

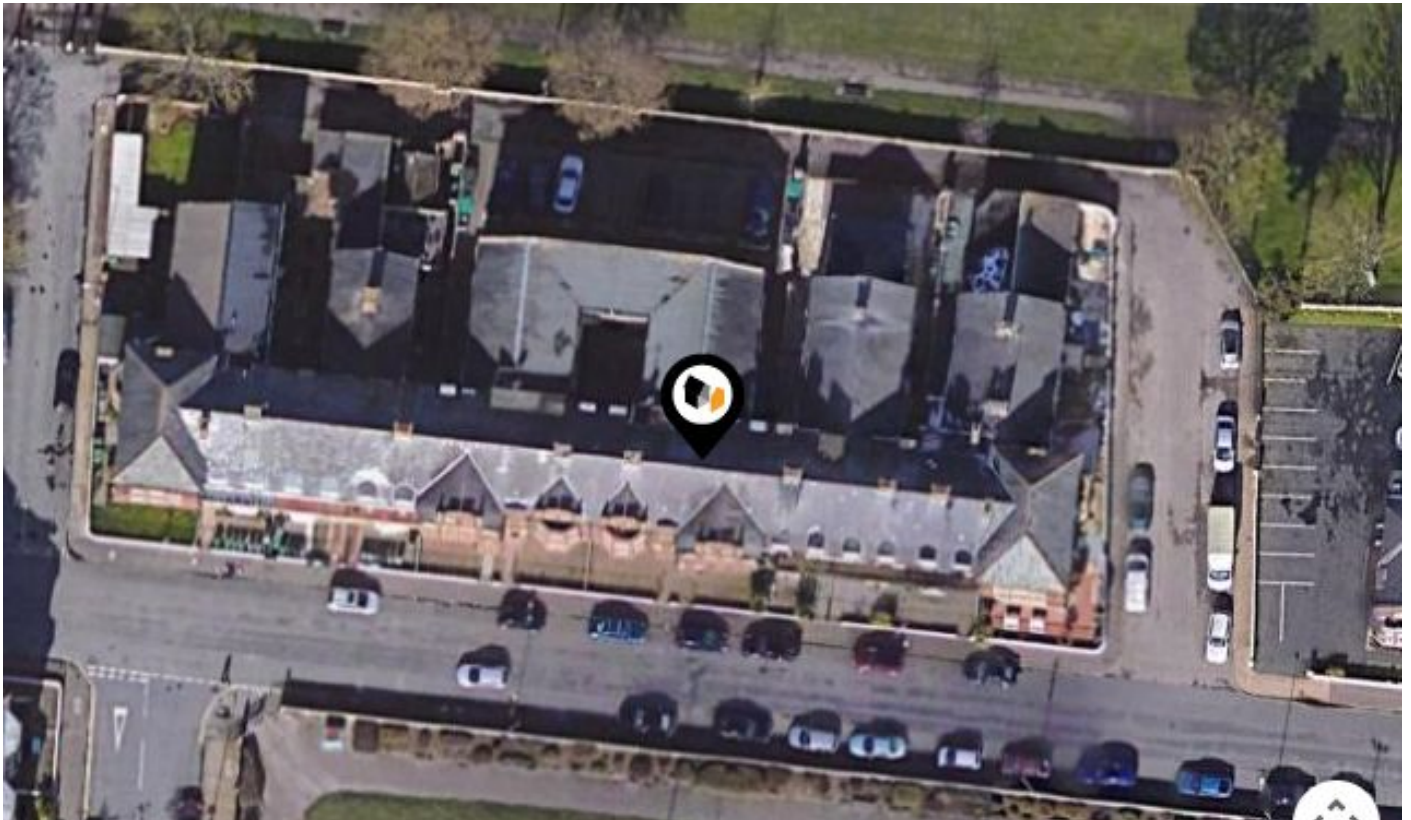


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st October 2025



8-9, SANDOWN ROAD, GREAT YARMOUTH, NR30

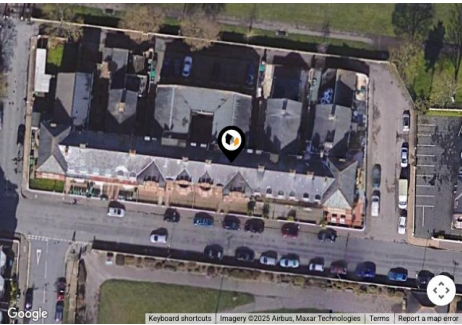
Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Property Shell
Bedrooms:	2

Local Area

Local Authority:	Norfolk
Conservation Area:	Seafront, Great Yarmouth
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

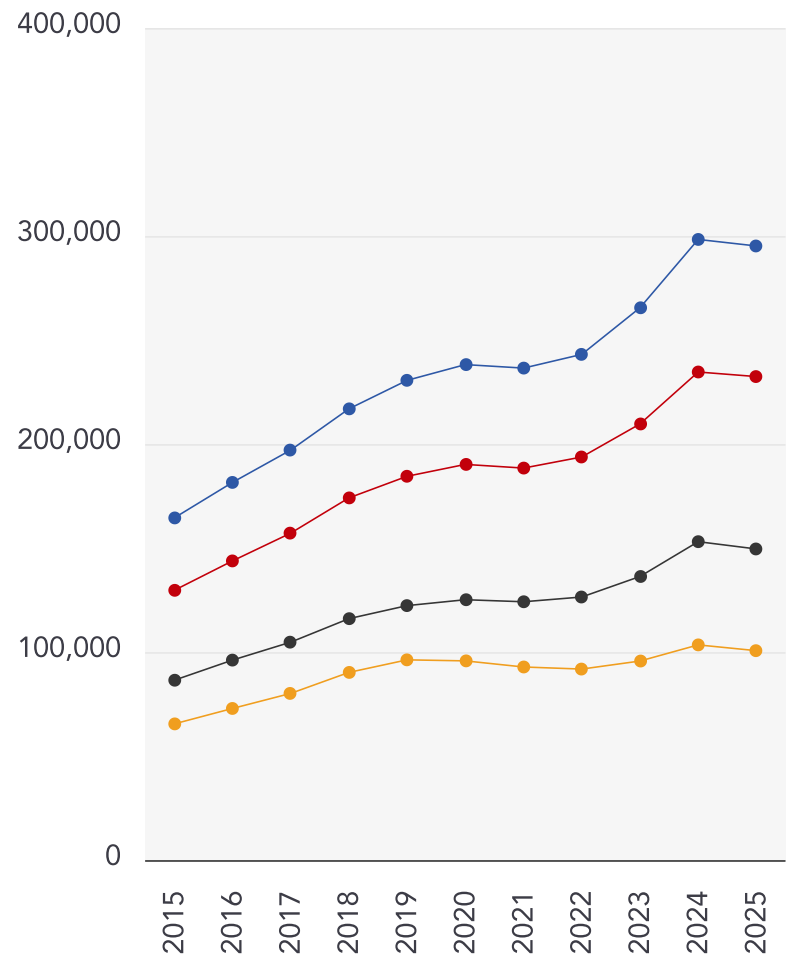
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	74 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

10 Year History of Average House Prices by Property Type in NR30



Detached

+79.46%

Semi-Detached

+79.21%

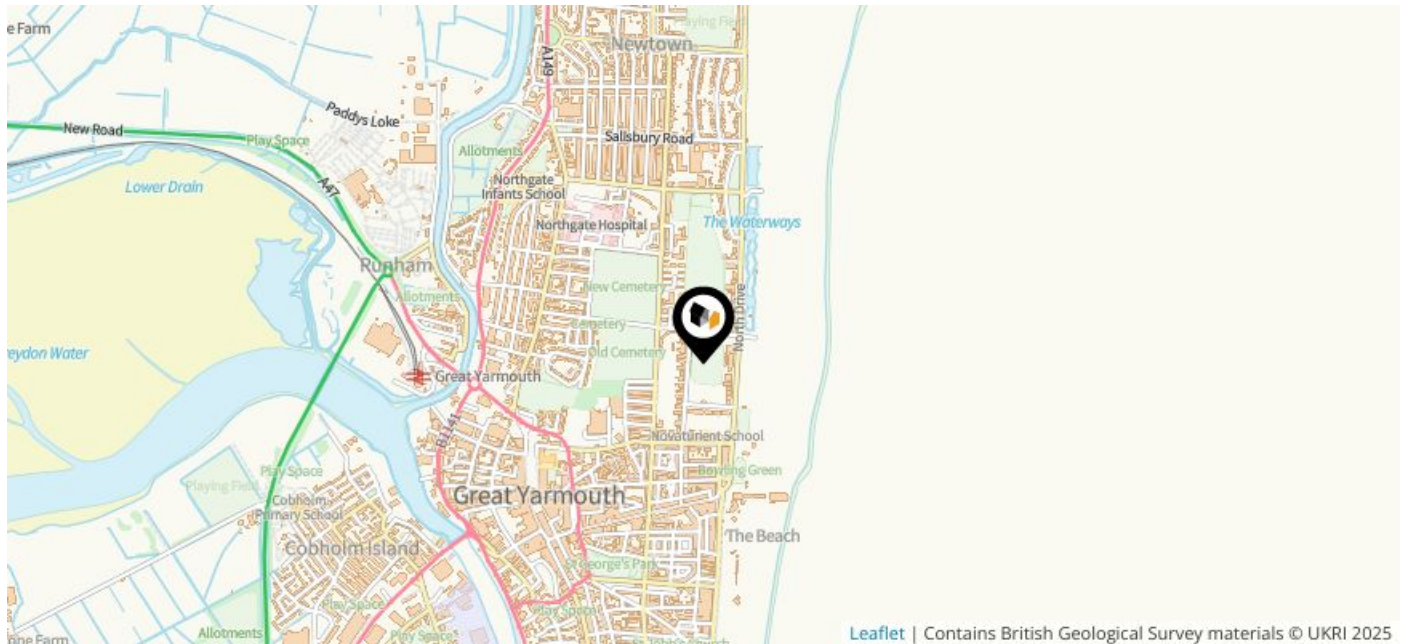
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



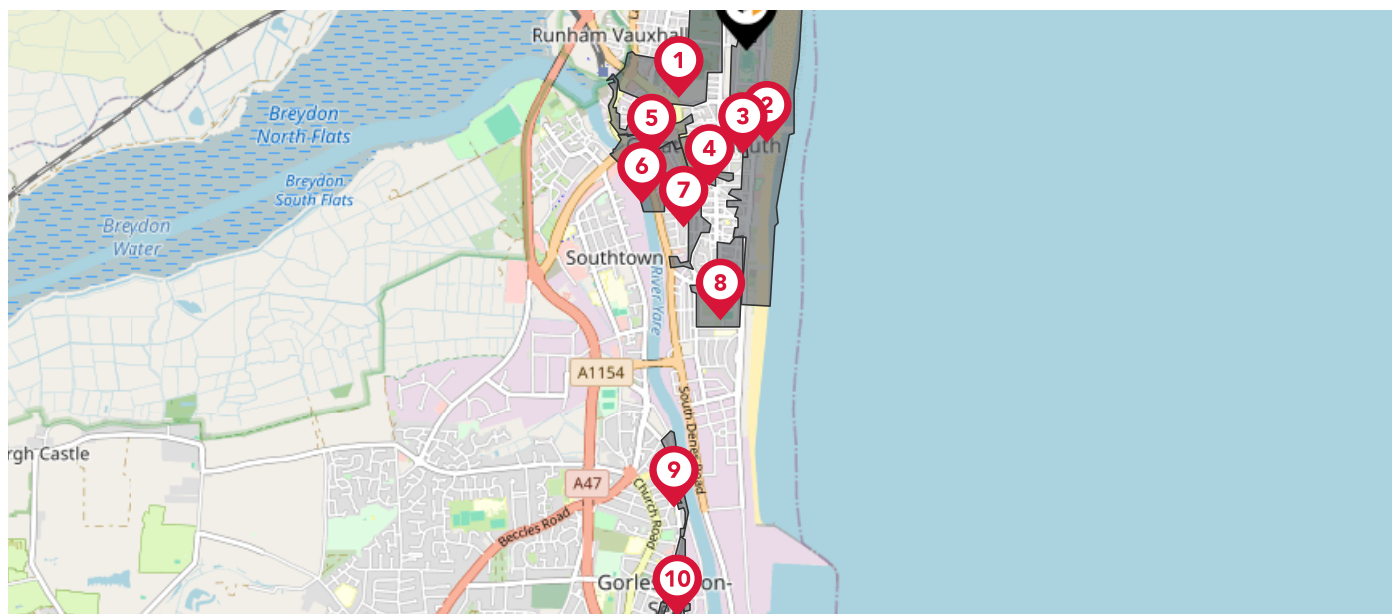
Mine Entry

- ✕ 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.

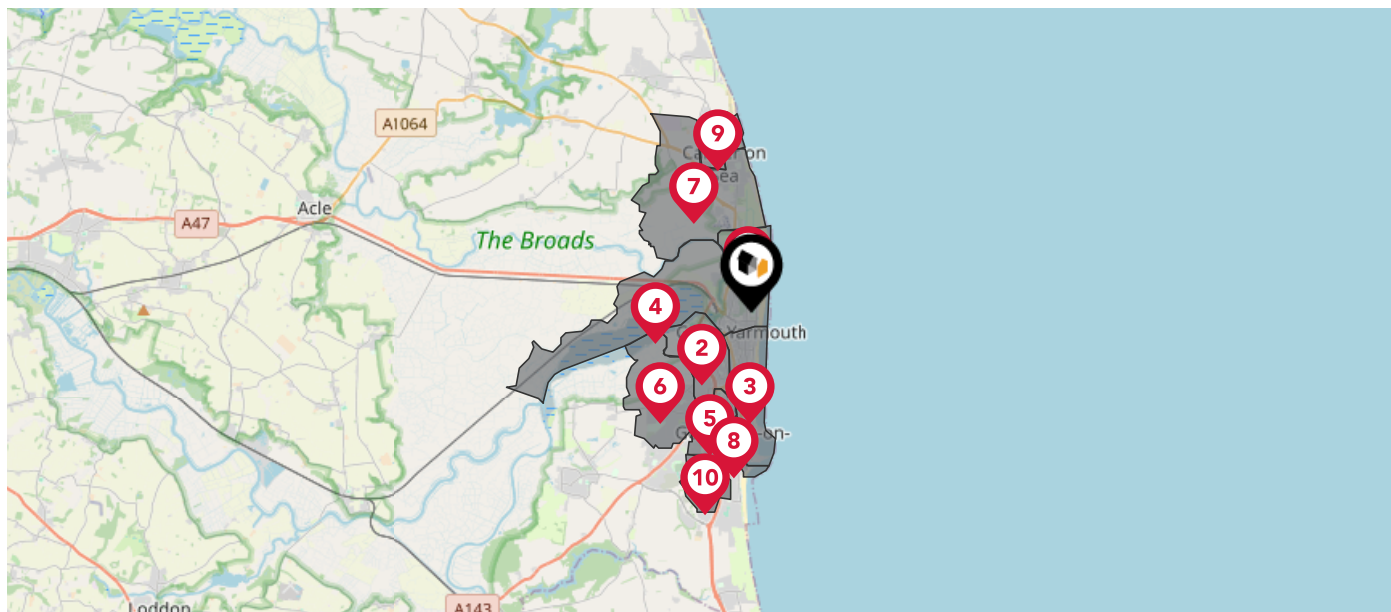
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 St Nicholas and Northgate Street, Great Yarmouth
- 2 Seafront, Great Yarmouth
- 3 Prince's Road, Great Yarmouth
- 4 St George's, Great Yarmouth
- 5 Market Place, Rows and North Quay, Great Yarmouth
- 6 Hall Quay and South Quay, Great Yarmouth
- 7 King Street, Great Yarmouth
- 8 Camperdown, Great Yarmouth
- 9 No.17 Gorleston Conservation Area Extensions
- 10 Gorleston Town Centre

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



Yarmouth North Ward



Southtown and Cobholm Ward



Nelson Ward



Central And Northgate Ward



Claydon Ward



Bradwell North Ward



Caister South Ward



St. Andrews Ward



Caister North Ward



Magdalen Ward

HOWARDS
Estate Agents since 1926

The map shows the Siresbrooke Hotel located on Sandown Road. To the west is Stephenson Close, and to the east is North Drive. The hotel is situated between Sandown Road and a large green area. Other nearby locations include Knight's Court, Garrods, The Georgian House, and the Imperial Hotel. A large blue area at the bottom represents the beach and sea.

-  **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.

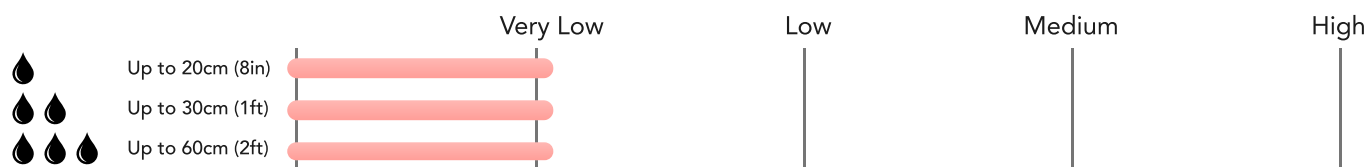
Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

HOWARDS
Estate Agents since 1926

[illegible]

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.

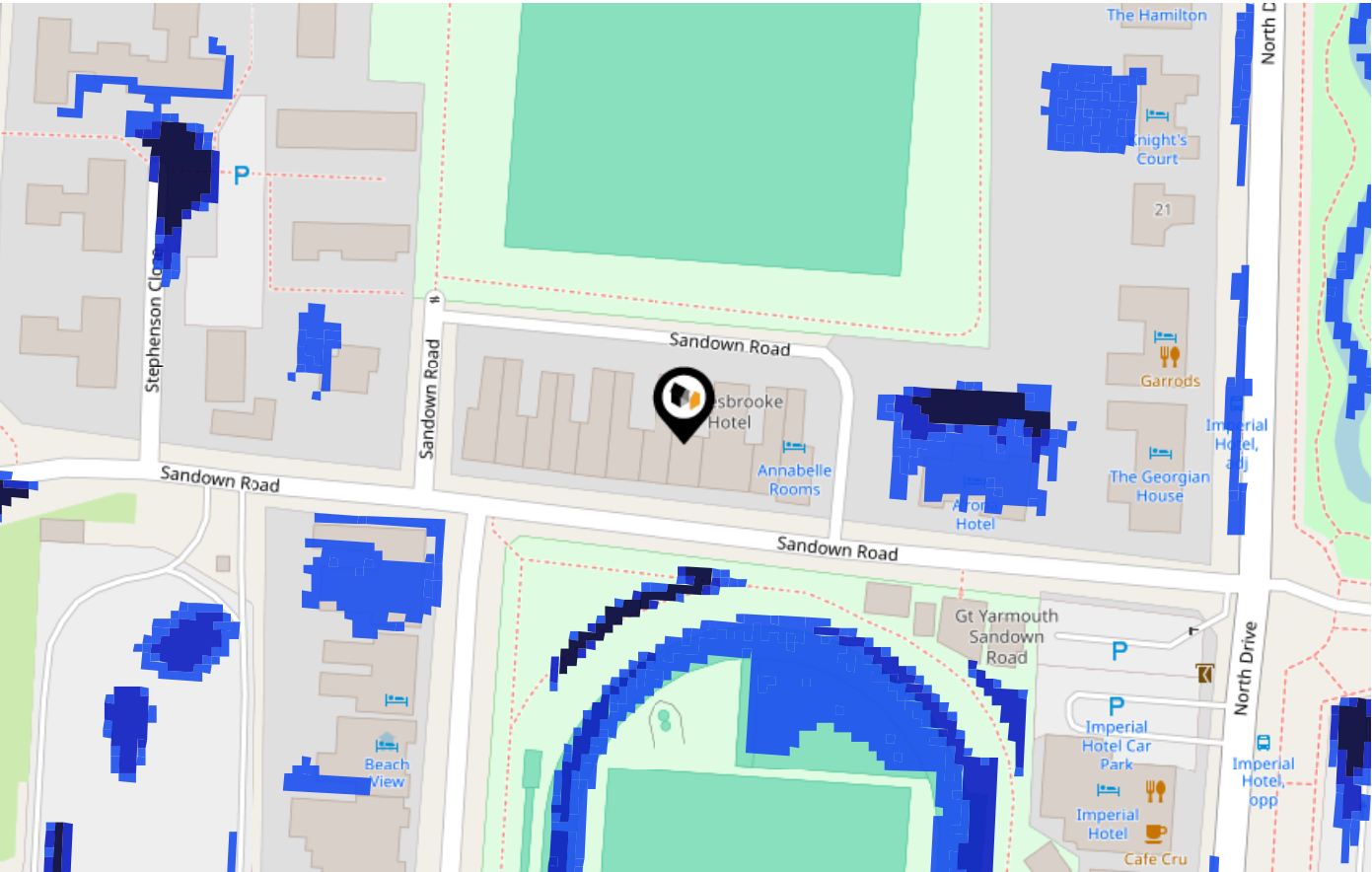
- Chance of flooding to the following depths at this property:



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.
- 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.

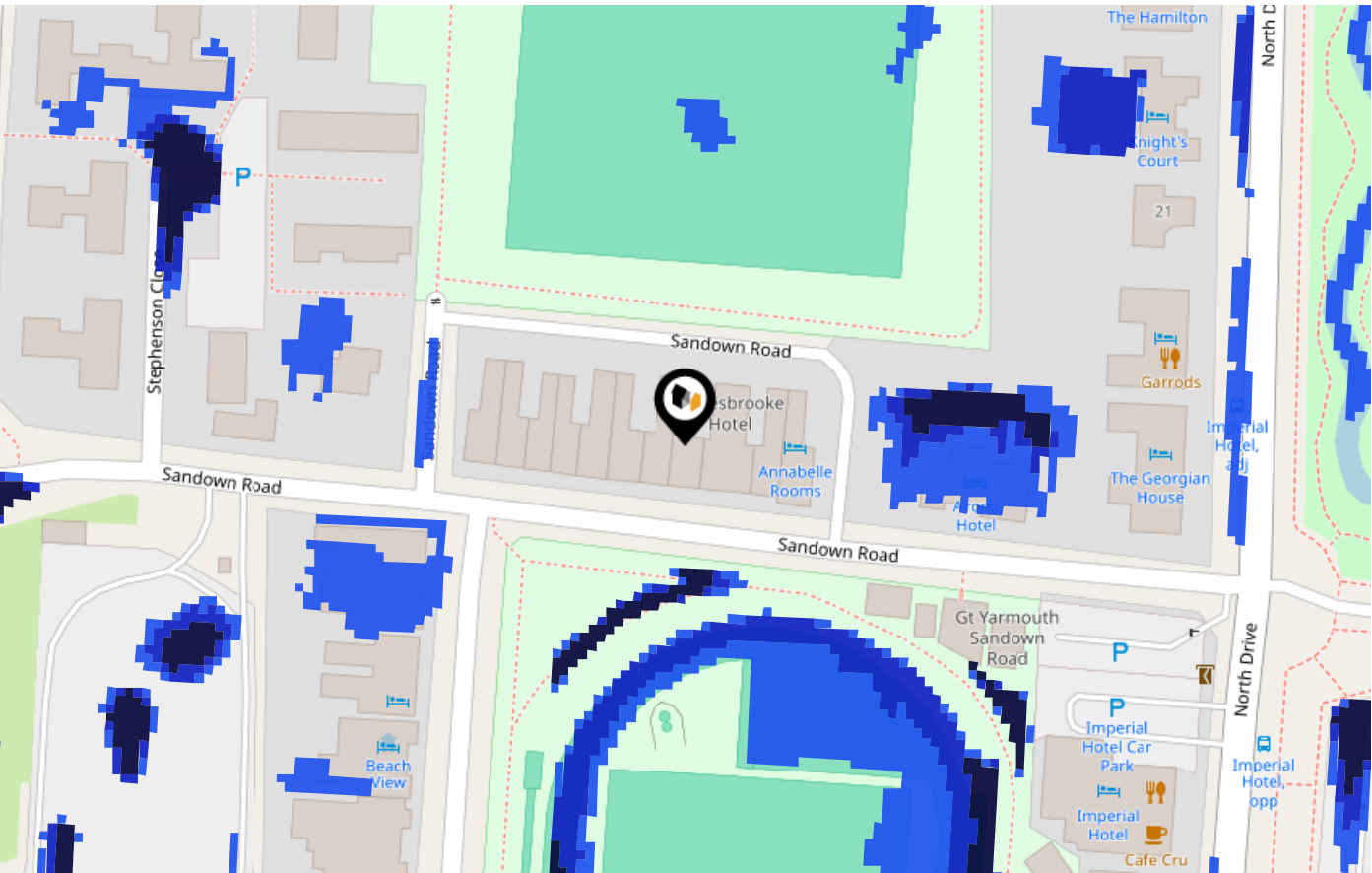
Chance of flooding to the following depths at this property:



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.

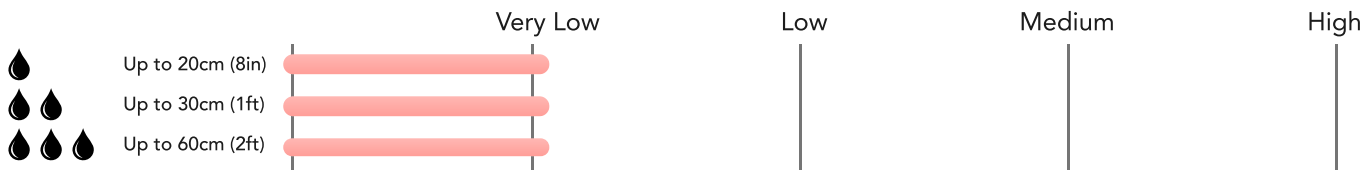


Risk Rating: Very low

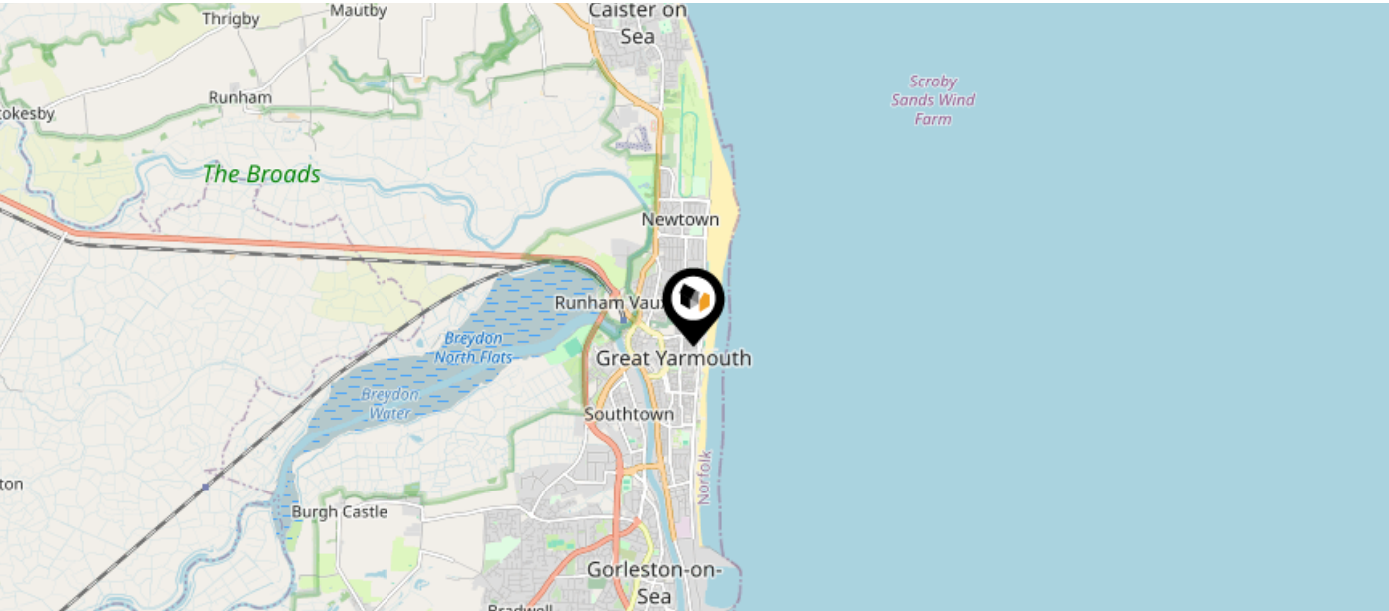
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



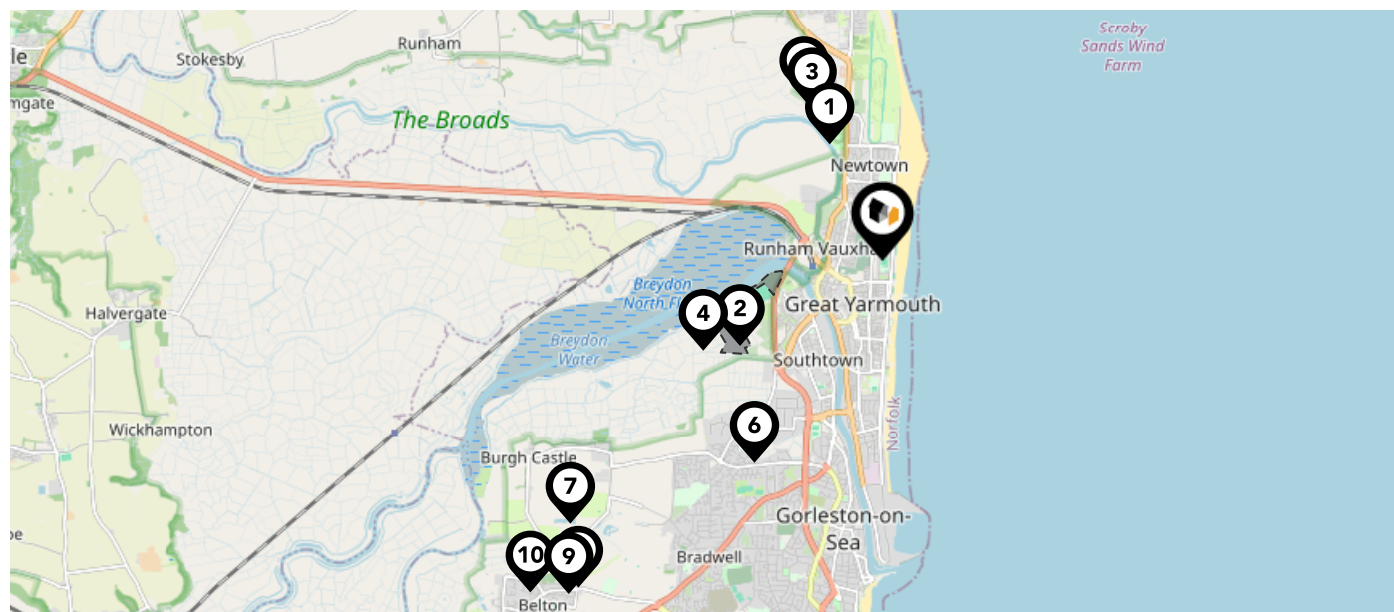
This map displays nearby areas that have been designated as Green Belt...



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.



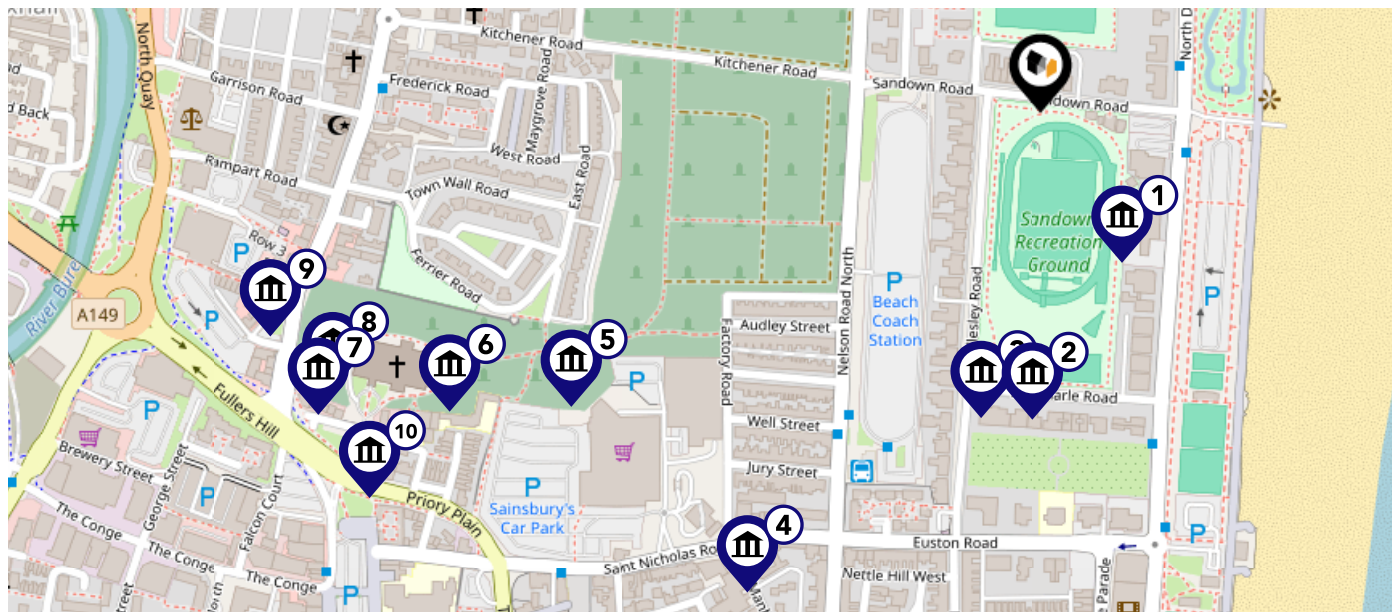
Nearby Landfill Sites

1	Bure Park-Caister Road, Great Yarmouth	Historic Landfill	
2	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	
3	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	
4	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill	
5	Caister-On-Sea-Norwich, Norfolk	Historic Landfill	
6	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	
7	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	
8	Belton Marsh-Burgh Castle	Historic Landfill	
9	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	
10	EA/EPR/EP3199NL/A001	Active Landfill	

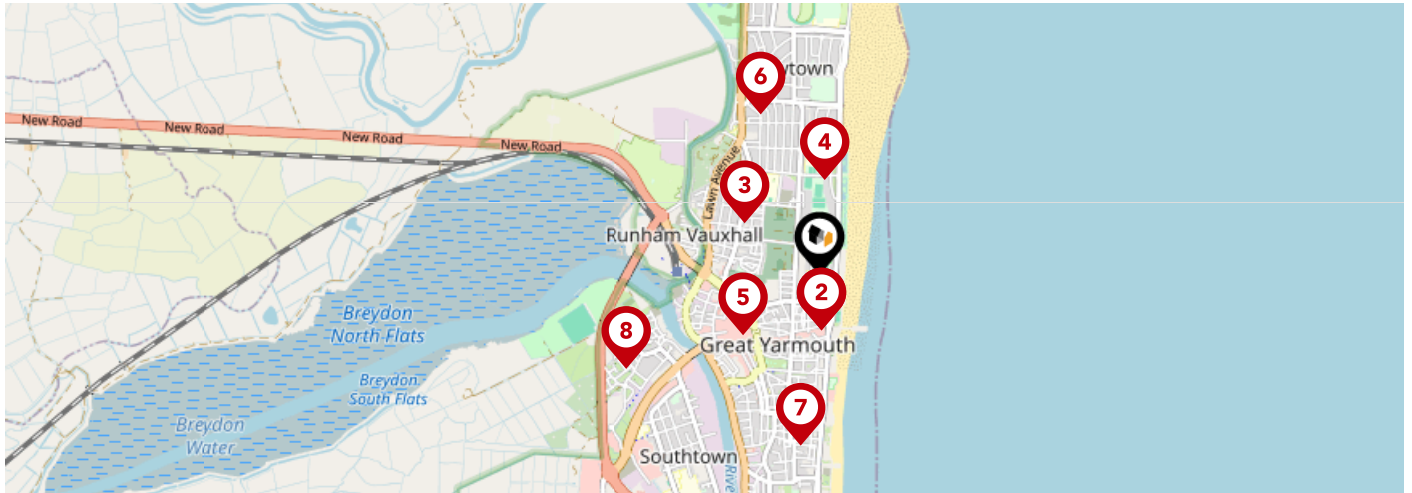
Maps

Listed Buildings

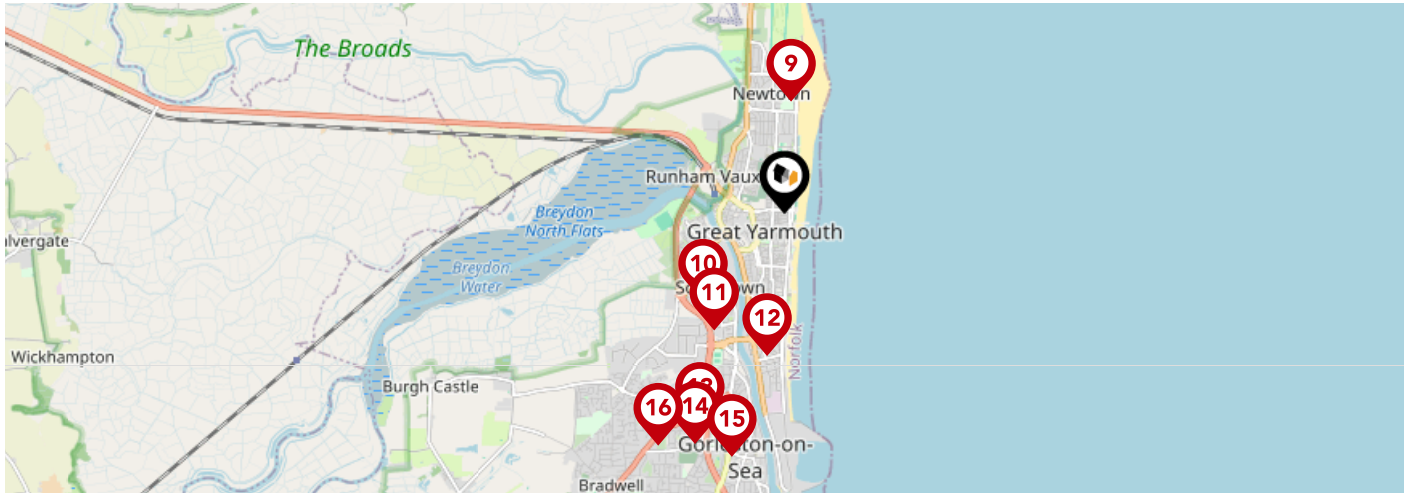
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1380279 - Grandstand At Wellesley Recreation Ground	Grade II	0.1 miles
	1380280 - Tennis Pavilion At Wellesley Recreation Ground	Grade II	0.2 miles
	1380281 - Ticket Office At Wellesley Recreation Ground	Grade II	0.2 miles
	1271605 - Ocean Lodge Hotel	Grade II	0.3 miles
	1096815 - Group Of Seven Chest Tombs Approximately 128 Metres East Of Church Of St Nicholas	Grade II	0.3 miles
	1096816 - Headstone 15 Metres North-east Of Church Of St Nicholas	Grade II	0.4 miles
	1096817 - Memorial To David Bartleman West Of Church Of St Nicholas	Grade II	0.4 miles
	1096819 - Palmer Tomb 18 Metres West Of Church Of St Nicholas	Grade II	0.4 miles
	1246011 - 16, 16a, 16b And 17, Northgate Street	Grade II	0.4 miles
	1096812 - 27, Church Plain	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Visiting Teacher Service East at Education Services Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.25	☐	☐	☒	☐	☐
2	Novaturient School Ofsted Rating: Good Pupils: 19 Distance:0.25	☐	☐	☒	☐	☐
3	Northgate Primary School Ofsted Rating: Good Pupils: 418 Distance:0.41	☐	☒	☐	☐	☐
4	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:0.43	☐	☐	☒	☐	☐
5	St Nicholas Priory CofE VA Primary School Ofsted Rating: Good Pupils: 412 Distance:0.43	☐	☒	☐	☐	☐
6	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:0.77	☐	☐	☒	☐	☐
7	St. George's Primary School & St. George's Nursery School, Great Yarmouth Ofsted Rating: Good Pupils: 208 Distance:0.77	☐	☒	☐	☐	☐
8	Cobholm Primary Academy Ofsted Rating: Good Pupils: 176 Distance:0.97	☐	☒	☐	☐	☐

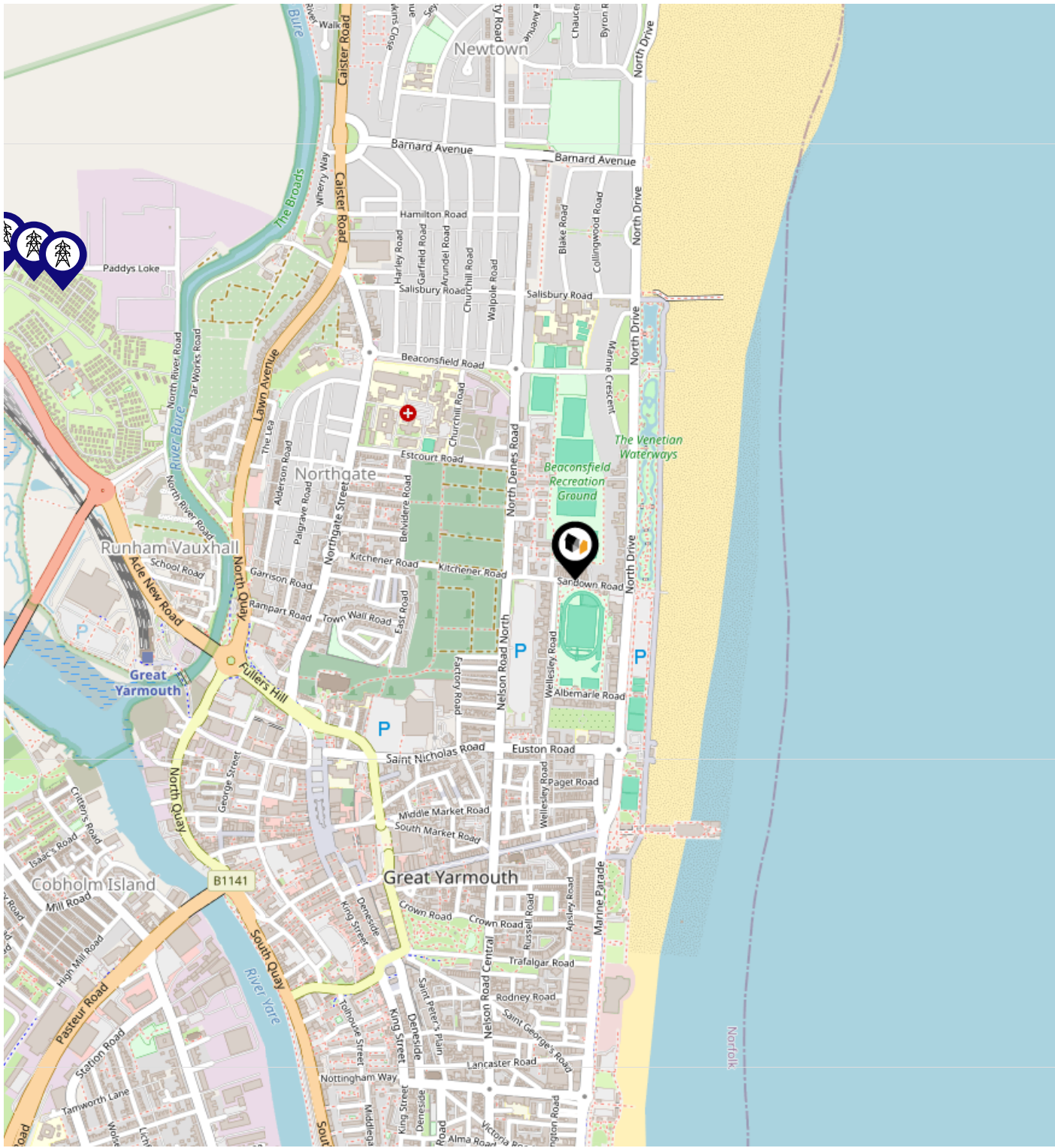


		Nursery	Primary	Secondary	College	Private
9	North Denes Primary School and Nursery Ofsted Rating: Good Pupils: 398 Distance:1	☐	☒	☐	☐	☐
10	Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:1.09	☐	☒	☐	☐	☐
11	Edward Worlledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:1.24	☐	☒	☐	☐	☐
12	Great Yarmouth Primary Academy Ofsted Rating: Good Pupils: 422 Distance:1.3	☐	☒	☐	☐	☐
13	Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:2.05	☐	☒	☐	☐	☐
14	Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:2.24	☐	☒	☐	☐	☐
15	St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:2.25	☐	☒	☐	☐	☐
16	Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:2.39	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

HOWARDS
Estate Agents since 1926

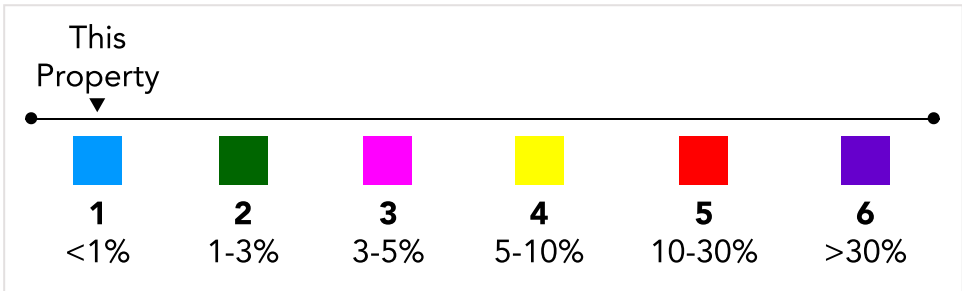
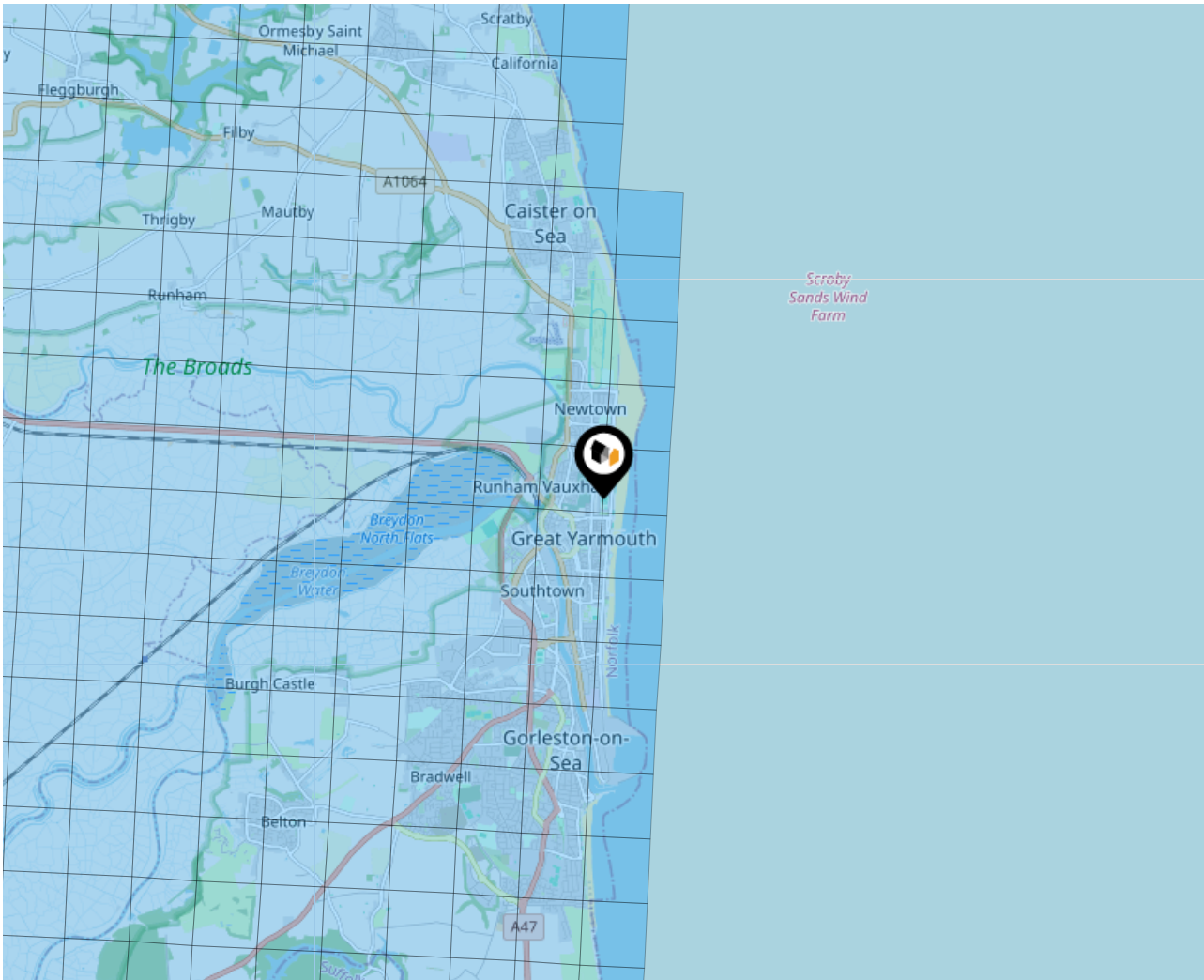


Key:

-  Power Pylons
-  Communication Masts

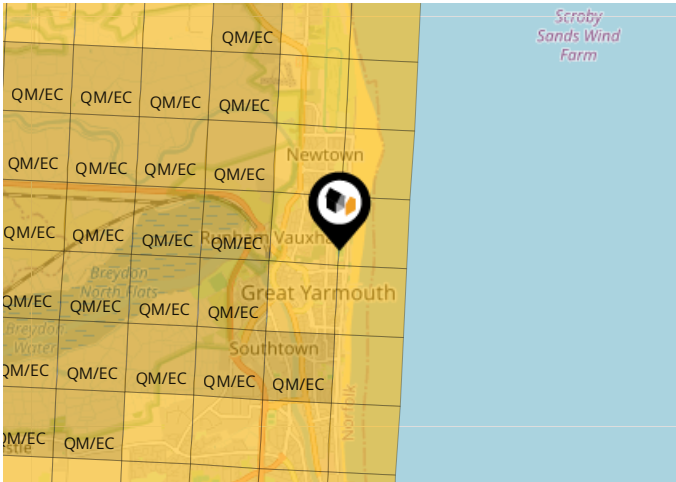
What is Radon?

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:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		

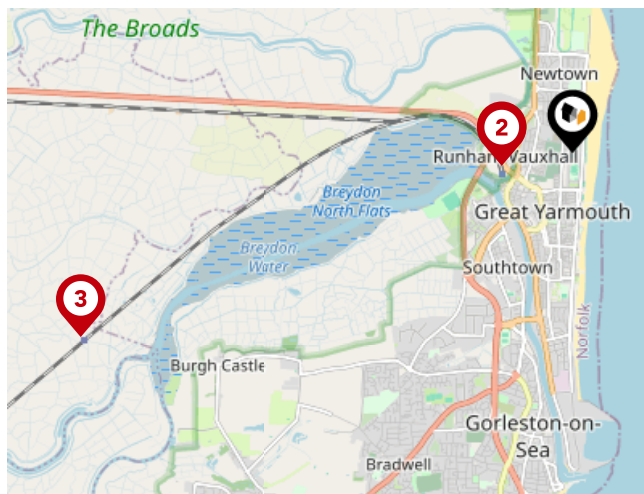


Primary Classifications (Most Common Clay Types)

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

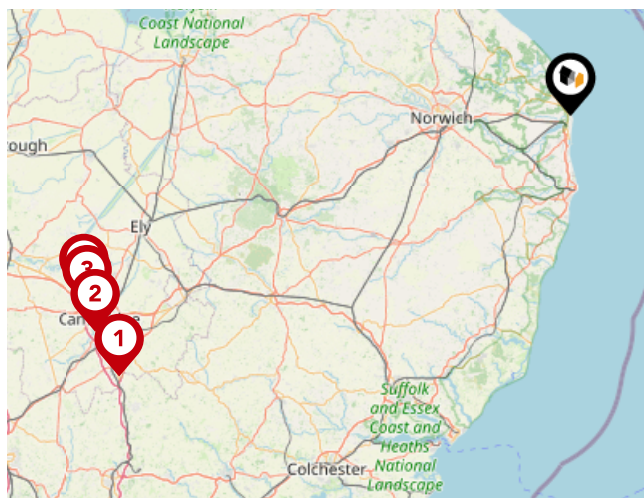
Area

Transport (National)



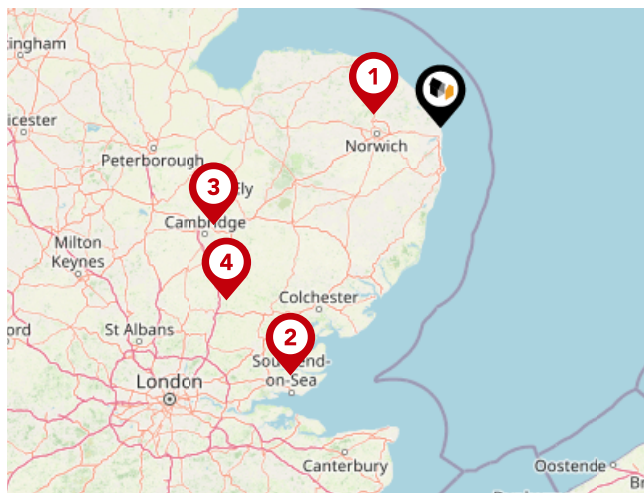
National Rail Stations

Pin	Name	Distance
	Great Yarmouth Rail Station	0.64 miles
	Great Yarmouth Rail Station	0.64 miles
	Berney Arms Rail Station	4.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	75.73 miles
	M11 J11	75.72 miles
	M11 J13	75.27 miles
	M11 J14	75.12 miles

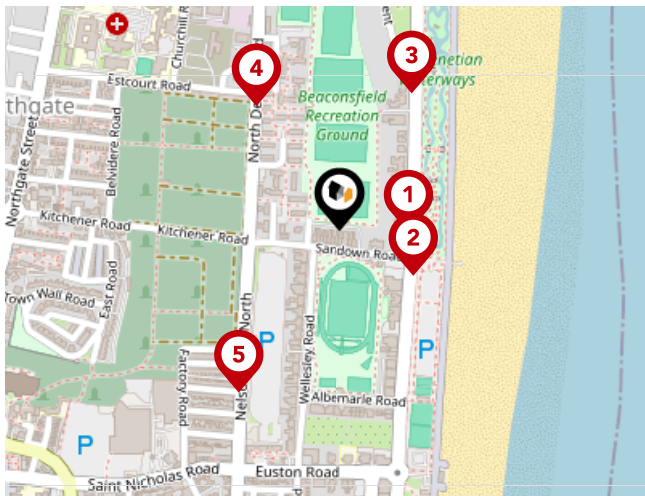


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	19.6 miles
	Southend-on-Sea	84.56 miles
	Cambridge	71.65 miles
	Stansted Airport	80.04 miles

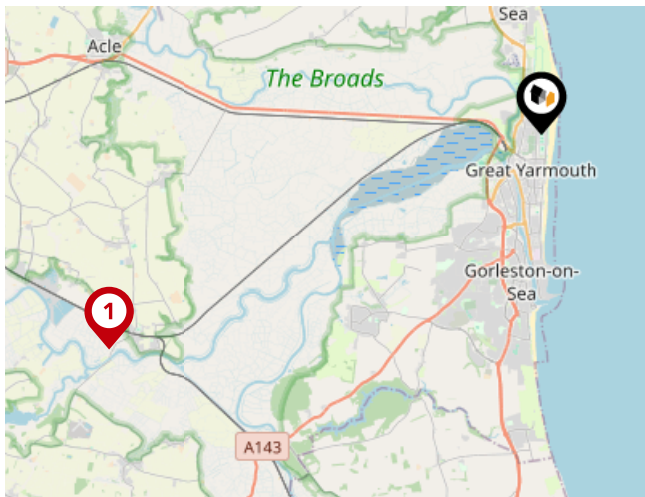
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Imperial Hotel	0.08 miles
2	Imperial Hotel	0.1 miles
3	Gable End Hotel	0.17 miles
4	Midland Close	0.17 miles
5	Well Street	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	8.7 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

HOWARDS

Estate Agents since 1926

Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk

