

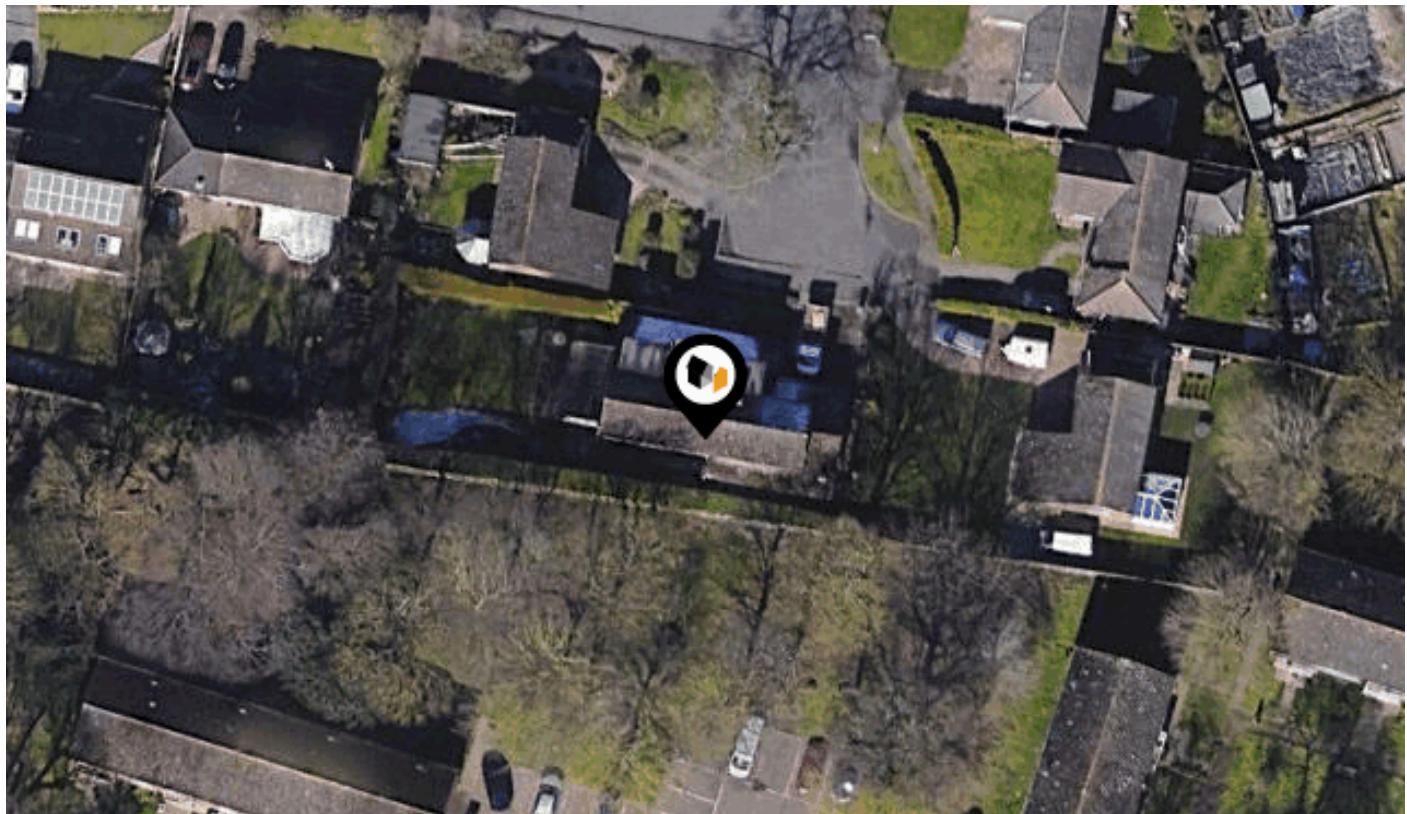


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



**WEDGEWOOD COURT, GORLESTON, GREAT YARMOUTH,
NR31**

Howards

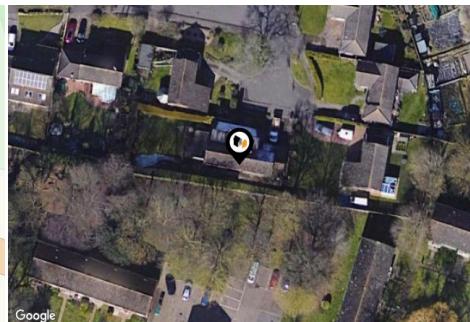
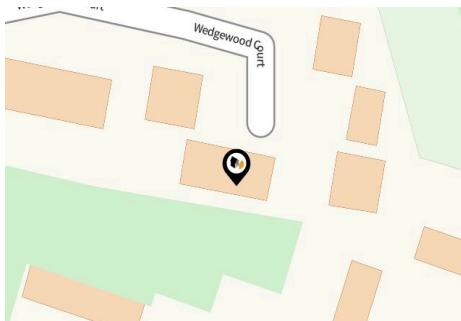
116 Regent Road, Great Yarmouth, Norfolk, NR30 2AB

01493 509362

gtyarmouth.lettings@howards.co.uk

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Know any property instantly



Property

Type:	Semi-Detached House
Bedrooms:	4
Floor Area:	1,528 ft ² / 142 m ²
Council Tax :	Band F
Annual Estimate:	£3,330

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14
mb/s



66
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Gorleston, NR31

Energy rating

D

Valid until 17.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	56 D	
21-38	F		
1-20	G		

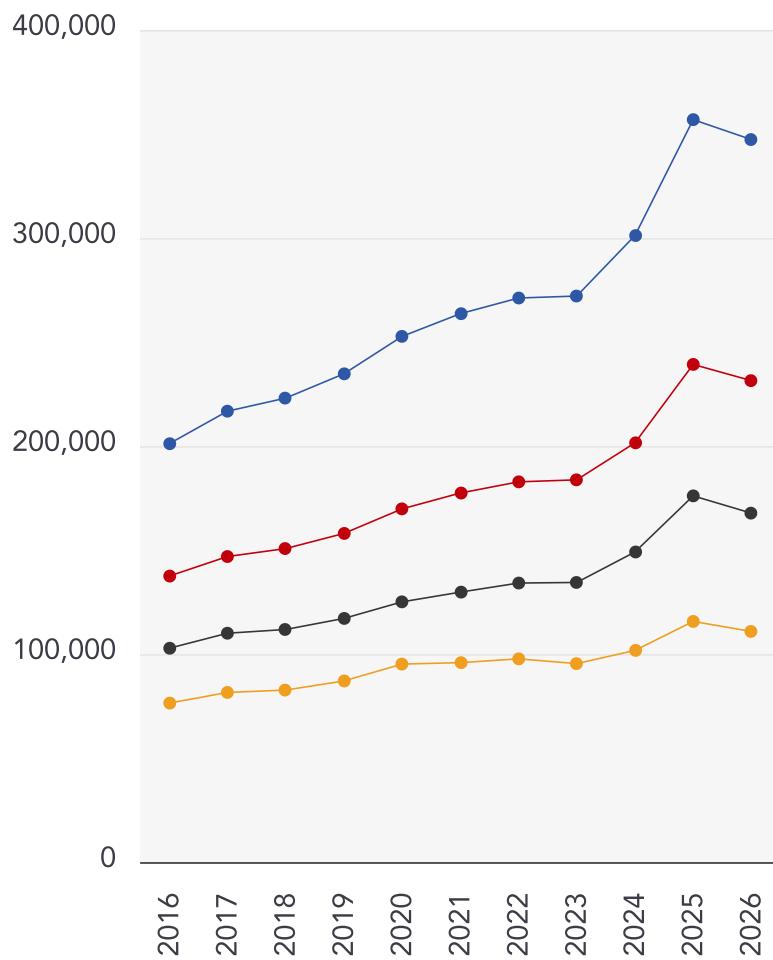
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	142 m ²

Market House Price Statistics

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



Detached

+72.67%

Semi-Detached

+68.3%

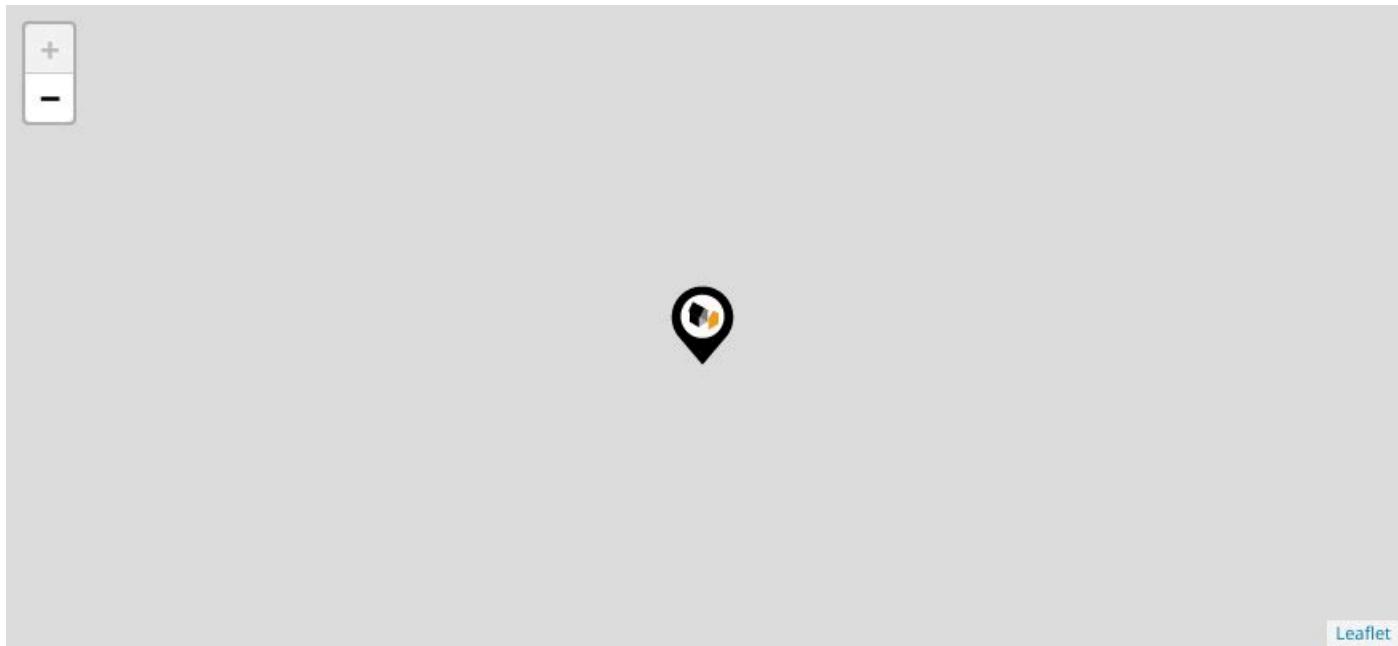
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

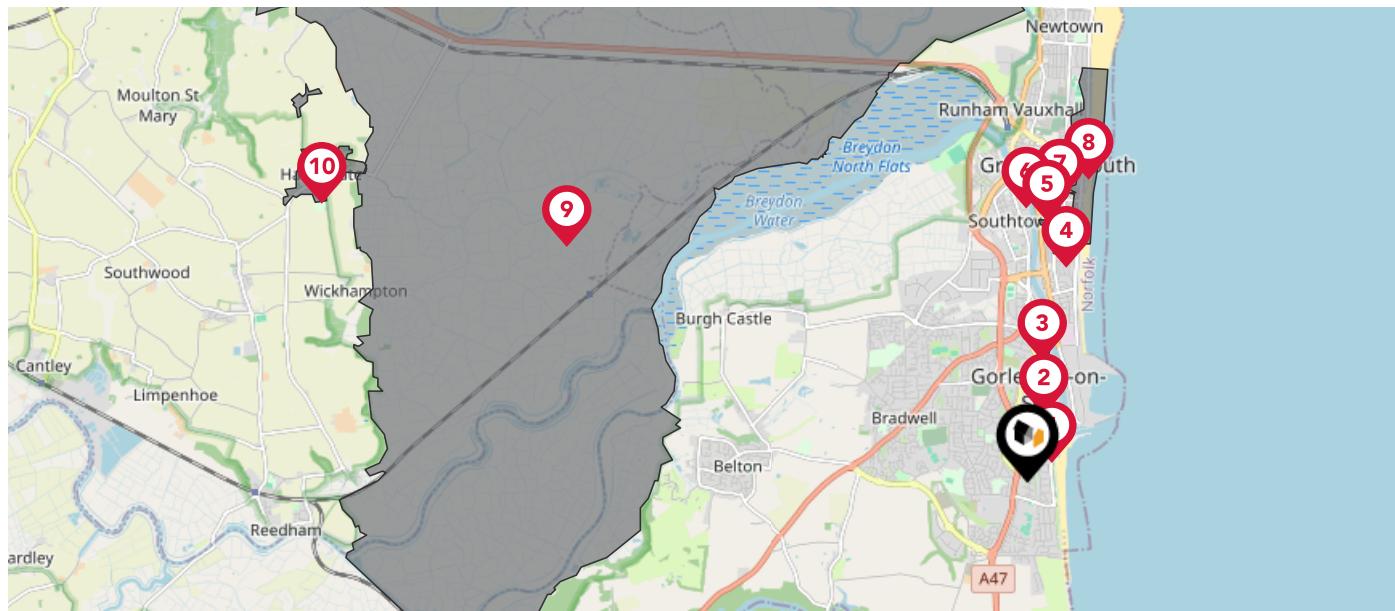
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps Conservation Areas

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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

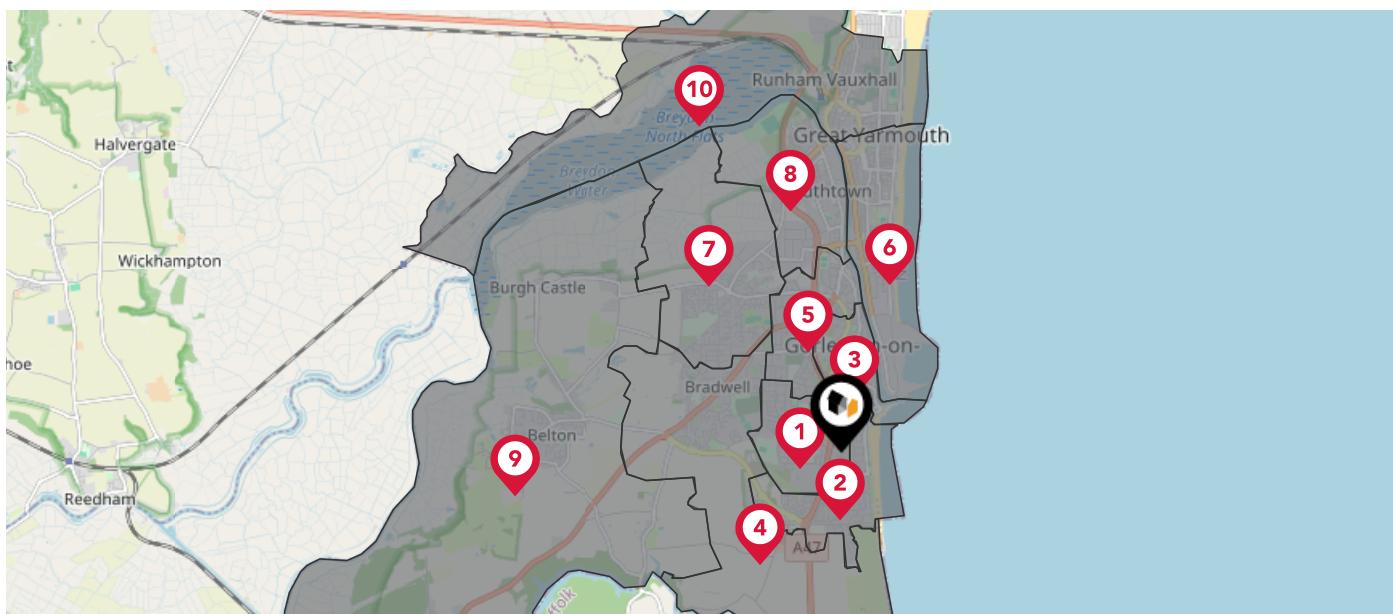
- 1 Cliff Hill, Gorleston
- 2 Gorleston Town Centre
- 3 No.17 Gorleston Conservation Area Extensions
- 4 Camperdown, Great Yarmouth
- 5 King Street, Great Yarmouth
- 6 Hall Quay and South Quay, Great Yarmouth
- 7 St George's, Great Yarmouth
- 8 Seafront, Great Yarmouth
- 9 Halvergate Marshes
- 10 Halvergate and Tunstall

Maps

Council Wards

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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



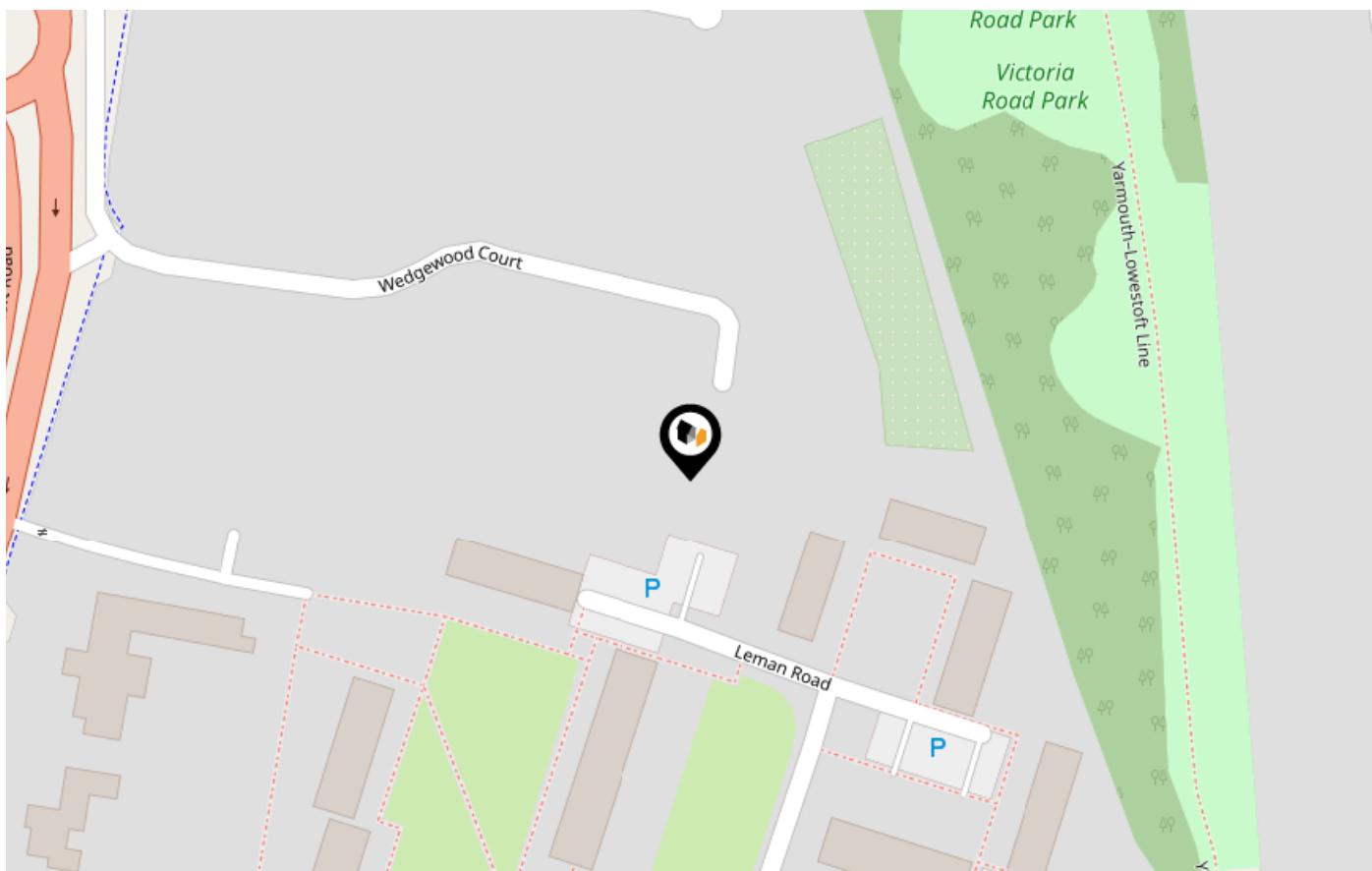
Nearby Council Wards

- 1 Magdalen Ward
- 2 Gorleston Ward
- 3 St. Andrews Ward
- 4 Bradwell South and Hopton Ward
- 5 Claydon Ward
- 6 Nelson Ward
- 7 Bradwell North Ward
- 8 Southtown and Cobholm Ward
- 9 Lothingland Ward
- 10 Central And Northgate Ward

Flood Risk Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

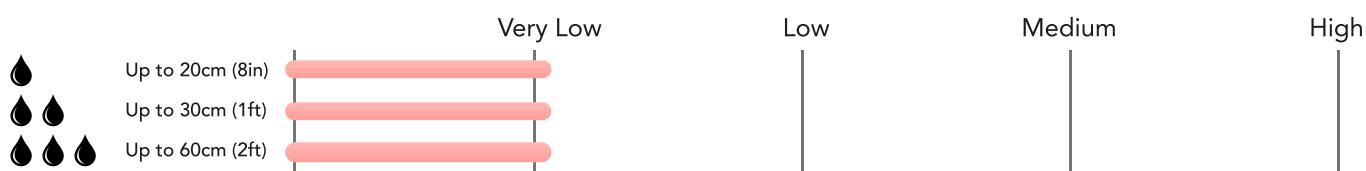


Risk Rating: Very low

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.

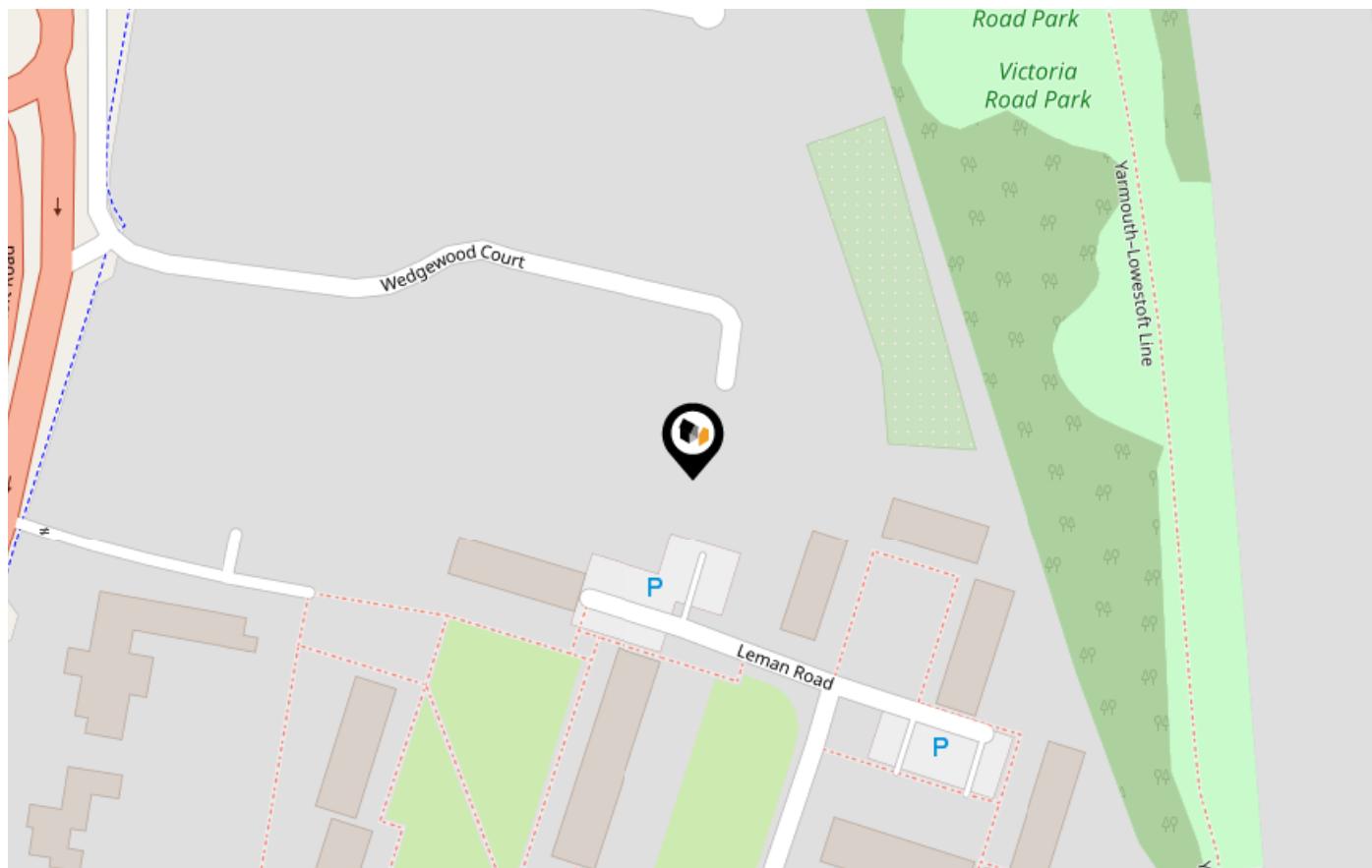
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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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.

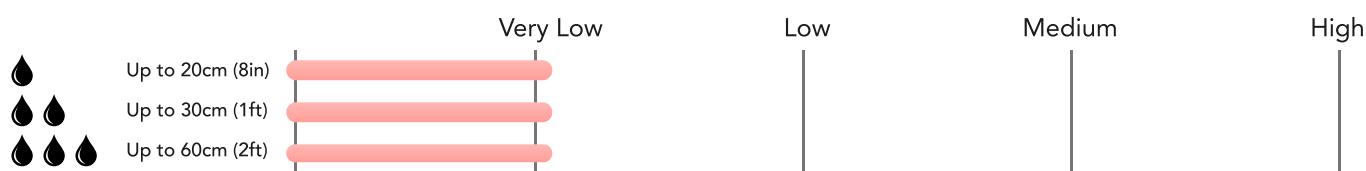


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

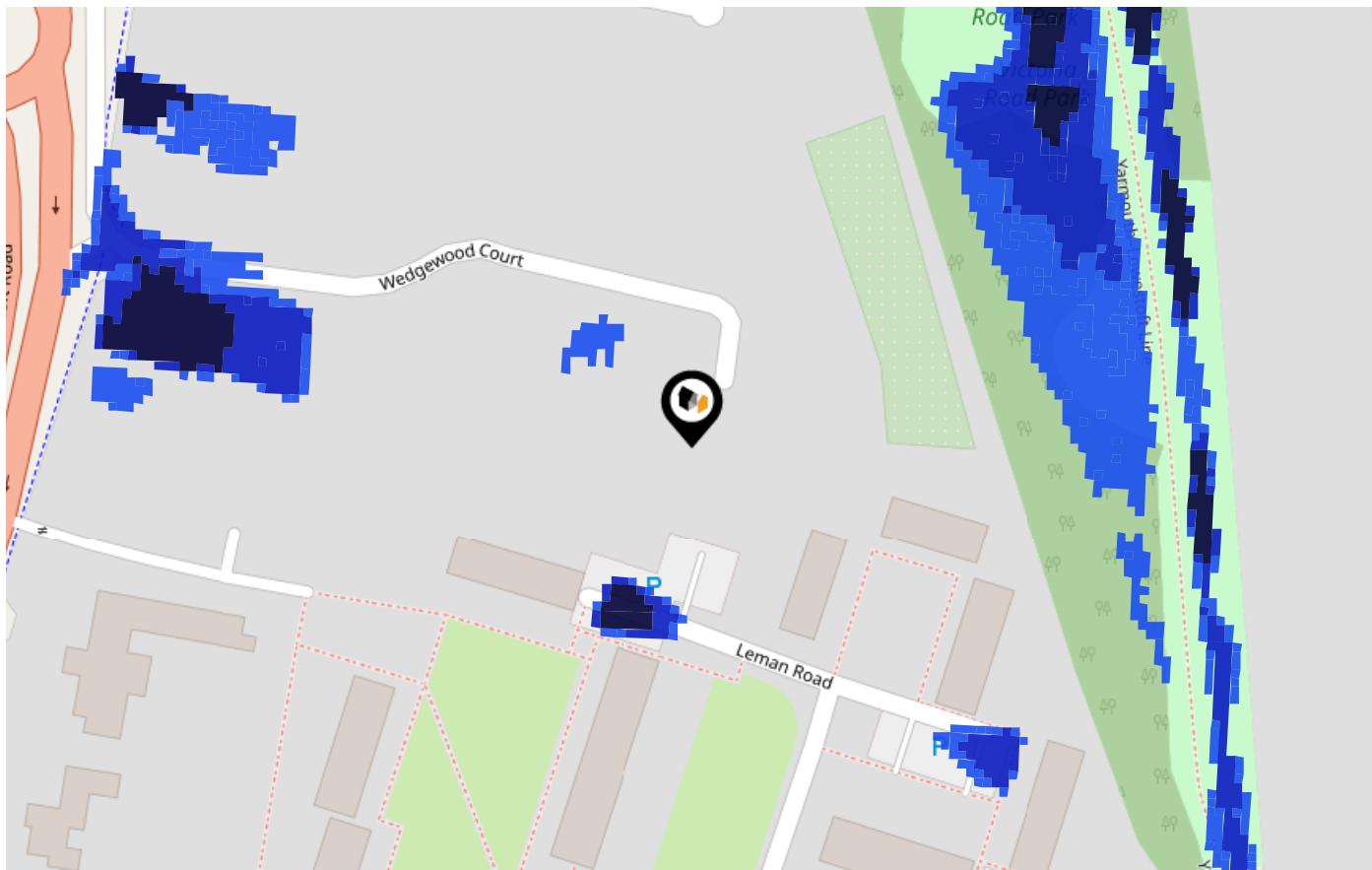


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

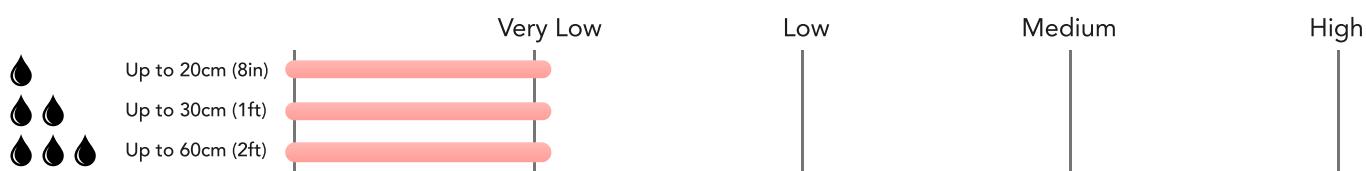


Risk Rating: Very low

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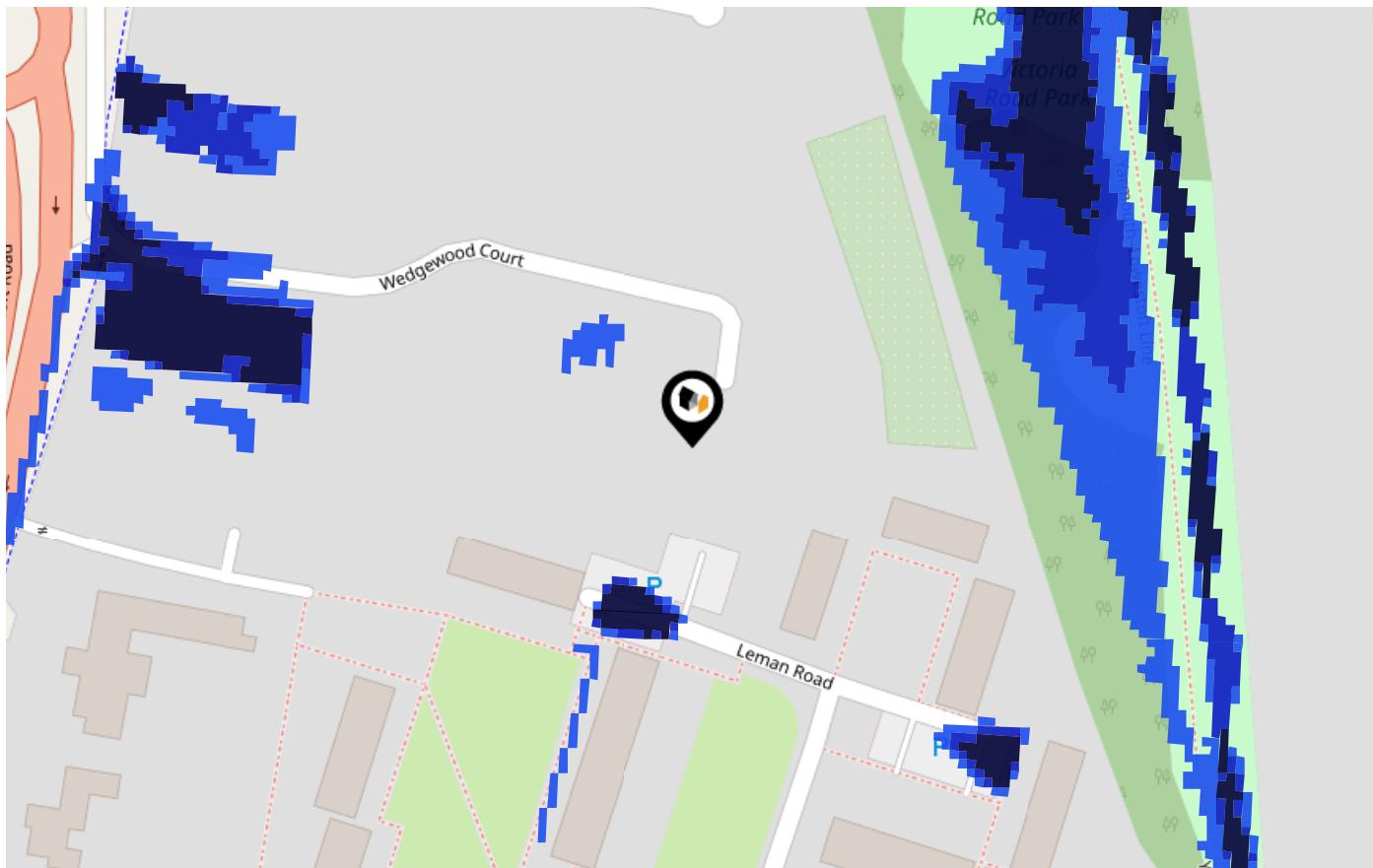
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

HOWARDS
Estate Agents since 1926

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.

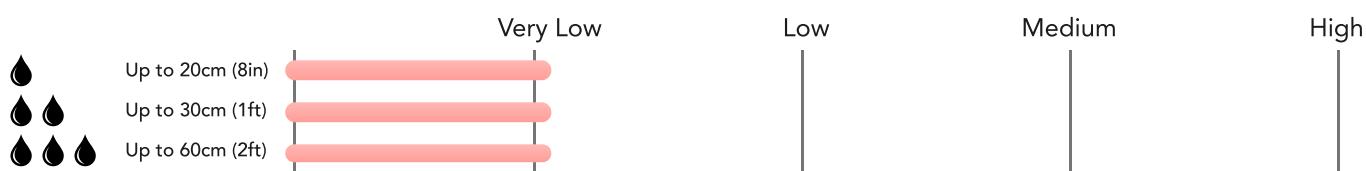


Risk Rating: **Very low**

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

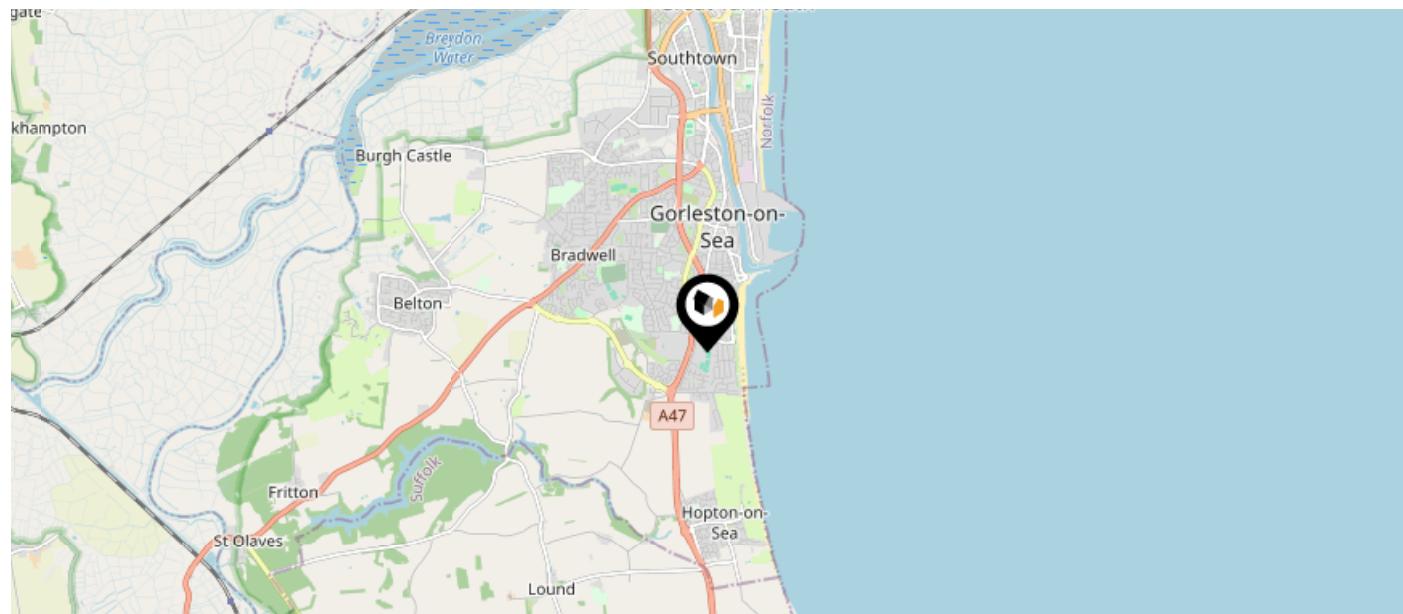


Maps

Green Belt

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



Nearby Green Belt Land

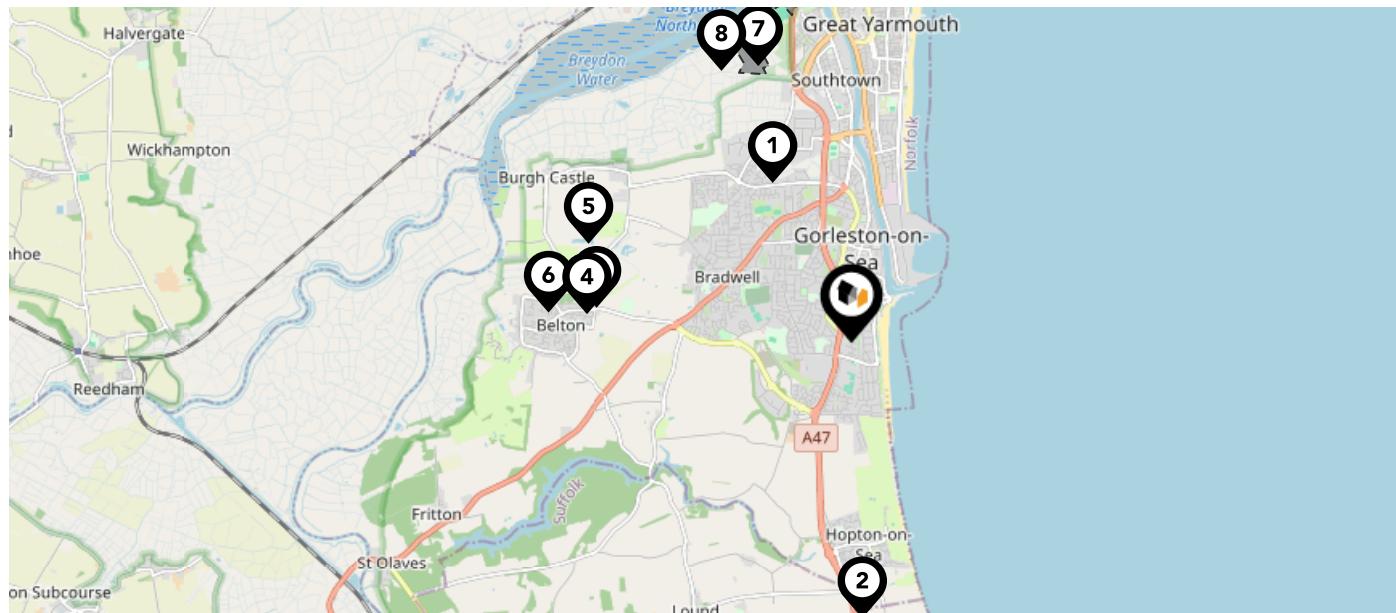
No data available.

Maps

Landfill Sites

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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	<input type="checkbox"/>
 2	Oak View Farm-Lowestoft Road, Hopton, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
 3	Belton Marsh-Burgh Castle	Historic Landfill	<input type="checkbox"/>
 4	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
 5	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
 6	EA/EPR/EP3199NL/A001	Active Landfill	<input checked="" type="checkbox"/>
 7	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	<input type="checkbox"/>
 8	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill	<input type="checkbox"/>

Maps

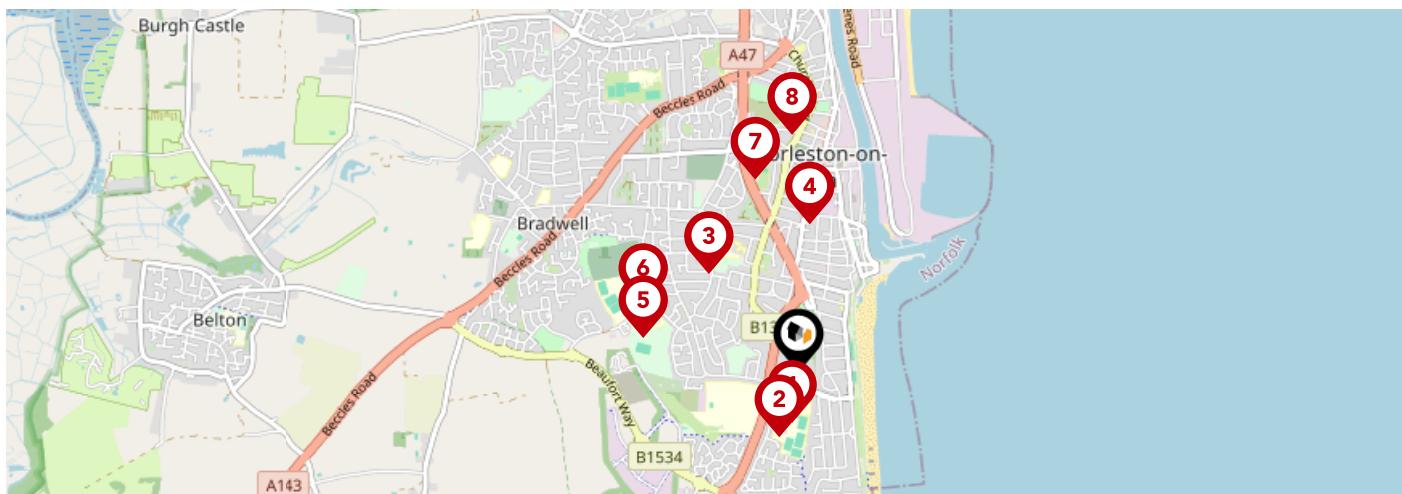
Listed Buildings

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

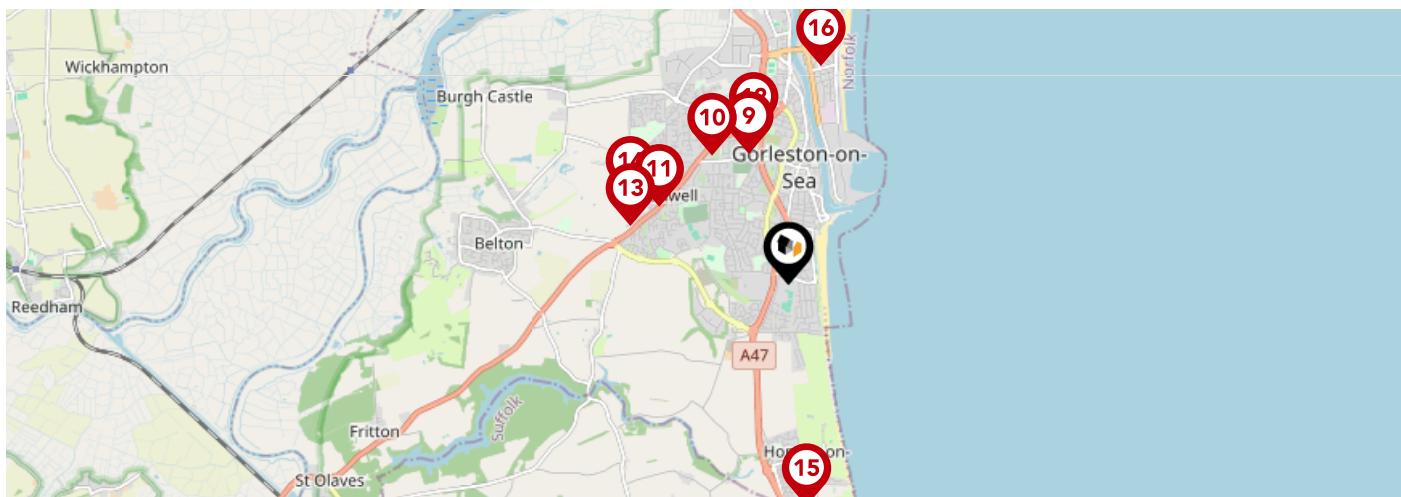


Listed Buildings in the local district	Grade	Distance
1459030 - Tudor Cottage	Grade II	0.3 miles
1245976 - The Pavilion	Grade II	0.4 miles
1096823 - Eastland House	Grade II	0.5 miles
1096822 - Cliff Cottage	Grade II	0.5 miles
1245979 - Lighthouse	Grade II	0.5 miles
1096825 - 37, Cliff Hill	Grade II	0.5 miles
1096824 - Old Custom House	Grade II	0.5 miles
1393960 - Beatsters Building	Grade II	0.7 miles
1246581 - Roman Catholic Church Of St Peter, Gorleston	Grade II	0.7 miles
1481895 - Presbytery Of St Peter's Church, Gorleston	Grade II	0.7 miles



Nursery Primary Secondary College Private

1	Ormiston Cliff Park Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 482 Distance:0.23					
2	Cliff Park Ormiston Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 832 Distance:0.31					
3	Peterhouse CofE Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 448 Distance:0.6					
4	Stradbroke Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 208 Distance:0.66					
5	Ormiston Herman Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 389 Distance:0.72					
6	Ormiston Venture Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 887 Distance:0.76					
7	East Norfolk Sixth Form College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance:0.88					
8	St Mary and St Peter Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 230 Distance:1.07					

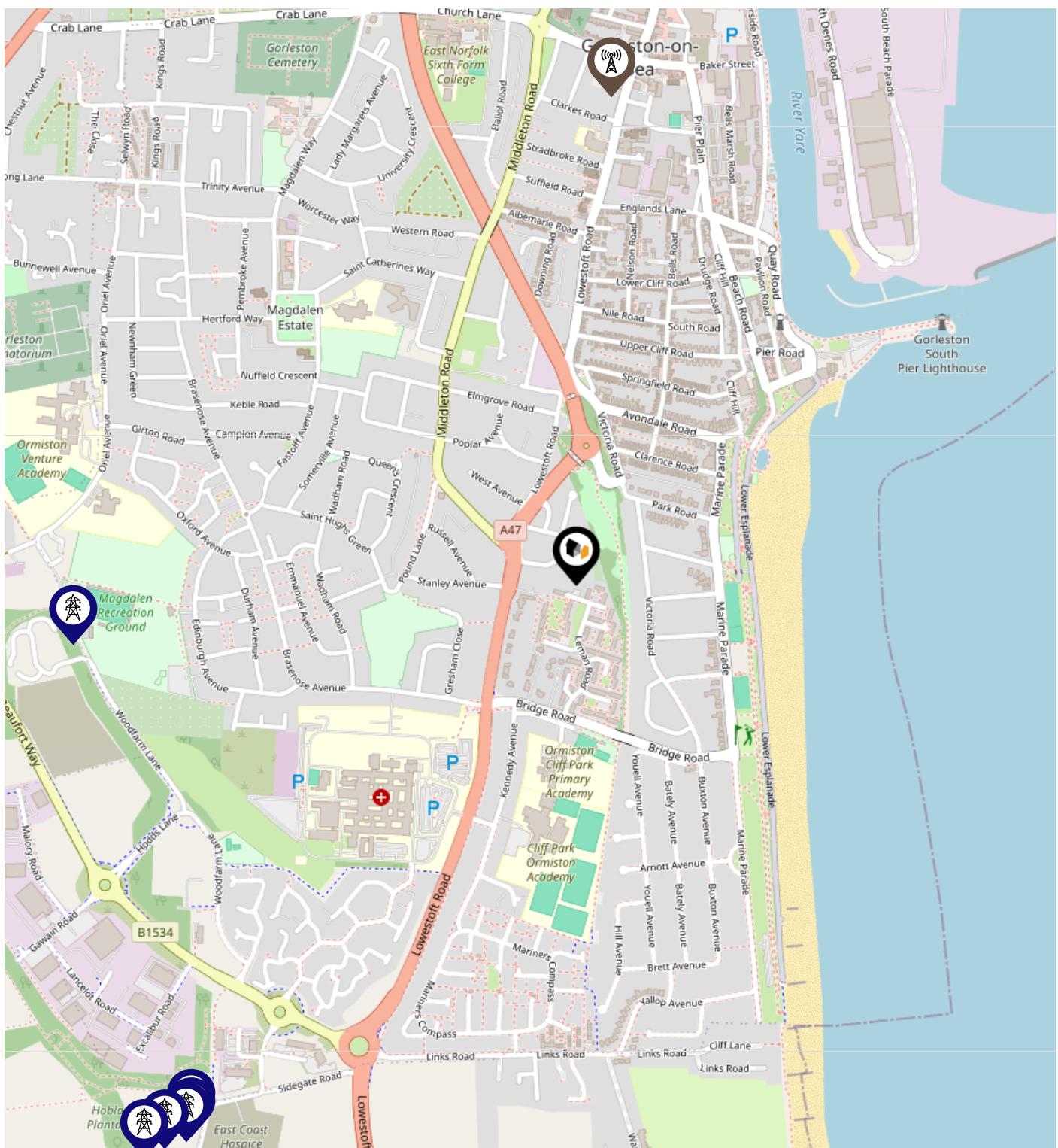


Nursery Primary Secondary College Private

9	Wroughton Infant Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 191 Distance:1.23					
10	Lynn Grove Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1155 Distance:1.35					
11	Homefield VC CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 246 Distance:1.35					
12	Wroughton Junior Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 318 Distance:1.39					
13	Woodlands Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 456 Distance:1.51					
14	Hillside Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 212 Distance:1.62					
15	Hopton Church of England Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 184 Distance:2					
16	Great Yarmouth Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 422 Distance:2					

Local Area Masts & Pylons

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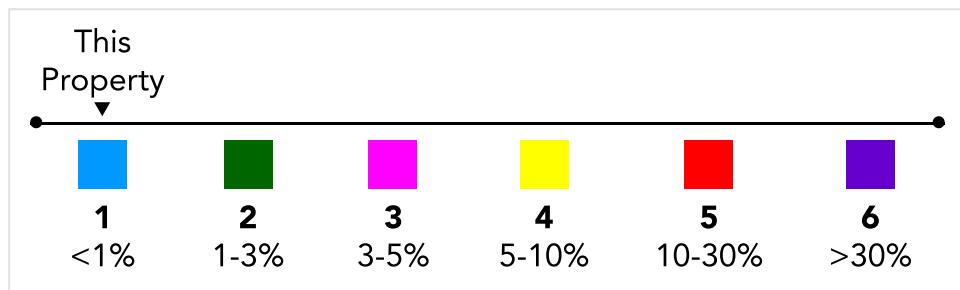
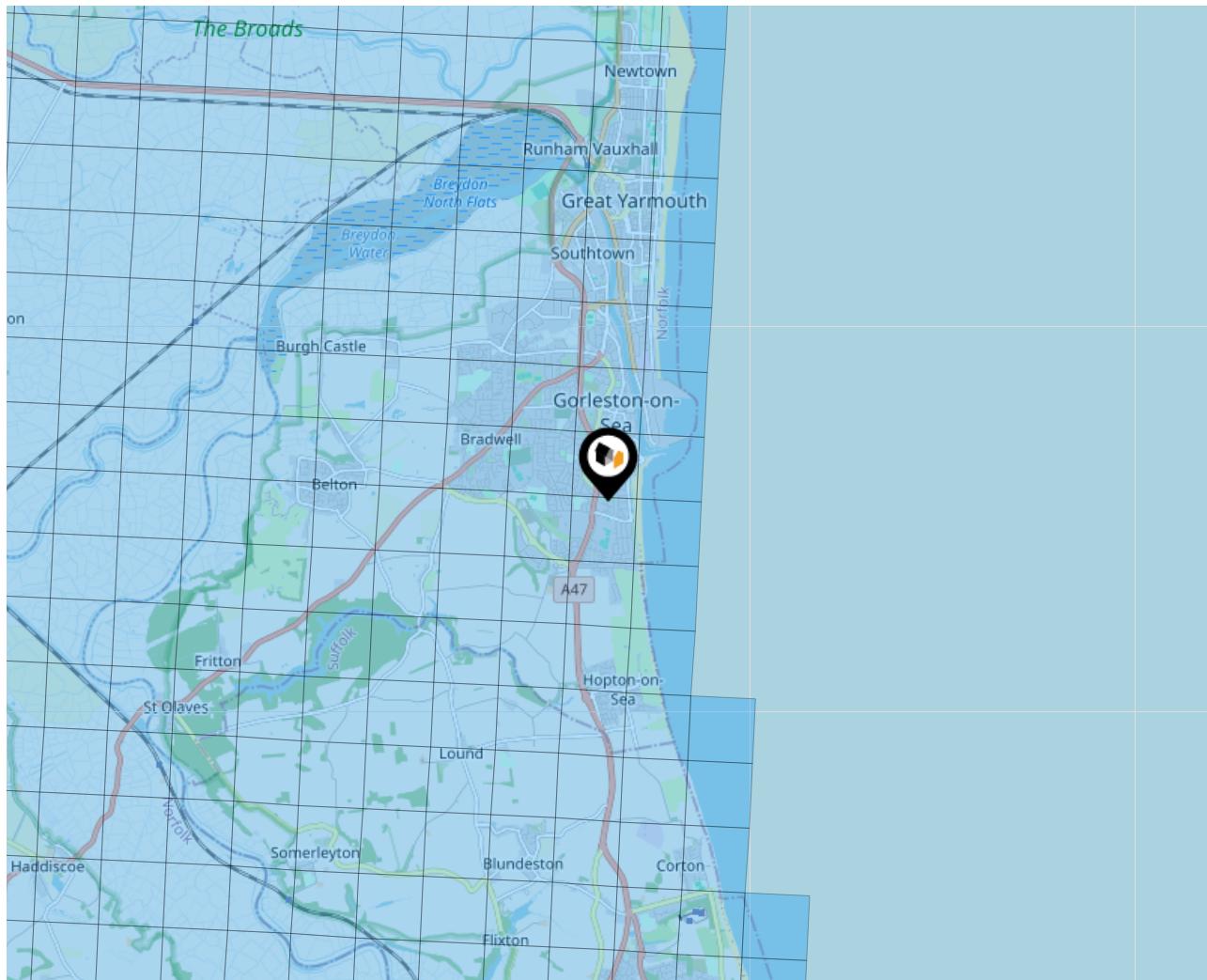


Key:

- 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

Parent Material Grain:

ARENACEOUS

Soil Group:

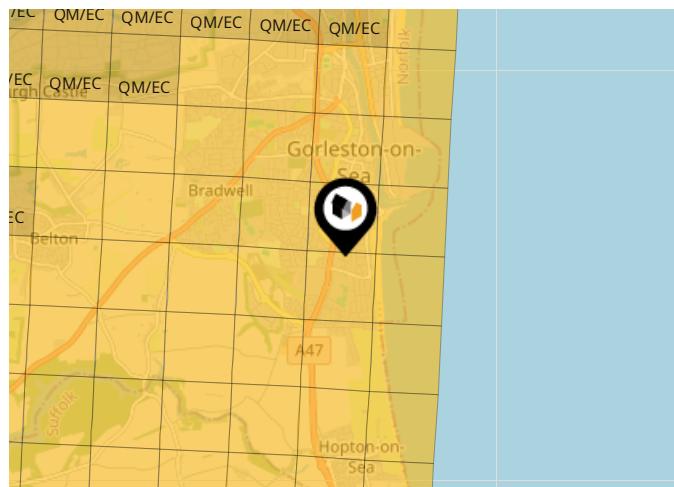
LIGHT(SANDY)

Soil Texture:

SAND

Soil Depth:

DEEP

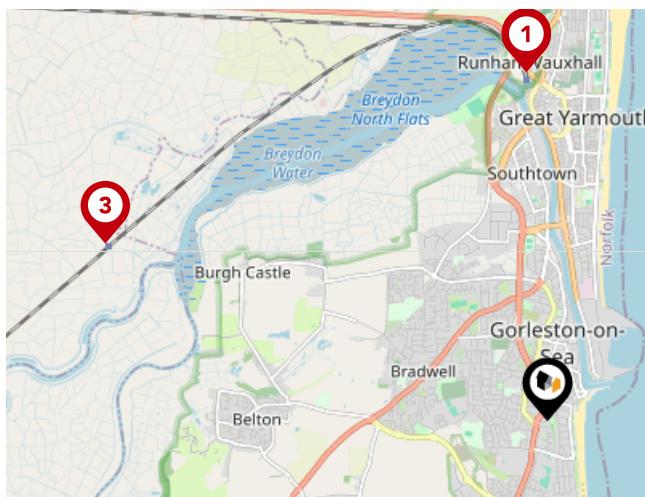


Primary Classifications (Most Common Clay Types)

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

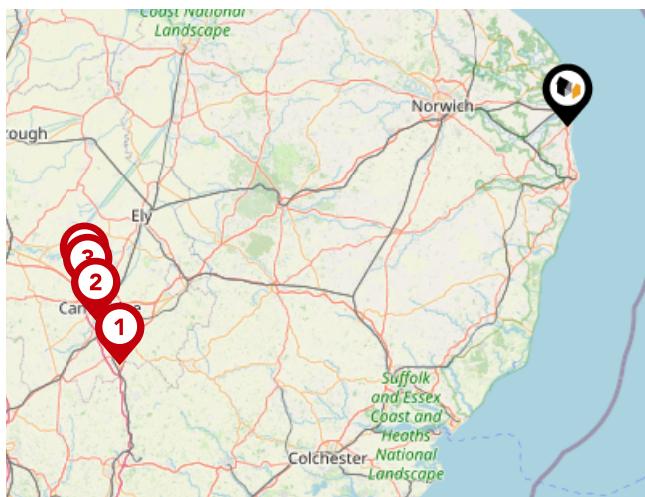
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	3.15 miles
2	Great Yarmouth Rail Station	3.16 miles
3	Berney Arms Rail Station	4.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.77 miles
2	M11 J11	74.04 miles
3	M11 J13	73.73 miles
4	M11 J14	73.64 miles

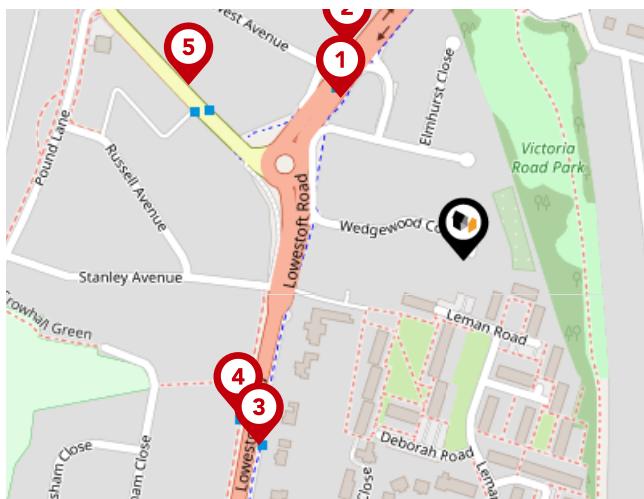


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	20.08 miles
2	Southend-on-Sea	81.55 miles
3	Cambridge	70.04 miles
4	Stansted Airport	77.7 miles

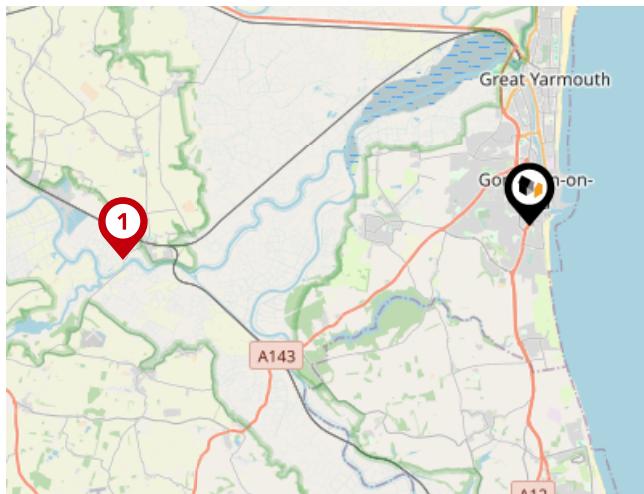
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Elmhurst Close	0.12 miles
2	Elmhurst Close	0.14 miles
3	Lowestoft Road	0.16 miles
4	Lowestoft Road	0.15 miles
5	Pound Lane	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7.36 miles

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Land Registry

