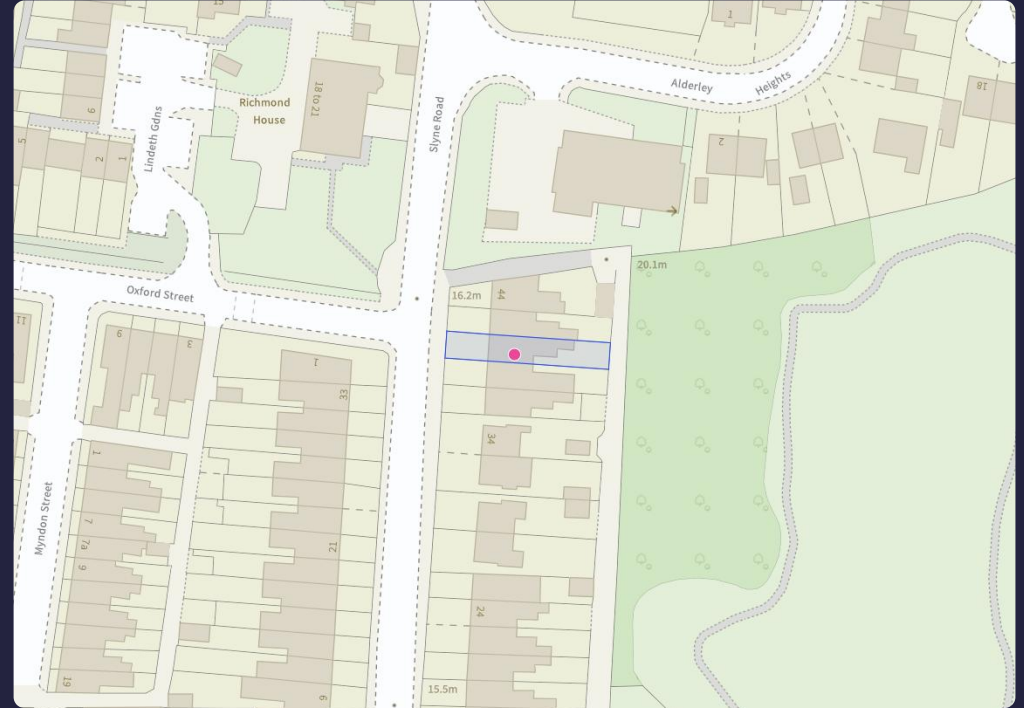




Property Report

40 Slyne Road, Lancaster, LA1 2HU

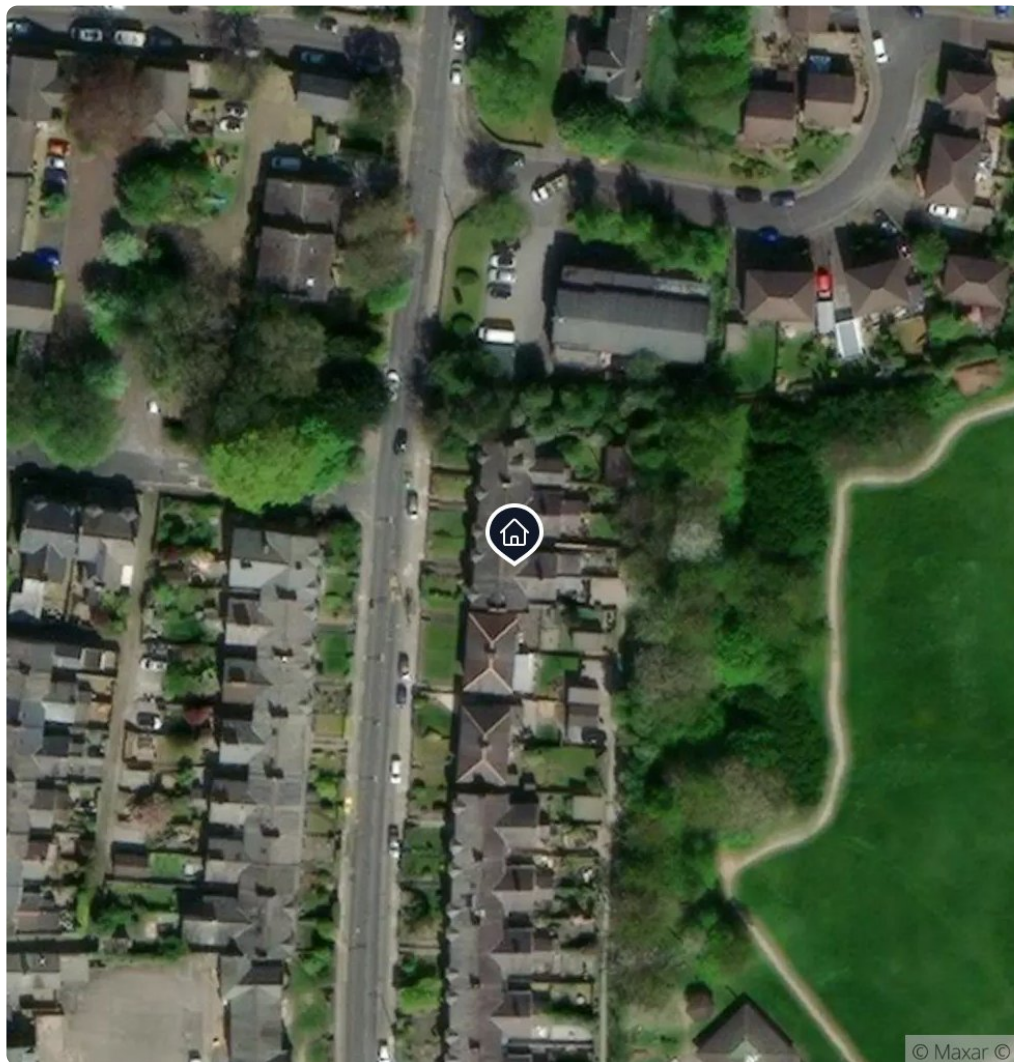
16th September 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:





Slyne Road is a well-established residential area north of Lancaster city centre, with local shops, schools and bus services nearby. There are good road links towards Morecambe, the Bay Gateway and M6, while the rear enjoys an open outlook towards greenery and playing fields.

This substantial four-bedroom Victorian mid-terrace offers generous living space, period character and considerable renovation potential. Features include large bay windows, fireplaces, stripped floorboards and traditional detailing. The ground floor has two spacious reception rooms, a generous kitchen with original range and hearth, utility space and storage. Upstairs are four bedrooms and a three-piece bathroom.

Outside is a tiered rear garden with lawn and established planting. The property requires substantial renovation and modernisation, providing an excellent opportunity to create an impressive family home.

Key Property Information



Estimated market value	£200,000	Number of bedrooms	4 bedrooms	Floor area	1,173ft ²
Annual rental yield	3.9%	Number of bathrooms	1 bathroom	Plot size	0.04 acres
		Property type	Terraced	Price per ft ²	£170
		Year built	1900-1929	Title number	LA955388

Tenure		EPC Valid to 19/11/2033	Council tax
Lease type	Freehold	Efficiency rating (current)	65 D
		Efficiency rating (potential)	83 B
		Enviro impact (current)	59 D
		Enviro impact (potential)	79 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	Stone
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	 Good
 Vodafone coverage	 Good

Broadband coverage

Basic broadband	 7mb
Superfast broadband	 80mb
Ultrafast broadband	 1800mb
Overall broadband	 1800mb

Outdoor space

Garden direction (est)	East
------------------------	-------------

Air traffic noise

Air traffic noise	None
Assessed	31/12/19
There are no detectable regular disruptions.	
Nearest: Blackpool International Airport - 21.93 miles away	

Tree preservation orders

A total of 2 tree preservation orders apply to this property. Please ask for full details.	
Tree type 1	unknown
Tree type 2	birch

Flood risk

Rivers and sea flood risk	Very low
Surface water flood risk	Very low

Parking

Off road parking	No (AI predicted)
------------------	--------------------------

Radon gas

High risk (10-30%)
The potential risk of a property exceeding the radon Action Level of 200 Bq m ³ . While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Key Property Information



Coastal erosion

Great Orme Head to Solway Firth

Feature type	Floodable
Defence type	
Floodable	Yes
Distance from property	337
Short term risk	
Medium term risk	

Great Orme Head to Solway Firth

Feature type	Floodable
Defence type	
Floodable	Yes
Distance from property	418
Short term risk	
Medium term risk	



 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.

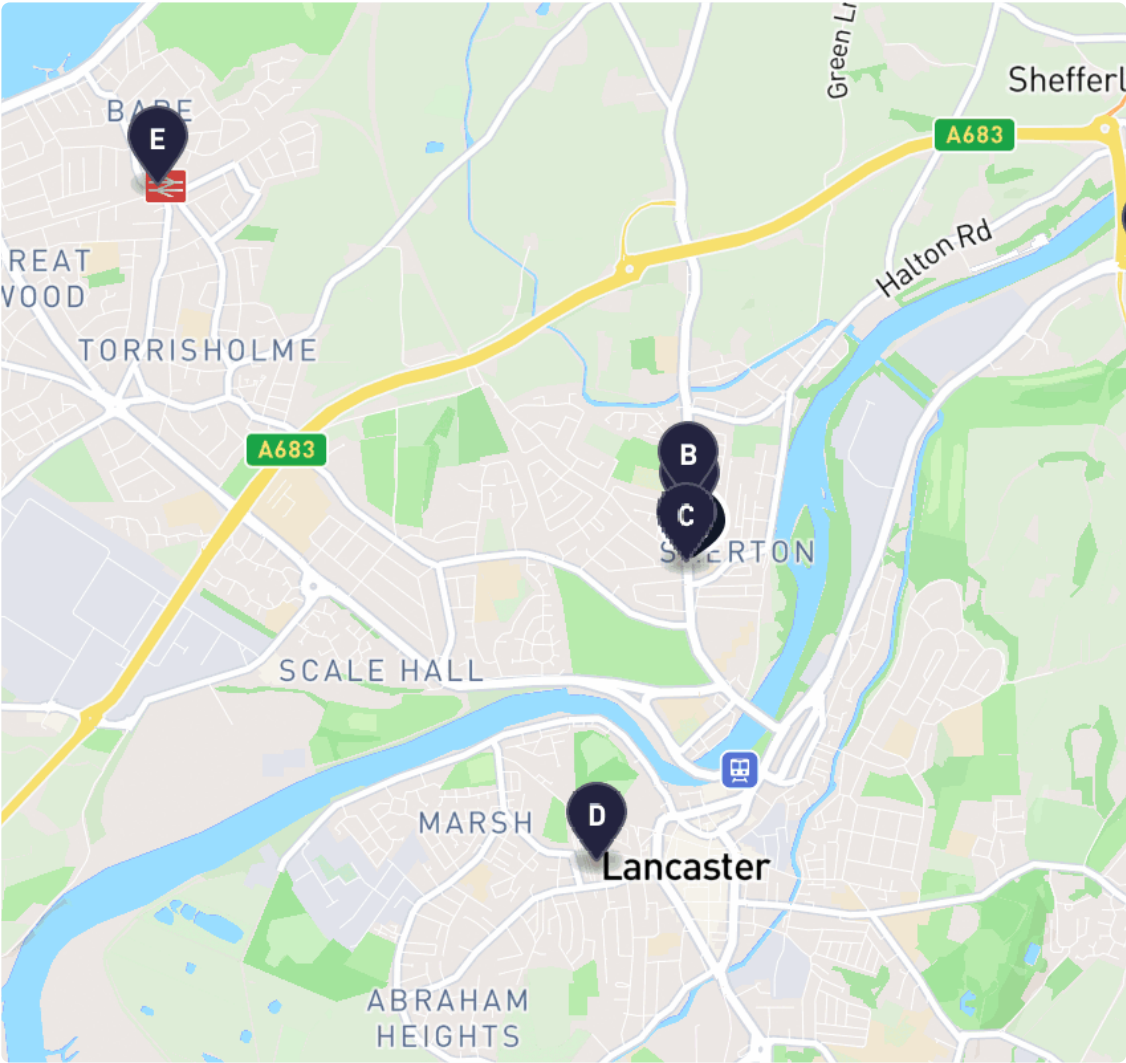
 Why it's important

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	Skerton St Luke's Church Of England Primary School	Good
B	St Josephs Catholic Primary School, Lancaster	Requires improvement
C	Chadwick High School	Good
D	Beaumont College - A Salutem/Ambito College	Good
E	Our Lady's Catholic College	Requires improvement
F	Lancaster Ryelands Primary School	Good
G	The Loyne Specialist School	Outstanding
H	Lancaster Independent School For Alternative Learning (Lisal)	Good
I	Central Lancaster High School	Good
J	Lancaster Royal Grammar School	Good



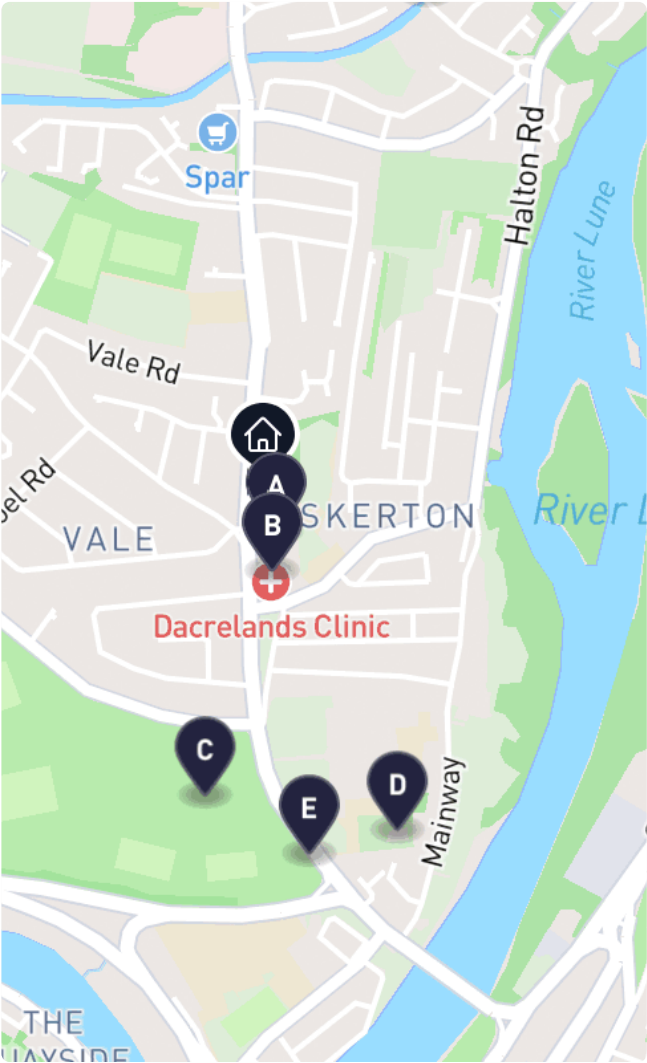
- A** Oxford Street
0.01 mi • Bus stop or station
- B** Vale Road
0.04 mi • Bus stop or station
- C** Barley Cop Lane
0.11 mi • Bus stop or station
- D** Lancaster Rail Station
0.94 mi • Train station
- E** Bare Lane Rail Station
1.66 mi • Train station
- F** Blackpool International Airport
22 mi • Airport
- G** M6
1.37 mi • Motorway

Nearby Planning



A	28 Slyne Road Lancaster Lancashire LA1 2HU 131ft	Proposed lawful development certificate for the erection of a single storey rear extension Approved Ref no. 23/01078/PLDC 19-09-2023
B	18 Lindeth Gardens Lancaster Lancashire LA1 2NH 203ft	Demolition of existing conservatory and erection of a single storey rear extension Approved Ref no. 25/01308/FUL 10-12-2025
C	14 Alderley Heights Lancaster Lancashire LA1 2HR 338ft	Retrospective application for the demolition of existing conservatory and erection of a replacement conservatory to the rear Approved Ref no. 23/00100/FUL 03-02-2023
D	17 Oxford Street Lancaster Lancashire LA1 2NF 410ft	Proposed lawful development certificate for the demolition of existing conservatory, erection of a single storey rear extension, erection of side... Approved Ref no. 24/01070/PLDC 04-10-2024
E	6 Barley Cop Lane Lancaster Lancashire LA1 2NQ 423ft	Erection of a single storey side extension Approved Ref no. 24/01034/FUL 19-09-2024
F	24 Alderley Heights Lancaster Lancashire LA1 2HR 436ft	Demolition of existing conservatory and erection of a replacement conservatory Approved Ref no. 21/01193/FUL 12-10-2021
G	8 Vale Road Lancaster Lancashire LA1 2JL 440ft	Proposed lawful development certificate for the construction of a dormer extension to the rear elevation Approved Ref no. 21/00842/PLDC 02-07-2021
H	8 Vale Road Lancaster Lancashire LA1 2JL 440ft	Erection of a 3.35 metre deep, single storey rear extension with a maximum roof height of 2.90 metres and a maximum eaves height of 1.90 metres Approved Ref no. 25/00331/PAH 25-03-2025

Nearby Listed Buildings



A

Grade II - Listed building 492ft
CHURCH OF ST JOSEPH
13/03/95 List entry no: 1298370

B

Grade II - Listed building 689ft
DACRELANDS
18/02/70 List entry no: 1194926

C

Grade II - Listed building 1808ft
RYELANDS HOUSE
18/02/70 List entry no: 1212160

D

Grade II - Listed building 2064ft
CHURCH OF ST LUKE
13/03/95 List entry no: 1195002

E

Grade II - Listed building 2083ft
RYELANDS LODGE
18/02/70 List entry no: 1194983

F

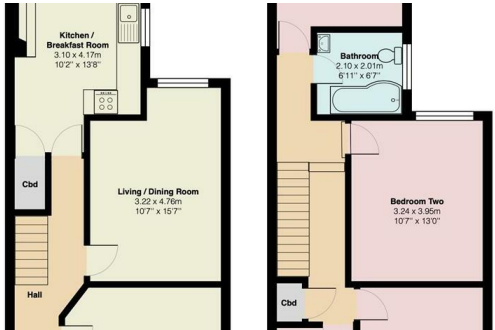
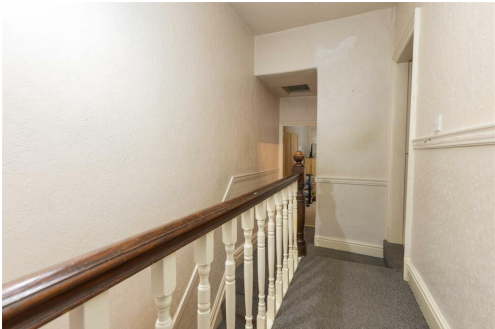
Grade II - Listed building 2283ft
BEAUMONT HALL BRIDGE (NUMBER 109)
13/03/95 List entry no: 1194992

G

Grade II - Listed building 2428ft
HAMMERTON HALL BRIDGE (NUMBER 111)
07/11/83 List entry no: 1298373

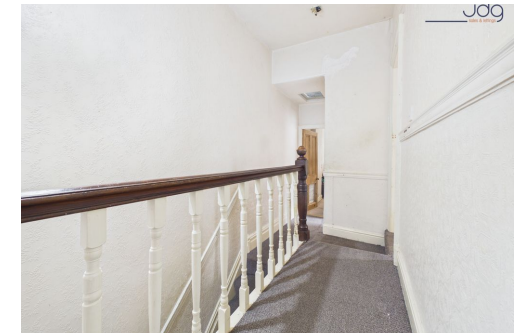
H

Grade II - Listed building 2493ft
WAGGON WORKS (FRONT RANGE AND OFFICE)
13/03/95 List entry no: 1298408





Property Images



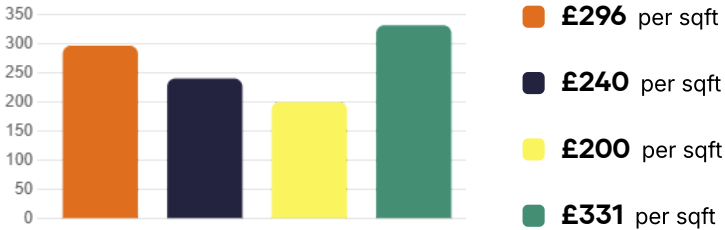




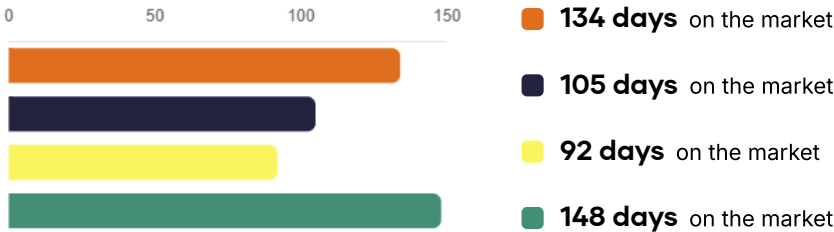
Average house price changes in the last year (Lancaster)

	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

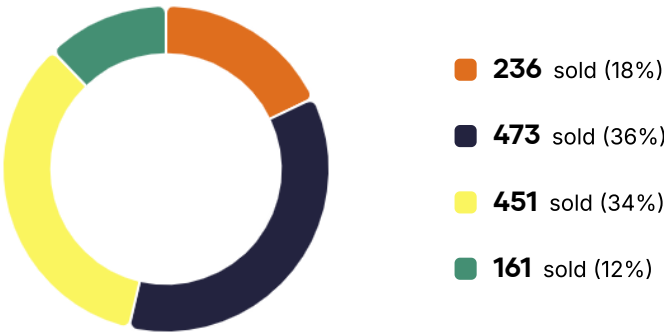
Average price per sqft (Lancaster)



Average time on the market (Lancaster)



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



Detached Semi-Detached Terraced Flats/Maisonettes



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**

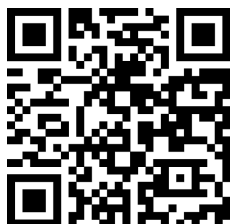
Phone **01524 843322**

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

Follow us on **[f](#) [▶](#)**

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



Scan here to view a digital
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

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.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.