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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19<sup>th</sup> July 2023



**NEWSHAM ROAD, LANCASTER, LA1**

## CoastNCountry

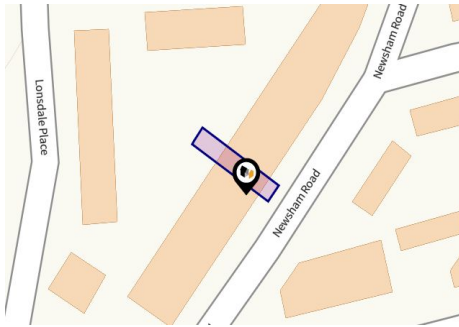
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## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£163
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	979 ft <sup>2</sup> / 91 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,628		
<b>Title Number:</b>	LA679467		
<b>UPRN:</b>	100010471656		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

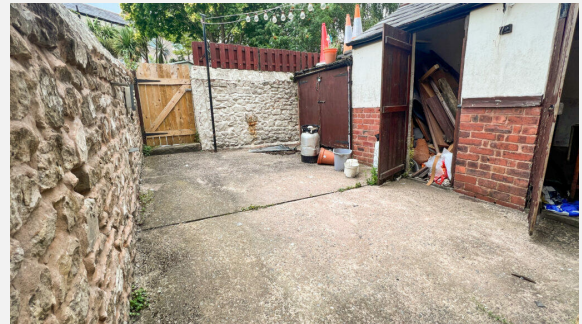
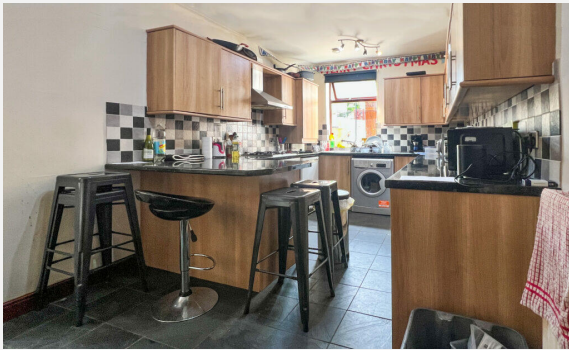
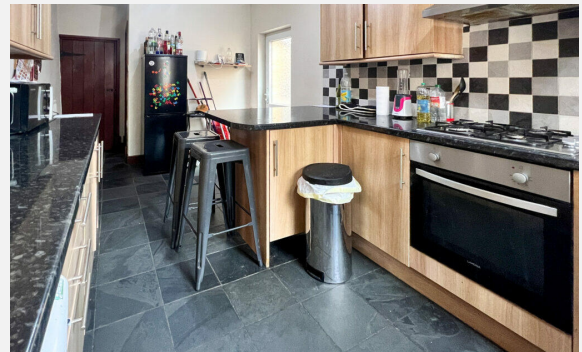
<b>12</b> mb/s	<b>91</b> mb/s	<b>-</b> mb/s

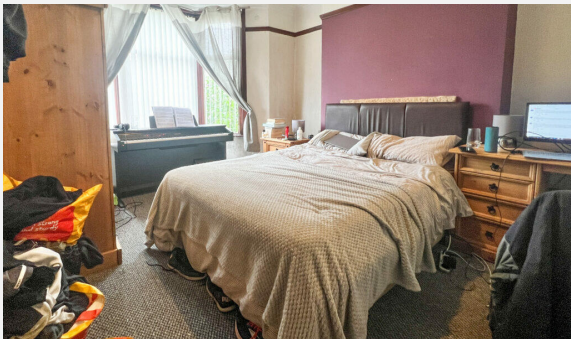
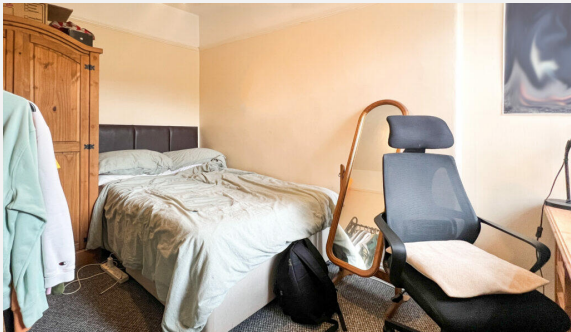
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







Newsham Road, LA1

Energy rating

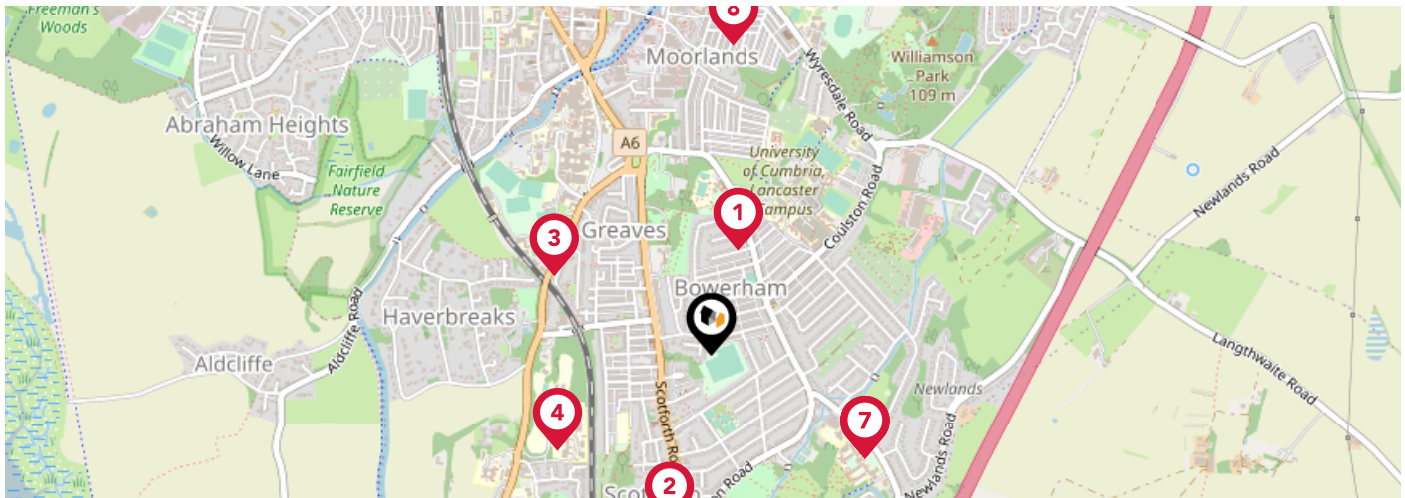
**D**

Valid until 06.04.2024

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

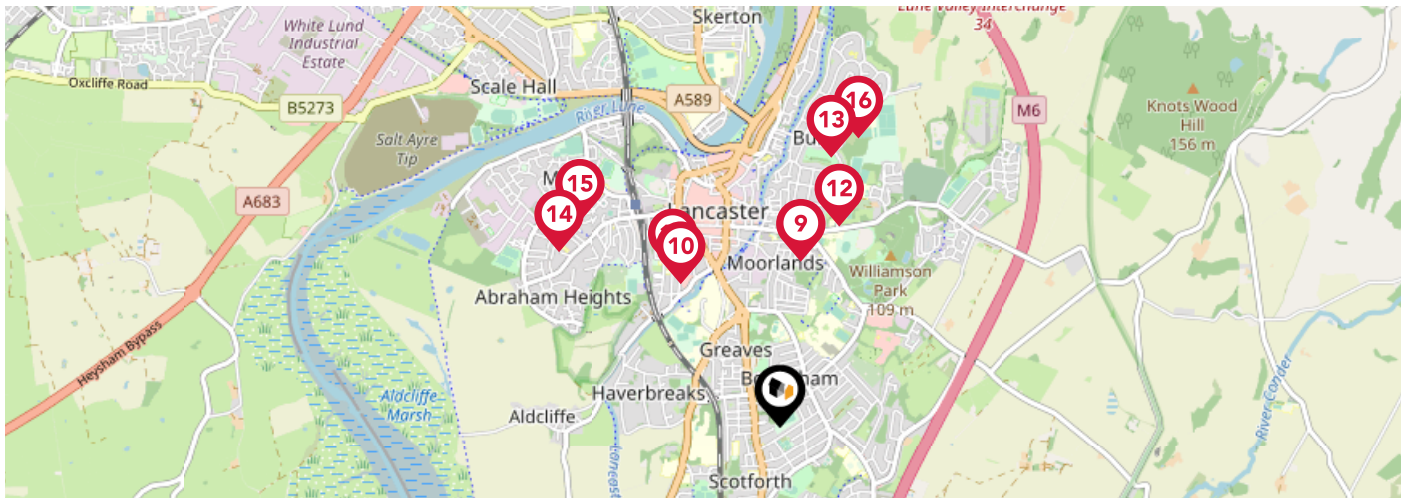
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 88% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bowerham Primary &amp; Nursery School</b> Ofsted Rating: Good   Pupils: 484   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Scotforth St Paul's Church of England Primary and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 234   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ripley St Thomas Church of England Academy</b> Ofsted Rating: Outstanding   Pupils: 1733   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Jamea Al Kauthar</b> Ofsted Rating: Good   Pupils: 310   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Moorside Primary School</b> Ofsted Rating: Good   Pupils: 586   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Bernadette's Catholic Primary School, Lancaster</b> Ofsted Rating: Outstanding   Pupils: 212   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stepping Stones School</b> Ofsted Rating: Outstanding   Pupils: 11   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Cathedral Catholic Primary School, Lancaster</b> Ofsted Rating: Good   Pupils: 203   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

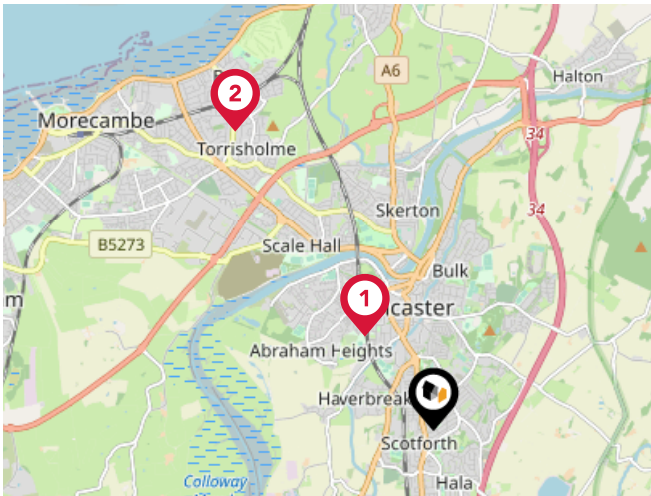


		Nursery	Primary	Secondary	College	Private
	<b>Lancaster Royal Grammar School</b> Ofsted Rating: Good   Pupils: 1149   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lancaster Girls' Grammar School</b> Ofsted Rating: Outstanding   Pupils: 958   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lancaster Dallas Road Community Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lancaster Christ Church Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle View Primary</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Appletree Nursery School</b> Ofsted Rating: Outstanding   Pupils: 61   Distance:1.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willow Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Central Lancaster High School</b> Ofsted Rating: Good   Pupils: 555   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



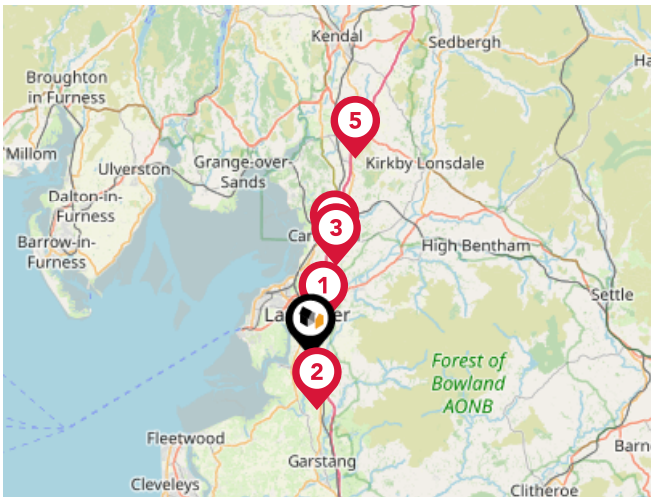
# Area

## Transport (National)



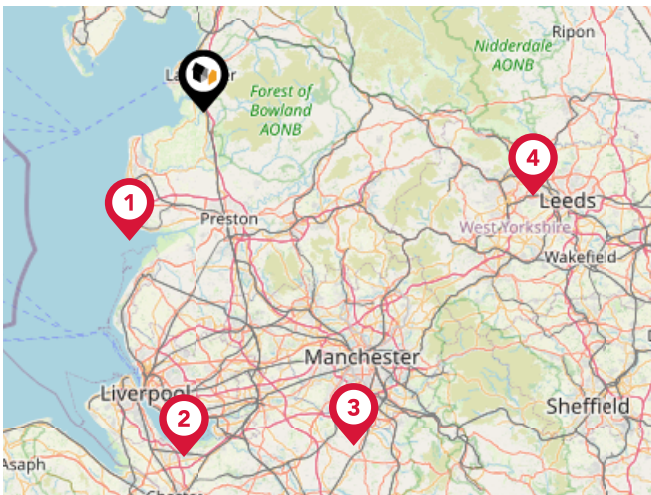
### National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	1.03 miles
2	Bare Lane Rail Station	3.14 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	2.55 miles
2	M6 J33	3.67 miles
3	M6 J35	6.53 miles
4	A601(M) J35A	7.4 miles
5	M6 J36	14.14 miles

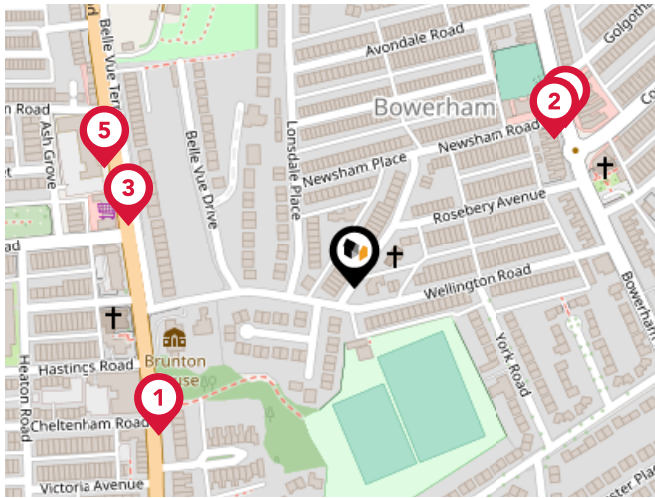


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	20.58 miles
2	Liverpool John Lennon Airport	48.41 miles
3	Manchester Airport	51.35 miles
4	Leeds Bradford International Airport	47.53 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lily Grove	0.13 miles
2	Bowerham Hotel	0.14 miles
3	Belle Vue Terrace	0.13 miles
4	Bowerham Hotel	0.14 miles
5	Belle Vue Terrace	0.15 miles

<b>52, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	04/11/2021		
Last Sold Price:	£181,500		
<b>70, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	20/09/2021		
Last Sold Price:	£187,500		
<b>78, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	09/06/2021		
Last Sold Price:	£173,000		
<b>64, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	10/07/2020	14/09/2007	
Last Sold Price:	£170,000	£144,950	
<b>62, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	11/05/2020	10/02/2020	
Last Sold Price:	£150,000	£102,000	
<b>50, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	25/02/2020	12/07/1996	
Last Sold Price:	£165,000	£44,000	
<b>60, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	18/12/2019	04/08/2011	13/11/2001
Last Sold Price:	£165,000	£132,500	£67,500
<b>54, Newsham Road, Lancaster, LA1 4DH</b>		other House	
Last Sold Date:	15/10/2018	11/07/1997	
Last Sold Price:	£159,500	£42,000	
<b>58, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	26/04/2018	26/03/2002	30/01/1998
Last Sold Price:	£164,000	£67,500	£47,000
<b>74, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	14/09/2017	08/09/2000	24/05/1996
Last Sold Price:	£162,000	£50,000	£42,000
<b>42, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	25/09/2015	16/05/2012	06/10/2000
Last Sold Price:	£155,000	£125,000	£55,000
			13/07/1995
			£52,600
<b>44, Newsham Road, Lancaster, LA1 4DH</b>		Terraced House	
Last Sold Date:	12/11/2014	10/12/2009	
Last Sold Price:	£149,000	£135,000	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

<b>72, Newsham Road, Lancaster, LA1 4DH</b>				Terraced House
Last Sold Date:	27/06/2014	10/08/2001	03/06/1997	
Last Sold Price:	£159,950	£64,950	£55,500	
<b>86, Newsham Road, Lancaster, LA1 4DH</b>				Terraced House
Last Sold Date:	13/06/2008	29/06/2007		
Last Sold Price:	£166,950	£122,500		
<b>82, Newsham Road, Lancaster, LA1 4DH</b>				Terraced House
Last Sold Date:	23/01/2004			
Last Sold Price:	£112,000			
<b>66, Newsham Road, Lancaster, LA1 4DH</b>				Terraced House
Last Sold Date:	04/02/2002			
Last Sold Price:	£68,500			
<b>80, Newsham Road, Lancaster, LA1 4DH</b>				Terraced House
Last Sold Date:	17/11/2000	10/01/1997		
Last Sold Price:	£54,500	£46,000		
<b>84, Newsham Road, Lancaster, LA1 4DH</b>				Terraced House
Last Sold Date:	02/07/1999	30/01/1998		
Last Sold Price:	£45,850	£48,000		

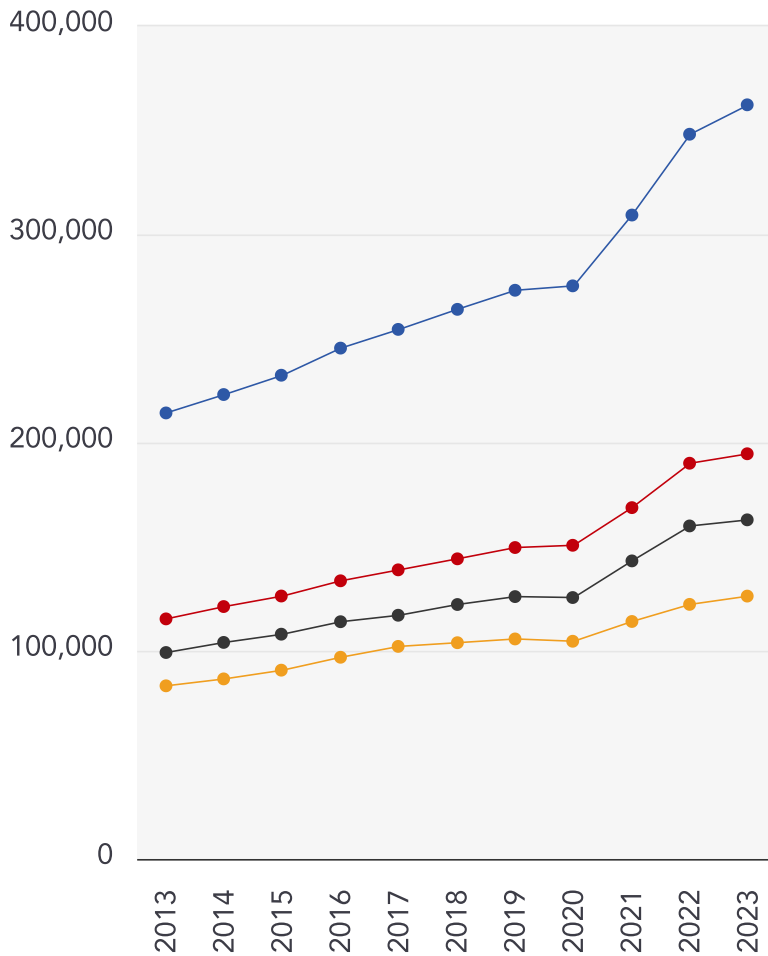
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LA1



Detached

**+69.08%**

Semi-Detached

**+68.77%**

Terraced

**+64.25%**

Flat

**+51.81%**



### CoastNCountry

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Here at CoastNCountry, we are Lancaster's newest independent Hybrid Estate Agency, with a focus on customer service and the convenience of modern technology.

We are your local property experts in the Lancaster and Bay area. With our local knowledge and research, we can give you all the help and advice you need to make your sale run smoothly.

We offer all the traditional customer service you could want with every aspect of modern technology, to make selling your house as smooth as possible

As over 90% of property buyers now begin their search online, our business model allows us to work free of a shop front. This allows us to plough those cost savings back to you, the customer, meaning you get all of this fantastic service for a lower fee than you'd expect to pay a high street agent.

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### Testimonial 1



I found Sarah Horn to be knowledgeable, friendly and very approachable. An honest achievable valuation was given, and the house sold quickly. Sarah was always available to iron out and advise on any problems that arose during the process. I would definitely recommend CoastnCountry estate agents, and they do not cost the earth.

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### Testimonial 2



I just cannot praise Coast n Country enough on such a professional service they have provided. Nothing was a problem any questions we needed answered were swiftly answered. 5 star service, well done to Matt and his team. We would also like to give Sarah Horn a special mention for dealing with the sale and going above and beyond. Thank you all so much.

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### Testimonial 3



Outstanding service and professional knowledge. Sarah showed a real passion to support us and ensure that our purchase was completed in line with our expectations. Thank you so much!

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### Testimonial 4



My estate agent was very professional, friendly and on top of things. My house purchase went as smoothly as it could get. Definitely recommend them.

# CoastNCountry

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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