

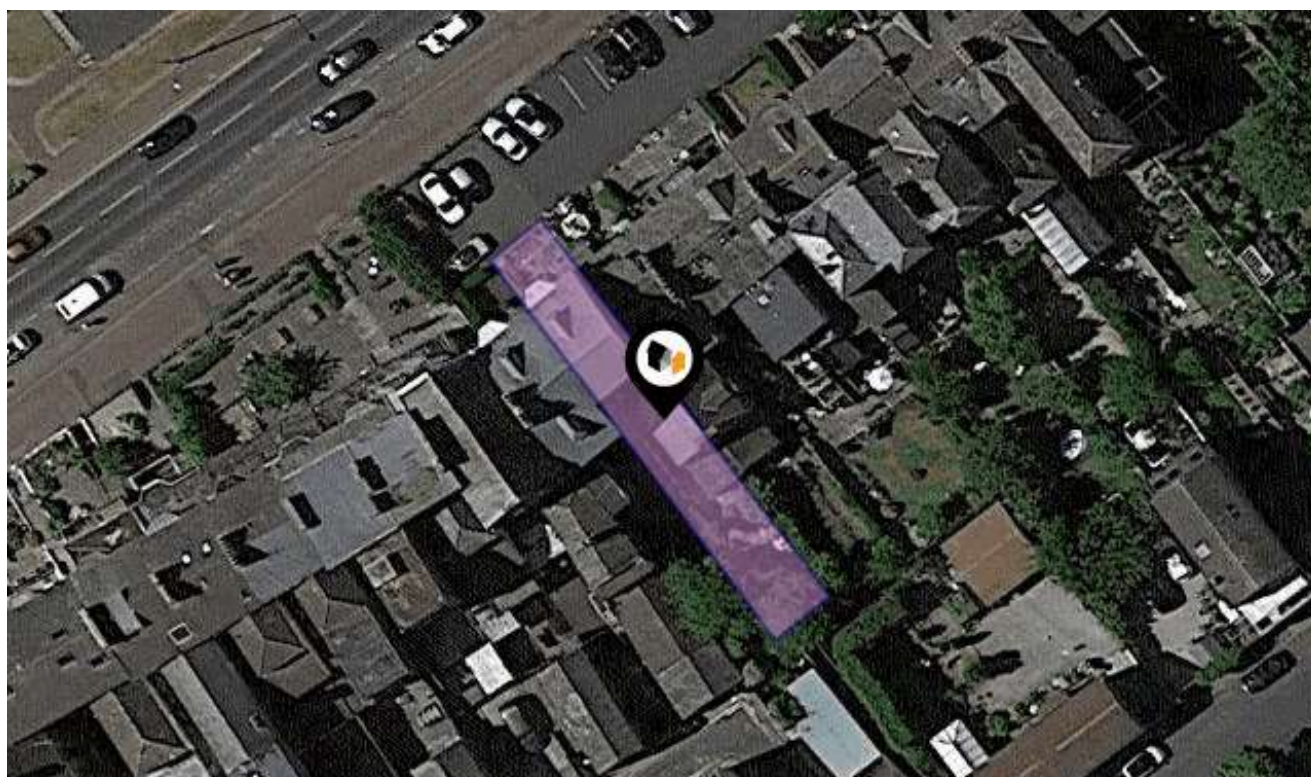


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th September 2023



MARINE ROAD CENTRAL, MORECAMBE, LA4

Asking Price : £450,000

JDG Estate Agents

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Where is Marine Road Central?

Welcome to Marine Road Central or as it is more commonly known, Morecambe Promenade. To live here is to take in the stunning changing uninterrupted views across Morecambe Bay to the Lake District every day.

Positioned between the Life Boat Station and the Town Hall this is a lovely stretch of the Prom and is a popular spot for people to come and take a stroll.

All that Morecambe has to offer is right on your doorstep from the attractions and pubs on the seafront to the shops and services around the Arndale centre. A little further along we find the larger Morrisons & Aldi supermarkets with Morecambe Station also in the vicinity.

The Overview

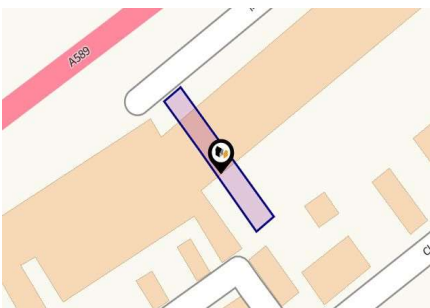
This charming four-story period terrace home boasts a picturesque location overlooking the serene Morecambe Bay. Nestled just a bit away from the promenade, it offers the convenience of two private allocated parking spaces at the front, a rare and coveted feature for homes in this area.

Originally designed as four separate dwellings, the property is currently configured with a self-contained ground-floor apartment and a top-floor maisonette. Two additional flats occupy the second and third floors, each with separate access to bathrooms, enhancing privacy and flexibility. While the property does require modernization and updating, it presents an exciting opportunity for renovation enthusiasts. With previous plans in place to restore it to a single, grand residence, the potential for transformation is immense.

This period terrace home combines historical charm with the allure of a prime location, making it a unique canvas for those seeking to craft their dream coastal retreat overlooking the stunning Morecambe Bay. You even get a charming lawned rear garden to escape to as well.

Key Information

- Uninterrupted views of Morecambe Bay
- Unique location set back from the Promenade
- Period features throughout the home
- Rear access from the ground floor
- Previous plans made to return to one house
- Large reception rooms with views
- Back garden with lawn & flower beds with access to the rear
- All four apartments have an EPC rating of C
- Tax Bands: A, A, B, B
- Freehold included



Property

Type:	Terraced	Last Sold £/ft ² :	£118
Bedrooms:	7	Asking Price:	£450,000
Floor Area:	3,164 ft ² / 293 m ²	Tenure:	Freehold
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,395		
Title Number:	LA645655		
UPRN:	100012626451		

Local Area

Local Authority:	Lancashire
Conservation Area:	Morecambe, Lancaster
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **334, Marine Road Central, Morecambe, LA4 5AB**

Reference - 23/00438/LB

Decision: Decided

Date: 06th June 2023

Description:

Listed building application for the demolition of existing lean-to, erection of single storey rear extension, replacement of existing windows to first/second floor front elevation, installation of rooflight to the rear, repointing works, masonry repairs, replacement of rainwater goods and internal alterations including works to partition walls, creation of new openings, new stud wall and removal of doors/WC/kitchenette

Reference - 23/00437/FUL

Decision: Decided

Date: 06th June 2023

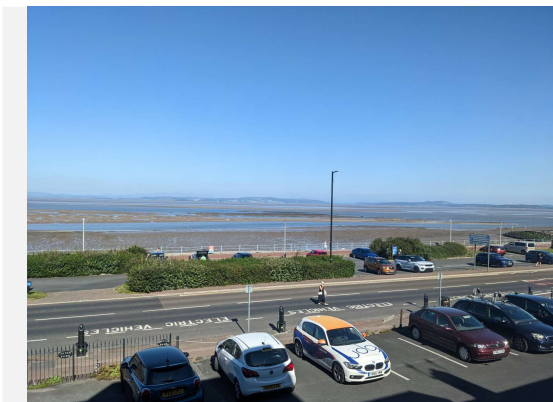
Description:

Reconfiguration and conversion of 4 flats to one dwelling, demolition of existing lean-to, erection of single storey rear extension, replacement of existing windows to first/second floor front elevation and installation of rooflight to the rear

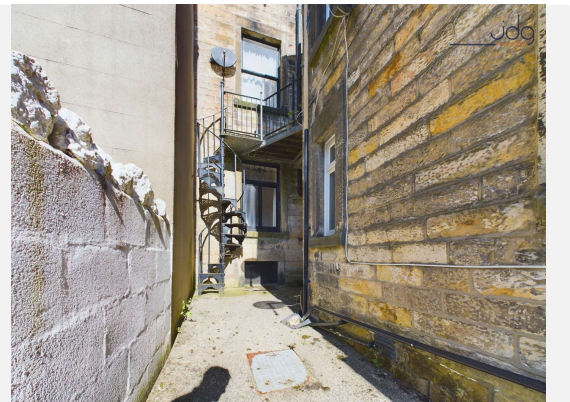
Gallery Photos



Gallery Photos



Gallery Photos



MARINE ROAD CENTRAL, MORECAMBE, LA4



Property

EPC - Certificate



334 Marine Road Central, LA4

Energy rating

C

Valid until 17.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

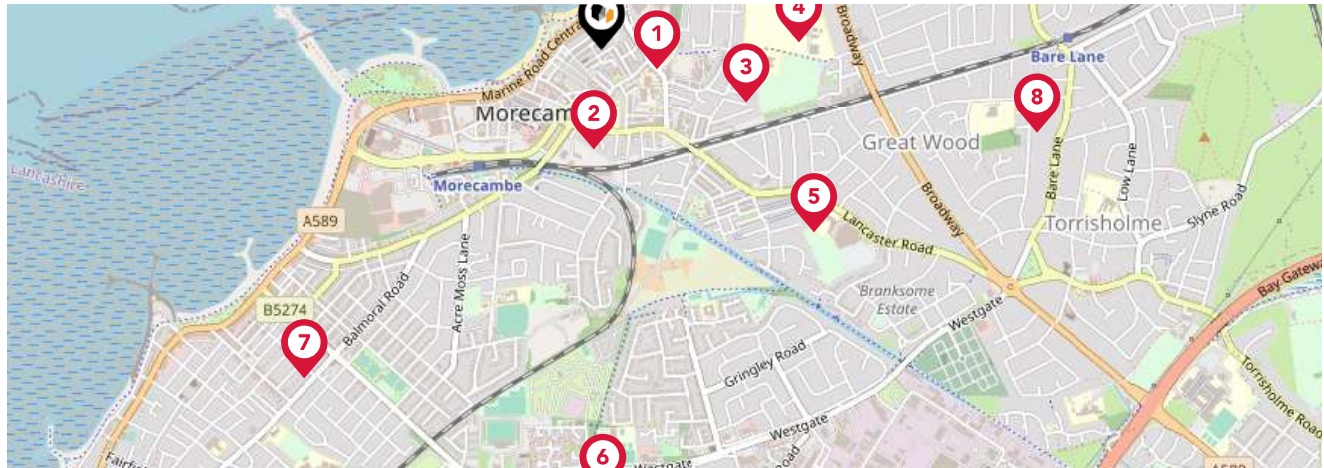
EPC - Additional Data



Additional EPC Data

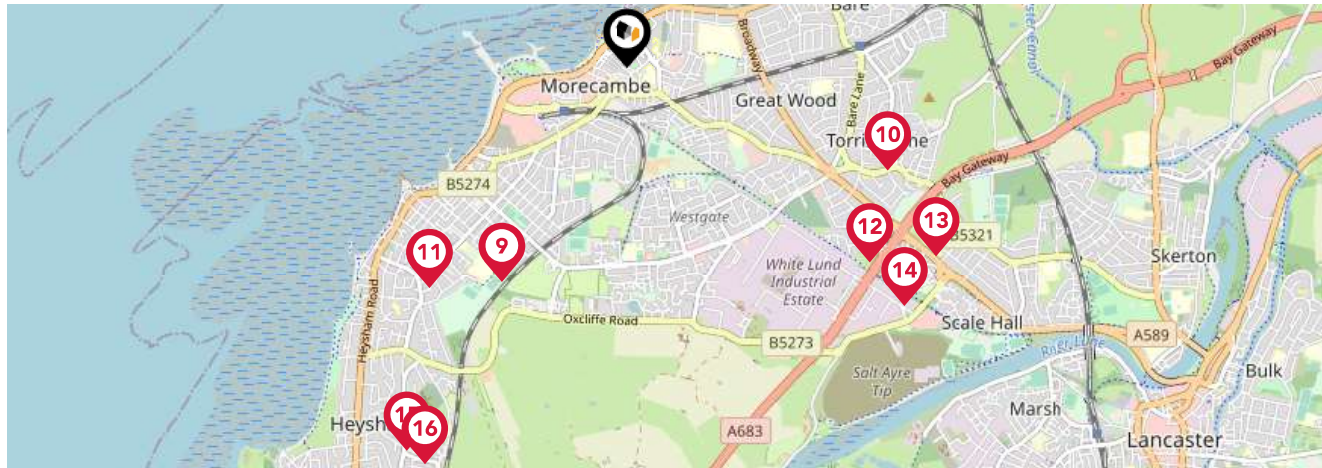
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	76 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Poulton-le-Sands Church of England Primary School Ofsted Rating: Good Pupils: 179 Distance:0.14	☐	☒	☐	☐	☐
2	Morecambe Bay Community Primary School Ofsted Rating: Good Pupils: 311 Distance:0.23	☐	☒	☐	☐	☐
3	St Mary's Catholic Primary School, Morecambe Ofsted Rating: Good Pupils: 174 Distance:0.36	☐	☒	☐	☐	☐
4	Morecambe Bay Academy Ofsted Rating: Inadequate Pupils: 1151 Distance:0.46	☐	☐	☒	☐	☐
5	Lancaster Road Primary School Ofsted Rating: Good Pupils: 536 Distance:0.65	☐	☒	☐	☐	☐
6	Morecambe and Heysham Westgate Primary School Ofsted Rating: Good Pupils: 602 Distance:1.02	☐	☒	☐	☐	☐
7	West End Primary School Ofsted Rating: Good Pupils: 190 Distance:1.02	☐	☒	☐	☐	☐
8	Great Wood Primary School Ofsted Rating: Good Pupils: 412 Distance:1.03	☐	☒	☐	☐	☐

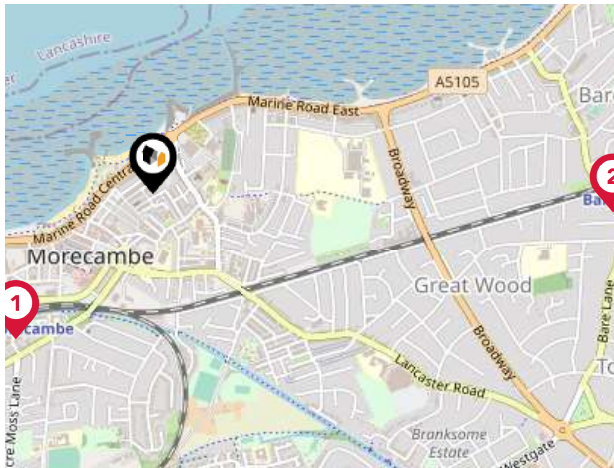
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bay Leadership Academy Ofsted Rating: Inadequate Pupils: 689 Distance:1.14	☐	☐	☒	☐	☐
	Morecambe and Heysham Torrisholme Community Primary School Ofsted Rating: Outstanding Pupils: 411 Distance:1.3	☐	☒	☐	☐	☐
	Morecambe and Heysham Sandylands Community Primary School Ofsted Rating: Good Pupils: 446 Distance:1.36	☐	☒	☐	☐	☐
	Morecambe Road School Ofsted Rating: Good Pupils: 158 Distance:1.44	☐	☒	☒	☐	☐
	Lancaster and Morecambe College Ofsted Rating: Good Pupils:0 Distance:1.67	☐	☐	☒	☐	☐
	Morecambe and Heysham Grosvenor Park Primary School Ofsted Rating: Good Pupils: 317 Distance:1.69	☐	☒	☐	☐	☐
	Mossgate Primary School Ofsted Rating: Good Pupils: 210 Distance:2.04	☐	☒	☐	☐	☐
	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 199 Distance:2.06	☐	☒	☐	☐	☐

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Morecambe Rail Station	0.46 miles
2	Bare Lane Rail Station	1.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	3.68 miles
2	M6 J33	7.1 miles
3	M6 J35	5.79 miles
4	A601(M) J35A	6.34 miles
5	M6 J36	12.59 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	21.83 miles
2	Liverpool John Lennon Airport	51.01 miles
3	Manchester Airport	54.96 miles
4	Leeds Bradford International Airport	50.92 miles

Area

Transport (Local)



Bus Stops/Stations

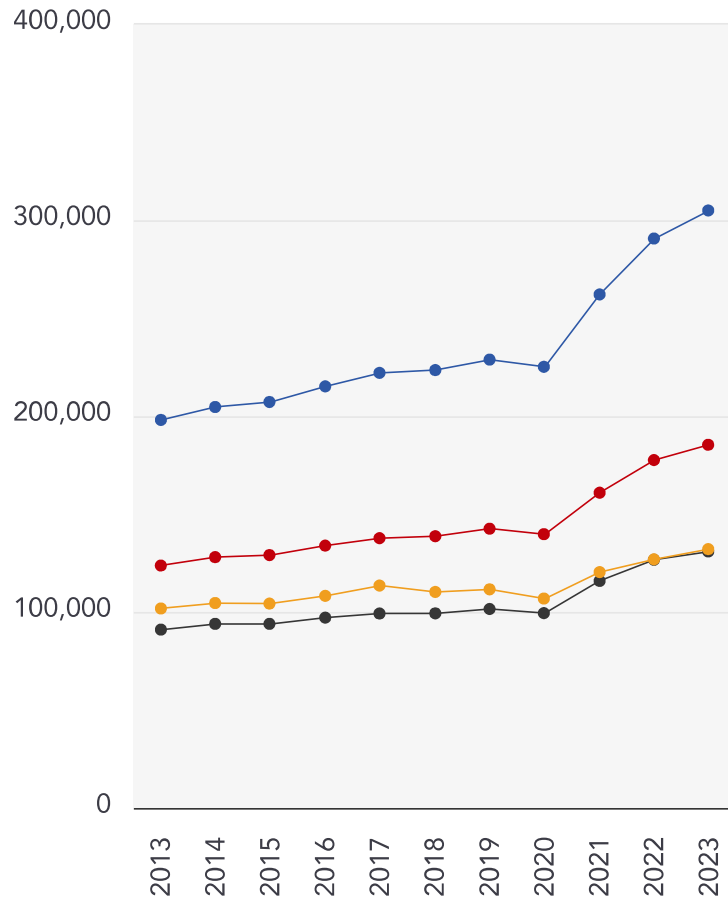
Pin	Name	Distance
1	Lord Street	0.05 miles
2	Lord Street	0.07 miles
3	Town Hall	0.11 miles
4	Town Hall	0.12 miles
5	Poulton Le Sands CEPS	0.13 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LA4



Detached

+53.96%

Semi-Detached

+49.78%

Flat

+29.72%

Terraced

+43.78%

Testimonial 1



I used JDG to sell my home and their service was exceptional from start to finish. Their customer service really stood out for me, as did their advice on getting my home ready to market. We had a buyer within a few short weeks of going on the market with them after only two viewings in eight months with a previous agent. Once I accepted the offer, I had a single point of contact in charge of progressing my sale who was always on hand and very friendly.

Testimonial 2



Recently bought a house through JDG. Am so happy with my new home and 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.

Testimonial 3



After being let down by another agent, I can't thank JDG Estate Agents enough. What an absolutely brilliant team! Everyone from Eleanor who showed me the home, to Michelle and Boots who provided much needed encouragement, to Cassie and Louisa who kept me in the loop and finally David who left me the keys. A big thank you!



/JDGEstateAgents



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/jdgestateagent



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JDG Estate Agents

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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