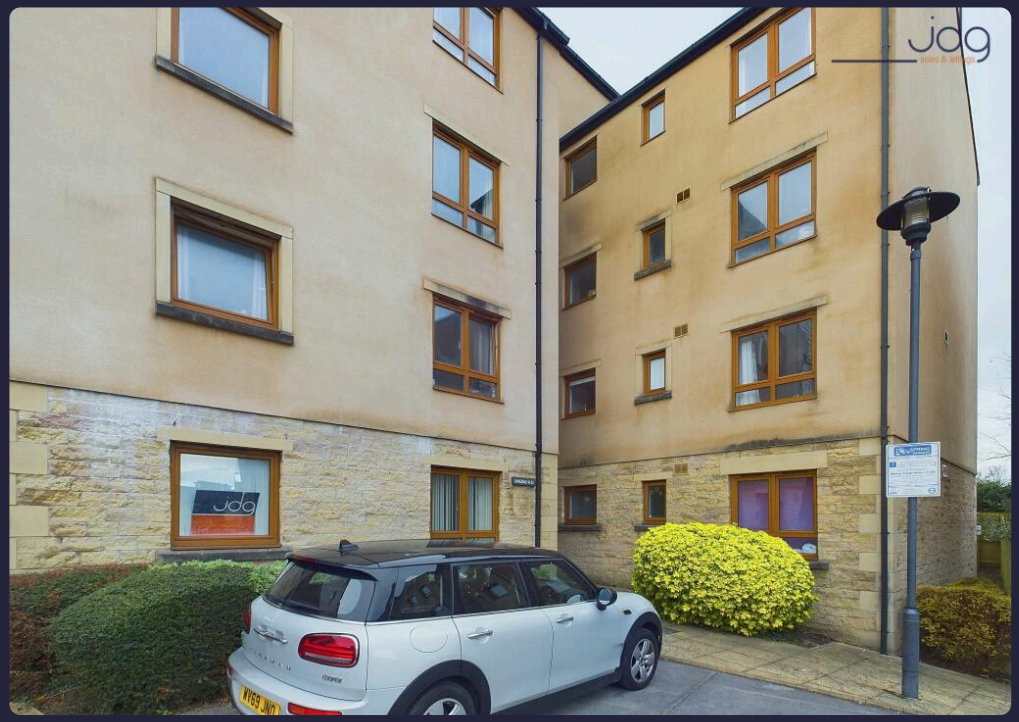

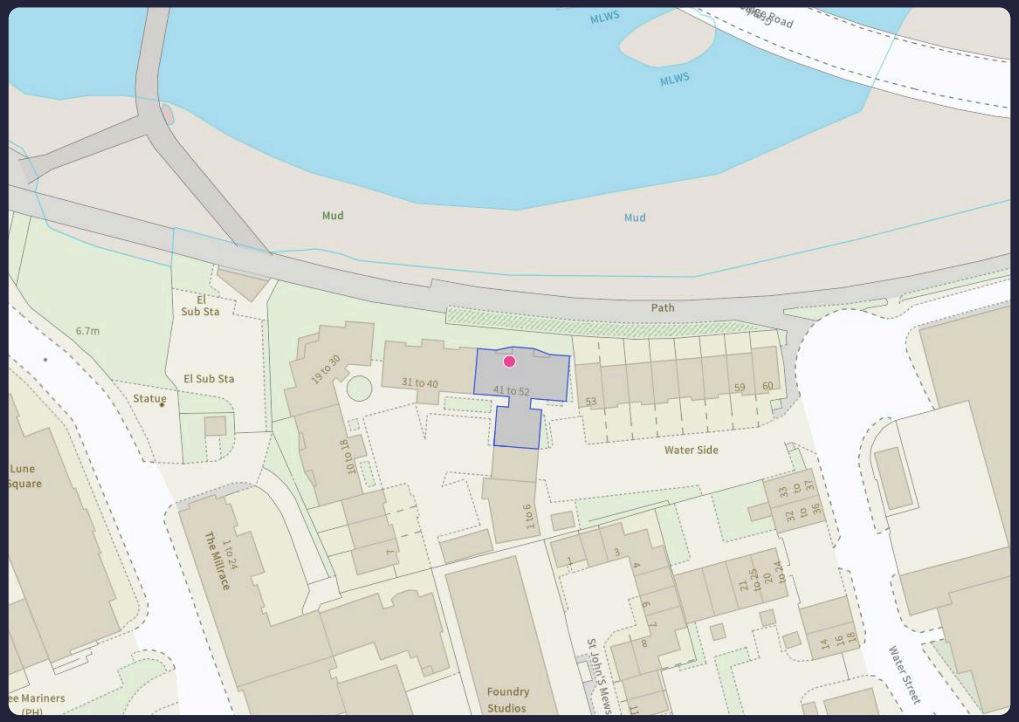

Property Report

42 Waterside, Lancaster, LA1 1AY

24th October 2026

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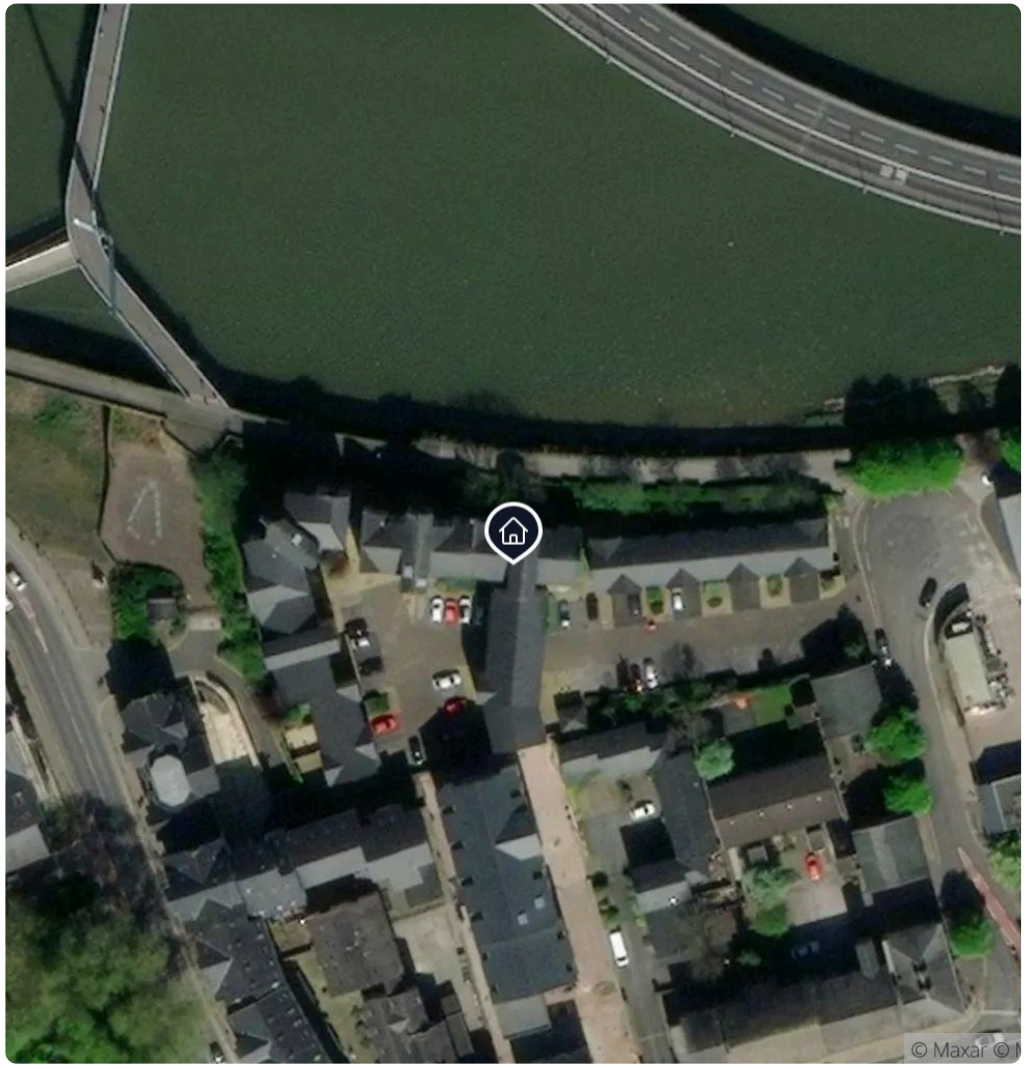


Location

Waterside enjoys a convenient riverside position, just moments from Lancaster city centre. Sainsbury's, Lancaster Bus Station, shops, cafés and restaurants are all nearby. The Millennium Bridge provides access to riverside walks and cycle routes, while Lancaster railway station is within walking distance.

Property Information

This ground-floor apartment offers approximately 627 sq ft of accommodation, including two double bedrooms, two shower rooms and a spacious living and dining area. The separate fitted kitchen includes an integrated oven and hob, with space for additional appliances.

The principal bedroom benefits from an en suite shower room, while the second bedroom overlooks the landscaped courtyard. The living area enjoys natural light and glimpses towards the River Lune and Millennium Bridge. Further benefits include a telephone entry system, communal cycle and bin stores, and no onward chain.

Material Information

\- Tenure: Leasehold

Key Property Information

Estimated market value	**£130,000**
Annual rental yield	**9%**

Number of bedrooms	**2 bedrooms**
Number of bathrooms	**2 bathrooms**
Property type	**Flats/Maisonettes**
Year built	**2002**

Floor area	**657ft^2**
Plot size	**0.06 acres**
Price per ft^2	**£197**
Title number	**LA915381**
Title number	**LA872141**

Tenure

Lease type	**Leasehold**
Lease term	**999y 8m**
Lease remaining	**973y 10m**
Lease end date	**Jan 3000**

EPC Valid to 09/12/2034

Efficiency rating (current)	**73 C**
Efficiency rating (potential)	**78 C**
Enviro impact (current)	**56 D**
Enviro impact (potential)	**64 D**

Council tax

Tax band	**Band C**
Estimated cost	**£2,225 per year**
Local authority	**Lancaster**

Utilities

Mains gas	**N/A**
Wind turbines	**N/A**
Solar panels	**N/A**
Mains fuel type	**Electric**
Water	**United Utilities**

Build

Floor type	**Solid**
Roof type	**Other**
Wall type	**Brick**
Window type	**Double Glazed**

Mobile coverage

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

Broadband coverage

Basic broadband	17mb
Superfast broadband	80mb
Ultrafast broadband	N/A
Overall broadband	80mb

Outdoor space

Garden direction (est)

Air traffic noise

Air traffic noise	None
Assessed	31/12/19

There are no detectable regular disruptions.

Nearest: Blackpool International Airport - 21.30 miles away

Tree preservation orders

No registered tree preservation orders on this property.

Flood risk

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

Parking

Off road parking	No (AI predicted)

Coastal erosion

Great Orme Head to Solway Firth

Feature type	**Floodable**
Defence type	
Floodable	**Yes**
Distance from property	**15**
Short term risk	
Medium term risk	

Great Orme Head to Solway Firth

Feature type	**Floodable**
Defence type	
Floodable	**Yes**
Distance from property	**111**
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

Found

This property is 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 Our Lady's Catholic College — Requires improvement
0.27mi • Secondary

B Lancaster Dallas Road Community Primary School — Good
0.37mi • Primary

C Lancaster Girls' Grammar School — Good
0.42mi • Secondary

D Chadwick High School — Good
0.47mi • Pupilreferralunits

E Lancaster Independent School For Alternative Learning (Lisal) — Good
0.48mi • Nursery

F Willow Lane Community Primary School — Good
0.52mi • Primary

G Lancaster Royal Grammar School — Good
0.55mi • Secondary

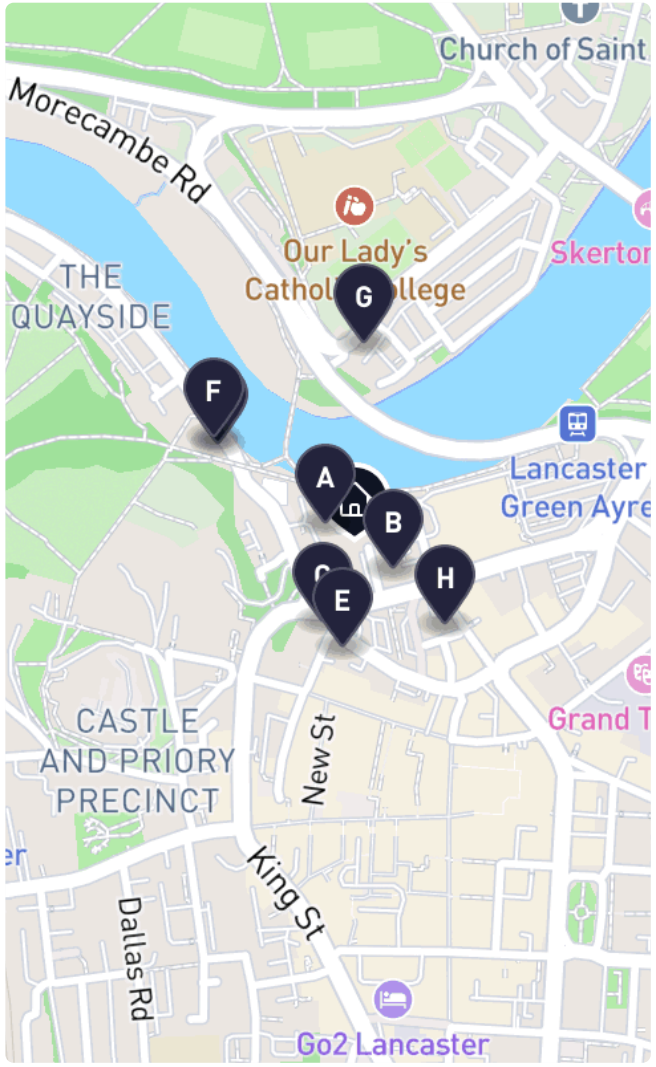
H The Loyne Specialist School — Outstanding
0.65mi • Nursery

I Appletree Nursery School — Good
0.65mi • Nursery

J Beaumont College - A Salutem/Ambito College — Good
1.14mi • Special

- **A** Lancaster City Centre Bus Station
  0.10 mi • Bus stop or station
- **B** Greyhound Bridge, Greyhound Bridge Road
  0.11 mi • Bus stop or station
- **C** Chapel Street
  0.12 mi • Bus stop or station
- **D** Lancaster Rail Station
  0.31 mi • Train station
- **E** Bare Lane Rail Station
  2.09 mi • Train station
- **F** Blackpool International Airport
  21 mi • Airport
- **G** M6
  1.83 mi • Motorway

Nearby Planning



A 9 Waterside Lancaster Lancashire LA1 1AY — 138ft

Retrospective application to convert existing garage into ancillary living accommodation

Approved — Ref no. 24/00644/FUL — 05-07-2024

B 9-11 Cable Street Lancaster Lancashire LA1 1HD — 285ft

Retrospective application for the retention of replacement windows and boarding to the rear

Withdrawn — Ref no. 17/01467/FUL — 12-12-2017

C YMCA Fleet Square New Road Lancaster Lancashire LA1 1EZ — 446ft

Change of use of former YMCA building to 17 studios for student accommodation (C3) with ancillary storage areas; installation of glazing in existing door...

Approved — Ref no. 23/01412/FUL — 15-12-2023

D 3 St Georges Quay Lancaster Lancashire LA1 1HL — 505ft

Proposed lawful development certificate for the replacement of roof tiles

Approved — Ref no. 24/00353/PLDC — 02-04-2024

E Fleet House 11 New Road Lancaster Lancashire LA1 1EZ — 525ft

Replacement of single glazed curtain walling with double glazed curtain walling

Approved — Ref no. 17/01505/FUL — 15-01-2018

F 5 St Georges Quay Lancaster Lancashire LA1 1HL — 528ft

Proposed lawful development certificate for the replacement of roof tiles

Approved — Ref no. 24/00354/PLDC — 02-04-2024

G 111 Lune Street Lancaster Lancashire LA1 2AH — 531ft

Proposed lawful development certificate for the erection of a single storey rear extension

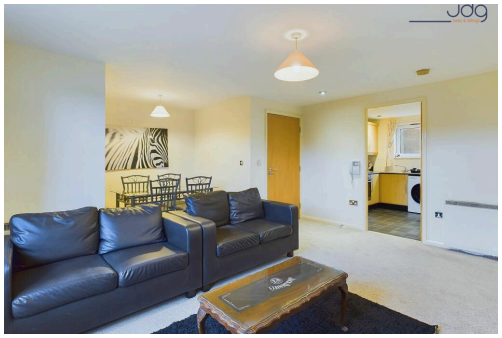
Approved — Ref no. 21/00788/PLDC — 22-06-2021

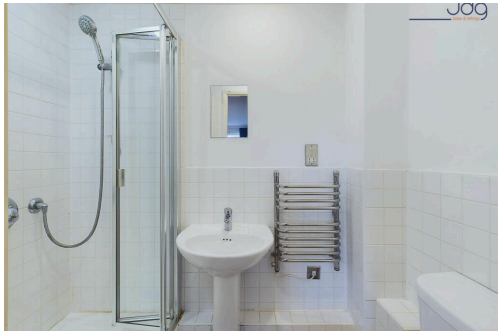
H 13 - 15 Chapel Street Lancaster Lancashire LA1 1NZ — 541ft

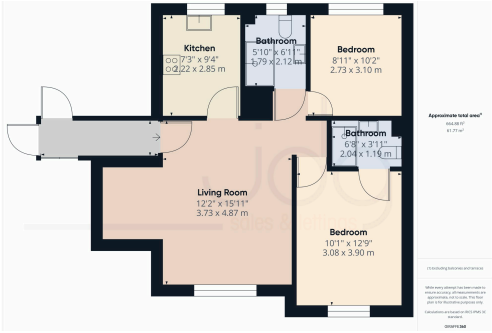
Relevant demolition of existing building

Validated — Ref no. 26/00971/FUL — 29-09-2026

Property images - 2024







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Lancaster and Morecambe homeowners can now sell or let their home with the UK's Best Estate Agent
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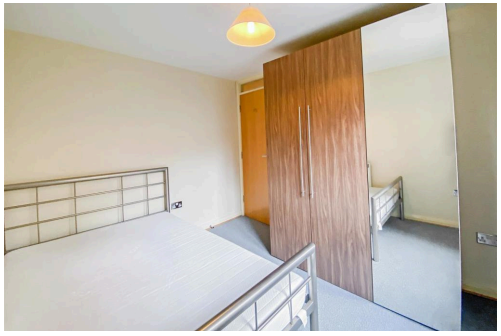
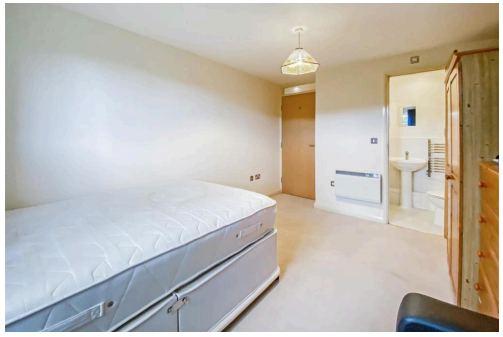
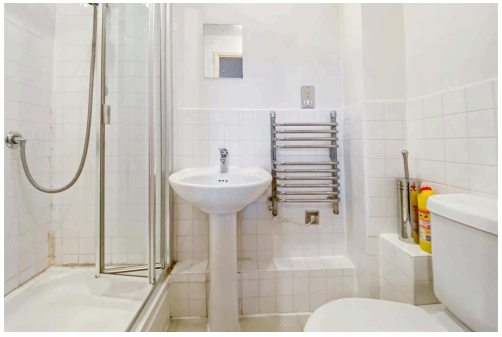
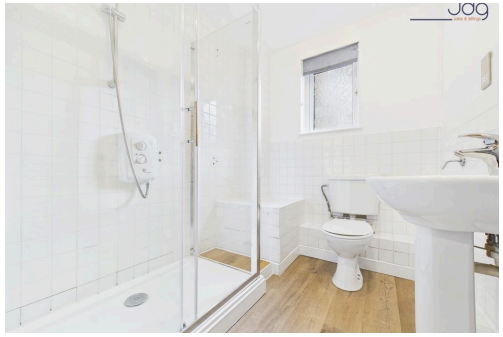
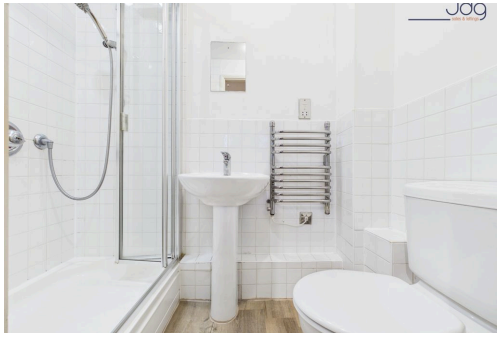
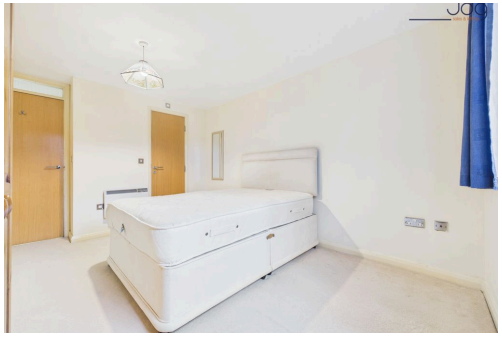






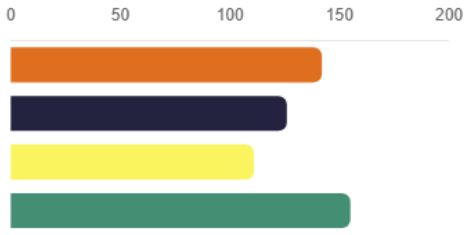
Property Images

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)



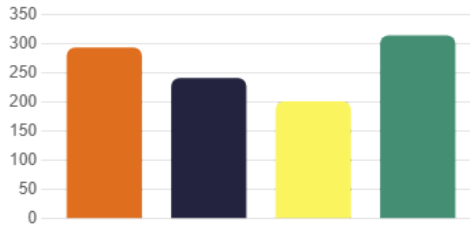
142 days on the market

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

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**
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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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