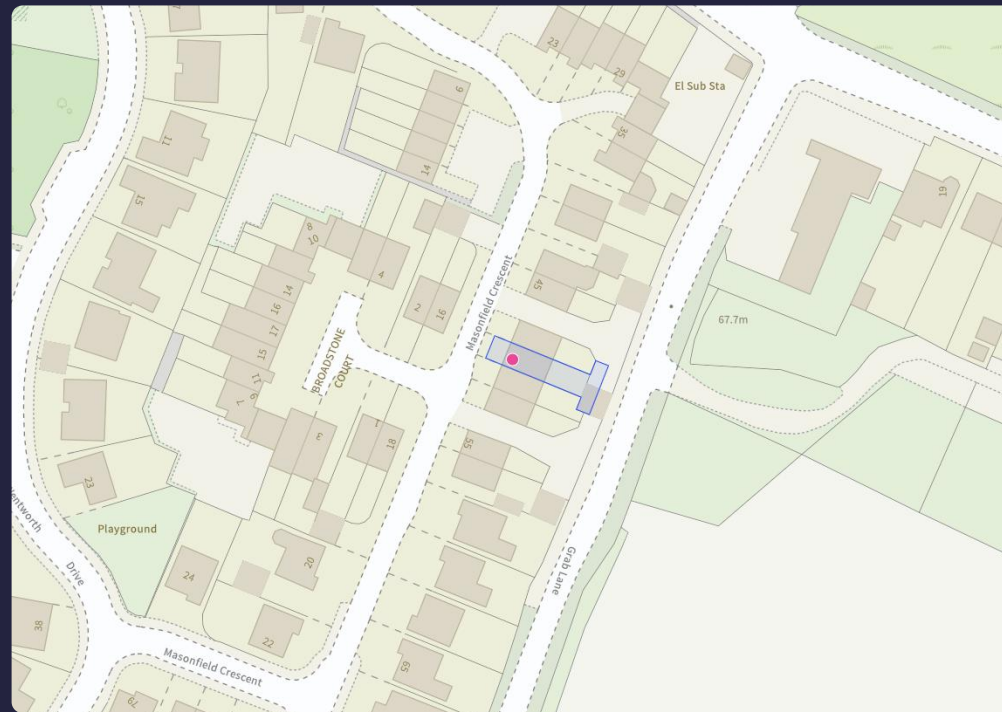
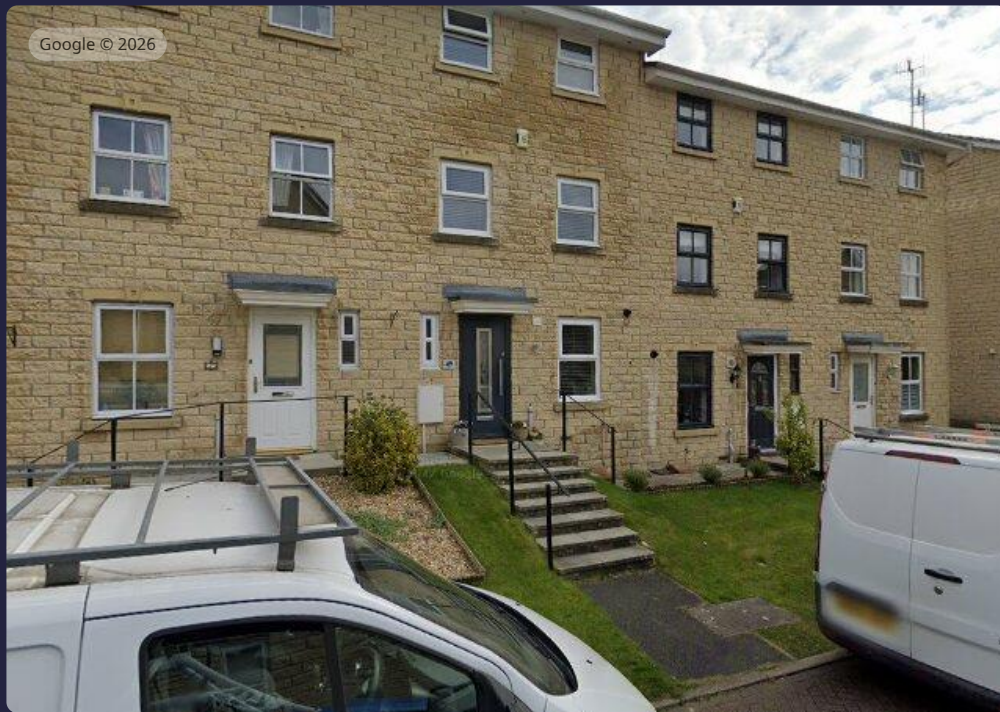




Property Report

49 Masonfield Crescent, Lancaster, LA1 3SR

29th September 2026



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Best Estate Agent

Data you can rely on:

HM Land
Registry



Ofsted

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Office for
National Statistics

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Location

Masonfield Crescent is an established residential development on the eastern side of Lancaster, convenient for the city centre, Williamson Park, universities and Royal Lancaster Infirmary. Local shops, schools and transport links are accessible, with good road connections around the city and towards the M6.

Property Information

Built in the 2000s, this well-presented four-bedroom townhouse is arranged over three floors. The ground floor has a WC, renovated 2024 kitchen and spacious living/dining room with French doors to the garden. Four bedrooms and two bathrooms are arranged across the upper floors. Outside is an attractive east-facing garden with patio, lawn and access to a detached garage. Roof/ridge and fascia works were completed in 2019 and 2024. The boiler was serviced in September 2026.

Material Information

Leasehold – approx. 974 years remaining. Homeground management. No ground rent or service charge payable. Fixed annual payment: £184.

Key Property Information



Estimated market value	£315,000	Number of bedrooms	4 bedrooms	Floor area	1,087ft ²
Annual rental yield	2.48%	Number of bathrooms	2 bathrooms	Plot size	0.03 acres
		Property type	Terraced	Price per ft ²	£289
		Year built	2003	Title number	LA939549
				Title number	LAN47224

Tenure		EPC Valid to 13/03/2028		Council tax	
Lease type	Leasehold	Efficiency rating (current)	69 C	Tax band	Band D
Lease term	999y 8m	Efficiency rating (potential)	85 B	Estimated cost	£2,503 per year
Lease remaining	976y 7m	Enviro impact (current)	66 D	Local authority	Lancaster
Lease end date	Oct 3002	Enviro impact (potential)	83 B		

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	Double Glazed
Water	United Utilities		

Key Property Information



Mobile coverage

 EE coverage	 Poor
 O2 coverage	 Okay
 Three coverage	 Okay
 Vodafone coverage	 Okay

Broadband coverage

Basic broadband	 9mb
Superfast broadband	 78mb
Ultrafast broadband	 10000mb
Overall broadband	 10000mb

Outdoor space

Garden direction (est) **Southeast**

Air traffic noise

Air traffic noise **None**
Assessed **31/12/19**
There are no detectable regular disruptions.
Nearest: Blackpool International Airport - 21.55 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 **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.

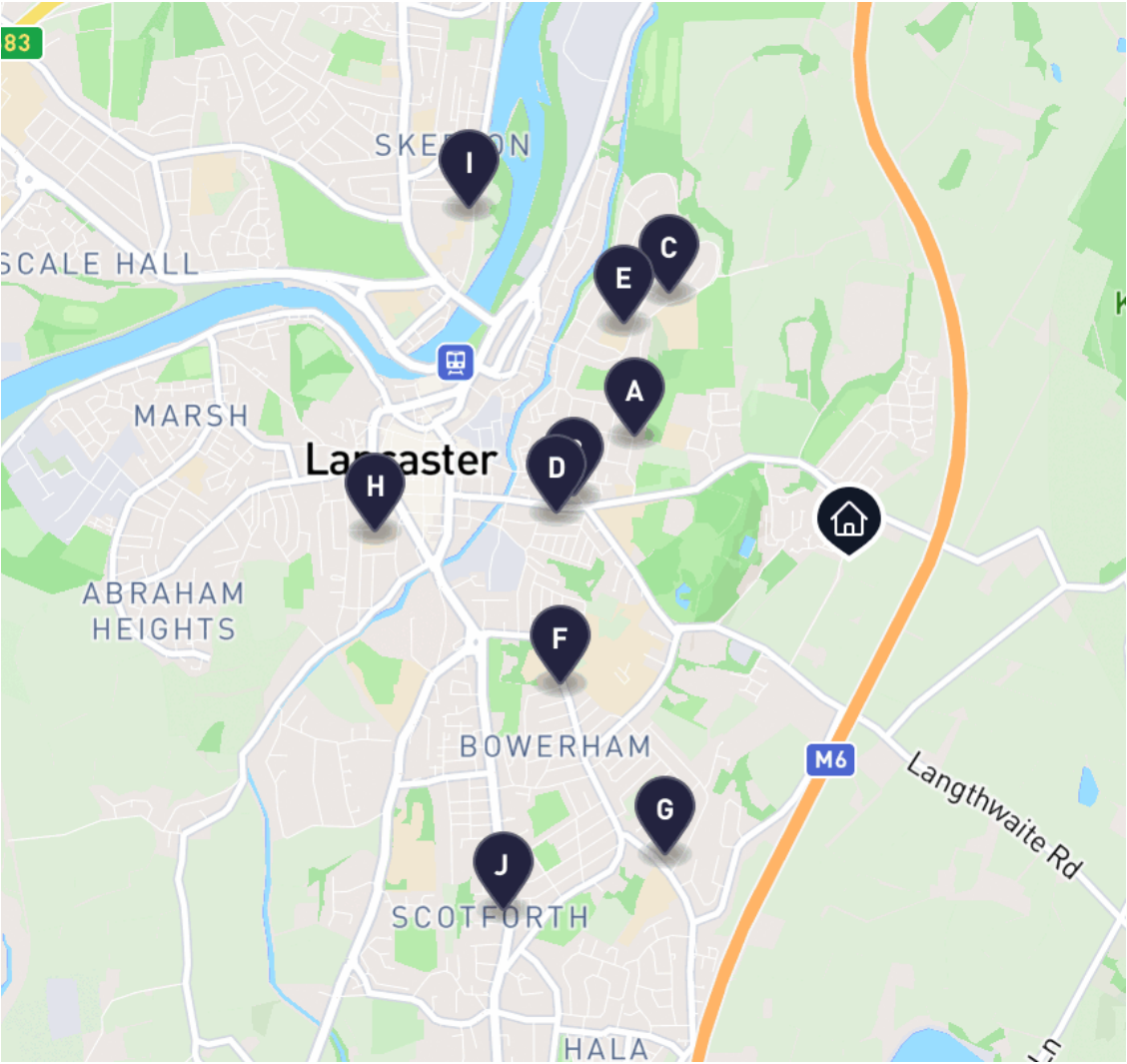
Environmental Appeal

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.

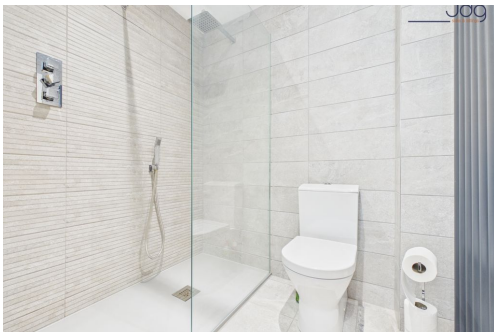


A	Lancaster Christ Church Church Of England Primary School	Good
B	Lancaster Royal Grammar School	Good
C	Central Lancaster High School	Good
D	The Cathedral Catholic Primary School, Lancaster	Good
E	Castle View Primary Academy	Not rated
F	Bowerham Primary & Nursery School	Good
G	Stepping Stones School	Outstanding
H	Lancaster Girls' Grammar School	Good
I	Chadwick High School	Good
J	Scotforth St Paul's Church Of England Primary And Nursery School	Good



- A** Grab Lane
0.05 mi • Bus stop or station
- B** Wentworth Drive
0.13 mi • Bus stop or station
- C** Parkgate Drive
0.24 mi • Bus stop or station
- D** Lancaster Rail Station
1.42 mi • Train station
- E** Bare Lane Rail Station
3.21 mi • Train station
- F** Blackpool International Airport
22 mi • Airport
- G** M6
1.72 mi • Motorway

Property Images



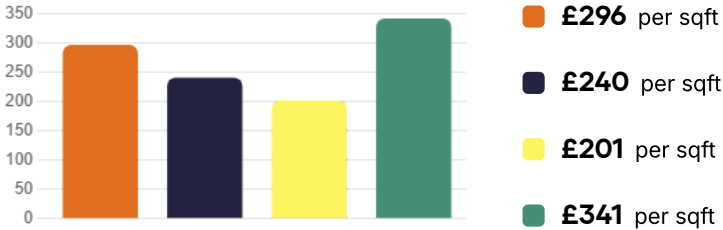




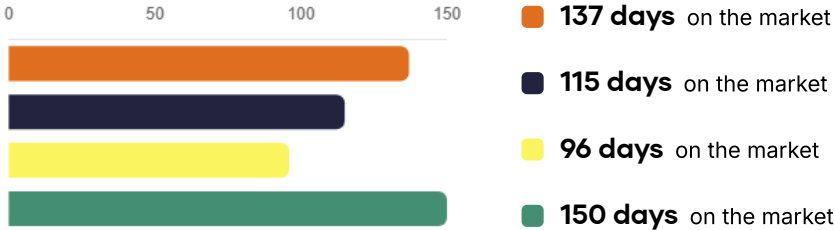
Average house price changes in the last year (Lancaster)

	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

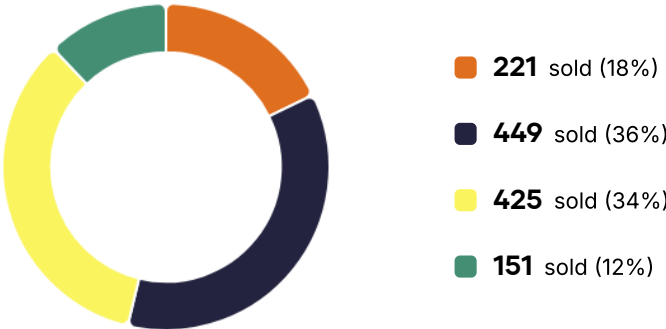
Average price per sqft (Lancaster)



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...



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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