





# Property Report

## 12 Olive Road, Lancaster, LA1 2BZ

7th November 2026

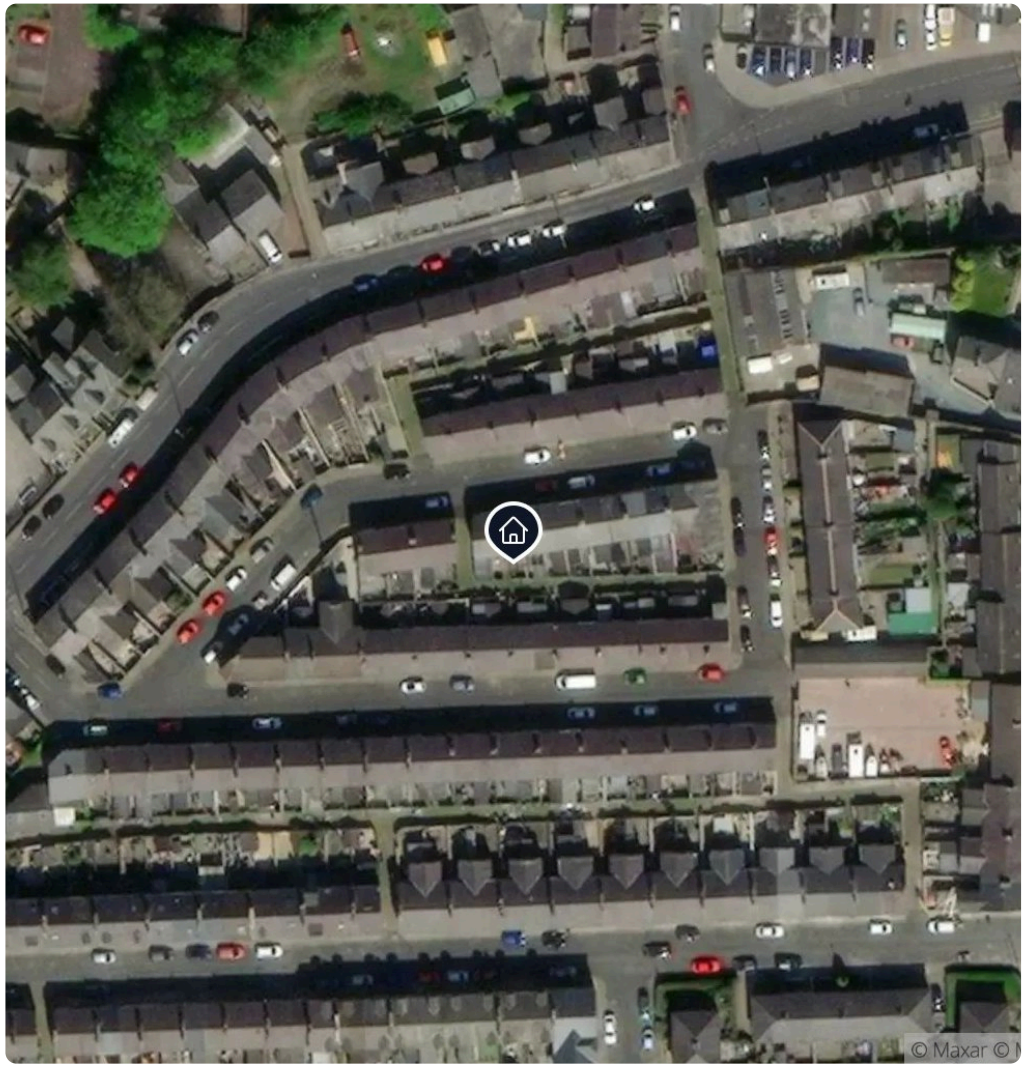
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HM Land Registry · Royal Mail · Ofsted · Ofcom · Office for National Statistics

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## Introduction




Situated in the established Skerton area of Lancaster, Olive Road offers convenient access to local shops, schools, bus services and Lancaster city centre. The River Lune, Lancaster railway station and Bay Gateway are also within easy reach.

This traditional two-bedroom stone-built terraced home offers approximately 479 sq. ft. of accommodation and presents an excellent opportunity for buyers seeking a renovation project. Requiring a full programme of refurbishment, the property provides plenty of potential to create a home tailored to individual tastes.

The ground floor comprises a front living room with a traditional chimney breast, a separate kitchen and a bathroom fitted with a bath, washbasin and WC. Upstairs are two bedrooms, including a generously sized main bedroom and a second room suitable for a single bedroom or home office. Externally, a rear yard offers potential for a pleasant, low-maintenance outdoor seating area.

## Key Property Information

| | | | | | |
|---|---|---|---|---|---|
| Estimated market value | **£80,000** | Number of bedrooms | **2 bedrooms** | Floor area | **474ft²** |
| Annual rental yield | **13.13%** | Number of bathrooms | **1 bathroom** | Plot size | **0.01 acres** |
| | | Property type | **Terraced** | Price per ft² | **£168** |
| | | Year built (predicted) | **Pre-1949** | Title number | **LAN230639** |

### 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

## Key Property Information

### Mobile coverage

| | |
|---|---|
| EE coverage | **Outstanding** |
| O2 coverage | **Good** |
| Three coverage | **Outstanding** |
| Vodafone coverage | **Good** |

### Broadband coverage

| | |
|---|---|
| Basic broadband | **7mb** |
| Superfast broadband | **56mb** |
| Ultrafast broadband | **10000mb** |
| Overall broadband | **10000mb** |

### Outdoor space

| | |
|---|---|
| Garden direction (est) | **South** |

### Air traffic noise

| | |
|---|---|
| Air traffic noise | **None** |
| Assessed | **31/12/19** |

There are no detectable regular disruptions.

Nearest: Blackpool International Airport - 21.88 miles away

### 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)** |

## 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.

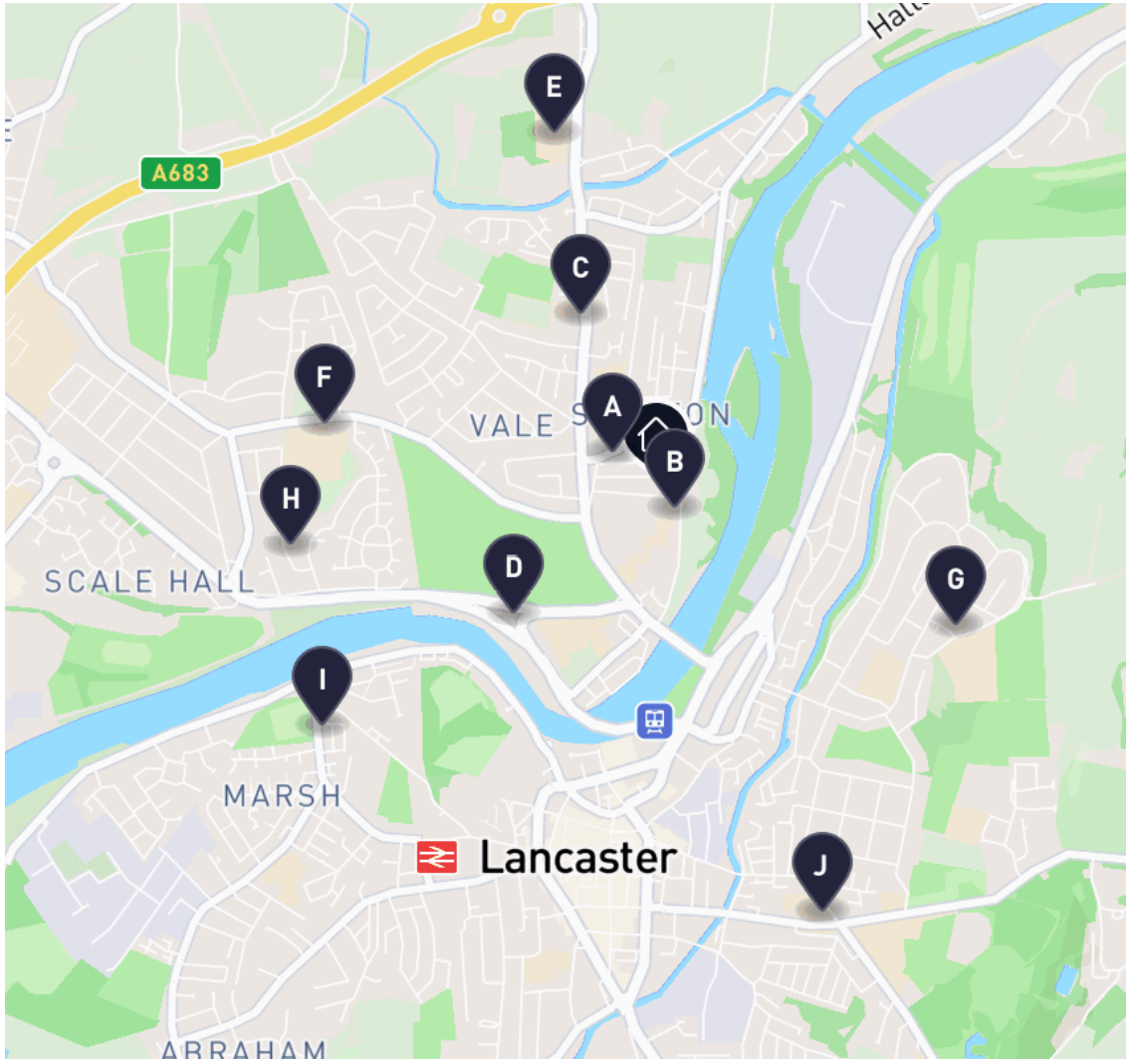
**Environmental Appeal**

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

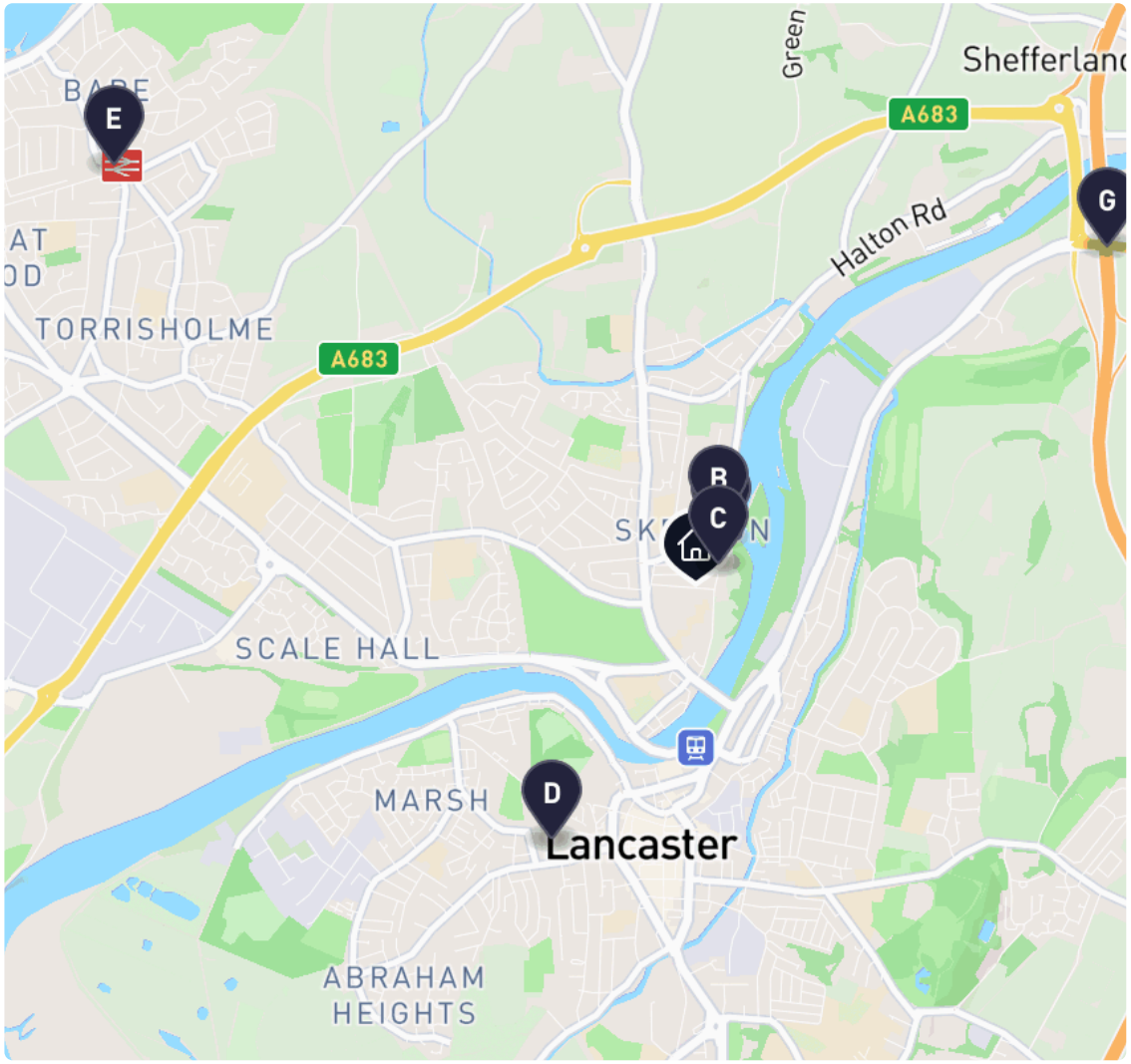
**Value Implications**

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 | St Josephs Catholic Primary School, Lancaster<br>0.09mi • Primary | Requires improvement |
| B | Chadwick High School<br>0.14mi • Pupilreferralunits | Good |
| C | Skerton St Luke's Church Of England Primary School<br>0.26mi • Primary | Good |
| D | Our Lady's Catholic College<br>0.43mi • Secondary | Requires improvement |
| E | Beaumont College - A Salutem/Ambito College<br>0.59mi • Special | Good |
| F | Lancaster Ryelands Primary School<br>0.62mi • Nursery | Good |
| G | Central Lancaster High School<br>0.66mi • Secondary | Good |
| H | The Loyne Specialist School<br>0.71mi • Nursery | Outstanding |
| I | Lancaster Independent School For Alternative Learning (Lisal)<br>0.83mi • Nursery | Good |
| J | Lancaster Royal Grammar School<br>0.95mi • Secondary | Good |




**A** Main Street
0.07 mi • Bus stop or station

**B** Daisy Street
0.07 mi • Bus stop or station

**C** Norfolk Street
0.09 mi • Bus stop or station

**D** Lancaster Rail Station
0.87 mi • Train station

**E** Bare Lane Rail Station
1.82 mi • Train station

**F** Blackpool International Airport
22 mi • Airport

**G** M6
1.33 mi • Motorway

## Property Images

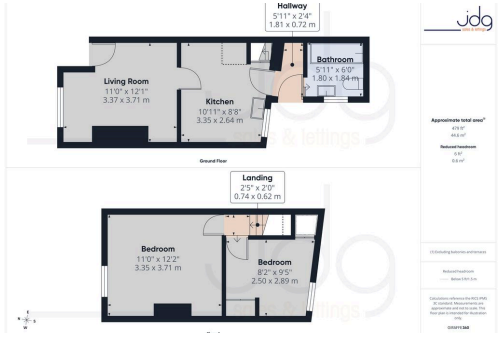








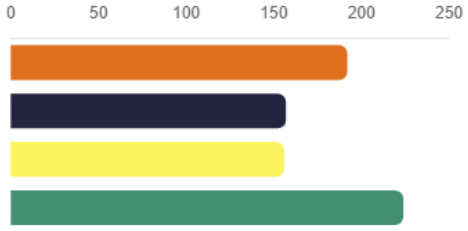




## Average house price changes in the last year (Lancaster)

| | 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)



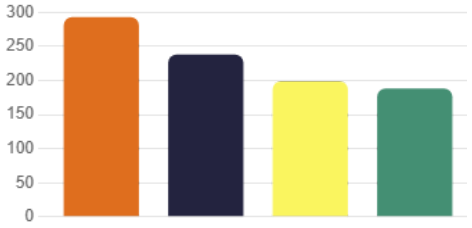

**192 days** on the market

**157 days** on the market

**156 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)



**278** sold (18%)

**553** sold (36%)

**514** sold (33%)

**197** 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** |

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