



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 02nd April 2025



2, SMITH STREET, KIRKHAM, PRESTON, PR4 2JB

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	19/10/2017
Bedrooms:	2	Last Sold Price:	£110,000
Floor Area:	979 ft ² / 91 m ²	Last Sold £/ft²:	£112
Plot Area:	0.01 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,592		
Title Number:	LA621239		
UPRN:	100010420768		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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2, Smith Street, Kirkham, PR4 2JB

Energy rating

E

Valid until 07.11.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Property

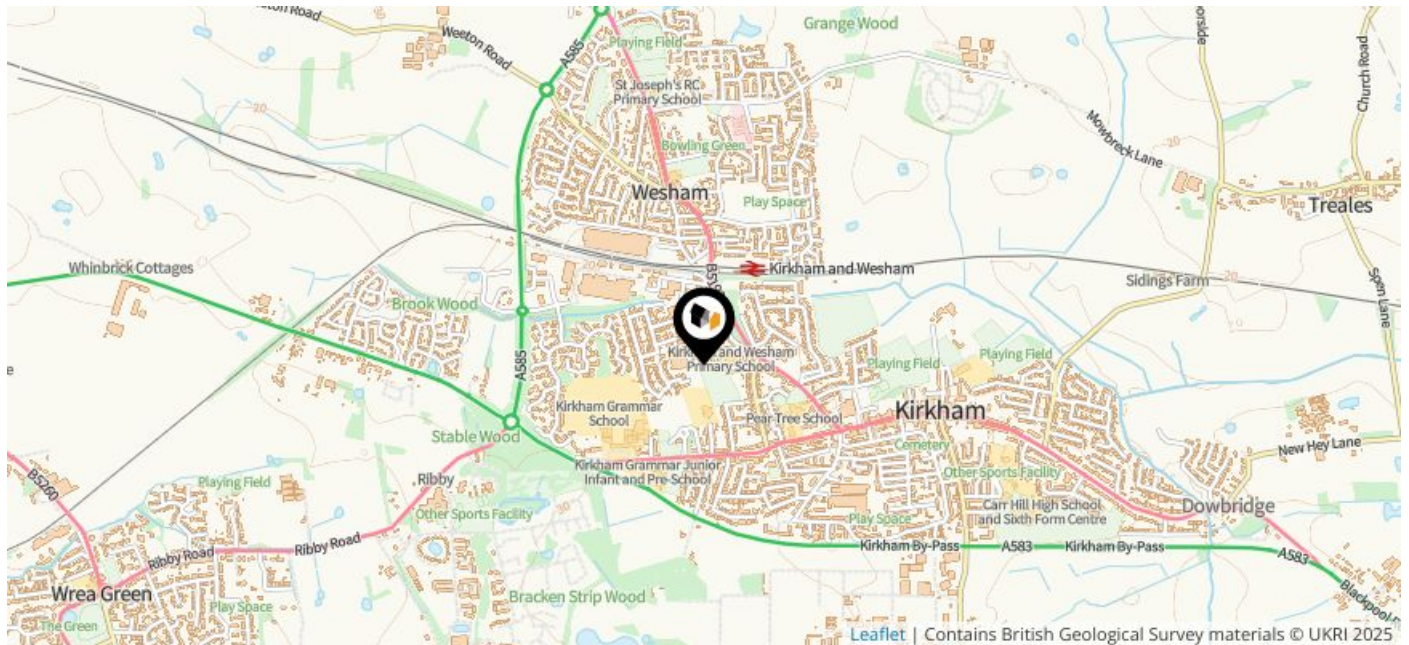
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	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:	Low energy lighting in 30% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²

This map displays nearby coal mine entrances and their classifications.



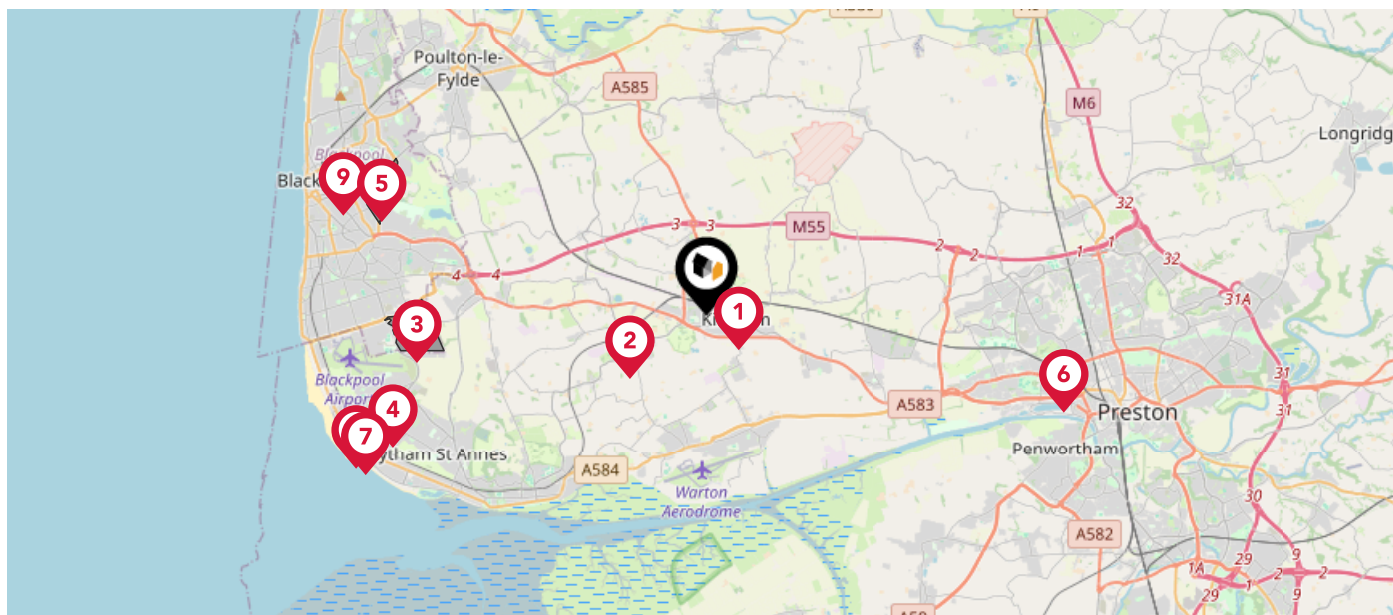
Mine Entry

- ✕ 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.



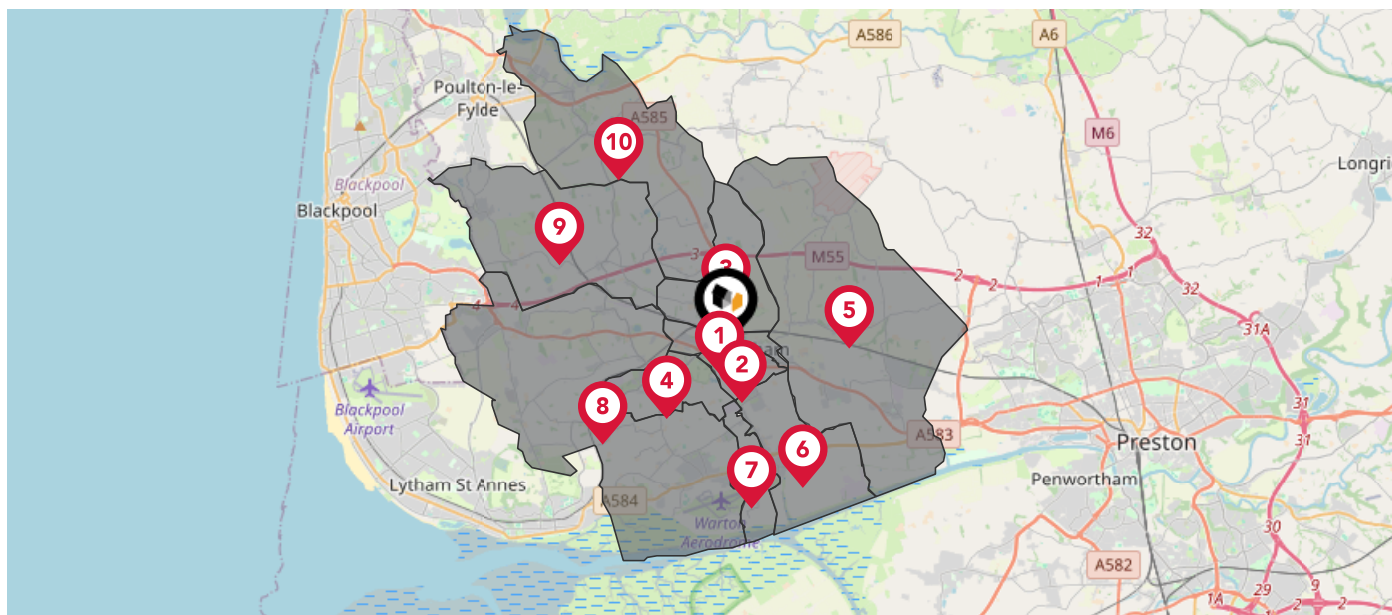
Nearby Conservation Areas

- 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

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



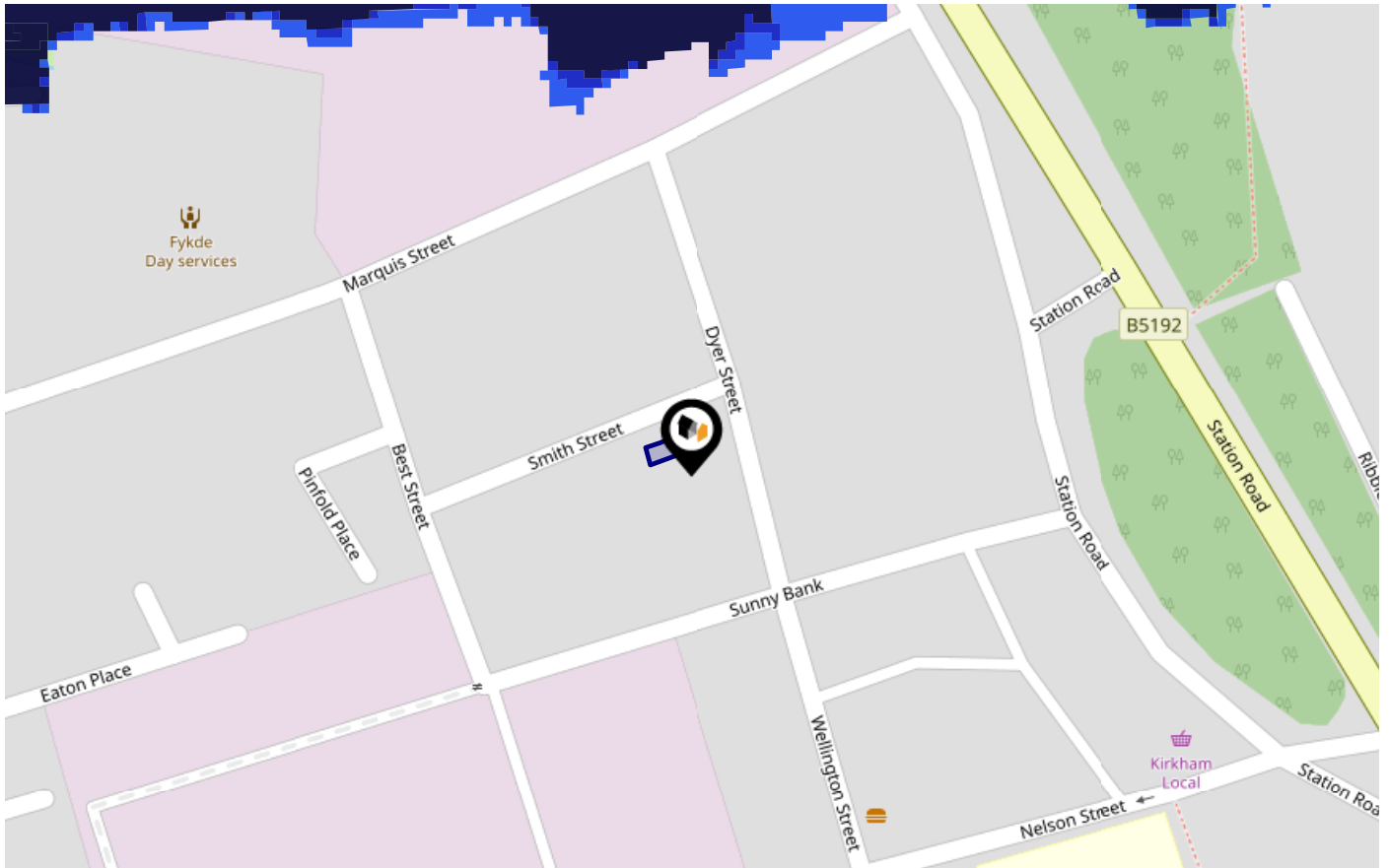
Nearby Council Wards

- 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 Freckleton West Ward
- 8 Warton and Westby Ward
- 9 Staining and Weeton Ward
- 10 Singleton and Greenhalgh Ward

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

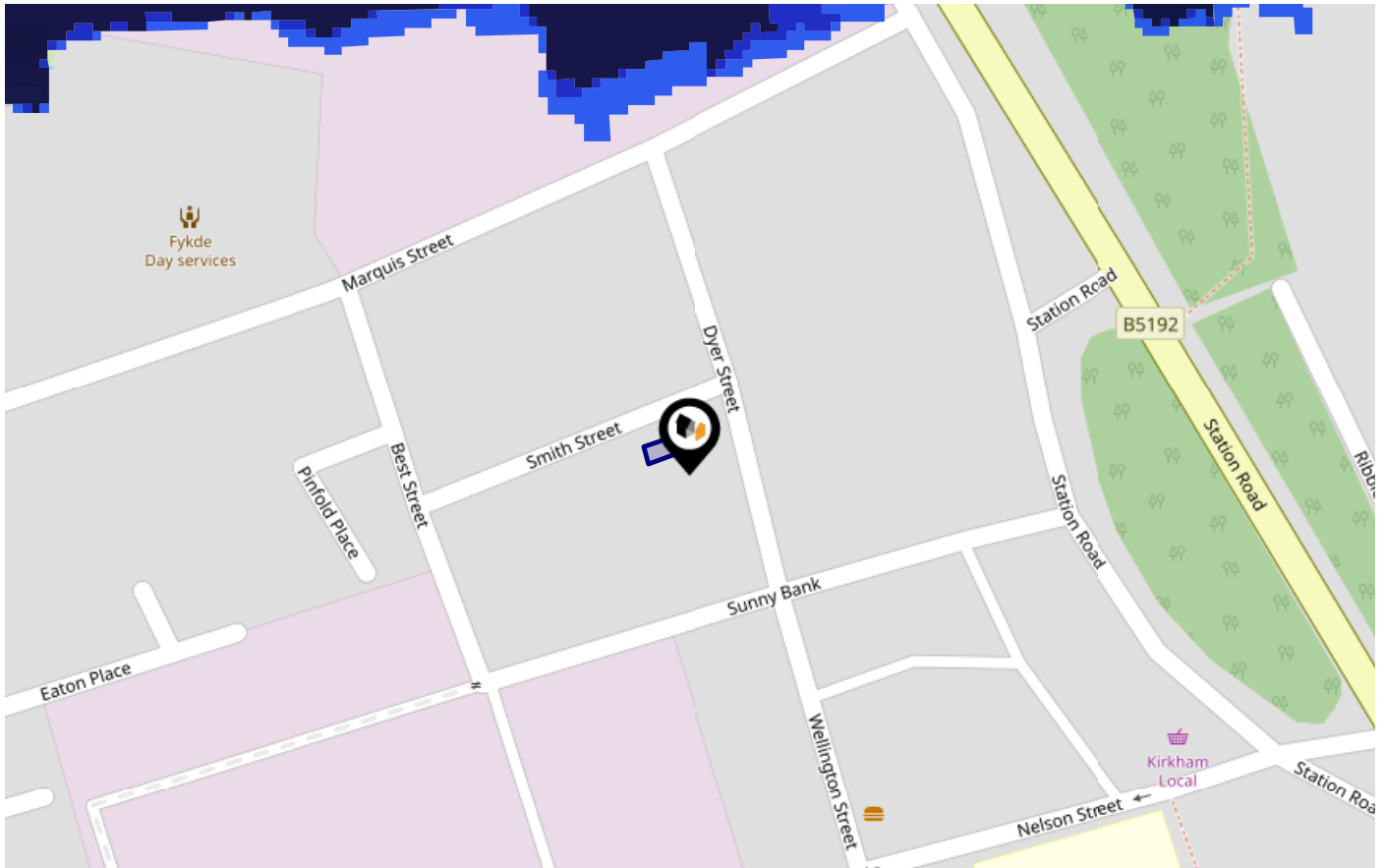
Chance of flooding to the following depths at this property:



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.

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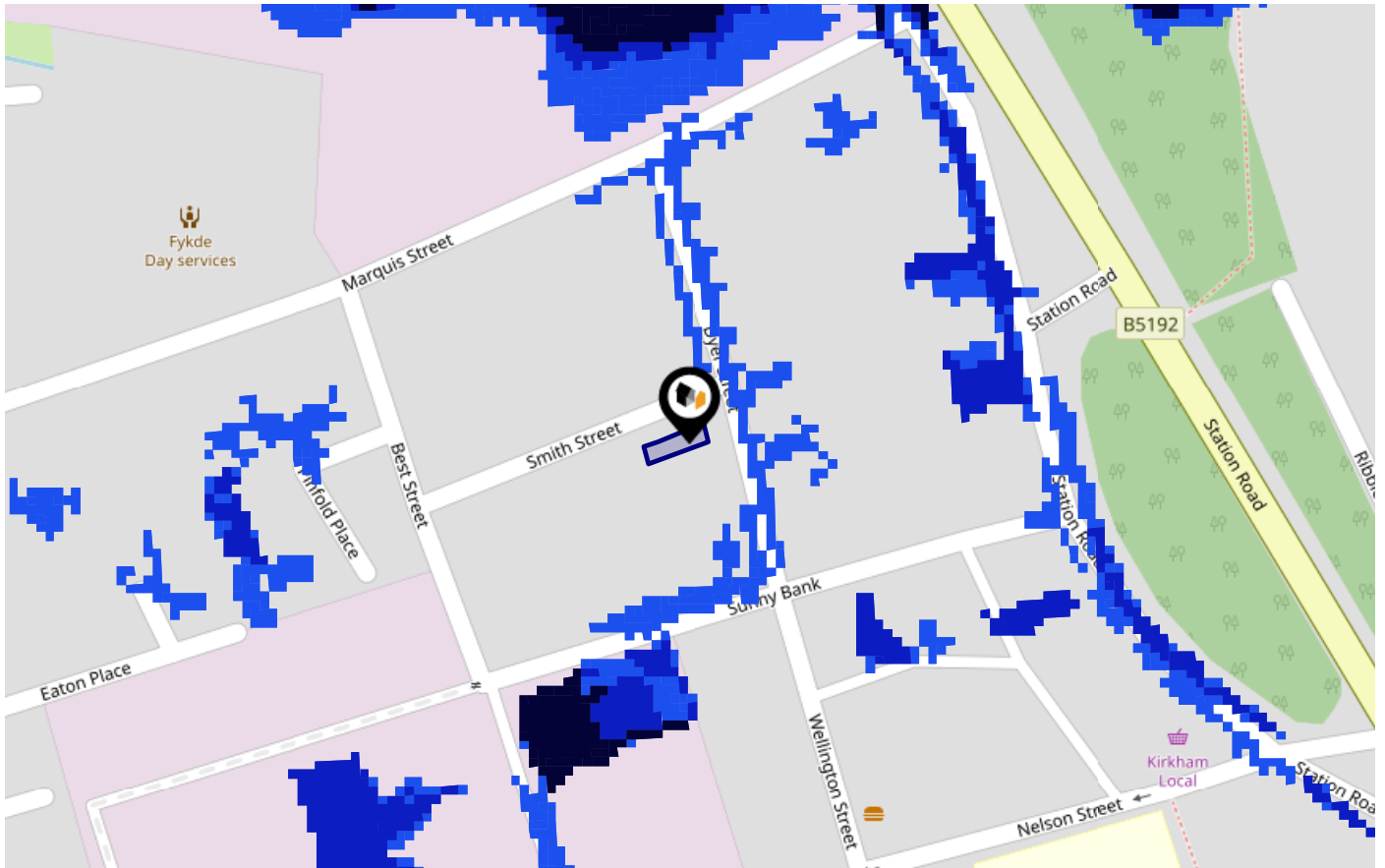
Chance of flooding to the following depths at this property:



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

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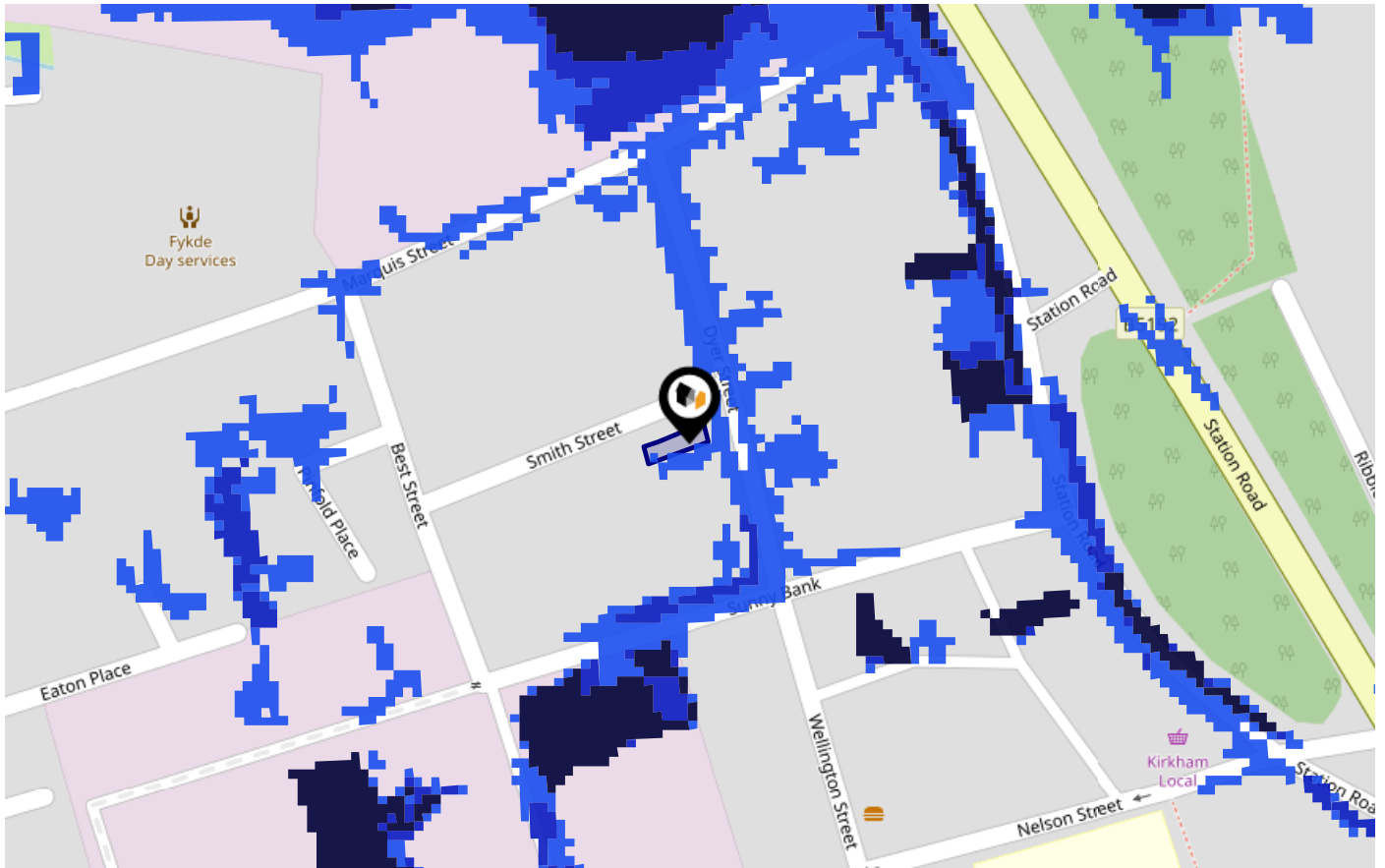
Chance of flooding to the following depths at this property:



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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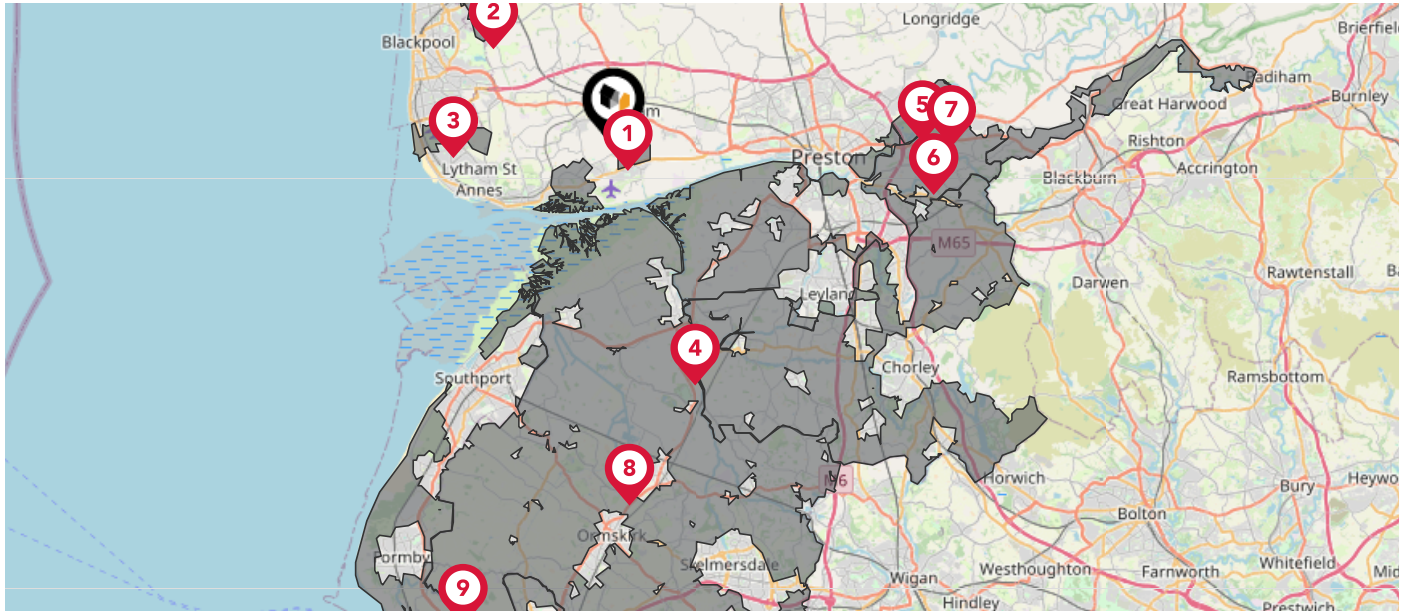
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land

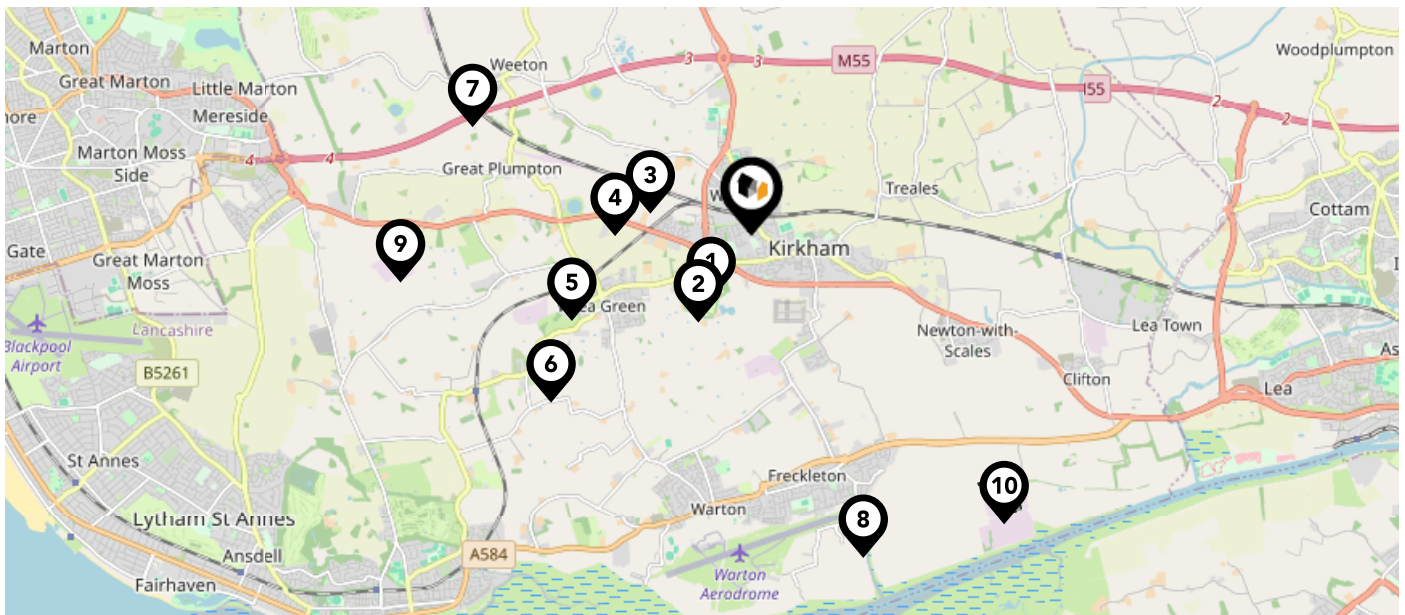
- 1 Blackpool Green Belt - Fylde
- 2 Blackpool Green Belt - Wyre
- 3 Blackpool Green Belt - Blackpool
- 4 Merseyside and Greater Manchester Green Belt - Chorley
- 5 Merseyside and Greater Manchester Green Belt - Preston
- 6 Merseyside and Greater Manchester Green Belt - South Ribble
- 7 Merseyside and 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

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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

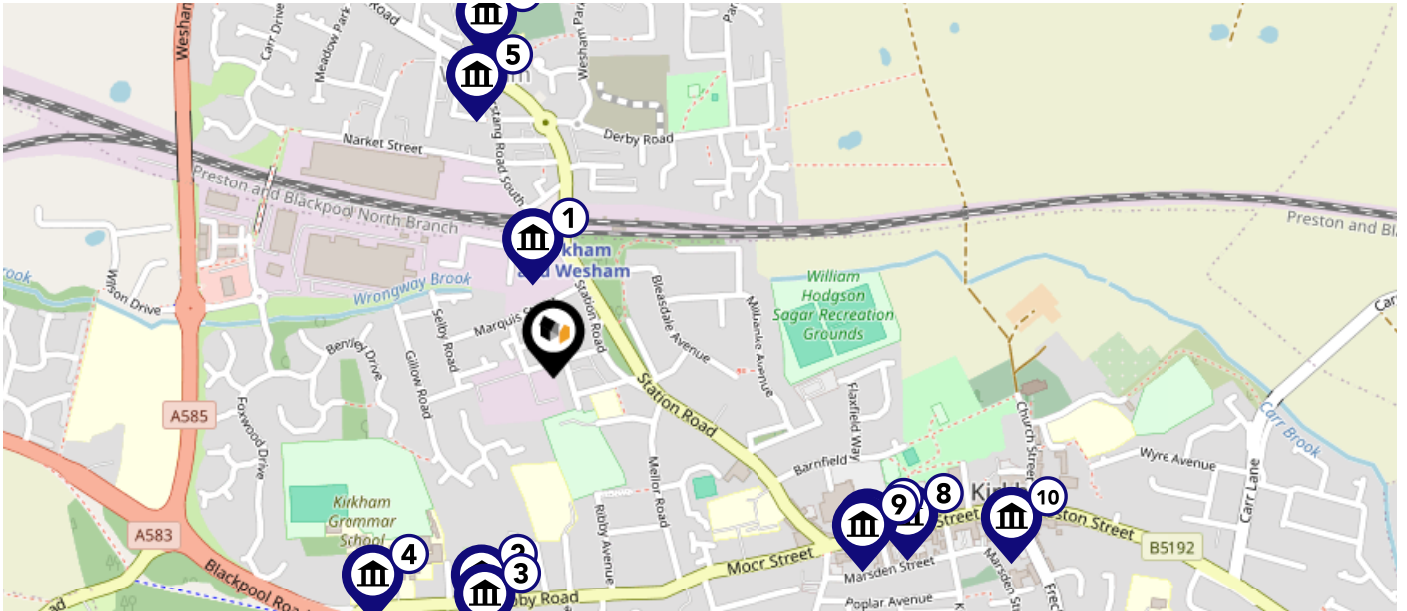
1	Ribby North-Ribby Road, Wrea Green, Near Kirkham, Lancashire	Historic Landfill
2	Ribby Leisure Village South-Ribby South, Ribby Road, Wrea Green, Flyde, Near Kirkham, Lancashire	Historic Landfill
3	Bradkirk Hall Farm-Kirkham, Lancashire	Historic Landfill
4	Whinbrick Cottages-Blackpool Road, Westby, 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	Freckleton Pool-Off Naze Lane East, Freckleton, Near Preston, Lancashire	Historic Landfill
9	Staining Wood Farm-Off Preston New Road, Westby, Near Kirkham, Lancashire	Historic Landfill
10	Grange Farm No 2-Freckleton, 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



1072026 - Railway Hotel

Grade II

0.1 miles



1164018 - Church Of St John The Evangelist

Grade II

0.3 miles



1362360 - Churchyard Wall And Gateway South Of The Church Of St John The Evangelist

Grade II

0.3 miles



1317961 - Grammar School (front Range Only)

Grade II

0.3 miles



1164089 - War Memorial With Surrounding Railings

Grade II

0.3 miles



1407288 - Kirkham United Reformed Church

Grade II

0.4 miles



1072028 - Christ Church

Grade II

0.4 miles



1362359 - Trustee Savings Bank

Grade II

0.4 miles



1405186 - Jubilee Lamp

Grade II

0.4 miles



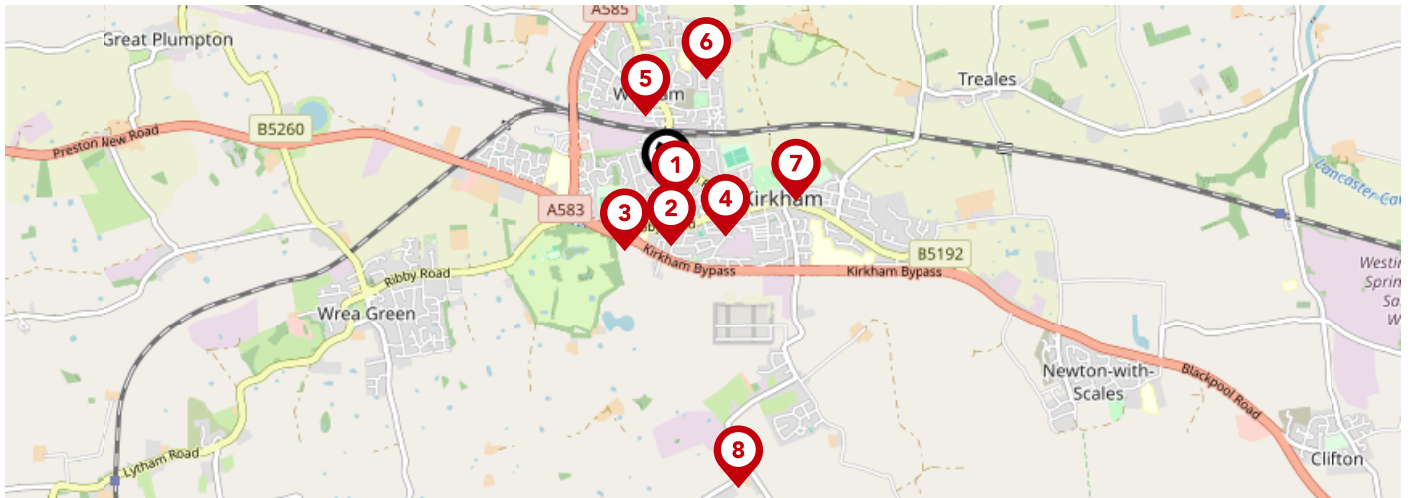
1163984 - 4 And 6, Freckleton Street

Grade II

0.5 miles

Area Schools

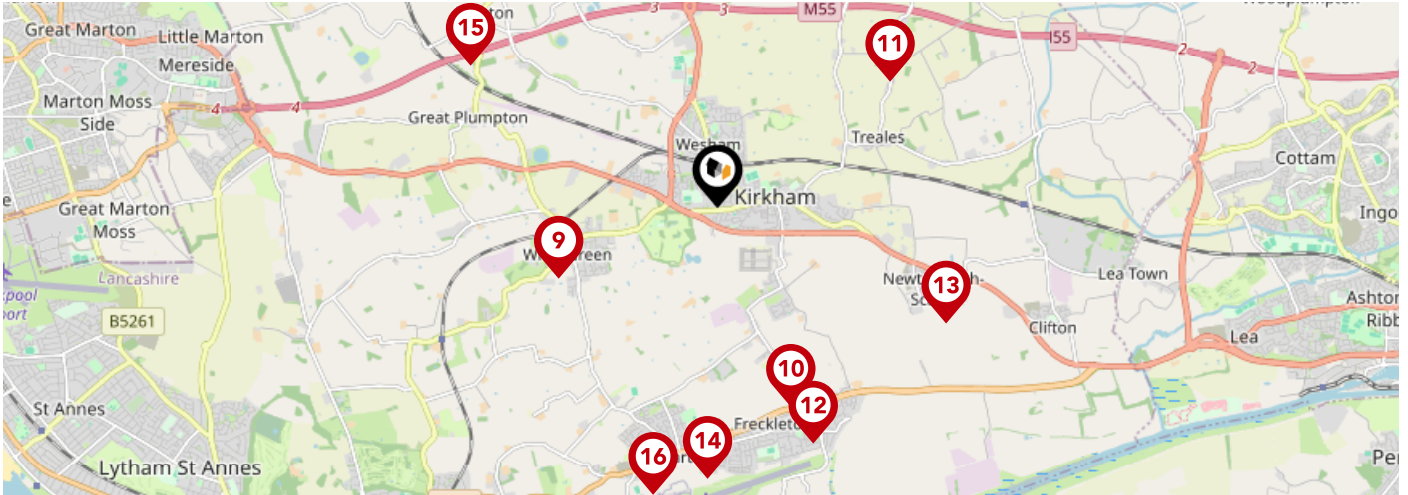
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		Nursery	Primary	Secondary	College	Private
1	Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kirkham Grammar School Ofsted Rating: Not Rated Pupils: 809 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Medlar-with-Wesham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 144 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Joseph's Catholic Primary School, Medlar-with-Wesham Ofsted Rating: Good Pupils: 95 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:0.57	<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:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

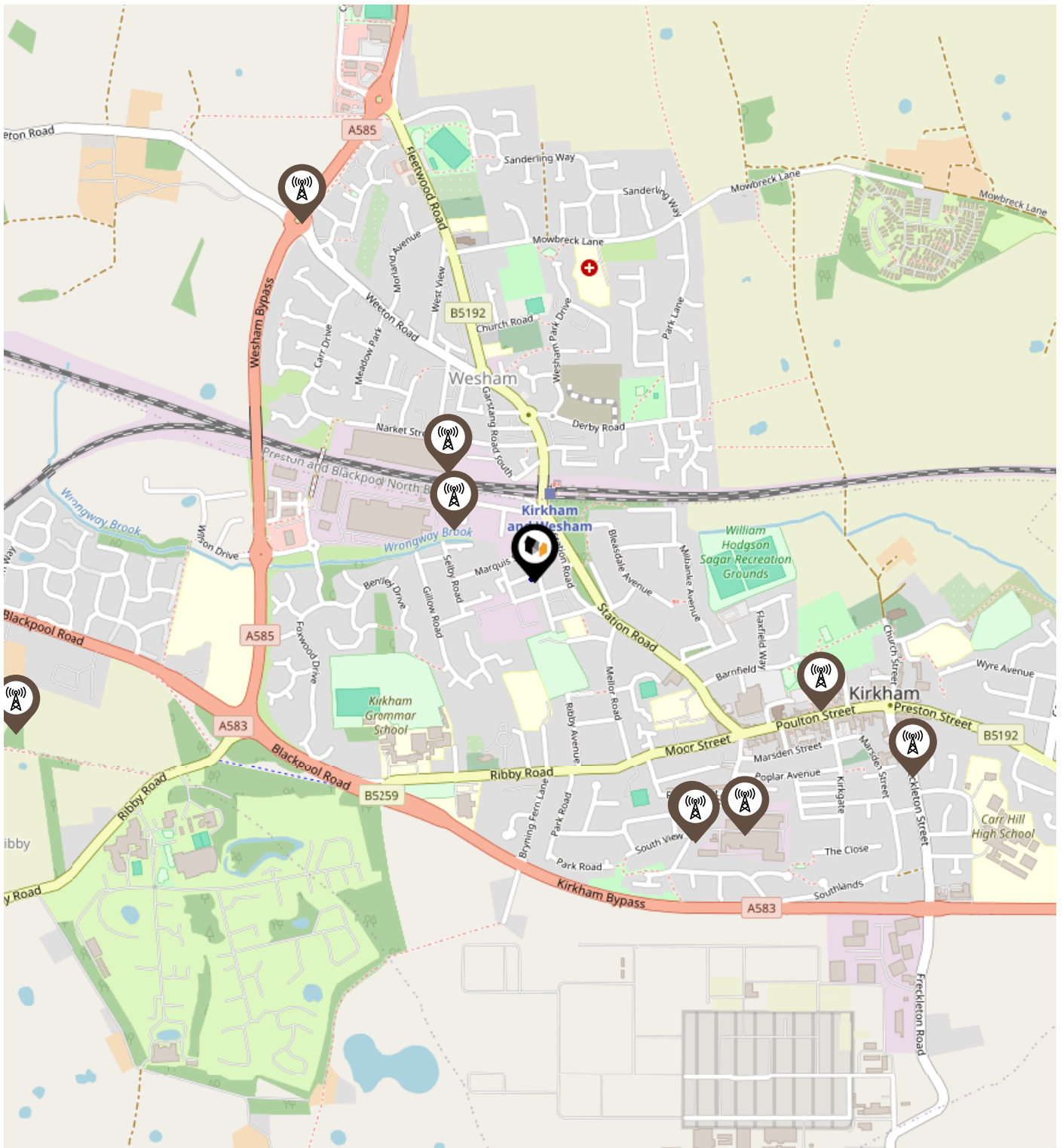
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	Nursery	Primary	Secondary	College	Private
<p>9 Ribby with Wrea Endowed CofE Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 154 Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Freckleton Strike Lane Primary School</p> <p>Ofsted Rating: Good Pupils: 174 Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Treales Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 62 Distance:1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Freckleton Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 184 Distance:2.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Newton Bluecoat Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 218 Distance:2.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Holy Family Catholic Primary School, Warton</p> <p>Ofsted Rating: Good Pupils: 152 Distance:2.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Weeton St Michael's Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 55 Distance:2.5</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</p> <p>Ofsted Rating: Good Pupils: 105 Distance:2.56</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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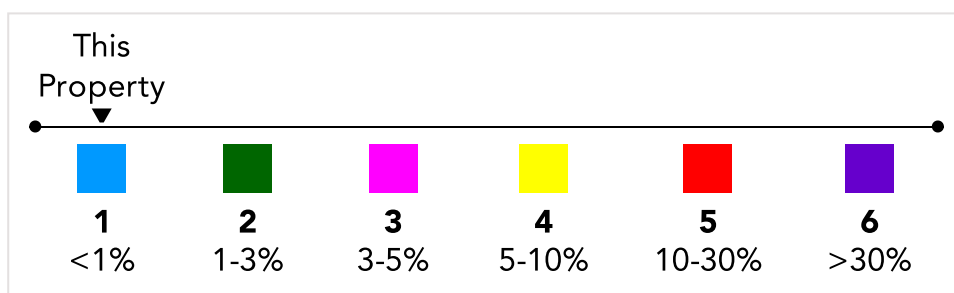
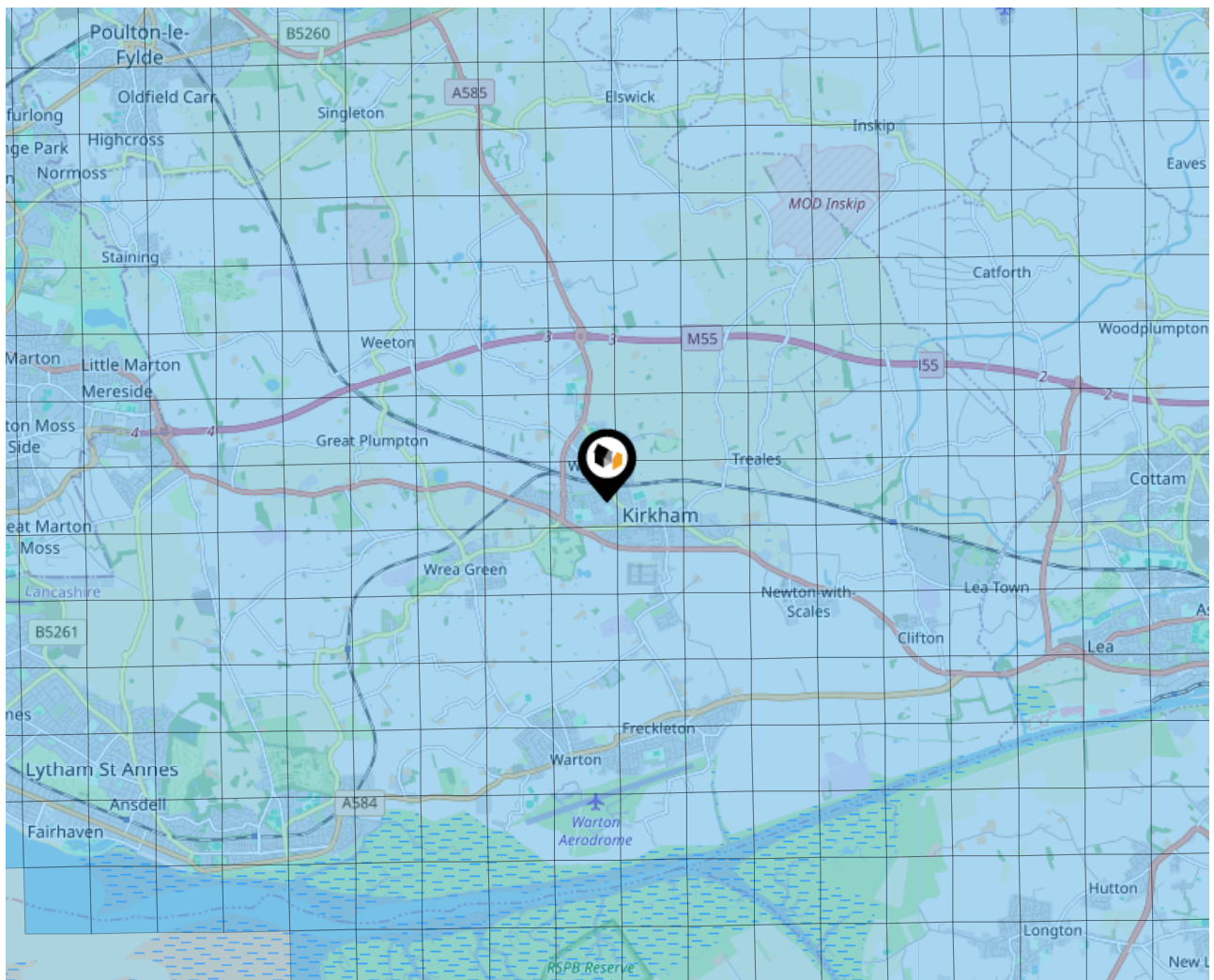


Key:

-  Power Pylons
-  Communication Masts

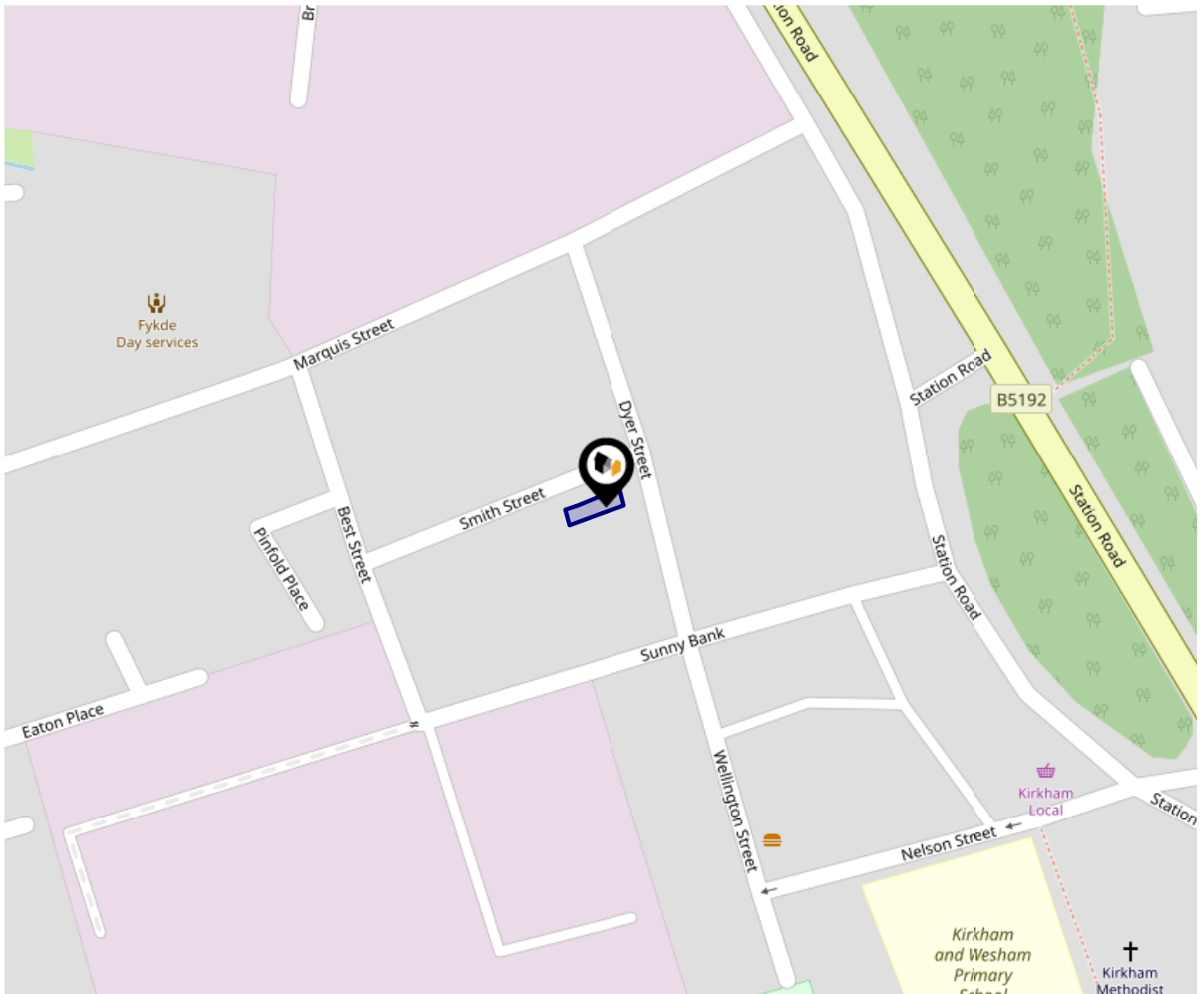
What is Radon?

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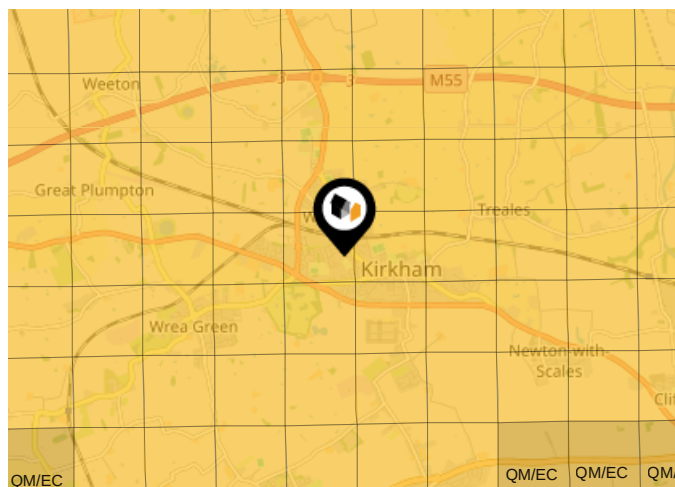
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

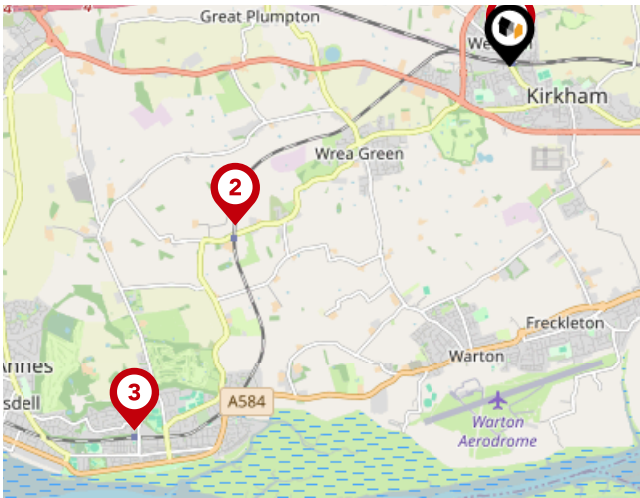


Primary Classifications (Most Common Clay Types)

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

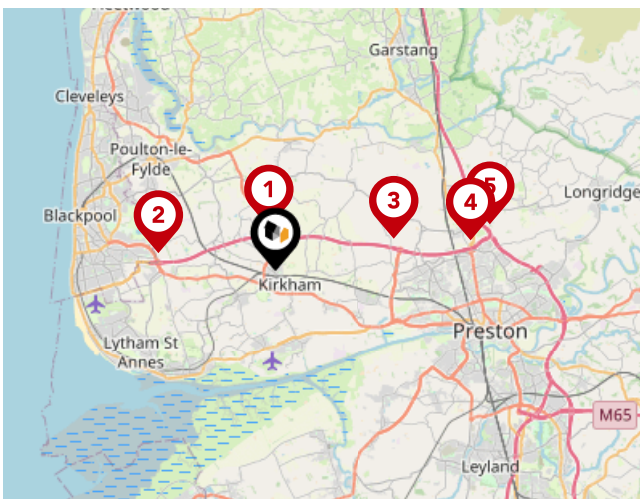
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	0.12 miles
2	Moss Side Rail Station	2.77 miles
3	Lytham Rail Station	4.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	1.53 miles
2	M55 J4	4.14 miles
3	M55 J2	4.28 miles
4	M55 J1	6.94 miles
5	M6 J32	7.68 miles

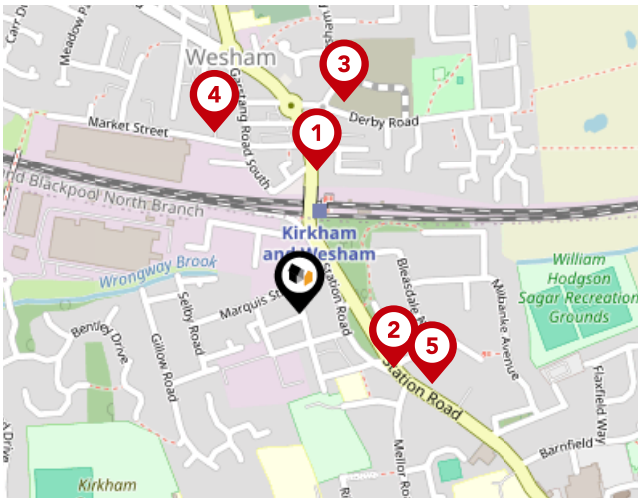


Airports/Helipads

Pin	Name	Distance
1	Highfield	6.47 miles
2	Speke	30.97 miles
3	Manchester Airport	38.52 miles
4	Leeds Bradford Airport	50.3 miles

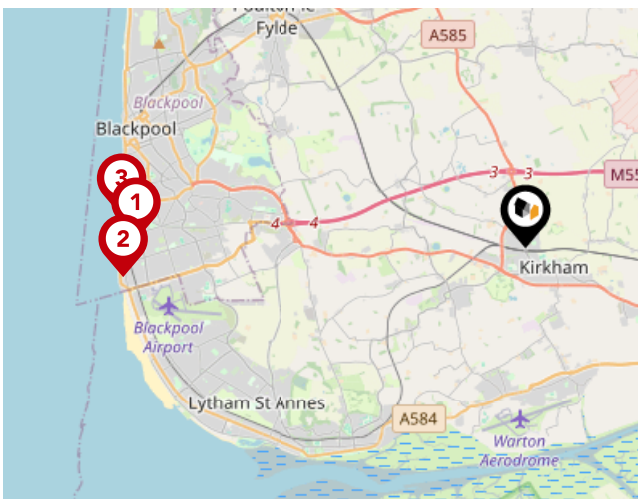
Area

Transport (Local)



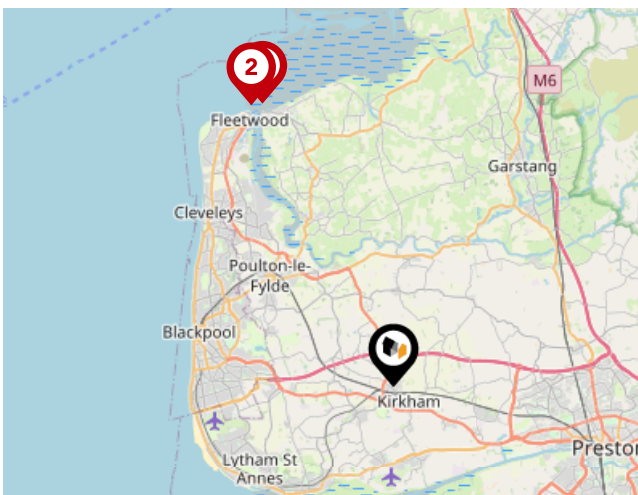
Bus Stops/Stations

Pin	Name	Distance
1	Rail Station	0.16 miles
2	Library	0.12 miles
3	Park Drive	0.24 miles
4	Everest Court	0.22 miles
5	Library	0.17 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	6.82 miles
2	Starr Gate (Blackpool Tramway)	7.05 miles
3	Pleasure Beach (Blackpool Tramway)	7.08 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	10.93 miles
2	Fleetwood for Knott End Ferry Landing	11.04 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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