

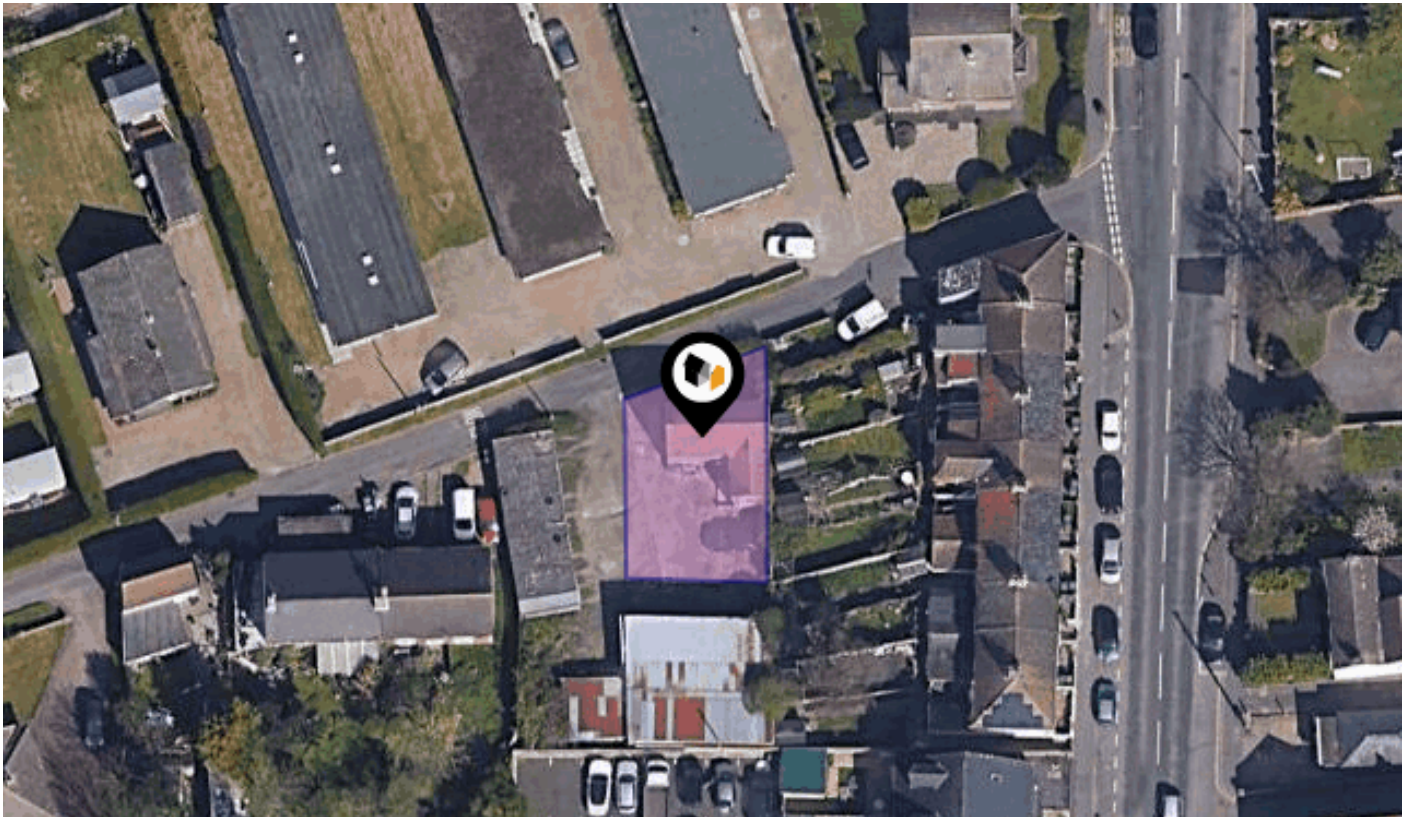


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 09<sup>th</sup> October 2025



**BULTITUDES LOKE, CAISTER-ON-SEA, GREAT YARMOUTH,  
NR30**

### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



## Property

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| <b>Type:</b>         | Holiday<br>Let/Accommodation/Short-Term Let Other Than CH01 |
| <b>Floor Area:</b>   | 419 ft <sup>2</sup> / 39 m <sup>2</sup>                     |
| <b>Plot Area:</b>    | 0.05 acres                                                  |
| <b>Year Built :</b>  | Before 1900                                                 |
| <b>Council Tax :</b> | Band Deleted                                                |
| <b>Title Number:</b> | NK137961                                                    |

**Tenure:** Freehold

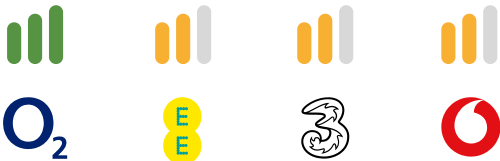
## Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | Norfolk  |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| • Rivers & Seas           | Very low |
| • Surface Water           | Very low |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

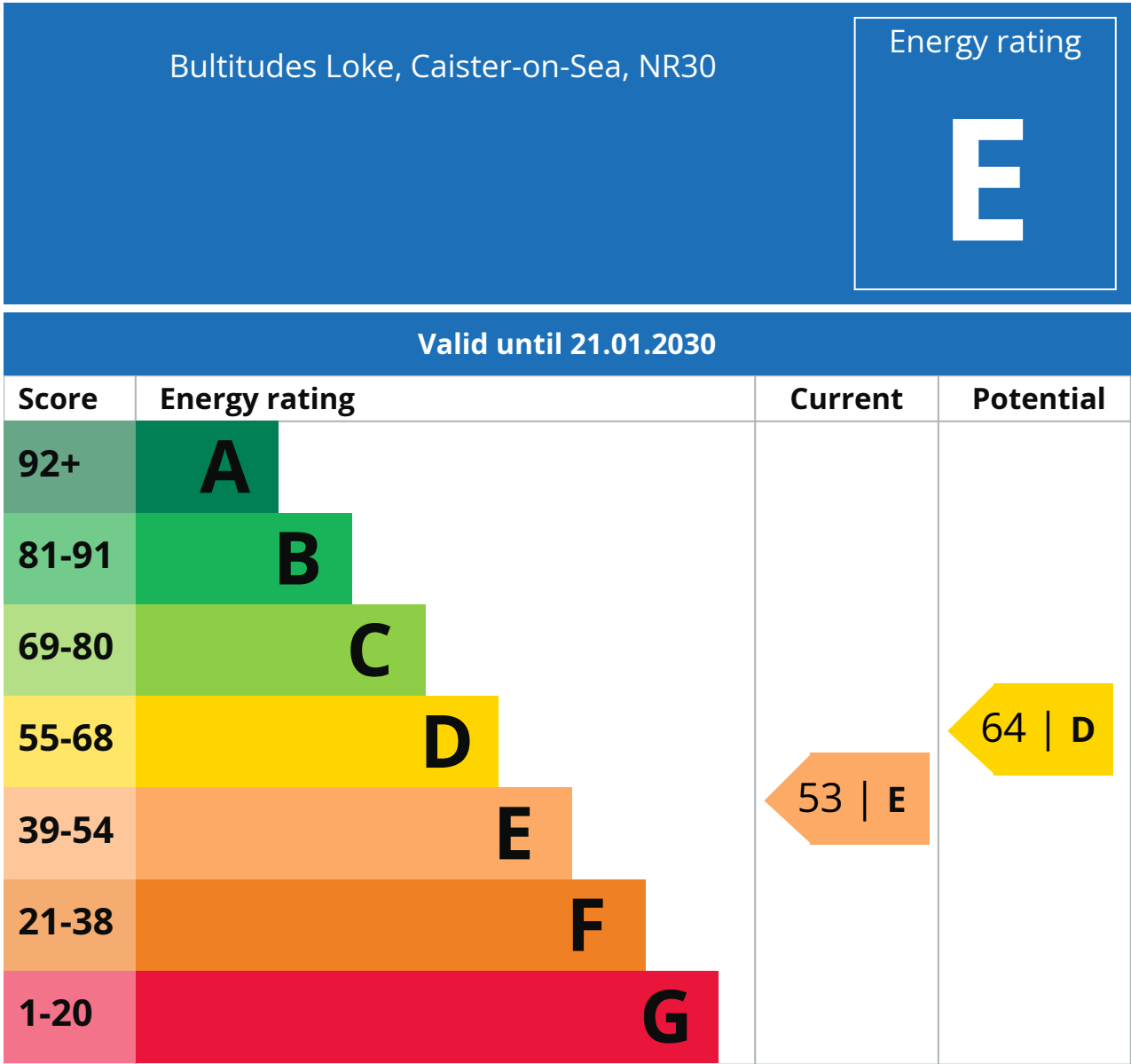
|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>17</b><br>mb/s | <b>80</b><br>mb/s | <b>1800</b><br>mb/s |
|                   |                   |                     |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

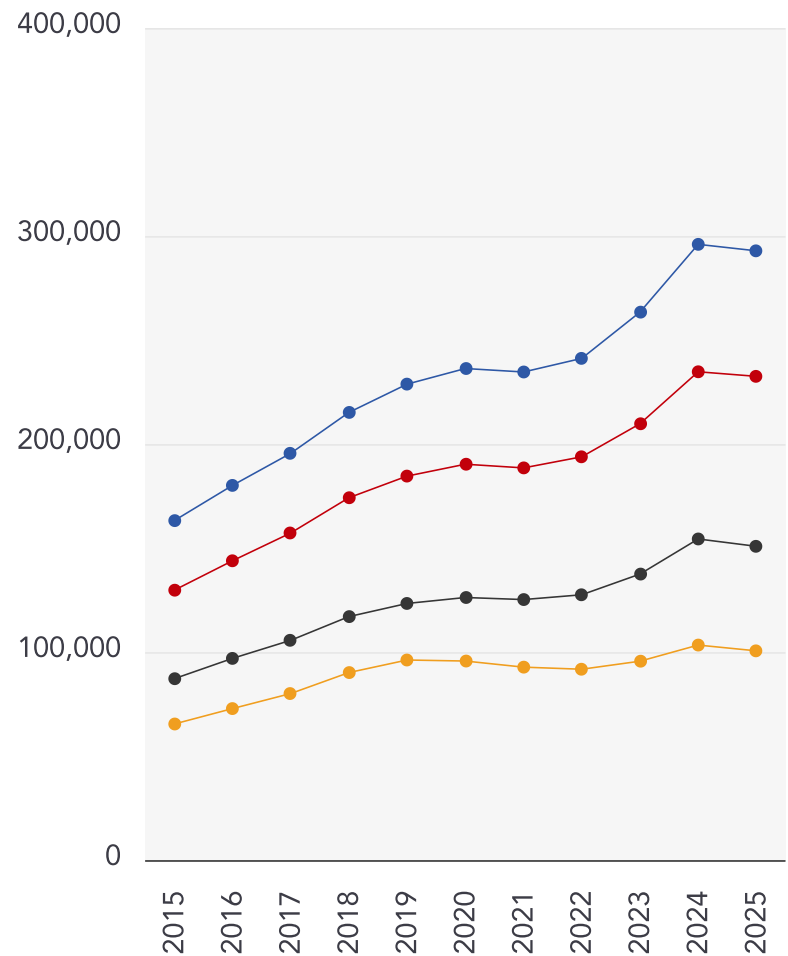




## Additional EPC Data

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | Flat                                           |
| <b>Build Form:</b>                  | Detached                                       |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single                                         |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Floor Level:</b>                 | 1st                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Top Storey:</b>                  | 0                                              |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 0                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, no insulation (assumed)               |
| <b>Roof Energy:</b>                 | Very Poor                                      |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer and room thermostat                 |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Very Good                                      |
| <b>Lighting:</b>                    | Low energy lighting in 67% of fixed outlets    |
| <b>Floors:</b>                      | (another dwelling below)                       |
| <b>Total Floor Area:</b>            | 39 m <sup>2</sup>                              |

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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

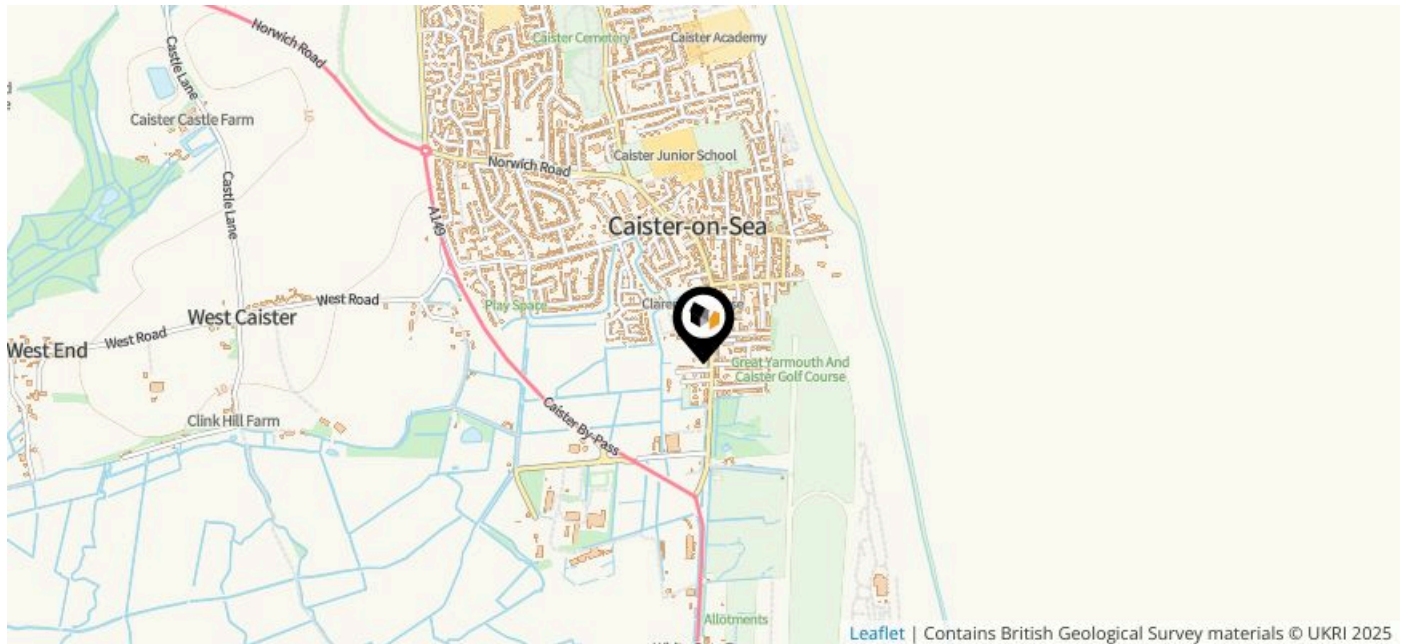
Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

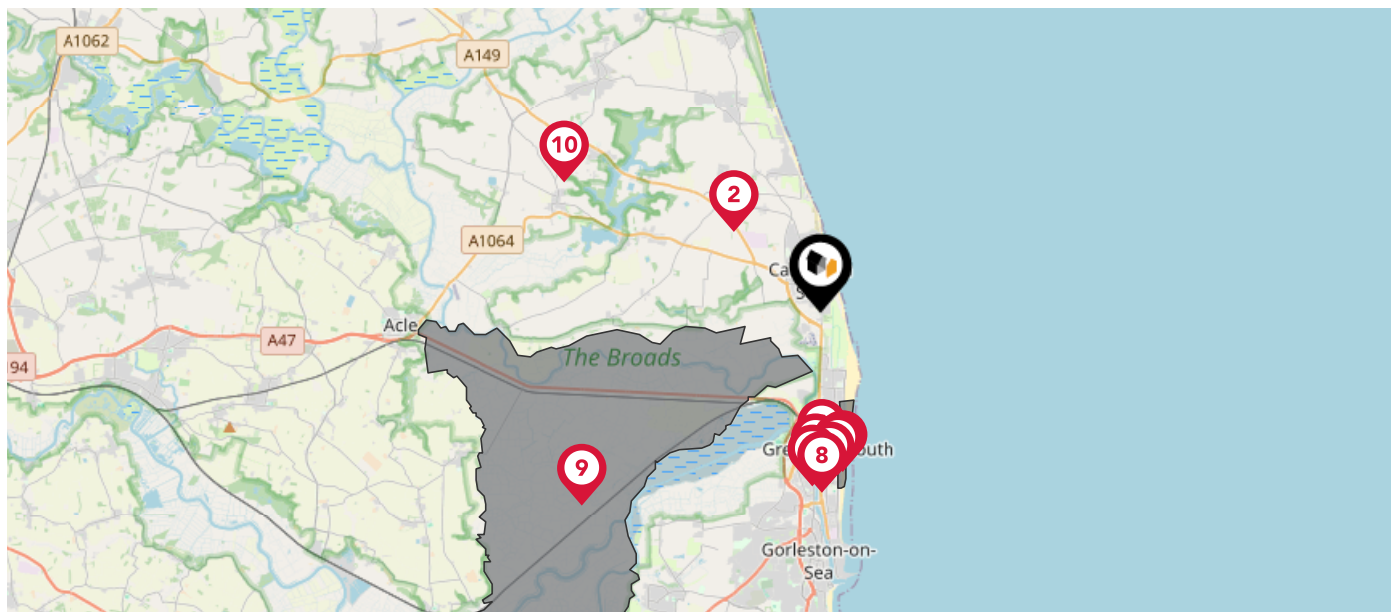
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.



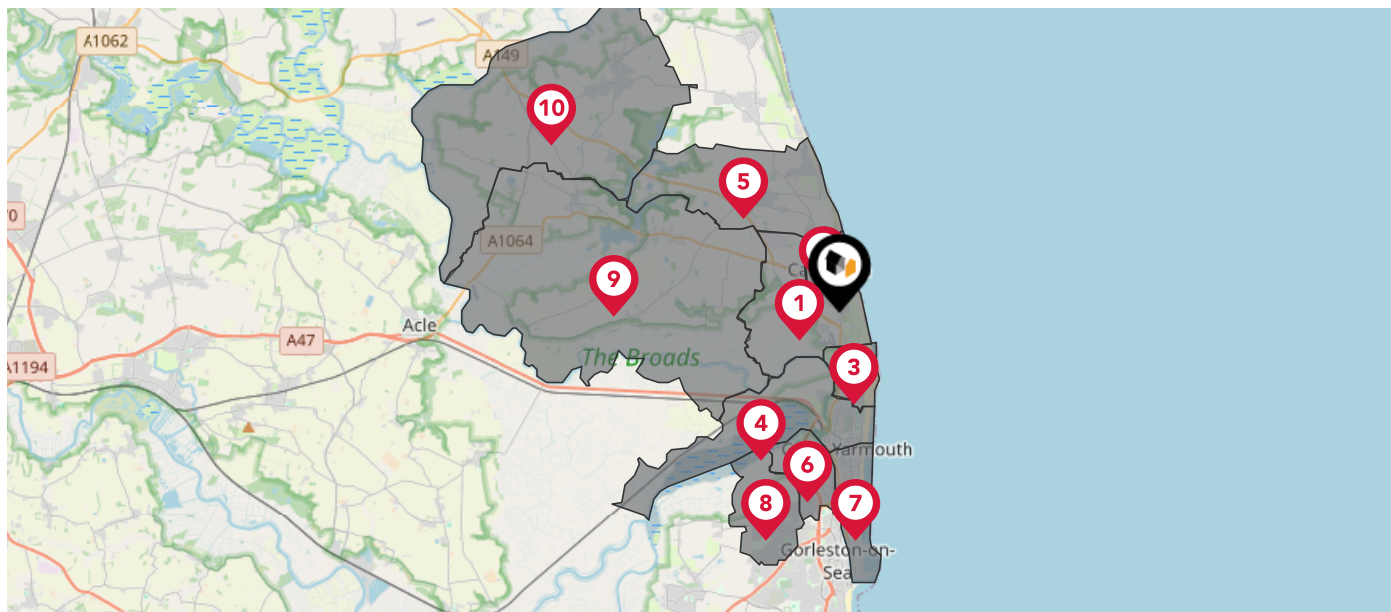
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 St Nicholas and Northgate Street, Great Yarmouth
- 2 Ormesby St Margaret
- 3 Seafront, Great Yarmouth
- 4 Market Place, Rows and North Quay, Great Yarmouth
- 5 Prince's Road, Great Yarmouth
- 6 St George's, Great Yarmouth
- 7 Hall Quay and South Quay, Great Yarmouth
- 8 King Street, Great Yarmouth
- 9 Halvergate Marshes
- 10 Rollesby

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



Caister South Ward



Caister North Ward



Yarmouth North Ward



Central And Northgate Ward



Ormesby Ward



Southtown and Cobholm Ward



Nelson Ward



Bradwell North Ward



Fleggburgh Ward



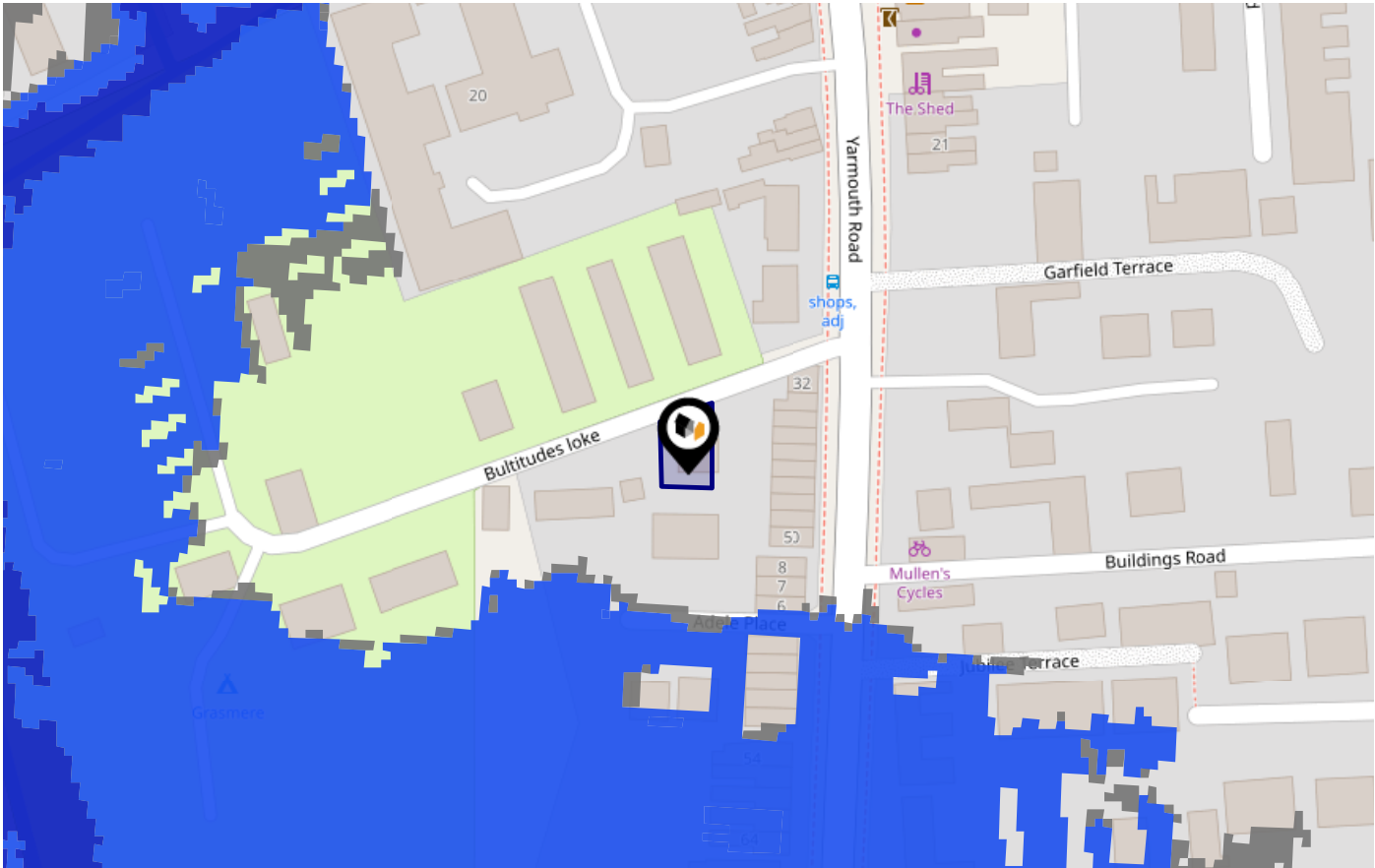
West Flegg Ward



# 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.

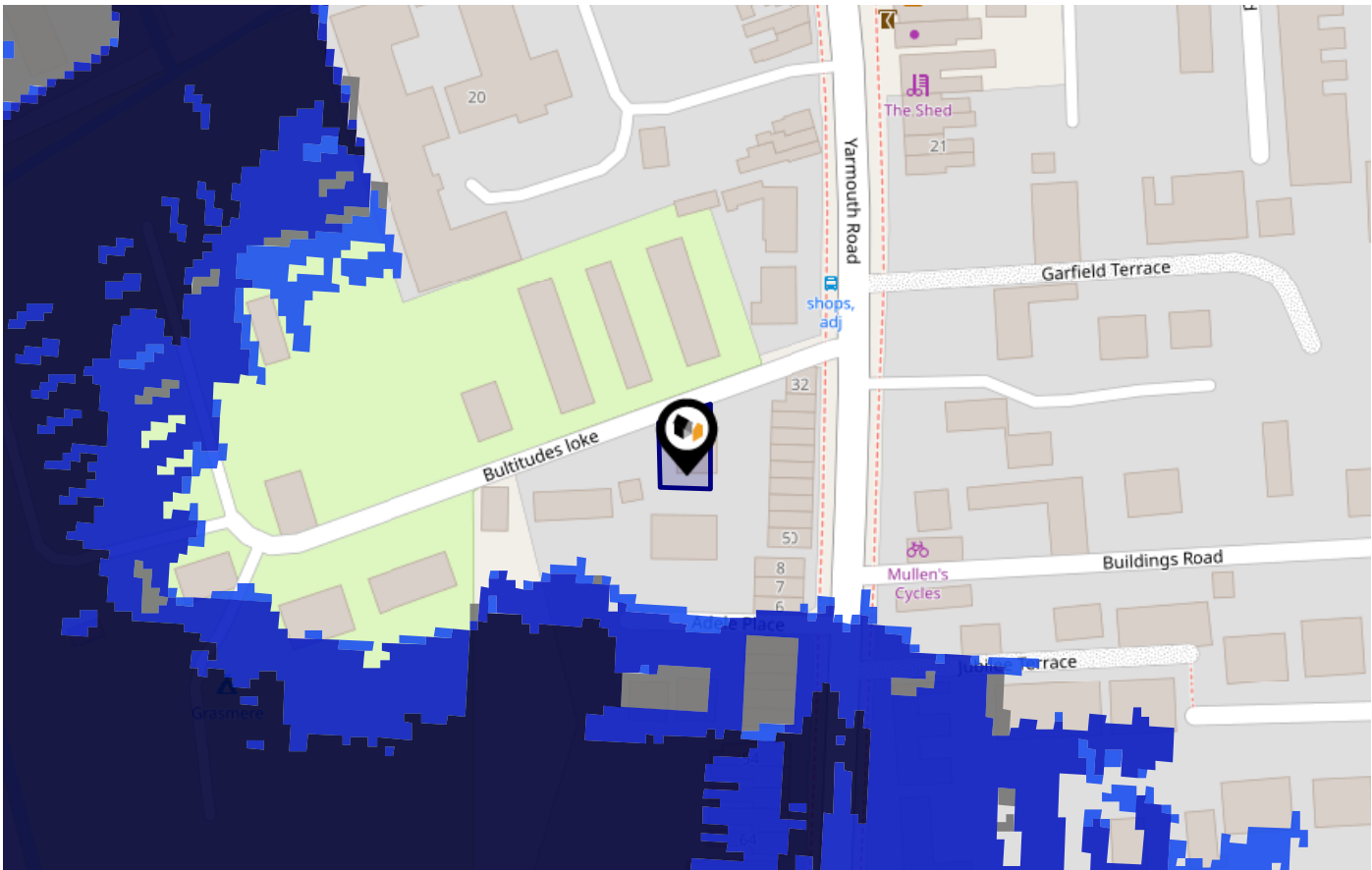
Chance of flooding to the following depths at this property:



# 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

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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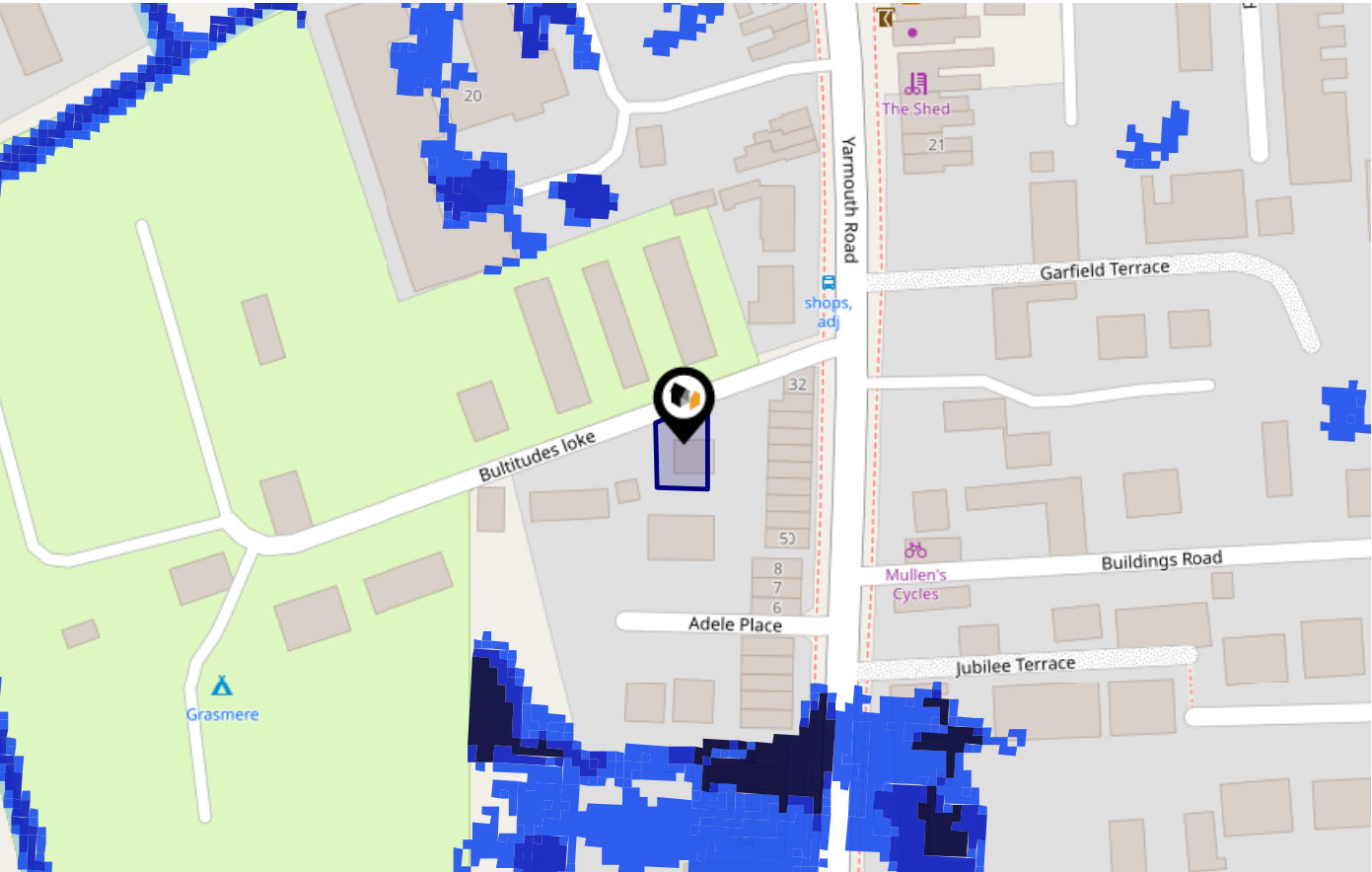
Chance of flooding to the following depths at this property:



# 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.

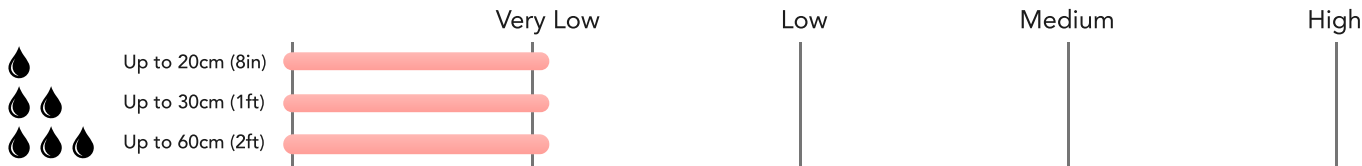


Risk Rating: Very low

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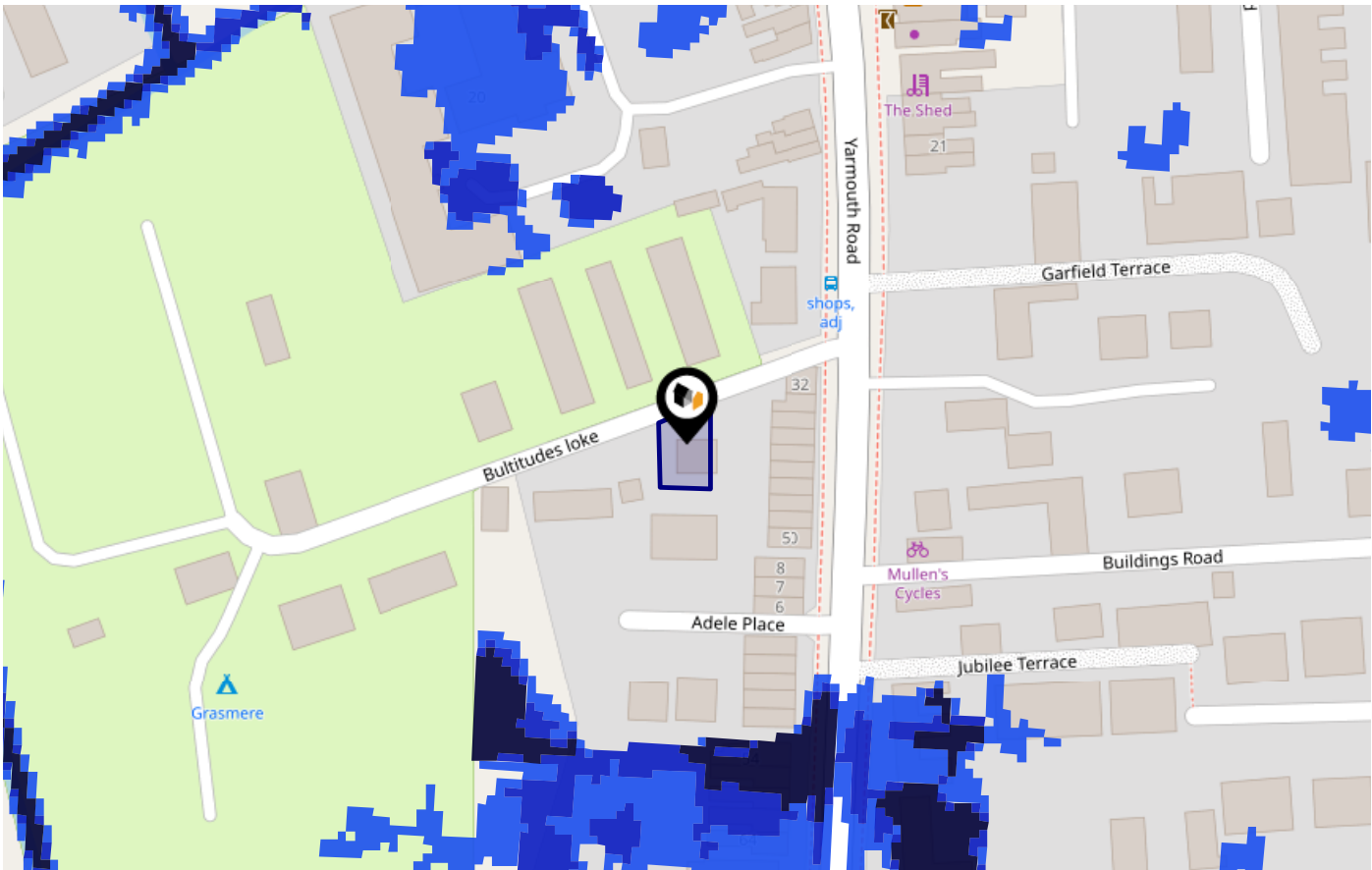
Chance of flooding to the following depths at this property:



# 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

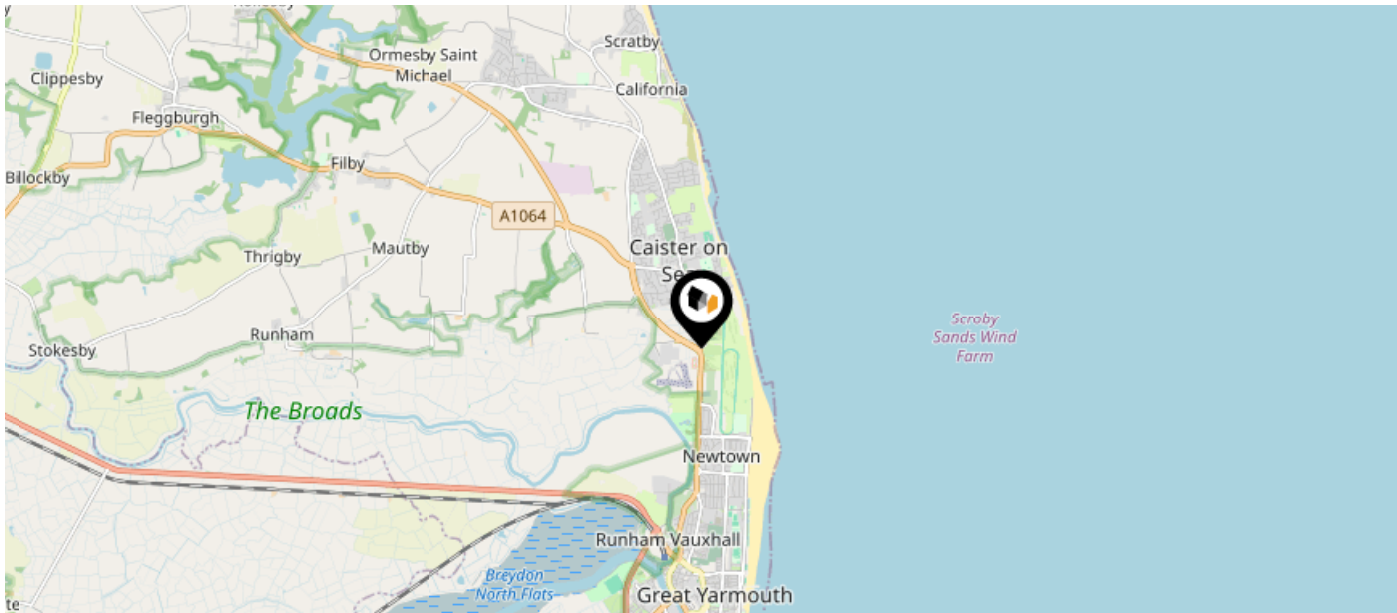
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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...

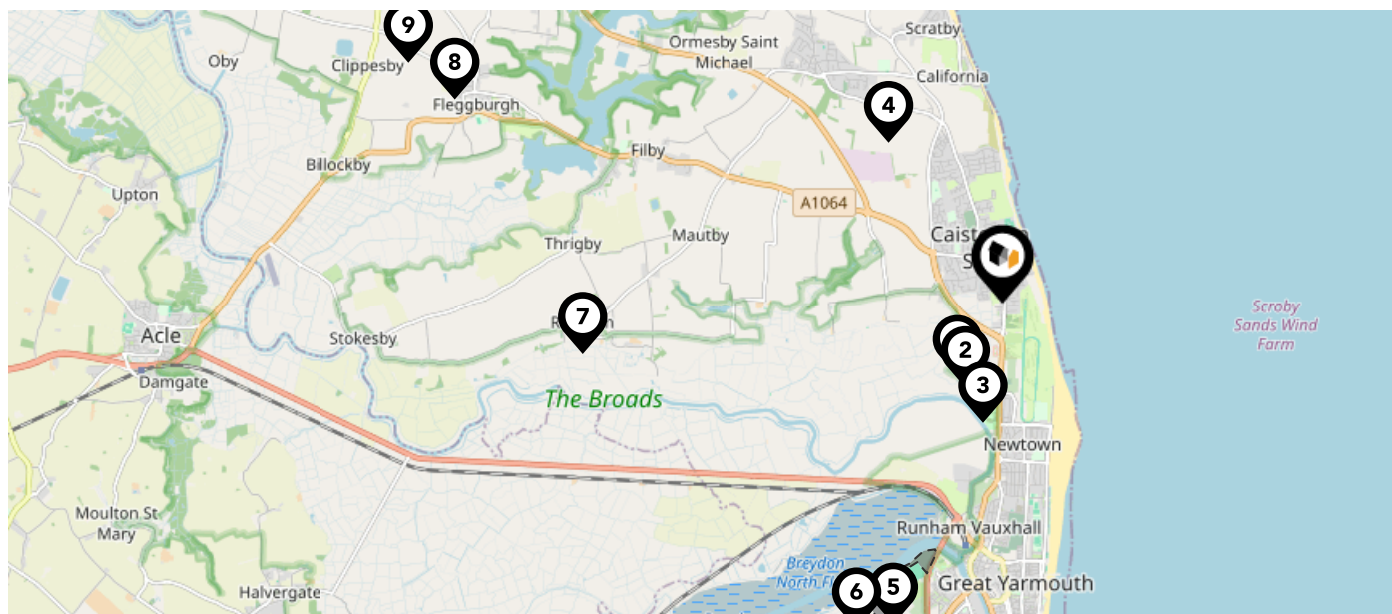


### Nearby Green Belt Land

No data available.



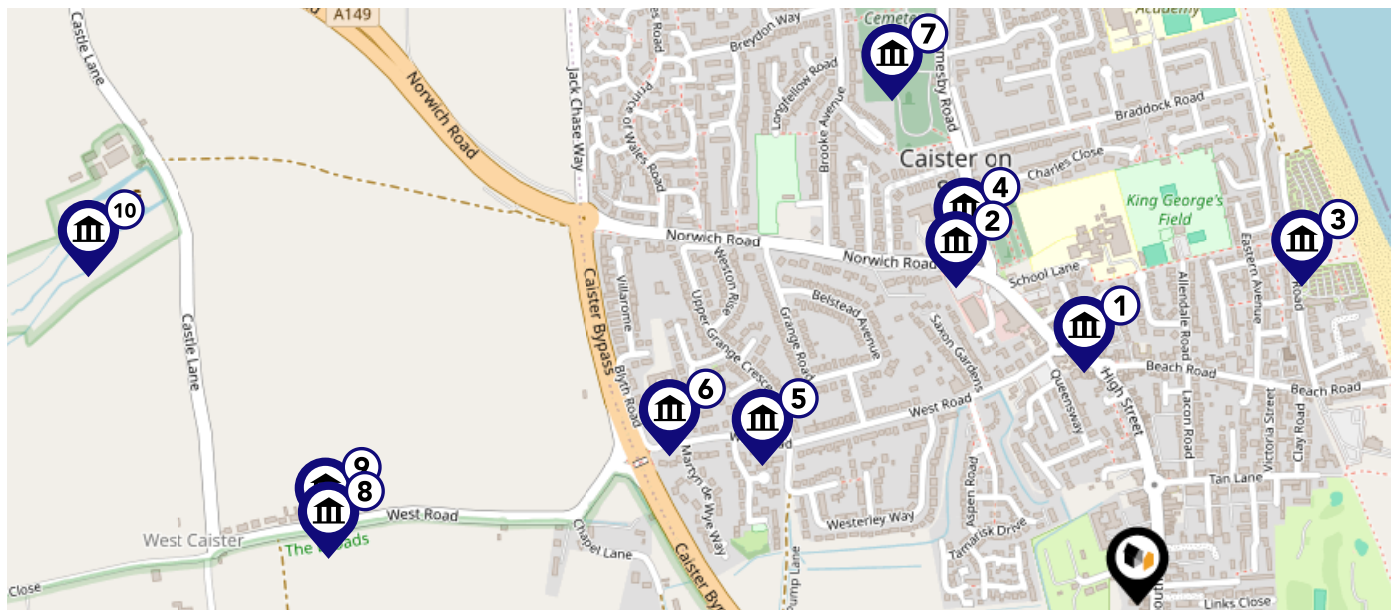
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|                                                                                     |                                                                |                                                                                                         |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  | Caister-On-Sea-Norwich, Norfolk                                | Historic Landfill  |
|  | Adjacent To Waste Transfer Station-Caister, Great Yarmouth     | Historic Landfill  |
|  | Bure Park-Caister Road, Great Yarmouth                         | Historic Landfill  |
|  | Behind Brickfield Cotts-Off Yarmouth Road, Ormesby St Margaret | Historic Landfill  |
|  | Cobholm Tip-Farm Lane, Humberstone, Great.Yarmouth, Norfolk    | Historic Landfill  |
|  | Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk    | Historic Landfill  |
|  | Former Parish Tip-The Street, Runham, Great Yarmouth           | Historic Landfill  |
|  | Mill Lane-Fleggburgh, Great Yarmouth                           | Historic Landfill  |
|  | Mill Road-Fleggburgh, Near Norwich, Norfolk                    | Historic Landfill  |

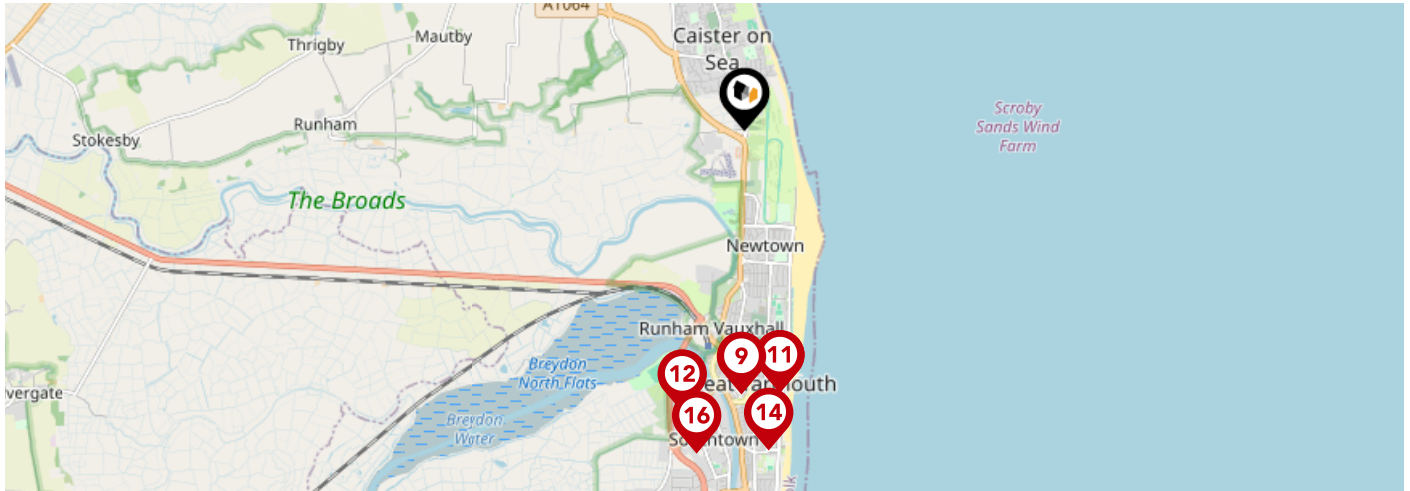
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district |                                                       | Grade    | Distance  |
|----------------------------------------|-------------------------------------------------------|----------|-----------|
|                                        | 1216588 - Caister House                               | Grade II | 0.3 miles |
|                                        | 1287563 - Church Of Holy Trinity                      | Grade II | 0.4 miles |
|                                        | 1454945 - The Never Turn Back Public House            | Grade II | 0.4 miles |
|                                        | 1468694 - Beauchamp Lifeboat Memorial, Caister-on-sea | Grade II | 0.4 miles |
|                                        | 1227760 - The Grange                                  | Grade II | 0.4 miles |
|                                        | 1216612 - The Farmhouse                               | Grade II | 0.5 miles |
|                                        | 1216590 - Cemetery Chapel, Caister Cemetery           | Grade II | 0.6 miles |
|                                        | 1287574 - Church Of St Edmund                         | Grade II | 0.9 miles |
|                                        | 1228046 - Ruins Of Church St Edmund                   | Grade II | 0.9 miles |
|                                        | 1228031 - Caister Hall                                | Grade II | 1.2 miles |



|          |                                                                                                      | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Caister Infant With Nursery School</b><br>Ofsted Rating: Good   Pupils: 228   Distance:0.3        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Caister Junior School</b><br>Ofsted Rating: Good   Pupils: 327   Distance:0.3                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Caister Academy</b><br>Ofsted Rating: Good   Pupils: 679   Distance:0.57                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>John Grant School, Caister-on-Sea</b><br>Ofsted Rating: Outstanding   Pupils: 184   Distance:0.99 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>North Denes Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 398   Distance:1.18   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Bure Park Specialist Academy</b><br>Ofsted Rating: Good   Pupils: 64   Distance:1.4               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Great Yarmouth Charter Academy</b><br>Ofsted Rating: Good   Pupils: 941   Distance:1.72           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Northgate Primary School</b><br>Ofsted Rating: Good   Pupils: 418   Distance:1.89                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

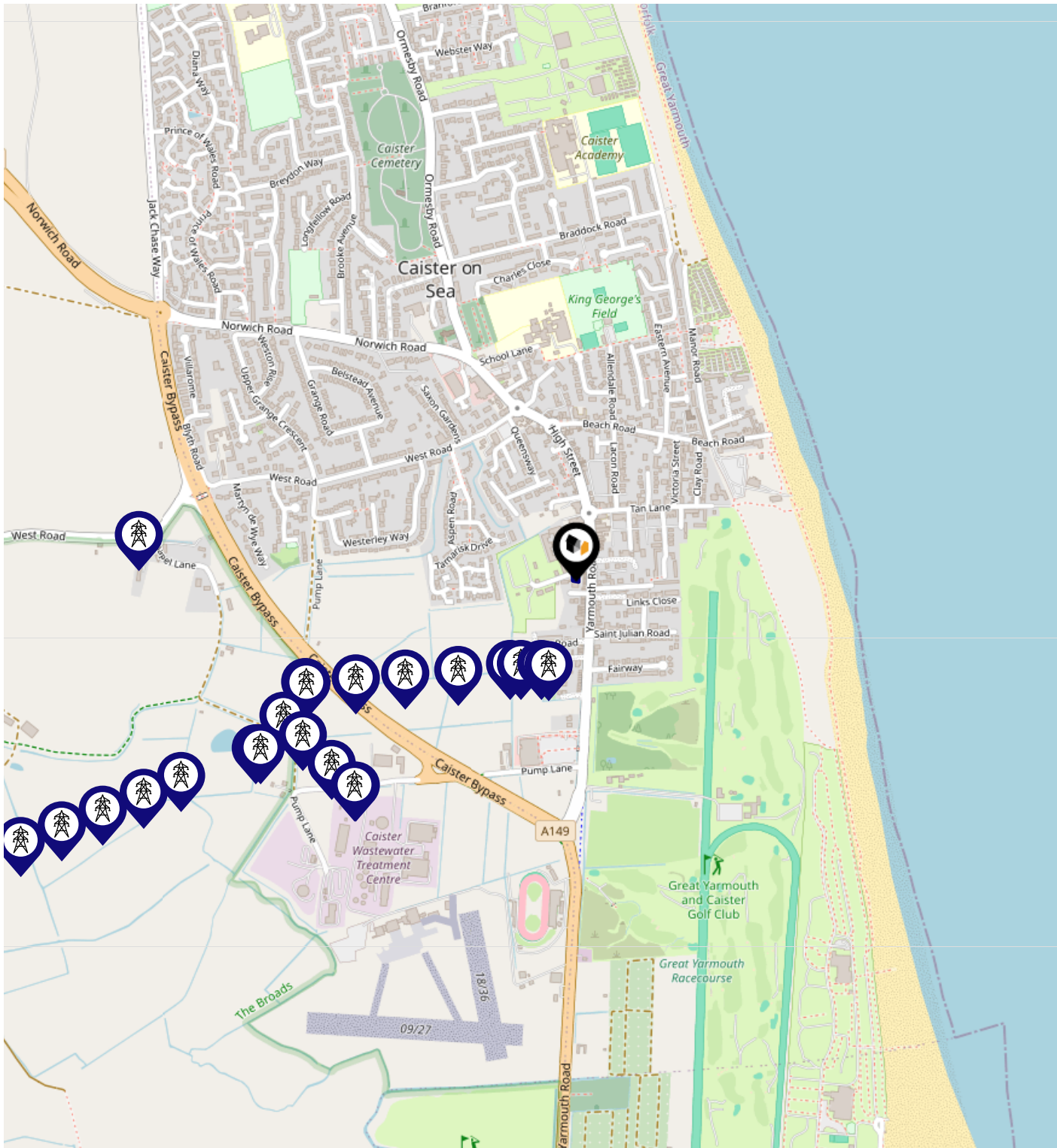


|           |                                                                                                                                          | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>St Nicholas Priory CofE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 412   Distance:2.39                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Visiting Teacher Service East at Education Services Centre</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:2.39                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Novaturient School</b><br>Ofsted Rating: Good   Pupils: 19   Distance:2.39                                                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Cobholm Primary Academy</b><br>Ofsted Rating: Good   Pupils: 176   Distance:2.61                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Ormesby Village Junior School</b><br>Ofsted Rating: Good   Pupils: 116   Distance:2.82                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>St. George's Primary School &amp; St. George's Nursery School, Great Yarmouth</b><br>Ofsted Rating: Good   Pupils: 208   Distance:2.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Ormesby Village Infant School</b><br>Ofsted Rating: Good   Pupils: 99   Distance:2.94                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Southtown Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 196   Distance:2.96                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



# Local Area

## Masts & Pylons

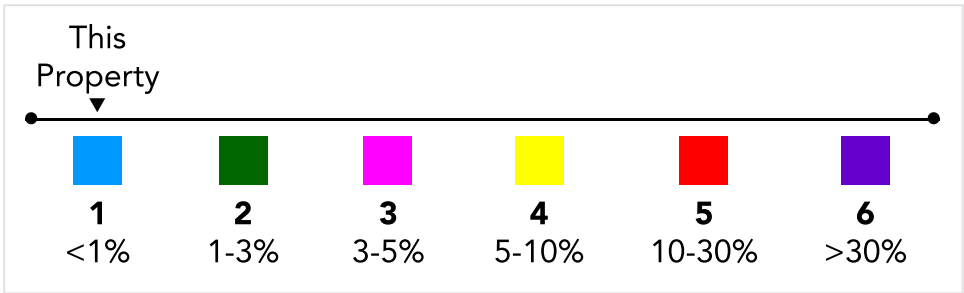
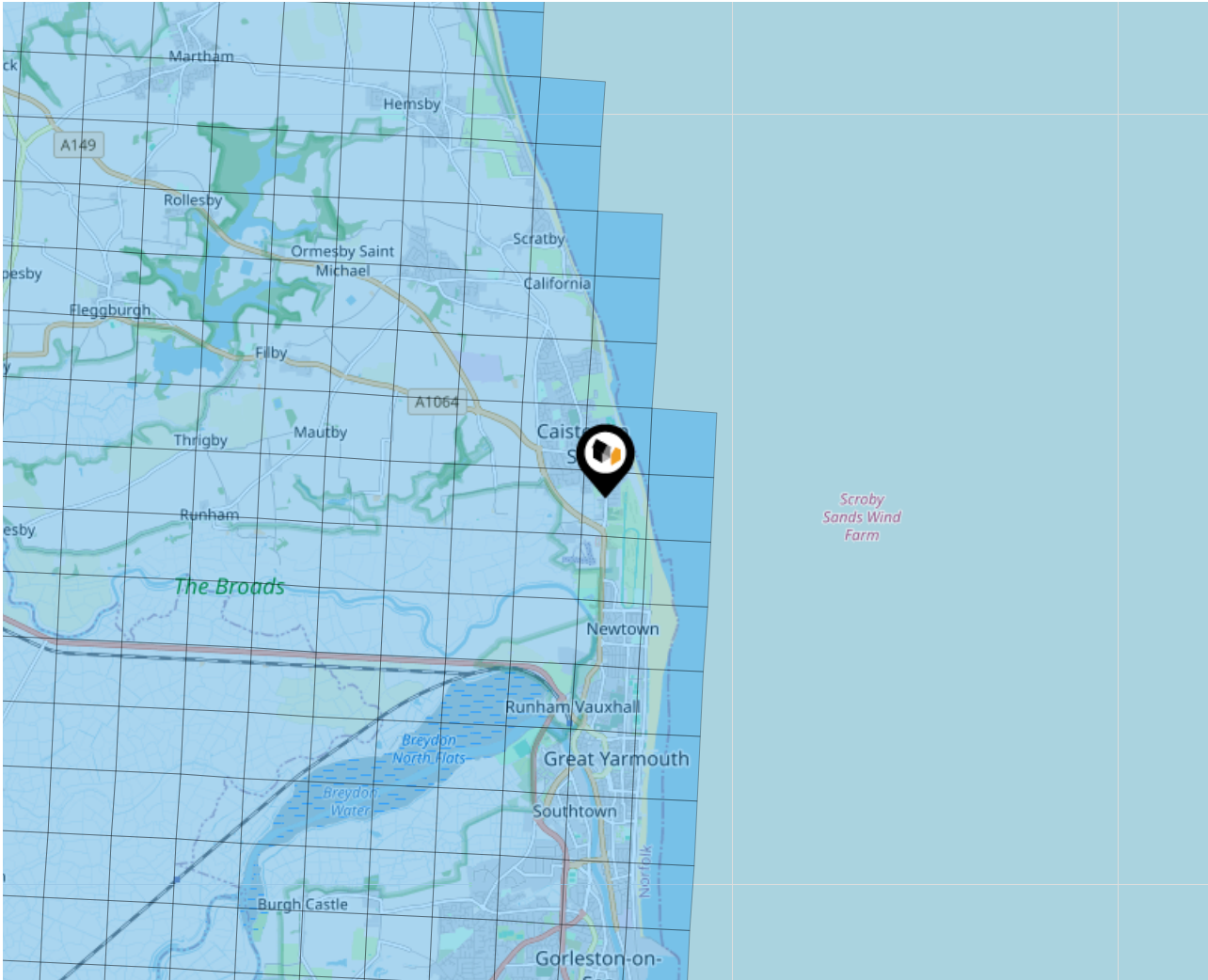


**Key:**

-  Power Pylons
-  Communication Masts

### What is Radon?

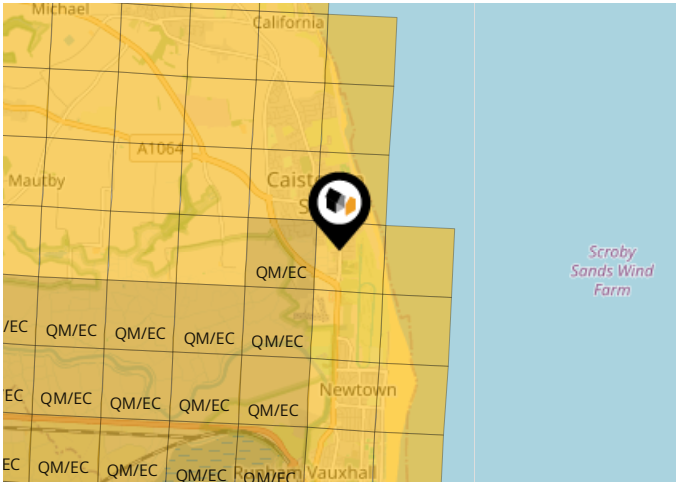
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





## Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |              |                      |      |
|-------------------------------|--------------|----------------------|------|
| <b>Carbon Content:</b>        | NONE         | <b>Soil Texture:</b> | SAND |
| <b>Parent Material Grain:</b> | ARENACEOUS   | <b>Soil Depth:</b>   | DEEP |
| <b>Soil Group:</b>            | LIGHT(SANDY) |                      |      |

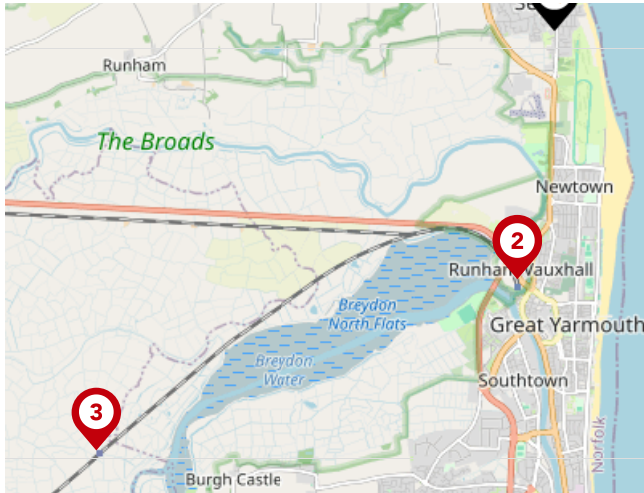


## Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area

## Transport (National)



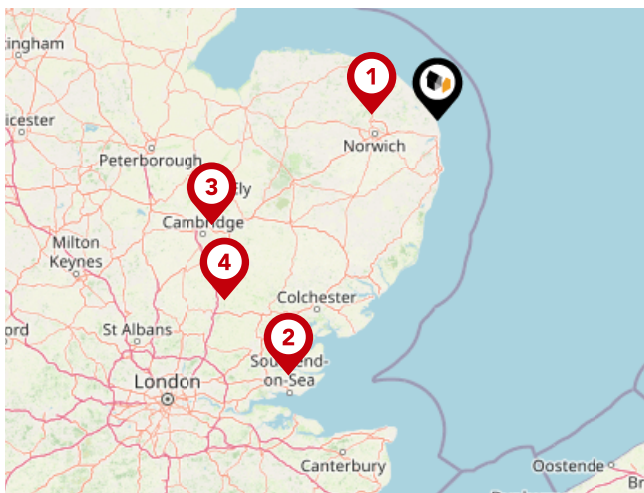
### National Rail Stations

| Pin      | Name                        | Distance   |
|----------|-----------------------------|------------|
| <b>1</b> | Great Yarmouth Rail Station | 2.25 miles |
| <b>2</b> | Great Yarmouth Rail Station | 2.26 miles |
| <b>3</b> | Berney Arms Rail Station    | 5.59 miles |



### Trunk Roads/Motorways

| Pin      | Name    | Distance    |
|----------|---------|-------------|
| <b>1</b> | M11 J9  | 76.53 miles |
| <b>2</b> | M11 J11 | 76.32 miles |
| <b>3</b> | M11 J13 | 75.77 miles |
| <b>4</b> | M11 J14 | 75.58 miles |

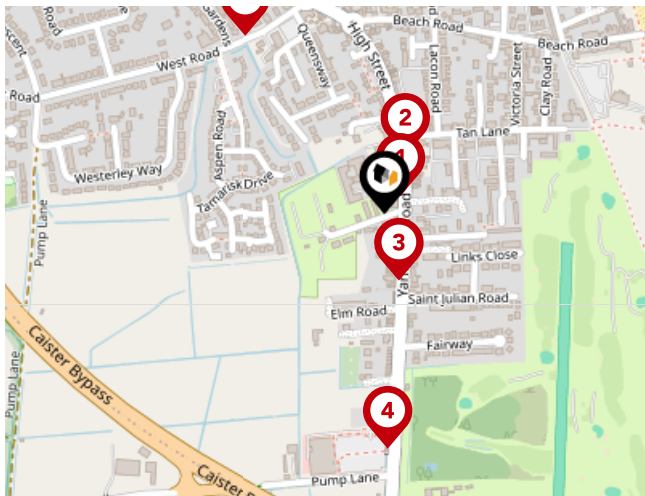


### Airports/Helipads

| Pin      | Name                          | Distance    |
|----------|-------------------------------|-------------|
| <b>1</b> | Norwich International Airport | 18.98 miles |
| <b>2</b> | Southend-on-Sea               | 86.21 miles |
| <b>3</b> | Cambridge                     | 72.21 miles |
| <b>4</b> | Stansted Airport              | 81.12 miles |

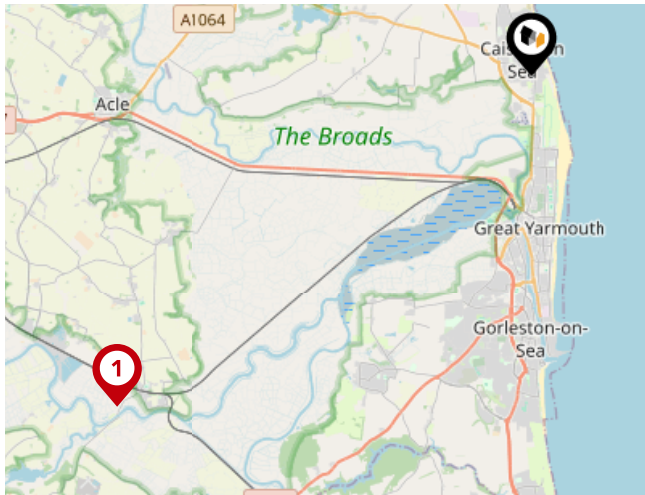
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | shops          | 0.03 miles |
| 2   | Tan Lane       | 0.07 miles |
| 3   | St Julian Road | 0.08 miles |
| 4   | Tesco          | 0.26 miles |
| 5   | West End       | 0.25 miles |



### Ferry Terminals

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Reedham Ferry North | 9.58 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

Estate Agents since 1926

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