

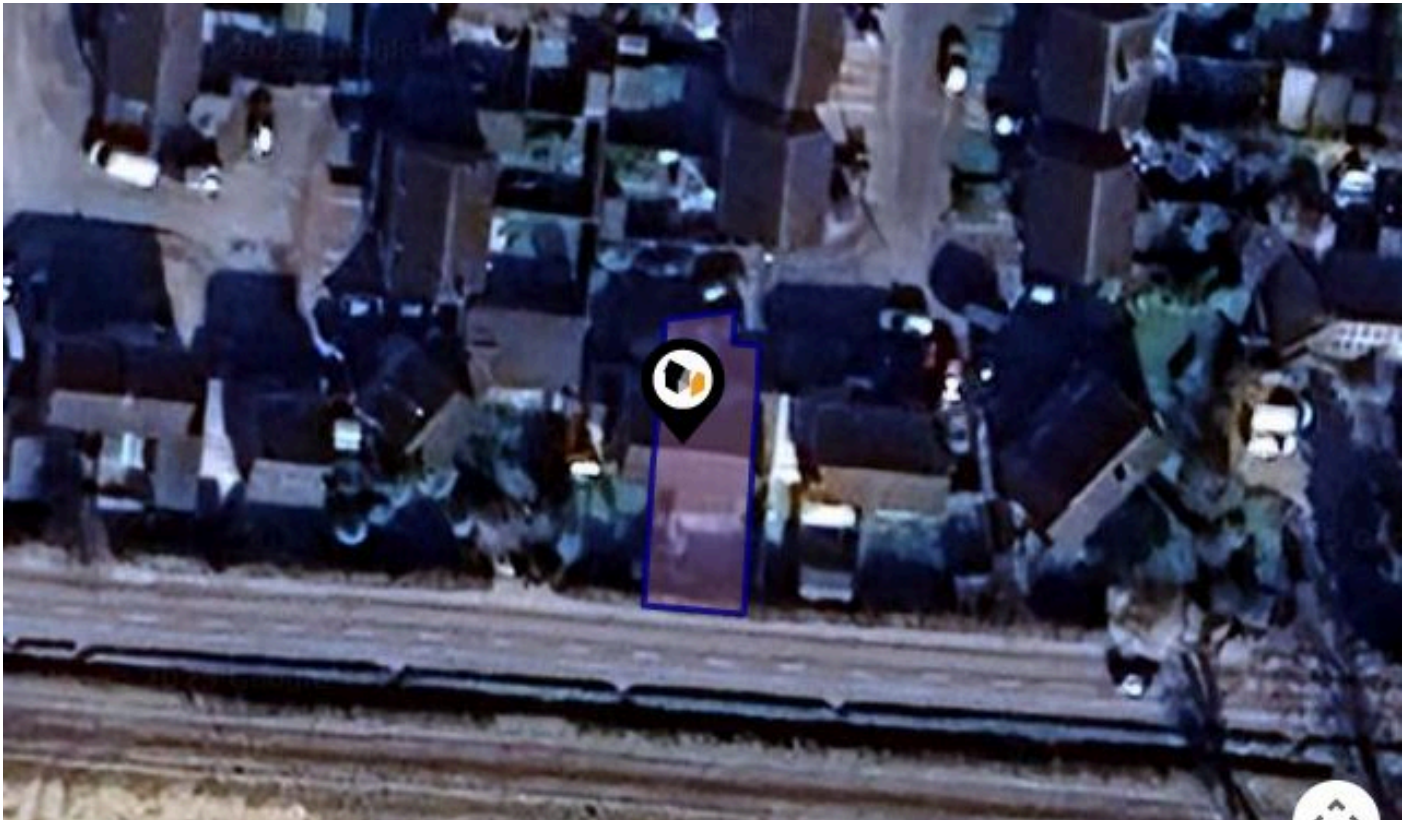


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 08th October 2025



MANOR WAY, ORMESBY, GREAT YARMOUTH, NR29

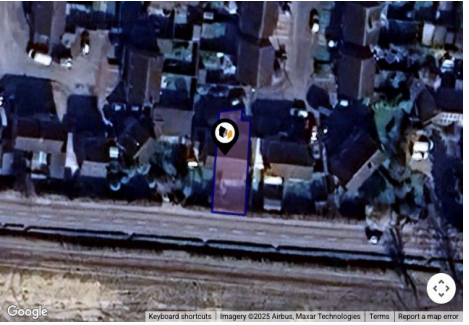
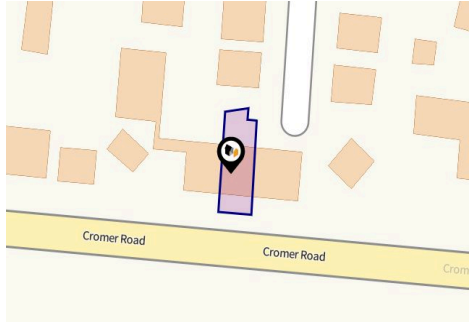
Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



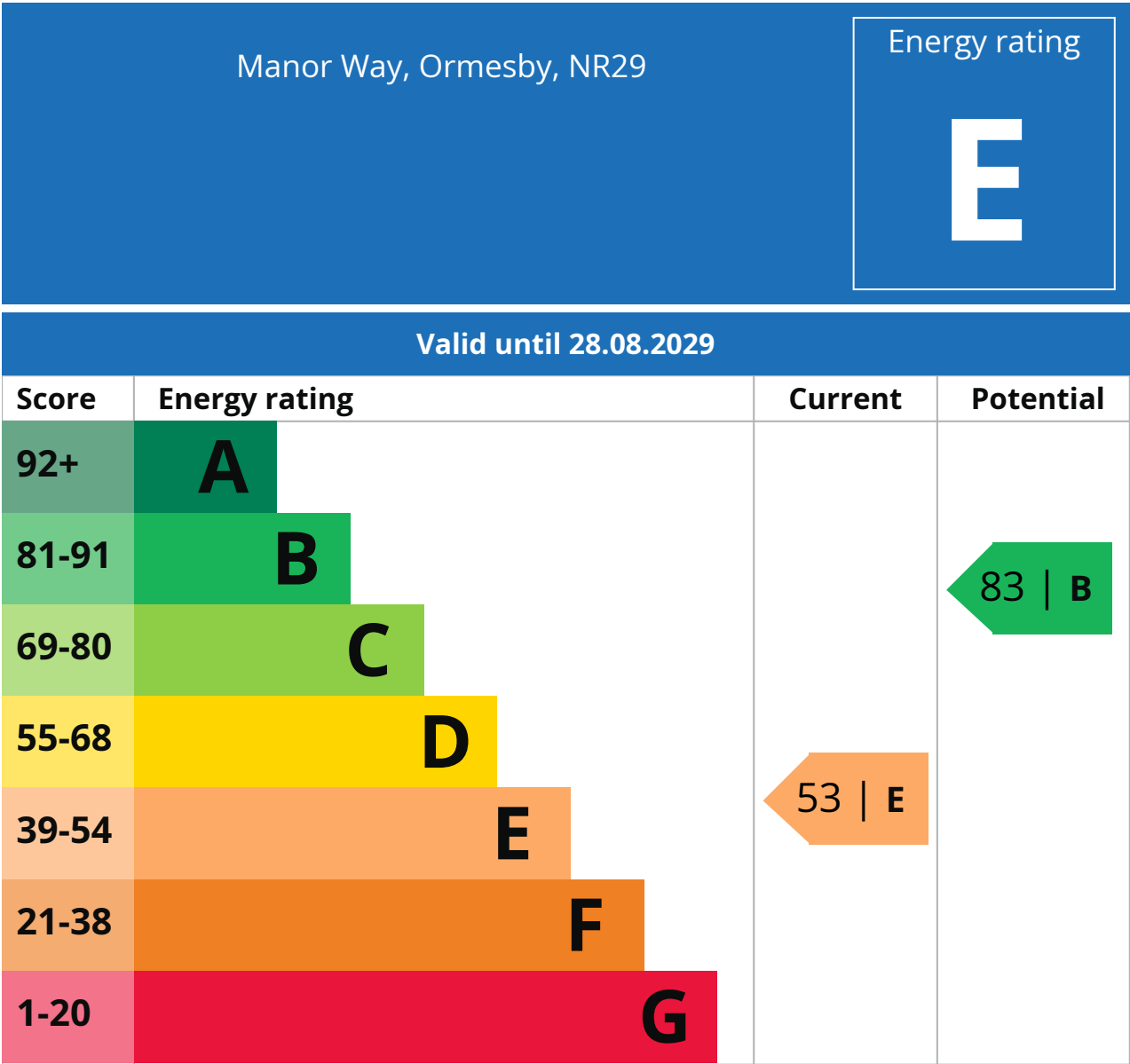
Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,793		
Title Number:	NK66674		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	34 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

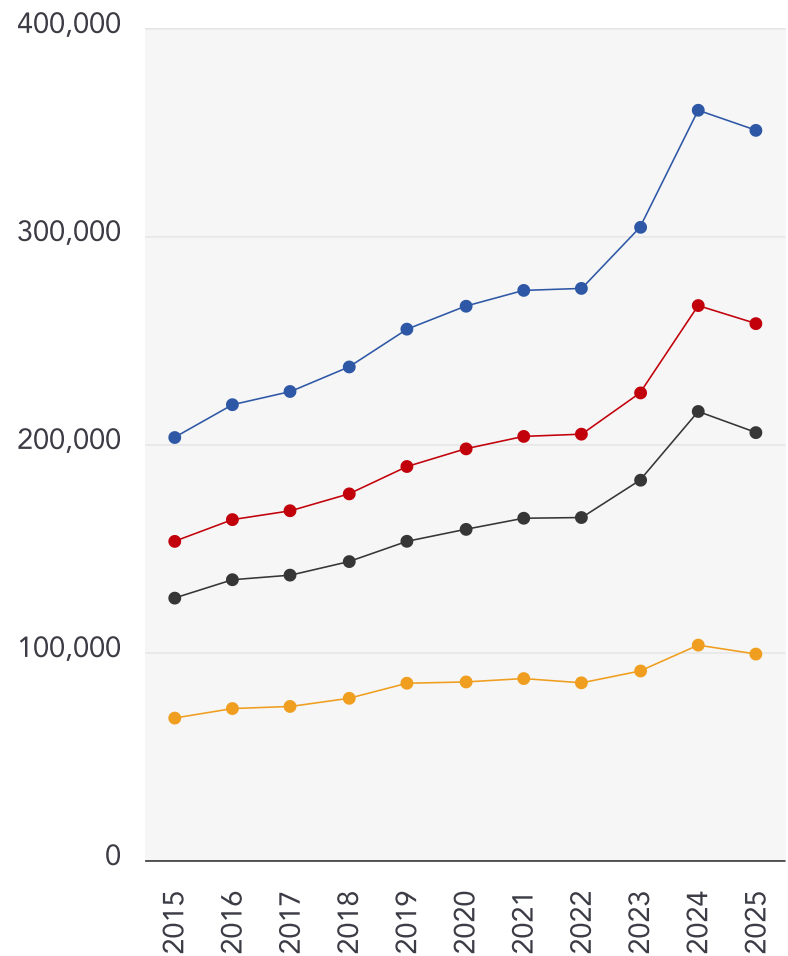




Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
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:	Poor
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

10 Year History of Average House Prices by Property Type in NR29



Detached

+72.67%

Semi-Detached

+68.3%

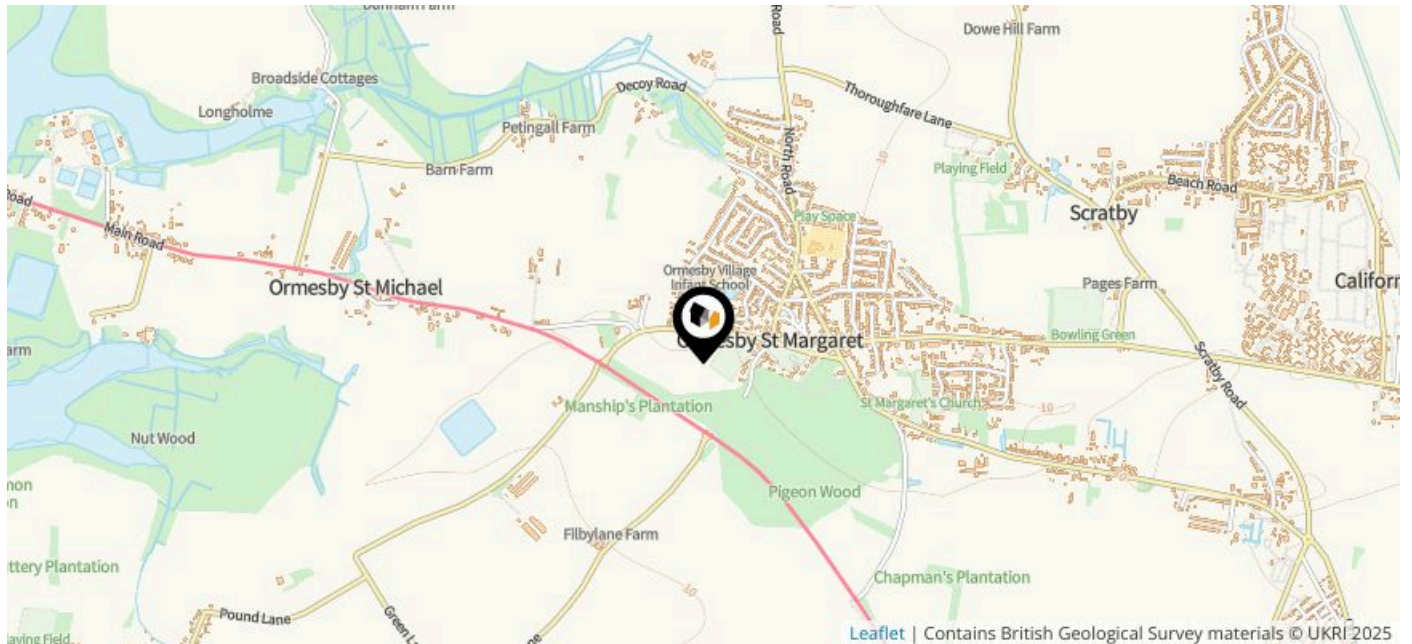
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



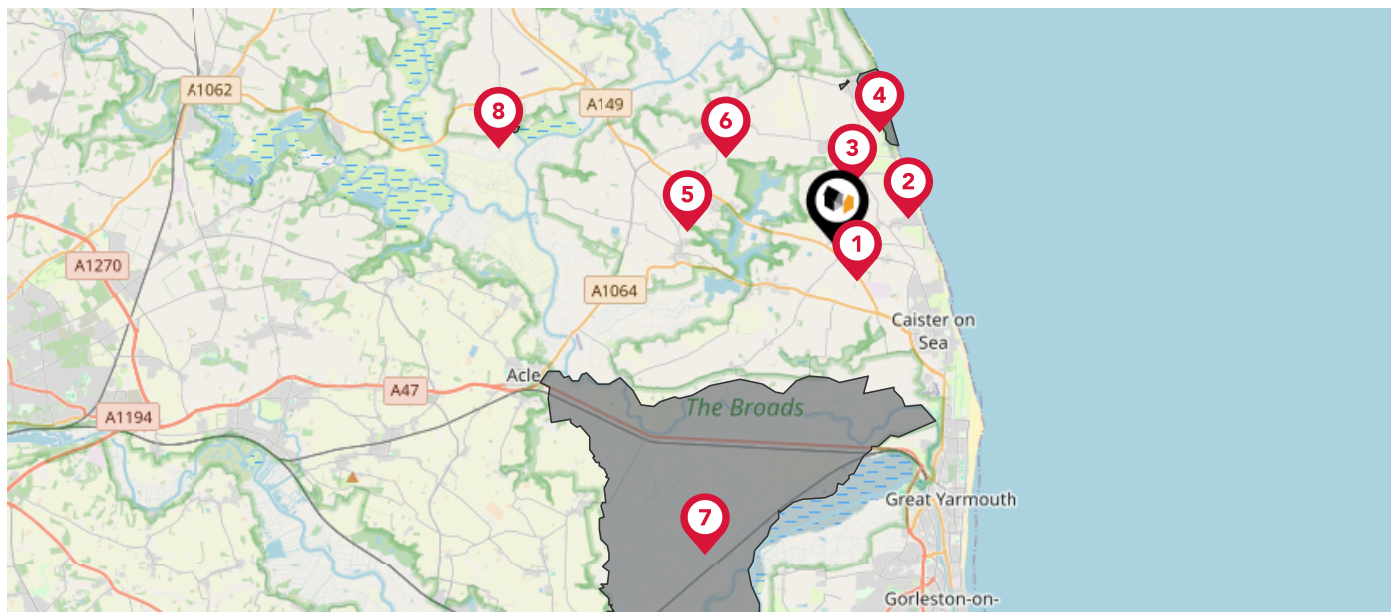
Mine Entry

- ✕ 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



Ormesby St Margaret



No.18 Newport Cottages



Hemsby



Winterton-on-Sea



Rollesby



Martham

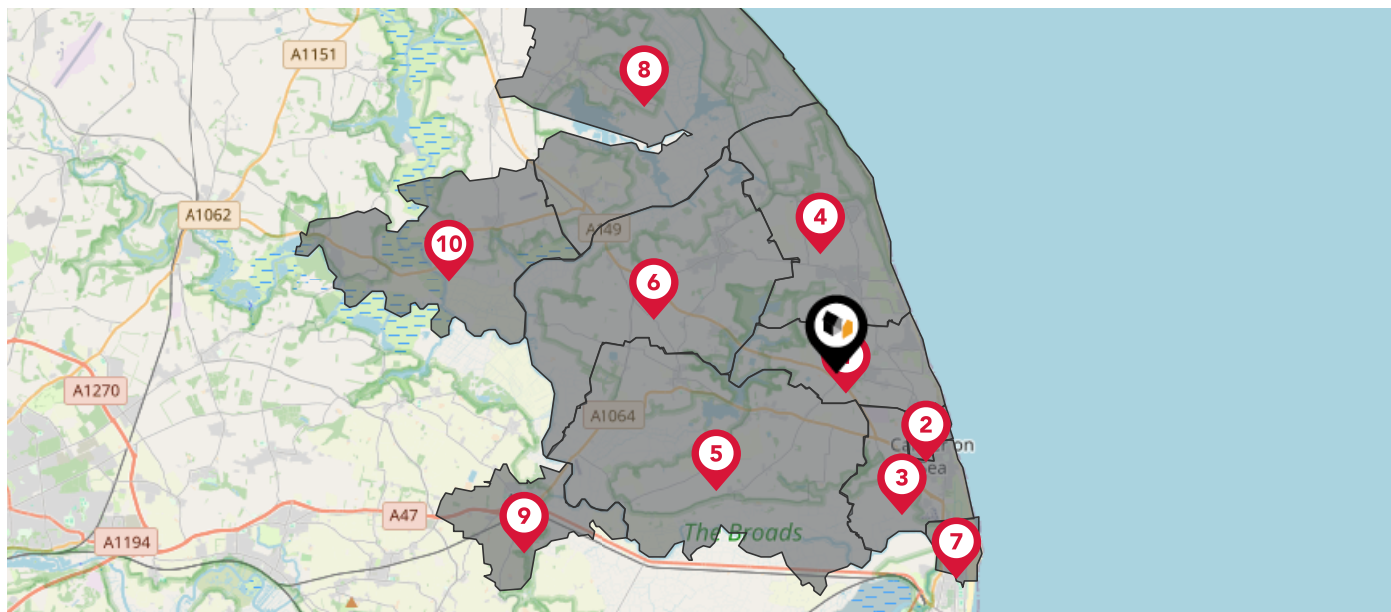


Halvergate Marshes



Ludham

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



Ormesby Ward



Caister North Ward



Caister South Ward



East Flegg Ward



Fleggburgh Ward



West Flegg Ward



Yarmouth North Ward



Hickling Ward



Acle Ward

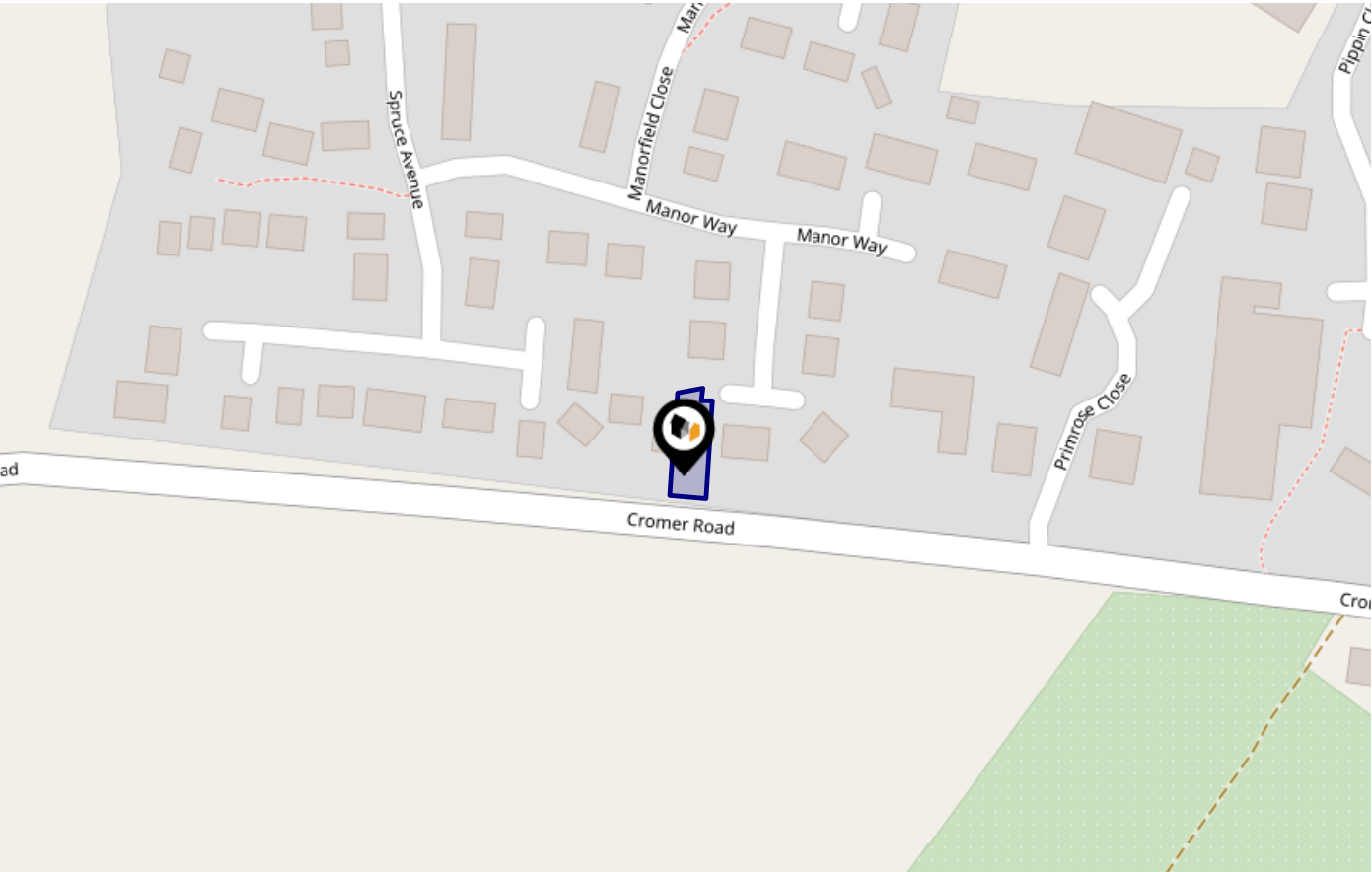


St. Benet's Ward

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.

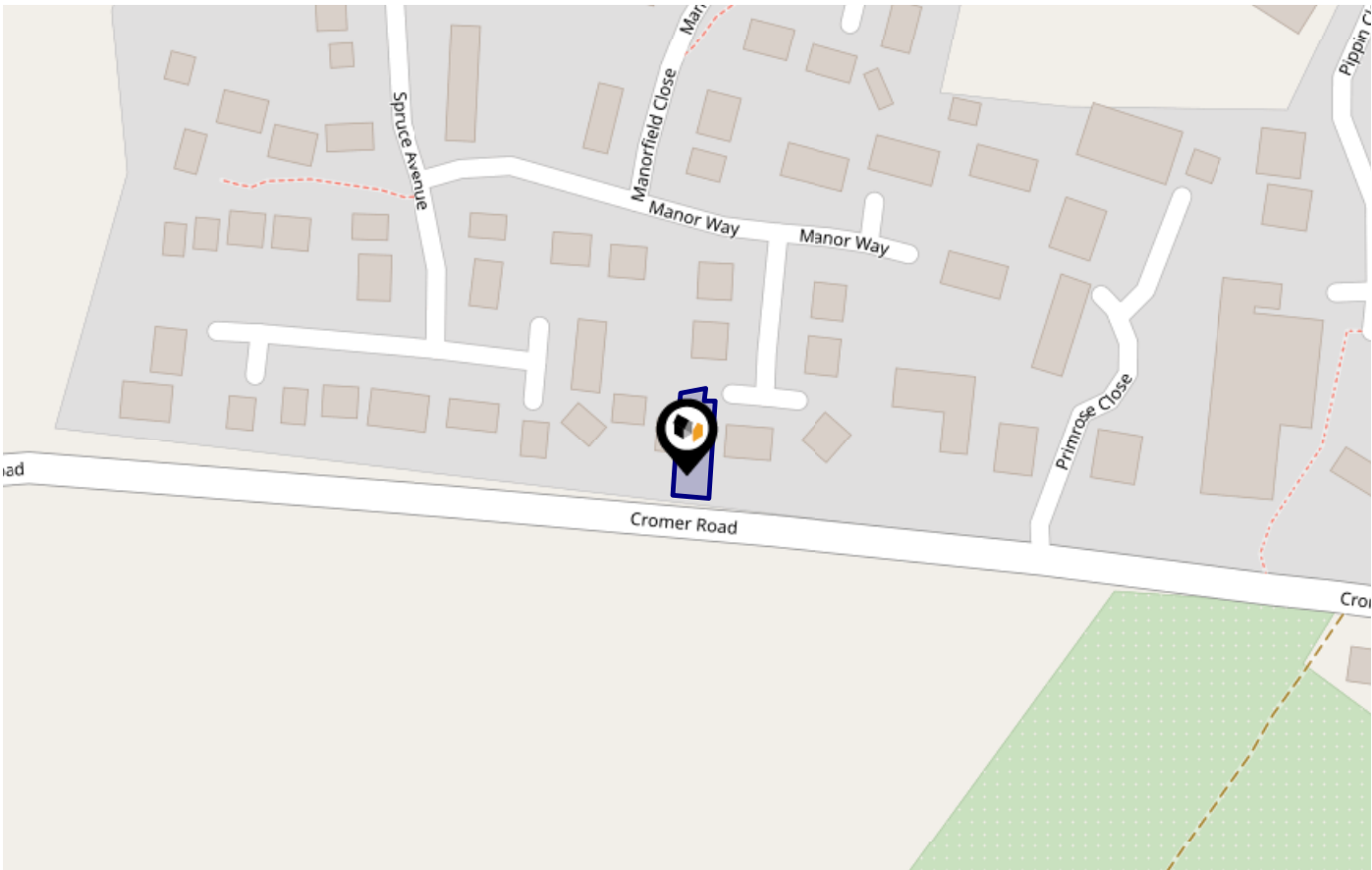
Chance of flooding to the following depths at this property:



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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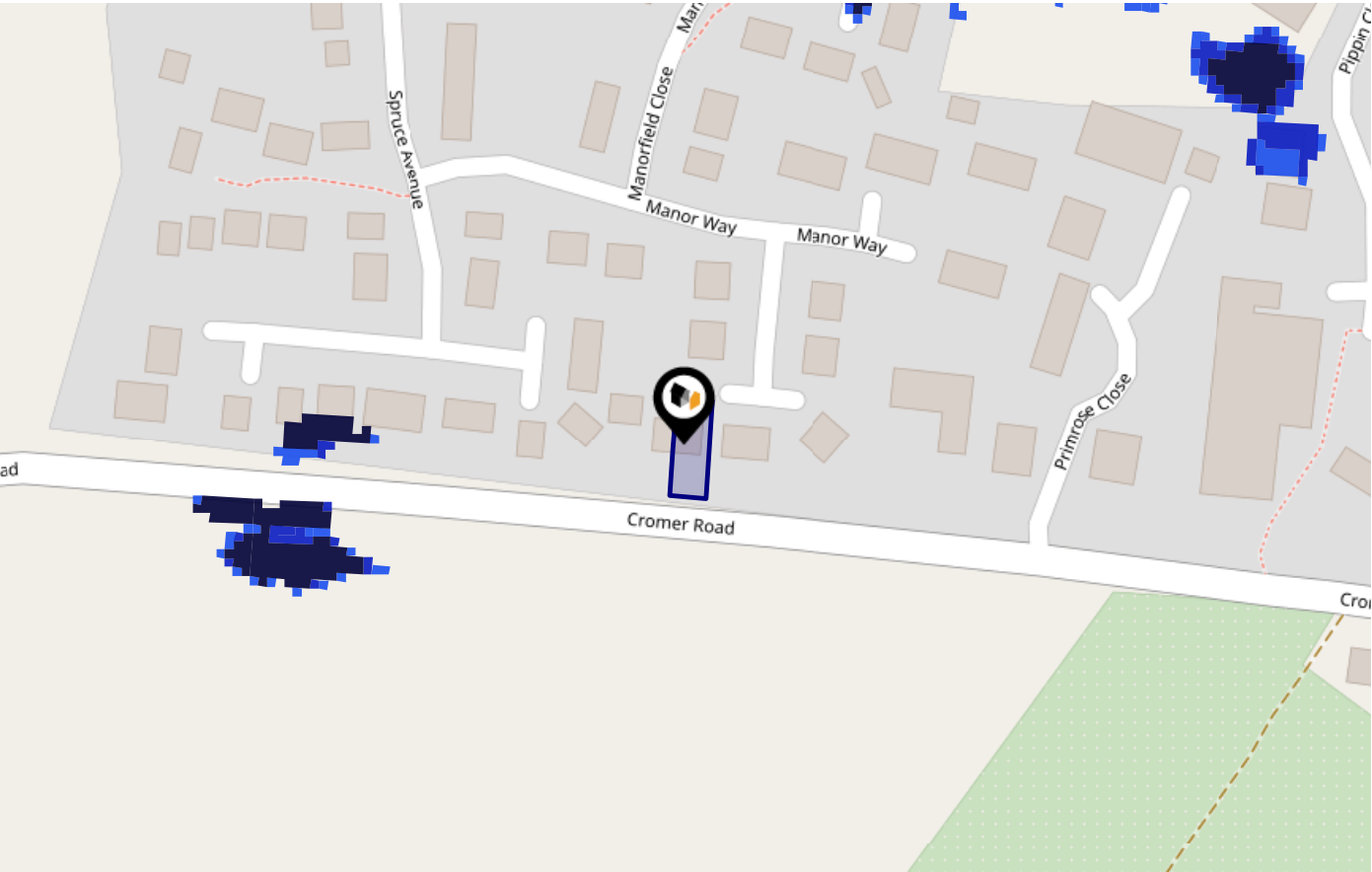
Chance of flooding to the following depths at this property:



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.

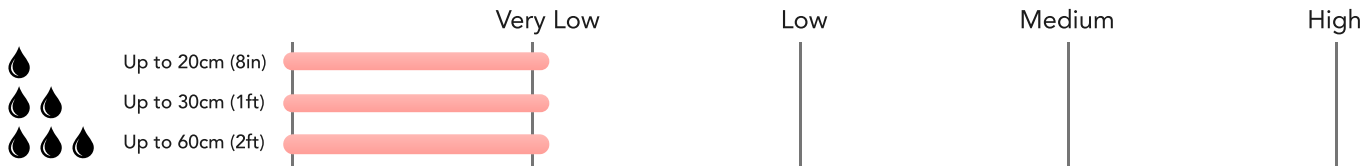


Risk Rating: Very low

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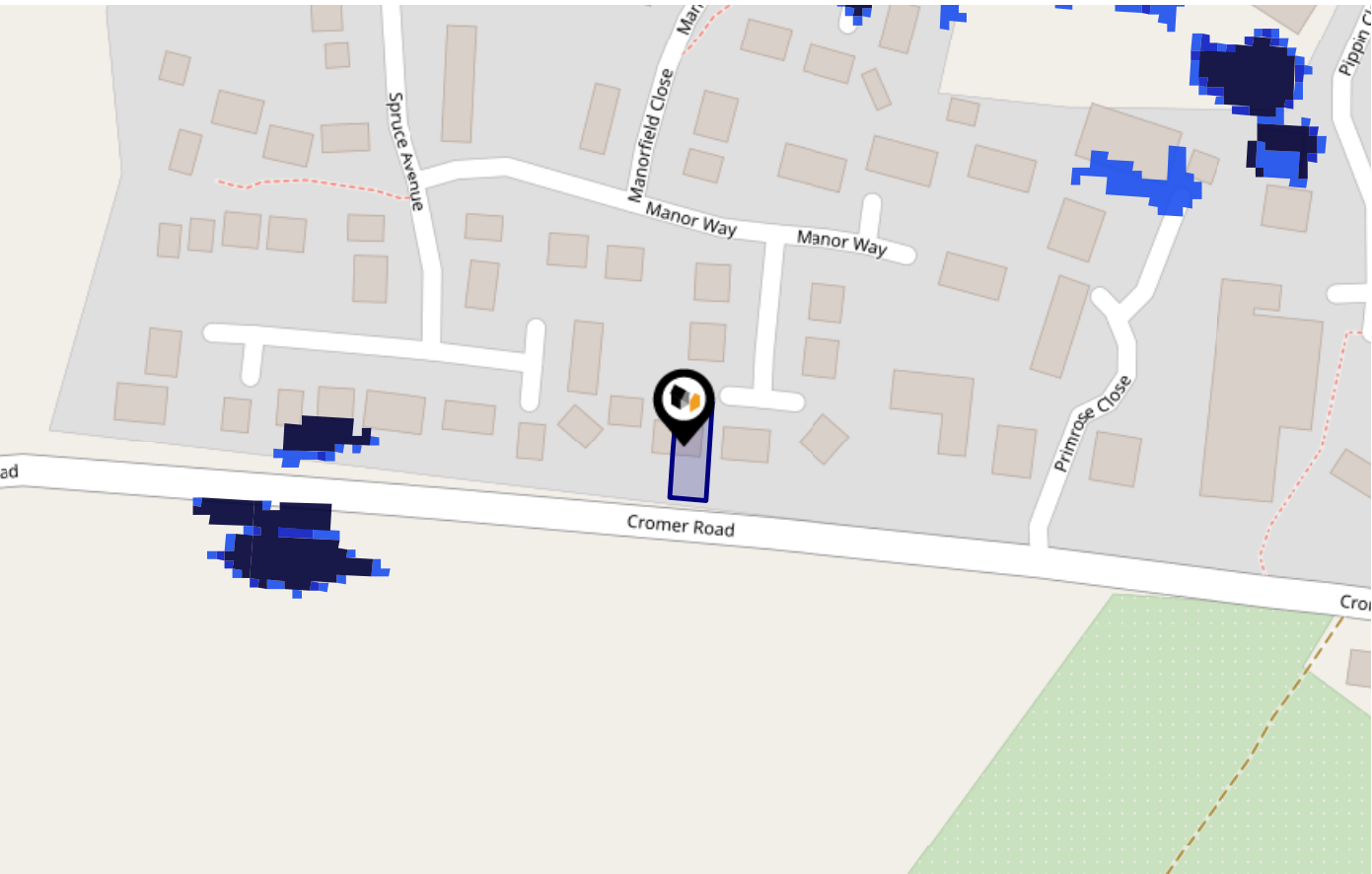
Chance of flooding to the following depths at this property:



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

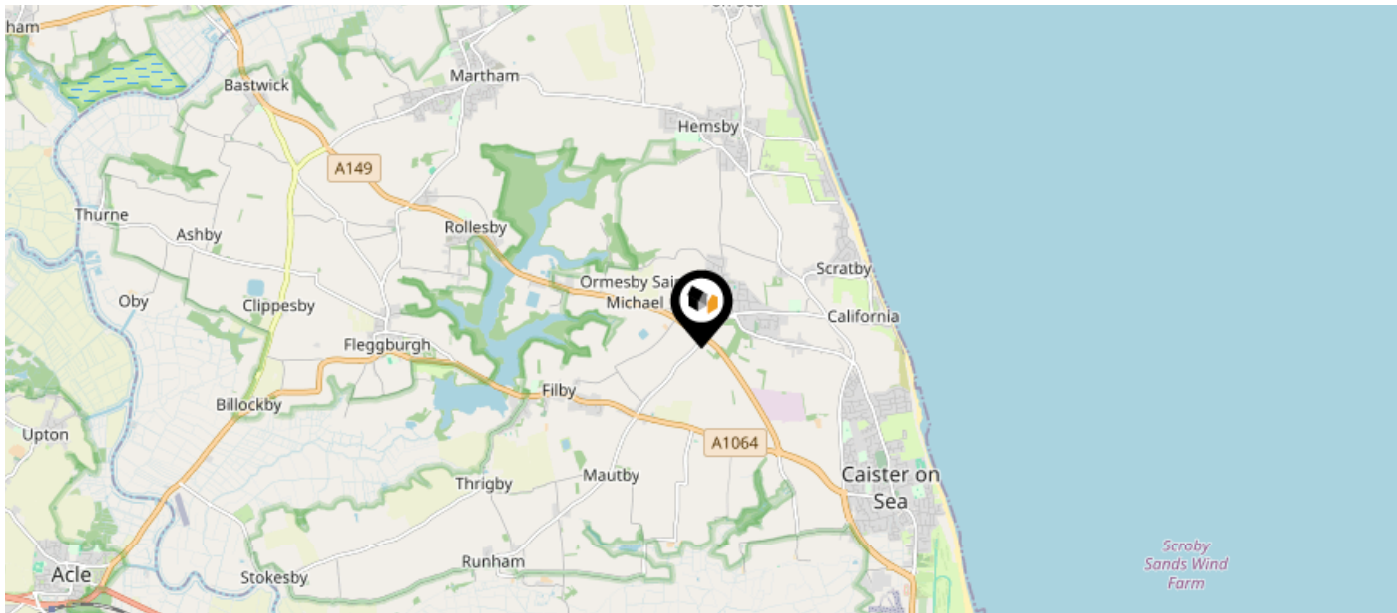
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



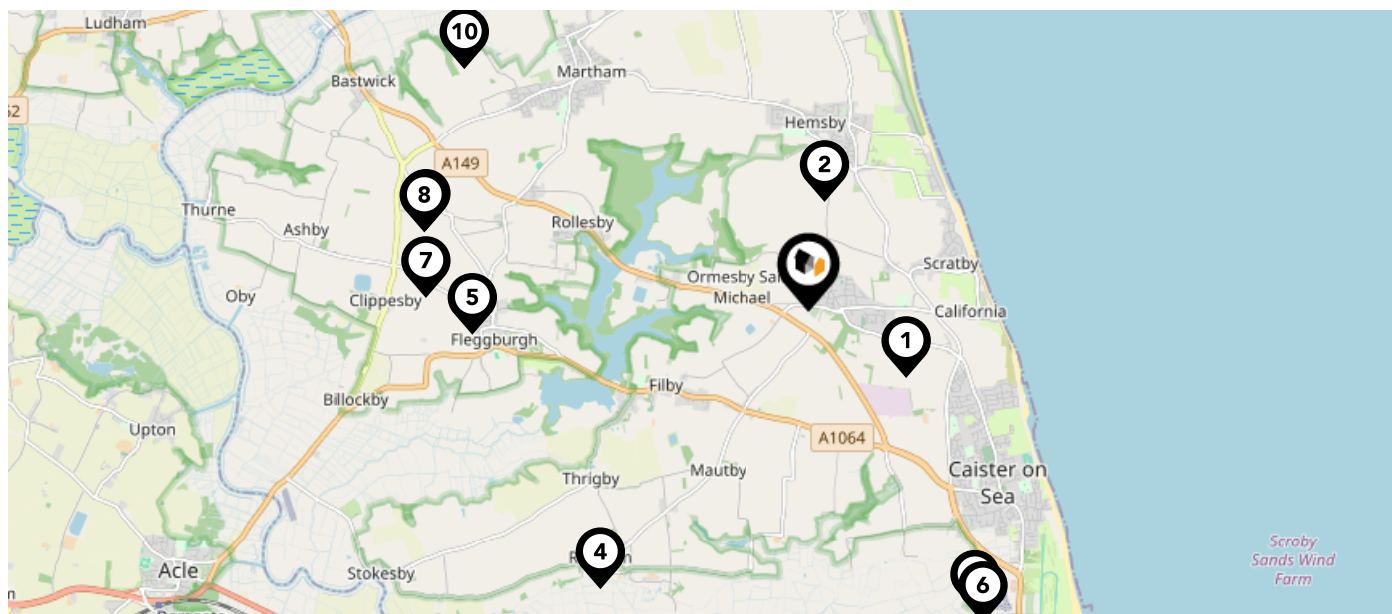
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

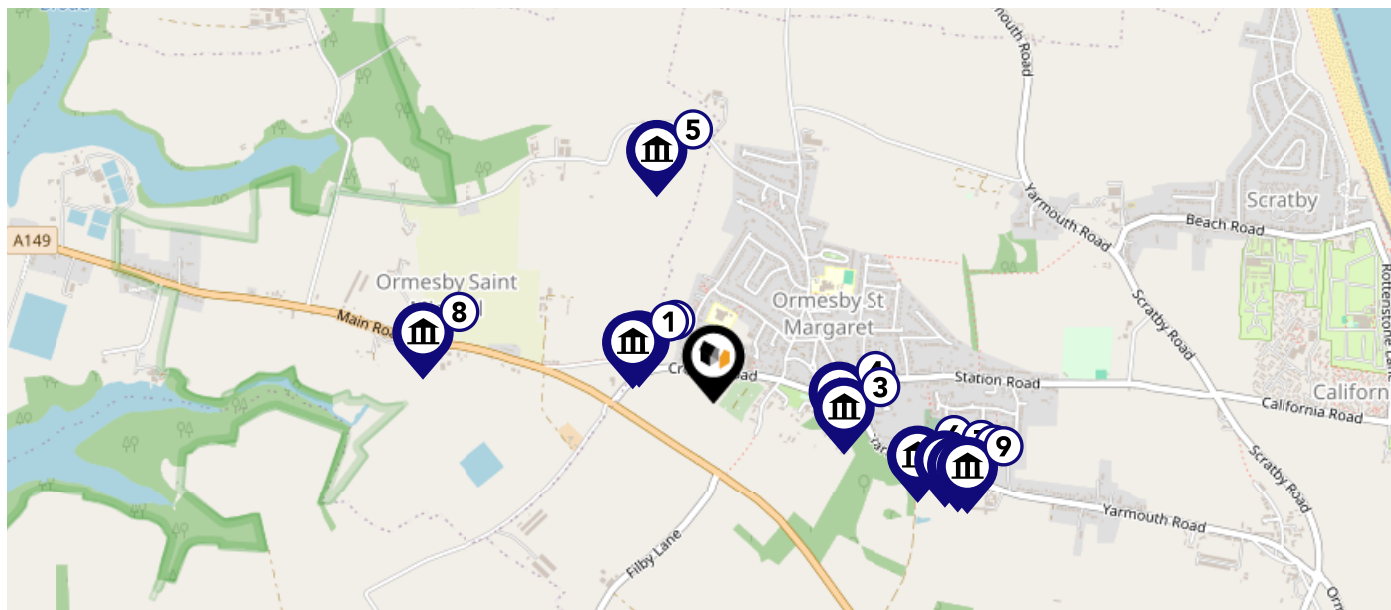
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



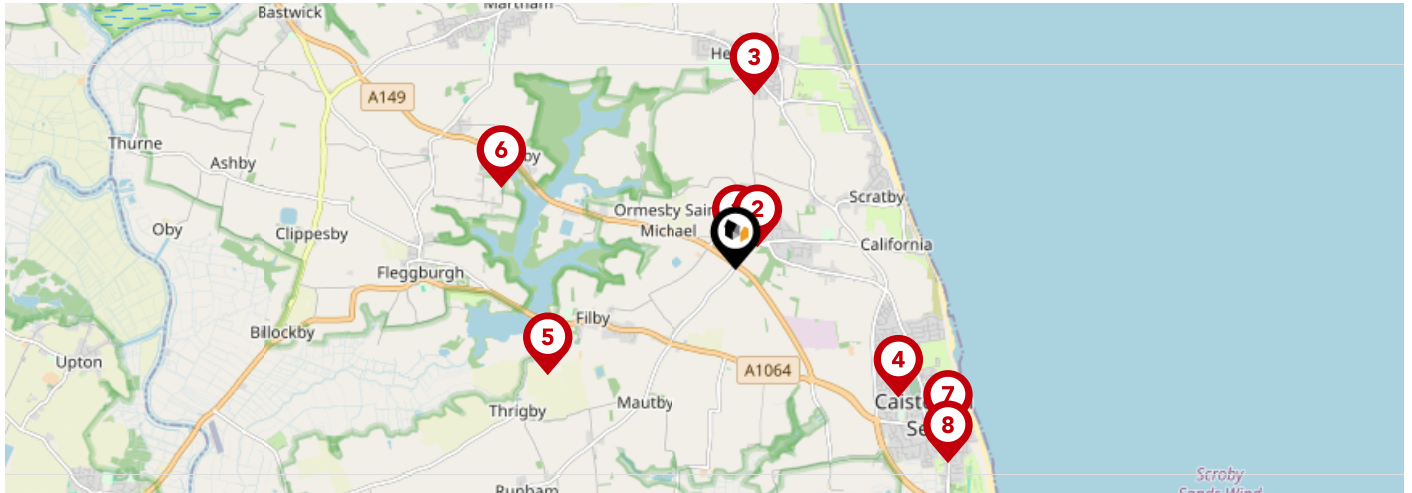
Nearby Landfill Sites

1	Behind Brickfield Cotts-Off Yarmouth Road, Ormesby St Margaret	Historic Landfill	
2	Ormesby-Hemsby	Historic Landfill	
3	Caister-On-Sea-Norwich, Norfolk	Historic Landfill	
4	Former Parish Tip-The Street, Runham, Great Yarmouth	Historic Landfill	
5	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	
6	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	
7	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	
8	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	
9	The Heath-Rollesby, Norfolk	Historic Landfill	
10	Cess Road-Martham, Norfolk	Historic Landfill	

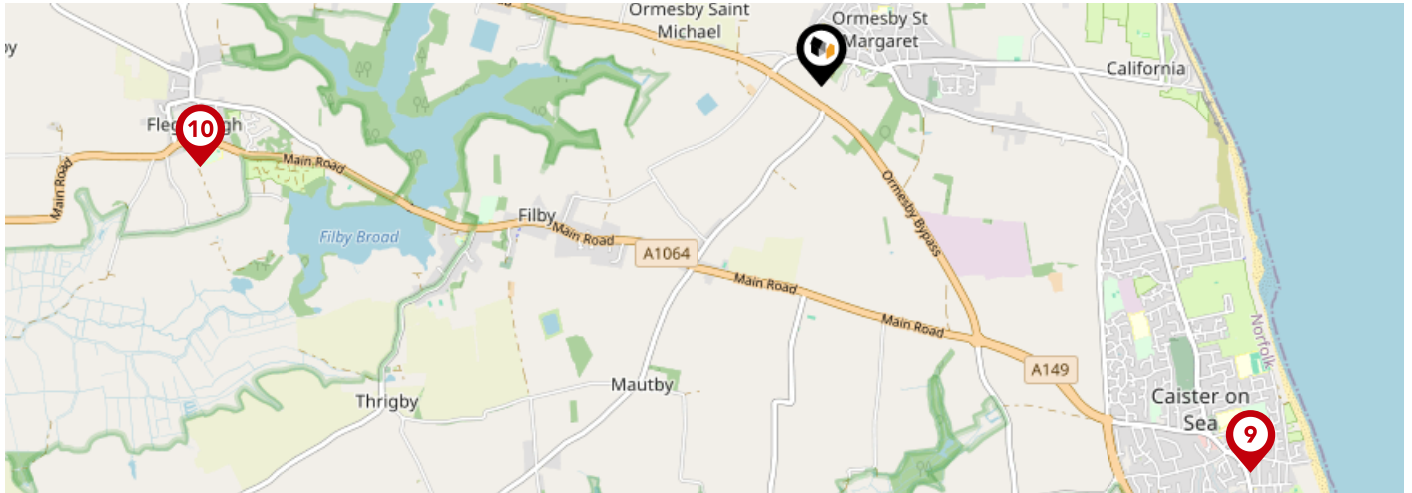
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1287398 - Manor Farmhouse	Grade II	0.2 miles
	1216606 - Barn At Manor Farm With Attached Stable Block	Grade II	0.2 miles
	1227898 - Ormesby Lodge	Grade II	0.3 miles
	1455453 - War Memorial Cross At Ormesby St Margaret	Grade II	0.3 miles
	1287439 - Little Ormesby Hall	Grade II	0.5 miles
	1227867 - Church Of St. Margaret	Grade II	0.5 miles
	1216604 - Garden Walls To Ormesby Old Hall	Grade II	0.6 miles
	1287570 - Church Of St. Michael	Grade II	0.6 miles
	1287436 - Stables And Forecourt Walls To Ormesby Old Hall	Grade II	0.6 miles
	1287569 - Ormesby Old Hall	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Ormesby Village Infant School Ofsted Rating: Good Pupils: 99 Distance:0.21	☐	☒	☐	☐	☐
2	Ormesby Village Junior School Ofsted Rating: Good Pupils: 116 Distance:0.29	☐	☒	☐	☐	☐
3	Hemsby Primary School Ofsted Rating: Good Pupils: 147 Distance:1.57	☐	☒	☐	☐	☐
4	John Grant School, Caister-on-Sea Ofsted Rating: Outstanding Pupils: 184 Distance:1.87	☐	☐	☒	☐	☐
5	Filby Primary School Ofsted Rating: Good Pupils: 119 Distance:1.93	☐	☒	☐	☐	☐
6	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:2.22	☐	☒	☐	☐	☐
7	Caister Academy Ofsted Rating: Good Pupils: 679 Distance:2.42	☐	☐	☒	☐	☐
8	Caister Infant With Nursery School Ofsted Rating: Good Pupils: 228 Distance:2.59	☐	☒	☐	☐	☐

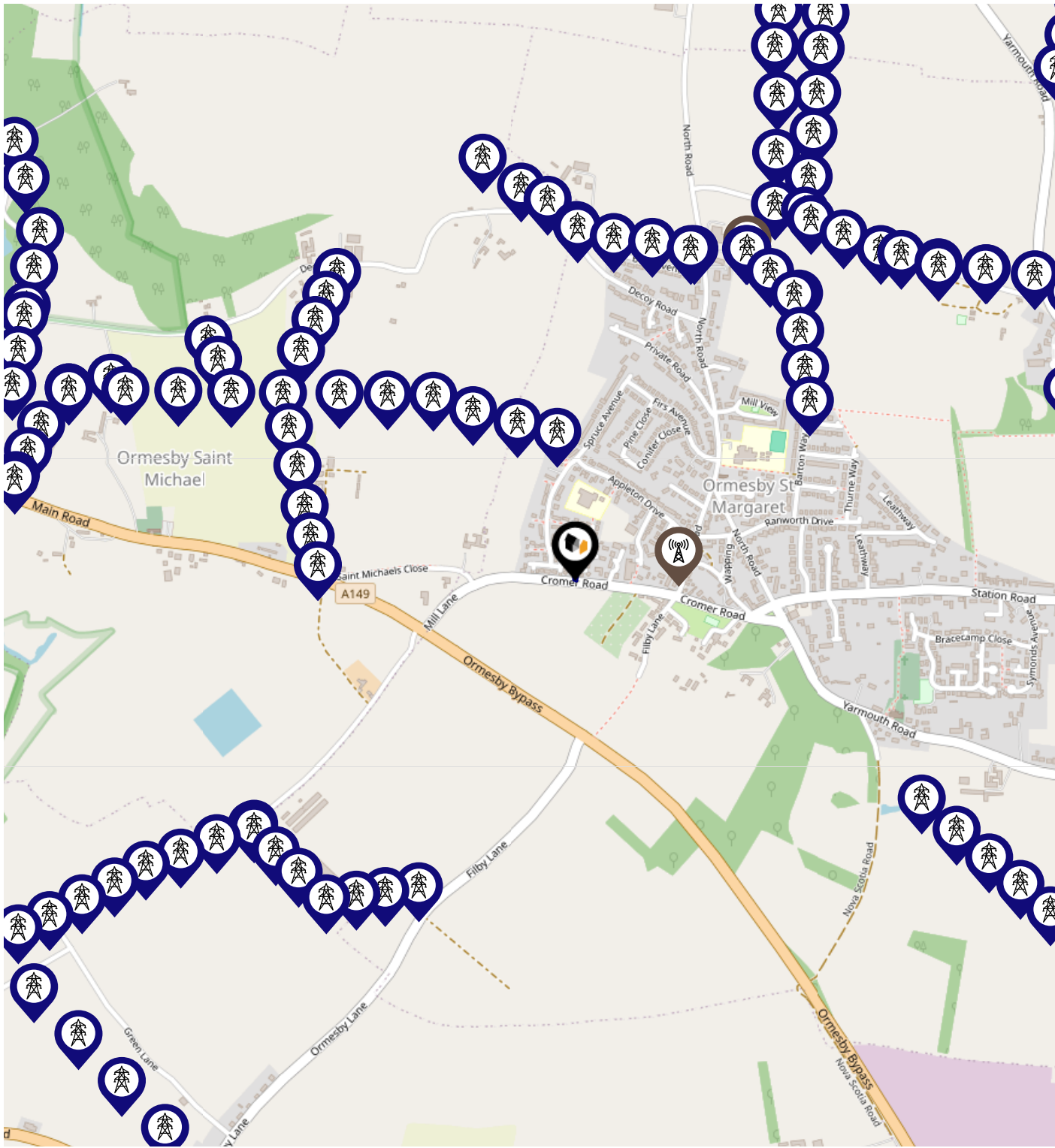


		Nursery	Primary	Secondary	College	Private
9	Caister Junior School Ofsted Rating: Good Pupils: 327 Distance:2.59	☐	☒	☐	☐	☐
10	Fleggburgh CoE Primary School Ofsted Rating: Good Pupils: 57 Distance:2.82	☐	☒	☐	☐	☐
11	Winterton Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 66 Distance:2.88	☐	☒	☐	☐	☐
12	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:3.15	☐	☒	☐	☐	☐
13	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:3.17	☐	☐	☒	☐	☐
14	North Denes Primary School and Nursery Ofsted Rating: Good Pupils: 398 Distance:3.89	☐	☒	☐	☐	☐
15	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:3.95	☐	☐	☒	☐	☐
16	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:4.35	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

HOWARDS
Estate Agents since 1926

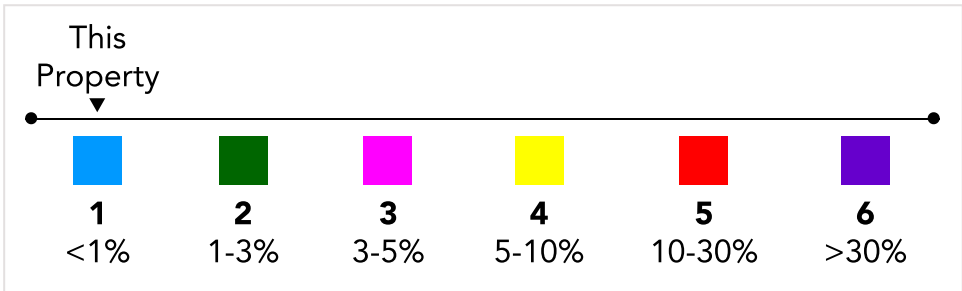
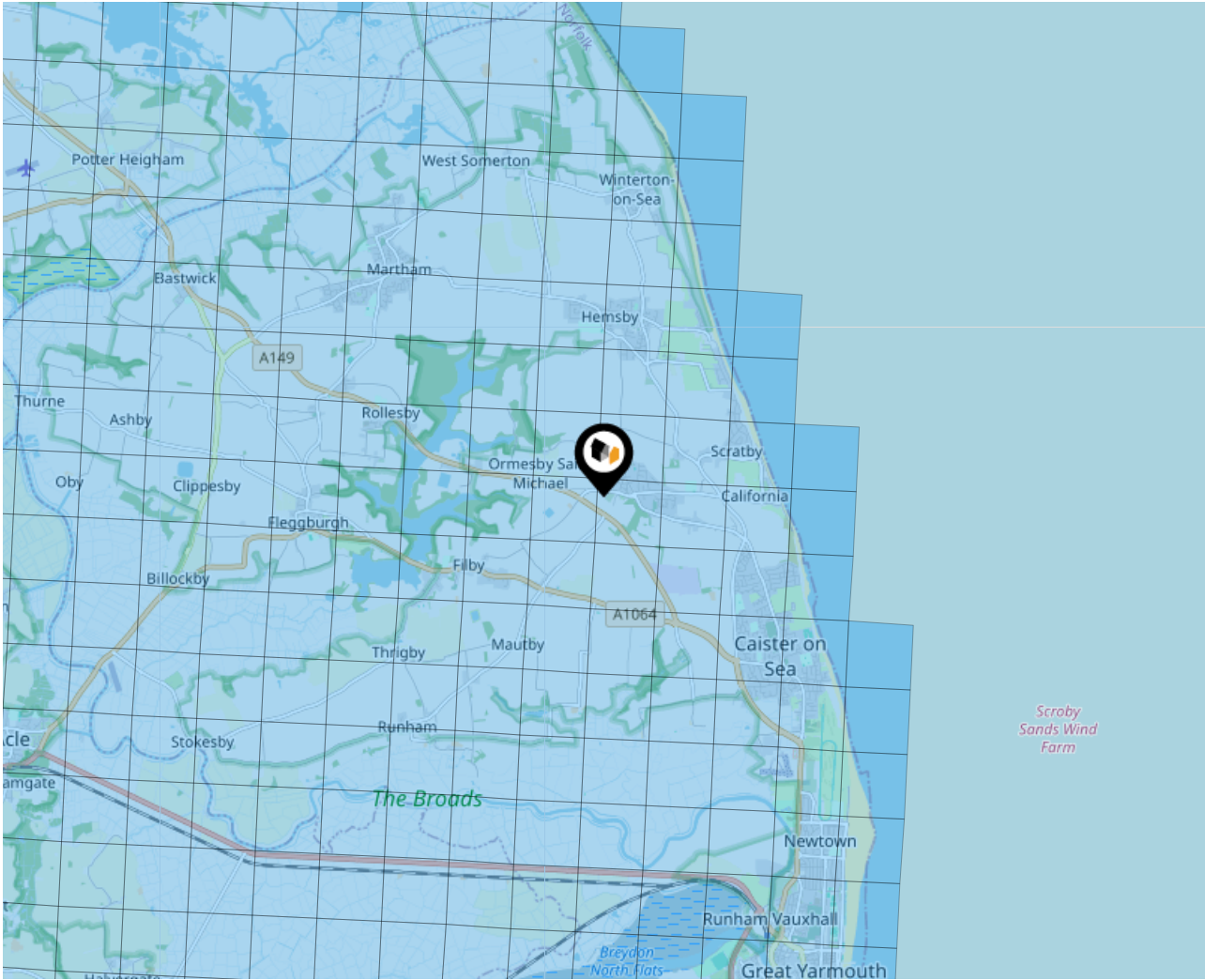


Key:

-  Power Pylons
-  Communication Masts

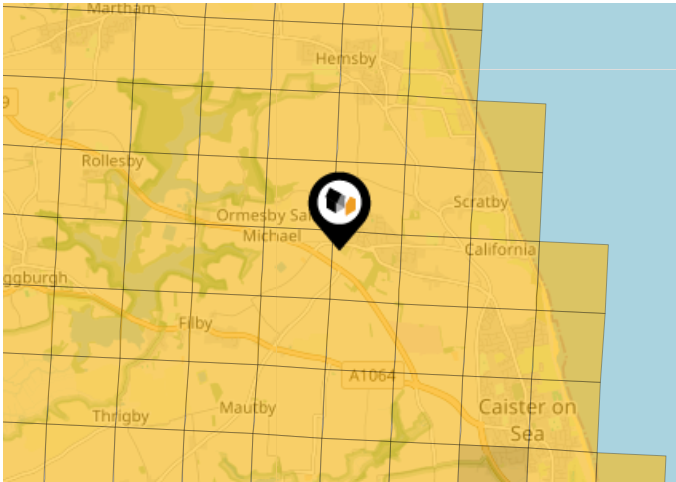
What is Radon?

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)		

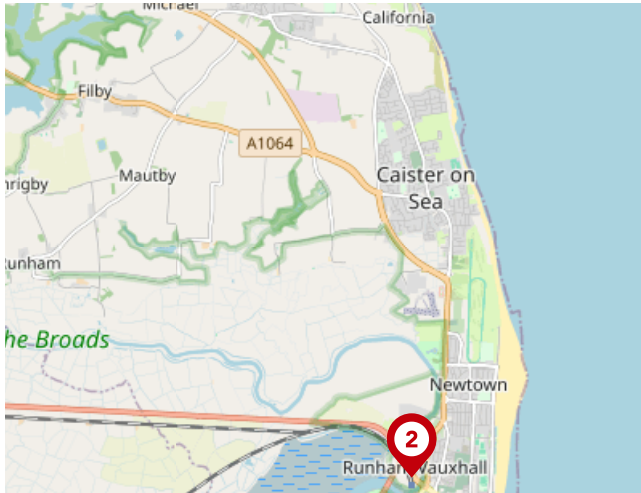


Primary Classifications (Most Common Clay Types)

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)



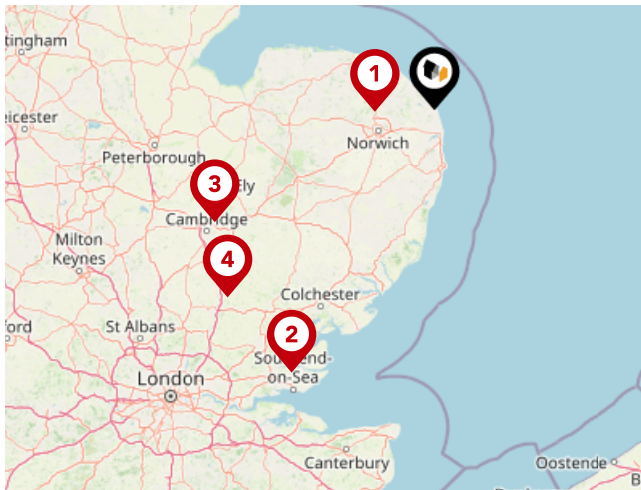
National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	4.55 miles
2	Great Yarmouth Rail Station	4.56 miles
3	Berney Arms Rail Station	6.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	75.52 miles
2	M11 J13	74.84 miles
3	M11 J14	74.6 miles
4	M11 J12	75.66 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	16.99 miles
2	Southend-on-Sea	87.03 miles
3	Cambridge	71.36 miles
4	Stansted Airport	81 miles

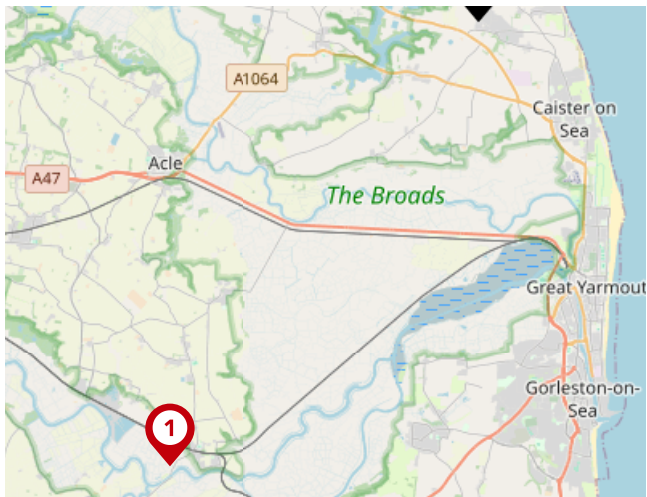
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Royal Oak	0.24 miles
2	Middle School	0.29 miles
3	Royal Oak	0.26 miles
4	Beck Avenue	0.48 miles
5	Beck Avenue	0.48 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	9.77 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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