

Buyers Report

40 Africa Drive, Lancaster, LA1 5TZ

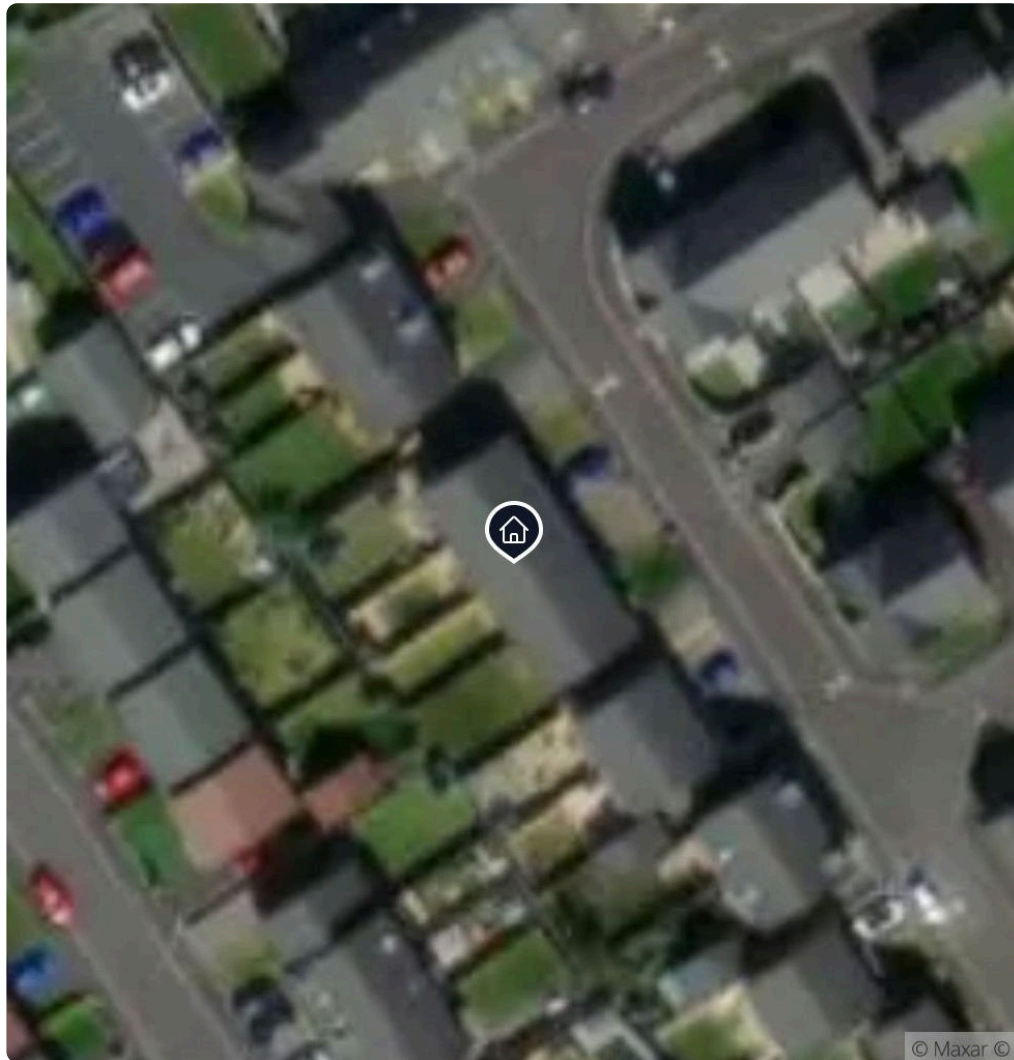
26th February 2025



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Best Estate Agent

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OVERVIEW

Welcome to Africa Drive on the Riverside View development in central Lancaster, along the south shore of the River Lune near historic St George's Quay. Built in 2016, these homes are popular for their mix of detached, semi-detached, and modern townhouses. Lancaster train station is a 5-minute drive, with the M6 reachable in 15 minutes. The city centre offers supermarkets, shops, pubs, and cafes, plus access to highly rated schools and scenic river and canal walks.

Inside, a welcoming hallway leads to a spacious open-plan living area with French doors opening to a west-facing garden. The modern kitchen features cream gloss units, ample counter space, and a utility cupboard. The master and second bedrooms are both doubles, with the master featuring an en-suite. The third bedroom is currently used as a walk-in wardrobe. A three-piece bathroom sits at the front. The private garden has a central lawn, patio, and rear access for bins.









Key Property Information







Estimated market value	£230,000	Number of bedrooms	3 bedrooms	Floor area	829ft²
		Number of bathrooms	2 bathrooms	Plot size	0.03 acres
		Property type	Terraced	Title number	LAN185908
		Year built	2016	Title number	LAN149175
Lease type	Leasehold	Efficiency rating (current)	84 B	Council tax	Band C
Lease term	155y 1m	Efficiency rating (potential)	96 A	Estimated cost	£2,042 per year
Lease remaining	144y 1m	Enviro impact (current)	87 B	Local authority	Lancaster
Lease end date	Mar 2169	Enviro impact (potential)	99 A		
Mains gas	N/A	Floor type	Other		
Wind turbines	N/A	Roof type	Other		
Solar panels	N/A	Wall type	Other		
Mains fuel type	Mains Gas	Window type	High Performance		

Key Property Information



 EE coverage	 Okay
 O2 coverage	 Good
 Three coverage	 Good
 Vodafone coverage	 Good

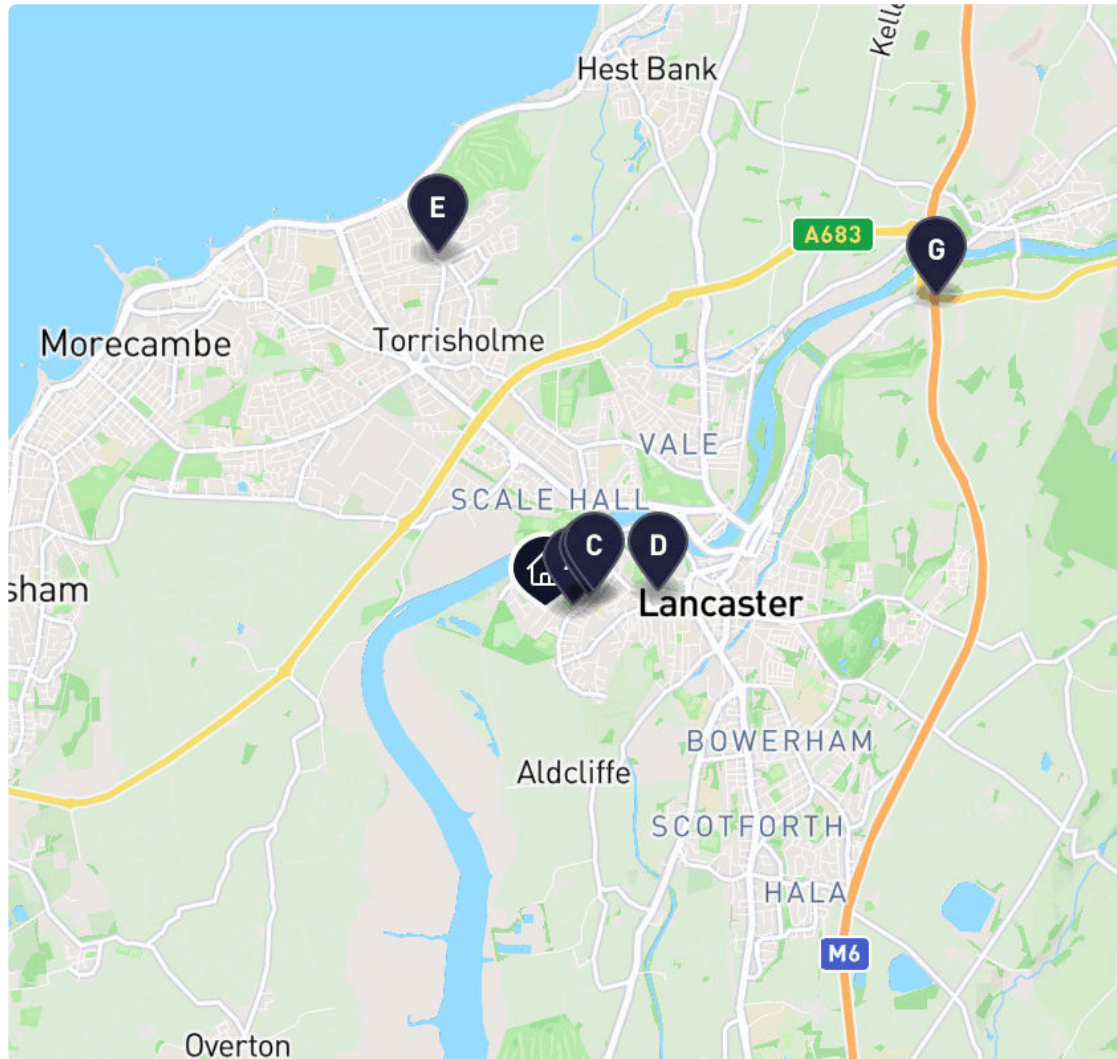
Basic broadband	 13mb
Superfast broadband	 49mb
Ultrafast broadband	 10000mb
Overall broadband	 10000mb

Garden direction (est)	South-west
Primary orientation	Left
Outdoor area	0.02 acres

Has restrictive covenants	Yes
In a conservation area	No
In a national park	No



- A
Appletree Nursery School
0.31mi • Nursery
Good
- B
Willow Lane Community Primary School
0.33mi • Primary
Good
- C
Lancaster Independent School For Alternative Learning (Lisal)
0.37mi • Nursery
Good
- D
The Loyne Specialist School
0.53mi • Nursery
Outstanding
- E
Our Lady's Catholic College
0.77mi • Secondary
Requires improvement
- F
Lancaster Girls' Grammar School
0.83mi • Secondary
Good
- G
Morecambe Road School
0.90mi • Special
Good
- H
Chadwick High School
1.13mi • Pupilreferralunits
Good
- I
Ripley St Thomas Church Of England Academy
1.17mi • Secondary
Outstanding
- J
Beaumont College - A Salutem/Ambito College
1.44mi • Special
Good



- A** Coverdale Road
0.26 mi • Bus stop or station

- B** Willow Lane School, Willow Lane
0.28 mi • Bus stop or station

- C** Willow Lane Infant School, Willow Lane
0.30 mi • Bus stop or station

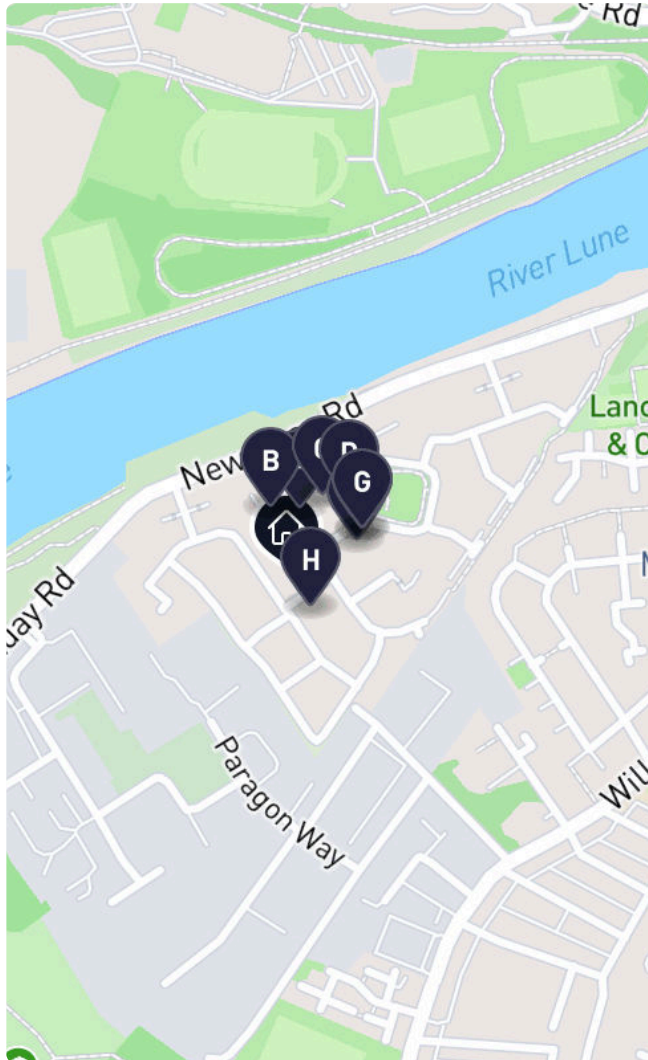
- D** Lancaster Rail Station
0.61 mi • Train station

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

- F** Blackpool International Airport
21 mi • Airport

- G** M6
2.50 mi • Motorway

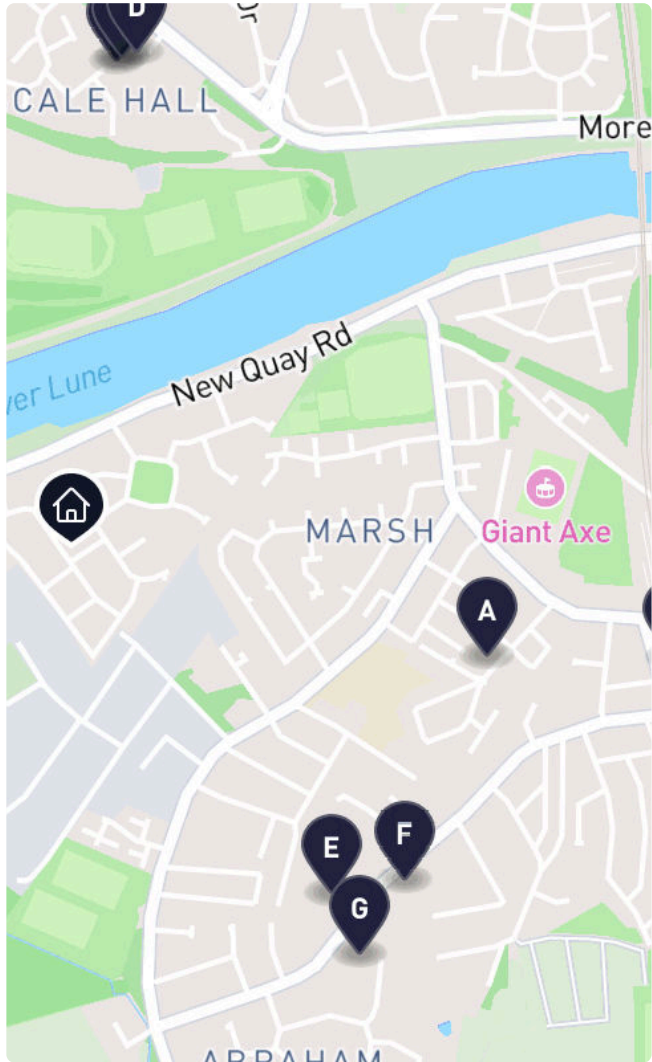
Nearby Planning



A	11 Africa Drive Lancaster Lancashire LA1 5TZ Creation of an area of hardstanding to the front Refused Ref no. 19/00468/FUL 23-04-2019	79ft	E	34 Cotton Square Lancaster Lancashire LA1 5US Erection of an orangery to the rear Approved Ref no. 19/00463/FUL 09-05-2019	249ft
B	32 Africa Drive Lancaster Lancashire LA1 5TZ Proposed lawful development certificate to alter the internal layouts at ground and first floor level and alteration of window to front elevation Refused Ref no. 24/00090/PLDC 24-01-2024	85ft	F	36 Cotton Square Lancaster Lancashire LA1 5US Conversion of garage into habitable rooms, erection of single storey rear extension, installation of solar panels and air source heat pump Approved Ref no. 23/01320/FUL 20-11-2023	262ft
C	3 Africa Drive Lancaster Lancashire LA1 5TZ Conversion of existing garage to create ancillary accommodation Approved Ref no. 21/00109/FUL 23-02-2021	164ft	G	36 Cotton Square Lancaster Lancashire LA1 5US Conversion of existing roof space, installation of rooflights and solar panels to the rear elevation and installation of replacement front door Approved Ref no. 24/00401/FUL 11-04-2024	262ft
D	14 Cotton Square Lancaster Lancashire LA1 5US Conversion of garage into habitable room and insertion of new window to ground floor side elevation Refused Ref no. 21/00860/FUL 03-08-2021	233ft	H	3 Gold Lane Lancaster Lancashire LA1 5TY Erection of a rear conservatory Approved Ref no. 18/00685/FUL 04-06-2018	295ft



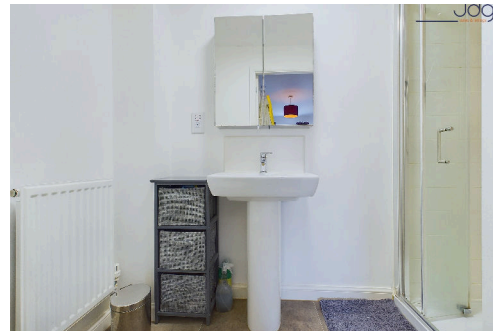
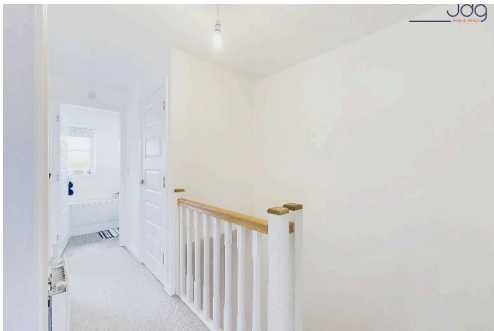
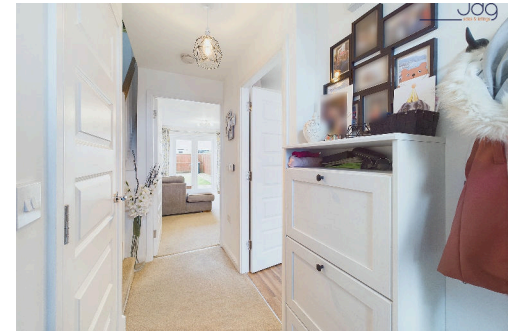
Nearby Listed Buildings



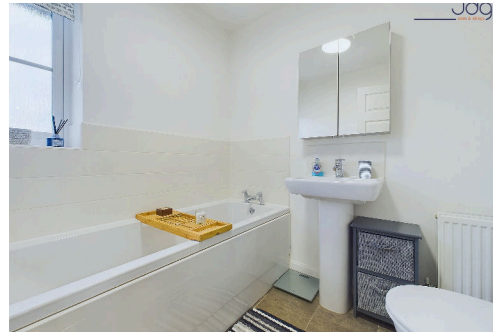
- | | |
|---|--|
| <p>A Grade II - Listed building 2169ft 📍</p> <p>THREE COLUMNS ADJOINING THE SOUTHERN CORNER OF NUMBER 14 (NANTYR)</p> <p>13/03/95 List entry no: 1298330</p> | <p>E Grade II - Listed building 2306ft 📍</p> <p>LAUREL BANK</p> <p>13/03/95 List entry no: 1298333</p> |
| <p>B Grade II - Listed building 2169ft 📍</p> <p>GATE PIERS APPROXIMATELY 5 METRES SOUTH WEST OF SCALE HALL</p> <p>13/03/95 List entry no: 1194976</p> | <p>F Grade II - Listed building 2470ft 📍</p> <p>THE KNOLL</p> <p>13/03/95 List entry no: 1214751</p> |
| <p>C Grade II - Listed building 2188ft 📍</p> <p>SCALE HALL</p> <p>22/12/53 List entry no: 1298365</p> | <p>G Grade II - Listed building 2631ft 📍</p> <p>WESTBOURNE HOUSE</p> <p>13/03/95 List entry no: 1195060</p> |
| <p>D Grade II - Listed building 2221ft 📍</p> <p>GATE PIERS APPROXIMATELY 15 METRES EAST OF SCALE HALL</p> <p>13/03/95 List entry no: 1211774</p> | <p>H Grade II - Listed building 3041ft 📍</p> <p>RAILWAY STATION BUILDING</p> <p>05/04/90 List entry no: 1195054</p> |



Property Images



Property Images

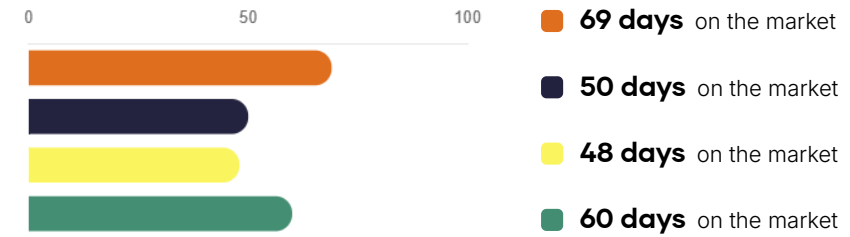




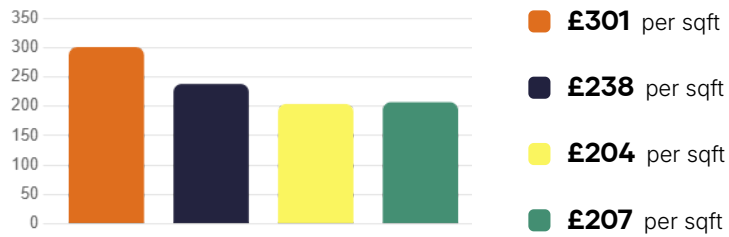
Average house price changes in the last year (Lancaster)

	Feb '24	May '24	Aug '24	Nov '24	Jan 25
Detached	£395k	£405k	£415k	£415k	£415k
Semi-Detached	£218k	£224k	£229k	£231k	£231k
Terraced	£173k	£178k	£182k	£183k	£183k
Flats/Maisonettes	£142k	£146k	£150k	£151k	£151k

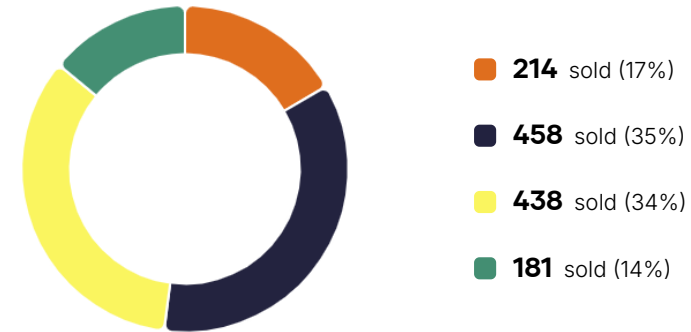
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



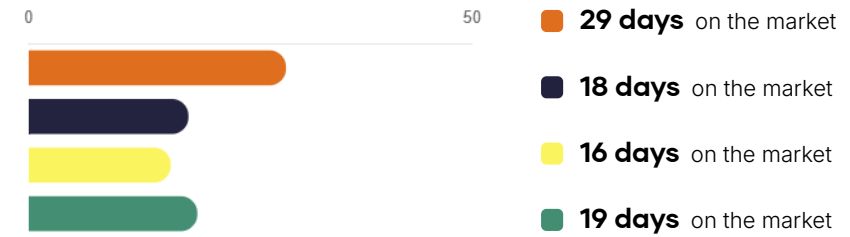
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



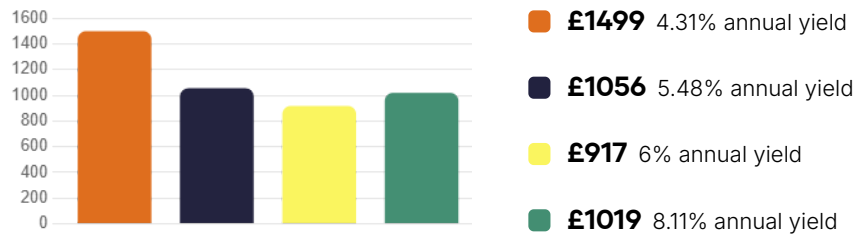
Average rental price changes in the last 12 months (Lancaster)

	Feb 24	May 24	Aug 24	Nov 24	Jan 25
Detached	£1247	£1416	£1677	£1411	
Semi-Detached	£868	£890	£905	£886	£1067
Terraced	£958	£860	£828	£920	£774
Flats/Maisonettes	£730	£820	£821	£746	£768

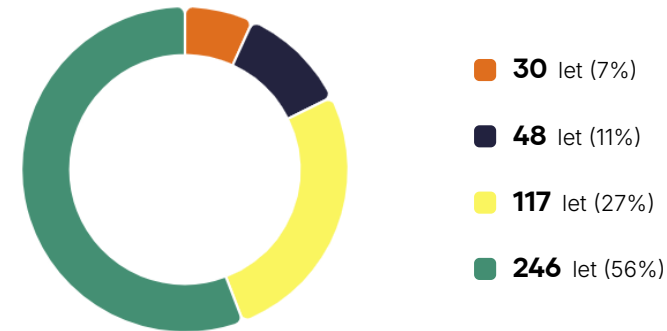
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



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



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



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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...

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 to...



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. On completion...



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 on...



Lynn Sedgwick

Contact Us

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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