

Buyers Report

19 Kirklands, Hest Bank, Lancaster, LA2 6ER

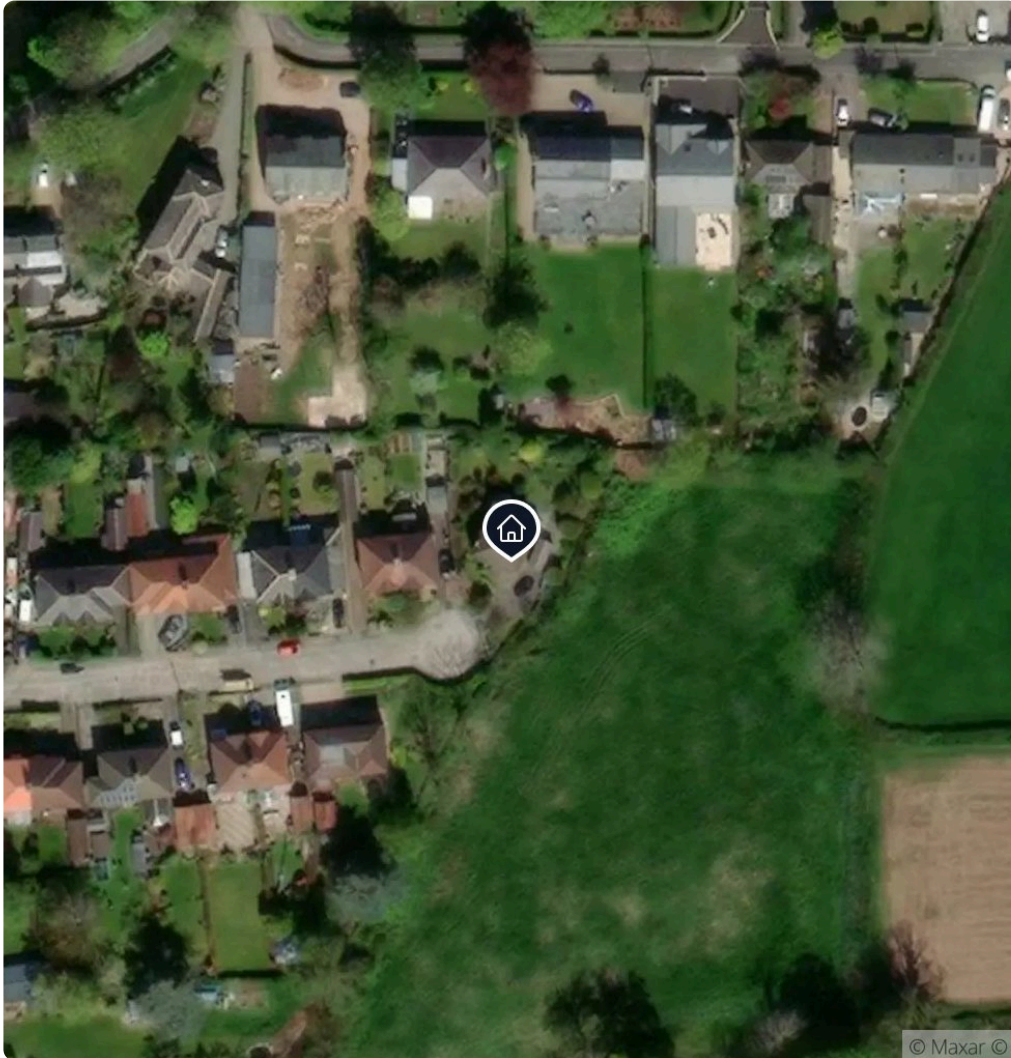
8th May 2026



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Best Estate Agent

Data you can rely on:





Kirklands is set within the well-regarded village of Hest Bank, a sought-after location with a strong community feel, local shops, schools, transport links and easy access to Lancaster, Morecambe Bay and the M6.

Occupying a generous corner plot, this detached home stands out for its mature wraparound gardens, established hedging, lawned areas and planted borders. There is driveway parking for up to three vehicles and a detached prefabricated garage. The ground floor includes two reception rooms, a central kitchen, large rear porch/utility and a three-piece bathroom. Upstairs are four double bedrooms, including one with an en suite WC, plus a three-piece shower room. The property is dated in style but well maintained, with character features including stained glass, offering excellent scope to update and reconfigure.

Key facts: EPC D, majority double glazed, extended late 1960s/early 1970s, strong renovation potential, ideal long-term family home.

Key Property Information



Estimated market value **£459,000**

Number of bedrooms **4 bedrooms**

Floor area **1,335ft²**

Number of bathrooms **2 bathrooms**

Price per ft² **£343**

Property type **Detached**

Year built (predicted) **1900-1966**

Tenure

Lease type **Freehold**

EPC

No EPC available

Council tax

Tax band **Band E**
Estimated cost **£2,943 per year**
Local authority **Lancaster**

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband	19mb
Superfast broadband	80mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est)

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

Driveway



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

Slyne-With-Hest, St Luke's, Church Of England Primary School

0.37mi • Primary

Good
- B

Bolton-Le-Sands Church Of England Primary School

1.14mi • Primary

Good
- C

Beaumont College - A Saludem/Ambito College

1.60mi • Special

Good
- D

Great Wood Primary School

1.82mi • Primary

Good
- E

Morecambe Bay Academy

2.13mi • Secondary

Good
- F

Lancaster Ryelands Primary School

2.15mi • Nursery

Good
- G

Morecambe Road School

2.26mi • Special

Good
- H

Chadwick High School

2.31mi • Pupilreferralunits

Good
- I

The Loyne Specialist School

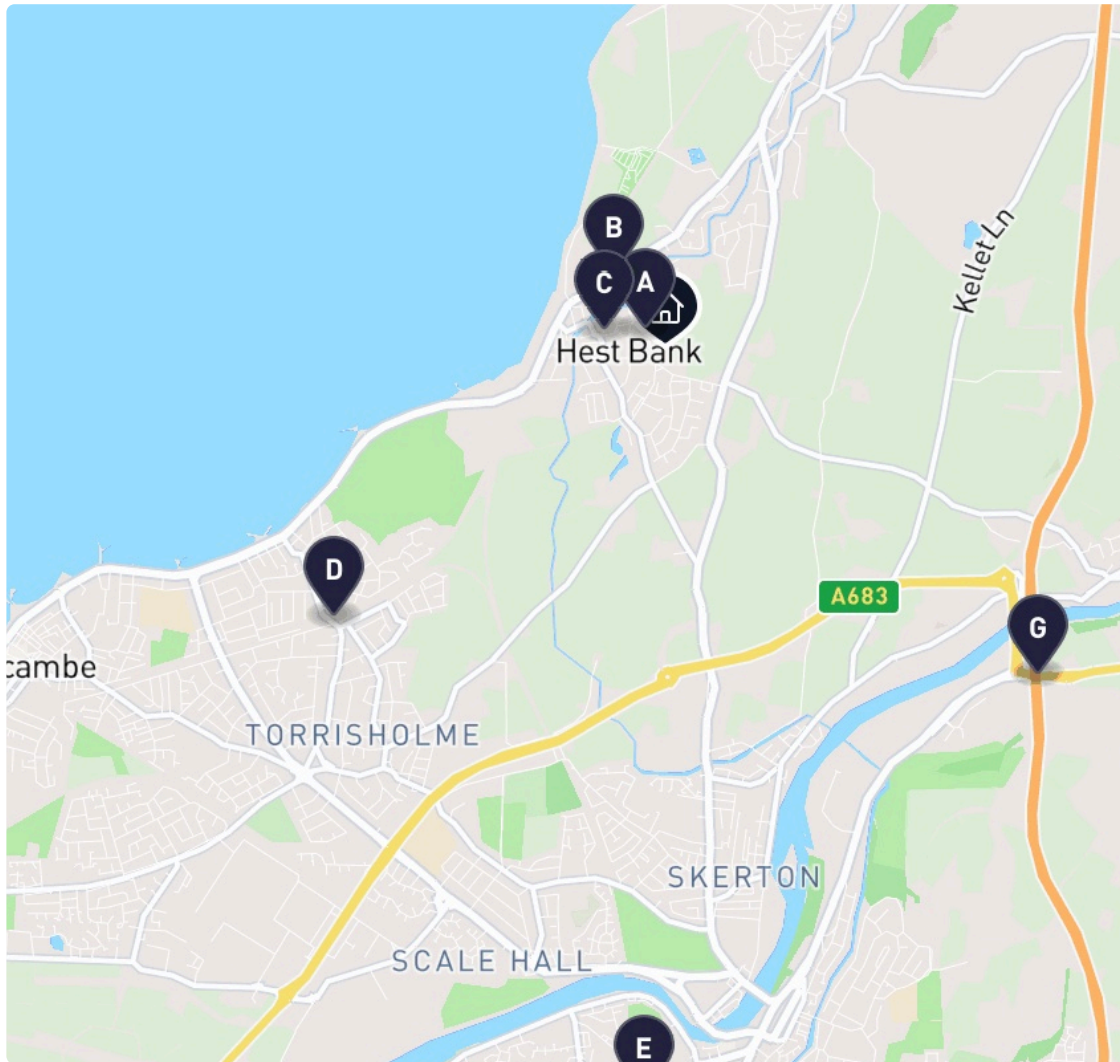
2.39mi • Nursery

Outstanding
- J

Morecambe And Heysham Grosvenor Park Primary School

2.43mi • Nursery

Good



- A** Memorial Hall, Hanging Green Lane
0.11 mi • Bus stop or station

- B** Hatlex Lane
0.22 mi • Bus stop or station

- C** Peacock Lane
0.24 mi • Bus stop or station

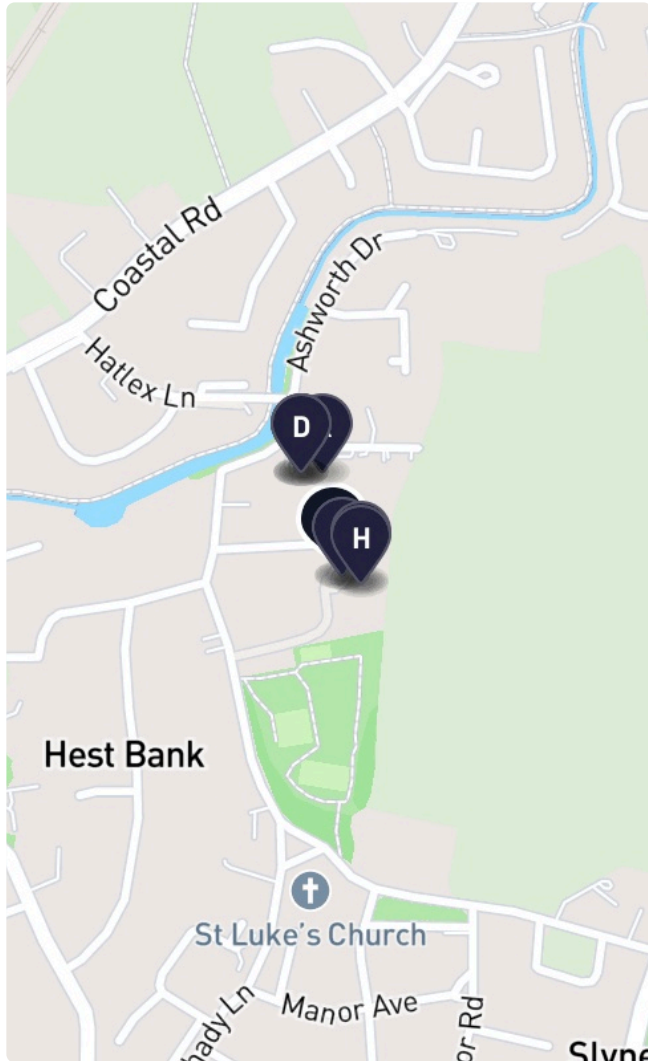
- D** Bare Lane Rail Station
1.69 mi • Train station

- E** Lancaster Rail Station
2.93 mi • Train station

- F** Blackpool International Airport
24 mi • Airport

- G** M6
1.95 mi • Motorway

Nearby Planning

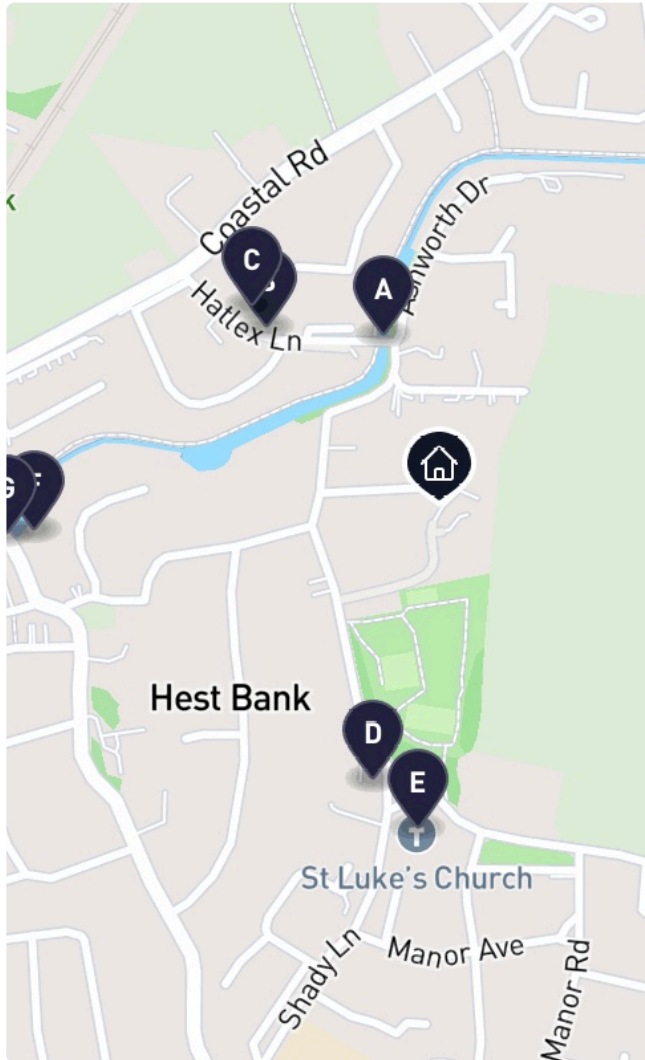


- A** 5 Hatlex Hill Hest Bank Lancaster Lancashire LA2 6ET 154ft ⓘ
 Construction of a hip to gable extension and dormer extension to the rear elevation, two pitched dormers to front, erection of a two storey front extension and...
 Approved Ref no. 26/00057/FUL 16-01-2026
-
- B** 3 Hatlex Hill Hest Bank Lancaster Lancashire LA2 6ET 187ft ⓘ
 Partially retrospective application for the erection of side and rear extensions and installation of replacement roof to existing outbuilding
 Approved Ref no. 21/00745/FUL 25-06-2021
-
- C** 3 Hatlex Hill Hest Bank Lancaster Lancashire LA2 6ET 187ft ⓘ
 Demolition of dwelling and erection of new dwelling (C3)
 Approved Ref no. 23/00694/FUL 22-06-2023
-
- D** 3 Hatlex Hill Hest Bank Lancaster Lancashire LA2 6ET 187ft ⓘ
 Demolition of existing porch and erection of new porch to front elevation, Installation of flue to the side elevation, removal of chimney stack and installation ...
 Approved Ref no. 24/00361/FUL 26-03-2024

- E** Land To The Rear Of Kirklands And Hanging Green Lane Hest Bank Lancashire 210ft ⓘ
 Erection of 2 dwellings and creation of an access road with associated landscaping
 Approved Ref no. 17/01358/FUL 31-10-2017
-
- F** Land To The Rear Of Kirklands And Hanging Green Lane Hest Bank Lancashire 210ft ⓘ
 Application for lawful development certificate to confirm the lawful commencement of planning permission 17/01358/FUL
 Approved Ref no. 22/00614/ELDC 24-05-2022
-
- G** 2 The Paddocks Hest Bank Lancaster Lancashire LA2 6LJ 240ft ⓘ
 Proposed lawful development certificate for the installation of ground mounted solar photo-voltaic panels
 Refused Ref no. 24/00577/PLDC 22-05-2024
-
- H** 2 The Paddocks Hest Bank Lancaster Lancashire LA2 6LJ 256ft ⓘ
 Installation of a 16.2 meter single row of ground mounted solar photo-voltaic panels
 Approved Ref no. 24/00814/FUL 26-07-2024



Nearby Listed Buildings



- | | |
|---|---|
| <p>A Grade II - Listed building 472ft </p> <p>LANCASTER CANAL HATLEX BRIDGE (NUMBER 119)</p> <p>07/11/83 List entry no: 1165983</p> | <p>E Grade II - Listed building 1276ft </p> <p>CHURCH OF ST LUKE</p> <p>07/11/83 List entry no: 1071855</p> |
| <p>B Grade II - Listed building 751ft </p> <p>GATE PIERS TO CAR PARK AT WHITEWALLS RESTAURANT</p> <p>02/05/68 List entry no: 1071853</p> | <p>F Grade II - Listed building 1424ft </p> <p>1 AND 3, HEST BANK LANE</p> <p>07/11/83 List entry no: 1071854</p> |
| <p>C Grade II - Listed building 837ft </p> <p>WHITEWALLS RESTAURANT</p> <p>02/05/68 List entry no: 1362472</p> | <p>G Grade II - Listed building 1516ft </p> <p>LANCASTER CANAL CANAL BRIDGE (NUMBER 118)</p> <p>07/11/83 List entry no: 1362473</p> |
| <p>D Grade II - Listed building 1125ft </p> <p>2 AND 4, HANGING GREEN LANE</p> <p>07/11/83 List entry no: 1071852</p> | <p>H Grade II - Listed building 1627ft </p> <p>BOUNDARY STONE 100 METRES NORTH OF DRIVE TO SLYNE HALL AT NGR SD 479 663</p> <p>07/11/83 List entry no: 1071857</p> |



Property Images



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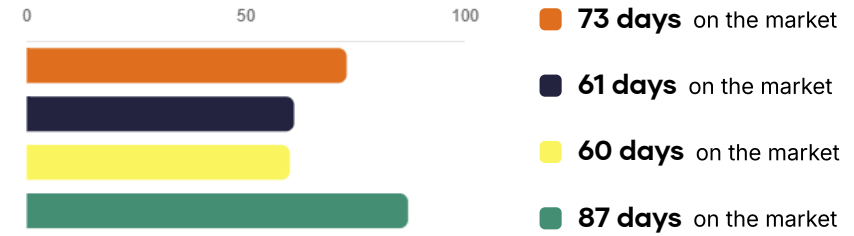




Average house price changes in the last year (Lancaster)

	May '25	Aug '25	Nov '25	Feb '26	Apr 26
Detached	£440k	£445k	£455k	£450k	£450k
Semi-Detached	£246k	£250k	£255k	£250k	£250k
Terraced	£198k	£201k	£206k	£202k	£203k
Flats/Maisonettes	£154k	£156k	£159k	£156k	£156k

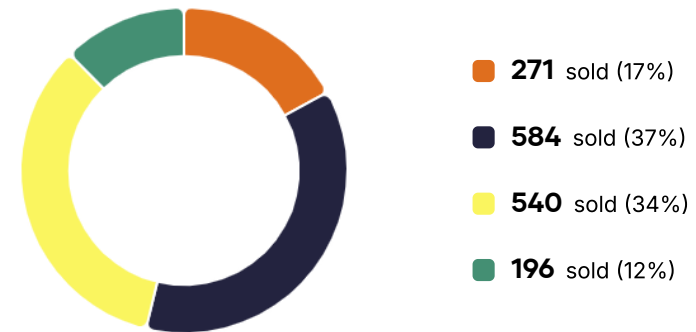
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



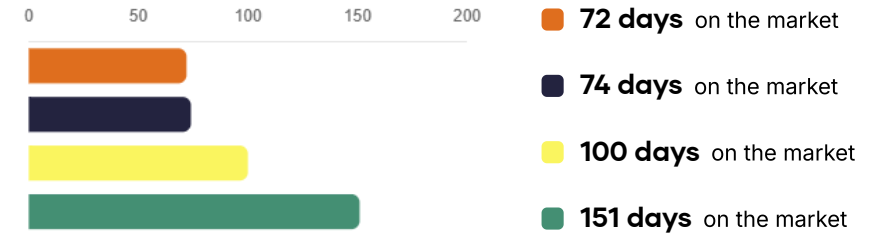
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



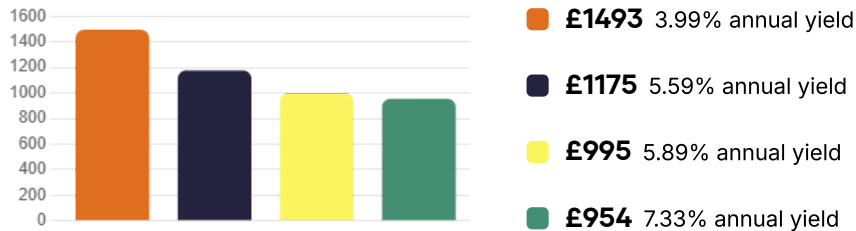
Average rental price changes in the last 12 months (Lancaster)

	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	£932

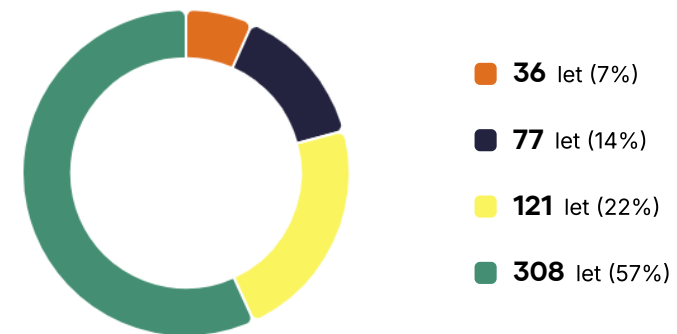
Average time on the rental market (Lancaster)



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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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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