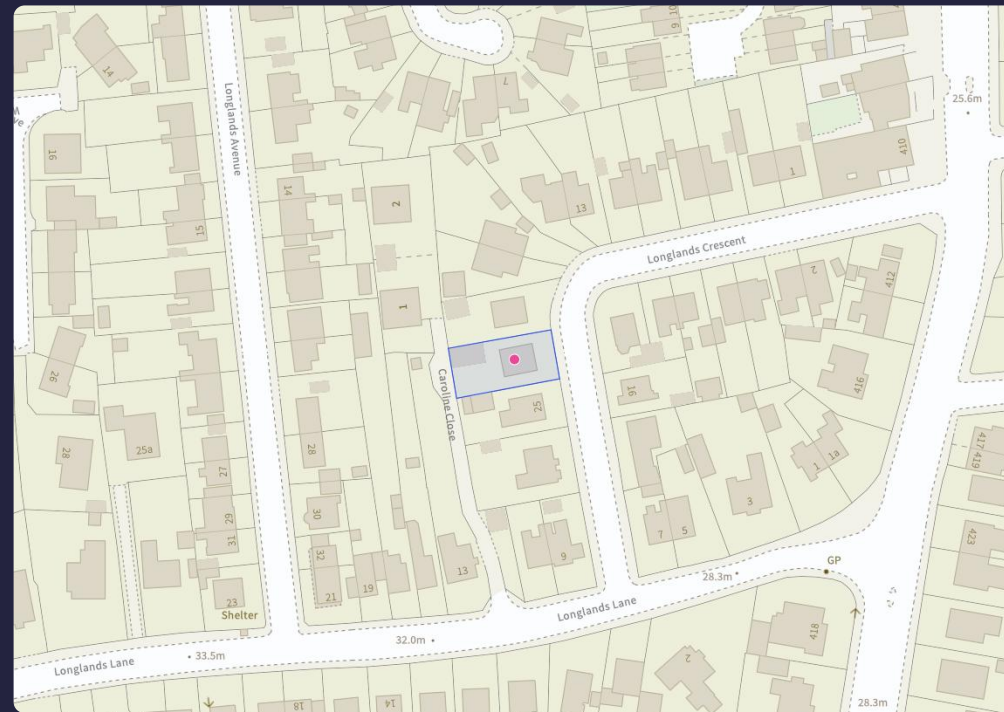




Market Appraisal Report

23 Longlands Crescent, Heysham, Morecambe, LA3 2NP

13th July 2026



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Best Estate Agent

Data you can rely on:



Key Property Information



Estimated market value	£415,000	Number of bedrooms	3 bedrooms	Floor area	1,561ft ²
		Number of bathrooms	1 bathroom	Plot size	0.1 acres
		Property type	Detached	Price per ft ²	£265
		Year built	1900–1929	Title number	LAN201158

Tenure		EPC Valid to 24/03/2035	Council tax
Lease type	Freehold	Efficiency rating (current)	40 E
		Efficiency rating (potential)	73 C
		Enviro impact (current)	27 F
		Enviro impact (potential)	59 D
			Tax band
			Estimated cost
			Local authority
			Band D
			£2,503 per year
			Lancaster

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 Poor Three coverage Okay Vodafone coverage Okay	📶 Broadband coverage Basic broadband 18mb Superfast broadband 56mb 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 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

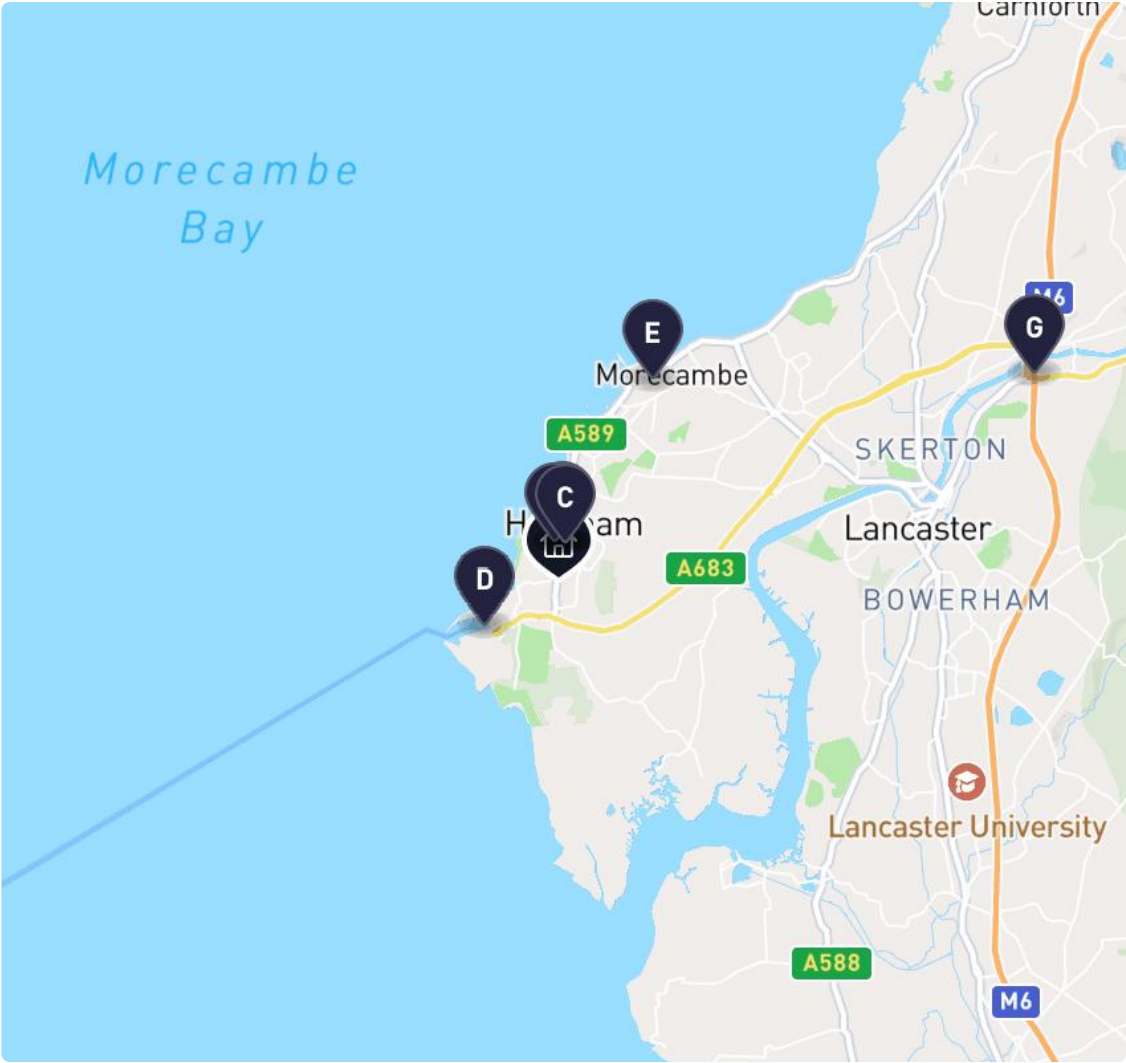
Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to 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	Heysham St Peter's Church Of England Primary School 0.16mi • Primary	Good
B	Mossgate Primary School 0.38mi • Primary	Good
C	St Patrick's Catholic Primary School 0.42mi • Primary	Good
D	Trumacar Nursery And Community Primary School 0.72mi • Nursery	Good
E	Morecambe And Heysham Sandylands Community Primary School 1.06mi • Nursery	Good
F	Bay Leadership Academy 1.25mi • Secondary	Good
G	Morecambe Bay Community Primary School 2.19mi • Nursery	Good
H	Morecambe Bay Academy 2.68mi • Secondary	Good
I	Morecambe Road School 2.77mi • Special	Good

Local Transport



- A** Longlands Crescent, Longlands Lane
0.05 mi • Bus stop or station
- B** Longlands Avenue
0.07 mi • Bus stop or station
- C** Longlands Lane End, Heysham Road
0.09 mi • Bus stop or station
- D** Heysham Port Rail Station
1.21 mi • Train station
- E** Morecambe Rail Station
1.93 mi • Train station
- F** Blackpool International Airport
19 mi • Airport
- G** M6
5.28 mi • Motorway

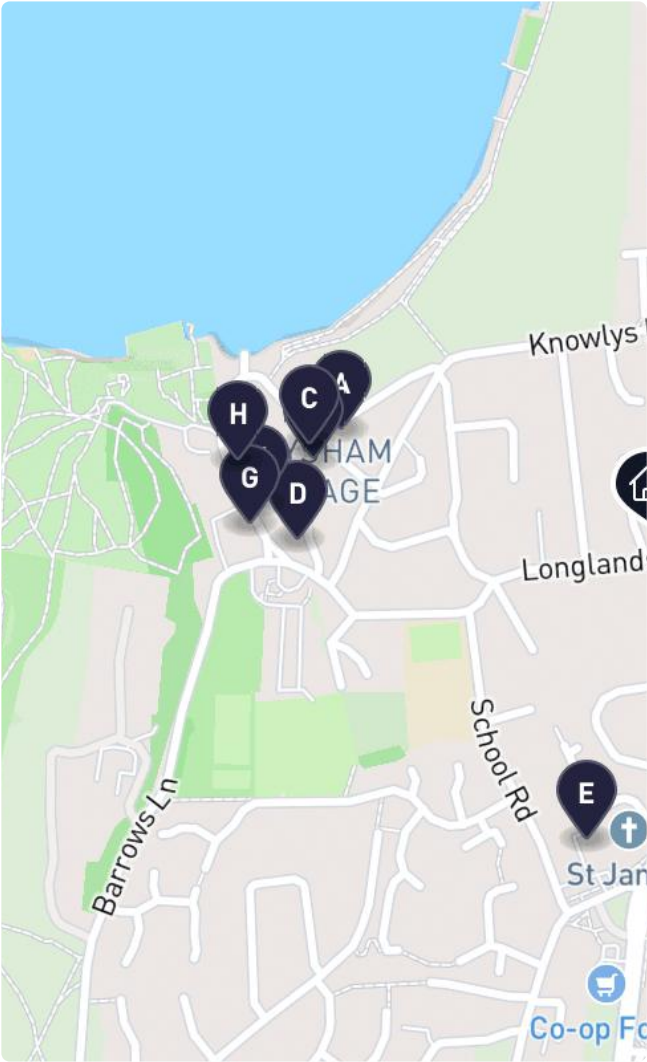
Nearby Planning



A	19 Longlands Crescent Heysham Morecambe Lancashire LA3 2NP	102ft	
	Erection of single storey rear extension, construction of a hip to gable extension and construction of a dormer extension to the rear elevation		
	Approved	Ref no. 19/00544/FUL	02-05-2019
B	2 Caroline Close Heysham Morecambe Lancashire LA3177ft 2NQ		
	Proposed lawful development certificate for construction of a dormer extension to the rear		
	Approved	Ref no. 26/00169/PLDC	19-02-2026
C	20 Longlands Avenue Heysham Morecambe Lancashire LA3 2NU	230ft	
	Erection of a single storey side and rear extension		
	Approved	Ref no. 22/00915/FUL	19-07-2022
D	7 Longlands Crescent Heysham Morecambe Lancashire LA3 2NP	243ft	
	Erection of a 5.22 metre deep, single storey rear extension with a maximum roof height of 3.249 metres and a maximum eaves height of 2.784 metres		
	Approved	Ref no. 19/01177/PAH	17-09-2019
E	7 Longlands Crescent Heysham Morecambe Lancashire LA3 2NP	243ft	
	Proposed lawful development certificate for the construction of a hip to gable extension and construction of a dormer extension to the rear...		
	Approved	Ref no. 19/01180/PLDC	16-09-2019
F	19 Longlands Lane Heysham Morecambe Lancashire LA3 2NR	243ft	
	Demolition of existing garage and erection of a single storey side and rear extension		
	Approved	Ref no. 24/01323/FUL	03-12-2024
G	12 Knowlys Grove Heysham Morecambe Lancashire LA3 2NX	348ft	
	Demolition of existing conservatory and detached garage and erection of single storey rear/side extension		
	Approved	Ref no. 19/00429/FUL	11-04-2019
H	25 Longlands Lane Heysham Morecambe Lancashire LA3 2NR	371ft	
	Demolition of existing conservatory and erection of a two storey rear extension, demolition of existing garage and erection of a single storey double garag...		
	Approved	Ref no. 25/01272/FUL	28-11-2025



Nearby Listed Buildings



A	Grade II - Listed building JENNY WREN COTTAGE 06/04/79	1079ft	List entry no: 1209491
B	Grade II - Listed building CARR GARTH 29/12/50	1165ft	List entry no: 1207205
C	Grade II - Listed building WALL ENCLOSING 2 SIDES OF GARDEN TO NORTH OF NUMBER 18 INCLUDING PAIR OF GATE PIERS 06/04/79	1178ft	List entry no: 1207206
D	Grade II - Listed building 40, MAIN STREET 29/12/50	1230ft	List entry no: 1279835
E	Grade II* - Listed building THE OLD HALL INN 29/12/50	1260ft	List entry no: 1207212
F	Grade II - Listed building SHOP ADJOINING NUMBER 22 TO SOUTH 20/01/93	1352ft	List entry no: 1208948
G	Grade II - Listed building 19, MAIN STREET 29/12/50	1388ft	List entry no: 1207214
H	Grade II - Listed building 8, 10 AND 12, MAIN STREET 29/12/50	1424ft	List entry no: 1292896





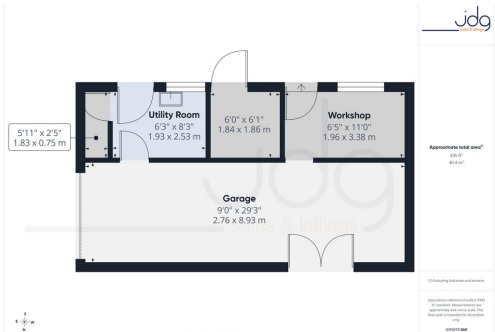
Total floor area 198.2 m² (2,133 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.boutiqueagent.com



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Property Images



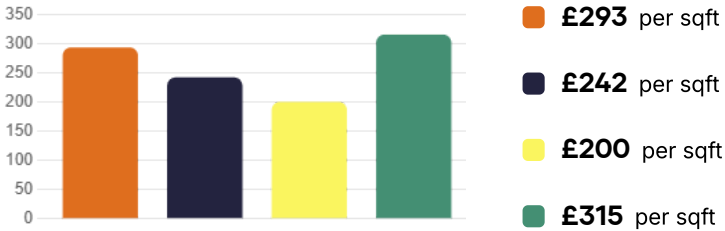




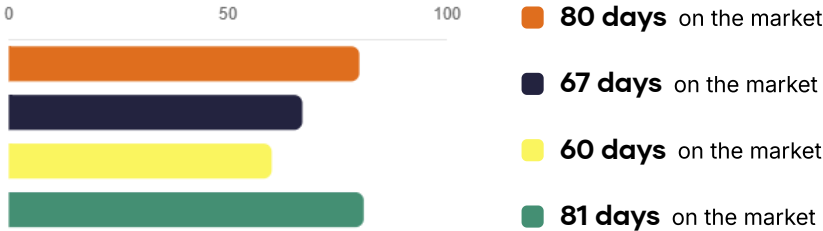
Average house price changes in the last year (Lancaster)

	Jul '25	Oct '25	Jan '26	Apr '26	Jun 26
Detached	£470k	£485k	£485k	£460k	£460k
Semi-Detached	£260k	£270k	£270k	£255k	£255k
Terraced	£207k	£214k	£214k	£203k	£203k
Flats/Maisonettes	£164k	£169k	£169k	£159k	£159k

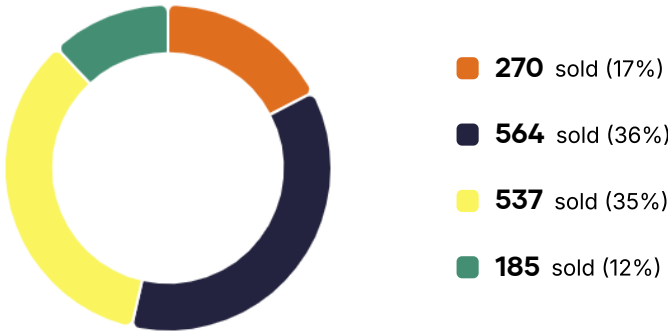
Average price per sqft (Lancaster)



Average time on the market (Lancaster)



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



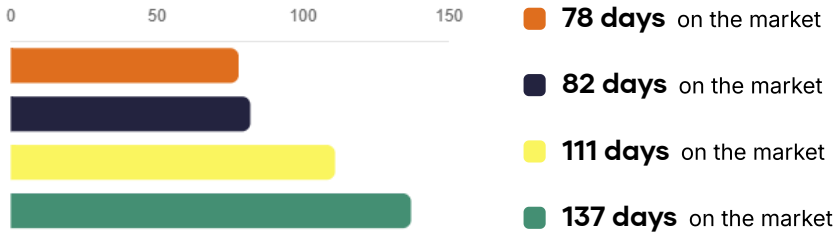
Detached Semi-Detached Terraced Flats/Maisonettes



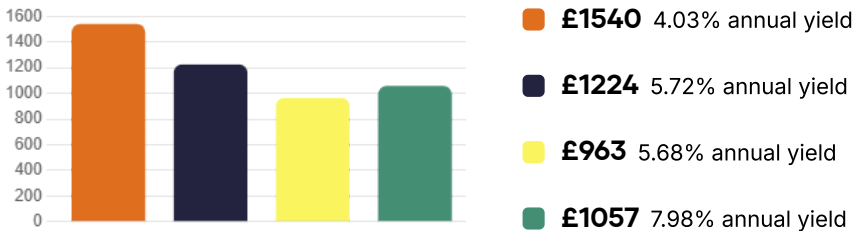
Average rental price changes in the last 12 months (Lancaster)

	Jul 25	Oct 25	Jan 26	Apr 26	Jun 26
Detached	£1649	£1556	£1518	£1831	£1316
Semi-Detached	£1136	£1044	£1129	£1100	£1155
Terraced	£860	£970	£894	£1310	£892
Flats/Maisonettes	£837	£715	£818	£924	£818

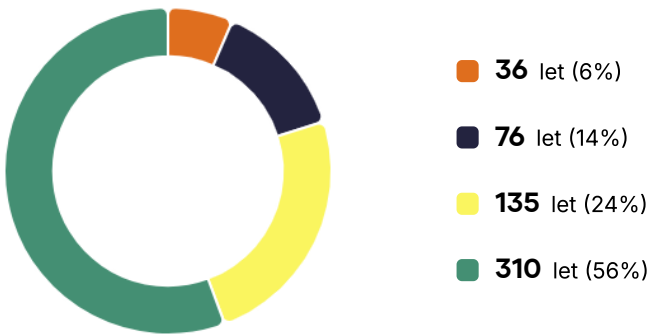
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



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



Detached Semi-Detached Terraced Flats/Maisonettes



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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 commendable, 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

Office address **66 Market Street, Lancaster, LA1 1HP**

Email **sales@jdg.co.uk**

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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