

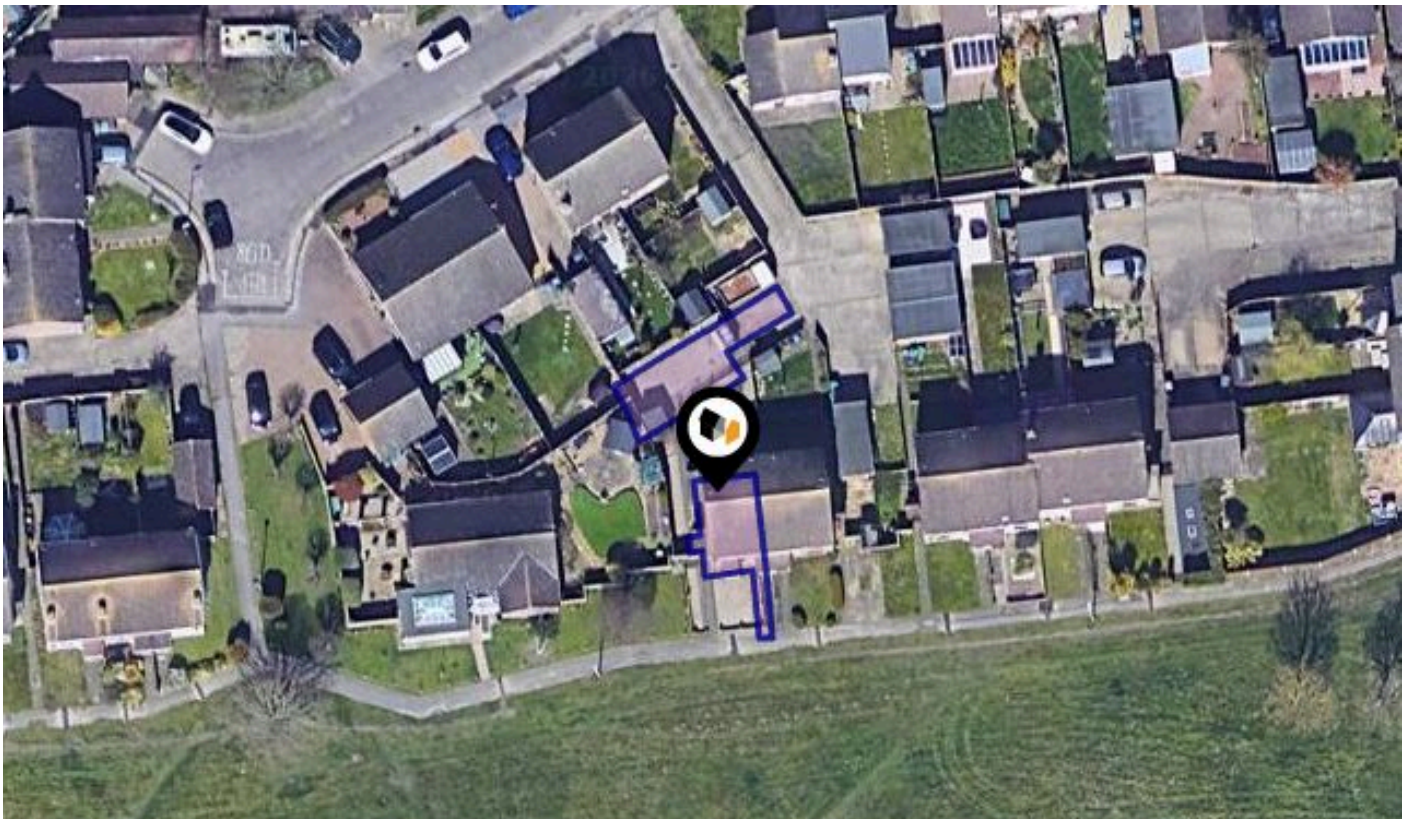


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 31<sup>st</sup> January 2026**



**STRADBROKE ROAD, LOWESTOFT, NR33**

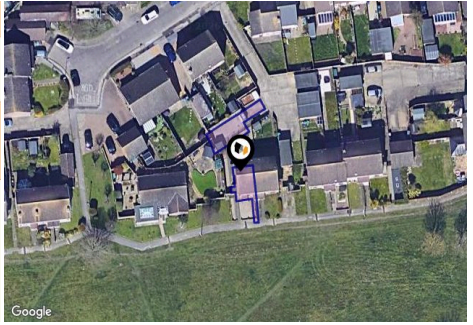
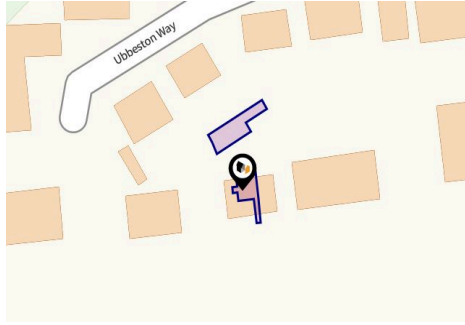
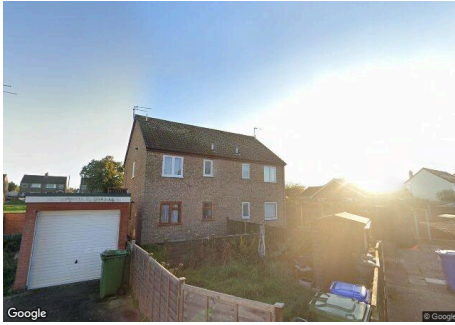
### Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1	<b>Start Date:</b>	24/06/1982
<b>Floor Area:</b>	365 ft <sup>2</sup> / 34 m <sup>2</sup>	<b>End Date:</b>	01/10/2980
<b>Plot Area:</b>	0.03 acres	<b>Lease Term:</b>	999 years from 1 October 1981
<b>Year Built :</b>	1991-1995	<b>Term Remaining:</b>	955 years
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,482		
<b>Title Number:</b>	SK68942		

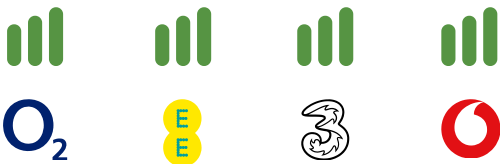
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

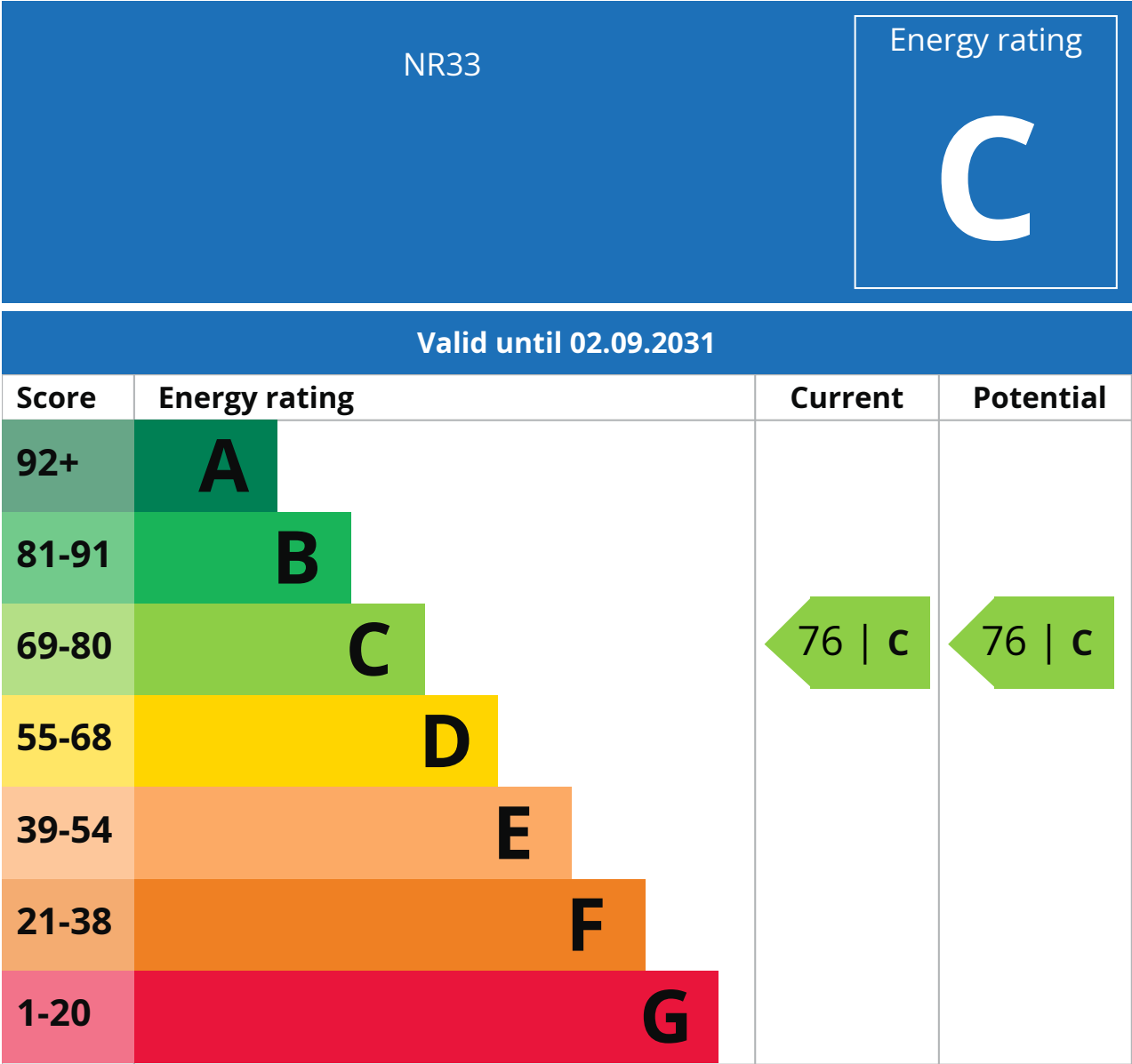
<b>3</b> mb/s	<b>80</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

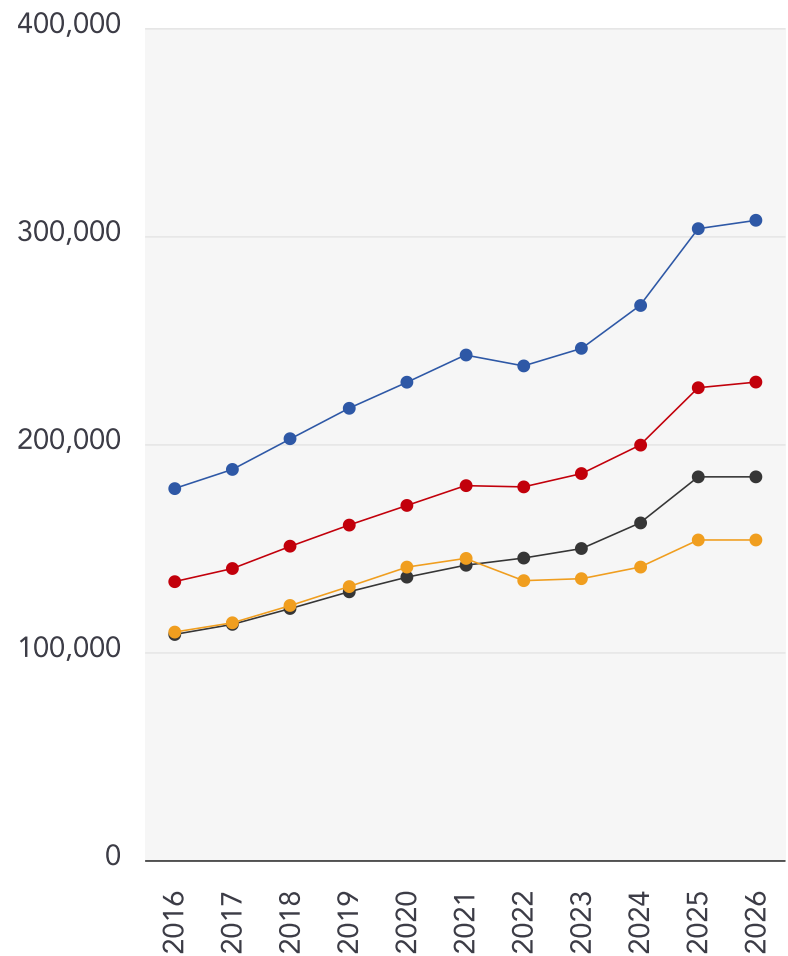




## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	34 m <sup>2</sup>

## 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.



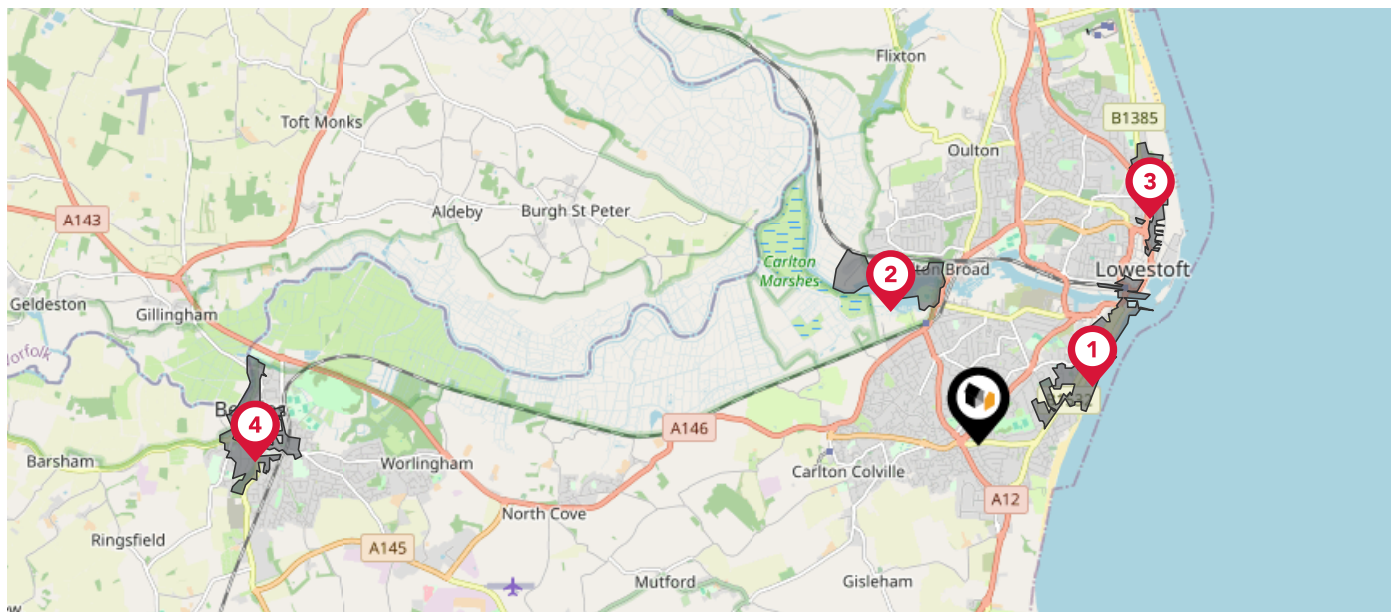
## Mine Entry

- ✕ 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



Oulton Broad

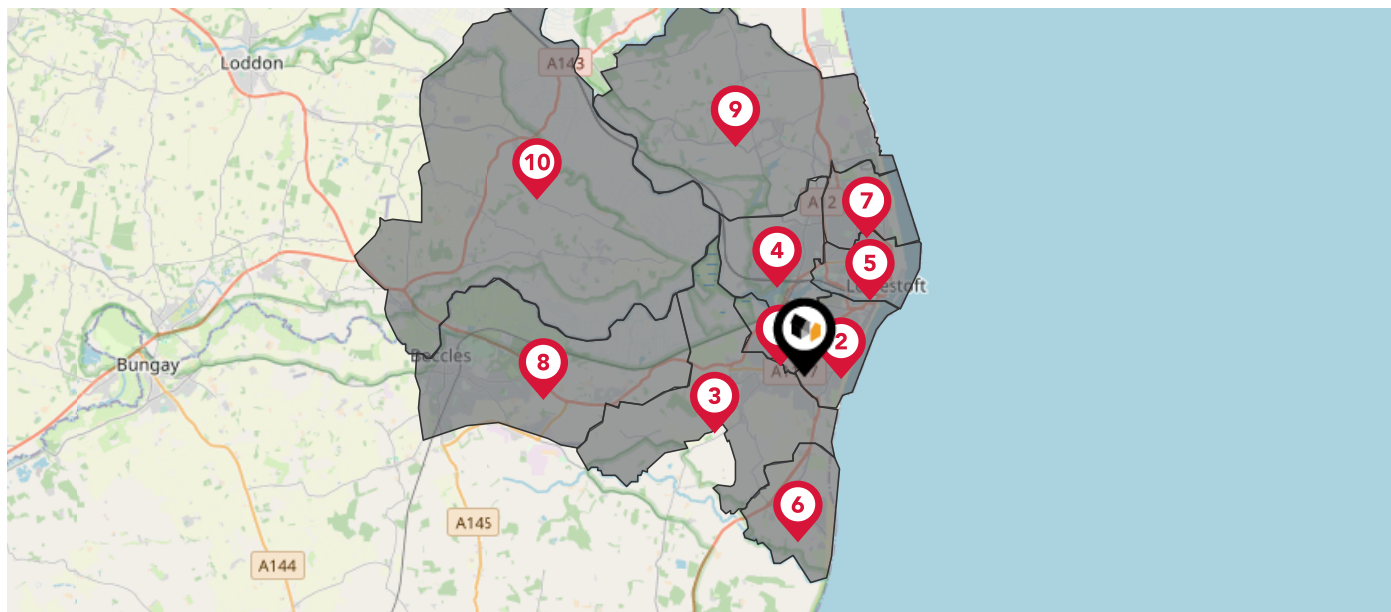


North Lowestoft



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



Carlton & Whitton Ward



Kirkley & Pakefield Ward



Carlton Colville Ward



Oulton Broad Ward



Harbour & Normanston Ward



Kessingland Ward



Gunton & St. Margarets Ward



Beccles & Worlingham Ward



Lothingland Ward



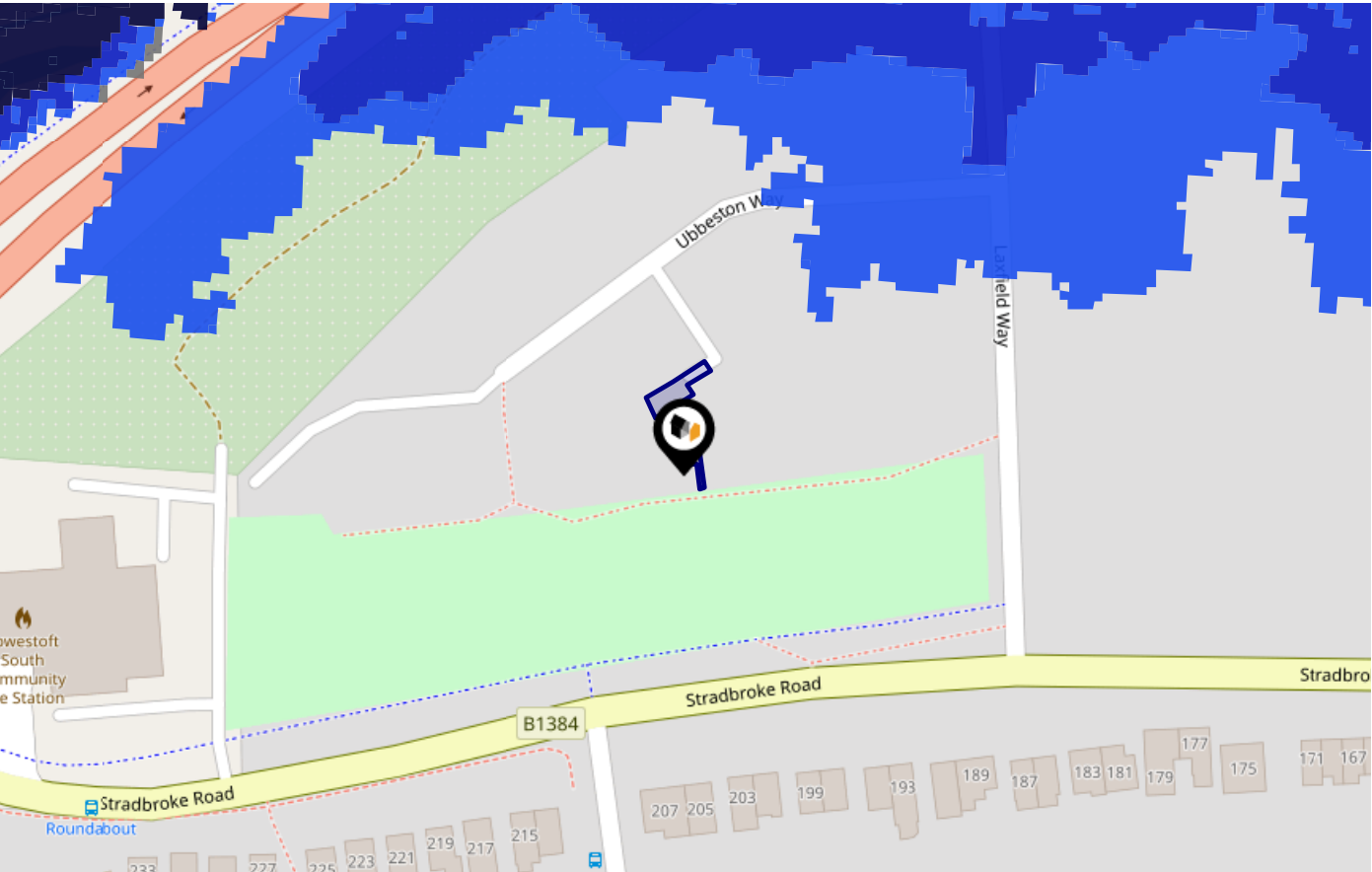
Thurlton Ward



# 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.

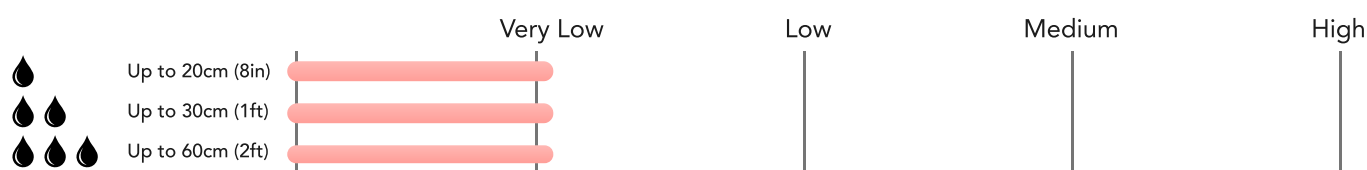
Chance of flooding to the following depths at this property:



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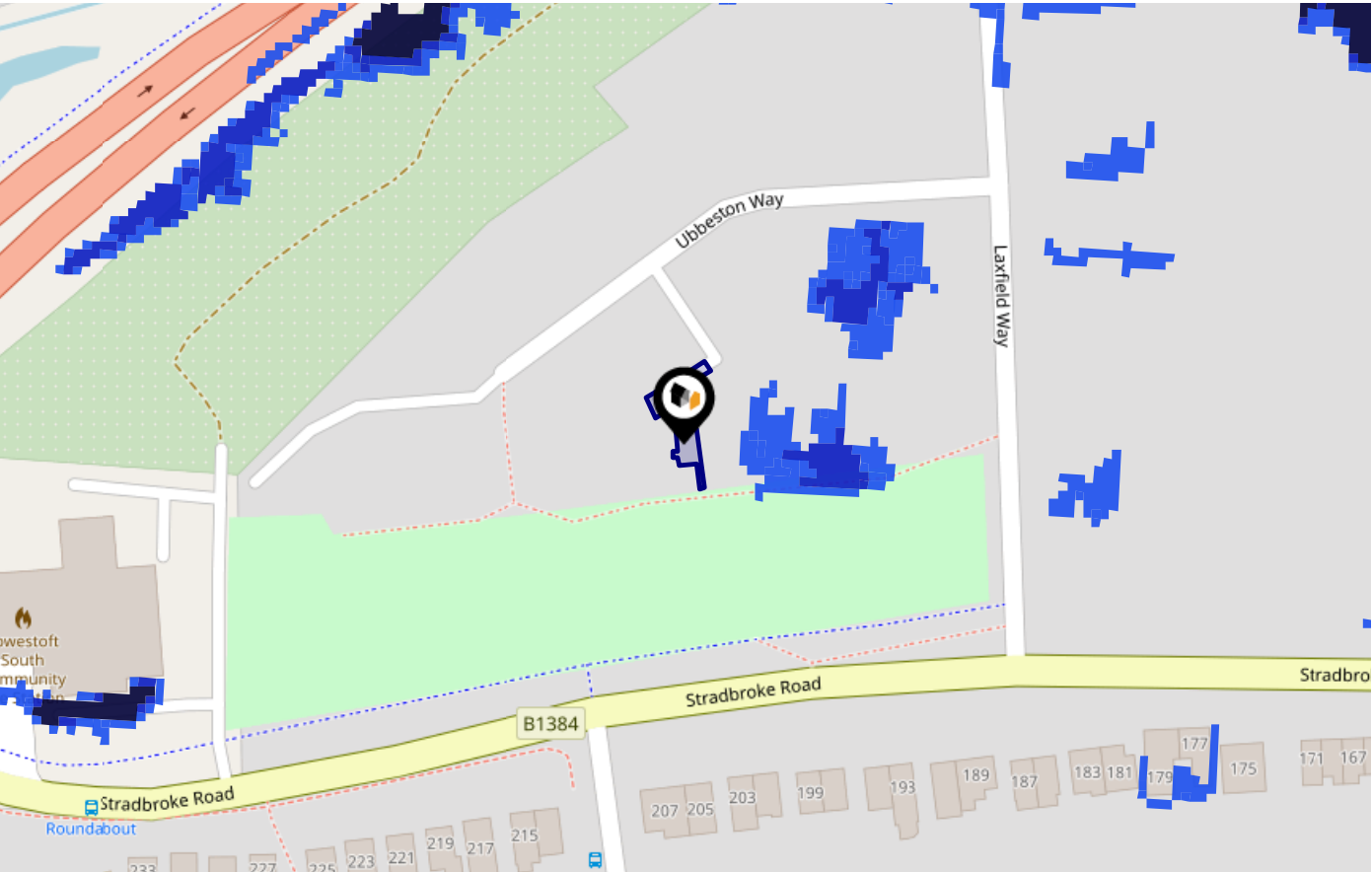
- Chance of flooding to the following depths at this property:



# 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.

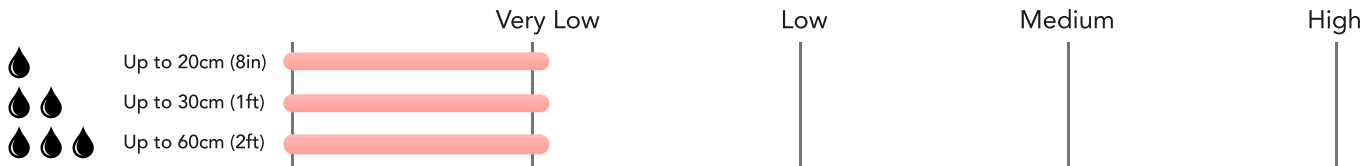


Risk Rating: Very low

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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- 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.

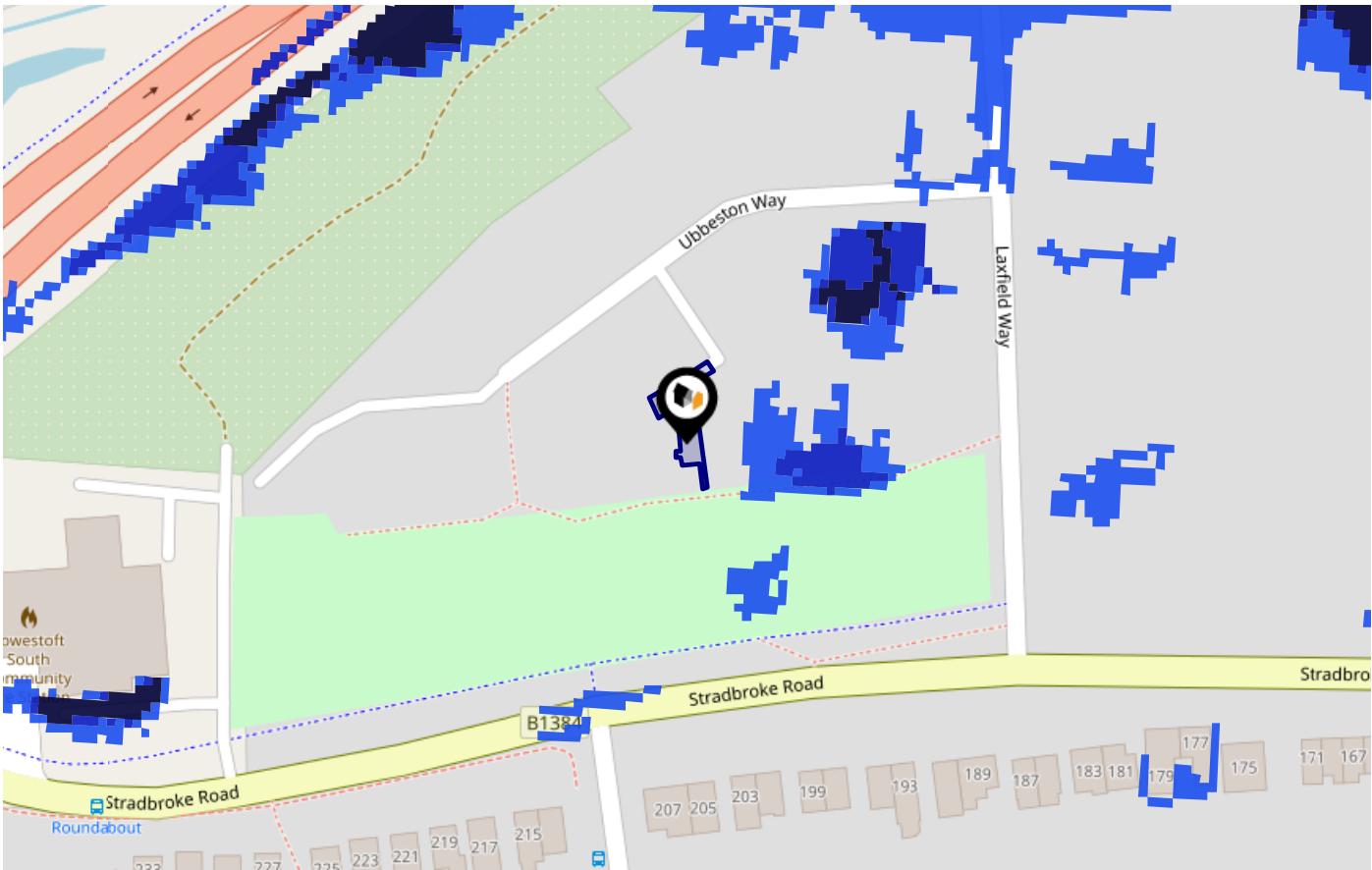
Chance of flooding to the following depths at this property:



# Flood Risk

## 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

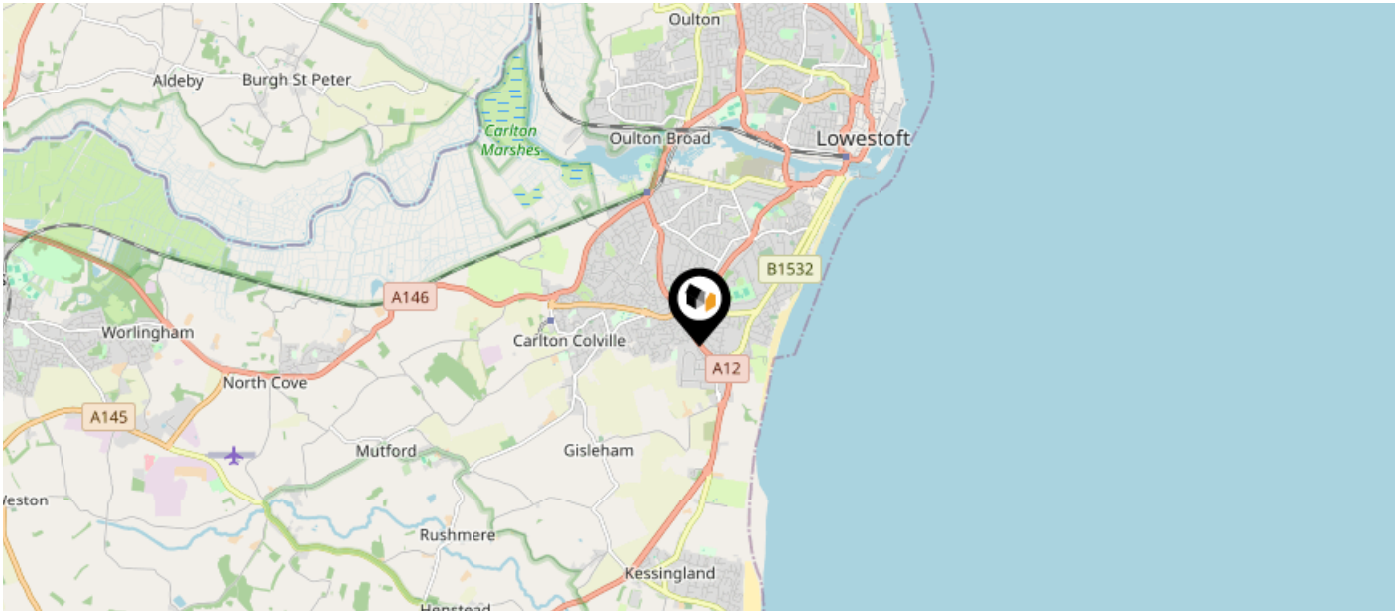
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



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

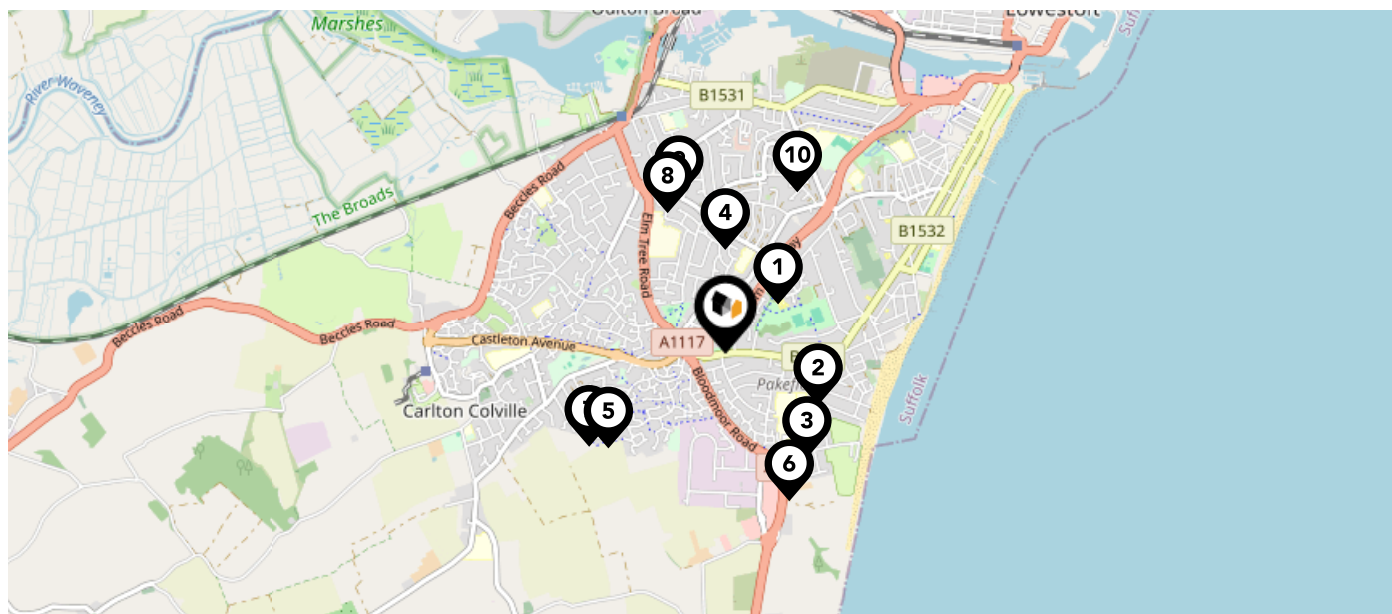


Nearby Green Belt Land

No data available.



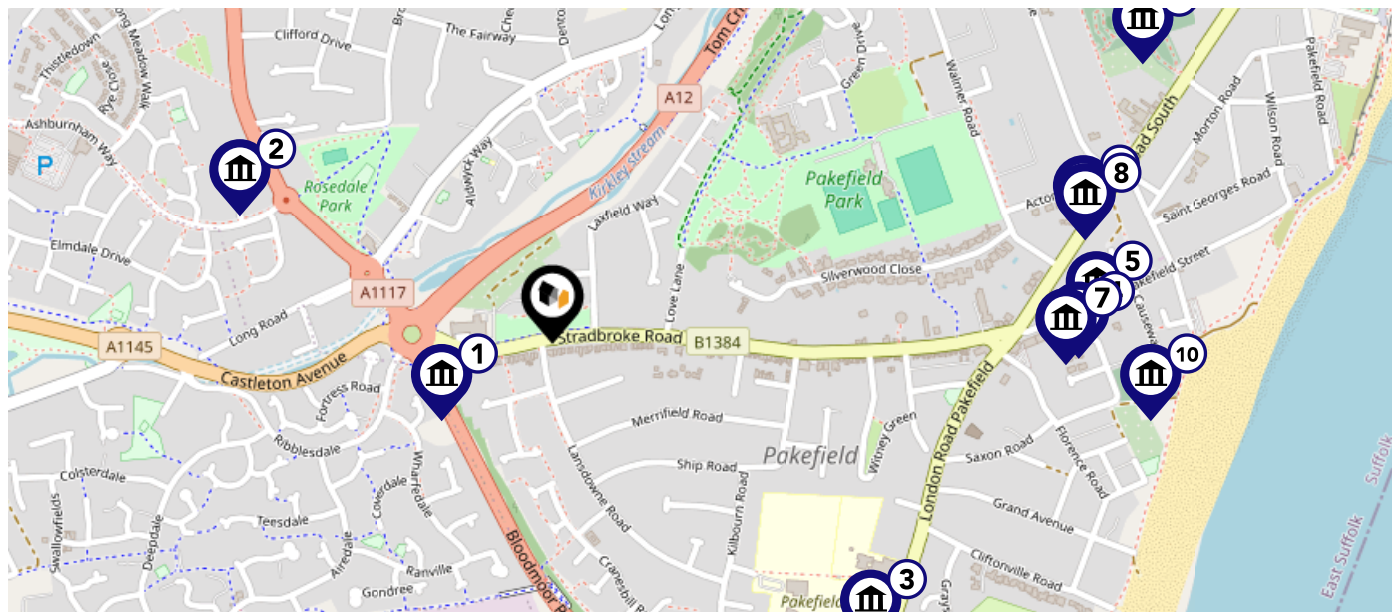
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



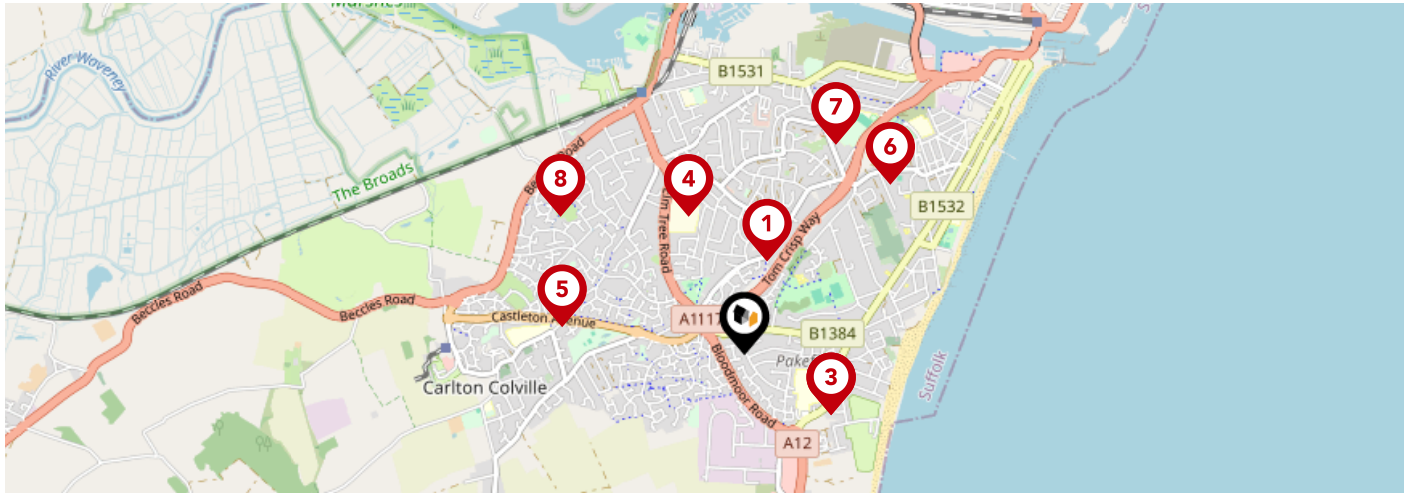
### Nearby Landfill Sites

<b>1</b>	Martin's Pit-Blackheath Road, Lowestoft	Historic Landfill
<b>2</b>	Nelson Road-Pakefield, Suffolk	Historic Landfill
<b>3</b>	East Nook-London Road, Pakefield	Historic Landfill
<b>4</b>	Oak Wood Road-Lowestoft, Suffolk	Historic Landfill
<b>5</b>	Poplar Road-Poplar Road, Carlton Colville	Historic Landfill
<b>6</b>	Arbor Lane-Pakefield	Historic Landfill
<b>7</b>	Poplar Road-Carlton Colville	Historic Landfill
<b>8</b>	Whitton Close-Lowestoft, Suffolk	Historic Landfill
<b>9</b>	Colville Road/Boon Drive-Lowestoft, Suffolk	Historic Landfill
<b>10</b>	Kirkley Run/Britten Road-Lowestoft	Historic Landfill

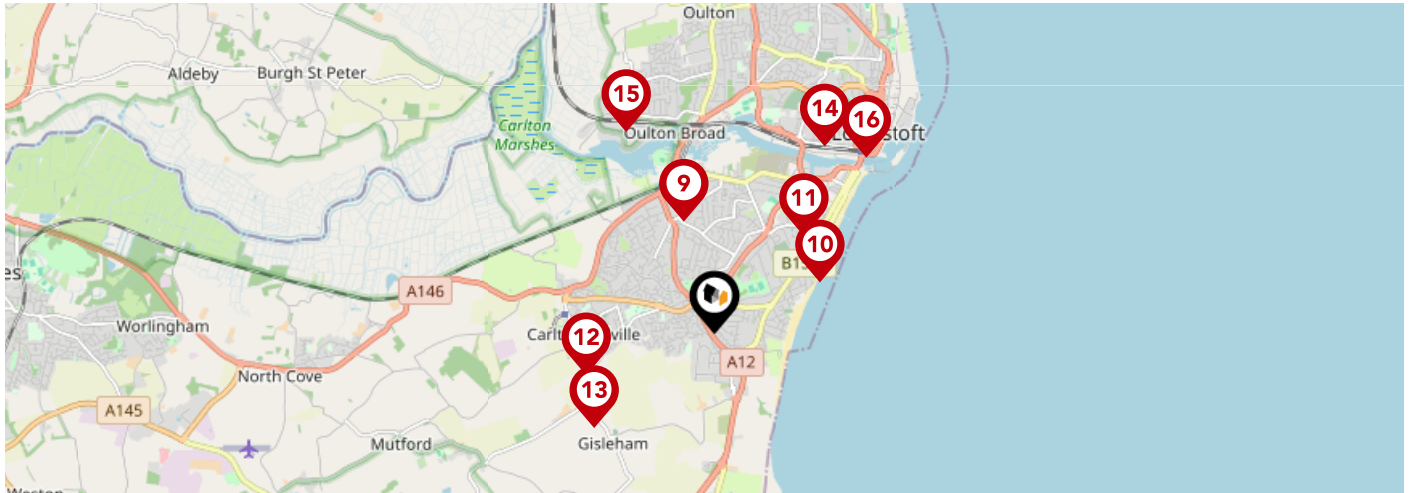
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1032071 - Grove Farmhouse	Grade II	0.1 miles
	1292892 - Elmtree Farmhouse	Grade II	0.4 miles
	1279945 - 90, London Road	Grade II	0.5 miles
	1292486 - Olney Cottage	Grade II	0.6 miles
	1279908 - Manor House And Attached Wall, Stables And Coach House To North West	Grade II	0.6 miles
	1207037 - Wall And Stable North Of Walmer House Abutting Acton Road	Grade II	0.6 miles
	1209776 - Croydon Lodge	Grade II	0.6 miles
	1209716 - Walmer House	Grade II	0.6 miles
	1119709 - North Eastern Chapel At Kirkley Cemetery	Grade II	0.7 miles
	1207045 - Church Of St Margaret And All Saints	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Pakefield Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Pakefield High School</b> Ofsted Rating: Good   Pupils: 687   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Elm Tree Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grove Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Phoenix St Peter Academy</b> Ofsted Rating: Requires improvement   Pupils: 108   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>East Point Academy</b> Ofsted Rating: Good   Pupils: 865   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Warren School</b> Ofsted Rating: Special Measures   Pupils: 131   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

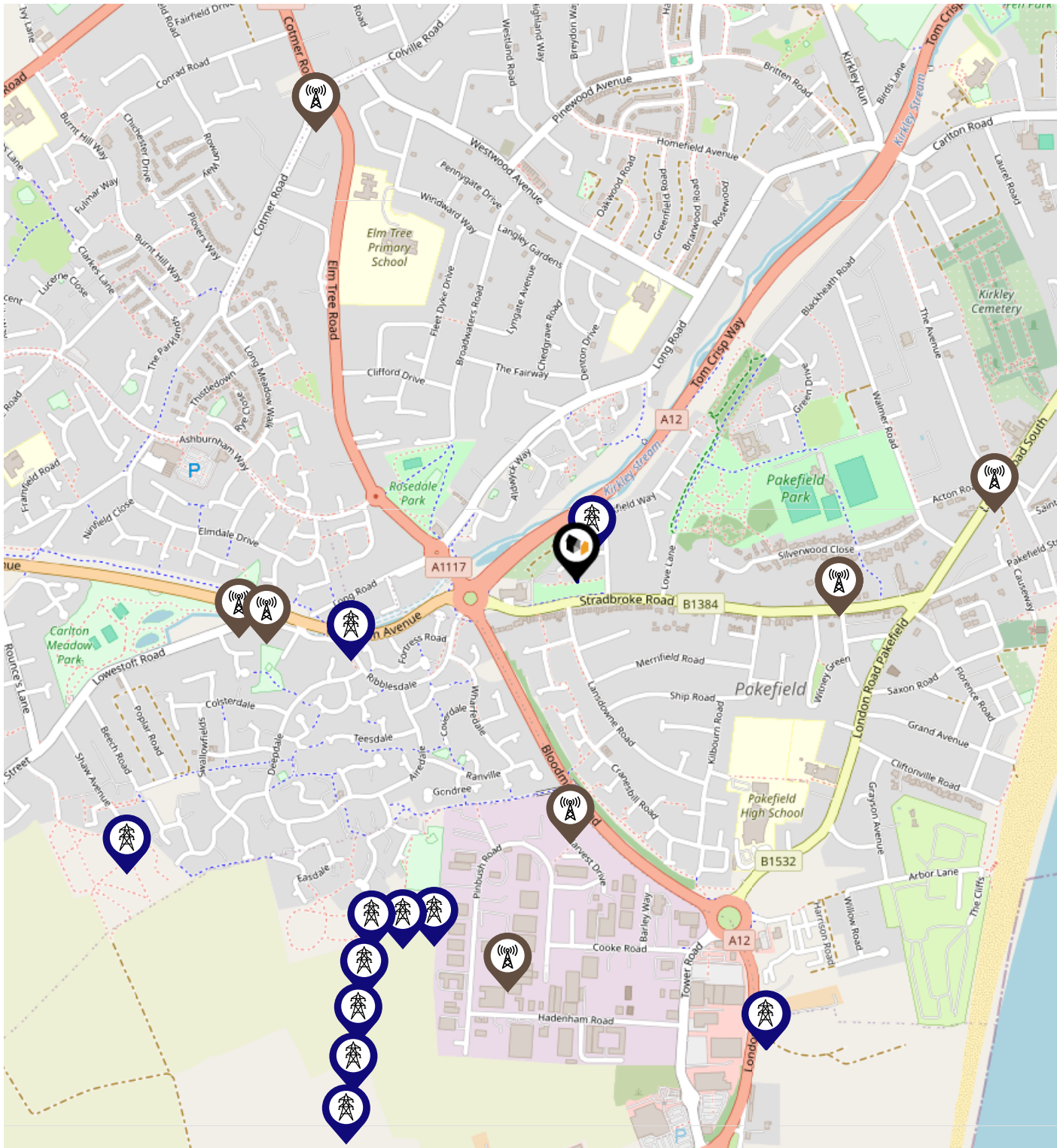


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Dell Primary School</b> Ofsted Rating: Good   Pupils: 338   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Red Oak Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Sunrise Academy</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Carlton Colville Primary School</b> Ofsted Rating: Outstanding   Pupils: 395   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Roman Hill Primary School</b> Ofsted Rating: Special Measures   Pupils: 465   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Oulton Broad Primary School</b> Ofsted Rating: Outstanding   Pupils: 379   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Ness Point School</b> Ofsted Rating: Good   Pupils: 19   Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area Masts & Pylons

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Estate Agents since 1926



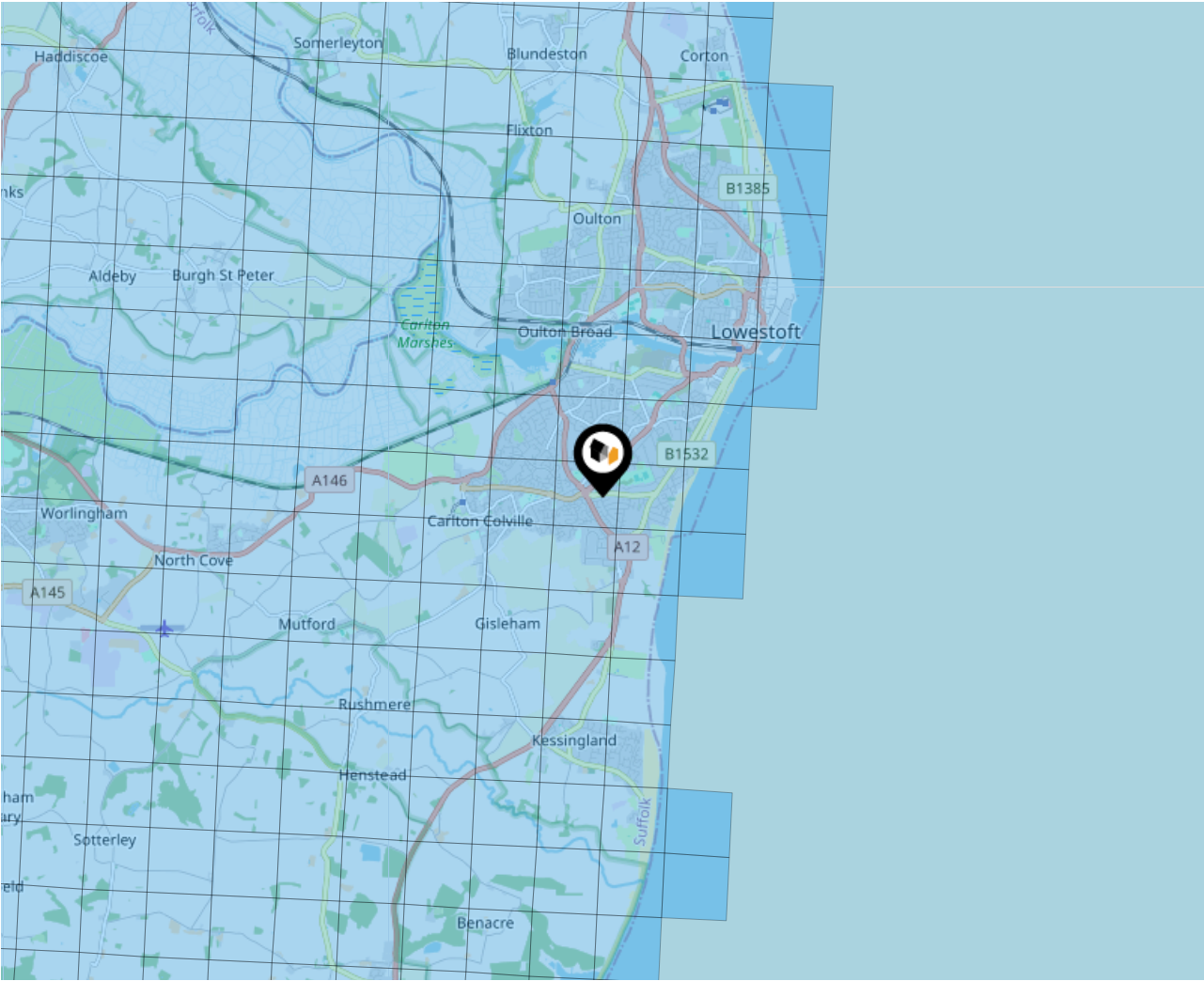
**Key:**

-  Power Pylons
-  Communication Masts



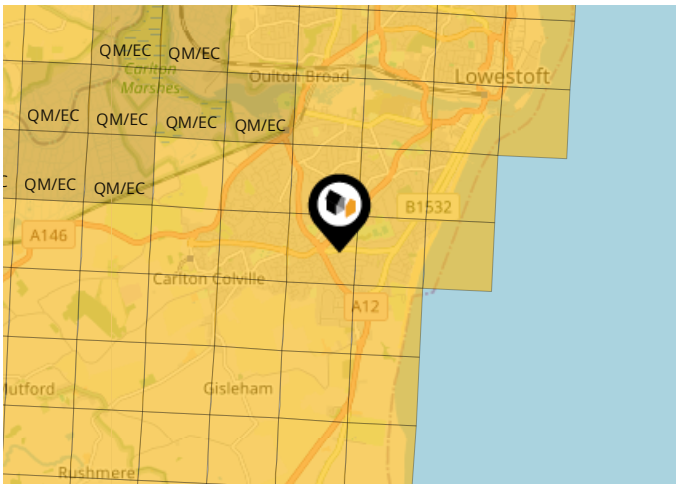
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

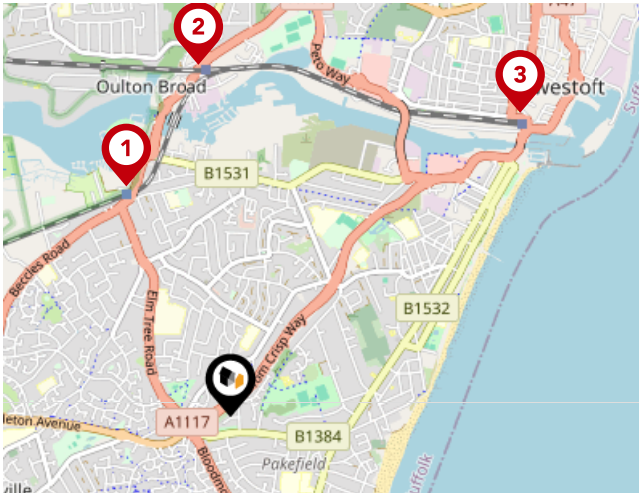


Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

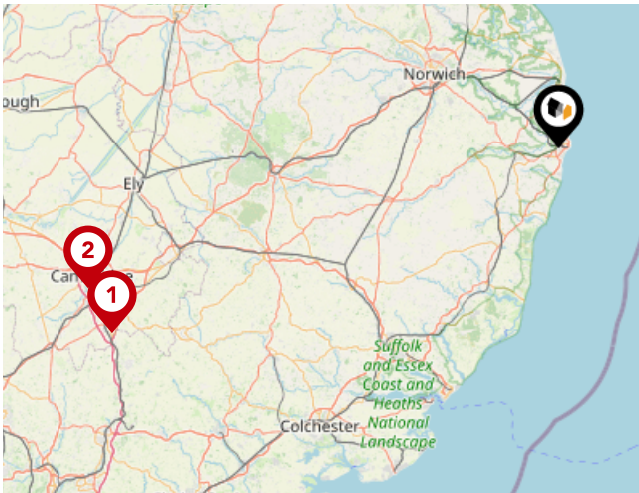
# Area

## Transport (National)



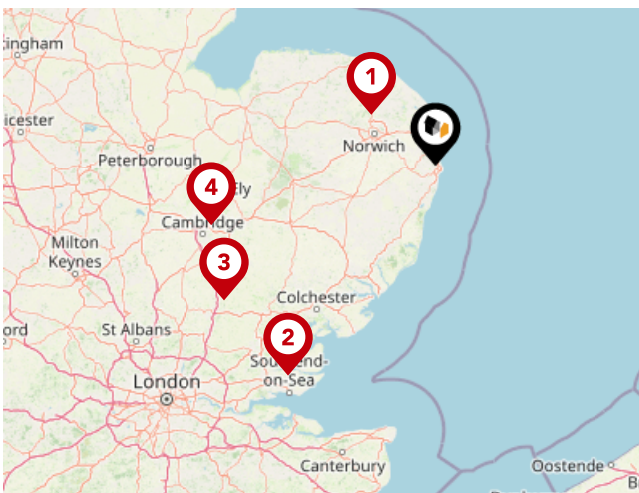
### National Rail Stations

Pin	Name	Distance
1	Entrance1	1.14 miles
2	Entrance1	1.6 miles
3	Entrance	1.9 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	70.28 miles
2	M11 J11	71.28 miles

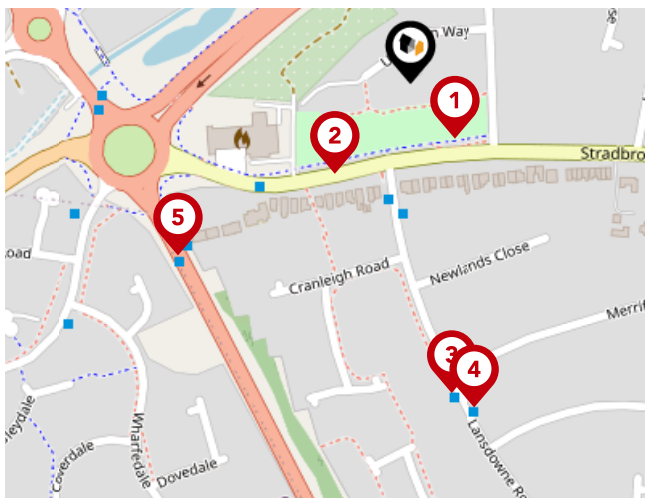


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.76 miles
2	Southend-on-Sea	74.98 miles
3	Stansted Airport	73.13 miles
4	Cambridge	67.48 miles

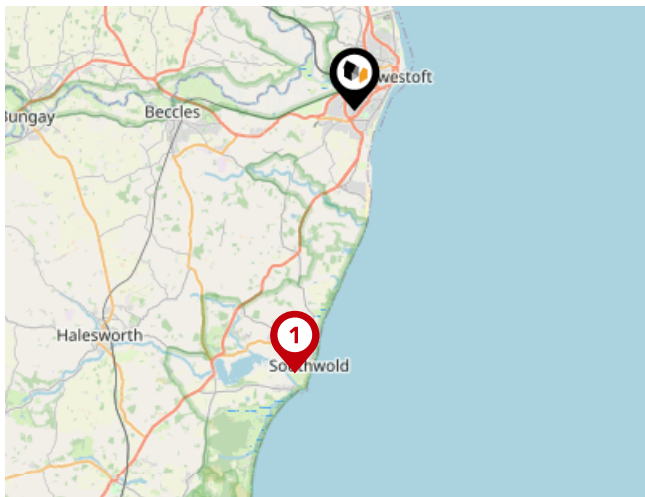
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lansdowne Road	0.04 miles
2	Lansdowne Road	0.07 miles
3	Merrifield Road	0.18 miles
4	Merrifield Road	0.19 miles
5	Ribblesdale	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Southwold Ferry Landing	9.78 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

Estate Agents since 1926

## **Howards**

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

01502 464412

[lowestoft.lettings@howards.co.uk](mailto:lowestoft.lettings@howards.co.uk)

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