



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 30th April 2026



**APARTMENT 1, PLEASANT COURT, PLEASANT STREET,
LYTHAM ST. ANNES, FY8 5FL**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	23/08/2007
Bedrooms:	2	Last Sold Price:	£295,000
Floor Area:	990 ft ² / 92 m ²	Last Sold £/ft²:	£297
Plot Area:	0.08 acres	Tenure:	Leasehold
Year Built :	2007		
Council Tax :	Band D		
Annual Estimate:	£2,484		
Title Number:	LAN64029		
UPRN:	10013592732		
Restrictive Covenants:	No		

Local Area

Local Authority:	Lancashire
Conservation Area:	Lytham
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

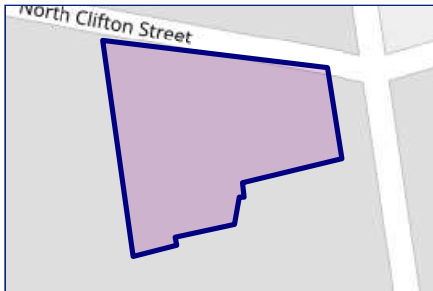
Satellite/Fibre TV Availability:



Property Multiple Title Plans

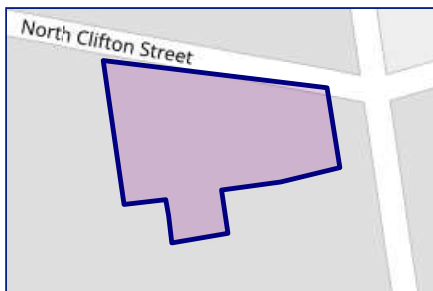
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Freehold Title Plan



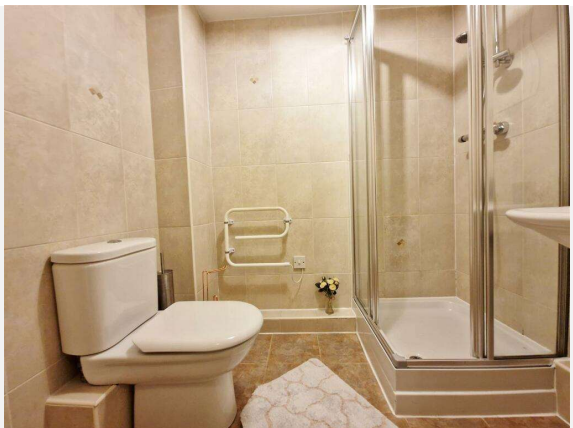
LAN4137

Leasehold Title Plan



LAN64029

Start Date: 22/08/2007
End Date: 01/01/3005
Lease Term: 999 years from 1 January 2006
Term Remaining: 979 years



**APARTMENT 1, PLEASANT COURT, PLEASANT STREET,
LYTHAM ST. ANNES, FY8 5FL**

1, Pleasant Court, Pleasant Street, Lytham St Annes, FY8 5FL



Total Area: 88.2 m² ... 949 ft²

All measurements are approximate and for display purposes only

Property EPC - Certificate

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Apartment 1 Pleasant Court, Pleasant Street, FY8 5FL

Energy rating

D

Valid until 20.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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 (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	92 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



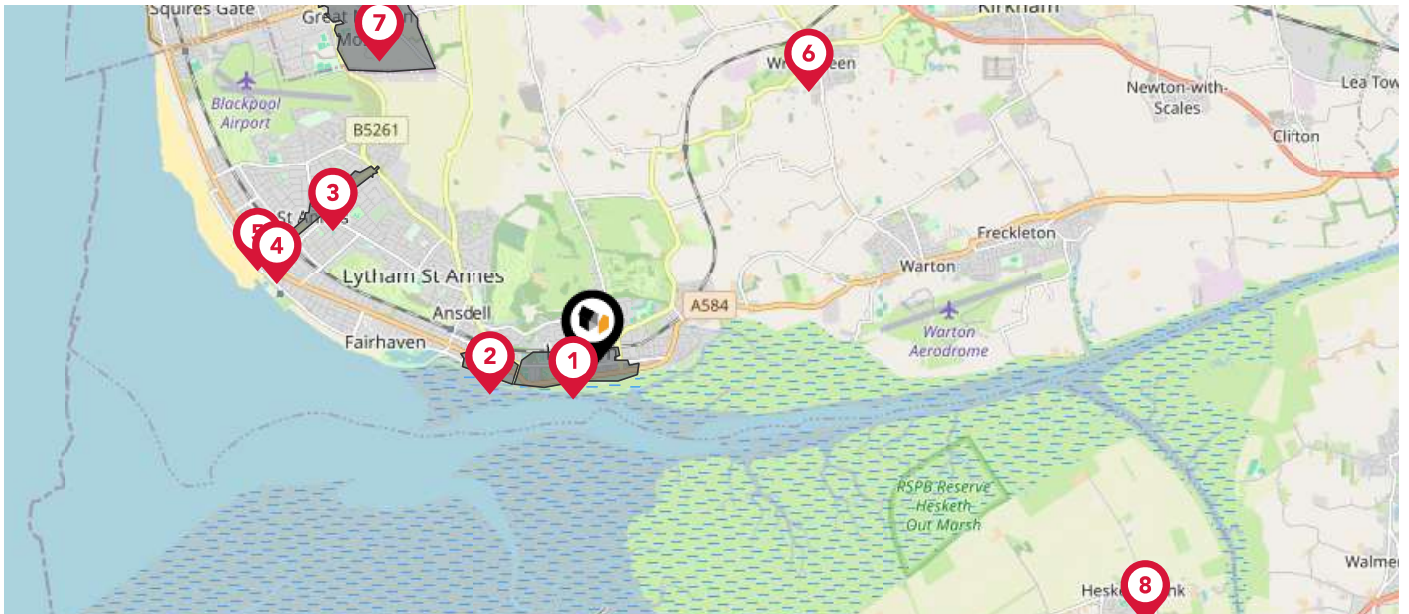
Mine Entry

- ✕ 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.

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

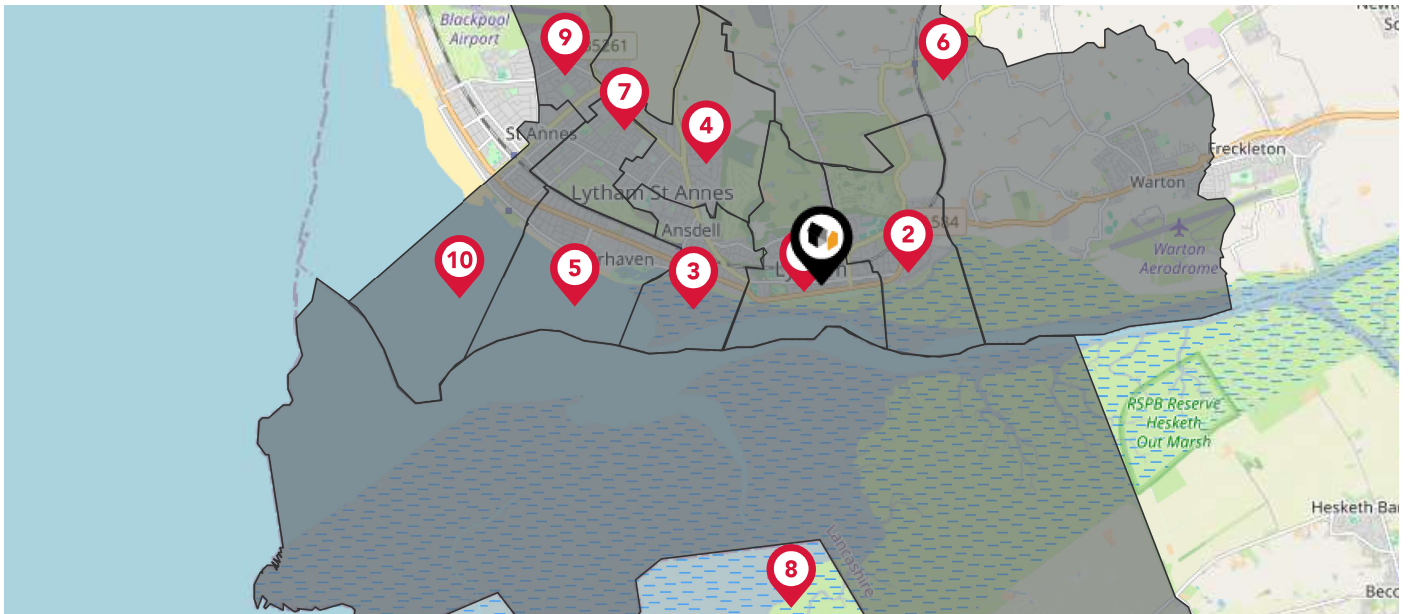
- 1 Lytham
- 2 Lytham Avenues
- 3 St. Anne's Road East
- 4 St. Anne's on Sea
- 5 Porritt Houses, St. Anne's
- 6 Wrea Green
- 7 Marton Moss
- 8 The Brow

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



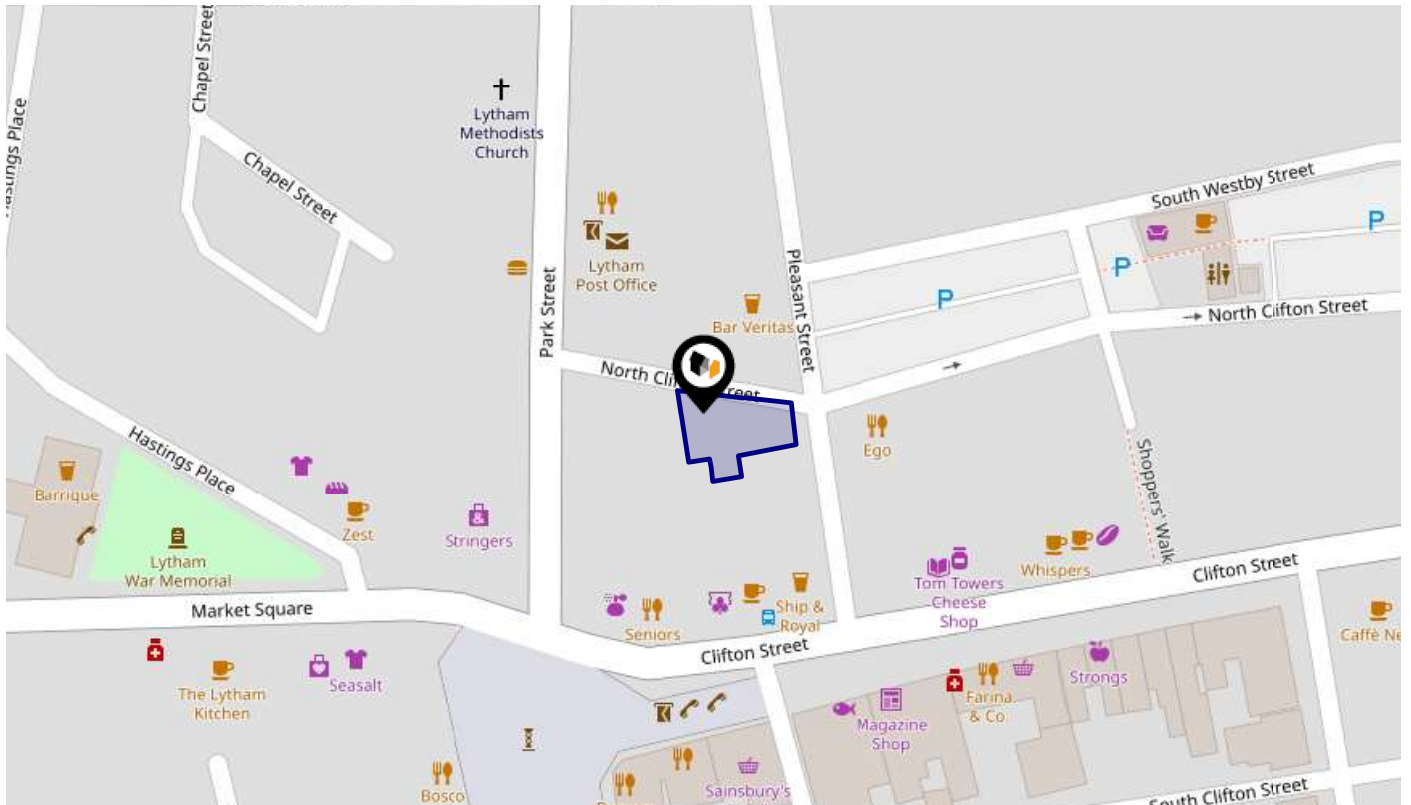
Nearby Council Wards

- 1 Clifton Ward
- 2 St. Johns Ward
- 3 Ansdell Ward
- 4 Park Ward
- 5 Fairhaven Ward
- 6 Warton and Westby Ward
- 7 Heyhouses Ward
- 8 North Meols Ward
- 9 Kilnhouse Ward
- 10 Central 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.

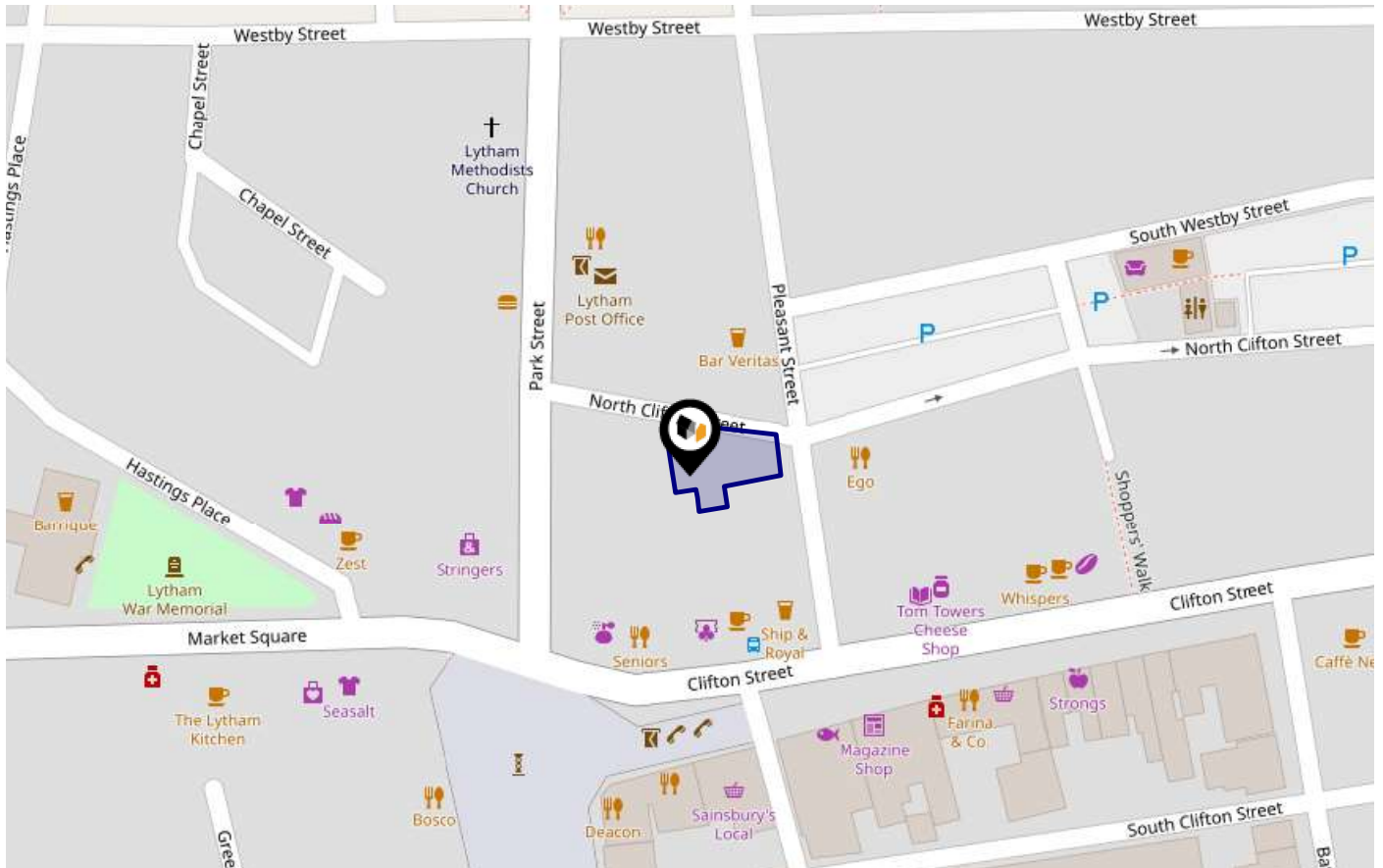
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

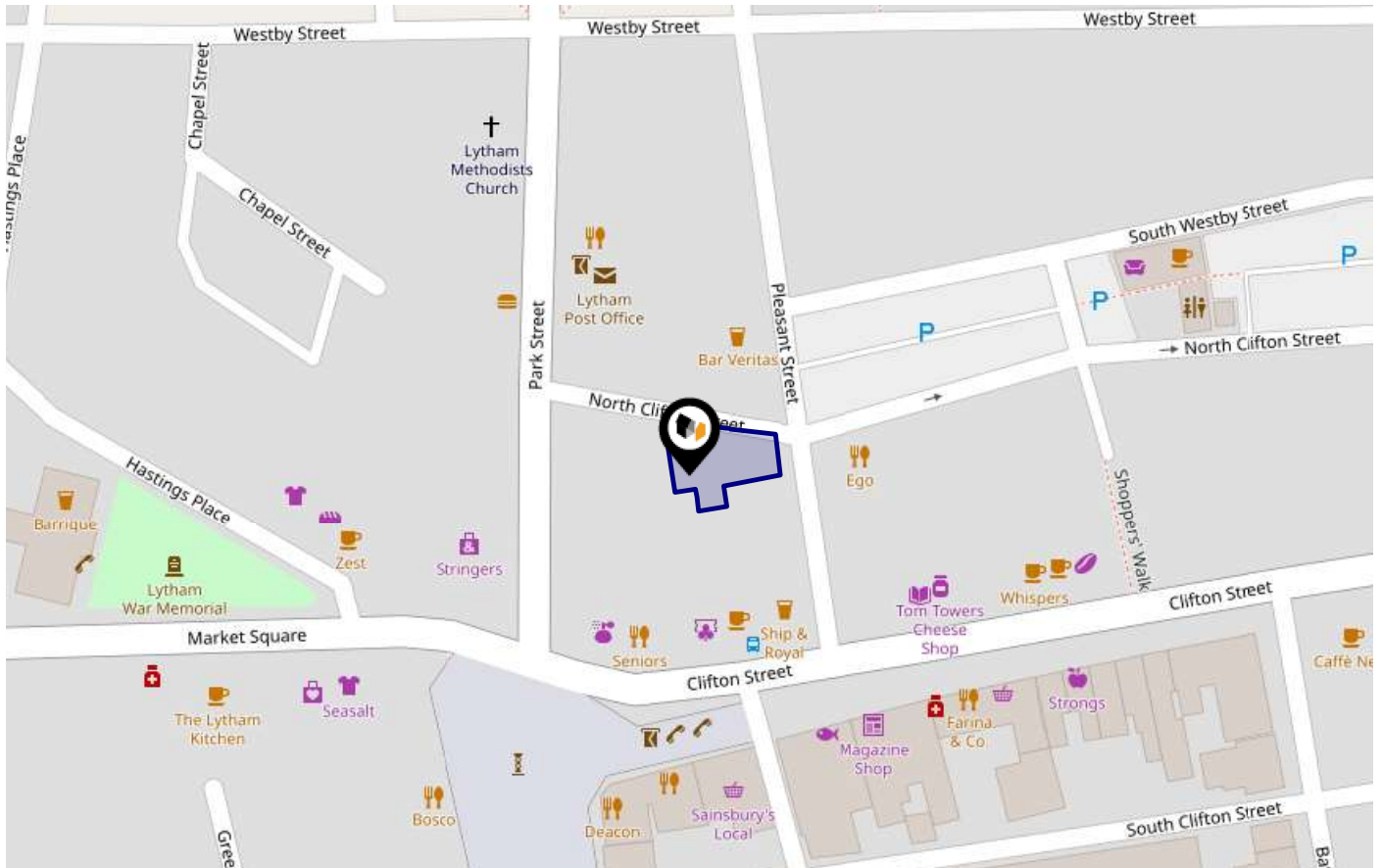
Chance of flooding to the following depths at this property:



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.



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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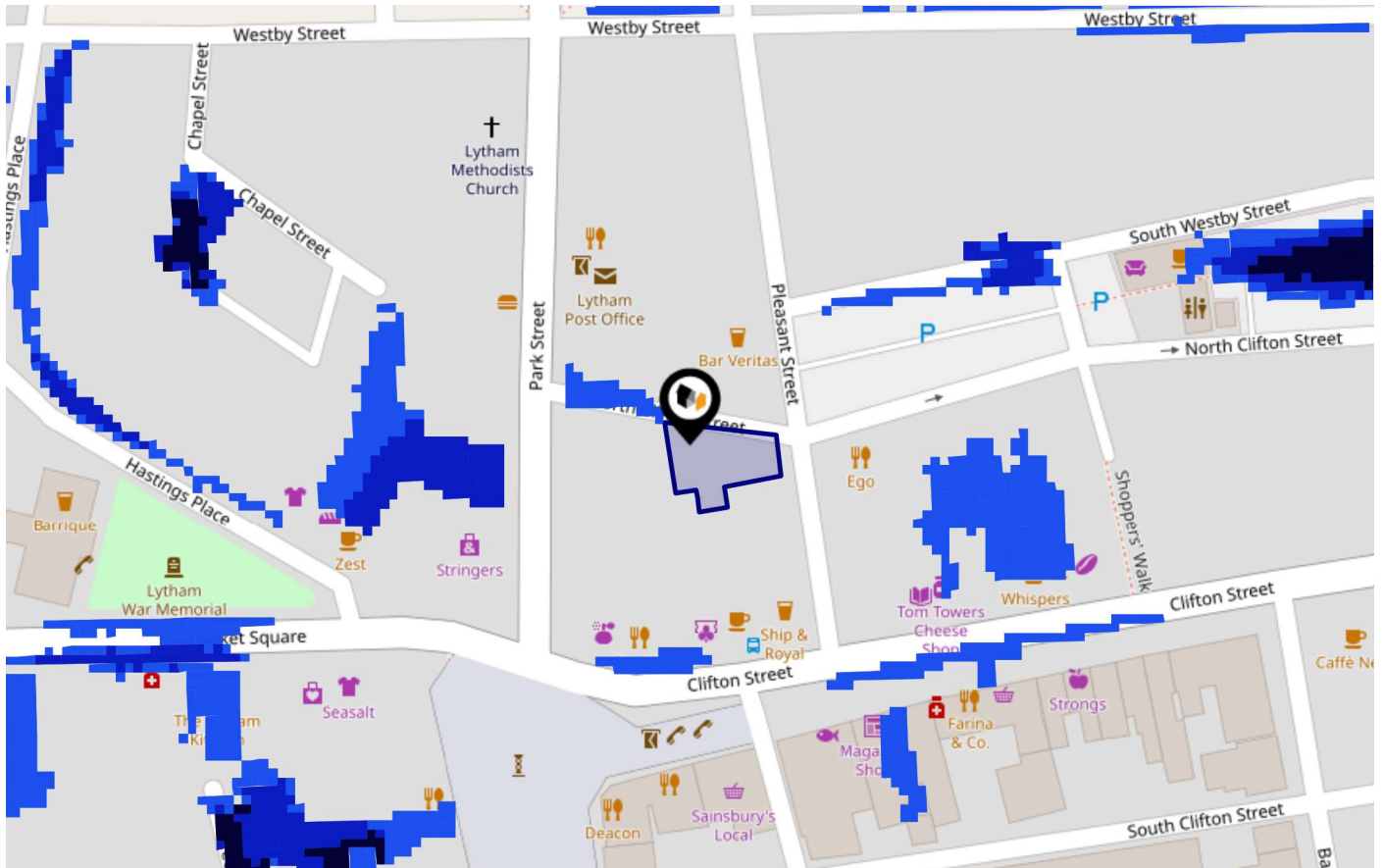
Chance of flooding to the following depths at this property:



Flood Risk

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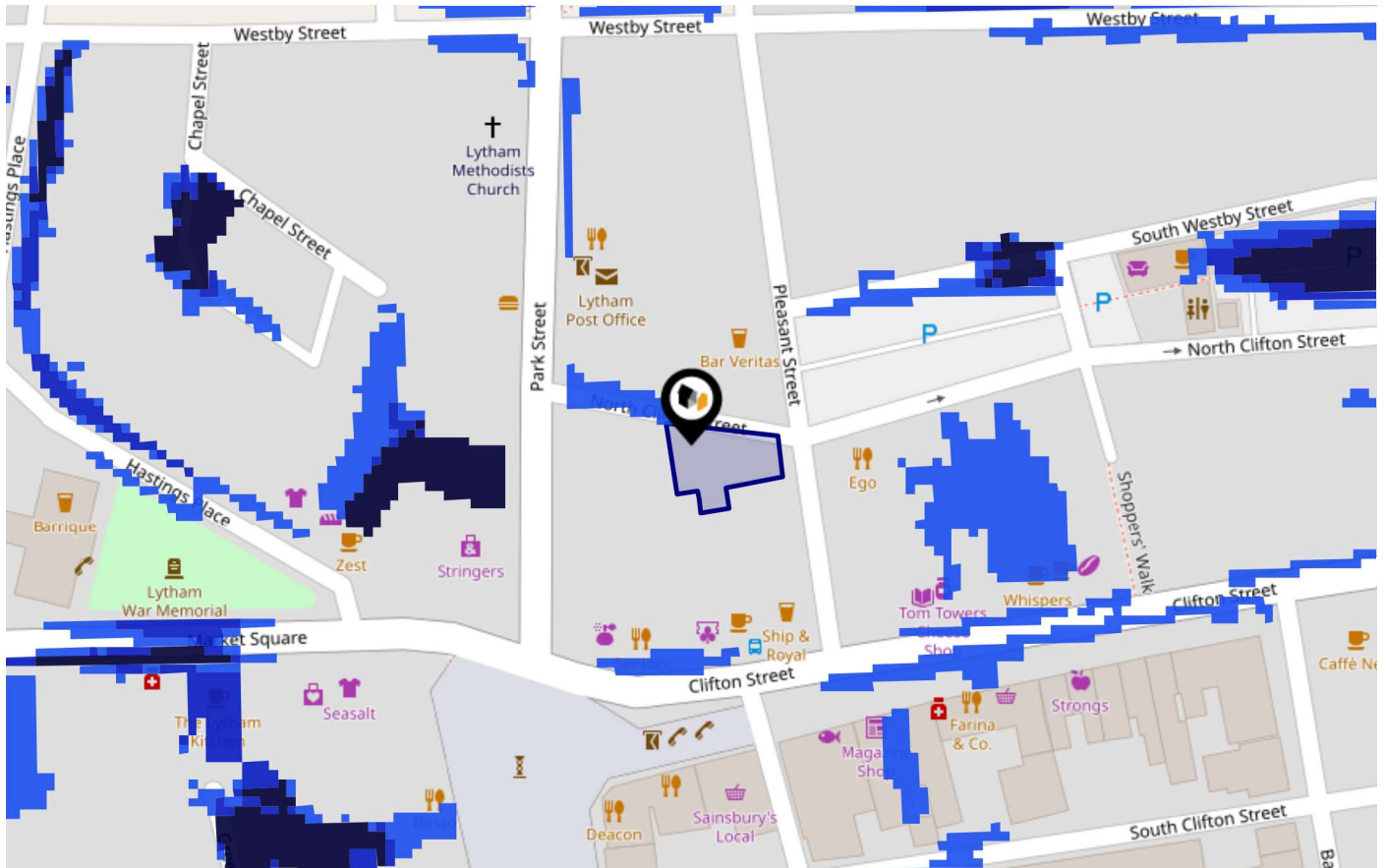
Chance of flooding to the following depths at this property:



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.

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Chance of flooding to the following depths at this property:

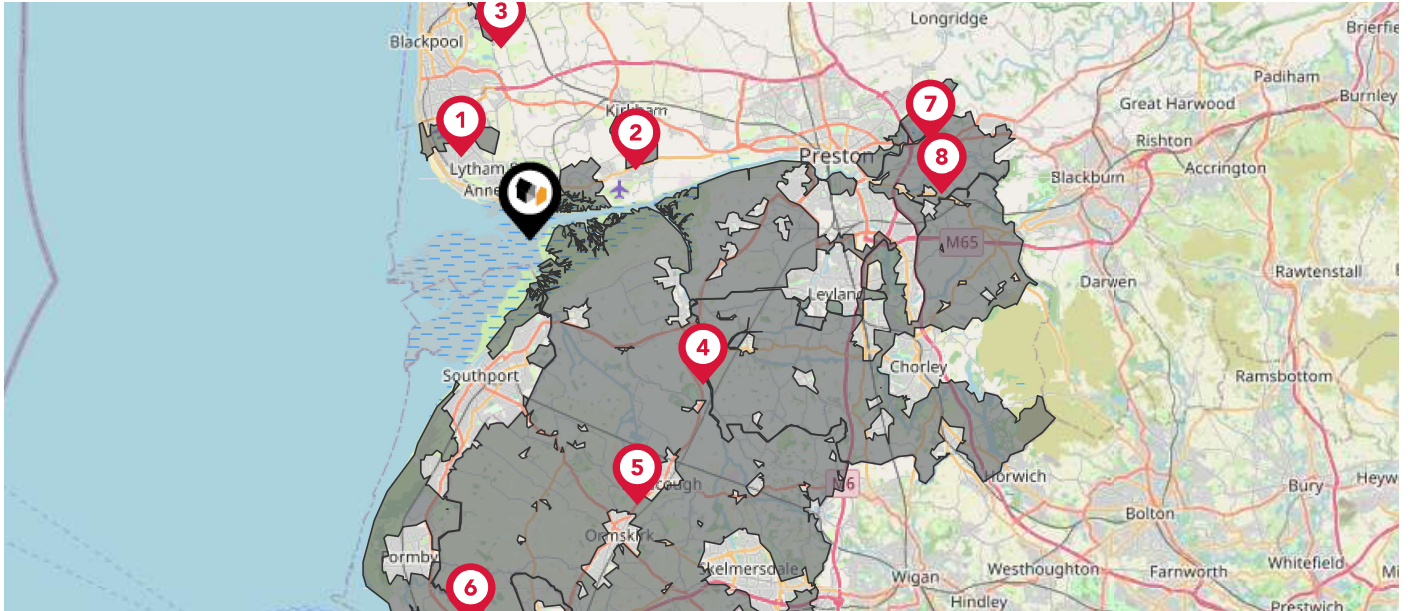


Maps

Green Belt

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



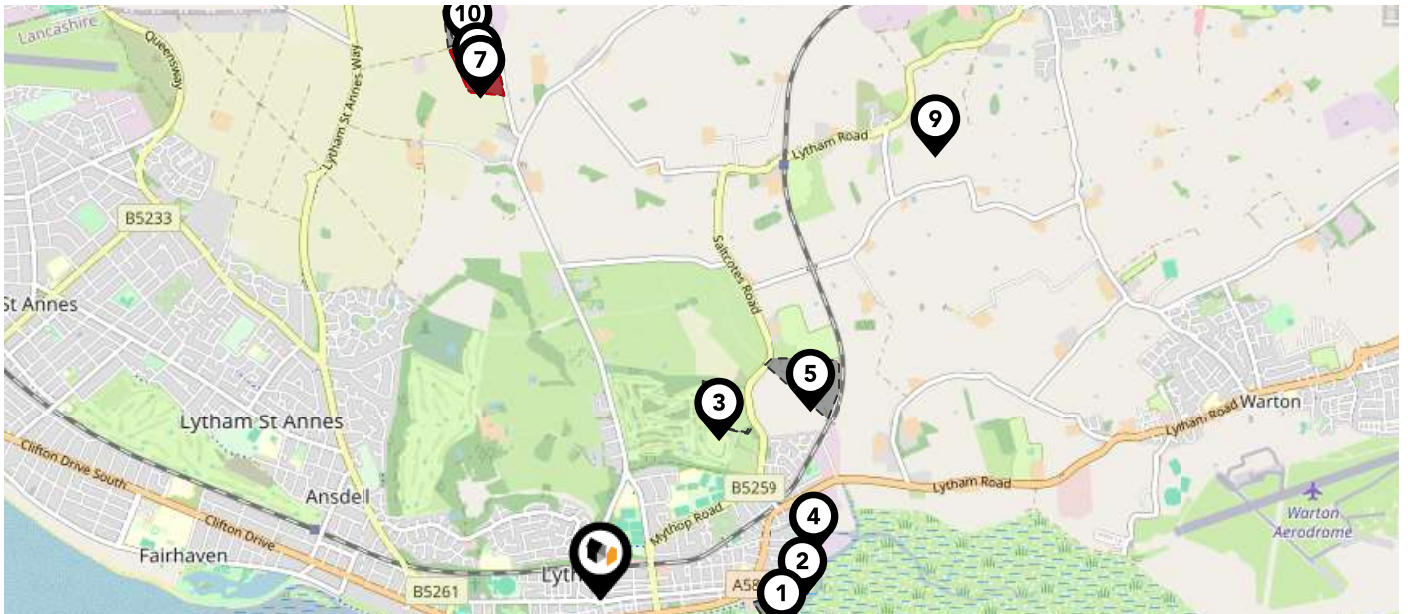
Nearby Green Belt Land

- 1 Blackpool Green Belt - Blackpool
- 2 Blackpool Green Belt - Fylde
- 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 - Sefton
- 7 Merseyside and Greater Manchester Green Belt - Preston
- 8 Merseyside and Greater Manchester Green Belt - South Ribble

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	Cookson's Bakery-Preston Road, Lytham, Lancashire	Historic Landfill
2	Sadlers Lytham Limited-Dock Road, Lytham, Lancashire	Historic Landfill
3	Land off Saltcotes Road-Land off Saltcotes Road, Ballam Road, Lytham, Lancashire	Historic Landfill
4	Lytham Pumping Station-Off Preston Road, Lytham, Lancashire	Historic Landfill
5	Saltcotes-Lytham Hall Park, Saltcoates Road, Lytham, Lancashire	Historic Landfill
6	No name provided by source	Active Landfill
7	Westby (South) L F S-Anna's Road, Blackpool, Westby, Lancashire	Historic Landfill
8	Westby Brick and Tile-Annas Road, Westby, St Annes, Lancashire	Historic Landfill
9	Moss Side Lane-Moss Side	Historic Landfill
10	Westby Brick and Tile-Annas Road, Westby, St Annes, 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



1297650 - Lytham Methodist Chapel

Grade II

0.0 miles



1196366 - Pair And Single K6 Telephone Kiosks Outside Pizza Express

Grade II

0.0 miles



1219423 - Sydhall Cottage

Grade II

0.1 miles



1196377 - Market Hall And Lloyds Bank

Grade II

0.1 miles



1291485 - Clifton Arms Hotel

Grade II

0.1 miles



1196394 - Former Sunday School To Lytham United Reformed Church

Grade II

0.1 miles



1196378 - 4, Queen Street

Grade II

0.1 miles



1297676 - 51-61, Westby Street

Grade II

0.1 miles



1291609 - 3, Queen Street

Grade II

0.1 miles



1219395 - Clifton Memorial Fountain Between Station Square And Ballam Road

Grade II

0.1 miles

Area Schools

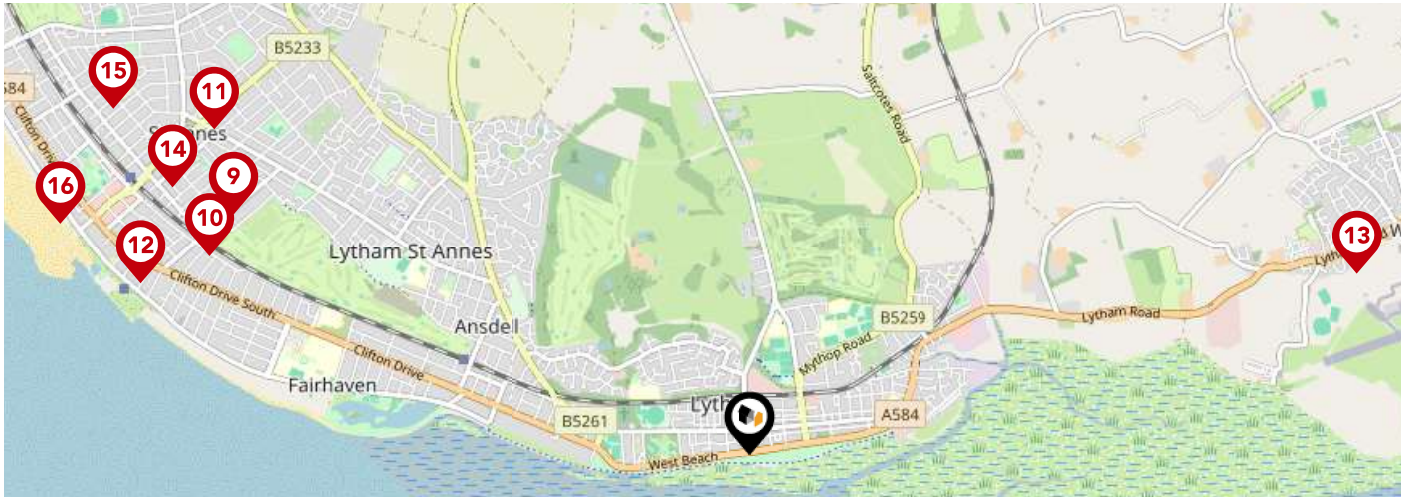
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	Nursery	Primary	Secondary	College	Private
<p>1 Lytham Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good Pupils: 201 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Lytham Hall Park Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 401 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Bede's Catholic High School</p> <p>Ofsted Rating: Good Pupils: 824 Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Peter's Catholic Primary School, Lytham</p> <p>Ofsted Rating: Good Pupils: 206 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Ansdell Primary School</p> <p>Ofsted Rating: Good Pupils: 239 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Lytham St Annes High School</p> <p>Ofsted Rating: Good Pupils: 1630 Distance:1.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Clifton Primary School</p> <p>Ofsted Rating: Good Pupils: 225 Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 AKS Lytham</p> <p>Ofsted Rating: Not Rated Pupils: 798 Distance:1.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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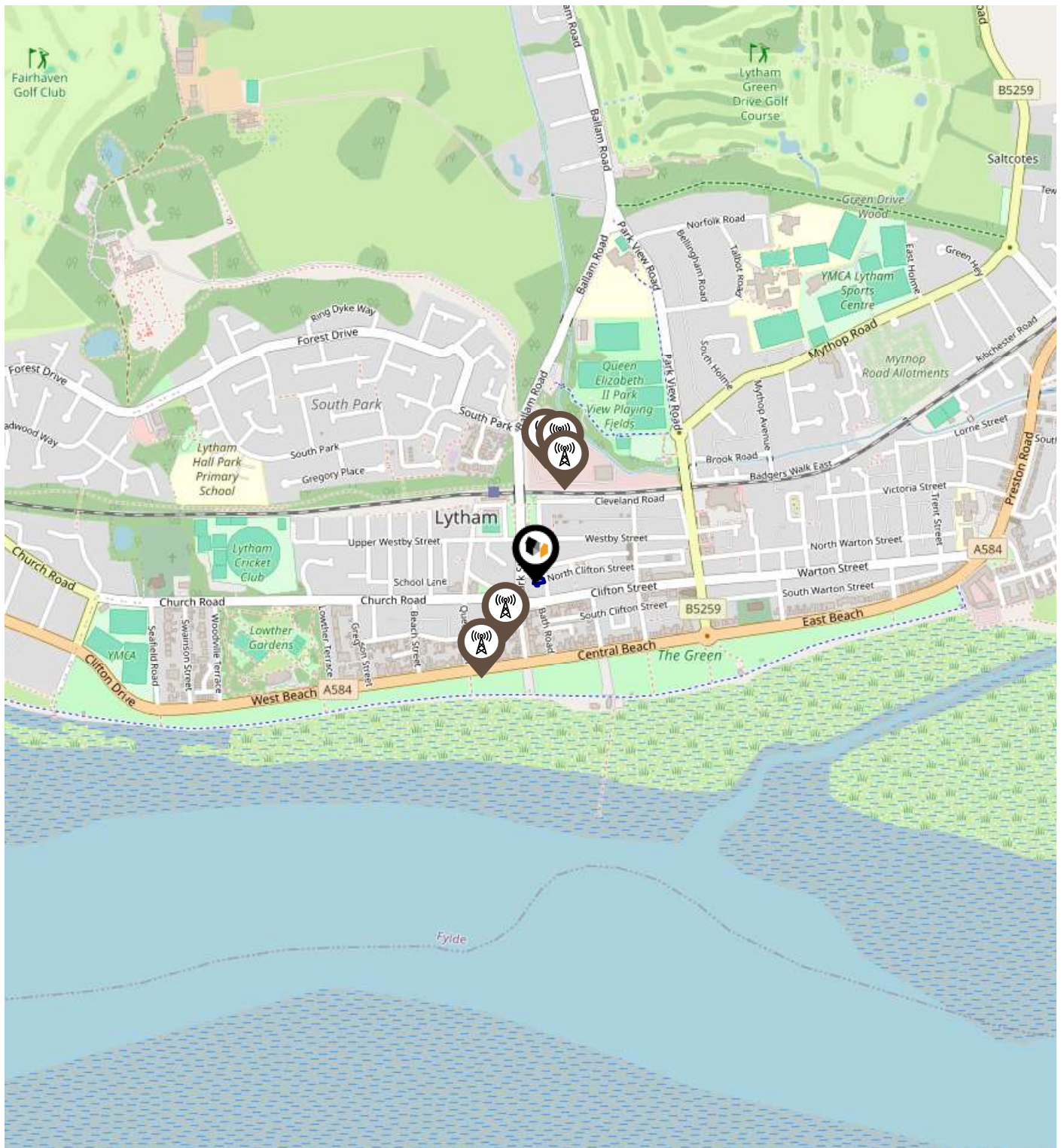


	Nursery	Primary	Secondary	College	Private
<p>9 Our Lady Star of the Sea Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:2.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Annes on Sea St Thomas' Church of England Primary School Ofsted Rating: Good Pupils: 176 Distance:2.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Heyhouses Endowed Church of England Primary School Ofsted Rating: Good Pupils: 612 Distance:2.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Anne's College Grammar School Ofsted Rating: Requires improvement Pupils: 92 Distance:2.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 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"/>
<p>14 Poplar House School Ofsted Rating: Good Pupils: 18 Distance:2.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lytham St Annes Mayfield Primary School Ofsted Rating: Good Pupils: 245 Distance:3.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Red Rose School Ofsted Rating: Inadequate Pupils: 35 Distance:3.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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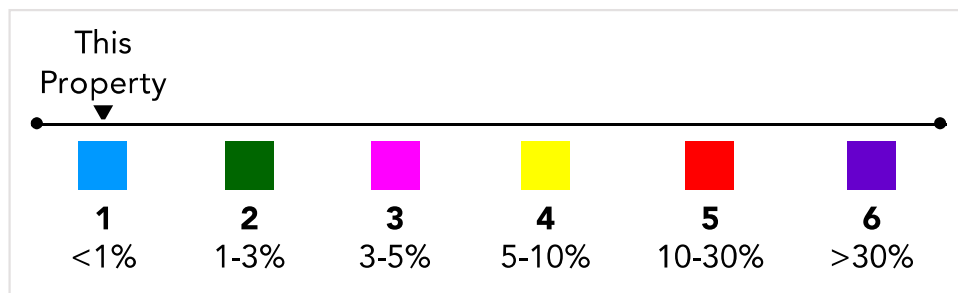
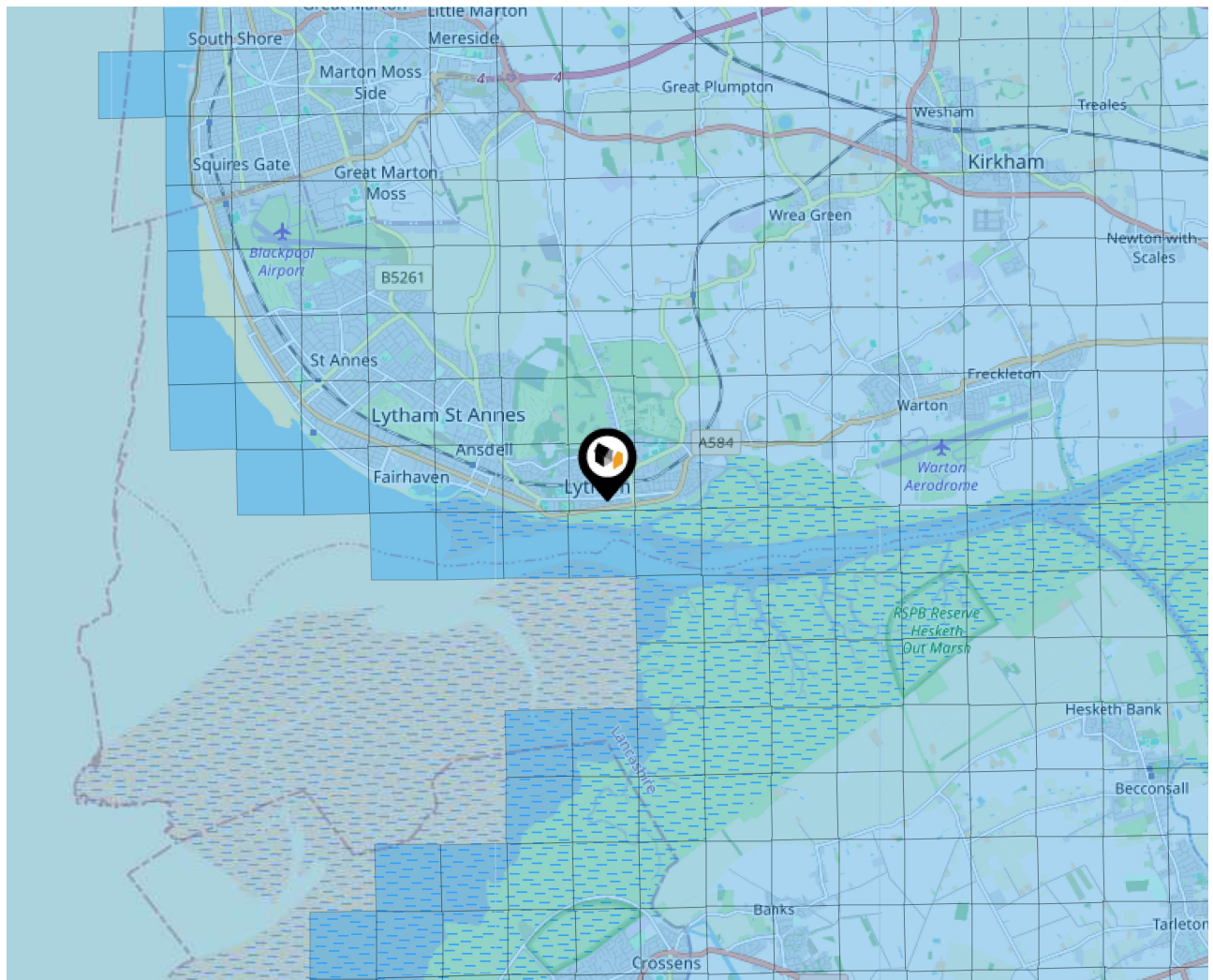


Key:

-  Power Pylons
-  Communication Masts

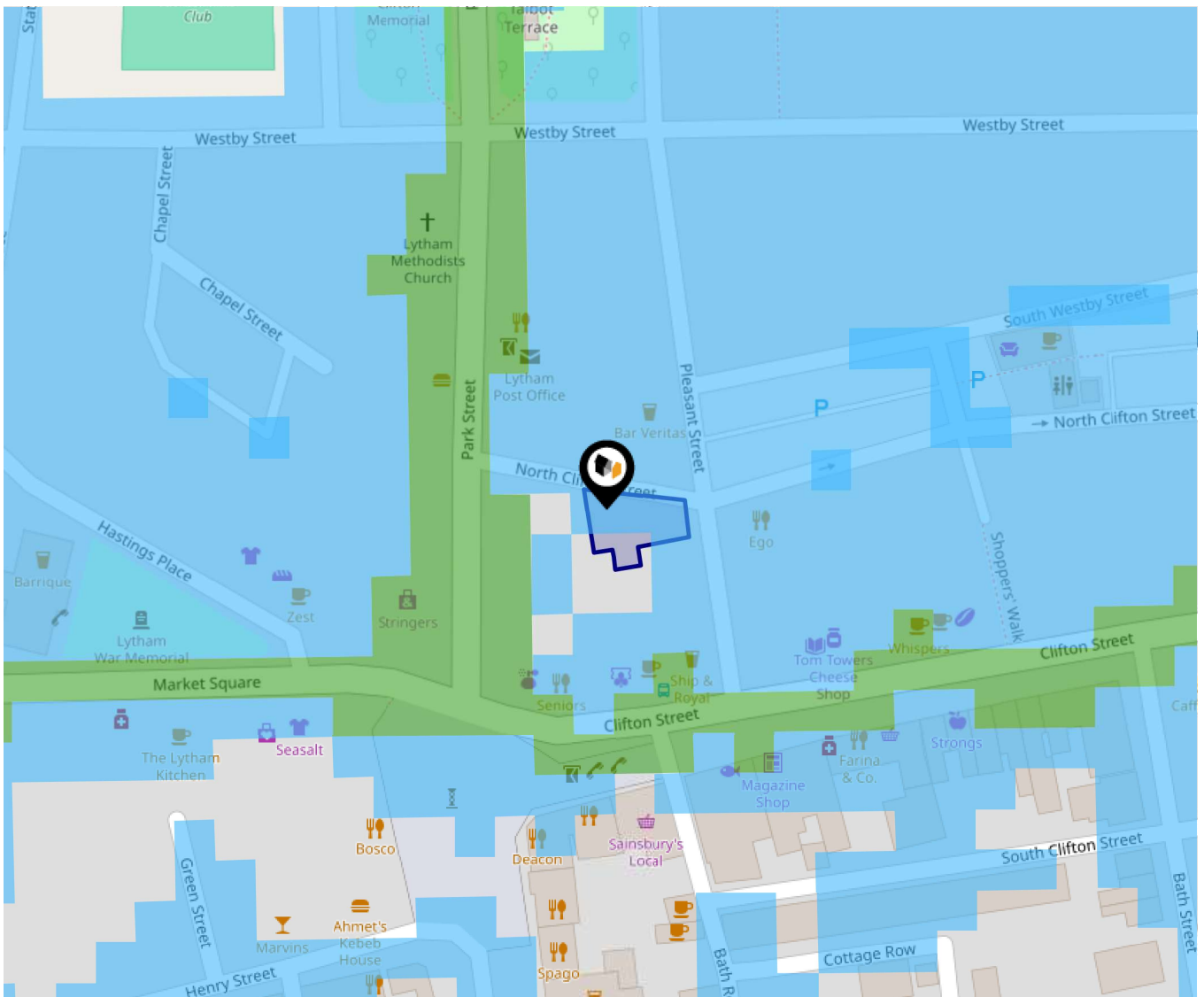
What is Radon?

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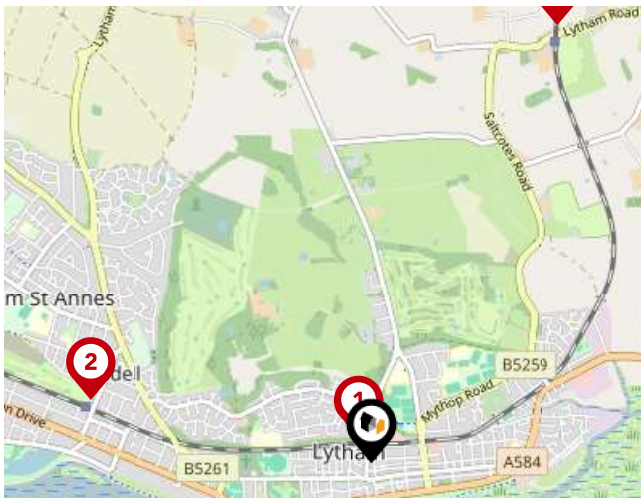
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Area

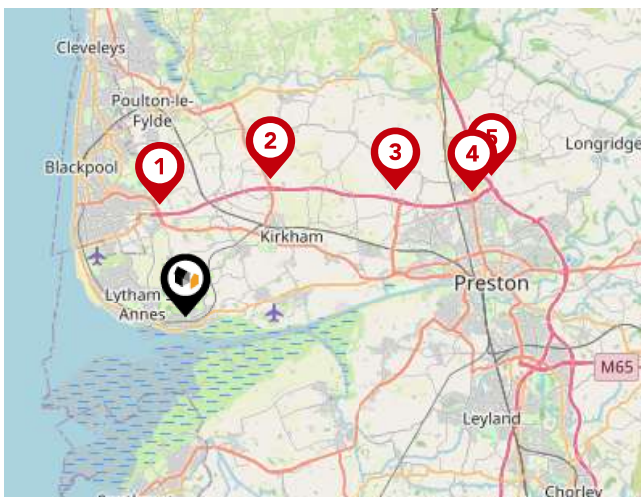
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Lytham Rail Station	0.12 miles
2	Ansdell & Fairhaven Rail Station	1.26 miles
3	Moss Side Rail Station	2.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	4 miles
2	M55 J3	5.65 miles
3	M55 J2	8.57 miles
4	M55 J1	10.99 miles
5	M6 J32	11.81 miles

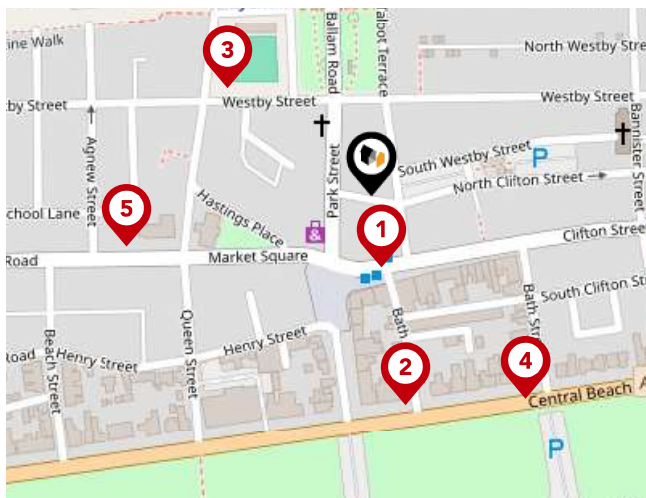


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	4.28 miles
2	Speke	28.01 miles
3	Manchester Airport	37.99 miles
4	Leeds Bradford Airport	53.98 miles

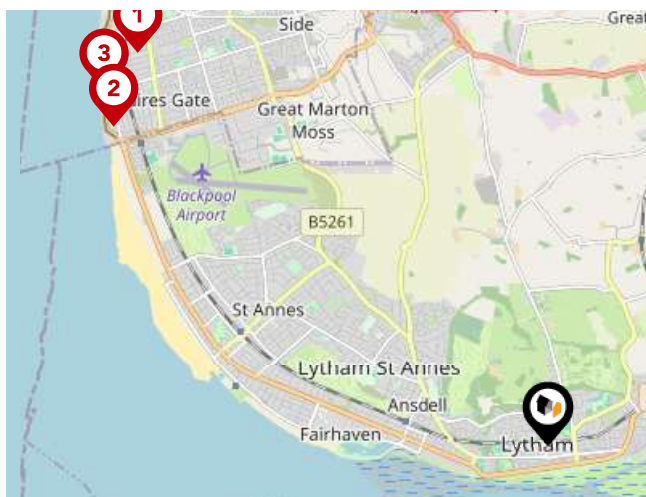
Area

Transport (Local)



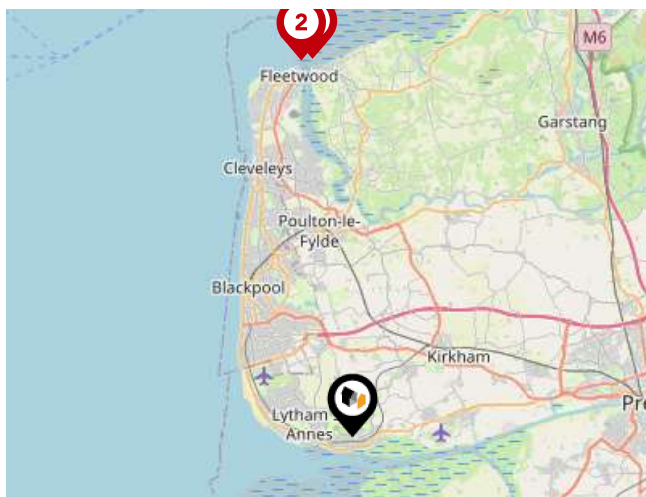
Bus Stops/Stations

Pin	Name	Distance
1	Square	0.04 miles
2	Dicconson Terrace	0.12 miles
3	Westby Street	0.1 miles
4	Bath Street	0.14 miles
5	The County	0.14 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	4.98 miles
2	Starr Gate (Blackpool Tramway)	4.73 miles
3	Harrow Place (Blackpool Tramway)	4.99 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.28 miles
2	Fleetwood for Knott End Ferry Landing	13.27 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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