

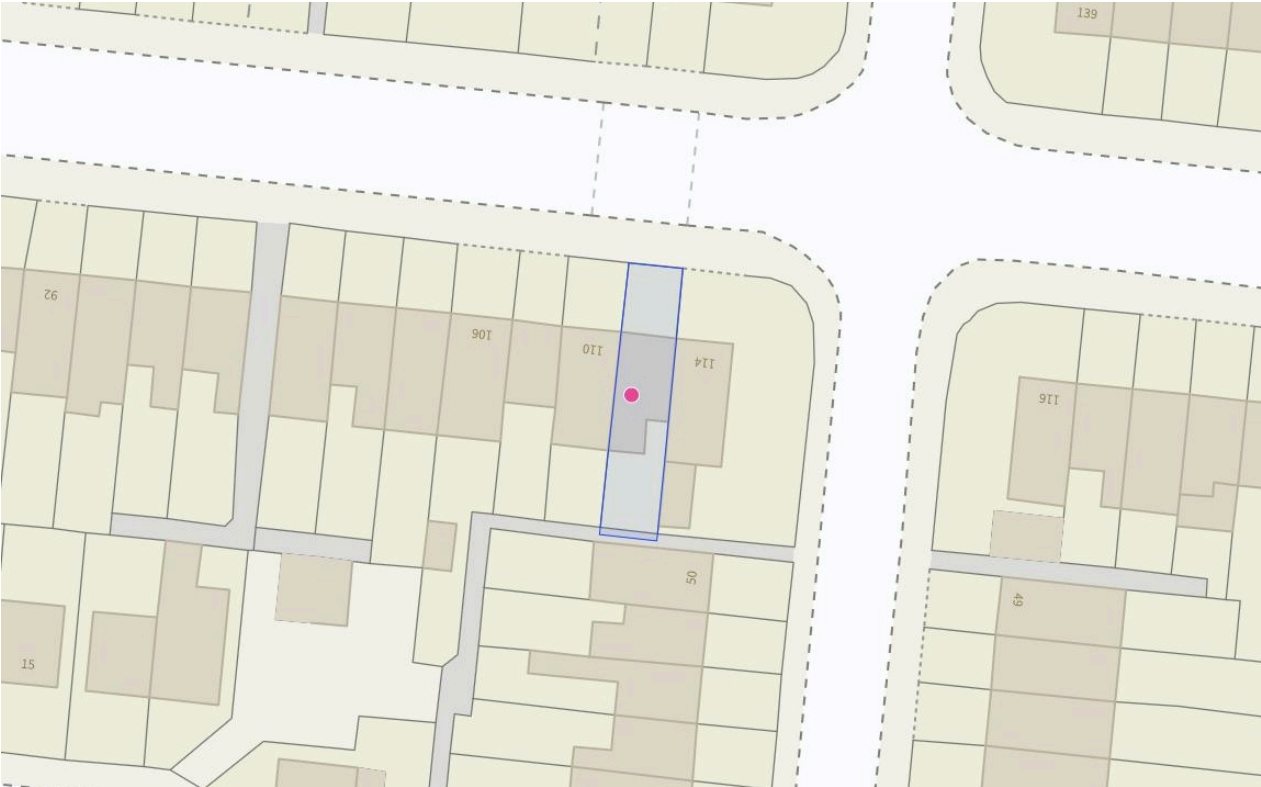


# Property Report

**112 Penrose Avenue  
Blackpool, FY4 4JT**



Introduction



## Key Property Information



3 1 657ft<sup>2</sup> | £162 pft<sup>2</sup> Terraced Freehold

### Plot information

Title number	LA434530
Plot size	0.02 acres
Garden direction	South
Outdoor area	0.02 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 31/07/2022

Efficiency rating (current) **65 D**  
Efficiency (potential) **87 B**  
Enviro impact (current) **65 D**  
Enviro impact (potential) **89 B**

### Council tax

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

### Mobile coverage

EE   
 O2   
 Three   
 Vodafone

### Broadband availability

Basic **14mb**  
 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



£90,000 listed price      13ft Ⓞ  
**Penrose Avenue, FY4**

🛏 3 Bed      🏠 Terraced  
 🏠 Freehold      📏 657ft<sup>2</sup> (£136.99)



£125,000 listed price      121ft Ⓞ  
**June Avenue, FY4**

🛏 2 Bed      🏠 Terraced  
 🏠 Freehold      📏 1033ft<sup>2</sup> (£121.01)



£95,000 listed price      230ft Ⓞ  
**Saxby Grove, Blackpool, Lancashir...**

🛏 3 Bed      🏠 Terraced



£110,000 listed price      367ft Ⓞ  
**Penrose Avenue, FY4**

🛏 2 Bed      🏠 Terraced  
 🏠 Freehold      📏 775ft<sup>2</sup> (£141.94)



£119,950 listed price      371ft Ⓞ  
**June Avenue, FY4**

🛏 2 Bed      🏠 Terraced  
 🏠 Freehold      📏 926ft<sup>2</sup> (£129.54)



£94,950 listed price      489ft Ⓞ  
**Penrose Avenue, FY4**

🛏 3 Bed      🏠 Terraced  
 🏠 Freehold      📏 603ft<sup>2</sup> (£157.46)



£115,000 listed price      515ft Ⓞ  
**Winton Avenue, Blackpool, Lancas...**

🛏 2 Bed      🏠 Terraced



£99,950 listed price      561ft Ⓞ  
**Winton Avenue, FY4**

🛏 3 Bed      🏠 Terraced  
 🏠 Freehold      📏 1055ft<sup>2</sup> (£94.74)

# Comparable Properties - Completed



£108,000 sold price 26ft  
**Penrose Avenue, FY4**

2 Bed Terraced  
 614ft<sup>2</sup> (£175.9)



£112,000 sold price 26ft  
**Penrose Avenue, FY4**

2 Bed Terraced  
 614ft<sup>2</sup> (£182.41)



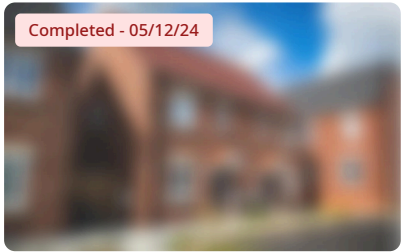
£100,000 sold price 105ft  
**June Avenue, FY4**

2 Bed Terraced  
 926ft<sup>2</sup> (£107.99)



£110,000 sold price 121ft  
**June Avenue, FY4**

2 Bed Terraced  
 1033ft<sup>2</sup> (£106.4...)



£87,000 sold price 131ft  
**June Avenue, FY4**

3 Bed Terraced  
 721ft<sup>2</sup> (£120.67)



£92,500 sold price 187ft  
**June Avenue, FY4**

3 Bed Terraced  
 657ft<sup>2</sup> (£140.79)



£120,000 sold price 276ft  
**Winton Avenue, FY4**

3 Bed Terraced  
 614ft<sup>2</sup> (£195.44)



£110,000 sold price 292ft  
**Winton Avenue, FY4**

3 Bed Terraced  
 786ft<sup>2</sup> (£139.95)

# Comparable Properties - Lettings



Let agreed  
 £695 pcm 1,496ft<sup>2</sup> ⓘ  
**Phillip Street, FY4**

🛏 2 Bed 🏠 Terraced  
 🏠 Freehold 📏 721ft<sup>2</sup> (£0.96)



Let agreed  
 £895 pcm 2,073ft<sup>2</sup> ⓘ  
**Devona Avenue, Blackpool, FY4**

🛏 3 Bed 🏠 Terraced



To let  
 £875 pcm 2,149ft<sup>2</sup> ⓘ  
**Longway, Blackpool**

🛏 3 Bed 🏠 Terraced



To let  
 £775 pcm 2,205ft<sup>2</sup> ⓘ  
**Preston Old Road, FY3**

🛏 2 Bed 🏠 Terraced  
 🏠 Leasehold 📏 538ft<sup>2</sup> (£1.44)



To let  
 £900 pcm 2,329ft<sup>2</sup> ⓘ  
**Whalley Lane, FY4**

🛏 2 Bed 🏠 Terraced  
 🏠 Freehold 📏 657ft<sup>2</sup> (£1.37)



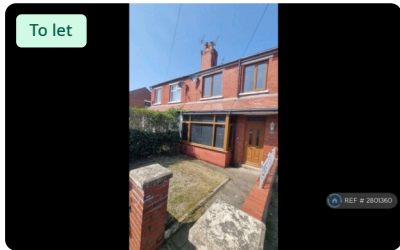
Let agreed  
 £850 pcm 1.0mi ⓘ  
**Lindbeck Road, FY4**

🛏 3 Bed 🏠 Terraced  
 🏠 Freehold 📏 818ft<sup>2</sup> (£1.04)



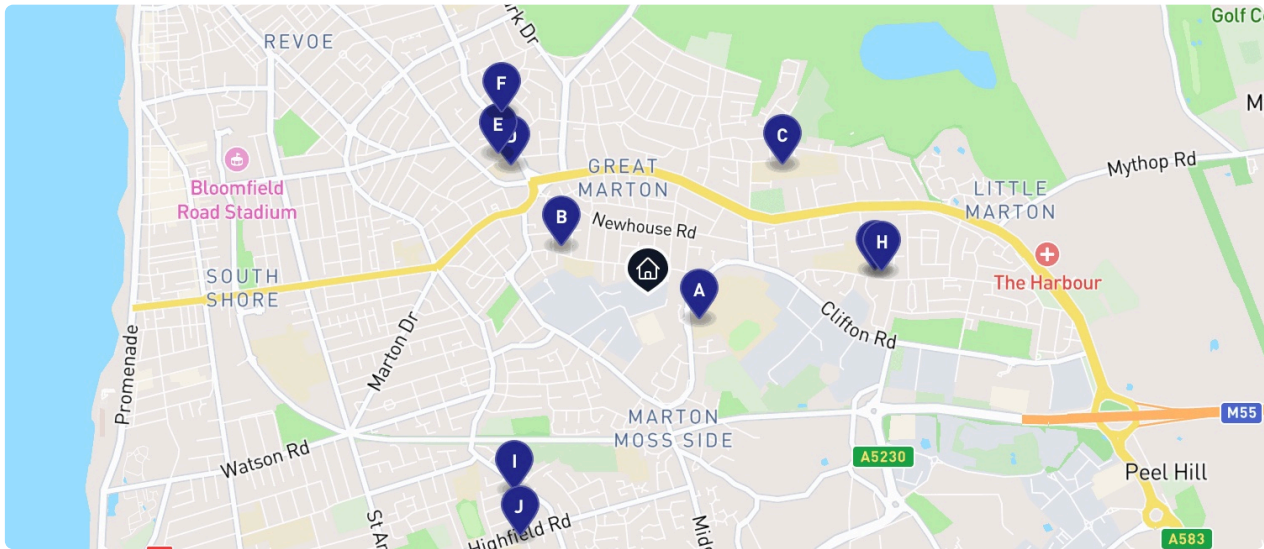
Let agreed  
 £800 pcm 1.0mi ⓘ  
**Marsden Road, FY4**

🛏 3 Bed 🏠 Terraced  
 🏠 Freehold 📏 678ft<sup>2</sup> (£1.18)



To let  
 £850 pcm 1.0mi ⓘ  
**Marsden Road, Blackpool, FY4**

🛏 3 Bed 🏠 Terraced



**A** Secondary

St George's School A Church of England Academy

Good 0.22mi

**B** Nursery · Primary

Baines' Endowed Church of England Primary Academy

Good 0.26mi

**C** Primary

Stanley Primary School

Good 0.50mi

**D** Nursery · Primary

St John Vianney's Catholic Primary School

Good 0.50mi

**E** Nursery · Primary

St John Vianney's Catholic Primary School, Blackpool

Not rated 0.55mi

**F** PRU

Educational Diversity

Good 0.63mi

**G** Special

The Maple School

Not rated 0.67mi

**H** Special

Lotus School

Not rated 0.69mi

**I** Special · Independent

Spenn Brook School

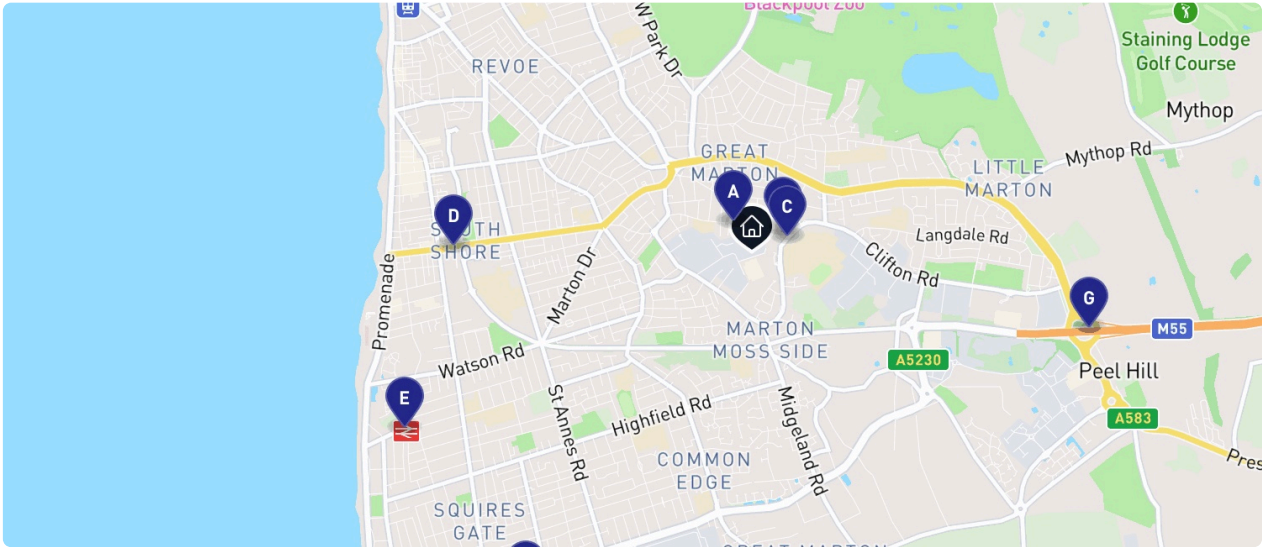
Good 0.77mi


**J** Secondary

Highfield Leadership Academy

Requires improvement 0.88mi


# Local Transport



**A** 


Elaine Avenue

Bus stop or station 0.08 mi

**B** 


Cherry Tree Road

Bus stop or station 0.13 mi

**C** 


Penrose Avenue

Bus stop or station 0.15 mi

**D** 


Blackpool South Rail Station

Train station 1.25 mi

**E** 


Blackpool Pleasure Beach Rail Station

Train station 1.68 mi

**F** 

Blackpool International Airport

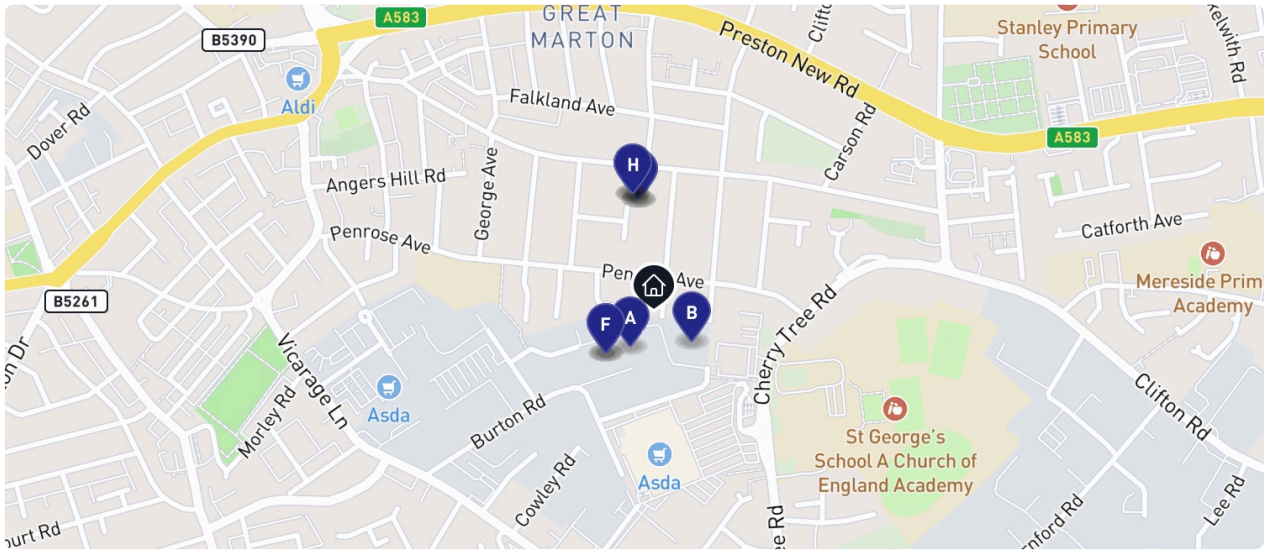
Airport 1.80 mi

**G** 

M55

Motorway 1.47 mi

## Nearby Planning



**A** UNIT 1, BURTON ROAD, BLACKPOOL, FY4 4NW  
 Erection of first floor extension and single storey side extension, and use of part ground floor as a dog...  
 Approved Ref: 17/0778 07-12-2017

**B** LAND OFF BURTON ROAD, BLACKPOOL, FY4 4NW  
 Erection of warehouse/workshop building for the storage, repair and maintenance of vehicles,...  
 Approved Ref: 18/0205 29-03-2018

**C** 27 SENIOR AVENUE, BLACKPOOL, FY4 4LE  
 Erection of part single storey and part two storey rear extension and application of render to the dwelling.  
 Approved Ref: 23/0725 02-10-2023

**D** 27 SENIOR AVENUE, BLACKPOOL, FY4 4LE  
 Erection of a single storey rear extension.  
 Approved Ref: 23/0726 02-10-2023

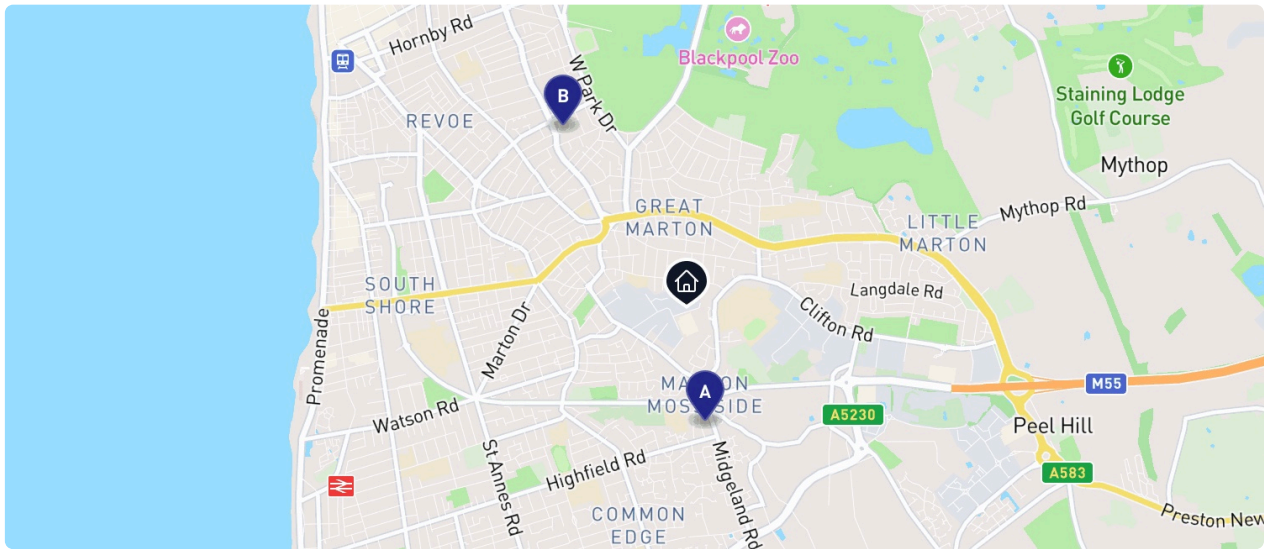
**E** DENNIS EAGLE AND CO, BURTON ROAD, BLACKPOOL, FY4 4NW  
 Erection of a metal clad single storey building to forecourt.  
 Approved Ref: 23/0242 12-07-2023

**F** DENNIS EAGLE & CO, BURTON ROAD, BLACKPOOL, FY4 4NW  
 Erection of building for use as shot blasting facility  
 Validated Ref: 25/0447 10-10-2025

**G** 25 SENIOR AVENUE, BLACKPOOL, FY4 4LE  
 Erection of a single storey rear extension.  
 Refused Ref: 25/0108 13-03-2025

**H** 25 SENIOR AVENUE, BLACKPOOL, FY4 4LE  
 Erection of a single storey rear extension  
 Approved Ref: 25/0214 27-03-2025

## Nearby Listed Buildings



**A** Grade II - Listed building 3146ft

Walkers hill farmhouse and attached barn and shippon

List entry no: 1225337 31-10-1989

**B** Grade II - Listed building 4334ft

Elmslie school

List entry no: 1225409 15-03-1995

**C** Grade II - Listed building 6204ft

Little marton mill

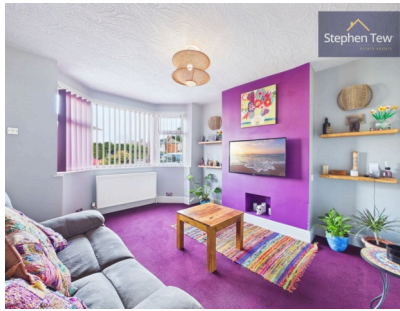
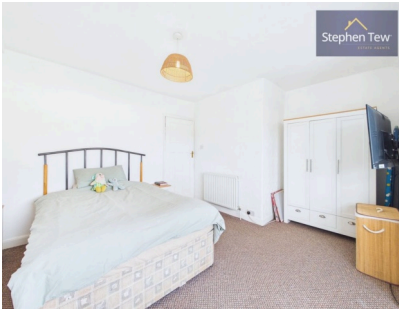
List entry no: 1205764 20-10-1983

**D** Grade II - Listed building 6394ft

Attached wall to north blowing sands and attached wall to north

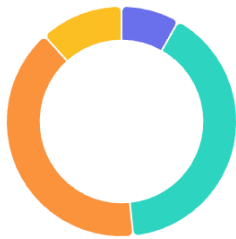
List entry no: 1205755 20-10-1983

# Property Images



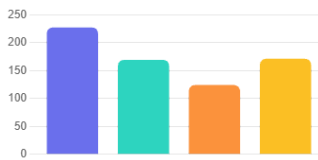
Average house price changes in the last year (Blackpool)

	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

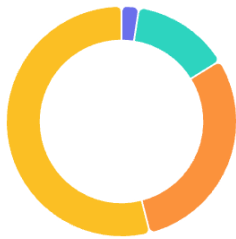


Average time on the sales market (Blackpool)

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

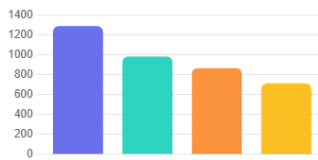
Average rental price changes in the last year (Blackpool)

	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>



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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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