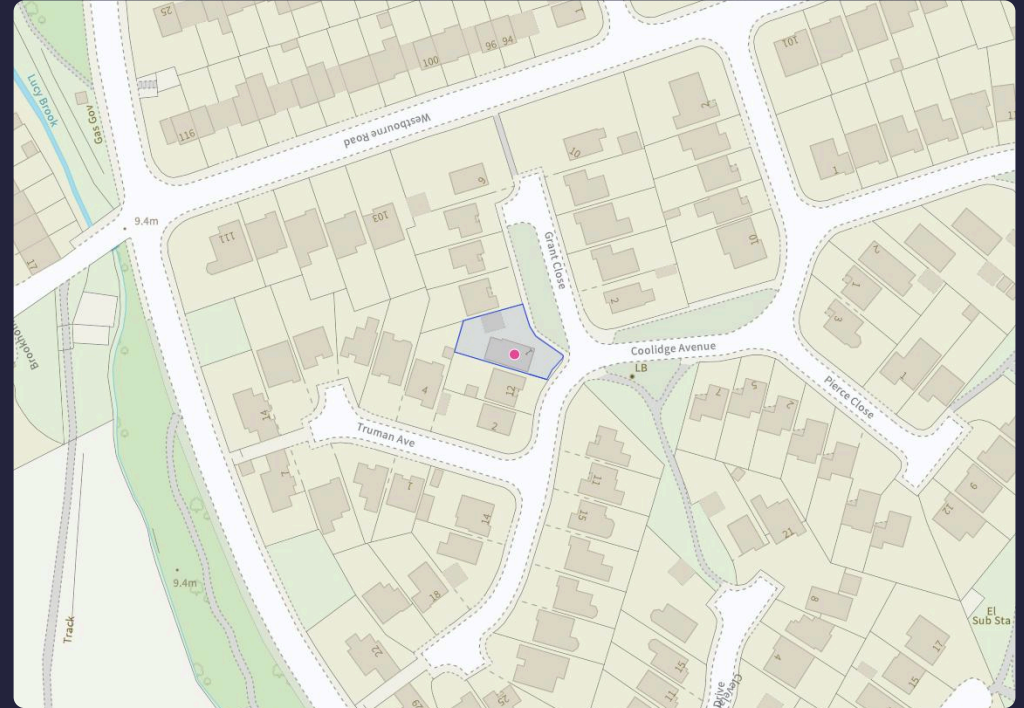




Property Report

1 Grant Close, Lancaster, LA1 5EL

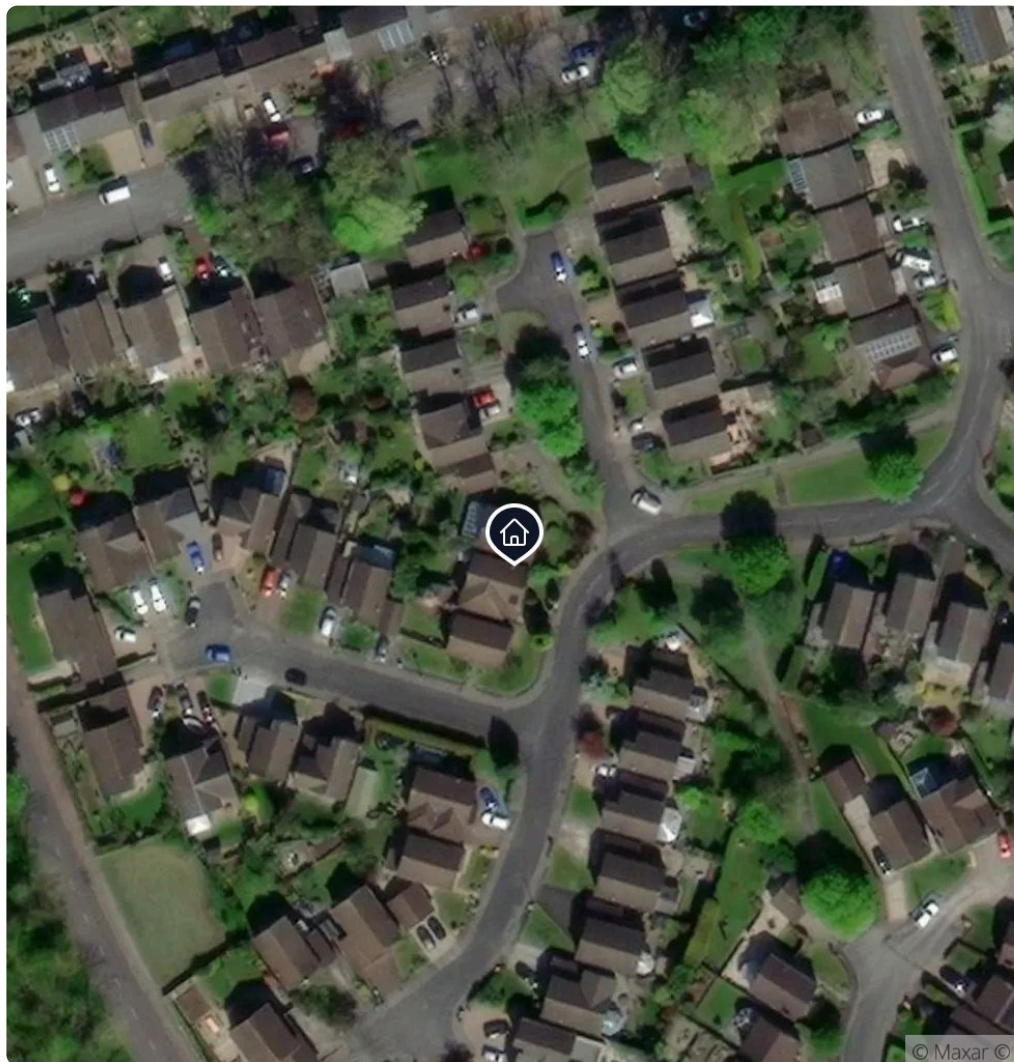
10th October 2026



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Grant Close is a quiet cul-de-sac of just ten homes, conveniently located near Lancaster city centre, schools, shops and transport links. Established greenery provides a private setting, with Lancaster railway station, universities, the Royal Lancaster Infirmary and M6 all within easy reach.

This well-presented four-bedroom detached home offers generous family accommodation. A spacious front lounge features a fireplace, while the impressive open-plan kitchen, dining and family room includes white cabinetry, solid wood worktops and a central island. A glazed roof and bi-fold doors connect the living space to the garden. A ground-floor WC adds convenience.

Upstairs are four bedrooms and a modern family bathroom renovated in 2023, featuring a walk-in shower.

The private west-facing garden includes a lawn, mature planting and paved seating areas. A driveway provides parking for two vehicles alongside a detached double garage, ideal for storage or additional parking.

Key Property Information



Estimated market value	£425,000	Number of bedrooms	4 bedrooms	Floor area	1,485ft ²
Annual rental yield	5.01%	Number of bathrooms	2 bathrooms	Plot size	0.09 acres
		Property type	Detached	Price per ft ²	£286
		Year built	1976-1982	Title number	LA750956

 Tenure		 EPC Valid to 09/11/2035		 Council tax	
Lease type	Freehold	Efficiency rating (current)	73 C	Tax band	Band D
		Efficiency rating (potential)	78 C	Estimated cost	£2,503 per year
		Enviro impact (current)	71 C	Local authority	Lancaster
		Enviro impact (potential)	73 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

 EE coverage	 Okay
 O2 coverage	 Good
 Three coverage	 Outstanding
 Vodafone coverage	 Good

Broadband coverage

Basic broadband	 15mb
Superfast broadband	 77mb
Ultrafast broadband	 1800mb
Overall broadband	 1800mb

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)
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Key Property Information



Coastal erosion

Great Orme Head to Solway Firth

Feature type	Floodable
Defence type	
Floodable	Yes
Distance from property	958
Short term risk	
Medium term risk	

Great Orme Head to Solway Firth

Feature type	Floodable
Defence type	
Floodable	Yes
Distance from property	964
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

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.

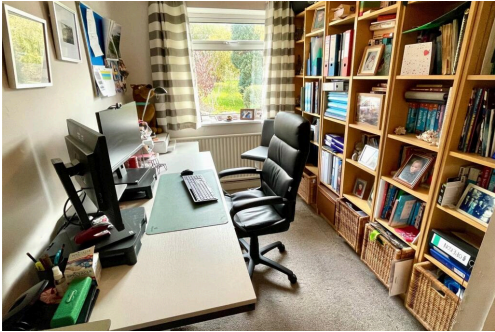
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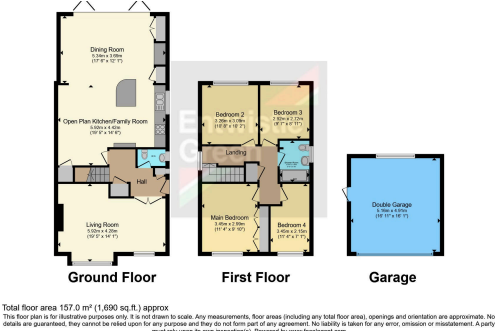
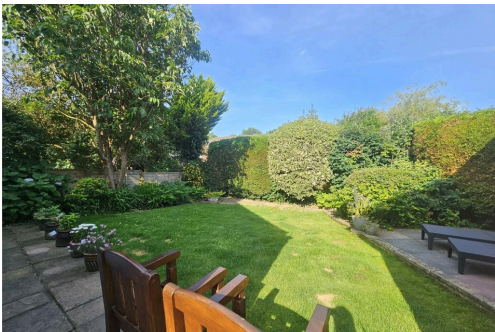


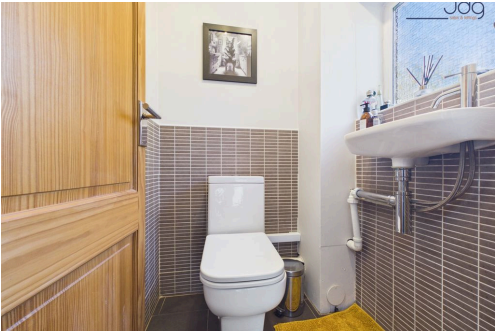
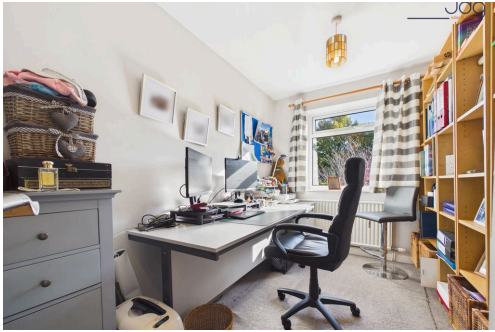
A	Appletree Nursery School 0.31mi • Nursery	Good
B	Willow Lane Community Primary School 0.47mi • Primary	Good
C	Lancaster Dallas Road Community Primary School 0.62mi • Primary	Good
D	Lancaster Girls' Grammar School 0.64mi • Secondary	Good
E	Lancaster Independent School For Alternative Learning (Lisal) 0.64mi • Nursery	Good
F	Ripley St Thomas Church Of England Academy 0.76mi • Secondary	Outstanding
G	The Loyne Specialist School 0.96mi • Nursery	Outstanding
H	Jamea Al Kauthar 0.98mi • Secondary	Good
I	Chadwick High School 1.33mi • Pupilreferralunits	Good
J	Morecambe Road School 1.42mi • Special	Good



- A** Jefferson Close
0.05 mi • Bus stop or station
- B** Coolidge Avenue
0.06 mi • Bus stop or station
- C** Westbourne Road
0.07 mi • Bus stop or station
- D** Lancaster Rail Station
0.58 mi • Train station
- E** Bare Lane Rail Station
2.26 mi • Train station
- F** Blackpool International Airport
20 mi • Airport
- G** M6
2.71 mi • Motorway







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AWARDS 2025

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SALES

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A bright sunroom with a large glass roof and walls. It features a dark leather L-shaped sofa, a white bar with two black stools, and a small kitchen area in the background.

A living room with a large leather sofa, a fireplace, and large windows overlooking a garden. There are some items on the sofa, including a white blanket and some bags.

A sunroom with a leather sofa, a television, and large windows. There is a small table with some items on it.

The exterior of a brick house with a dark roof and a garage. There is a paved driveway and some landscaping.

A rear garden with a green lawn, a paved patio area, and some trees and bushes. There is a black lounge chair on the patio.

A front garden with a green lawn, a paved driveway, and some trees and bushes. There is a small building in the background.

A rear garden with a green lawn, a paved patio area, and some trees and bushes. There is a black lounge chair on the patio.

A rear garden with a green lawn, a paved patio area, and some trees and bushes. There is a black lounge chair on the patio.

A kitchen with a white island, a bar with two black stools, and a small kitchen area in the background.

A kitchen with a white island, a bar with two black stools, and a small kitchen area in the background.

A kitchen with a white island, a bar with two black stools, and a small kitchen area in the background.

A floor plan diagram showing the layout of the property. It includes a Living Room, Kitchen, Dining Area, and several Bedrooms. The diagram is color-coded and includes dimensions for each room.

Property report — 10 October 2026 — 1 Grant Close, Lancaster, LA1 5EL

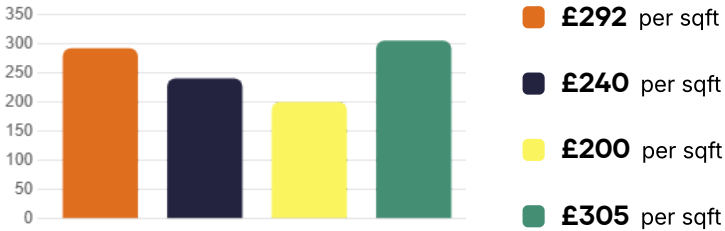
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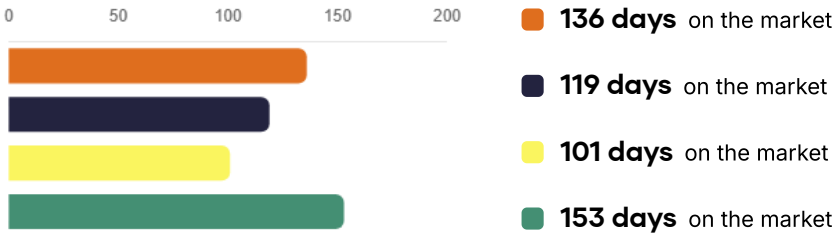
Average house price changes in the last year (Lancaster)

	Oct '25	Jan '26	Apr '26	Jul '26	Sep 26
Detached	£425k	£420k	£450k	£450k	£450k
Semi-Detached	£240k	£238k	£255k	£255k	£255k
Terraced	£190k	£188k	£200k	£201k	£202k
Flats/Maisonettes	£146k	£144k	£154k	£154k	£154k

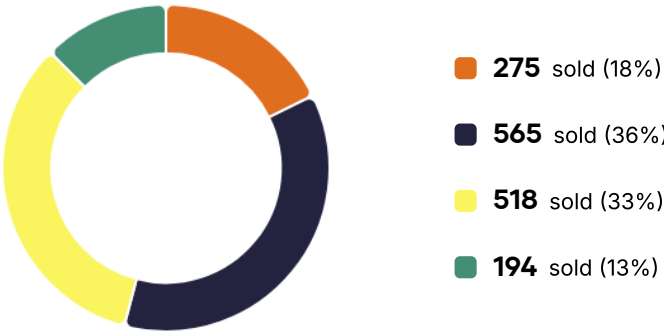
Average price per sqft (Lancaster)



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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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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