

## Property Report

24 Ribblesdale Court Euston Road, Morecambe, LA4 5LG

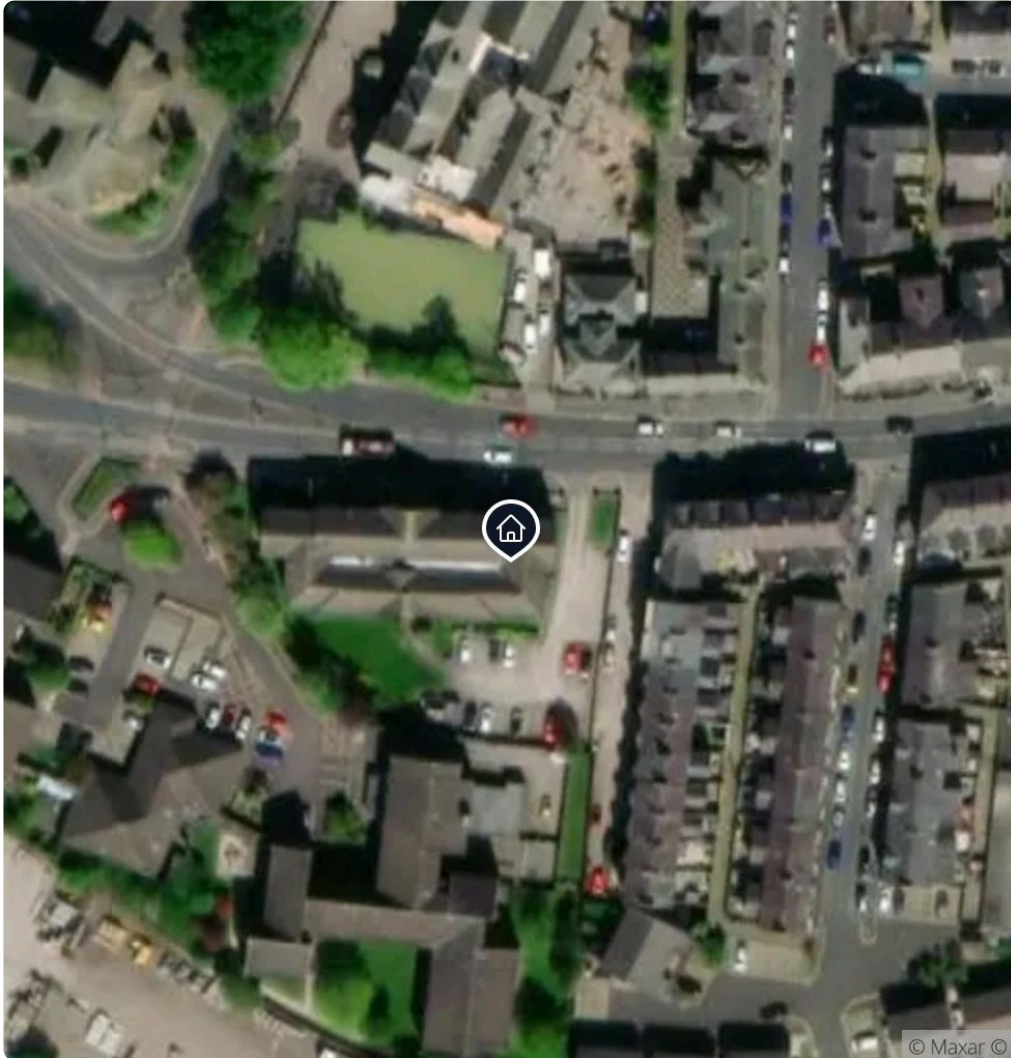
26th September 2025



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Best Estate Agent

Data you can rely on:





Ribblesdale Court is a well-established over-55s development in the heart of Morecambe, offering peace, convenience, and easy access to shops, health services, and the seafront. Excellent transport links connect to Lancaster and beyond. Apartment 24 is a two-bedroom home with no onward chain. The spacious lounge features a fireplace and large window, leading to a modern fitted kitchen with integrated appliances. Both bedrooms are doubles, one with fitted wardrobes. The updated shower room (2023) includes a walk-in enclosure. Neutral décor enhances the light, welcoming feel. Residents benefit from communal gardens, laundry facilities, and a guest suite.

Key Info:

Council Tax Band C

Leasehold: 125 yrs from 1994

Ground Rent: £587.36 (bi-annually)

Service Charge: £2864 (bi-annually)

Electric heating & double glazing

## Key Property Information



Estimated market value **£85,000**

Number of bedrooms **2 bedrooms**

Floor area **710ft<sup>2</sup>**

Number of bathrooms **1 bathroom**

Plot size **0.17 acres**

Property type **Flats/Maisonettes**

Title number **LA775374**

Year built **1996**

Title number **LA630367**


### Tenure

Lease type **Leasehold**

Lease term **125y 1m**

Lease remaining **94y 1m**

Lease end date **Nov 2119**

 **EPC** Valid to 10/03/2025

Efficiency rating (current) **79 C**

Efficiency rating (potential) **81 B**

Enviro impact (current) **67 D**

Enviro impact (potential) **68 D**

### Council tax

Tax band **Band C**

Estimated cost **£2,140 per year**

Local authority **Lancaster**

### Utilities

Mains gas **N/A**

Wind turbines **N/A**

Solar panels **N/A**

Mains fuel type **Electric**

Water **United Utilities**

### Build

Floor type **Other**

Roof type **Other**

Wall type **Brick**

Window type **Double Glazed**

## 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>16mb</b>
Superfast broadband	<b>80mb</b>
Ultrafast broadband	<b>308mb</b>
Overall broadband	<b>308mb</b>

### Outdoor space

Garden direction (est) **South**

### Flood risk

Rivers and sea flood risk	<b>Very low</b>
Surface water flood risk	<b>Low</b>

### Parking

**Permit**



### 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

##### 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.

##### 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.

##### 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.

##### 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.

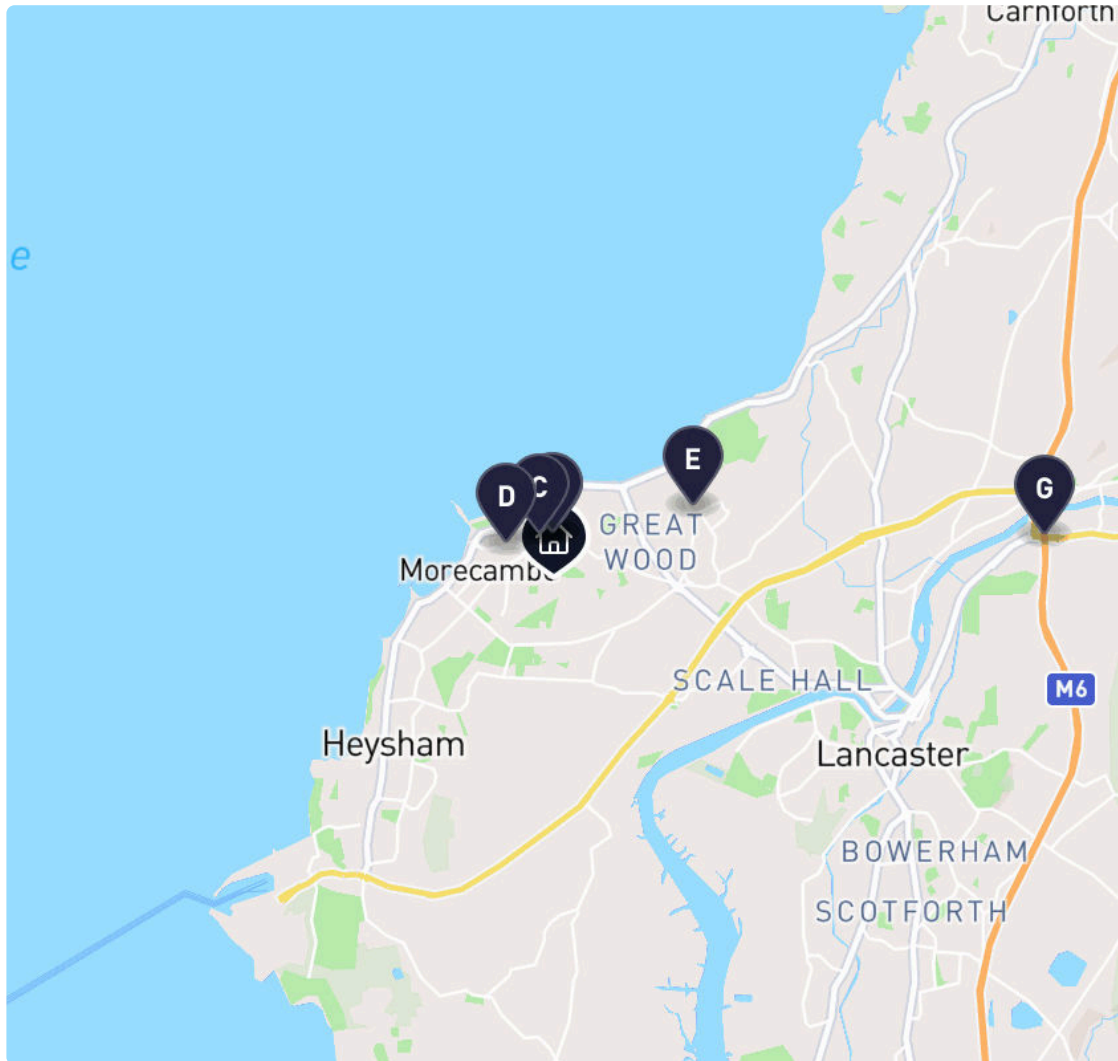
**Value Implications**

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 Community Primary School  
0.06mi • Nursery
Good
- B
Poulton-Le-Sands Church Of England Primary School  
0.24mi • Primary
Good
- C
St Mary's Catholic Primary School, Morecambe  
0.34mi • Primary
Good
- D
Lancaster Road Primary School  
0.49mi • Primary
Good
- E
Morecambe Bay Academy  
0.52mi • Secondary
Good
- F
Bay Leadership Academy  
0.94mi • Secondary
Good
- G
Morecambe And Heysham Sandylands Community Primary School  
1.19mi • Nursery
Good
- H
Morecambe Road School  
1.34mi • Special
Good
- I
Morecambe And Heysham Grosvenor Park Primary School  
1.51mi • Nursery
Good
- J
The Loyne Specialist School  
2.12mi • Special
Outstanding



- A** Euston Road School, Euston Road  
0.01 mi • Bus stop or station

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- B** Euston Road School, Queen Street  
0.02 mi • Bus stop or station

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- C** Euston Grove  
0.11 mi • Bus stop or station

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

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- E** Bare Lane Rail Station  
1.05 mi • Train station

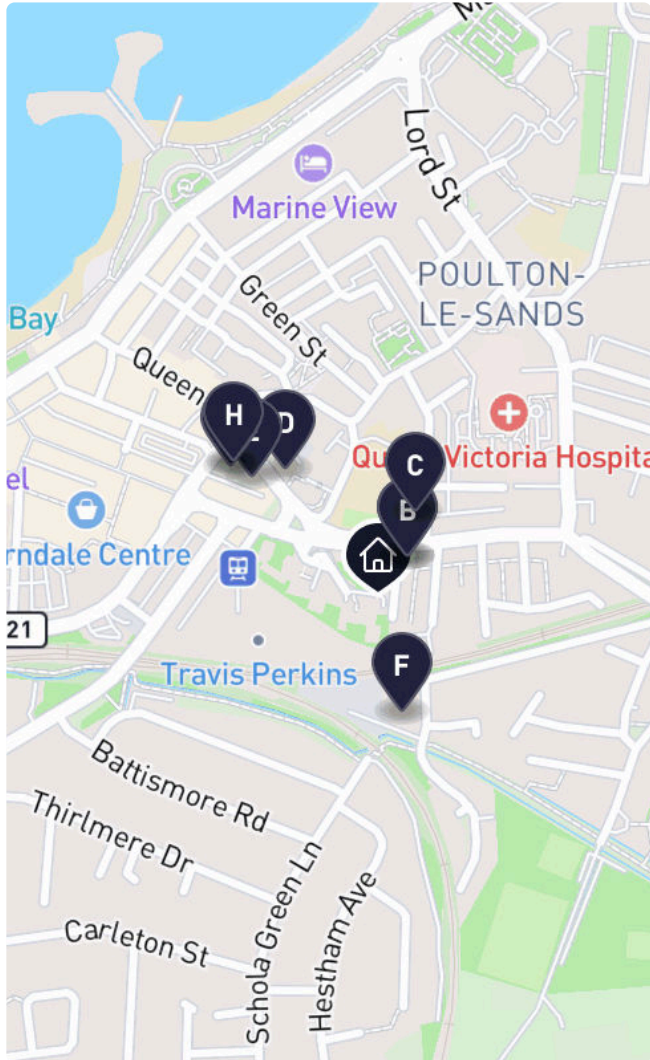
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- F** Blackpool International Airport  
22 mi • Airport

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- G** M6  
3.64 mi • Motorway

## Nearby Planning

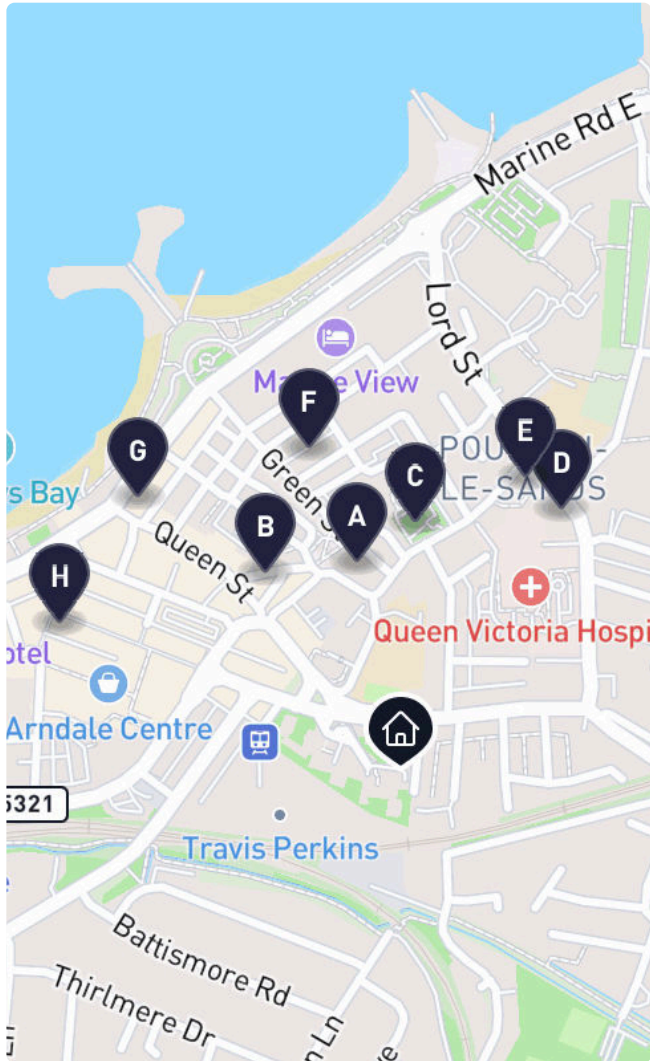


- A** Flat 11 Wellington Terrace Morecambe Lancashire LA4 102ft 5LW  
 Construction of a dormer extension to the rear elevation  
 Approved Ref no. 19/01443/FUL 15-01-2020
- 
- B** Flat 11 Wellington Terrace Morecambe Lancashire LA4 102ft 5LW  
 Construction of a dormer extension to the rear elevation  
 Approved Ref no. 20/00487/FUL 12-05-2020
- 
- C** 6 - 10 Kensington Road Morecambe Lancashire LA4 190ft 5LX  
 Regulation 77 application for prior approval application 23/01191/PAC  
 Approved Ref no. 24/01302/HRA 26-11-2024
- 
- D** 68 Queen Street Morecambe Lancashire LA4 5EP 433ft  
 Existing lawful development certificate for the use of Flat 1A and The Cottage as two residential dwellinghouses (C3)  
 Approved Ref no. 23/01231/ELDC 27-10-2023

- E** 77-83 Queen Street Morecambe Lancashire LA4 5EN 512ft  
 Replacement of timber sash windows with uPVC sash windows to the front elevation  
 Refused Ref no. 23/00097/FUL 31-01-2023
- 
- F** Land South Of Number 60 Schola Green Lane Morecambe Lancashire 558ft  
 Outline application for the erection of 4 dwellings with associated garden and parking areas  
 Withdrawn Ref no. 19/00172/OUT 30-04-2019
- 
- G** Heron House 67 Queen Street Morecambe Lancashire LA4 5HW 591ft  
 Replacement of existing aluminium/timber windows with powder coated aluminium windows on front, side and rear elevations  
 Approved Ref no. 19/00006/FUL 04-01-2019
- 
- H** Heron House 67 Queen Street Morecambe Lancashire LA4 5HW 591ft  
 Erection of accessible entrance lobby with hard landscaping to facilitate accessible ground level  
 Approved Ref no. 24/01120/FUL 09-10-2024



## Nearby Listed Buildings



A	<p>Grade II - Listed building 587ft </p> <p>ART AND TECHNICAL SCHOOL</p> <p>23/08/05 List entry no: 1391508</p>	E	<p>Grade II - Listed building 968ft </p> <p>4, POULTON SQUARE</p> <p>13/10/03 List entry no: 1390683</p>
B	<p>Grade II - Listed building 705ft </p> <p>MONA HOUSE</p> <p>29/12/50 List entry no: 1279832</p>	F	<p>Grade II - Listed building 1014ft </p> <p>CENTRAL METHODIST CHURCH</p> <p>20/01/93 List entry no: 1208920</p>
C	<p>Grade II - Listed building 709ft </p> <p>POULTON HALL ARCHWAY</p> <p>06/04/79 List entry no: 1209004</p>	G	<p>Grade II - Listed building 1201ft </p> <p>Queen's Hotel</p> <p>06/04/79 List entry no: 1025289</p>
D	<p>Grade II - Listed building 932ft </p> <p>PARK FARMHOUSE</p> <p>29/12/50 List entry no: 1209485</p>	H	<p>Grade II - Listed building 1230ft </p> <p>BARCLAYS BANK</p> <p>06/04/79 List entry no: 1279833</p>



## Property Images

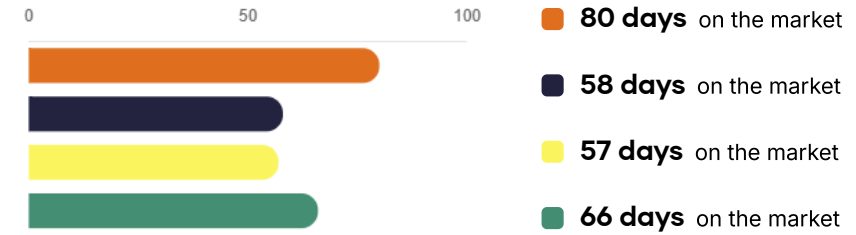




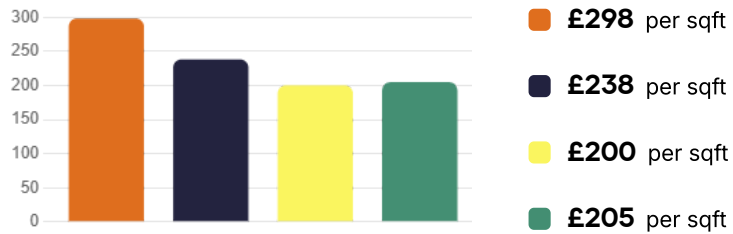
Average house price changes in the last year (Lancaster)

	Sep '24	Dec '24	Mar '25	Jun '25	Aug 25
<b>Detached</b>	£485k	£480k	£475k	£445k	£450k
<b>Semi-Detached</b>	£270k	£270k	£265k	£250k	£250k
<b>Terraced</b>	£217k	£216k	£214k	£202k	£202k
<b>Flats/Maisonettes</b>	£165k	£164k	£161k	£152k	£152k

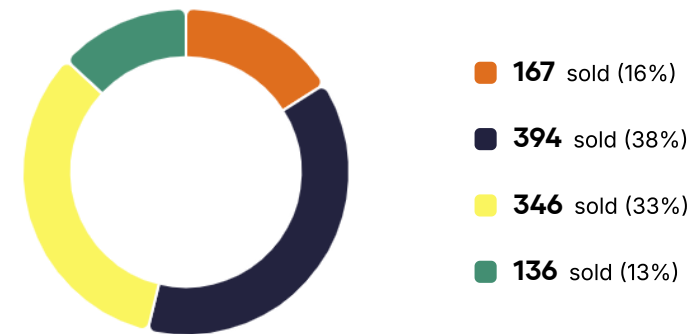
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



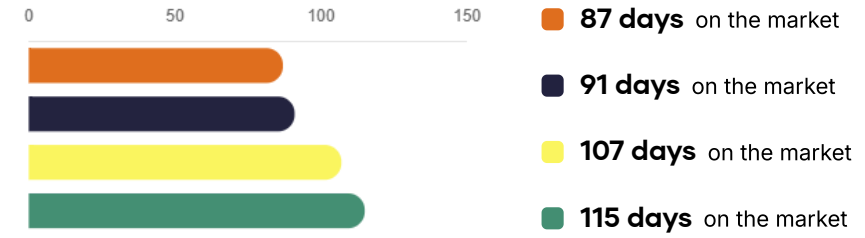
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



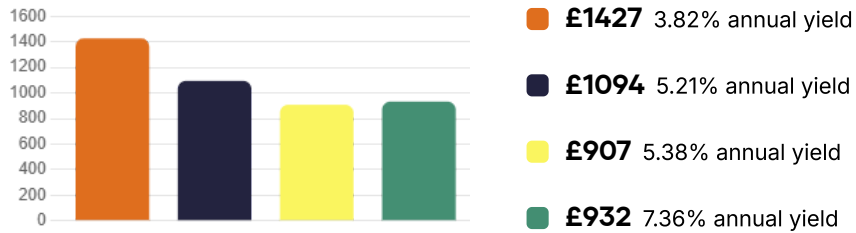
Average rental price changes in the last 12 months (Lancaster)

	Sep 24	Dec 24	Mar 25	Jun 25	Aug 25
Detached	£1925	£1450	£3600	£1320	
Semi-Detached	£923	£947	£1138	£1183	£1210
Terraced	£870	£961	£788	£854	£888
Flats/Maisonettes	£763	£822	£808	£819	£749

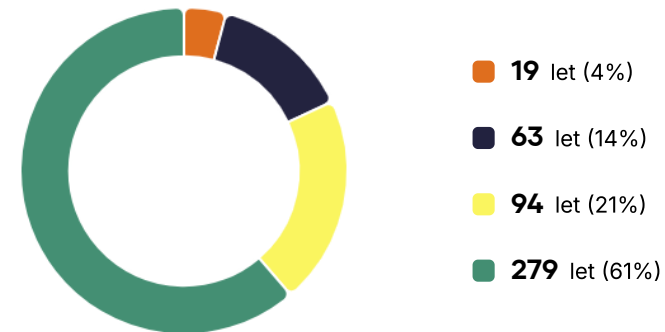
Average time on the rental market (Lancaster)



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	<b>8:45am - 5:00pm</b>
Tuesday	<b>8:45am - 5:00pm</b>
Wednesday	<b>8:45am - 5:00pm</b>
Thursday	<b>8:45am - 5:00pm</b>
Friday	<b>8:45am - 5:00pm</b>
Saturday	<b>8:45am - 4:00pm</b>
Sunday	<b>Closed</b>



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