

## Property Report

1 Hatlex Lane, Hest Bank, Lancaster, LA2 6ES

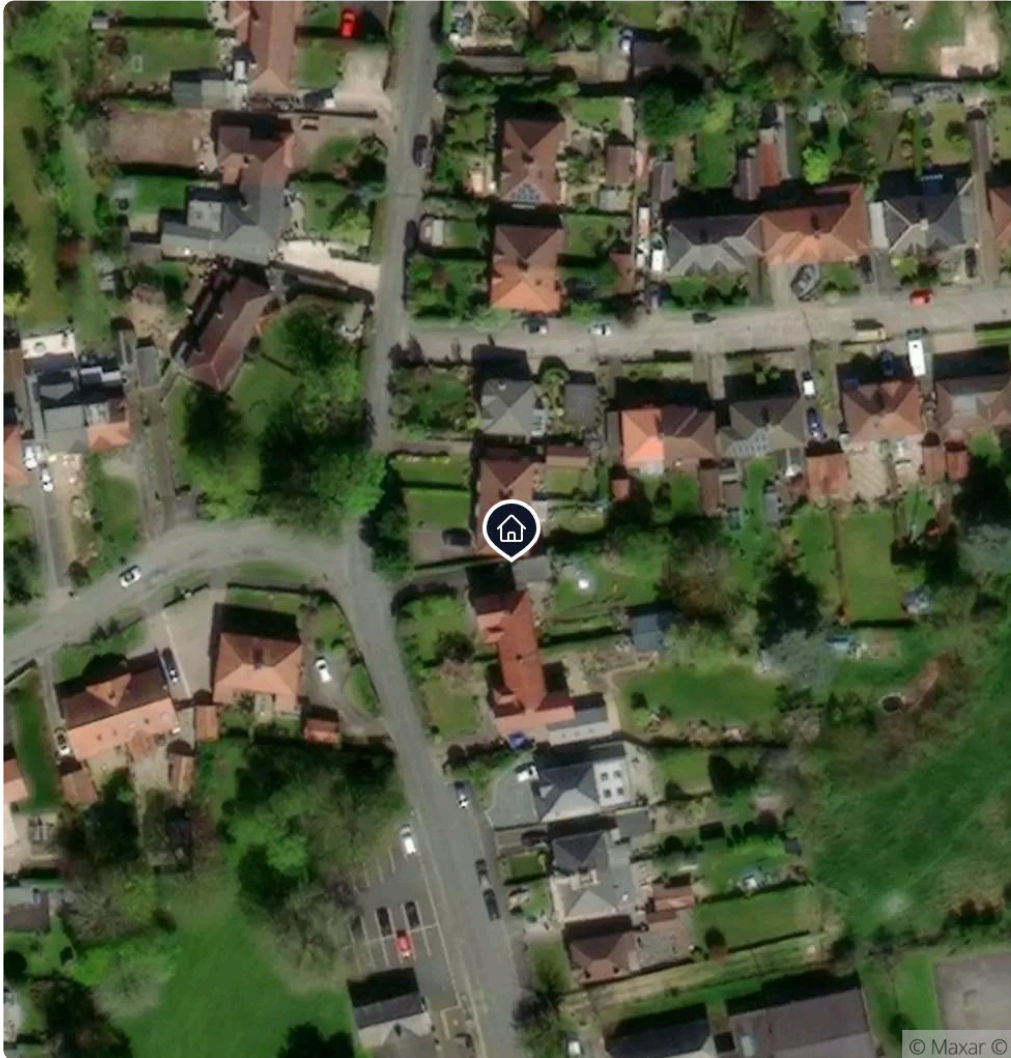
8th July 2026



Winner of the UK's  
Best Estate Agent

Data you can rely on:





Hatlex Lane is set within desirable Hest Bank, offering a peaceful setting with greenery, countryside walks and easy access to Lancaster, Morecambe and the M6. This extended four-bedroom 1930s semi-detached home is set back behind a mature productive garden, with excellent kerb appeal, driveway parking and an integrated garage.

Inside, the home blends character with modern family living, including a bay-fronted lounge, welcoming hallway, ground floor WC and a stunning extended kitchen, dining and family room with island, roof lights and bifold doors to the garden. There is also a large utility room, four bedrooms, an ensuite with balcony, stylish family bathroom and a private rear garden with lawn and patio seating.

## Key Property Information



Estimated market value **£535,000**  
Annual rental yield **4.04%**

Number of bedrooms **4 bedrooms**  
Number of bathrooms **3 bathrooms**  
Property type **Semi-Detached**  
Year built **1930-1949**

Floor area **1,507ft<sup>2</sup>**  
Plot size **0.09 acres**  
Price per ft<sup>2</sup> **£355**  
Title number **LA741100**

### Tenure

Lease type **Freehold**

**EPC** Valid to 12/11/2035

Efficiency rating (current) **71 C**  
Efficiency rating (potential) **82 B**  
Enviro impact (current) **68 D**  
Enviro impact (potential) **74 C**

**Council tax**

Tax band **Band D**  
Estimated cost **£2,503 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 **Suspended**  
Roof type **Pitched**  
Wall type **Brick**  
Window type **Double Glazed**

## Key Property Information



### Mobile coverage

EE coverage	<b>Good</b>
O2 coverage	<b>Okay</b>
Three coverage	<b>Okay</b>
Vodafone coverage	<b>Okay</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) **West**

### Air traffic noise

No registered disturbance from air traffic noise

### 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 **Yes (AI predicted)**

## Key Property Information



## Planning applications

Existing lawful development certificate for removal of conservatory and construction of a single storey rear extension

Ref no. 25/01201/ELDC

Date: 28-01-2026

---

Retrospective application for the demolition of existing conservatory and erection of a single storey rear extension

Ref no. 26/00252/FUL

Date: 21-04-2026



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

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.

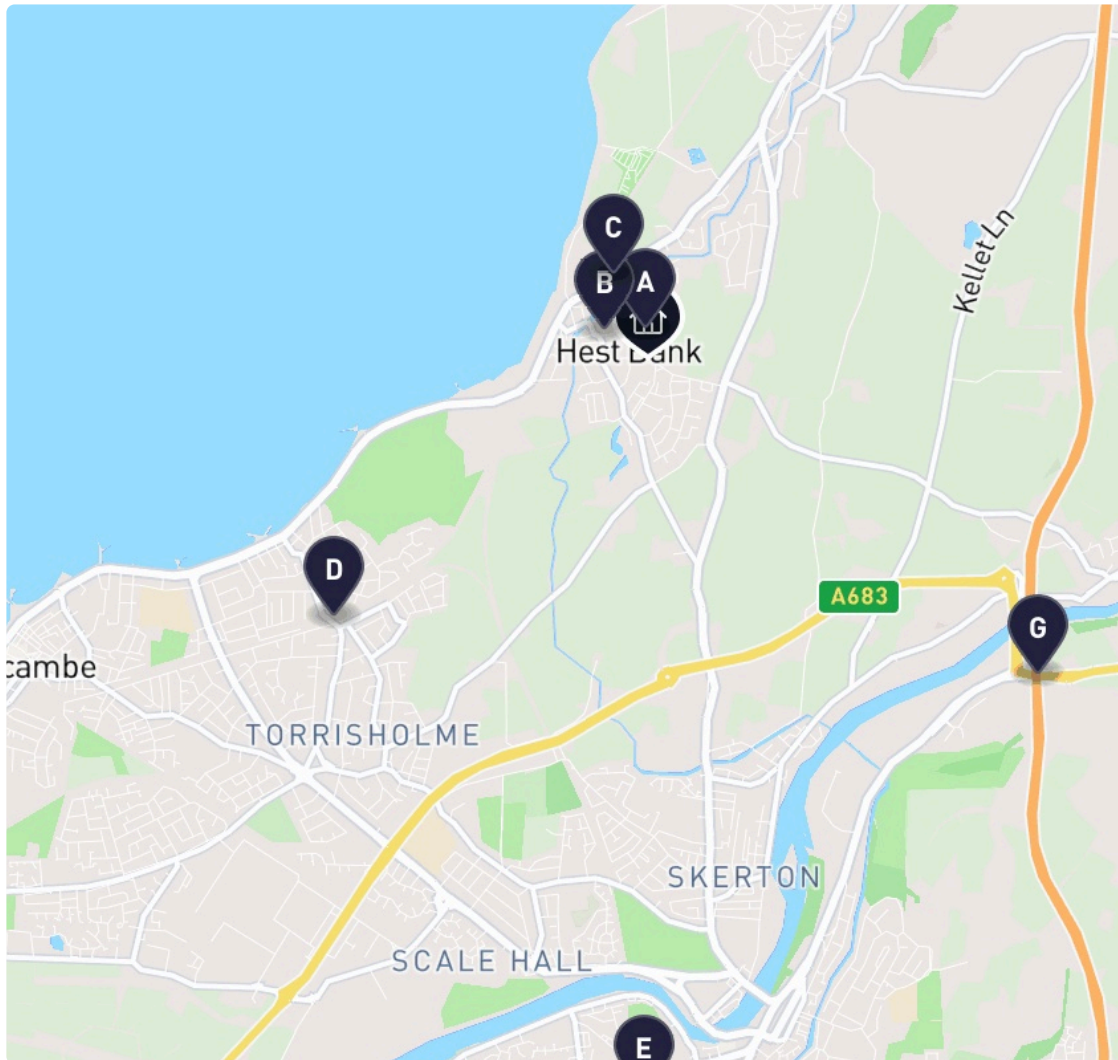
**Value Implications**

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 Good  
 0.32mi • Primary
- B Bolton-Le-Sands Church Of England Primary School Good  
 1.21mi • Primary
- C Beaumont College - A Salutem/Ambito College Good  
 1.56mi • Special
- D Great Wood Primary School Good  
 1.75mi • Primary
- E Morecambe Bay Academy Good  
 2.05mi • Secondary
- F Lancaster Ryelands Primary School Good  
 2.11mi • Nursery
- G Morecambe Road School Good  
 2.19mi • Special
- H Chadwick High School Good  
 2.29mi • Pupilreferralunits
- I The Loyne Specialist School Outstanding  
 2.34mi • Nursery
- J Morecambe And Heysham Grosvenor Park Primary School Good  
 2.36mi • Nursery



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

---

- B** Peacock Lane  
0.17 mi • Bus stop or station

---

- C** Hatlex Lane  
0.19 mi • Bus stop or station

---

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

---

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

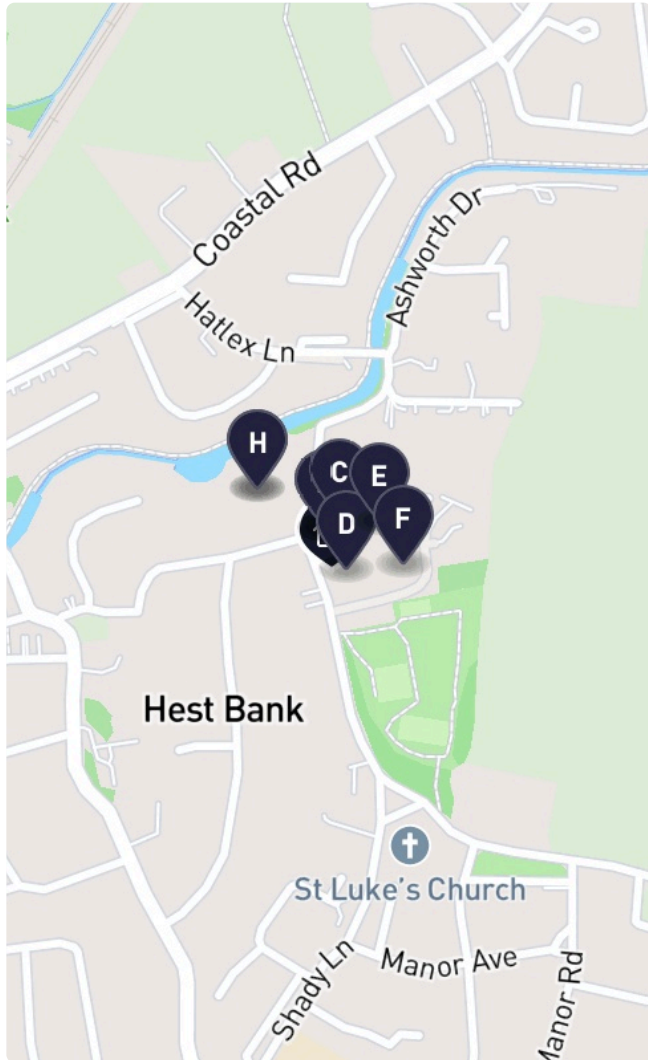
---

- F** Blackpool International Airport  
24 mi • Airport

---

- G** M6  
1.97 mi • Motorway

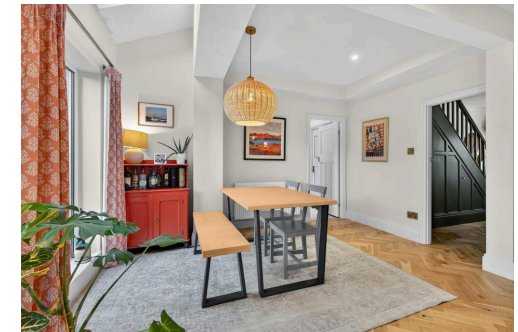
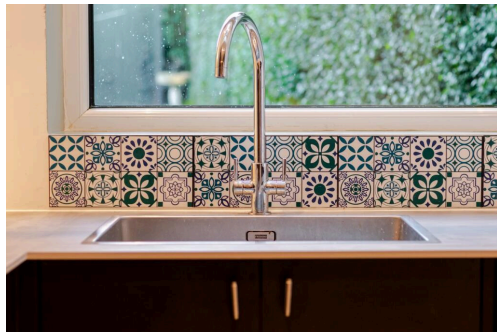
## Nearby Planning

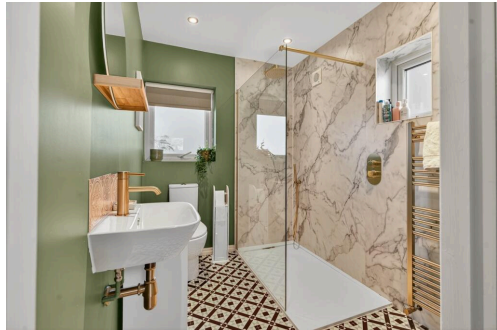


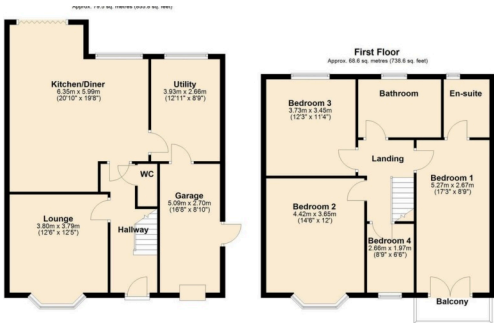
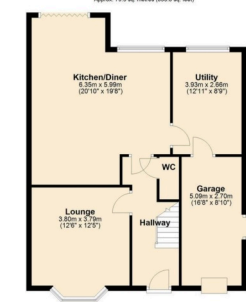
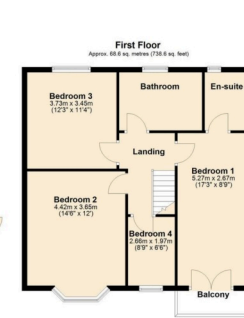
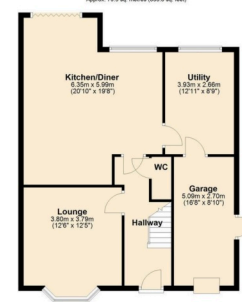
Property report — 8 July 2026 — 1 Hatlex Lane, Hest Bank, Lancaster, LA2 6ES

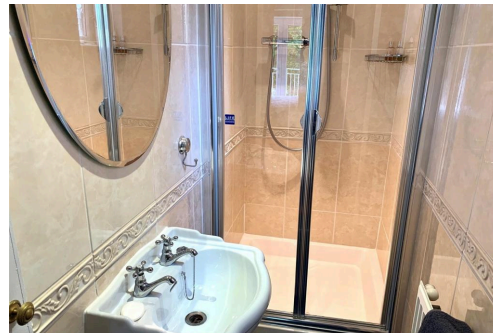


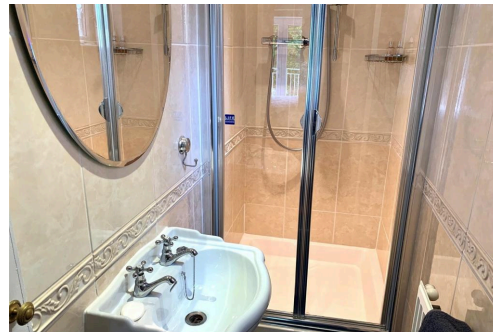
- |  |  |
|--|--|
| <p><b>A</b> 1 Hatlex Lane Hest Bank Lancaster Lancashire LA2 6ES 20ft </p> <p>Existing lawful development certificate for removal of conservatory and construction of a single storey rear extension</p> <p>Withdrawn      Ref no. 25/01201/ELDC      03-12-2025</p>                                       | <p><b>E</b> 10 Kirklands Hest Bank Lancaster Lancashire LA2 6ER 167ft </p> <p>Demolition of existing conservatory and garage, erection of a single storey rear/side extension</p> <p>Approved      Ref no. 23/01226/FUL      25-10-2023</p>  |
| <p><b>B</b> 1 Hatlex Lane Hest Bank Lancaster Lancashire LA2 6ES 20ft </p> <p>Retrospective application for the demolition of existing conservatory and erection of a single storey rear extension</p> <p>Approved      Ref no. 26/00252/FUL      04-03-2026</p>   | <p><b>F</b> Land To The South West Of 2 The Paddocks Hest Bank Lancashire 279ft </p> <p>Erection of a dwelling</p> <p>Approved      Ref no. 25/00621/FUL      09-06-2025</p>   |
| <p><b>C</b> 3 Hatlex Lane Hest Bank Lancaster Lancashire LA2 6ES 43ft </p> <p>Proposed Lawful Development Certificate for the erection of a single storey side extension, conversion of garage to ancillary living accommodation, remova...</p> <p>Approved      Ref no. 18/01613/PLDC      18-12-2018</p> | <p><b>G</b> 38 Peacock Lane Hest Bank Lancaster Lancashire LA2 6EP 289ft </p> <p>Erection of a part single storey and part two storey side and rear extension, construction of a hip to gable extension and a rear dormer with flue</p> <p>Approved      Ref no. 19/01527/FUL      10-12-2019</p>    |
| <p><b>D</b> 7 Hanging Green Lane Hest Bank Lancaster Lancashire LA2 6JB 154ft </p> <p>Demolition of porch, garage and existing side and rear single storey extension and erection of single storey front, side and rear extension</p> <p>Approved      Ref no. 18/00400/FUL      28-03-2018</p>            | <p><b>H</b> 38 Peacock Lane Hest Bank Lancaster Lancashire LA2 6EP 289ft </p> <p>Erection of a part single storey and part two storey side and rear extension with rear balcony, construction of a hip to gable extension and a dorm...</p> <p>Refused      Ref no. 20/00673/FUL      30-06-2020</p> |

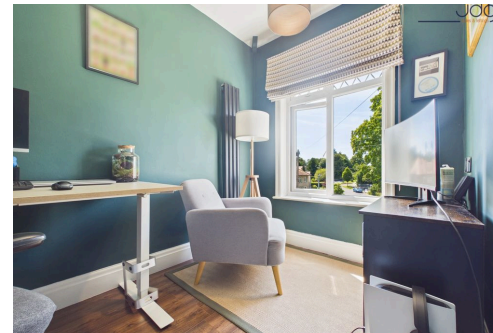
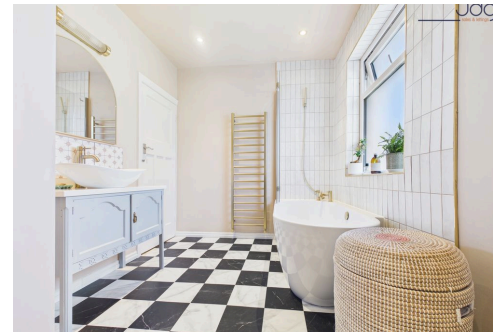
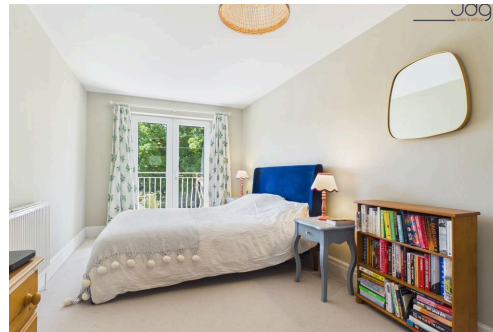
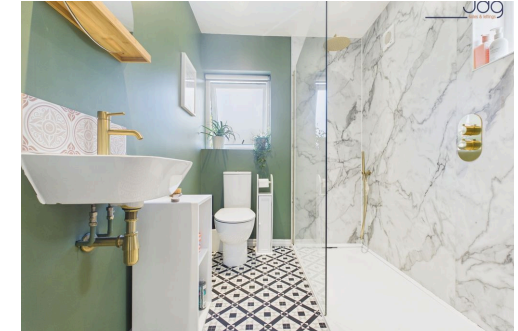


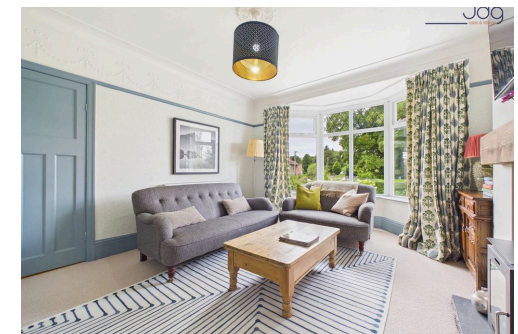












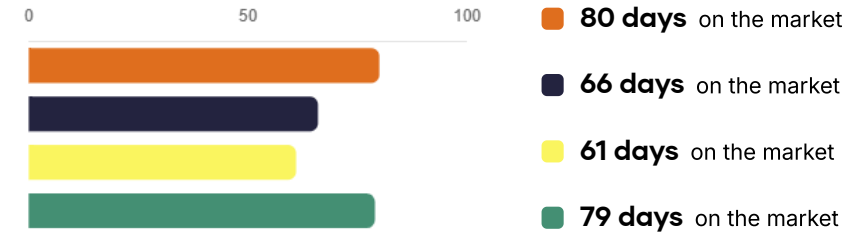




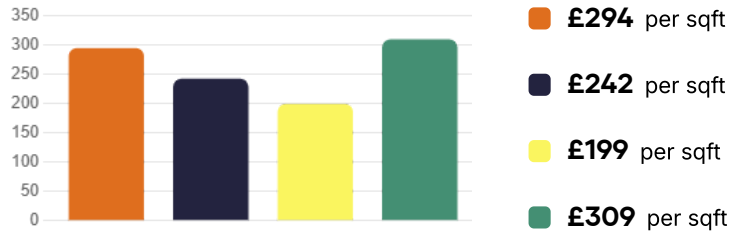
Average house price changes in the last year (Lancaster)

	Jul '25	Oct '25	Jan '26	Apr '26	Jun '26
<b>Detached</b>	£470k	£485k	£485k	£460k	£460k
<b>Semi-Detached</b>	£260k	£270k	£270k	£255k	£255k
<b>Terraced</b>	£207k	£214k	£214k	£203k	£203k
<b>Flats/Maisonettes</b>	£164k	£169k	£169k	£159k	£159k

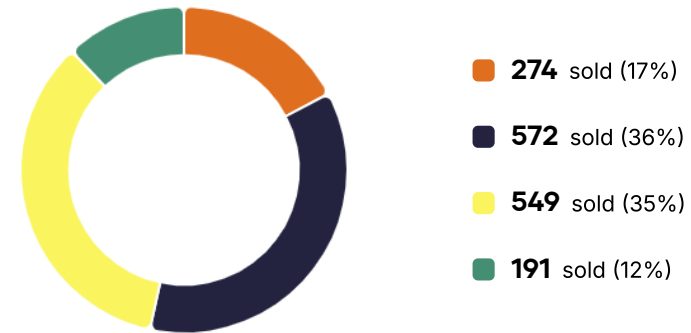
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



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



## 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

## 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>**

Follow us on **f **

## 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**





Scan here to view a digital  
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact JD Gallagher or visit <https://www.jdg.co.uk> . To opt out of future communication, contact Nicole Pilkington.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.  
The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.