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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 02nd October 2025



THE PADDOCKS, HALESWORTH, IP19

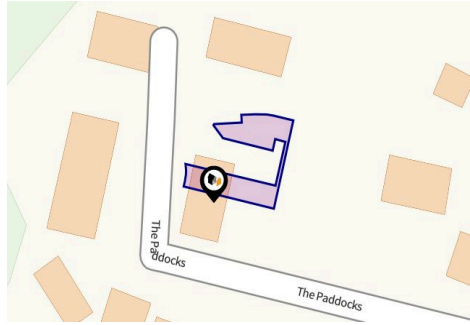
Howards

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:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,729
Title Number:	SK123916

Tenure:	Freehold
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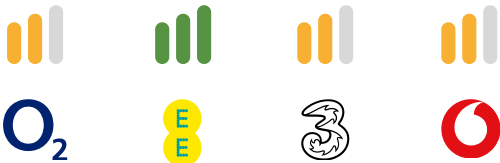
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

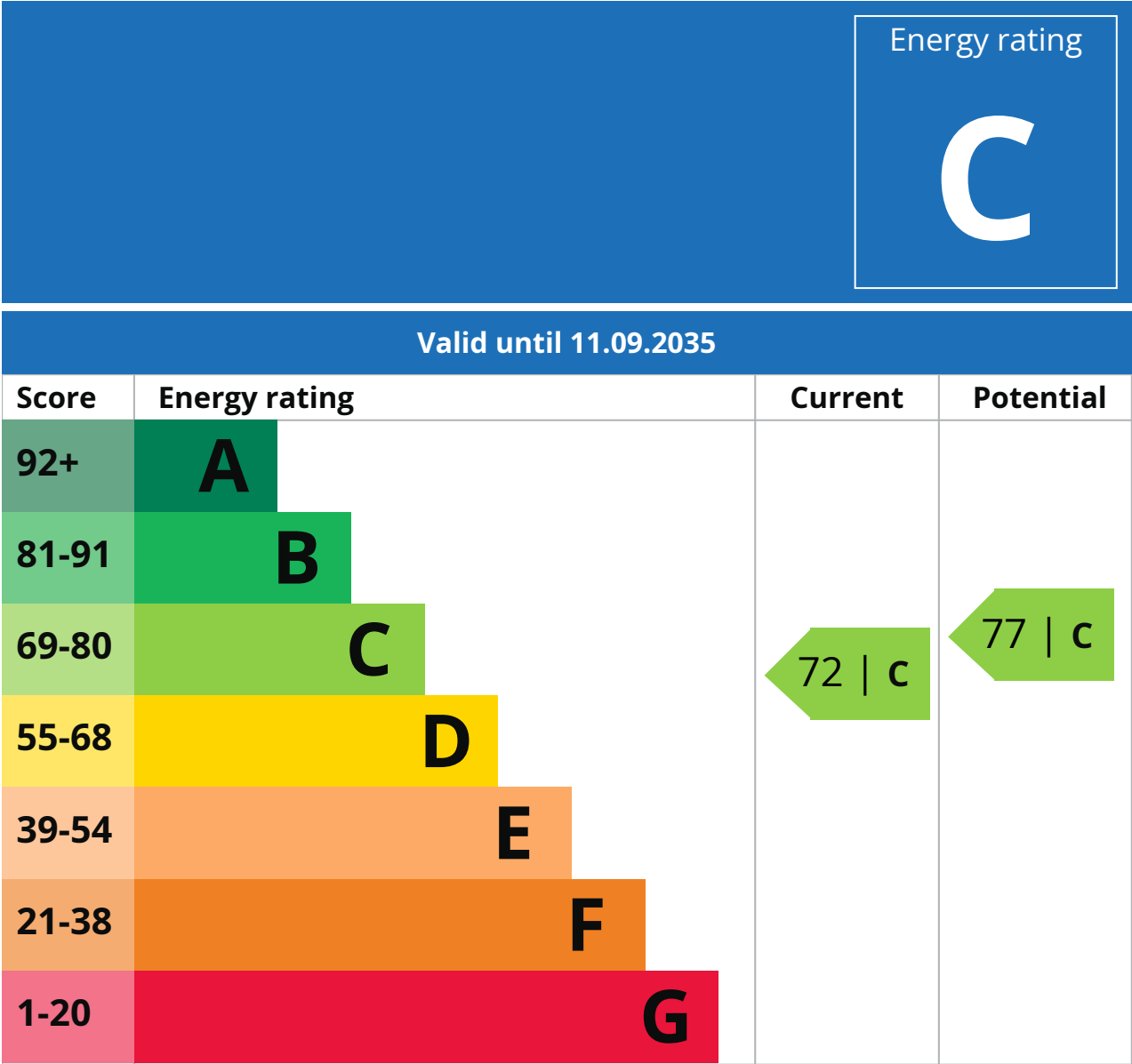
16 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

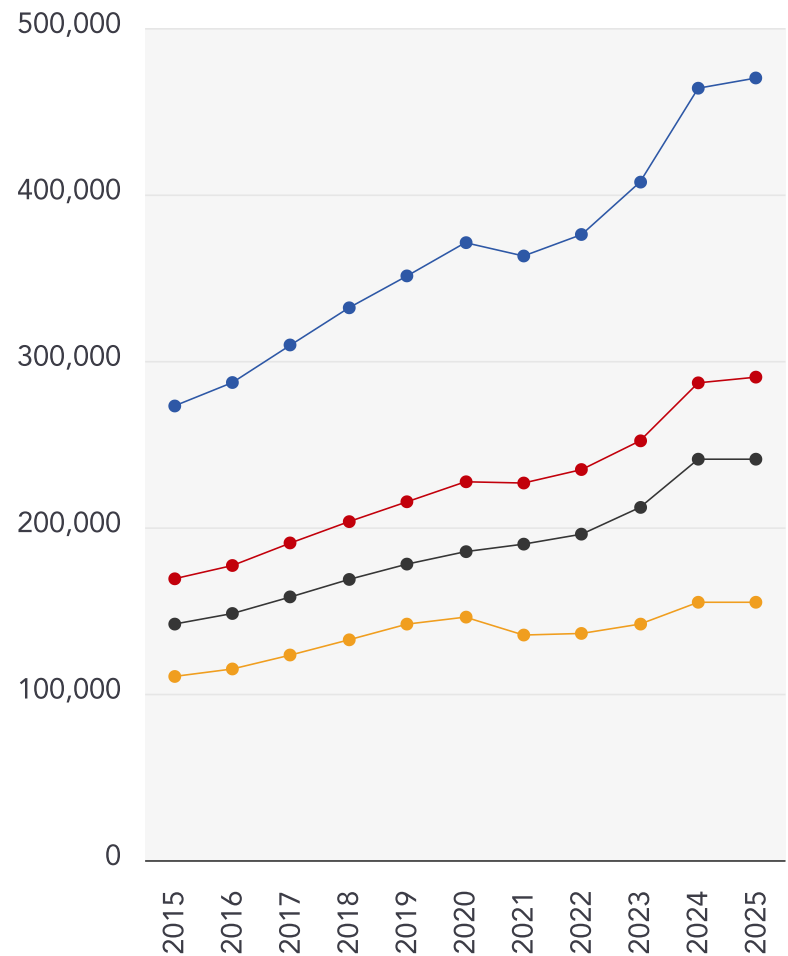




Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Pitched, 125 mm loft insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 m ²

10 Year History of Average House Prices by Property Type in IP19



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

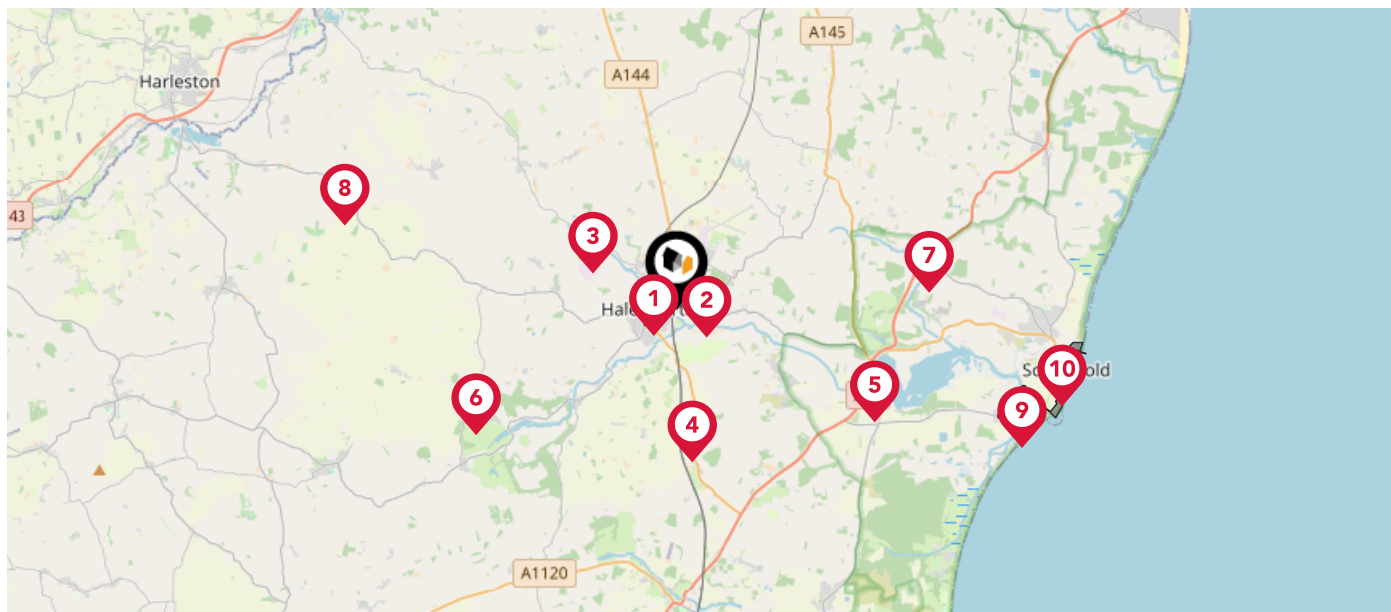
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

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



Halesworth



Holton



Wissett



Bramfield



Blythburgh



Huntingfield



Wangford



Metfield

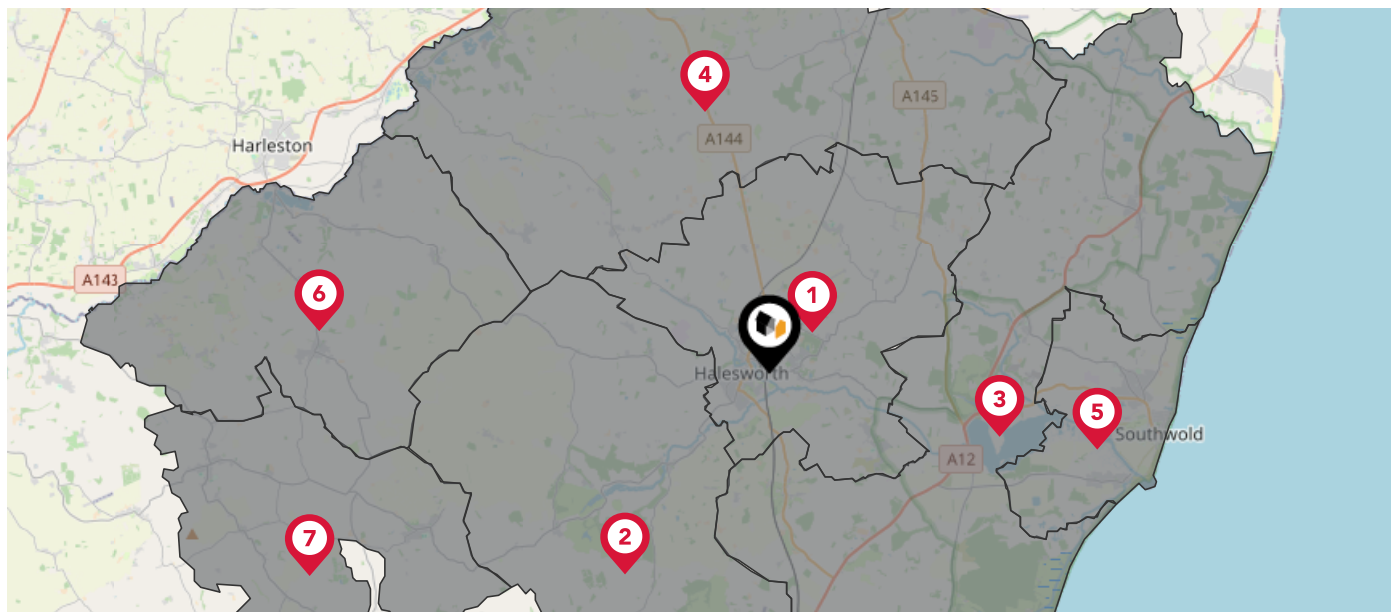


Walberswick



Southwold

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



Halesworth & Blything Ward



Kelsale & Yoxford Ward



Wrentham, Wangford & Westleton Ward



Bungay & Wainford Ward



Southwold Ward



Fressingfield Ward

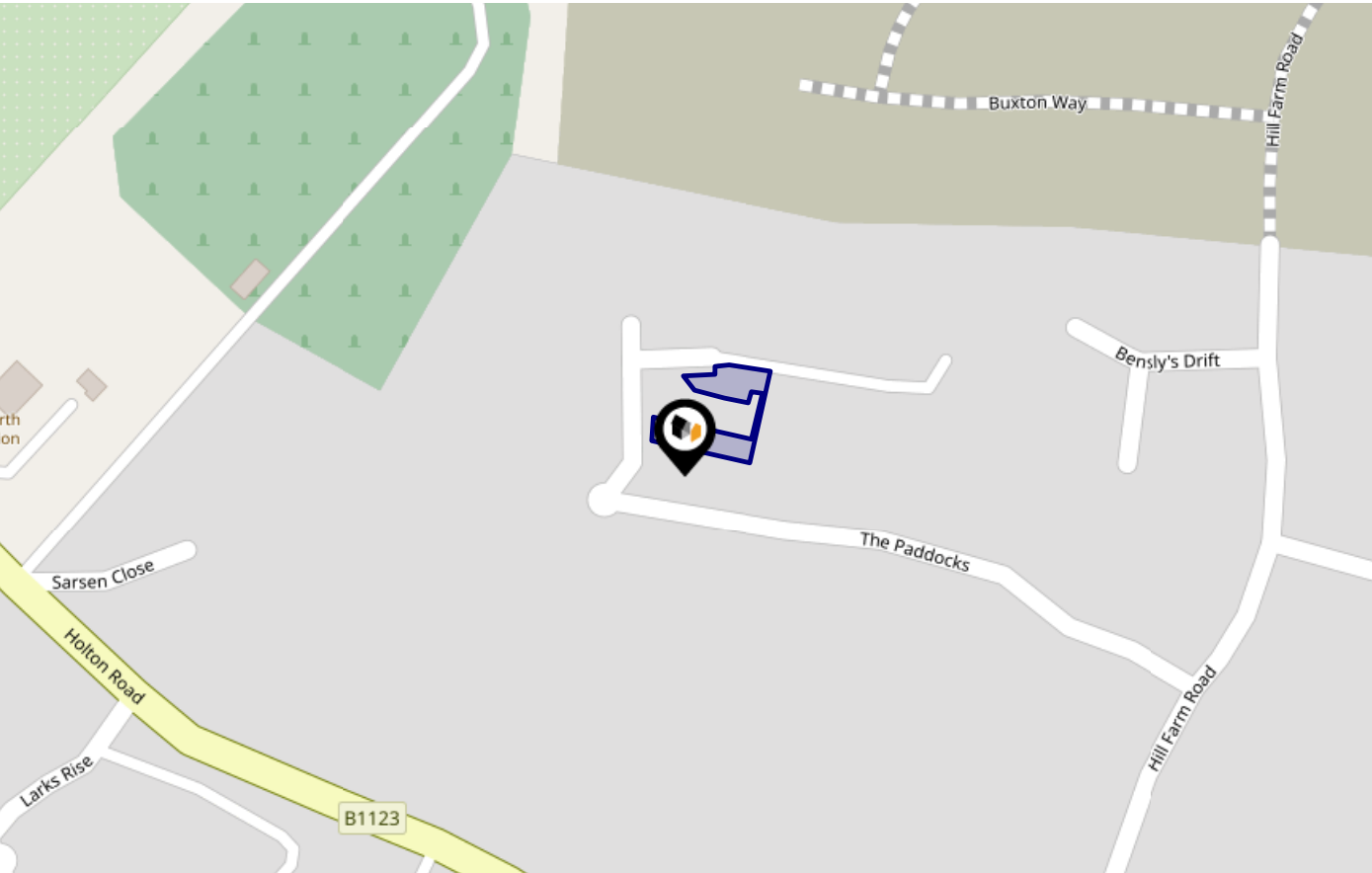


Stradbroke & Laxfield Ward

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.

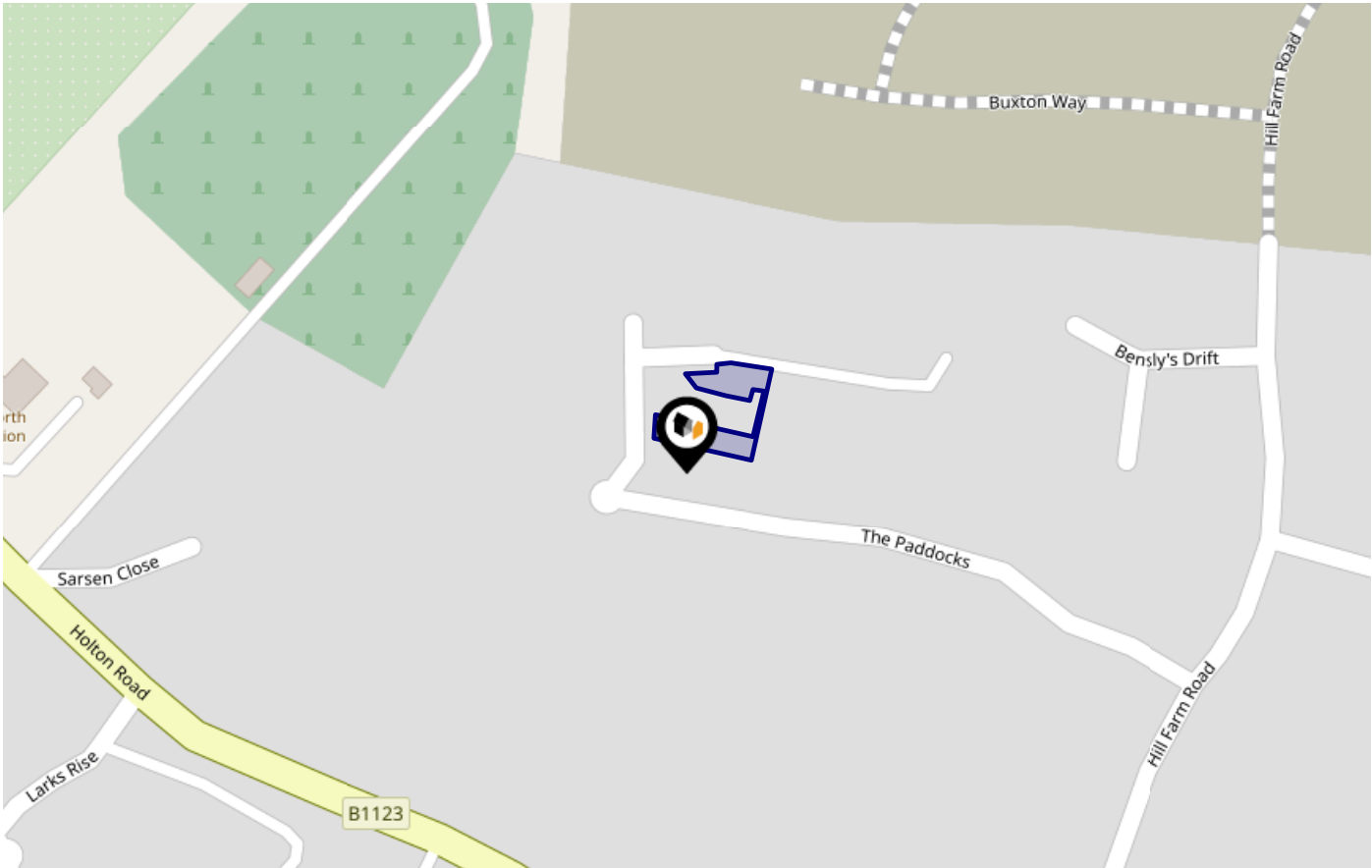
Chance of flooding to the following depths at this property:



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.

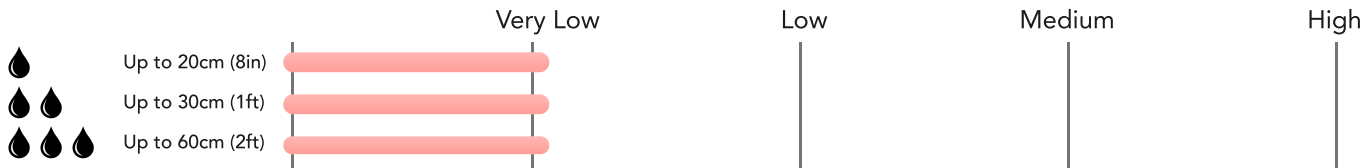


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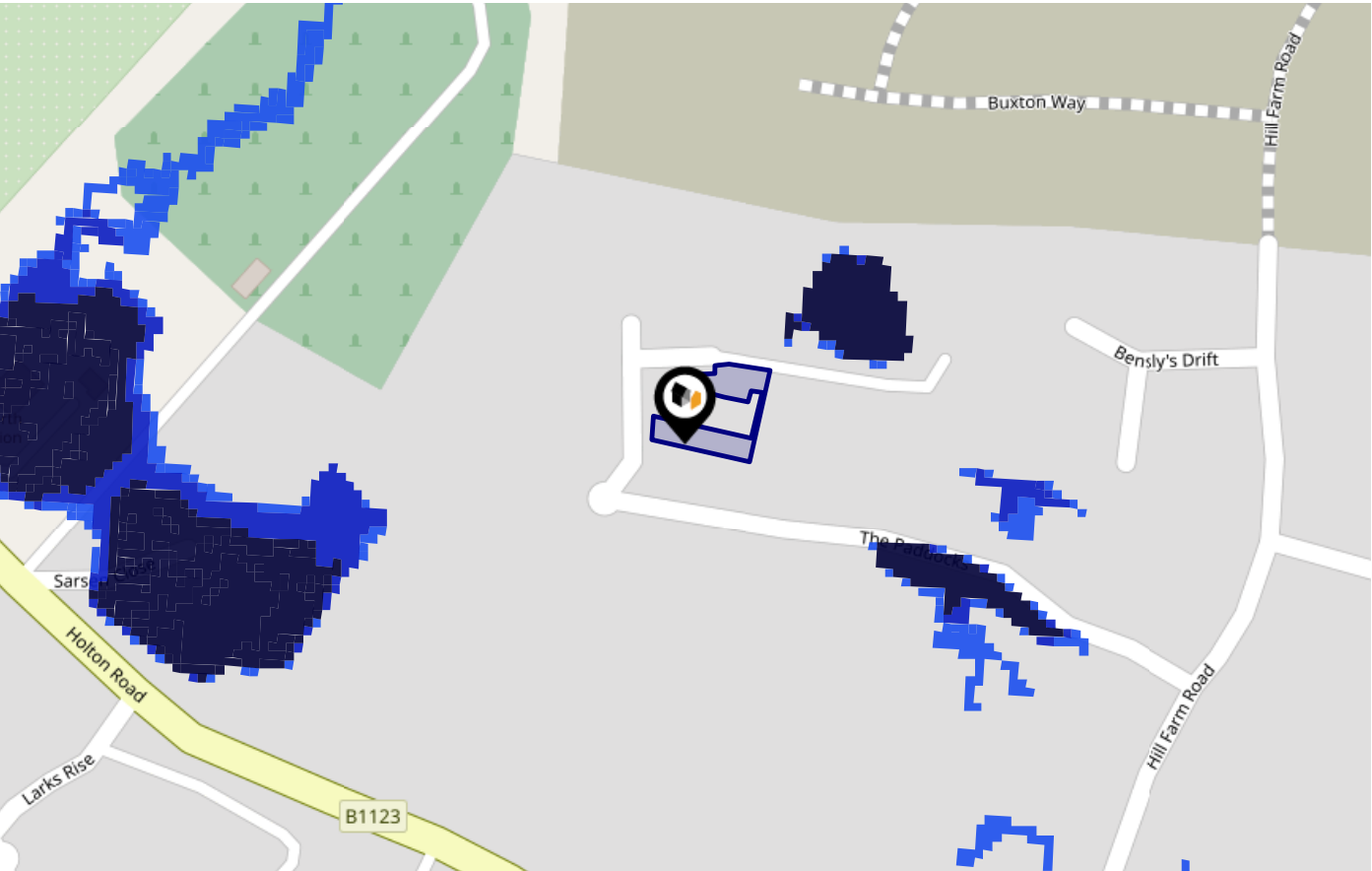
Chance of flooding to the following depths at this property:



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.

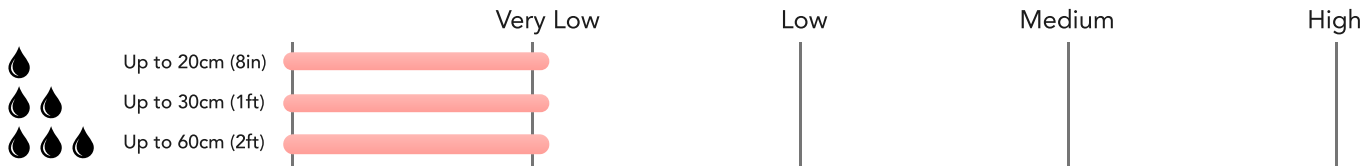


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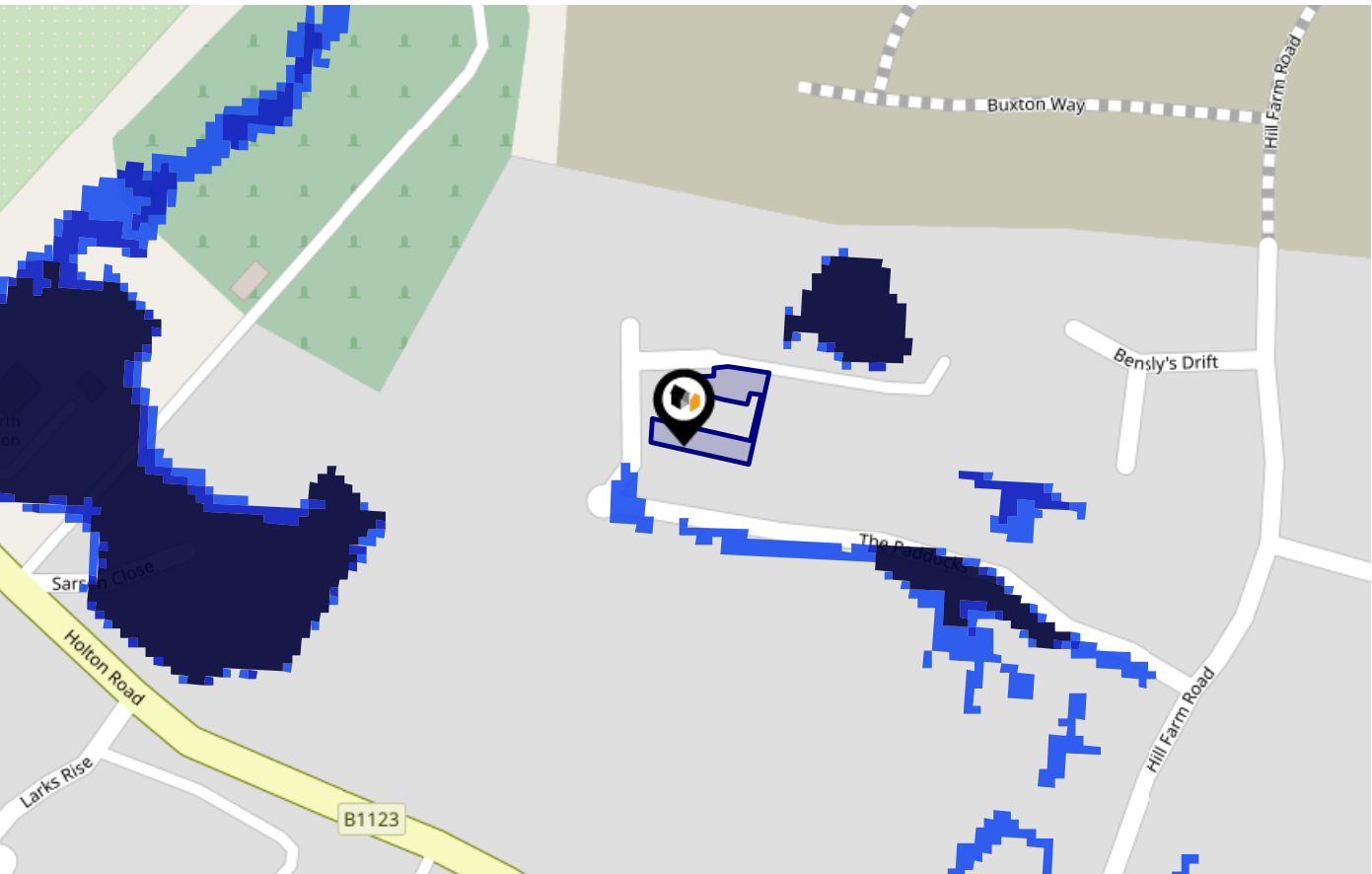
Chance of flooding to the following depths at this property:



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.

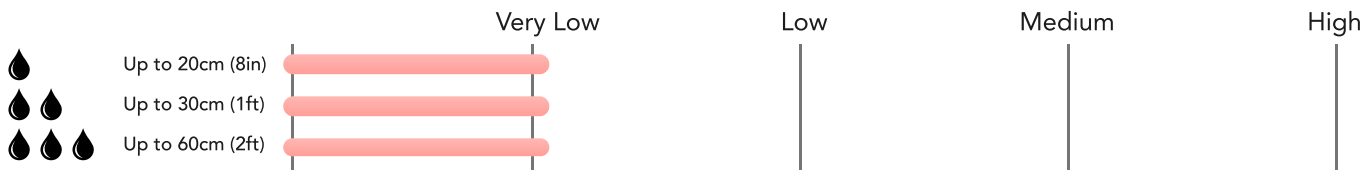


Risk Rating: Very low

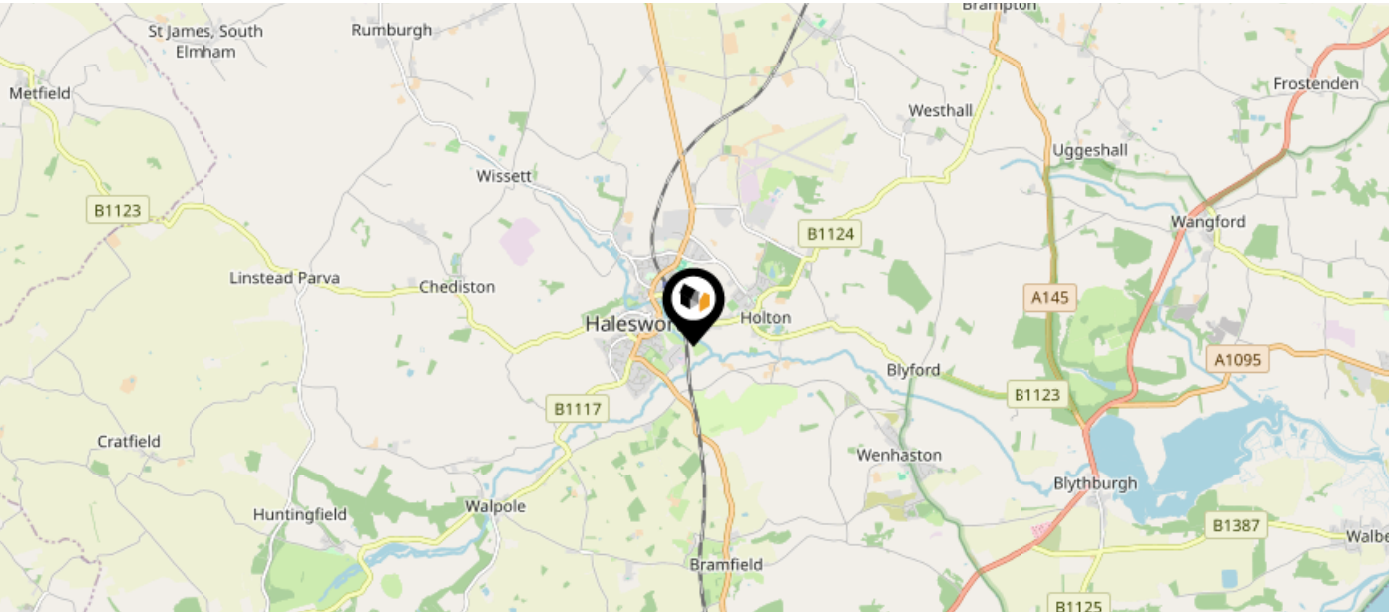
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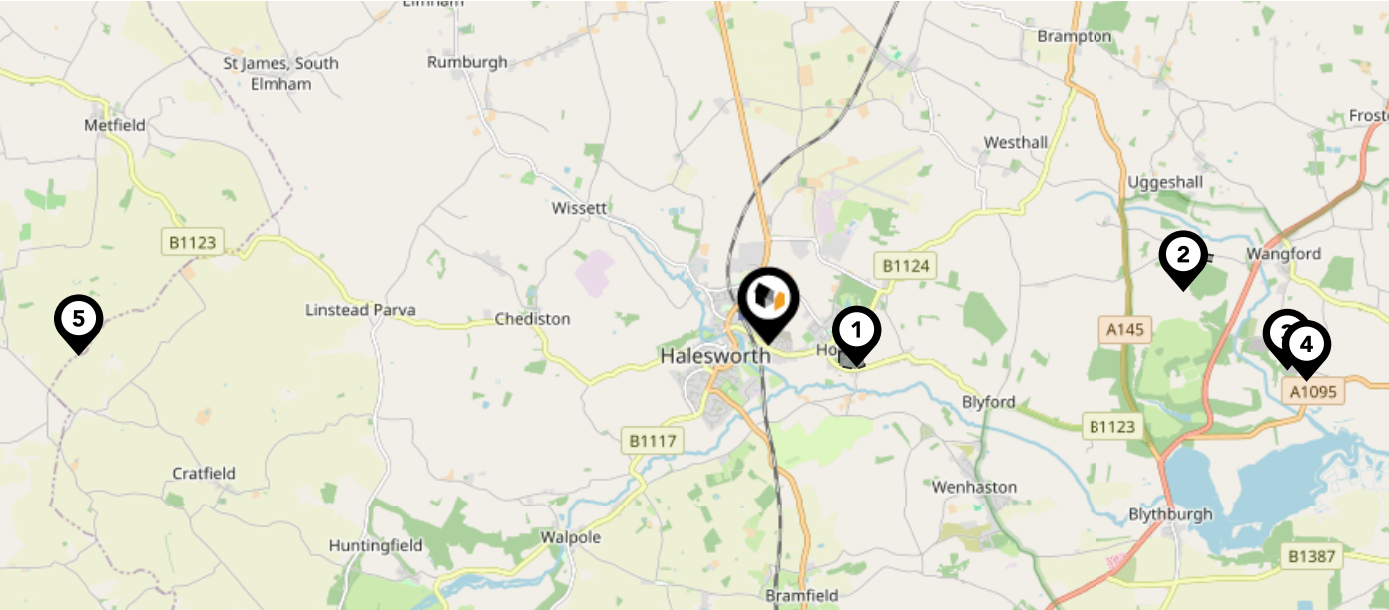
This map displays nearby areas that have been designated as Green Belt...



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.

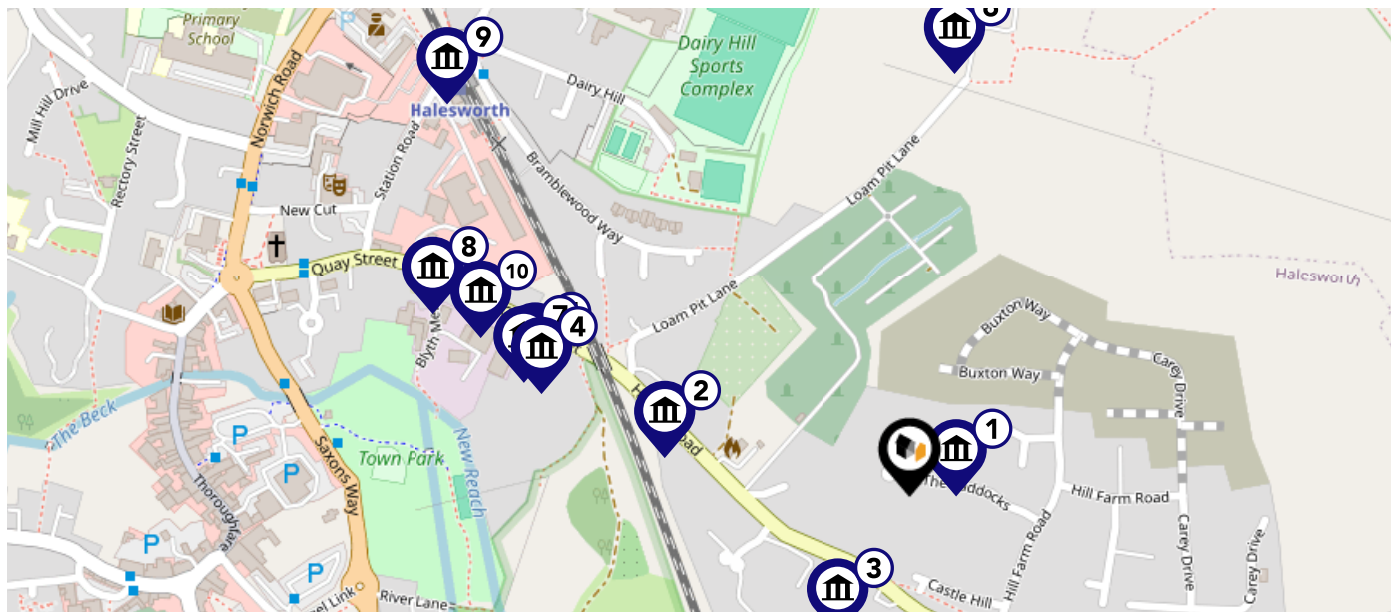












Nearby Landfill Sites		
1	Holton Pit-Holton, Halesworth, Suffolk	Historic Landfill
2	Henham Park Quarry-Henham Park, Henham	Historic Landfill
3	Wangford No.1-Wangford	Historic Landfill
4	No name provided by source	Active Landfill
5	Cratfield Road-Cratfield Road, Fressingham	Historic Landfill

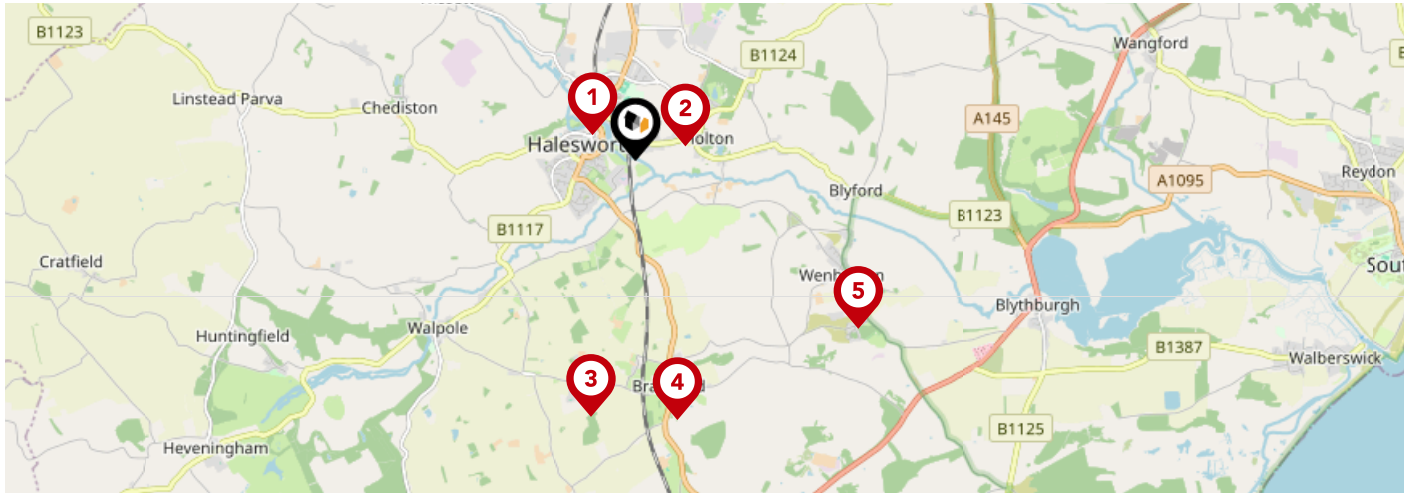
Maps

Listed Buildings

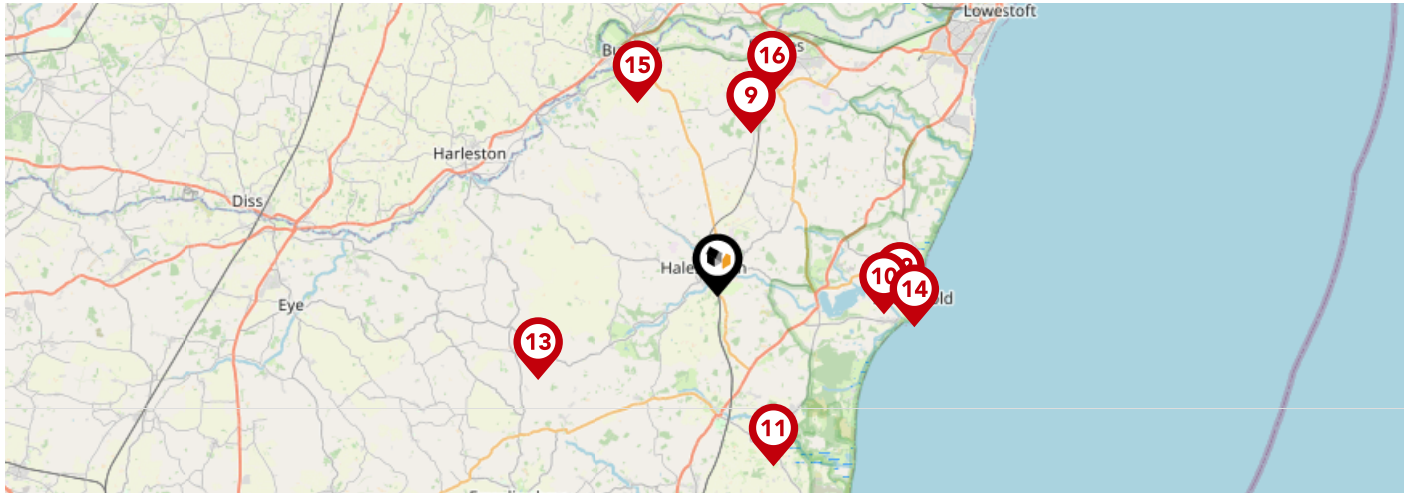
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1222750 - Hill Farmhouse	Grade II	0.0 miles
	1267723 - 1-6 Holton Terrace	Grade II	0.1 miles
	1267724 - Castle House Including Part Occupied As Separate Cottage And Harvey's Academy	Grade II	0.1 miles
	1267220 - Outbuilding To Number 1	Grade II	0.2 miles
	1223436 - Front Wing Walls And Railings Of Number 1	Grade II	0.2 miles
	1222892 - Town Farmhouse	Grade II	0.2 miles
	1267252 - 1, Quay Street	Grade II	0.2 miles
	1223792 - 47 And 48, Quay Street	Grade II	0.3 miles
	1454344 - Halesworth Station Moving Platforms	Grade II	0.3 miles
	1223441 - 51-54, Quay Street	Grade II	0.3 miles



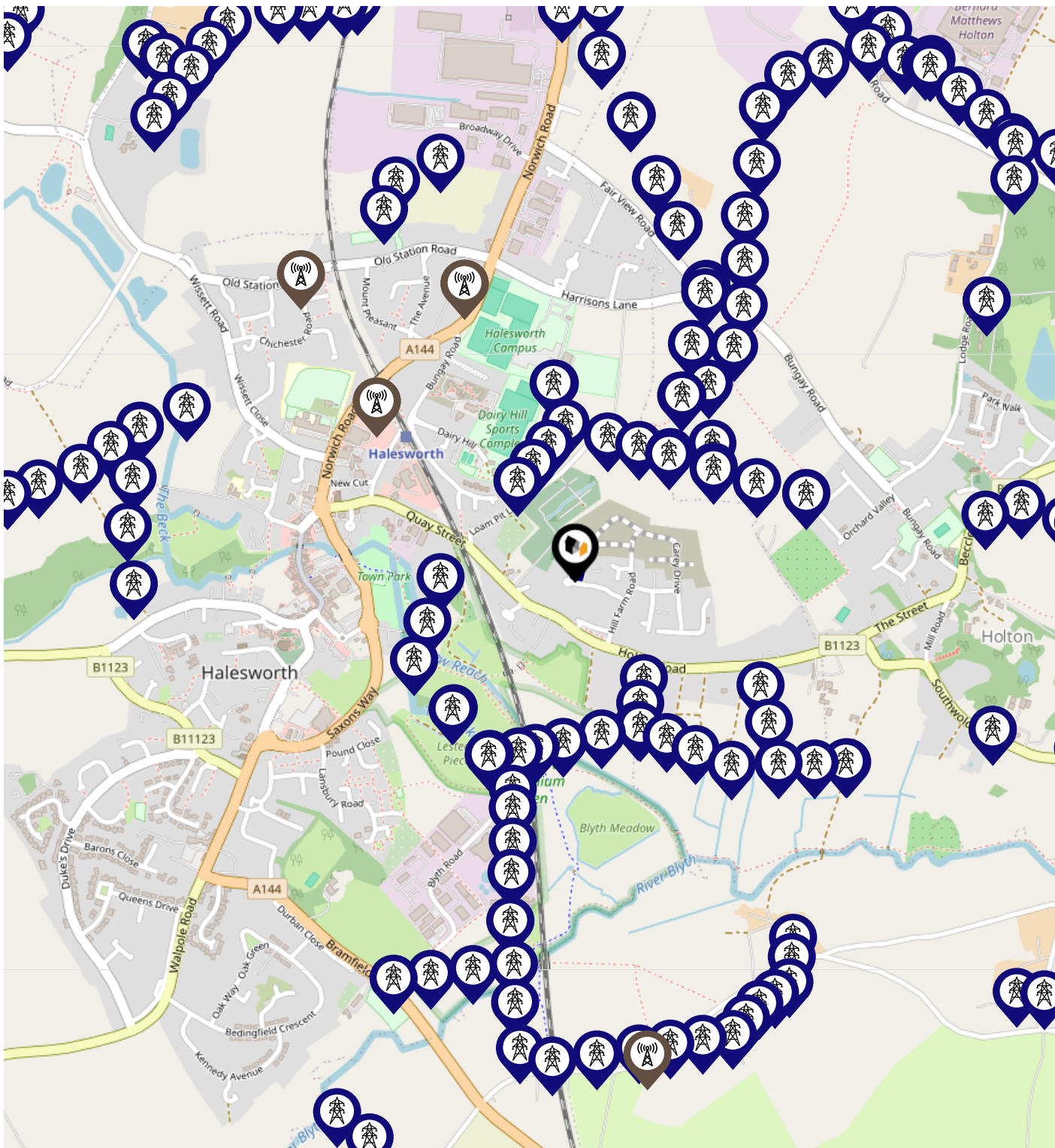
		Nursery	Primary	Secondary	College	Private
1	Edgar Sewter Community Primary School Ofsted Rating: Requires improvement Pupils: 307 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holton St Peter Community Primary School Ofsted Rating: Good Pupils: 115 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bramfield House School Ofsted Rating: Good Pupils: 111 Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bramfield Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wenhaston Primary School Ofsted Rating: Good Pupils: 87 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ilketshall St Lawrence School Ofsted Rating: Good Pupils: 99 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Brampton Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Yoxford & Peasenhall Primary Academy Ofsted Rating: Good Pupils: 92 Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Ringsfield Church of England Primary School Ofsted Rating: Good Pupils: 107 Distance:6.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Saint Felix School Ofsted Rating: Not Rated Pupils: 230 Distance:6.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Middleton Community Primary School Ofsted Rating: Good Pupils: 32 Distance:6.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Reydon Primary School Ofsted Rating: Good Pupils: 200 Distance:6.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 95 Distance:7.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Southwold Primary School Ofsted Rating: Requires improvement Pupils: 62 Distance:7.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Bungay High School Ofsted Rating: Good Pupils: 985 Distance:7.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sir John Leman High School Ofsted Rating: Good Pupils: 1443 Distance:7.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

HOWARDS
Estate Agents since 1926

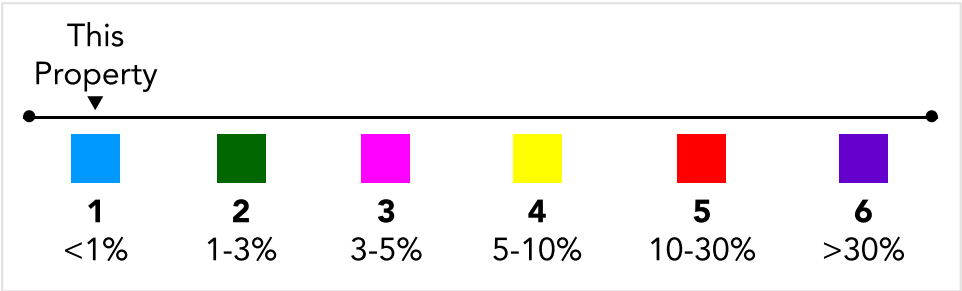
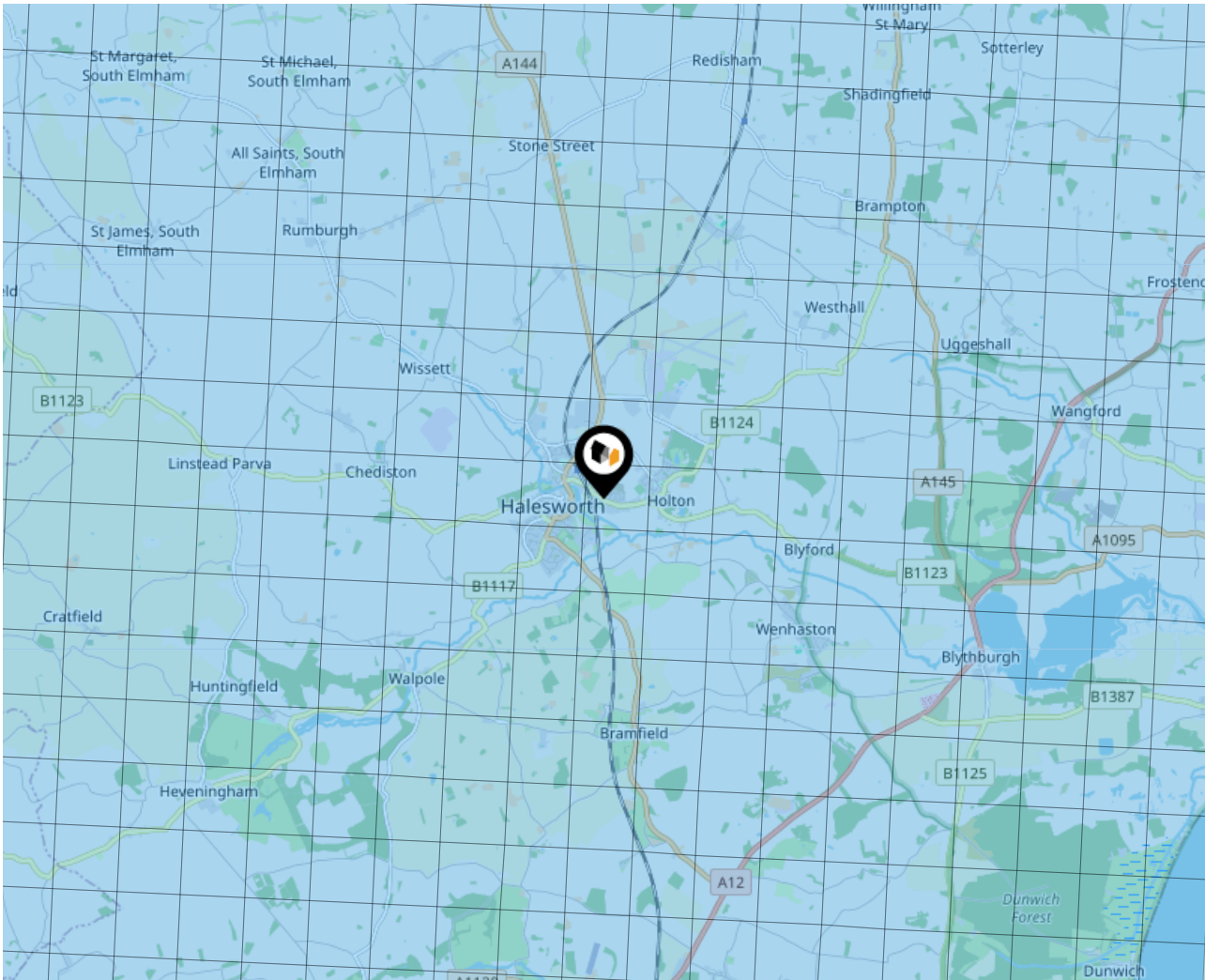


Key:

-  Power Pylons
-  Communication Masts

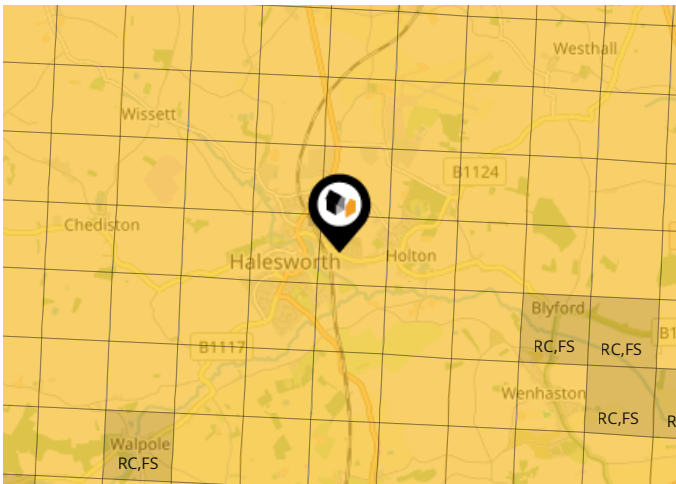
What is Radon?

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	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

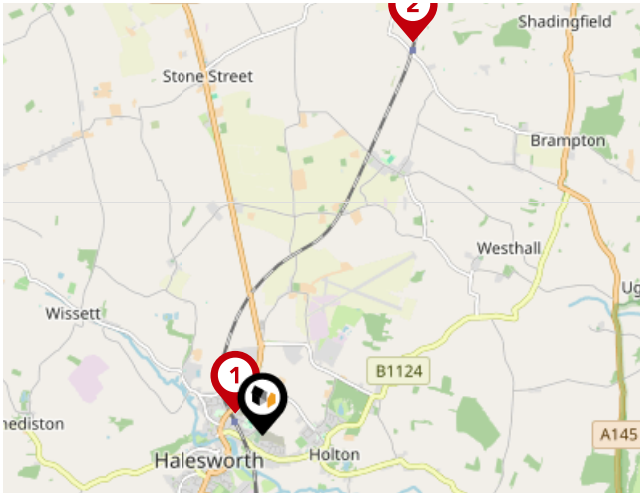


Primary Classifications (Most Common Clay Types)

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

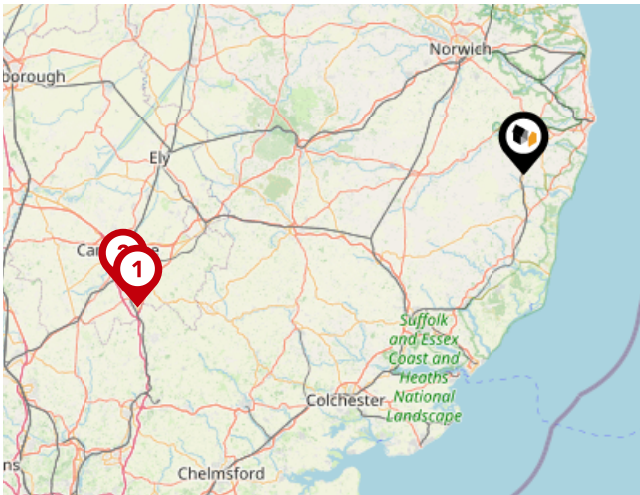
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	0.33 miles
2	Entrance	3.81 miles
3	Entrance2	4.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	59.44 miles
2	M11 J10	60.64 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	24.59 miles
2	Southend-on-Sea	63.74 miles
3	Stansted Airport	61.71 miles
4	Cambridge	57.38 miles

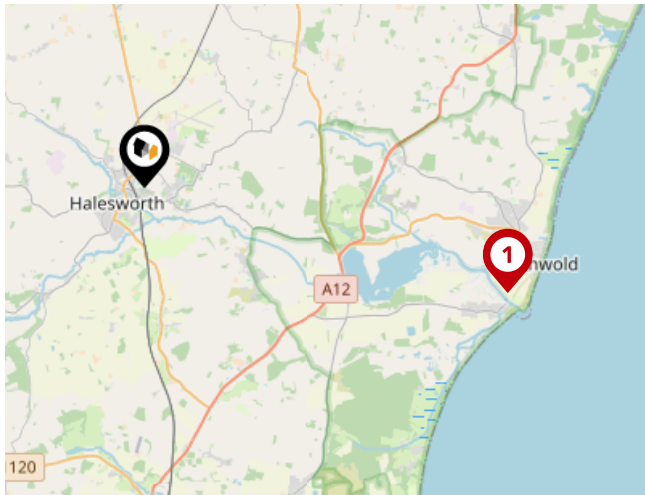
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hill Farm Road	0.12 miles
2	Hospital	0.37 miles
3	Railway Station	0.34 miles
4	Car Park	0.32 miles
5	Angel Hotel Car Park	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	Walberswick Ferry Landing	6.87 miles
2	Southwold Ferry Landing	6.86 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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