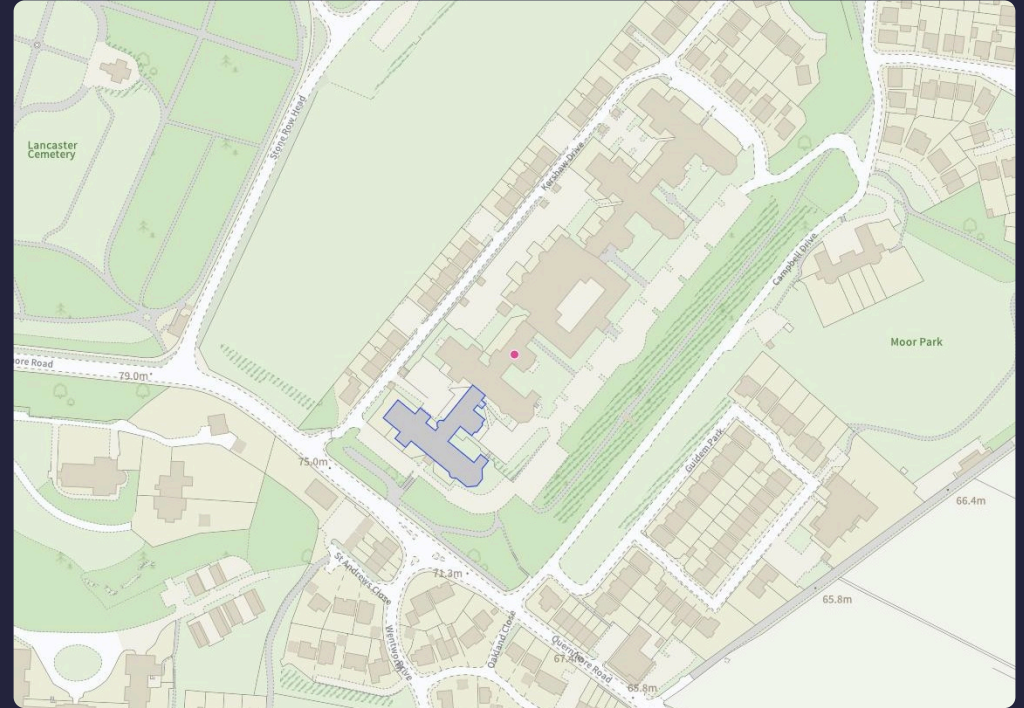




Buyers Report

39 South Wing, The Residence Kershaw Drive, Lancaster, LA1 3TG

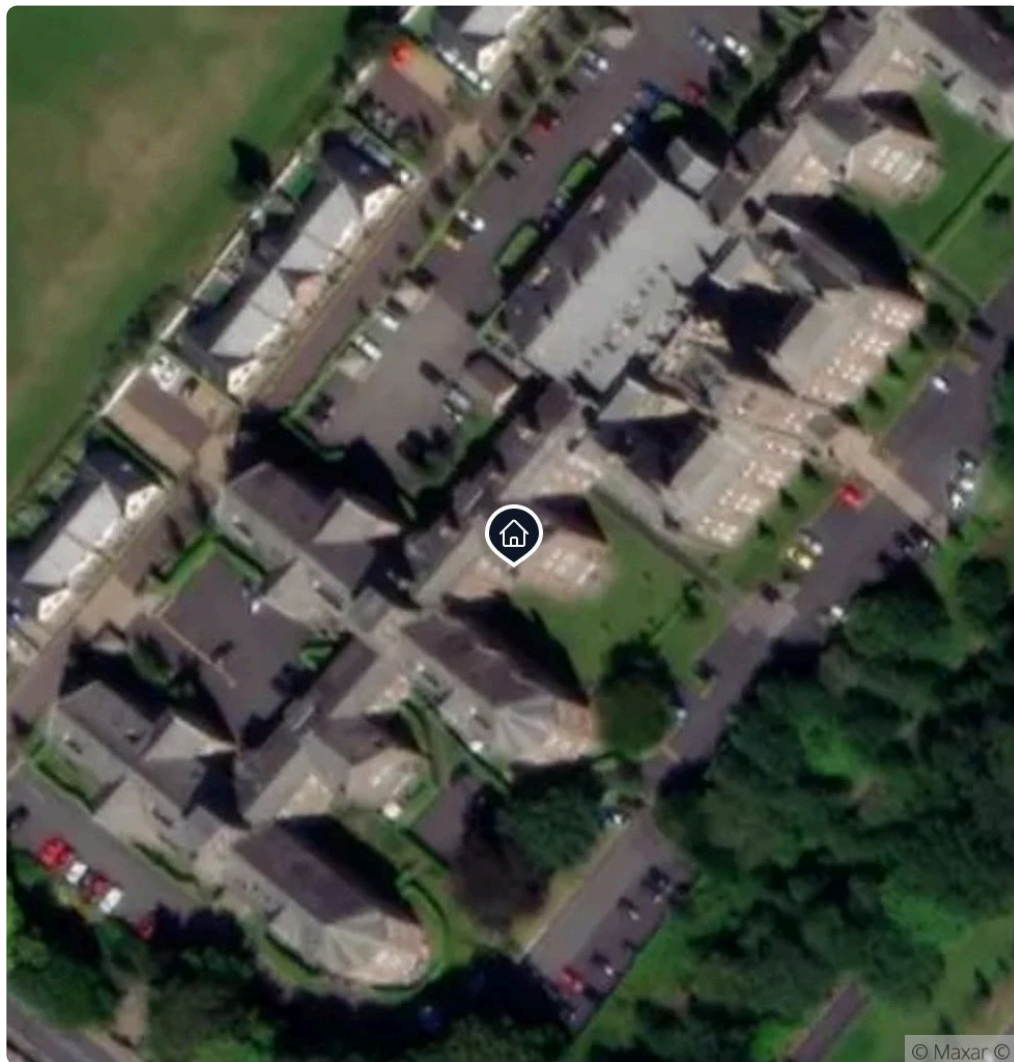
8th November 2025



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Best Estate Agent

Data you can rely on:





Set within Lancaster's prestigious Residence development, this ground-floor apartment in the South Wing combines historic architecture with modern living. Enjoying its own private entrance, enclosed garden, and two secure parking spaces, it offers a rare blend of privacy and space. The bright open-plan living area features sash windows, French doors, and a sleek fitted kitchen with integrated appliances and a breakfast bar. There are two double bedrooms, including a main bedroom with fitted wardrobes and en-suite, plus a stylish modern bathroom. Outside, the private garden is enclosed by mature hedging, creating a peaceful retreat, with access to landscaped communal grounds. Benefits include uPVC double glazing, gas central heating (Ideal combi boiler), and secure gated entry. Leasehold: 250 years from 2014. Ground rent £187 pa. Service charge £3,140 pa. Council Tax Band C. EPC C. Managed by Glide Property Management.

Key Property Information



Estimated market value	£265,000	Number of bedrooms	2 bedrooms	Floor area	850ft ²
		Number of bathrooms	2 bathrooms	Plot size	0.35 acres
		Property type	Flats/Maisonettes	Title number	LAN186687
		Year built	2016	Title number	LAN200580

Tenure		EPC Valid to 24/09/2030		Council tax	
Lease type	Leasehold	Efficiency rating (current)	77 C	Tax band	Band C
Lease term	250y 2m	Efficiency rating (potential)	77 C	Estimated cost	£2,140 per year
Lease remaining	238y 3m	Enviro impact (current)	76 C	Local authority	Lancaster
Lease end date	Jan 2264	Enviro impact (potential)	76 C		

Utilities		Build	
Mains gas	N/A	Floor type	Other
Wind turbines	N/A	Roof type	Other
Solar panels	N/A	Wall type	Other
Mains fuel type	Mains Gas	Window type	High Performance
Water	United Utilities		

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband	 16mb
Superfast broadband	 66mb
Ultrafast broadband	 1800mb
Overall broadband	 1800mb

Outdoor space

Garden direction (est) **North**

Flood risk

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

Parking

Off road parking **No (AI predicted)**

Key Property Information



Listed buildings

MOOR HOSPITAL, NEW BLOCK

List entry no: 1195079 Grade: II Listed date: 24-01-1994



 Restrictive covenants

No covenants

This property does not have any 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

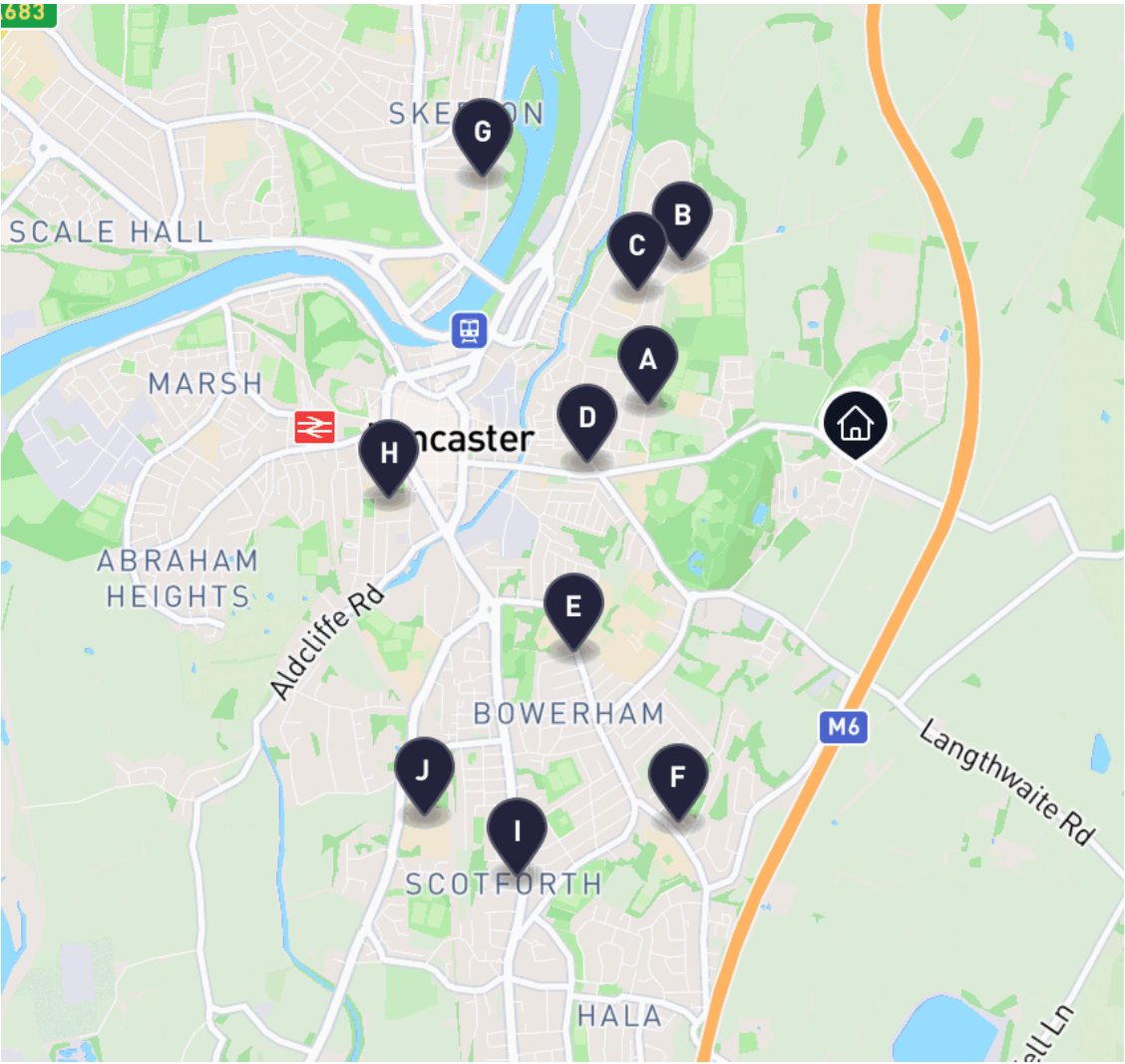
This property is **not** on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

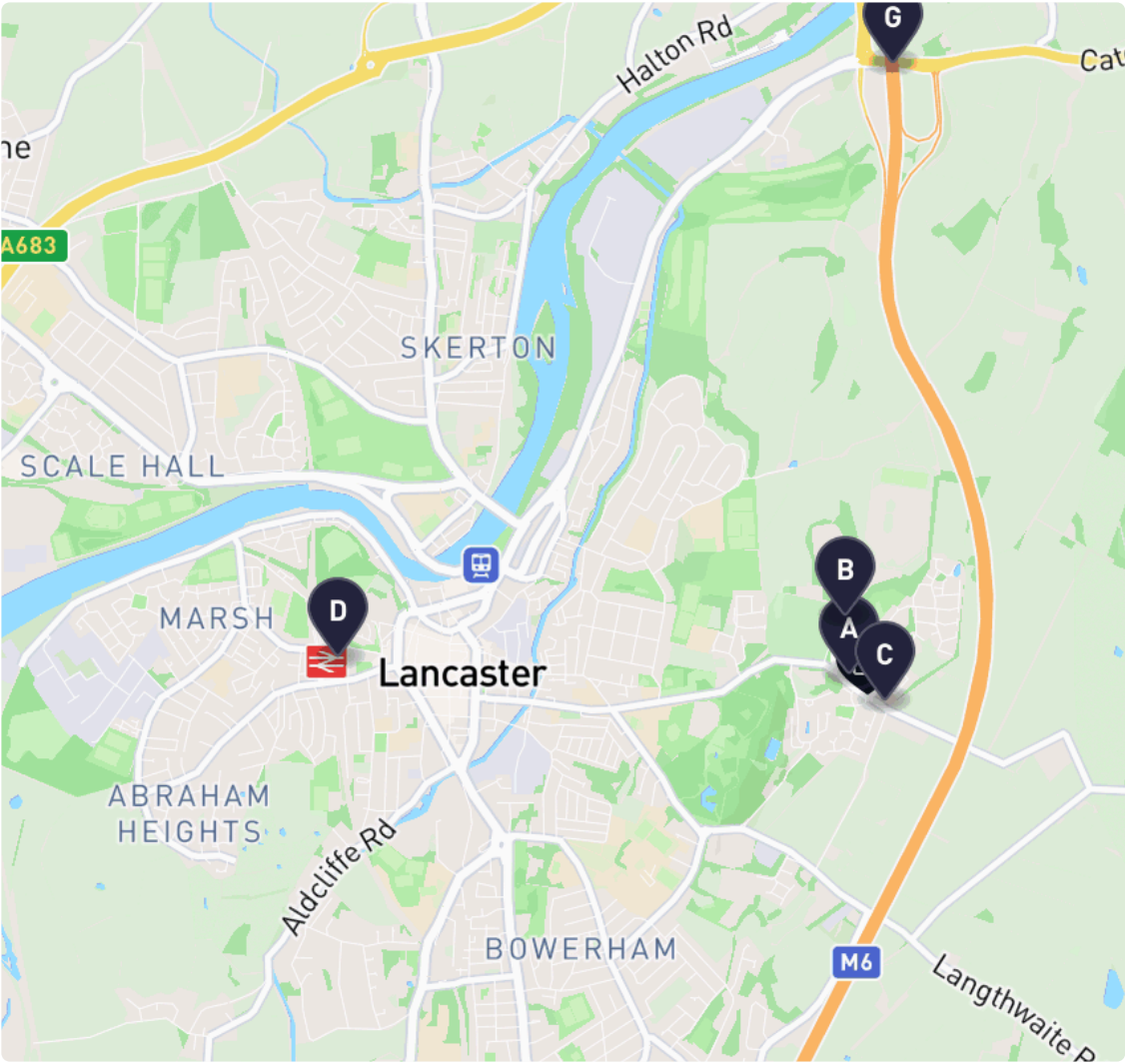
 Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	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.

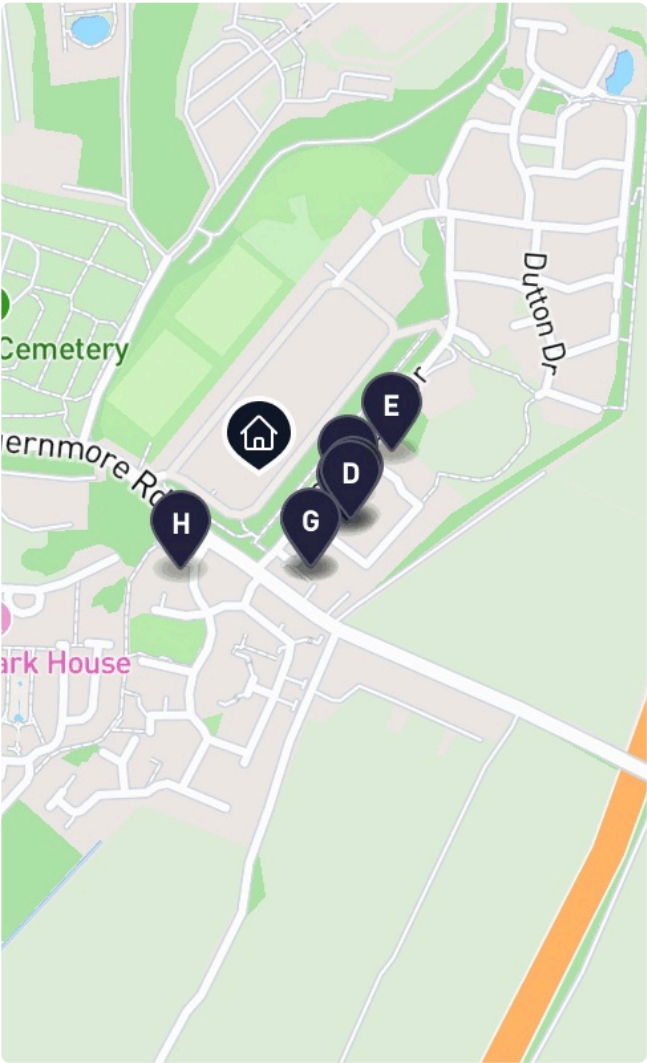


A	Lancaster Christ Church Church Of England Primary School	Good
B	Central Lancaster High School	Good
C	Castle View Primary Academy	Not rated
D	Lancaster Royal Grammar School	Good
E	Bowerham Primary & Nursery School	Good
F	Stepping Stones School	Outstanding
G	Chadwick High School	Good
H	Lancaster Girls' Grammar School	Good
I	Scotforth St Paul's Church Of England Primary And Nursery School	Good
J	Jamea Al Kauthar	Good



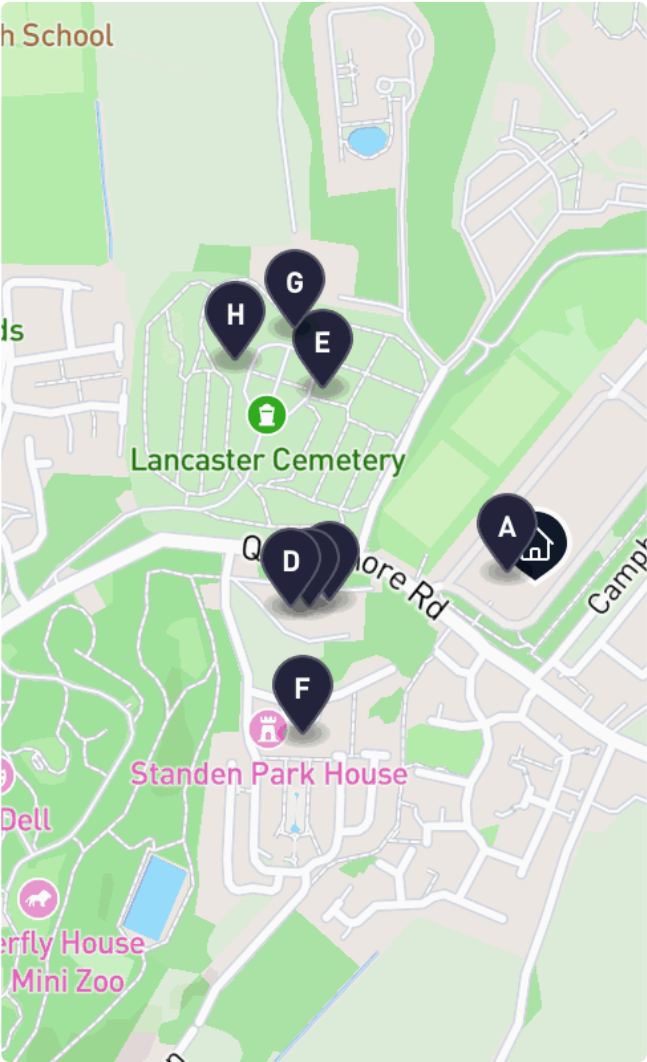
- A** Wentworth Drive
0.07 mi • Bus stop or station
- B** Ridge Lea Hospital, Stone Row Head
0.12 mi • Bus stop or station
- C** Grab Lane
0.13 mi • Bus stop or station
- D** Lancaster Rail Station
1.39 mi • Train station
- E** Bare Lane Rail Station
3.10 mi • Train station
- F** Blackpool International Airport
22 mi • Airport
- G** M6
1.56 mi • Motorway

Nearby Planning



A	9 Guidem Park Lancaster Lancashire LA1 3TH Erection of a single storey rear extension Approved Ref no. 24/01259/FUL 06-01-2025	381ft
B	14 Guidem Park Lancaster Lancashire LA1 3TH Erection of a single storey rear extension Withdrawn Ref no. 23/00812/FUL 17-07-2023	443ft
C	12 Guidem Park Lancaster Lancashire LA1 3TH Erection of a single storey rear extension Withdrawn Ref no. 23/00816/FUL 17-07-2023	443ft
D	12 And 14 Guidem Park Lancaster Lancashire LA1 3TH Erection of a single storey rear extension Approved Ref no. 23/01391/FUL 30-11-2023	443ft
E	3 Guidem Park Lancaster Lancashire LA1 3TH Installation of an air source heat pump to the rear, installation of solar panels to the front and rear elevations and associated landscaping Approved Ref no. 24/01274/FUL 24-12-2024	466ft
F	2 Guidem Park Lancaster Lancashire LA1 3TH Erection of a single storey rear extension, front porch and detached outbuilding Approved Ref no. 18/00704/FUL 21-06-2018	512ft
G	2 Guidem Park Lancaster Lancashire LA1 3TH Erection of a first floor side extension over existing garage Approved Ref no. 23/00672/FUL 12-06-2023	512ft
H	1 St Andrews Close Lancaster Lancashire LA1 3RL 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	558ft

Nearby Listed Buildings



- A

Grade II - Listed building148ft

MOOR HOSPITAL, NEW BLOCK

24/01/94List entry no: 1195079
- B

Grade II - Listed building741ft

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

13/03/95List entry no: 1289423
- C

Grade II - Listed building814ft

CHURCH OF ST MICHAEL, MOOR HOSPITAL

13/03/95List entry no: 1289454
- D

Grade II - Listed building876ft

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

13/03/95List entry no: 1195077

- E

Grade II - Listed building906ft

EASTERN MORTUARY CHAPEL AT LANCASTER CEMETERY

13/03/95List entry no: 1195078
- F

Grade II* - Listed building1050ft

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

24/01/94List entry no: 1289436
- G

Grade II - Listed building1109ft

NORTHERN MORTUARY CHAPEL AT LANCASTER CEMETERY

13/03/95List entry no: 1212689
- H

Grade II - Listed building1211ft

WESTERN MORTUARY CHAPEL AT LANCASTER CEMETERY

13/03/95List entry no: 1298305



BEST

ESTATE AGENT GUIDE

AWARDS 2025

WINNER

LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS

BEST

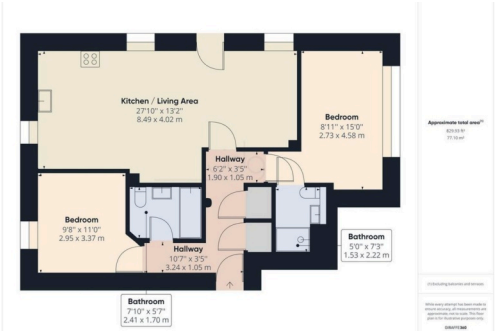
ESTATE AGENT GUIDE

AWARDS 2025

WINNER

SALES

AWARDED FOR
MARKETING | SERVICE | RESULTS





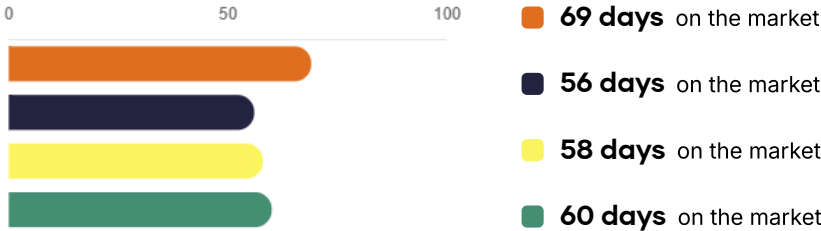
Average house price changes in the last year (Lancaster)

	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

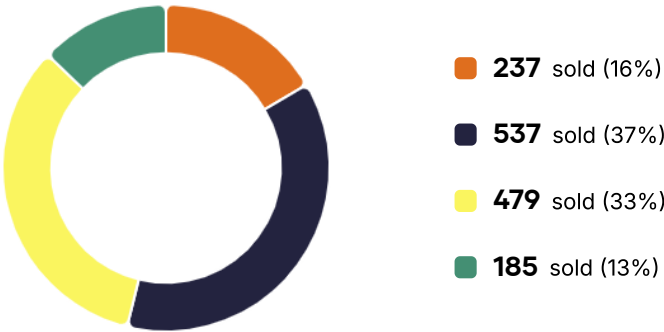
Average price per sqft (Lancaster)



Average time on the market (Lancaster)



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



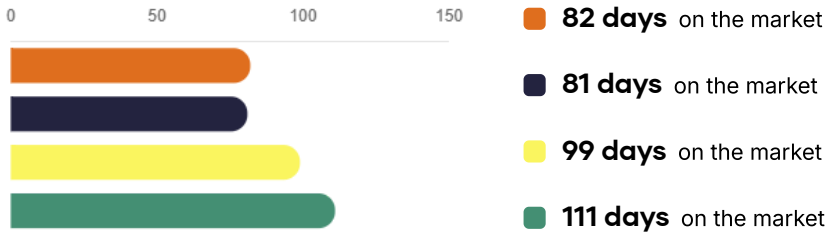
Detached Semi-Detached Terraced Flats/Maisonettes



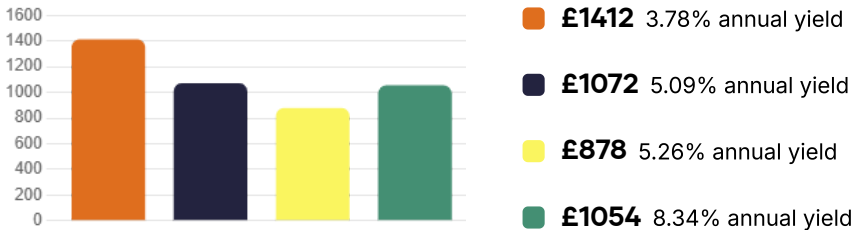
Average rental price changes in the last 12 months (Lancaster)

	Nov 24	Feb 25	May 25	Aug 25	Oct 25
Detached	£1411	£1100	£1649	£1565	
Semi-Detached	£886	£893	£1069	£1210	£1063
Terraced	£920	£828	£861	£888	£972
Flats/Maisonettes	£746	£829	£837	£749	£861

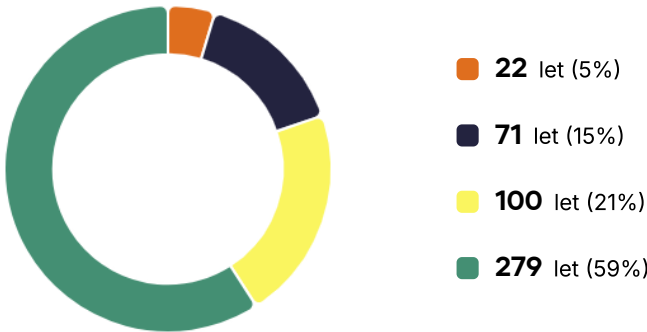
Average time on the rental market (Lancaster)



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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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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