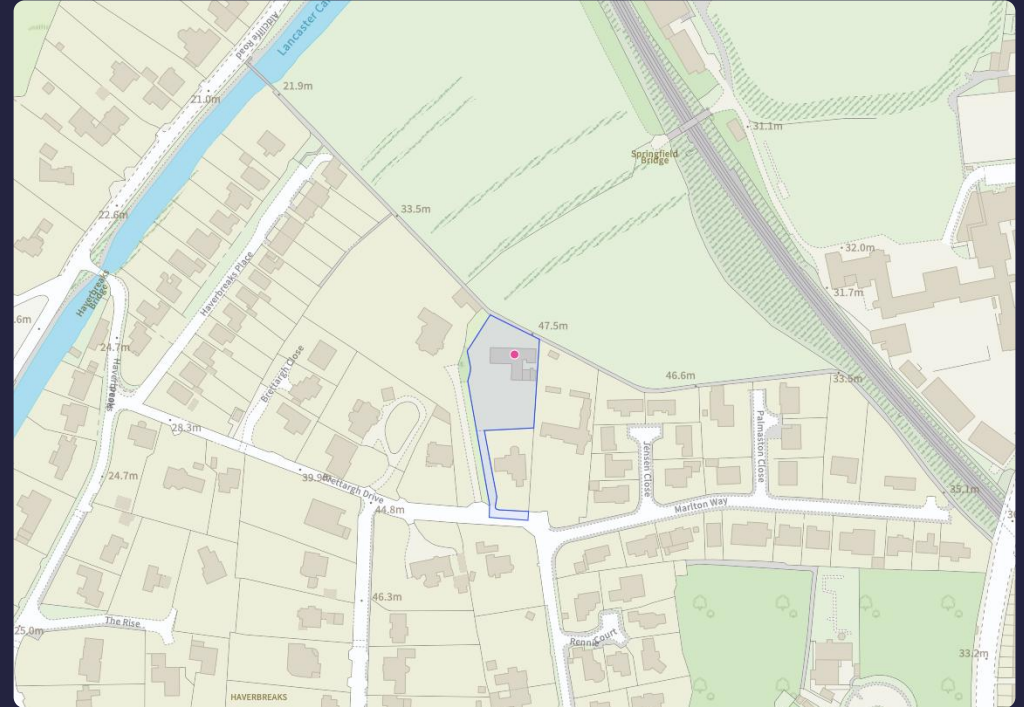




Buyers Report

Badgers Wood Brettargh Drive, Lancaster, LA1 5BN

29th June 2026



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Best Estate Agent

Data you can rely on:

HM Land
Registry



Ofsted

Ofcom

Office for
National Statistics

jdg
sales & lettings

Key Property Information



Estimated market value	£750,000	Number of bedrooms	4 bedrooms	Floor area	3,132ft ²
		Number of bathrooms	2 bathrooms	Plot size	0.61 acres
		Property type	Detached	Price per ft ²	£239
		Year built	1967-1975	Title number	LA688889

Tenure		EPC Valid to 21/12/2035	Council tax
Lease type	Freehold	Efficiency rating (current)	Tax band
		Efficiency rating (potential)	Estimated cost
		Enviro impact (current)	Local authority
		Enviro impact (potential)	

Utilities		Build	
Mains gas	Yes	Floor type	Suspended
Wind turbines	N/A	Roof type	Pitched
Solar panels	N/A	Wall type	Brick
Mains fuel type	Mains Gas	Window type	Double Glazed
Water	United Utilities		

Key Property Information



📶 Mobile coverage EE coverage Okay O2 coverage Okay Three coverage Okay Vodafone coverage Okay	📶 Broadband coverage Basic broadband 9mb Superfast broadband 35mb Ultrafast broadband N/A Overall broadband 35mb
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Key Property Information



Planning applications

Permission in principle application for the demolition of existing dwelling and erection of up to two dwellings

Ref no. 25/01204/PIP Date: 09-12-2025



 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.

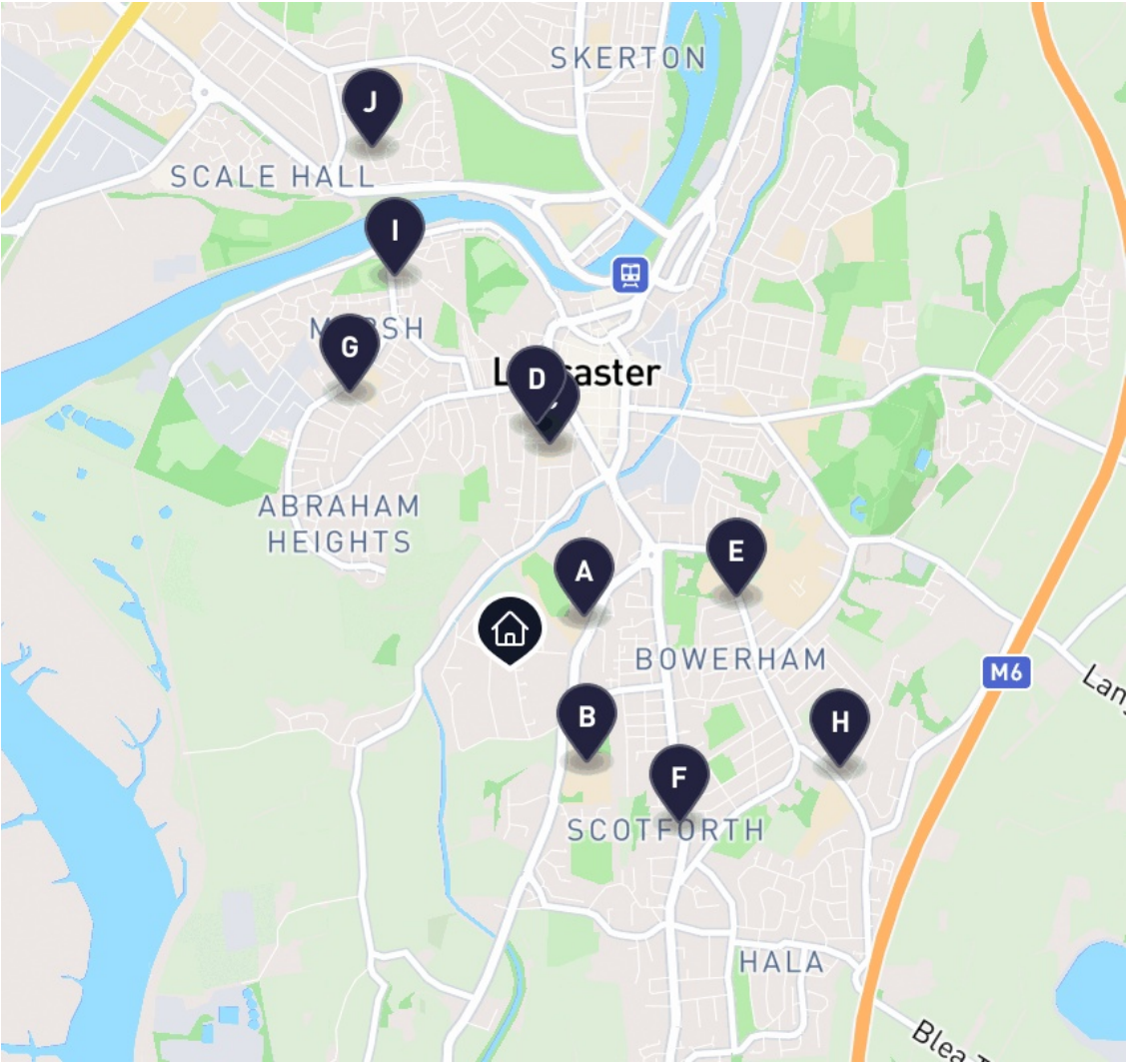
Environmental Appeal

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	Ripley St Thomas Church Of England Academy 0.20mi • Secondary	Outstanding
B	Jamea Al Kauthar 0.41mi • Secondary	Good
C	Lancaster Girls' Grammar School 0.49mi • Secondary	Good
D	Lancaster Dallas Road Community Primary School 0.53mi • Primary	Good
E	Bowerham Primary & Nursery School 0.60mi • Nursery	Good
F	Scotforth St Paul's Church Of England Primary And Nursery School 0.68mi • Nursery	Good
G	Appletree Nursery School 0.74mi • Nursery	Good
H	Stepping Stones School 0.95mi • Pupilreferralunits	Outstanding
I	Lancaster Independent School For Alternative Learning (Lisal) 0.97mi • Independent	Good
J	The Loyne Specialist School 1.31mi • Special	Outstanding

Local Transport



- A** Ripley St Thomas School, Ashton Road
0.21 mi • Bus stop or station
- B** Ripley St Thomas Cehs, Ashton Road
0.23 mi • Bus stop or station
- C** Bridge Road
0.23 mi • Bus stop or station
- D** Lancaster Rail Station
0.68 mi • Train station
- E** Bare Lane Rail Station
2.74 mi • Train station
- F** Blackpool International Airport
20 mi • Airport
- G** M6
2.64 mi • Motorway

Nearby Planning



A	Badgers Wood Brettargh Drive Lancaster Lancashire LA1 5BN	46ft	📍
	Permission in principle application for the demolition of existing dwelling and erection of up to two dwellings		
	Approved	Ref no. 25/01204/PIP	05-11-2025
B	Tufton Warren Brettargh Drive Lancaster Lancashire LA1 5BN	164ft	📍
	Erection of an outbuilding to accommodate a swimming pool		
	Approved	Ref no. 24/00441/FUL	15-04-2024
C	Mabsoot Brettargh Drive Lancaster Lancashire LA1 5BN	177ft	📍
	Construction of dormer extensions to the front elevation, installation of rooflights to the front elevation, installation of cladding to exterior and...		
	Approved	Ref no. 24/00514/FUL	13-05-2024
D	Haverbreaks House Brettargh Drive Lancaster Lancashire LA1 5BN	272ft	📍
	Erection of a detached garage		
	Approved	Ref no. 23/00423/FUL	31-05-2023

E	3 Haverbreaks Place Lancaster Lancashire LA1 5BH	430ft	📍
	Erection of a single storey rear extension with rear external steps		
	Approved	Ref no. 18/00901/FUL	17-08-2018
F	3 Haverbreaks Place Lancaster Lancashire LA1 5BH	430ft	📍
	Retrospective application for the retention of a single storey rear extension with rear external steps		
	Approved	Ref no. 18/01362/FUL	30-10-2018
G	1 Brettargh Close Lancaster Lancashire LA1 5BU	463ft	📍
	Creation of a new vehicular access and realignment of Brettargh Close, installation of gates and railings, alteration of land levels and erection of an attached...		
	Approved	Ref no. 20/00730/FUL	31-07-2020
H	2 Rennie Court Lancaster Lancashire LA1 5XE	489ft	📍
	Erection of a two storey rear extension and a single storey rear extension		
	Approved	Ref no. 21/00238/FUL	12-04-2021



Nearby Listed Buildings



A Grade II - Listed building 705ft

RIPLEY ST THOMAS'S SCHOOL, ORIGINAL SCHOOL BUILDING

18/02/70 List entry no: 1298380

B Grade II - Listed building 781ft

HAVERBREAKS BRIDGE (NUMBER 95)

13/03/95 List entry no: 1290286

C Grade II* - Listed building 1106ft

CHAPEL OF RIPLEY ST THOMAS SCHOOL

18/02/70 List entry no: 1194928

D Grade II - Listed building 1201ft

LANCASTER CANAL OLD BOATHOUSE ON EAST SIDE OF CANAL APPROXIMATELY 100 METRES WEST OF BASIN BRIDGE

30/11/70 List entry no: 1194965

E Grade II - Listed building 1332ft

ENTRANCE LODGE AT RIPLEY ST THOMAS SCHOOL

18/02/70 List entry no: 1194929

F Grade II - Listed building 1332ft

ENTRANCE GATEWAY AT RIPLEY ST THOMAS SCHOOL

18/02/70 List entry no: 1298379

G Grade II - Listed building 1463ft

LANCASTER CANAL BASIN BRIDGE (NUMBER 98)

30/11/70 List entry no: 1194963

H Grade II - Listed building 1490ft

LANCASTER CANAL OLD BLACKSMITHS SHOP APPROXIMATELY 30 METRES EAST OF BASIN BRIDGE

13/03/95 List entry no: 1194964







Property Images

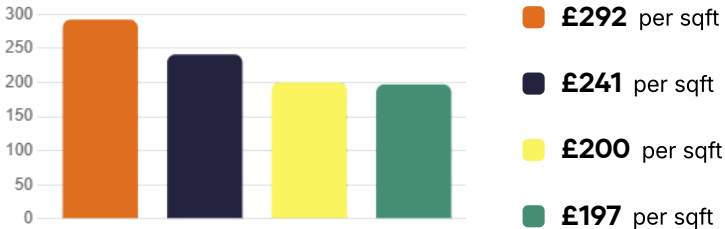




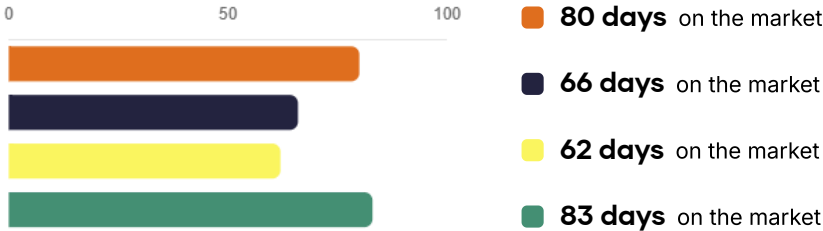
Average house price changes in the last year (Lancaster)

	Jun '25	Sep '25	Dec '25	Mar '26	May 26
Detached	£455k	£470k	£480k	£460k	£460k
Semi-Detached	£255k	£260k	£270k	£255k	£255k
Terraced	£202k	£209k	£213k	£204k	£204k
Flats/Maisonettes	£159k	£164k	£167k	£159k	£160k

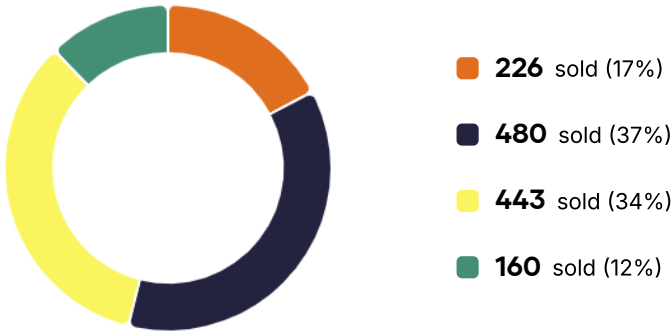
Average price per sqft (Lancaster)



Average time on the market (Lancaster)



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



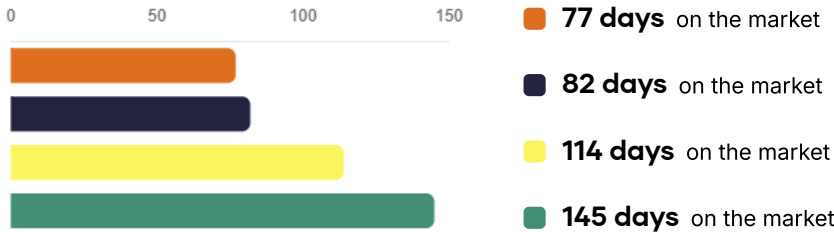
Detached Semi-Detached Terraced Flats/Maisonettes



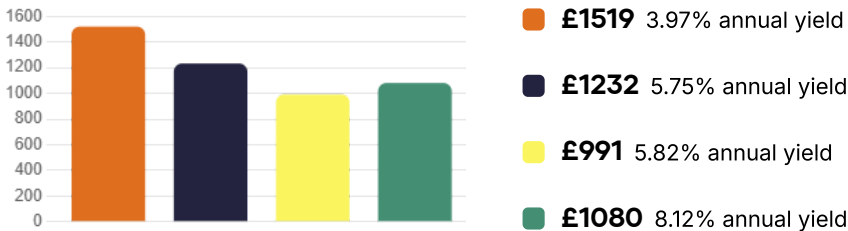
Average rental price changes in the last 12 months (Lancaster)

	Jun 25	Sep 25	Dec 25	Mar 26	May 26
Detached	£1350	£1407	£1162	£1770	£1350
Semi-Detached	£1183	£1045	£1042	£1143	£1127
Terraced	£854	£844	£973	£827	£1082
Flats/Maisonettes	£818	£774	£781	£857	£860

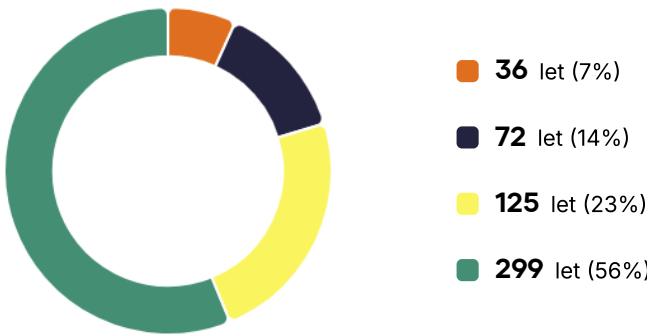
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



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



Detached Semi-Detached Terraced Flats/Maisonettes



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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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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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