

## Buyers Report

12 Keswick Court, Lancaster, LA1 3LH

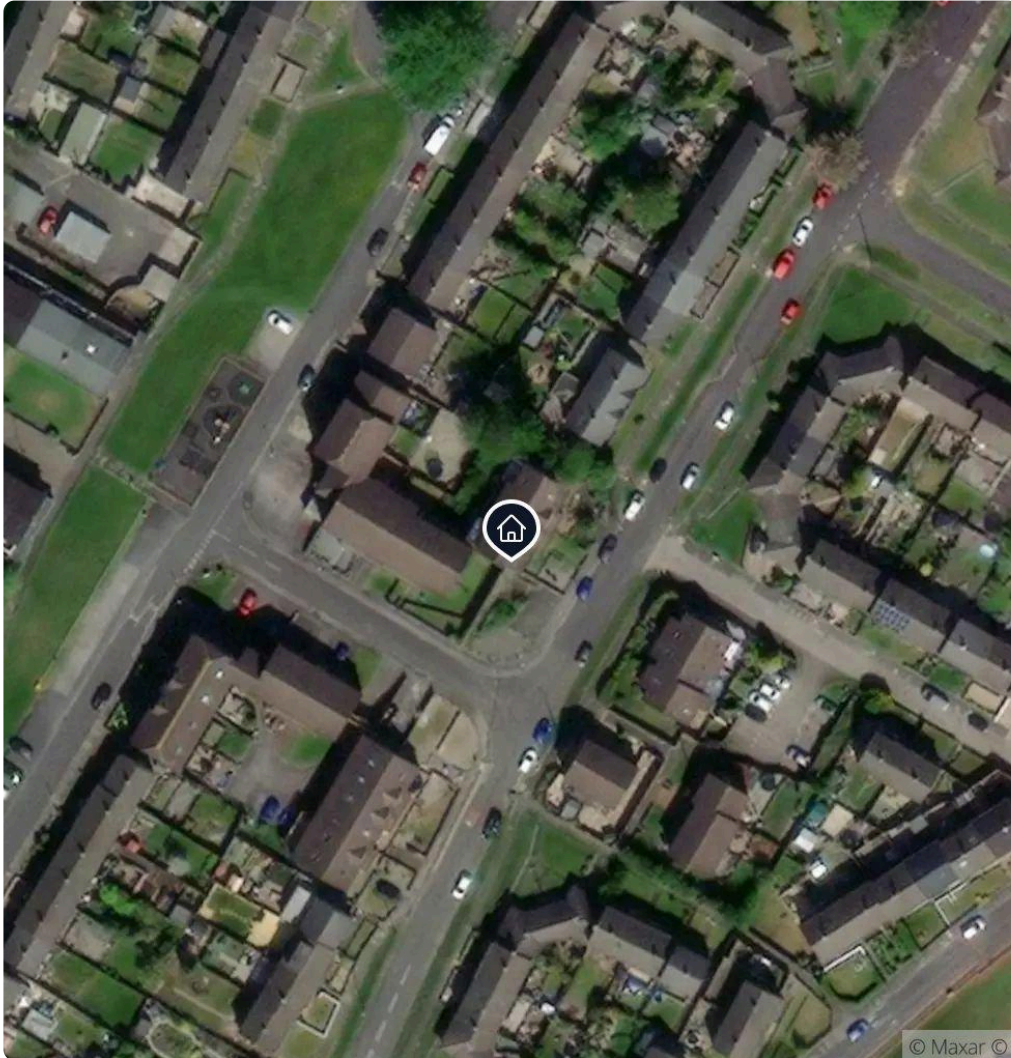
22nd May 2026



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Best Estate Agent

Data you can rely on:





Keswick Court is tucked away in a quieter cul-de-sac on the edge of north Lancaster, offering easy access to the city centre, local schools, shops, bus routes and road links. Williamson Park, the River Lune cycle path and Lancaster Canal are also within convenient reach, adding to the area's appeal for families, professionals and investors.

This four-bedroom semi-detached home offers generous, flexible space across two floors. The ground floor includes a bright lounge, fitted kitchen diner, second reception room and two shower rooms, giving options for larger households, home working or occasional guest space. Upstairs are two double bedrooms and two single rooms, with sloping ceilings and skylights adding character and natural light.

Externally, there is driveway parking, a lawned front garden and a stepped rear garden with scope for improvement. The property is double glazed and gas central heated, though would benefit from cosmetic updating and external maintenance. EPC Rating: D.

## Key Property Information



|                        |                 |                     |                      |                           |                            |
|------------------------|-----------------|---------------------|----------------------|---------------------------|----------------------------|
| Estimated market value | <b>£180,000</b> | Number of bedrooms  | <b>4 bedrooms</b>    | Floor area                | <b>1,302ft<sup>2</sup></b> |
|                        |                 | Number of bathrooms | <b>2 bathrooms</b>   | Plot size                 | <b>0.04 acres</b>          |
|                        |                 | Property type       | <b>Semi-Detached</b> | Price per ft <sup>2</sup> | <b>£138</b>                |
|                        |                 | Year built          | <b>1950-1966</b>     | Title number              | <b>LA577164</b>            |
|                        |                 |                     |                      | Title number              | <b>LA732184</b>            |

|                 |                  |                                |             |                    |                        |
|-----------------|------------------|--------------------------------|-------------|--------------------|------------------------|
| <b>Tenure</b>   |                  | <b>EPC</b> Valid to 18/11/2035 |             | <b>Council tax</b> |                        |
| Lease type      | <b>Leasehold</b> | Efficiency rating (current)    | <b>66 D</b> | Tax band           | <b>Band A</b>          |
| Lease term      | <b>999y 8m</b>   | Efficiency rating (potential)  | <b>78 C</b> | Estimated cost     | <b>£1,669 per year</b> |
| Lease remaining | <b>961y 2m</b>   | Enviro impact (current)        | <b>62 D</b> | Local authority    | <b>Lancaster</b>       |
| Lease end date  | <b>Dec 2986</b>  | Enviro impact (potential)      | <b>74 C</b> |                    |                        |

|                  |                         |              |                      |  |  |
|------------------|-------------------------|--------------|----------------------|--|--|
| <b>Utilities</b> |                         | <b>Build</b> |                      |  |  |
| Mains gas        | <b>Yes</b>              | Floor type   | <b>Solid</b>         |  |  |
| Wind turbines    | <b>N/A</b>              | Roof type    | <b>Other</b>         |  |  |
| Solar panels     | <b>N/A</b>              | Wall type    | <b>Brick</b>         |  |  |
| Mains fuel type  | <b>Mains Gas</b>        | Window type  | <b>Double Glazed</b> |  |  |
| Water            | <b>United Utilities</b> |              |                      |  |  |

## Key Property Information



### Mobile coverage

|                   |             |
|-------------------|-------------|
| EE coverage       | <b>Good</b> |
| O2 coverage       | <b>Okay</b> |
| Three coverage    | <b>Good</b> |
| Vodafone coverage | <b>Okay</b> |

### Broadband coverage

|                     |               |
|---------------------|---------------|
| Basic broadband     | <b>6mb</b>    |
| Superfast broadband | <b>73mb</b>   |
| Ultrafast broadband | <b>1800mb</b> |
| Overall broadband   | <b>1800mb</b> |

### Outdoor space

Garden direction (est) **Southeast**

### Flood risk

|                           |                 |
|---------------------------|-----------------|
| Rivers and sea flood risk | <b>Very low</b> |
| Surface water flood risk  | <b>Very low</b> |

## Key Property Information



### Coastal erosion

Great Orme Head to Solway Firth

|                        |                  |
|------------------------|------------------|
| Feature type           | <b>Floodable</b> |
| Defence type           |                  |
| Floodable              | <b>Yes</b>       |
| Distance from property | <b>509</b>       |
| Short term risk        |                  |
| Medium term risk       |                  |

---

Great Orme Head to Solway Firth

|                        |                  |
|------------------------|------------------|
| Feature type           | <b>Floodable</b> |
| Defence type           |                  |
| Floodable              | <b>Yes</b>       |
| Distance from property | <b>658</b>       |
| Short term risk        |                  |
| Medium term risk       |                  |



### 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.

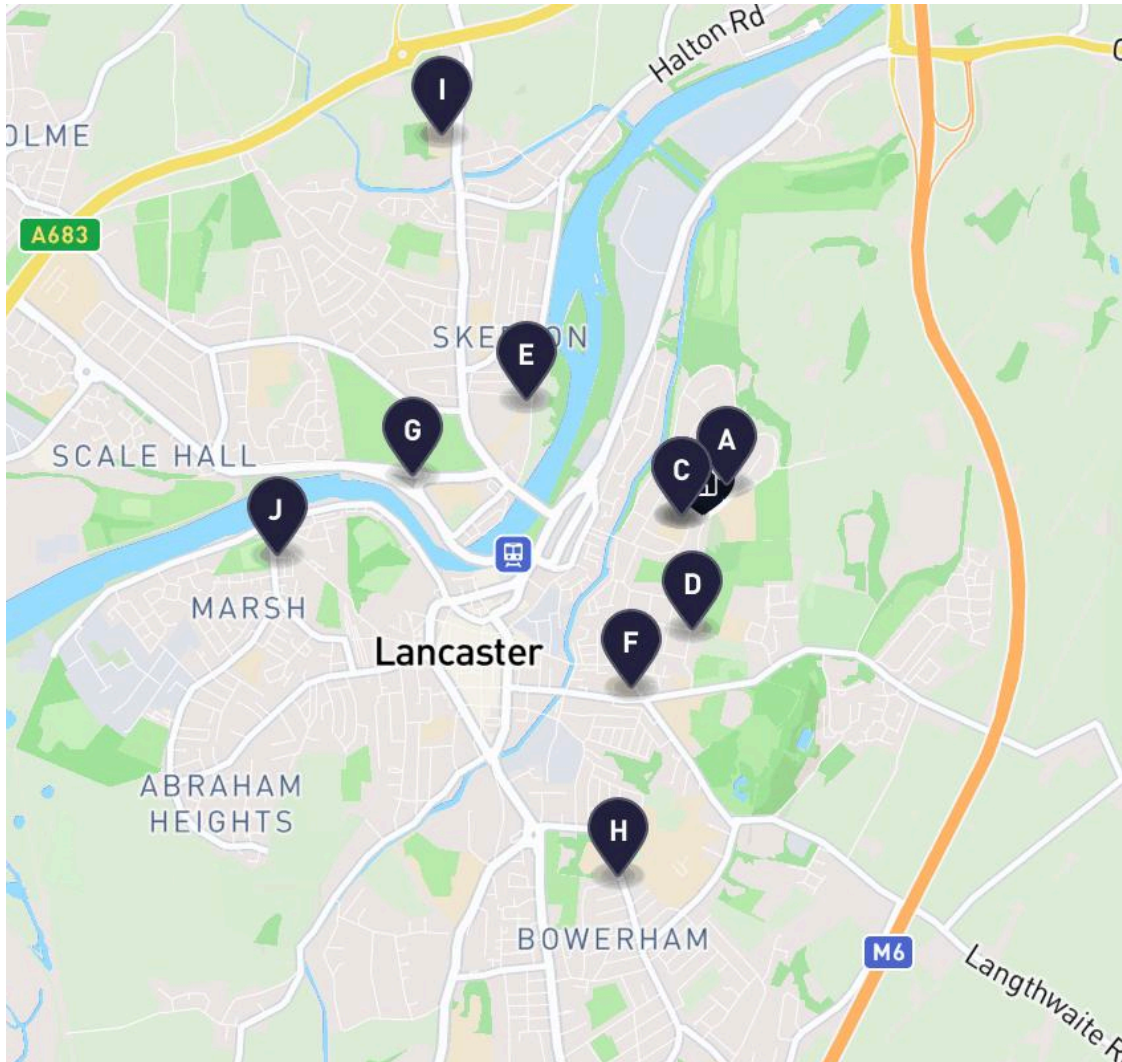
**Environmental Appeal**

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

Central Lancaster High School

0.07mi • Secondary

Good
- B

Castle View Primary School

0.12mi • Primary

Special Measures
- C

Castle View Primary Academy

0.12mi • Primary

Not rated
- D

Lancaster Christ Church Church Of England Primary School

0.40mi • Primary

Good
- E

Chadwick High School

0.50mi • Pupilreferralunits

Good
- F

Lancaster Royal Grammar School

0.59mi • Secondary

Good
- G

Our Lady's Catholic College

0.76mi • Secondary

Requires improvement
- H

Bowerham Primary & Nursery School

1.08mi • Nursery

Good
- I

Beaumont College - A Salutem/Ambito College

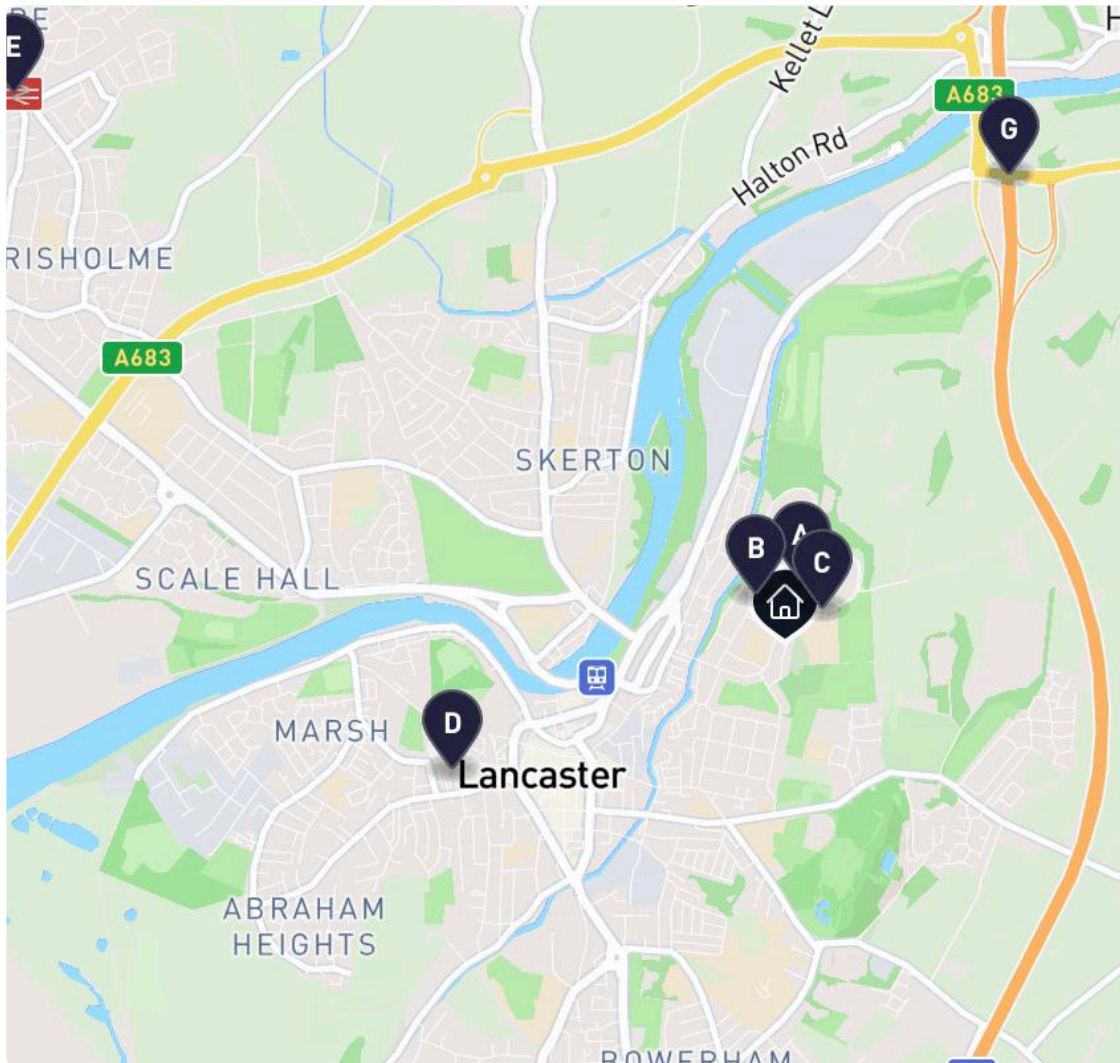
1.13mi • Special

Good
- J

Lancaster Independent School For Alternative Learning (Lisal)

1.14mi • Nursery

Good



- A** Lyth Road  
0.06 mi • Bus stop or station

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- B** Ridge Shops, Patterdale Road  
0.08 mi • Bus stop or station

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- C** Central Lancaster High School, Crag Road  
0.10 mi • Bus stop or station

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

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

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- F** Blackpool International Airport  
22 mi • Airport

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- G** M6  
1.26 mi • Motorway

## Nearby Planning

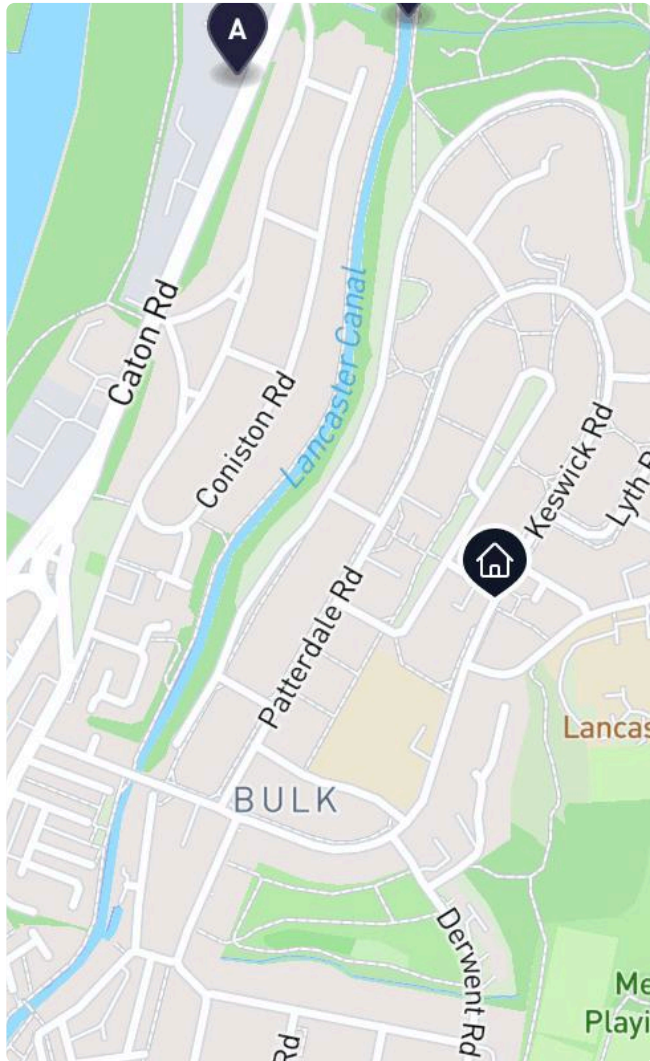


- A** Thirlmere Court Keswick Road Lancaster Lancashire LA1 3LQ 174ft
- Construction of a raised replacement roof to stairwell and construction of dormer extensions to front and rear elevations to create one 2-bed flat (C3)
- Approved Ref no. 19/00960/FUL 13-08-2019
- 
- B** 102 Keswick Road Lancaster Lancashire LA1 3LF 269ft
- Proposed lawful development certificate for construction of a dormer extension to the rear elevation and installation of three roof lights to front...
- Approved Ref no. 20/01361/PLDC 01-12-2020
- 
- C** Central Lancaster High School Crag Road Lancaster Lancashire LA1 3LS 509ft
- Demolition of part of existing building and erection of 2-storey building with associated landscaping
- Approved Ref no. 21/01174/FUL 06-10-2021
- 
- D** Herlebeck Rise Ambleside Road Lancaster Lancashire 515ft
- Erection of 1.5m high railings to the eastern and southern boundaries
- Approved Ref no. 18/00007/FUL 18-01-2018

- E** 53 Patterdale Road Lancaster Lancashire LA1 3HN 535ft
- Proposed Lawful Development Certificate for the construction of a dormer extension to the rear elevation and the insertion of three rooflights to the...
- Approved Ref no. 21/00519/PLDC 27-04-2021
- 
- F** Monthall Rise Ambleside Road Lancaster Lancashire LA1 3HX 545ft
- Erection of 1.5m high railings to the northern and eastern boundaries
- Approved Ref no. 18/00006/FUL 18-01-2018
- 
- G** 84 Thirlmere Road Lancaster Lancashire LA1 3LL 696ft
- Proposed Lawful Development Certificate for the erection of a single storey side extension
- Approved Ref no. 20/00829/PLDC 05-08-2020
- 
- H** 29 Patterdale Road Lancaster Lancashire LA1 3HN 804ft
- Erection of single storey rear extension
- Approved Ref no. 23/00645/FUL 13-06-2023

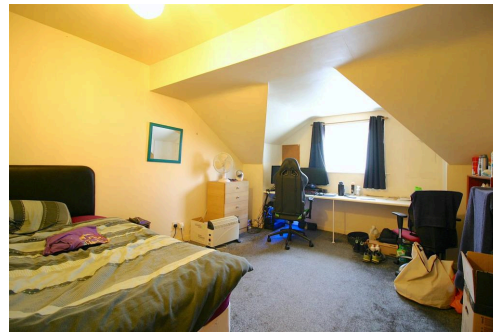


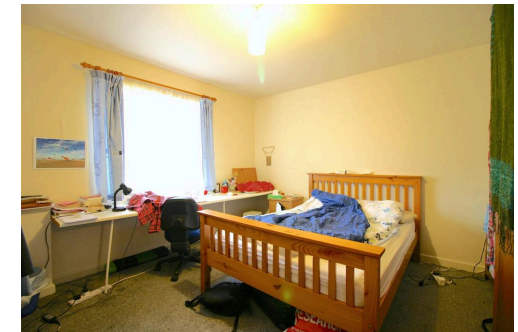
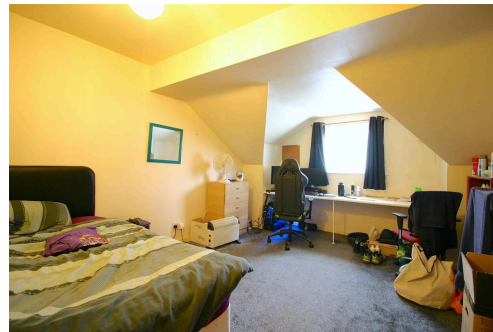
## Nearby Listed Buildings

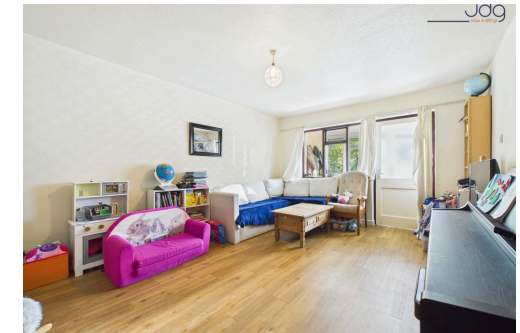
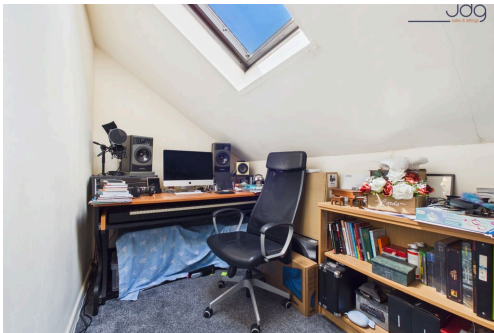


- |  |   |
|--|---|
| <p><b>A</b> Grade II - Listed building 1890ft </p> <p>WAGGON WORKS (FRONT RANGE AND OFFICE)</p> <p>13/03/95 List entry no: 1298408</p> | <p><b>E</b> Grade II - Listed building 2316ft </p> <p>LANCASTER CANAL DOLPHINLEE BRIDGE (NUMBER 105)</p> <p>13/03/95 List entry no: 1194907</p> |
| <p><b>B</b> Grade II - Listed building 1893ft </p> <p>LANCASTER CANAL NEWTON BECK CULVERT</p> <p>13/03/95 List entry no: 1194908</p>   | <p><b>F</b> Grade II* - Listed building 2356ft </p> <p>SKERTON BRIDGE</p> <p>18/02/70 List entry no: 1212253</p>                                |
| <p><b>C</b> Grade II* - Listed building 2077ft </p> <p>38-42, PARLIAMENT STREET</p> <p>22/12/53 List entry no: 1194984</p>             | <p><b>G</b> Grade II - Listed building 2418ft </p> <p>WESTERN MORTUARY CHAPEL AT LANCASTER CEMETERY</p> <p>13/03/95 List entry no: 1298305</p>  |
| <p><b>D</b> Grade II - Listed building 2260ft </p> <p>CRIMEA MONUMENT IN LANCASTER CEMETERY</p> <p>13/03/95 List entry no: 1298304</p> | <p><b>H</b> Grade II - Listed building 2421ft </p> <p>32, PARLIAMENT STREET</p> <p>03/02/87 List entry no: 1212179</p>                          |



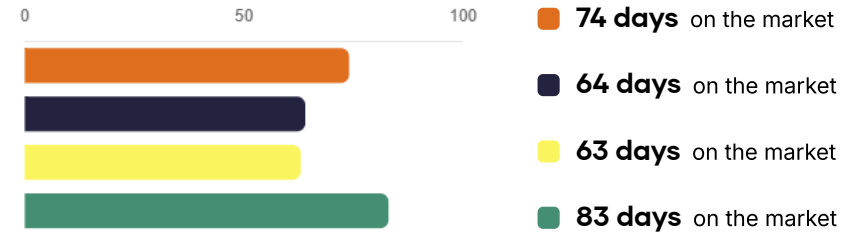




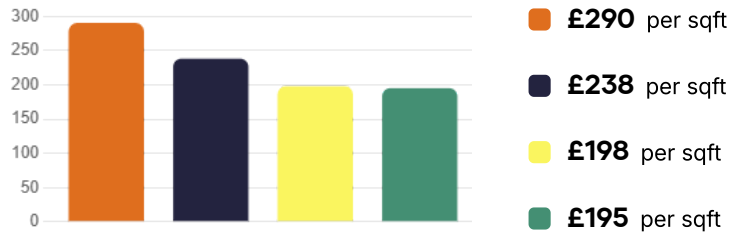




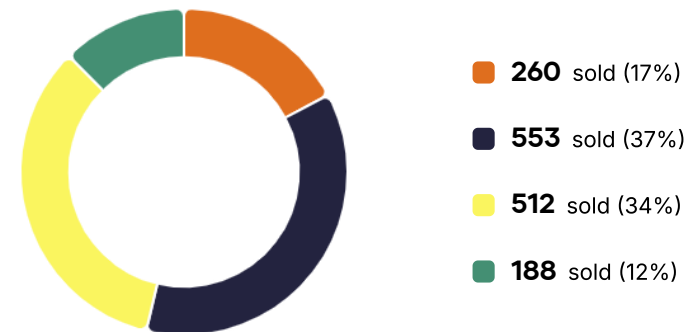
Average time on the market (Lancaster)



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)

|                   | May 25 | Aug 25 | Nov 25 | Feb 26 | Apr 26 |
|-------------------|--------|--------|--------|--------|--------|
| Detached          | £1350  | £1407  | £1162  | £1770  |        |
| Semi-Detached     | £1069  | £1210  | £1064  | £942   | £1104  |
| Terraced          | £861   | £888   | £812   | £935   | £1310  |
| Flats/Maisonettes | £837   | £749   | £920   | £814   | £926   |

■ 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

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Email **sales@jdg.co.uk**

Phone **01524 843322**

Website **<https://www.jdg.co.uk>**

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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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