

## Buyers Report

12 Sykelands Avenue, Halton, Lancaster, LA2 6QF

9th March 2026



Winner of the UK's  
Best Estate Agent

Data you can rely on:



## Key Property Information



Estimated market value	<b>£375,000</b>	Number of bedrooms	<b>4 bedrooms</b>	Floor area	<b>1,055ft<sup>2</sup></b>
Estimated value range	<b>£319k - £431k</b>	Number of bathrooms	<b>2 bathrooms</b>	Plot size	<b>0.15 acres</b>
		Property type	<b>Semi-Detached</b>	Title number	<b>LA888878</b>
		Year built	<b>1967-1975</b>		

## Market History

Last Sold	November 2022	£350,000
Sold	June 2014	£185,000
Sold	April 2001	£84,450

## Tenure

Lease type	<b>Freehold</b>
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**EPC** Valid to 16/08/2034

Efficiency rating (current)	<b>65 D</b>
Efficiency rating (potential)	<b>81 B</b>
Enviro impact (current)	<b>65 D</b>
Enviro impact (potential)	<b>81 B</b>

## Council tax

Tax band	<b>Band C</b>
Estimated cost	<b>£2,140 per year</b>
Local authority	<b>Lancaster</b>

## Utilities

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

## Build

Floor type	<b>Suspended</b>
Roof type	<b>Pitched</b>
Wall type	<b>Brick</b>
Window type	<b>Double Glazed</b>

## Key Property Information



### Mobile coverage

EE coverage	<b>Outstanding</b>
O2 coverage	<b>Poor</b>
Three coverage	<b>Good</b>
Vodafone coverage	<b>Okay</b>

### Broadband coverage

Basic broadband	<b>17mb</b>
Superfast broadband	<b>80mb</b>
Ultrafast broadband	<b>1000mb</b>
Overall broadband	<b>1000mb</b>

### Outdoor space

Garden direction (est) **North**

### Air traffic noise

No registered disturbance from air traffic noise

### Tree preservation orders

No registered tree preservation orders on this property.

### Flood risk

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

### Parking

Off road parking **Yes (AI predicted)**

### Radon gas

#### Low to Moderate risk (1-3%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.



### 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.

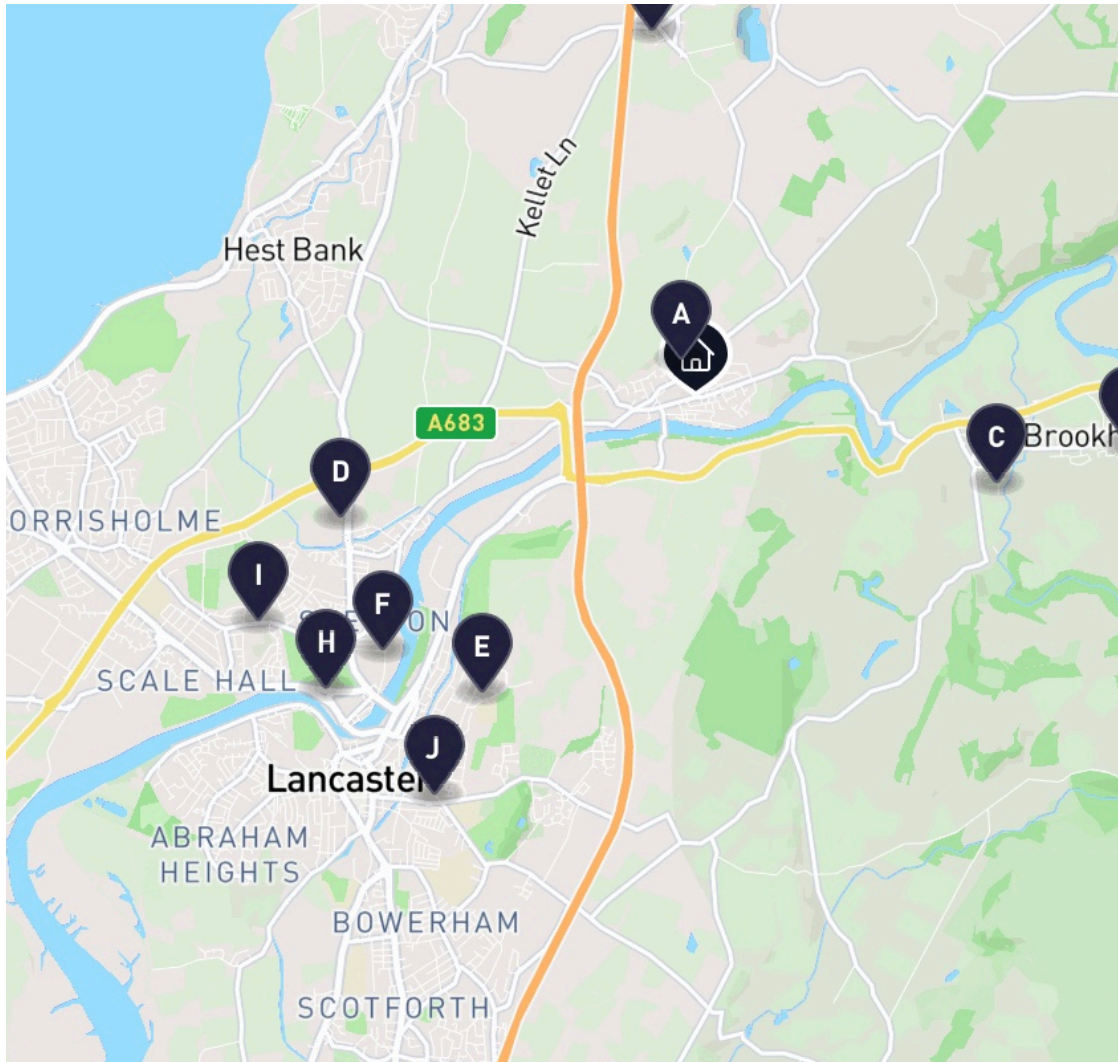
##### Environmental Appeal

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

St Wilfrid's Cof E Primary School

0.09mi • Primary

Good
- B

Nether Kellet Community Primary School

1.70mi • Primary

Outstanding
- C

Caton Primary School

1.72mi • Primary

Good
- D

Beaumont College - A Salutem/Ambito College

2.06mi • Special

Good
- E

Central Lancaster High School

2.11mi • Secondary

Good
- F

Chadwick High School

2.27mi • Pupilreferralunits

Good
- G

Caton St Paul's Church Of England Primary School

2.33mi • Nursery

Good
- H

Our Lady's Catholic College

2.63mi • Secondary

Requires improvement
- I

Lancaster Ryelands Primary School

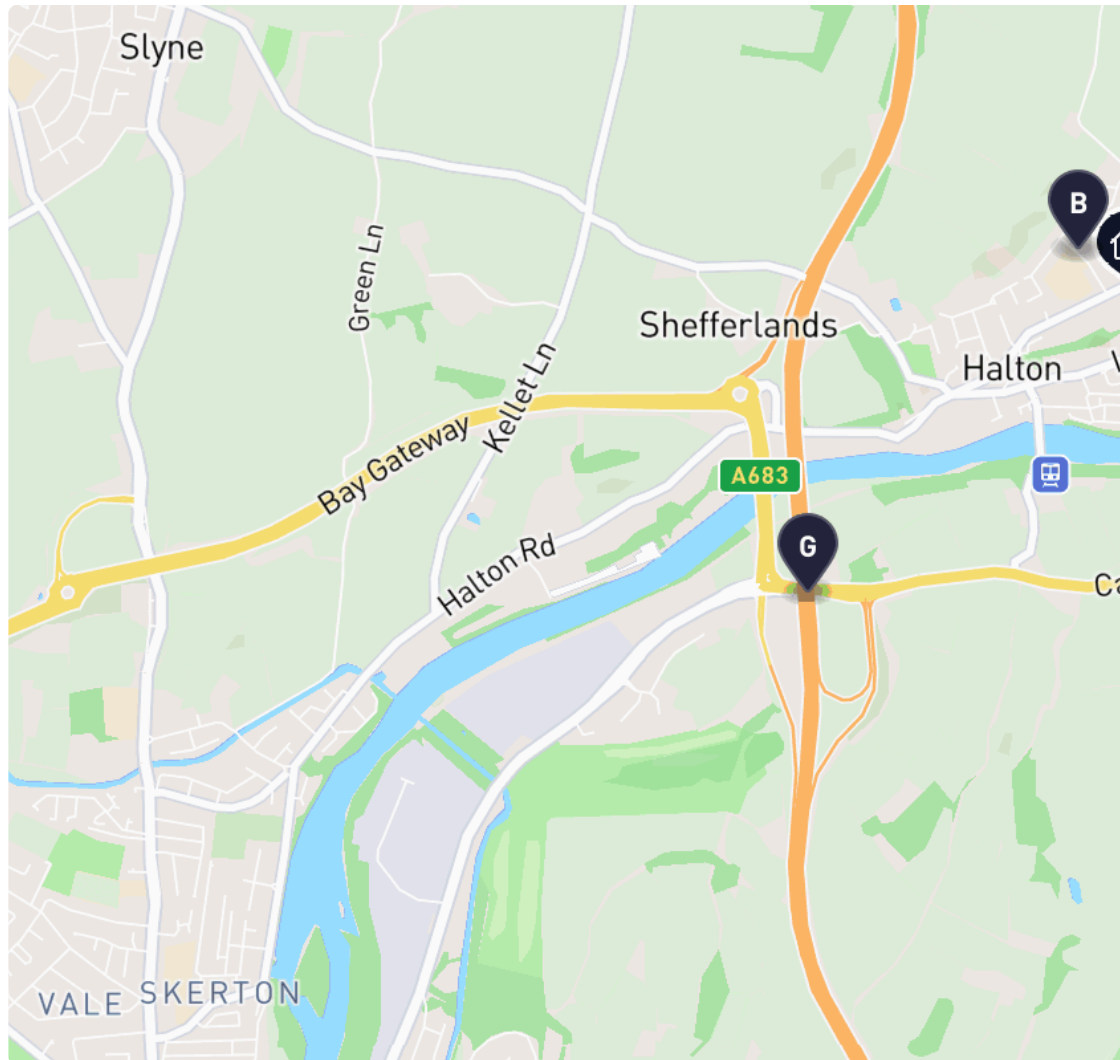
2.69mi • Nursery

Good
- J

Lancaster Royal Grammar School

2.70mi • Secondary

Good



- A** Shops, High Road  
0.07 mi • Bus stop or station

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- B** St Wilfrids Ceps, Penny Stone Road  
0.10 mi • Bus stop or station

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- C** Lunesdale View, Lunesdale View  
0.12 mi • Bus stop or station

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

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

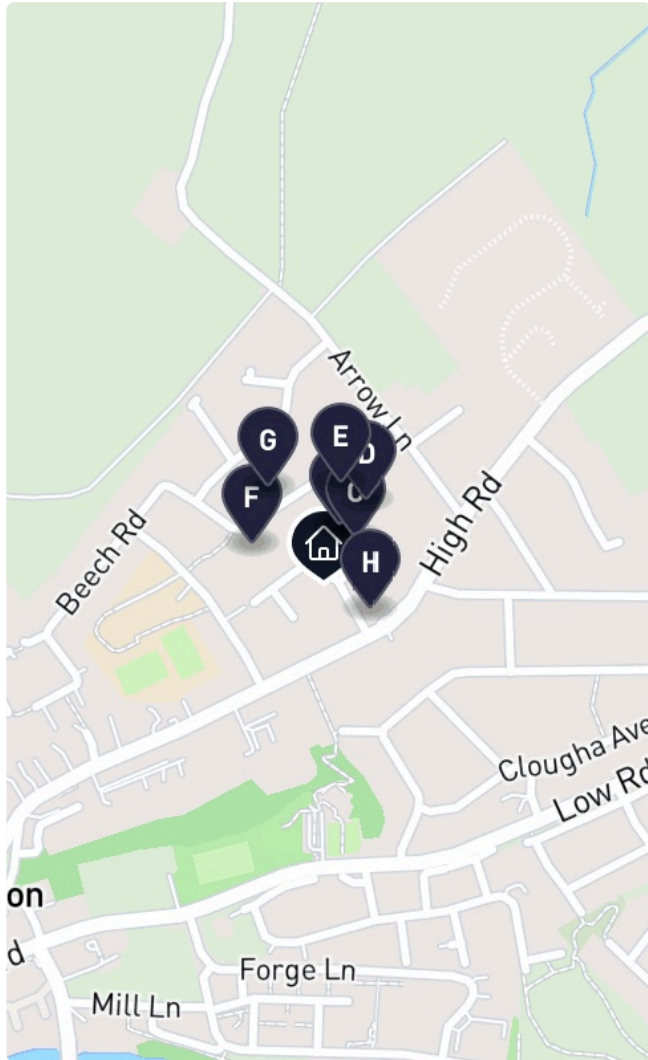
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- F** Blackpool International Airport  
24 mi • Airport

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- G** M6  
0.89 mi • Motorway

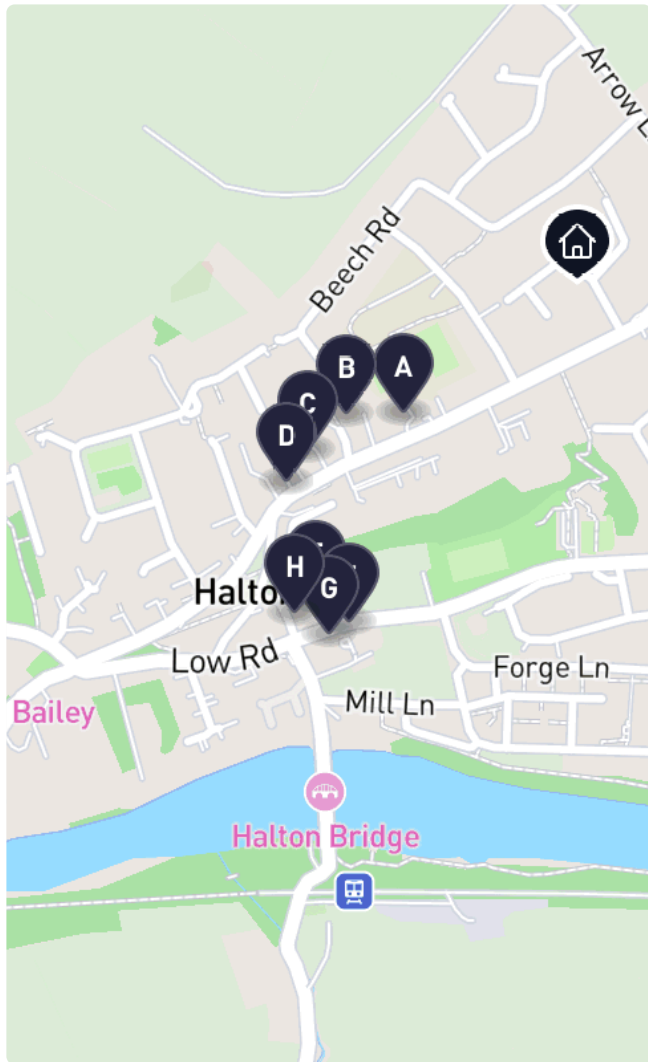
## Nearby Planning



- A** 3 Sykelands Grove Halton Lancaster Lancashire LA2 75ft 6QG  
 Erection of a 4.55 metre deep, single storey rear extension with a maximum roof height of 3.50 metres and a maximum eaves height of 3.50 metres  
 Refused Ref no. 19/01612/PAH 31-12-2019
- 
- B** 3 Sykelands Grove Halton Lancaster Lancashire LA2 75ft 6QG  
 Erection of a 4.45 metre deep, single storey rear extension with a maximum roof height of 3.46 metres and a maximum eaves height of 2.10 metres  
 Approved Ref no. 20/00188/PAH 17-02-2020
- 
- C** 1 Sykelands Grove Halton Lancaster Lancashire LA2 112ft 6QG  
 Erection of a single storey side extension and construction of a dormer to the rear  
 Approved Ref no. 18/01557/FUL 07-12-2018
- 
- D** 18 Sykelands Grove Halton Lancaster Lancashire LA2 200ft 6QG  
 Construction of dormer extensions to the front and rear elevations  
 Approved Ref no. 19/00450/FUL 12-04-2019

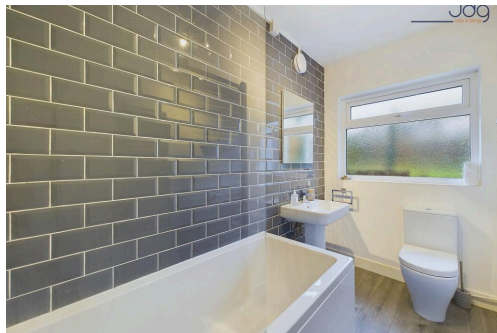
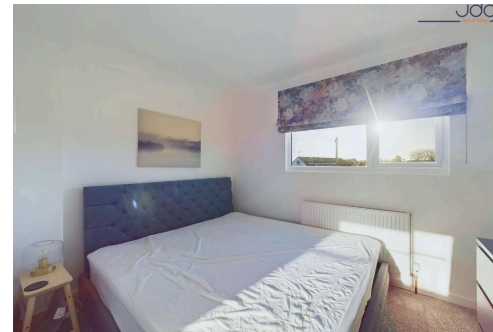
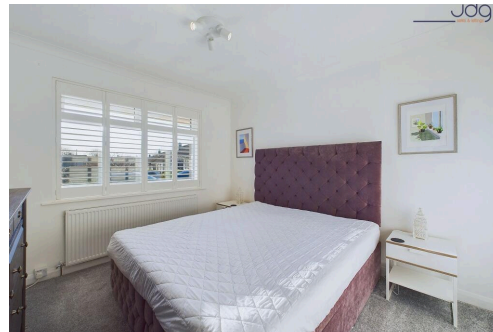
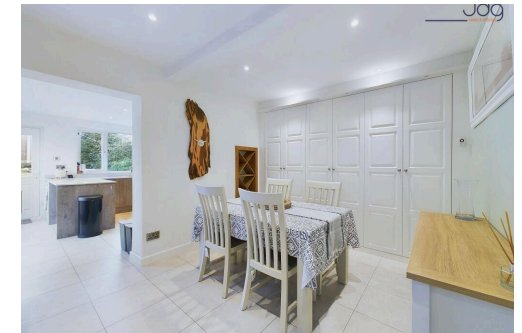
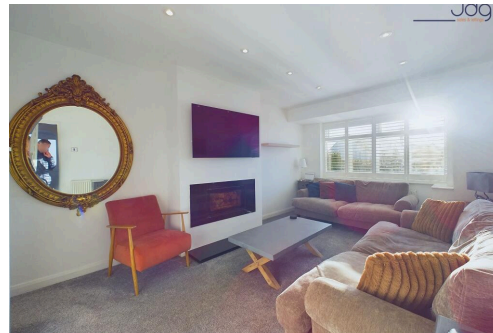
- E** 11 Beech Road Halton Lancaster Lancashire LA2 6QQ 210ft  
 Proposed lawful development certificate for the erection of a single storey rear extension to replace existing conservatory  
 Approved Ref no. 25/00894/PLDC 06-08-2025
- 
- F** 33 Beech Road Halton Lancaster Lancashire LA2 6QQ 246ft  
 Proposed lawful development certificate for construction of dormer extension to rear elevation  
 Approved Ref no. 25/00587/PLDC 27-05-2025
- 
- G** 26 Beech Road Halton Lancaster Lancashire LA2 6QQ 269ft  
 Erection of a single storey rear extension and construction of a dormer extension to the front roof elevation  
 Approved Ref no. 25/01093/FUL 09-10-2025
- 
- H** Halton Village Stores 157 High Road Halton Lancaster Lancashire LA2 6PY 285ft  
 Erection of two-storey side extension and installation of front roller shutter  
 Approved Ref no. 22/01163/FUL 16-09-2022

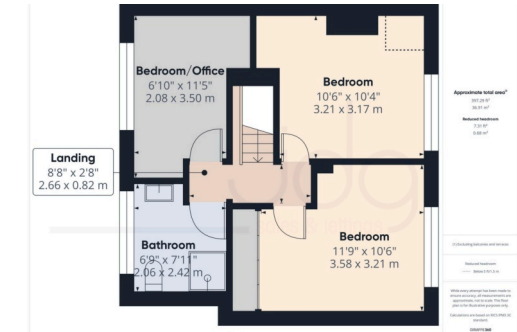
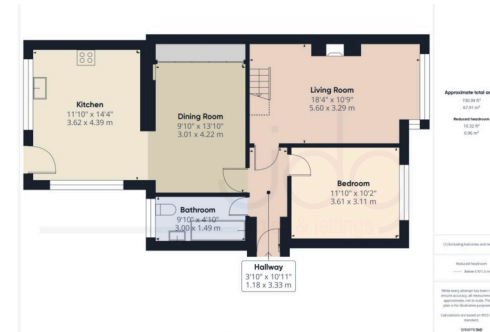
## Nearby Listed Buildings

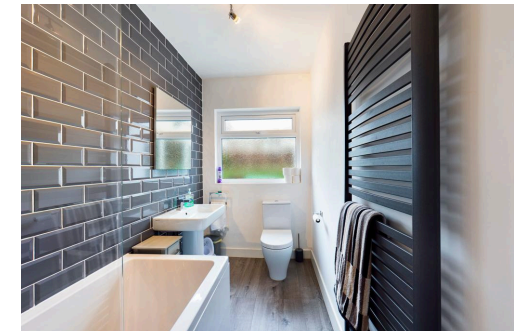
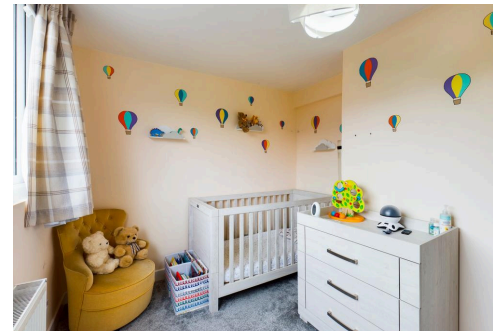


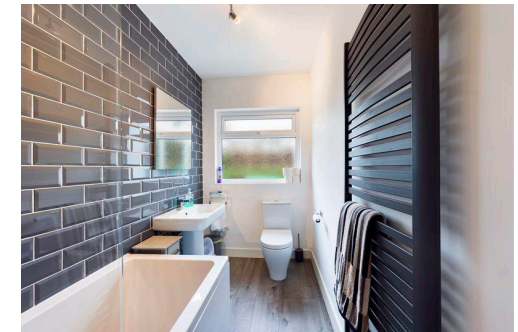
<b>A</b>	Grade II - Listed building LIME TREE HOUSE 07/11/83 List entry no: 1071894	853ft
<b>B</b>	Grade II - Listed building BARN 30 METRES NORTH OF FARMHOUSE AT PEDLERS FARM 07/11/83 List entry no: 1317849	1001ft
<b>C</b>	Grade II - Listed building FIELD COTTAGE 07/11/83 List entry no: 1362452	1184ft
<b>D</b>	Grade II - Listed building MILLERS FARMHOUSE 07/11/83 List entry no: 1071893	1312ft
<b>E</b>	Grade II* - Listed building MANOR HOUSE 04/10/67 List entry no: 1164390	1545ft
<b>F</b>	Grade II - Listed building FARM BUILDING TO THE EAST OF TOWN END FARMHOUSE 07/11/83 List entry no: 1362414	1545ft
<b>G</b>	Grade II - Listed building TOWN END FARMHOUSE 04/10/67 List entry no: 1164371	1617ft
<b>H</b>	Grade II - Listed building GATE PIERS WEST OF MANOR HOUSE 07/11/83 List entry no: 1362415	1624ft





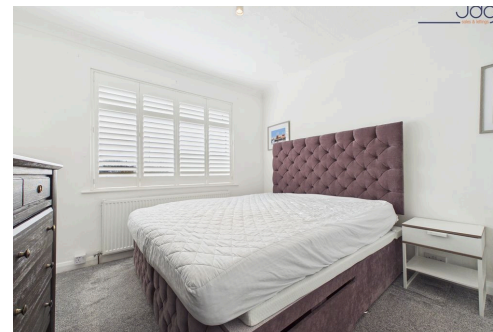
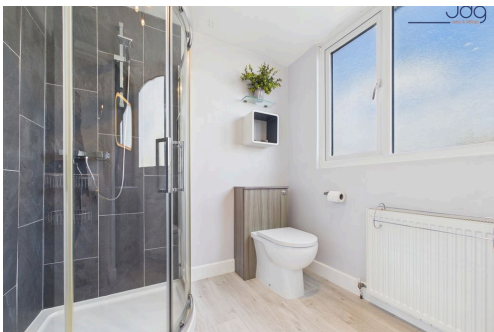
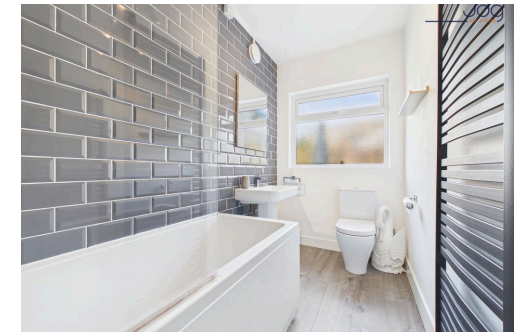
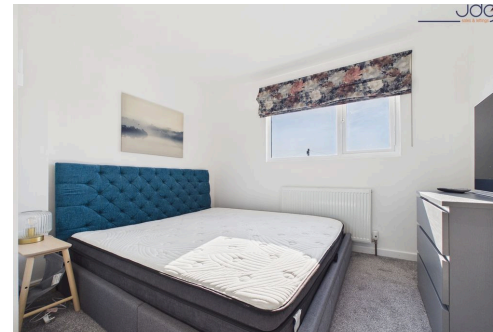
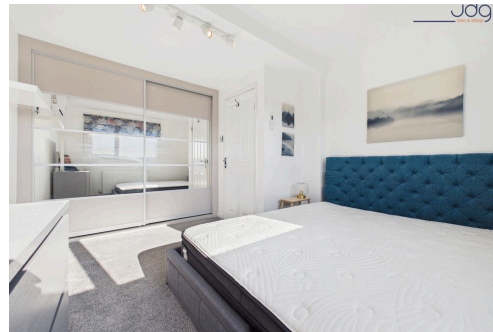




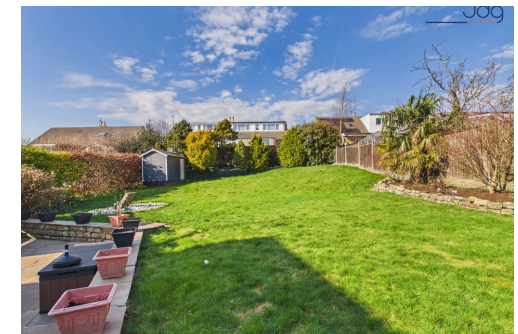




Property Images



Property Images

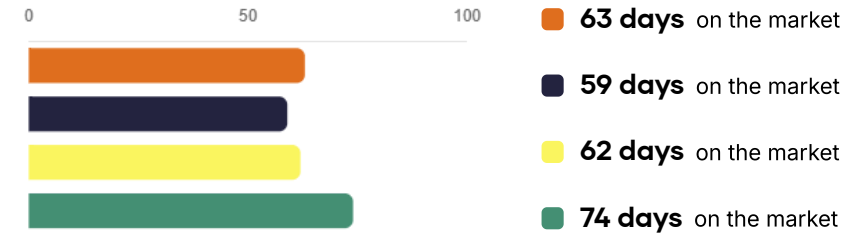




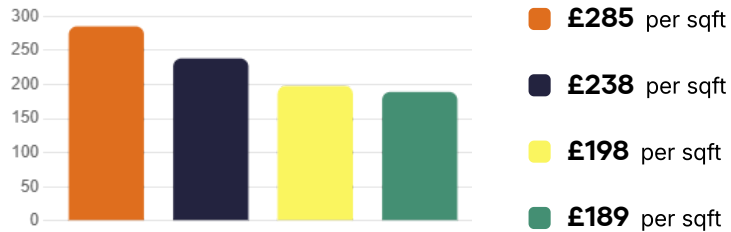
Average house price changes in the last year (Lancaster)

	Mar '25	Jun '25	Sep '25	Dec '25	Feb 26
<b>Detached</b>	£420k	£415k	£450k	£450k	£450k
<b>Semi-Detached</b>	£239k	£234k	£255k	£255k	£255k
<b>Terraced</b>	£191k	£187k	£204k	£205k	£205k
<b>Flats/Maisonettes</b>	£148k	£145k	£158k	£158k	£158k

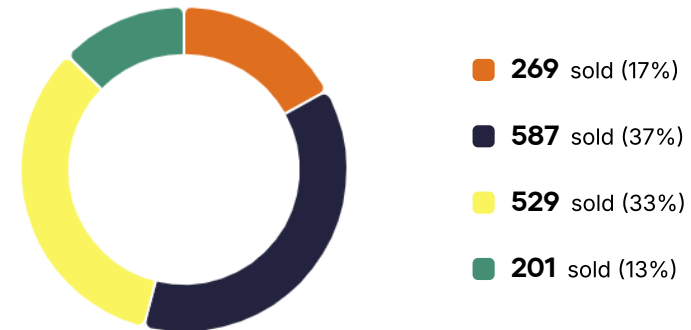
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



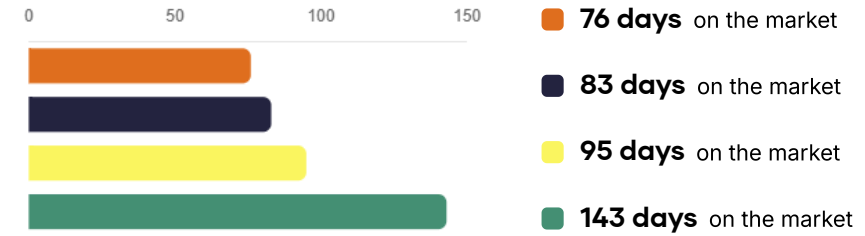
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



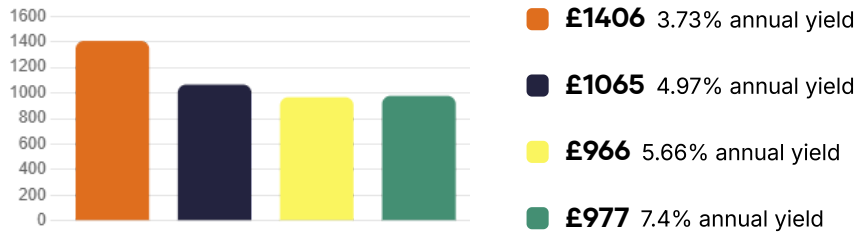
Average rental price changes in the last 12 months (Lancaster)

	Mar 25	Jun 25	Sep 25	Dec 25	Feb 26
Detached	£1100	£1649	£1556	£1518	
Semi-Detached	£1138	£1183	£1045	£1042	£942
Terraced	£788	£854	£844	£973	£937
Flats/Maisonettes	£808	£818	£774	£782	£820

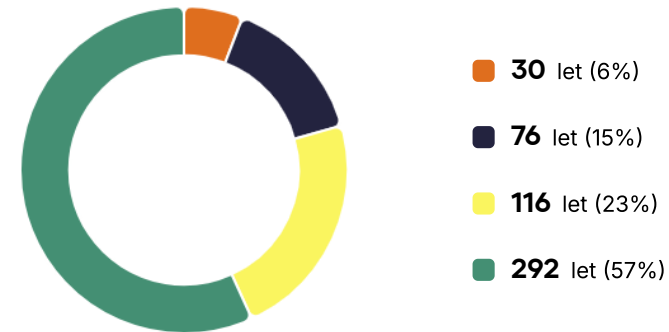
Average time on the rental market (Lancaster)



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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