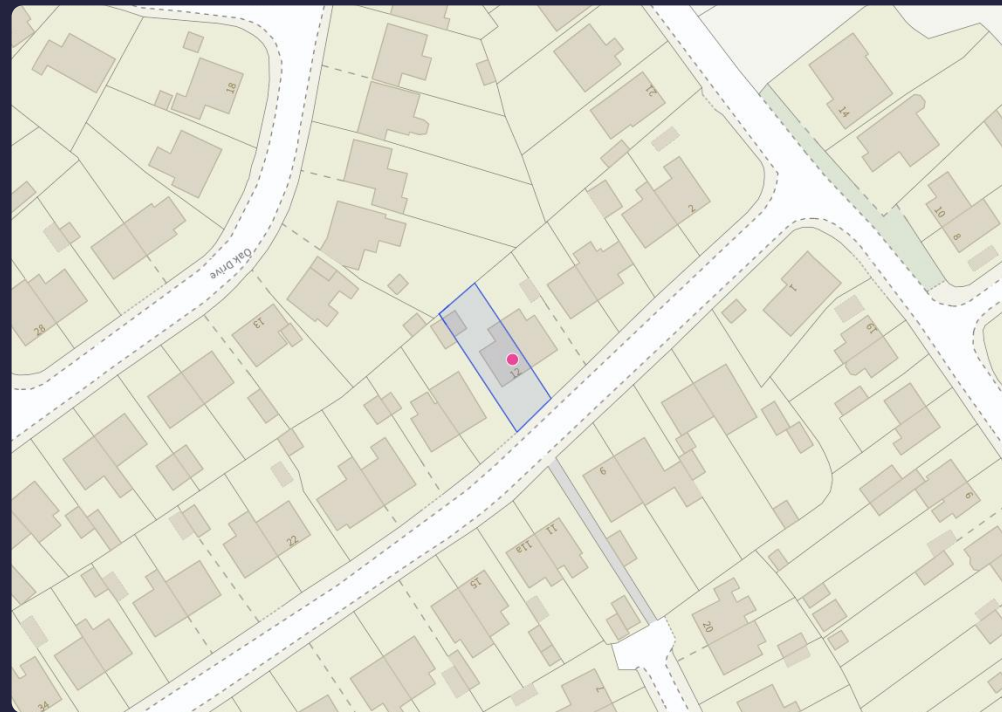




Property Report

12 Beech Road, Halton, Lancaster, LA2 6QQ

23rd September 2026

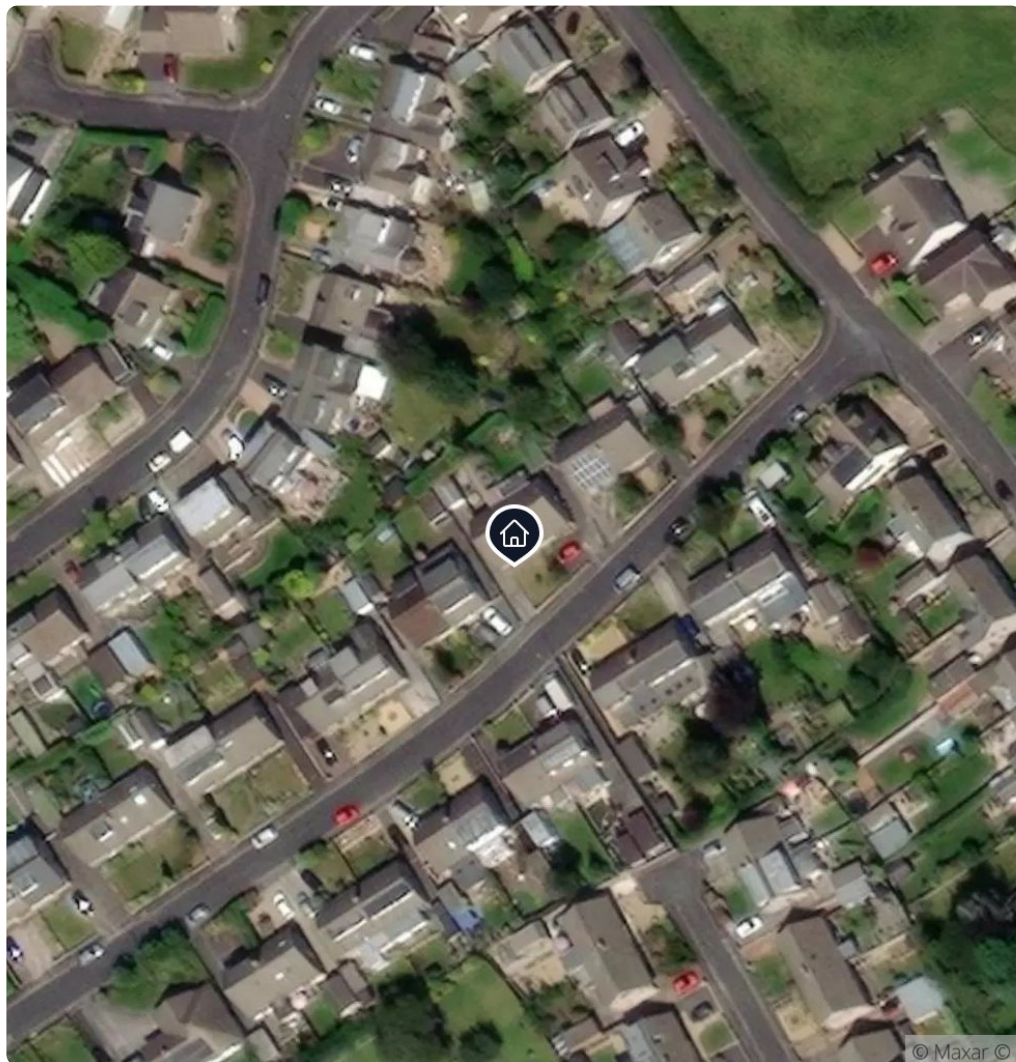


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HM Land
Registry





Beech Road is situated in the popular village of Halton, a few miles east of Lancaster. The village offers a strong community feel with everyday amenities, a primary school and excellent access to the surrounding Lune Valley, River Lune and cycle path. Lancaster city centre and the M6 are also readily accessible.

This well-proportioned two-bedroom bungalow occupies a good-sized plot with ample driveway parking, a detached garage and an enclosed rear garden. Inside, a central hallway leads to a bright living room with a wide picture window and decorative fireplace. The fitted kitchen opens into a useful rear sunroom, ideal for dining or relaxing while overlooking the garden. There are two well-proportioned bedrooms and a three-piece bathroom with shower over the bath. Outside, the front is mainly lawned, while the private rear garden combines paved and gravelled areas with established shrubs and planting for easy maintenance.

Key Property Information



Estimated market value	£250,000	Number of bedrooms	2 bedrooms	Floor area	633ft ²
Annual rental yield	4.44%	Number of bathrooms	1 bathroom	Plot size	0.07 acres
		Property type	Semi-Detached	Price per ft ²	£394
		Year built (predicted)	1930-1975	Title number	LA737109

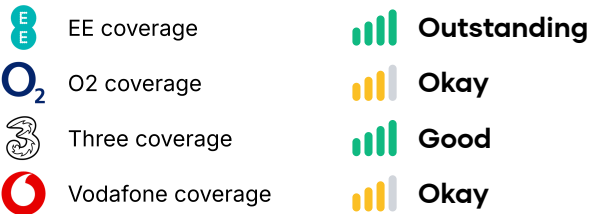
Tenure		EPC Valid to 26/11/2025		Council tax	
Lease type	Freehold	Efficiency rating (current)	41 E	Tax band	Band C
		Efficiency rating (potential)	83 B	Estimated cost	£2,225 per year
		Enviro impact (current)	35 F	Local authority	Lancaster
		Enviro impact (potential)	80 C		

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		

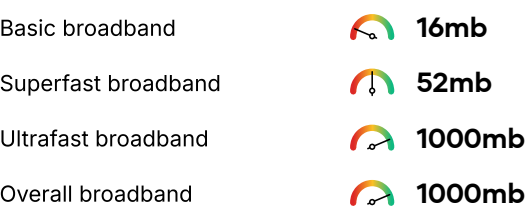
Key Property Information



Mobile coverage



Broadband coverage



Outdoor space

Garden direction (est) **Northwest**

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	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



£210,000 listed price 207ft ⌚

Beech Road, Halton, Lancaster

🛏 2 Bed 🏠 Semi-Detached



£250,000 listed price 417ft ⌚

Sykelands Grove, Halton, LA2

🛏 3 Bed 🏠 Semi-Detached

🏡 Freehold 📏 1119ft² (£223.41)

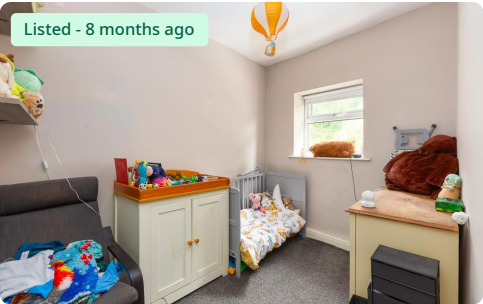


£264,500 listed price 1,250ft ⌚

Clougha Avenue, Halton, LA2

🛏 3 Bed 🏠 Semi-Detached

🏡 Freehold 📏 904ft² (£292.59)



£199,950 listed price 2,221ft ⌚

Low Road, Halton, LA2

🛏 2 Bed 🏠 Semi-Detached

🏡 Freehold 📏 700ft² (£285.64)



£205,000 listed price 1.0mi ⌚

Ashcroft Close, Caton, LA2

🛏 2 Bed 🏠 Semi-Detached

🏡 Freehold 📏 538ft² (£381.04)



£278,000 listed price 2.0mi ⌚

Broadacre, Caton, LA2

🛏 3 Bed 🏠 Semi-Detached

🏡 Leasehold 📏 980ft² (£283.67)



£250,000 listed price 2.0mi ⌚

Brookhouse Road, Caton, LA2

🛏 3 Bed 🏠 Semi-Detached

🏡 Freehold 📏 1001ft² (£249.75)



£200,000 listed price 2.0mi ⌚

Leslie Avenue, Caton, LA2

🛏 3 Bed 🏠 Semi-Detached

🏡 Freehold 📏 926ft² (£215.98)

Comparable Properties - Completed



Completed - 25/10/24

£240,000 sold price

256ft

Beech Road, Halton, LA2

4 Bed Semi-Detached

1163ft² (£206.36)



Completed - 04/04/25

£190,000 sold price

433ft

Pointer Grove, Halton, LA2

2 Bed Semi-Detached

667ft² (£284.86)



Completed - 30/10/25

£257,500 sold price

440ft

Pointer Grove, Halton, LA2

2 Bed Semi-Detached

1055ft² (£244.08)



Completed - 09/01/25

£275,000 sold price

564ft

Sykelds Avenue, Halton, LA2

4 Bed Semi-Detached

1109ft² (£247.97)



Completed - 30/06/25

£250,000 sold price

961ft

Lythe Fell Avenue, Halton, LA2

2 Bed Semi-Detached

904ft² (£276.55)



Completed - 03/10/25

£244,000 sold price

961ft

Lythe Fell Avenue, Halton, LA2

2 Bed Semi-Detached

904ft² (£269.91)



Completed - 12/09/25

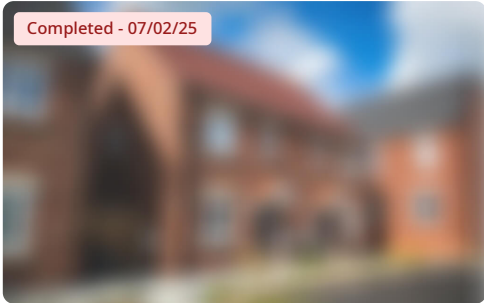
£220,000 sold price

984ft

Harrowdale Park, Halton, LA2

2 Bed Semi-Detached

710ft² (£309.86)



Completed - 07/02/25

£230,000 sold price

1,020ft

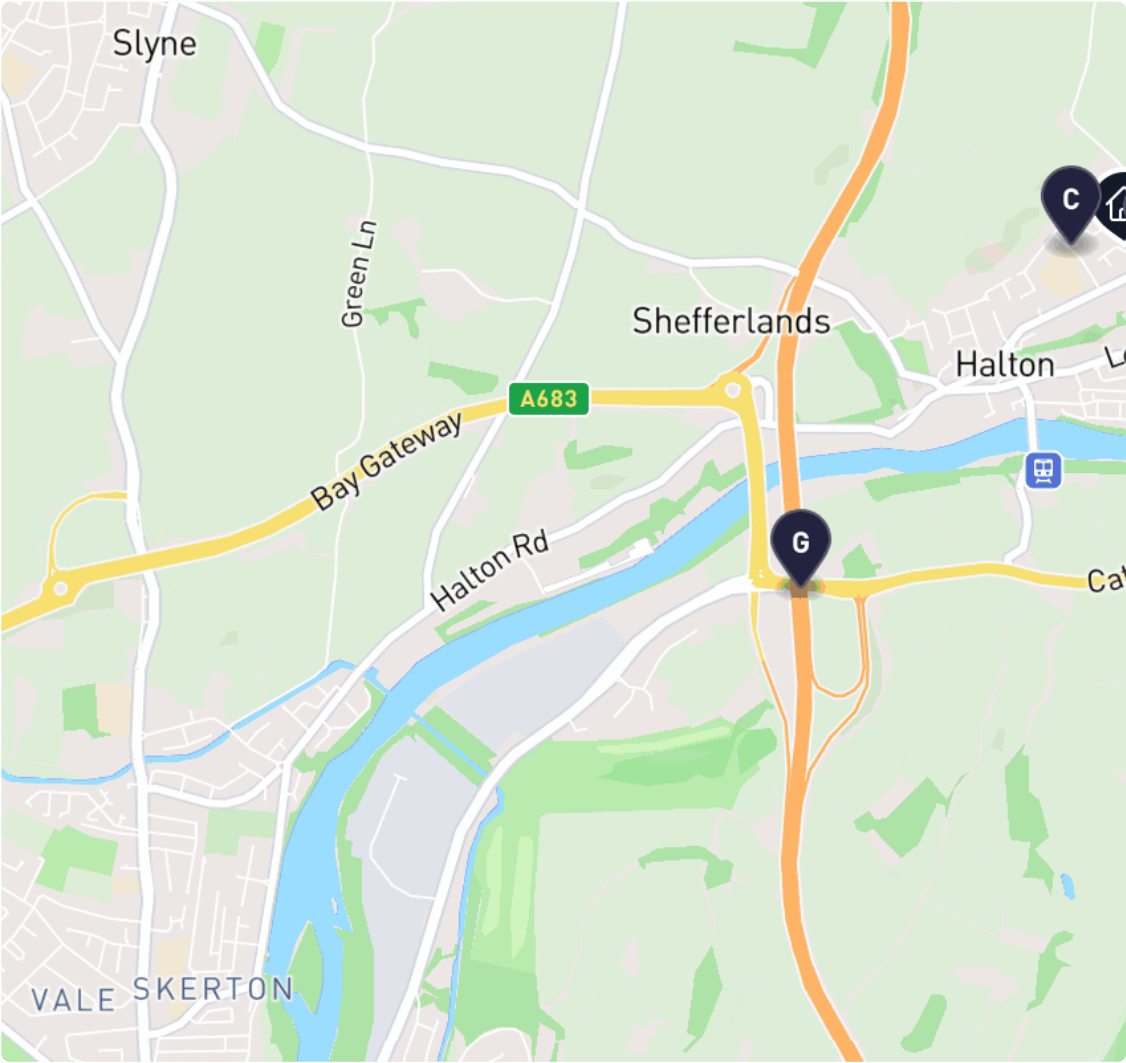
Lythe Fell Avenue, Halton, LA2

2 Bed Semi-Detached

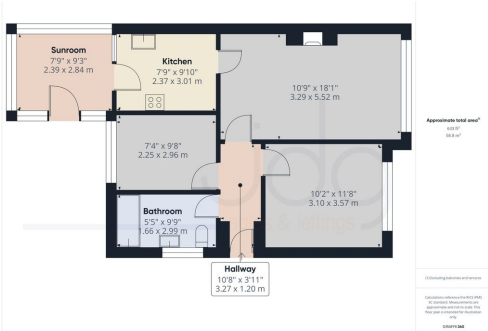
915ft² (£251.37)



A	St Wilfrid's Cof E Primary School 0.14mi • Primary	Good
B	Nether Kellet Community Primary School 1.63mi • Primary	Outstanding
C	Caton Primary School 1.75mi • Primary	Good
D	Beaumont College - A Salutem/Ambito College 2.09mi • Special	Good
E	Central Lancaster High School 2.17mi • Secondary	Good
F	Chadwick High School 2.32mi • Pupilreferralunits	Good
G	Caton St Paul's Church Of England Primary School 2.34mi • Nursery	Good
H	Our Lady's Catholic College 2.67mi • Secondary	Requires improvement
I	Lancaster Ryelands Primary School 2.73mi • Nursery	Good
J	Lancaster Royal Grammar School 2.76mi • Secondary	Good



- A** Shops, High Road
0.12 mi • Bus stop or station
- B** Lunesdale View, Lunesdale View
0.12 mi • Bus stop or station
- C** St Wilfrids Ceps, Penny Stone Road
0.13 mi • Bus stop or station
- D** Lancaster Rail Station
3.07 mi • Train station
- E** Bare Lane Rail Station
3.25 mi • Train station
- F** Blackpool International Airport
24 mi • Airport
- G** M6
0.94 mi • Motorway

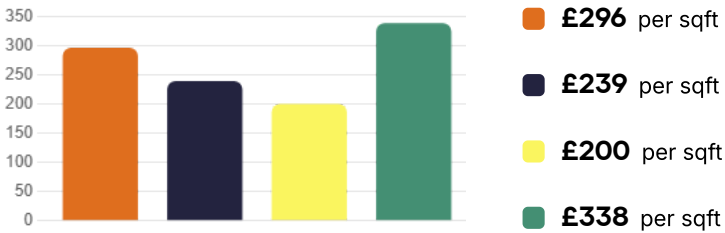




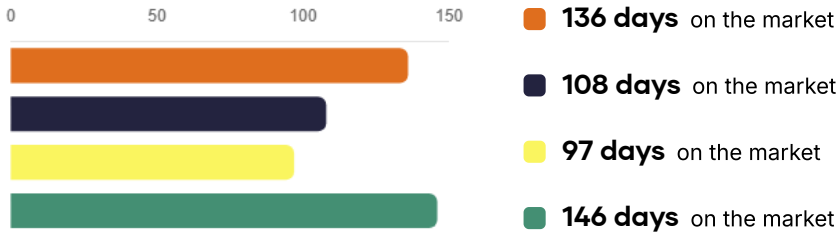
Average house price changes in the last year (Lancaster)

	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

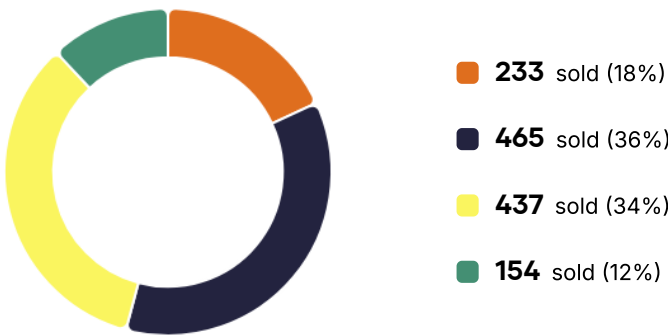
Average price per sqft (Lancaster)



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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Email **sales@jdg.co.uk**

Phone **01524 843322**

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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