

Buyers Report

4 Damside, Ellel, Lancaster, LA2 0PP

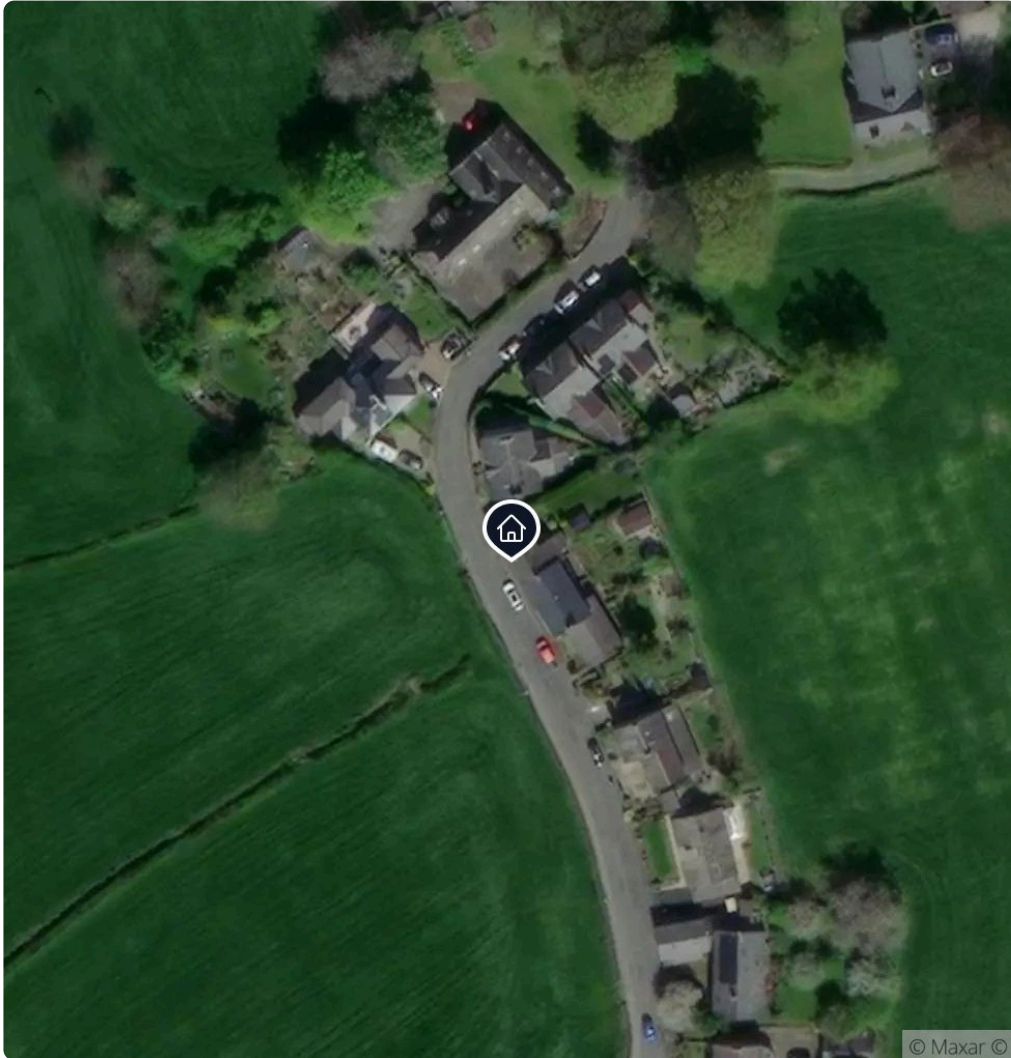
14th March 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:





Set in the historic village of Ellel, just south of Lancaster and close to Galgate, this attractive stone-built cottage enjoys a peaceful setting with open views to both front and rear. Ellel is well regarded for its community feel, local primary school and excellent access to the M6, making it ideal for commuters.

Dating back to the 1830s, the cottage is beautifully presented and blends period character with tasteful modern updates. The lounge is a cosy and inviting space, centred around an inglenook fireplace with electric stove. A traditional farmhouse-style cell door opens into the fitted kitchen, with a useful utility area and rear porch beyond.

Upstairs, the spacious double bedroom enjoys lovely countryside views, while the bathroom is fitted with a white three-piece suite. Outside, there is a rear courtyard and lawned garden backing onto open fields. No onward chain. EPC Rating: E.

Key Property Information



Estimated market value **£175,000**

Number of bedrooms **1 bedroom**

Floor area **474ft²**

Number of bathrooms **1 bathroom**

Plot size **0.05 acres**


Property type **Terraced**

Title number **LA761155**

Year built **Pre 1900**

Tenure

Lease type **Freehold**

 **EPC** Valid to 17/01/2029

Efficiency rating (current) **52 E**

Efficiency rating (potential) **90 B**

Enviro impact (current) **50 E**

Enviro impact (potential) **93 A**

 **Council tax**

Tax band **Band A**

Estimated cost **£1,605 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 **Solid**

Roof type **Pitched**

Wall type **Stone**

Window type **Double Glazed**

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband	16mb
Superfast broadband	70mb
Ultrafast broadband	N/A
Overall broadband	70mb

Outdoor space

Garden direction (est) **Northeast**

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 **Medium**

Parking

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

Radon gas

Moderate risk (3-5%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.



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

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.

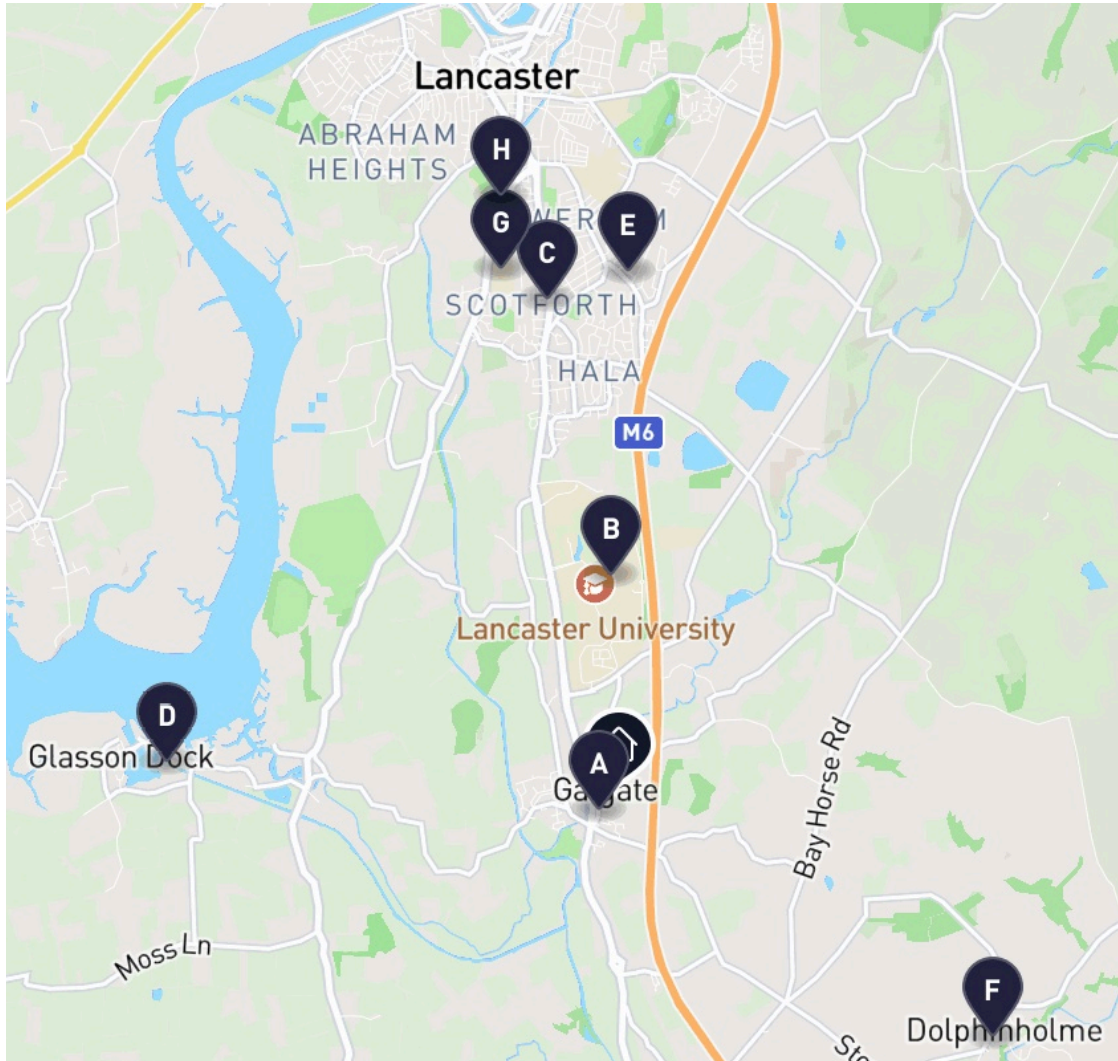
Environmental Appeal

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
Ellel St John The Evangelist Church Of England Primary School
Good
- B
University Of Lancaster
Good
- C
Scotforth St Paul's Church Of England Primary And Nursery School
Good
- D
Thurnham Glasson Christ Church, Church Of England Primary School
Requires improvement
- E
Stepping Stones School
Outstanding
- F
Dolphinhholme Church Of England Primary School
Good
- G
Jamea Al Kauthar
Good
- H
Ripley St Thomas Church Of England Academy
Outstanding



- A** Police Station, Preston Lancaster Road
0.28 mi • Bus stop or station

- B** Hazelrigg Lane
0.33 mi • Bus stop or station

- C** Graduate College, Alexandra Park Drive
0.38 mi • Bus stop or station

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

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

- F** Blackpool International Airport
18 mi • Airport

- G** M6
0.96 mi • Motorway

Nearby Planning

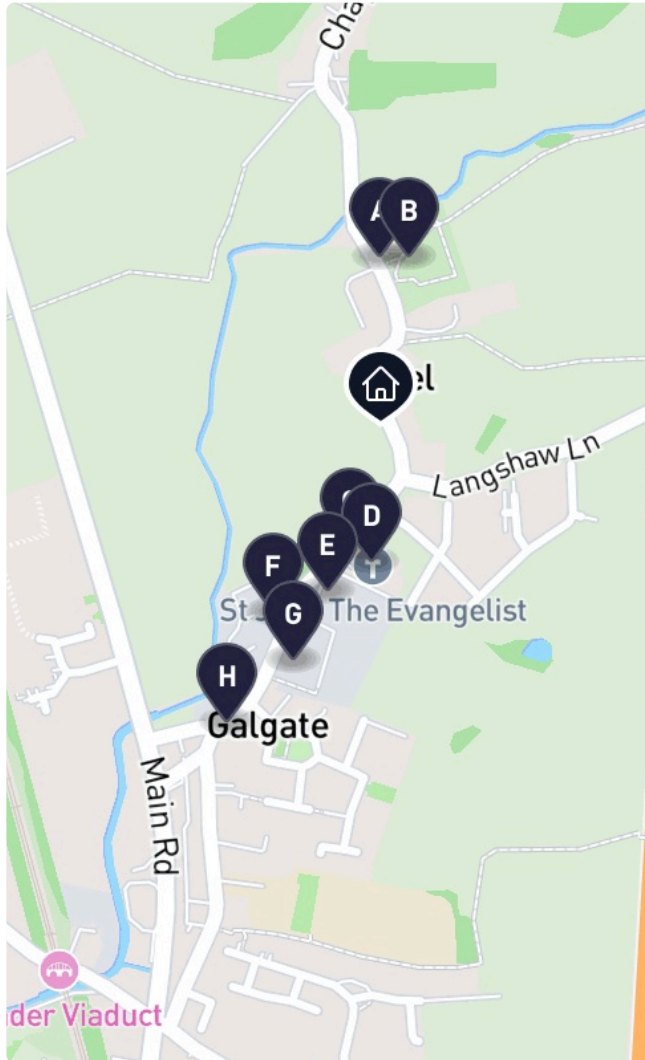


- A** Land North East Of St Johns Church Chapel Lane Galgate Lancashire 459ft
- Installation of a gas governor and associated infrastructure up to 3 metres in height and provision of an access within the spine road
- Approved Ref no. 19/01567/FUL 03-02-2020
-
- B** Chapel House Chapel Lane Ellel Lancaster Lancashire 482ft LA2 OPW
- Proposed lawful development certificate for conversion of detached outbuilding to create ancillary accommodation
- Approved Ref no. 18/01158/PLDC 10-09-2018
-
- C** Land North East Of St Johns Church Chapel Lane Galgate Lancashire 482ft
- Siting of a temporary sales cabin and generator with associated parking and landscaping
- Approved Ref no. 19/01077/FUL 25-09-2019
-
- D** St Johns Church Chapel Lane Galgate Lancashire LA2 597ft OPR
- Request for heritage advice for erection of a cabin building for meetings/community events/office space
- Validated Ref no. 22/00391/PREH 24-03-2022

- E** Land North East Of St Johns Church Chapel Lane Galgate Lancashire 650ft
- Erection of 32 dwellings (C3) with associated access and landscaping
- Approved Ref no. 18/00335/FUL 25-05-2018
-
- F** Land At Chapel Lane Galgate Lancashire 755ft
- Erection of 29 dwellings with associated access and landscaping
- Other Ref no. 19/00013/PRE3 14-01-2019
-
- G** 10 Chapelside Drive Ellel Lancaster Lancashire LA2 804ft OQU
- Erection of a single storey rear extension
- Approved Ref no. 20/01425/FUL 27-01-2021
-
- H** Land Adjacent Galgate Mill Chapel Lane Galgate Lancashire 912ft
- Erection of two industrial/employment buildings comprised of 11 units (Class B2/E(g)) with associated parking/turning area, landscaping and associated...
- Approved Ref no. 23/01353/FUL 18-12-2023



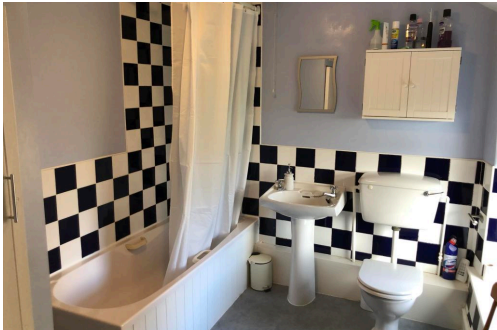
Nearby Listed Buildings



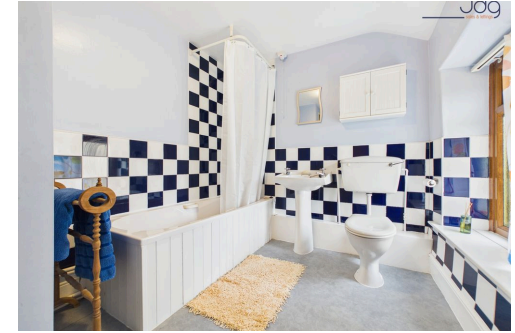
- | | |
|---|---|
| <p>A Grade II - Listed building 427ft </p> <p>STILE NORTH OF ENTRANCE TO GRAVEYARD</p> <p>07/03/85 List entry no: 1071764</p> | <p>E Grade II - Listed building 751ft </p> <p>ELLEL HOUSE</p> <p>02/05/68 List entry no: 1362507</p> |
| <p>B Grade II - Listed building 440ft </p> <p>SUNDIAL IN GRAVEYARD</p> <p>07/03/85 List entry no: 1317857</p> | <p>F Grade II - Listed building 883ft </p> <p>GALGATE SILK MILL</p> <p>02/05/68 List entry no: 1164222</p> |
| <p>C Grade II - Listed building 587ft </p> <p>Parish of Ellel War Memorial, Galgate</p> <p>08/11/18 List entry no: 1460475</p> | <p>G Grade II - Listed building 1014ft </p> <p>GALGATE SILK MILLS</p> <p>02/05/68 List entry no: 1071763</p> |
| <p>D Grade II - Listed building 627ft </p> <p>Church of St John</p> <p>02/05/68 List entry no: 1164237</p> | <p>H Grade II - Listed building 1299ft </p> <p>CHAPEL COTTAGES</p> <p>07/03/85 List entry no: 1071762</p> |







Property Images



Property Images

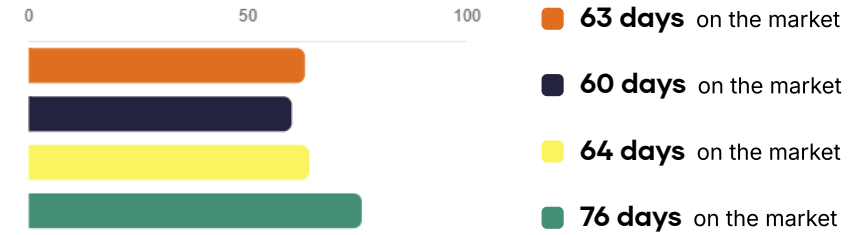




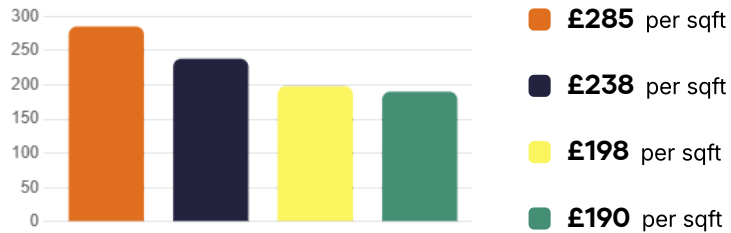
Average house price changes in the last year (Lancaster)

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

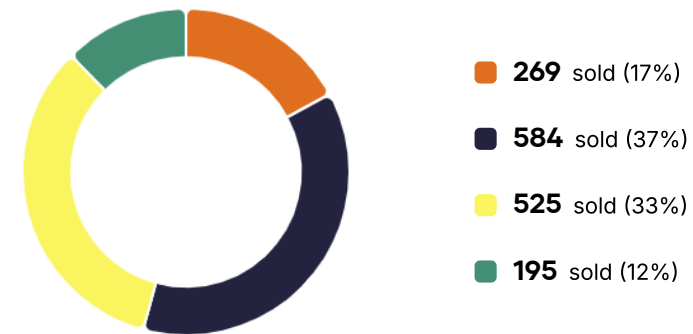
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



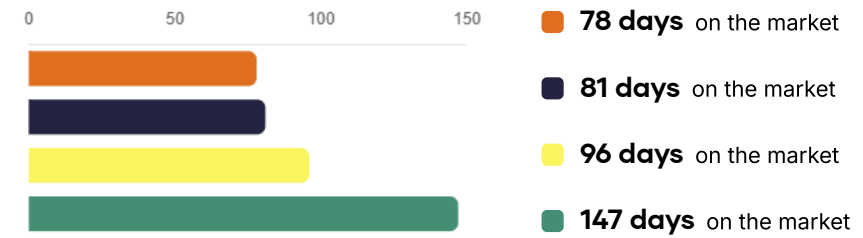
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



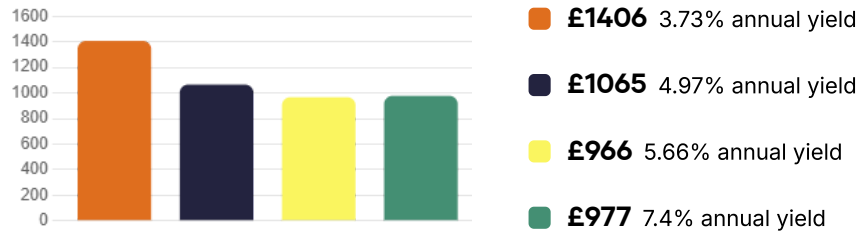
Average rental price changes in the last 12 months (Lancaster)

	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

Contact Us

Get in touch

Office address **66 Market Street, Lancaster, LA1 1HP**

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**

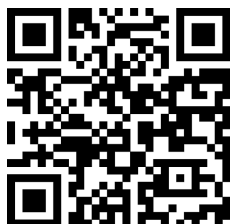
Thursday **8:45am - 5:00pm**

Friday **8:45am - 5:00pm**

Saturday **8:45am - 4:00pm**

Sunday **Closed**





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