



Buyers Report

27 Meldon Grange, Heysham, Morecambe, LA3 2HH

2nd November 2026

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Data you can rely on:

HM Land Registry · Royal Mail · Ofsted · Ofcom · Office for National Statistics

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Key Property Information

Estimated market value	**£250,000**

Number of bedrooms	**3 bedrooms**
Number of bathrooms	**1 bathroom**
Property type	**Detached**
Year built (predicted)	**1976-1995**

Floor area	**1,012ft²**
Plot size	**0.06 acres**
Price per ft²	**£247**
Title number	**LA705247**

Tenure

Lease type	**Freehold**

EPC Valid to 01/11/2019

Efficiency rating (current)	**65 D**
Efficiency rating (potential)	**69 C**
Enviro impact (current)	**60 D**
Enviro impact (potential)	**64 D**

Council tax

Tax band	**Band C**
Estimated cost	**£2,225 per year**
Local authority	**Lancaster**

Utilities

Mains gas	**Yes**
Wind turbines	**N/A**
Solar panels	**N/A**
Mains fuel type	**Mains Gas**
Water	**United Utilities**

Build

Floor type	**Solid**
Roof type	**Pitched**
Wall type	**Brick**
Window type	**Double Glazed**

Key Property Information

Mobile coverage

EE coverage	**Outstanding**
O2 coverage	**Okay**
Three coverage	**Good**
Vodafone coverage	**Okay**

Broadband coverage

Basic broadband	**14mb**
Superfast broadband	**80mb**
Ultrafast broadband	**1800mb**
Overall broadband	**1800mb**

Outdoor space

Garden direction (est)	**North**

Flood risk

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

Parking

Off road parking	**Yes (AI predicted)**

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.

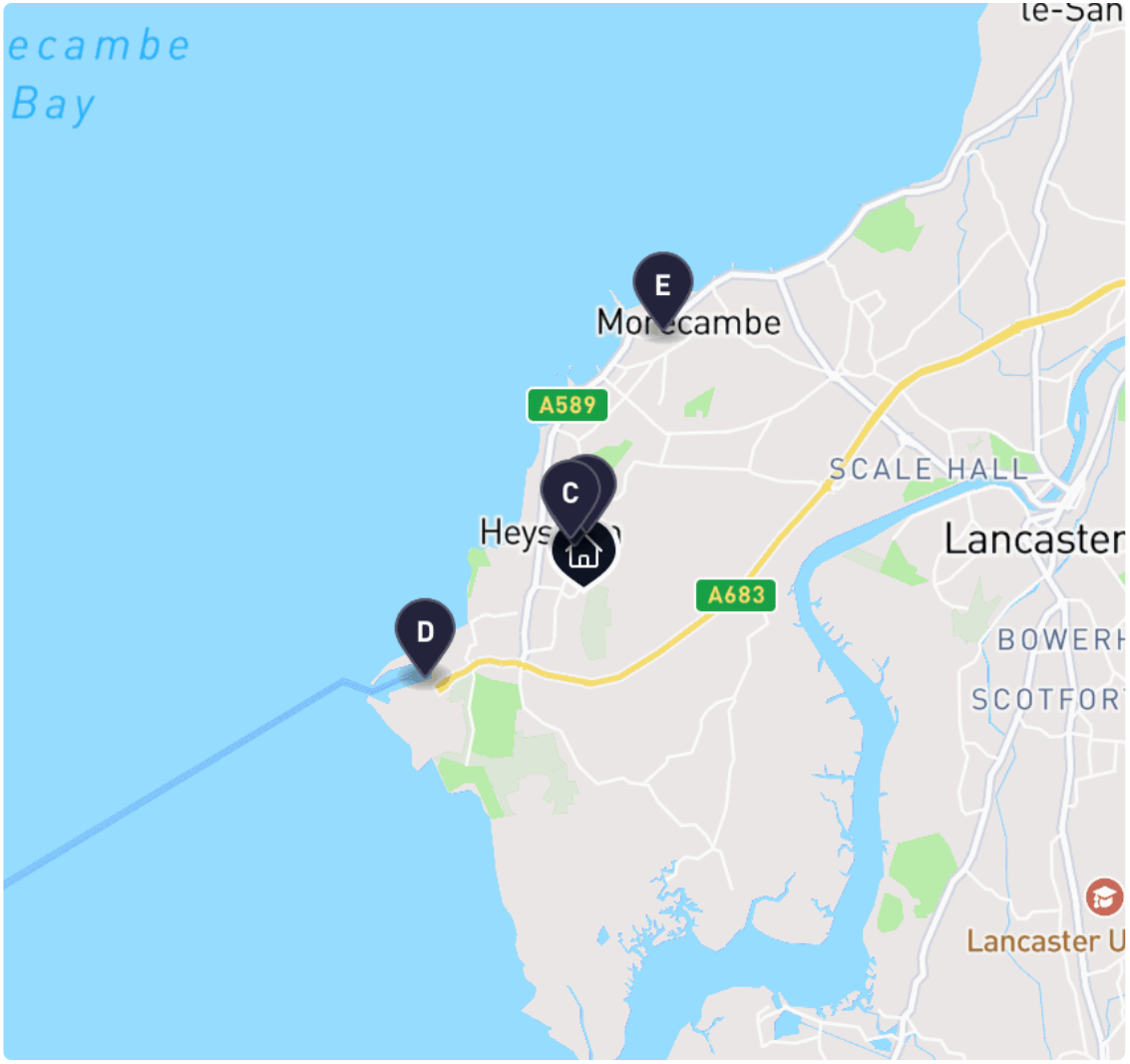
Value Implications

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	St Patrick's Catholic Primary School 0.10mi • Primary	Good
B	Mossgate Primary School 0.19mi • Primary	Good
C	Heysham St Peter's Church Of England Primary School 0.53mi • Primary	Good
D	Morecambe And Heysham Sandylands Community Primary School 0.92mi • Nursery	Good
E	Trumacar Nursery And Community Primary School 0.92mi • Nursery	Good
F	Bay Leadership Academy 1.01mi • Secondary	Good
G	Morecambe Bay Community Primary School 1.93mi • Nursery	Good
H	Morecambe Road School 2.39mi • Special	Good
I	Morecambe Bay Academy 2.39mi • Secondary	Good
J	Lancaster Independent School For Alternative Learning (Lisal) 2.91mi • Independent	Good



A Willowfield Road
0.07 mi • Bus stop or station

B St Patricks Rcps, Littledale Avenue
0.11 mi • Bus stop or station

C Littledale Avenue
0.11 mi • Bus stop or station

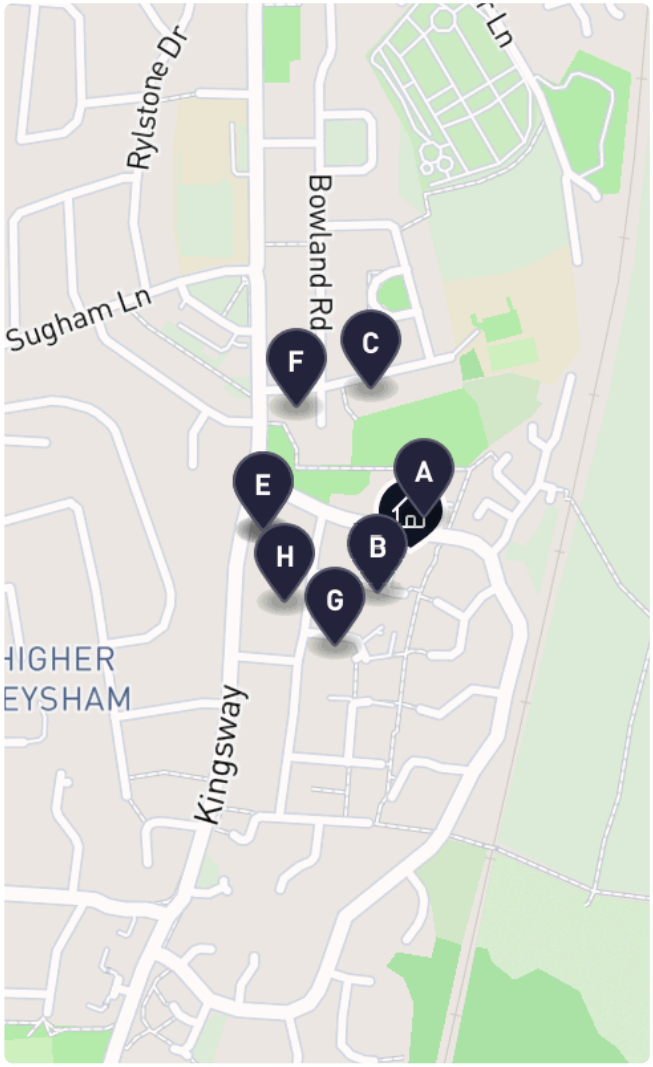
D Heysham Port Rail Station
1.53 mi • Train station

E Morecambe Rail Station
1.71 mi • Train station

F Blackpool International Airport
20 mi • Airport

G M6
4.89 mi • Motorway

Nearby Planning



A 7 Meldon Road Heysham Morecambe Lancashire LA3 2HJ — 56ft

Erection of a two storey side/front extension and erection of a 1.8m high fence to the front boundary

Refused | Ref no. 19/00329/FUL | 20-03-2019

B 10 Rosedale Avenue Heysham Morecambe Lancashire LA3 2HS — 315ft

Proposed lawful development certificate for the demolition of existing side and rear extension and erection of a single storey rear extension

Approved | Ref no. 24/00048/PLDC | 16-01-2024

C 5 Littledale Avenue Heysham Morecambe Lancashire LA3 2ER — 436ft

Demolition of existing conservatory and erection of a single storey wrap around extension to the side and rear

Approved | Ref no. 23/00526/FUL | 03-05-2023

D 132 Kingsway Heysham Morecambe Lancashire LA3 2EF — 518ft

Retrospective application for the retention of a balcony to the rear elevation

Refused | Ref no. 20/00441/FUL | 12-05-2020

E 132 Kingsway Heysham Morecambe Lancashire LA3 2EF — 518ft

Retrospective application for the retention of a log store to the rear of existing conservatory

Approved | Ref no. 20/01187/FUL | 28-10-2020

F 89 Bowland Road Heysham Morecambe Lancashire LA3 2EP — 528ft

Retrospective application for the erection of a single storey side and rear extension

Approved | Ref no. 24/00111/FUL | 29-01-2024

G 2 Jevington Way Heysham Morecambe Lancashire LA3 2HQ — 545ft

Demolition of existing conservatory and detached garage and erection of single storey side and rear extension

Approved | Ref no. 18/01258/FUL | 27-09-2018

H 29 Willowfield Road Heysham Morecambe Lancashire LA3 2HG — 545ft

Erection of a 3.4 metre deep, single storey rear extension with a maximum roof height of 2.4 metres and a maximum eaves heights of 2.4 metres

Approved | Ref no. 21/00767/PAH | 10-08-2021

Nearby Listed Buildings



A Grade II* - Listed building — 2769ft

THE OLD HALL INN

29/12/50 — List entry no: 1207212

B Grade II - Listed building — 3182ft

JENNY WREN COTTAGE

06/04/79 — List entry no: 1209491

C Grade II - Listed building — 3281ft

CARR GARTH

29/12/50 — List entry no: 1207205

D Grade II - Listed building — 3291ft

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

06/04/79 — List entry no: 1207206

E Grade II - Listed building — 3340ft

THE LODGE

06/04/79 — List entry no: 1209483

F Grade II - Listed building — 3363ft

40, MAIN STREET

29/12/50 — List entry no: 1279835

G Grade II - Listed building — 3481ft

SHOP ADJOINING NUMBER 22 TO SOUTH

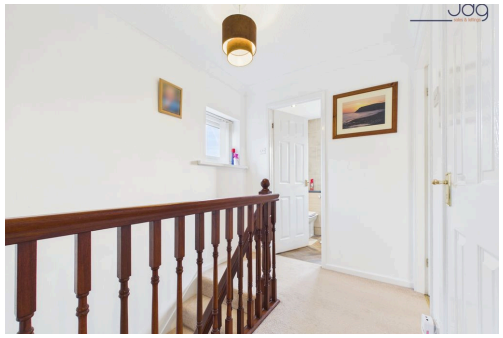
20/01/93 — List entry no: 1208948

H Grade II - Listed building — 3520ft

19, MAIN STREET

29/12/50 — List entry no: 1207214

Property Images

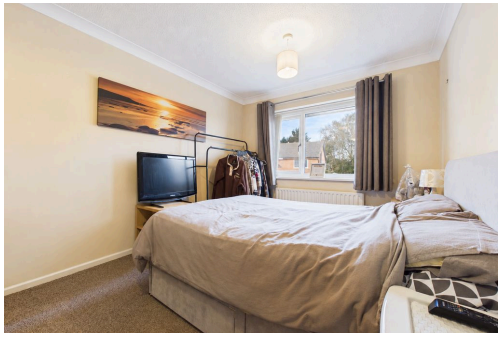













Property Images





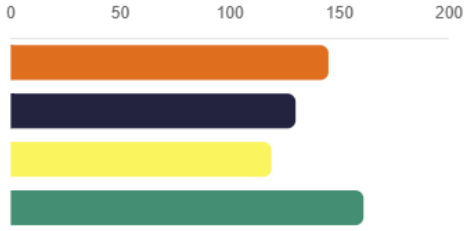




Average house price changes in the last year (Lancaster)

	Nov '25	Feb '26	May '26	Aug '26	Oct 26
Detached	£425k	£420k	£450k	£450k	£450k
Semi-Detached	£239k	£237k	£255k	£255k	£255k
Terraced	£189k	£187k	£201k	£202k	£202k
Flats/Maisonettes	£145k	£144k	£154k	£154k	£154k

Average time on the market (Lancaster)



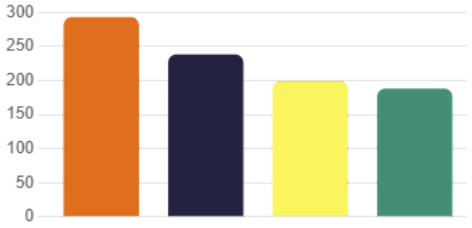
145 days on the market

130 days on the market

119 days on the market

161 days on the market

Average price per sqft (Lancaster)



£293 per sqft

£238 per sqft

£199 per sqft

£188 per sqft

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



283 sold (18%)

566 sold (36%)

523 sold (33%)

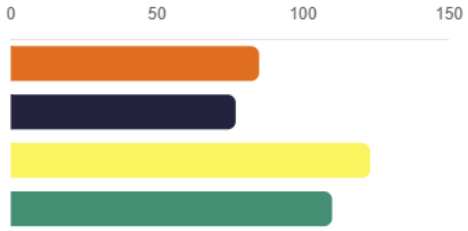
200 sold (13%)

Detached Semi-Detached Terraced Flats/Maisonettes

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

	Nov 25	Feb 26	May 26	Aug 26	Oct 26
Detached	£1406	£1183	£1350	£1023	
Semi-Detached	£1064	£942	£1112	£1130	£1034
Terraced	£812	£932	£1169	£891	£893
Flats/Maisonettes	£873	£810	£855	£808	£966

Average time on the rental market (Lancaster)



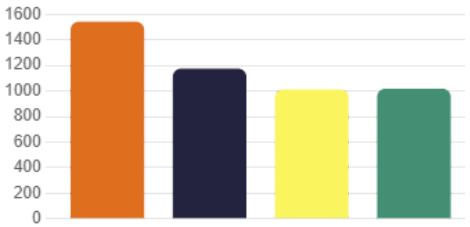
85 days on the market

77 days on the market

123 days on the market

110 days on the market

Average rental yield (Lancaster)



£1541 4.11% annual yield

£1174 5.52% annual yield

£1011 6.01% annual yield

£1017 7.93% annual yield

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



46 let (12%)

55 let (14%)

91 let (23%)

206 let (52%)

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 wi...

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

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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