

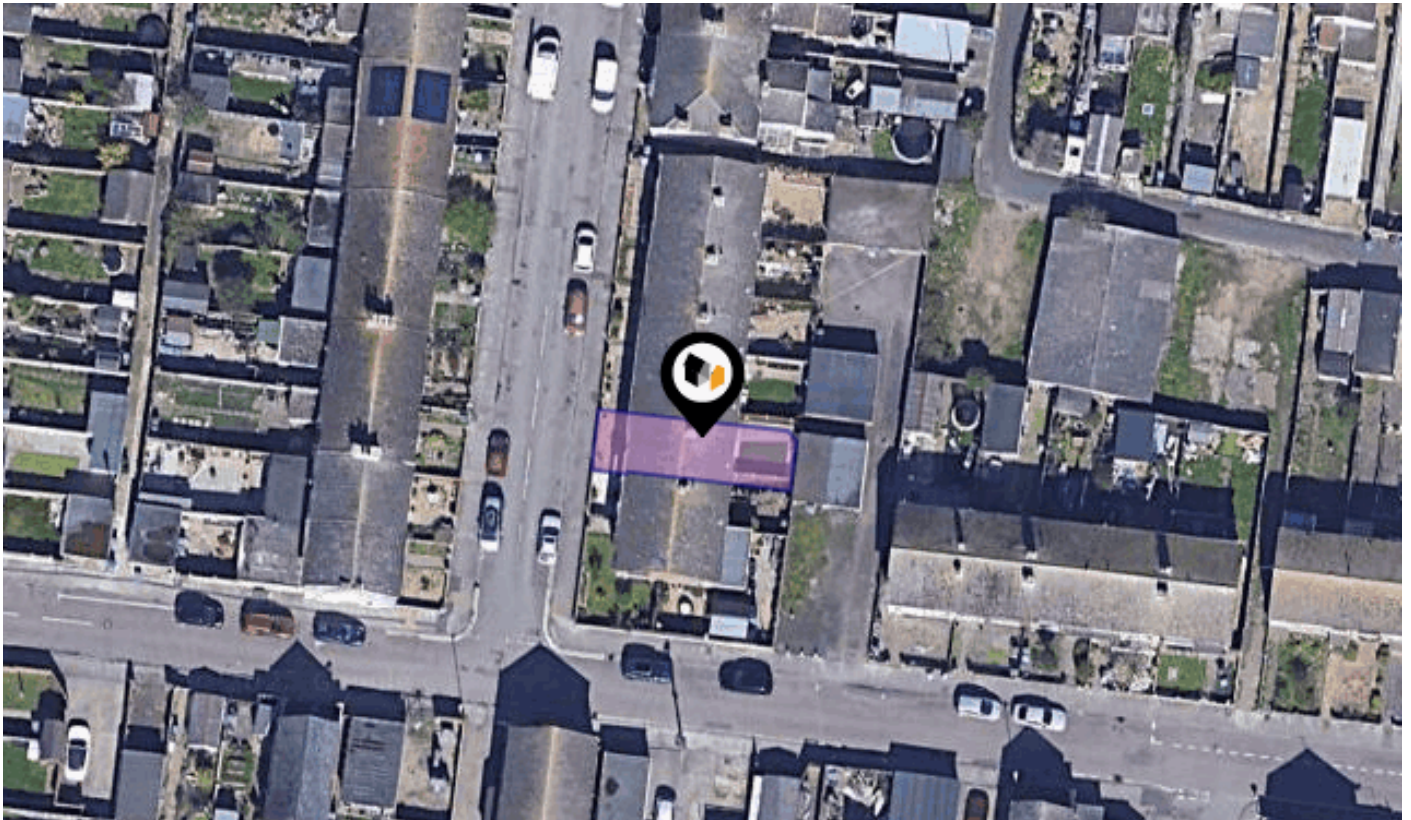


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 19th November 2025



SELBY STREET, LOWESTOFT, NR32

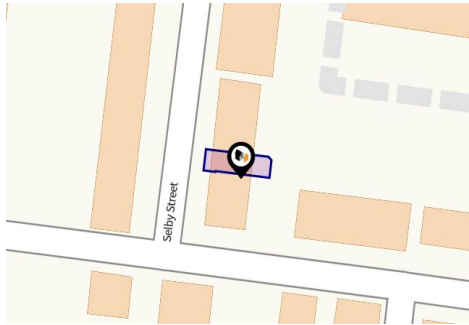
Howards

164-166 London Road North, Lowestoft, Suffolk, NR32 1HB

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



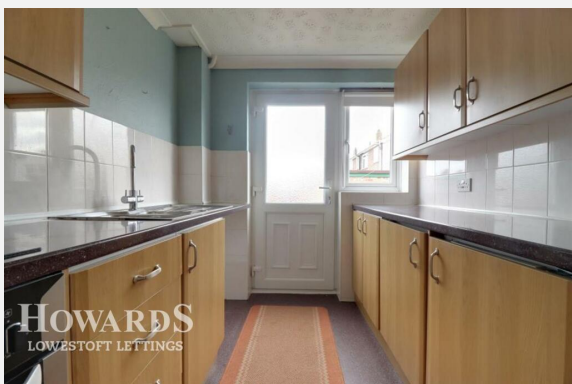
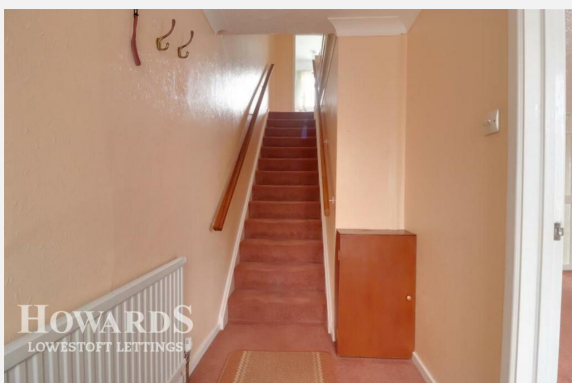
Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band B		
Annual Estimate:	£1,729		
Title Number:	SK426356		

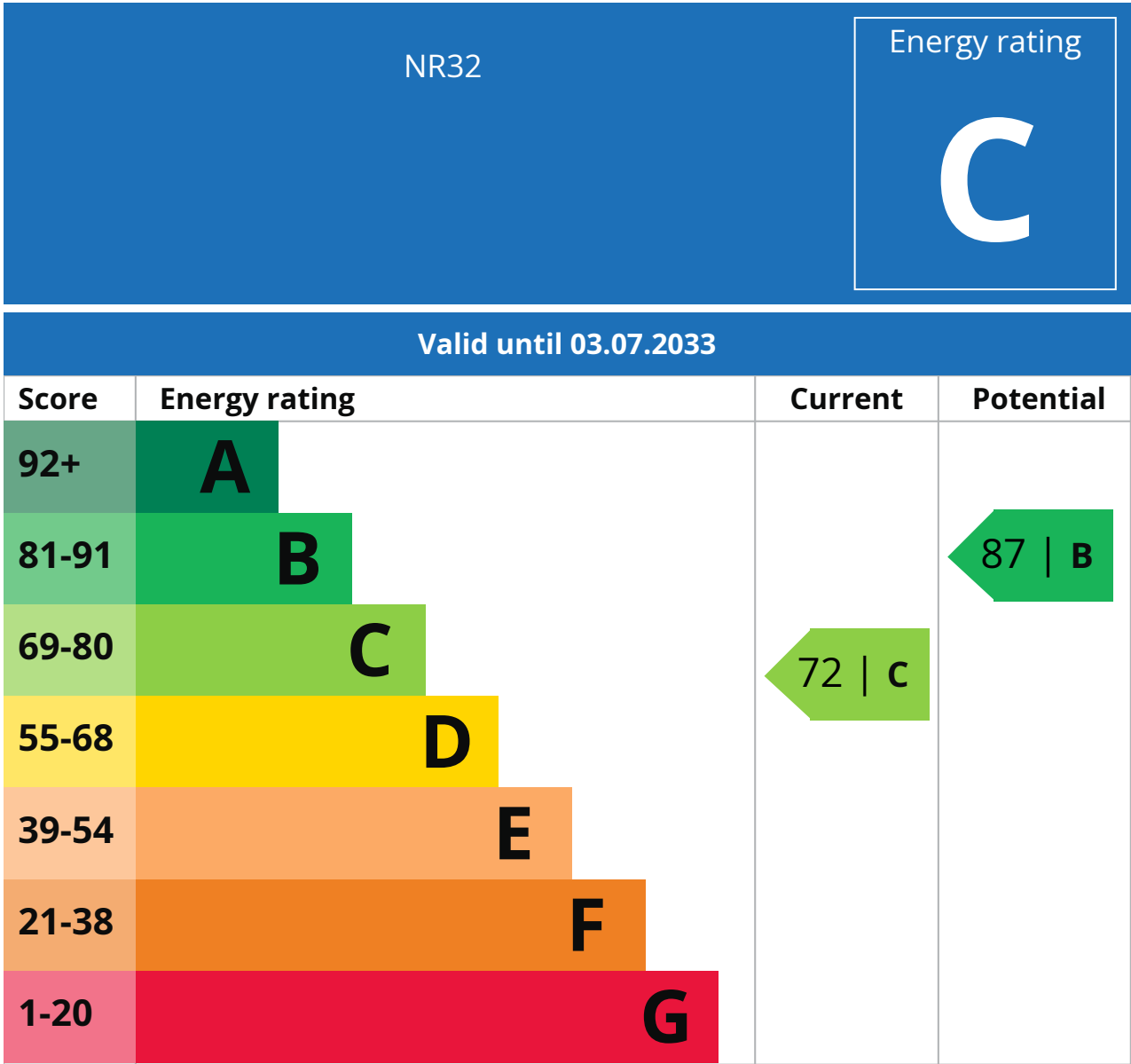
Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	18 mb/s	80 mb/s	10000 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						



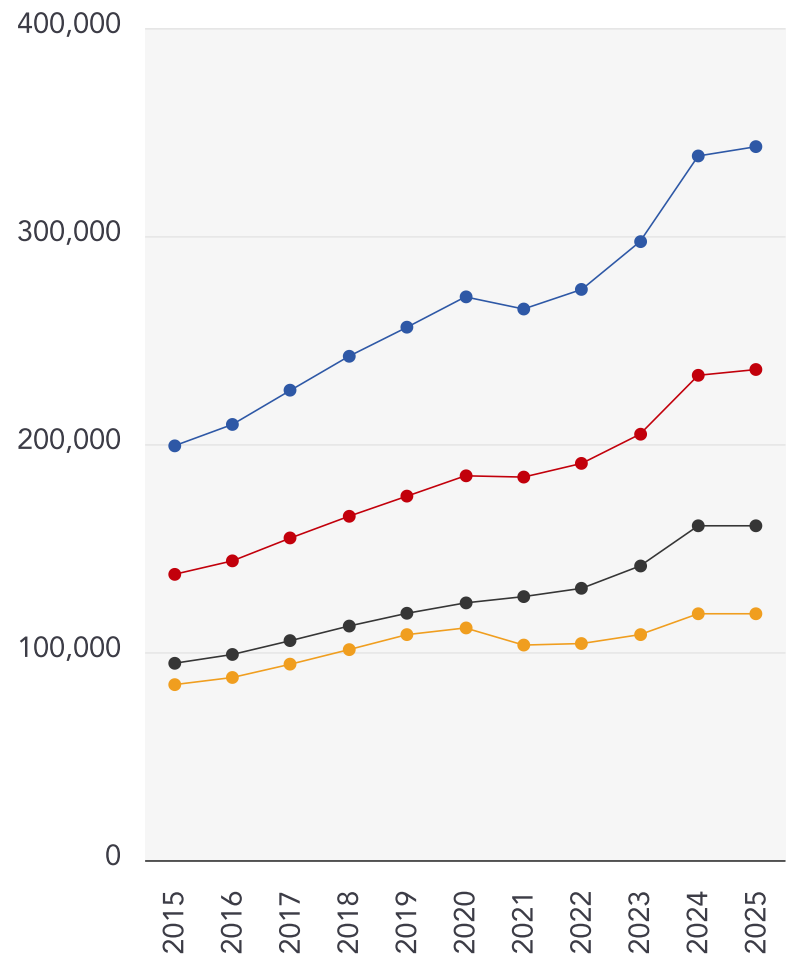




Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	72 m ²

10 Year History of Average House Prices by Property Type in NR32



Detached

+72.22%

Semi-Detached

+71.67%

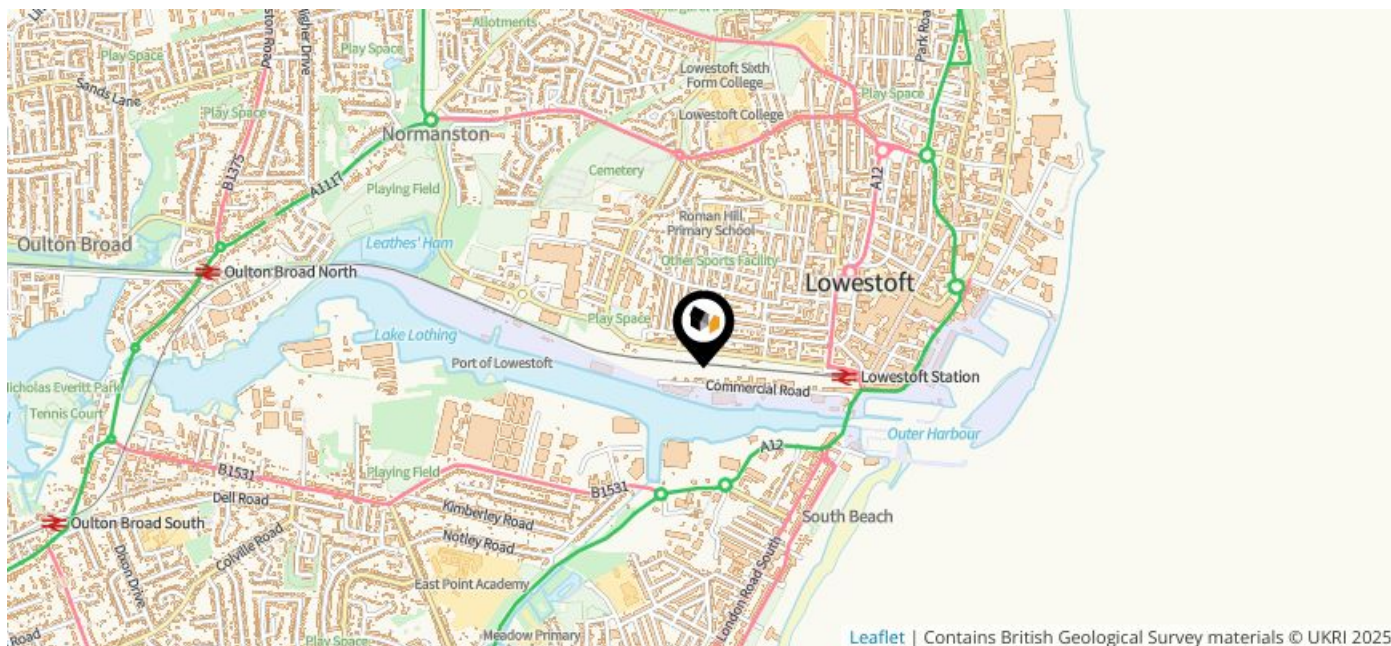
Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

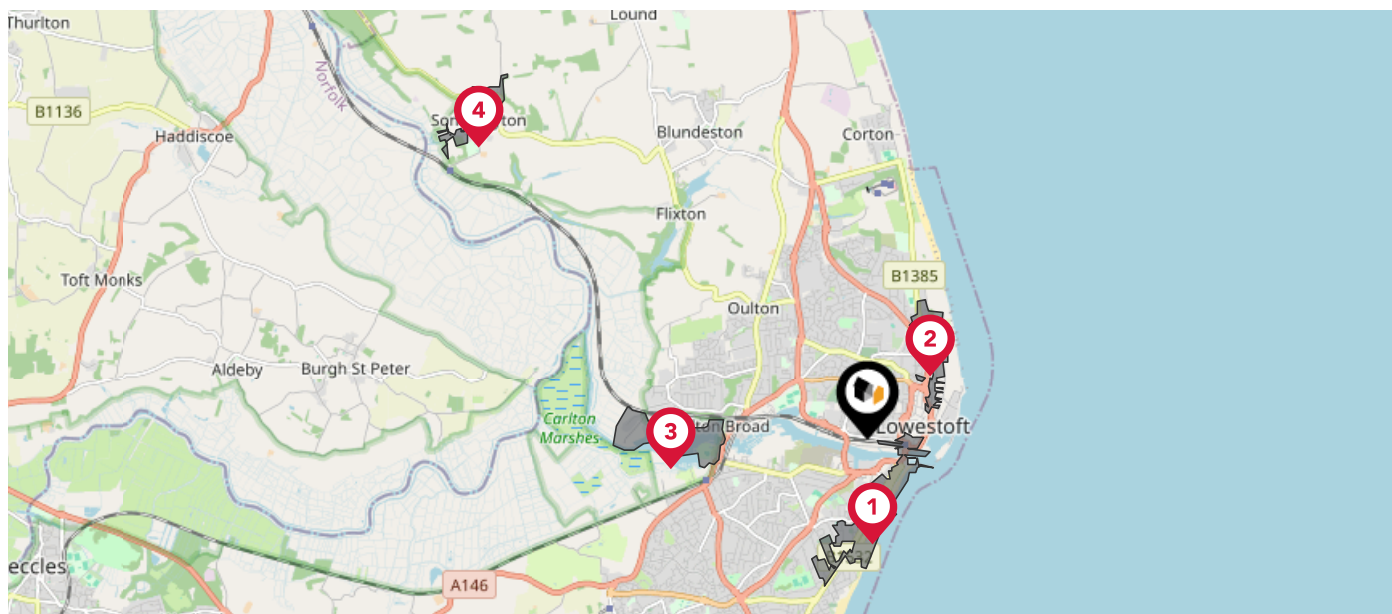
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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



South Lowestoft and Kirkley



North Lowestoft

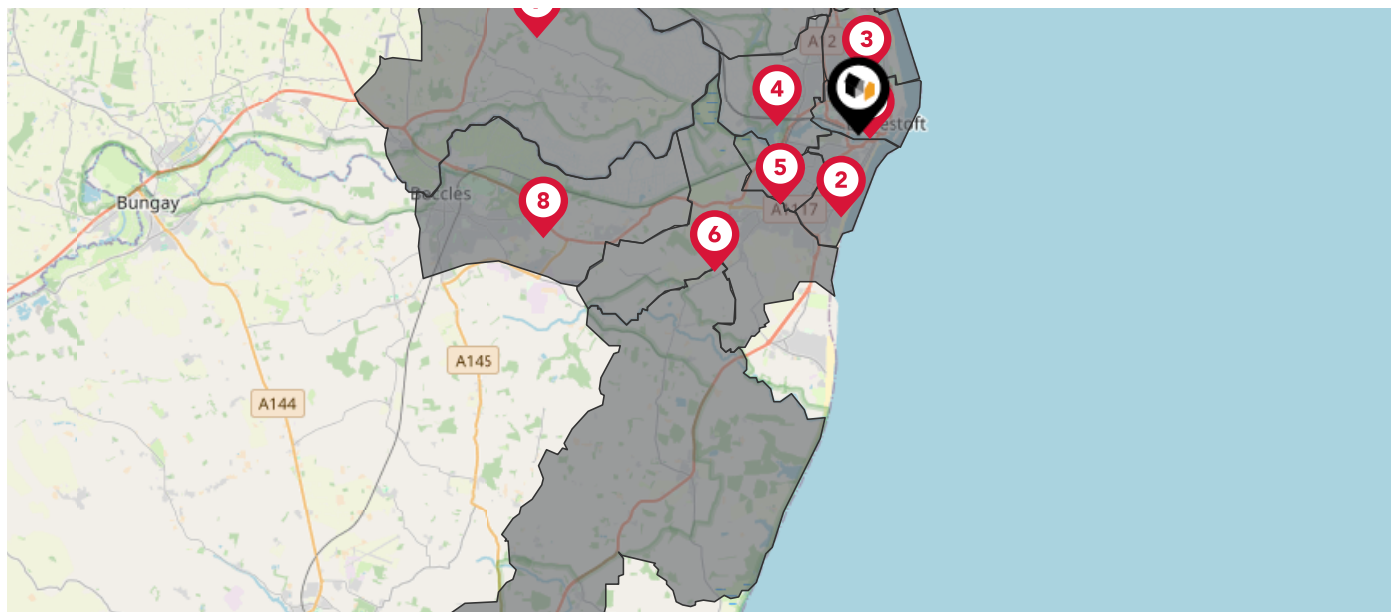


Oulton Broad



Somerleyton

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



Harbour & Normanston Ward



Kirkley & Pakefield Ward



Gunton & St. Margarets Ward



Oulton Broad Ward



Carlton & Whitton Ward



Carlton Colville Ward



Lothingland Ward



Beccles & Worlingham Ward



Thurlton Ward

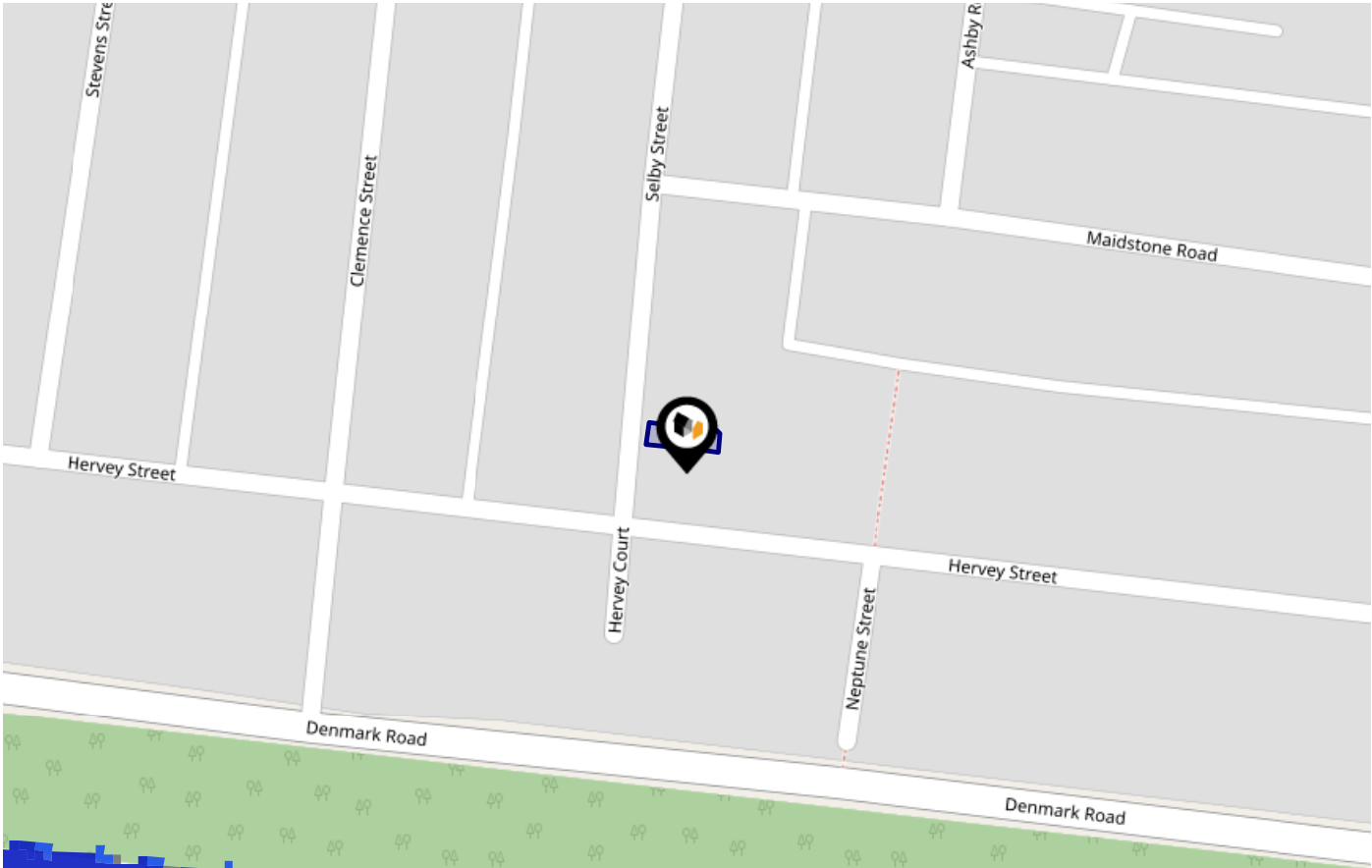


Wrentham, Wangford & Westleton Ward

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.

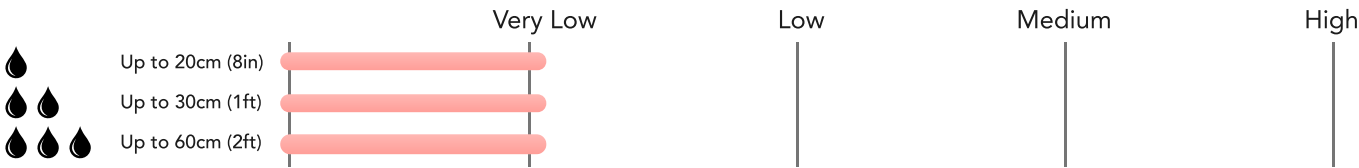


Risk Rating: Very low

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.

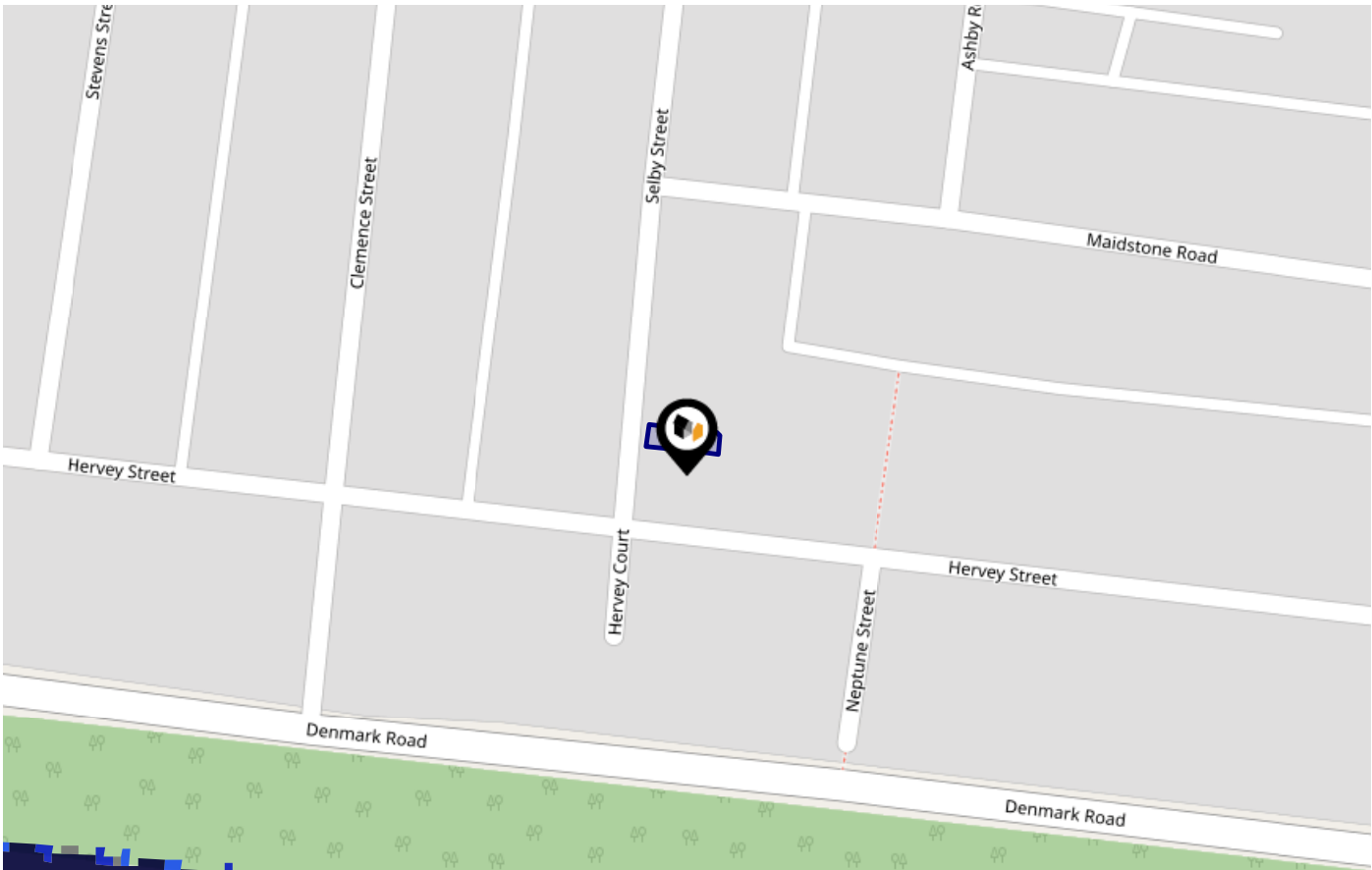
Chance of flooding to the following depths at this property:



Flood Risk

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

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.

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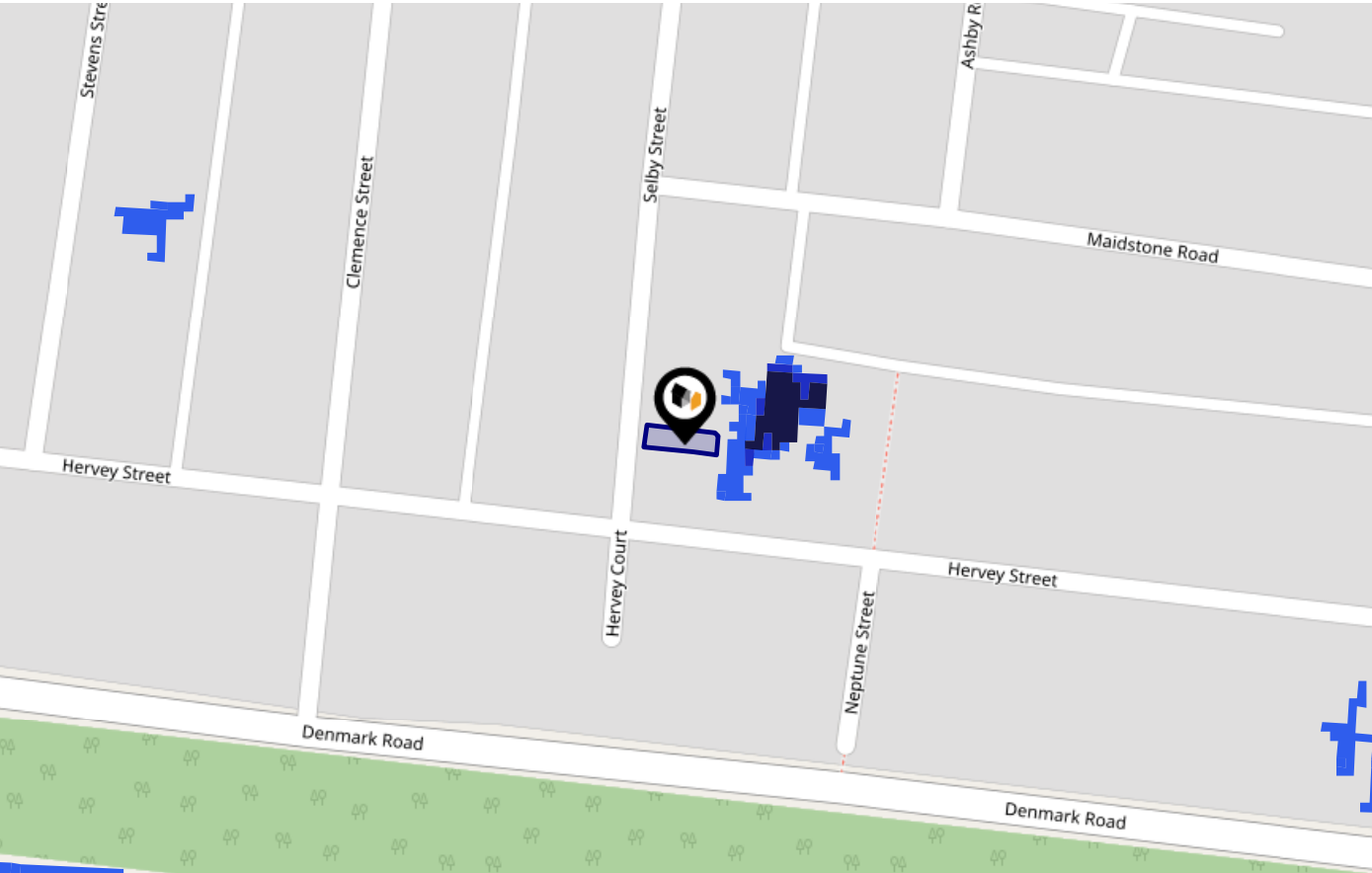
Chance of flooding to the following depths at this property:



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

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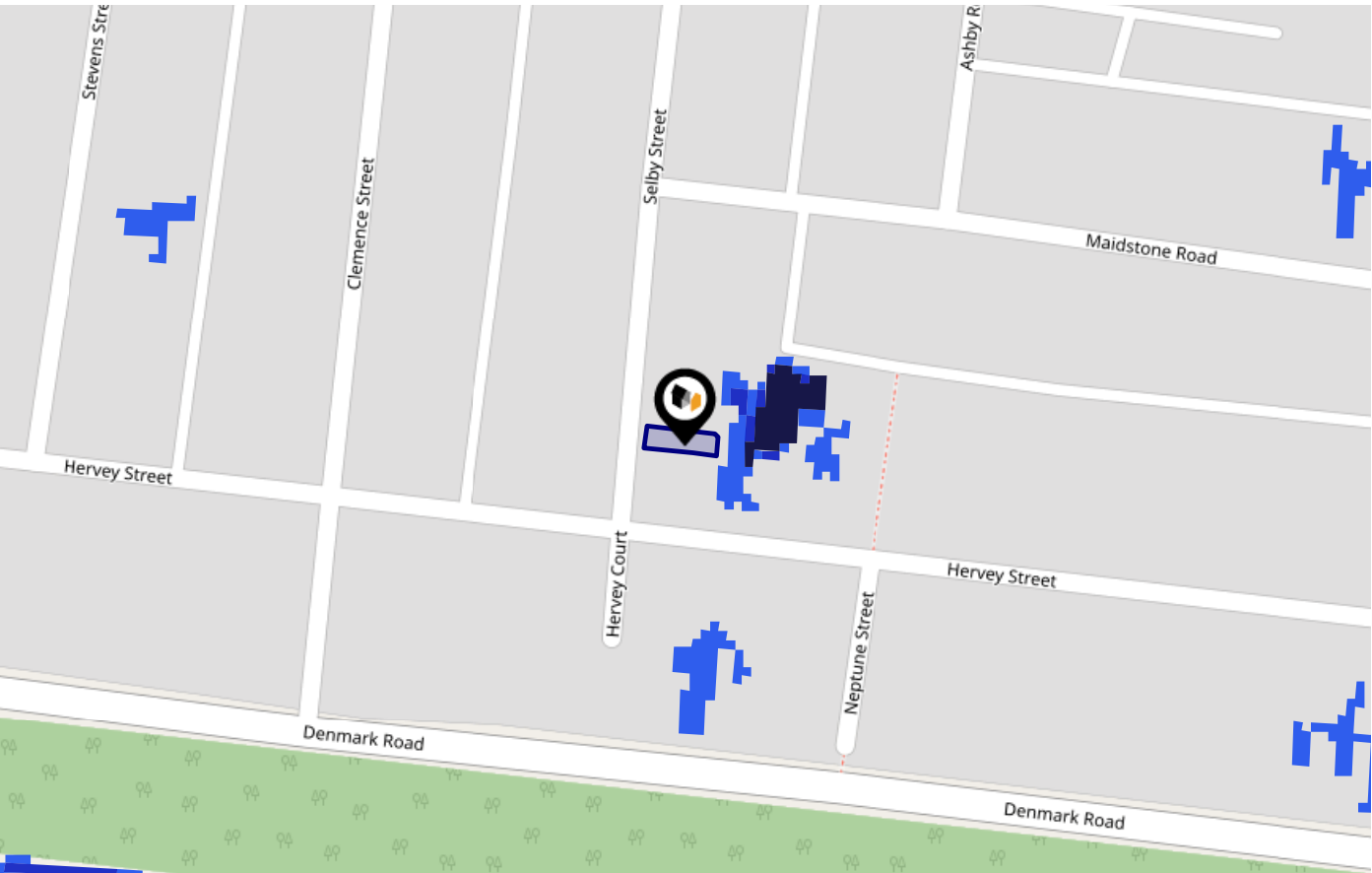
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

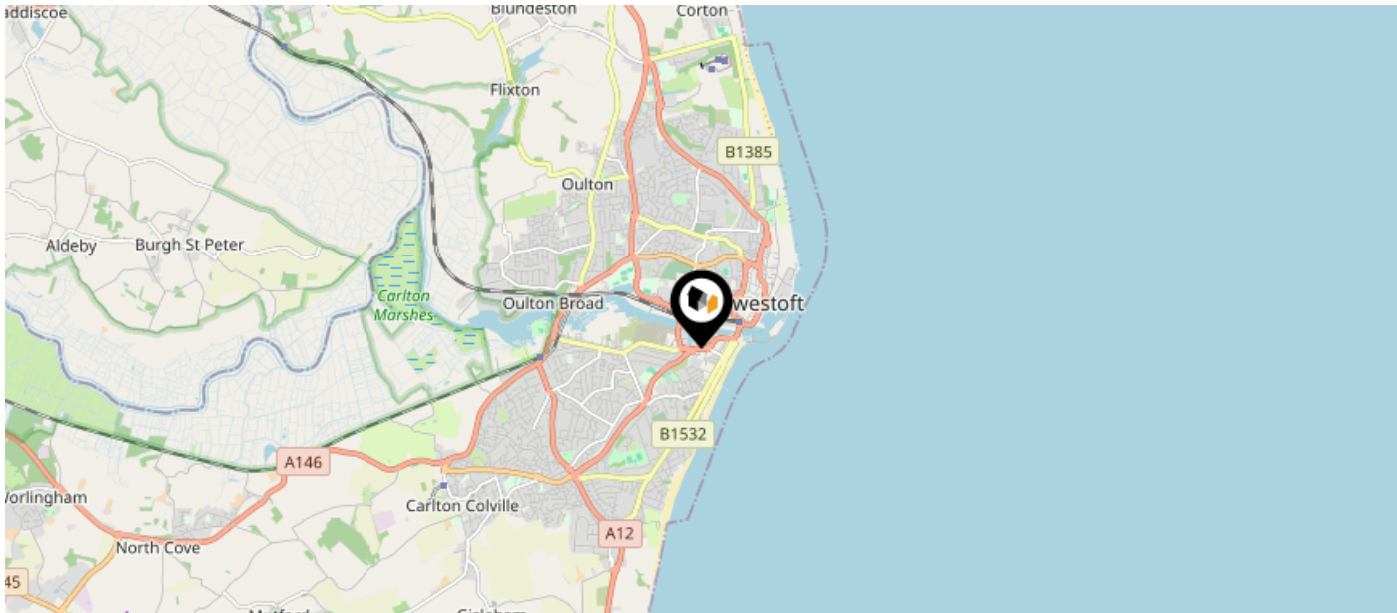
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Chance of flooding to the following depths at this property:



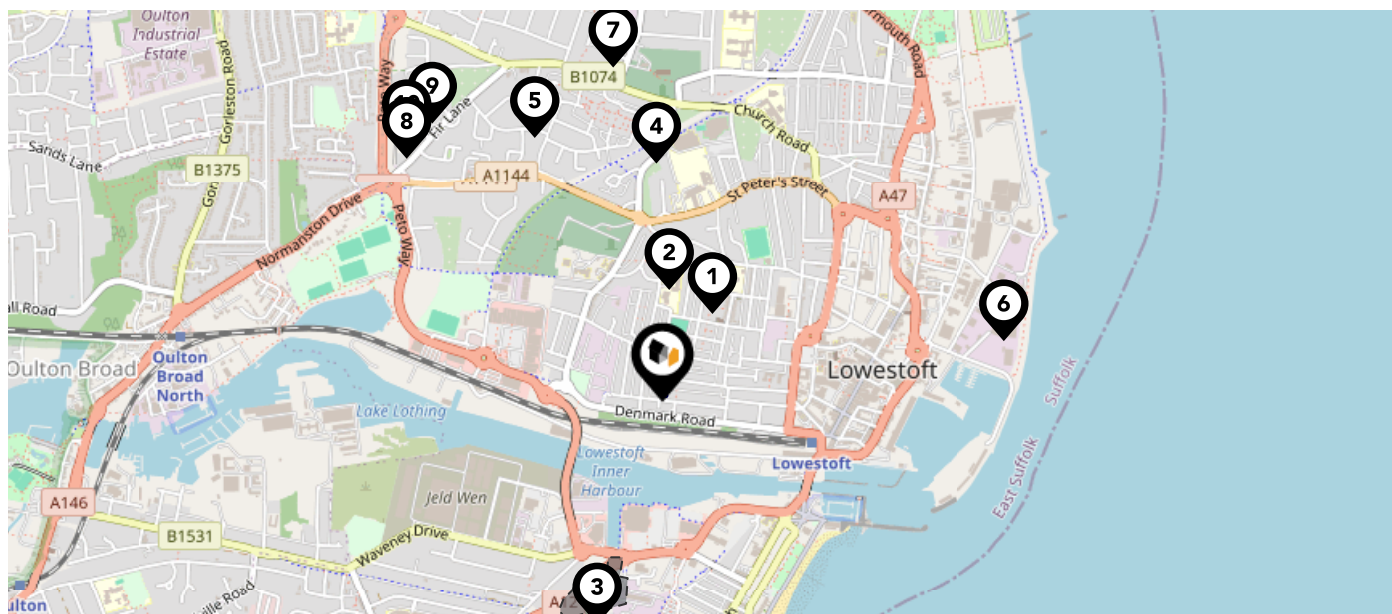
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



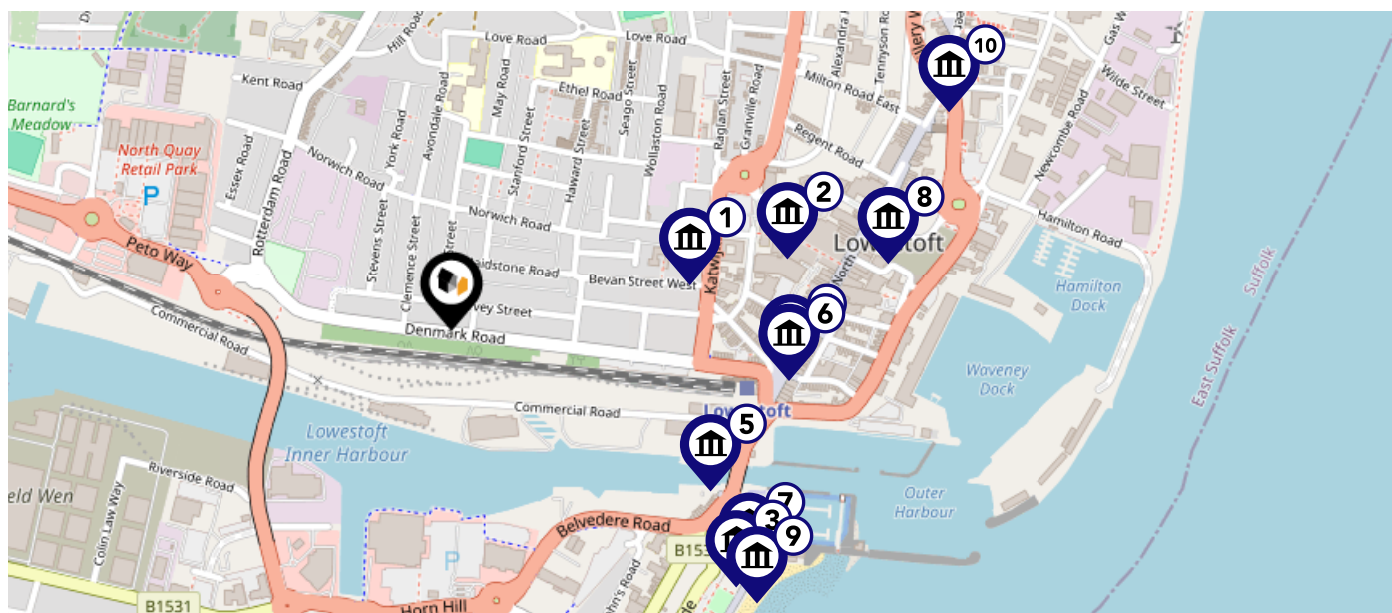
Nearby Landfill Sites

1	Roman Hill-Lowestoft	Historic Landfill ☐
2	Love Road-Lowestoft, Suffolk	Historic Landfill ☐
3	South Inner Harbour-Lowestoft, Suffolk	Historic Landfill ☐
4	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill ☐
5	June Avenue-Lowestoft, Suffolk	Historic Landfill ☐
6	Hamilton Road-Lowestoft, Suffolk	Historic Landfill ☐
7	Haven Avenue-Lowestoft, Suffolk	Historic Landfill ☐
8	Fir Lane-Lowestoft, Suffolk	Historic Landfill ☐
9	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill ☐
10	Fir Lane-Lowestoft, Suffolk	Historic Landfill ☐

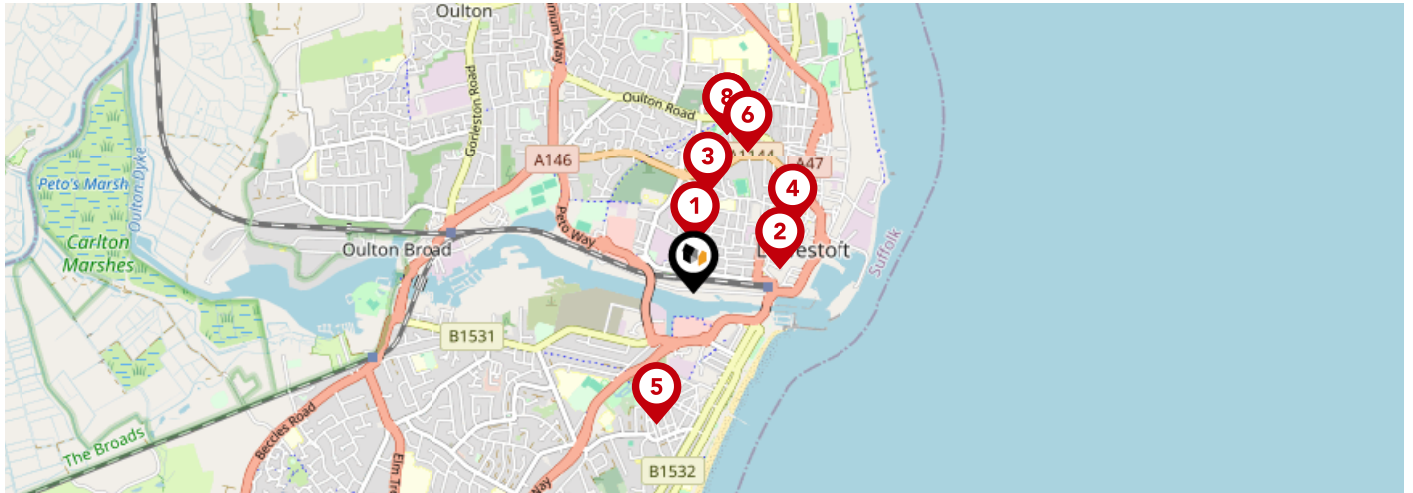
Maps

Listed Buildings

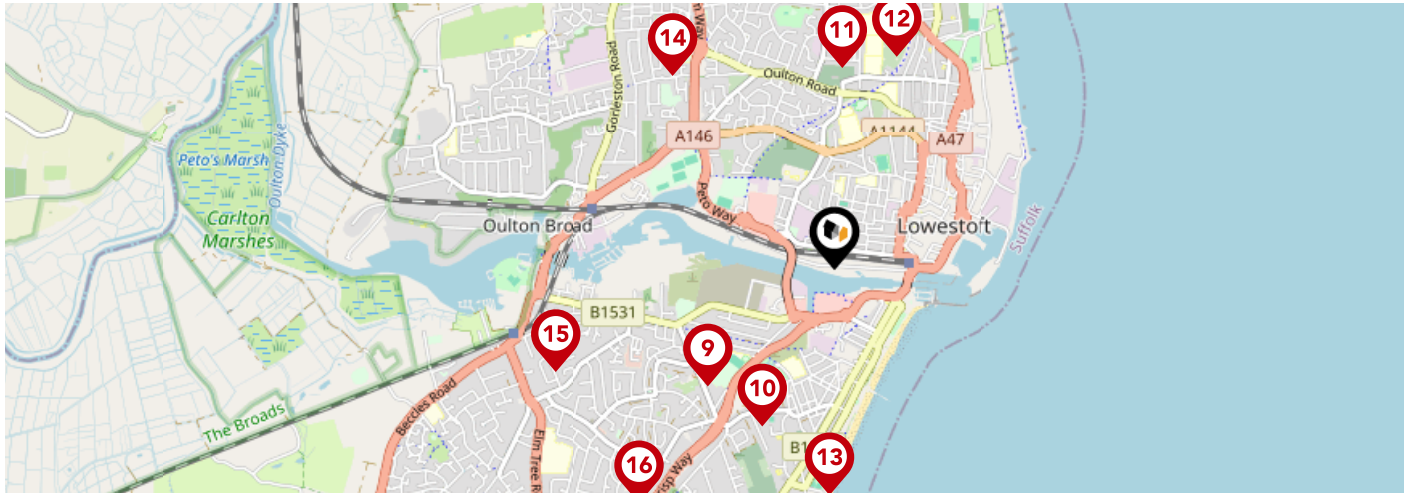
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1292437 - Raglan Smoke House	Grade II	0.3 miles
	1208940 - Church Of Our Lady, Star Of The Sea Including Boundary Wall To Gordon Road	Grade II	0.4 miles
	1458627 - Lowestoft War Memorial	Grade II	0.4 miles
	1279946 - 53 London Road North	Grade II	0.4 miles
	1292511 - Port House	Grade II	0.4 miles
	1292503 - Former Post Office	Grade II	0.4 miles
	1207043 - Royal Norfolk And Suffolk Yacht Club	Grade II	0.4 miles
	1207020 - St Margarets House	Grade II	0.5 miles
	1209835 - Statue Of Triton	Grade II	0.5 miles
	1292575 - 102, 103 And 104, High Street	Grade II	0.6 miles



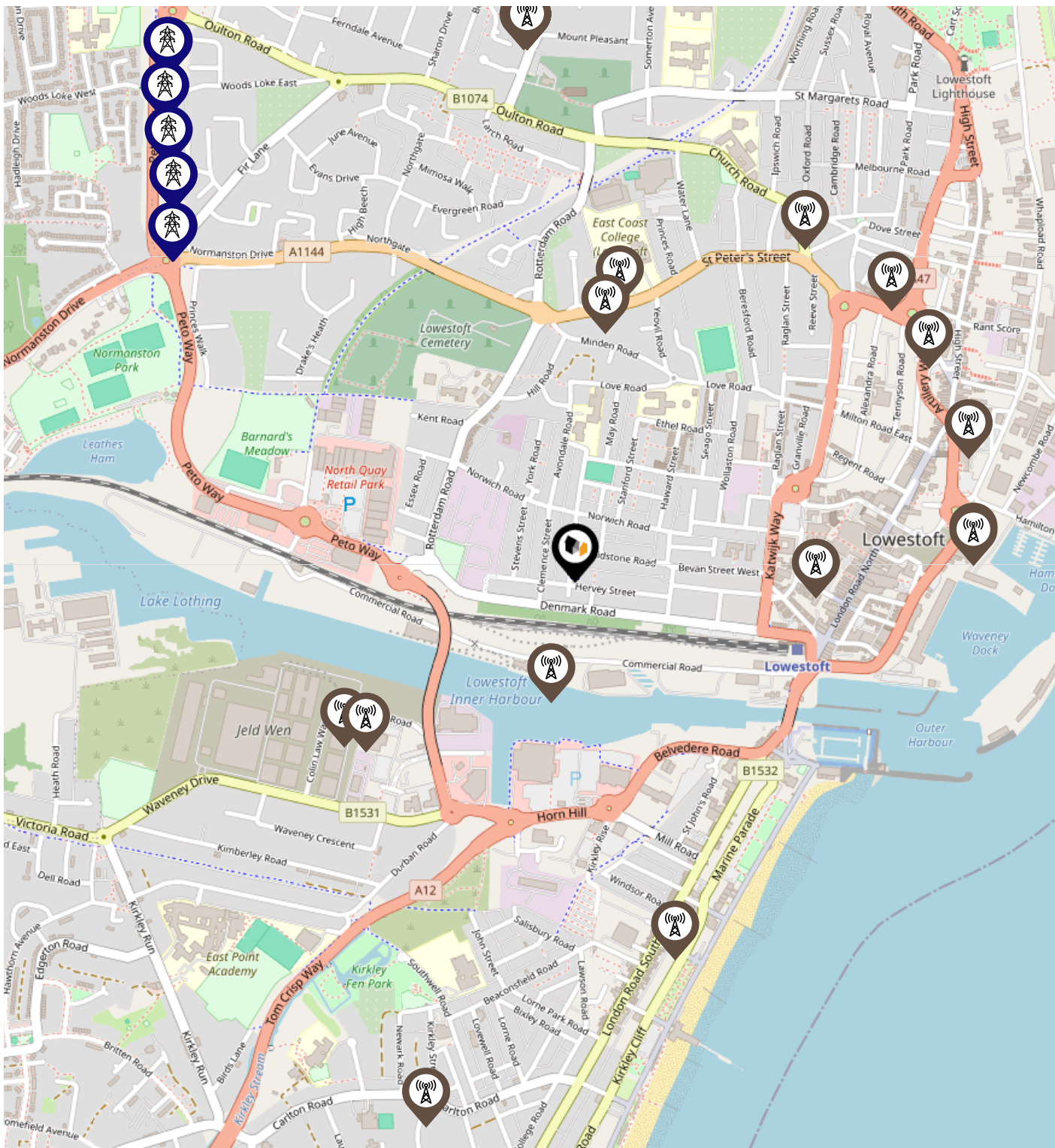
		Nursery	Primary	Secondary	College	Private
1	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:0.22	☐	☒	☐	☐	☐
2	Ness Point School Ofsted Rating: Good Pupils: 19 Distance:0.4	☐	☐	☒	☐	☐
3	East Coast College Ofsted Rating: Good Pupils:0 Distance:0.46	☐	☐	☒	☐	☐
4	Learning Support, Northern Area Education Office Ofsted Rating: Not Rated Pupils:0 Distance:0.54	☐	☐	☒	☐	☐
5	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:0.61	☐	☒	☐	☐	☐
6	St Margaret's Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.69	☐	☒	☐	☐	☐
7	Poplars Community Primary School Ofsted Rating: Requires improvement Pupils: 312 Distance:0.73	☐	☒	☐	☐	☐
8	Northfield St Nicholas Primary Academy Ofsted Rating: Good Pupils: 365 Distance:0.73	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:0.78	☐	☐	☒	☐	☐
10	Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:0.78	☐	☒	☐	☐	☐
11	The Ashley School Ofsted Rating: Outstanding Pupils: 167 Distance:0.91	☐	☐	☒	☐	☐
12	Ormiston Denes Academy Ofsted Rating: Requires improvement Pupils: 767 Distance:1	☐	☐	☒	☐	☐
13	St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 189 Distance:1.02	☐	☒	☐	☐	☐
14	Woods Loke Primary School Ofsted Rating: Outstanding Pupils: 483 Distance:1.14	☐	☒	☐	☐	☐
15	Dell Primary School Ofsted Rating: Good Pupils: 338 Distance:1.34	☐	☒	☐	☐	☐
16	Westwood Primary School Ofsted Rating: Good Pupils: 206 Distance:1.38	☐	☒	☐	☐	☐

Local Area Masts & Pylons

HOWARDS
Estate Agents since 1926

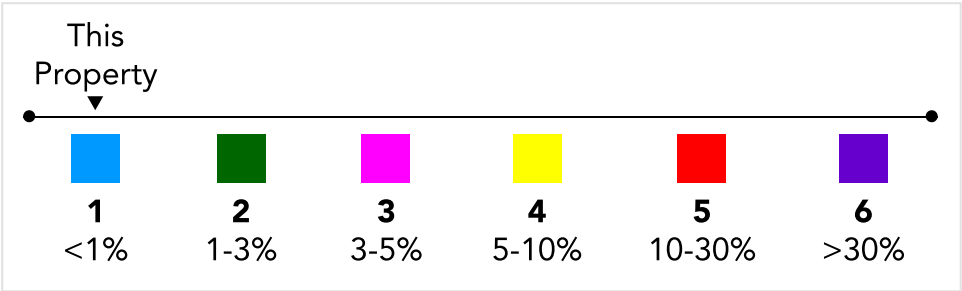
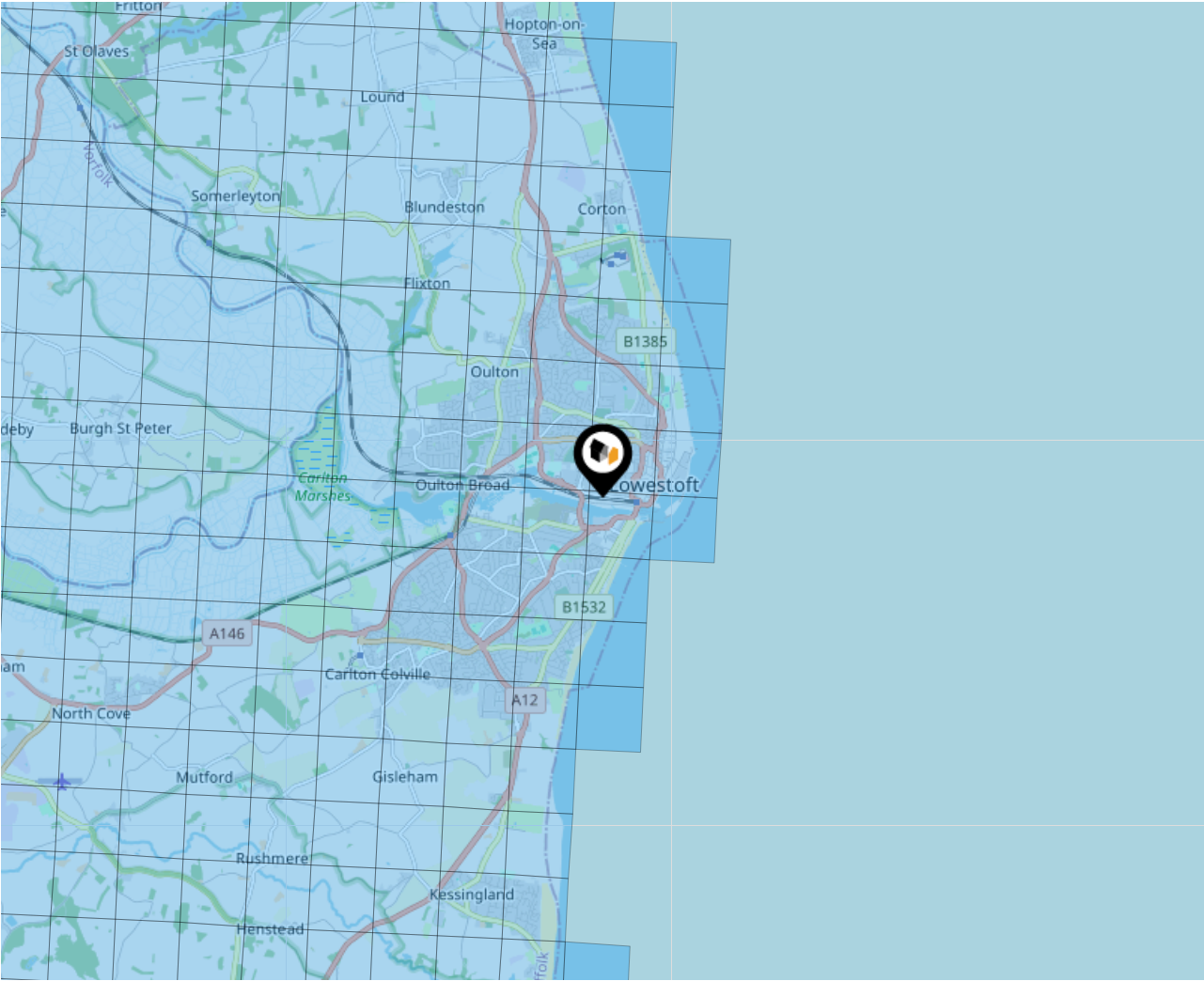


Key:

-  Power Pylons
-  Communication Masts

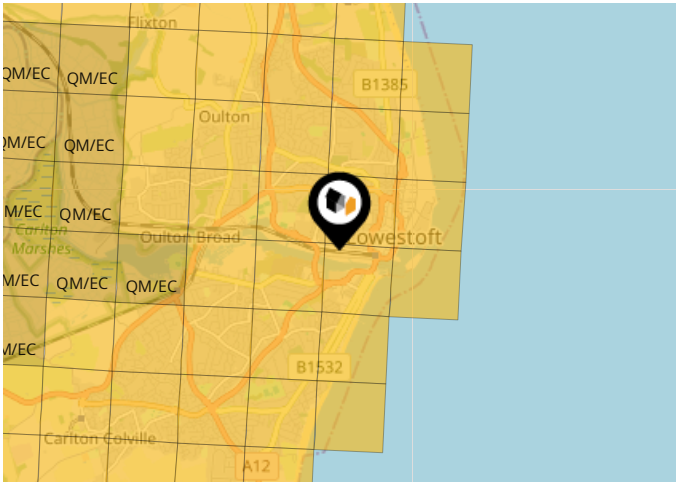
What is Radon?

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:	NONE	Soil Texture:	SAND
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY)		

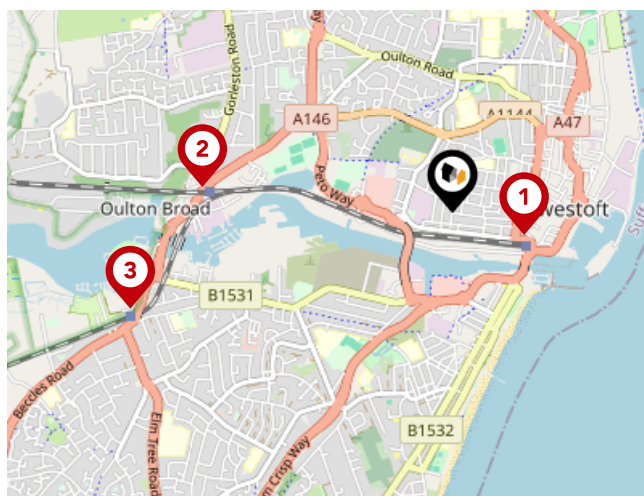


Primary Classifications (Most Common Clay Types)

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

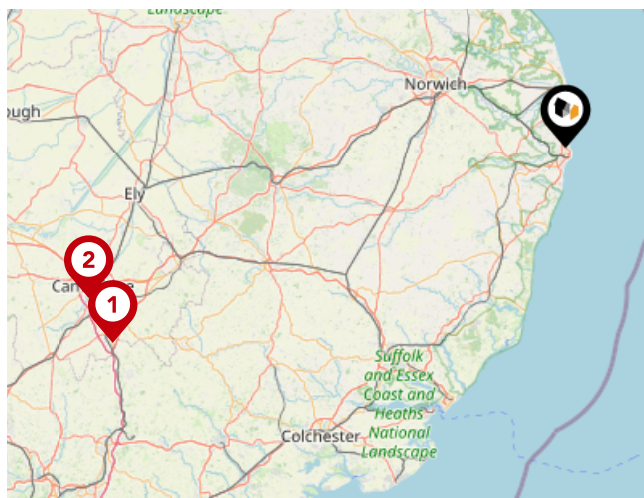
Area

Transport (National)



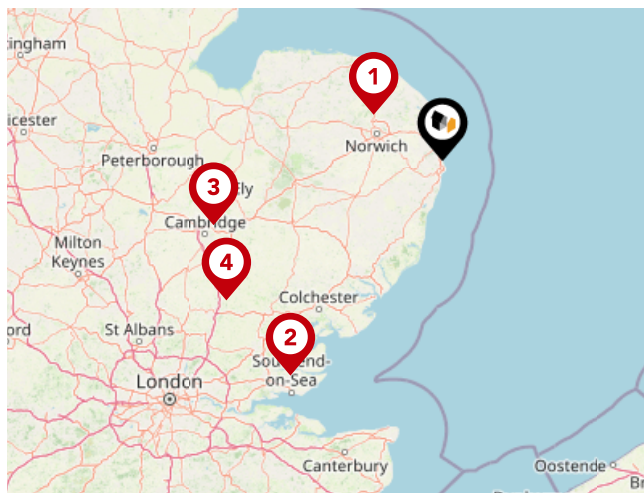
National Rail Stations

Pin	Name	Distance
1	Entrance	0.34 miles
2	Entrance1	1.14 miles
3	Entrance1	1.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	71.75 miles
2	M11 J11	72.64 miles

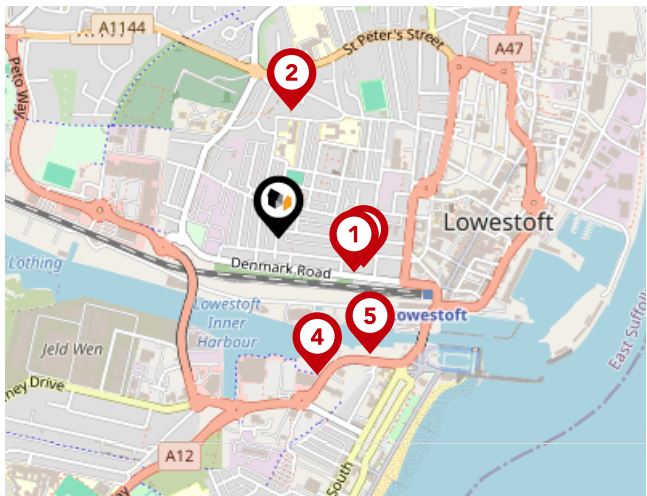


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.67 miles
2	Southend-on-Sea	76.76 miles
3	Cambridge	68.81 miles
4	Stansted Airport	74.75 miles

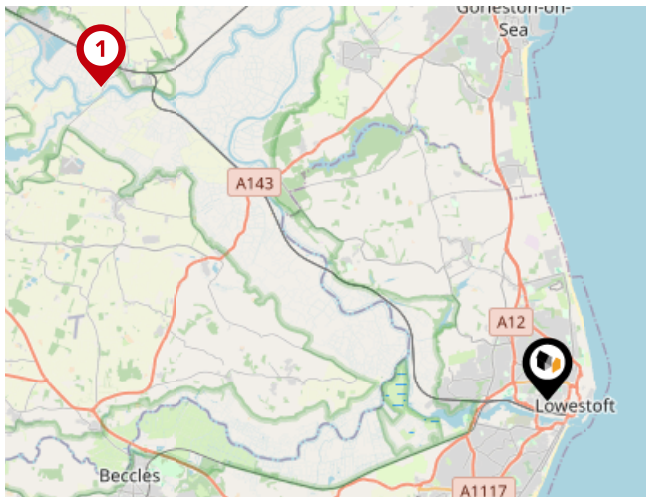
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Flensburgh Street	0.18 miles
2	Roman Hill Primary School	0.29 miles
3	Flensburgh Street	0.2 miles
4	Asda	0.32 miles
5	Jewsons	0.33 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.84 miles

Howards 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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