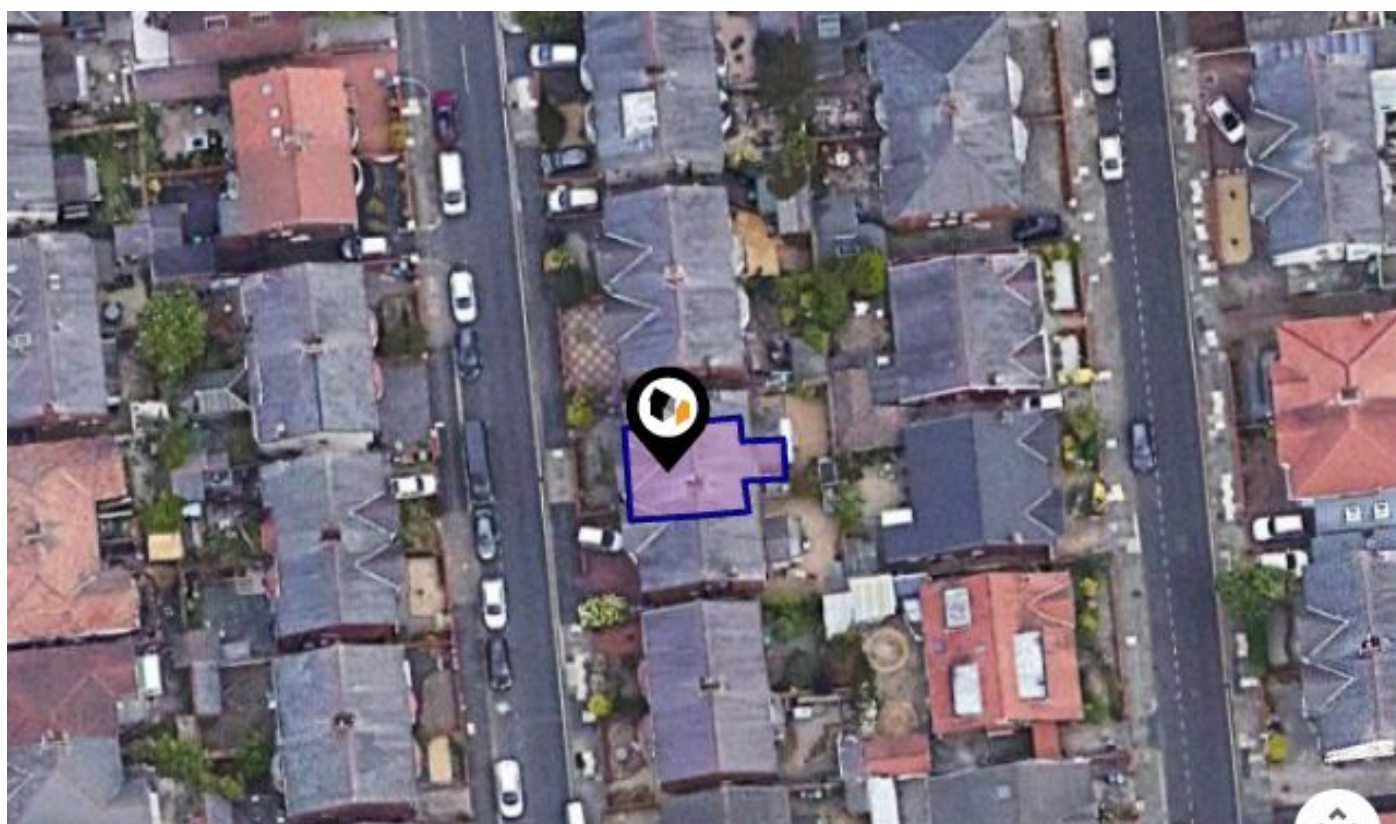




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 04th April 2025



13, LONGTON ROAD, BLACKPOOL, FY1 4HW

Landwood Group

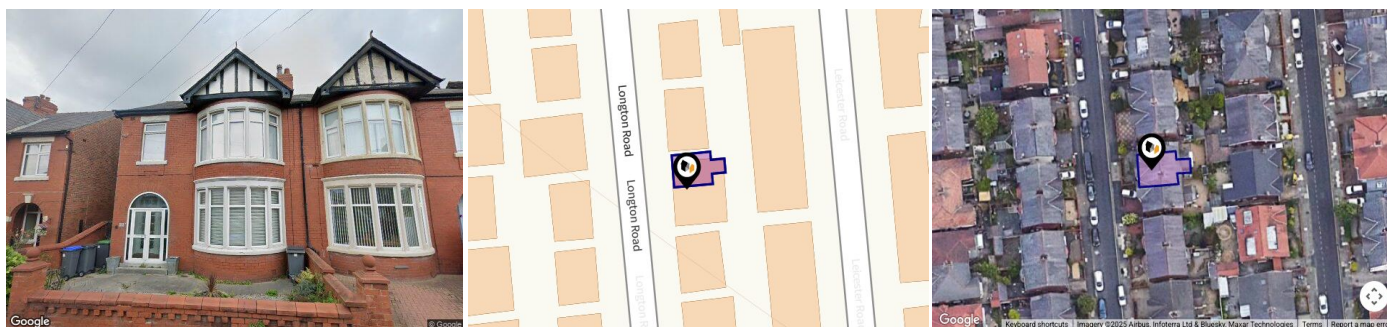
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Parent Shell	Last Sold Date:	29/10/2018
Bedrooms:	2	Last Sold Price:	£65,000
Plot Area:	0.04 acres	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	30/11/1999
Annual Estimate:	£1,595	End Date:	01/03/2998
Title Number:	LA841364	Lease Term:	999 years from 1 March 1999
UPRN:	100012608508	Term Remaining:	973 years

Local Area

Local Authority:	Blackpool
Conservation Area:	Raikes
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



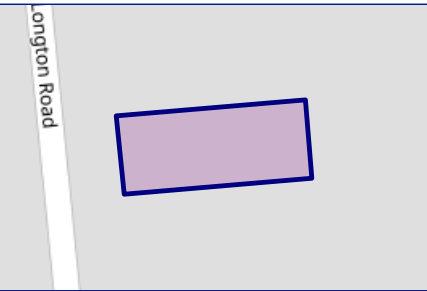
Property

Multiple Title Plans

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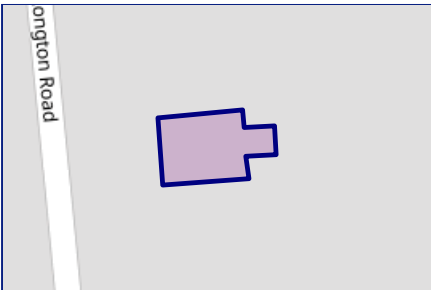
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



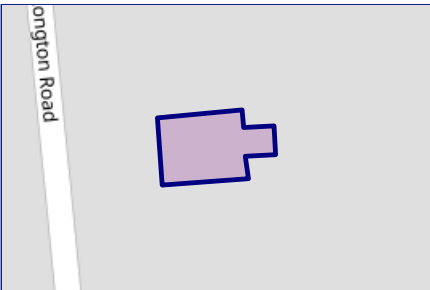
LA528576

Leasehold Title Plans



LA841364

Start Date: 06/05/1999
End Date: 01/03/2998
Lease Term: 999 years from 1 March 1999
Term Remaining: 973 years



LA857051

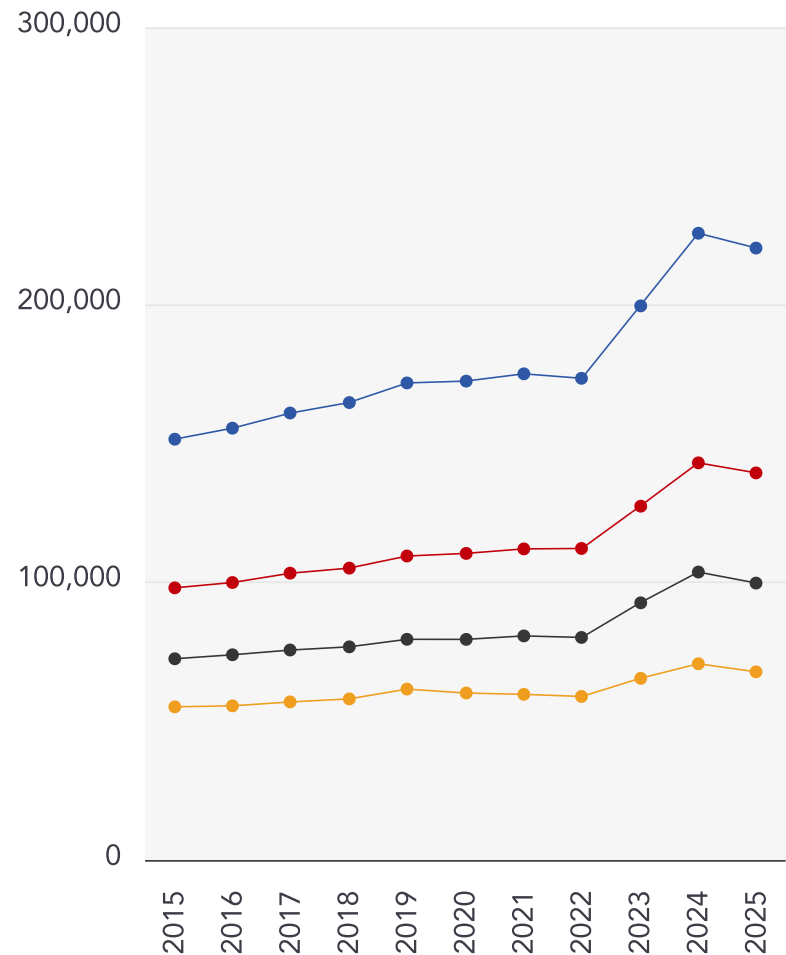
Start Date: 30/11/1999
End Date: 01/03/2998
Lease Term: 999 years from 1 March 1999
Term Remaining: 973 years

Market

House Price Statistics

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



Detached

+45.42%

Semi-Detached

+42.23%

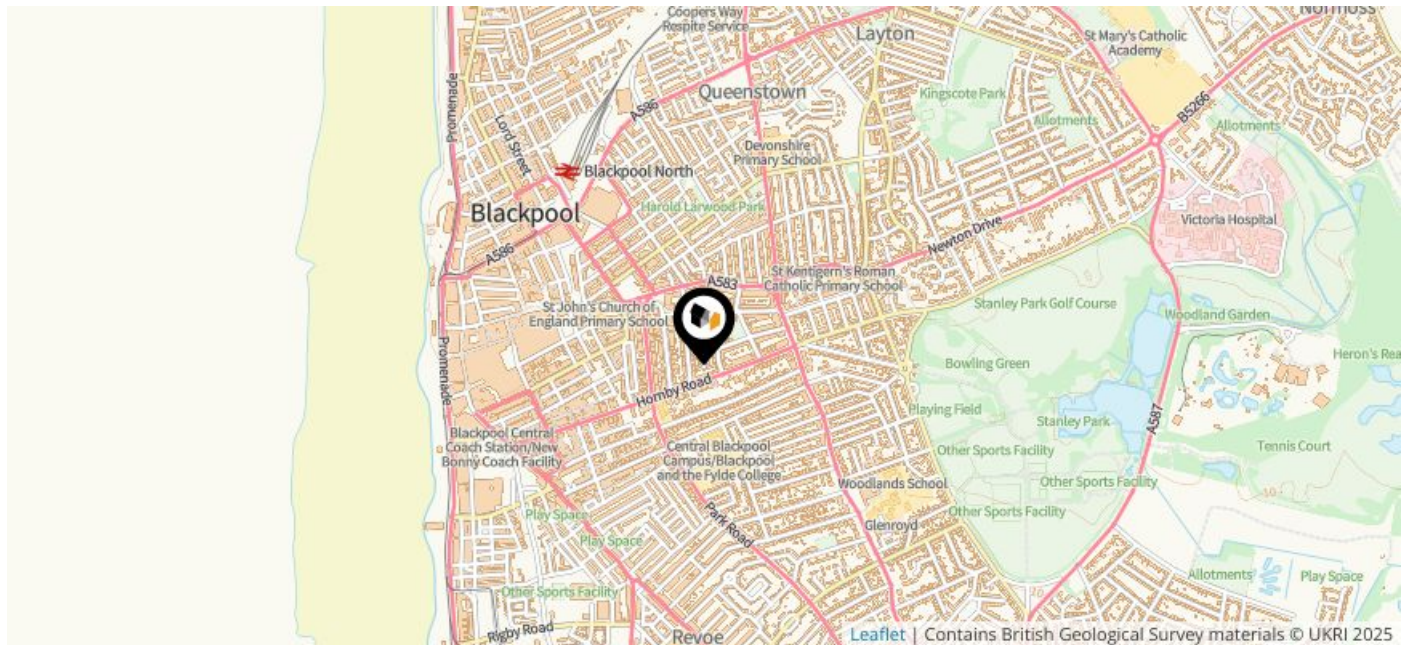
Terraced

+37.59%

Flat

+22.82%

This map displays nearby coal mine entrances and their classifications.



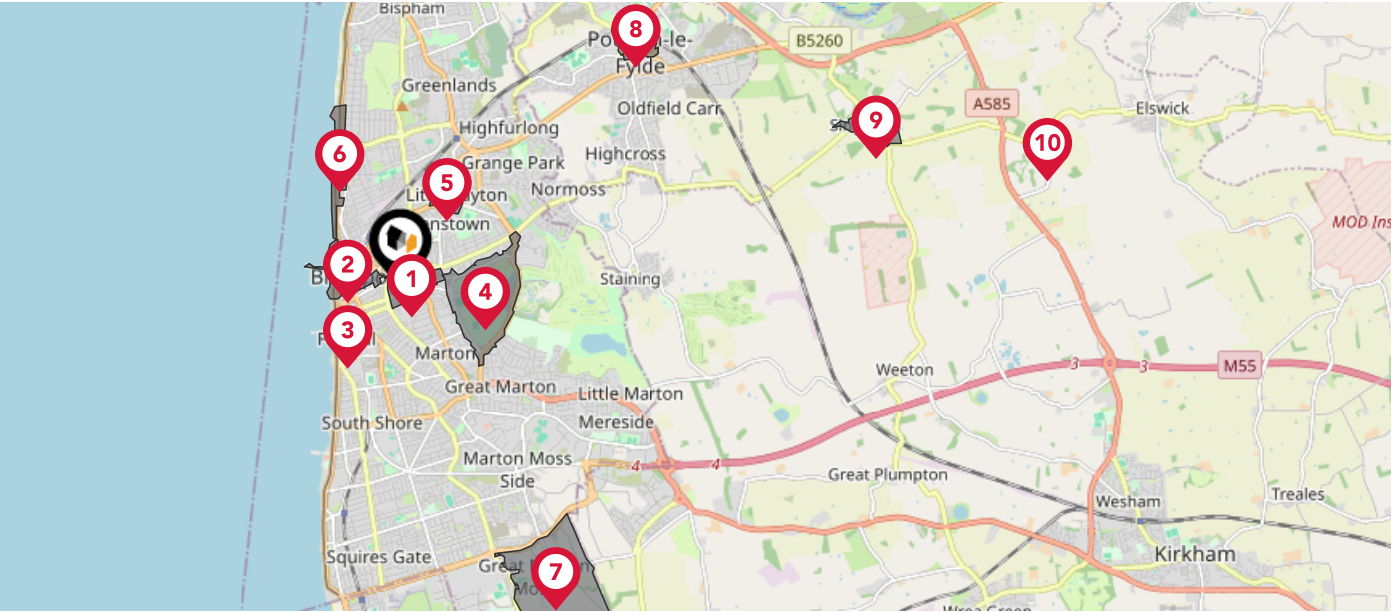
Mine Entry

- ✕ 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.



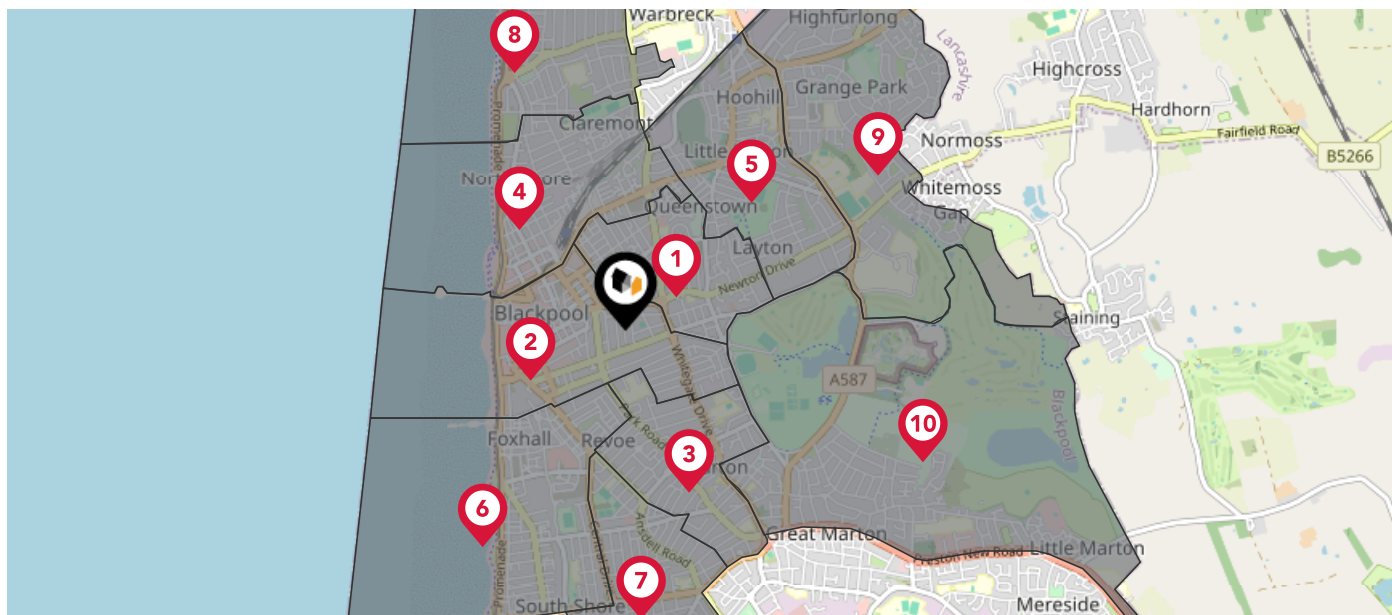
Nearby Conservation Areas	
1	Raikes
2	Town Centre
3	Foxhall
4	Stanley Park
5	Layton
6	North Promenade
7	Marton Moss
8	Poulton-le-Fylde
9	Singleton (Fylde)
10	Thistleton

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

Talbot Ward

3

Tyldesley Ward

4

Claremont Ward

5

Layton Ward

6

Bloomfield Ward

7

Victoria Ward

8

Warbreck Ward

9

Park Ward

10

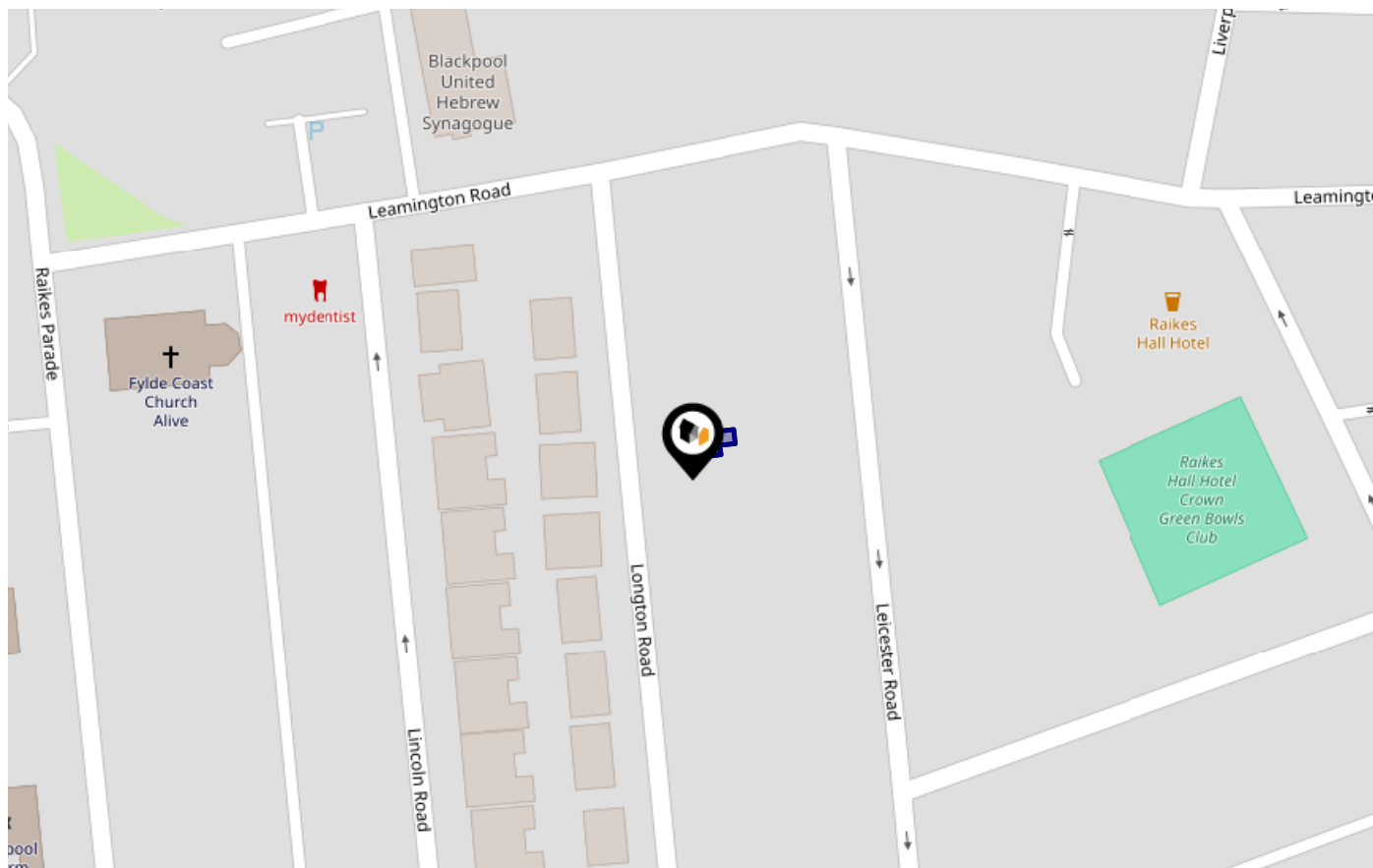
Marton Ward

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.

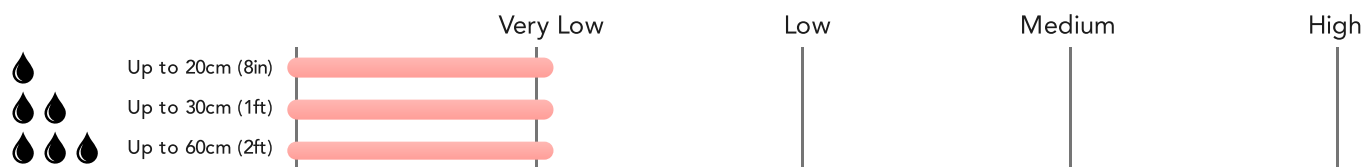


Risk Rating: Very low

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.

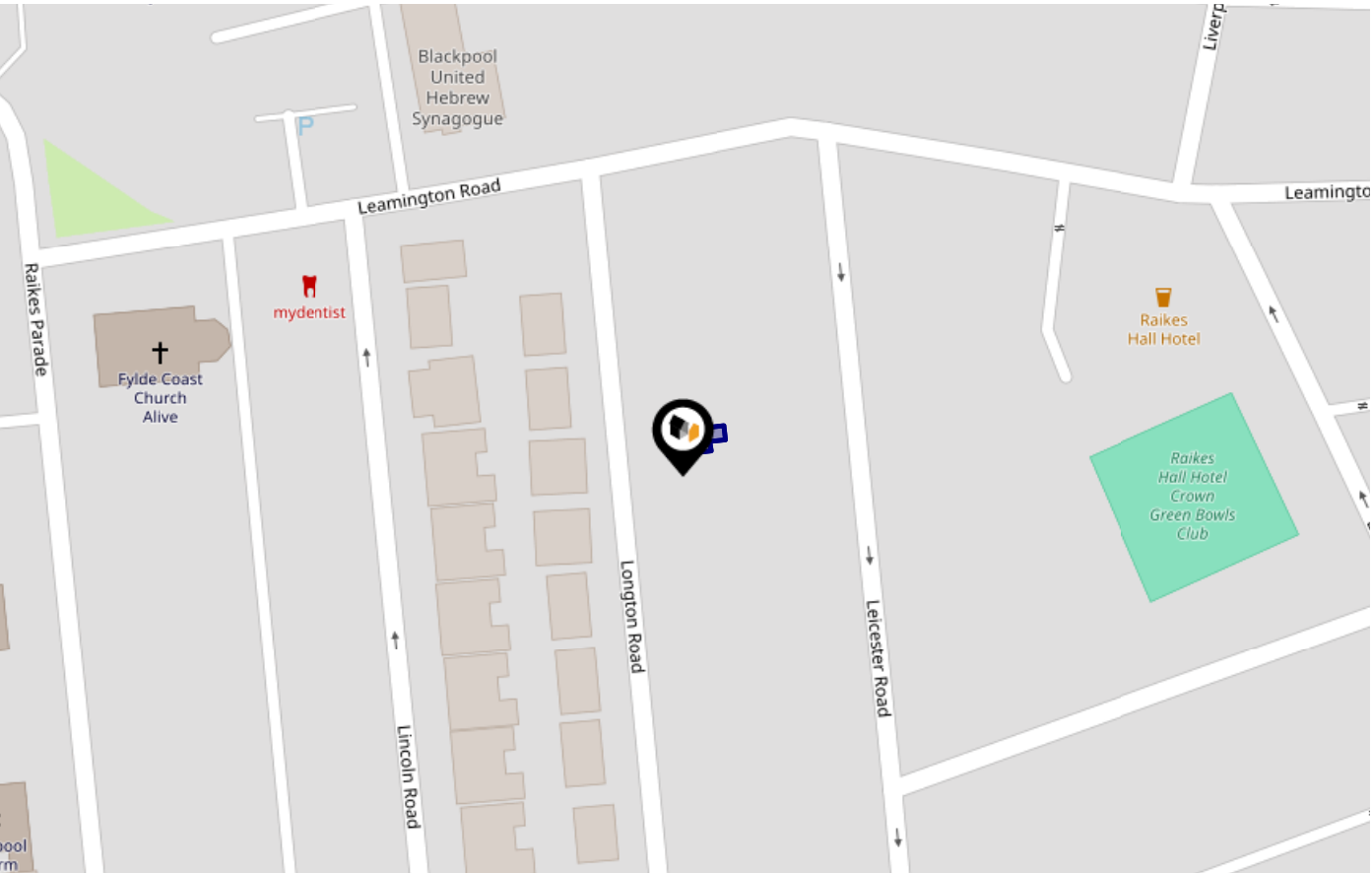
Chance of flooding to the following depths at this property:



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.

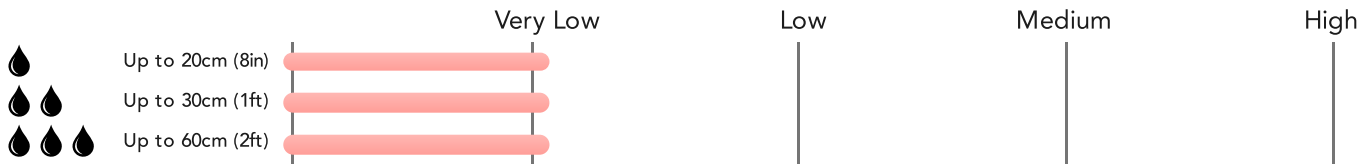


Risk Rating: Very low

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.
- 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:

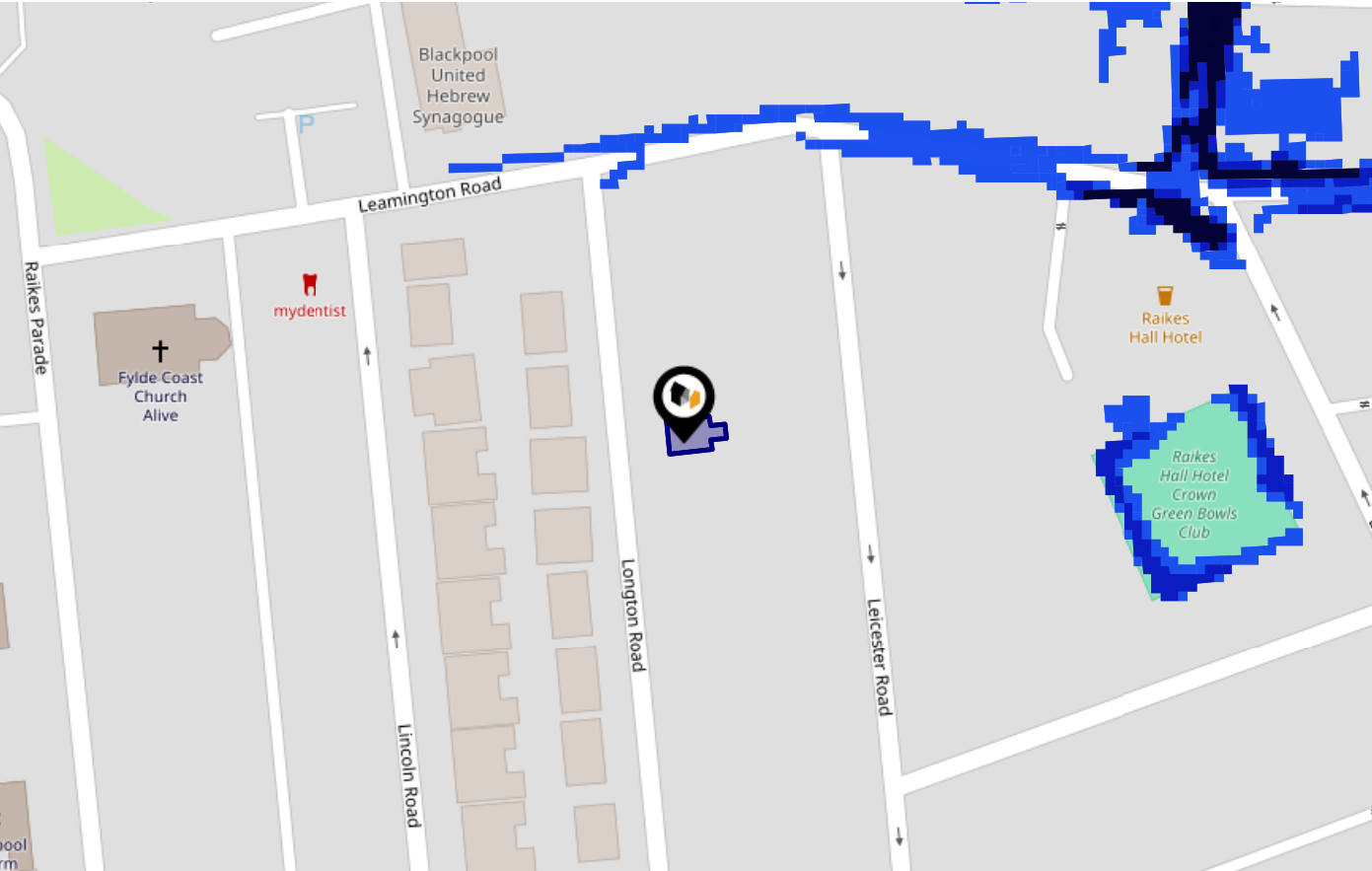


Flood Risk

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.

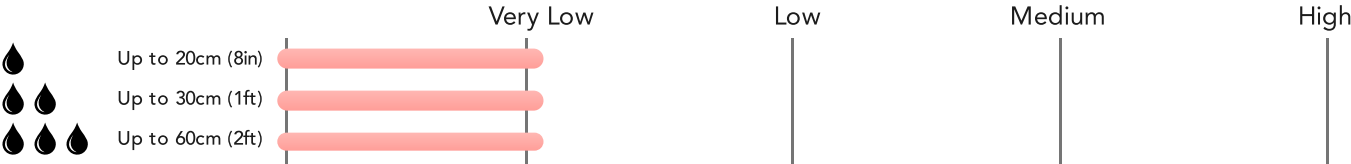


Risk Rating: Very low

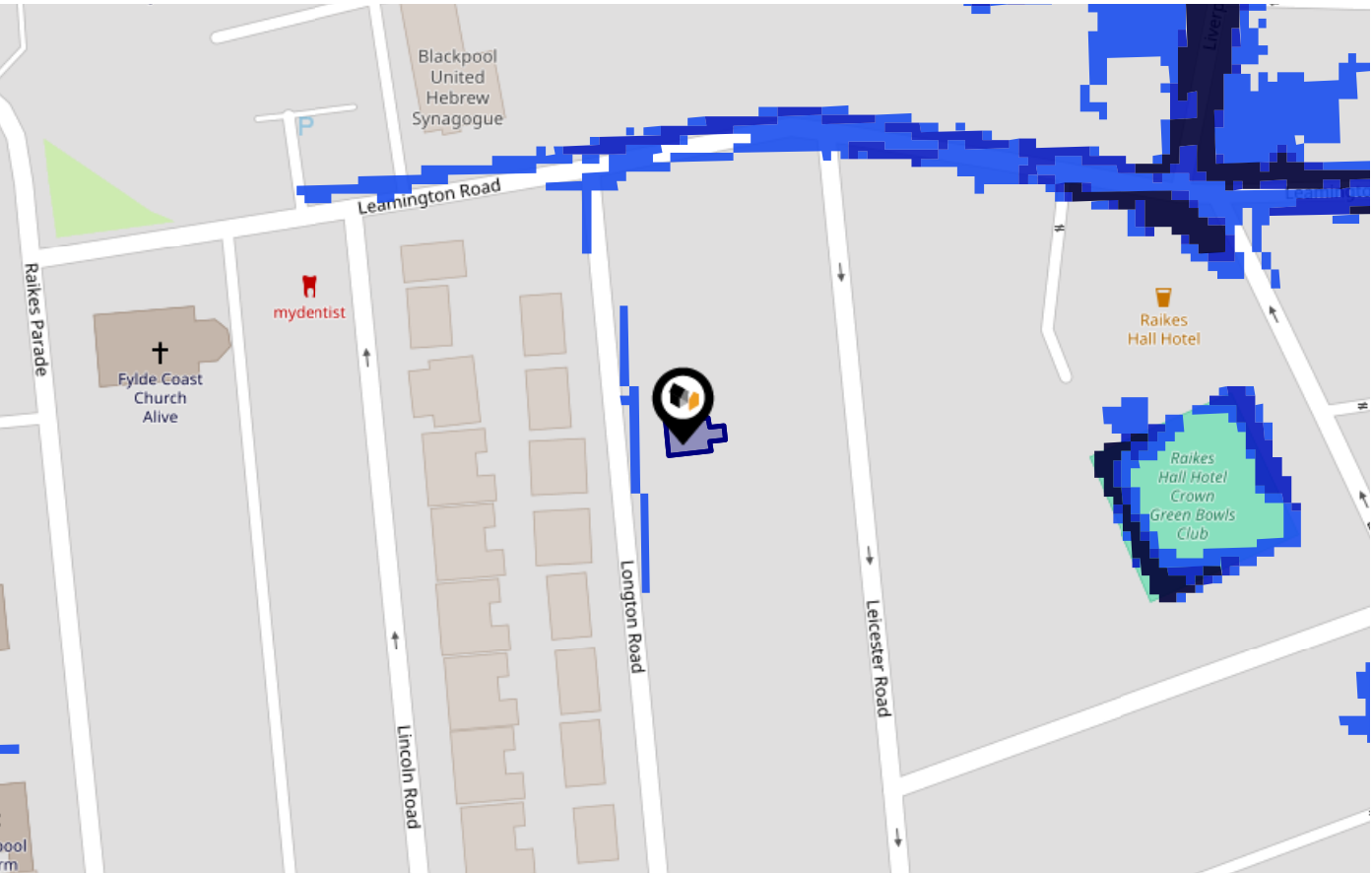
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

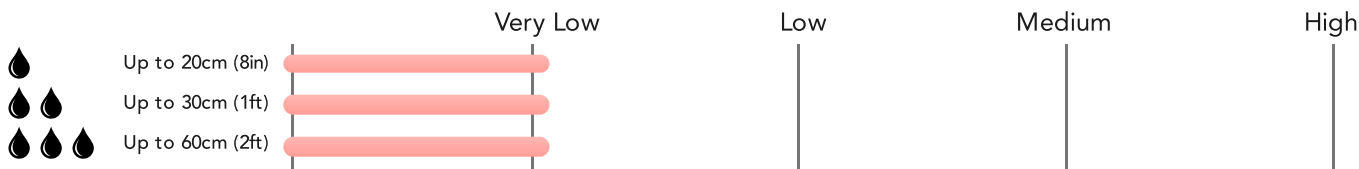


Risk Rating: Very low

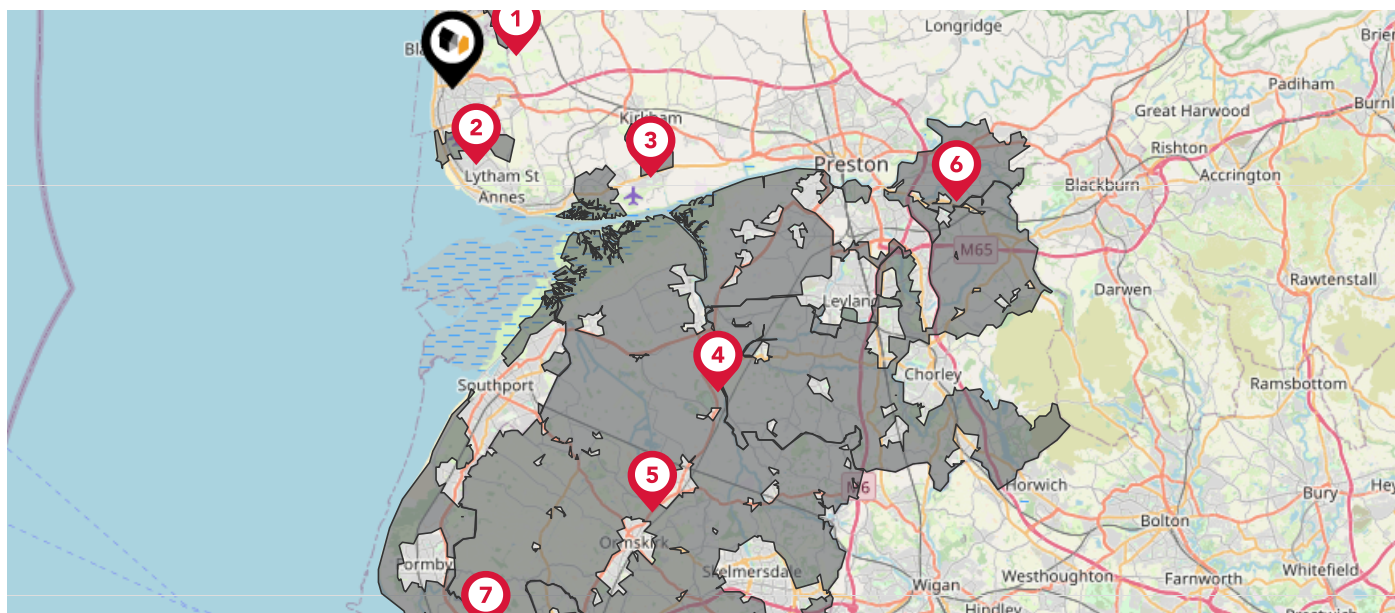
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



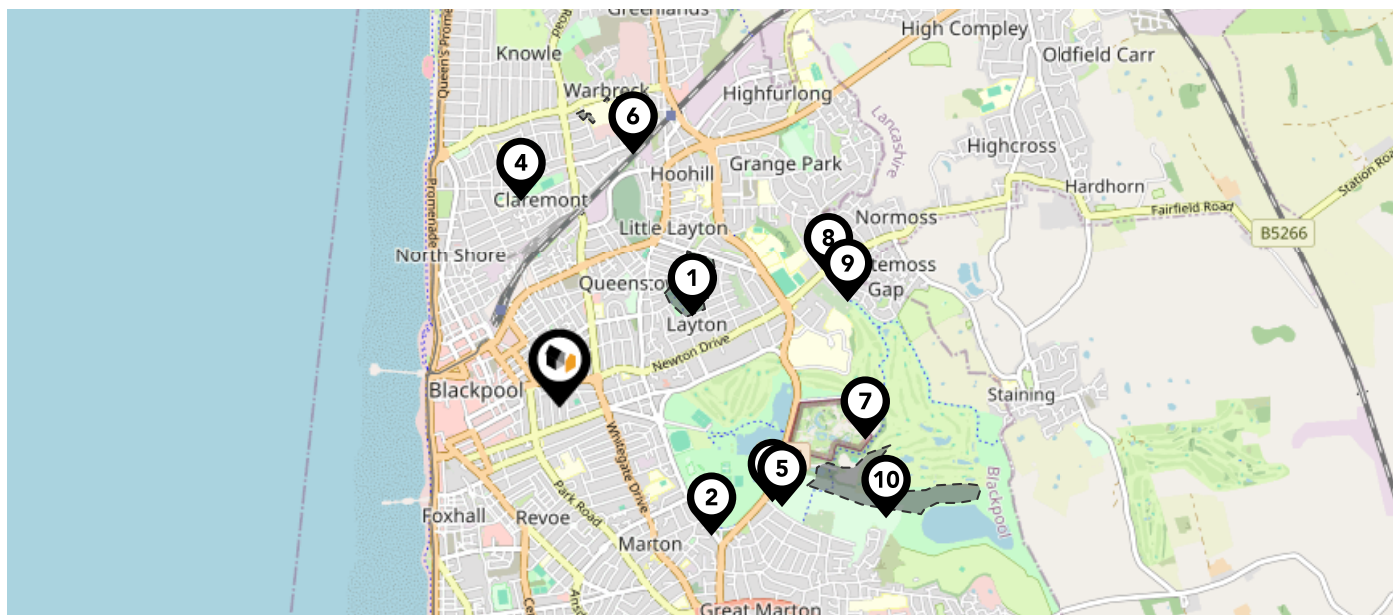
Merseyside and Greater Manchester Green Belt - Sefton

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

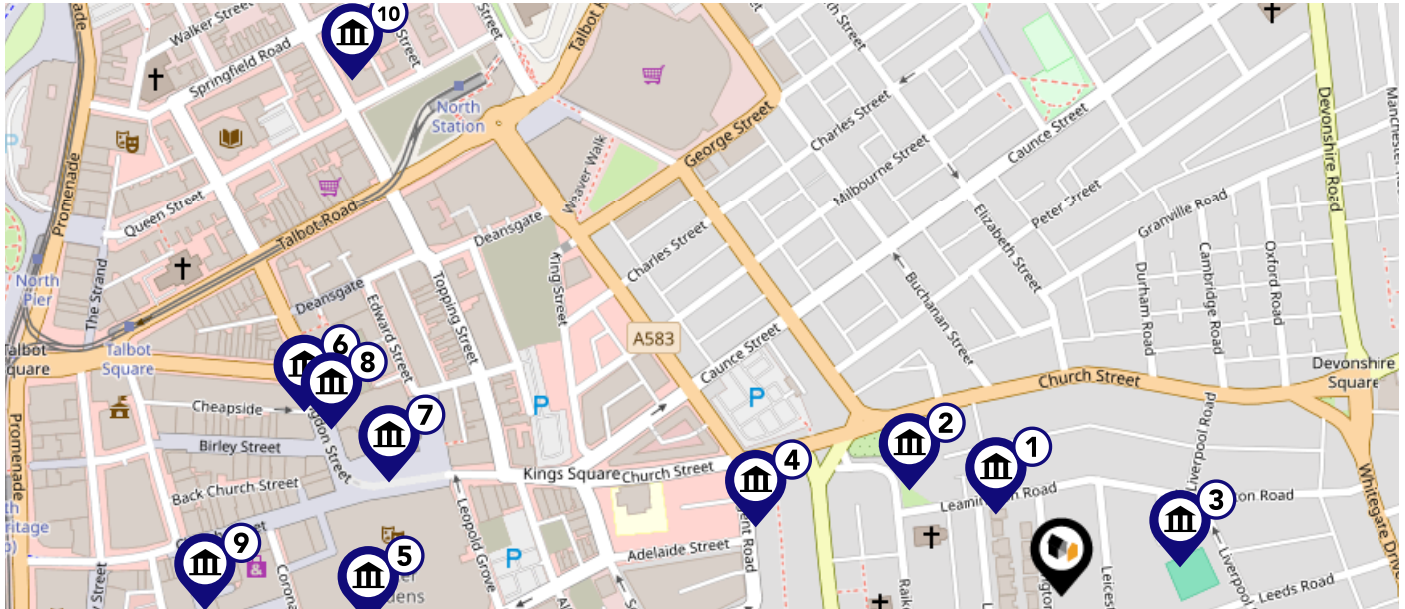
1	Layton Flashings-Off Grange Road, Layton, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
2	South end of Stanley Park-West Park Drive, Marton, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
3	Model Village-East Park Drive, Stanley Park, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
4	Links Road-Off Waverly Avenue, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
5	Land East of Park Drive No.3-Off Park Drive, Off Preston New Road, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
6	Warbreck High School-Warbrick Hill Road, Warbreck, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
7	Blackpool Zoo-East Park Drive, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
8	Land at Walney Place-Tarnbrook Drive, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
9	Dauntsey Avenue-Dauntsey Avenue - Shaftsbury Avenue, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
10	Land of East Park Drive No.2-Off Park Drive, Off Preston New Road, Marton Mere, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>






Maps

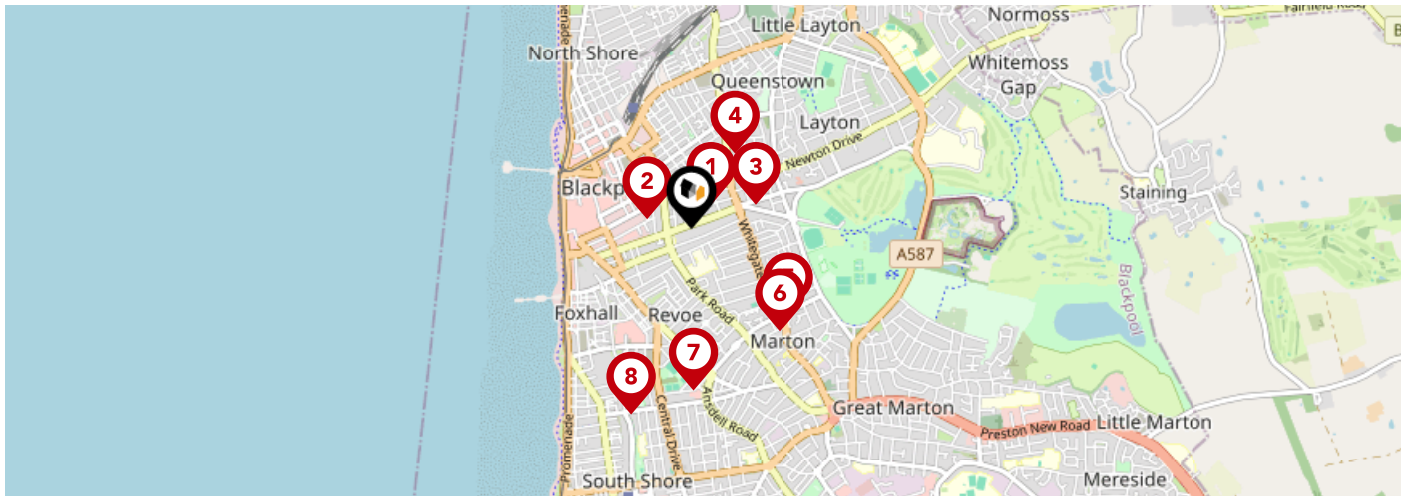
Listed Buildings

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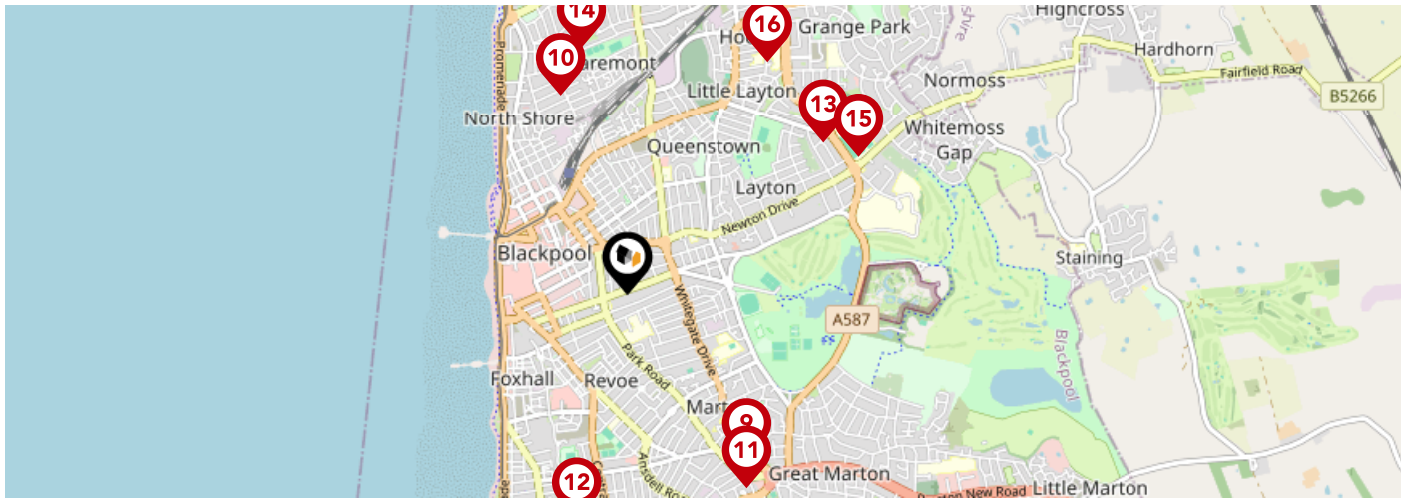
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1376196 - Synagogue	Grade II	0.1 miles
	1205886 - Blackpool Citadel And Winstone House	Grade II	0.1 miles
	1072009 - Raikes Hall Hotel	Grade II	0.1 miles
	1428565 - The Former Regent Picture House	Grade II	0.2 miles
	1072007 - The Winter Gardens	Grade II	0.4 miles
	1072016 - Group Of Eight K6 Telephone Kiosks Outside Head Post Office	Grade II	0.4 miles
	1362391 - Church Of St John	Grade II	0.4 miles
	1225402 - General Post Office (front Range Only)	Grade II	0.4 miles
	1280615 - Grand Theatre	Grade II	0.5 miles
	1225407 - Odeon Cinema	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Tower Learning Centre Independent School Ofsted Rating: Good Pupils: 17 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Blackpool St John's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Kentigern's Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Devonshire Primary Academy Ofsted Rating: Requires improvement Pupils: 454 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Park Community Academy Ofsted Rating: Outstanding Pupils: 330 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Woodlands School Ofsted Rating: Good Pupils: 110 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Revoe Learning Academy Ofsted Rating: Good Pupils: 457 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	BFC School Ofsted Rating: Requires improvement Pupils: 20 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

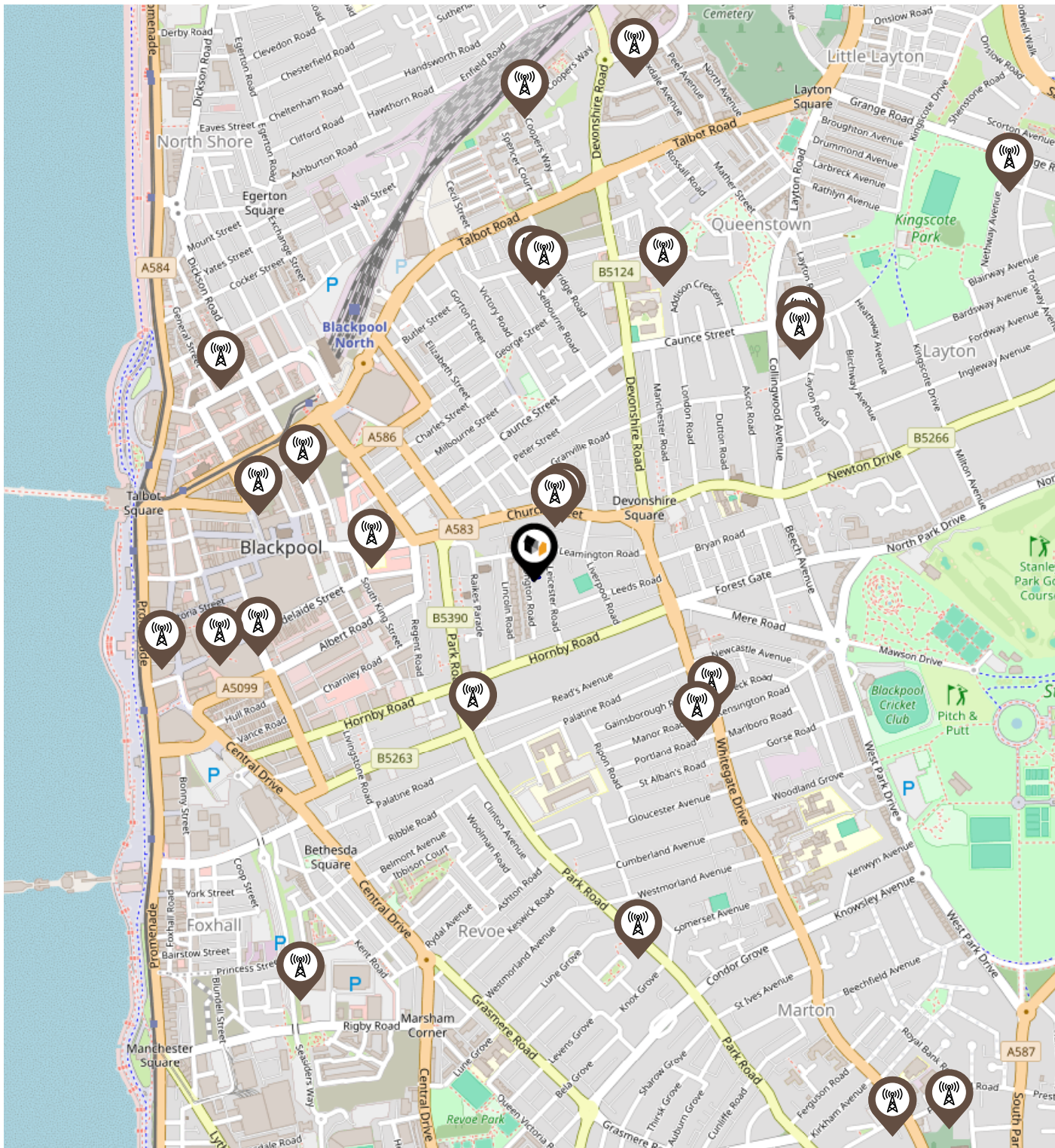


		Nursery	Primary	Secondary	College	Private
9	Educational Diversity Ofsted Rating: Good Pupils: 115 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Westminster Primary Academy Ofsted Rating: Good Pupils: 414 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St John Vianney's Catholic Primary School, Blackpool Ofsted Rating: Good Pupils:0 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Blackpool Gateway Academy Ofsted Rating: Good Pupils: 360 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mary's Catholic Academy Ofsted Rating: Good Pupils: 1205 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Holy Family Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Christ The King Catholic Academy Ofsted Rating: Good Pupils: 247 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Layton Primary School Ofsted Rating: Outstanding Pupils: 628 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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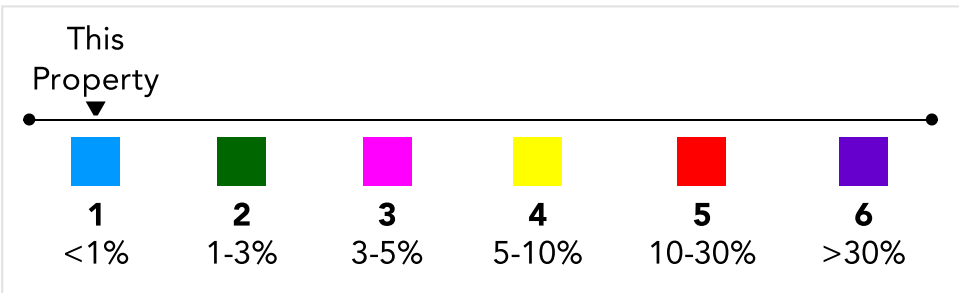
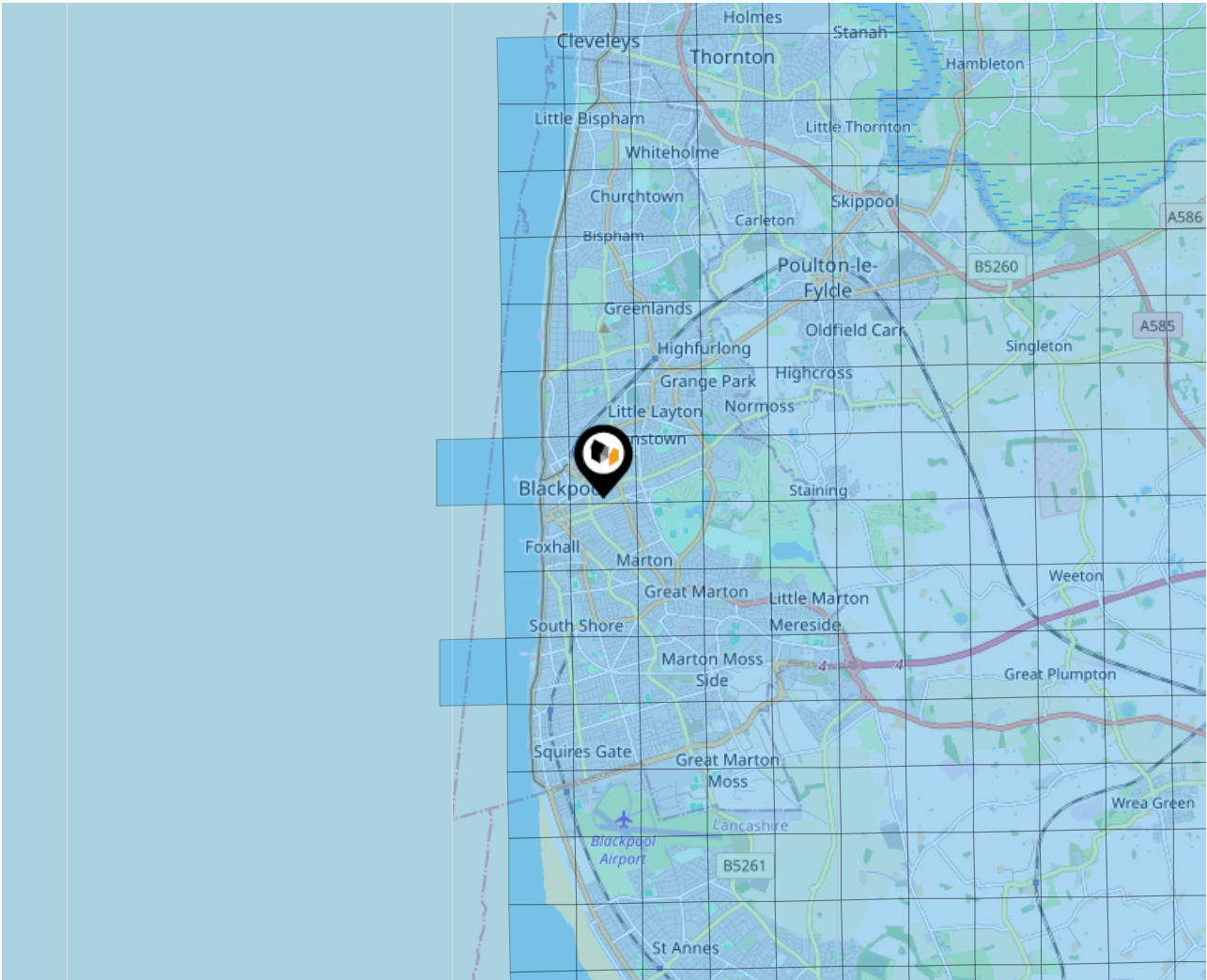


Key:

-  Power Pylons
-  Communication Masts

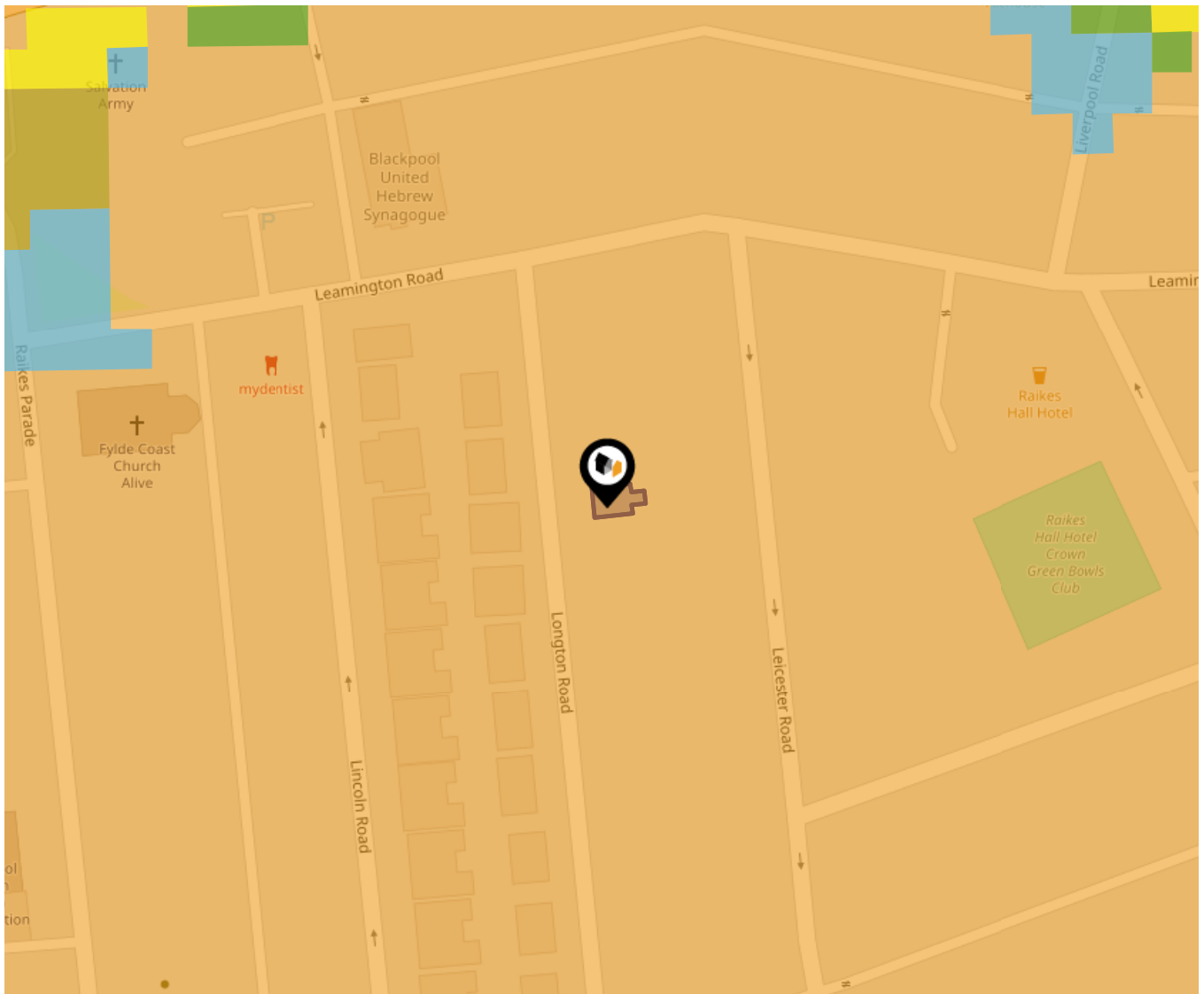
What is Radon?

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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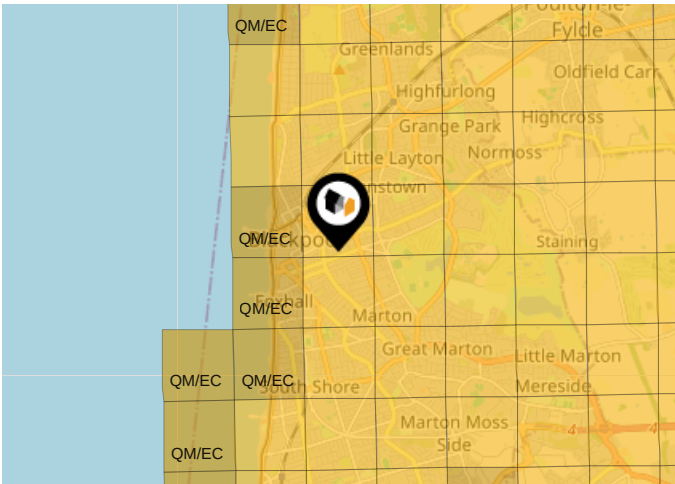
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



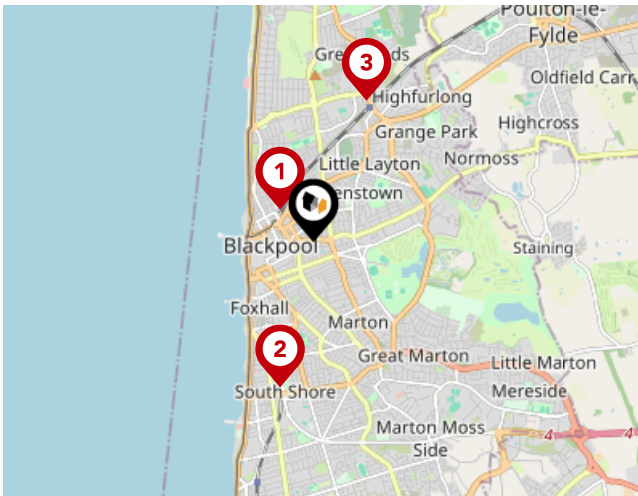
Primary Classifications (Most Common Clay Types)

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

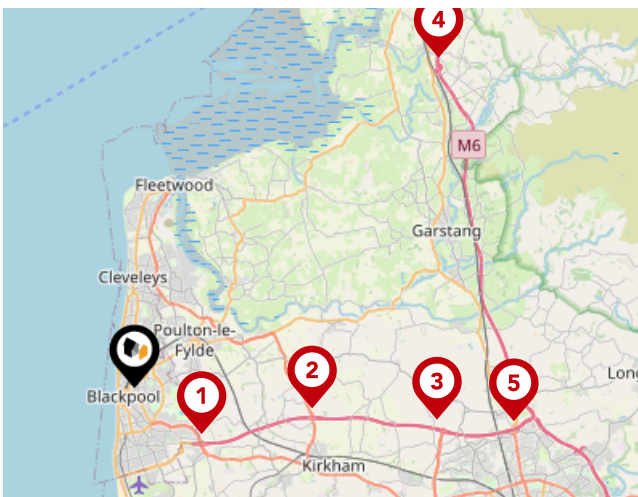
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Blackpool North Rail Station	0.41 miles
2	Blackpool South Rail Station	1.31 miles
3	Layton (Lancs) Rail Station	1.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	2.86 miles
2	M55 J3	6.25 miles
3	M55 J2	10.64 miles
4	M6 J33	15.69 miles
5	M55 J1	13.35 miles



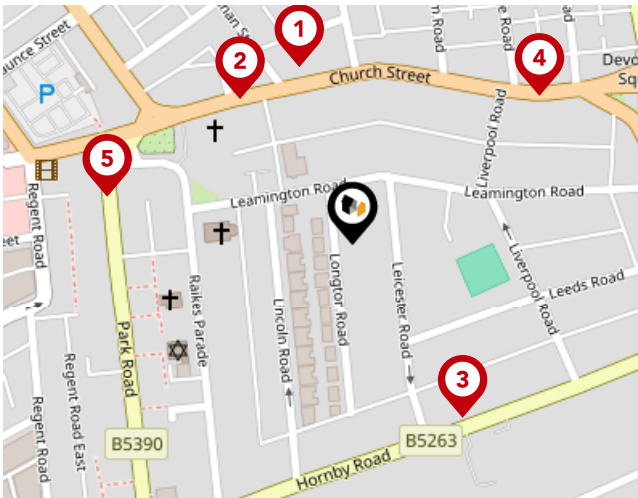
Airports/Helipads

Pin	Name	Distance
1	Highfield	2.72 miles
2	Speke	34.05 miles
3	Manchester Airport	44.56 miles
4	Leeds Bradford Airport	56.51 miles

Area

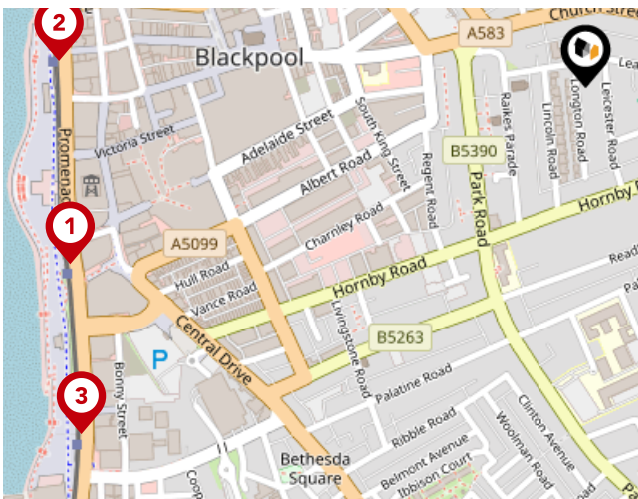
Transport (Local)

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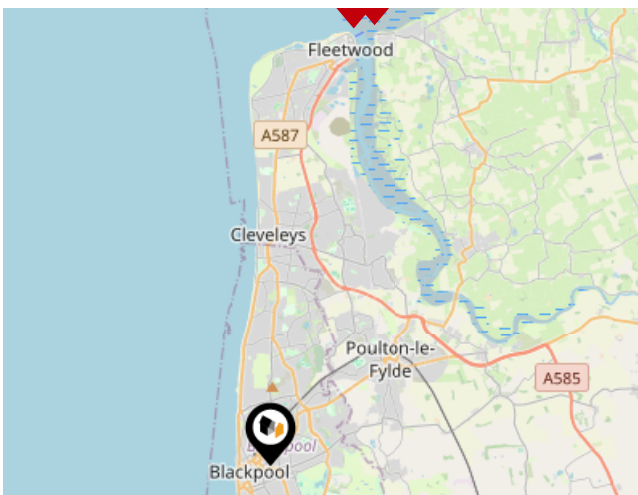
Bus Stops/Stations

Pin	Name	Distance
1	Buchanan Street	0.1 miles
2	Buchanan Street	0.1 miles
3	Conservative Club	0.11 miles
4	Devonshire Square	0.13 miles
5	Church Street	0.14 miles



Local Connections

Pin	Name	Distance
1	Tower (Blackpool Tramway)	0.6 miles
2	North Pier (Blackpool Tramway)	0.58 miles
3	Central Pier (Blackpool Tramway)	0.67 miles



Ferry Terminals

Pin	Name	Distance
1	Fleetwood for Knott End Ferry Landing	7.77 miles
2	Knott End-On-Sea Ferry Landing	7.91 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.

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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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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