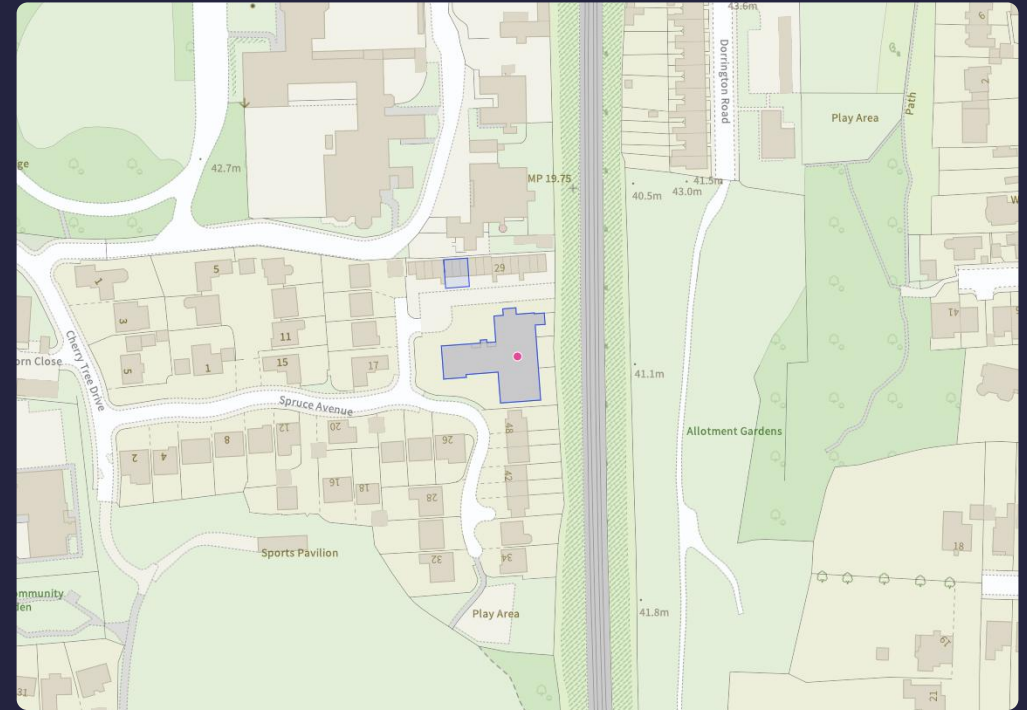




## Property Report

79 Spruce Avenue, Lancaster, LA1 5LB

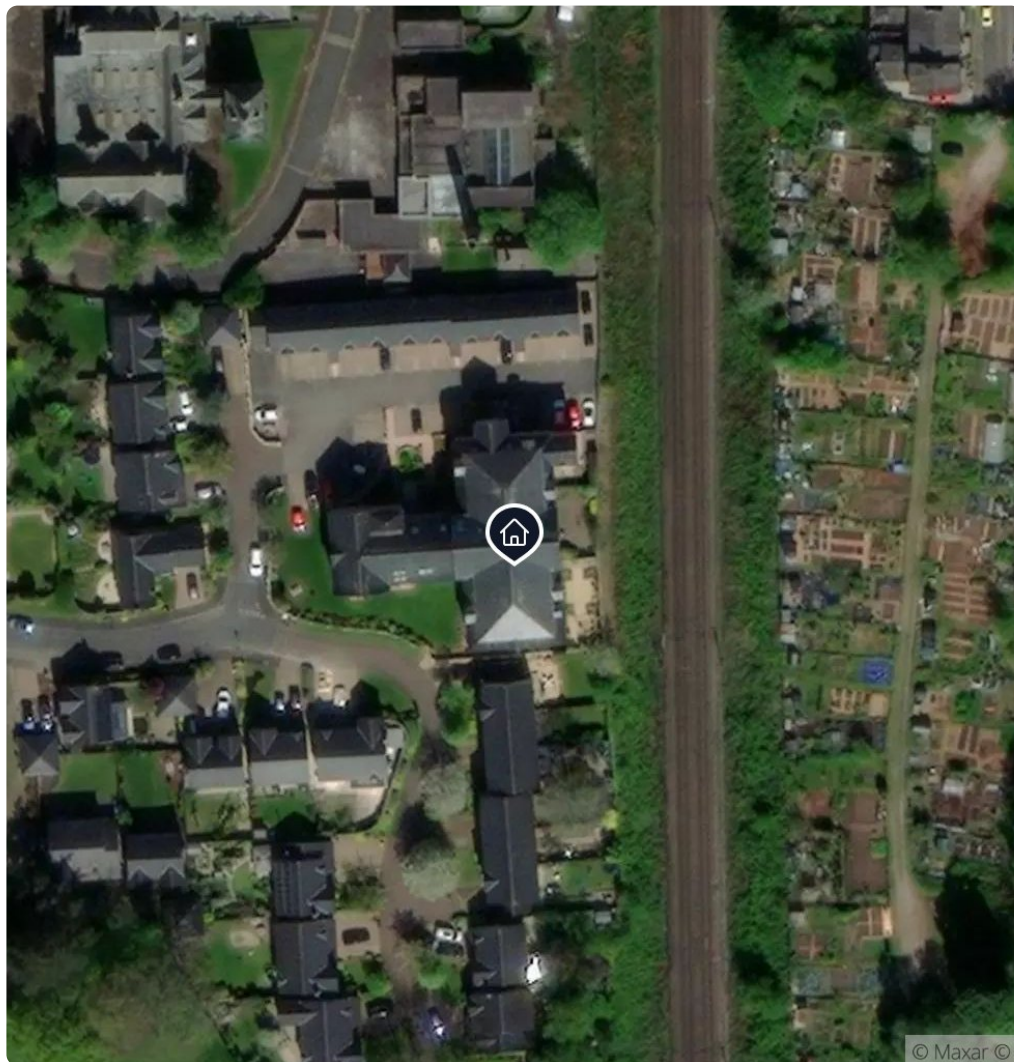
22nd September 2026



Winner of the UK's  
Best Estate Agent

Data you can rely on:





Spruce Avenue forms part of The Cedars, a well-regarded South Lancaster development with landscaped communal areas and a peaceful residential setting. Lancaster city centre, railway station, Royal Lancaster Infirmary and both universities are easily accessible, with good bus and M6 links.

Set on the top floor with lift access, this spacious two-bedroom penthouse apartment enjoys an open outlook across nearby allotments. The hallway provides a walk-in storage cupboard and access to the insulated loft. A bright lounge features a Juliet balcony, while the separate kitchen includes NEFF appliances and a recently installed induction hob. Both bedrooms are doubles, with built-in wardrobes and a newly fitted en-suite to the principal bedroom. There is also a newly fitted main bathroom with bath and separate shower. Outside are landscaped communal grounds, a private garage with electric door, parking in front and visitor parking. Leasehold.

Key Property Information



|                        |          |                     |                   |                           |                    |
|------------------------|----------|---------------------|-------------------|---------------------------|--------------------|
| Estimated market value | £235,000 | Number of bedrooms  | 2 bedrooms        | Floor area                | 980ft <sup>2</sup> |
| Annual rental yield    | 4.98%    | Number of bathrooms | 2 bathrooms       | Plot size                 | 0.24 acres         |
|                        |          | Property type       | Flats/Maisonettes | Price per ft <sup>2</sup> | £239               |
|                        |          | Year built          | 2003              | Title number              | LA949989           |
|                        |          |                     |                   | Title number              | LA957908           |

|                                                                                                |           |                                                                                                                  |      |                                                                                                        |                 |
|------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------|-----------------|
|  <b>Tenure</b> |           |  <b>EPC</b> Valid to 11/05/2033 |      |  <b>Council tax</b> |                 |
| Lease type                                                                                     | Leasehold | Efficiency rating (current)                                                                                      | 74 C | Tax band                                                                                               | Band D          |
| Lease term                                                                                     | 999y 8m   | Efficiency rating (potential)                                                                                    | 78 C | Estimated cost                                                                                         | £2,503 per year |
| Lease remaining                                                                                | 974y 2m   | Enviro impact (current)                                                                                          | 71 C | Local authority                                                                                        | Lancaster       |
| Lease end date                                                                                 | Apr 3000  | Enviro impact (potential)                                                                                        | 76 C |                                                                                                        |                 |

|                                                                                                     |                  |                                                                                                  |               |
|-----------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------|---------------|
|  <b>Utilities</b> |                  |  <b>Build</b> |               |
| Mains gas                                                                                           | Yes              | Floor type                                                                                       | Other         |
| 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       |  Outstanding |
|  O2 coverage       |  Good        |
|  Three coverage    |  Good        |
|  Vodafone coverage |  Okay        |

Broadband coverage

|                     |                                                                                            |
|---------------------|--------------------------------------------------------------------------------------------|
| Basic broadband     |  8mb    |
| Superfast broadband |  35mb   |
| Ultrafast broadband |  1800mb |
| Overall broadband   |  1800mb |

Outdoor space

Garden direction (est)

Air traffic noise

No registered disturbance from air traffic noise

Tree preservation orders

A total of 3 tree preservation orders apply to this property. Please ask for full details.

|             |               |
|-------------|---------------|
| Tree type 1 | <b>oak</b>    |
| Tree type 2 | <b>oak</b>    |
| Tree type 3 | <b>cherry</b> |

Flood risk

|                           |                 |
|---------------------------|-----------------|
| Rivers and sea flood risk | <b>Very low</b> |
| Surface water flood risk  | <b>Very low</b> |

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                                                                                               | 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.

Comparable Properties - Sales



Sold STC

£250,000 listed price 69ft  
**Spruce Avenue, LA1**  
3 Bed Flats/Maisonettes  
Leasehold 990ft<sup>2</sup> (£252.53)



Listed - 4 years ago

£175,500 listed price 1.0mi  
**Spinners Court, LA1**  
3 Bed Flats/Maisonettes  
Leasehold 990ft<sup>2</sup> (£177.27)



Listed - 2 years ago

£235,000 listed price 1.0mi  
**Henry Street, LA1**  
2 Bed Flats/Maisonettes  
Leasehold 1259ft<sup>2</sup> (£186.66)



Sold STC

£175,000 listed price 1.0mi  
**Henry Street, LA1**  
2 Bed Flats/Maisonettes  
Leasehold 700ft<sup>2</sup> (£250)



Sold STC

£175,000 listed price 1.0mi  
**Aalborg Place, Mill View House Aalborg Pla...**  
2 Bed Flats/Maisonettes  
667ft<sup>2</sup> (£262.37)



Listed - 3 years ago

£176,400 listed price 1.0mi  
**The Roundhouse, Robert Street, Lancaster, ...**  
2 Bed Flats/Maisonettes



Listed - 2 months ago

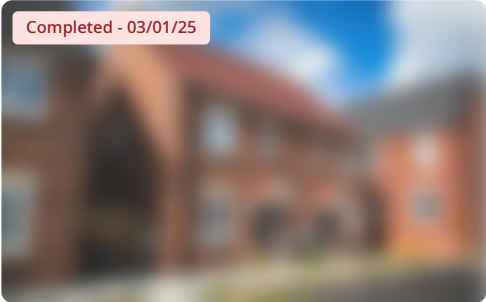
£185,000 listed price 1.0mi  
**Fenton Street, LA1**  
2 Bed Flats/Maisonettes  
Leasehold 1249ft<sup>2</sup> (£148.12)



Listed - 2 months ago

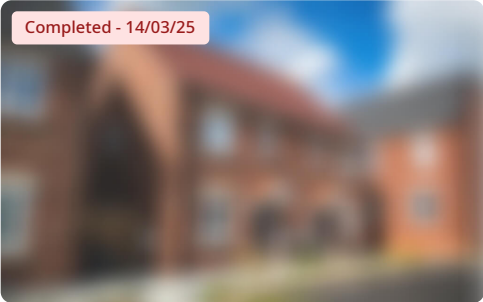
£235,000 listed price 1.0mi  
**Laurel Bank, LA1**  
1 Bed Flats/Maisonettes  
Leasehold 926ft<sup>2</sup> (£253.78)

Comparable Properties - Completed



Completed - 03/01/25

£187,000 sold price 26ft ☺  
**Spruce Avenue, LA1**  
🏠 2 Bed 🏠 Flats/Maisonettes  
📏 915ft<sup>2</sup> (£204.37)



Completed - 14/03/25

£205,000 sold price 43ft ☺  
**Spruce Avenue, LA1**  
🏠 2 Bed 🏠 Flats/Maisonettes  
📏 969ft<sup>2</sup> (£211.56)



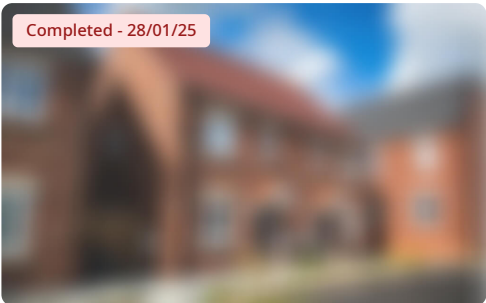
Completed - 13/12/24

£180,000 sold price 66ft ☺  
**Spruce Avenue, LA1**  
🏠 3 Bed 🏠 Flats/Maisonettes  
📏 850ft<sup>2</sup> (£211.76)



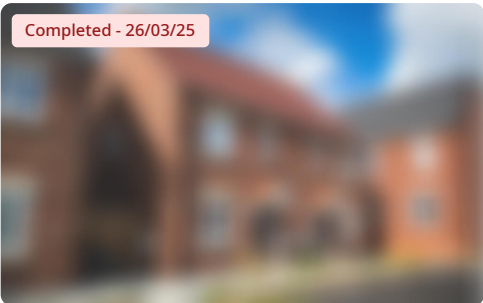
Completed - 01/12/25

£250,000 sold price 66ft ☺  
**Spruce Avenue, LA1**  
🏠 3 Bed 🏠 Flats/Maisonettes  
📏 1119ft<sup>2</sup> (£223.41)



Completed - 28/01/25

£180,000 sold price 1.0mi ☺  
**Rays Drive, LA1**  
🏠 2 Bed 🏠 Flats/Maisonettes  
📏 775ft<sup>2</sup> (£232.26)



Completed - 26/03/25

£176,000 sold price 1.0mi ☺  
**Aldcliffe Road, LA1**  
🏠 2 Bed 🏠 Flats/Maisonettes  
📏 893ft<sup>2</sup> (£197.09)



Completed - 18/10/24

£195,000 sold price 1.0mi ☺  
**Queen Street, LA1**  
🏠 2 Bed 🏠 Flats/Maisonettes  
📏 1055ft<sup>2</sup> (£184.83)

Comparable Properties - Lettings



£820 pcm 1,545ft ☺  
**The Hastings, LA1**

🛏 2 Bed 🏠 Flats/Maisonettes  
📄 Leasehold 📏 570ft<sup>2</sup> (£1.44)



£900 pcm 1,713ft ☺  
**Bridge Road, LA1**

🛏 2 Bed 🏠 Flats/Maisonettes  
📄 Leasehold 📏 657ft<sup>2</sup> (£1.37)



£850 pcm 1,841ft ☺  
**Greaves Road, Lancaster, LA1**

🛏 2 Bed 🏠 Flats/Maisonettes



£995 pcm 2,146ft ☺  
**Greaves Road, Lancaster**

🛏 1 Bed 🏠 Flats/Maisonettes



£950 pcm 1.0mi ☺  
**Queen Street, LA1**

🛏 2 Bed 🏠 Flats/Maisonettes  
📄 Leasehold 📏 527ft<sup>2</sup> (£1.8)



£1,018 pcm 1.0mi ☺  
**Queen Street, LA1**

🛏 1 Bed 🏠 Flats/Maisonettes  
📄 Leasehold 📏 646ft<sup>2</sup> (£1.58)



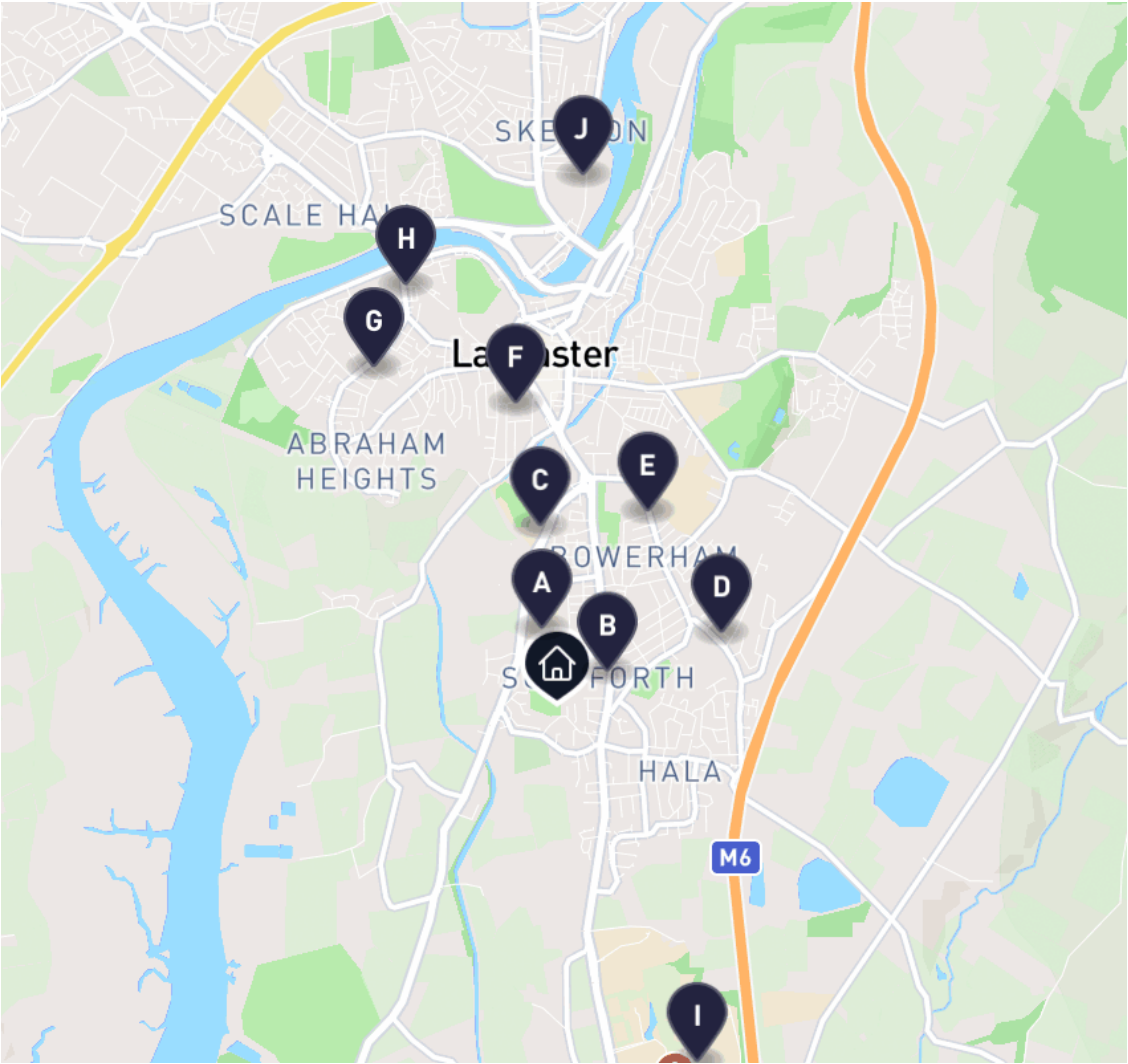
£932 pcm 1.0mi ☺  
**Queen Street, LA1**

🛏 1 Bed 🏠 Flats/Maisonettes  
📄 Leasehold 📏 463ft<sup>2</sup> (£2.01)



£1,018 pcm 1.0mi ☺  
**Queen Street, LA1**

🛏 1 Bed 🏠 Flats/Maisonettes  
📄 Leasehold 📏 646ft<sup>2</sup> (£1.58)



|   |                                                                                       |             |
|---|---------------------------------------------------------------------------------------|-------------|
| A | Jamea Al Kauthar<br>0.13mi • Secondary                                                | Good        |
| B | Scotforth St Paul's Church Of England Primary And Nursery School<br>0.19mi • Nursery  | Good        |
| C | Ripley St Thomas Church Of England Academy<br>0.50mi • Secondary                      | Outstanding |
| D | Moorside Primary School<br>0.62mi • Primary                                           | Good        |
| E | Bowerham Primary & Nursery School<br>0.65mi • Nursery                                 | Good        |
| F | Lancaster Girls' Grammar School<br>0.97mi • Secondary                                 | Good        |
| G | Appletree Nursery School<br>1.29mi • Nursery                                          | Good        |
| H | Lancaster Independent School For Alternative Learning (Lisal)<br>1.50mi • Independent | Good        |
| I | University Of Lancaster<br>1.58mi • Universities                                      | Good        |
| J | Chadwick High School<br>1.81mi • Pupilreferralunits                                   | Good        |



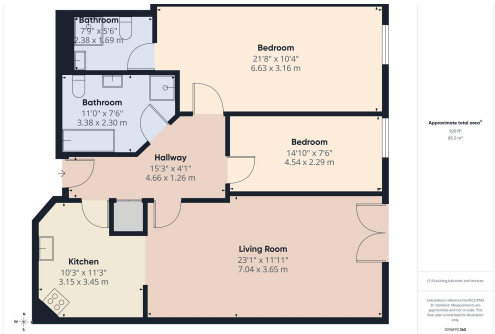
- A** Islamic College, Ashton Road  
0.15 mi • Bus stop or station
- B** Rutland Avenue  
0.20 mi • Bus stop or station
- C** Hall Park, Scotforth Road  
0.22 mi • Bus stop or station
- D** Lancaster Rail Station  
1.20 mi • Train station
- E** Bare Lane Rail Station  
3.28 mi • Train station
- F** Blackpool International Airport  
20 mi • Airport
- G** M6  
2.95 mi • Motorway

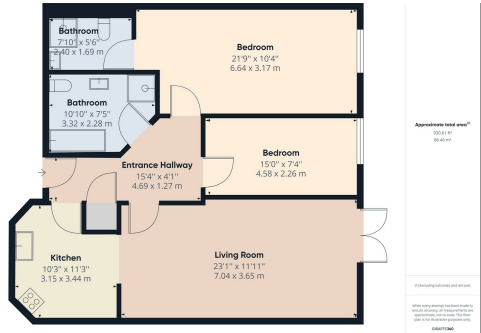
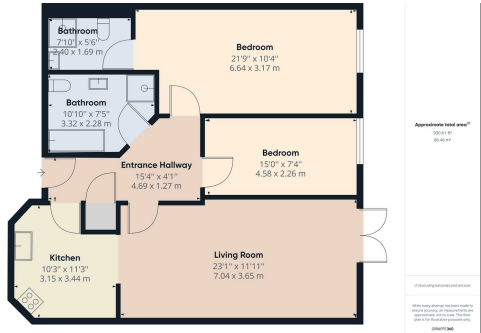
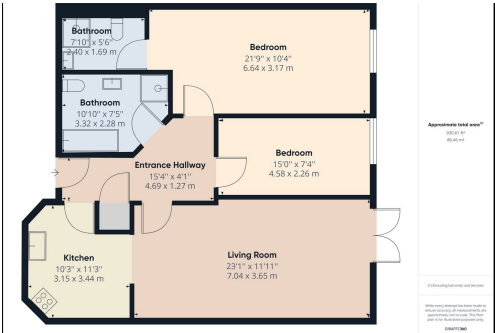
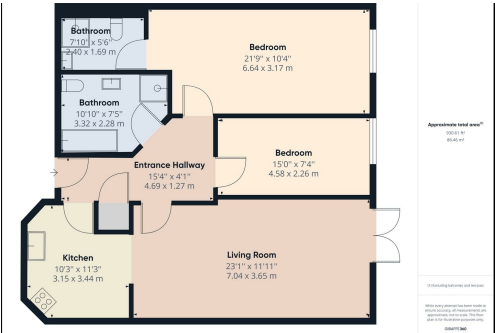
Nearby Planning



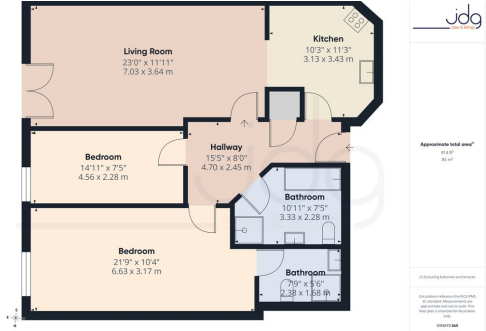
|          |                                                                                                                                                                                                                                                                  |       |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>A</b> | 31 Spruce Avenue Lancaster Lancashire LA1 5LB<br>Installation of roof light to the rear elevation<br>Approved      Ref no. 22/00264/FUL      08-04-2022                                                                                                          | 118ft |
| <b>B</b> | 26 Spruce Avenue Lancaster Lancashire LA1 5LB<br>Erection of a single storey rear extension and erection of a pergola to the rear<br>Approved      Ref no. 21/01327/FUL      28-10-2021                                                                          | 148ft |
| <b>C</b> | 20 Spruce Avenue Lancaster Lancashire LA1 5LB<br>Proposed lawful development certificate for the erection of a single storey rear extension<br>Approved      Ref no. 20/01227/PLDC      06-11-2020                                                               | 279ft |
| <b>D</b> | 1 Spruce Avenue Lancaster Lancashire LA1 5LB<br>Proposed lawful development certificate for the erection of single storey rear extension<br>Approved      Ref no. 18/01097/PLDC      28-08-2018                                                                  | 410ft |
| <b>E</b> | 1 Spruce Avenue Lancaster Lancashire LA1 5LB<br>Erection of a single storey rear extension<br>Approved      Ref no. 22/00362/FUL      23-03-2022                                                                                                                 | 417ft |
| <b>F</b> | 174 Dorrington Road Lancaster Lancashire LA1 4TD<br>Proposed Lawful Development Certificate for the construction of a dormer extension to the rear elevation with a Juliet balcony<br>Approved      Ref no. 19/00627/PLDC      21-05-2019                        | 469ft |
| <b>G</b> | 4 Spruce Avenue Lancaster Lancashire LA1 5LB<br>Proposed lawful development certificate for demolition of conservatory and erection of single storey rear extension, and installation of a rooflight t...<br>Approved      Ref no. 20/00549/PLDC      01-06-2020 | 486ft |
| <b>H</b> | 2 Spruce Avenue Lancaster Lancashire LA1 5LB<br>Erection of a single storey rear extension and a first floor side extension<br>Approved      Ref no. 20/00753/FUL      12-10-2020                                                                                | 525ft |









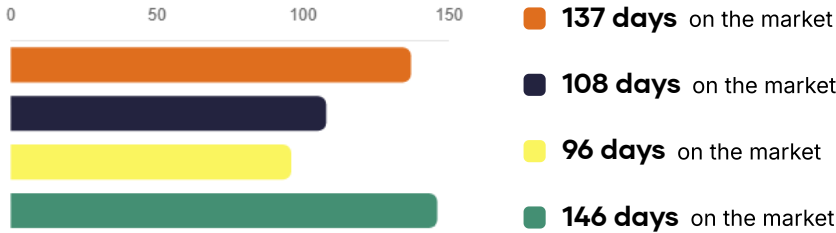




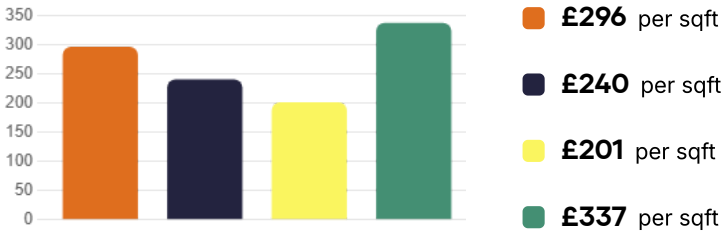
Average house price changes in the last year (Lancaster)

|                   | 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  |

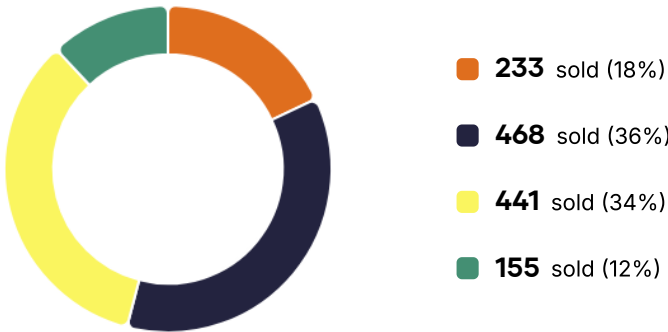
Average time on the market (Lancaster)



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 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

Office address **66 Market Street, Lancaster, LA1 1HP**

Email **[sales@jdg.co.uk](mailto:sales@jdg.co.uk)**

Phone **01524 843322**

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

Follow us on **f **

## 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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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.

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