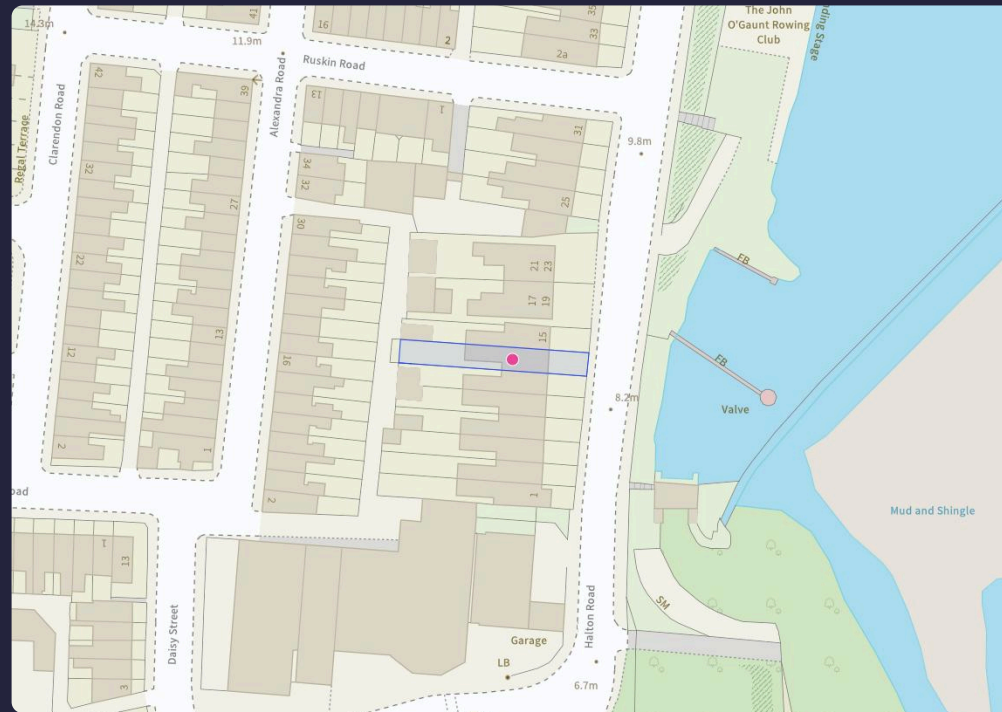




Property Report

13 Halton Road, Lancaster, LA1 2EA

13th August 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:

HM Land
Registry

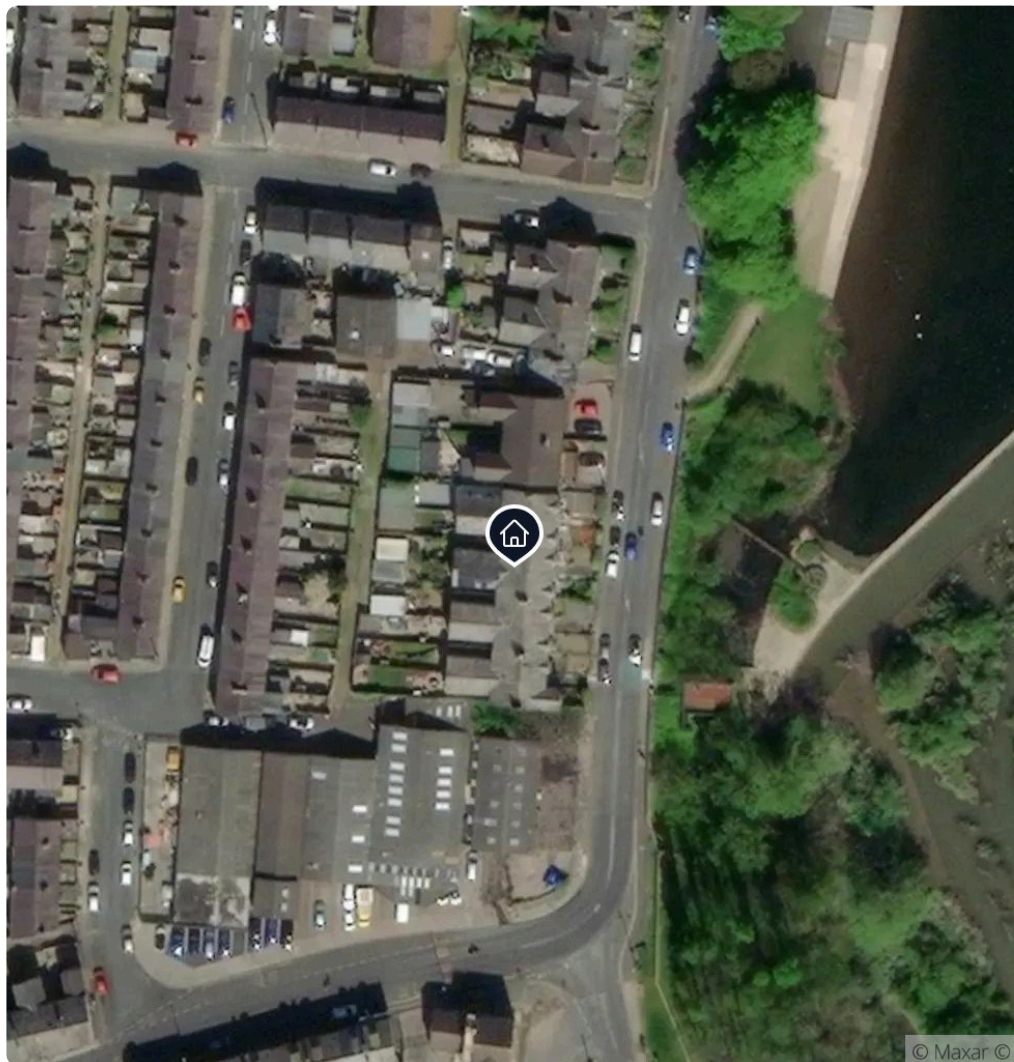


Ofsted

Ofcom

Office for
National Statistics

jdg
sales & lettings



Location

Set on Halton Road, this Victorian terrace enjoys attractive views across the River Lune and surrounding green space. The Millennium Bridge, riverside cycle path and Lancaster city centre are all within easy reach, along with excellent rail, road and university links.

Property Information

Dating from the late 1800s and extending to around 1,374 sq. ft., the property blends period character with modern improvements. The bay-fronted lounge overlooks the river and features an exposed brick fireplace, with reclaimed chapel doors leading to the dining room. The kitchen was renovated in 2024 with Magnet units and bifold doors opening to the garden.

Upstairs are three bedrooms, two bathrooms and useful loft space. The converted basement offers a versatile additional room, while the rear garden has been redesigned with decking, raised beds, pergola and shed.

Key Property Information



Estimated market value	£275,000	Number of bedrooms	3 bedrooms	Floor area	1,206ft ²
Annual rental yield	3.6%	Number of bathrooms	1 bathroom	Plot size	0.04 acres
		Property type	Terraced	Price per ft ²	£228
		Year built	1900-1929	Title number	LA605153

Tenure		EPC Valid to 16/03/2031		Council tax	
Lease type	Freehold	Efficiency rating (current)	25 F	Tax band	Band B
		Efficiency rating (potential)	82 B	Estimated cost	£1,947 per year
		Enviro impact (current)	34 F	Local authority	Lancaster
		Enviro impact (potential)	78 C		

Utilities		Build	
Mains gas	Yes	Floor type	Suspended
Wind turbines	N/A	Roof type	Pitched
Solar panels	N/A	Wall type	Stone
Mains fuel type	Electric	Window type	Double Glazed
Water	United Utilities		

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband		6mb
Superfast broadband		36mb
Ultrafast broadband		10000mb
Overall broadband		10000mb

Outdoor space

Garden direction (est) West

Air traffic noise

Air traffic noise None

Assessed 31/12/19

There are no detectable regular disruptions.

Nearest: Blackpool International Airport - 21.99 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

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.

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	Natural Beauty	Value Implications
There are strict planning regulations to ensure preservation. Building and development are highly controlled.	Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.	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	Restrictions	Community and Environment
These areas maintain historical and architectural charm, potentially enhancing property values.	Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.	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.

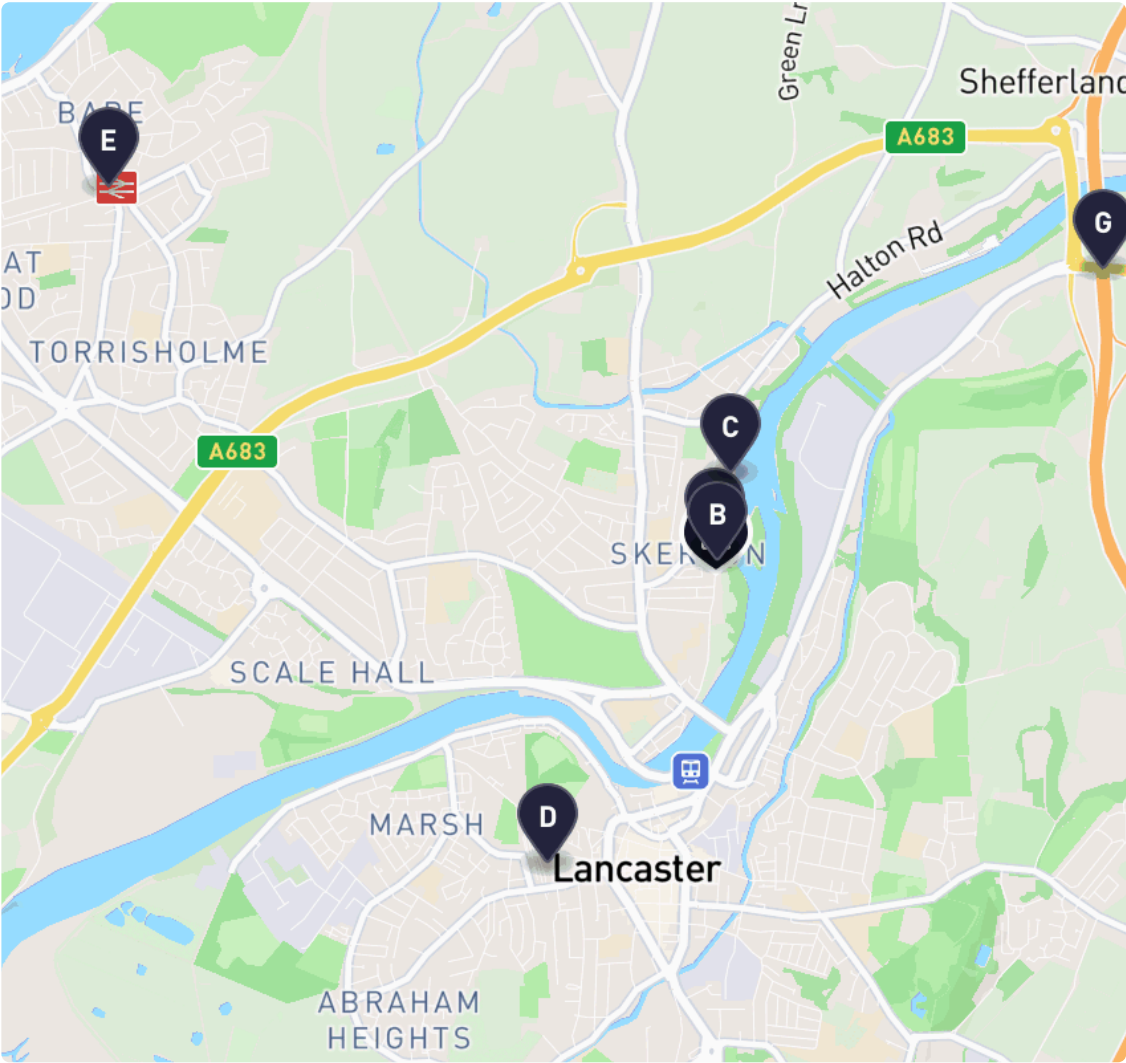
 Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	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	St Josephs Catholic Primary School, Lancaster 0.19mi • Primary	Requires improvement
B	Chadwick High School 0.23mi • Pupilreferralunits	Good
C	Skerton St Luke's Church Of England Primary School 0.24mi • Primary	Good
D	Beaumont College - A Salutem/Ambito College 0.53mi • Special	Good
E	Our Lady's Catholic College 0.54mi • Secondary	Requires improvement
F	Castle View Primary School 0.65mi • Primary	Special Measures
G	Central Lancaster High School 0.67mi • Secondary	Good
H	Lancaster Ryelands Primary School 0.68mi • Nursery	Good
I	The Loyne Specialist School 0.80mi • Nursery	Outstanding
J	Lancaster Independent School For Alternative Learning (Lisal) 0.94mi • Nursery	Good



- A** Daisy Street
0.05 mi • Bus stop or station
- B** Main Street
0.08 mi • Bus stop or station
- C** Hill Road
0.15 mi • Bus stop or station
- D** Lancaster Rail Station
0.98 mi • Train station
- E** Bare Lane Rail Station
1.83 mi • Train station
- F** Blackpool International Airport
22 mi • Airport
- G** M6
1.23 mi • Motorway

Property Images

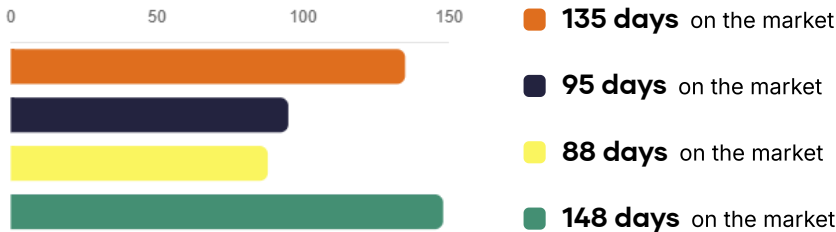




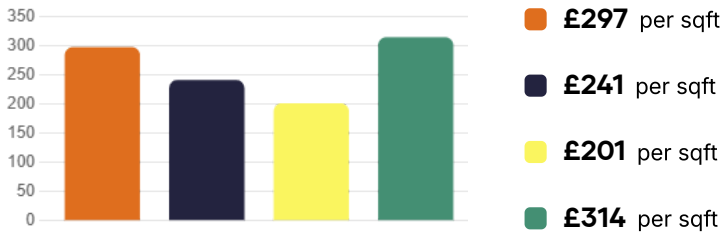
Average house price changes in the last year (Lancaster)

	Aug '25	Nov '25	Feb '26	May '26	Jul 26
Detached	£470k	£485k	£455k	£460k	£460k
Semi-Detached	£265k	£270k	£255k	£255k	£255k
Terraced	£209k	£214k	£203k	£203k	£204k
Flats/Maisonettes	£165k	£169k	£159k	£159k	£159k

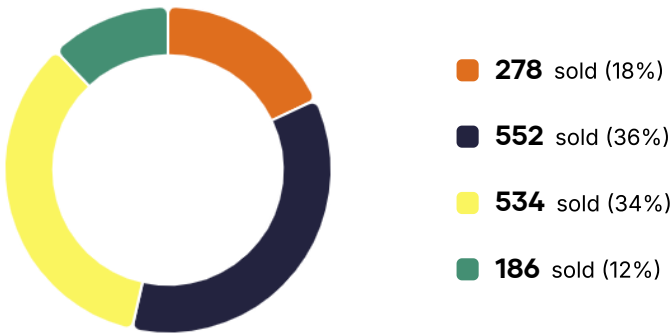
Average time on the market (Lancaster)



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.