

Property Report

8 Needham Avenue, Morecambe, LA4 4PH

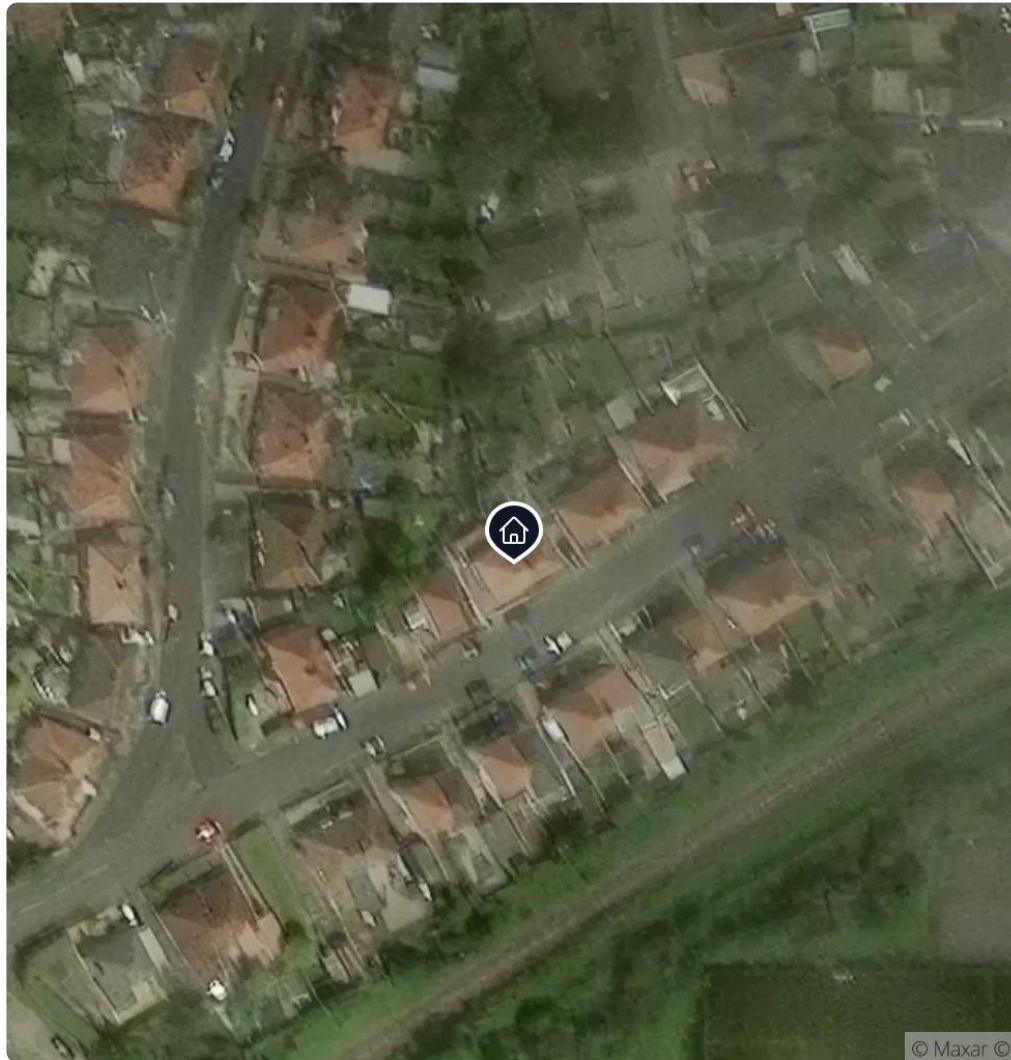
14th February 2026



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Best Estate Agent

Data you can rely on:





Needham Avenue is well placed in central Morecambe, with the Promenade, local shops, schools and transport links close by. Westgate is nearby and offers a useful mix of everyday amenities including supermarkets, independent shops, cafés and takeaways, plus leisure facilities and services. Morecambe town centre and the train station are also within easy reach, with straightforward road links for commuting into Lancaster and the surrounding areas.

This freehold semi-detached house has been updated since 2021 and provides a practical move-in option. The ground floor includes a front lounge and separate dining room, leading through to the updated kitchen with modern units and refreshed flooring. A lean-to conservatory adds useful extra space and opens out to the rear garden. Upstairs are well-proportioned bedrooms and a family bathroom, with redecoration and improved flooring continued throughout.

Key Property Information



Estimated market value	£210,000	Number of bedrooms	3 bedrooms	Floor area	904ft²
Annual rental yield	5.43%	Number of bathrooms	1 bathroom	Plot size	0.07 acres
		Property type	Semi-Detached	Title number	LAN250540
		Year built	1930-1949		
<hr/>					
Tenure		EPC Valid to 18/03/2031		Council tax	
Lease type	Freehold	Efficiency rating (current)	56 D	Tax band	Band B
		Efficiency rating (potential)	85 B	Estimated cost	£1,873 per year
		Enviro impact (current)	48 E	Local authority	Lancaster
		Enviro impact (potential)	82 B		
<hr/>					
Utilities		Build			
Mains gas	Yes	Floor type	Solid		
Wind turbines	N/A	Roof type	Pitched		
Solar panels	N/A	Wall type	Brick		
Mains fuel type	Mains Gas	Window type	Double Glazed		
Water	United Utilities				

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband		10mb
Superfast broadband		32mb
Ultrafast broadband		1800mb
Overall broadband		1800mb

Outdoor space

Garden direction (est) **North**

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



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

Morecambe And Heysham Westgate Primary School

0.33mi • Primary

Requires improvement
- B

Bay Leadership Academy

0.36mi • Secondary

Good
- C

West End Primary School

0.43mi • Primary

Good
- D

Morecambe Bay Community Primary School

0.64mi • Nursery

Good
- E

Morecambe And Heysham Sandylands Community Primary School

0.68mi • Nursery

Good
- F

Morecambe Bay Academy

1.10mi • Secondary

Good
- G

Morecambe Road School

1.48mi • Special

Good
- H

Morecambe And Heysham Grosvenor Park Primary School

1.56mi • Nursery

Good
- I

The Loyne Specialist School

2.20mi • Special

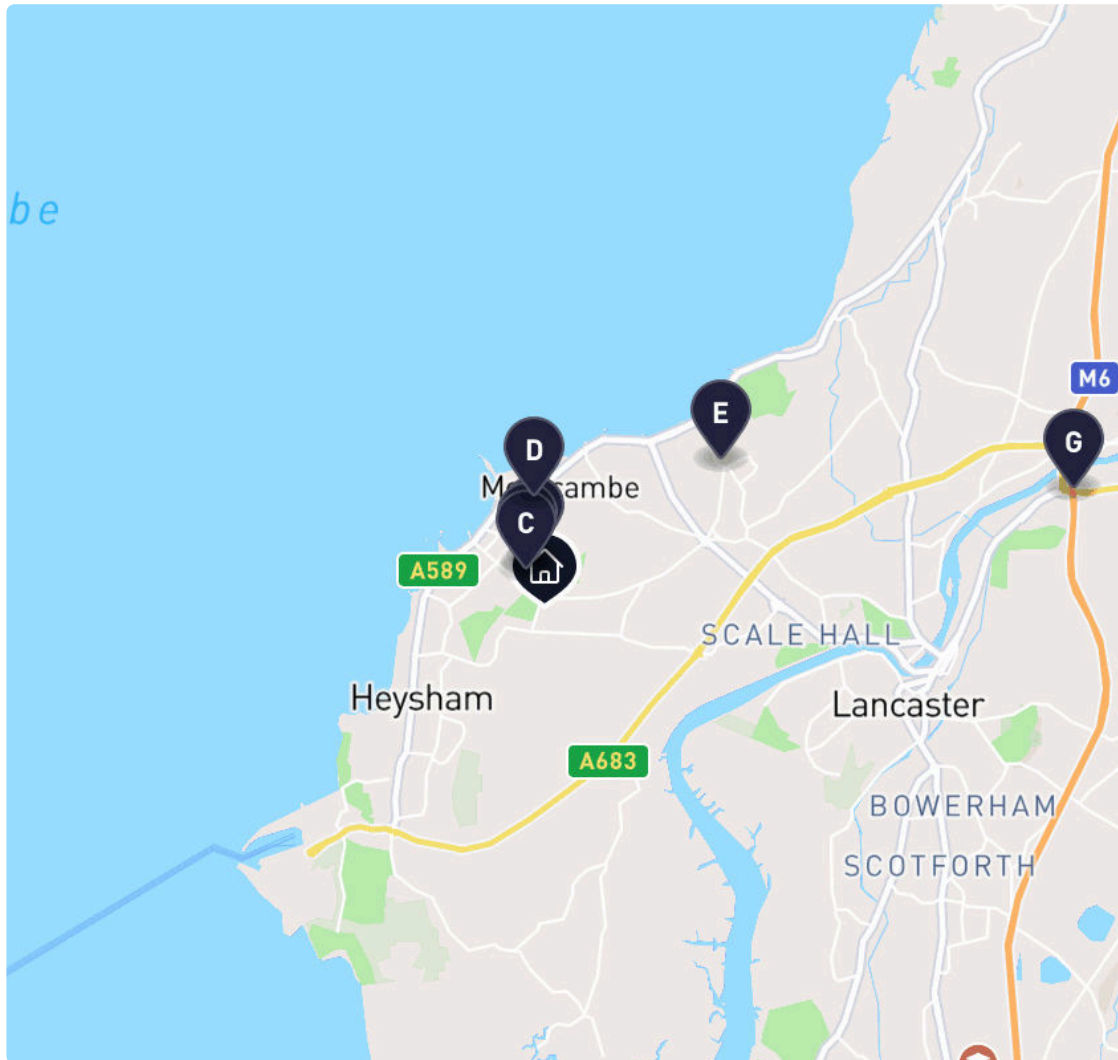
Outstanding
- J

Lancaster Independent School For Alternative Learning (Lisal)

2.35mi • Independent

Good

Local Transport



- A** Osborne Grove
0.10 mi • Bus stop or station

- B** Osborne Road
0.13 mi • Bus stop or station

- C** Albert Road
0.15 mi • Bus stop or station

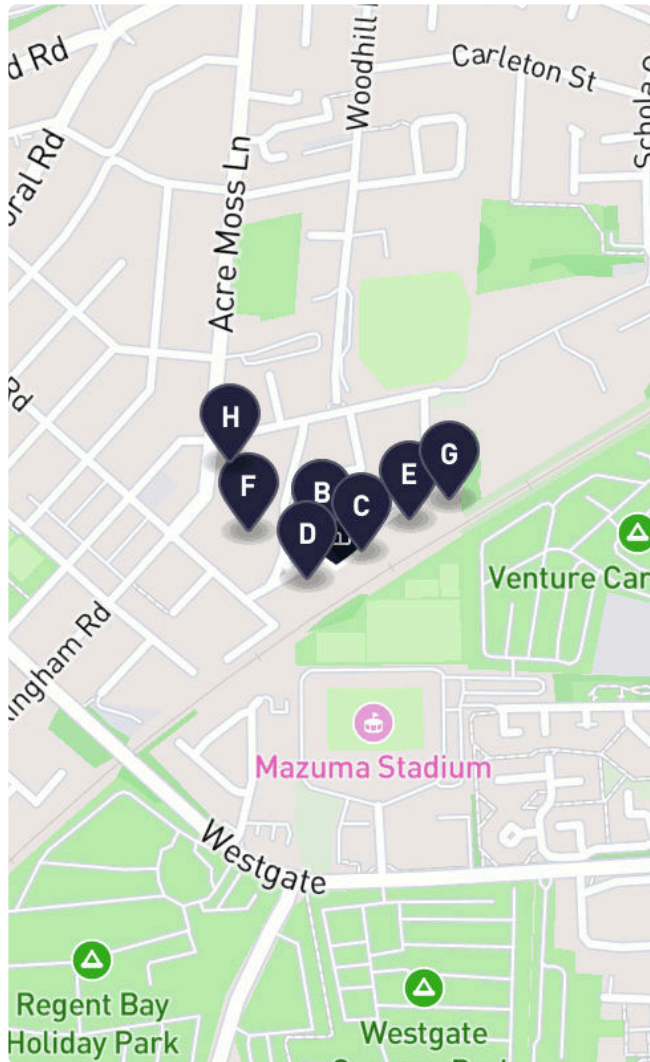
- D** Morecambe Rail Station
0.50 mi • Train station

- E** Bare Lane Rail Station
1.52 mi • Train station

- F** Blackpool International Airport
21 mi • Airport

- G** M6
3.96 mi • Motorway

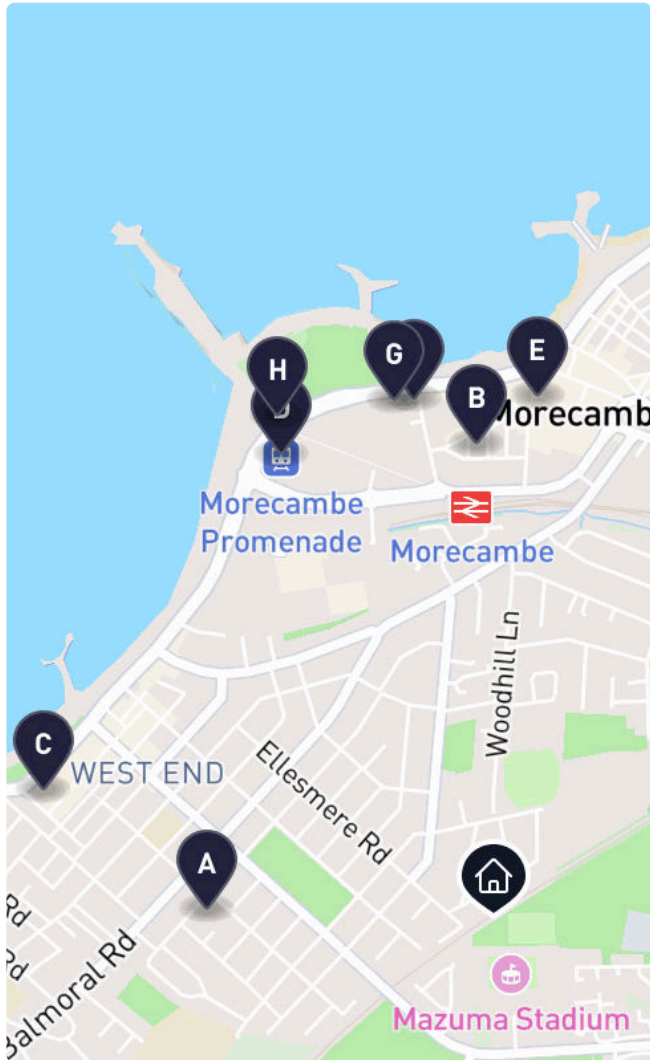
Nearby Planning



- | | |
|---|--|
| <p>A 4 Needham Avenue Morecambe Lancashire LA4 4PH 69ft</p> <p>Erection of a 1.5 storey side extension incorporating conversion of existing garage to additional living accommodation and erection of a replacement front...</p> <p>Approved Ref no. 20/01208/FUL 30-10-2020</p> | <p>E 31 Needham Avenue Morecambe Lancashire LA4 4PQ 249ft</p> <p>Construction of a hip to gable and rear dormer extensions and erection of a first floor rear extension and retrospective application for the raising of garde...</p> <p>Approved Ref no. 23/01068/FUL 29-09-2023</p> |
| <p>B 4 Needham Avenue Morecambe Lancashire LA4 4PH 69ft</p> <p>Erection of a single storey side extension and part retrospective application for the garage conversion with installation of windows</p> <p>Approved Ref no. 22/01430/FUL 09-06-2023</p> | <p>F 10 Woodhill Avenue Morecambe Lancashire LA4 4PF 305ft</p> <p>Demolition of rear conservatory, construction of a raised terrace and installation of external steps</p> <p>Approved Ref no. 23/00450/FUL 17-04-2023</p> |
| <p>C 17 Needham Avenue Morecambe Lancashire LA4 4PQ 125ft</p> <p>Erection of a detached garage</p> <p>Approved Ref no. 25/00661/FUL 15-07-2025</p> | <p>G 39 Needham Avenue Morecambe Lancashire LA4 4PQ 397ft</p> <p>Outline application for the erection of a two-storey dwelling</p> <p>Validated Ref no. 25/00179/OUT 17-03-2025</p> |
| <p>D 1 Needham Avenue Morecambe Lancashire LA4 4PQ 217ft</p> <p>Proposed lawful development certificate for the construction of a dormer extension to the rear elevation with hip to gable extension</p> <p>Approved Ref no. 18/01581/PLDC 12-12-2018</p> | <p>H 10 Buckingham Road Morecambe Lancashire LA4 4LU 427ft</p> <p>Erection of single storey side and rear extension</p> <p>Approved Ref no. 25/00639/FUL 06-06-2025</p> |



Nearby Listed Buildings



- | | |
|---|---|
| <p>A Grade II - Listed building 1998ft </p> <p>MOSS HOUSE AND ATTACHED BARN</p> <p>20/01/93 List entry no: 1207226</p> | <p>E Grade II - Listed building 3310ft </p> <p>BARCLAYS BANK</p> <p>06/04/79 List entry no: 1279833</p> |
| <p>B Grade II - Listed building 2972ft </p> <p>CHURCH OF ST LAWRENCE</p> <p>06/04/79 List entry no: 1292956</p> | <p>F Grade II - Listed building 3327ft </p> <p>217, 219 AND 221, MARINE ROAD CENTRAL</p> <p>06/04/79 List entry no: 1207218</p> |
| <p>C Grade II - Listed building 3163ft </p> <p>TRINITY METHODIST CHURCH</p> <p>20/01/93 List entry no: 1207225</p> | <p>G Grade II* - Listed building 3340ft </p> <p>THE WINTER GARDENS</p> <p>07/10/77 List entry no: 1025280</p> |
| <p>D Grade II - Listed building 3245ft </p> <p>MORECAMBE RAILWAY STATION MAIN BUILDING</p> <p>06/04/79 List entry no: 1207224</p> | <p>H Grade II - Listed building 3497ft </p> <p>WALL AND 2 PAIRS OF ENTRANCE PIERS ENCLOSING SOUTH EAST SIDE OF CAR PARK OF MIDLAND HOTEL</p> <p>20/01/93 List entry no: 1292883</p> |



Property Images





Average house price changes in the last year (Lancaster)

	Feb '25	May '25	Aug '25	Nov '25	Jan 26
Detached	£415k	£410k	£420k	£450k	£450k
Semi-Detached	£236k	£234k	£237k	£255k	£255k
Terraced	£188k	£186k	£189k	£203k	£203k
Flats/Maisonettes	£147k	£145k	£147k	£158k	£158k

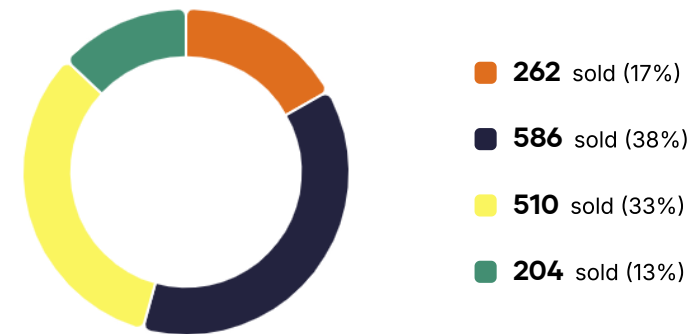
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



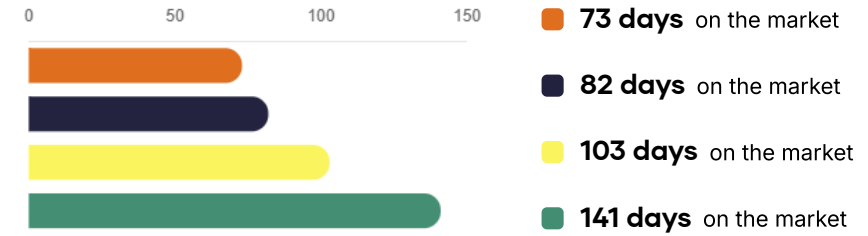
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



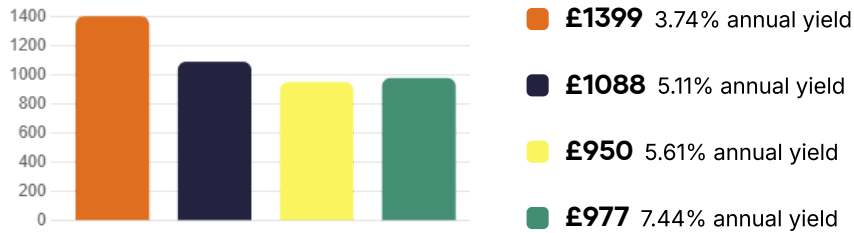
Average rental price changes in the last 12 months (Lancaster)

	Feb 25	May 25	Aug 25	Nov 25	Jan 26
Detached	£1300	£1350	£1407	£1162	
Semi-Detached	£893	£1069	£1210	£1064	£1129
Terraced	£828	£861	£888	£812	£894
Flats/Maisonettes	£829	£837	£749	£921	£819

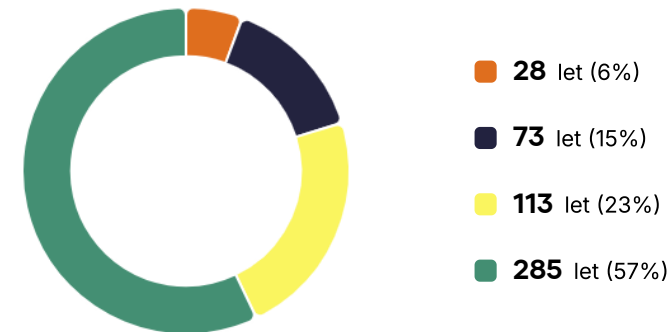
Average time on the rental market (Lancaster)



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!

Testimonials



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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