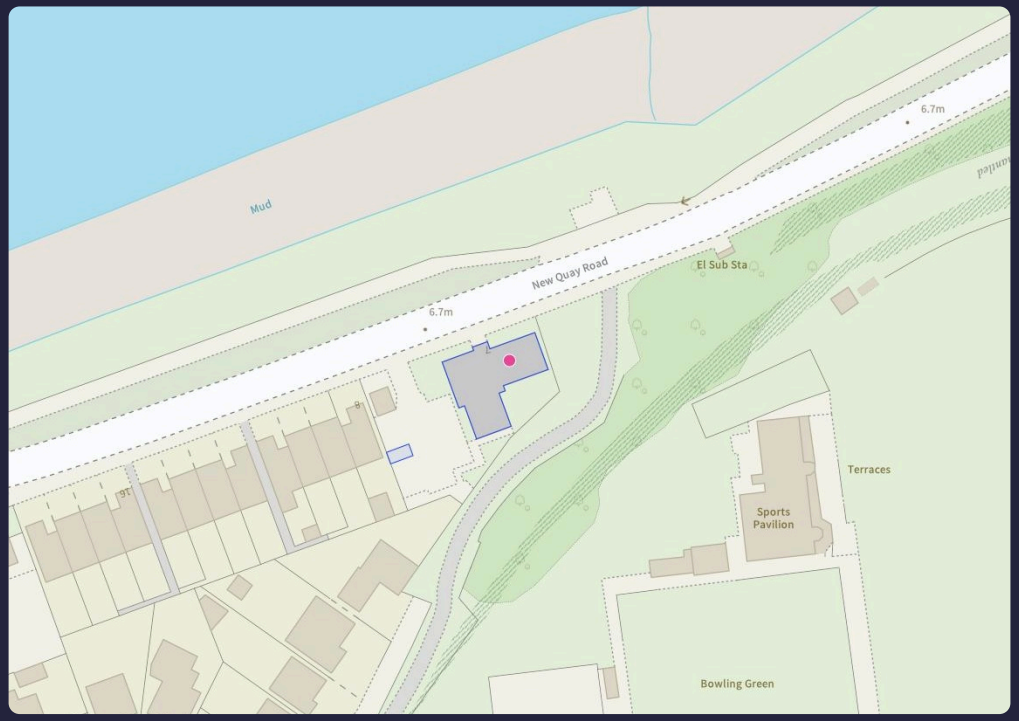


Market Appraisal Report

Flat D, 7 New Quay Road, Lancaster, LA1 5UZ

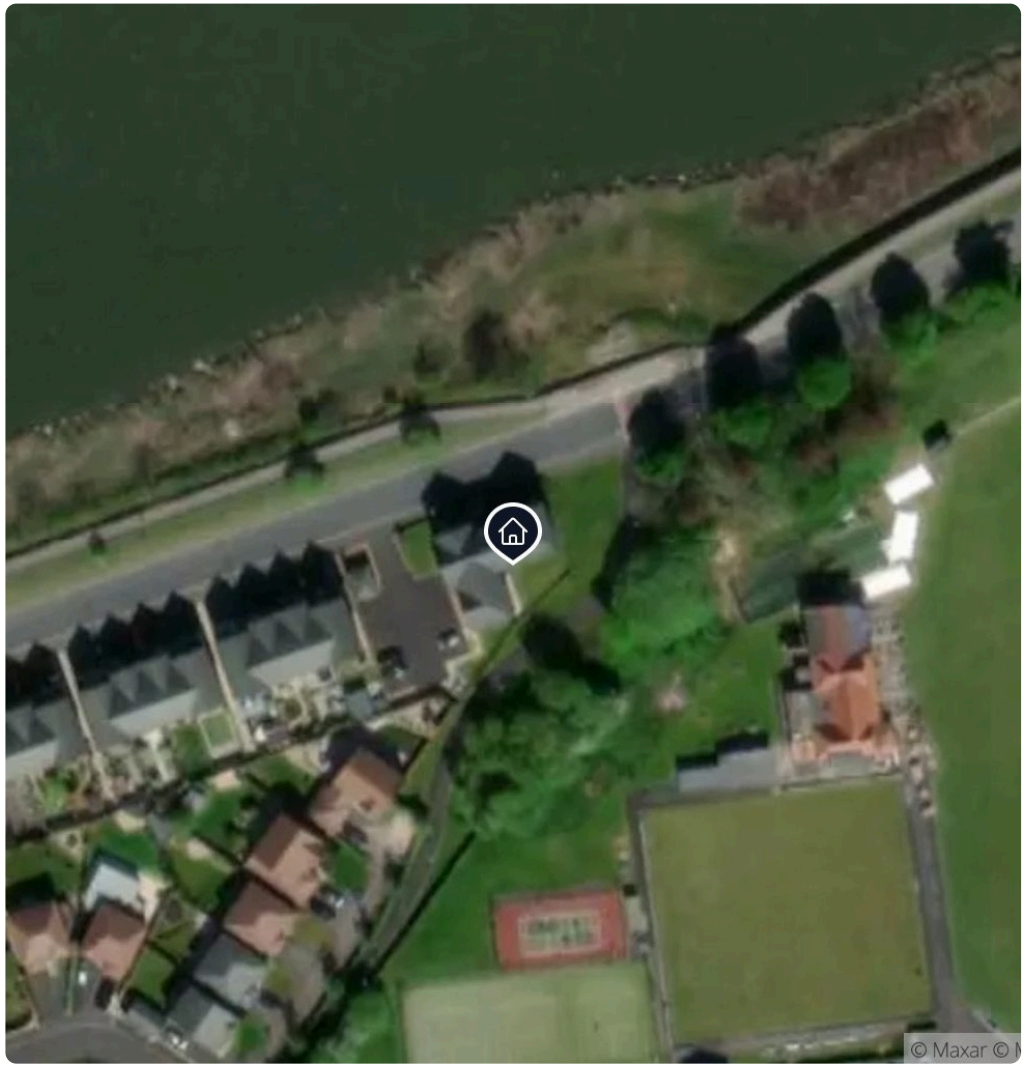
11th September 2025

Winner of the UK's
Best Estate Agent

Data you can rely on:

HM Land Registry · Royal Mail · Ofsted · Ofcom · Office for National Statistics

jdg sales & lettings



New Quay Road offers riverside living by the River Lune, with pleasant walks, pubs, restaurants, and easy access to Lancaster city centre. The quay is within walking distance, Lancaster train station is close by, and the M6 is easily reached.

This first-floor apartment is designed to maximise space and light. The hallway leads to an open-plan lounge, dining and kitchen area with gloss units, integrated appliances, and French doors opening to a Juliet balcony. The double bedroom is neutrally decorated with wood flooring, while the bathroom has a modern three-piece suite with shower over bath and heated towel rail. The home benefits from gas central heating, double glazing, allocated parking, and maintained communal areas.

Key Information

Leasehold, 241 years remaining

Council Tax Band A

Service charge £1,460 (bi-annual)

Ground rent £150 p.a.

Gas central heating & uPVC double glazing

Allocated parking

Key Property Information

Estimated market value	**£140,000**

Number of bedrooms	**1 bedroom**
Number of bathrooms	**1 bathroom**
Property type	**Flats/Maisonettes**
Year built (predicted)	**1930-1975**

Floor area	**506ft^2**
Plot size	**0.06 acres**
Title number	**LAN208103**
Title number	**LAN242769**

Tenure

Lease type	**Leasehold**
Lease term	**250y 2m**
Lease remaining	**241y 11m**
Lease end date	**Jul 2267**

EPC Valid to 26/04/2028

Efficiency rating (current)	**83 B**
Efficiency rating (potential)	**83 B**
Enviro impact (current)	**89 B**
Enviro impact (potential)	**89 B**

Council tax

Tax band	**Band A**
Estimated cost	**£1,605 per year**
Local authority	**Lancaster**

Utilities

Mains gas	**N/A**
Wind turbines	**N/A**
Solar panels	**N/A**
Mains fuel type	**Mains Gas**
Water	**United Utilities**

Build

Floor type	**Other**
Roof type	**Other**
Wall type	**Other**
Window type	**High Performance**

Mobile coverage

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

Broadband coverage

Basic broadband	14mb
Superfast broadband	N/A
Ultrafast broadband	1800mb
Overall broadband	1800mb

Flood risk

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

Parking

Allocated

Coastal erosion

Great Orme Head to Solway Firth

Feature type	**Floodable**
Defence type	
Floodable	**Yes**
Distance from property	**42**
Short term risk	
Medium term risk	

Great Orme Head to Solway Firth

Feature type	**Floodable**
Defence type	
Floodable	**Yes**
Distance from property	**174**
Short term risk	
Medium term risk	

Restrictive covenants

No covenants

This property does not have any 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.

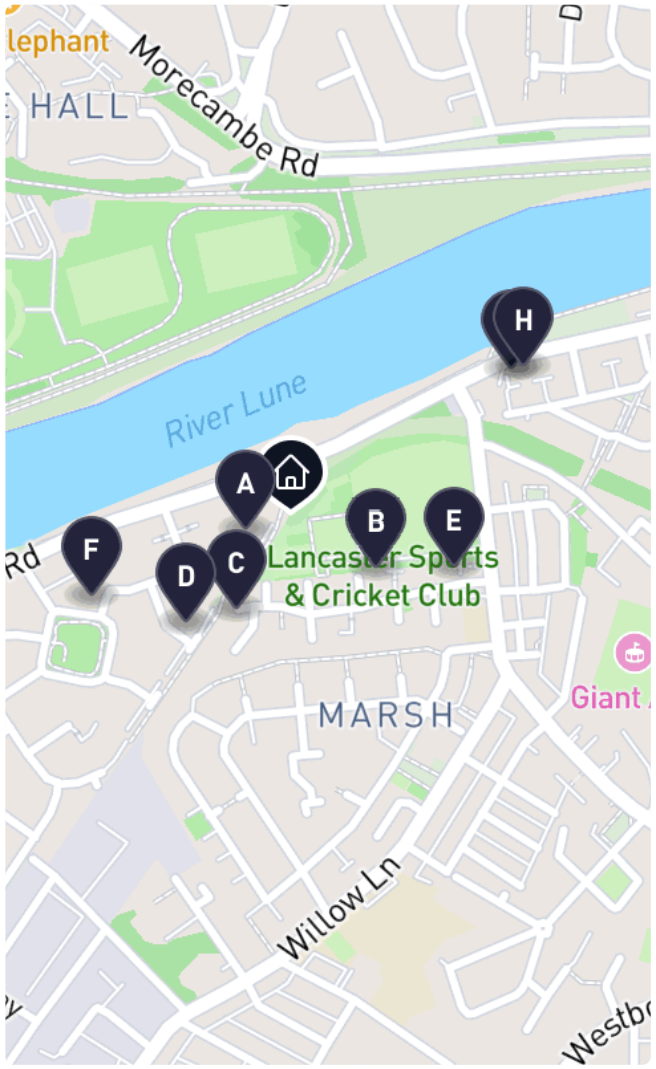
Local Education

A	Lancaster Independent School For Alternative Learning (Lisal) 0.14mi • Nursery	Good
B	Willow Lane Community Primary School 0.23mi • Primary	Good
C	The Loyne Specialist School 0.31mi • Nursery	Outstanding
D	Appletree Nursery School 0.34mi • Nursery	Good
E	Our Lady's Catholic College 0.52mi • Secondary	Requires improvement
F	Lancaster Girls' Grammar School 0.73mi • Secondary	Good
G	Chadwick High School 0.88mi • Pupilreferralunits	Good
H	Morecambe Road School 0.91mi • Special	Good
I	Ripley St Thomas Church Of England Academy 1.13mi • Secondary	Outstanding
J	Beaumont College - A Salutem/Ambito College 1.21mi • Special	Good

Local Transport

- **A** Cricket Club, Lune Road
  0.13 mi • Bus stop or station
- **B** Victoria, Willow Lane
  0.20 mi • Bus stop or station
- **C** Summersgill Rd, Morecambe Road
  0.21 mi • Bus stop or station
- **D** Lancaster Rail Station
  0.47 mi • Train station
- **E** Bare Lane Rail Station
  1.69 mi • Train station
- **F** Blackpool International Airport
  21 mi • Airport
- **G** M6
  2.25 mi • Motorway

Nearby Planning



A 15 Nairn Road Lancaster Lancashire LA1 5UY — 259ft

Erection of a single storey rear extension

Approved — Ref no. 22/00766/FUL — 01-07-2022

B 10 Lloyd Close Lancaster Lancashire LA1 5SS — 449ft

Erection of a two storey side extension

Approved — Ref no. 17/01554/FUL — 21-12-2017

C 4 Cowdrey Mews Lancaster Lancashire LA1 5SW — 518ft

Erection of a two storey front extension and a front porch extension

Approved — Ref no. 22/00895/FUL — 22-07-2022

D 48 Nairn Road Lancaster Lancashire LA1 5UY — 640ft

Erection of single storey rear extension

Approved — Ref no. 19/00276/FUL — 11-03-2019

E 2 Atherton Road Lancaster Lancashire LA1 5SP — 659ft

Erection of a single storey side extension

Approved — Ref no. 17/01485/FUL — 28-12-2017

F 11 Cotton Square Lancaster Lancashire LA1 5US — 814ft

Erection of single storey garage extension to form garden room

Approved — Ref no. 24/00481/FUL — 24-04-2024

G 88 St Georges Quay Lancaster Lancashire LA1 5JU — 840ft

Proposed lawful development certificate for the erection of single storey rear extension

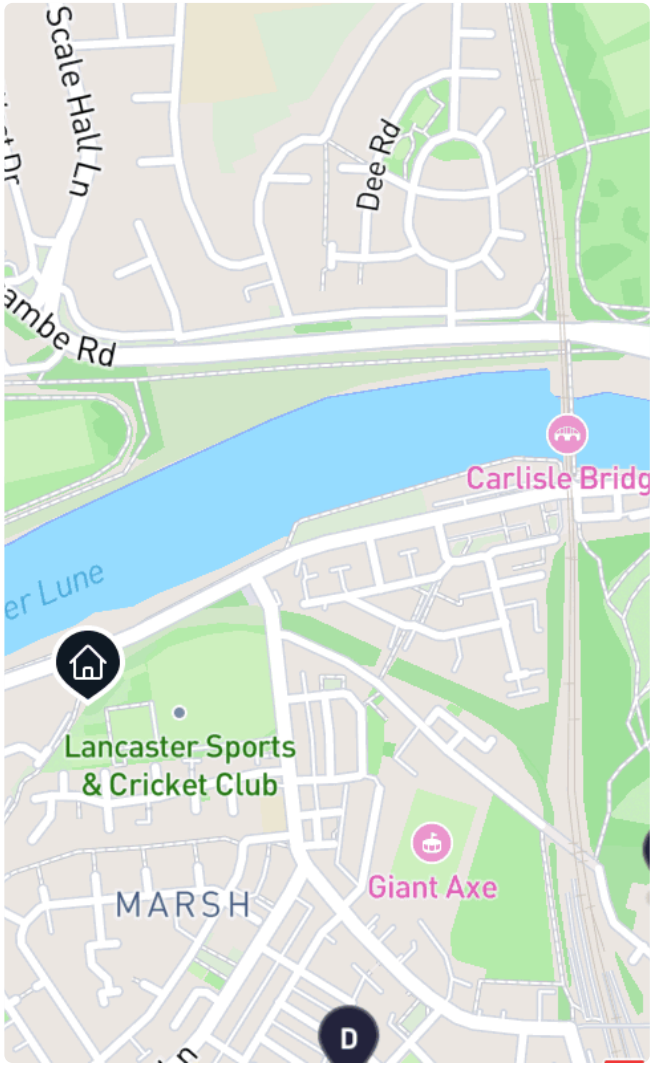
Approved — Ref no. 19/01347/PLDC — 24-10-2019

H 84, 85 & 86 St Georges Quay Lancaster Lancashire LA1 5JU — 883ft

Proposed lawful development certificate for the erection of 3 single storey rear extensions

Approved — Ref no. 19/01334/PLDC — 24-10-2019

Nearby Listed Buildings



A Grade II - Listed building — 1690ft

GATE PIERS APPROXIMATELY 15 METRES EAST OF SCALE HALL

13/03/95 — List entry no: 1211774

B Grade II - Listed building — 1706ft

GATE PIERS APPROXIMATELY 5 METRES SOUTH WEST OF SCALE HALL

13/03/95 — List entry no: 1194976

C Grade II - Listed building — 1706ft

SCALE HALL

22/12/53 — List entry no: 1298365

D Grade II - Listed building — 1729ft

THREE COLUMNS ADJOINING THE SOUTHERN CORNER OF NUMBER 14 (NANTYR)

13/03/95 — List entry no: 1298330

E Grade II - Listed building — 2146ft

36-37, ST GEORGES QUAY

18/02/70 — List entry no: 1195084

F Grade II - Listed building — 2165ft

35, ST GEORGES QUAY

18/02/70 — List entry no: 1288858

G Grade II - Listed building — 2188ft

4-6, HILLSIDE

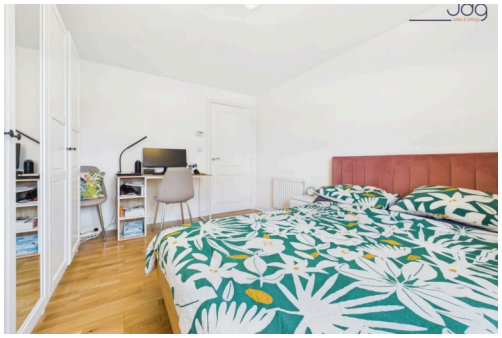
18/02/70 — List entry no: 1290264

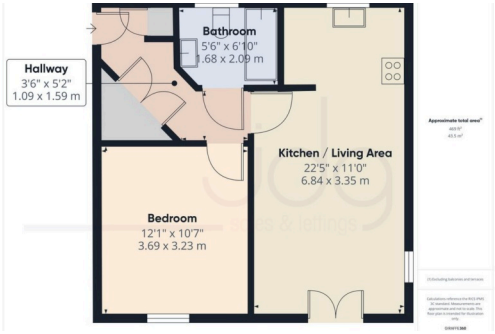
H Grade II - Listed building — 2192ft

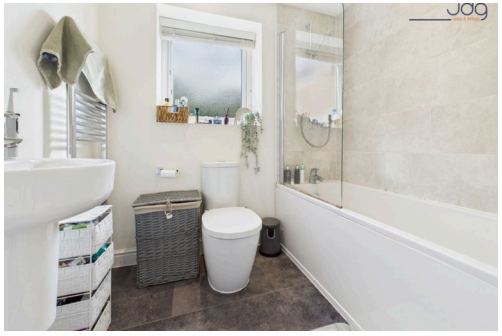
34, ST GEORGES QUAY

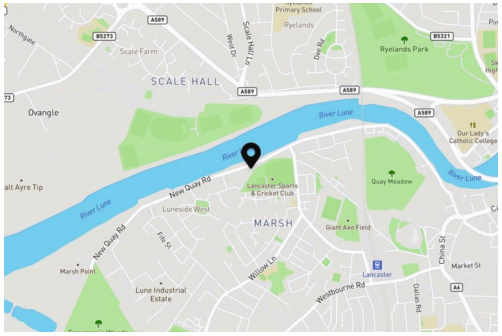
18/02/70 — List entry no: 1298308

Property Images







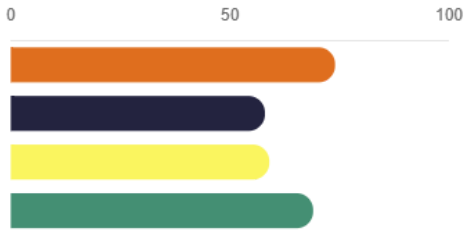


Property Images

Average house price changes in the last year (Lancaster)

	Sep '24	Dec '24	Mar '25	Jun '25	Aug 25
Detached	£485k	£480k	£475k	£445k	£450k
Semi-Detached	£270k	£270k	£265k	£250k	£250k
Terraced	£217k	£216k	£214k	£202k	£202k
Flats/Maisonettes	£165k	£164k	£161k	£152k	£152k

Average time on the market (Lancaster)



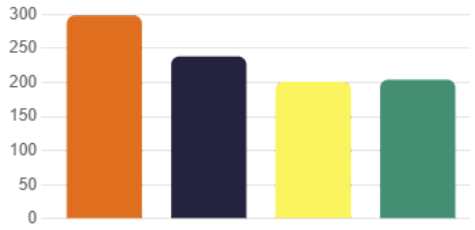
74 days on the market

58 days on the market

59 days on the market

69 days on the market

Average price per sqft (Lancaster)



£298 per sqft

£238 per sqft

£201 per sqft

£204 per sqft

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

180 sold (16%)

409 sold (37%)

366 sold (33%)

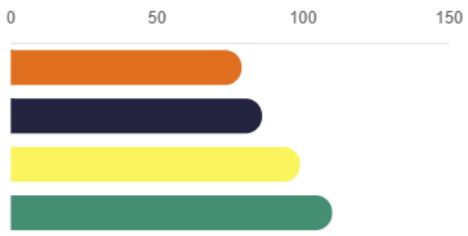
148 sold (13%)

Detached · Semi-Detached · Terraced · Flats/Maisonettes

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

	Sep 24	Dec 24	Mar 25	Jun 25	Aug 25
Detached	£1925	£1450	£3600	£1320	
Semi-Detached	£923	£947	£1138	£1183	£1210
Terraced	£870	£961	£788	£854	£895
Flats/Maisonettes	£763	£822	£808	£819	£750

Average time on the rental market (Lancaster)



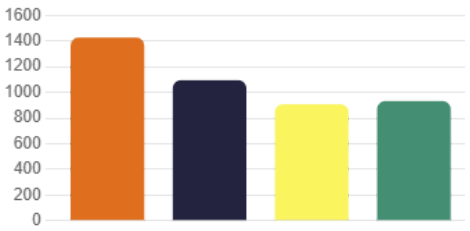
79 days on the market

86 days on the market

99 days on the market

110 days on the market

Average rental yield (Lancaster)



£1427 3.82% annual yield

£1094 5.21% annual yield

£907 5.38% annual yield

£932 7.36% annual yield

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

20 let (4%)

63 let (13%)

99 let (21%)

287 let (61%)

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!

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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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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