

Buyers Report

1 Elm Grove, Morecambe, LA4 6AT

30th January 2026



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Best Estate Agent

Data you can rely on:





Elm Grove sits in the heart of Bare, one of Morecambe's most popular residential areas. Happy Mount Park, Morecambe Golf Club and the promenade are all close by, with Princes Crescent offering independent shops, cafés and pubs and a strong village feel, while remaining well connected.

This well-presented semi-detached home blends period features with modern updates. The ground floor includes a welcoming front lounge and an extended rear kitchen/dining space with plenty of storage, good natural light and direct access to the garden, plus a handy WC. Upstairs are well-proportioned bedrooms and a contemporary four-piece family bathroom with bath and separate shower.

Outside, the former garage has been converted into a flexible room ideal for a home office/gym, and the enclosed rear garden offers a private space for seating and family use. Double glazing and gas central heating. EPC: D.

Key Property Information



Estimated market value	£335,000	Number of bedrooms	3 bedrooms	Floor area	1,249ft²
		Number of bathrooms	1 bathroom	Plot size	0.06 acres
		Property type	Semi-Detached	Title number	LA602399
		Year built	1950-1966		
<hr/>					
Tenure		EPC Valid to 15/06/2026		Council tax	
Lease type	Freehold	Efficiency rating (current)	57 D	Tax band	Band C
		Efficiency rating (potential)	75 C	Estimated cost	£2,140 per year
		Enviro impact (current)	49 E	Local authority	Lancaster
		Enviro impact (potential)	68 D		
<hr/>					
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	Okay
Three coverage	Okay
Vodafone coverage	Okay

Broadband coverage

Basic broadband	4mb
Superfast broadband	44mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est) **West**

Flood risk

Rivers and sea flood risk	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

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

Great Wood Primary School

0.54mi • Primary

Good
- B

Morecambe Bay Academy

0.63mi • Secondary

Good
- C

St Mary's Catholic Primary School, Morecambe

0.81mi • Primary

Good
- D

Morecambe And Heysham Torrisholme Community Primary School

0.85mi • Primary

Outstanding
- E

Morecambe Bay Community Primary School

1.16mi • Nursery

Good
- F

Morecambe Road School

1.24mi • Special

Good
- G

Morecambe And Heysham Grosvenor Park Primary School

1.47mi • Nursery

Good
- H

Beaumont College - A Salutem/Ambito College

1.63mi • Special

Good
- I

Lancaster Ryelands Primary School

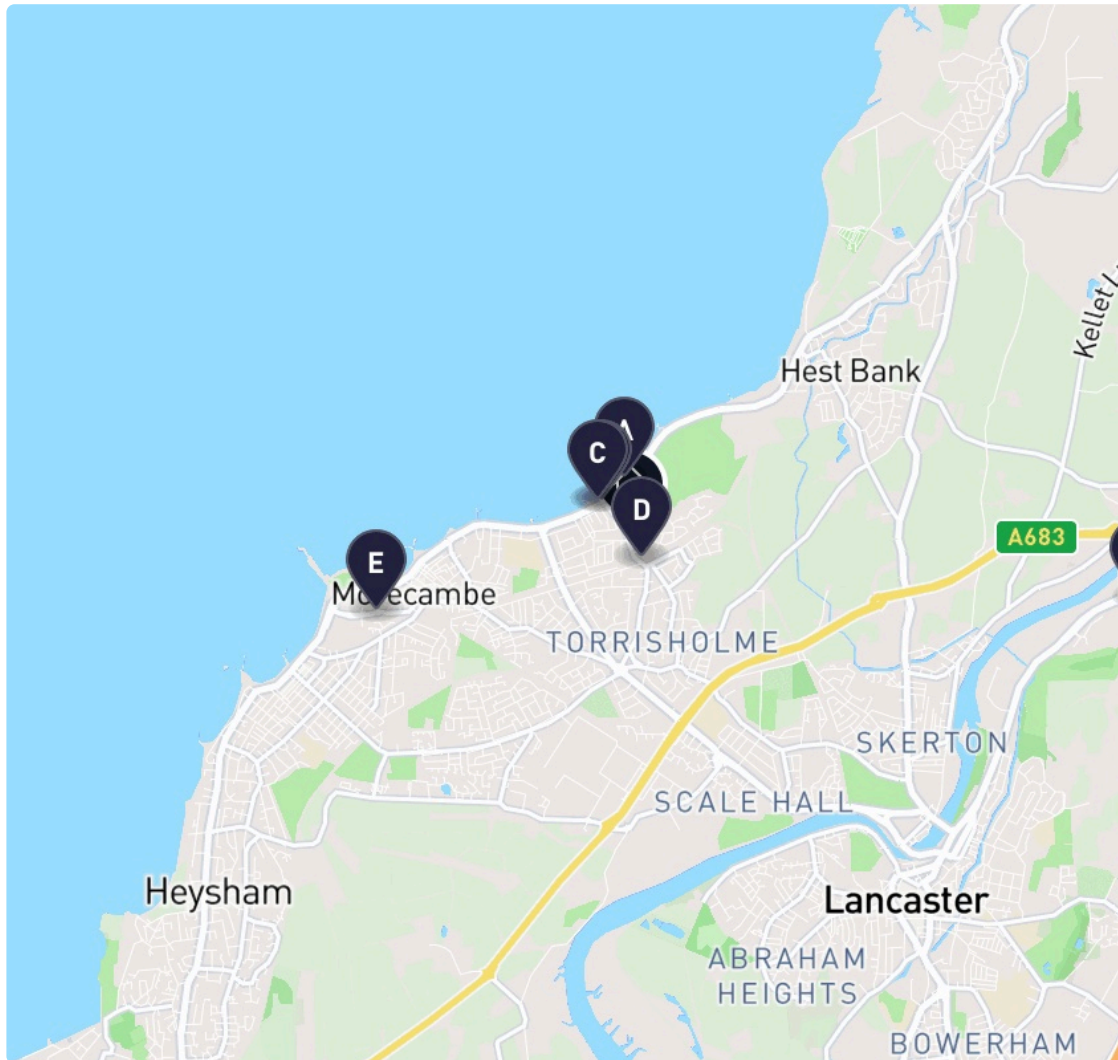
1.68mi • Nursery

Good
- J

Bay Leadership Academy

2.06mi • Secondary

Good



- A** Happy Mount Park, Marine Road East
0.04 mi • Bus stop or station

- B** Princes Crescent, Marine Road East
0.18 mi • Bus stop or station

- C** Beach Street
0.19 mi • Bus stop or station

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

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

- F** Blackpool International Airport
22 mi • Airport

- G** M6
2.74 mi • Motorway

Nearby Planning

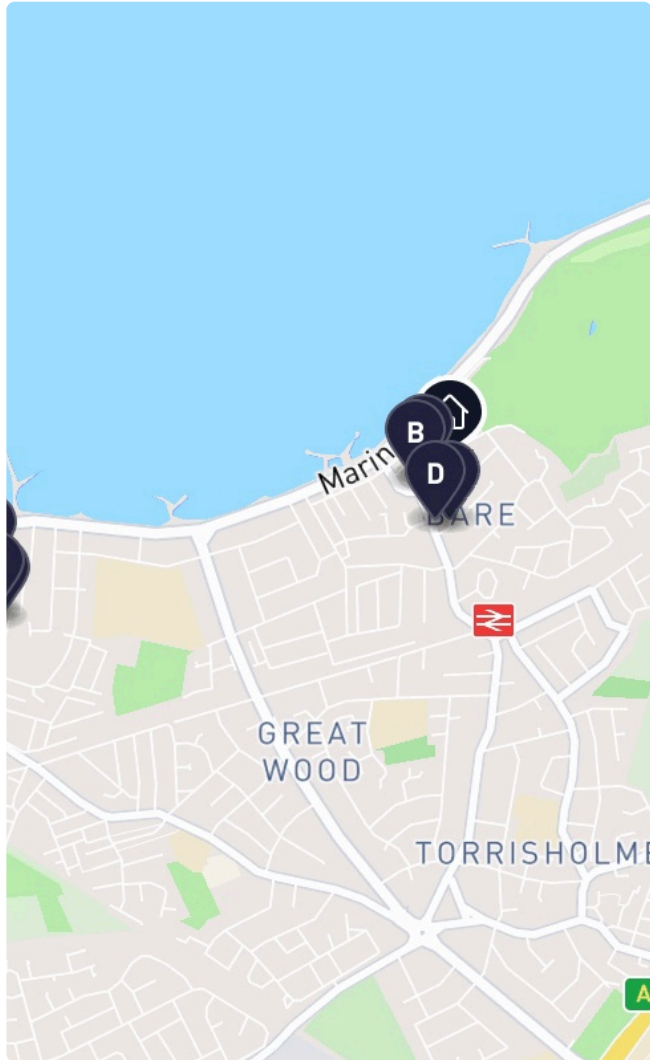


- A** 7 Elms Court Marine Road East Morecambe Lancashire LA4 6AG 105ft
- Proposed loft conversion including installation of four rooflights to the front elevation
- Approved Ref no. 21/01067/FUL 17-08-2021
-
- B** 24 Elm Grove Morecambe Lancashire LA4 6AT 282ft
- Demolition of existing single storey rear extension and erection of a single storey rear/side extension
- Approved Ref no. 21/01441/FUL 22-03-2022
-
- C** 5 Park Crescent Morecambe Lancashire LA4 6AU 292ft
- Erection of a first floor side extension and a single storey front extension
- Approved Ref no. 20/00355/FUL 02-04-2020
-
- D** 485 Marine Road East Morecambe Lancashire LA4 6AF 312ft
- Creation of access and dropped kerb
- Approved Ref no. 23/00402/FUL 03-04-2023

- E** Springfield Retirement Home 14 Elms Road Morecambe Lancashire LA4 6AP 331ft
- Erection of a single storey side extension
- Approved Ref no. 23/00889/FUL 11-08-2023
-
- F** Land To The Rear Of 38 And 40 Elms Drive Morecambe Lancashire LA4 6DQ 400ft
- Erection of 2 detached dwellings (C3) with associated parking area and landscaping
- Refused Ref no. 24/00387/FUL 17-04-2024
-
- G** Footpath Adjacent Marine Road East Morecambe Lancashire 427ft
- Prior approval for the installation of 20m Phase 7 Monopole, ground-based equipment cabinets and associated ancillary development
- Approved Ref no. 22/00976/PAM 01-08-2022
-
- H** Footpath Adjacent Coastal Road And Marine Road East Morecambe Lancashire 430ft
- Prior approval for the removal of existing 15m high streetworks pole and installation of 18m high street works pole with wraparound cabinet, installation of ...
- Approved Ref no. 25/00860/PAM 29-07-2025

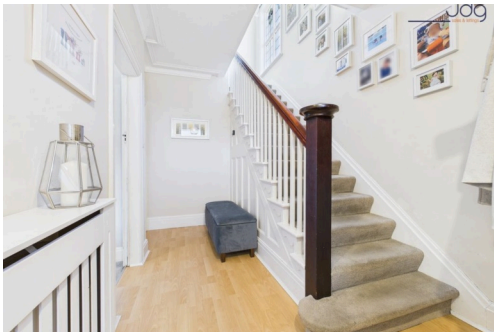


Nearby Listed Buildings

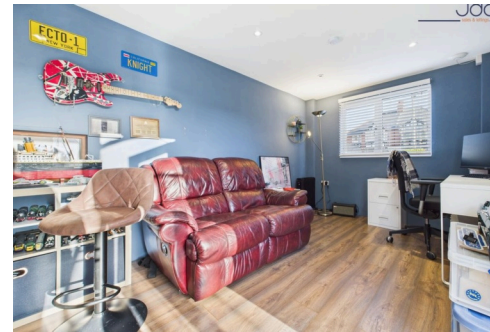


A	Grade II - Listed building	682ft	
	LODGE TO CRAIG CONVALESCENT HOME FOR CHILDREN		
	06/04/79	List entry no: 1208916	
B	Grade II - Listed building	764ft	
	CRAIG CONVALESCENT HOME FOR CHILDREN		
	06/04/79	List entry no: 1207211	
C	Grade II - Listed building	1076ft	
	PAIR OF GATE PIERS EAST OF BARE HALL		
	30/07/74	List entry no: 1207207	
D	Grade II - Listed building	1089ft	
	BARE HALL		
	30/07/74	List entry no: 1279829	
E	Grade II - Listed building	4669ft	
	LANCASTER CANAL BLIND LANE BRIDGE (NUMBER 115)		
	07/11/83	List entry no: 1071864	
F	Grade II - Listed building	4797ft	
	TOWN HALL		
	08/11/01	List entry no: 1389539	
G	Grade II - Listed building	4846ft	
	PARISH CHURCH OF THE HOLY TRINITY		
	06/04/79	List entry no: 1207210	
H	Grade II - Listed building	4865ft	
	WALL ENCLOSING CHURCHYARD AT PARISH CHURCH OF THE HOLY TRINITY		
	06/04/79	List entry no: 1292918	





Property Images

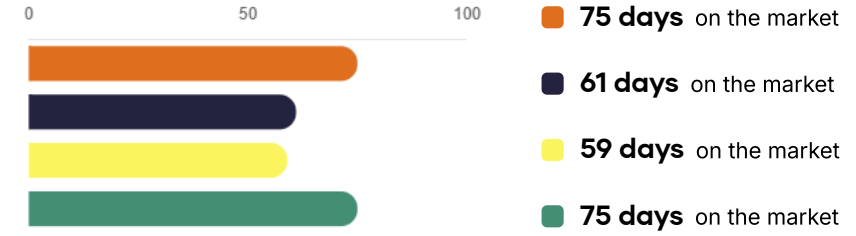




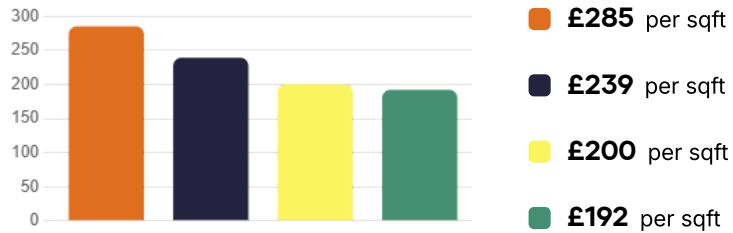
Average house price changes in the last year (Lancaster)

	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
Detached	£420k	£420k	£420k	£445k	£445k
Semi-Detached	£237k	£238k	£240k	£255k	£255k
Terraced	£190k	£191k	£192k	£203k	£203k
Flats/Maisonettes	£146k	£147k	£147k	£155k	£155k

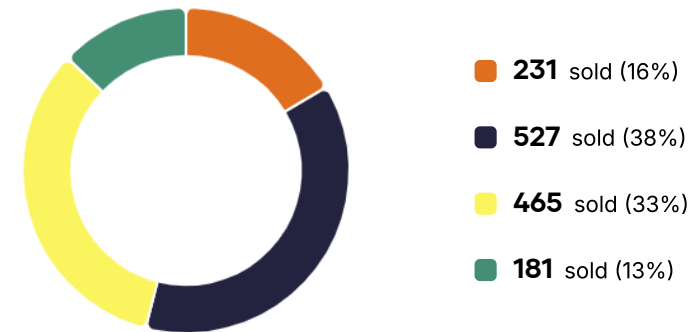
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



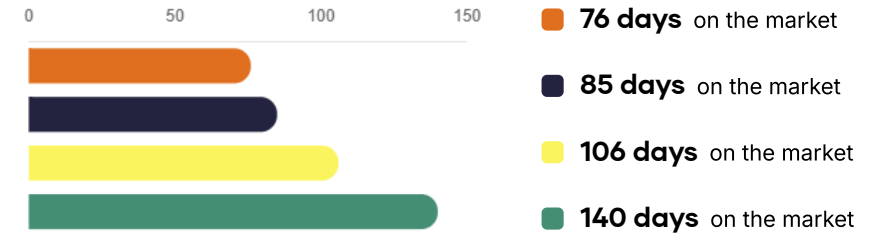
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



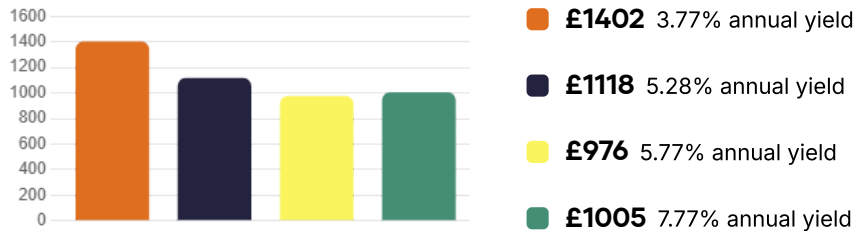
Average rental price changes in the last 12 months (Lancaster)

	Jan 25	Apr 25	Jul 25	Oct 25	Dec 25
Detached	£1450	£3600	£1280	£1406	
Semi-Detached	£1070	£1095	£1136	£1044	£1042
Terraced	£771	£884	£860	£970	£973
Flats/Maisonettes	£764	£761	£837	£717	£785

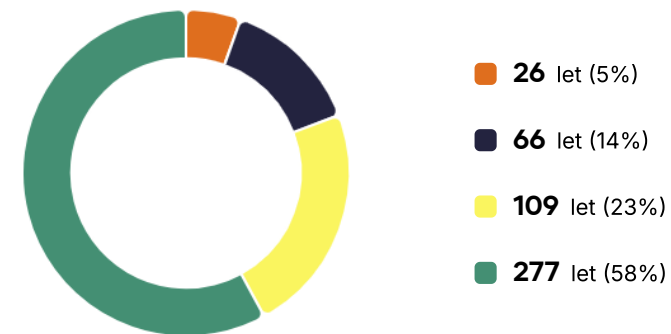
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



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



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



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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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