Buyers Report

50 Gardner Road, Lancaster, LA1 2DB

30th October 2026

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Data you can rely on:

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

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Key Property Information

Estimated market value	**£100,000**

Number of bedrooms	**2 bedrooms**
Number of bathrooms	**1 bathroom**
Property type	**Terraced**
Year built (predicted)	**Pre-1949**

Floor area	**560ft^2**
Price per ft^2	**£178**

Market History

This property does not have any sales history on record. For further information please ask your agent or you can enquire at landregistry.data.gov.uk

Tenure

Lease type	**Freehold**

EPC

No EPC available

Council tax

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

Utilities

Mains gas	**Unknown**
Wind turbines	**Unknown**
Solar panels	**Unknown**
Mains fuel type	**Unknown**
Water	**Unknown**

Build

Ask your agent for details

Mobile coverage

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

Broadband coverage

Basic broadband	7mb
Superfast broadband	55mb
Ultrafast broadband	10000mb
Overall broadband	10000mb

Outdoor space

Garden direction (est)

Flood risk

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

Parking

Driveway

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

Strict regulations limit new developments and property modifications, often requiring special permissions.

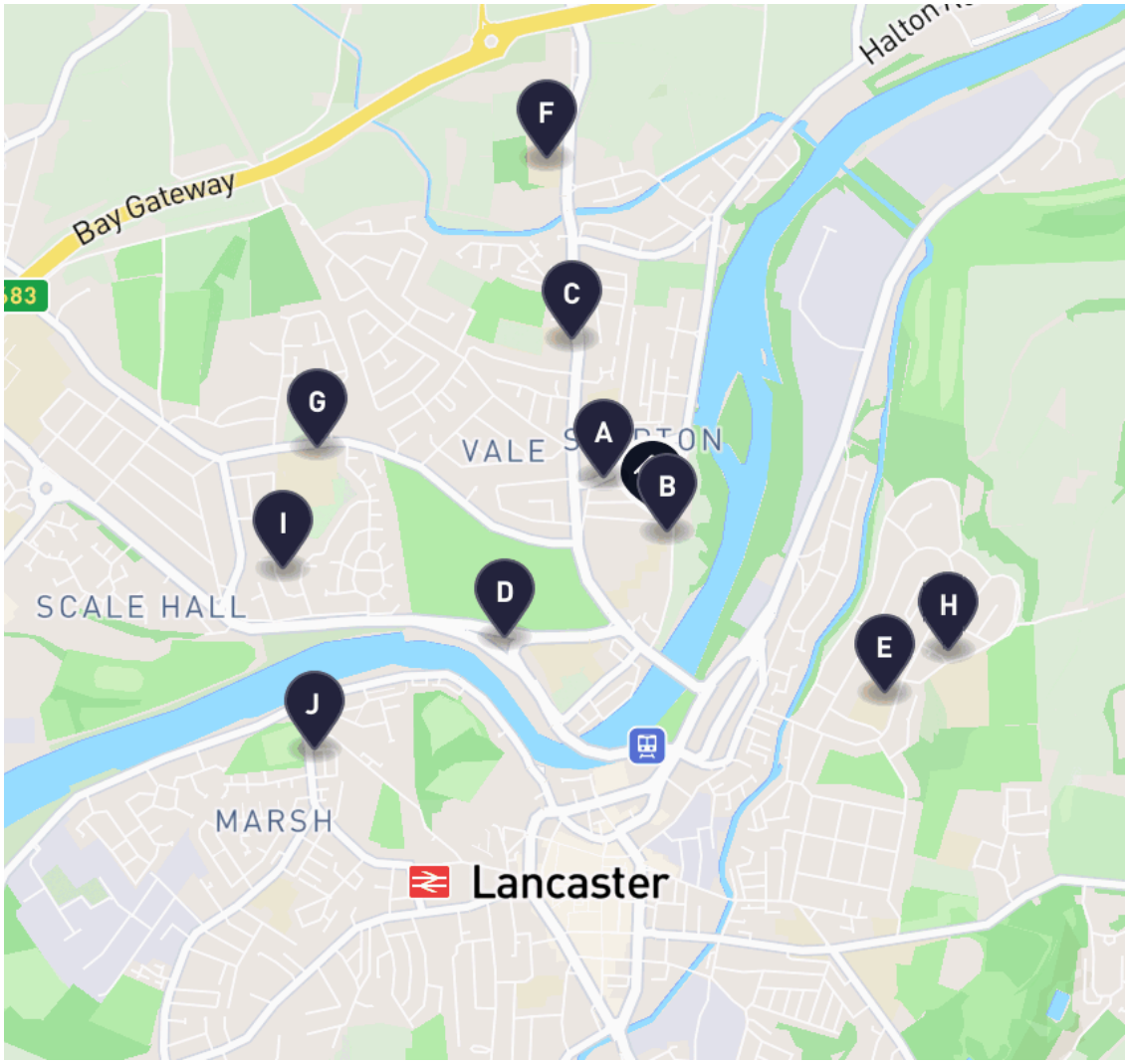
Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

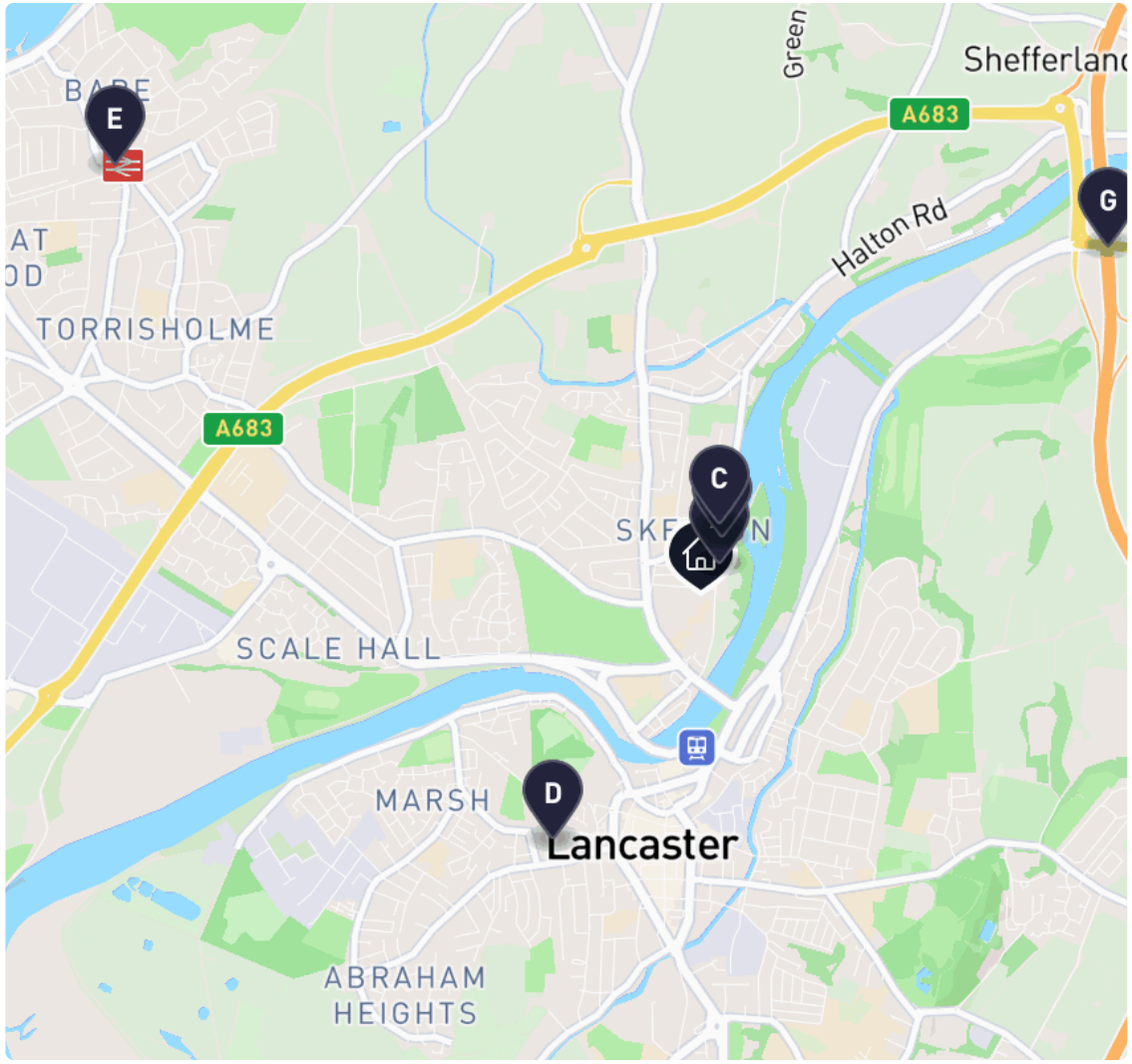
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



A	St Josephs Catholic Primary School, Lancaster 0.09mi • Primary	Requires improvement
B	Chadwick High School 0.12mi • Pupilreferralunits	Good
C	Skerton St Luke's Church Of England Primary School 0.29mi • Primary	Good
D	Our Lady's Catholic College 0.42mi • Secondary	Requires improvement
E	Castle View Primary School 0.60mi • Primary	Special Measures
F	Beaumont College - A Salutem/Ambito College 0.61mi • Special	Good
G	Lancaster Ryelands Primary School 0.63mi • Nursery	Good
H	Central Lancaster High School 0.64mi • Secondary	Good
I	The Loyne Specialist School 0.72mi • Nursery	Outstanding
J	Lancaster Independent School For Alternative Learning (Lisal) 0.82mi • Nursery	Good

Local Transport



A Norfolk Street
0.06 mi • Bus stop or station

B Main Street
0.07 mi • Bus stop or station

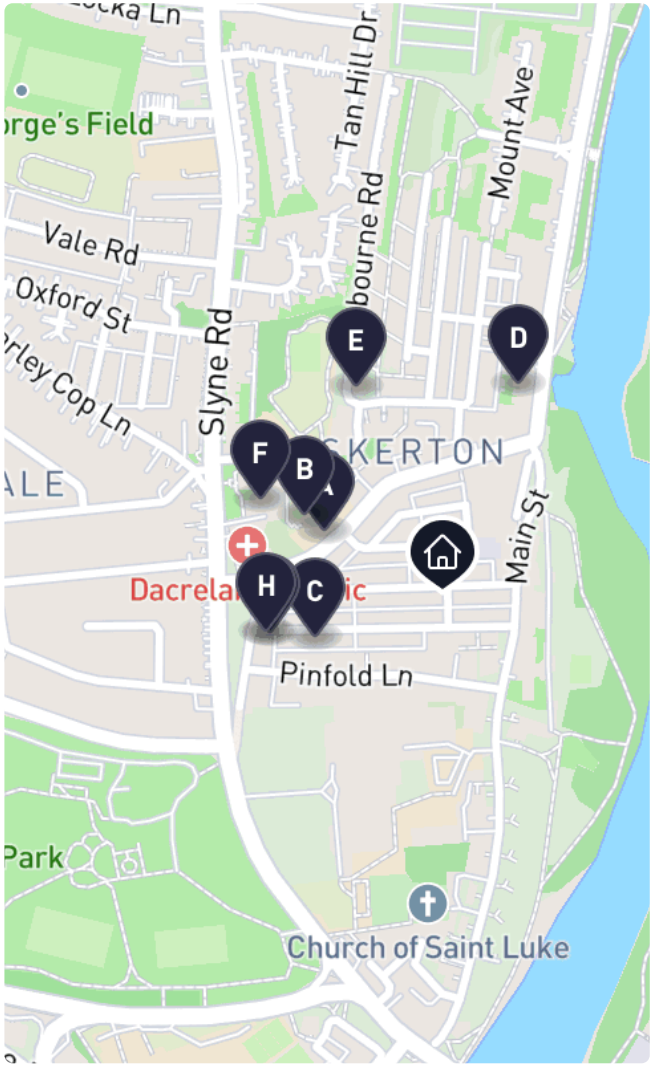
C Daisy Street
0.08 mi • Bus stop or station

D Lancaster Rail Station
0.85 mi • Train station

E Bare Lane Rail Station
1.85 mi • Train station

F Blackpool International Airport
22 mi • Airport

G M6
1.34 mi • Motorway



A St Josephs Catholic Primary School Aldrens Lane Lancaster Lancashire LA1 2DU — 413ft

Installation of a replacement main entrance door and repointing to stonework above

Approved | Ref no. 26/00199/FUL | 18-02-2026

B St Josephs Catholic Primary School Aldrens Lane Lancaster Lancashire LA1 2DU — 489ft

Construction of a ramped access to the main entrance

Approved | Ref no. 20/00997/FUL | 23-09-2020

C 22 Norfolk Street Lancaster Lancashire LA1 2BW — 538ft

Existing lawful development certificate for the use of the property as HMO (C4)

Approved | Ref no. 23/00477/ELDC | 24-04-2023

D 7 Halton Road Lancaster Lancashire LA1 2EA — 630ft

Erection of a single storey rear extension

Approved | Ref no. 21/00050/FUL | 28-01-2021

E 1 Ashbourne Road Lancaster Lancashire LA1 2DJ — 640ft

Erection of a two storey side extension

Approved | Ref no. 21/00787/FUL | 21-06-2021

F St Josephs Roman Catholic Church Slyne Road Lancaster Lancashire — 650ft

Ecclesiastical Exemption for repair of the bell frame and bell, together with associated works within the tower and installation of an electronic chiming unit

Approved | Ref no. 21/00177/EE | 10-02-2021

G 2 Norfolk Street Lancaster Lancashire LA1 2BW — 663ft

Prior approval for the change of use of commercial premises into two flats

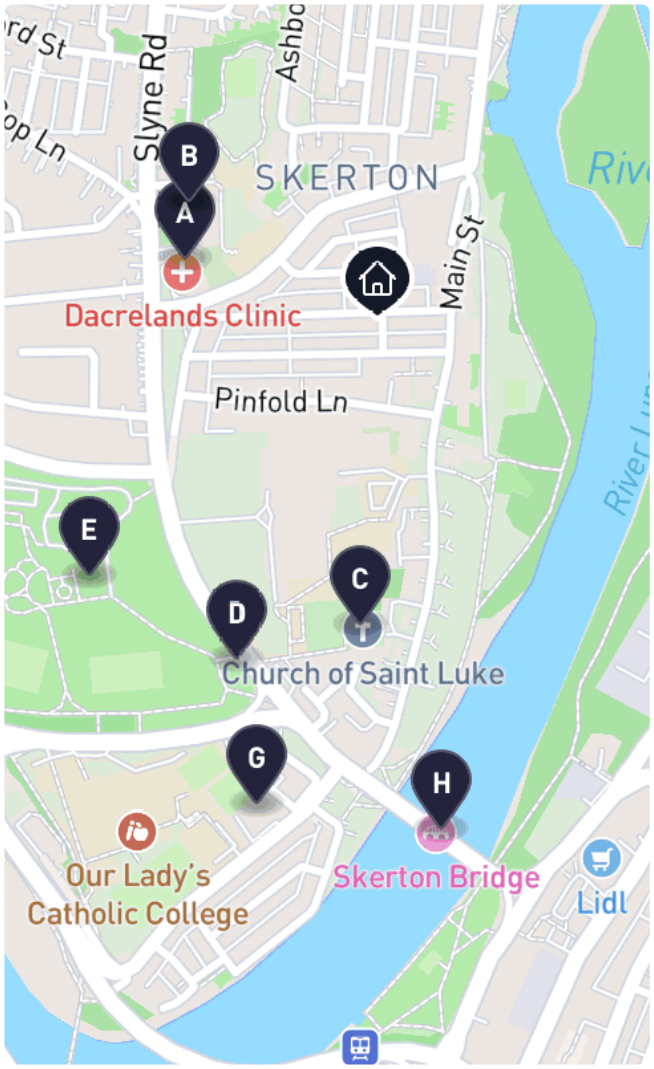
Approved | Ref no. 26/00100/PAC | 27-01-2026

H 2 Norfolk Street Lancaster Lancashire LA1 2BW — 676ft

Prior approval application for the change of use of commercial premises into 2 flats

Refused | Ref no. 25/01096/PAC | 09-10-2025

Nearby Listed Buildings



A Grade II - Listed building — 669ft

DACRELANDS

18/02/70 — List entry no: 1194926

B Grade II - Listed building — 699ft

CHURCH OF ST JOSEPH

13/03/95 — List entry no: 1298370

C Grade II - Listed building — 1214ft

CHURCH OF ST LUKE

13/03/95 — List entry no: 1195002

D Grade II - Listed building — 1414ft

RYELANDS LODGE

18/02/70 — List entry no: 1194983

E Grade II - Listed building — 1444ft

RYELANDS HOUSE

18/02/70 — List entry no: 1212160

F Grade II - Listed building — 1670ft

WAGGON WORKS (FRONT RANGE AND OFFICE)

13/03/95 — List entry no: 1298408

G Grade II - Listed building — 1880ft

SKERTON LIBERAL CLUB

22/12/53 — List entry no: 1290141

H Grade II* - Listed building — 1932ft

SKERTON BRIDGE

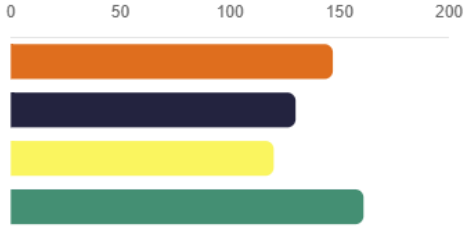
18/02/70 — List entry no: 1212253

Property Images

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 time on the market (Lancaster)



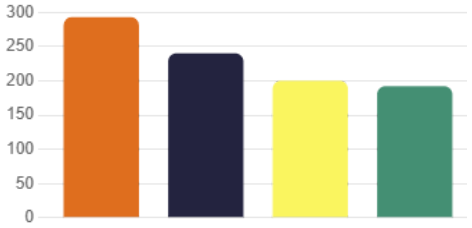
147 days on the market

130 days on the market

120 days on the market

161 days on the market

Average price per sqft (Lancaster)



£293 per sqft

£240 per sqft

£200 per sqft

£192 per sqft

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

254 sold (18%)

505 sold (36%)

477 sold (34%)

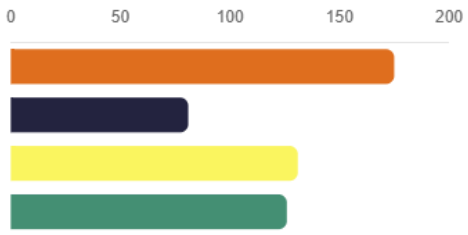
172 sold (12%)

Detached Semi-Detached Terraced Flats/Maisonettes

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

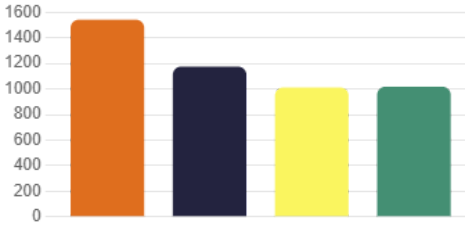
	Oct 25	Jan 26	Apr 26	Jul 26	Sep 26
Detached	£1556	£1518	£1831	£1120	
Semi-Detached	£1044	£1129	£1138	£1178	£1097
Terraced	£970	£894	£1331	£817	£922
Flats/Maisonettes	£715	£779	£925	£877	£838

Average time on the rental market (Lancaster)



- **175 days** on the market
- **81 days** on the market
- **131 days** on the market
- **126 days** on the market

Average rental yield (Lancaster)



- **£1541** 4.11% annual yield
- **£1174** 5.52% annual yield
- **£1011** 6.01% annual yield
- **£1017** 7.93% annual yield

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...

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**
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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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