



Property Report

191 Willow Lane, Lancaster, LA1 5SG

9th November 2026

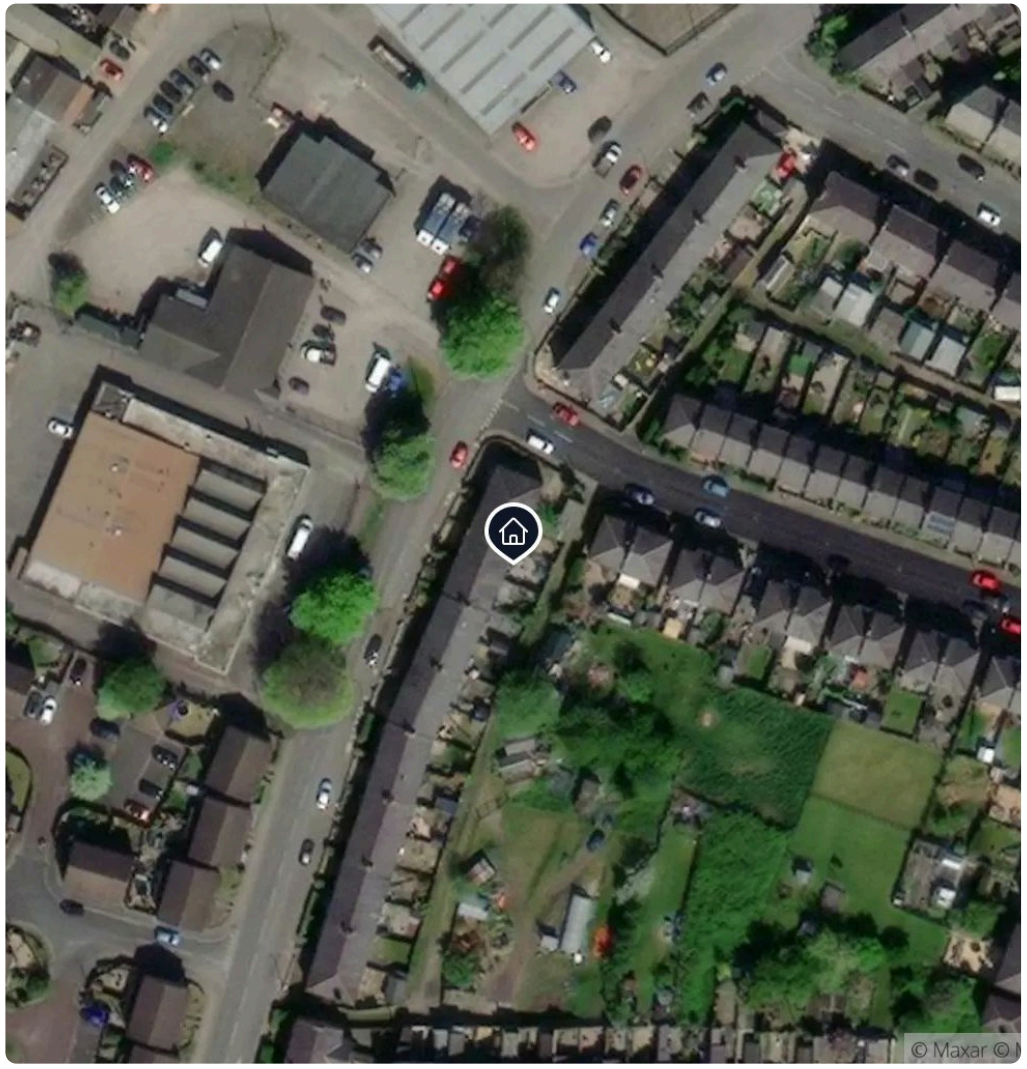
Winner of the UK's
Best Estate Agent

Data you can rely on:

HM Land Registry · Royal Mail · Ofsted · Ofcom · Office for National Statistics

jdg sales & lettings

Introduction



Situated in the established Marsh area of Lancaster, Willow Lane offers convenient access to local shops, playing fields, bus services and Lancaster city centre, making it ideal for first-time buyers, families and investors.

This well-presented three-bedroom mid-terrace home offers spacious accommodation and has benefited from significant improvements, including a new roof in 2024, updated electrics, central heating and redecoration.

The ground floor features a bright bay-fronted lounge, a second reception room and a modern fitted kitchen installed in 2018, complete with grey gloss units and integrated cooking appliances.

Upstairs are two double bedrooms, a single bedroom and a contemporary shower room installed in 2018, housing an Ideal combination boiler.

Externally, the enclosed rear courtyard offers a low-maintenance outdoor space with paved areas, raised stone-edged sections, covered storage and gated access, with potential for further landscaping.

Key Property Information

Estimated market value	**£175,000**	Number of bedrooms	**3 bedrooms**	Floor area	**850ft^2**
Annual rental yield	**6.17%**	Number of bathrooms	**1 bathroom**	Plot size	**0.03 acres**
		Property type	**Terraced**	Price per ft^2	**£205**
		Year built	**2003**	Title number	**LA962918**

Tenure

Lease type	**Freehold**

EPC Valid to 20/01/2032

Efficiency rating (current)	**76 C**
Efficiency rating (potential)	**88 B**
Enviro impact (current)	**75 C**
Enviro impact (potential)	**87 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	**Suspended**
Roof type	**Pitched**
Wall type	**Brick**
Window type	**Double Glazed**

Key Property Information

Mobile coverage

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

Broadband coverage

Basic broadband	15mb
Superfast broadband	73mb
Ultrafast broadband	10000mb
Overall broadband	10000mb

Outdoor space

Garden direction (est)	Southeast

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	High

Parking

Off road parking	No (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.

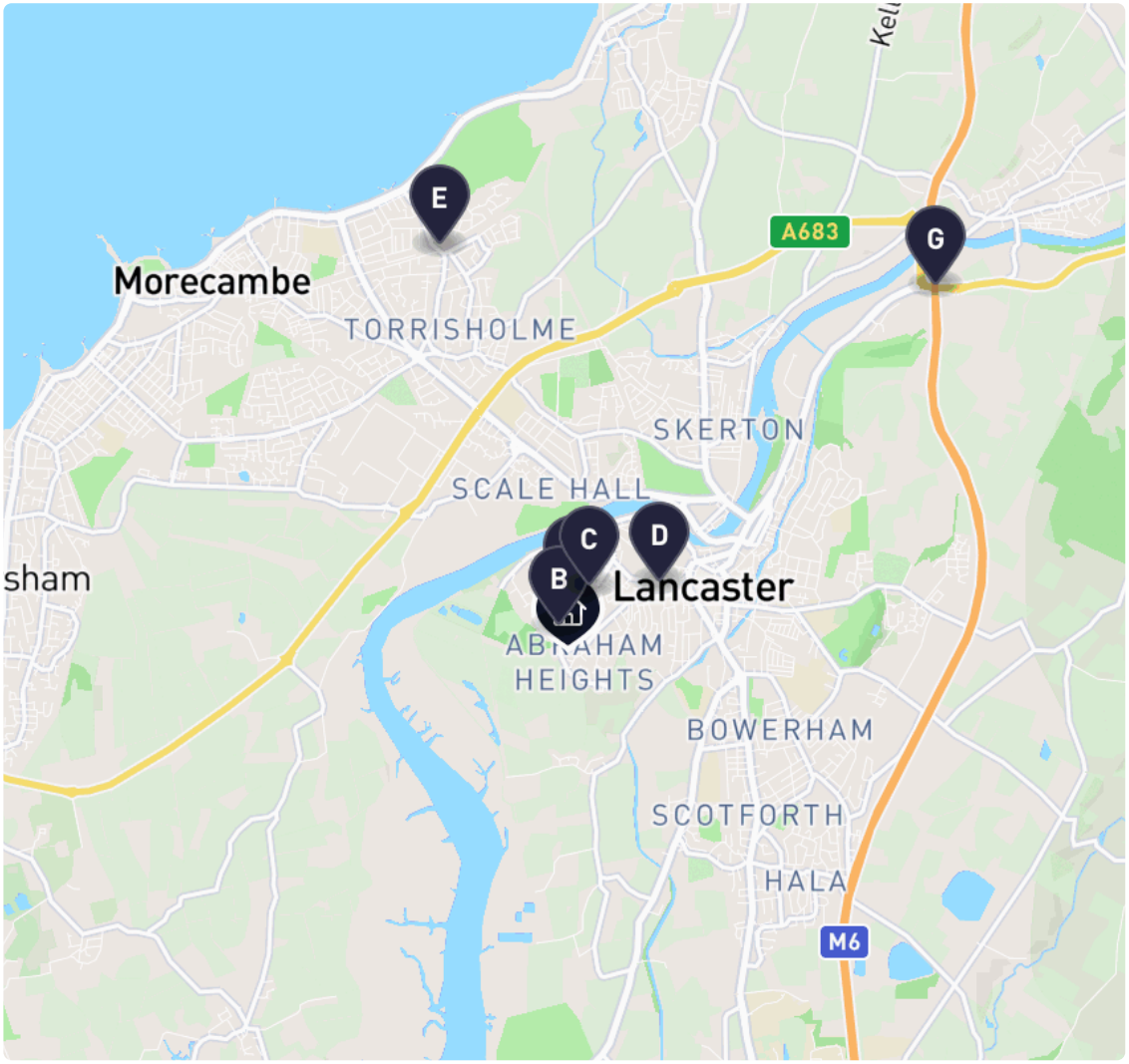
Value Implications

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	Appletree Nursery School 0.13mi • Nursery	Good
B	Willow Lane Community Primary School 0.29mi • Primary	Good
C	Lancaster Independent School For Alternative Learning (Lisal) 0.44mi • Nursery	Good
D	Lancaster Girls' Grammar School 0.65mi • Secondary	Good
E	The Loyne Specialist School 0.73mi • Nursery	Outstanding
F	Our Lady's Catholic College 0.83mi • Secondary	Requires improvement
G	Ripley St Thomas Church Of England Academy 0.90mi • Secondary	Outstanding
H	Jamea Al Kauthar 1.17mi • Independent	Good
I	Chadwick High School 1.18mi • Pupilreferralunits	Good
J	Morecambe Road School 1.19mi • Special	Good



A Coverdale Road
0.07 mi • Bus stop or station

B Denmark Street
0.11 mi • Bus stop or station

C Willow Lane School, Willow Lane
0.16 mi • Bus stop or station

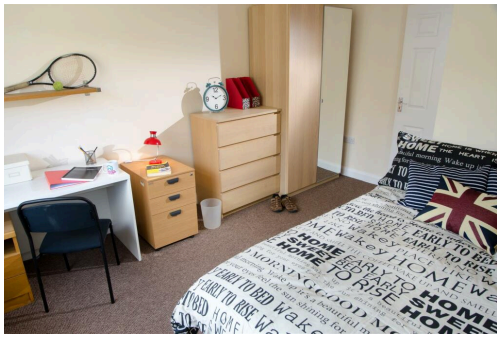
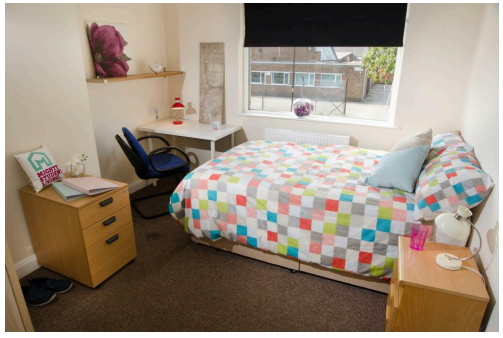
D Lancaster Rail Station
0.50 mi • Train station

E Bare Lane Rail Station
2.02 mi • Train station

F Blackpool International Airport
21 mi • Airport

G M6
2.57 mi • Motorway

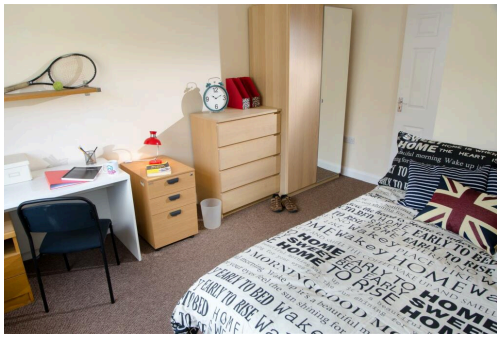



MIGHTY STUDENT LIVING

Relax
LAUNDRY



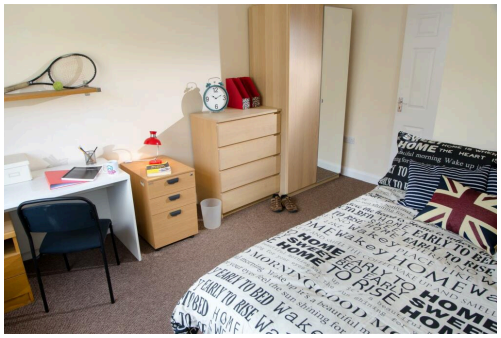
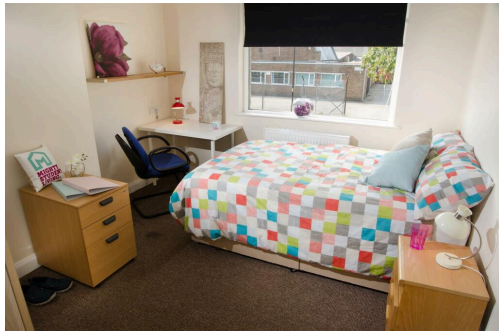





Relax



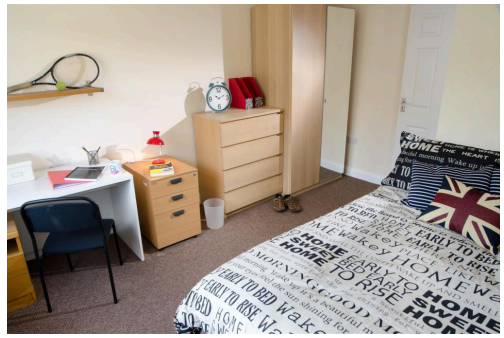
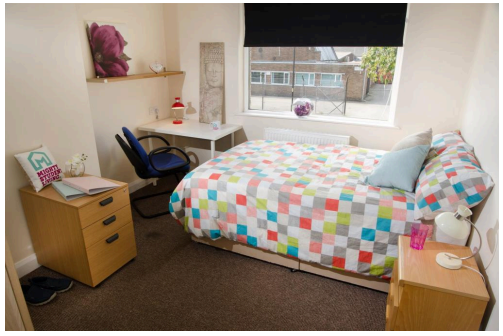



MIGHTY STUDENT LIVING

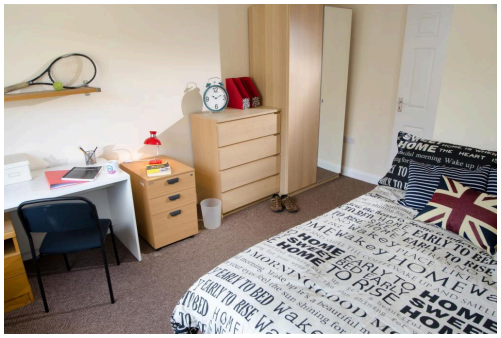
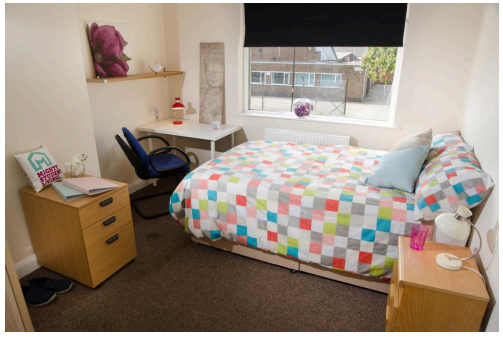
Relax
LAUNDRY




HOME
EARLY TO RISE
SWEET HOME




Relax
LAUNDRY



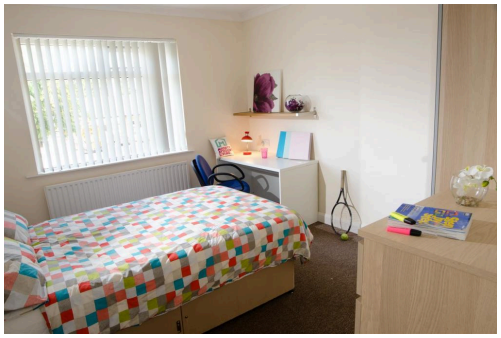

Relax

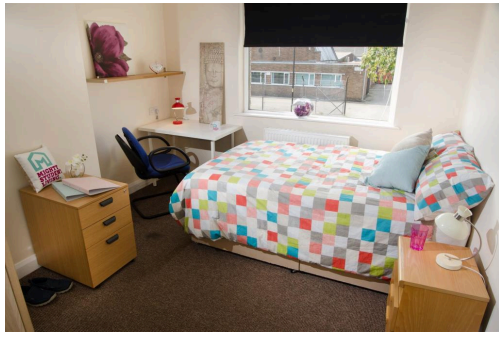
Property images - 2021

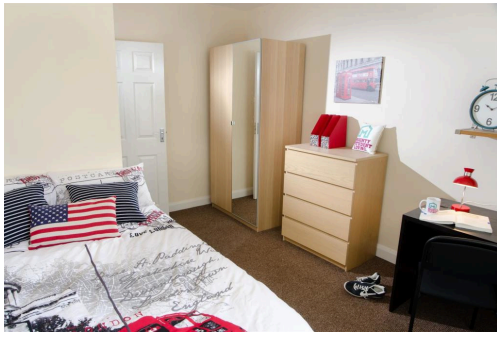




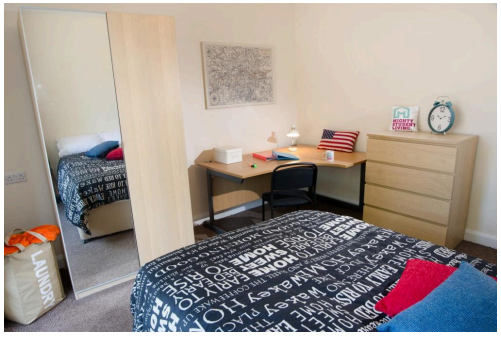










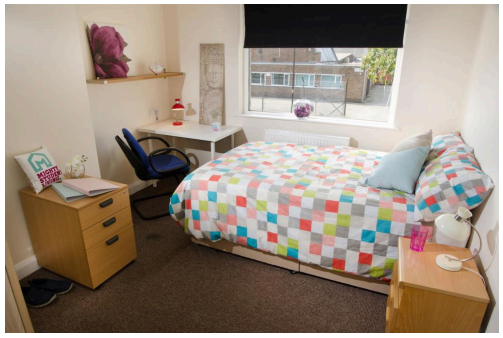




Property images - 2021



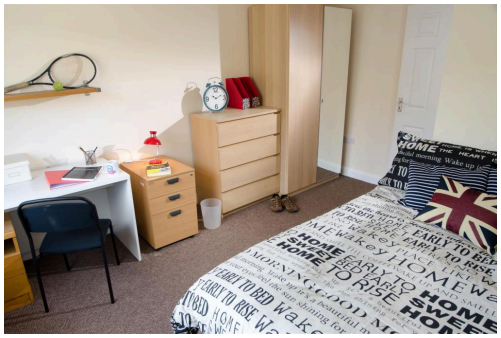
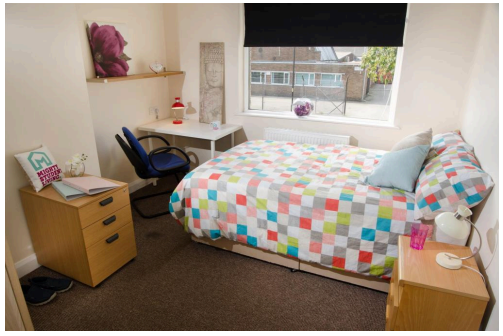






Property images - 2021

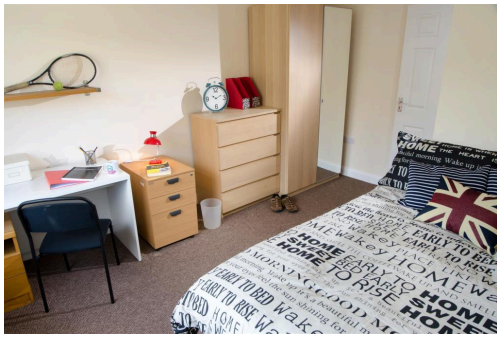
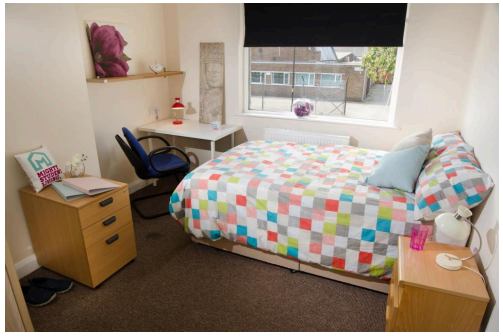




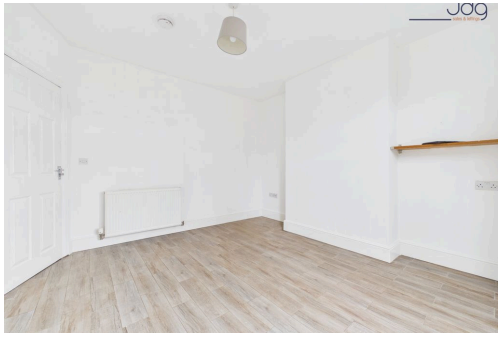
Property images - previous listing





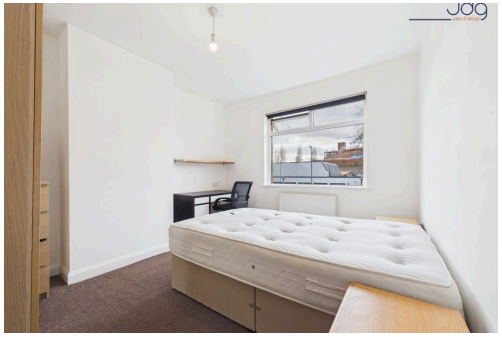
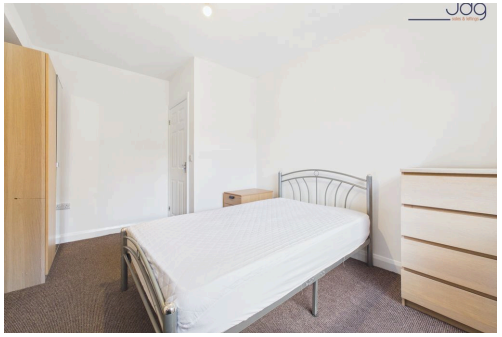
Property Images

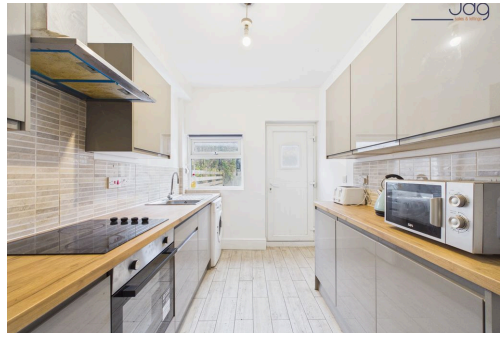










Property Images





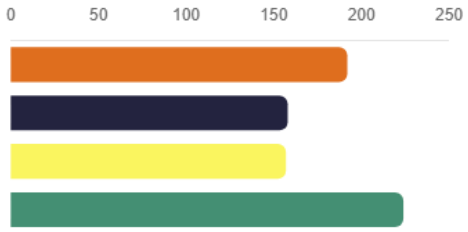




Average house price changes in the last year (Lancaster)

	Nov '25	Feb '26	May '26	Aug '26	Oct 26
Detached	£425k	£420k	£450k	£450k	£450k
Semi-Detached	£239k	£237k	£255k	£255k	£255k
Terraced	£189k	£187k	£201k	£202k	£202k
Flats/Maisonettes	£145k	£144k	£154k	£154k	£154k

Average time on the market (Lancaster)



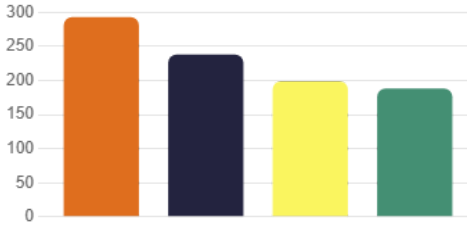
192 days on the market

158 days on the market

157 days on the market

224 days on the market

Average price per sqft (Lancaster)



£293 per sqft

£238 per sqft

£199 per sqft

£188 per sqft

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



272 sold (18%)

545 sold (36%)

502 sold (33%)

195 sold (13%)

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...

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	

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**

jdg
sales & lettings

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.