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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th July 2023



WHAMS LANE, BAY HORSE, LANCASTER, LA2

CoastNCountry

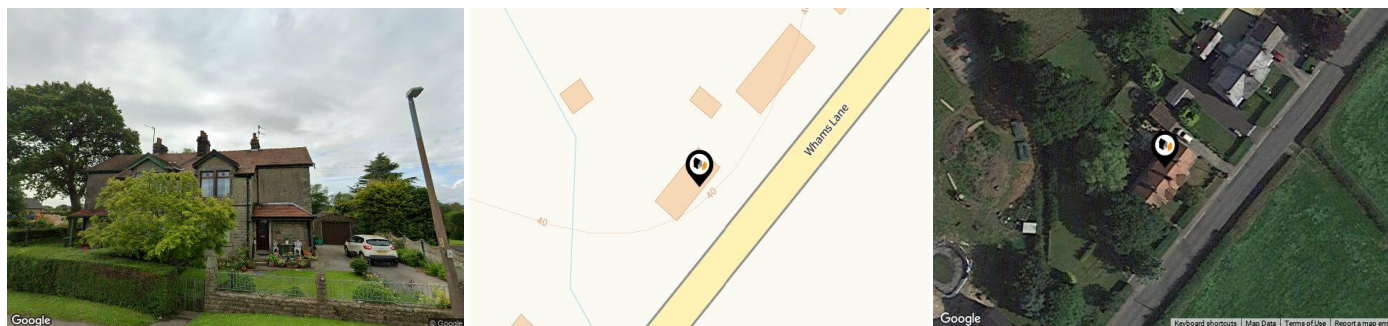
1 Fleet Square, Damside Street, Lancaster LA1 1BN

01524 66931

kellie@coastncountry.co.uk

www.coastncountry.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	5,414 ft ² / 503 m ²
Council Tax :	Band C
Annual Estimate:	£1,860
UPRN:	100012396804

Local Area

Local Authority:	Lancaster City
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	68 mb/s	- mb/s

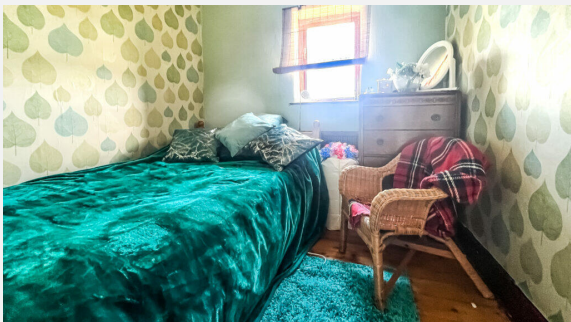
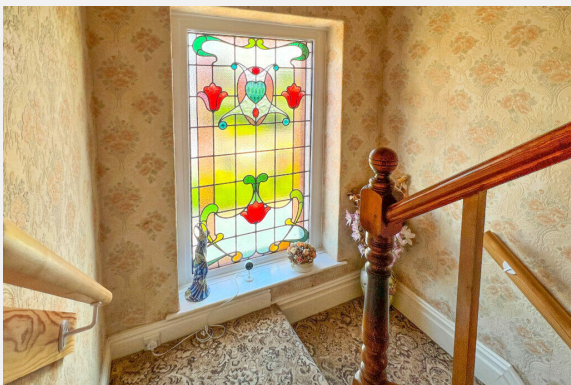
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







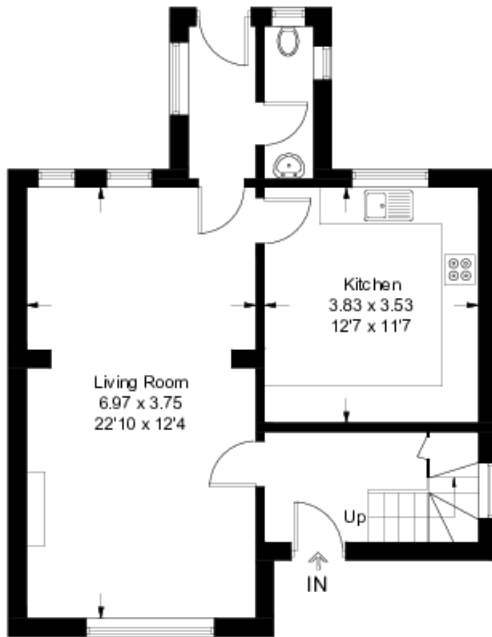




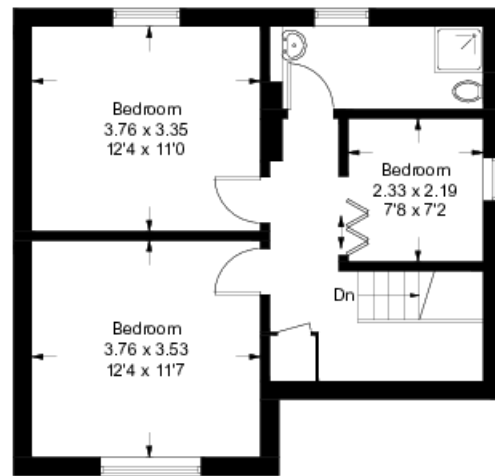
WHAMS LANE, BAY HORSE, LANCASTER, LA2

Oak Cottage

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUskelch.com © (ID980358)

Whams Lane, Bay Horse, LANCASTER, LA2

Energy rating

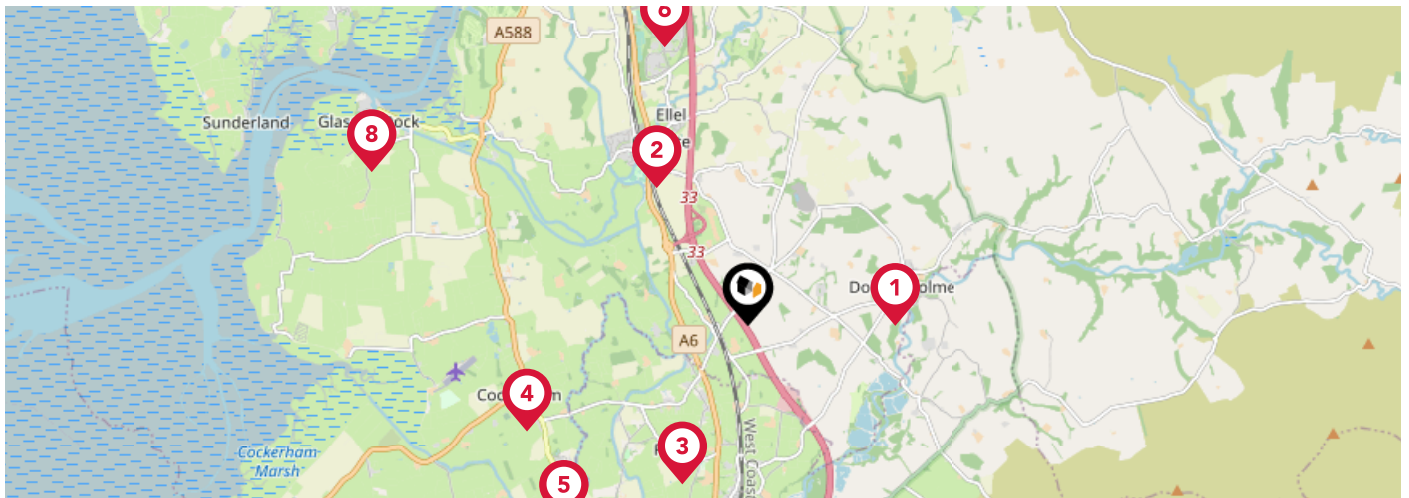
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Valid until 19.06.2033

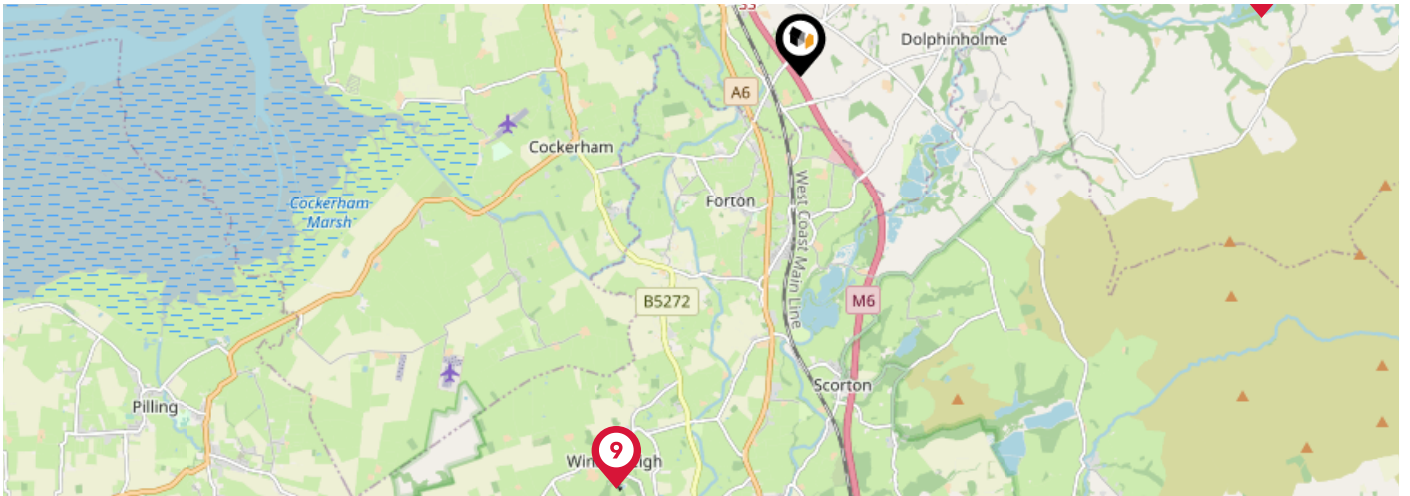
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	503 m ²



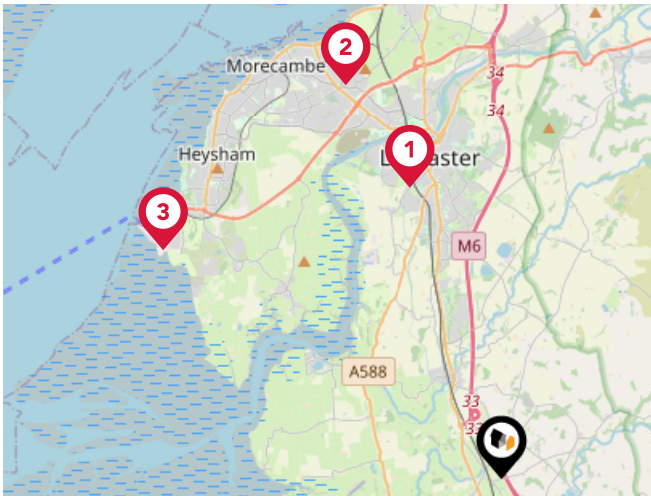
		Nursery	Primary	Secondary	College	Private
	Dolphinholme Church of England Primary School Ofsted Rating: Outstanding Pupils: 88 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ellel St John the Evangelist Church of England Primary School Ofsted Rating: Good Pupils: 215 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forton Primary School Ofsted Rating: Requires Improvement Pupils: 72 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cockerham Parochial CofE Primary School Ofsted Rating: Good Pupils: 85 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crookhey Hall School Ofsted Rating: Good Pupils: 70 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Lancaster Ofsted Rating: Not Rated Pupils:0 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scorton Church of England Primary School Ofsted Rating: Good Pupils: 55 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thurnham Glasson Christ Church, Church of England Primary School Ofsted Rating: Good Pupils: 19 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Winmarleigh Church of England Primary School Ofsted Rating: Good Pupils: 27 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scotforth St Paul's Church of England Primary and Nursery School Ofsted Rating: Outstanding Pupils: 234 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cawthorne's Endowed School Ofsted Rating: Outstanding Pupils: 34 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorside Primary School Ofsted Rating: Good Pupils: 586 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernadette's Catholic Primary School, Lancaster Ofsted Rating: Outstanding Pupils: 212 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stepping Stones School Ofsted Rating: Outstanding Pupils: 11 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jamea Al Kauthar Ofsted Rating: Good Pupils: 310 Distance:4.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Quernmore Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 98 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

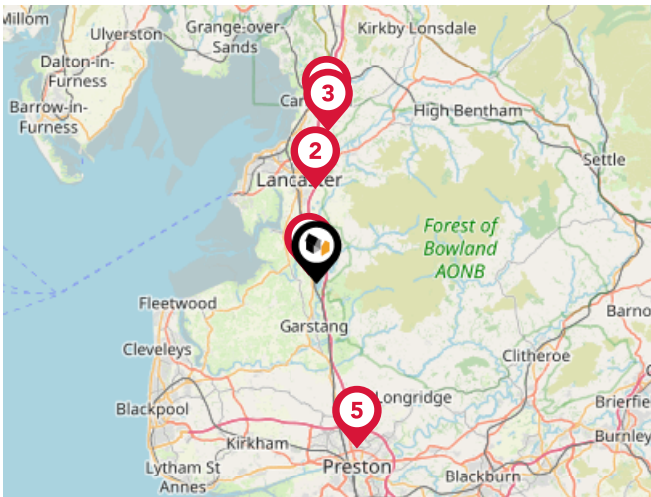
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Lancaster Rail Station	5.32 miles
	Bare Lane Rail Station	7.38 miles
	Heysham Port Rail Station	7.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J33	0.79 miles
	M6 J34	6.64 miles
	M6 J35	10.58 miles
	A601(M) J35A	11.49 miles
	M6 J32	11.85 miles

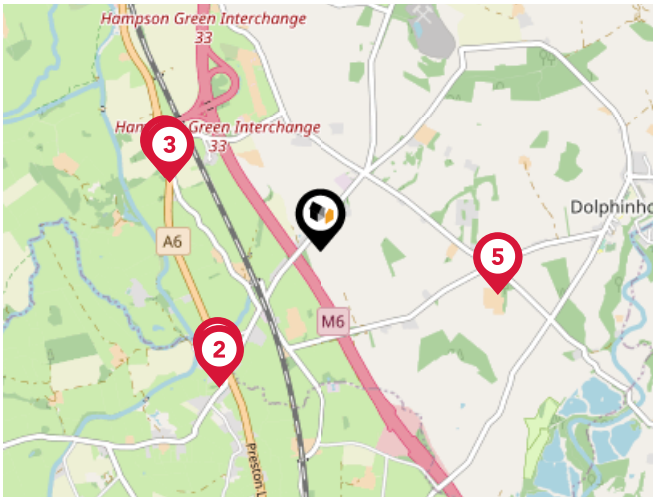


Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	17.61 miles
	Liverpool John Lennon Airport	44.24 miles
	Manchester Airport	47.1 miles
	Leeds Bradford International Airport	45.75 miles

Area

Transport (Local)



Bus Stops/Stations

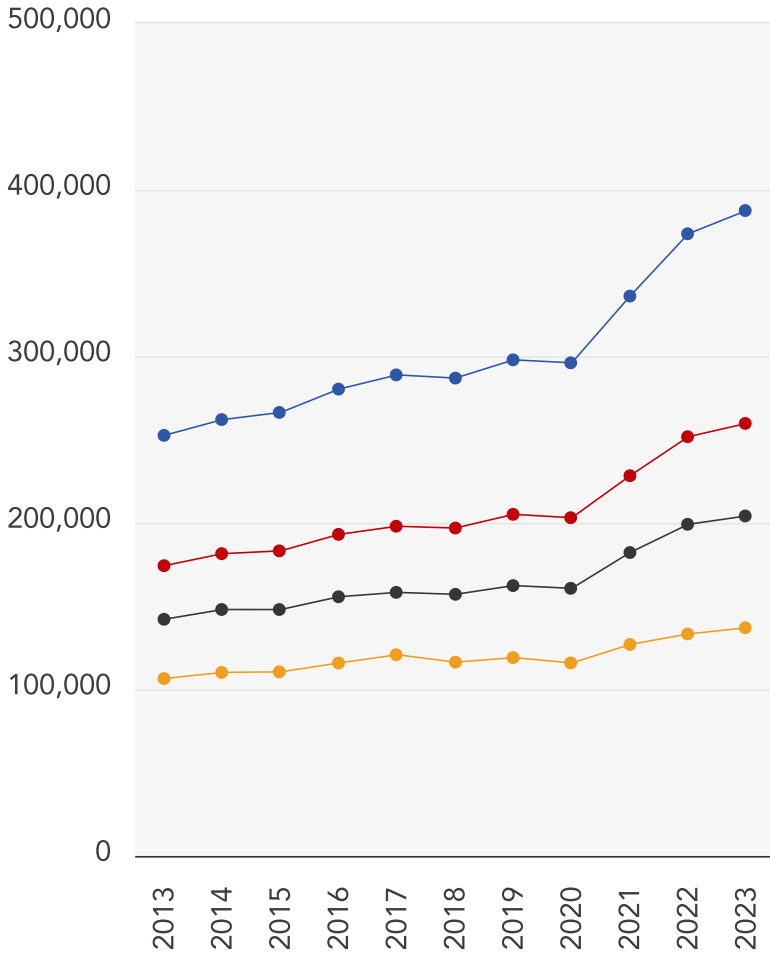
Pin	Name	Distance
1	Bay Horse Crossroads	0.71 miles
2	Bay Horse Crossroads	0.74 miles
3	Hampson Lane	0.73 miles
4	Hampson Lane	0.75 miles
5	Fleece Hotel	0.79 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LA2



Detached

+53.45%

Semi-Detached

+49.01%

Terraced

+43.65%

Flat

+28.65%



CoastNCountry

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.

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.

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.

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!

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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CoastNCountry

1 Fleet Square, Damside Street, Lancaster

LA1 1BN

01524 66931

kellie@coastncountry.co.uk

www.coastncountry.co.uk

