

Buyers Report

33 Yealand Avenue, Heysham, Morecambe, LA3 2LT

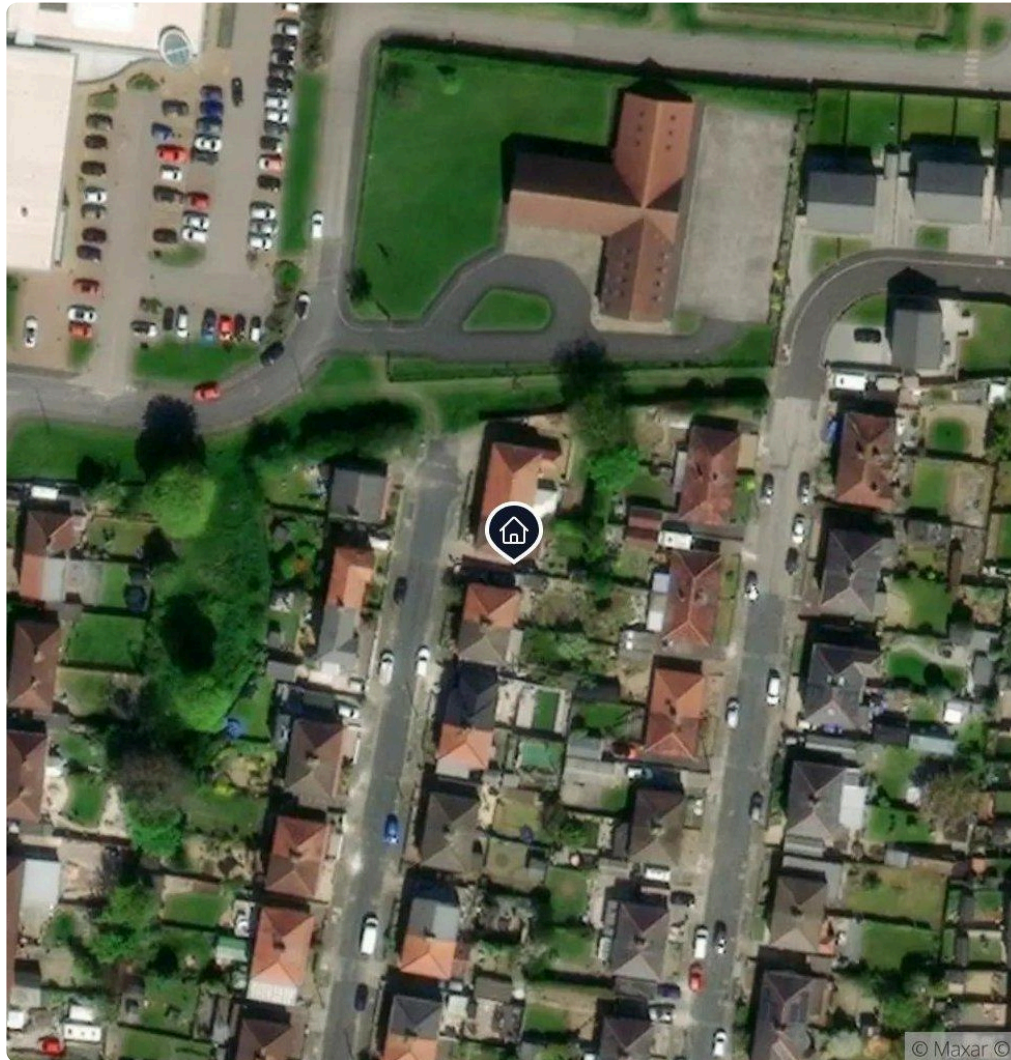
5th March 2026



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Best Estate Agent

Data you can rely on:





Yealand Avenue is a quiet cul-de-sac in Heysham, popular with families and those seeking a settled residential setting. Shops, schools and bus routes are close by, with the Health Centre, Half Moon Bay, Heysham Village seafront, Morecambe town centre and Lancaster all within a short drive.

This semi-detached home is well-proportioned and includes a single-storey rear extension, creating flexible ground floor space. The entrance opens into two reception rooms running the full depth of the house, forming a spacious lounge/diner with a bay window to the front. The rear extension adds a third reception room with patio doors to the garden. The L-shaped kitchen offers ample units and worktop space with a garden outlook.

Upstairs are three bedrooms (two doubles and a single) plus a first floor shower room. There are visible signs of damp ingress and updating is required, offering scope to add value. Outside is a long driveway for several vehicles and a rear lawned garden with raised patio a

Key Property Information



Estimated market value **£185,000**

Number of bedrooms **3 bedrooms**

Floor area **915ft²**

Number of bathrooms **1 bathroom**

Plot size **0.05 acres**

Property type **Semi-Detached**

Title number **LAN304147**

Year built (predicted) **1900-1966**

Tenure

EPC

Council tax

Lease type **Freehold**

No EPC available

Tax band **Band B**
Estimated cost **£1,873 per year**
Local authority **Lancaster**

Utilities

Build

Mains gas **Unknown**

Ask your agent for details

Wind turbines **Unknown**

Solar panels **Unknown**

Mains fuel type **Unknown**

Water **Unknown**

Key Property Information



Mobile coverage

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

Broadband coverage

Basic broadband	13mb
Superfast broadband	80mb
Ultrafast broadband	2000mb
Overall broadband	2000mb

Outdoor space

Garden direction (est) **Southeast**

Flood risk

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

Parking

Driveway



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

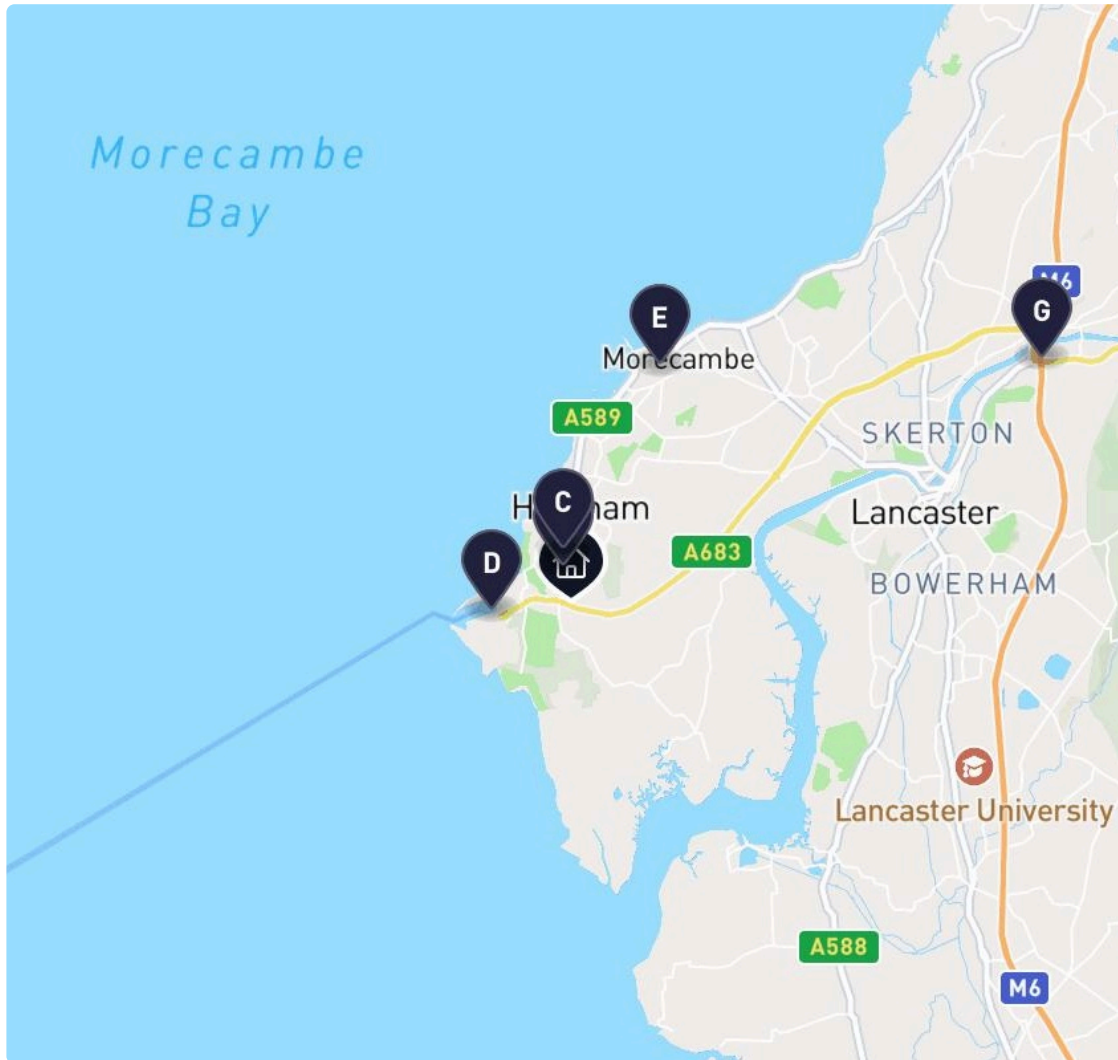
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



- A Heysham St Peter's Church Of England Primary School Good
 0.30mi • Primary
- B Trumacar Nursery And Community Primary School Good
 0.37mi • Nursery
- C St Patrick's Catholic Primary School Good
 0.64mi • Primary
- D Morecambe And Heysham Sandylands Community Primary School Good
 1.41mi • Nursery
- E Bay Leadership Academy Good
 1.55mi • Secondary
- F Morecambe Bay Community Primary School Good
 2.48mi • Nursery
- G Morecambe Road School Good
 2.90mi • Special
- H Morecambe Bay Academy Good
 2.95mi • Secondary

Local Transport



- A** Primary Care Centre, Middleton Way
0.07 mi • Bus stop or station

- B** Tomlinson Road
0.11 mi • Bus stop or station

- C** Towers, Middleton Way
0.13 mi • Bus stop or station

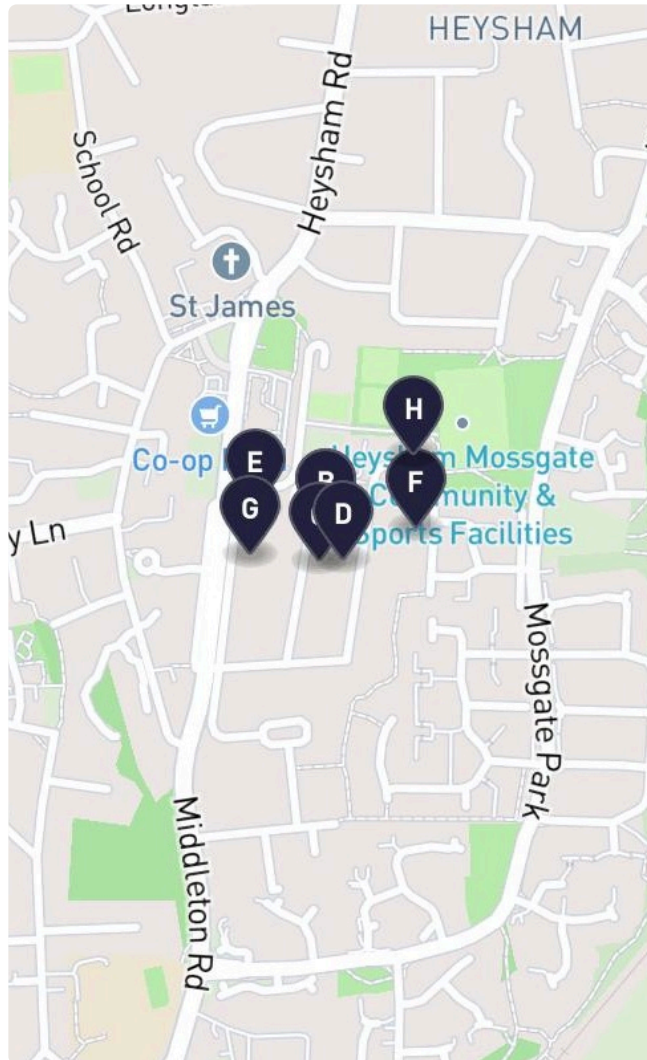
- D** Heysham Port Rail Station
0.99 mi • Train station

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

- F** Blackpool International Airport
19 mi • Airport

- G** M6
5.37 mi • Motorway

Nearby Planning

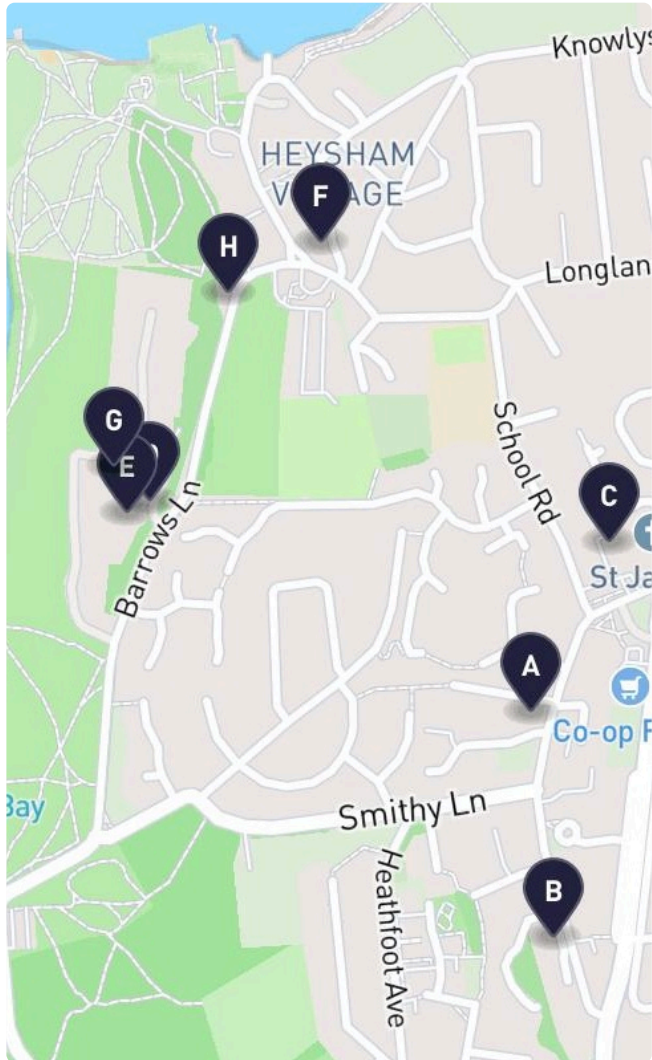


- A** 27 Yealand Avenue Heysham Morecambe Lancashire 102ft ①
LA3 2LT
Demolition of existing garage and erection of a two storey side extension
Refused Ref no. 20/00887/FUL 17-08-2020
-
- B** 27 Yealand Avenue Heysham Morecambe Lancashire 102ft ①
LA3 2LT
Demolition of existing garage and erection of a two storey side extension
Approved Ref no. 20/01350/FUL 30-11-2020
-
- C** 19 Yealand Avenue Heysham Morecambe Lancashire 220ft ①
LA3 2LT
Proposed lawful development certificate for the demolition of existing front porch, erection of a replacement front porch, construction of a hip to...
Approved Ref no. 19/00981/PLDC 01-08-2019
-
- D** 16 Laureston Avenue Heysham Morecambe Lancashire LA3 2LU 220ft ①
Erection of a two storey side extension
Validated Ref no. 26/00193/FUL 19-02-2026

- E** 29 Yewdale Avenue Heysham Morecambe Lancashire 253ft ①
LA3 2LR
Proposed lawful development certificate for the construction of a hip to gable extension and dormer extension to the rear elevation
Approved Ref no. 18/01077/PLDC 12-09-2018
-
- F** 42 Eagle Close Heysham Morecambe Lancashire LA3 325ft ①
2LY
Conversion of existing garage to create ancillary accommodation, removal of existing garage door and installation of window to the front elevation
Approved Ref no. 19/00669/FUL 29-05-2019
-
- G** 19 Yewdale Avenue Heysham Morecambe Lancashire 328ft ①
LA3 2LR
Erection of a 6 metre deep, single storey rear extension with a maximum roof height of 2.795 metres and a maximum eaves heights of 2.795 metres
Approved Ref no. 21/00906/PAH 16-07-2021
-
- H** Land East Of Heysham Free Methodist Church 338ft ①
Laureston Avenue Heysham Lancashire
Part retrospective application for the erection of six 3-bed semi-detached and three 4-bed detached dwellings with associated access
Approved Ref no. 20/00538/FUL 27-05-2020



Nearby Listed Buildings



- A** Grade II - Listed building 778ft
- THE LODGE
06/04/79 List entry no: 1209483
-
- B** Grade II - Listed building 889ft
- PENHALE COURT
06/04/79 List entry no: 1279838
-
- C** Grade II* - Listed building 922ft
- THE OLD HALL INN
29/12/50 List entry no: 1207212
-
- D** Grade II - Listed building 2267ft
- WALLS ON 3 SIDES OF ROSE GARDEN AT HEYSHAM HEAD
06/04/79 List entry no: 1279831

- E** Grade II - Listed building 2326ft
- WALLS AT HEYSHAM HEAD TO SOUTH OF HOUSE
06/04/79 List entry no: 1207209
-
- F** Grade II - Listed building 2349ft
- 40, MAIN STREET
29/12/50 List entry no: 1279835
-
- G** Grade II - Listed building 2431ft
- HEYSHAM HEAD HOUSE
29/12/50 List entry no: 1279830
-
- H** Grade II - Listed building 2441ft
- THE LODGE TO HEYSHAM HEAD HOUSE
29/12/50 List entry no: 1207208





Property Images

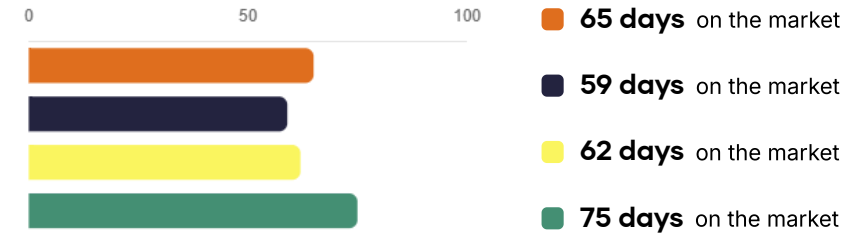




Average house price changes in the last year (Lancaster)

	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

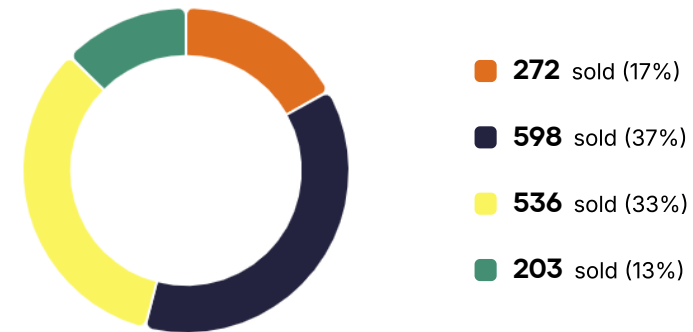
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



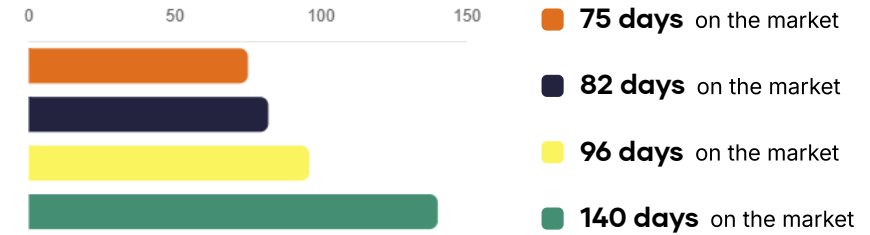
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



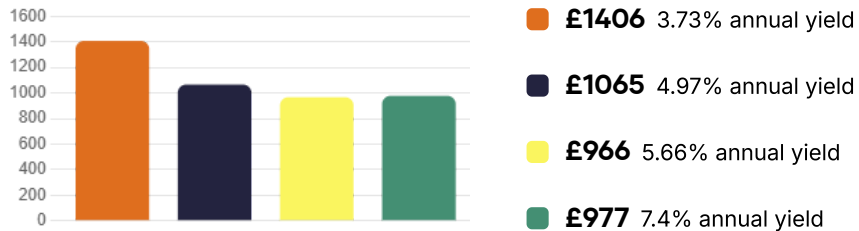
Average rental price changes in the last 12 months (Lancaster)

	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

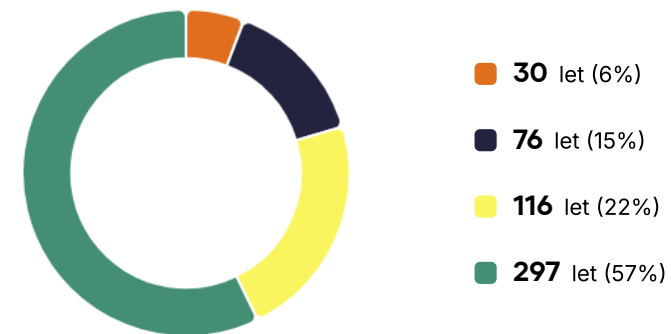
Average time on the rental market (Lancaster)



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

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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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