

## Buyers Report

Flat 3, 2 Castle Park, Lancaster, LA1 1YQ

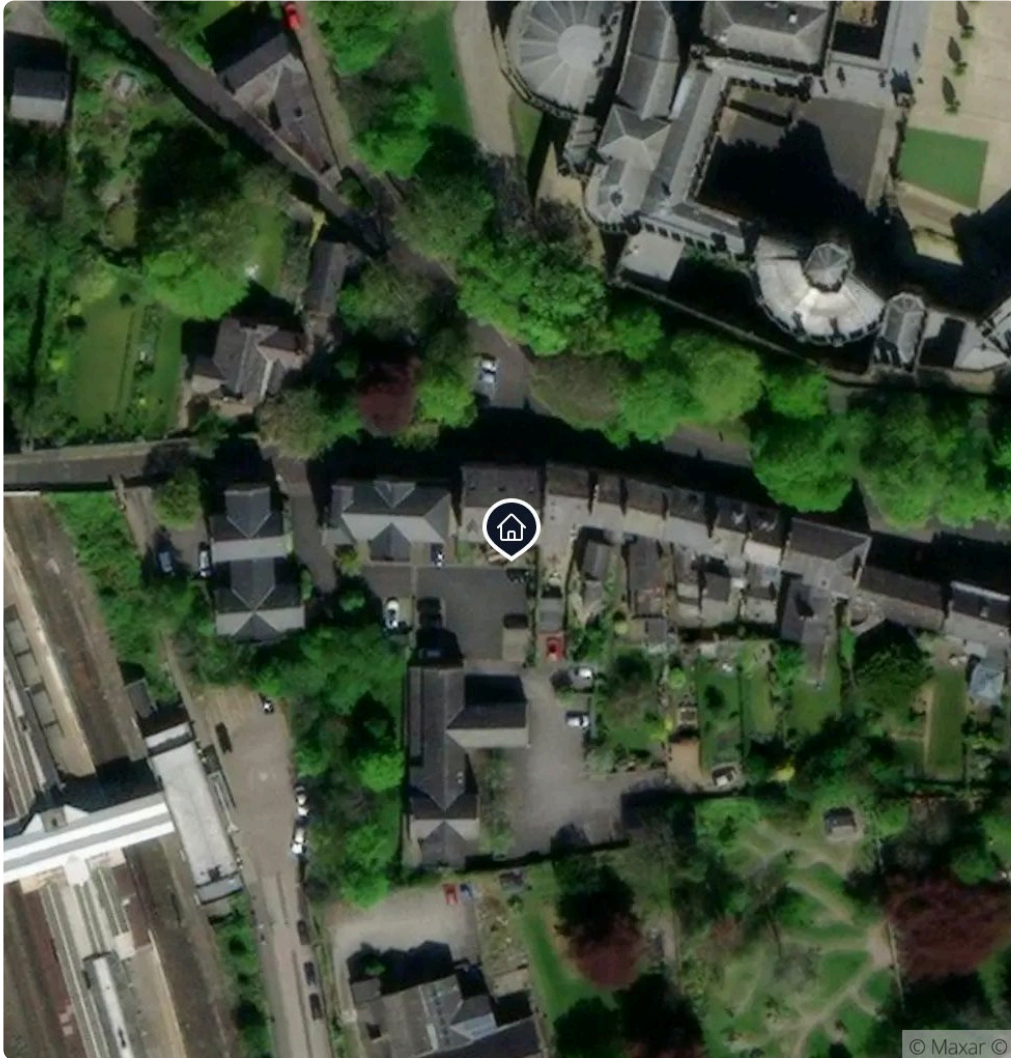
28th May 2026



Winner of the UK's  
Best Estate Agent

Data you can rely on:





Castle Park sits beside Lancaster Castle and the Priory, right in the heart of the city centre, with Lancaster train station just a short walk away.

Flat 3, 2 Castle Park is a spacious two-bedroom apartment set within a Grade II listed former school conversion. It offers high ceilings, large sash-style windows, deep skirting boards and generous room sizes throughout. The living room is particularly spacious, while the dining kitchen provides ample storage and workspace. Both bedrooms are substantial doubles, with the main bedroom enjoying an en-suite, plus a separate modern shower room.

The apartment has one allocated parking space, visitor parking to the rear, a share of the freehold, and a 999-year lease from 1991. Service charge is £800pa. Council Tax Band E. EPC C. Features include electric heating, underfloor heating in the bathroom, brand new oven, new quality carpets and a new gas central heating system with period-style radiators.

## Key Property Information



Estimated market value **£390,000**  
Estimated value range **£332k - £449k**

Number of bedrooms **2 bedrooms**  
Number of bathrooms **2 bathrooms**  
Property type **Flats/Maisonettes**  
Year built **1900-1929**

Floor area **1,561ft<sup>2</sup>**  
Plot size **0.05 acres**  
Price per ft<sup>2</sup> **£249**  
Title number **LA686622**  
Title number **LA707287**

## Market History

● Last Sold August 2023 £380,000

## Tenure

Lease type **Leasehold**  
Lease term **999y 8m**  
Lease remaining **964y 2m**  
Lease end date **Jan 2990**

🔍 EPC Valid to 26/04/2032

Efficiency rating (current) **70 C**  
Efficiency rating (potential) **81 B**  
Enviro impact (current) **65 D**  
Enviro impact (potential) **80 C**

## Council tax

Tax band **Band E**  
Estimated cost **£3,059 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 **Other**  
Roof type **Other**  
Wall type **Stone**  
Window type **Double Glazed**

## Key Property Information



### Mobile coverage

EE coverage	<b>Outstanding</b>
O2 coverage	<b>Okay</b>
Three coverage	<b>Outstanding</b>
Vodafone coverage	<b>Good</b>

### Broadband coverage

Basic broadband	<b>19mb</b>
Superfast broadband	<b>80mb</b>
Ultrafast broadband	<b>1800mb</b>
Overall broadband	<b>1800mb</b>

### Outdoor space

Garden direction (est)

### Air traffic noise

Air traffic noise	<b>None</b>
Assessed	<b>31/12/19</b>
There are no detectable regular disruptions.	
Nearest: Blackpool International Airport - 21.05 miles away	

### Tree preservation orders

Tree preservation orders	<b>Yes</b>
Tree type 1	<b>unknown</b>
Tree type 2	<b>unknown</b>
Tree type 3	<b>multiple</b>

### Flood risk

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

### Parking

Off road parking	<b>No (AI predicted)</b>
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### Radon gas

#### High risk (10-30%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## Key Property Information



### Planning applications

Installation of a flue to the side

Ref no. 19/00386/FUL

Date: 03-06-2019

Installation of replacement window to the West elevation

Ref no. 24/00016/FUL

Date: 01-03-2024

### Listed buildings

NUMBER 2 AND ATTACHED WALLS AND RAILINGS

List entry no: 1220811

Grade: II

Listed date: 22-12-1953

### Coastal erosion

Great Orme Head to Solway Firth

Feature type

**Floodable**

Defence type

Floodable

**Yes**

Distance from property

**388**

Short term risk

Medium term risk

Great Orme Head to Solway Firth

Feature type

**Floodable**

Defence type

Floodable

**Yes**

Distance from property

**486**

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.






 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

Found

**This property is 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.

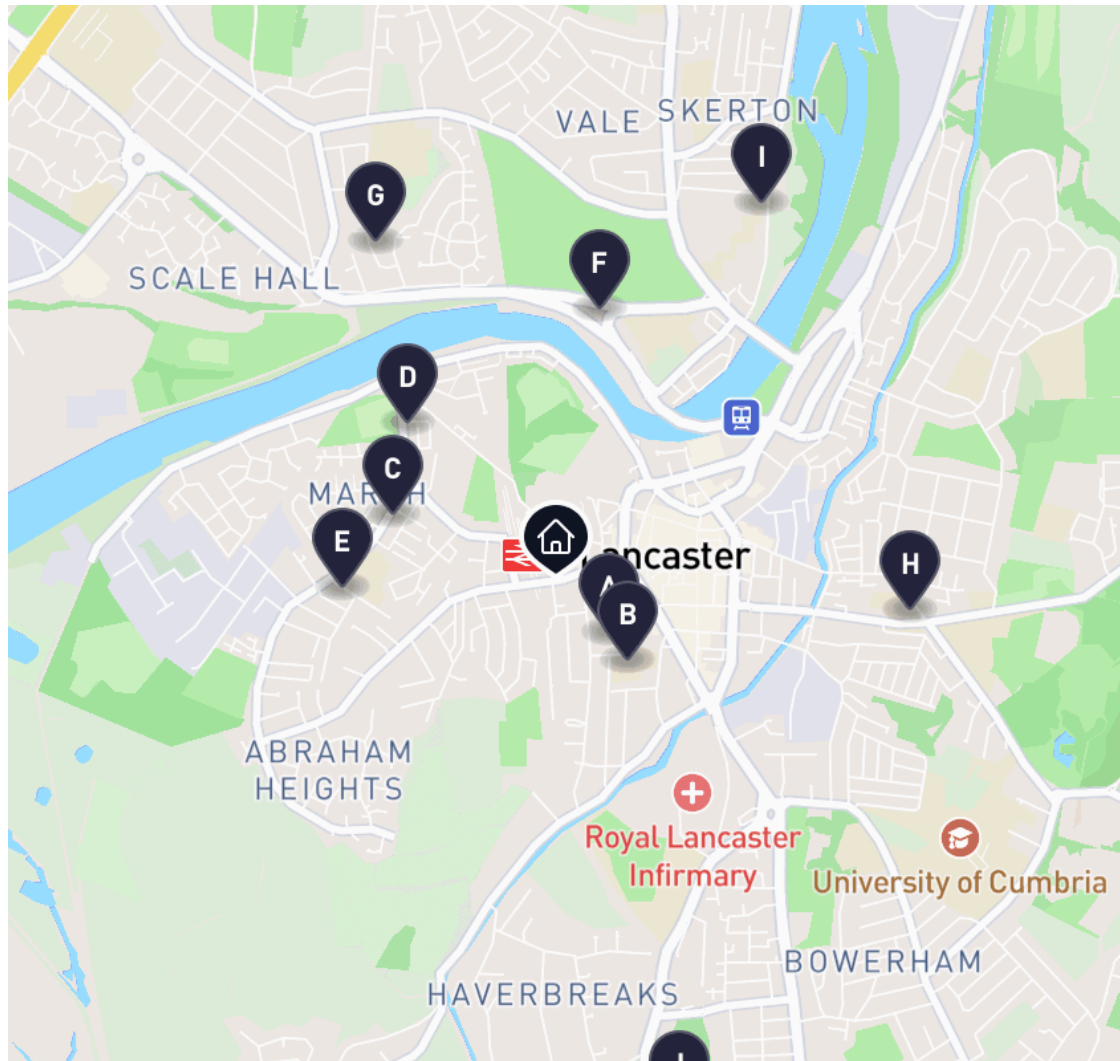
**Environmental Appeal**

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

Lancaster Dallas Road Community Primary School

0.21mi • Primary

Good
- B

Lancaster Girls' Grammar School

0.27mi • Secondary

Good
- C

Willow Lane Community Primary School

0.31mi • Primary

Good
- D

Lancaster Independent School For Alternative Learning (Lisal)

0.34mi • Nursery

Good
- E

Appletree Nursery School

0.41mi • Nursery

Good
- F

Our Lady's Catholic College

0.43mi • Secondary

Requires improvement
- G

The Loyne Specialist School

0.64mi • Nursery

Outstanding
- H

Lancaster Royal Grammar School

0.67mi • Secondary

Good
- I

Chadwick High School

0.72mi • Pupilreferralunits

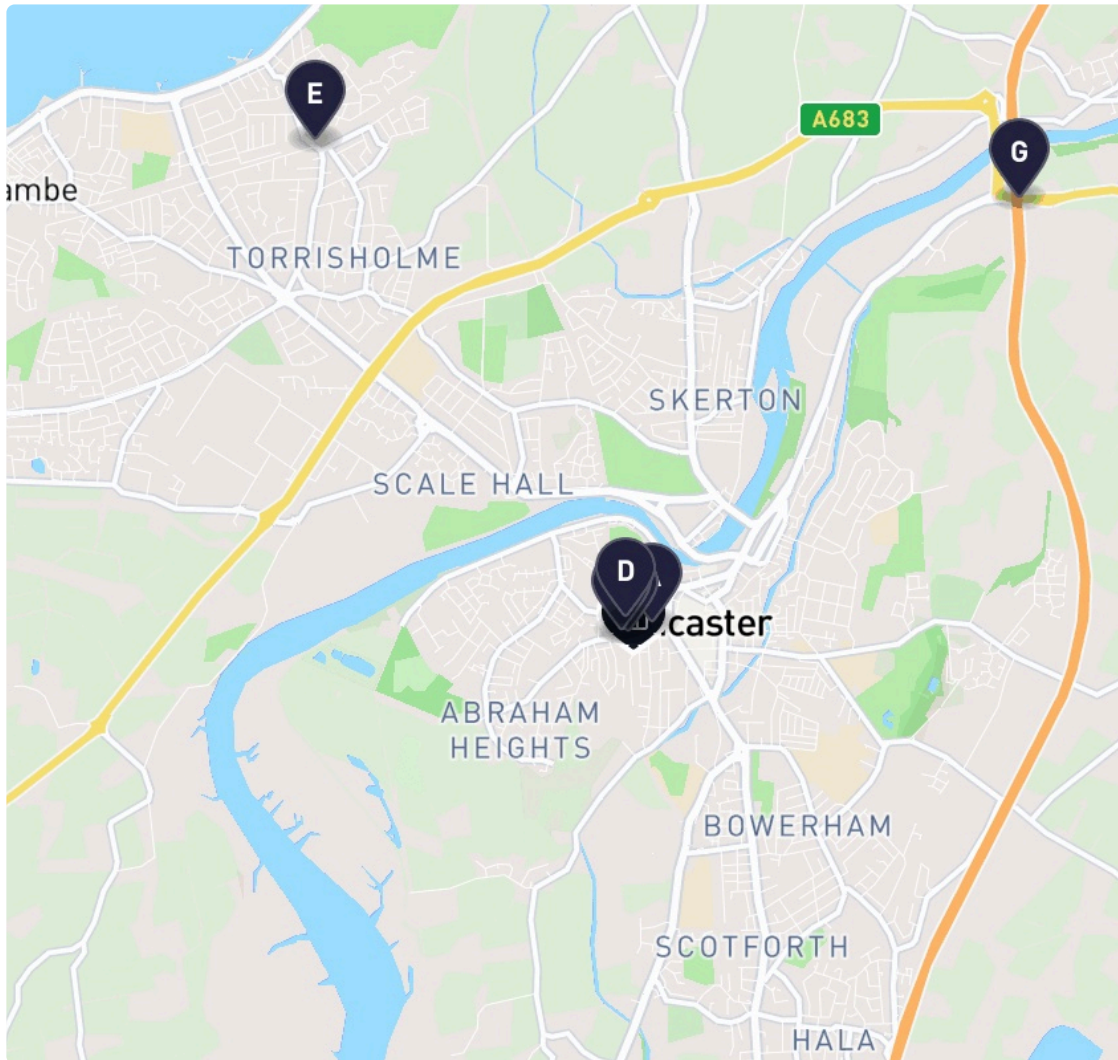
Good
- J

Jamea Al Kauthar

1.09mi • Independent

Good

## Local Transport



- A** The Storey, Meeting House Lane  
0.08 mi • Bus stop or station

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- B** Railway Station, Westbourne Road  
0.09 mi • Bus stop or station

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- C** Meeting House Lane  
0.09 mi • Bus stop or station

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

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

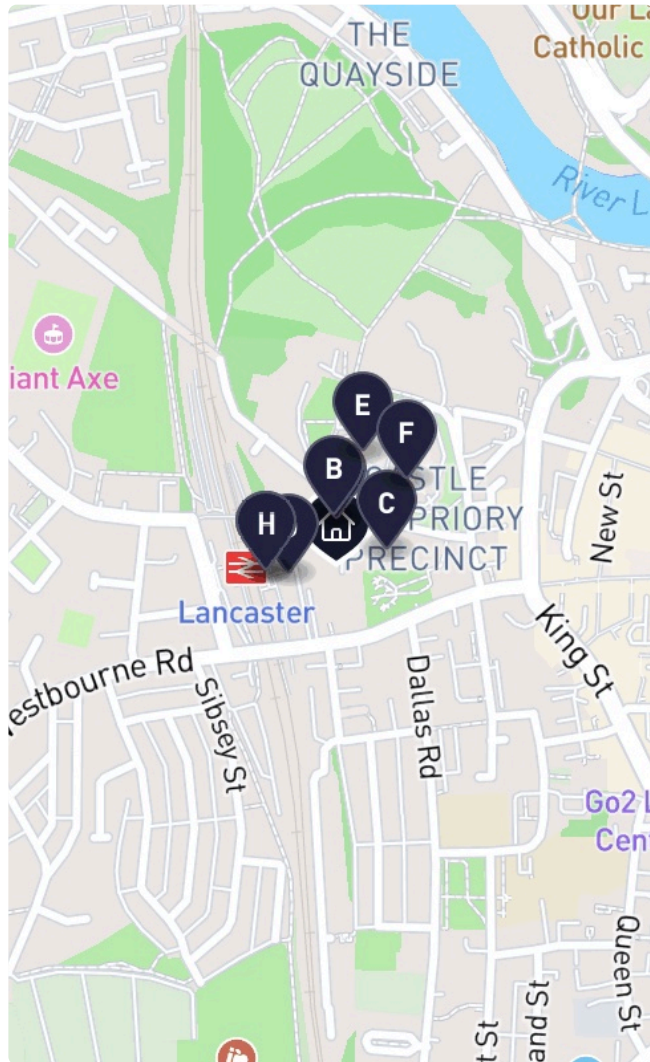
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- F** Blackpool International Airport  
21 mi • Airport

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- G** M6  
2.09 mi • Motorway

## Nearby Planning

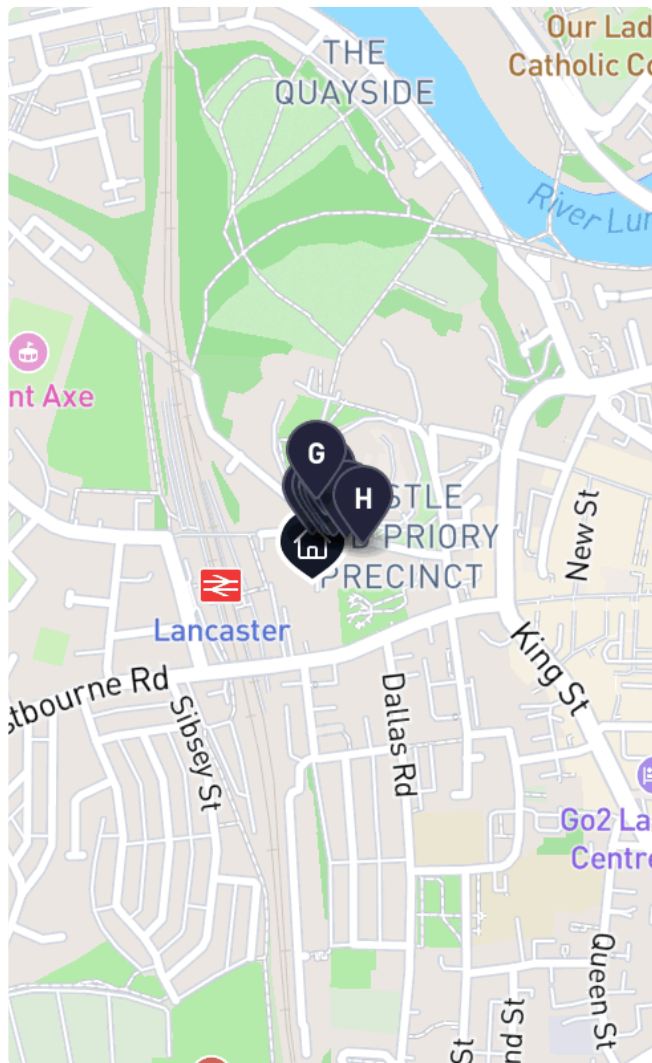


<b>A</b>	Flat 5 2 Castle Park Lancaster Lancashire LA1 1YQ	10ft	
	Installation of a flue to the side		
	Approved	Ref no. 19/00386/FUL	17-04-2019
<b>B</b>	Flat 5 2 Castle Park Lancaster Lancashire LA1 1YQ	23ft	
	Installation of replacement window to the West elevation		
	Refused	Ref no. 24/00016/FUL	09-01-2024
<b>C</b>	16 Castle Park Lancaster Lancashire LA1 1YG	197ft	
	Insertion of new windows and door and installation of wooden cladding to existing rear extension and creation of additional patio area		
	Approved	Ref no. 21/01059/FUL	17-09-2021
<b>D</b>	Virgin Trains Castle Station Westbourne Road Lancaster Lancashire LA1 5NW	246ft	
	Specialist heritage advice request for proposed refurbishment work to canopies on Platforms 1-5 and platform surfacing to Platform 5		
	Other	Ref no. 21/00564/PREH	05-05-2021

<b>E</b>	The Castle Castle Park Lancaster Lancashire LA1 1YN	256ft	
	Removal of window grilles to the Keep Building		
	Approved	Ref no. 24/00941/FUL	23-08-2024
<b>F</b>	Lancaster Castle Castle Park Lancaster Lancashire LA1 1YN	282ft	
	Alterations to land levels to re-landscape the existing courtyard, including removal of existing walls and installation of steps and handrails, walls, planters an...		
	Approved	Ref no. 18/01481/FUL	20-11-2018
<b>G</b>	Lancaster Railway Station Westbourne Road Lancaster Lancashire LA1 5NW	299ft	
	Refurbishment of station building		
	Other	Ref no. 19/00099/PREH	23-01-2019
<b>H</b>	Lancaster Railway Station Westbourne Road Lancaster Lancashire LA1 5NW	299ft	
	Heritage advice meeting request for 19/00099/PREH		
	Other	Ref no. 19/00350/PREHMT	25-03-2019



Nearby Listed Buildings



- A** Grade II - Listed building 7ft

NUMBER 2 AND ATTACHED WALLS AND RAILINGS

22/12/53 List entry no: 1220811

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**B** Grade II - Listed building 36ft

4, CASTLE PARK

22/12/53 List entry no: 1194940

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**C** Grade II - Listed building 52ft

6, CASTLE PARK

13/03/95 List entry no: 1290818

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**D** Grade II - Listed building 75ft

8, CASTLE PARK

22/12/53 List entry no: 1194941

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**E** Grade II - Listed building 89ft

PIERS AND LOW WALL AROUND CASTLE PRECINCT TO SOUTH OF CASTLE

13/03/95 List entry no: 1298406

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**F** Grade II - Listed building 121ft

10-14, CASTLE PARK

22/12/53 List entry no: 1290782

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**G** Grade II - Listed building 135ft

POSTS (FIVE) AT SOUTH WEST END, NEAR JUNCTION WITH CASTLE PARK

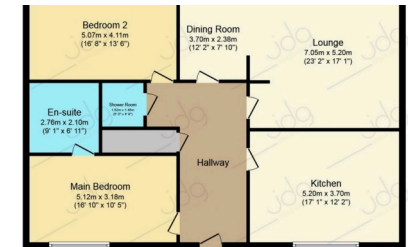
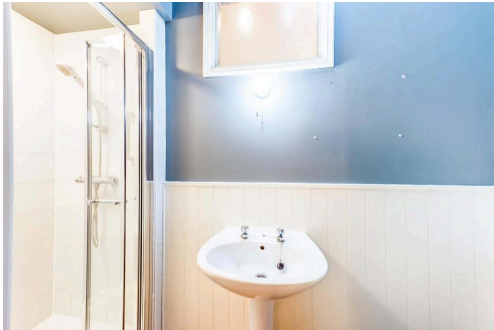
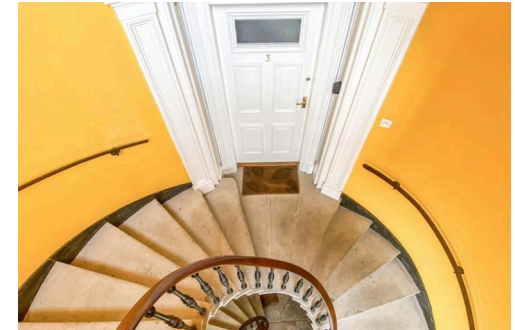
13/03/95 List entry no: 1290807

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**H** Grade II - Listed building 177ft

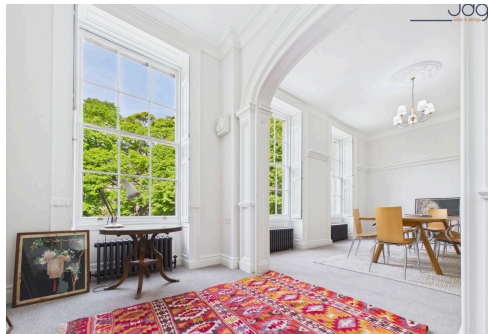
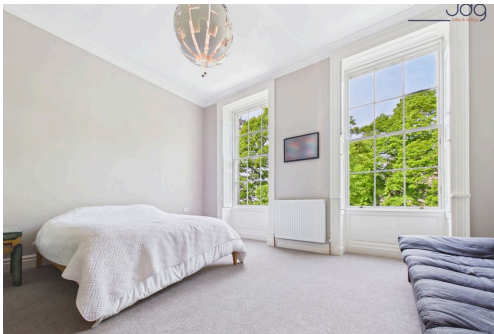
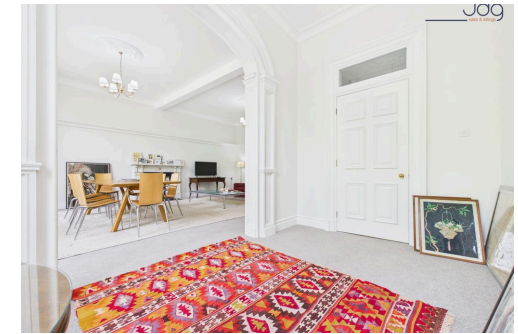
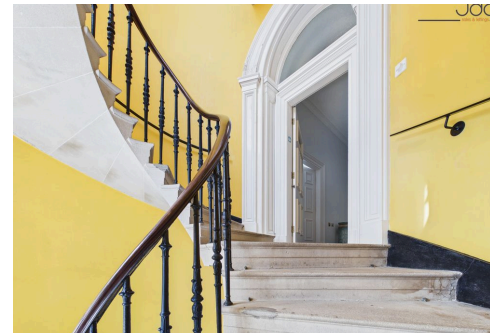
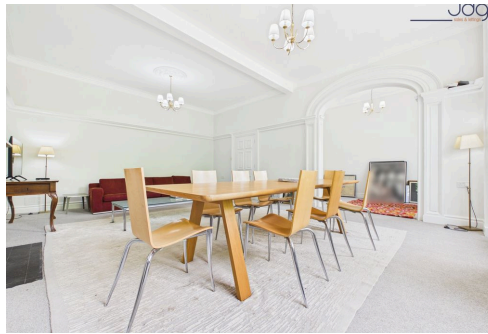
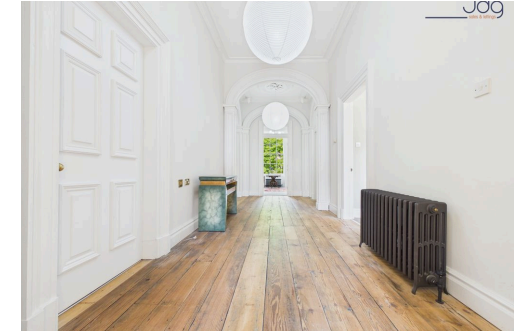
16, CASTLE PARK

22/12/53 List entry no: 1290789

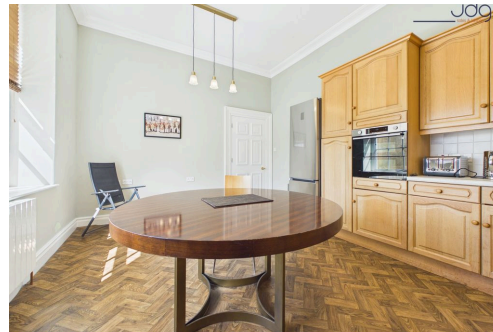


Floor Plan

Floor area 145 sq. m. (1,560 sq. ft.) approx



Property Images

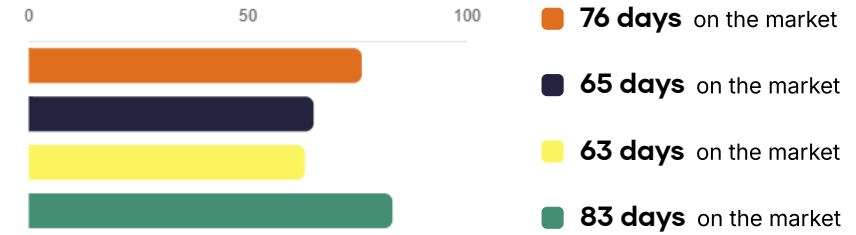




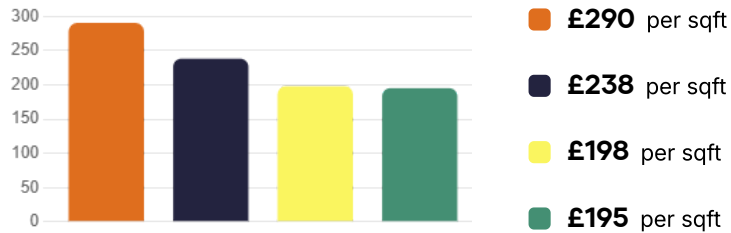
Average house price changes in the last year (Lancaster)

	May '25	Aug '25	Nov '25	Feb '26	Apr '26
<b>Detached</b>	£450k	£455k	£465k	£460k	£460k
<b>Semi-Detached</b>	£250k	£255k	£260k	£255k	£255k
<b>Terraced</b>	£199k	£202k	£207k	£204k	£204k
<b>Flats/Maisonettes</b>	£154k	£157k	£160k	£157k	£157k

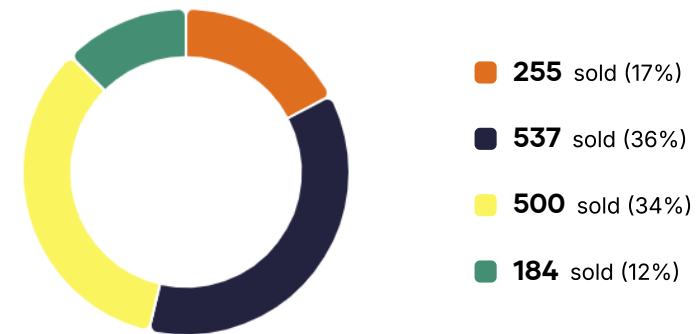
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



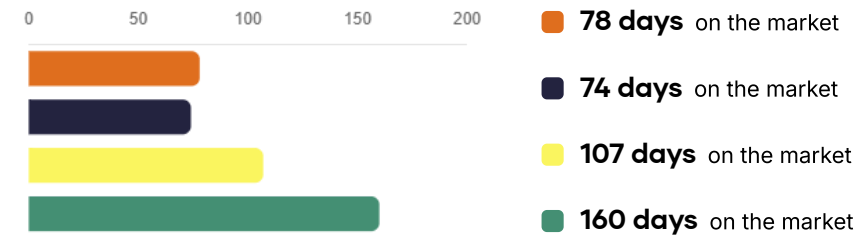
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



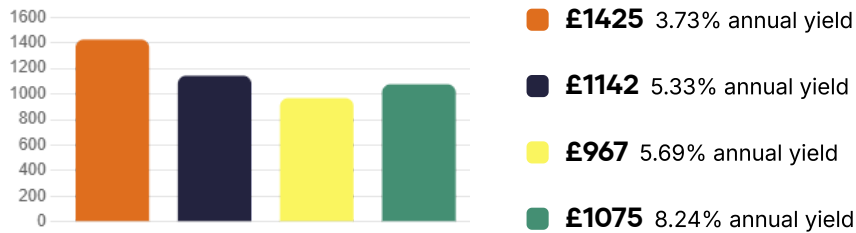
Average rental price changes in the last 12 months (Lancaster)

	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

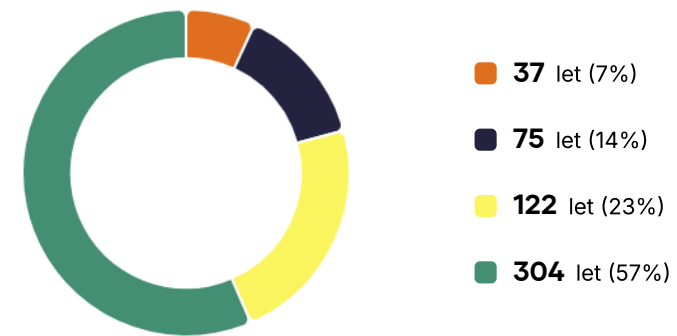
Average time on the rental market (Lancaster)



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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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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