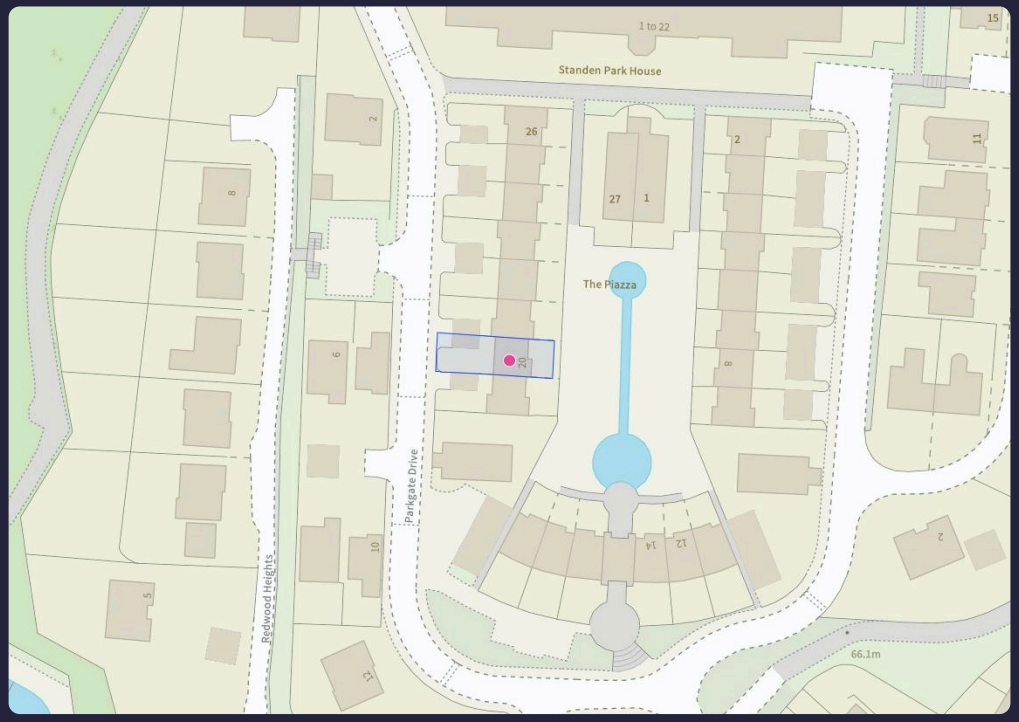




Property Report

20 The Piazza, Lancaster, LA1 3FJ

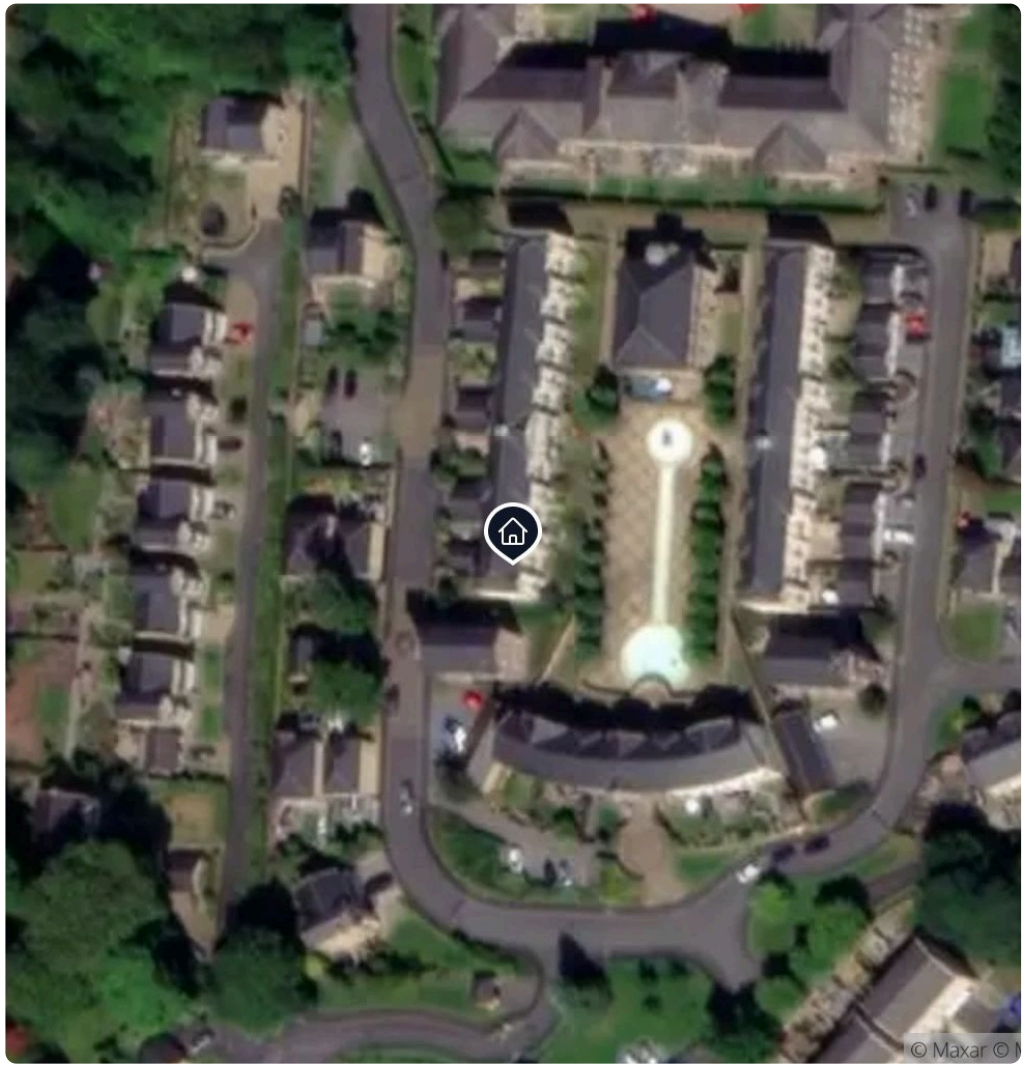
10th October 2025

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



Set within the prestigious Standen Park development, The Piazza offers elegant living in one of Lancaster's most desirable settings. Surrounded by landscaped grounds, fountains, and tree-lined walkways, it combines peace and privacy with convenience — just moments from the city centre, M6, and excellent local schools including both Grammar Schools.

This freehold four-bedroom townhouse spans three floors, offering flexible, well-balanced accommodation. The ground floor features a bright hallway, WC, utility, and an open-plan kitchen diner with French doors to the enclosed garden. The first floor includes a spacious living room with sash-style windows and a fourth bedroom/home office. Upstairs are three further bedrooms, including a main with fitted wardrobes and en-suite, plus a modern family bathroom. Outside, the low-maintenance garden leads to rear parking and a private car port.

Council Tax Band: E | EPC: B | Annual Service Charge: £689

Key Property Information

Estimated market value	**£390,000**

Number of bedrooms	**4 bedrooms**
Number of bathrooms	**2 bathrooms**
Property type	**Terraced**
Year built	**1996-2002**

Floor area	**1,572ft²**
Plot size	**0.04 acres**
Title number	**LA858577**

Tenure

Lease type	**Freehold**

EPC Valid to 01/02/2021

Efficiency rating (current)	**73 C**
Efficiency rating (potential)	**79 C**
Enviro impact (current)	**71 C**
Enviro impact (potential)	**77 C**

Council tax

Tax band	**Band E**
Estimated cost	**£2,943 per year**
Local authority	**Lancaster**

Utilities

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

Build

Floor type	**Solid**
Roof type	**Pitched**
Wall type	**Brick**
Window type	**Double Glazed**

Key Property Information

Mobile coverage

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

Broadband coverage

Basic broadband	9mb
Superfast broadband	56mb
Ultrafast broadband	10000mb
Overall broadband	10000mb

Outdoor space

Garden direction (est)	West

Tree preservation orders

Tree preservation orders	Yes
Tree type 1	chestnut
Tree type 2	oak

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.

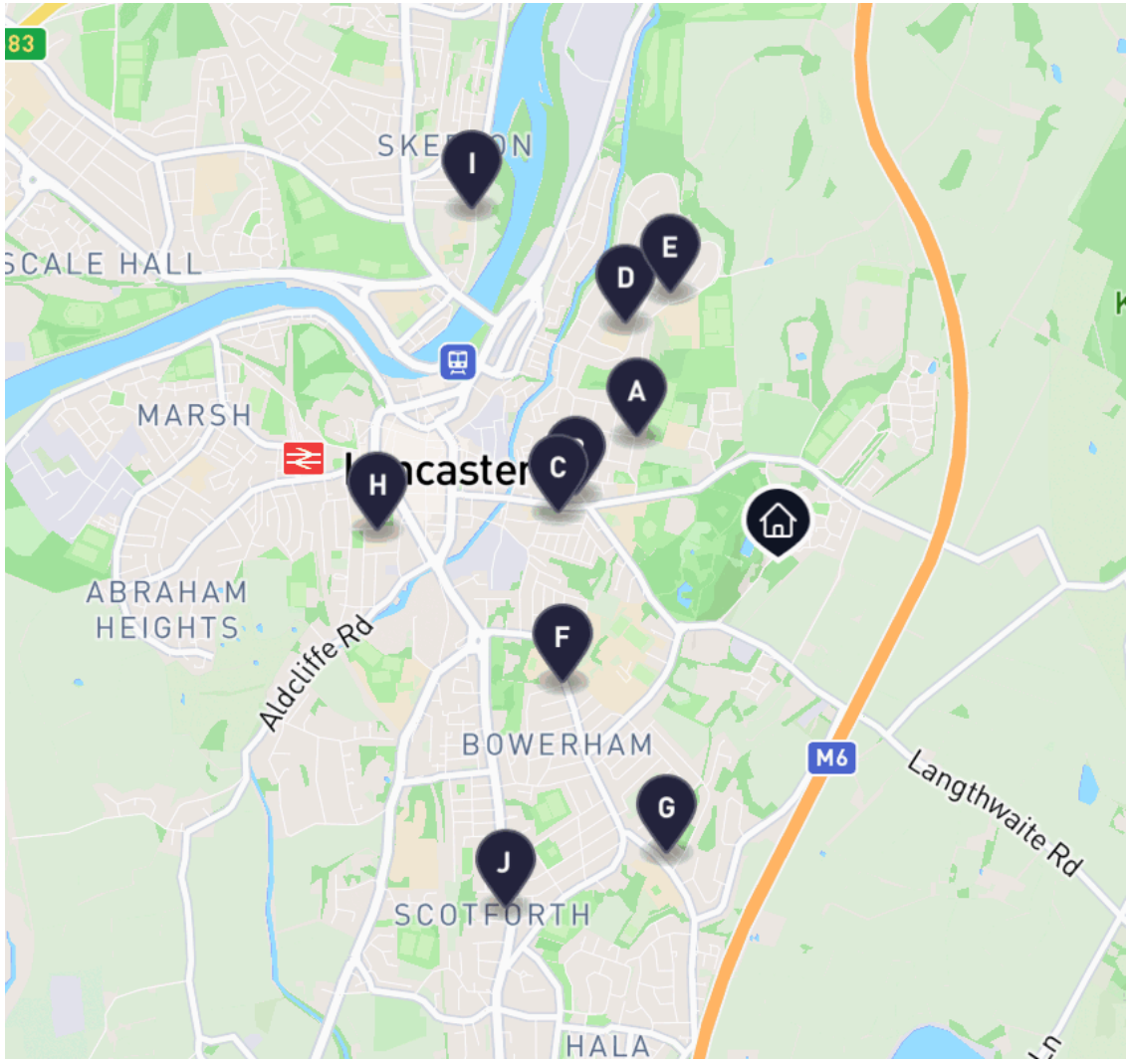
Environmental Appeal

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

Value Implications

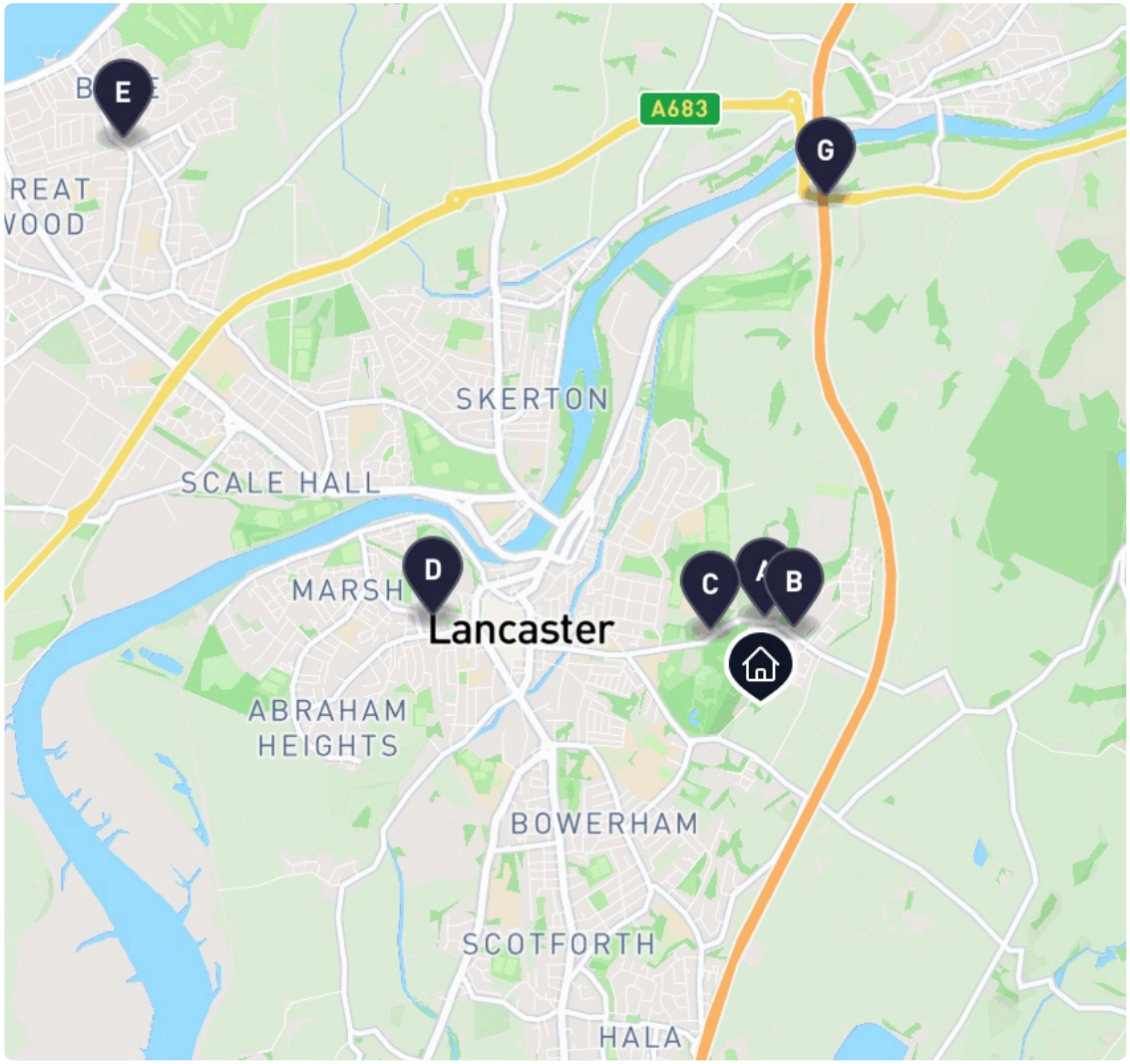
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

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



A	Lancaster Christ Church Church Of England Primary School 0.43mi • Primary	Good
B	Lancaster Royal Grammar School 0.54mi • Secondary	Good
C	The Cathedral Catholic Primary School, Lancaster 0.58mi • Primary	Good
D	Castle View Primary Academy 0.65mi • Primary	Not rated
E	Central Lancaster High School 0.66mi • Secondary	Good
F	Bowerham Primary & Nursery School 0.72mi • Nursery	Good
G	Stepping Stones School 0.93mi • Pupilreferralunits	Outstanding
H	Lancaster Girls' Grammar School 1.06mi • Secondary	Good
I	Chadwick High School 1.15mi • Pupilreferralunits	Good
J	Scotforth St Paul's Church Of England Primary And Nursery School 1.26mi • Nursery	Good

Local Transport



A Parkgate Drive
0.17 mi • Bus stop or station

B Wentworth Drive
0.17 mi • Bus stop or station

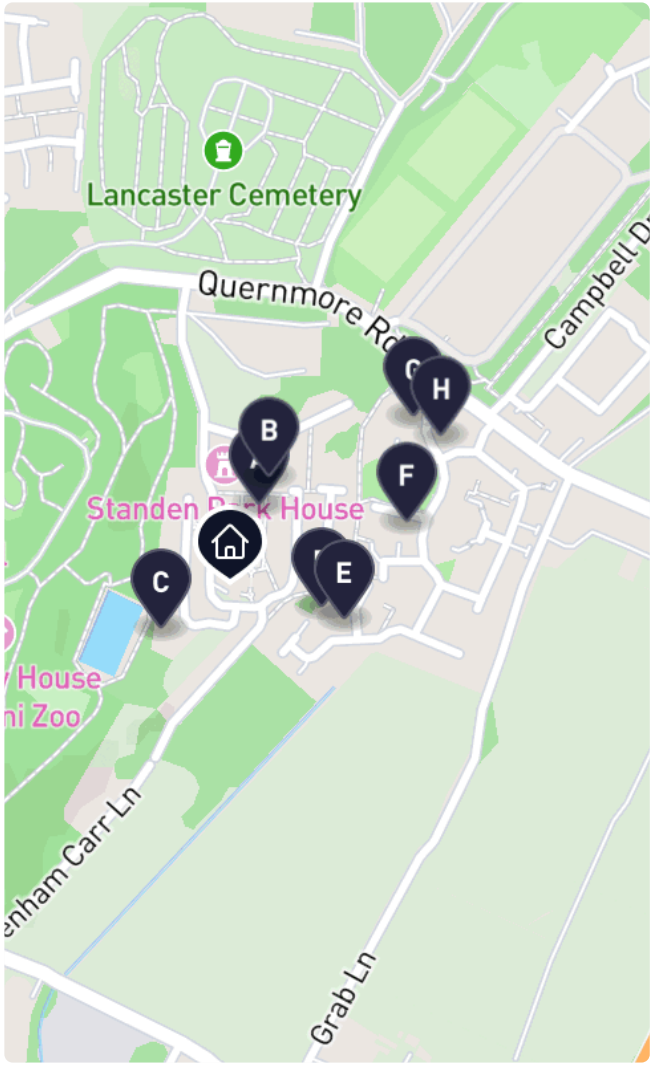
C Williamson Park, Quernmore Road
0.22 mi • Bus stop or station

D Lancaster Rail Station
1.23 mi • Train station

E Bare Lane Rail Station
3.07 mi • Train station

F Blackpool International Airport
21 mi • Airport

G M6
1.74 mi • Motorway



A 1 The Piazza Lancaster Lancashire LA1 3FJ — 154ft

Stone work

Other — Ref no. 18/01135/PREH — 29-08-2018

B Standen Park House Parkgate Drive Lancaster Lancashire LA1 3FF — 253ft

Specialist heritage advice request for replacement of existing windows

Validated — Ref no. 22/00493/PREH — 22-04-2022

C 2 Redwood Heights Lancaster Lancashire LA1 3FG — 394ft

Proposed lawful development certificate for the installation of a handrail to existing external front steps

Approved — Ref no. 23/01326/PLDC — 22-11-2023

D 4 Woodlea Court Lancaster Lancashire LA1 3RW — 397ft

Proposed lawful development certificate for the construction of a raised patio area and a pergola

Approved — Ref no. 23/00152/PLDC — 08-02-2023

E 1 Woodlea Court Lancaster Lancashire LA1 3RW — 482ft

Erection of a single storey front extension

Approved — Ref no. 22/01178/FUL — 21-09-2022

F 18 Wentworth Drive Lancaster Lancashire LA1 3RJ — 614ft

Demolition of single storey rear kitchen, erection of single storey rear extension and installation of roof light to rear

Approved — Ref no. 22/00969/FUL — 24-10-2022

G 1 St Andrews Close Lancaster Lancashire LA1 3RL — 764ft

Demolition of existing rear conservatory, erection of a single storey front extension, and erection of a single storey side and rear extension

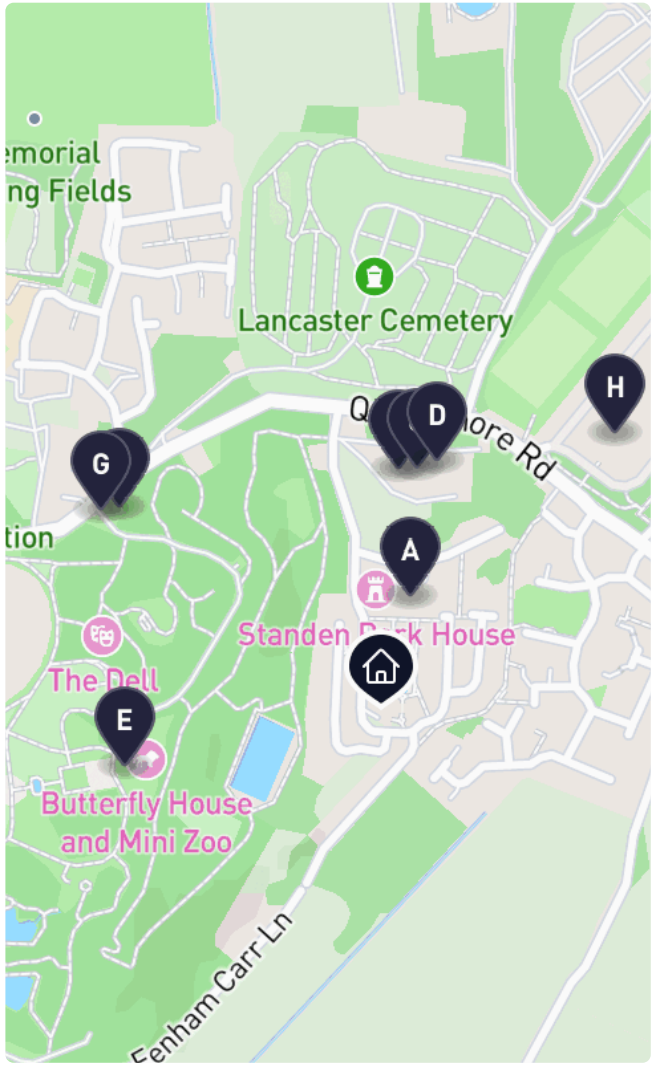
Approved — Ref no. 21/01505/FUL — 17-12-2021

H 5 Wentworth Drive Lancaster Lancashire LA1 3RJ — 810ft

Erection of a two storey rear extension

Approved — Ref no. 18/00502/FUL — 17-04-2018

Nearby Listed Buildings



A Grade II* - Listed building — 256ft

MOOR HOSPITAL, BLOCKS 40,41,42,44 AND 46

24/01/94 — List entry no: 1289436

B Grade II - Listed building — 679ft

WATER CLOSET CUBICLE IMMEDIATELY SOUTH OF WEST PORCH OF CHURCH OF ST MICHAEL, MOOR HOSPITAL

13/03/95 — List entry no: 1195077

C Grade II - Listed building — 689ft

CHURCH OF ST MICHAEL, MOOR HOSPITAL

13/03/95 — List entry no: 1289454

D Grade II - Listed building — 728ft

WATER CLOSET CUBICLE IMMEDIATELY NORTH OF APSE OF CHURCH OF ST MICHAEL, MOOR HOSPITAL

13/03/95 — List entry no: 1289423

E Grade II - Listed building — 955ft

THE PALM HOUSE

18/02/70 — List entry no: 1195061

F Grade II - Listed building — 1056ft

LODGE TO WILLIAMSON PARK

13/03/95 — List entry no: 1195080

G Grade II - Listed building — 1106ft

GATE PIERS, GATES AND WALLS TO WILLIAMSON PARK

13/03/95 — List entry no: 1213076

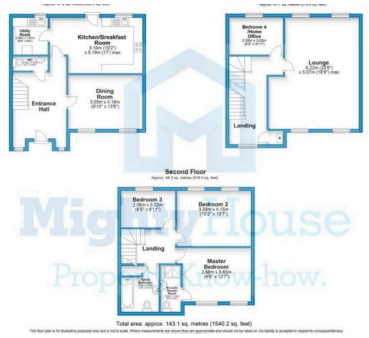
H Grade II - Listed building — 1135ft

MOOR HOSPITAL, NEW BLOCK

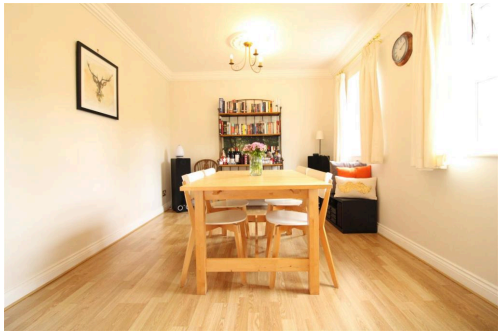
24/01/94 — List entry no: 1195079

Property images - previous listing

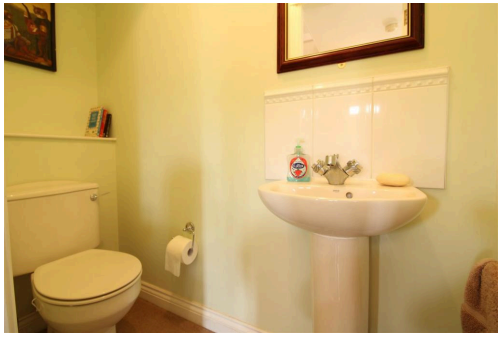










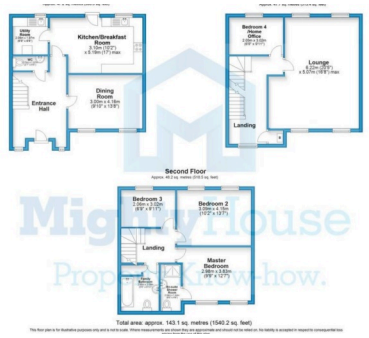

Property images - previous listing







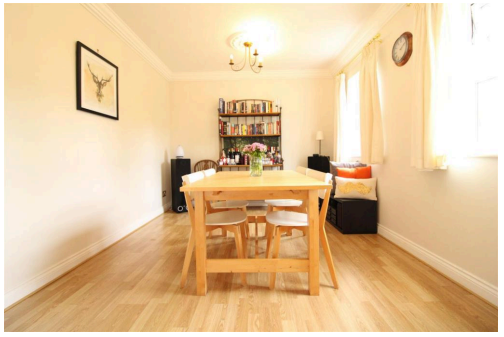



Kitchen/Breakfast Room
Entrance Hall
Dining Room
Bedroom 4
Lounge
Landing
Second Floor
Bedroom 3
Bedroom 2
Landing
Master Bedroom





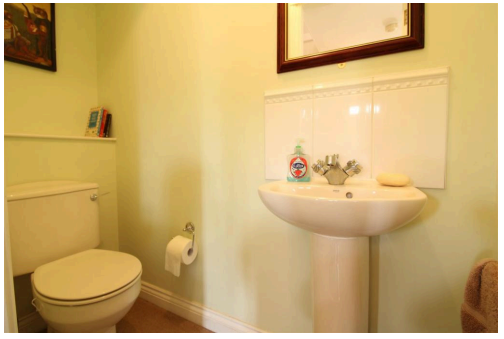














Property images - previous listing





Property Images

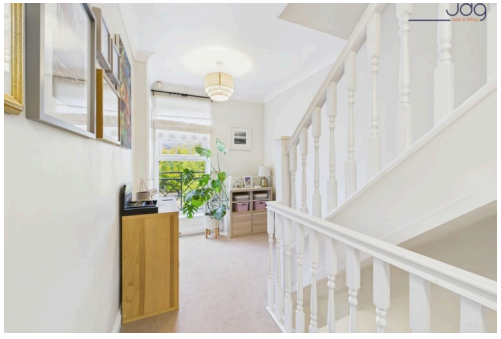




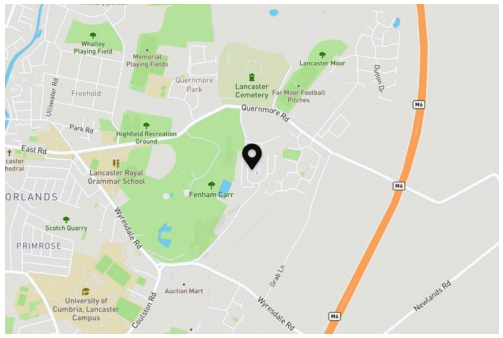






Property Images











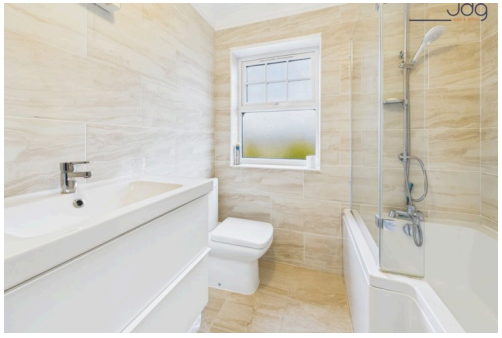








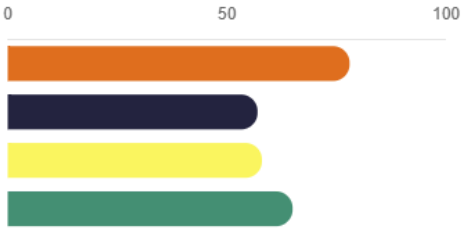




Average house price changes in the last year (Lancaster)

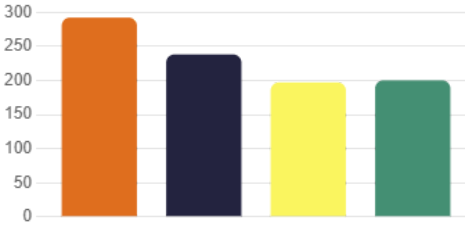
	Oct '24	Jan '25	Apr '25	Jul '25	Sep 25
Detached	£485k	£480k	£445k	£450k	£450k
Semi-Detached	£270k	£270k	£250k	£250k	£255k
Terraced	£217k	£215k	£201k	£202k	£203k
Flats/Maisonettes	£165k	£163k	£152k	£152k	£152k

Average time on the market (Lancaster)



- **78 days** on the market
- **57 days** on the market
- **58 days** on the market
- **65 days** on the market

Average price per sqft (Lancaster)



- **£292** per sqft
- **£238** per sqft
- **£197** per sqft
- **£200** per sqft

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



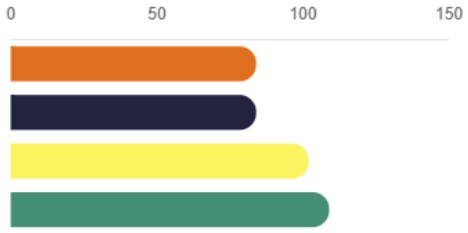
- **220** sold (16%)
- **528** sold (38%)
- **467** sold (33%)
- **183** sold (13%)

Detached · Semi-Detached · Terraced · Flats/Maisonettes

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

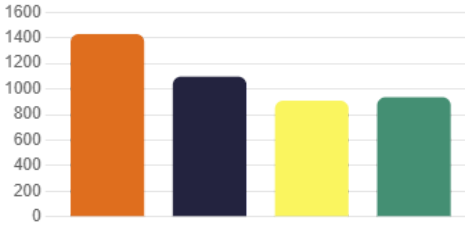
	Oct 24	Jan 25	Apr 25	Jul 25	Sep 25
Detached	£906	£1300	£1350	£1449	
Semi-Detached	£1100	£1070	£1095	£1136	£1058
Terraced	£806	£771	£884	£860	£851
Flats/Maisonettes	£771	£764	£761	£839	£767

Average time on the rental market (Lancaster)



- **84 days** on the market
- **84 days** on the market
- **102 days** on the market
- **109 days** on the market

Average rental yield (Lancaster)



- **£1429** 3.82% annual yield
- **£1096** 5.21% annual yield
- **£908** 5.38% annual yield
- **£935** 7.36% annual yield

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



- **20** let (4%)
- **68** let (15%)
- **94** let (20%)
- **282** 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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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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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.

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