

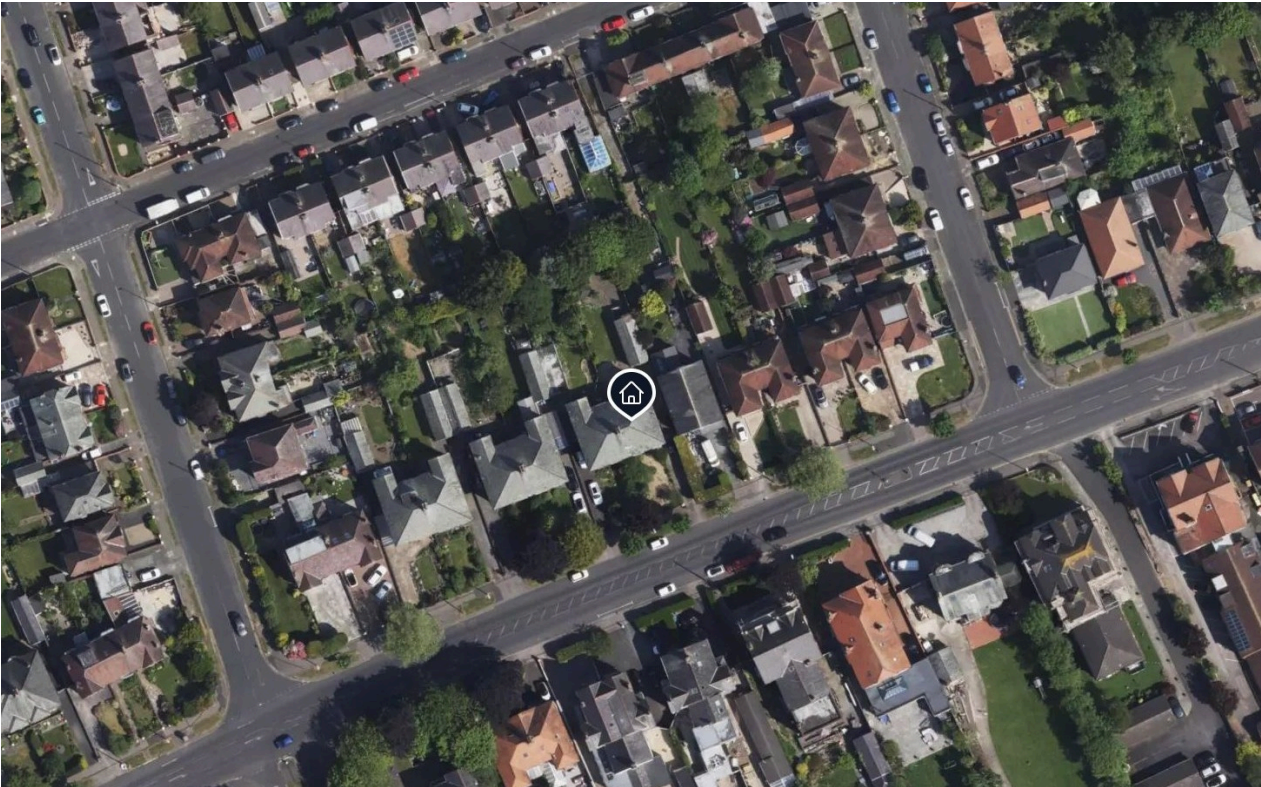


# Property Report

**148 Newton Drive  
Blackpool, FY3 8JB**



# Introduction



# Key Property Information



4 1 1,679ft<sup>2</sup> | £208 pft<sup>2</sup> Semi-Detached Freehold

## Plot information

Title number **LA922334**  
Plot size **0.12 acres**  
Garden direction **North**  
Outdoor area **0.1 acres**  
Parking (predicted) **Yes**

## Build

Suspended floors  
Double glazed windows  
Brick walls  
Pitched roof  
Year built 1930-1949

## Utilities

Mains gas  
 Wind turbines  
 Solar panels  
Mains fuel type **Mains Gas**  
Water **United Utilities**

## EPC

Valid until 14/10/2027

Efficiency rating (current) **57 D**  
Efficiency (potential) **71 C**  
Enviro impact (current) **48 E**  
Enviro impact (potential) **62 D**

## Council tax

Band F  
£3,455 per year (est)  
Blackpool

## Mobile coverage

EE   
 O2   
 Three   
 Vodafone

## Broadband availability

Basic **16mb**  
 Superfast **50mb**  
 Ultrafast **1000mb**  
 Overall **1000mb**

## Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

---

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



£375,000 listed price      256ft <sup>⊕</sup>  
**Newton Drive, FY3**

🛏 6 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 2207ft<sup>2</sup> (£169....)



£379,950 listed price      1.0mi <sup>⊕</sup>  
**West Park Drive, Blackpool, Lancas...**

🛏 3 Bed      🏠 Semi-Detached



£280,000 listed price      1.0mi <sup>⊕</sup>  
**Reads Avenue, FY1**

🛏 4 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 2099ft<sup>2</sup> (£133.4)



£290,000 listed price      1.0mi <sup>⊕</sup>  
**Whitegate Drive, FY3**

🛏 4 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 1948ft<sup>2</sup> (£148.8...)



£300,000 listed price      1.0mi <sup>⊕</sup>  
**West Park Drive, FY3**

🛏 2 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 1259ft<sup>2</sup> (£238....)



£295,000 listed price      1.0mi <sup>⊕</sup>  
**Staining Road, FY3**

🛏 3 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 1475ft<sup>2</sup> (£200)



£299,950 listed price      1.0mi <sup>⊕</sup>  
**Devonshire Road, FY2**

🛏 4 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 1755ft<sup>2</sup> (£170.91)



£285,000 listed price      1.0mi <sup>⊕</sup>  
**Normoss Road, FY3**

🛏 3 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 1453ft<sup>2</sup> (£196.15)

# Comparable Properties - Completed



£300,000 sold price      141ft Ⓞ  
**Newton Drive, FY3**  
 🏠 4 Bed      🏠 Semi-Detached  
 📏 1755ft<sup>2</sup> (£170.94)



£415,000 sold price      482ft Ⓞ  
**Newton Drive, FY3**  
 🏠 4 Bed      🏠 Semi-Detached  
 📏 3014ft<sup>2</sup> (£137.69)



£385,000 sold price      1,437ft Ⓞ  
**North Park Drive, FY3**  
 🏠 4 Bed      🏠 Semi-Detached  
 📏 1916ft<sup>2</sup> (£200.9...)



£300,000 sold price      2,608ft Ⓞ  
**Whinney Heys Road, FY3**  
 🏠 5 Bed      🏠 Semi-Detached  
 📏 1755ft<sup>2</sup> (£170.94)



£298,000 sold price      1.0mi Ⓞ  
**West Park Drive, FY3**  
 🏠 4 Bed      🏠 Semi-Detached  
 📏 1722ft<sup>2</sup> (£173.05)



£325,000 sold price      1.0mi Ⓞ  
**Kenwyn Avenue, FY3**  
 🏠 4 Bed      🏠 Semi-Detached  
 📏 1636ft<sup>2</sup> (£198.6...)



£280,000 sold price      1.0mi Ⓞ  
**Kenwyn Avenue, FY3**  
 🏠 4 Bed      🏠 Semi-Detached  
 📏 1442ft<sup>2</sup> (£194.17)



£285,000 sold price      1.0mi Ⓞ  
**Beechfield Avenue, FY3**  
 🏠 4 Bed      🏠 Semi-Detached  
 📏 1690ft<sup>2</sup> (£168.6...)

# Comparable Properties - Lettings



Let agreed

£1,350 pcm 2.0mi

**Spring Lane, Poulton-Le-Fylde, Lan...**

3 Bed Semi-Detached



To let

£1,300 pcm 2.0mi

**Granary Fields, Poulton**

3 Bed Semi-Detached



To let

£1,350 pcm 3.0mi

**Dunnock Avenue, FY5**

4 Bed Semi-Detached  
Freehold 1216ft<sup>2</sup> (£1.11)



Let agreed

£1,495 pcm 6.0mi

**Clifton Drive, Lytham**

4 Bed Semi-Detached



To let

£1,500 pcm 6.0mi

**1 Hastings Place**

4 Bed Semi-Detached  
2863ft<sup>2</sup> (£0.52)



To let

£1,525 pcm 7.0mi

**Chandlers Rest, Lytham St. Annes, ...**

2 Bed Semi-Detached



To let

£1,200 pcm 7.0mi

**Pollen Gardens, Warton, PR4 1LT**

3 Bed Semi-Detached

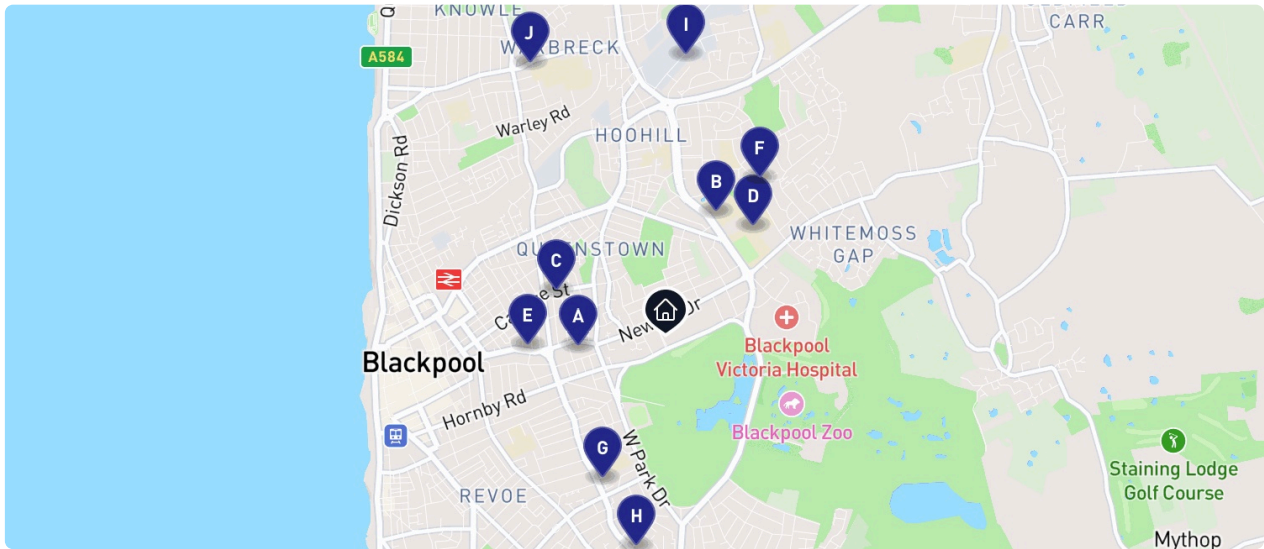


To let

£1,295 pcm 8.0mi

**Smallwood Hey, Pilling, Preston, La...**

4 Bed Semi-Detached



**A** Primary

St Kentigern's Catholic Primary School

Good 0.39mi

**B** Secondary · Post-16

St Mary's Catholic Academy

Good 0.46mi

**C** Nursery · Primary

Devonshire Primary Academy

Requires improvement 0.46mi

**D** Nursery · Primary

Christ The King Catholic Academy

Good 0.50mi

**E** Independent · Secondary

Tower Learning Centre Independent School

Good 0.59mi

**F** Nursery · Primary

Boundary Primary School

Not rated 0.67mi

**G** Special · Nursery

Park Community Academy

Outstanding 0.75mi

**H** PRU

Educational Diversity

Good 1.00mi

**I** Independent · Secondary

Lancashire Alternative Provision

Good 1.06mi


**J** All-through

Unity Academy Blackpool


Requires improvement 1.17mi

# Local Transport




**A** 


Milton Avenue  
Bus stop or station 0.05 mi

**B** 


Torsway Avenue  
Bus stop or station 0.16 mi

**C** 


Layton Rd, Newton Drive  
Bus stop or station 0.18 mi

**D** 


Blackpool North Rail Station  
Train station 0.94 mi

**E** 

Layton (Lancs) Rail Station  
Train station 0.99 mi

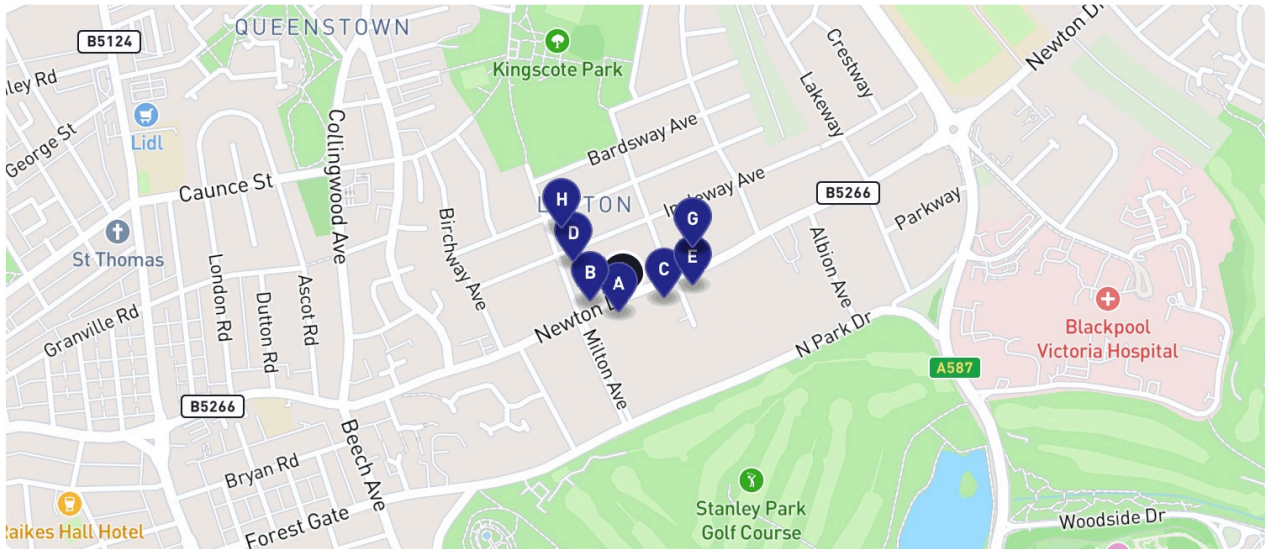
**F** 

Blackpool International Airport  
Airport 3.04 mi

**G** 

M55  
Motorway 2.54 mi

## Nearby Planning



**A** 107 NEWTON DRIVE, BLACKPOOL, FY3 8LZ

Erection of a single storey side/rear extension following demolition of existing conservatory.

Approved                      Ref: 19/0166                      18-03-2019

**B** 134 NEWTON DRIVE, BLACKPOOL, FY3 8JB

Erection of a single storey extension to enlarge existing rear extension.

Approved                      Ref: 18/0776                      07-11-2018

**C** 119 NEWTON DRIVE, BLACKPOOL, FY3 8LZ

Erection of a two storey and single storey rear extension and rear dormer with juliet balcony

Approved                      Ref: 20/0785                      08-12-2020

**D** 8 KINGSCOTE DRIVE, BLACKPOOL, FY3 8HB

Erection of a single storey side and rear extension and a first floor rear extension.

Approved                      Ref: 25/0732                      08-10-2025

**E** ACORN NURSING HOME, 125 NEWTON DRIVE, BLACKPOOL, FY3 8LZ

Erection of a single storey rear extension.

Approved                      Ref: 21/0201                      09-03-2021

**F** 166 NEWTON DRIVE, BLACKPOOL, FY3 8JD

Use of premises for child care for up to 16 children.

Refused                      Ref: 22/0672                      10-10-2022

**G** 166 NEWTON DRIVE, BLACKPOOL, FY3 8JD

Use of premises as a mixed use (sui generis) premises comprising of a day nursery for up to 12...

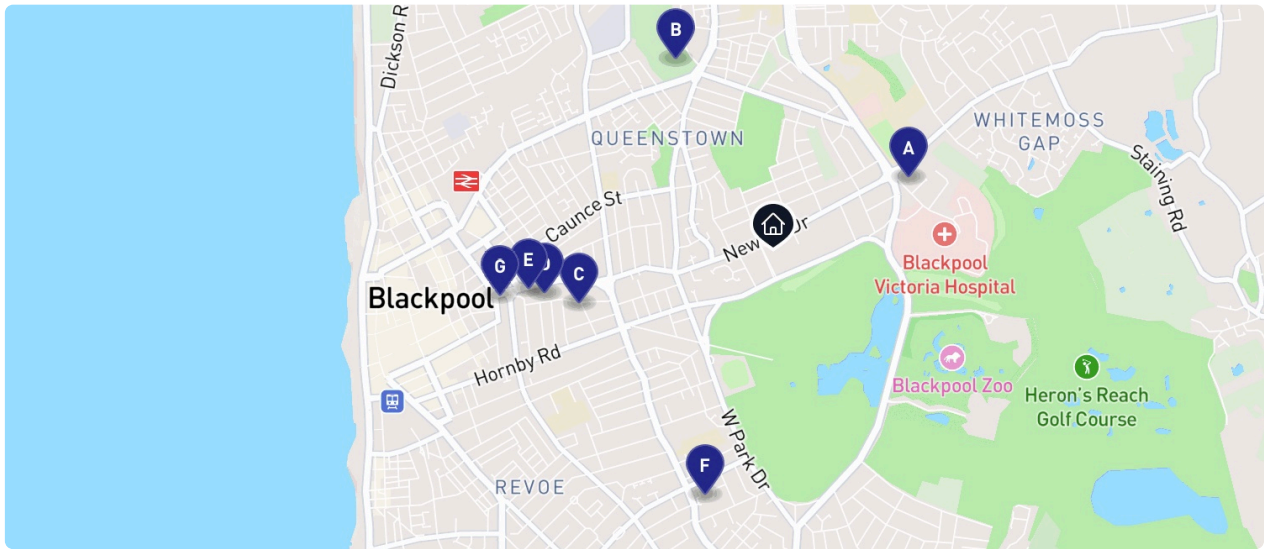
Approved                      Ref: 23/0085                      21-02-2023

**H** 16 KINGSCOTE DRIVE, BLACKPOOL, FY3 8HB

Erection of two storey front and rear extensions.

Approved                      Ref: 22/0822                      20-10-2022

## Nearby Listed Buildings



**A** Grade II\* - Listed building 2208ft  
 Thanksgiving shrine of our lady of lourdes  
 List entry no: 1387319 30-06-1999

**B** Grade II - Listed building 2956ft  
 Cemetery chapel  
 List entry no: 1376194 27-08-1998

**C** Grade II - Listed building 3271ft  
 Raikes hall hotel  
 List entry no: 1072009 20-10-1983

**D** Grade II - Listed building 3724ft  
 Synagogue  
 List entry no: 1376196 27-08-1998

**E** Grade II - Listed building 3944ft  
 Blackpool citadel and winstone house  
 List entry no: 1205886 06-11-1975

**F** Grade II - Listed building 4367ft  
 Elmslie school  
 List entry no: 1225409 15-03-1995

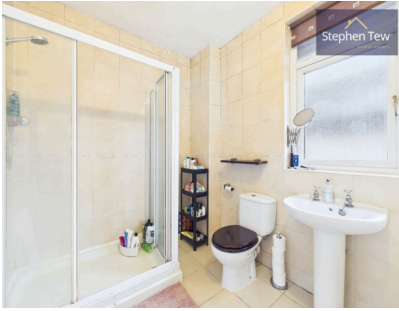
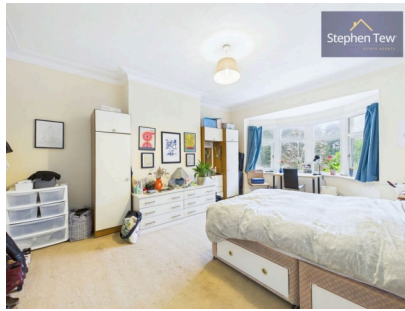
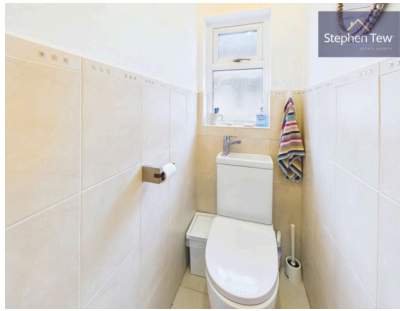
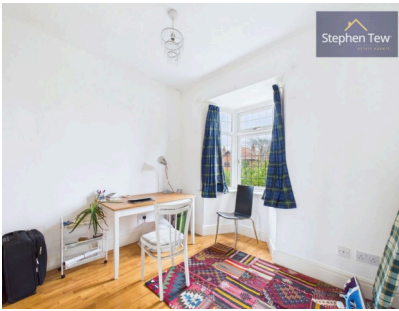
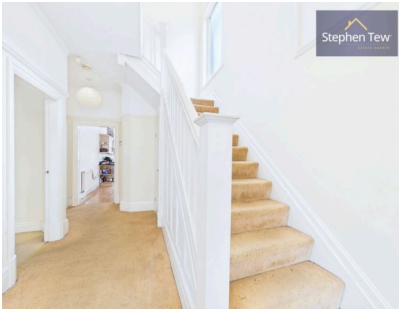
**G** Grade II - Listed building 4396ft  
 The former regent picture house  
 List entry no: 1428565 23-02-2016

**H** Grade II - Listed building 5400ft  
 Church of st john  
 List entry no: 1362391 20-10-1983

Property images - 2021



# Property Images

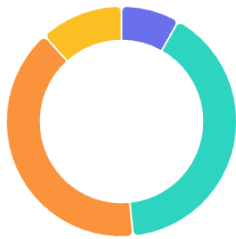


# Property Images



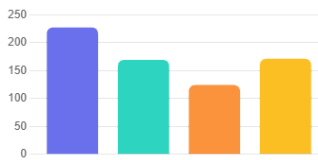
### Average house price changes in the last year (Blackpool)

	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



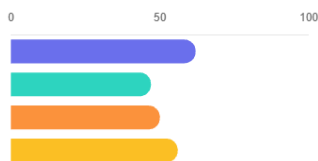
### Volume of sold properties in the last 12 months (Blackpool)

<b>138</b> Detached sold (8%)	<b>675</b> Semi-Detached sold (40%)
<b>672</b> Terraced sold (40%)	<b>196</b> Flats/Maisonettes sold (12%)



### Average price per sqft (Blackpool)

<b>£227 ft<sup>2</sup></b> Detached	<b>£169 ft<sup>2</sup></b> Semi-Detached
<b>£124 ft<sup>2</sup></b> Terraced	<b>£171 ft<sup>2</sup></b> Flats/Maisonettes

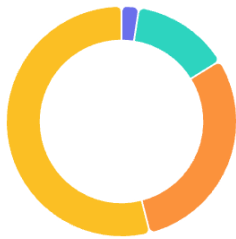


### Average time on the sales market (Blackpool)

<b>62 days</b> Detached	<b>47 days</b> Semi-Detached
<b>50 days</b> Terraced	<b>56 days</b> Flats/Maisonettes

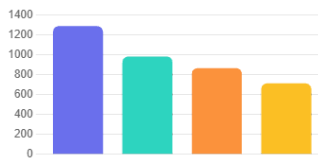
Average rental price changes in the last year (Blackpool)

	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	£900
<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>232</b> Terraced sold (30%)	<b>420</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>67 days</b> Detached	<b>86 days</b> Semi-Detached
<b>86 days</b> Terraced	<b>108 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)

Find us on



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>



Scan here to view a digital  
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

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.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.  
The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.