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Buyers Report

6 Thornton Grove, Morecambe, LA4 5PU

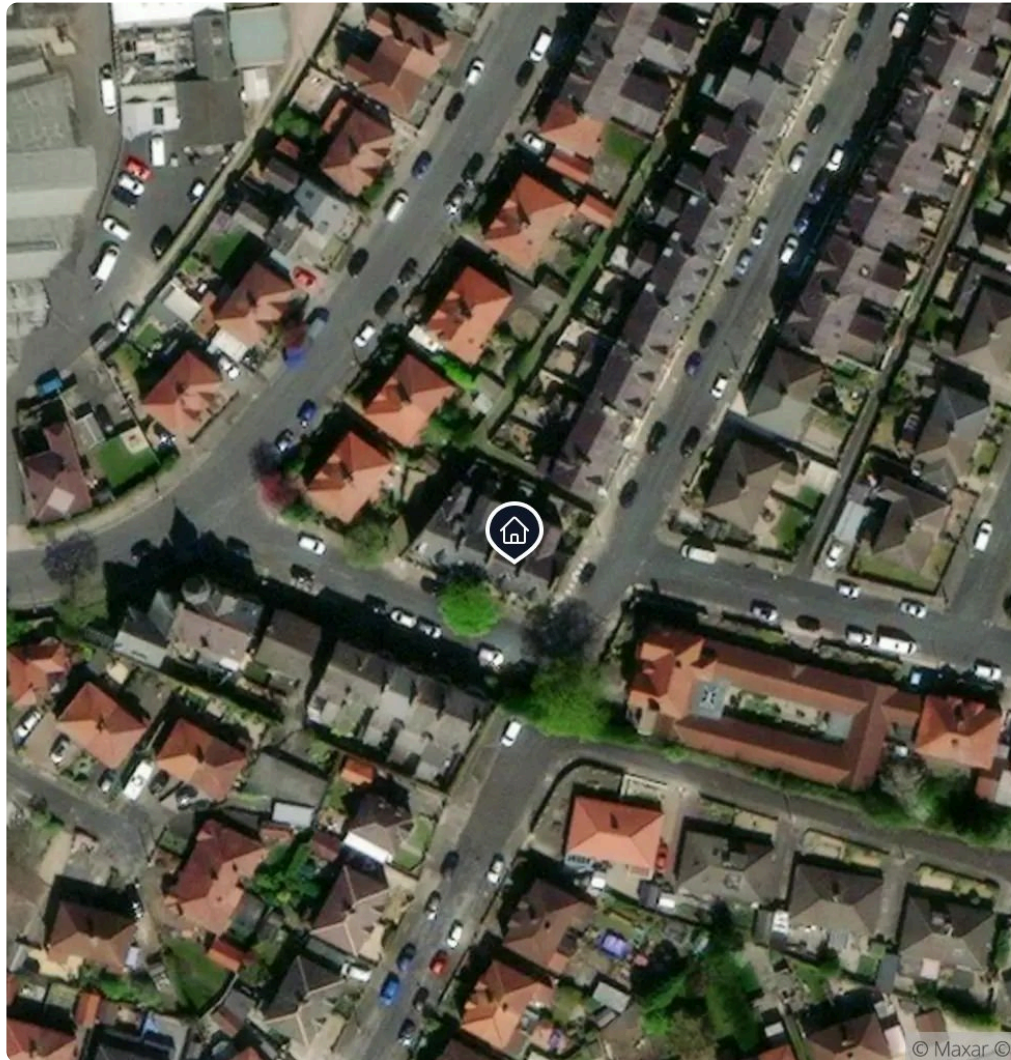
16th April 2026



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Where is Thornton Grove

Positioned in central Morecambe, right on the edge of Poulton-le-Sands, this location offers a great balance of convenience and character. Poulton-le-Sands is home to a range of everyday amenities including the Morecambe Health Centre and local police station, along with a selection of period fisherman's cottages and the well-regarded Morecambe Hotel. The property itself sits just moments from the Promenade, where you can enjoy open views across Morecambe Bay towards the Lake District. Morecambe town centre is around a 10-minute walk away, with Bay Village reachable in a similar time in the opposite direction. There are also several well-regarded schools close by, including St Mary's Catholic Primary School, Poulton-le-Sands Primary School and Morecambe Bay Academy.

About this Home

This mid-terrace home provides generous accommodation set across multiple levels, offering flexibility for a range of buyers. The ground floor features a spacious open-plan living

Key Property Information



Estimated market value **£215,000**

Number of bedrooms **4 bedrooms**

Floor area **1,604ft²**

Number of bathrooms **1 bathroom**

Plot size **0.03 acres**

Property type **Terraced**

Price per ft² **£134**

Year built (predicted) **Pre-1949**

Title number **LA585093**

Tenure

Lease type **Freehold**

EPC

No EPC available

Council tax

Tax band **Band C**
Estimated cost **£2,140 per year**
Local authority **Lancaster**

Utilities

Mains gas **Unknown**
Wind turbines **Unknown**
Solar panels **Unknown**
Mains fuel type **Unknown**
Water **Unknown**

Build

Ask your agent for details

Key Property Information



Mobile coverage

EE coverage	Outstanding
O2 coverage	Outstanding
Three coverage	Good
Vodafone coverage	Outstanding

Broadband coverage

Basic broadband	16mb
Superfast broadband	80mb
Ultrafast broadband	1800mb
Overall broadband	1800mb

Outdoor space

Garden direction (est) **Northeast**

Flood risk

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

Parking

Street



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

St Mary's Catholic Primary School, Morecambe

0.06mi • Primary

Good
- B

Poulton-Le-Sands Church Of England Primary School

0.19mi • Primary

Good
- C

Morecambe Bay Academy

0.24mi • Secondary

Good
- D

Morecambe Bay Community Primary School

0.31mi • Nursery

Good
- E

Lancaster Road Primary School

0.34mi • Primary

Good
- F

Morecambe Road School

1.18mi • Special

Good
- G

Bay Leadership Academy

1.19mi • Secondary

Good
- H

Morecambe And Heysham Grosvenor Park Primary School

1.38mi • Nursery

Good
- I

Morecambe And Heysham Sandylands Community Primary School

1.47mi • Nursery

Good
- J

The Loyne Specialist School

1.96mi • Special

Outstanding

Local Transport



- A** Health Centre, Thornton Road
0.14 mi • Bus stop or station

- B** Health Centre, Poulton Square
0.14 mi • Bus stop or station

- C** Poulton Le Sands Ceps, Lord Street
0.20 mi • Bus stop or station

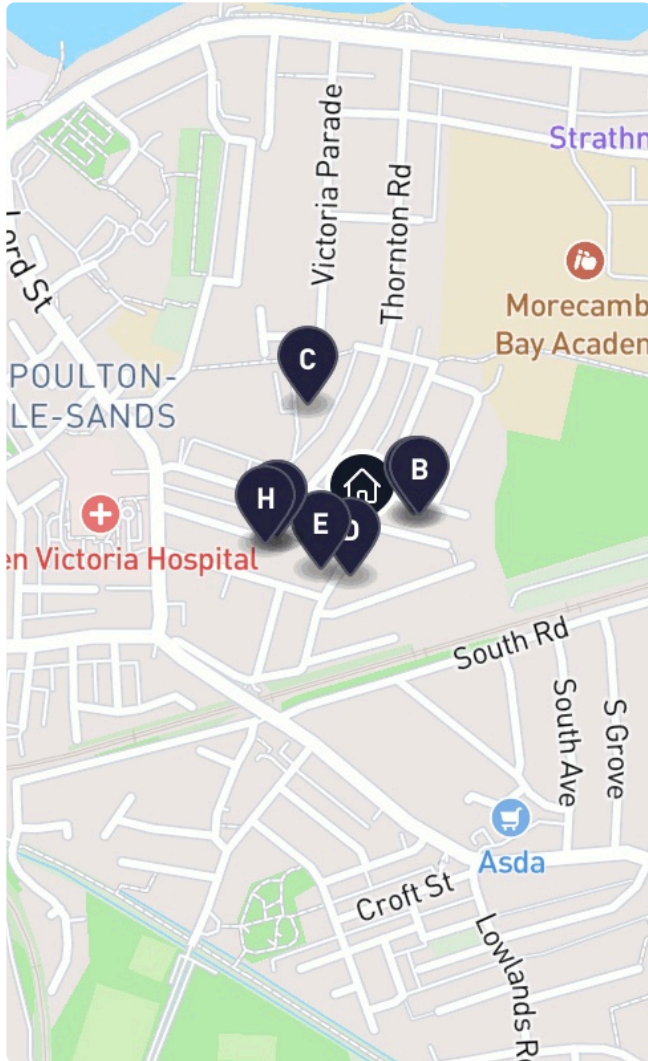
- D** Morecambe Rail Station
0.64 mi • Train station

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

- F** Blackpool International Airport
22 mi • Airport

- G** M6
3.39 mi • Motorway

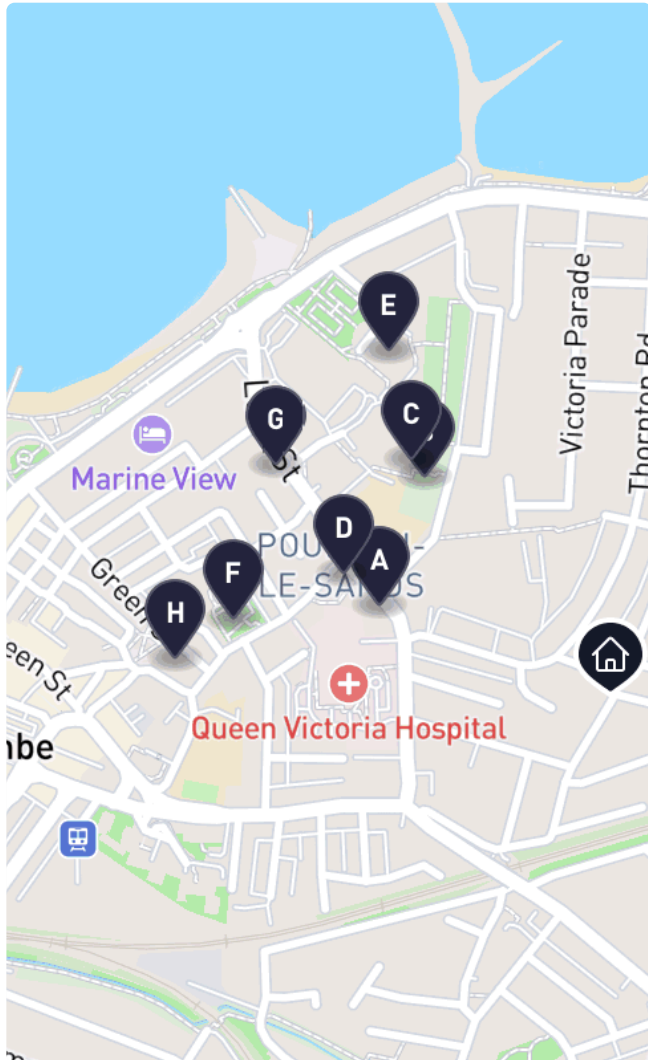
Nearby Planning



- | | |
|--|---|
| <p>A Arnside Lodge 1 Arnside Crescent Morecambe Lancashire LA4 5PP 210ft </p> <p>Part demolition of existing extension, erection of single storey link extension and conversion of first floor of 5 Derwent Avenue to self-contained flat to u...</p> <p>Approved Ref no. 23/00725/FUL 22-06-2023</p> | <p>E 32 Leyster Street Morecambe Lancashire LA4 5NF 335ft </p> <p>Proposed lawful development certificate for the demolition of a side bay window, detached garage and erection of an attached garage to side elevation</p> <p>Approved Ref no. 23/01200/PLDC 18-10-2023</p> |
| <p>B 1 Arnside Crescent Morecambe Lancashire LA4 5PP 230ft </p> <p>Erection of a 2 storey link extension to create additional accommodation for existing residential care home (C2)</p> <p>Approved Ref no. 18/01479/FUL 20-11-2018</p> | <p>F 11 Thornton Crescent Morecambe Lancashire LA4 5PY354ft </p> <p>Erection of a 6 metre deep, single storey rear extension with a maximum roof height of 3.34 metres and a maximum eaves heights of 2.9 metres</p> <p>Refused Ref no. 24/00888/PAH 13-08-2024</p> |
| <p>C 9A Birketts Place Morecambe Lancashire LA4 5PX 325ft </p> <p>Installation of pitched roof incorporating new window on the gable end and installation of roller shutter to the front elevation</p> <p>Approved Ref no. 25/00897/FUL 18-08-2025</p> | <p>G 11 Thornton Crescent Morecambe Lancashire LA4 5PY354ft </p> <p>Erection of single storey side extension</p> <p>Approved Ref no. 24/00890/FUL 13-08-2024</p> |
| <p>D 19 Leyster Street Morecambe Lancashire LA4 5NF 328ft </p> <p>Conversion of existing garage into habitable room including raised roof</p> <p>Approved Ref no. 18/00703/FUL 05-06-2018</p> | <p>H 12 Thornton Crescent Morecambe Lancashire LA4 5PY 400ft </p> <p>Erection of a single storey rear extension</p> <p>Approved Ref no. 20/00177/FUL 17-02-2020</p> |

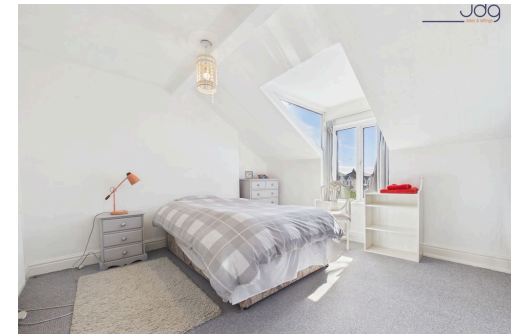
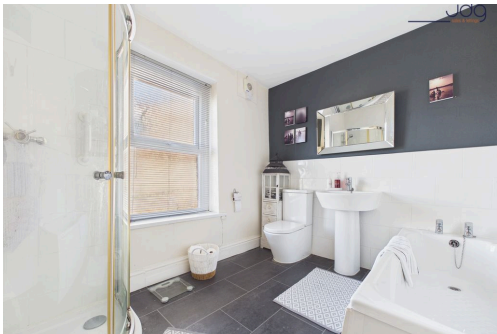
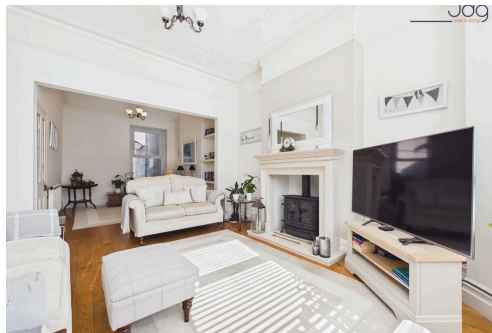
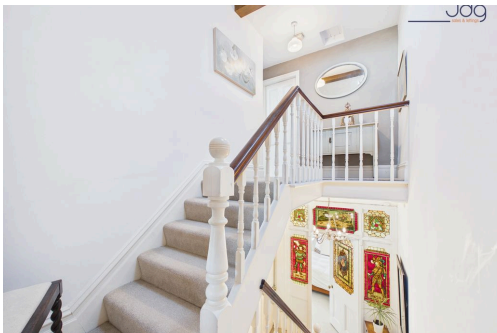


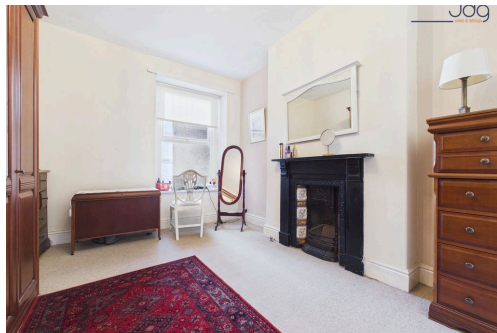
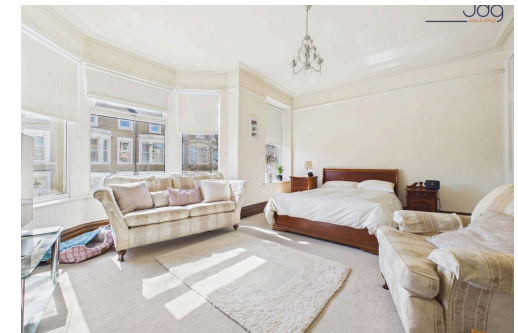
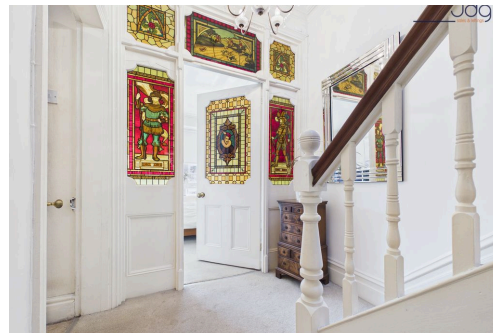
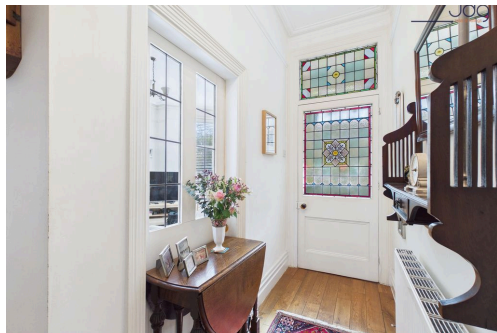
Nearby Listed Buildings



A	<p>Grade II - Listed building 814ft </p> <p>PARK FARMHOUSE</p> <p>29/12/50 List entry no: 1209485</p>	E	<p>Grade II - Listed building 1293ft </p> <p>TOWN HALL</p> <p>08/11/01 List entry no: 1389539</p>
B	<p>Grade II - Listed building 879ft </p> <p>PARISH CHURCH OF THE HOLY TRINITY</p> <p>06/04/79 List entry no: 1207210</p>	F	<p>Grade II - Listed building 1306ft </p> <p>POULTON HALL ARCHWAY</p> <p>06/04/79 List entry no: 1209004</p>
C	<p>Grade II - Listed building 955ft </p> <p>WALL ENCLOSING CHURCHYARD AT PARISH CHURCH OF THE HOLY TRINITY</p> <p>06/04/79 List entry no: 1292918</p>	G	<p>Grade II - Listed building 1325ft </p> <p>THE MORECAMBE PUBLIC HOUSE</p> <p>20/01/93 List entry no: 1279834</p>
D	<p>Grade II - Listed building 958ft </p> <p>4, POULTON SQUARE</p> <p>13/10/03 List entry no: 1390683</p>	H	<p>Grade II - Listed building 1506ft </p> <p>ART AND TECHNICAL SCHOOL</p> <p>23/08/05 List entry no: 1391508</p>





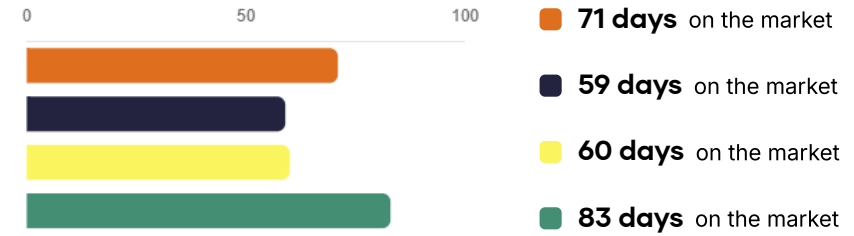




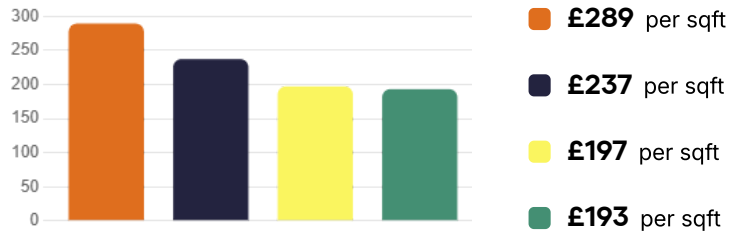
Average house price changes in the last year (Lancaster)

	Apr '25	Jul '25	Oct '25	Jan '26	Mar '26
Detached	£445k	£445k	£465k	£455k	£455k
Semi-Detached	£250k	£250k	£260k	£255k	£255k
Terraced	£198k	£199k	£207k	£203k	£203k
Flats/Maisonettes	£155k	£156k	£161k	£158k	£158k

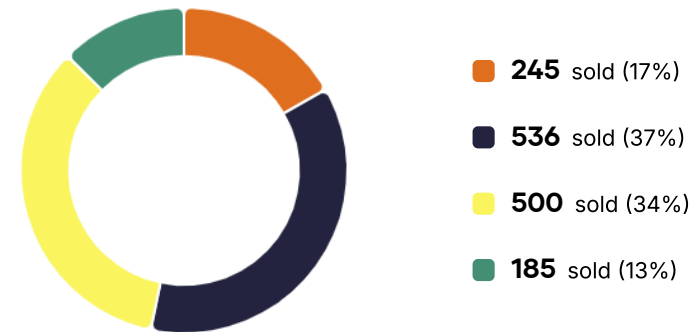
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



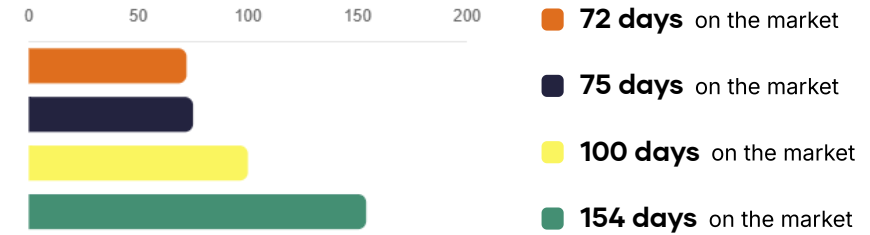
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



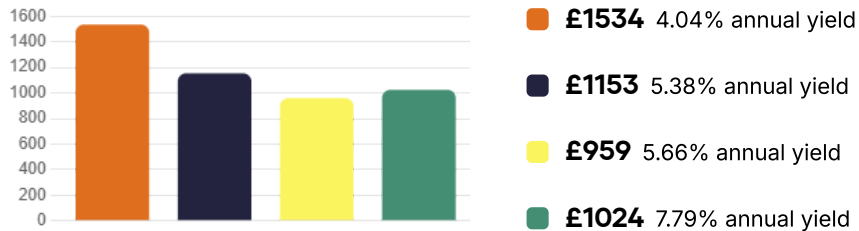
Average rental price changes in the last 12 months (Lancaster)

	Apr 25	Jul 25	Oct 25	Jan 26	Mar 26
Detached	£3600	£1280	£1406	£1212	
Semi-Detached	£1095	£1136	£1044	£1129	£1143
Terraced	£884	£860	£970	£894	£829
Flats/Maisonettes	£761	£837	£715	£818	£858

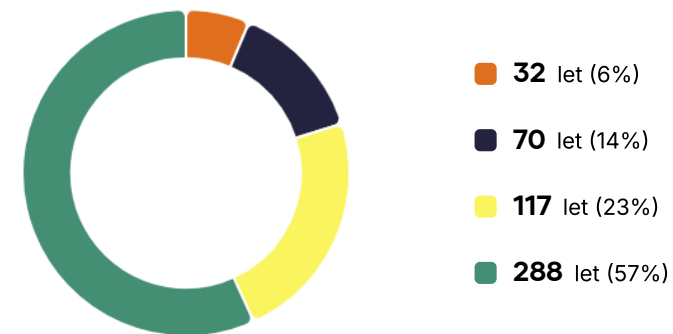
Average time on the rental market (Lancaster)



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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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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