



Buyers Report

17 Lichfield Avenue, Morecambe, LA4 6EA

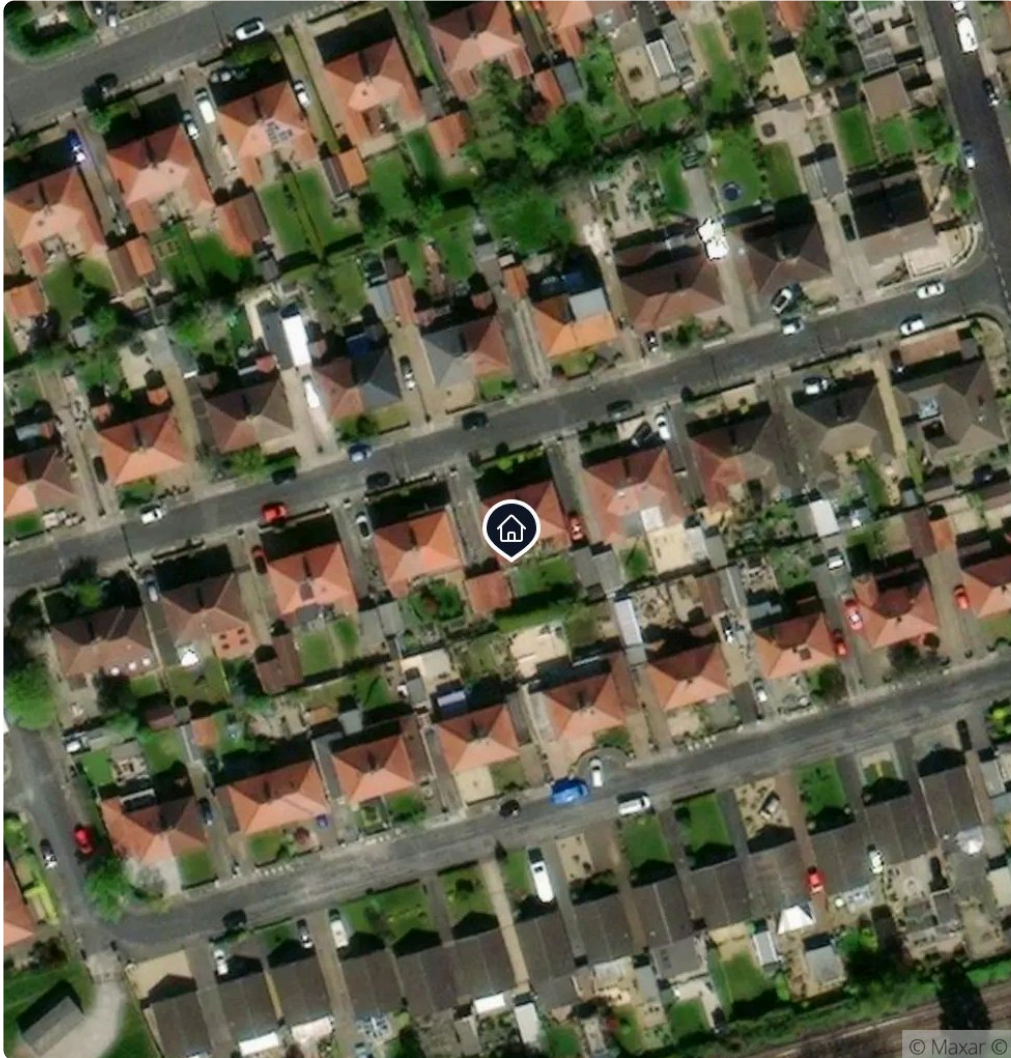
1st April 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:





This three-bedroom semi-detached home has been renovated over the past five years and is ready to move into. The ground floor includes an entrance vestibule, hallway, bay-fronted living room, and an opened-up dining area flowing into the kitchen, creating a sociable layout. The kitchen has been improved, with a utility room and WC added to the rear. Upstairs offers two double bedrooms, a third suitable as a nursery or office, and a modern bathroom fitted in 2021. Outside, there is a well-kept rear garden with patio, lawn and planted borders, along with a detached garage/store.

Located in sought-after Bare, the home retains original leaded windows and benefits from gas central heating, a boiler installed in 2021 (with remaining warranty), and an EPC rating of E.

Key Property Information



Estimated market value **£295,000**

Number of bedrooms **3 bedrooms**

Floor area **1,033ft²**

Number of bathrooms **1 bathroom**


Plot size **0.06 acres**

Property type **Semi-Detached**

Title number **LA752173**

Year built **1930-1949**

Tenure

 **EPC** Valid to 11/05/2031

 **Council tax**

Lease type **Freehold**

Efficiency rating (current) **53 E**

Tax band **Band C**

Efficiency rating (potential) **83 B**

Estimated cost **£2,140 per year**

Enviro impact (current) **45 E**

Local authority **Lancaster**

Enviro impact (potential) **79 C**

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	Good

Broadband coverage

Basic broadband	7mb
Superfast broadband	66mb
Ultrafast broadband	1000mb
Overall broadband	1000mb

Outdoor space

Garden direction (est) **South**

Flood risk

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



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 Academy Good
 0.27mi • Secondary
- B Great Wood Primary School Good
 0.32mi • Primary
- C St Mary's Catholic Primary School, Morecambe Good
 0.37mi • Primary
- D Lancaster Road Primary School Good
 0.40mi • Primary
- E Morecambe Bay Community Primary School Good
 0.74mi • Nursery
- F Morecambe Road School Good
 0.95mi • Special
- G Morecambe And Heysham Grosvenor Park Primary School Good
 1.17mi • Nursery
- H Bay Leadership Academy Good
 1.57mi • Secondary
- I Lancaster Ryelands Primary School Good
 1.57mi • Nursery
- J The Loyne Specialist School Outstanding
 1.67mi • Special



- A** Beulah Avenue
0.15 mi • Bus stop or station

- B** Greatwood School, Beaufort Road
0.24 mi • Bus stop or station

- C** Greatwood Cps, Beaufort Road
0.25 mi • Bus stop or station

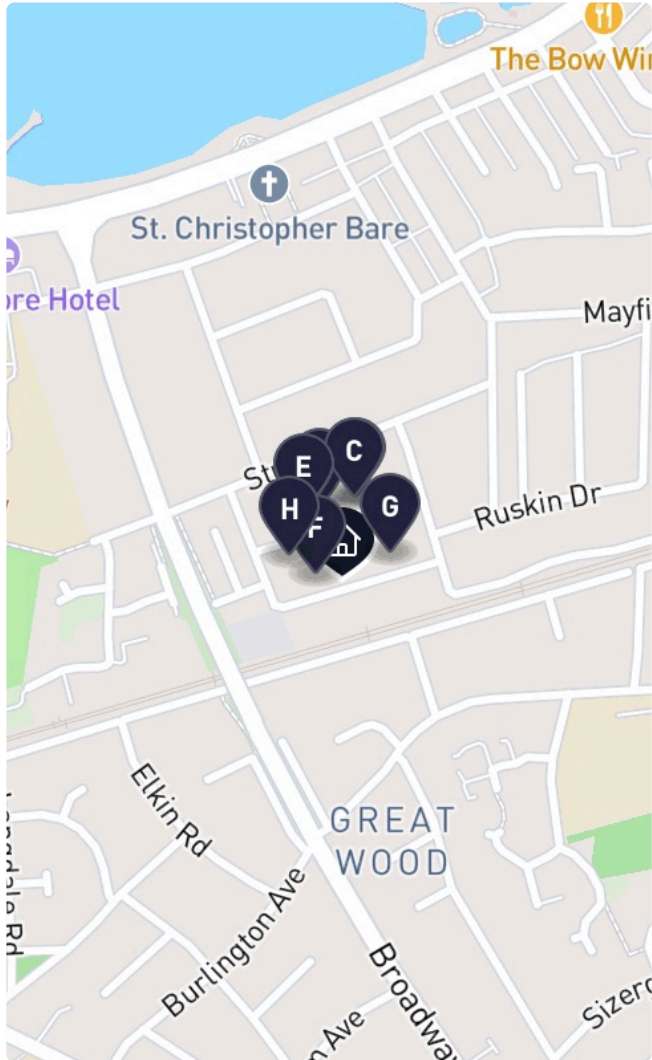
- D** Bare Lane Rail Station
0.35 mi • Train station

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

- F** Blackpool International Airport
22 mi • Airport

- G** M6
2.97 mi • Motorway

Nearby Planning

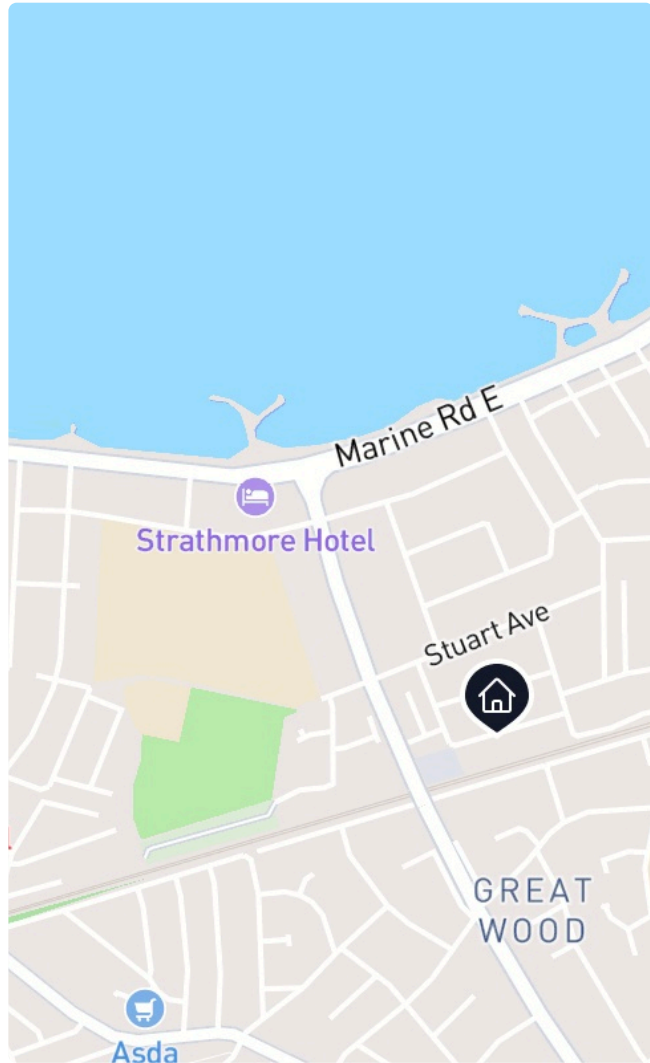


- A** 16 Lichfield Avenue Morecambe Lancashire LA4 6EA 125ft
- Existing lawful development certificate for the retention of a single storey rear extension
- Approved Ref no. 19/01171/ELDC 18-10-2019
-
- B** 24 Lichfield Avenue Morecambe Lancashire LA4 6EA 144ft
- Proposed Lawful Development Certificate for the construction of a hip to gable extension, construction of a dormer extension to the rear elevation and...
- Approved Ref no. 20/00239/PLDC 03-03-2020
-
- C** 24 Lichfield Avenue Morecambe Lancashire LA4 6EA 144ft
- Erection of a 4.35 metre deep, single storey rear extension with a maximum roof height of 3.20 metres and a maximum eaves heights of 2.90 metres
- Approved Ref no. 22/01255/PAH 10-10-2022
-
- D** 12 Lichfield Avenue Morecambe Lancashire LA4 6EA 154ft
- Proposed lawful development certificate for alterations to the ground floor and a single storey rear extension
- Approved Ref no. 19/00051/PLDC 14-01-2019

- E** 12 Lichfield Avenue Morecambe Lancashire LA4 6EA 154ft
- Proposed lawful development certificate for the erection of a single storey rear extension
- Approved Ref no. 21/00786/PLDC 21-06-2021
-
- F** 10 Wakefield Avenue Morecambe Lancashire LA4 6DY 161ft
- Erection of a single storey side and rear extension
- Approved Ref no. 20/00589/FUL 16-06-2020
-
- G** 28 Wakefield Avenue Morecambe Lancashire LA4 6DY 177ft
- Proposed Lawful Development Certificate for the construction of a hip to gable extension and a dormer extension to the rear elevation
- Approved Ref no. 23/00442/PLDC 17-04-2023
-
- H** 5 Lichfield Avenue Morecambe Lancashire LA4 6EA 194ft
- Retrospective application for the retention of a wooden playhouse to rear
- Approved Ref no. 19/01208/FUL 04-10-2019

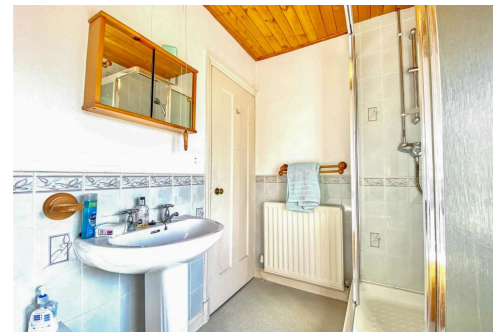


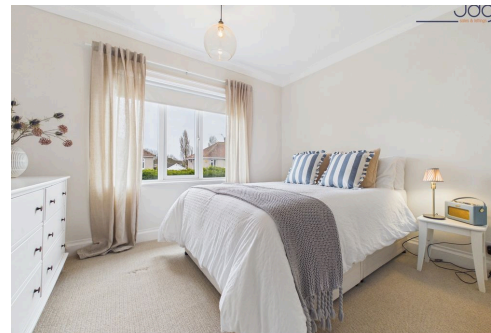
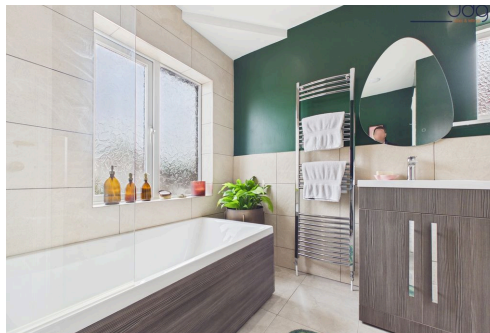
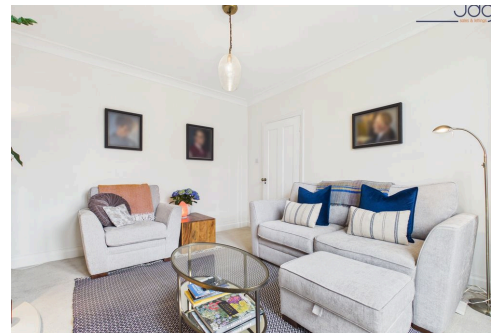
Nearby Listed Buildings



- | | | | |
|-----------------|--|-----------------|---|
| <p>A</p> | <p>Grade II - Listed building 1818ft
 BARE HALL
 30/07/74 List entry no: 1279829</p> | <p>E</p> | <p>Grade II - Listed building 2890ft
 PARISH CHURCH OF THE HOLY TRINITY
 06/04/79 List entry no: 1207210</p> |
| <p>B</p> | <p>Grade II - Listed building 1923ft
 PAIR OF GATE PIERS EAST OF BARE HALL
 30/07/74 List entry no: 1207207</p> | <p>F</p> | <p>Grade II - Listed building 2940ft
 WALL ENCLOSING CHURCHYARD AT PARISH CHURCH OF THE HOLY TRINITY
 06/04/79 List entry no: 1292918</p> |
| <p>C</p> | <p>Grade II - Listed building 1969ft
 CRAIG CONVALESCENT HOME FOR CHILDREN
 06/04/79 List entry no: 1207211</p> | <p>G</p> | <p>Grade II - Listed building 3045ft
 PARK FARMHOUSE
 29/12/50 List entry no: 1209485</p> |
| <p>D</p> | <p>Grade II - Listed building 2064ft
 LODGE TO CRAIG CONVALESCENT HOME FOR CHILDREN
 06/04/79 List entry no: 1208916</p> | <p>H</p> | <p>Grade II - Listed building 3077ft
 TOWN HALL
 08/11/01 List entry no: 1389539</p> |







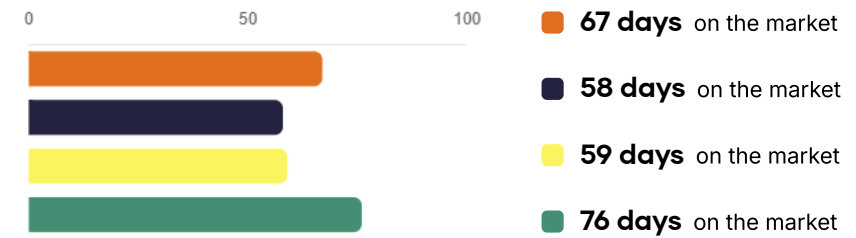




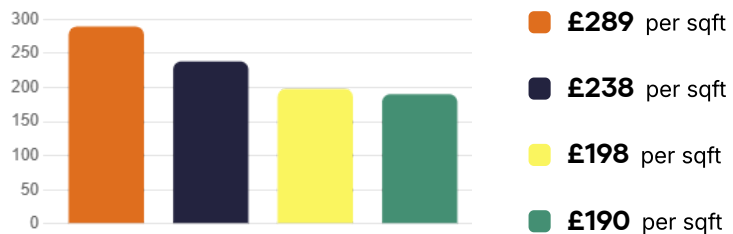
Average house price changes in the last year (Lancaster)

	Apr '25	Jul '25	Oct '25	Jan '26	Mar 26
Detached	£435k	£435k	£455k	£455k	£455k
Semi-Detached	£243k	£244k	£255k	£255k	£255k
Terraced	£194k	£195k	£203k	£204k	£204k
Flats/Maisonettes	£150k	£150k	£157k	£157k	£157k

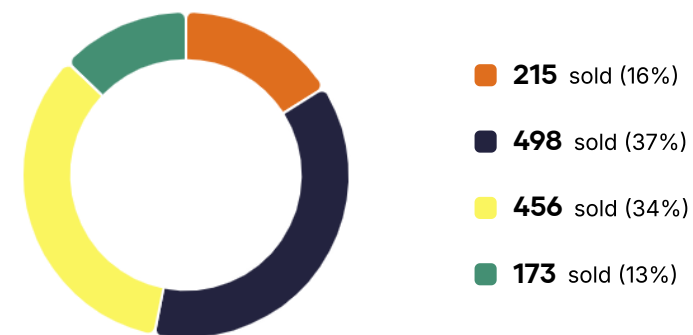
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



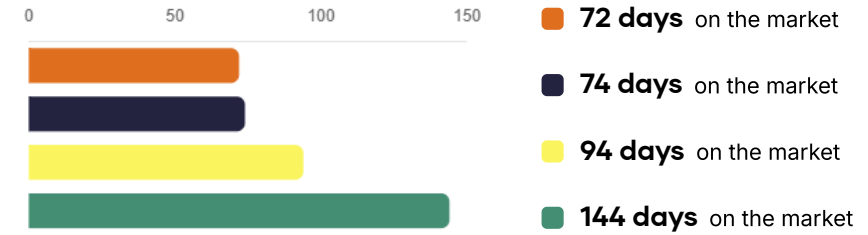
■ Detached
 ■ Semi-Detached
 ■ Terraced
 ■ Flats/Maisonettes



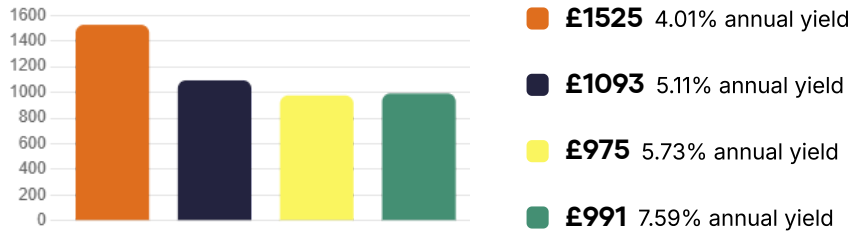
Average rental price changes in the last 12 months (Lancaster)

	Apr 25	Jul 25	Oct 25	Jan 26	Mar 26
Detached	£3600	£1280	£1406	£1212	
Semi-Detached	£1095	£1136	£1044	£1129	£1145
Terraced	£884	£860	£970	£894	£829
Flats/Maisonettes	£761	£837	£715	£818	£862

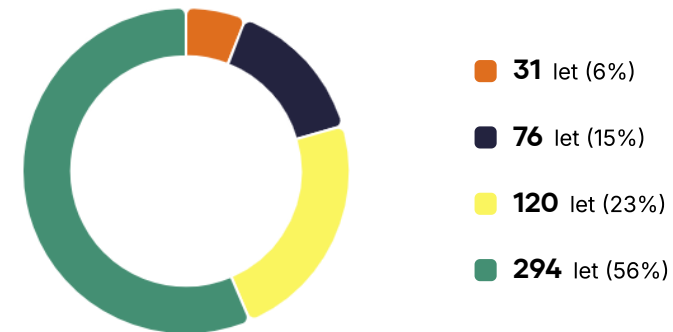
Average time on the rental market (Lancaster)



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

Contact Us

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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