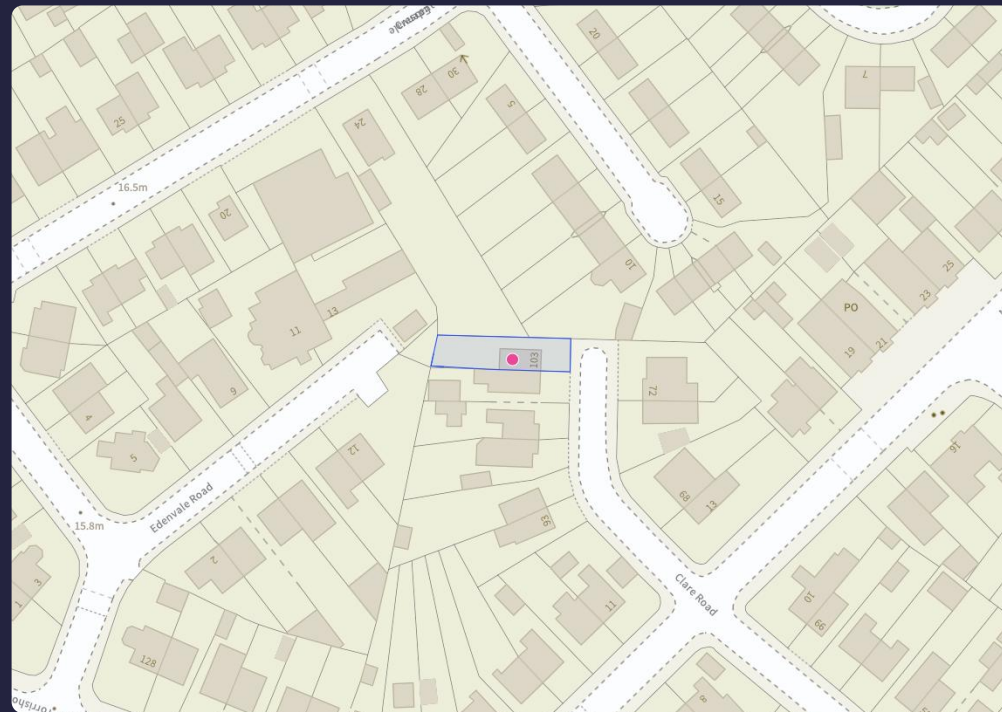




Property Report

103 Clare Road, Lancaster, LA1 2LT

17th September 2026



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Best Estate Agent

Data you can rely on:

HM Land
Registry



Ofsted

Ofcom

Office for
National Statistics

jdg
sales & lettings



Clare Road is situated in the established Scale Hall area of Lancaster, well placed for local shops, supermarkets, schools and Salt Ayre Leisure Centre. Regular bus services connect Lancaster and Morecambe, while the railway station, Bay Gateway and M6 are readily accessible.

This well-maintained two-bedroom home offers generous proportions and useful additional space. The bay-fronted lounge is bright and spacious, with a gas fire providing a focal point. To the rear is a practical fitted kitchen with integrated appliances, understairs storage and direct garden access.

Upstairs are two well-proportioned double bedrooms, one with extensive fitted storage, alongside the bathroom. A boarded and insulated loft room, accessed by a wooden ladder, has electrics, a rooflight and useful eaves storage.

Outside, the long, mature rear garden offers excellent privacy, with a lawn, established planting and patio areas. Parking is currently on-street.

Key Property Information



Estimated market value	£160,000	Number of bedrooms	2 bedrooms	Floor area	813ft ²
Annual rental yield	9%	Number of bathrooms	1 bathroom	Plot size	0.04 acres
		Property type	Semi-Detached	Price per ft ²	£196
		Year built	1930-1949	Title number	LA690064

Tenure		EPC Valid to 01/09/2036	Council tax
Lease type	Freehold	Efficiency rating (current)	67 D
		Efficiency rating (potential)	82 B
		Enviro impact (current)	66 D
		Enviro impact (potential)	73 C
			Tax band
			Estimated cost
			Local authority
			Band B
			£1,947 per year
			Lancaster

Utilities		Build	
Mains gas	Yes	Floor type	Suspended
Wind turbines	N/A	Roof type	Pitched
Solar panels	N/A	Wall type	Brick
Mains fuel type	Mains Gas	Window type	High Performance
Water	United Utilities		

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband	 7mb
Superfast broadband	 35mb
Ultrafast broadband	 10000mb
Overall broadband	 10000mb

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)**



 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.



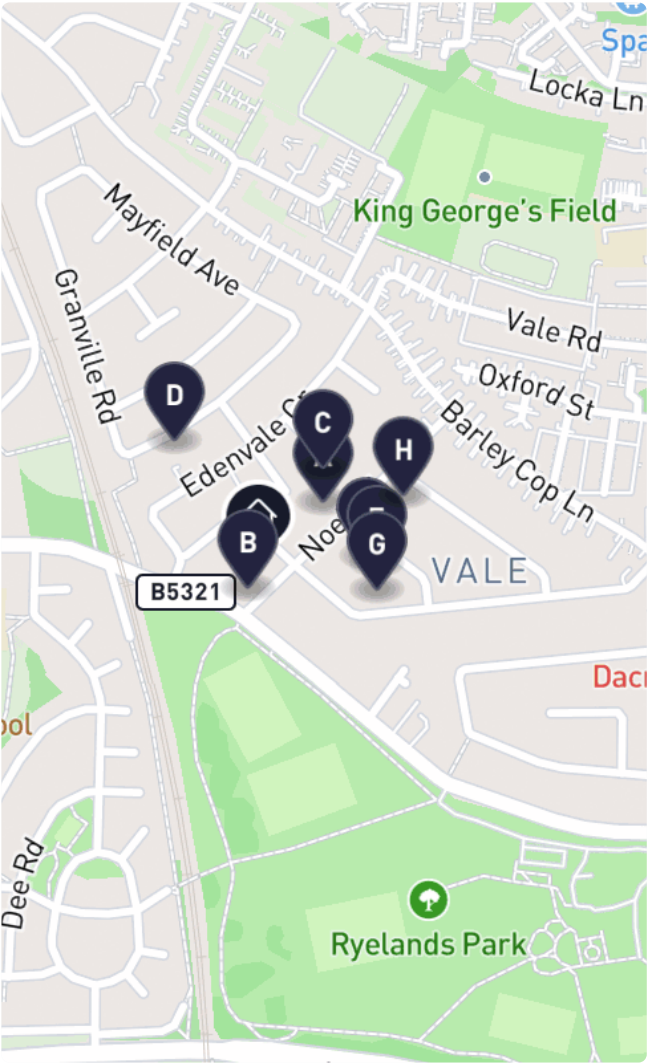
A	Lancaster Ryelands Primary School 0.21mi • Nursery	Good
B	Skerton St Luke's Church Of England Primary School 0.32mi • Primary	Good
C	St Josephs Catholic Primary School, Lancaster 0.35mi • Primary	Requires improvement
D	The Loyne Specialist School 0.38mi • Nursery	Outstanding
E	Our Lady's Catholic College 0.42mi • Secondary	Requires improvement
F	Chadwick High School 0.49mi • Pupilreferralunits	Good
G	Beaumont College - A Salutem/Ambito College 0.55mi • Special	Good
H	Lancaster Independent School For Alternative Learning (Lisal) 0.64mi • Nursery	Good
I	Morecambe Road School 0.96mi • Special	Good
J	Central Lancaster High School 1.06mi • Secondary	Good

Local Transport



- A** Clare Road
0.06 mi • Bus stop or station
- B** Noel Rd, Torrisholme Road
0.06 mi • Bus stop or station
- C** Fairhope Avenue
0.12 mi • Bus stop or station
- D** Lancaster Rail Station
0.84 mi • Train station
- E** Bare Lane Rail Station
1.46 mi • Train station
- F** Blackpool International Airport
22 mi • Airport
- G** M6
1.66 mi • Motorway

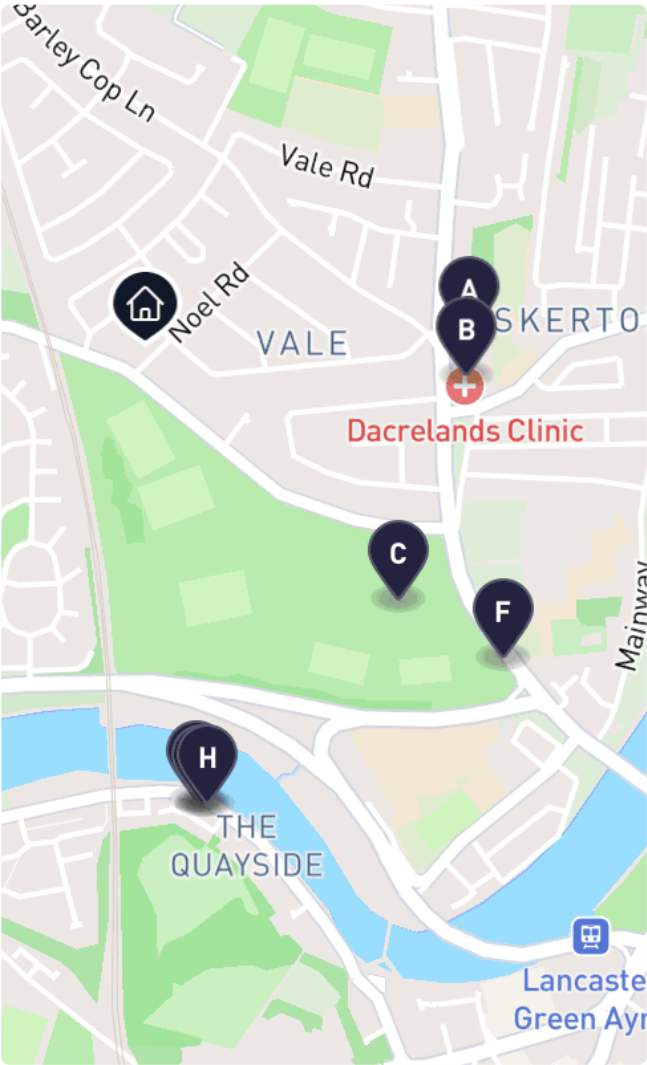
Nearby Planning



A	21 Noel Road Lancaster Lancashire LA1 2LS Alterations to shopfront and installation of external roller shutter to the front elevation Approved Ref no. 24/00639/FUL 11-06-2024	226ft
B	1 Noel Road Lancaster Lancashire LA1 2LS Erection of a part single part two storey side extension Approved Ref no. 22/00708/FUL 13-09-2022	262ft
C	7 Fleet Green Lancaster Lancashire LA1 2NS Retrospective application for the retention of a single and two storey rear extension Approved Ref no. 19/00036/FUL 16-01-2019	272ft
D	14 Longlands Road Lancaster Lancashire LA1 2NU Erection of single storey extension to side elevation Approved Ref no. 21/01271/FUL 14-10-2021	384ft
E	13 Lambert Road Lancaster Lancashire LA1 2NA Erection of a 4.2 metre deep, single storey rear extension with a maximum roof height of 2.5 metres and a maximum eaves height of 2.2 metres Approved Ref no. 18/00437/PAH 06-04-2018	404ft
F	9 Lambert Road Lancaster Lancashire LA1 2NA Erection of a 4.00 metre deep, single storey rear extension with a maximum roof height of 3.288 metres and a maximum eaves height of 2.797 metres Approved Ref no. 20/00634/PAH 18-06-2020	446ft
G	46 Clare Road Lancaster Lancashire LA1 2LU Erection of a 3.7 metre deep, single storey rear extension with a maximum roof height of 3.6 metres and a maximum eaves height of 2.4 metres Approved Ref no. 18/00945/PAH 19-07-2018	489ft
H	39 Fairhope Avenue Lancaster Lancashire LA1 2LY Erection of a single storey side extension and installation of window to the rear elevation Approved Ref no. 21/00974/FUL 29-07-2021	505ft



Nearby Listed Buildings



A

Grade II - Listed building
CHURCH OF ST JOSEPH
13/03/95

1594ft

List entry no: 1298370

B

Grade II - Listed building
DACRELANDS
18/02/70

1611ft

List entry no: 1194926

C

Grade II - Listed building
RYELANDS HOUSE
18/02/70

1919ft

List entry no: 1212160

D

Grade II - Listed building
HAMMERTON HALL BRIDGE (NUMBER 111)
07/11/83

2224ft

List entry no: 1298373

E

Grade II - Listed building
36-37, ST GEORGES QUAY
18/02/70

2457ft

List entry no: 1195084

F

Grade II - Listed building
RYELANDS LODGE
18/02/70

2477ft

List entry no: 1194983

G

Grade II - Listed building
35, ST GEORGES QUAY
18/02/70

2484ft

List entry no: 1288858

H

Grade II - Listed building
34, ST GEORGES QUAY
18/02/70

2484ft

List entry no: 1298308



Property Images



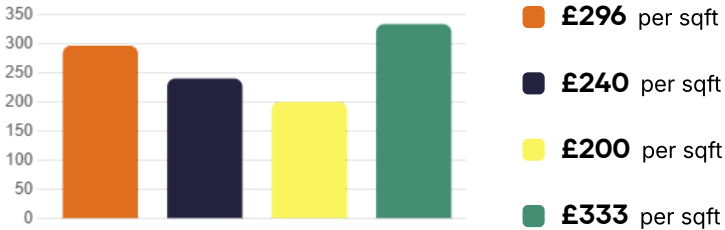




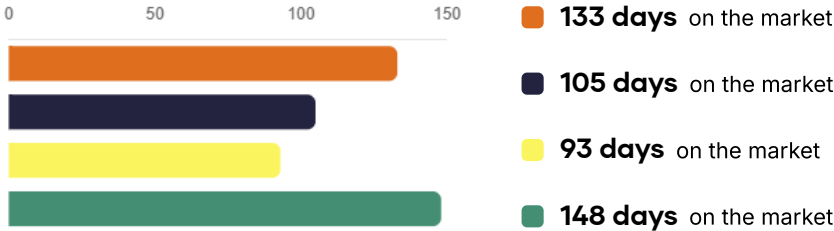
Average house price changes in the last year (Lancaster)

	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

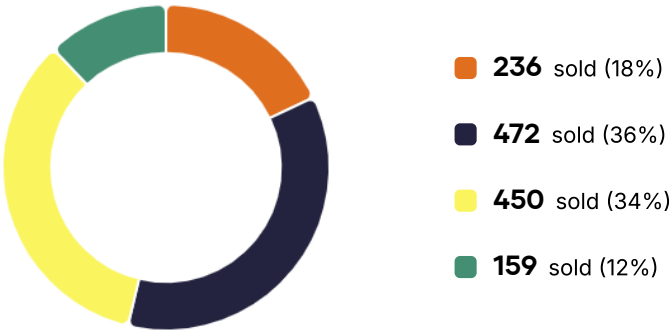
Average price per sqft (Lancaster)



Average time on the market (Lancaster)



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



Detached Semi-Detached Terraced Flats/Maisonettes



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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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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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