

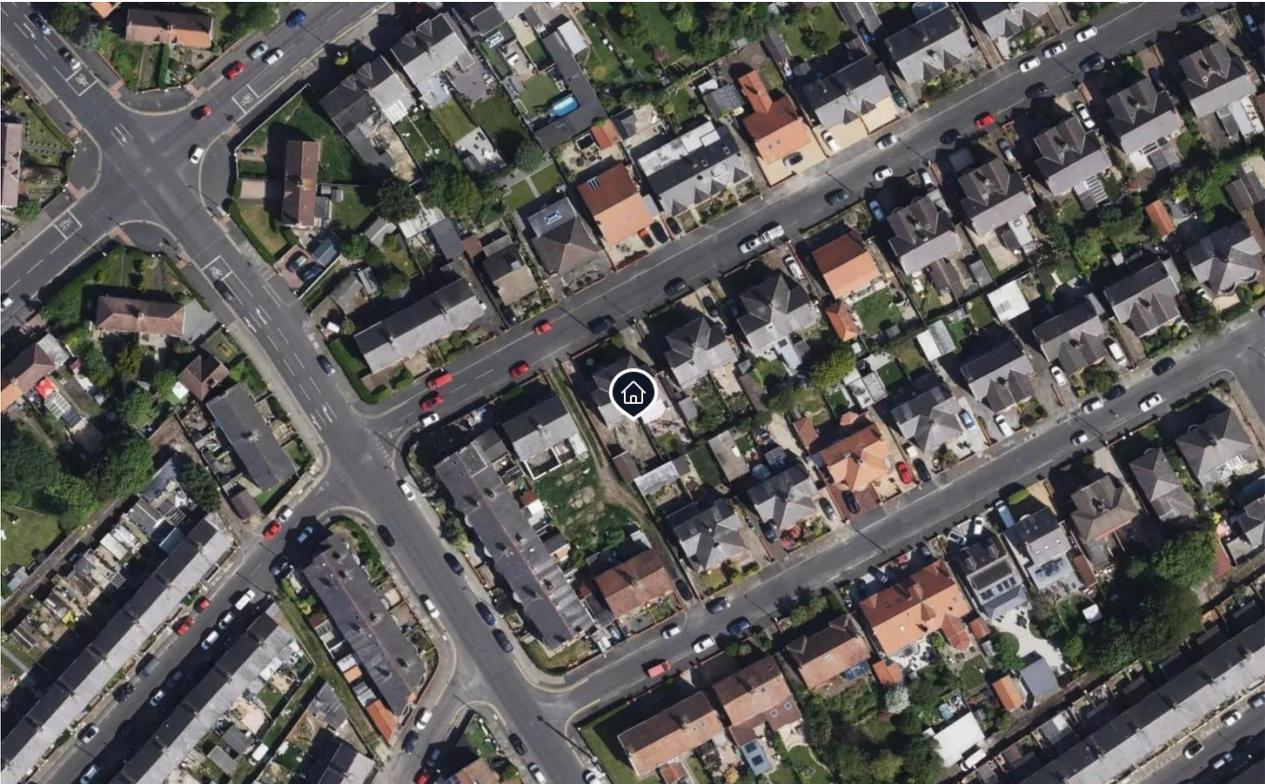
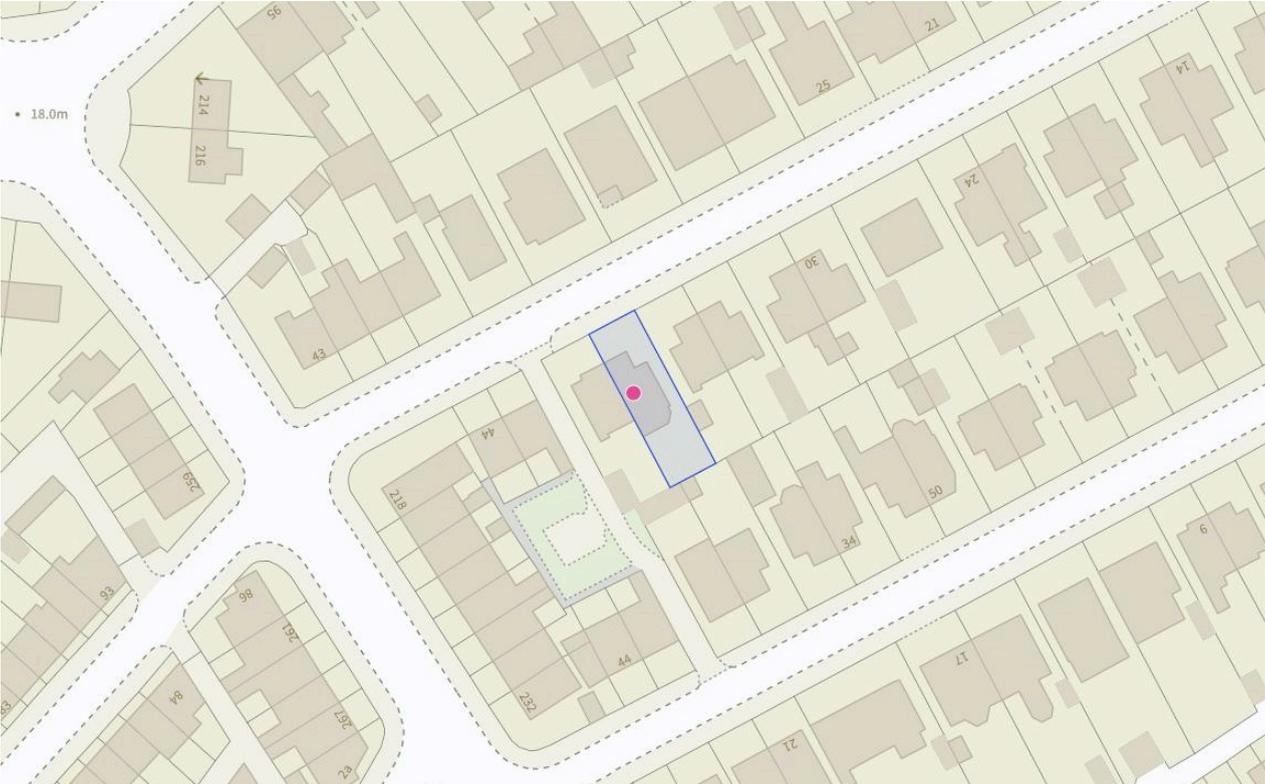


# Property Report

**38 St. Ives Avenue  
Blackpool, FY1 5RA**



# Introduction



## Key Property Information



3 1 1,163ft<sup>2</sup> | £182 pft<sup>2</sup> Semi-Detached Freehold

### Plot information

Title number **LA461713**  
Plot size **0.06 acres**  
Garden direction **SouthEast**  
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 10/11/2035

Efficiency rating (current) **61 D**  
Efficiency (potential) **80 C**  
Enviro impact (current) **55 D**  
Enviro impact (potential) **71 C**

### Council tax

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

### Mobile coverage

EE   
O2   
Three   
Vodafone

### Broadband availability

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

## 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 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



£189,950 listed price      472ft ☺  
**Bankfield Grove, FY1**

🛏 3 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 1076ft<sup>2</sup> (£176.53)



£200,000 listed price      807ft ☺  
**Whitegate Drive, FY3**

🛏 3 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 1292ft<sup>2</sup> (£154.8)



£170,000 listed price      1,132ft ☺  
**Westmorland Avenue, Blackpool**

🛏 3 Bed      🏠 Semi-Detached



£200,000 listed price      1,132ft ☺  
**Westmorland Avenue, Blackpool, F...**

🛏 3 Bed      🏠 Semi-Detached  
 📏 1356ft<sup>2</sup> (£147.49)



£200,000 listed price      1,132ft ☺  
**Westmorland Avenue, Blackpool**

🛏 3 Bed      🏠 Semi-Detached



£239,950 listed price      1,135ft ☺  
**Westmorland Avenue, FY1**

🛏 4 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 1765ft<sup>2</sup> (£135.95)



£175,000 listed price      1,457ft ☺  
**Greenwood Avenue, FY1**

🛏 3 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 1507ft<sup>2</sup> (£116.12)

## Comparable Properties - Completed



£175,000 sold price 810ft

**Whitegate Drive, FY3**

2 Bed Semi-Detached  
 1421ft<sup>2</sup> (£123.15)



£175,000 sold price 827ft

**Hartford Avenue, FY1**

4 Bed Semi-Detached  
 1141ft<sup>2</sup> (£153.37)



£170,000 sold price 912ft

**Hartford Avenue, FY1**

3 Bed Semi-Detached  
 958ft<sup>2</sup> (£177.45)



£180,000 sold price 1,024ft

**Kirkham Avenue, FY1**

3 Bed Semi-Detached  
 1163ft<sup>2</sup> (£154.77)



£195,000 sold price 1,030ft

**Westmorland Avenue, FY1**

4 Bed Semi-Detached  
 1733ft<sup>2</sup> (£112.52)



£197,000 sold price 1,053ft

**Beechfield Avenue, FY3**

3 Bed Semi-Detached  
 1765ft<sup>2</sup> (£111.61)



£198,000 sold price 1,073ft

**Westmorland Avenue, FY1**

4 Bed Semi-Detached  
 1485ft<sup>2</sup> (£133.3...)



£199,950 sold price 1,201ft

**Grasmere Road, FY1**

3 Bed Semi-Detached  
 1023ft<sup>2</sup> (£195.4...)

# Comparable Properties - Lettings



£750 pcm      1,309ft<sup>2</sup> 📍  
**Whitegate Drive, Blackpool, FY3**

🛏️ 2 Bed      🏠 Semi-Detached



£800 pcm      2,096ft<sup>2</sup> 📍  
**Fir Grove, FY1**

🛏️ 3 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 829ft<sup>2</sup> (£0.97)



£950 pcm      1.0mi 📍  
**Weymouth Road, Blackpool, Lanca...**

🛏️ 3 Bed      🏠 Semi-Detached



£895 pcm      1.0mi 📍  
**\*\*PLEASE TELEPHONE FOR VIEWIN...**

🛏️ 3 Bed      🏠 Semi-Detached



£825 pcm      1.0mi 📍  
**Ingleway Avenue, FY3**

🛏️ 3 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 764ft<sup>2</sup> (£1.08)



£895 pcm      1.0mi 📍  
**Spen Place, FY4**

🛏️ 3 Bed      🏠 Semi-Detached  
 🏠 Leasehold      📏 678ft<sup>2</sup> (£1.32)



£900 pcm      1.0mi 📍  
**Devonshire Road, FY3**

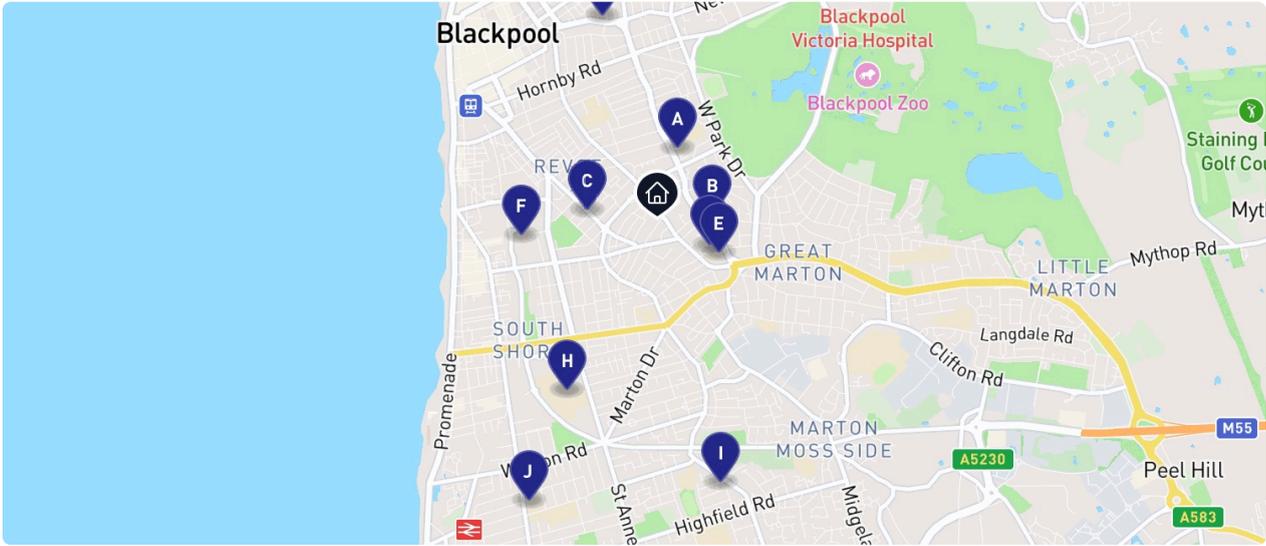
🛏️ 3 Bed      🏠 Semi-Detached  
 🏠 Freehold      📏 893ft<sup>2</sup> (£1.01)



£995 pcm      2.0mi 📍  
**Ledbury Road, Blackpool**

🛏️ 3 Bed      🏠 Semi-Detached

# Local Education



**A** Special · Nursery  
**Park Community Academy**  
 Outstanding 0.20mi

**B** PRU  
**Educational Diversity**  
 Good 0.25mi

**C** Nursery · Primary  
**Revoe Learning Academy**  
 Good 0.30mi

**D** Nursery · Primary  
**St John Vianney's Catholic Primary School, Blackpool**  
 Not rated 0.31mi

**E** Nursery · Primary  
**St John Vianney's Catholic Primary School**  
 Good 0.36mi

**F** Independent · Secondary  
**BFC School**  
 Requires improvement 0.59mi

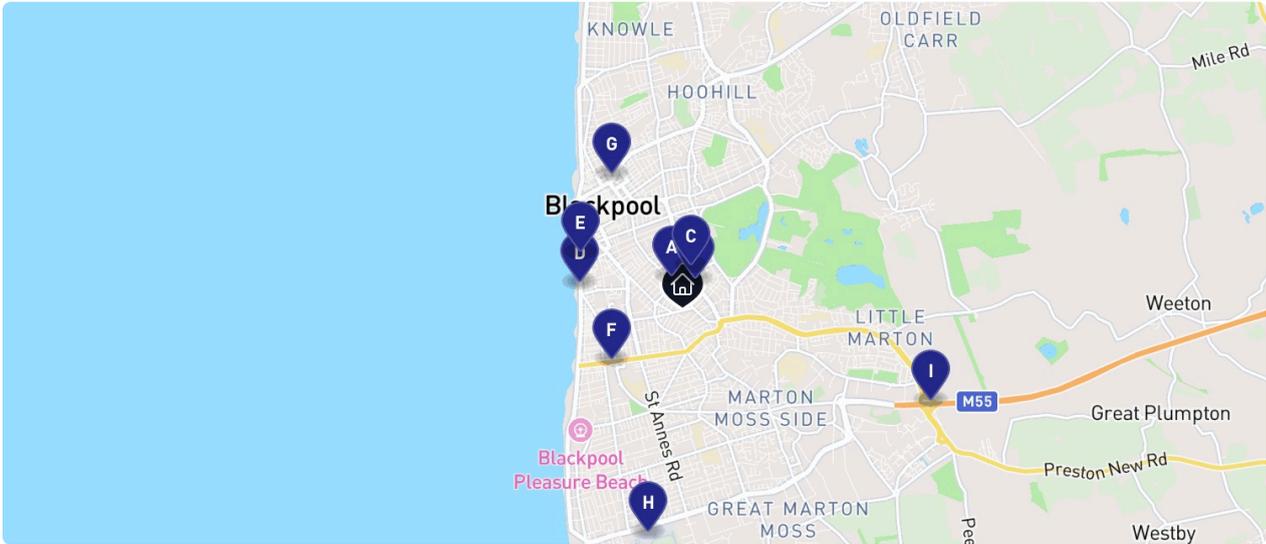
**G** Independent · Secondary  
**Tower Learning Centre Independent School**  
 Good 0.77mi

**H** Secondary  
**South Shore Academy**  
 Not rated 0.91mi

**I** Special · Independent  
**Spen Brook School**  
 Good 1.24mi

**J** All-through  
**Armfield Academy**  
 Good 1.40mi

# Local Transport



**A** 

Somerset Avenue

Bus stop or station 0.10 mi

**B** 

Elmslie Gardens

Bus stop or station 0.12 mi

**C** 

Condor Grove

Bus stop or station 0.16 mi

**D** 

Manchester Square (Blackpool Tramway)

Tram and Metrostation 0.85 mi

**E** 

Central Pier (Blackpool Tramway)

Tram and Metrostation 0.89 mi

**F** 

Blackpool South Rail Station

Train station 0.87 mi

**G** 

Blackpool North Rail Station

Train station 1.09 mi

**H** 

Blackpool International Airport

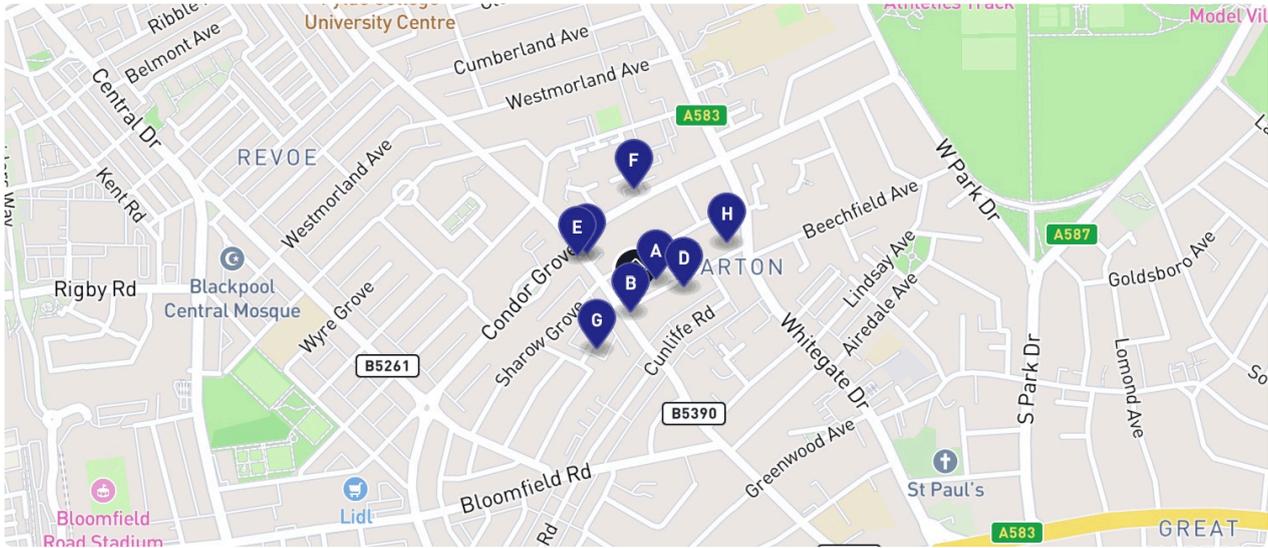
Airport 2.10 mi

**I** 

M55

Motorway 2.28 mi

## Nearby Planning



**A** 34 ST VINCENT AVENUE, BLACKPOOL, FY1 6RT

Erection of a single storey rear extension following demolition of existing outbuilding.

Approved      Ref: 21/0321      12-04-2021

**B** PAVEMENT ADJACENT TO 29 ST VINCENTS AVENUE, BLACKPOOL

Installation of 15m pole, fibre cable, antennae and associated cabinets for the installation of high speed...

Approved      Ref: 21/0763      25-08-2021

**C** 216 PARK ROAD, BLACKPOOL, FY1 5QX

Part removal of wall/hedgerow to Park Road elevation, creation of new vehicular access and...

Approved      Ref: 19/0676      21-10-2019

**D** 11 ST VINCENT AVENUE, BLACKPOOL, FY1 6RT

Erection of a single storey side and rear extension.

Approved      Ref: 20/0148      06-03-2020

**E** 249 PARK ROAD, BLACKPOOL, FY1 5NB

Formation of new vehicle access from Park Road following demolition of existing boundary wall.

Approved      Ref: 20/0080      03-02-2020

**F** 120 CONDOR GROVE, BLACKPOOL, FY1 5QY

Installation of Air Source Heat Pump

Approved      Ref: 24/0109      26-02-2024

**G** 19 KINGSLAND GROVE, BLACKPOOL, FY1 5NN

Erection of a single storey rear extension.

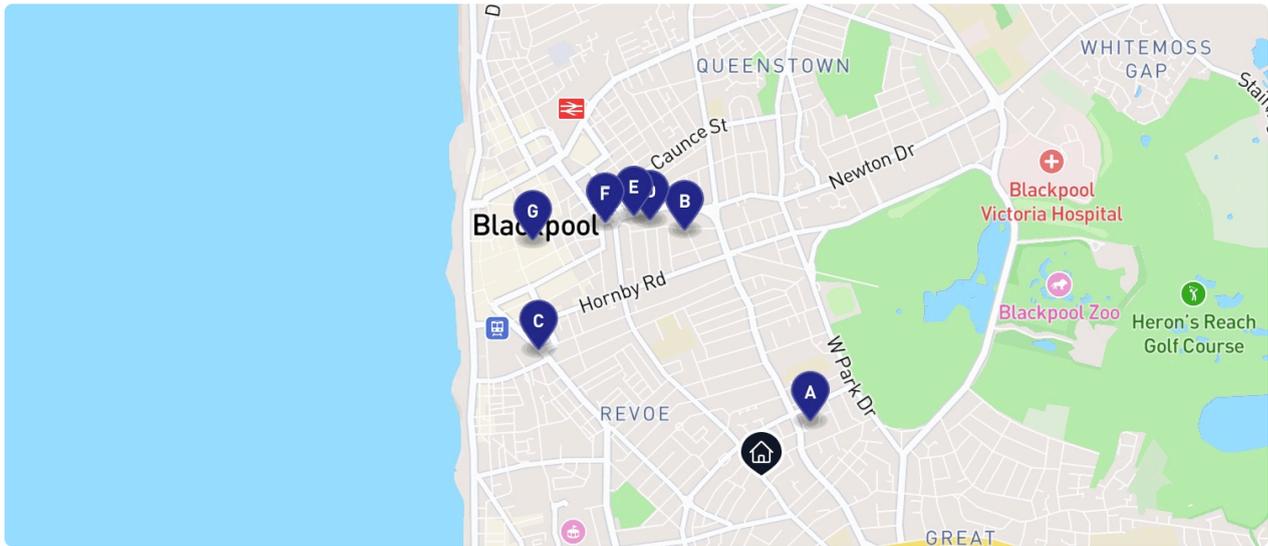
Approved      Ref: 23/0856      01-12-2023

**H** 2 ST VINCENT AVENUE, BLACKPOOL, FY1 6RT

External alterations to detached garage including new doors and windows and use of building as altered a...

Approved      Ref: 25/0369      30-05-2025

## Nearby Listed Buildings



**A** Grade II - Listed building 889ft  
 Elmslie school  
 List entry no: 1225409 15-03-1995

**B** Grade II - Listed building 3638ft  
 Raikes hall hotel  
 List entry no: 1072009 20-10-1983

**C** Grade II - Listed building 3786ft  
 Coral bingo and social club (king edward)  
 List entry no: 1072006 20-10-1983

**D** Grade II - Listed building 3983ft  
 Synagogue  
 List entry no: 1376196 27-08-1998

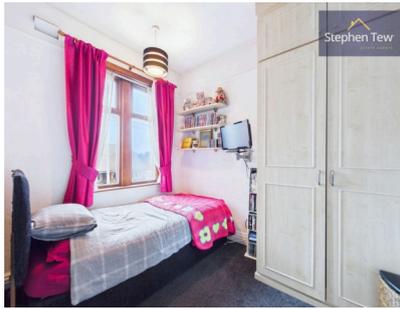
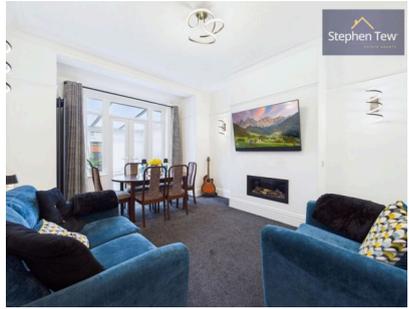
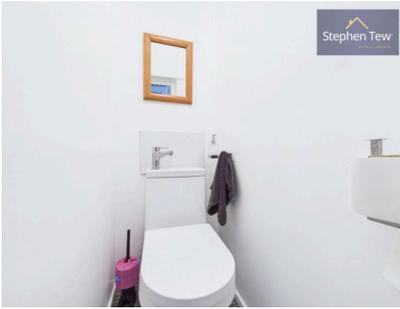
**E** Grade II - Listed building 4157ft  
 Blackpool citadel and winstone house  
 List entry no: 1205886 06-11-1975

**F** Grade II - Listed building 4298ft  
 The former regent picture house  
 List entry no: 1428565 23-02-2016

**G** Grade II\* - Listed building 4823ft  
 The winter gardens  
 List entry no: 1072007 10-10-1973

**H** Grade II - Listed building 5062ft  
 Church of st john  
 List entry no: 1362391 20-10-1983

# Property Images

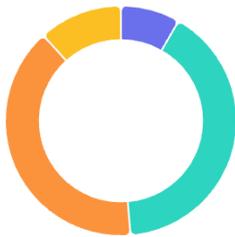


# Property Images



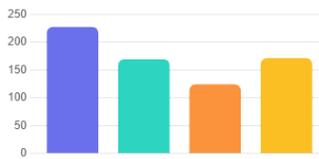
### Average house price changes in the last year (Blackpool)

	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>673</b> Semi-Detached sold (40%)
<b>660</b> Terraced sold (40%)	<b>195</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

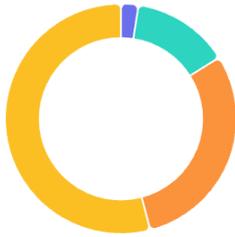


### Average time on the sales market (Blackpool)

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

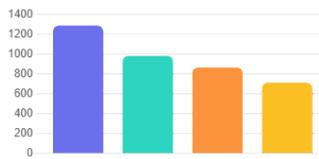
### Average rental price changes in the last year (Blackpool)

	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>234</b> Terraced sold (30%)	<b>424</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>87 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>



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](http://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.