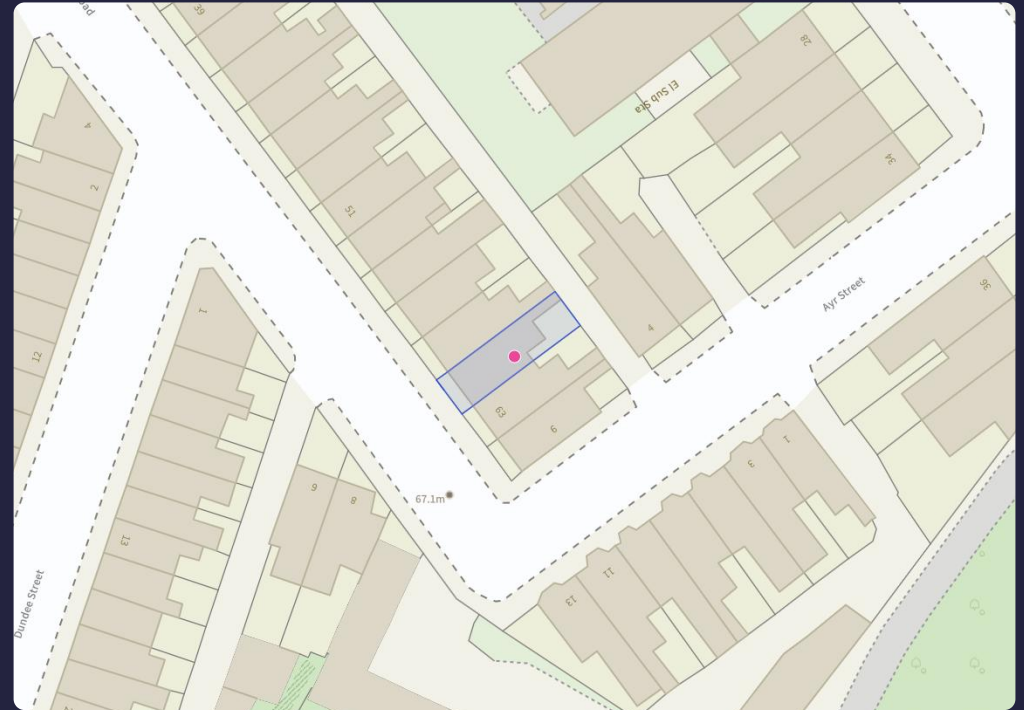




## Property Report

61 Kirkes Road, Lancaster, LA1 3DW

14th September 2026



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Best Estate Agent

Data you can rely on:





### Location

Kirkes Road is a distinctive east Lancaster address, close to Lancaster Cathedral, Williamson Park, the city centre, Lancaster Royal Grammar School and the University of Cumbria. Shops, cafés, restaurants and the railway station are all within comfortable walking distance.

### Property Overview

61 Kirkes Road is a characterful stone-built, bay-fronted terrace combining period features with bold contemporary interiors. The living room includes high ceilings, cornicing, picture rails and a cast-iron fireplace, while the bespoke-style kitchen features deep green Shaker cabinetry and solid wood worktops, with a matching utility room. A generous cellar provides useful storage. Upstairs are two double bedrooms, including a rear bedroom with views towards Lancaster Cathedral. A permanent staircase leads to the attic room and bathroom. Outside, the enclosed courtyard has a striking street-art-inspired finish, creating a private and distinctive outdoor space.

Key Property Information



|                        |          |                     |            |                           |                    |
|------------------------|----------|---------------------|------------|---------------------------|--------------------|
| Estimated market value | £190,000 | Number of bedrooms  | 2 bedrooms | Floor area                | 947ft <sup>2</sup> |
| Annual rental yield    | 5.53%    | Number of bathrooms | 1 bathroom | Plot size                 | 0.02 acres         |
|                        |          | Property type       | Terraced   | Price per ft <sup>2</sup> | £200               |
|                        |          | Year built          | 1900-1929  | Title number              | LA842380           |

|               |          |                                |                    |
|---------------|----------|--------------------------------|--------------------|
| <b>Tenure</b> |          | <b>EPC</b> Valid to 14/09/2030 | <b>Council tax</b> |
| Lease type    | Freehold | Efficiency rating (current)    | 49 E               |
|               |          | Efficiency rating (potential)  | 82 B               |
|               |          | Enviro impact (current)        | 42 E               |
|               |          | Enviro impact (potential)      | 79 C               |
|               |          |                                | Tax band           |
|               |          |                                | Estimated cost     |
|               |          |                                | Local authority    |
|               |          |                                | Band A             |
|               |          |                                | £1,669 per year    |
|               |          |                                | Lancaster          |

|                  |                  |              |               |
|------------------|------------------|--------------|---------------|
| <b>Utilities</b> |                  | <b>Build</b> |               |
| Mains gas        | Yes              | Floor type   | Suspended     |
| Wind turbines    | N/A              | Roof type    | Other         |
| Solar panels     | N/A              | Wall type    | Stone         |
| Mains fuel type  | Mains Gas        | Window type  | Double Glazed |
| Water            | United Utilities |              |               |

Key Property Information



Mobile coverage

|                                                                                  |                   |                                                                                   |      |
|----------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------|------|
|  | EE coverage       |  | Good |
|  | O2 coverage       |  | Good |
|  | Three coverage    |  | Good |
|  | Vodafone coverage |  | Good |

Broadband coverage

|                     |                                                                                     |         |
|---------------------|-------------------------------------------------------------------------------------|---------|
| Basic broadband     |  | 14mb    |
| Superfast broadband |  | 80mb    |
| Ultrafast broadband |  | 10000mb |
| Overall broadband   |  | 10000mb |

Outdoor space

|                        |      |
|------------------------|------|
| Garden direction (est) | East |
|------------------------|------|

Air traffic noise

|                                                             |          |
|-------------------------------------------------------------|----------|
| Air traffic noise                                           | None     |
| Assessed                                                    | 31/12/19 |
| There are no detectable regular disruptions.                |          |
| Nearest: Blackpool International Airport - 21.16 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**

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 | The Cathedral Catholic Primary School, Lancaster<br>0.14mi • Primary                 | Good        |
| B | Lancaster Royal Grammar School<br>0.15mi • Secondary                                 | Good        |
| C | Lancaster Christ Church Church Of England Primary School<br>0.29mi • Primary         | Good        |
| D | Bowerham Primary & Nursery School<br>0.38mi • Nursery                                | Good        |
| E | Lancaster Girls' Grammar School<br>0.60mi • Secondary                                | Good        |
| F | Ripley St Thomas Church Of England Academy<br>0.66mi • Secondary                     | Outstanding |
| G | Stepping Stones School<br>0.84mi • Pupilreferralunits                                | Outstanding |
| H | Jamea Al Kauthar<br>0.95mi • Independent                                             | Good        |
| I | Chadwick High School<br>0.95mi • Pupilreferralunits                                  | Good        |
| J | Scotforth St Paul's Church Of England Primary And Nursery School<br>1.00mi • Nursery | Good        |

Local Transport



- A** Ayr Street  
0.03 mi • Bus stop or station
- B** Kirkes Road  
0.07 mi • Bus stop or station
- C** Tarbet Street  
0.07 mi • Bus stop or station
- D** Lancaster Rail Station  
0.80 mi • Train station
- E** Bare Lane Rail Station  
2.78 mi • Train station
- F** Blackpool International Airport  
21 mi • Airport
- G** M6  
1.93 mi • Motorway

## Nearby Planning

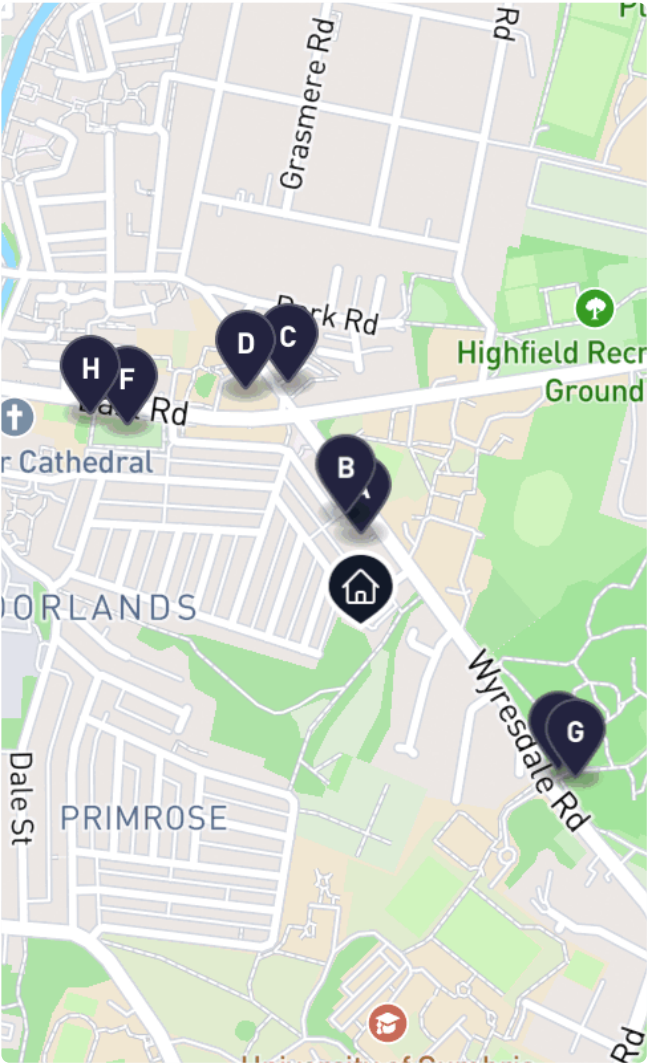


- A** 38 Wyresdale Road Lancaster Lancashire LA1 3DU 148ft ⓘ  
Subdivision of existing property into 2 maisonettes (C3), construction of a dormer extension to the rear and installation of replacement doors and windows  
Refused Ref no. 23/00582/FUL 05-07-2023
- 
- B** 38 Wyresdale Road Lancaster Lancashire LA1 3DU 148ft ⓘ  
Subdivision of existing property into 2 maisonettes (C3), construction of a dormer extension to the rear and installation of replacement doors and windows  
Approved Ref no. 23/01126/FUL 02-10-2023
- 
- C** Church Hall Christ Church Wyresdale Road Lancaster Lancashire LA1 3EA 161ft ⓘ  
Proposed lawful development certificate for the recovering of the roof with Firestone EPDM  
Approved Ref no. 21/01169/PLDC 30-09-2021
- 
- D** Lancaster Royal Grammar School Wyresdale Road Lancaster Lancashire LA1 3DU 279ft ⓘ  
Prior approval for the installation of Solar PV systems on the City View, International, Swansain, Aston Annex and DT buildings  
Approved Ref no. 19/01558/PAS 17-12-2019

- E** 8 Wyresdale Gardens Lancaster Lancashire LA1 3FA 381ft ⓘ  
Retrospective application for the retention of a detached outbuilding  
Refused Ref no. 18/00358/FUL 04-04-2018
- 
- F** 8 Wyresdale Gardens Lancaster Lancashire LA1 3FA 381ft ⓘ  
Retrospective application for the retention of a detached outbuilding  
Approved Ref no. 18/01154/FUL 04-09-2018
- 
- G** 8 Wyresdale Gardens Lancaster Lancashire LA1 3FA 381ft ⓘ  
Retrospective application for the retention of a detached outbuilding  
Refused Ref no. 19/00126/FUL 31-01-2019
- 
- H** 10 Wyresdale Road Lancaster Lancashire LA1 3EA 436ft ⓘ  
Demolition of outbuilding and erection of a single storey rear extension  
Approved Ref no. 19/01345/FUL 28-10-2019



Nearby Listed Buildings



- A

Grade II - Listed building

CHRIST CHURCH

13/03/95

List entry no: 1214919

167ft
- B

Grade II - Listed building

WAR MEMORIAL APPROXIMATELY 5 METRES NORTH OF CHRIST CHURCH

13/03/95

List entry no: 1298335

246ft
- C

Grade II - Listed building

CHRIST CHURCH PRIMARY SCHOOL

20/07/04

List entry no: 1391004

738ft
- D

Grade II - Listed building

Royal Grammar School (Old School)

18/02/70

List entry no: 1194925

781ft

- E

Grade II - Listed building

GATE PIERS, GATES AND WALLS TO WILLIAMSON PARK

13/03/95

List entry no: 1214963

942ft
- F

Grade II - Listed building

CROSS IN ROMAN CATHOLIC CEMETERY

13/03/95

List entry no: 1210571

974ft
- G

Grade II - Listed building

LODGE TO WILLIAMSON PARK

13/03/95

List entry no: 1195062

1001ft
- H

Grade II - Listed building

PERIMETER WALLS AND GATEWAY OF ROMAN CATHOLIC CEMETERY

13/03/95

List entry no: 1194924

1102ft



Property Images

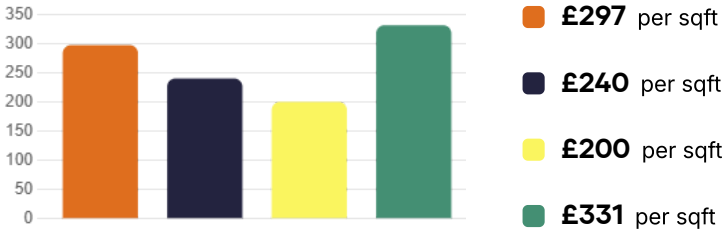




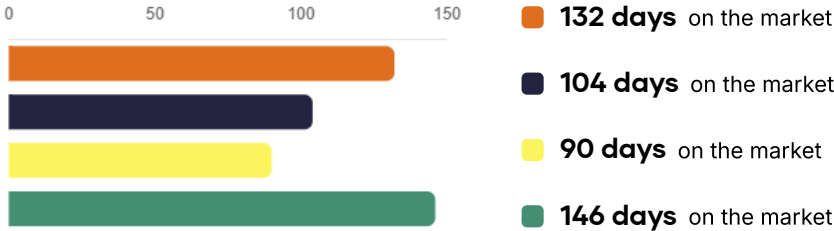
Average house price changes in the last year (Lancaster)

|                   | Sep '25 | Dec '25 | Mar '26 | Jun '26 | Aug 26 |
|-------------------|---------|---------|---------|---------|--------|
| Detached          | £420k   | £425k   | £415k   | £450k   | £450k  |
| Semi-Detached     | £236k   | £240k   | £233k   | £255k   | £255k  |
| Terraced          | £187k   | £190k   | £185k   | £201k   | £202k  |
| Flats/Maisonettes | £143k   | £146k   | £141k   | £154k   | £154k  |

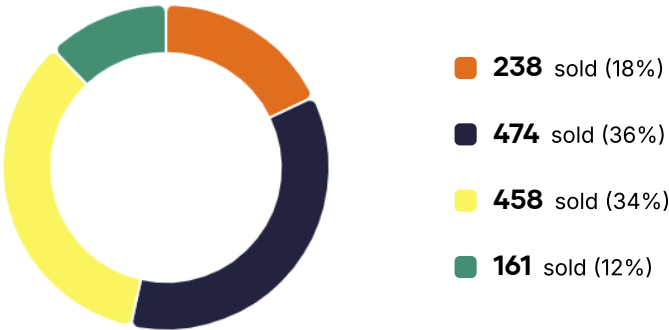
Average price per sqft (Lancaster)



Average time on the market (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 wi...

## 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

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Phone                   **01524 843322**

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

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# Opening hours

|           |                        |
|-----------|------------------------|
| Monday    | <b>8:45am - 5:00pm</b> |
| Tuesday   | <b>8:45am - 5:00pm</b> |
| Wednesday | <b>8:45am - 5:00pm</b> |
| Thursday  | <b>8:45am - 5:00pm</b> |
| Friday    | <b>8:45am - 5:00pm</b> |
| Saturday  | <b>8:45am - 4:00pm</b> |
| Sunday    | <b>Closed</b>          |



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