

Property Report

37 New Quay Road, Lancaster, LA1 5UZ

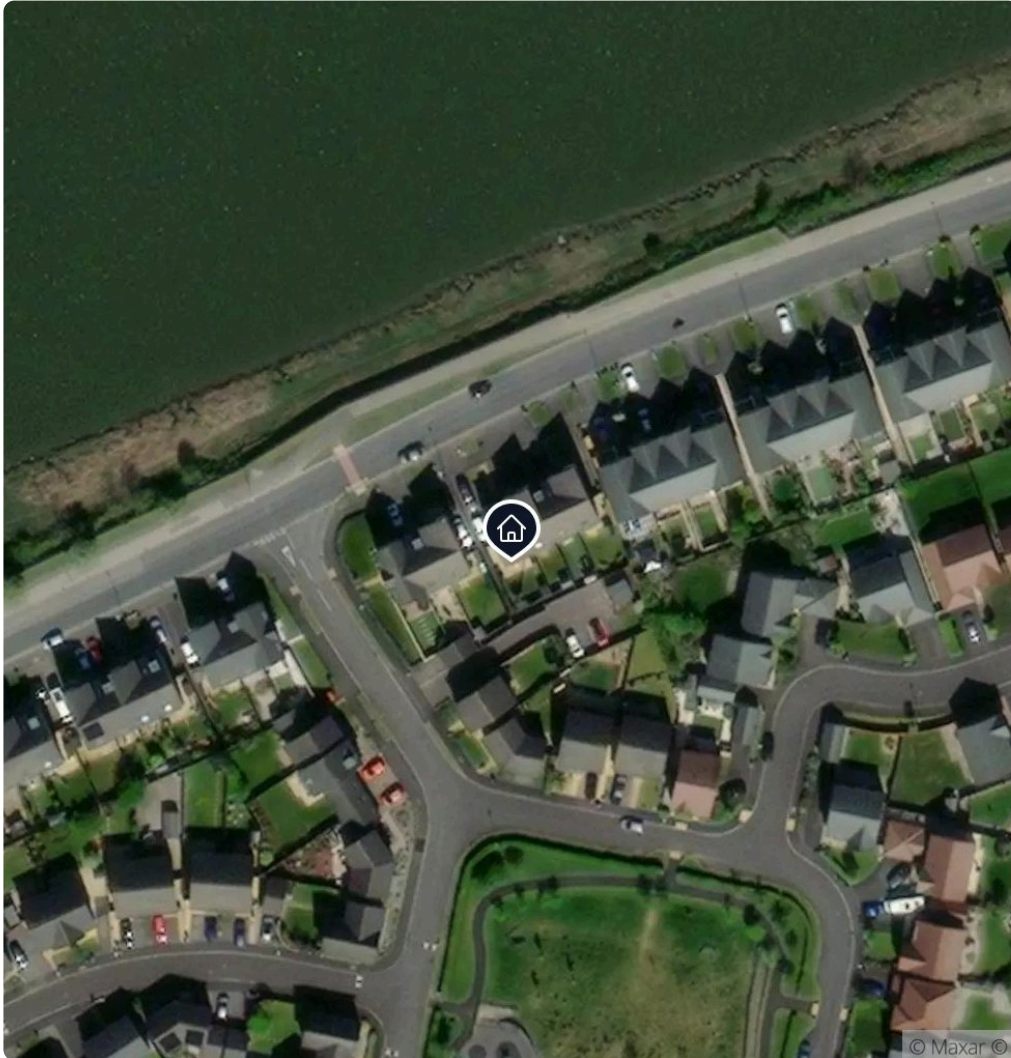
7th April 2026



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Best Estate Agent

Data you can rely on:





New Quay Road is part of the popular Riverside View development, set beside the River Lune and within easy reach of the city centre, train station and road links. It's a setting that combines waterside surroundings with everyday convenience.

This modern end townhouse is arranged over three floors and benefits from a wider plot. The ground floor offers an open-plan kitchen diner with French doors to the garden, a front study and a WC. The first floor includes a bright living room and a main bedroom with ensuite. On the top floor are two further double bedrooms and a family bathroom. Outside, the rear garden is larger than many neighbouring homes and includes lawn, patio, a powered shed and side driveway parking.

Key Property Information



Estimated market value	£300,000	Number of bedrooms	4 bedrooms	Floor area	1,001ft²
Annual rental yield	5.1%	Number of bathrooms	2 bathrooms	Plot size	0.04 acres
		Property type	Terraced	Title number	LAN152538
		Year built	2014	Title number	LAN149175
<hr/>					
🏠 Tenure		💡 EPC Valid to 15/04/2024		🏛️ Council tax	
Lease type	Leasehold	Efficiency rating (current)	85 B	Tax band	Band D
Lease term	155y 1m	Efficiency rating (potential)	95 A	Estimated cost	£2,408 per year
Lease remaining	143y	Enviro impact (current)	86 B	Local authority	Lancaster
Lease end date	Mar 2169	Enviro impact (potential)	96 A		
<hr/>					
🔌 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	Okay
O2 coverage	Good
Three coverage	Okay
Vodafone coverage	Outstanding

Broadband coverage

Basic broadband	14mb
Superfast broadband	49mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est) **South**

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 **Very low**

Parking

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

Radon gas

High risk (10-30%)

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.

Key Property Information



Coastal erosion

Great Orme Head to Solway Firth

Feature type **Floodable**

Defence type

Floodable **Yes**

Distance from property **37**

Short term risk

Medium term risk

Great Orme Head to Solway Firth

Feature type **Floodable**

Defence type

Floodable **Yes**

Distance from property **173**

Short term risk

Medium term risk



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.

Comparable Properties - Sales



Sold STC

£315,000 listed price 39ft

New Quay Road, LA1

4 Bed Terraced
Leasehold 1173ft² (£268.54)



Listed - 2 months ago

£235,000 listed price 482ft

Nairn Road, LA1

3 Bed Terraced
Leasehold 721ft² (£325.94)



Sold STC

£240,000 listed price 755ft

Africa Drive, LA1

3 Bed Terraced
Freehold 743ft² (£323.01)



Listed - 3 months ago

£225,000 listed price 764ft

Mariner Way, Lancaster | Modern Three-Bed...

3 Bed Terraced
743ft² (£302.83)



Listed - 7 months ago

£240,000 listed price 1,677ft

Cavendish Street, LA1

4 Bed Terraced
Freehold 1249ft² (£192.15)

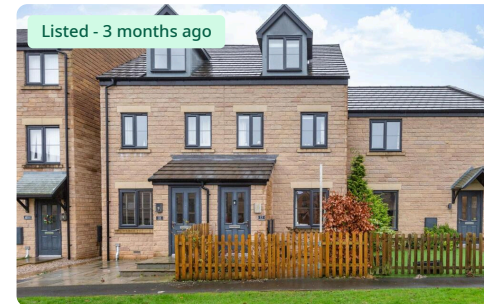


Listed - 5 days ago

£229,950 listed price 1,827ft

Cavendish Street, LA1

3 Bed Terraced
Freehold

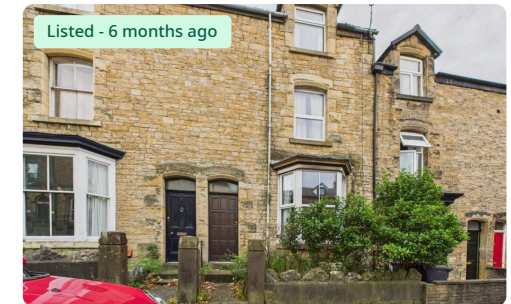


Listed - 3 months ago

£230,000 listed price 2,057ft

Ropewalk, LA1

3 Bed Terraced
Leasehold 915ft² (£251.37)



Listed - 6 months ago

£245,000 listed price 2,438ft

West Road, LA1

3 Bed Terraced
Freehold 1195ft² (£205.02)

Comparable Properties - Completed



£285,000 sold price 161ft

New Quay Road, LA1

4 Bed Terraced

1152ft² (£247.4)



£290,000 sold price 226ft

New Quay Road, LA1

4 Bed Terraced

1238ft² (£234.25)



£225,000 sold price 430ft

Africa Drive, LA1

3 Bed Terraced

829ft² (£271.41)

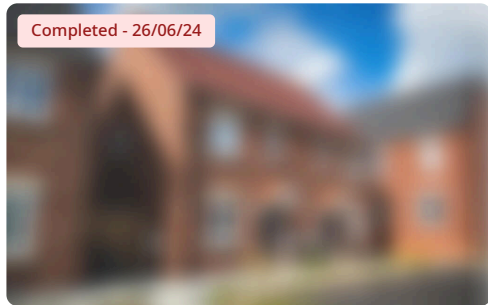


£235,000 sold price 486ft

Nairn Road, LA1

3 Bed Terraced

840ft² (£279.76)



£235,000 sold price 492ft

Nairn Road, LA1

3 Bed Terraced

840ft² (£279.76)



£294,500 sold price 509ft

New Quay Road, LA1

4 Bed Terraced

1152ft² (£255.64)

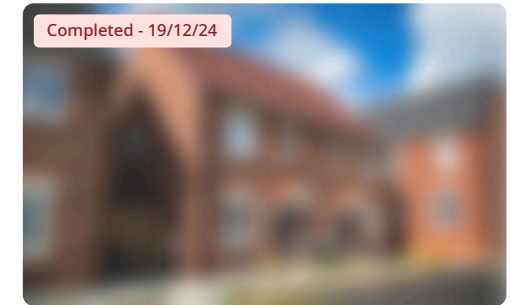


£294,500 sold price 509ft

New Quay Road, LA1

4 Bed Terraced

1152ft² (£255.64)



£280,000 sold price 548ft

Africa Drive, LA1

4 Bed Terraced

1152ft² (£243.06)

Comparable Properties - Lettings



£1,500 pcm

1.0mi

St. Oswald Street, LA1

5 Bed

Terraced

Freehold

1313ft² (£1.14)



£1,495 pcm

10.0mi

Tricketts Drive, LA11

4 Bed

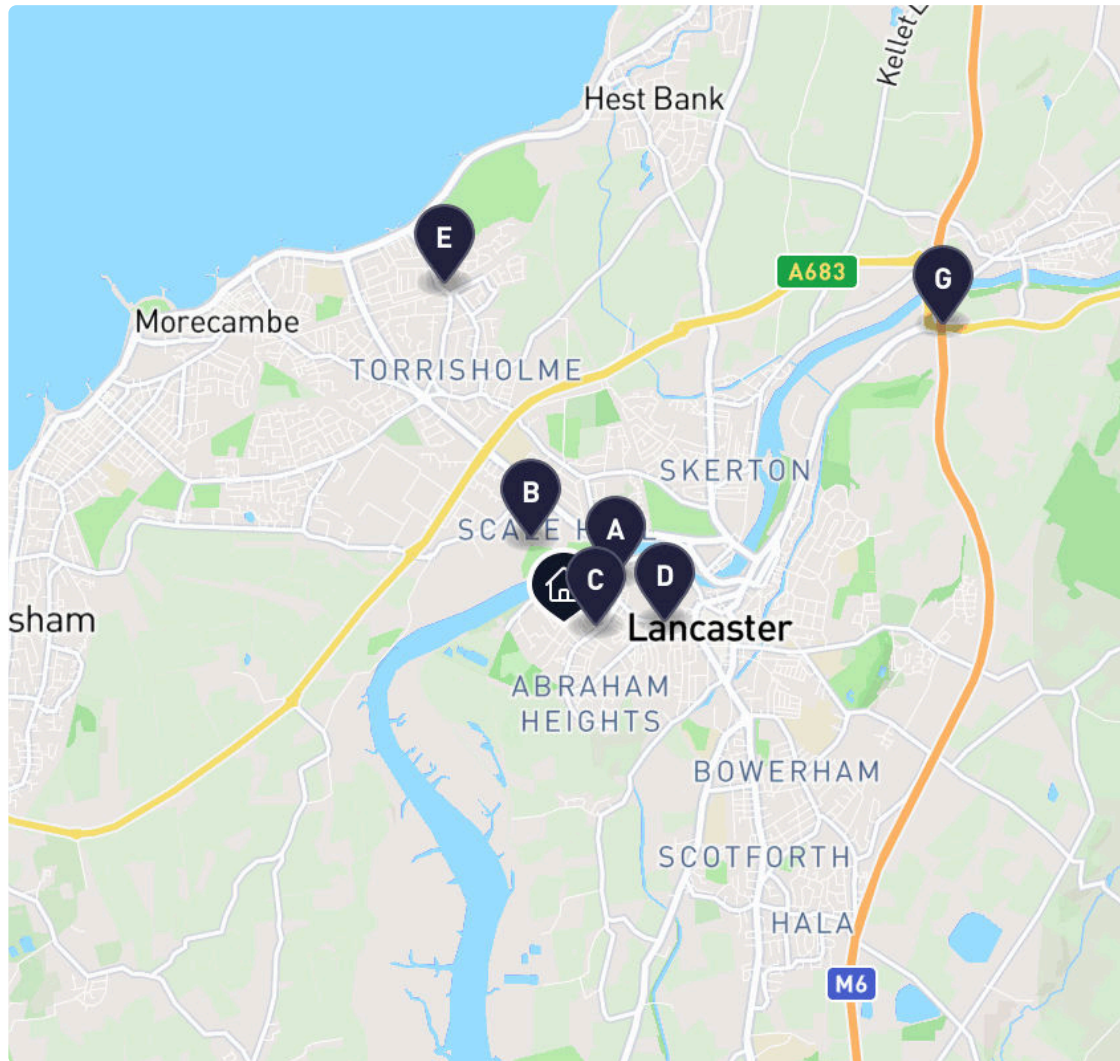
Terraced

Freehold

1109ft² (£1.35)



- A
Lancaster Independent School For Alternative Learning (Lisal)
0.29mi • Nursery
Good
- B
Willow Lane Community Primary School
0.30mi • Primary
Good
- C
Appletree Nursery School
0.33mi • Nursery
Good
- D
The Loyne Specialist School
0.43mi • Nursery
Outstanding
- E
Our Lady's Catholic College
0.68mi • Secondary
Requires improvement
- F
Lancaster Girls' Grammar School
0.81mi • Secondary
Good
- G
Morecambe Road School
0.86mi • Special
Good
- H
Chadwick High School
1.04mi • Pupilreferralunits
Good
- I
Ripley St Thomas Church Of England Academy
1.18mi • Secondary
Outstanding
- J
Beaumont College - A Salutem/Ambito College
1.34mi • Special
Good



- A** Cricket Club, Lune Road
0.28 mi • Bus stop or station

- B** Sports Centre, Doris Henderson Way
0.28 mi • Bus stop or station

- C** Willow Lane School, Willow Lane
0.29 mi • Bus stop or station

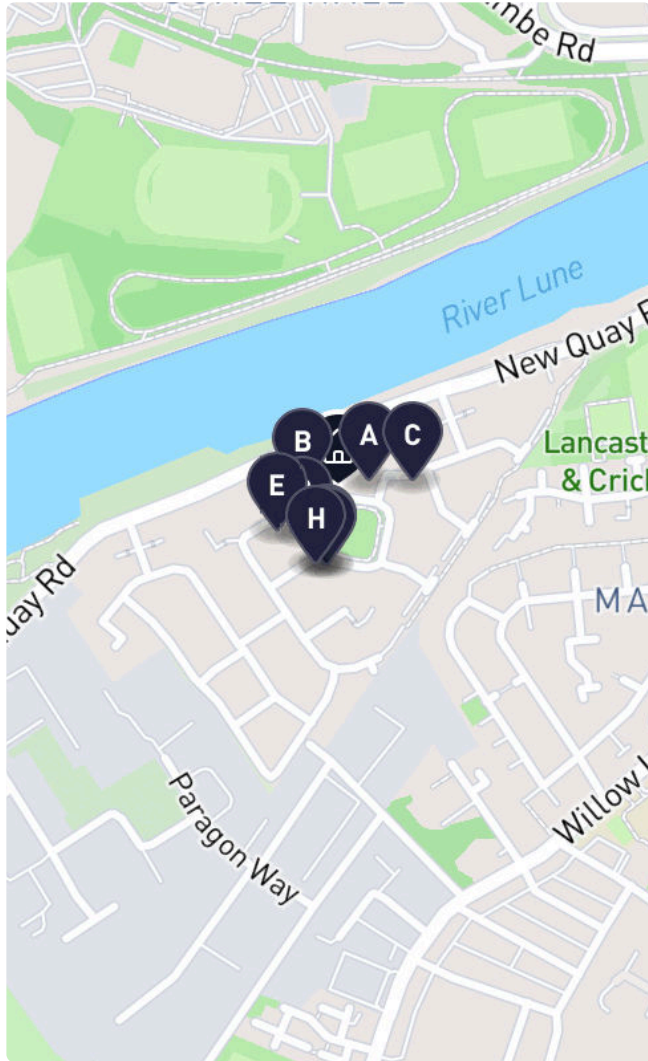
- D** Lancaster Rail Station
0.57 mi • Train station

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

- F** Blackpool International Airport
21 mi • Airport

- G** M6
2.40 mi • Motorway

Nearby Planning

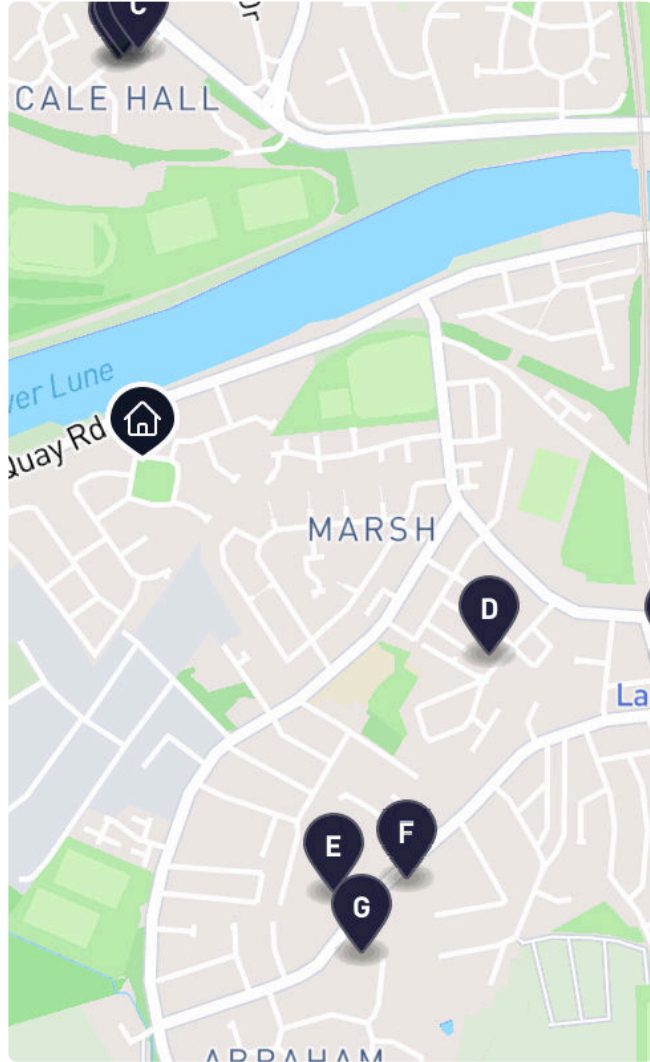


- A** 11 Cotton Square Lancaster Lancashire LA1 5US 167ft
- Erection of single storey garage extension to form garden room
- Approved Ref no. 24/00481/FUL 24-04-2024
-
- B** 6 Cotton Square Lancaster Lancashire LA1 5US 200ft
- Erection of outbuilding to create ancillary accommodation in association with 6 Cotton Square
- Approved Ref no. 21/00317/FUL 29-03-2021
-
- C** 18 Nairn Road Lancaster Lancashire LA1 5UY 289ft
- Erection of a single storey rear extension and conversion of garage into habitable room
- Approved Ref no. 25/01269/FUL 27-11-2025
-
- D** 14 Cotton Square Lancaster Lancashire LA1 5US 341ft
- Conversion of garage into habitable room and insertion of new window to ground floor side elevation
- Refused Ref no. 21/00860/FUL 03-08-2021

- E** 3 Africa Drive Lancaster Lancashire LA1 5TZ 371ft
- Conversion of existing garage to create ancillary accommodation
- Approved Ref no. 21/00109/FUL 23-02-2021
-
- F** Luneside West Development Site Thetis Road Lune Business Park Lancaster Lancashire LA1 5QP 417ft
- Variation of legal agreement attached to planning permission 10/00660/FUL and 14/01204/FUL to allow for a varied mortgagee in possession clause relating...
- Approved Ref no. 18/00107/VLA 31-01-2018
-
- G** Luneside West Development Site Thetis Road Lune Business Park Lancaster Lancashire LA1 5QP 427ft
- Variation of legal agreement attached to planning permission 10/00660/FUL to amend the provisions relating to the affordable housing units
- Approved Ref no. 17/00005/VLA 04-01-2017
-
- H** 36 Cotton Square Lancaster Lancashire LA1 5US 427ft
- Conversion of existing roof space, installation of rooflights and solar panels to the rear elevation and installation of replacement front door
- Approved Ref no. 24/00401/FUL 11-04-2024

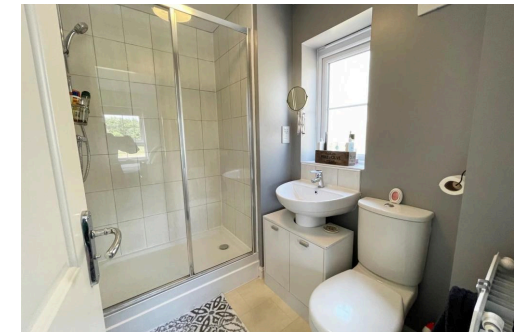
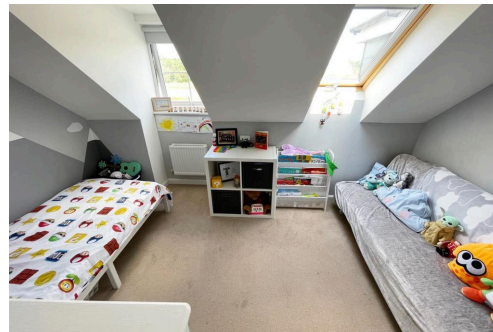
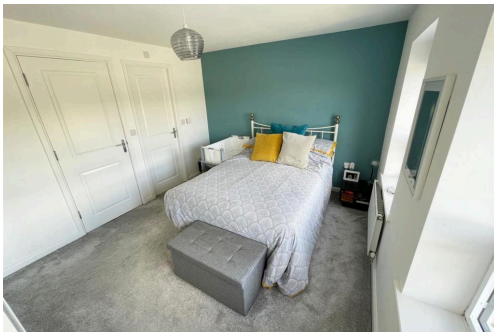
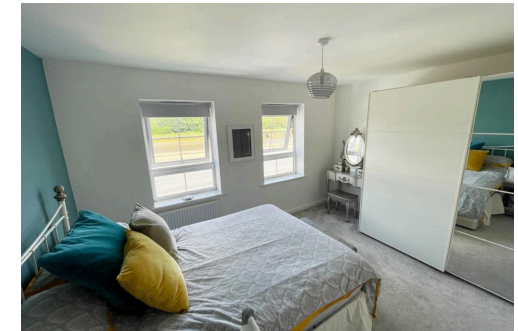


Nearby Listed Buildings

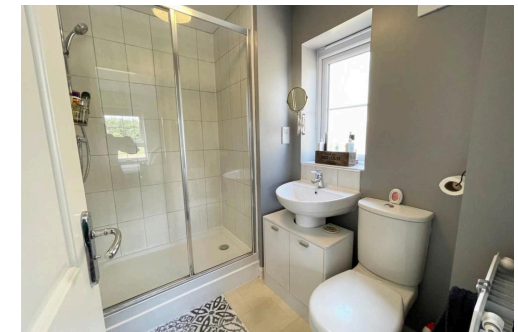
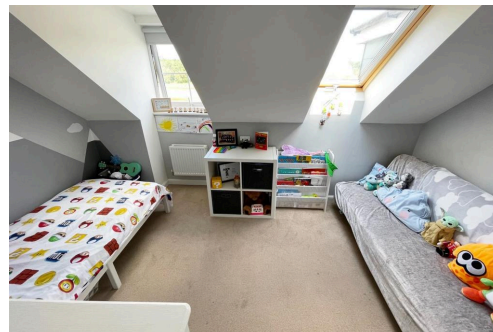
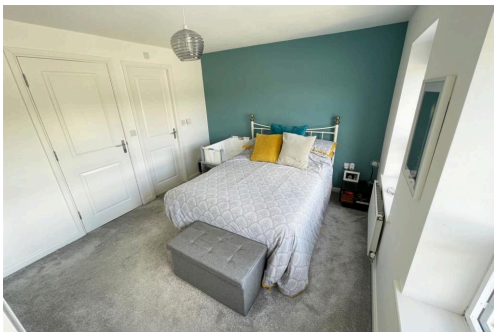
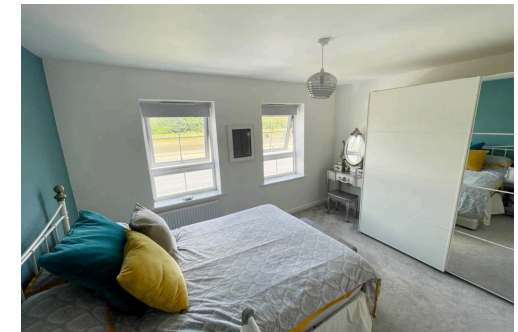


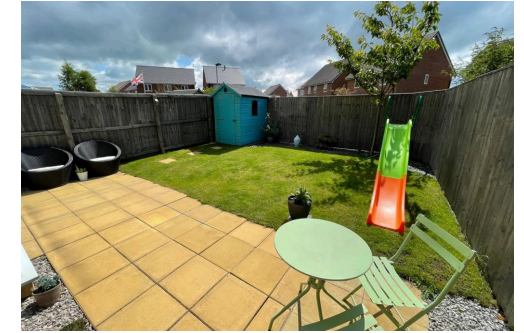
- | | |
|--|---|
| <p>A Grade II - Listed building 1752ft </p> <p>GATE PIERS APPROXIMATELY 5 METRES SOUTH WEST OF SCALE HALL</p> <p>13/03/95 List entry no: 1194976</p> | <p>E Grade II - Listed building 2513ft </p> <p>LAUREL BANK</p> <p>13/03/95 List entry no: 1298333</p> |
| <p>B Grade II - Listed building 1768ft </p> <p>SCALE HALL</p> <p>22/12/53 List entry no: 1298365</p> | <p>F Grade II - Listed building 2608ft </p> <p>THE KNOLL</p> <p>13/03/95 List entry no: 1214751</p> |
| <p>C Grade II - Listed building 1791ft </p> <p>GATE PIERS APPROXIMATELY 15 METRES EAST OF SCALE HALL</p> <p>13/03/95 List entry no: 1211774</p> | <p>G Grade II - Listed building 2841ft </p> <p>WESTBOURNE HOUSE</p> <p>13/03/95 List entry no: 1195060</p> |
| <p>D Grade II - Listed building 2057ft </p> <p>THREE COLUMNS ADJOINING THE SOUTHERN CORNER OF NUMBER 14 (NANTYR)</p> <p>13/03/95 List entry no: 1298330</p> | <p>H Grade II - Listed building 2861ft </p> <p>RAILWAY STATION BUILDING</p> <p>05/04/90 List entry no: 1195054</p> |

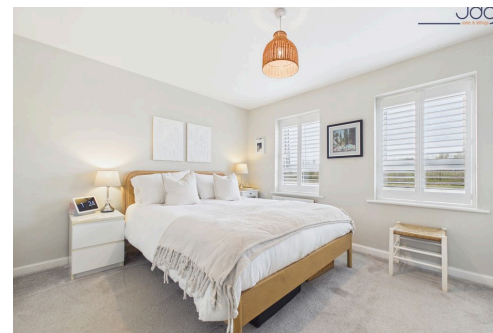
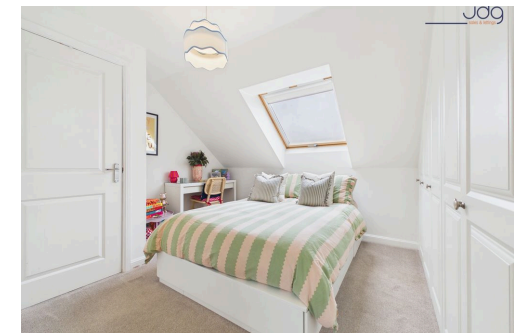
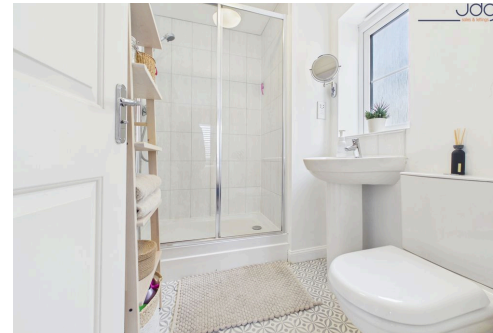
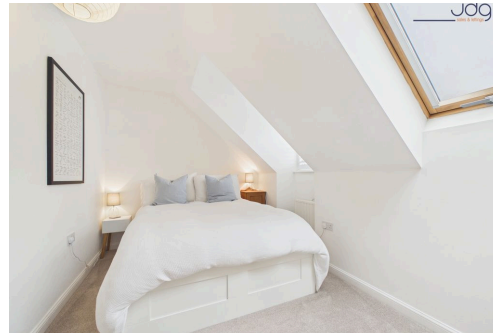










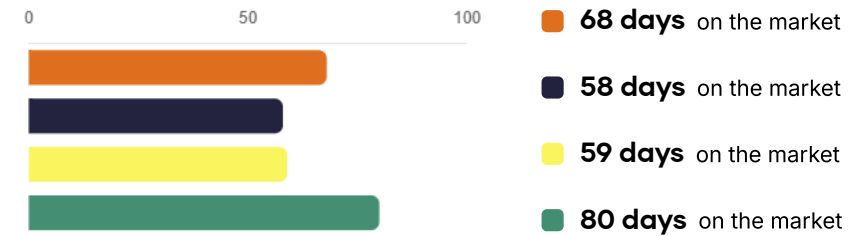




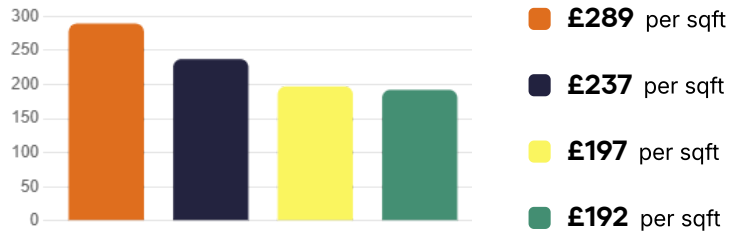
Average house price changes in the last year (Lancaster)

	Apr '25	Jul '25	Oct '25	Jan '26	Mar 26
Detached	£445k	£445k	£465k	£455k	£455k
Semi-Detached	£250k	£250k	£260k	£255k	£255k
Terraced	£198k	£199k	£207k	£203k	£203k
Flats/Maisonettes	£155k	£156k	£161k	£158k	£158k

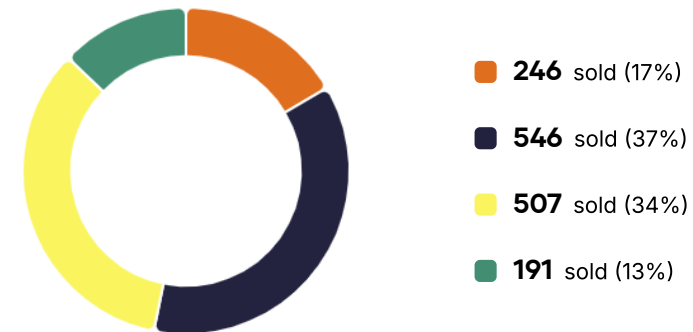
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



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



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!



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

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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