



Buyers Report

37a Norton Road, Heysham, Morecambe, LA3 1HA

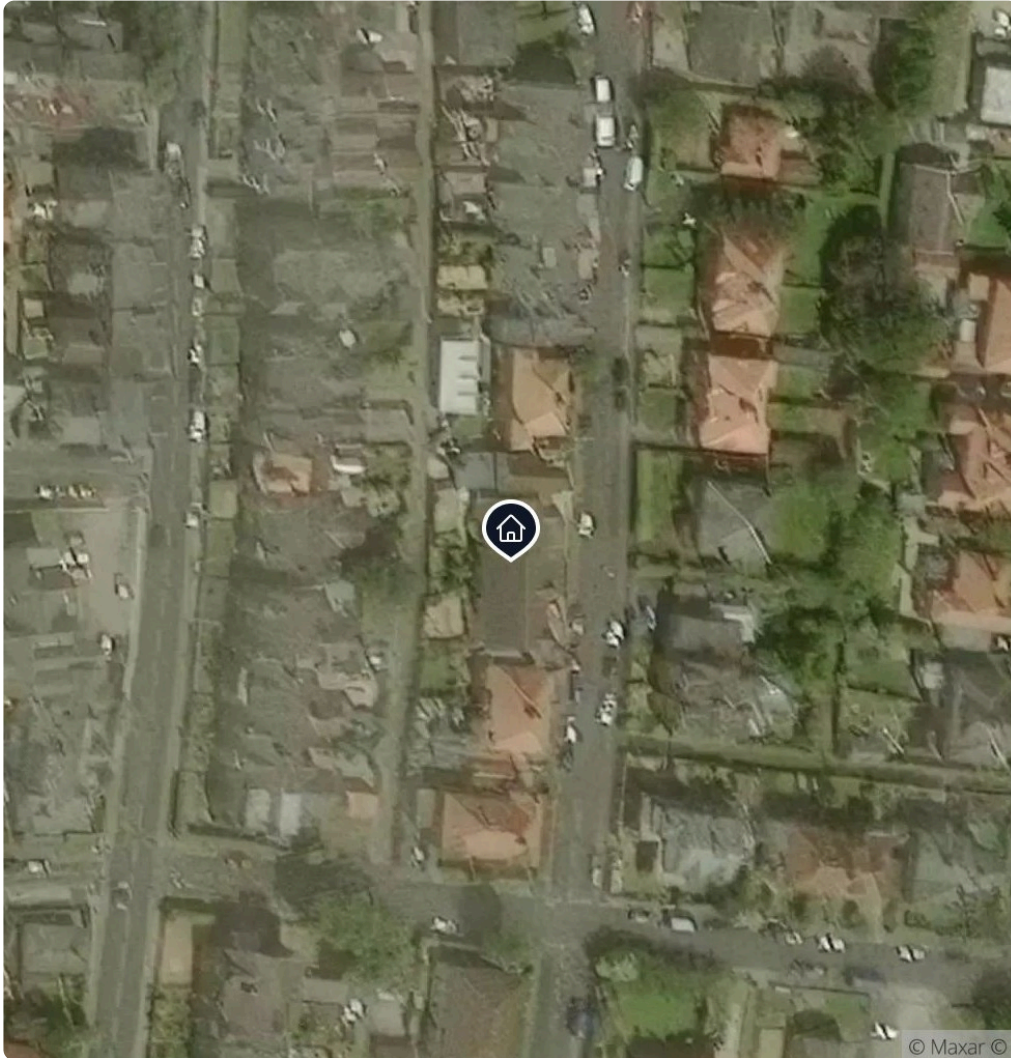
4th March 2026



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Best Estate Agent

Data you can rely on:





Norton Road, Heysham sits on the edge of Morecambe, offering convenience with a settled residential feel. Close to schools, local shops and regular bus routes, with the Promenade and seafront a short drive away. Lancaster city centre and the M6 are also easily reached.

Built in 2004, this detached four-bedroom home extends to approx. 1,287 sq ft. The ground floor includes a hallway, WC and internal access to the integral garage, plus a front reception room for a snug, playroom or home office. To the rear, a living room has a bay window and French doors to the garden. The modern kitchen offers storage, dining space and a door to the rear.

Upstairs are three doubles, a single, an en-suite to the principal bedroom and a family bathroom with bath and separate shower. Outside: block-paved driveway parking, integral garage, and a landscaped, low-maintenance tiered garden with patios and rear gate. Freehold. Council Tax D. EPC C.

Key Property Information



Estimated market value	£325,000	Number of bedrooms	4 bedrooms	Floor area	1,249ft²
		Number of bathrooms	2 bathrooms	Plot size	0.06 acres
		Property type	Detached	Title number	LA962535
		Year built	2004		
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Tenure		EPC Valid to 20/03/2033		Council tax	
Lease type	Freehold	Efficiency rating (current)	73 C	Tax band	Band D
		Efficiency rating (potential)	83 B	Estimated cost	£2,408 per year
		Enviro impact (current)	72 C	Local authority	Lancaster
		Enviro impact (potential)	81 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	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

Outdoor space

Garden direction (est) **West**

Flood risk

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

Parking

Driveway



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

0.26mi • Nursery

Good
- B

Bay Leadership Academy

0.58mi • Secondary

Good
- C

West End Primary School

0.59mi • Primary

Good
- D

Mossgate Primary School

0.63mi • Primary

Good
- E

Morecambe Bay Community Primary School

1.45mi • Nursery

Good
- F

Trumacar Nursery And Community Primary School

1.58mi • Nursery

Good
- G

Morecambe Bay Academy

1.97mi • Secondary

Good
- H

Morecambe Road School

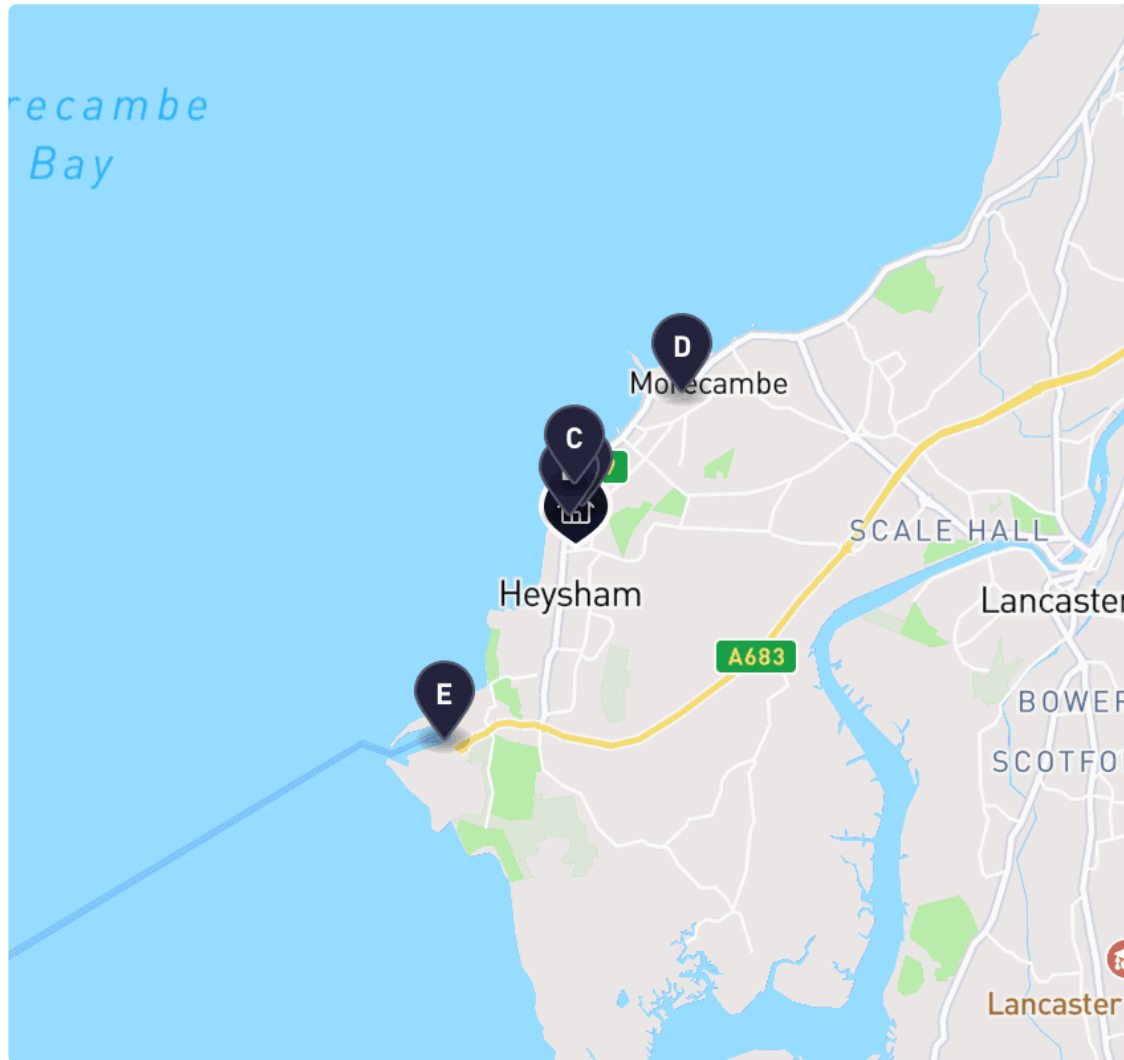
2.37mi • Special

Good
- I

The Loyne Specialist School

3.04mi • Special

Outstanding



- A** Draycombe Court
0.06 mi • Bus stop or station

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

- C** Fairfield Road
0.14 mi • Bus stop or station

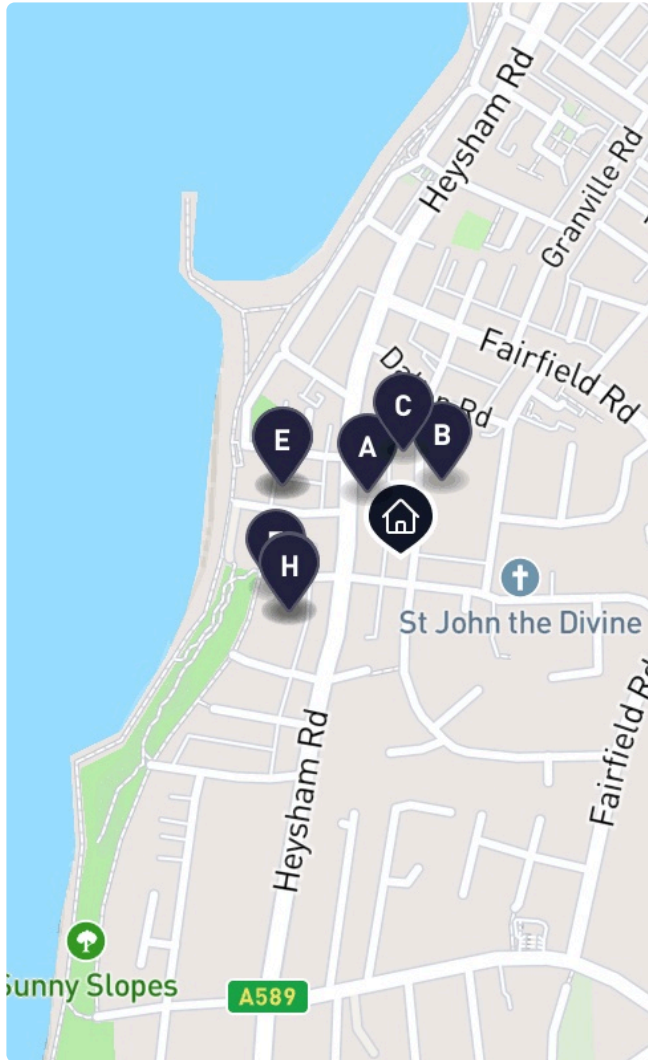
- D** Morecambe Rail Station
1.14 mi • Train station

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

- F** Blackpool International Airport
20 mi • Airport

- G** M6
4.88 mi • Motorway

Nearby Planning

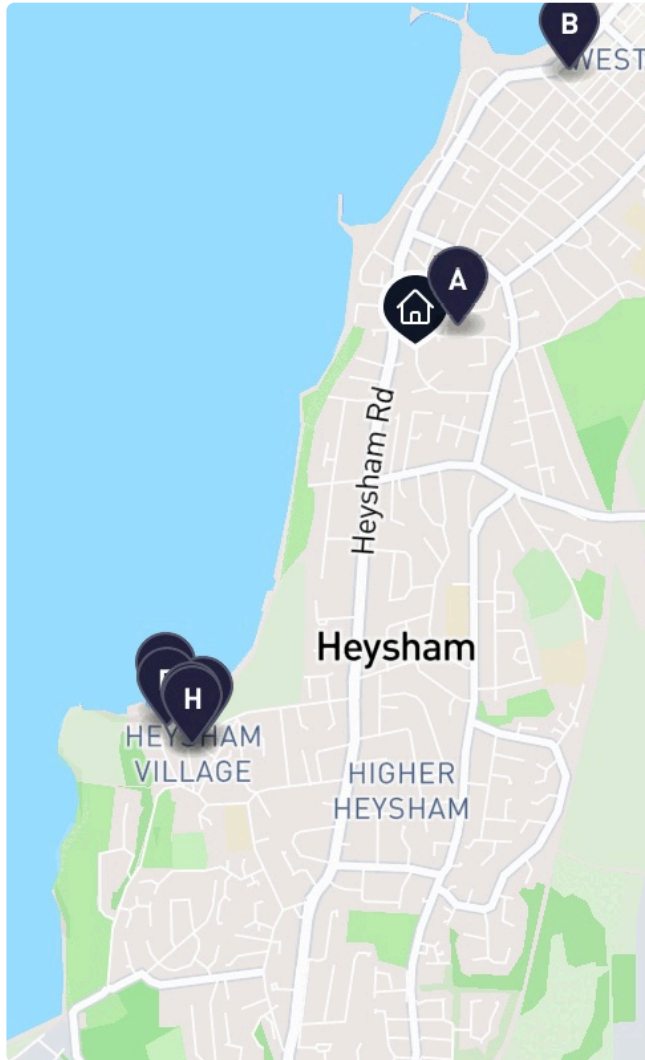


- A** 211 Heysham Road Heysham Morecambe Lancashire LA3 1NN 135ft
 Erection of a single storey rear extension
 Approved Ref no. 23/00593/FUL 23-05-2023
-
- B** 24 Norton Road Heysham Morecambe Lancashire LA3 1HA 180ft
 Demolition of existing rear extensions and erection of a single storey rear extension
 Approved Ref no. 20/00092/FUL 03-02-2020
-
- C** 19 Norton Road Heysham Morecambe Lancashire LA3 1HA 213ft
 Installation of decking and erection of fence to the rear elevation
 Withdrawn Ref no. 21/00871/FUL 15-07-2022
-
- D** 13 Oakley Road Heysham Morecambe Lancashire LA3 423ft 1NR
 Proposed Lawful Development Certificate for construction of a rear dormer to attic and erection of a single storey extension to rear
 Approved Ref no. 23/00245/PLDC 28-02-2023

- E** 13 Oakley Road Heysham Morecambe Lancashire LA3 423ft 1NR
 Construction of a dormer extension to the front elevation
 Refused Ref no. 23/00272/FUL 06-03-2023
-
- F** 1 Drewton Avenue Heysham Morecambe Lancashire LA3 1NU 505ft
 Construction of an extension to existing rear dormer with a second floor balcony
 Approved Ref no. 18/01095/FUL 16-08-2018
-
- G** 6 Drewton Avenue Heysham Morecambe Lancashire LA3 1NU 515ft
 Erection of a single storey side extension and a detached garage and construction of dormer extensions to the front and both side elevations...
 Approved Ref no. 19/00107/FUL 31-01-2019
-
- H** 6 Drewton Avenue Heysham Morecambe Lancashire LA3 1NU 518ft
 Erection of a single storey side extension and a detached garage with raised platform roof, and construction of dormer extensions to the front and...
 Refused Ref no. 18/00977/FUL 01-08-2018



Nearby Listed Buildings



A Grade II - Listed building 466ft

CHURCH OF ST JOHN THE DIVINE

20/01/93 List entry no: 1208908

B Grade II - Listed building 2740ft

TRINITY METHODIST CHURCH

20/01/93 List entry no: 1207225

C Grade II - Listed building 3015ft

MOSS HOUSE AND ATTACHED BARN

20/01/93 List entry no: 1207226

D Grade II - Listed building 4692ft

1-5, MAIN STREET

29/12/50 List entry no: 1208933

E Grade II - Listed building 4715ft

JENNY WREN COTTAGE

06/04/79 List entry no: 1209491

F Grade II - Listed building 4803ft

MANOR HOUSE

29/12/50 List entry no: 1207213

G Grade II - Listed building 4806ft

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

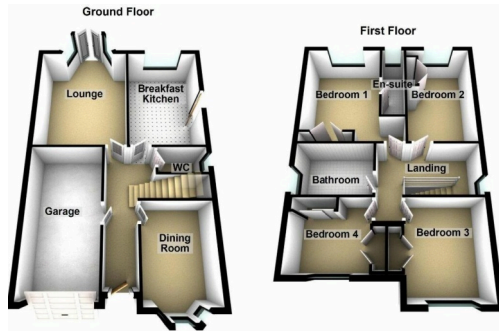
06/04/79 List entry no: 1207206

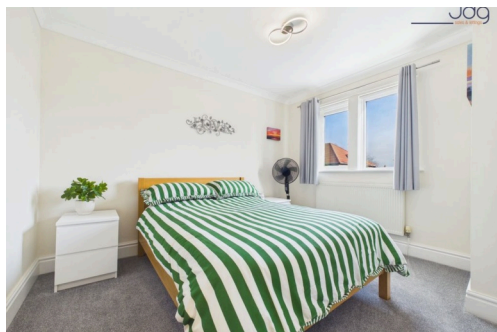
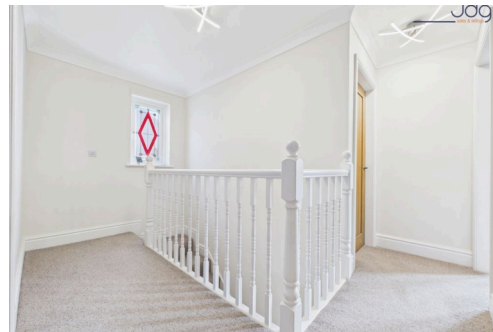
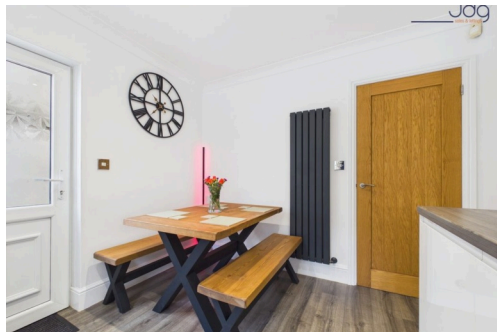
H Grade II - Listed building 4846ft

CARR GARTH

29/12/50 List entry no: 1207205





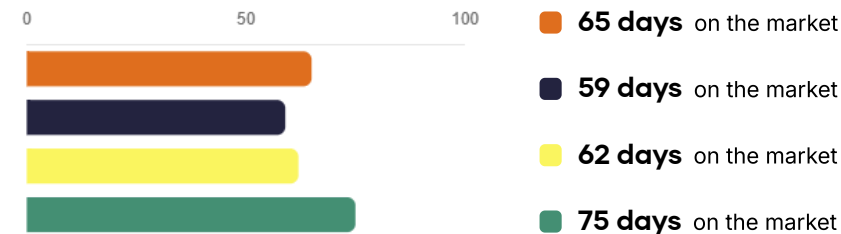




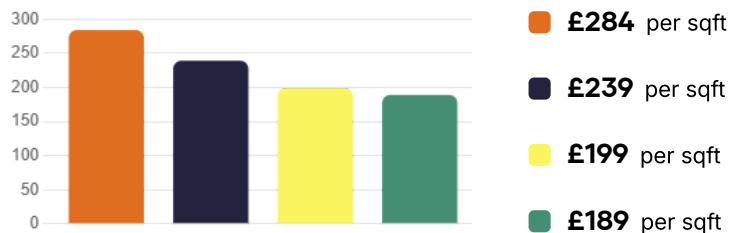
Average house price changes in the last year (Lancaster)

	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

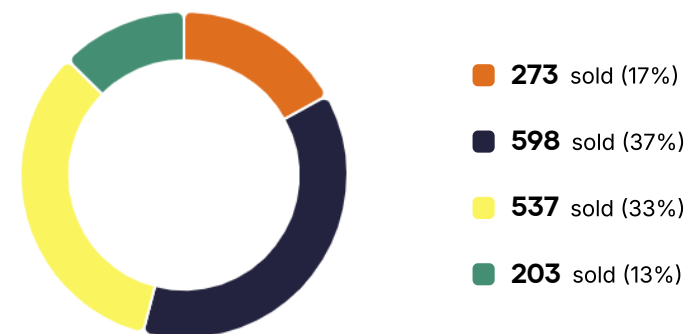
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



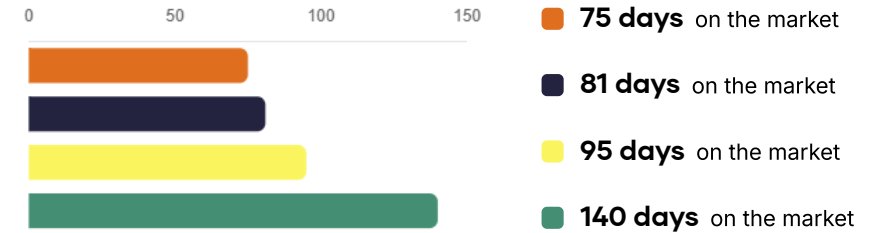
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



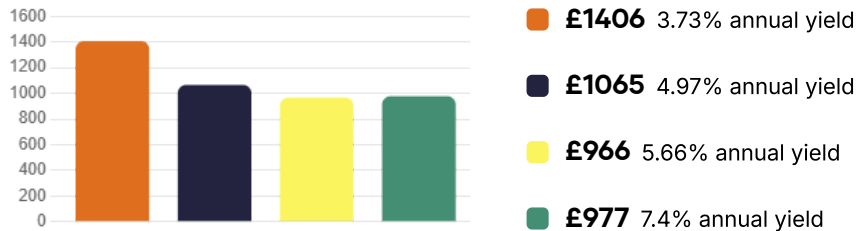
Average rental price changes in the last 12 months (Lancaster)

	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

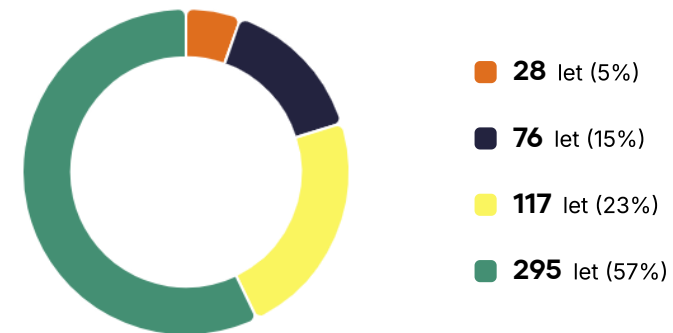
Average time on the rental market (Lancaster)



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

Contact Us

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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