

Buyers Report

3 Sunnyfield Avenue, Morecambe, LA4 6EU

29th May 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:



Key Property Information



Estimated market value	£285,000	Number of bedrooms	2 bedrooms	Floor area	861ft²
		Number of bathrooms	1 bathroom	Plot size	0.1 acres
		Property type	Detached	Price per ft ²	£331
		Year built	1950-1966	Title number	LA839109
<hr/>					
Tenure		EPC Valid to 07/06/2033		Council tax	
Lease type	Freehold	Efficiency rating (current)	66 D	Tax band	Band D
		Efficiency rating (potential)	82 B	Estimated cost	£2,503 per year
		Enviro impact (current)	61 D	Local authority	Lancaster
		Enviro impact (potential)	78 C		
<hr/>					
Utilities		Build			
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



Mobile coverage

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

Broadband coverage

Basic broadband	5mb
Superfast broadband	42mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est) **West**

Air traffic noise

No registered disturbance from air traffic noise

Tree preservation orders

No registered tree preservation orders on this property.

Flood risk

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

Parking

Off road parking **No (AI predicted)**

Radon gas

Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Key Property Information



Coastal erosion

Great Orme Head to Solway Firth

Feature type **Floodable**

Defence type

Floodable **Yes**

Distance from property **291**

Short term risk

Medium term risk

Great Orme Head to Solway Firth

Feature type **Erodible**

Defence type **Revetment**

Floodable **No**

Distance from property **303**

Short term risk

Medium term risk **no 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

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

Great Wood Primary School

0.32mi • Primary

Good
- B

Morecambe Bay Academy

0.34mi • Secondary

Good
- C

St Mary's Catholic Primary School, Morecambe

0.49mi • Primary

Good
- D

Lancaster Road Primary School

0.55mi • Primary

Good
- E

Morecambe Bay Community Primary School

0.85mi • Nursery

Good
- F

Morecambe Road School

1.01mi • Special

Good
- G

Morecambe And Heysham Grosvenor Park Primary School

1.24mi • Nursery

Good
- H

Lancaster Ryelands Primary School

1.59mi • Nursery

Good
- I

Beaumont College - A Salutem/Ambito College

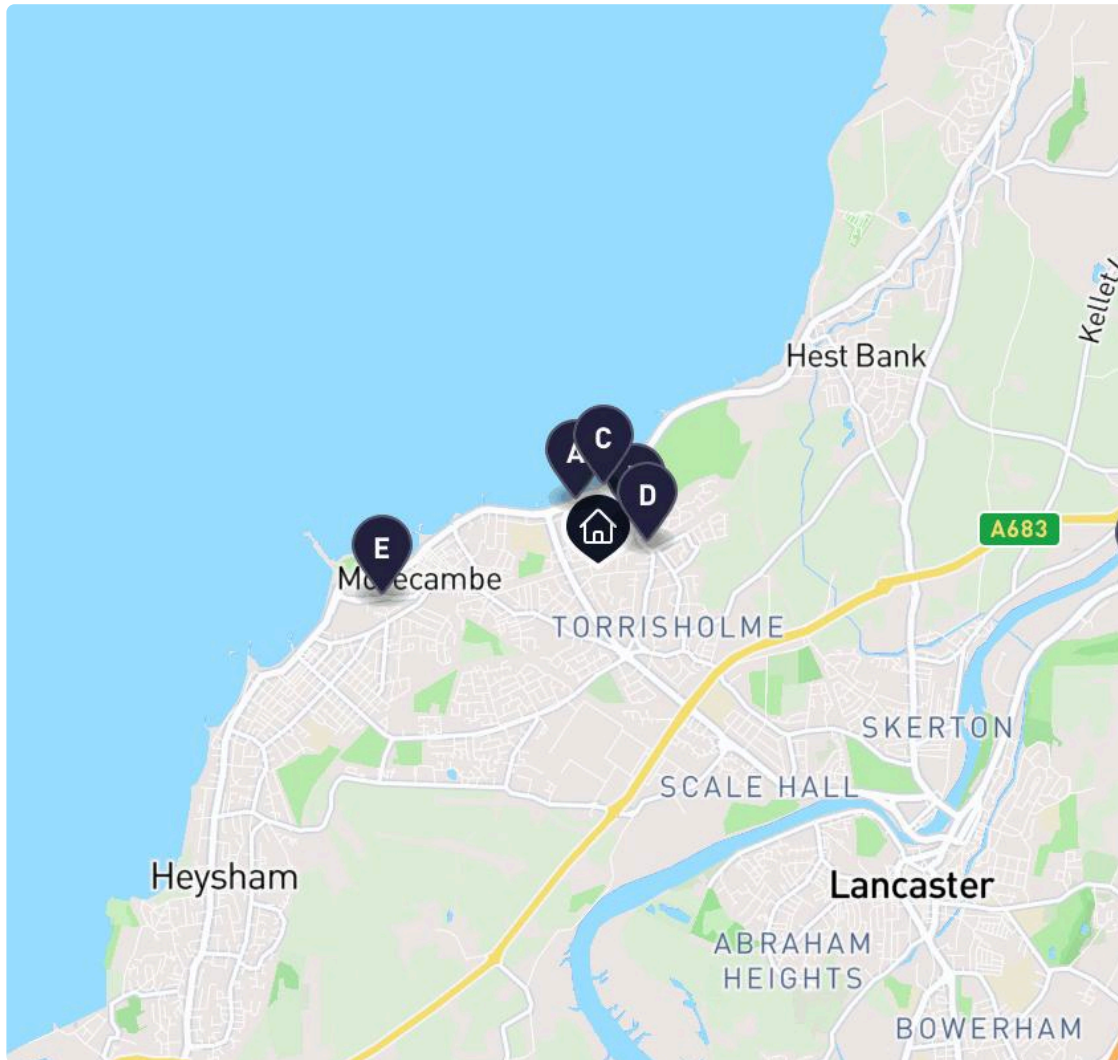
1.69mi • Special

Good
- J

Bay Leadership Academy

1.71mi • Secondary

Good



- A** St Margarets Road
0.18 mi • Bus stop or station

- B** Mayfield Drive
0.20 mi • Bus stop or station

- C** Beach Street
0.21 mi • Bus stop or station

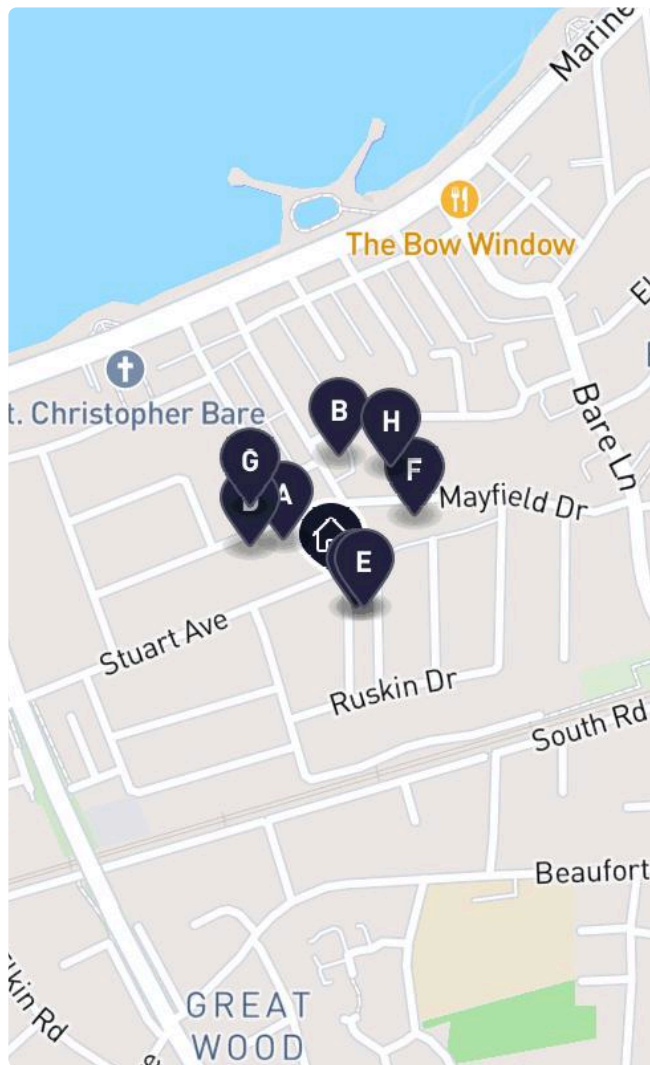
- D** Bare Lane Rail Station
0.28 mi • Train station

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

- F** Blackpool International Airport
22 mi • Airport

- G** M6
2.89 mi • Motorway

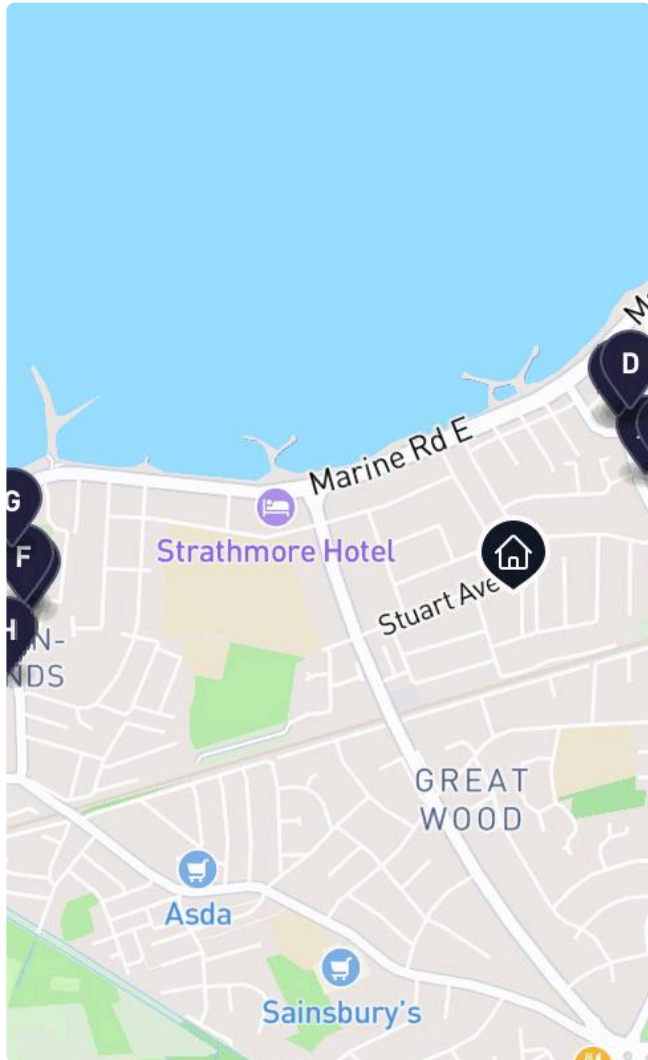
Nearby Planning



- | | |
|---|--|
| <p>A 41 Colwyn Avenue Morecambe Lancashire LA4 6EH 171ft </p> <p>Proposed lawful development certificate for erection of single storey rear extension</p> <p>Approved Ref no. 22/01083/PLDC 24-08-2022</p> | <p>E 16 Sunnyfield Avenue Morecambe Lancashire LA4 285ft </p> <p>6EU</p> <p>Proposed lawful development certificate for a loft conversion</p> <p>Approved Ref no. 26/00347/PLDC 31-03-2026</p> |
| <p>B 46 Seaborn Road Morecambe Lancashire LA4 6BB 259ft </p> <p>Proposed lawful development certificate for the demolition of existing garage, erection of a single storey rear extension and erection of a detached...</p> <p>Approved Ref no. 18/00098/PLDC 29-01-2018</p> | <p>F 9 Mayfield Drive Morecambe Lancashire LA4 6ER 292ft </p> <p>Demolition of existing outbuilding and rear extension and erection of a single storey rear extension</p> <p>Approved Ref no. 24/00323/FUL 18-03-2024</p> |
| <p>C 16 Sunnyfield Avenue Morecambe Lancashire LA4 279ft </p> <p>6EU</p> <p>Proposed lawful development certificate for the erection of a single storey rear extension</p> <p>Approved Ref no. 23/00716/PLDC 21-06-2023</p> | <p>G 34 Colwyn Avenue Morecambe Lancashire LA4 6EH 295ft </p> <p>Erection of a 3.70 metre deep, single storey rear extension with a maximum roof height of 3.50 metres and a maximum eaves height of 3.00 metres</p> <p>Validated Ref no. 26/00450/PAH 30-04-2026</p> |
| <p>D 33 Colwyn Avenue Morecambe Lancashire LA4 6EH 285ft </p> <p>Proposed lawful development certificate for the erection of a single storey lean-to rear extension</p> <p>Approved Ref no. 24/01373/PLDC 13-12-2024</p> | <p>H 10 Mayfield Drive Morecambe Lancashire LA4 6EP 302ft </p> <p>Erection of a single storey side and rear extension</p> <p>Approved Ref no. 19/01607/FUL 31-12-2019</p> |



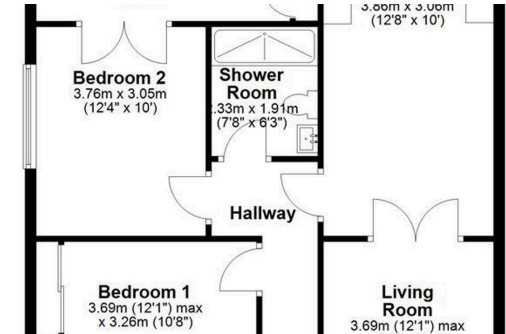
Nearby Listed Buildings



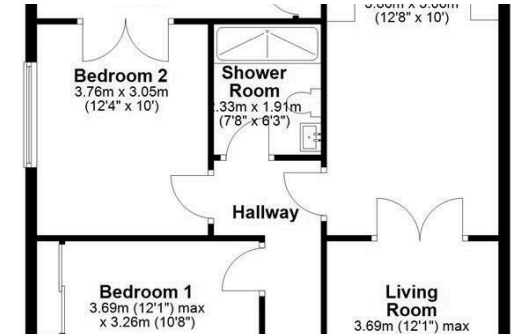
- | | |
|---|---|
| <p>A Grade II - Listed building 1056ft </p> <p>BARE HALL</p> <p>30/07/74 List entry no: 1279829</p> <hr/> <p>B Grade II - Listed building 1165ft </p> <p>CRAIG CONVALESCENT HOME FOR CHILDREN</p> <p>06/04/79 List entry no: 1207211</p> <hr/> <p>C Grade II - Listed building 1178ft </p> <p>PAIR OF GATE PIERS EAST OF BARE HALL</p> <p>30/07/74 List entry no: 1207207</p> <hr/> <p>D Grade II - Listed building 1260ft </p> <p>LODGE TO CRAIG CONVALESCENT HOME FOR CHILDREN</p> <p>06/04/79 List entry no: 1208916</p> | <p>E Grade II - Listed building 3369ft </p> <p>PARISH CHURCH OF THE HOLY TRINITY</p> <p>06/04/79 List entry no: 1207210</p> <hr/> <p>F Grade II - Listed building 3409ft </p> <p>WALL ENCLOSING CHURCHYARD AT PARISH CHURCH OF THE HOLY TRINITY</p> <p>06/04/79 List entry no: 1292918</p> <hr/> <p>G Grade II - Listed building 3468ft </p> <p>Town Hall</p> <p>08/11/01 List entry no: 1389539</p> <hr/> <p>H Grade II - Listed building 3609ft </p> <p>PARK FARMHOUSE</p> <p>29/12/50 List entry no: 1209485</p> |
|---|---|

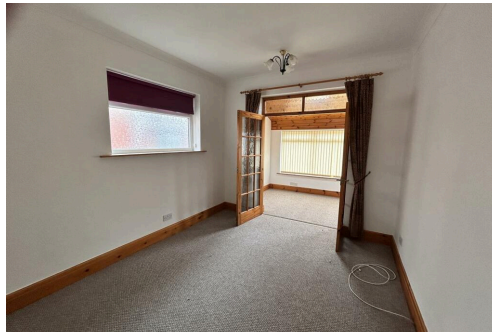












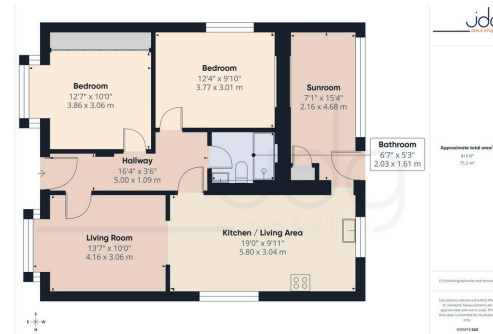
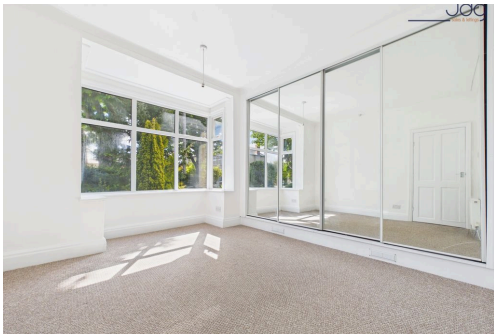
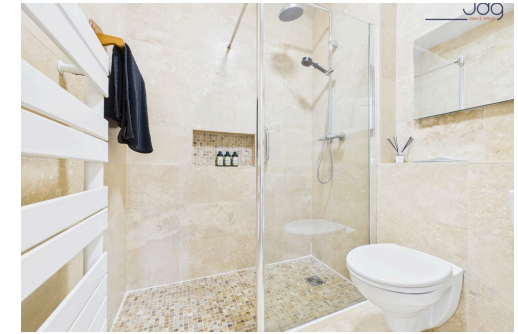


Total floor area 79.7 sq. m. (858 sq. ft.) approx.
 This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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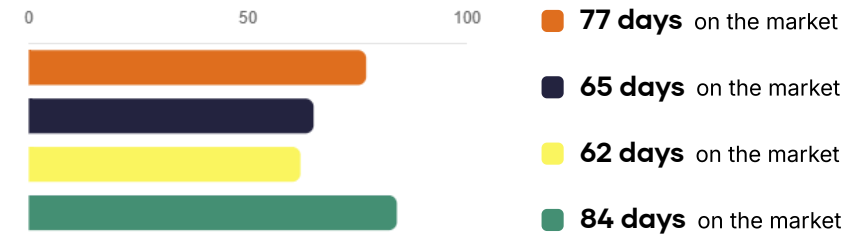




Average house price changes in the last year (Lancaster)

	May '25	Aug '25	Nov '25	Mar '26	Apr 26
Detached	£450k	£455k	£465k	£460k	£460k
Semi-Detached	£250k	£255k	£260k	£255k	£255k
Terraced	£199k	£202k	£207k	£204k	£204k
Flats/Maisonettes	£154k	£157k	£160k	£157k	£157k

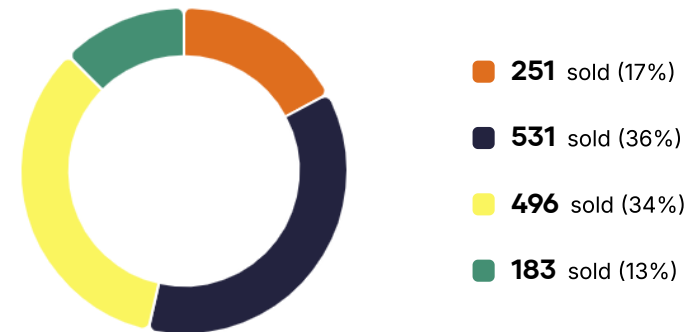
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



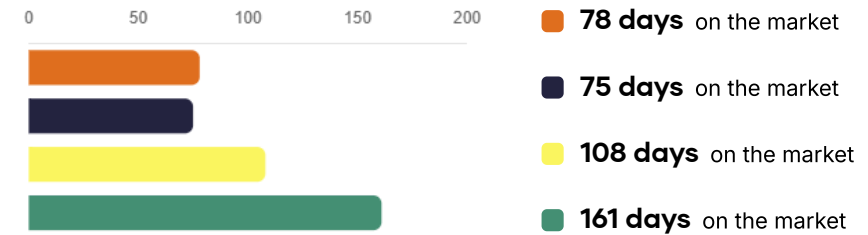
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



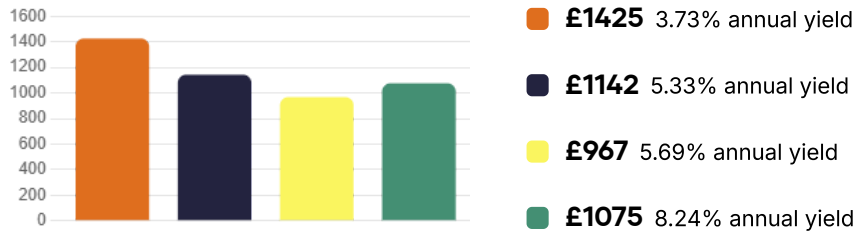
Average rental price changes in the last 12 months (Lancaster)

	May 25	Aug 25	Nov 25	Mar 26	Apr 26
Detached	£1350	£1407	£1162	£1770	
Semi-Detached	£1069	£1210	£1064	£942	£1104
Terraced	£861	£888	£812	£935	£1310
Flats/Maisonettes	£837	£749	£920	£814	£925

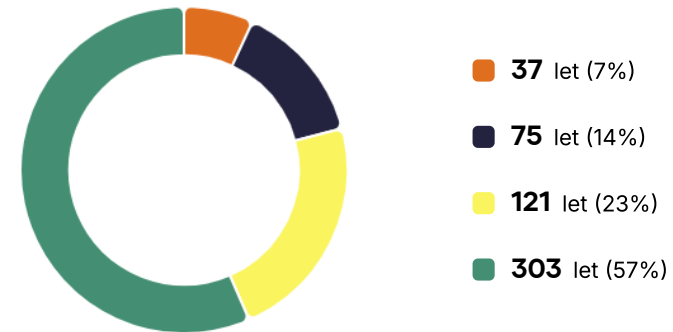
Average time on the rental market (Lancaster)



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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