

# KEY FACTS FOR BUYERS

**Wingate Saul Road, Lancaster, LA1**

May 2021



**A guide to this property and the local area**

## **JDG Lancaster**

66 Market Street Lancaster LA1 1HP  
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# INTRODUCTION

Welcome to Wingate Saul Road, a sought after tucked away road located just a short stroll off the city centre and train station. This is a friendly neighbourhood. Many of the neighbours are families with children of varying ages which all enjoy the sense of community that living in this area of Lancaster gives.

One of the regions most in-demand primary schools is close by. Every amenity you could possibly want is close by including the Fairfield Association's play area, community orchard and nature reserve. Fairfield has the feel of living in a village. Live here and you'll be living in one of the greenest areas of our city. You'll also be pleased to know a resident parking scheme is in operation. Wingate Saul Road is a superb period home and perfectly suited to family life.

As you pull up outside, you'll soon be admiring the beautiful deep blue painted front door. Step inside, through the vestibule and into the hallway. Before heading upstairs, check out the spacious open plan living that has been designed for family life. You'll be pleased to see the decor is all neutral - a perfect blank canvas for you to style as you wish. The lounge diner naturally flows through to a spacious kitchen, fitted with shaker style units. The double oven and hob are both built-in.

Head upstairs, there are 3 bedrooms and a stylish modern bathroom. The spiral staircase leads up to the attic room - how will you use this - will it be for posh storage or could it become a hobby room?

## KEY INFORMATION

This home also a west-facing courtyard - perfect for that alfresco BBQ with friends and family!

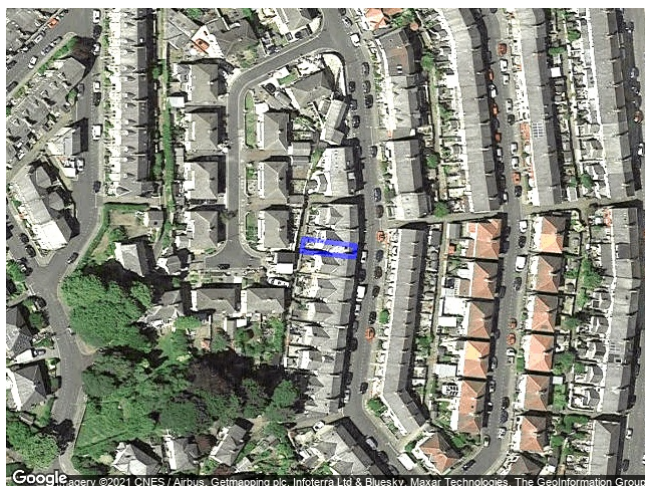
- This home has been damp proofed course just 3 years ago
- It is double glazed throughout- It is gas central heated. The Vaillant Gas Combination boiler is located in the cupboard on the landing area and has been serviced annually
- The attic was converted approximately 20 years ago. It is accessed via a Spiral Staircase
- We are informed the roof was replaced 10 years ago
- Many of the carpets were replaced 2 years ago
- The bathroom was new in 2017
- Permit Parking is in operation
- There is no onward chain

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# PROPERTY OVERVIEW

## WINGATE SAUL ROAD, LANCASTER, LA1



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Terraced  
3 Bedrooms

Floor Area: 1,001.04 ft<sup>2</sup>  
93.00 m<sup>2</sup>

Plot Size: 0.02 acres

Council Tax Band: A

Annual Cost: £1,327.91 (min)

Land Registry  
Title Number: LA657078

Tenure: Freehold

£/sqft: £144.86

### AREA KEY FACTS

Local Authority: LANCASTER CITY

Flood Risk: Very Low

Conservation Area: Pending for this local  
authority, Lancaster

#### Predicted Broadband Speeds

Basic: 17 Mbps

Superfast: 134 Mbps

#### Mobile Coverage (based on voice calls made indoors)

EE: 

Three: 


O2: 

Vodafone: 

#### Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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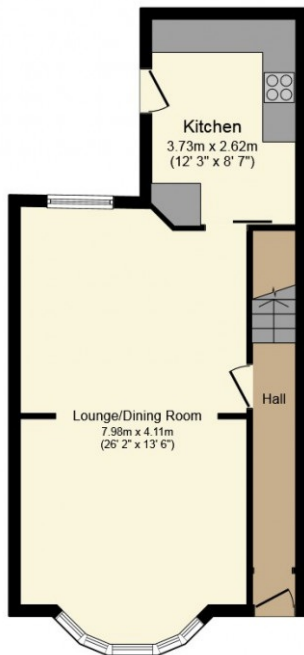
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# PROPERTY OVERVIEW

## FLOORPLANS



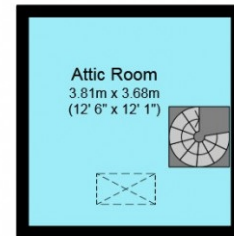
**Ground Floor**

Floor area 46.0 sq. m. (495 sq. ft.) approx



**First Floor**

Floor area 45.0 sq. m. (484 sq. ft.) approx



**Second Floor**

Floor area 14.0 sq. m. (151 sq. ft.) approx

Total floor area 105.0 sq. m. (1,130 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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# PROPERTY OVERVIEW

## EPC

Wingate Saul Road, LANCASTER, LA1

Energy rating

**D**

Valid until 21.07.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	60   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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# SOLD ON YOUR STREET

## SINCE 1995

34, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
14/09/2020	£175,000
31/07/2009	£130,000
61, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
14/09/2020	£145,000
17/09/2007	£133,000
51, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
28/08/2020	£144,000
72, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
07/08/2020	£150,000
63, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
12/06/2020	£125,000
54, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
11/11/2019	£175,000
46, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
05/07/2019	£162,000
67, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
12/04/2019	£125,000
73, Wingate Saul Road, Wingate Saul Road - Semi-Detached House	
Dates Sold	Price
22/02/2019	£122,000
06/03/2009	£101,000

13, Wingate Saul Road, Wingate Saul Road - Semi-Detached House	
Dates Sold	Price
26/06/2018	£175,000
23/07/2007	£158,000
5, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
30/04/2018	£165,000
28/01/2011	£154,500
68, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
12/01/2018	£176,000
08/07/2016	£170,000
16/11/2015	£115,000
76, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
04/12/2017	£173,800
25/09/2015	£132,000
30/04/2014	£137,500
47, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
10/11/2017	£192,000
11/02/2011	£175,000
20/07/2007	£150,000
24, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
22/08/2017	£145,000
9, Wingate Saul Road, Wingate Saul Road - Semi-Detached House	
Dates Sold	Price
10/10/2016	£164,000
23/04/2010	£119,000

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# SOLD ON YOUR STREET

## SINCE 1995

16, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
11/01/2016	£155,000
05/08/2011	£125,000
65, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
30/04/2015	£123,500
20/07/2007	£128,000
3, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
05/12/2014	£190,000
18/09/2009	£155,000
60, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
18/11/2013	£145,000
20, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
11/10/2013	£123,000
31, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
16/08/2013	£122,200
8, Wingate Saul Road, Wingate Saul Road - Semi-Detached House	
Dates Sold	Price
29/10/2012	£176,000
71, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
29/10/2012	£131,000
50, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
15/10/2012	£125,000
14/08/2009	£119,500

32, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
17/10/2011	£145,000
40, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
24/05/2011	£140,000
6, Wingate Saul Road, Wingate Saul Road - Semi-Detached House	
Dates Sold	Price
13/08/2010	£152,000
26/02/2007	£147,000
11, Wingate Saul Road, Wingate Saul Road - Semi-Detached House	
Dates Sold	Price
28/01/2008	£150,000
82, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
26/01/2007	£175,000
69, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
31/10/2006	£117,000
64, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
16/10/2006	£140,000
7, Wingate Saul Road, Wingate Saul Road - Terraced House	
Dates Sold	Price
13/10/2006	£143,000

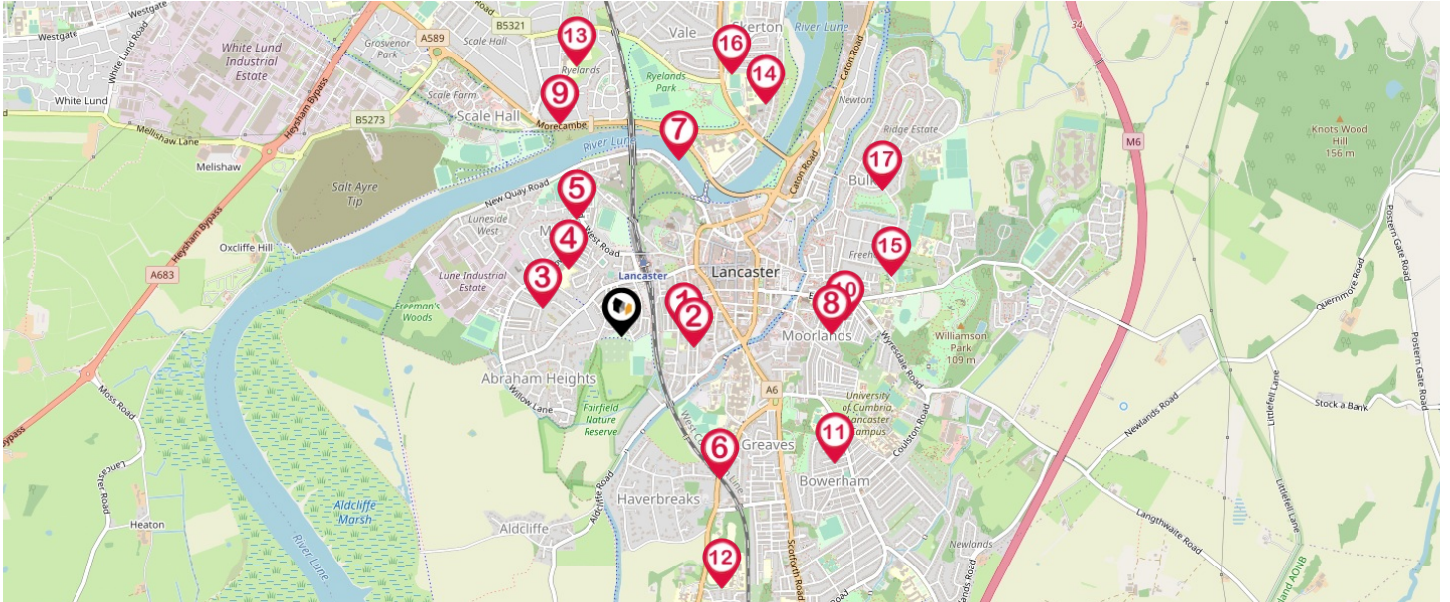
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



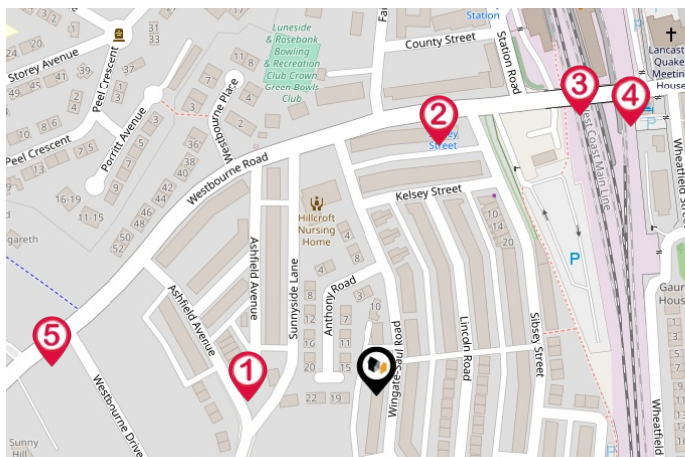
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Lancaster Dallas Road Community Primary School	Good	417	0.23 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lancaster Girls' Grammar School	-	958	0.27 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Appletree Nursery School	Outstanding	61	0.28 Miles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Willow Lane Community Primary School	Good	195	0.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lancaster Steiner School	Requires improvement	30	0.44 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ripley St Thomas Church of England Academy	Outstanding	1733	0.61 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Our Lady's Catholic College	Good	884	0.65 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The Cathedral Catholic Primary School, Lancaster	Good	203	0.75 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	The Loyne Specialist School	Outstanding	117	0.77 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Lancaster Royal Grammar School	-	1149	0.79 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Bowerham Primary & Nursery School	Good	484	0.87 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Jamea Al Kauthar	Good	310	0.94 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Lancaster Ryelands Primary School	Good	411	0.96 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Chadwick High School	Good	36	0.97 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Lancaster Christ Church Church of England Primary School	Good	209	0.98 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Joseph's Catholic Primary School, Lancaster	Special Measures	185	1 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Castle View Primary	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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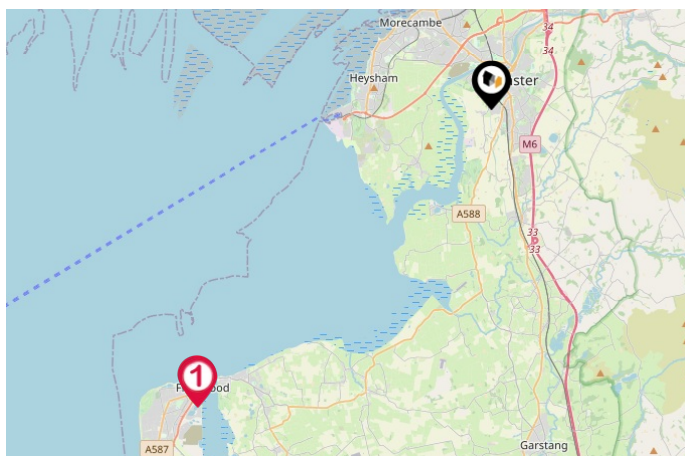
# LOCAL AREA

## NEAREST TRANSPORT LINKS



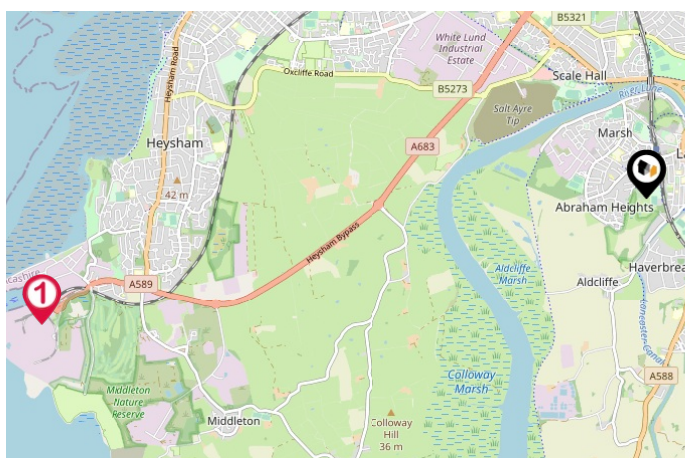
### BUS STOPS/STATIONS

- 1 - Ashfield Avenue | 0.05 miles
- 2 - Sibsey Street | 0.11 miles
- 3 - Meeting House Lane | 0.15 miles
- 4 - Railway Station | 0.16 miles
- 5 - Westbourne Drive | 0.14 miles



### LOCAL CONNECTIONS

- 1 - Pharos Street (not in use) (Blackpool Tramway) | 11.55 miles
- 2 - Fleetwood Ferry (Blackpool Tramway) | 11.51 miles



### FERRY TERMINALS

- 1 - Heysham Ferry Terminal | 4.26 miles

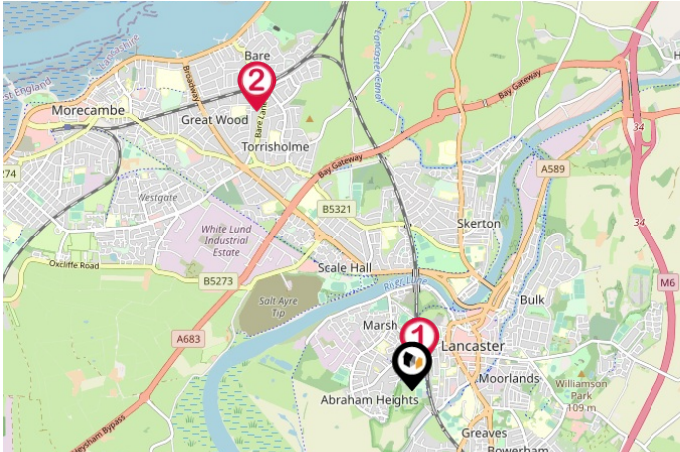
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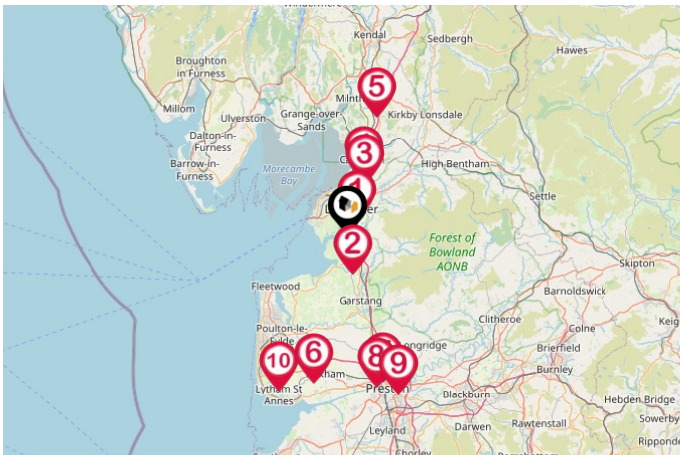
# LOCAL AREA

## NEAREST TRANSPORT LINKS



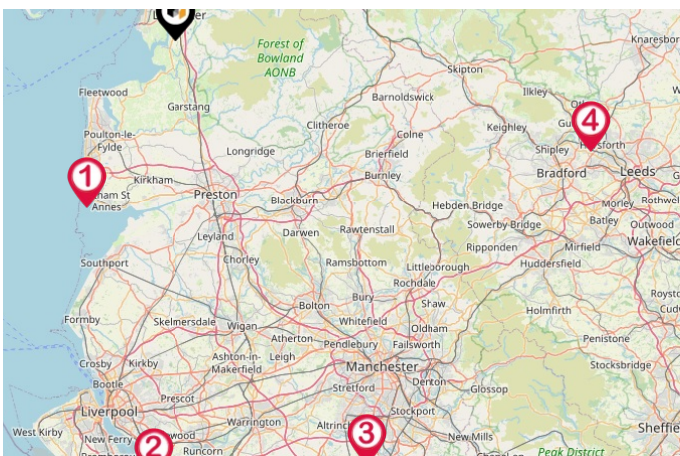
### NATIONAL RAIL STATIONS

- 1 - Lancaster Rail Station | 0.19 miles
- 2 - Bare Lane Rail Station | 2.21 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M6 J34 | 2.33 miles
- 2 - M6 J33 | 4.46 miles
- 3 - M6 J35 | 6.13 miles
- 4 - A601(M) J35A | 6.95 miles
- 5 - M6 J36 | 13.67 miles
- 6 - M55 J3 | 16.88 miles
- 7 - M6 J32 | 17.02 miles
- 8 - M55 J1 | 17.4 miles
- 9 - M6 J31A | 18.77 miles
- 10 - M55 J4 | 18.85 miles



### AIRPORTS/HELIPADS

- 1 - Blackpool International Airport | 20.83 miles
- 2 - Liverpool John Lennon Airport | 49.04 miles
- 3 - Manchester Airport | 52.25 miles
- 4 - Leeds Bradford International Airport | 48.37 miles

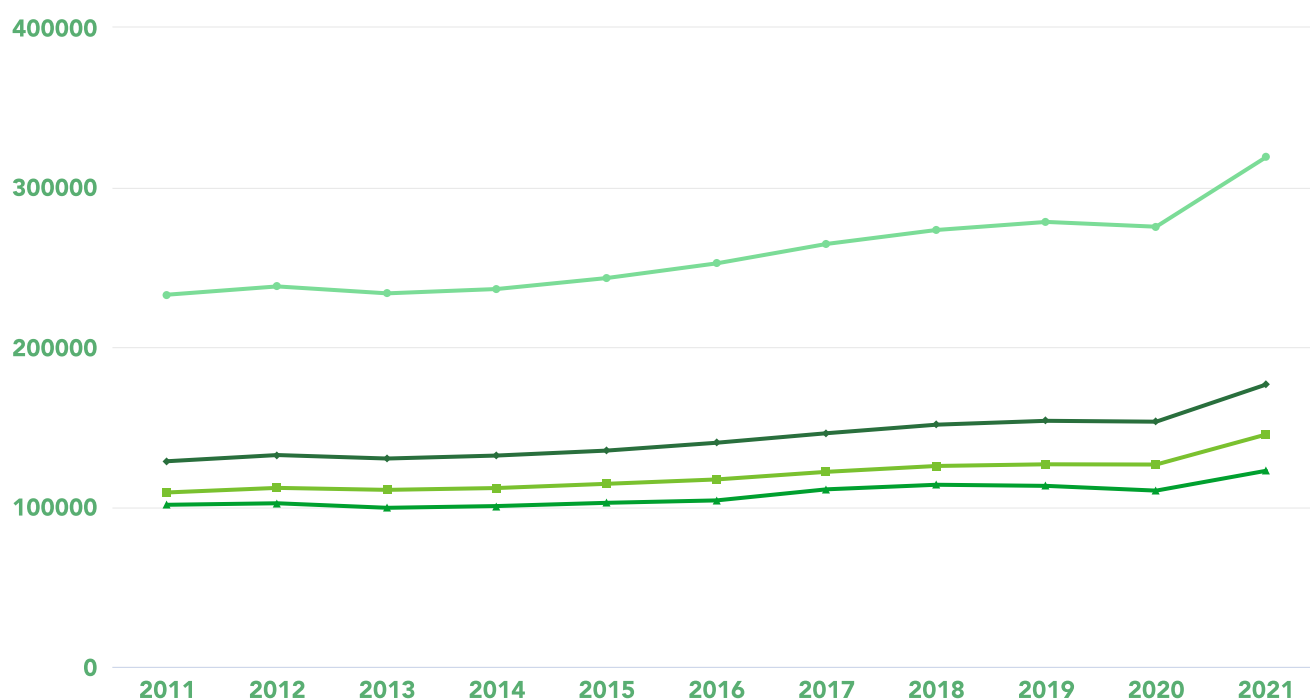
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR LA1

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 20.97%



**TERRACED**  
+ 33.21%



**SEMI-DETACHED**  
+ 37.28%



**DETACHED**  
+ 36.95%

**£200,000**

**Asking Price**

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# DATA QUALITY

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## Data Partners:



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