

Buyers Report

7 Canterbury Close, Heaton With Oxcliffe, Morecambe, LA3 3RD

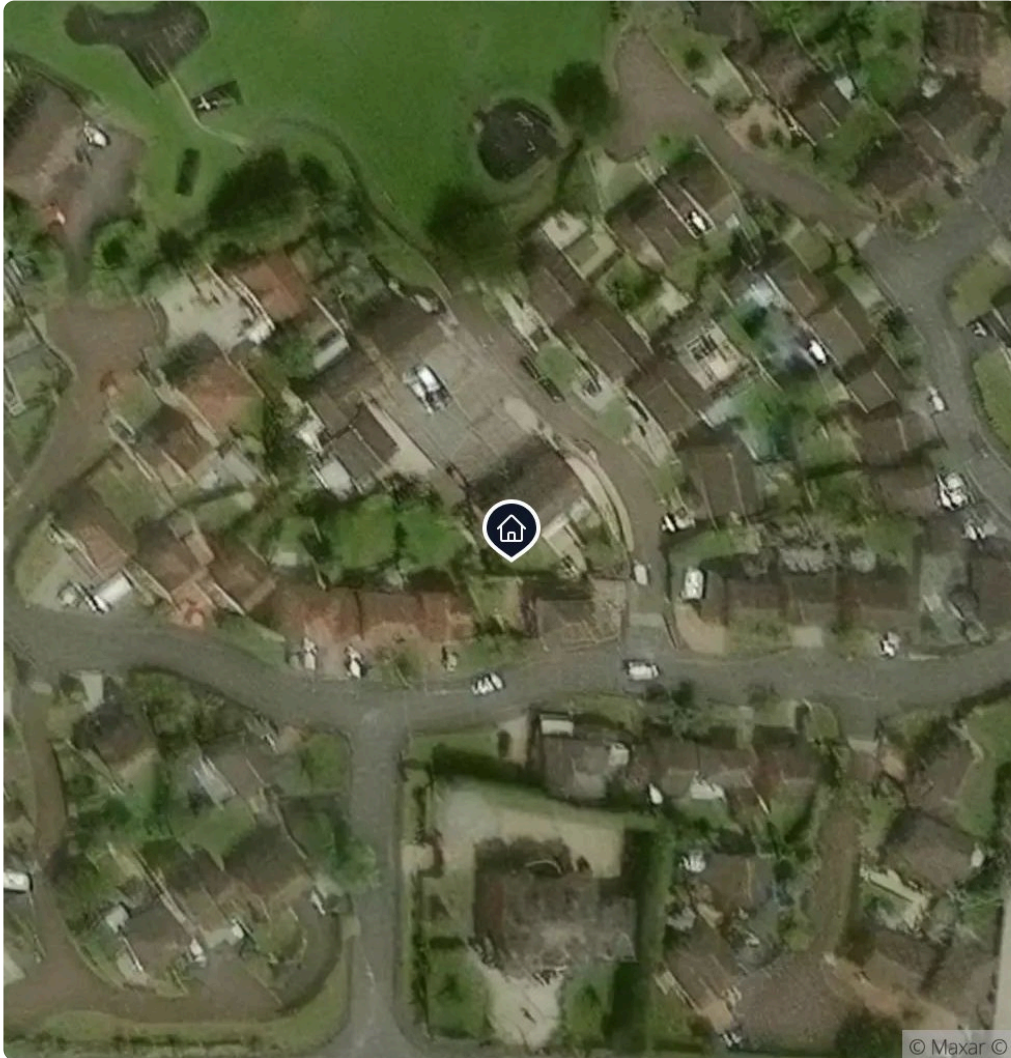
16th April 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:





Heaton and Oxcliffe is a popular residential area of Morecambe, well placed for everyday convenience. Westgate offers local shops including Lidl, Tesco Express and a Post Office, while White Lund Industrial Estate provides further amenities including Asda. There is easy access into Morecambe town centre, Lancaster and the seafront.

This modern-built end terrace is well presented and ideal for a first-time buyer. The ground floor includes a vestibule entrance with WC, a comfortable living room and a kitchen overlooking the garden. Upstairs are well-proportioned bedrooms and a bathroom, all finished in neutral tones. Outside, the south-facing wraparound garden provides excellent outdoor space, along with a substantial side outbuilding split into an insulated office with power and a separate shed.

Extra Information: Freehold. Purchased 2018. Allocated parking. Double glazing. Gas central heating. EPC C.

Key Property Information



Estimated market value	£180,000	Number of bedrooms	3 bedrooms	Floor area	840ft²
		Number of bathrooms	1 bathroom	Plot size	0.05 acres
		Property type	Terraced	Price per ft ²	£214
		Year built	1996-2002	Title number	LA721129
				Title number	LAN204199
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Tenure		EPC Valid to 25/02/2035		Council tax	
Lease type	Freehold	Efficiency rating (current)	74 C	Tax band	Band B
		Efficiency rating (potential)	87 B	Estimated cost	£1,873 per year
		Enviro impact (current)	73 C	Local authority	Lancaster
		Enviro impact (potential)	85 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	Good
O2 coverage	Okay
Three coverage	Okay
Vodafone coverage	Okay

Broadband coverage

Basic broadband	7mb
Superfast broadband	78mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est) **South**

Flood risk

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

Parking

Allocated



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

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 Westgate Primary School

0.25mi • Primary

Requires improvement
- B

Bay Leadership Academy

0.75mi • Secondary

Good
- C

Lancaster Road Primary School

0.90mi • Primary

Good
- D

West End Primary School

0.95mi • Primary

Good
- E

Morecambe Bay Community Primary School

1.02mi • Nursery

Good
- F

Morecambe And Heysham Sandylands Community Primary School

1.06mi • Nursery

Good
- G

Morecambe Road School

1.15mi • Special

Good
- H

Morecambe And Heysham Grosvenor Park Primary School

1.16mi • Nursery

Good
- I

Morecambe Bay Academy

1.30mi • Secondary

Good
- J

The Loyne Specialist School

1.78mi • Special

Outstanding



- A** Fire Station, Westgate
0.21 mi • Bus stop or station

- B** Westgate Primary School, Westgate
0.26 mi • Bus stop or station

- C** William Mitchell, Westgate
0.26 mi • Bus stop or station

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


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





- F** Blackpool International Airport
21 mi • Airport

- G** M6
3.67 mi • Motorway

Nearby Planning

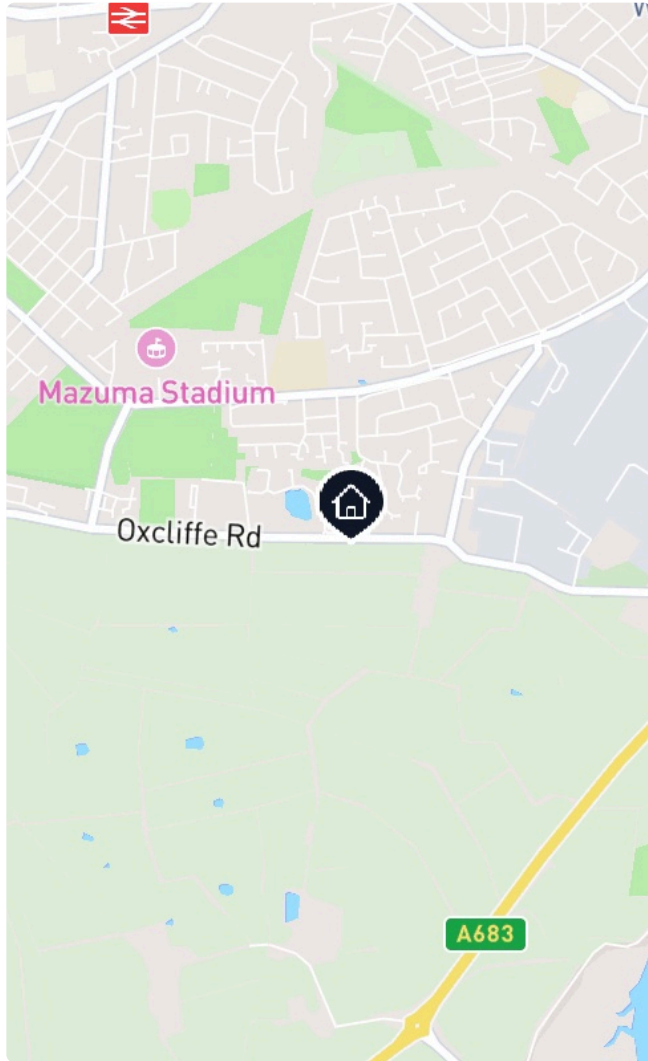


- A** 6 Cathedral Drive Heaton With Oxcliffe Morecambe 125ft 
Lancashire LA3 3RE
Proposed lawful development certificate for the erection of a single storey rear extension
Approved Ref no. 21/00658/PLDC 24-05-2021
-
- B** 4 Cathedral Drive Heaton With Oxcliffe Morecambe 164ft 
Lancashire LA3 3RE
Demolition of existing conservatory and erection of a single storey rear extension
Approved Ref no. 19/01532/FUL 11-12-2019
-
- C** 16 Cathedral Drive Heaton With Oxcliffe Morecambe 190ft 
Lancashire LA3 3RE
Proposed lawful development certificate for demolition of existing conservatory and erection of a replacement single storey rear extension
Approved Ref no. 21/00827/PLDC 01-07-2021
-
- D** 18 Cathedral Drive Heaton With Oxcliffe Morecambe 230ft 
Lancashire LA3 3RE
Conversion of garage into habitable room
Approved Ref no. 25/00638/FUL 06-06-2025

- E** 14 Priorsgate Morecambe Lancashire LA3 3RN 410ft 
Installation of a raised replacement roof to existing bungalow to form a 2-storey house and construction of a rear porch with juliet balcony above
Approved Ref no. 20/00419/FUL 28-04-2020
-
- F** 16 Priorsgate Morecambe Lancashire LA3 3RN 453ft 
Proposed lawful development certificate for conversion of garage into habitable room
Approved Ref no. 23/00159/PLDC 09-02-2023
-
- G** 34 Cathedral Drive Heaton With Oxcliffe Morecambe 502ft 
Lancashire LA3 3RE
Demolition of existing conservatory and erection of a replacement single storey rear extension
Approved Ref no. 21/00837/FUL 07-07-2021
-
- H** 15 Priorsgate Morecambe Lancashire LA3 3RN 541ft 
Erection of single storey rear extension and conversion of garage into habitable room
Approved Ref no. 20/00697/FUL 07-07-2020



Nearby Listed Buildings



A

Grade II - Listed building 4350ft

OXCLIFFE HALL FARMHOUSE

07/03/85 List entry no: 1164263

B

Grade II - Listed building 4459ft

MOSS HOUSE AND ATTACHED BARN

20/01/93 List entry no: 1207226

Grade II - Listed building 4931ft

GOLDEN BALL INN (SNATCHEMS)

02/05/68 List entry no: 1071768

Grade II - Listed building 5604ft

CHURCH OF ST LAWRENCE

06/04/79 List entry no: 1292956

Grade II - Listed building 5758ft

ART AND TECHNICAL SCHOOL

23/08/05 List entry no: 1391508

Grade II - Listed building 5768ft

MONA HOUSE

29/12/50 List entry no: 1279832

Grade II - Listed building 5768ft

BARCLAYS BANK

06/04/79 List entry no: 1279833

Grade II - Listed building 5837ft

TRINITY METHODIST CHURCH

20/01/93 List entry no: 1207225





Property Images

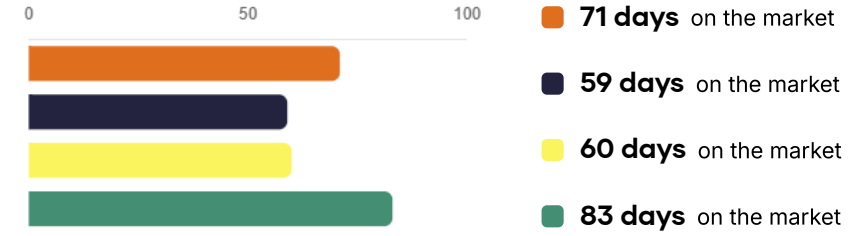




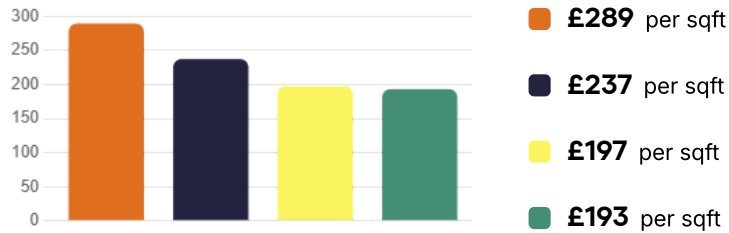
Average house price changes in the last year (Lancaster)

	Apr '25	Jul '25	Oct '25	Jan '26	Mar '26
Detached	£445k	£445k	£465k	£455k	£455k
Semi-Detached	£250k	£250k	£260k	£255k	£255k
Terraced	£198k	£199k	£207k	£203k	£203k
Flats/Maisonettes	£155k	£156k	£161k	£158k	£158k

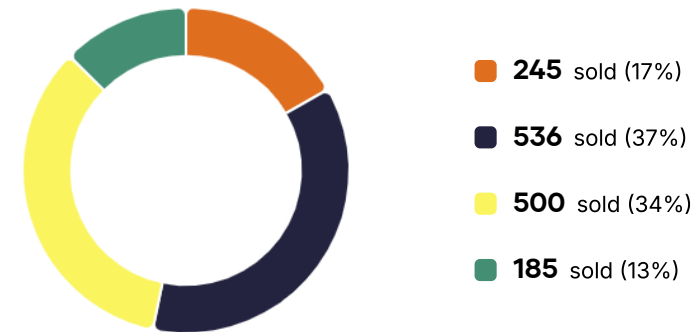
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



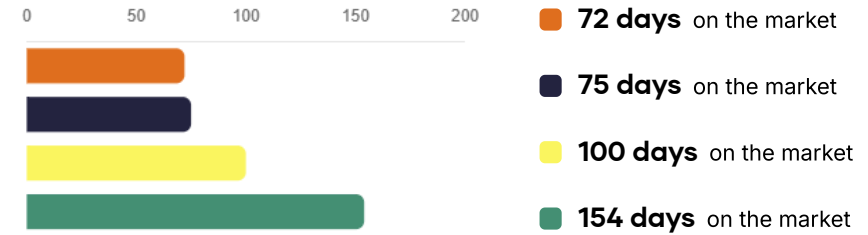
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



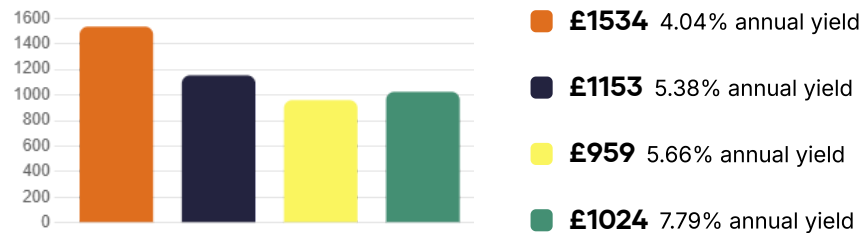
Average rental price changes in the last 12 months (Lancaster)

	Apr 25	Jul 25	Oct 25	Jan 26	Mar 26
Detached	£3600	£1280	£1406	£1212	
Semi-Detached	£1095	£1136	£1044	£1129	£1143
Terraced	£884	£860	£970	£894	£829
Flats/Maisonettes	£761	£837	£715	£818	£858

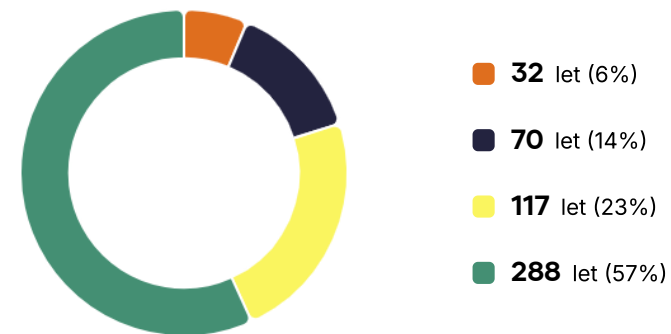
Average time on the rental market (Lancaster)



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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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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