




Lonsdale Road, Blackpool, FY1 6EE

Starting Bid £100,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	
www.epc4u.com		

- For Sale by Online Auction
- Potential for 6 Flats (STPP)
- Projected Income for 6 Flats circa. £35,000 PA
- Approx. 3000 sq. ft
- A Modern 2 Bedroom Flat & 5 Bedroom Property
- Investment Opportunity
- Close to Blackpool Promenade
- Split Utilities

Lonsdale Road, Blackpool

For Sale by Online Auction with a Starting Bid of £100,000. Terms & Conditions Apply. See WebbMove for all the auction details. WebbMove Auctions bring to the market a unique INVESTMENT OPPORTUNITY in the form of two self-contained properties, lending themselves perfectly to conversion to SIX SELF-CONTAINED FLATS (STPP) with an approximate floor area of 3,000 sq. ft. Both properties are currently vacant possession and can be viewed either in person or via our 360 virtual tour.

11a Lonsdale Road is a substantial 3-storey property which is presently laid out as follows; large entrance hallway, lounge through to dining room, downstairs w.c., spacious kitchen diner and ample storage, to the first floor are three large bedrooms and two bathrooms, and to the top floor are two spacious bedrooms and a third bathroom suite. Externally is a good sized yard/off-street parking. A prospective buyer should seek expert advice relating to the conversion and the local authority regarding planning permission, but in our opinion the property could be converted into five spacious one bedroom flats using much of the existing layout, with a few alterations, mostly stud work. We are aware that a chimney breast has been removed on the first floor and a RSJ is required to support the chimney stack, but we are informed that it is currently structurally safe.

11b Lonsdale Road is a spacious two bedroom self-contained apartment which is modern throughout and could be let for approximately £650PCM. Further details including a floorplan and 360 virtual tour are expected to follow. The property briefly comprises; separate entrance, lounge, two bedrooms and a bathroom.

Both properties have already undergone significant improvement works including electrical upgrades and a new roof.

We would estimate the yearly rental potential to be in the region of £35,000 if converted to 6 flats of good condition, as described above.

Blackpool is currently undergoing a major regeneration project, with funding from government in the region of £350M. Significant improvement works have already taken place/continue to be carried out, some of which are just a stones throw away in central Blackpool. In addition, the property is a short stroll away from the promenade.

11A LONSDALE ROAD

ENTRANCE HALLWAY

LIVING ROOM

16' 10" x 13' 2" (5.13m x 4.01m)

DINING AREA

13' 7" x 11' 3" (4.14m x 3.43m)

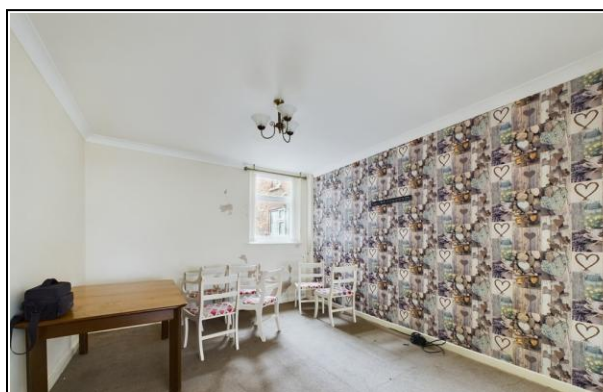
W.C.

5' 2" x 4' 5" (1.57m x 1.35m)

STORAGE

2' 4" x 3' 0" (0.71m x 0.91m)

UNDERSTAIRS STORAGE



Lonsdale Road, Blackpool

KITCHEN DINER

16' 9" x 11' 3" (5.11m x 3.43m)

UTILITY ROOM

4' 5" x 5' 4" (1.35m x 1.63m)

FIRST FLOOR

BEDROOM ONE

15' 5" x 12' 0" (4.7m x 3.66m)

EN-SUITE BATHROOM

10' 7" x 8' 5" (3.23m x 2.57m)

BEDROOM TWO

14' 1" x 11' 3" (4.29m x 3.43m)

BEDROOM THREE

13' 2" x 9' 9" (4.01m x 2.97m)

BATHROOM

4' 2" x 7' 4" (1.27m x 2.24m)

SECOND FLOOR

BEDROOM FOUR

14' 6" x 10' 1" (4.42m x 3.07m)

BEDROOM FIVE

16' 6" x 9' 7" (5.03m x 2.92m)

STORAGE ROOM/POTENTIAL BATHROOM

5' 8" x 6' 3" (1.73m x 1.91m)

ADDITIONAL STORAGE CUPBOARDS

SPACIOUS YARD/OFF STREET PARKING

11B LONSDALE ROAD

ENTRANCE

HALLWAY

LOUNGE

16' 5" x 12' 11" (5m x 3.94m)

W.C.

2' 5" x 7' 1" (0.74m x 2.16m)

BEDROOM

10' 3" x 7' 7" (3.12m x 2.31m)

KITCHEN

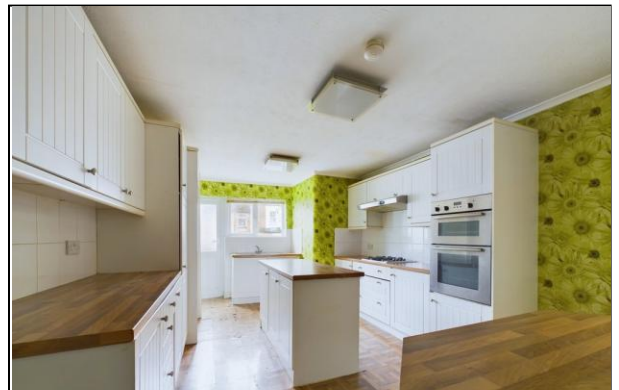
8' 0" x 11' 6" (2.44m x 3.51m)

BEDROOM TWO

17' 4" x 11' 2" (5.28m x 3.4m)

BATHROOM

11' 5" x 3' 5" (3.48m x 1.04m)



Lonsdale Road, Blackpool

TENURE

The property is **Freehold**

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage.

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

COUNCIL TAX BANDS

Band "A & B"

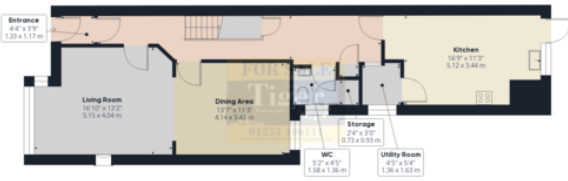
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

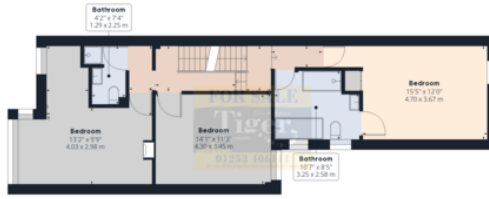
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

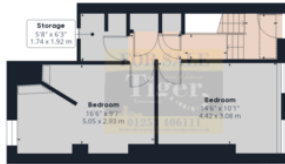
12/09/2024



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 2070.87 ft²
 192.39 m²
Reduced headroom
 16.68 ft²
 1.55 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360