

## Buyers Report

9 Chapel Street, Galgate, Lancaster, LA2 0JP

22nd May 2026



Winner of the UK's  
Best Estate Agent

Data you can rely on:





Chapel Street is a quiet residential street in Galgate, just south of Lancaster. The village has a strong community feel, with a community centre, local pubs, amenities and access to Lancaster Canal walks nearby. It is also well placed for Lancaster University, Lancaster city centre and the Lancaster South motorway junction.

9 Chapel Street is a neutrally presented two-bedroom terraced home, offered with no onward chain. The ground floor has a reception room and a fitted U-shaped kitchen with oak-style cabinetry. Upstairs are two bedrooms and a bathroom, with the main bedroom being a good double and the second ideal as a child's room, office or dressing room.

To the rear is access to a communal garden area used by neighbouring properties. This space is not owned by the property but provides a useful outdoor area. The home is well maintained and benefits from gas central heating.

Council tax band: A. Tenure: Freehold.

## Key Property Information



Estimated market value	<b>£135,000</b>	Number of bedrooms	<b>2 bedrooms</b>	Floor area	<b>452ft<sup>2</sup></b>
		Number of bathrooms	<b>1 bathroom</b>	Plot size	<b>0.01 acres</b>
		Property type	<b>Terraced</b>	Price per ft <sup>2</sup>	<b>£298</b>
		Year built	<b>1900-1929</b>	Title number	<b>LA843874</b>
<hr/>					
<b>Tenure</b>		<b>EPC</b> Valid to 01/12/2025		<b>Council tax</b>	
Lease type	<b>Freehold</b>	Efficiency rating (current)	<b>69 C</b>	Tax band	<b>Band A</b>
		Efficiency rating (potential)	<b>88 B</b>	Estimated cost	<b>£1,669 per year</b>
		Enviro impact (current)	<b>69 C</b>	Local authority	<b>Lancaster</b>
		Enviro impact (potential)	<b>88 B</b>		
<hr/>					
<b>Utilities</b>		<b>Build</b>			
Mains gas	<b>Yes</b>	Floor type	<b>Suspended</b>		
Wind turbines	<b>N/A</b>	Roof type	<b>Pitched</b>		
Solar panels	<b>N/A</b>	Wall type	<b>Stone</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>Okay</b>
O2 coverage	<b>Good</b>
Three coverage	<b>Okay</b>
Vodafone coverage	<b>Good</b>

### Broadband coverage

Basic broadband	<b>18mb</b>
Superfast broadband	<b>80mb</b>
Ultrafast broadband	<b>1800mb</b>
Overall broadband	<b>1800mb</b>

### Flood risk

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

### Parking

Street



### 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.

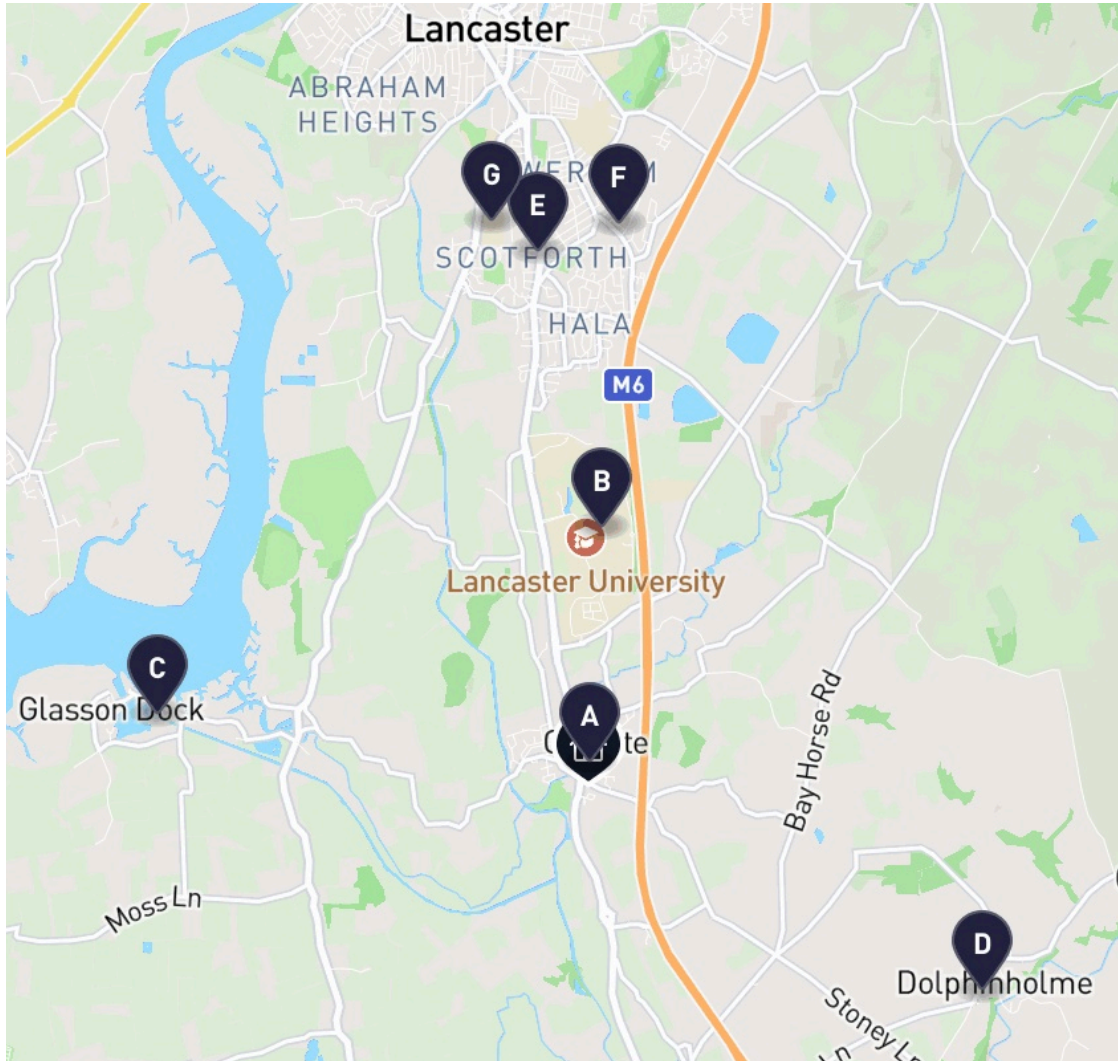
**Environmental Appeal**

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

0.11mi • Primary

Good
- B

University Of Lancaster

1.13mi • Universities

Good
- C

Thurnham Glasson Christ Church, Church Of England Primary School

2.28mi • Nursery

Requires improvement
- D

Dolphinhholme Church Of England Primary School

2.45mi • Nursery

Good
- E

Scotforth St Paul's Church Of England Primary And Nursery School

2.59mi • Nursery

Good
- F

Stepping Stones School

2.73mi • Pupilreferralunits

Outstanding
- G

Jamea Al Kauthar

2.79mi • Secondary

Good

## Local Transport



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

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- B** Crossroads, Preston Lancaster Road  
0.12 mi • Bus stop or station

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- C** Plough Hotel, Main Road  
0.36 mi • Bus stop or station

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

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- E** Heysham Port Rail Station  
5.76 mi • Train station

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- F** Blackpool International Airport  
18 mi • Airport

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- G** M6  
0.75 mi • Motorway

## Nearby Planning



- A** 1 Downham Cottages Chapel Lane Galgate Lancaster Lancashire LA2 ORP 171ft
- Lancashire LA2 ORP
- Erection of a two storey side extension
- Refused Ref no. 18/00308/FUL 13-03-2018
- 
- B** 1 Downham Cottages Chapel Lane Galgate Lancaster Lancashire LA2 ORP 177ft
- Lancashire LA2 ORP
- Erection of a two storey side extension
- Refused Ref no. 17/01540/FUL 28-12-2017
- 
- C** 1 Tanhouse Galgate Lancaster Lancashire LA2 ORH 213ft
- Lancashire LA2 ORH
- Erection of a single storey side extension
- Approved Ref no. 23/01157/FUL 11-10-2023
- 
- D** 26 Main Road Galgate Lancaster Lancashire LA2 OJH 358ft
- Lancashire LA2 OJH
- Erection of a two-storey rear extension, including the alteration of the roof to the existing rear extension, and the installation of windows, solar panels, and a...
- Refused Ref no. 22/00628/FUL 12-08-2022

- E** 26 Main Road Galgate Lancaster Lancashire LA2 OJH 358ft
- Lancashire LA2 OJH
- Demolition of existing garage, erection of a two storey side extension and a single storey rear extension and the alteration of the roof to the existing rear extension
- Approved Ref no. 22/01389/FUL 14-11-2022
- 
- F** 9 And 11 Swaledale Galgate Lancaster Lancashire LA2 374ft
- ORL
- Erection of a joint single storey rear extension
- Approved Ref no. 19/00251/FUL 09-04-2019
- 
- G** 30 Main Road Galgate Lancaster Lancashire LA2 OJH 397ft
- Lancashire LA2 OJH
- Proposed lawful development certificate for the erection of a single storey rear extension
- Approved Ref no. 24/00039/PLDC 12-01-2024
- 
- H** Central Garage Main Road Galgate Lancaster Lancashire LA2 OJH 433ft
- Lancashire LA2 OJH
- Prior approval for demolition of building to the North of Central Garage
- Refused Ref no. 18/00828/PAD 09-07-2018



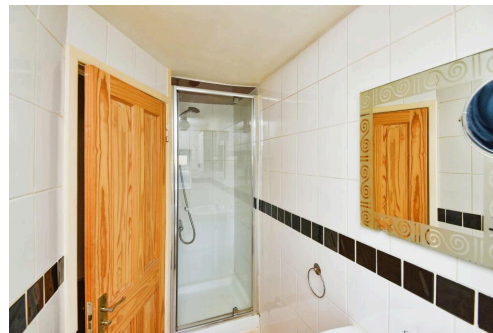
## Nearby Listed Buildings



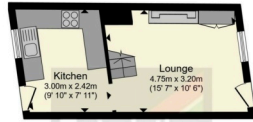
<b>A</b>	Grade II - Listed building CHAPEL COTTAGES 07/03/85 List entry no: 1071762	157ft	<b>E</b>	Grade II - Listed building ELLEL HOUSE 02/05/68 List entry no: 1362507	722ft
<b>B</b>	Grade II - Listed building GALGATE SILK MILLS 02/05/68 List entry no: 1071763	453ft	<b>F</b>	Grade II - Listed building GALGATE OLD BRIDGE 07/03/85 List entry no: 1071766	840ft
<b>C</b>	Grade II - Listed building 31, CHAPEL STREET 07/03/85 List entry no: 1362506	502ft	<b>G</b>	Grade II - Listed building Parish of Ellel War Memorial, Galgate 08/11/18 List entry no: 1460475	892ft
<b>D</b>	Grade II - Listed building GALGATE SILK MILL 02/05/68 List entry no: 1164222	571ft	<b>H</b>	Grade II - Listed building Church of St John 02/05/68 List entry no: 1164237	896ft



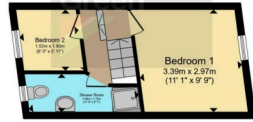




## Property images - 2024



Ground Floor

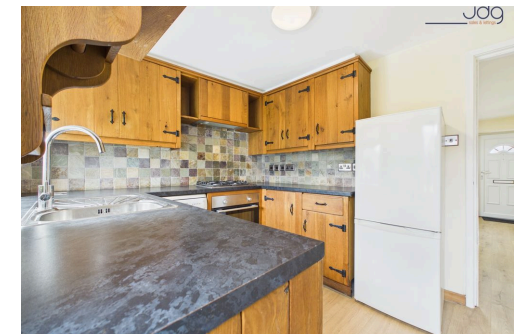
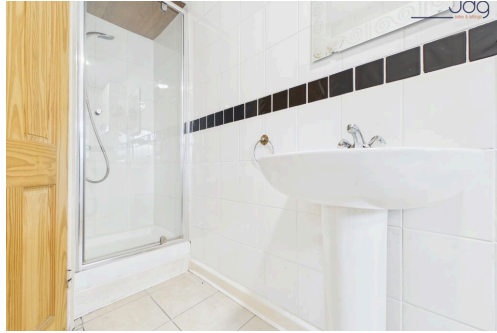


First Floor

Total floor area 44.4 sq.m. (477 sq.ft.) approx.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



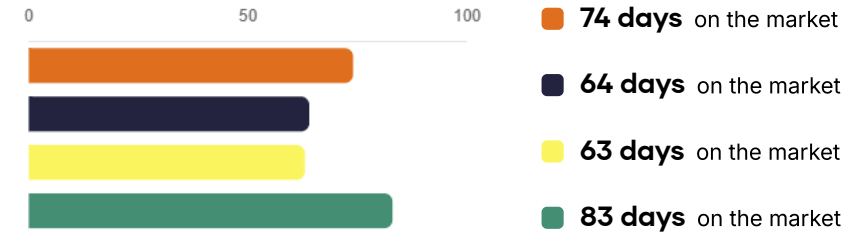




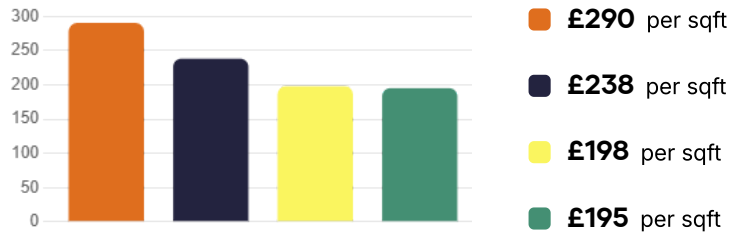
Average house price changes in the last year (Lancaster)

	May '25	Aug '25	Nov '25	Feb '26	Apr '26
Detached	£450k	£455k	£470k	£460k	£460k
Semi-Detached	£250k	£255k	£260k	£255k	£260k
Terraced	£200k	£203k	£208k	£204k	£205k
Flats/Maisonettes	£157k	£159k	£162k	£159k	£159k

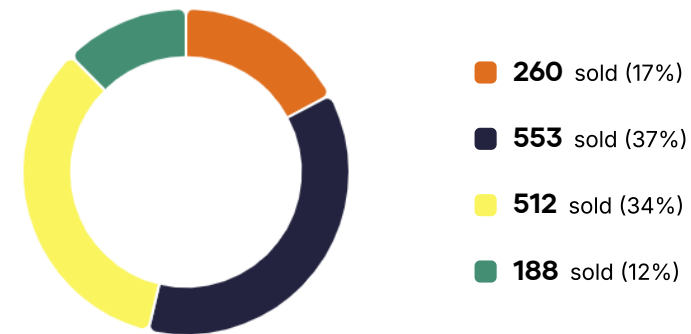
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



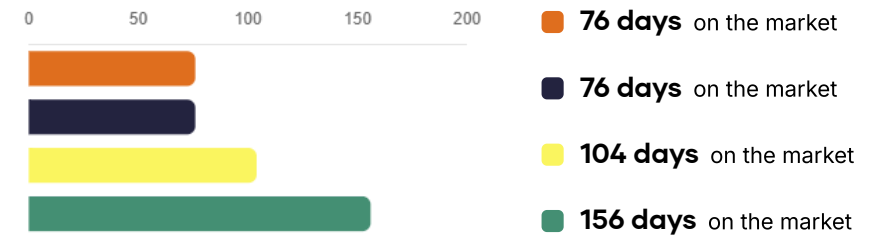
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



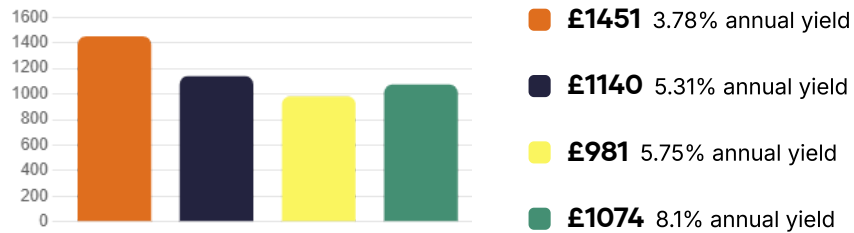
Average rental price changes in the last 12 months (Lancaster)

	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

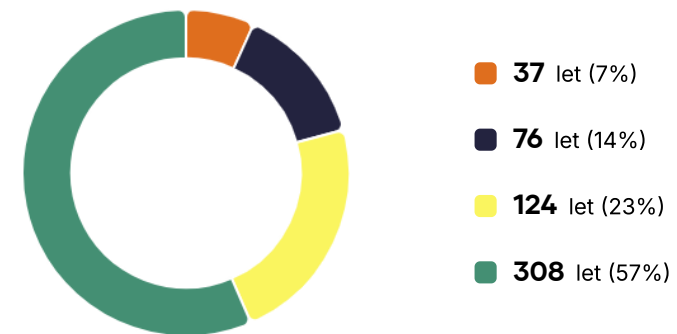
Average time on the rental market (Lancaster)



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

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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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