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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 17th October 2025



LAWSON ROAD, LOWESTOFT, NR33

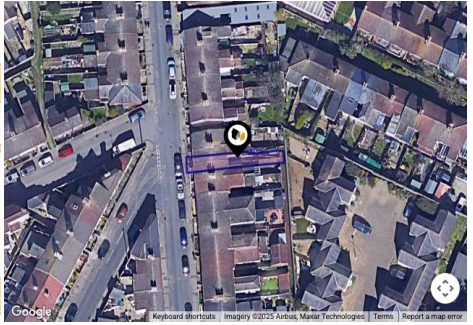
Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced House
Bedrooms:	3
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.02 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,482
Title Number:	SK140107

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)

11
mb/s



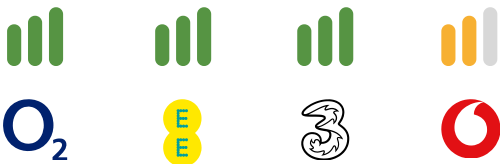
80
mb/s



10000
mb/s

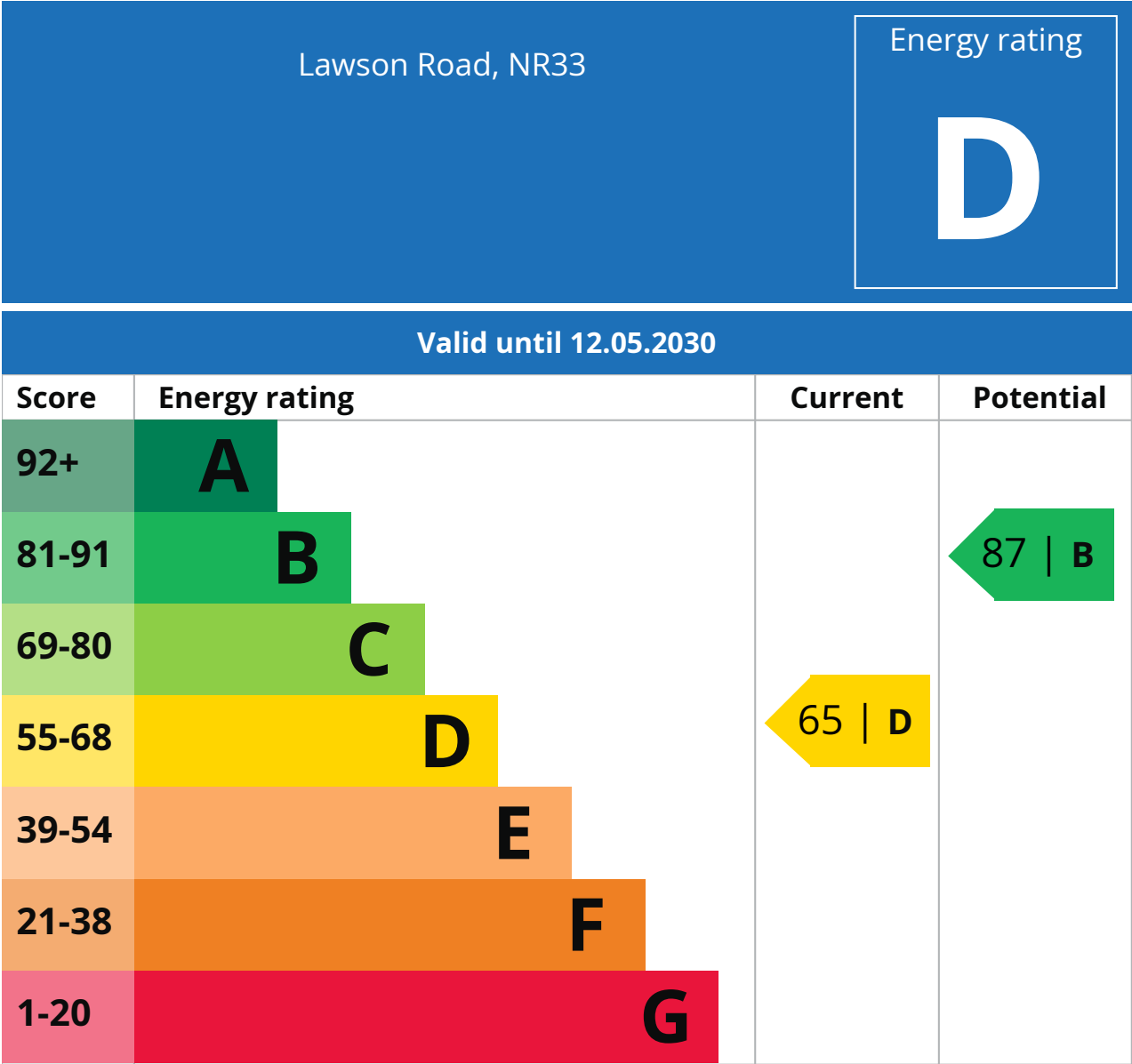


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

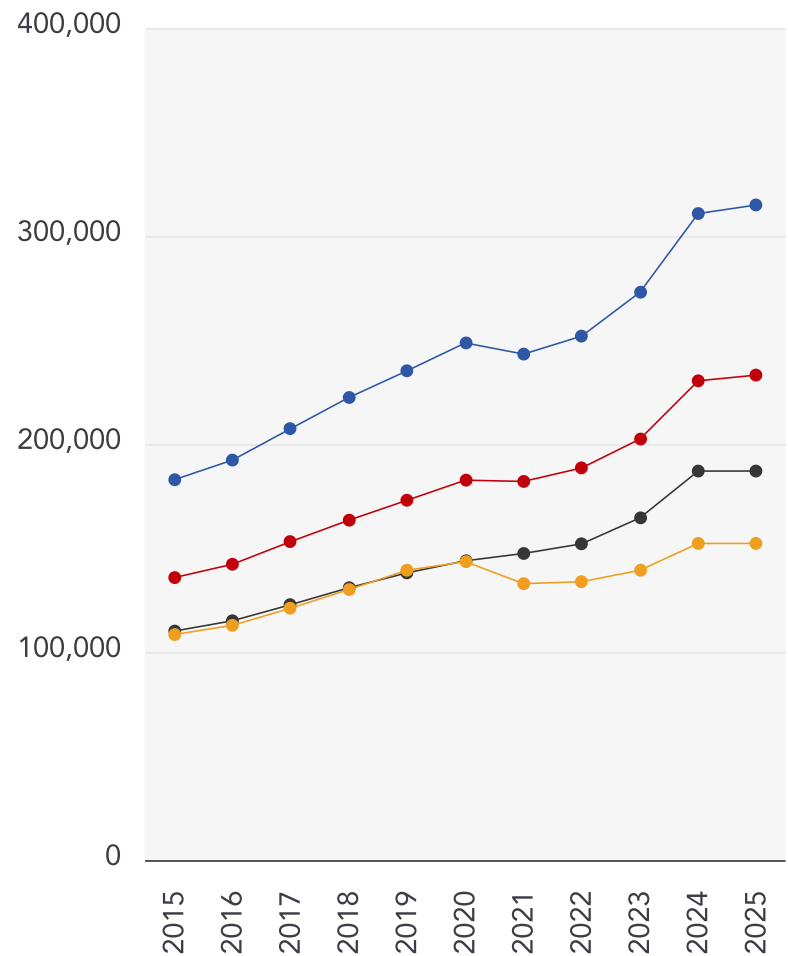




Additional EPC Data

Property Type:	House
Build Form:	Mid-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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	70 m ²

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



Detached

+72.22%

Semi-Detached

+71.67%

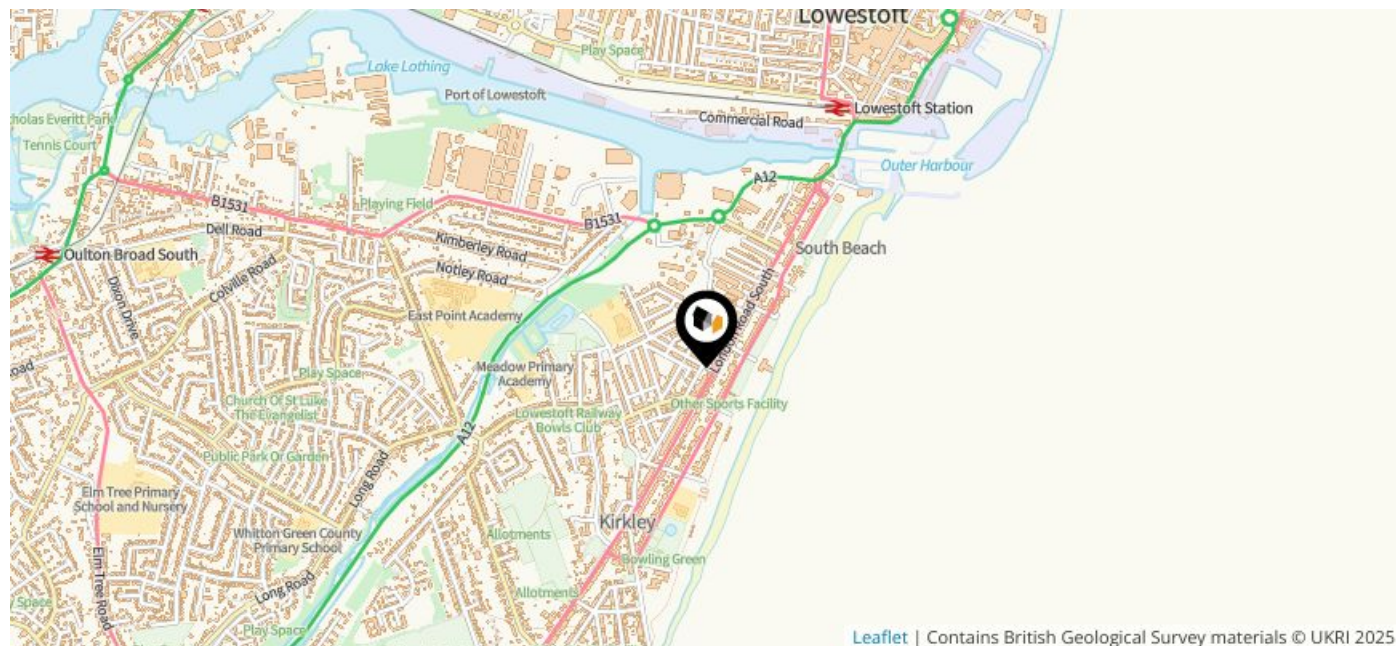
Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



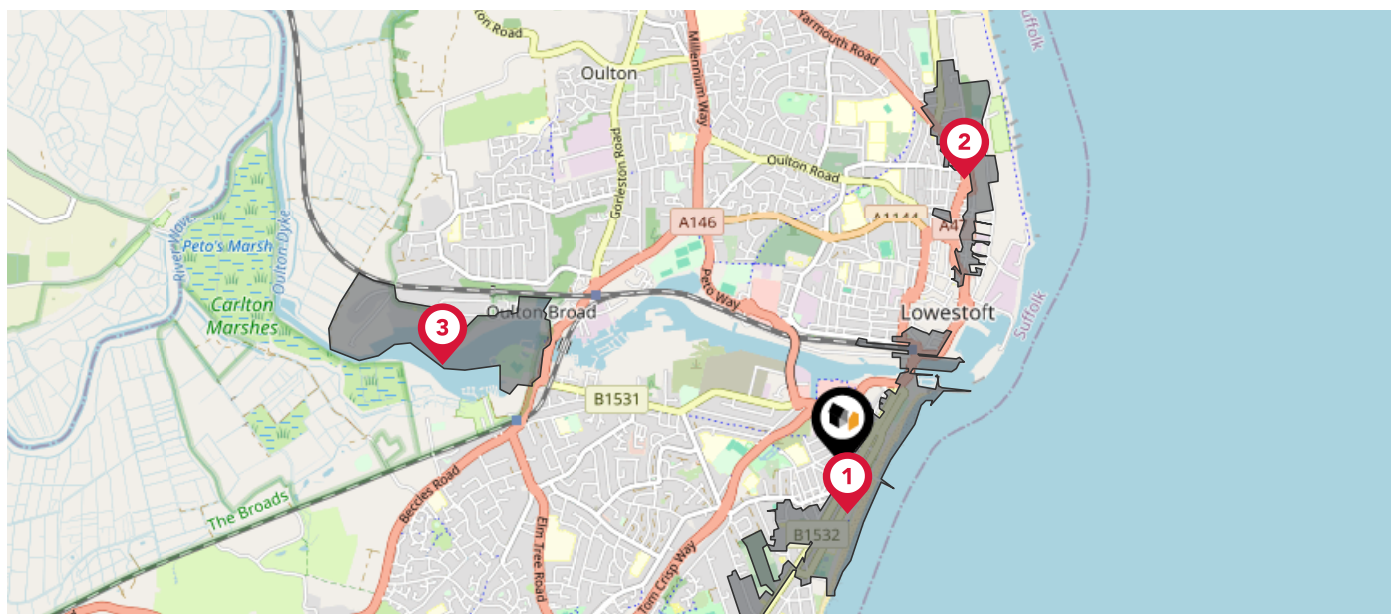
Mine Entry

- ✕ 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

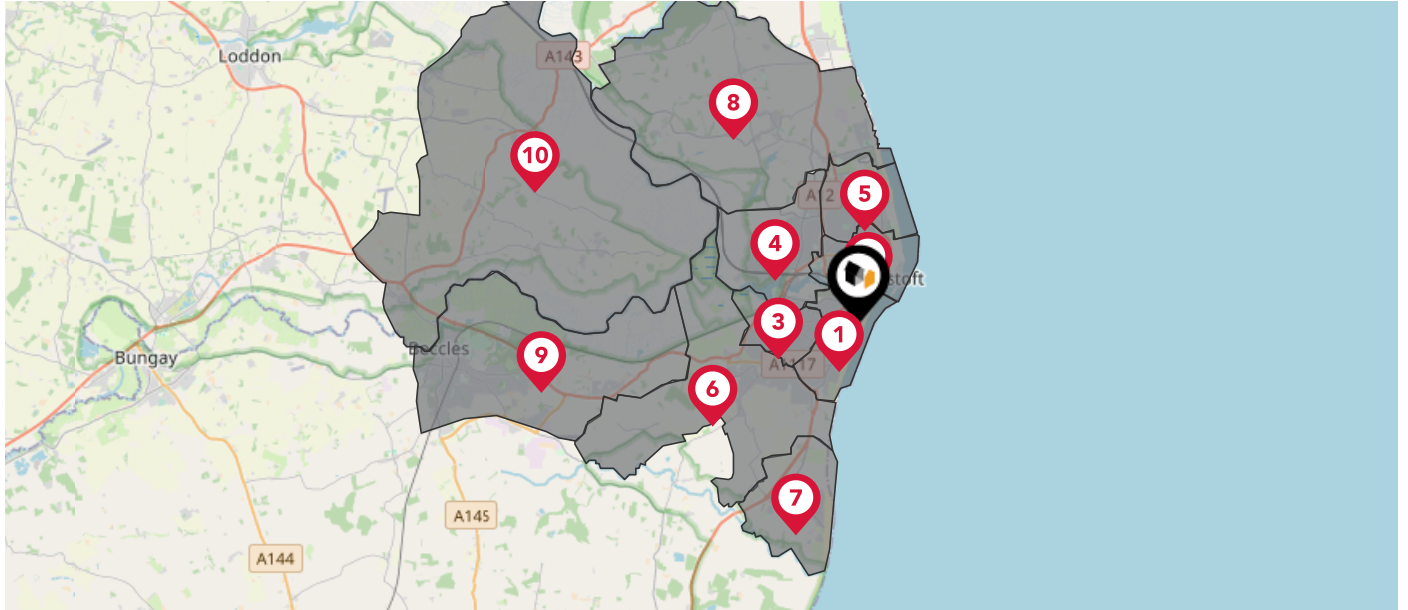


North Lowestoft



Oulton Broad

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



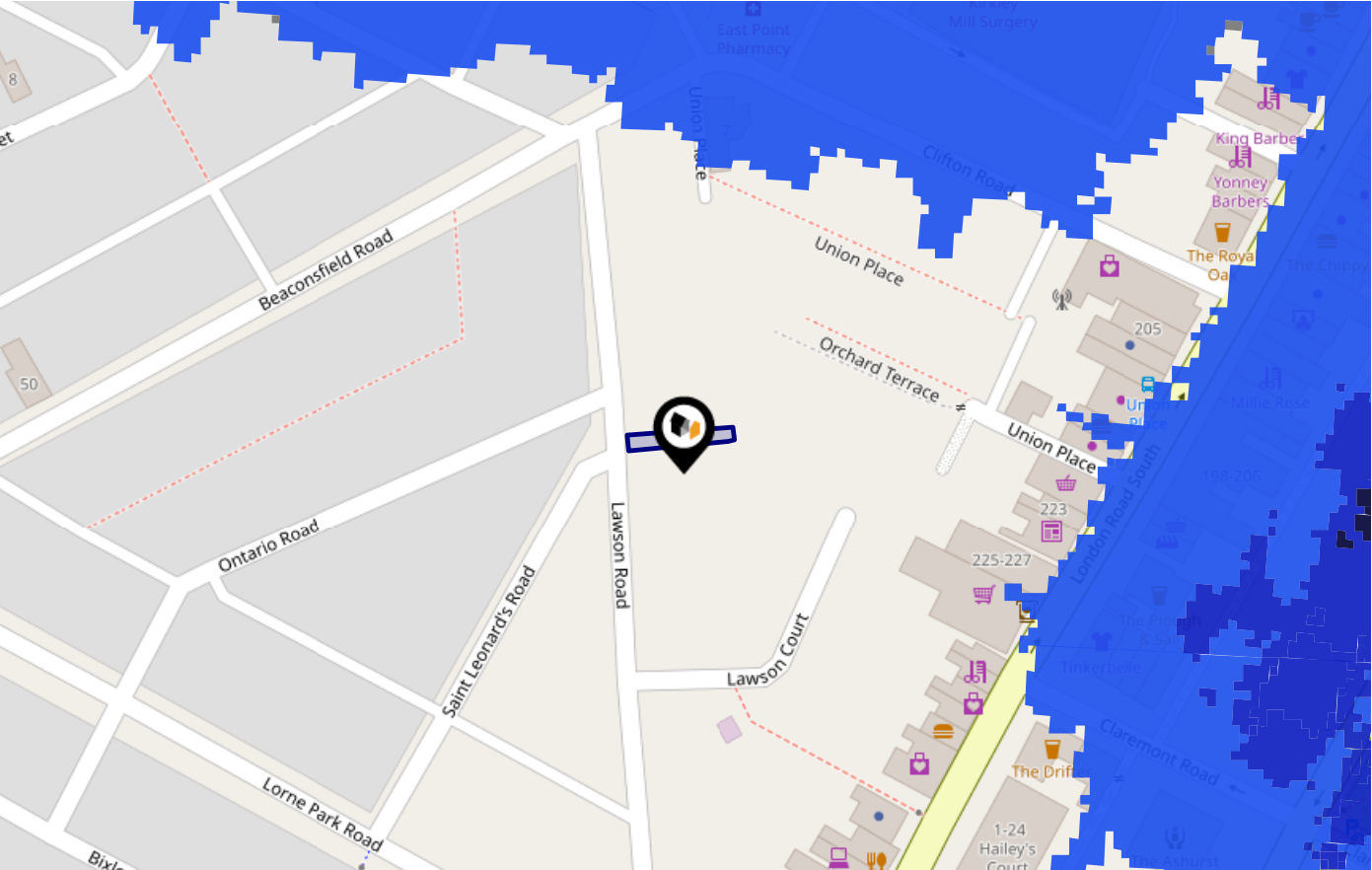
Nearby Council Wards

- 1 Kirkley & Pakefield Ward
- 2 Harbour & Normanston Ward
- 3 Carlton & Whitton Ward
- 4 Oulton Broad Ward
- 5 Gunton & St. Margarets Ward
- 6 Carlton Colville Ward
- 7 Kessingland Ward
- 8 Lothingland Ward
- 9 Beccles & Worlingham Ward
- 10 Thurlton 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.

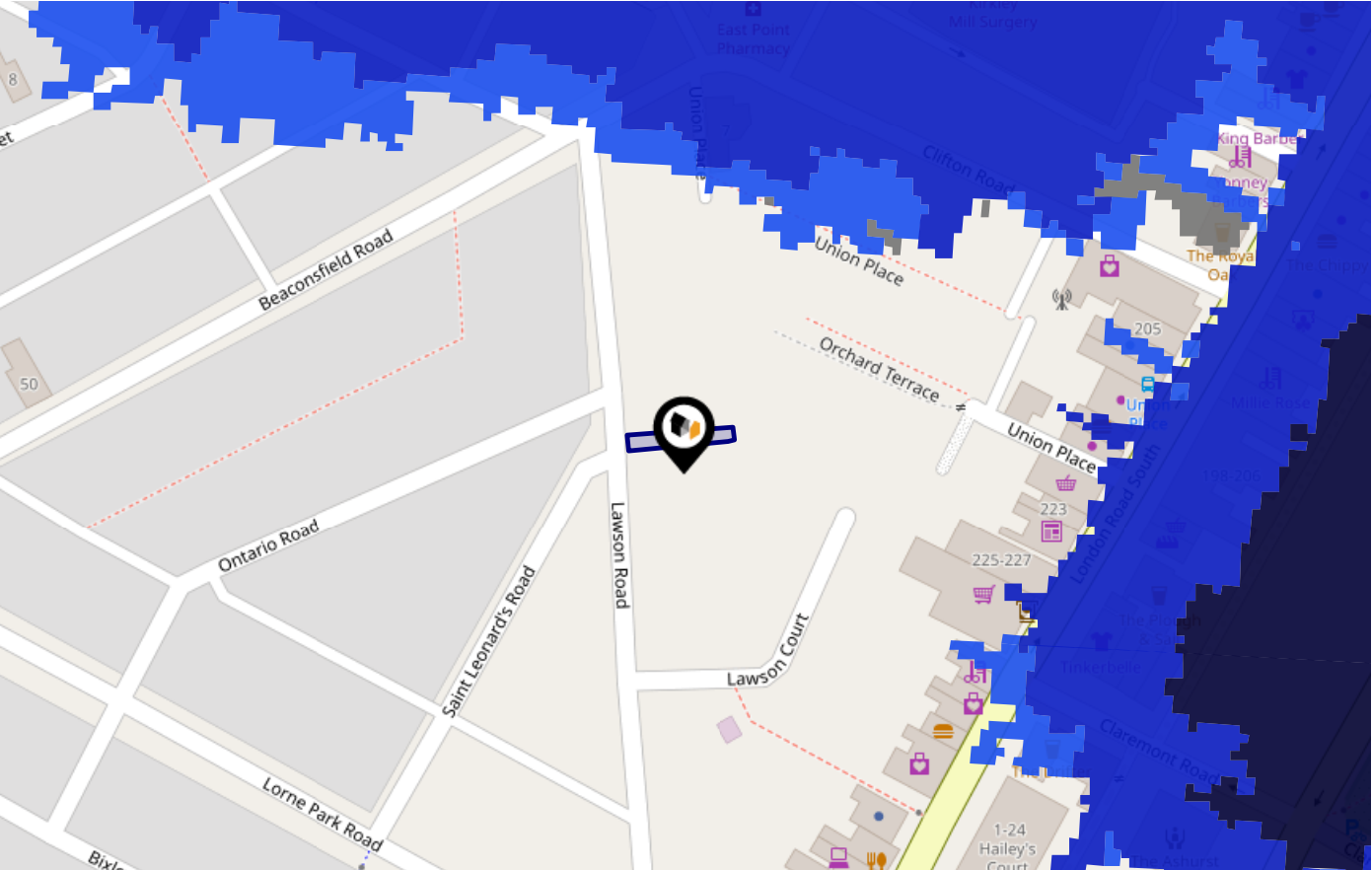
Chance of flooding to the following depths at this property:



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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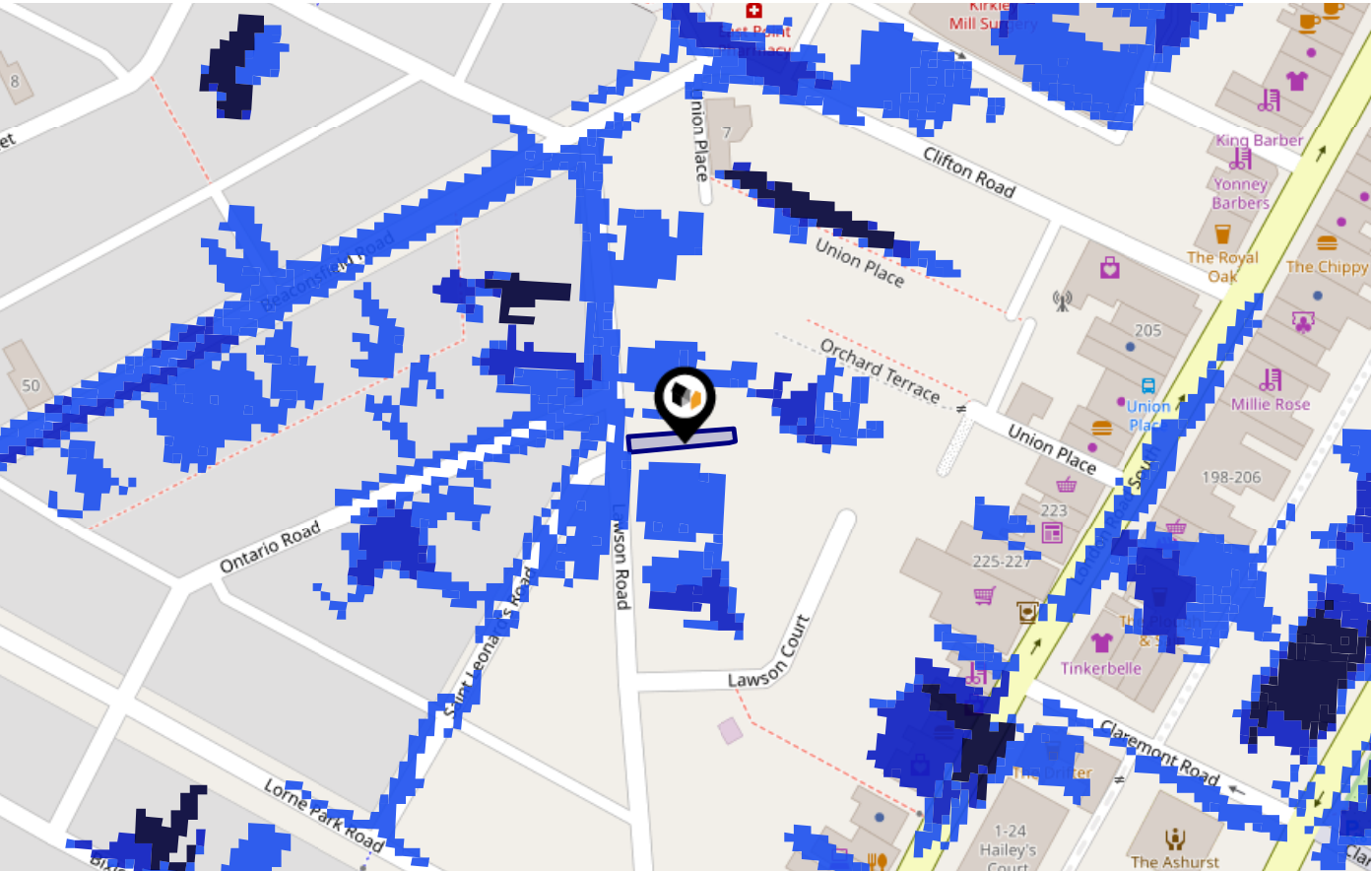
Chance of flooding to the following depths at this property:



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.

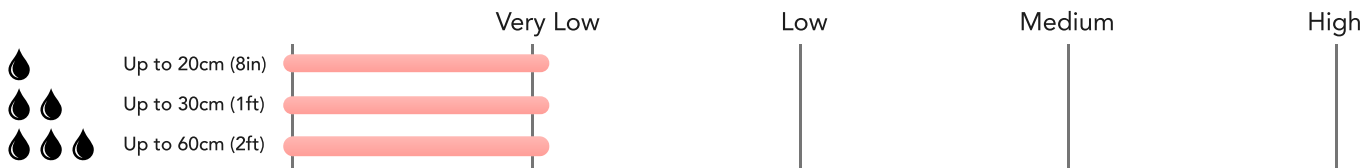


Risk Rating: Very low

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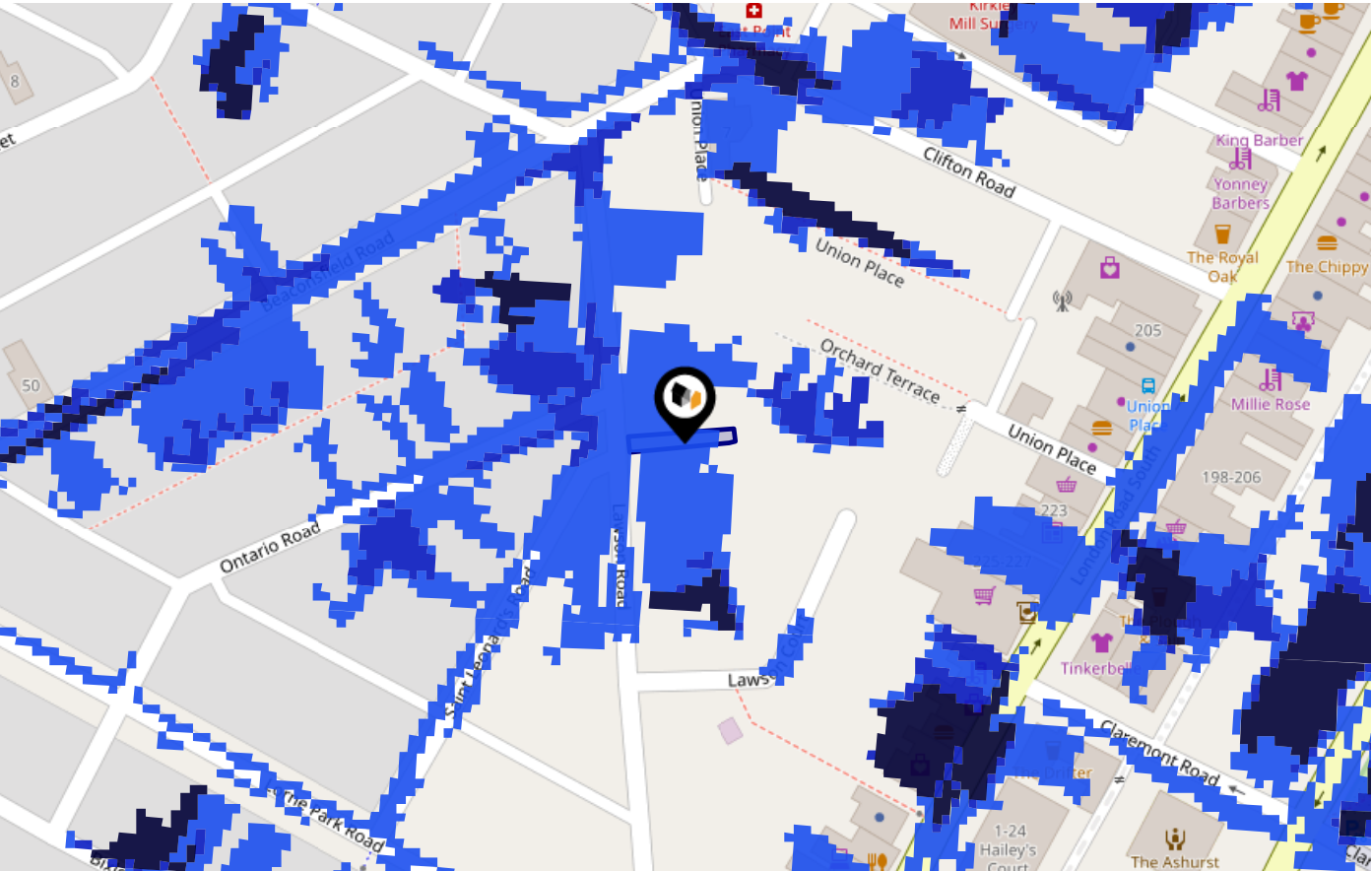
Chance of flooding to the following depths at this property:



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: Low

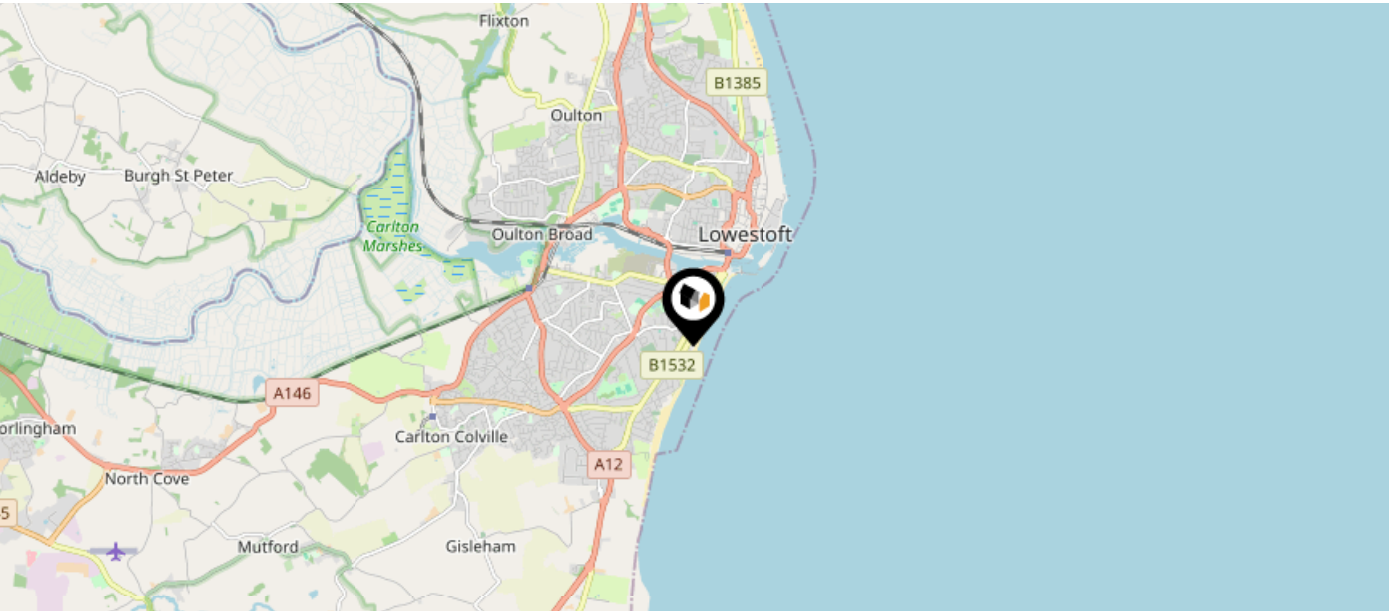
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Chance of flooding to the following depths at this property:



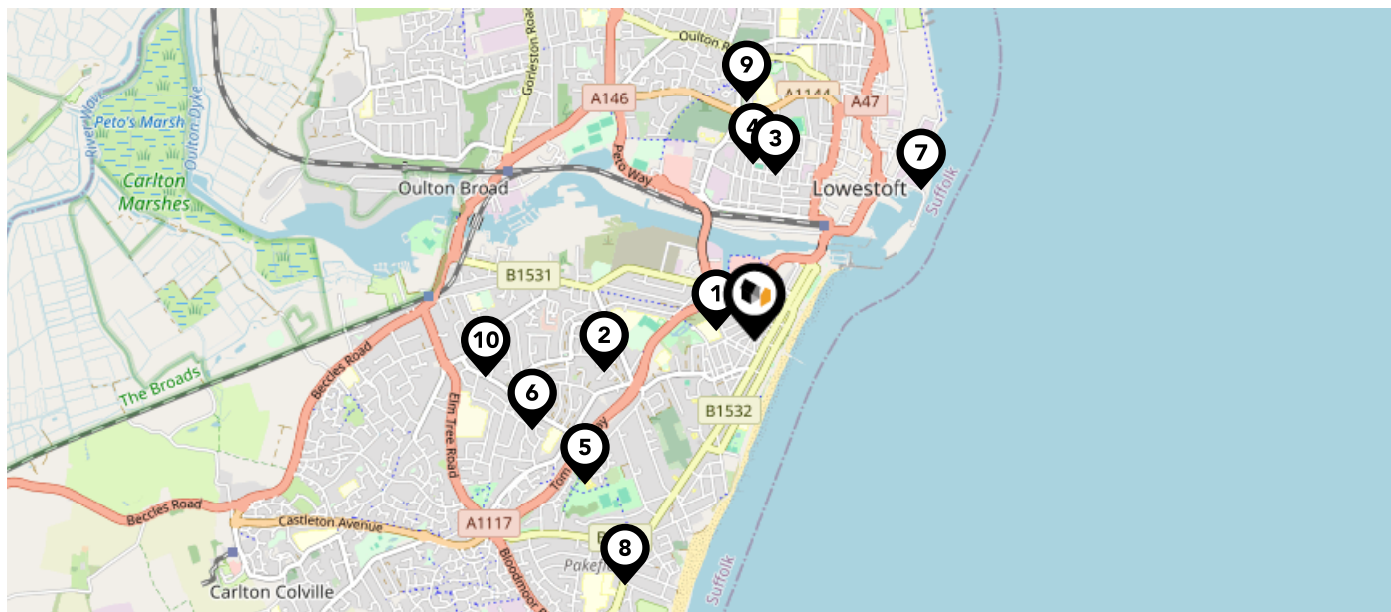
This map displays nearby areas that have been designated as Green Belt...



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.



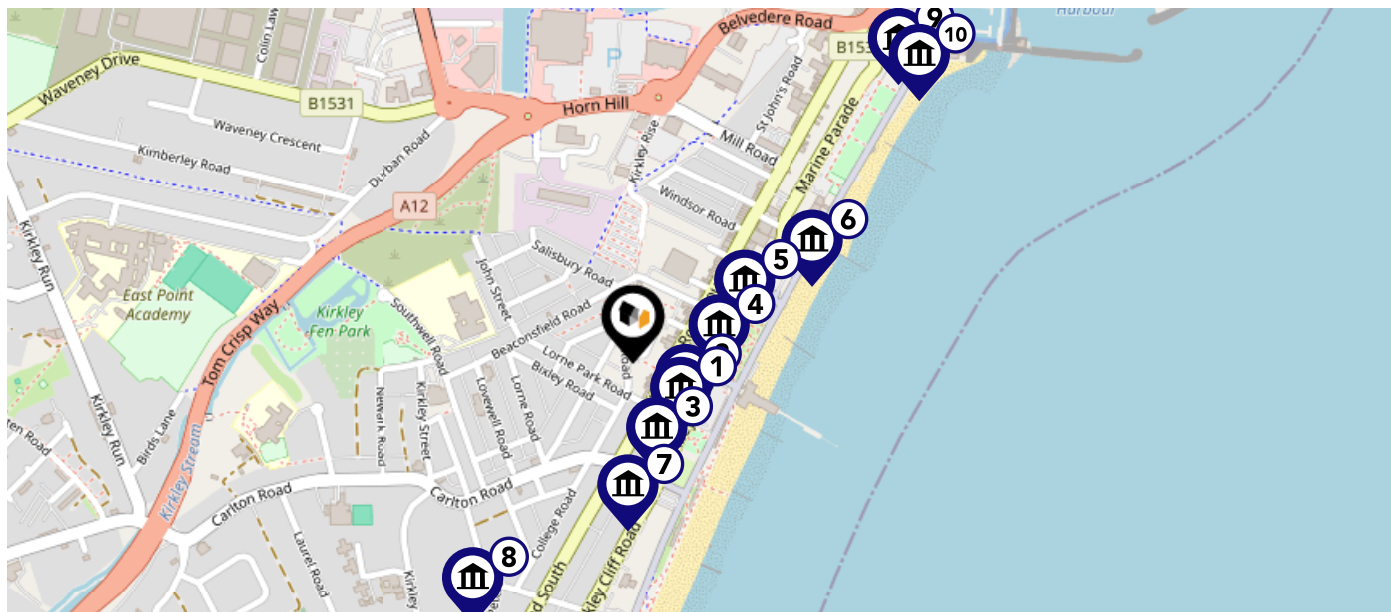
Nearby Landfill Sites

1	South Inner Harbour-Lowestoft, Suffolk	Historic Landfill
2	Kirkley Run/Britten Road-Lowestoft	Historic Landfill
3	Roman Hill-Lowestoft	Historic Landfill
4	Love Road-Lowestoft, Suffolk	Historic Landfill
5	Martin's Pit-Blackheath Road, Lowestoft	Historic Landfill
6	Oak Wood Road-Lowestoft, Suffolk	Historic Landfill
7	Hamilton Road-Lowestoft, Suffolk	Historic Landfill
8	Nelson Road-Pakefield, Suffolk	Historic Landfill
9	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill
10	Colville Road/Boon Drive-Lowestoft, Suffolk	Historic Landfill

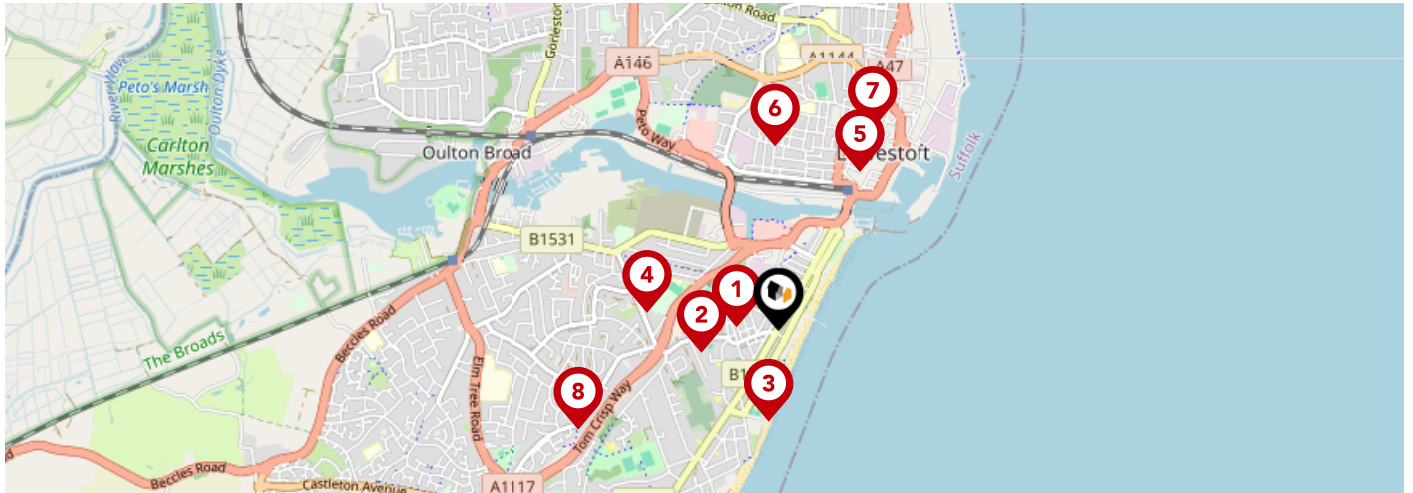
Maps

Listed Buildings

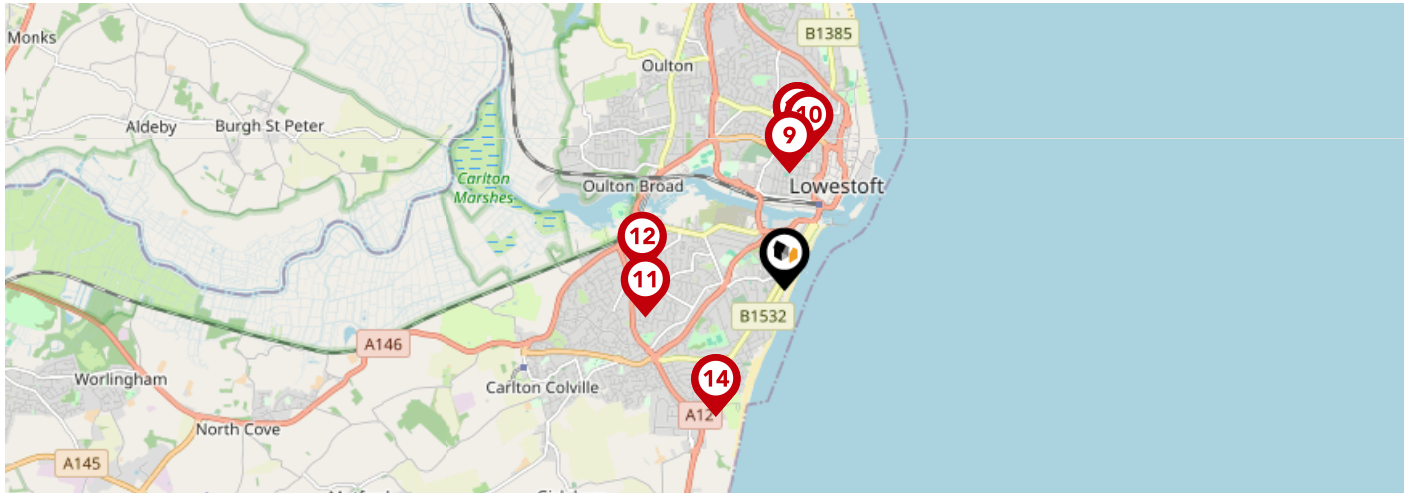
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1279944 - South Lodge	Grade II	0.1 miles
	1207035 - Ashurst	Grade II	0.1 miles
	1209664 - Kirkley Cliff Terrace	Grade II	0.1 miles
	1207048 - Wellington Esplanade, Lowestoft	Grade II	0.1 miles
	1292405 - 16-28 Victoria Terrace And Eastleigh, 9, 10, And 11 Waterloo Road	Grade II	0.1 miles
	1207047 - Statue Of Triton	Grade II	0.2 miles
	1207036 - Windsor House	Grade II	0.2 miles
	1207046 - Church Of St Peter And St John	Grade II	0.3 miles
	1458627 - Lowestoft War Memorial	Grade II	0.4 miles
	1209835 - Statue Of Triton	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:0.19	☐	☒	☐	☐	☐
2	Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:0.36	☐	☒	☐	☐	☐
3	St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 189 Distance:0.41	☐	☒	☐	☐	☐
4	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:0.6	☐	☐	☒	☐	☐
5	Ness Point School Ofsted Rating: Good Pupils: 19 Distance:0.81	☐	☐	☒	☐	☐
6	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:0.83	☐	☒	☐	☐	☐
7	Learning Support, Northern Area Education Office Ofsted Rating: Not Rated Pupils:0 Distance:1.01	☐	☐	☒	☐	☐
8	Westwood Primary School Ofsted Rating: Good Pupils: 206 Distance:1.01	☐	☒	☐	☐	☐

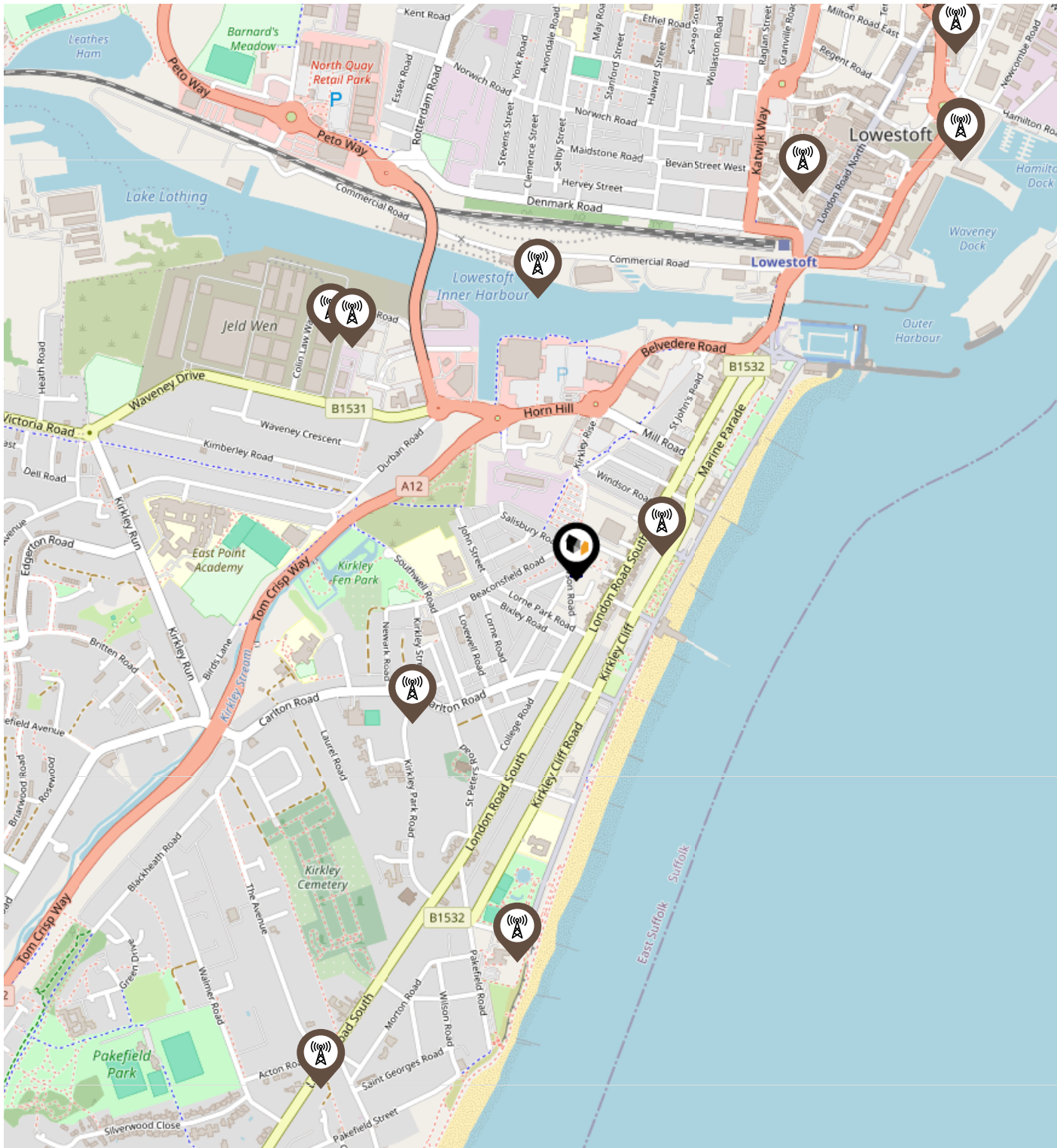


		Nursery	Primary	Secondary	College	Private
	East Coast College Ofsted Rating: Good Pupils:0 Distance:1.06	☐	☐	☒	☐	☐
	St Margaret's Primary Academy Ofsted Rating: Good Pupils: 422 Distance:1.27	☐	☒	☐	☐	☐
	Elm Tree Primary School Ofsted Rating: Good Pupils: 269 Distance:1.28	☐	☒	☐	☐	☐
	Dell Primary School Ofsted Rating: Good Pupils: 338 Distance:1.29	☐	☒	☐	☐	☐
	Pakefield Primary School Ofsted Rating: Good Pupils: 342 Distance:1.3	☐	☒	☐	☐	☐
	Pakefield High School Ofsted Rating: Good Pupils: 687 Distance:1.3	☐	☐	☒	☐	☐
	Poplars Community Primary School Ofsted Rating: Requires improvement Pupils: 312 Distance:1.33	☐	☒	☐	☐	☐
	Northfield St Nicholas Primary Academy Ofsted Rating: Good Pupils: 365 Distance:1.33	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

HOWARDS
Estate Agents since 1926

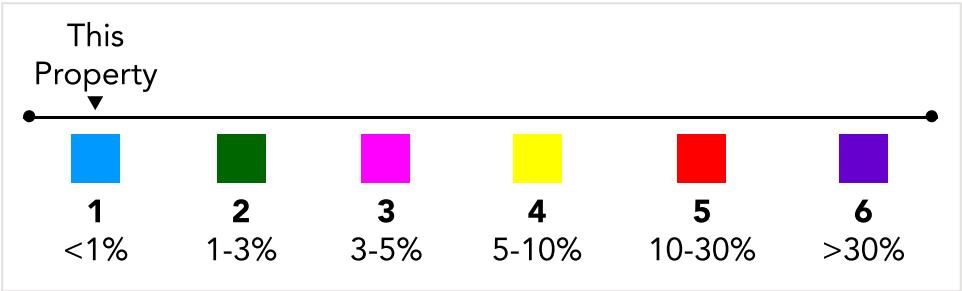
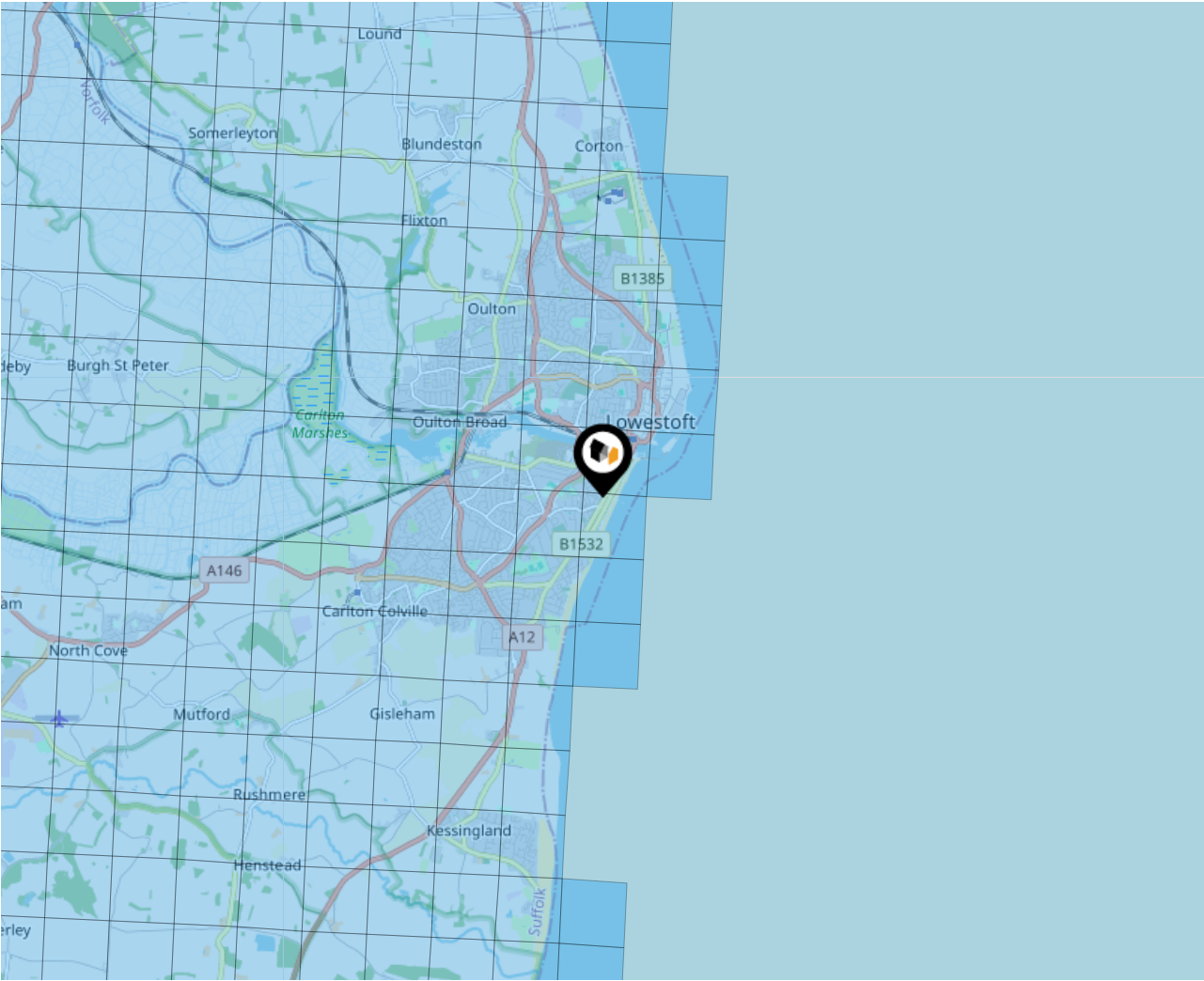


Key:

-  Power Pylons
-  Communication Masts

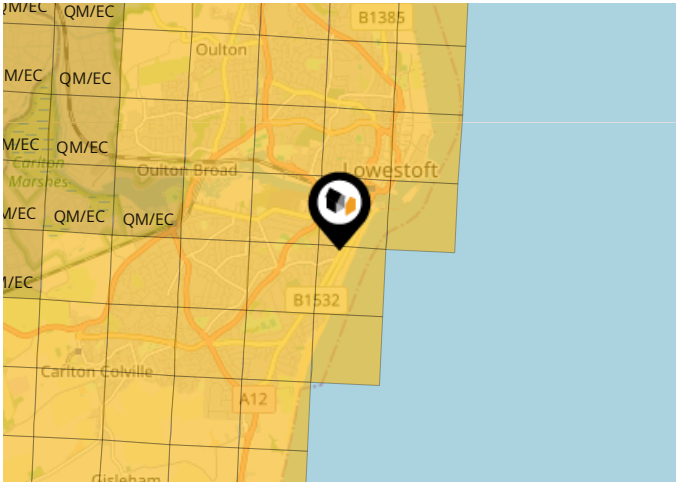
What is Radon?

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)

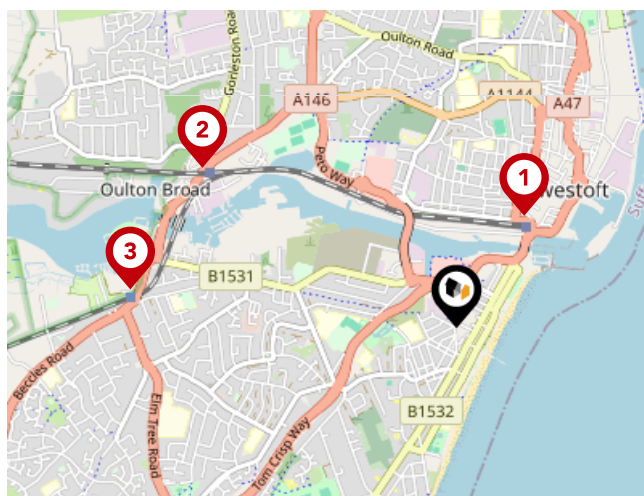
Carbon Content:	NONE	Soil Texture:	SAND
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY)		



Primary Classifications (Most Common Clay Types)

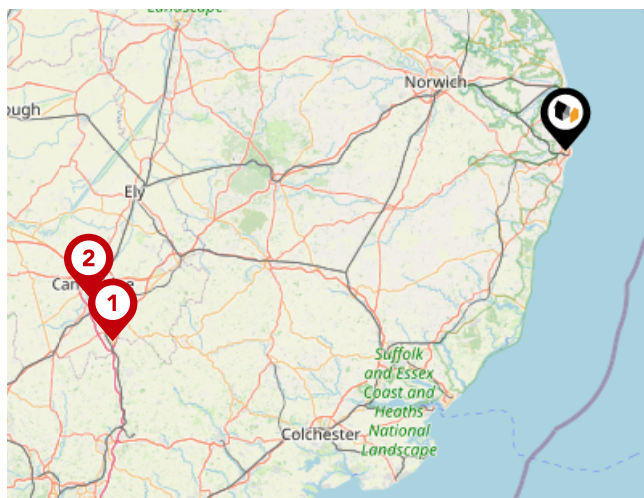
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



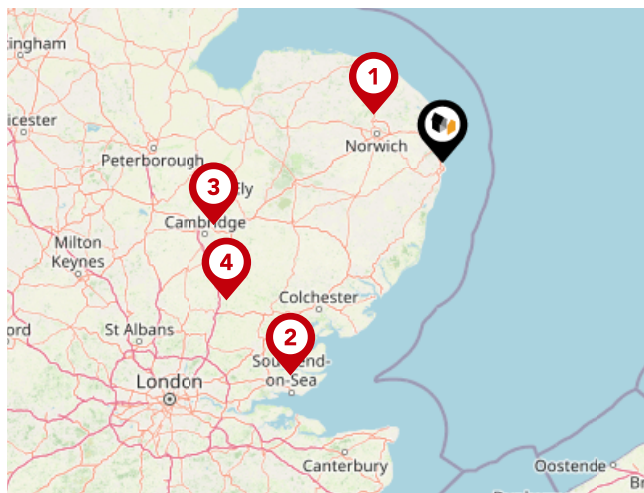
National Rail Stations

Pin	Name	Distance
	Entrance	0.59 miles
	Entrance1	1.36 miles
	Entrance1	1.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	71.54 miles
	M11 J11	72.49 miles

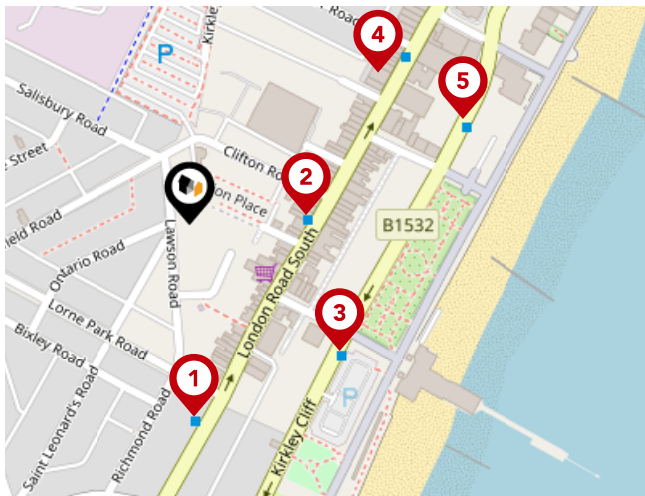


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	24.04 miles
	Southend-on-Sea	76.28 miles
	Cambridge	68.68 miles
	Stansted Airport	74.44 miles

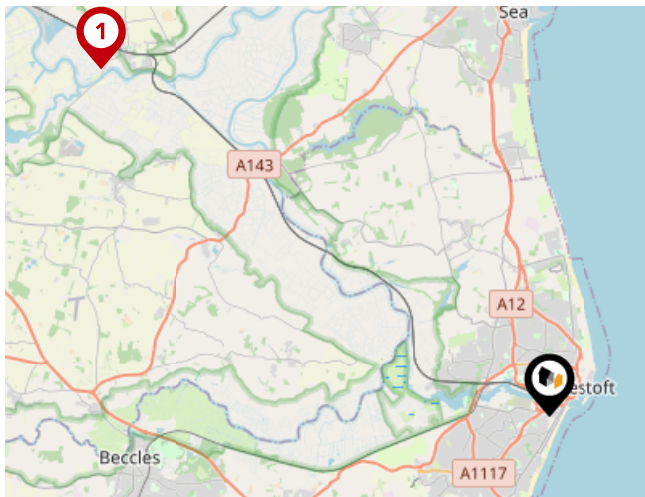
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lorne Park Road	0.11 miles
2	Union Place	0.07 miles
3	Claremont Pier	0.11 miles
4	Freemantle Road	0.14 miles
5	Waterloo Road	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	10.21 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

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

01502 464412

lowestoft.lettings@howards.co.uk

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