

Buyers Report

85 Gressingham Drive, Lancaster, LA1 4RF

18th June 2026



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Best Estate Agent

Data you can rely on:



Key Property Information



Estimated market value	£110,000	Number of bedrooms	1 bedroom	Floor area	452ft²
		Number of bathrooms	1 bathroom	Plot size	0.01 acres
		Property type	Flats/Maisonettes	Price per ft ²	£243
		Year built	1995	Title number	LA774255
				Title number	LA751024
				Title number	LA728719
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Tenure		EPC Valid to 09/02/2024		Council tax	
Lease type	Leasehold	Efficiency rating (current)	67 D	Tax band	Band A
Lease term	999y 7m	Efficiency rating (potential)	75 C	Estimated cost	£1,669 per year
Lease remaining	967y 1m	Enviro impact (current)	71 C	Local authority	Lancaster
Lease end date	Dec 2992	Enviro impact (potential)	80 C		
<hr/>					
Utilities		Build			
Mains gas	N/A	Floor type	Solid		
Wind turbines	N/A	Roof type	Other		
Solar panels	N/A	Wall type	Brick		
Mains fuel type	Mains Gas	Window type	Double Glazed		
Water	United Utilities				

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband	6mb
Superfast broadband	35mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est)

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

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.

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

Moorside Primary School

0.29mi • Primary

Good
- B

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

0.30mi • Nursery

Good
- C

Jamea Al Kauthar

0.59mi • Secondary

Good
- D

Bowerham Primary & Nursery School

0.72mi • Nursery

Good
- E

Ripley St Thomas Church Of England Academy

0.84mi • Secondary

Outstanding
- F

Lancaster Royal Grammar School

1.20mi • Secondary

Good
- G

University Of Lancaster

1.34mi • Universities

Good
- H

Appletree Nursery School

1.69mi • Nursery

Good
- I

Lancaster Independent School For Alternative Learning (Lisal)

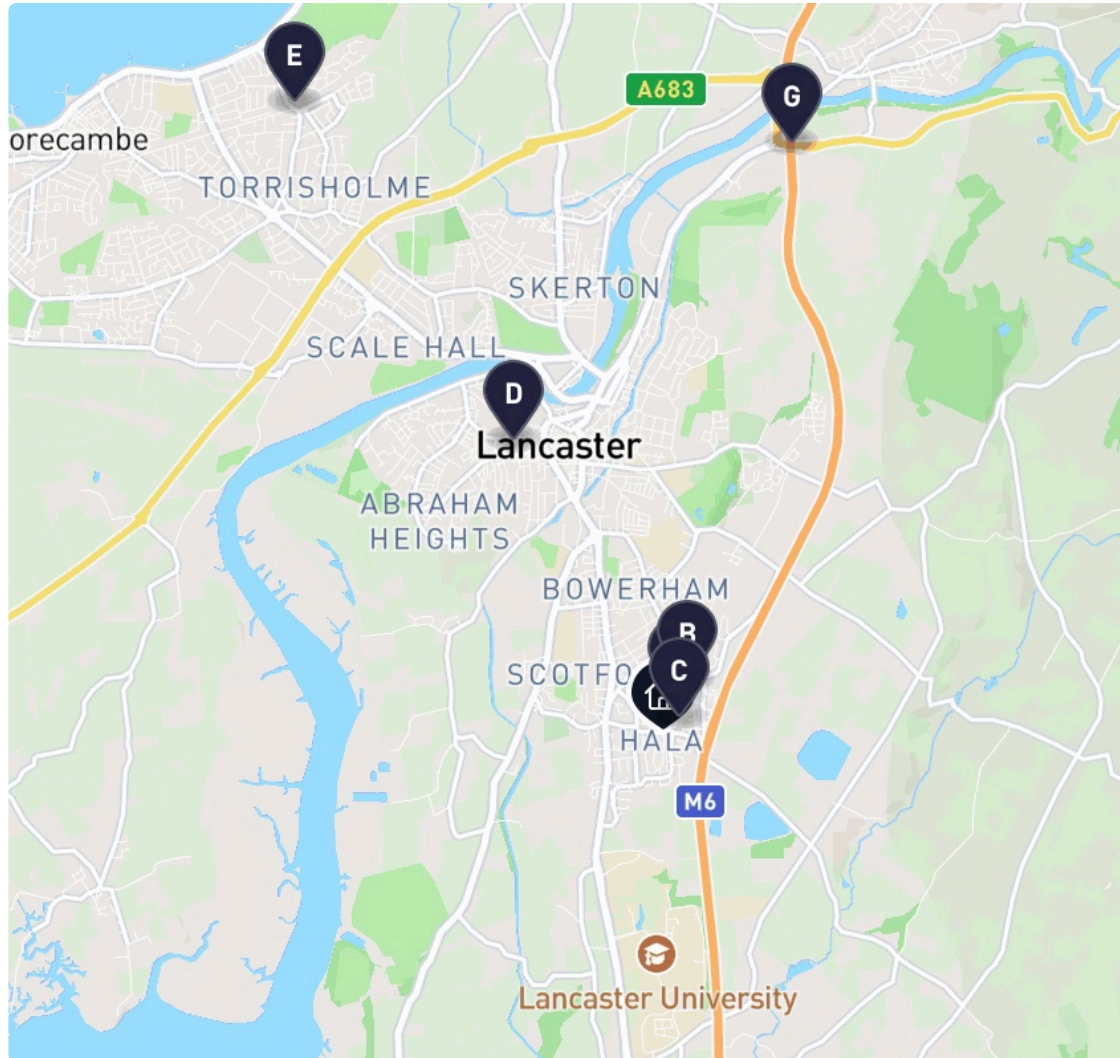
1.86mi • Independent

Good
- J

Chadwick High School

1.99mi • Pupilreferralunits

Good



- A** Haydock Road
0.09 mi • Bus stop or station

- B** Ascot Close
0.14 mi • Bus stop or station

- C** Lingfield Close
0.17 mi • Bus stop or station

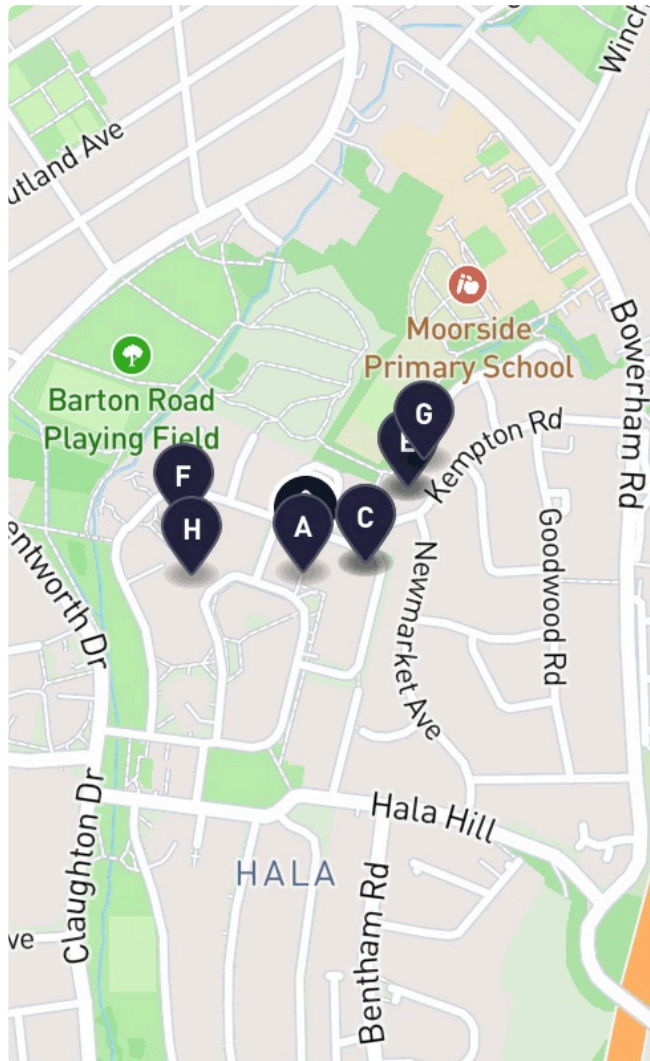
- D** Lancaster Rail Station
1.53 mi • Train station

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

- F** Blackpool International Airport
20 mi • Airport

- G** M6
2.95 mi • Motorway

Nearby Planning



- | | |
|--|--|
| <p>A 43 Ingleton Drive Lancaster Lancashire LA1 4QZ 236ft </p> <p>Existing lawful development certificate for use as 5-bed house in multiple occupation (C4)</p> <p>Approved Ref no. 23/01089/ELDC 19-09-2023</p> | <p>E 20 Kempton Road Lancaster Lancashire LA1 4LU 358ft </p> <p>Erection of a single storey rear extension with external sunken patio, and erection of a single storey side extension</p> <p>Approved Ref no. 23/00476/FUL 08-05-2023</p> |
| <p>B 100 Gressingham Drive Lancaster Lancashire LA1 4RE 285ft </p> <p>Proposed lawful development certificate for the erection of a single storey side extension</p> <p>Withdrawn Ref no. 20/00920/PLDC 16-09-2020</p> | <p>F 48 Gressingham Drive Lancaster Lancashire LA1 4RF 430ft </p> <p>Proposed lawful development certificate for the construction of a rear dormer extension and installation of rooflights and roof mounted solar PV...</p> <p>Approved Ref no. 25/00760/PLDC 04-07-2025</p> |
| <p>C 100 Gressingham Drive Lancaster Lancashire LA1 4RE 285ft </p> <p>Erection of a single storey side extension</p> <p>Approved Ref no. 20/01376/FUL 06-01-2021</p> | <p>G 16 Kempton Road Lancaster Lancashire LA1 4LU 436ft </p> <p>Conversion of existing garage to ancillary living accommodation, erection of single storey side extension, erection of a porch extension, constructio...</p> <p>Approved Ref no. 22/00630/FUL 13-06-2022</p> |
| <p>D 20 Kempton Road Lancaster Lancashire LA1 4LU 358ft </p> <p>Erection of a 5 metre deep, single storey rear extension with a maximum roof height of 6.71 metres and a maximum eaves height of 3.45 metres</p> <p>Refused Ref no. 23/00246/PAH 27-02-2023</p> | <p>H 19 Ingleton Drive Lancaster Lancashire LA1 4RA 463ft </p> <p>Proposed lawful development certificate for the erection of a single storey side extension</p> <p>Approved Ref no. 19/00818/PLDC 26-06-2019</p> |

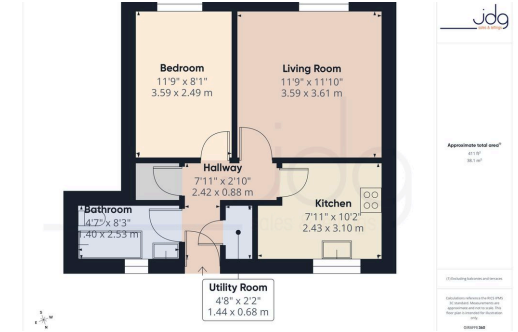
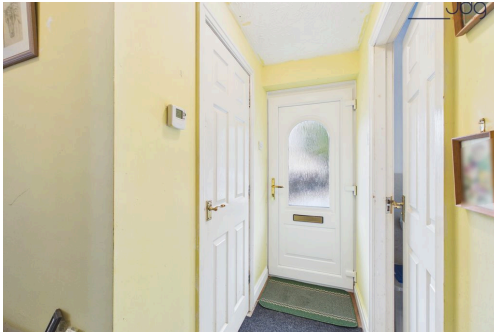


Nearby Listed Buildings



- | | |
|---|--|
| <p>A Grade II - Listed building 1604ft </p> <p>20, HALA ROAD</p> <p>22/12/53 List entry no: 1210762</p> | <p>E Grade II - Listed building 3340ft </p> <p>LODGE TO ROYAL ALBERT HOSPITAL</p> <p>30/11/70 List entry no: 1219861</p> |
| <p>B Grade II - Listed building 2031ft </p> <p>LABURNUM COTTAGE AND ATTACHED STORE TO RIGHT</p> <p>18/02/70 List entry no: 1298378</p> | <p>F Grade II - Listed building 3402ft </p> <p>SOUTHERN RANGE OF BUILDINGS, ROYAL ALBERT FARM, ROYAL ALBERT HOSPITAL</p> <p>13/03/95 List entry no: 1298381</p> |
| <p>C Grade II - Listed building 2146ft </p> <p>CHURCH OF ST PAUL</p> <p>25/10/85 List entry no: 1288582</p> | <p>G Grade II - Listed building 3419ft </p> <p>MAIN BUILDING AT ROYAL ALBERT FARM, ROYAL ALBERT HOSPITAL</p> <p>13/03/95 List entry no: 1219846</p> |
| <p>D Grade II* - Listed building 3156ft </p> <p>Royal Albert Hospital (original part only)</p> <p>30/11/70 List entry no: 1194930</p> | <p>H Grade II - Listed building 3425ft </p> <p>BARN AT ROYAL ALBERT FARM, ROYAL ALBERT HOSPITAL</p> <p>13/03/95 List entry no: 1194931</p> |



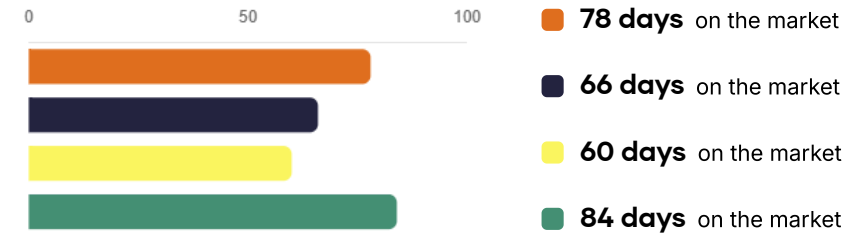




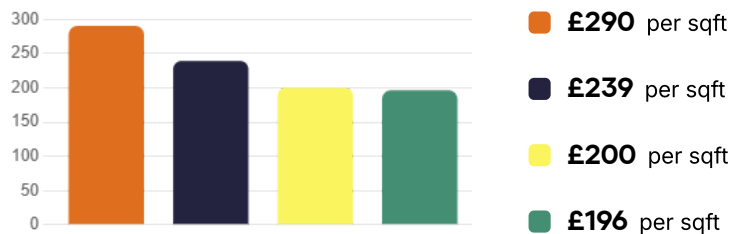
Average house price changes in the last year (Lancaster)

	Jun '25	Sep '25	Dec '25	Mar '26	May 26
Detached	£450k	£470k	£480k	£455k	£460k
Semi-Detached	£255k	£260k	£270k	£255k	£255k
Terraced	£202k	£209k	£214k	£204k	£205k
Flats/Maisonettes	£158k	£163k	£166k	£158k	£158k

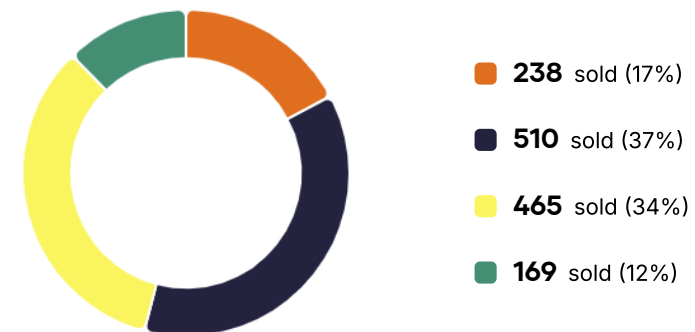
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



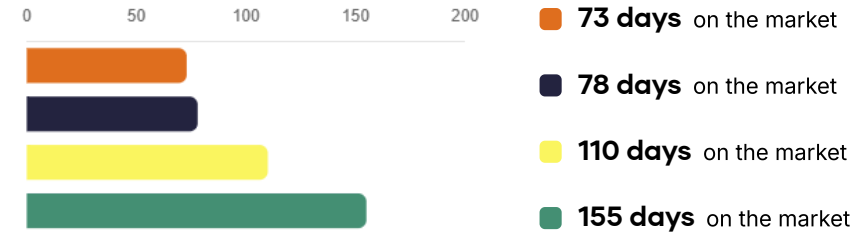
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



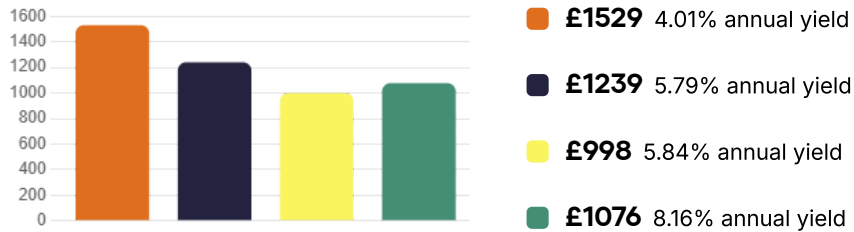
Average rental price changes in the last 12 months (Lancaster)

	Jun 25	Sep 25	Dec 25	Mar 26	May 26
Detached	£1350	£1407	£1162	£1770	£1350
Semi-Detached	£1183	£1045	£1042	£1143	£1127
Terraced	£854	£844	£973	£827	£1084
Flats/Maisonettes	£818	£774	£781	£857	£860

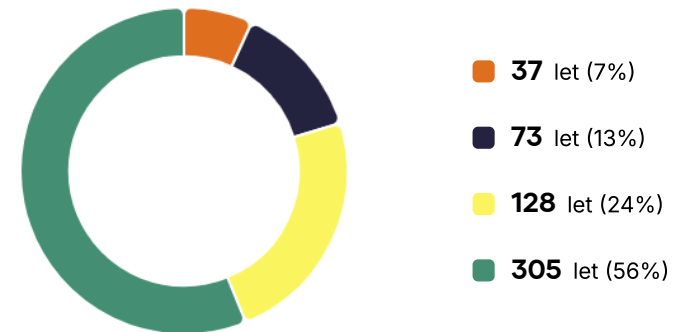
Average time on the rental market (Lancaster)



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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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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