

1, Fishergate House, Blue Bridge Lane, York, YO10 4AT

An at-a-glance summary of flood risk, EPC performance, planning activity, neighbourhood context and market indicators.

Postcode: **YO10 4AT**

Coordinates: **53.95147, -1.07668**

Generated: **24 Jan 2026, 14:21 UTC**



Executive Summary

This report provides an informational summary for buyers and investors.

EPC D current D potential	Planning (24m) 50 applications Last 12m: 19	Market £173,950 last sale 24.6 years
Schools 8 within 5km Nearest: 255m	Street Value 93.7% below avg 93.7% below street average	

FLOOD (RIVER & SEA)

High

High: > 1 in 30

If High/Medium, consider checking insurability and requesting an EA report.

FLOOD (SURFACE WATER)

Very Low

Not identified within mapped flood risk extents in the Environment Agency dataset.

Surface water risk can be highly localised. Consider drainage and topography.

PLANNING CONSTRAINTS

Listed: No
Conservation: Outside
Green belt: Outside

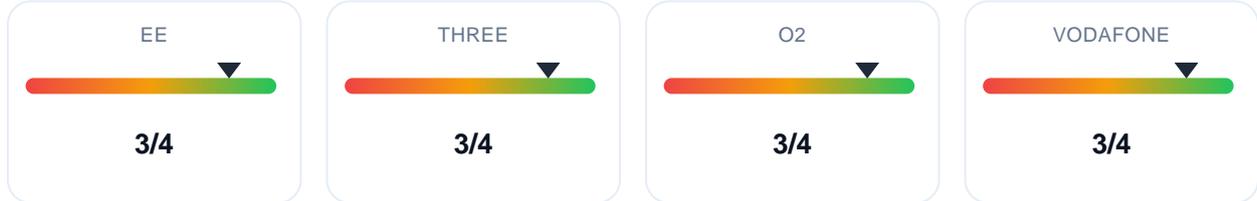
Designations may affect alterations. Confirm details with LPA.

Important: This report is an informational summary and **not** a legal search or survey. Data sources: Environment Agency, EPC register, Police data, OSM, Land Registry.

Note: Council tax band and groundwater flooding data are currently excluded.

Mobile Coverage

Voice and data coverage for major networks. (Data date: 2025-10-31)



SCORE GUIDE

0 No coverage 1 Outdoor only (Poor)

3 Indoor (Poor)/Outdoor (Good) 4 Indoor/Outdoor (Good)

Broadband

Predicted maximum speeds and product availability.

PERFORMANCE

Excellent

Suitable for 4K streaming on multiple devices.

Max Download: **327 Mbps**

Max Upload: **50 Mbps**

AVAILABILITY

Standard **Available**

Superfast **Available**

Ultrafast **Available**

Sources: Ofcom.

Energy Performance (EPC)

Standard A-G scale. "Current" and "Potential" markers show where upgrades may take the property.

EPC RATING CHART



Start: D Potential: D

Floor: 51.0 m² | Heating: Boiler and radiators, mai...

TOP RECOMMENDATIONS

Measure	Indicative cost
Internal or external wall insulation	£4,000 - £14,000
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500

EPC recommendations are indicative and not quotes. Costs vary by property and contractor.

Sources: EPC Register. Details reflect certificate record.

Schools nearby

Nearest schools by straight-line distance. Catchment and admissions policies vary.

School	Location	Distance
St George's Catholic Primary School - a Catholic Voluntary Academy	1 Winterscale Street, York	255m
Scarcroft Primary School	Moss Street, York	794m
Scarcroft Primary School	Moss Street, York	794m
Millthorpe School	Nunthorpe Avenue, York	831m
Millthorpe School	Nunthorpe Avenue, York	831m
Danesgate Community	Danesgate, York	837m
Fulford Cross School	Fulford Cross, York	860m
The Bridge Centre	Danesgate, York	860m

Straight-line distance. Verify catchment/admissions with the local authority.

Source: Department for Education (England), Welsh Government.

Flood risk

These bands are simplified for quick review. When a dataset is unavailable at report time, we show "Not available".

RIVER & SEA

High

High: > 1 in 30

If High/Medium, consider checking insurability and requesting the detailed Environment Agency report.

SURFACE WATER

Very Low

Not identified within mapped flood risk extents in the Environment Agency dataset.

Surface water risk can be highly localised. Consider drainage and local topography.

Flood datasets are sourced from Environment Agency services where available.

Planning applications nearby

A selection of recent applications near the property.

LAST 12 MONTHS

19

Within 500m

LAST 24 MONTHS

50

Within 500m

INTERPRET

Higher activity can indicate local change. Review undecided items.

NOTABLE NEARBY ITEMS

Date	Ref	Description	Status	Dist
2026-01-08	26/00043/FUL	Cladding to hotel entrance	Undecided	146m
2026-01-08	26/00044/ADV	Display 1 no. internally illuminated lettering and 1 no. int...	Undecided	148m
2025-12-30	25/02567/ADV	Display of 1no. illuminated fascia sign, 1no. non-illuminate...	Undecided	239m
2025-12-17	25/02515/TPO	Cut epicormic growth from 1no. Horse Chestnut (T5); Up to 1m...	Undecided	32m
2025-11-27	25/02369/FUL	Subdivision of existing dwelling into 2no. apartments	Undecided	140m
2025-09-12	25/01789/TCA	Crown reduce 1no. Cherry to 1m below height of neighbour's a...	Permitted	149m
2025-07-31	25/01526/CLU	Certificate of lawfulness for use as House in Multiple Occup...	Permitted	248m
2025-07-29	25/01507/FUL	Variation of condition 2 of permitted application 21/02237/F...	Undecided	226m

Heritage designations

Listed building: **No**
Conservation area: **Outside**
Green belt: **Outside**

Local context

Crime and amenity data.

CRIME

405

This property is located in York 019E. The nearest supermarket is 328m away. Over the last year, there were 405 reported crimes within 500m.

Category	Count
Anti-social behaviour	119
Violence and sexual offences	111
Criminal damage and arson	36
Public order	33
Other theft	22

AMENITIES (500M)

Amenity	Count
Supermarket	1
Pub	9
Cafe	7
Restaurant	7
Park	0
School	0

AREA PROFILE

Location: **York 019E**

Market & valuation context

Land Registry price paid data and local-area context.

LATEST SALE

£173,950

24.6 years

AREA PRICING (3Y)

£255,000

Median price (postcode sector)

SALES (10Y)

13

Total transactions (postcode sector)

5-YEAR GROWTH

-

HOLD PERIOD

4.6 yrs

Avg. ownership before sale

PROPERTY MIX

Flats/Maisonettes **97%**
Other **3%**

PROPERTY SALES HISTORY

Date	Price	Appreciation/Year
28 Jun 2001	£173,950	-

COMPARABLE SALES

Address	Date	Price	Type
85 FULFORD ROAD	09 Mar 2023	£624,000	Terraced
5 HARTOFT STREET	17 Jul 2023	£376,000	Terraced
19 LONG CLOSE LANE	28 Jul 2025	£160,000	Terraced
47 FARNDALE STREET	01 Aug 2025	£315,500	Terraced
TRAFALGAR HOUSE PICCADILL...	12 Oct 2023	£287,500	Flats/Maisonettes
MAYFAIR HOUSE PICCADILLY	02 Feb 2024	£290,000	Flats/Maisonettes

Transport connectivity

Transport links are good, with Main Entrance station about 1.3km away. There is a bus stop 106m away.

NEAREST BUS

Escrick Terrace

106m

NEAREST RAIL

Main Entrance

1.25 km

DENSITY

Bus (1km): **83**

Rail (2km): **4**

Final Disclaimer: This report is generated automatically from third-party datasets. It is provided for general information only. It does not constitute legal, financial, surveying, insurance, or professional advice. You should verify critical information directly with official sources before making decisions.