

## Buyers Report

77 Dale Street, Lancaster, LA1 3AP

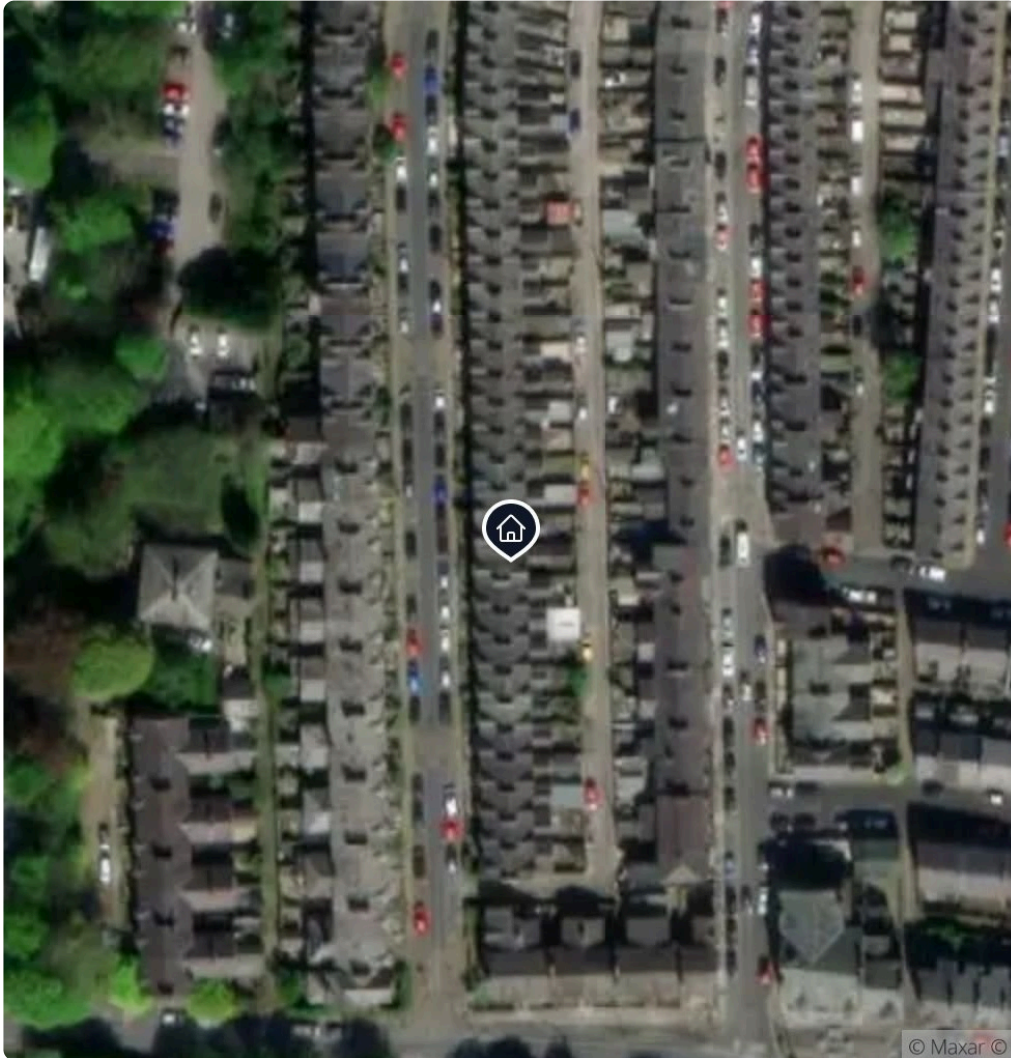
3rd November 2025



Winner of the UK's  
Best Estate Agent

Data you can rely on:





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**

Floor area **1,335ft<sup>2</sup>**

Number of bathrooms **2 bathrooms**

Plot size **0.02 acres**

Property type **Terraced**

Title number **LAN171810**

Year built (predicted) **Pre-1929**

### 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

## 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>15mb</b>
Superfast broadband	<b>67mb</b>
Ultrafast broadband	<b>1800mb</b>
Overall broadband	<b>1800mb</b>

### Outdoor space

Garden direction (est)

### 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

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

##### 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.

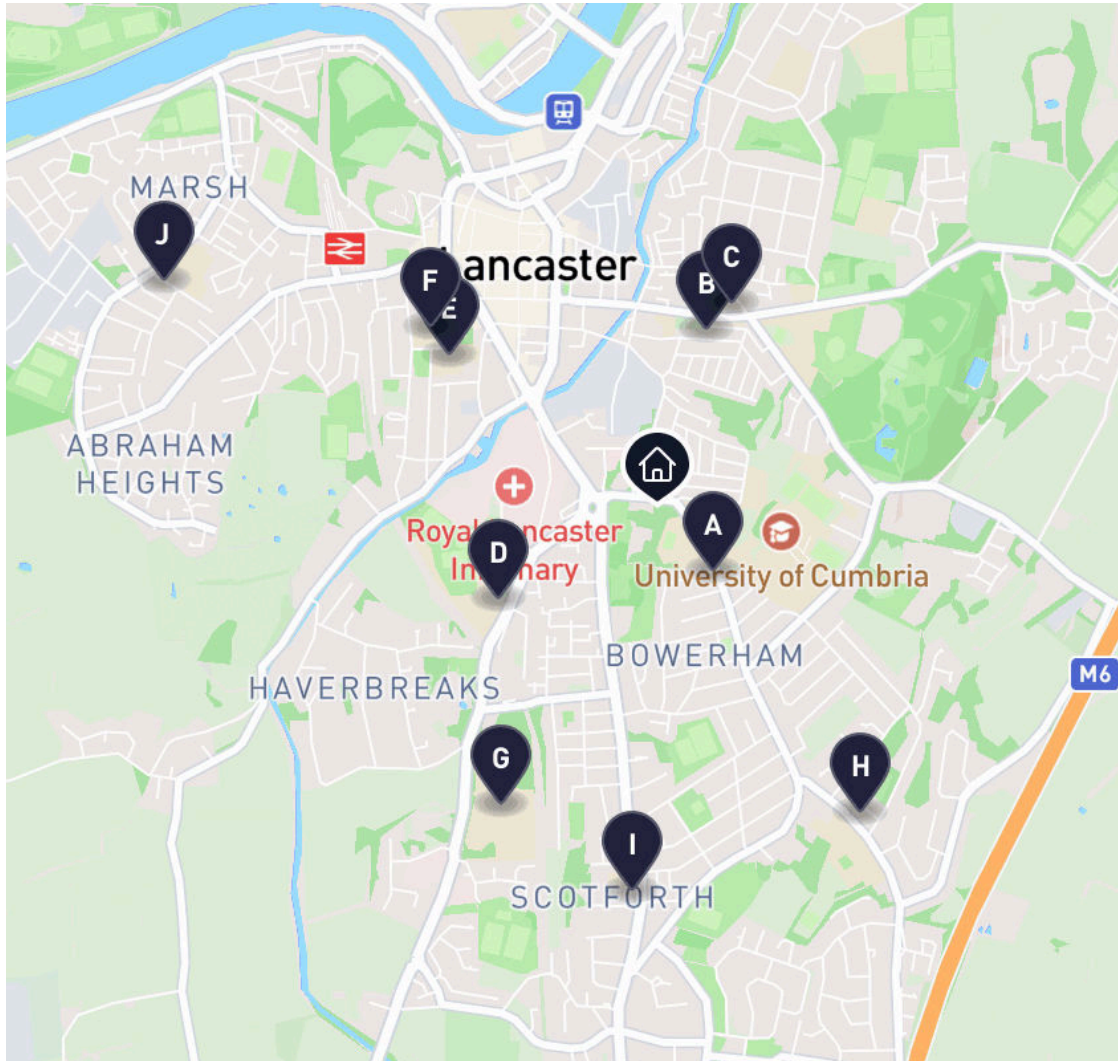
**Environmental Appeal**

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

**Value Implications**

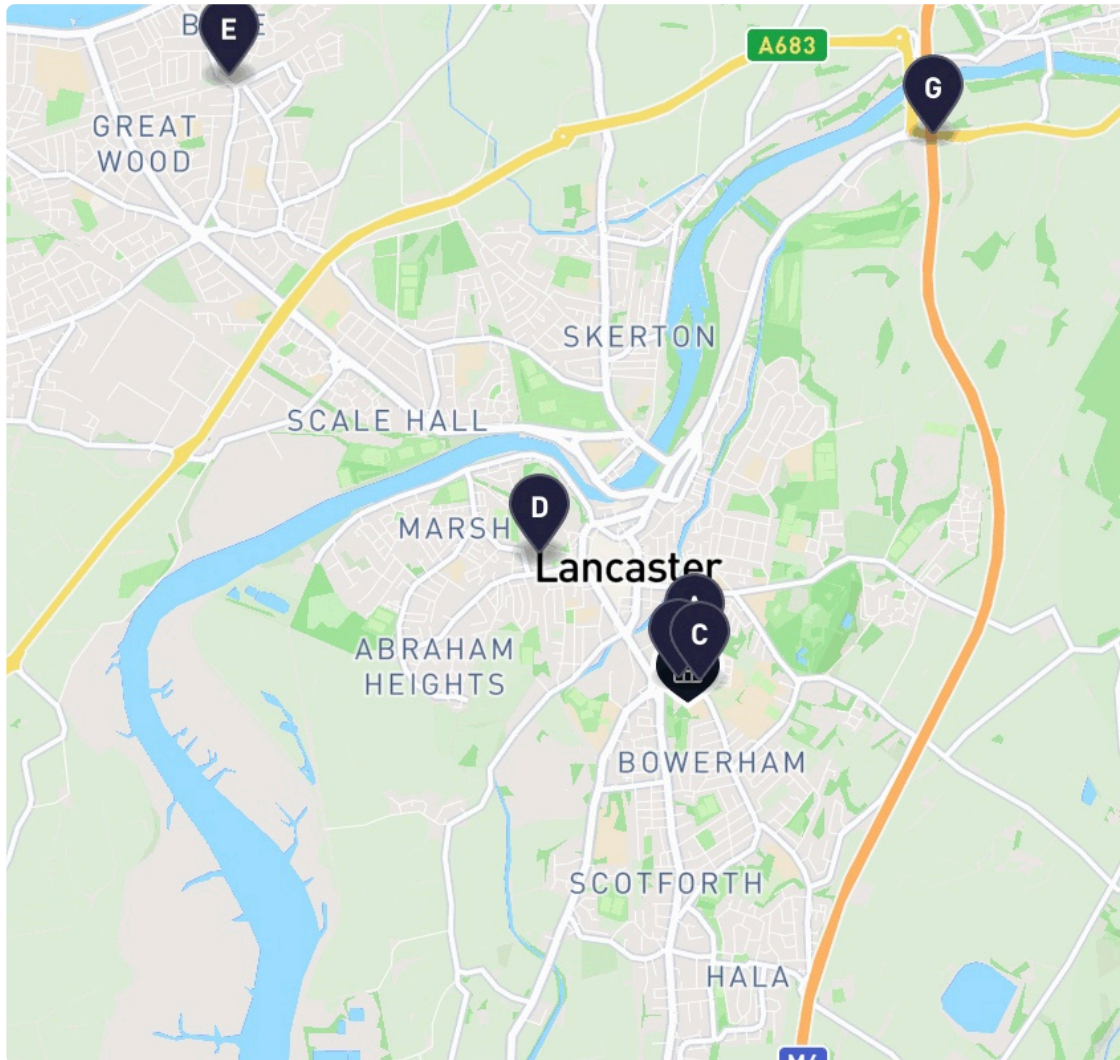
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

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



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

## 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

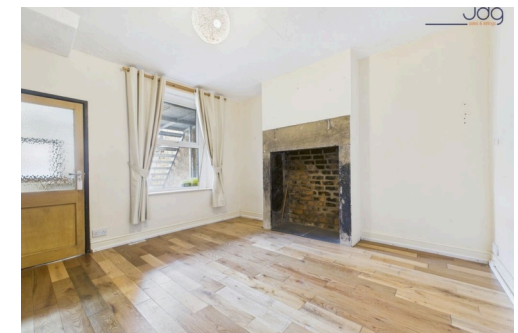
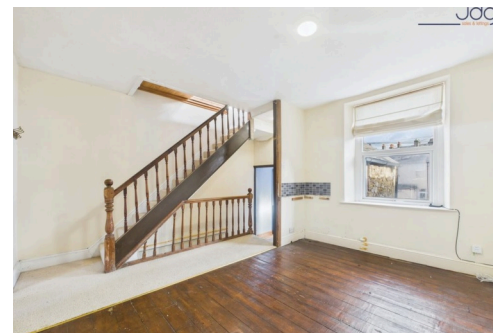
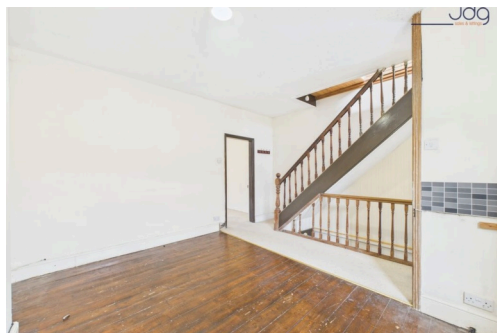
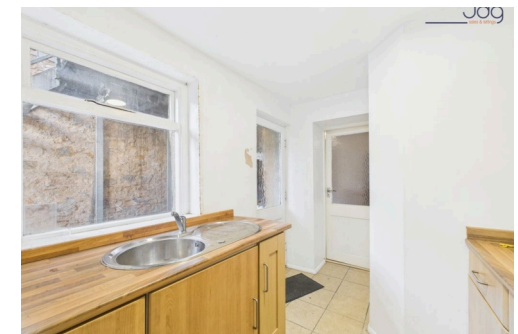
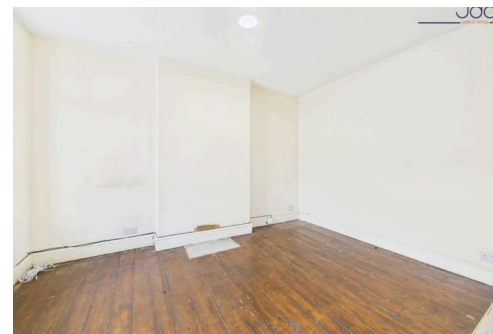
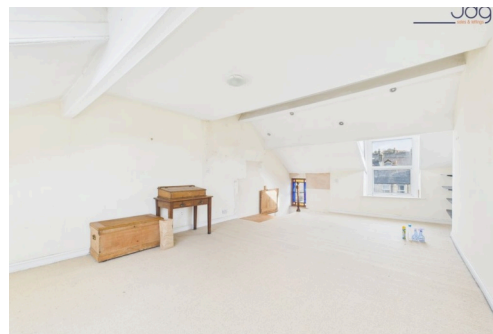
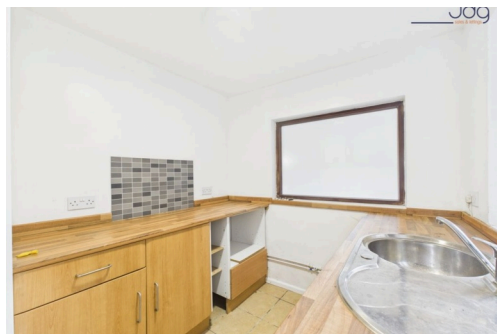
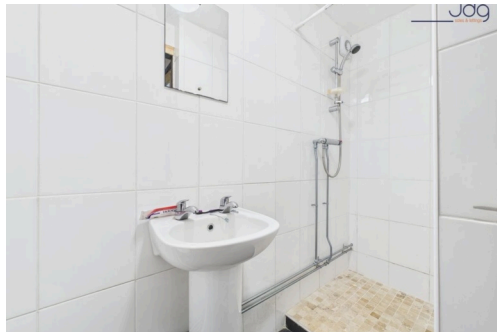
**H** Grade II - Listed building 1414ft

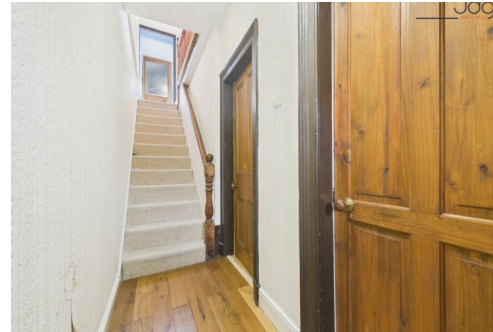
**CATHEDRAL HOUSE**

13/03/95 List entry no: 1195053



Property Images



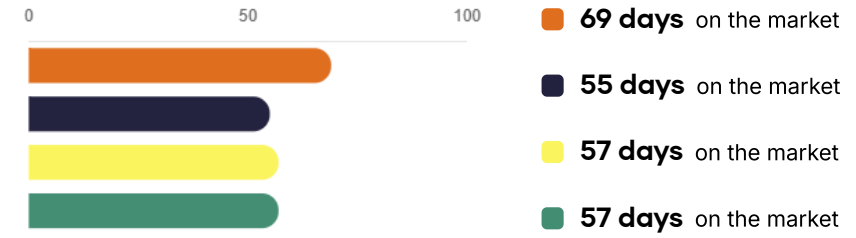




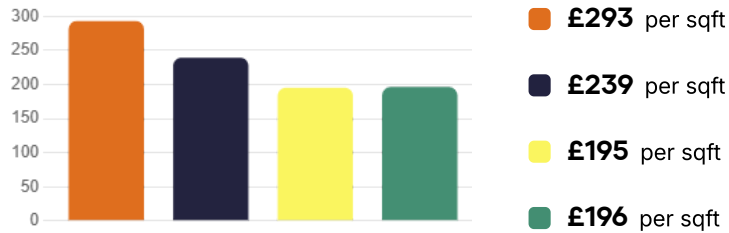
Average house price changes in the last year (Lancaster)

	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

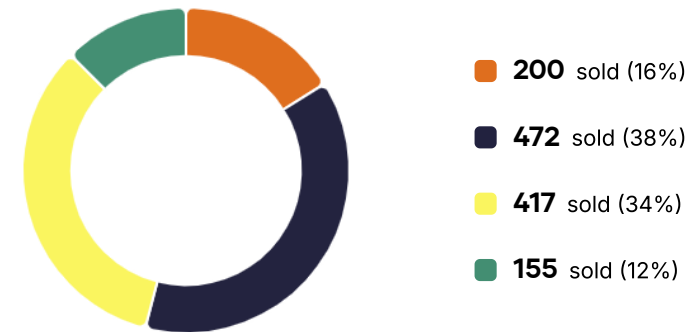
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



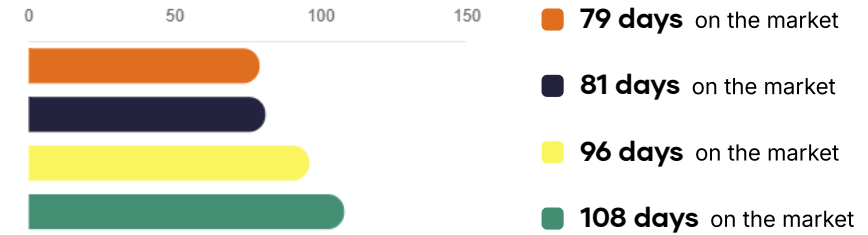
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



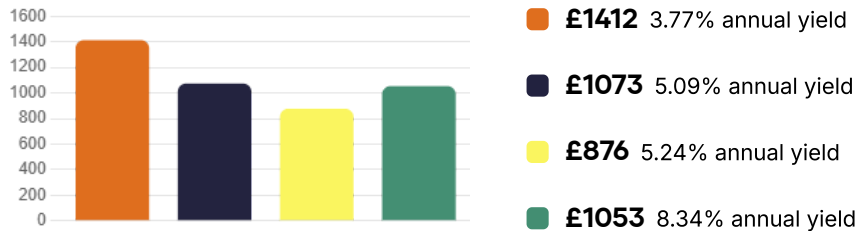
Average rental price changes in the last 12 months (Lancaster)

	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

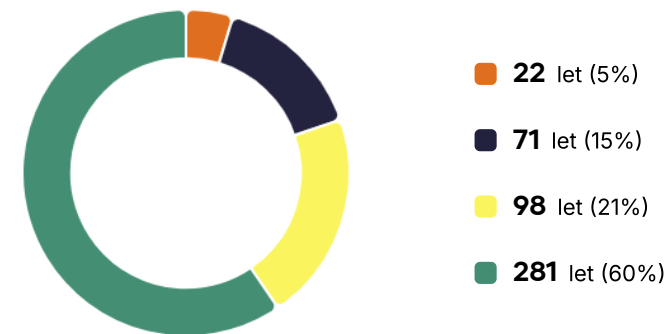
Average time on the rental market (Lancaster)



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

Office address **66 Market Street, Lancaster, LA1 1HP**

Email **sales@jdg.co.uk**

Phone **01524 843322**

Website **<https://www.jdg.co.uk>**

Follow us on **f **

## 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>





Scan here to view a digital  
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact JD Gallagher or visit <https://www.jdg.co.uk> . To opt out of future communication, contact Chris Moores.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.  
The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.