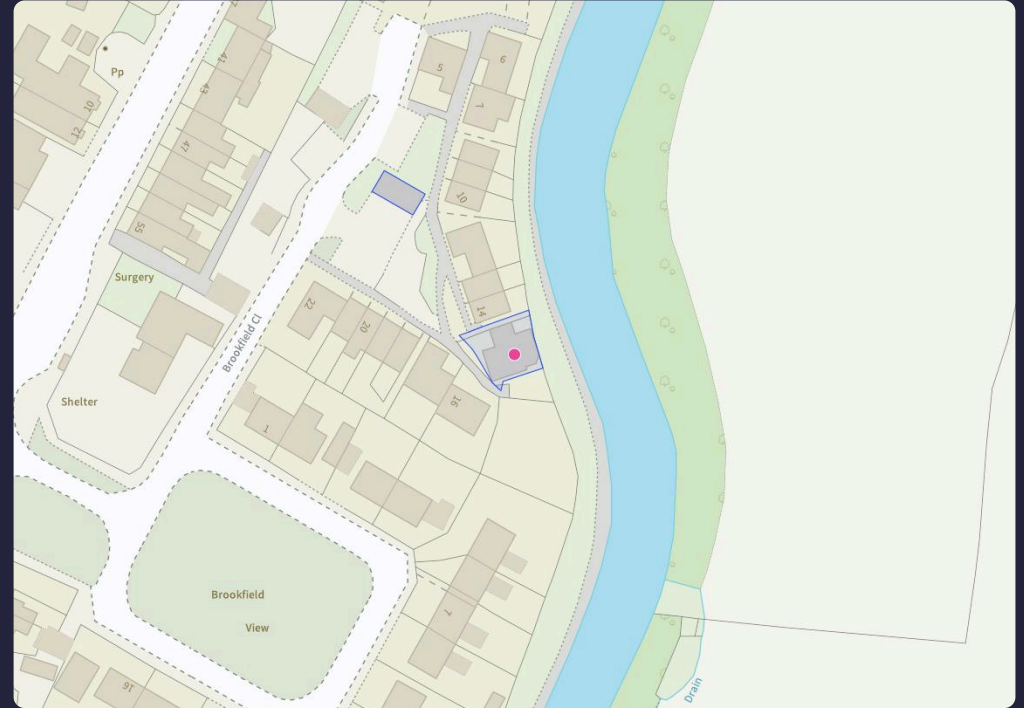




Property Report

15 Brookfield Close, Bolton Le Sands, Carnforth, LA5 8EF

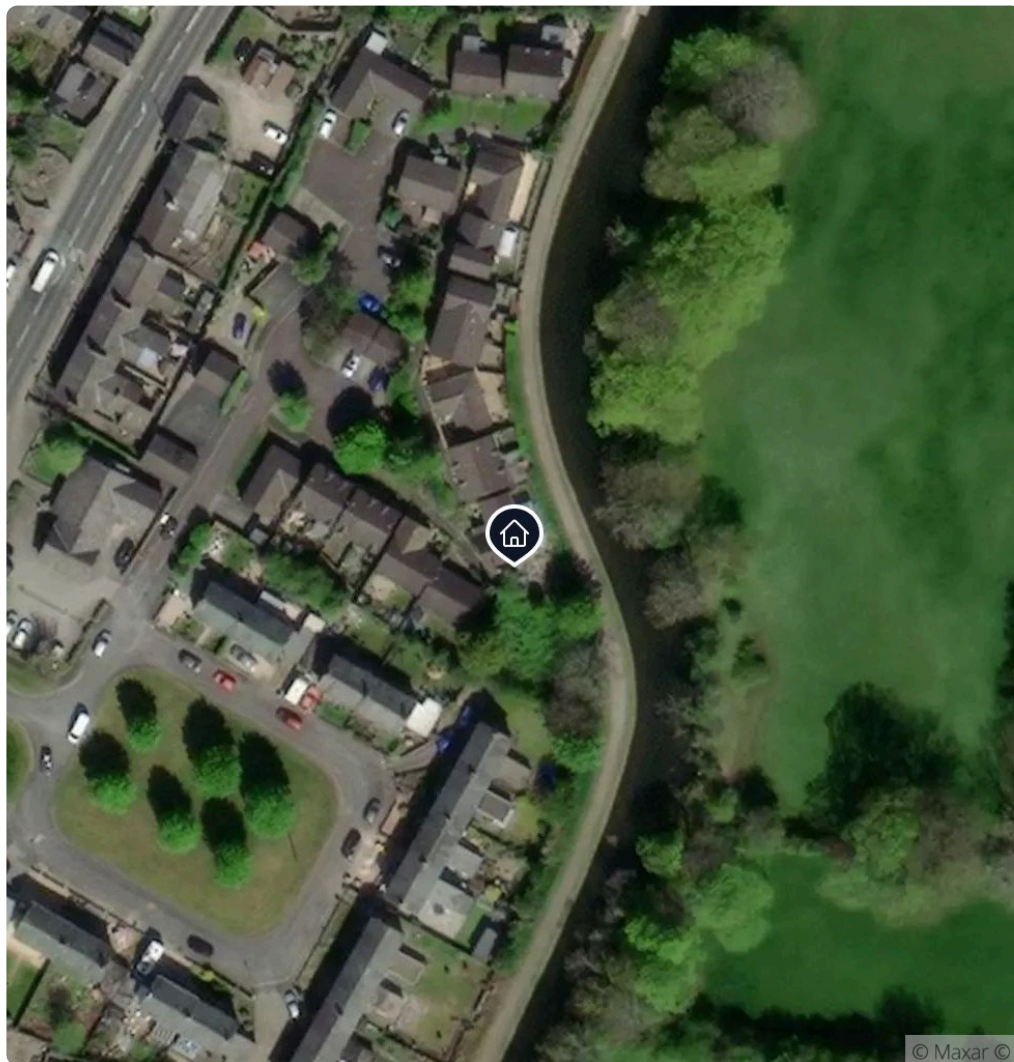
28th March 2026



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Brookfield Close is in the popular village of Bolton Le Sands, close to local shops, cafés, village amenities, the canal and coastal walks. It offers a peaceful setting while remaining well connected to Lancaster, Carnforth and the M6.

This detached bungalow sits within a quiet, well-kept development and offers an easy layout. The front lounge is bright and welcoming, with an open vestibule and log burner. The galley kitchen leads to the conservatory, while the shower room has been updated in a modern style. There are two bedrooms, giving flexible space for guests or a home office.

To the rear, the Sun Room with UV glass is a real highlight, offering year-round extra living space overlooking the side garden, which backs onto the canal. A detached garage and allocated parking add further practicality.

Key Property Information



Estimated market value	£235,000	Number of bedrooms	2 bedrooms	Floor area	861ft ²
Annual rental yield	6.13%	Number of bathrooms	1 bathroom	Plot size	0.05 acres
		Property type	Detached	Title number	LA726723
		Year built	1991-1995	Title number	LAN68888

Tenure		EPC Valid to 14/11/2020		Council tax	
Lease type	Leasehold	Efficiency rating (current)	56 D	Tax band	Band C
Lease term	999y 8m	Efficiency rating (potential)	67 D	Estimated cost	£2,140 per year
Lease remaining	962y 4m	Enviro impact (current)	53 E	Local authority	Lancaster
Lease end date	Jan 2988	Enviro impact (potential)	65 D		

Utilities		Build	
Mains gas	Yes	Floor type	Solid
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		Okay
	Three coverage		Okay
	Vodafone coverage		Okay

Broadband coverage

Basic broadband		5mb
Superfast broadband		66mb
Ultrafast broadband		1800mb
Overall broadband		1800mb

Outdoor space

Garden direction (est) Northwest

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 Yes (AI predicted)



 Restrictive covenants

No covenants

This property does not have any 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

0 found 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.

0 found 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.

0 found 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.

0 found 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

Found

This property is 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

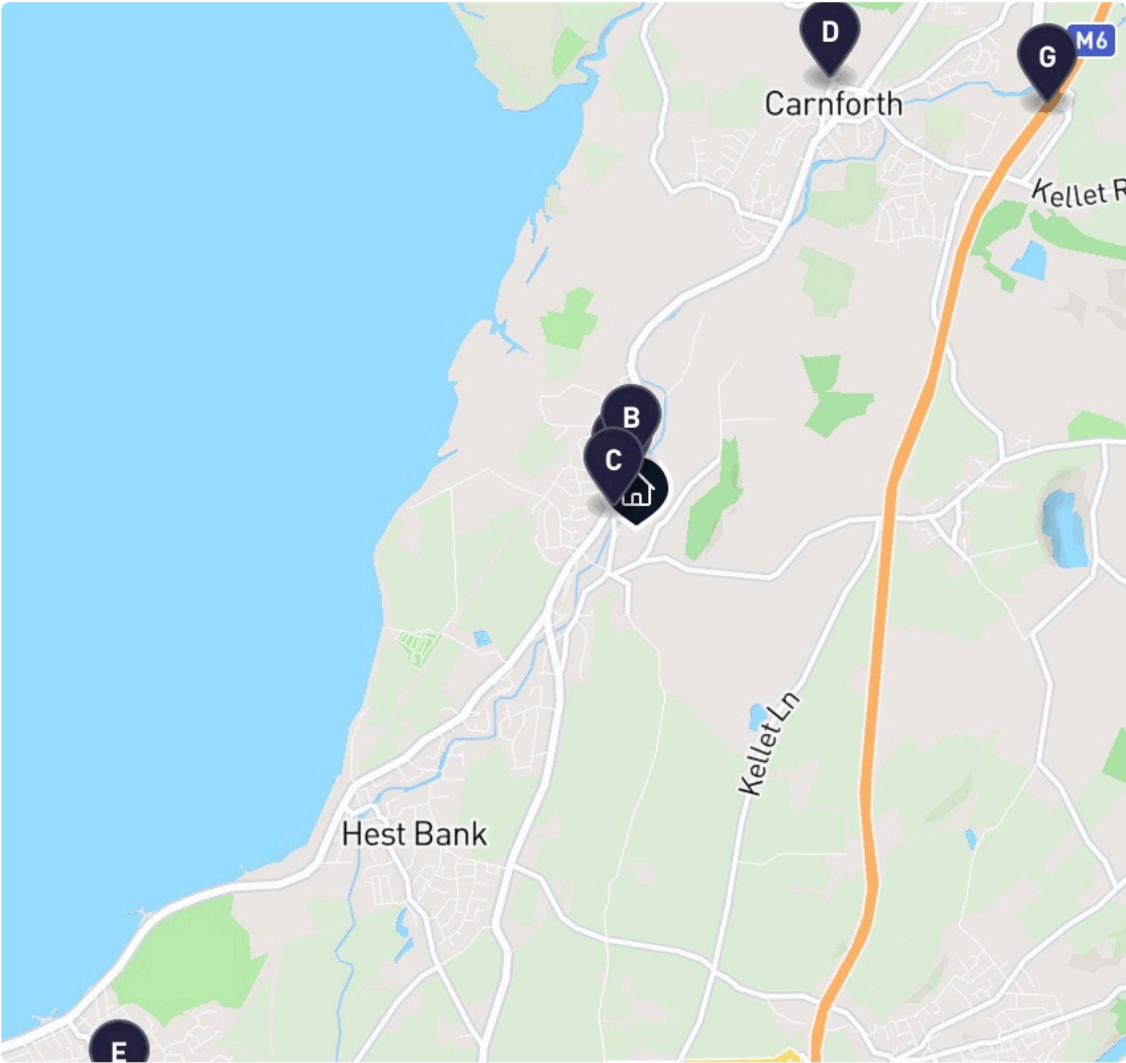
Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to 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.

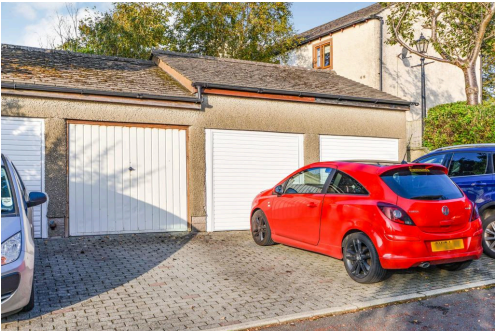


A	Bolton-Le-Sands Church Of England Primary School 0.21mi • Primary	Good
B	Nether Kelleter Community Primary School 1.07mi • Primary	Outstanding
C	Carnforth Community Primary School 1.59mi • Primary	Good
D	Our Lady Of Lourdes Catholic Primary School, Carnforth 1.64mi • Nursery	Not rated
E	Beaumont College - A Salutem/Ambito College 2.77mi • Special	Good

Local Transport



- A** Brookfield View, Main Road
0.05 mi • Bus stop or station
- B** Royal Hotel, Main Road
0.09 mi • Bus stop or station
- C** Post Office, Main Road
0.11 mi • Bus stop or station
- D** Carnforth Rail Station
1.68 mi • Train station
- E** Bare Lane Rail Station
2.97 mi • Train station
- F** Blackpool International Airport
25 mi • Airport
- G** M6
2.08 mi • Motorway

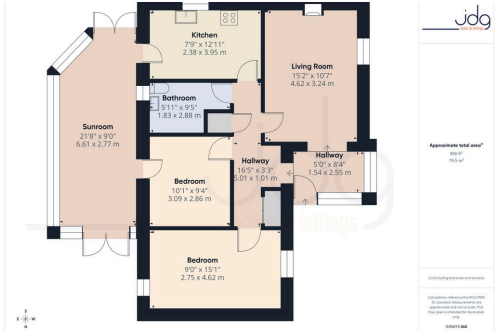


Property images - 2021





Property Images

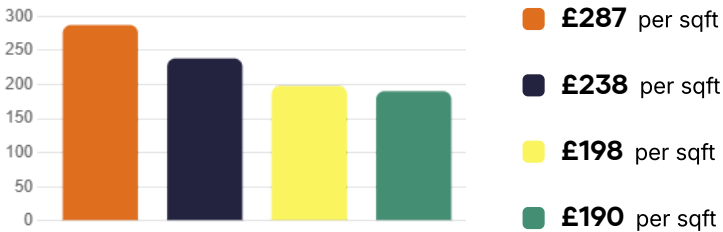




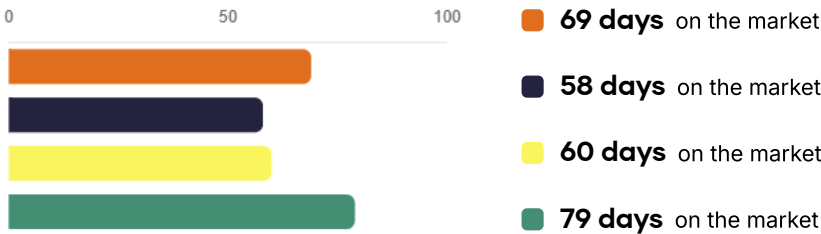
Average house price changes in the last year (Lancaster)

	Mar '25	Jun '25	Sep '25	Dec '25	Feb 26
Detached	£435k	£430k	£440k	£455k	£455k
Semi-Detached	£244k	£240k	£247k	£255k	£255k
Terraced	£195k	£192k	£197k	£204k	£204k
Flats/Maisonettes	£151k	£148k	£152k	£157k	£157k

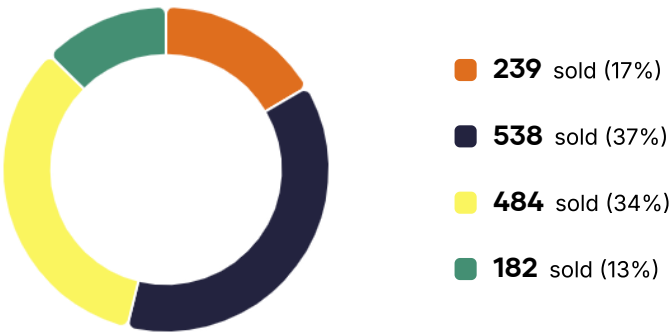
Average price per sqft (Lancaster)



Average time on the market (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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Website **<https://www.jdg.co.uk>**

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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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