



Buyers Report

3 Westminster Close, Heaton With Oxcliffe, Morecambe, LA3 3RT

3rd October 2026



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Data you can rely on:

HM Land
Registry



Ofsted

Ofcom

Office for
National Statistics

jdg
sales & lettings

Key Property Information



Estimated market value	£165,000	Number of bedrooms	2 bedrooms	Floor area	635ft ²
		Number of bathrooms	1 bathroom	Plot size	0.05 acres
		Property type	Terraced	Price per ft ²	£259
		Year built	2003-2006	Title number	LA753364
				Title number	LAN204805

Tenure		EPC Valid to 15/03/2029	Council tax
Lease type	Leasehold	Efficiency rating (current)	73 C
Lease term	999y 8m	Efficiency rating (potential)	90 B
Lease remaining	962y 6m	Enviro impact (current)	73 C
Lease end date	Sep 2988	Enviro impact (potential)	91 B
			Tax band
			Band B
			Estimated cost
			£1,947 per year
			Local authority
			Lancaster

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 7mb Superfast broadband 69mb Ultrafast broadband 1800mb Overall broadband 1800mb		Outdoor space Garden direction (est) Southeast	
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 Yes (AI predicted)	



 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

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	Morecambe And Heysham Westgate Primary School	Requires improvement
B	Bay Leadership Academy	Good
C	West End Primary School	Good
D	Lancaster Road Primary School	Good
E	Morecambe Bay Community Primary School	Good
F	Morecambe And Heysham Sandylands Community Primary School	Good
G	Morecambe Road School	Good
H	Morecambe And Heysham Grosvenor Park Primary School	Good
I	Morecambe Bay Academy	Good
J	The Loyne Specialist School	Outstanding



- A** Fire Station, Westgate
0.17 mi • Bus stop or station
- B** Westgate Primary School, Westgate
0.19 mi • Bus stop or station
- C** William Mitchell, Westgate
0.26 mi • Bus stop or station
- D** Morecambe Rail Station
0.97 mi • Train station
- E** Bare Lane Rail Station
1.51 mi • Train station
- F** Blackpool International Airport
21 mi • Airport
- G** M6
3.71 mi • Motorway

Nearby Planning



A	34 Cathedral Drive Heaton With Oxcliffe Morecambe Lancashire LA3 3RE Demolition of existing conservatory and erection of a replacement single storey rear extension Approved Ref no. 21/00837/FUL 07-07-2021	E	6 Cathedral Drive Heaton With Oxcliffe Morecambe Lancashire LA3 3RE Proposed lawful development certificate for the erection of a single storey rear extension Approved Ref no. 21/00658/PLDC 24-05-2021
B	18 Cathedral Drive Heaton With Oxcliffe Morecambe Lancashire LA3 3RE Conversion of garage into habitable room Approved Ref no. 25/00638/FUL 06-06-2025	F	4 Cathedral Drive Heaton With Oxcliffe Morecambe Lancashire LA3 3RE Demolition of existing conservatory and erection of a single storey rear extension Approved Ref no. 19/01532/FUL 11-12-2019
C	16 Cathedral Drive Heaton With Oxcliffe Morecambe Lancashire LA3 3RE Proposed lawful development certificate for demolition of existing conservatory and erection of a replacement single storey rear extension Approved Ref no. 21/00827/PLDC 01-07-2021	G	7 Chester Close Heaton With Oxcliffe Morecambe 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
D	2 Ousby Avenue Morecambe Lancashire LA3 3DN 413ft Part retrospective application for the change of use of open space to residential land in association with 2 Ousby Avenue and erection of a boundary fence Refused Ref no. 20/00301/FUL 17-03-2020	H	1 Salisbury Close Heaton With Oxcliffe Morecambe Lancashire LA3 3RP 636ft 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

Nearby Listed Buildings



A

Grade II - Listed building 4121ft
MOSS HOUSE AND ATTACHED BARN
20/01/93 List entry no: 1207226

B

Grade II - Listed building 4695ft
OXCLIFFE HALL FARMHOUSE
07/03/85 List entry no: 1164263

Grade II - Listed building 5269ft
GOLDEN BALL INN (SNATCHEMS)
02/05/68 List entry no: 1071768

Grade II - Listed building 5308ft
CHURCH OF ST LAWRENCE
06/04/79 List entry no: 1292956

Grade II - Listed building 5489ft
BARCLAYS BANK
06/04/79 List entry no: 1279833

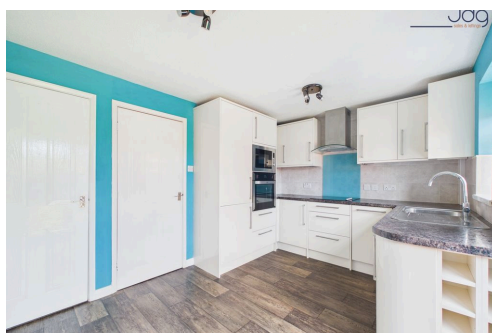
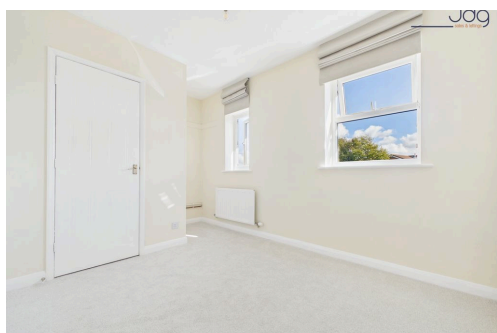
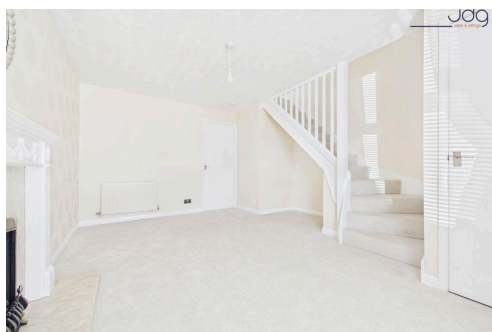
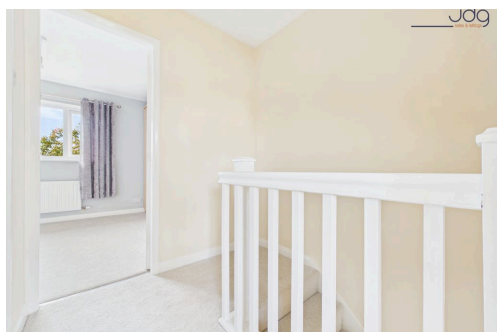
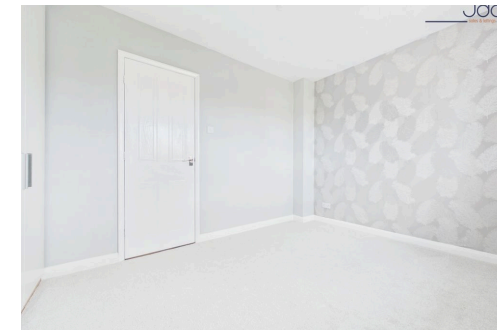
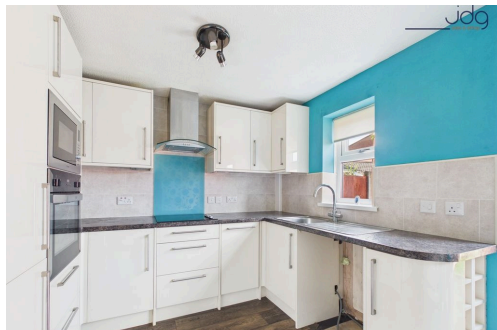
Grade II - Listed building 5499ft
TRINITY METHODIST CHURCH
20/01/93 List entry no: 1207225

Grade II - Listed building 5518ft
MONA HOUSE
29/12/50 List entry no: 1279832

Grade II - Listed building 5522ft
ART AND TECHNICAL SCHOOL
23/08/05 List entry no: 1391508



Property Images



Property Images

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AWARDED FOR
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AWARDS 2025

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SALES

AWARDED FOR
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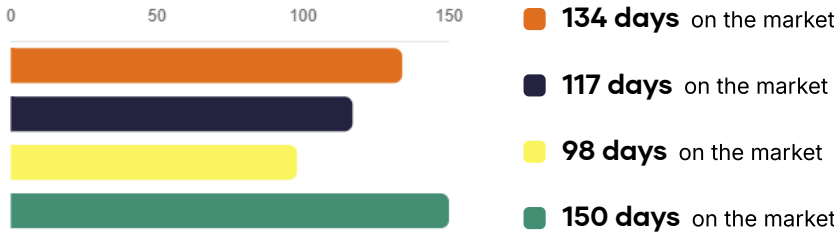




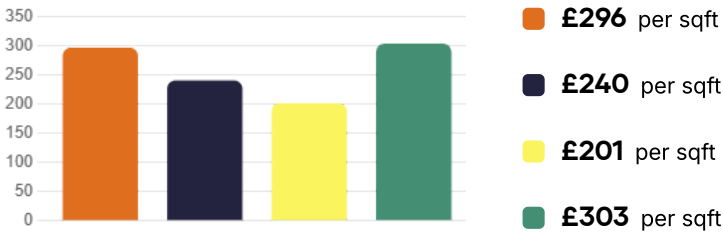
Average house price changes in the last year (Lancaster)

	Oct '25	Jan '26	Apr '26	Jul '26	Sep 26
Detached	£425k	£420k	£450k	£450k	£450k
Semi-Detached	£240k	£238k	£255k	£255k	£255k
Terraced	£190k	£188k	£200k	£201k	£202k
Flats/Maisonettes	£146k	£144k	£154k	£154k	£154k

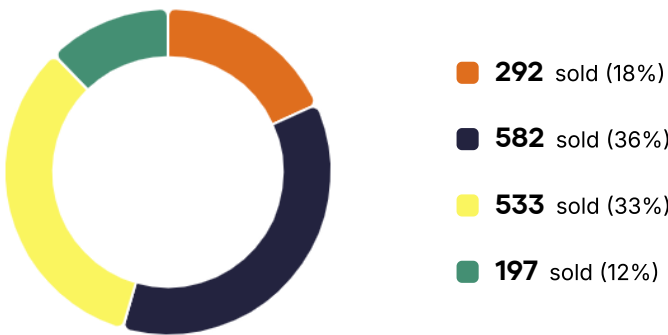
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



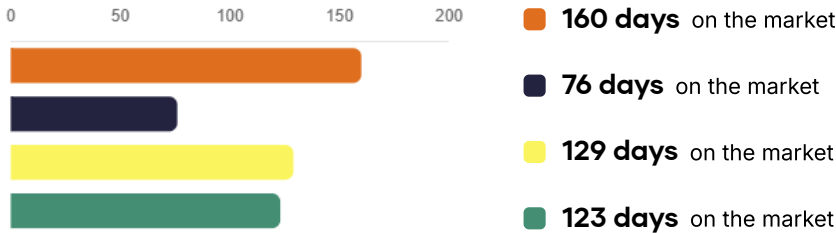
Detached Semi-Detached Terraced Flats/Maisonettes



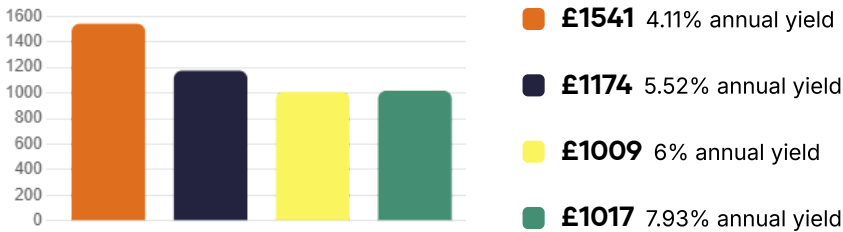
Average rental price changes in the last 12 months (Lancaster)

	Oct 25	Jan 26	Apr 26	Jul 26	Sep 26
Detached	£1556	£1518	£1831	£1122	
Semi-Detached	£1044	£1129	£1138	£1178	£1149
Terraced	£970	£894	£1331	£817	£975
Flats/Maisonettes	£715	£779	£925	£878	£840

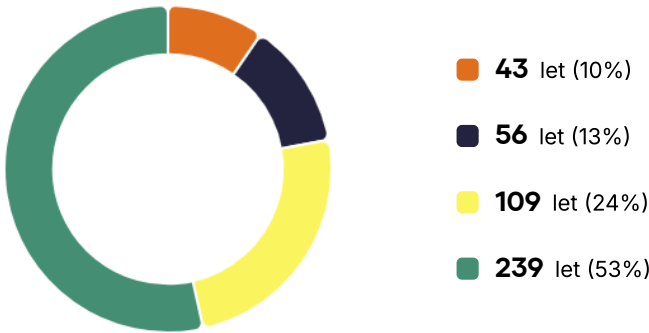
Average time on the rental market (Lancaster)



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 wi...

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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