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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st October 2025



ABBEYDALE, CARLTON COLVILLE, LOWESTOFT, NR33

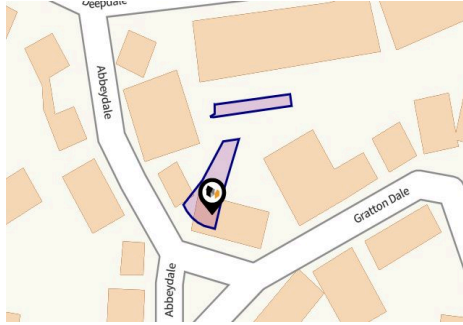
Howards

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

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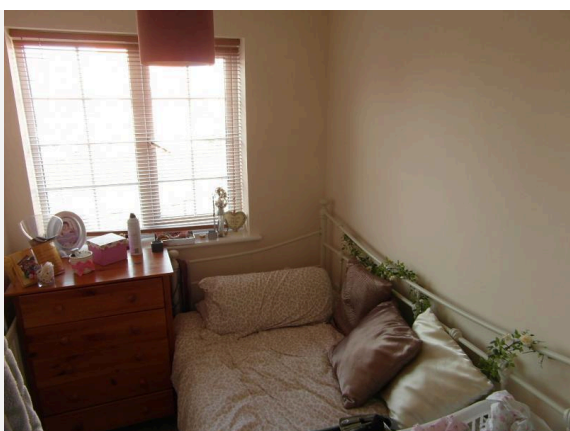
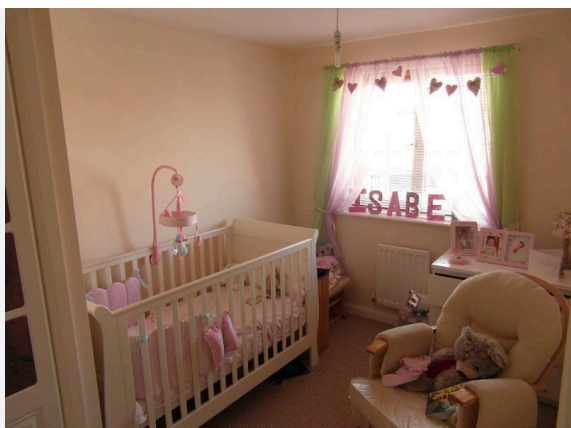
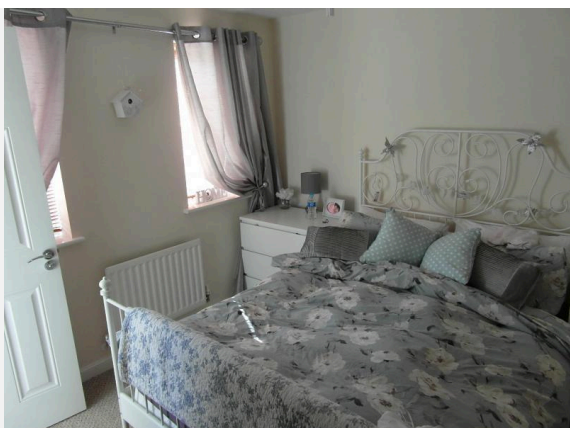


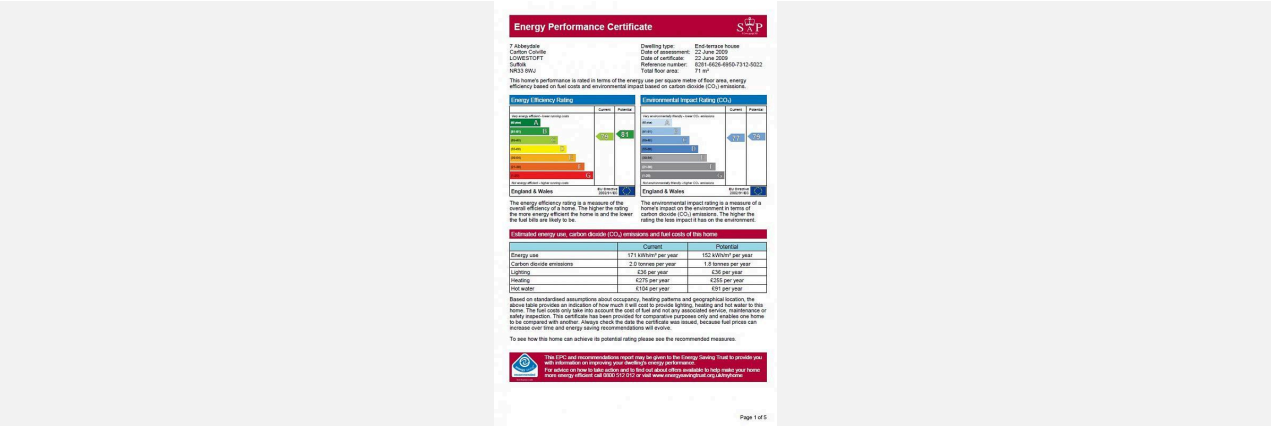
Property

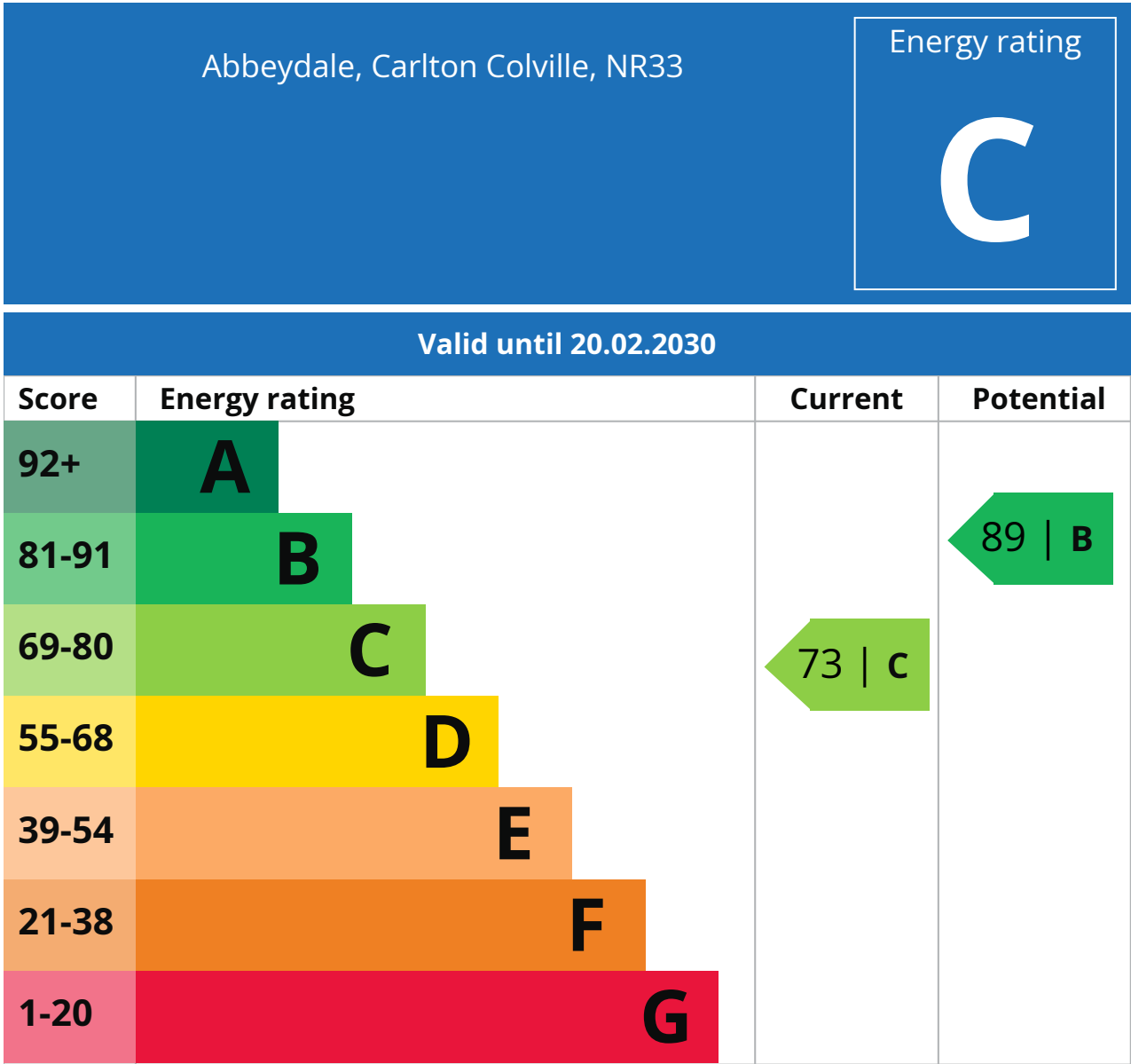
Type:	Terraced House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.04 acres		
Year Built :	2005		
Council Tax :	Band B		
Annual Estimate:	£1,729		
Title Number:	SK267249		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2	74	10000
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



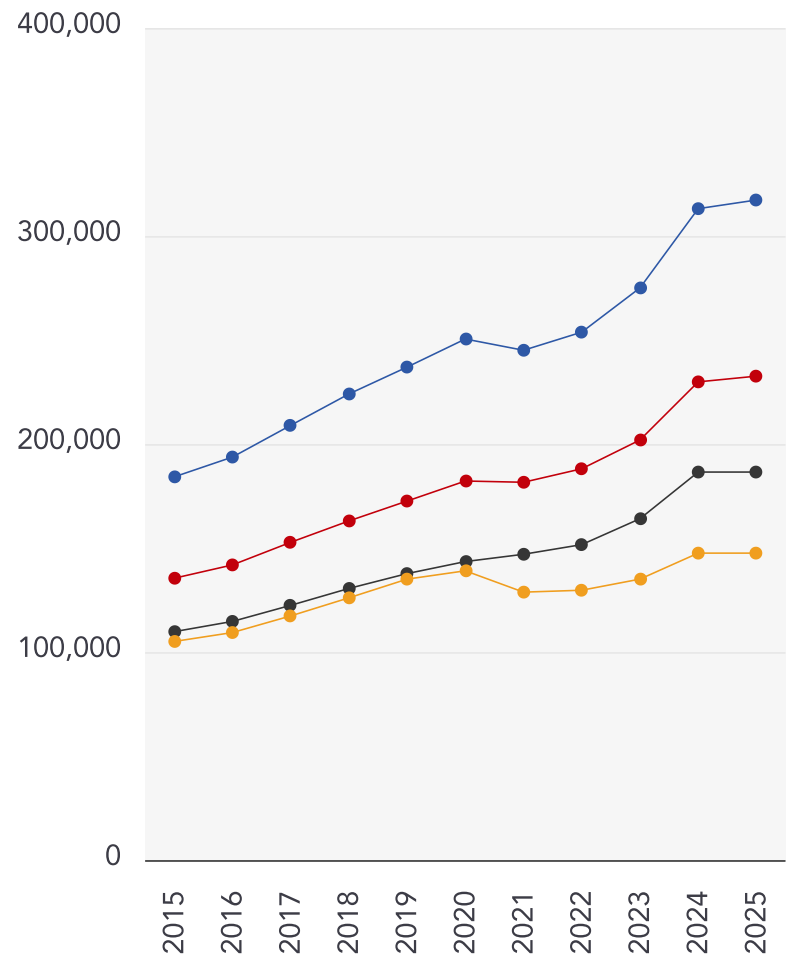




Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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 82% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	72 m ²

10 Year History of Average House Prices by Property Type in NR33



Detached

+72.22%

Semi-Detached

+71.67%

Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



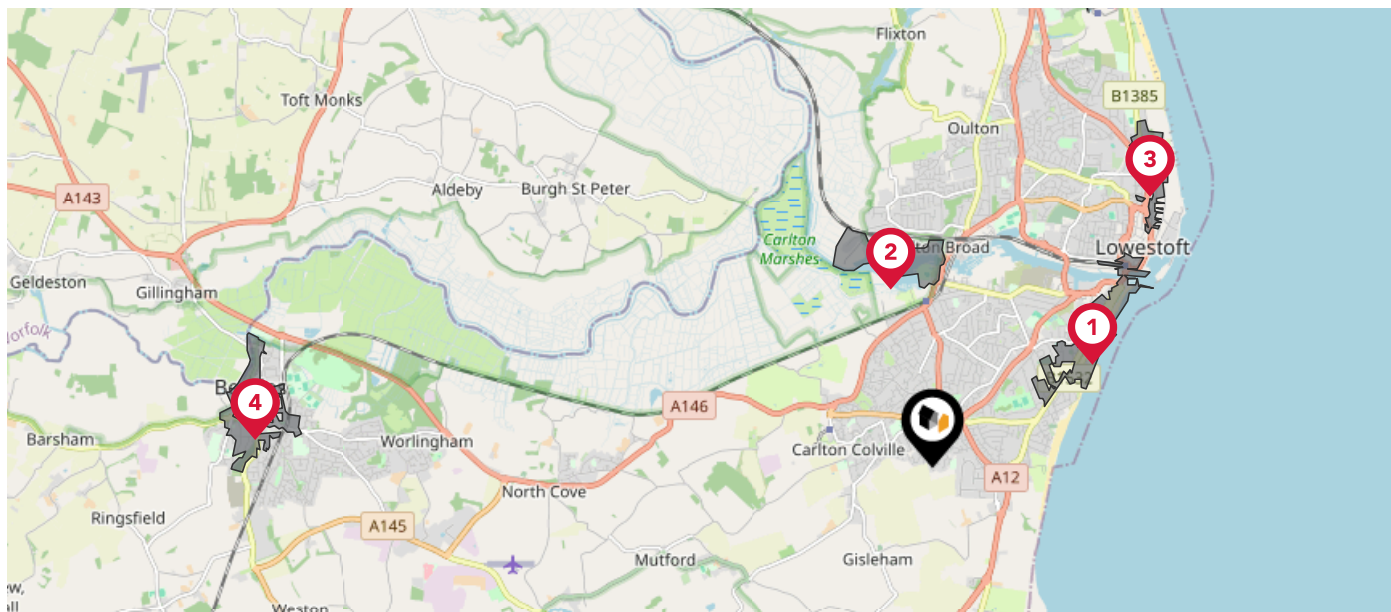
Mine Entry

- ✕ 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.

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



Oulton Broad

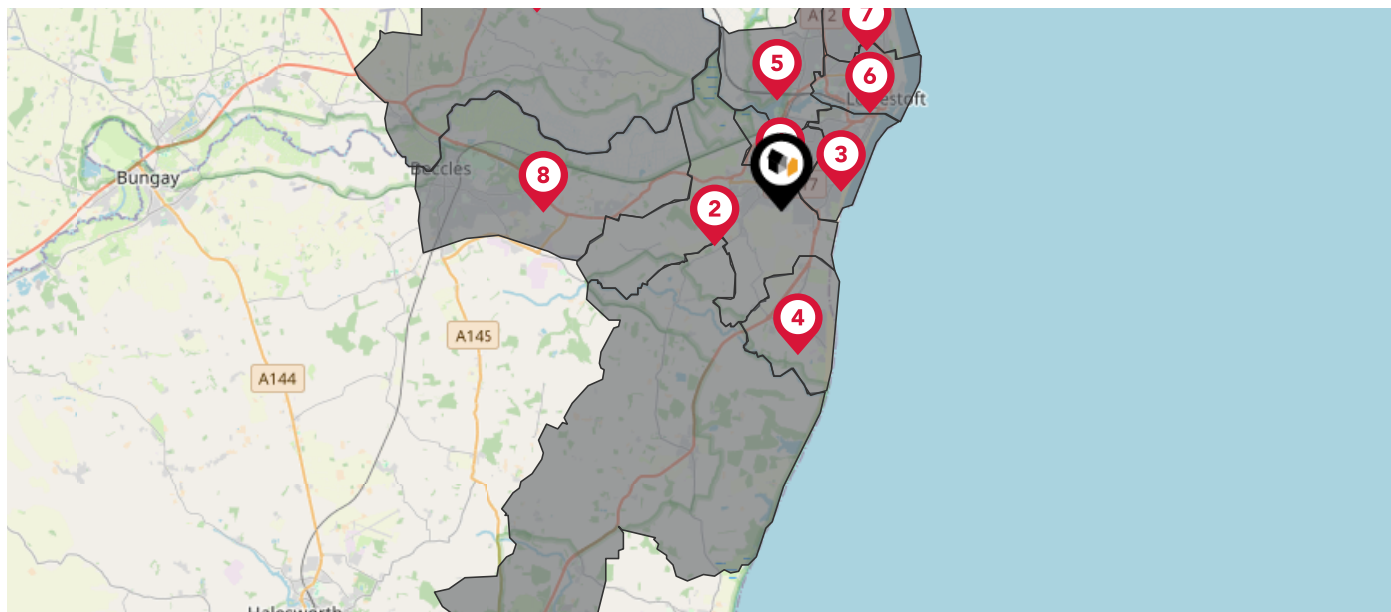


North Lowestoft



Beccles

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



Carlton & Whitton Ward



Carlton Colville Ward



Kirkley & Pakefield Ward



Kessingland Ward



Oulton Broad Ward



Harbour & Normanston Ward



Gunton & St. Margarets Ward



Beccles & Worlingham Ward



Thurlton Ward

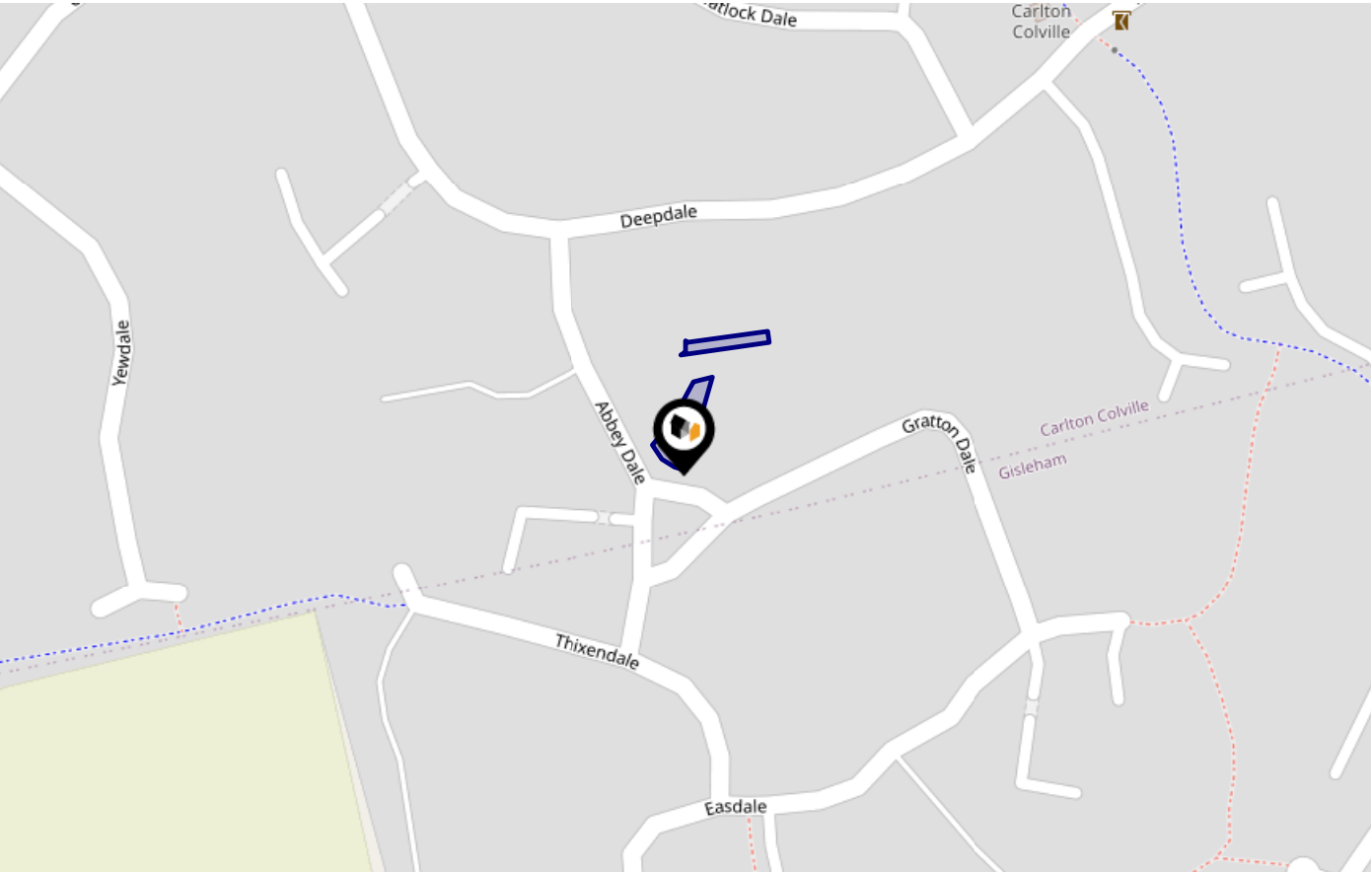


Wrentham, Wangford & Westleton Ward

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.

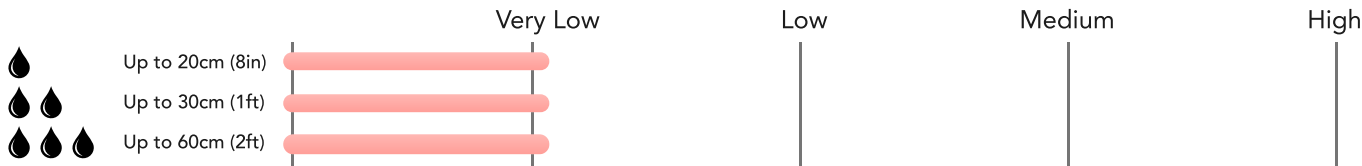


Risk Rating: Very low

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.

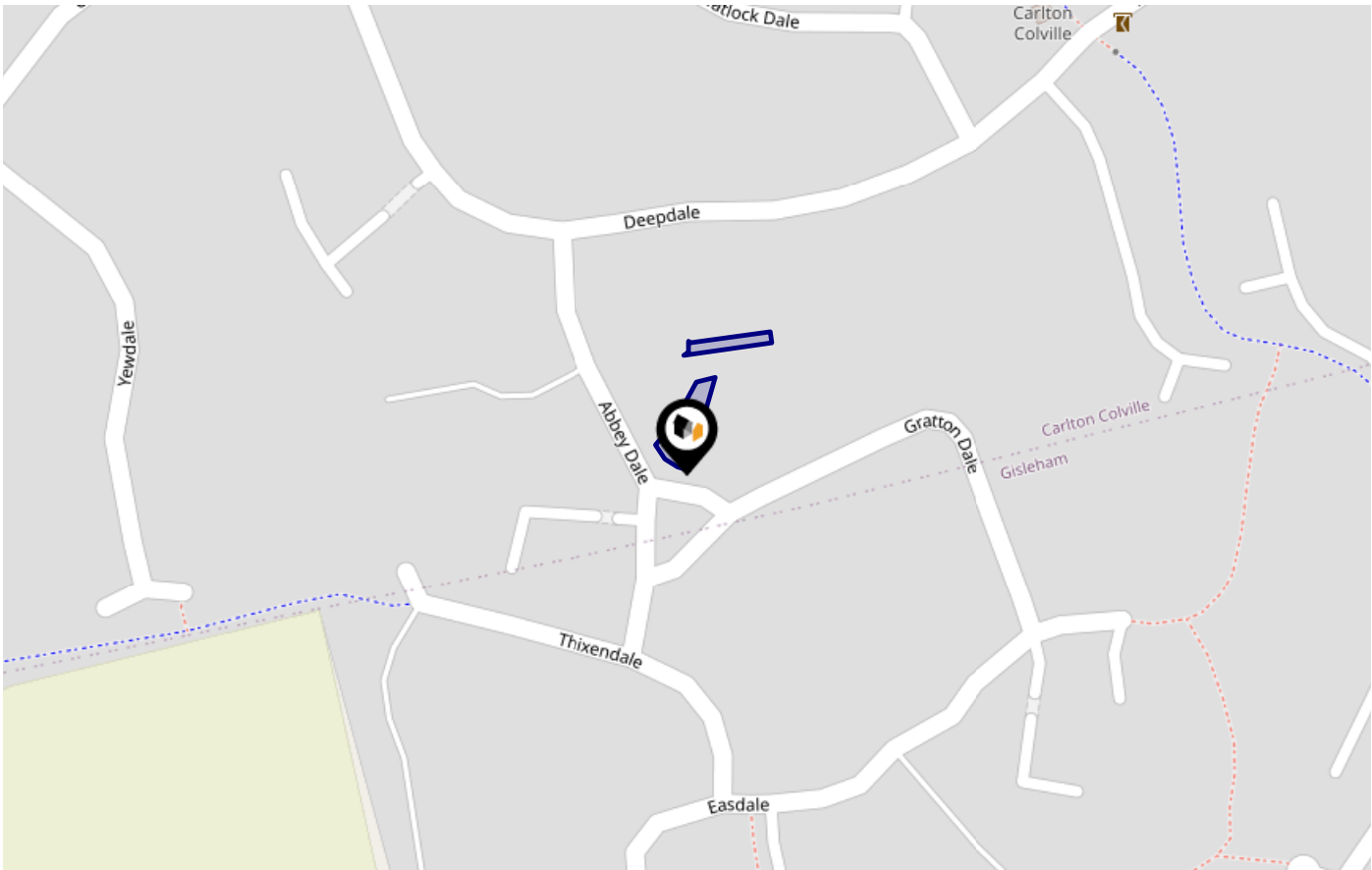
Chance of flooding to the following depths at this property:



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

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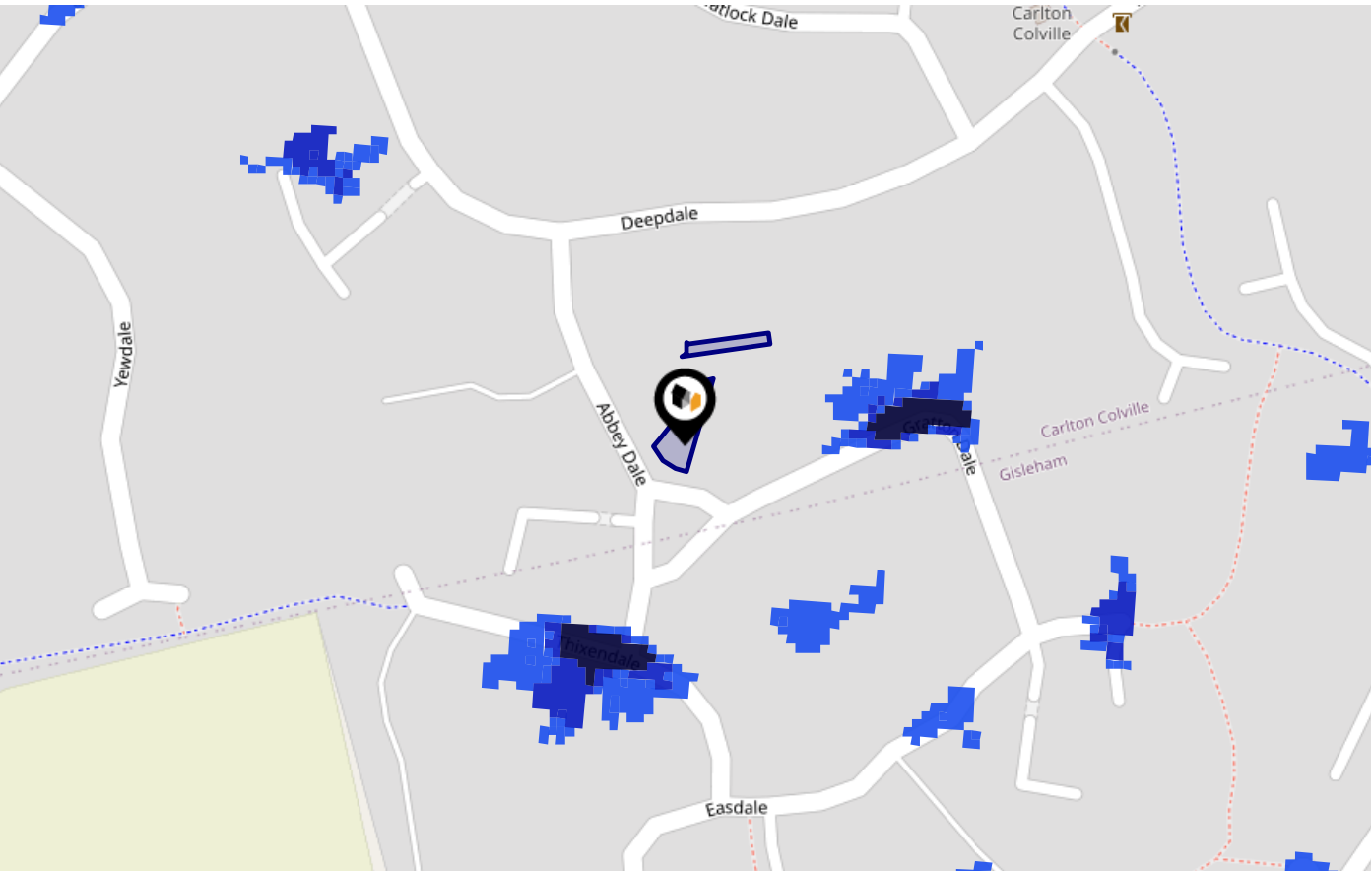
Chance of flooding to the following depths at this property:



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.

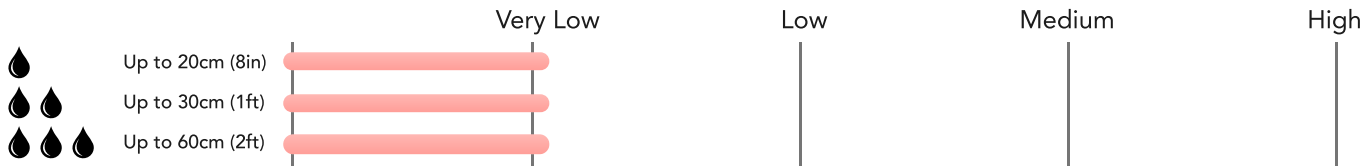


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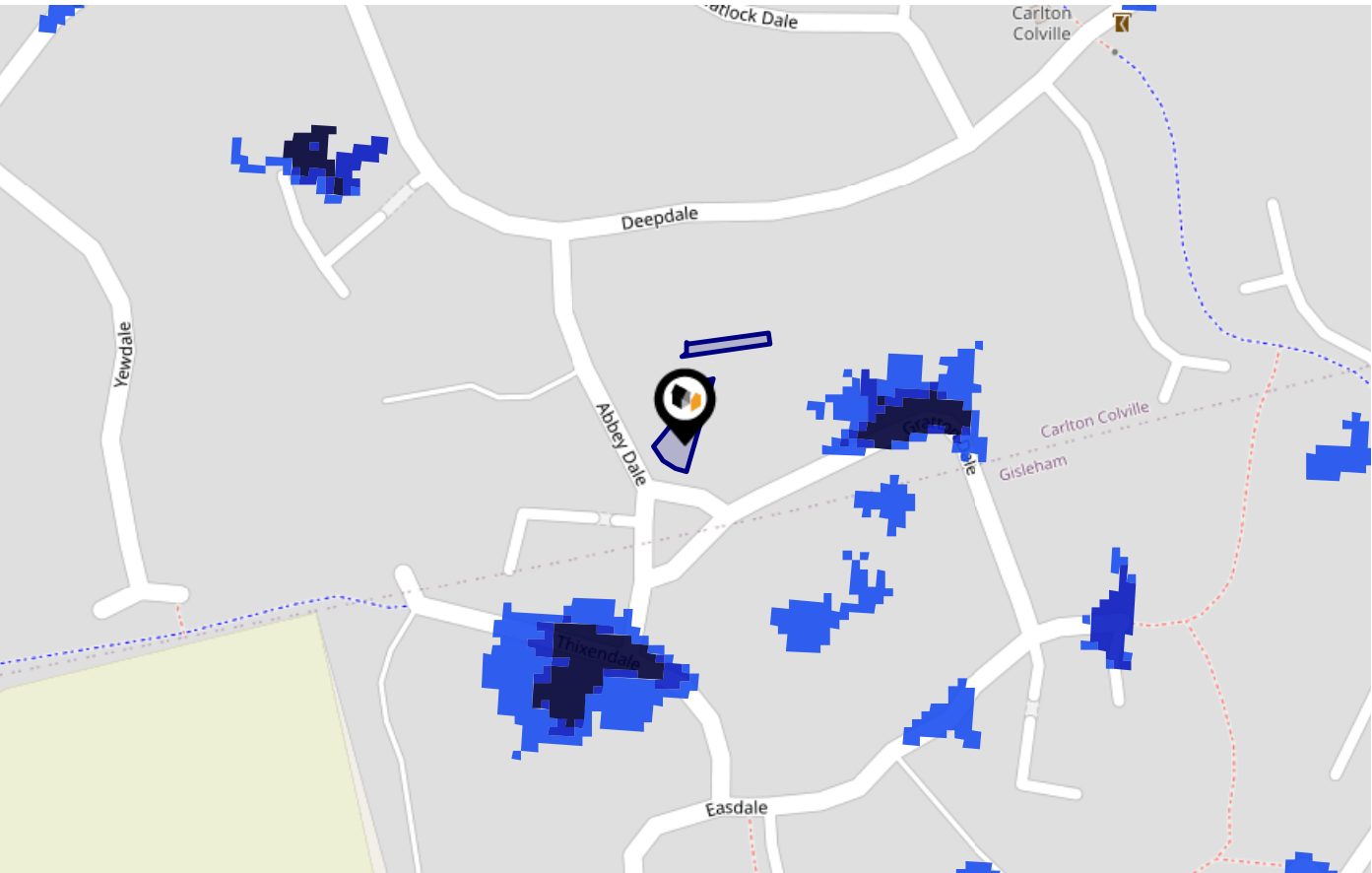
Chance of flooding to the following depths at this property:



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.

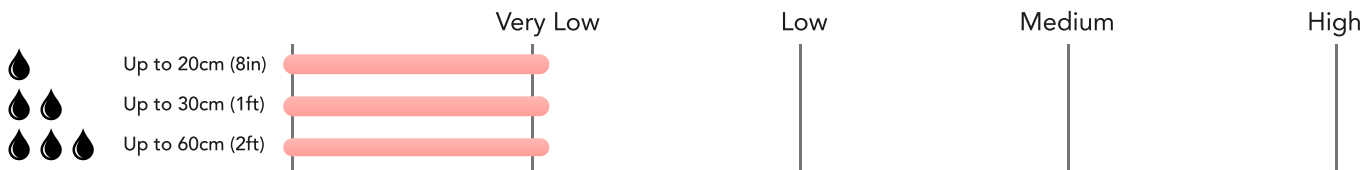


Risk Rating: Very low

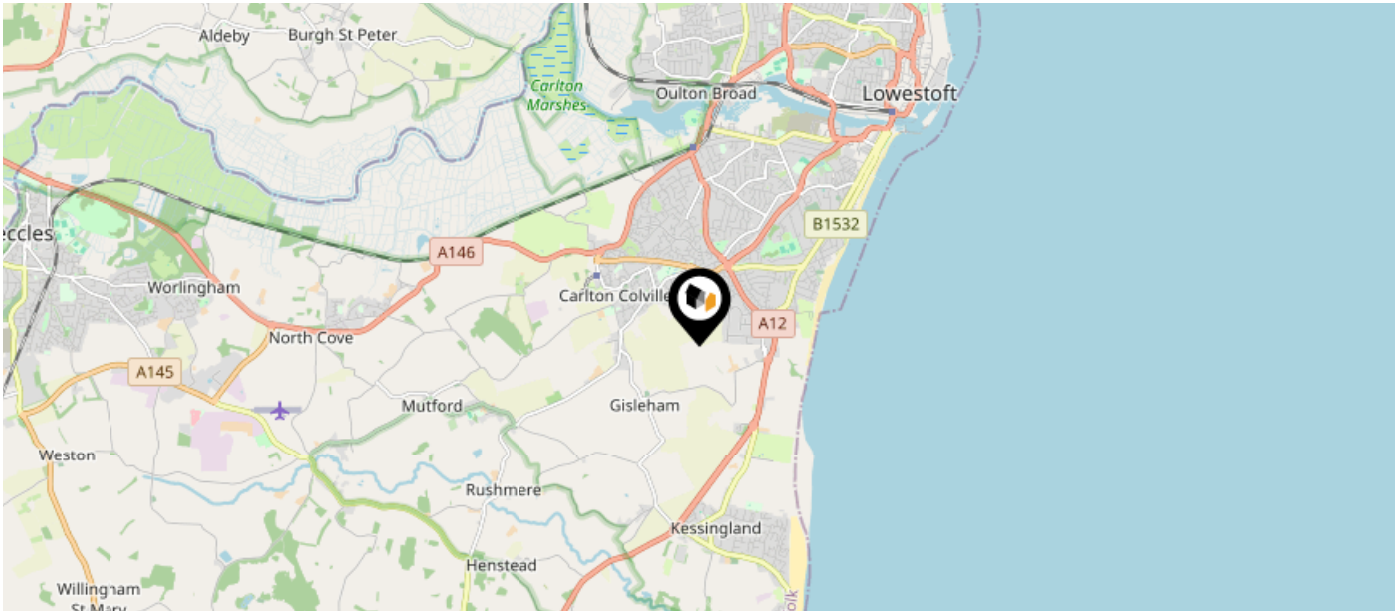
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Chance of flooding to the following depths at this property:



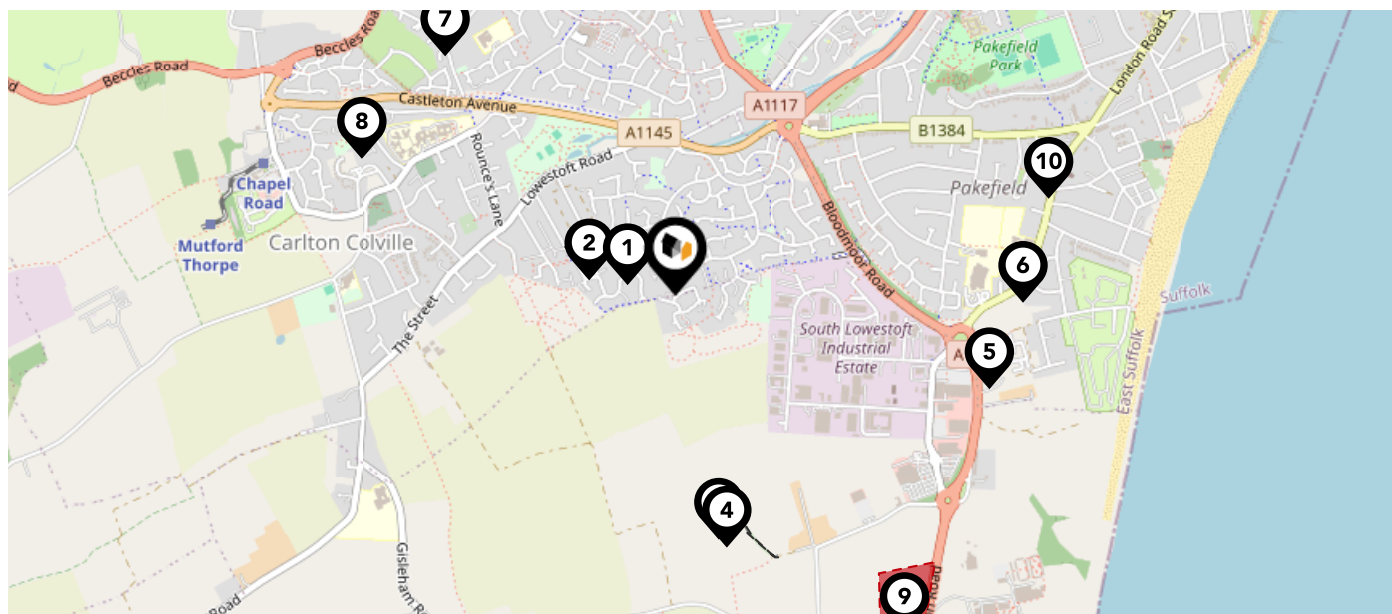
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

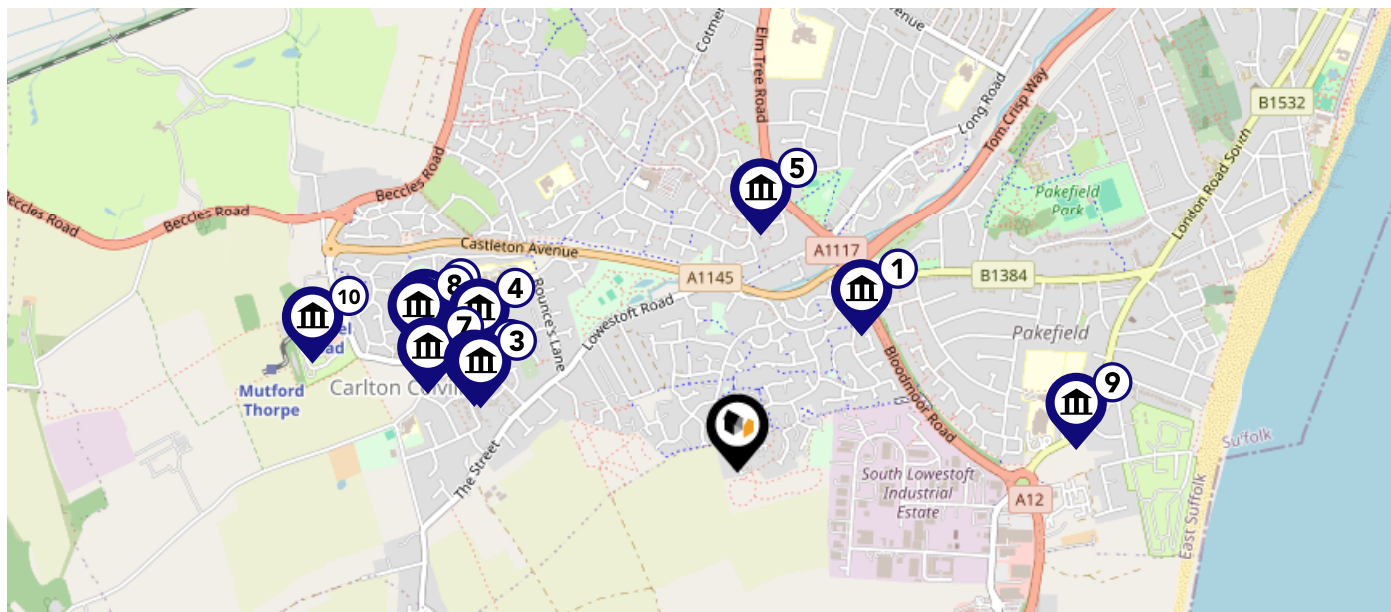
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



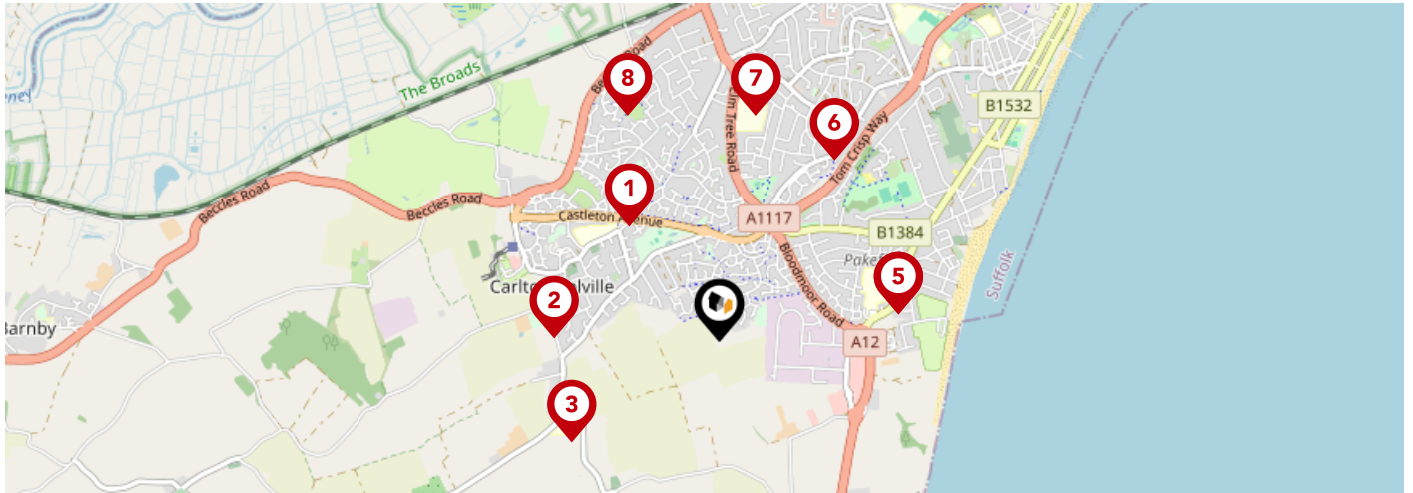
Nearby Landfill Sites

1	Poplar Road-Poplar Road, Carlton Colville	Historic Landfill	
2	Poplar Road-Carlton Colville	Historic Landfill	
3	East of Grange Farm-Pakefield, Suffolk	Historic Landfill	
4	Grange Farm-Gisleham	Historic Landfill	
5	Arbor Lane-Pakefield	Historic Landfill	
6	East Nook-London Road, Pakefield	Historic Landfill	
7	Grove Road-Carlton Colville	Historic Landfill	
8	Carlton Hall Farm-Carlton Colville, Lowestoft	Historic Landfill	
9	EA/EPR/CP3695NL/A001	Active Landfill	
10	Nelson Road-Pakefield, Suffolk	Historic Landfill	

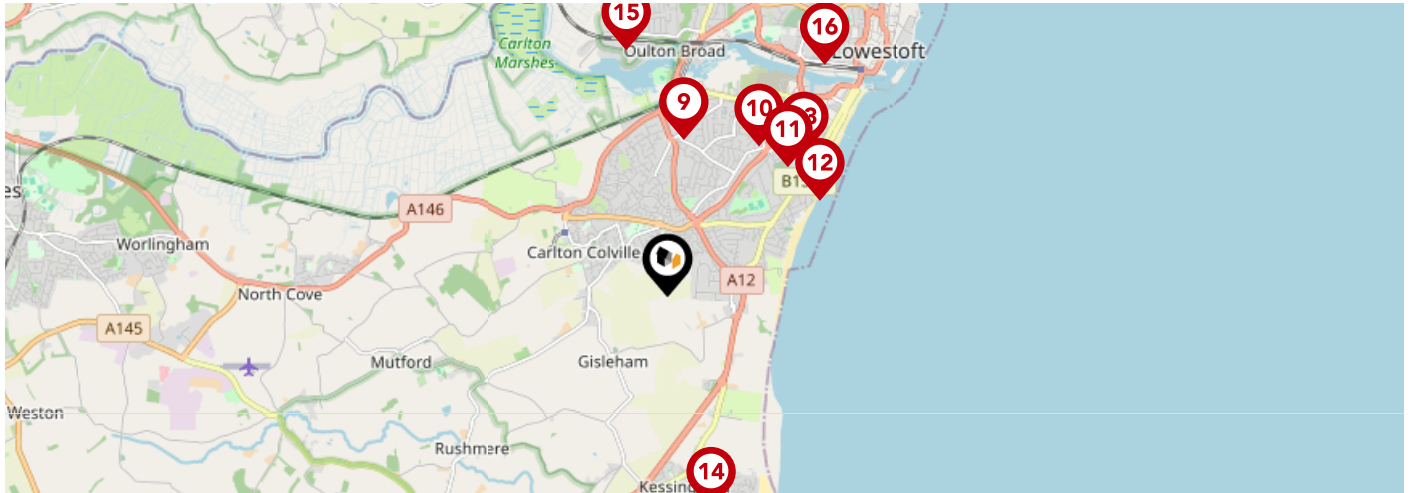
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1032071 - Grove Farmhouse	Grade II	0.4 miles
	1352578 - Serpentine Wall 30 Metres West Of The Old Rectory	Grade II	0.6 miles
	1032069 - The Old Rectory	Grade II	0.6 miles
	1433806 - Memorial To The Carlton Colville Sea Scouts And Lance-corporal Stanley Wood	Grade II	0.6 miles
	1292892 - Elmtree Farmhouse	Grade II	0.6 miles
	1352579 - Barn 10 Metres North East Of Carlton Hall	Grade II	0.7 miles
	1352577 - Church Of St Peter	Grade II	0.7 miles
	1032070 - Carlton Hall	Grade II	0.8 miles
	1279945 - 90, London Road	Grade II	0.8 miles
	1051978 - K1 Telephone Kiosk At East Anglian Transport Museum	Grade II	1.0 miles



		Nursery	Primary	Secondary	College	Private
1	Grove Primary School Ofsted Rating: Good Pupils: 336 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sunrise Academy Ofsted Rating: Not Rated Pupils: 39 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Carlton Colville Primary School Ofsted Rating: Outstanding Pupils: 395 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pakefield Primary School Ofsted Rating: Good Pupils: 342 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pakefield High School Ofsted Rating: Good Pupils: 687 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Westwood Primary School Ofsted Rating: Good Pupils: 206 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Elm Tree Primary School Ofsted Rating: Good Pupils: 269 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Warren School Ofsted Rating: Special Measures Pupils: 131 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

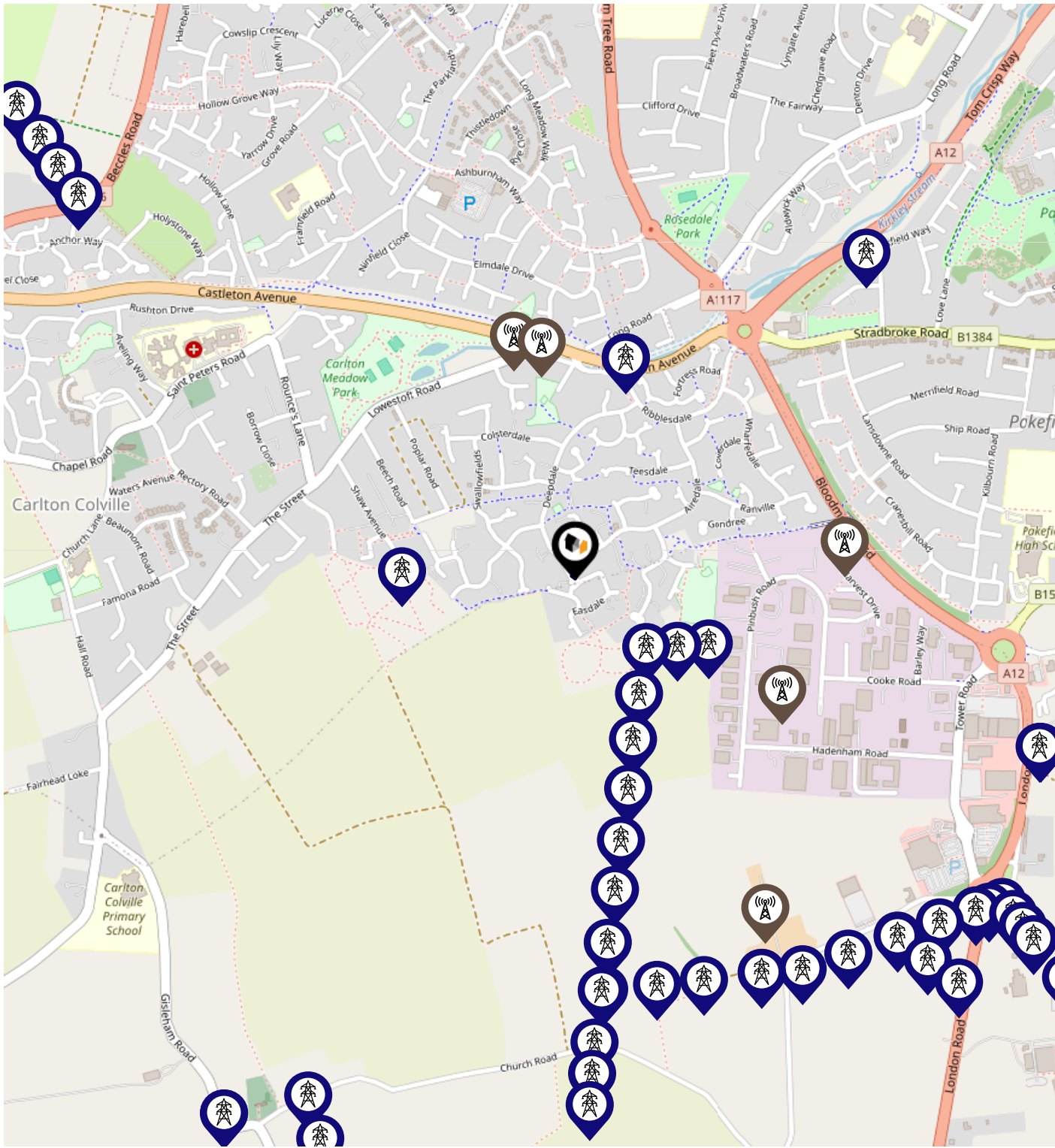


		Nursery	Primary	Secondary	College	Private
9	Dell Primary School Ofsted Rating: Good Pupils: 338 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 189 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Kessingland Church of England Primary Academy Ofsted Rating: Good Pupils: 221 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Oulton Broad Primary School Ofsted Rating: Outstanding Pupils: 379 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

HOWARDS
Estate Agents since 1926

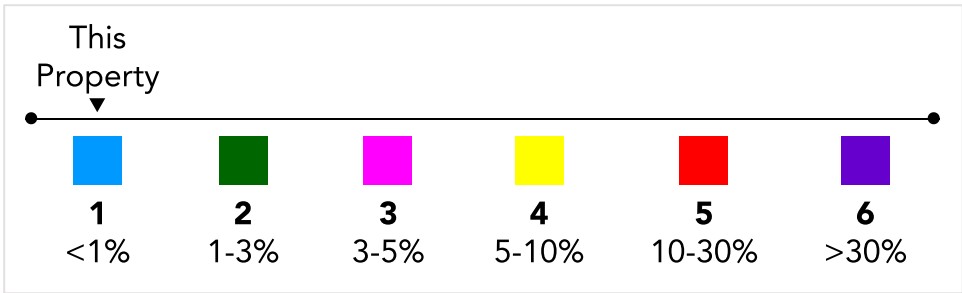
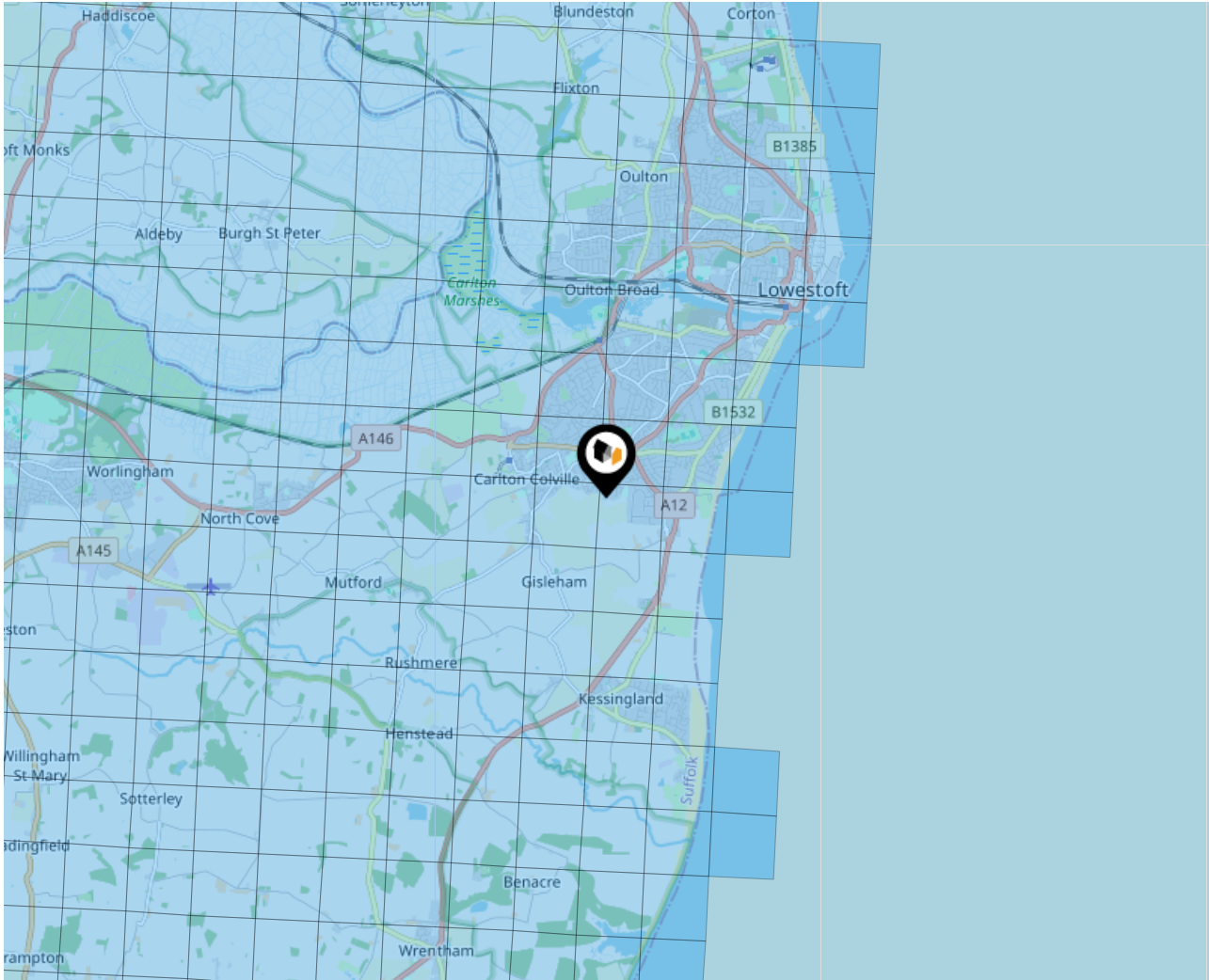


Key:

-  Power Pylons
-  Communication Masts

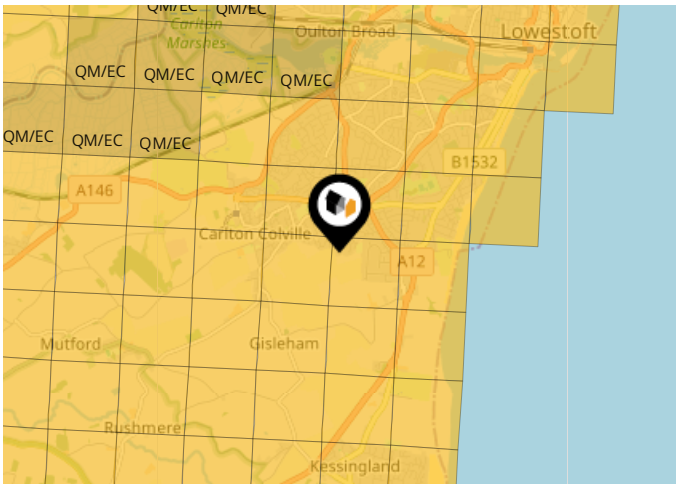
What is Radon?

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:	VARIABLE(LOW)	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(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

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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HOWARDS

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