

## Buyers Report

30 Seaborn Road, Morecambe, LA4 6BB

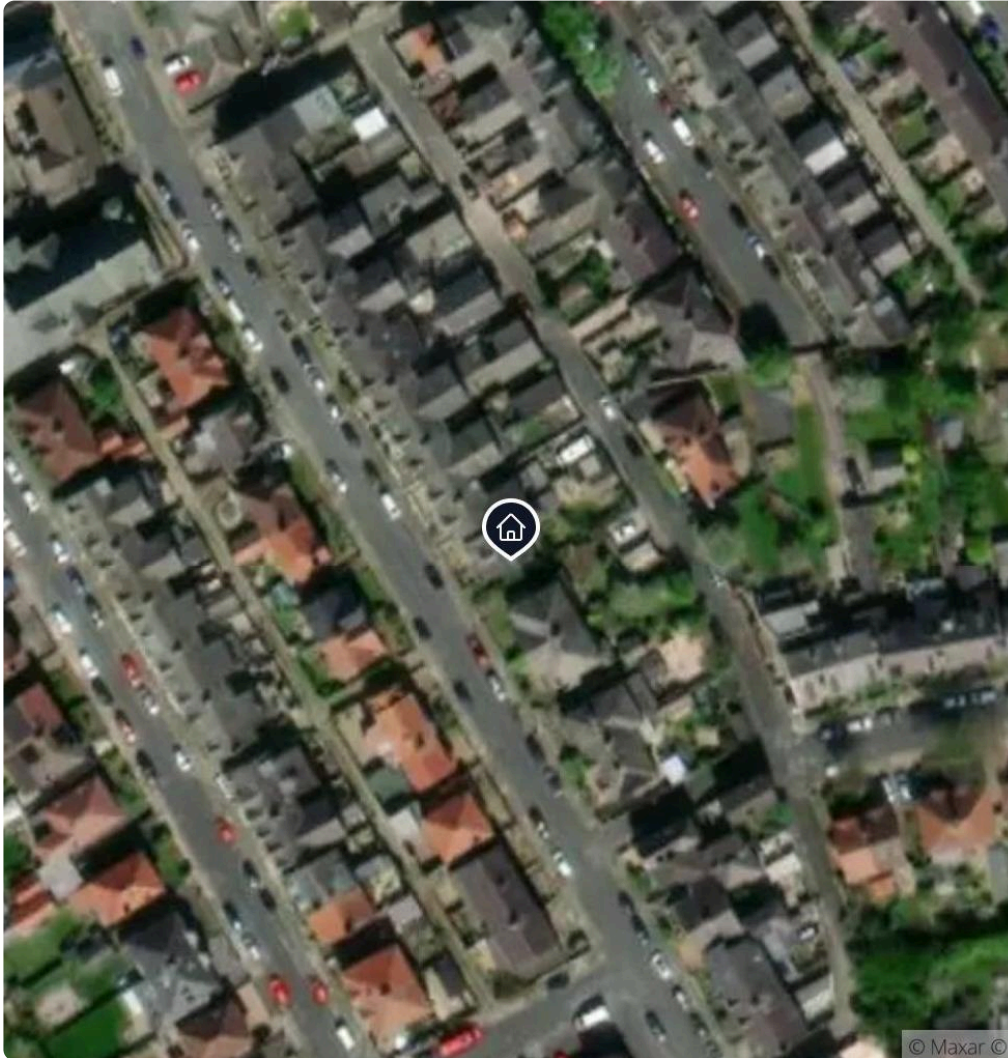
16th July 2025



Winner of the UK's  
Best Estate Agent

Data you can rely on:





Located in Bare, Morecambe, this distinctive 1920s detached home was built using reclaimed stone from a former manor house and features carved stone heads and original details. Set across three floors, the property includes five bedrooms (four doubles, one single), two bathrooms, two shower rooms, and a first-floor utility. The spacious layout includes a full-length lounge/diner with period features, a second reception room, and a modern shaker-style kitchen with garden access. The rear garden is landscaped with patio areas, pergola, summerhouse, and a detached garage/workshop.

Freehold

Council Tax Band F (Lancaster City Council)

Gas central heating (Worcester combi boiler)

Double glazing throughout

Landscaped rear garden with summerhouse

Detached garage & workshop

Five bedrooms over three floors

Two bathrooms & two shower rooms

Close to Bare Lane station, seafront & local amenities

## Key Property Information



Estimated market value	<b>£450,000</b>	Number of bedrooms	<b>6 bedrooms</b>	Floor area	<b>2,185ft<sup>2</sup></b>
Estimated value range	<b>£383k - £518k</b>	Number of bathrooms	<b>4 bathrooms</b>	Plot size	<b>0.09 acres</b>
		Property type	<b>Detached</b>	Title number	<b>LAN79875</b>
		Year built	<b>1900-1929</b>		

<b>Tenure</b>		<b>EPC</b> Valid to 23/01/2033		<b>Council tax</b>	
Lease type	<b>Freehold</b>	Efficiency rating (current)	<b>47 E</b>	Tax band	<b>Band F</b>
		Efficiency rating (potential)	<b>68 D</b>	Estimated cost	<b>£3,478 per year</b>
		Enviro impact (current)	<b>38 F</b>	Local authority	<b>Lancaster</b>
		Enviro impact (potential)	<b>58 D</b>		

<b>Utilities</b>		<b>Build</b>			
Mains gas	<b>Yes</b>	Floor type	<b>Suspended</b>		
Wind turbines	<b>N/A</b>	Roof type	<b>Pitched</b>		
Solar panels	<b>N/A</b>	Wall type	<b>Brick</b>		
Mains fuel type	<b>Mains Gas</b>	Window type	<b>Double Glazed</b>		
Water	<b>United Utilities</b>				

## Key Property Information



### Mobile coverage

EE coverage	<b>Okay</b>
O2 coverage	<b>Good</b>
Three coverage	<b>Good</b>
Vodafone coverage	<b>Okay</b>

### Broadband coverage

Basic broadband	<b>6mb</b>
Superfast broadband	<b>67mb</b>
Ultrafast broadband	<b>1800mb</b>
Overall broadband	<b>1800mb</b>

### Outdoor space

Garden direction (est) **East**

### Air traffic noise

No registered disturbance from air traffic noise

### 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

### Garage

### Radon gas

#### High risk (10-30%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## Key Property Information



### Coastal erosion

Great Orme Head to Solway Firth

Feature type	<b>Floodable</b>
Defence type	
Floodable	<b>Yes</b>
Distance from property	<b>135</b>
Short term risk	
Medium term risk	

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Great Orme Head to Solway Firth

Feature type	<b>Erodible</b>
Defence type	<b>Revetment</b>
Floodable	<b>No</b>
Distance from property	<b>146</b>
Short term risk	
Medium term risk	<b>no risk</b>



### 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.

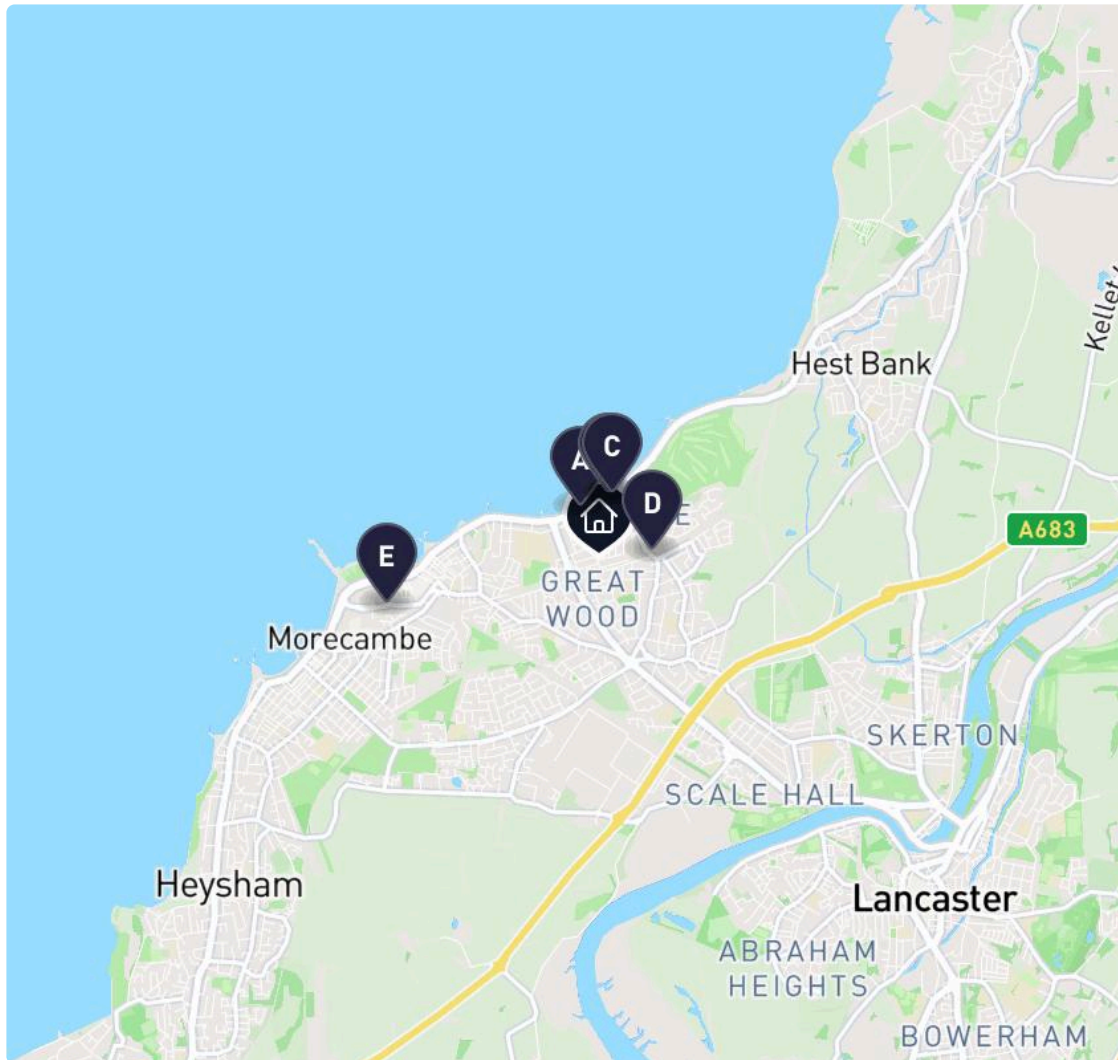
**Value Implications**

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 Bay Academy Good  
 0.34mi • Secondary
- B Great Wood Primary School Good  
 0.40mi • Primary
- C St Mary's Catholic Primary School, Morecambe Good  
 0.51mi • Primary
- D Lancaster Road Primary School Good  
 0.62mi • Primary
- E Morecambe Bay Community Primary School Good  
 0.87mi • Nursery
- F Morecambe Road School Good  
 1.11mi • Special
- G Morecambe And Heysham Grosvenor Park Primary School Good  
 1.34mi • Nursery
- H Lancaster Ryelands Primary School Good  
 1.67mi • Nursery
- I Beaumont College - A Salutem/Ambito College Good  
 1.74mi • Special
- J Bay Leadership Academy Good  
 1.75mi • Secondary



- A** St Margarets Road  
0.10 mi • Bus stop or station

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- B** Beach Street  
0.12 mi • Bus stop or station

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- C** Princes Crescent, Marine Road East  
0.13 mi • Bus stop or station

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- D** Bare Lane Rail Station  
0.34 mi • Train station

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- E** Morecambe Rail Station  
1.20 mi • Train station

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- F** Blackpool International Airport  
22 mi • Airport

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- G** M6  
2.92 mi • Motorway

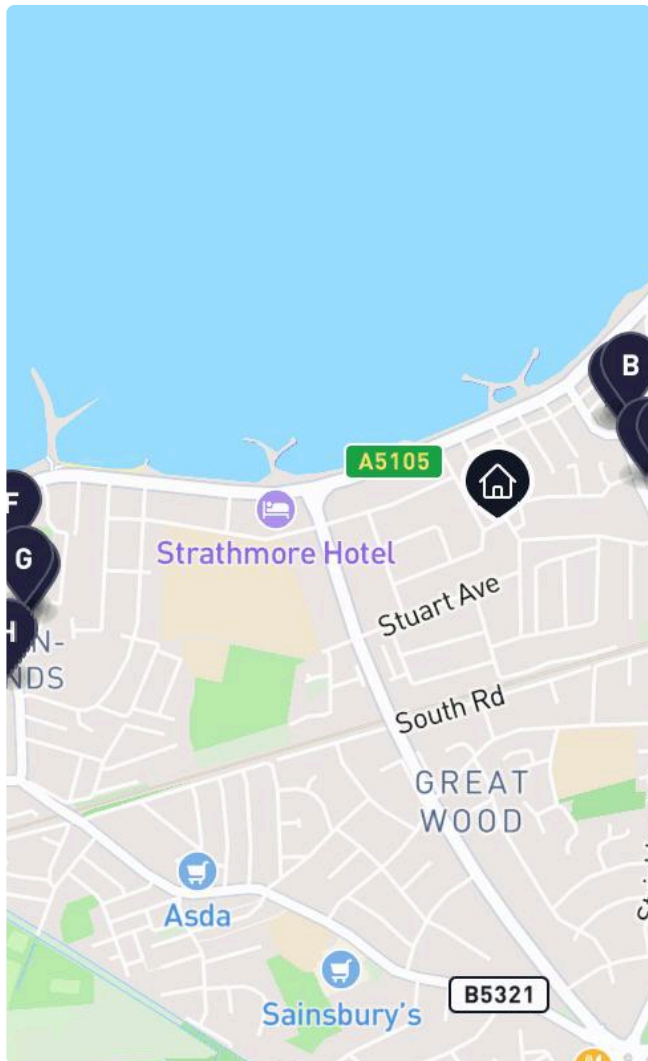
## Nearby Planning



- |                 |   |                 |  |
|-----------------|---|-----------------|--|
| <p><b>A</b></p> | <p>14 Seaborn Road Morecambe Lancashire LA4 6BB 148ft </p> <p>Erection of a 6 metre deep, single storey rear extension with a maximum roof height of 3.2 metres and a maximum eaves heights of 2.5 metres</p> <p>Approved Ref no. 24/01053/PAH 02-10-2024</p> | <p><b>E</b></p> | <p>Flat 4 9 Park Street Morecambe Lancashire LA4 6BN 246ft </p> <p>Construction of dormer extension to rear roof elevation</p> <p>Approved Ref no. 24/00828/FUL 05-08-2024</p>   |
| <p><b>B</b></p> | <p>8 Seaborn Road Morecambe Lancashire LA4 6BB 177ft </p> <p>Existing lawful development certificate for use of property as 3 self-contained flats</p> <p>Validated Ref no. 25/00328/ELDC 24-03-2025</p>  | <p><b>F</b></p> | <p>46 Seaborn Road Morecambe Lancashire LA4 6BB 289ft </p> <p>Proposed lawful development certificate for the demolition of existing garage, erection of a single storey rear extension and erection of a detached...</p> <p>Approved Ref no. 18/00098/PLDC 29-01-2018</p> |
| <p><b>C</b></p> | <p>6 Bare Avenue Morecambe Lancashire LA4 6BE 184ft </p> <p>Erection of a single storey outbuilding to form a 1-bed annexe</p> <p>Approved Ref no. 17/01490/FUL 04-12-2017</p>  | <p><b>G</b></p> | <p>13 St Margarets Road Morecambe Lancashire LA4 6EF 318ft </p> <p>Demolition of existing garage and erection of replacement garage</p> <p>Approved Ref no. 21/00163/FUL 08-02-2021</p>  |
| <p><b>D</b></p> | <p>6 Bare Avenue Morecambe Lancashire LA4 6BE 194ft </p> <p>Erection of a single storey rear/side extension and construction of a raised patio</p> <p>Approved Ref no. 19/01021/FUL 08-08-2019</p>  | <p><b>H</b></p> | <p>25 Grange Street Morecambe Lancashire LA4 6BW 331ft </p> <p>Erection of a single storey extension to rear</p> <p>Approved Ref no. 23/00352/FUL 24-03-2023</p>   |

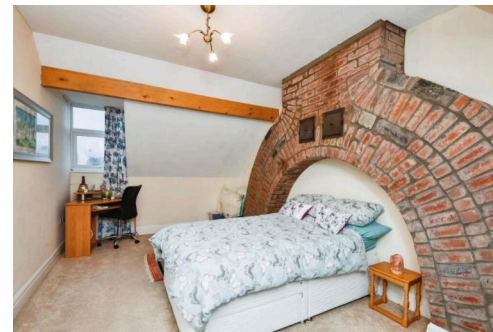
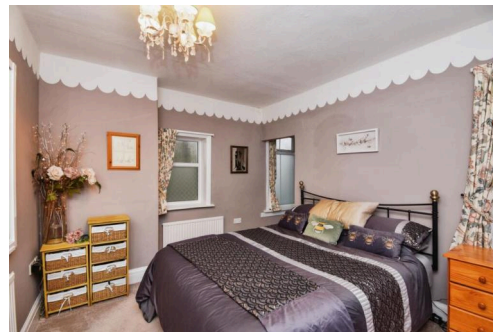


## Nearby Listed Buildings



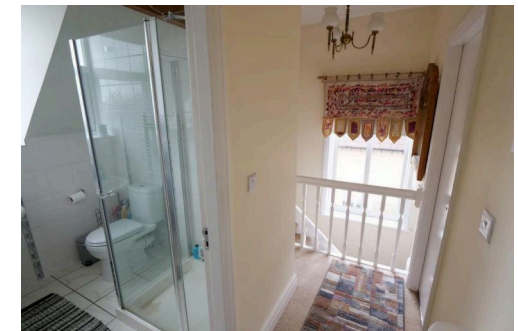
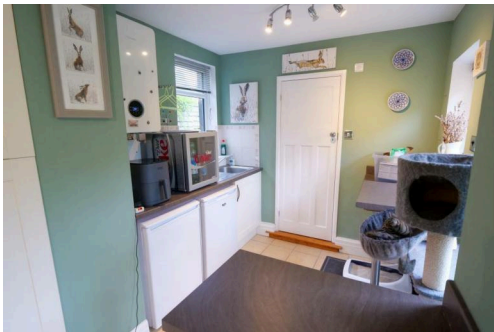
- |  |   |
|--|---|
| <p><b>A</b> Grade II - Listed building 928ft </p> <p>CRAIG CONVALESCENT HOME FOR CHILDREN</p> <p>06/04/79 List entry no: 1207211</p>           | <p><b>E</b> Grade II - Listed building 3363ft </p> <p>PARISH CHURCH OF THE HOLY TRINITY</p> <p>06/04/79 List entry no: 1207210</p>                              |
| <p><b>B</b> Grade II - Listed building 1030ft </p> <p>LODGE TO CRAIG CONVALESCENT HOME FOR CHILDREN</p> <p>06/04/79 List entry no: 1208916</p> | <p><b>F</b> Grade II - Listed building 3389ft </p> <p>TOWN HALL</p> <p>08/11/01 List entry no: 1389539</p>  |
| <p><b>C</b> Grade II - Listed building 1033ft </p> <p>BARE HALL</p> <p>30/07/74 List entry no: 1279829</p>                                     | <p><b>G</b> Grade II - Listed building 3389ft </p> <p>WALL ENCLOSING CHURCHYARD AT PARISH CHURCH OF THE HOLY TRINITY</p> <p>06/04/79 List entry no: 1292918</p> |
| <p><b>D</b> Grade II - Listed building 1165ft </p> <p>PAIR OF GATE PIERS EAST OF BARE HALL</p> <p>30/07/74 List entry no: 1207207</p>          | <p><b>H</b> Grade II - Listed building 3658ft </p> <p>PARK FARMHOUSE</p> <p>29/12/50 List entry no: 1209485</p>   |



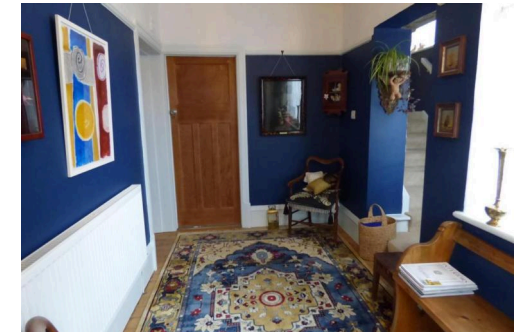




Total floor area 224.5 m<sup>2</sup> (2,417 sq. ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for 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. Powered by www.houseagent.com



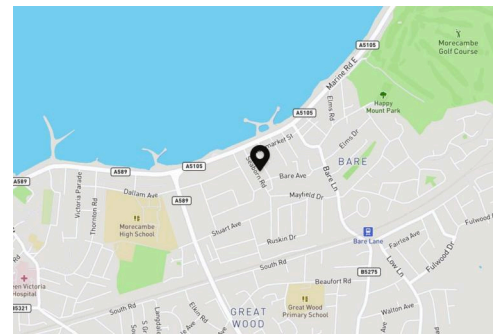


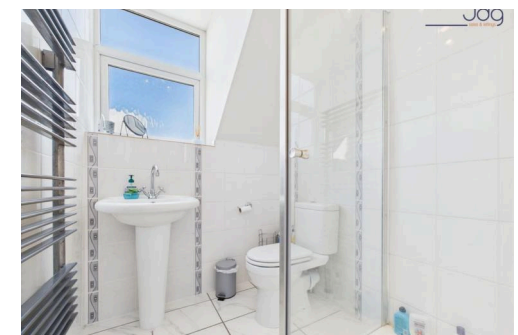
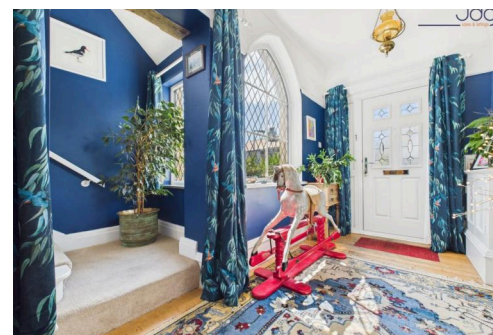
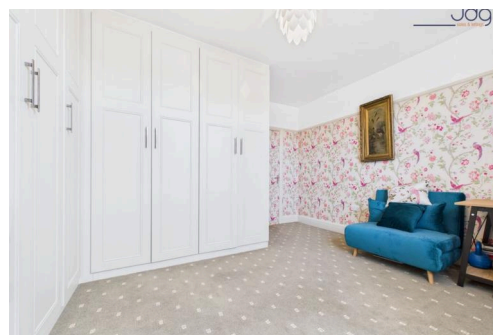
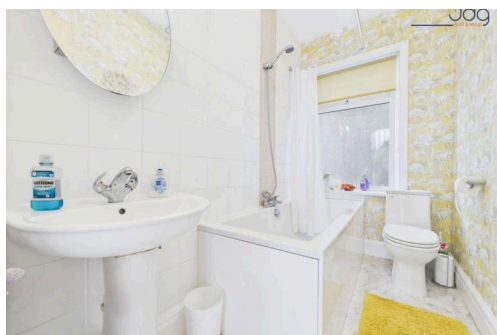
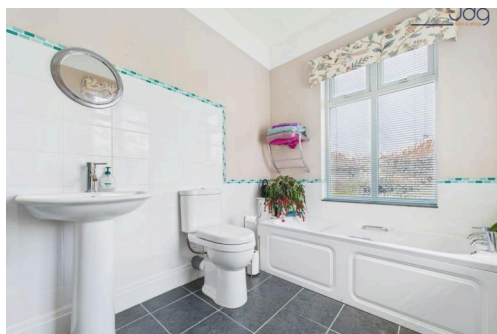
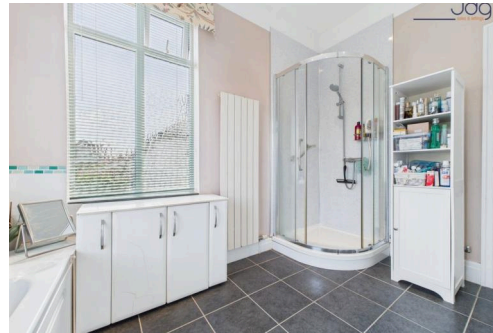


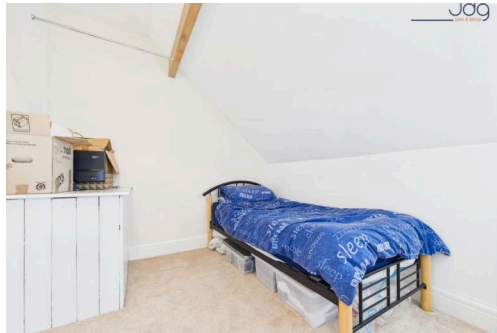










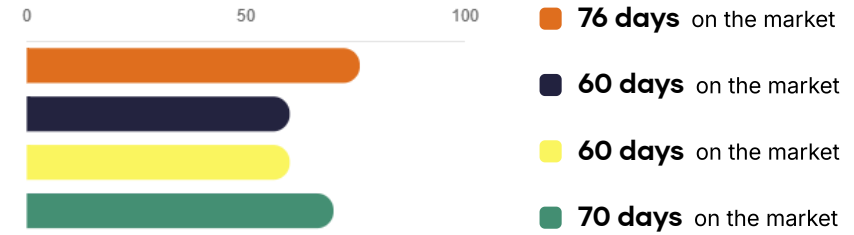




Average house price changes in the last year (Lancaster)

	Jul '24	Oct '24	Jan '25	Apr '25	Jun 25
Detached	£410k	£400k	£400k	£400k	£400k
Semi-Detached	£232k	£229k	£228k	£229k	£229k
Terraced	£183k	£180k	£180k	£180k	£180k
Flats/Maisonettes	£146k	£144k	£143k	£143k	£143k

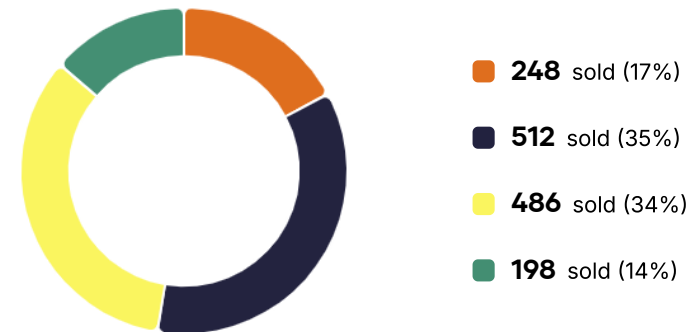
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



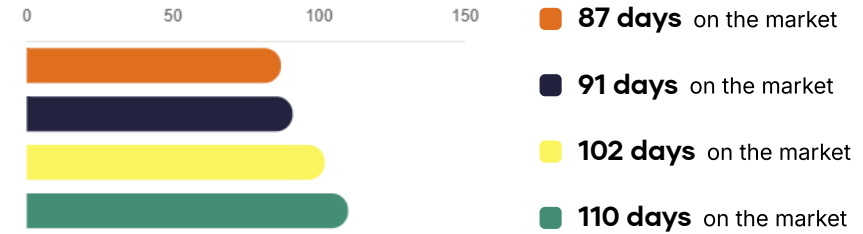
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



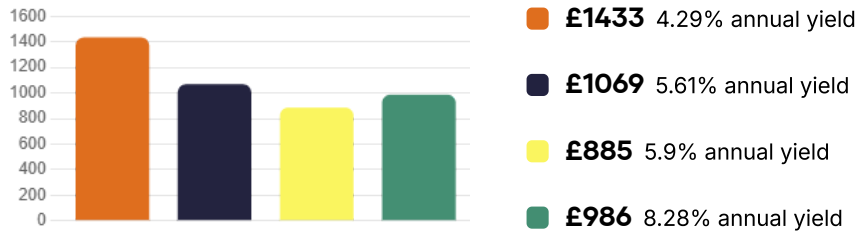
Average rental price changes in the last 12 months (Lancaster)

	Jul 24	Oct 24	Jan 25	Apr 25	Jun 25
Detached	£1120	£906	£1300	£1350	
Semi-Detached	£925	£1100	£1070	£1095	£1183
Terraced	£942	£806	£771	£884	£854
Flats/Maisonettes	£783	£771	£764	£761	£820

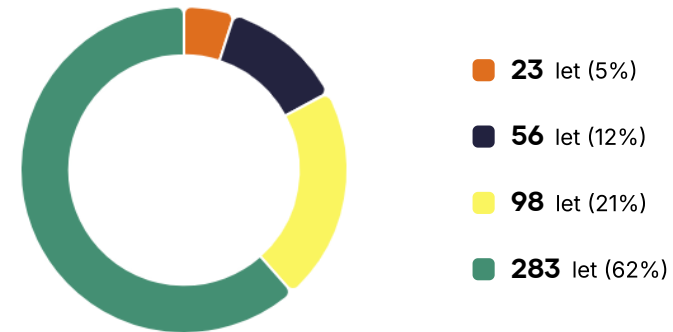
Average time on the rental market (Lancaster)



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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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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