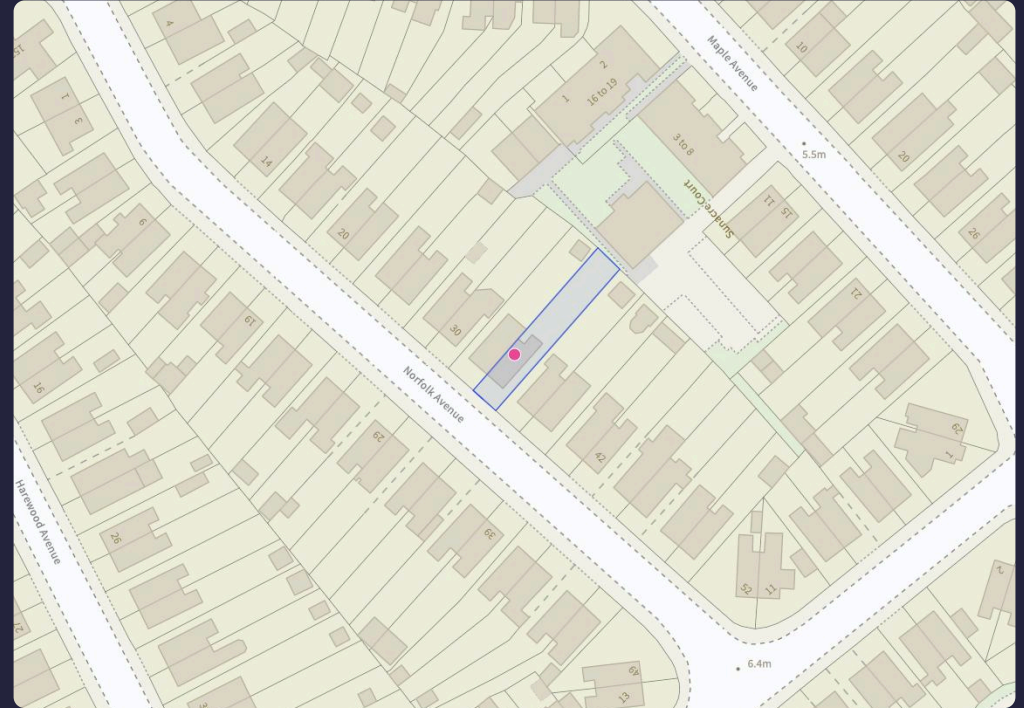




## Buyers Report

34 Norfolk Avenue, Heysham, Morecambe, LA3 1JF

29th June 2026



Winner of the UK's  
Best Estate Agent

Data you can rely on:



Key Property Information



|                        |          |                     |               |                           |                    |
|------------------------|----------|---------------------|---------------|---------------------------|--------------------|
| Estimated market value | £183,000 | Number of bedrooms  | 3 bedrooms    | Floor area                | 861ft <sup>2</sup> |
|                        |          | Number of bathrooms | 1 bathroom    | Plot size                 | 0.06 acres         |
|                        |          | Property type       | Semi-Detached | Price per ft <sup>2</sup> | £212               |
|                        |          | Year built          | 1930-1949     | Title number              | LA958784           |

|               |          |                                |      |                    |                 |
|---------------|----------|--------------------------------|------|--------------------|-----------------|
| <b>Tenure</b> |          | <b>EPC</b> Valid to 28/04/2036 |      | <b>Council tax</b> |                 |
| Lease type    | Freehold | Efficiency rating (current)    | 62 D | Tax band           | Band B          |
|               |          | Efficiency rating (potential)  | 75 C | Estimated cost     | £1,947 per year |
|               |          | Enviro impact (current)        | 71 C | Local authority    | Lancaster       |
|               |          | Enviro impact (potential)      | 75 C |                    |                 |

|                  |                  |              |               |
|------------------|------------------|--------------|---------------|
| <b>Utilities</b> |                  | <b>Build</b> |               |
| Mains gas        | Yes              | Floor type   | Suspended     |
| 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



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>📶 Mobile coverage</div> <div><div><div> EE coverage</div><div> Good</div></div><div><div> O2 coverage</div><div> Good</div></div><div><div> Three coverage</div><div> Good</div></div><div><div> Vodafone coverage</div><div> Good</div></div></div> | <div>📶 Broadband coverage</div> <div><div>Basic broadband</div><div> 7mb</div></div> <div><div>Superfast broadband</div><div> 54mb</div></div> <div><div>Ultrafast broadband</div><div> 1800mb</div></div> <div><div>Overall broadband</div><div> 1800mb</div></div> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Key Property Information



Coastal erosion

Great Orme Head to Solway Firth

|                        |                  |
|------------------------|------------------|
| Feature type           | <b>Floodable</b> |
| Defence type           |                  |
| Floodable              | <b>Yes</b>       |
| Distance from property | <b>561</b>       |
| Short term risk        |                  |
| Medium term risk       |                  |

Great Orme Head to Solway Firth

|                        |                  |
|------------------------|------------------|
| Feature type           | <b>Floodable</b> |
| Defence type           |                  |
| Floodable              | <b>Yes</b>       |
| Distance from property | <b>584</b>       |
| Short term risk        |                  |
| Medium term risk       |                  |



 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                                                                                               | Environmental Appeal                                                                                     | Value Implications                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strict regulations limit new developments and property modifications, often requiring special permissions. | Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability. | 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<br>0.12mi • Nursery         | Good        |
| B | Bay Leadership Academy<br>0.27mi • Secondary                                          | Good        |
| C | West End Primary School<br>0.36mi • Primary                                           | Good        |
| D | Mossgate Primary School<br>0.70mi • Primary                                           | Good        |
| E | Morecambe Bay Community Primary School<br>1.18mi • Nursery                            | Good        |
| F | Morecambe Bay Academy<br>1.69mi • Secondary                                           | Good        |
| G | Trumacar Nursery And Community Primary School<br>1.72mi • Nursery                     | Good        |
| H | Morecambe Road School<br>2.05mi • Special                                             | Good        |
| I | The Loyne Specialist School<br>2.73mi • Special                                       | Outstanding |
| J | Lancaster Independent School For Alternative Learning (Lisal)<br>2.83mi • Independent | Good        |

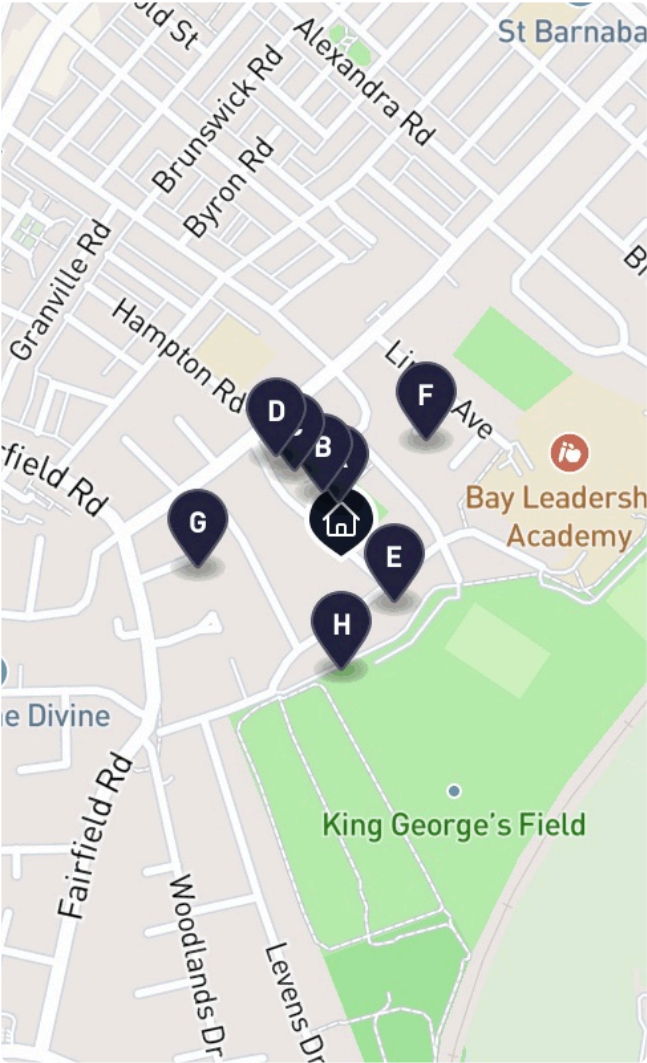


Local Transport



- A** Kings Crescent, Balmoral Road  
0.08 mi • Bus stop or station
- B** Balmoral Road  
0.12 mi • Bus stop or station
- C** Fairfield Grove  
0.14 mi • Bus stop or station
- D** Morecambe Rail Station  
0.90 mi • Train station
- E** Bare Lane Rail Station  
2.15 mi • Train station
- F** Blackpool International Airport  
21 mi • Airport
- G** M6  
4.56 mi • Motorway

## Nearby Planning



|          |                                                                                              |                                                                                                                                                                           |
|----------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b> | 30 Norfolk Avenue Heysham Morecambe Lancashire LA3 1JF<br>46ft                               | Demolition of existing single storey rear extension and erection of a replacement single storey rear and side extension<br>Approved<br>Ref no. 19/00573/FUL<br>09-05-2019 |
| <b>B</b> | 24 Norfolk Avenue Heysham Morecambe Lancashire LA3 1JF<br>102ft                              | Proposed lawful development certificate for the erection of a single storey rear extension<br>Approved<br>Ref no. 19/00813/PLDC<br>01-07-2019                             |
| <b>C</b> | 12 Norfolk Avenue Heysham Morecambe Lancashire LA3 1JF<br>223ft                              | Erection of a part two storey and single part storey rear extension<br>Approved<br>Ref no. 18/00621/FUL<br>22-05-2018                                                     |
| <b>D</b> | 6 Norfolk Avenue Heysham Morecambe Lancashire LA3 1JF<br>305ft                               | Erection of a single storey front extension and construction of an external access ramp to the front and side elevations<br>Refused<br>Ref no. 21/00888/FUL<br>20-07-2021 |
| <b>E</b> | 18 Lordsome Road Heysham Morecambe Lancashire LA3 1JB<br>354ft                               | Demolition of existing single storey rear extension and erection of a part two/part single storey rear/side extension<br>Withdrawn<br>Ref no. 21/00082/FUL<br>25-01-2021  |
| <b>F</b> | 8 Fox Grove Heysham Morecambe Lancashire LA3 1HU<br>394ft                                    | Proposed lawful development certificate for the erection of a single storey rear extension<br>Approved<br>Ref no. 20/00180/PLDC<br>17-02-2020                             |
| <b>G</b> | 9 Fairfield Grove Heysham Morecambe Lancashire LA3 1JT<br>525ft                              | Proposed lawful development certificate for erection of single storey rear extension<br>Approved<br>Ref no. 21/01004/PLDC<br>04-08-2021                                   |
| <b>H</b> | Club And Changing Rooms King Georges Field Lordsome Road Heysham Lancashire LA3 1JY<br>535ft | Erection of fencing and gates<br>Approved<br>Ref no. 23/01197/FUL<br>06-11-2023                                                                                           |



Nearby Listed Buildings



A

Grade II - Listed building 1319ft  
CHURCH OF ST JOHN THE DIVINE  
20/01/93 List entry no: 1208908

B

Grade II - Listed building 1529ft  
MOSS HOUSE AND ATTACHED BARN  
20/01/93 List entry no: 1207226

C

Grade II - Listed building 1978ft  
TRINITY METHODIST CHURCH  
20/01/93 List entry no: 1207225

D

Grade II - Listed building 4564ft  
Former Morecambe Promenade Station main building  
06/04/79 List entry no: 1207224

E

Grade II - Listed building 4806ft  
WALL AND 2 PAIRS OF ENTRANCE PIERS ENCLOSING  
SOUTH EAST SIDE OF CAR PARK OF MIDLAND  
HOTEL  
20/01/93 List entry no: 1292883

F

Grade II\* - Listed building 4852ft  
MIDLAND HOTEL  
08/10/76 List entry no: 1208988

Grade II\* - Listed building 5210ft  
THE WINTER GARDENS  
07/10/77 List entry no: 1025280

Grade II - Listed building 5220ft  
WAR MEMORIAL  
20/01/93 List entry no: 1292855





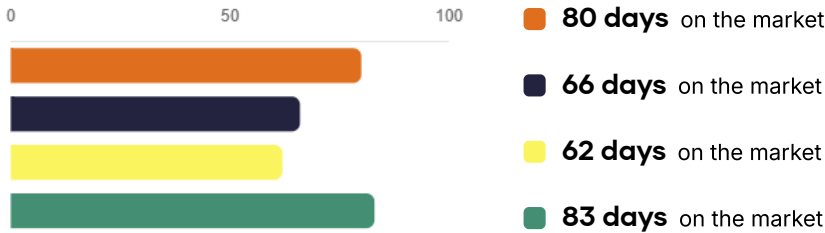




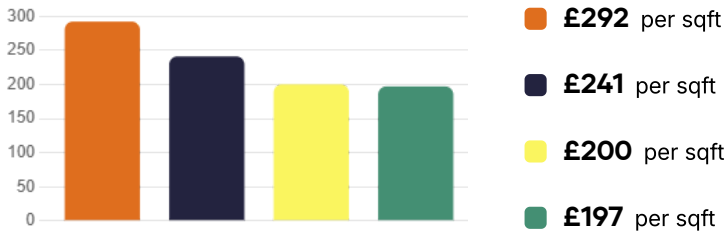
Average house price changes in the last year (Lancaster)

|                   | Jun '25 | Sep '25 | Dec '25 | Mar '26 | May 26 |
|-------------------|---------|---------|---------|---------|--------|
| Detached          | £455k   | £470k   | £480k   | £460k   | £460k  |
| Semi-Detached     | £255k   | £260k   | £270k   | £255k   | £255k  |
| Terraced          | £202k   | £209k   | £213k   | £204k   | £204k  |
| Flats/Maisonettes | £159k   | £164k   | £167k   | £159k   | £160k  |

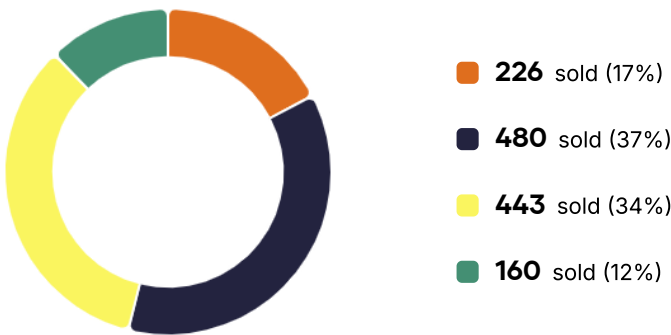
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



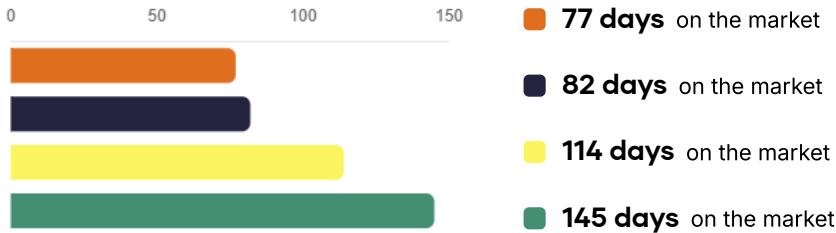
Detached Semi-Detached Terraced Flats/Maisonettes



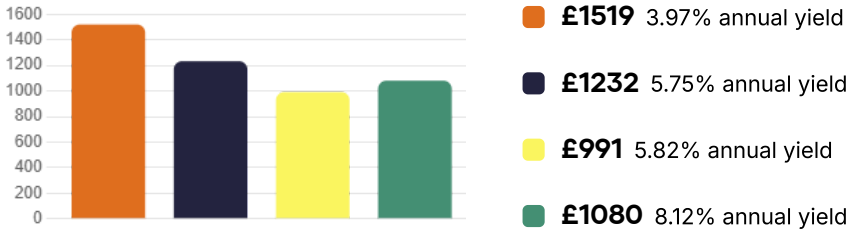
Average rental price changes in the last 12 months (Lancaster)

|                   | Jun 25 | Sep 25 | Dec 25 | Mar 26 | May 26 |
|-------------------|--------|--------|--------|--------|--------|
| Detached          | £1350  | £1407  | £1162  | £1770  | £1350  |
| Semi-Detached     | £1183  | £1045  | £1042  | £1143  | £1127  |
| Terraced          | £854   | £844   | £973   | £827   | £1082  |
| Flats/Maisonettes | £818   | £774   | £781   | £857   | £860   |

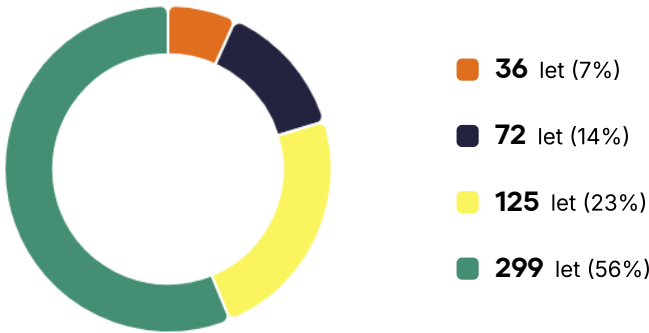
Average time on the rental market (Lancaster)



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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Phone **01524 843322**

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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