



Market Appraisal Report

4 Percy Road, Lancaster, LA1 4UX

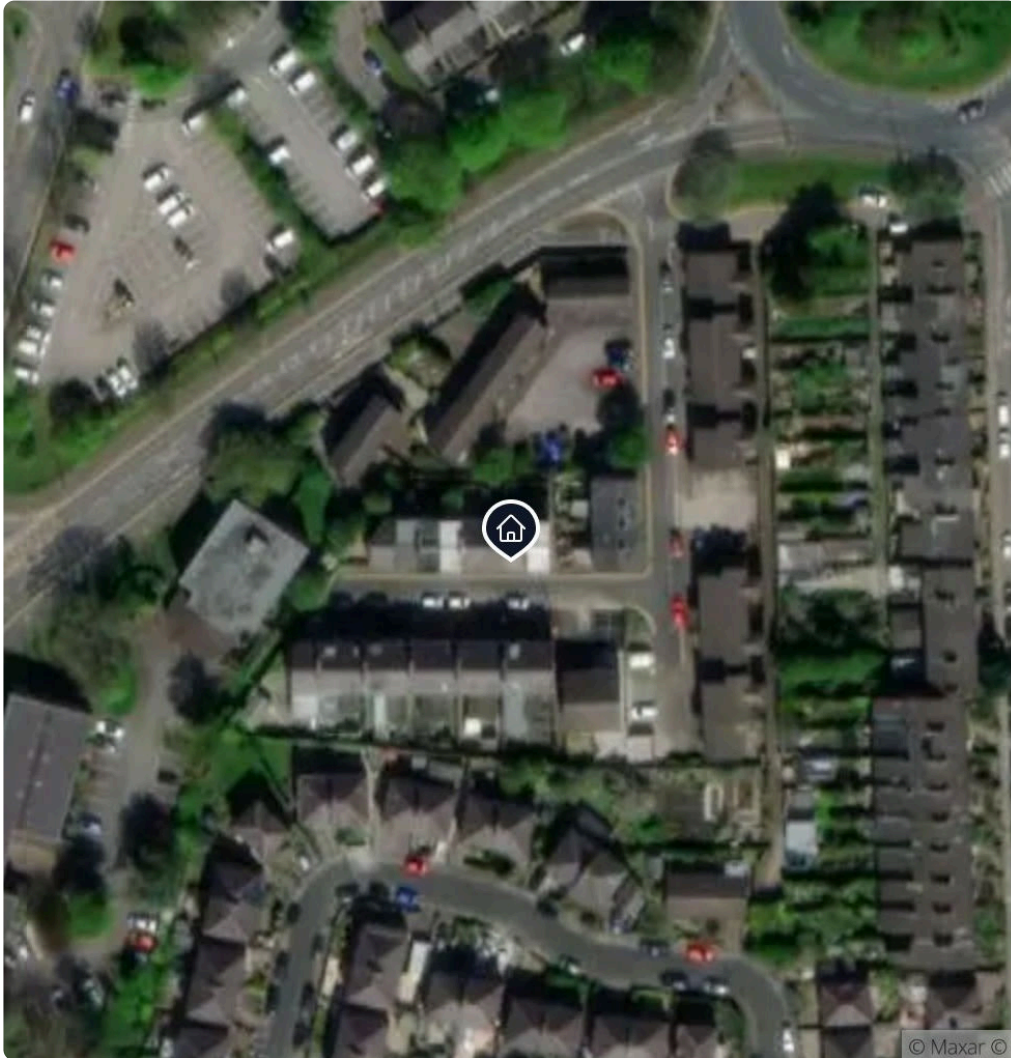
21st June 2025



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Welcome to Percy Road – a stone-built mid-terrace located just off Lancaster city centre. Offering spacious accommodation over three floors, it's ideal for first-time buyers, investors, or professionals. The ground floor features a bright lounge with modern fireplace and a fitted kitchen with wood-effect units and rear access. On the first floor is a generous double bedroom and a large bathroom with three-piece suite and over-bath shower. The top floor has a converted attic room with skylight and sloped ceilings, perfect as a main bedroom or home office. Outside is a low-maintenance rear yard with whitewashed walls and gated access. The home also benefits from a cellar for storage, a new roof, uPVC double glazing and on-street parking.

** - Three-storey mid-terrace

One large bedroom + converted attic room

Modern kitchen and bathroom

Cellar and enclosed rear yard

New roof

uPVC double glazing

Freehold | Council Tax Band A

Key Property Information



Estimated market value	£161,000	Number of bedrooms	3 bedrooms	Floor area	926ft²
		Number of bathrooms	1 bathroom	Plot size	0.01 acres
		Property type	Terraced	Title number	LAN182109
		Year built	Pre 1900		
<hr/>					
Tenure		EPC Valid to 28/01/2019		Council tax	
Lease type	Freehold	Efficiency rating (current)	61 D	Tax band	Band A
		Efficiency rating (potential)	66 D	Estimated cost	£1,605 per year
		Enviro impact (current)	54 E	Local authority	Lancaster
		Enviro impact (potential)	59 D		
<hr/>					
Utilities		Build			
Mains gas	Yes	Floor type	Suspended		
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	Good
Three coverage	Okay
Vodafone coverage	Okay

Broadband coverage

Basic broadband	16mb
Superfast broadband	80mb
Ultrafast broadband	10000mb
Overall broadband	10000mb

Outdoor space

Garden direction (est) **North**

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**

Parking

Permit

Radon gas

Moderate risk (3-5%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.



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

0 found 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.

0 found 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.

0 found 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.

0 found 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.

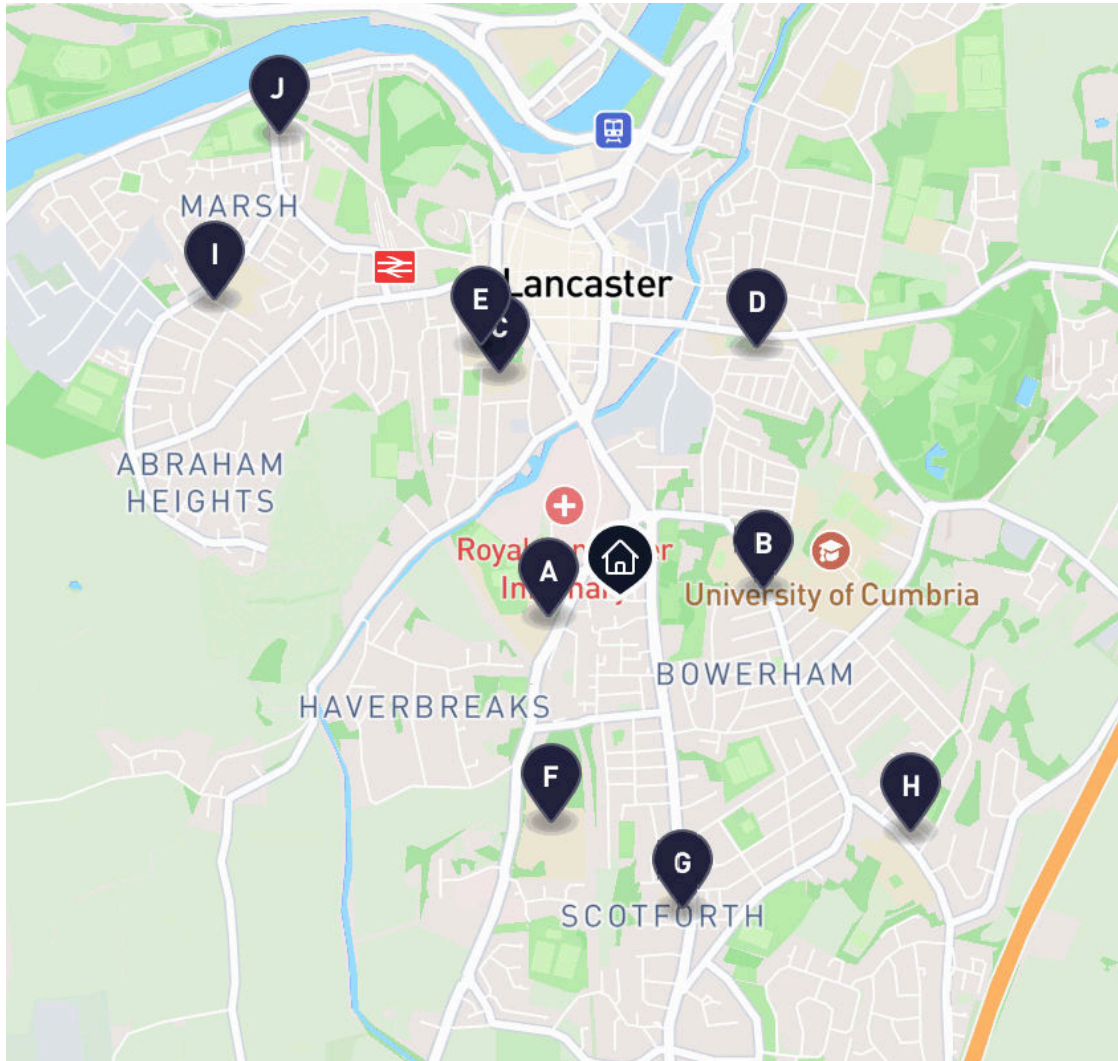
Environmental Appeal

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

Ripley St Thomas Church Of England Academy

0.18mi • Secondary

Outstanding
- B

Bowerham Primary & Nursery School

0.27mi • Nursery

Good
- C

Lancaster Girls' Grammar School

0.40mi • Secondary

Good
- D

The Cathedral Catholic Primary School, Lancaster

0.46mi • Primary

Good
- E

Lancaster Dallas Road Community Primary School

0.47mi • Primary

Good
- F

Jamea Al Kauthar

0.52mi • Secondary

Good
- G

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

0.67mi • Nursery

Good
- H

Stepping Stones School

0.75mi • Pupilreferralunits

Outstanding
- I

Appletree Nursery School

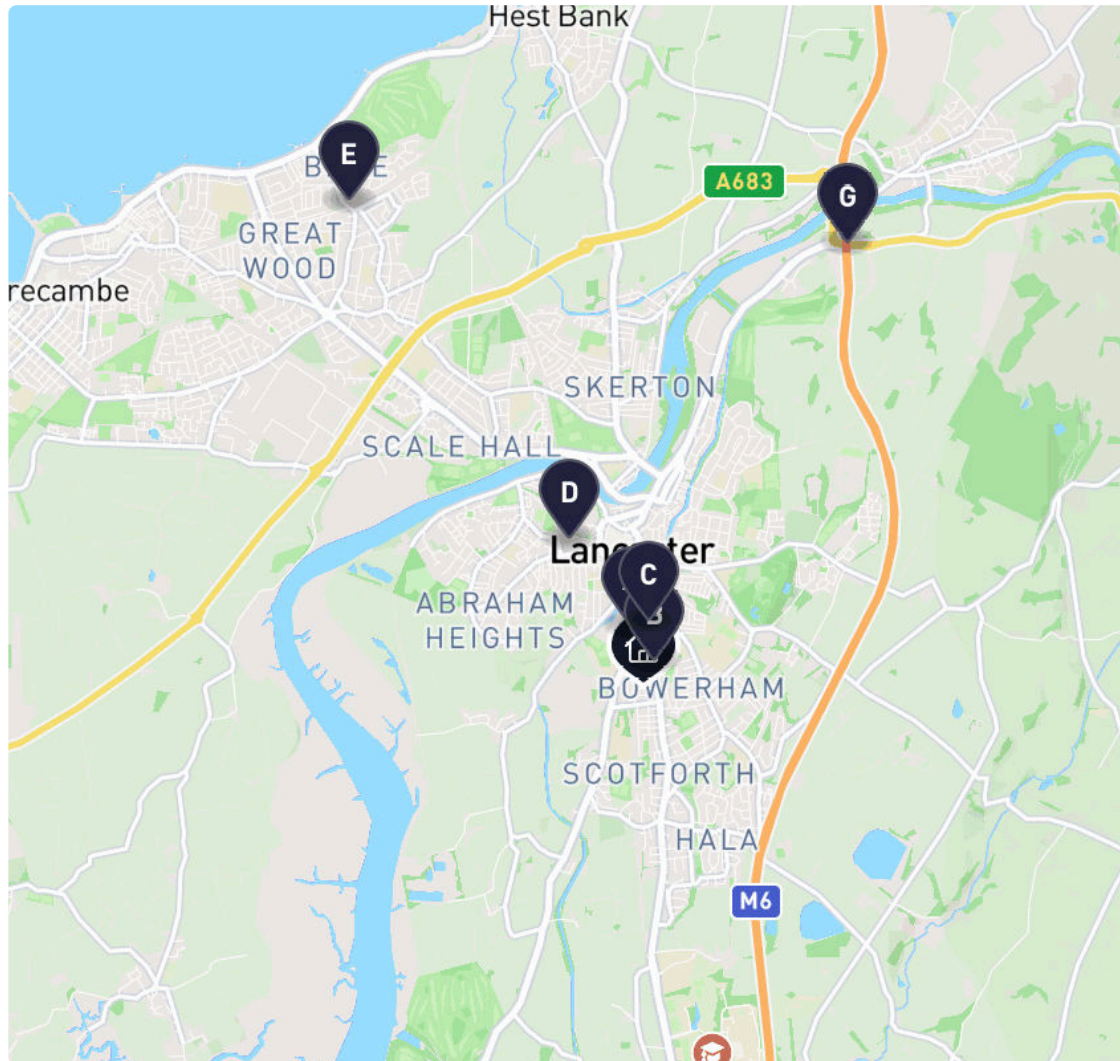
0.89mi • Nursery

Good
- J

Lancaster Independent School For Alternative Learning (Lisal)

1.00mi • Independent

Good



- A** Royal Infirmary Main Entrance, Ashton Road
0.11 mi • Bus stop or station

- B** Sulby Drive
0.11 mi • Bus stop or station

- C** Pointer, South Road
0.12 mi • Bus stop or station

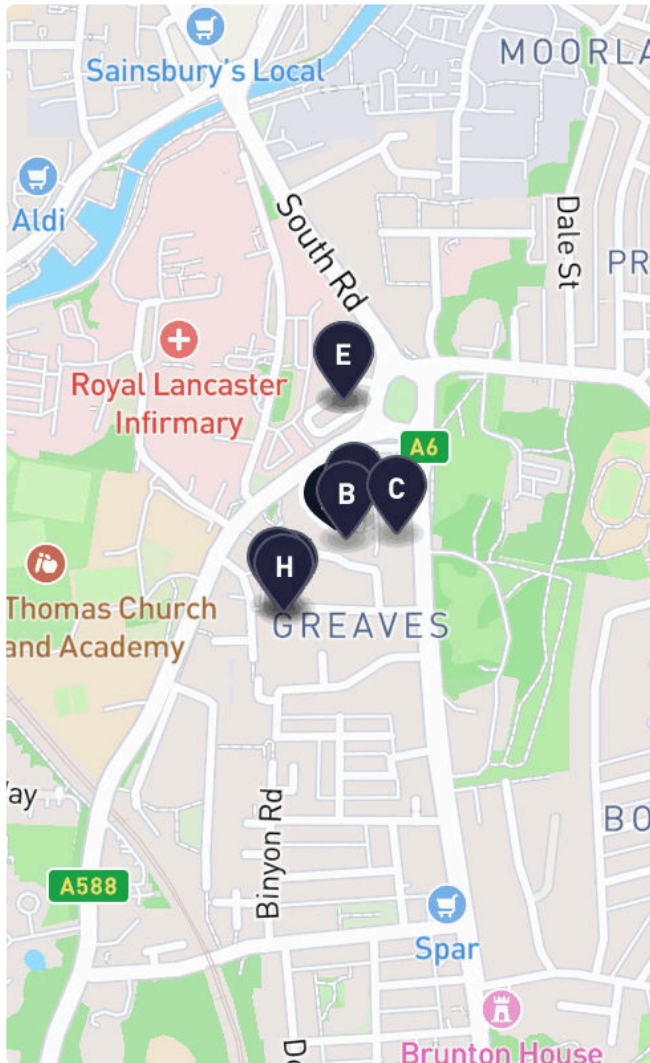
- D** Lancaster Rail Station
0.67 mi • Train station

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

- F** Blackpool International Airport
21 mi • Airport

- G** M6
2.36 mi • Motorway

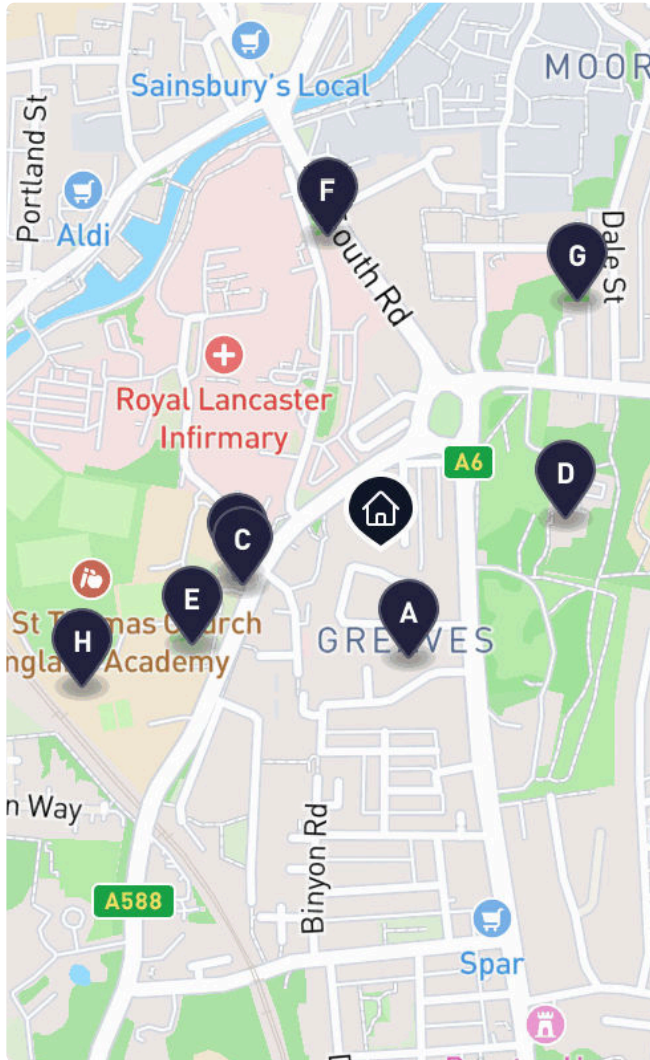
Nearby Planning



A	<p>1 Percy Road Lancaster Lancashire LA1 4UX 121ft </p> <p>Erection of a single storey rear extension and construction of dormer extensions to the front and rear elevations</p> <p>Withdrawn Ref no. 21/00917/FUL 19-08-2021</p>	E	<p>14 Railway Street Lancaster Lancashire LA1 4XA 312ft </p> <p>Proposed lawful development certificate for erection of single storey rear extension</p> <p>Approved Ref no. 22/00526/PLDC 26-04-2022</p>
B	<p>67 Sulby Drive Lancaster Lancashire LA1 4UB 177ft </p> <p>Construction of a raised roof, hip to gable extension and construction of dormer extension to rear elevation</p> <p>Refused Ref no. 24/00015/FUL 23-01-2024</p>	F	<p>33 Sulby Drive Lancaster Lancashire LA1 4UB 443ft </p> <p>Erection of first floor side extension</p> <p>Approved Ref no. 24/01183/FUL 24-10-2024</p>
C	<p>66 Greaves Road Lancaster Lancashire LA1 4UR 262ft </p> <p>Proposed lawful development certificate for the re-sizing and relocation of a first floor window and the replacement and addition of new rooflights</p> <p>Refused Ref no. 25/00393/PLDC 01-04-2025</p>	G	<p>35 Sulby Drive Lancaster Lancashire LA1 4UB 449ft </p> <p>Erection of a part three storey and single storey rear and side extension</p> <p>Approved Ref no. 18/01050/FUL 13-08-2018</p>
D	<p>14 Railway Street Lancaster Lancashire LA1 4XA 312ft </p> <p>Erection of a single storey rear extension</p> <p>Withdrawn Ref no. 22/00046/FUL 17-01-2022</p>	H	<p>33 Sulby Drive Lancaster Lancashire LA1 4UB 459ft </p> <p>Erection of a single storey rear extension, first floor side extension and alterations of land levels</p> <p>Approved Ref no. 18/01290/FUL 08-10-2018</p>



Nearby Listed Buildings



A Grade II - Listed building 538ft

10, GREAVES DRIVE

13/03/95 List entry no: 1290354

B Grade II - Listed building 548ft

ENTRANCE LODGE AT RIPLEY ST THOMAS SCHOOL

18/02/70 List entry no: 1194929

C Grade II - Listed building 551ft

ENTRANCE GATEWAY AT RIPLEY ST THOMAS SCHOOL

18/02/70 List entry no: 1298379

D Grade II - Listed building 640ft

GREAVES PARK

13/03/95 List entry no: 1194933

E Grade II* - Listed building 810ft

CHAPEL OF RIPLEY ST THOMAS SCHOOL

18/02/70 List entry no: 1194928

F Grade II - Listed building 948ft

NURSES' HOME

18/02/70 List entry no: 1194927

G Grade II - Listed building 978ft

BOWERHAM HOUSE

13/03/95 List entry no: 1288525

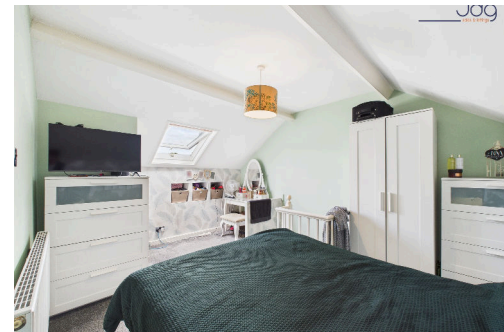
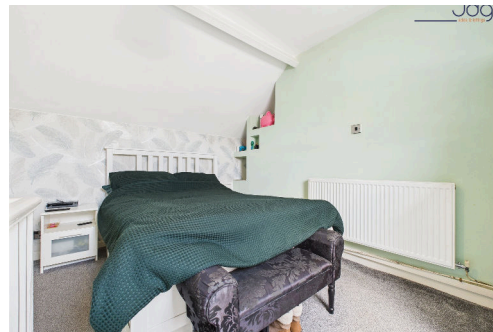
H Grade II - Listed building 1211ft

RIPLEY ST THOMAS'S SCHOOL, ORIGINAL SCHOOL BUILDING

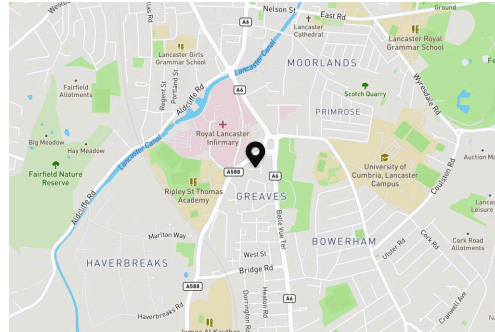
18/02/70 List entry no: 1298380



Property Images



Property Images



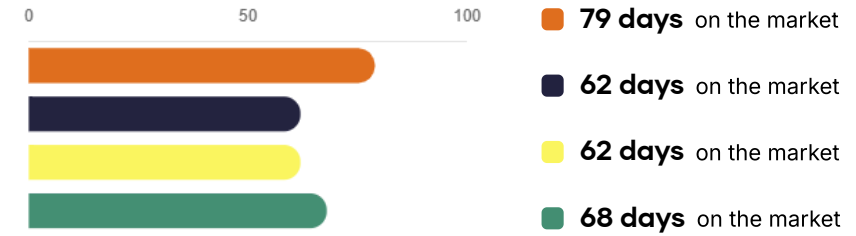
Sales Market Stats



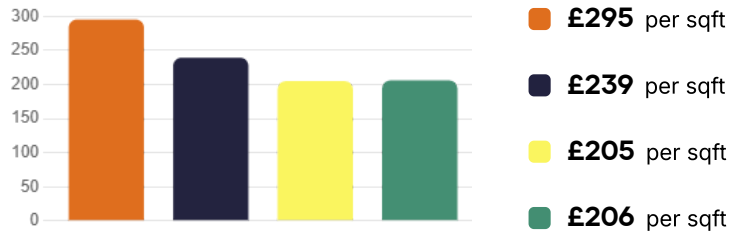
Average house price changes in the last year (Lancaster)

	Jun '24	Sep '24	Dec '24	Mar '25	May 25
Detached	£400k	£400k	£400k	£400k	£400k
Semi-Detached	£229k	£229k	£228k	£228k	£229k
Terraced	£180k	£180k	£179k	£180k	£180k
Flats/Maisonettes	£144k	£143k	£143k	£143k	£143k

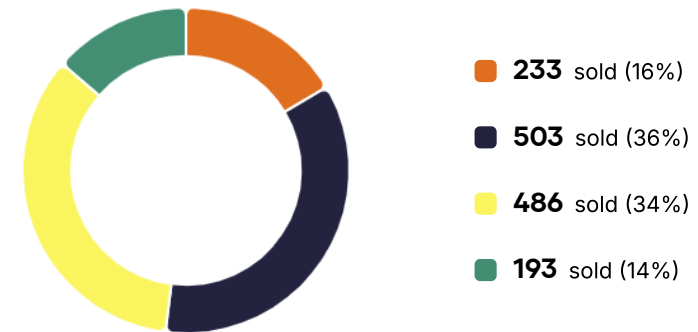
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



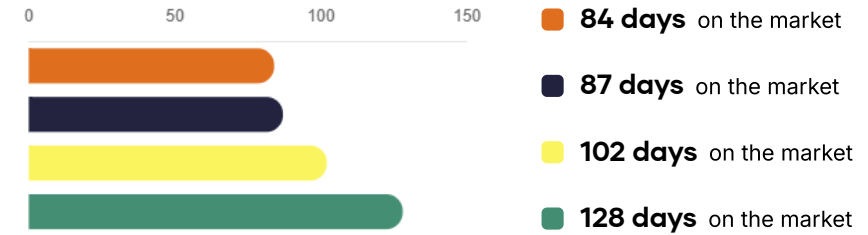
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



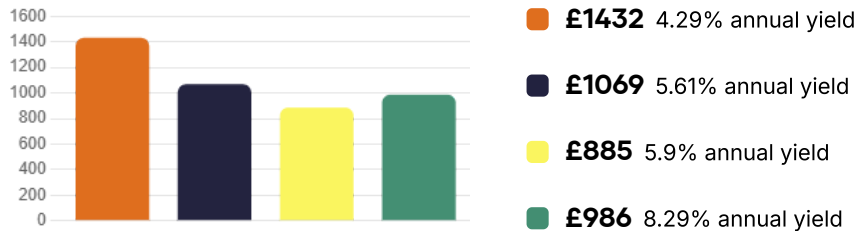
Average rental price changes in the last 12 months (Lancaster)

	Jun 24	Sep 24	Dec 24	Mar 25	May 25
Detached	£1887	£1925	£1450	£3600	
Semi-Detached	£981	£923	£947	£1138	£1069
Terraced	£833	£870	£961	£788	£864
Flats/Maisonettes	£752	£763	£822	£808	£840

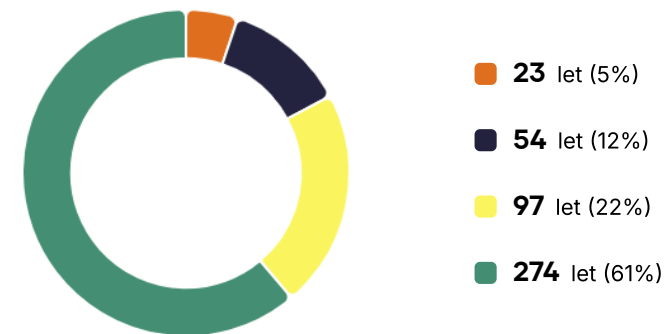
Average time on the rental market (Lancaster)



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

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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