

Buyers Report

224 Westminster Road, Morecambe, LA3 1EW

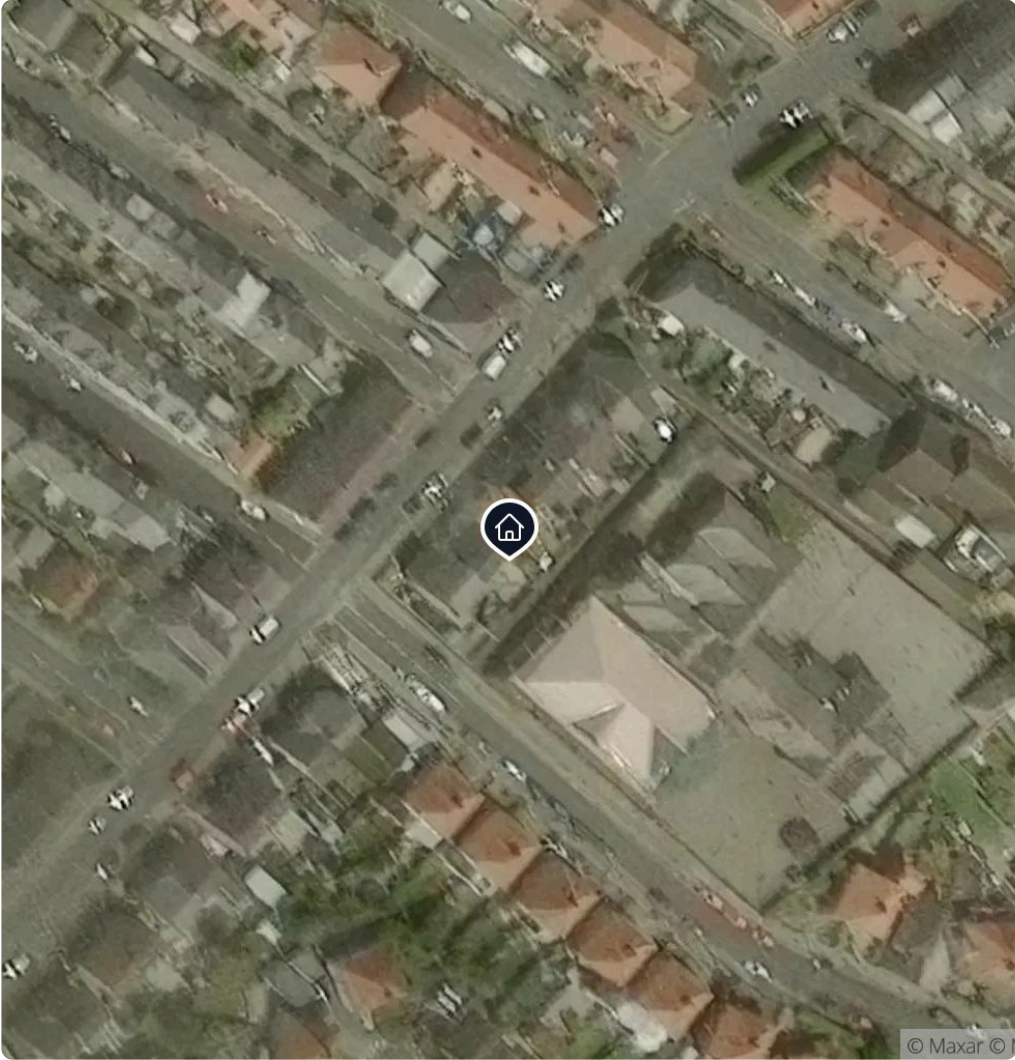
23rd May 2026



Winner of the UK's Best Estate Agent

Data you can rely on:





Westminster Road is set in a convenient Morecambe location, close to the promenade, seafront and local amenities, with shops and services nearby on Regent Road and Byfoot. This spacious mid-terrace home offers excellent potential for buyers looking to modernise a generously sized property. The ground floor features a wide entrance hallway, a large bay-fronted living room and a spacious kitchen diner with modern fitted units and under-stairs storage. Upstairs are two particularly large double bedrooms, a good-sized single bedroom and a four-piece bathroom. Externally, there is a south-facing rear garden with patio and lawn backing onto a local primary school, along with on-street parking. The property benefits from double glazing and gas central heating but would now benefit from updating throughout. Freehold. Council Tax Band B. EPC Rating C.

Key Property Information



Estimated market value **£135,000**

Number of bedrooms **3 bedrooms**

Floor area **1,184ft²**

Number of bathrooms **1 bathroom**

Plot size **0.04 acres**


Property type **Terraced**

Price per ft² **£114**

Year built **1900-1929**

Title number **LA681403**

Tenure

 **EPC** Valid to 13/01/2030

Council tax

Lease type **Freehold**

Efficiency rating (current) **71 C**

Tax band **Band B**

Efficiency rating (potential) **83 B**

Estimated cost **£1,947 per year**

Enviro impact (current) **69 C**

Local authority **Lancaster**

Enviro impact (potential) **82 B**

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	Good
O2 coverage	Good
Three coverage	Good
Vodafone coverage	Outstanding

Broadband coverage

Basic broadband	10mb
Superfast broadband	80mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est) **Southeast**

Flood risk

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



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 Sandylands Community Primary School Good
 0.05mi • Nursery
- B West End Primary School Good
 0.31mi • Primary
- C Bay Leadership Academy Good
 0.34mi • Secondary
- D Mossgate Primary School Good
 0.81mi • Primary
- E Morecambe Bay Community Primary School Good
 1.17mi • Nursery
- F Morecambe Bay Academy Good
 1.69mi • Secondary
- G Trumacar Nursery And Community Primary School Good
 1.81mi • Nursery
- H Morecambe Road School Good
 2.14mi • Special
- I The Loyne Specialist School Outstanding
 2.84mi • Special
- J Lancaster Independent School For Alternative Learning (Lisal) Good
 2.95mi • Independent

Local Transport



- A** Barnes Road
0.04 mi • Bus stop or station

- B** Byron Road
0.05 mi • Bus stop or station

- C** Kings Crescent, Balmoral Road
0.09 mi • Bus stop or station

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

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

- F** Blackpool International Airport
21 mi • Airport

- G** M6
4.64 mi • Motorway

Nearby Planning

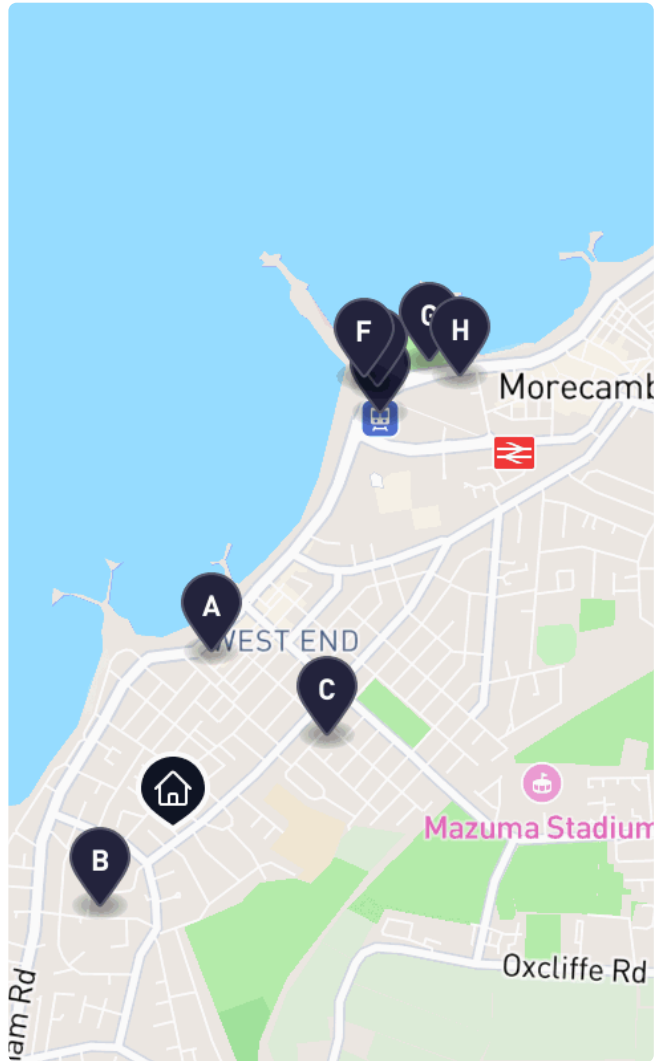


Property report — 23 May 2026 — 224 Westminster Road, Morecambe, LA3 1EW



- | | |
|---|---|
| <p>A 223 Westminster Road Heysham Morecambe Lancashire LA3 1EW 102ft </p> <p>Proposed Lawful Development Certificate for the construction of a dormer to the rear elevation</p> <p>Approved Ref no. 22/00446/PLDC 04-04-2022</p> | <p>E 3 Moorlands Grove Heysham Morecambe Lancashire LA3 1LH 364ft </p> <p>Construction of a pergola attached to the rear elevation</p> <p>Approved Ref no. 25/01048/FUL 23-09-2025</p> |
| <p>B 217 Westminster Road Heysham Morecambe Lancashire LA3 1UL 325ft </p> <p>Erection of single storey side extension</p> <p>Approved Ref no. 18/01044/FUL 08-08-2018</p> | <p>F 250 Westminster Road Heysham Morecambe Lancashire LA3 1EP 420ft </p> <p>Proposed lawful development certificate for the erection of a single storey rear extension</p> <p>Approved Ref no. 23/00744/PLDC 07-08-2023</p> |
| <p>C 1 Halden Road Heysham Morecambe Lancashire LA3 1EQ 348ft </p> <p>Erection of a two storey rear extension</p> <p>Withdrawn Ref no. 22/01556/FUL 10-01-2023</p> | <p>G 21 Byron Road Heysham Morecambe Lancashire LA3 1UH 479ft </p> <p>Construction of a dormer extension to the rear elevation</p> <p>Approved Ref no. 24/01062/FUL 26-09-2024</p> |
| <p>D 3 Moorlands Grove Heysham Morecambe Lancashire LA3 1LH 364ft </p> <p>Erection of a front porch and a first floor extension to the rear</p> <p>Approved Ref no. 23/00777/FUL 04-08-2023</p> | <p>H 71 Sefton Road Heysham Morecambe Lancashire LA3 1UD 495ft </p> <p>Erection of single storey rear extension and entrance lobby</p> <p>Approved Ref no. 25/00415/FUL 11-04-2025</p> |

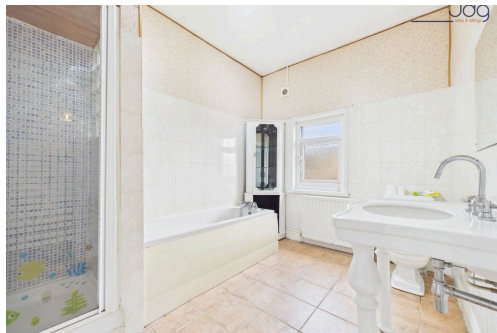
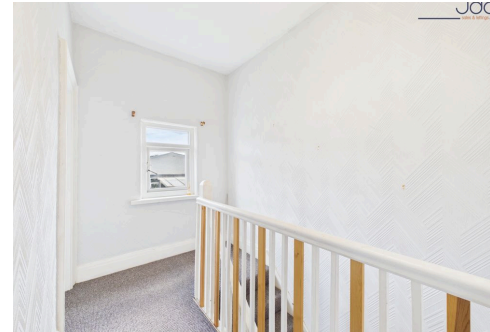
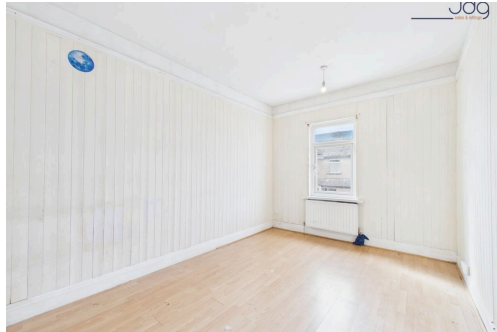
Nearby Listed Buildings



- | | |
|---|--|
| <p>A Grade II - Listed building 1368ft </p> <p>TRINITY METHODIST CHURCH</p> <p>20/01/93 List entry no: 1207225</p> | <p>E Grade II - Listed building 4390ft </p> <p>WALL AND 2 PAIRS OF ENTRANCE PIERS ENCLOSING SOUTH EAST SIDE OF CAR PARK OF MIDLAND HOTEL</p> <p>20/01/93 List entry no: 1292883</p> |
| <p>B Grade II - Listed building 1378ft </p> <p>CHURCH OF ST JOHN THE DIVINE</p> <p>20/01/93 List entry no: 1208908</p> | <p>F Grade II* - Listed building 4416ft </p> <p>MIDLAND HOTEL</p> <p>08/10/76 List entry no: 1208988</p> |
| <p>C Grade II - Listed building 1585ft </p> <p>MOSS HOUSE AND ATTACHED BARN</p> <p>20/01/93 List entry no: 1207226</p> | <p>G Grade II - Listed building 4856ft </p> <p>WAR MEMORIAL</p> <p>20/01/93 List entry no: 1292855</p> |
| <p>D Grade II - Listed building 4170ft </p> <p>Former Morecambe Promenade Station main building</p> <p>06/04/79 List entry no: 1207224</p> | <p>H Grade II* - Listed building 4898ft </p> <p>THE WINTER GARDENS</p> <p>07/10/77 List entry no: 1025280</p> |





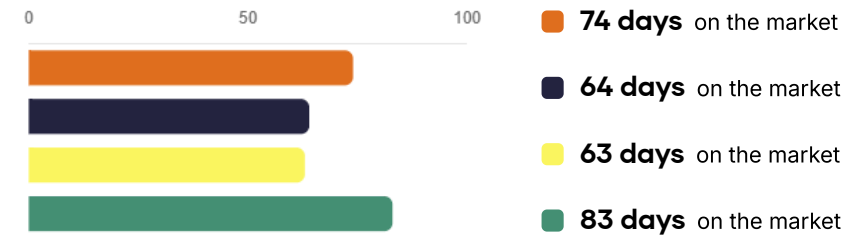




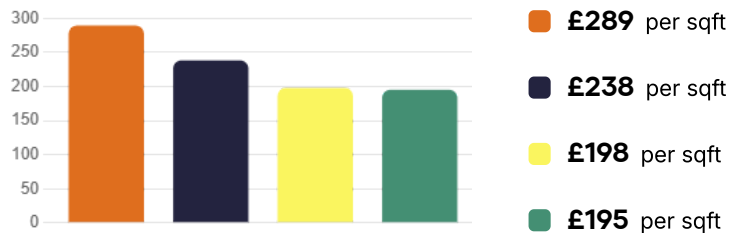
Average house price changes in the last year (Lancaster)

	May '25	Aug '25	Nov '25	Feb '26	Apr 26
Detached	£450k	£455k	£470k	£460k	£460k
Semi-Detached	£250k	£255k	£260k	£255k	£260k
Terraced	£200k	£203k	£208k	£204k	£205k
Flats/Maisonettes	£157k	£159k	£162k	£159k	£159k

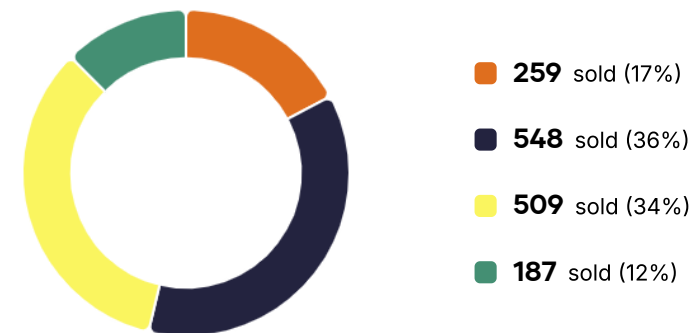
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



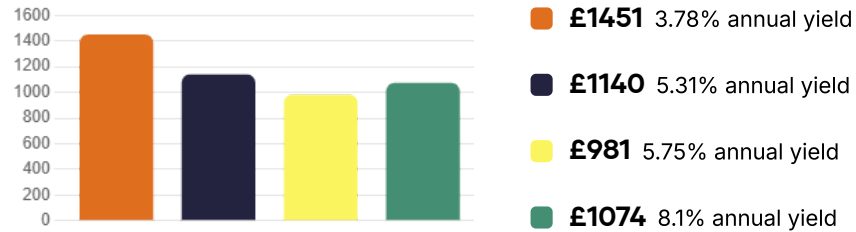
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



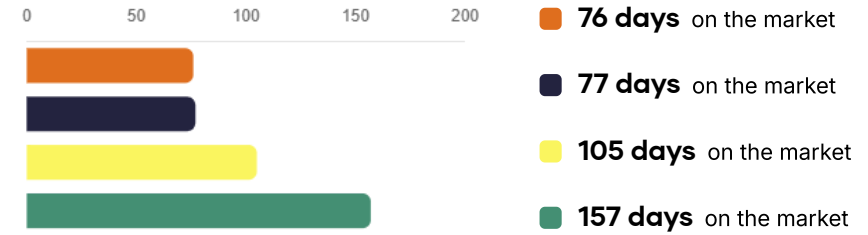
Average rental price changes in the last 12 months (Lancaster)

	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	£926

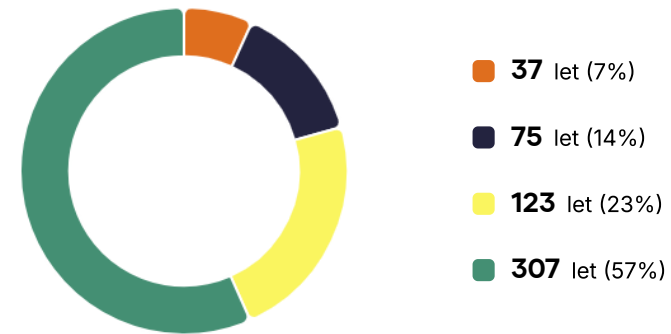
Average rental yield (Lancaster)



Average time on the rental market (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 **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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