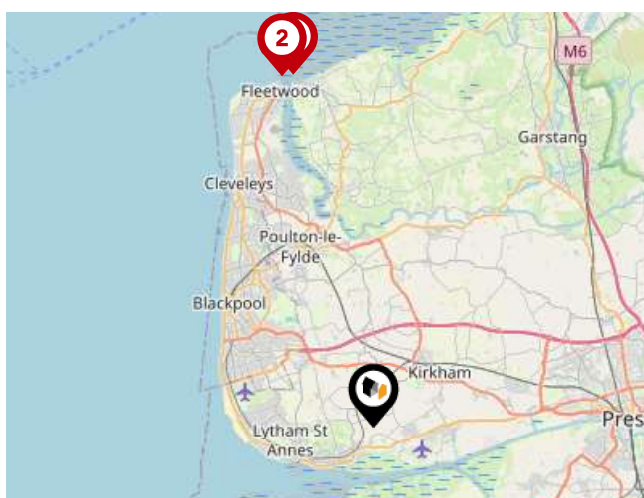
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	12.61 miles
2	Fleetwood for Knott End Ferry Landing	12.64 miles

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Data Quality

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

G

Ofcom

Valuation Office Agency

Ofsted

Royal Mail