

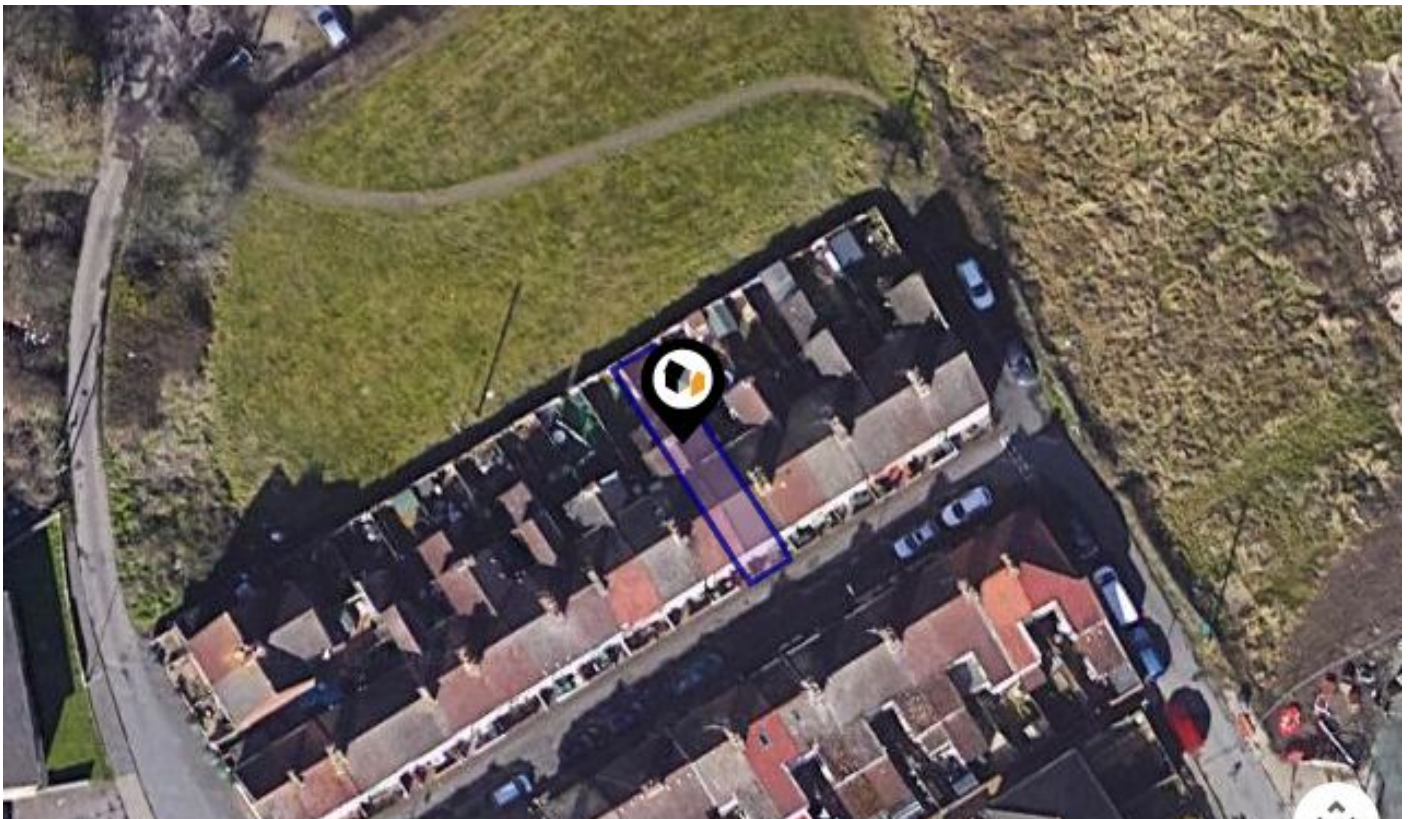


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 27th October 2025



STONE ROAD, GREAT YARMOUTH, NR31

Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



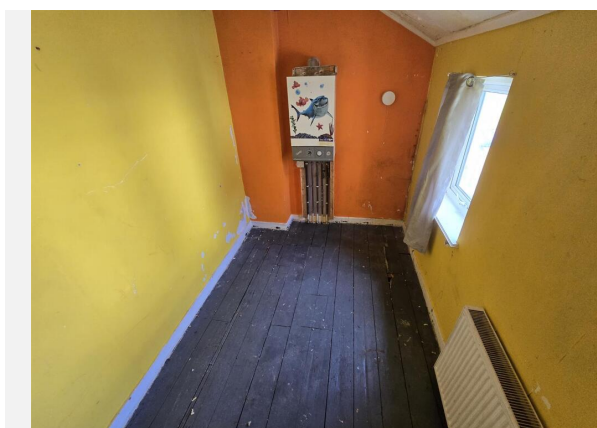
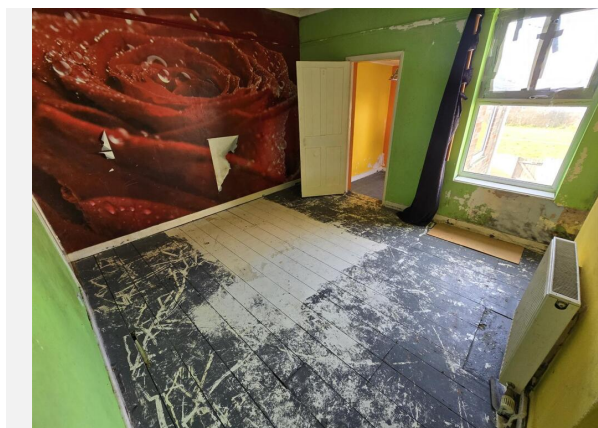
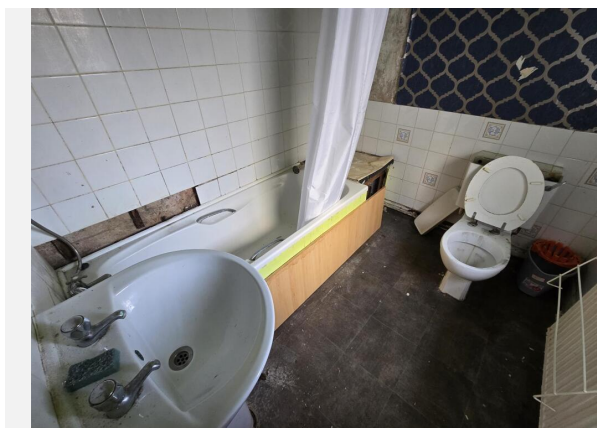
Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	NK62767		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very Low	3 mb/s	75 mb/s	1800 mb/s
• Surface Water	Medium			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		

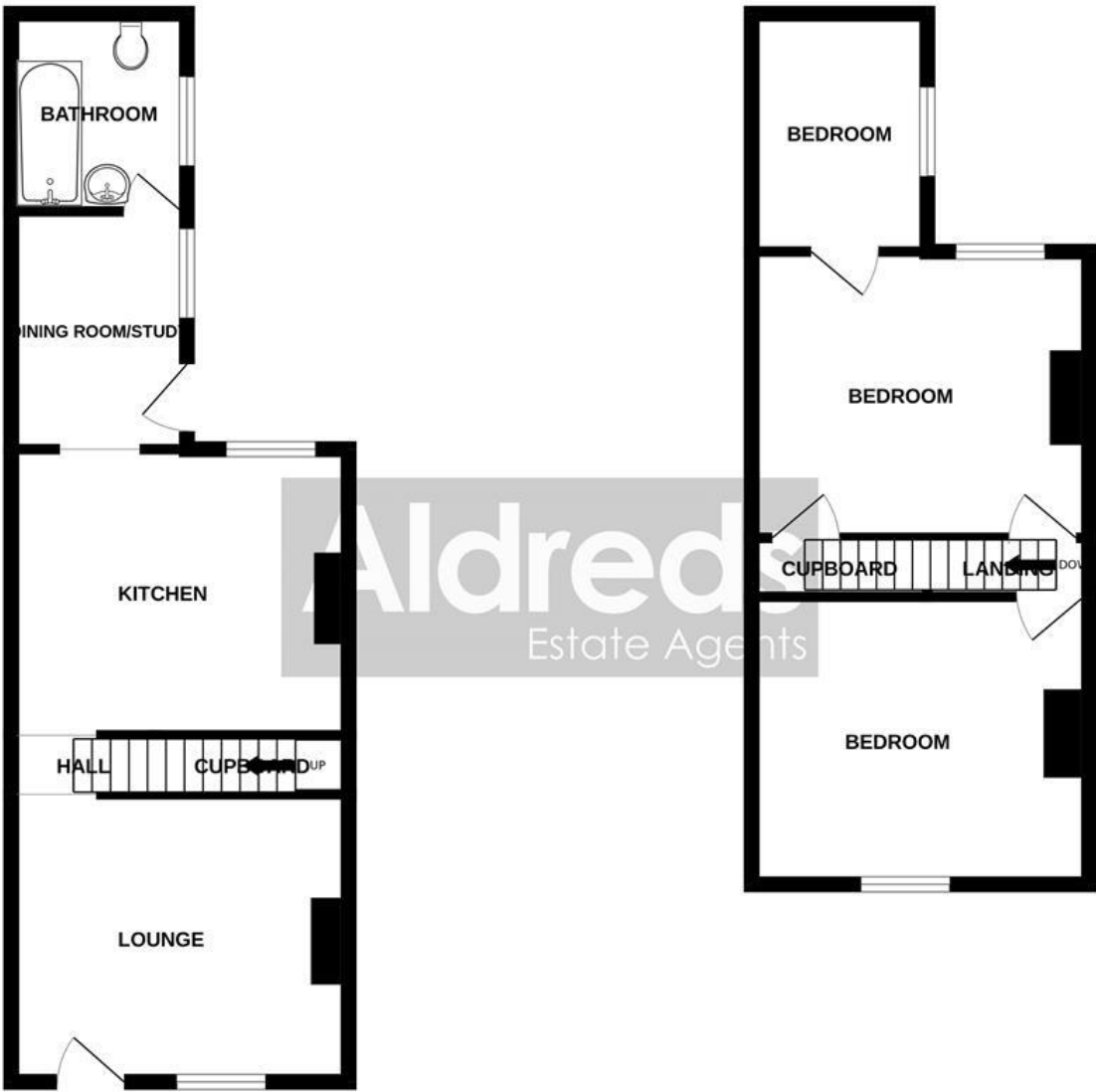




STONE ROAD, GREAT YARMOUTH, NR31

GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.

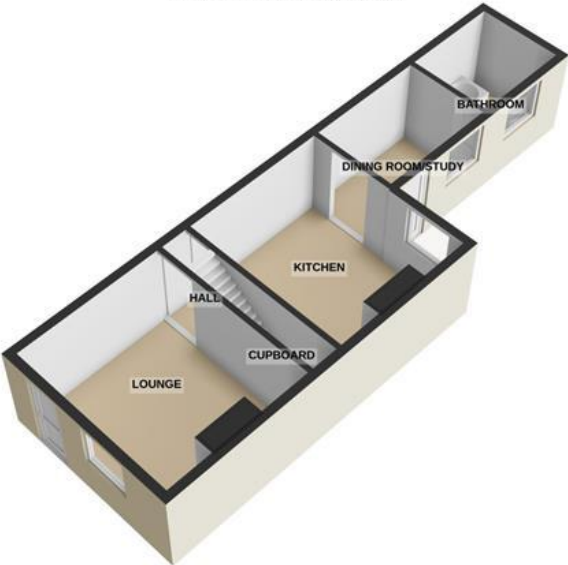
1ST FLOOR
31.8 sq.m. (342 sq.ft.) approx.



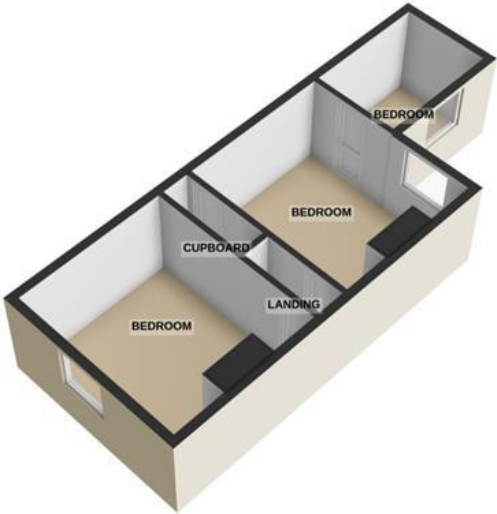
TOTAL FLOOR AREA : 68.2 sq.m. (734 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

STONE ROAD, GREAT YARMOUTH, NR31

GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.

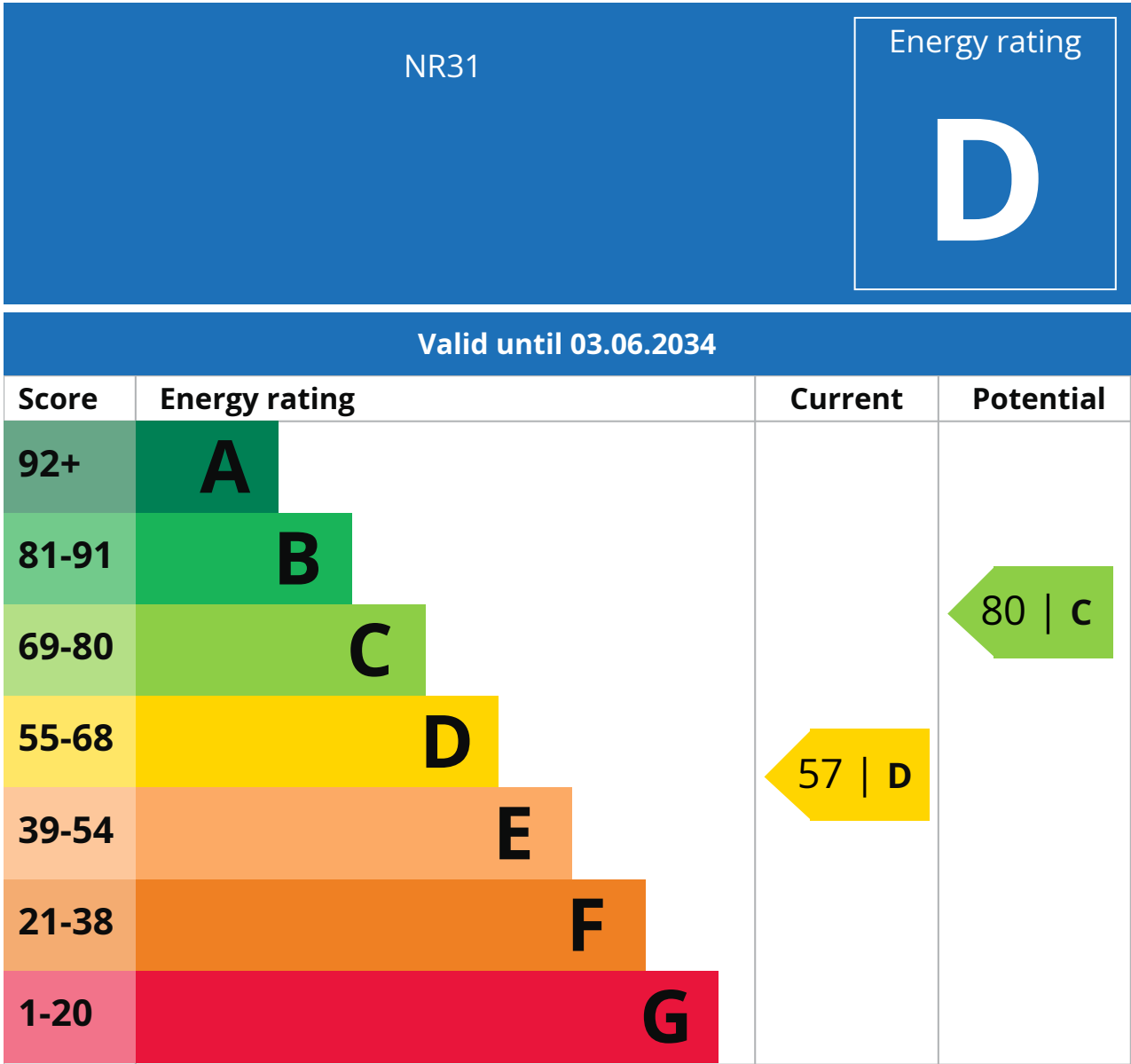


1ST FLOOR
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TOTAL FLOOR AREA : 68.2 sq.m. (734 sq.ft.) approx.

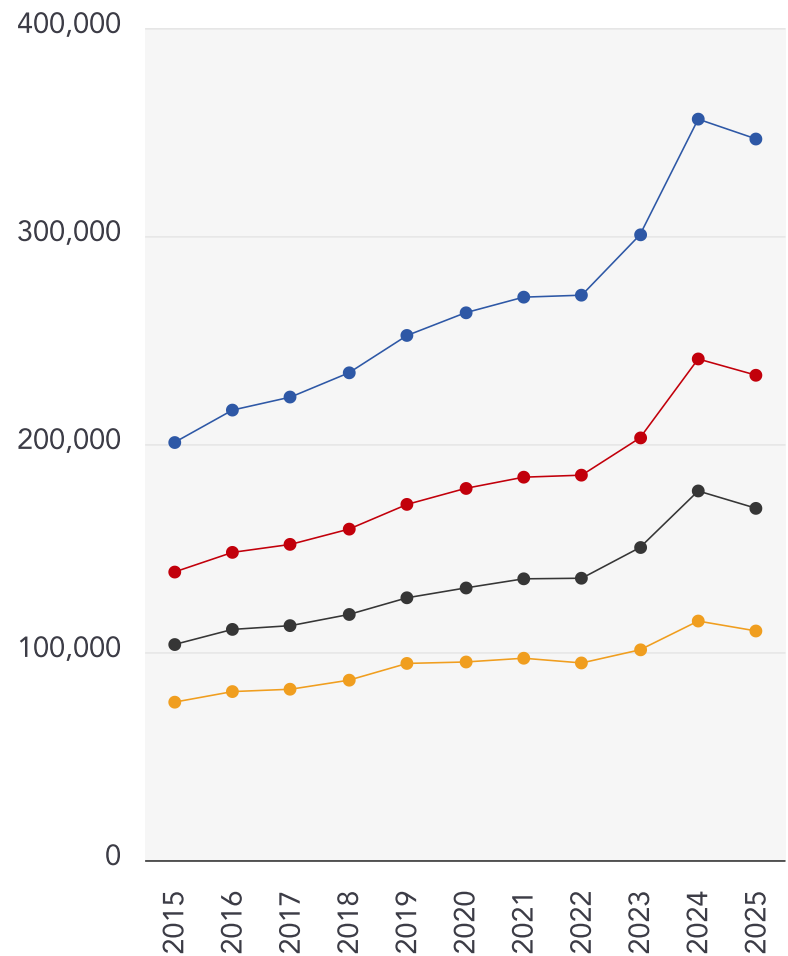
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2024



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 57% of 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%

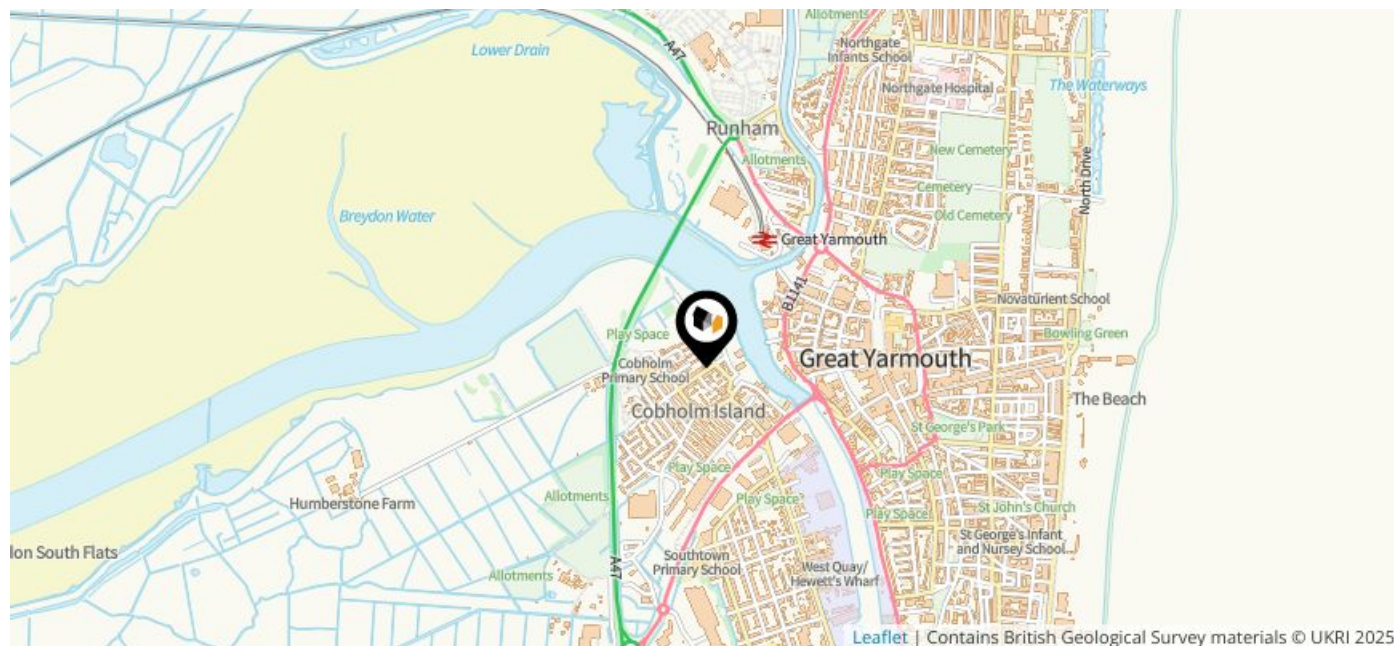
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



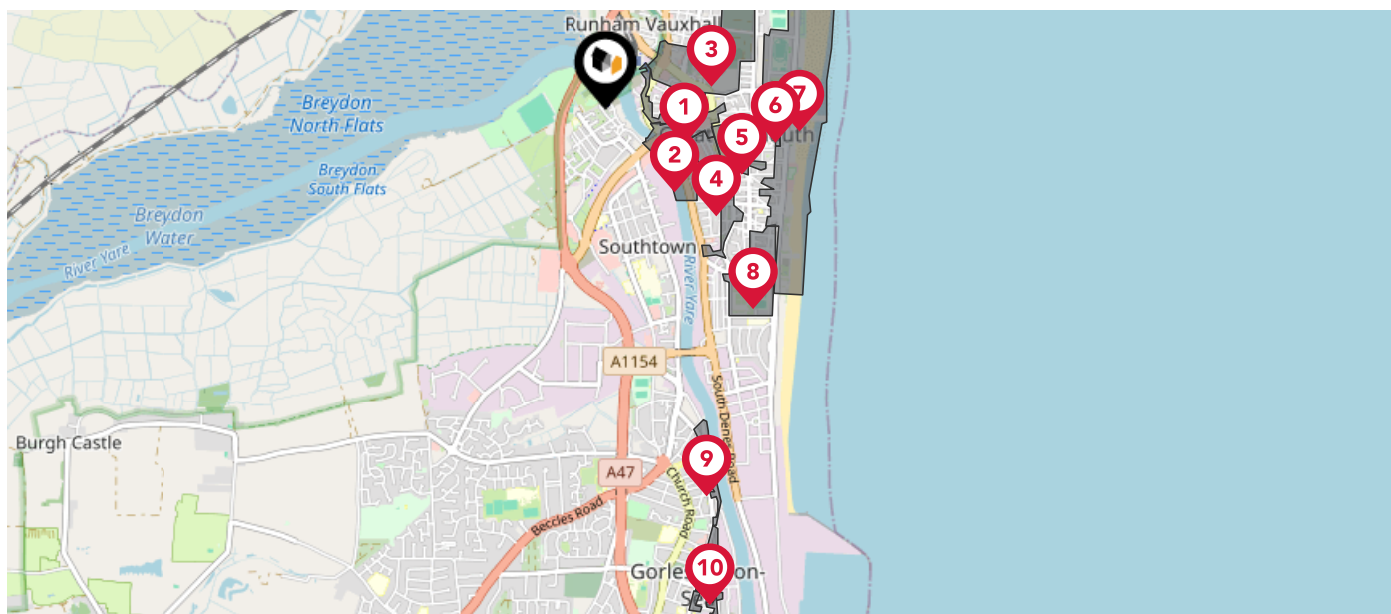
Mine Entry

- ✕ 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.

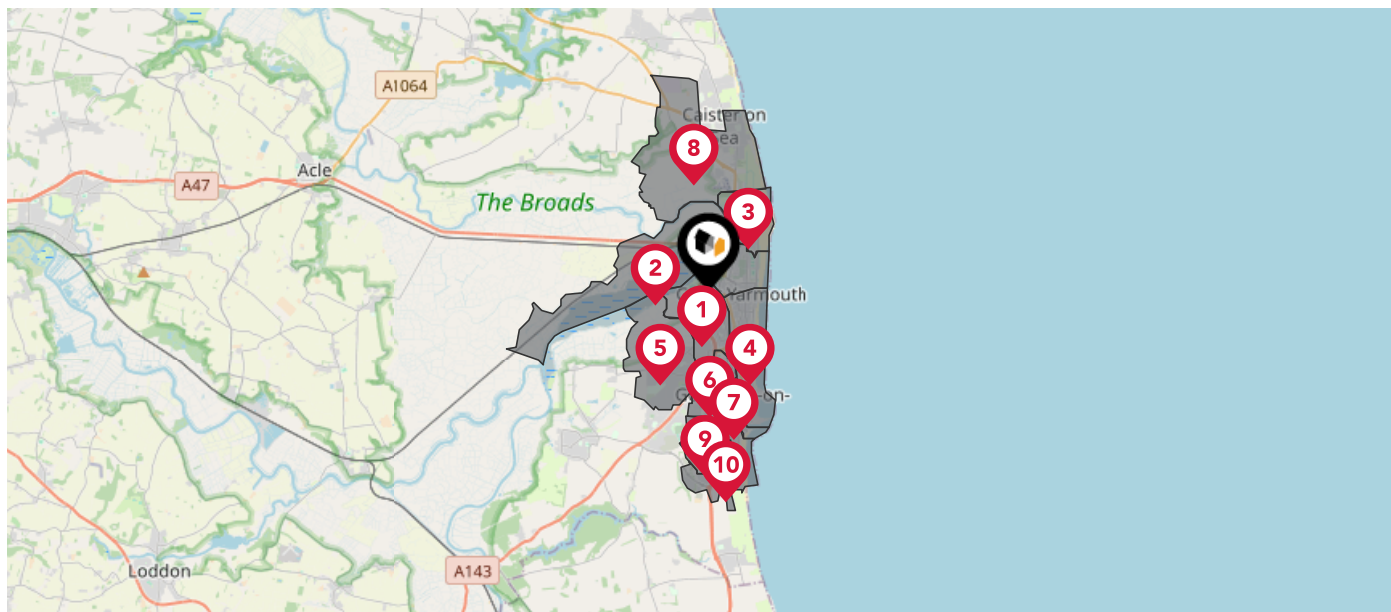
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Market Place, Rows and North Quay, Great Yarmouth
- 2 Hall Quay and South Quay, Great Yarmouth
- 3 St Nicholas and Northgate Street, Great Yarmouth
- 4 King Street, Great Yarmouth
- 5 St George's, Great Yarmouth
- 6 Prince's Road, Great Yarmouth
- 7 Seafront, 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



Southtown and Cobholm Ward



Central And Northgate Ward



Yarmouth North Ward



Nelson Ward



Bradwell North Ward



Claydon Ward



St. Andrews Ward



Caister South Ward



Magdalen Ward

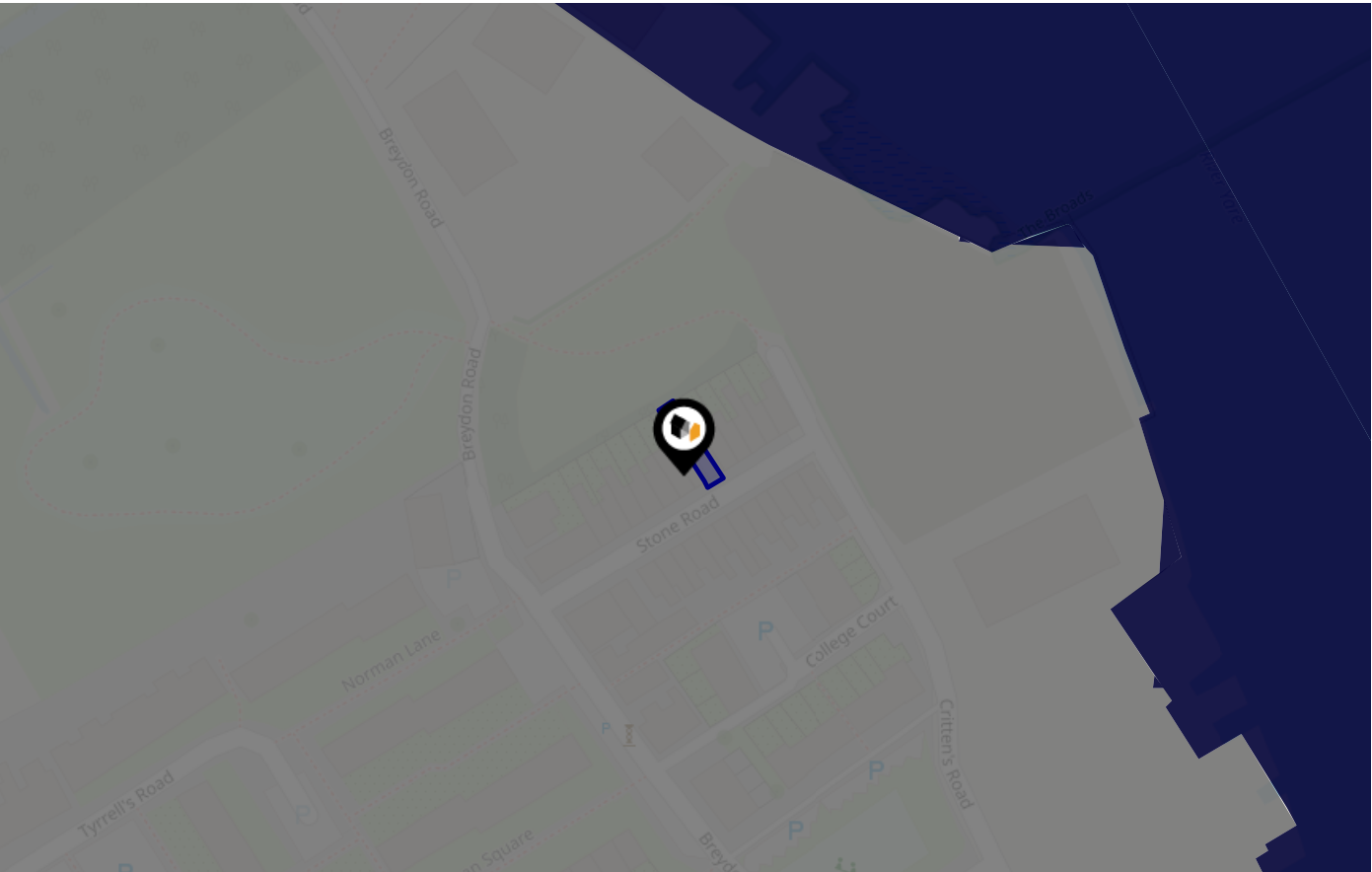


Gorleston Ward

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.

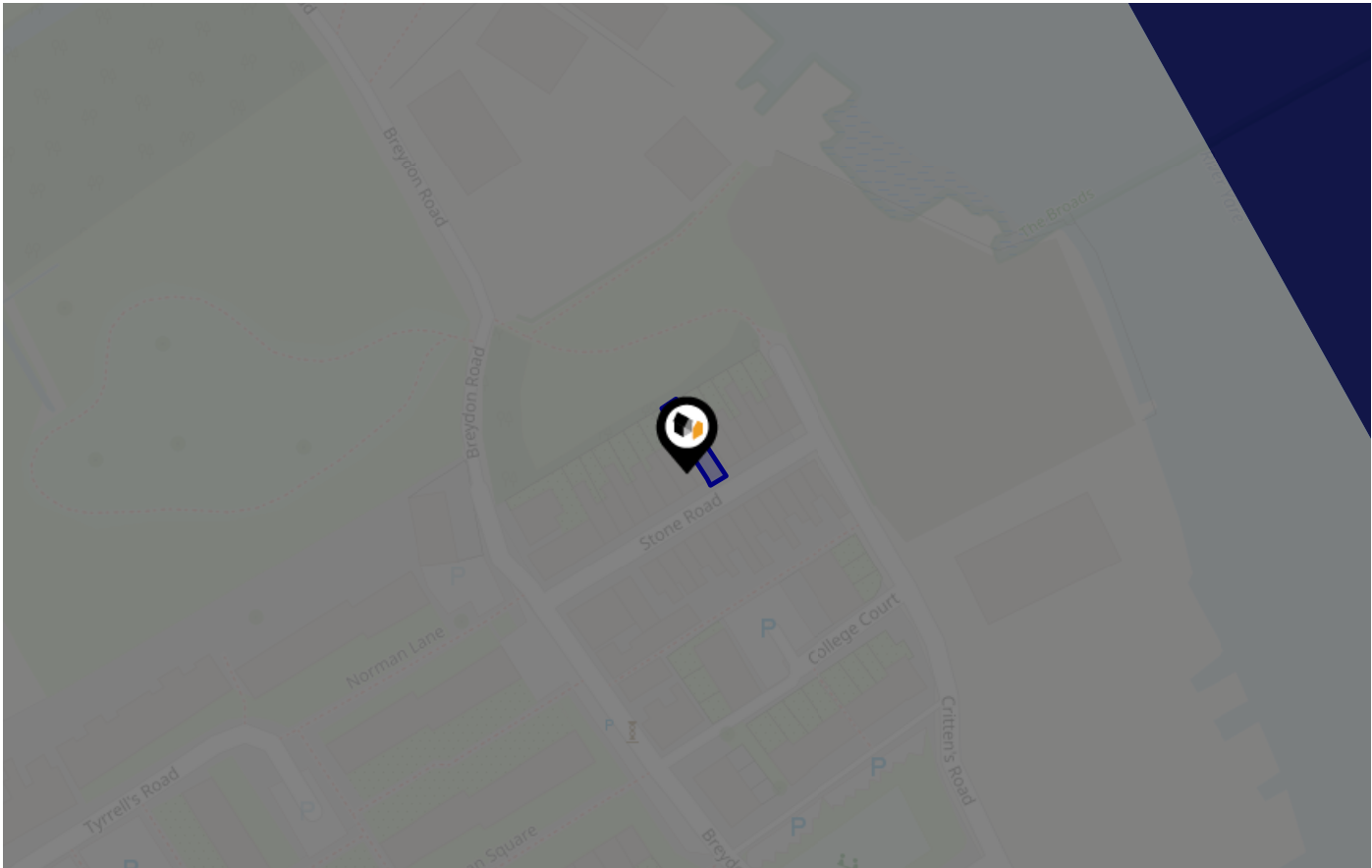
Chance of flooding to the following depths at this property:



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.

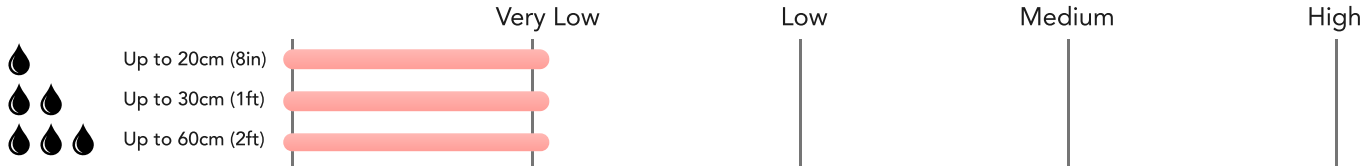


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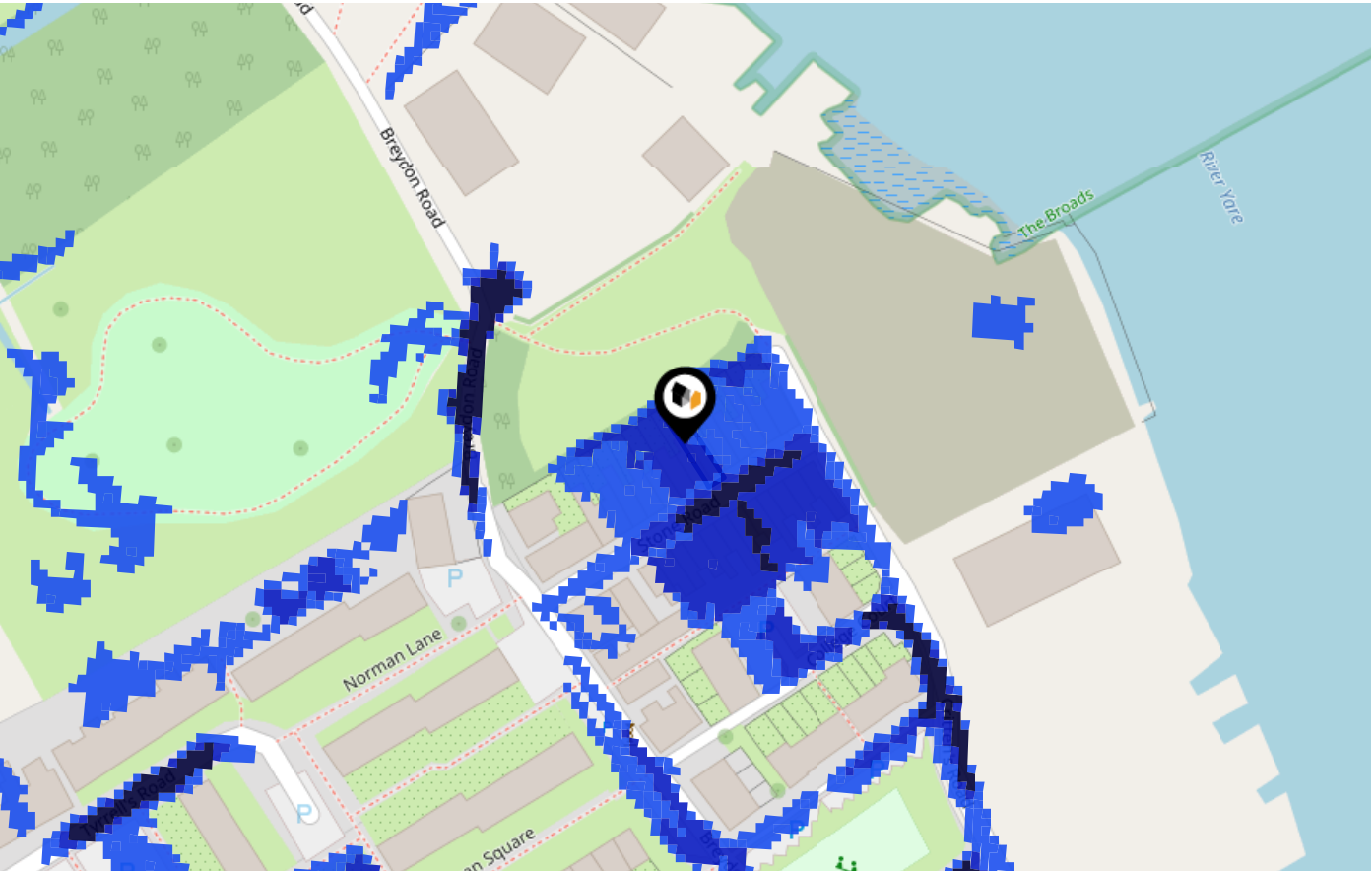
Chance of flooding to the following depths at this property:



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: Medium

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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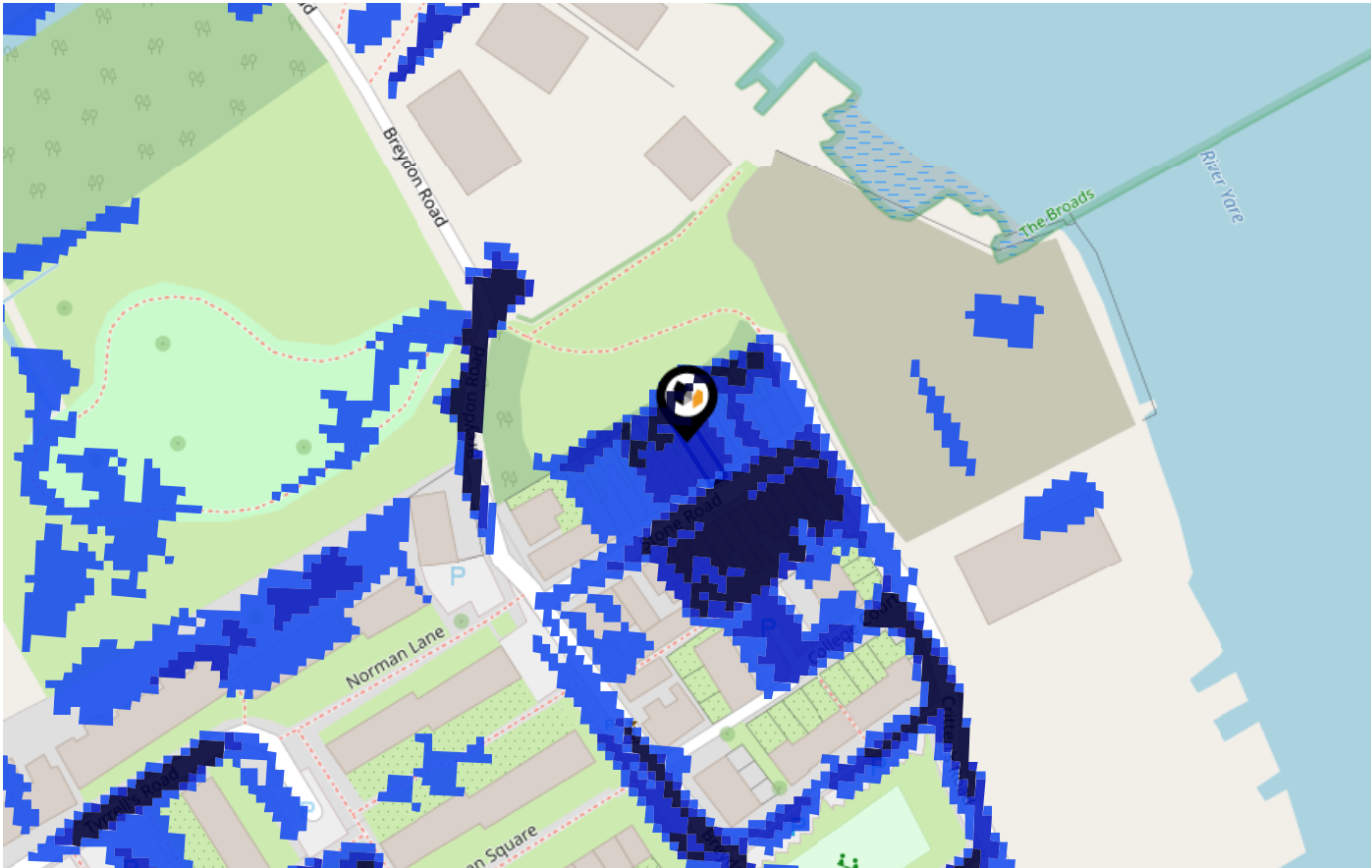
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

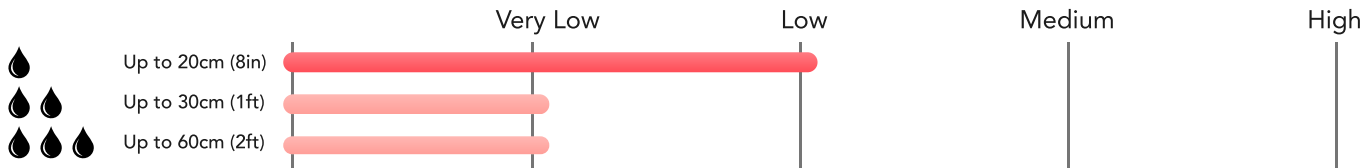


Risk Rating: Medium

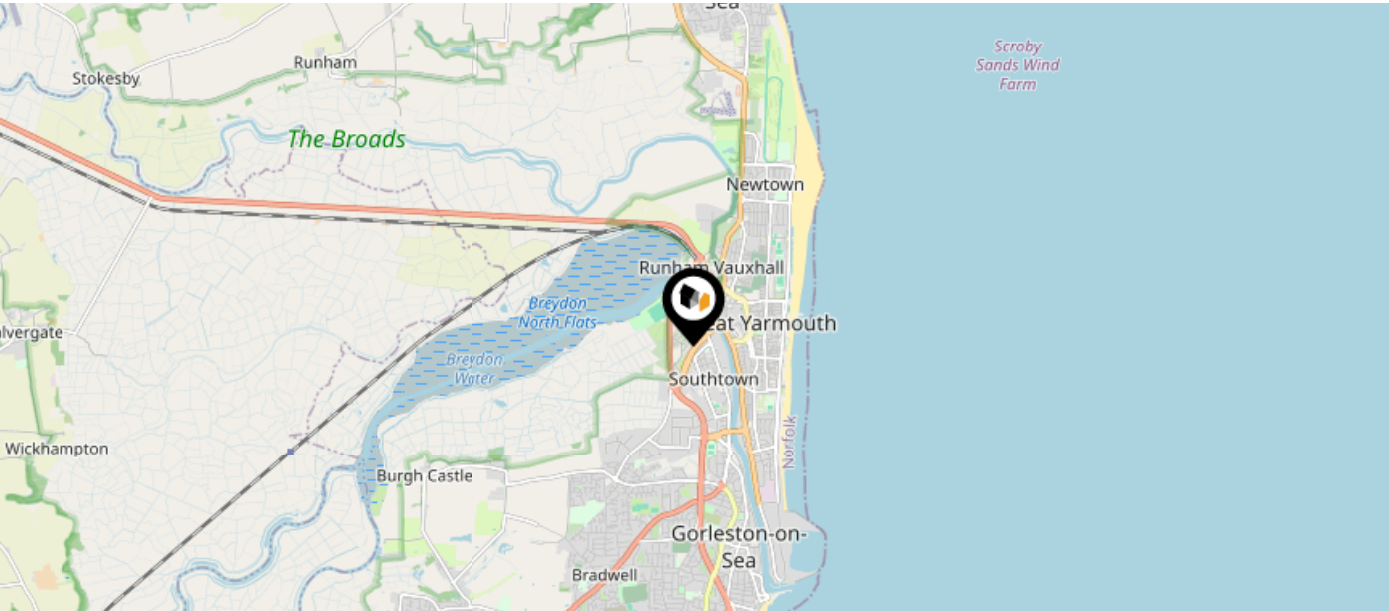
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Chance of flooding to the following depths at this property:



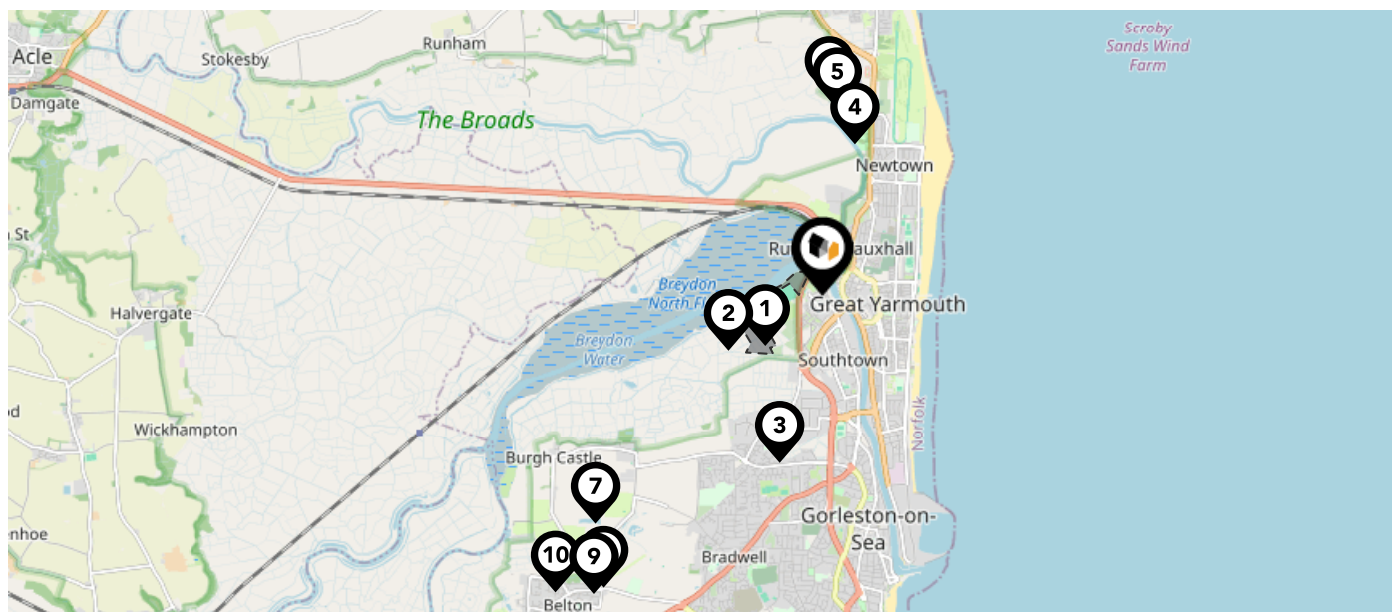
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

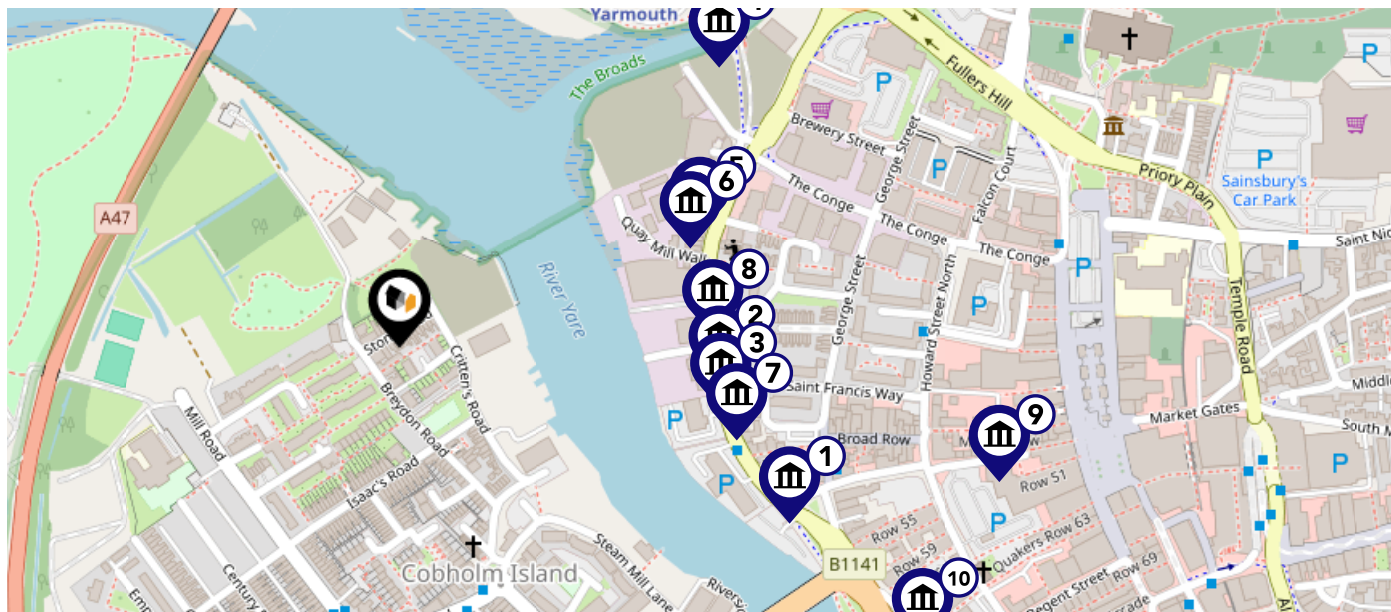
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



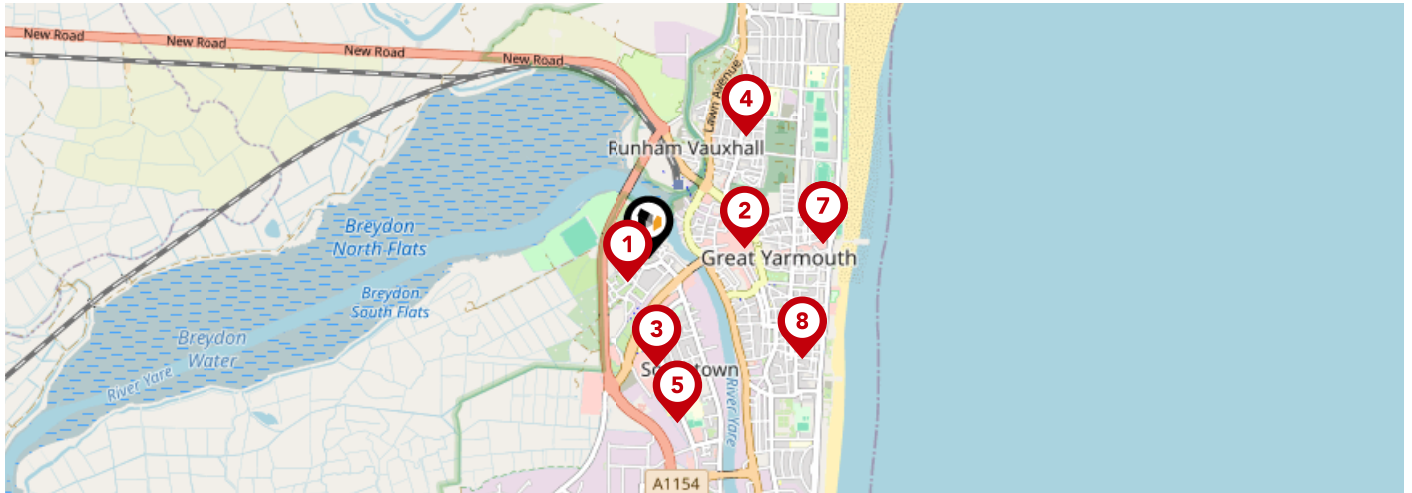
Nearby Landfill Sites

1	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	☐
2	Humberstone Farm Coblholm Landfill Site-Humberstone, Norfolk	Historic Landfill	☐
3	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	☐
4	Bure Park-Caister Road, Great Yarmouth	Historic Landfill	☐
5	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	☐
6	Caister-On-Sea-Norwich, Norfolk	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	☒

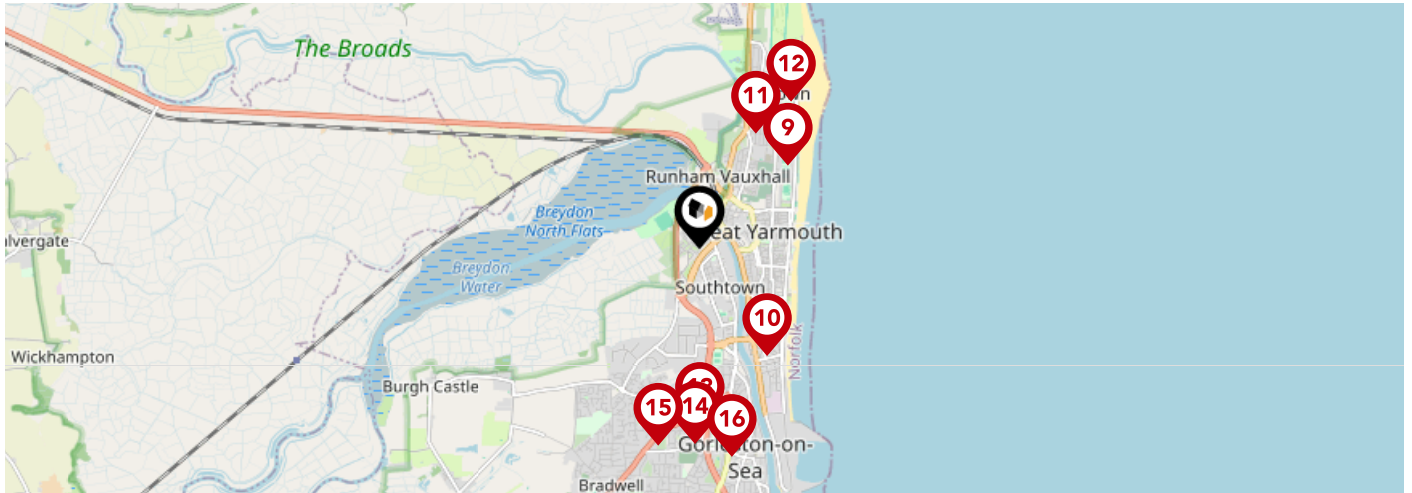
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1096837 - Hall Quay Club	Grade II	0.2 miles
	1246061 - 55, North Quay	Grade II	0.2 miles
	1246002 - 56 And 57, North Quay	Grade II	0.2 miles
	1245562 - Vauxhall Bridge	Grade II	0.2 miles
	1246005 - 81 And 82, North Quay	Grade II	0.2 miles
	1246004 - 80, North Quay	Grade II	0.2 miles
	1246003 - St Johns Head Public House	Grade II	0.2 miles
	1246060 - 51, North Quay	Grade II	0.2 miles
	1246052 - 32, Market Row	Grade II	0.3 miles
	1246967 - National Westminster Bank	Grade II	0.3 miles



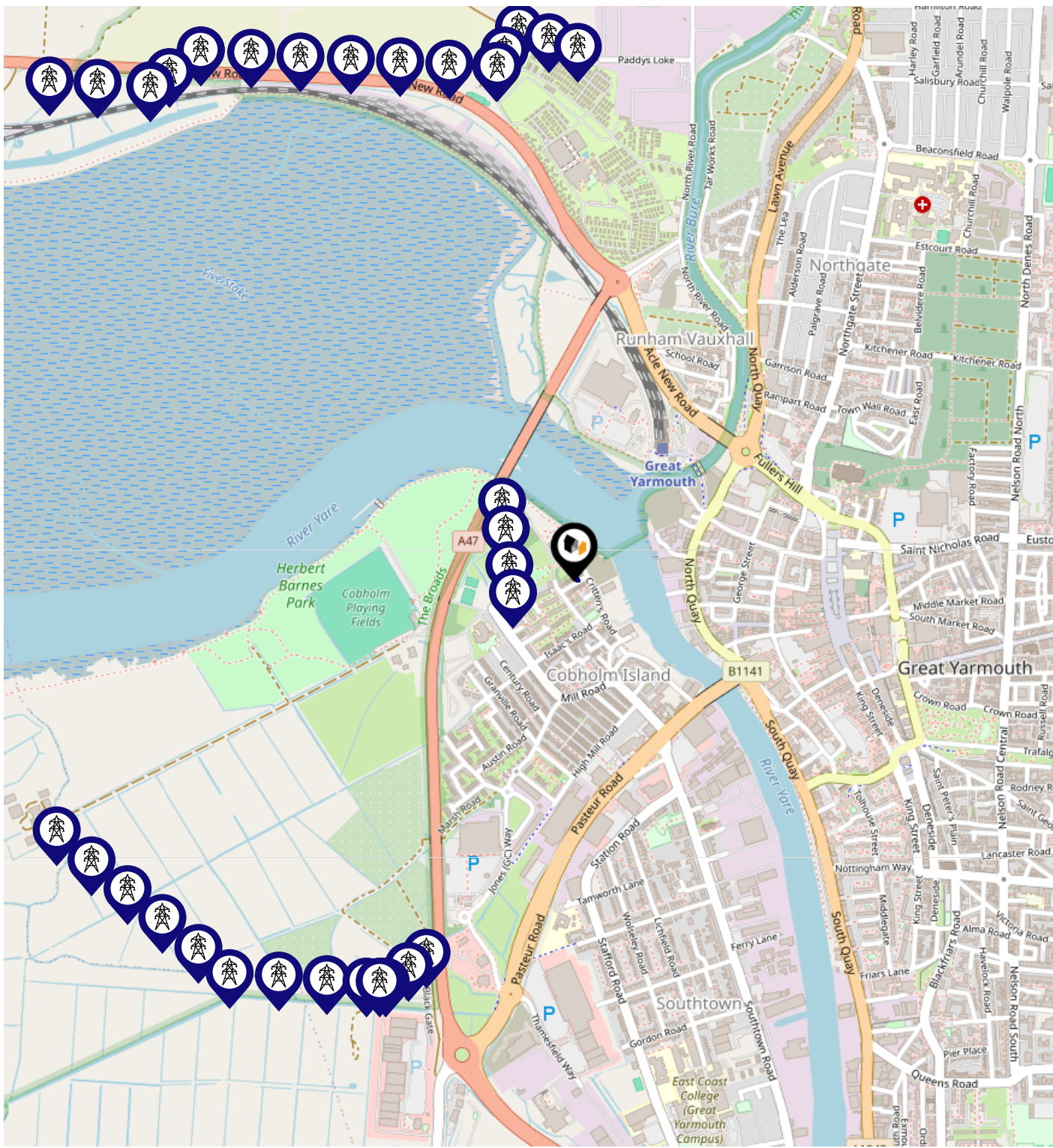
		Nursery	Primary	Secondary	College	Private
1	Cobholm Primary Academy Ofsted Rating: Good Pupils: 176 Distance:0.14	☐	☒	☐	☐	☐
2	St Nicholas Priory CofE VA Primary School Ofsted Rating: Good Pupils: 412 Distance:0.44	☐	☒	☐	☐	☐
3	Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:0.49	☐	☒	☐	☐	☐
4	Northgate Primary School Ofsted Rating: Good Pupils: 418 Distance:0.7	☐	☒	☐	☐	☐
5	Edward Worlledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:0.75	☐	☒	☐	☐	☐
6	Visiting Teacher Service East at Education Services Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.79	☐	☐	☒	☐	☐
7	Novaturient School Ofsted Rating: Good Pupils: 19 Distance:0.79	☐	☐	☒	☐	☐
8	St. George's Primary School & St. George's Nursery School, Great Yarmouth Ofsted Rating: Good Pupils: 208 Distance:0.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:1.09	☐	☐	☒	☐	☐
10	Great Yarmouth Primary Academy Ofsted Rating: Good Pupils: 422 Distance:1.15	☐	☒	☐	☐	☐
11	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:1.16	☐	☐	☒	☐	☐
12	North Denes Primary School and Nursery Ofsted Rating: Good Pupils: 398 Distance:1.56	☐	☒	☐	☐	☐
13	Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:1.59	☐	☒	☐	☐	☐
14	Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:1.77	☐	☒	☐	☐	☐
15	Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:1.82	☐	☐	☒	☐	☐
16	St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:1.9	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

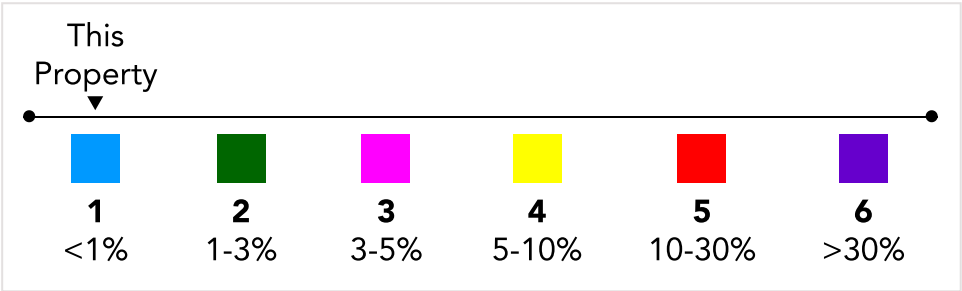
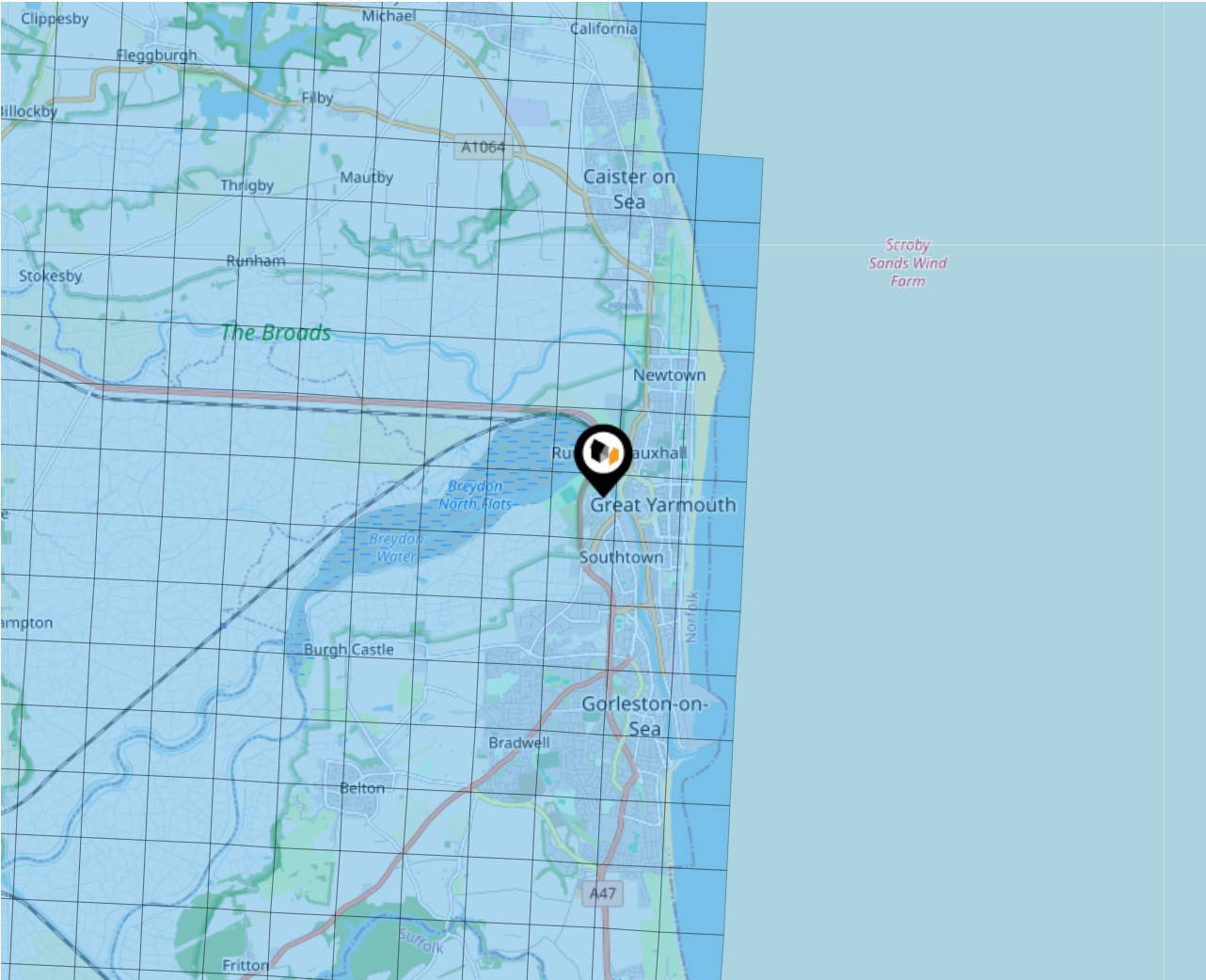


Key:

-  Power Pylons
-  Communication Masts

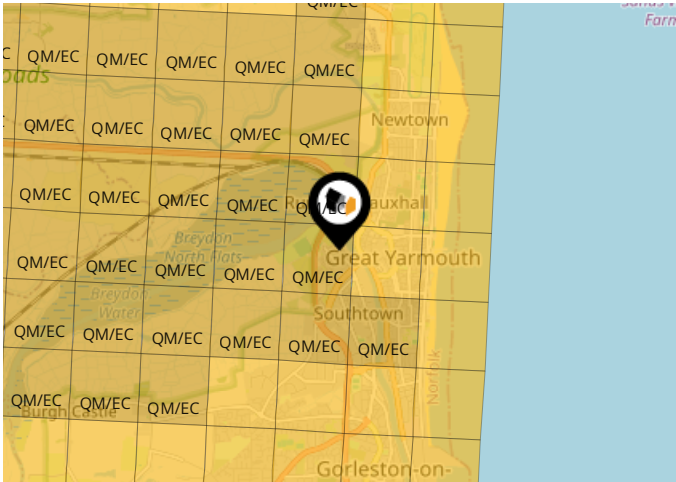
What is Radon?

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/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		

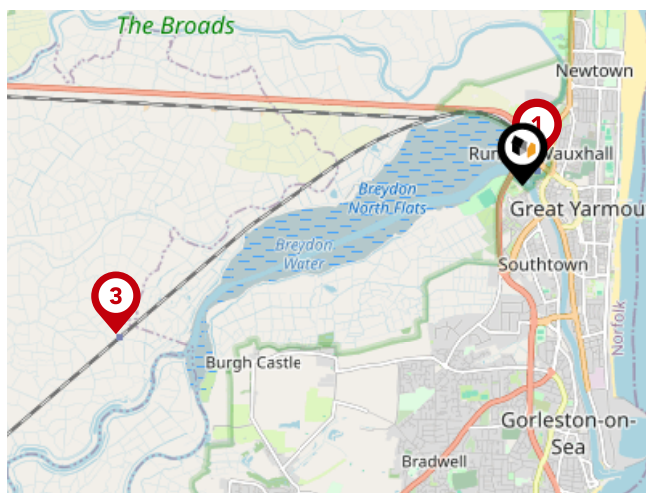


Primary Classifications (Most Common Clay Types)

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

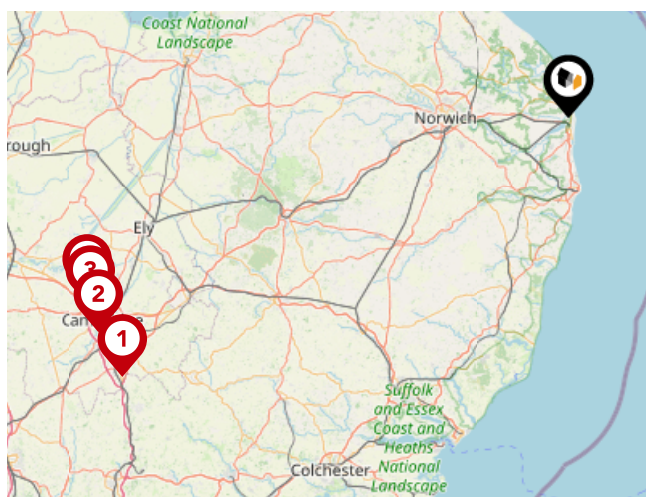
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	0.24 miles
2	Great Yarmouth Rail Station	0.25 miles
3	Berney Arms Rail Station	3.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.9 miles
2	M11 J11	74.88 miles
3	M11 J13	74.43 miles
4	M11 J14	74.29 miles

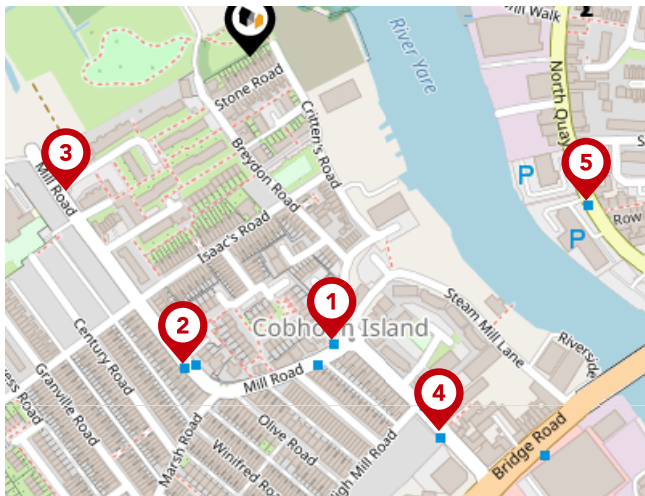


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.91 miles
2	Southend-on-Sea	83.89 miles
3	Cambridge	70.82 miles
4	Stansted Airport	79.23 miles

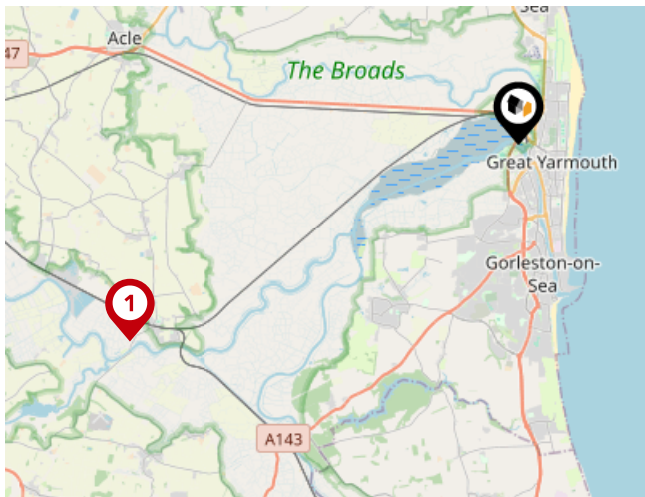
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gatacre Road	0.17 miles
2	Marsh Road	0.18 miles
3	Tyrells Road	0.13 miles
4	Heritage Mews	0.24 miles
5	Haven Bridge House	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	7.87 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

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