



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 15th May 2024



50, SINGLETON AVENUE, LYTHAM ST. ANNES, FY8 3JU

Landwood Group

77 Deansgate Manchester M3 2BW

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Property Overview

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Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	2	Start Date:	24/01/1960
Floor Area:	818 ft ² / 76 m ²	End Date:	01/05/2957
Plot Area:	0.87 acres	Lease Term:	999 years (less 10 days) from 1 May 1958
Council Tax :	Band C	Term	933 years
Annual Estimate:	£2,018	Remaining:	
Title Number:	LA515418		
UPRN:	100010409587		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

28 mb/s	76 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

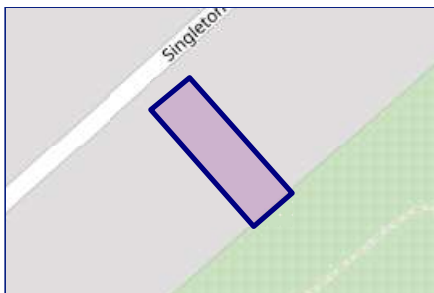


Property Multiple Title Plans

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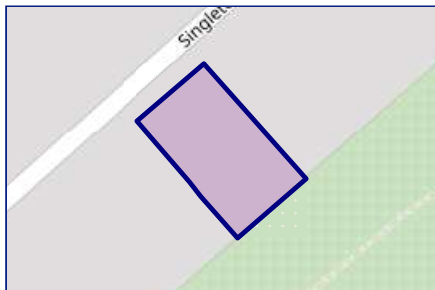
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



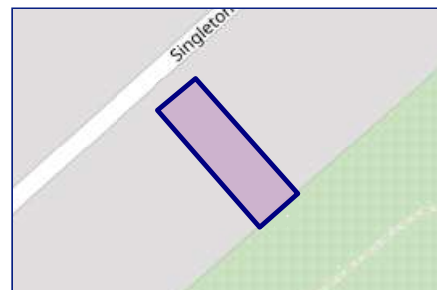
LA812250

Leasehold Title Plans



LA515418

Start Date: 24/01/1960
End Date: 01/05/2957
Lease Term: 999 years (less 10 days)
from 1 May 1958
Term Remaining: 933 years



LA512454

Start Date: 27/01/1959
End Date: 01/05/2957
Lease Term: 999 years from 1
May 1958
Term Remaining: 933 years

Property EPC - Certificate

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50 Singleton Avenue LYTHAM ST. ANNES FY8 3JU

Energy rating

E

Valid until 10.12.2033

Certificate number
0390-6084-0322-6301-3273

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

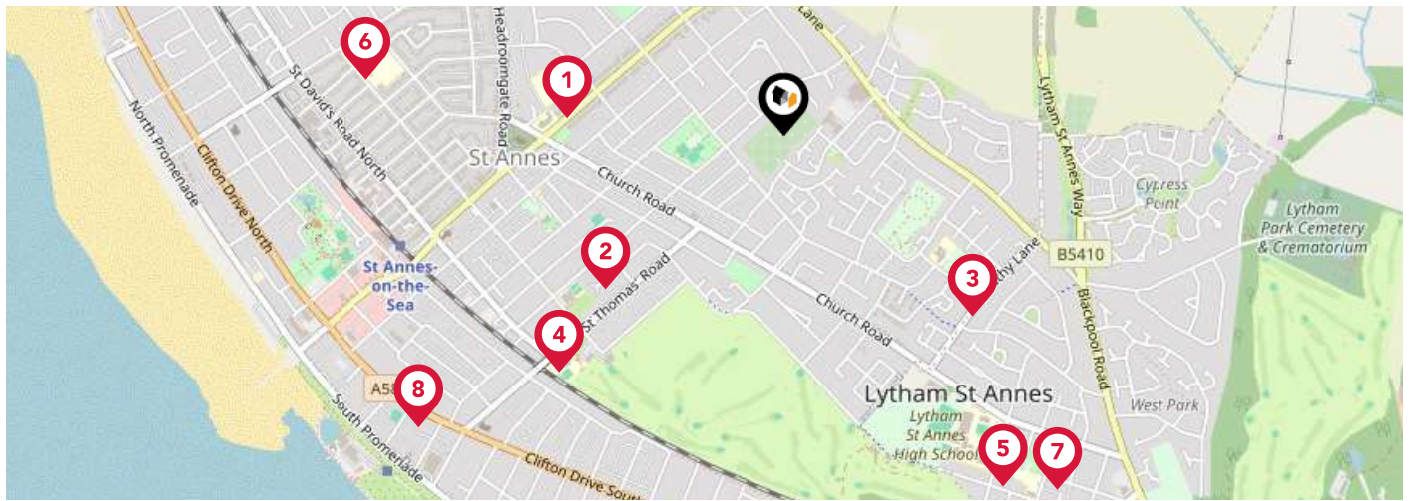
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Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	76 m ²

Area Schools

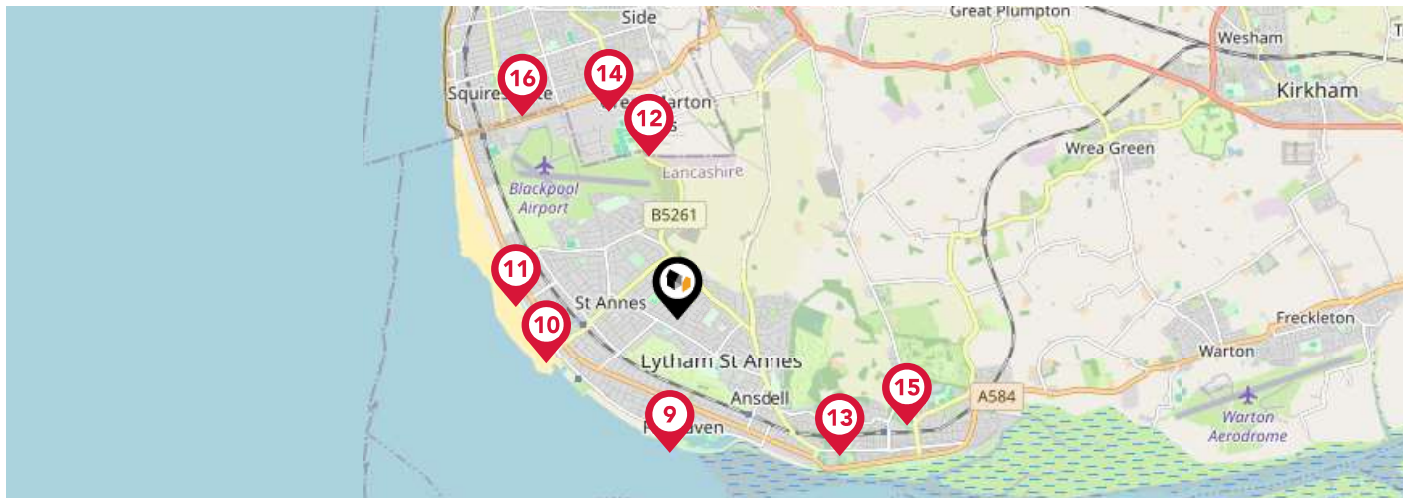
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	Nursery	Primary	Secondary	College	Private
<p>1 Heyhouses Endowed Church of England Primary School Ofsted Rating: Good Pupils: 616 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Our Lady Star of the Sea Catholic Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Clifton Primary School Ofsted Rating: Good Pupils: 260 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Annes on Sea St Thomas' Church of England Primary School Ofsted Rating: Good Pupils: 202 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Lytham St Annes High School Ofsted Rating: Good Pupils: 1494 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Lytham St Annes Mayfield Primary School Ofsted Rating: Good Pupils: 309 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Andsell Primary School Ofsted Rating: Good Pupils: 241 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The St Anne's College Grammar School Ofsted Rating: Good Pupils: 72 Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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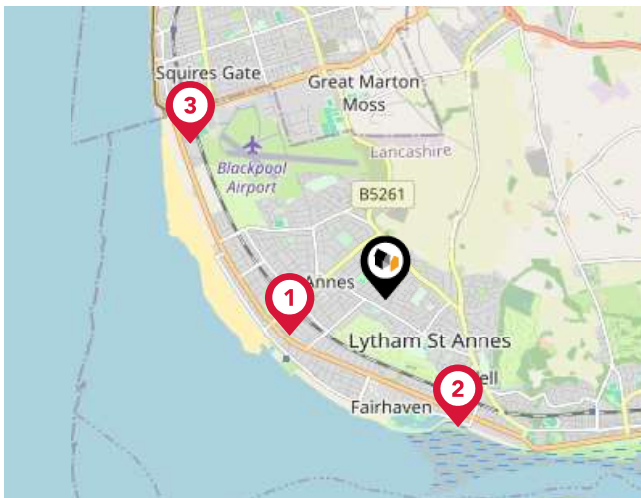


		Nursery	Primary	Secondary	College	Private
	AKS Lytham Ofsted Rating: Not Rated Pupils: 601 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Rose School Ofsted Rating: Outstanding Pupils: 39 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trax Academy Ofsted Rating: Good Pupils: 23 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackpool St Nicholas CofE Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lytham Hall Park Primary School Ofsted Rating: Outstanding Pupils: 399 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lytham Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 232 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roseacre Primary Academy Ofsted Rating: Good Pupils: 624 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

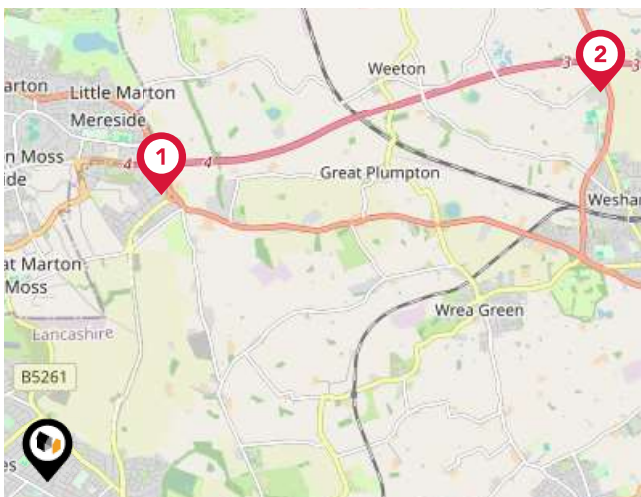
Transport (National)

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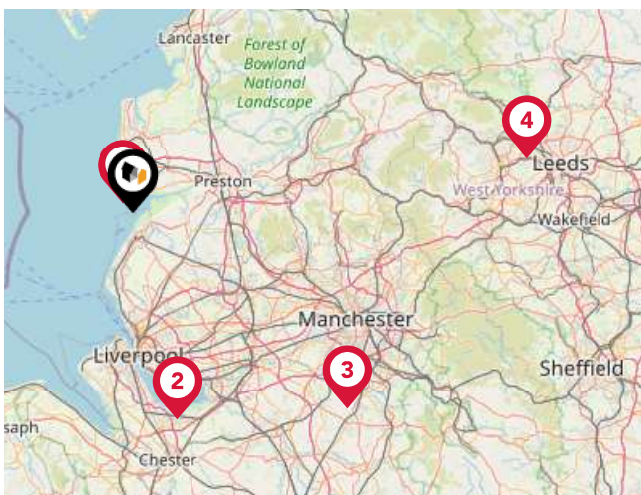
National Rail Stations

Pin	Name	Distance
1	St Annes-on-the-Sea Rail Station	0.9 miles
2	Ansdell & Fairhaven Rail Station	1.29 miles
3	Squires Gate Rail Station	2.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	2.69 miles
2	M55 J3	5.93 miles
3	M58 J3	17.01 miles
4	M55 J1	12.31 miles
5	M6 J32	13.08 miles



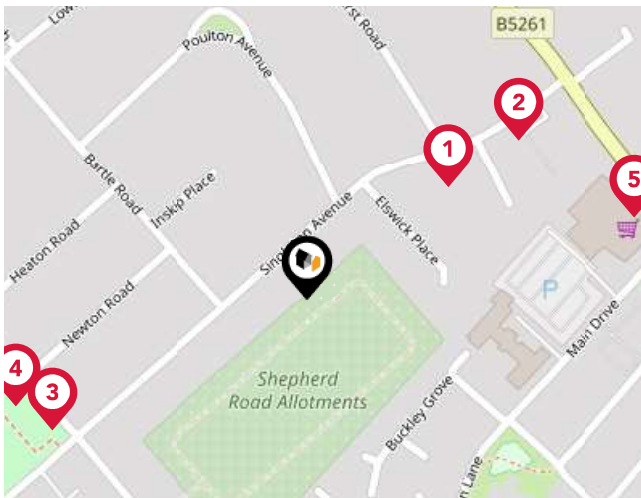
Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	1.96 miles
2	Liverpool John Lennon Airport	29.71 miles
3	Manchester Airport	40.82 miles
4	Leeds Bradford International Airport	55.6 miles

Area

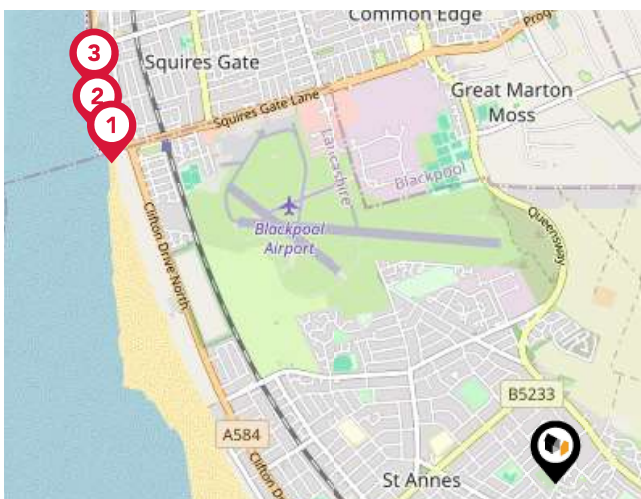
Transport (Local)

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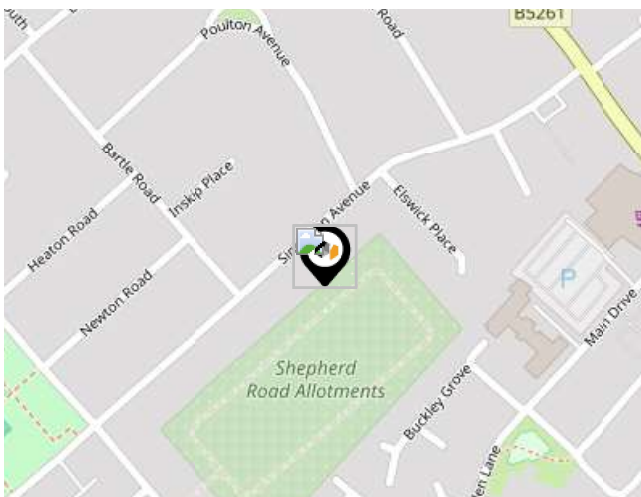
Bus Stops/Stations

Pin	Name	Distance
1	Elmhurst Road	0.1 miles
2	Elmhurst Road	0.14 miles
3	Recreation Ground	0.16 miles
4	Recreation Ground	0.17 miles
5	Heyhouses Lane	0.18 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	2.4 miles
2	Abercorn Place (not in use) (Blackpool Tramway)	2.52 miles
3	Harrow Place (Blackpool Tramway)	2.66 miles



Ferry Terminals

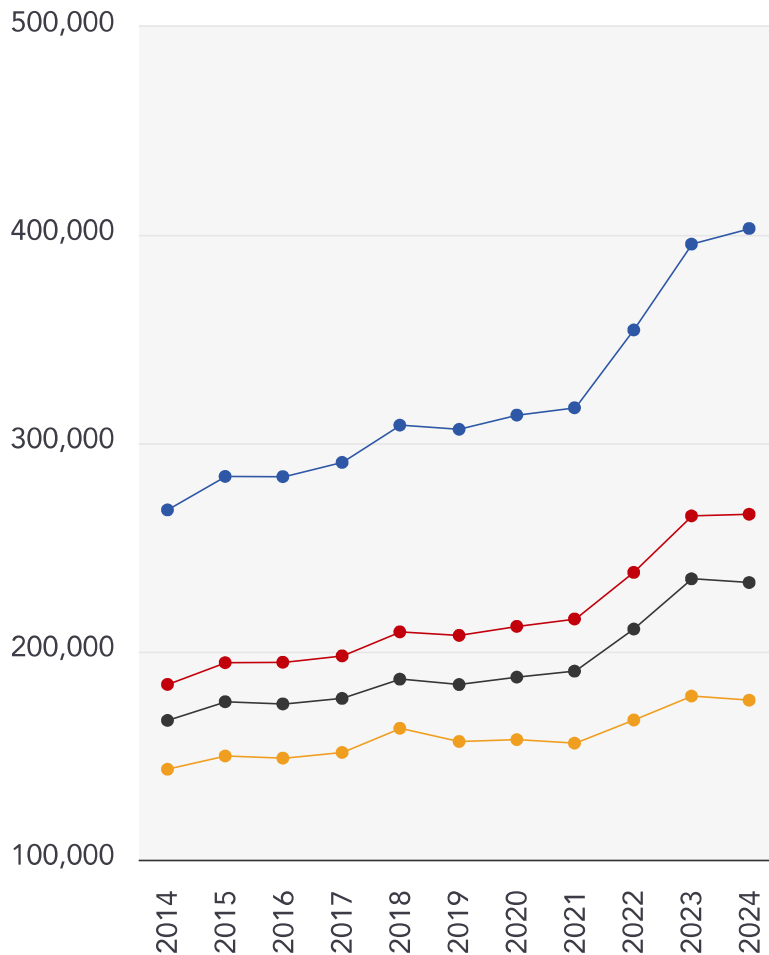
Pin	Name	Distance
1	Fleetwood for Ireland Ferry Terminal	11.64 miles
2	Fleetwood for Knott End Ferry Landing	11.76 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in FY8



Detached

+50.43%

Semi-Detached

+44.38%

Terraced

+39.69%

Flat

+23.14%

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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