

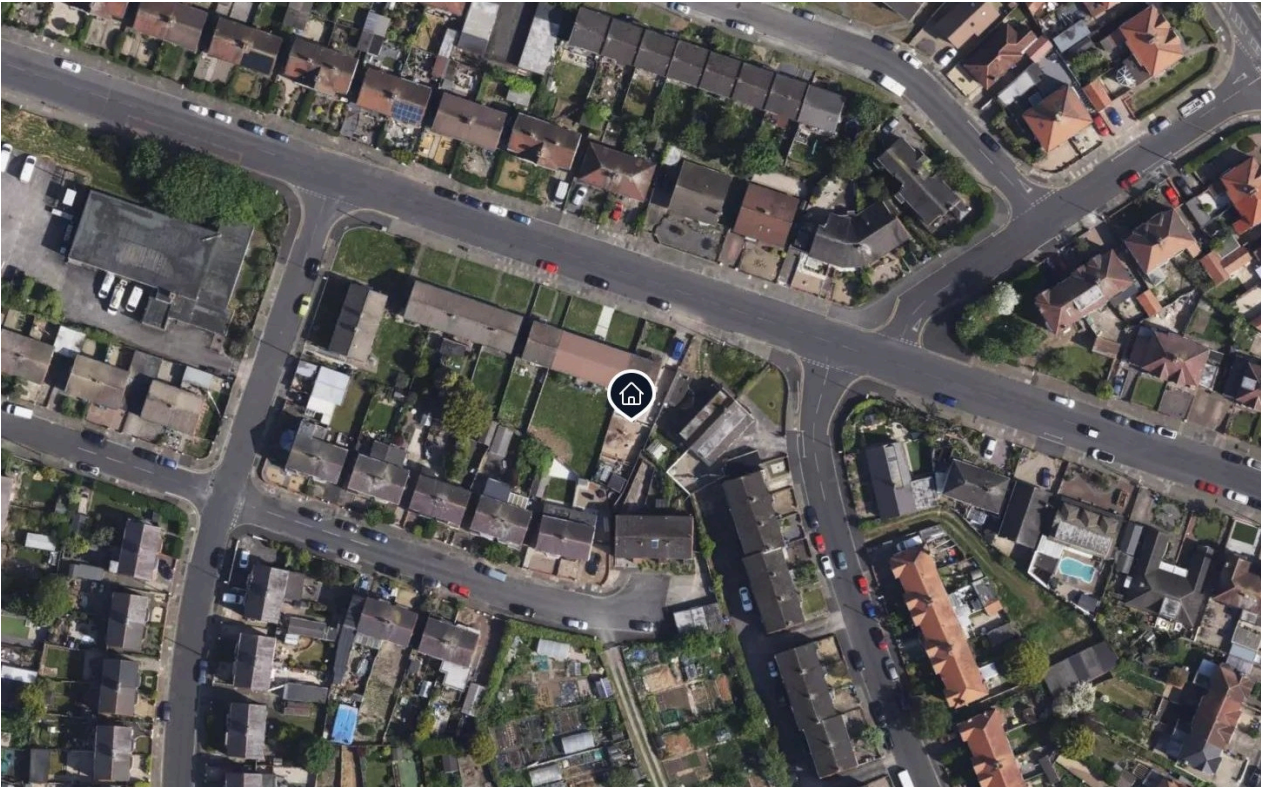
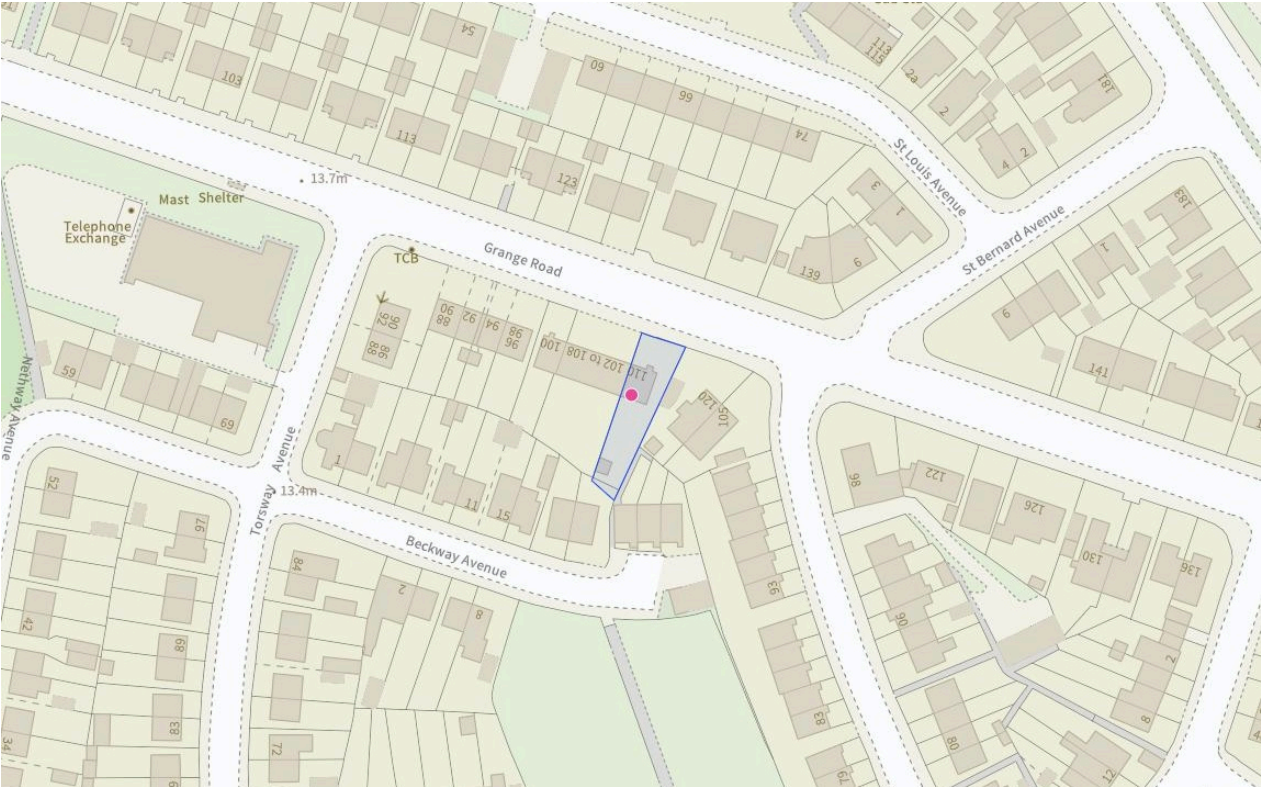


Property Report

**110 Grange Road
Blackpool, FY3 8PH**



Introduction



Key Property Information



2 1 883ft² | £163 pft² Terraced Freehold

Plot information

Title number	LA511474
Plot size	0.08 acres
Garden direction	South
Outdoor area	0.06 acres
Parking (predicted)	No

Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1950-1966

Utilities

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

EPC

Valid until 04/10/2022

Efficiency rating (current) **72 C**
Efficiency (potential) **86 B**
Enviro impact (current) **72 C**
Enviro impact (potential) **86 B**

Council tax

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

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **19mb**
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 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



£155,000 listed price 719ft ☺
Lakeway, FY3

🛏 3 Bed 🏠 Terraced
 🏠 Freehold 📏 840ft² (£184.52)



£145,000 listed price 1,020ft ☺
Lakeway, FY3

🛏 3 Bed 🏠 Terraced
 🏠 Freehold 📏 775ft² (£187.1)



£124,950 listed price 1,204ft ☺
Grenfell Avenue, FY3

🛏 2 Bed 🏠 Terraced
 🏠 Freehold 📏 1087ft² (£114.95)



£135,000 listed price 1,299ft ☺
Haslow Place, FY3

🛏 3 Bed 🏠 Terraced
 🏠 Freehold 📏 936ft² (£144.23)



£129,950 listed price 1,348ft ☺
Grange Road, FY3

🛏 3 Bed 🏠 Terraced
 🏠 Freehold 📏 915ft² (£142.02)



£139,950 listed price 1,371ft ☺
Larbreck Avenue, FY3

🛏 3 Bed 🏠 Terraced
 🏠 Freehold 📏 829ft² (£168.82)



£119,950 listed price 1,539ft ☺
Grange Road, FY3

🛏 3 Bed 🏠 Terraced
 🏠 Freehold 📏 904ft² (£132.69)



£129,950 listed price 1,585ft ☺
Larbreck Avenue, Blackpool, .

🛏 3 Bed 🏠 Terraced
 📏 710ft² (£183.03)

Comparable Properties - Completed



£140,000 sold price 161ft Ⓞ
Lakeway, FY3

🏠 4 Bed 🏡 Terraced
 📏 1152ft² (£121.53)



£116,950 sold price 230ft Ⓞ
Lakeway, FY3

🏠 3 Bed 🏡 Terraced
 📏 764ft² (£153.08)



£125,000 sold price 377ft Ⓞ
Lakeway, FY3

🏠 3 Bed 🏡 Terraced
 📏 775ft² (£161.29)



£128,000 sold price 440ft Ⓞ
Bingley Avenue, FY3

🏠 3 Bed 🏡 Terraced
 📏 775ft² (£165.16)



£135,000 sold price 833ft Ⓞ
Lakeway, FY3

🏠 2 Bed 🏡 Terraced
 📏 1098ft² (£122.9...)



£135,000 sold price 876ft Ⓞ
Shenstone Road, FY3

🏠 2 Bed 🏡 Terraced
 📏 764ft² (£176.7)



£145,000 sold price 958ft Ⓞ
Lakeway, FY3

🏠 3 Bed 🏡 Terraced
 📏 797ft² (£181.93)



£125,000 sold price 1,050ft Ⓞ
Bardsway Avenue, FY3

🏠 3 Bed 🏡 Terraced
 📏 786ft² (£159.03)



A Secondary · Post-16
St Mary's Catholic Academy
 Good 0.12mi

B Nursery · Primary
Christ The King Catholic Academy
 Good 0.25mi

C Nursery · Primary
Boundary Primary School
 Not rated 0.35mi

D Independent · Secondary
Lancashire Alternative Provision
 Good 0.74mi

E Independent · Secondary
Tower Learning Centre Independent School
 Good 0.84mi

F Special · Nursery
Highfurlong School
 Outstanding 0.89mi

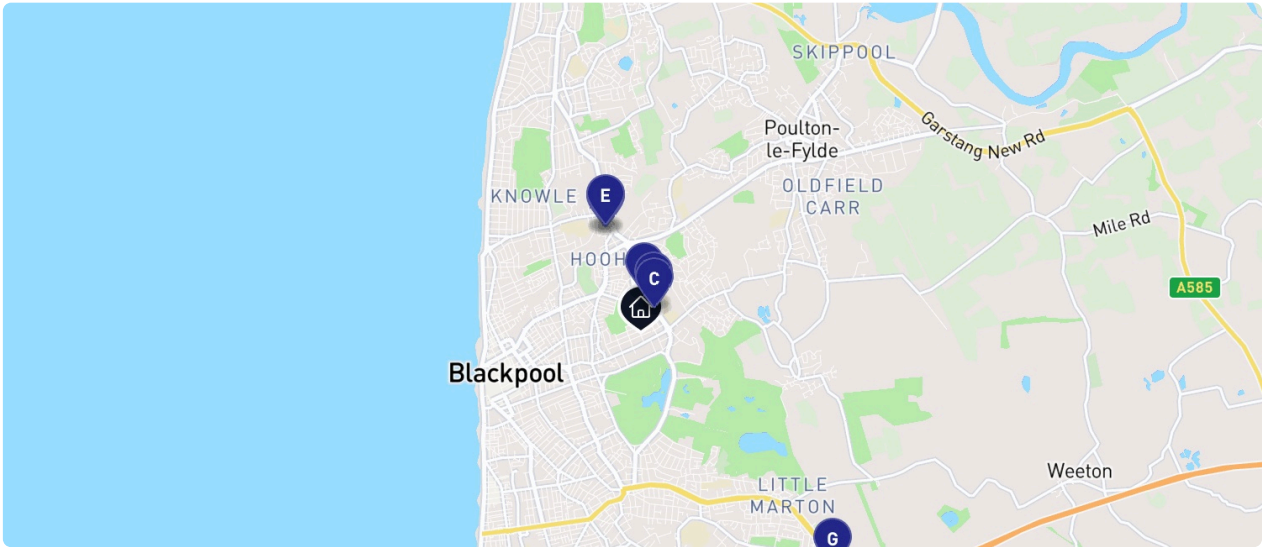
G All-through
Unity Academy Blackpool
 Requires improvement 0.98mi


H Special · Nursery
Park Community Academy
 Outstanding 1.10mi

I PRU
Educational Diversity
 Good 1.33mi

J Independent · Secondary
BFC School
 Requires improvement 1.73mi


Local Transport



A 


St. Mary'S School, ST Walburgas Road

Bus stop or station 0.10 mi

B 


St. Mary'S School, ST Walburgas Road

Bus stop or station 0.10 mi

C 


St Walburgas Road

Bus stop or station 0.11 mi

D 


Layton (Lancs) Rail Station

Train station 0.72 mi

E 


Rail Station

Train station 0.73 mi

F 

Blackpool International Airport

Airport 3.38 mi

G 

M55

Motorway 2.71 mi

Nearby Planning



A 102-108 GRANGE ROAD, BLACKPOOL, FY3 8PH

External alterations to front and rear elevations.

Approved Ref: 19/0746 12-12-2019

B LAND ADJACENT TO 2 ST LOUIS AVENUE, BLACKPOOL, FY3 7EJ

Erection of a bungalow with accommodation in the roofspace

Approved Ref: 17/0844 07-12-2017

C 45-115 SCORTON AVENUE, BLACKPOOL, FY3 7HD

Installation of new windows and cladding panels to front and rear elevations of all six blocks of flats.

Approved Ref: 25/0616 26-09-2025

D 2 BROCKWAY AVENUE, BLACKPOOL, FY3 8LA

Erection of a single storey rear extension.

Approved Ref: 25/0117 25-02-2025

E ST MARYS RC HIGH SCHOOL, ST WALBURGAS ROAD, BLACKPOOL, FY3 7EQ

Erection of 2 single storey extensions to rear to form 2 additional classrooms and an access ramp.

Approved Ref: 24/0147 25-03-2024

F 146 - 148 GRANGE ROAD, BLACKPOOL, FY3 8PG

Use of first floor as a self-contained permanent residential flat. (Prior Approval Application)

Validated Ref: 26/0047 26-01-2026

G 57 TORSWAY AVENUE, BLACKPOOL, FY3 8JZ

Erection of a single storey rear extension.

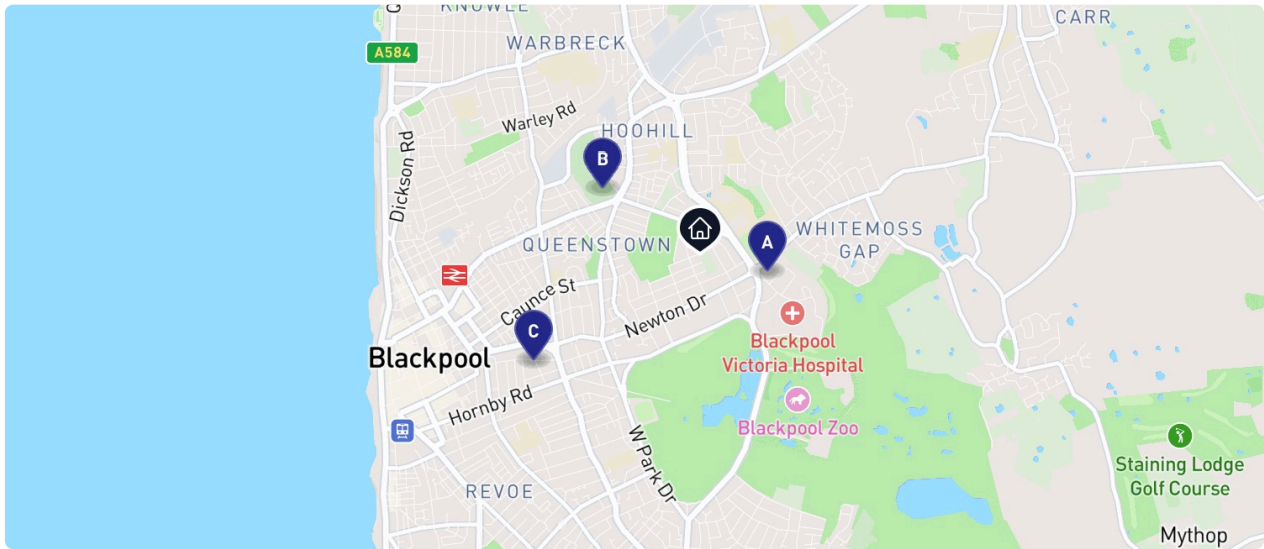
Approved Ref: 22/0766 03-10-2022

H 33 CRESTWAY, BLACKPOOL, FY3 8PA

Erection of a single storey rear extension

Approved Ref: 18/0105 19-02-2018

Nearby Listed Buildings



<p>A Grade II* - Listed building 1772ft</p> <p>Thanksgiving shrine of our lady of lourdes</p> <p>List entry no: 1387319 30-06-1999</p>	<p>B Grade II - Listed building 2300ft</p> <p>Cemetery chapel</p> <p>List entry no: 1376194 27-08-1998</p>
<p>C Grade II - Listed building 4692ft</p> <p>Raikes hall hotel</p> <p>List entry no: 1072009 20-10-1983</p>	<p>D Grade II - Listed building 5033ft</p> <p>Synagogue</p> <p>List entry no: 1376196 27-08-1998</p>
<p>E Grade II - Listed building 5203ft</p> <p>Blackpool citadel and winstone house</p> <p>List entry no: 1205886 06-11-1975</p>	<p>F Grade II - Listed building 5627ft</p> <p>Stanley cottage</p> <p>List entry no: 1071998 09-06-2067</p>
<p>G Grade II - Listed building 5636ft</p> <p>The former regent picture house</p> <p>List entry no: 1428565 23-02-2016</p>	<p>H Grade II - Listed building 6165ft</p> <p>Elmslie school</p> <p>List entry no: 1225409 15-03-1995</p>

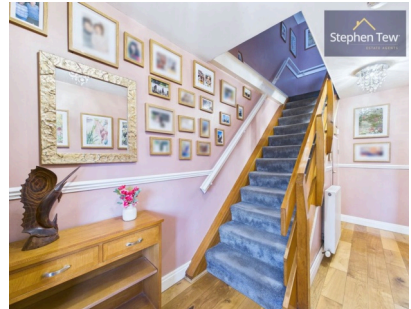
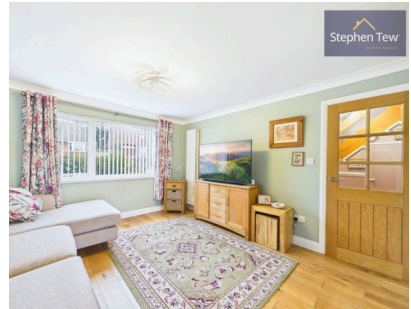
Property images - 2021



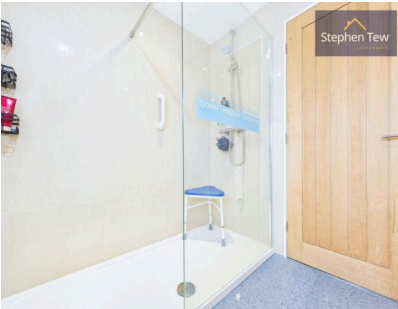
Property images - 2021



Property Images

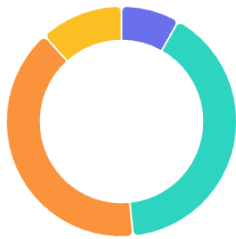


Property Images



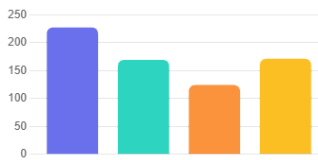
Average house price changes in the last year (Blackpool)

	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



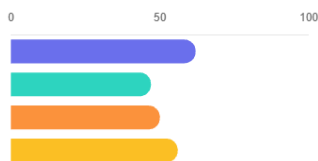
Volume of sold properties in the last 12 months (Blackpool)

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

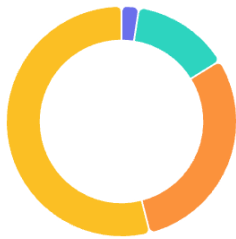


Average time on the sales market (Blackpool)

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

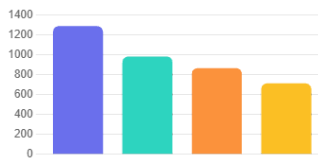
Average rental price changes in the last year (Blackpool)

	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

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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



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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. To opt out of future communication, contact Stephen Tew.

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