

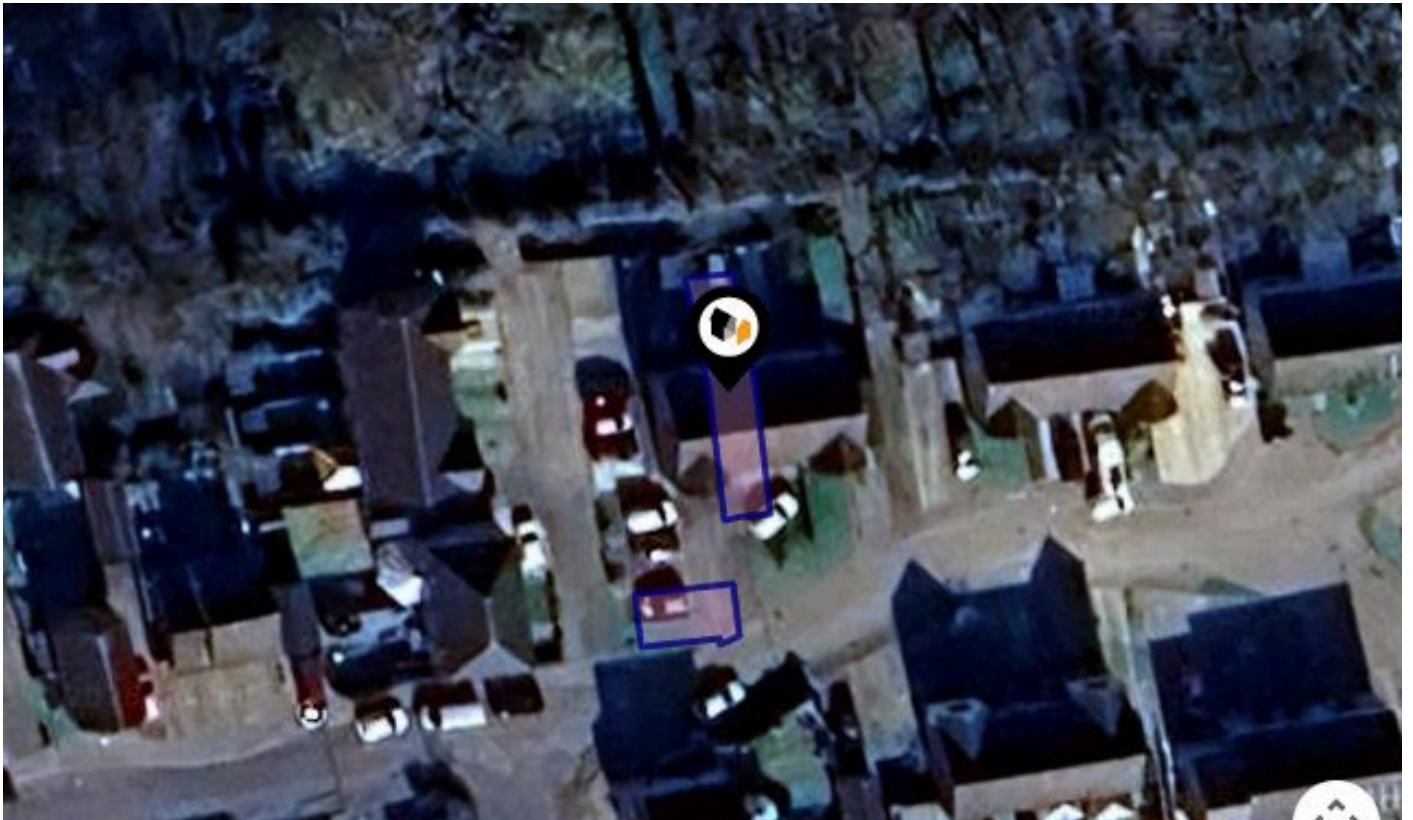


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 07th November 2025



HOLLY CLOSE, WORLINGHAM, BECCLES, NR34

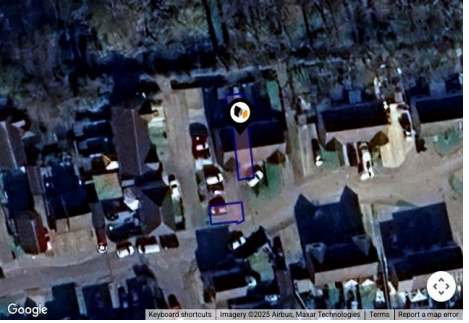
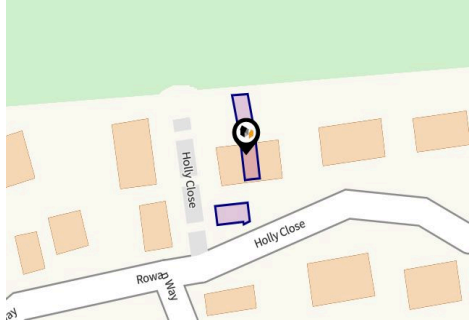
Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.03 acres		
Year Built :	1995		
Council Tax :	Band A		
Annual Estimate:	£1,482		
Title Number:	SK152571		

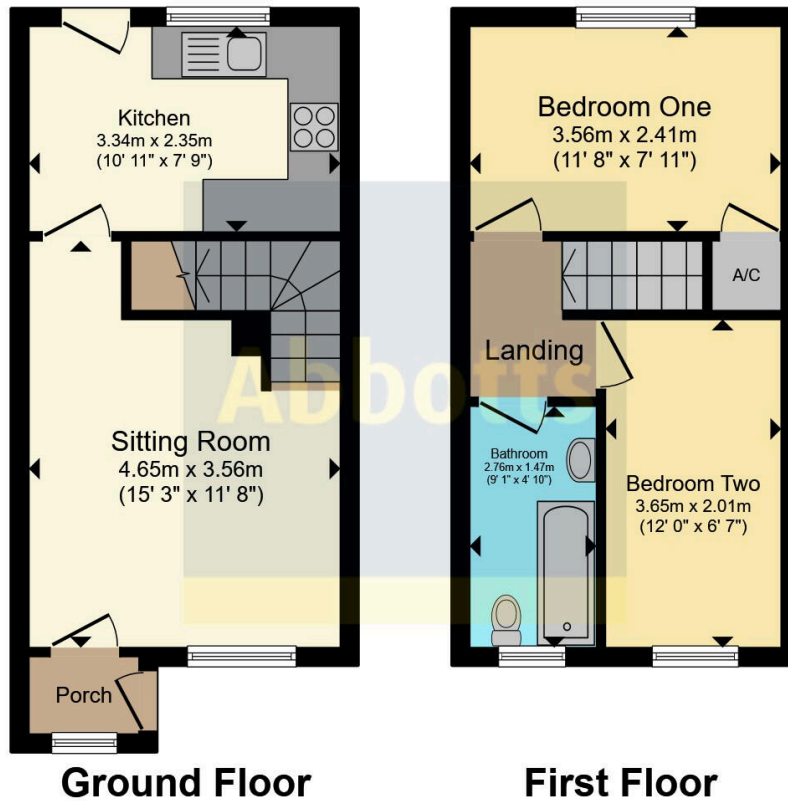
Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	80 mb/s	10000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



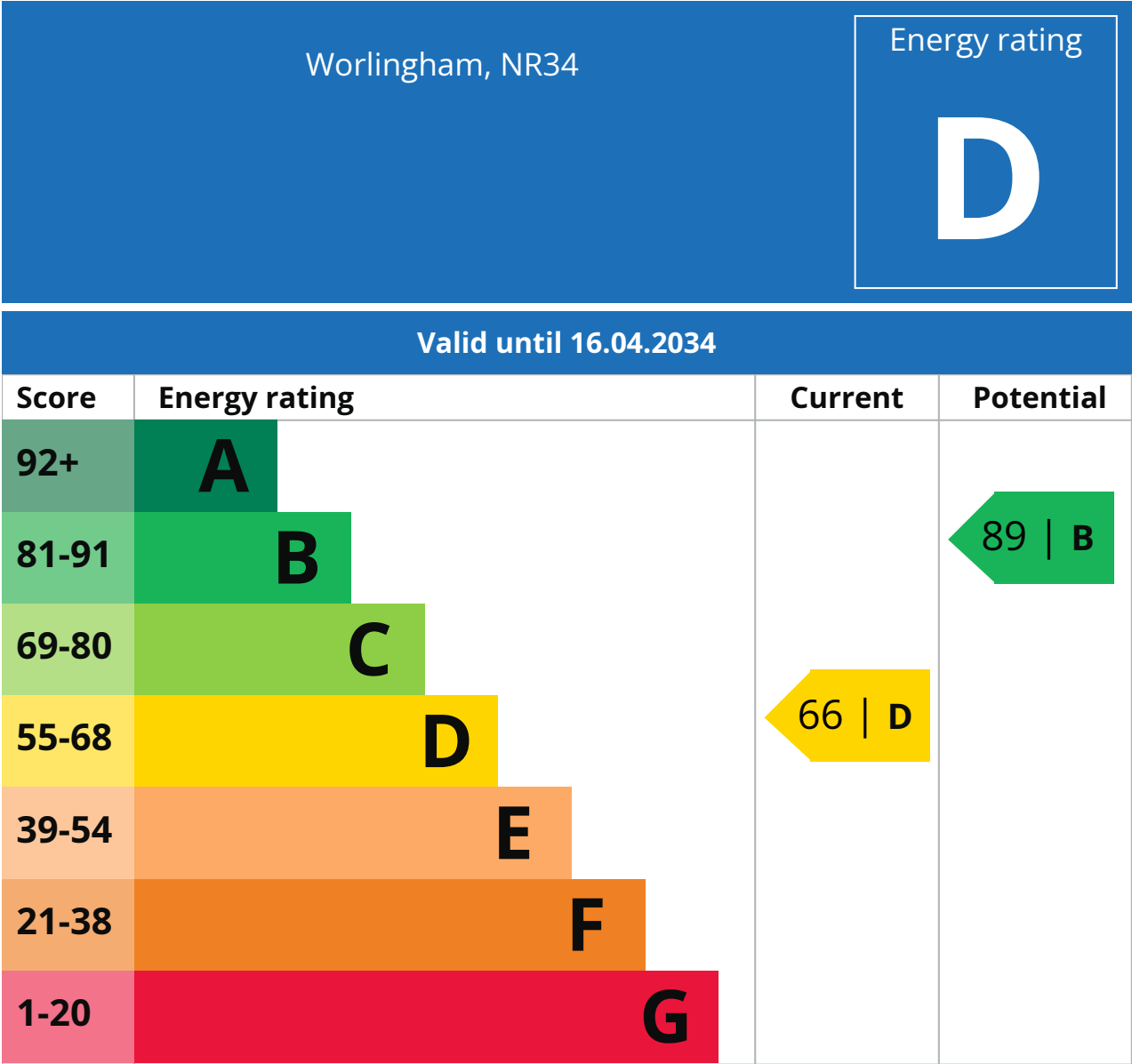


HOLLY CLOSE, WORLINGHAM, BECCLES, NR34



Total floor area 51.8 m² (557 sq.ft.) approx

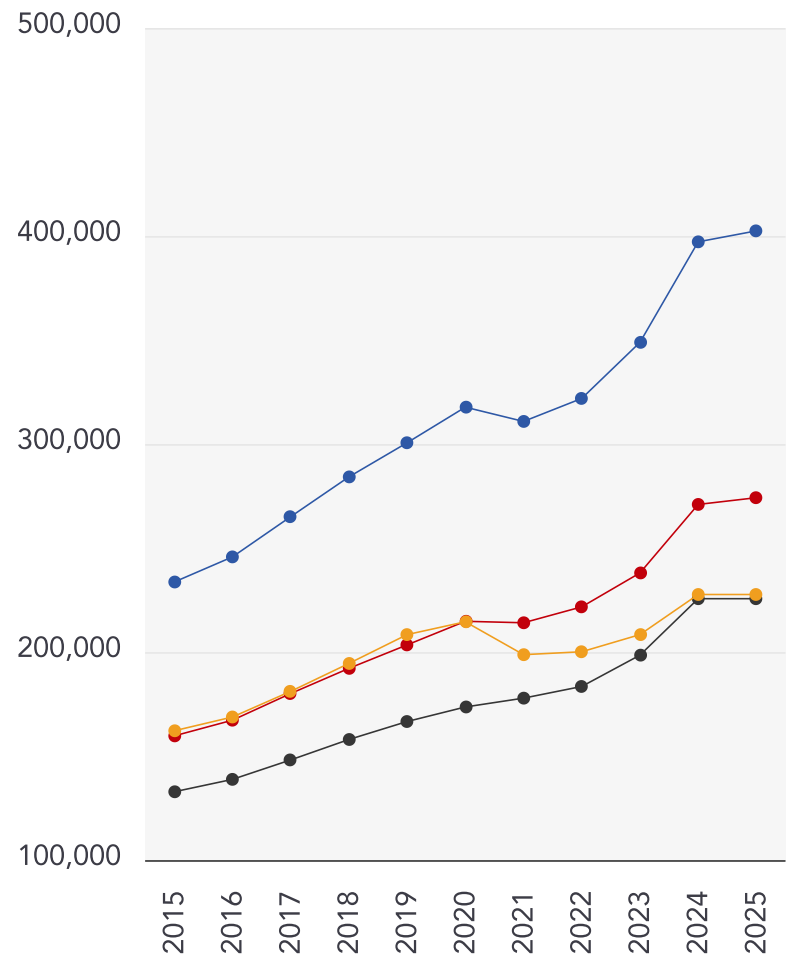
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

10 Year History of Average House Prices by Property Type in NR34



Detached

+72.22%

Semi-Detached

+71.67%

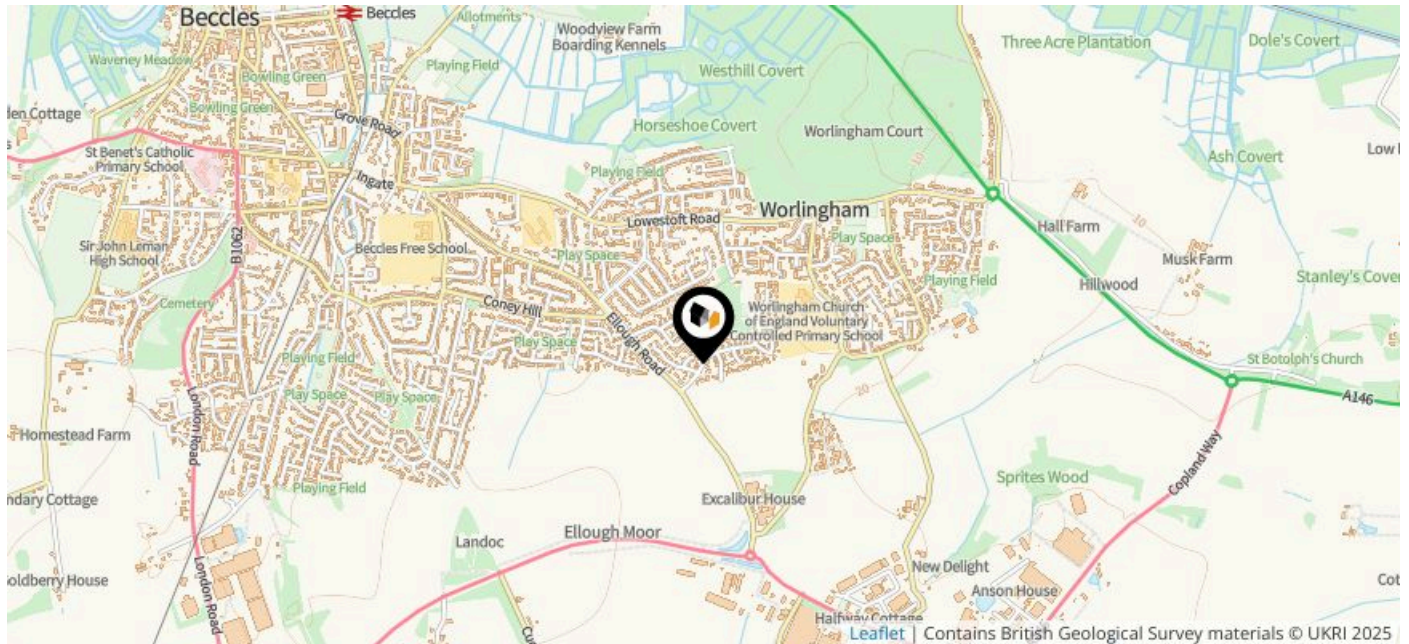
Flat

+40.39%

Terraced

+69.85%

This map displays nearby coal mine entrances and their classifications.



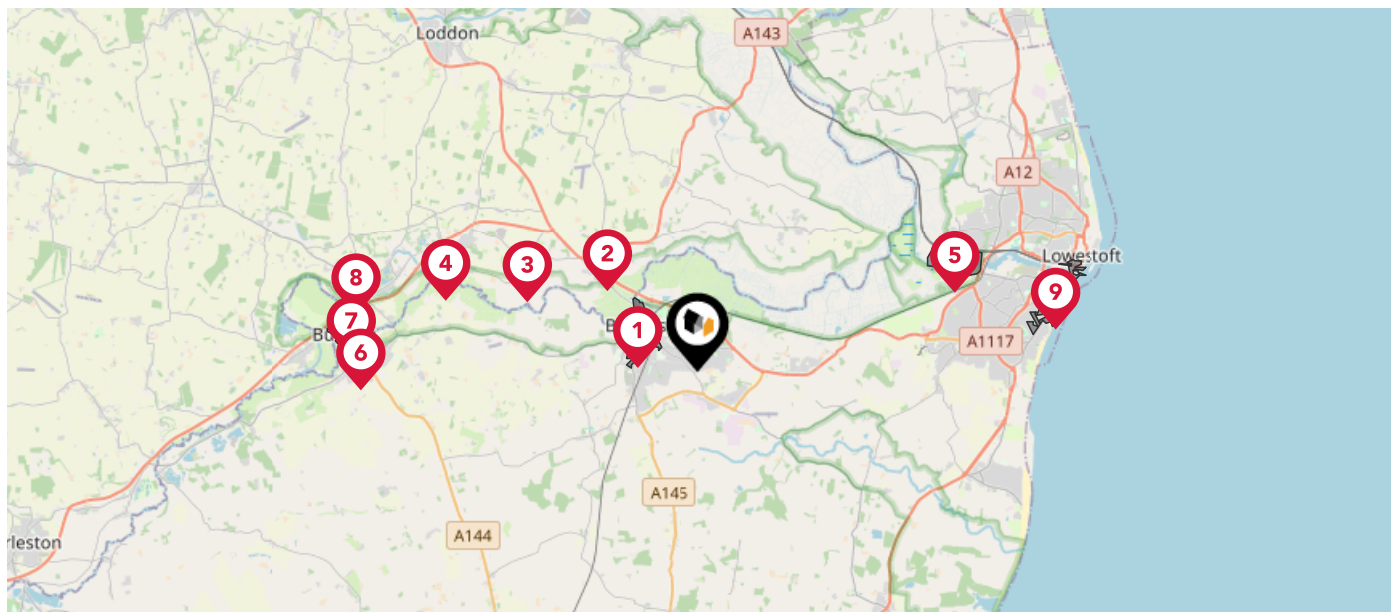
Mine Entry

- ✕ 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



Beccles



Gillingham



Geldeston



Ellingham Mill



Oulton Broad



Bungay



Ditchingham Dam

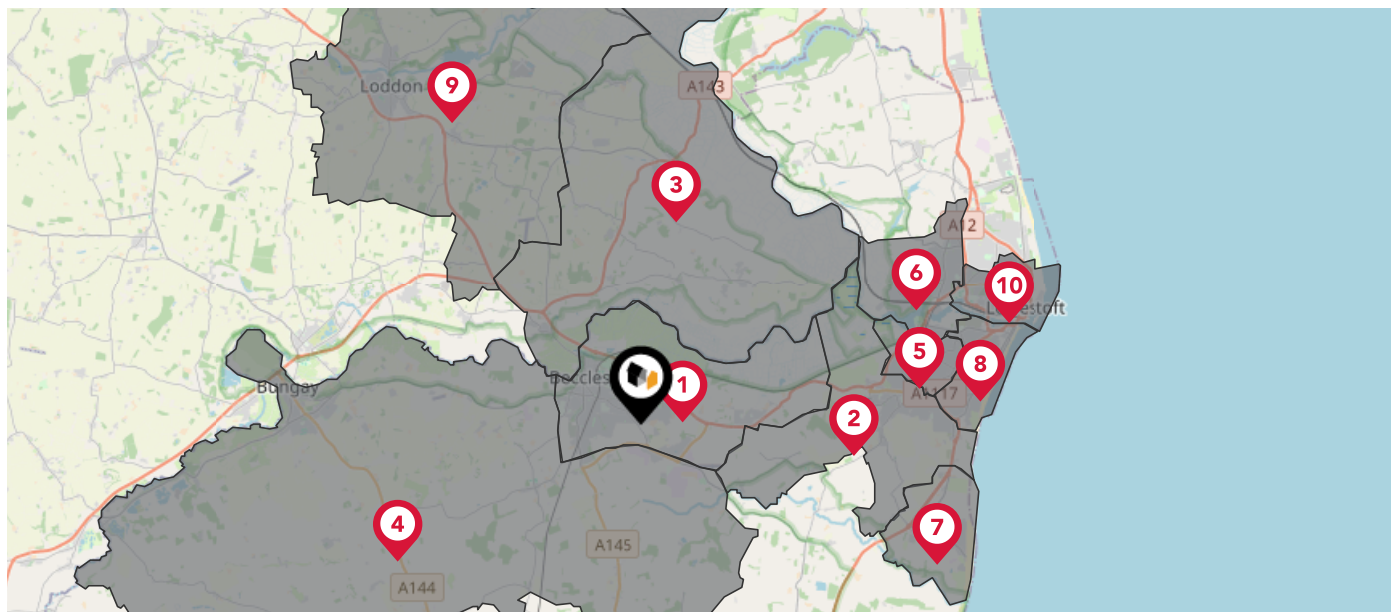


Ditchingham



South Lowestoft and Kirkley

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



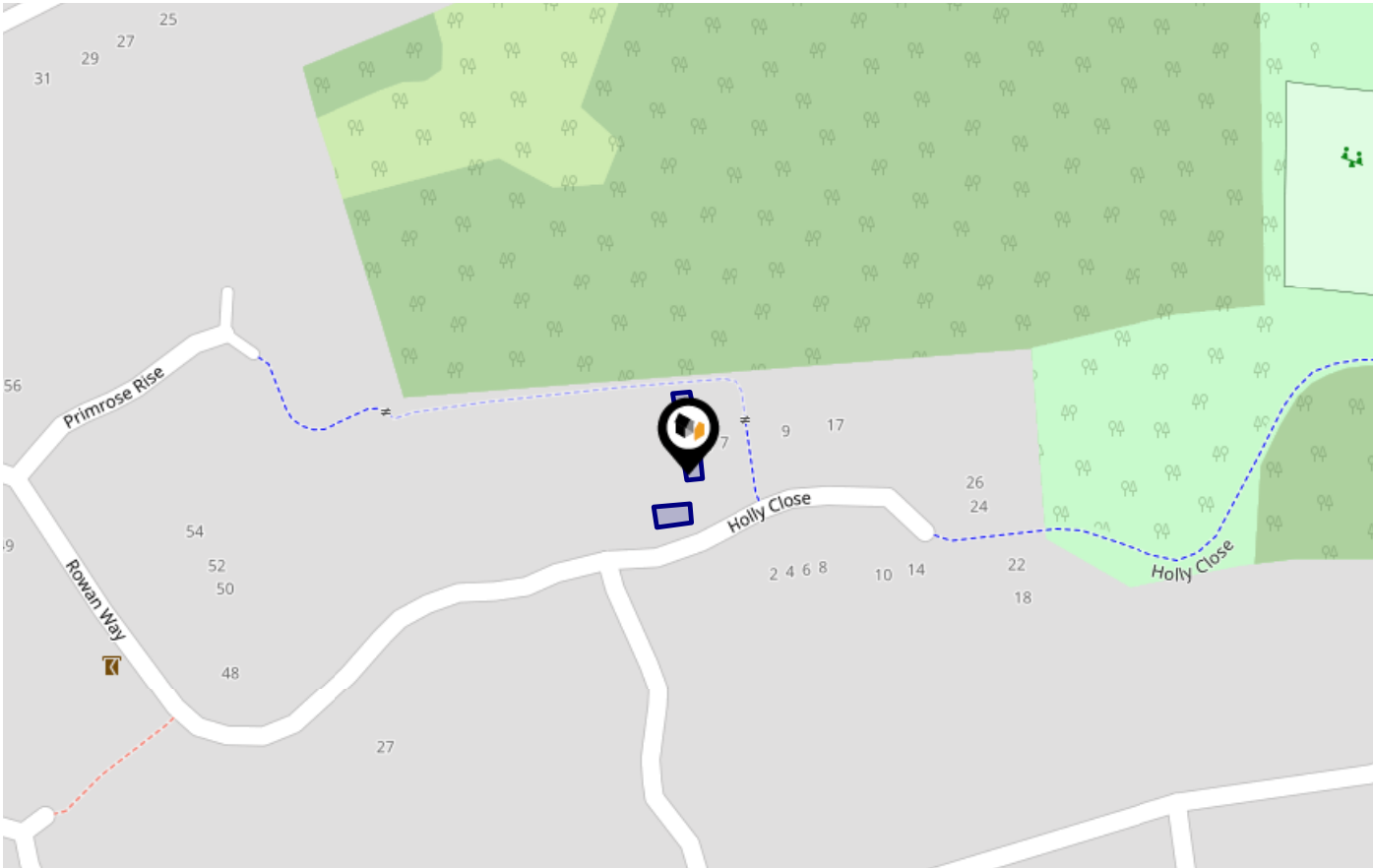
Nearby Council Wards

-  Beccles & Worlingham Ward
-  Carlton Colville Ward
-  Thurlton Ward
-  Bungay & Wainford Ward
-  Carlton & Whitton Ward
-  Oulton Broad Ward
-  Kessingland Ward
-  Kirkley & Pakefield Ward
-  Loddon & Chedgrave Ward
-  Harbour & Normanston 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.

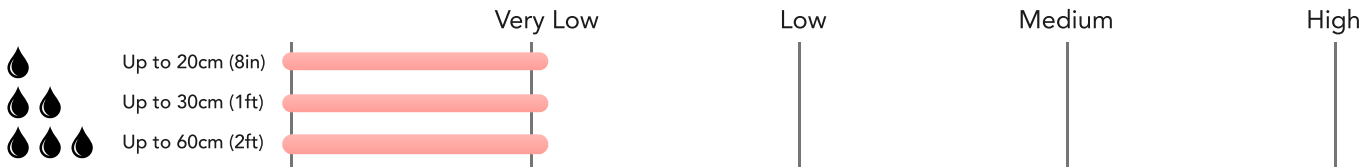


Risk Rating: Very low

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.

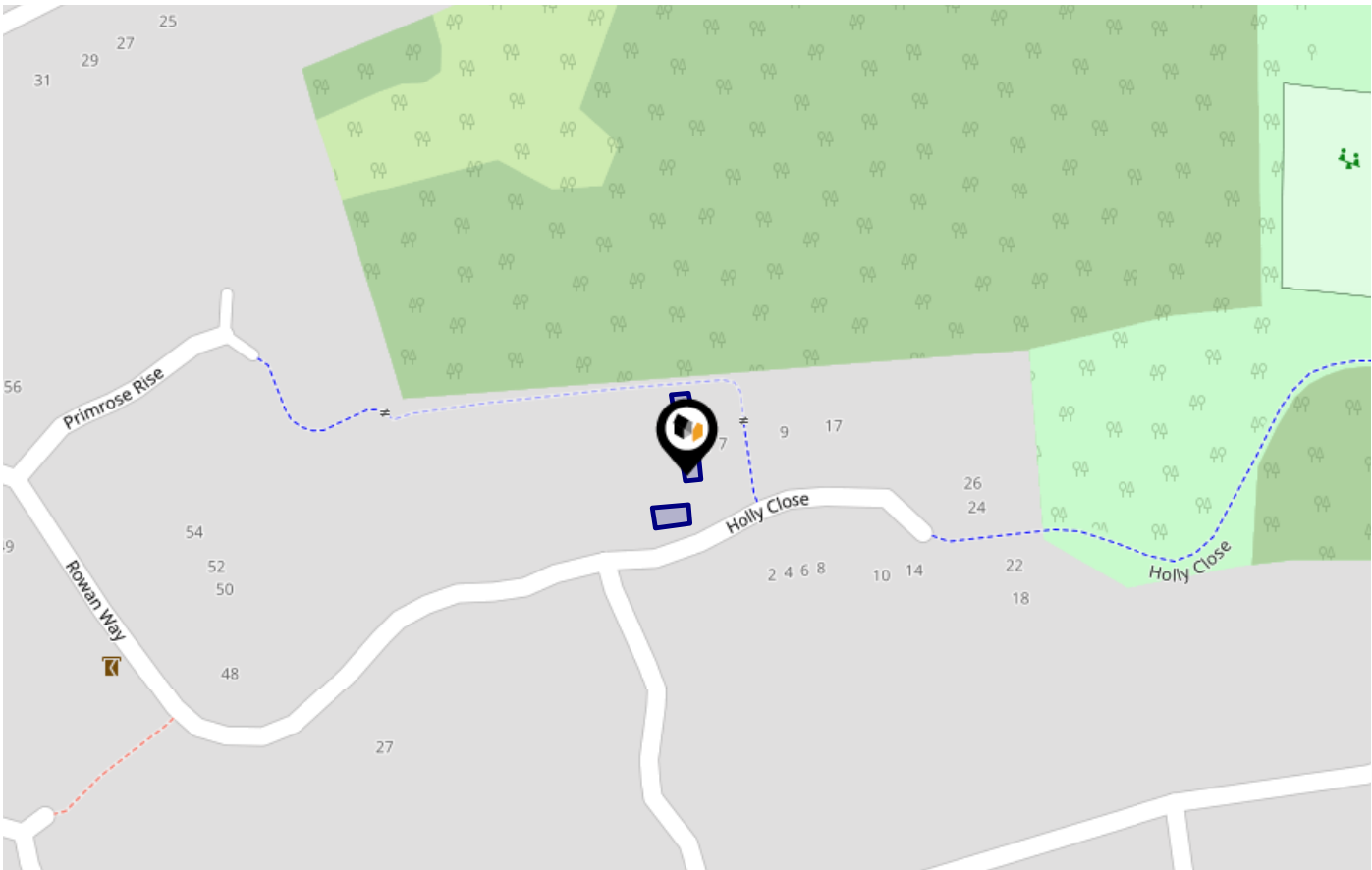
Chance of flooding to the following depths at this property:



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

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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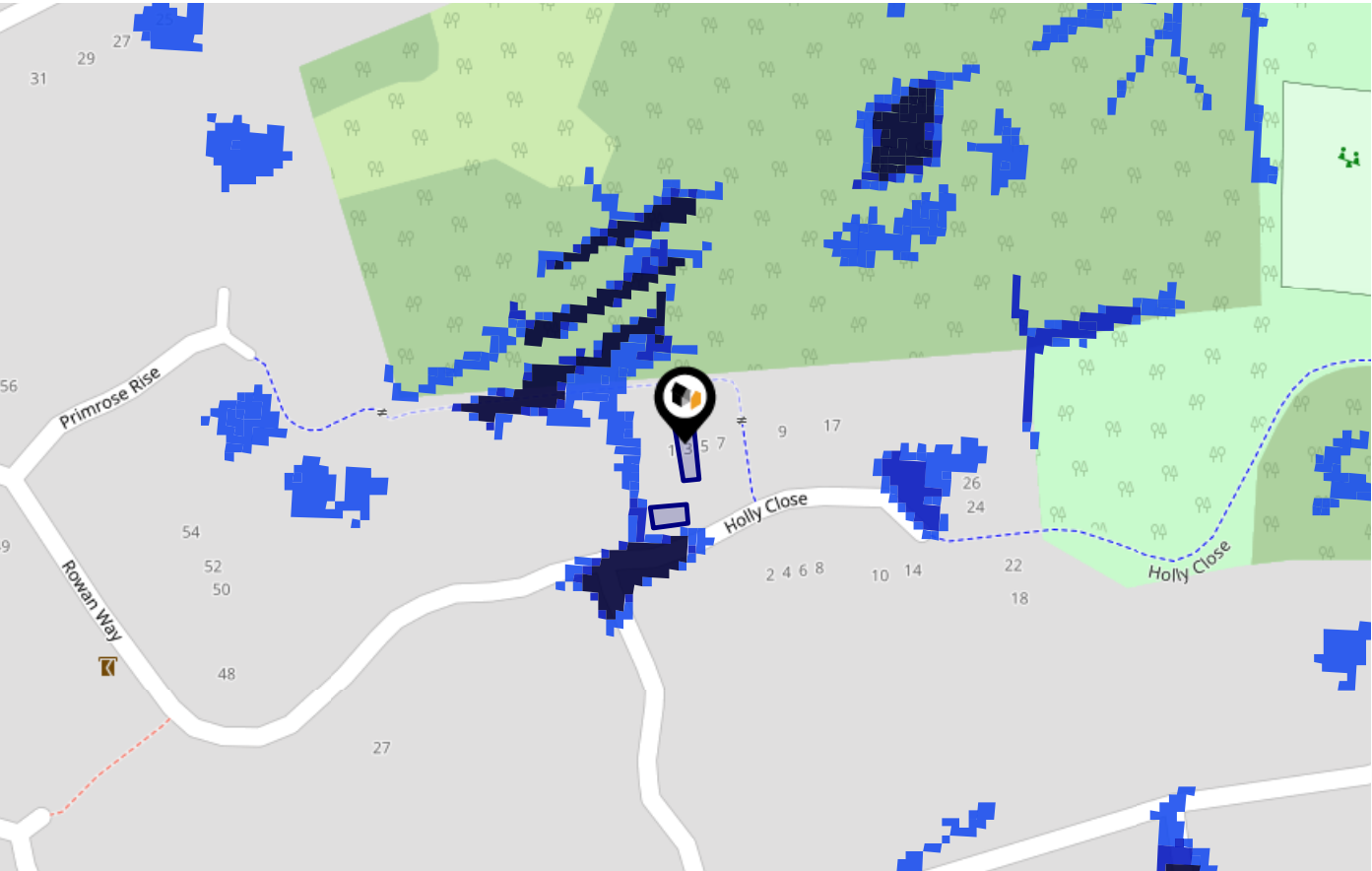
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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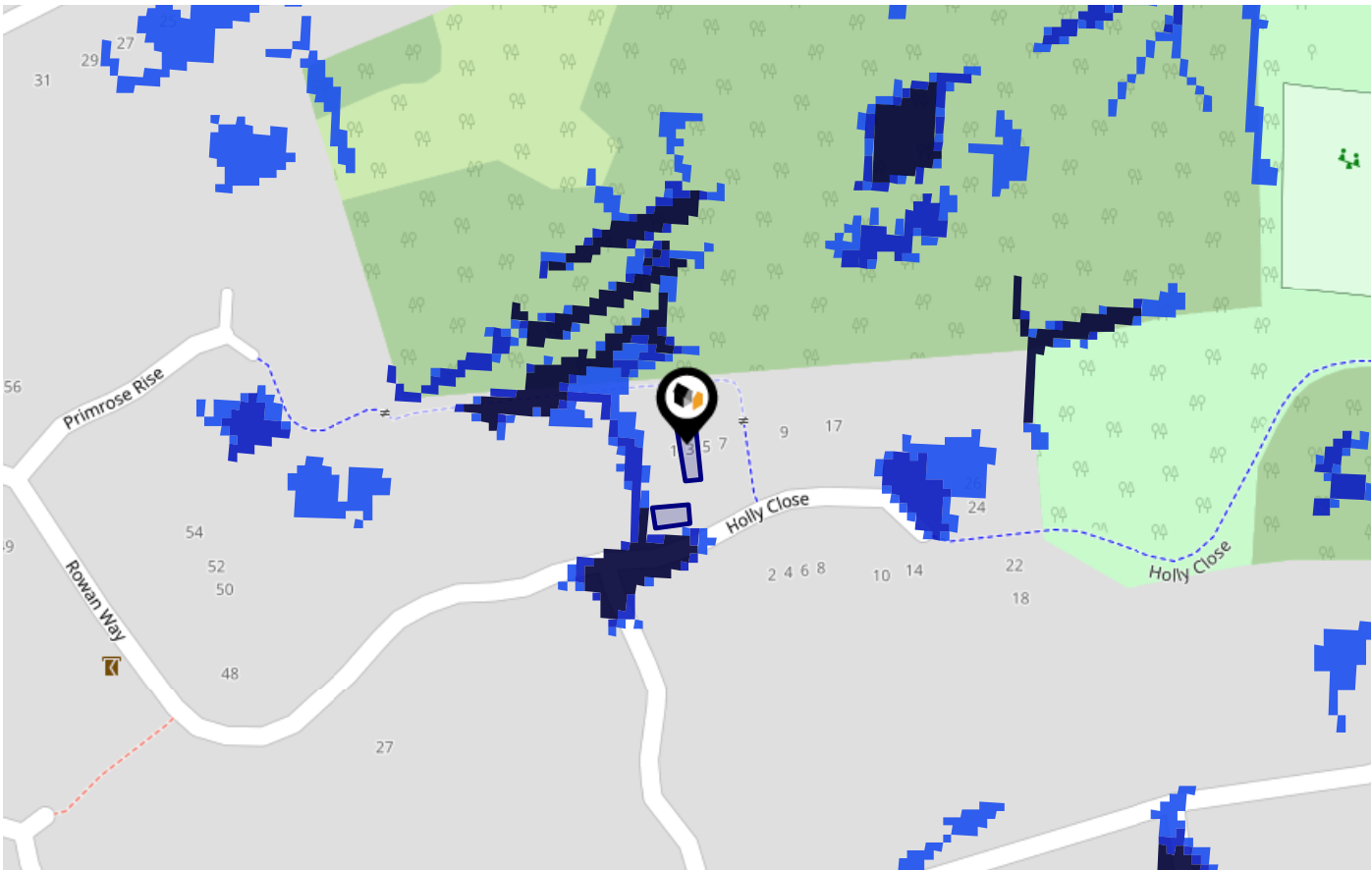
Chance of flooding to the following depths at this property:



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.

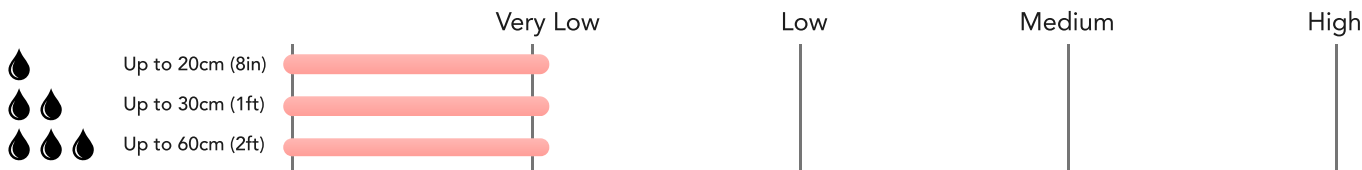


Risk Rating: Very low

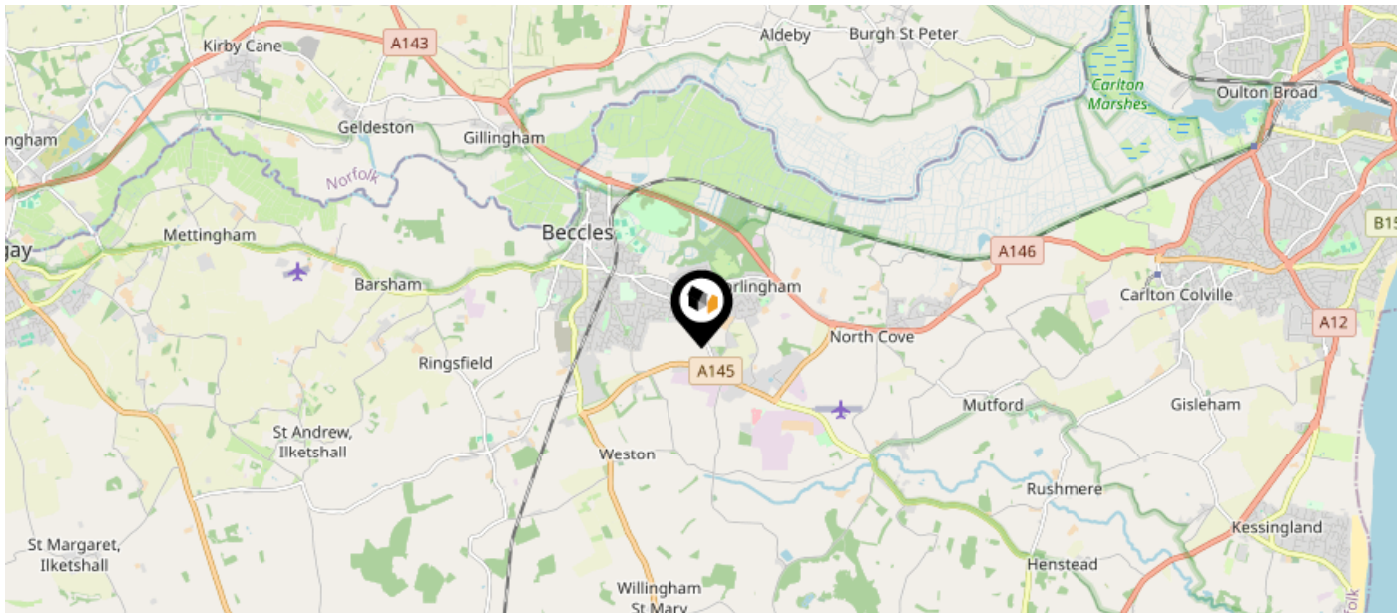
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



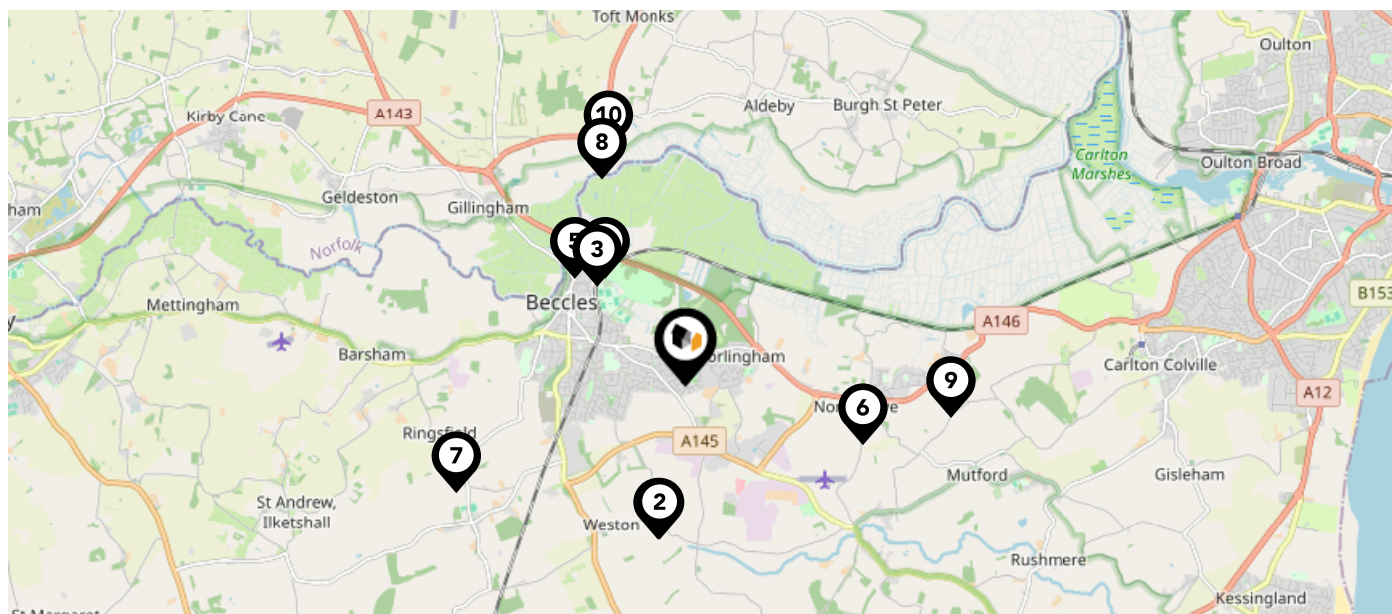
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

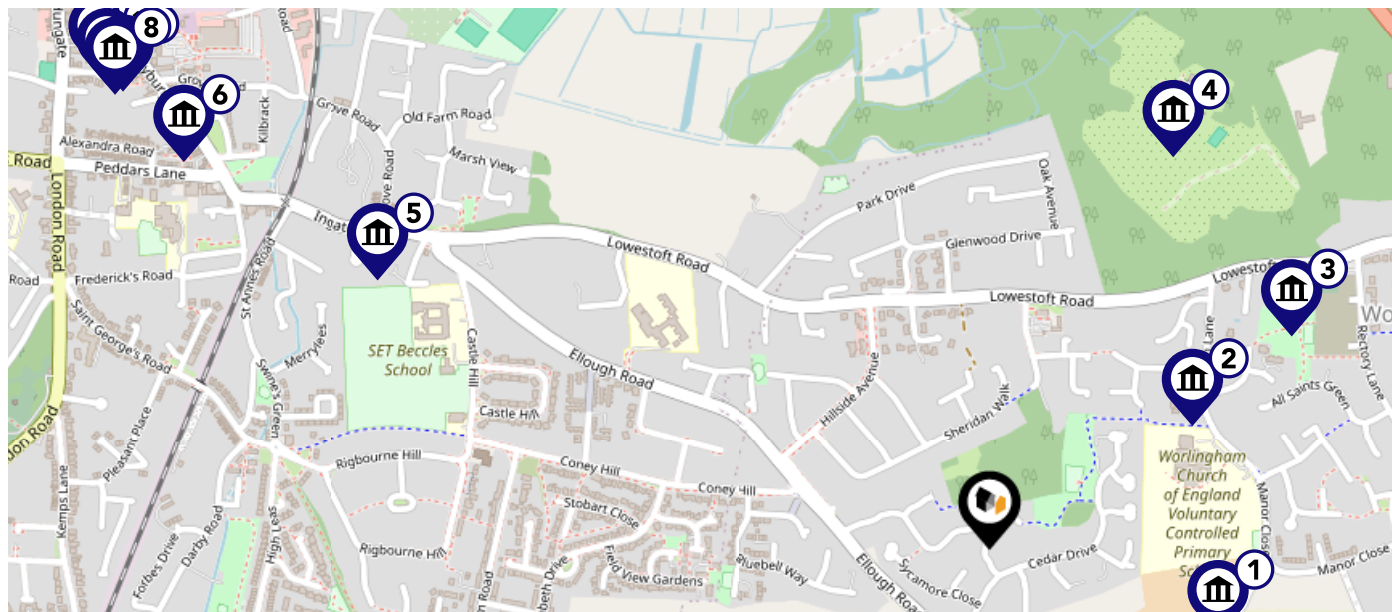
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



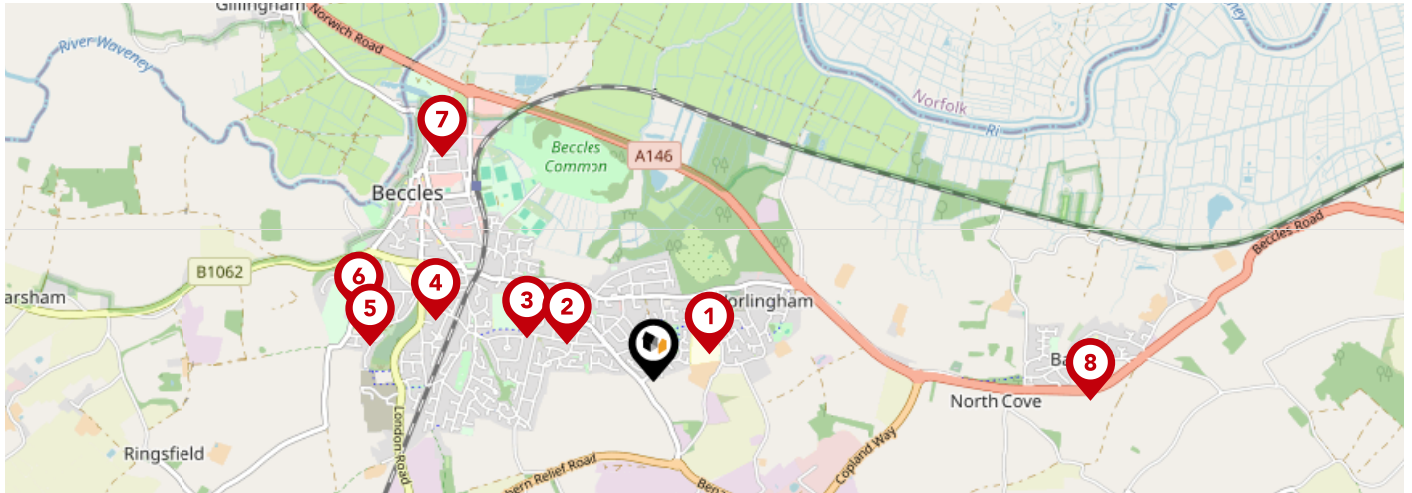
Nearby Landfill Sites

1	Cucumber Lane-Weston	Historic Landfill	☐
2	Cucumber Lane-Weston	Historic Landfill	☐
3	Beccles Marshes-A146/A145 Junction, Beccles, Suffolk	Historic Landfill	☐
4	Beccles Marshes-Allot Gardens, Beccles, Suffolk	Historic Landfill	☐
5	Beccles Corporation Tip-Suffolk	Historic Landfill	☐
6	North Cove-Beccles, Suffolk	Historic Landfill	☐
7	Site at Ringsfield-Beccles, Suffolk	Historic Landfill	☐
8	Hill House Farm-Yarmouth Road, Gillingham, Norfolk	Historic Landfill	☐
9	New Road-Barnby	Historic Landfill	☐
10	Hollow Way Road-Yarmouth Road, Gillingham, Beccles	Historic Landfill	☐

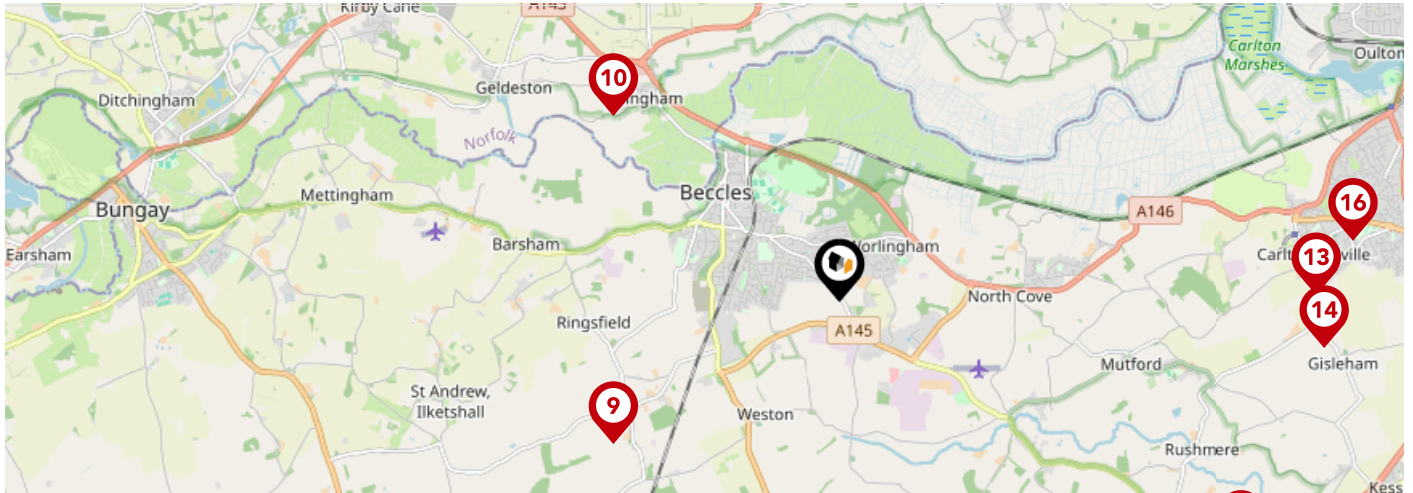
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1182964 - Worlingham Manor	Grade II	0.3 miles
	1032014 - Serpentine Wall(between Paddocks Green And The Bridles) Together With The Adjoining Straight Wall (to The South Of Numbers 3 And 4 The Ridings) And A Second Serpentine Wall (behind Numbers 4,5 And 6 The Ridings And Number 12 Paddocks Green)	Grade II	0.3 miles
	1182968 - Church Of All Saints	Grade II	0.4 miles
	1032013 - Worlingham Hall	Grade I	0.5 miles
	1298988 - The Grove	Grade II	0.7 miles
	1280712 - Kilbrack	Grade II	1.0 miles
	1298981 - 28 And 30, Blyburgate	Grade II	1.1 miles
	1186905 - 40, Blyburgate	Grade II	1.1 miles
	1280708 - 33, Blyburgate	Grade II	1.1 miles
	1298982 - 34, Blyburgate	Grade II	1.1 miles



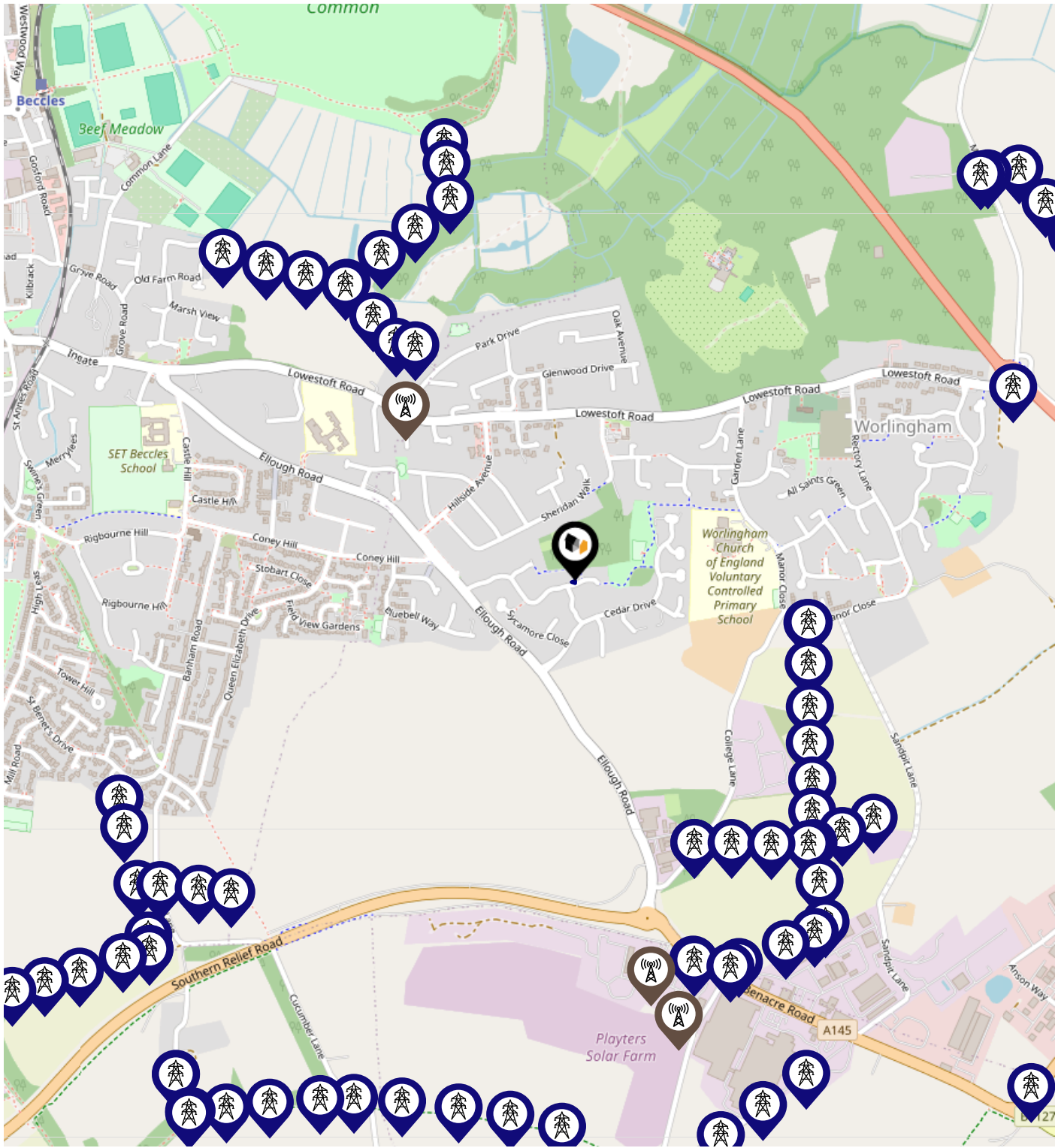
		Nursery	Primary	Secondary	College	Private
1	Worlingham Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 334 Distance:0.28	☐	☒	☐	☐	☐
2	Beccles Primary Academy Ofsted Rating: Good Pupils: 178 Distance:0.42	☐	☒	☐	☐	☐
3	Beccles High School Ofsted Rating: Requires improvement Pupils: 288 Distance:0.61	☐	☐	☒	☐	☐
4	The Albert Pye Community Primary School Ofsted Rating: Good Pupils: 386 Distance:1.02	☐	☒	☐	☐	☐
5	Sir John Leman High School Ofsted Rating: Good Pupils: 1443 Distance:1.29	☐	☐	☒	☐	☐
6	St Benet's Catholic Primary School Ofsted Rating: Good Pupils: 77 Distance:1.36	☐	☒	☐	☐	☐
7	Ravensmere Infant School Ofsted Rating: Good Pupils: 40 Distance:1.39	☐	☒	☐	☐	☐
8	Barnby and North Cove Community Primary School Ofsted Rating: Good Pupils: 73 Distance:1.98	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Ringsfield Church of England Primary School Ofsted Rating: Good Pupils: 107 Distance:2.4	☐	☒	☐	☐	☐
10	Gillingham St Michael's Church of England Primary Academy Ofsted Rating: Good Pupils: 59 Distance:2.64	☐	☒	☐	☐	☐
11	Glebeland Community Primary School Ofsted Rating: Good Pupils: 29 Distance:3.89	☐	☒	☐	☐	☐
12	The Old School Ofsted Rating: Not Rated Pupils: 67 Distance:4.29	☐	☒	☐	☐	☐
13	Sunrise Academy Ofsted Rating: Not Rated Pupils: 39 Distance:4.31	☐	☐	☒	☐	☐
14	Carlton Colville Primary School Ofsted Rating: Outstanding Pupils: 395 Distance:4.41	☐	☒	☐	☐	☐
15	Brampton Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:4.5	☐	☒	☐	☐	☐
16	Grove Primary School Ofsted Rating: Good Pupils: 336 Distance:4.69	☐	☒	☐	☐	☐

Local Area Masts & Pylons

HOWARDS
Estate Agents since 1926

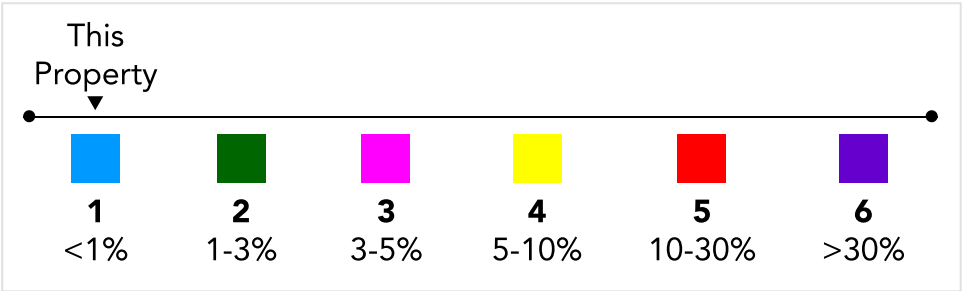
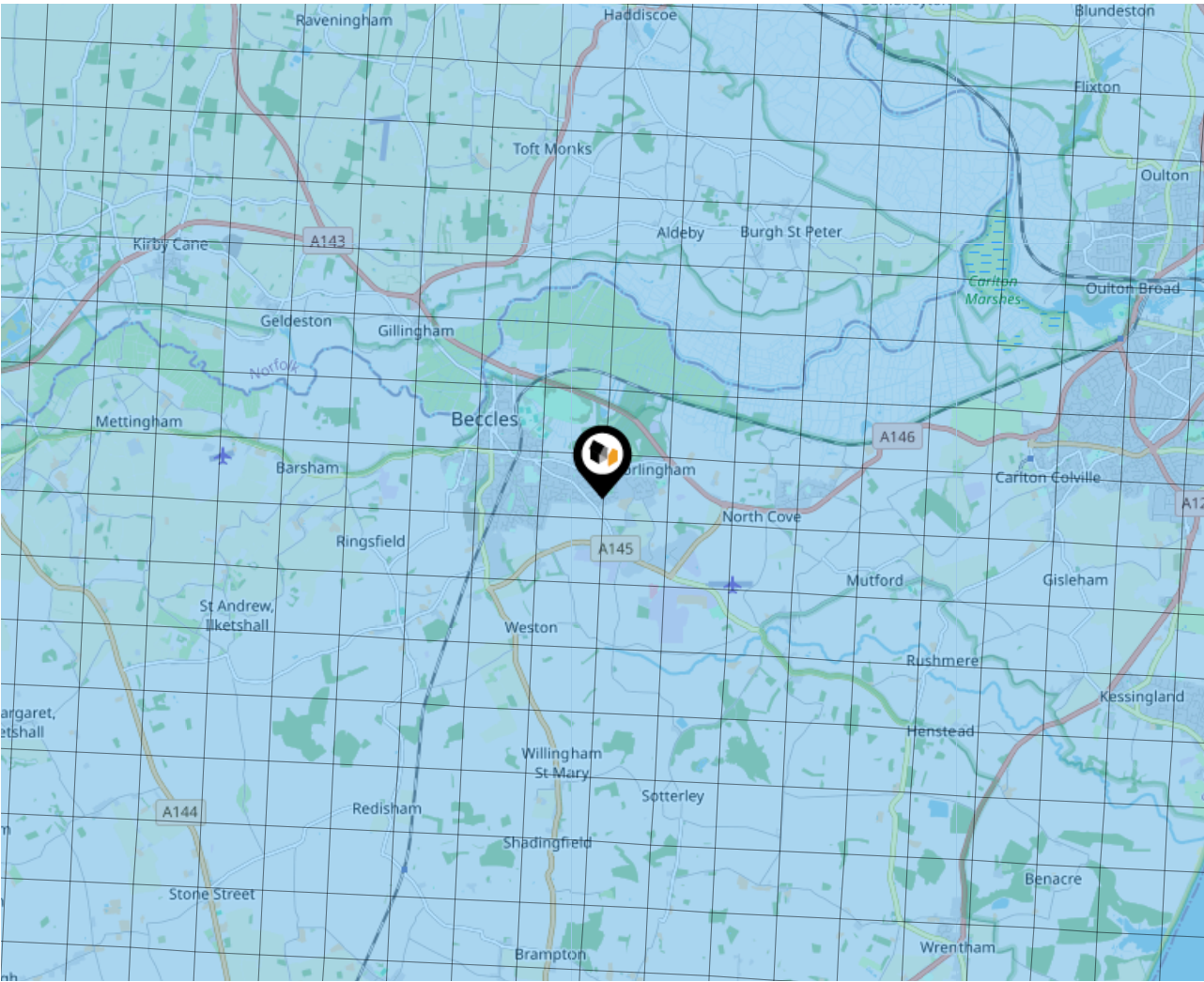


Key:

-  Power Pylons
-  Communication Masts

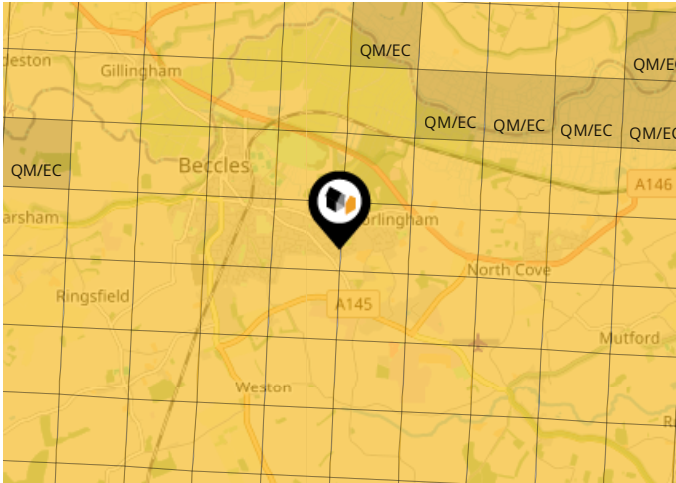
What is Radon?

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)		

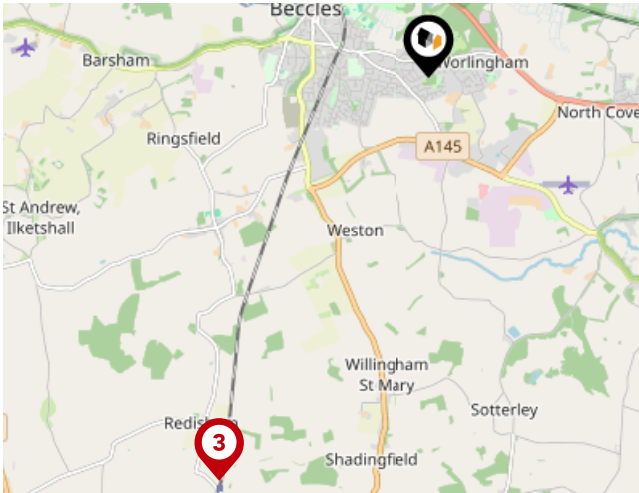


Primary Classifications (Most Common Clay Types)

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

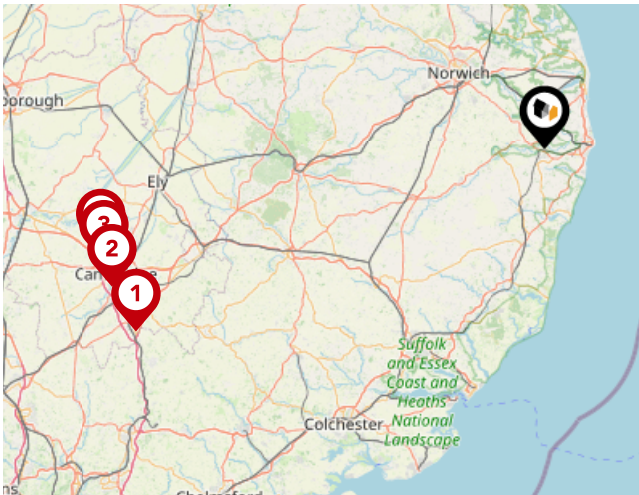
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	1.07 miles
2	Beccles Rail Station	1.08 miles
3	Entrance	4.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	65.06 miles
2	M11 J11	65.9 miles
3	M11 J13	65.92 miles
4	M11 J14	65.97 miles

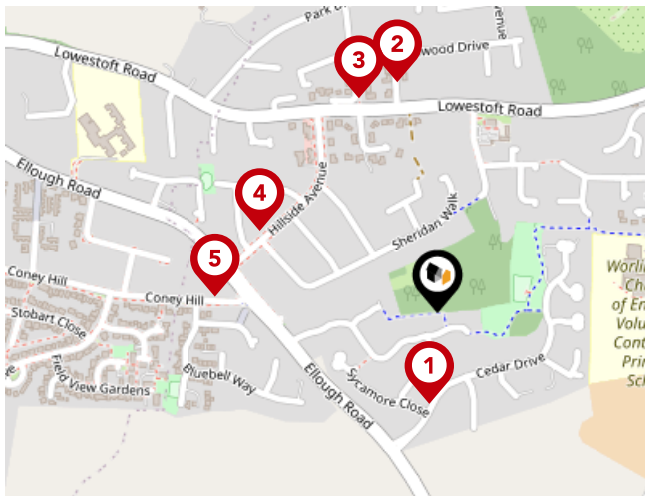


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	20.14 miles
2	Southend-on-Sea	71.56 miles
3	Cambridge	62.07 miles
4	Stansted Airport	68.29 miles

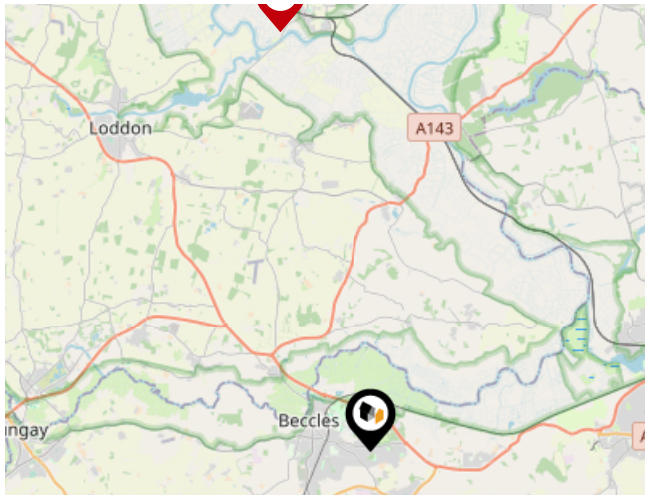
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sycamore Close	0.1 miles
2	Glenwood Drive	0.26 miles
3	Kempton Cross	0.26 miles
4	Newland Avenue	0.22 miles
5	Bluebell Way	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7.73 miles
2	Reedham Ferry North	7.77 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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