



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Wednesday 23<sup>rd</sup> April 2025**



**3 CARR FARM, LODGE LANE, LYTHAM ST. ANNES, FY8 5RP**

## Landwood Group

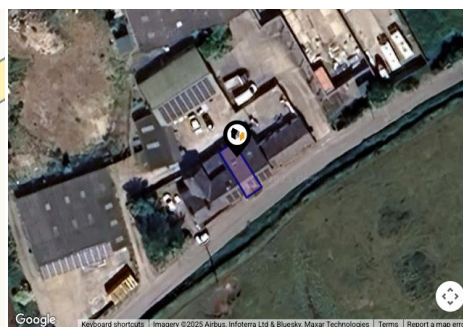
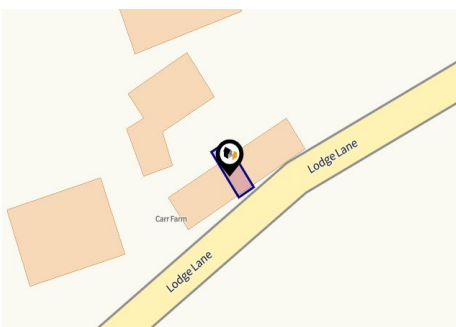
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	592 ft <sup>2</sup> / 55 m <sup>2</sup>
Plot Area:	0.01 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,857
Title Number:	LAN90670
UPRN:	10013592601

Last Sold Date:	19/10/2017
Last Sold Price:	£200,000
Last Sold £/ft <sup>2</sup> :	£337
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**25**  
mb/s



**1800**  
mb/s



### Mobile Coverage: (based on calls indoors)



O<sub>2</sub>



EE



3



O<sub>2</sub>

### Satellite/Fibre TV Availability:



BT



sky



Virgin media

Property  
**EPC - Certificate**

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3 Carr Mews, Lodge Lane, FY8 5RP

Energy rating

**D**

Valid until 04.11.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

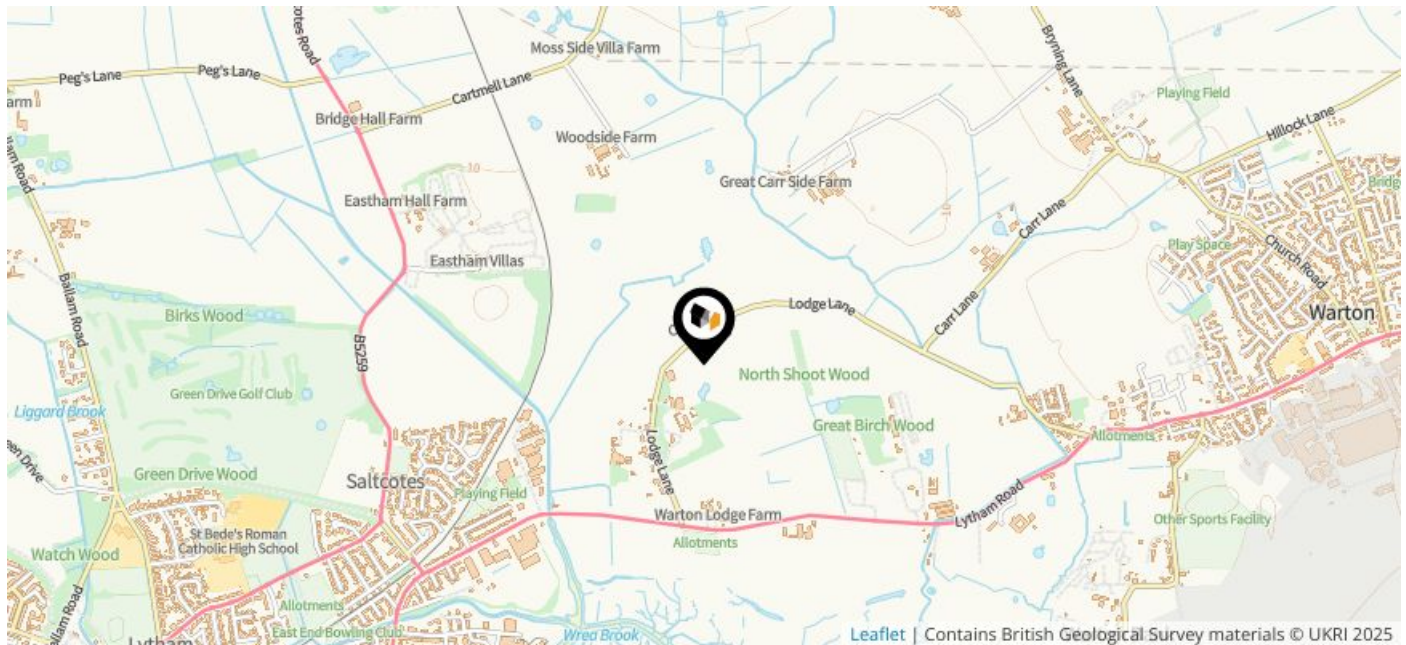
## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	55 m <sup>2</sup>

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.

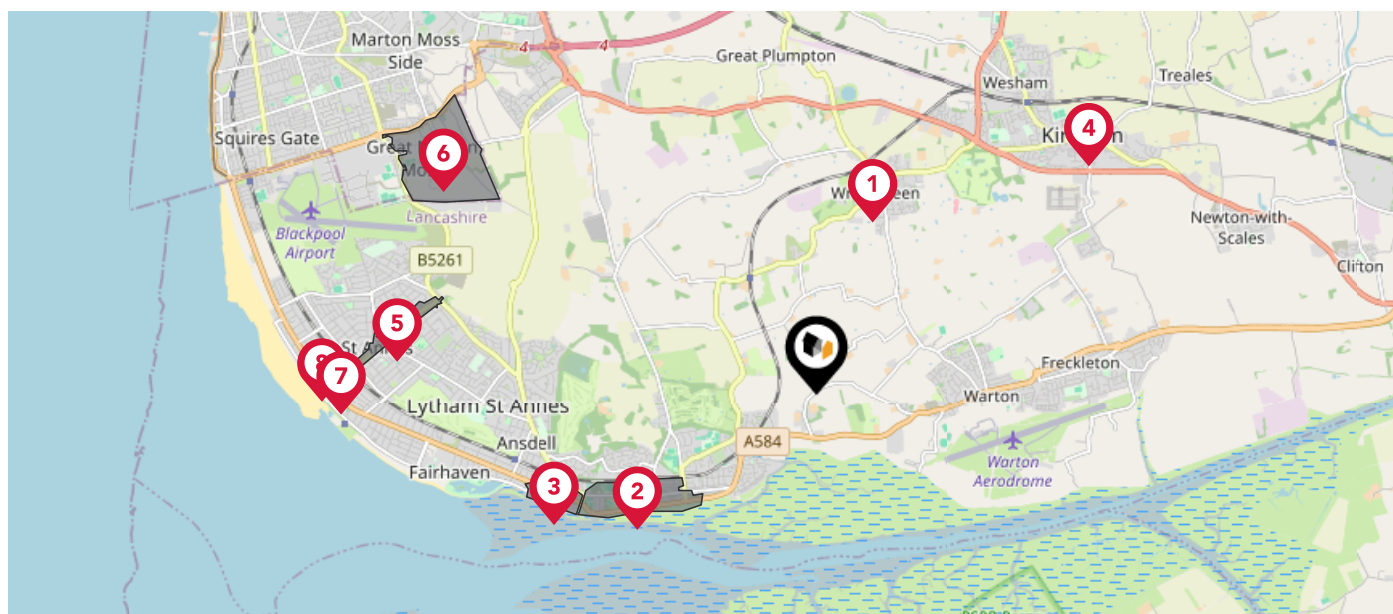


# Maps

## 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

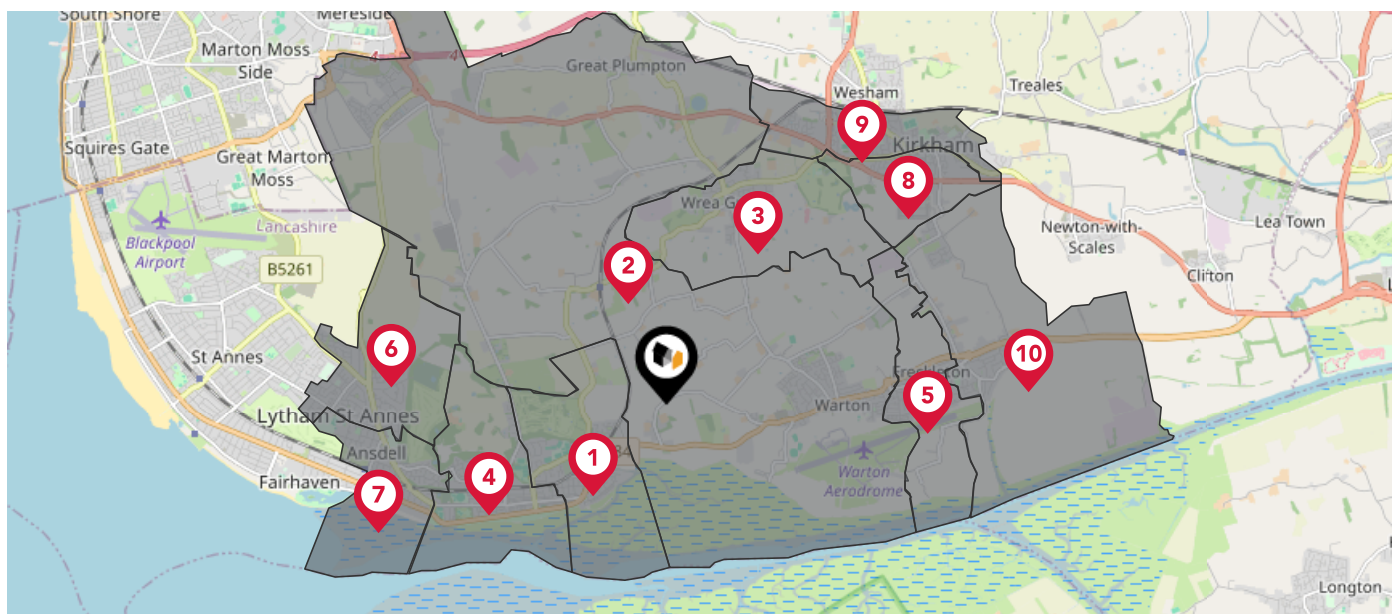
- |   |                            |
|---|----------------------------|
| 1 | Wrea Green                 |
| 2 | Lytham                     |
| 3 | Lytham Avenues             |
| 4 | Kirkham                    |
| 5 | St. Anne's Road East       |
| 6 | Marton Moss                |
| 7 | St. Anne's on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

# 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



St. Johns Ward



Warton and Westby Ward



Ribby-with-Wrea Ward



Clifton Ward



Freckleton West Ward



Park Ward



Ansdell Ward



Kirkham South Ward



Kirkham North Ward



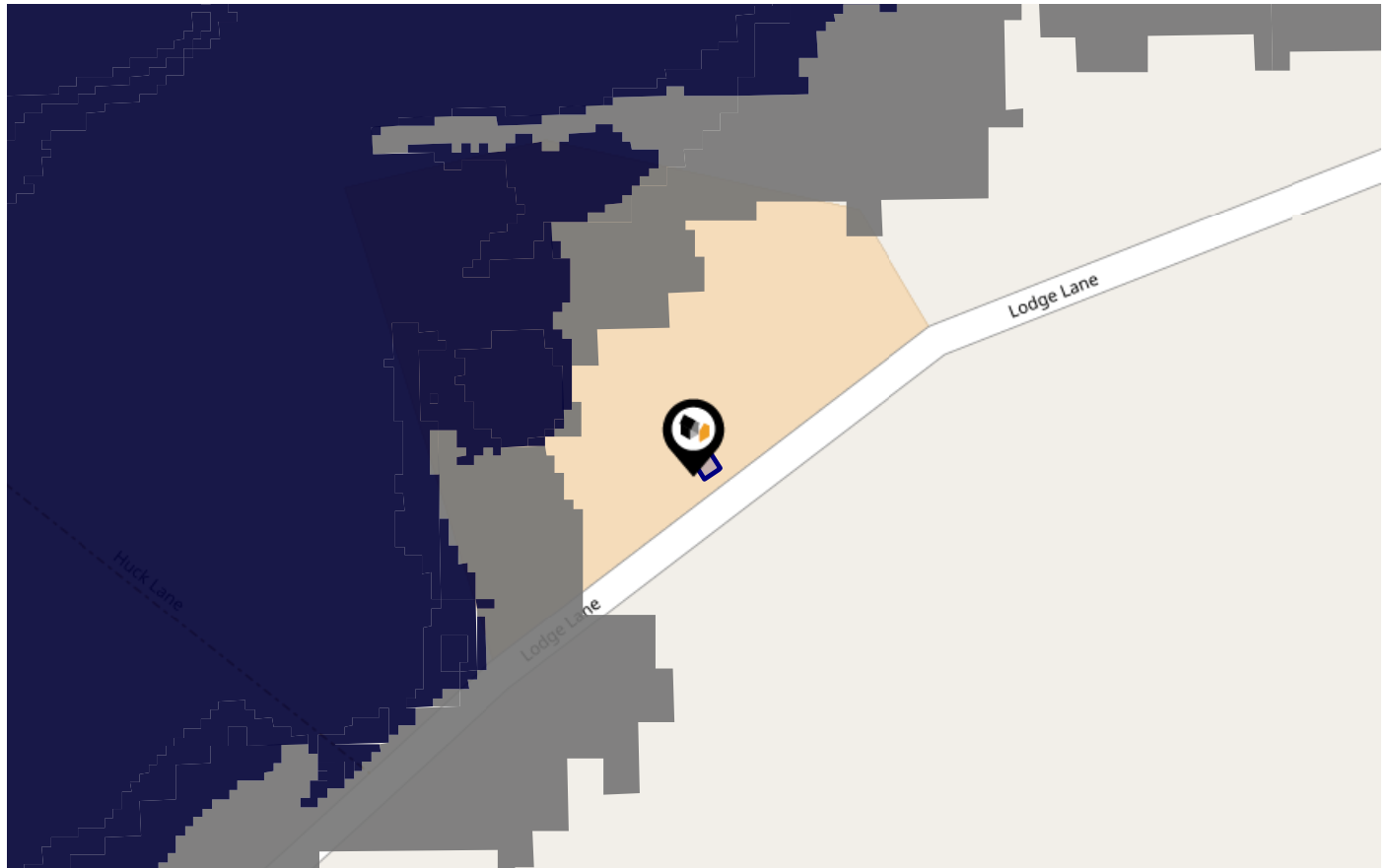
Freckleton East Ward

# 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

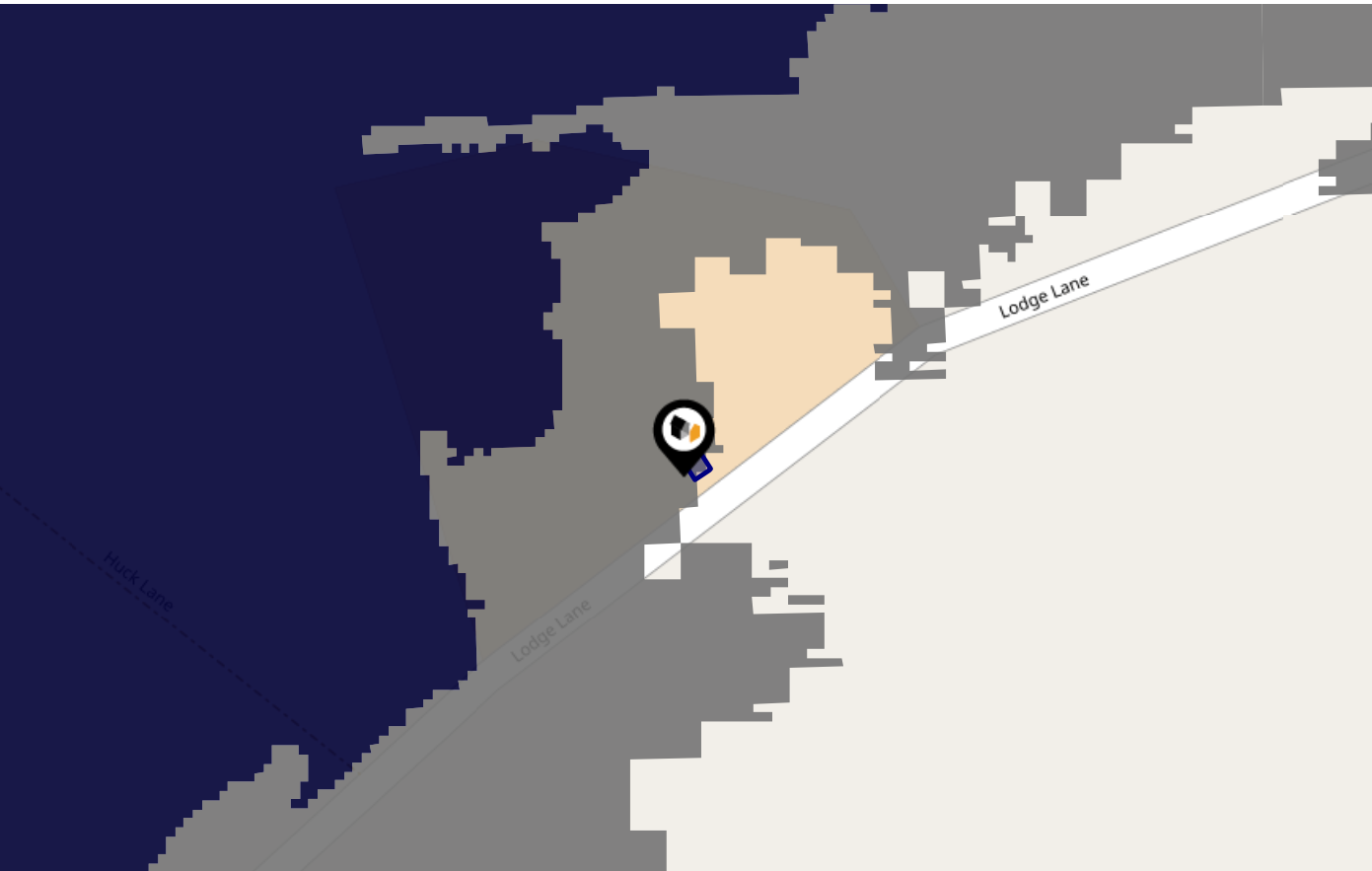




# Flood Risk

## 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.

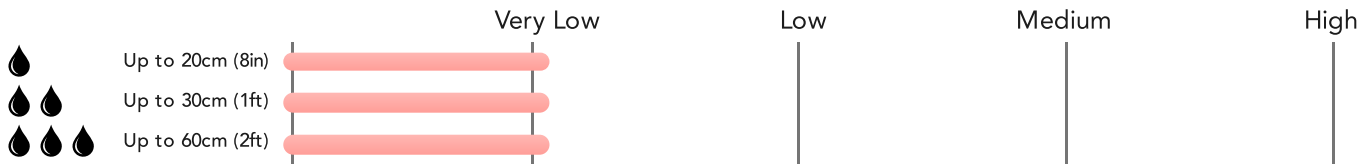


Risk Rating: Very Low

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.
- 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:

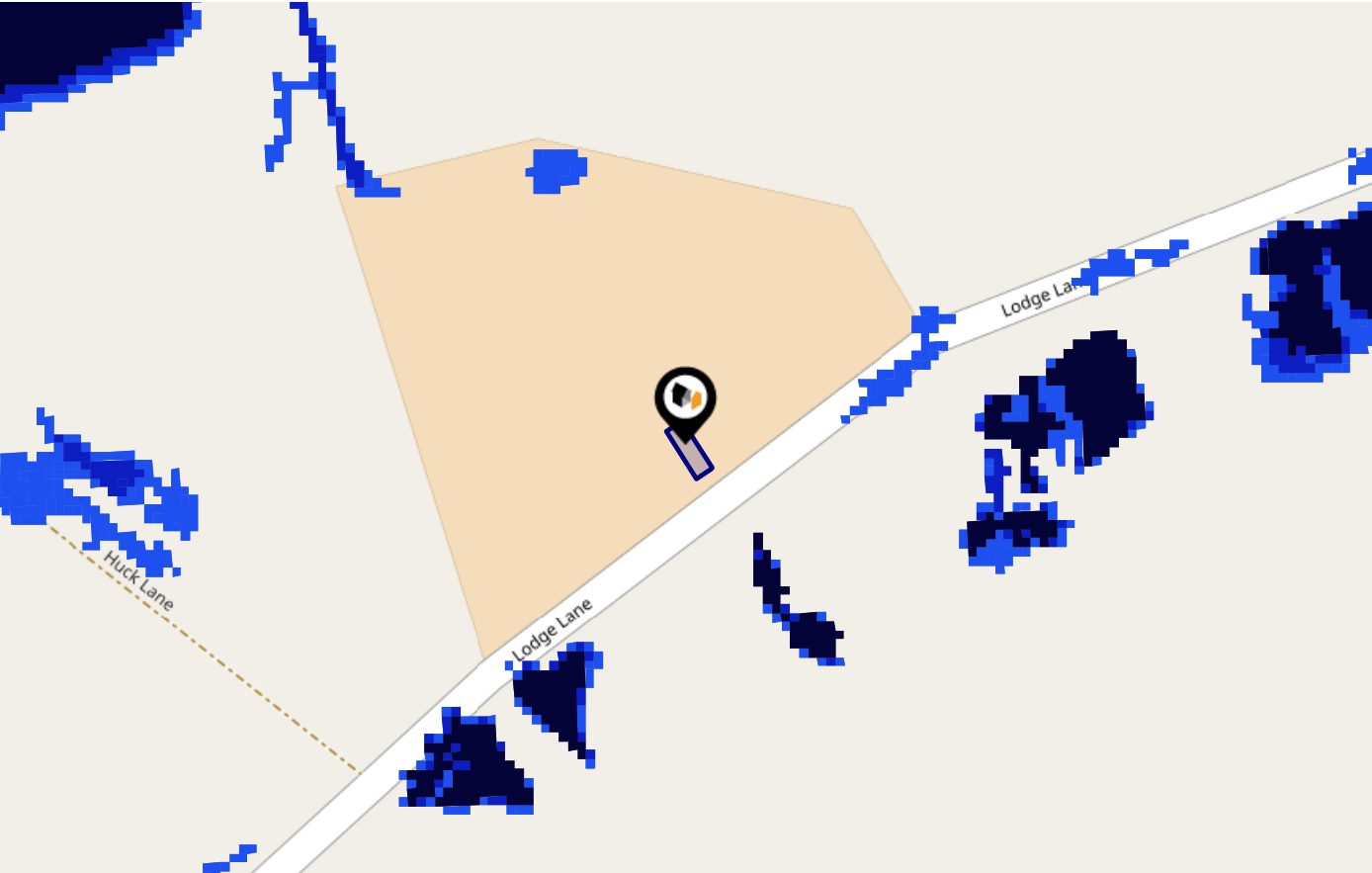


# Flood Risk

## Surface Water - 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

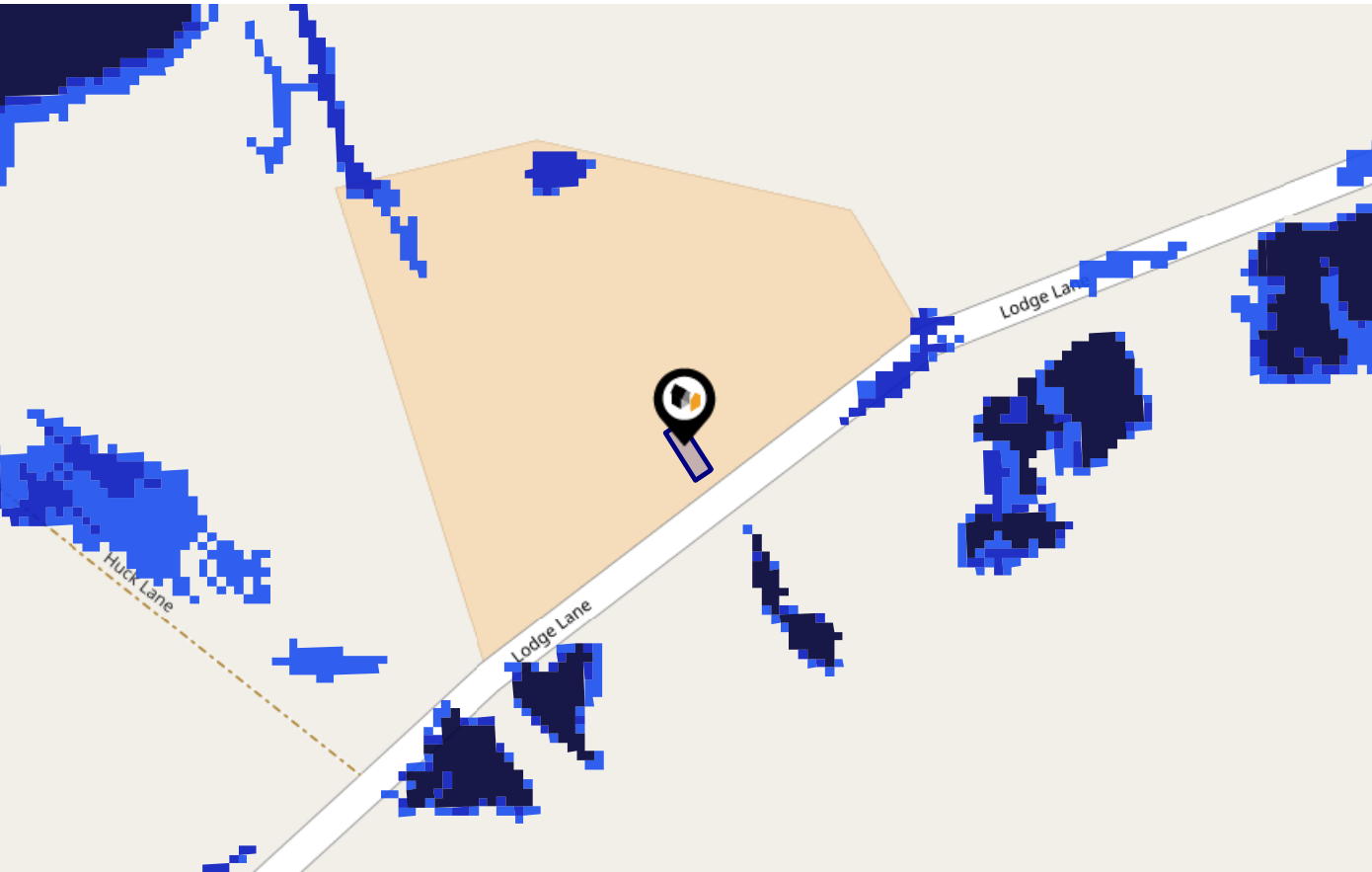
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:







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

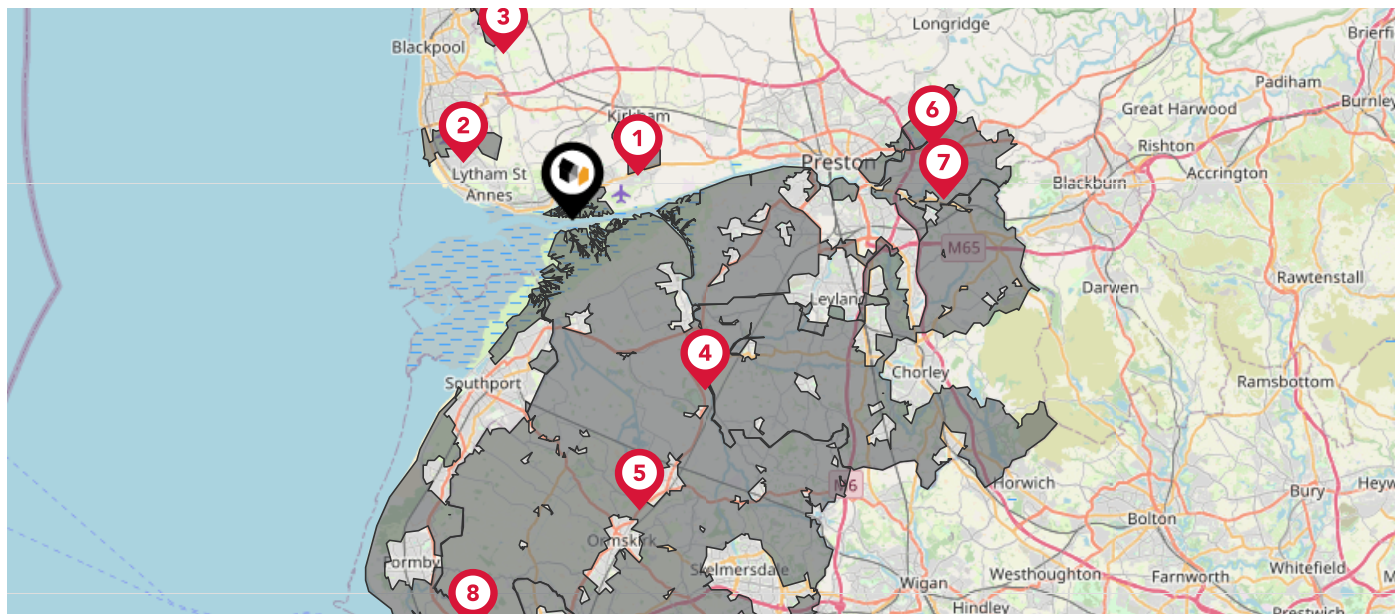
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Chance of flooding to the following depths at this property:



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



### Nearby Green Belt Land



Blackpool Green Belt - Fylde



Blackpool Green Belt - Blackpool



Blackpool Green Belt - Wyre



Merseyside and Greater Manchester Green Belt - Chorley



Merseyside and Greater Manchester Green Belt - West Lancashire



Merseyside and Greater Manchester Green Belt - Preston



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	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, Fylde, 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	

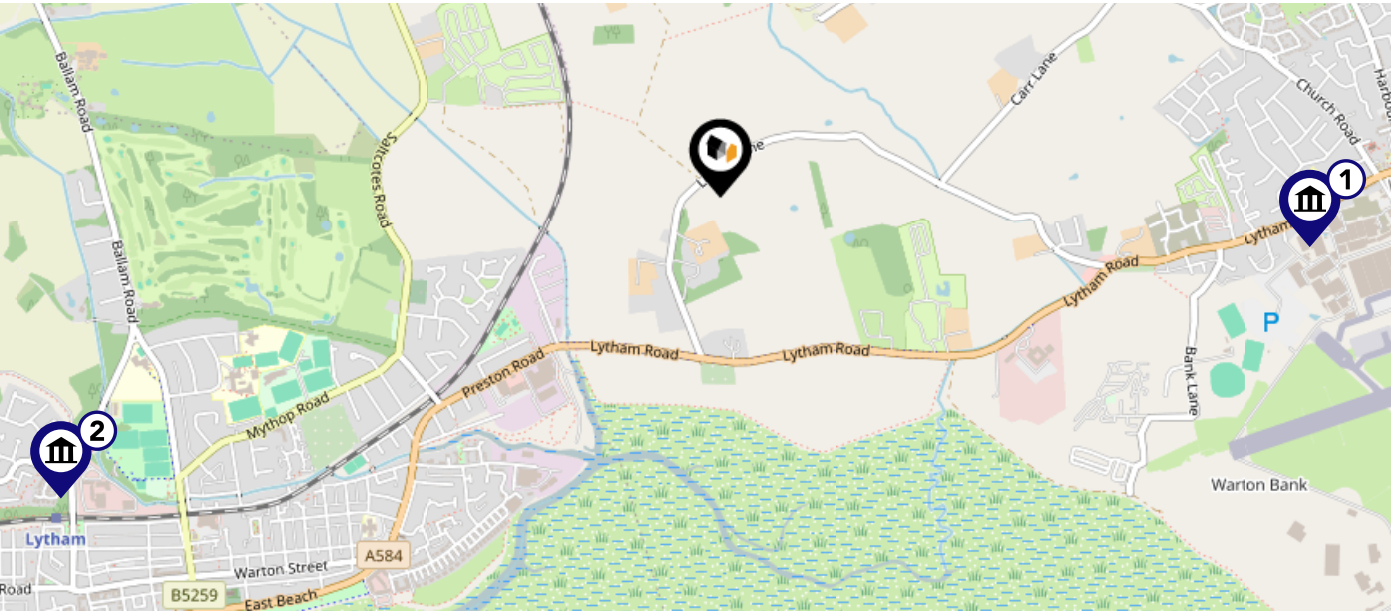




# Maps

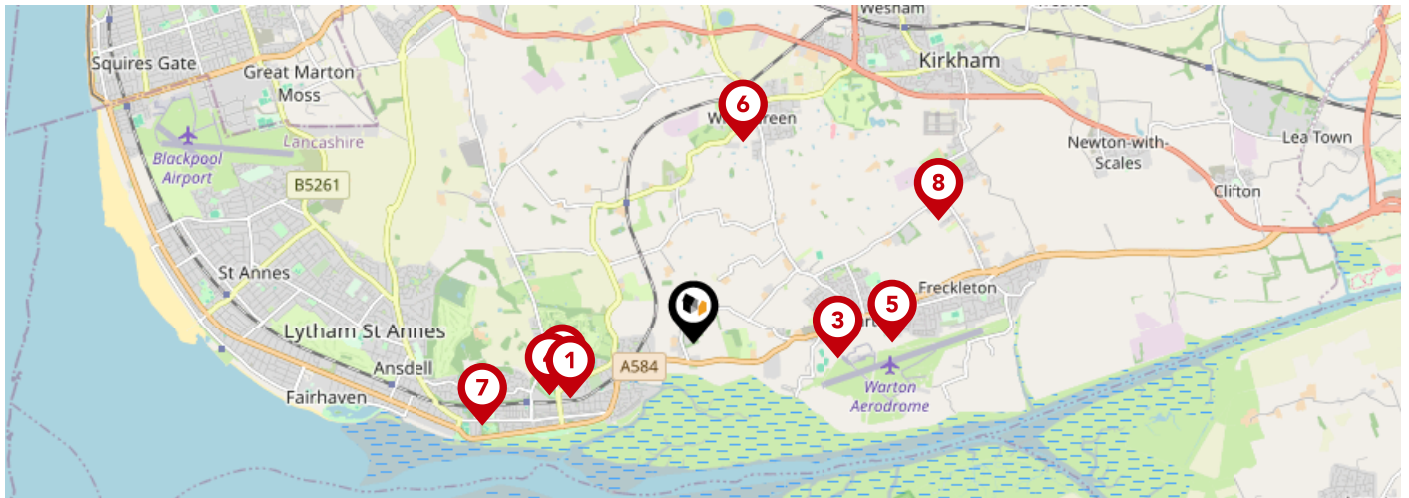
## Listed Buildings

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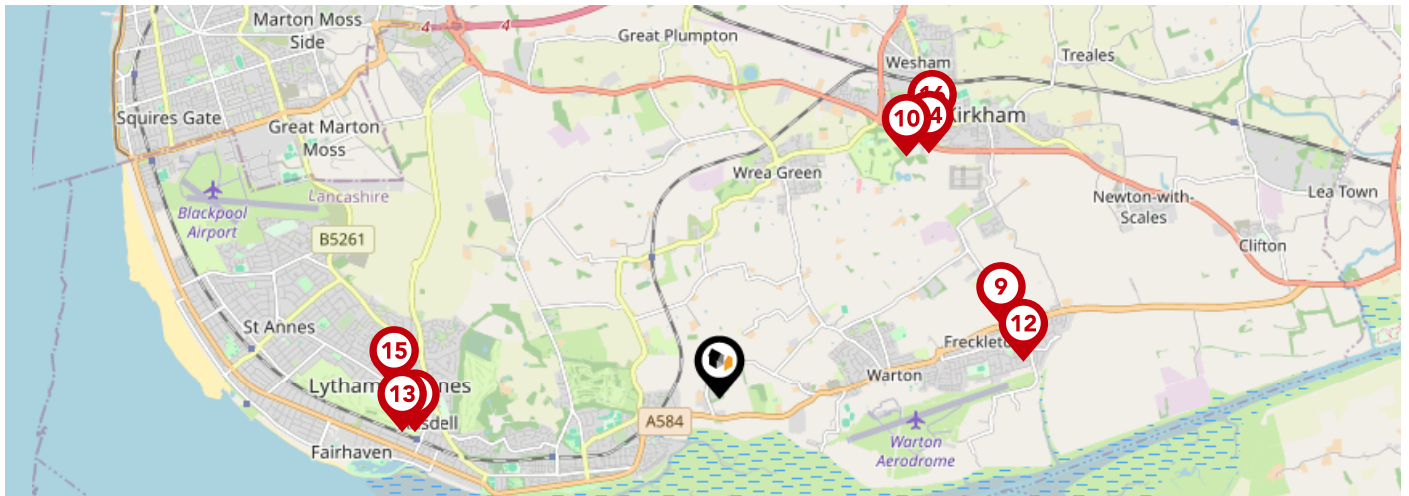
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Bede's Catholic High School</b> Ofsted Rating: Good   Pupils: 824   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter's Catholic Primary School, Lytham</b> Ofsted Rating: Good   Pupils: 206   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Warton St Paul's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 105   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lytham Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Holy Family Catholic Primary School, Warton</b> Ofsted Rating: Good   Pupils: 152   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ribby with Wrea Endowed CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 154   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lytham Hall Park Primary School</b> Ofsted Rating: Outstanding   Pupils: 401   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Linton School</b> Ofsted Rating: Good   Pupils: 12   Distance:2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

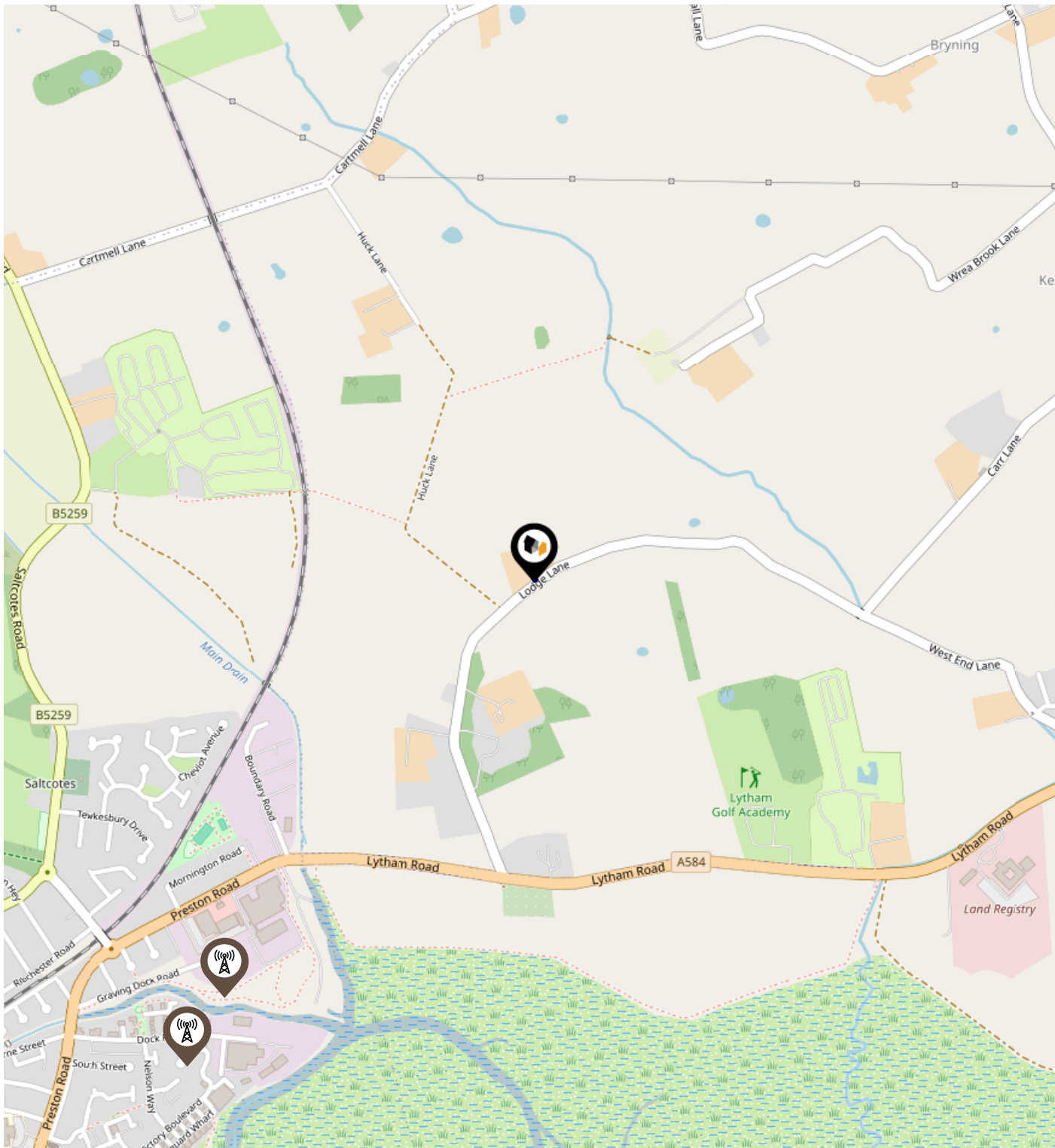


		Nursery	Primary	Secondary	College	Private
	<b>Freckleton Strike Lane Primary School</b> Ofsted Rating: Good   Pupils: 174   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kirkham Grammar School</b> Ofsted Rating: Not Rated   Pupils: 809   Distance:2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ansdell Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Freckleton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lytham St Annes High School</b> Ofsted Rating: Good   Pupils: 1630   Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Willows Catholic Primary School, Kirkham</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clifton Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kirkham and Wesham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons

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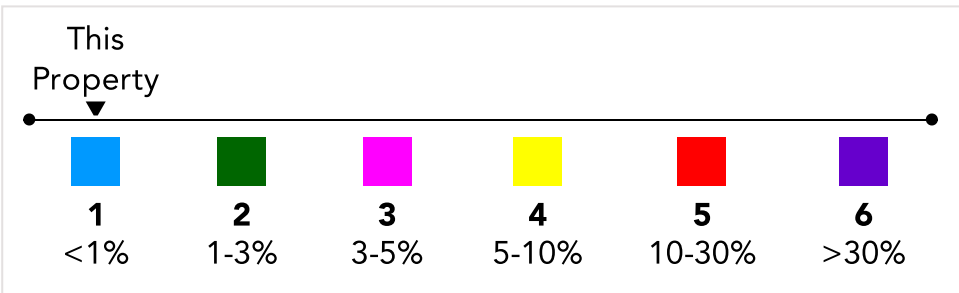
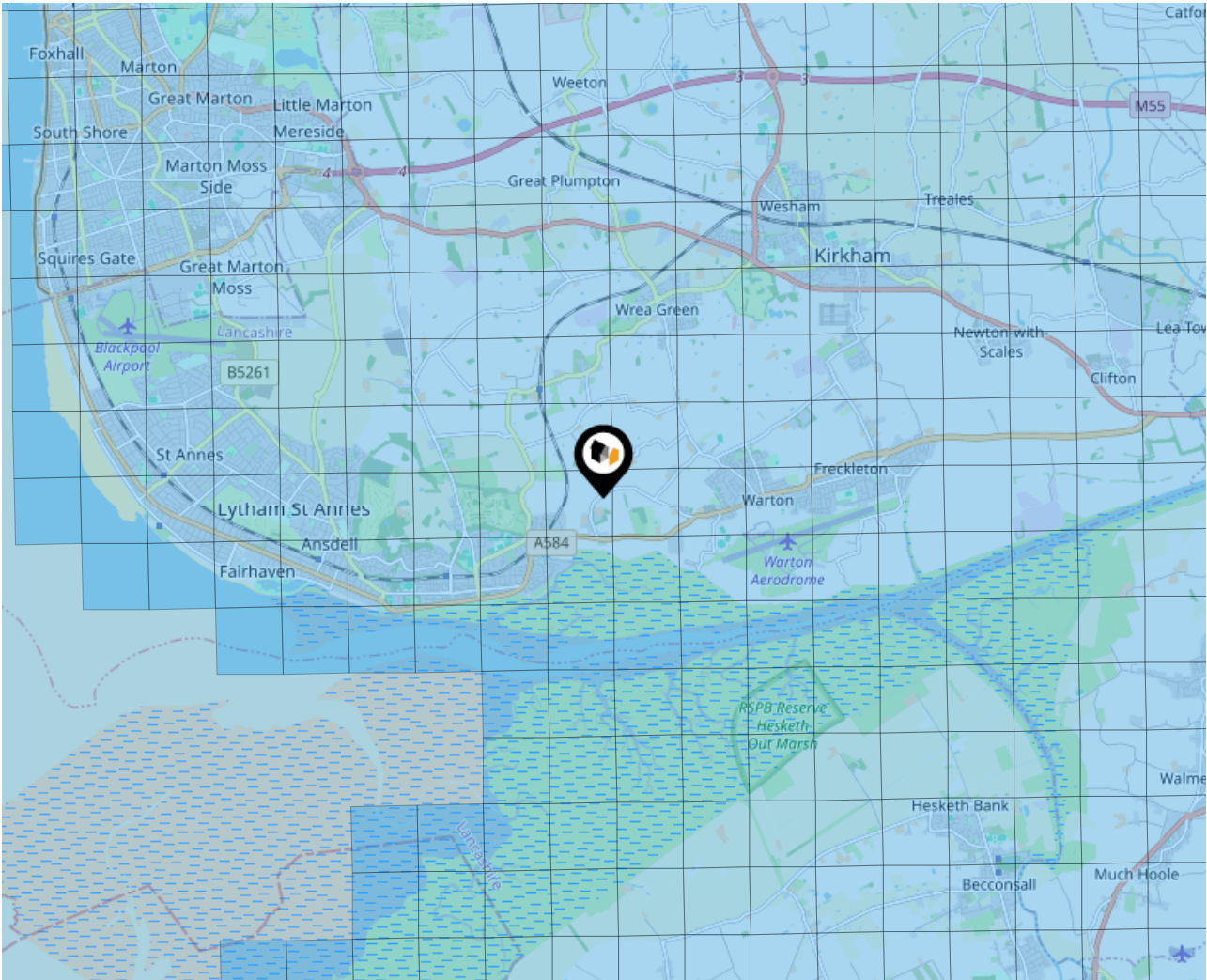
### Key:

-  Power Pylons
-  Communication Masts

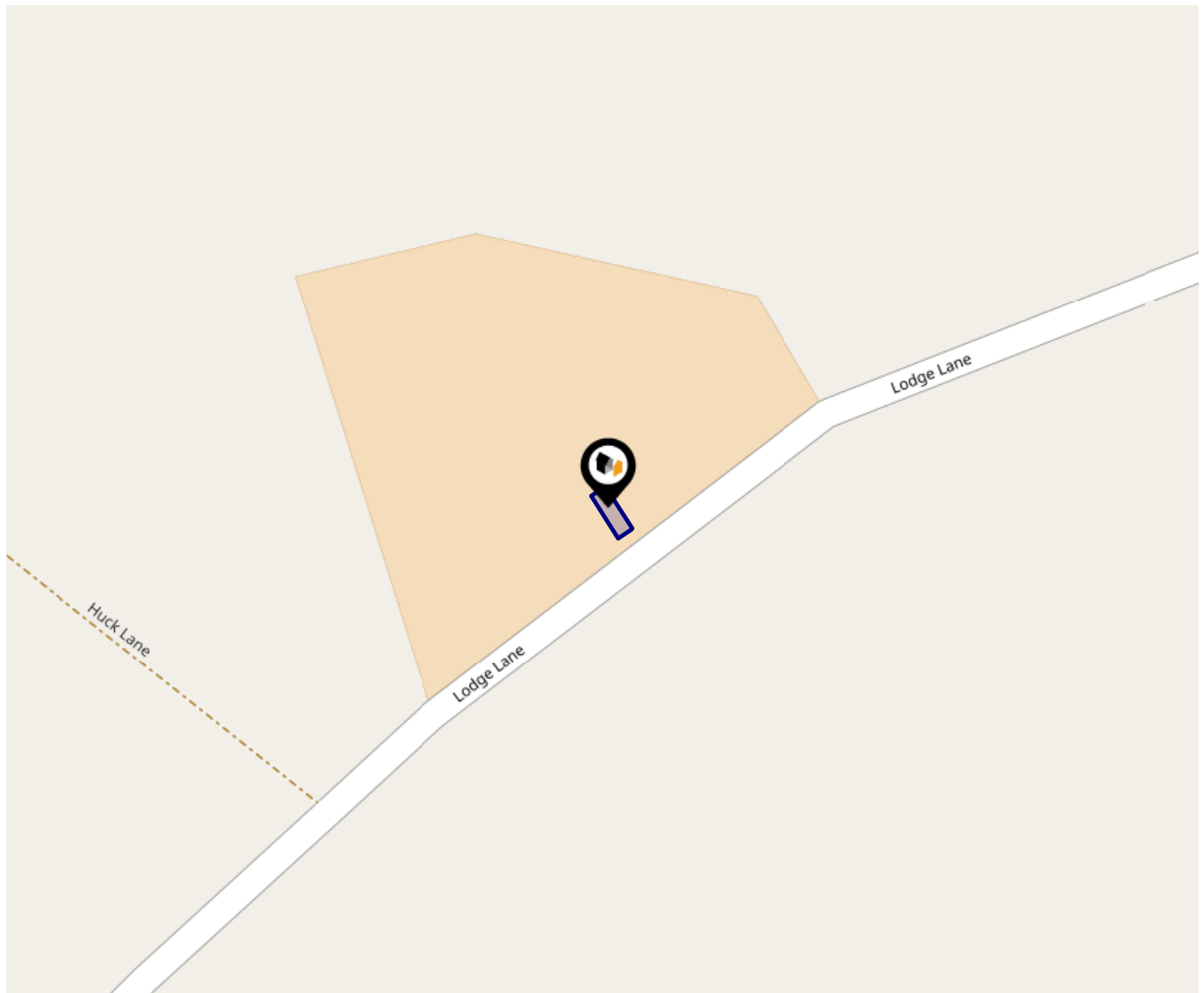


### What is Radon?

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/m<sup>3</sup>).







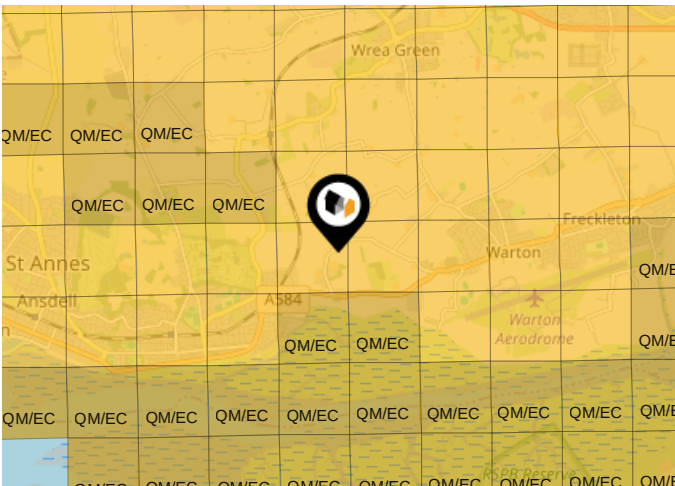
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT TO MEDIUM		



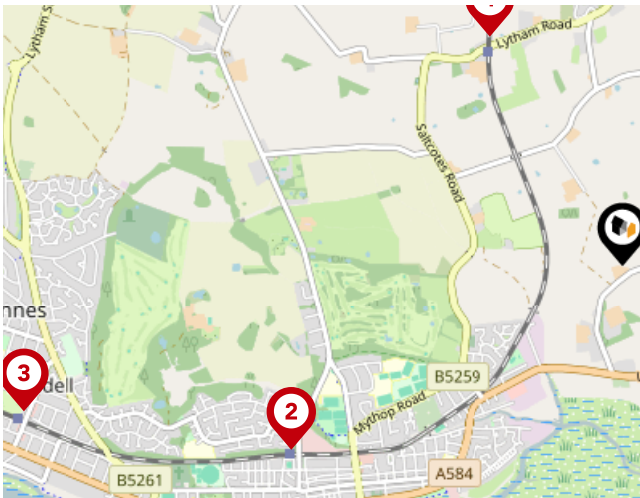
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess




# Area

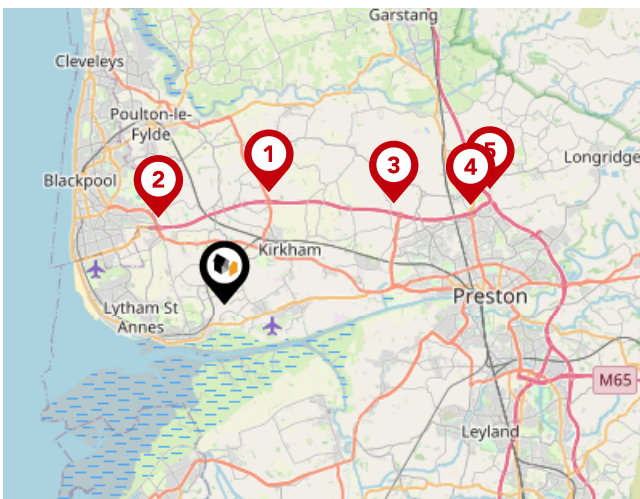
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
	Moss Side Rail Station	1.16 miles
	Lytham Rail Station	1.66 miles
	Ansdell & Fairhaven Rail Station	2.7 miles




### Trunk Roads/Motorways

Pin	Name	Distance
	M55 J3	4.2 miles
	M55 J4	3.76 miles
	M55 J2	6.9 miles
	M55 J1	9.34 miles
	M6 J32	10.16 miles



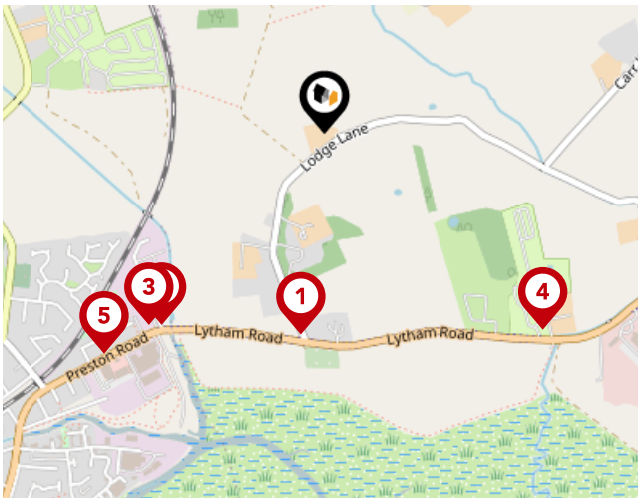
### Airports/Helipads

Pin	Name	Distance
	Highfield	5 miles
	Speke	28.73 miles
	Manchester Airport	38.03 miles
	Leeds Bradford Airport	52.45 miles






# Area

## Transport (Local)

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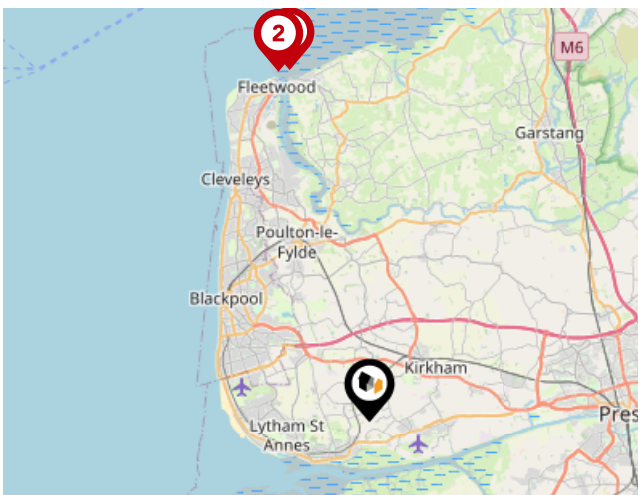
### Bus Stops/Stations

Pin	Name	Distance
	Lodge Lane	0.44 miles
	Stanway Garage	0.55 miles
	Stanway Garage	0.57 miles
	Great Birchwood	0.64 miles
	Meadow Lane	0.68 miles





### Local Connections

Pin	Name	Distance
	Burlington Road West (Blackpool Tramway)	5.6 miles
	Starr Gate (Blackpool Tramway)	5.54 miles
	Harrow Place (Blackpool Tramway)	5.73 miles



### Ferry Terminals

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

## 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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