



Buyers Report

8 Mill Lane, Halton, Lancaster, LA2 6ND

24th October 2026

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Best Estate Agent

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	**£290,000**

Number of bedrooms	**4 bedrooms**
Number of bathrooms	**2 bathrooms**
Property type	**Terraced**
Year built	**2007-2011**

Floor area	**1,356ft^2**
Plot size	**0.03 acres**
Price per ft^2	**£213**
Title number	**LAN56903**
Title number	**LAN36184**

Tenure

Lease type	**Leasehold**
Lease term	**999y 8m**
Lease remaining	**978y 10m**
Lease end date	**Jan 3005**

EPC Valid to 05/10/2036

Efficiency rating (current)	**77 C**
Efficiency rating (potential)	**84 B**
Enviro impact (current)	**75 C**
Enviro impact (potential)	**77 C**

Council tax

Tax band	**Band D**
Estimated cost	**£2,503 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	**Timber**
Window type	**Double Glazed**

Key Property Information

Mobile coverage

EE coverage	Good
O2 coverage	Okay
Three coverage	Good
Vodafone coverage	Poor

Broadband coverage

Basic broadband	17mb
Superfast broadband	80mb
Ultrafast broadband	1000mb
Overall broadband	1000mb

Outdoor space

Garden direction (est)	North

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	Low
Surface water flood risk	High

Parking

Driveway

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.

Local Education



A St Wilfrid's Cof E Primary School — Good
0.27mi • Primary

B Caton Primary School — Good
1.67mi • Primary

C Central Lancaster High School — Good
1.82mi • Secondary

D Beaumont College - A Salutem/Ambito College — Good
1.90mi • Special

E Castle View Primary School — Special Measures
1.96mi • Primary

F Chadwick High School — Good
2.03mi • Pupilreferralunits

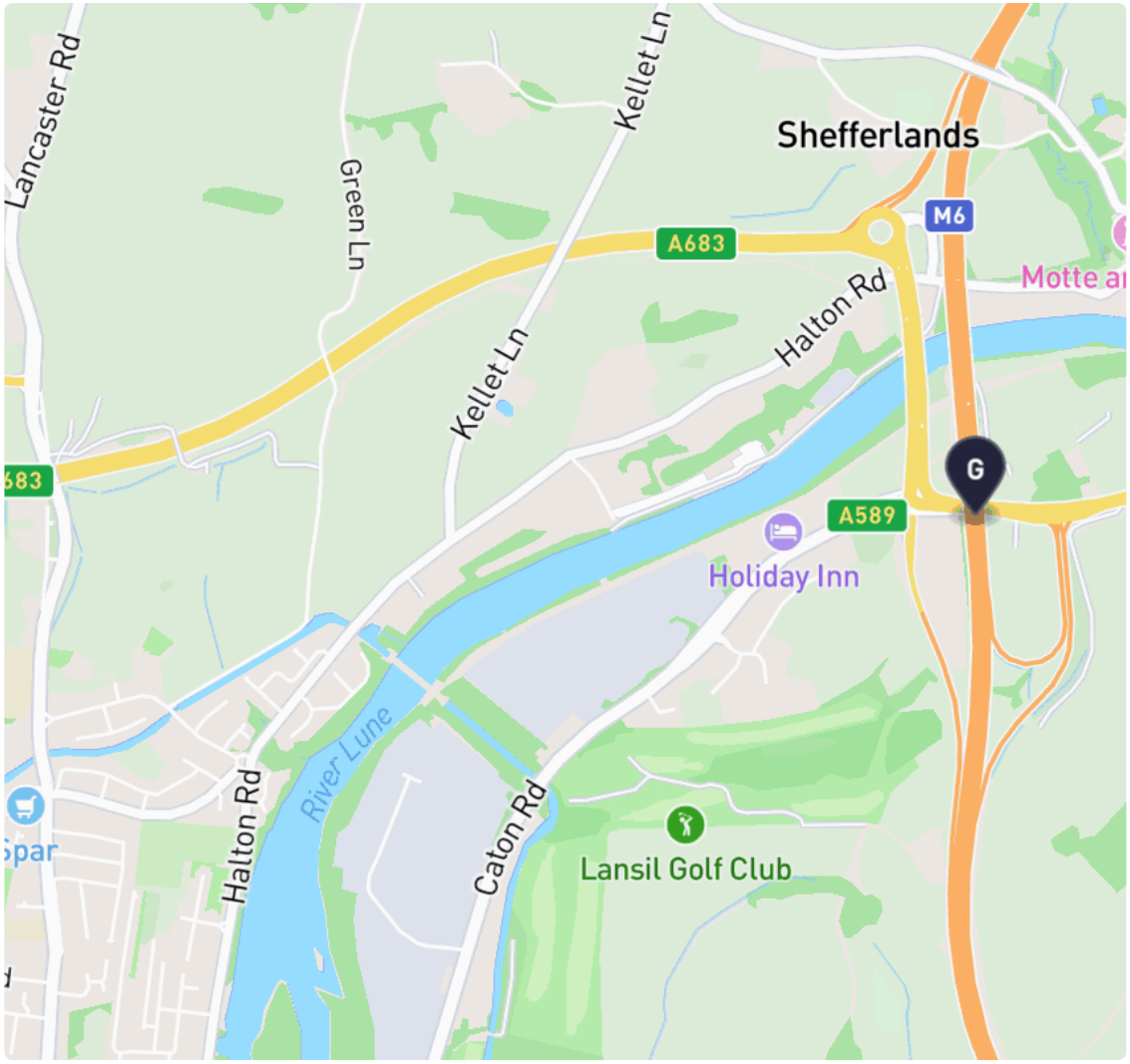
G Caton St Paul's Church Of England Primary School — Good
2.33mi • Nursery

H Our Lady's Catholic College — Requires improvement
2.39mi • Secondary

I Lancaster Royal Grammar School — Good
2.40mi • Secondary

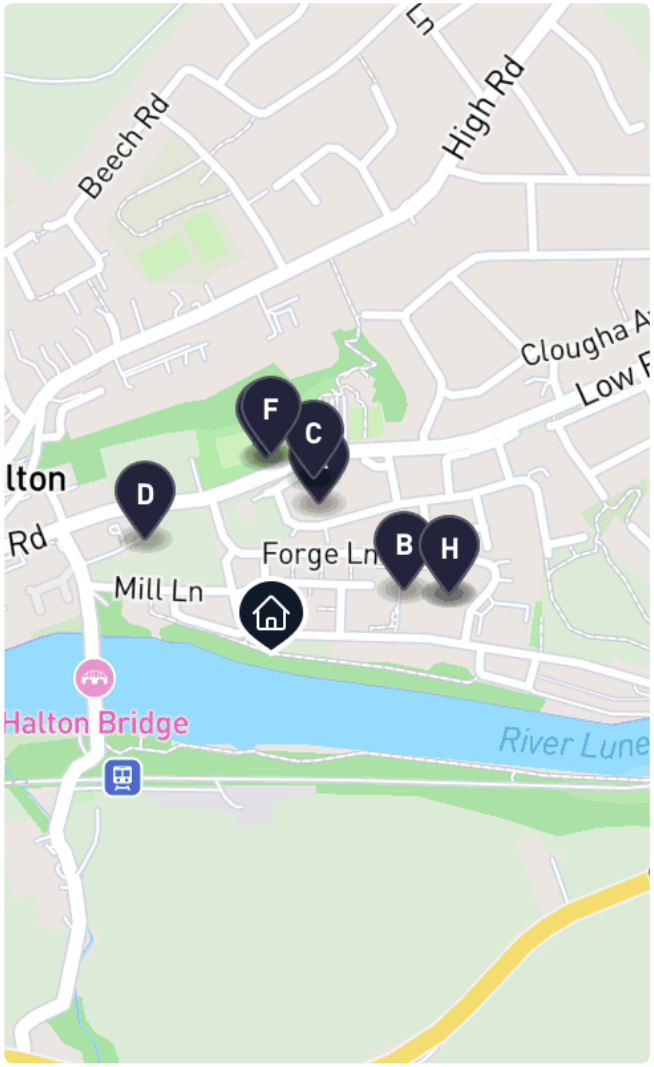
J Lancaster Ryelands Primary School — Good
2.50mi • Nursery

Local Transport



- **A** Community Centre, Low Road
  0.12 mi • Bus stop or station
- **B** Greyhound Hotel, Low Road
  0.17 mi • Bus stop or station
- **C** New Street
  0.20 mi • Bus stop or station
- **D** Lancaster Rail Station
  2.76 mi • Train station
- **E** Bare Lane Rail Station
  3.16 mi • Train station
- **F** Blackpool International Airport
  24 mi • Airport
- **G** M6
  0.64 mi • Motorway

Nearby Planning



A 11 Foundry Close Halton Lancaster Lancashire LA2 6FE — 404ft

Erection of single storey rear extension

Approved | Ref no. 26/00452/FUL | 13-05-2026

B Cohousing Site Land Adjacent Forge Lane Halton Lancashire — 466ft

Erection of 16 affordable residential dwellings and 2 residential buildings comprising a total of 4 affordable apartments, with associated parking and hard...

Approved | Ref no. 20/00613/FUL | 29-07-2020

C 15 Foundry Close Halton Lancaster Lancashire LA2 6FE — 479ft

Retrospective application for the erection of a detached garden room to the rear

Approved | Ref no. 22/00034/FUL | 14-01-2022

D Land At Forge Lane/Low Road Halton Lancashire — 502ft

Outline application for the development of 5 residential dwellings and access

Refused | Ref no. 24/01354/OUT | 11-12-2024

E Halton Community Association The Centre Low Road Halton Lancaster Lancashire LA2 6NB — 531ft

Erection of fencing and gate

Withdrawn | Ref no. 23/00734/FUL | 02-10-2023

F Halton Community Association The Centre Low Road Halton Lancaster Lancashire LA2 6NB — 538ft

Erection of fencing and gate

Approved | Ref no. 24/00270/FUL | 04-03-2024

G Land Between Forge Lane & Mill Lane Halton Lancaster Lancashire — 620ft

Change of use of the land for the siting of 14 mobile homes for permanent occupancy by people aged over 55, the erection of two communal buildings and...

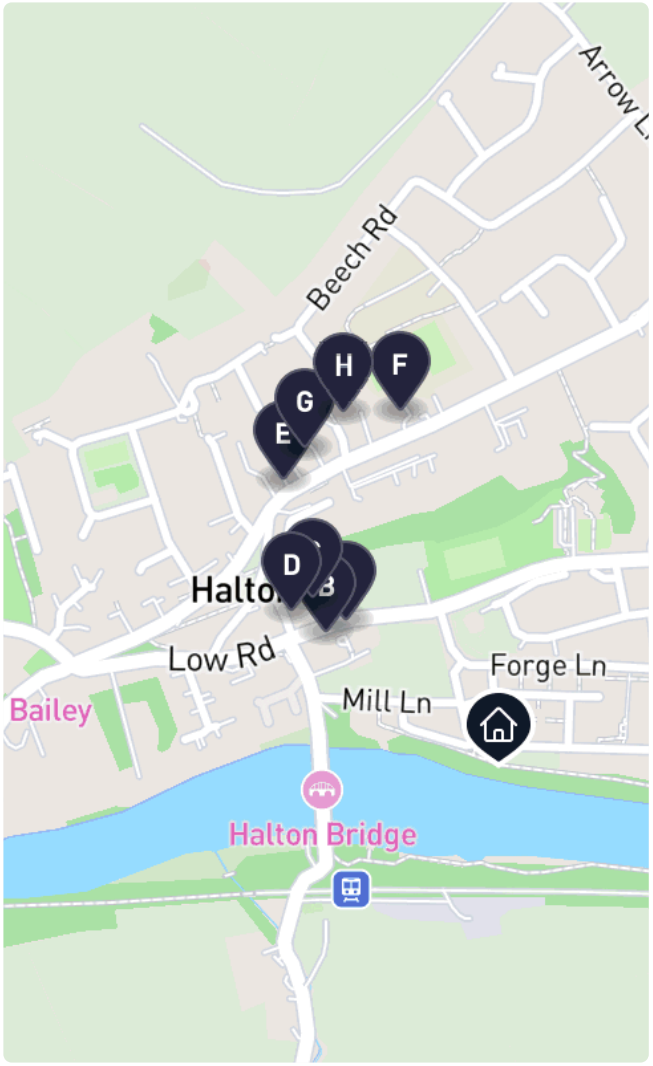
Withdrawn | Ref no. 25/00944/FUL | 02-09-2025

H Land Between Forge Lane & Mill Lane Halton Lancaster Lancashire — 620ft

Change of use of the land for the siting of 14 mobile homes for permanent occupancy by people aged over 55, the erection of two communal buildings and...

Validated | Ref no. 26/00317/FUL | 31-03-2026

Nearby Listed Buildings



A Grade II - Listed building — 636ft

FARM BUILDING TO THE EAST OF TOWN END FARMHOUSE

07/11/83 — List entry no: 1362414

B Grade II - Listed building — 673ft

TOWN END FARMHOUSE

04/10/67 — List entry no: 1164371

C Grade II* - Listed building — 774ft

MANOR HOUSE

04/10/67 — List entry no: 1164390

D Grade II - Listed building — 814ft

GATE PIERS WEST OF MANOR HOUSE

07/11/83 — List entry no: 1362415

E Grade II - Listed building — 1125ft

MILLERS FARMHOUSE

07/11/83 — List entry no: 1071893

F Grade II - Listed building — 1129ft

LIME TREE HOUSE

07/11/83 — List entry no: 1071894

G Grade II - Listed building — 1161ft

FIELD COTTAGE

07/11/83 — List entry no: 1362452

H Grade II - Listed building — 1201ft

BARN 30 METRES NORTH OF FARMHOUSE AT PEDLERS FARM

07/11/83 — List entry no: 1317849

Property Images

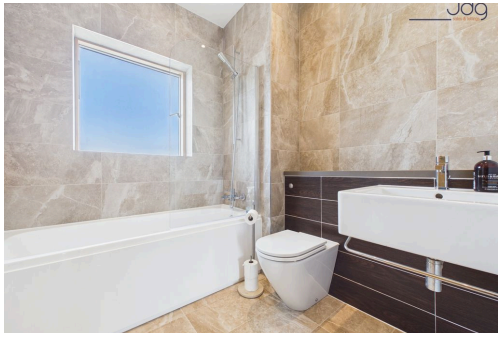




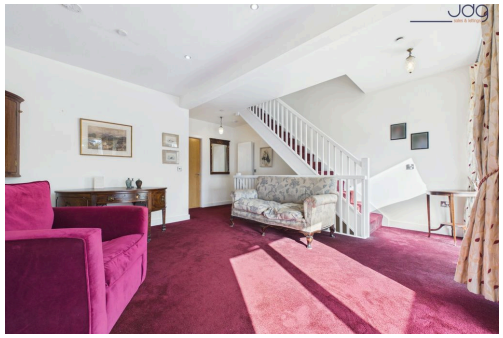
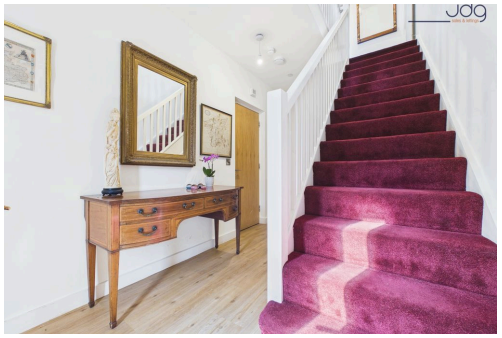









Property Images





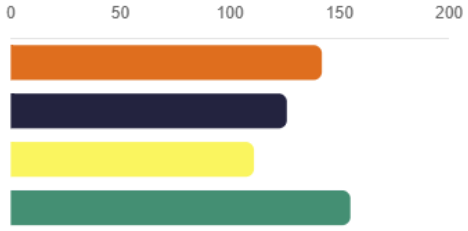




Average house price changes in the last year (Lancaster)

	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)



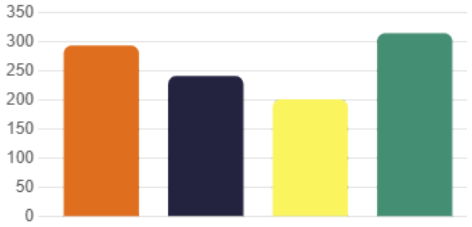
142 days on the market

126 days on the market

111 days on the market

155 days on the market

Average price per sqft (Lancaster)



£293 per sqft

£241 per sqft

£201 per sqft

£314 per sqft

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



261 sold (18%)

524 sold (36%)

495 sold (34%)

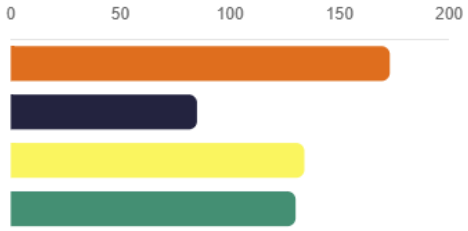
179 sold (12%)

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	£1122	
Semi-Detached	£1044	£1129	£1138	£1178	£1097
Terraced	£970	£894	£1331	£817	£922
Flats/Maisonettes	£715	£779	£925	£878	£838

Average time on the rental market (Lancaster)



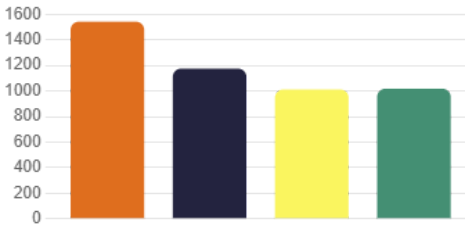
173 days on the market

85 days on the market

134 days on the market

130 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

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



39 let (10%)

55 let (14%)

89 let (22%)

222 let (55%)

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

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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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