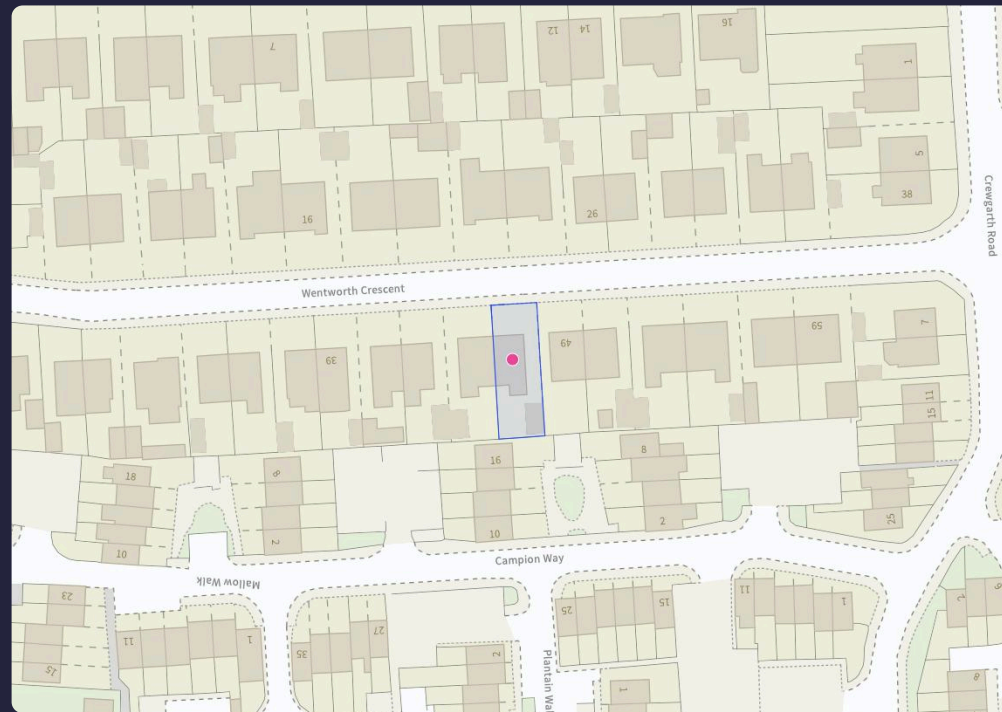




Buyers Report

47 Wentworth Crescent, Morecambe, LA3 3NX

28th August 2026



Winner of the UK's
Best Estate Agent

Data you can rely on:

HM Land
Registry



Ofsted

Ofcom

Office for
National Statistics

jdg
sales & lettings

Key Property Information



Estimated market value		£160,000	Number of bedrooms		2 bedrooms	Floor area		646ft ²
			Number of bathrooms		1 bathroom	Plot size		0.06 acres
			Property type		Semi-Detached	Price per ft ²		£247
			Year built (predicted)		1950-1982	Title number		LA687610
🏠 Tenure			💡 EPC			🏛️ Council tax		
Lease type		Freehold	No EPC available			Tax band		Band B
						Estimated cost		£1,947 per year
						Local authority		Lancaster
🔌 Utilities			🏠 Build					
Mains gas		Unknown	Ask your agent for details					
Wind turbines		Unknown						
Solar panels		Unknown						
Mains fuel type		Unknown						
Water		Unknown						

Key Property Information



📶 Mobile coverage EE coverage Good O2 coverage Okay Three coverage Okay Vodafone coverage Okay <td data-cs="2" data-kind="parent"> 📶 Broadband coverage Basic broadband 6mb Superfast broadband 80mb Ultrafast broadband 1800mb Overall broadband 1800mb </td>	📶 Broadband coverage Basic broadband 6mb Superfast broadband 80mb Ultrafast broadband 1800mb Overall broadband 1800mb
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 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

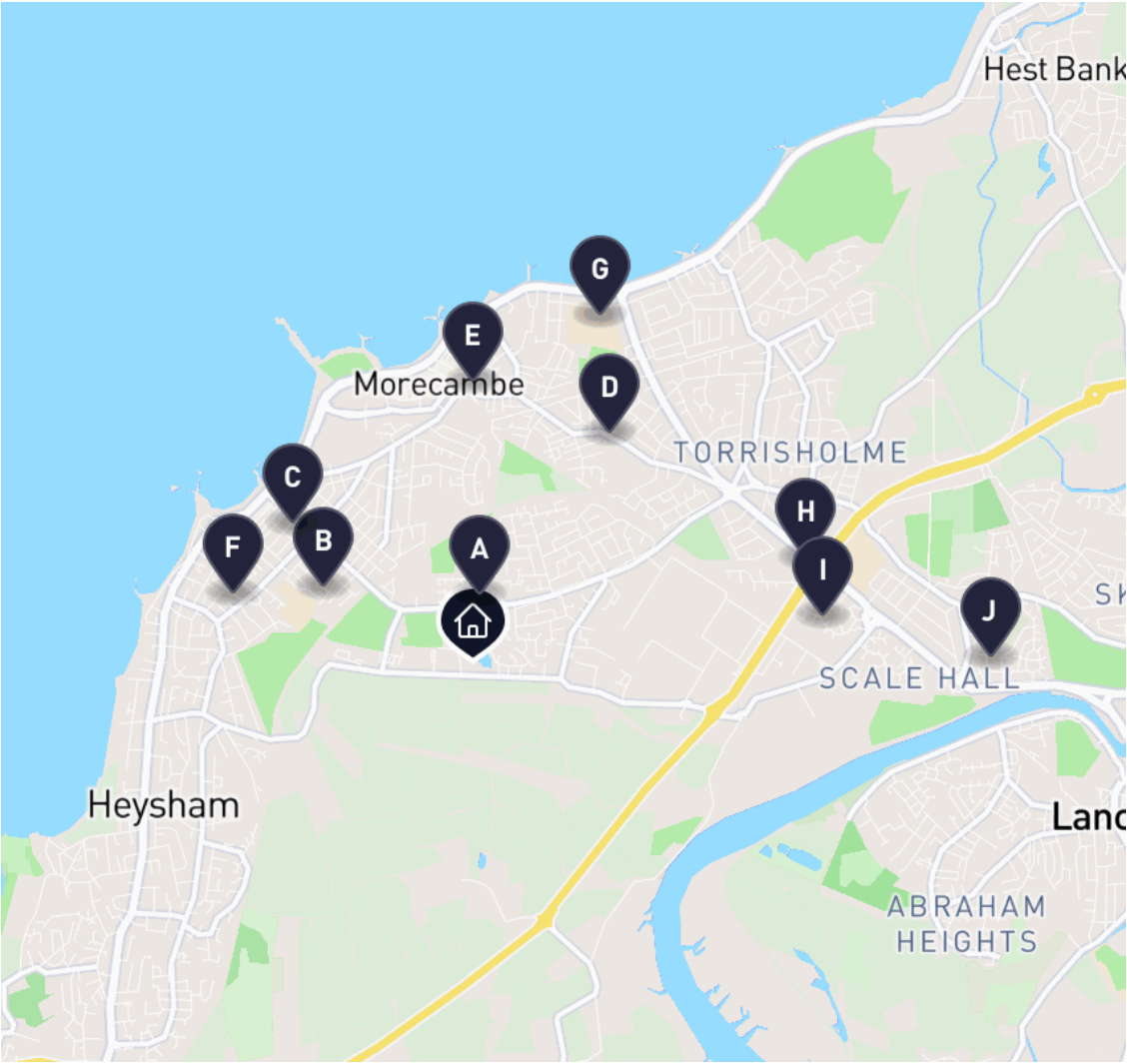
This property is not on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	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.



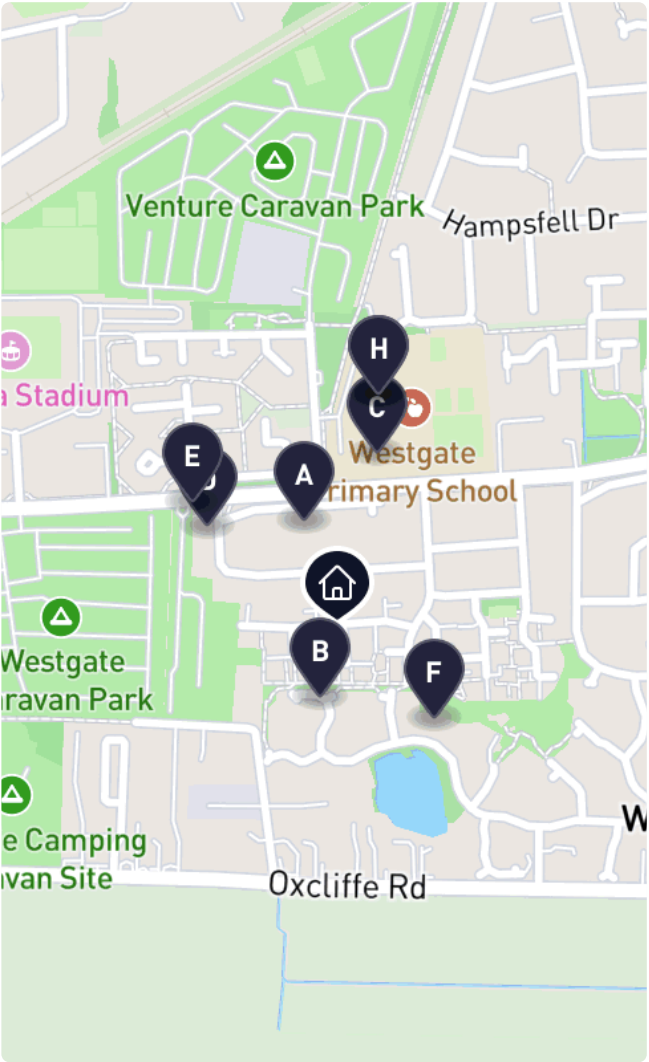
A	Morecambe And Heysham Westgate Primary School	0.09mi • Primary	Requires improvement
B	Bay Leadership Academy	0.57mi • Secondary	Good
C	West End Primary School	0.75mi • Primary	Good
D	Lancaster Road Primary School	0.85mi • Primary	Good
E	Morecambe Bay Community Primary School	0.88mi • Nursery	Good
F	Morecambe And Heysham Sandylands Community Primary School	0.89mi • Nursery	Good
G	Morecambe Bay Academy	1.22mi • Secondary	Good
H	Morecambe Road School	1.26mi • Special	Good
I	Morecambe And Heysham Grosvenor Park Primary School	1.30mi • Nursery	Good
J	The Loyne Specialist School	1.93mi • Special	Outstanding

Local Transport



- A** Westgate Primary School, Westgate
0.06 mi • Bus stop or station
- B** Fire Station, Westgate
0.16 mi • Bus stop or station
- C** Morecambe Fc, Westgate
0.24 mi • Bus stop or station
- D** Morecambe Rail Station
0.84 mi • Train station
- E** Bare Lane Rail Station
1.50 mi • Train station
- F** Blackpool International Airport
21 mi • Airport
- G** M6
3.78 mi • Motorway

Nearby Planning

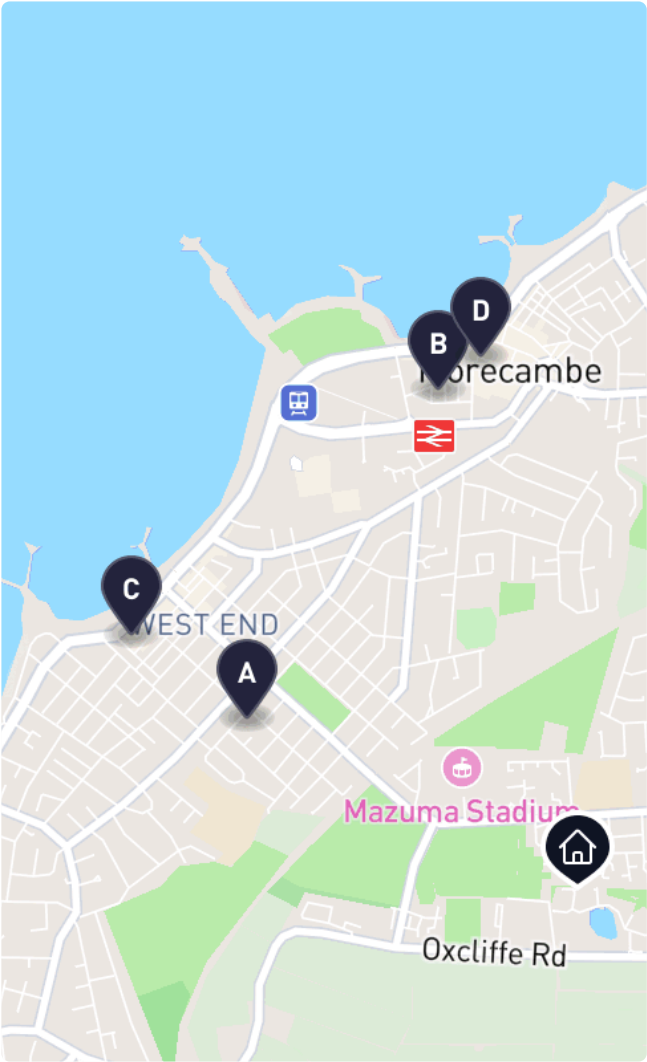


- A** 8 Prestbury Drive Morecambe Lancashire LA3 3NY 236ft
- Proposed lawful development certificate for the construction of a dormer extension to the rear elevation
- Approved Ref no. 19/01340/PLDC 23-10-2019
-
- B** 7 Chester Close Heaton With Oxcliffe Morecambe Lancashire LA3 3RF 413ft
- Proposed lawful development certificate for the erection of a single storey rear extension
- Approved Ref no. 21/00609/PLDC 12-05-2021
-
- C** Total Tots Nursery Langridge Way Morecambe Lancashire LA4 4XF 459ft
- Installation of replacement shutters and relocation of path
- Approved Ref no. 25/00363/FUL 24-04-2025
-
- D** 5 Wentworth Crescent Morecambe Lancashire LA3 3NZ 489ft
- Erection of a single storey side extension
- Approved Ref no. 26/00530/FUL 26-05-2026

- E** 1 Wentworth Crescent Morecambe Lancashire LA3 3NZ 568ft
- Erection of a detached outbuilding
- Approved Ref no. 23/00732/FUL 31-07-2023
-
- F** 34 Cathedral Drive Heaton With Oxcliffe Morecambe Lancashire LA3 3RE 587ft
- Demolition of existing conservatory and erection of a replacement single storey rear extension
- Approved Ref no. 21/00837/FUL 07-07-2021
-
- G** Westgate Primary School Langridge Way Morecambe Lancashire LA4 4XF 653ft
- Provision of Multi-use Games Area with 3 metre high ball stop fencing and gates
- Approved Ref no. 19/00203/CCC 20-02-2019
-
- H** WESTGATE PRIMARY SCHOOL, LANGRIDGE WAY, MORECAMBE 653ft
- PROVISION OF MULTI GAMES AREA WITH 3M HIGH BALL STOP FENCING AND GATES
- Approved Ref no. LCC/2019/0010 18-02-2019



Nearby Listed Buildings



A Grade II - Listed building 3461ft

MOSS HOUSE AND ATTACHED BARN

20/01/93 List entry no: 1207226

B Grade II - Listed building 4656ft

CHURCH OF ST LAWRENCE

06/04/79 List entry no: 1292956

C Grade II - Listed building 4823ft

TRINITY METHODIST CHURCH

20/01/93 List entry no: 1207225

D Grade II - Listed building 4869ft

BARCLAYS BANK

06/04/79 List entry no: 1279833

Grade II - Listed building 4951ft

MONA HOUSE

29/12/50 List entry no: 1279832

Grade II - Listed building 4984ft

ART AND TECHNICAL SCHOOL

23/08/05 List entry no: 1391508

Grade II - Listed building 5089ft

217, 219 AND 221, MARINE ROAD CENTRAL

06/04/79 List entry no: 1207218

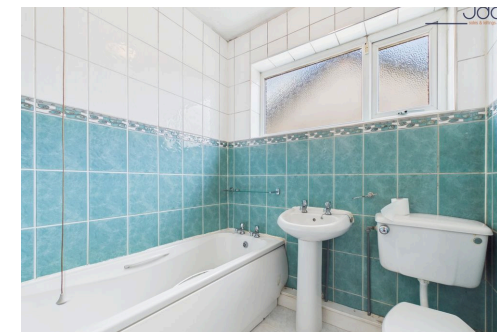
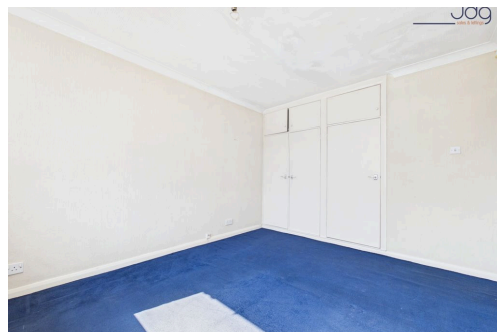
Grade II* - Listed building 5128ft

THE WINTER GARDENS

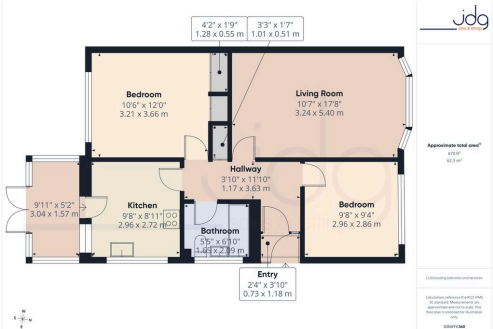
07/10/77 List entry no: 1025280



Property Images



Property Images

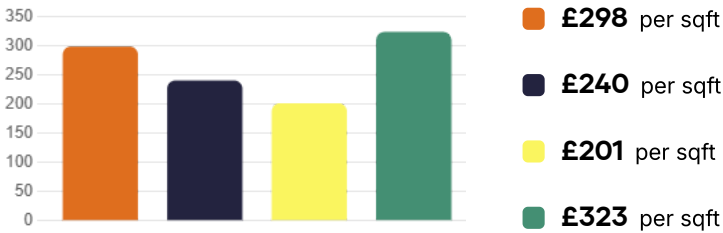




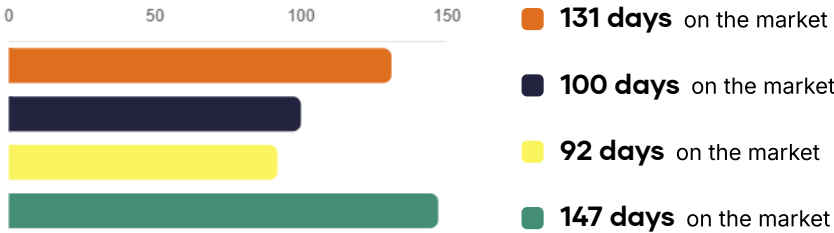
Average house price changes in the last year (Lancaster)

	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	£202k	£203k	£204k
Flats/Maisonettes	£165k	£169k	£159k	£159k	£159k

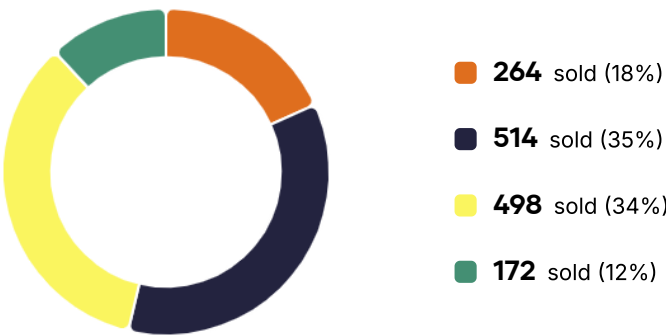
Average price per sqft (Lancaster)



Average time on the market (Lancaster)



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



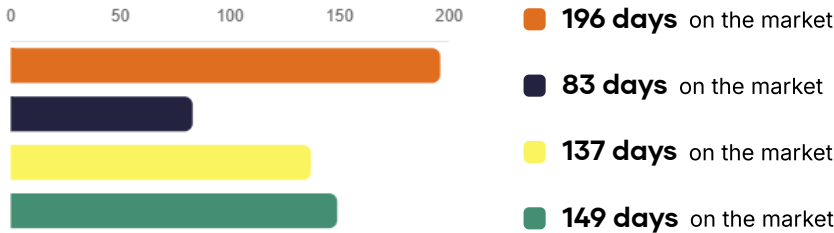
Detached Semi-Detached Terraced Flats/Maisonettes



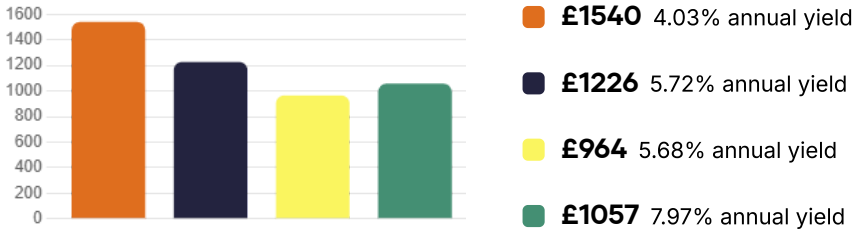
Average rental price changes in the last 12 months (Lancaster)

	Aug 25	Nov 25	Feb 26	May 26	Jul 26
Detached	£1280	£1406	£1183	£1350	
Semi-Detached	£1210	£1064	£942	£1112	£1178
Terraced	£888	£812	£932	£1169	£818
Flats/Maisonettes	£750	£873	£810	£855	£875

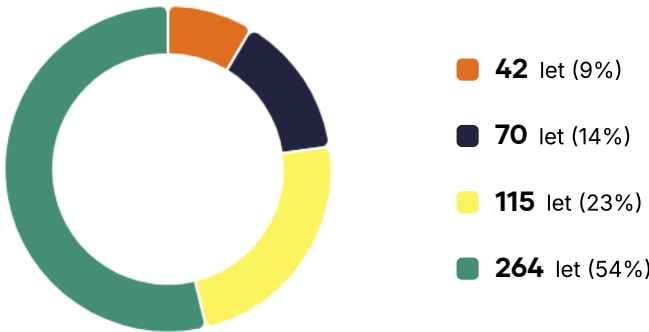
Average time on the rental market (Lancaster)



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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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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