



**The Fossil Tree Hotel, 100 Queens Promenade, Blackpool, FY2 9NS**

**Price: £375,000**

**Energy Performance Asset Rating**

More energy efficient



**53** This is how energy efficient the building is.

- A superb award winning, licensed promenade hotel in Bispham
- Beachfront position overlooking the Irish Sea with views of the Lake District
- Full residential planning permission passed for conversion to a substantial 6/7 bedroom family home
- The hotel has been maintained to a very high standard, offering luxury bed and breakfast accommodation
- 10 spacious and well-appointed ensuite guest bedrooms, all with sea views

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# The Fossil Tree Hotel, 100 Queens Promenade, Blackpool, FY2 9NS

Tiger Estates Introduce To The Market A Rare Opportunity To Purchase This Bispham Seafront Property With Full Residential Planning Permission Passed To Be Converted To A Substantial 6/7 Bedroom Family Home With Over 4000sqf Of Internal Space.

Currently Operating As An Immaculate 11 Bedroom Award Winning Hotel, It Can Also Be Purchased As A Going Concern And Any Conversion Will Be At The New Owners Discretion.

The award winning hotel:

A superb, licensed promenade hotel located in Bispham, to the north of the town centre, in a select and peaceful corner position overlooking the Irish Sea with views across Morecambe Bay to the Lake District. The corner property is presented and maintained to a very high standard, offering luxury bed and breakfast accommodation. It features nine spacious and well-appointed guest bedrooms, all with sea views, spacious tiled en-suite bathrooms, king-size beds, large flat-screen smart TVs, complimentary tea and coffee-making facilities, and a free parking space. Excellent guest areas include a breakfast room and a lounge with an honesty bar. The property is equipped with solar panels and an electric car charging point.

The business has won numerous awards, including TripAdvisor's Best Small Hotel in the UK in 2022, 2023, 2024 and 2026.

Spacious ground-floor owners' accommodation provides a large lounge diner, a double bedroom, a bathroom, and two dressing rooms (previously a second bedroom), as well as a private garden area. This hotel must be viewed to fully appreciate the quality on offer.

Located on the sea front and the Southeast corner of Queen's Promenade and Wolverton Avenue Bispham, to the North of Blackpool centre. The sea front position in Bispham is within easy walking distance of the pubs, restaurants, cafes & shops at Red Bank Road.

Ground Floor: Entrance hallway; breakfast room with individual tables for each room, comfortable guest lounge with an honesty bar. The private owners' accommodation comprises a large lounge diner, a double bedroom, two dressing rooms (previously a second bedroom), a bathroom with a large step-in shower, wash hand basin and vanity unit, toilet, and fitted storage. Additionally, there is a kitchen, utility room, a lean-to store, and access to the rear garden.

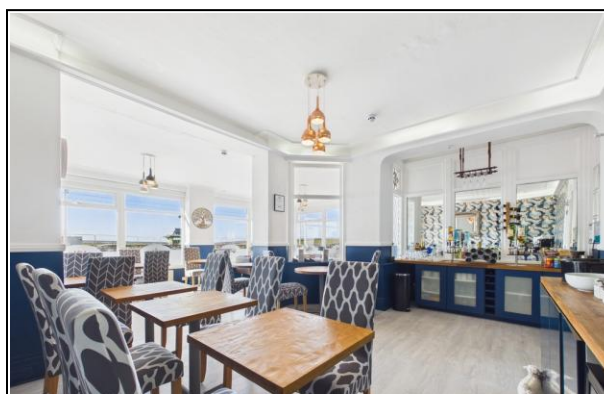
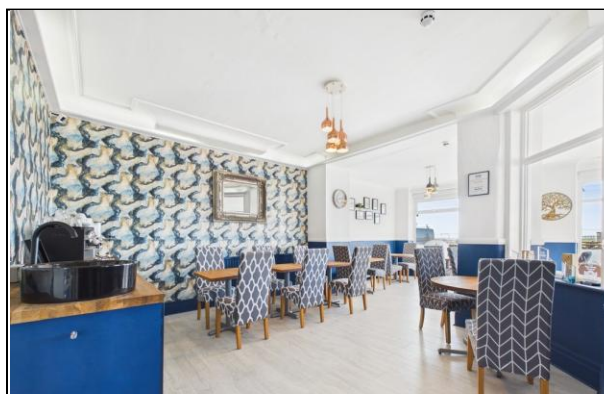
First Floor: 3 en-suite bedrooms (2 king double's, 1 four poster king double), store and plant room (previously a 10th bedroom).

Second Floor: 4 en-suite bedrooms (4 king double's)

Third Floor: 2 en-suite bedrooms (2 king double's)

Exterior: Car parking for 9 cars. Electric car charging point. Enclosed side private garden with flower borders. 4KW solar panel system with approx. £1k feed-in payments helps to keep energy bills down.

The business operates on a B&B basis, catering to mature couples during the main holiday season from May to October, offering scope



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to operate year-round if desired. The vendor confirms that turnover is approximately £90,000, just below the VAT threshold. Full accounts will be made available to genuine interested parties after viewing. There is excellent potential for expansion and growth. The business has a strong repeat customer base and excellent online reviews - 9.8 on Booking.com and 5-star ratings on TripAdvisor. The hotel falls just outside the Blackpool Council Tourism Conservation Zone, providing greater flexibility for future development opportunities with change of use to residential purposes in place should it be required in the future.

Services: All mains services. Gas central heating. Electric car charging point. Solar panels providing a refund and cheaper electricity. 2 boilers. 5 Star hygiene rating. EPC Rating C.

100 Queens Promenade as family home conversion:

This completely unique opportunity to purchase Six/Seven bedroom family home with full change of usage permission on Queens Promenade in Bispham.

Plans allow for a sympathetic conversion from current 12 bed layout to 6/7 bedrooms, with separate granny annex, three lounges, games room and cinema room. Complete with Three ensuite and two family bathrooms. Set across four floors, this substantial property has stunning sea views from all rooms, ground floor patio door access to front and side gardens and Juliet balcony to first floor lounge.

To The Ground Floor the property has large reception room, with access to the front garden, then a granny annex with fitted kitchen, a handy utility room, two bedrooms and family bathroom. Which would be perfect for an older relative / teenager looking for independent living or it could even make an Ideal air BnB For added income.

Up on the first floor you will find a family lounge with stunning sea views and a Juliet balcony. Kitchen Diner, Utility room and an ensuite Bedroom. Second Floors there are two large Bedrooms that share a family bathroom, a third ensuite bedroom with stunning sea views. The third floor comprises a large master suite, with ensuite bedroom and large lounge / cinema room with stunning sea views and views of the Lake District.

Externally There Is patio garden to the front with access from the front lounge, a large driveway for several vehicles, with a large rear and side garden with access from the second lounge.

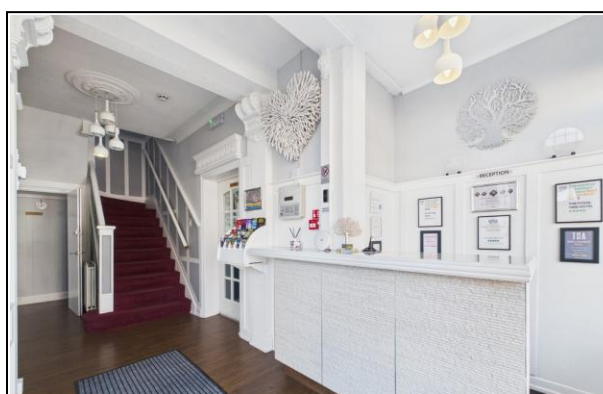
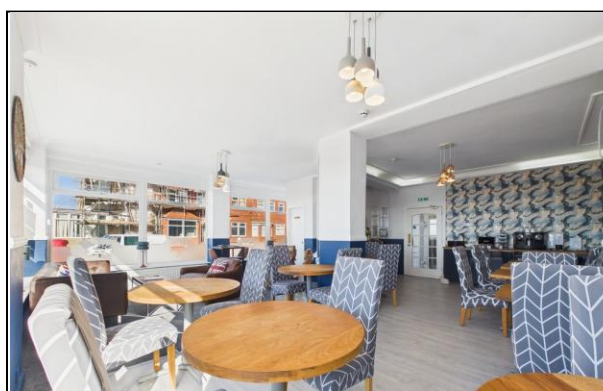
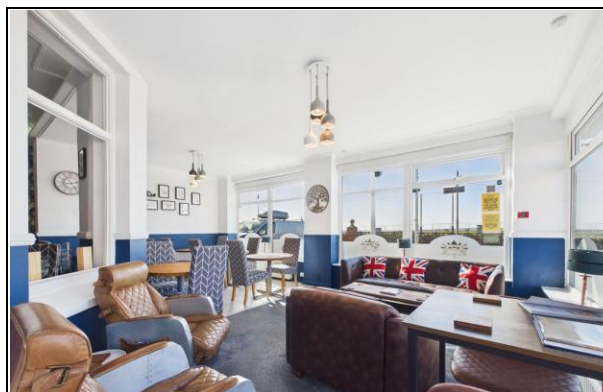
Lastly, there is access to the beautiful beachfront across the road from the property.

For full planning information and site plans please contact our team who will be happy to provide.

For more information on this very unique opportunity call Tiger Estates today, alternatively, visit our 360 virtual tour for a closer look.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

## APPROXIMATE AGE OF THE PROPERTY



TENURE

The property is **Freehold**

SERVICE CHARGE

GROUND RENT

COUNCIL TAX

Band A

ANNUAL COUNCIL TAX AMOUNT

£1,675

BROADBAND COVERAGE

We are advised that the property can obtain

MOBILE DATA

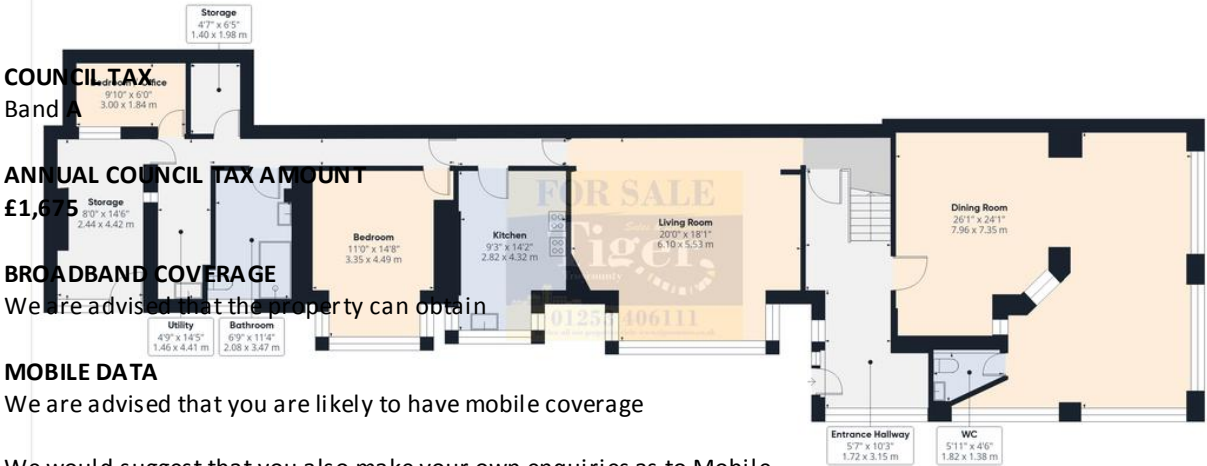
We are advised that you are likely to have mobile coverage

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

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.

08/09/2026



Approximate total area<sup>(1)</sup>  
1835 ft<sup>2</sup>  
170.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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