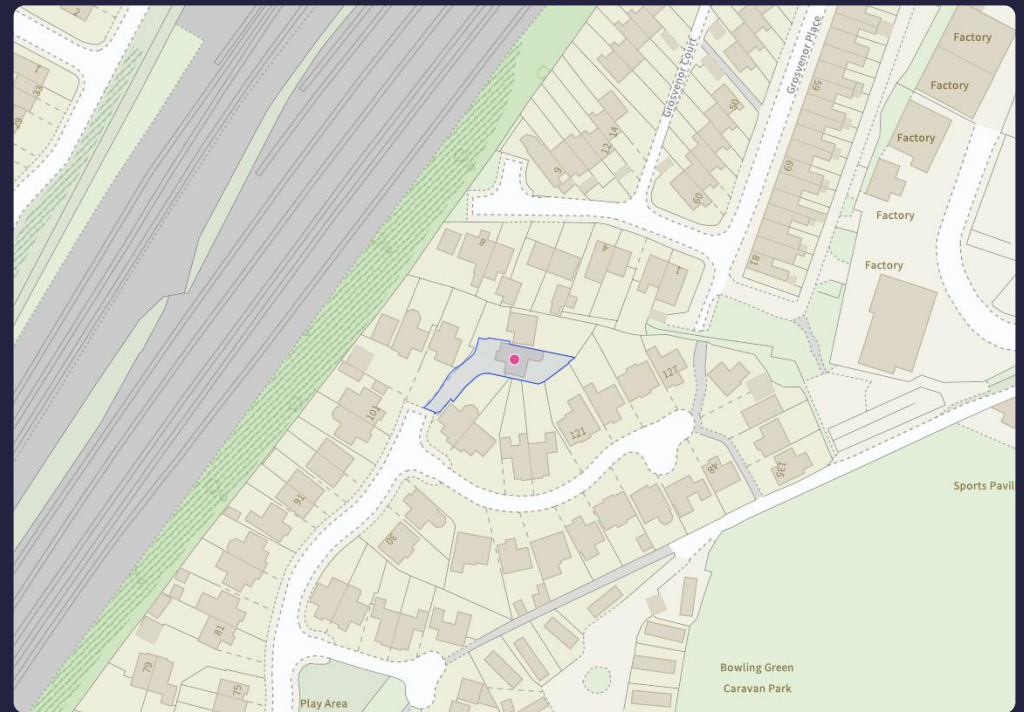




Buyers Report

111 Redruth Drive, Carnforth, LA5 9TT

14th August 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:



Key Property Information



Estimated market value	£320,000	Number of bedrooms	4 bedrooms	Floor area	936ft ²
		Number of bathrooms	1 bathroom	Plot size	0.08 acres
		Property type	Detached	Price per ft ²	£341
		Year built	1996-2002	Title number	LA951155

Tenure		EPC Valid to 14/09/2026		Council tax	
Lease type	Freehold	Efficiency rating (current)	61 D	Tax band	Band C
		Efficiency rating (potential)	81 B	Estimated cost	£2,225 per year
		Enviro impact (current)	57 D	Local authority	Lancaster
		Enviro impact (potential)	80 C		

Utilities		Build	
Mains gas	Yes	Floor type	Solid
Wind turbines	N/A	Roof type	Pitched
Solar panels	N/A	Wall type	Brick
Mains fuel type	Mains Gas	Window type	Double Glazed
Water	United Utilities		

Key Property Information



Mobile coverage EE coverage Good O2 coverage Okay Three coverage Okay Vodafone coverage Okay		Broadband coverage Basic broadband 14mb Superfast broadband 66mb Ultrafast broadband 1800mb Overall broadband 1800mb		Outdoor space Garden direction (est) West	
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

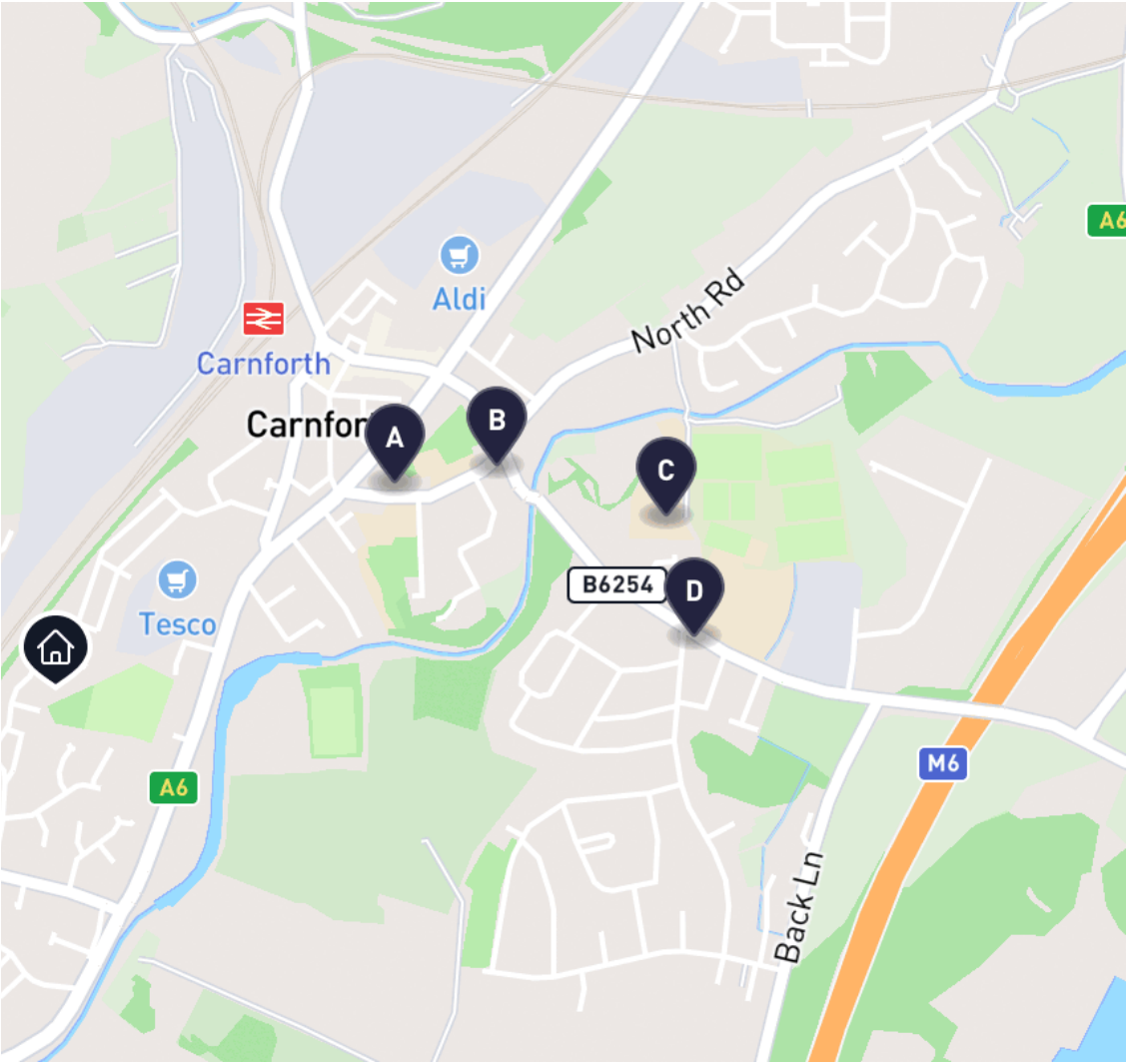
This property is not on Greenbelt land

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

 Why it's important

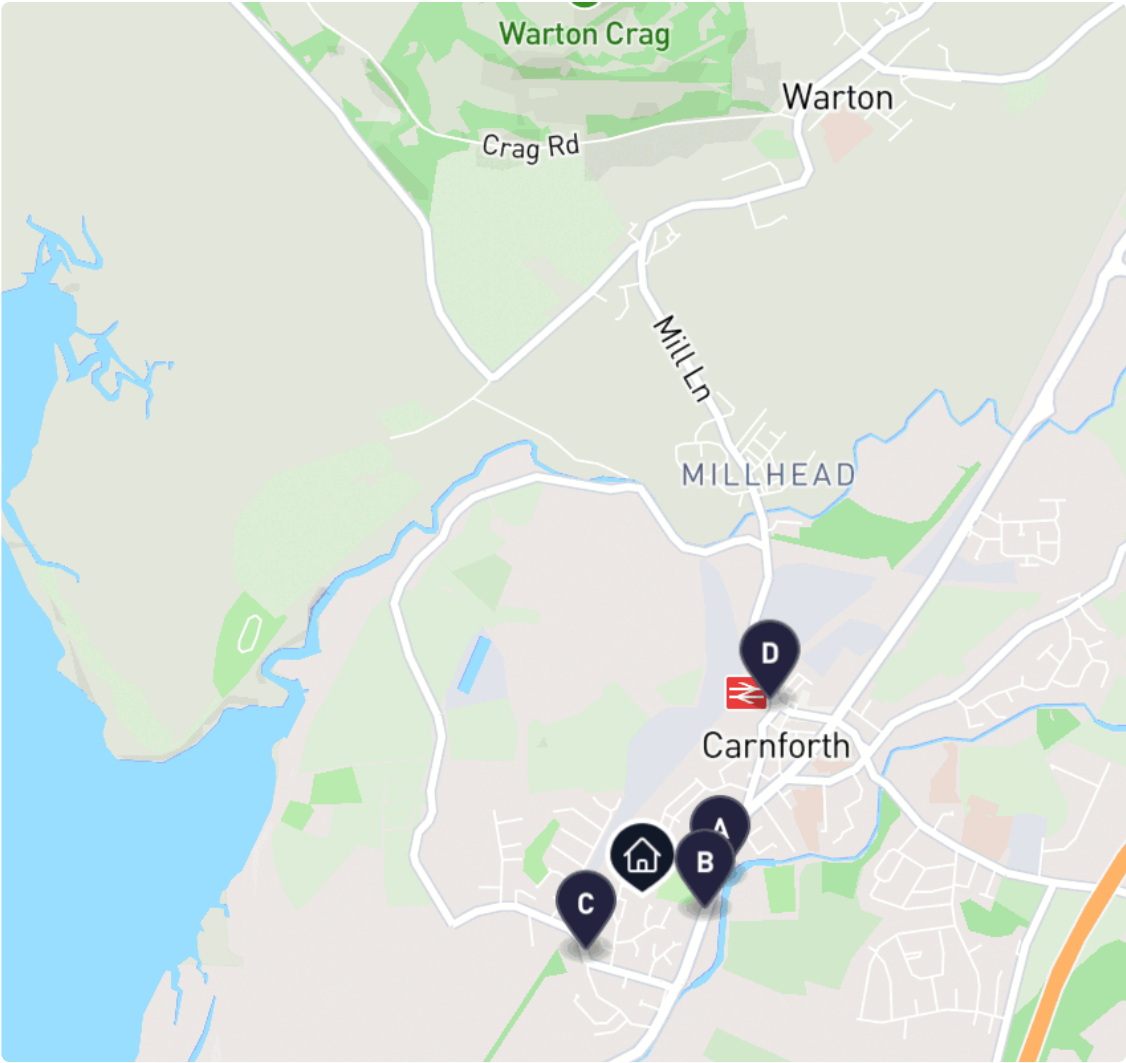
Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to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



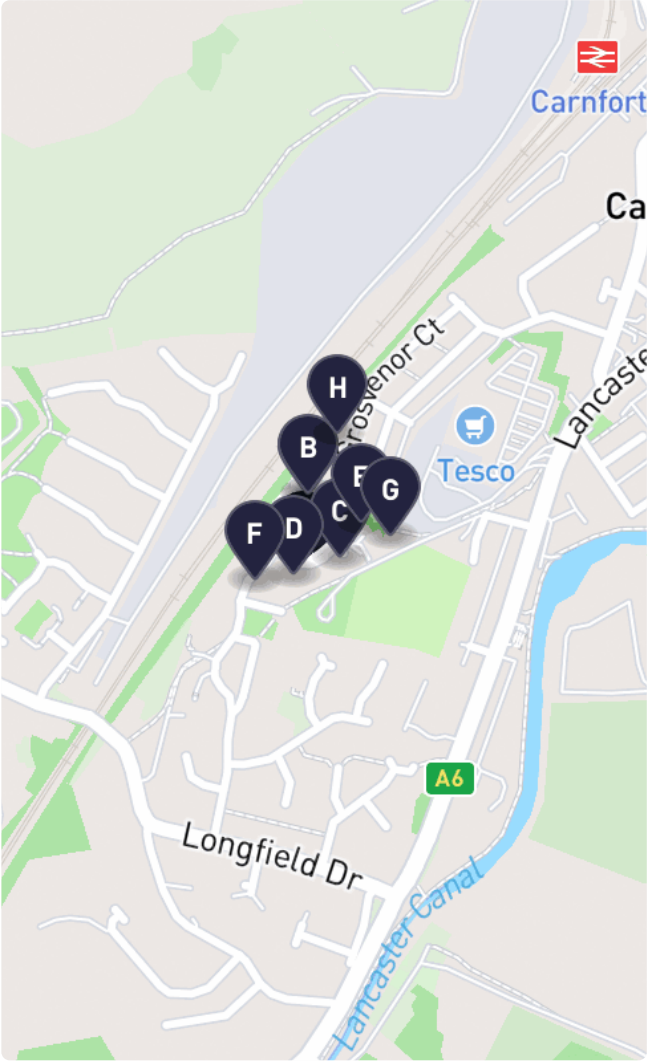
- A** Carnforth Community Primary School
0.35mi • Primary Good
- B** Carnforth Christ Church, Church Of England, Voluntary Aided Primary School
0.44mi • Primary Good
- C** Our Lady Of Lourdes Catholic Primary School, Carnforth
0.58mi • Nursery Good
- D** Carnforth High School
0.59mi • Secondary Good

Local Transport



- A** Canal Turn, Lancaster Road
0.15 mi • Bus stop or station
- B** Redcourt, Main Road
0.16 mi • Bus stop or station
- C** Longfield Drive
0.21 mi • Bus stop or station
- D** Carnforth Rail Station
0.37 mi • Train station
- E** Silverdale Rail Station
3.26 mi • Train station
- F** Blackpool International Airport
26 mi • Airport
- G** M6
1.06 mi • Motorway

Nearby Planning



A 6 Grosvenor Court Carnforth Lancashire LA5 9TX 89ft ⓘ
Erection of a two storey side extension
Approved Ref no. 26/00306/FUL 23-03-2026

B 6 Grosvenor Court Carnforth Lancashire LA5 9TX 92ft ⓘ
Erection of a detached garage
Approved Ref no. 18/00066/FUL 02-02-2018

C 44 Redruth Drive Carnforth Lancashire LA5 9TT 180ft ⓘ
Proposed lawful development certificate for the erection of a single storey side extension, and conversion of garage with installation of a...
Approved Ref no. 22/00664/PLDC 01-06-2022

D 34 Redruth Drive Carnforth Lancashire LA5 9TT 190ft ⓘ
Proposed Lawful Development Certificate for the erection of a single storey rear extension
Approved Ref no. 19/00009/PLDC 03-01-2019

E 129 Redruth Drive Carnforth Lancashire LA5 9TT 200ft ⓘ
Erection of a 4.1 metre deep, single storey rear extension with a maximum roof height of 2.9 metres and a maximum eaves height of 2.6 metres
Approved Ref no. 19/01248/PAH 01-10-2019

F 28 Redruth Drive Carnforth Lancashire LA5 9TT 269ft ⓘ
Proposed Lawful Development Certificate for the conversion of existing attached garage to habitable room
Approved Ref no. 21/00473/PLDC 20-04-2021

G Land North Of Carnforth Cricket Club Albert Street Carnforth Lancashire 305ft ⓘ
Construction of an enclosed two lane cricket practice net
Approved Ref no. 22/01551/FUL 19-12-2022

H 18 Grosvenor Court Carnforth Lancashire LA5 9TX 318ft ⓘ
Erection of a single storey front extension
Withdrawn Ref no. 23/00019/FUL 13-01-2023



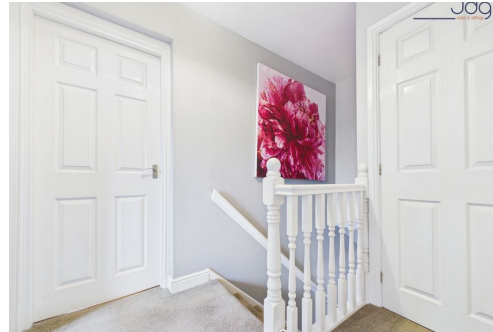
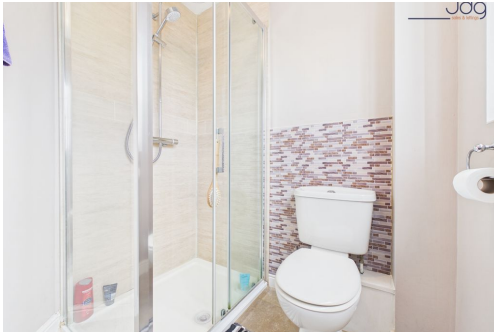
Nearby Listed Buildings



A	Grade II - Listed building MILESTONE 150 METRES SOUTH OF THE JUNCTION WITH ALEXANDRA ROAD AT NGR SD 495 701 07/11/83 List entry no: 1071921	794ft	E	Grade II* - Listed building Carnforth: the coaling plant 15/02/89 List entry no: 1078213	1837ft
B	Grade II - Listed building Carnforth: the former wagon repair workshop 15/02/89 List entry no: 1342133	1437ft	F	Grade II - Listed building LANCASTER CANAL THWAITE END BRIDGE (NUMBER 127) 07/11/83 List entry no: 1071922	1877ft
C	Grade II - Listed building 10, NORTH ROAD 03/05/49 List entry no: 1317967	1713ft	G	Grade II* - Listed building Carnforth: the ash plant 15/02/89 List entry no: 1078215	1988ft
D	Grade II - Listed building Carnforth: the water tower 15/02/89 List entry no: 1342135	1742ft	H	Grade II - Listed building CHRIST CHURCH 07/11/83 List entry no: 1317960	2001ft



Property Images



Property Images



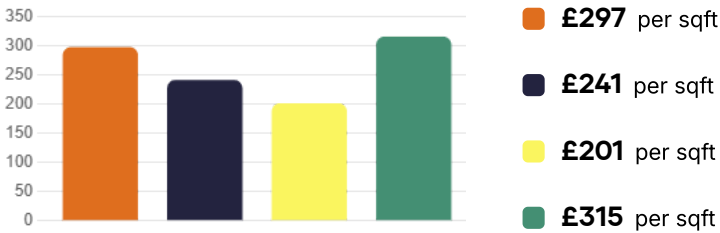
Property report — 14 August 2026 — 111 Redruth Drive, Carnforth, LA5 9TT



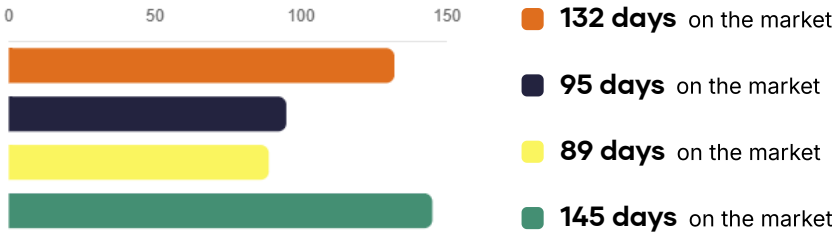
Average house price changes in the last year (Lancaster)

	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

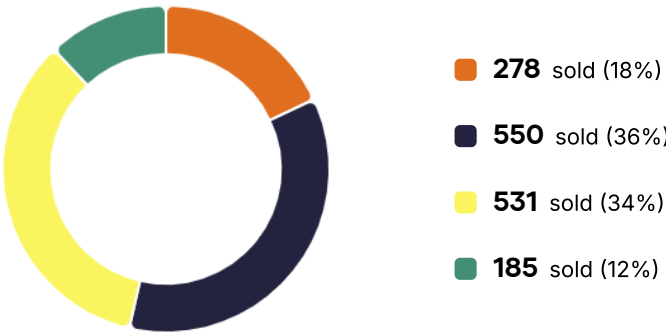
Average price per sqft (Lancaster)



Average time on the market (Lancaster)



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



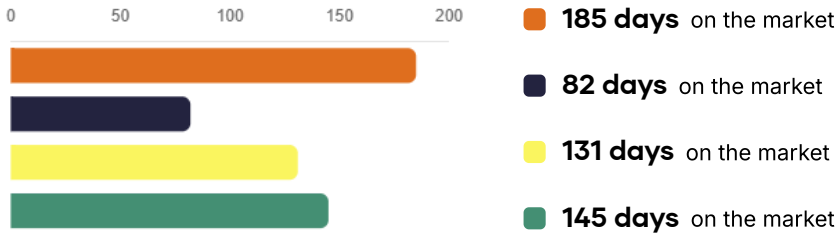
Detached Semi-Detached Terraced Flats/Maisonettes



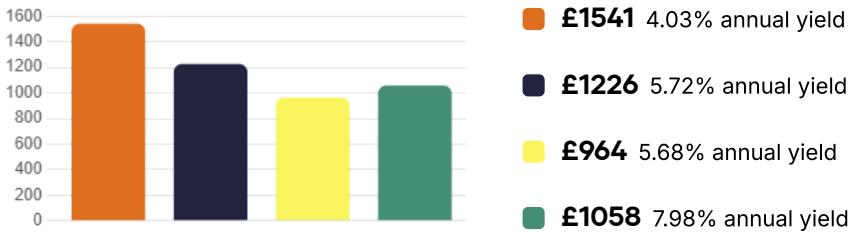
Average rental price changes in the last 12 months (Lancaster)

	Aug 25	Nov 25	Feb 26	May 26	Jul 26
Detached	£1280	£1406	£1183	£1350	
Semi-Detached	£1210	£1064	£942	£1112	£1178
Terraced	£888	£812	£932	£1169	£818
Flats/Maisonettes	£750	£873	£810	£855	£884

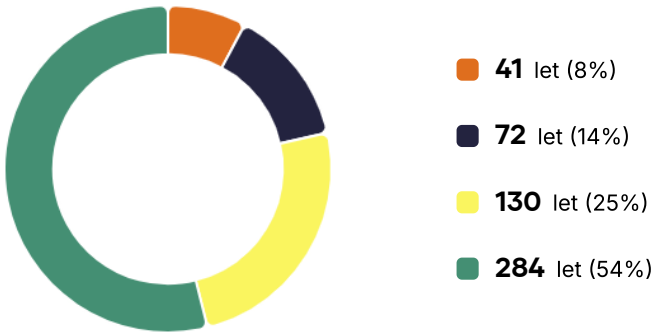
Average time on the rental market (Lancaster)



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 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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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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