

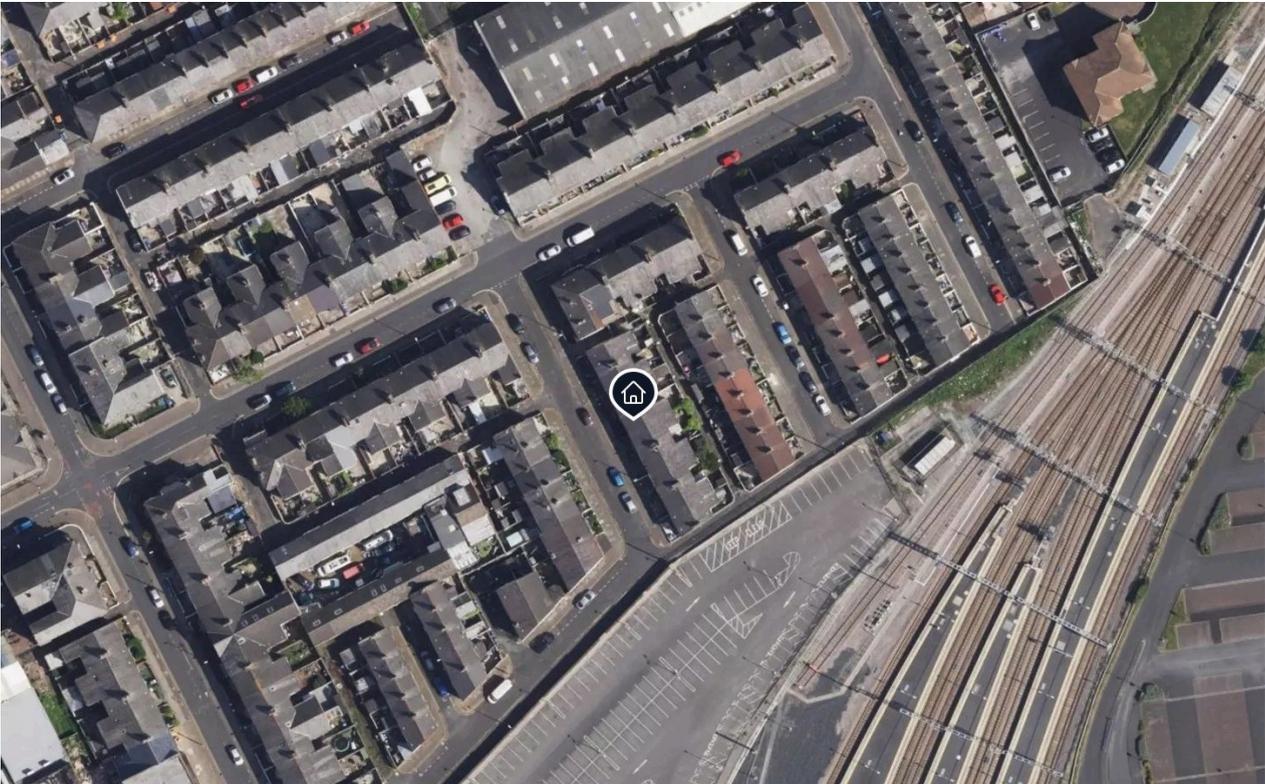


# Property Report

**13 Howard Street  
Blackpool, FY1 2EL**



Introduction



# Key Property Information



2 1 786ft<sup>2</sup> | £111 pft<sup>2</sup> Terraced Freehold

## Plot information

Title number	<b>LAN179663</b>
Plot size	<b>0.02 acres</b>
Garden direction	<b>East</b>
Outdoor area	<b>0.01 acres</b>
Parking (predicted)	<b>No</b>

## 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 10/03/2025

Efficiency rating (current) **60 D**  
Efficiency (potential) **79 C**  
Enviro impact (current) **54 E**  
Enviro impact (potential) **74 C**

## Council tax

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

## Mobile coverage

EE   
O2   
Three   
Vodafone

## Broadband availability

Basic **16mb**  
Superfast **80mb**  
Ultrafast **1800mb**  
Overall **1800mb**

## Coastal Erosion

Shore management plan 463m

Great Orme Head to Solway Firth

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Defence type: Seawall

Feature type: Erodible Floodable: No

## Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

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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 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



£71,000 listed price 52ft

**Lang Street, FY1**

🛏 2 Bed      🏠 Terraced  
 🏠 Freehold      📏 786ft<sup>2</sup> (£90.33)



£76,400 listed price 59ft

**Lang Street, FY1**

🛏 1 Bed      🏠 Terraced  
 🏠 Freehold      📏 603ft<sup>2</sup> (£126.7)



£90,000 listed price 194ft

**Cocker Street, FY1**

🛏 3 Bed      🏠 Terraced  
 🏠 Freehold      📏 958ft<sup>2</sup> (£93.95)



£72,000 listed price 276ft

**Wall Street, FY1**

🛏 2 Bed      🏠 Terraced  
 🏠 Freehold      📏 592ft<sup>2</sup> (£121.62)



£79,950 listed price 276ft

**Wall Street, FY1**

🛏 2 Bed      🏠 Terraced  
 🏠 Freehold      📏 657ft<sup>2</sup> (£121.69)



£72,000 listed price 285ft

**Wall Street, Blackpool, Lancashire, ...**

🛏 2 Bed      🏠 Terraced  
 📏 635ft<sup>2</sup> (£113.39)



£79,950 listed price 285ft

**Wall Street, Blackpool**

🛏 2 Bed      🏠 Terraced



£82,000 listed price 374ft

**Crofters Mews, FY1**

🛏 2 Bed      🏠 Terraced  
 🏠 Freehold      📏 678ft<sup>2</sup> (£120.94)

# Comparable Properties - Completed



£97,000 sold price 92ft

**Howard Street, FY1**

🏠 2 Bed      🏡 Terraced  
 📏 721ft<sup>2</sup> (£134.54)



£75,000 sold price 157ft

**Cocker Street, FY1**

🏠 3 Bed      🏡 Terraced  
 📏 893ft<sup>2</sup> (£83.99)



£80,000 sold price 157ft

**Lang Street, FY1**

🏠 3 Bed      🏡 Terraced  
 📏 732ft<sup>2</sup> (£109.29)



£91,000 sold price 161ft

**Cocker Street, FY1**

🏠 2 Bed      🏡 Terraced  
 📏 893ft<sup>2</sup> (£101.9)



£75,000 sold price 210ft

**Avenham Grove, FY1**

🏠 2 Bed      🏡 Terraced  
 📏 635ft<sup>2</sup> (£118.11)



£74,000 sold price 262ft

**Cocker Street, FY1**

🏠 3 Bed      🏡 Terraced  
 📏 904ft<sup>2</sup> (£81.86)



£78,000 sold price 276ft

**Wall Street, FY1**

🏠 2 Bed      🏡 Terraced  
 📏 614ft<sup>2</sup> (£127.04)



£74,995 sold price 292ft

**Wall Street, FY1**

🏠 2 Bed      🏡 Terraced  
 📏 570ft<sup>2</sup> (£131.57)

# Comparable Properties - Lettings



£625 pcm                      190ft Ⓞ  
**Wall Street, FY1**

🛏 2 Bed                      🏠 Terraced  
 🏠 Freehold                📏 570ft<sup>2</sup> (£1.1)



£725 pcm                      991ft Ⓞ  
**Richmond Road, Blackpool**

🛏 2 Bed                      🏠 Terraced



£725 pcm                      1,512ft Ⓞ  
**Charles Street, FY1**

🛏 2 Bed                      🏠 Terraced  
 🏠 Freehold                📏 1163ft<sup>2</sup> (£0.62)



£725 pcm                      1,857ft Ⓞ  
**Enfield Road, Blackpool**

🛏 2 Bed                      🏠 Terraced



£800 pcm                      1,985ft Ⓞ  
**Coopers Way, FY1**

🛏 3 Bed                      🏠 Terraced  
 🏠 Leasehold              📏 689ft<sup>2</sup> (£1.16)



£750 pcm                      2,221ft Ⓞ  
**Bedford Road, FY1**

🛏 2 Bed                      🏠 Terraced  
 🏠 Freehold                📏 764ft<sup>2</sup> (£0.98)



£750 pcm                      2,241ft Ⓞ  
**Heald Street, FY3**

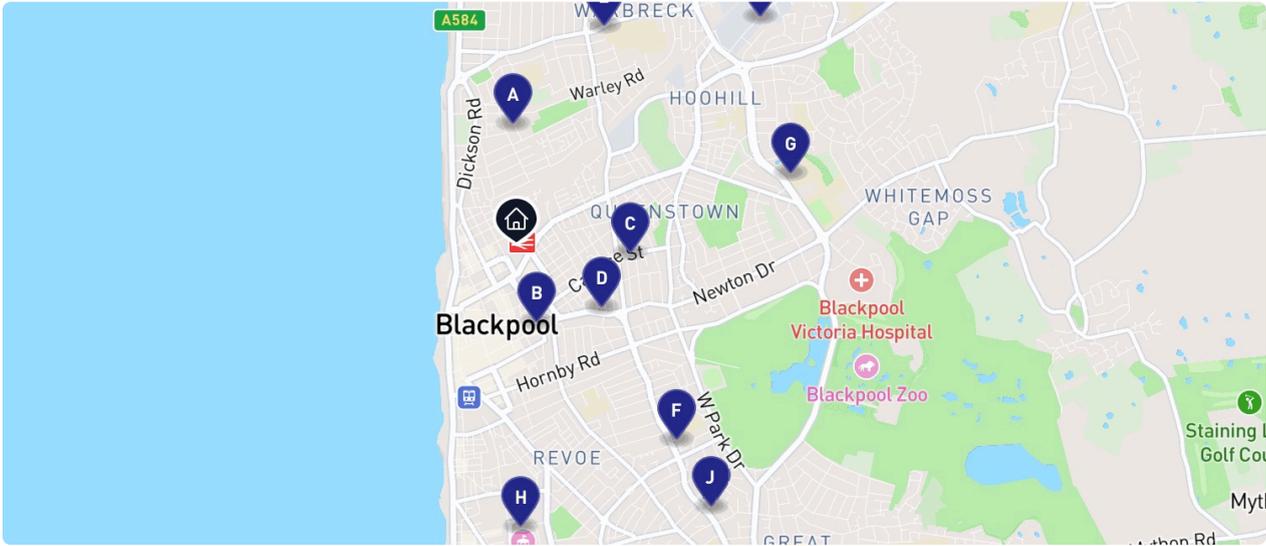
🛏 2 Bed                      🏠 Terraced  
 🏠 Freehold                📏 646ft<sup>2</sup> (£1.16)



£650 pcm                      1.0mi Ⓞ  
**Church Street, FY1**

🛏 2 Bed                      🏠 Terraced  
 🏠 Freehold                📏 624ft<sup>2</sup> (£1.04)

# Local Education



**A** Primary

Westminster Primary Academy

Good 0.39mi

**B** Primary

Blackpool St John's Church of England Primary School

Good 0.45mi

**C** Nursery · Primary

Devonshire Primary Academy

Requires improvement 0.49mi

**D** Independent · Secondary

Tower Learning Centre Independent School

Good 0.52mi

**E** All-through

Unity Academy Blackpool

Requires improvement 0.88mi

**F** Special · Nursery

Park Community Academy

Outstanding 1.14mi

**G** Secondary · Post-16

St Mary's Catholic Academy

Good 1.15mi

**H** Independent · Secondary

BFC School

Requires improvement 1.29mi

**I** Independent · Secondary

Lancashire Alternative Provision

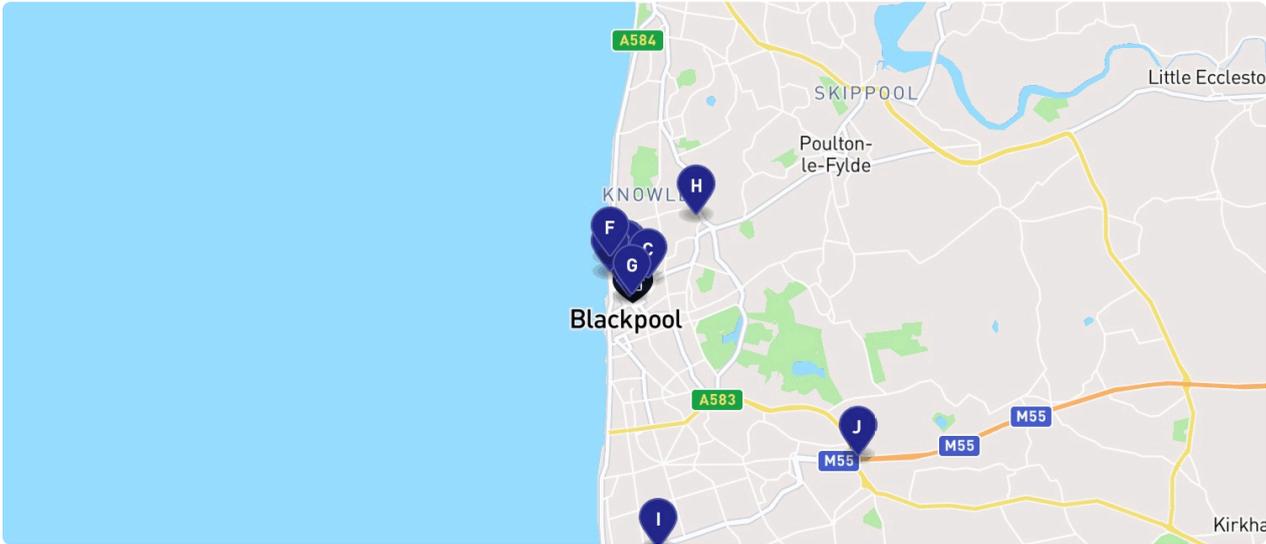
Good 1.31mi

**J** PRU

Educational Diversity

Good 1.46mi

# Local Transport



**A** 

Egerton Square, Ashburton Road

Bus stop or station 0.12 mi

**B** 

Egerton Square, Egerton Road

Bus stop or station 0.14 mi

**C** 

Greenhill, Talbot Road

Bus stop or station 0.17 mi

**D** 

North Station (Blackpool Tramway)

Tram and Metrostation 0.23 mi

**E** 

Pleasant Street (Blackpool Tramway)

Tram and Metrostation 0.28 mi

**F** 

Wilton Parade (Blackpool Tramway)

Tram and Metrostation 0.37 mi

**G** 

Blackpool North Rail Station

Train station 0.19 mi

**H** 

Layton (Lancs) Rail Station

Train station 1.06 mi

**I** 

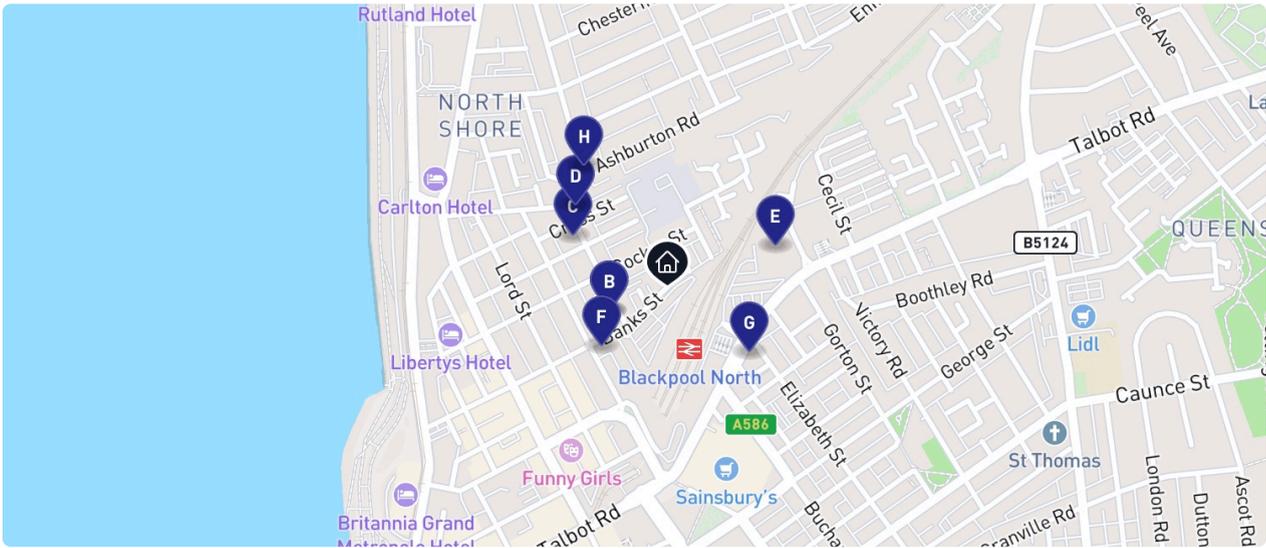
Blackpool International Airport

Airport 3.21 mi

**J** 

M55

Motorway 3.37 mi



**A** 10-16 EXCHANGE STREET, BLACKPOOL, FY1 2DU

Erection of 4 x two-storey, terraced dwellinghouses including rear dormers and with vehicular access...

Withdrawn      Ref: 18/0255      01-05-2018

**B** 10-16 EXCHANGE STREET, BLACKPOOL, FY1 2DU

Conversion of former social club into 4 self contained flats and 1 dwelling house including external...

Approved      Ref: 18/0605      05-09-2018

**C** 46 EXCHANGE STREET, BLACKPOOL, FY1 2DZ

Erection of a first floor rear extension and front dormer extension.

Refused      Ref: 25/0111      24-02-2025

**D** 59 EXCHANGE STREET, BLACKPOOL, FY1 2DZ

Use of premises as 10 self contained flats with provision of cycle store, bin store and amenity spac...

Approved      Ref: 19/0013      18-01-2019

**E** MECCA BINGO, TALBOT ROAD, BLACKPOOL, FY1 3HJ

Installation of a 5m high free-standing number plate recognition camera and associated equipment to...

Approved      Ref: 19/0622      13-09-2019

**F** 57 HIGH STREET, BLACKPOOL, FY1 2BN

Use of premises as 7 self-contained serviced holiday flats.

Withdrawn      Ref: 22/0764      04-10-2022

**G** 238A TALBOT ROAD, BLACKPOOL, FY1 3HH

Replacement of existing windows and rendering of the Elizabeth Street, Talbot Road and Whiteside Stre...

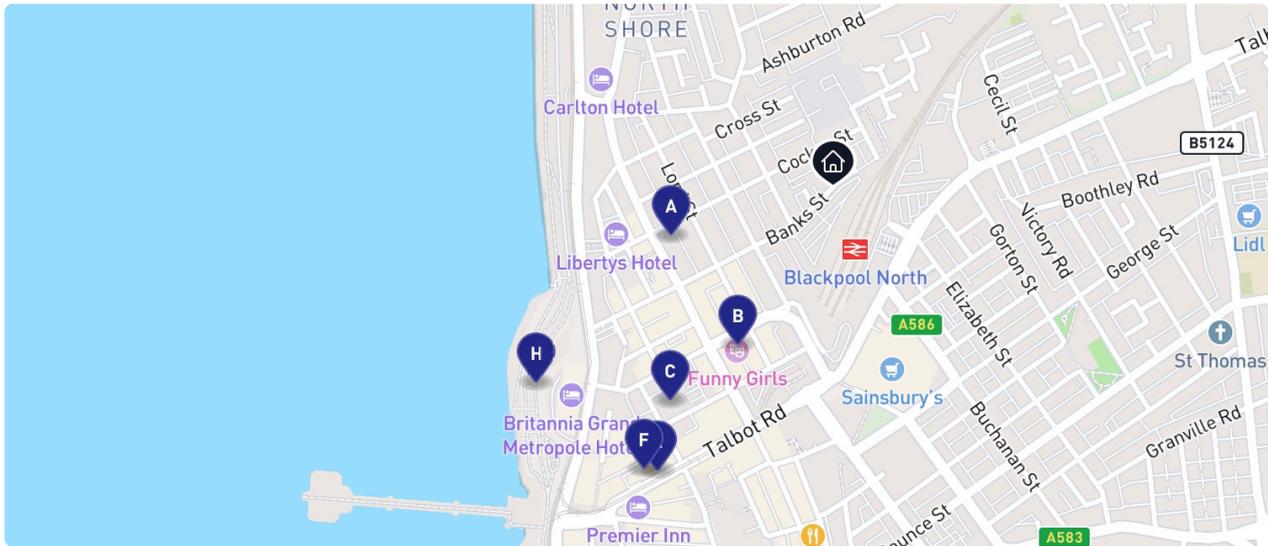
Approved      Ref: 18/0463      01-08-2018

**H** LAND ON THE CORNER OF EGERTON ROAD AND ASHBURTON ROAD, BLACKPOOL, FY1 2NP

Erection of a 20m high monopole and associated cabinets and equipment.

Refused      Ref: 21/0418      06-05-2021

## Nearby Listed Buildings



**A** Grade II - Listed building 978ft  
 Methodist chapel  
 List entry no: 1376195 27-08-1998

**B** Grade II - Listed building 1148ft  
 Odeon cinema  
 List entry no: 1225407 11-03-1994

**C** Grade II - Listed building 1598ft  
 Central library and Grundy art gallery  
 List entry no: 1072014 20-10-1983

**D** Grade II - Listed building 1650ft  
 Imperial hotel  
 List entry no: 1072011 20-10-1983

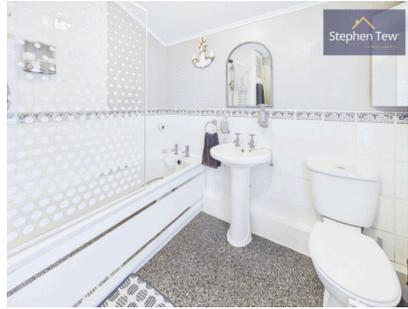
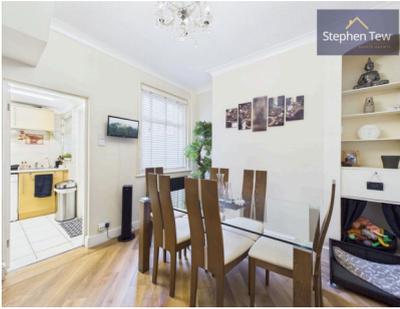
**E** Grade II - Listed building 1965ft  
 K6 kiosk  
 List entry no: 1266355 31-03-1995

**F** Grade II\* - Listed building 1995ft  
 Church of the Sacred Heart  
 List entry no: 1072015 20-10-1983

**G** Grade II - Listed building 2018ft  
 Blackpool middle and lower walk colonnades including associated retaining walls and pillar in...  
 List entry no: 1472748 13-08-2021

**H** Grade II - Listed building 2037ft  
 Two shelters on Princess Parade, Blackpool  
 List entry no: 1072012 20-10-1983

# Property Images



## Property Images



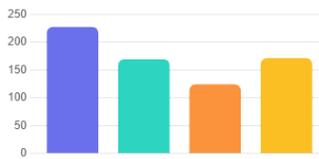
### Average house price changes in the last year (Blackpool)

	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>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

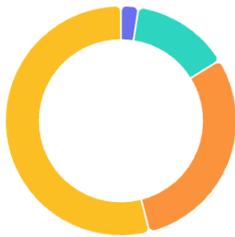


### Average time on the sales market (Blackpool)

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

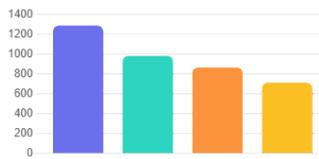
Average rental price changes in the last year (Blackpool)

	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)

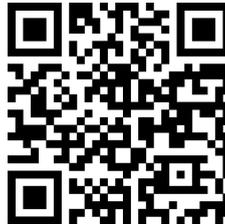
☎ 01253 401 111

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

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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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