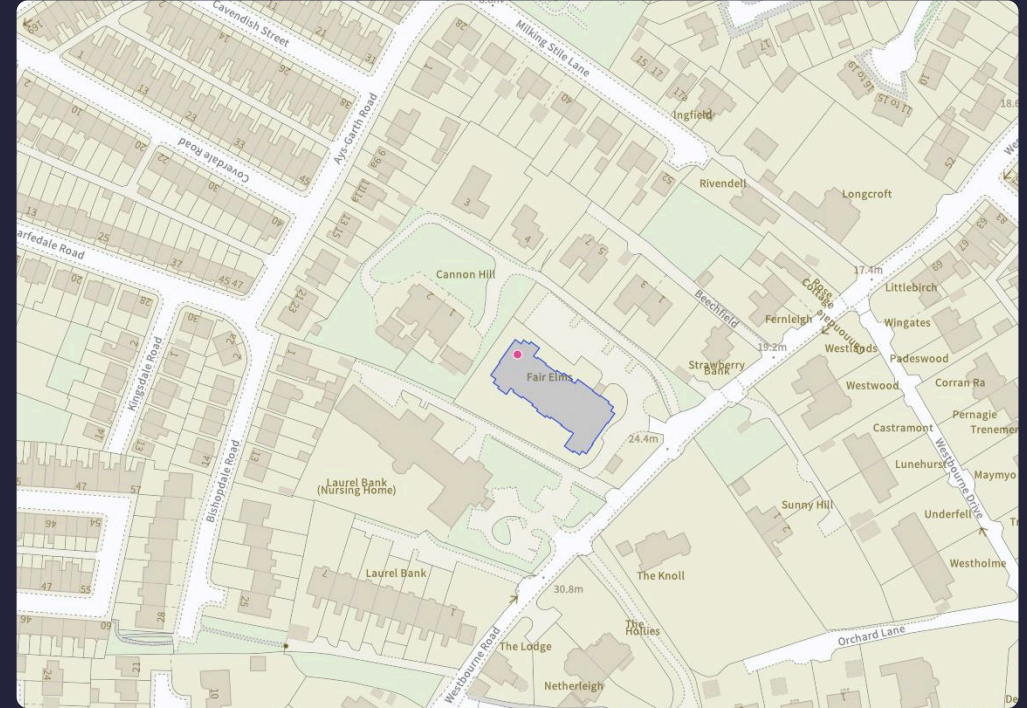




Buyers Report

4 Fair Elms Westbourne Road, Lancaster, LA1 5TN

29th July 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:



Key Property Information



Estimated market value	£150,000	Number of bedrooms	1 bedroom	Floor area	667ft ²
		Number of bathrooms	1 bathroom	Plot size	0.24 acres
		Property type	Flats/Maisonettes	Price per ft ²	£224
		Year built	2003	Title number	LA953603
				Title number	LA865249

Market History

Last Sold	November 2024	£145,000
Sold	March 2019	£135,000
Sold	October 2017	£130,000
Sold	November 2003	£134,950

Tenure

Lease type	Leasehold
Lease term	999y 8m
Lease remaining	976y 7m
Lease end date	Aug 3002

EPC Valid to 13/10/2034

Efficiency rating (current)	82 B
Efficiency rating (potential)	82 B
Enviro impact (current)	86 B
Enviro impact (potential)	86 B

Council tax

Tax band	Band C
Estimated cost	£2,225 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	Solid
Roof type	Other
Wall type	Brick
Window type	Double Glazed

Key Property Information



Mobile coverage EE coverage Good O2 coverage Good Three coverage Outstanding Vodafone coverage Good <td data-cs="2" data-kind="parent"> Broadband coverage Basic broadband 15mb Superfast broadband 80mb Ultrafast broadband N/A Overall broadband 80mb <td> Outdoor space Garden direction (est) </td></td>	Broadband coverage Basic broadband 15mb Superfast broadband 80mb Ultrafast broadband N/A Overall broadband 80mb <td> Outdoor space Garden direction (est) </td>	Outdoor space Garden direction (est)
Flood risk Rivers and sea flood risk Very low Surface water flood risk Very low <td data-cs="2" data-kind="parent"> Parking Off road parking No (AI predicted) </td>	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

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

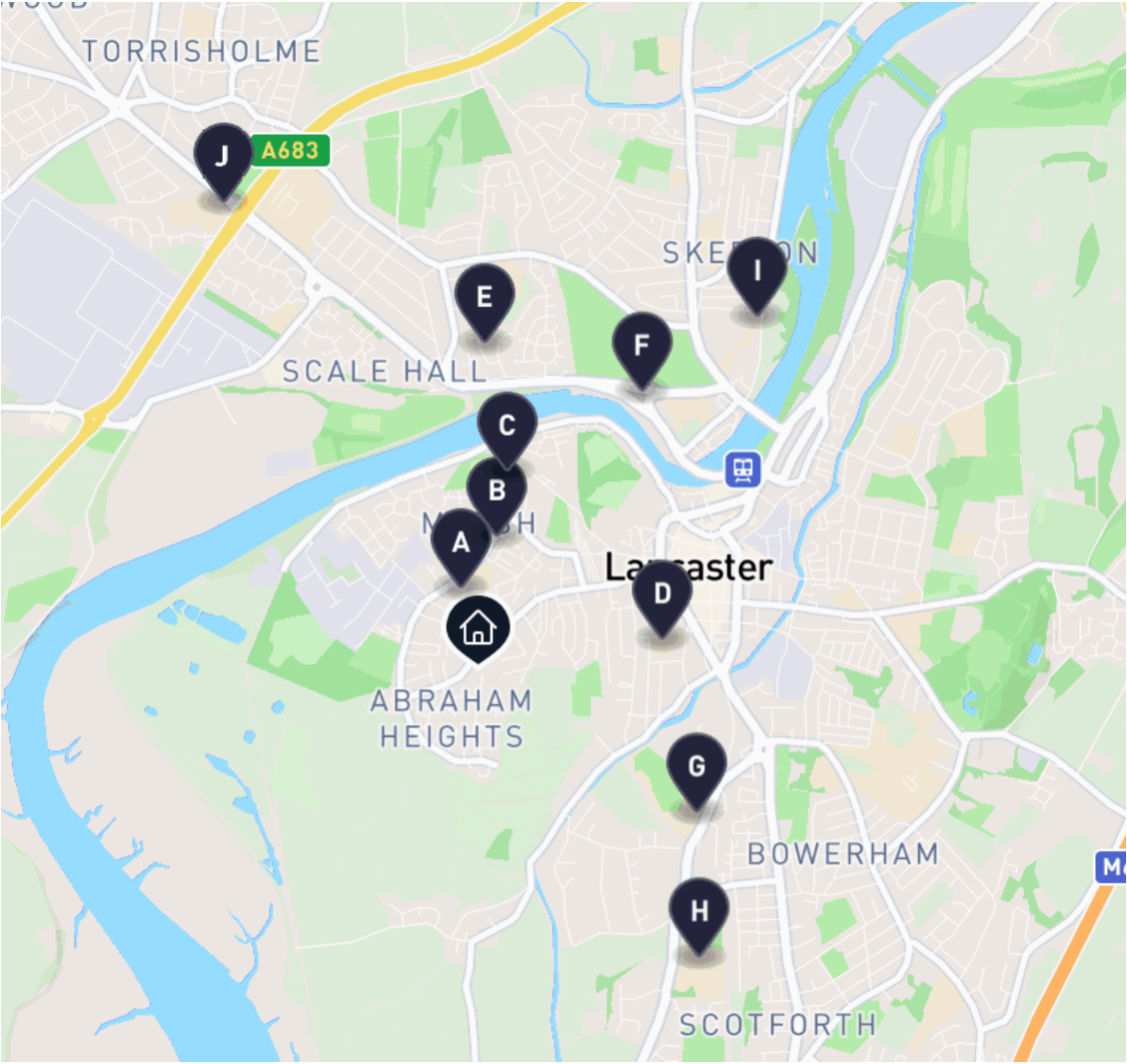
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 Why it's important

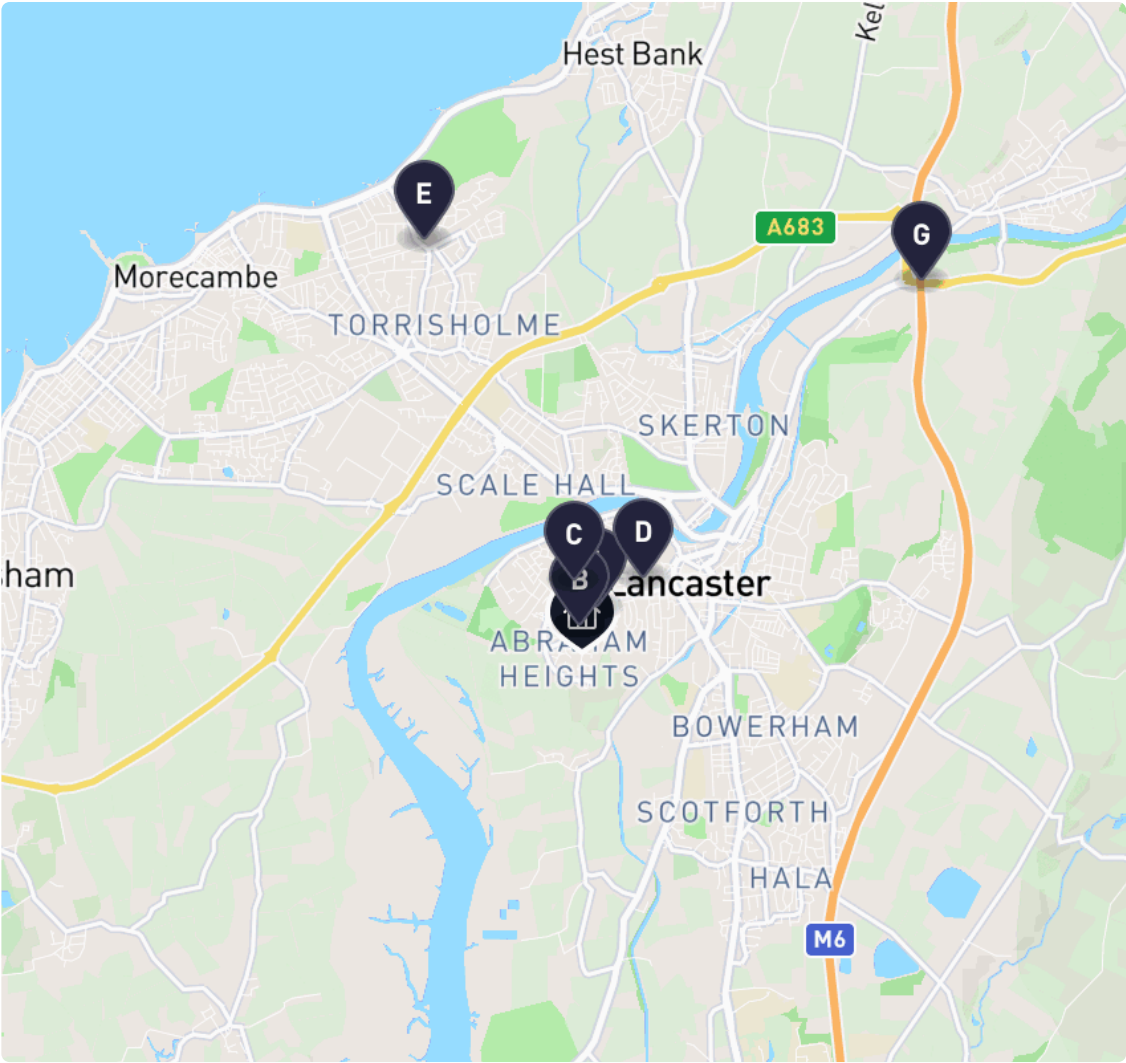
Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to 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.

Local Education

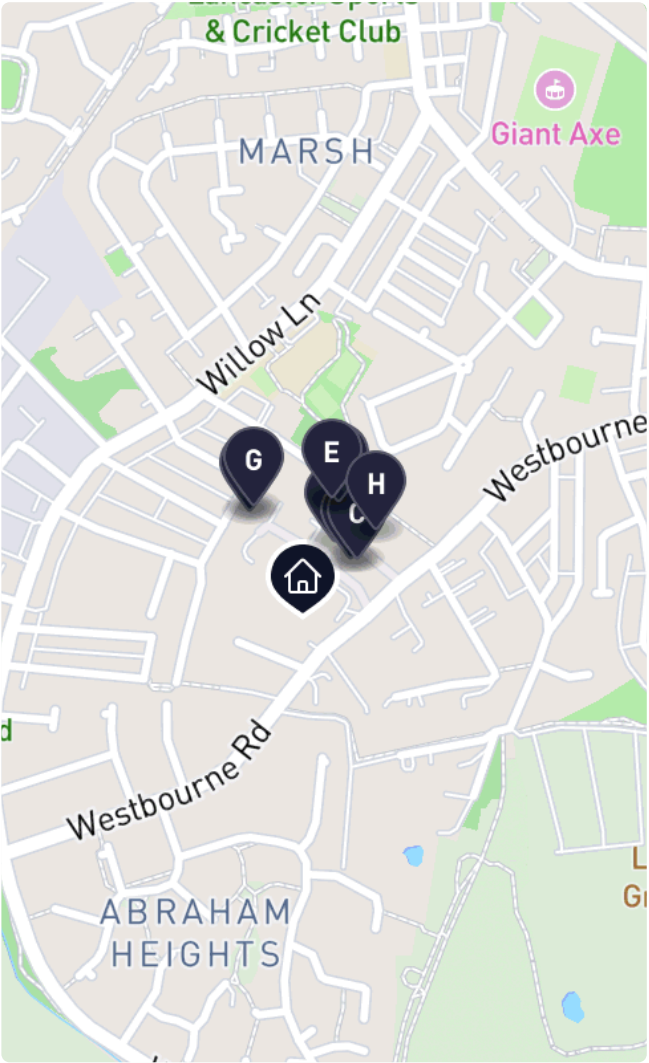


A	Appletree Nursery School 0.11mi • Nursery	Good
B	Willow Lane Community Primary School 0.24mi • Primary	Good
C	Lancaster Independent School For Alternative Learning (Lisal) 0.41mi • Nursery	Good
D	Lancaster Girls' Grammar School 0.49mi • Secondary	Good
E	The Loyne Specialist School 0.74mi • Nursery	Outstanding
F	Our Lady's Catholic College 0.75mi • Secondary	Requires improvement
G	Ripley St Thomas Church Of England Academy 0.76mi • Secondary	Outstanding
H	Jamea Al Kauthar 1.05mi • Independent	Good
I	Chadwick High School 1.09mi • Pupilreferralunits	Good
J	Morecambe Road School 1.30mi • Special	Good



- A** Westbourne Drive
0.08 mi • Bus stop or station
- B** Laurel Bank, Westbourne Road
0.09 mi • Bus stop or station
- C** Willow Lane School, Willow Lane
0.15 mi • Bus stop or station
- D** Lancaster Rail Station
0.36 mi • Train station
- E** Bare Lane Rail Station
2.11 mi • Train station
- F** Blackpool International Airport
21 mi • Airport
- G** M6
2.48 mi • Motorway

Nearby Planning

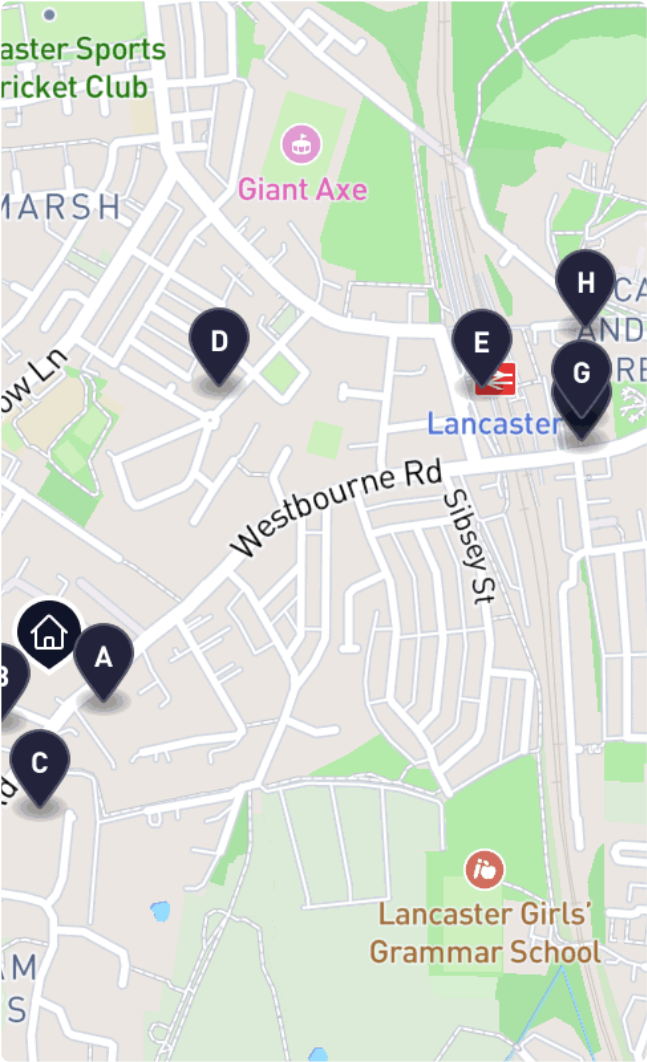


- A** 5 Beechfield Westbourne Road Lancaster Lancashire LA1 5LH 157ft
- Erection of a single storey side extension
- Approved Ref no. 24/00289/FUL 08-03-2024
-
- B** 1 Beechfield Westbourne Road Lancaster Lancashire LA1 5LH 174ft
- Construction of dormer extensions to the front elevation, construction of terrace to the side, installation of new windows to the front, side and re...
- Approved Ref no. 22/00315/FUL 14-03-2022
-
- C** 1 Beechfield Westbourne Road Lancaster Lancashire LA1 5LH 194ft
- Installation of an oriel window to the side elevation, alterations to the windows and doors, re-roof including installation of rooflights to the front and re...
- Approved Ref no. 25/01085/FUL 08-10-2025
-
- D** 48 Milking Stile Lane Lancaster Lancashire LA1 5QD 276ft
- Proposed lawful development certificate for demolition of detached garage, erection of single storey rear extension, construction of dormer to rear...
- Approved Ref no. 21/01374/PLDC 06-11-2021

- E** 46 Milking Stile Lane Lancaster Lancashire LA1 5QD 282ft
- Proposed lawful development certificate for the erection of a single storey side and rear extension
- Approved Ref no. 21/01251/PLDC 08-10-2021
-
- F** 11 Aysgarth Road Lancaster Lancashire LA1 5PZ 282ft
- Proposed Lawful Development Certificate for the erection of a single storey rear extension
- Approved Ref no. 22/00168/PLDC 09-03-2022
-
- G** 9A Aysgarth Road Lancaster Lancashire LA1 5PZ 289ft
- Proposed lawful development certificate for the erection of a single storey rear extension
- Approved Ref no. 26/00410/PLDC 20-04-2026
-
- H** Cannondale Westbourne Road Lancaster Lancashire LA1 5EF 295ft
- Relevant demolition of existing garage, erection of replacement garage and erection of 2 single storey dwellings(C3) and retaining walls
- Refused Ref no. 19/01342/FUL 23-10-2019

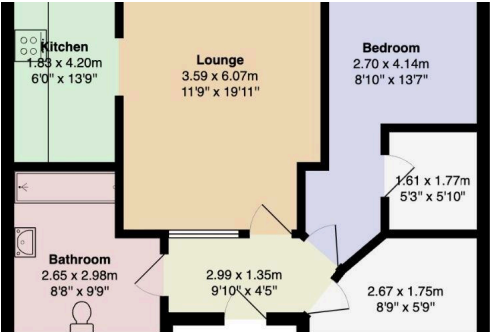


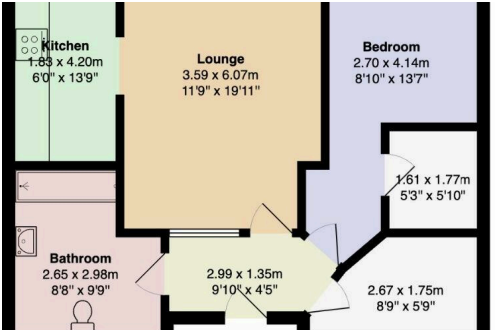
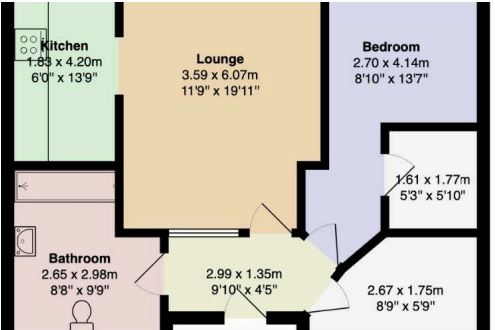
Nearby Listed Buildings



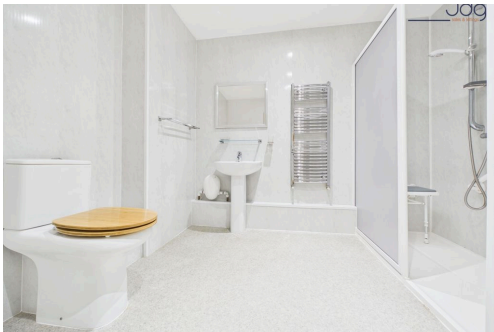
A	Grade II - Listed building The Knoll 13/03/95	315ft	E	Grade II - Listed building RAILWAY STATION BUILDING 05/04/90	1713ft
List entry no: 1214751			List entry no: 1195054		
B	Grade II - Listed building LAUREL BANK 13/03/95	367ft	F	Grade II - Listed building GATE PIERS APPROXIMATELY 15 METRES SOUTH OF FRIENDS' MEETING HOUSE 13/03/95	1955ft
List entry no: 1298333			List entry no: 1298363		
C	Grade II - Listed building WESTBOURNE HOUSE 13/03/95	623ft	G	Grade II* - Listed building FRIENDS MEETING HOUSE 22/12/53	1978ft
List entry no: 1195060			List entry no: 1211515		
D	Grade II - Listed building THREE COLUMNS ADJOINING THE SOUTHERN CORNER OF NUMBER 14 (NANTYR) 13/03/95	1024ft	H	Grade II - Listed building NUMBER 2 AND ATTACHED WALLS AND RAILINGS 22/12/53	2126ft
List entry no: 1298330			List entry no: 1220811		



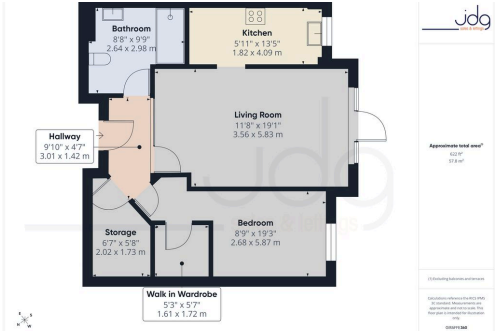




Property Images



Property Images

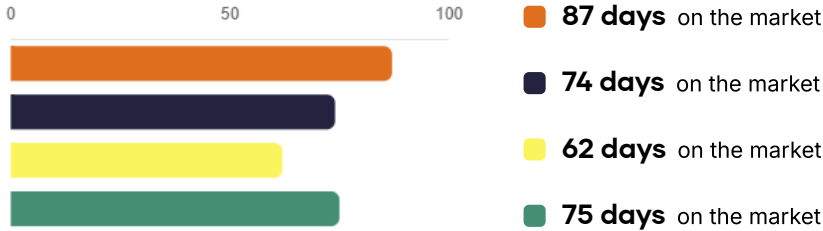




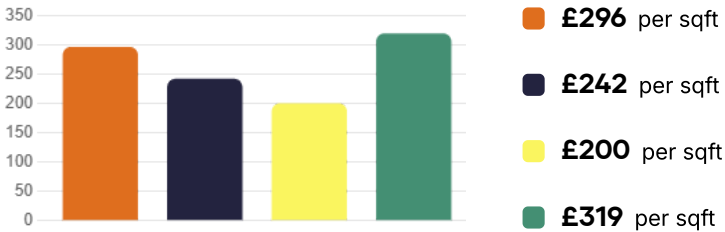
Average house price changes in the last year (Lancaster)

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

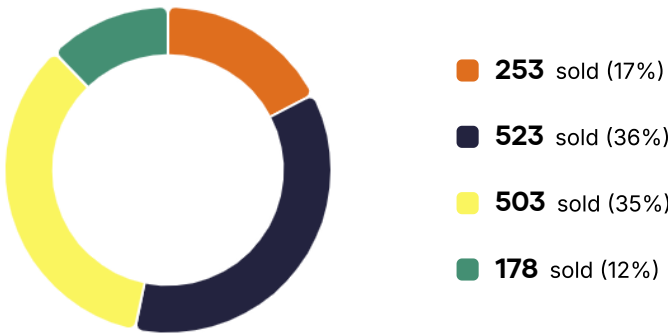
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



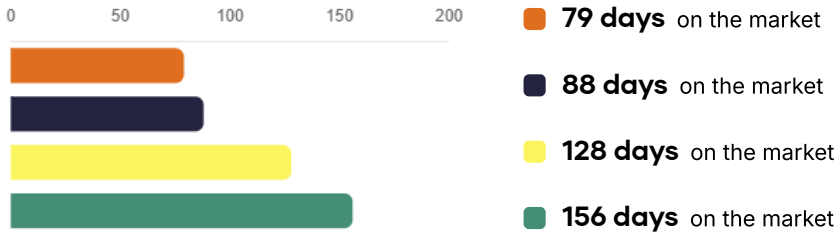
Detached Semi-Detached Terraced Flats/Maisonettes



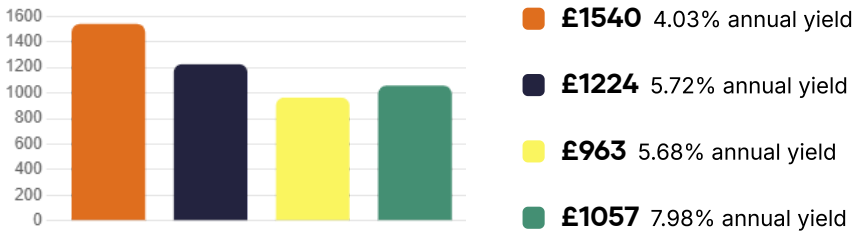
Average rental price changes in the last 12 months (Lancaster)

	Jul 25	Oct 25	Jan 26	Apr 26	Jun 26
Detached	£1649	£1556	£1518	£1831	
Semi-Detached	£1136	£1044	£1129	£1138	£1061
Terraced	£860	£970	£894	£1331	£966
Flats/Maisonettes	£829	£715	£779	£925	£794

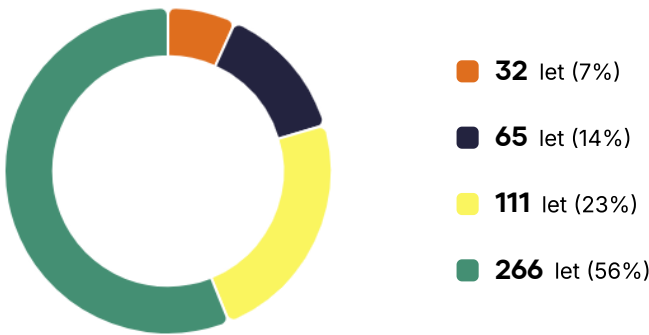
Average time on the rental market (Lancaster)



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 commendable, 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**

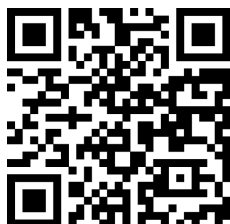
Phone **01524 843322**

Website **<https://www.jdg.co.uk>**

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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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