

## Property Report

3 Barton Gardens, Lancaster, LA1 4DZ

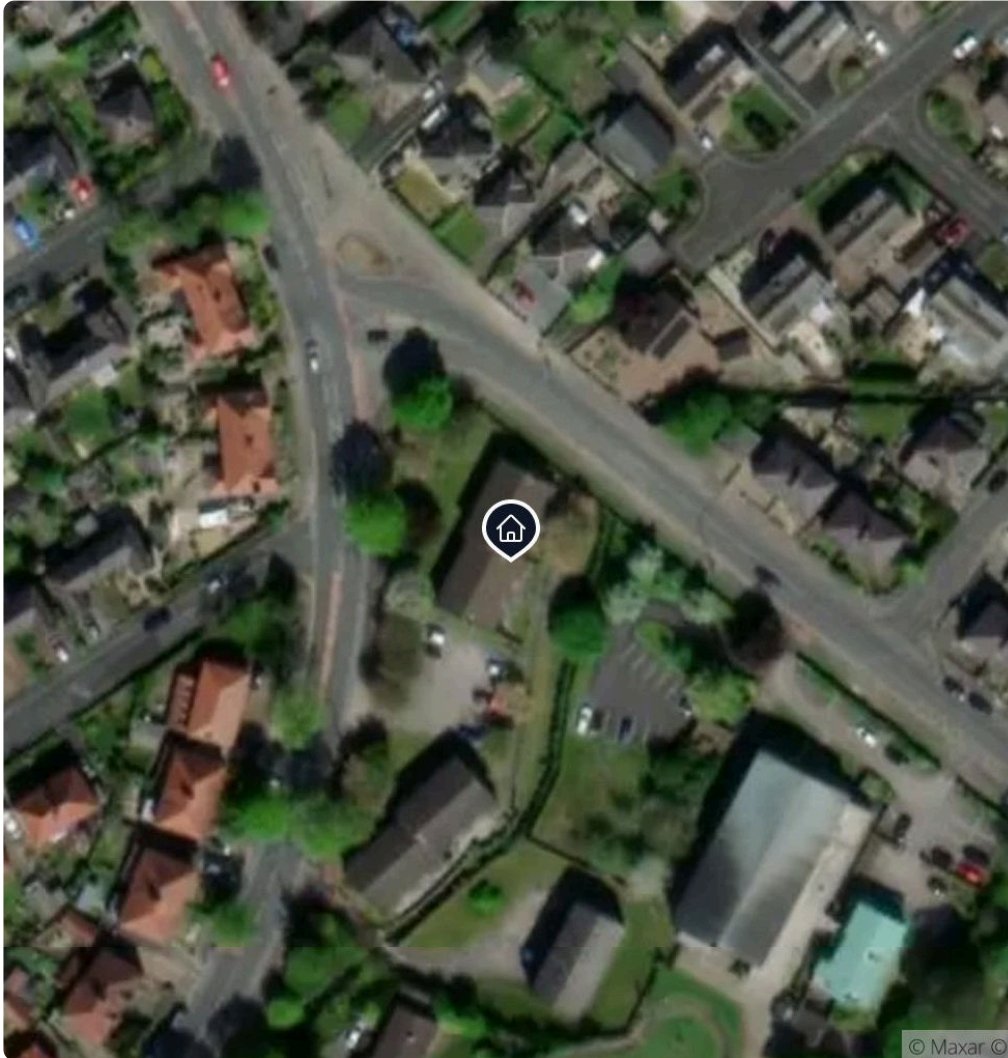
23rd May 2025



Winner of the UK's  
Best Estate Agent

Data you can rely on:





Situated in a quiet cul-de-sac in Bowerham, this first-floor flat is part of a well-maintained, over-55s residential development close to shops, schools, bus routes, and green spaces like Williamson Park and the Lancaster Canal.

Inside, the flat offers a spacious lounge with ample space to relax and dine, a separate kitchen with fitted units, and two bedrooms—one double with fitted wardrobes and one single, ideal as a study. The bathroom features a walk-in shower, pedestal basin, and WC, with neutral tiling. The property has electric heating, double glazing, and no gas supply.

Outside, residents benefit from maintained communal gardens and one allocated parking space.

Leasehold: 999 years from 1990.

Service charge: £220 per quarter (includes insurance, gardening, window cleaning, and maintenance).

No ground rent—freehold purchased.

Managed by Royal Estates.

## Key Property Information



Estimated market value **£1,300,000**

Number of bedrooms **2 bedrooms**

Floor area **603ft<sup>2</sup>**

Number of bathrooms **1 bathroom**

Plot size **0.02 acres**

Property type **Flats/Maisonettes**

Title number **LA666001**

Year built (predicted) **1976-1995**

Title number **LAN78497**

### Tenure

Lease type **Leasehold**

Lease term **999y 8m**

Lease remaining **964y 8m**

Lease end date **Jun 2989**

### EPC

No EPC available

### Council tax

Tax band **Band B**

Estimated cost **£1,873 per year**

Local authority **Lancaster**

### Utilities

Mains gas **Unknown**

Wind turbines **Unknown**

Solar panels **Unknown**

Mains fuel type **Unknown**

### Build

Ask your agent for details

## Key Property Information



### Mobile coverage

EE coverage	<b>Okay</b>
O2 coverage	<b>Good</b>
Three coverage	<b>Okay</b>
Vodafone coverage	<b>Okay</b>

### Broadband coverage

Basic broadband	<b>7mb</b>
Superfast broadband	<b>80mb</b>
Ultrafast broadband	<b>10000mb</b>
Overall broadband	<b>10000mb</b>

### Outdoor space

Garden direction (est)

### Air traffic noise

Air traffic noise

Assessed

There are no detectable regular disruptions.

### 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**



### 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.

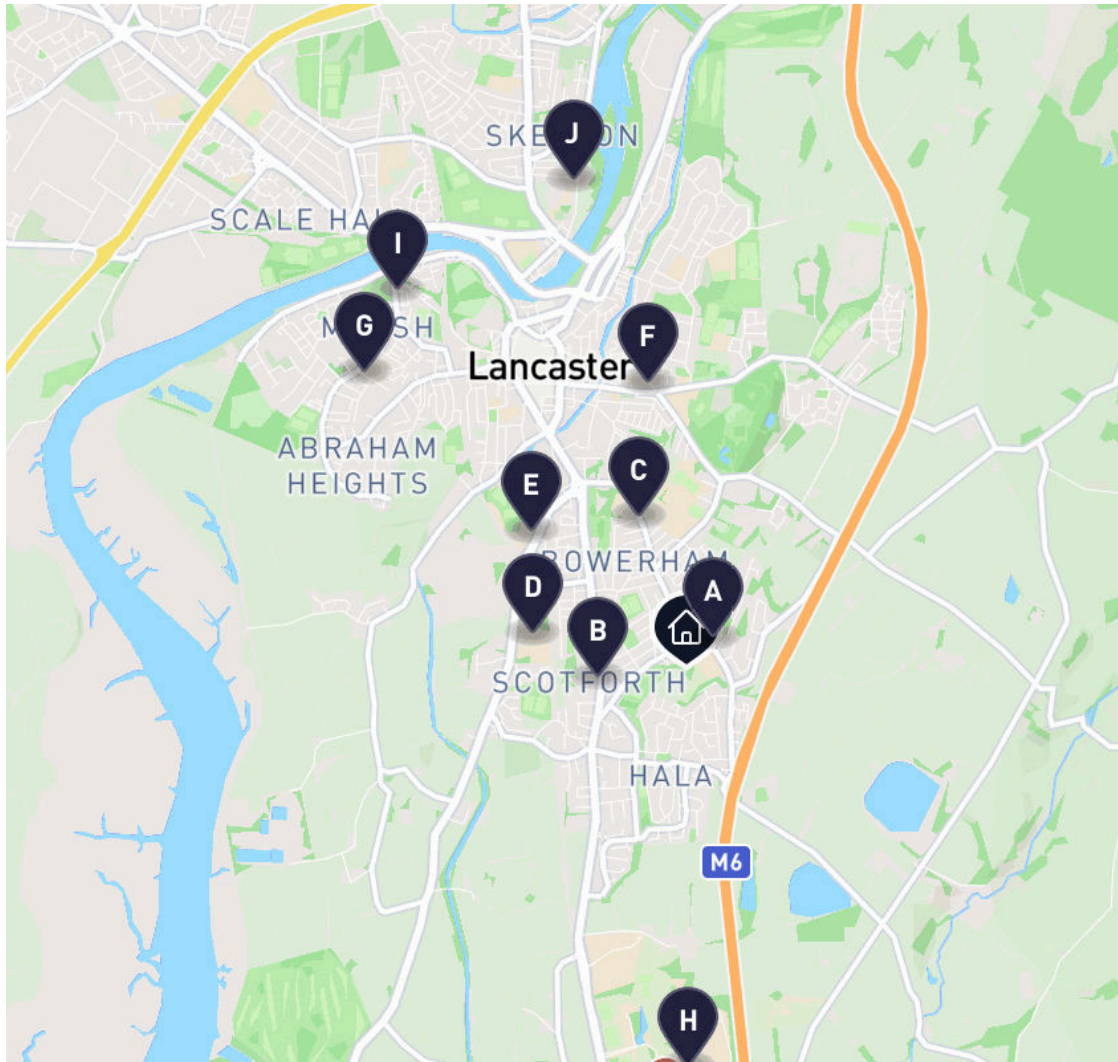
##### Restrictions

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.



- A

**Moorside Primary School**

0.11mi • Primary

Good
- B

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

0.38mi • Nursery

Good
- C

**Bowerham Primary & Nursery School**

0.44mi • Nursery

Good
- D

**Jamea Al Kauthar**

0.57mi • Secondary

Good
- E

**Ripley St Thomas Church Of England Academy**

0.67mi • Secondary

Outstanding
- F

**Lancaster Royal Grammar School**

0.91mi • Secondary

Good
- G

**Appletree Nursery School**

1.52mi • Nursery

Good
- H

**University Of Lancaster**

1.64mi • Universities

Good
- I

**Lancaster Independent School For Alternative Learning (Lisal)**

1.64mi • Independent

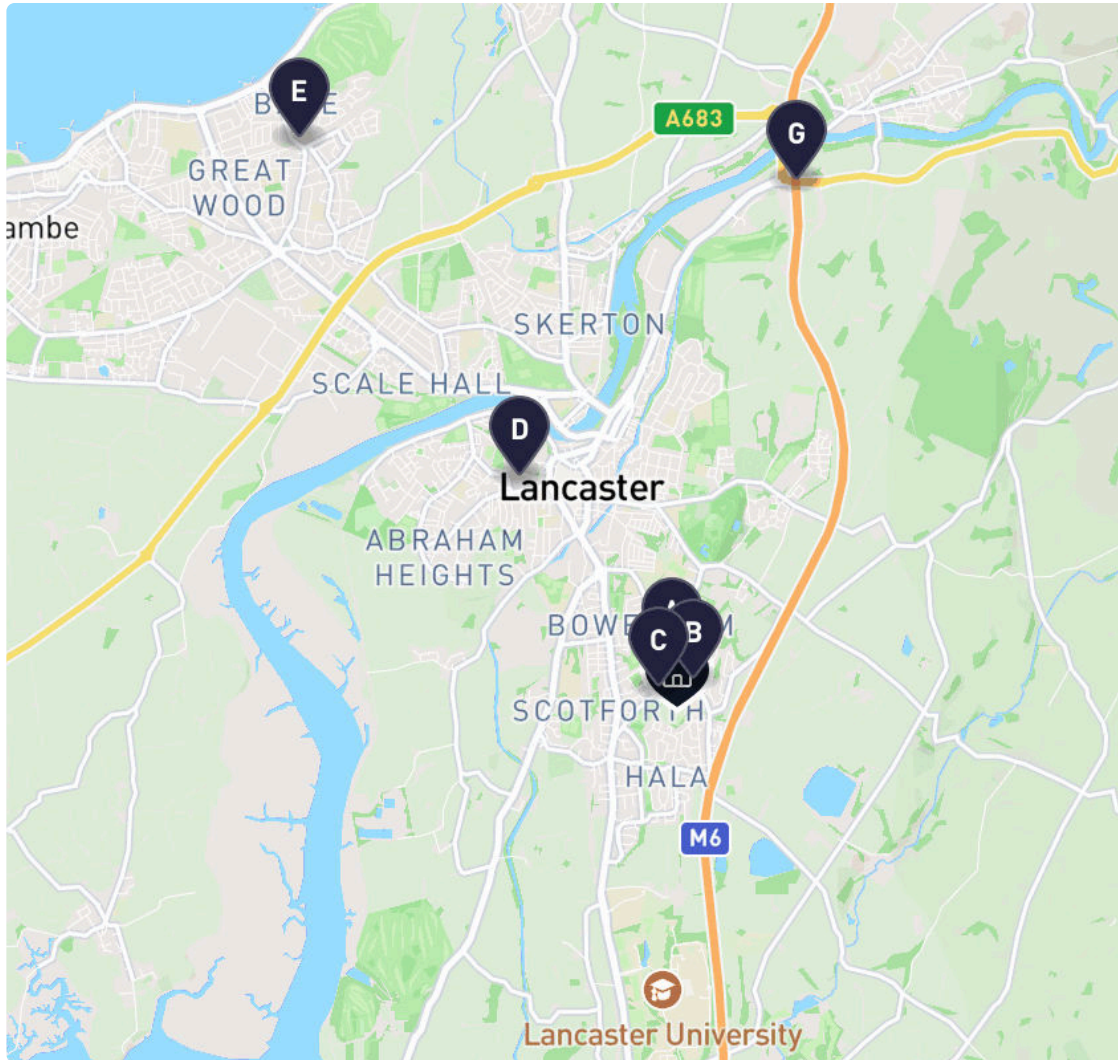
Good
- J

**Chadwick High School**

1.70mi • Pupilreferralunits

Good

## Local Transport



- A** Palatine Avenue  
0.06 mi • Bus stop or station

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- B** Moorside School, Bowerham Road  
0.10 mi • Bus stop or station

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- C** Community Centre, Barton Road  
0.14 mi • Bus stop or station

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

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

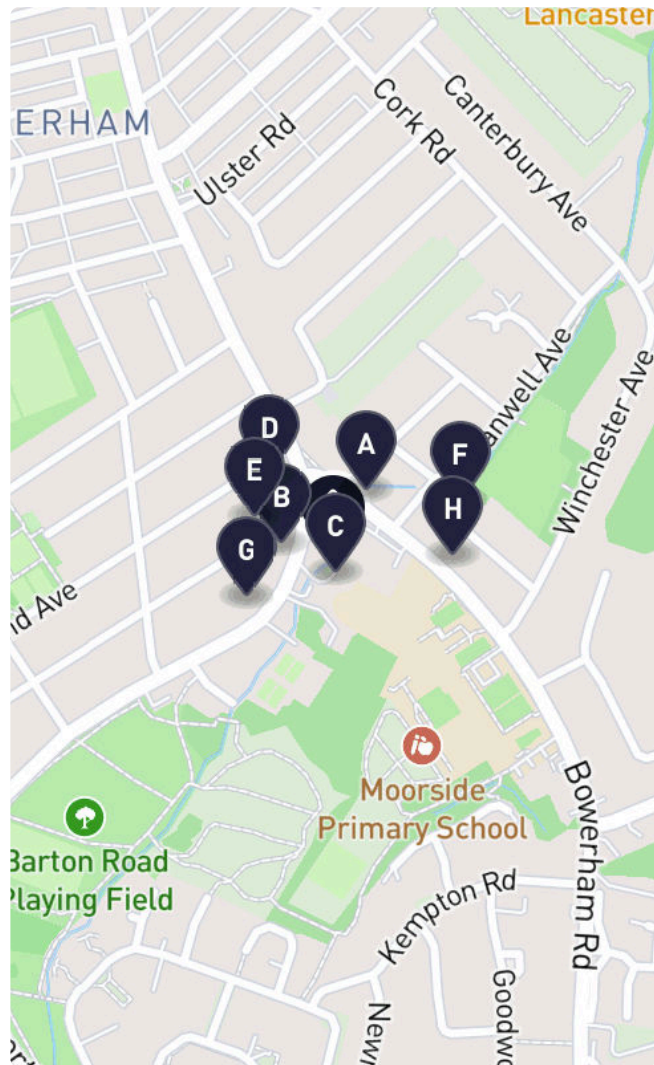
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- F** Blackpool International Airport  
21 mi • Airport

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- G** M6  
2.64 mi • Motorway

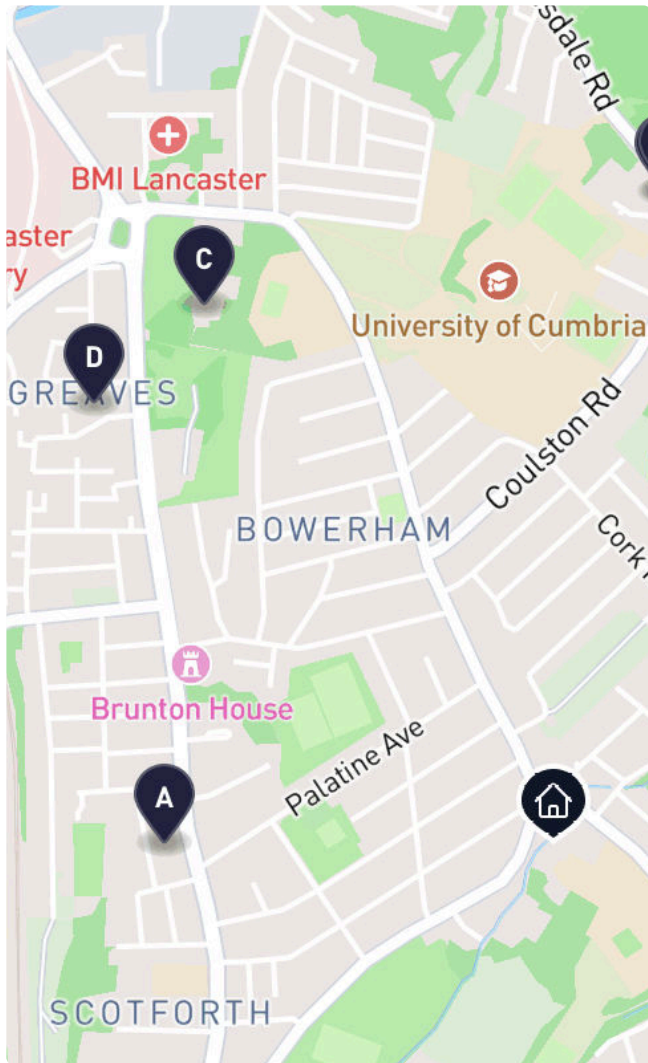
## Nearby Planning



- |  |  |
|--|--|
| <p><b>A</b> Land Adjacent To 149 Bowerham Road Lancaster Lancashire LA1 4HN 125ft </p> <p>Widening of an existing dropped kerb</p> <p>Approved Ref no. 18/00325/FUL 24-04-2018</p>   | <p><b>E</b> 6 Gloucester Avenue Lancaster Lancashire LA1 4ES 276ft </p> <p>Erection of a two storey rear extension</p> <p>Approved Ref no. 22/00821/FUL 01-07-2022</p>   |
| <p><b>B</b> 12 Barton Road Lancaster Lancashire LA1 4ER 230ft </p> <p>Proposed lawful development certificate for a loft conversion including hip to gable extension and dormer extension to the rear</p> <p>Approved Ref no. 24/01254/PLDC 19-11-2024</p>                         | <p><b>F</b> 9 Newlands Avenue Lancaster Lancashire LA1 4HU 440ft </p> <p>Proposed lawful development certificate for erection of single storey rear extension</p> <p>Approved Ref no. 20/00599/PLDC 11-06-2020</p>                                     |
| <p><b>C</b> Flat 2 Barton Barn 3 Barton Road Lancaster Lancashire LA1 4ER 240ft </p> <p>Installation of replacement windows</p> <p>Refused Ref no. 19/01349/FUL 23-10-2019</p>   | <p><b>G</b> 26 Barton Road Lancaster Lancashire LA1 4ER 443ft </p> <p>Demolition of existing conservatory, erection of a single storey rear extension and erection of a first floor rear extension</p> <p>Approved Ref no. 20/01432/FUL 17-12-2020</p> |
| <p><b>D</b> 1 Rutland Avenue Lancaster Lancashire LA1 4EZ 246ft </p> <p>Erection of a part two storey part single storey rear extension and construction of raised decking area with balustrade and external steps to the rear</p> <p>Approved Ref no. 21/00879/FUL 22-10-2021</p> | <p><b>H</b> 173 Bowerham Road Lancaster Lancashire LA1 4HT 449ft </p> <p>Proposed lawful development certificate for the erection of a single storey rear extension</p> <p>Approved Ref no. 19/00651/PLDC 22-05-2019</p>                               |

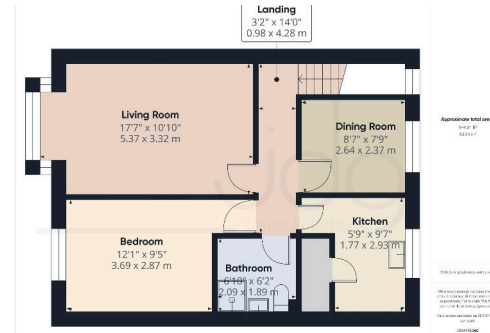
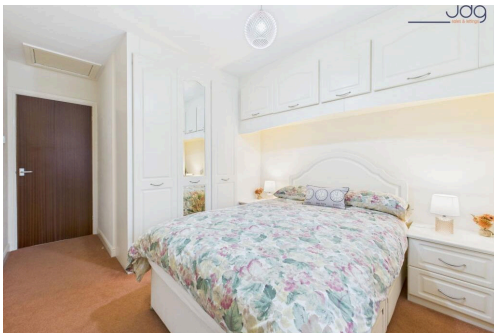


## Nearby Listed Buildings



<b>A</b>	Grade II - Listed building CHURCH OF ST PAUL 25/10/85 List entry no: 1288582	1916ft
<b>B</b>	Grade II - Listed building 20, HALA ROAD 22/12/53 List entry no: 1210762	2927ft
<b>C</b>	Grade II - Listed building GREAVES PARK 13/03/95 List entry no: 1194933	2949ft
<b>D</b>	Grade II - Listed building 10, GREAVES DRIVE 13/03/95 List entry no: 1290354	2959ft
<b>E</b>	Grade II* - Listed building Royal Albert Hospital (original part only) 30/11/70 List entry no: 1194930	3005ft
<b>F</b>	Grade II - Listed building ROW OF OUTHouses APPROXIMATELY 3 METRES TO REAR OF NUMBERS 3-10 (CONSECUTIVE) GOLGOTHA 13/03/95 List entry no: 1288289	3012ft
<b>G</b>	Grade II - Listed building GOLGOTHA 18/02/70 List entry no: 1298336	3015ft
<b>H</b>	Grade II - Listed building GOLGOTHA WITH ATTACHED GARDEN WALLS 18/02/70 List entry no: 1288284	3025ft



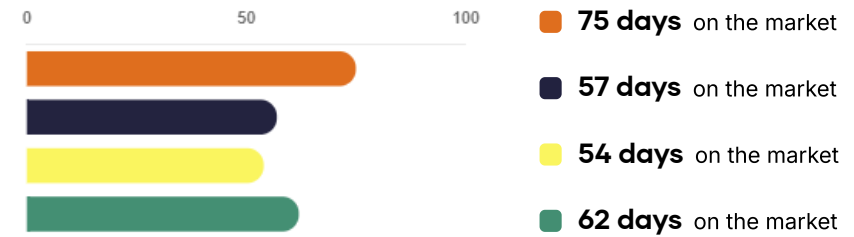




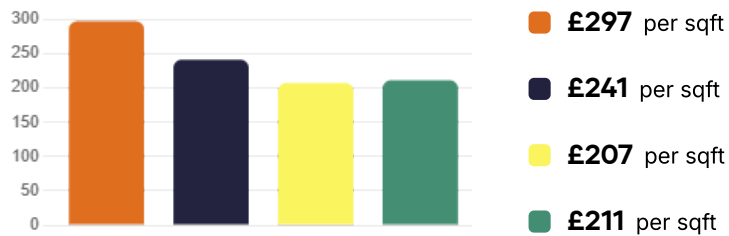
Average house price changes in the last year (Lancaster)

	May '24	Aug '24	Nov '24	Feb '25	Apr 25
<b>Detached</b>	£395k	£400k	£400k	£400k	£400k
<b>Semi-Detached</b>	£226k	£228k	£228k	£228k	£229k
<b>Terraced</b>	£178k	£179k	£180k	£180k	£180k
<b>Flats/Maisonettes</b>	£142k	£143k	£143k	£143k	£143k

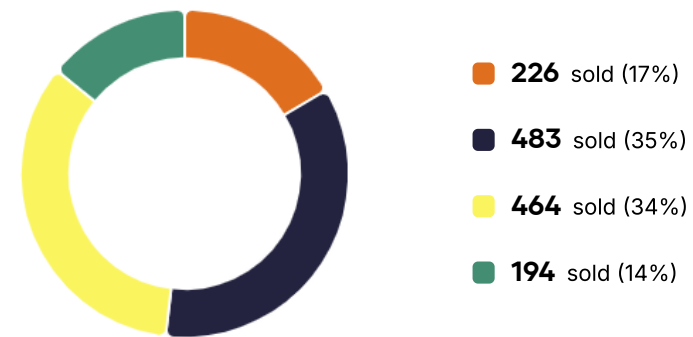
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



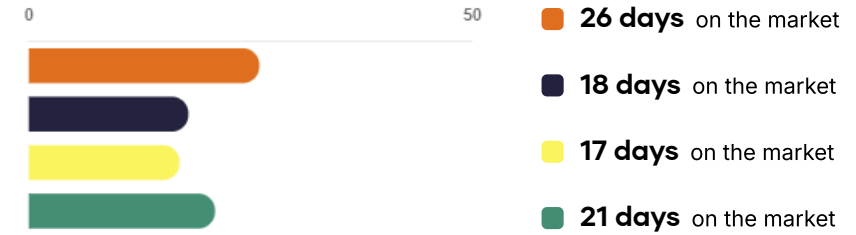
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



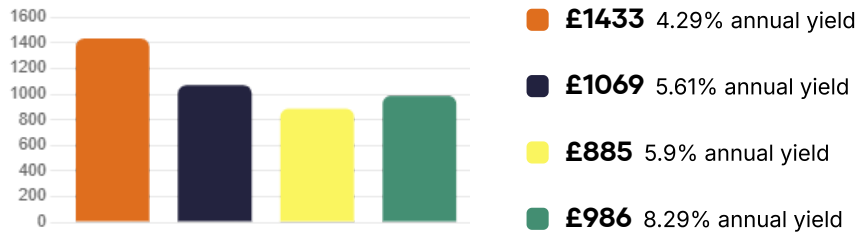
Average rental price changes in the last 12 months (Lancaster)

	May 24	Aug 24	Nov 24	Feb 25	Apr 25
Detached	£1416	£1677	£1411	£1100	
Semi-Detached	£890	£905	£886	£893	£1104
Terraced	£860	£828	£920	£823	£894
Flats/Maisonettes	£820	£819	£746	£832	£761

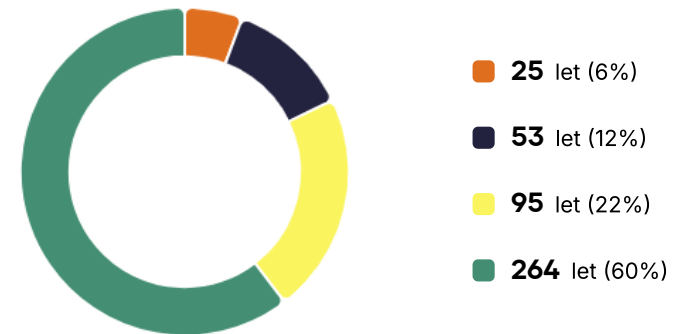
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



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



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



## 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

## Contact Us

## Get in touch

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

Phone **01524 843322**

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

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## Opening hours

Monday	<b>8:45am - 5:00pm</b>
Tuesday	<b>8:45am - 5:00pm</b>
Wednesday	<b>8:45am - 5:00pm</b>
Thursday	<b>8:45am - 5:00pm</b>
Friday	<b>8:45am - 5:00pm</b>
Saturday	<b>8:45am - 4:00pm</b>
Sunday	<b>Closed</b>





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