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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd February 2026

50, EGERTON ROAD, BLACKPOOL, FY1

Martin & Co

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Property
Overview

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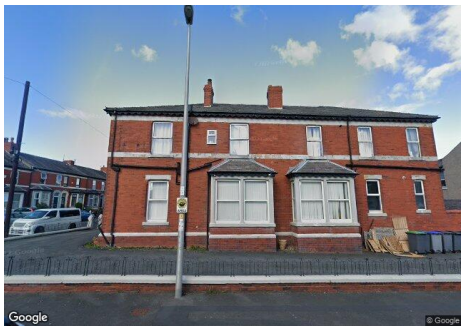


Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	6		
Floor Area:	2,594 ft^2 / 241 m^2		
Plot Area:	0.08 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,861		
Title Number:	LA465324		

Local Area

Local Authority: Blackpool
Conservation Area: No
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s **77** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

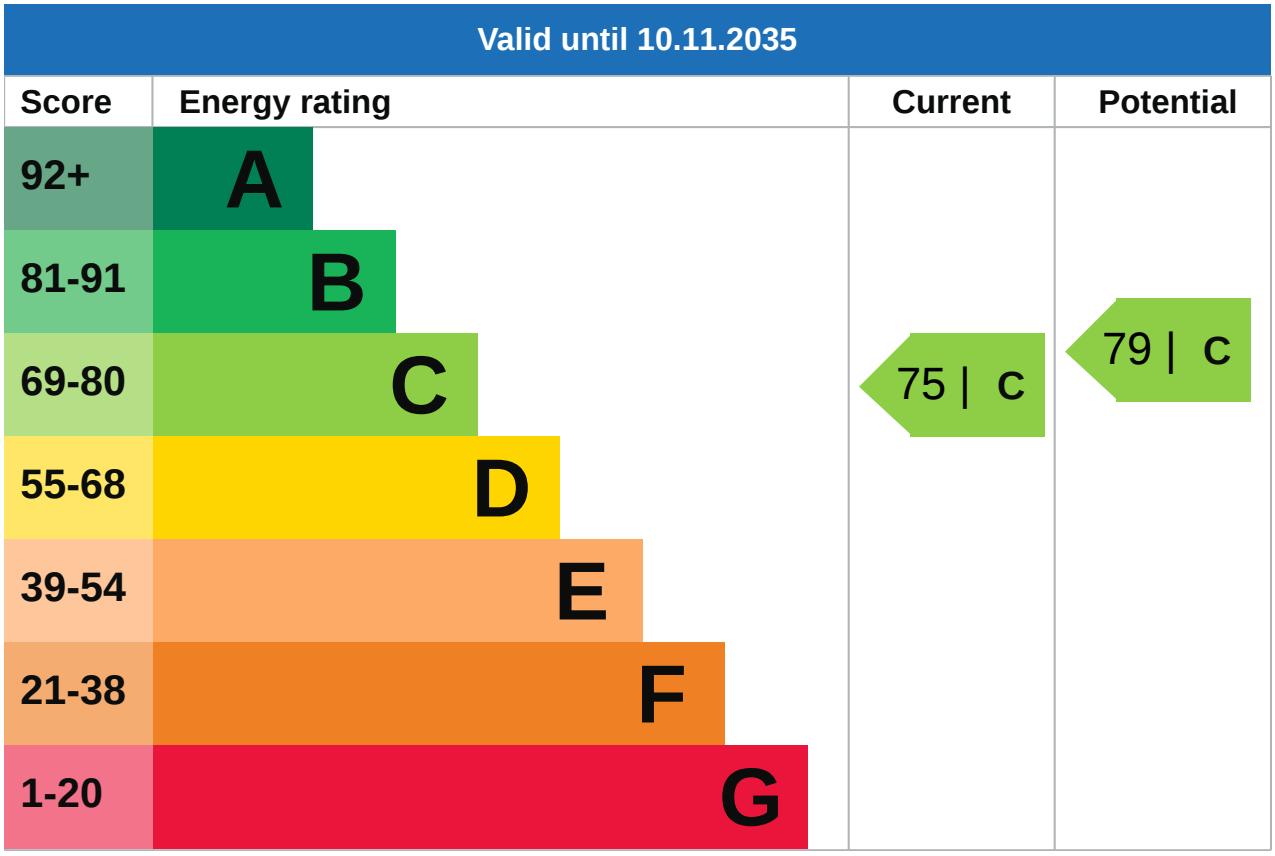
Gallery
Photos

50 Egerton Road, FY1

Energy rating

C

Valid until 10.11.2035



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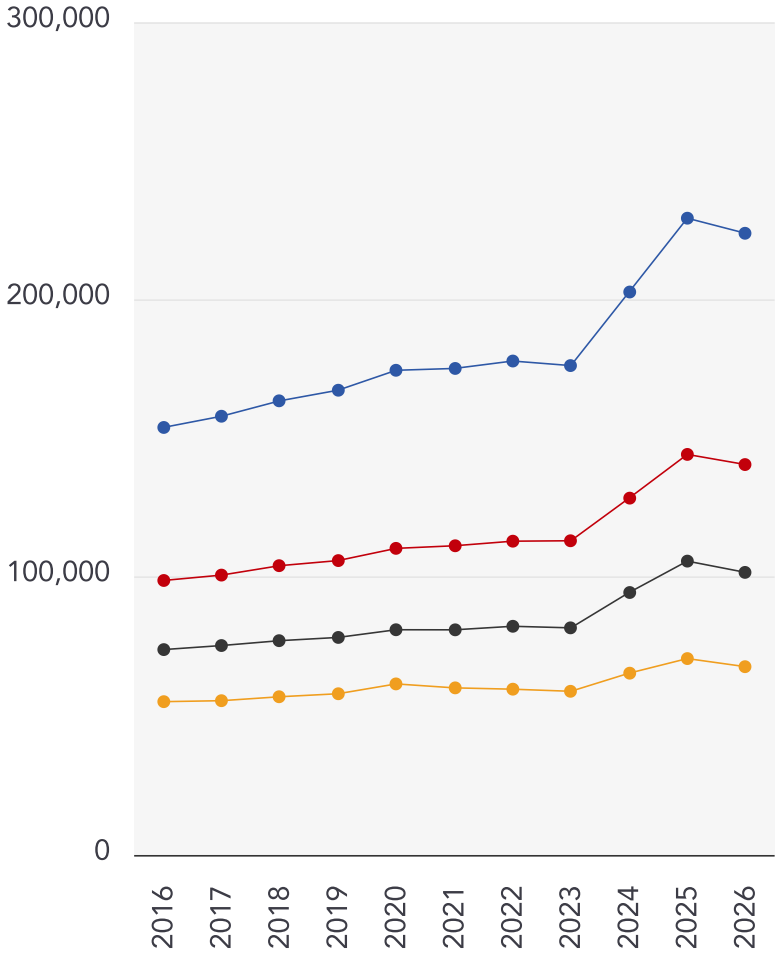
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	241 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in FY1



Detached

+45.42%

Semi-Detached

+42.23%

Terraced

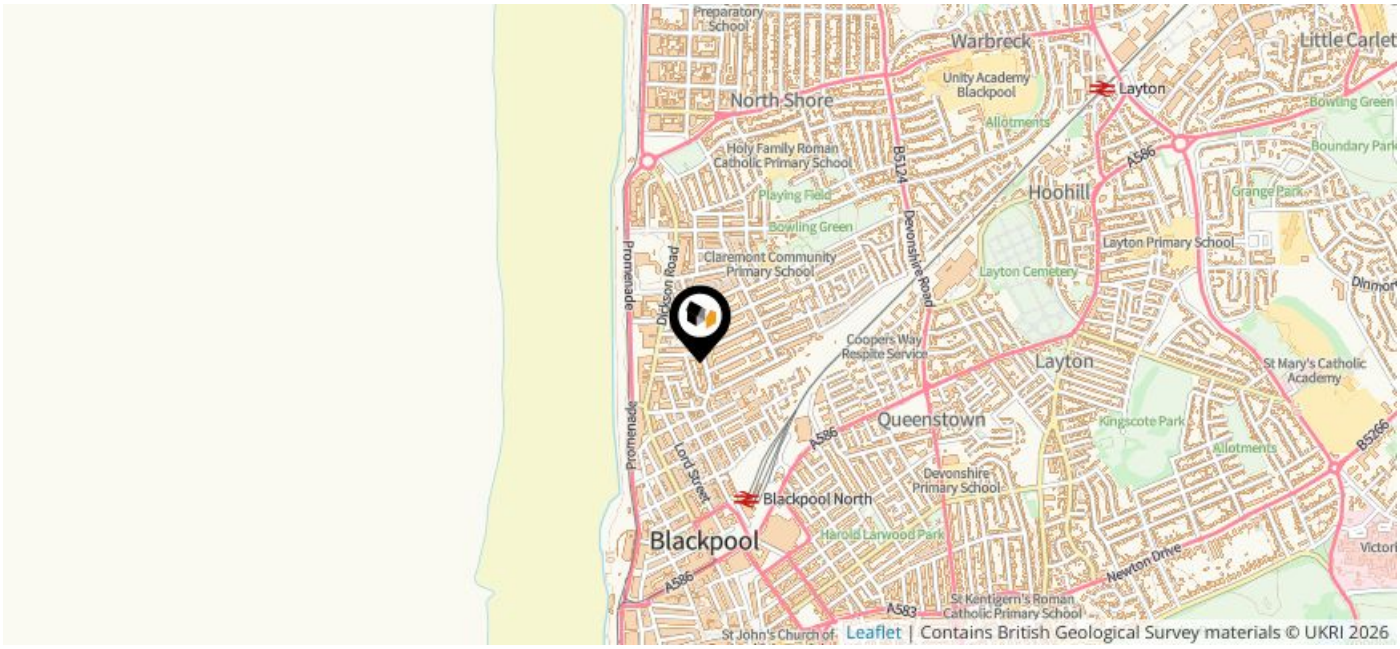
+37.59%

Flat

+22.82%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

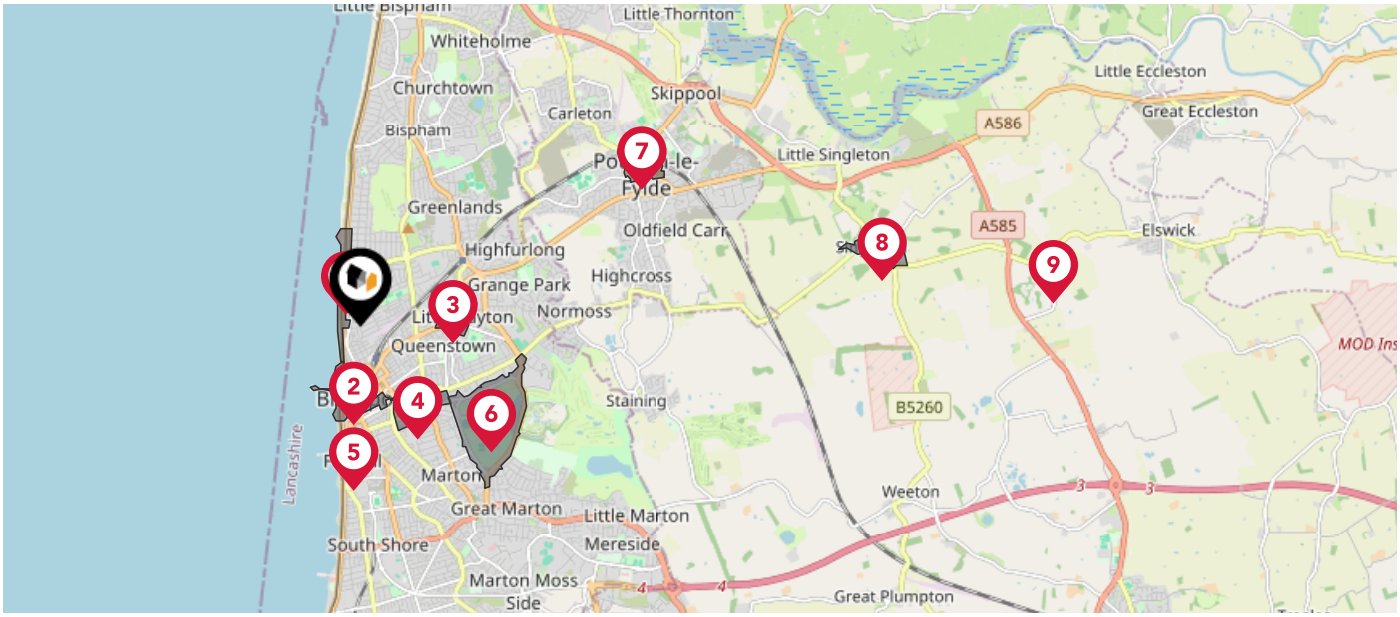
- Adit
- Gutter Pit
- Shaft

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.

Maps
Conservation Areas

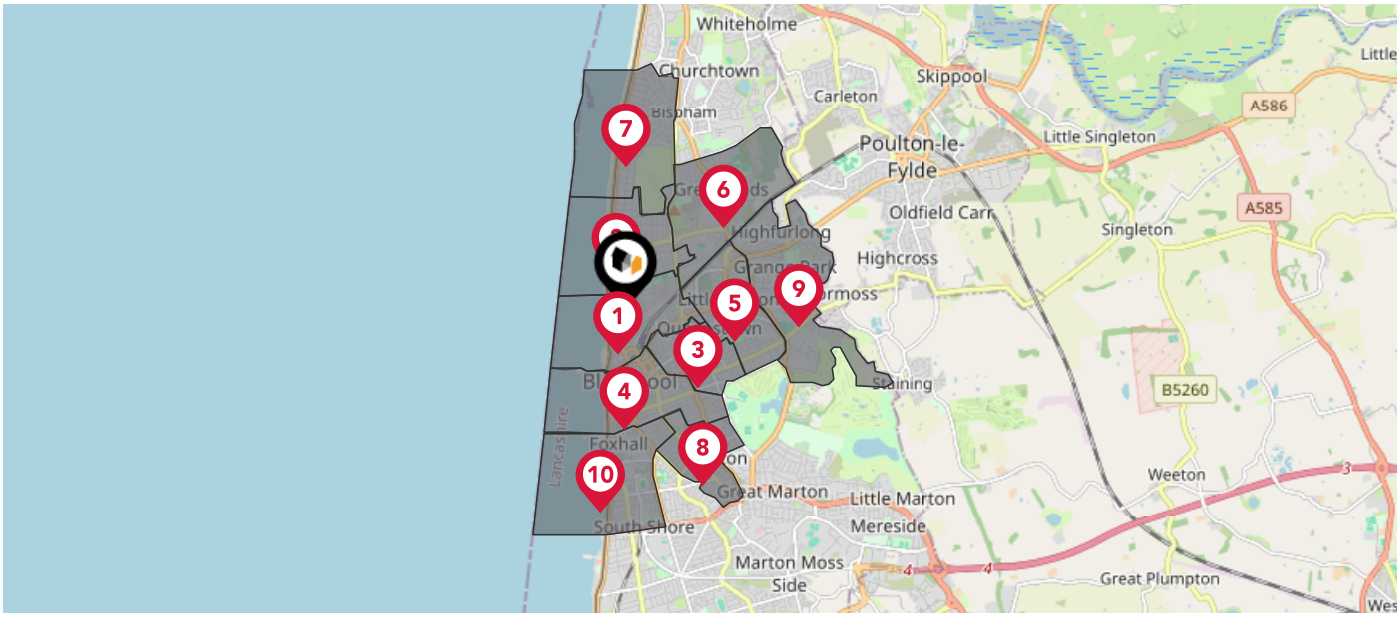
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	North Promenade
2	Town Centre
3	Layton
4	Raikes
5	Foxhall
6	Stanley Park
7	Poulton-le-Fylde
8	Singleton (Fylde)
9	Thistleton

Maps
Council Wards

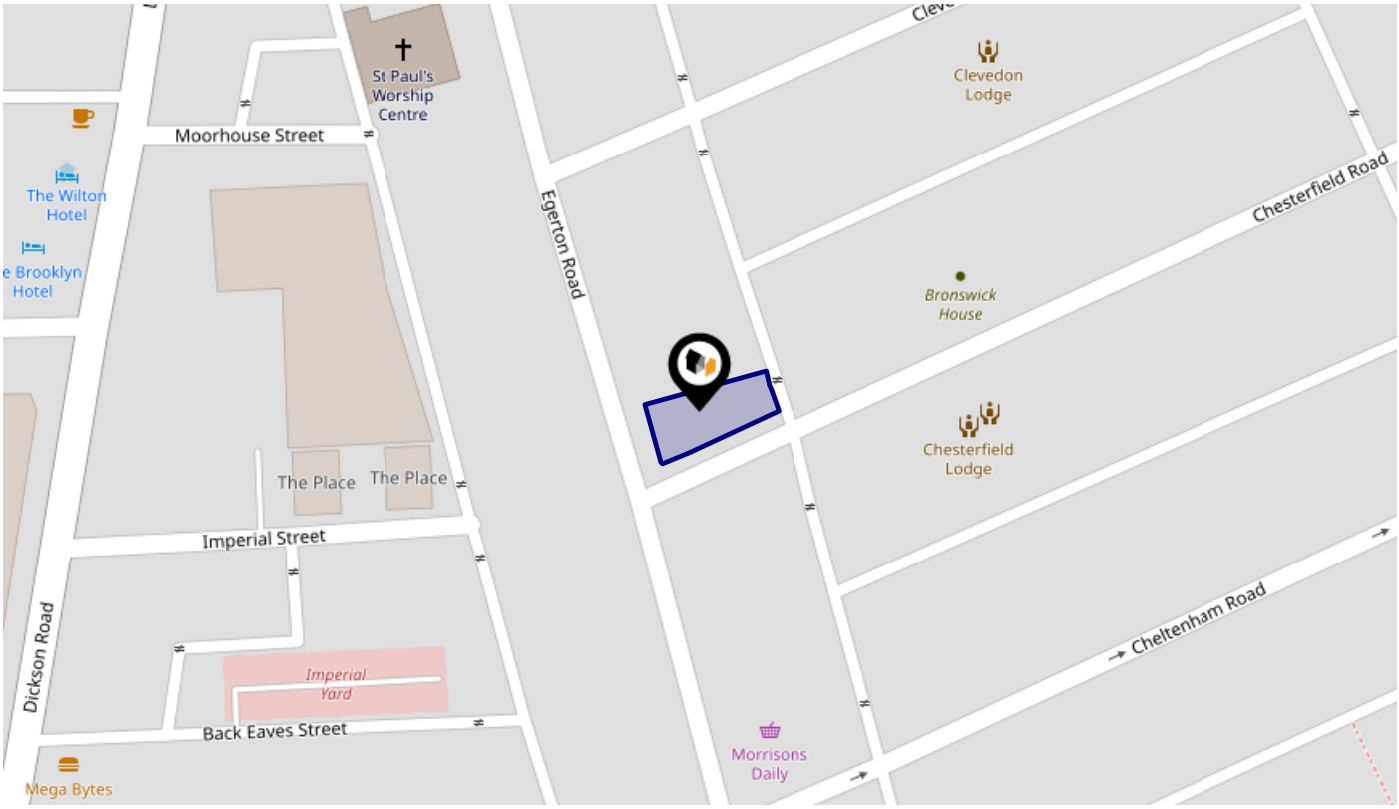
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Claremont Ward
2	Warbreck Ward
3	Brunswick Ward
4	Talbot Ward
5	Layton Ward
6	Greenlands Ward
7	Bispham Ward
8	Tyldesley Ward
9	Park Ward
10	Bloomfield Ward

Maps
Rail Noise

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.

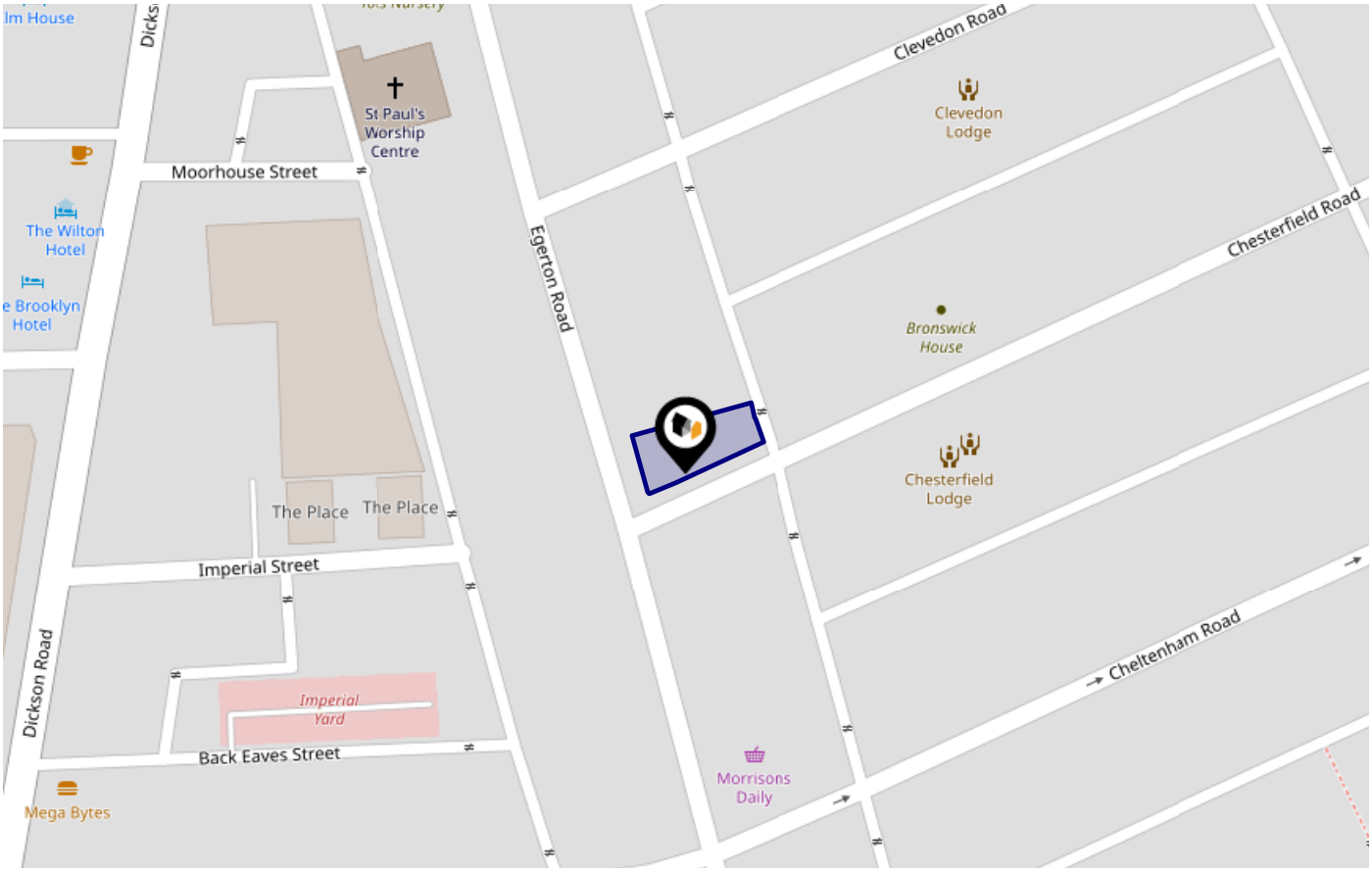
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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

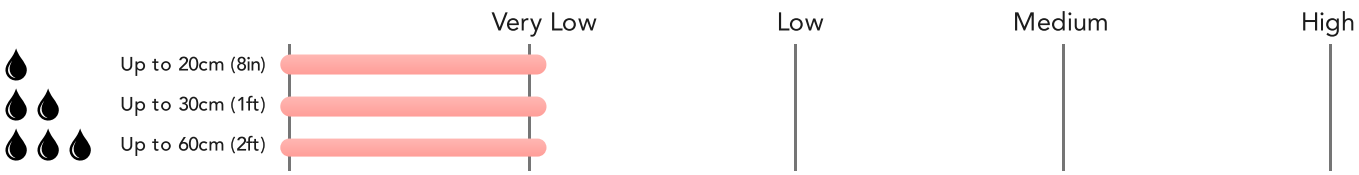


Risk Rating: Very low

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.

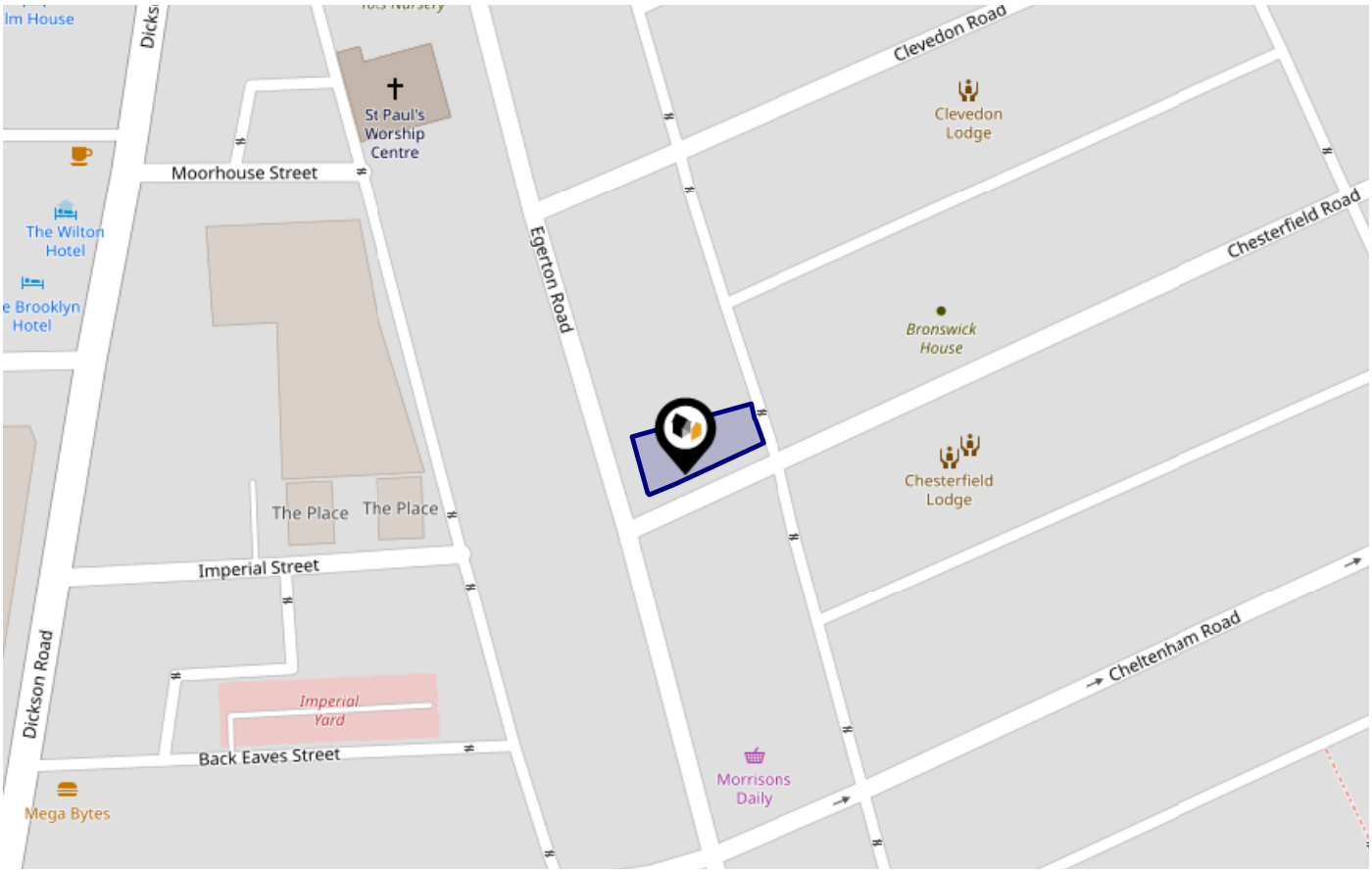
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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

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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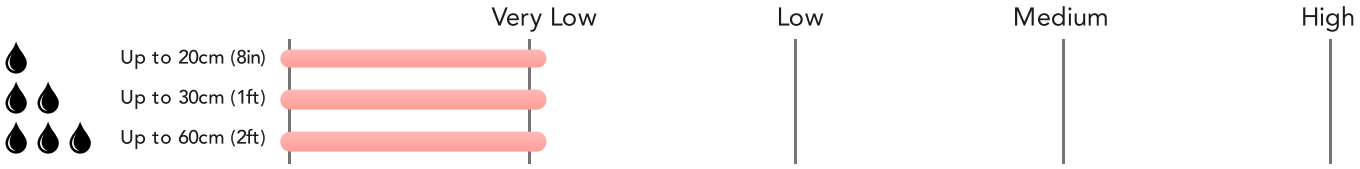
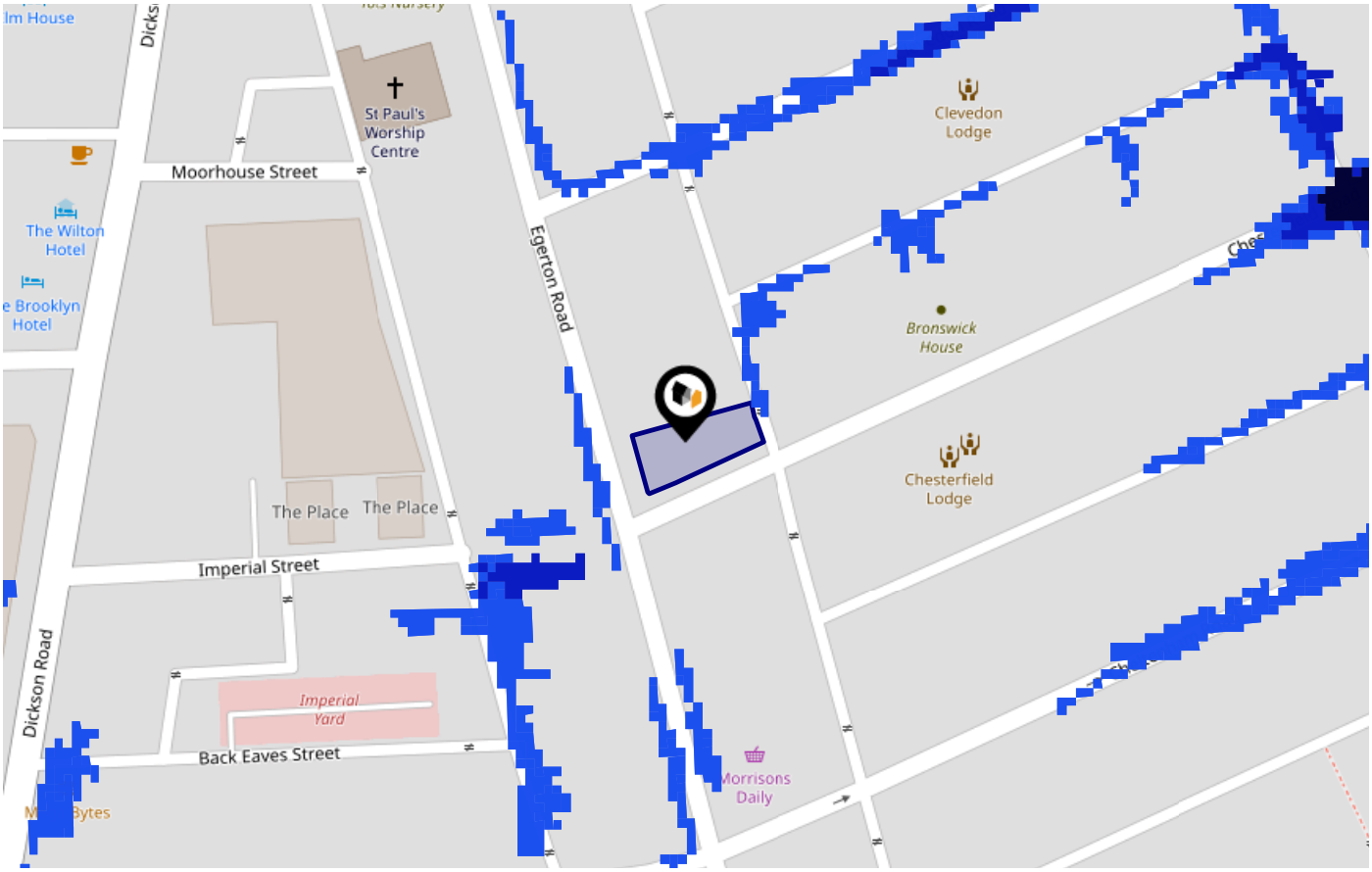


Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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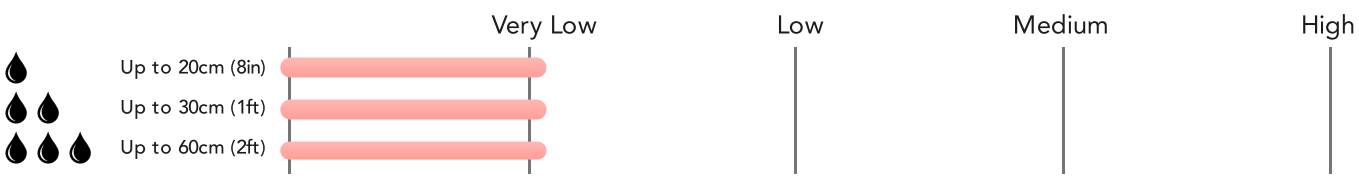
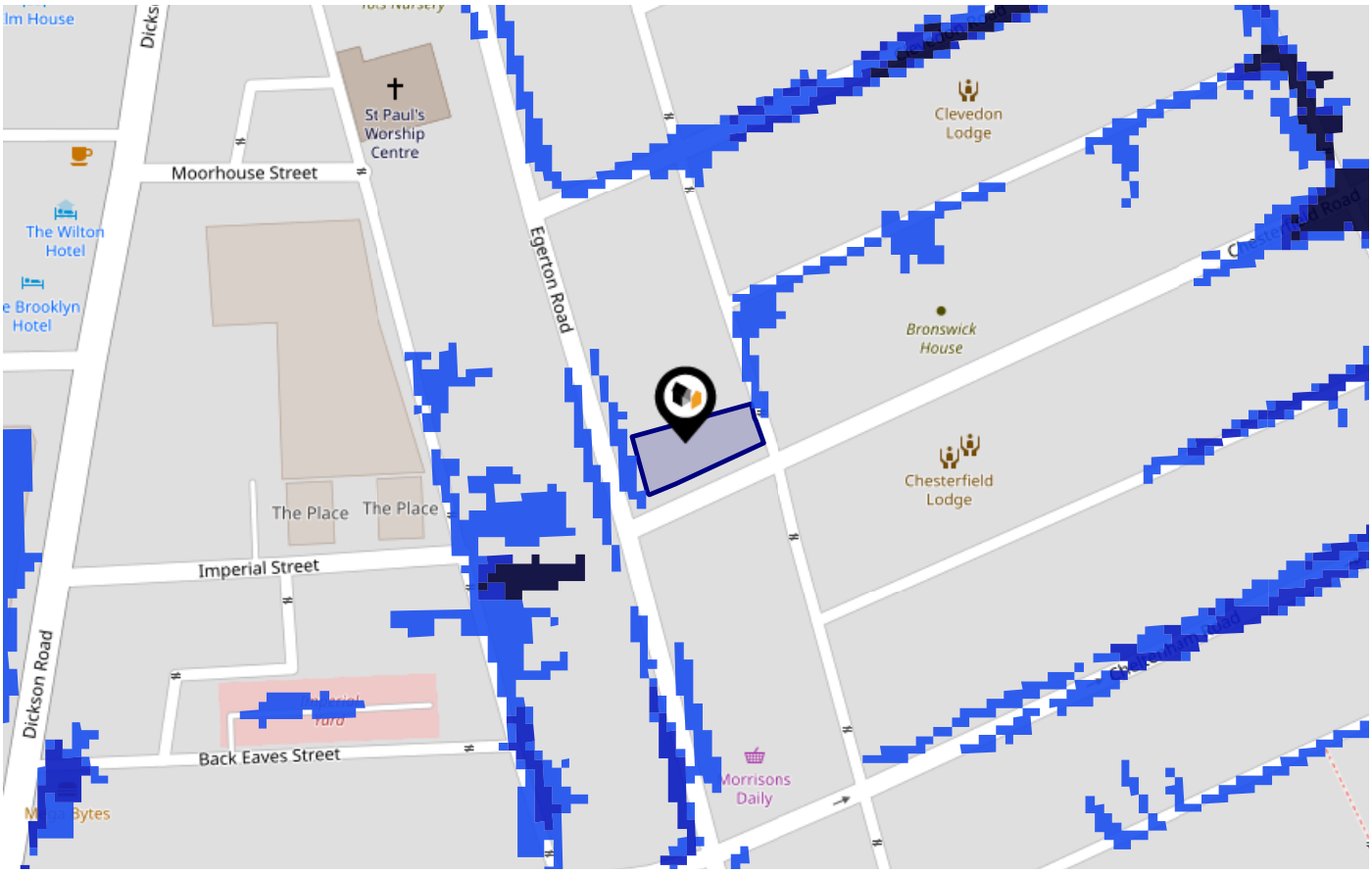


Flood Risk
Surface Water - Climate Change

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.



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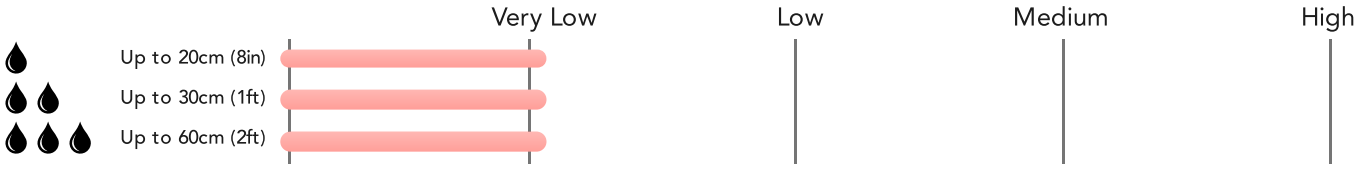
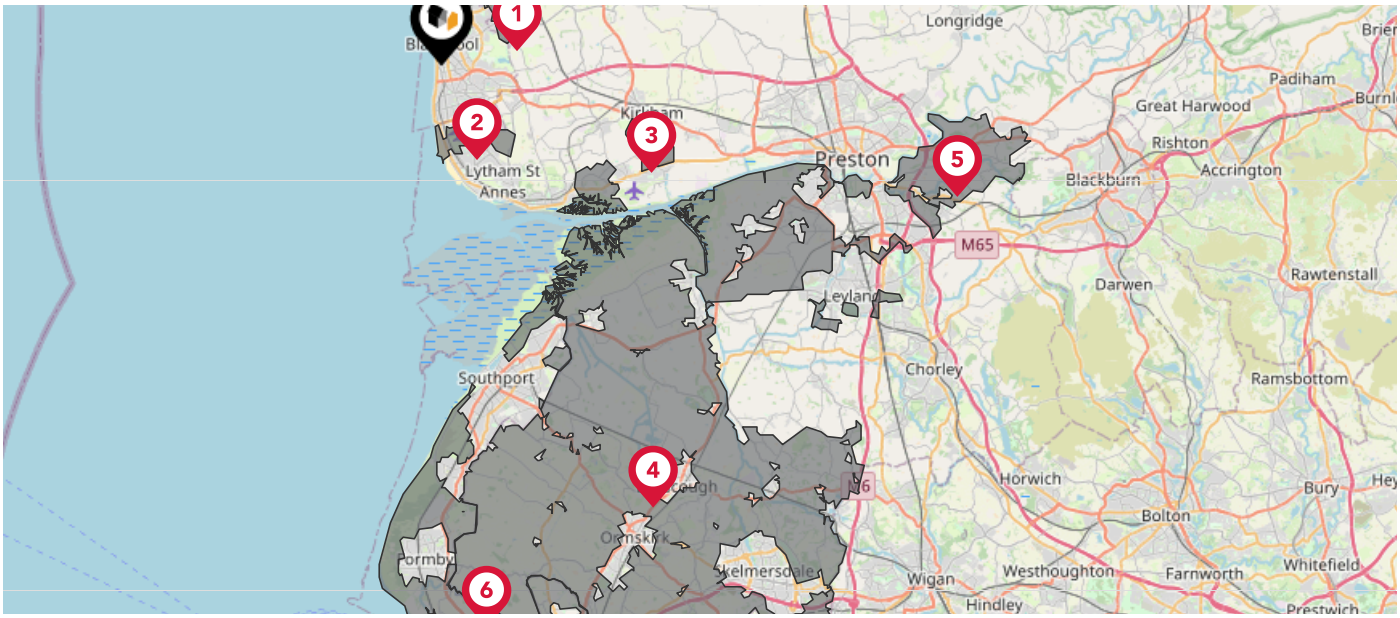


Maps
Green Belt

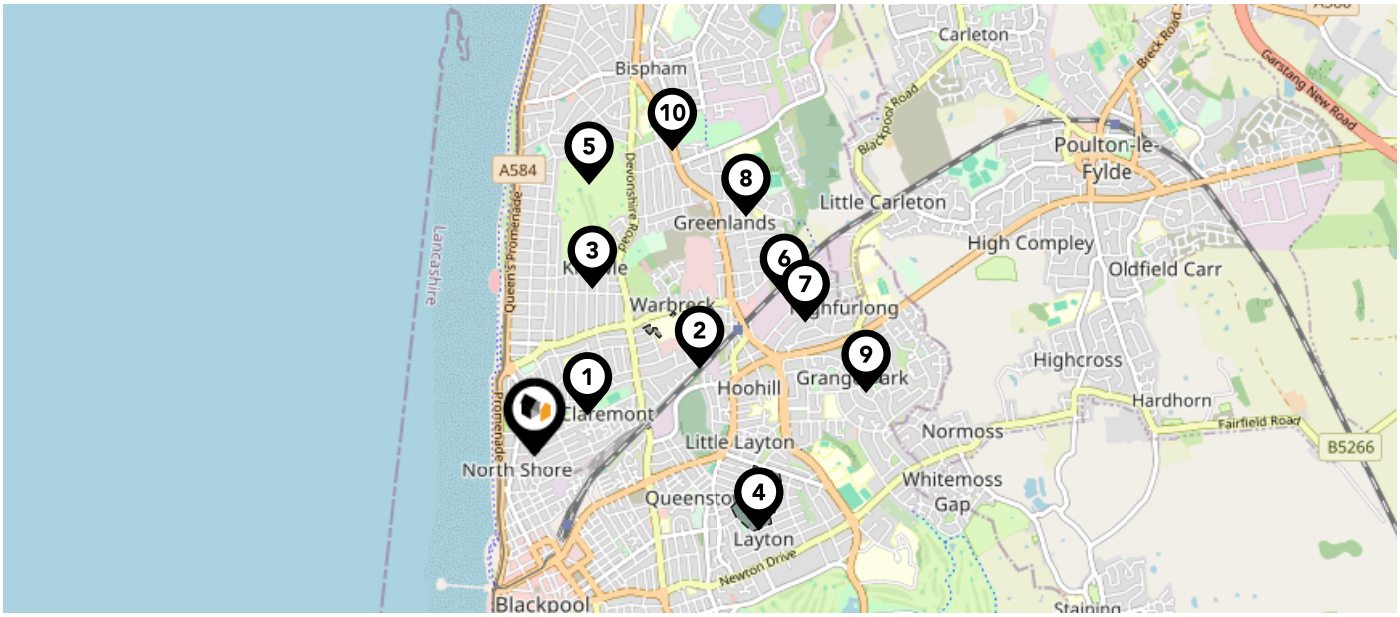
This map displays nearby areas that have been designated as Green Belt...



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 - West Lancashire
5	Merseyside and Greater Manchester Green Belt - South Ribble
6	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.

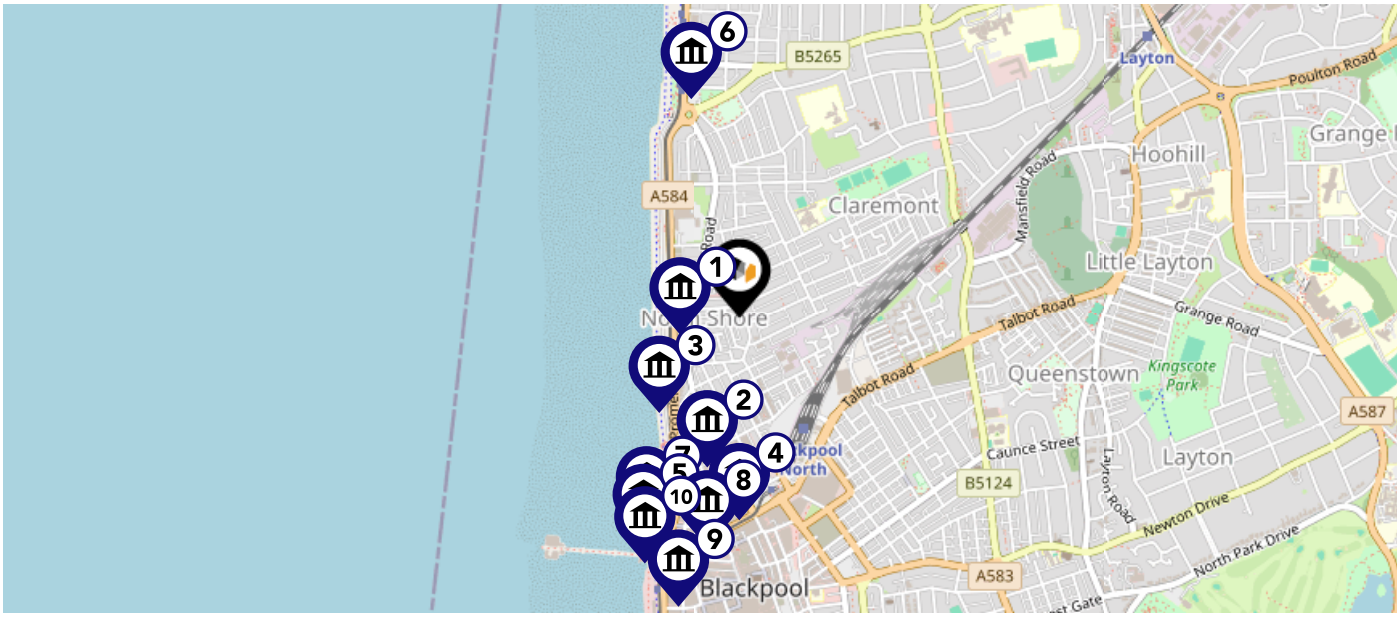


Nearby Landfill Sites

1	Links Road-Off Waverly Avenue, Blackpool, Lancashire	Historic Landfill
2	Warbreck High School-Warbrick Hill Road, Warbreck, Blackpool, Lancashire	Historic Landfill
3	North Shore Golf Club - North Site-Devonshire Road, Blackpool, Lancashire	Historic Landfill
4	Layton Flashings-Off Grange Road, Layton, Blackpool, Lancashire	Historic Landfill
5	North Shore Golf Club - South Site-Devonshire Road, Blackpool, Lancashire	Historic Landfill
6	Holyoake Avenue-Off Holyoake Avenue, Warbreck, Blackpool, Lancashire	Historic Landfill
7	Mowbray Drive-Mowbray Drive, Blackpool, Lancashire	Historic Landfill
8	Moor Park Avenue-Moor Park Infant's School, Low Moor Road, Blackpool, Lancashire	Historic Landfill
9	Boundary Park-Parkinson's Brickworks, Off Garstang Road West, Poulton le Fylde, Lancashire	Historic Landfill
10	Moor Park Baths-Bristol Avenue, Bispham, Blackpool, Lancashire	Historic Landfill

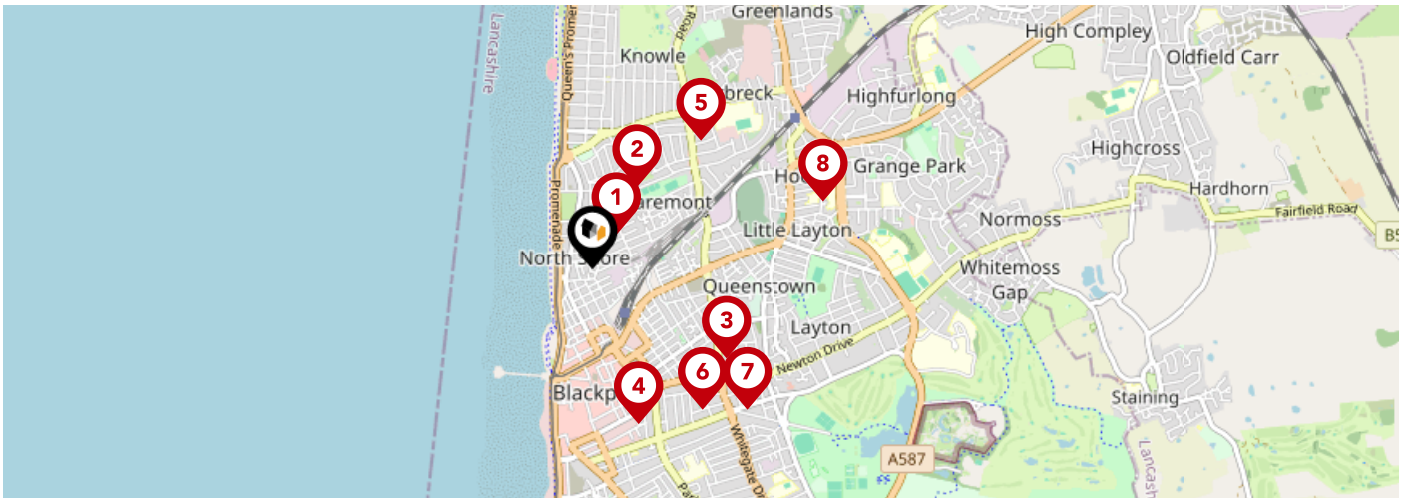
Maps
Listed Buildings

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



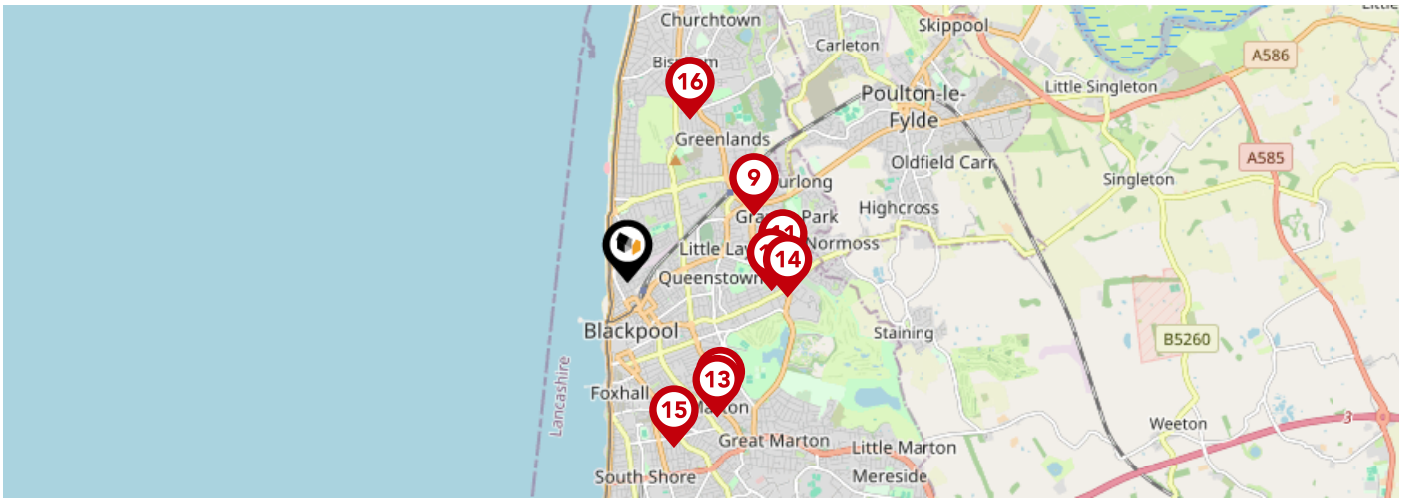
Listed Buildings in the local district	Grade	Distance
1 1072011 - Imperial Hotel	Grade II	0.1 miles
2 1376195 - Methodist Chapel	Grade II	0.3 miles
3 1472748 - Blackpool Middle And Lower Walk Colonnades Including Associated Retaining Walls And Pillar In Jubilee Gardens	Grade II	0.3 miles
4 1225407 - Odeon Cinema	Grade II	0.4 miles
5 1072012 - Two Shelters On Princess Parade, Blackpool	Grade II	0.5 miles
6 1405845 - Savoy Garage	Grade II	0.5 miles
7 1072013 - Two Shelters On Princess Parade, Blackpool	Grade II	0.5 miles
8 1072014 - Central Library And Grundy Art Gallery	Grade II	0.5 miles
9 1205893 - Town Hall	Grade II	0.6 miles
10 1205804 - Two Shelters On Princess Parade, Blackpool	Grade II	0.6 miles

Area
Schools



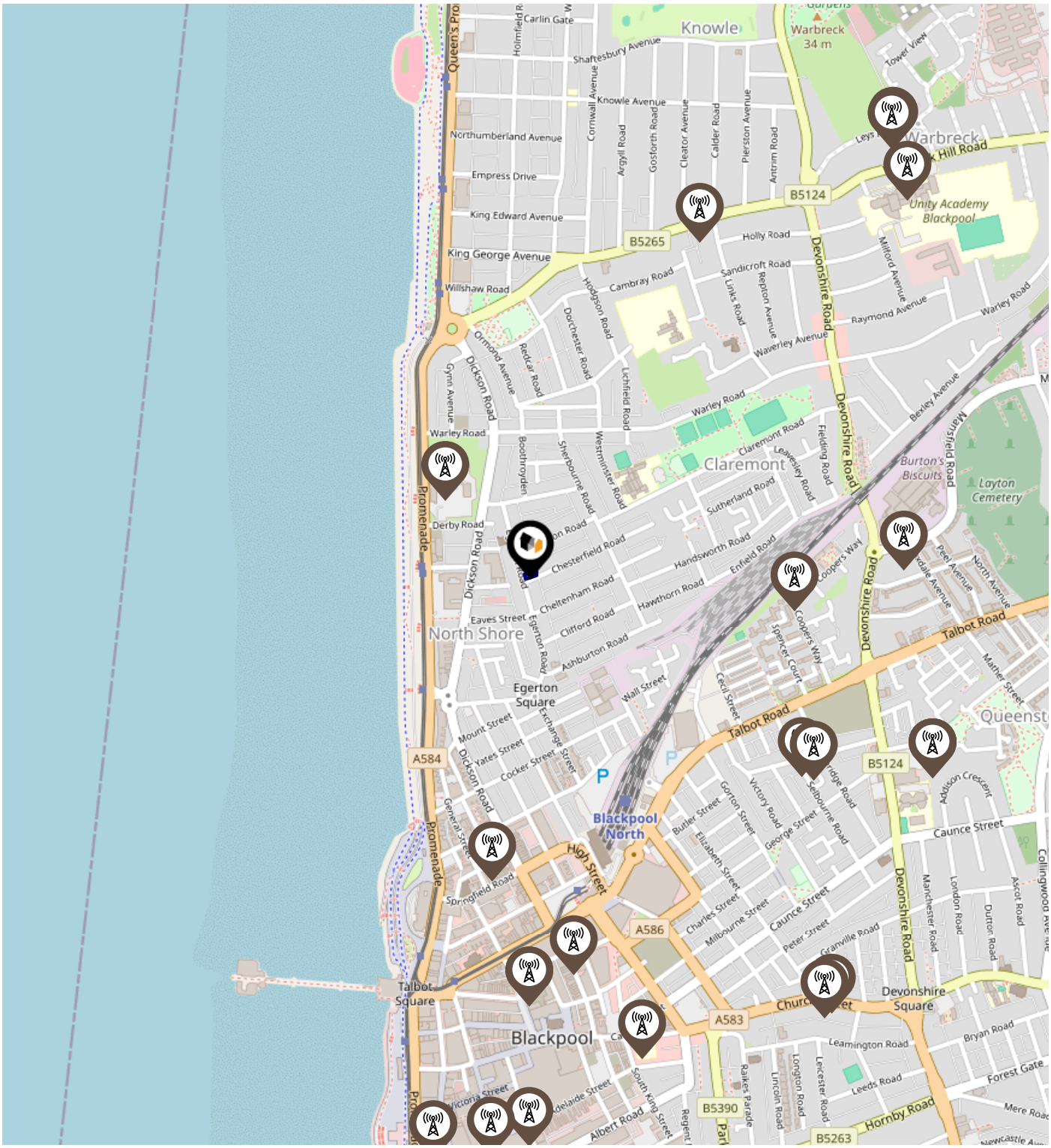
		Nursery	Primary	Secondary	College	Private
1	Westminster Primary Academy Ofsted Rating: Good | Pupils: 414 | Distance:0.18	☐	☑	☐	☐	☐
2	Holy Family Catholic Primary School Ofsted Rating: Good | Pupils:0 | Distance:0.41	☐	☑	☐	☐	☐
3	Devonshire Primary Academy Ofsted Rating: Requires improvement | Pupils: 454 | Distance:0.71	☐	☑	☐	☐	☐
4	Blackpool St John's Church of England Primary School Ofsted Rating: Good | Pupils: 204 | Distance:0.71	☐	☑	☐	☐	☐
5	Unity Academy Blackpool Ofsted Rating: Requires improvement | Pupils: 974 | Distance:0.74	☐	☑	☑	☐	☐
6	Tower Learning Centre Independent School Ofsted Rating: Good | Pupils: 17 | Distance:0.78	☐	☐	☑	☐	☐
7	St Kentigern's Catholic Primary School Ofsted Rating: Good | Pupils: 209 | Distance:0.92	☐	☑	☐	☐	☐
8	Layton Primary School Ofsted Rating: Outstanding | Pupils: 628 | Distance:1.05	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Lancashire Alternative Provision Ofsted Rating: Good | Pupils: 34 | Distance:1.26	☐	☐	☑	☐	☐
10	St Mary's Catholic Academy Ofsted Rating: Good | Pupils: 1205 | Distance:1.26	☐	☐	☑	☐	☐
11	Boundary Primary School Ofsted Rating: Good | Pupils:0 | Distance:1.37	☐	☑	☐	☐	☐
12	Park Community Academy Ofsted Rating: Outstanding | Pupils: 330 | Distance:1.37	☐	☐	☑	☐	☐
13	Woodlands School Ofsted Rating: Good | Pupils: 110 | Distance:1.41	☐	☐	☑	☐	☐
14	Christ The King Catholic Academy Ofsted Rating: Good | Pupils: 247 | Distance:1.41	☐	☑	☐	☐	☐
15	Revoe Learning Academy Ofsted Rating: Good | Pupils: 457 | Distance:1.49	☐	☑	☐	☐	☐
16	Bispham Endowed Church of England Primary School Ofsted Rating: Good | Pupils: 367 | Distance:1.54	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Environment
Radon Gas

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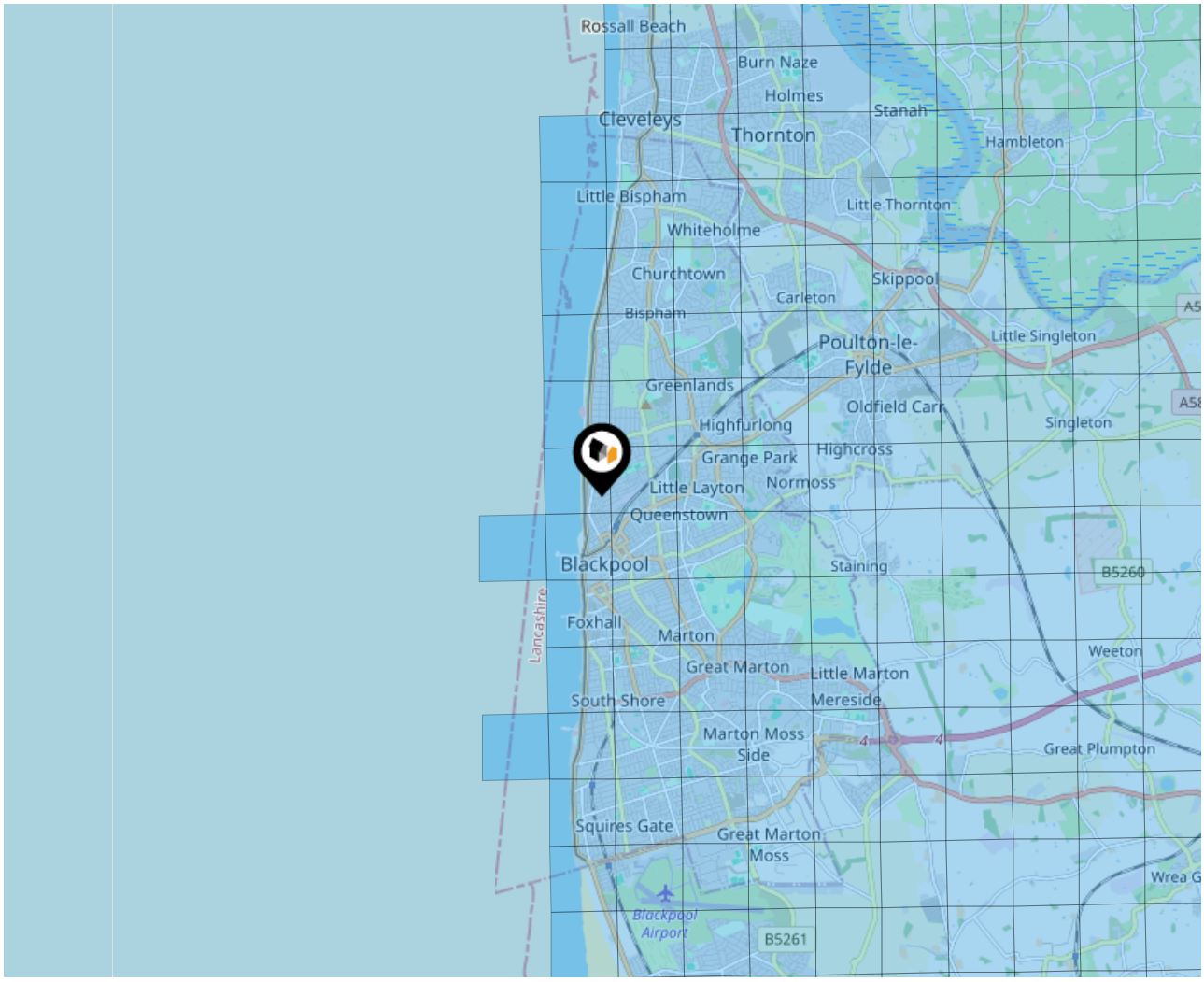
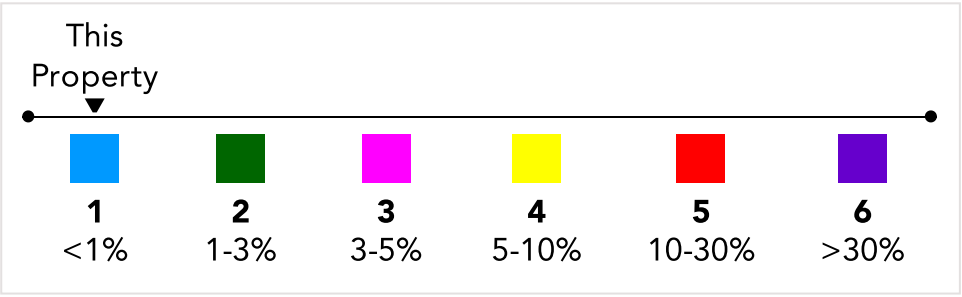
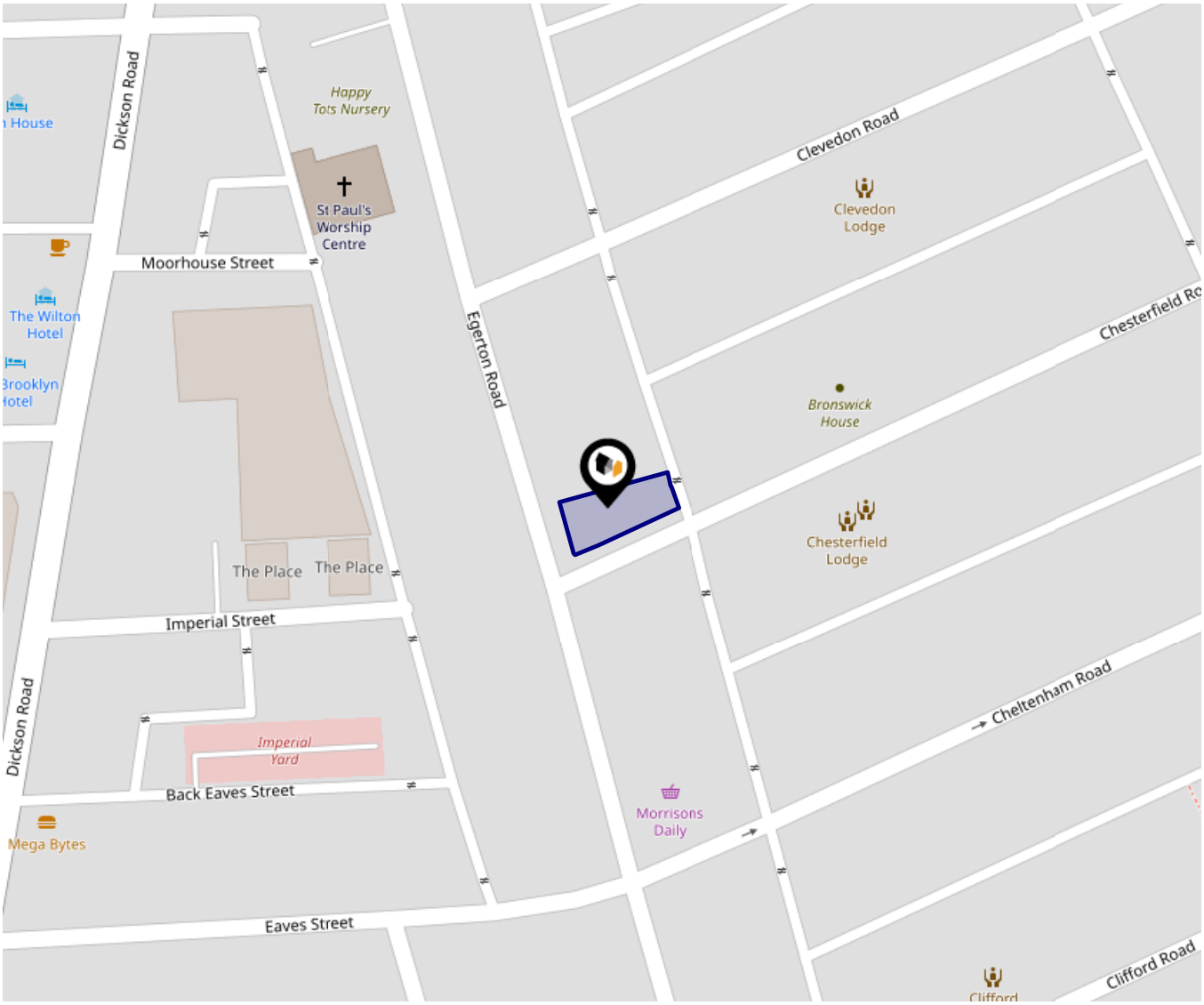
What is Radon?

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).





Local Area
Road Noise



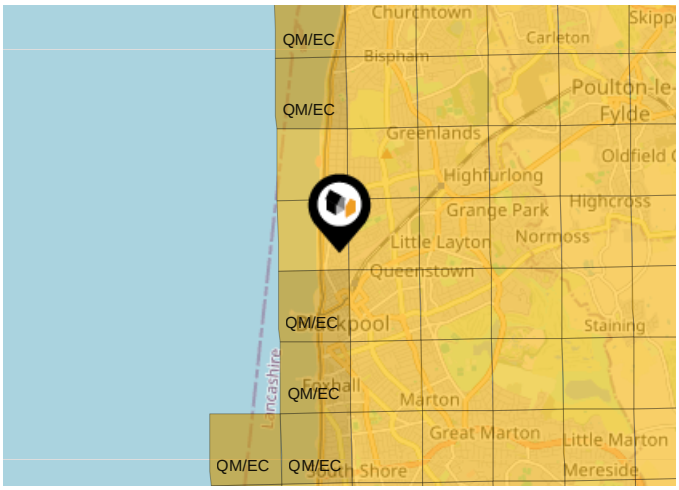
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

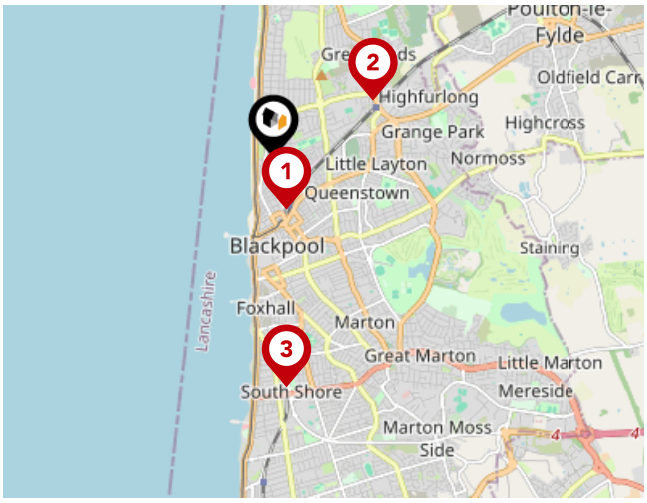
Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

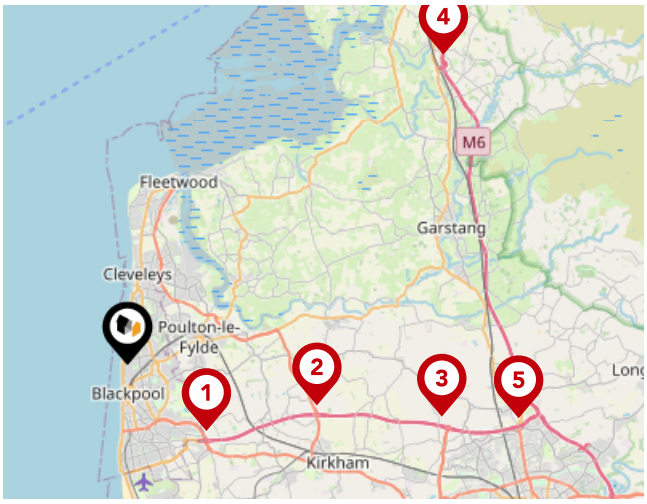
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



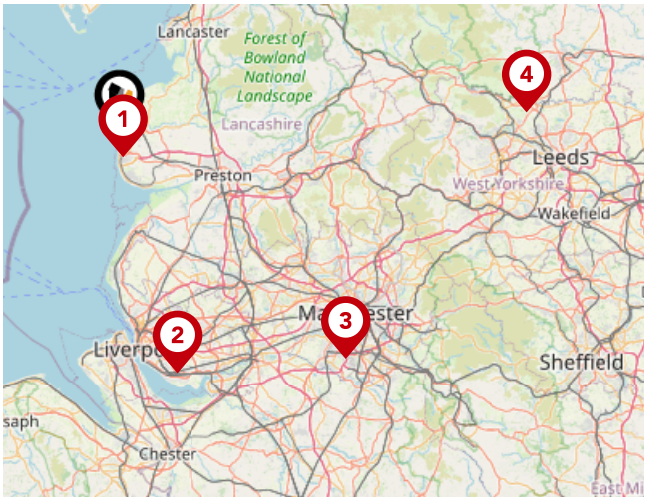
National Rail Stations

Pin	Name	Distance
1	Blackpool North Rail Station	0.45 miles
2	Layton (Lancs) Rail Station	1 miles
3	Blackpool South Rail Station	2 miles



Trunk Roads/Motorways

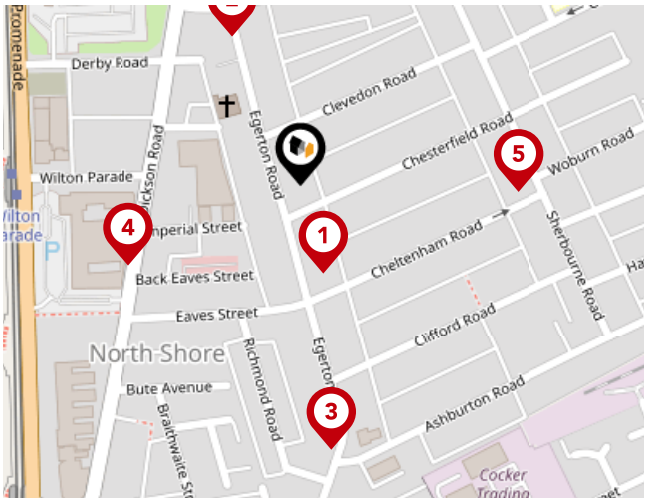
Pin	Name	Distance
1	M55 J4	3.62 miles
2	M55 J3	6.76 miles
3	M55 J2	11.13 miles
4	M6 J33	15.45 miles
5	M55 J1	13.82 miles



Airports/Helipads

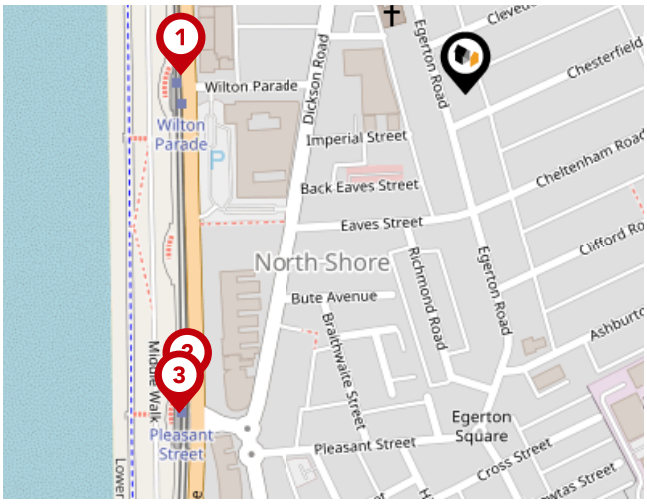
Pin	Name	Distance
1	Highfield	3.46 miles
2	Speke	34.84 miles
3	Manchester Airport	44.92 miles
4	Leeds Bradford Airport	56.86 miles

Area
Transport (Local)



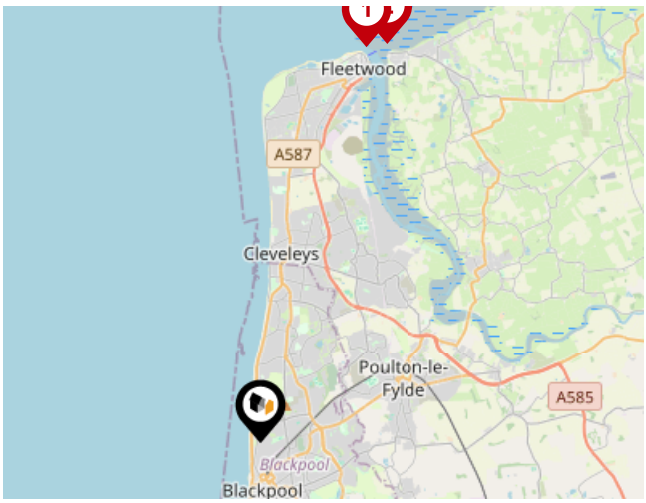
Bus Stops/Stations

Pin	Name	Distance
1	Cheltenham Road	0.05 miles
2	Health Centre	0.09 miles
3	Egerton Square	0.14 miles
4	Imperial Hotel	0.1 miles
5	Sherbourne Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Wilton Parade (Blackpool Tramway)	0.16 miles
2	Pleasant Street (Blackpool Tramway)	0.22 miles
3	Pleasant Street (Blackpool Tramway)	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Fleetwood for Knott End Ferry Landing	7.16 miles
2	Knott End-On-Sea Ferry Landing	7.32 miles

Martin & Co

With our exceptional local knowledge, you'll receive the very highest standards of service at all times. If you're looking to buy or invest in property, the team at Martin & Co Fylde Coast will guide you through the whole process from start to finish.

Martin & Co
Testimonials

Testimonial 1

Great estate agents and probably the best in the area by far. Hayley, our property manager, was so helpful as we were relocating into the area and nothing has been too much trouble. Really happy with the process start to finish and Hayley made our move stress free. Thank you to everyone involved. Would highly recommend especially if you are relocating from a far distance!

Testimonial 2

Caitlin has been brilliant letting my properties quickly & efficiently. She's taken all of the hassle away! She responds so quickly when I have questions which I really appreciate.

Testimonial 3

When purchasing my first investment property I was initially very apprehensive. I had honest advice along the way and I felt at ease dealing with Hamza who was extremely efficient. The whole process was smooth with Martin&Co and I was kept informed throughout. I highly recommend!

Testimonial 4

Very supportive, and helpful. Caitlin really went above and beyond to help me out, she was always there when I needed her! (Even on her days off!) highly recommend. Thank you for all your help Caitlin!

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Martin & Co
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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Know any property instantly

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