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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 01502 464412 lowestoft.lettings@howards.co.uk www.howards.co.uk



## Property **Overview**









#### **Property**

Type: Terraced House

**Bedrooms:** 

Floor Area:  $775 \text{ ft}^2 / 72 \text{ m}^2$ 

Plot Area: 0.04 acres Year Built: 2005 **Council Tax:** Band B **Annual Estimate:** £1,729

**Title Number:** SK267249

Freehold Tenure:

#### **Local Area**

Suffolk **Local Authority: Conservation Area:** Nο

Flood Risk:

Rivers & Seas Very low

Surface Water

Very low

**Estimated Broadband Speeds** 

(Standard - Superfast - Ultrafast)

mb/s

74

10000

mb/s





#### **Mobile Coverage:**

(based on calls indoors)



















Satellite/Fibre TV Availability:

































# Gallery **Photos**



Energ	Performance Certificate	te	SAP
7 Abbeydels LOWESTOF Subside NRS3 6W4 Tilb Indonesia	le Dot Dat Ret Tot enformance is rated in terms of the energy us	otal floor area: 71	June 2009 June 2009 81-6626-6950-7312-5022 m² (Spor area, energy
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	Abbeydale, Carlton Colville, NR33	Ene	ergy rating
	Valid until 20.02.2030		
Score	Energy rating	Current	Potential
92+	A		
81-91	В		89   <b>B</b>
69-80	C	73   <b>c</b>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Property

### **EPC - Additional Data**



#### **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:** 

**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

Boiler and radiators, mains gas Main Heating:

Main Heating

**Controls:** 

Programmer, room thermostat and TRVs

**Hot Water System:** From main system

**Hot Water Energy** 

**Efficiency:** 

Good

Low energy lighting in 82% of fixed outlets Lighting:

Floors: Solid, insulated (assumed)

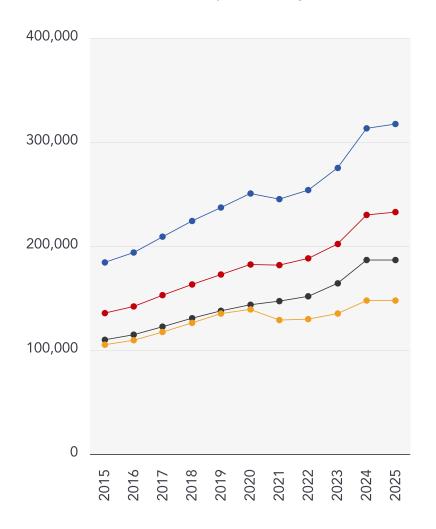
**Total Floor Area:**  $72 \text{ m}^2$ 

## Market

## **House Price Statistics**



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%

# Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



#### Mine Entry

- × Adit
- X 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.



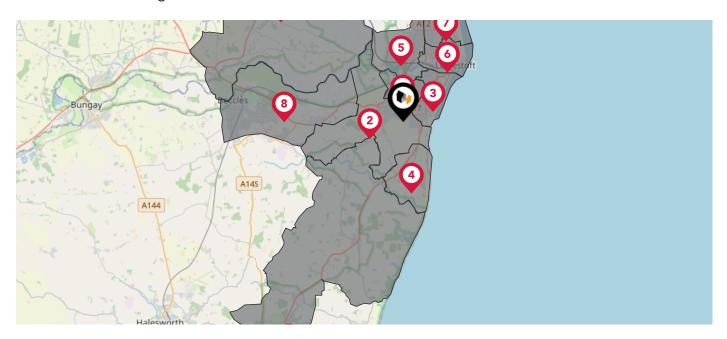
Nearby Con	Nearby Conservation Areas					
1	South Lowestoft and Kirkley					
2	Oulton Broad					
3	North Lowestoft					
4	Beccles					

# 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

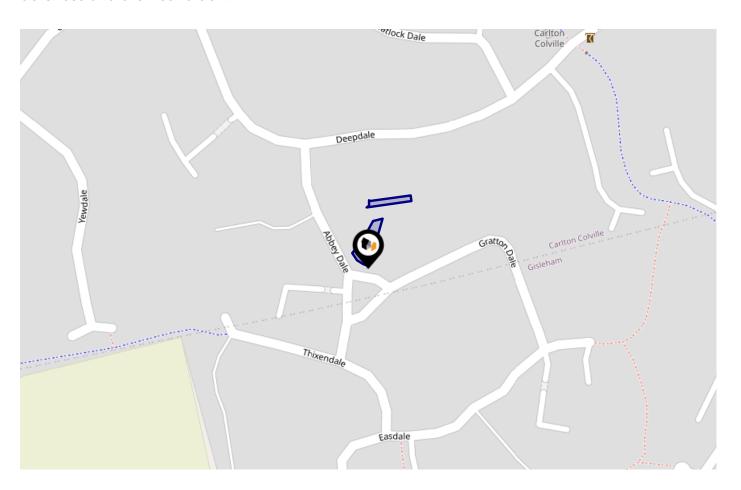


Nearby Council Wards				
1	Carlton & Whitton Ward			
2	Carlton Colville Ward			
3	Kirkley & Pakefield Ward			
4	Kessingland Ward			
5	Oulton Broad Ward			
<b>6</b>	Harbour & Normanston Ward			
7	Gunton & St. Margarets Ward			
8	Beccles & Worlingham Ward			
9	Thurlton Ward			
10	Wrentham, Wangford & Westleton Ward			

## **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.

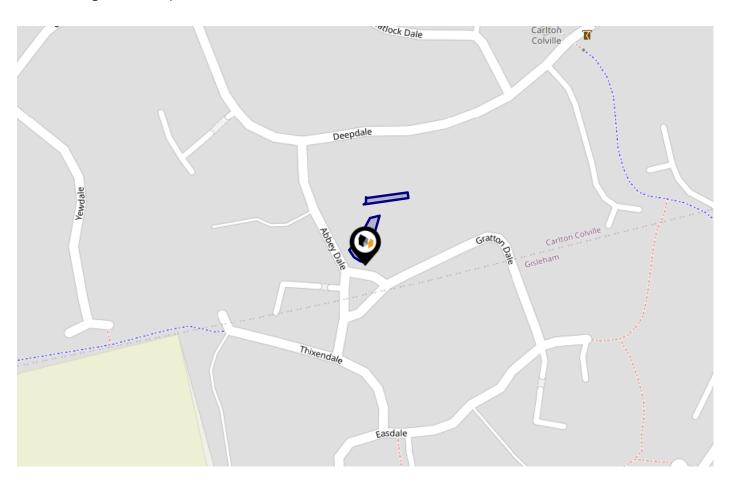




## **Rivers & Seas - Climate Change**



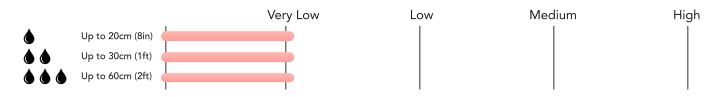
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time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



#### Risk Rating: Very low

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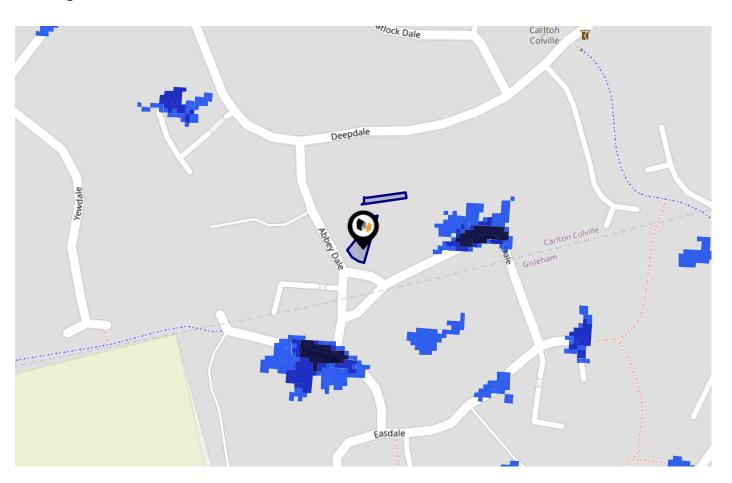




## **Surface Water - Flood Risk**



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.

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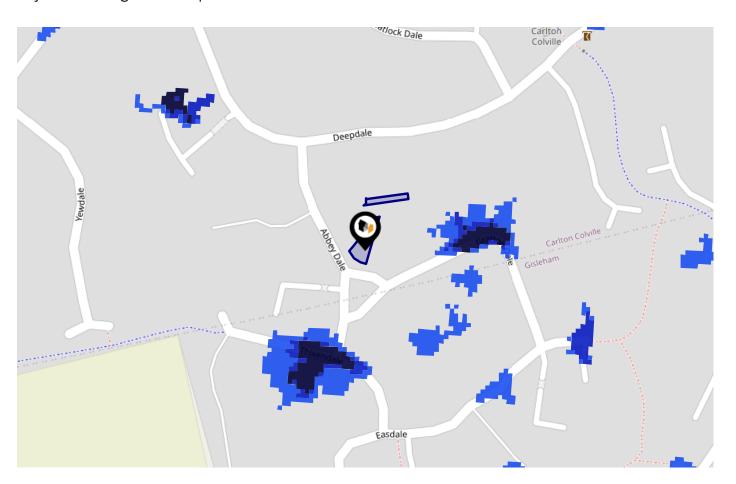




## **Surface Water - Climate Change**



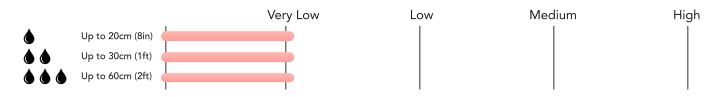
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during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



#### Risk Rating: Very low

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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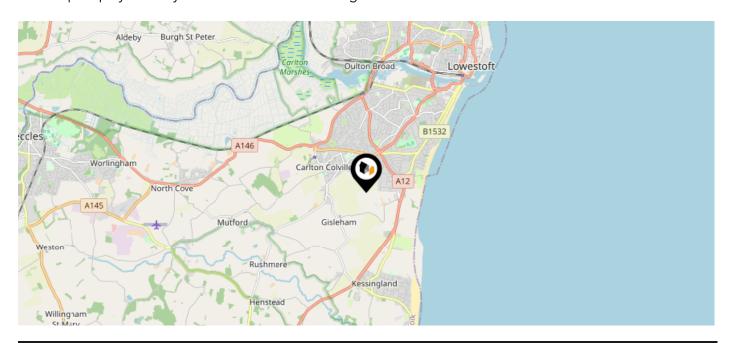




# Maps **Green Belt**



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



Nearby Green Belt Land

No data available.



# 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	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	
<b>©</b>	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	



# Maps

# **Listed Buildings**



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

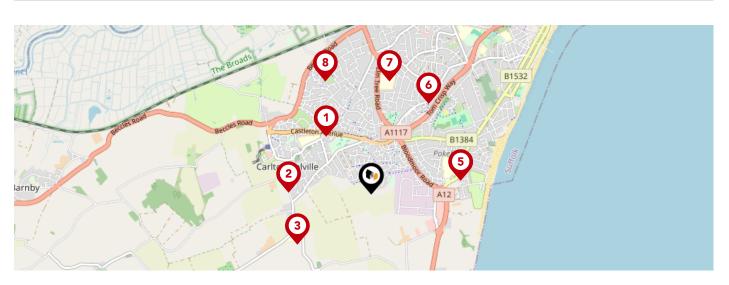


Listed B	uildings in the local district	Grade	Distance
<b>m</b> 1	1032071 - Grove Farmhouse	Grade II	0.4 miles
<b>m</b> <sup>2</sup>	1352578 - Serpentine Wall 30 Metres West Of The Old Rectory	Grade II	0.6 miles
<b>m</b> 3	1032069 - The Old Rectory	Grade II	0.6 miles
<b>(n)</b>	1433806 - Memorial To The Carlton Colville Sea Scouts And Lance- corporal Stanley Wood	Grade II	0.6 miles
<b>(m)</b> (5)	1292892 - Elmtree Farmhouse	Grade II	0.6 miles
<b>(n)</b>	1352579 - Barn 10 Metres North East Of Carlton Hall	Grade II	0.7 miles
(m)(7)	1352577 - Church Of St Peter	Grade II	0.7 miles
<b>m</b> <sup>8</sup>	1032070 - Carlton Hall	Grade II	0.8 miles
(m)(9)	1279945 - 90, London Road	Grade II	0.8 miles
<b>(n)</b>	1051978 - K1 Telephone Kiosk At East Anglian Transport Museum	Grade II	1.0 miles



# Area **Schools**





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

# Area **Schools**



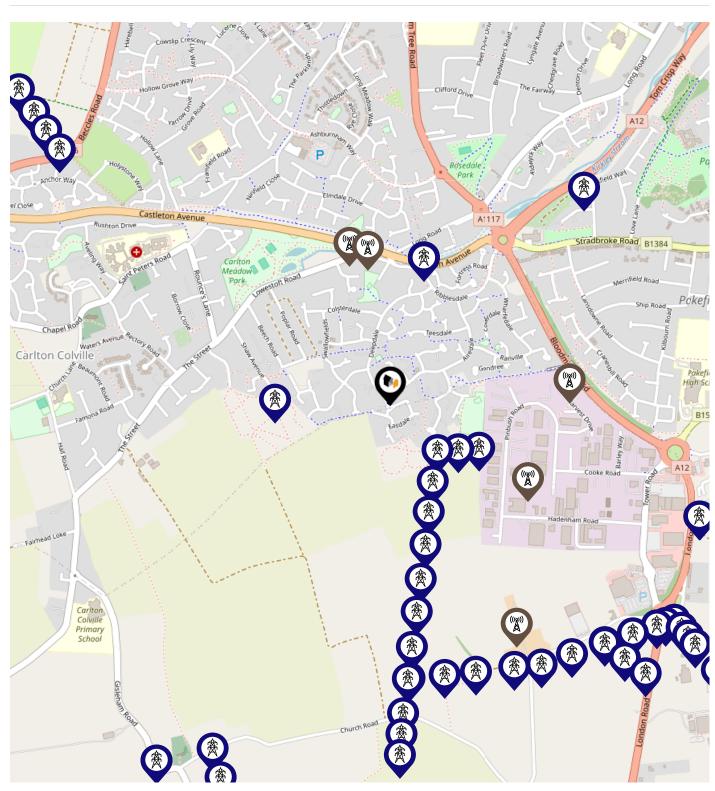


		Nursery	Primary	Secondary	College	Private
<b>9</b>	Dell Primary School Ofsted Rating: Good   Pupils: 338   Distance:1.42		$\checkmark$			
10	East Point Academy Ofsted Rating: Good   Pupils: 865   Distance:1.58			$\overline{\checkmark}$		
<b>11</b>	Phoenix St Peter Academy Ofsted Rating: Requires improvement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

# Local Area

# **Masts & Pylons**





#### Key:



Communication Masts



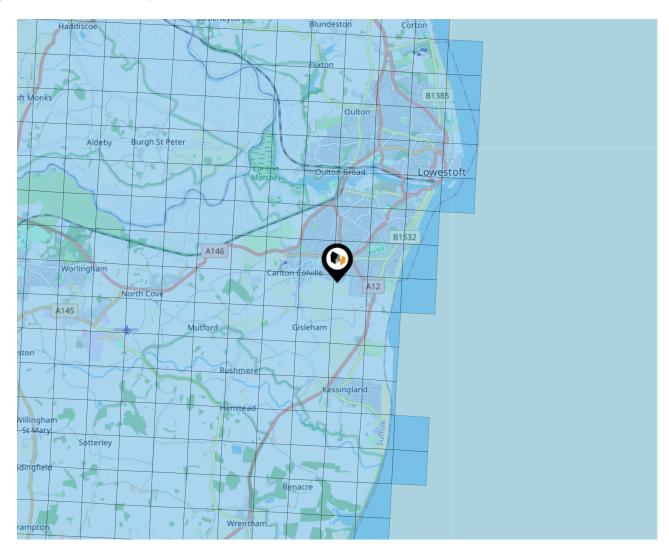
### Environment

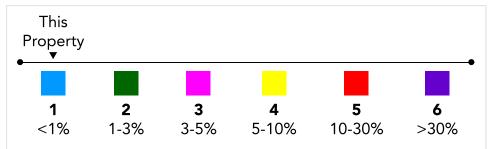
## **Radon Gas**



#### 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).







# Environment **Soils & Clay**



#### 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 - Soil Depth: DEEP

**RUDACEOUS** 

**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**

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