

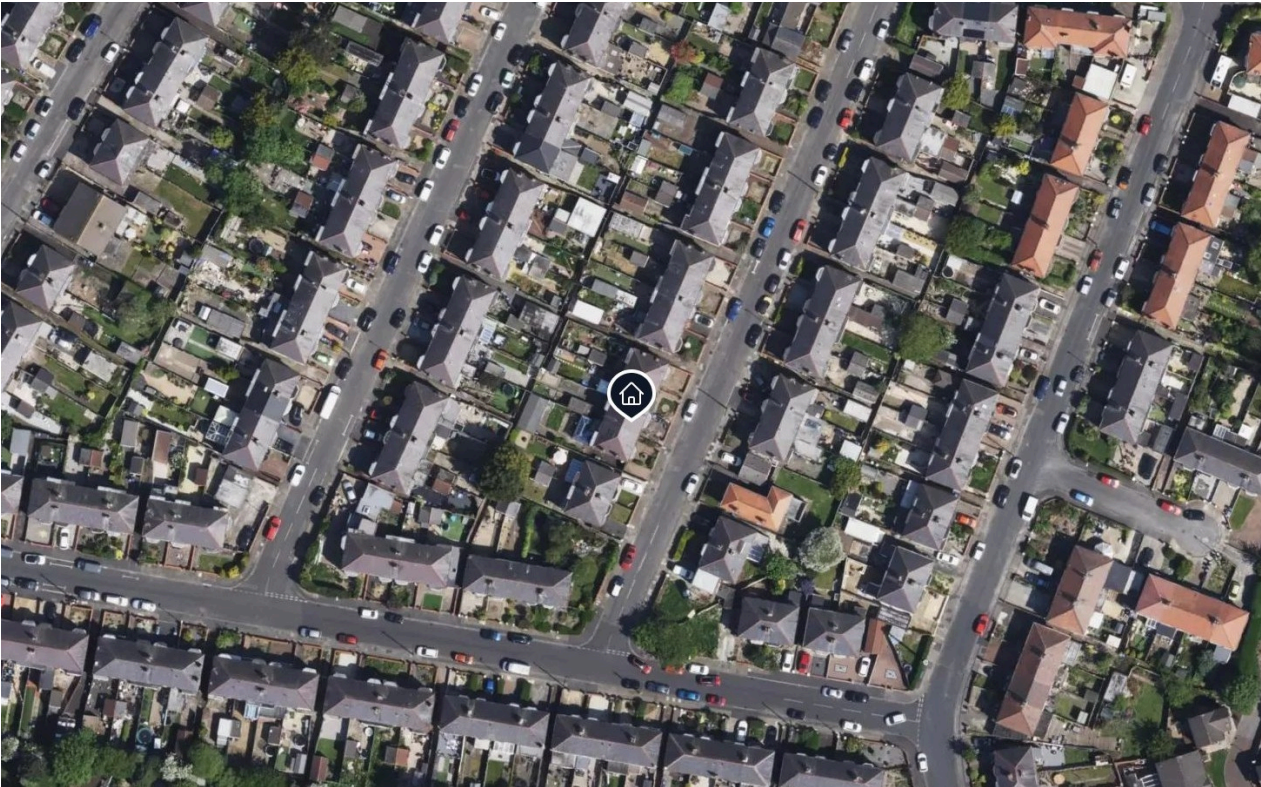


Property Report

9 Torquay Avenue
Blackpool, FY3 9SJ



Introduction



Key Property Information



4 1 1,173ft² | £144 pft² Terraced Freehold

Plot information

Title number **LA478697**
Plot size **0.04 acres**
Garden direction **NorthWest**
Outdoor area **0.02 acres**
Parking (predicted) **No**

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 23/04/2027

Efficiency rating (current) **61 D**
Efficiency (potential) **74 C**
Enviro impact (current) **54 E**
Enviro impact (potential) **67 D**

Council tax

Band A
£1,595 per year (est)
Blackpool

Mobile coverage

EE
 O2
 Three
 Vodafone

Broadband availability

Basic **16mb**
 Superfast **59mb**
 Ultrafast **1000mb**
 Overall **1000mb**

Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

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 m³. 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



£140,000 listed price 102ft Ⓞ
Torquay Avenue, FY3

🏠 3 Bed 🏡 Terraced
 🏠 Freehold 📏 1055ft² (£132.7)



£160,000 listed price 387ft Ⓞ
Lulworth Avenue, FY3

🏠 3 Bed 🏡 Terraced
 🏠 Freehold 📏 958ft² (£167.01)



£170,000 listed price 577ft Ⓞ
St. Leonards Road, Blackpool, FY3

🏠 3 Bed 🏡 Terraced
 📏 904ft² (£188.05)



£140,000 listed price 1,001ft Ⓞ
Worcester Road, FY3

🏠 3 Bed 🏡 Terraced
 🏠 Freehold 📏 915ft² (£153.01)



£159,950 listed price 1,152ft Ⓞ
Goldsboro Avenue, FY3

🏠 3 Bed 🏡 Terraced
 🏠 Freehold 📏 764ft² (£209.36)



£140,000 listed price 1,220ft Ⓞ
Abbotsford Road, FY3

🏠 3 Bed 🏡 Terraced
 🏠 Freehold 📏 1528ft² (£91.62)



£159,950 listed price 1.0mi Ⓞ
Penrose Avenue, FY4

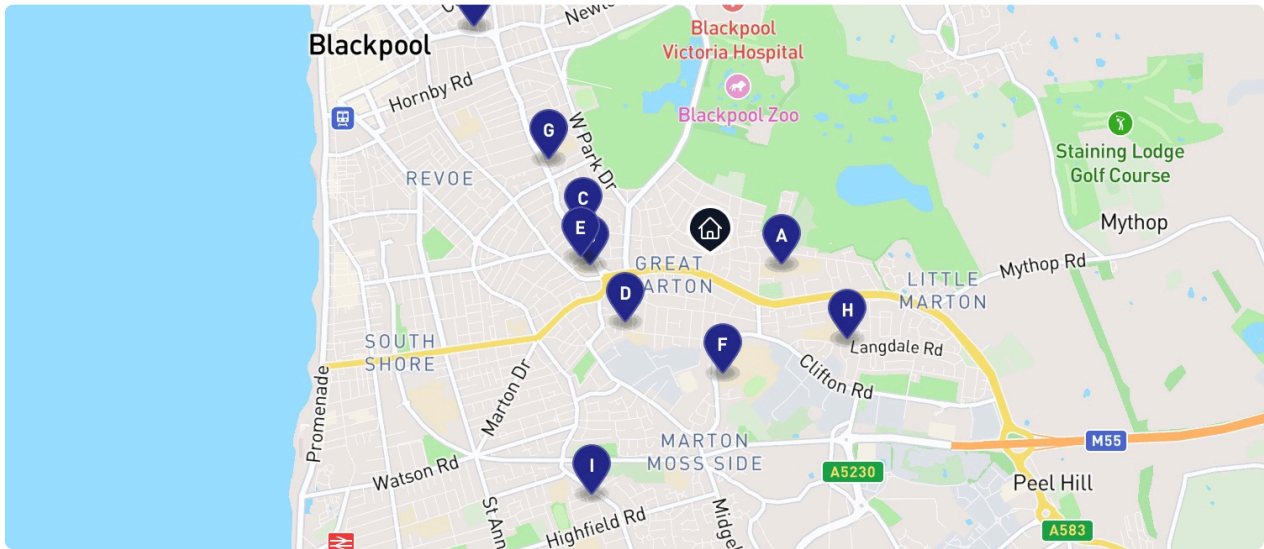
🏠 3 Bed 🏡 Terraced
 🏠 Freehold 📏 807ft² (£198.2)



£170,000 listed price 1.0mi Ⓞ
Whitegate Drive, FY3

🏠 4 Bed 🏡 Terraced
 🏠 Freehold 📏 1399ft² (£121.52)

Local Education



A Primary

Stanley Primary School

Good 0.34mi

B Nursery · Primary

St John Vianney's Catholic Primary School

Good 0.53mi

C PRU

Educational Diversity

Good 0.53mi

D Nursery · Primary

Baines' Endowed Church of England Primary Academy

Good 0.54mi

E Nursery · Primary

St John Vianney's Catholic Primary School, Blackpool

Not rated 0.56mi

F Secondary

St George's School A Church of England Academy

Good 0.62mi

G Special · Nursery

Park Community Academy

Outstanding 0.73mi

H Special

The Maple School

Not rated 0.74mi

I Special · Independent

Spen Brook School

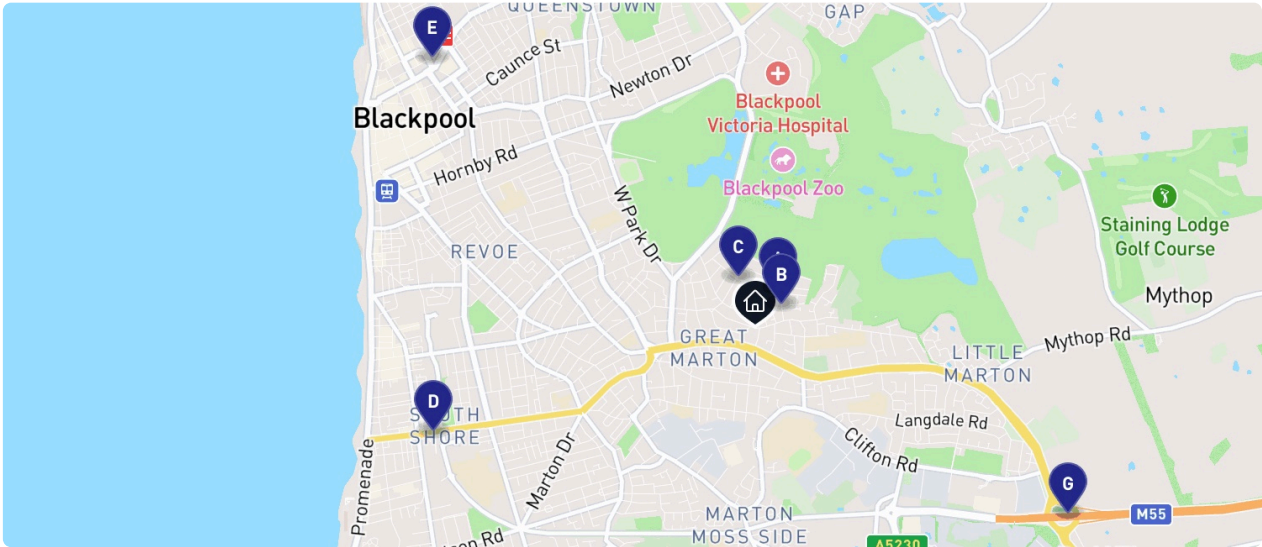
Good 1.22mi


J Independent · Secondary

Tower Learning Centre Independent School

Good 1.29mi


Local Transport



A 


Doncaster Road

Bus stop or station 0.11 mi

B 


Dalkeith Avenue

Bus stop or station 0.11 mi

C 


Worcester Road Shops,
Worcester Road

Bus stop or station 0.12 mi

D 


Blackpool South Rail Station

Train station 1.45 mi

E 


Blackpool North Rail Station

Train station 1.68 mi

F 

Blackpool International Airport

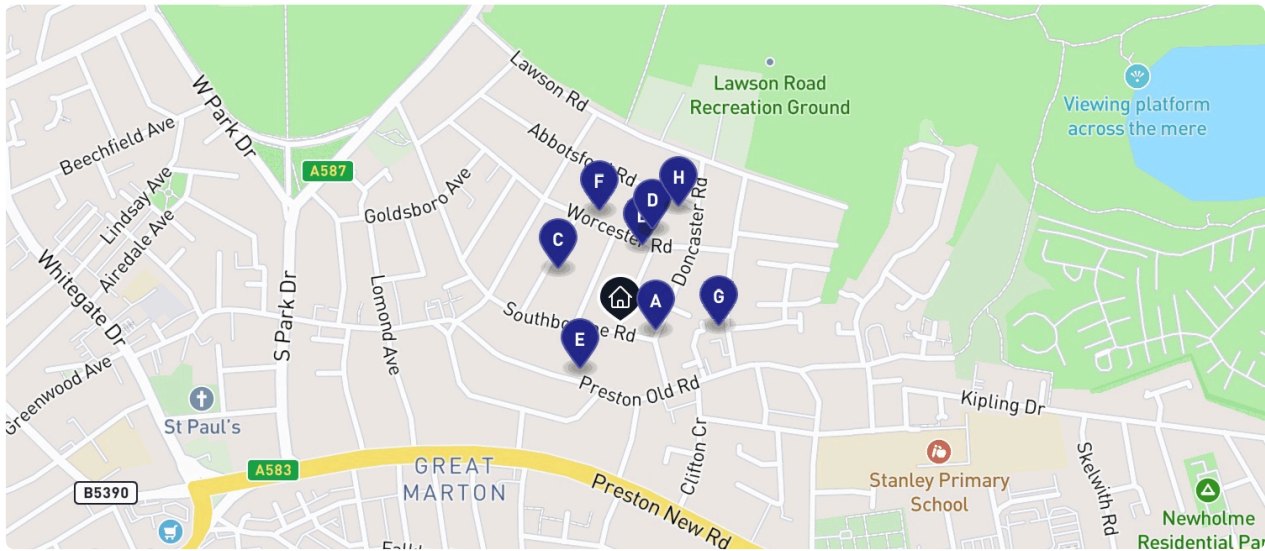
Airport 2.25 mi

G 

M55

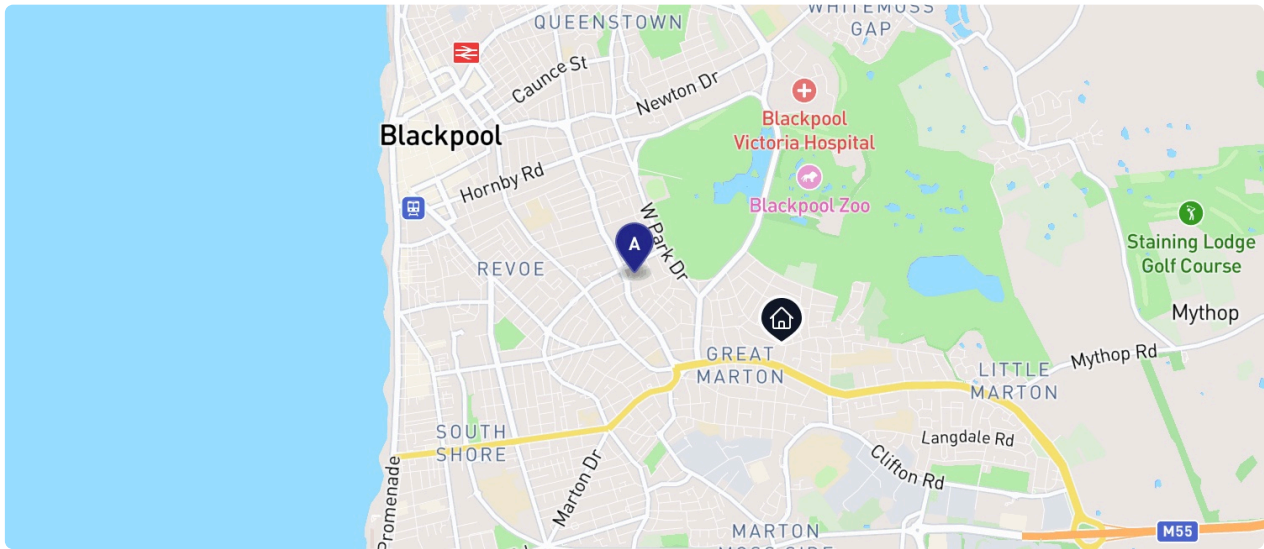
Motorway 1.58 mi

Nearby Planning



| | |
|---|---|
| <p>A PAVEMENT ADJACENT TO 20 DONCASTER ROAD, BLACKPOOL</p> <p>Installation of 15m pole, fibre cable, antennae and associated cabinets.</p> <p>Approved Ref: 21/0774 26-08-2021</p> | <p>B 83 WORCESTER ROAD, BLACKPOOL, FY3 9SY</p> <p>Use of premises as a single private dwelling house.</p> <p>Approved Ref: 21/0241 16-03-2021</p> |
| <p>C 18 LULWORTH AVENUE, BLACKPOOL, FY3 9SN</p> <p>Erection of a single storey side extension and single storey rear extension and demolition of existing...</p> <p>Approved Ref: 24/0675 04-12-2024</p> | <p>D 102 WORCESTER ROAD, BLACKPOOL, FY3 9SZ</p> <p>Erection of a part single storey, part two storey rear extension following demolition of existing single...</p> <p>Approved Ref: 23/0400 02-06-2023</p> |
| <p>E 194 PRESTON OLD ROAD, BLACKPOOL, FY3 9QY</p> <p>Erection of a single storey rear extension.</p> <p>Approved Ref: 20/0179 17-03-2020</p> | <p>F 74 WORCESTER ROAD, BLACKPOOL, FY3 9SZ</p> <p>Erection of a single storey rear extension.</p> <p>Approved Ref: 20/0543 07-09-2020</p> |
| <p>G 16 LANCASTER ROAD, BLACKPOOL, FY3 9ST</p> <p>Erection of a first floor rear extension.</p> <p>Refused Ref: 19/0428 25-07-2019</p> | <p>H 108 ABBOTSFORD ROAD, BLACKPOOL, FY3 9RY</p> <p>Erection of a two storey side and single storey rear extension.</p> <p>Approved Ref: 20/0121 28-02-2020</p> |

Nearby Listed Buildings



A Grade II - Listed building 3369ft
 Elmslie school
 List entry no: 1225409 15-03-1995

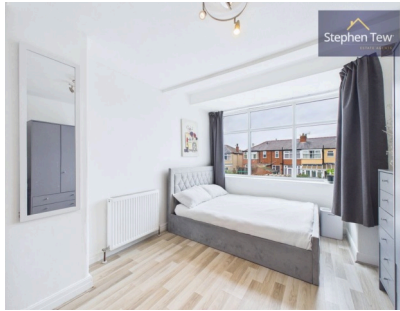
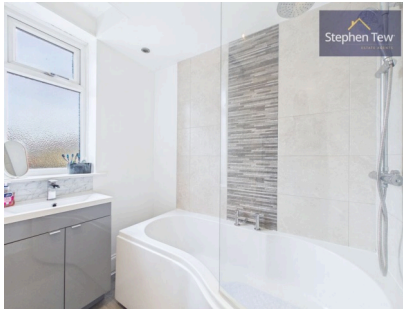
B Grade II - Listed building 5548ft
 Walkers hill farmhouse and attached barn and shippon
 List entry no: 1225337 31-10-1989

C Grade II* - Listed building 5892ft
 Thanksgiving shrine of our lady of lourdes
 List entry no: 1387319 30-06-1999

D Grade II - Listed building 6319ft
 Little marton mill
 List entry no: 1205764 20-10-1983

E Grade II - Listed building 6512ft
 Raikes hall hotel
 List entry no: 1072009 20-10-1983

Property Images

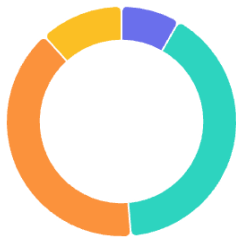


Property Images



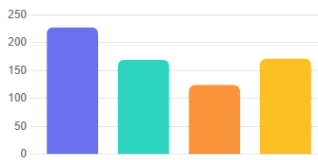
Average house price changes in the last year (Blackpool)

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



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

| | |
|-----------------------------------|--|
| 138 Detached sold (8%) | 673 Semi-Detached sold (40%) |
| 660 Terraced sold (40%) | 195 Flats/Maisonettes sold (12%) |



Average price per sqft (Blackpool)

| | |
|--|---|
| £227 ft² Detached | £169 ft² Semi-Detached |
| £124 ft² Terraced | £171 ft² Flats/Maisonettes |

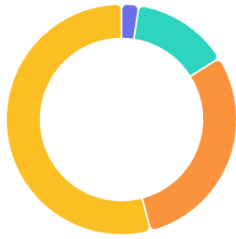


Average time on the sales market (Blackpool)

| | |
|----------------------------|-------------------------------------|
| 64 days Detached | 47 days Semi-Detached |
| 50 days Terraced | 56 days Flats/Maisonettes |

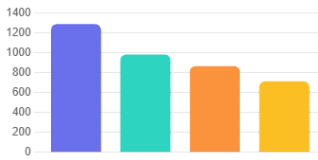
Average rental price changes in the last year (Blackpool)

| | Feb '25 | May '25 | Aug '25 | Nov '25 | Jan '26 |
|--------------------------|---------|---------|---------|---------|---------|
| Detached | £1150 | £1080 | £1200 | £950 | £1133 |
| Semi-Detached | £967 | £868 | £909 | £908 | £908 |
| Terraced | £800 | £807 | £756 | £795 | £900 |
| Flats/Maisonettes | £581 | £631 | £597 | £631 | £599 |



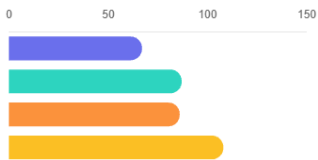
Volume of let properties in the last 12 months (Blackpool)

| | |
|-----------------------------------|--|
| 19 Detached sold (2%) | 107 Semi-Detached sold (14%) |
| 234 Terraced sold (30%) | 424 Flats/Maisonettes sold (54%) |



Average rental yield (Blackpool)

| | |
|------------------------------------|-----------------------------------|
| £1285 4.78% annual yield | £980 6.55% annual yield |
| £864 8.09% annual yield | £711 7.15% annual yield |



Average time on the rental market (Blackpool)

| | |
|----------------------------|--------------------------------------|
| 67 days Detached | 87 days Semi-Detached |
| 86 days Terraced | 108 days 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

☎ 01253 401 111

🌐 www.stephentew.co.uk

Find us on



| | |
|-----------|--------------------------|
| Monday | 8:30am - 5:30pm |
| Tuesday | 8:30am - 5:30pm |
| Wednesday | 8:30am - 5:30pm |
| Thursday | 8:30am - 5:30pm |
| Friday | 8:30am - 5:30pm |
| Saturday | 9:00am - 2:00pm |
| Sunday | 10:00am - 12:00pm |



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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. To opt out of future communication, contact Stephen Tew.

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