

Property Report

28 St. Johns Road, Heysham, Morecambe, LA3 1EX

19th June 2026



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Best Estate Agent

Data you can rely on:



Key Property Information



Estimated market value	£300,000	Number of bedrooms	3 bedrooms	Floor area	1,130ft²
Annual rental yield	4.6%	Number of bathrooms	2 bathrooms	Plot size	0.08 acres
		Property type	Semi-Detached	Price per ft ²	£265
		Year built	1900-1929	Title number	LAN260269

Tenure		EPC Valid to 26/10/2035		Council tax	
Lease type	Freehold	Efficiency rating (current)	66 D	Tax band	Band D
		Efficiency rating (potential)	77 C	Estimated cost	£2,503 per year
		Enviro impact (current)	62 D	Local authority	Lancaster
		Enviro impact (potential)	67 D		

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	Good
Vodafone coverage	Good

Broadband coverage

Basic broadband	7mb
Superfast broadband	54mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est) **East**

Flood risk

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

Parking

Driveway



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

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.

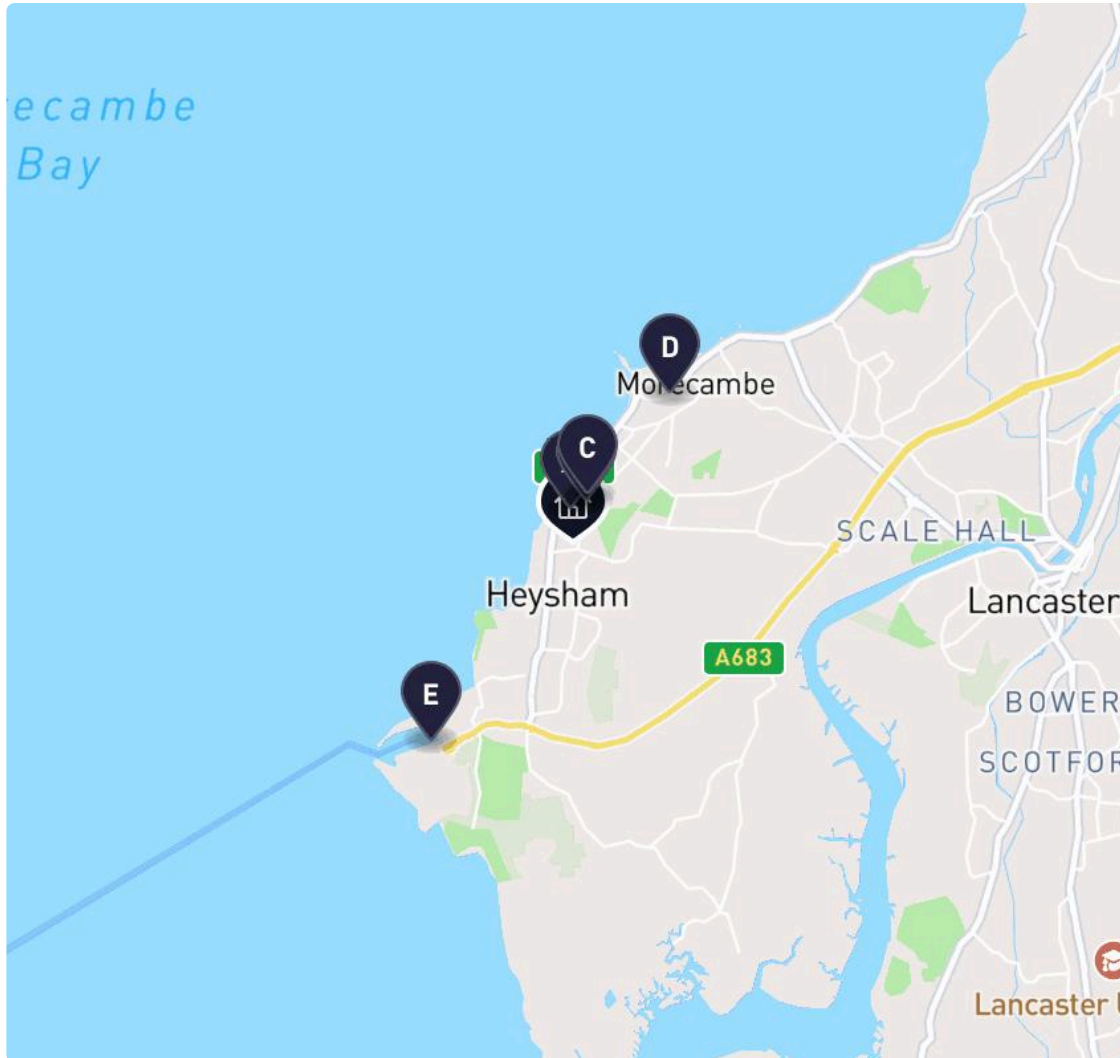
Value Implications

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
 0.17mi • Nursery
- B Bay Leadership Academy Good
 0.49mi • Secondary
- C West End Primary School Good
 0.51mi • Primary
- D Mossgate Primary School Good
 0.66mi • Primary
- E Morecambe Bay Community Primary School Good
 1.36mi • Nursery
- F Trumacar Nursery And Community Primary School Good
 1.63mi • Nursery
- G Morecambe Bay Academy Good
 1.88mi • Secondary
- H Morecambe Road School Good
 2.28mi • Special
- I The Loyne Specialist School Outstanding
 2.96mi • Special
- J Lancaster Independent School For Alternative Learning (Lisal) Good
 3.05mi • Independent



- A** Draycombe Court
0.07 mi • Bus stop or station

- B** Fairfield Grove
0.10 mi • Bus stop or station

- C** Balmoral Road
0.11 mi • Bus stop or station

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

- E** Heysham Port Rail Station
2.08 mi • Train station

- F** Blackpool International Airport
20 mi • Airport

- G** M6
4.79 mi • Motorway

Nearby Planning

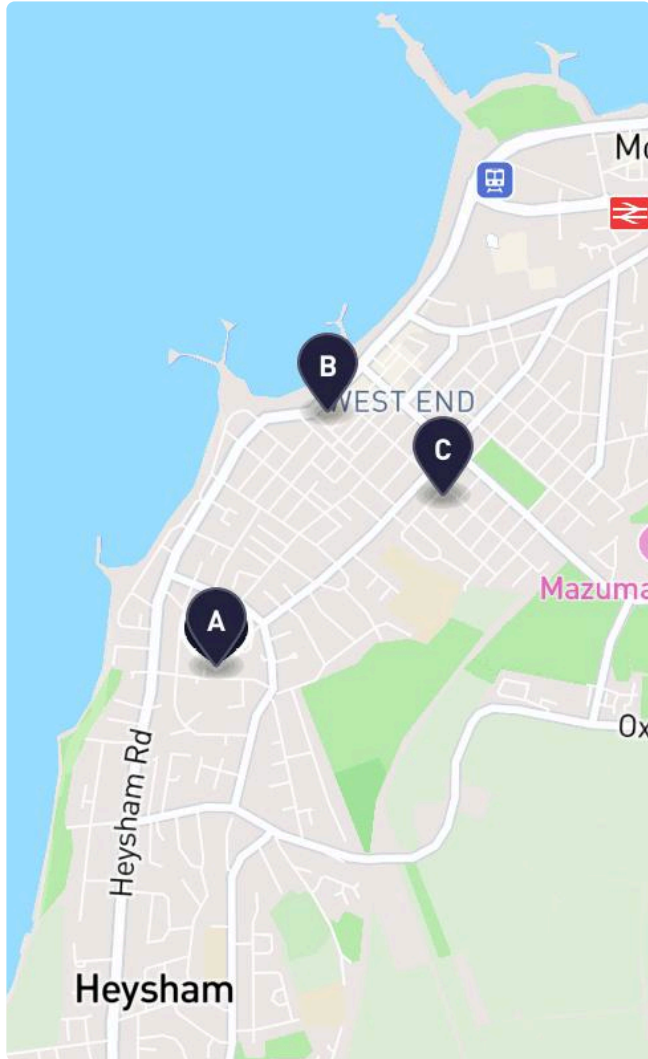


- A** 9A St Johns Grove Heysham Morecambe Lancashire 240ft
LA3 1ET
Erection of a replacement conservatory to the front elevation
Approved Ref no. 19/00256/FUL 06-03-2019
- B** 24 Norton Road Heysham Morecambe Lancashire LA3 295ft
1HA
Demolition of existing rear extensions and erection of a single storey rear extension
Approved Ref no. 20/00092/FUL 03-02-2020
- C** 8 St Johns Road Heysham Morecambe Lancashire 295ft
LA3 1EX
Erection of a 3.695 metre deep, single storey rear extension with a maximum roof height of 3.452 metres and a maximum eaves height of 2.961 metres
Approved Ref no. 20/00823/PAH 04-08-2020
- D** 8 St Johns Road Heysham Morecambe Lancashire 308ft
LA3 1EX
Proposed Lawful Development Certificate for the erection of a single storey rear extension
Refused Ref no. 20/00576/PLDC 04-06-2020

- E** 22 St Johns Grove Heysham Morecambe Lancashire 325ft
LA3 1ET
Demolition of existing side extension, erection of a single storey rear/side extension and construction of a raised terrace to rear
Approved Ref no. 19/01073/FUL 20-08-2019
- F** 19 Norton Road Heysham Morecambe Lancashire LA3 417ft
1HA
Installation of decking and erection of fence to the rear elevation
Withdrawn Ref no. 21/00871/FUL 15-07-2022
- G** 12 St Johns Grove Heysham Morecambe Lancashire 446ft
LA3 1ET
Construction of a balcony and external steps to the rear
Refused Ref no. 22/00855/FUL 07-07-2022
- H** 12 St Johns Grove Heysham Morecambe Lancashire 449ft
LA3 1ET
Construction of external steps to the rear
Approved Ref no. 23/00700/FUL 16-06-2023



Nearby Listed Buildings



A Grade II - Listed building 413ft

CHURCH OF ST JOHN THE DIVINE

20/01/93 List entry no: 1208908

B Grade II - Listed building 2346ft

TRINITY METHODIST CHURCH

20/01/93 List entry no: 1207225

C Grade II - Listed building 2546ft

MOSS HOUSE AND ATTACHED BARN

20/01/93 List entry no: 1207226

Grade II - Listed building 5092ft

1-5, MAIN STREET

29/12/50 List entry no: 1208933



Grade II - Listed building 5095ft

JENNY WREN COTTAGE

06/04/79 List entry no: 1209491

Grade II - Listed building 5187ft

Former Morecambe Promenade Station main building

06/04/79 List entry no: 1207224

Grade II - Listed building 5190ft

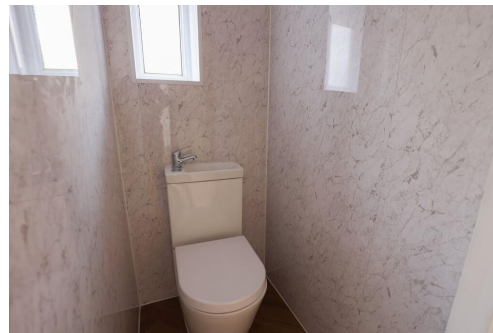
WALL ENCLOSING 2 SIDES OF GARDEN TO NORTH OF NUMBER 18 INCLUDING PAIR OF GATE PIERS

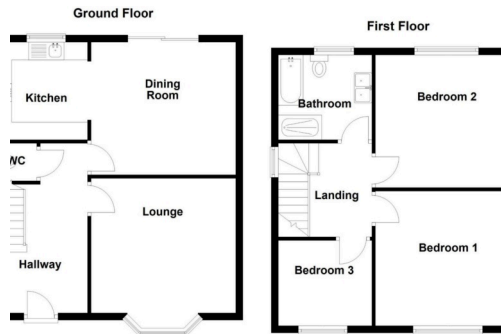
06/04/79 List entry no: 1207206

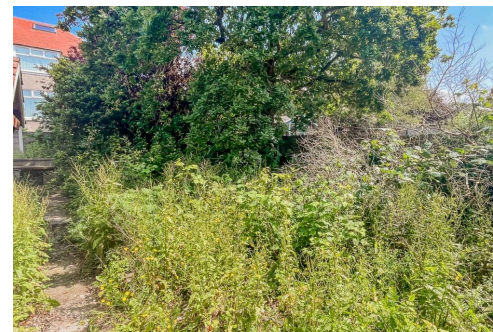
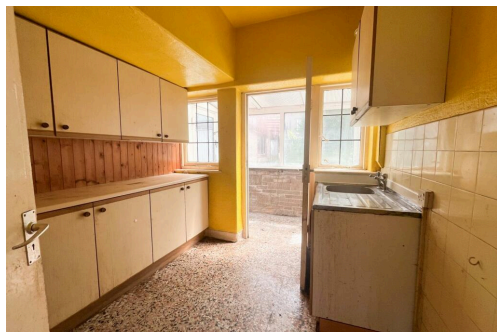
Grade II - Listed building 5200ft

MANOR HOUSE

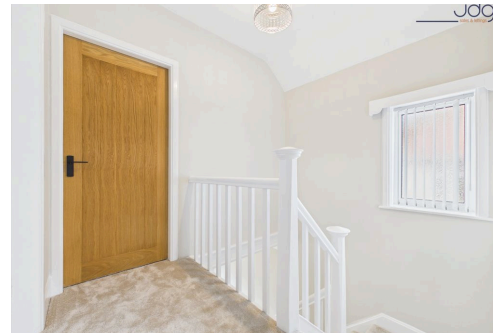
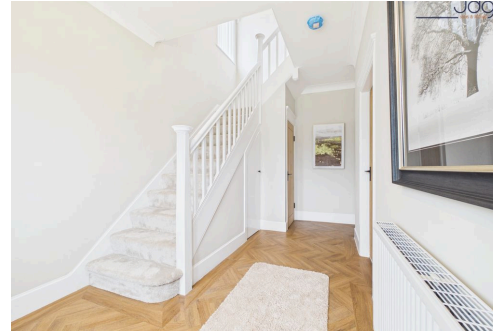
29/12/50 List entry no: 1207213



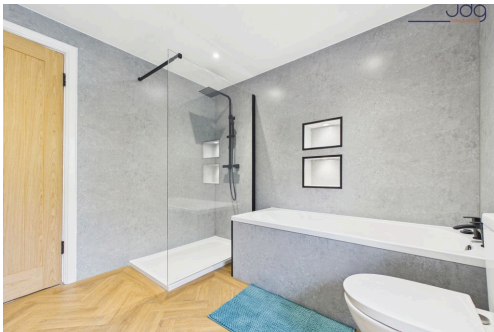




Property Images



Property Images



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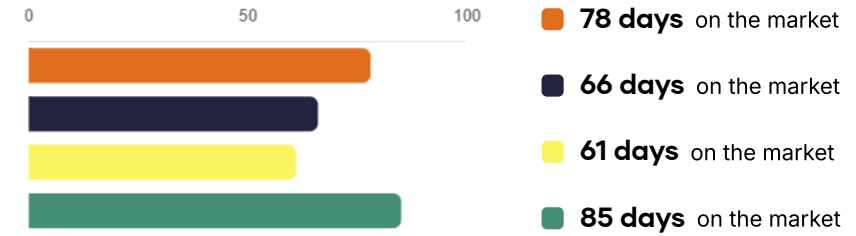




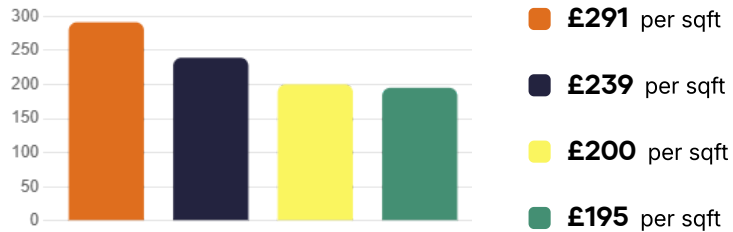
Average house price changes in the last year (Lancaster)

	Jun '25	Sep '25	Dec '25	Mar '26	May '26
Detached	£450k	£470k	£480k	£455k	£460k
Semi-Detached	£255k	£260k	£270k	£255k	£255k
Terraced	£202k	£209k	£214k	£204k	£205k
Flats/Maisonettes	£158k	£163k	£166k	£158k	£158k

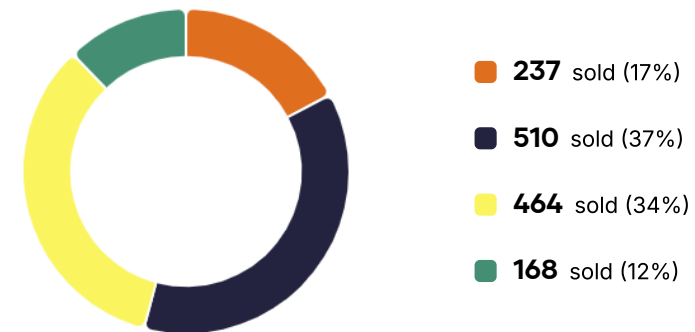
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



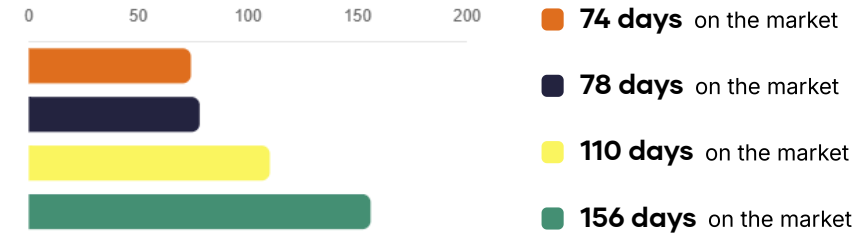
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



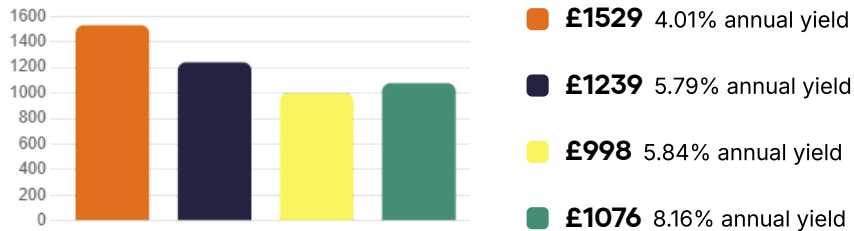
Average rental price changes in the last 12 months (Lancaster)

	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	£1084
Flats/Maisonettes	£818	£774	£781	£857	£860

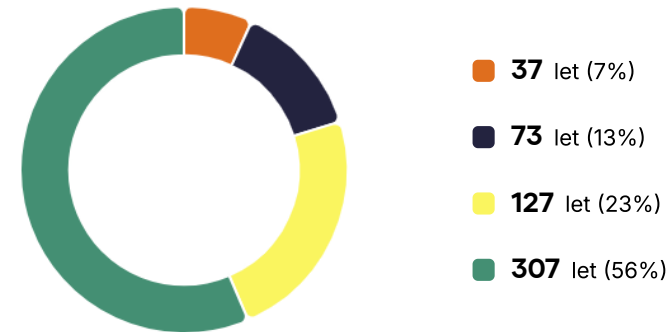
Average time on the rental market (Lancaster)



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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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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