

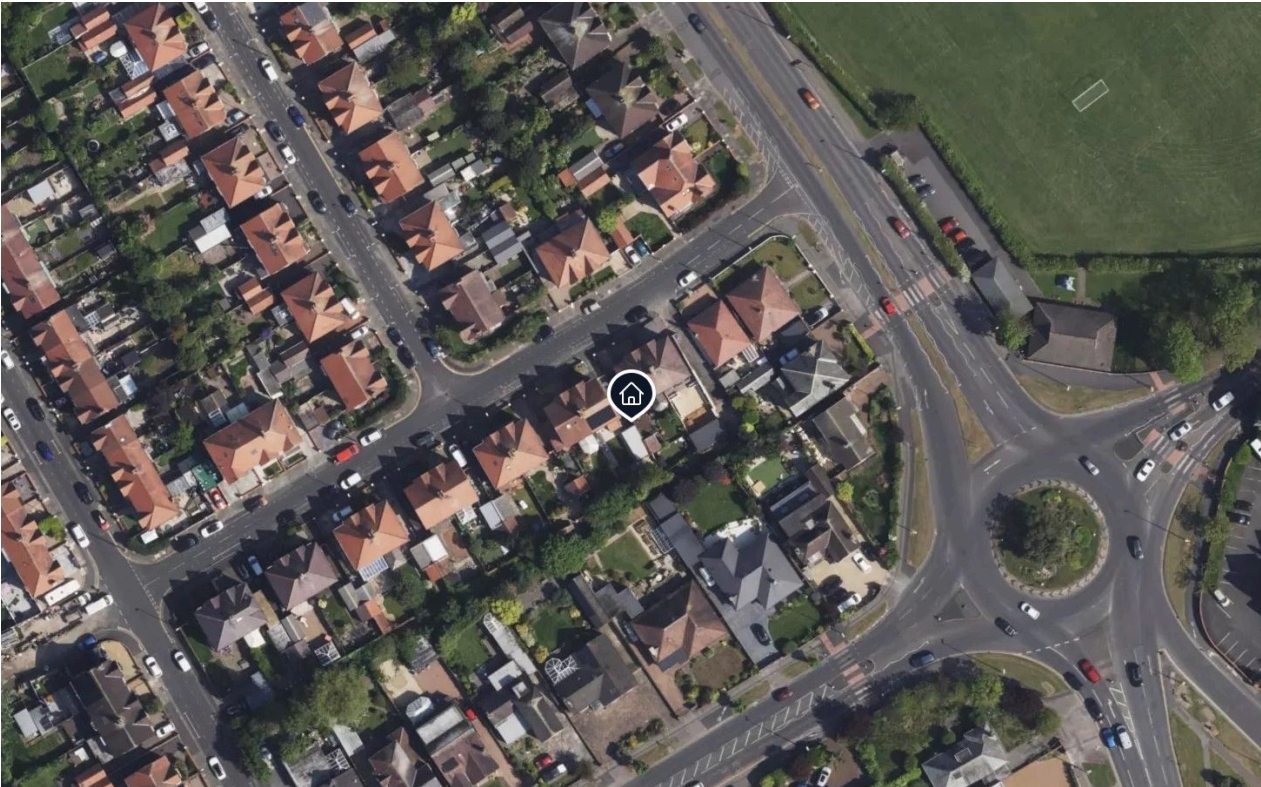
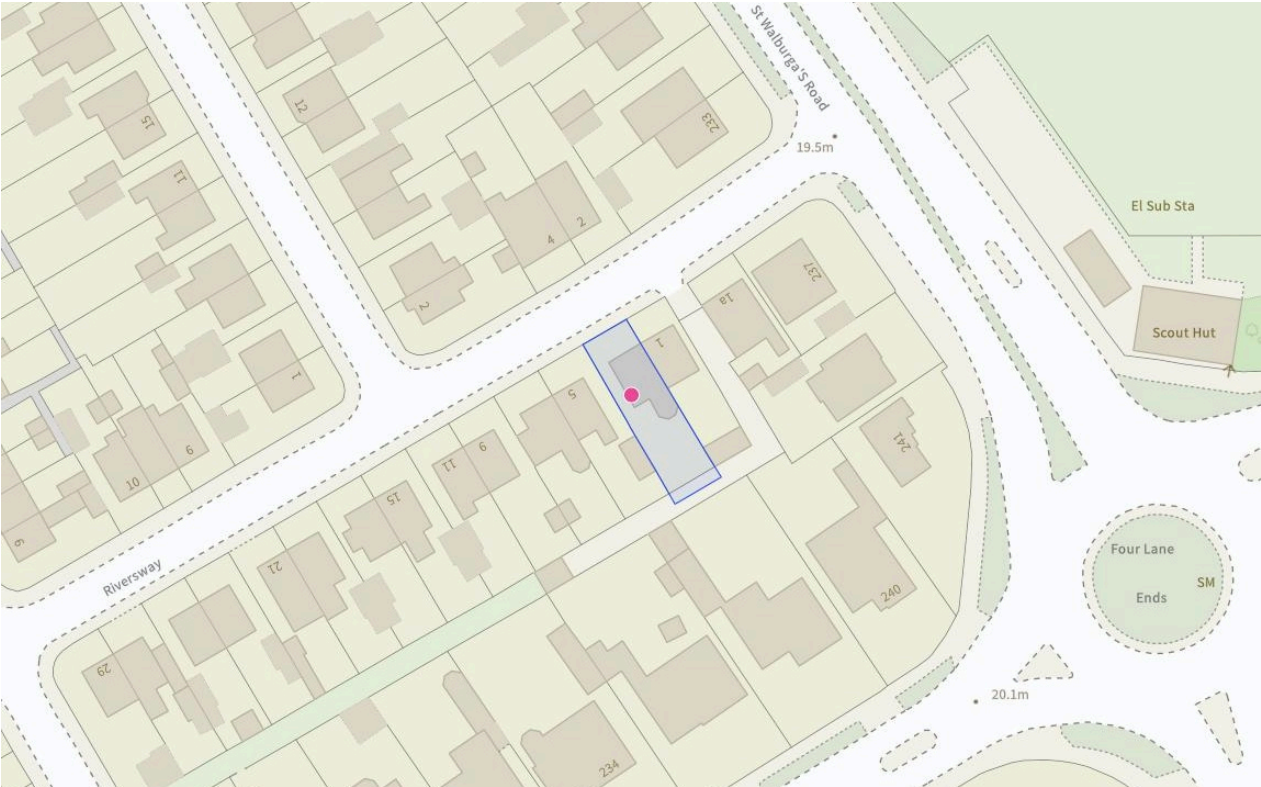


Property Report

**3 Riversway
Blackpool, FY3 8PD**



Introduction



Key Property Information



3 1 1,066ft² | £184 pft² Semi-Detached Freehold

Plot information

Title number **LA651948**
Plot size **0.06 acres**
Garden direction **South**
Outdoor area **0.04 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 24/10/2034

Efficiency rating (current) **60 D**
Efficiency (potential) **73 C**
Enviro impact (current) **52 E**
Enviro impact (potential) **65 D**

Council tax

Band C
£2,126 per year (est)
Blackpool

Mobile coverage

EE
 O2
 Three
 Vodafone

Broadband availability

Basic **16mb**
 Superfast **61mb**
 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 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



£210,000 listed price 243ft Ⓞ
Riversway, FY3
 🛏 3 Bed 🏠 Semi-Detached
 🏠 Freehold 📏 947ft² (£221.75)



£230,000 listed price 295ft Ⓞ
Riversway, FY3
 🛏 4 Bed 🏠 Semi-Detached
 🏠 Freehold 📏 1367ft² (£168.2...)



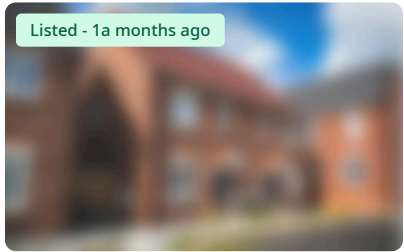
£167,500 listed price 689ft Ⓞ
Ingleway Avenue, Blackpool, FY3 8...
 🛏 2 Bed 🏠 Semi-Detached
 📏 721ft² (£232.32)



£160,000 listed price 837ft Ⓞ
Fordway Avenue, FY3
 🛏 3 Bed 🏠 Semi-Detached
 🏠 Freehold 📏 818ft² (£195.6)



£190,000 listed price 1,073ft Ⓞ
Torsway Avenue, FY3
 🛏 3 Bed 🏠 Semi-Detached
 🏠 Freehold 📏 1163ft² (£163.37)



£230,000 listed price 1,211ft Ⓞ
Ingleway Avenue, FY3
 🛏 3 Bed 🏠 Semi-Detached
 🏠 Freehold 📏 958ft² (£240.08)



£225,000 listed price 1,224ft Ⓞ
Ingleway Avenue, FY3
 🛏 3 Bed 🏠 Semi-Detached
 🏠 Freehold 📏 1076ft² (£209.11)



£180,000 listed price 1,342ft Ⓞ
Ingleway Avenue, FY3
 🛏 3 Bed 🏠 Semi-Detached
 🏠 Freehold

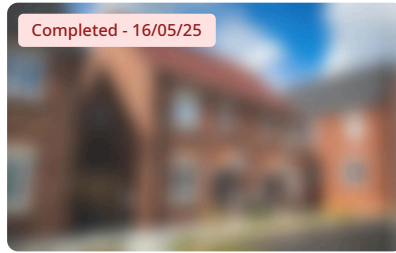
Comparable Properties - Completed



£195,000 sold price 135ft

Riversway, FY3

3 Bed Semi-Detached
 980ft² (£198.98)



£195,000 sold price 207ft

Riversway, FY3

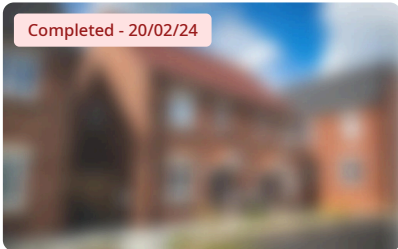
3 Bed Semi-Detached
 936ft² (£208.33)



£188,000 sold price 600ft

St. Walburgas Road, FY3

3 Bed Semi-Detached
 1001ft² (£187.81)



£165,500 sold price 725ft

Ingleway Avenue, FY3

2 Bed Semi-Detached
 667ft² (£248.13)



£170,000 sold price 810ft

Lakeway, FY3

3 Bed Semi-Detached
 560ft² (£303.57)



£185,000 sold price 932ft

St. Walburgas Road, FY3

3 Bed Semi-Detached
 1066ft² (£173.55)



£185,000 sold price 932ft

St. Walburgas Road, FY3

3 Bed Semi-Detached
 1066ft² (£173.55)



£230,000 sold price 1,004ft

Burwood Drive, FY3

3 Bed Semi-Detached
 1076ft² (£213.75)

Comparable Properties - Lettings



£825 pcm 1,355ft [⊕]
Ingleway Avenue, FY3

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



£995 pcm 1.0mi [⊕]
Ledbury Road, Blackpool

🛏 3 Bed 🏠 Semi-Detached



£895 pcm 1.0mi [⊕]
****PLEASE TELEPHONE FOR VIEWIN...**

🛏 3 Bed 🏠 Semi-Detached



£900 pcm 1.0mi [⊕]
Devonshire Road, FY3

🛏 3 Bed 🏠 Semi-Detached
 🏠 Freehold 📏 893ft² (£1.01)



£795 pcm 1.0mi [⊕]
St. Thomas Close, Blackpool, Lanc...

🛏 2 Bed 🏠 Semi-Detached



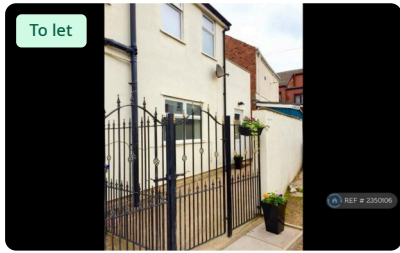
£950 pcm 1.0mi [⊕]
Weymouth Road, Blackpool, Lanca...

🛏 3 Bed 🏠 Semi-Detached



£900 pcm 1.0mi [⊕]
Links Road, Blackpool, Lancashire, ...

🛏 3 Bed 🏠 Semi-Detached



£750 pcm 1.0mi [⊕]
Whitegate Drive, Blackpool, FY3

🛏 2 Bed 🏠 Semi-Detached



A Nursery · Primary

Christ The King Catholic Academy

Good 0.19mi

B Secondary · Post-16

St Mary's Catholic Academy

Good 0.25mi

C Nursery · Primary

Boundary Primary School

Not rated 0.39mi

D Independent · Secondary

Lancashire Alternative Provision

Good 0.91mi

E Independent · Secondary

Tower Learning Centre Independent School

Good 0.93mi

F Special · Nursery

Highfurlong School

Outstanding 0.99mi

G Special · Nursery

Park Community Academy

Outstanding 1.04mi

H All-through

Unity Academy Blackpool

Requires improvement 1.21mi

I PRU

Educational Diversity

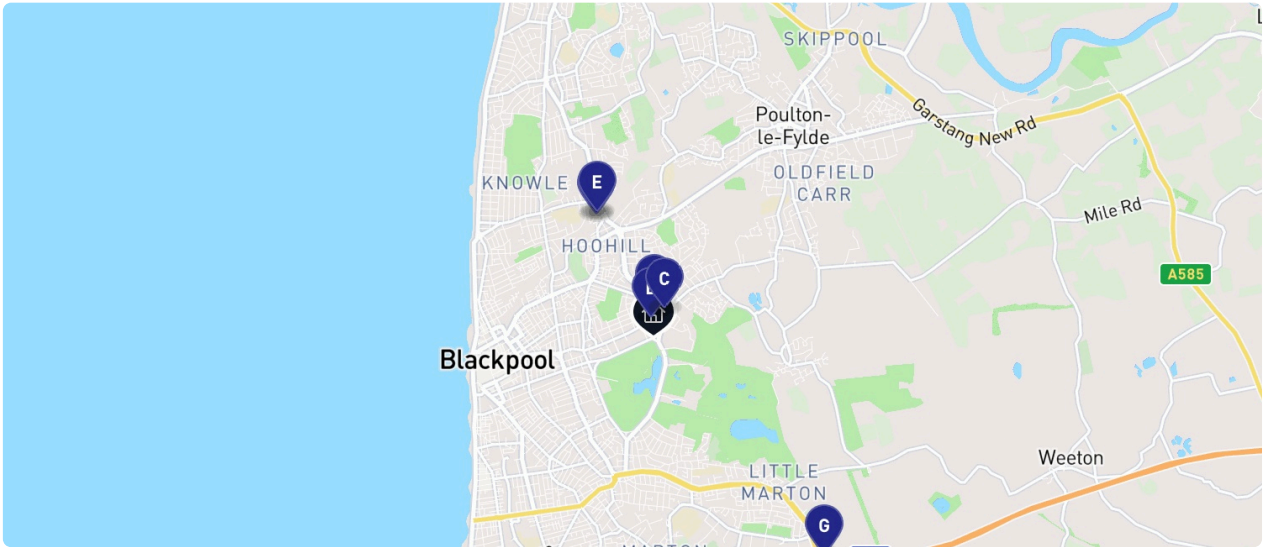
Good 1.23mi


J Independent · Secondary

BFC School

Requires improvement 1.73mi


Local Transport



A 


Riversway, St Walburgas Road

Bus stop or station 0.04 mi

B 


Lakeway, Newton Drive

Bus stop or station 0.06 mi

C 


St Walburgas Road

Bus stop or station 0.09 mi

D 


Layton (Lancs) Rail Station

Train station 0.93 mi

E 


Rail Station

Train station 0.94 mi

F 

Blackpool International Airport

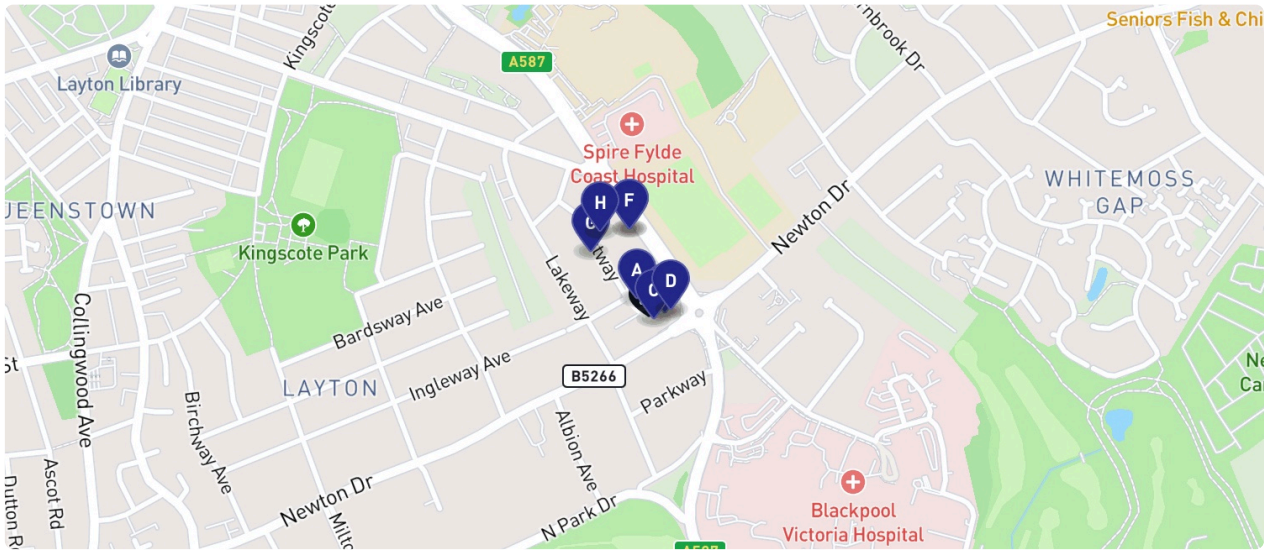
Airport 3.28 mi

G 

M55

Motorway 2.49 mi

Nearby Planning



A 9 RIVERSWAY, BLACKPOOL, FY3 8PD

Erection of single storey rear extension (Certificate of Lawful Proposed Development)

Approved Ref: 19/0744 11-11-2019

B 238 NEWTON DRIVE, BLACKPOOL, FY3 8NB

Formation of new hardstanding, new double gates to entrance drive, creation of pedestrian entrance gate...

Approved Ref: 18/0544 06-08-2018

C 236 NEWTON DRIVE, BLACKPOOL, FY3 8NB

Erection of single storey greenhouse to rear garden area.

Approved Ref: 22/0444 07-06-2022

D 240 NEWTON DRIVE, BLACKPOOL, FY3 8NB

Erection of a single storey building to rear of garage for use as an office.

Approved Ref: 23/0802 01-12-2023

E 215 ST WALBURGAS ROAD, BLACKPOOL, FY3 7EE

Widening of existing vehicle access, removal of part front wall and rebuild of gatepost and alterations to...

Refused Ref: 25/0193 01-04-2025

F 215 ST WALBURGAS ROAD, BLACKPOOL, FY3 7EE

Part removal of front wall to allow widening of access and alteration to existing hardstanding.

Approved Ref: 25/0791 11-11-2025

G 23 CRESTWAY, BLACKPOOL, FY3 8PA

Erection of a single storey side extension and a single storey rear extension, and replacement roof to...

Approved Ref: 24/0667 03-12-2024

H 28 CRESTWAY, BLACKPOOL, FY3 8PA

Erection of a single storey side extension. (Certificate of Lawfulness Proposed)

Approved Ref: 24/0154 21-03-2024

Nearby Listed Buildings



A Grade II* - Listed building 587ft
 Thanksgiving shrine of our lady of lourdes
 List entry no: 1387319 30-06-1999

B Grade II - Listed building 3468ft
 Cemetery chapel
 List entry no: 1376194 27-08-1998

C Grade II - Listed building 4616ft
 Stanley cottage
 List entry no: 1071998 09-06-2067

D Grade II - Listed building 5046ft
 Raikes hall hotel
 List entry no: 1072009 20-10-1983

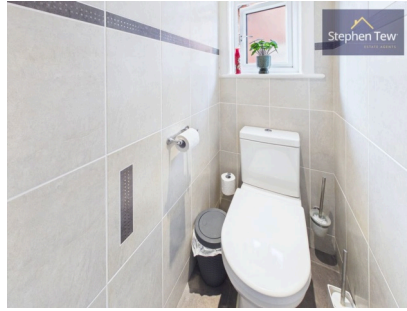
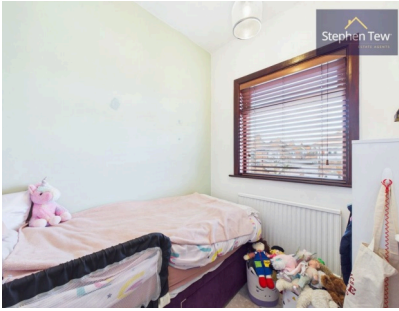
E Grade II - Listed building 5476ft
 Synagogue
 List entry no: 1376196 27-08-1998

F Grade II - Listed building 5682ft
 Blackpool citadel and winstone house
 List entry no: 1205886 06-11-1975

G Grade II - Listed building 5745ft
 Staining windmill
 List entry no: 1362385 09-06-2067

H Grade II - Listed building 5758ft
 Elmslie school
 List entry no: 1225409 15-03-1995

Property Images

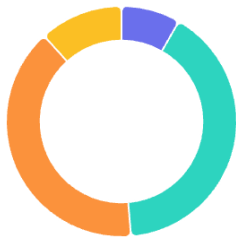


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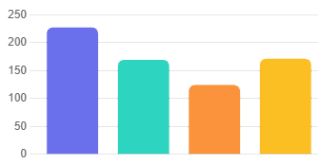
Average house price changes in the last year (Blackpool)

	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



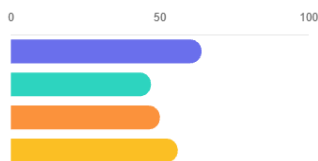
Volume of sold properties in the last 12 months (Blackpool)

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

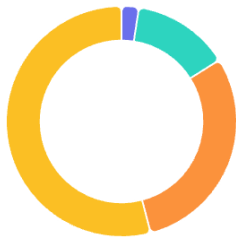


Average time on the sales market (Blackpool)

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

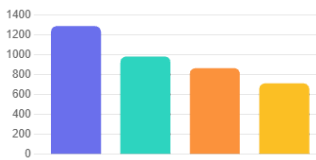
Average rental price changes in the last year (Blackpool)

	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

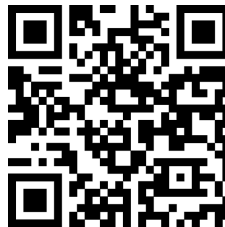
☎ 01253 401 111

🌐 www.stephentew.co.uk

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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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