

Buyers Report

1 Chester Close, Heaton With Oxcliffe, Morecambe, LA3 3RF

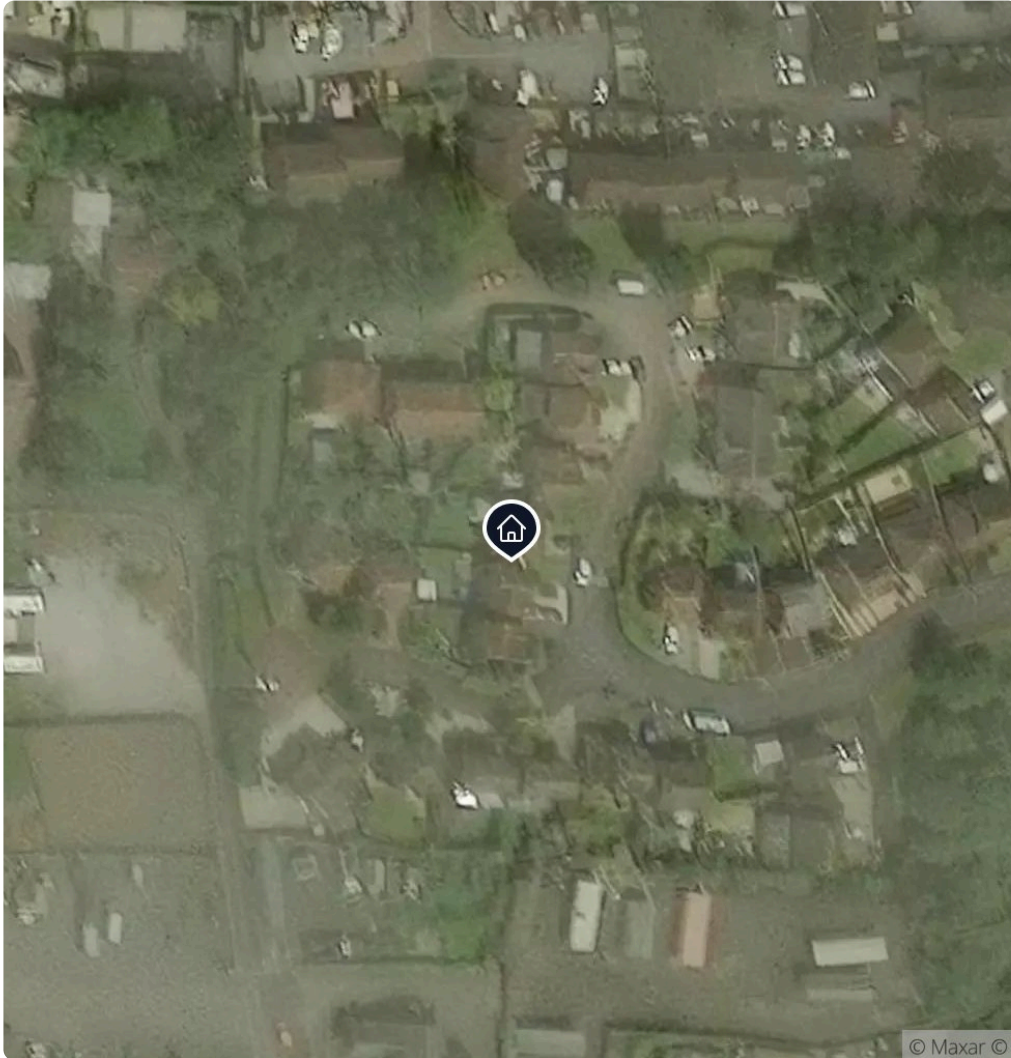
16th May 2026



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Best Estate Agent

Data you can rely on:





Set within a popular residential development, this impressive detached home offers a peaceful setting close to schools, supermarkets, parks, leisure facilities and transport links, making it ideal for families and professionals.

Beautifully modernised throughout, the property features a spacious lounge, separate dining room, bright sun room, high-gloss contemporary kitchen, utility room and ground floor WC. The former integral garage has been professionally converted to create flexible additional living space, ideal as a fourth bedroom, office, sitting room or playroom. Upstairs are three well-presented bedrooms, including one with an ensuite, plus a stylish family bathroom.

Outside, the south-facing rear garden includes a lawn and custom-built pergola, ideal for relaxing or entertaining, while the front provides ample off-road parking. Further benefits include upgraded electrics, high-end alarm system, modern combi boiler, leasehold tenure with 960 years remaining and £60 annual gro

Key Property Information



Estimated market value **£325,000**

Number of bedrooms **4 bedrooms**

Floor area **861ft²**

Number of bathrooms **2 bathrooms**

Plot size **0.07 acres**

Property type **Detached**


Price per ft² **£377**

Year built **1997**

Title number **LA798246**

Title number **LAN18633**

Tenure

 **EPC** Valid to 18/07/2027

Council tax

Lease type **Leasehold**

Efficiency rating (current) **62 D**

Tax band **Band D**

Lease term **999y 8m**

Efficiency rating (potential) **84 B**

Estimated cost **£2,503 per year**

Lease remaining **962y 11m**

Enviro impact (current) **57 D**

Local authority **Lancaster**

Lease end date **Sep 2988**

Enviro impact (potential) **81 B**

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 | Good |
| Vodafone coverage | Okay |

Broadband coverage

| | |
|---------------------|---------------|
| Basic broadband | 6mb |
| Superfast broadband | 52mb |
| Ultrafast broadband | 1800mb |
| Overall broadband | 1800mb |

Outdoor space

Garden direction (est) **West**

Flood risk

| | |
|---------------------------|-----------------|
| Rivers and sea flood risk | Very low |
| Surface water flood risk | Low |

Parking

Driveway



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

0.18mi • Primary

Requires improvement
- B

Bay Leadership Academy

0.58mi • Secondary

Good
- C

West End Primary School

0.78mi • Primary

Good
- D

Morecambe And Heysham Sandylands Community Primary School

0.89mi • Nursery

Good
- E

Morecambe Bay Community Primary School

0.97mi • Nursery

Good
- F

Morecambe Road School

1.30mi • Special

Good
- G

Morecambe Bay Academy

1.31mi • Secondary

Good
- H

Morecambe And Heysham Grosvenor Park Primary School

1.32mi • Nursery

Good
- I

The Loyne Specialist School

1.94mi • Special

Outstanding
- J

Lancaster Independent School For Alternative Learning (Lisal)

2.04mi • Independent

Good



- A** Westgate Primary School, Westgate
0.15 mi • Bus stop or station

- B** Fire Station, Westgate
0.23 mi • Bus stop or station

- C** Morecambe Fc, Westgate
0.26 mi • Bus stop or station

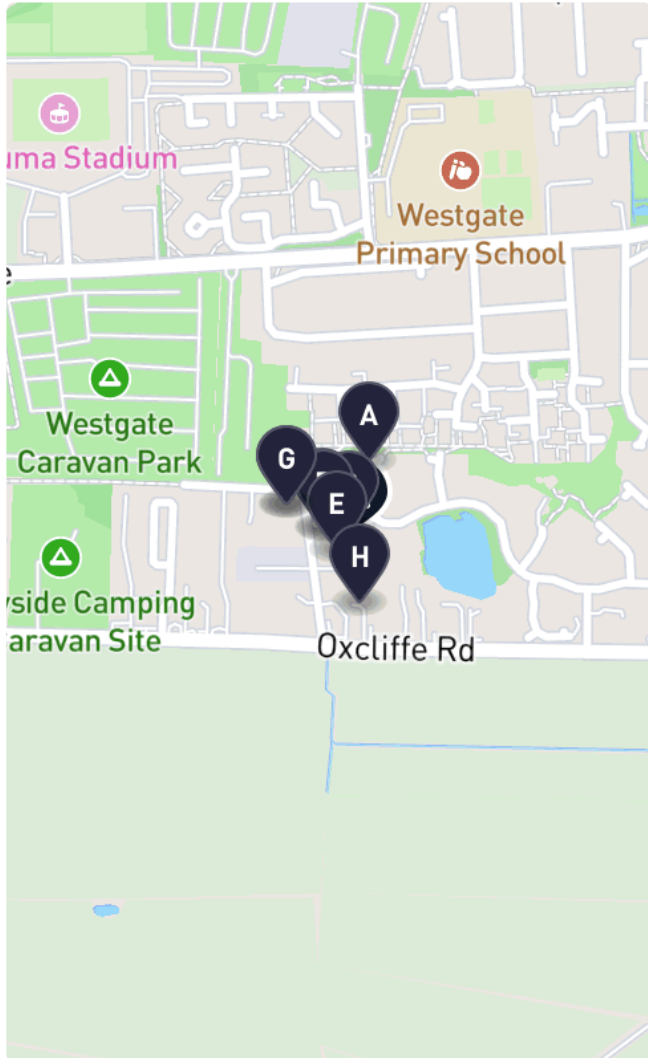
- D** Morecambe Rail Station
0.92 mi • Train station

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

- F** Blackpool International Airport
21 mi • Airport

- G** M6
3.82 mi • Motorway

Nearby Planning



A 7 Chester Close Heaton With Oxcliffe Morecambe 105ft
Lancashire LA3 3RF

Proposed lawful development certificate for the erection of a single storey rear extension

Approved Ref no. 21/00609/PLDC 12-05-2021

B 1 Salisbury Close Heaton With Oxcliffe Morecambe 148ft
Lancashire LA3 3RP

Erection of a two-storey rear extension, replacement outbuilding and conversion of existing garage to ancillary living accommodation

Approved Ref no. 25/00359/FUL 15-05-2025

C 5 Salisbury Close Heaton With Oxcliffe Morecambe 177ft
Lancashire LA3 3RP

Erection of a two storey rear extension and ground floor link to garage

Withdrawn Ref no. 19/00250/FUL 09-04-2019

D 5 Salisbury Close Heaton With Oxcliffe Morecambe 180ft
Lancashire LA3 3RP

Erection of a two storey rear extension with a single storey link to garage

Approved Ref no. 19/00679/FUL 29-05-2019

E Land Adj Redesmere Green Lane Heaton With Oxcliffe 223ft
Lancashire

Erection of a detached bungalow with detached garage

Refused Ref no. 22/01339/FUL 26-10-2022

F Montressa Green Lane Heaton With Oxcliffe 246ft
Lancashire

Erection of a detached bungalow

Refused Ref no. 19/00510/FUL 25-04-2019

G Montressa Green Lane Heaton With Oxcliffe 246ft
Lancashire

Erection of a detached bungalow

Refused Ref no. 19/01152/FUL 09-09-2019

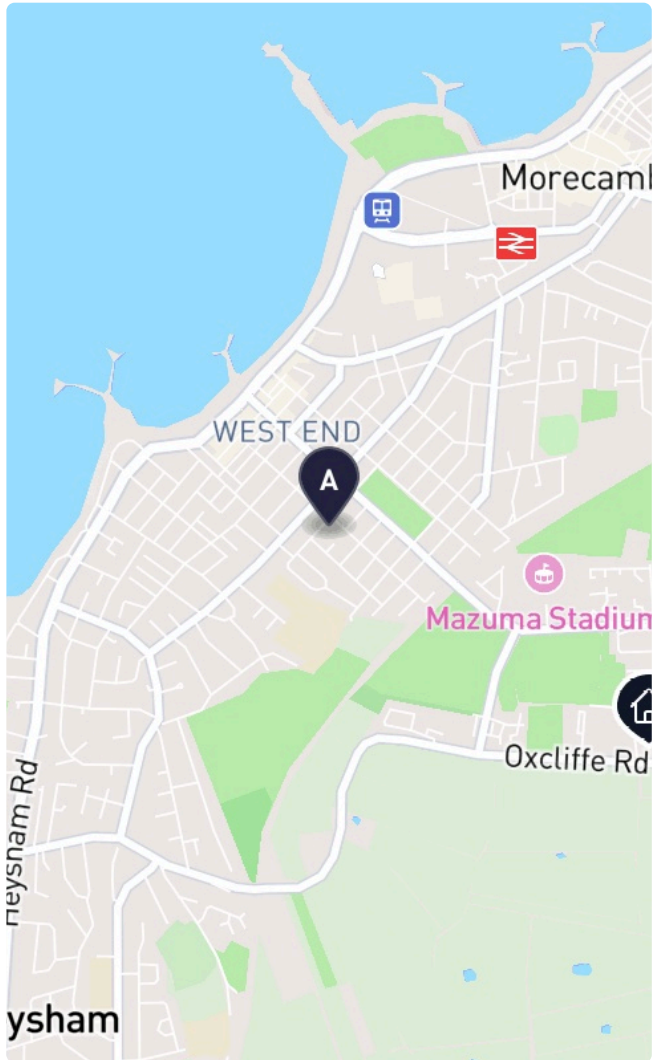
H 296 Oxcliffe Road Heaton With Oxcliffe Morecambe 397ft
Lancashire LA3 3EJ

Construction of a raised roof to create second floor accommodation, erection of a detached garage and installation of boundary wall and gates

Approved Ref no. 20/01233/FUL 10-11-2020



Nearby Listed Buildings



A

Grade II - Listed building 3579ft

MOSS HOUSE AND ATTACHED BARN

20/01/93 List entry no: 1207226

Grade II - Listed building 4967ft

TRINITY METHODIST CHURCH

20/01/93 List entry no: 1207225

Grade II - Listed building 5115ft

CHURCH OF ST LAWRENCE

06/04/79 List entry no: 1292956

Grade II - Listed building 5203ft

OXCLIFFE HALL FARMHOUSE

07/03/85 List entry no: 1164263

Grade II - Listed building 5348ft

BARCLAYS BANK

06/04/79 List entry no: 1279833

Grade II - Listed building 5354ft

CHURCH OF ST JOHN THE DIVINE

20/01/93 List entry no: 1208908

Grade II - Listed building 5456ft

MONA HOUSE

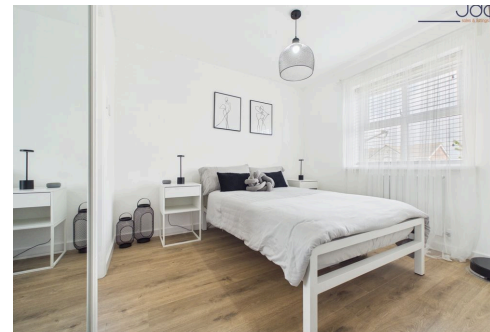
29/12/50 List entry no: 1279832

Grade II - Listed building 5492ft

ART AND TECHNICAL SCHOOL

23/08/05 List entry no: 1391508





Property Images

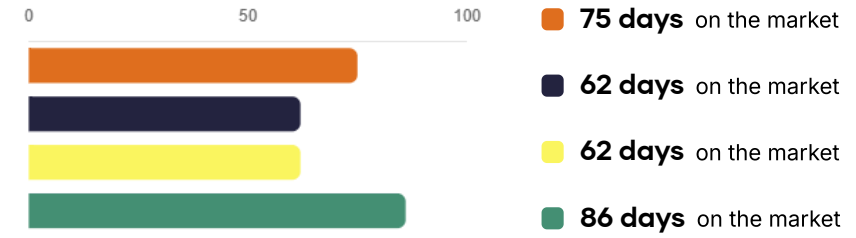




Average house price changes in the last year (Lancaster)

| | May '25 | Aug '25 | Nov '25 | Feb '26 | Apr 26 |
|--------------------------|---------|---------|---------|---------|--------|
| Detached | £450k | £455k | £465k | £460k | £460k |
| Semi-Detached | £250k | £255k | £260k | £255k | £260k |
| Terraced | £200k | £203k | £208k | £205k | £205k |
| Flats/Maisonettes | £155k | £157k | £160k | £157k | £157k |

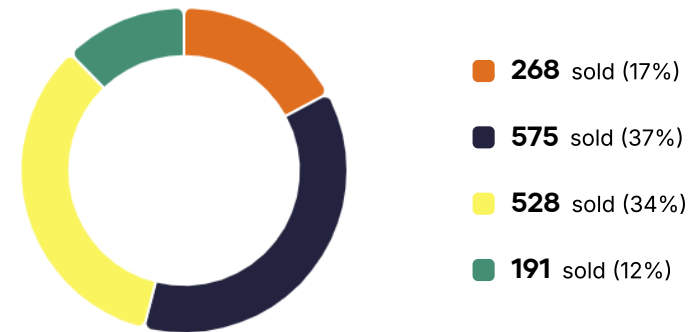
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



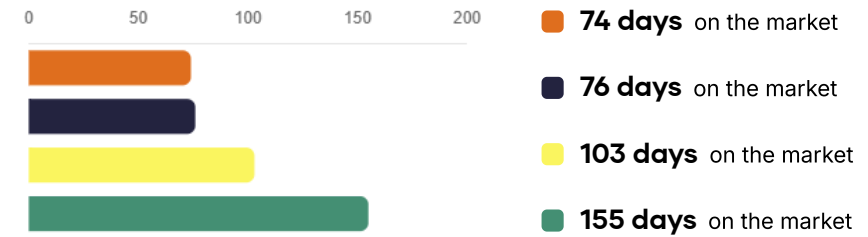
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



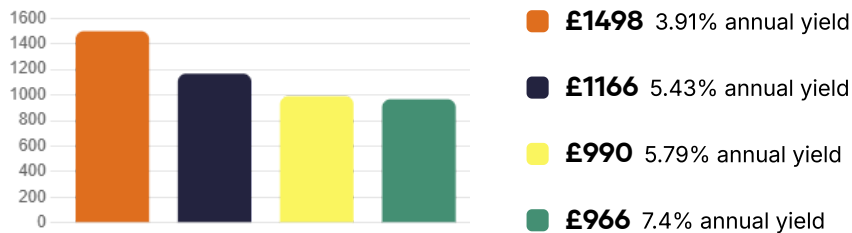
Average rental price changes in the last 12 months (Lancaster)

| | May 25 | Aug 25 | Nov 25 | Feb 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 | £927 |

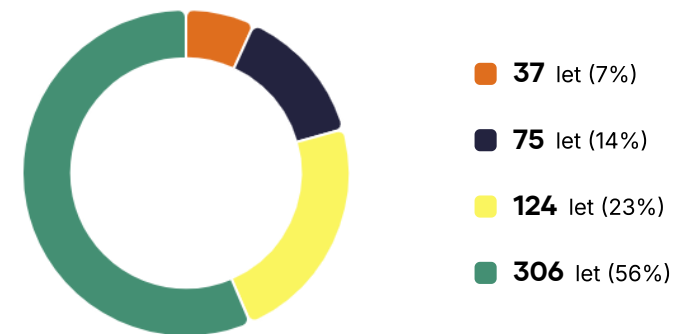
Average time on the rental market (Lancaster)



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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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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