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MIR: Material Info

The Material Information Affecting this Property

Friday 04th July 2025



5, ANCHOR COURT, GREAT YARMOUTH, NR31 0QJ

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property




Type:	Terraced
Bedrooms:	2
Plot Area:	0.03 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,793
Title Number:	NK117413
UPRN:	100091564984

Last Sold Date:	17/06/2013
Last Sold Price:	£91,000
Last Sold £/ft ² :	£148
Tenure:	Freehold

Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	74 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



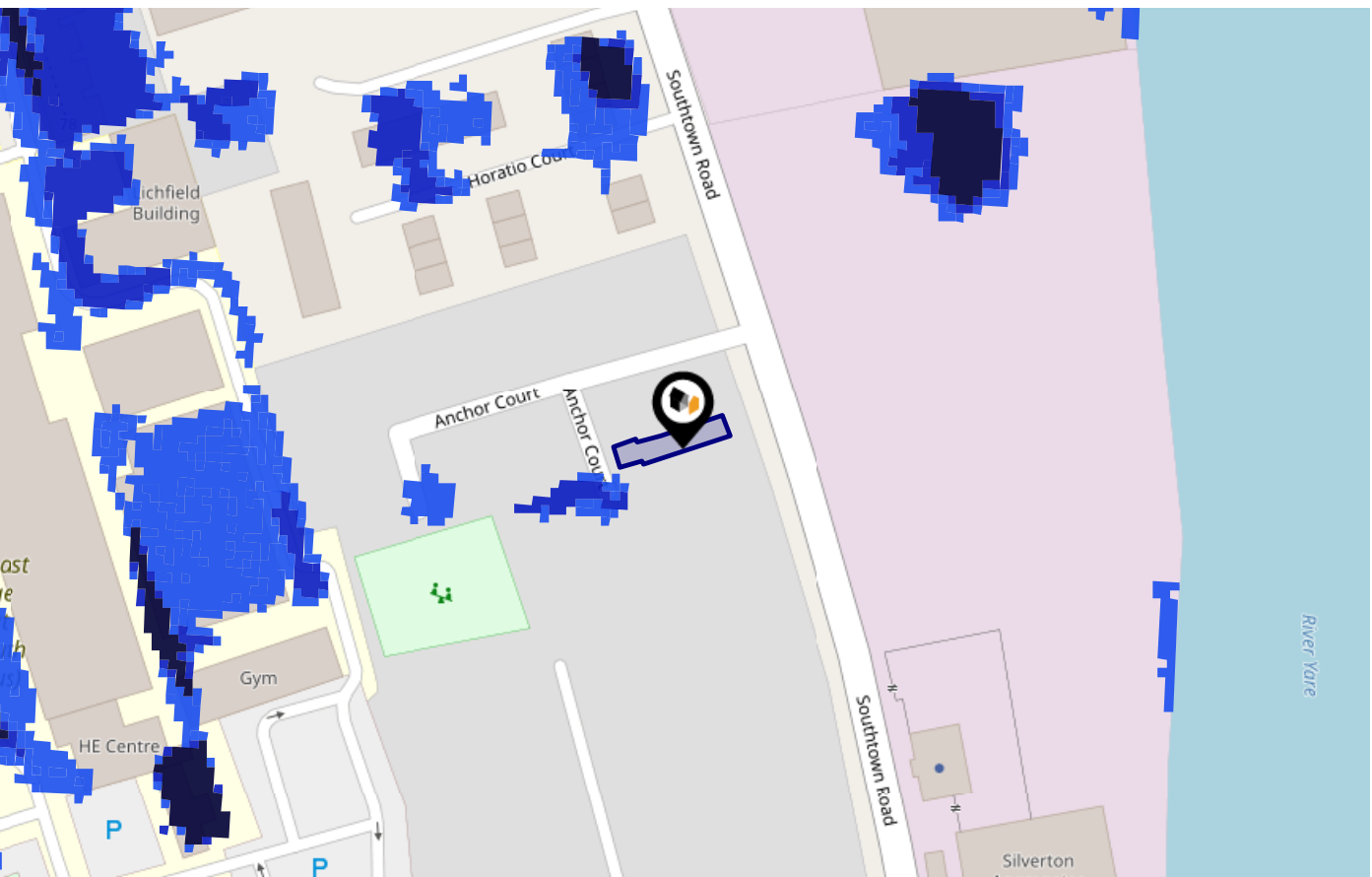
Satellite/Fibre TV Availability:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

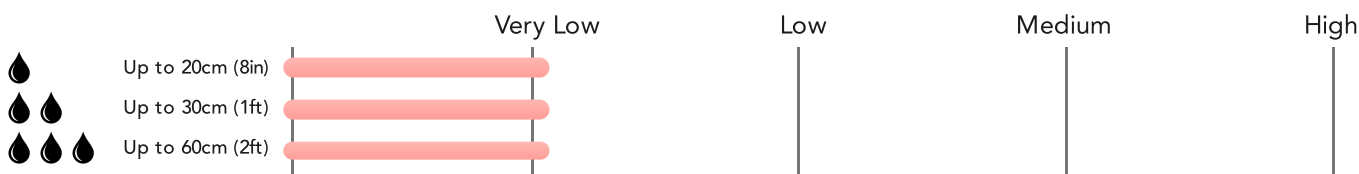


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

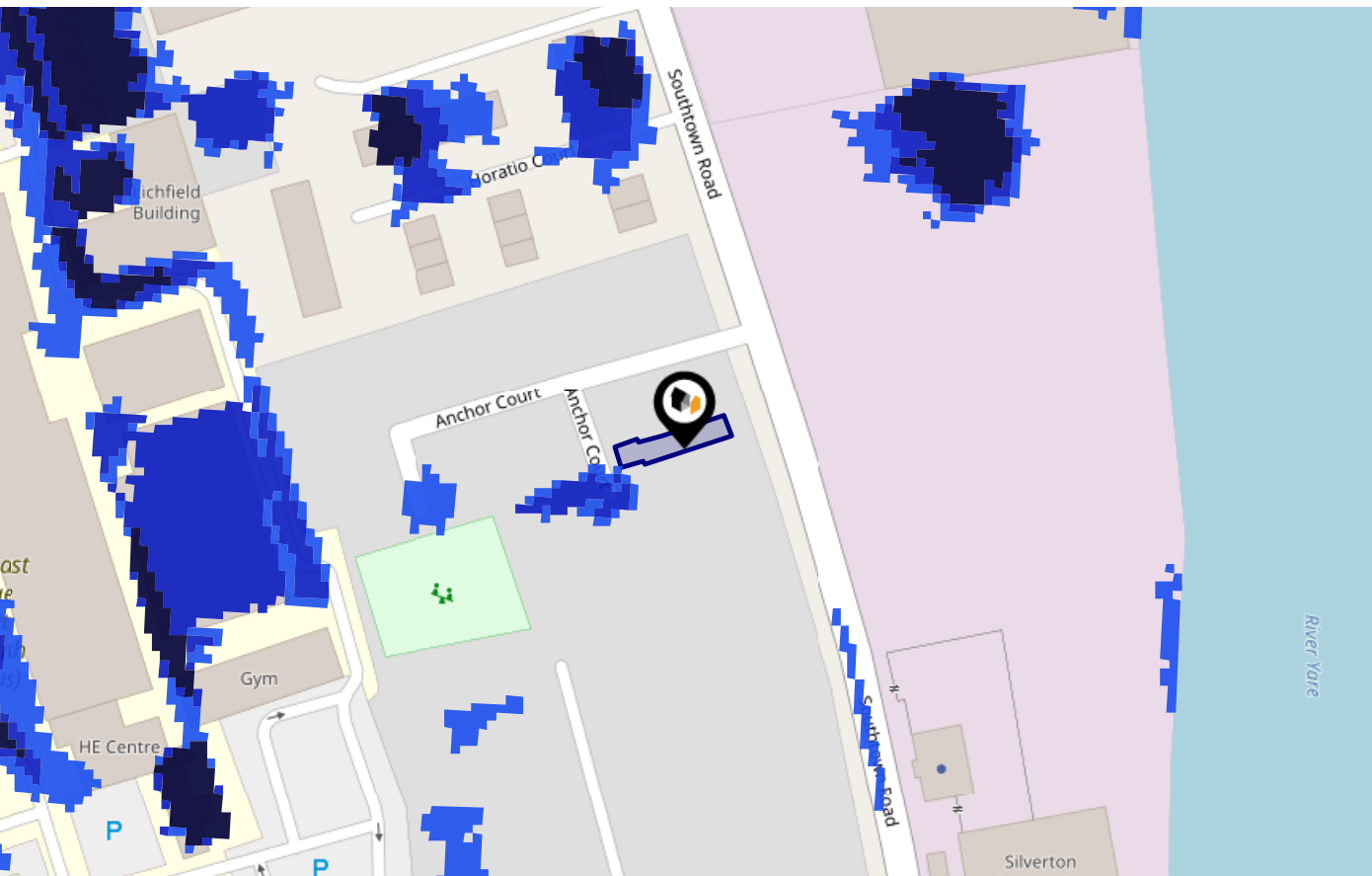
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

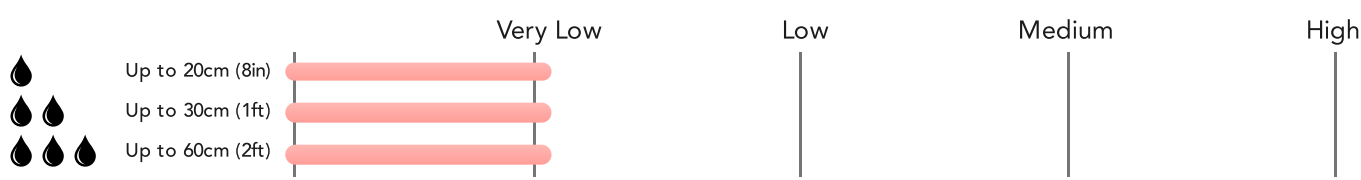


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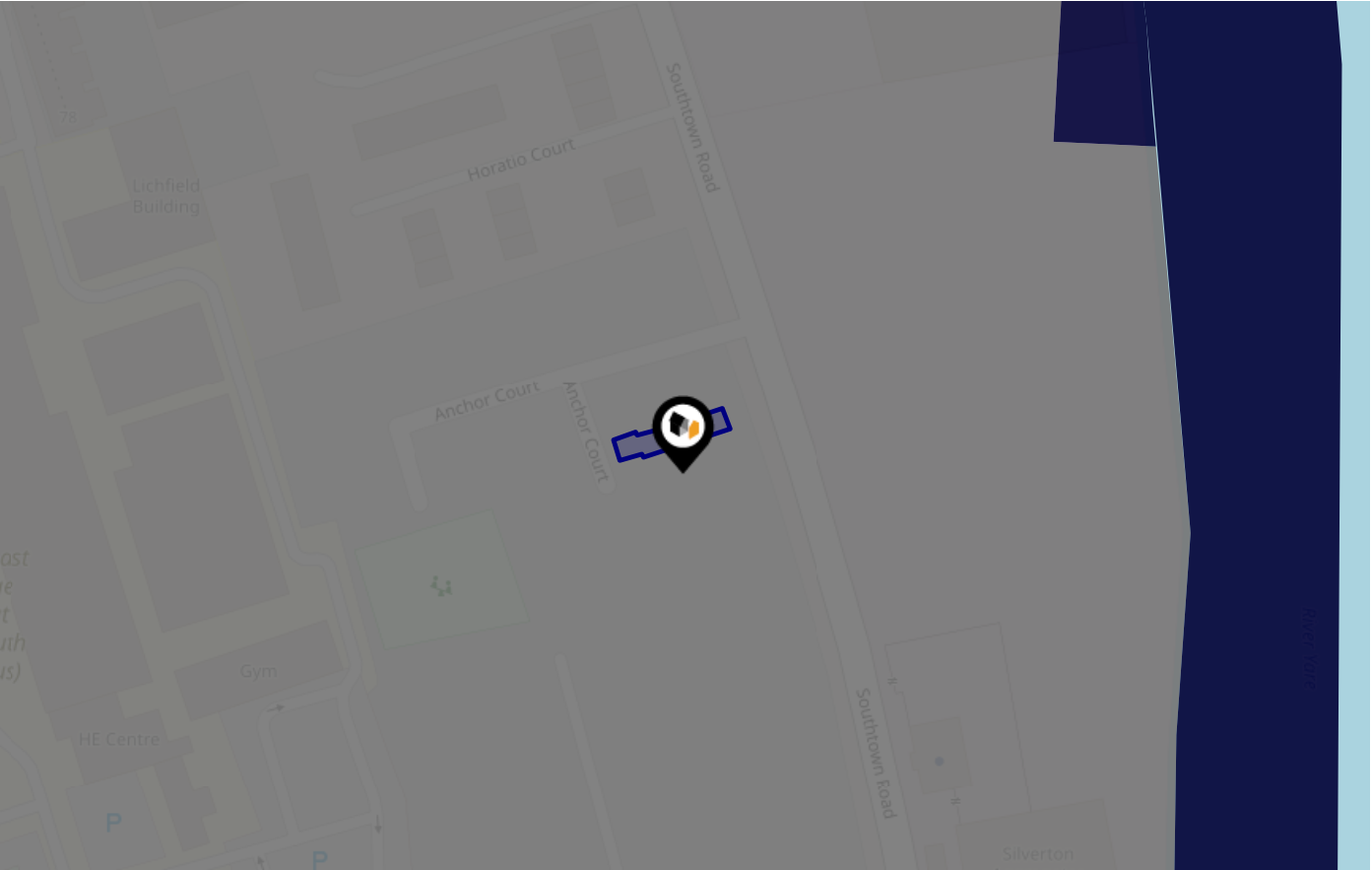
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

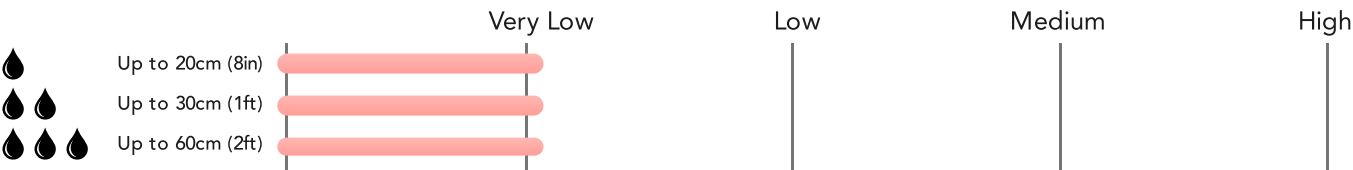


Risk Rating: Very Low

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- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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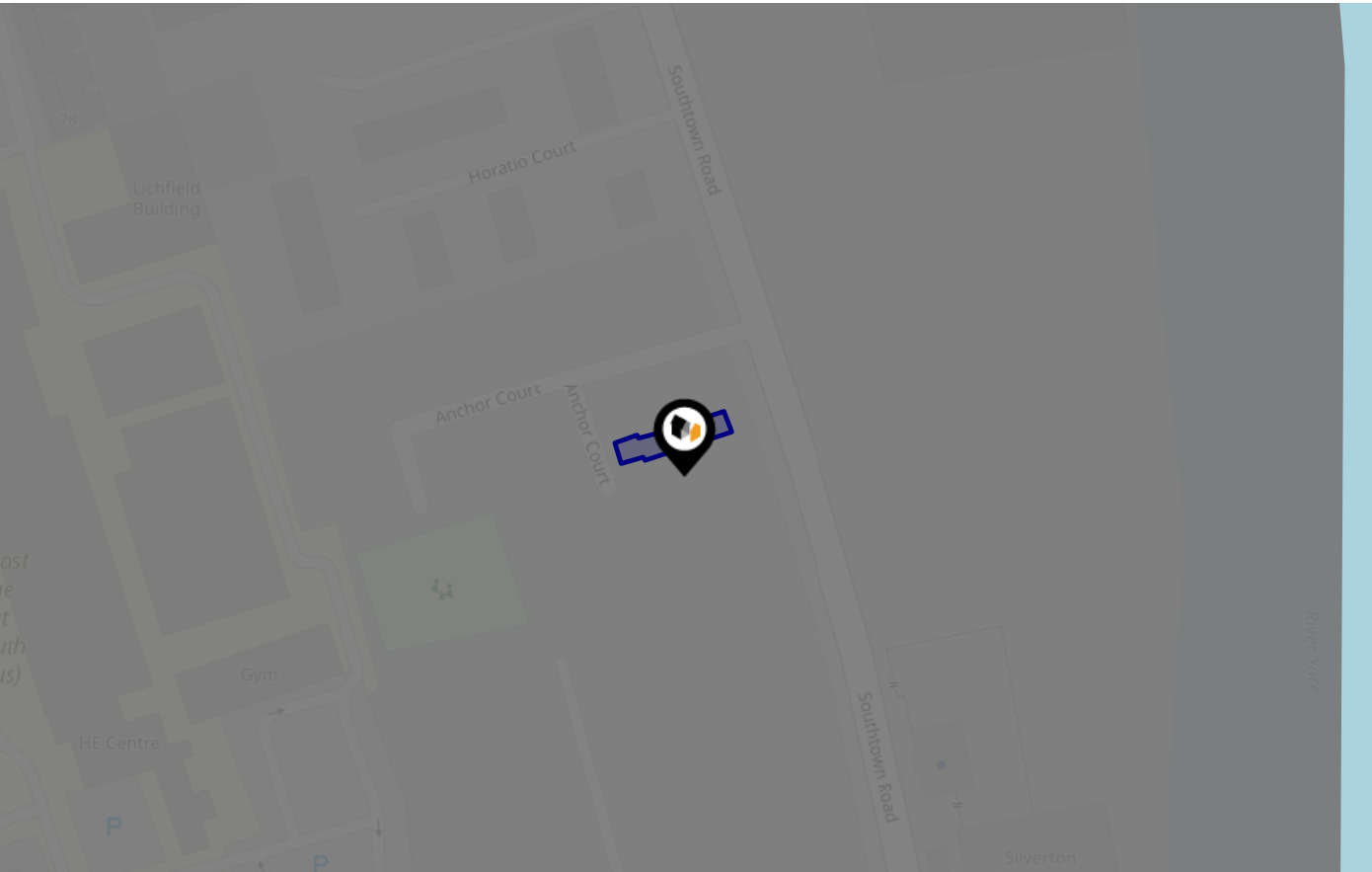
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

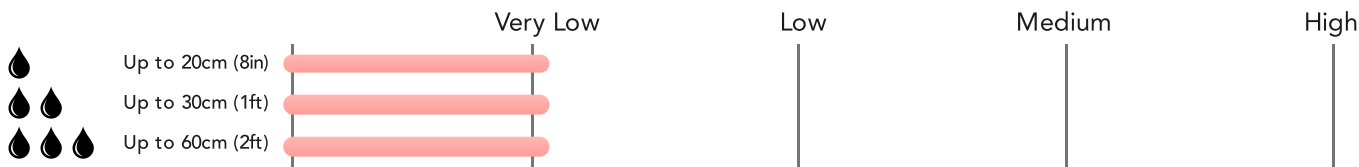


Risk Rating: Very low

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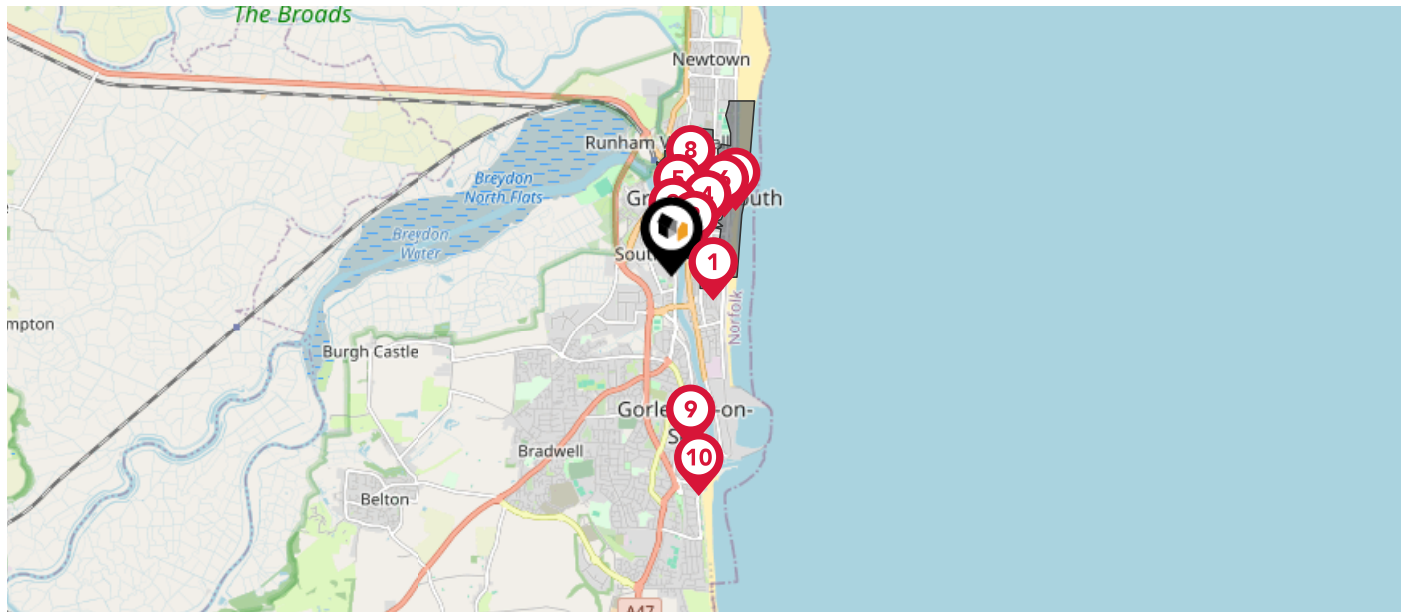
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Camperdown, Great Yarmouth

2

King Street, Great Yarmouth

3

Hall Quay and South Quay, Great Yarmouth

4

St George's, Great Yarmouth

5

Market Place, Rows and North Quay, Great Yarmouth

6

Prince's Road, Great Yarmouth

7

Seafront, Great Yarmouth

8

St Nicholas and Northgate Street, Great Yarmouth

9

Gorleston Town Centre

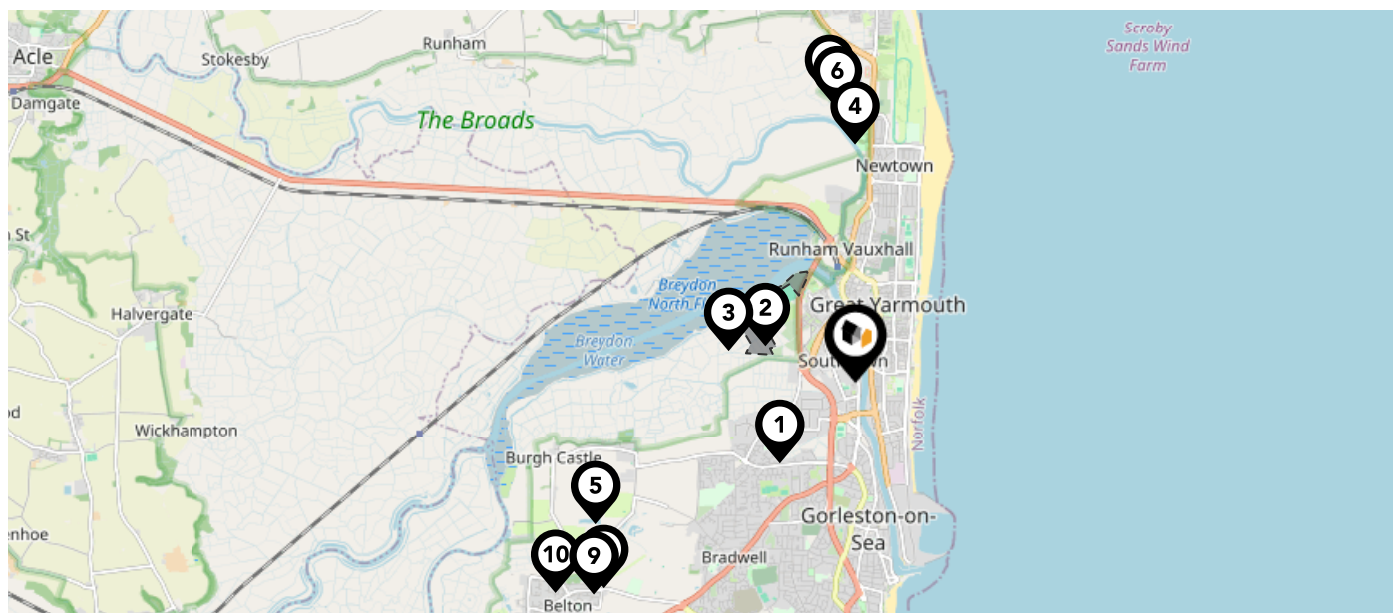
10

Cliff Hill, Gorleston

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
2	Cobholm Tip-Farm Lane, Humberstone, Great.Yarmouth, Norfolk	Historic Landfill	<input type="checkbox"/>
3	Humberstone Farm Coblholm Landfill Site-Humberstone, Norfolk	Historic Landfill	<input type="checkbox"/>
4	Bure Park-Caister Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
5	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
6	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
7	Caister-On-Sea-Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
8	Belton Marsh-Burgh Castle	Historic Landfill	<input type="checkbox"/>
9	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/EP3199NL/A001	Active Landfill	<input checked="" type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

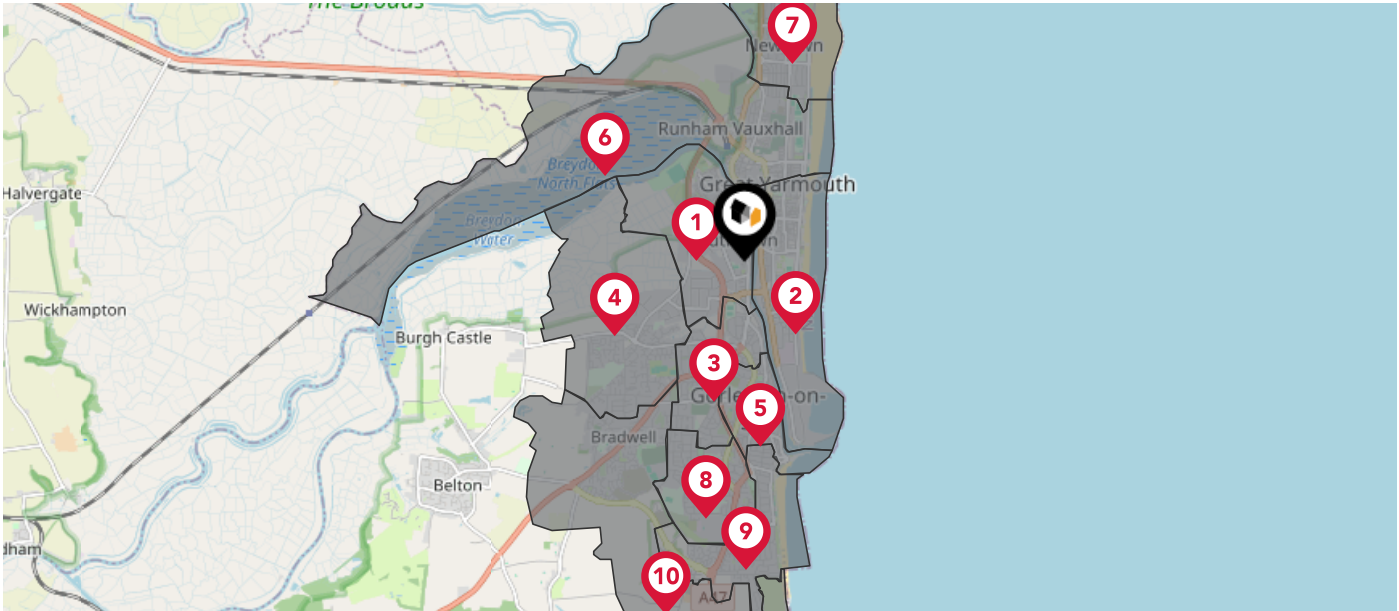
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.











Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

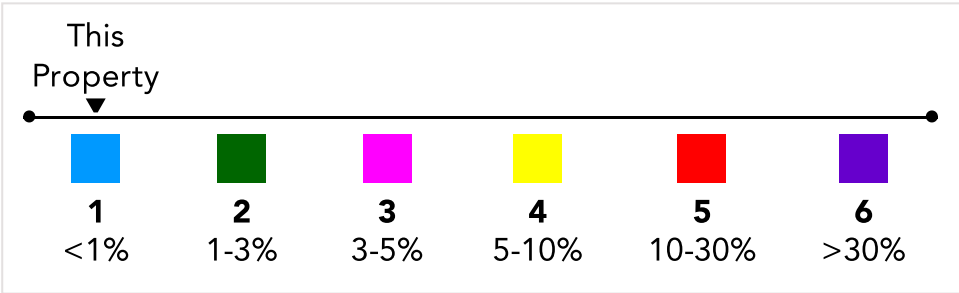
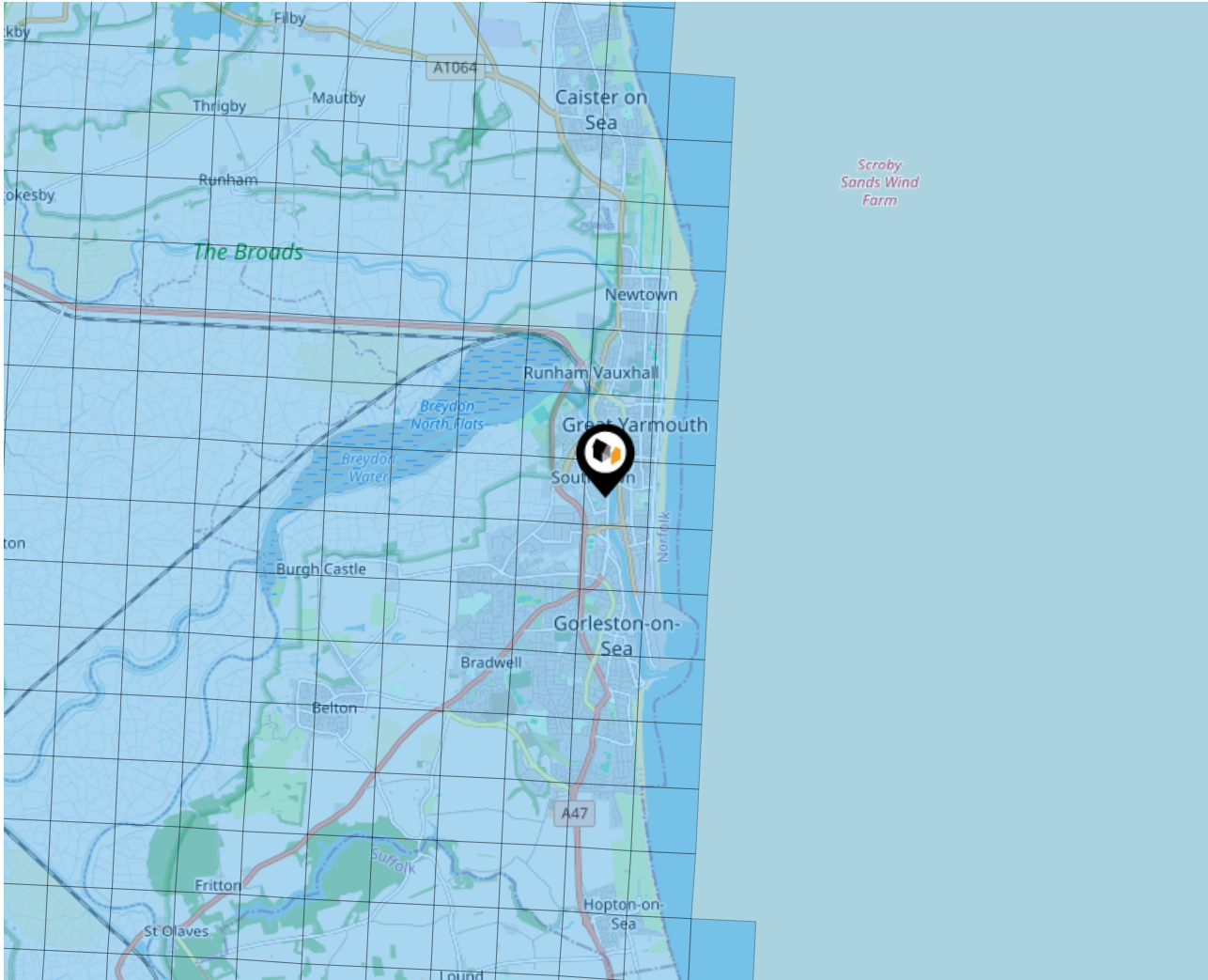


Nearby Council Wards

-  Southtown and Cobholm Ward
-  Nelson Ward
-  Claydon Ward
-  Bradwell North Ward
-  St. Andrews Ward
-  Central And Northgate Ward
-  Yarmouth North Ward
-  Magdalen Ward
-  Gorleston Ward
-  Bradwell South and Hopton Ward

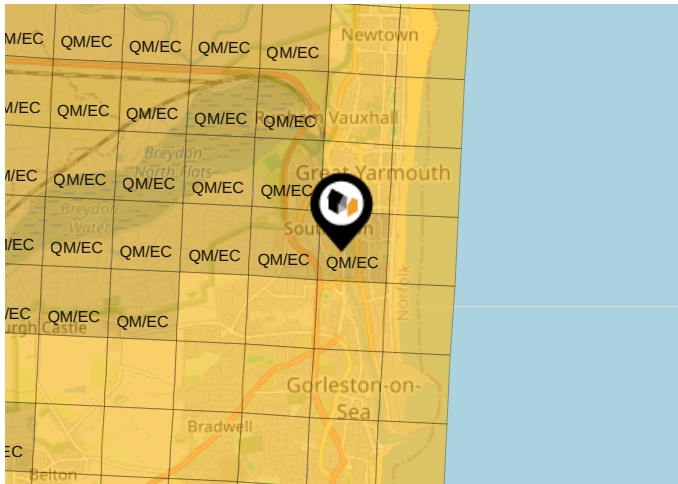
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

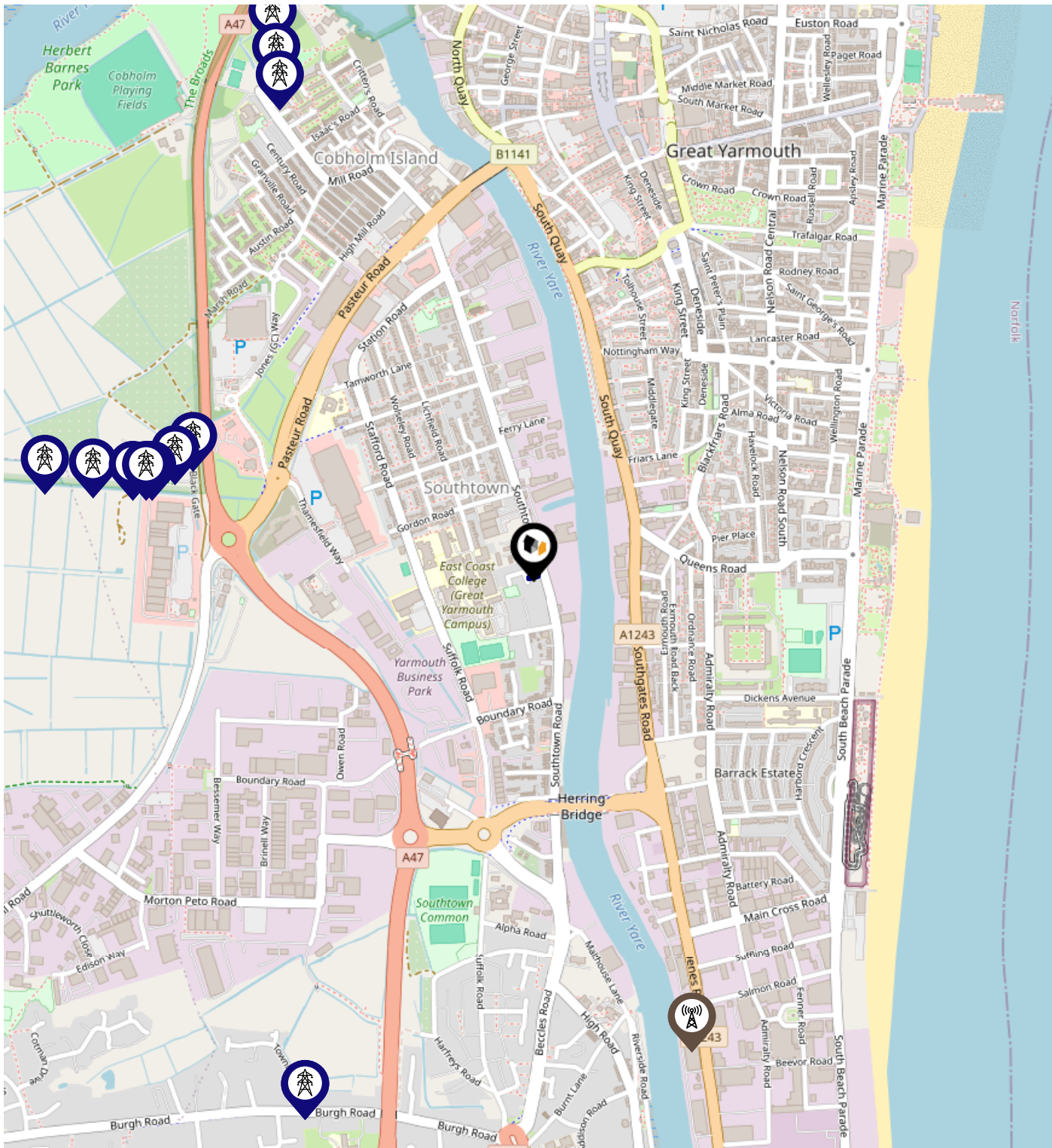
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		





Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons



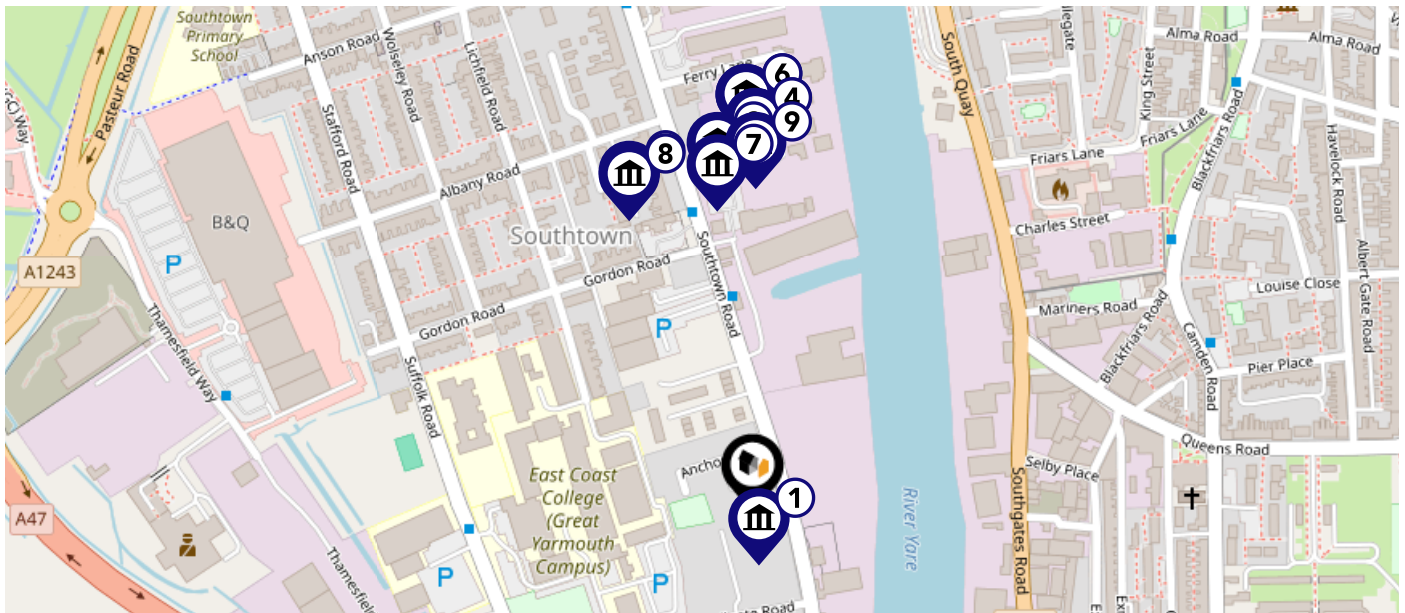
Key:

-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

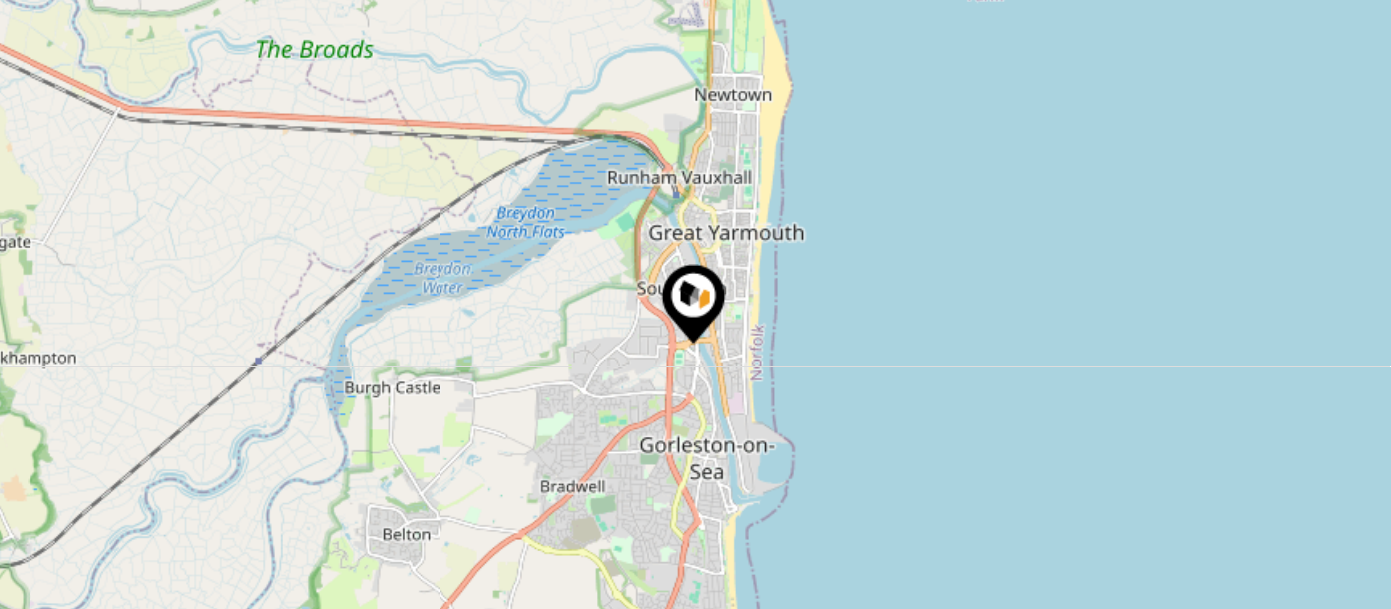


Listed Buildings in the local district		Grade	Distance
	1245809 - 83 And 84, Southtown Road	Grade II	0.0 miles
	1245815 - 245, Southtown Road	Grade II	0.2 miles
	1393268 - Utility Block Immediately East Of No.244a	Grade II	0.2 miles
	1245812 - Utility Block Immediately East Of Number 244a	Grade II	0.2 miles
	1245811 - Workshop Range N Of No. 244a	Grade II	0.2 miles
	1245813 - Workshop Range North Of Number 244a	Grade II	0.2 miles
	1245810 - 244, Southtown Road	Grade II	0.2 miles
	1245808 - Boundary Wall To North Of Number 67 (number 67 Not Included)	Grade II	0.2 miles
	1245814 - 244b, Southtown Road	Grade II	0.2 miles
	1245807 - Boundary Wall To South Of Number 66 (number 66 Not Included)	Grade II	0.2 miles

Maps

Green Belt

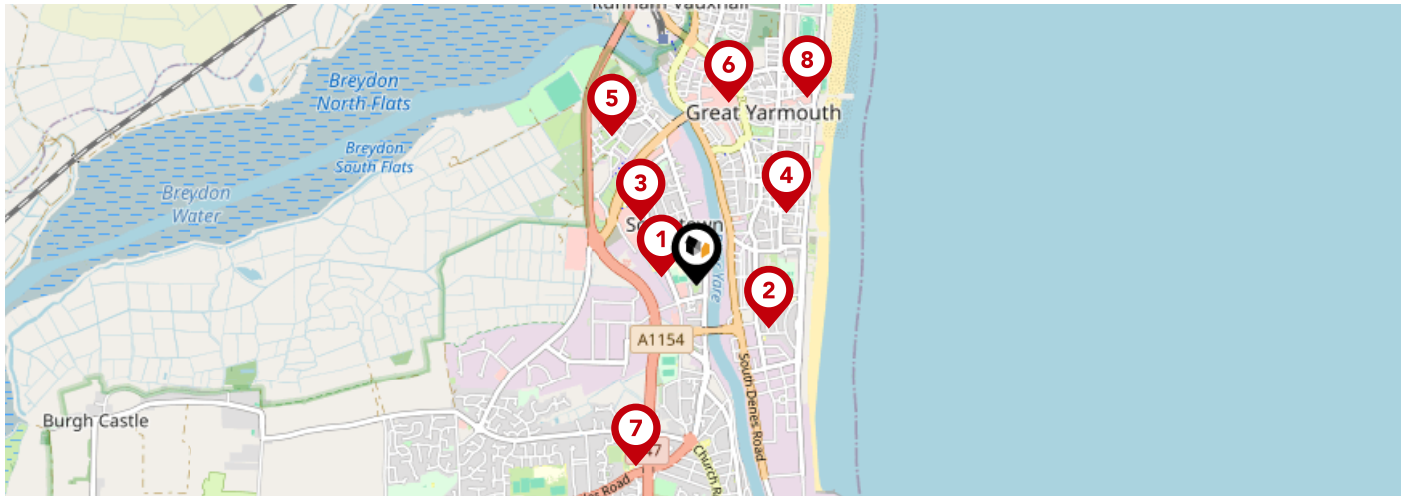
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

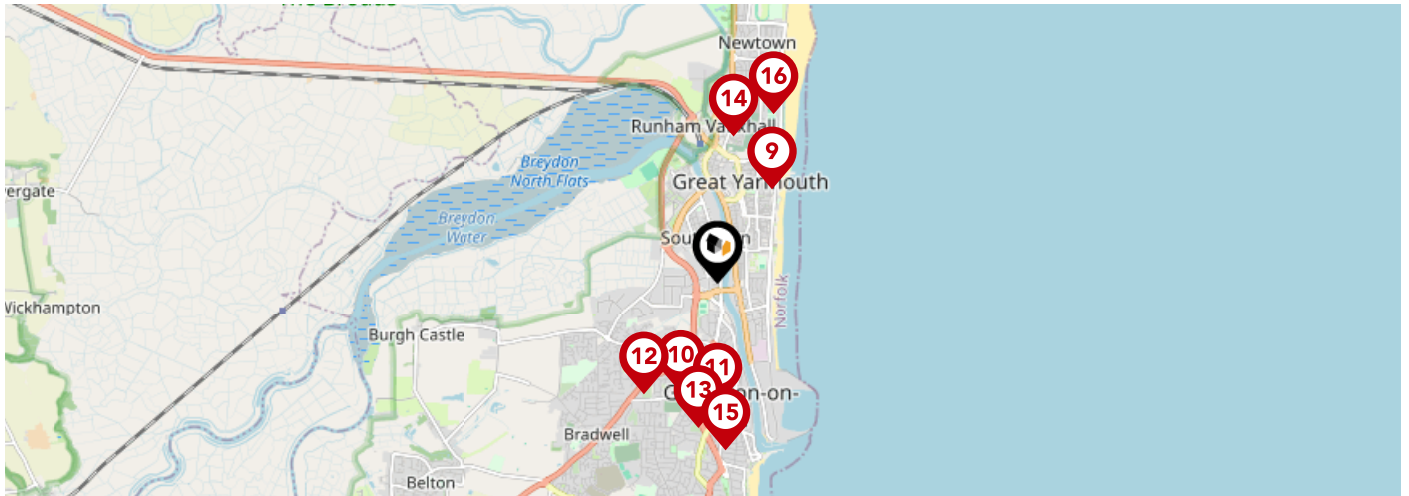
No data available.

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Edward Worledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Great Yarmouth Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St. George's Primary School & St. George's Nursery School, Great Yarmouth Ofsted Rating: Good Pupils: 208 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cobholm Primary Academy Ofsted Rating: Good Pupils: 176 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Nicholas Priory CofE VA Primary School Ofsted Rating: Good Pupils: 412 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Visiting Teacher Service East at Education Services Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

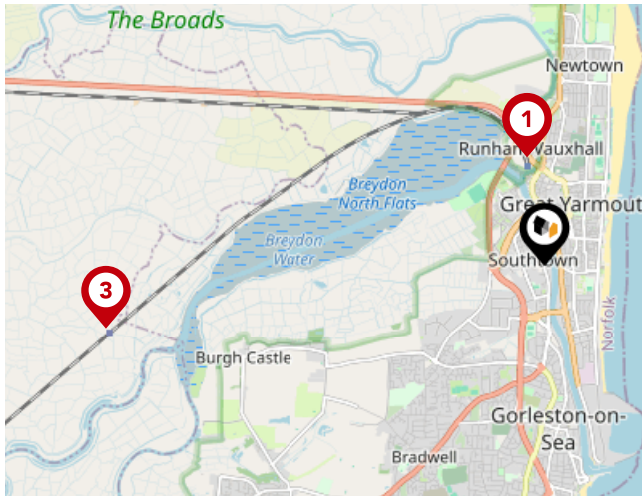
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Novaturient School Ofsted Rating: Good Pupils: 19 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	East Norfolk Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Northgate Primary School Ofsted Rating: Good Pupils: 418 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Stradbroke Primary Academy Ofsted Rating: Good Pupils: 208 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

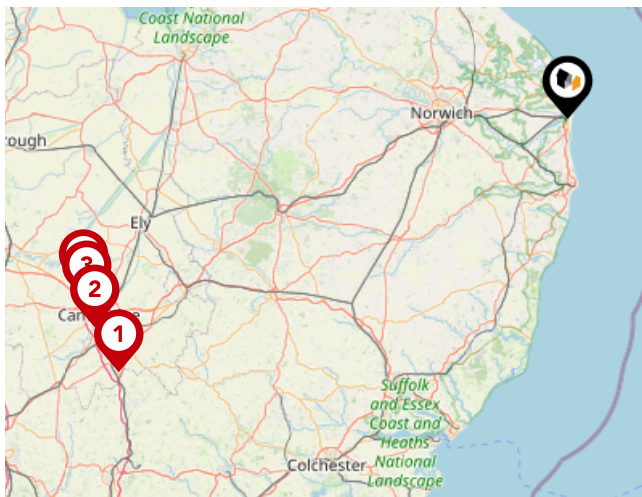
Area

Transport (National)



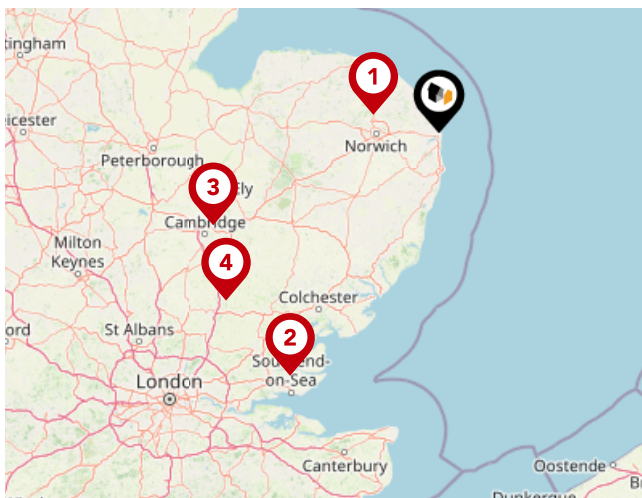
National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	0.99 miles
2	Great Yarmouth Rail Station	0.99 miles
3	Berney Arms Rail Station	3.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.77 miles
2	M11 J11	74.84 miles
3	M11 J13	74.43 miles
4	M11 J14	74.3 miles

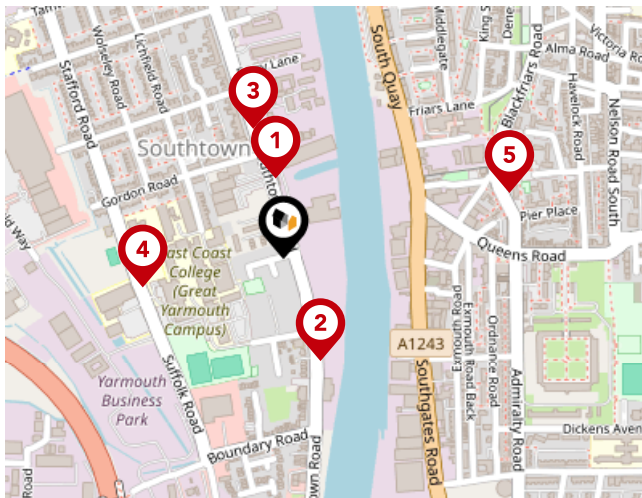


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.38 miles
2	Southend-on-Sea	83.37 miles
3	Cambridge	70.79 miles
4	Stansted Airport	78.98 miles

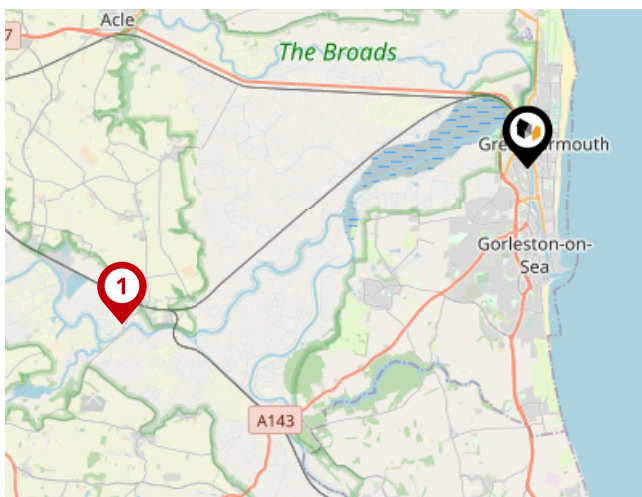
Area

Transport (Local)



Bus Stops/Stations

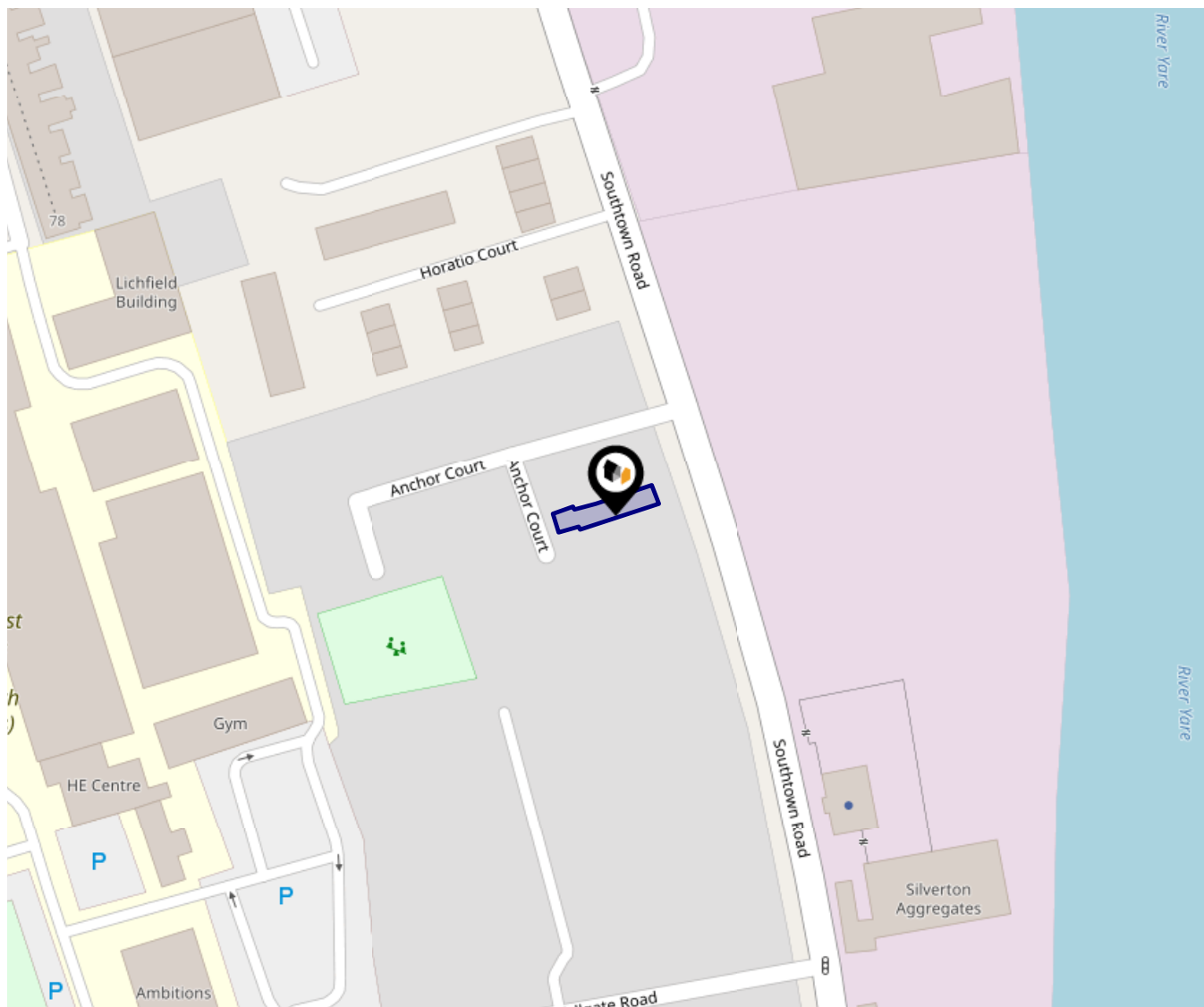
Pin	Name	Distance
1	Gordon Road	0.09 miles
2	Rumbold Arms	0.12 miles
3	Gordon Road	0.15 miles
4	Suffolk Road	0.16 miles
5	Pier Place	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7.82 miles

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

ML Property 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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ML Property

2 Front Street Mendlesham Suffolk IP14

5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

