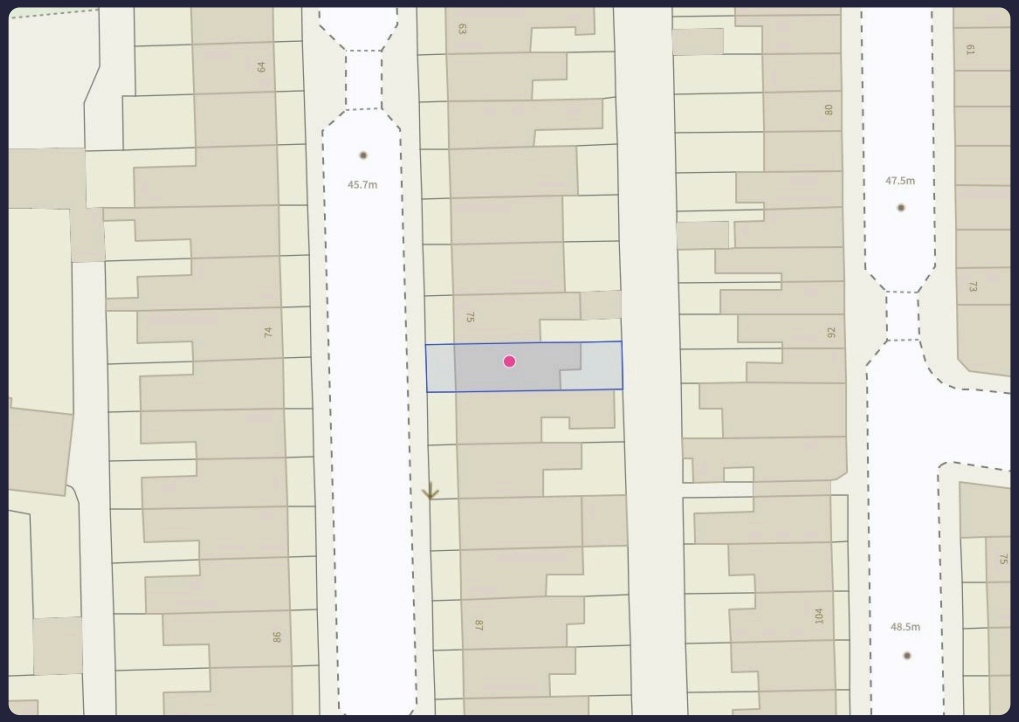


Buyers Report

77 Dale Street, Lancaster, LA1 3AP

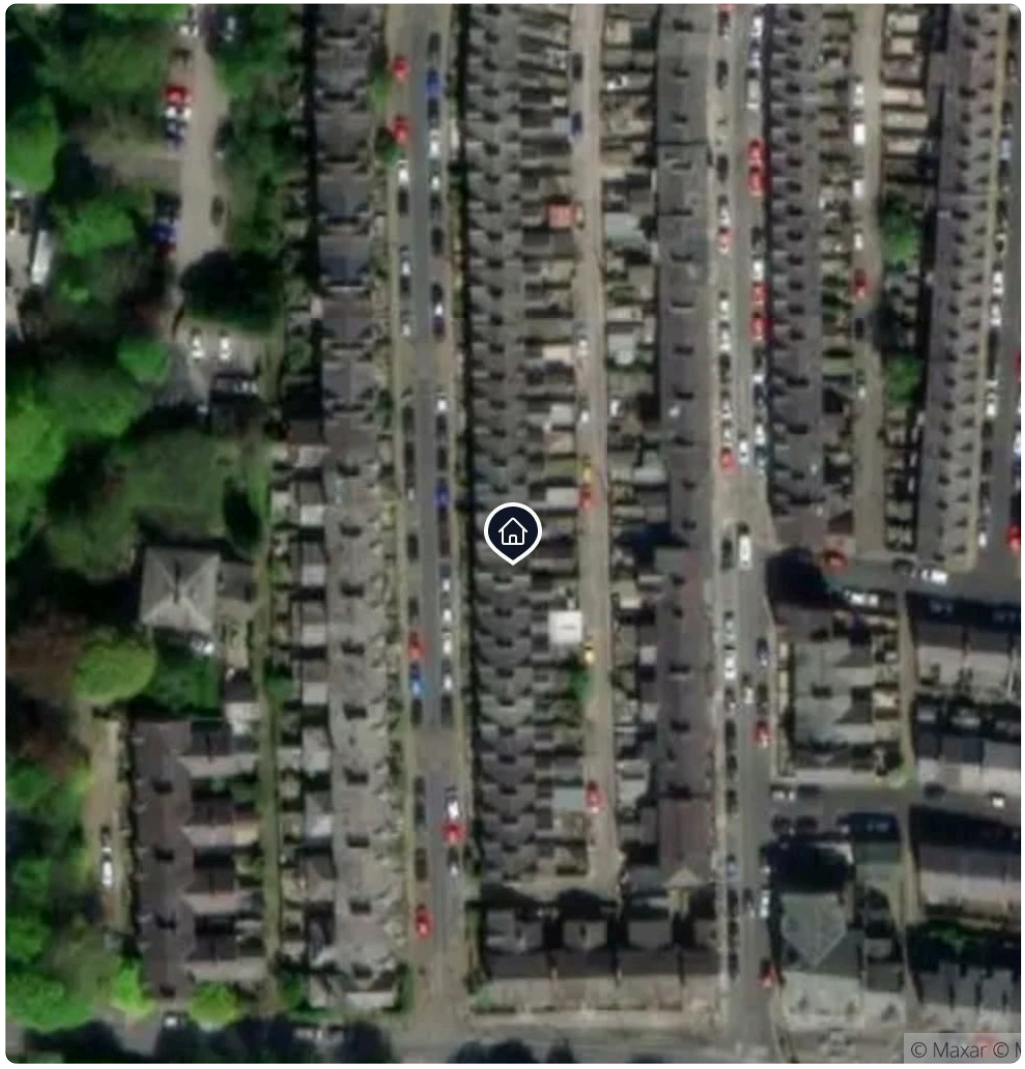
3rd November 2025

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



Located in the popular Primrose area of South Lancaster, Dale Street is within walking distance of the city centre, University of Cumbria, and local shops, cafés, and schools. The area is well served by public transport, with the train station and canal paths close by.

This stone-fronted mid-terrace offers great potential for buyers seeking a renovation project near the city. Arranged over four levels including a cellar, it was originally a three-bedroom home and has been reconfigured to provide two spacious bedrooms and an extra reception area. The ground floor features a bay-fronted lounge, rear reception room, compact kitchen, and ground-floor shower room. The cellar, accessed from the front, offers power and light. Upstairs are a large first-floor bedroom, shower room, and a generous top-floor bedroom.

Externally there's an enclosed rear yard with a fire escape. Gas central heating, roof repairs completed, freehold, Council Tax Band B, and no onward chain.

Key Property Information

Estimated market value	**£225,000**

Number of bedrooms	**4 bedrooms**
Number of bathrooms	**2 bathrooms**
Property type	**Terraced**
Year built (predicted)	**Pre-1929**

Floor area	**1,335ft^2**
Plot size	**0.02 acres**
Title number	**LAN171810**

Tenure

Lease type	**Leasehold**
Lease term	**Unknown**
Lease remaining	**Unknown**
Lease end date	**Unknown**

EPC

No EPC available

Council tax

Local authority	**Lancaster**

Utilities

Mains gas	**Unknown**
Wind turbines	**Unknown**
Solar panels	**Unknown**
Mains fuel type	**Unknown**
Water	**Unknown**

Build

Ask your agent for details

Mobile coverage

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

Broadband coverage

Basic broadband	15mb
Superfast broadband	67mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est)

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

Off road parking	No (AI predicted)

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

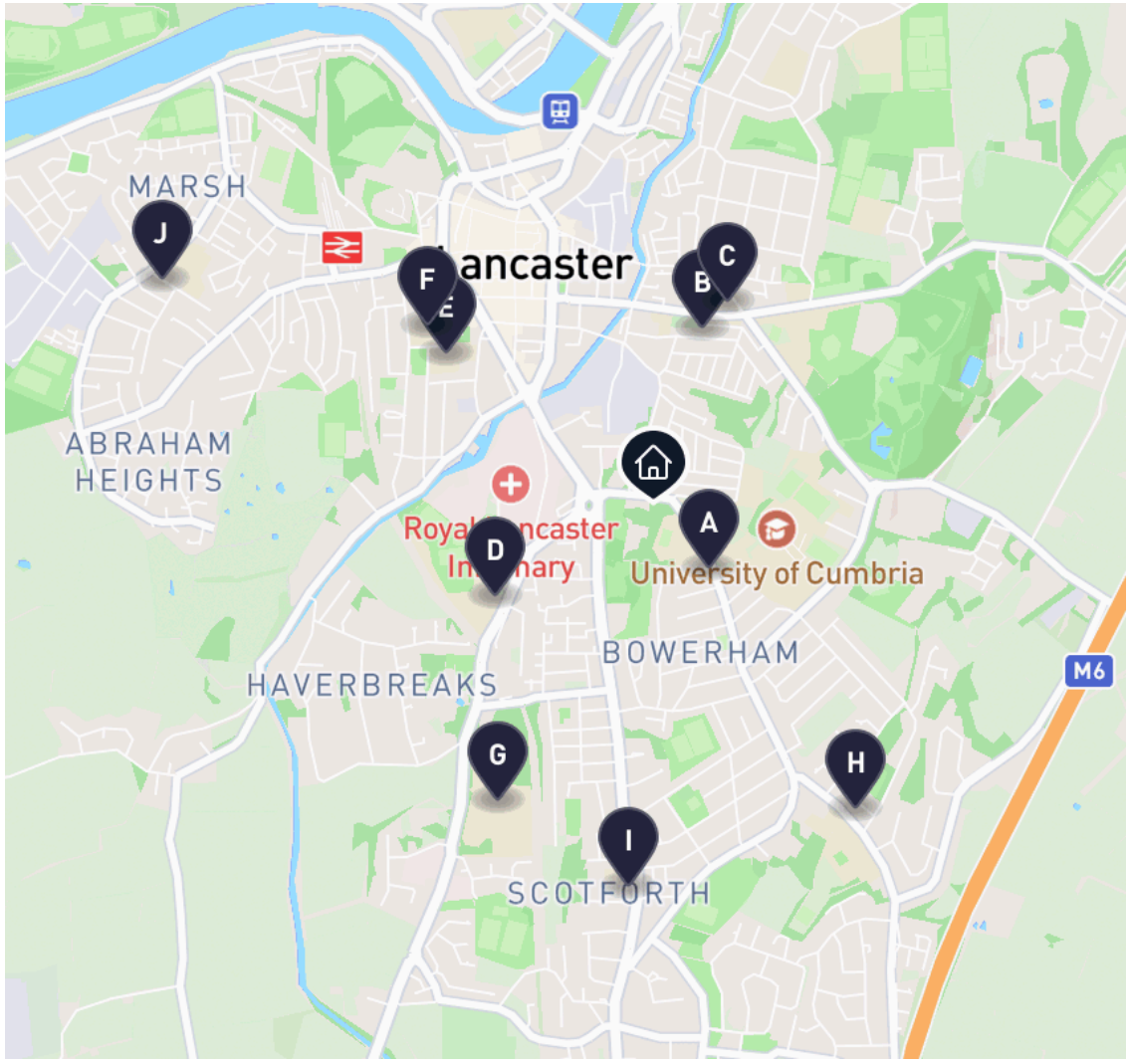
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

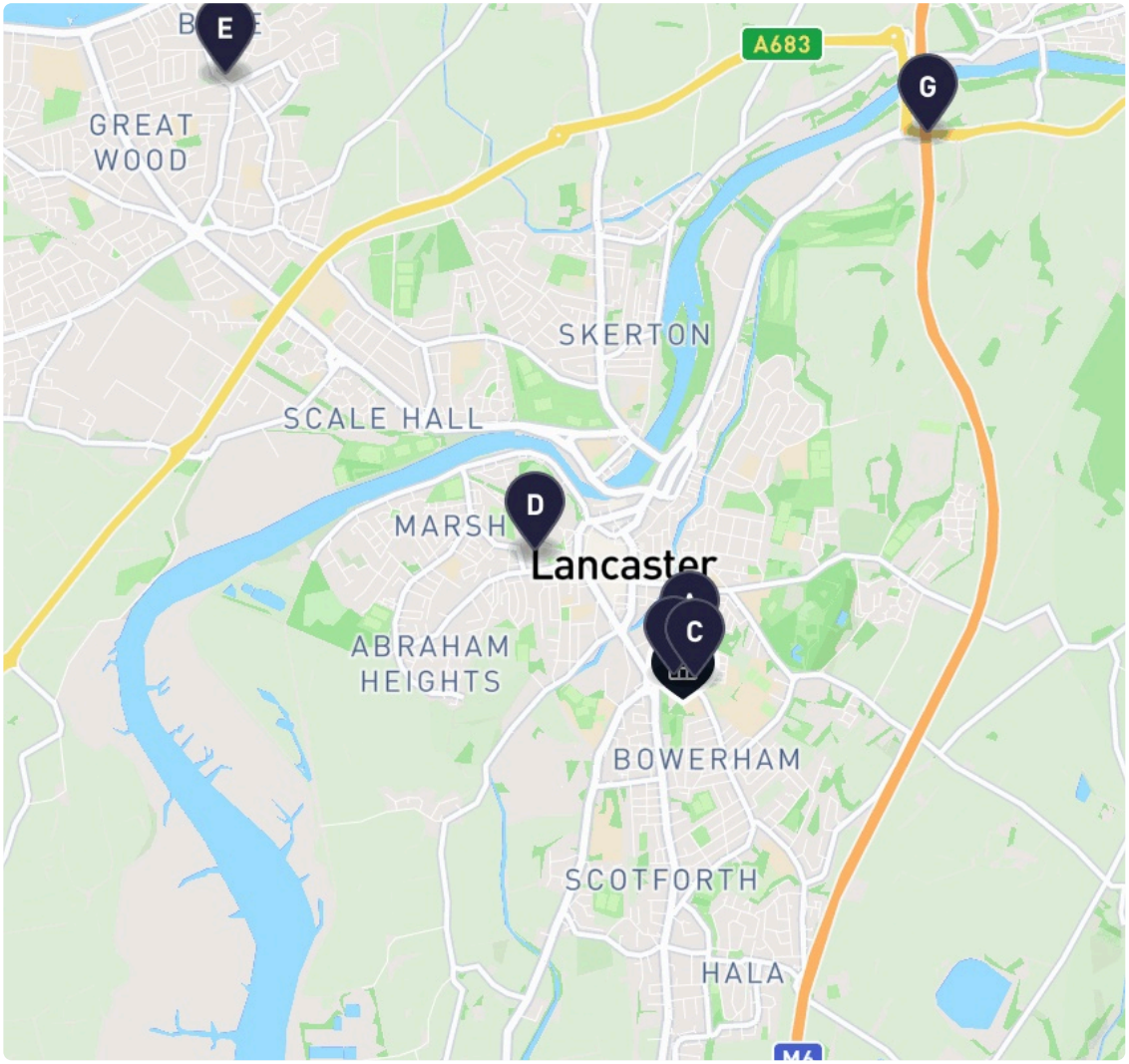
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



A	Bowerham Primary & Nursery School 0.23mi • Nursery	Good
B	The Cathedral Catholic Primary School, Lancaster 0.26mi • Primary	Good
C	Lancaster Royal Grammar School 0.32mi • Secondary	Good
D	Ripley St Thomas Church Of England Academy 0.39mi • Secondary	Outstanding
E	Lancaster Girls' Grammar School 0.43mi • Secondary	Good
F	Lancaster Dallas Road Community Primary School 0.49mi • Primary	Good
G	Jamea Al Kauthar 0.70mi • Independent	Good
H	Stepping Stones School 0.75mi • Pupilreferralunits	Outstanding
I	Scotforth St Paul's Church Of England Primary And Nursery School 0.80mi • Nursery	Good
J	Appletree Nursery School 0.97mi • Nursery	Good

Local Transport



- **A** Eastham Street
  0.05 mi • Bus stop or station
- **B** Greaves Park, Bowerham Road
  0.07 mi • Bus stop or station
- **C** Park Hotel, Bowerham Road
  0.08 mi • Bus stop or station
- **D** Lancaster Rail Station
  0.68 mi • Train station
- **E** Bare Lane Rail Station
  2.77 mi • Train station
- **F** Blackpool International Airport
  21 mi • Airport
- **G** M6
  2.16 mi • Motorway

Nearby Planning

A 110 Prospect Street Lancaster Lancashire LA1 3BH — 154ft

Erection of a 5.97 metre deep, single storey rear extension with a maximum roof height of 3.95 metres and a maximum eaves heights of 2.98 metres

Approved — Ref no. 21/00628/PAH — 17-05-2021

B 68 Prospect Street Lancaster Lancashire LA1 3BJ — 167ft

Erection of a single storey rear extension

Approved — Ref no. 17/01463/FUL — 23-11-2017

C 59 Prospect Street Lancaster Lancashire LA1 3BL — 187ft

Proposed lawful development certificate for erection of single storey rear extension

Approved — Ref no. 24/00250/PLDC — 29-02-2024

D 114 Prospect Street Lancaster Lancashire LA1 3BH — 190ft

Erection of a 3.928 metre deep, single storey rear extension with a maximum roof height of 2.795 metres and a maximum eaves height of 2.725 metres

Approved — Ref no. 19/00825/PAH — 27-06-2019

E 51 Dale Street Lancaster Lancashire LA1 3AP — 203ft

Existing lawful development certificate for a 7-bed house in multiple occupation (sui generis)

Refused — Ref no. 21/01111/ELDC — 01-09-2021

F 51 Dale Street Lancaster Lancashire LA1 3AP — 203ft

Existing Lawful Development Certificate for a 7-bedroom house in multiple occupation (sui generis)

Withdrawn — Ref no. 21/01326/ELDC — 28-10-2021

G 20 Hope Street Lancaster Lancashire LA1 3BQ — 338ft

Demolition of existing garage and erection of a two storey rear extension

Approved — Ref no. 20/01196/FUL — 28-10-2020

H Baldrand Veterinary Practice Bowerham Road Lancaster Lancashire LA1 3AJ — 367ft

Erection of a single storey side extension

Refused — Ref no. 19/01130/FUL — 02-09-2019

Nearby Listed Buildings

A Grade II - Listed building — 174ft

BOWERHAM HOUSE

13/03/95 — List entry no: 1288525

B Grade II - Listed building — 797ft

GREAVES PARK

13/03/95 — List entry no: 1194933

C Grade II - Listed building — 1060ft

NURSES' HOME

18/02/70 — List entry no: 1194927

D Grade II - Listed building — 1112ft

THE BARRACKS, WHITE CROSS

18/02/70 — List entry no: 1298329

E Grade II - Listed building — 1342ft

ROYAL LANCASTER INFIRMARY (ORIGINAL BUILDING)

13/03/95 — List entry no: 1194932

F Grade II - Listed building — 1378ft

CATHEDRAL SCHOOL INCLUDING ATTACHED WALL, RILINGS AND DOORWAY

13/03/95 — List entry no: 1219944

G Grade II - Listed building — 1394ft

ST WALBURGA'S CONVENT

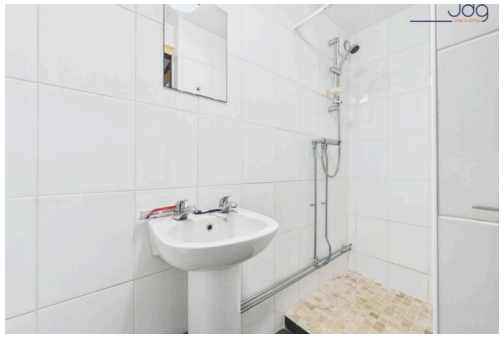
13/03/95 — List entry no: 1298382

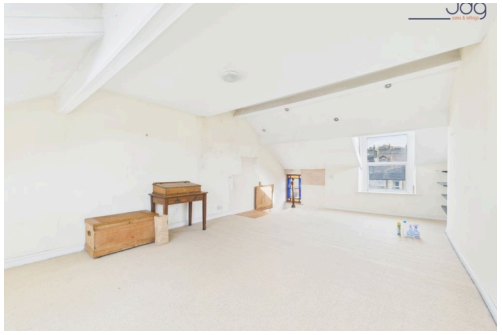
H Grade II - Listed building — 1414ft

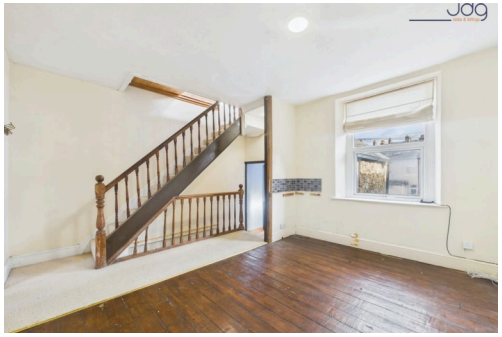
CATHEDRAL HOUSE

13/03/95 — List entry no: 1195053

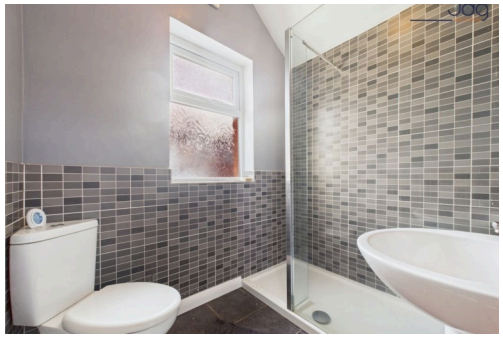
Property Images

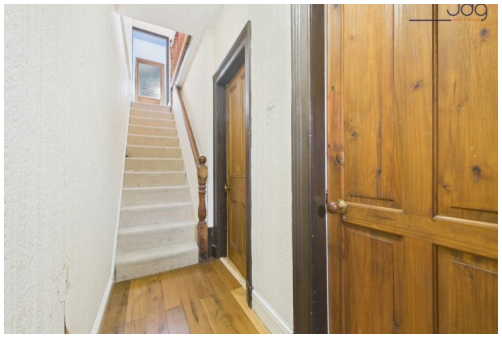






Property Images

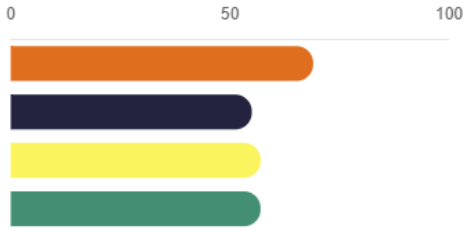




Average house price changes in the last year (Lancaster)

	Nov '24	Feb '25	May '25	Aug '25	Oct 25
Detached	£455k	£440k	£445k	£450k	£450k
Semi-Detached	£255k	£247k	£250k	£250k	£255k
Terraced	£202k	£196k	£199k	£200k	£201k
Flats/Maisonettes	£154k	£149k	£151k	£151k	£152k

Average time on the market (Lancaster)



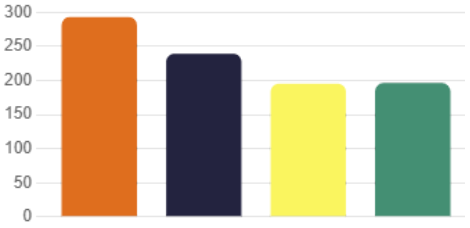
69 days on the market

55 days on the market

57 days on the market

57 days on the market

Average price per sqft (Lancaster)



£293 per sqft

£239 per sqft

£195 per sqft

£196 per sqft

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

200 sold (16%)

472 sold (38%)

417 sold (34%)

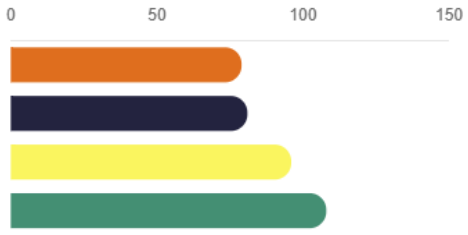
155 sold (12%)

Detached · Semi-Detached · Terraced · Flats/Maisonettes

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

	Nov 24	Feb 25	May 25	Aug 25	Oct 25
Detached	£1411	£1100	£1649	£1622	
Semi-Detached	£886	£893	£1069	£1210	£1063
Terraced	£920	£828	£861	£888	£975
Flats/Maisonettes	£746	£829	£837	£749	£862

Average time on the rental market (Lancaster)



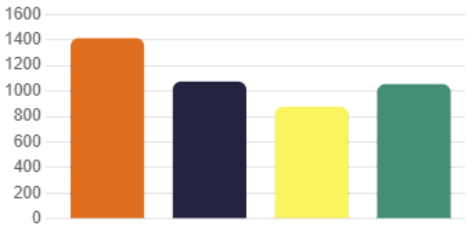
79 days on the market

81 days on the market

96 days on the market

108 days on the market

Average rental yield (Lancaster)



£1412 3.77% annual yield

£1073 5.09% annual yield

£876 5.24% annual yield

£1053 8.34% annual yield

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

22 let (5%)

71 let (15%)

98 let (21%)

281 let (60%)

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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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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