



Property Report

31 Ushers Meadow, Lancaster, LA1 1FB

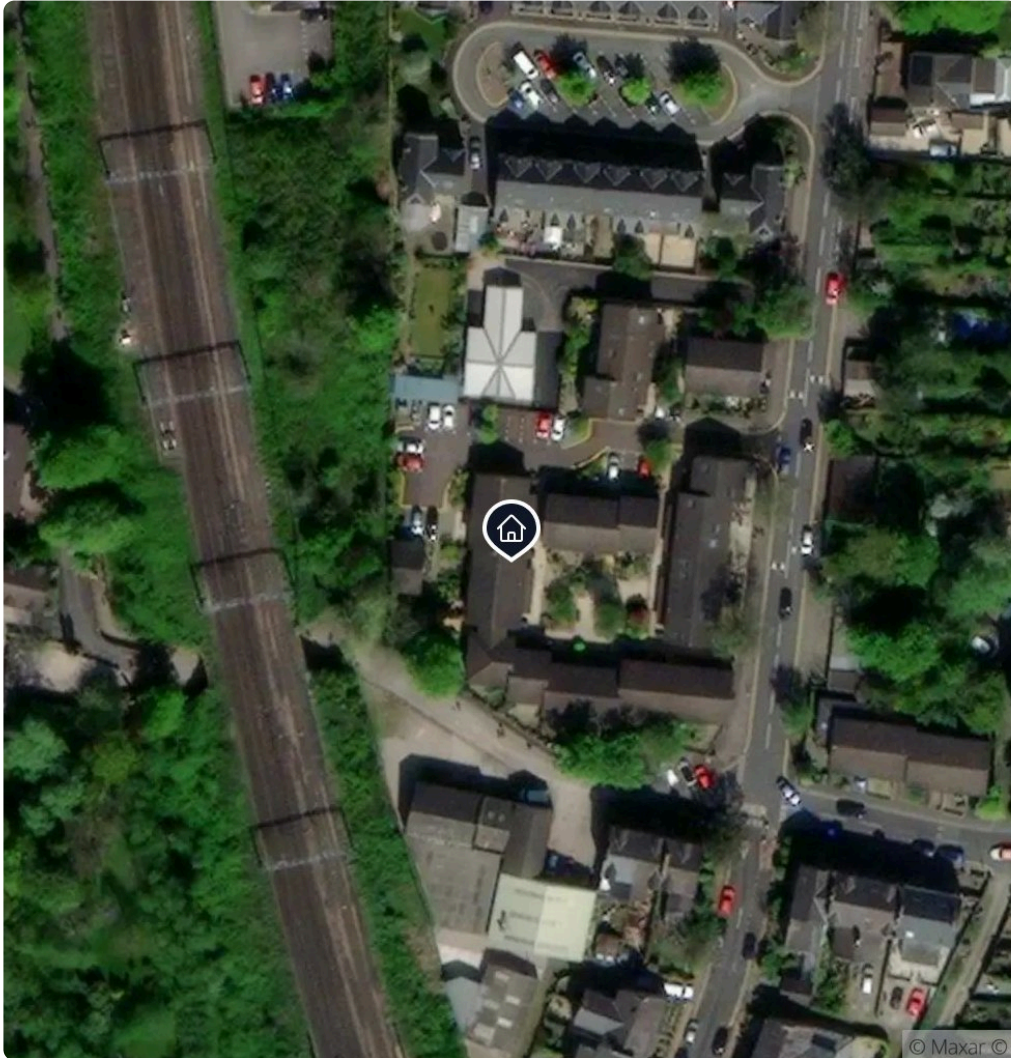
29th June 2026



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Best Estate Agent

Data you can rely on:





Ushers Meadow is an established over-55s retirement development just off Dallas Road, close to Lancaster city centre, Aldi, bus services and canal walks. Set among mature trees and communal gardens, it offers a peaceful setting with courtyard seating and a community feel.

This first-floor one-bedroom apartment is bright, well-presented and low-maintenance. The lounge has space for seating and dining furniture, leafy views and an electric coal-effect fire, with modern ROINTE electric heating throughout.

The updated kitchen features cream gloss units in a practical U-shaped layout with appliance space. There is a generous double bedroom and a modern shower room with walk-in shower, WC and pedestal wash basin.

Residents benefit from maintained communal gardens, courtyard seating and private resident parking. Offered with no onward chain.

Tenure: Leasehold.

Key Property Information



Estimated market value	£85,000	Number of bedrooms	1 bedroom	Floor area	474ft²
Annual rental yield	13.41%	Number of bathrooms	1 bathroom	Plot size	0.02 acres
		Property type	Flats/Maisonettes	Price per ft ²	£179
		Year built	1983-1990	Title number	LA746906
				Title number	LA659377

🏠 Tenure		💡 EPC Valid to 06/08/2021		🏛️ Council tax	
Lease type	Leasehold	Efficiency rating (current)	76 C	Tax band	Band A
Lease term	999y 8m	Efficiency rating (potential)	79 C	Estimated cost	£1,669 per year
Lease remaining	959y 1m	Enviro impact (current)	64 D	Local authority	Lancaster
Lease end date	Jan 2985	Enviro impact (potential)	65 D		

🔌 Utilities		🏗️ Build			
Mains gas	N/A	Floor type	Other		
Wind turbines	N/A	Roof type	Pitched		
Solar panels	N/A	Wall type	Brick		
Mains fuel type	Electric	Window type	Double Glazed		
Water	United Utilities				

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband	16mb
Superfast broadband	114mb
Ultrafast broadband	2000mb
Overall broadband	2000mb

Outdoor space

Garden direction (est)

Air traffic noise

Air traffic noise **None**
Assessed **31/12/19**
There are no detectable regular disruptions.
Nearest: Blackpool International Airport - 20.72 miles away

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 **No (AI predicted)**



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.

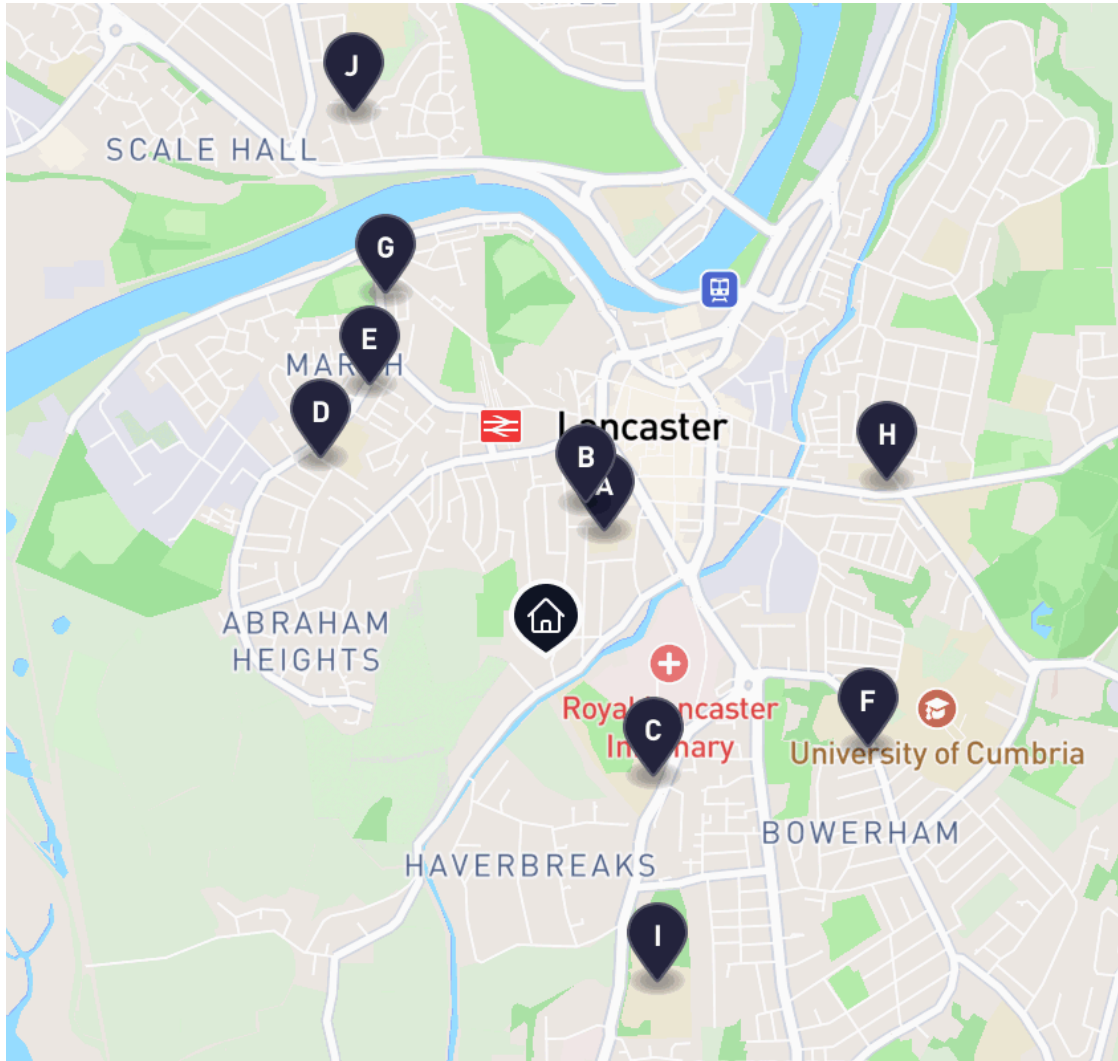
Environmental Appeal

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

Lancaster Girls' Grammar School

0.19mi • Secondary

Good
- B

Lancaster Dallas Road Community Primary School

0.22mi • Primary

Good
- C

Ripley St Thomas Church Of England Academy

0.36mi • Secondary

Outstanding
- D

Appletree Nursery School

0.51mi • Nursery

Good
- E

Willow Lane Community Primary School

0.53mi • Primary

Good
- F

Bowerham Primary & Nursery School

0.65mi • Nursery

Good
- G

Lancaster Independent School For Alternative Learning (Lisal)

0.66mi • Nursery

Good
- H

Lancaster Royal Grammar School

0.68mi • Secondary

Good
- I

Jamea Al Kauthar

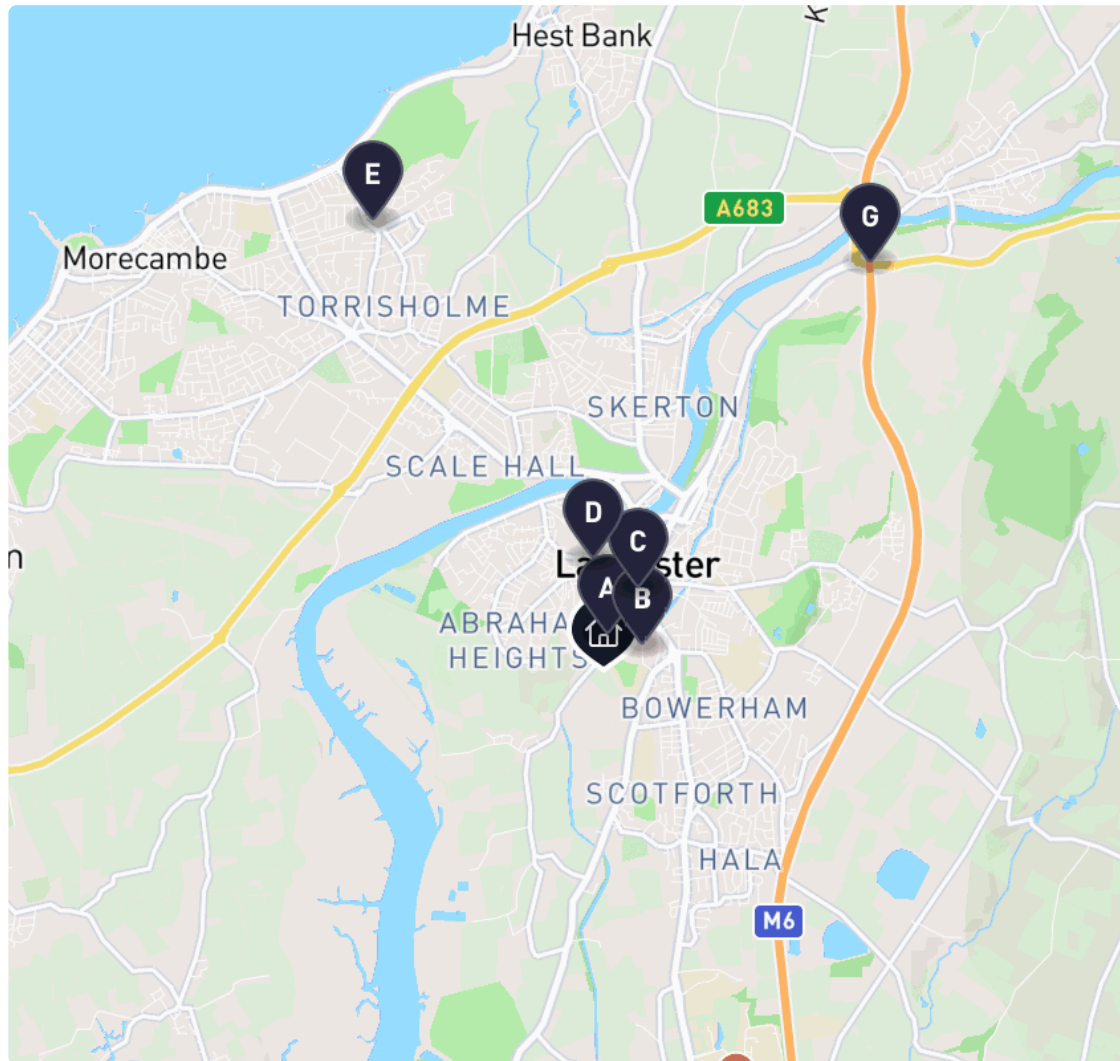
0.71mi • Independent

Good
- J

The Loyne Specialist School

1.00mi • Special

Outstanding



- A** Lancaster Ushers Meadow, Brook Street
0.04 mi • Bus stop or station

- B** Royal Infirmary Medical Unit 2, Ashton Road
0.22 mi • Bus stop or station

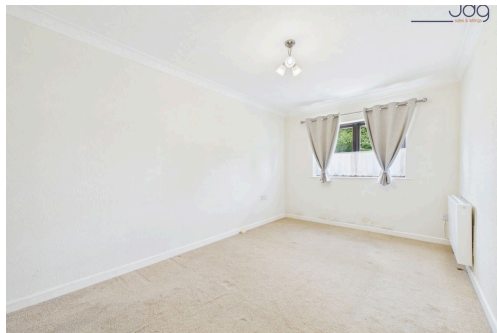
- C** Queens Square, King Street
0.27 mi • Bus stop or station

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

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

- F** Blackpool International Airport
21 mi • Airport

- G** M6
2.37 mi • Motorway

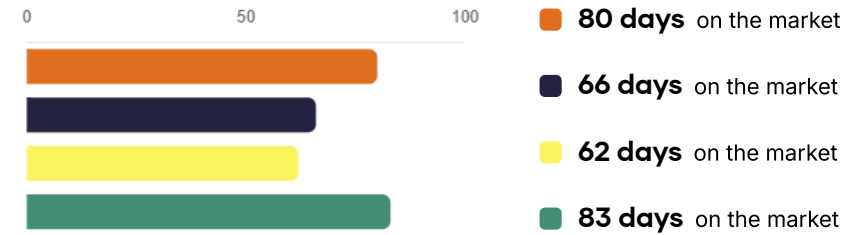




Average house price changes in the last year (Lancaster)

	Jun '25	Sep '25	Dec '25	Mar '26	May 26
Detached	£455k	£470k	£480k	£460k	£460k
Semi-Detached	£255k	£260k	£270k	£255k	£255k
Terraced	£202k	£209k	£213k	£204k	£204k
Flats/Maisonettes	£159k	£164k	£167k	£159k	£160k

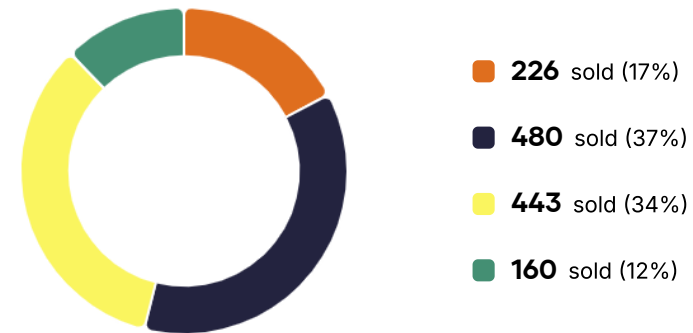
Average time on the market (Lancaster)



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!

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

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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