



## Buyers Report

10 Roeburn Drive, Morecambe, LA3 3RY

4th March 2026



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Best Estate Agent

Data you can rely on:





Roeburn Drive is within the sought-after Grosvenor Park development in Morecambe, a popular modern area for families and professionals with nearby schools, supermarkets and amenities, plus easy road links to Lancaster and the M6 while remaining close to the coast. This well-presented detached home offers a front living room and a stylish rear kitchen diner with stone worktops, space to dine, and French doors to the garden, along with a ground-floor WC. Upstairs are three bedrooms, including a main double with en-suite, a second double and a third ideal as a nursery or office, plus a modern family bathroom. Outside is a block-paved driveway for two cars, an attached garage, and a private, enclosed west-facing garden with lawn and patio. Council Tax Band D. Freehold.

## Key Property Information



Estimated market value	<b>£250,000</b>	Number of bedrooms	<b>3 bedrooms</b>	Floor area	<b>940ft<sup>2</sup></b>
		Number of bathrooms	<b>1 bathroom</b>	Plot size	<b>0.06 acres</b>
		Property type	<b>Detached</b>	Title number	<b>LA778663</b>
		Year built	<b>1996</b>		
<hr/>					
<b>Tenure</b>		<b>EPC</b> Valid to 06/10/2025		<b>Council tax</b>	
Lease type	<b>Freehold</b>	Efficiency rating (current)	<b>62 D</b>	Tax band	<b>Band D</b>
		Efficiency rating (potential)	<b>85 B</b>	Estimated cost	<b>£2,408 per year</b>
		Enviro impact (current)	<b>56 D</b>	Local authority	<b>Lancaster</b>
		Enviro impact (potential)	<b>82 B</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>Outstanding</b>
Vodafone coverage	<b>Good</b>

### Broadband coverage

Basic broadband	<b>3mb</b>
Superfast broadband	<b>70mb</b>
Ultrafast broadband	<b>1800mb</b>
Overall broadband	<b>1800mb</b>

### Outdoor space

Garden direction (est) **Northwest**

### Tree preservation orders

No registered tree preservation orders on this property.

### Flood risk

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

### 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 Grosvenor Park Primary School

0.09mi • Nursery

Good
- B

Morecambe Road School

0.29mi • Special

Good
- C

The Loyne Specialist School

0.55mi • Nursery

Outstanding
- D

Lancaster Ryelands Primary School

0.61mi • Nursery

Good
- E

Morecambe And Heysham Torrisholme Community Primary School

0.67mi • Primary

Outstanding
- F

Lancaster Independent School For Alternative Learning (Lisal)

0.75mi • Independent

Good
- G

Our Lady's Catholic College

0.98mi • Secondary

Requires improvement
- H

Beaumont College - A Saludem/Ambito College

1.21mi • Special

Good
- I

Chadwick High School

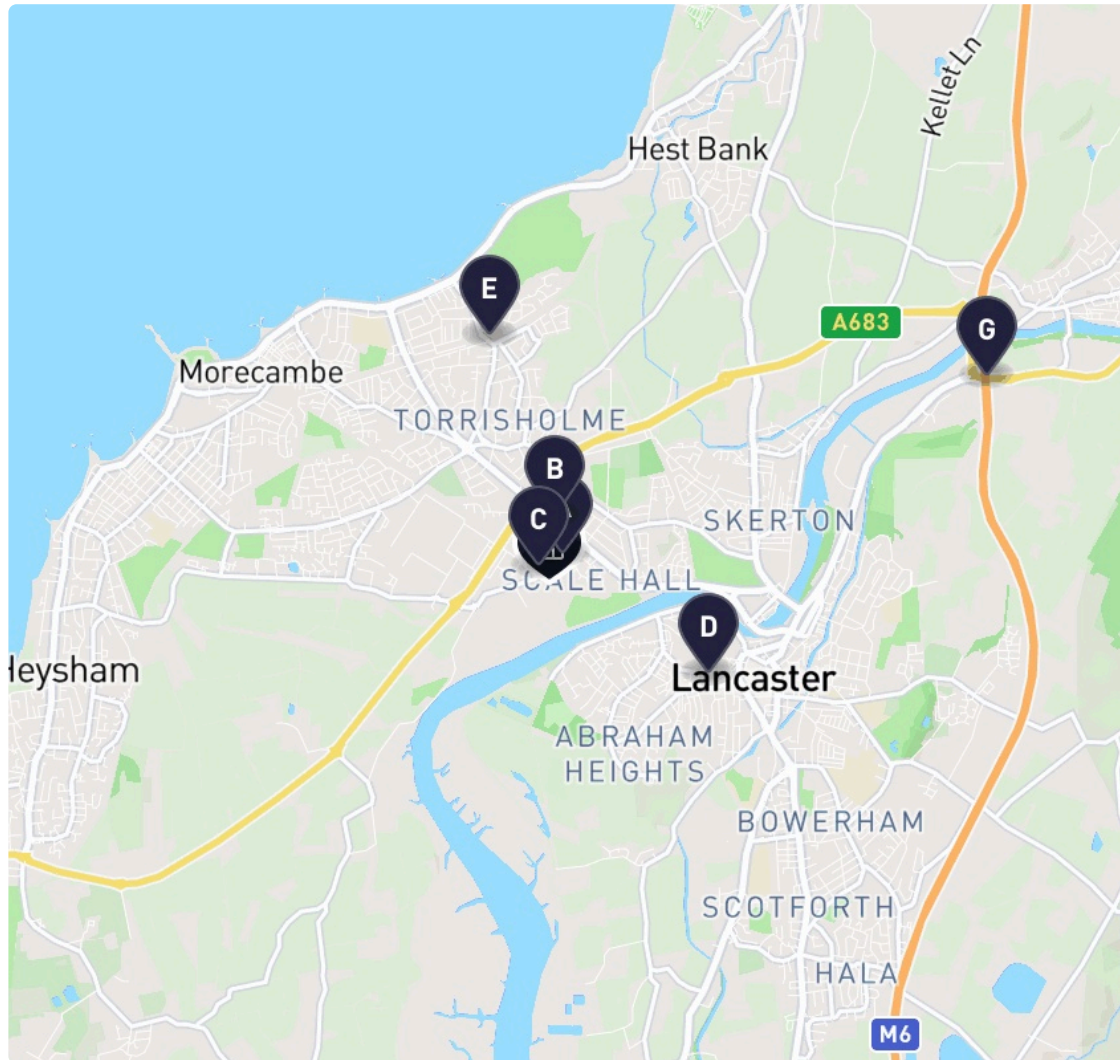
1.25mi • Pupilreferralunits

Good
- J

Lancaster Girls' Grammar School

1.35mi • Secondary

Good



- A** Winster Walk  
0.10 mi • Bus stop or station

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- B** Lancaster And Morecambe College, Morecambe Road  
0.13 mi • Bus stop or station

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- C** Axa Insurance, Northgate  
0.15 mi • Bus stop or station

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- D** Lancaster Rail Station  
1.09 mi • Train station

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

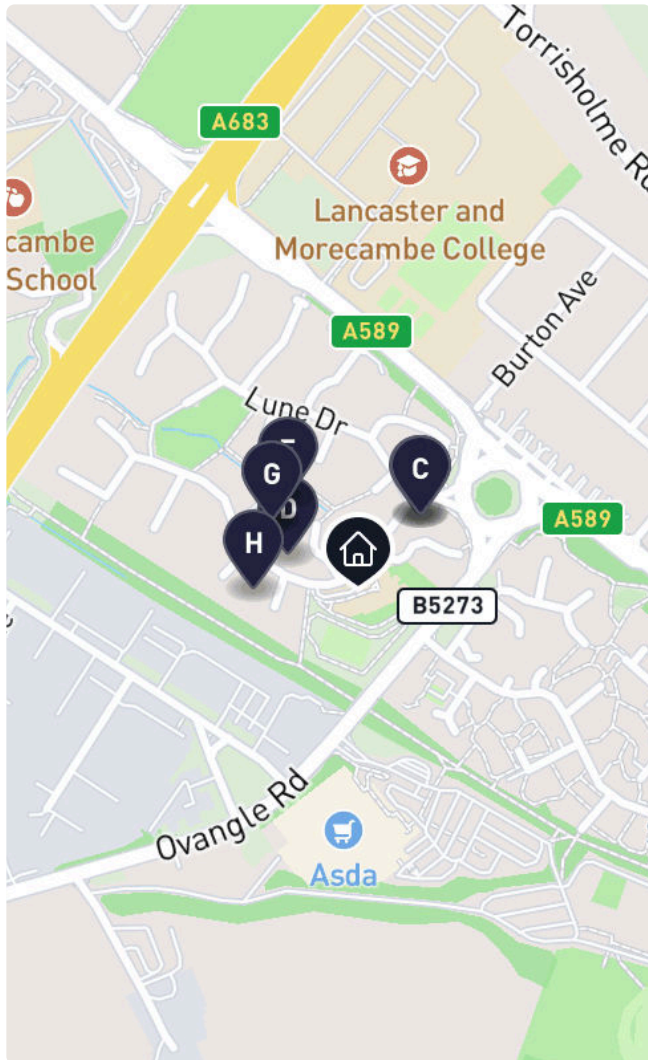
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- F** Blackpool International Airport  
21 mi • Airport

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- G** M6  
2.45 mi • Motorway

## Nearby Planning



**A** 1 Roeburn Drive Morecambe Lancashire LA3 3RY 236ft ⓘ  
 Erection of a two storey rear extension and construction of a front porch  
 Refused Ref no. 21/00100/FUL 21-06-2021

**B** 1 Roeburn Drive Morecambe Lancashire LA3 3RY 240ft ⓘ  
 Erection of a two storey rear extension and construction of a front porch  
 Refused Ref no. 22/01150/FUL 14-09-2022

**C** 1 Roeburn Drive Morecambe Lancashire LA3 3RY 240ft ⓘ  
 Erection of a single storey rear extension, construction of a front porch and conversion of garage to games room/store  
 Approved Ref no. 23/00829/FUL 19-07-2023

**D** 16 Roeburn Drive Morecambe Lancashire LA3 3RY 246ft ⓘ  
 Erection of a two storey side extension  
 Approved Ref no. 18/00862/FUL 31-07-2018

**E** 7 Trent Close Morecambe Lancashire LA3 3SR 299ft ⓘ  
 Erection of a single storey rear extension  
 Approved Ref no. 23/00643/FUL 23-06-2023

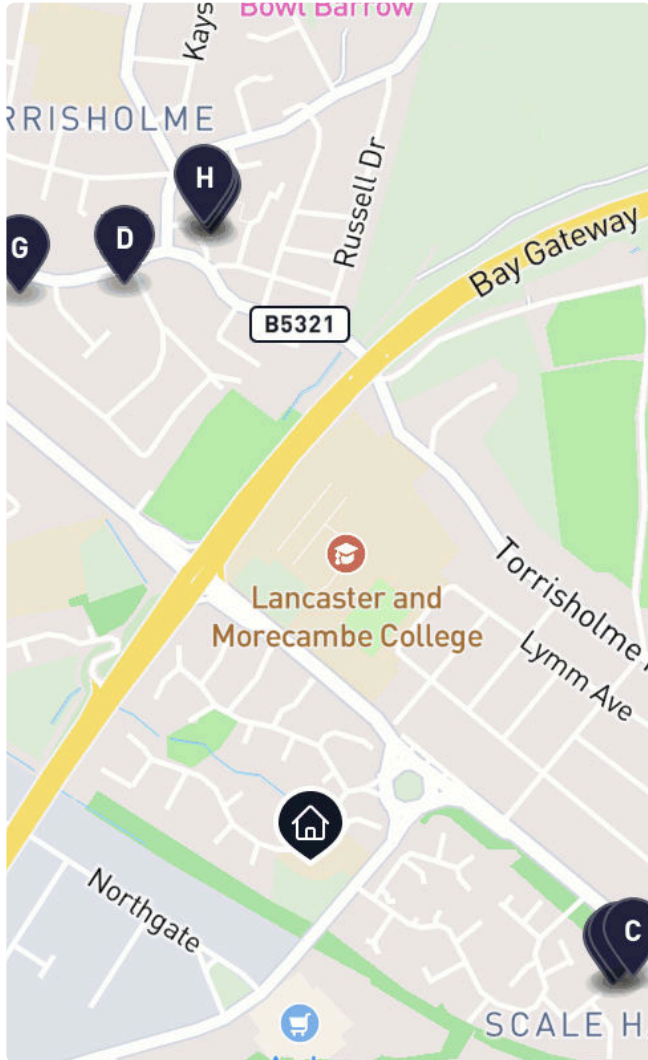
**F** 6 Trent Close Morecambe Lancashire LA3 3SR 312ft ⓘ  
 Erection of a single storey front and side extension  
 Refused Ref no. 20/00209/FUL 02-03-2020

**G** 6 Trent Close Morecambe Lancashire LA3 3SR 312ft ⓘ  
 Erection of single storey front extension  
 Approved Ref no. 20/00983/FUL 11-09-2020

**H** 8 Langden Brook Mews Morecambe Lancashire LA3 3SN 390ft ⓘ  
 Erection of a 4.0 metre deep, single storey rear extension with a maximum roof height of 3.2 metres and a maximum eaves height of 2.8 metres  
 Approved Ref no. 20/01135/PAH 19-10-2020



## Nearby Listed Buildings



**A** Grade II - Listed building 1690ft

GATE PIERS APPROXIMATELY 5 METRES SOUTH WEST OF SCALE HALL

13/03/95 List entry no: 1194976

**B** Grade II - Listed building 1703ft

SCALE HALL

22/12/53 List entry no: 1298365

**C** Grade II - Listed building 1759ft

GATE PIERS APPROXIMATELY 15 METRES EAST OF SCALE HALL

13/03/95 List entry no: 1211774

**D** Grade II - Listed building 2776ft

3 AND 5, THORPE AVENUE

29/12/50 List entry no: 1279839

**E** Grade II - Listed building 2910ft

12, TORRISHOLME SQUARE

06/04/79 List entry no: 1209508

**F** Grade II - Listed building 2936ft

10 AND 11, TORRISHOLME SQUARE

29/12/50 List entry no: 1207228

**G** Grade II - Listed building 2940ft

NEW HALL

29/12/50 List entry no: 1208928

**H** Grade II - Listed building 2966ft

8 AND 9, TORRISHOLME SQUARE

29/12/50 List entry no: 1209504





Property Images

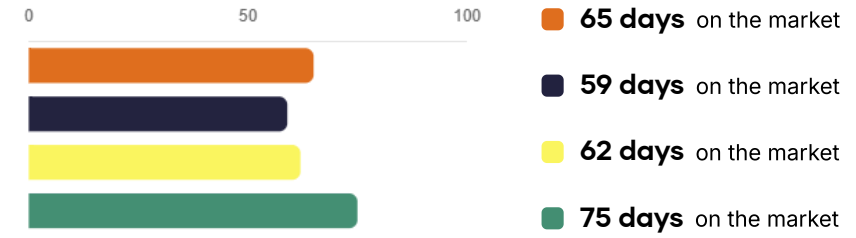




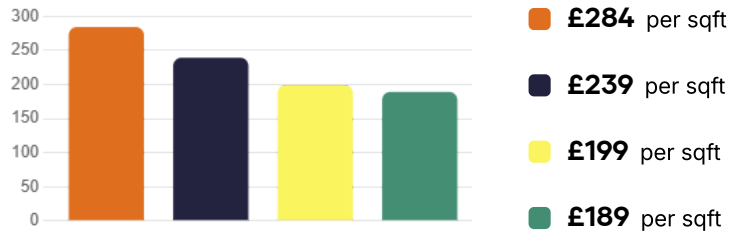
Average house price changes in the last year (Lancaster)

	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

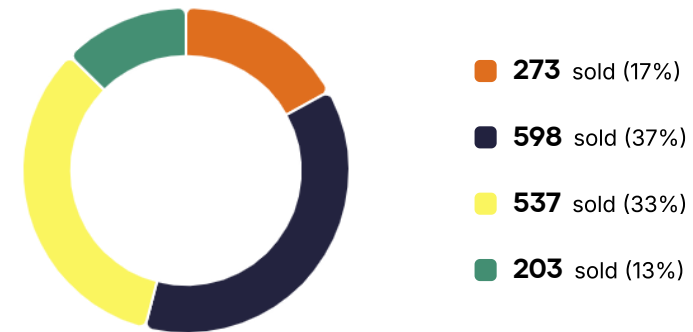
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



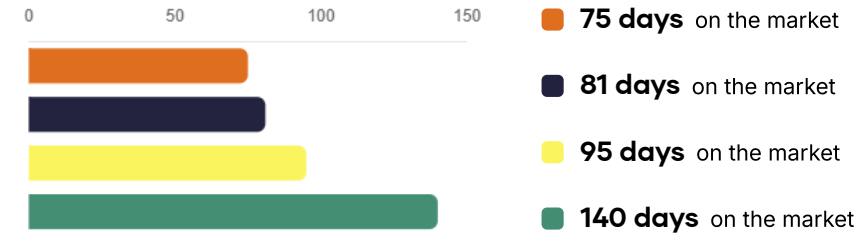
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



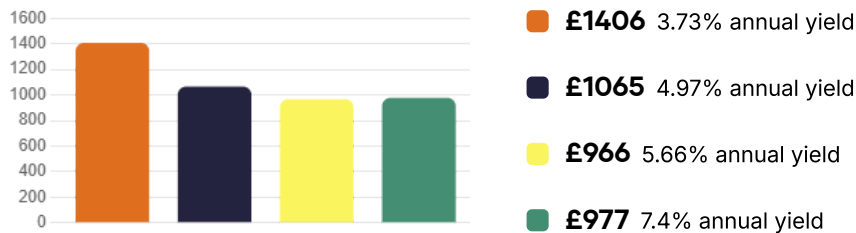
Average rental price changes in the last 12 months (Lancaster)

	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

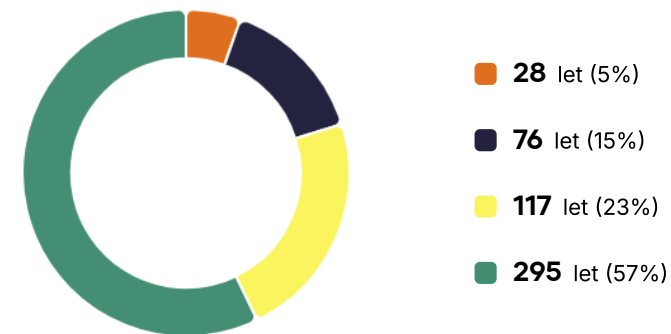
Average time on the rental market (Lancaster)



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

## Contact Us

## Get in touch

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Website **<https://www.jdg.co.uk>**

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## Opening hours

Monday	<b>8:45am - 5:00pm</b>
Tuesday	<b>8:45am - 5:00pm</b>
Wednesday	<b>8:45am - 5:00pm</b>
Thursday	<b>8:45am - 5:00pm</b>
Friday	<b>8:45am - 5:00pm</b>
Saturday	<b>8:45am - 4:00pm</b>
Sunday	<b>Closed</b>





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