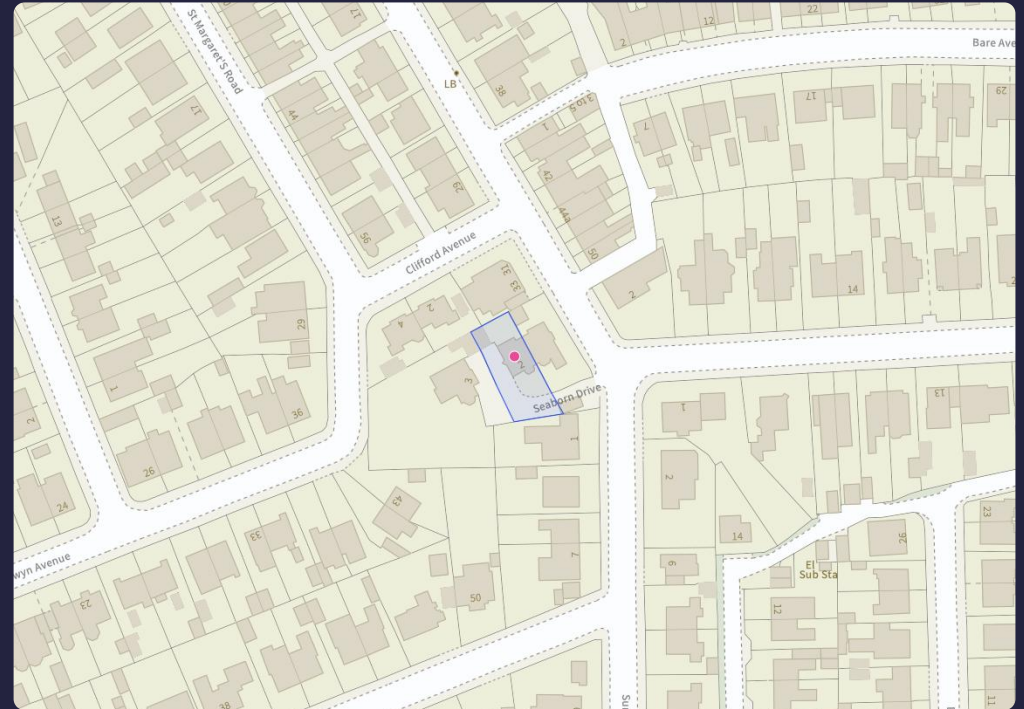




Property Report

2 Seaborn Drive, Morecambe, LA4 6ET

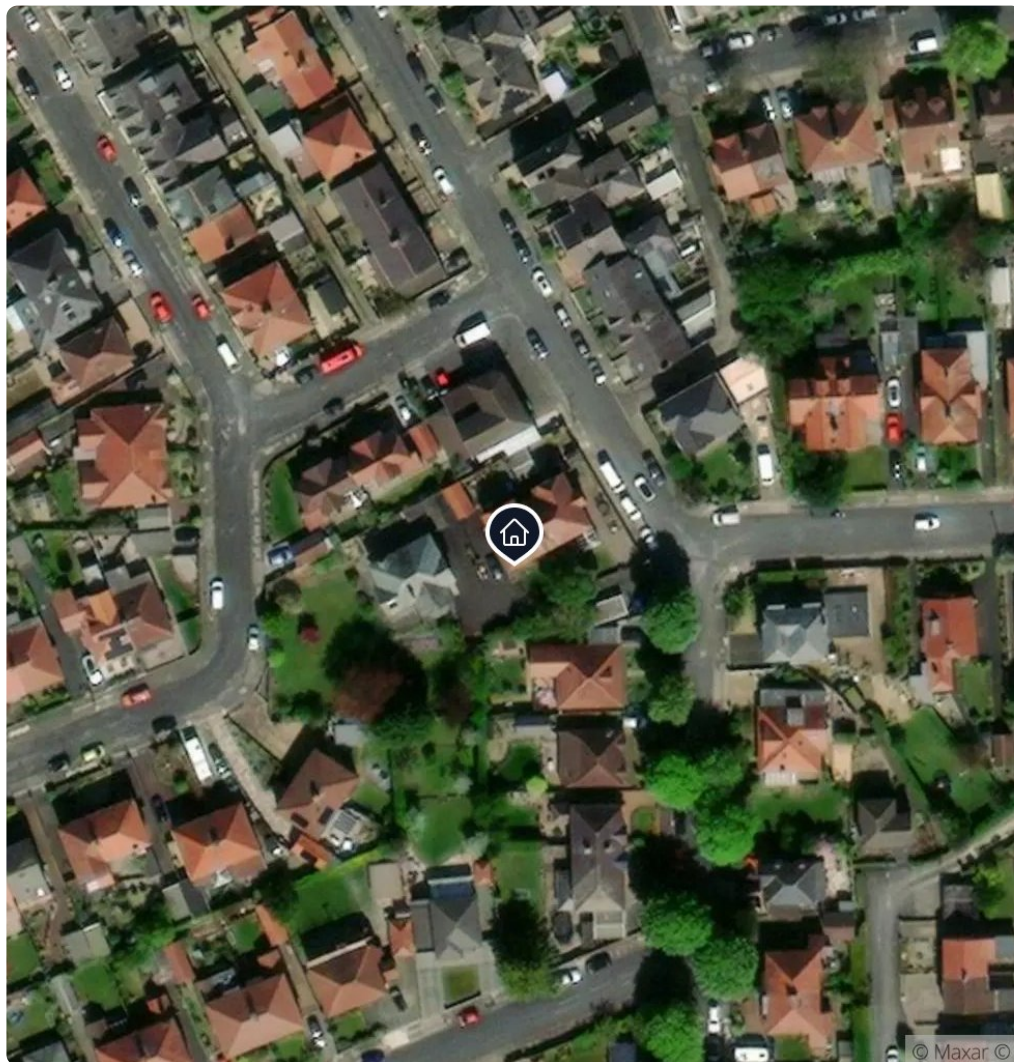
13th August 2026



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Location

Seaborn Drive enjoys a tucked-away position in sought-after Bare, close to Morecambe Bay, the promenade, Princess Crescent and Bare Lane railway station. Set on a small private road serving just three properties, it offers a quieter setting while remaining convenient for local amenities and schools.

Property Information

Extending to approximately 1,690 sq. ft., this substantial semi-detached home offers five bedrooms and two reception rooms over several levels. The main floor includes a spacious bay-fronted lounge, second reception room with stove-style fireplace, modern kitchen diner and WC.

Four bedrooms, a family bathroom and separate WC occupy the next floor, while the top floor provides a fifth double bedroom with its own bathroom. There is also a cellar, driveway parking, detached garage and low-maintenance rear garden. Recent redecoration and new carpets enhance the well-presented interior.

Key Property Information



Estimated market value	£330,000	Number of bedrooms	5 bedrooms	Floor area	1,679ft ²
Annual rental yield	4.36%	Number of bathrooms	2 bathrooms	Plot size	0.1 acres
		Property type	Semi-Detached	Price per ft ²	£196
		Year built	1900-1929	Title number	LA847366

Tenure		EPC Valid to 02/03/2035		Council tax	
Lease type	Freehold	Efficiency rating (current)	52 E	Tax band	Band D
		Efficiency rating (potential)	75 C	Estimated cost	£2,503 per year
		Enviro impact (current)	43 E	Local authority	Lancaster
		Enviro impact (potential)	68 D		

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	 6mb
Superfast broadband	 88mb
Ultrafast broadband	 1800mb
Overall broadband	 1800mb

Outdoor space

Garden direction (est) South

Air traffic noise

No registered disturbance from air traffic noise

Tree preservation orders

No registered tree preservation orders on this property.

Flood risk

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

Parking

Off road parking Yes (AI predicted)



 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

0 found 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.

0 found 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.

0 found 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.

0 found 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.



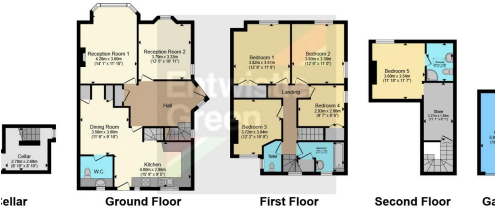
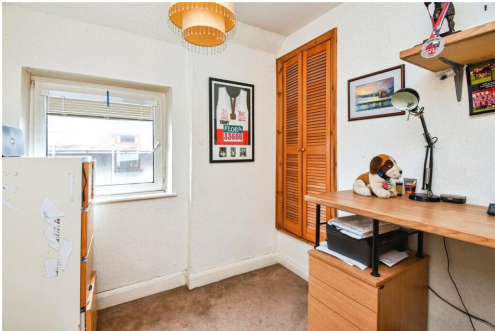
A	Morecambe Bay Academy 0.33mi • Secondary	Good
B	Great Wood Primary School 0.34mi • Primary	Good
C	St Mary's Catholic Primary School, Morecambe 0.49mi • Primary	Good
D	Lancaster Road Primary School 0.57mi • Primary	Good
E	Morecambe Bay Community Primary School 0.85mi • Nursery	Good
F	Morecambe Road School 1.04mi • Special	Good
G	Morecambe And Heysham Grosvenor Park Primary School 1.27mi • Nursery	Good
H	Lancaster Ryelands Primary School 1.61mi • Nursery	Good
I	Beaumont College - A Salutem/Ambito College 1.70mi • Special	Good
J	Bay Leadership Academy 1.72mi • Secondary	Good

Local Transport



- A** St Margarets Road
0.15 mi • Bus stop or station
- B** Beach Street
0.19 mi • Bus stop or station
- C** Princes Crescent, Marine Road East
0.19 mi • Bus stop or station
- D** Bare Lane Rail Station
0.29 mi • Train station
- E** Morecambe Rail Station
1.19 mi • Train station
- F** Blackpool International Airport
22 mi • Airport
- G** M6
2.90 mi • Motorway





Area 190.9 m² (2,055 sq.ft.) approx.
This is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and should not be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement must rely upon its own inspection(s). Powered by www.floorplan.com

















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Ground Floor

First Floor

Approximate total area*
1000 sq ft
1000 sq ft
1000 sq ft

*Including kitchen and bathroom

Property report — 13 August 2026 — 2 Seaborn Drive, Morecambe, LA4 6ET

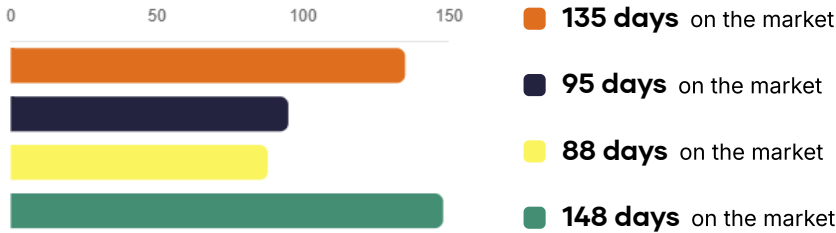
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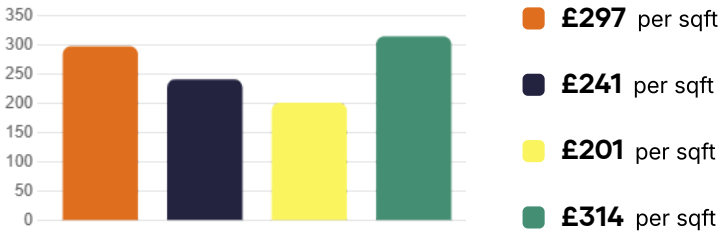
Average house price changes in the last year (Lancaster)

	Aug '25	Nov '25	Feb '26	May '26	Jul 26
Detached	£470k	£485k	£455k	£460k	£460k
Semi-Detached	£265k	£270k	£255k	£255k	£255k
Terraced	£209k	£214k	£203k	£203k	£204k
Flats/Maisonettes	£165k	£169k	£159k	£159k	£159k

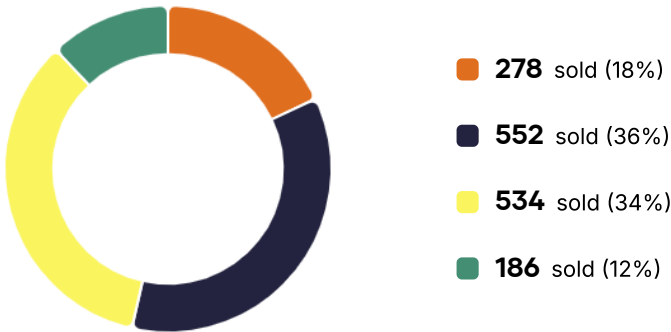
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



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



Detached Semi-Detached Terraced Flats/Maisonettes



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!



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	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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