

## Property Report

1 Belmont Close, Lancaster, LA1 2SH

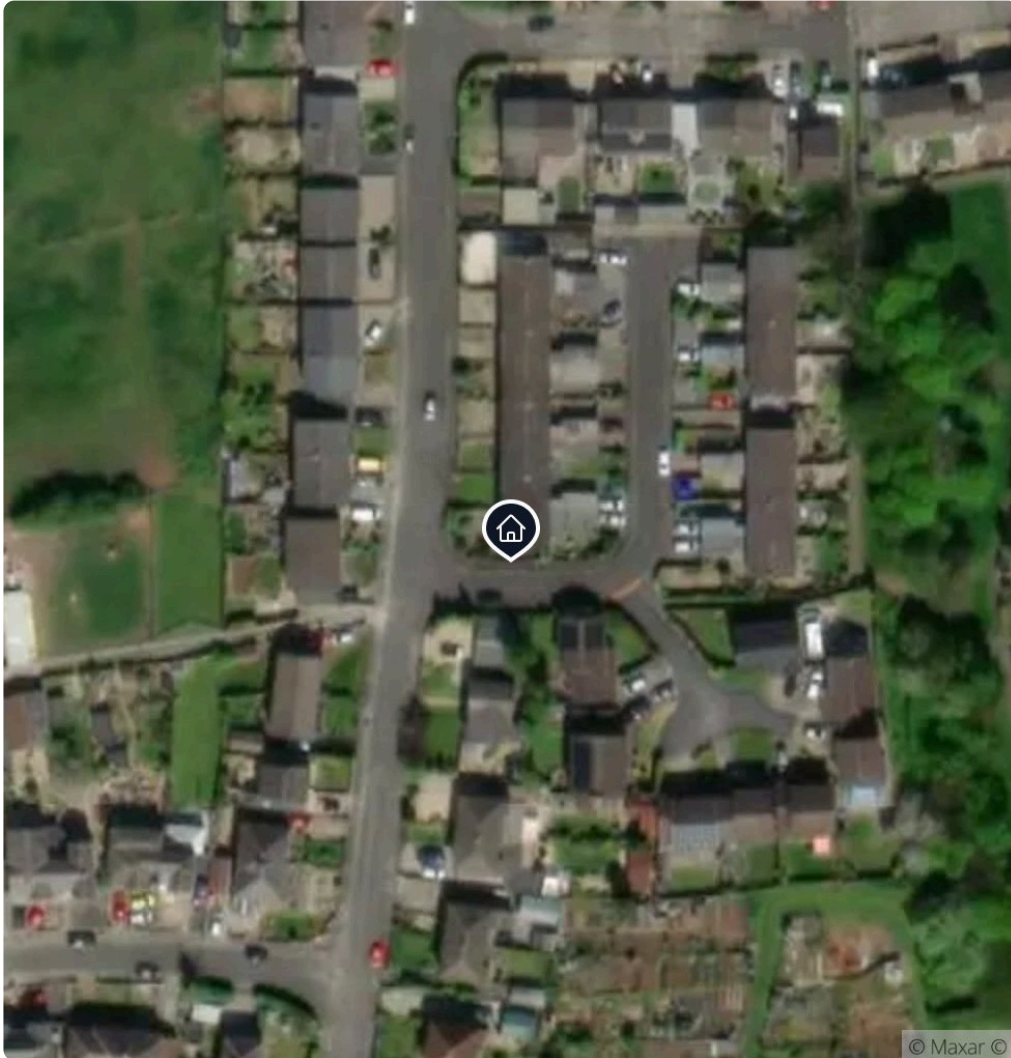
12th September 2025



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Tucked away off Watery Lane in North Lancaster, Belmont Close offers a peaceful setting with Barly Cop Woods and the historic aqueduct nearby, plus quick links to the city, Bay Gateway and M6. This well-maintained 1970 family home opens with a hallway leading to a front dining room with hardwood flooring and a spacious lounge with sliding doors to the garden and a gas fire. The fitted kitchen is practical for family use. A standout feature is the garage conversion, now a ground-floor bedroom with a quality wet room – perfect for a relative, teenager or home office. Upstairs are three further bedrooms, one with built-in wardrobes, plus a tiled family bathroom and ample storage. The generous corner plot features landscaped gardens with raised beds, patios and a driveway. Extra highlights include full double glazing, a modern combi boiler (serviced 2025), freehold tenure, Council Tax Band B, EPC C, driveway parking and built-in storage throughout.

## Key Property Information



Estimated market value	<b>£250,000</b>	Number of bedrooms	<b>3 bedrooms</b>	Floor area	<b>1,152ft<sup>2</sup></b>
		Number of bathrooms	<b>1 bathroom</b>	Plot size	<b>0.06 acres</b>
		Property type	<b>Terraced</b>	Title number	<b>LA965812</b>
		Year built	<b>1967-1975</b>		
<hr/>					
<b>Tenure</b>		<b>EPC</b> Valid to 27/05/2024		<b>Council tax</b>	
Lease type	<b>Freehold</b>	Efficiency rating (current)	<b>71 C</b>	Tax band	<b>Band B</b>
		Efficiency rating (potential)	<b>83 B</b>	Estimated cost	<b>£1,873 per year</b>
		Enviro impact (current)	<b>70 C</b>	Local authority	<b>Lancaster</b>
		Enviro impact (potential)	<b>82 B</b>		
<hr/>					
<b>Utilities</b>		<b>Build</b>			
Mains gas	<b>Yes</b>	Floor type	<b>Suspended</b>		
Wind turbines	<b>N/A</b>	Roof type	<b>Pitched</b>		
Solar panels	<b>N/A</b>	Wall type	<b>Brick</b>		
Mains fuel type	<b>Mains Gas</b>	Window type	<b>Double Glazed</b>		
Water	<b>United Utilities</b>				

## 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>5mb</b>
Superfast broadband	<b>54mb</b>
Ultrafast broadband	<b>10000mb</b>
Overall broadband	<b>10000mb</b>

### 🚁 Air traffic noise

No registered disturbance from air traffic noise

### 🌳 Tree preservation orders

No registered tree preservation orders on this property.

### 🏠 Flood risk

Rivers and sea flood risk	<b>Very low</b>
Surface water flood risk	<b>Very low</b>

### 🚗 Parking

**Driveway**



### 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.




 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.

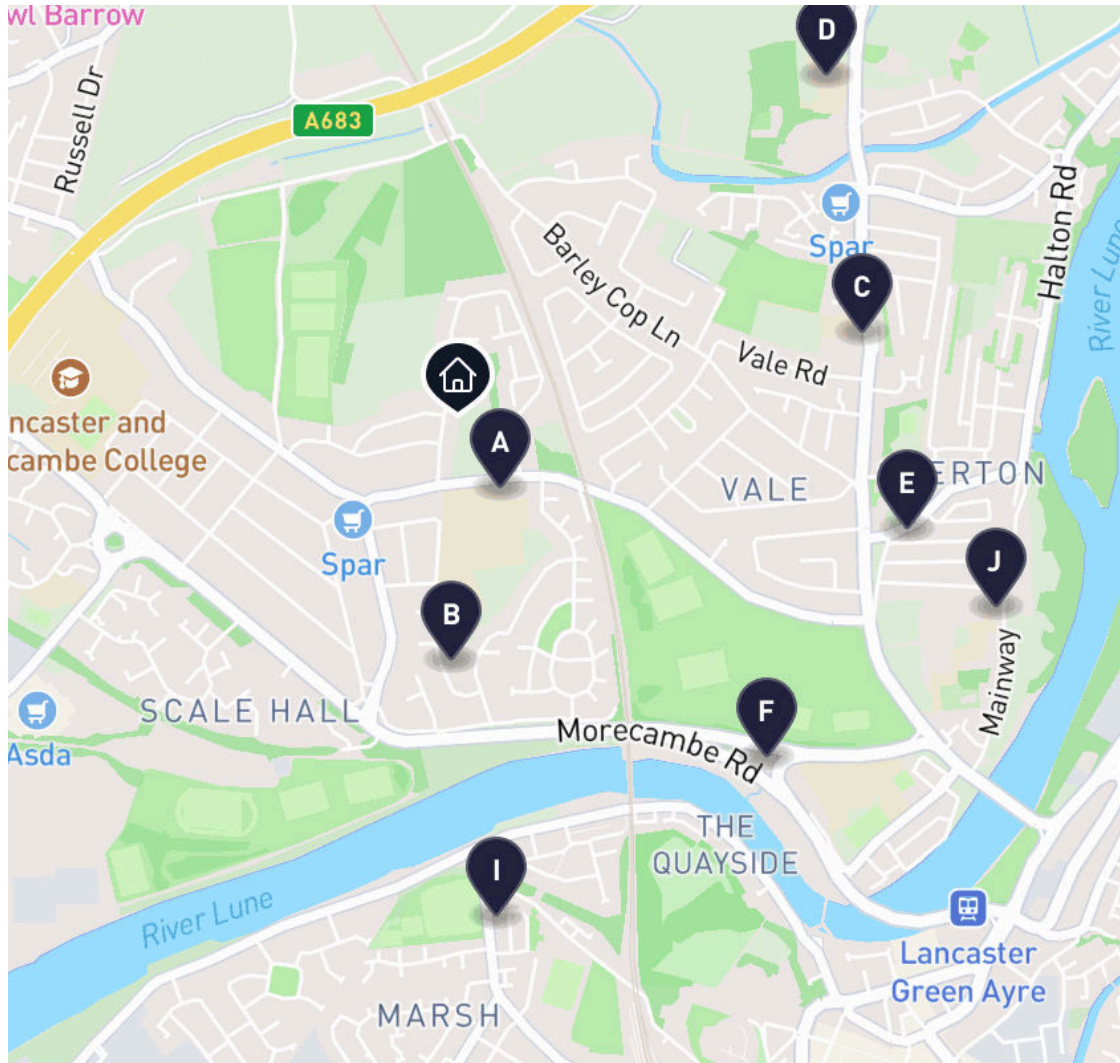
**Environmental Appeal**

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
Lancaster Ryelands Primary School
Good
- B
The Loyne Specialist School
Outstanding
- C
Skerton St Luke's Church Of England Primary School
Good
- D
Beaumont College - A Salutem/Ambito College
Good
- E
St Josephs Catholic Primary School, Lancaster
Requires improvement
- F
Our Lady's Catholic College
Requires improvement
- G
Morecambe And Heysham Grosvenor Park Primary School
Good
- H
Morecambe Road School
Good
- I
Lancaster Independent School For Alternative Learning (Lisal)
Good
- J
Chadwick High School
Good



- A** Belmont Close  
0.03 mi • Bus stop or station

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- B** Whernside Road  
0.04 mi • Bus stop or station

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- C** John Kay Court  
0.10 mi • Bus stop or station

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

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

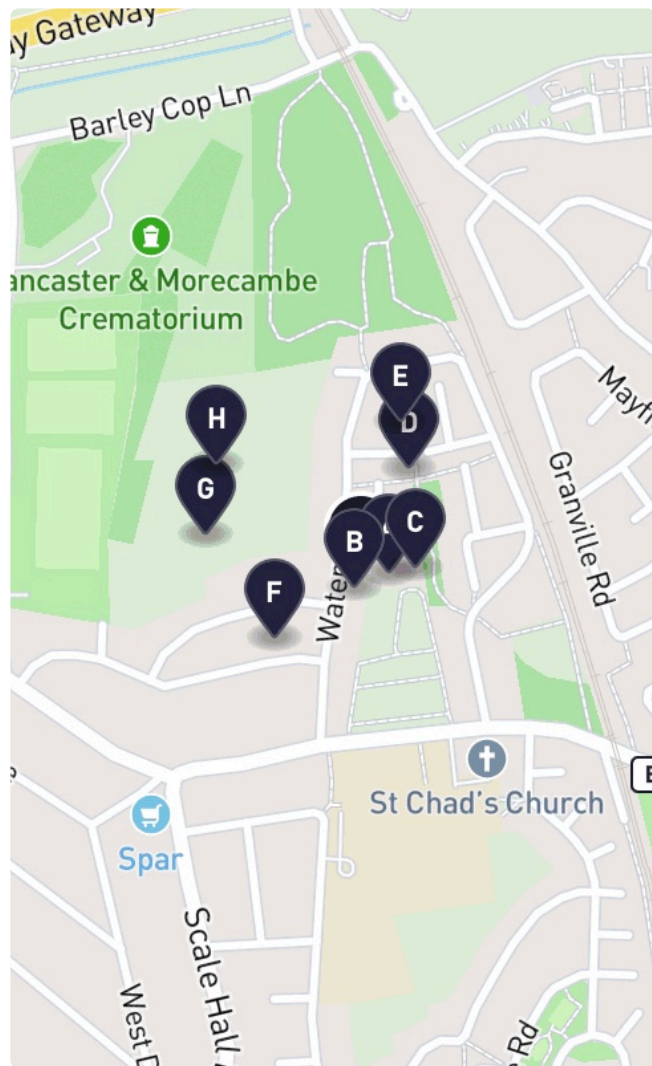
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- F** Blackpool International Airport  
22 mi • Airport

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- G** M6  
1.85 mi • Motorway

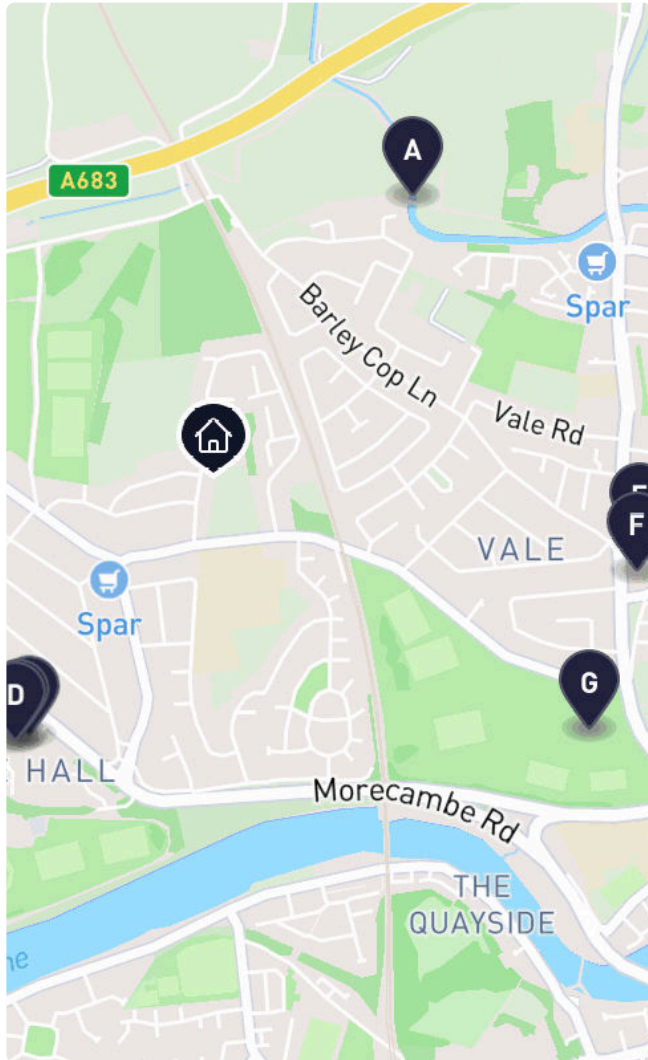
## Nearby Planning



- |  |   |
|--|---|
| <p><b>A</b> 6 East View Court Lancaster Lancashire LA1 2SP 194ft </p> <p>Erection of single storey front and rear extension</p> <p>Approved Ref no. 20/00754/FUL 20-07-2020</p>  | <p><b>E</b> 11 Malham Close Lancaster Lancashire LA1 2SJ 384ft </p> <p>Partial conversion of existing garage to utility room and erection of a single storey rear extension</p> <p>Approved Ref no. 21/01387/FUL 09-11-2021</p>   |
| <p><b>B</b> 34 Watery Lane Lancaster Lancashire LA1 2SQ 217ft </p> <p>Erection of single storey rear extension</p> <p>Approved Ref no. 25/00201/FUL 20-02-2025</p>   | <p><b>F</b> 6 Ingleborough Road Lancaster Lancashire LA1 2TB 492ft </p> <p>Erection of single storey extension to side and rear</p> <p>Approved Ref no. 21/01145/FUL 13-09-2021</p>   |
| <p><b>C</b> 3 East View Court Lancaster Lancashire LA1 2SP 240ft </p> <p>Erection of a first floor extension over existing garage, demolition of existing conservatory and erection of a replacement single storey side extension and erectio...</p> <p>Approved Ref no. 23/00804/FUL 14-09-2023</p> | <p><b>G</b> Land North Of Whernside Road Watery Lane Lancaster Lancashire 535ft </p> <p>Erection of 8 dwellings with associated access</p> <p>Validated Ref no. 25/00513/FUL 21-05-2025</p>   |
| <p><b>D</b> 14 Malham Close Lancaster Lancashire LA1 2SJ 259ft </p> <p>Erection of single storey front extension to porch/garage, construction of pitched roof to existing attached garage and erection of single storey rear...</p> <p>Approved Ref no. 24/00169/FUL 09-02-2024</p>                 | <p><b>H</b> Land North Of Whernside Road Watery Lane Lancaster 541ft </p> <p>Demolition of existing dwelling and erection of 78 dwellings (C3) with associated vehicular and pedestrian access, internal roads, footpaths and...</p> <p>Refused Ref no. 20/01442/FUL 01-02-2021</p> |



## Nearby Listed Buildings



- |   |  |
|---|--|
| <p><b>A</b> Grade II - Listed building 2136ft </p> <p>HAMMERTON HALL BRIDGE (NUMBER 111)</p> <p>07/11/83 List entry no: 1298373</p>                         | <p><b>E</b> Grade II - Listed building 3038ft </p> <p>CHURCH OF ST JOSEPH</p> <p>13/03/95 List entry no: 1298370</p>                       |
| <p><b>B</b> Grade II - Listed building 2457ft </p> <p>GATE PIERS APPROXIMATELY 15 METRES EAST OF SCALE HALL</p> <p>13/03/95 List entry no: 1211774</p>      | <p><b>F</b> Grade II - Listed building 3081ft </p> <p>DACRELANDS</p> <p>18/02/70 List entry no: 1194926</p>                                |
| <p><b>C</b> Grade II - Listed building 2513ft </p> <p>SCALE HALL</p> <p>22/12/53 List entry no: 1298365</p>   | <p><b>G</b> Grade II - Listed building 3314ft </p> <p>RYELANDS HOUSE</p> <p>18/02/70 List entry no: 1212160</p>                            |
| <p><b>D</b> Grade II - Listed building 2543ft </p> <p>GATE PIERS APPROXIMATELY 5 METRES SOUTH WEST OF SCALE HALL</p> <p>13/03/95 List entry no: 1194976</p> | <p><b>H</b> Grade II - Listed building 3337ft </p> <p>LANCASTER CANAL FOLLY BRIDGE (NUMBER 112)</p> <p>07/11/83 List entry no: 1165945</p> |





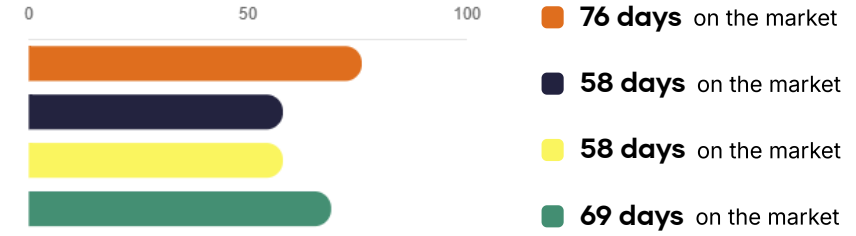




Average house price changes in the last year (Lancaster)

	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

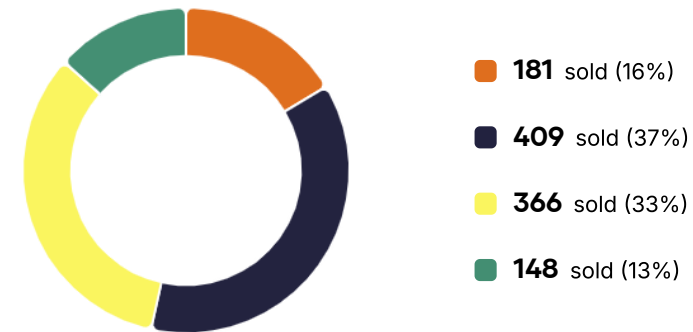
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



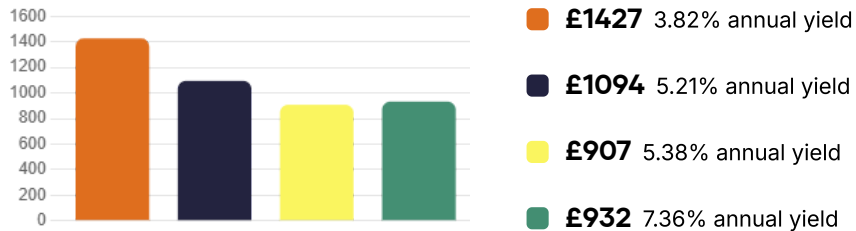
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



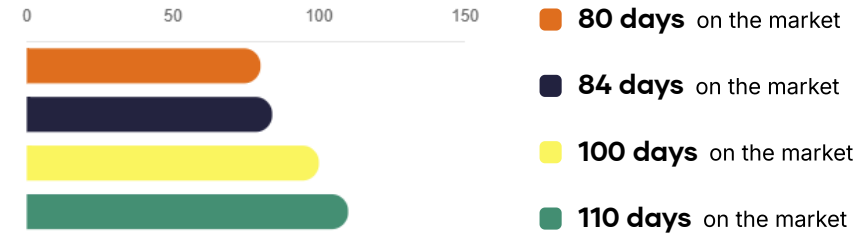
Average rental price changes in the last 12 months (Lancaster)

	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	£749

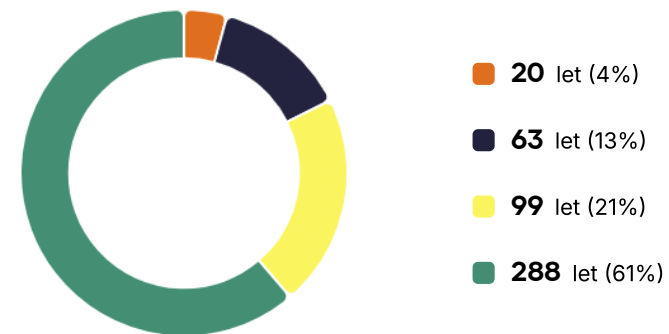
Average rental yield (Lancaster)



Average time on the rental market (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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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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