

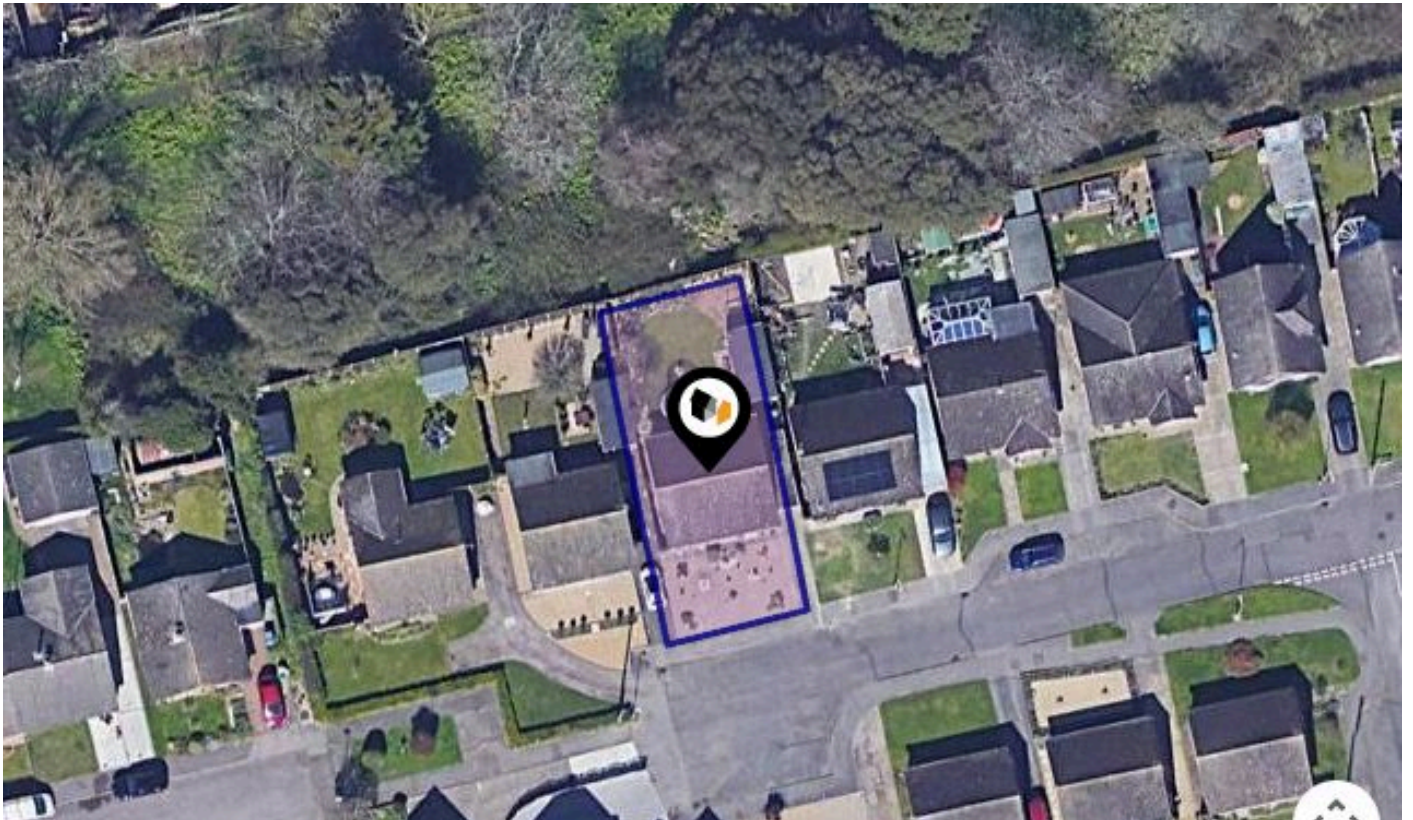


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 02nd October 2025



BLACKBERRY WAY, LOWESTOFT, NR32

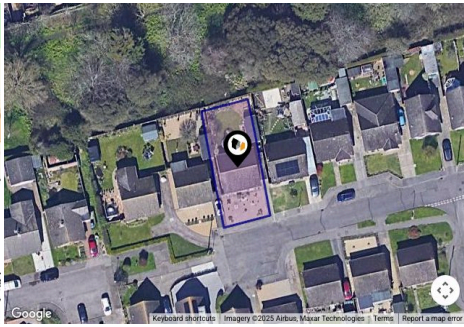
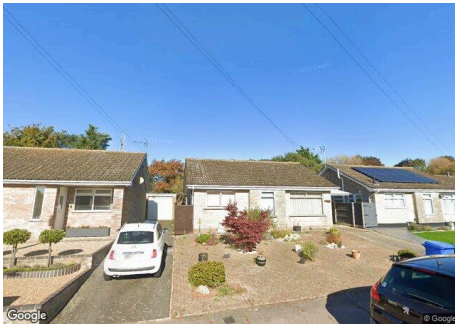
Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Detached House
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,729
Title Number:	SK319266

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)

6
mb/s



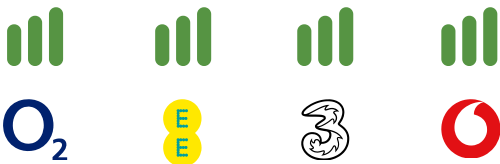
76
mb/s



10000
mb/s

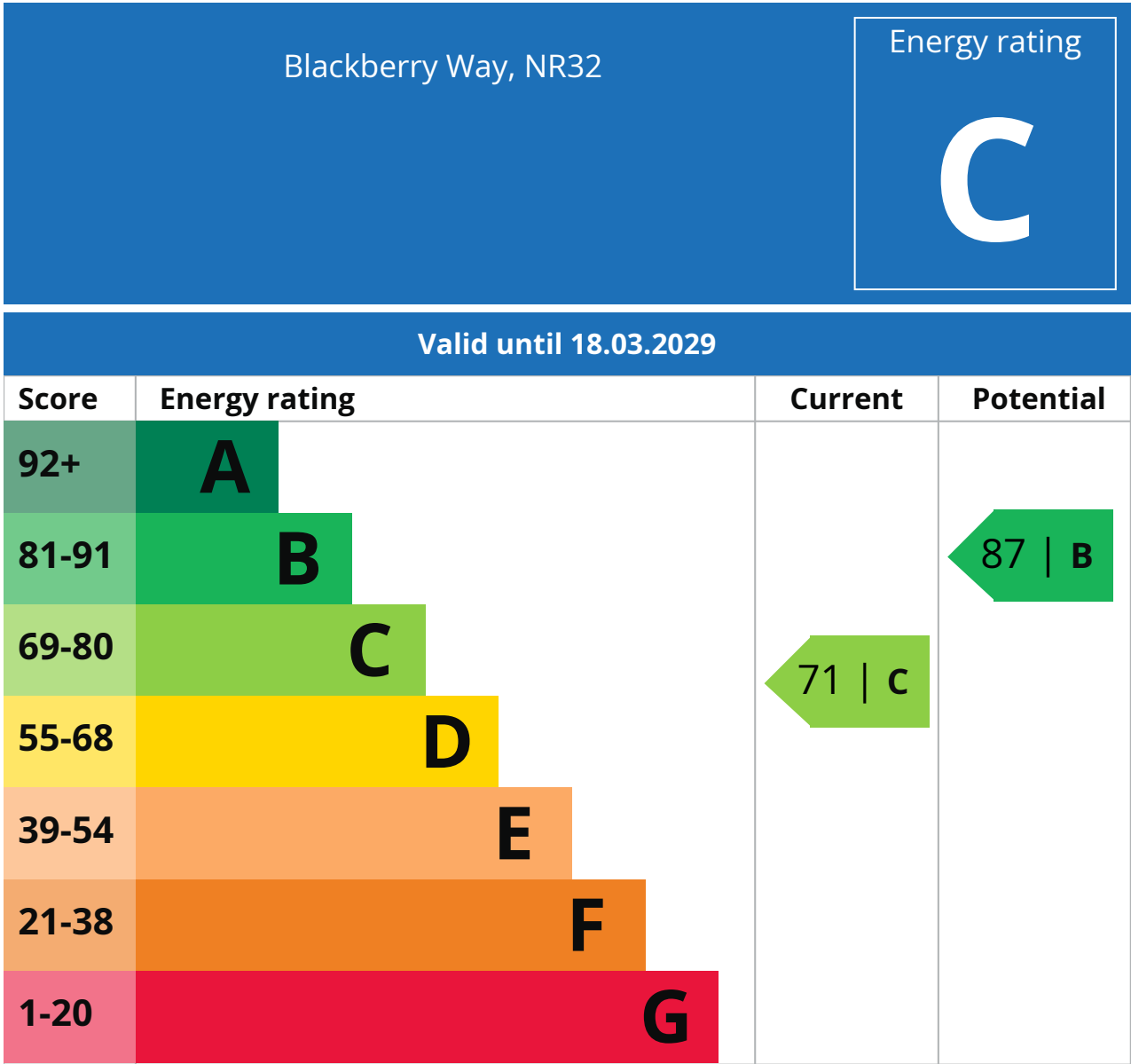


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

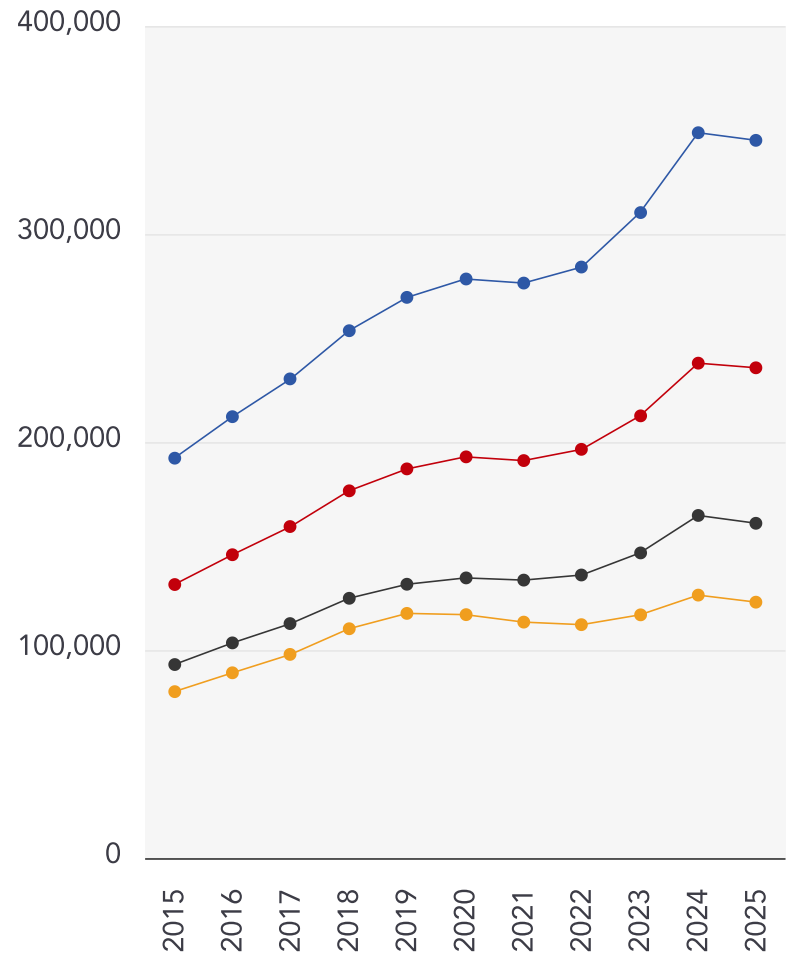




Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
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, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	72 m ²

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



Detached

+79.46%

Semi-Detached

+79.21%

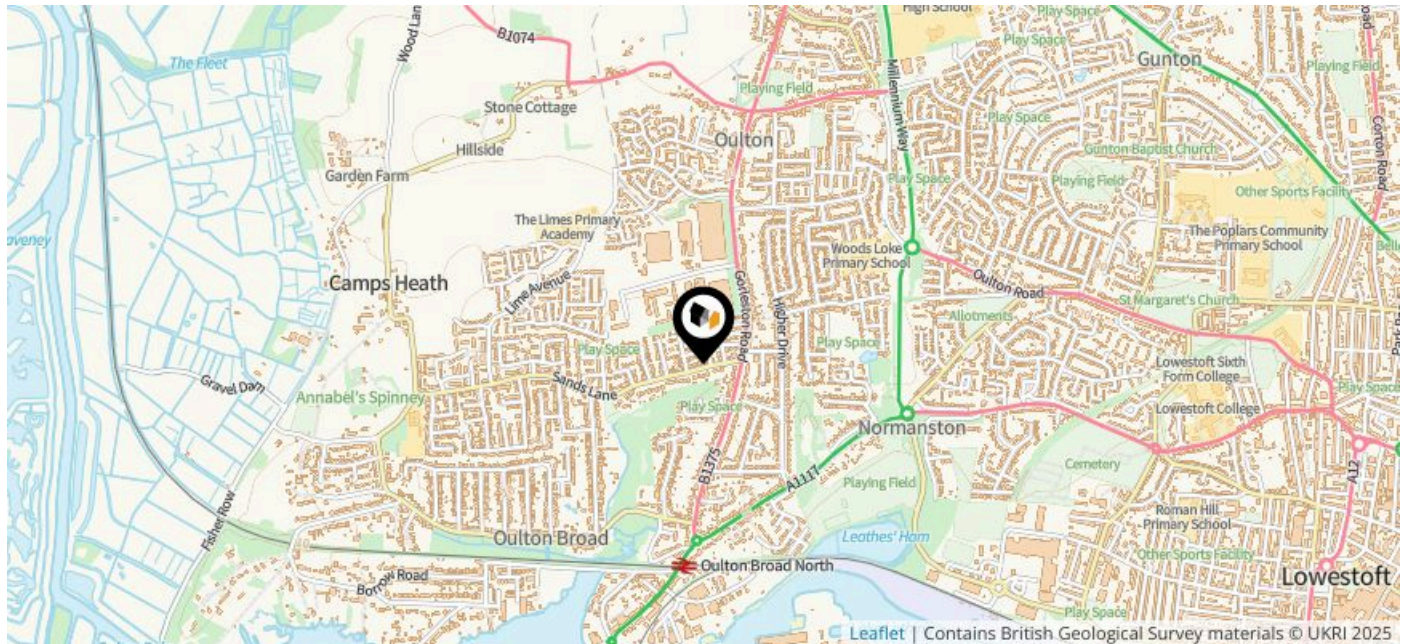
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



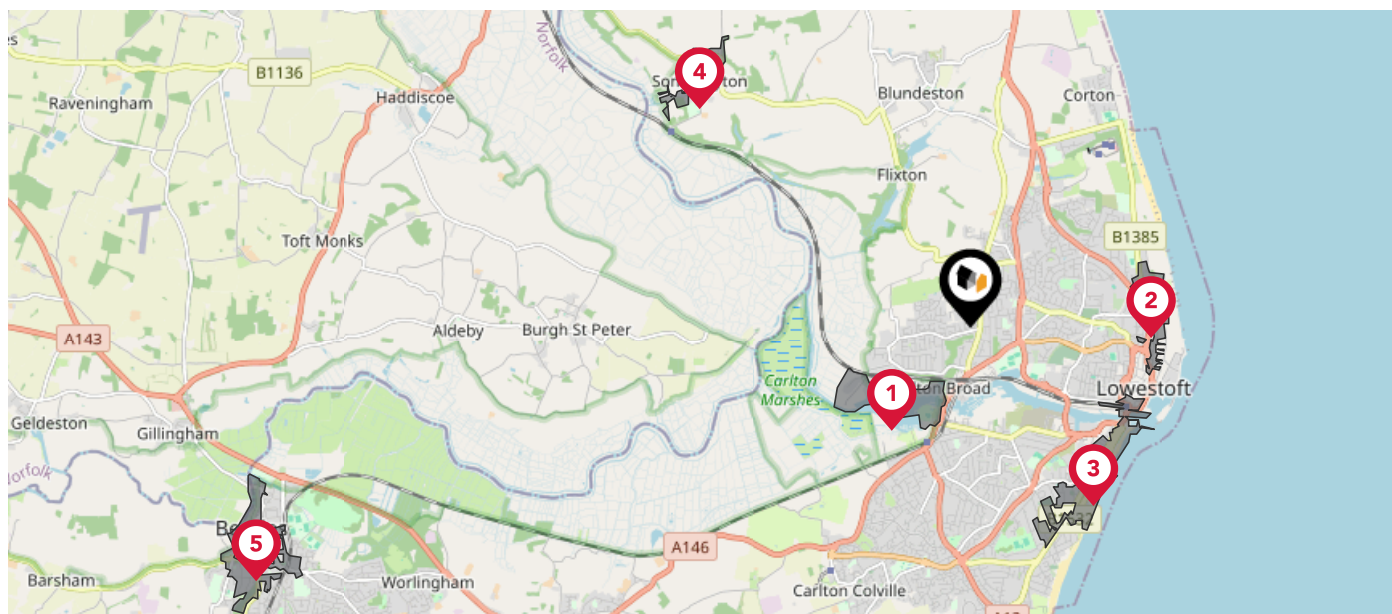
Mine Entry

- ✕ 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.

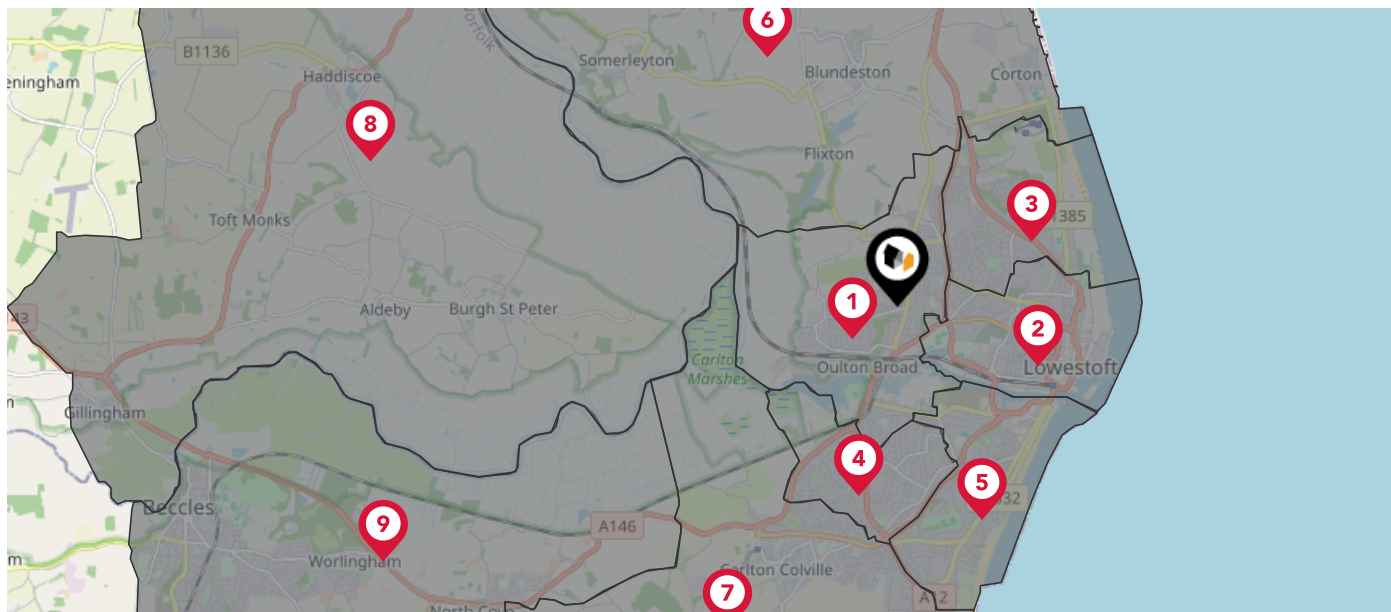
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Oulton Broad
-  North Lowestoft
-  South Lowestoft and Kirkley
-  Somerleyton
-  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



Oulton Broad Ward



Harbour & Normanston Ward



Gunton & St. Margarets Ward



Carlton & Whitton Ward



Kirkley & Pakefield Ward



Lothingland Ward



Carlton Colville Ward



Thurlton Ward

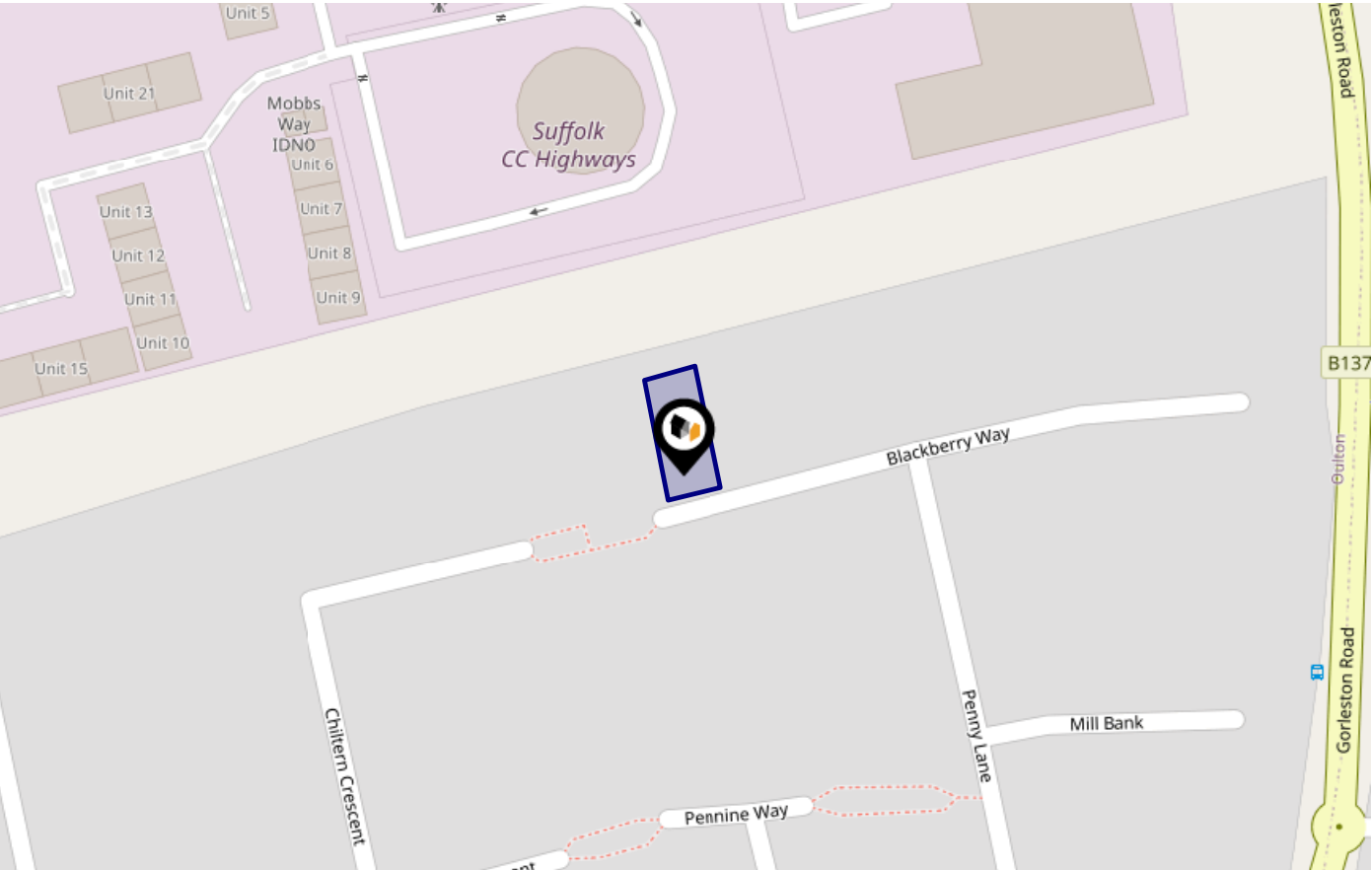


Beccles & Worlingham Ward

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.

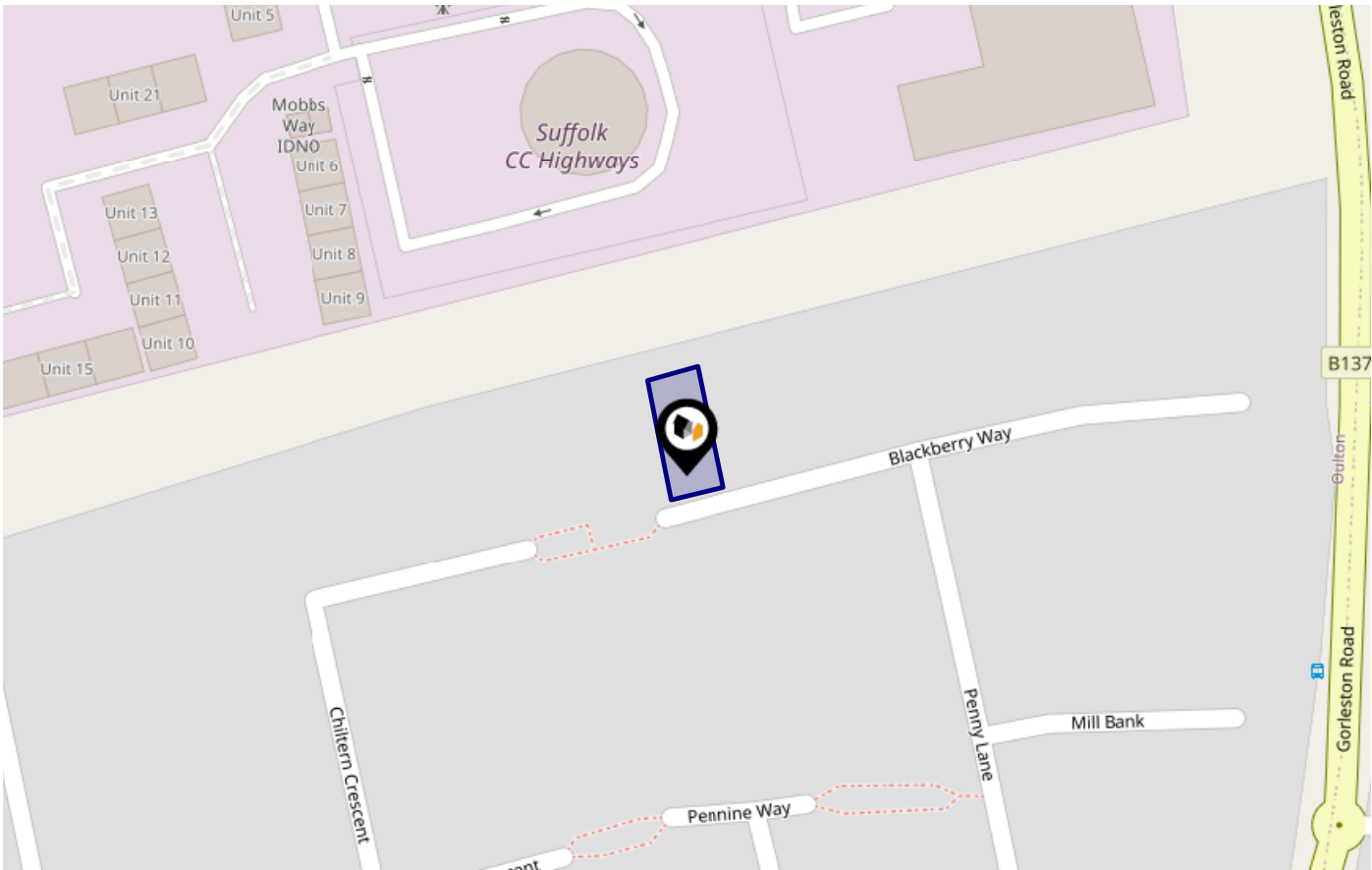
Chance of flooding to the following depths at this property:



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:



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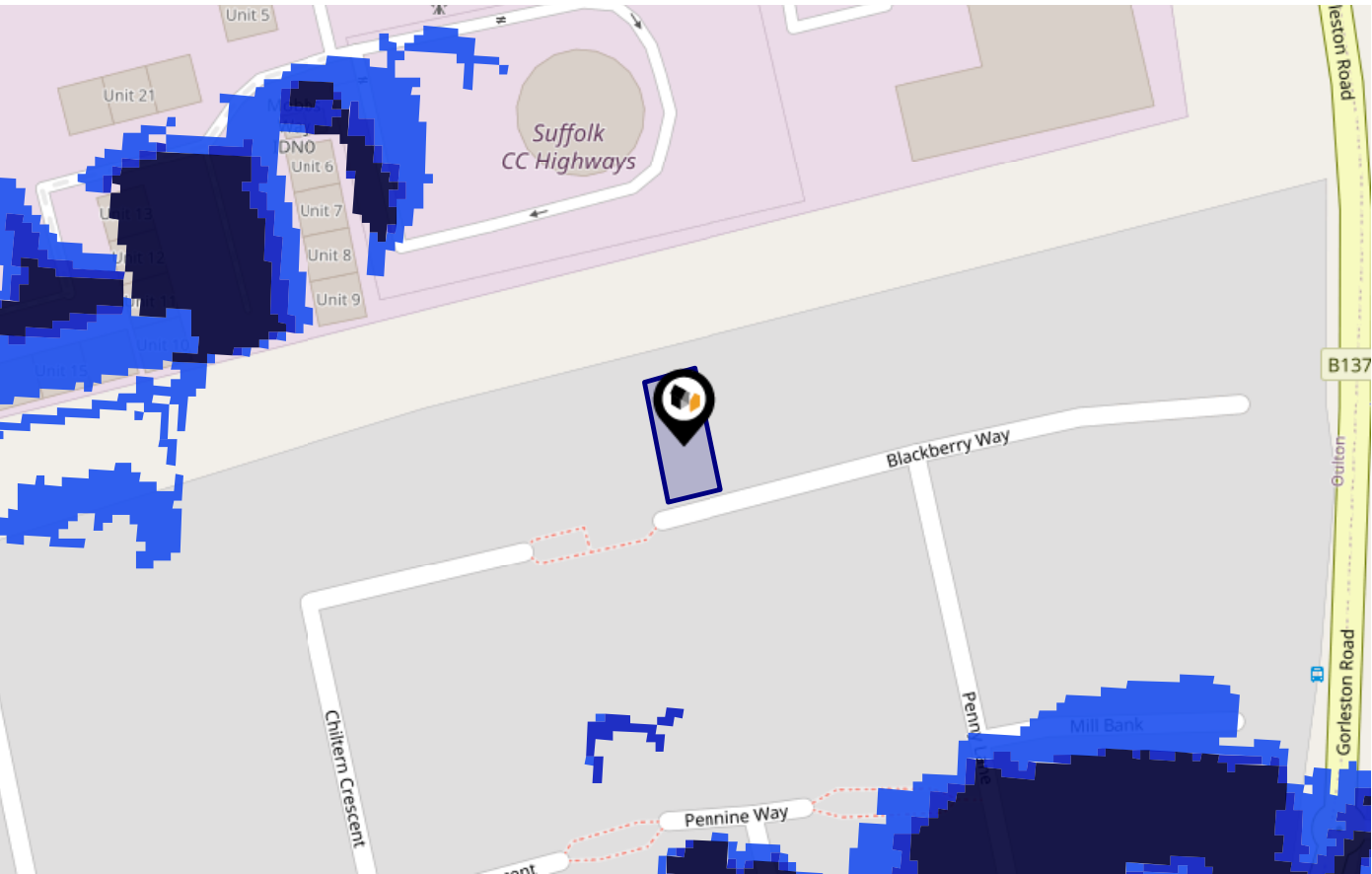
The map displays a residential and commercial area. A location pin is placed on Blackberry Way, near its intersection with Chiltern Crescent. To the north, there is a large area labeled 'Suffolk CC Highways' and several units labeled 'Unit 5' through 'Unit 10'. To the south, there is a large area labeled 'Mill Bank'. The map also shows 'Pennine Way' and 'Goulton Road' (B13). The map is oriented with North at the top.

Scenario	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

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.

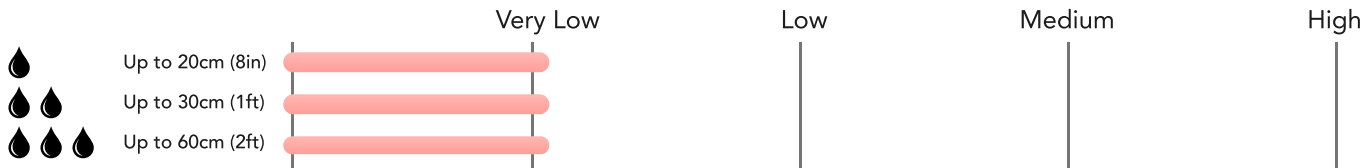


Risk Rating: Very low

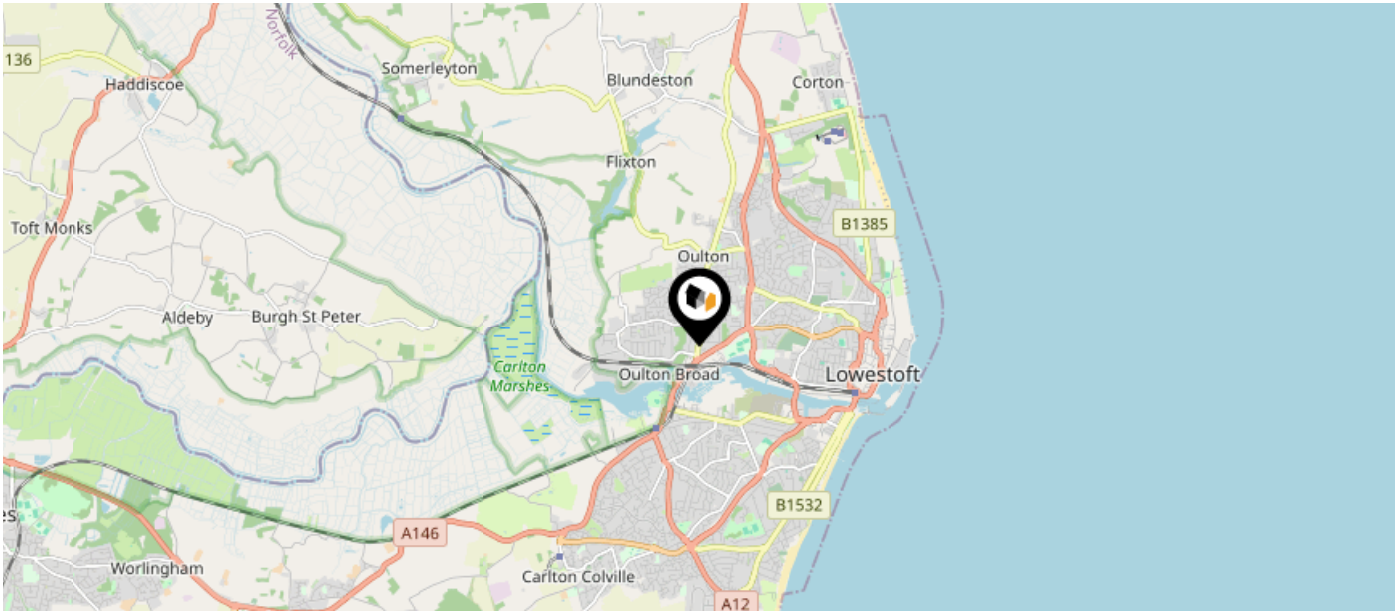
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Chance of flooding to the following depths at this property:



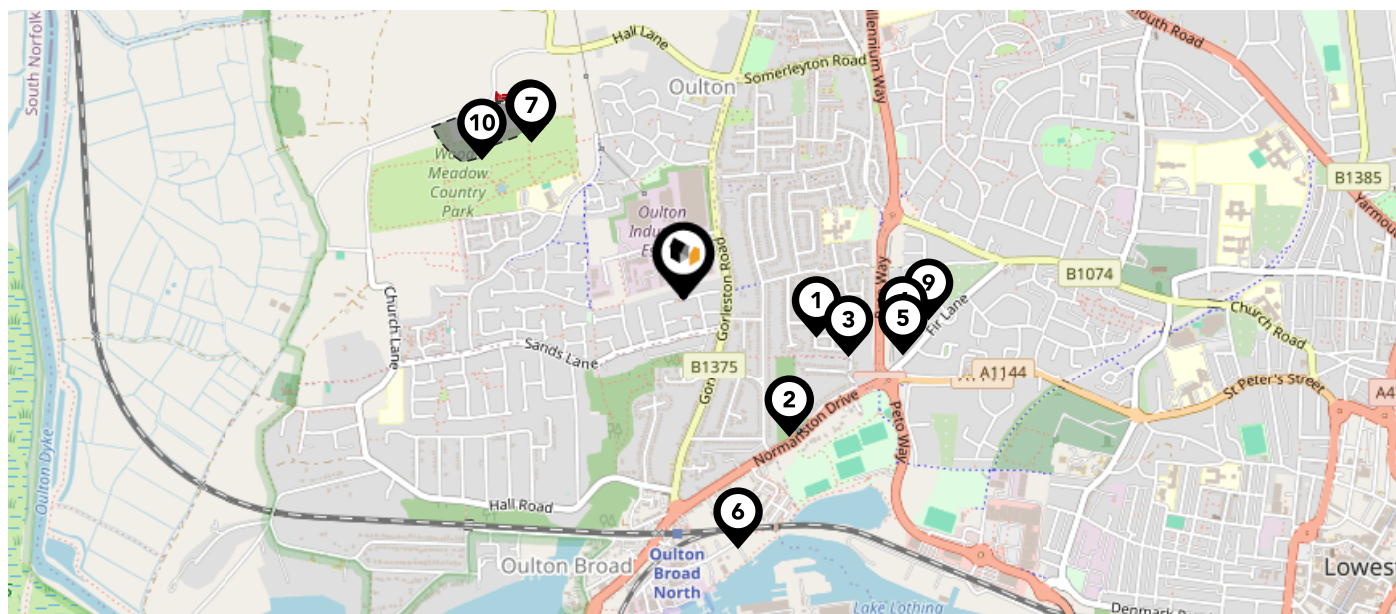
This map displays nearby areas that have been designated as Green Belt...



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.



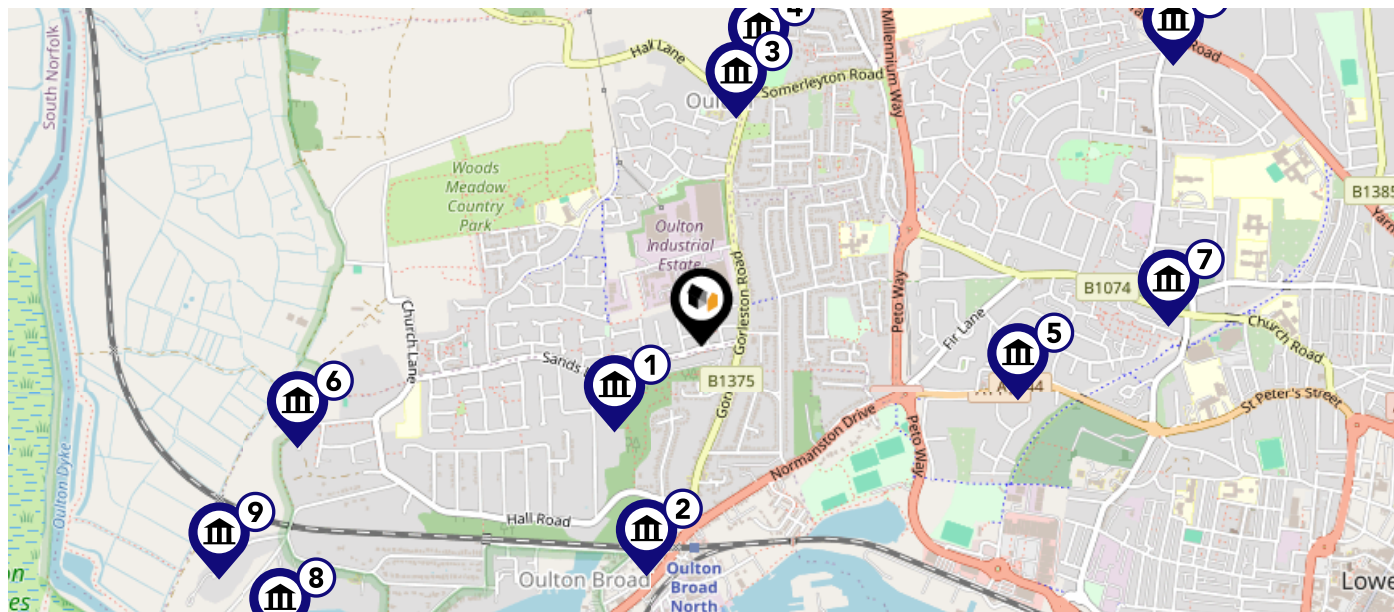
Nearby Landfill Sites

1	Kesgrave Drive-Oulton Broad	Historic Landfill	☐
2	Normanston Drive-Lowestoft, Suffolk	Historic Landfill	☐
3	Slaters Pond-Normanston Drive	Historic Landfill	☐
4	Fir Lane-Lowestoft, Suffolk	Historic Landfill	☐
5	Fir Lane-Lowestoft, Suffolk	Historic Landfill	☐
6	Roman Hill-Lowestoft, Suffolk	Historic Landfill	☐
7	White's Pit-Off Hall Lane, Oulton Broad, Lowestoft	Historic Landfill	☐
8	EA/EPR/CP3495NQ/A001	Active Landfill	☒
9	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill	☐
10	Holly Hill- Camps Heath-Holly Hill/ Camps Heath	Historic Landfill	☐

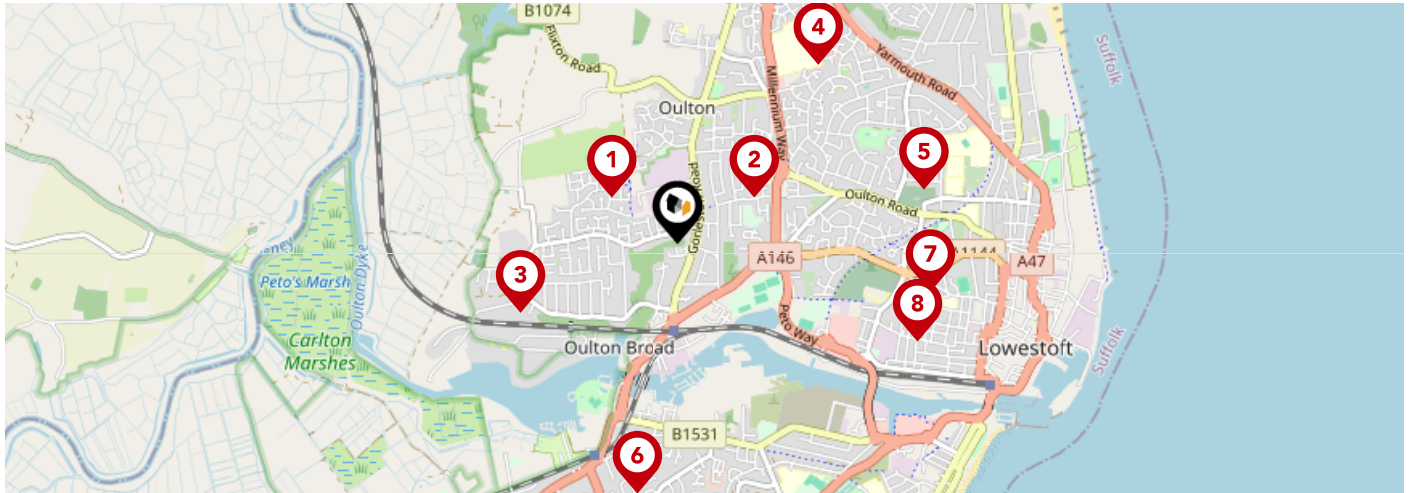
Maps

Listed Buildings

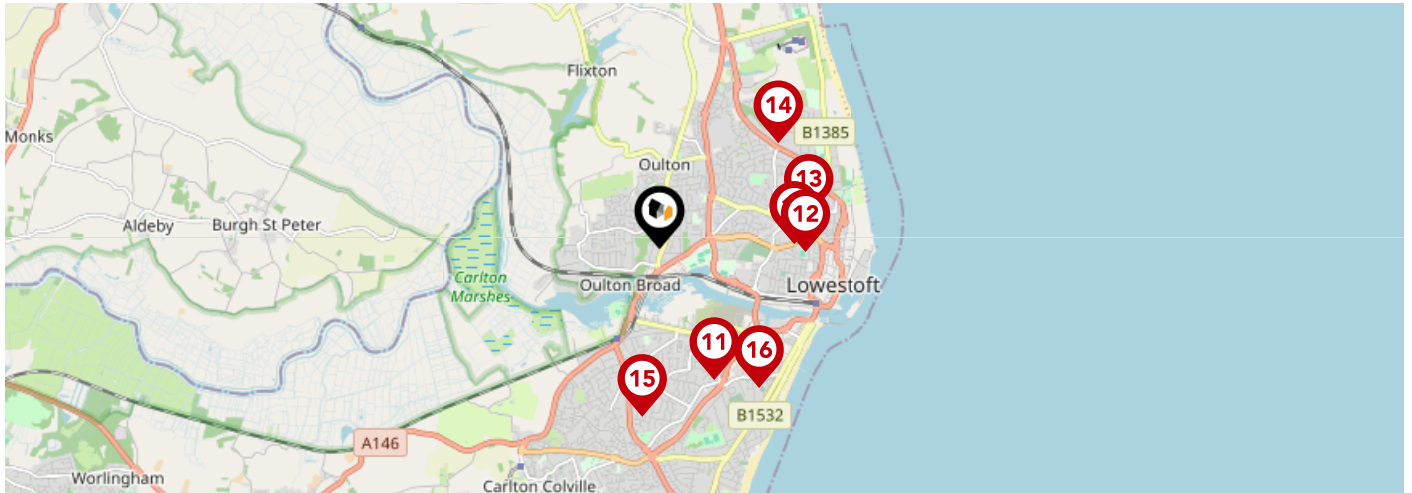
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1207044 - Ashdale	Grade II	0.3 miles
	1207034 - The Hollies	Grade II	0.5 miles
	1292479 - Manor House	Grade II	0.5 miles
	1279947 - Blue Boar Inn	Grade II	0.6 miles
	1207021 - The Beeches	Grade II	0.7 miles
	1352641 - Church Of St Michael	Grade I	0.9 miles
	1292943 - Church Of St Margaret	Grade I	1.1 miles
	1279935 - Summerhouse 15 Metres South West Of Lavengro (lavengro Not Included)	Grade II	1.1 miles
	1207042 - Mancroft Towers	Grade II	1.2 miles
	1209929 - Kingsmead	Grade II	1.3 miles



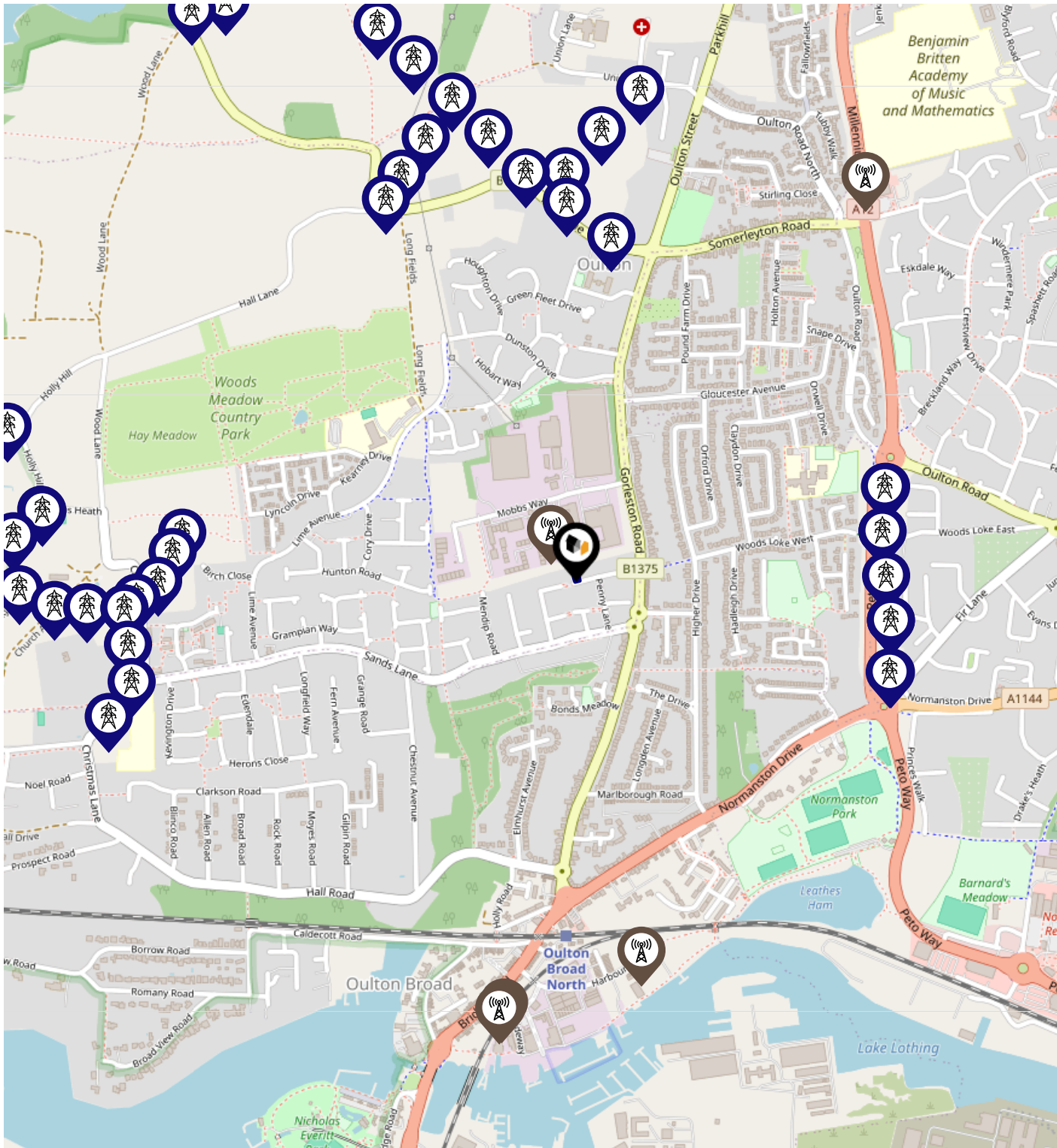
		Nursery	Primary	Secondary	College	Private
1	The Limes Primary Academy Ofsted Rating: Good Pupils: 323 Distance:0.36	☐	☒	☐	☐	☐
2	Woods Loke Primary School Ofsted Rating: Outstanding Pupils: 483 Distance:0.4	☐	☒	☐	☐	☐
3	Oulton Broad Primary School Ofsted Rating: Outstanding Pupils: 379 Distance:0.78	☐	☒	☐	☐	☐
4	Benjamin Britten Academy of Music and Mathematics Ofsted Rating: Good Pupils: 1259 Distance:1.02	☐	☐	☒	☐	☐
5	The Ashley School Ofsted Rating: Outstanding Pupils: 167 Distance:1.14	☐	☐	☒	☐	☐
6	Dell Primary School Ofsted Rating: Good Pupils: 338 Distance:1.15	☐	☒	☐	☐	☐
7	East Coast College Ofsted Rating: Good Pupils:0 Distance:1.16	☐	☐	☒	☐	☐
8	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:1.17	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Poplars Community Primary School Ofsted Rating: Requires improvement Pupils: 312 Distance:1.22	☐	☒	☐	☐	☐
10	Northfield St Nicholas Primary Academy Ofsted Rating: Good Pupils: 365 Distance:1.22	☐	☒	☐	☐	☐
11	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:1.3	☐	☐	☒	☐	☐
12	St Margaret's Primary Academy Ofsted Rating: Good Pupils: 422 Distance:1.32	☐	☒	☐	☐	☐
13	Ormiston Denes Academy Ofsted Rating: Requires improvement Pupils: 767 Distance:1.39	☐	☐	☒	☐	☐
14	Gunton Primary Academy Ofsted Rating: Good Pupils: 324 Distance:1.43	☐	☒	☐	☐	☐
15	Elm Tree Primary School Ofsted Rating: Good Pupils: 269 Distance:1.53	☐	☒	☐	☐	☐
16	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:1.55	☐	☒	☐	☐	☐

Local Area Masts & Pylons

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Estate Agents since 1926

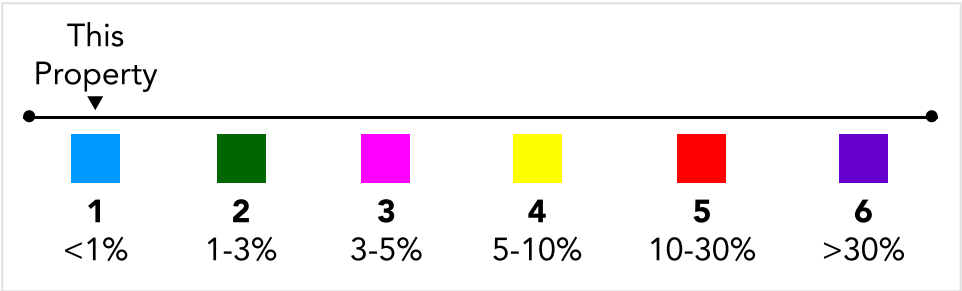
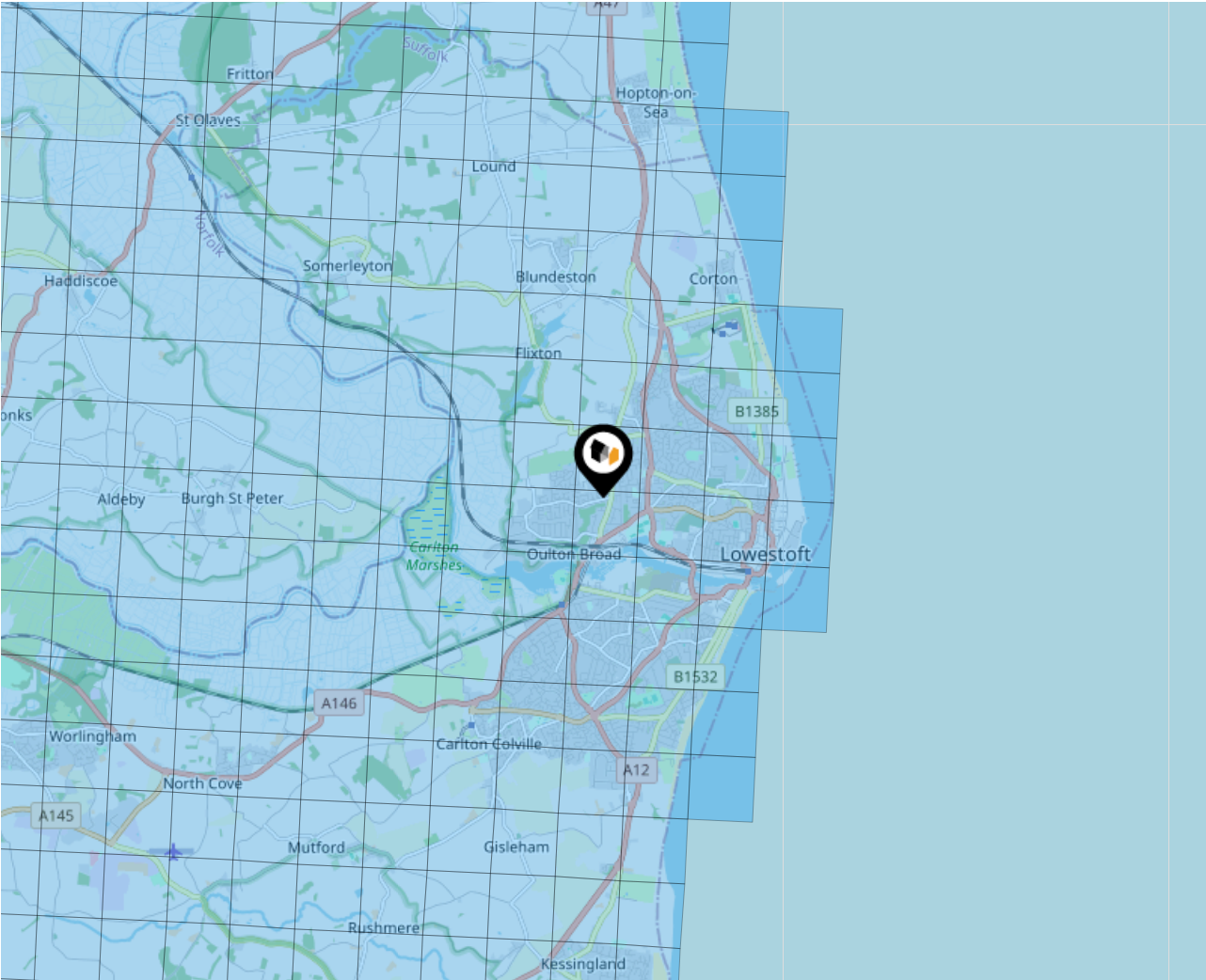


Key:

-  Power Pylons
-  Communication Masts

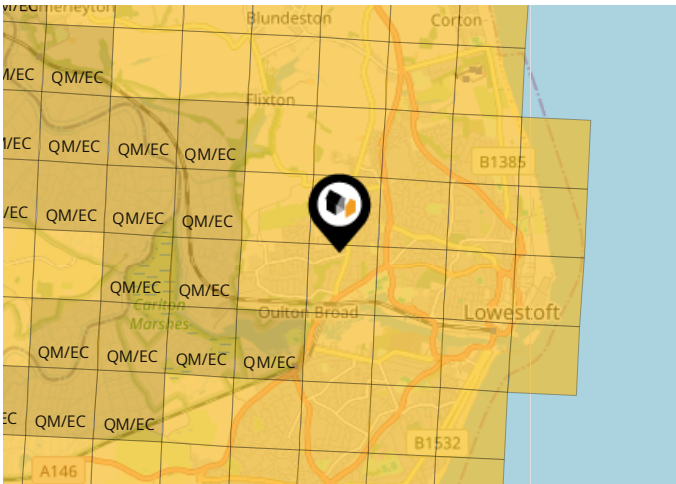
What is Radon?

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

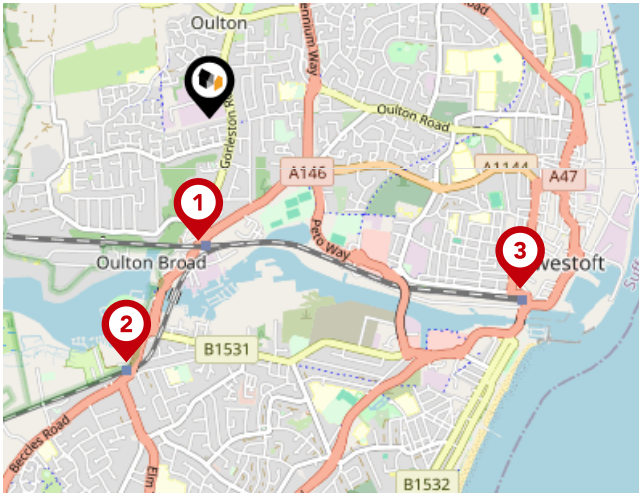


Primary Classifications (Most Common Clay Types)

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

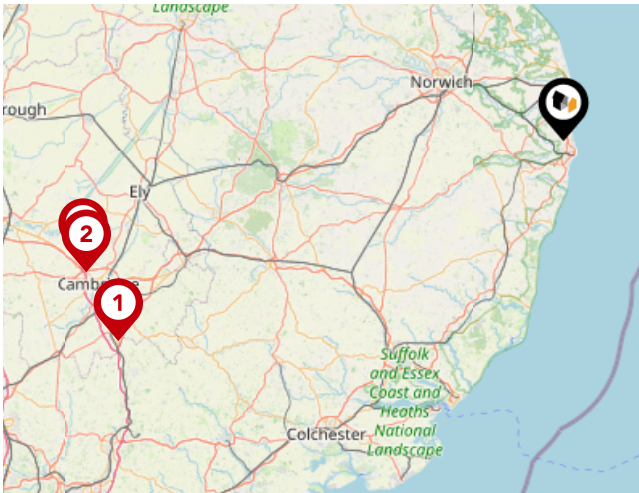
Area

Transport (National)



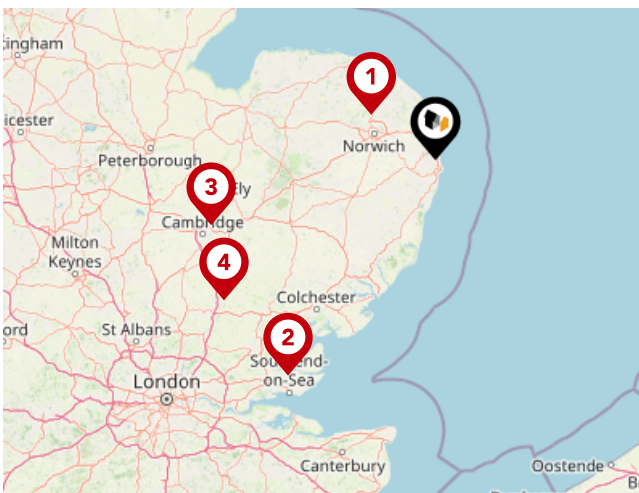
National Rail Stations

Pin	Name	Distance
1	Entrance1	0.55 miles
2	Entrance1	1.16 miles
3	Entrance	1.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	71.03 miles
2	M11 J13	71.77 miles
3	M11 J14	71.8 miles

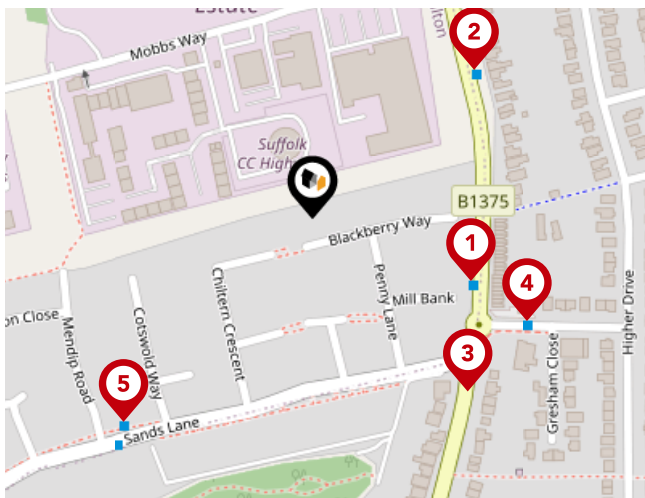


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	22.4 miles
2	Southend-on-Sea	76.69 miles
3	Cambridge	67.95 miles
4	Stansted Airport	74.2 miles

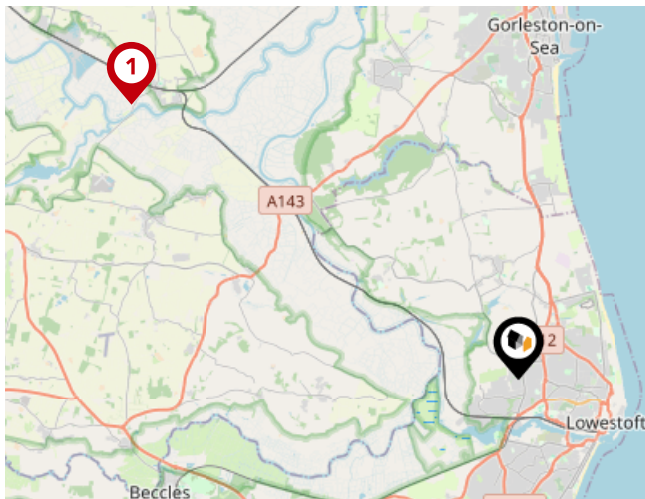
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ole Frank	0.1 miles
2	Industrial Estate	0.12 miles
3	Ole Frank	0.13 miles
4	The Ole Frank	0.13 miles
5	Mendip Road	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	8.57 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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