

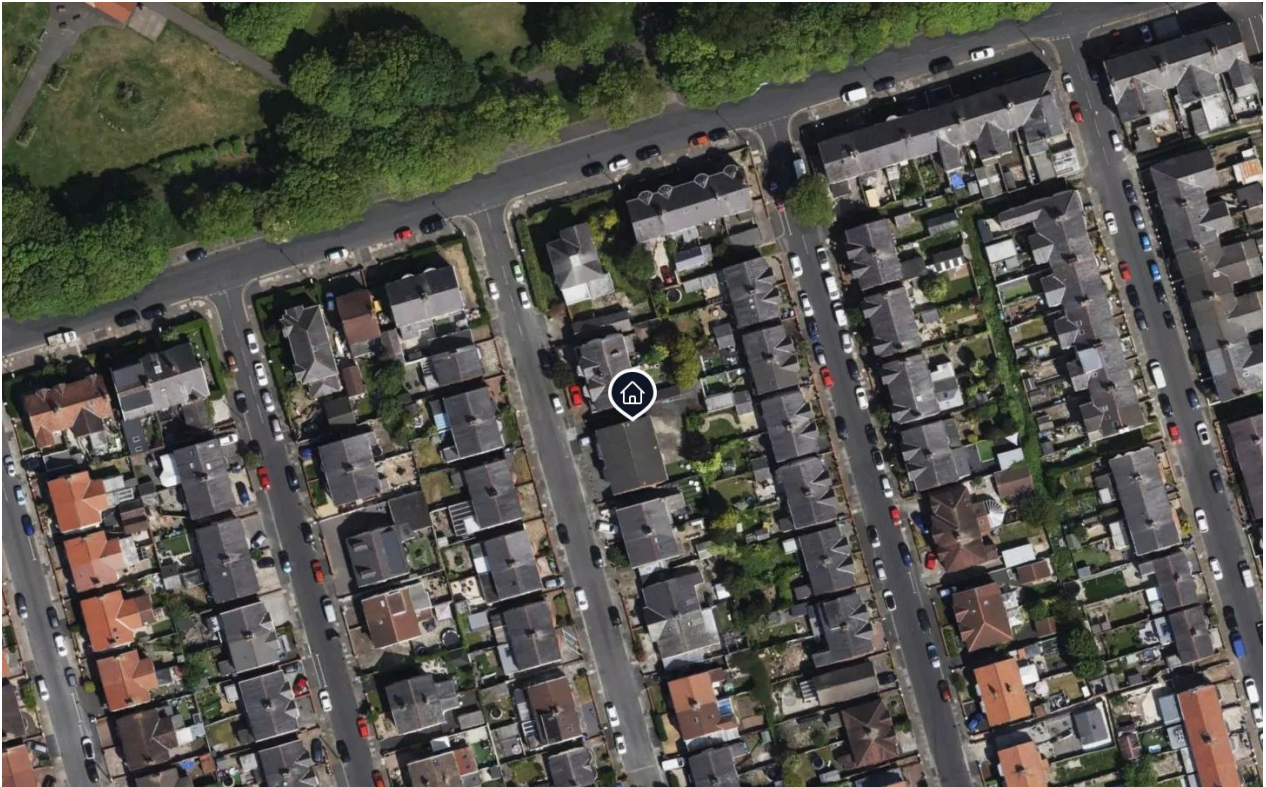
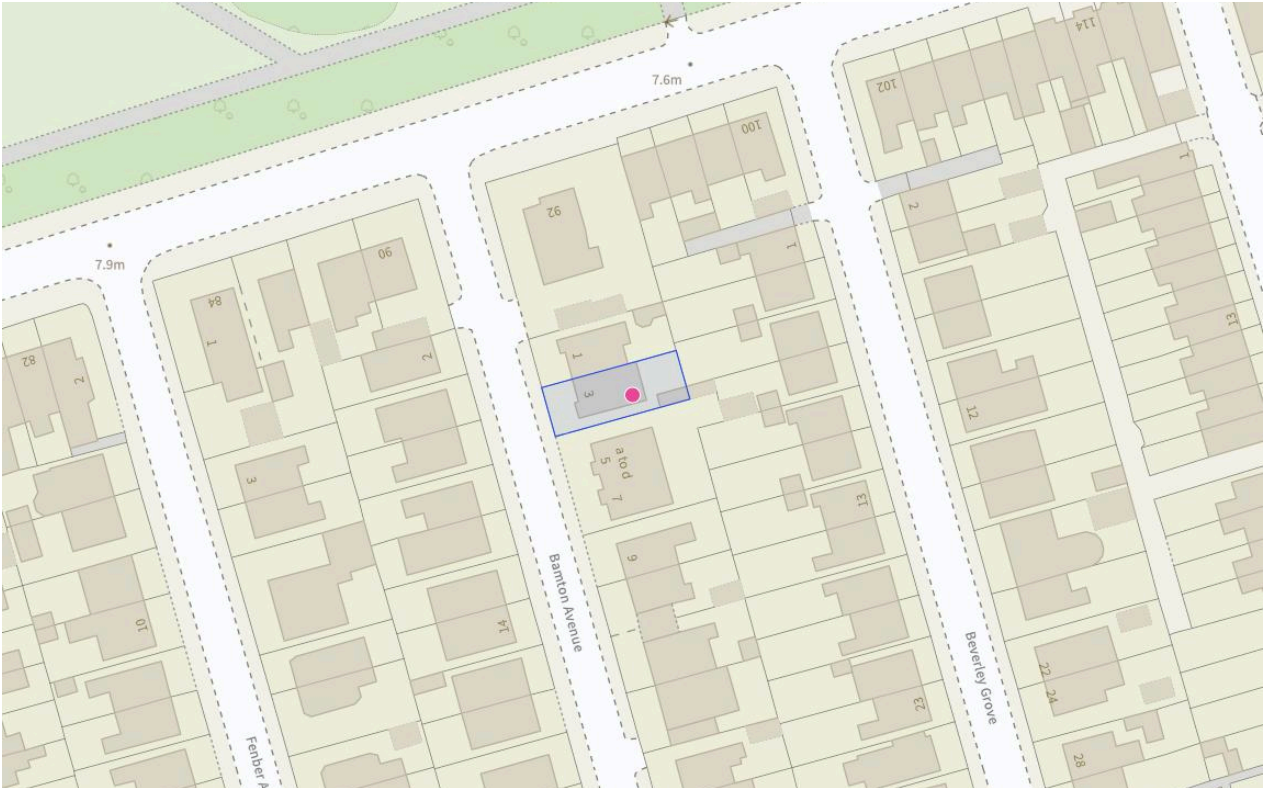


Property Report

**3 Bamton Avenue
Blackpool, FY4 2DN**



Introduction



Key Property Information



3 1 1,195ft² | £153 pft² Semi-Detached Freehold

Plot information

Title number	LA550991
Plot size	0.04 acres
Garden direction	East
Outdoor area	0.03 acres
Parking (predicted)	Yes

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 08/11/2025

Efficiency rating (current) **41 E**
Efficiency (potential) **71 C**
Enviro impact (current) **34 F**
Enviro impact (potential) **63 D**

Council tax

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

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **13mb**
Superfast **63mb**
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



Listed - 1 week ago
 £175,000 listed price 39ft
Bamton Avenue, FY4

3 Bed Semi-Detached
 Leasehold 592ft² (£295.61)



Under Offer
 £155,000 listed price 203ft
Fenber Avenue, FY4

3 Bed Semi-Detached
 Freehold 1012ft² (£153.16)



Sold STC
 £164,950 listed price 289ft
Beverley Grove, FY4

3 Bed Semi-Detached
 Freehold 1012ft² (£162.99)



Listed - 2 months ago
 £175,000 listed price 387ft
Fenber Avenue, FY4

3 Bed Semi-Detached
 Freehold 1033ft² (£169.41)



Listed - 5 months ago
 £209,995 listed price 853ft
Queensway, FY4

3 Bed Semi-Detached
 Freehold 1001ft² (£209.7...)



Listed - 7 months ago
 £195,000 listed price 1,437ft
Hampton Road, FY4

4 Bed Semi-Detached
 Freehold 1711ft² (£113.97)



Listed - 1 year ago
 £160,000 listed price 1,519ft
Lytham Road, FY4

4 Bed Semi-Detached
 Freehold



Under Offer
 £180,000 listed price 1,611ft
Livet Avenue, FY4

3 Bed Semi-Detached
 Freehold 947ft² (£190.07)

Comparable Properties - Completed



£163,000 sold price 82ft ©
Beverley Grove, FY4
 3 Bed Semi-Detached
 947ft² (£172.12)



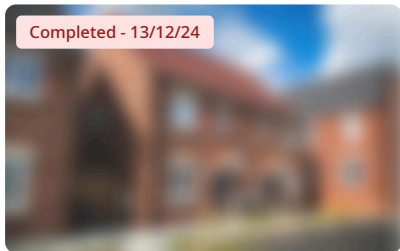
£153,000 sold price 141ft ©
Bamton Avenue, FY4
 3 Bed Semi-Detached
 1044ft² (£146....)



£189,000 sold price 305ft ©
Fenber Avenue, FY4
 3 Bed Semi-Detached
 1292ft² (£146.2...)



£182,000 sold price 335ft ©
Fenber Avenue, FY4
 3 Bed Semi-Detached
 1141ft² (£159.51)



£155,000 sold price 384ft ©
Broadway, FY4
 3 Bed Semi-Detached
 1313ft² (£118.05)



£158,000 sold price 709ft ©
Princeway, FY4
 3 Bed Semi-Detached
 990ft² (£159.6)



£200,000 sold price 794ft ©
Arnold Avenue, FY4
 5 Bed Semi-Detached
 1733ft² (£115.41)



£168,000 sold price 807ft ©
Chiltern Avenue, FY4
 3 Bed Semi-Detached
 1001ft² (£167.83)

Comparable Properties - Lettings



To let
 £995 pcm 1.0mi
Beldere Avenue, Blackpool
 3 Bed Semi-Detached



To let
 £950 pcm 1.0mi
Rosebank Avenue, Blackpool
 3 Bed Semi-Detached



To let
 £825 pcm 1.0mi
Ilford Road, Blackpool
 2 Bed Semi-Detached



To let
 £925 pcm 1.0mi
Glastonbury Avenue, FY1
 3 Bed Semi-Detached
 Freehold 797ft² (£1.16)



To let
 £950 pcm 1.0mi
Auburn Grove, Blackpool, Lancashire
 3 Bed Semi-Detached



Let agreed
 £950 pcm 1.0mi
George Avenue, Blackpool
 3 Bed Semi-Detached
 850ft² (£1.12)

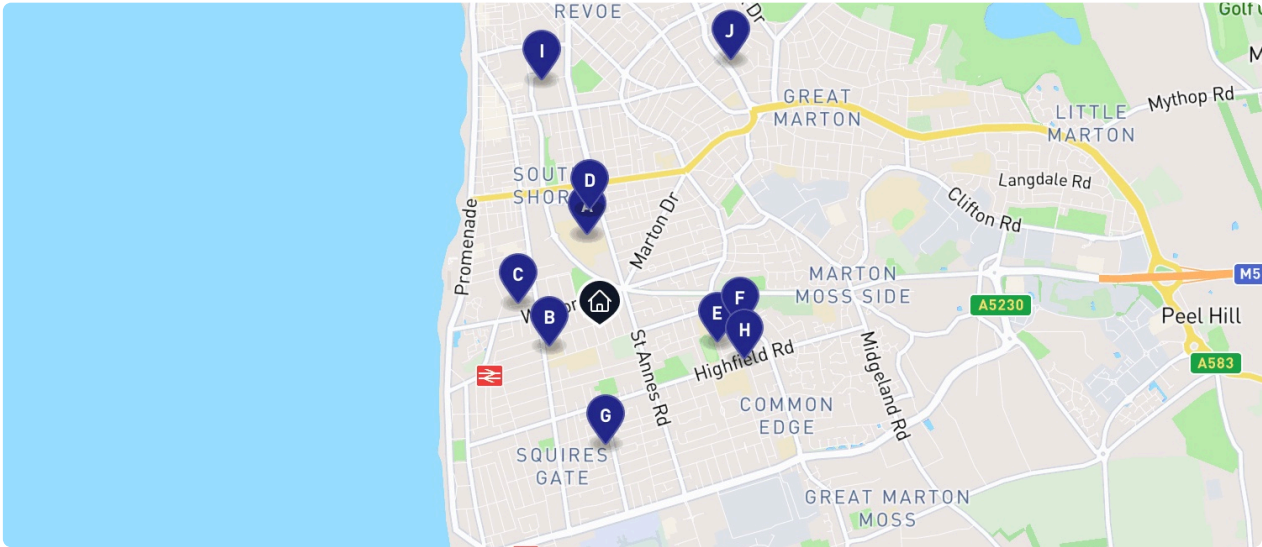


To let
 £875 pcm 1.0mi
Glen Street, Blackpool, FY3 9EX
 3 Bed Semi-Detached
 893ft² (£0.98)



To let
 £975 pcm 2.0mi
Drake Close, FY8
 3 Bed Semi-Detached
 Freehold 732ft² (£1.33)

Local Education



A Secondary
South Shore Academy
 Requires improvement 0.27mi

B All-through
Armfield Academy
 Good 0.29mi

C Nursery · Primary
Thames Primary Academy
 Good 0.34mi

D Nursery · Primary
St Cuthbert's Catholic Academy
 Good 0.38mi

E Primary
Hawes Side Academy
 Good 0.52mi

F Special · Independent
Spenn Brook School
 Good 0.60mi

G Nursery · Primary
Roseacre Primary Academy
 Good 0.61mi


H Secondary
Highfield Leadership Academy
 Requires improvement 0.65mi

I Independent · Secondary
BFC School
 Requires improvement 0.95mi

J PRU
Educational Diversity
 Good 1.14mi


Local Transport



A 


Fenber Avenue

Bus stop or station 0.07 mi

B 


Watson Road

Bus stop or station 0.13 mi

C 


St Annes Road

Bus stop or station 0.15 mi

D 


Burlington Road West (Blackpool Tramway)

Tram and Metrostation 0.48 mi

E 


Pleasure Beach (Blackpool Tramway)

Tram and Metrostation 0.58 mi

F 


Pleasure Beach (Blackpool Tramway)

Tram and Metrostation 0.59 mi

G 


Blackpool South Rail Station

Train station 0.53 mi

H 


Blackpool Pleasure Beach Rail Station

Train station 0.56 mi

I 

Blackpool International Airport

Airport 0.99 mi

J 

M55

Motorway 2.38 mi



A 18 BEVERLEY GROVE, BLACKPOOL, FY4 2BE
Erection of single storey side infill extension.
Approved Ref: 18/0637 14-09-2018

B 17 FENBER AVENUE, BLACKPOOL, FY4 2DL
Erection of a two storey side extension.
Refused Ref: 19/0483 17-07-2019

C 116 WATSON ROAD, BLACKPOOL, FY4 2BP
Use of ground floor premises as 1no. dwelling.
Approved Ref: 22/0627 03-08-2022

D COMMUNITY CENTRE, WATSON ROAD PARK, BLACKPOOL
Replacement roof to Community Centre.
Approved Ref: 21/0467 21-05-2021

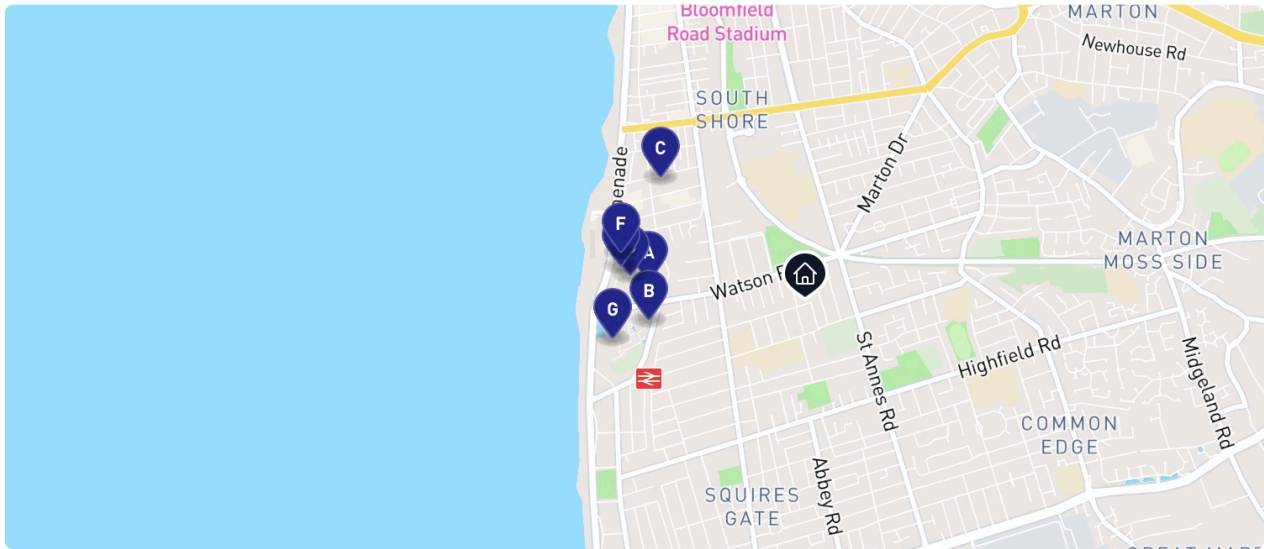
E 124 WATSON ROAD, BLACKPOOL, FY4 2BP
Installation of new frontage and use of ground floor as altered as one self-contained permanent flat.
Approved Ref: 18/0455 27-06-2018

F 39 STAMFORD AVENUE, BLACKPOOL, FY4 2BH
Erection of a single storey rear extension.
Approved Ref: 21/0594 30-06-2021

G 126 WATSON ROAD, BLACKPOOL, FY4 2BP
Installation of new frontage and use of ground floor as altered as one self-contained permanent flat.
Approved Ref: 19/0804 17-01-2020

H REAR 213-215 ST ANNES ROAD, BLACKPOOL, FY4 2BL
Formation of pitched roof, erection of front and rear dormers and use of premises as altered as a single...
Refused Ref: 19/0606 09-09-2019

Nearby Listed Buildings



A Grade II - Listed building 2444ft
 The grand national
 List entry no: 1436382 19-04-2017

B Grade II - Listed building 2543ft
 Blue flyer rollercoaster (originally the zipper dipper)
 List entry no: 1436894 19-04-2017

C Grade II - Listed building 2697ft
 Church of the holy trinity
 List entry no: 1072008 20-10-1983

D Grade II - Listed building 2726ft
 Sir hiram maxim's captive flying machine
 List entry no: 1436214 19-04-2017

E Grade II - Listed building 2864ft
 Noah's ark
 List entry no: 1436474 19-04-2017

F Grade II - Listed building 2887ft
 The casino at blackpool pleasure beach
 List entry no: 1389506 23-11-2001

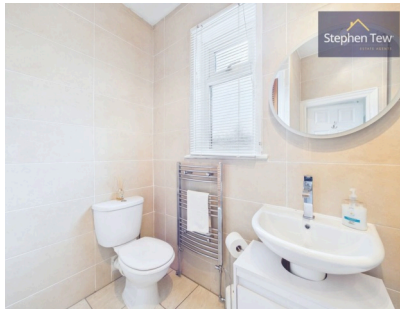
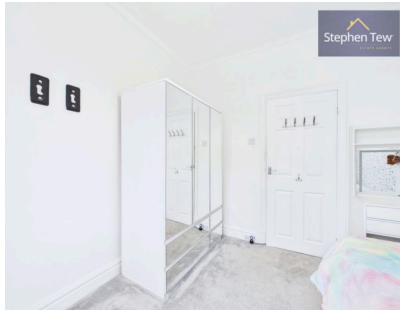
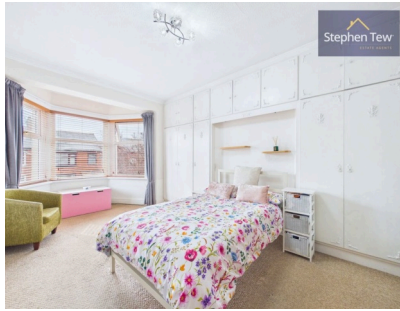
G Grade II - Listed building 3173ft
 The big dipper
 List entry no: 1436080 19-04-2017

H Grade II - Listed building 5594ft
 Walkers hill farmhouse and attached barn and shippon
 List entry no: 1225337 31-10-1989

Property Images



Property Images



Property Images



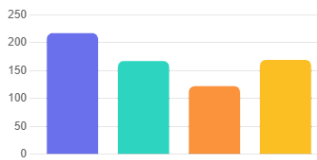
Average house price changes in the last year (Blackpool)

	Apr '25	Jul '25	Oct '25	Jan '26	Mar '26
Detached	£300k	£305k	£320k	£320k	£320k
Semi-Detached	£173k	£175k	£183k	£183k	£184k
Terraced	£122k	£123k	£129k	£129k	£130k
Flats/Maisonettes	£114k	£116k	£121k	£121k	£121k



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

152 Detached sold (9%)	708 Semi-Detached sold (41%)
685 Terraced sold (39%)	201 Flats/Maisonettes sold (12%)



Average price per sqft (Blackpool)

£217 ft² Detached	£167 ft² Semi-Detached
£122 ft² Terraced	£169 ft² Flats/Maisonettes

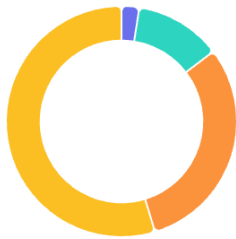


Average time on the sales market (Blackpool)

48 days Detached	44 days Semi-Detached
50 days Terraced	49 days Flats/Maisonettes

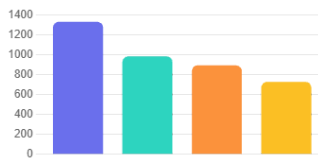
Average rental price changes in the last year (Blackpool)

	Apr '25	Jul '25	Oct '25	Jan '26	Mar '26
Detached	£1425	£1165	£1086	£1133	£1400
Semi-Detached	£909	£886	£972	£908	£940
Terraced	£830	£922	£785	£897	£838
Flats/Maisonettes	£584	£606	£611	£597	£618



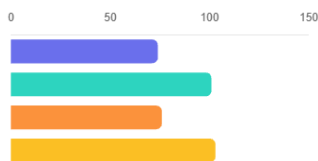
Volume of let properties in the last 12 months (Blackpool)

19 Detached sold (2%)	93 Semi-Detached sold (12%)
235 Terraced sold (31%)	419 Flats/Maisonettes sold (55%)



Average rental yield (Blackpool)

£1328 4.96% annual yield	£981 6.4% annual yield
£891 8.26% annual yield	£727 7.23% annual yield



Average time on the rental market (Blackpool)

74 days Detached	101 days Semi-Detached
76 days Terraced	103 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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version of this report**

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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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