

Buyers Report

8, Maryvale House Brettargh Drive, Lancaster, LA1 5TL

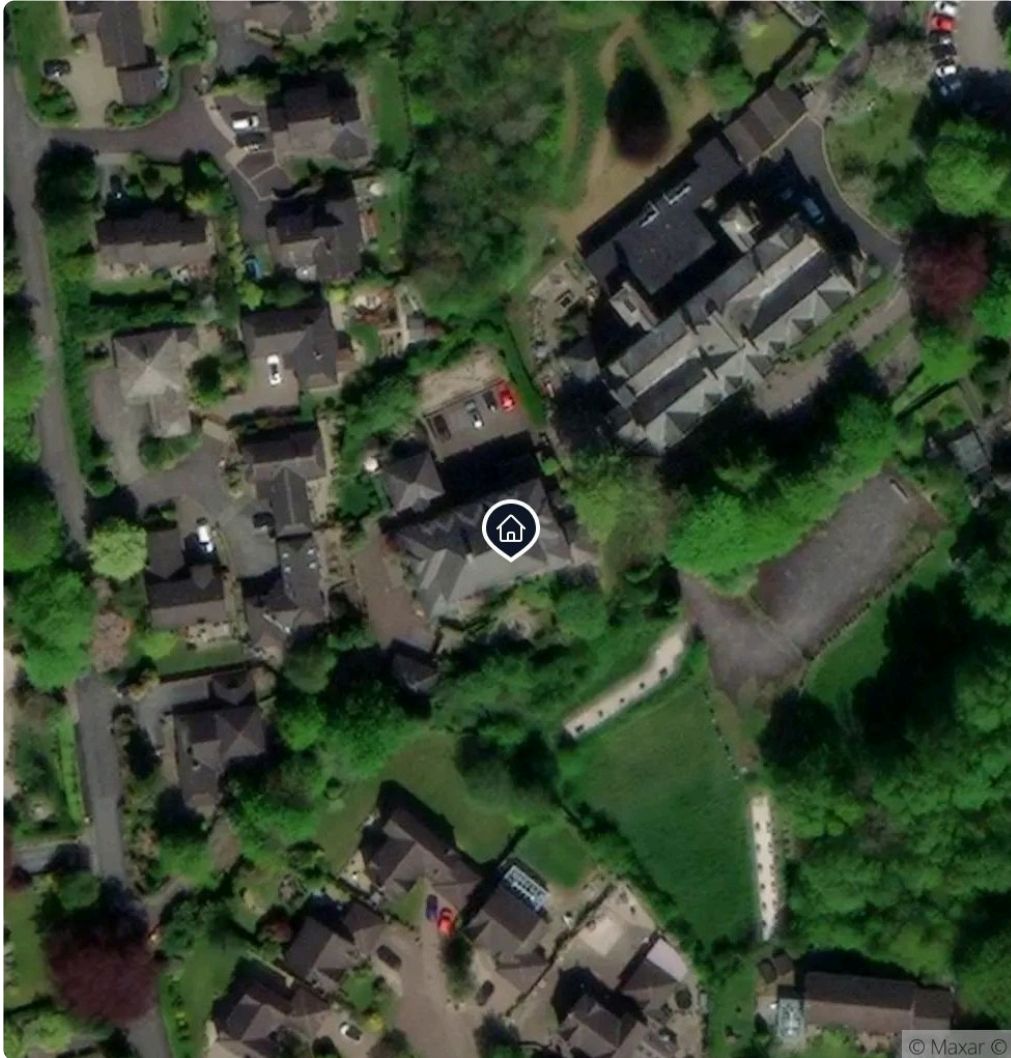
19th January 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:





One of only six in the building, this top-floor apartment enjoys lift access and a grand, welcoming entrance hall. The main living space is a generous lounge diner with long, south-facing windows, offering excellent flexibility for a range of layouts. The kitchen is finished with quartz worktops, Shaker-style units and integrated Neff appliances, and a separate utility room is a real bonus rarely found in apartment living.

The principal bedroom is a standout feature, with a modern en-suite, built-in storage and a separate dressing room/home office with fitted wardrobes and desk space. Bedroom two is also a comfortable double. Off the hallway is a three-piece family bathroom in white tiling, with an airing cupboard.

Further benefits include allocated parking and a private garage directly in front of the entrance, plus a substantial 16ft cellar storage room. Gas central heating, uPVC double glazing, sought-after South Lancaster location, no onward chain. EPC: C.

Key Property Information



Estimated market value	£295,000	Number of bedrooms	2 bedrooms	Floor area	1,485ft²
		Number of bathrooms	2 bathrooms	Plot size	0.11 acres
		Property type	Flats/Maisonettes	Title number	LAN117005
		Year built	2004	Title number	LA904265
<hr/>					
Tenure		EPC Valid to 08/05/2033		Council tax	
Lease type	Leasehold	Efficiency rating (current)	79 C	Tax band	Band E
Lease term	999y 8m	Efficiency rating (potential)	79 C	Estimated cost	£2,943 per year
Lease remaining	976y 11m	Enviro impact (current)	77 C	Local authority	Lancaster
Lease end date	May 3002	Enviro impact (potential)	77 C		
<hr/>					
Utilities		Build			
Mains gas	Yes	Floor type	Other		
Wind turbines	N/A	Roof type	Pitched		
Solar panels	N/A	Wall type	Stone		
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	11mb
Superfast broadband	55mb
Ultrafast broadband	N/A
Overall broadband	55mb

Outdoor space

Garden direction (est)

Tree preservation orders

Tree preservation orders	Yes
Tree type 1	beech

Flood risk

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

Parking

Garage



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.

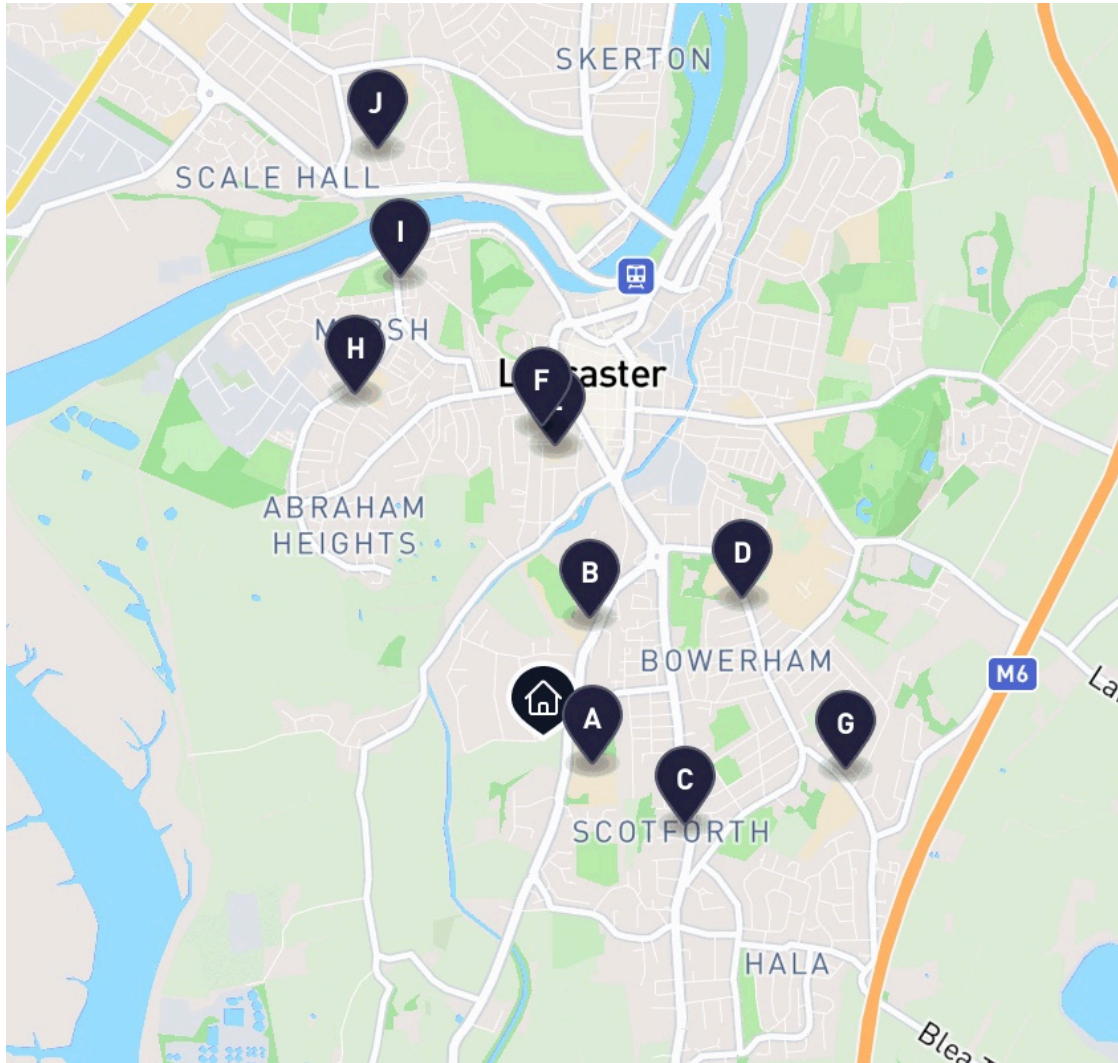
Environmental Appeal

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

Jamea Al Kauthar

0.22mi • Secondary

Good
- B

Ripley St Thomas Church Of England Academy

0.23mi • Secondary

Outstanding
- C

Scotforth St Paul's Church Of England Primary And Nursery School

0.50mi • Nursery

Good
- D

Bowerham Primary & Nursery School

0.58mi • Nursery

Good
- E

Lancaster Girls' Grammar School

0.65mi • Secondary

Good
- F

Lancaster Dallas Road Community Primary School

0.71mi • Primary

Good
- G

Stepping Stones School

0.82mi • Pupilreferralunits

Outstanding
- H

Appletree Nursery School

0.93mi • Nursery

Good
- I

Lancaster Independent School For Alternative Learning (Lisal)

1.16mi • Independent

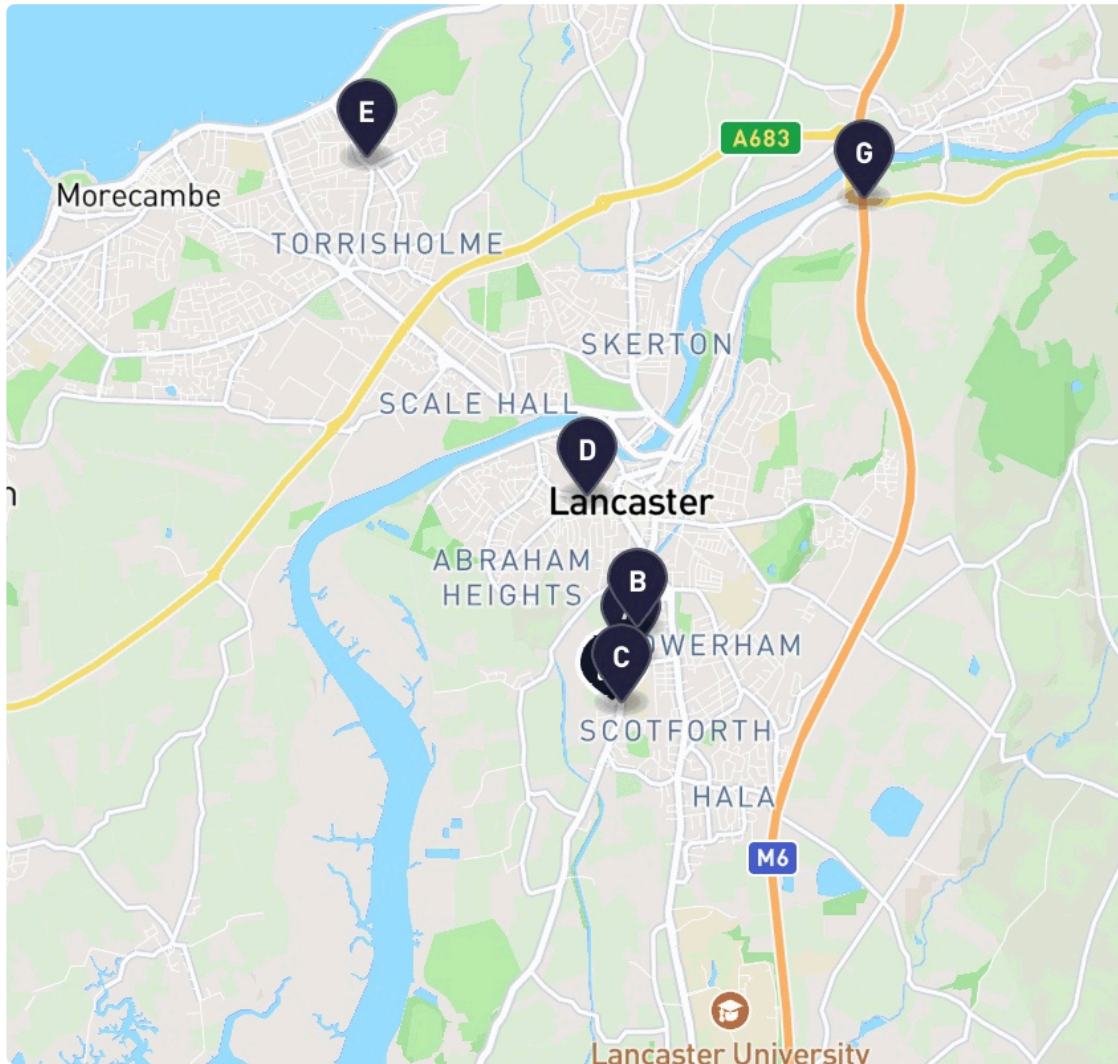
Good
- J

The Loyne Specialist School

1.50mi • Special

Outstanding

Local Transport



- A** Bridge Road
0.10 mi • Bus stop or station

- B** Ripley St Thomas School, Ashton Road
0.22 mi • Bus stop or station

- C** Islamic College, Ashton Road
0.24 mi • Bus stop or station

- D** Lancaster Rail Station
0.87 mi • Train station

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

- F** Blackpool International Airport
20 mi • Airport

- G** M6
2.76 mi • Motorway

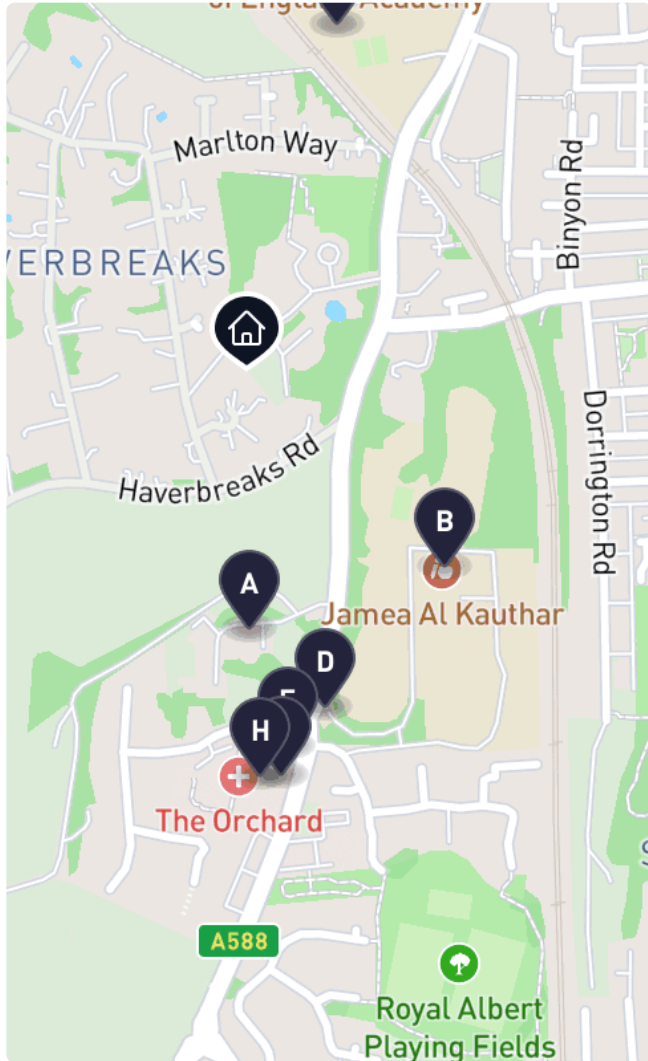
Nearby Planning



A	4 Miller Court Lancaster Lancashire LA1 5XB 128ft	Demolition of existing porch and erection of a single storey front extension, conversion of garage to create ancillary accommodation, replacement of existing w... Approved Ref no. 18/00170/FUL 14-02-2018
B	5 Hunters Gate Lancaster Lancashire LA1 5BX 272ft	The addition of a single storey workshop and first floor games room over the existing garage and proposed workshop. This is a resubmission of the... Withdrawn Ref no. 24/00311/FUL 08-04-2024
C	5 Hunters Gate Lancaster Lancashire LA1 5BX 289ft	Demolition of existing car port to the side elevation, erection of a two storey side extension including installation of a balustrade to the north east elevatio... Refused Ref no. 21/01209/FUL 05-11-2021
D	5 Hunters Gate Lancaster Lancashire LA1 5BX 289ft	Demolition of existing car port to the side elevation, erection of a two storey side extension including installation of a balustrade to the north east elevatio... Refused Ref no. 22/00577/FUL 11-05-2022
E	6 Hunters Gate Lancaster Lancashire LA1 5BX 354ft	Erection of a single storey rear extension and front porch Approved Ref no. 23/00542/FUL 10-05-2023
F	6 Hunters Gate Lancaster Lancashire LA1 5BX 358ft	Erection of a single storey rear extension and a front porch Approved Ref no. 22/00914/FUL 25-07-2022
G	Mayfield Brettargh Drive Lancaster Lancashire LA1 5BN 404ft	Erection of two 1.5 storey side/rear extensions, a single storey rear extension including terrace above, two pergolas, boundary walls and fencing,... Approved Ref no. 25/00859/FUL 11-08-2025
H	5 Rennie Court Lancaster Lancashire LA1 5XE 413ft	Erection of a single storey front extension Approved Ref no. 24/00045/FUL 30-01-2024



Nearby Listed Buildings



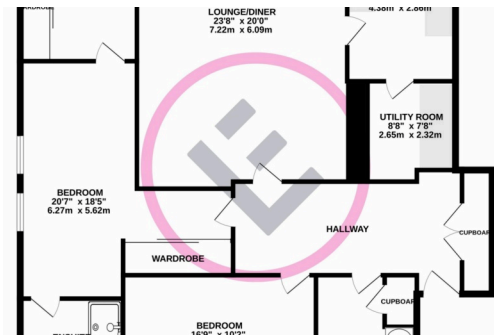
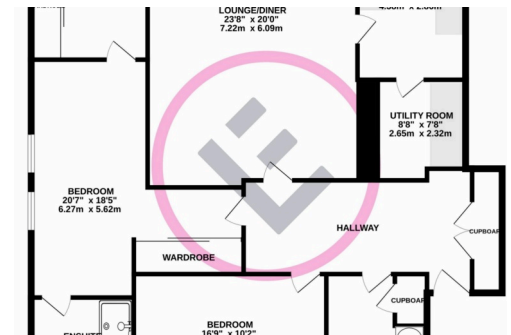
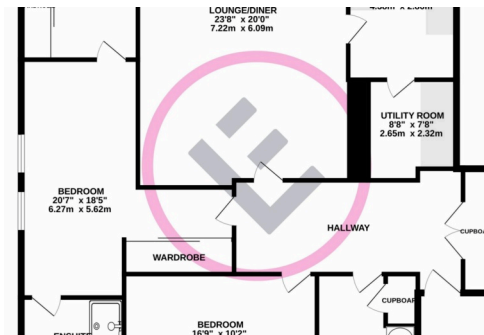
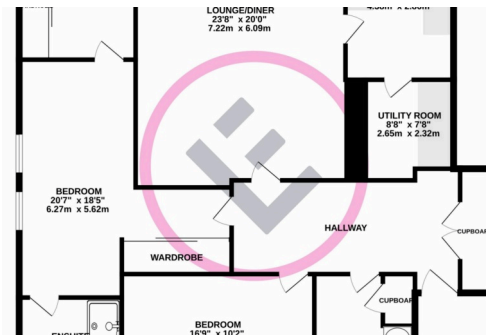
- | | |
|--|---|
| <p>A Grade II - Listed building 1053ft </p> <p>STOREY HOME</p> <p>28/10/97 List entry no: 1119699</p> | <p>E Grade II* - Listed building 1378ft </p> <p>CHAPEL OF RIPLEY ST THOMAS SCHOOL</p> <p>18/02/70 List entry no: 1194928</p> |
| <p>B Grade II* - Listed building 1083ft </p> <p>Royal Albert Hospital (original part only)</p> <p>30/11/70 List entry no: 1194930</p> | <p>F Grade II - Listed building 1463ft </p> <p>BARN AT ROYAL ALBERT FARM, ROYAL ALBERT HOSPITAL</p> <p>13/03/95 List entry no: 1194931</p> |
| <p>C Grade II - Listed building 1089ft </p> <p>RIPLEY ST THOMAS'S SCHOOL, ORIGINAL SCHOOL BUILDING</p> <p>18/02/70 List entry no: 1298380</p> | <p>G Grade II - Listed building 1562ft </p> <p>MAIN BUILDING AT ROYAL ALBERT FARM, ROYAL ALBERT HOSPITAL</p> <p>13/03/95 List entry no: 1219846</p> |
| <p>D Grade II - Listed building 1352ft </p> <p>LODGE TO ROYAL ALBERT HOSPITAL</p> <p>30/11/70 List entry no: 1219861</p> | <p>H Grade II - Listed building 1565ft </p> <p>WESTERN RANGE OF BUILDINGS AT ROYAL ALBERT FARM, ROYAL ALBERT HOSPITAL</p> <p>13/03/95 List entry no: 1219893</p> |













Property Images





AWARDED FOR
MARKETING | SERVICE | RESULTS



AWARDED FOR
MARKETING | SERVICE | RESULTS



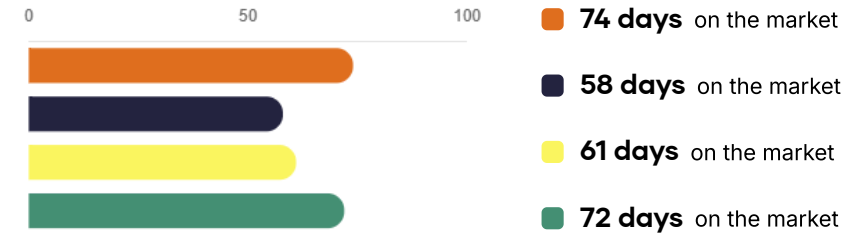
Approximate total area:
1563 sq ft
143.67 sq m



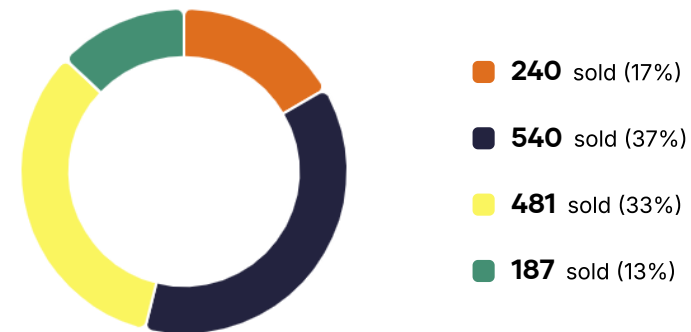
Average house price changes in the last year (Lancaster)

	Jan '25	Apr '25	Jul '25	Oct '25	Dec 25
Detached	£420k	£425k	£425k	£450k	£450k
Semi-Detached	£237k	£238k	£240k	£255k	£255k
Terraced	£190k	£191k	£192k	£203k	£203k
Flats/Maisonettes	£147k	£147k	£148k	£156k	£156k

Average time on the market (Lancaster)



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



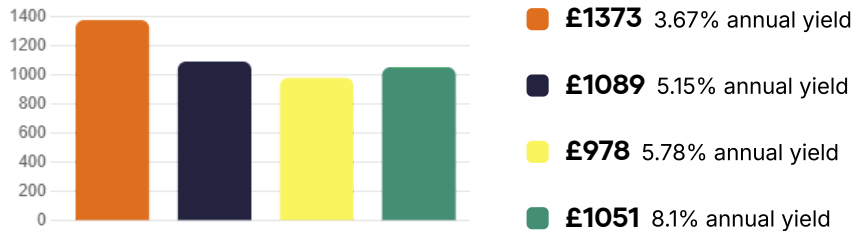
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



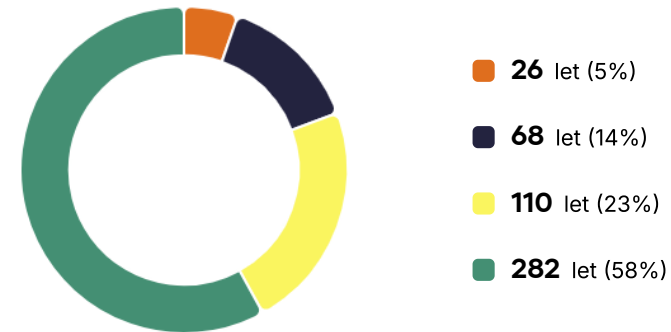
Average rental price changes in the last 12 months (Lancaster)

	Jan 25	Apr 25	Jul 25	Oct 25	Dec 25
Detached	£1450	£3600	£1280	£1406	
Semi-Detached	£1070	£1095	£1136	£1044	£1045
Terraced	£771	£884	£860	£970	£973
Flats/Maisonettes	£764	£761	£837	£718	£787

Average rental yield (Lancaster)



Volume of let 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

Office address **66 Market Street, Lancaster, LA1 1HP**

Email **sales@jdg.co.uk**

Phone **01524 843322**

Website **<https://www.jdg.co.uk>**

Follow us on **f **

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**





Scan here to view a digital version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact JD Gallagher or visit <https://www.jdg.co.uk>. To opt out of future communication, contact Chris Moores.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.