

Buyers Report

9 The Rise, Bolton Le Sands, Carnforth, LA5 8BX

15th October 2025

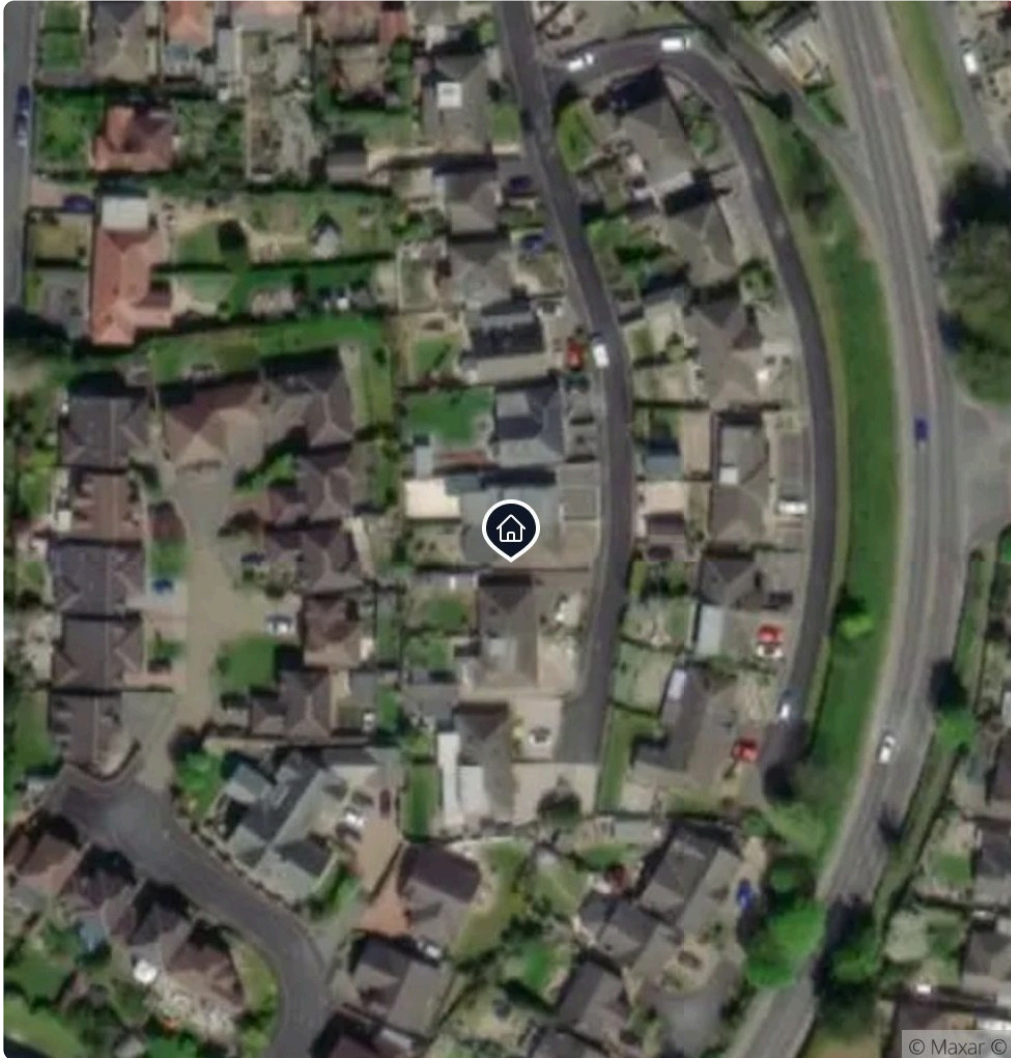


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Introduction



The Rise is a peaceful cul-de-sac in Bolton-le-Sands, close to local shops, the canal, and Morecambe Bay's shoreline. This extended semi-detached bungalow offers flexible living with impressive bay views. The ground floor features a bright lounge leading to an open-plan dining and sitting area with a wood-burning stove and French doors to the garden. The modern kitchen includes a range-style cooker and ample storage. A double bedroom and four-piece bathroom complete the ground floor, while upstairs offers two further bedrooms – the master with balcony views over Warton Crag and the Bay – plus an en-suite and walk-in wardrobe. Outside, there's driveway parking for several cars and a landscaped rear garden with a garden room ideal as an office or studio. Gas central heating and double glazing throughout. Council Tax Band C. EPC: E.

Key Property Information



Estimated market value	£350,000	Number of bedrooms	3 bedrooms	Floor area	872ft²
Estimated rental value	£1,050 pcm	Number of bathrooms	1 bathroom	Plot size	0.07 acres
		Property type	Semi-Detached	Title number	LA884242
		Year built	1967-1975		
<hr/>					
Tenure		EPC Valid to 06/03/2026		Council tax	
Lease type	Freehold	Efficiency rating (current)	49 E	Tax band	Band C
		Efficiency rating (potential)	85 B	Estimated cost	£2,140 per year
		Enviro impact (current)	42 E	Local authority	Lancaster
		Enviro impact (potential)	84 B		
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Utilities		Build			
Mains gas	Yes	Floor type	Suspended		
Wind turbines	N/A	Roof type	Pitched		
Solar panels	N/A	Wall type	Brick		
Mains fuel type	Mains Gas	Window type	Double Glazed		
Water	United Utilities				

Key Property Information



Mobile coverage

EE coverage	Okay
O2 coverage	Good
Three coverage	Good
Vodafone coverage	Okay

Broadband coverage

Basic broadband	7mb
Superfast broadband	80mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est) **West**

Tree preservation orders

No registered tree preservation orders on this property.

Flood risk

Rivers and sea flood risk	Very low
Surface water flood risk	Very low

Parking

Off road parking **Yes (AI predicted)**



Restrictive covenants

Found

This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

Rights of way

There has been no rights of way found on the plot of this property

Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land Registry 



🏰 National park

No restrictions found

This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

💡 Why it's important

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

🛡️ Conservation area

No restrictions found

This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

💡 Why it's important

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



Greenbelt land

No restrictions found

This property is **not** on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

Why it's important

Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

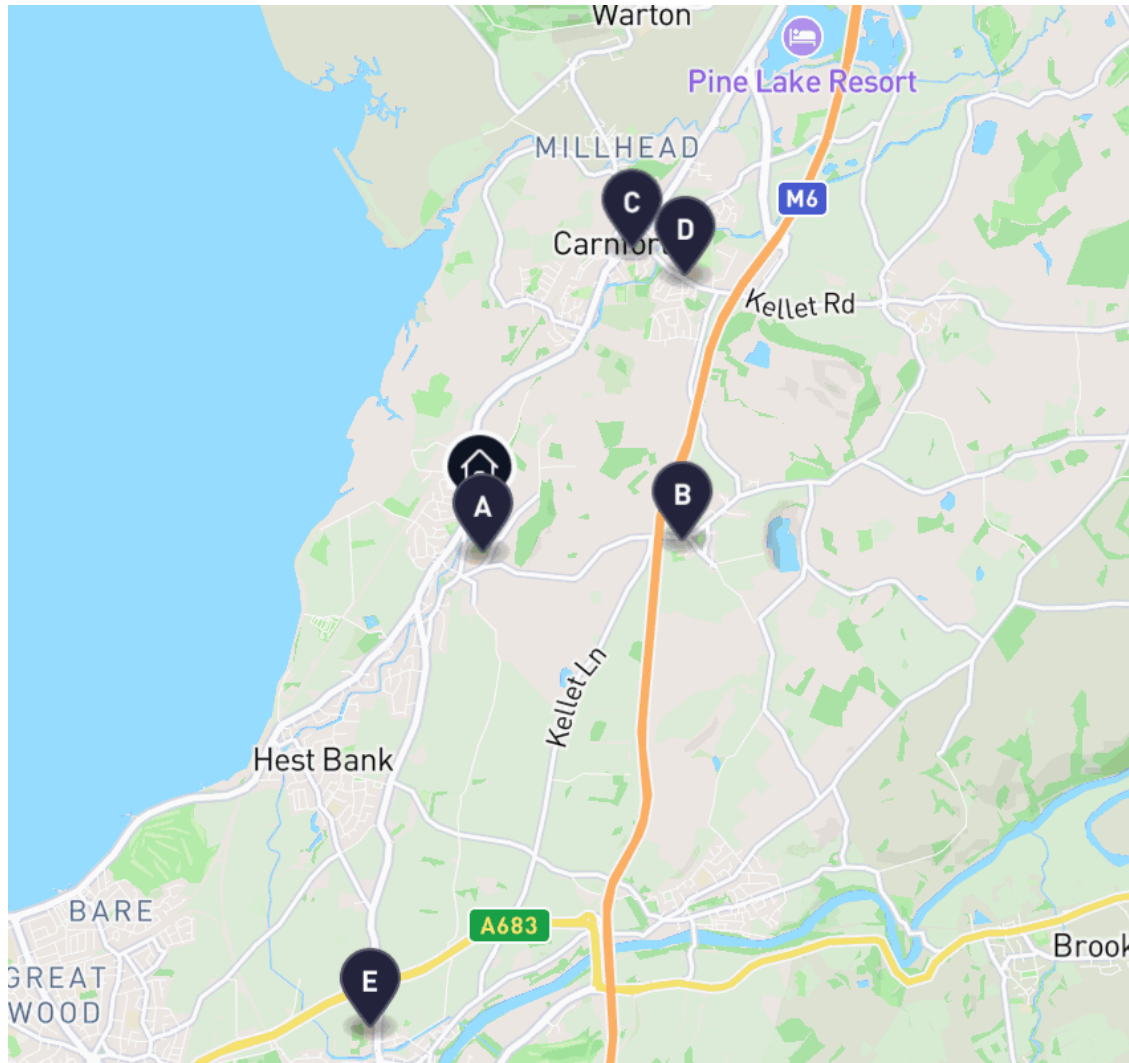
Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



- A

Bolton-Le-Sands Church Of England Primary School

0.46mi • Primary

Good
- B

Nether Kellet Community Primary School

1.14mi • Primary

Outstanding
- C

Carnforth Community Primary School

1.38mi • Primary

Good
- D

Our Lady Of Lourdes Catholic Primary School, Carnforth

1.46mi • Nursery

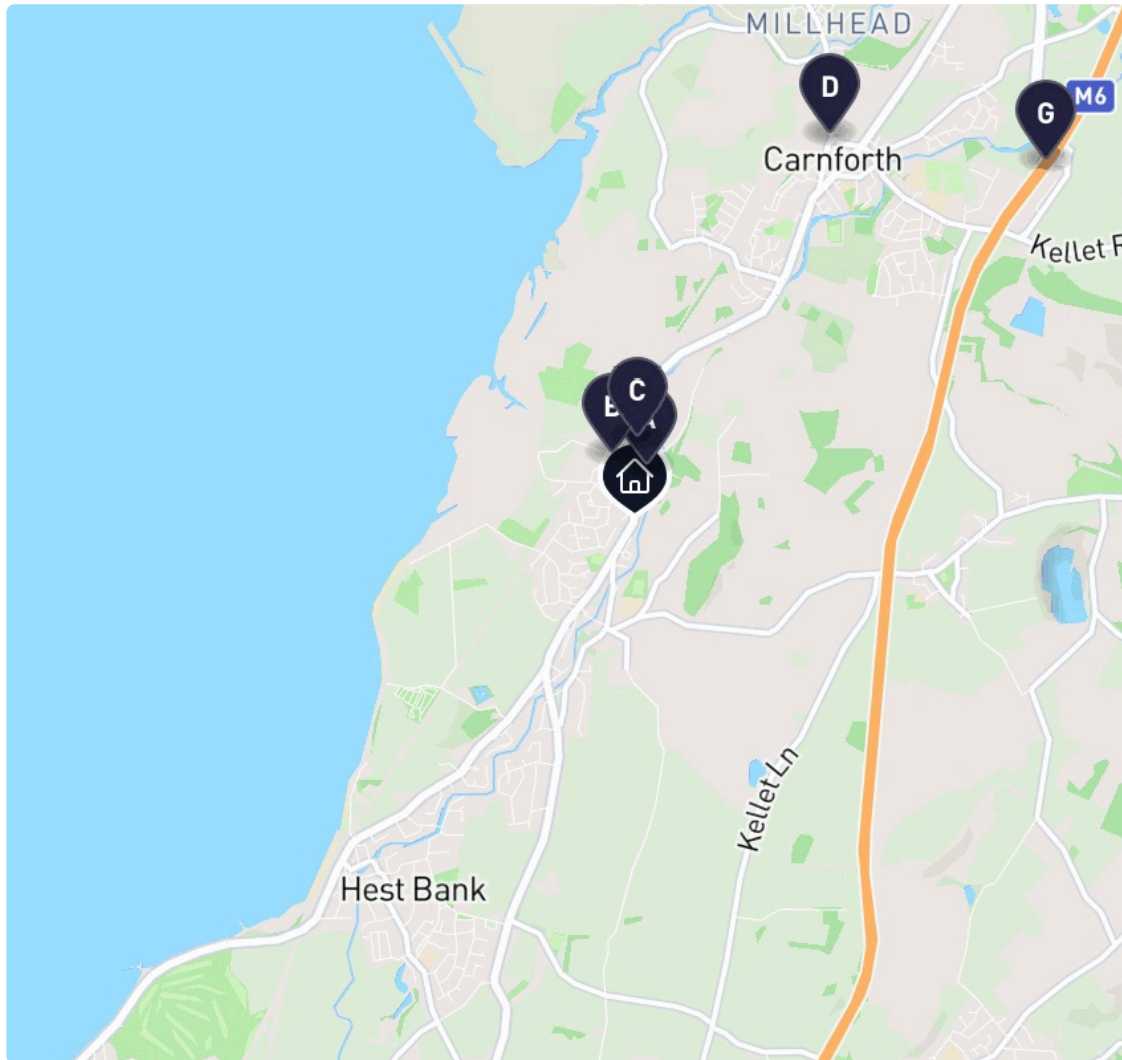
Not rated
- E

Beaumont College - A Salutem/Ambito College

3.01mi • Special

Good

Local Transport



- A** Whin Grove
0.06 mi • Bus stop or station

- B** St Nicholas Lane
0.12 mi • Bus stop or station

- C** Hawthorn Road
0.14 mi • Bus stop or station

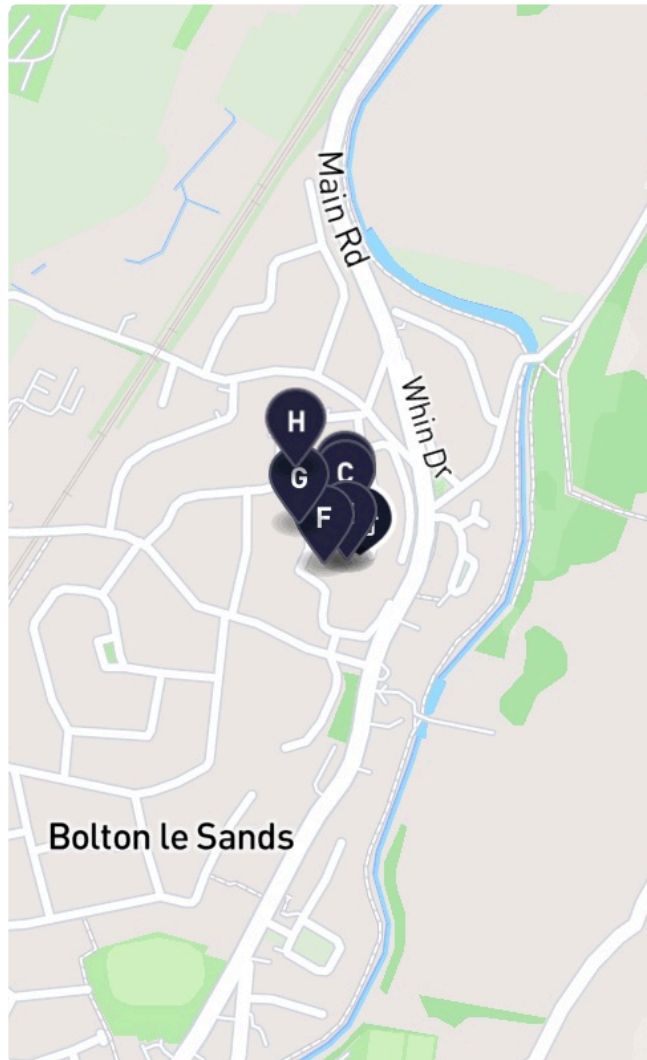
- D** Carnforth Rail Station
1.46 mi • Train station

- E** Bare Lane Rail Station
3.17 mi • Train station

- F** Blackpool International Airport
25 mi • Airport

- G** M6
1.92 mi • Motorway

Nearby Planning



- A** 8 The Rise Bolton Le Sands Carnforth Lancashire LA5 52ft 8BX
 Demolition of existing conservatory and erection of a single storey rear extension and construction of a hip to gable extension with dormer extensions to front...
 Approved Ref no. 18/00188/FUL 21-02-2018
- B** 9 The Rise Bolton Le Sands Carnforth Lancashire LA5 52ft 8BX
 Construction of a dormer extension to the front elevation
 Approved Ref no. 20/00449/FUL 01-10-2020
- C** 9 The Rise Bolton Le Sands Carnforth Lancashire LA5 52ft 8BX
 Proposed Lawful Development Certificate for the construction of a hip to gable extension and construction of a dormer extension to the rear...
 Approved Ref no. 22/01187/PLDC 26-09-2022
- D** 13 The Rise Bolton Le Sands Carnforth Lancashire LA5 161ft 8BX
 Retrospective application for the retention of a single storey rear extension with external steps and raised area
 Approved Ref no. 19/00200/FUL 05-03-2019

- E** 13 The Rise Bolton Le Sands Carnforth Lancashire LA5 161ft 8BX
 Construction of a dormer extension to the front elevation
 Approved Ref no. 20/00536/FUL 04-06-2020
- F** 37 Croftland Gardens Bolton Le Sands Carnforth Lancashire LA5 8FB 210ft
 Erection of a canopy to the rear and construction of raised decking area
 Approved Ref no. 19/01330/FUL 04-11-2019
- G** 19 Croftland Gardens Bolton Le Sands Carnforth Lancashire LA5 8FB 213ft
 Proposed lawful development certificate for the erection of a single storey rear extension
 Validated Ref no. 25/01072/PLDC 02-10-2025
- H** 12 Hawthorn Road Bolton Le Sands Carnforth Lancashire LA5 8EH 276ft
 Erection of single storey extension to rear
 Approved Ref no. 23/00121/FUL 06-02-2023



Nearby Listed Buildings



A Grade II - Listed building 558ft

WESTBROOK LODGE

02/05/68 List entry no: 1071945

B Grade II - Listed building 633ft

WATERLOO LODGE

07/11/83 List entry no: 1163526

C Grade II - Listed building 715ft

LANCASTER CANAL CHORLEYS BRIDGE (NUMBER 124) (TO REAR OF NUMBER 23 MAIN ROAD)

07/11/83 List entry no: 1362395

D Grade II - Listed building 820ft

LANCASTER CANAL BOLTON CINDER OVENS BRIDGE, (NUMBER 125)

07/11/83 List entry no: 1071909

E Grade II - Listed building 1158ft

PINFOLD, 200 METRES SOUTH OF JUNCTION WITH MILL LANE

07/11/83 List entry no: 1362397

F Grade II - Listed building 1299ft

MILESTONE 210 METRES NORTH OF JUNCTION WITH HAWTHORN ROAD AT NGR SD 485 690

07/11/83 List entry no: 1071939

G Grade II - Listed building 2018ft

MOUNT PLEASANT FARMHOUSE

07/11/83 List entry no: 1318210

H Grade II - Listed building 2060ft

LANCASTER CANAL BOLTON TURNPIKE BRIDGE (NUMBER 123)

07/11/83 List entry no: 1071940



Property Images



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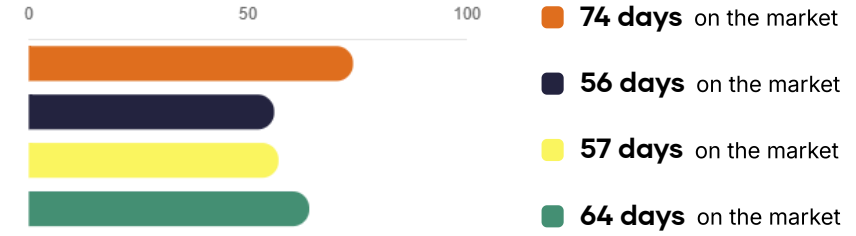




Average house price changes in the last year (Lancaster)

	Oct '24	Jan '25	Apr '25	Jul '25	Sep 25
Detached	£445k	£440k	£435k	£450k	£450k
Semi-Detached	£249k	£247k	£244k	£250k	£250k
Terraced	£198k	£197k	£194k	£200k	£200k
Flats/Maisonettes	£151k	£150k	£147k	£151k	£151k

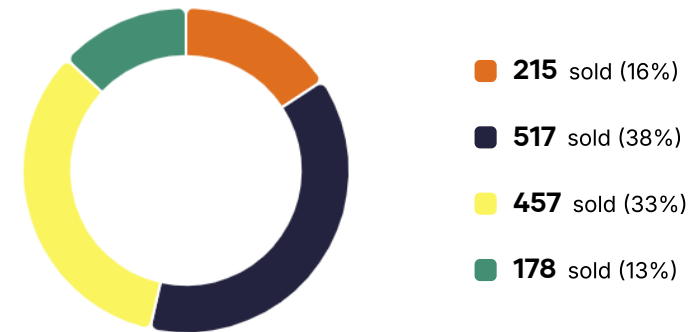
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



Volume of sold properties in the last 12 months (Lancaster)



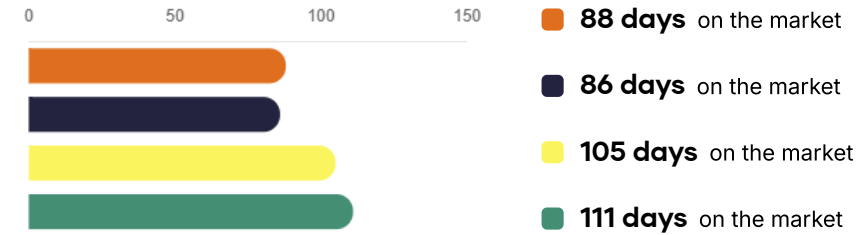
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



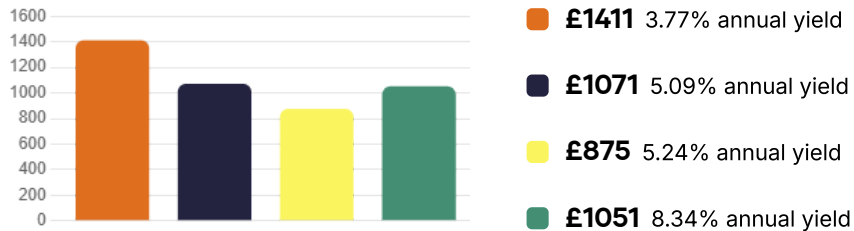
Average rental price changes in the last 12 months (Lancaster)

	Oct 24	Jan 25	Apr 25	Jul 25	Sep 25
Detached	£906	£1300	£1350	£1449	
Semi-Detached	£1100	£1070	£1095	£1136	£1058
Terraced	£806	£771	£884	£860	£851
Flats/Maisonettes	£771	£764	£761	£839	£758

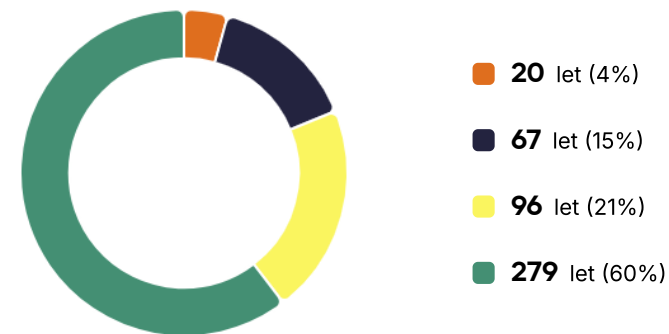
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



Volume of let properties in the last 12 months (Lancaster)



■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



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Testimonials



Communication was exemplary

" "Excellent, professional service provided from valuation to completion of sale. Communication was exemplary. Would use JDG again without hesitation. (retired Chartered Surveyor) " "



Alan Cornthwaite

All the staff are well trained

" "Recently bought a house through JDG. Am so happy with my new home as it is wonderful and so peaceful. Pleased at how all the process went. All their staff are very well trained in giving excellent customer service and this shines through. Would recommend them to anyone. Thanks again to all the team in Lancaster. " "



Mandy Blackwell

Their team demonstrated unparalleled professionalism

" I cannot say enough great things about JDG Estate Agents! From the very first meeting to the final closing, their team demonstrated unparalleled professionalism, expertise, and dedication. Selling a home can be a daunting process, but they made it as smooth and stress-free as it probably can be. Their deep understanding of the market, strategic approach...



Carolina Seredenco

The feedback and follow ups were commendable

" JD Gallagher are an amazing team, from the first time we met them, we knew we were in safe hands. From beginning to end they hold your hand all the way, the viewings were second to none and there were a lot of them. The feedback and follow-ups were comendable, we couldn't fault them on anything at all, we have recommended them to everyone. O...



Suzie Casey

Simply the best estate agent I've ever dealt with....

" "Excellent service from start to finish of house sale. JDG had clear processes in place for initial contact & excellent valuation & marketing. They are simply the best estate agent I've ever dealt with, and would recommend them to anyone selling or buying a house. " "



Russell Humpage

Best in the business

" I couldn't be more happier with the JDG service that I got when I sold this year. It is the best in the business and class. Everything from initial instructions, pricing, advice, appointment and offer management was delivered effortlessly and with great customer focus. It made it all easy and seamless. What lovely people. The communication was...



Lynn Sedgwick

Get in touch

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Opening hours

Monday	8:45am - 5:00pm
Tuesday	8:45am - 5:00pm
Wednesday	8:45am - 5:00pm
Thursday	8:45am - 5:00pm
Friday	8:45am - 5:00pm
Saturday	8:45am - 4:00pm
Sunday	Closed





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