

Property Report

Old Bank House, Farleton, Lancaster, LA2 9LF

30th April 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:





Old Bank House sits in the village of Farleton, on the edge of the Forest of Bowland AONB, offering a peaceful rural setting with countryside walks from the doorstep. Despite its quiet feel, it's well connected, with the M6 nearby for access to Lancaster, Kendal and beyond, while local amenities and pubs are within easy reach.

This six-bedroom home is designed for flexible, multi-generational living. At its heart is a bespoke, hand-painted kitchen with quartz worktops, Rangemaster and central island, opening into a dining area and a bright garden room with glass ceiling and bi-fold doors. Two reception rooms, one with a log burner and one with open fire, add further living space.

Upstairs are six well-proportioned bedrooms and two bathrooms. The gardens are a standout feature, wrapping around the home with lawns, fruit trees, raised beds and a stream. A double garage and ample parking complete the property.

Key Property Information



Estimated market value **£795,000**
Annual rental yield **3.06%**

Number of bedrooms **6 bedrooms**
Number of bathrooms **2 bathrooms**
Property type **Detached**
Year built **Pre 1900**

Floor area **2,734ft²**
Plot size **0.57 acres**
Price per ft² **£290**
Title number **LAN183626**

Tenure

Lease type **Freehold**

EPC Valid to 21/05/2035

Efficiency rating (current) **50 E**
Efficiency rating (potential) **77 C**
Enviro impact (current) **40 E**
Enviro impact (potential) **71 C**

Council tax

Tax band **Band F**
Estimated cost **£3,478 per year**
Local authority **Lancaster**

Utilities

Mains gas **Yes**
Wind turbines **N/A**
Solar panels **N/A**
Mains fuel type **Mains Gas**
Water **United Utilities**

Build

Floor type **Solid**
Roof type **Pitched**
Wall type **Stone**
Window type **Double Glazed**

Key Property Information



Mobile coverage

EE coverage	Okay
O2 coverage	Okay
Three coverage	Poor
Vodafone coverage	Okay

Broadband coverage

Basic broadband	8mb
Superfast broadband	53mb
Ultrafast broadband	1000mb
Overall broadband	1000mb

Outdoor space

Garden direction (est) **East**

Air traffic noise

No registered disturbance from air traffic noise

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 **No (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.

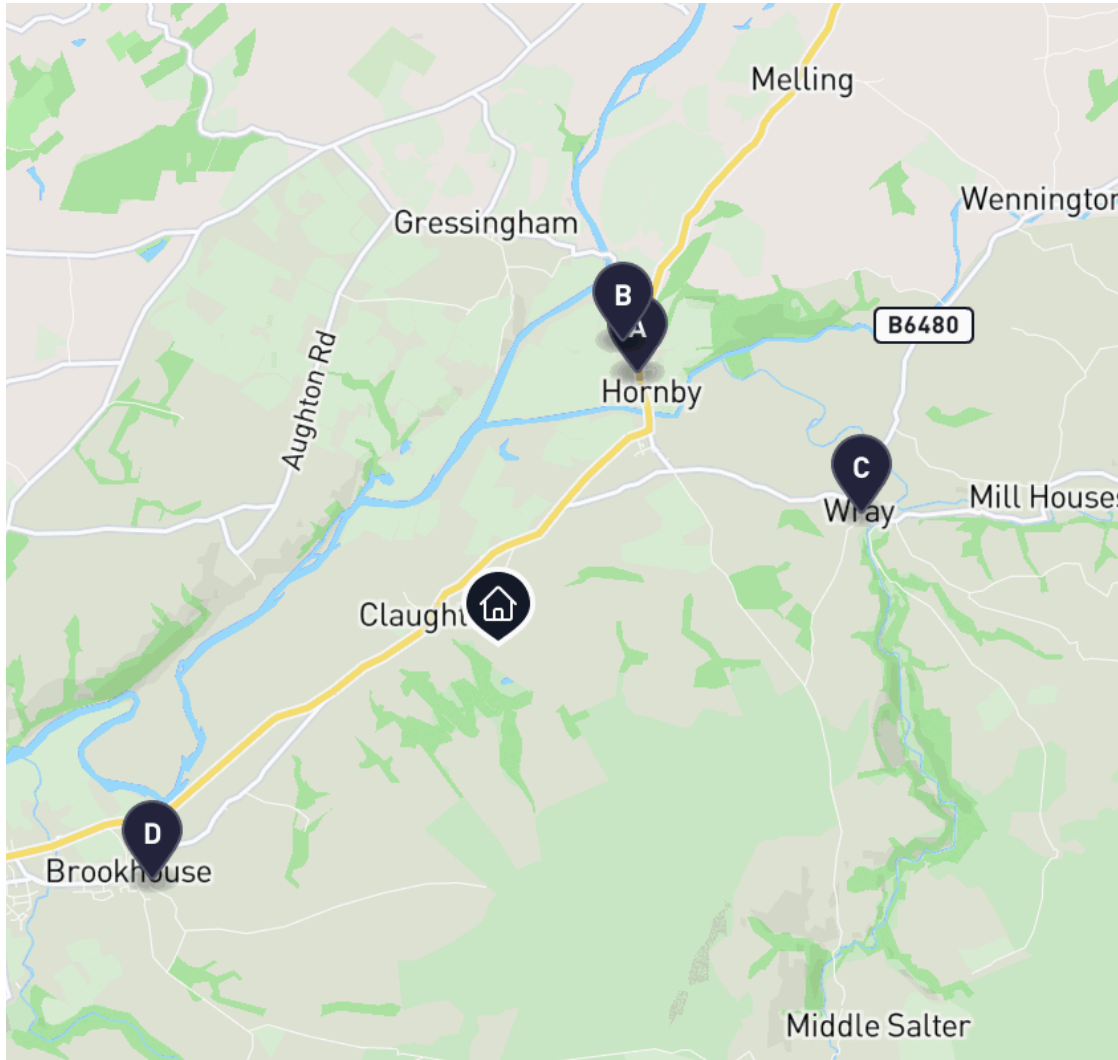
Environmental Appeal

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 Hornby St Margaret's Church Of England Primary School Requires improvement
 1.40mi • Primary

- B Oneschool Global UK Lancaster Campus Not rated
 1.51mi • Primary

- C Wray With Botton Endowed Primary School Good
 1.96mi • Primary

- D Caton St Paul's Church Of England Primary School Good
 2.33mi • Nursery



- A** Farleton Old Road
0.34 mi • Bus stop or station

- B** Fenwick Arms, Lancaster Road
0.35 mi • Bus stop or station

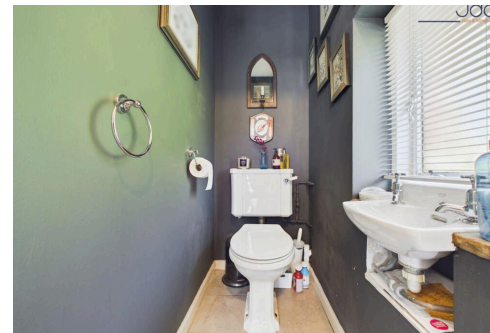
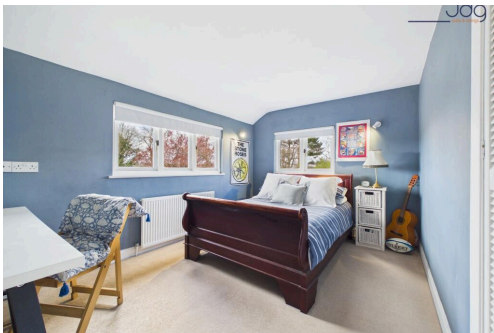
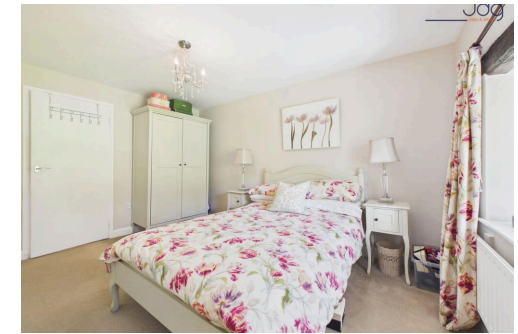
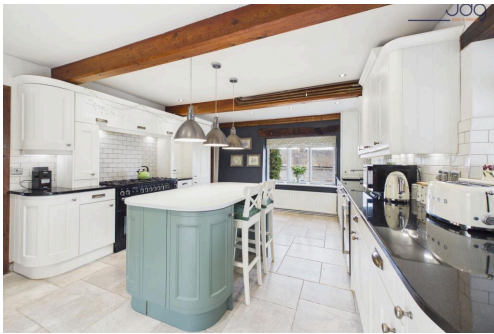
- C** Meadowside, Lancaster Road
0.48 mi • Bus stop or station

- D** Wennington Rail Station
3.39 mi • Train station

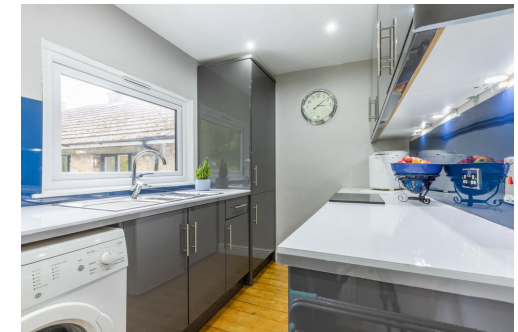
- E** Carnforth Rail Station
5.23 mi • Train station

- F** Blackpool International Airport
27 mi • Airport

- G** M6
4.48 mi • Motorway













Ground Floor



First Floor



Ground Floor



First Floor



Ground Floor



First Floor

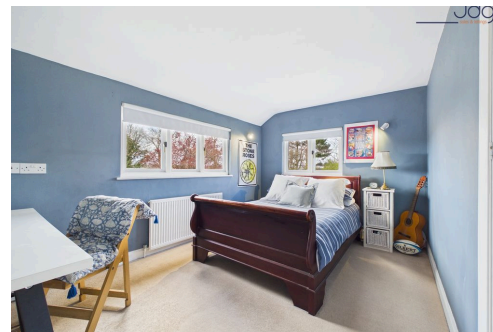
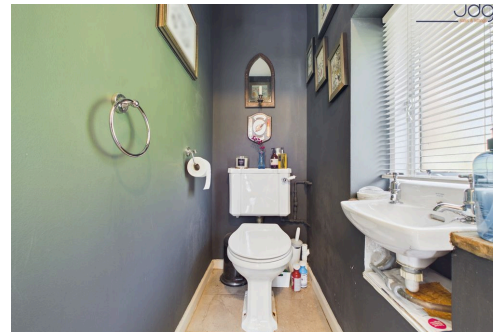


Ground Floor



First Floor

Property Images





Property Images



Approximate total area*
2923 sq ft
2643 sq ft

Plot area
17.7 sq ft
1.4 sq ft

Excluding garden and terrace

Room count
10 rooms
10 rooms

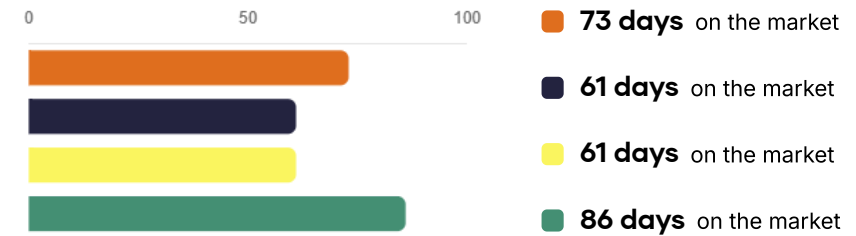
*Approximate total area only. Excludes garden and terrace. All areas are approximate and subject to change. For more information, please contact your agent.



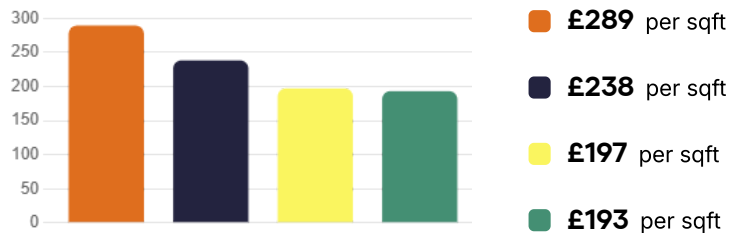
Average house price changes in the last year (Lancaster)

	Apr '25	Jul '25	Oct '25	Jan '26	Mar 26
Detached	£440k	£440k	£460k	£450k	£450k
Semi-Detached	£246k	£248k	£255k	£250k	£255k
Terraced	£198k	£199k	£206k	£202k	£203k
Flats/Maisonettes	£154k	£155k	£160k	£157k	£157k

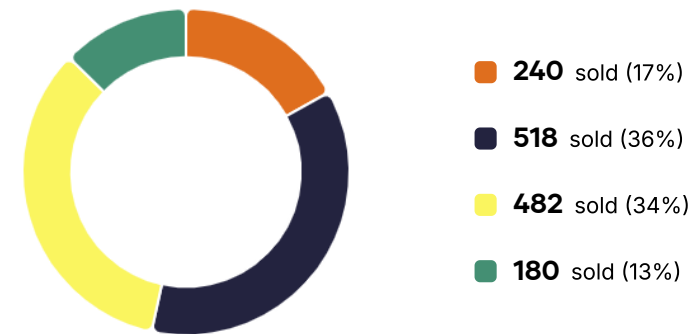
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



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



Welcome to JDG Estate Agents

Welcome to JDG Estate Agents, your trusted partner in Lancaster, Morecambe, and the surrounding areas since 1989. As the area's ****only ethical estate agent****, we are proud to combine our passion for property with a commitment to delivering exceptional service. We are experts in local knowledge and property data, using our insights to help clients make better-informed decisions. Whether it's understanding market trends, choosing the right price, or highlighting the hidden charms of a neighborhood, we love sharing our expertise to empower buyers and sellers alike. Our dedication to excellence has earned us more 5-star reviews than any other agent in the area as well as the honor of being the only local estate agent to win the prestigious EA Masters award two years... We are proven to achieve better results for you and your home!

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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