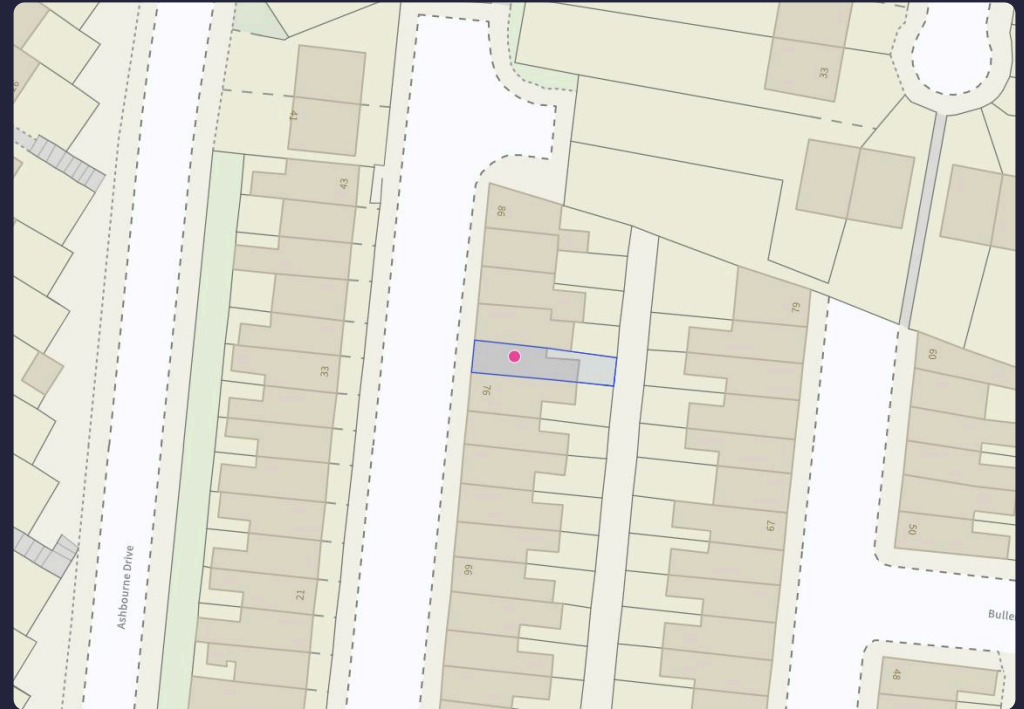




Buyers Report

78 Clarendon Road, Lancaster, LA1 2DQ

30th September 2026



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Best Estate Agent

Data you can rely on:

HM Land
Registry



Ofsted

Ofcom

Office for
National Statistics

jdg
sales & lettings

Key Property Information



Estimated market value	£120,000	Number of bedrooms	2 bedrooms	Floor area	527ft ²
		Number of bathrooms	1 bathroom	Plot size	0.01 acres
		Property type	Terraced	Price per ft ²	£227
		Year built	1900–1929	Title number	LAN269652

🏠 Market History

● Last Sold	June 2023	£112,000
● Sold	November 2022	£62,000

📄 Tenure

Lease type	Freehold
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💡 EPC Valid to 02/09/2029

Efficiency rating (current)	70 C
Efficiency rating (potential)	89 B
Enviro impact (current)	70 C
Enviro impact (potential)	90 B

🏠 Council tax

Tax band	Band A
Estimated cost	£1,669 per year
Local authority	Lancaster

🔌 Utilities

Mains gas	Yes
Wind turbines	N/A
Solar panels	N/A
Mains fuel type	Mains Gas
Water	United Utilities

🏡 Build

Floor type	Solid
Roof type	Pitched
Wall type	Stone
Window type	Double Glazed

Key Property Information



Mobile coverage EE coverage Outstanding O2 coverage Good Three coverage Outstanding Vodafone coverage Good		Broadband coverage Basic broadband 6mb Superfast broadband 37mb Ultrafast broadband 10000mb Overall broadband 10000mb		Outdoor space Garden direction (est) East	
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 No (AI predicted)	



 Restrictive covenants

No covenants

This property does not have any 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 0.16mi • Primary	Good
B	St Josephs Catholic Primary School, Lancaster 0.24mi • Primary	Requires improvement
C	Chadwick High School 0.32mi • Pupilreferralunits	Good
D	Beaumont College - A Salutem/Ambito College 0.43mi • Special	Good
E	Our Lady's Catholic College 0.59mi • Secondary	Requires improvement
F	Lancaster Ryelands Primary School 0.65mi • Nursery	Good
G	Central Lancaster High School 0.76mi • Secondary	Good
H	The Loyne Specialist School 0.80mi • Nursery	Outstanding
I	Lancaster Independent School For Alternative Learning (Lisal) 0.96mi • Nursery	Good
J	Lancaster Royal Grammar School 1.11mi • Secondary	Good



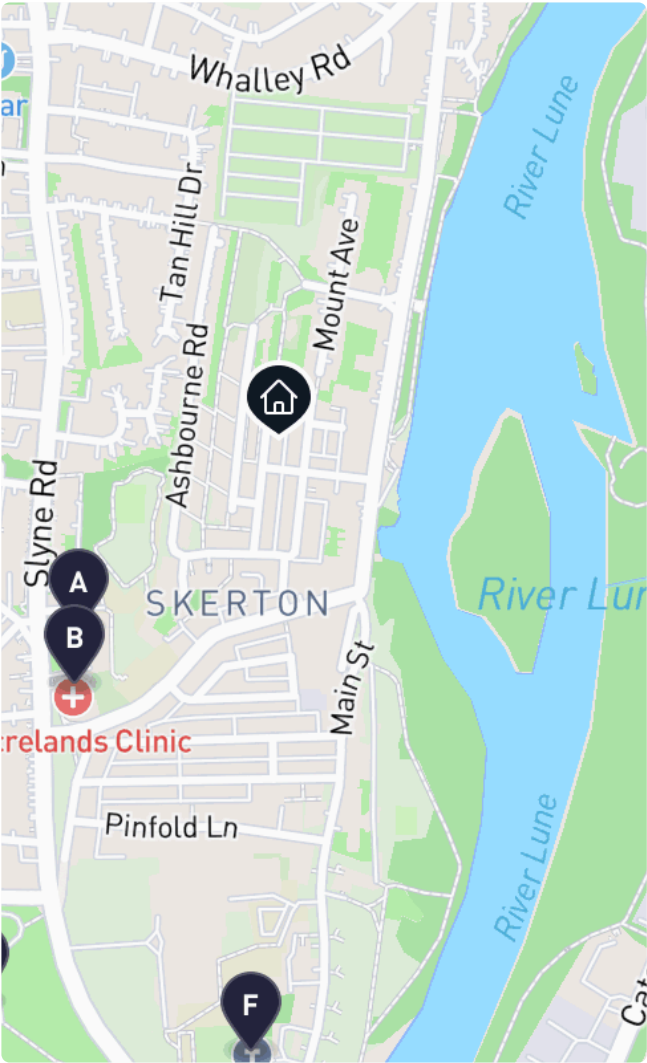
- A** Hill Road
0.10 mi • Bus stop or station
- B** Daisy Street
0.14 mi • Bus stop or station
- C** Vale Road
0.15 mi • Bus stop or station
- D** Lancaster Rail Station
1.04 mi • Train station
- E** Bare Lane Rail Station
1.75 mi • Train station
- F** Blackpool International Airport
22 mi • Airport
- G** M6
1.22 mi • Motorway

Nearby Planning



A	58 Alexandra Road Lancaster Lancashire LA1 2DP Erection of a single storey rear extension Approved Ref no. 26/00573/FUL 05-06-2026 148ft	E	11 Mount Avenue Lancaster Lancashire LA1 2EE Erection of a single storey rear extension and construction of a ramp access to the side Withdrawn Ref no. 18/00466/FUL 11-04-2018 308ft
B	53 Halton Road Lancaster Lancashire LA1 2EA Proposed lawful development certificate for erection of a single storey rear extension, and installation of a window and door to the existing side elevation Approved Ref no. 19/00166/PLDC 13-02-2019 292ft	F	11 Mount Avenue Lancaster Lancashire LA1 2EE Erection of a 6 metre deep, single storey rear extension with a maximum roof height of 3 metres and a maximum eaves height of 3 metres Approved Ref no. 18/00640/PAH 25-05-2018 308ft
C	51 Halton Road Lancaster Lancashire LA1 2EA Creation of new opening and dropped kerb Refused Ref no. 24/00150/FUL 06-02-2024 299ft	G	24 Alderley Heights Lancaster Lancashire LA1 2HR Demolition of existing conservatory and erection of a replacement conservatory Approved Ref no. 21/01193/FUL 12-10-2021 397ft
D	39 Ashbourne Road Lancaster Lancashire LA1 2DJ Erection of a two storey rear extension, construction of a canopy and insertion of two windows to the side elevation Approved Ref no. 20/01309/FUL 24-11-2020 302ft	H	14 Alderley Heights Lancaster Lancashire LA1 2HR 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 502ft

Nearby Listed Buildings



A Grade II - Listed building 1063ft

CHURCH OF ST JOSEPH

13/03/95 List entry no: 1298370

B Grade II - Listed building 1227ft

DACRELANDS

18/02/70 List entry no: 1194926

C Grade II - Listed building 1821ft

BEAUMONT HALL BRIDGE (NUMBER 109)

13/03/95 List entry no: 1194992

D Grade II - Listed building 1939ft

WAGGON WORKS (FRONT RANGE AND OFFICE)

13/03/95 List entry no: 1298408

E Grade II - Listed building 2178ft

BEAUMONT HALL

02/05/68 List entry no: 1362471

F Grade II - Listed building 2274ft

CHURCH OF ST LUKE

13/03/95 List entry no: 1195002

G Grade II - Listed building 2300ft

LANCASTER CANAL DOLPHINLEE BRIDGE (NUMBER 105)

13/03/95 List entry no: 1194907

H Grade II - Listed building 2343ft

RYELANDS HOUSE

18/02/70 List entry no: 1212160

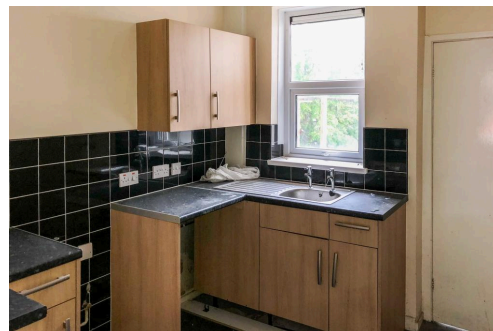














Property Images

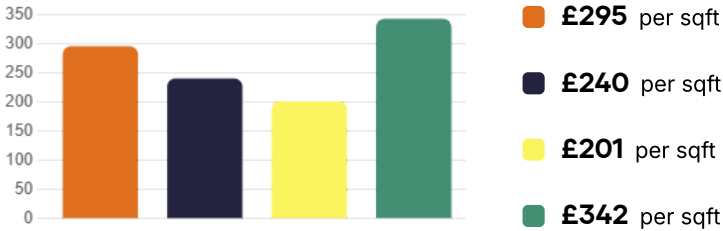




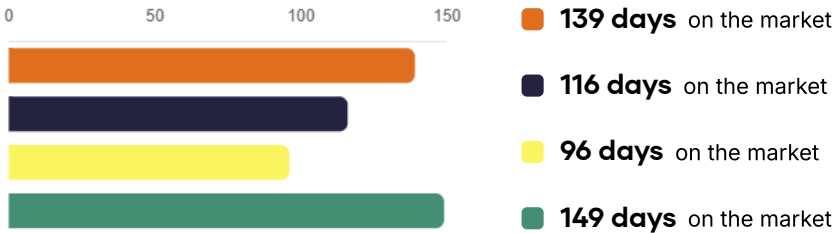
Average house price changes in the last year (Lancaster)

	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

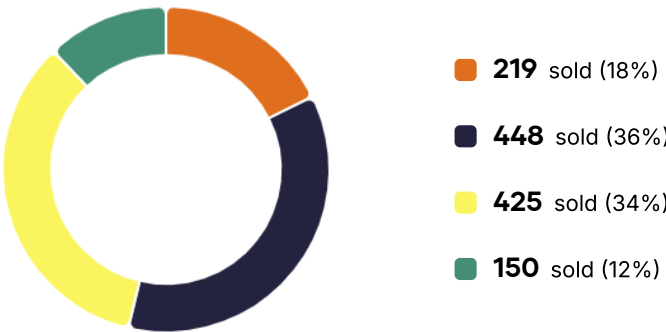
Average price per sqft (Lancaster)



Average time on the market (Lancaster)



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



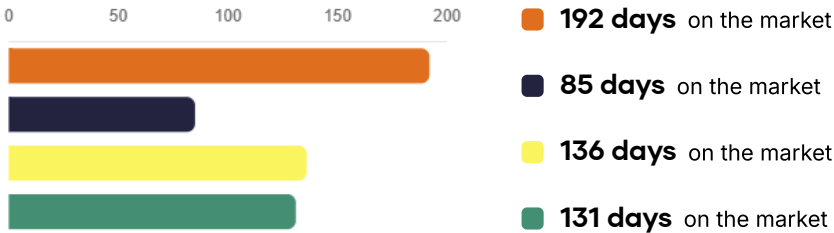
Detached Semi-Detached Terraced Flats/Maisonettes



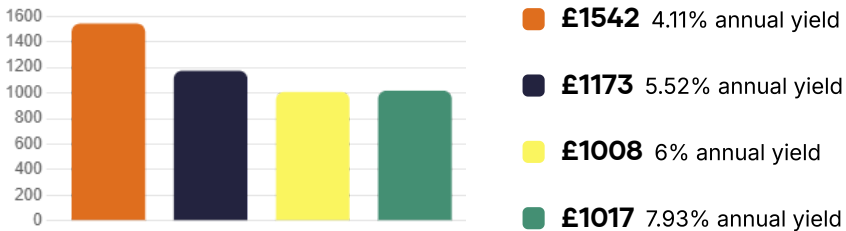
Average rental price changes in the last 12 months (Lancaster)

	Sep 25	Dec 25	Mar 26	Jun 26	Aug 26
Detached	£1407	£1162	£1770	£1350	
Semi-Detached	£1045	£1042	£1143	£1061	£1136
Terraced	£844	£973	£833	£966	£891
Flats/Maisonettes	£774	£781	£814	£794	£808

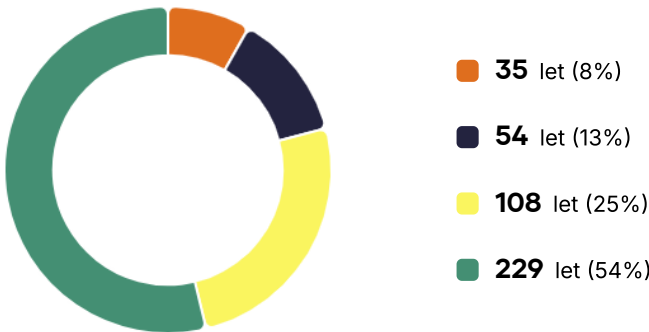
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



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



Detached Semi-Detached Terraced Flats/Maisonettes



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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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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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