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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th November 2025



LYNCOMBE HILL, BATH, BA2

TYNINGS Estate Agents

Isabella House, The Avenue, Combe Down, Bath, BA2 5EH

01225 833899

ben@tyningsbath.com

www.tyningsbath.com



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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,927 ft ² / 272 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band G		
Annual Estimate:	£3,776		
Title Number:	AV4259		

Local Area

Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Bath	10	98	10000
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Planning History

This Address



Planning records for: *Lyncombe Hill, Bath, BA2*

Reference - 00/02273/LBA	
Decision:	Consent
Date:	07th November 2000
Description:	Erection of a first floor extension to provide two new bathrooms

Reference - 02/01399/FUL	
Decision:	Application Permitted
Date:	06th June 2002
Description:	Erection of a first floor extension to provide one new bathroom (Revised proposal)

Reference - 00/02146/FUL	
Decision:	Application Permitted
Date:	13th October 2000
Description:	Erection of a first floor extension to provide two new bathrooms

Reference - 02/00993/LBA	
Decision:	Consent
Date:	26th April 2002
Description:	Erection of a first floor extension to provide one new bathroom

Planning History

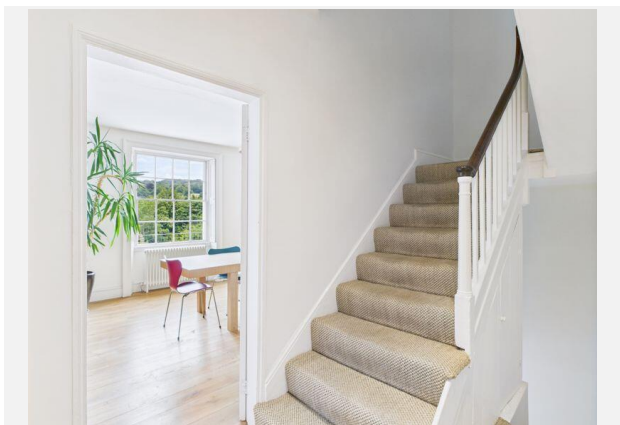
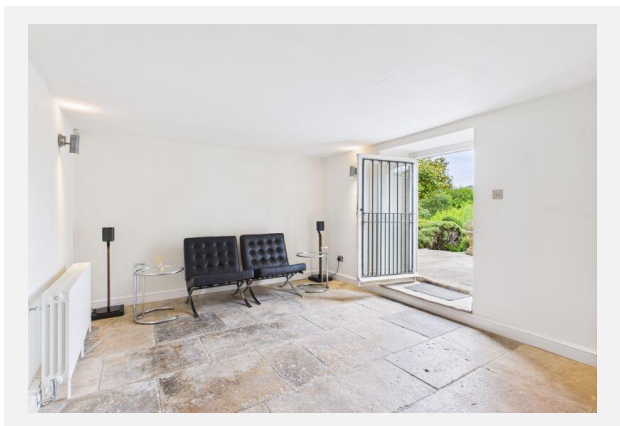
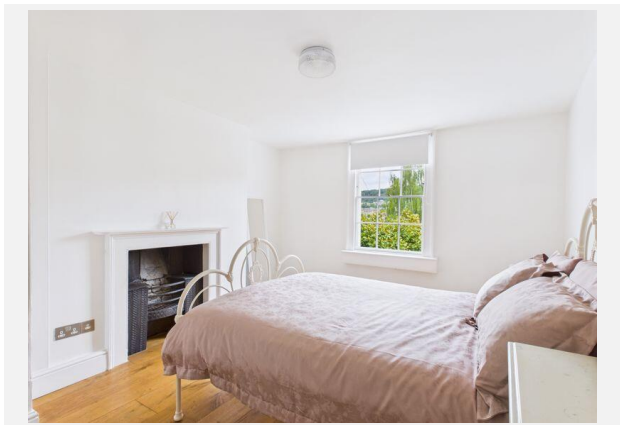
This Address



Planning records for: *Lyncombe Hill, Bath, BA2*

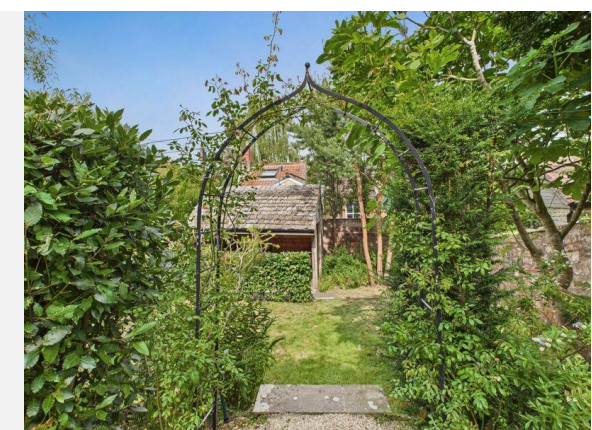
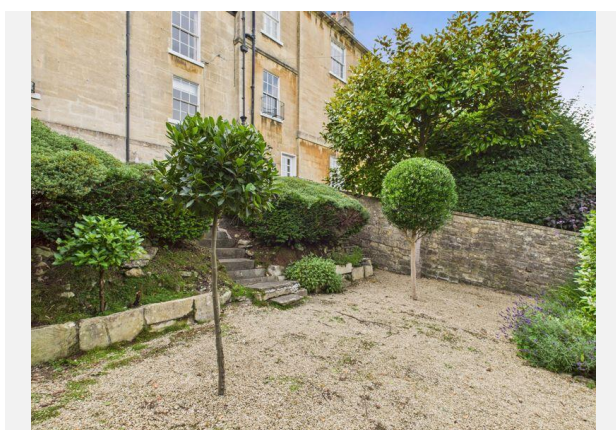
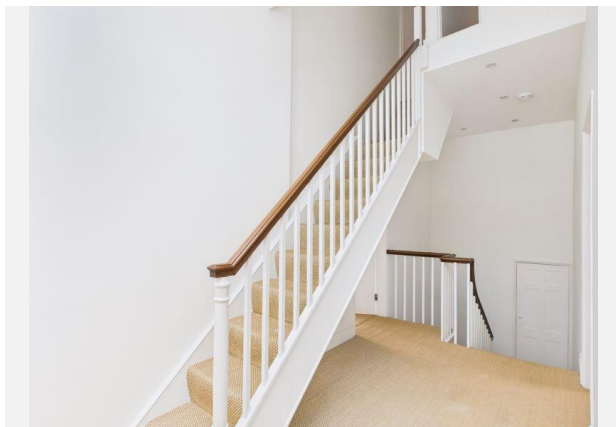
Reference - 16/02359/FUL	
Decision:	Application Permitted
Date:	12th May 2016
Description:	Erection of wooden shelter in rear garden







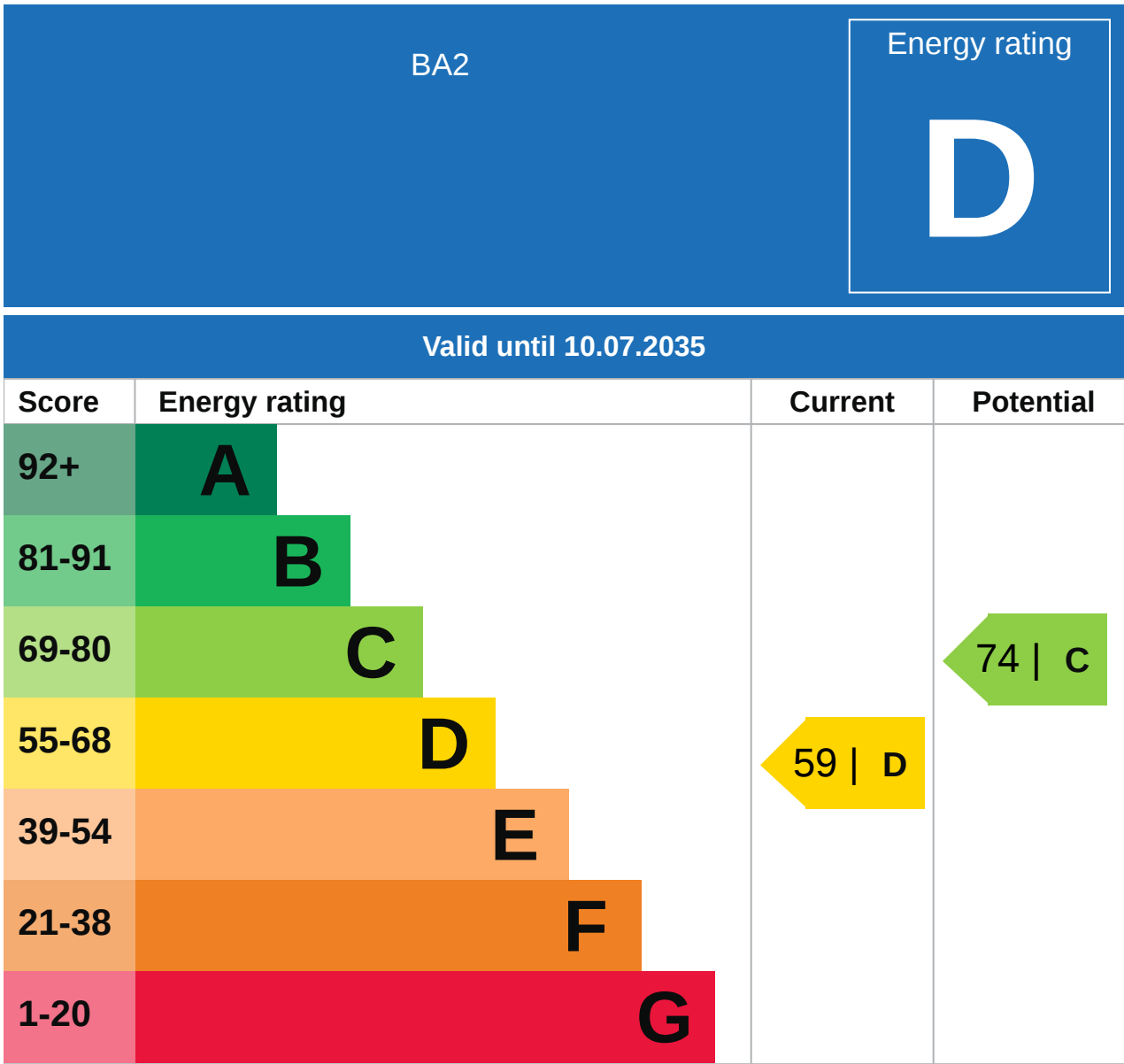






LYNCOMBE HILL, BATH, BA2





Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	4
Open Fireplace:	3
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	272 m ²

53, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	30/10/2024	04/04/2017	02/09/2010	17/11/2006	
Last Sold Price:	£1,857,500	£1,350,000	£1,010,000	£855,000	
14, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	20/08/2024	16/07/2012			
Last Sold Price:	£1,700,000	£957,000			
49, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	13/08/2024				
Last Sold Price:	£1,365,000				
37, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	13/03/2024	08/01/2010			
Last Sold Price:	£3,425,000	£1,720,000			
30a, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	16/10/2015				
Last Sold Price:	£375,000				
18, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	20/08/2015				
Last Sold Price:	£1,050,000				
Tanglin, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	14/04/2015				
Last Sold Price:	£400,000				
39a, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	07/11/2014	19/08/2008	19/01/2007	22/04/2005	12/01/2004
Last Sold Price:	£337,000	£540,000	£249,950	£237,500	£172,500
30, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	29/08/2014				
Last Sold Price:	£1,150,000				
16, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	14/12/2010				
Last Sold Price:	£715,750				
12, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	10/08/2007	26/08/2005			
Last Sold Price:	£905,000	£857,500			
41, Lyncombe Hill, Bath, BA2 4PQ					
Last Sold Date:	24/11/2004				
Last Sold Price:	£740,000				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



39, Lyncombe Hill, Bath, BA2 4PQ

Last Sold Date: 01/09/2003
Last Sold Price: £116,165

43, Lyncombe Hill, Bath, BA2 4PQ

Last Sold Date: 30/07/2002
Last Sold Price: £380,000

39b, Lyncombe Hill, Bath, BA2 4PQ

Last Sold Date: 06/03/1998
Last Sold Price: £146,500

45, Lyncombe Hill, Bath, BA2 4PQ

Last Sold Date: 11/04/1997
Last Sold Price: £355,500

51, Lyncombe Hill, Bath, BA2 4PQ

Last Sold Date: 01/08/1996
Last Sold Price: £180,000

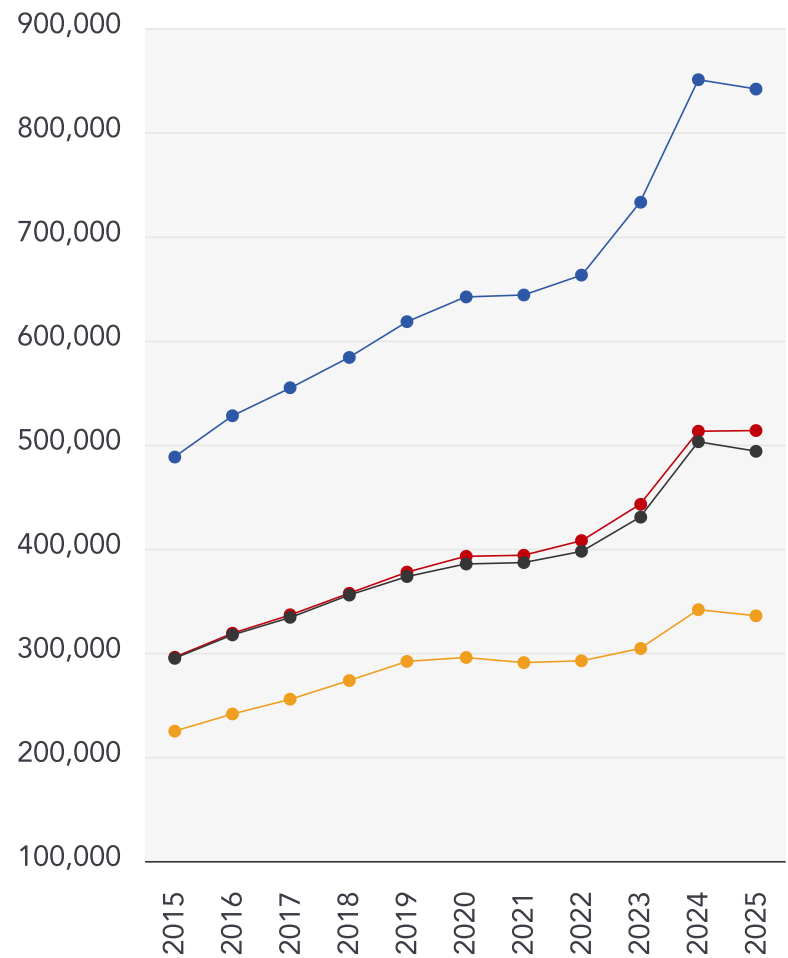
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BA2



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

Flat

+49.31%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

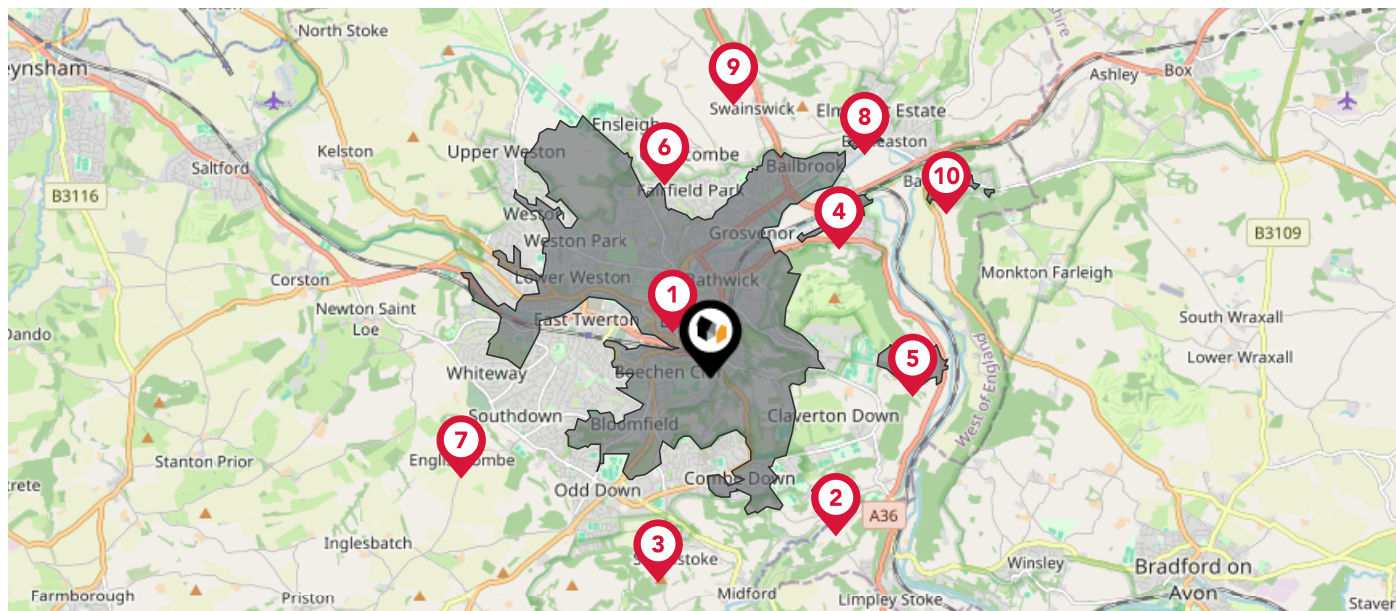
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Bath



Monkton Combe



Southstoke



Bathampton



Claverton



Charlcombe



Englishcombe



Batheaston



Upper Swainswick

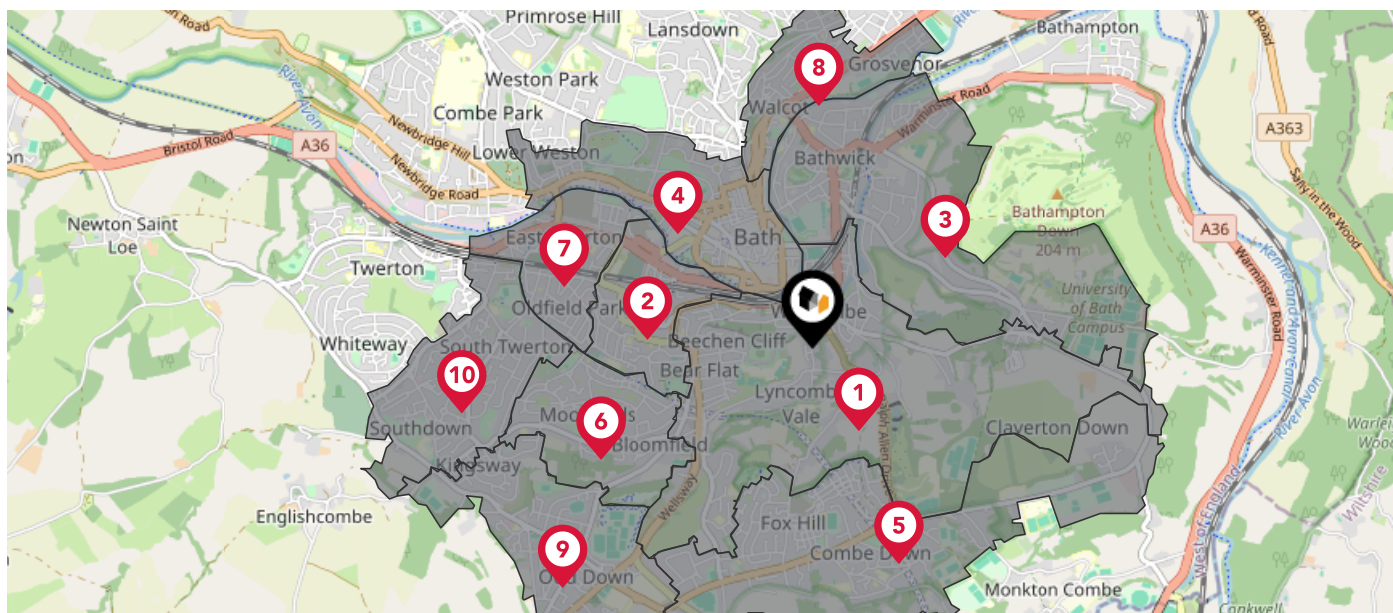


Bathford

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Widcombe & Lyncombe Ward

2

Oldfield Park Ward

3

Bathwick Ward

4

Kingsmead Ward

5

Combe Down Ward

6

Moorlands Ward

7

Westmoreland Ward

8

Walcot Ward

9

Odd Down Ward

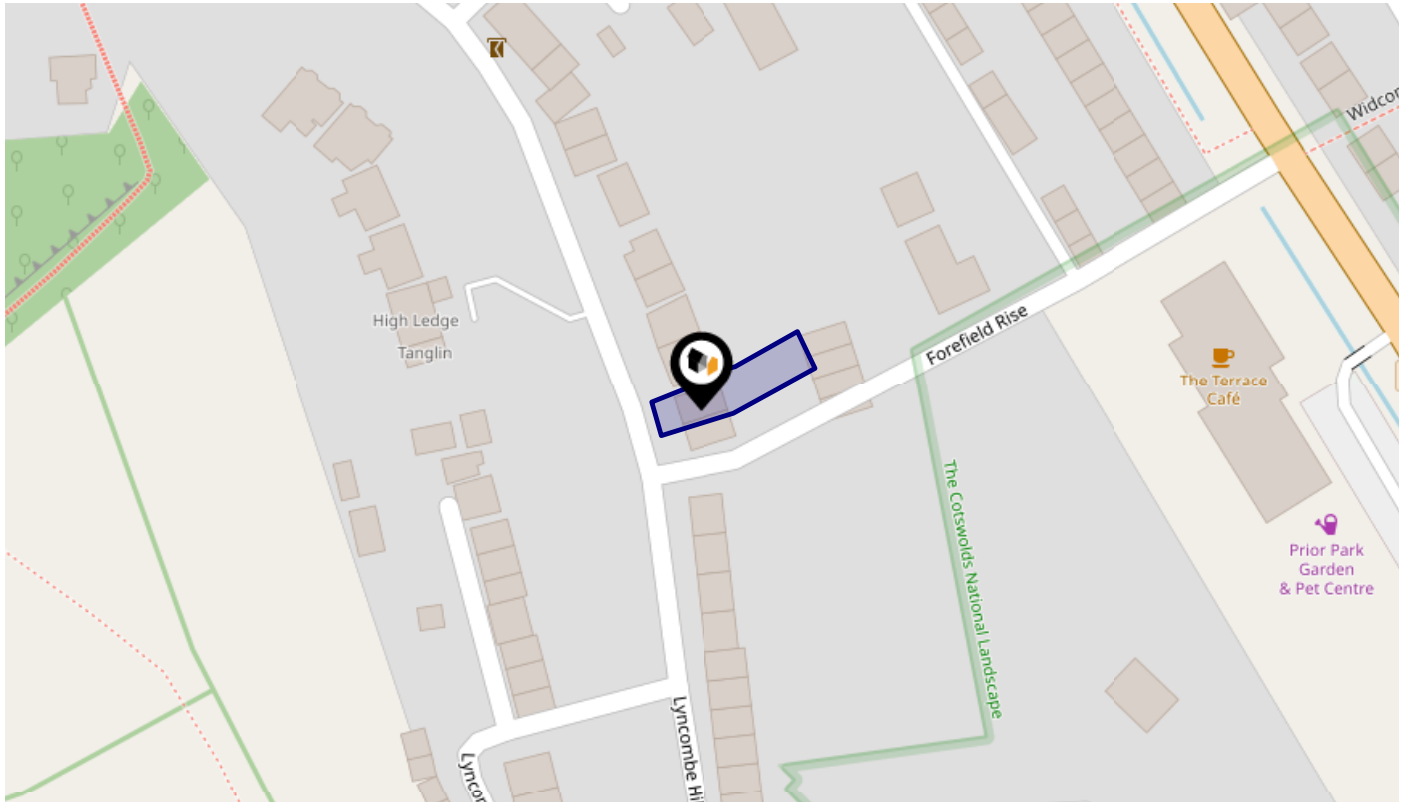
10

Southdown Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

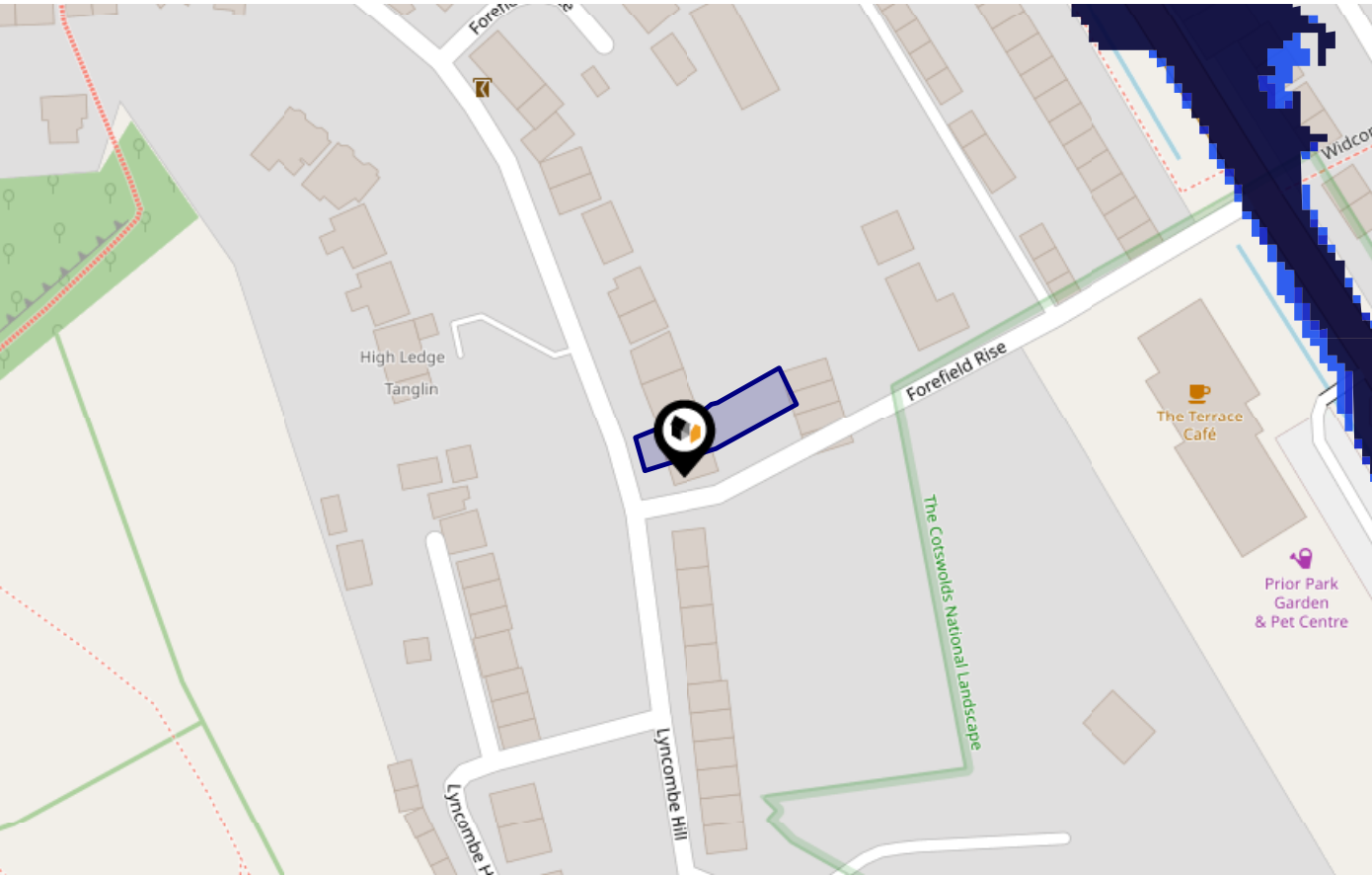
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

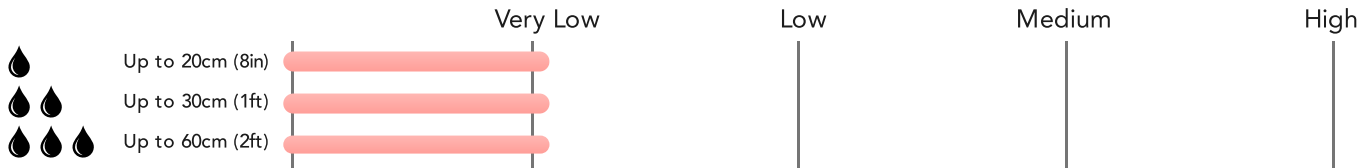


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

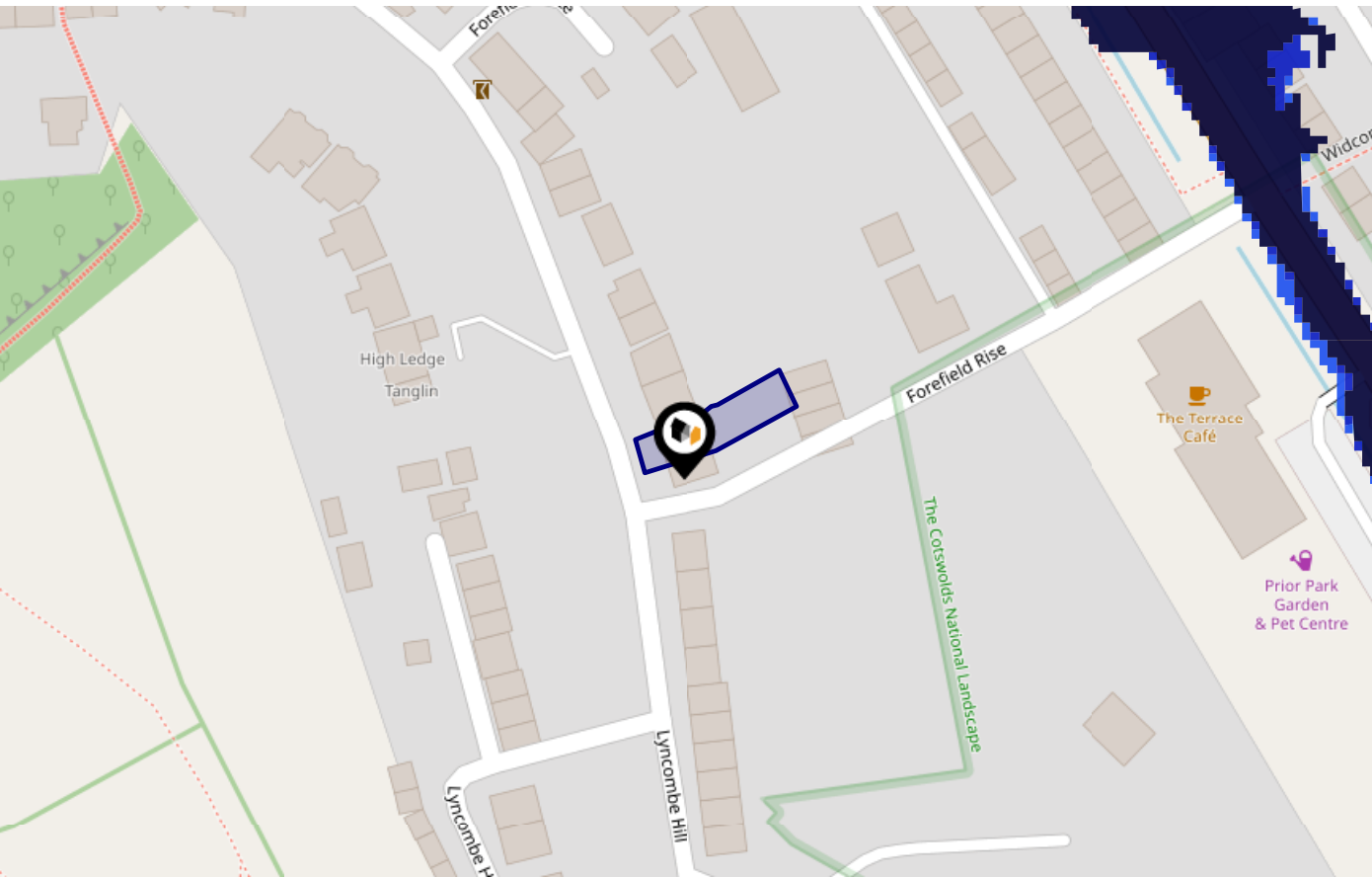
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

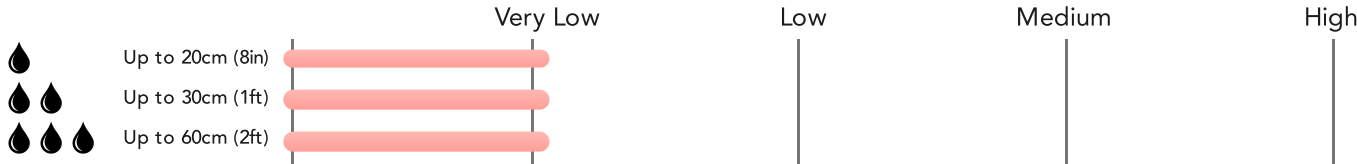


Risk Rating: Very low

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

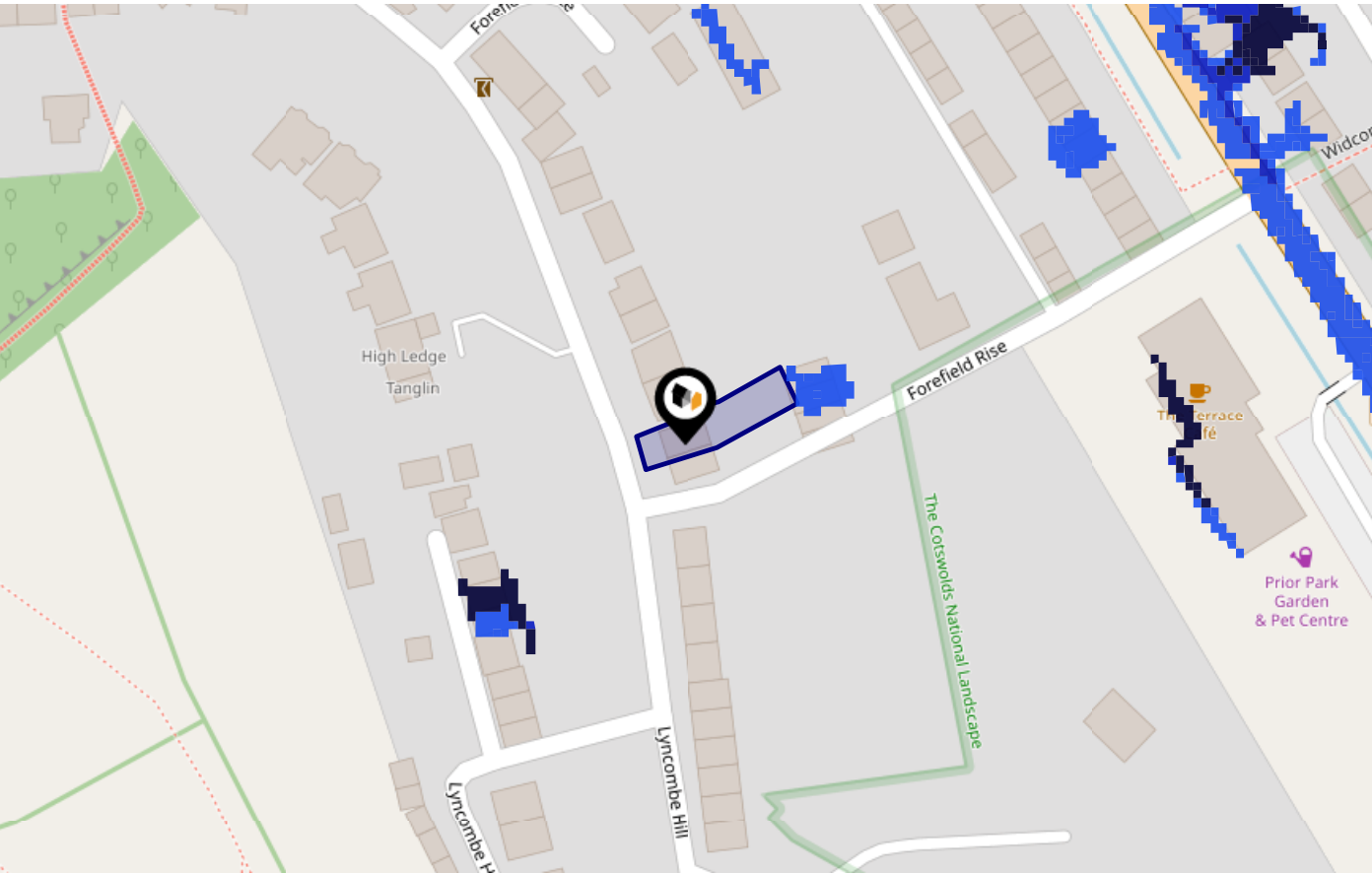


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

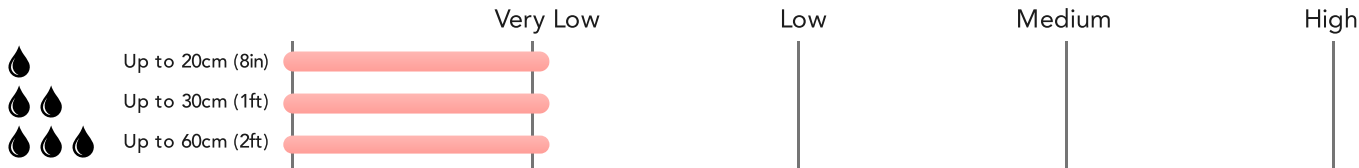


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

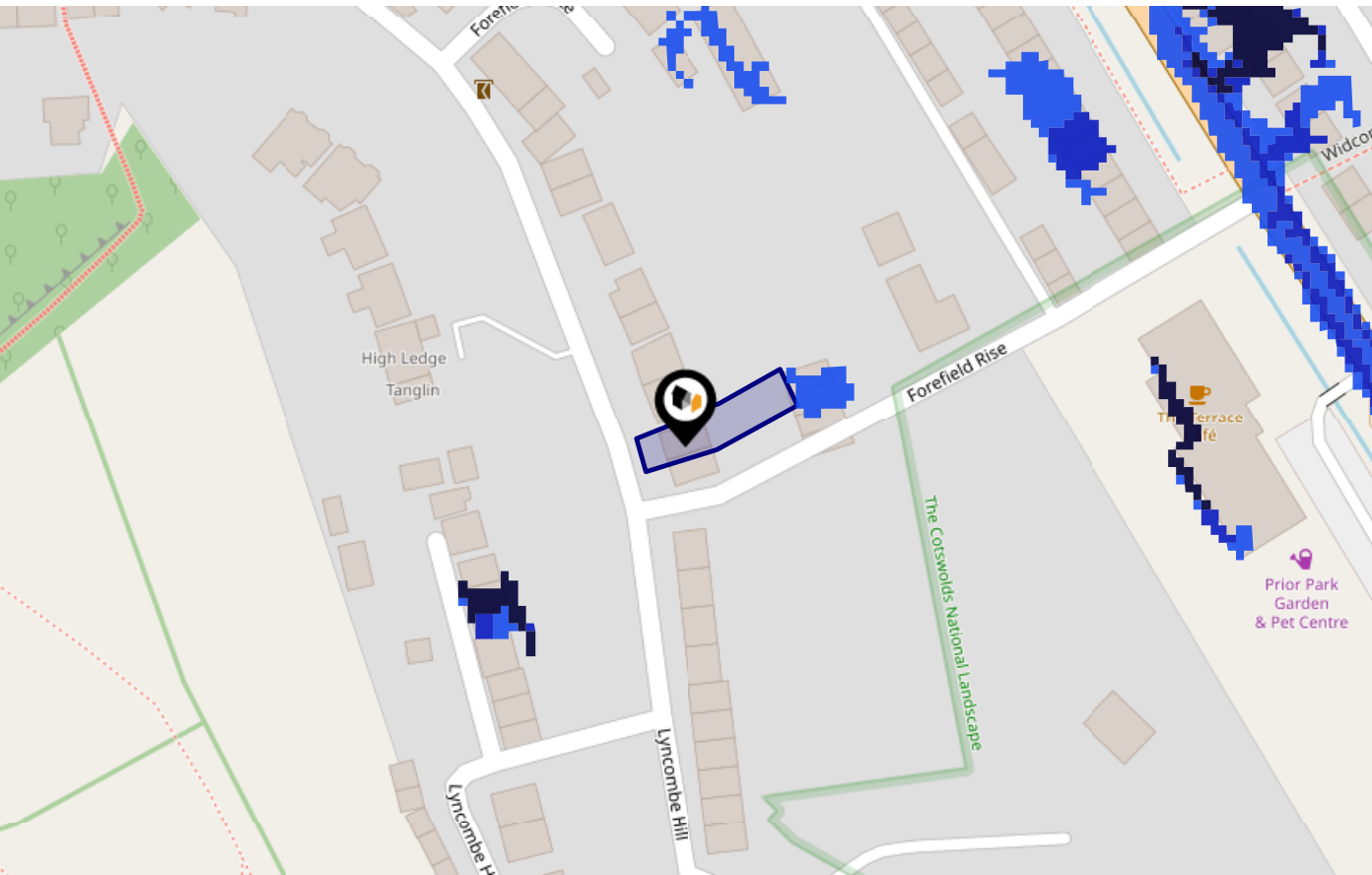


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

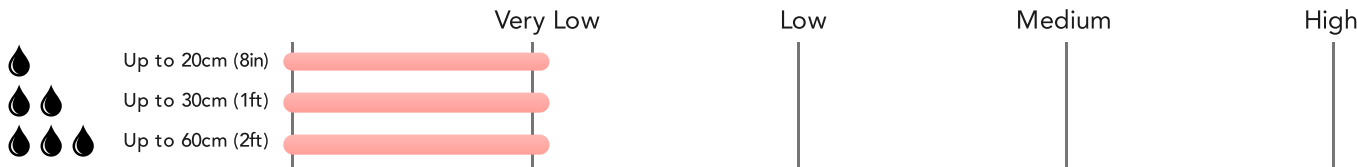


Risk Rating: Very low

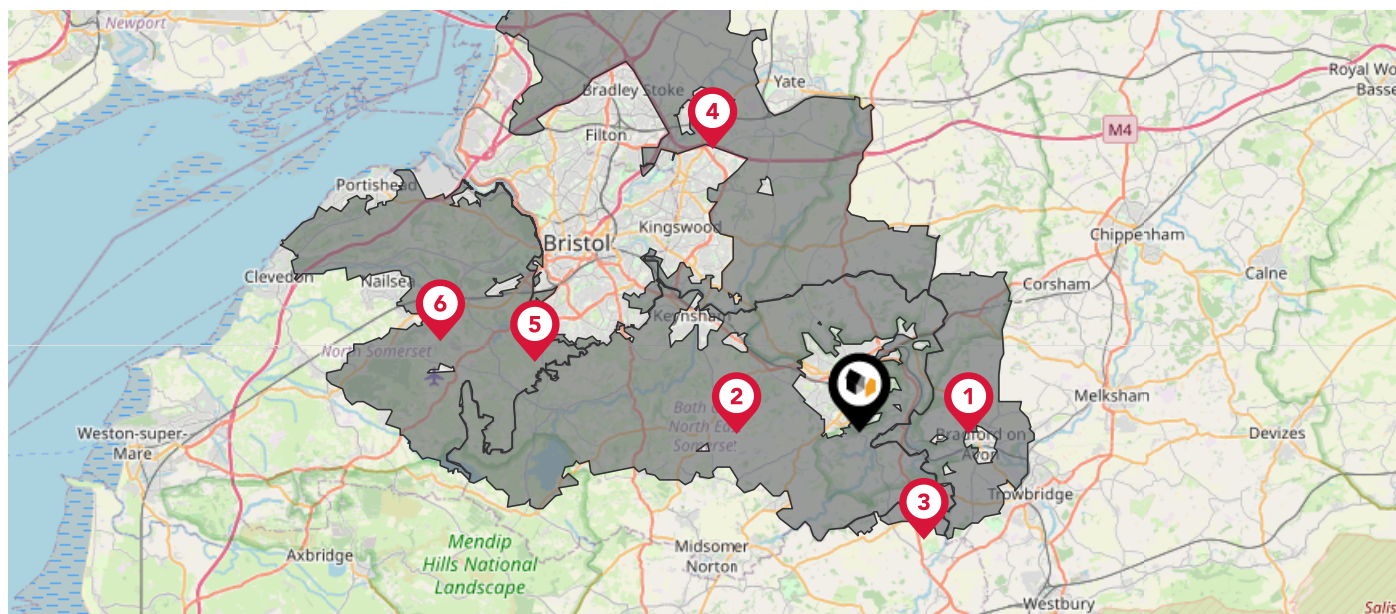
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - South Gloucestershire



Bath and Bristol Green Belt - Bristol, City of

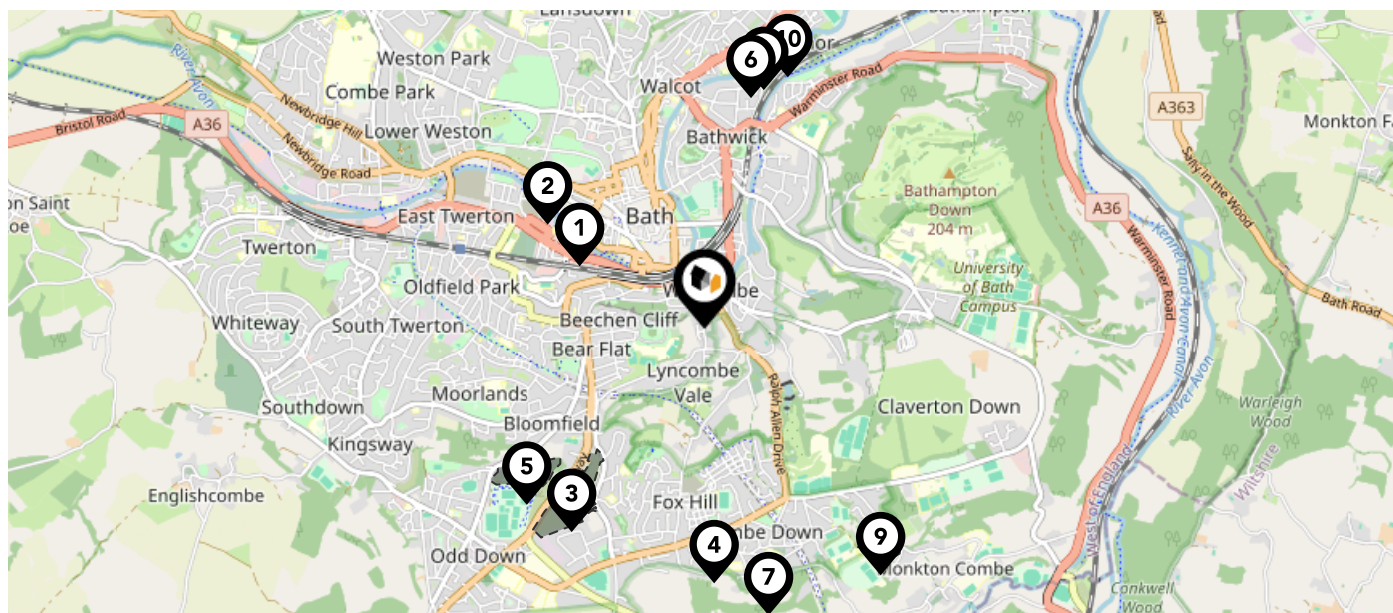


Bath and Bristol Green Belt - North Somerset

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

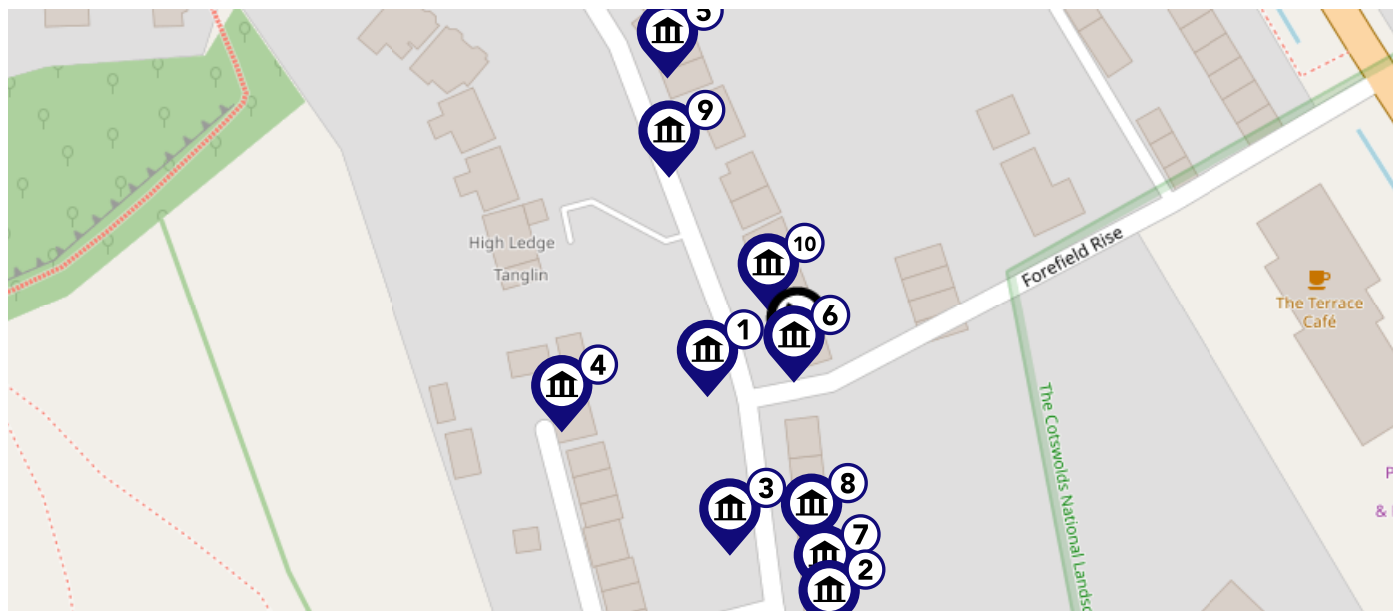
1	Green Park-Adjacent To River Avon, Kingsmead	Historic Landfill	
2	Norfolk Crescent-Adjacent To River Avon, Bath	Historic Landfill	
3	Lower Barrack Farm-Wellsway, Bath, Avon	Historic Landfill	
4	The Old Quarry, Rear of Combe Road-Combe Down, Bath	Historic Landfill	
5	Bloomfield Road Tip-Bath, Avon	Historic Landfill	
6	Kensington Tip-Grosvenor Off London Road, Adjacent to River Avon	Historic Landfill	
7	Old Quarry-Land Adjacent to 1 Beechwood Road, Coombe Road, Combe Down, Bath, Avon	Historic Landfill	
8	Kensington Meadows-Grosvenor Off London Road, Adjacent to River Avon	Historic Landfill	
9	Land adjoining Shaft Road-Shaft Road, Combe Down, Bath, Avon	Historic Landfill	
10	Kensington Meadows-Grosvenor Off London Road, Adjacent to River Avon	Historic Landfill	











Maps

Listed Buildings

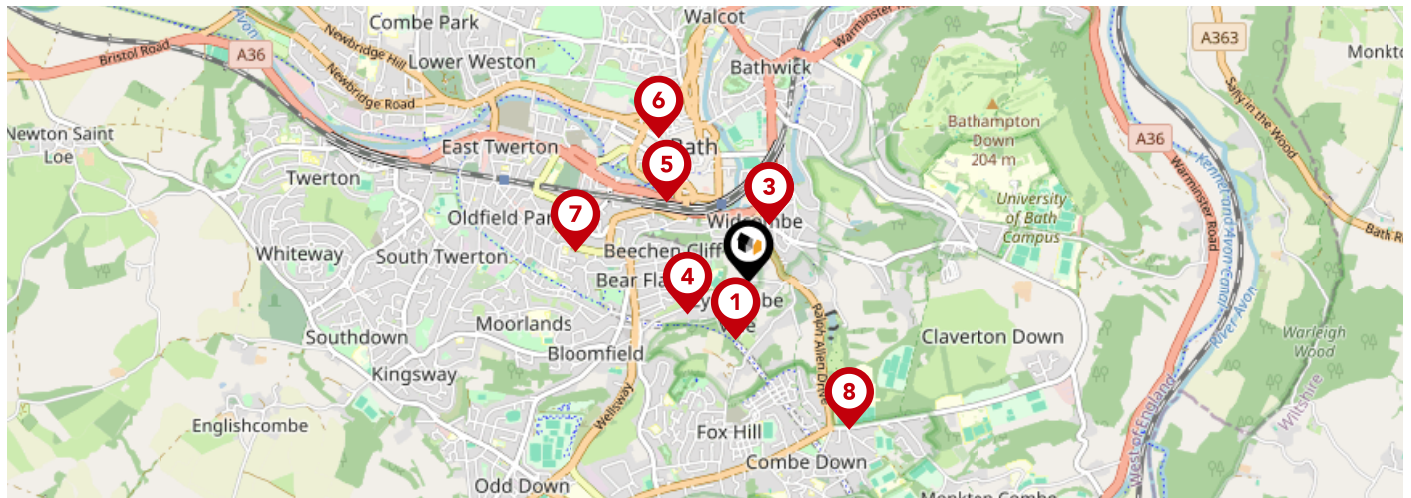


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

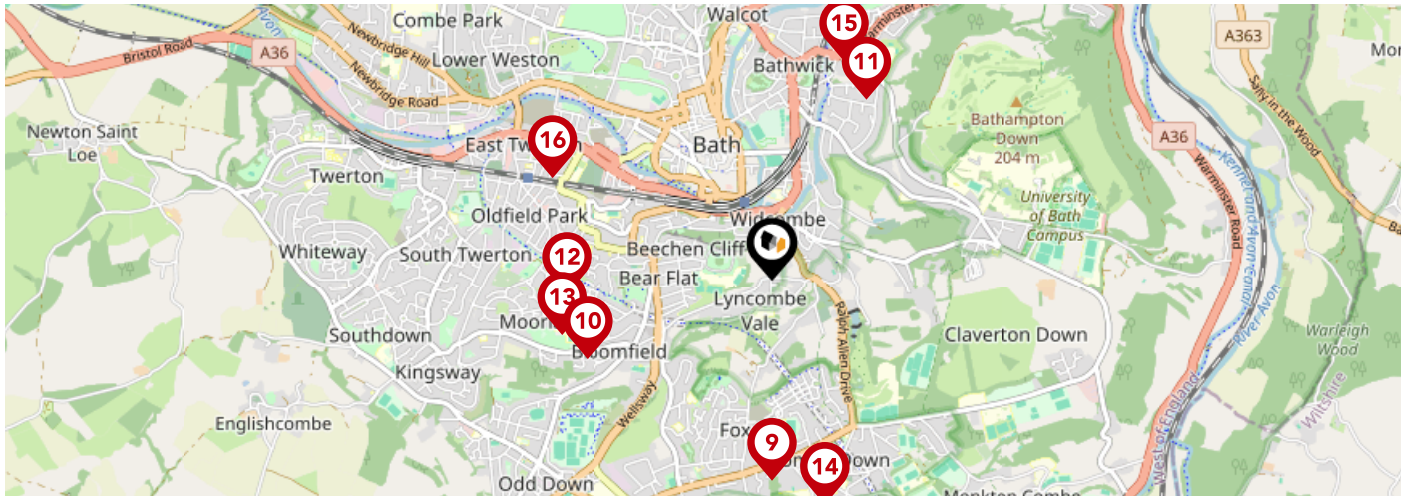










Listed Buildings in the local district		Grade	Distance
	1395192 - Gate Piers, Gate And Walls To Abbey Lodge	Grade II	0.0 miles
	1395262 - 69, Lyncombe Hill	Grade II	0.0 miles
	1395208 - Boundary Walls, Piers, Railings, Gates And Steps To Nos 38-44	Grade II	0.0 miles
	1395187 - No. 30 Abbey Lodge	Grade II	0.0 miles
	1395216 - 41 And 43, Forefield Place (see Details For Further Address Information)	Grade II	0.0 miles
	1395255 - Nos 55 And 57 With Piers, Railings And Gates	Grade II	0.0 miles
	1395261 - 67, Lyncombe Hill	Grade II	0.0 miles
	1395259 - Nos. 63 And 65 Augusta Villa (no.65)	Grade II	0.0 miles
	1395230 - Gate Piers, Walls, Railings, Gates And Overthrow To Nos 45 And 45a	Grade II	0.0 miles
	1395250 - 51 And 53, Lyncombe Hill	Grade II	0.0 miles

Area Schools

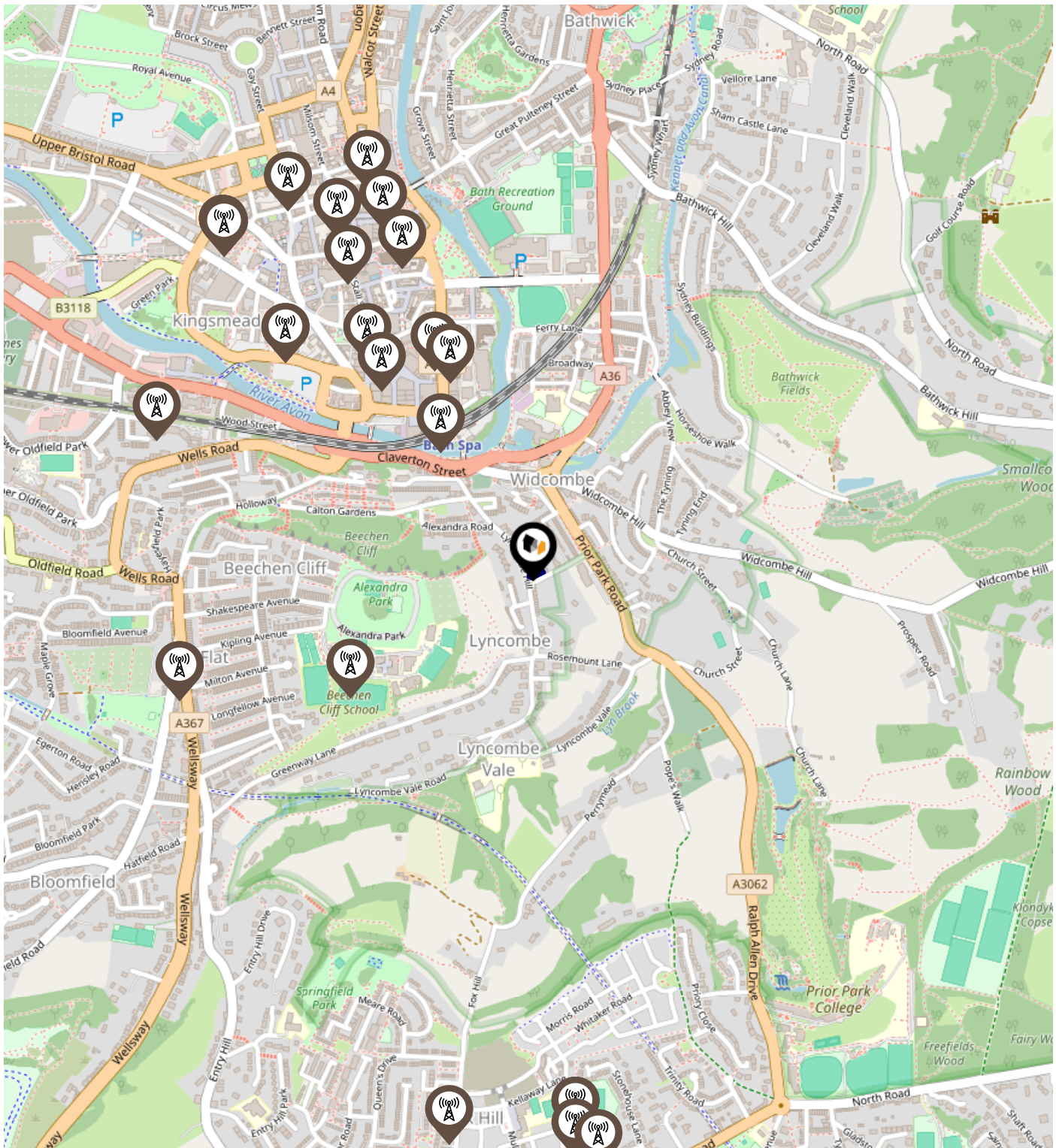


		Nursery	Primary	Secondary	College	Private
1	The Paragon School, Junior School of Prior Park College Ofsted Rating: Not Rated Pupils: 252 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beechen Cliff School Ofsted Rating: Good Pupils: 1210 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hayesfield Girls School Ofsted Rating: Good Pupils: 1497 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Prior Park College Ofsted Rating: Not Rated Pupils: 600 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Mulberry Park Educate Together Primary Academy Ofsted Rating: Good Pupils: 161 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorlands Junior School Ofsted Rating: Good Pupils: 230 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 323 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorlands Infant School Ofsted Rating: Good Pupils: 177 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Combe Down CofE Primary School Ofsted Rating: Good Pupils: 406 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 177 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

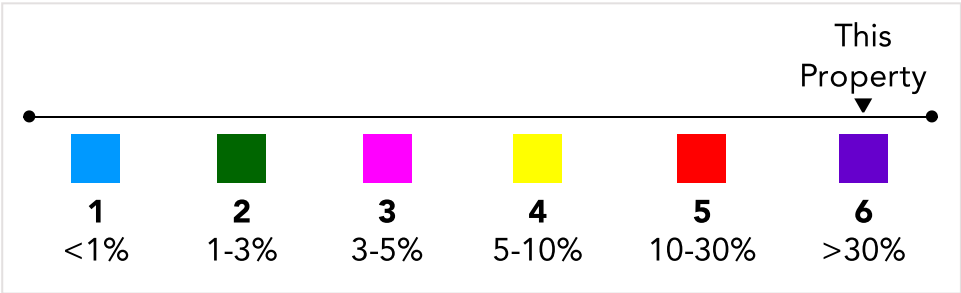
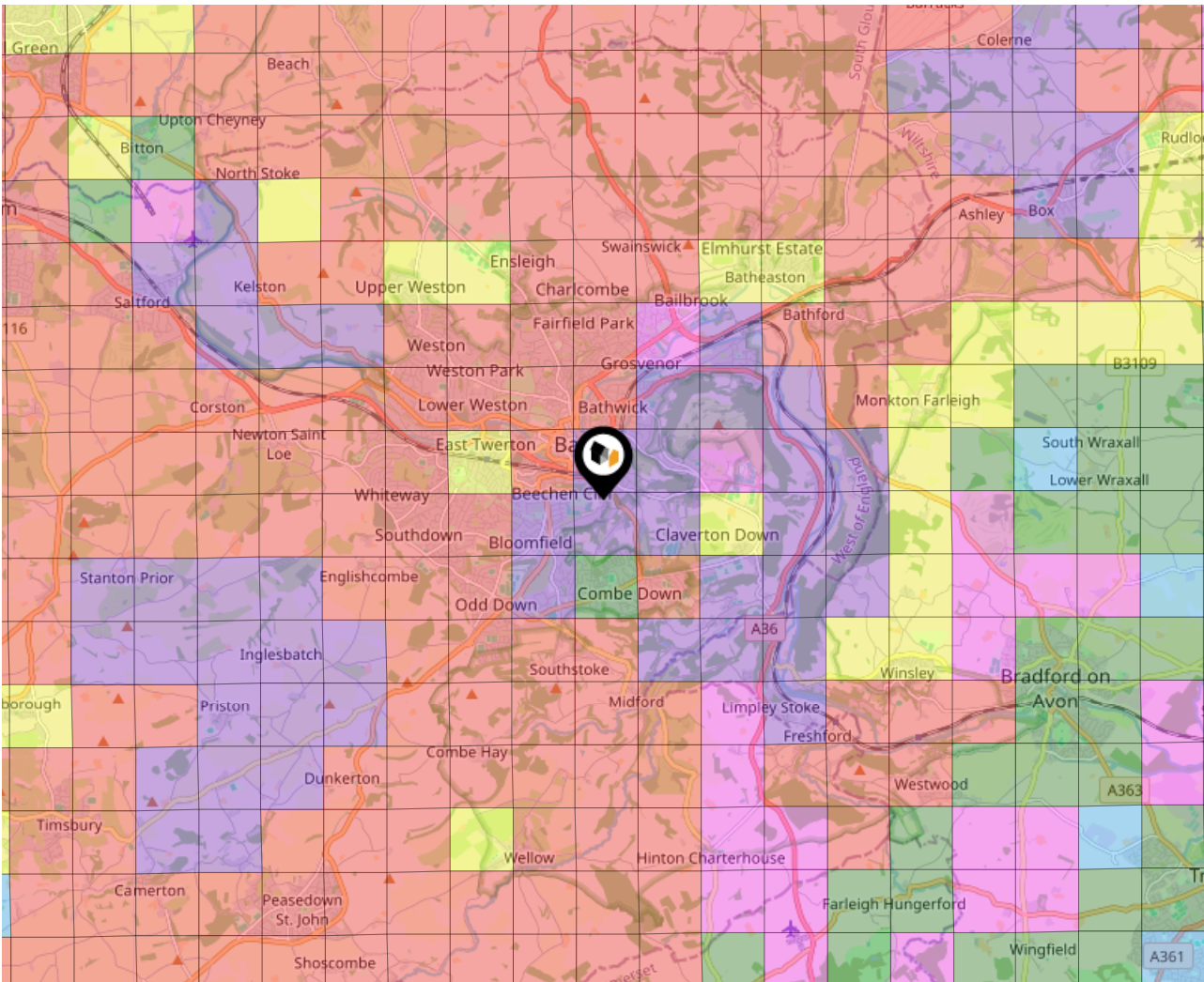


Key:

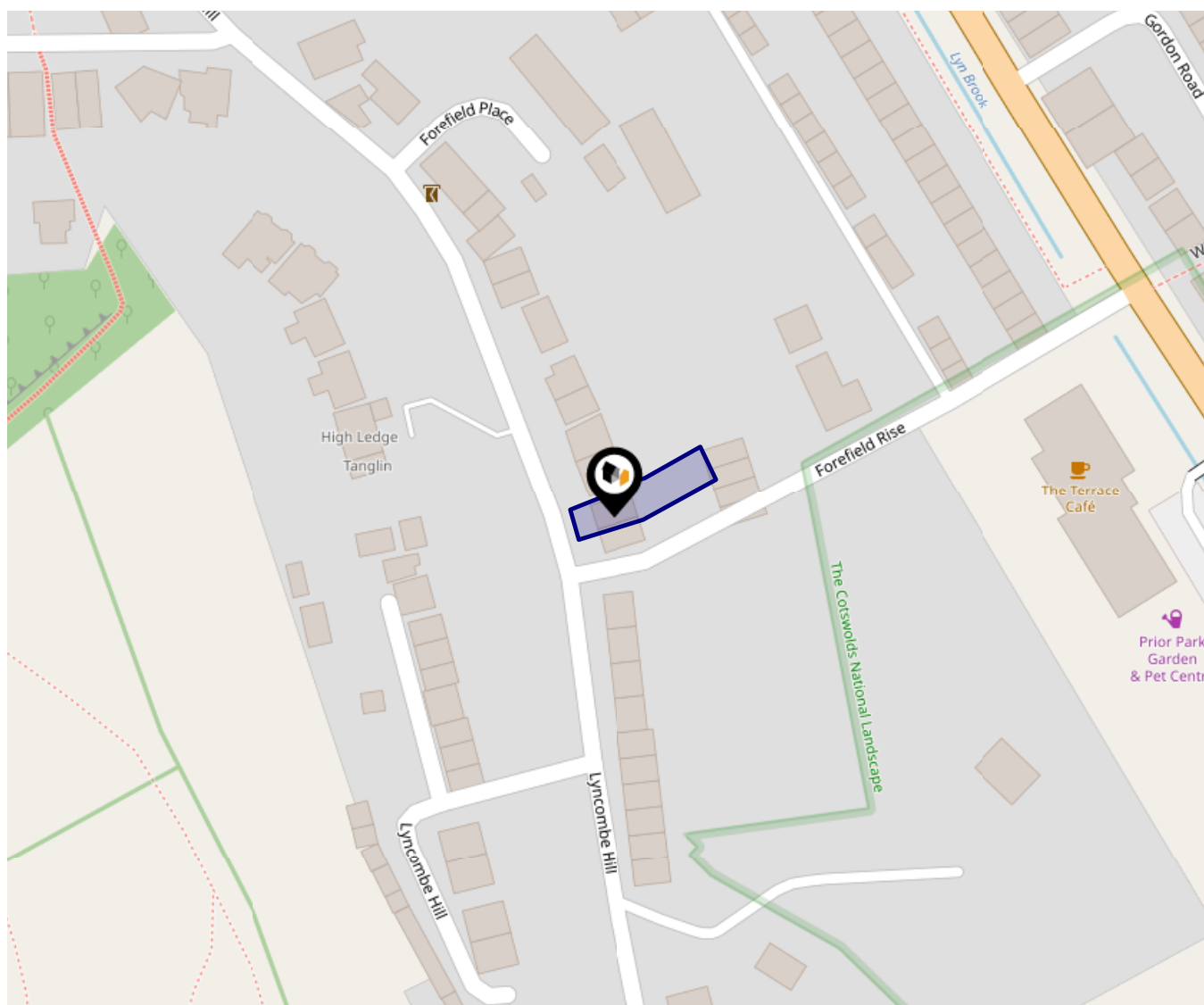
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area Road Noise



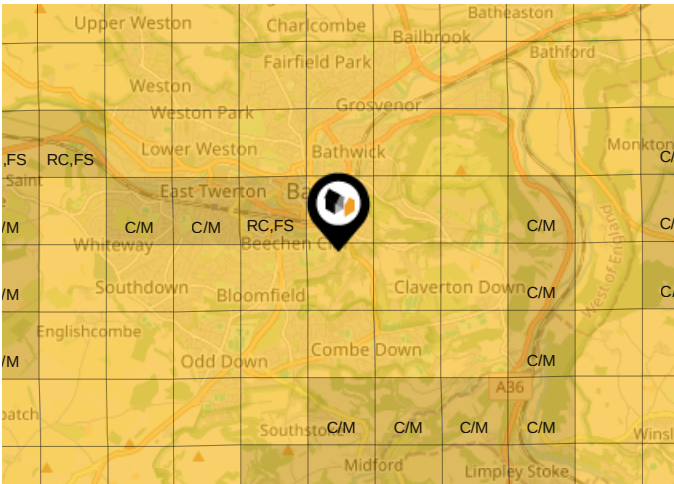
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

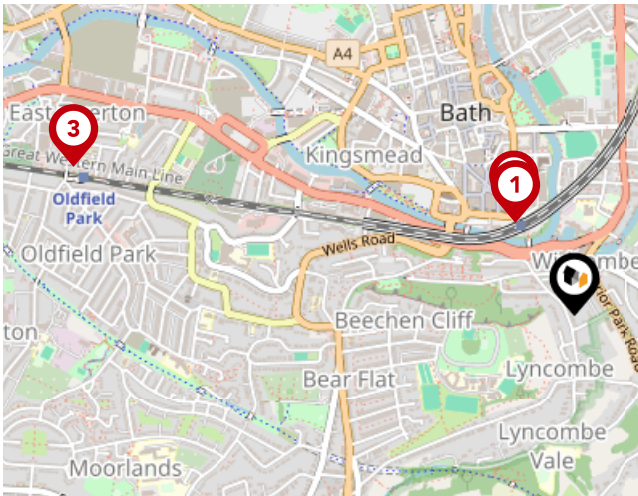


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

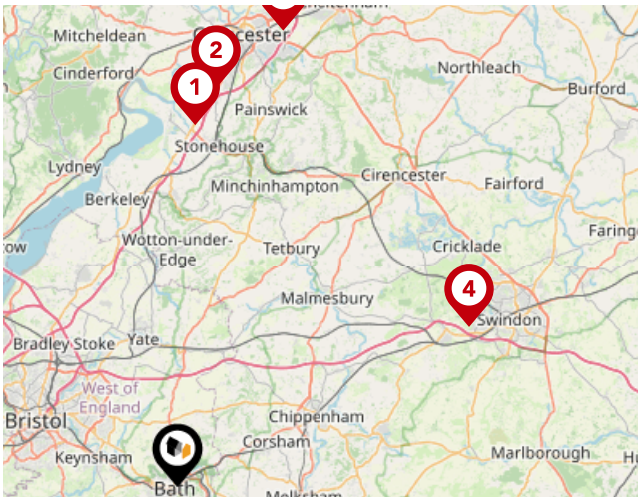
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.25 miles
2	Bath Spa Rail Station	0.27 miles
3	Oldfield Park Rail Station	1.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	26.65 miles
2	M5 J12	29.48 miles
3	M5 J11A	34.43 miles
4	M4 J16	24.59 miles
5	M5 J11	36.7 miles

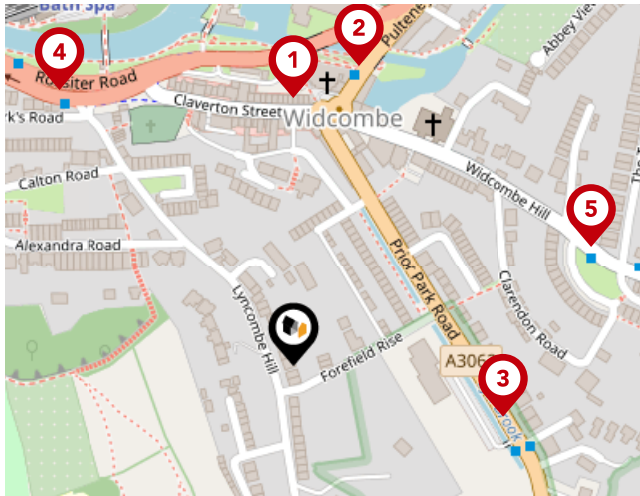


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.44 miles
2	Felton	15.44 miles
3	Staverton	36.84 miles
4	Cardiff Airport	42.56 miles

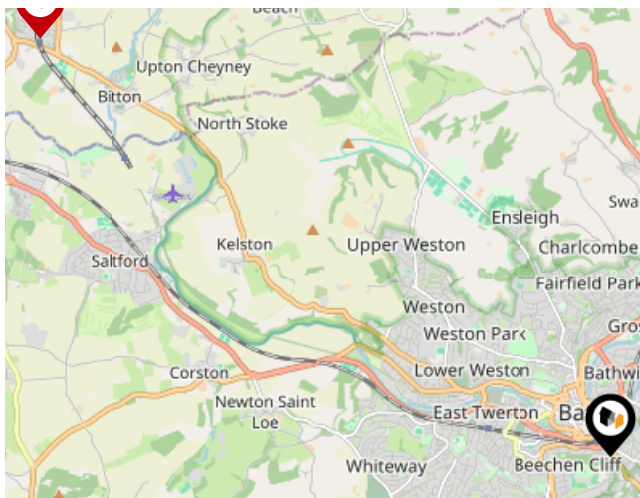
Area

Transport (Local)



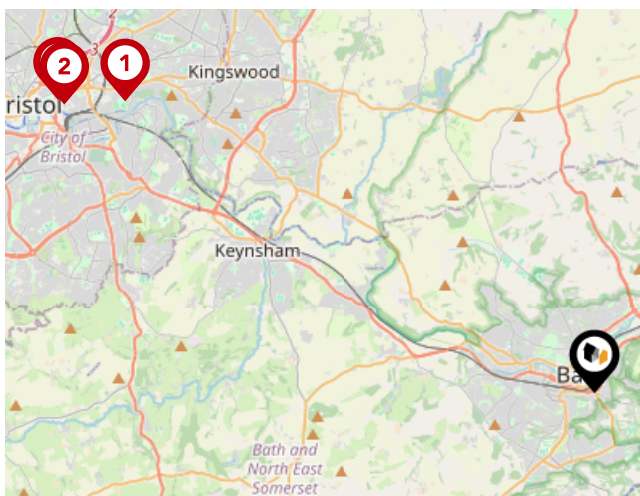
Bus Stops/Stations

Pin	Name	Distance
1	Widcombe Parade	0.15 miles
2	Baptist Church	0.18 miles
3	Bewdley Road	0.13 miles
4	Lyncombe Hill	0.21 miles
5	The Tynings	0.19 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.55 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	10.2 miles
2	Temple Meads Station Ferry Landing	11.18 miles
3	Temple Bridge (Bristol) Ferry Landing	11.31 miles

Testimonial 1



TYNINGS combine unflappable experience and professionalism with a warmth and humanity which really helps reduce the stress of buying a house. Unlike big brand agencies, Nikki and Ben come across as actually caring about all the people involved in the process, not just the ones paying the fee. Their local Bath knowledge and passion is unparalleled, genuinely the best estate agency I've ever worked with.

Testimonial 2



I wasn't looking forward to selling my mother's property. Nikki and Ben were really supportive, they understood how to match buyers with sellers and they sparkled with integrity. They were SO helpful. Thanks SO much.

Testimonial 3

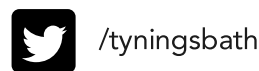


Everything about Nikki and Ben at TYNINGS is outstanding. Their experience, market knowledge, professionalism and attention to detail is second to none. And above all their other qualities, they are an absolute pleasure to deal with.

Testimonial 4



An excellent, personable service from Nikki and Ben at TYNINGS. Efficient and friendly, with a depth of local knowledge and connections that appear to be unrivalled. We would certainly come back for repeat business.



company/tynings-independent-estate-agents/about/

TYNINGS Estate Agents

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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TYNINGS Estate Agents

Isabella House, The Avenue, Combe Down,
Bath, BA2 5EH
01225 833899
ben@tyningsbath.com
www.tyningsbath.com

