

## Buyers Report

Flat 22, Empress Court, 403 Marine Road East, Morecambe, LA4 5AN

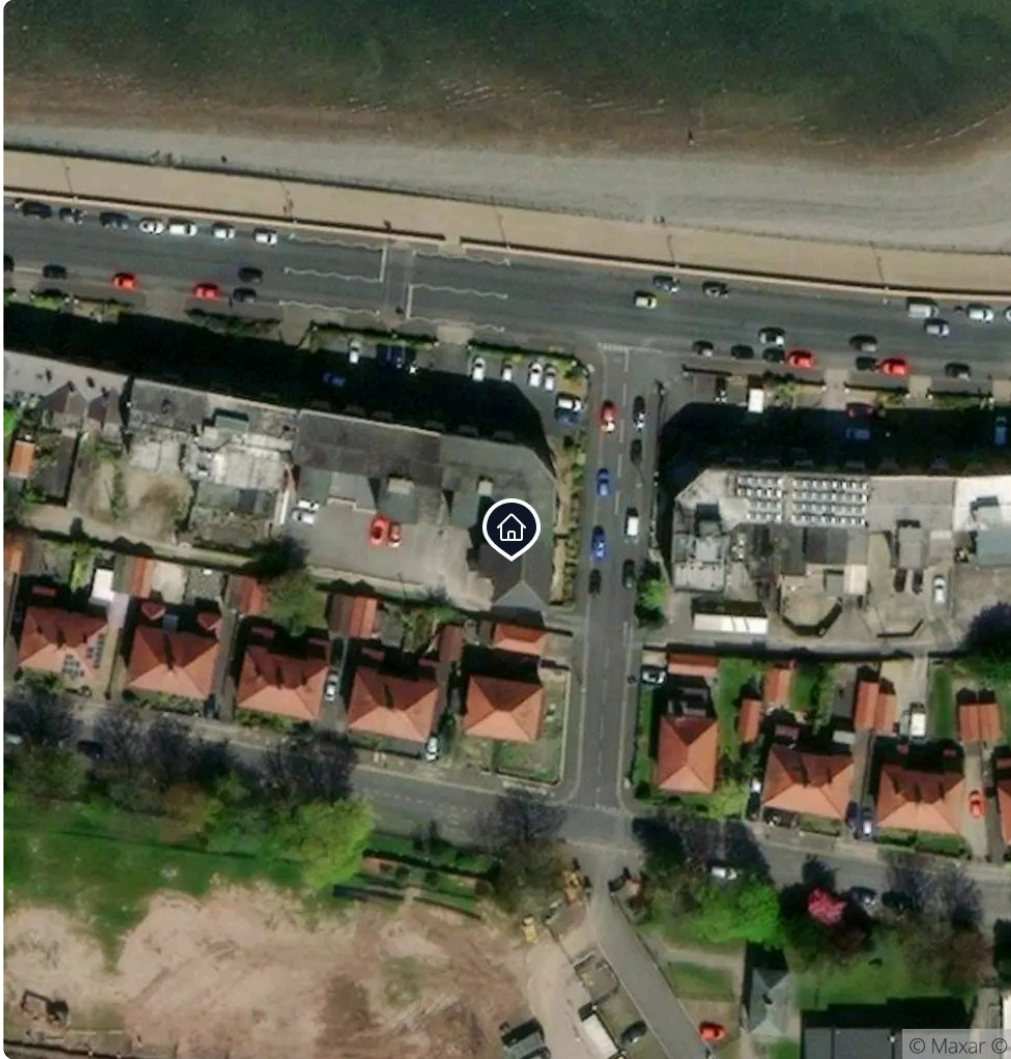
1st June 2026



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Data you can rely on:





Positioned on Morecambe Promenade, Empress Court enjoys uninterrupted views across Morecambe Bay towards the Lakeland Hills. The location combines stunning coastal scenery with excellent convenience, offering regular bus services, easy access to Morecambe town centre, and the independent shops, cafés and amenities of nearby Bare Village. The Promenade remains a popular spot for walking, cycling and enjoying the seafront throughout the year.

Located on the second floor with lift access, this spacious two-bedroom apartment boasts impressive semi-panoramic bay views from the generous living room, where a large bay window with stained glass detailing fills the space with natural light. The kitchen offers ample storage and workspace and houses the Worcester combi boiler. Both bedrooms feature extensive fitted wardrobes, with the principal bedroom particularly spacious. The bathroom includes a well-maintained three-piece suite. While some areas may benefit from cosmetic updating, the apartm

## Key Property Information



Estimated market value **£205,000**

Number of bedrooms

**2 bedrooms**

Floor area

**764ft<sup>2</sup>**

Number of bathrooms

**1 bathroom**

Plot size

**0.17 acres**

Property type

**Flats/Maisonettes**

Price per ft<sup>2</sup>

**£268**

Year built

**1997**

Title number

**LA803930**

Title number

**LA779854**

### 📅 Market History

● Last Sold	May 2006	£185,000
● Sold	April 1997	£52,000

### 📅 Tenure

Lease type	<b>Leasehold</b>
Lease term	<b>999y 8m</b>
Lease remaining	<b>969y 11m</b>
Lease end date	<b>Sep 2995</b>

### 💡 EPC

No EPC available

### 🏠 Council tax

Tax band	<b>Band C</b>
Estimated cost	<b>£2,225 per year</b>
Local authority	<b>Lancaster</b>

### 🔌 Utilities

Mains gas	<b>Unknown</b>
Wind turbines	<b>Unknown</b>
Solar panels	<b>Unknown</b>
Mains fuel type	<b>Unknown</b>
Water	<b>Unknown</b>

### 🏗️ Build

Ask your agent for details

## Key Property Information



### Mobile coverage

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

### Broadband coverage

Basic broadband	<b>13mb</b>
Superfast broadband	<b>76mb</b>
Ultrafast broadband	<b>N/A</b>
Overall broadband	<b>76mb</b>

### Flood risk

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

### Parking

**Private**



### 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  
 0.10mi • Secondary
- B St Mary's Catholic Primary School, Morecambe Good  
 0.24mi • Primary
- C Poulton-Le-Sands Church Of England Primary School Good  
 0.32mi • Primary
- D Lancaster Road Primary School Good  
 0.53mi • Primary
- E Morecambe Bay Community Primary School Good  
 0.54mi • Nursery
- F Morecambe Road School Good  
 1.27mi • Special
- G Bay Leadership Academy Good  
 1.47mi • Secondary
- H Morecambe And Heysham Grosvenor Park Primary School Good  
 1.49mi • Nursery
- I Morecambe And Heysham Sandylands Community Primary School Good  
 1.73mi • Nursery
- J The Loyne Specialist School Outstanding  
 2.02mi • Special



- A** High School, Dallam Avenue  
0.03 mi • Bus stop or station

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- B** Broadway, Marine Road East  
0.09 mi • Bus stop or station

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- C** Thornton Road  
0.10 mi • Bus stop or station

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

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

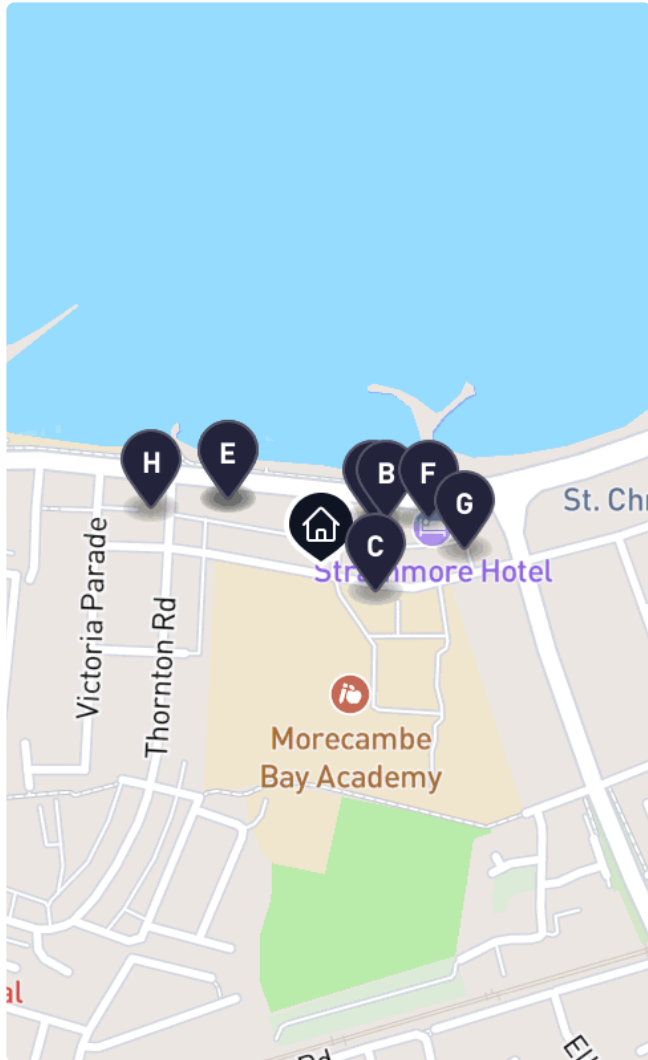
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- F** Blackpool International Airport  
22 mi • Airport

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- G** M6  
3.28 mi • Motorway

## Nearby Planning



**A** Promenade Music 404 Marine Road East Morecambe 177ft  
Lancashire LA4 5AR

Construction of an entrance canopy with first floor balcony and patio doors above to front elevation

Refused Ref no. 20/01162/FUL 02-11-2020

**B** Flat 1 Farringford Court 405 Marine Road East 223ft  
Morecambe Lancashire LA4 5AR

Construction of a replacement balcony to the rear

Approved Ref no. 22/00331/FUL 04-04-2022

**C** Morecambe Bay Academy Dallam Avenue Morecambe 312ft  
Lancashire LA4 5BG

Erection of single storey plant room

Approved Ref no. 21/01103/FUL 26-10-2021

**D** 397 Marine Road East Morecambe Lancashire LA4 335ft  
5AN

Erection of a single storey rear extension, rear conservatory and construction of a balcony over existing basement garage to the rear

Approved Ref no. 17/01484/FUL 27-11-2017

**E** 397 Marine Road East Morecambe Lancashire LA4 335ft  
5AN

Construction of a second floor balcony to the front elevation

Withdrawn Ref no. 21/01176/FUL 06-10-2021

**F** Strathmore Hotel Marine Road East Morecambe 367ft  
Lancashire LA4 5AP

Outline application for demolition of existing hotel and erection of a 7-storey building for use as an aparthotel (access, appearance, scale, and layout)

Refused Ref no. 24/01313/OUT 09-06-2025

**G** 1 Dallam Avenue Morecambe Lancashire LA4 5BB 502ft

Erection of a single storey rear and side extension

Approved Ref no. 19/00751/FUL 20-06-2019

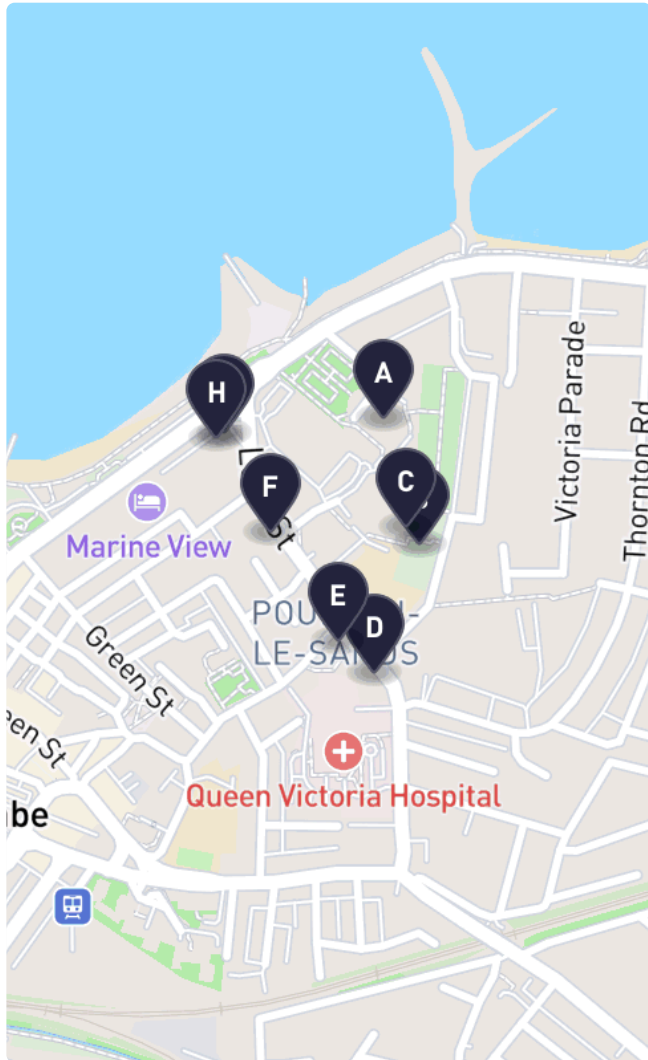
**H** The Sands Care Home 390 Marine Road East 594ft  
Morecambe Lancashire LA4 5AN

Erection of a single storey rear extension to create additional accommodation and extension of existing refuse store

Approved Ref no. 19/00238/FUL 11-03-2019



## Nearby Listed Buildings



**A** Grade II - Listed building 1473ft

Town Hall

08/11/01 List entry no: 1389539

**B** Grade II - Listed building 1519ft

PARISH CHURCH OF THE HOLY TRINITY

06/04/79 List entry no: 1207210

**C** Grade II - Listed building 1529ft

WALL ENCLOSING CHURCHYARD AT PARISH CHURCH OF THE HOLY TRINITY

06/04/79 List entry no: 1292918

**D** Grade II - Listed building 1903ft

PARK FARMHOUSE

29/12/50 List entry no: 1209485

**E** Grade II - Listed building 1932ft

4, POULTON SQUARE

13/10/03 List entry no: 1390683

**F** Grade II - Listed building 1965ft

THE MORECAMBE PUBLIC HOUSE

20/01/93 List entry no: 1279834

**G** Grade II - Listed building 2024ft

CUMBRIA

06/04/79 List entry no: 1355047

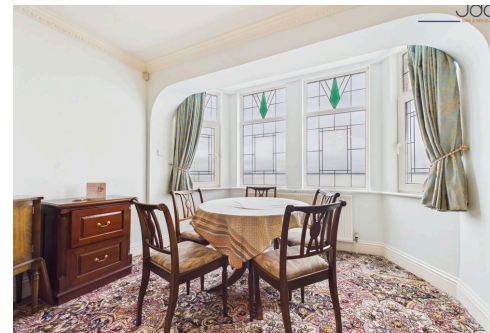
**H** Grade II - Listed building 2057ft

342, MARINE ROAD CENTRAL

06/04/79 List entry no: 1207222



Property Images

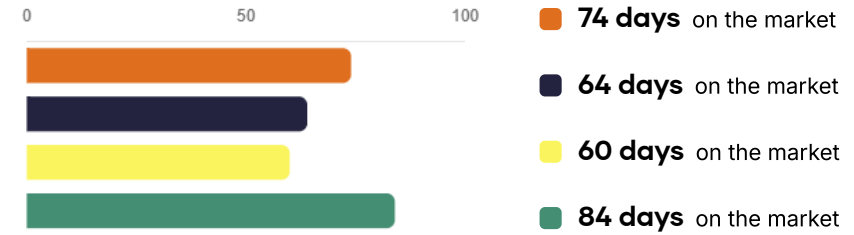




Average house price changes in the last year (Lancaster)

	Jun '25	Sep '25	Dec '25	Mar '26	May 26
<b>Detached</b>	£450k	£465k	£460k	£460k	£460k
<b>Semi-Detached</b>	£250k	£260k	£255k	£255k	£255k
<b>Terraced</b>	£200k	£207k	£203k	£204k	£204k
<b>Flats/Maisonettes</b>	£157k	£162k	£159k	£159k	£159k

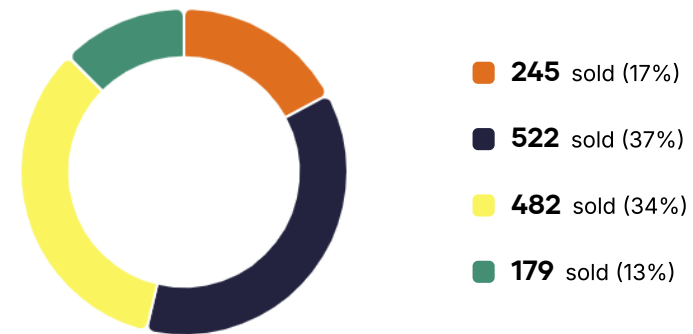
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



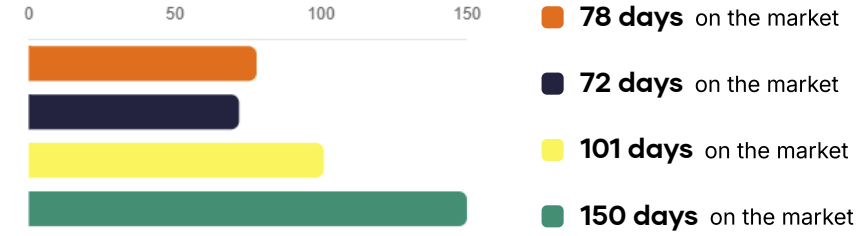
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



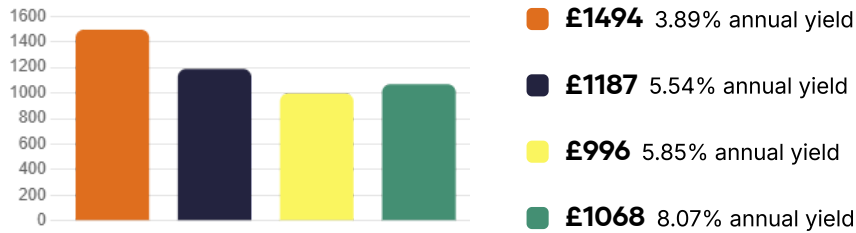
Average rental price changes in the last 12 months (Lancaster)

	Jun 25	Sep 25	Dec 25	Mar 26	May 26
Detached	£1350	£1407	£1162	£1770	£1350
Semi-Detached	£1183	£1045	£1042	£1143	£1127
Terraced	£854	£844	£973	£827	£1084
Flats/Maisonettes	£818	£774	£781	£857	£861

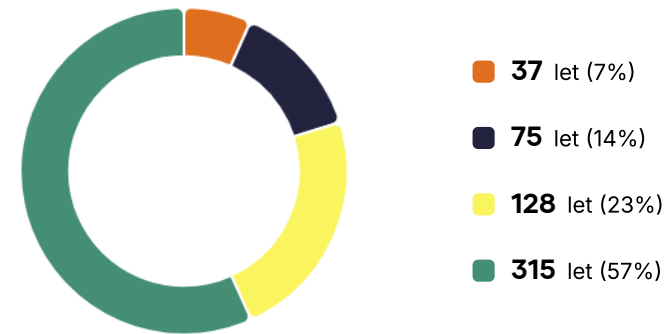
Average time on the rental market (Lancaster)



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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Email **sales@jdg.co.uk**

Phone **01524 843322**

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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