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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 02nd October 2025



GISLEHAM, LOWESTOFT, NR33

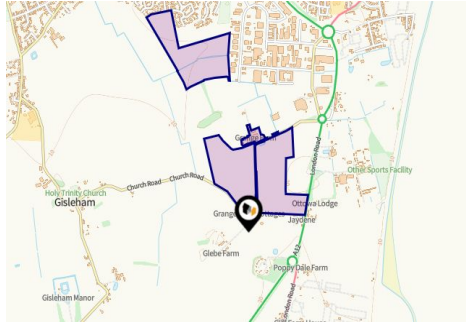
Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Semi-Detached House
Bedrooms:	4
Floor Area:	1,033 ft ² / 96 m ²
Plot Area:	100.81 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£1,975
Title Number:	SK340700

Tenure: Freehold

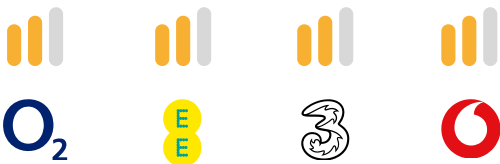
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

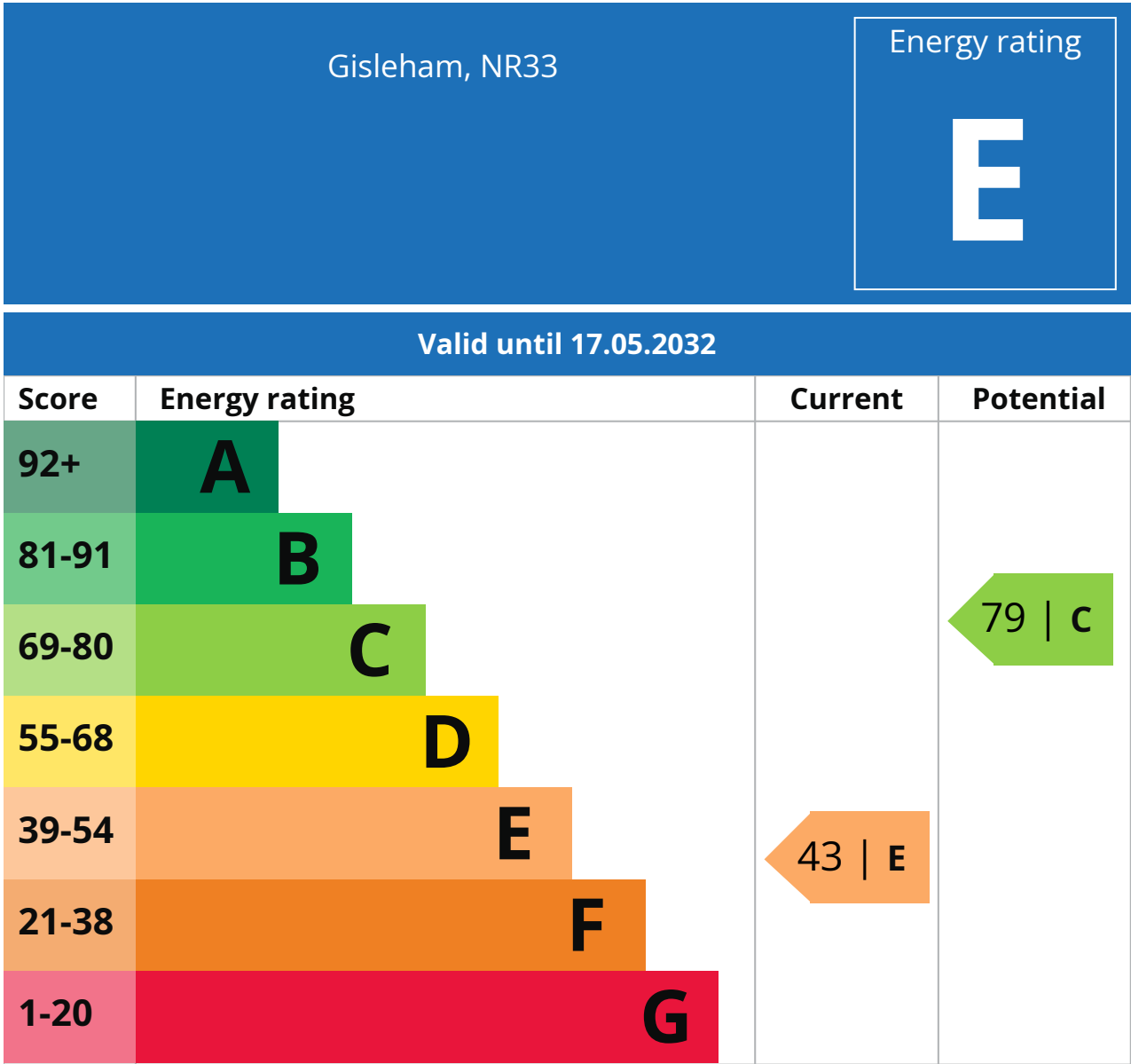
5 mb/s	32 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

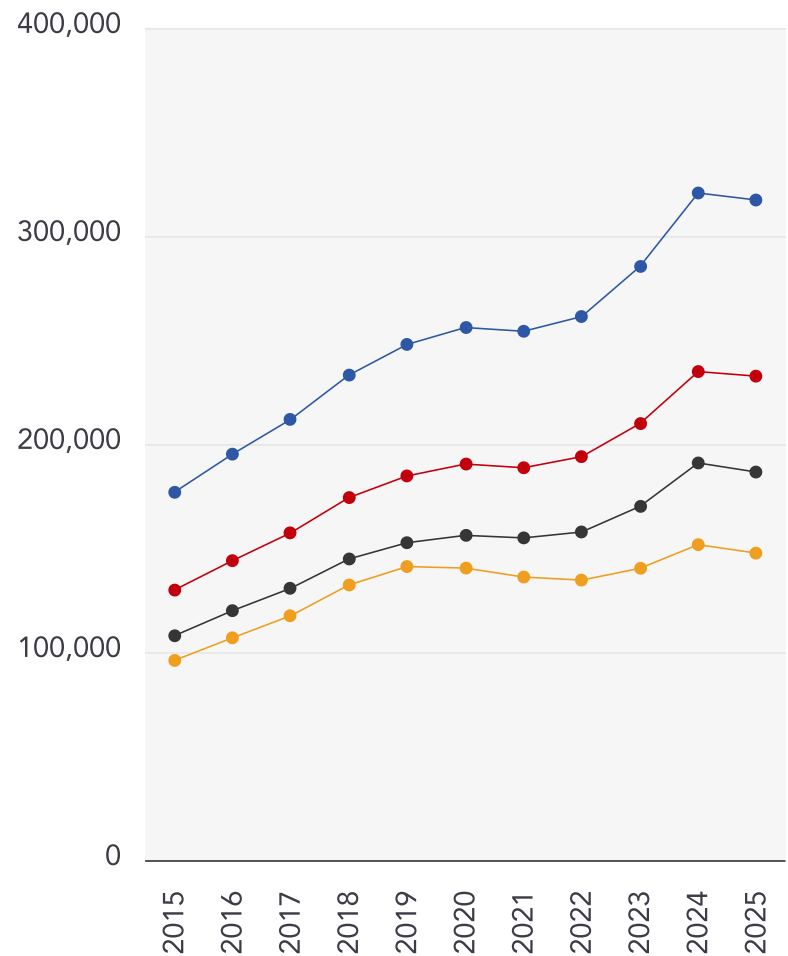




Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m ²

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



Detached

+79.46%

Semi-Detached

+79.21%

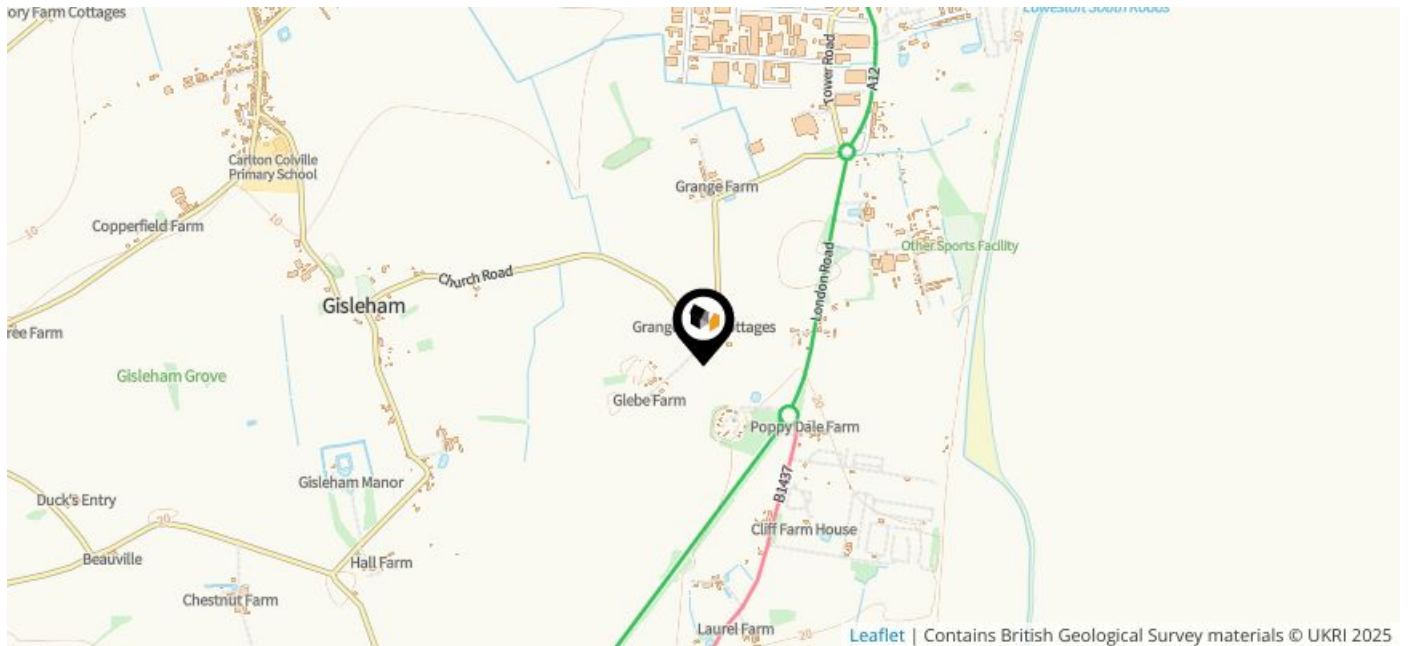
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



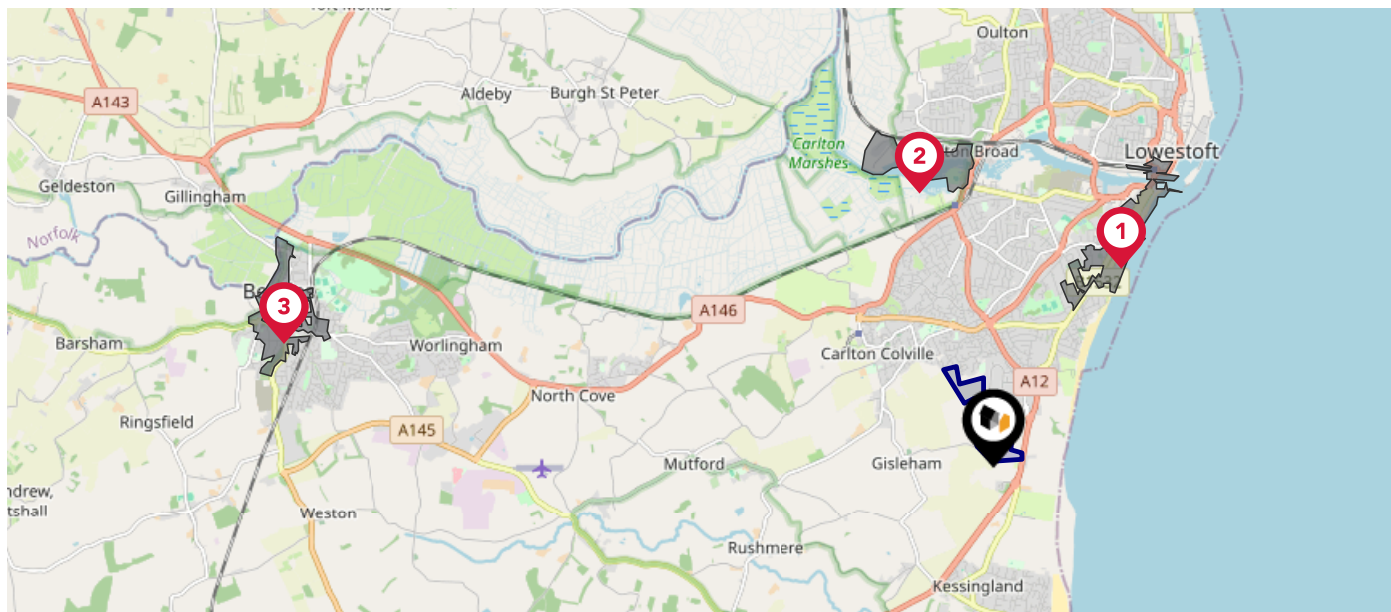
Mine Entry

- ✕ 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

1

South Lowestoft and Kirkley

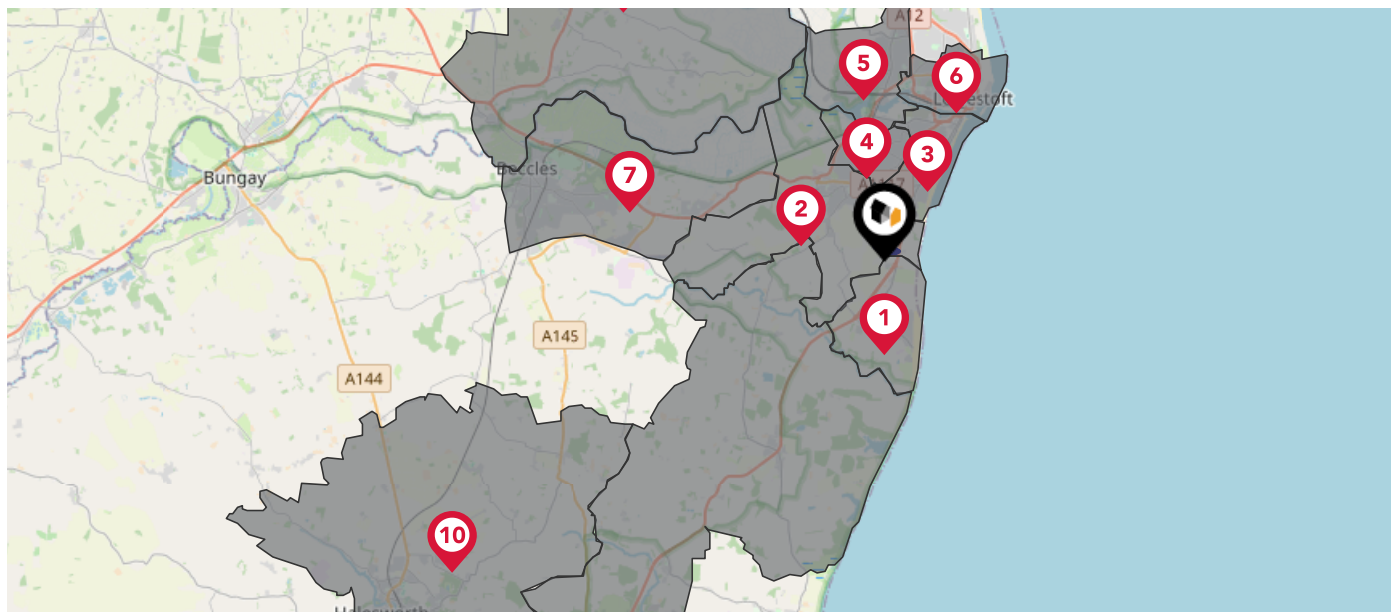
2

Oulton Broad

3

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



Kessingland Ward



Carlton Colville Ward



Kirkley & Pakefield Ward



Carlton & Whitton Ward



Oulton Broad Ward



Harbour & Normanston Ward



Beccles & Worlingham Ward



Thurlton Ward



Wrentham, Wangford & Westleton Ward



Halesworth & Blything 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.

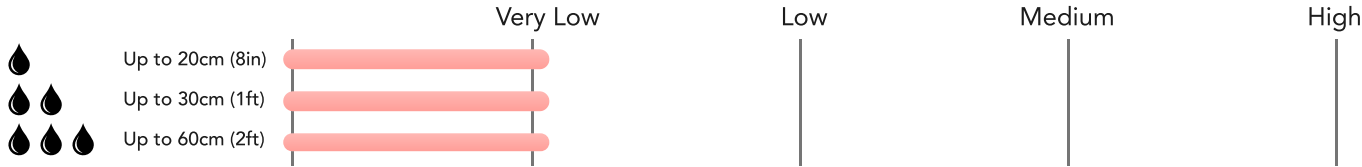


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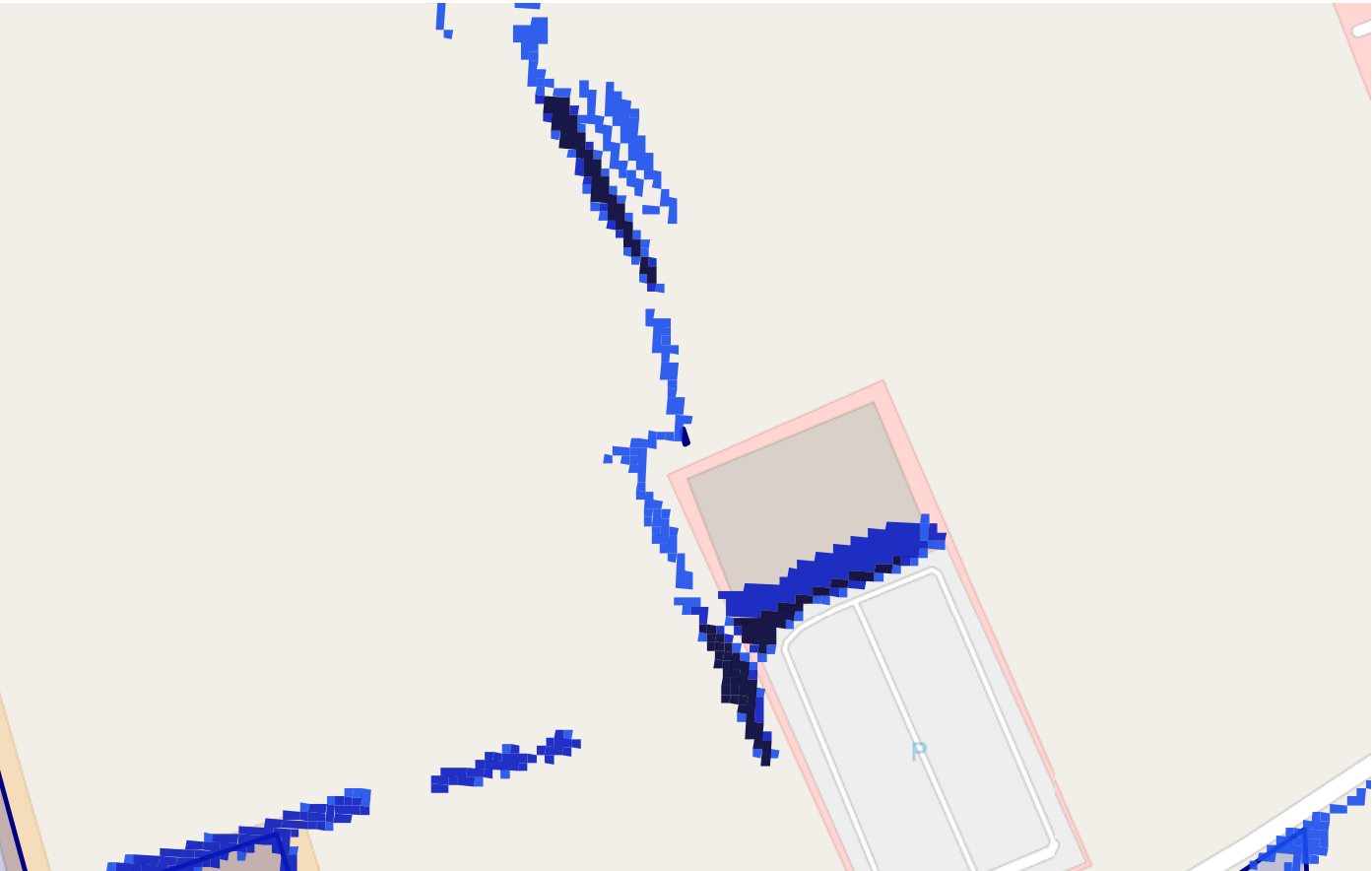
Chance of flooding to the following depths at this property:



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

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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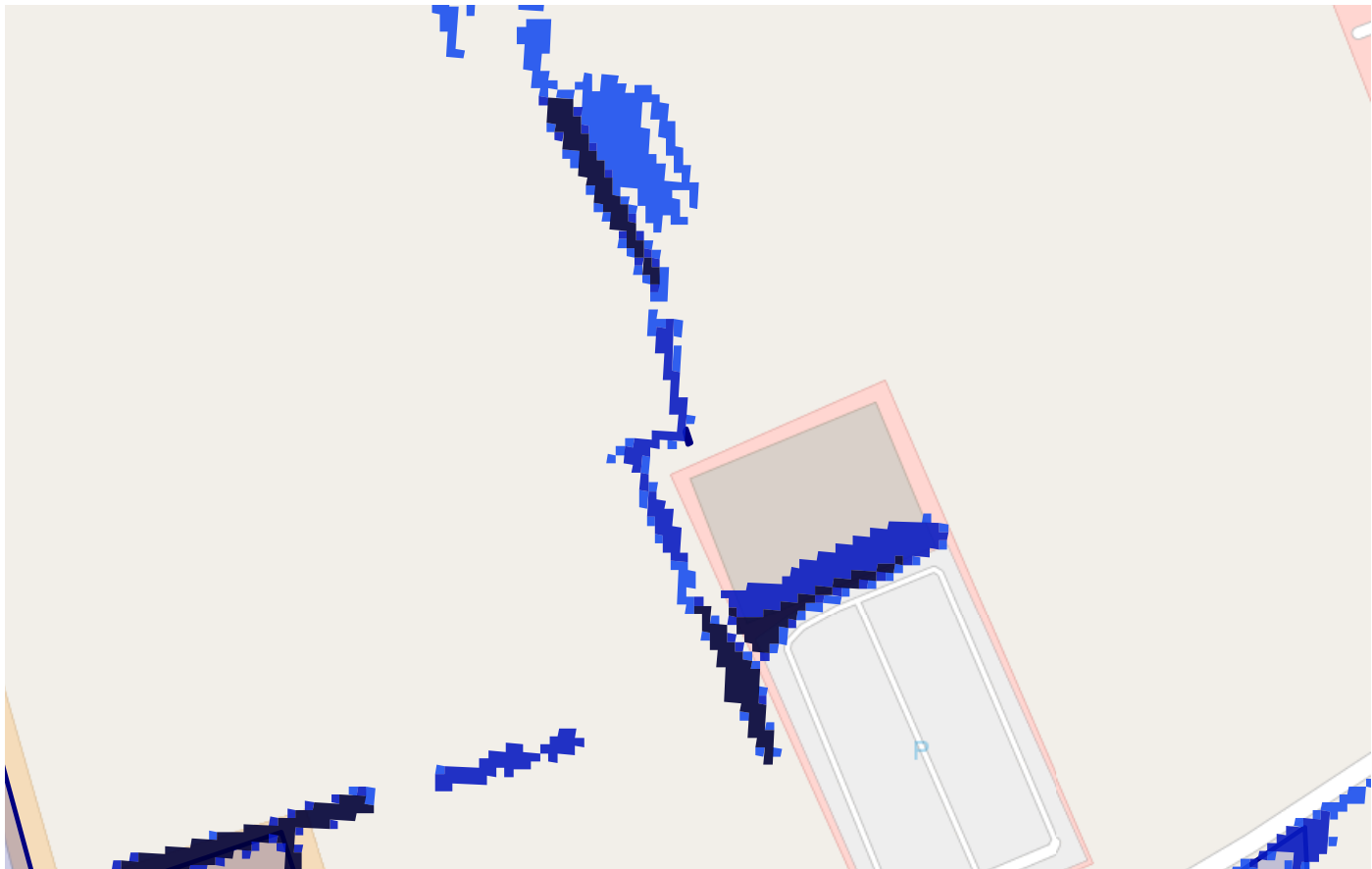
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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

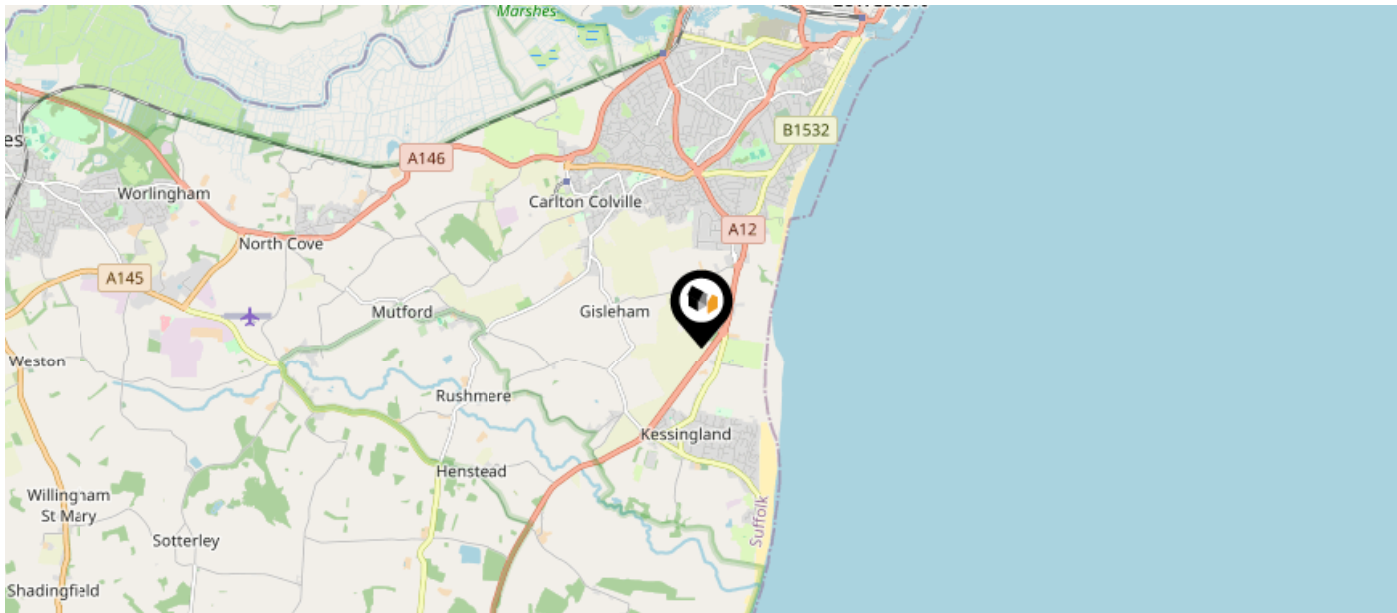
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Chance of flooding to the following depths at this property:



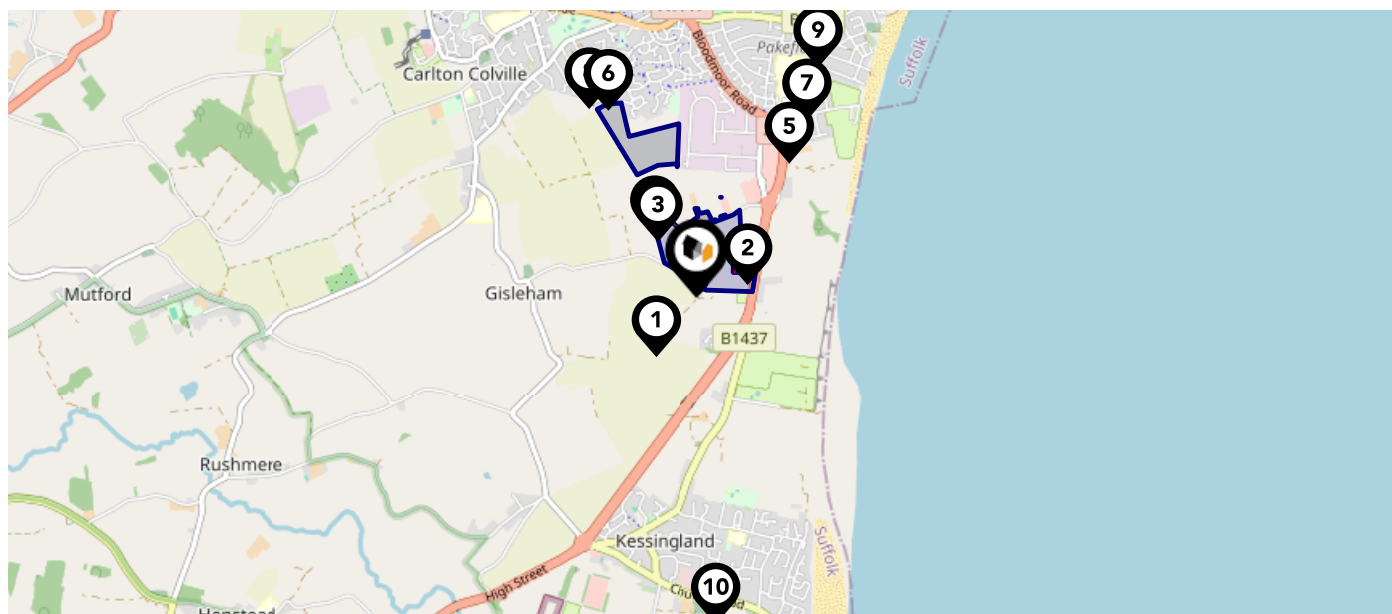
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

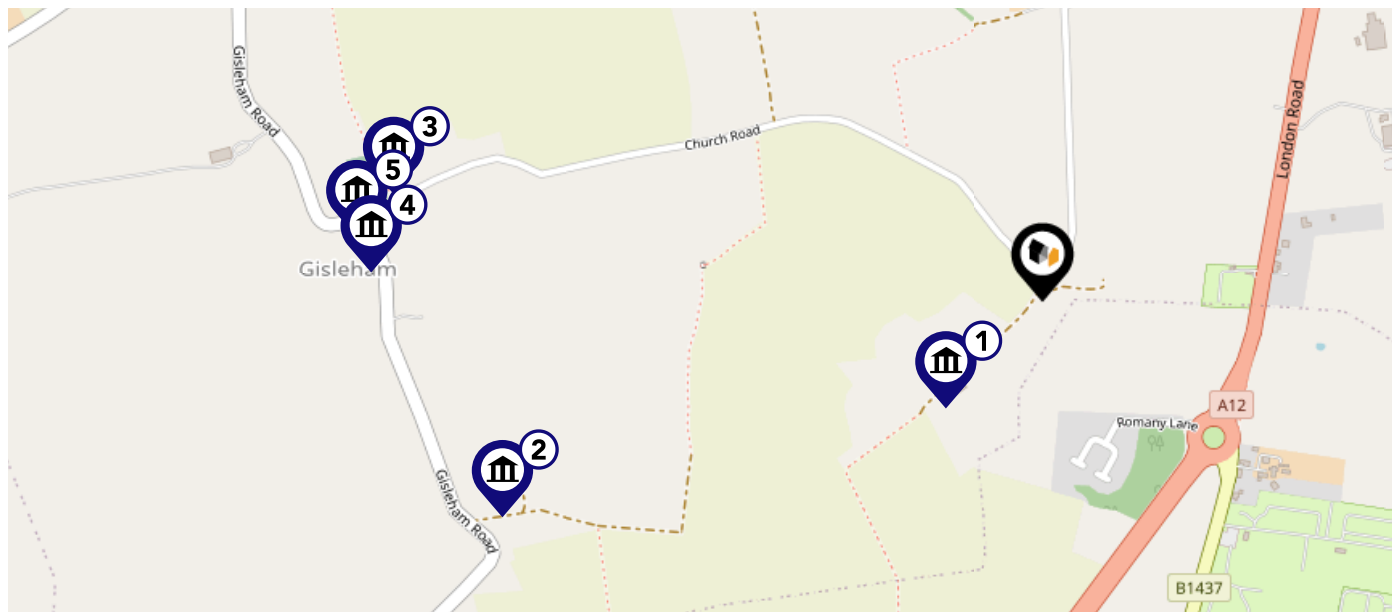
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	EA/EPR/CP3895NG/A001	Active Landfill 
2	EA/EPR/CP3695NL/A001	Active Landfill 
3	Grange Farm-Gisleham	Historic Landfill 
4	East of Grange Farm-Pakefield, Suffolk	Historic Landfill 
5	Arbor Lane-Pakefield	Historic Landfill 
6	Poplar Road-Poplar Road, Carlton Colville	Historic Landfill 
7	East Nook-London Road, Pakefield	Historic Landfill 
8	Poplar Road-Carlton Colville	Historic Landfill 
9	Nelson Road-Pakefield, Suffolk	Historic Landfill 
10	Marsh Road-Church Road, Kessingland	Historic Landfill 

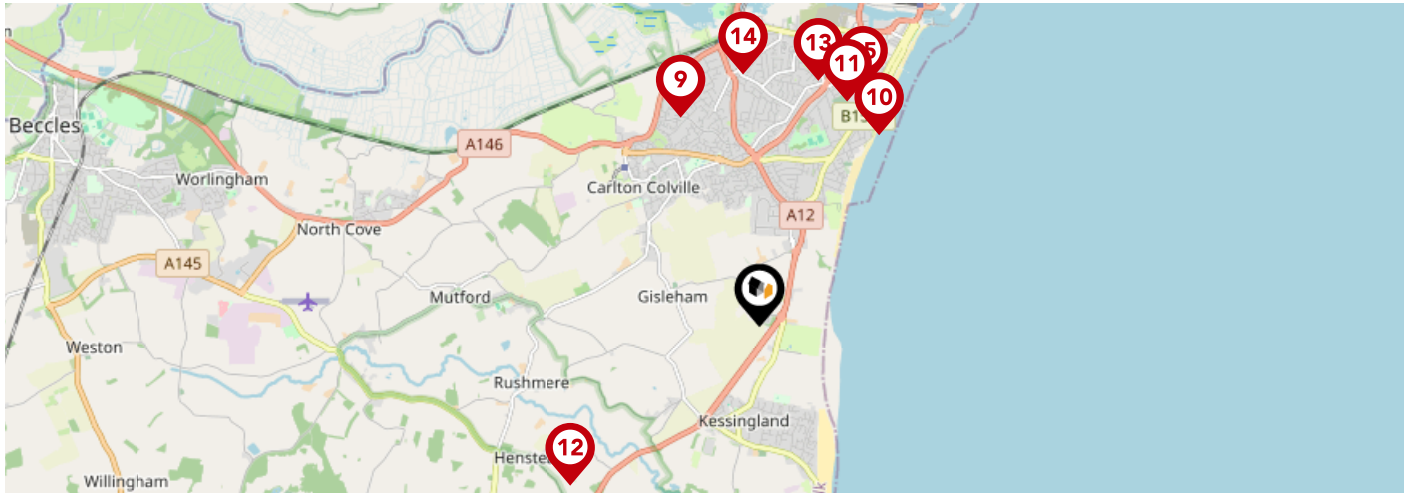
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1032083 - 3 Kilns And 2 Chimney Stacks At Former Gisleham Brick And Pipeworks	Grade II	0.2 miles
	1182767 - White House Farmhouse	Grade II	0.6 miles
	1032075 - The Old Rectory	Grade II	0.7 miles
	1032073 - Barn 30 Metres North West Of Church Farmhouse	Grade II	0.7 miles
	1182784 - Church Of Holy Trinity	Grade I	0.8 miles



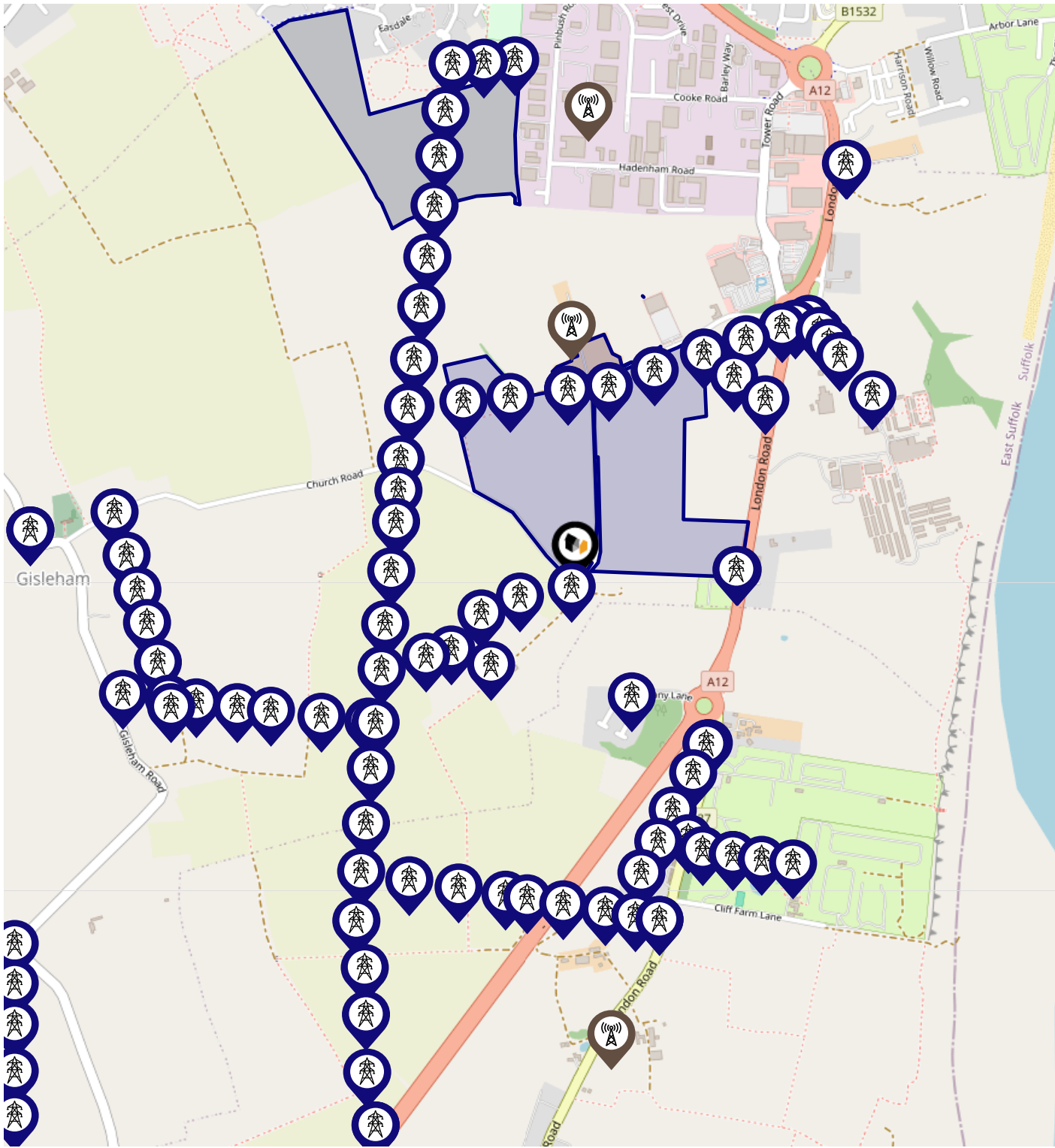
		Nursery	Primary	Secondary	College	Private
1	Carlton Colville Primary School Ofsted Rating: Outstanding Pupils: 395 Distance:1.05	☐	☒	☐	☐	☐
2	Kessingland Church of England Primary Academy Ofsted Rating: Good Pupils: 221 Distance:1.06	☐	☒	☐	☐	☐
3	Pakefield Primary School Ofsted Rating: Good Pupils: 342 Distance:1.12	☐	☒	☐	☐	☐
4	Pakefield High School Ofsted Rating: Good Pupils: 687 Distance:1.12	☐	☐	☒	☐	☐
5	Sunrise Academy Ofsted Rating: Not Rated Pupils: 39 Distance:1.37	☐	☐	☒	☐	☐
6	Grove Primary School Ofsted Rating: Good Pupils: 336 Distance:1.56	☐	☒	☐	☐	☐
7	Westwood Primary School Ofsted Rating: Good Pupils: 206 Distance:1.71	☐	☒	☐	☐	☐
8	Elm Tree Primary School Ofsted Rating: Good Pupils: 269 Distance:1.9	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Warren School Ofsted Rating: Special Measures Pupils: 131 Distance:2.02	☐	☐	☒	☐	☐
10	St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 189 Distance:2.05	☐	☒	☐	☐	☐
11	Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:2.19	☐	☒	☐	☐	☐
12	The Old School Ofsted Rating: Not Rated Pupils: 67 Distance:2.23	☐	☒	☐	☐	☐
13	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:2.29	☐	☐	☒	☐	☐
14	Dell Primary School Ofsted Rating: Good Pupils: 338 Distance:2.29	☐	☒	☐	☐	☐
15	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:2.36	☐	☒	☐	☐	☐
16	Oulton Broad Primary School Ofsted Rating: Outstanding Pupils: 379 Distance:3.18	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

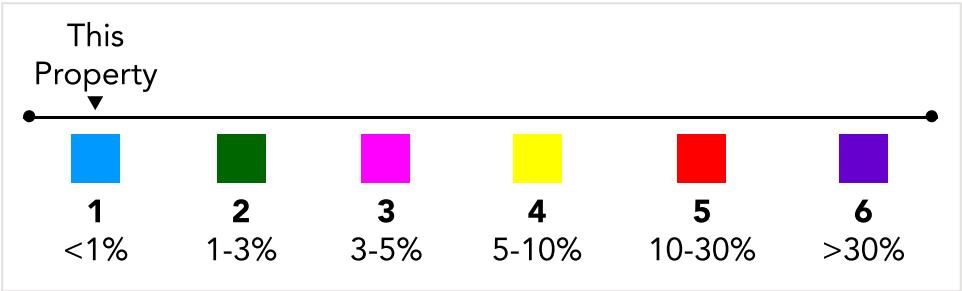
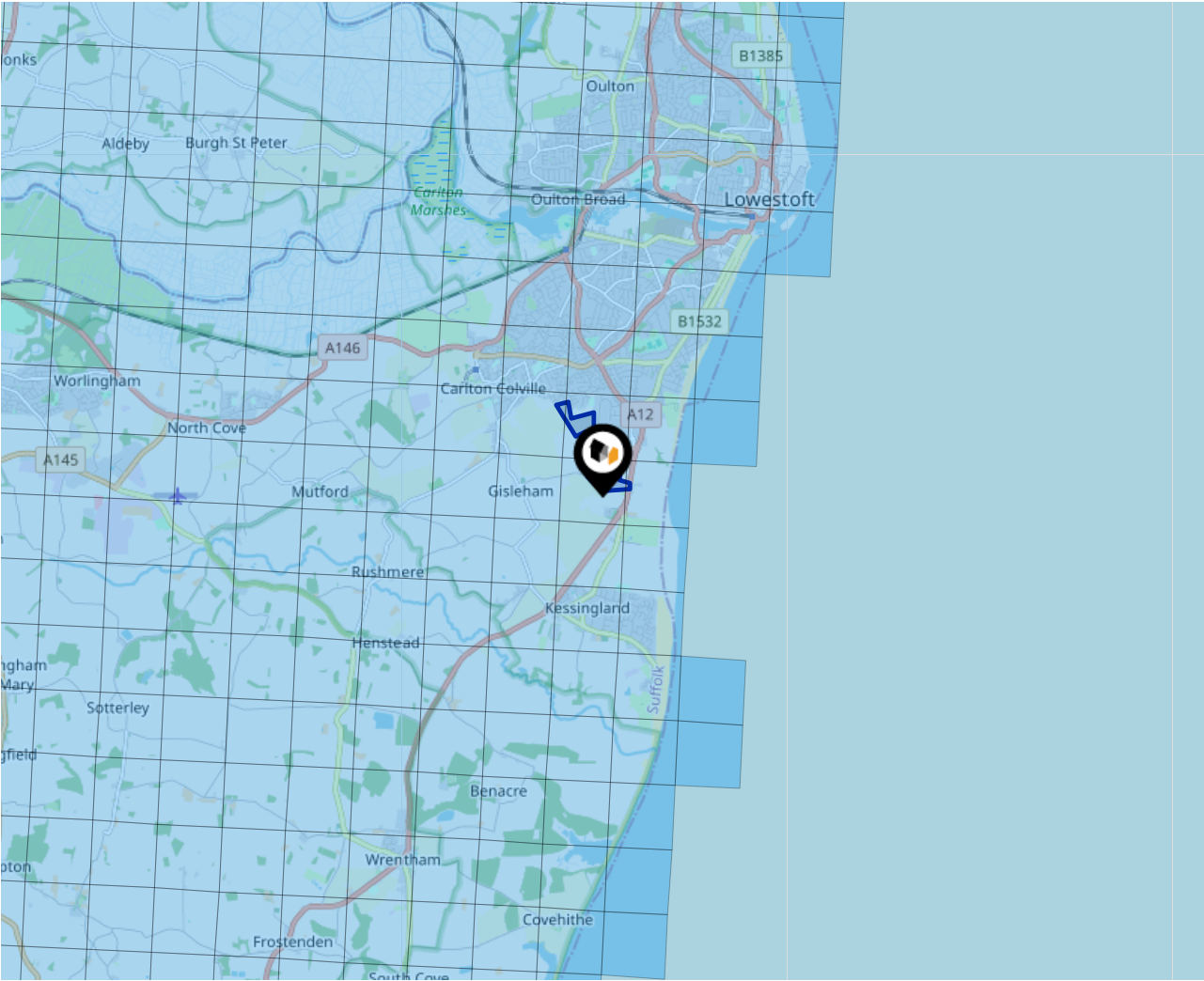


Key:

-  Power Pylons
-  Communication Masts

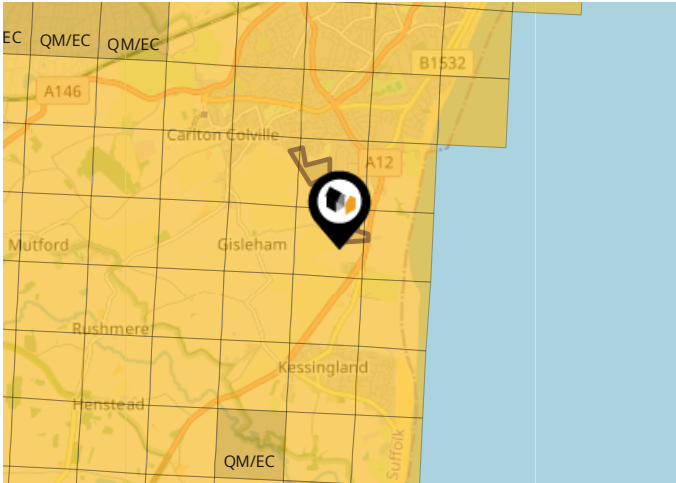
What is Radon?

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)		

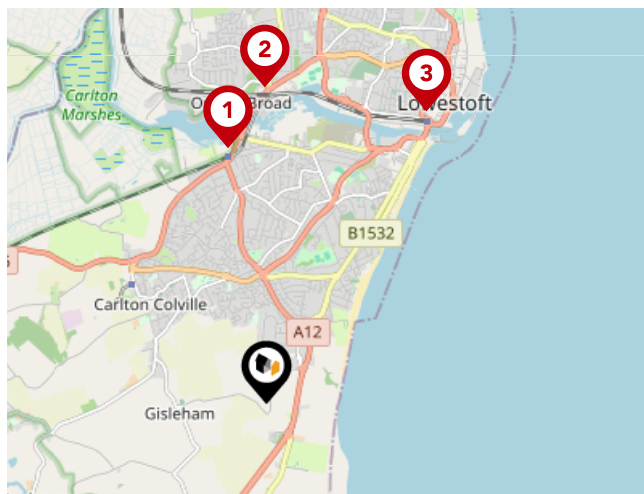


Primary Classifications (Most Common Clay Types)

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

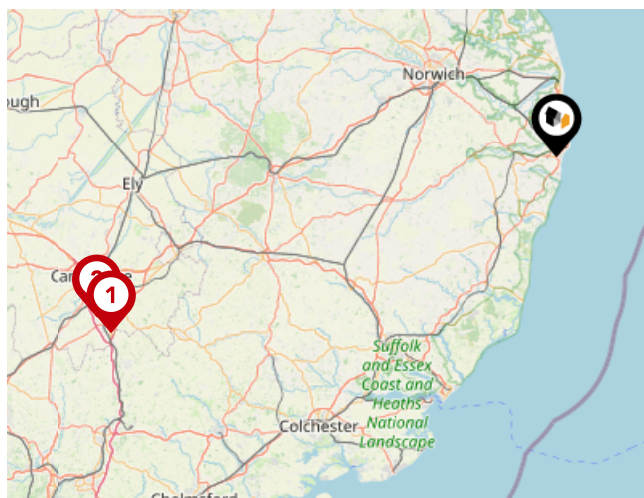
Area

Transport (National)



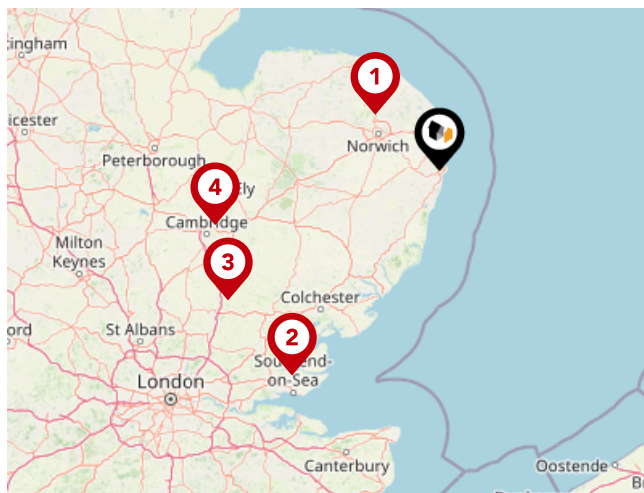
National Rail Stations

Pin	Name	Distance
	Entrance1	2.35 miles
	Entrance1	2.87 miles
	Entrance	3.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	69.7 miles
	M11 J10	70.74 miles

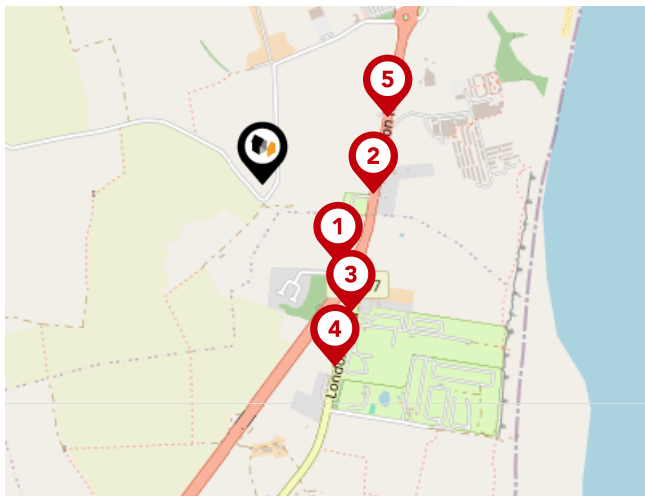


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	24.49 miles
	Southend-on-Sea	73.88 miles
	Stansted Airport	72.36 miles
	Cambridge	67.06 miles

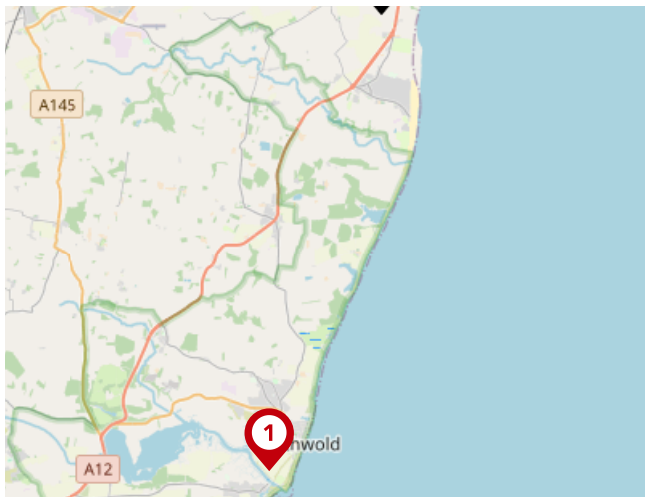
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Romany Lane	0.25 miles
2	Jaydene Caravan Park	0.25 miles
3	The Hollies	0.35 miles
4	Oaklands Terrace	0.44 miles
5	Holiday Village	0.32 miles



Ferry Terminals

Pin	Name	Distance
1	Southwold Ferry Landing	8.51 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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HOWARDS

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