

## Buyers Report

76 Kayswell Road, Morecambe, LA4 6PY

4th December 2025



Winner of the UK's  
Best Estate Agent

Data you can rely on:



## Key Property Information



Estimated market value	<b>£265,000</b>	Number of bedrooms	<b>3 bedrooms</b>	Floor area	<b>904ft<sup>2</sup></b>
		Number of bathrooms	<b>1 bathroom</b>		
		Property type	<b>Semi-Detached</b>		
		Year built	<b>1967-1975</b>		
<hr/>					
<b>Tenure</b>		<b>EPC</b> Valid to 14/07/2030		<b>Council tax</b>	
Lease type	<b>Freehold</b>	Efficiency rating (current)	<b>49 E</b>	Tax band	<b>Band C</b>
		Efficiency rating (potential)	<b>77 C</b>	Estimated cost	<b>£2,140 per year</b>
		Enviro impact (current)	<b>41 E</b>	Local authority	<b>Lancaster</b>
		Enviro impact (potential)	<b>71 C</b>		
<hr/>					
<b>Utilities</b>		<b>Build</b>			
Mains gas	<b>Yes</b>	Floor type	<b>Solid</b>		
Wind turbines	<b>N/A</b>	Roof type	<b>Pitched</b>		
Solar panels	<b>N/A</b>	Wall type	<b>Brick</b>		
Mains fuel type	<b>Mains Gas</b>	Window type	<b>Double Glazed</b>		
Water	<b>United Utilities</b>				

## Key Property Information



### Mobile coverage

EE coverage	<b>Good</b>
O2 coverage	<b>Okay</b>
Three coverage	<b>Okay</b>
Vodafone coverage	<b>Okay</b>

### Broadband coverage

Basic broadband	<b>4mb</b>
Superfast broadband	<b>64mb</b>
Ultrafast broadband	<b>1800mb</b>
Overall broadband	<b>1800mb</b>

### Outdoor space

Garden direction (est)

### Flood risk

Rivers and sea flood risk	<b>Very low</b>
Surface water flood risk	<b>Very low</b>

### Parking

Off road parking **No (AI predicted)**



### 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

Morecambe And Heysham Torrisholme Community Primary School

0.24mi • Primary

Outstanding
- B

Great Wood Primary School

0.25mi • Primary

Good
- C

Morecambe Road School

0.64mi • Special

Good
- D

Lancaster Road Primary School

0.78mi • Primary

Good
- E

Morecambe Bay Academy

0.84mi • Secondary

Good
- F

Morecambe And Heysham Grosvenor Park Primary School

0.86mi • Nursery

Good
- G

Lancaster Ryelands Primary School

1.06mi • Nursery

Good
- H

Beaumont College - A Salutem/Ambito College

1.17mi • Special

Good
- I

The Loyne Specialist School

1.20mi • Nursery

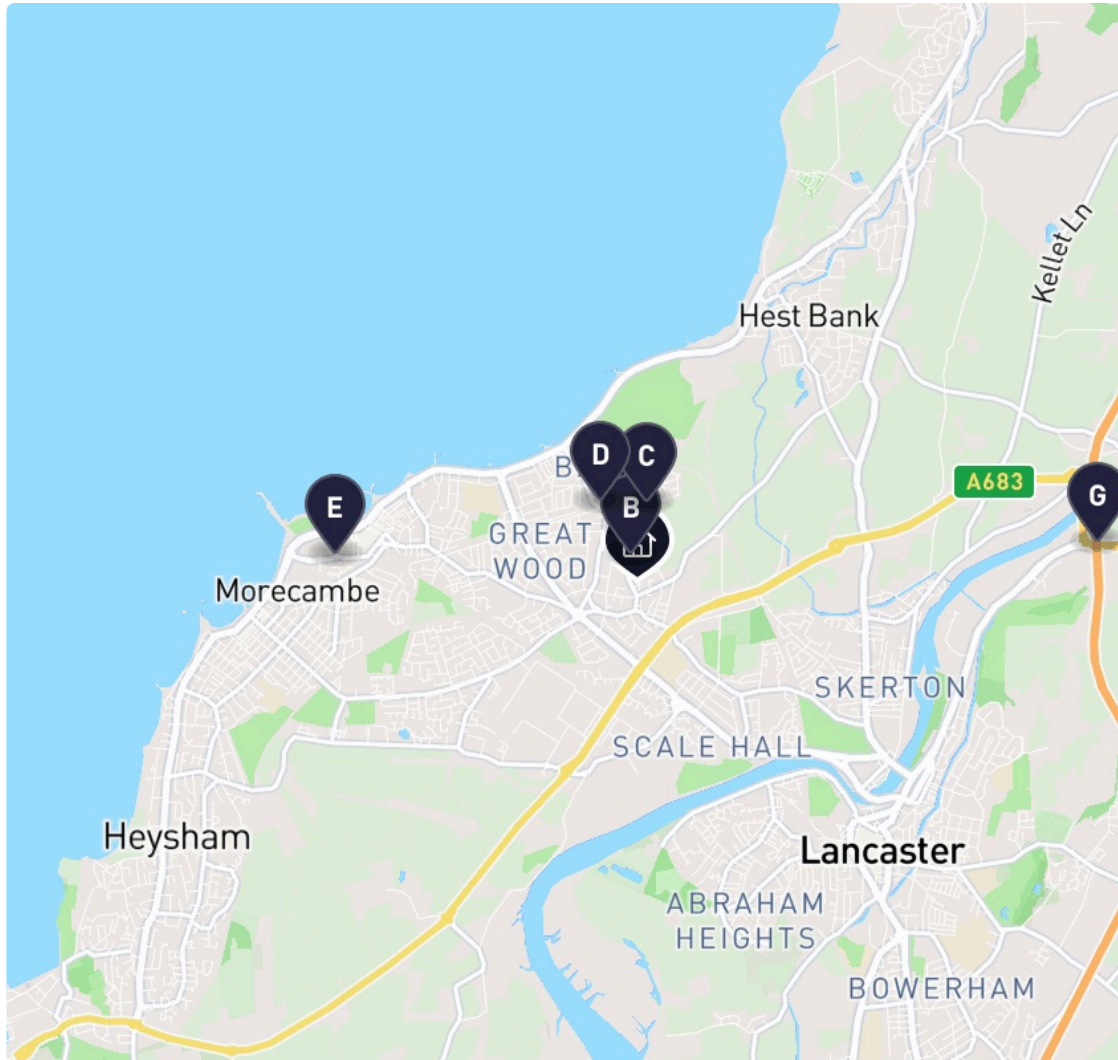
Outstanding
- J

Lancaster Independent School For Alternative Learning (Lisal)

1.52mi • Independent

Good

## Local Transport



- A** St Annes Avenue  
0.08 mi • Bus stop or station

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- B** Hexham Road  
0.09 mi • Bus stop or station

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- C** Warwick Avenue  
0.19 mi • Bus stop or station

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- D** Bare Lane Rail Station  
0.28 mi • Train station

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- E** Morecambe Rail Station  
1.59 mi • Train station

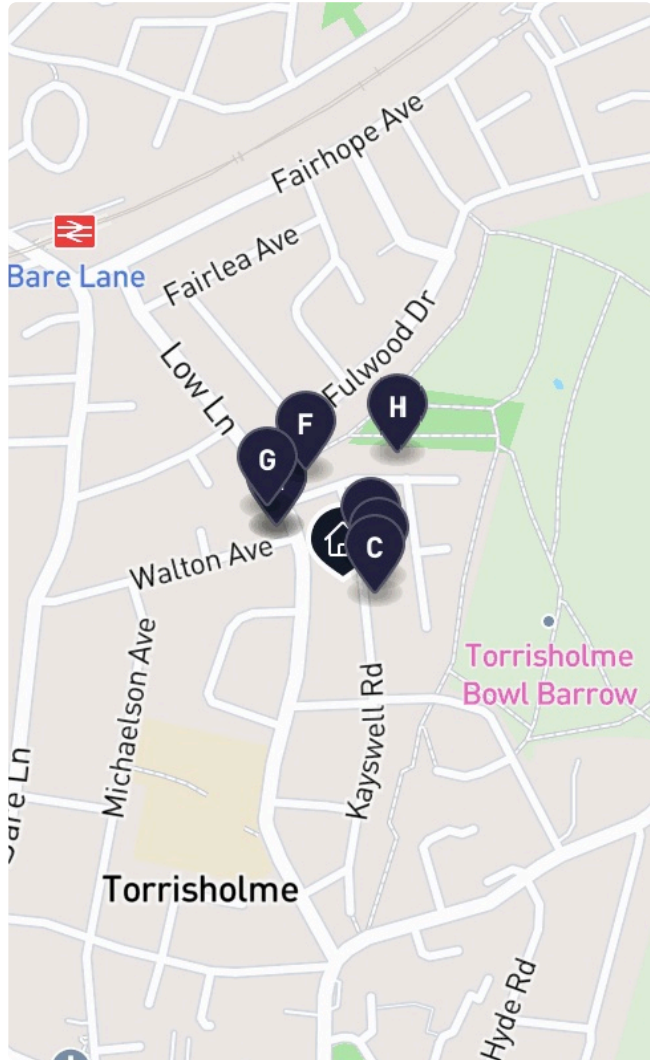
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- F** Blackpool International Airport  
22 mi • Airport

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- G** M6  
2.41 mi • Motorway

## Nearby Planning

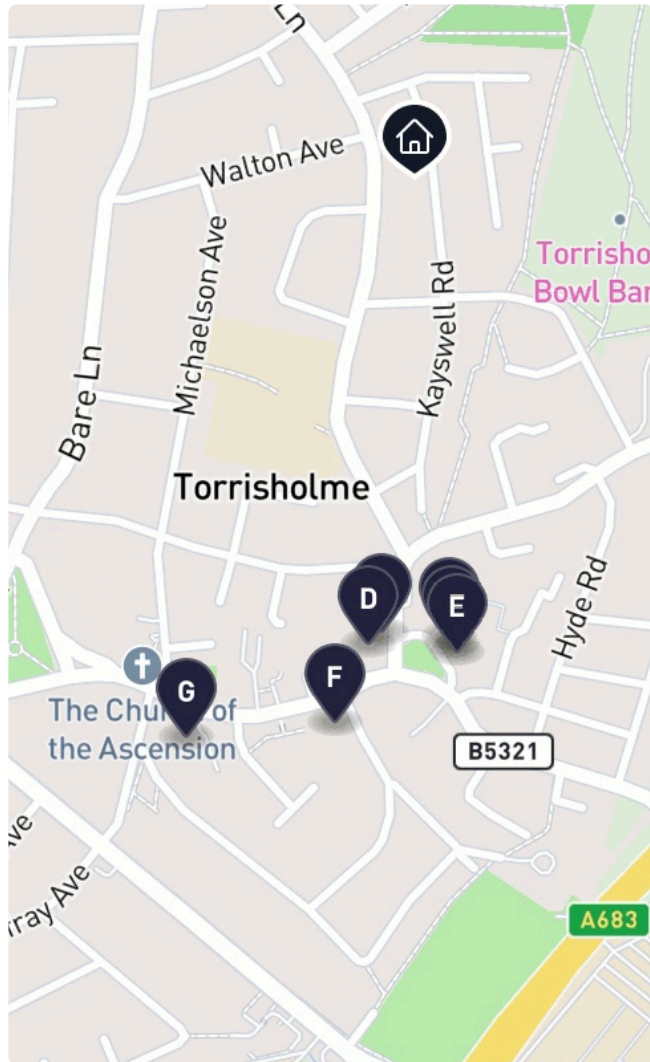


- A** 73 Kayswell Road Morecambe Lancashire LA4 6PY 118ft ⓘ  
 Erection of a 3.35 metre deep, single storey rear extension with a maximum roof height of 3.17 metres and a maximum eaves height of 2.63 metres  
 Approved Ref no. 20/00271/PAH 12-03-2020
- 
- B** 69 Kayswell Road Morecambe Lancashire LA4 6PY 184ft ⓘ  
 Construction of front and rear dormer extensions and infill to the rear extension  
 Approved Ref no. 24/00569/FUL 21-05-2024
- 
- C** 65 Kayswell Road Morecambe Lancashire LA4 6PY 226ft ⓘ  
 Construction of a hip to gable extension and construction of a dormer extension to the front elevation  
 Approved Ref no. 21/00518/FUL 27-04-2021
- 
- D** 42 Walton Avenue Morecambe Lancashire LA4 6SH 233ft ⓘ  
 Construction of a hip to gable roof extension and a rear dormer extension  
 Approved Ref no. 23/01210/FUL 25-10-2023

- E** 42 Walton Avenue Morecambe Lancashire LA4 6SH 233ft ⓘ  
 Erection of a 3.33 metre deep, single storey rear extension with a maximum roof height of 2.63 metres and a maximum eaves heights of 2.63 metres  
 Approved Ref no. 23/01491/PAH 27-12-2023
- 
- F** 2 Alston Drive Morecambe Lancashire LA4 6QP 262ft ⓘ  
 Proposed lawful development certificate for the erection of two single storey rear extensions and the construction of a dormer extension to the rear...  
 Approved Ref no. 18/01275/PLDC 05-10-2018
- 
- G** 104 Low Lane Morecambe Lancashire LA4 6PR 285ft ⓘ  
 Proposed lawful development certificate for the construction of a dormer extension to the rear elevation  
 Approved Ref no. 25/00727/PLDC 11-07-2025
- 
- H** 20 Alston Drive Morecambe Lancashire LA4 6QR 341ft ⓘ  
 Construction of dormer extension to front elevation  
 Approved Ref no. 25/00337/FUL 20-05-2025

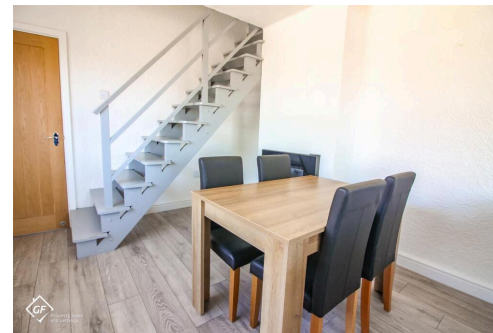


## Nearby Listed Buildings



- |  |   |
|--|---|
| <p><b>A</b> Grade II - Listed building 1732ft </p> <p>16, SLYNE ROAD</p> <p>06/04/79 List entry no: 1209502</p>                | <p><b>E</b> Grade II - Listed building 1798ft </p> <p>12, TORRISHOLME SQUARE</p> <p>06/04/79 List entry no: 1209508</p>               |
| <p><b>B</b> Grade II - Listed building 1745ft </p> <p>8 AND 9, TORRISHOLME SQUARE</p> <p>29/12/50 List entry no: 1209504</p>   | <p><b>F</b> Grade II - Listed building 2057ft </p> <p>3 AND 5, THORPE AVENUE</p> <p>29/12/50 List entry no: 1279839</p>               |
| <p><b>C</b> Grade II - Listed building 1772ft </p> <p>10 AND 11, TORRISHOLME SQUARE</p> <p>29/12/50 List entry no: 1207228</p> | <p><b>G</b> Grade II - Listed building 2234ft </p> <p>NEW HALL</p> <p>29/12/50 List entry no: 1208928</p>                             |
| <p><b>D</b> Grade II - Listed building 1775ft </p> <p>PARK HOUSE AND ATTACHED BARN</p> <p>06/04/79 List entry no: 1207227</p>  | <p><b>H</b> Grade II - Listed building 2431ft </p> <p>PAIR OF GATE PIERS EAST OF BARE HALL</p> <p>30/07/74 List entry no: 1207207</p> |



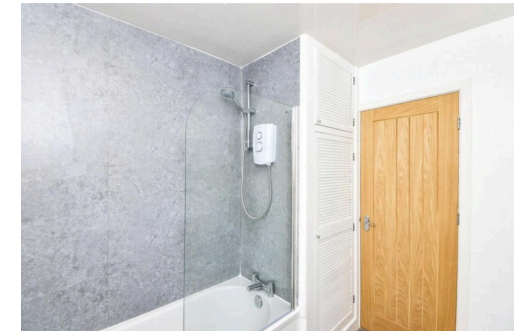
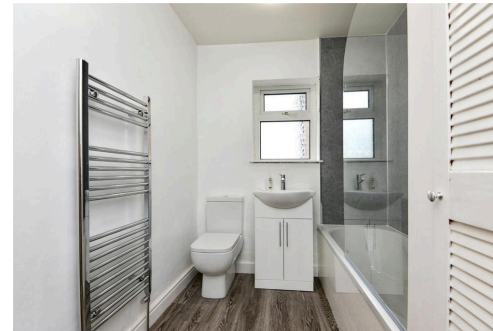




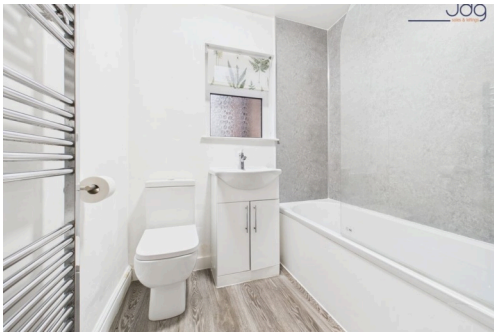








Property Images



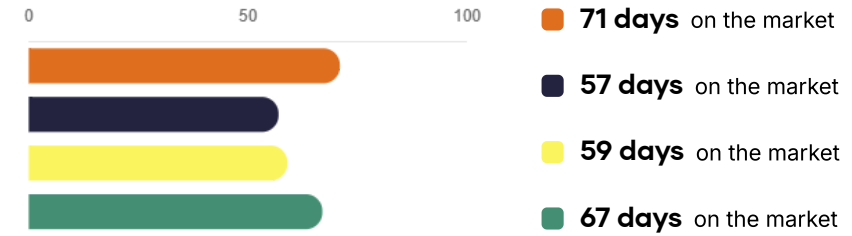




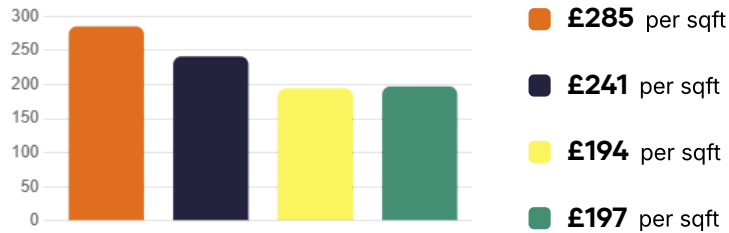
Average house price changes in the last year (Lancaster)

	Dec '24	Mar '25	Jun '25	Sep '25	Nov 25
<b>Detached</b>	£445k	£440k	£445k	£450k	£450k
<b>Semi-Detached</b>	£249k	£247k	£250k	£250k	£255k
<b>Terraced</b>	£198k	£196k	£199k	£200k	£200k
<b>Flats/Maisonettes</b>	£151k	£149k	£151k	£151k	£152k

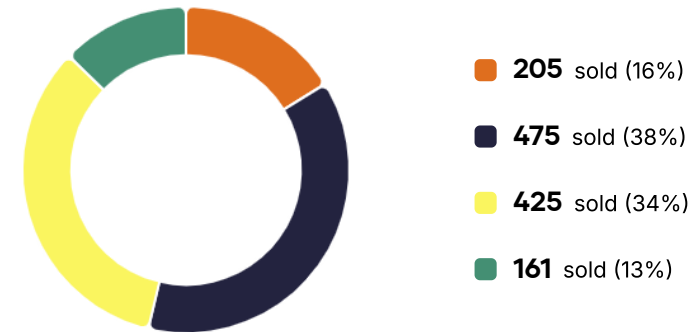
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



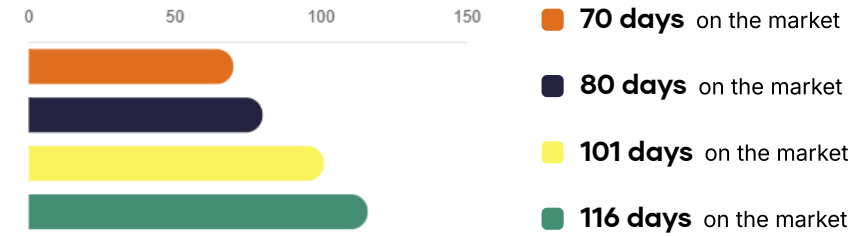
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



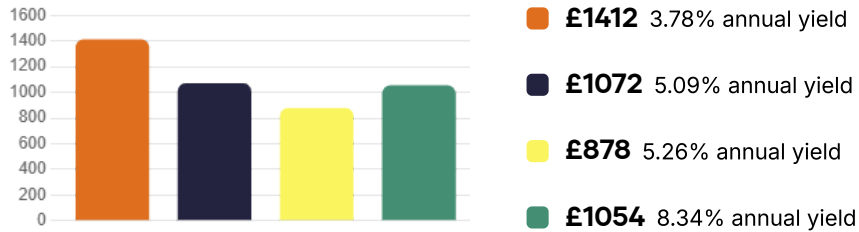
Average rental price changes in the last 12 months (Lancaster)

	Dec 24	Mar 25	Jun 25	Sep 25	Nov 25
Detached	£1450	£3600	£1280	£1431	
Semi-Detached	£947	£1138	£1183	£1045	£1065
Terraced	£961	£788	£854	£845	£869
Flats/Maisonettes	£822	£808	£818	£774	£925

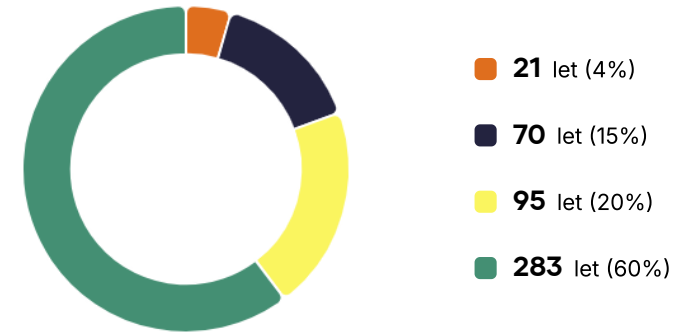
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



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



■ 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 win the prestigious EA Masters award two years... We are proven to achieve better results for you and your home!



**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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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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