



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 02nd October 2026



84, DEVONSHIRE ROAD, BLACKPOOL, FY3 8AN

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

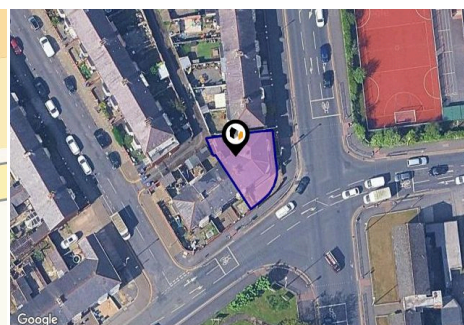
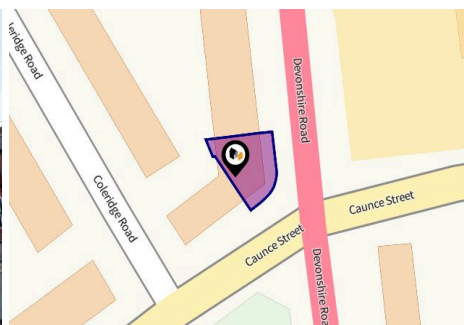
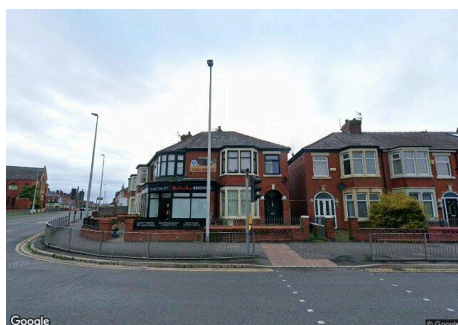
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Parent Shell
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.15 acres
Year Built :	1900-1929
Council Tax :	Band Deleted
Title Number:	LAN52787
UPRN:	100012611849
Restrictive Covenants:	Yes

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property

Multiple Title Plans

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There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



LA911796

Leasehold Title Plans



LAN52787

Start Date: 10/05/2007
End Date: 25/12/2131
Lease Term: 125 years from
25 December
2006
Term Remaining: 105 years



LAN52788

Start Date: 10/05/2007
End Date: 25/12/2131
Lease Term: 125 years from
25 December
2006
Term Remaining: 105 years



LAN52903

Start Date: 10/05/2007
End Date: 25/12/2131
Lease Term: 125 years from
25 December
2006
Term Remaining: 105 years

Property
EPC - Certificate

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84, Devonshire Road, FY3 8AN

Energy rating

C

Valid until 03.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 50% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	81 m ²

Market Sold in Street

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86, Devonshire Road, Blackpool, FY3 8AN					Terraced House
Last Sold Date:	04/11/2021	04/04/2018	17/05/2017	19/09/1996	
Last Sold Price:	£104,000	£74,000	£75,000	£45,950	
100, Devonshire Road, Blackpool, FY3 8AN					Terraced House
Last Sold Date:	30/07/2021	03/01/2003	21/03/2001		
Last Sold Price:	£95,000	£62,000	£48,000		
96, Devonshire Road, Blackpool, FY3 8AN					Terraced House
Last Sold Date:	29/06/2015	14/02/2007	09/06/2005		
Last Sold Price:	£95,500	£95,000	£90,000		
82, Devonshire Road, Blackpool, FY3 8AN					Semi-detached House
Last Sold Date:	27/10/2006	29/08/2003			
Last Sold Price:	£130,000	£65,000			
94, Devonshire Road, Blackpool, FY3 8AN					Terraced House
Last Sold Date:	15/08/2003				
Last Sold Price:	£64,000				
92, Devonshire Road, Blackpool, FY3 8AN					Terraced House
Last Sold Date:	17/06/2002	11/06/2001	07/06/1996		
Last Sold Price:	£54,000	£34,000	£40,000		
98, Devonshire Road, Blackpool, FY3 8AN					Terraced House
Last Sold Date:	31/03/1998	15/10/1996			
Last Sold Price:	£46,000	£44,950			

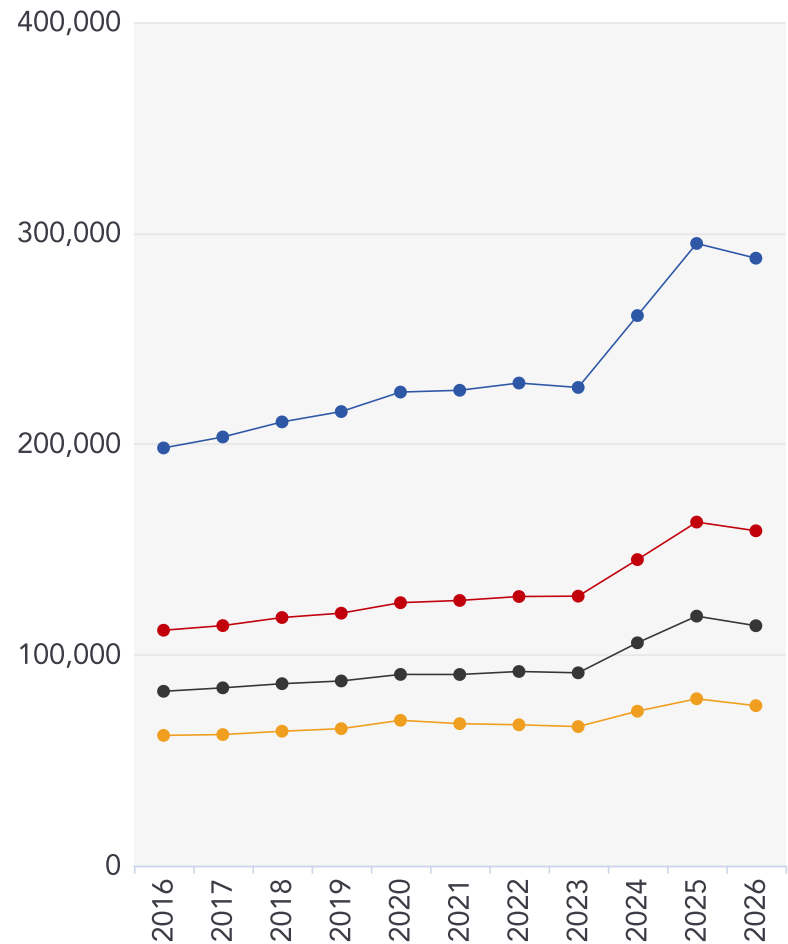
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in FY3



Detached

+45.42%

Semi-Detached

+42.23%

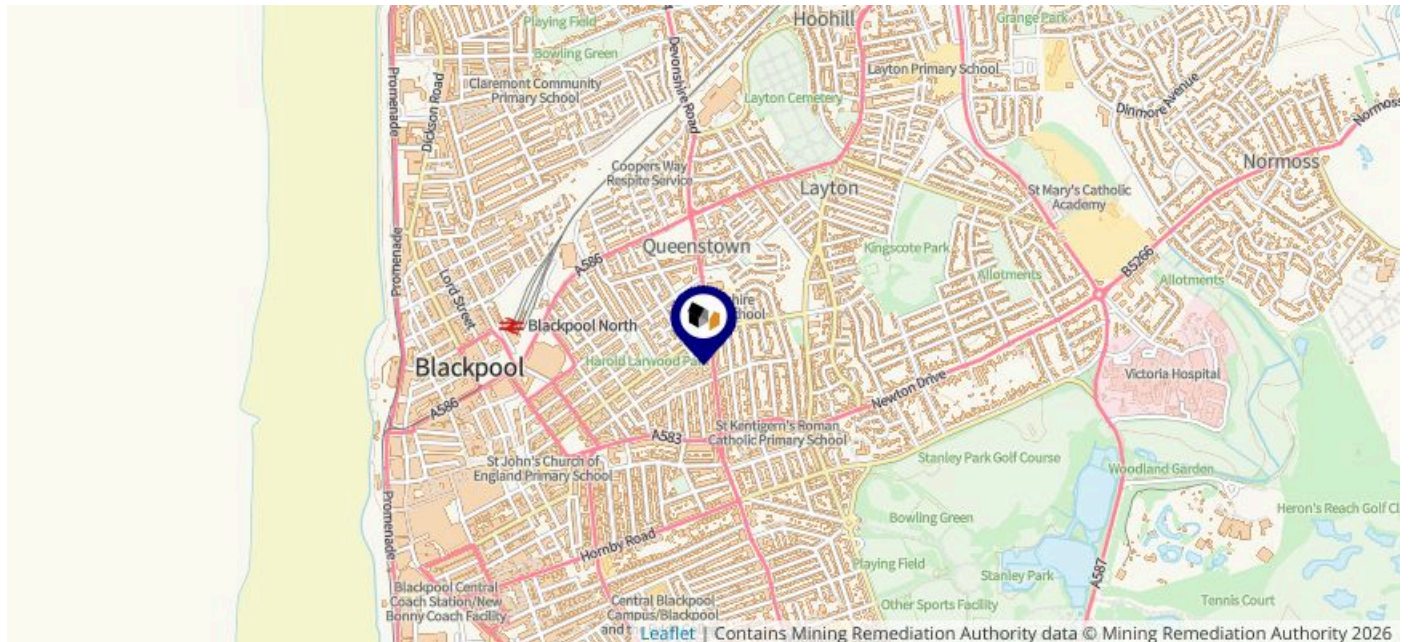
Terraced

+37.59%

Flat

+22.82%

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.

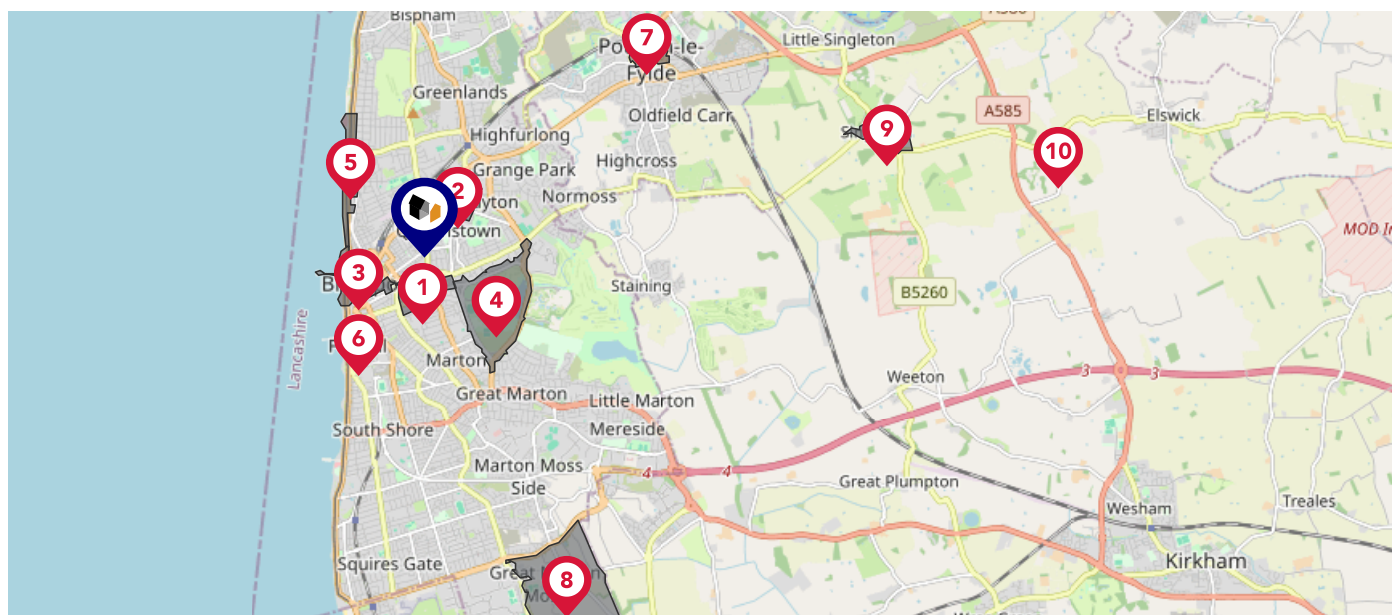
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

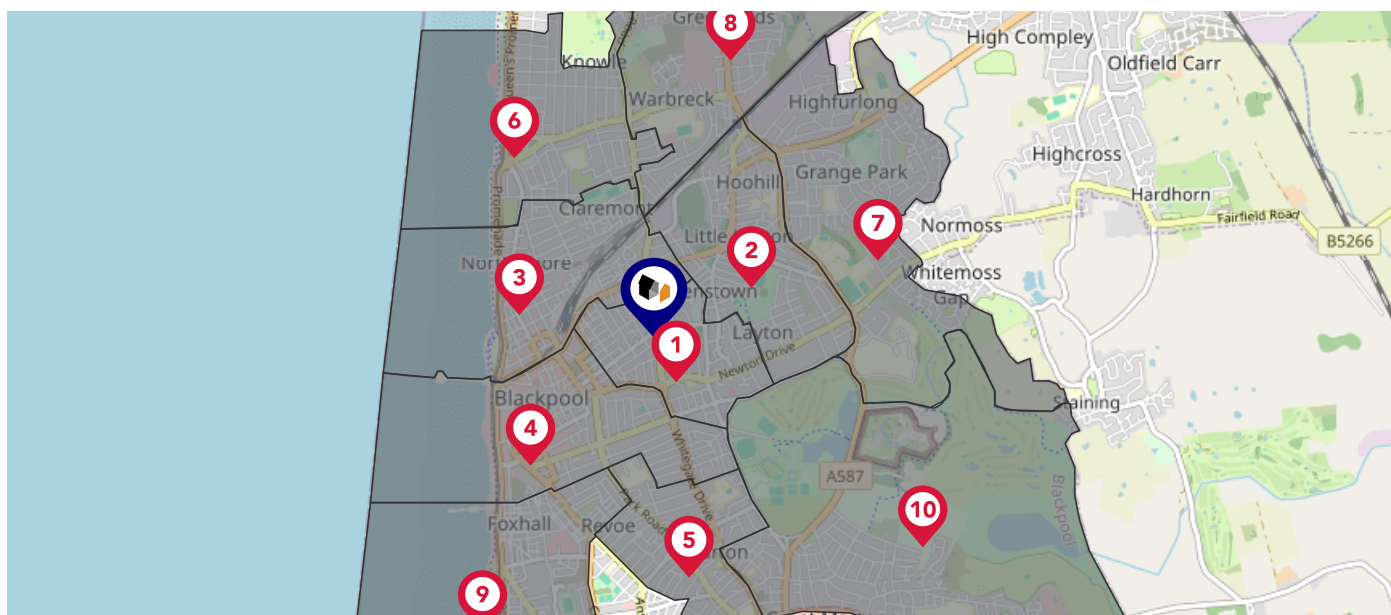
- 1 Raikes Hall
- 2 Layton
- 3 Town Centre
- 4 Stanley Park
- 5 North Promenade
- 6 Foxhall
- 7 Poulton-le-Fylde
- 8 Marton Moss
- 9 Singleton (Fylde)
- 10 Thistleton

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

Brunswick Ward

2

Layton Ward

3

Claremont Ward

4

Talbot Ward

5

Tyldesley Ward

6

Warbreck Ward

7

Park Ward

8

Greenlands Ward

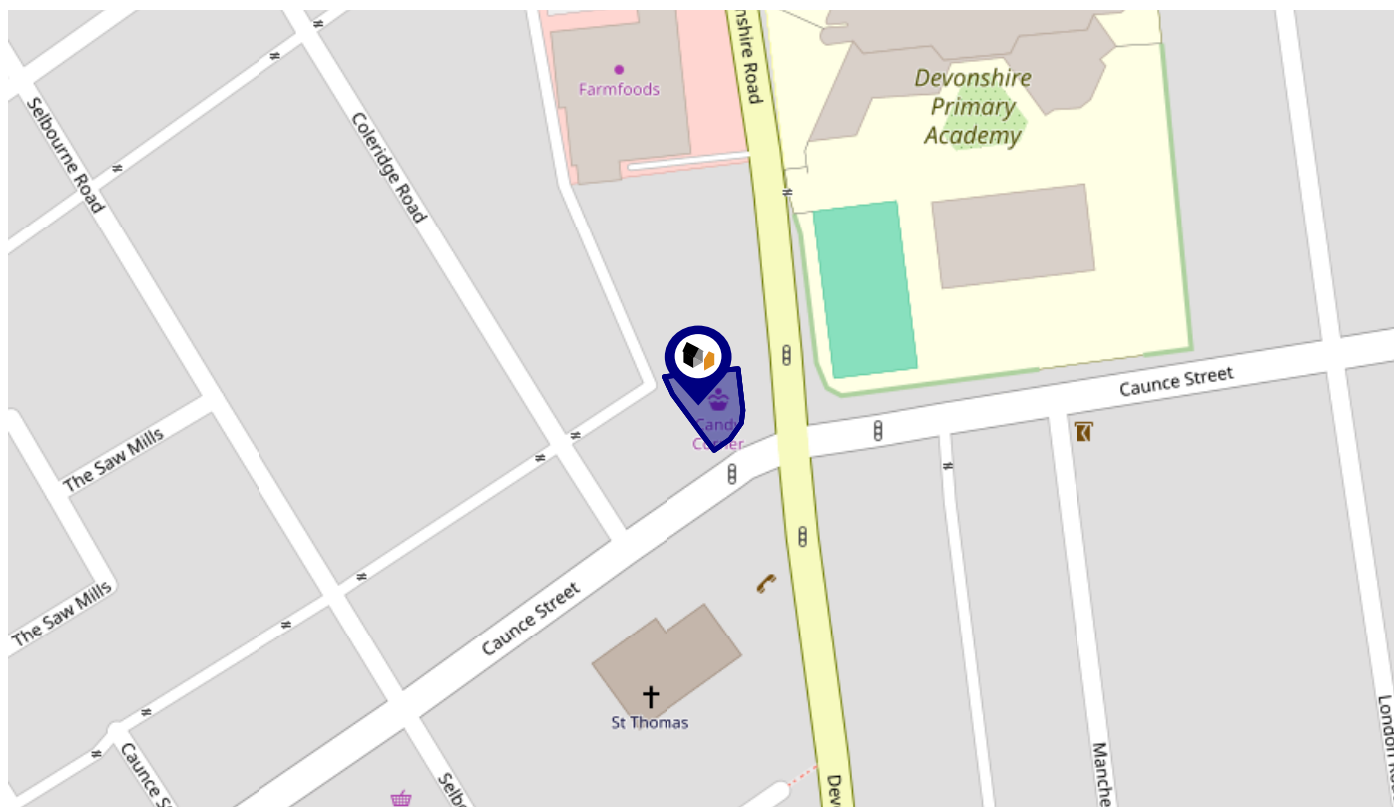
9

Bloomfield Ward

10

Marton 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:

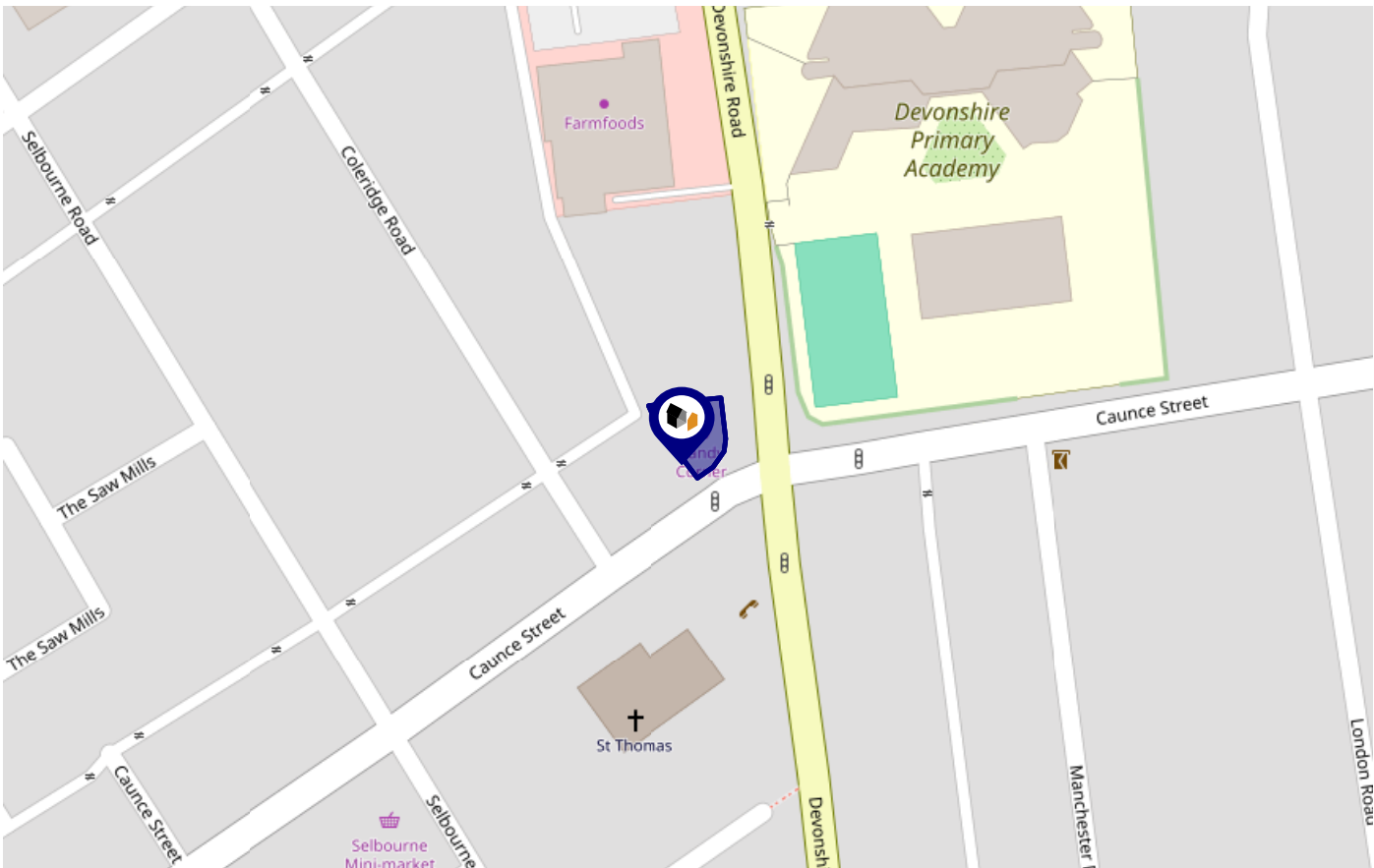
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

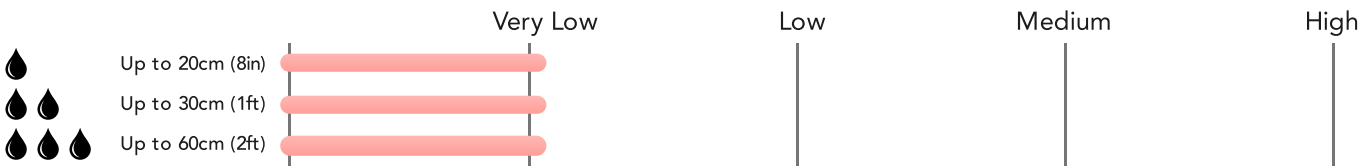


Risk Rating: Very low

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:

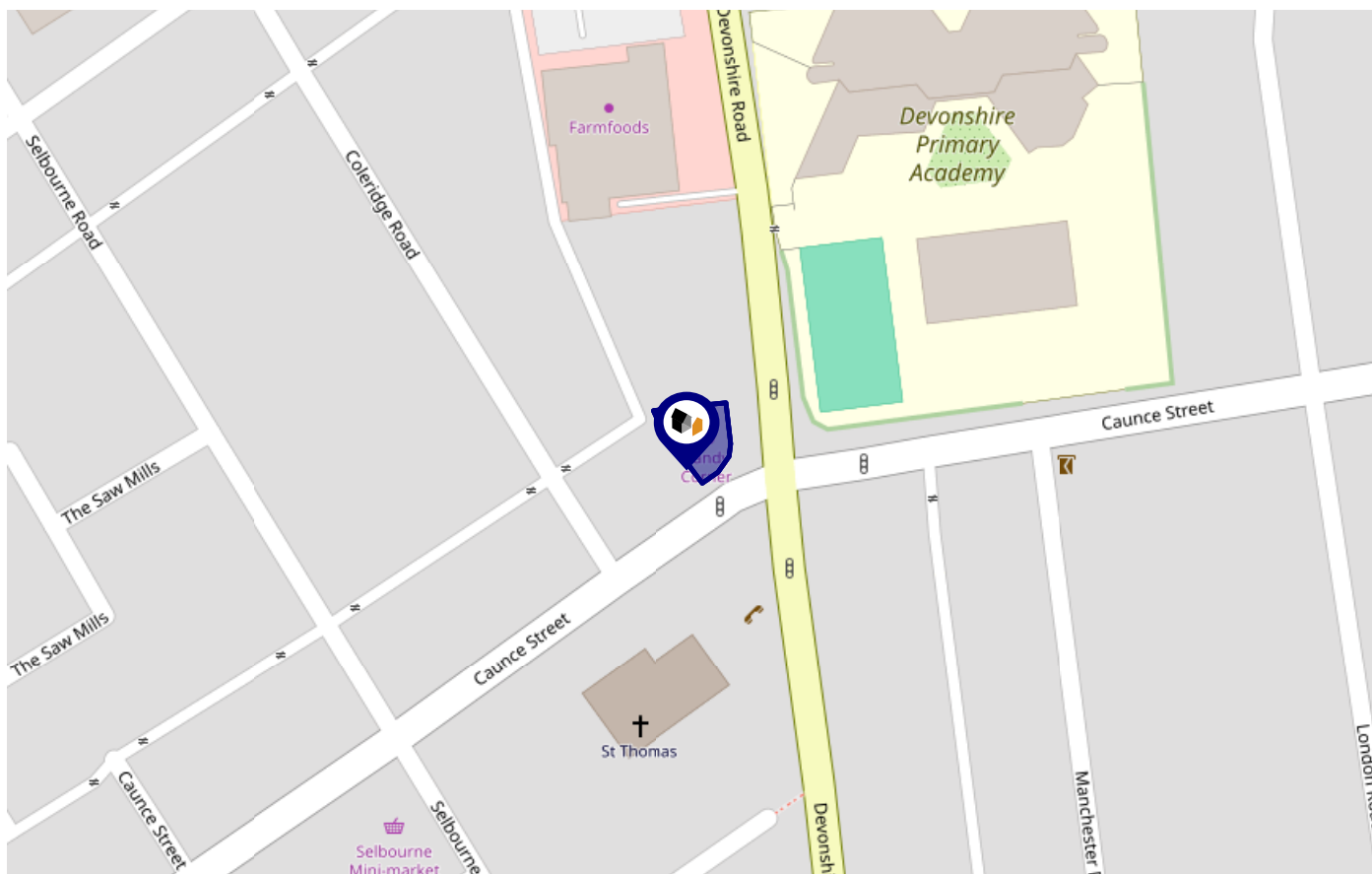


Flood Risk

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.

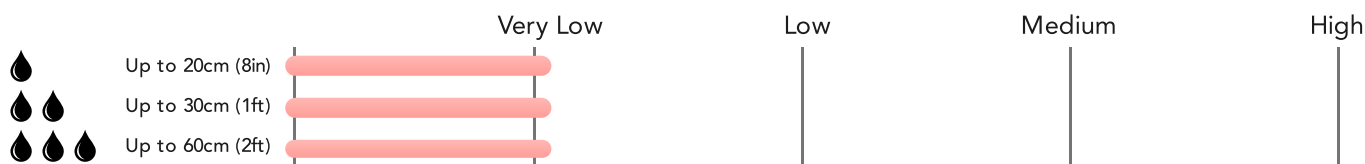


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KPF - Key Property Facts

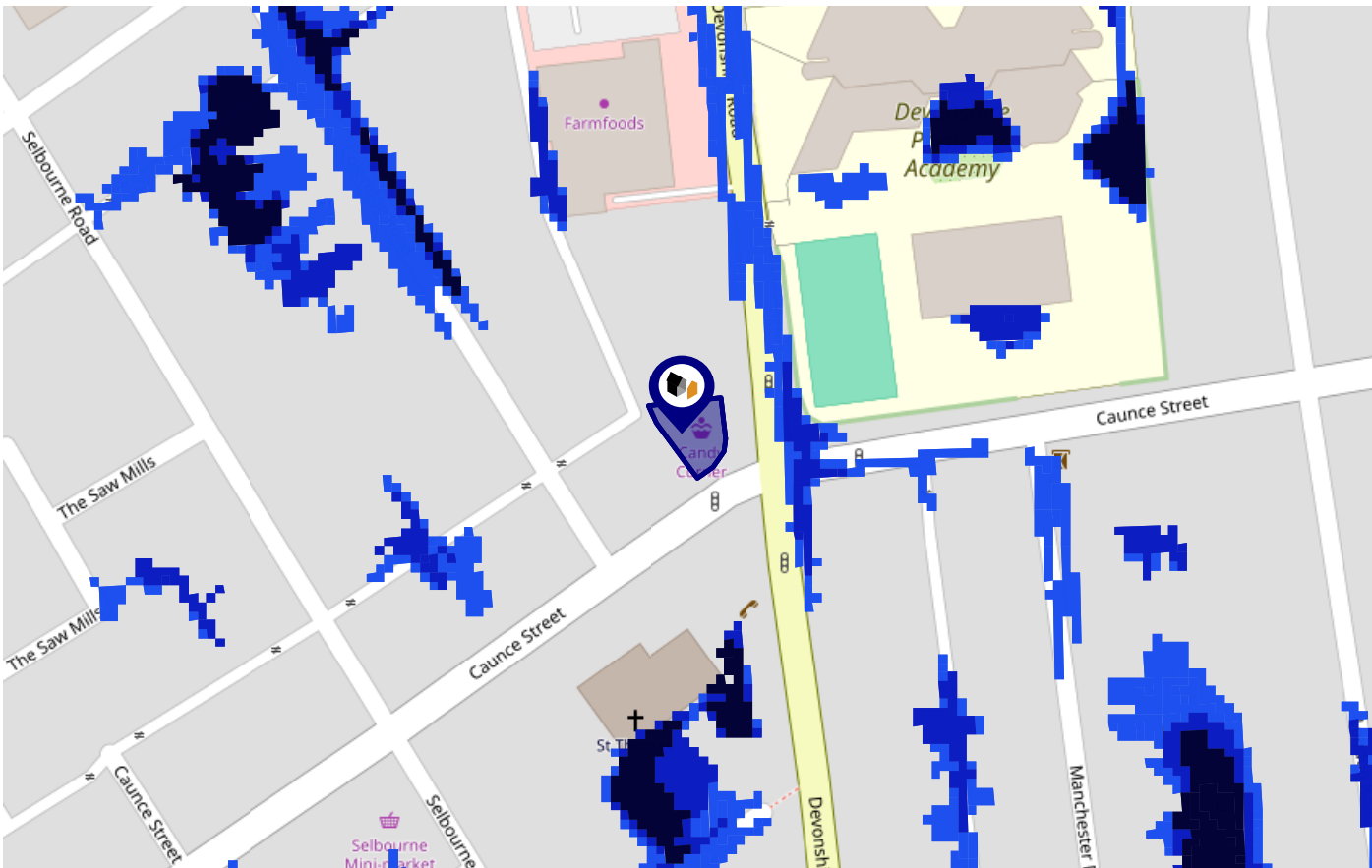
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aprift
Know any property instantly

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

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.

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Chance of flooding to the following depths at this property:

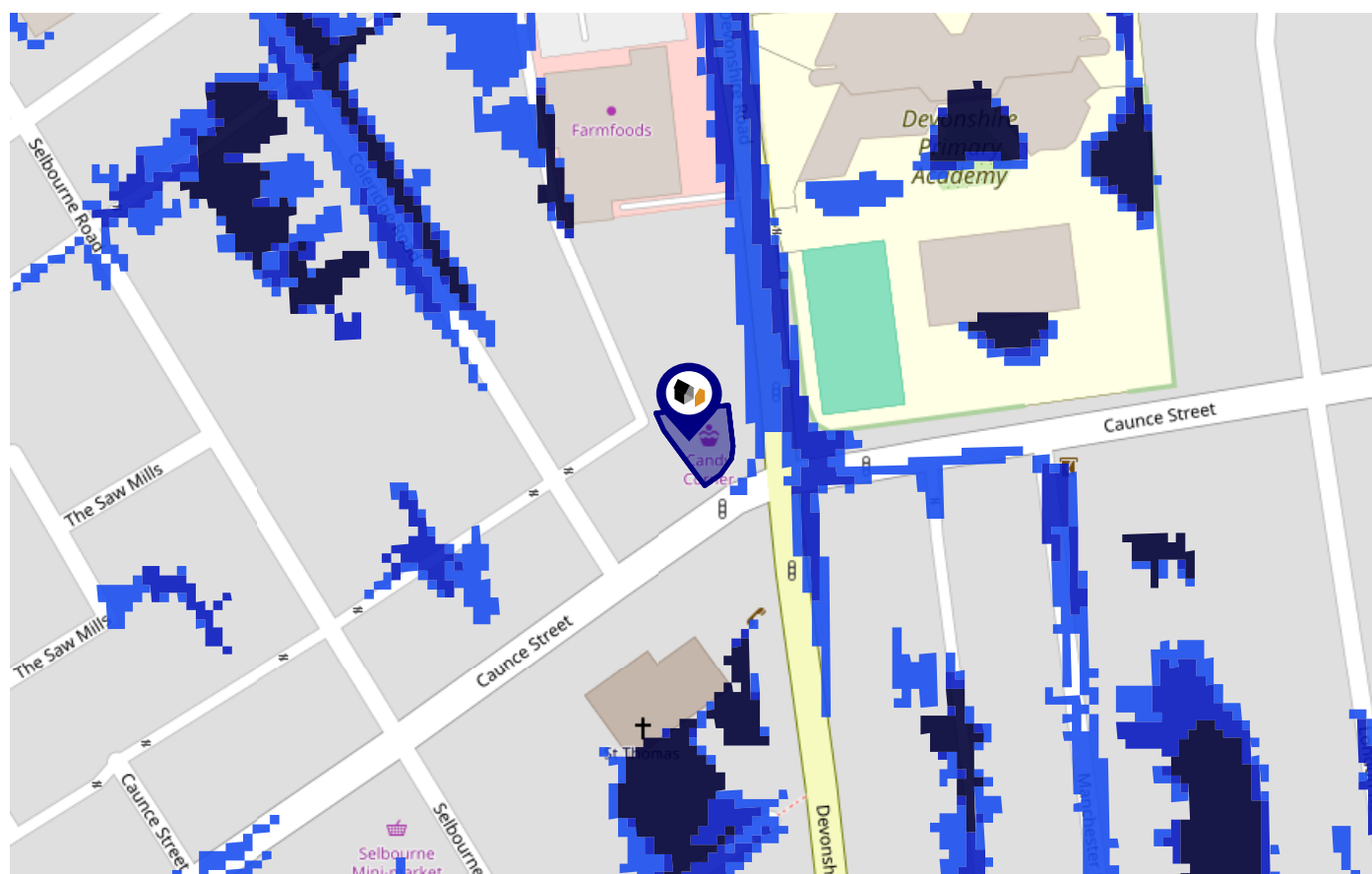


Flood Risk

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.

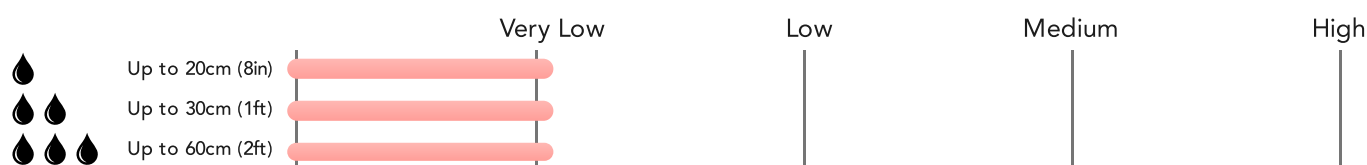


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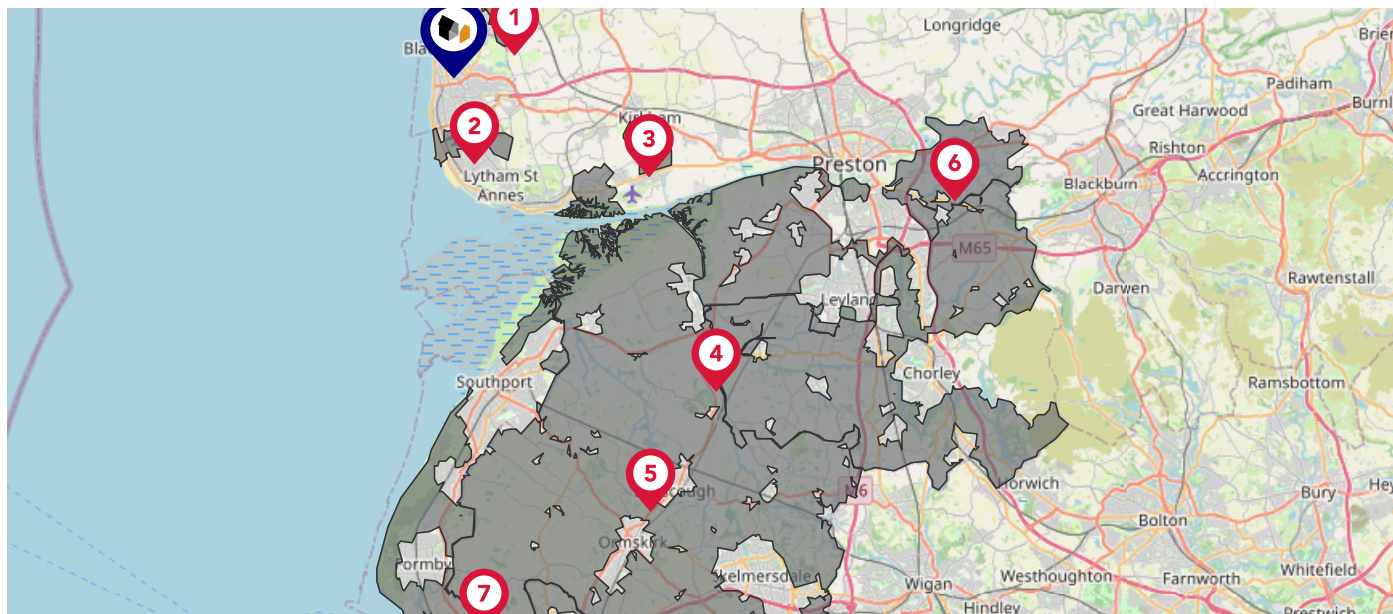
Chance of flooding to the following depths at this property:



KPF - Key Property Facts

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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 - Chorley



Merseyside and Greater Manchester Green Belt - West Lancashire



Merseyside and Greater Manchester Green Belt - South Ribble



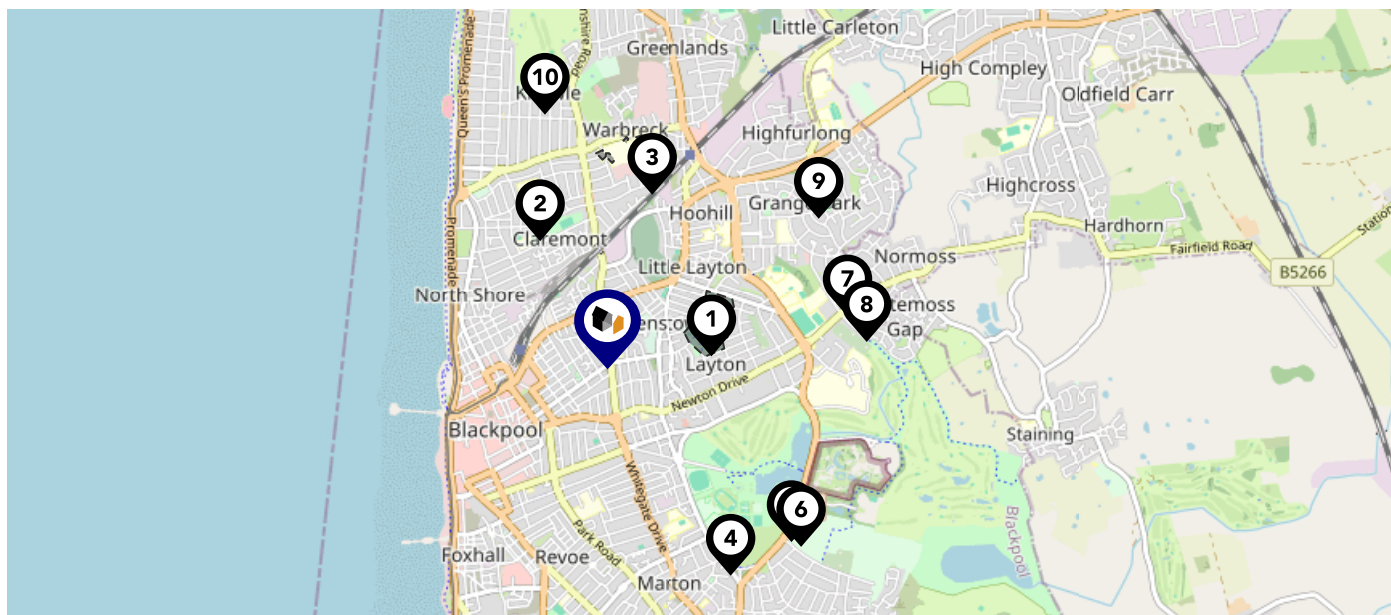
Merseyside and Greater Manchester Green Belt - Sefton

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

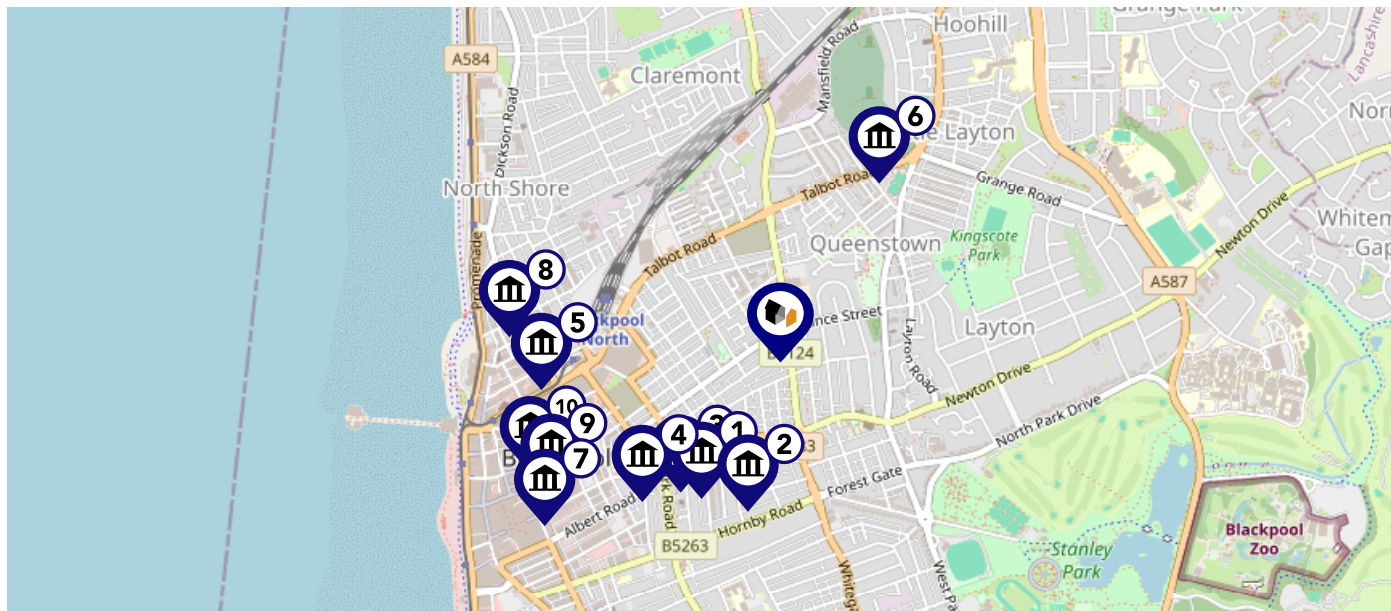
1	Layton Flashings-Off Grange Road, Layton, Blackpool, Lancashire	Historic Landfill
2	Links Road-Off Waverly Avenue, Blackpool, Lancashire	Historic Landfill
3	Warbreck High School-Warbrick Hill Road, Warbreck, Blackpool, Lancashire	Historic Landfill
4	South end of Stanley Park-West Park Drive, Marton, Blackpool, Lancashire	Historic Landfill
5	Model Village-East Park Drive, Stanley Park, Blackpool, Lancashire	Historic Landfill
6	Land East of Park Drive No.3-Off Park Drive, Off Preston New Road, Blackpool, Lancashire	Historic Landfill
7	Land at Walney Place-Tarnbrook Drive, Blackpool, Lancashire	Historic Landfill
8	Dauntsey Avenue-Dauntsey Avenue - Shaftsbury Avenue, Blackpool, Lancashire	Historic Landfill
9	Boundary Park-Parkinson's Brickworks, Off Garstang Road West, Poulton le Fylde, Lancashire	Historic Landfill
10	North Shore Golf Club - North Site-Devonshire Road, Blackpool, Lancashire	Historic Landfill

Maps

Listed Buildings

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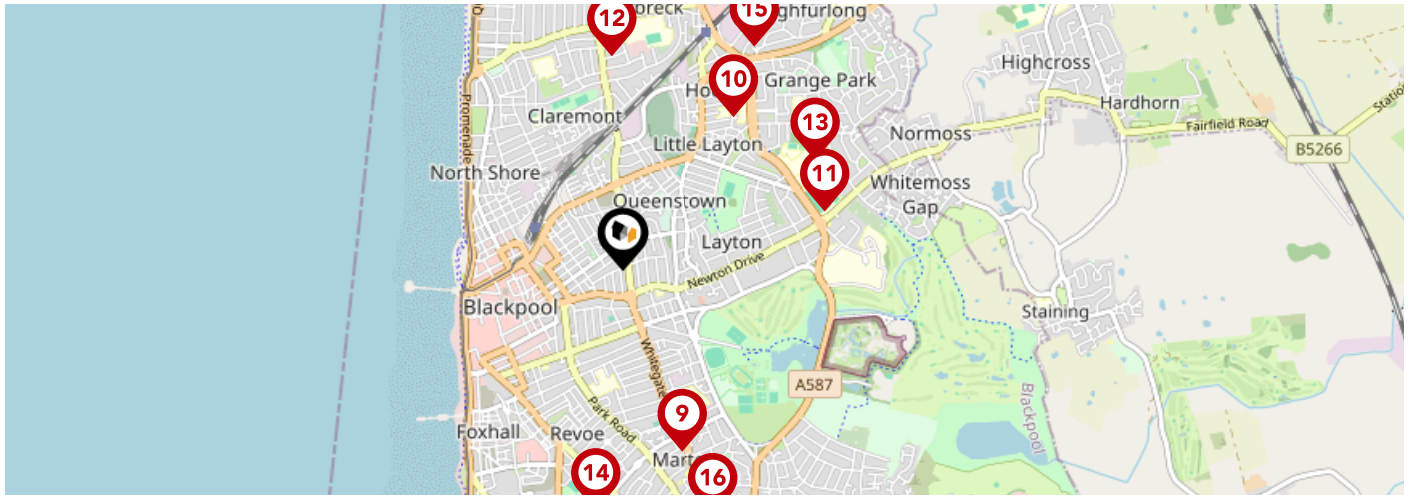
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1376196 - Synagogue	Grade II	0.3 miles
 1072009 - Raikes Hall Hotel	Grade II	0.3 miles
 1205886 - Blackpool Citadel And Winstone House	Grade II	0.3 miles
 1428565 - The Former Regent Picture House	Grade II	0.4 miles
 1225407 - Odeon Cinema	Grade II	0.5 miles
 1376194 - Cemetery Chapel	Grade II	0.5 miles
 1072007 - The Winter Gardens	Grade II	0.6 miles
 1376195 - Methodist Chapel	Grade II	0.6 miles
 1362391 - Church Of St John	Grade II	0.6 miles
 1072016 - Group Of Eight K6 Telephone Kiosks Outside Head Post Office	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Devonshire Primary Academy Ofsted Rating: Requires improvement Pupils: 454 Distance:0.07	☐	☒	☐	☐	☐
2	Tower Learning Centre Independent School Ofsted Rating: Good Pupils: 17 Distance:0.24	☐	☐	☒	☐	☐
3	St Kentigern's Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.29	☐	☒	☐	☐	☐
4	Blackpool St John's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.44	☐	☒	☐	☐	☐
5	Westminster Primary Academy Ofsted Rating: Good Pupils: 414 Distance:0.67	☐	☒	☐	☐	☐
6	Park Community Academy Ofsted Rating: Outstanding Pupils: 330 Distance:0.78	☐	☐	☒	☐	☐
7	St Mary's Catholic Academy Ofsted Rating: Good Pupils: 1205 Distance:0.8	☐	☐	☒	☐	☐
8	Holy Family Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:0.81	☐	☒	☐	☐	☐

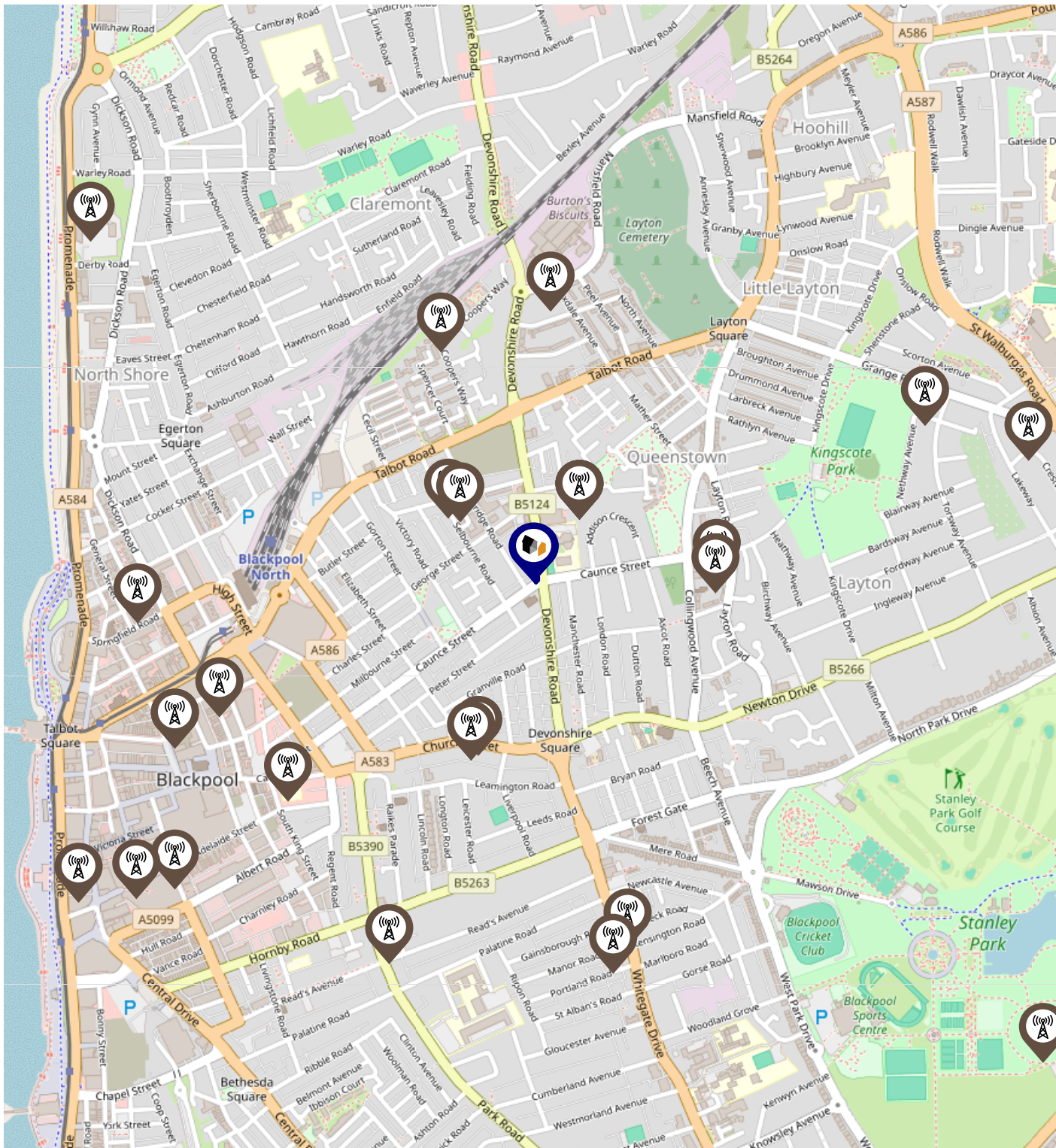


		Nursery	Primary	Secondary	College	Private
	Woodlands School Ofsted Rating: Good Pupils: 110 Distance:0.83	☐	☐	☒	☐	☐
	Layton Primary School Ofsted Rating: Outstanding Pupils: 628 Distance:0.84	☐	☒	☐	☐	☐
	Christ The King Catholic Academy Ofsted Rating: Good Pupils: 247 Distance:0.92	☐	☒	☐	☐	☐
	Unity Academy Blackpool Ofsted Rating: Requires improvement Pupils: 974 Distance:0.94	☐	☒	☒	☐	☐
	Boundary Primary School Ofsted Rating: Good Pupils:0 Distance:0.97	☐	☒	☐	☐	☐
	Revoe Learning Academy Ofsted Rating: Good Pupils: 457 Distance:1.06	☐	☒	☐	☐	☐
	Lancashire Alternative Provision Ofsted Rating: Good Pupils: 34 Distance:1.14	☐	☐	☒	☐	☐
	Educational Diversity Ofsted Rating: Good Pupils: 115 Distance:1.14	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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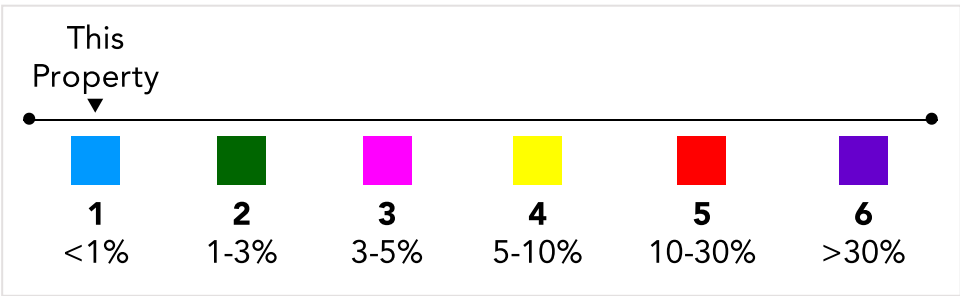
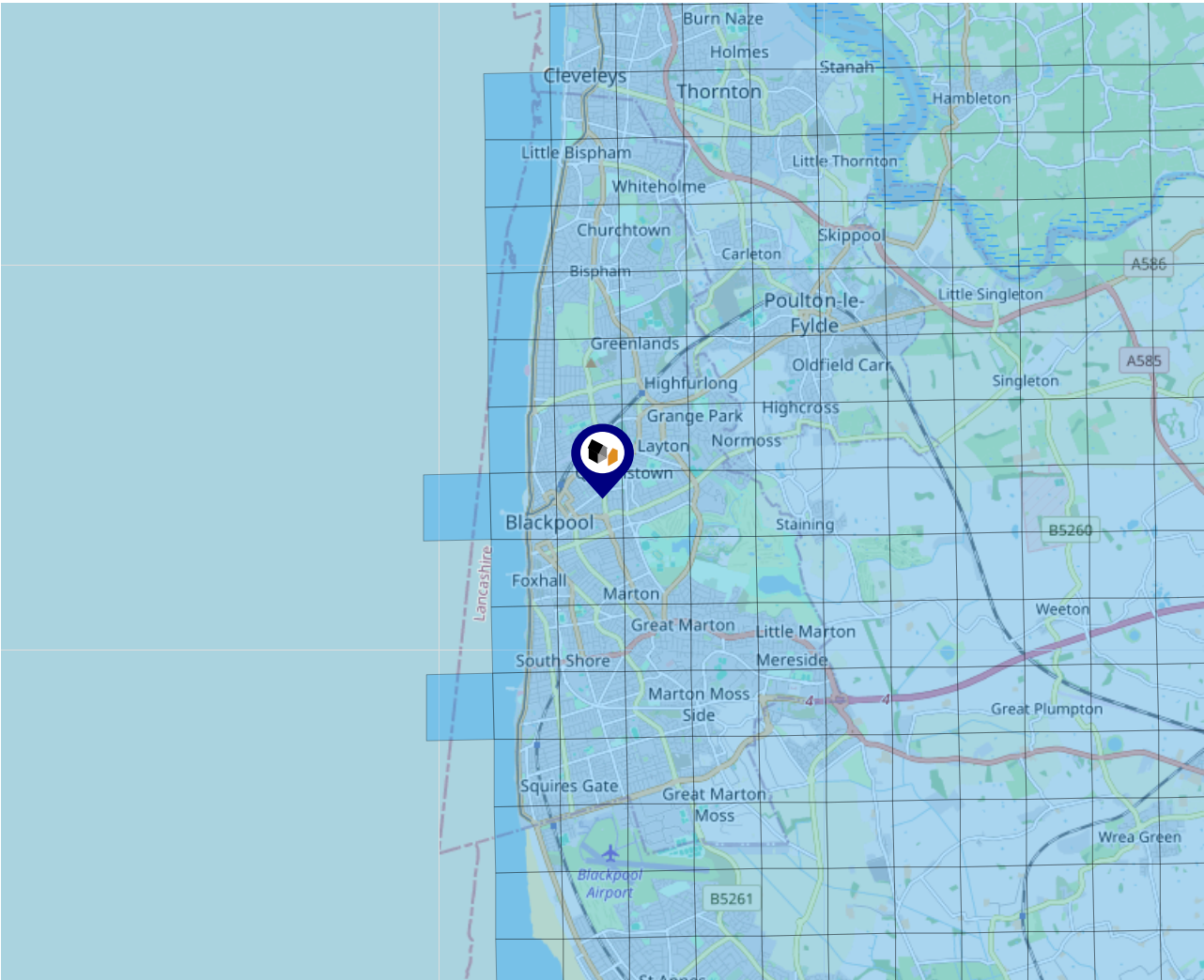


Key:

-  Power Pylons
-  Communication Masts

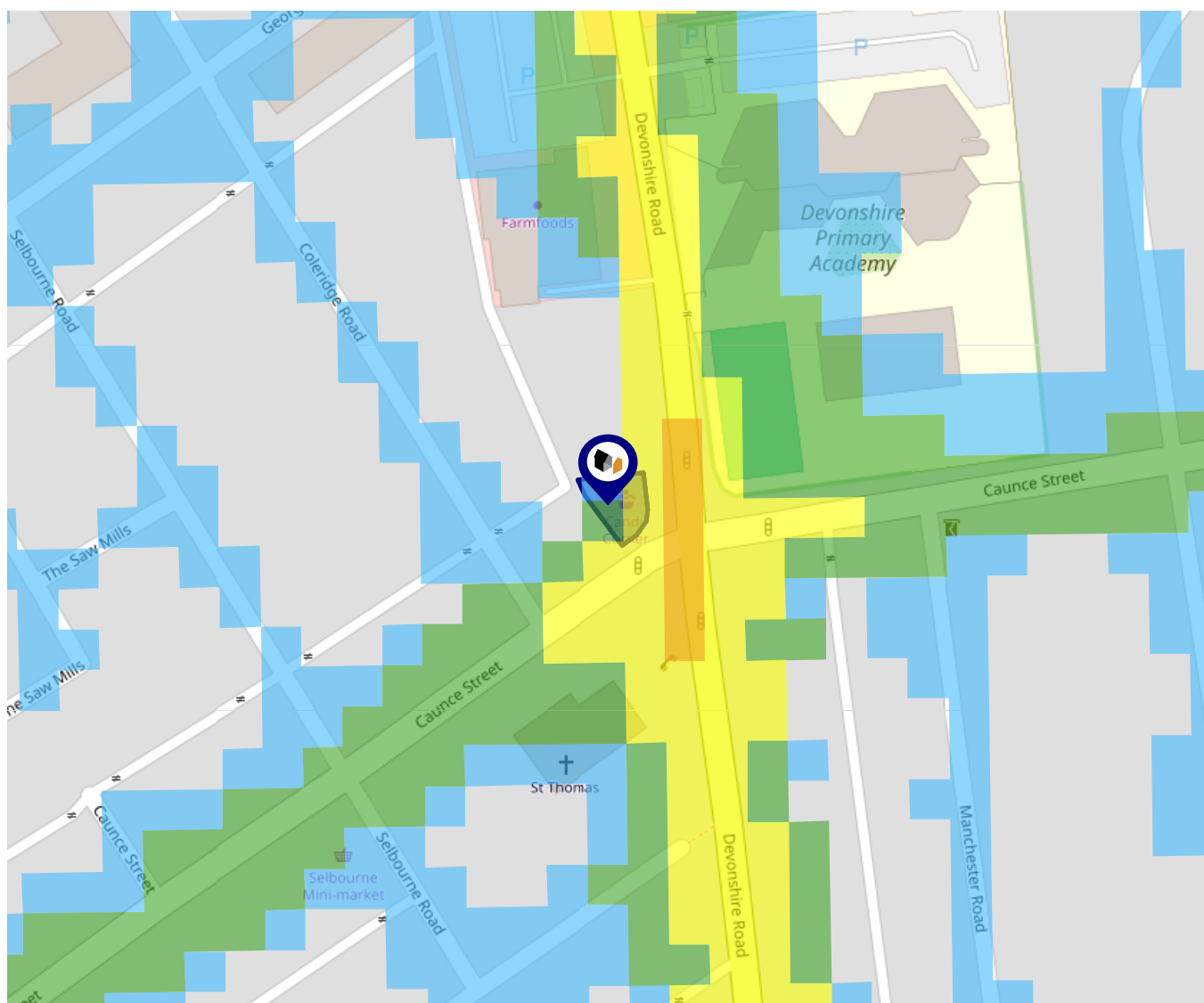
What is Radon?

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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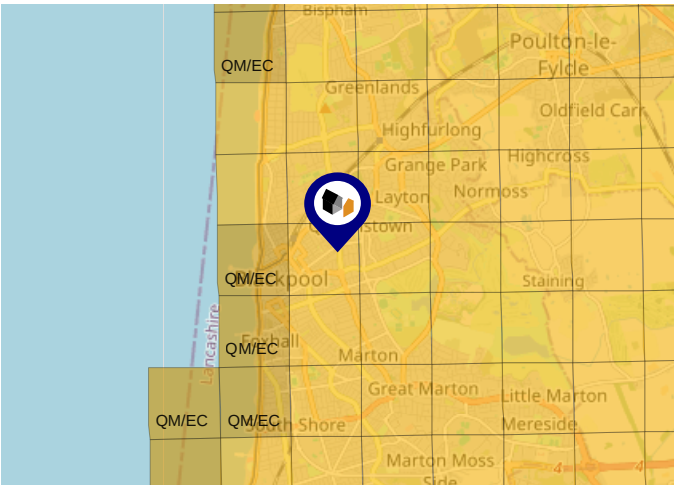


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



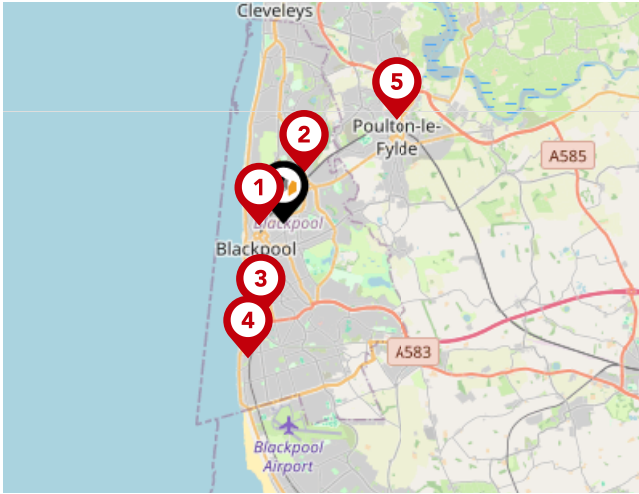
Primary Classifications (Most Common Clay Types)

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

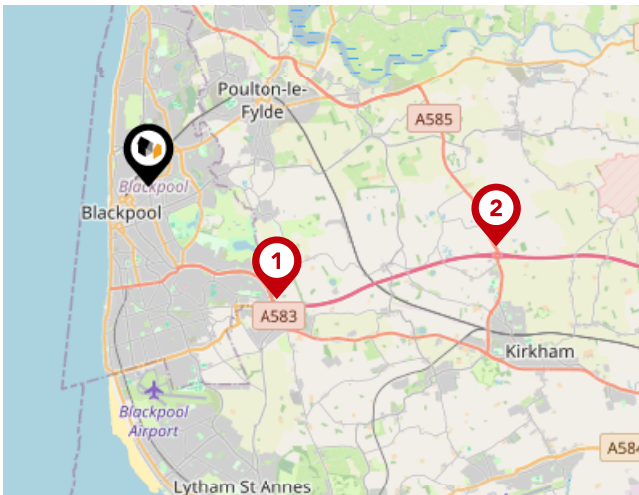
Transport (National)

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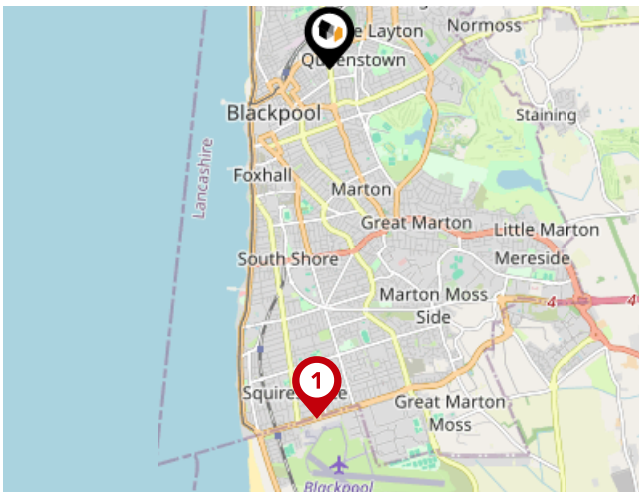
National Rail Stations

Pin	Name	Distance
1	Blackpool North Rail Station	0.41 miles
2	Layton (Lancs) Rail Station	0.97 miles
3	Blackpool South Rail Station	1.67 miles
4	Blackpool Pleasure Beach Rail Station	2.44 miles
5	Poulton-le-Fylde Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	2.97 miles
2	M55 J3	6.17 miles



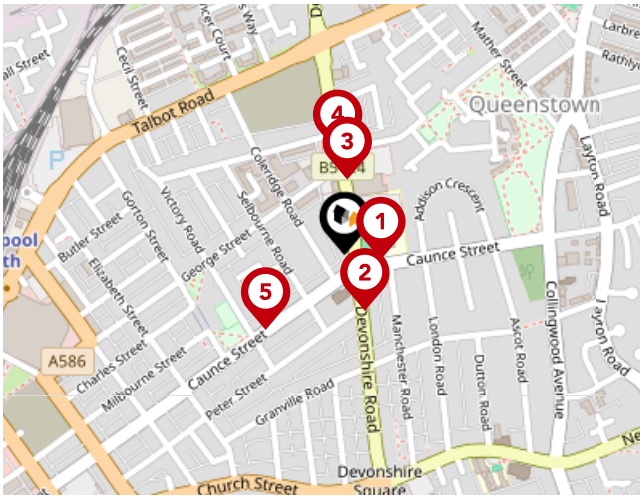
Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	3.05 miles

Area

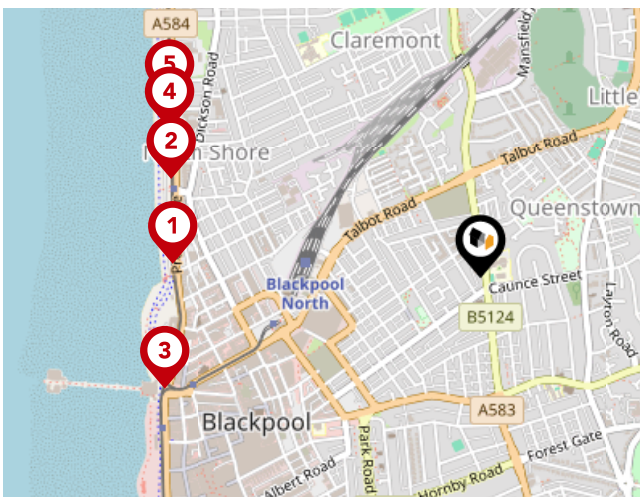
Transport (Local)

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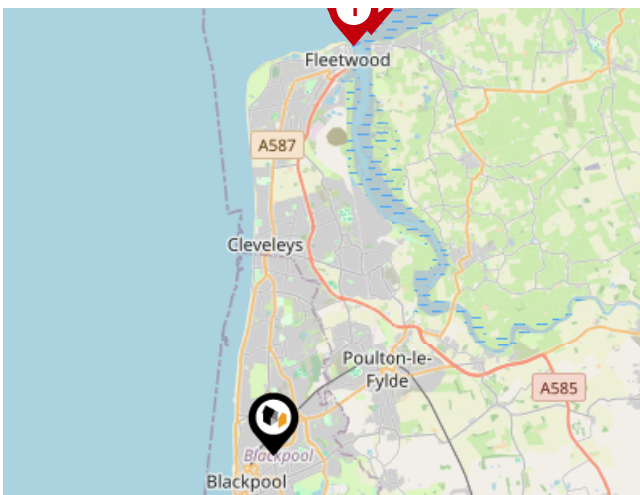
Bus Stops/Stations

Pin	Name	Distance
1	Manchester Road	0.03 miles
2	Granville Road	0.06 miles
3	Laycock Gate	0.08 miles
4	Boothley Road	0.11 miles
5	The Victory	0.11 miles



Local Connections

Pin	Name	Distance
1	Cocker Street (not in use) (Blackpool Tramway)	0.67 miles
2	Pleasant Street (Blackpool Tramway)	0.7 miles
3	North Pier (Blackpool Tramway)	0.73 miles
4	Imperial Hotel (not in use) (Blackpool Tramway)	0.75 miles
5	Wilton Parade (Blackpool Tramway)	0.78 miles



Ferry Terminals

Pin	Name	Distance
1	Fleetwood for Ireland Ferry Terminal	7.3 miles
2	Fleetwood for Knott End Ferry Landing	7.4 miles
3	Knott End-On-Sea Ferry Landing	7.53 miles

The Landwood Group logo, consisting of the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange square with rounded corners.

LANDWOOD GROUP

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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