



Buyers Report

8 Norton Road, Heysham, Morecambe, LA3 1HA

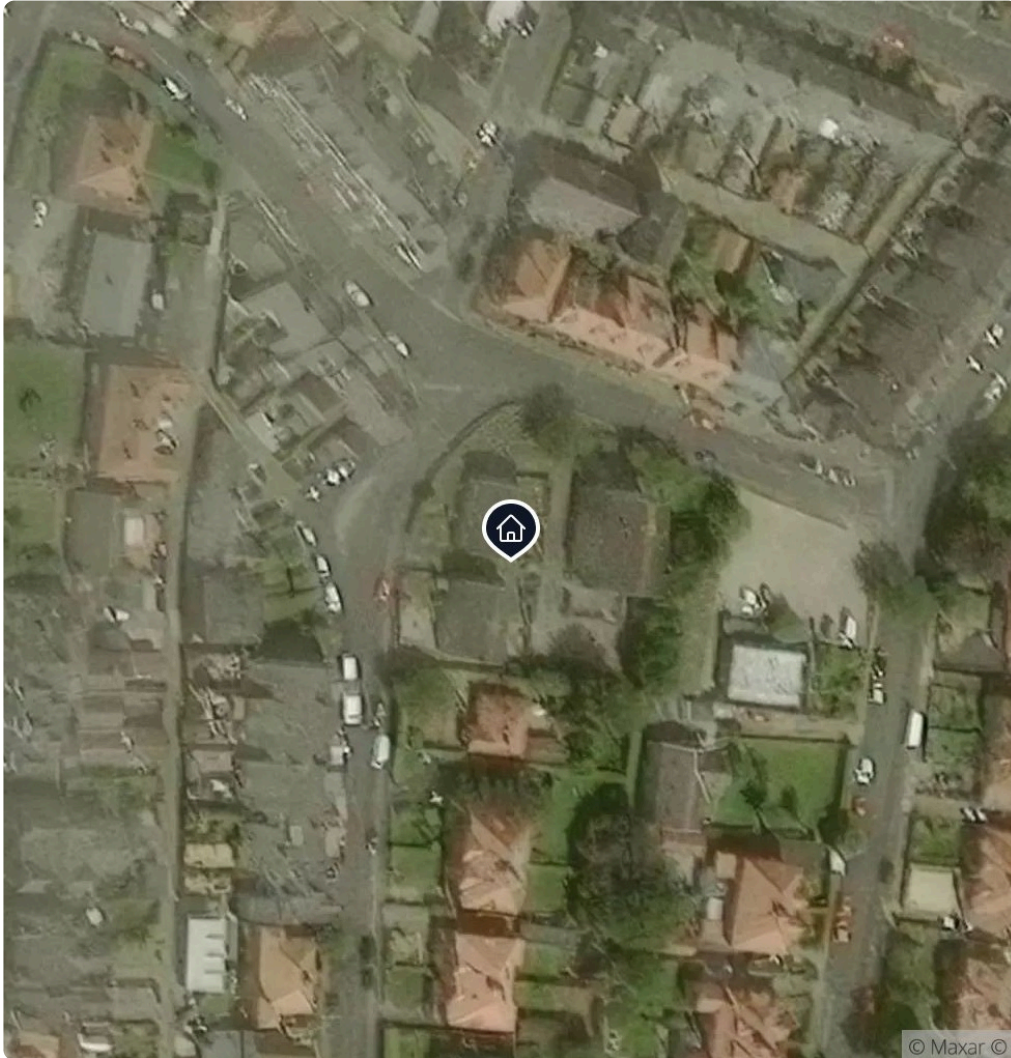
4th March 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:





Norton Road sits in a well-established part of Heysham, close to the Morecambe border, with shops, schools and regular bus routes nearby. Sandylands seafront is within easy reach for promenade walks and views across Morecambe Bay, with straightforward access to Lancaster and the M6 for commuting.

This updated first floor apartment has its own private ground floor entrance. Stairs rise to a bright interior refreshed within the last 18 months. The generous living room offers defined lounge and dining areas in neutral tones. The refitted kitchen includes modern units, contrasting worktops, integrated cooking appliances and space for additional white goods. There is a comfortable double bedroom with fitted mirrored wardrobes and a modern bathroom with bath/shower over, basin with storage and WC. Outside, there's an allocated parking space, a shared courtyard, and space to the rear suitable for a private shed.

Leasehold. Peppercorn ground rent: £9.50 pa. No service charge. Double glazing.

Key Property Information



Estimated market value	£110,000	Number of bedrooms	1 bedroom	Floor area	484ft²
		Number of bathrooms	1 bathroom	Plot size	0.03 acres
		Property type	Flats/Maisonettes	Title number	LAN128646
		Year built	1976-1982	Title number	LAN197410









Tenure		EPC Valid to 10/08/2028		Council tax	
Lease type	Leasehold	Efficiency rating (current)	70 C	Tax band	Band A
Lease term	999y 8m	Efficiency rating (potential)	75 C	Estimated cost	£1,605 per year
Lease remaining	950y 10m	Enviro impact (current)	73 C	Local authority	Lancaster
Lease end date	May 2976	Enviro impact (potential)	79 C		

Utilities		Build			
Mains gas	Yes	Floor type	Other		
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	 Okay
 O2 coverage	 Okay
 Three coverage	 Okay
 Vodafone coverage	 Okay

Broadband coverage

Basic broadband	 7mb
Superfast broadband	 47mb
Ultrafast broadband	 N/A
Overall broadband	 47mb

Flood risk

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

Parking

Allocated



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

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.

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.

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.

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.

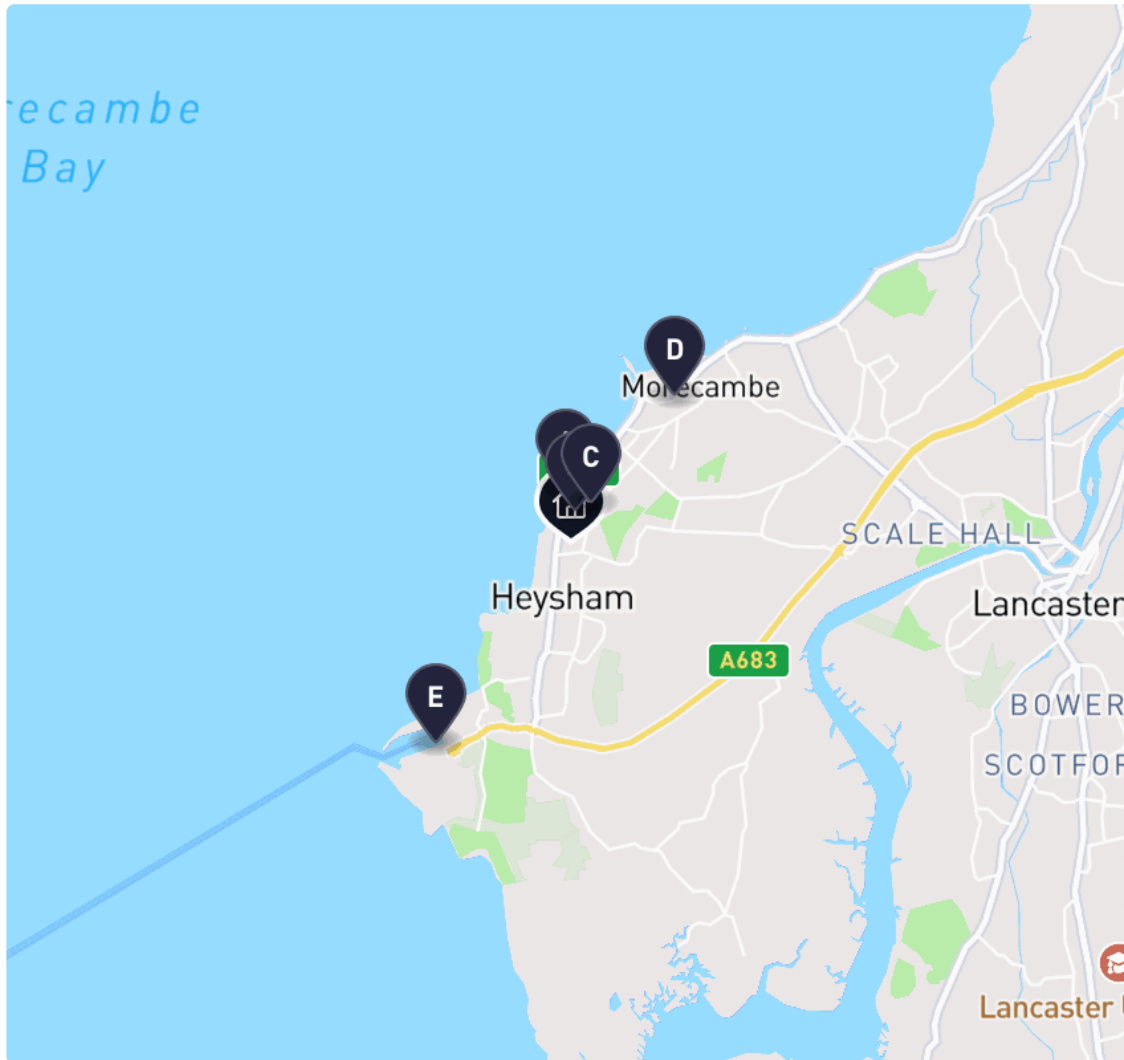
Value Implications

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 Sandylands Community Primary School Good
 0.21mi • Nursery
- B West End Primary School Good
 0.54mi • Primary
- C Bay Leadership Academy Good
 0.54mi • Secondary
- D Mossgate Primary School Good
 0.68mi • Primary
- E Morecambe Bay Community Primary School Good
 1.39mi • Nursery
- F Trumacar Nursery And Community Primary School Good
 1.64mi • Nursery
- G Morecambe Bay Academy Good
 1.91mi • Secondary
- H Morecambe Road School Good
 2.33mi • Special
- I The Loyne Specialist School Outstanding
 3.01mi • Special



- A** Fairfield Road
0.09 mi • Bus stop or station

- B** Draycombe Court
0.10 mi • Bus stop or station

- C** Fairfield Grove
0.15 mi • Bus stop or station

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

- E** Heysham Port Rail Station
2.07 mi • Train station

- F** Blackpool International Airport
20 mi • Airport

- G** M6
4.84 mi • Motorway

Nearby Planning

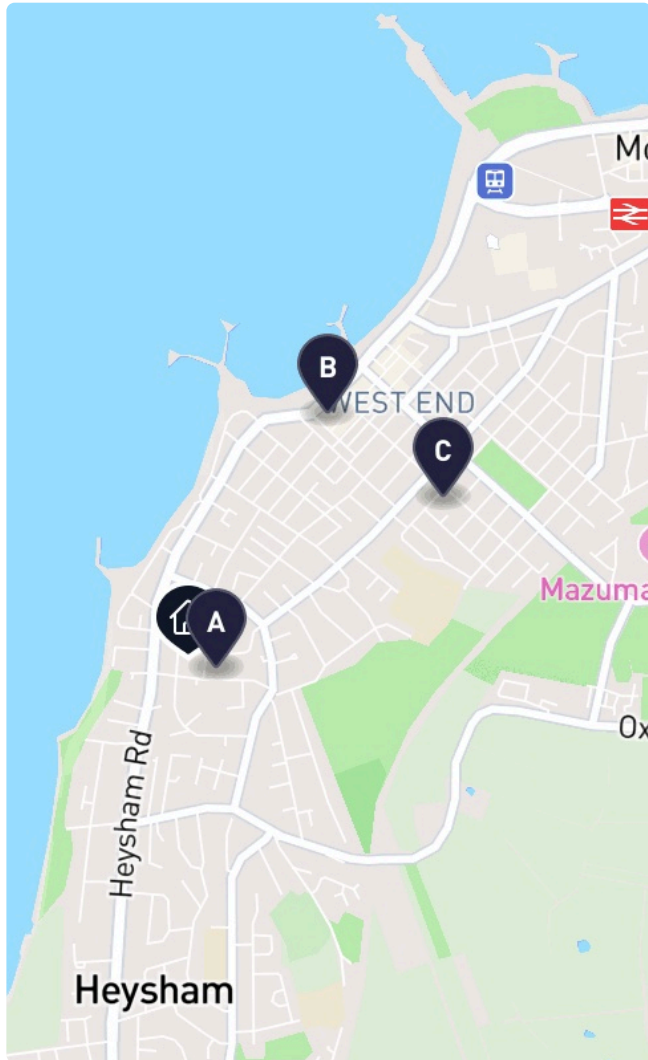


- A** 19 Norton Road Heysham Morecambe Lancashire LA3 1HA 167ft
- Installation of decking and erection of fence to the rear elevation
- Withdrawn Ref no. 21/00871/FUL 15-07-2022
-
- B** 24 Norton Road Heysham Morecambe Lancashire LA3 207ft
- Demolition of existing rear extensions and erection of a single storey rear extension
- Approved Ref no. 20/00092/FUL 03-02-2020
-
- C** 211 Heysham Road Heysham Morecambe Lancashire LA3 1NN 354ft
- Erection of a single storey rear extension
- Approved Ref no. 23/00593/FUL 23-05-2023
-
- D** 8 St Johns Road Heysham Morecambe Lancashire LA3 1EX 463ft
- Erection of a 3.695 metre deep, single storey rear extension with a maximum roof height of 3.452 metres and a maximum eaves height of 2.961 metres
- Approved Ref no. 20/00823/PAH 04-08-2020

- E** 8 St Johns Road Heysham Morecambe Lancashire LA3 1EX 476ft
- Proposed Lawful Development Certificate for the erection of a single storey rear extension
- Refused Ref no. 20/00576/PLDC 04-06-2020
-
- F** 9A St Johns Grove Heysham Morecambe Lancashire LA3 1ET 538ft
- Erection of a replacement conservatory to the front elevation
- Approved Ref no. 19/00256/FUL 06-03-2019
-
- G** Grosvenor Apartments Sandylands Promenade Heysham Morecambe Lancashire LA3 1GW 581ft
- Installation of replacement brickwork to all elevations
- Approved Ref no. 19/00657/FUL 04-07-2019
-
- H** 22 St Johns Grove Heysham Morecambe Lancashire LA3 1ET 594ft
- Demolition of existing side extension, erection of a single storey rear/side extension and construction of a raised terrace to rear
- Approved Ref no. 19/01073/FUL 20-08-2019



Nearby Listed Buildings



A Grade II - Listed building 597ft

CHURCH OF ST JOHN THE DIVINE

20/01/93 List entry no: 1208908

B Grade II - Listed building 2395ft

TRINITY METHODIST CHURCH

20/01/93 List entry no: 1207225

C Grade II - Listed building 2746ft

MOSS HOUSE AND ATTACHED BARN

20/01/93 List entry no: 1207226

Grade II - Listed building 5036ft

1-5, MAIN STREET

29/12/50 List entry no: 1208933

Grade II - Listed building 5062ft

JENNY WREN COTTAGE

06/04/79 List entry no: 1209491

Grade II - Listed building 5151ft

MANOR HOUSE

29/12/50 List entry no: 1207213

Grade II - Listed building 5157ft

WALL ENCLOSING 2 SIDES OF GARDEN TO NORTH OF NUMBER 18 INCLUDING PAIR OF GATE PIERS

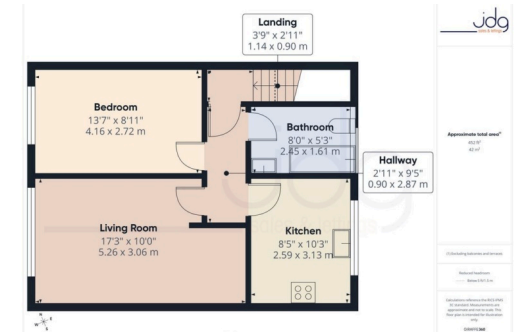
06/04/79 List entry no: 1207206

Grade II - Listed building 5197ft

CARR GARTH

29/12/50 List entry no: 1207205





Property Images

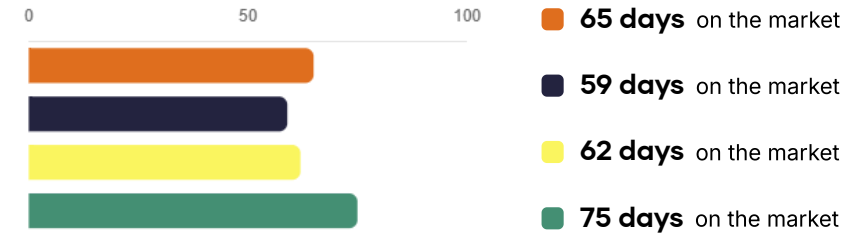




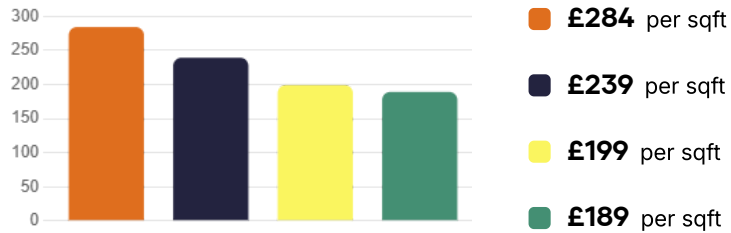
Average house price changes in the last year (Lancaster)

	Mar '25	Jun '25	Sep '25	Dec '25	Feb 26
Detached	£420k	£415k	£450k	£450k	£450k
Semi-Detached	£239k	£234k	£255k	£255k	£255k
Terraced	£191k	£187k	£204k	£205k	£205k
Flats/Maisonettes	£148k	£145k	£158k	£158k	£158k

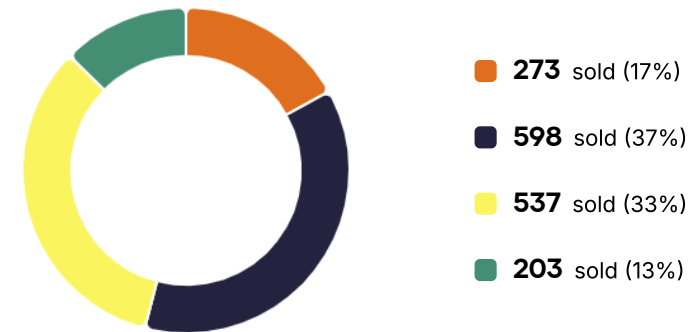
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



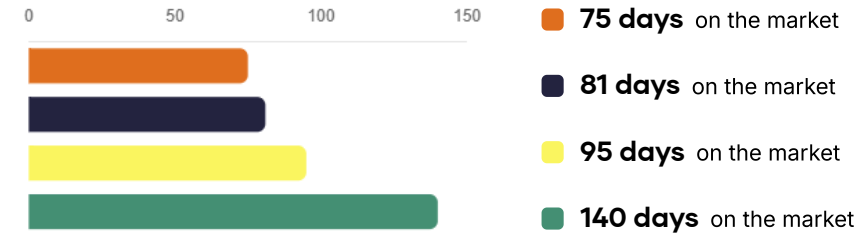
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



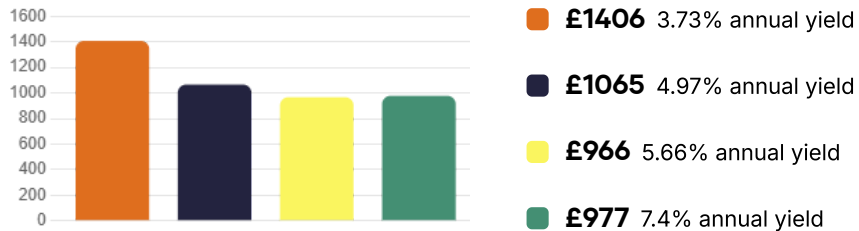
Average rental price changes in the last 12 months (Lancaster)

	Mar 25	Jun 25	Sep 25	Dec 25	Feb 26
Detached	£1100	£1649	£1556	£1518	
Semi-Detached	£1138	£1183	£1045	£1042	£942
Terraced	£788	£854	£844	£973	£937
Flats/Maisonettes	£808	£818	£774	£782	£820

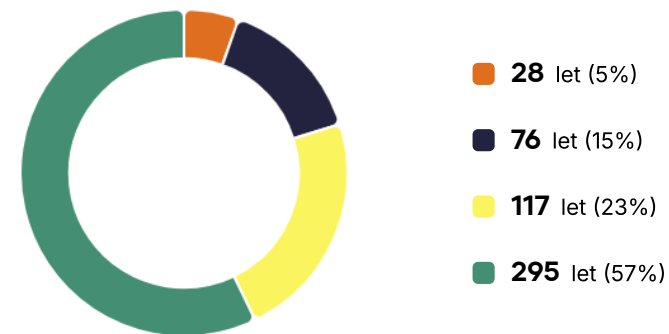
Average time on the rental market (Lancaster)



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

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 **f **

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



Scan here to view a digital
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact JD Gallagher or visit <https://www.jdg.co.uk> . To opt out of future communication, contact Chris Moores.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.