



## Property Report

38 Coulston Road, Lancaster, LA1 3AE

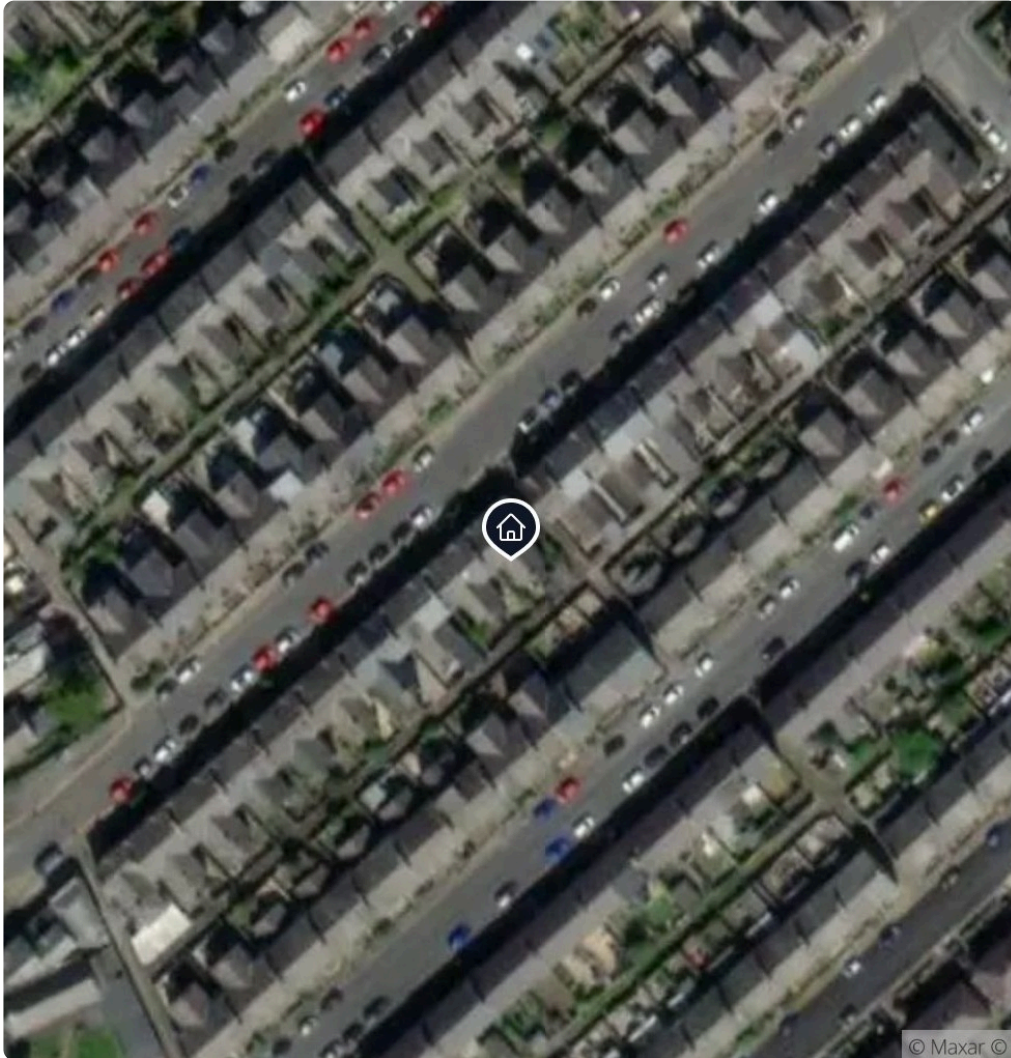
17th October 2025



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Best Estate Agent

Data you can rely on:





Coulston Road lies in the sought-after Bowerham area of South Lancaster, close to local shops, schools, and transport links. Families benefit from proximity to Lancaster Royal Grammar, Ripley St Thomas, and nearby parks and canal walks. The city centre, M6, and University are all easily reached, making this a convenient and well-connected location.

This stone-fronted end terrace has been fully redecorated, offering a bright and modern interior. The ground floor features a spacious bay-fronted lounge, a separate dining room, and a fitted kitchen with integrated appliances. Upstairs are three bedrooms—two doubles and a generous single—plus a reconfigured bathroom with separate WC and shower room.

Outside, a walled courtyard leads to two storage areas and a large rear-access garage. With a new combi boiler (2024), full uPVC double glazing, and reroofing completed in 2012, this freehold home is ready to move into.

EPC D | Freehold | Gas central heating | Rear garage

## Key Property Information



|                        |                         |                                  |                      |                       |                          |
|------------------------|-------------------------|----------------------------------|----------------------|-----------------------|--------------------------|
| Estimated market value | <b>£203,000</b>         | Number of bedrooms               | <b>3 bedrooms</b>    | Floor area            | <b>980ft<sup>2</sup></b> |
| Estimated value range  | <b>£173k - £233k</b>    | Number of bathrooms              | <b>1 bathroom</b>    | Plot size             | <b>0.02 acres</b>        |
| Estimated rental value | <b>£775 pcm</b>         | Property type                    | <b>Terraced</b>      | Title number          | <b>LA917254</b>          |
| Annual rental yield    | <b>4.6%</b>             | Year built                       | <b>Pre 1900</b>      |                       |                          |
| <hr/>                  |                         |                                  |                      |                       |                          |
| <b>🏠 Tenure</b>        |                         | <b>💡 EPC</b> Valid to 08/06/2032 |                      | <b>🏛️ Council tax</b> |                          |
| Lease type             | <b>Freehold</b>         | Efficiency rating (current)      | <b>56 D</b>          | Tax band              | <b>Band B</b>            |
|                        |                         | Efficiency rating (potential)    | <b>84 B</b>          | Estimated cost        | <b>£1,873 per year</b>   |
|                        |                         | Enviro impact (current)          | <b>48 E</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>Stone</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>Good</b> |

### Broadband coverage

|                     |                |
|---------------------|----------------|
| Basic broadband     | <b>8mb</b>     |
| Superfast broadband | <b>45mb</b>    |
| Ultrafast broadband | <b>10000mb</b> |
| Overall broadband   | <b>10000mb</b> |

### Outdoor space

Garden direction (est) **Southeast**

### 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.

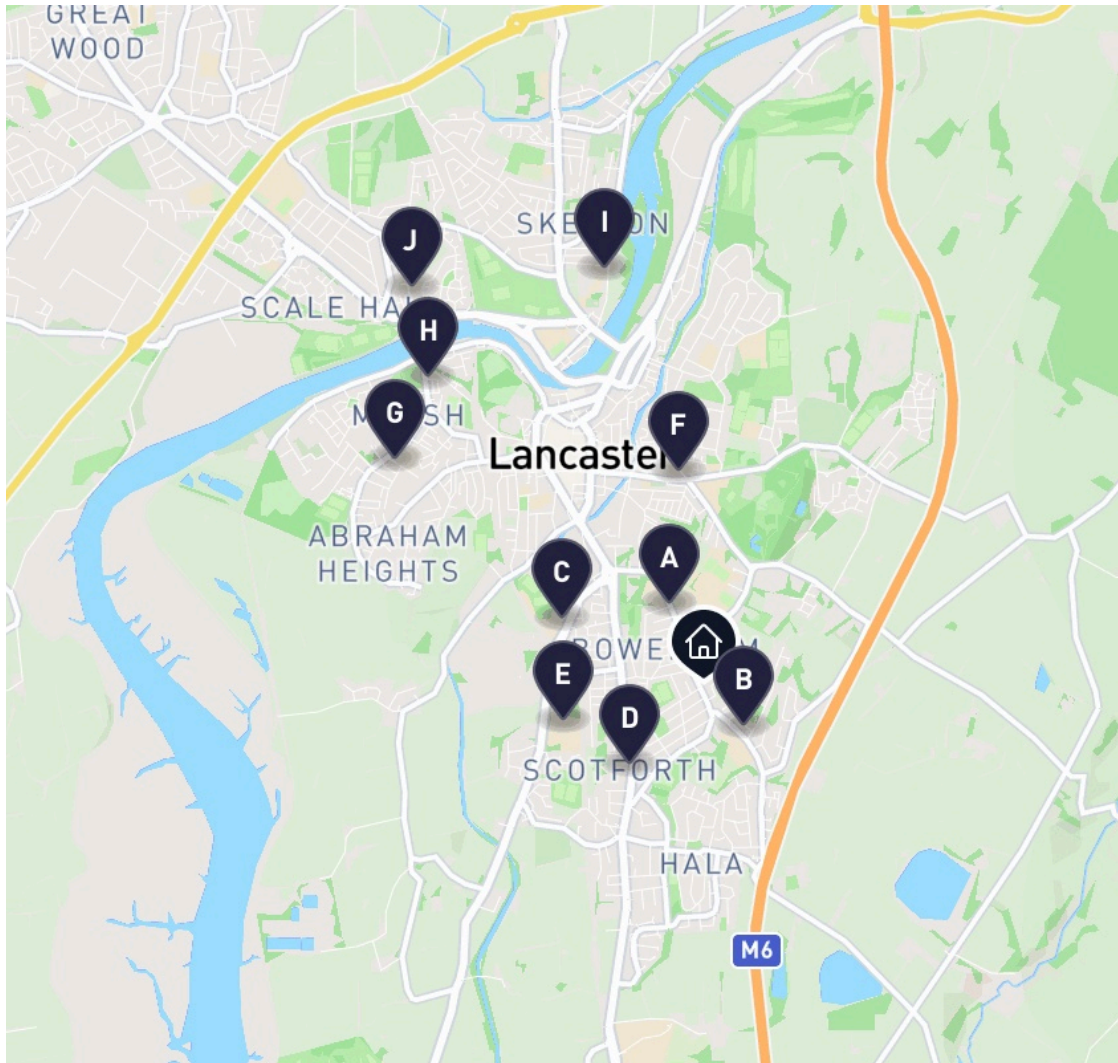
**Environmental Appeal**

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**

0.18mi • Nursery

Good
- B

**Moorside Primary School**

0.35mi • Primary

Good
- C

**Ripley St Thomas Church Of England Academy**

0.53mi • Secondary

Outstanding
- D

**Scotforth St Paul's Church Of England Primary And Nursery School**

0.54mi • Nursery

Good
- E

**Jamea Al Kauthar**

0.60mi • Secondary

Good
- F

**Lancaster Royal Grammar School**

0.63mi • Secondary

Good
- G

**Appletree Nursery School**

1.32mi • Nursery

Good
- H

**Lancaster Independent School For Alternative Learning (Lisal)**

1.41mi • Independent

Good
- I

**Chadwick High School**

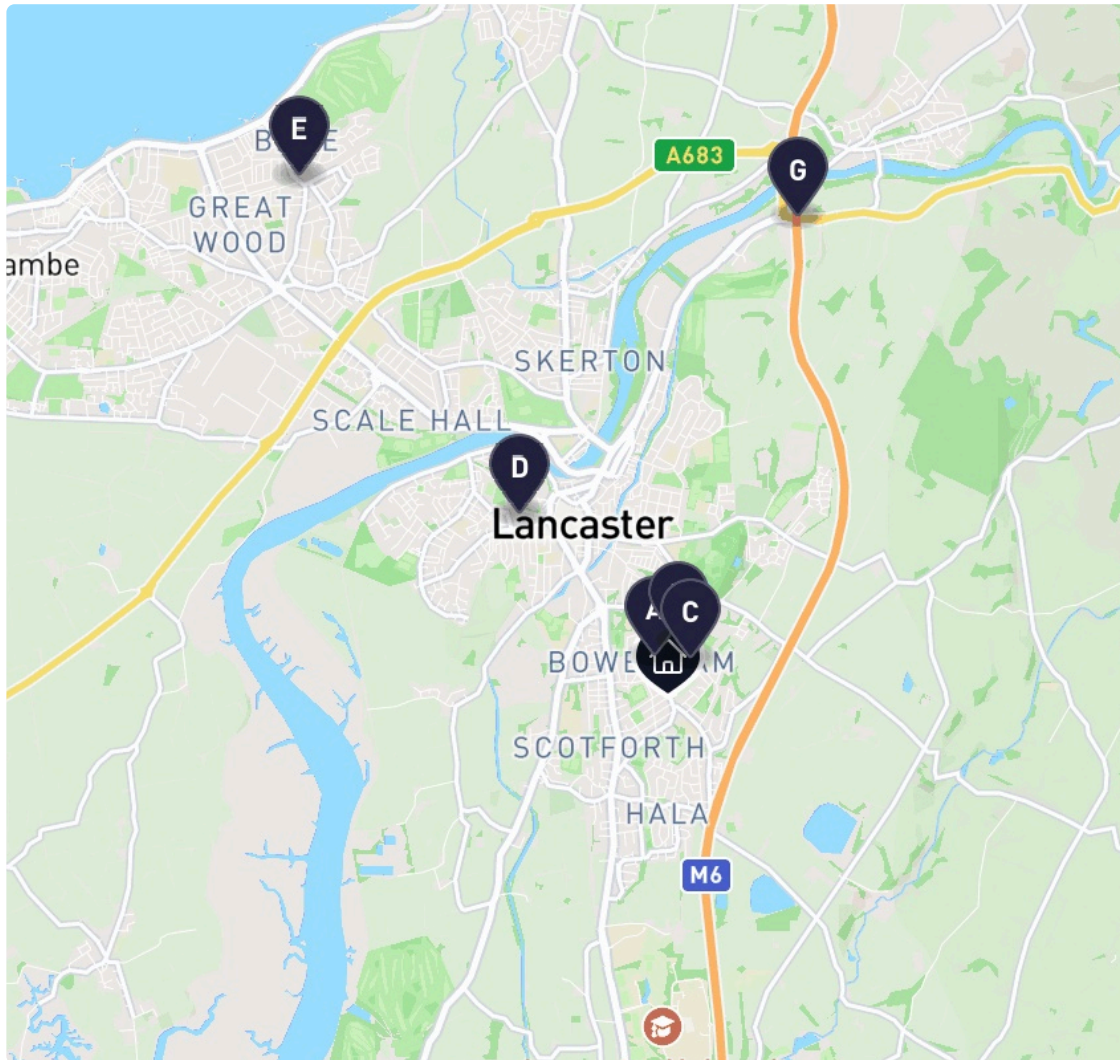
1.43mi • Pupilreferralunits

Good
- J

**The Loyne Specialist School**

1.70mi • Special

Outstanding



- A** Bowerham Hotel, Bowerham Road  
0.07 mi • Bus stop or station

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- B** Cork Road  
0.09 mi • Bus stop or station

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- C** Windsor Avenue  
0.12 mi • Bus stop or station

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

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

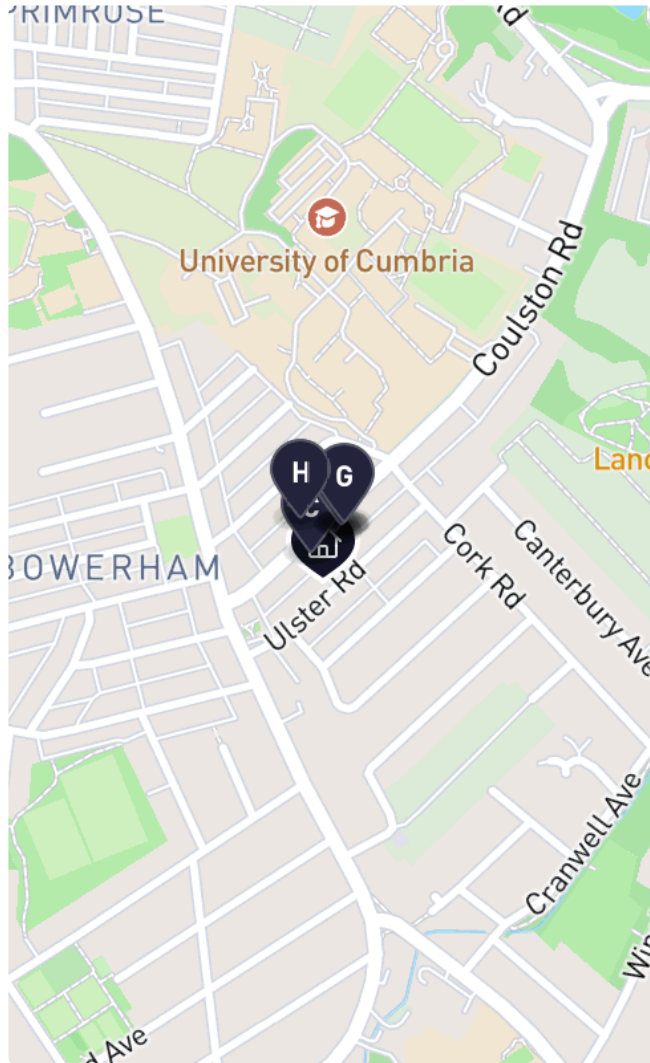
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- F** Blackpool International Airport  
21 mi • Airport

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- G** M6  
2.39 mi • Motorway

## Nearby Planning



**A** 42 Coulston Road Lancaster Lancashire LA1 3AE 46ft

Proposed lawful development certificate for the erection of single storey rear extension

Refused Ref no. 20/00932/PLDC 01-09-2020

**B** 42 Coulston Road Lancaster Lancashire LA1 3AE 46ft

Proposed lawful development certificate for the demolition of existing store and erection of single storey rear extension

Approved Ref no. 20/01337/PLDC 04-12-2020

**C** 30 Coulston Road Lancaster Lancashire LA1 3AE 66ft

Demolition of existing rear outbuilding and erection of a single storey rear extension

Approved Ref no. 19/01548/FUL 13-12-2019

**D** 46 Coulston Road Lancaster Lancashire LA1 3AE 75ft

Demolition of existing single storey rear outrigger and erection of a single storey rear extension

Refused Ref no. 20/00421/FUL 23-04-2020

**E** 46 Coulston Road Lancaster Lancashire LA1 3AE 75ft

Proposed lawful development certificate for the erection of a single storey rear and side extension

Refused Ref no. 20/00940/PLDC 02-09-2020

**F** 46 Coulston Road Lancaster Lancashire LA1 3AE 75ft

Proposed lawful development certificate for erection of single storey rear extension

Approved Ref no. 20/01307/PLDC 03-12-2020

**G** 48 Coulston Road Lancaster Lancashire LA1 3AE 92ft

Erection of a single storey side/rear extension

Approved Ref no. 19/01176/FUL 16-09-2019

**H** 27 Coulston Road Lancaster Lancashire LA1 3AD 105ft

Retrospective application for demolition of existing outbuilding and erection of single storey rear extension.

Approved Ref no. 18/01048/FUL 08-08-2018



## Nearby Listed Buildings



- |   |  |
|---|--|
| <p><b>A</b> Grade II - Listed building 1736ft </p> <p>GREAVES PARK</p> <p>13/03/95 List entry no: 1194933</p>   | <p><b>E</b> Grade II - Listed building 1768ft </p> <p>GOLGOTHA WITH ATTACHED GARDEN WALLS</p> <p>18/02/70 List entry no: 1195063</p> |
| <p><b>B</b> Grade II - Listed building 1745ft </p> <p>ROW OF OUTHouses APPROXIMATELY 3 METRES TO REAR OF NUMBERS 3-10 (CONSECUTIVE) GOLGOTHA</p> <p>13/03/95 List entry no: 1288289</p> | <p><b>F</b> Grade II - Listed building 1772ft </p> <p>GOLGOTHA WITH ATTACHED GARDEN WALLS</p> <p>18/02/70 List entry no: 1215039</p> |
| <p><b>C</b> Grade II - Listed building 1762ft </p> <p>GOLGOTHA</p> <p>18/02/70 List entry no: 1298336</p>   | <p><b>G</b> Grade II - Listed building 1775ft </p> <p>GOLGOTHA WITH ATTACHED GARDEN WALLS</p> <p>18/02/70 List entry no: 1215003</p> |
| <p><b>D</b> Grade II - Listed building 1765ft </p> <p>GOLGOTHA WITH ATTACHED GARDEN WALLS</p> <p>18/02/70 List entry no: 1288284</p>  | <p><b>H</b> Grade II - Listed building 2031ft </p> <p>10, GREAVES DRIVE</p> <p>13/03/95 List entry no: 1290354</p>                   |



# Property Images





## Property Images

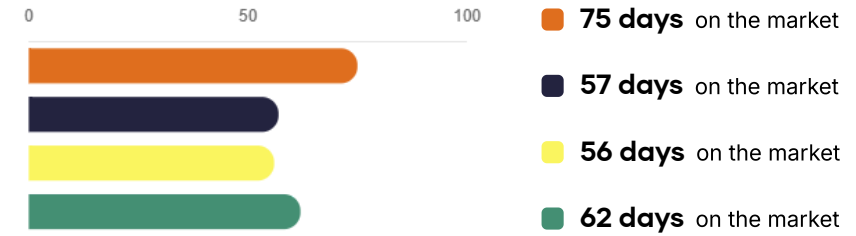




Average house price changes in the last year (Lancaster)

|                          | Oct '24 | Jan '25 | Apr '25 | Jul '25 | Sep 25 |
|--------------------------|---------|---------|---------|---------|--------|
| <b>Detached</b>          | £445k   | £440k   | £435k   | £450k   | £450k  |
| <b>Semi-Detached</b>     | £249k   | £247k   | £244k   | £250k   | £250k  |
| <b>Terraced</b>          | £198k   | £197k   | £194k   | £200k   | £200k  |
| <b>Flats/Maisonettes</b> | £151k   | £150k   | £147k   | £151k   | £151k  |

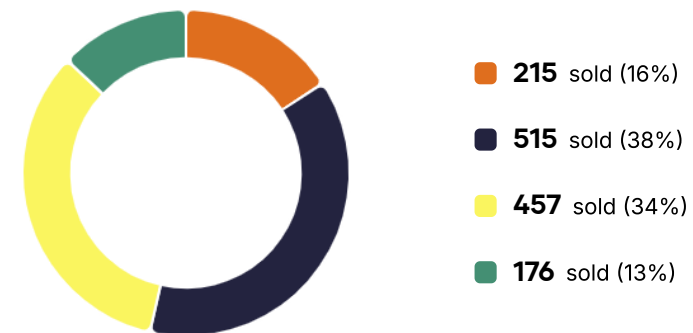
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



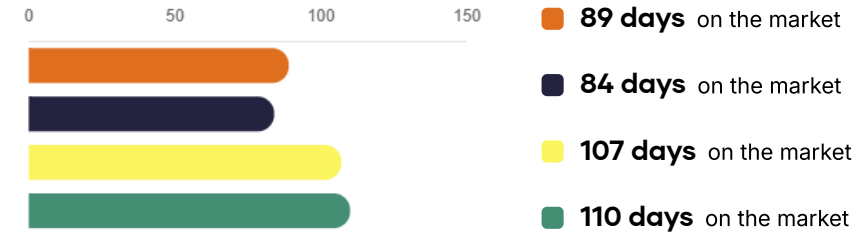
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



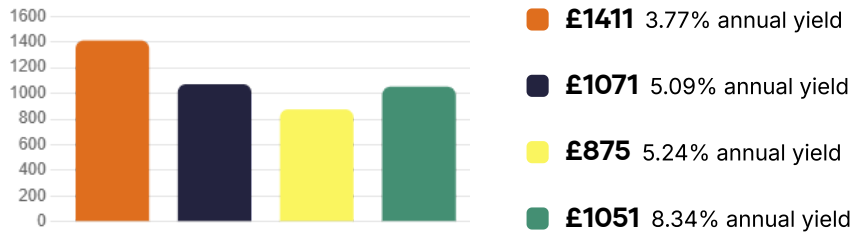
Average rental price changes in the last 12 months (Lancaster)

|                   | Oct 24 | Jan 25 | Apr 25 | Jul 25 | Sep 25 |
|-------------------|--------|--------|--------|--------|--------|
| Detached          | £906   | £1300  | £1350  | £1432  |        |
| Semi-Detached     | £1100  | £1070  | £1095  | £1136  | £1058  |
| Terraced          | £806   | £771   | £884   | £860   | £851   |
| Flats/Maisonettes | £771   | £764   | £761   | £839   | £758   |

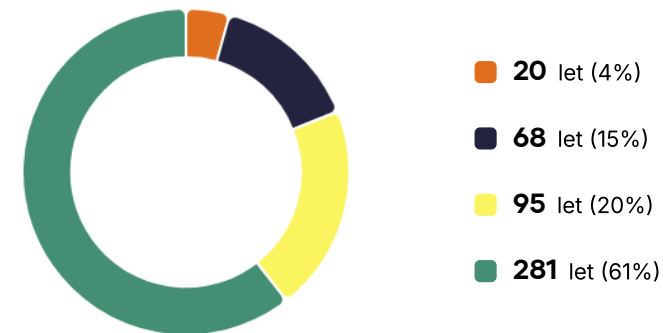
Average time on the rental market (Lancaster)



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

## Contact Us

## Get in touch

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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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