

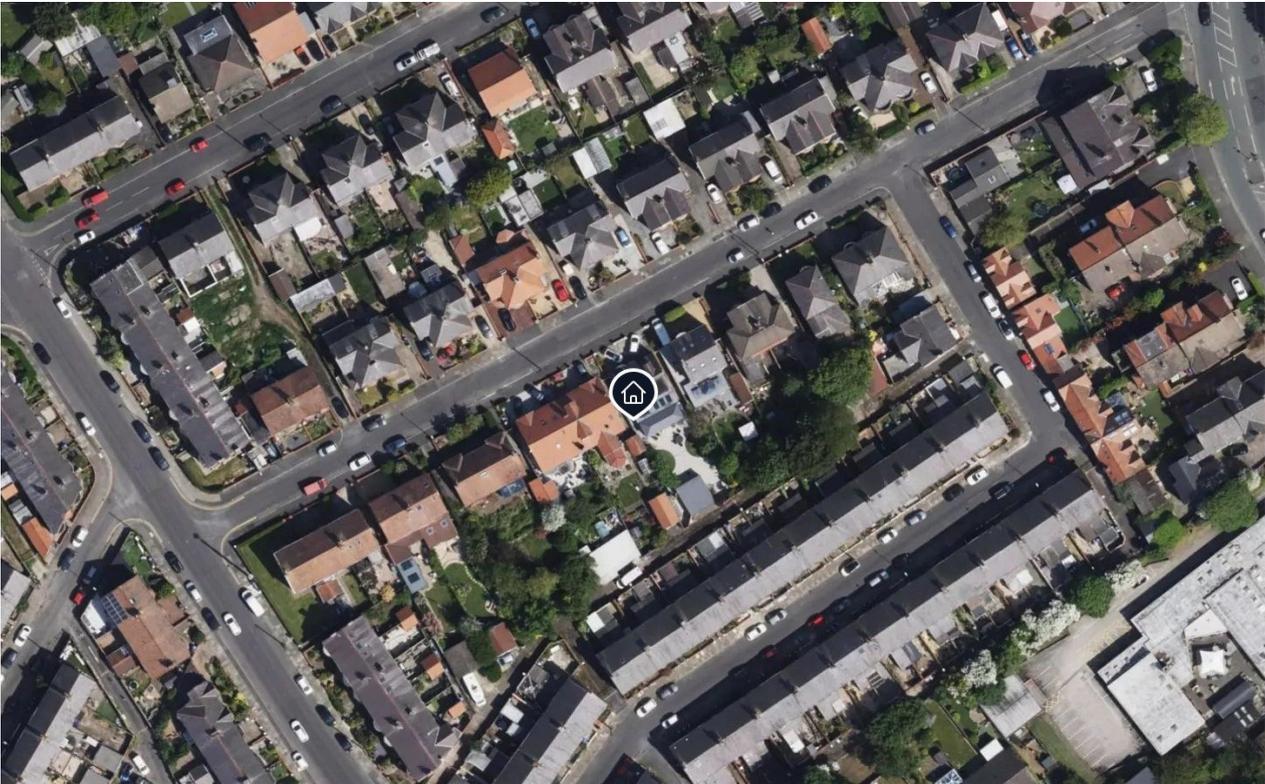
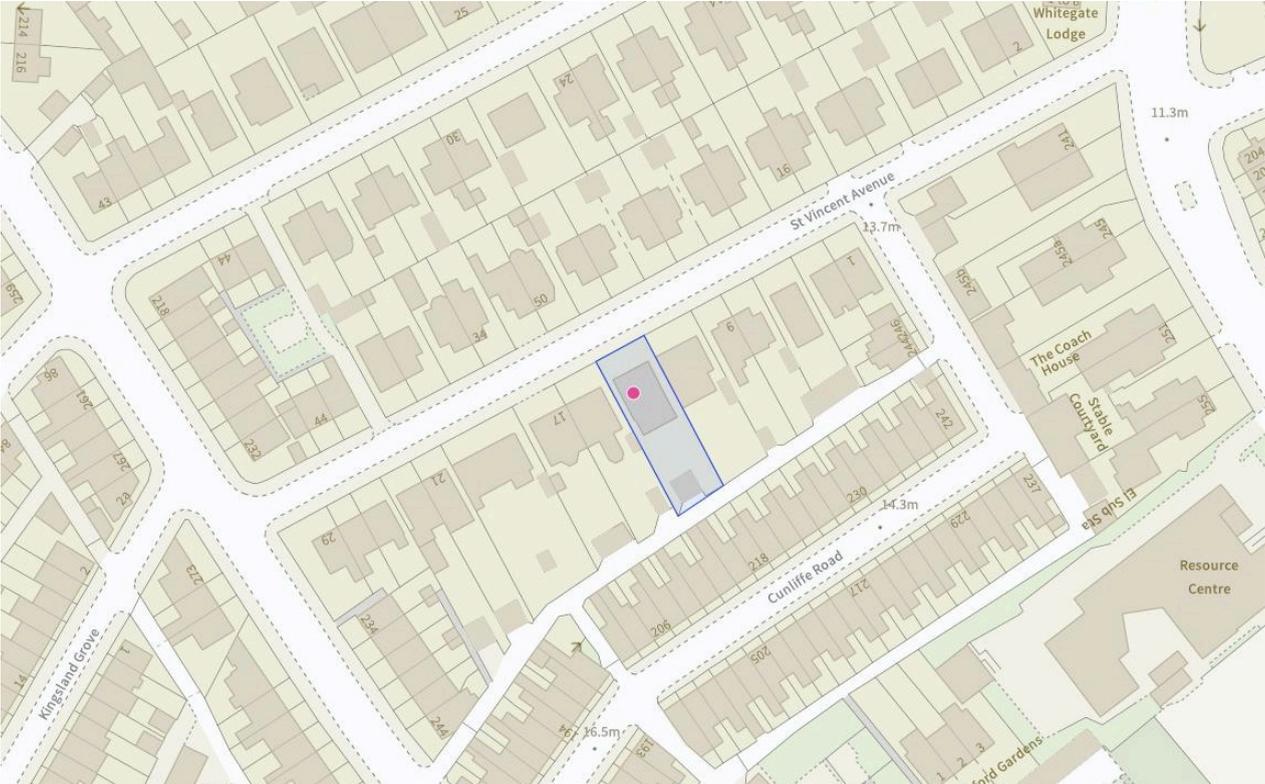


# Property Report

**13 St. Vincent Avenue  
Blackpool, FY1 6RT**



# Introduction



## Key Property Information



4 2 1,615ft<sup>2</sup> | £219 pft<sup>2</sup> Detached Freehold

### Plot information

Title number **LA880413**  
Plot size **0.12 acres**  
Garden direction **SouthEast**  
Outdoor area **0.09 acres**  
Parking (predicted) **Yes**

### Council tax

Band C  
£2,126 per year (est)  
Blackpool

### Mobile coverage

EE   
O2   
Three   
Vodafone 

### Broadband availability

Basic **16mb**  
Superfast **80mb**  
Ultrafast **1000mb**  
Overall **1000mb**

## Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

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Surface water

Very low risk for flooding by surface water

## Radon Gas

### Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## Restrictive covenants

Found

### This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

#### Why it's important

##### Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

##### Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

##### Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

## Rights of way

### There has been no rights of way found on the plot of this property

#### Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

#### Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

#### Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

#### Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land Registry 

## National park

No restrictions found

### This property is **not** within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

#### Why it's important

##### Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

##### Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

##### Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## Conservation area

No restrictions found

### This property is **not** within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

#### Why it's important

##### Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

##### Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

##### Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## Greenbelt land

No restrictions found

### This property is **not** on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

#### Why it's important

##### Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

##### Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

##### Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

# Comparable Properties - Sales



Under Offer  
 £285,000 listed price      499ft  
**St. Ives Avenue, FY1**

4 Bed      Detached  
 Freehold      1475ft<sup>2</sup> (£193.2...)



Listed - 1a months ago  
 £290,000 listed price      876ft  
**Whitegate Drive, FY3**

4 Bed      Detached  
 Freehold      1722ft<sup>2</sup> (£168.41)



Listed - 5 months ago  
 £350,000 listed price      1,434ft  
**Kempton Avenue, Blackpool, FY3**

4 Bed      Detached  
 1593ft<sup>2</sup> (£219.71)



Listed - 5 months ago  
 £355,000 listed price      1,608ft  
**Cumberland Avenue, FY1**

5 Bed      Detached  
 Freehold      1604ft<sup>2</sup> (£221.3...)



Listed - 6 months ago  
 £370,000 listed price      1.0mi  
**Reads Avenue, FY1**

7 Bed      Detached  
 Freehold      2616ft<sup>2</sup> (£141.44)



Listed - 4 months ago  
 £350,000 listed price      1.0mi  
**James Avenue, FY4**

4 Bed      Detached  
 Freehold      1475ft<sup>2</sup> (£237.2...)



Listed - 4 months ago  
 £379,950 listed price      1.0mi  
**Parkway, Blackpool**

4 Bed      Detached



Listed - 1 year ago  
 £389,995 listed price      1.0mi  
**Parkway, FY3**

4 Bed      Detached  
 Freehold      2228ft<sup>2</sup> (£175....)

# Comparable Properties - Completed



£399,950 sold price 1,588ft

**West Park Drive, FY3**

4 Bed Detached  
 2454ft<sup>2</sup> (£162....)



£412,000 sold price 1,995ft

**West Park Drive, FY3**

4 Bed Detached  
 1884ft<sup>2</sup> (£218.6...)



£355,000 sold price 2,034ft

**South Park Drive, FY3**

3 Bed Detached  
 1539ft<sup>2</sup> (£230....)



£375,000 sold price 1.0mi

**Preston Old Road, FY3**

4 Bed Detached  
 2831ft<sup>2</sup> (£132.4...)



£290,000 sold price 1.0mi

**Central Drive, FY1**

4 Bed Detached  
 2293ft<sup>2</sup> (£126....)



£340,000 sold price 1.0mi

**East Park Drive, FY3**

3 Bed Detached  
 1378ft<sup>2</sup> (£246....)



£380,000 sold price 1.0mi

**Milton Avenue, FY3**

4 Bed Detached  
 1851ft<sup>2</sup> (£205.2...)



£348,000 sold price 1.0mi

**Alexandra Road, FY1**

4 Bed Detached

# Comparable Properties - Lettings



£1,350 pcm 2.0mi

**Pasture Close, Blackpool, FY4 5FW**

4 Bed Detached



£1,200 pcm 2.0mi

**Horrocks Avenue, Lytham St Anne's**

4 Bed Detached



£1,600 pcm 3.0mi

**Dorset Road, FY8**

3 Bed Detached  
 Leasehold 1066ft<sup>2</sup> (£1.5)



£1,500 pcm 4.0mi

**Clifton Drive North, FY8**

4 Bed Detached  
 Leasehold 1615ft<sup>2</sup> (£0.93)



£1,500 pcm 4.0mi

**Pearl Close, Poulton-Le-Fylde, Lan...**

4 Bed Detached



£1,650 pcm 4.0mi

**Bridleway, FY8**

4 Bed Detached  
 Leasehold 1292ft<sup>2</sup> (£1.28)



£1,300 pcm 5.0mi

**Derby Granary, Greenhalgh**

2 Bed Detached  
 1216ft<sup>2</sup> (£1.07)

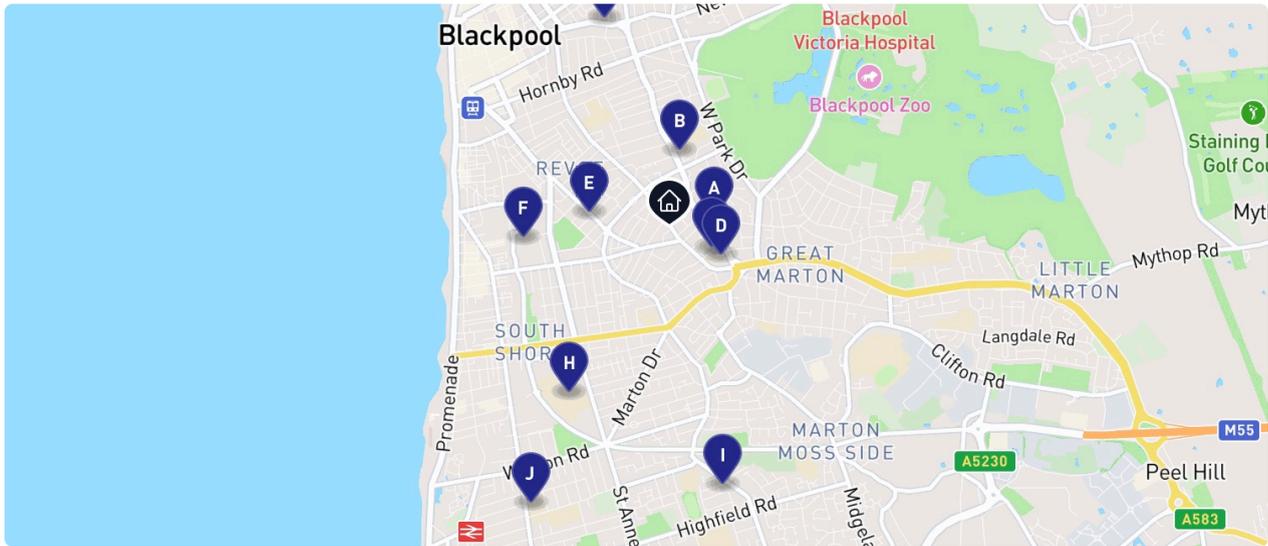


£1,200 pcm 5.0mi

**Branksome Avenue, FY5**

3 Bed Detached  
 Freehold 883ft<sup>2</sup> (£1.36)

# Local Education



**A** PRU

Educational Diversity

Good 0.20mi

**B** Special · Nursery

Park Community Academy

Outstanding 0.21mi

**C** Nursery · Primary

St John Vianney's Catholic Primary School, Blackpool

Not rated 0.27mi

**D** Nursery · Primary

St John Vianney's Catholic Primary School

Good 0.32mi

**E** Nursery · Primary

Revoe Learning Academy

Good 0.34mi

**F** Independent · Secondary

BFC School

Requires improvement 0.63mi

**G** Independent · Secondary

Tower Learning Centre Independent School

Good 0.80mi

**H** Secondary

South Shore Academy

Not rated 0.91mi

**I** Special · Independent

Spen Brook School

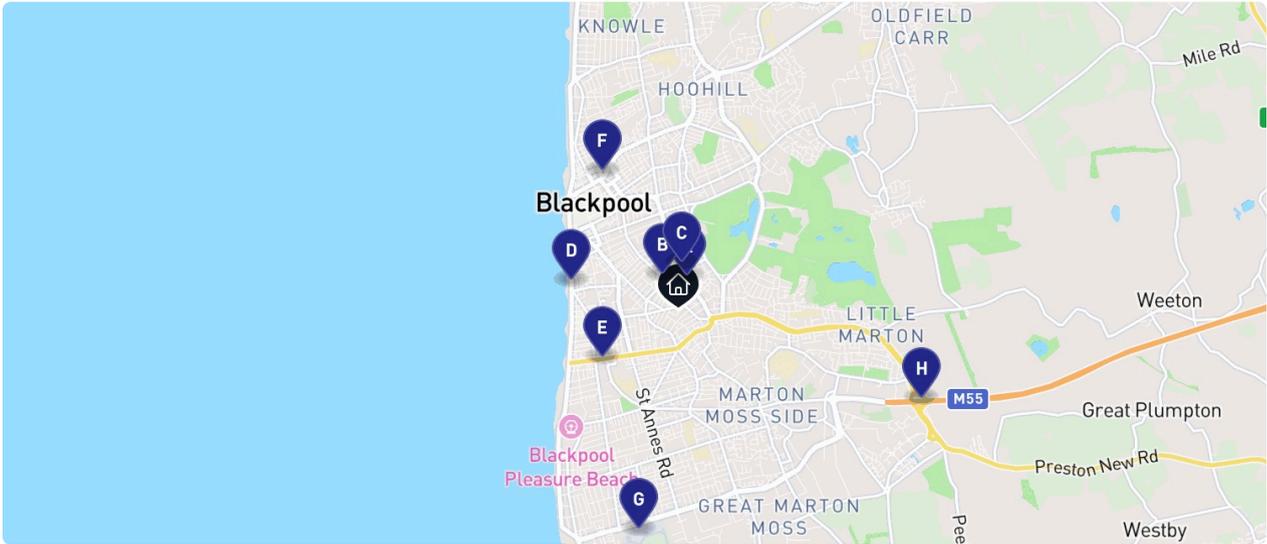
Good 1.21mi

**J** All-through

Armfield Academy

Good 1.40mi

# Local Transport



**A** 

Elmslie Gardens

Bus stop or station 0.09 mi

**B** 

Somerset Avenue

Bus stop or station 0.15 mi

**C** 

Condor Grove

Bus stop or station 0.17 mi

**D** 

Manchester Square (Blackpool Tramway)

Tram and Metrostation 0.89 mi

**E** 

Blackpool South Rail Station

Train station 0.88 mi

**F** 

Blackpool North Rail Station

Train station 1.13 mi

**G** 

Blackpool International Airport

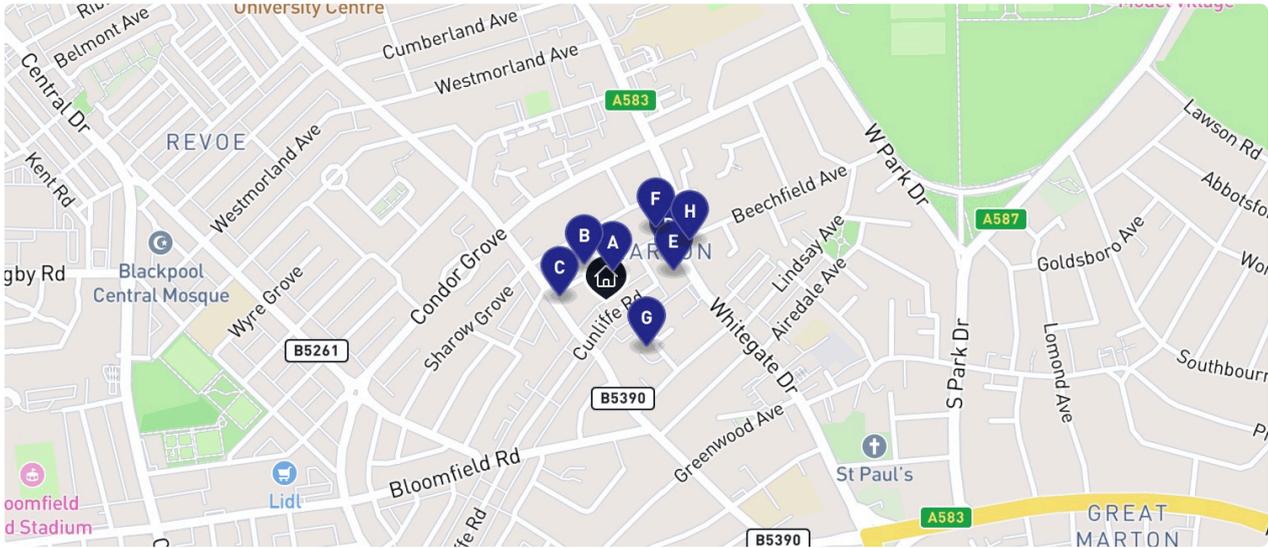
Airport 2.09 mi

**H** 

M55

Motorway 2.24 mi

## Nearby Planning



**A** 11 ST VINCENT AVENUE, BLACKPOOL, FY1 6RT  
 Erection of a single storey side and rear extension.  
 Approved      Ref: 20/0148      06-03-2020

**B** 34 ST VINCENT AVENUE, BLACKPOOL, FY1 6RT  
 Erection of a single storey rear extension following demolition of existing outbuilding.  
 Approved      Ref: 21/0321      12-04-2021

**C** PAVEMENT ADJACENT TO 29 ST VINCENTS AVENUE, BLACKPOOL  
 Installation of 15m pole, fibre cable, antennae and associated cabinets for the installation of high speed...  
 Approved      Ref: 21/0763      25-08-2021

**D** 247B WHITEGATE DRIVE, BLACKPOOL, FY3 9JL  
 Erection of a first floor side extension over existing garage with front dormer and single storey rear...  
 Approved      Ref: 21/0211      15-04-2021

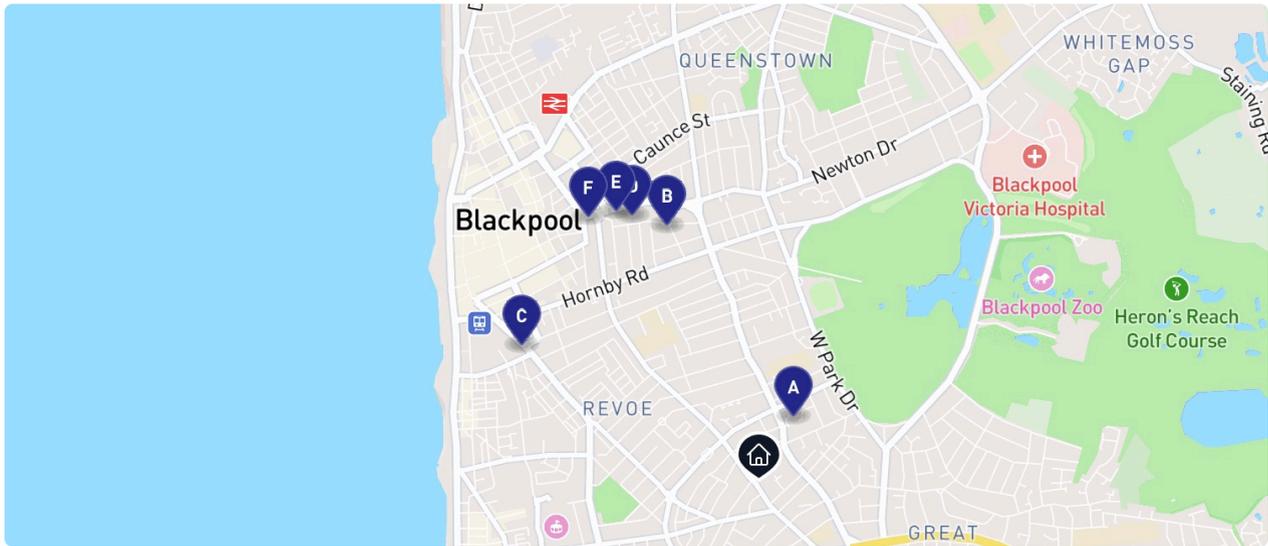
**E** 251 WHITEGATE DRIVE, BLACKPOOL, FY3 9JL  
 Use of premises as 8 self contained permanent flats. (Certificate of lawfulness Existing)  
 Withdrawn      Ref: 25/0617      28-08-2025

**F** 2 ST VINCENT AVENUE, BLACKPOOL, FY1 6RT  
 External alterations to detached garage including new doors and windows and use of building as altered a...  
 Approved      Ref: 25/0369      30-05-2025

**G** STRATFORD HOUSE, STRATFORD PLACE, BLACKPOOL, FY1 6RN  
 Erection of single storey extension to form conference room and staff entrance.  
 Approved      Ref: 18/0606      31-08-2018

**H** 204 WHITEGATE DRIVE, BLACKPOOL, FY3 9JL  
 External alterations and use of garage as ancillary living accommodation.  
 Approved      Ref: 24/0208      24-05-2024

## Nearby Listed Buildings



**A** Grade II - Listed building 787ft  
 Elmslie school  
 List entry no: 1225409 15-03-1995

**B** Grade II - Listed building 3832ft  
 Raikes hall hotel  
 List entry no: 1072009 20-10-1983

**C** Grade II - Listed building 4045ft  
 Coral bingo and social club (king edward)  
 List entry no: 1072006 20-10-1983

**D** Grade II - Listed building 4193ft  
 Synagogue  
 List entry no: 1376196 27-08-1998

**E** Grade II - Listed building 4373ft  
 Blackpool citadel and winstone house  
 List entry no: 1205886 06-11-1975

**F** Grade II - Listed building 4528ft  
 The former regent picture house  
 List entry no: 1428565 23-02-2016

**G** Grade II\* - Listed building 5072ft  
 The winter gardens  
 List entry no: 1072007 10-10-1973

**H** Grade II - Listed building 5308ft  
 Church of st john  
 List entry no: 1362391 20-10-1983

# Property Images



# Property Images



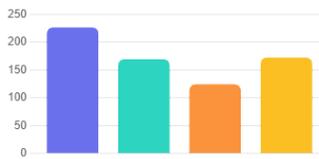
### Average house price changes in the last year (Blackpool)

	Feb '25	May '25	Aug '25	Nov '25	Jan '26
<b>Detached</b>	£300k	£290k	£305k	£320k	£325k
<b>Semi-Detached</b>	£168k	£162k	£171k	£179k	£179k
<b>Terraced</b>	£120k	£116k	£122k	£128k	£128k
<b>Flats/Maisonettes</b>	£112k	£108k	£114k	£119k	£119k



### Volume of sold properties in the last 12 months (Blackpool)

<b>141</b> Detached sold (8%)	<b>687</b> Semi-Detached sold (40%)
<b>684</b> Terraced sold (40%)	<b>200</b> Flats/Maisonettes sold (12%)



### Average price per sqft (Blackpool)

<b>£226 ft<sup>2</sup></b> Detached	<b>£169 ft<sup>2</sup></b> Semi-Detached
<b>£124 ft<sup>2</sup></b> Terraced	<b>£172 ft<sup>2</sup></b> Flats/Maisonettes

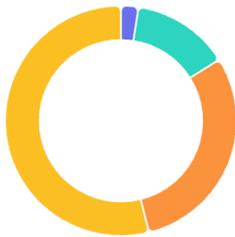


### Average time on the sales market (Blackpool)

<b>61 days</b> Detached	<b>46 days</b> Semi-Detached
<b>49 days</b> Terraced	<b>55 days</b> Flats/Maisonettes

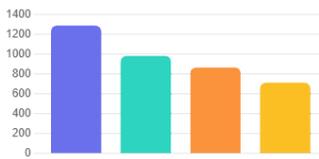
Average rental price changes in the last year (Blackpool)

	Feb '25	May '25	Aug '25	Nov '25	Jan '26
<b>Detached</b>	£1150	£1080	£1200	£950	£1133
<b>Semi-Detached</b>	£967	£868	£909	£908	£908
<b>Terraced</b>	£800	£807	£756	£795	£901
<b>Flats/Maisonettes</b>	£581	£631	£597	£631	£599



Volume of let properties in the last 12 months (Blackpool)

<b>19</b> Detached sold (2%)	<b>107</b> Semi-Detached sold (14%)
<b>235</b> Terraced sold (30%)	<b>422</b> Flats/Maisonettes sold (54%)



Average rental yield (Blackpool)

<b>£1285</b> 4.78% annual yield	<b>£980</b> 6.55% annual yield
<b>£864</b> 8.09% annual yield	<b>£711</b> 7.15% annual yield



Average time on the rental market (Blackpool)

<b>65 days</b> Detached	<b>89 days</b> Semi-Detached
<b>85 days</b> Terraced	<b>107 days</b> Flats/Maisonettes



### Truly Local Estate Agent

An Established agent with over 30 years experience and a truly local agent who is the leading agent within the area. Stephen Tew is the ONLY estate agent in Blackpool to be appointed member of The Guild of Property Professionals. Stephen Tew Estate Agents personal and professional service is second to none. Stephen Tew Estate Agents - setting new standards in estate agency. We are OPEN 7 DAYS A WEEK and we carry out viewings 7 days a week. We are a multi-award winning company and our customer service ratings based on reviews from Estas is 98.1%.



" Stephen has been an Estate Agent since leaving school at the age of 15 where he started as an Office Junior, through the years he has worked in every position within Estate Agency for both Independent and Corporate Companies where he first managed an office at the age of 21. Stephen then set up his own Estate Agency at the age of 24 and has never looked back. Stephen is one of the most Experienced agents in the area and the only agent in Blackpool to be appointed a member of The Guild of Professional Estate Agents. "

**Stephen Tew**  
Owner & Founder

sjtew@stephentew.co.uk  
07932 797302

A handwritten signature in black ink, appearing to read "Stephen Tew".



### Stephen Tew have proved to be an excellent estate agent.

*" Stephen Tew have proved to be an excellent estate agent. From messages and calls, confirming viewings, through to the final negotiation that led us to having our offer accepted on the house we really hoped for. I thoroughly recommend the branch on Highfield Rd, for their welcoming approach and tireless hard work, helpin..."*



Zoe

### Excellent service and presentation

*" Excellent service and presentation, Sold our house in 1 viewing . Staff comment : Hayley Mackridge "*



Peter Cregg

### Customer service is second to none

*" I highly recommend this business, their customer service is second to none, Simon Taylor and Emily McNeill what can I say..... I was completely impressed with their professionalism, customer service, response to queries absolutely outstanding! Simon Taylor went above and beyond, shown great ability to work across teams in..."*



Vicky Mancini

### Fantastic service from start to finish!

*" Fantastic service from start to finish! After loads of viewings, we found the house we were looking for, the team were so helpful in helping us negotiate, and throughout the process to completion. Natalie kept me updated and informed, and was always there for me at the end of the phone! Thank you very much ❤️ "*



Amanda

### Amazing Service

*" I recently had the pleasure of working with Simon from Stephen Tew estate agents during the purchase of my new home. I can't recommend them highly enough, They demonstrated exceptional professionalism and great communication throughout. I always felt informed throughout the process, and any questions I had were..."*



janine pierce

### Incredibly helpful

*" Incredibly helpful and so nice to deal with. I'm living remotely from the house I'm selling and Simon and the team have gone above and beyond to help me. My brother also sold his house through Stephen Tew and was impressed with the service which is why I chose them and they haven't disappointed. "*



Diane Boddy



### Very professional quality photographs and video

*" Very professional quality photographs and video taken to create a high quality listing to attract more interest. Good communication from the team and support to resolve last minute completion issues with solicitors. "*



Louise Ashcroft

### Stephen Tew is the perfect choice!

*" Review for Stephen Tew Estate Agents I highly recommend Stephen Tew Estate Agents as an excellent and professional company. They provided me with great advice and were always honest and straightforward. Their support was invaluable, especially when it came to legal matters regarding my property. A special thanks to...*



Suteerak Mueaybut

### Excellent service And communication

*" Excellent service And communication "*



David Stowell

### Excellent Service throughout!

*" Excellent service , polite ,we were kept well informed of all details. Would highly recommend. "*



Sue Wainwright

### Great Communication

*" From the very first contact to day we handed over the keys for our family home of nearly 35 years. Each and every member of staff were friendly professional. They answered each enquiry we asked of them and ensured on showing people round our family home it was done with care and attention. I would for sure recommend Stephen...*



Elaine Vann

### The entire team are so professional.

*" The entire team are so professional. Very supportive and go above and beyond to ensure that our requirements were met. "*



Christine McCallum

## Contact Us



### Stephen Tew Estate Agents

132 Highfield Road, South Shore,  
Blackpool FY4 2HH

✉ [info@stephentew.co.uk](mailto:info@stephentew.co.uk)

☎ 01253 401 111

🌐 [www.stephentew.co.uk](http://www.stephentew.co.uk)

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Monday	<b>8:30am - 5:30pm</b>
Tuesday	<b>8:30am - 5:30pm</b>
Wednesday	<b>8:30am - 5:30pm</b>
Thursday	<b>8:30am - 5:30pm</b>
Friday	<b>8:30am - 5:30pm</b>
Saturday	<b>9:00am - 2:00pm</b>
Sunday	<b>10:00am - 12:00pm</b>



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Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Stephen Tew on 07932 797302 or visit [www.stephentew.co.uk](http://www.stephentew.co.uk). To opt out of future communication, contact Stephen Tew.

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