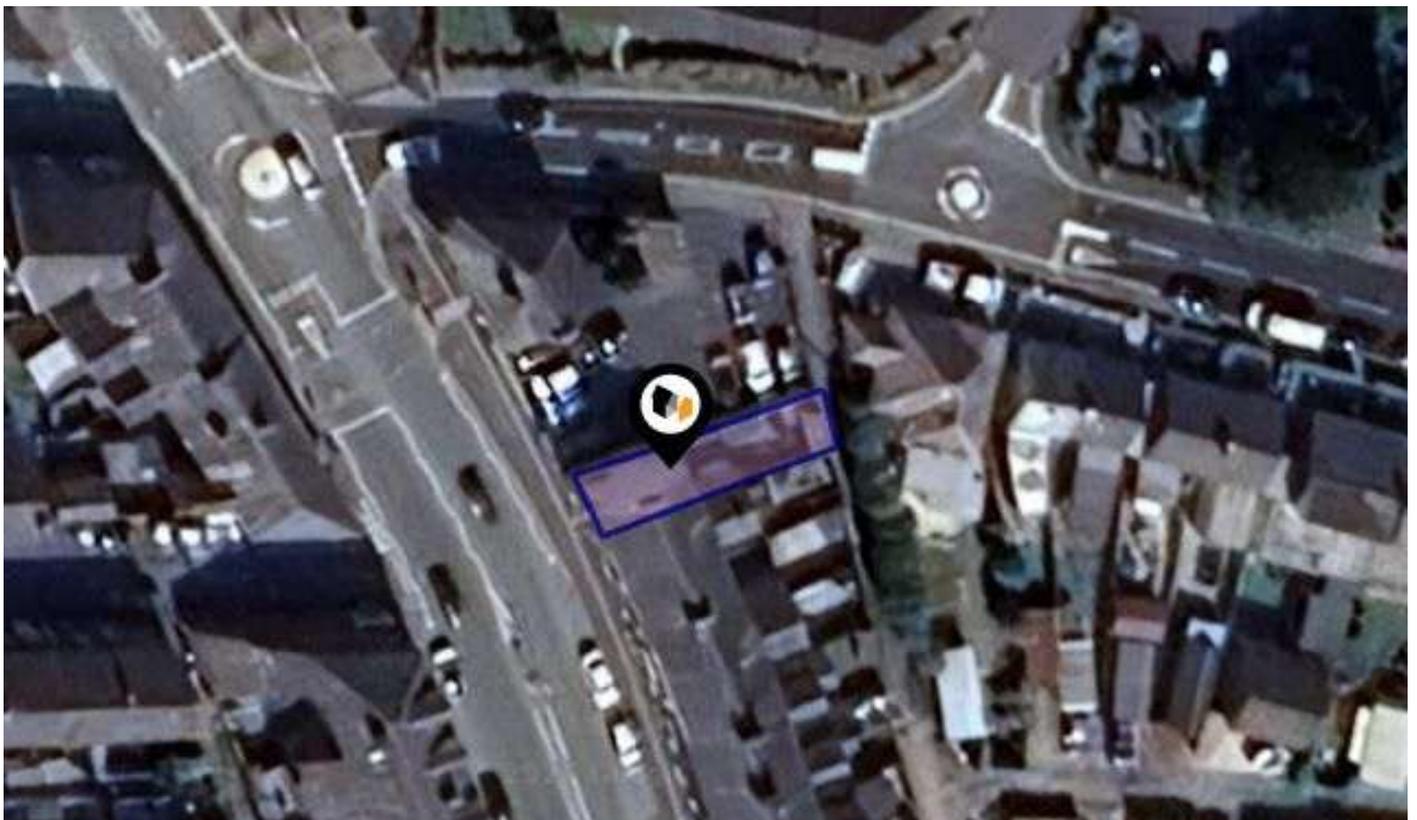




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 16th March 2026



33, STATION ROAD, WESHAM, PRESTON, PR4 3AA

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:	Terraced	Last Sold Date:	23/01/1998
Bedrooms:	3	Last Sold Price:	£20,000
Floor Area:	893 ft ² / 83 m ²	Last Sold £/ft²:	£22
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,592		
Title Number:	LA815275		
UPRN:	10013591587		

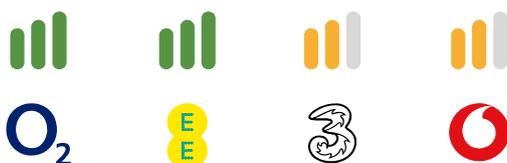
Local Area

Local Authority:	Fylde
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





33, STATION ROAD, WESHAM, PRESTON, PR4 3AA

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC - Certificate

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33, Station Road, Wesham, PR4 3AA

Energy rating

E

Valid until 27.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	83 m ²

This map displays nearby coal mine entrances and their classifications.



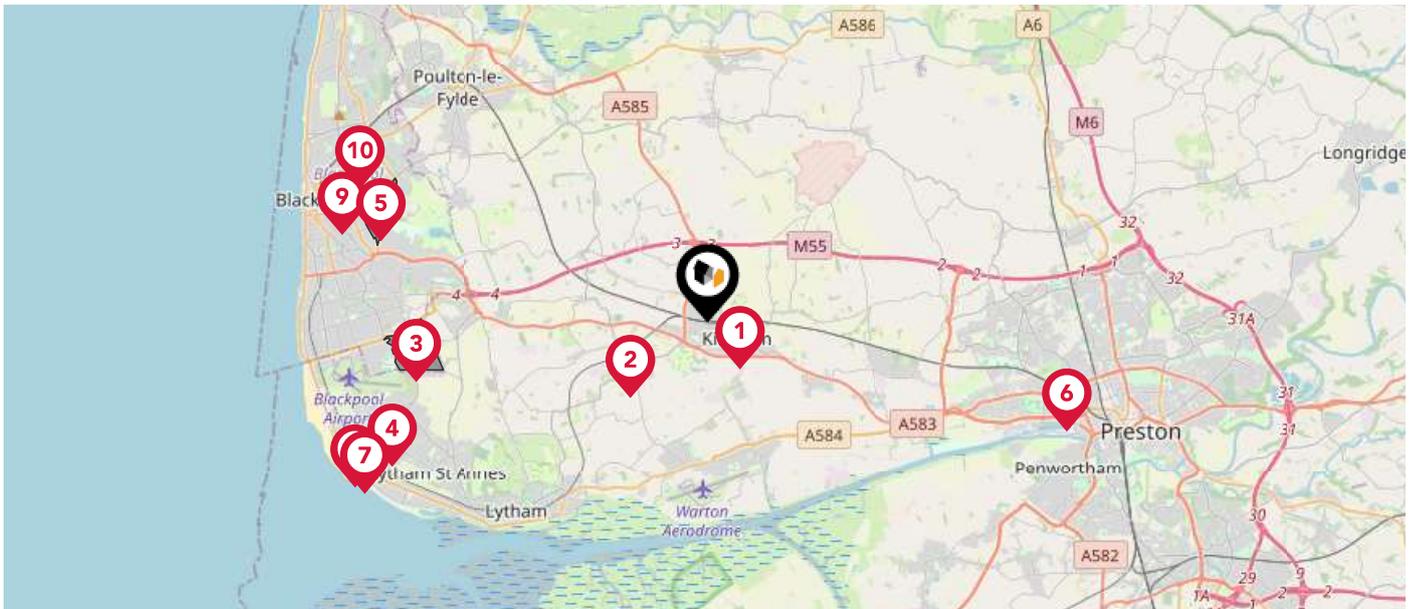
Mine Entry

- ✕ 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.

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.



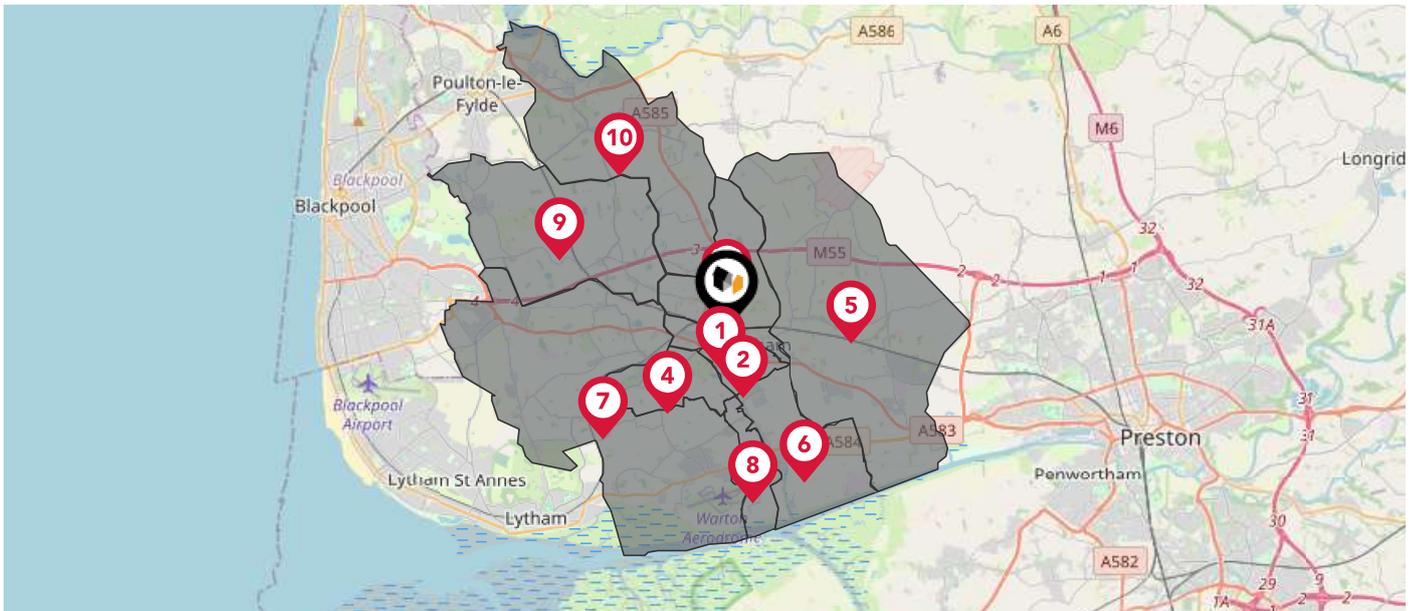
Nearby Conservation Areas

- 1** Kirkham
- 2** Wrea Green
- 3** Marton Moss
- 4** St. Anne's Road East
- 5** Stanley Park
- 6** Ashton Conservation Area
- 7** St. Anne's on Sea
- 8** Porritt Houses, St. Anne's
- 9** Raikes
- 10** Layton

Maps

Council Wards

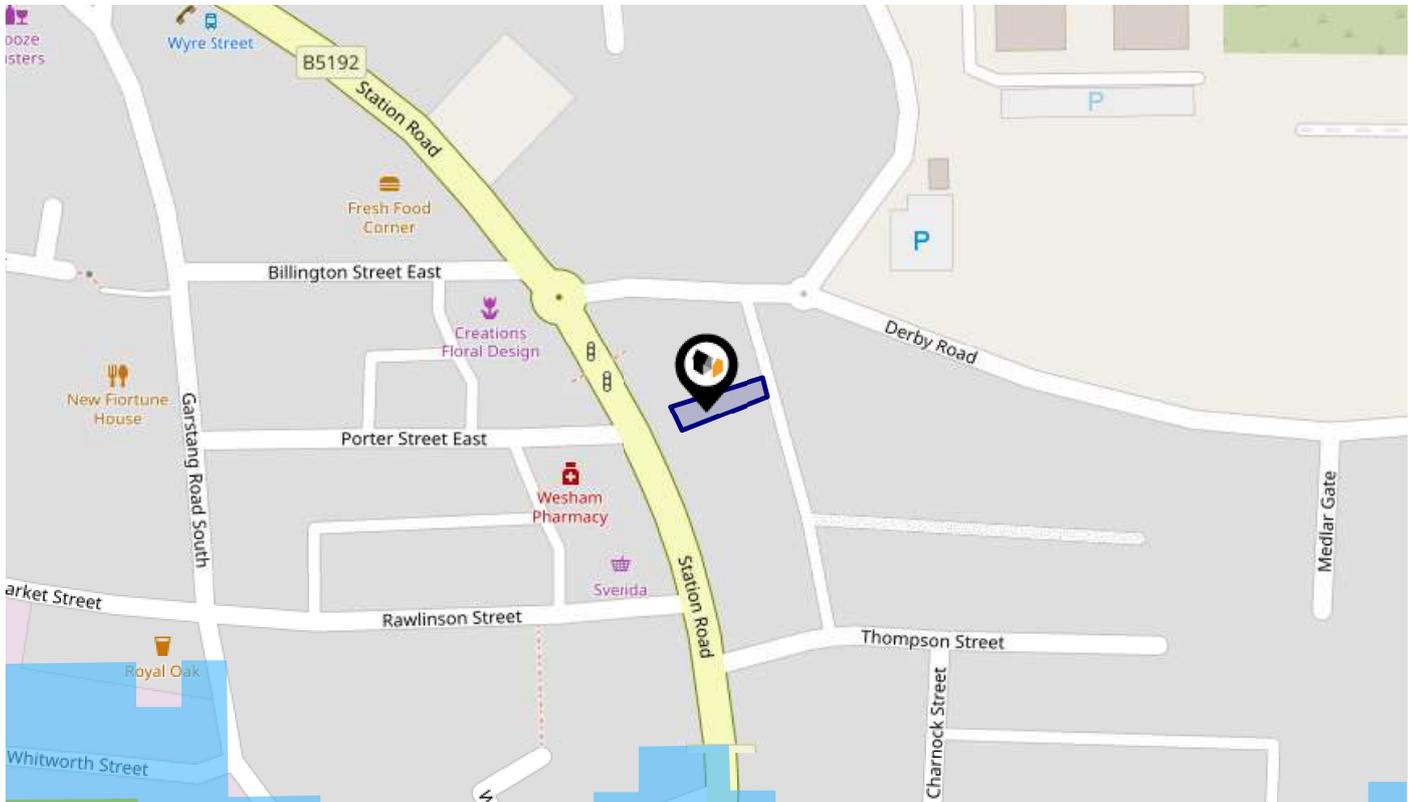
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Kirkham North Ward
- 2 Kirkham South Ward
- 3 Medlar-with-Wesham Ward
- 4 Ribby-with-Wrea Ward
- 5 Newton and Treales Ward
- 6 Freckleton East Ward
- 7 Warton and Westby Ward
- 8 Freckleton West Ward
- 9 Staining and Weeton Ward
- 10 Singleton and Greenhalgh 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.

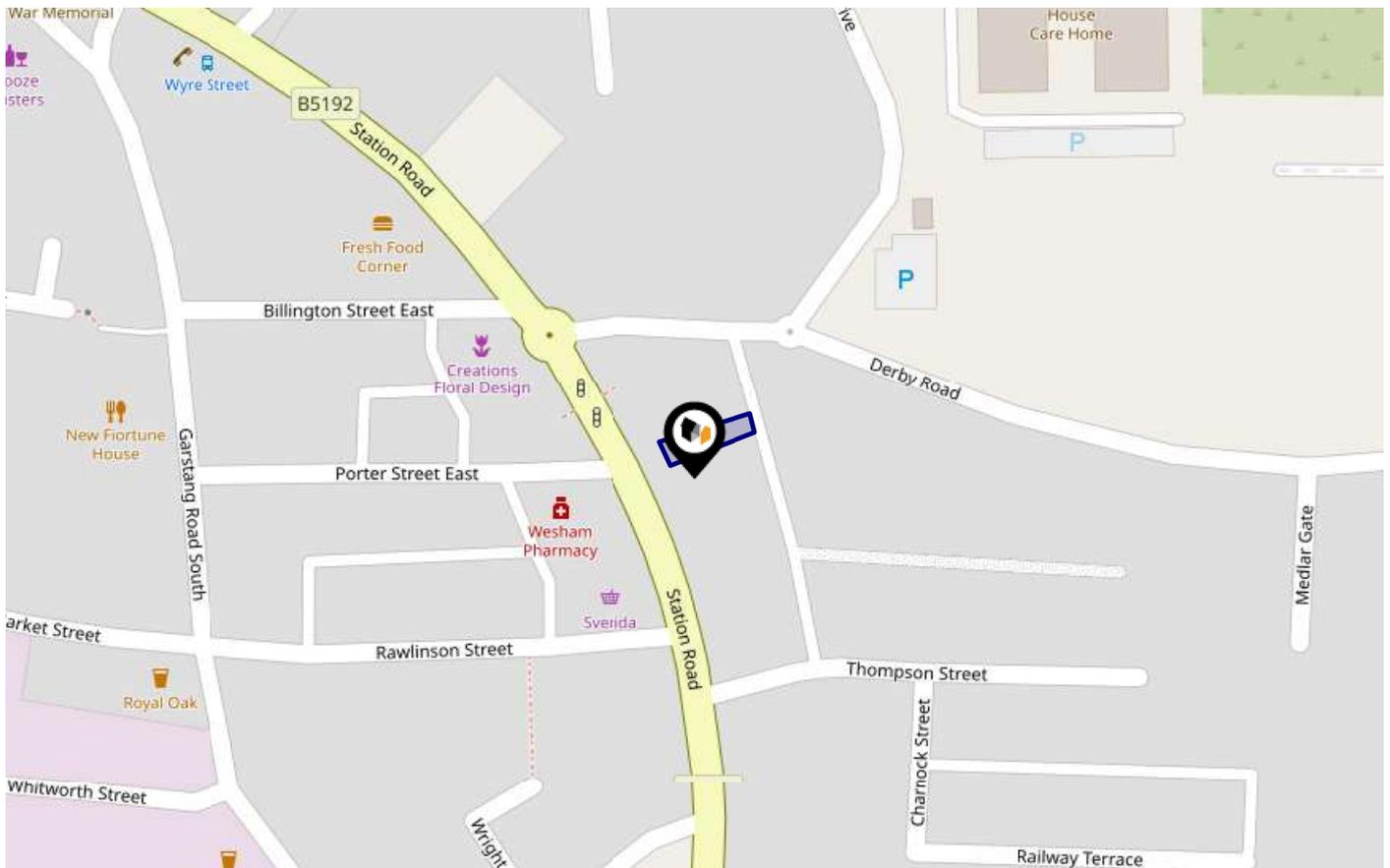
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

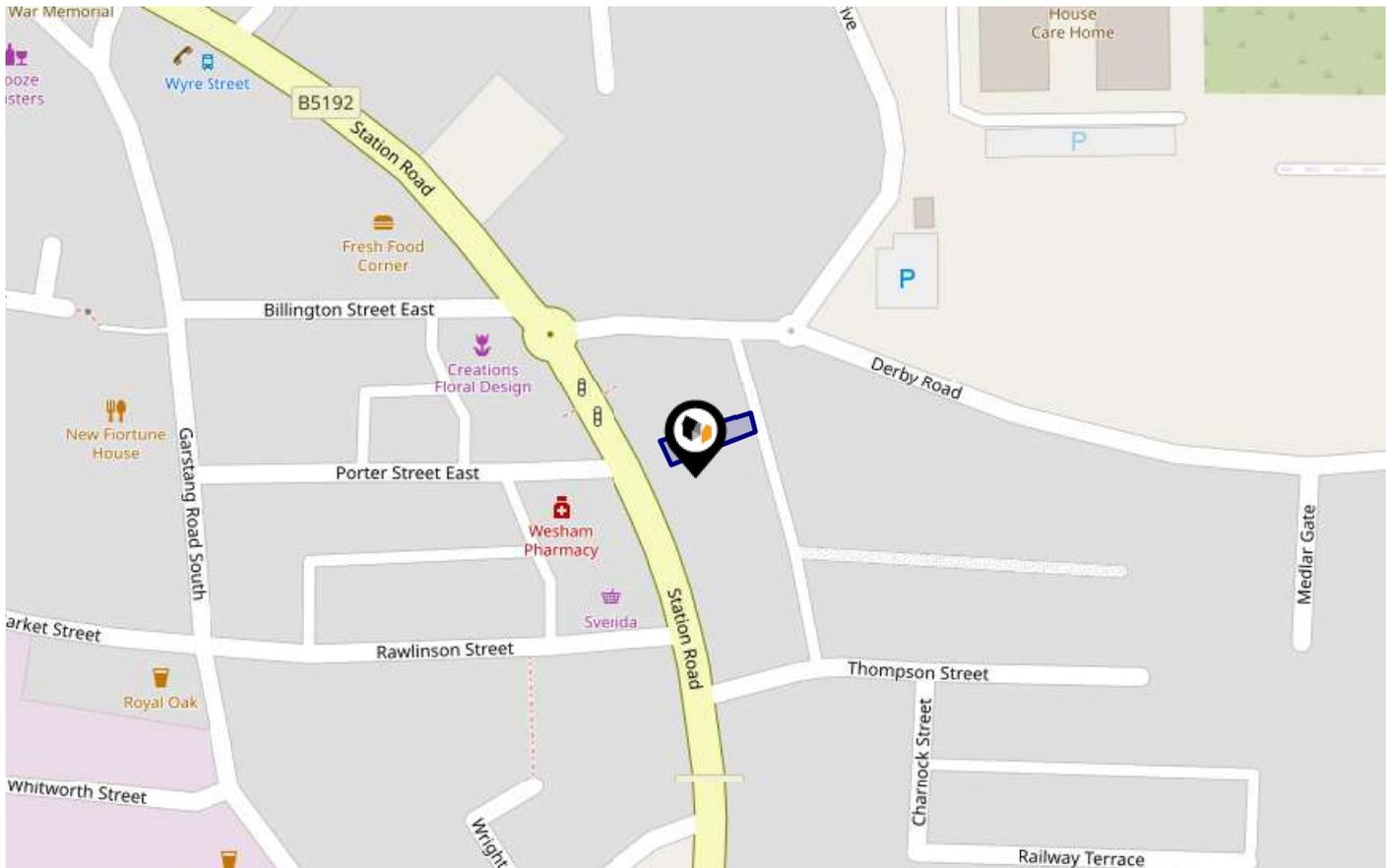
Chance of flooding to the following depths at this property:



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.



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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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

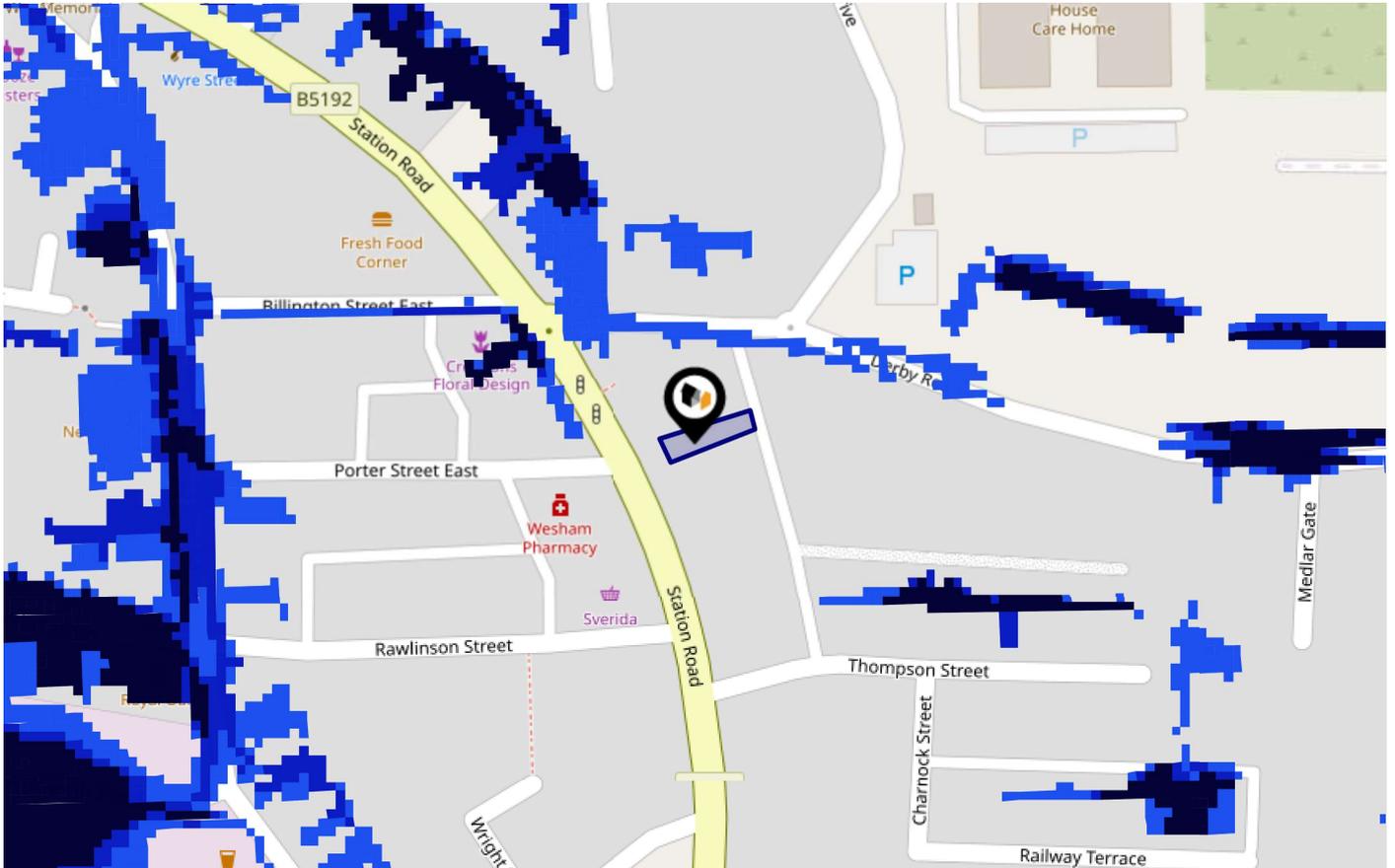
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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.

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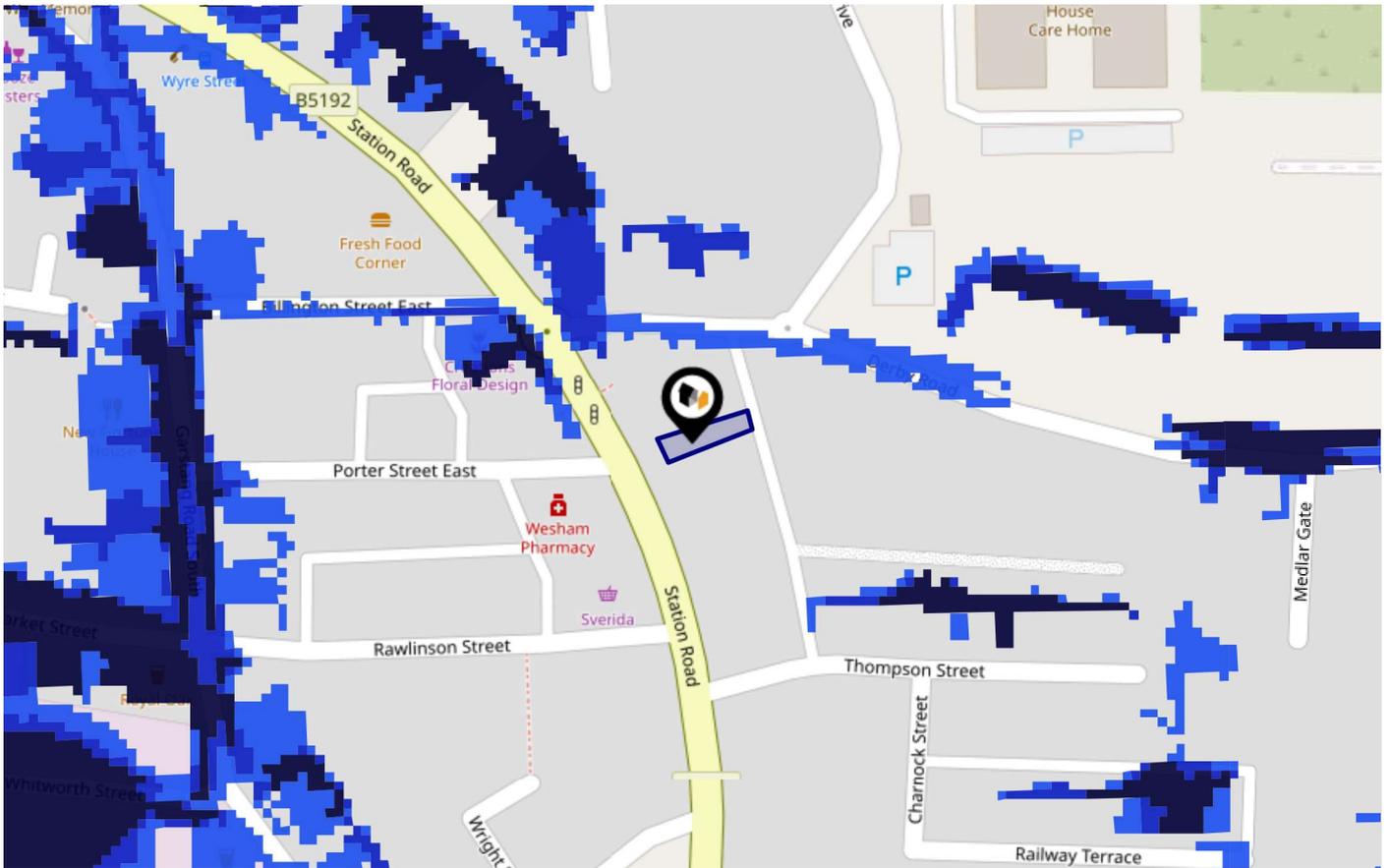
Chance of flooding to the following depths at this property:



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.
- **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:

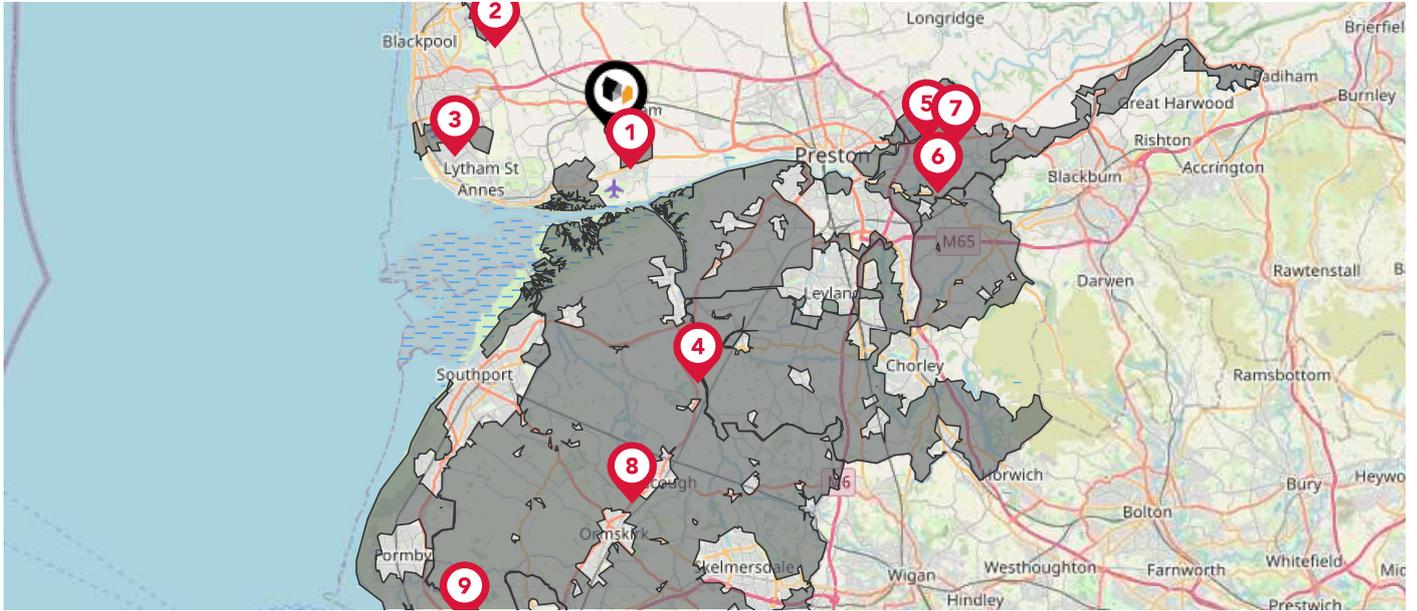


Maps

Green Belt

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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 - Wyre
- 3 Blackpool Green Belt - Blackpool
- 4 Merseyside and Greater Manchester Green Belt - Chorley
- 5 Merseyside and Greater Manchester Green Belt - Preston
- 6 Merseyside and Greater Manchester Green Belt - South Ribble
- 7 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 8 Merseyside and Greater Manchester Green Belt - West Lancashire
- 9 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.



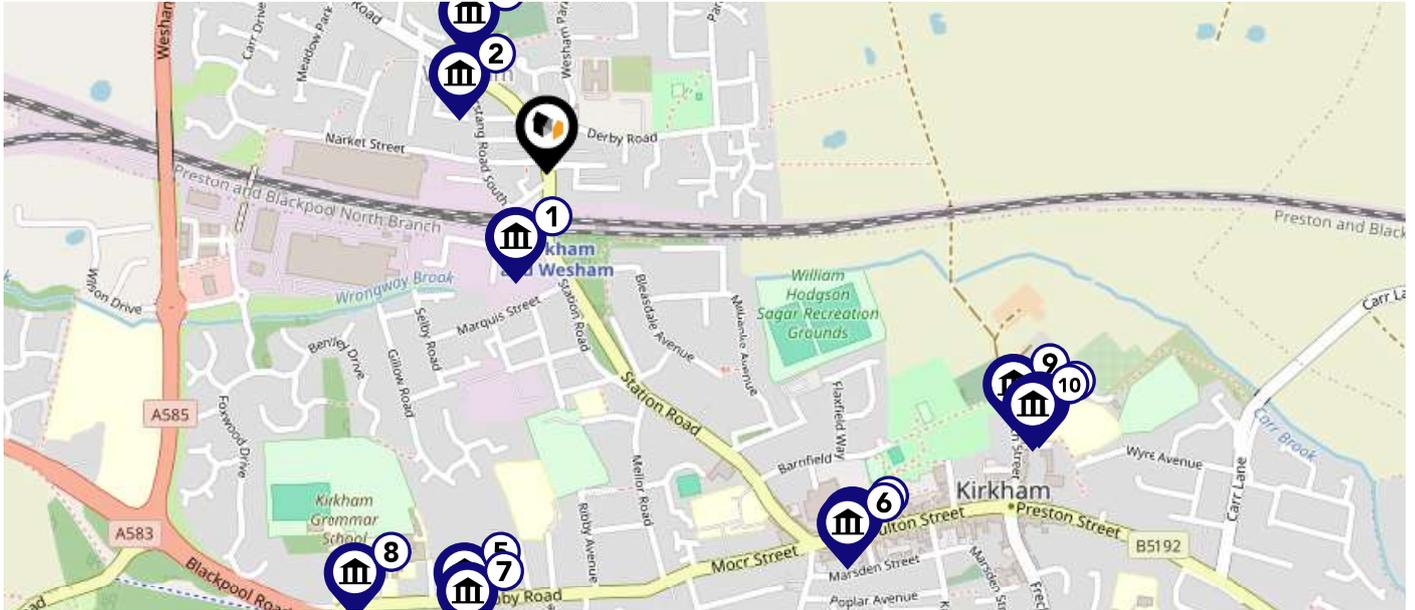
Nearby Landfill Sites

1	Ribby North-Ribby Road, Wrea Green, Near Kirkham, Lancashire	Historic Landfill
2	Ribby Leisure Village South-Ribby South, Ribby Road, Wrea Green, Flyde, Near Kirkham, Lancashire	Historic Landfill
3	Bradkirk Hall Farm-Kirkham, Lancashire	Historic Landfill
4	Whinbrick Cottages-Blackpool Road, Westby, Lancashire	Historic Landfill
5	Warings-Brook Mill, Wrea Brook/Green, Fylde, Lancashire	Historic Landfill
6	Moss Side Lane-Moss Side	Historic Landfill
7	Mythop Road-Weeton, Preston, Lancashire	Historic Landfill
8	Staining Wood Farm-Off Preston New Road, Westby, Near Kirkham, Lancashire	Historic Landfill
9	Bay Horse Lane-Off Bay Horse Lane, Catforth, Preston, Lancashire	Historic Landfill
10	Grange Farm No 2-Freckleton, 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...

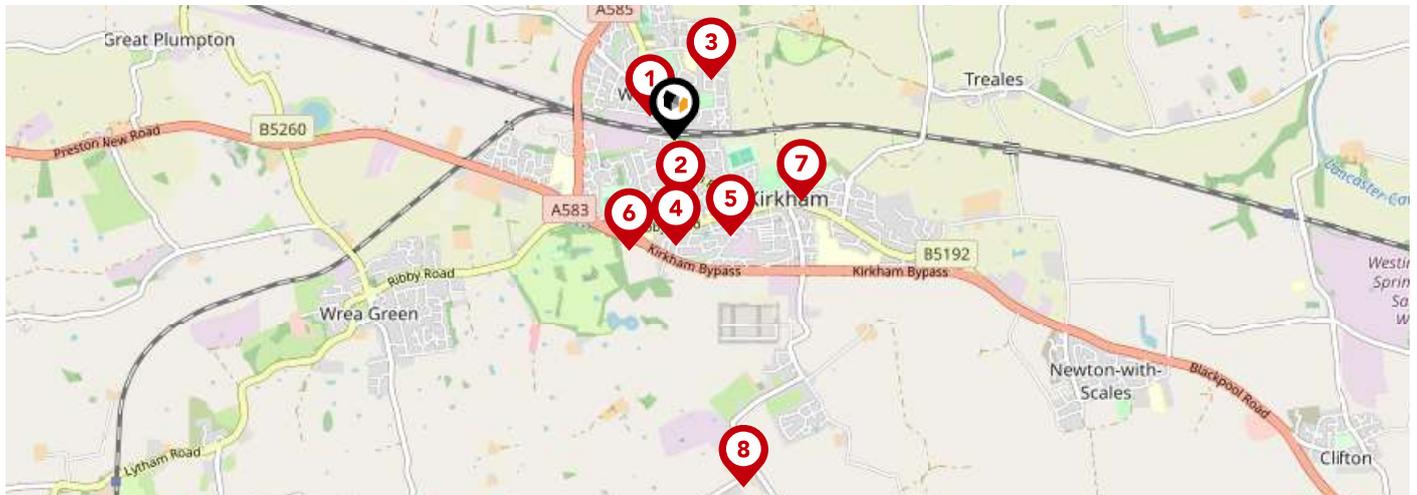


Listed Buildings in the local district

Grade Distance

	1072026 - Railway Hotel	Grade II	0.1 miles
	1164089 - War Memorial With Surrounding Railings	Grade II	0.1 miles
	1072028 - Christ Church	Grade II	0.2 miles
	1407288 - Kirkham United Reformed Church	Grade II	0.5 miles
	1164018 - Church Of St John The Evangelist	Grade II	0.5 miles
	1405186 - Jubilee Lamp	Grade II	0.5 miles
	1362360 - Churchyard Wall And Gateway South Of The Church Of St John The Evangelist	Grade II	0.5 miles
	1317961 - Grammar School (front Range Only)	Grade II	0.5 miles
	1362357 - Church Of St Michael	Grade II	0.6 miles
	1362358 - Tomb Of William Birley And Others In Churchyard Circa 50 Metres South East Of The Porch Of The Church Of St Michael	Grade II	0.6 miles
	1072023 - Tomb Of Edward And Dorothy King In Churchyard Circa 50 Metres South East Of The Porch Of The Church Of St Michael	Grade II	0.6 miles

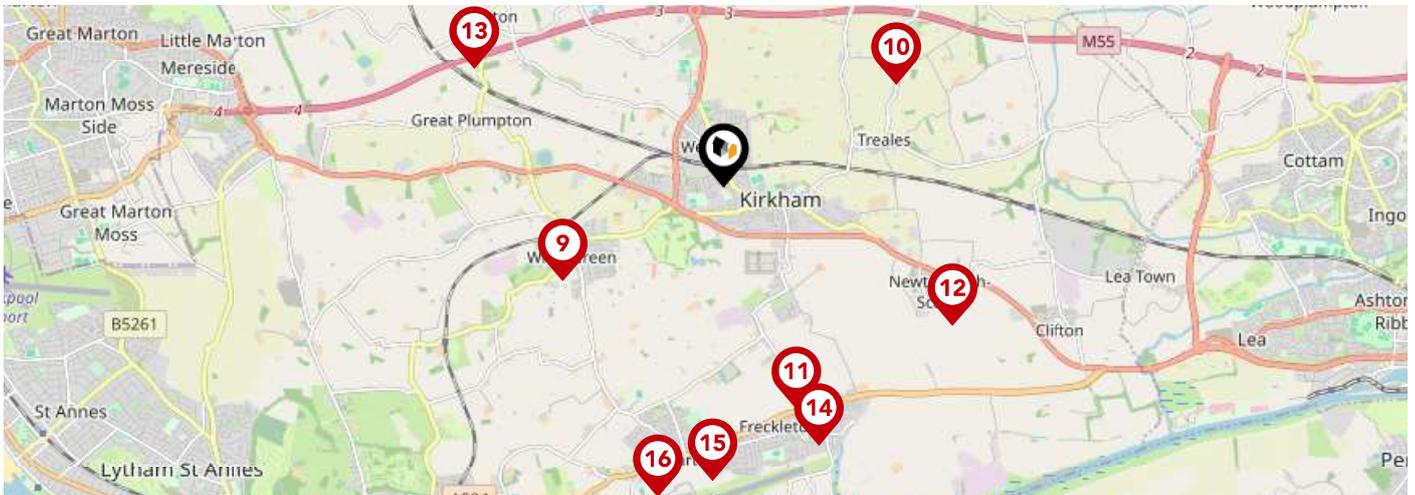
Area Schools



	Nursery	Primary	Secondary	College	Private
1 Medlar-with-Wesham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 144 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Joseph's Catholic Primary School, Medlar-with-Wesham Ofsted Rating: Good Pupils: 95 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Kirkham Grammar School Ofsted Rating: Not Rated Pupils: 809 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Linton School Ofsted Rating: Good Pupils: 12 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

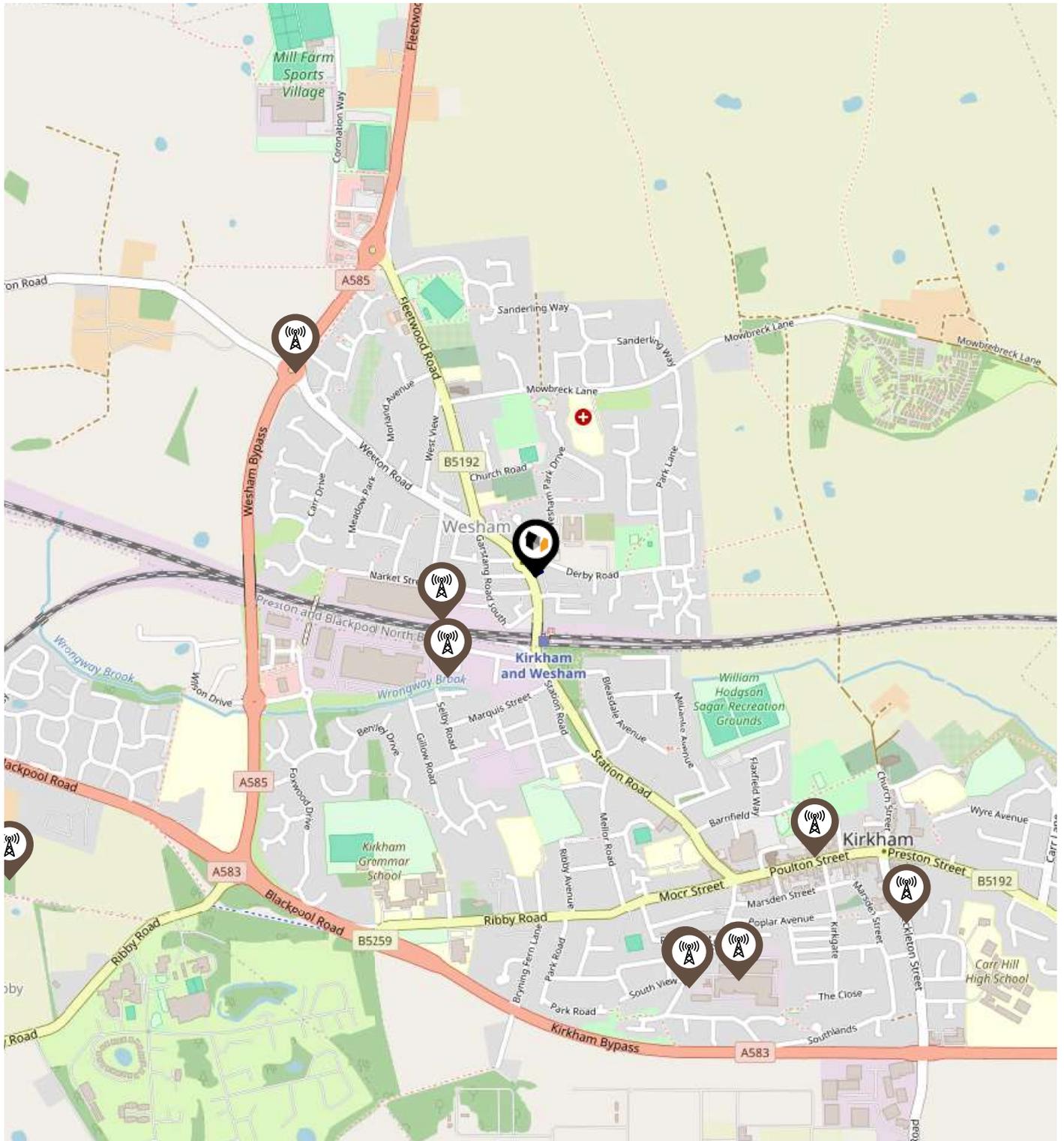
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	Nursery	Primary	Secondary	College	Private
<p>9 Ribby with Wrea Endowed CofE Primary School Ofsted Rating: Outstanding Pupils: 154 Distance:1.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Treales Church of England Primary School Ofsted Rating: Good Pupils: 62 Distance:1.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:2.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Newton Bluecoat Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:2.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Weeton St Michael's Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 55 Distance:2.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:2.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:2.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Warton St Paul's Church of England Primary Academy Ofsted Rating: Good Pupils: 105 Distance:2.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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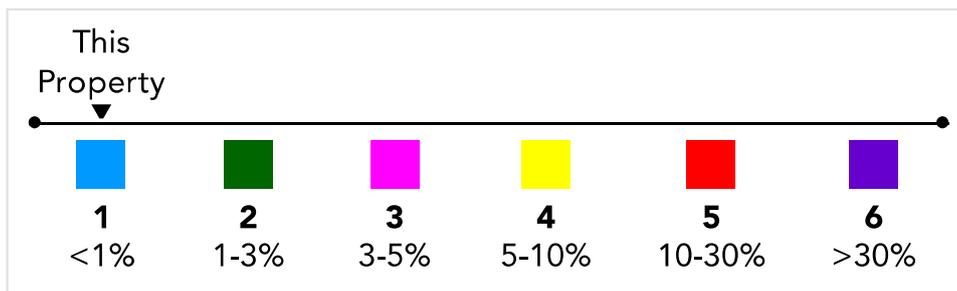
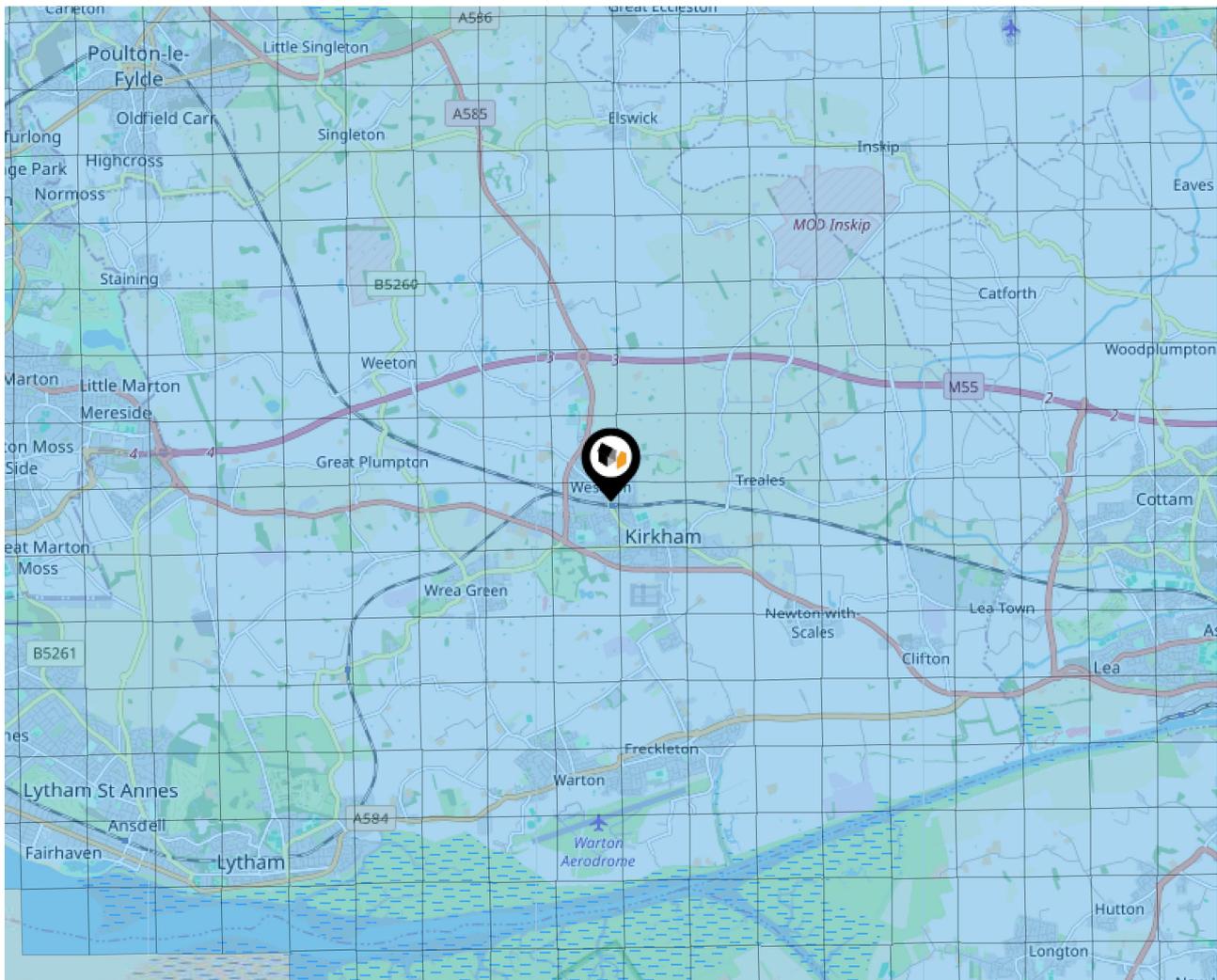


Key:

-  Power Pylons
-  Communication Masts

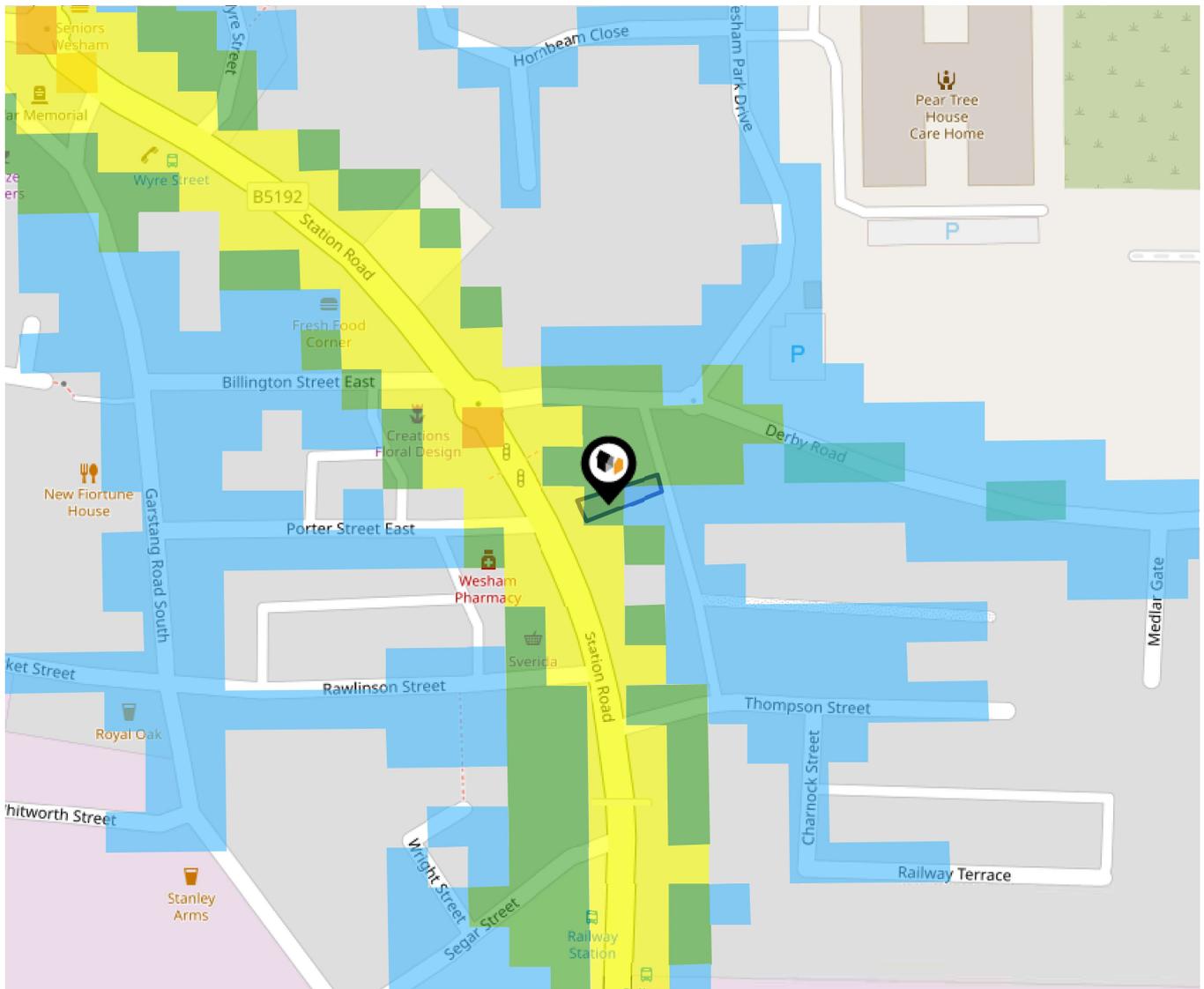
What is Radon?

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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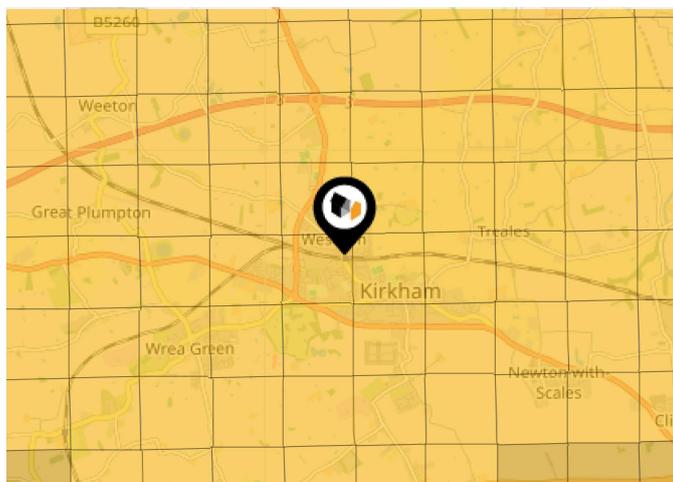


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

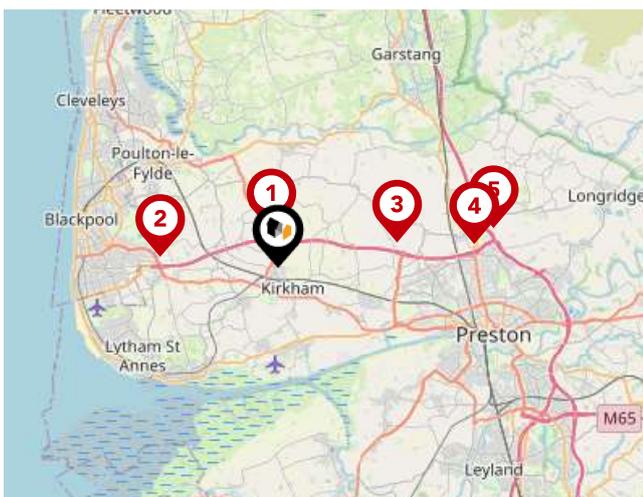
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	0.1 miles
2	Moss Side Rail Station	2.9 miles
3	Salwick Rail Station	2.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	1.31 miles
2	M55 J4	4.13 miles
3	M55 J2	4.21 miles
4	M55 J1	6.89 miles
5	M6 J32	7.62 miles



Airports/HELIPADS

Pin	Name	Distance
1	Highfield	6.5 miles
2	Speke	31.2 miles
3	Manchester Airport	38.24 miles
4	Leeds Bradford Airport	50.26 miles

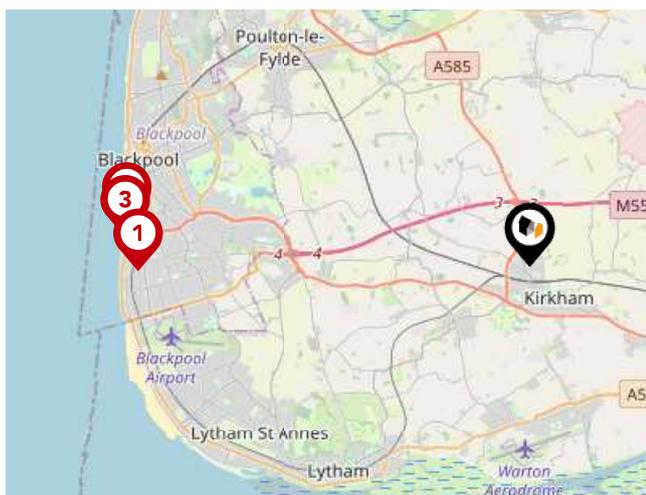
Area

Transport (Local)



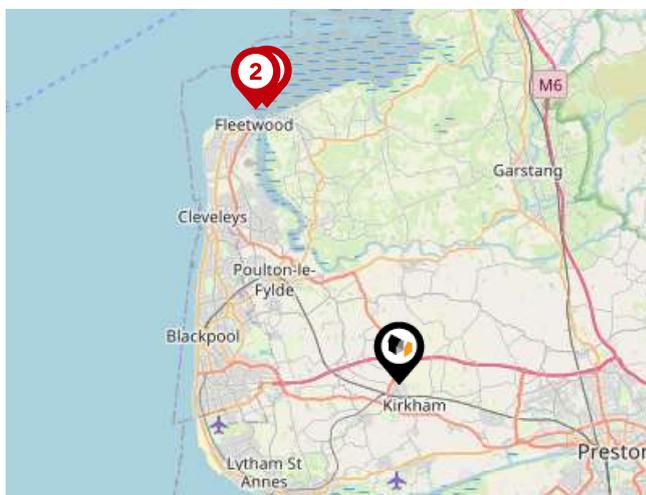
Bus Stops/Stations

Pin	Name	Distance
1	Park Drive	0.04 miles
2	Rail Station	0.07 miles
3	Wyre Street	0.08 miles
4	Everest Court	0.11 miles
5	Derby House	0.19 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	6.83 miles
2	Waterloo Road (Blackpool Tramway)	7.07 miles
3	South Pier (Blackpool Tramway)	7.07 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	10.74 miles
2	Fleetwood for Knott End Ferry Landing	10.85 miles

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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.

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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