

Key Property Information



Estimated market value **£275,000**

Number of bedrooms **2 bedrooms**

Floor area **743ft²**

Number of bathrooms **1 bathroom**

Plot size **0.07 acres**

Property type **Detached**

Title number **LAN124923**

Year built **1967-1975**

Market History

● Last Sold	January 2019	£199,950
● Sold	January 2018	£142,000

Tenure

Lease type **Freehold**

🔍 EPC Valid to 30/09/2027

Efficiency rating (current) **67 D**

Efficiency rating (potential) **83 B**

Enviro impact (current) **66 D**

Enviro impact (potential) **83 B**

Council tax

Tax band **Band C**
Estimated cost **£2,140 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 **Suspended**
Roof type **Pitched**
Wall type **Brick**
Window type **Double Glazed**

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband	6mb
Superfast broadband	53mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est) **Southeast**

Flood risk

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

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

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.

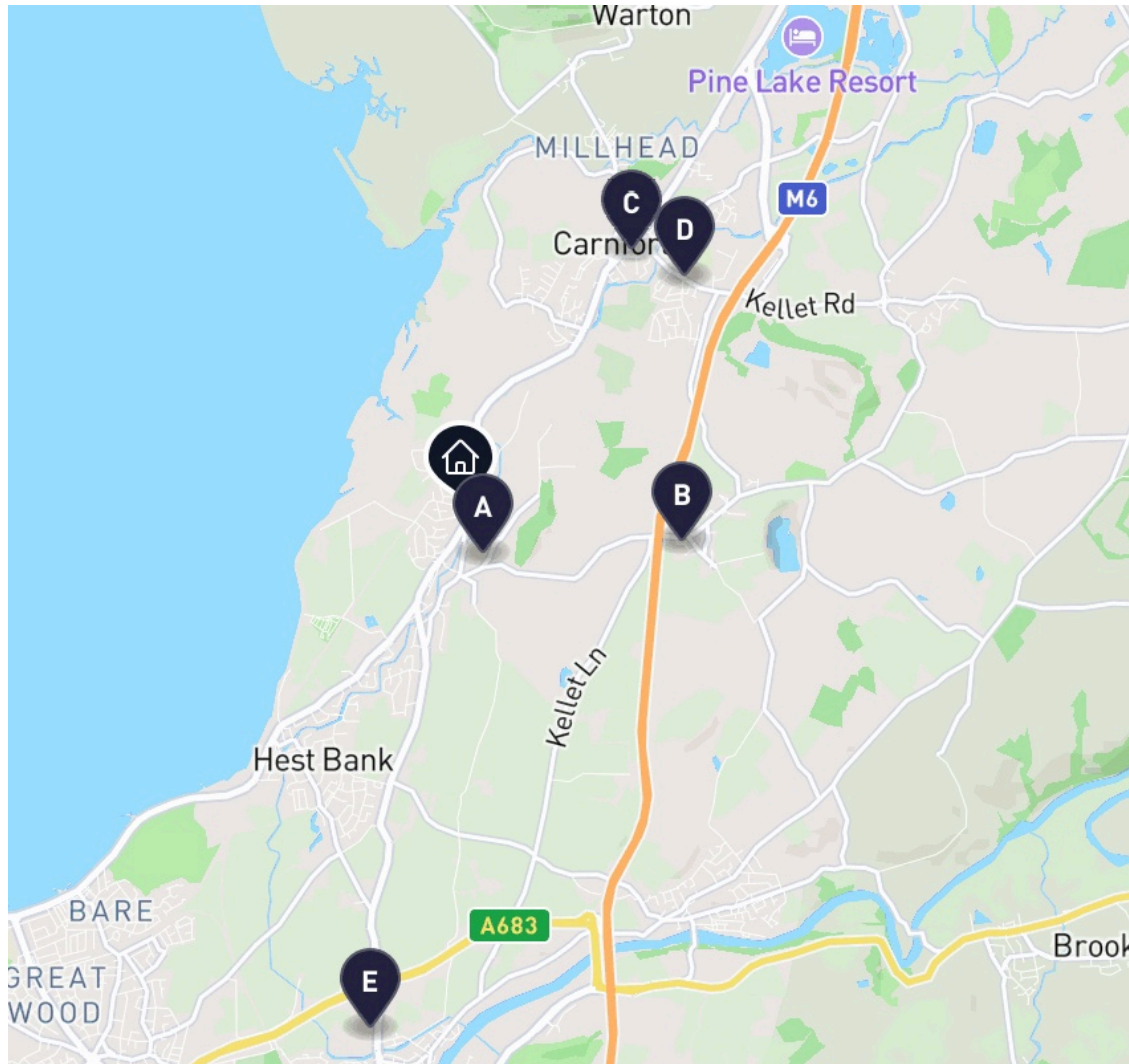
Environmental Appeal

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

Bolton-Le-Sands Church Of England Primary School

0.53mi • Primary

Good
- B

Nether Kellet Community Primary School

1.25mi • Primary

Outstanding
- C

Carnforth Community Primary School

1.40mi • Primary

Good
- D

Our Lady Of Lourdes Catholic Primary School, Carnforth

1.50mi • Nursery

Not rated
- E

Beaumont College - A Salutem/Ambito College

3.04mi • Special

Good

Local Transport



- A** St Nicholas Lane
0.03 mi • Bus stop or station

- B** Hawthorn Road
0.14 mi • Bus stop or station

- C** Whin Grove
0.15 mi • Bus stop or station

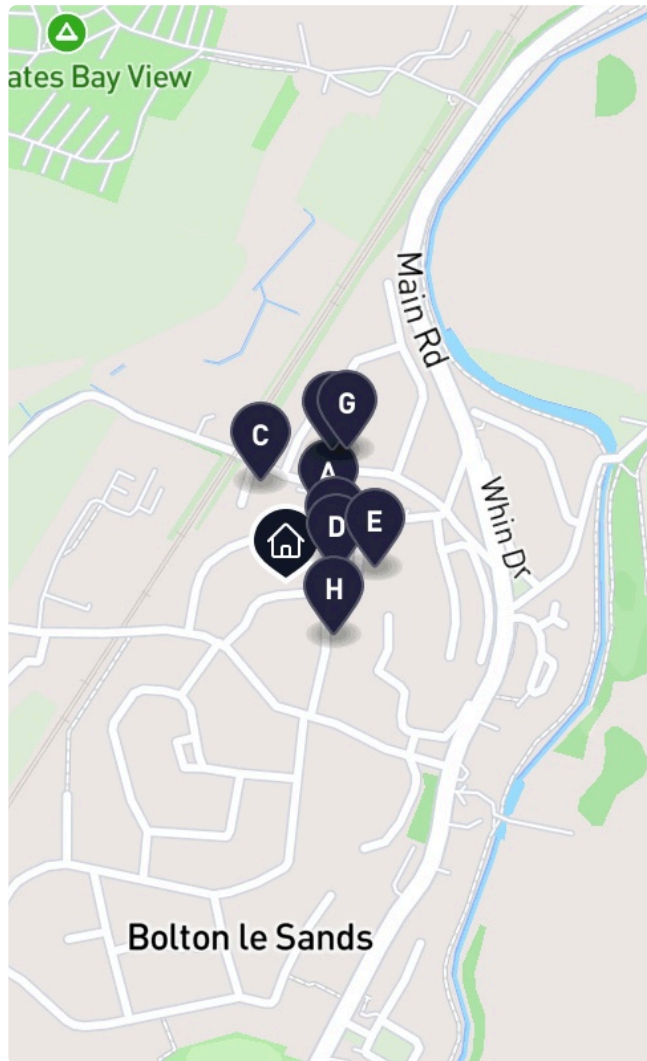
- D** Carnforth Rail Station
1.46 mi • Train station

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

- F** Blackpool International Airport
25 mi • Airport

- G** M6
1.97 mi • Motorway

Nearby Planning



- | | |
|---|---|
| <p>A 28 Merefell Road Bolton Le Sands Carnforth Lancashire LA5 8EX 161ft </p> <p>Proposed Lawful Development Certificate for the erection of a single storey rear extension, construction of a hip to gable extension, constructio...</p> <p>Approved Ref no. 23/00546/PLDC 10-05-2023</p> | <p>E 12 Hawthorn Road Bolton Le Sands Carnforth Lancashire LA5 8EH 328ft </p> <p>Erection of single storey extension to rear</p> <p>Approved Ref no. 23/00121/FUL 06-02-2023</p> |
| <p>B Land North Of Number 29 Hawthorn Road Bolton Le Sands Lancashire 184ft </p> <p>Outline application for the erection of a dwelling</p> <p>Refused Ref no. 22/01218/OUT 30-09-2022</p> | <p>F 18 St Nicholas Lane Bolton Le Sands Carnforth Lancashire LA5 8EJ 341ft </p> <p>Erection of a single storey rear and side extension</p> <p>Approved Ref no. 20/01076/FUL 02-10-2020</p> |
| <p>C 33 St Nicholas Lane Bolton Le Sands Carnforth Lancashire LA5 8EL 210ft </p> <p>Erection of a 4 metre deep, single storey rear extension with a maximum roof height of 3.688 metres and a maximum eaves heights of 2.62 metres</p> <p>Approved Ref no. 23/00349/PAH 23-03-2023</p> | <p>G 16 St Nicholas Lane Bolton Le Sands Carnforth Lancashire LA5 8EJ 371ft </p> <p>Construction of a hip to gable extension, construction of dormer extension to the front elevation and erection of a single storey rear extension</p> <p>Approved Ref no. 18/01237/FUL 24-09-2018</p> |
| <p>D 27 Hawthorn Road Bolton Le Sands Carnforth Lancashire LA5 8EH 213ft </p> <p>Erection of two storey side extension and erection of front porch</p> <p>Approved Ref no. 21/00381/FUL 09-04-2021</p> | <p>H 15 Orchard Avenue Bolton Le Sands Carnforth Lancashire LA5 8HP 377ft </p> <p>Erection of a replacement attached garage to the side elevation</p> <p>Approved Ref no. 20/01413/FUL 11-12-2020</p> |



Nearby Listed Buildings



A Grade II - Listed building 1047ft

WESTBROOK LODGE

02/05/68 List entry no: 1071945

B Grade II - Listed building 1079ft

WATERLOO LODGE

07/11/83 List entry no: 1163526

C Grade II - Listed building 1106ft

MILESTONE 210 METRES NORTH OF JUNCTION WITH HAWTHORN ROAD AT NGR SD 485 690

07/11/83 List entry no: 1071939

D Grade II - Listed building 1165ft

LANCASTER CANAL BOLTON CINDER OVENS BRIDGE, (NUMBER 125)

07/11/83 List entry no: 1071909

E Grade II - Listed building 1214ft

LANCASTER CANAL CHORLEYS BRIDGE (NUMBER 124) (TO REAR OF NUMBER 23 MAIN ROAD)

07/11/83 List entry no: 1362395

F Grade II - Listed building 1424ft

PINFOLD, 200 METRES SOUTH OF JUNCTION WITH MILL LANE

07/11/83 List entry no: 1362397

G Grade II - Listed building 2290ft

LANCASTER CANAL BOLTON TURNPIKE BRIDGE (NUMBER 123)

07/11/83 List entry no: 1071940

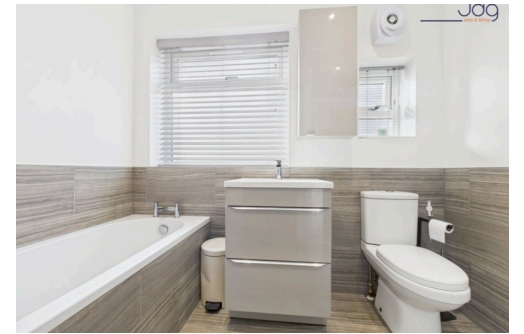
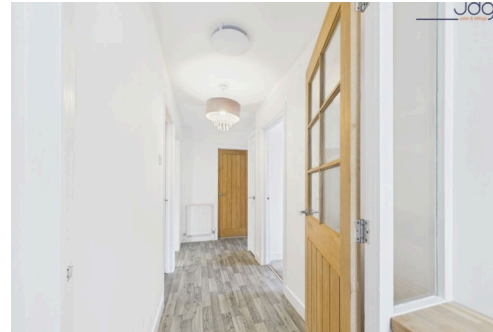
H Grade II - Listed building 2379ft

MOUNT PLEASANT FARMHOUSE

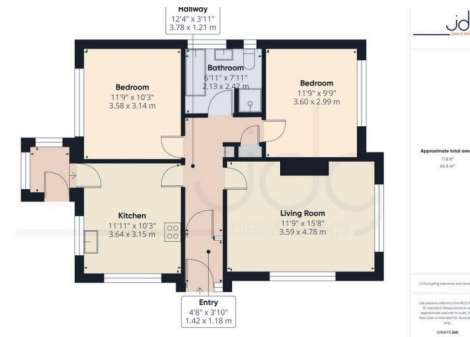
07/11/83 List entry no: 1318210



Property Images



Property Images

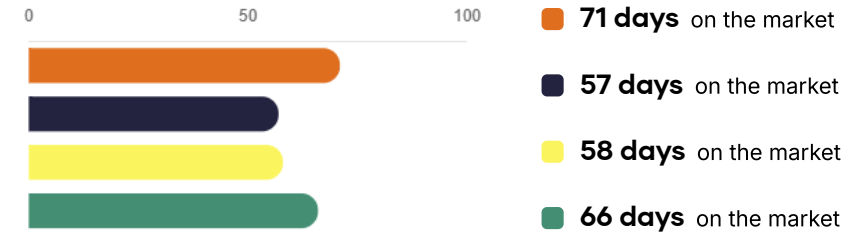




Average house price changes in the last year (Lancaster)

	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	£200k
Flats/Maisonettes	£154k	£149k	£151k	£151k	£152k

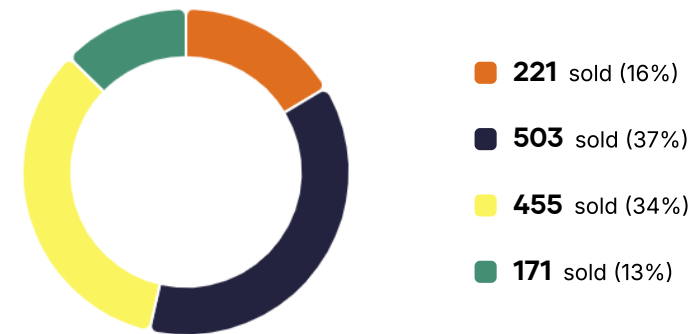
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



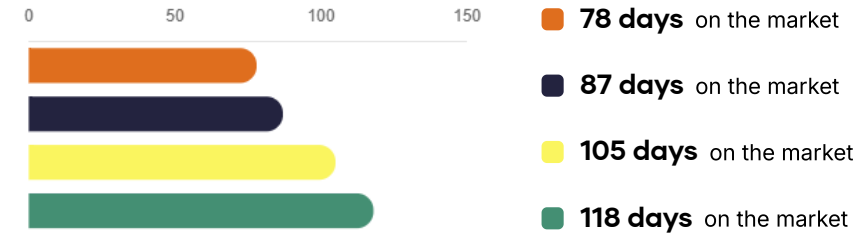
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



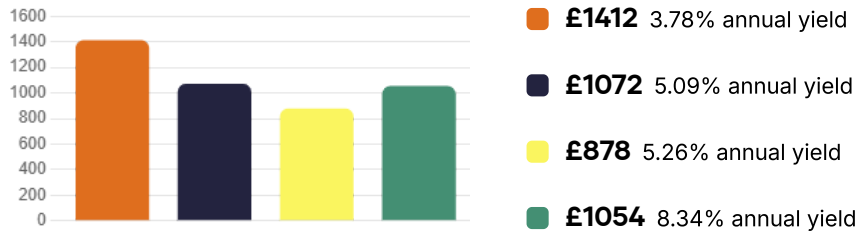
Average rental price changes in the last 12 months (Lancaster)

	Nov 24	Feb 25	May 25	Aug 25	Oct 25
Detached	£1411	£1100	£1649	£1556	
Semi-Detached	£886	£893	£1069	£1210	£1048
Terraced	£920	£828	£861	£888	£971
Flats/Maisonettes	£746	£829	£837	£749	£851

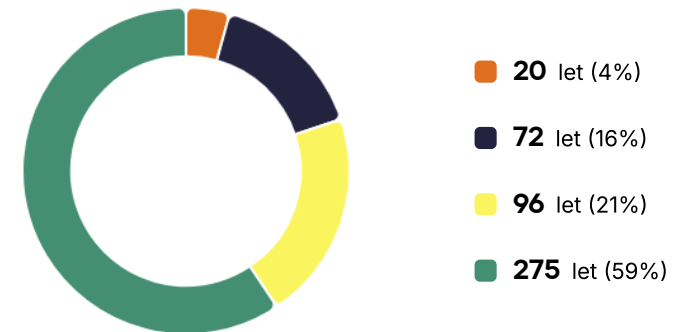
Average time on the rental market (Lancaster)



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

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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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