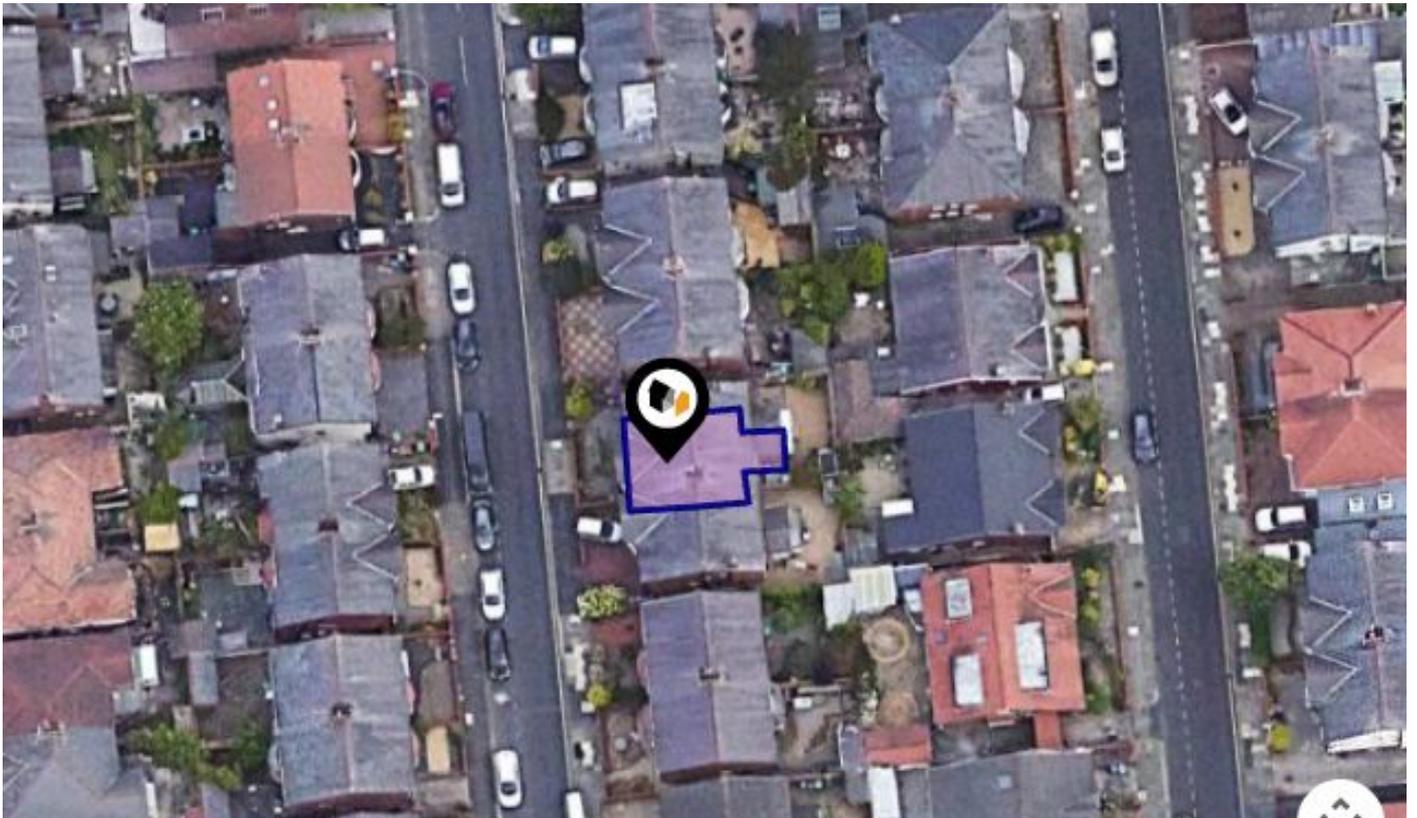




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 04<sup>th</sup> 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

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

## Local Area

<b>Local Authority:</b>	Blackpool
<b>Conservation Area:</b>	Raikes
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
		

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



### Satellite/Fibre TV Availability:

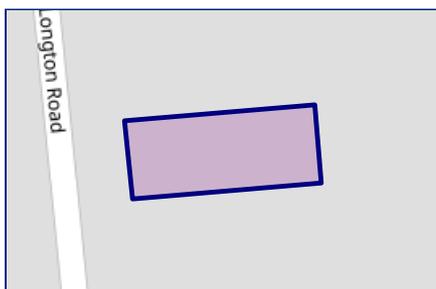


# Property Multiple Title Plans

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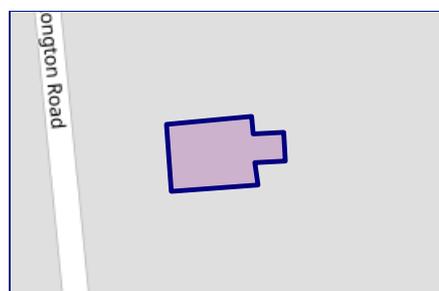
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



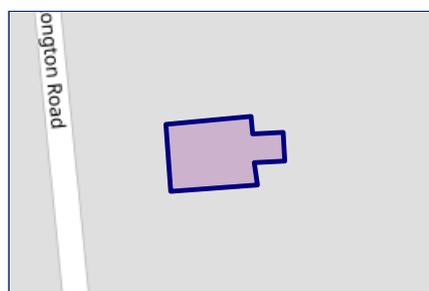
**LA528576**

## 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**

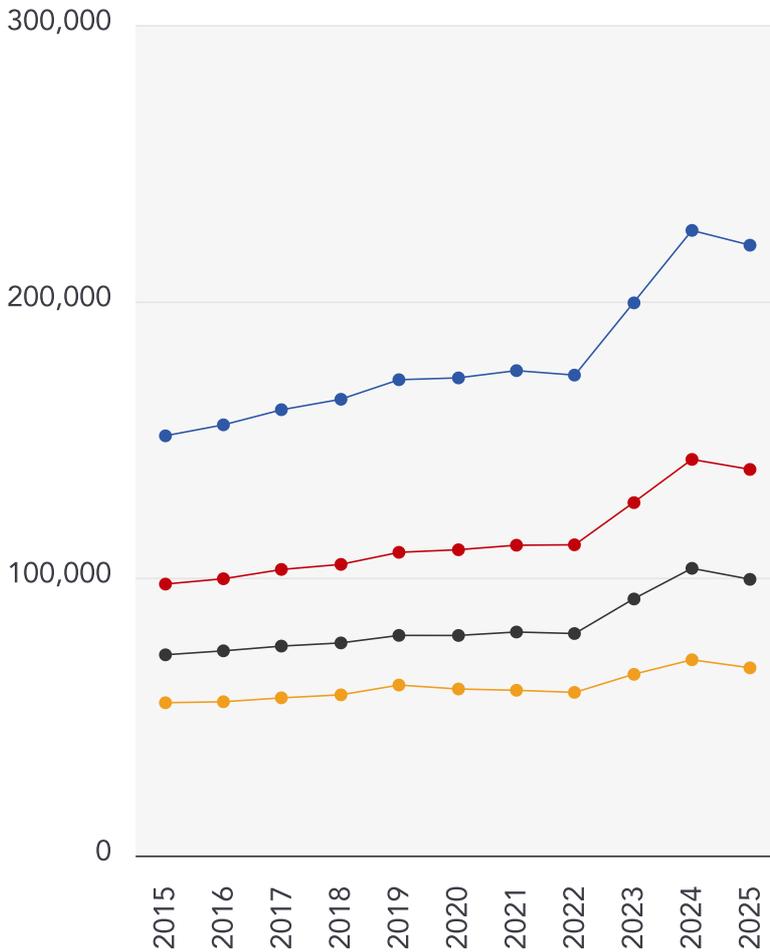
Start Date: 30/11/1999  
End Date: 01/03/2998  
Lease Term: 999 years from 1  
March 1999  
Term Remaining: 973 years

# 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%**

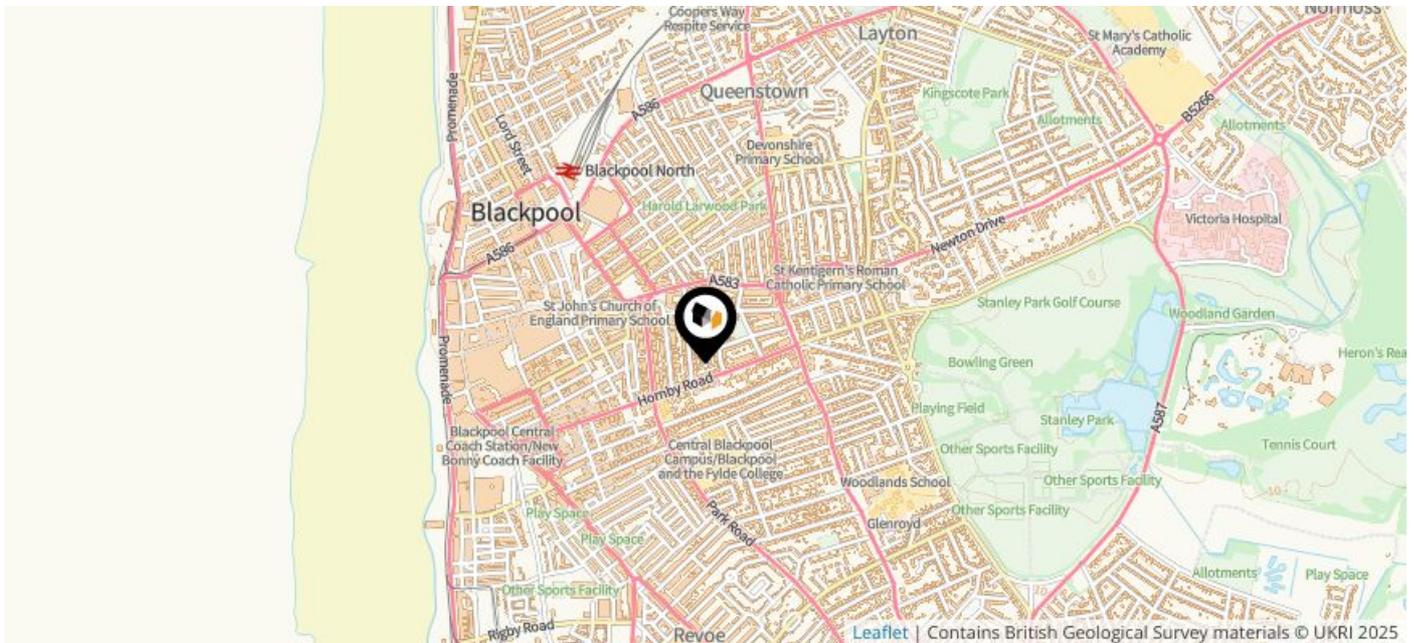
Terraced

**+37.59%**

Flat

**+22.82%**

This map displays nearby coal mine entrances and their classifications.



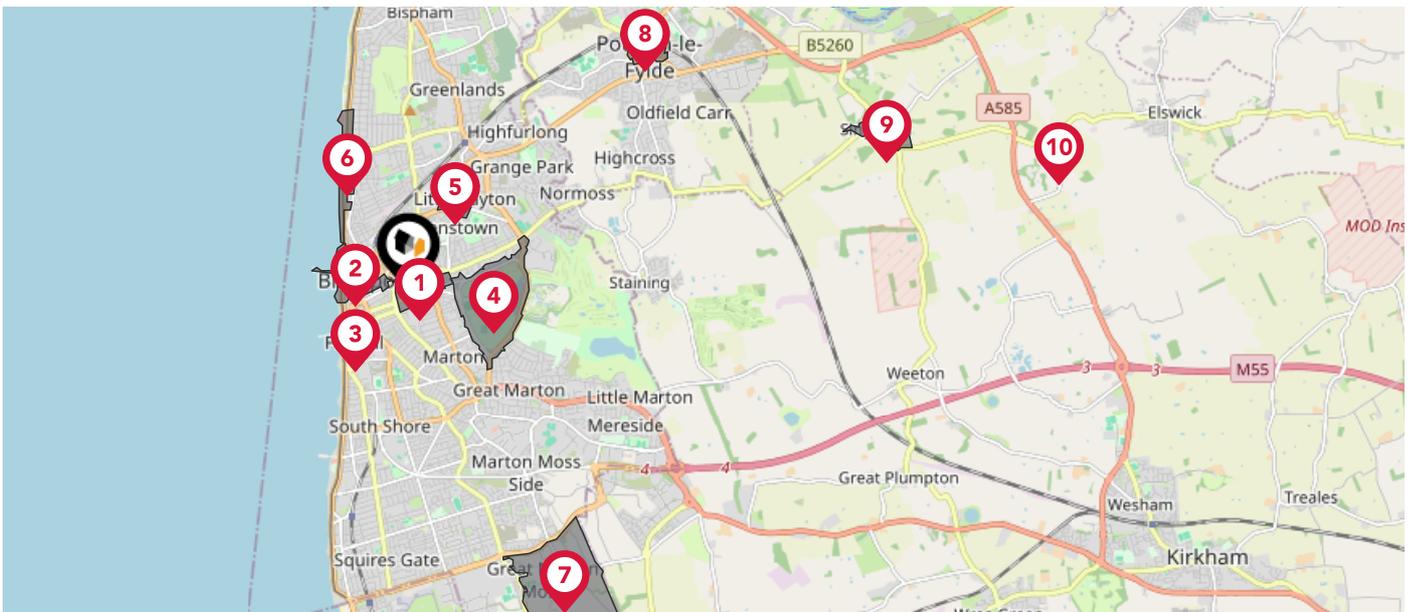
### Mine Entry

- ✕ 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)

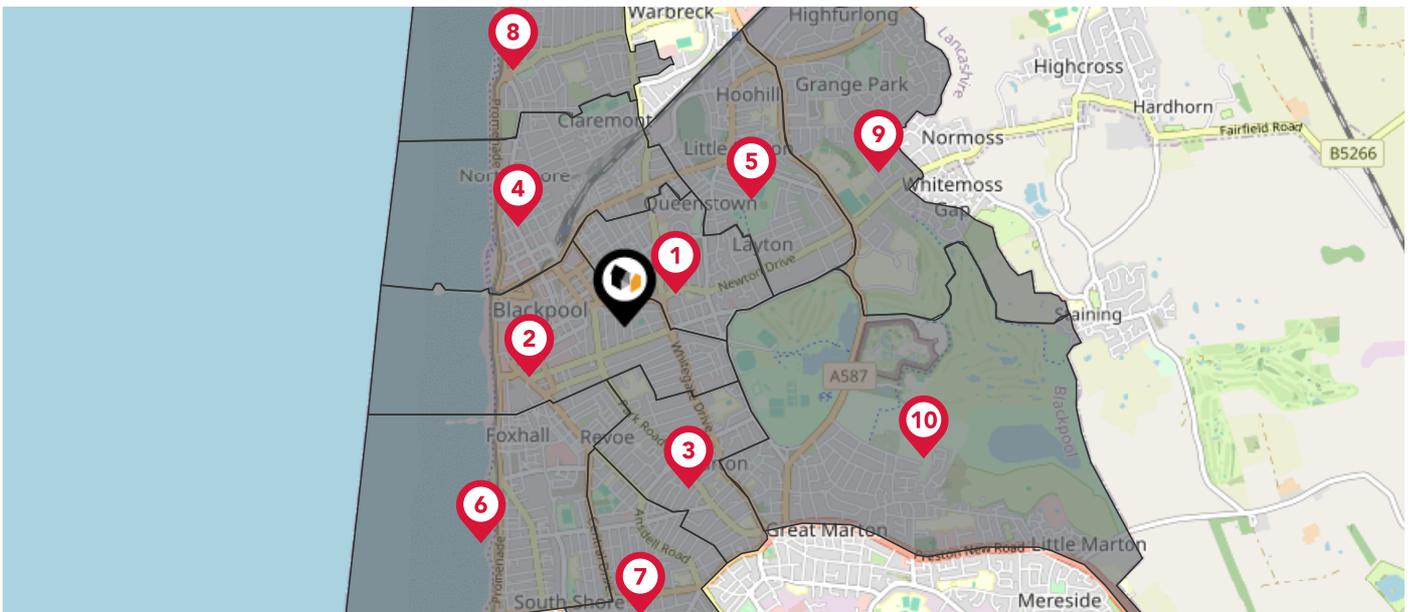
---

- 10 Thistleton

# Maps

## Council Wards

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



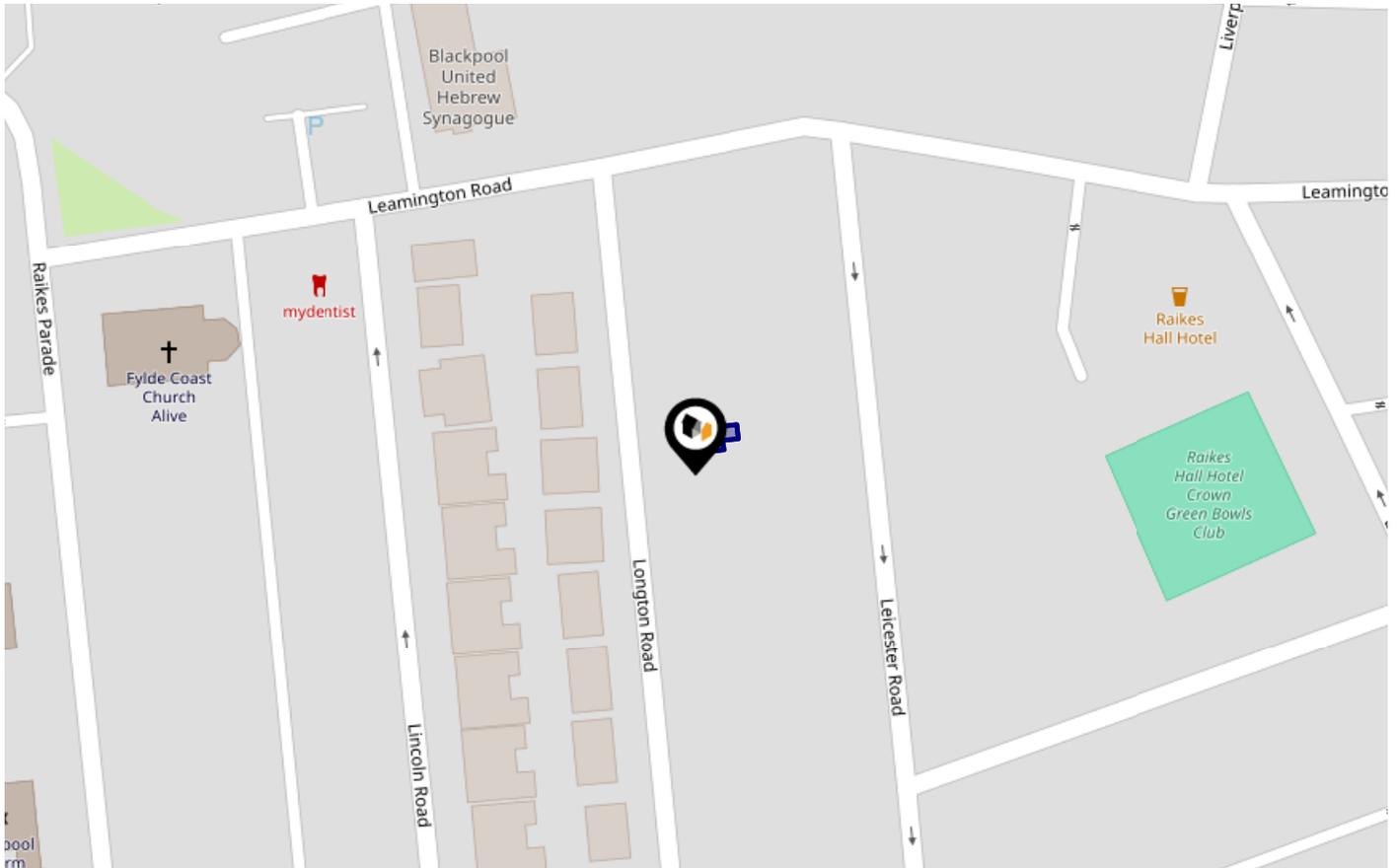
### Nearby Council Wards

-  Brunswick Ward
-  Talbot Ward
-  Tyldesley Ward
-  Claremont Ward
-  Layton Ward
-  Bloomfield Ward
-  Victoria Ward
-  Warbreck Ward
-  Park Ward
-  Marton 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.

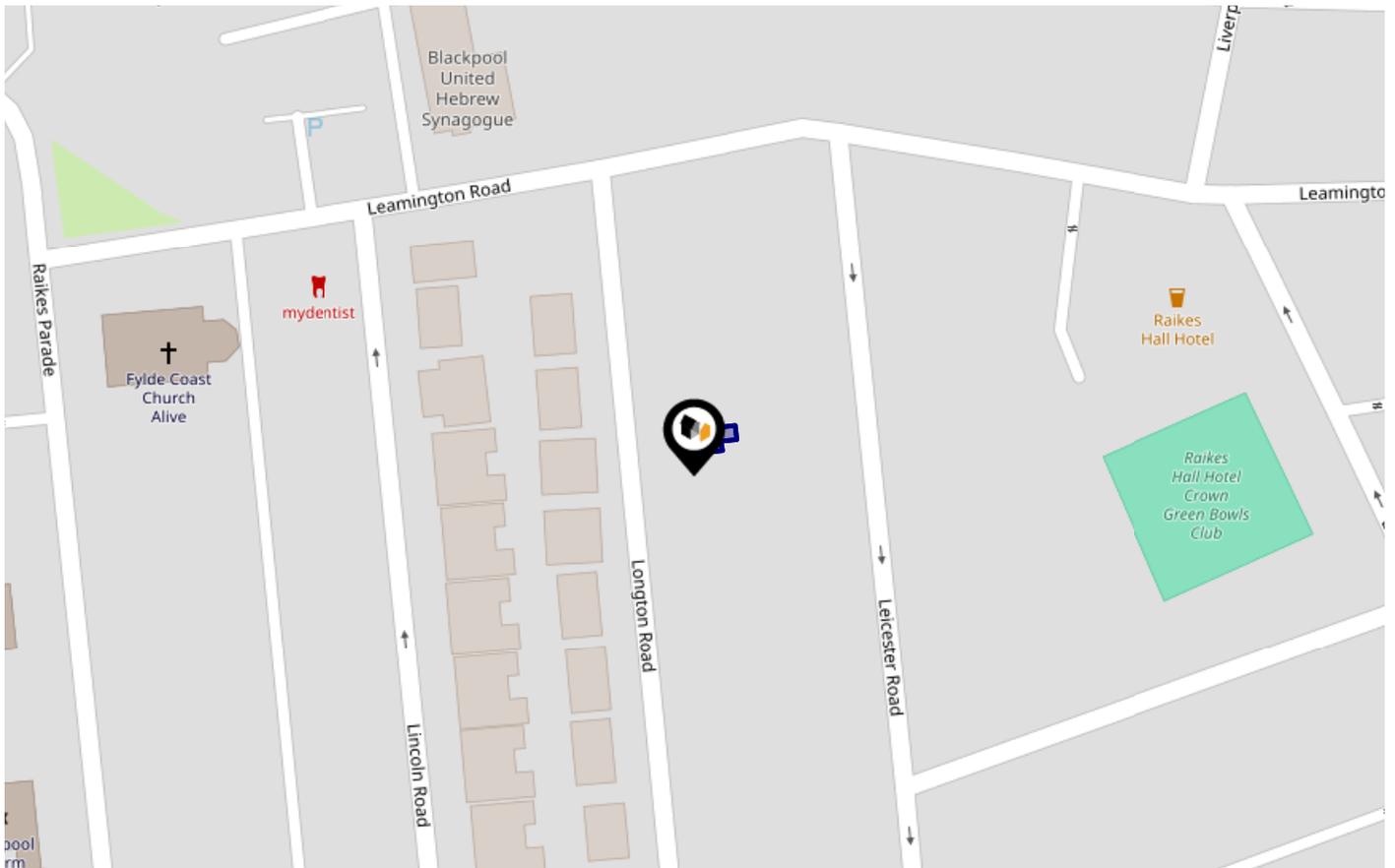
Chance of flooding to the following depths at this property:



# 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.

- 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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

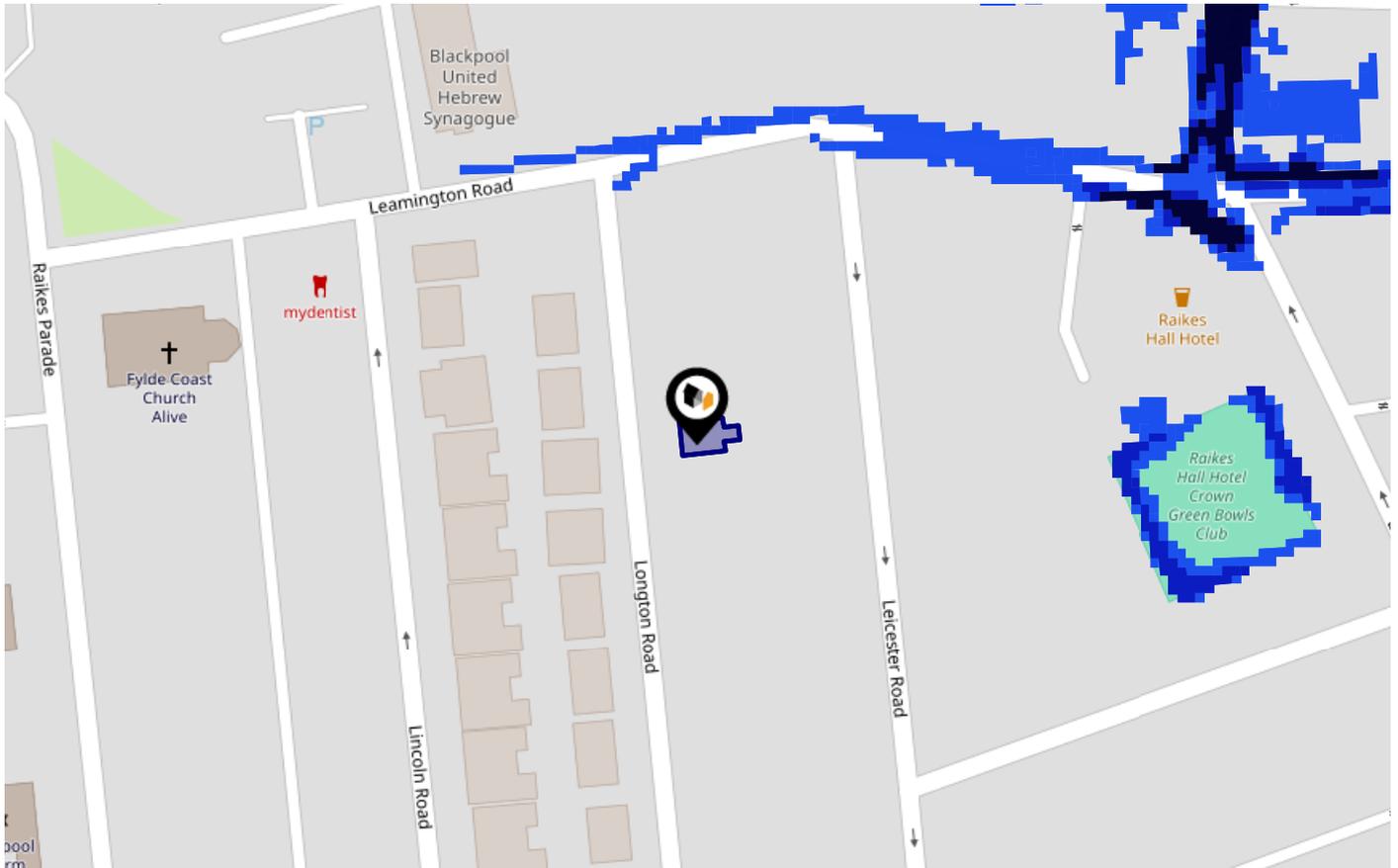
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

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.

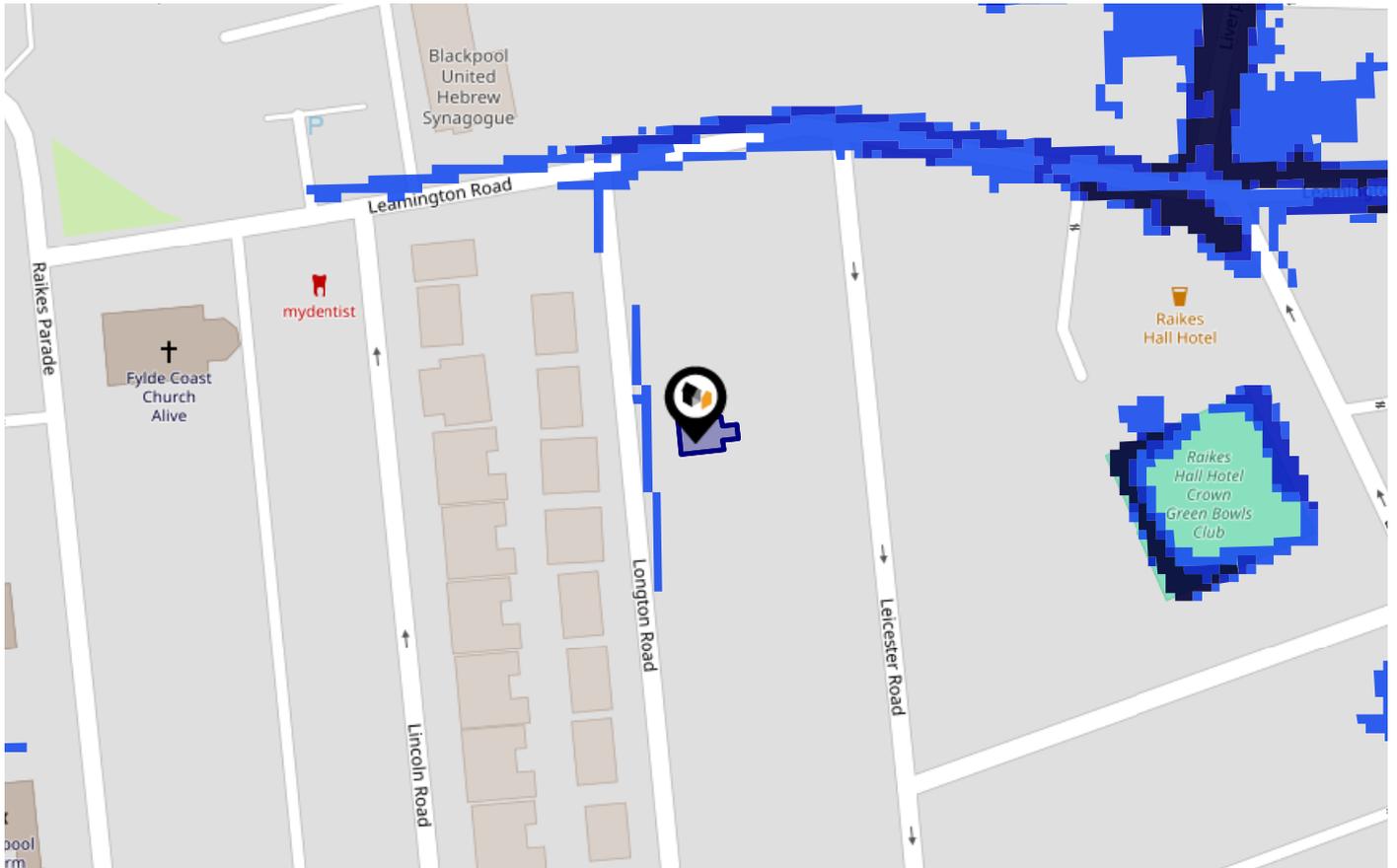
Chance of flooding to the following depths at this property:



# 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

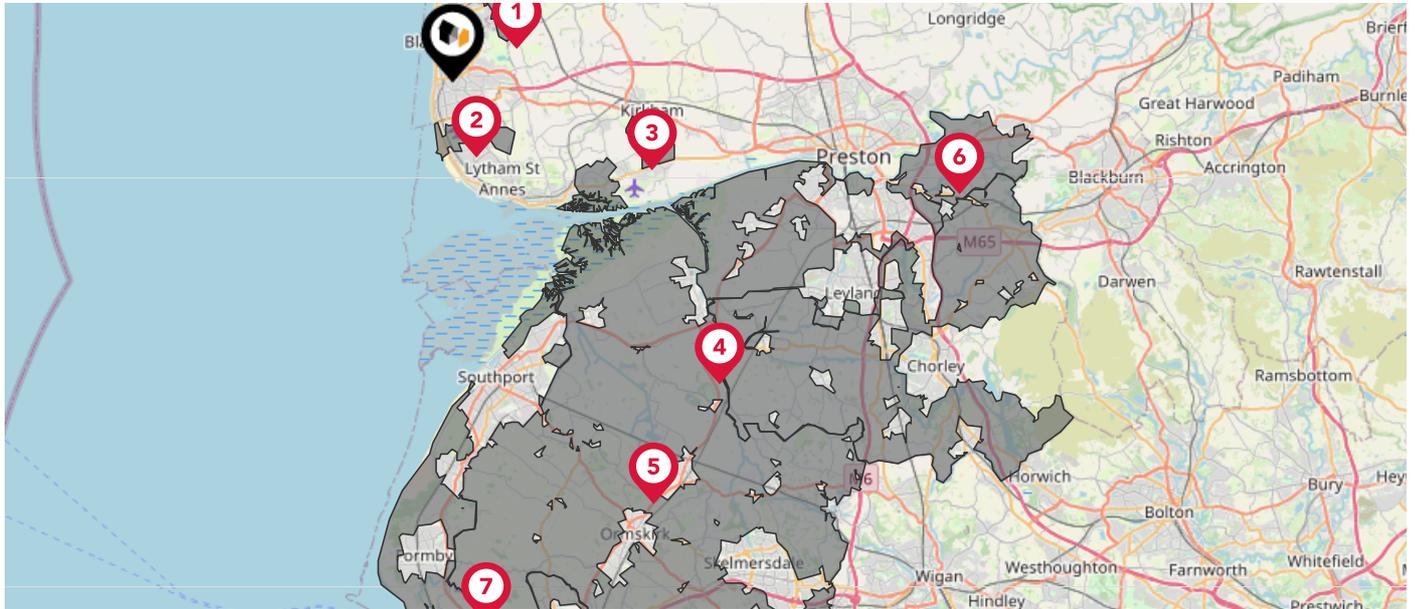
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

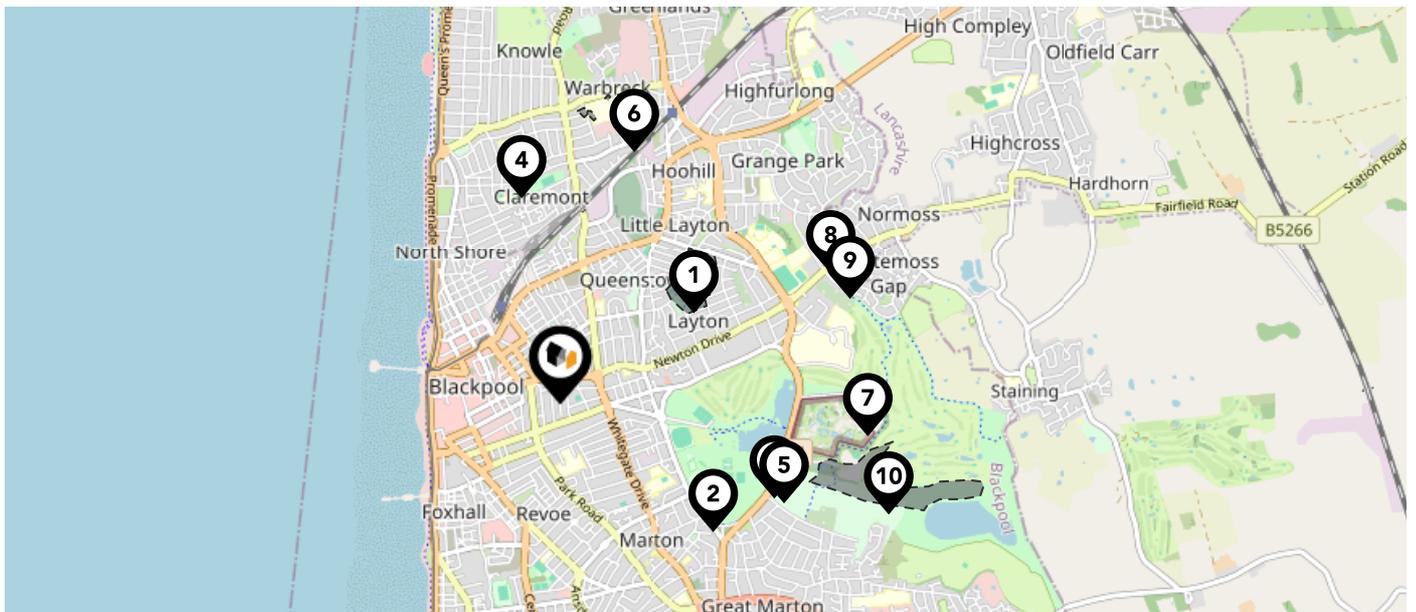
- 1 Blackpool Green Belt - Wyre
- 2 Blackpool Green Belt - Blackpool
- 3 Blackpool Green Belt - Fylde
- 4 Merseyside and Greater Manchester Green Belt - Chorley
- 5 Merseyside and Greater Manchester Green Belt - West Lancashire
- 6 Merseyside and Greater Manchester Green Belt - South Ribble
- 7 Merseyside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

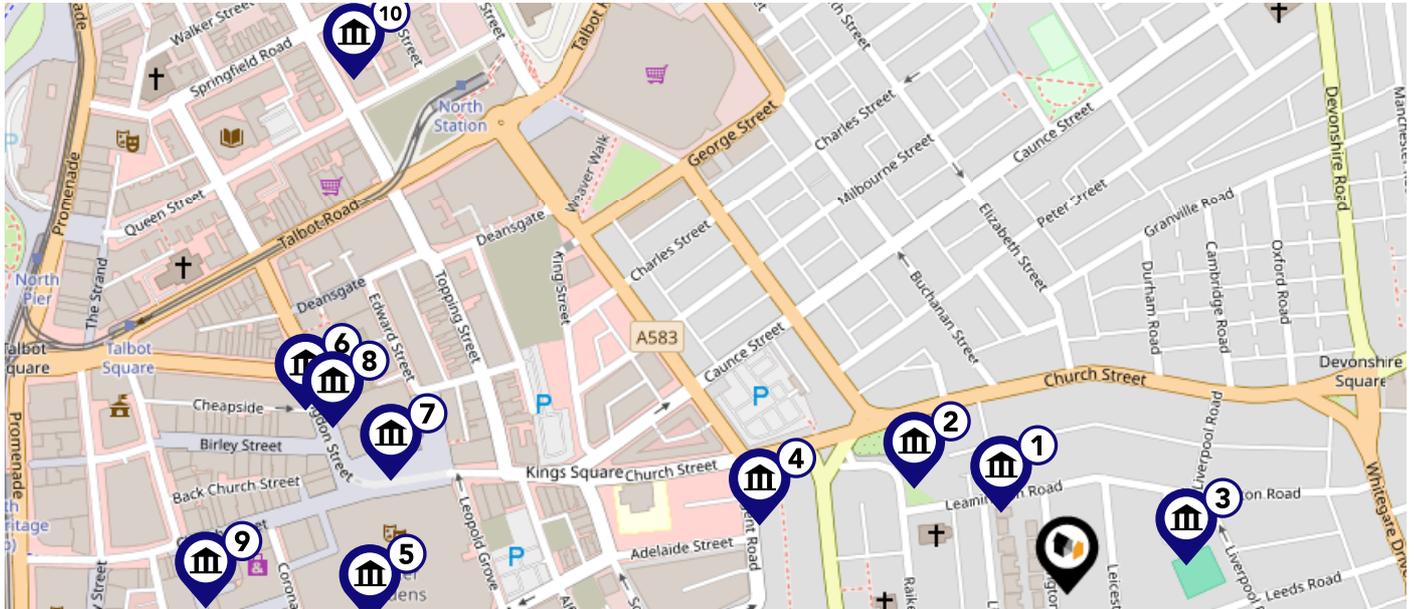
<b>1</b>	Layton Flashings-Off Grange Road, Layton, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	South end of Stanley Park-West Park Drive, Marton, Blackpool, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Model Village-East Park Drive, Stanley Park, Blackpool,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

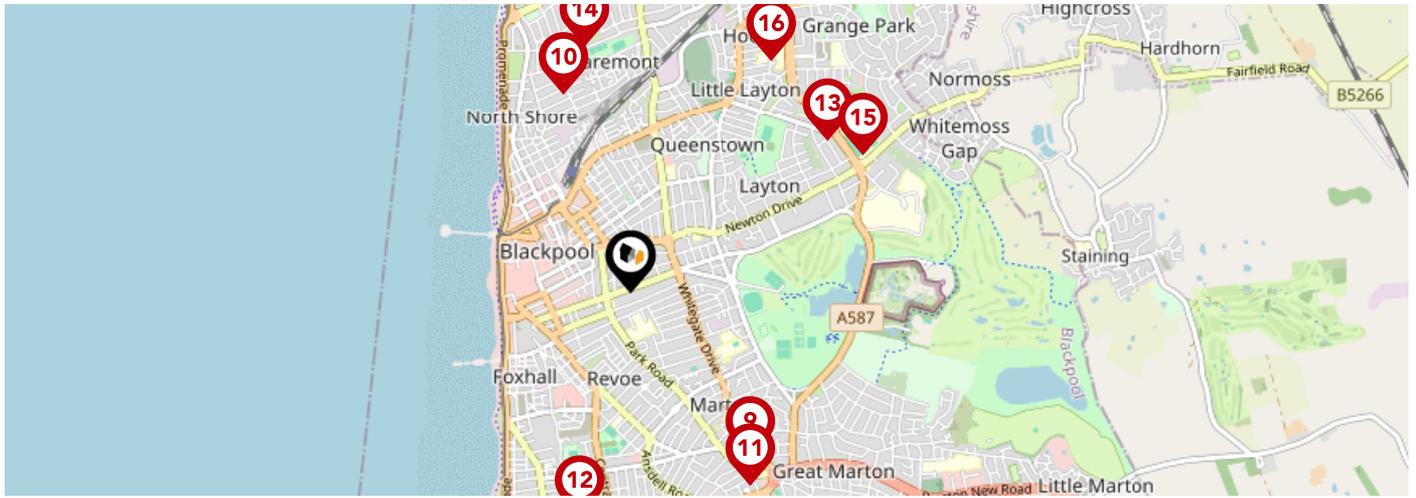
# Area Schools

LANDWOOD GROUP



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

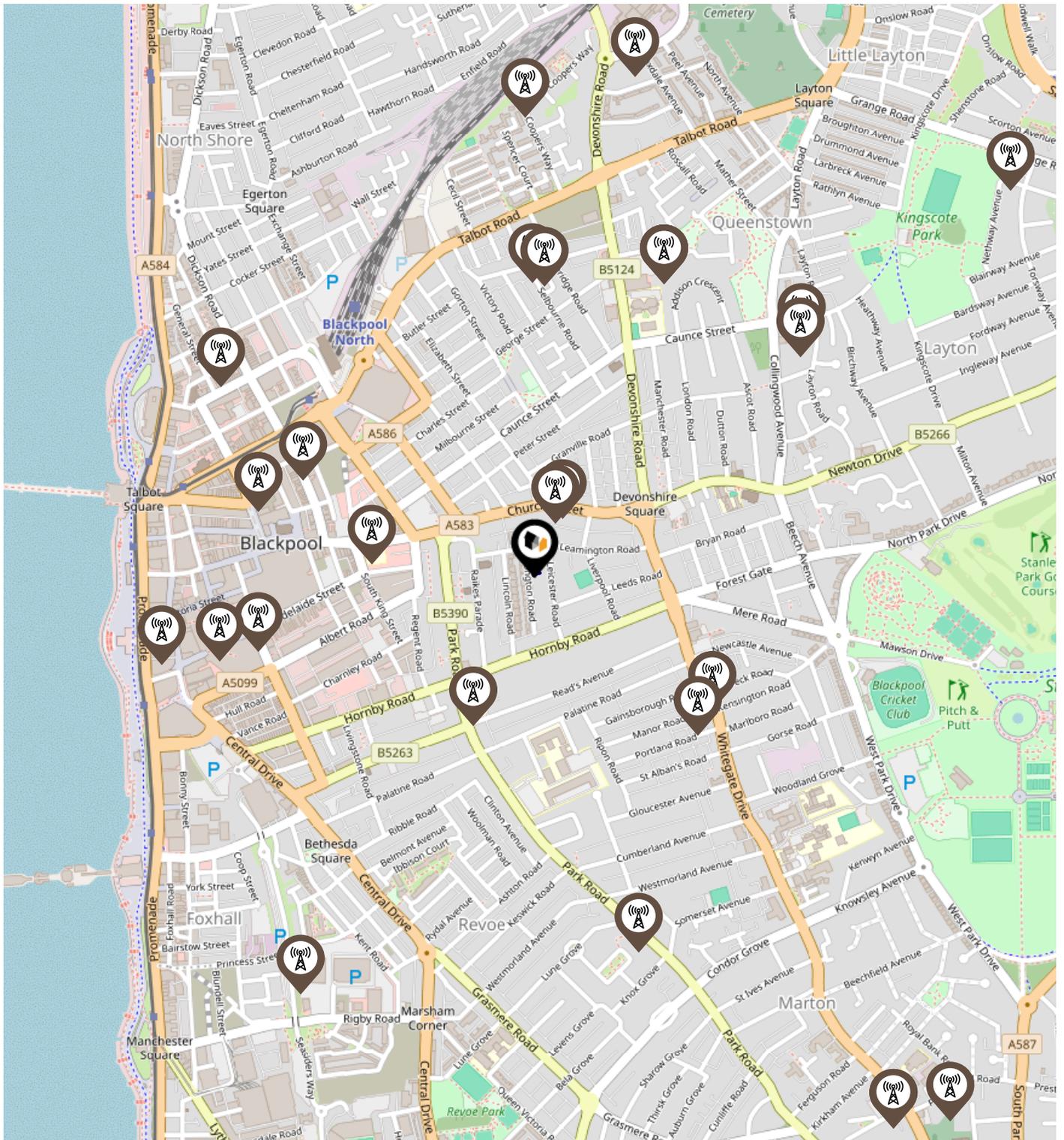
# Area Schools



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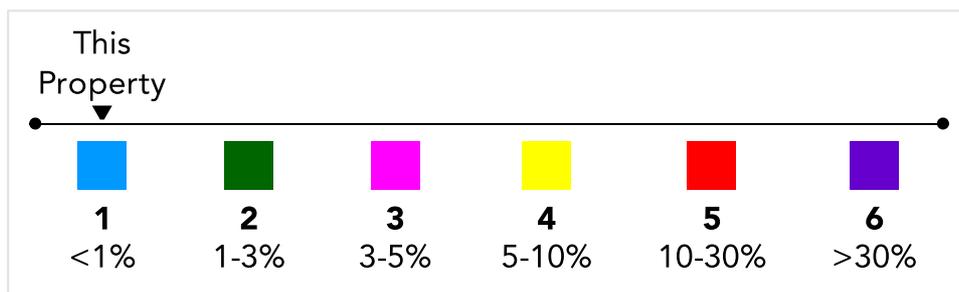
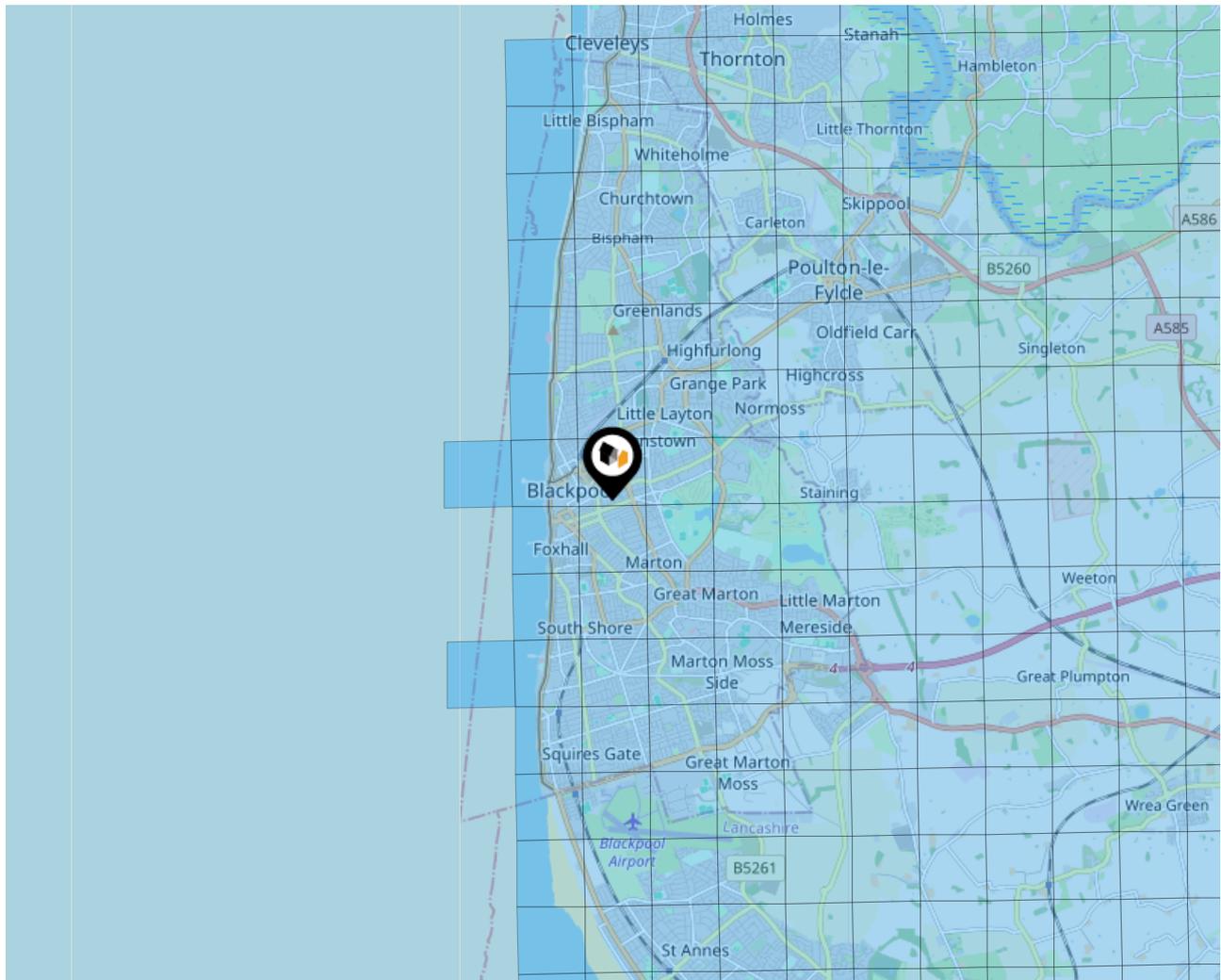


**Key:**

-  Power Pylons
-  Communication Masts

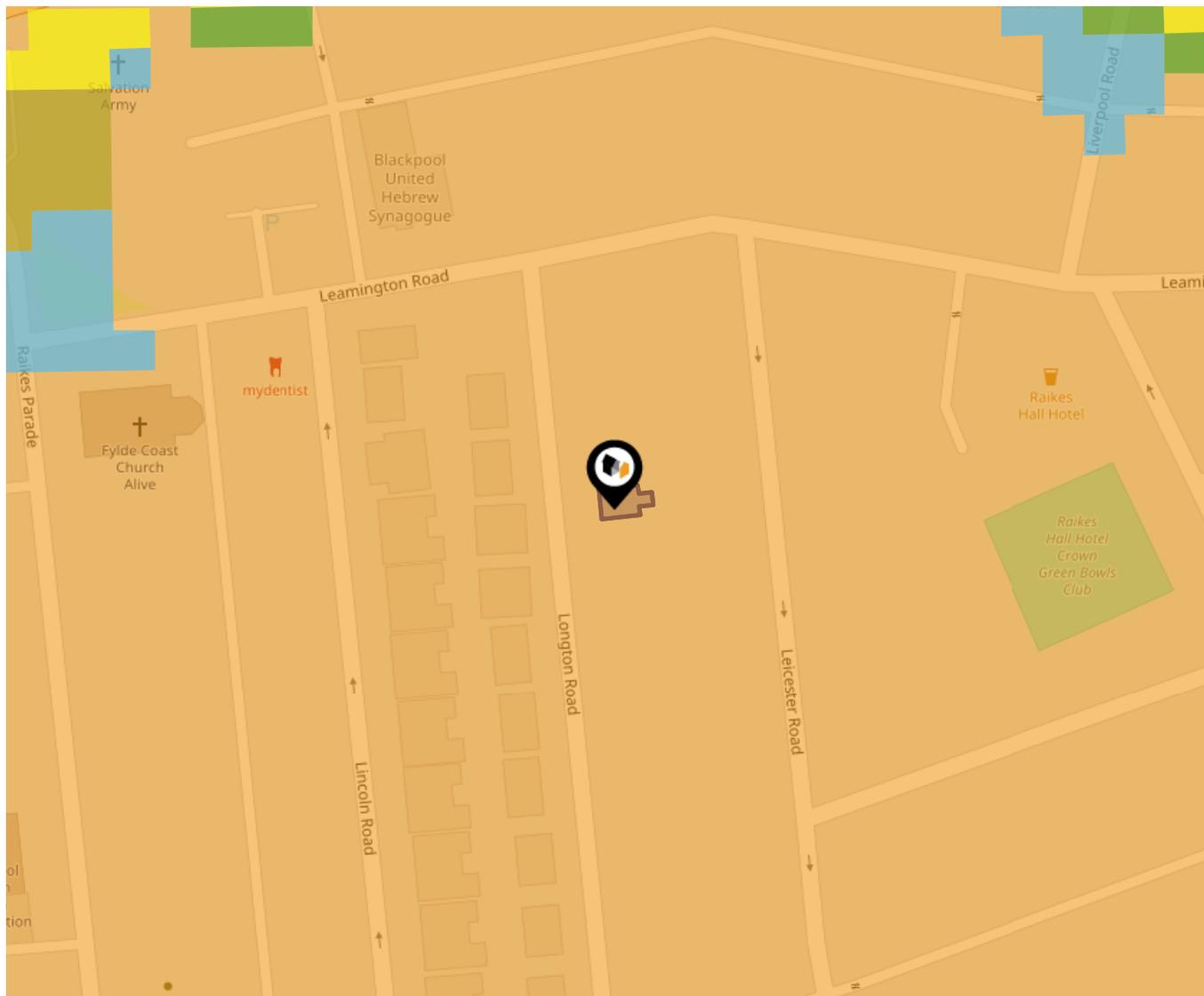
### What is Radon?

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



# Local Area Road Noise

LANDWOOD  
GROUP



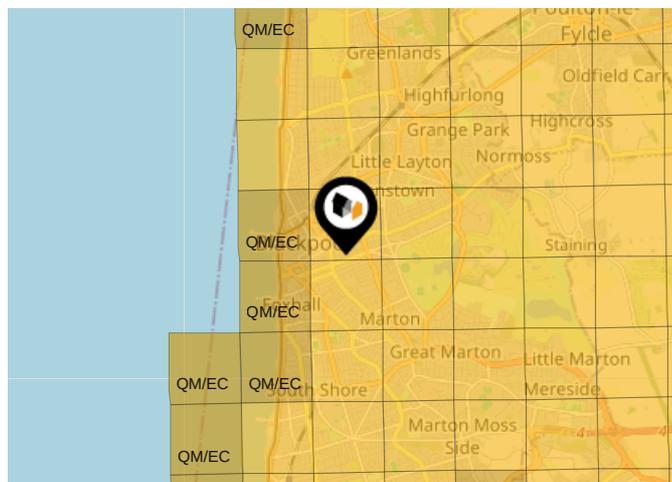
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

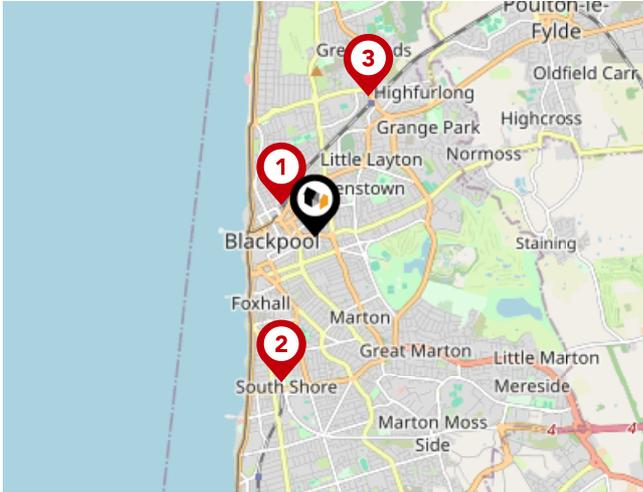


### Primary Classifications (Most Common Clay Types)

<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

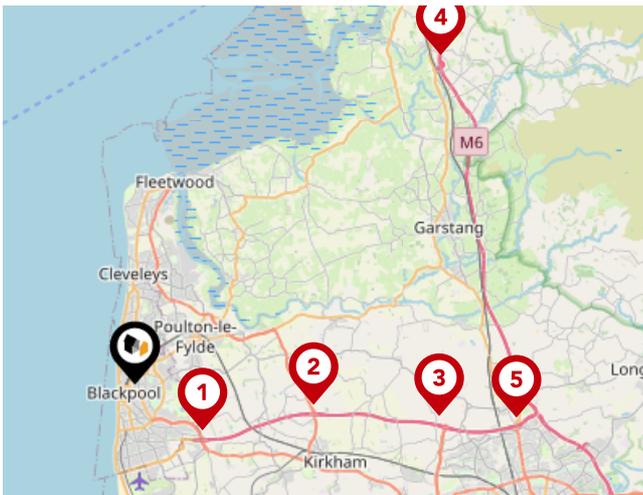
# Area

## Transport (National)



### 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

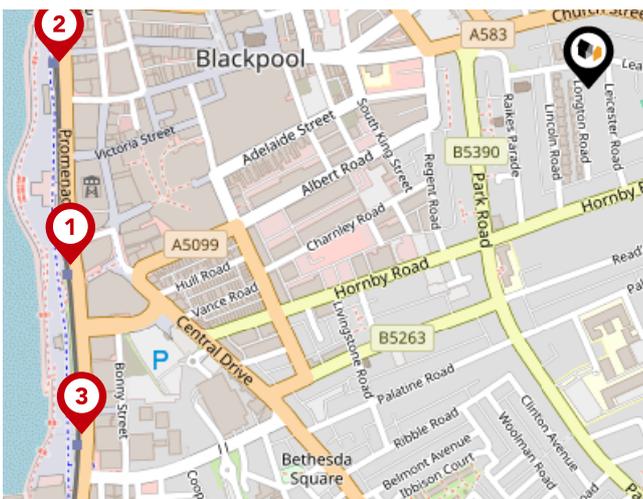
## Transport (Local)

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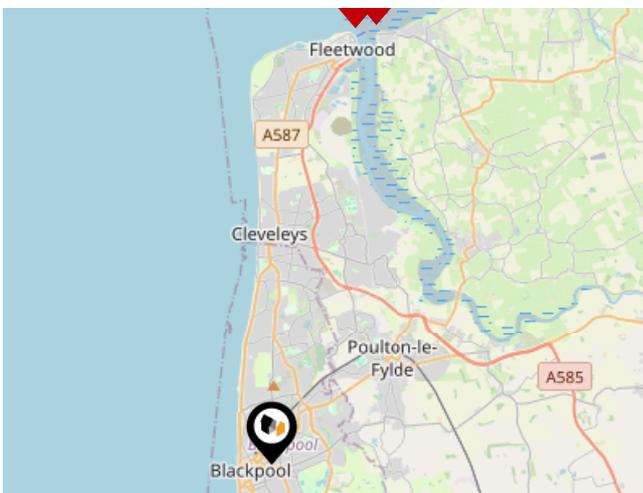
### Bus Stops/Stations

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

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### Landwood Group

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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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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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