

## Property Report

16 Lune Square Damside Street, Lancaster, LA1 1AH

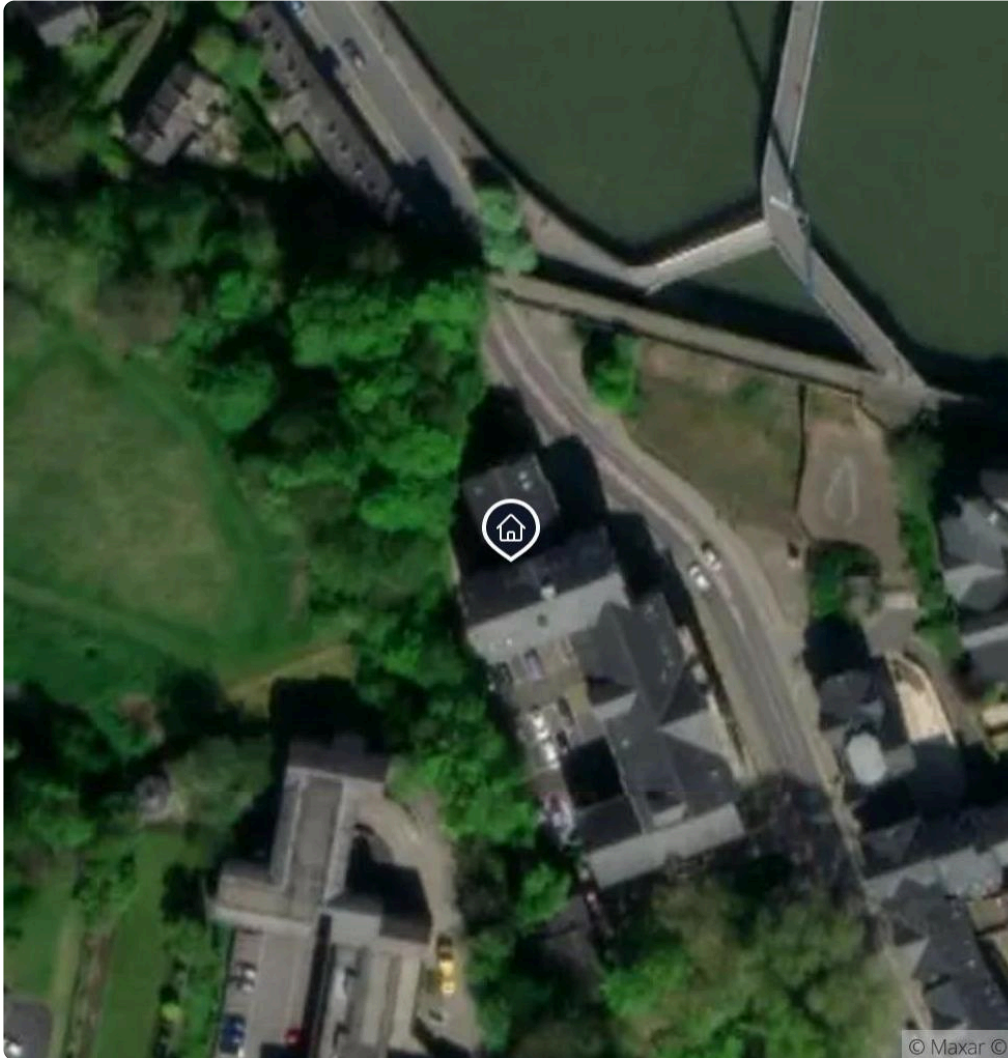
30th June 2025



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Best Estate Agent

Data you can rely on:





Welcome to Lune Square – where city living meets convenience. Just off St George's Quay, this upper ground floor apartment enjoys an elevated outlook and is close to the city centre, train station, and River Lune.

Inside, the open-plan living space features a high-gloss white kitchen with grey stone-effect worktops and a glass breakfast bar. French doors open to a Juliette balcony. The double bedroom is spacious, and the bathroom has a modern white suite with metro tiling. Neutrally decorated and move-in ready.

Built in 2004 by Persimmon Homes  
Upper ground floor with intercom entry  
Electric heating and double glazing  
Council Tax Band A  
No onward chain  
Managed by Estates Management Ltd  
Annual fee: £1450  
Ground rent: £150

## Key Property Information



Estimated market value **£107,500**

Number of bedrooms **1 bedroom**

Floor area **527ft<sup>2</sup>**

Number of bathrooms **1 bathroom**

Plot size **0.32 acres**


Property type **Flats/Maisonettes**

Title number **LA959503**

Year built **2004**

Title number **LAN79840**

### Tenure

 **EPC** Valid to 29/12/2029

### Council tax

Lease type **Leasehold**

Efficiency rating (current) **75 C**

Tax band **Band A**

Lease term **999y 8m**

Efficiency rating (potential) **82 B**

Estimated cost **£1,605 per year**

Lease remaining **978y 1m**

Enviro impact (current) **71 C**

Local authority **Lancaster**

Lease end date **Jan 3003**

Enviro impact (potential) **71 C**

### Utilities

### Build

Mains gas **N/A**

Floor type **To Unheated Space**

Wind turbines **N/A**

Roof type **Other**

Solar panels **N/A**

Wall type **Brick**

Mains fuel type **Electric**

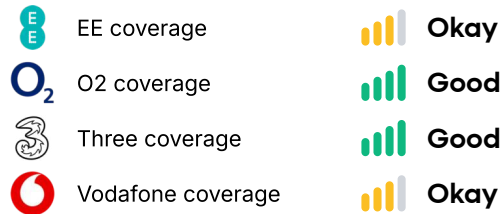
Window type **Double Glazed**

Water **United Utilities**

## Key Property Information



### Mobile coverage



### Broadband coverage



### 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 **Low**

Surface water flood risk **Very low**

### Parking

**None**

### Radon gas

#### High risk (10-30%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## Key Property Information



### Coastal erosion

Great Orme Head to Solway Firth

Feature type **Floodable**

Defence type

Floodable **Yes**

Distance from property **43**

Short term risk

Medium term risk

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Great Orme Head to Solway Firth

Feature type **Floodable**

Defence type

Floodable **Yes**

Distance from property **141**

Short term risk

Medium term risk



### 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

Found

### This property is 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.

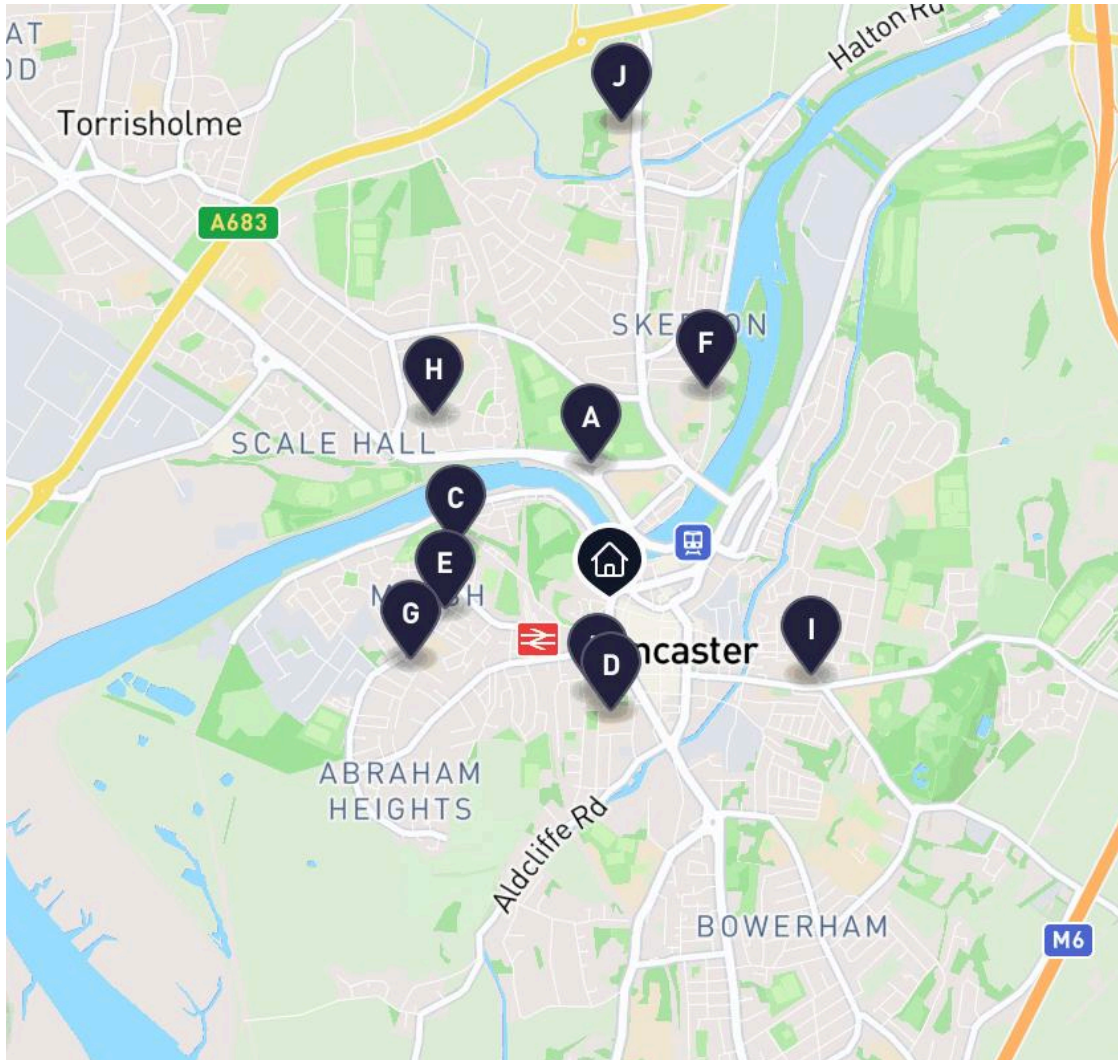
**Environmental Appeal**

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

Our Lady's Catholic College

0.25mi • Secondary

Requires improvement
- B

Lancaster Dallas Road Community Primary School

0.36mi • Primary

Good
- C

Lancaster Independent School For Alternative Learning (Lisal)

0.40mi • Nursery

Good
- D

Lancaster Girls' Grammar School

0.41mi • Secondary

Good
- E

Willow Lane Community Primary School

0.45mi • Primary

Good
- F

Chadwick High School

0.51mi • Pupilreferralunits

Good
- G

Appletree Nursery School

0.59mi • Nursery

Good
- H

The Loyne Specialist School

0.59mi • Nursery

Outstanding
- I

Lancaster Royal Grammar School

0.62mi • Secondary

Good
- J

Beaumont College - A Salutem/Ambito College

1.14mi • Special

Good



- A** Greyhound Bridge, Greyhound Bridge Road  
0.11 mi • Bus stop or station

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- B** Lancaster City Centre Bus Station  
0.14 mi • Bus stop or station

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- C** China Street  
0.17 mi • Bus stop or station

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

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

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- F** Blackpool International Airport  
21 mi • Airport

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- G** M6  
1.88 mi • Motorway

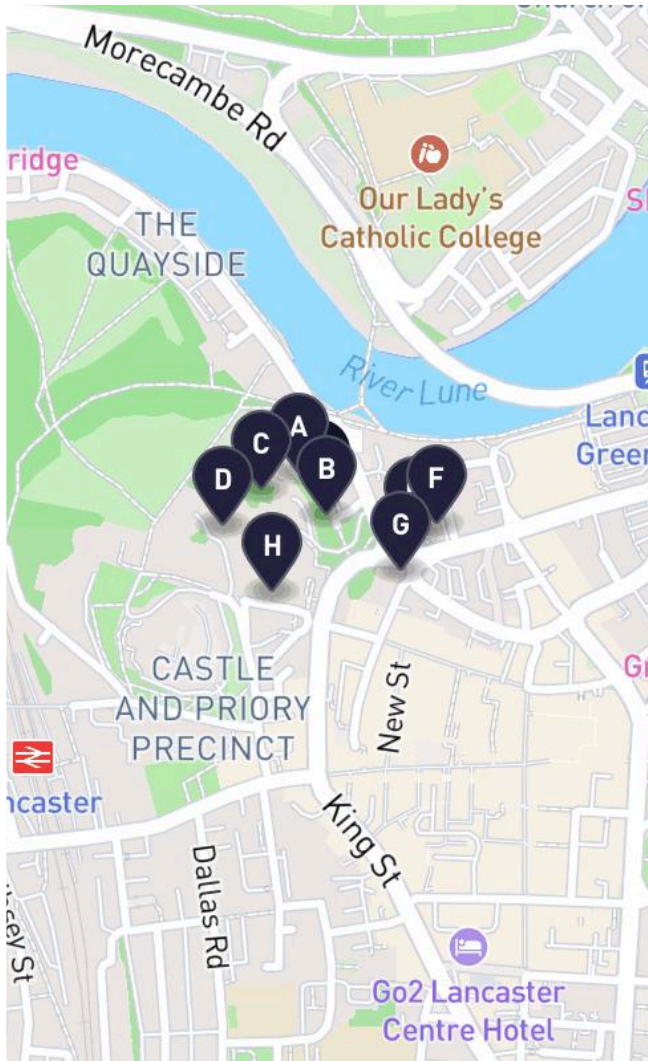
## Nearby Planning



- |  |   |
|--|---|
| <p><b>A</b> 3 St Georges Quay Lancaster Lancashire LA1 1HL 210ft </p> <p>Proposed lawful development certificate for the replacement of roof tiles</p> <p>Approved Ref no. 24/00353/PLDC 02-04-2024</p>                              | <p><b>E</b> Greycourt Mews St Marys Gate Lancaster Lancashire 482ft </p> <p>Conversion of ground floor store rooms to residential accommodation in association with flat one Mews Cottage, installation of new doors behind all existing...</p> <p>Approved Ref no. 23/01483/FUL 21-12-2023</p> |
| <p><b>B</b> 5 St Georges Quay Lancaster Lancashire LA1 1HL 236ft </p> <p>Proposed lawful development certificate for the replacement of roof tiles</p> <p>Approved Ref no. 24/00354/PLDC 02-04-2024</p>                              | <p><b>F</b> 98 Church Street Lancaster Lancashire LA1 1TD 499ft </p> <p>Erection of a single storey rear extension</p> <p>Approved Ref no. 23/00211/FUL 21-02-2023</p>  |
| <p><b>C</b> 9 Waterside Lancaster Lancashire LA1 1AY 295ft </p> <p>Retrospective application to convert existing garage into ancillary living accommodation</p> <p>Approved Ref no. 24/00644/FUL 05-07-2024</p>                      | <p><b>G</b> 98 Church Street Lancaster Lancashire LA1 1TD 538ft </p> <p>Demolition of existing rear lean-to extension and erection of a single storey rear extension</p> <p>Approved Ref no. 17/01544/FUL 15-12-2017</p>  |
| <p><b>D</b> 6 Buoymasters Lancaster Lancashire LA1 1HL 430ft </p> <p>Proposed lawful development certificate for the installation of replacement windows and sliding patio doors</p> <p>Refused Ref no. 25/00365/PLDC 07-04-2025</p> | <p><b>H</b> 9-11 Cable Street Lancaster Lancashire LA1 1HD 574ft </p> <p>Retrospective application for the retention of replacement windows and boarding to the rear</p> <p>Withdrawn Ref no. 17/01467/FUL 12-12-2017</p>   |



## Nearby Listed Buildings

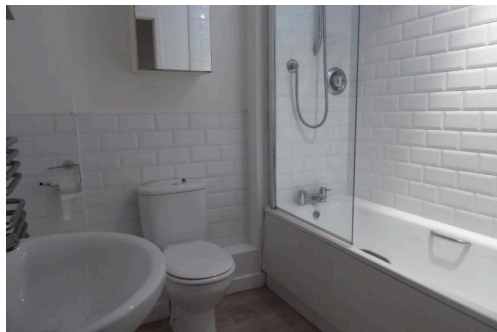
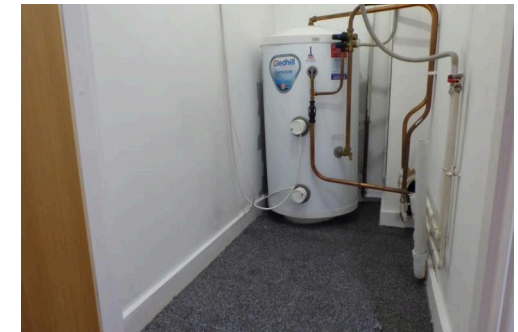


<b>A</b>	Grade II - Listed building WERY WALL 22/12/53	112ft	List entry no: 1195059
<b>B</b>	Grade II - Listed building THE THREE MARINERS PUBLIC HOUSE 18/02/70	233ft	List entry no: 1220003
<b>C</b>	Grade II - Listed building GARDEN HOUSE BEHIND NUMBER 2, GREYCOURT 22/12/53	246ft	List entry no: 1214229
<b>D</b>	Grade II - Listed building FORMER VICARAGE 13/03/95	423ft	List entry no: 1195071
<b>E</b>	Grade II - Listed building 1 AND 3, CABLE STREET 22/12/53	449ft	List entry no: 1194935
<b>F</b>	Grade II - Listed building 5, CABLE STREET 22/12/53	486ft	List entry no: 1220620
<b>G</b>	Grade II - Listed building PYE'S BUILDING 13/03/95	512ft	List entry no: 1194977
<b>H</b>	Grade II - Listed building CHURCH HOUSE 18/02/70	525ft	List entry no: 1194916

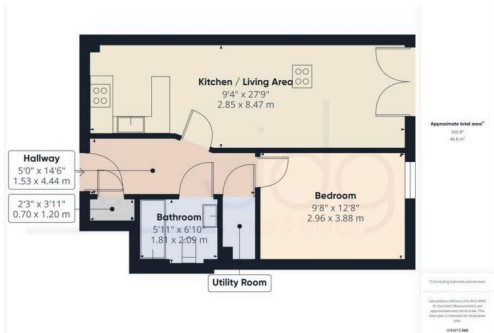
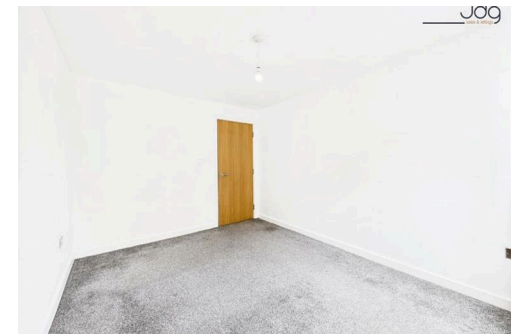
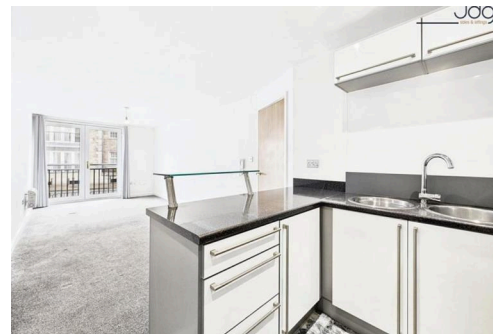
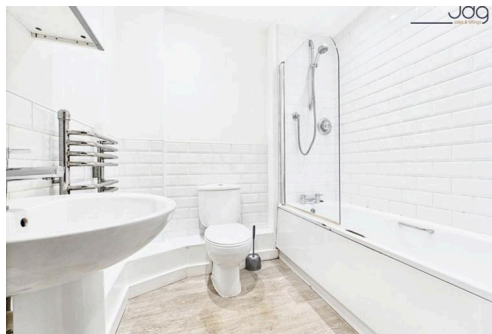
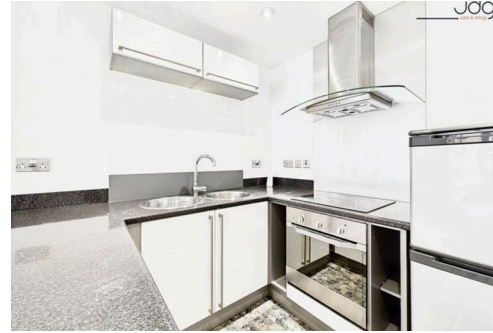




Property images - previous listing



# Property Images

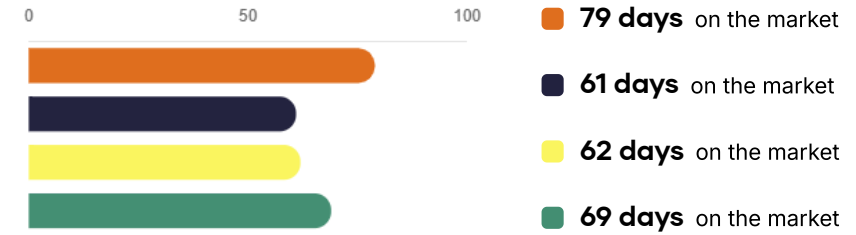




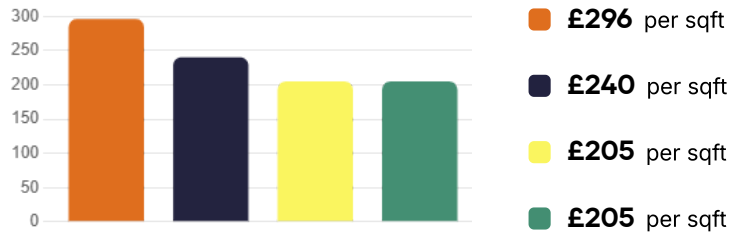
Average house price changes in the last year (Lancaster)

	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

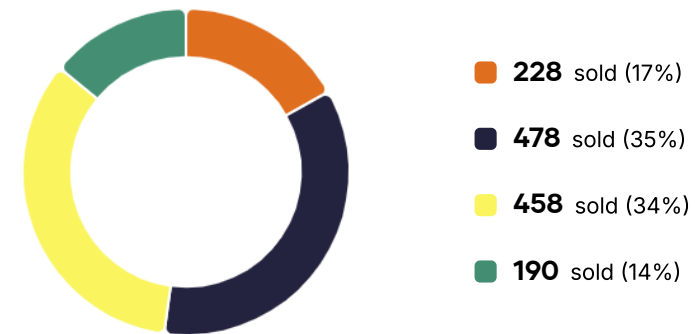
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



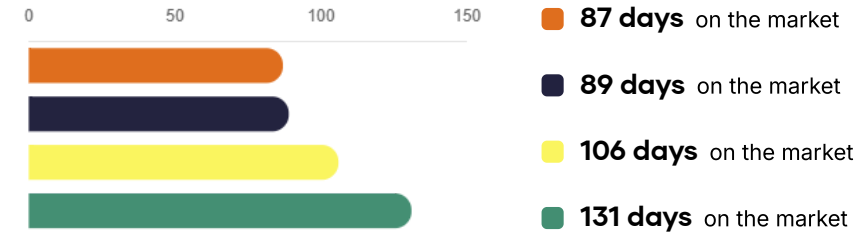
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



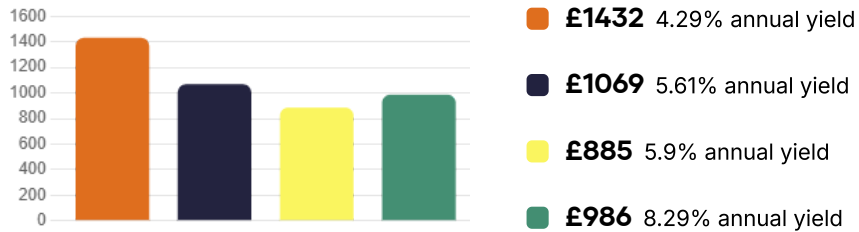
Average rental price changes in the last 12 months (Lancaster)

	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

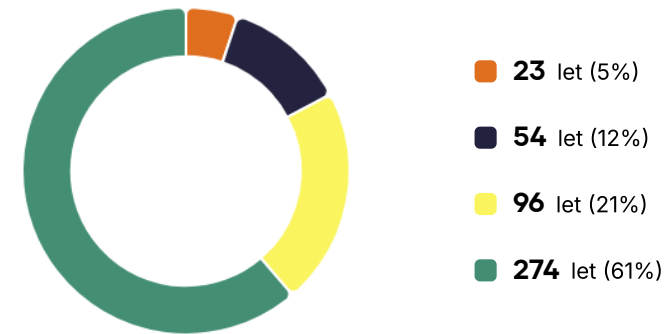
Average time on the rental market (Lancaster)



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

## 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 **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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