

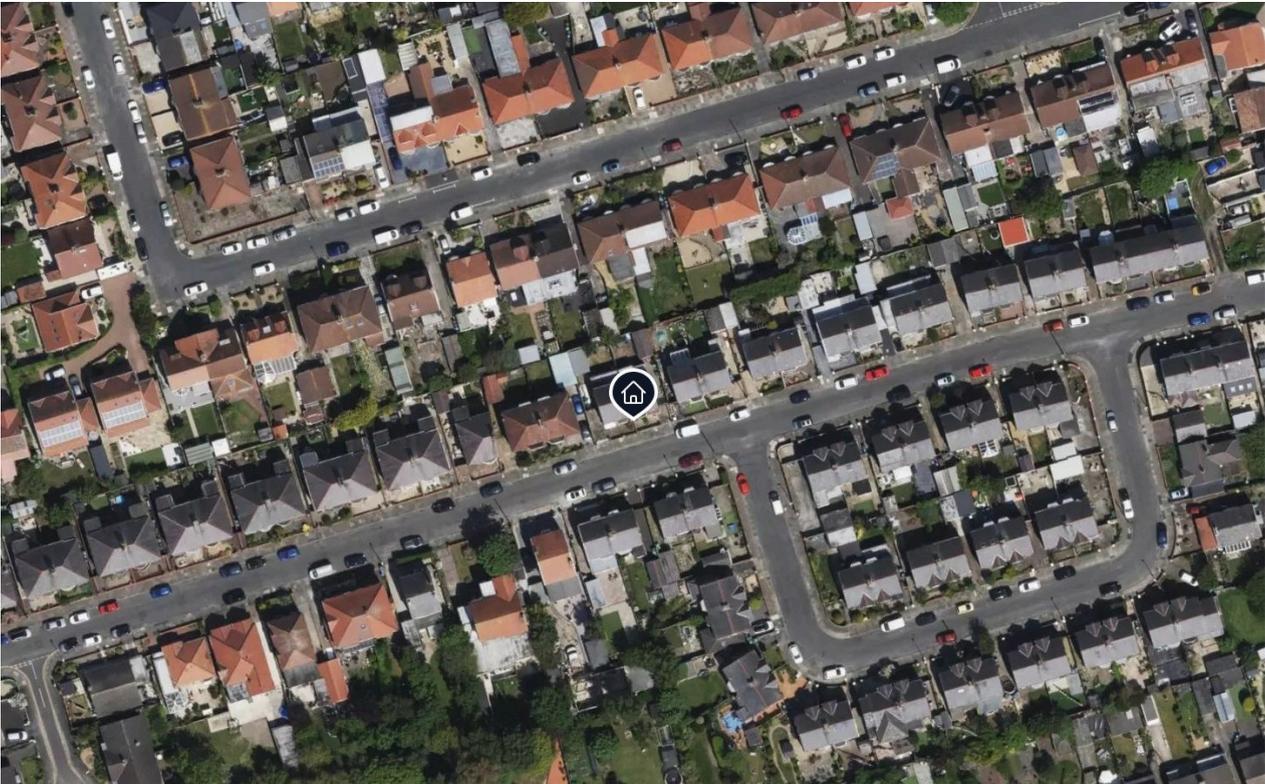
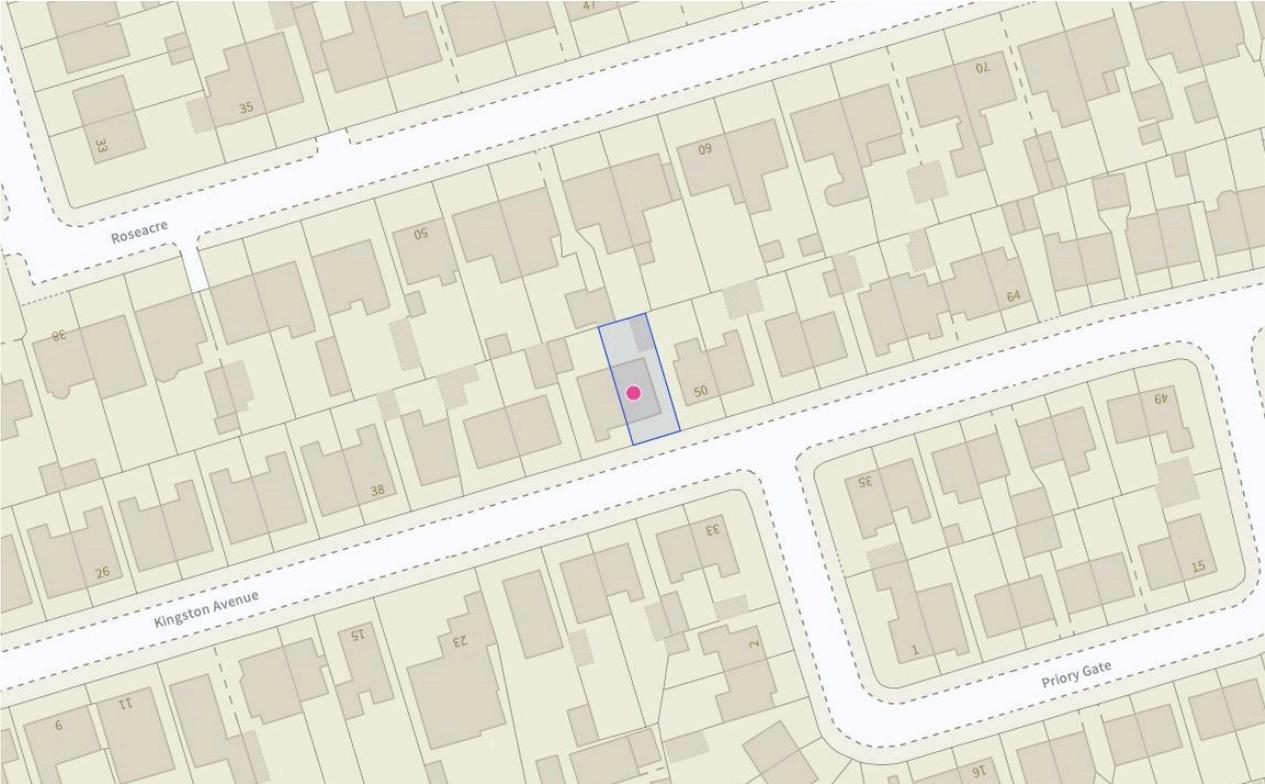


Property Report

**48 Kingston Avenue
Blackpool, FY4 2QA**



Introduction



Key Property Information



3 1 926ft² | £176 pft² Semi-Detached Freehold

Plot information

| | |
|---------------------|-------------------|
| Title number | LAN258106 |
| Plot size | 0.04 acres |
| Garden direction | North |
| Outdoor area | 0.03 acres |
| Parking (predicted) | No |

Build

Suspended floors
Double glazed windows
Brick walls
Pitched roof
Year built 1900-1929

Utilities

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

EPC

Valid until 06/05/2031

Efficiency rating (current) **70 C**
Efficiency (potential) **83 B**
Enviro impact (current) **66 D**
Enviro impact (potential) **80 C**

Council tax

Band B
£1,861 per year (est)
Blackpool

Mobile coverage

EE

O2

Three

Vodafone

Broadband availability

Basic **5mb**

Superfast **70mb**

Ultrafast **1800mb**

Overall **1800mb**

Coastal Erosion

Shore management plan 976m

Great Orme Head to Solway Firth

Defence type: Natural

Feature type: Erodible Floodable: No

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 m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Restrictive covenants

No covenants

This property **does not** have any 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



£180,000 listed price 141ft
Priory Gate, FY4

3 Bed Semi-Detached
 Freehold 883ft² (£203.85)



£175,000 listed price 322ft
Rosemary Avenue, Blackpool

3 Bed Semi-Detached



£145,000 listed price 410ft
Rosemary Avenue, FY4

3 Bed Semi-Detached
 Freehold 926ft² (£156.59)



£175,000 listed price 413ft
Byland Close, FY4

2 Bed Semi-Detached
 Freehold 1184ft² (£147.8)



£160,000 listed price 502ft
Byland Close, FY4

2 Bed Semi-Detached
 Freehold 560ft² (£285.71)



£149,950 listed price 607ft
Abbey Road, FY4

3 Bed Semi-Detached
 Freehold 829ft² (£180.88)



£190,000 listed price 951ft
Selby Avenue, FY4

3 Bed Semi-Detached
 Freehold 947ft² (£200.63)



£165,000 listed price 958ft
Highgate, FY4

3 Bed Semi-Detached
 Freehold 936ft² (£176.28)

Comparable Properties - Completed



£155,000 sold price 49ft Ⓞ
Kingston Avenue, FY4
 🏠 3 Bed 🏠 Semi-Detached
 📏 850ft² (£182.35)



£152,500 sold price 200ft Ⓞ
Priory Gate, FY4
 🏠 2 Bed 🏠 Semi-Detached
 📏 926ft² (£164.69)



£185,000 sold price 213ft Ⓞ
Roseacre, FY4
 🏠 3 Bed 🏠 Semi-Detached
 📏 883ft² (£209.51)



£165,000 sold price 253ft Ⓞ
Priory Gate, FY4
 🏠 3 Bed 🏠 Semi-Detached
 📏 840ft² (£196.43)



£135,750 sold price 289ft Ⓞ
Priory Gate, FY4
 🏠 3 Bed 🏠 Semi-Detached
 📏 829ft² (£163.75)



£145,000 sold price 404ft Ⓞ
Berwick Road, FY4
 🏠 2 Bed 🏠 Semi-Detached
 📏 1173ft² (£123.61)



£164,000 sold price 420ft Ⓞ
Rosemary Avenue, FY4
 🏠 3 Bed 🏠 Semi-Detached
 📏 958ft² (£171.19)



£140,000 sold price 456ft Ⓞ
Rosemary Avenue, FY4
 🏠 3 Bed 🏠 Semi-Detached
 📏 893ft² (£156.77)

Comparable Properties - Lettings



Let agreed

£1,100 pcm 1.0mi

Addison Way, FY8

3 Bed Semi-Detached
Freehold 753ft² (£1.46)



Let agreed

£895 pcm 1.0mi

Spen Place, FY4

3 Bed Semi-Detached
Leasehold 678ft² (£1.32)



Let agreed

£995 pcm 1.0mi

Highbury Road East, FY8

3 Bed Semi-Detached
Leasehold



To let

£800 pcm 2.0mi

Fir Grove, FY1

3 Bed Semi-Detached
Freehold 829ft² (£0.97)



Let agreed

£950 pcm 2.0mi

Weymouth Road, Blackpool, Lanca...

3 Bed Semi-Detached



To let

£895 pcm 3.0mi

****PLEASE TELEPHONE FOR VIEWING...**

3 Bed Semi-Detached



Let agreed

£1,000 pcm 3.0mi

Hilton Avenue, Lytham St. Annes

3 Bed Semi-Detached



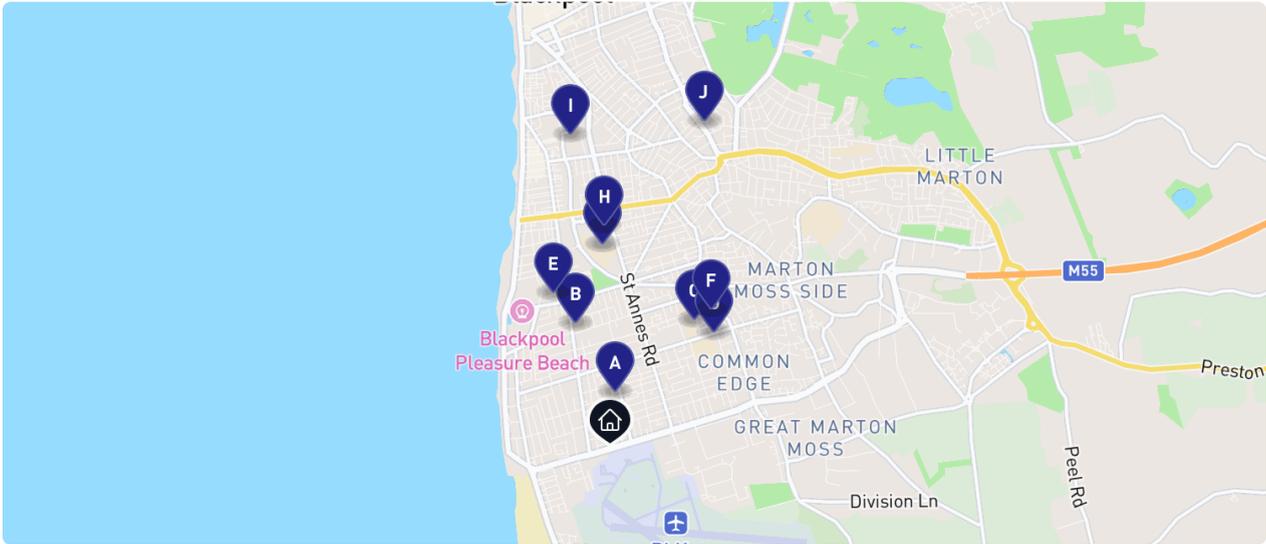
Let agreed

£825 pcm 3.0mi

Ingleway Avenue, FY3

3 Bed Semi-Detached
Freehold 764ft² (£1.08)

Local Education



A Nursery · Primary
Roseacre Primary Academy
 Good 0.16mi

B All-through
Armfield Academy
 Good 0.60mi

C Primary
Hawes Side Academy
 Good 0.76mi

D Secondary
Highfield Leadership Academy
 Requires improvement 0.79mi

E Nursery · Primary
Thames Primary Academy
 Good 0.81mi

F Special · Independent
Spen Brook School
 Good 0.87mi

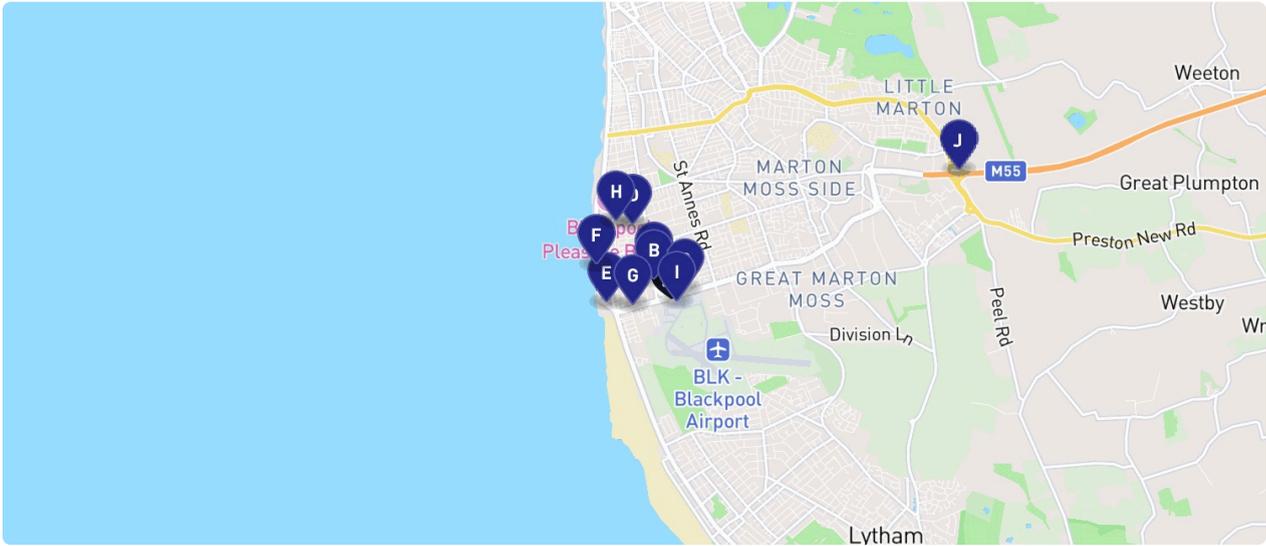
G Secondary
South Shore Academy
 Requires improvement 1.03mi

H Nursery · Primary
St Cuthbert's Catholic Academy
 Good 1.14mi

I Independent · Secondary
BFC School
 Requires improvement 1.69mi

J PRU
Educational Diversity
 Good 1.84mi

Local Transport



A 

South Shore Hospital, Lytham Road

Bus stop or station 0.15 mi

B 

Albany Avenue

Bus stop or station 0.15 mi

C 

Abbey Road

Bus stop or station 0.16 mi

D 

Burlington Road West (Blackpool Tramway)

Tram and Metrostation 0.53 mi

E 

Starr Gate (Blackpool Tramway)

Tram and Metrostation 0.59 mi

F 

Harrow Place (Blackpool Tramway)

Tram and Metrostation 0.63 mi

G 

Squires Gate Rail Station

Train station 0.41 mi

H 

Pleasure Beach Rail Station

Train station 0.64 mi

I 

Blackpool International Airport

Airport 0.23 mi

J 

M55

Motorway 2.54 mi

Nearby Planning



A 25 KINGSTON AVENUE, BLACKPOOL, FY4 2QB
 Erection of extended garage following demolition of outbuildings.
 Approved Ref: 22/0014 14-02-2022

B 39 ROSEACRE, BLACKPOOL, FY4 2PL
 Formation of second vehicle crossing to frontage and formation of additional hardstanding. (Certificate of...
 Approved Ref: 21/0435 11-05-2021

C 14 ROSEMARY AVENUE, BLACKPOOL, FY4 2PQ
 Erection of outbuilding to rear (certificate of lawfulness proposed).
 Refused Ref: 21/0454 04-08-2021

D 3 ROSEMARY AVENUE, BLACKPOOL, FY4 2PQ
 Erection of a single story rear extension
 Approved Ref: 21/1046 10-12-2021

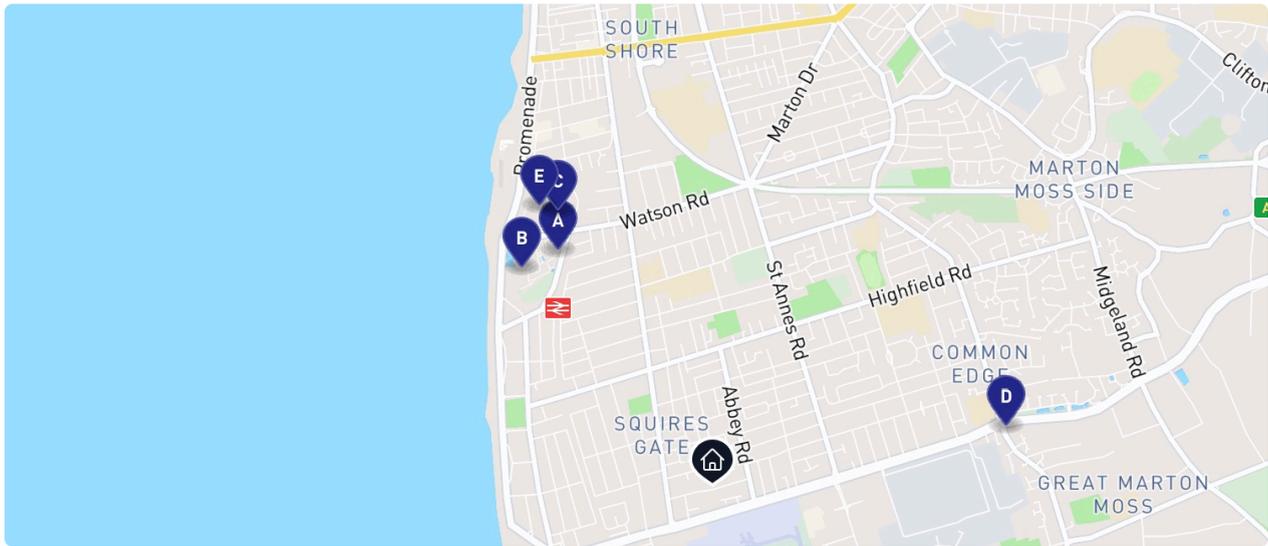
E 22 ROSEACRE, BLACKPOOL, FY4 2PN
 Erection of single storey rear extension
 Approved Ref: 20/0614 01-10-2020

F 22 ROSEACRE, BLACKPOOL, FY4 2PN
 Erection of a single storey rear extension.
 Approved Ref: 20/0631 08-10-2020

G 22 BERWICK ROAD, BLACKPOOL, FY4 2PS
 Erection of single storey rear extension.
 Refused Ref: 17/0867 18-12-2017

H 22 BERWICK ROAD, BLACKPOOL, FY4 2PS
 Demolition of existing conservatory and erection of a single storey rear extension
 Approved Ref: 18/0025 16-01-2018

Nearby Listed Buildings



A Grade II - Listed building 4045ft
 Blue flyer rollercoaster (originally the zipper dipper)
 List entry no: 1436894 19-04-2017

B Grade II - Listed building 4203ft
 The big dipper
 List entry no: 1436080 19-04-2017

C Grade II - Listed building 4554ft
 The grand national
 List entry no: 1436382 19-04-2017

D Grade II - Listed building 4577ft
 Attached wall to north blowing sands and attached wall to north
 List entry no: 1205755 20-10-1983

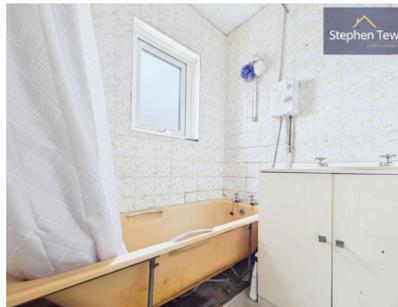
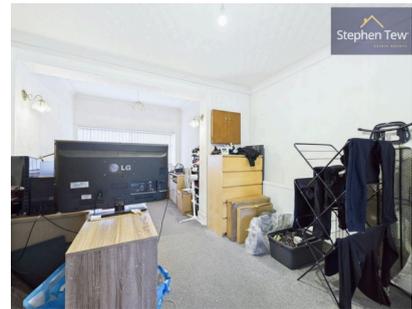
E Grade II - Listed building 4783ft
 Sir hiram maxim's captive flying machine
 List entry no: 1436214 19-04-2017

F Grade II - Listed building 4984ft
 Noah's ark
 List entry no: 1436474 19-04-2017

G Grade II - Listed building 5013ft
 1 and 2, fishers lane
 List entry no: 1205761 20-10-1983

H Grade II - Listed building 5154ft
 The casino at blackpool pleasure beach
 List entry no: 1389506 23-11-2001

Property Images



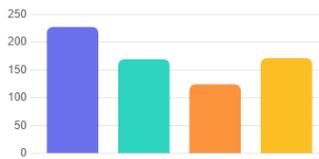
Average house price changes in the last year (Blackpool)

| | 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%) | 675 Semi-Detached sold (40%) |
| 672 Terraced sold (40%) | 196 Flats/Maisonettes sold (12%) |



Average price per sqft (Blackpool)

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

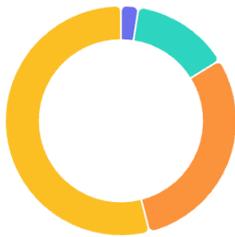


Average time on the sales market (Blackpool)

| | |
|----------------------------|-------------------------------------|
| 62 days Detached | 47 days Semi-Detached |
| 50 days Terraced | 56 days Flats/Maisonettes |

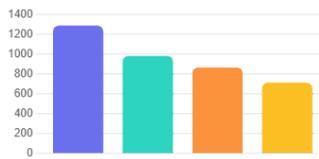
Average rental price changes in the last year (Blackpool)

| | 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 |



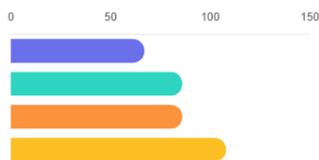
Volume of let properties in the last 12 months (Blackpool)

| | |
|-----------------------------------|--|
| 19 Detached sold (2%) | 107 Semi-Detached sold (14%) |
| 232 Terraced sold (30%) | 420 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 | 86 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 |



**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. 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.