

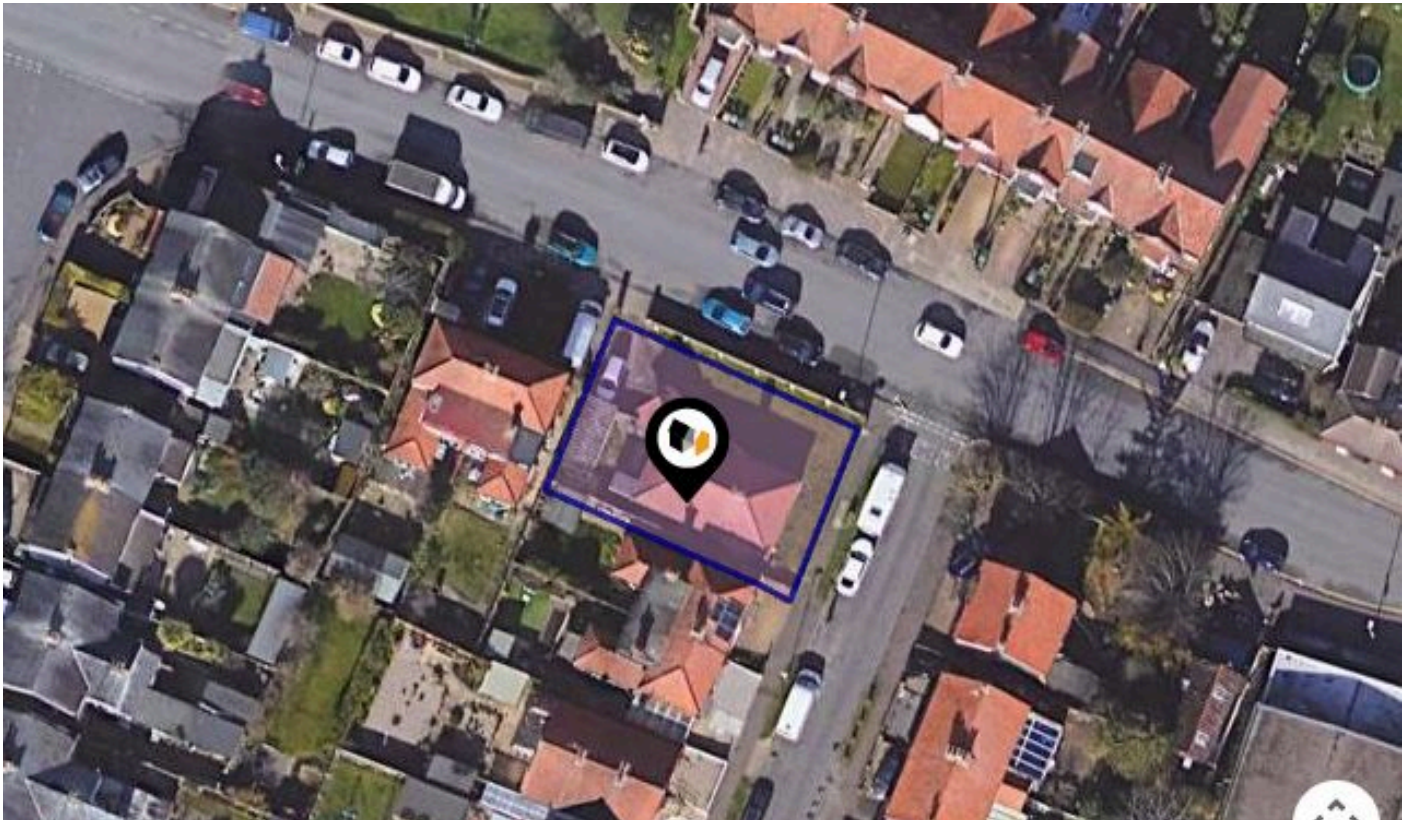


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 02nd October 2025



ROSLYN ROAD, GORLESTON, GREAT YARMOUTH, NR31

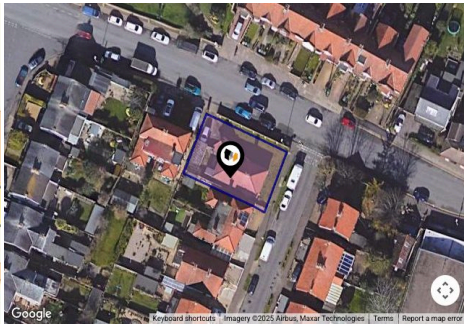
Howards

116 Regent Road, Great Yarmouth, Norfolk, NR30 2AB

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk

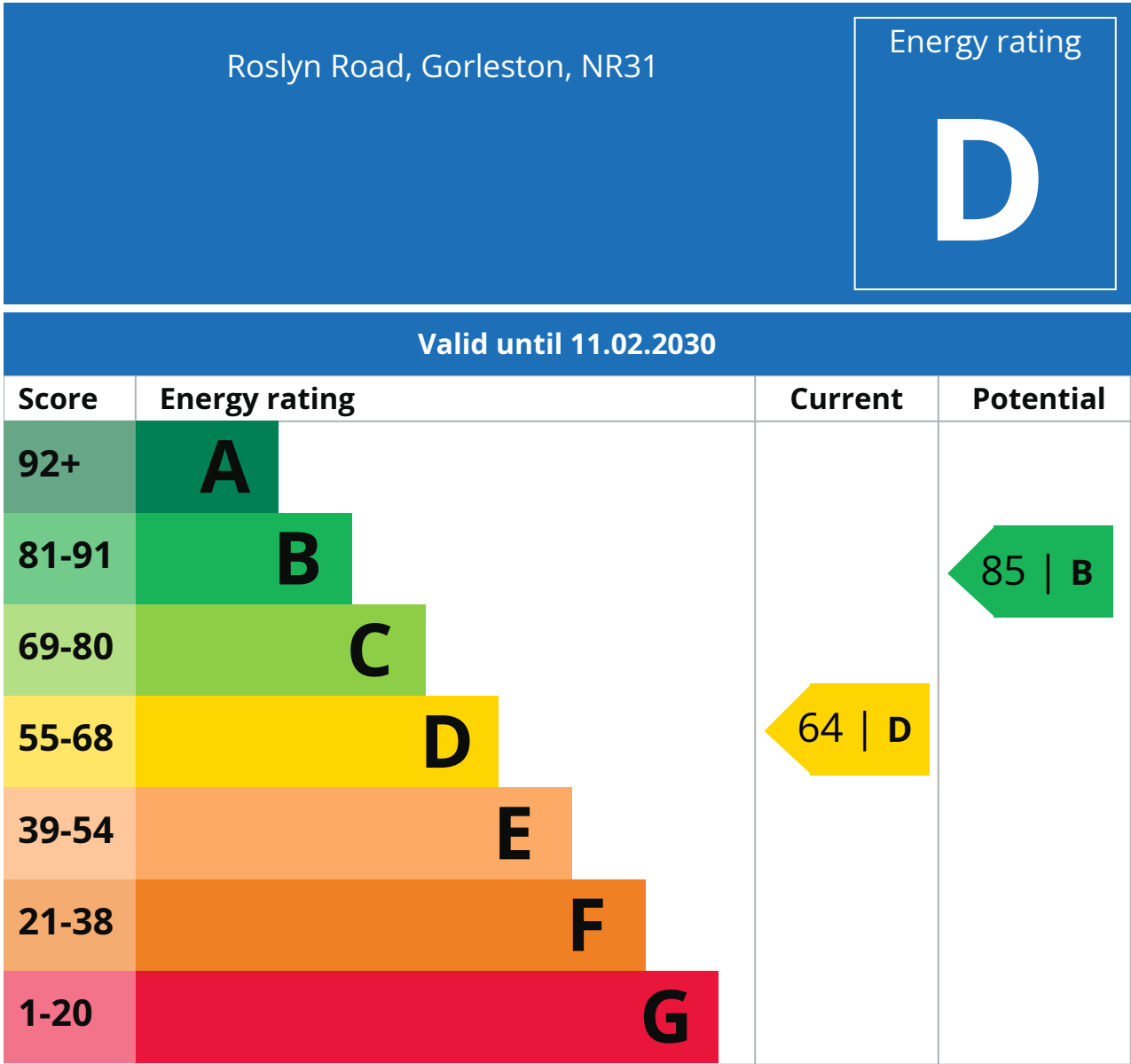


Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.08 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,049		
Title Number:	NK522658		

Local Area

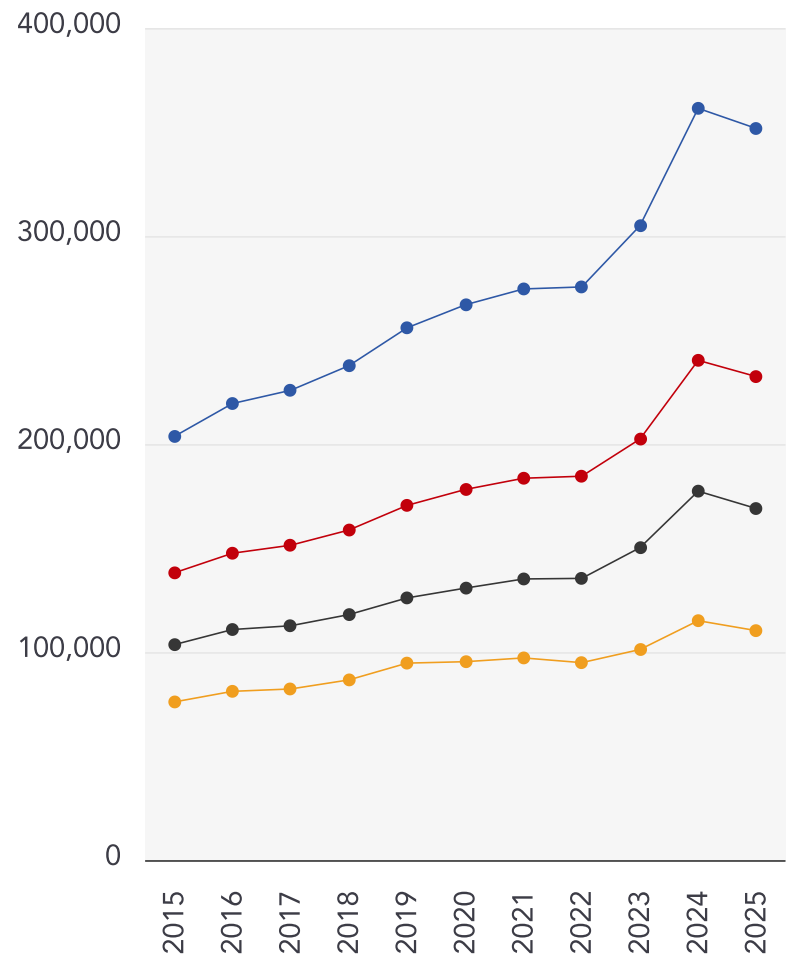
Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	20 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
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, as built, no insulation (assumed)
Walls Energy:	Poor
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	76 m ²

10 Year History of Average House Prices by Property Type in NR31



Detached

+72.67%

Semi-Detached

+68.3%

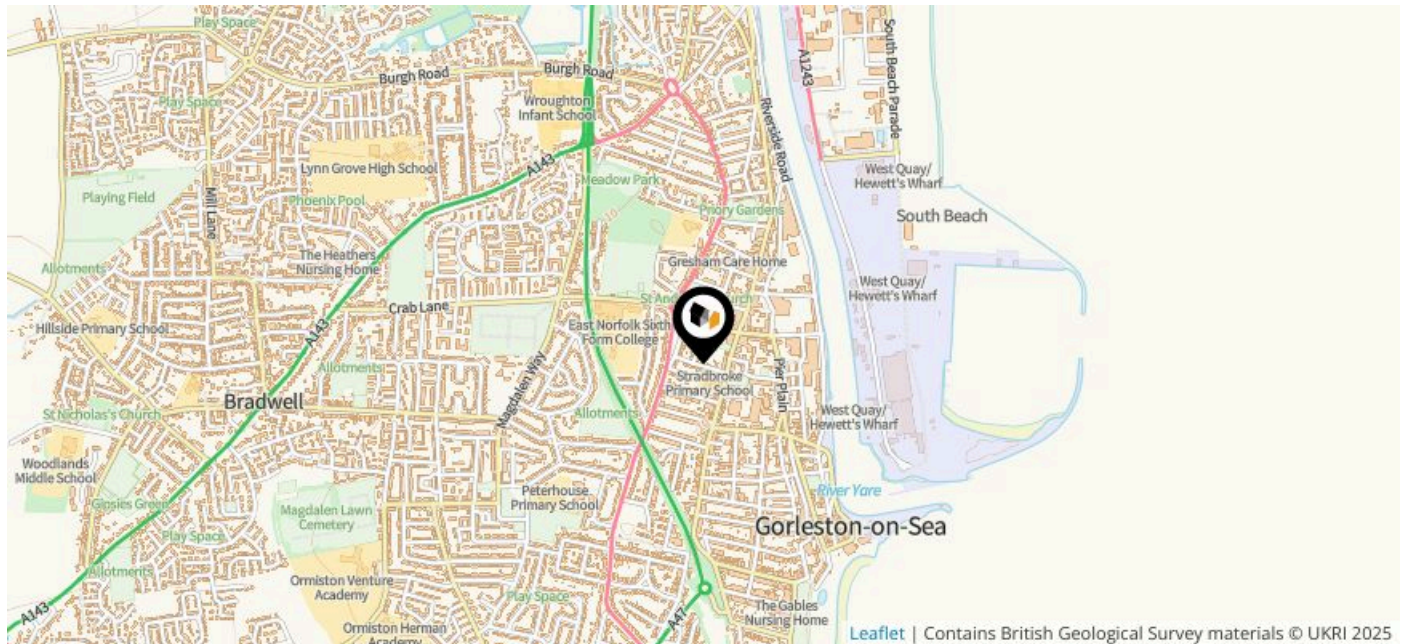
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



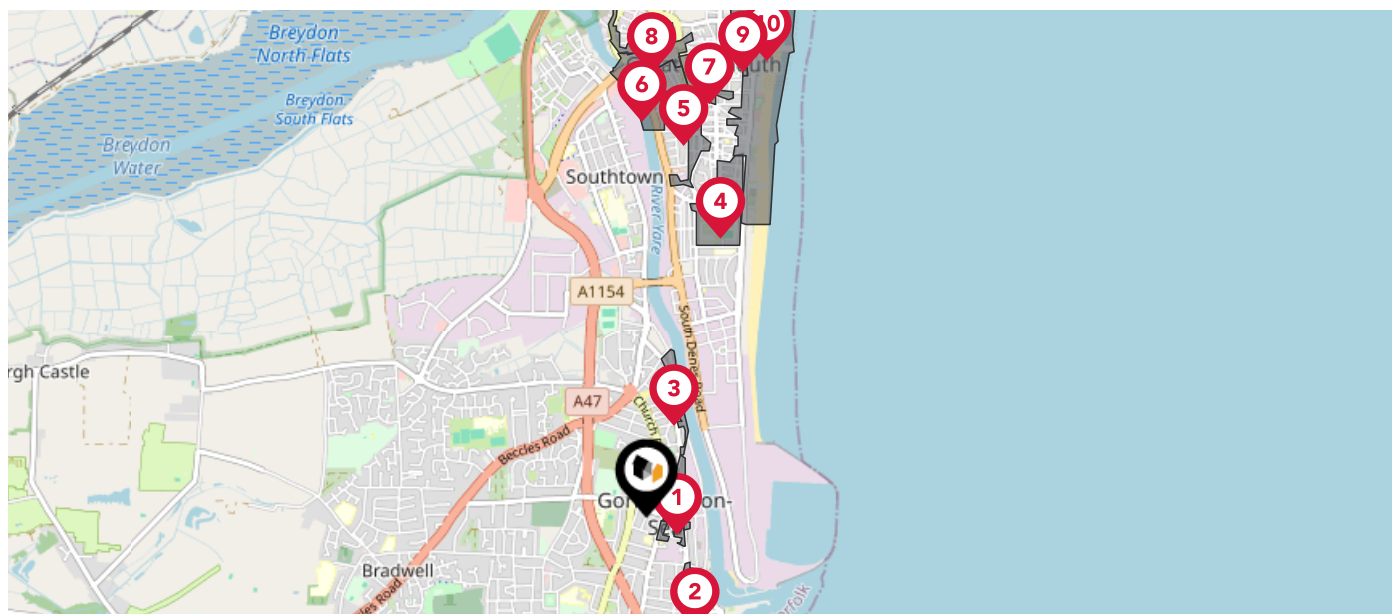
Mine Entry

- ✗ 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.

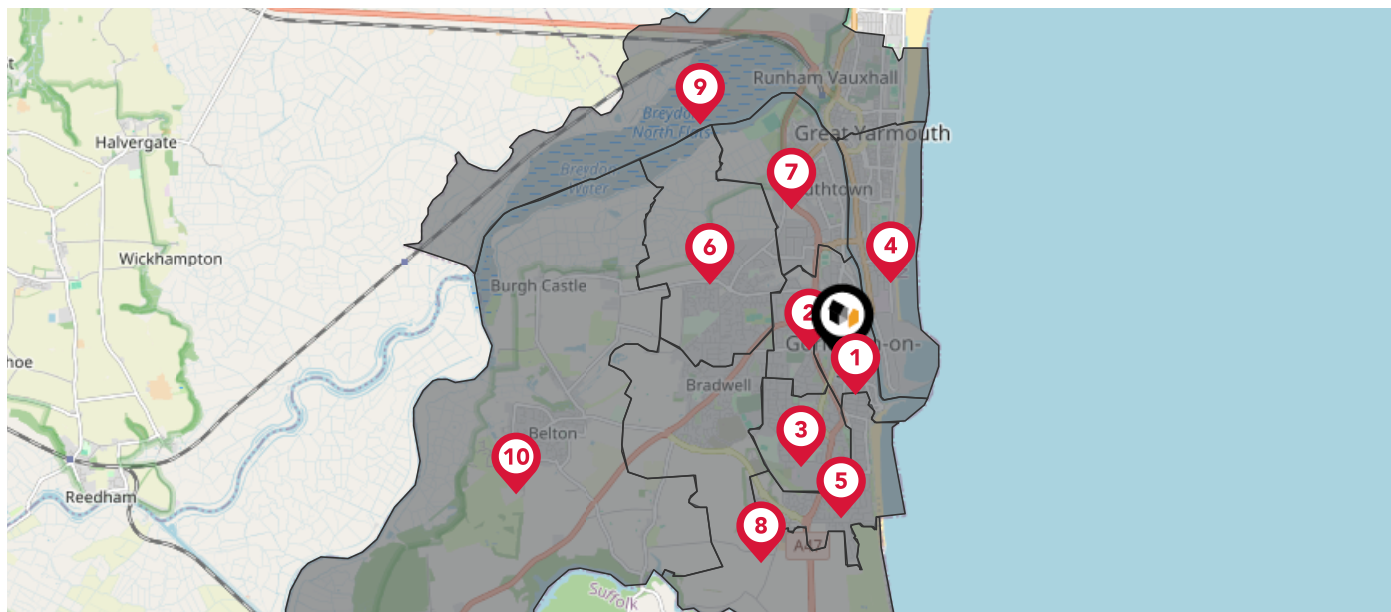
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Gorleston Town Centre
-  Cliff Hill, Gorleston
-  No.17 Gorleston Conservation Area Extensions
-  Camperdown, Great Yarmouth
-  King Street, Great Yarmouth
-  Hall Quay and South Quay, Great Yarmouth
-  St George's, Great Yarmouth
-  Market Place, Rows and North Quay, Great Yarmouth
-  Prince's Road, Great Yarmouth
-  Seafront, Great Yarmouth

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

St. Andrews Ward

2

Claydon Ward

3

Magdalen Ward

4

Nelson Ward

5

Gorleston Ward

6

Bradwell North Ward

7

Southtown and Cobholm Ward

8

Bradwell South and Hopton Ward

9

Central And Northgate Ward

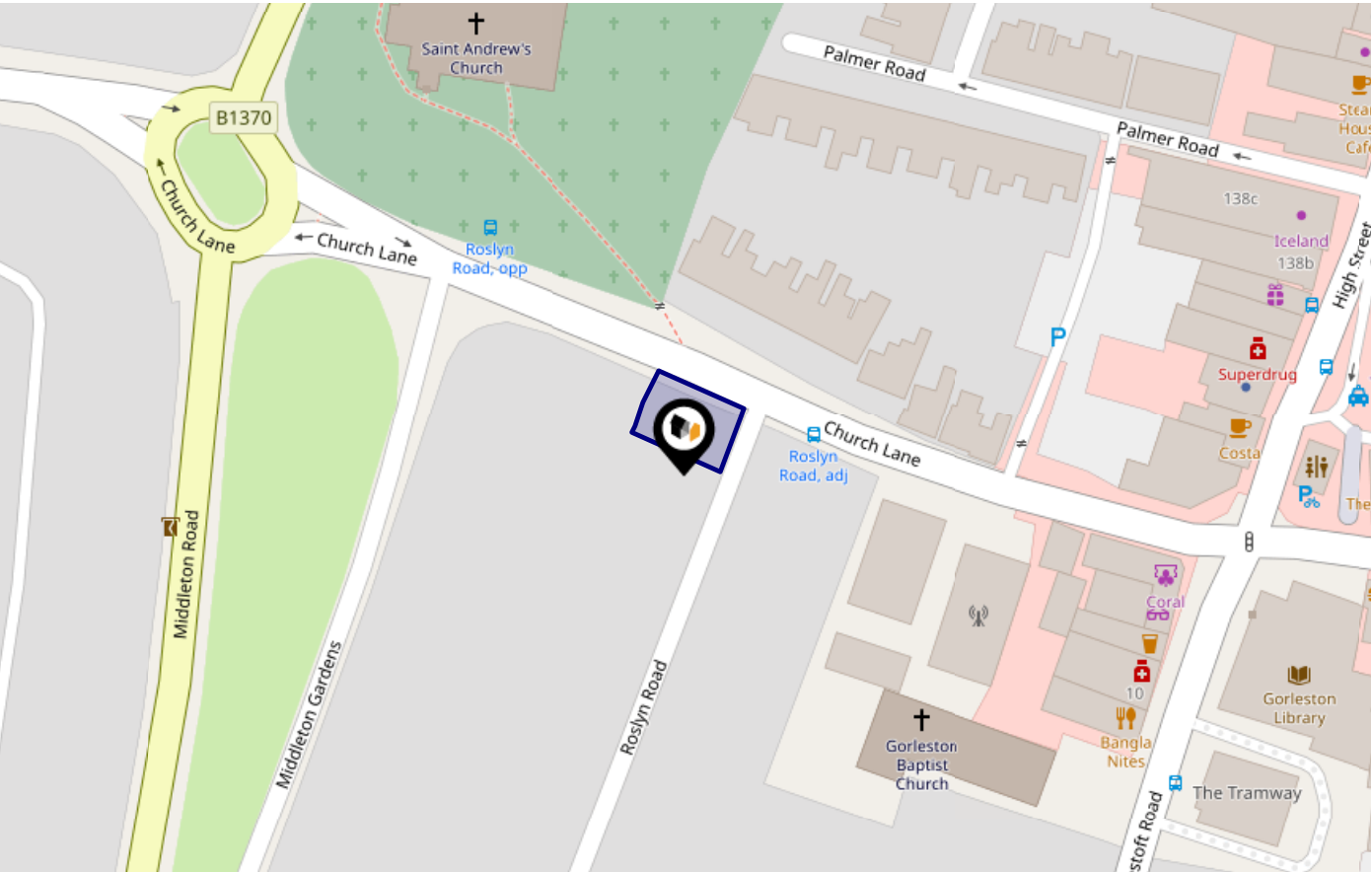
10

Lothingland 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.

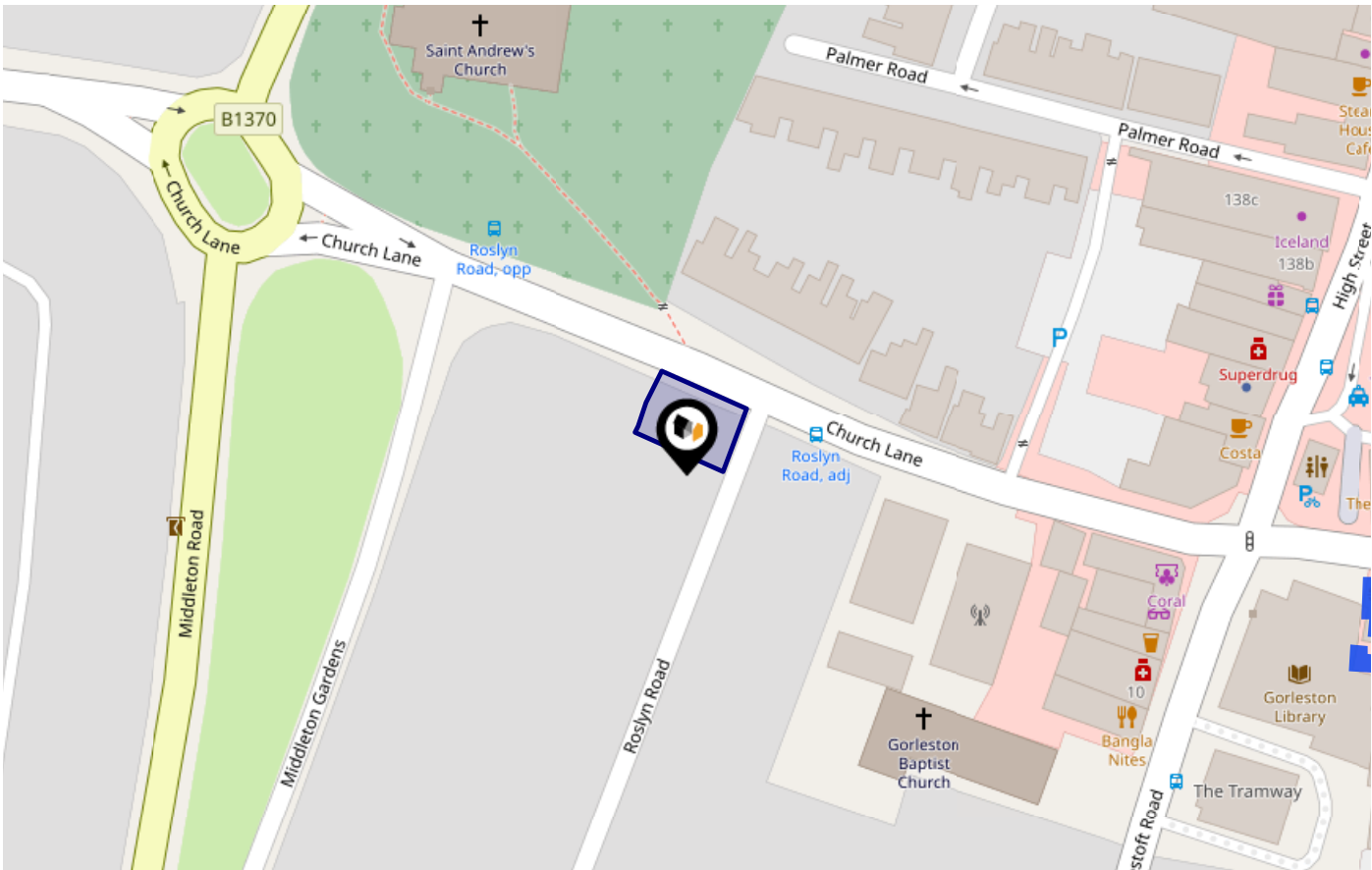
Chance of flooding to the following depths at this property:



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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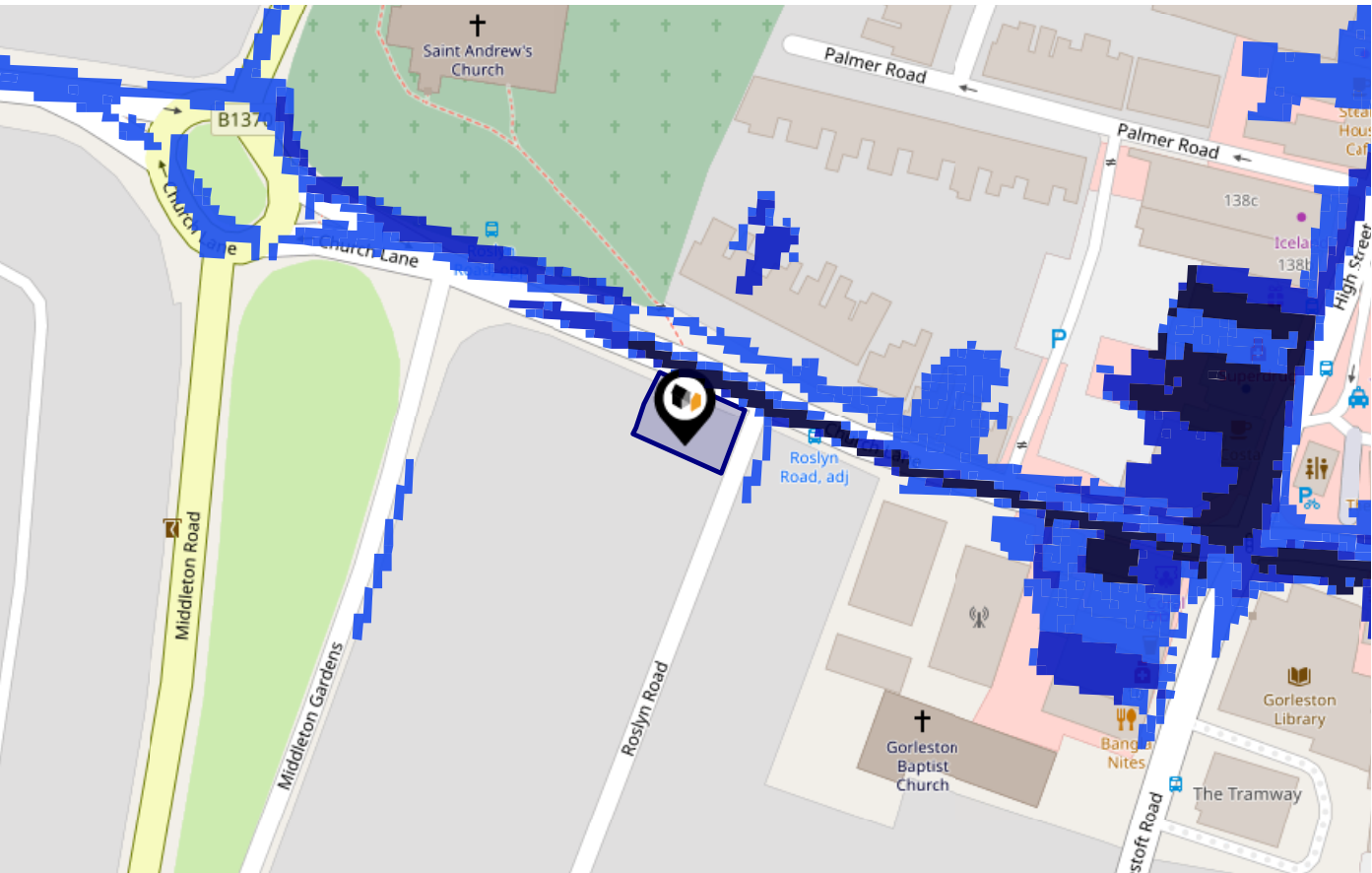
Chance of flooding to the following depths at this property:



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.

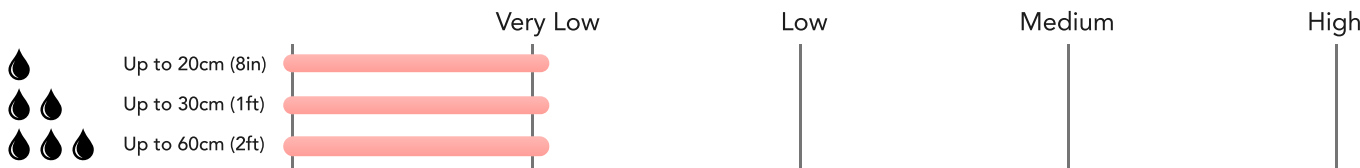


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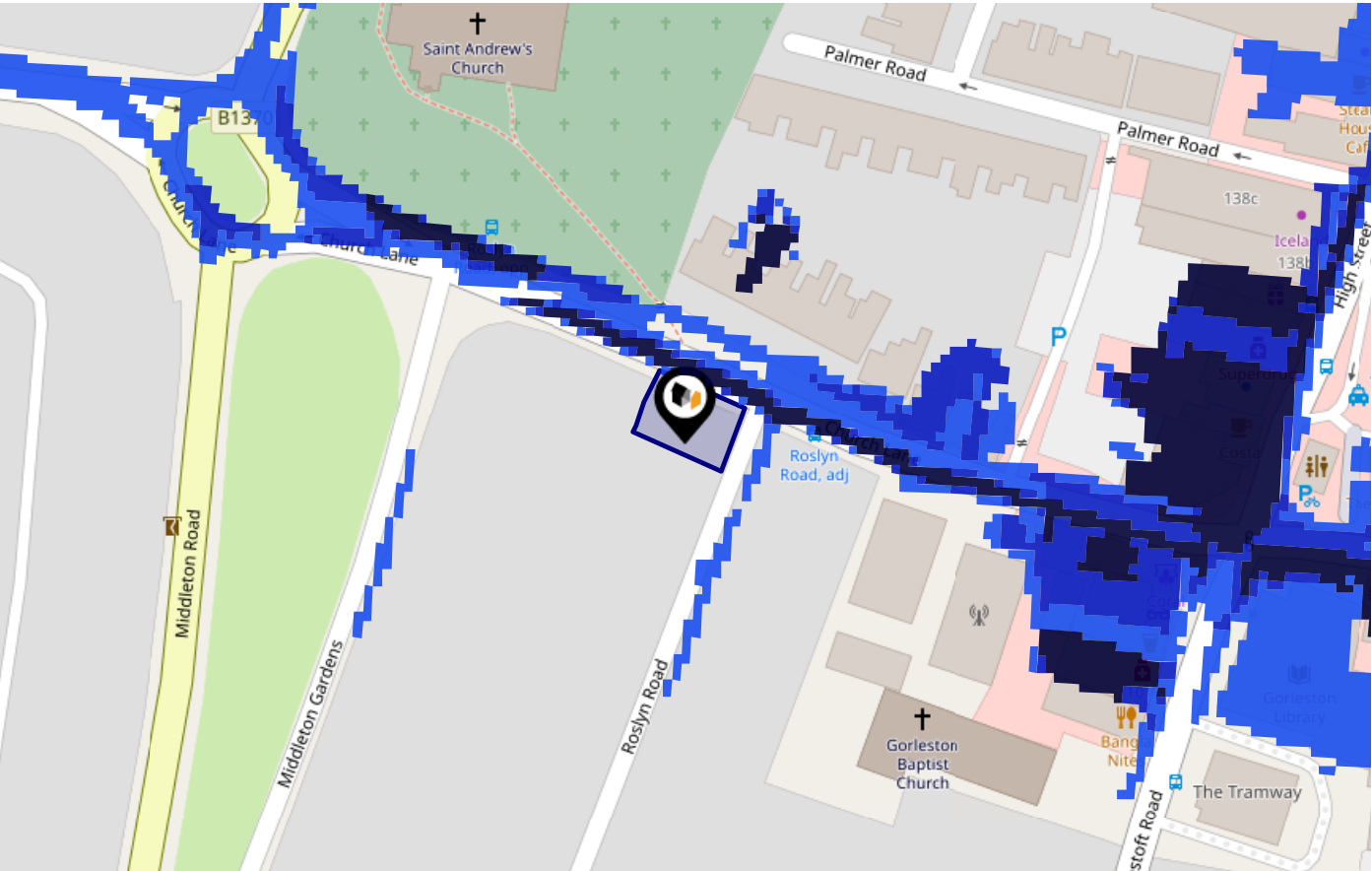
Chance of flooding to the following depths at this property:



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

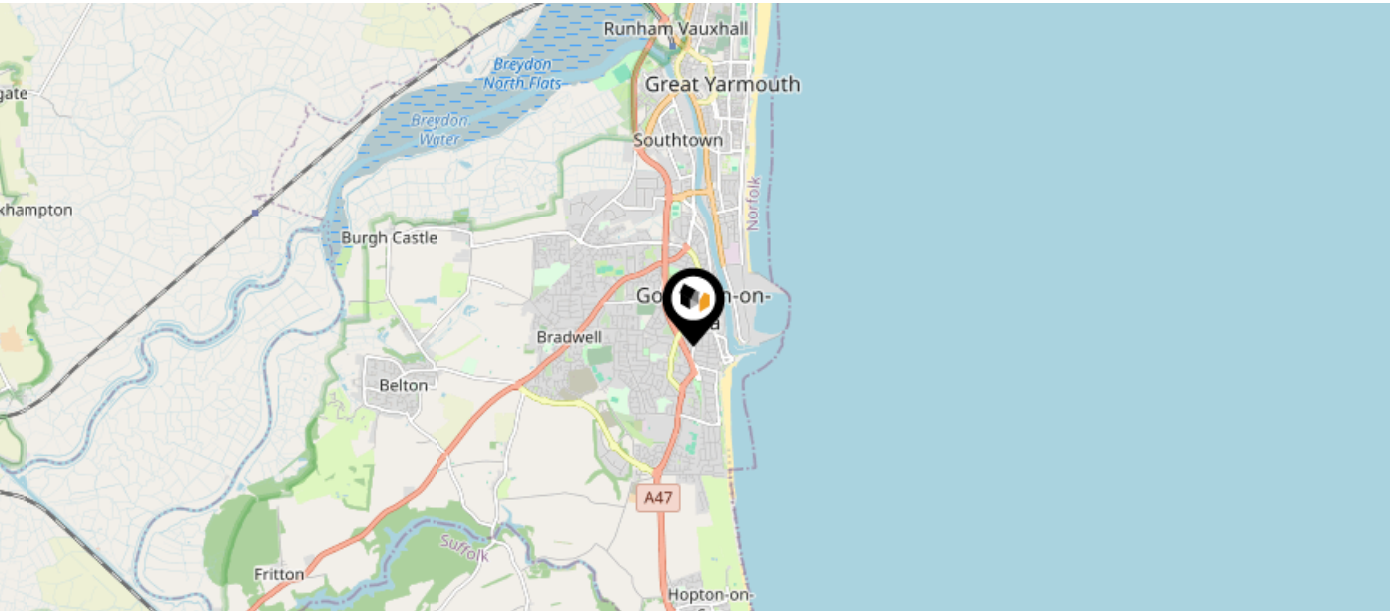
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Chance of flooding to the following depths at this property:



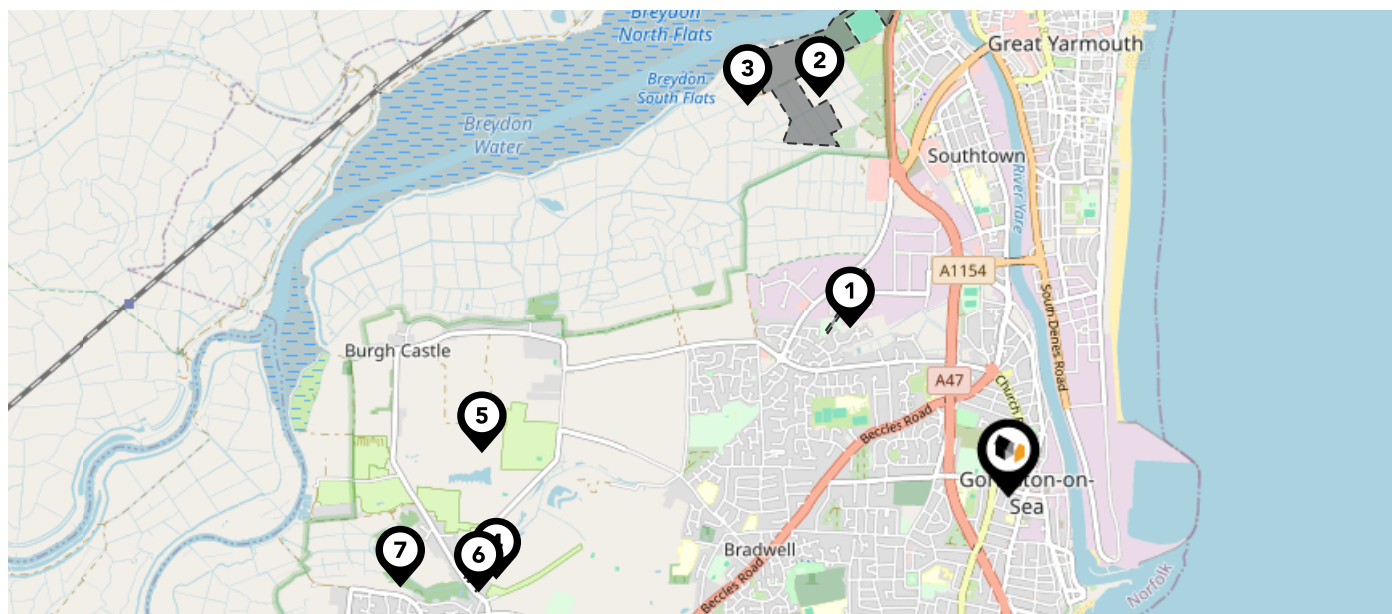
This map displays nearby areas that have been designated as Green Belt...



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	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	
2	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	
3	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill	
4	Belton Marsh-Burgh Castle	Historic Landfill	
5	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	
6	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	
7	EA/EPR/EP3199NL/A001	Active 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



1096788 - 33, Baker Street

Grade II

0.1 miles



1246581 - Roman Catholic Church Of St Peter, Gorleston

Grade II

0.1 miles



1096807 - Church Of St Andrew

Grade II

0.1 miles



1096828 - Feathers Inn

Grade II

0.1 miles



1481895 - Presbytery Of St Peter's Church, Gorleston

Grade II

0.1 miles



1245977 - The Grove

Grade II

0.2 miles



1393960 - Beatsters Building

Grade II

0.2 miles



1096792 - 9-13, Blackwall Reach

Grade II

0.2 miles



1246976 - 102, High Street

Grade II

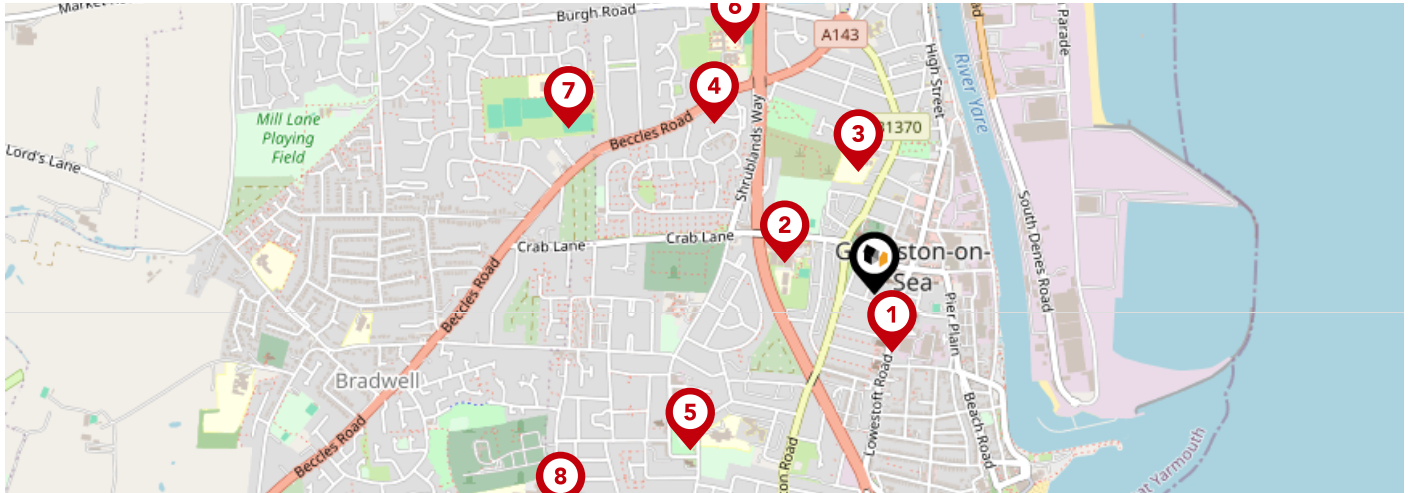
0.2 miles



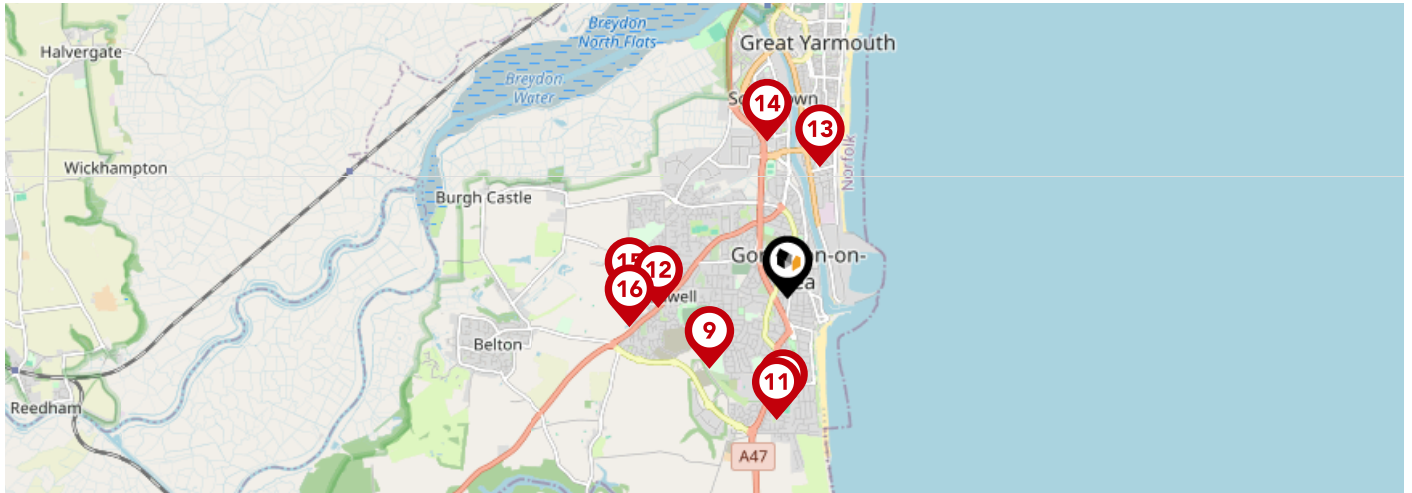
1393953 - Cemetery Lodge, Gorleston Old Cemetery

Grade II

0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Stradbroke Primary Academy Ofsted Rating: Good Pupils: 208 Distance:0.13	☐	☒	☐	☐	☐
2	East Norfolk Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.22	☐	☐	☒	☐	☐
3	St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:0.28	☐	☒	☐	☐	☐
4	Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:0.53	☐	☒	☐	☐	☐
5	Peterhouse CofE Primary Academy Ofsted Rating: Good Pupils: 448 Distance:0.54	☐	☒	☐	☐	☐
6	Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:0.65	☐	☒	☐	☐	☐
7	Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:0.79	☐	☐	☒	☐	☐
8	Ormiston Venture Academy Ofsted Rating: Outstanding Pupils: 887 Distance:0.87	☐	☐	☒	☐	☐

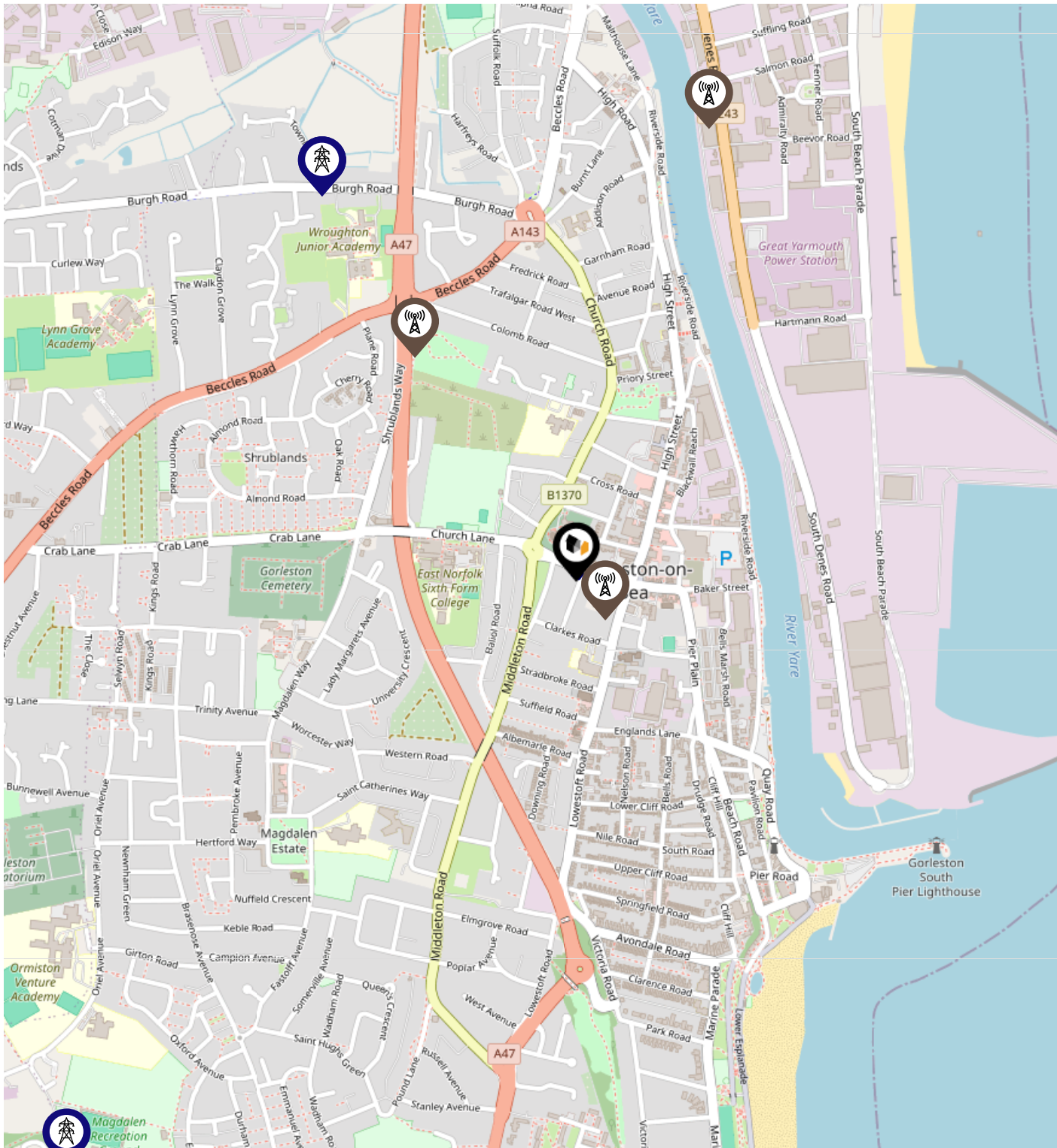


		Nursery	Primary	Secondary	College	Private
9	Ormiston Herman Academy Ofsted Rating: Good Pupils: 389 Distance:0.96	☐	☒	☐	☐	☐
10	Ormiston Cliff Park Primary Academy Ofsted Rating: Good Pupils: 482 Distance:1.02	☐	☒	☐	☐	☐
11	Cliff Park Ormiston Academy Ofsted Rating: Requires improvement Pupils: 832 Distance:1.09	☐	☐	☒	☐	☐
12	Homefield VC CofE Primary School Ofsted Rating: Good Pupils: 246 Distance:1.17	☐	☒	☐	☐	☐
13	Great Yarmouth Primary Academy Ofsted Rating: Good Pupils: 422 Distance:1.22	☐	☒	☐	☐	☐
14	Edward Worlledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:1.43	☐	☒	☐	☐	☐
15	Hillside Primary School Ofsted Rating: Good Pupils: 212 Distance:1.43	☐	☒	☐	☐	☐
16	Woodlands Primary Academy Ofsted Rating: Good Pupils: 456 Distance:1.45	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

HOWARDS
Estate Agents since 1926

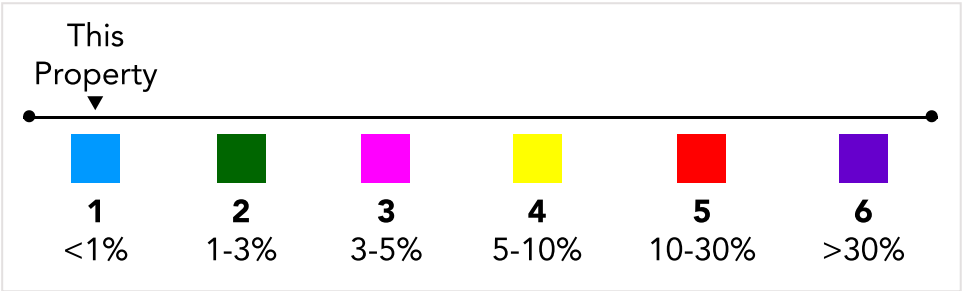
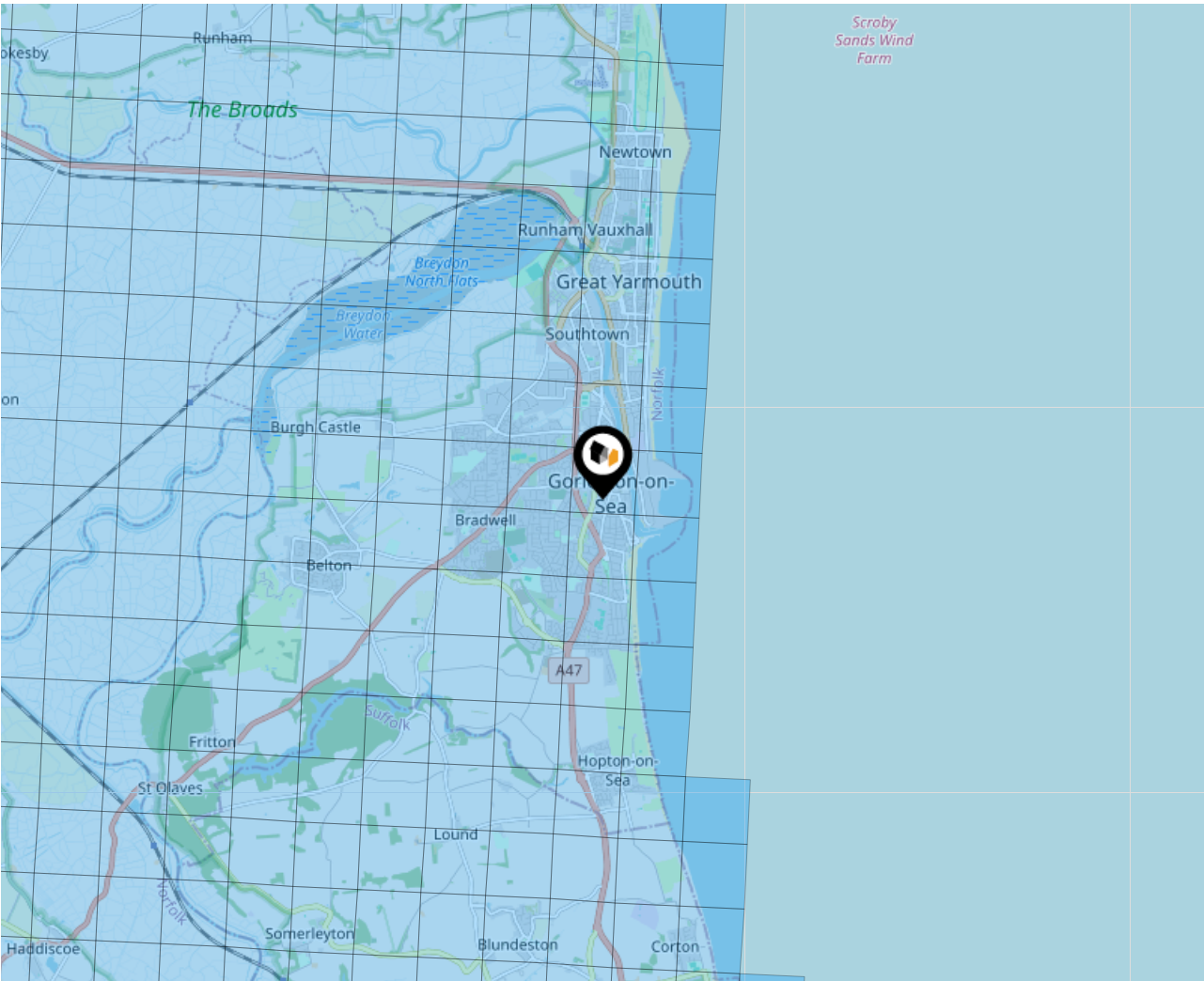


Key:

-  Power Pylons
-  Communication Masts

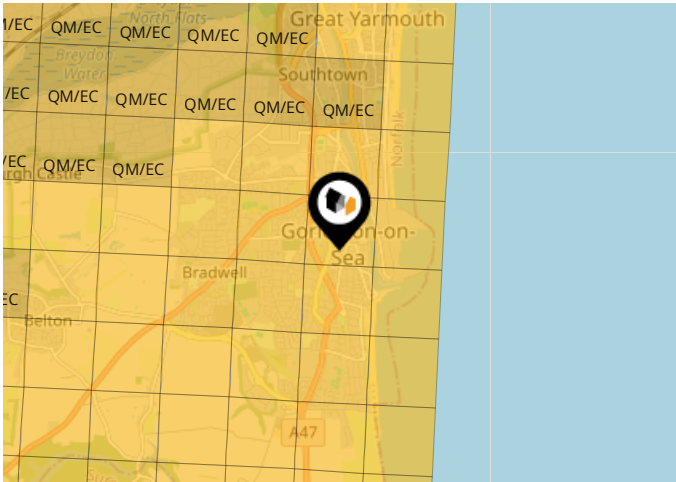
What is Radon?

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)		

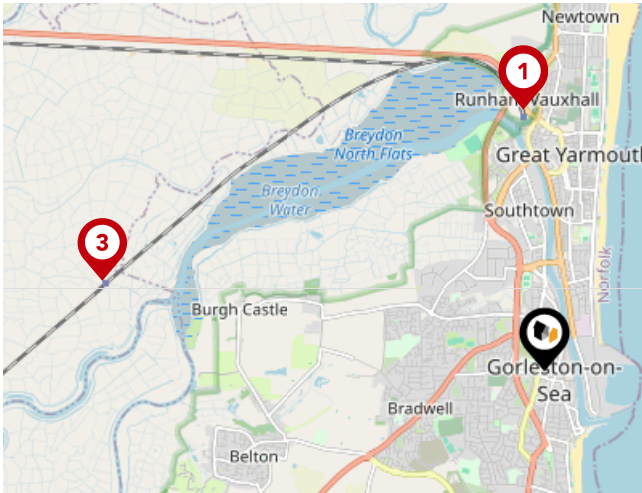


Primary Classifications (Most Common Clay Types)

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

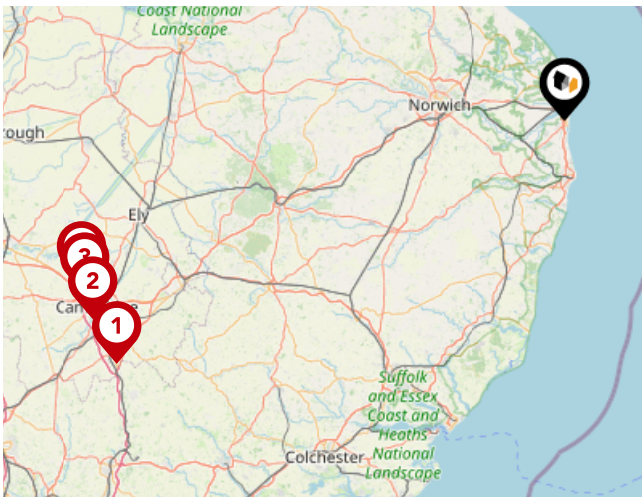
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	2.37 miles
2	Great Yarmouth Rail Station	2.37 miles
3	Berney Arms Rail Station	4.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.15 miles
2	M11 J11	74.34 miles
3	M11 J13	74 miles
4	M11 J14	73.89 miles

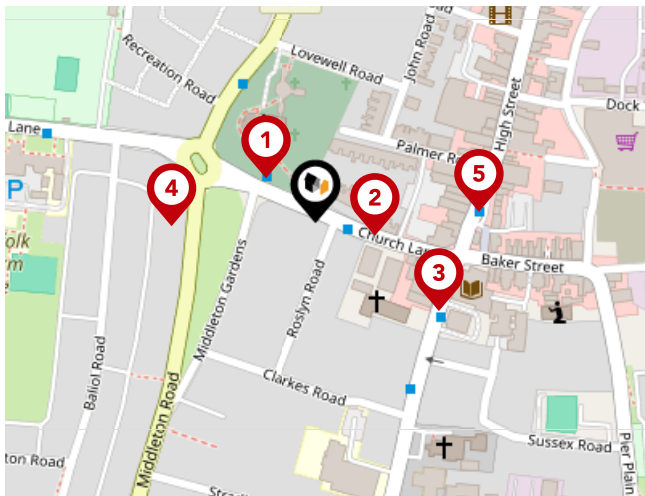


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.82 miles
2	Southend-on-Sea	82.22 miles
3	Cambridge	70.32 miles
4	Stansted Airport	78.17 miles

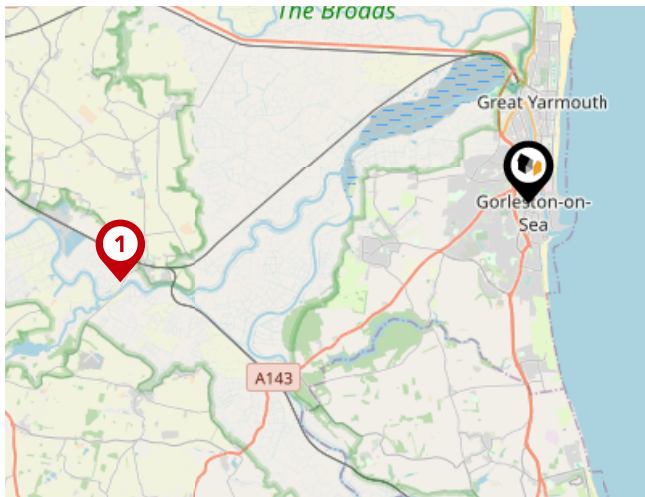
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roslyn Road	0.04 miles
2	Roslyn Road	0.03 miles
3	The Tramway	0.09 miles
4	Clarke's Road	0.08 miles
5	Town Centre	0.09 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7.48 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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