

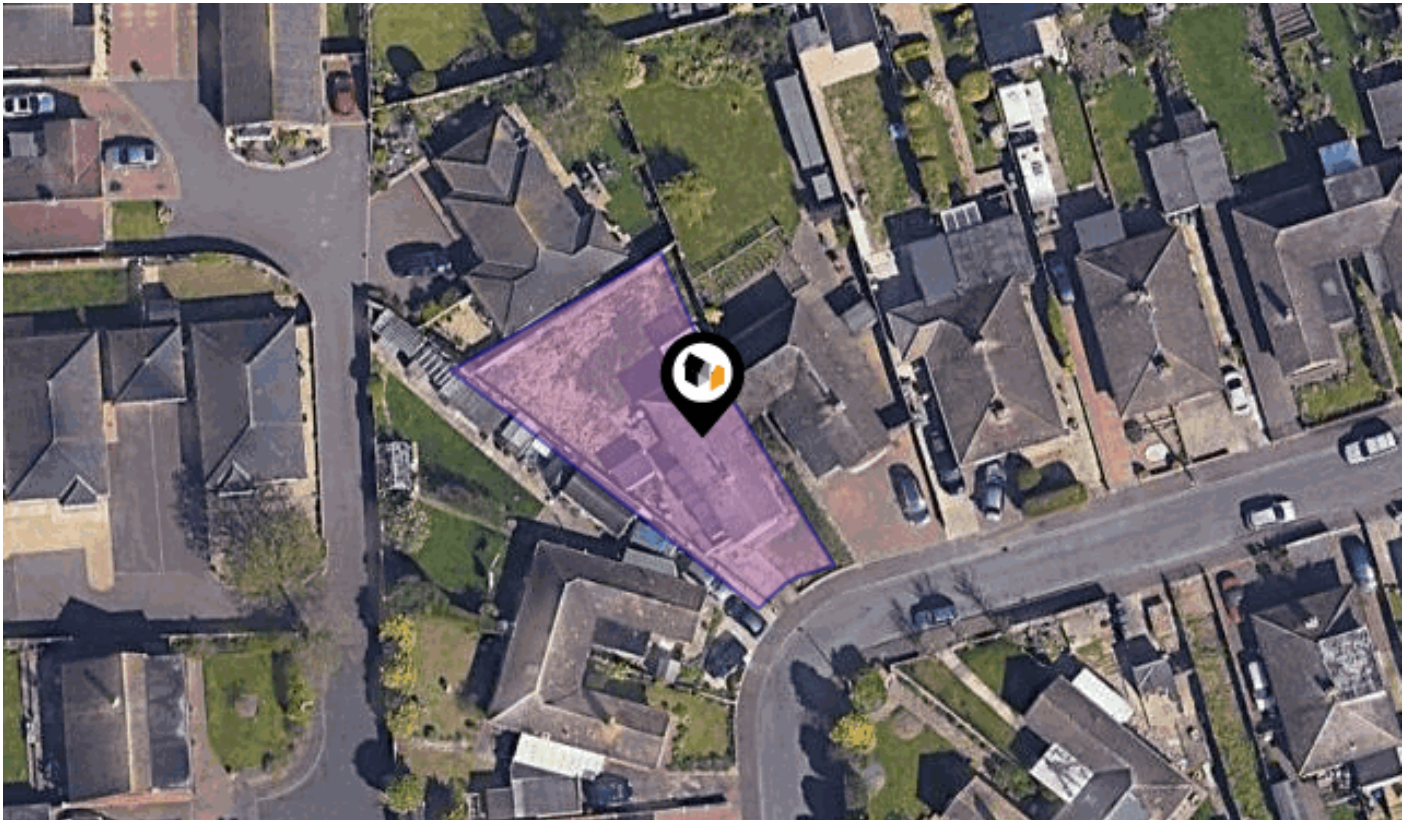


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 13th October 2025



ROMAN WAY, CAISTER-ON-SEA, GREAT YARMOUTH, NR30

Howards

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

01493 509362

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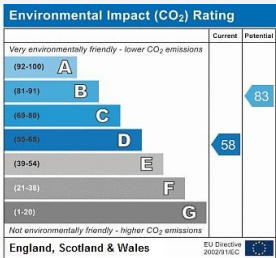
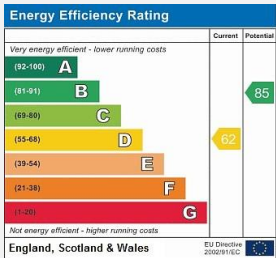
Property

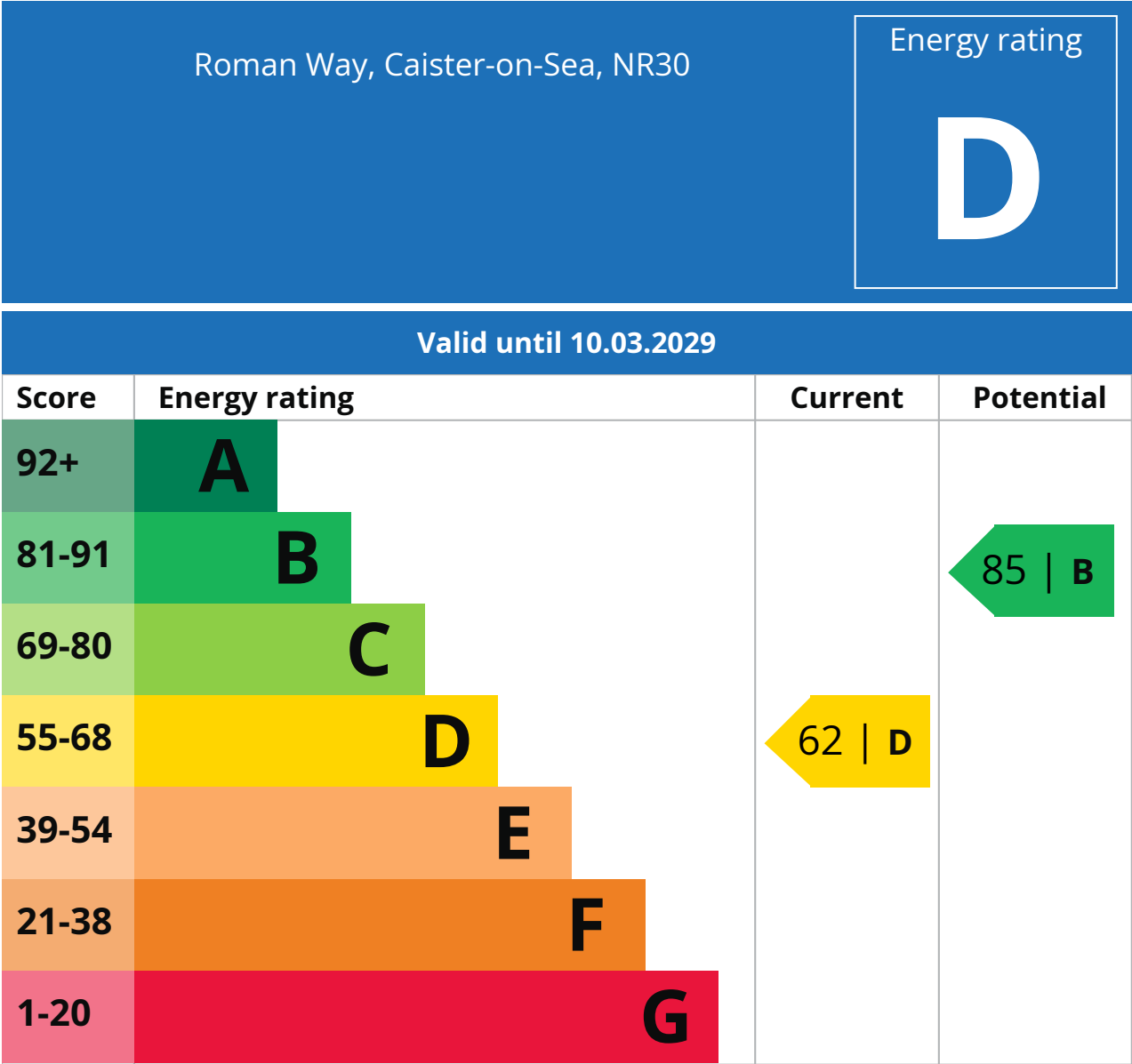
Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	678 ft ² / 63 m ²		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,793		
Title Number:	NK64788		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



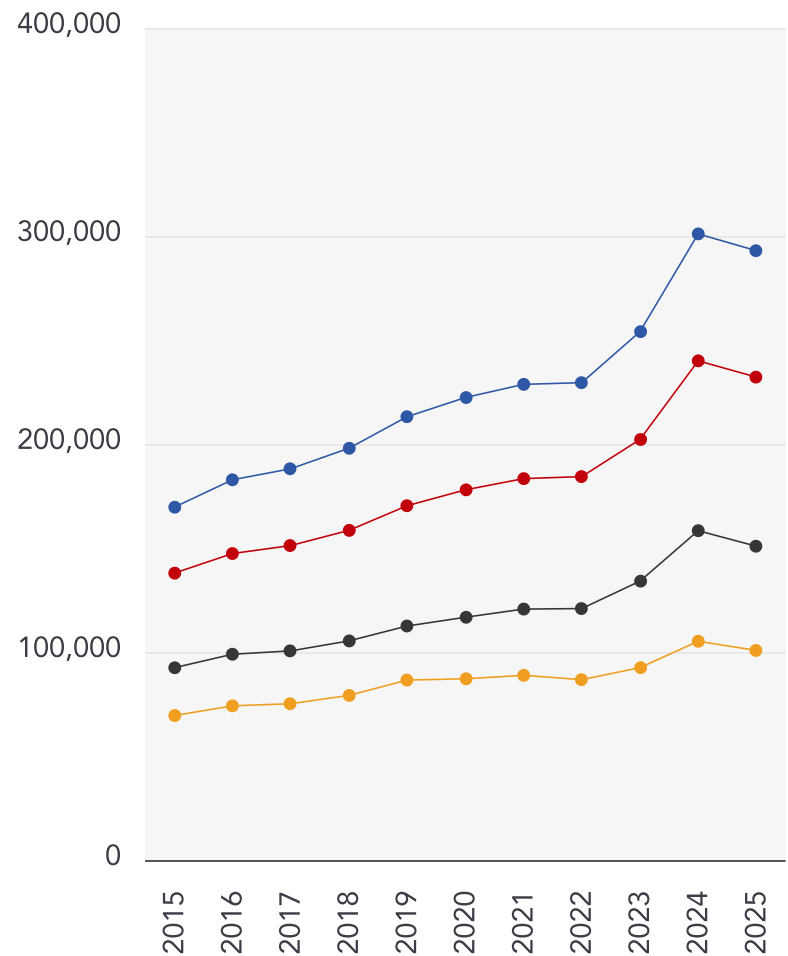




Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental (social)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	63 m ²

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



Detached

+72.67%

Semi-Detached

+68.3%

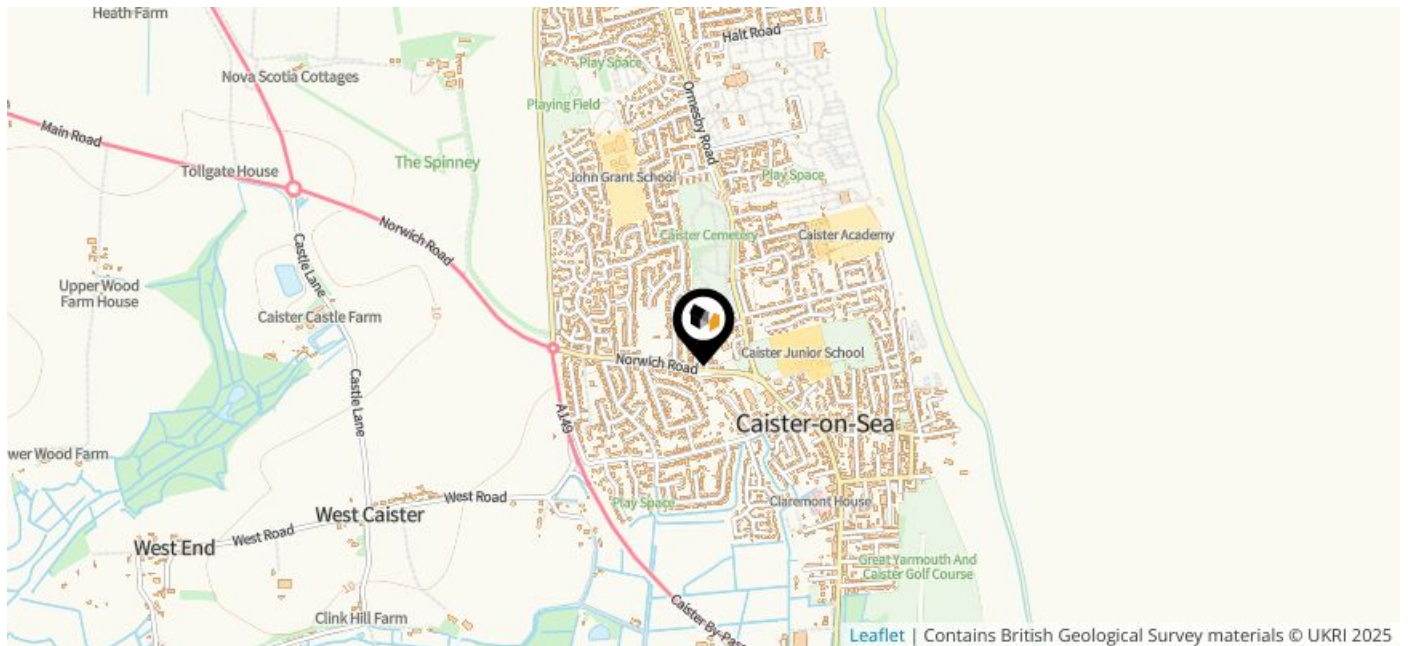
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



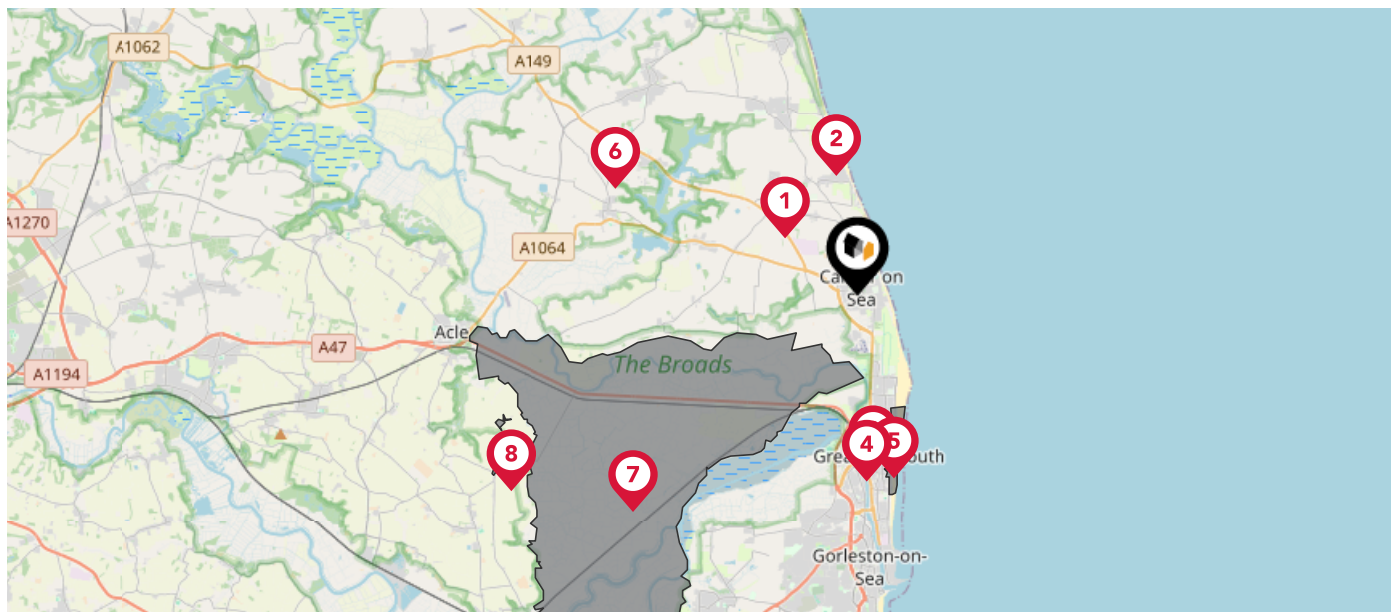
Mine Entry

- ✕ 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



St Nicholas and Northgate Street, Great Yarmouth



Market Place, Rows and North Quay, Great Yarmouth



Seafront, Great Yarmouth



Rollesby

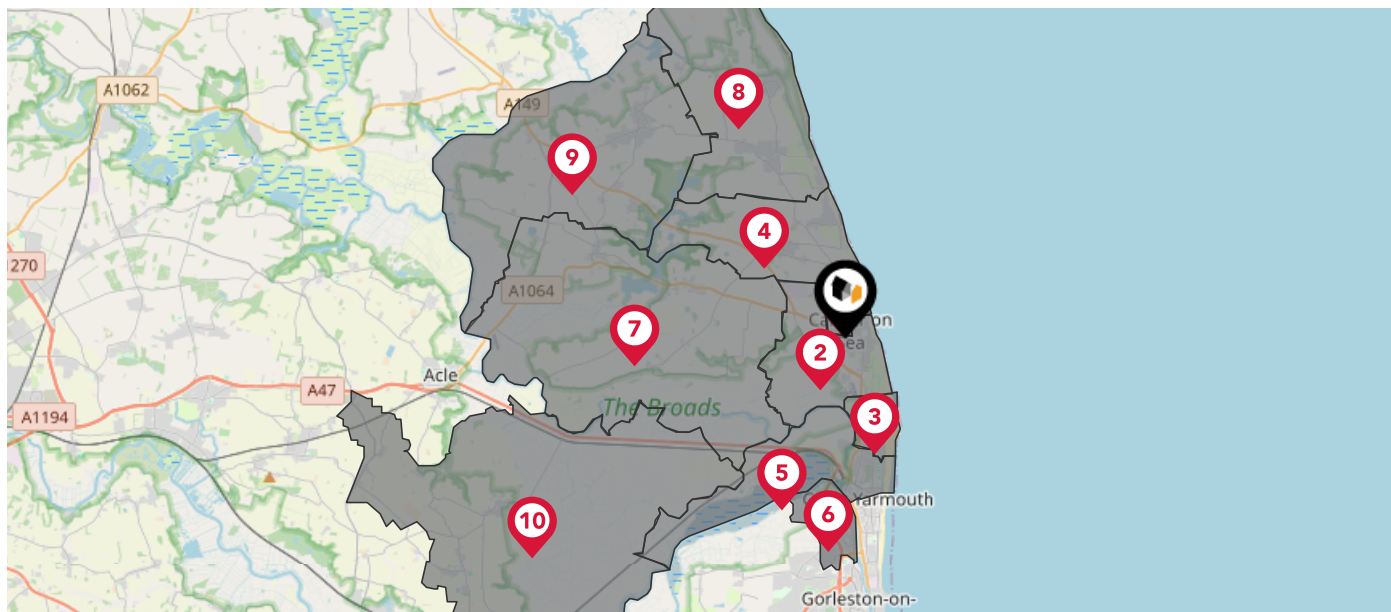


Halvergate Marshes



Halvergate and Tunstall

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



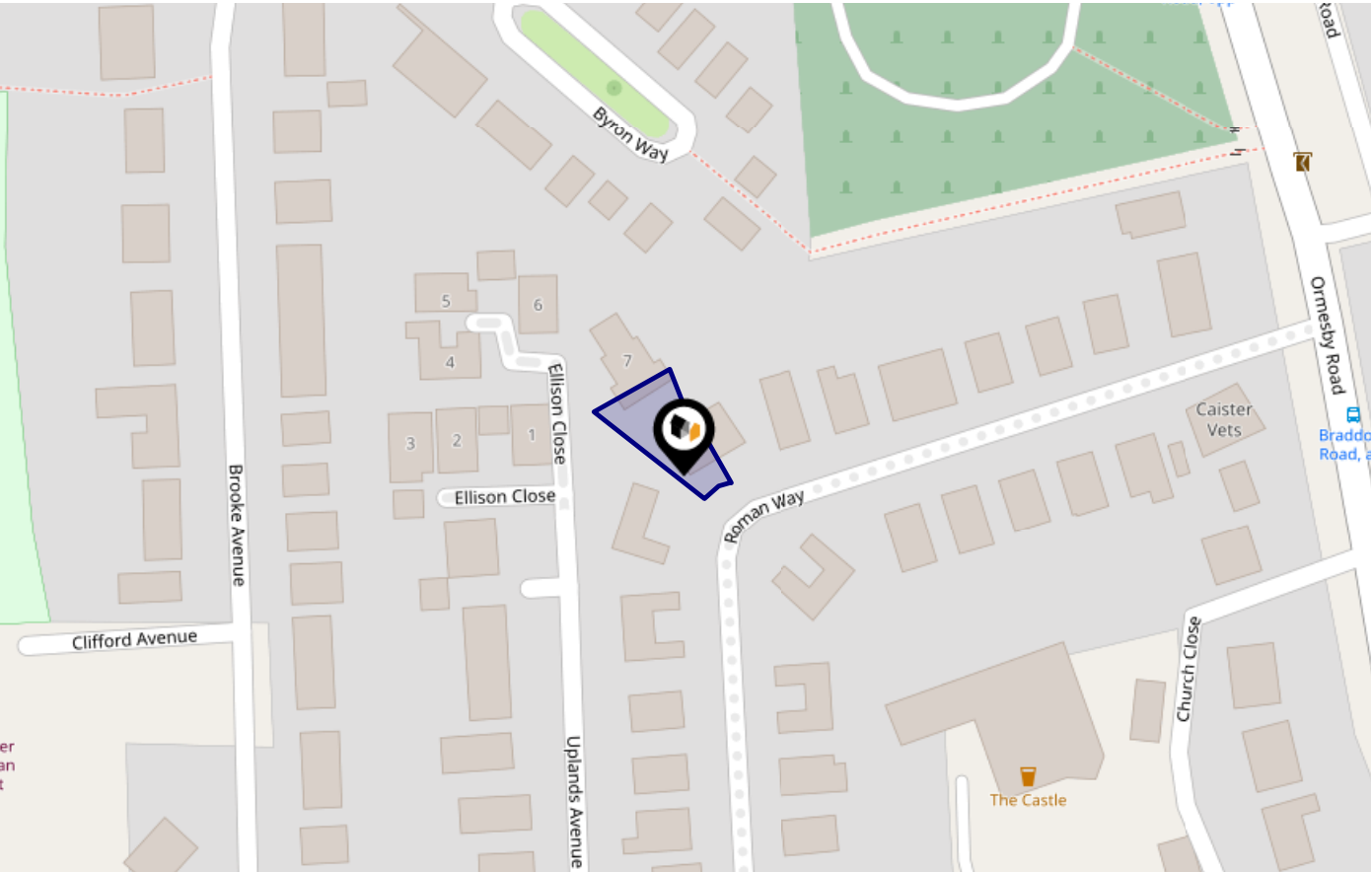
Nearby Council Wards

-  Caister North Ward
-  Caister South Ward
-  Yarmouth North Ward
-  Ormesby Ward
-  Central And Northgate Ward
-  Southtown and Cobholm Ward
-  Fleggburgh Ward
-  East Flegg Ward
-  West Flegg Ward
-  Marshes 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.

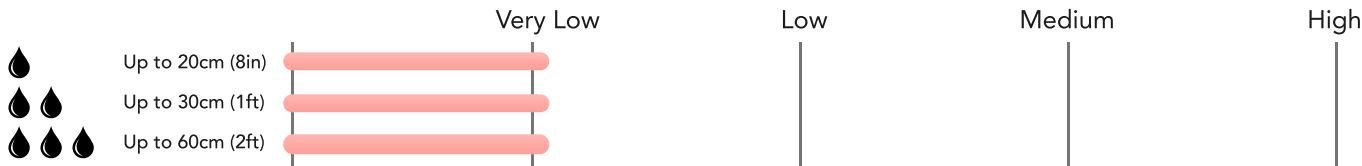


Risk Rating: Very low

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.

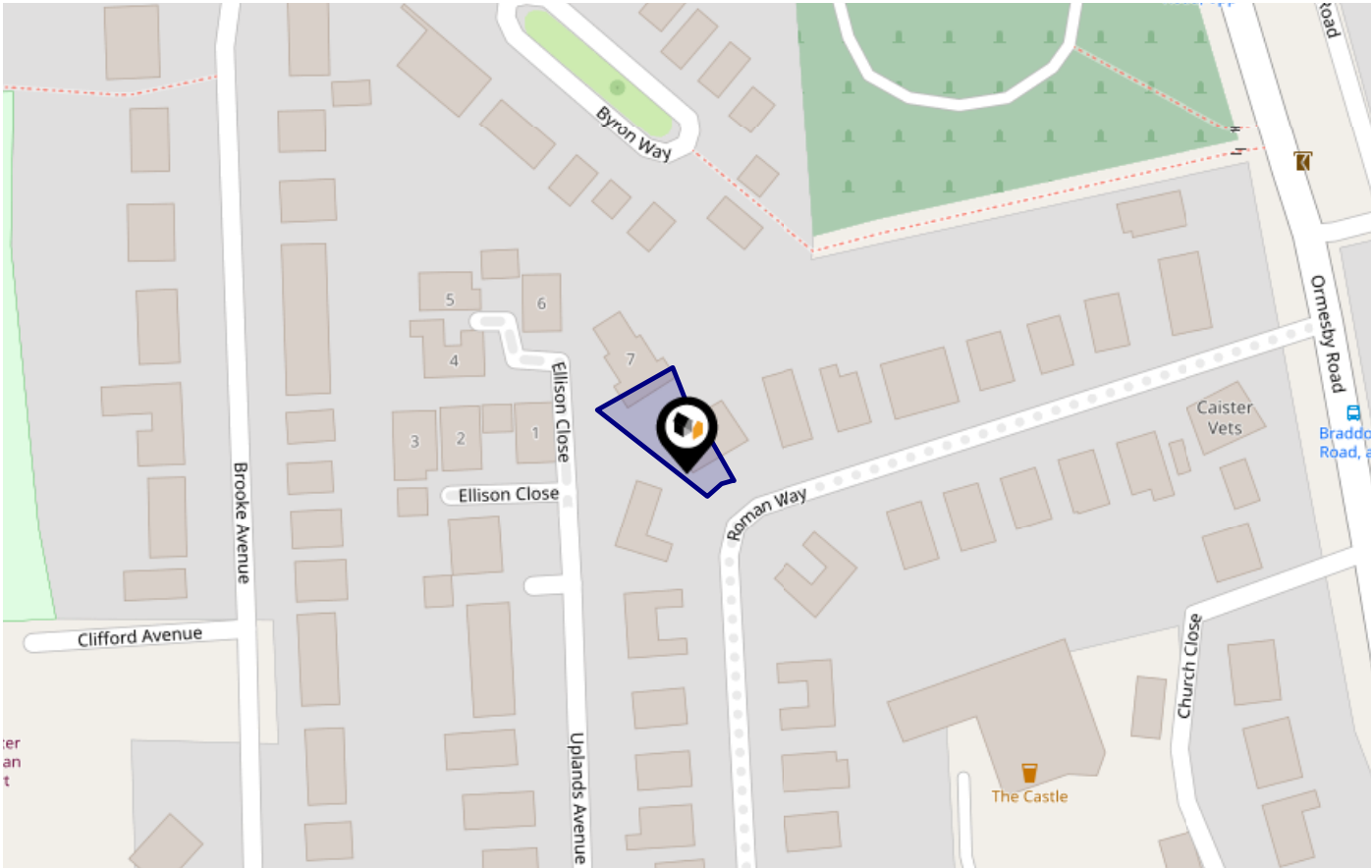
Chance of flooding to the following depths at this property:



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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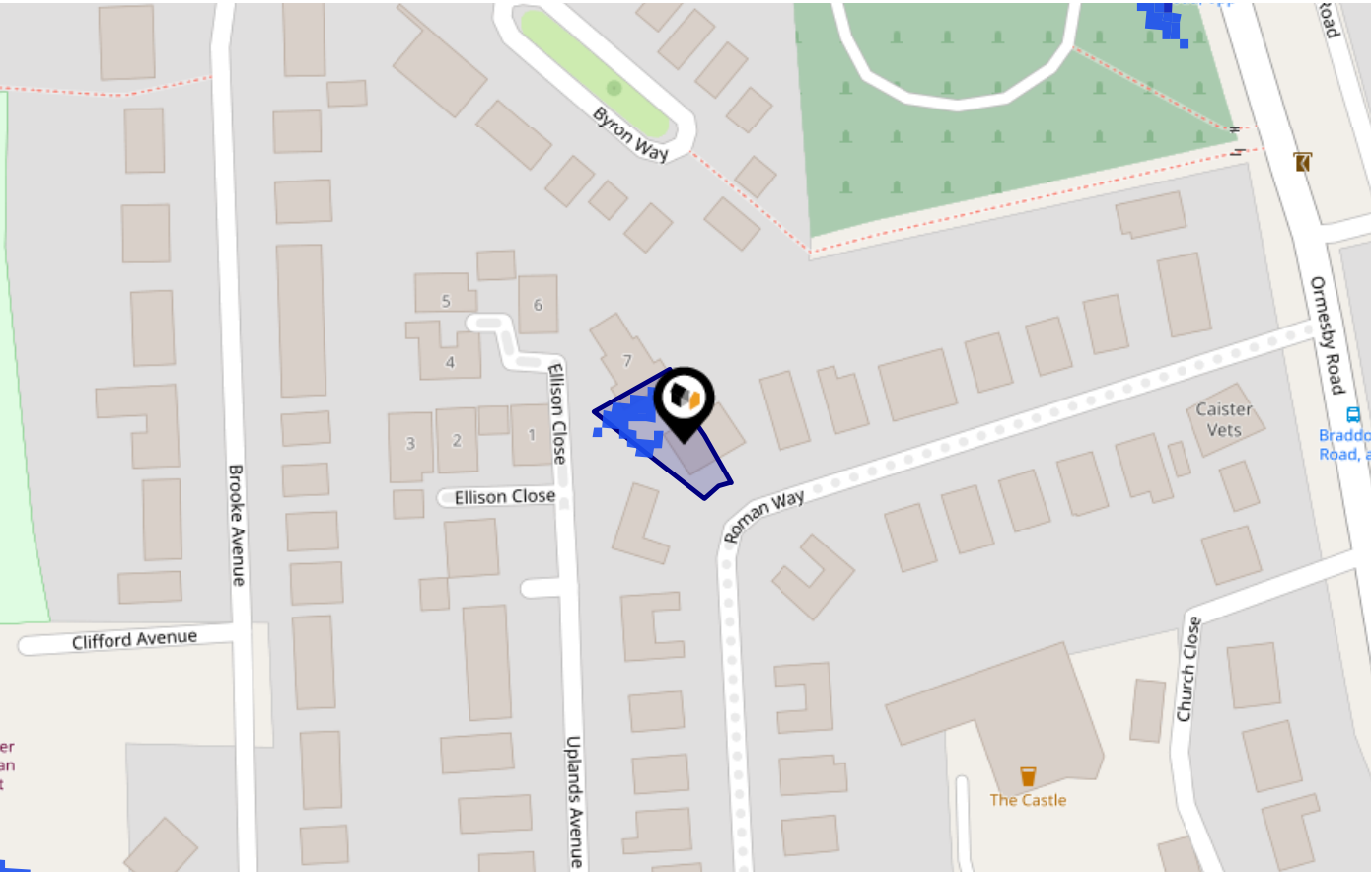
Chance of flooding to the following depths at this property:



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

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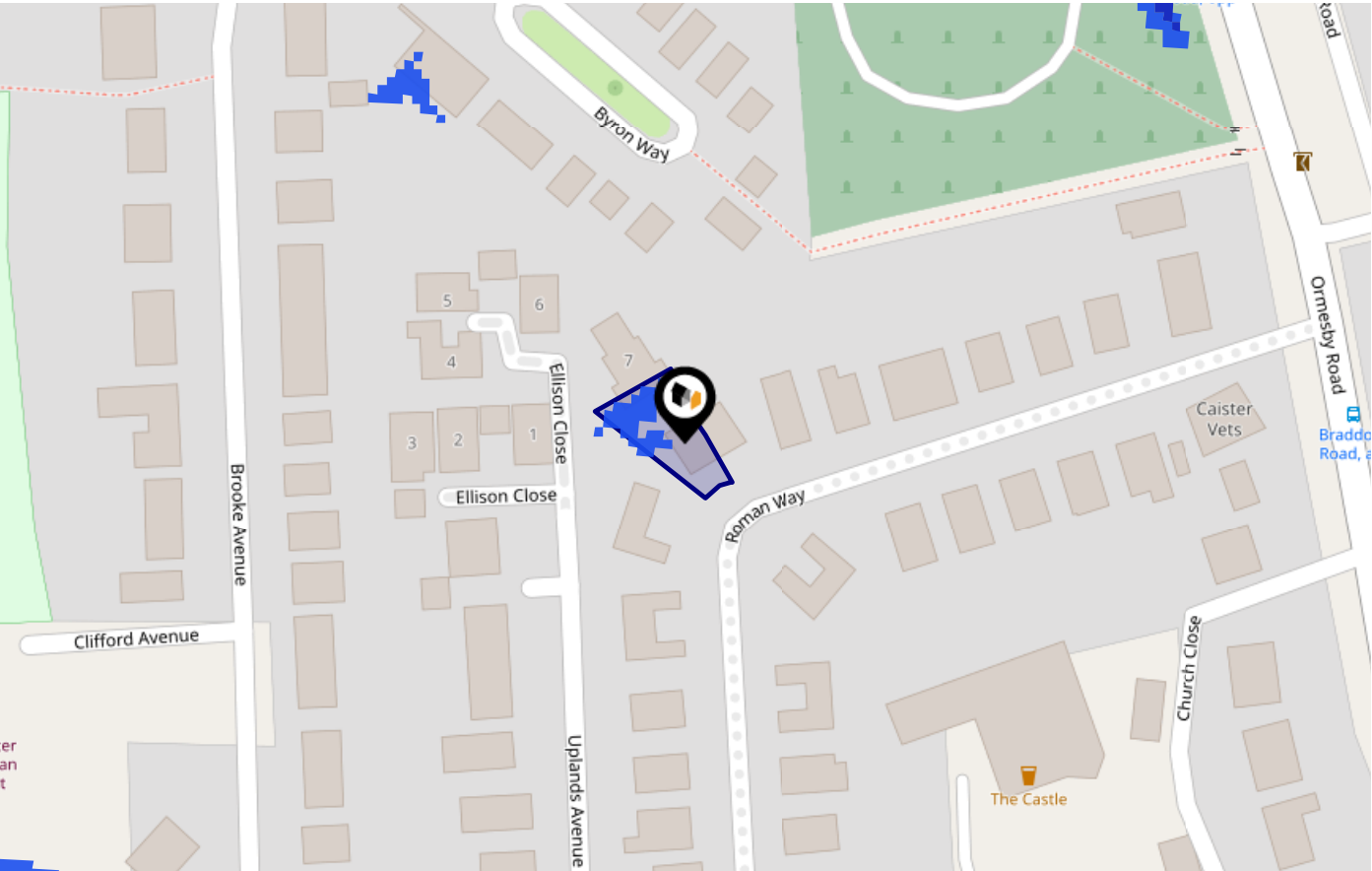
Chance of flooding to the following depths at this property:



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

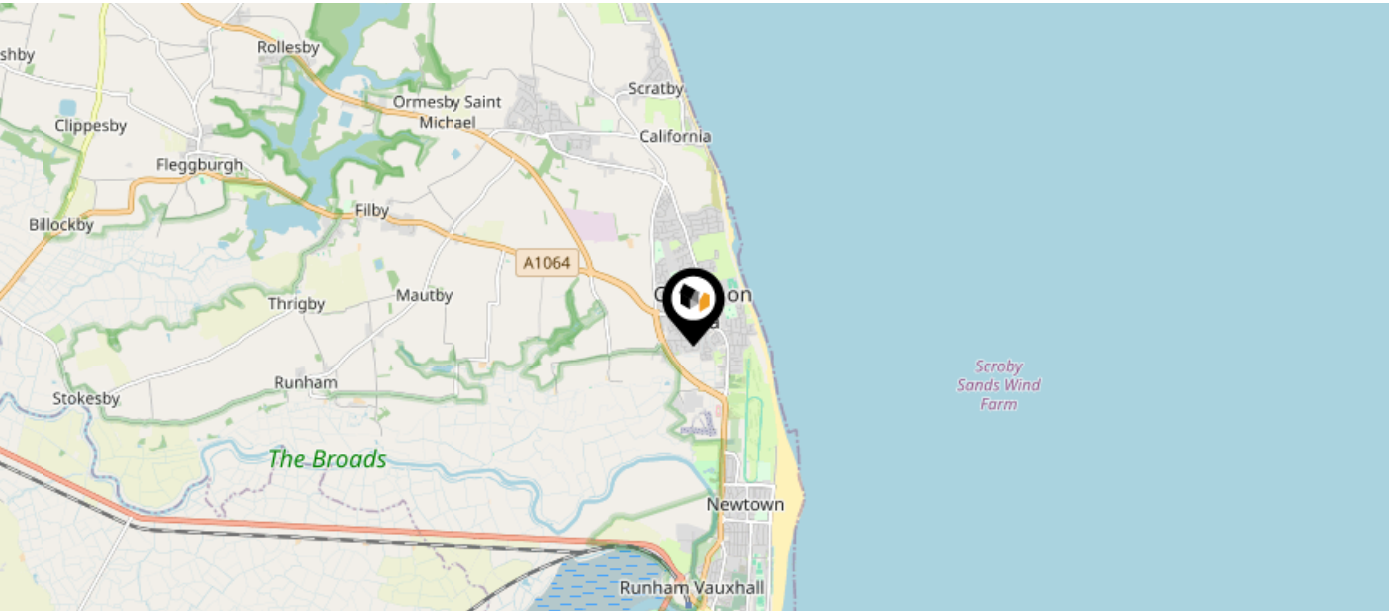
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Chance of flooding to the following depths at this property:



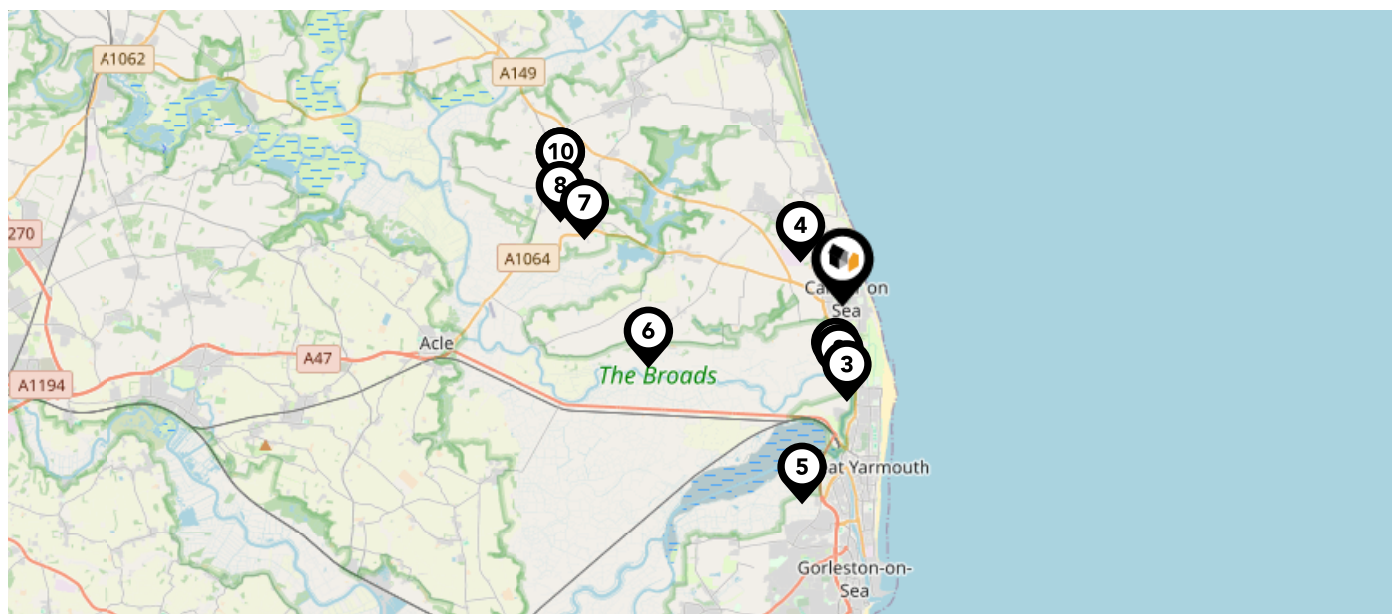
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

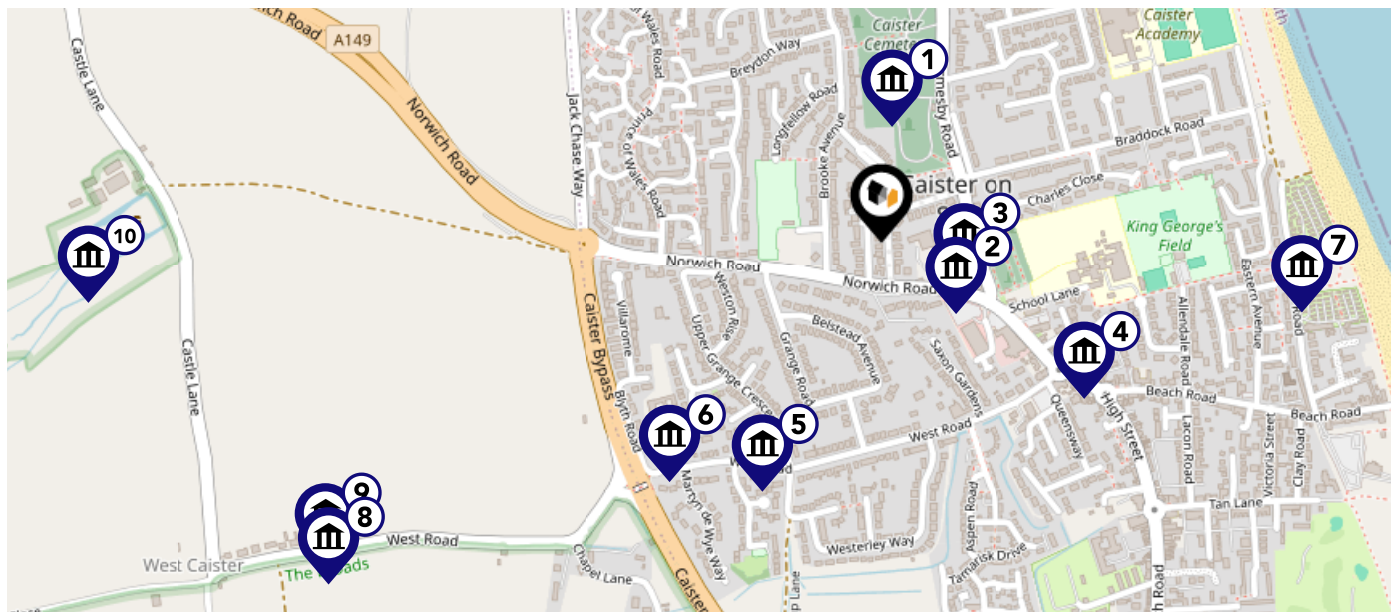
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



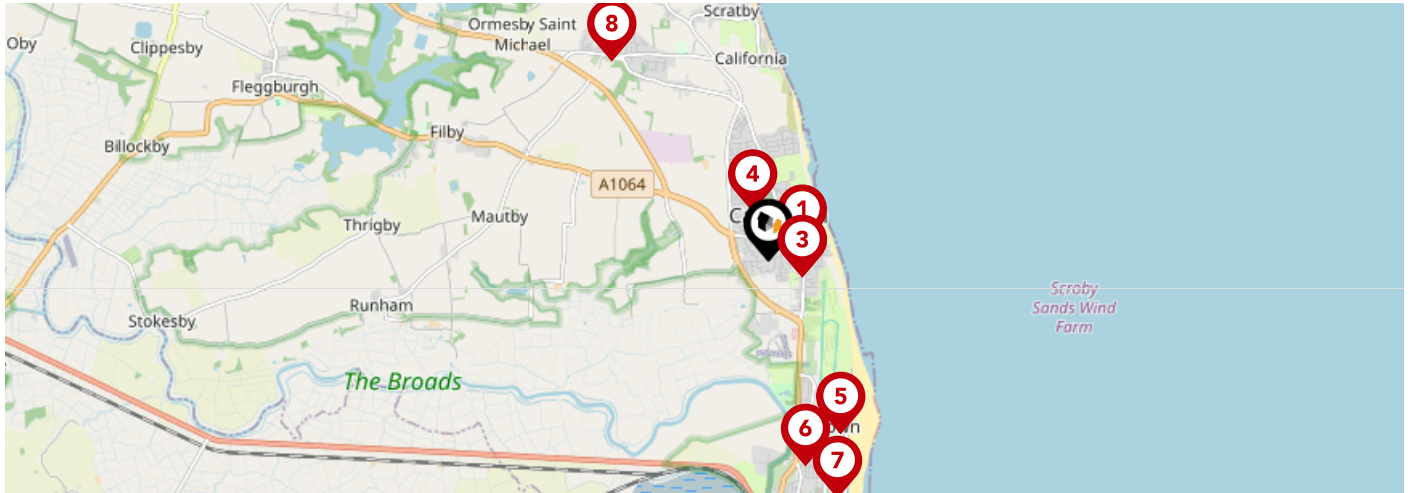
Nearby Landfill Sites

1	Caister-On-Sea-Norwich, Norfolk	Historic Landfill	
2	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	
3	Bure Park-Caister Road, Great Yarmouth	Historic Landfill	
4	Behind Brickfield Cott's-Off Yarmouth Road, Ormesby St Margaret	Historic Landfill	
5	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	
6	Former Parish Tip-The Street, Runham, Great Yarmouth	Historic Landfill	
7	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	
8	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	
9	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	
10	The Heath-Rollesby, Norfolk	Historic Landfill	

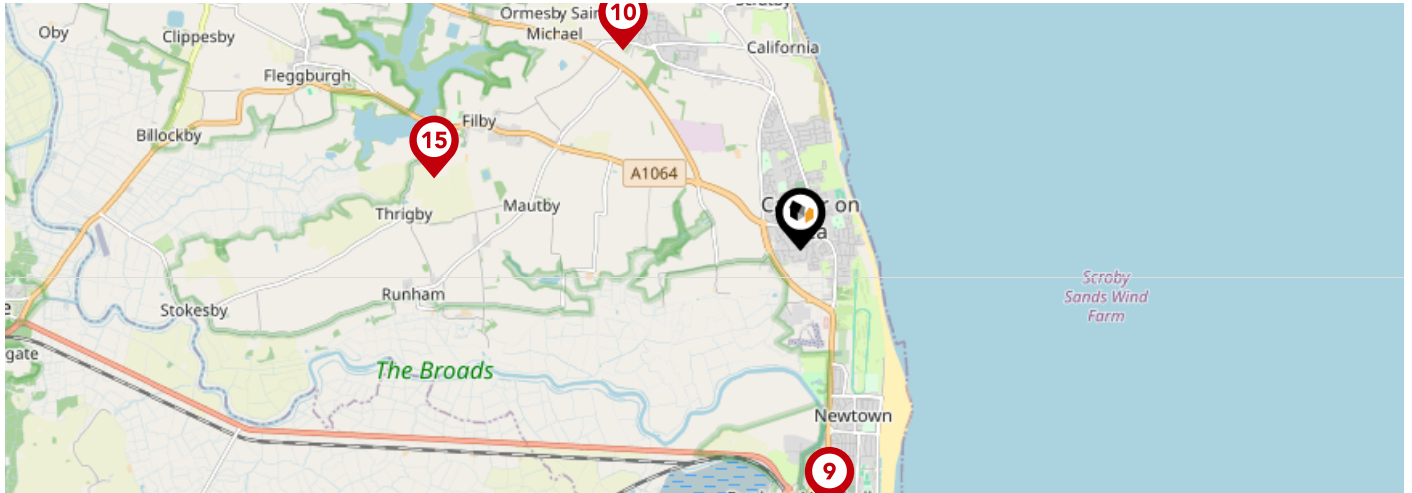
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1216590 - Cemetery Chapel, Caister Cemetery	Grade II	0.1 miles
	1287563 - Church Of Holy Trinity	Grade II	0.1 miles
	1468694 - Beauchamp Lifeboat Memorial, Caister-on-sea	Grade II	0.1 miles
	1216588 - Caister House	Grade II	0.3 miles
	1227760 - The Grange	Grade II	0.3 miles
	1216612 - The Farmhouse	Grade II	0.3 miles
	1454945 - The Never Turn Back Public House	Grade II	0.5 miles
	1287574 - Church Of St Edmund	Grade II	0.7 miles
	1228046 - Ruins Of Church St Edmund	Grade II	0.7 miles
	1228031 - Caister Hall	Grade II	0.9 miles



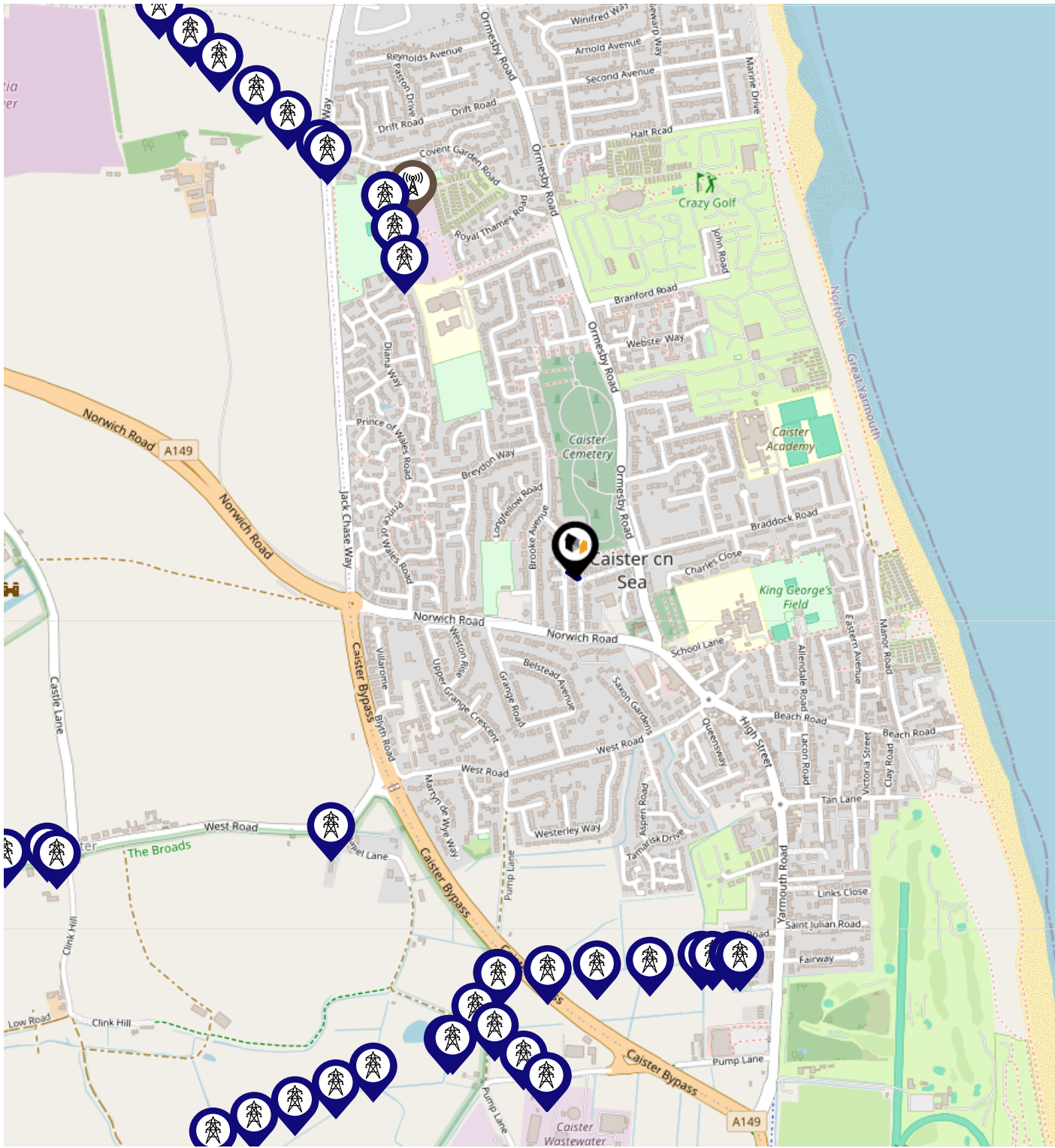
		Nursery	Primary	Secondary	College	Private
1	Caister Academy Ofsted Rating: Good Pupils: 679 Distance:0.33	☐	☐	☒	☐	☐
2	Caister Infant With Nursery School Ofsted Rating: Good Pupils: 228 Distance:0.34	☐	☒	☐	☐	☐
3	Caister Junior School Ofsted Rating: Good Pupils: 327 Distance:0.34	☐	☒	☐	☐	☐
4	John Grant School, Caister-on-Sea Ofsted Rating: Outstanding Pupils: 184 Distance:0.47	☐	☐	☒	☐	☐
5	North Denes Primary School and Nursery Ofsted Rating: Good Pupils: 398 Distance:1.69	☐	☒	☐	☐	☐
6	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:1.87	☐	☐	☒	☐	☐
7	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:2.22	☐	☐	☒	☐	☐
8	Ormesby Village Junior School Ofsted Rating: Good Pupils: 116 Distance:2.29	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Northgate Primary School Ofsted Rating: Good Pupils: 418 Distance:2.34	☐	☒	☐	☐	☐
10	Ormesby Village Infant School Ofsted Rating: Good Pupils: 99 Distance:2.42	☐	☒	☐	☐	☐
11	St Nicholas Priory CofE VA Primary School Ofsted Rating: Good Pupils: 412 Distance:2.84	☐	☒	☐	☐	☐
12	Visiting Teacher Service East at Education Services Centre Ofsted Rating: Not Rated Pupils:0 Distance:2.87	☐	☐	☒	☐	☐
13	Novaturient School Ofsted Rating: Good Pupils: 19 Distance:2.87	☐	☐	☒	☐	☐
14	Cobholm Primary Academy Ofsted Rating: Good Pupils: 176 Distance:3	☐	☒	☐	☐	☐
15	Filby Primary School Ofsted Rating: Good Pupils: 119 Distance:3.36	☐	☒	☐	☐	☐
16	Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:3.37	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

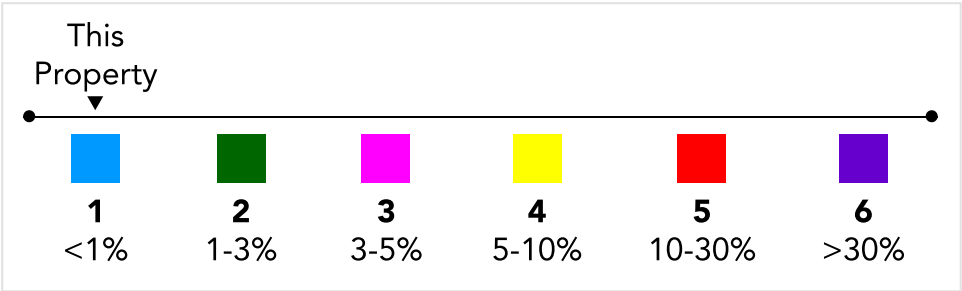
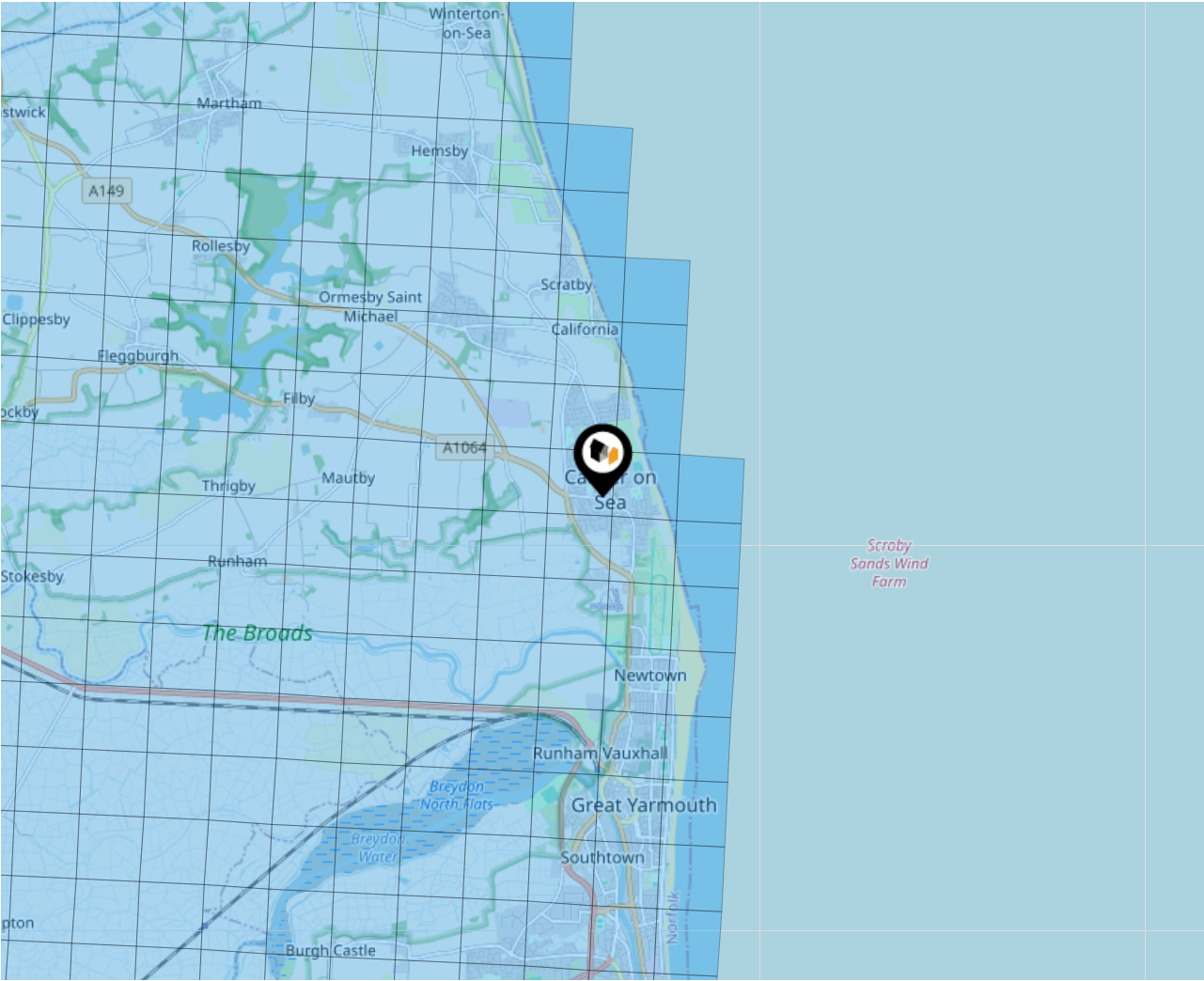


Key:

-  Power Pylons
-  Communication Masts

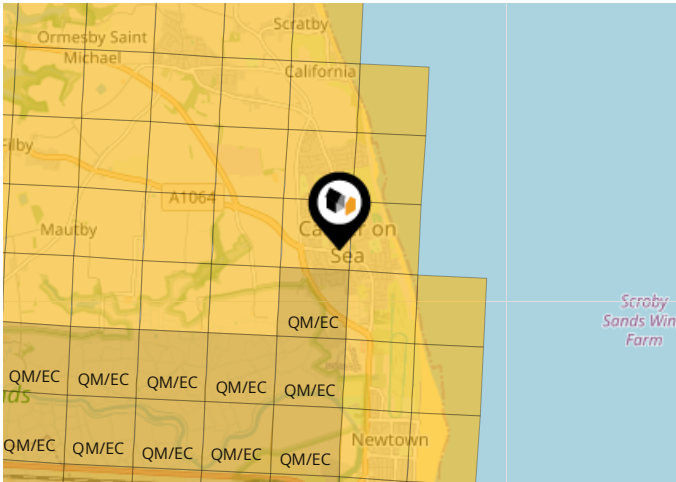
What is Radon?

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:	NONE	Soil Texture:	SAND
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY)		

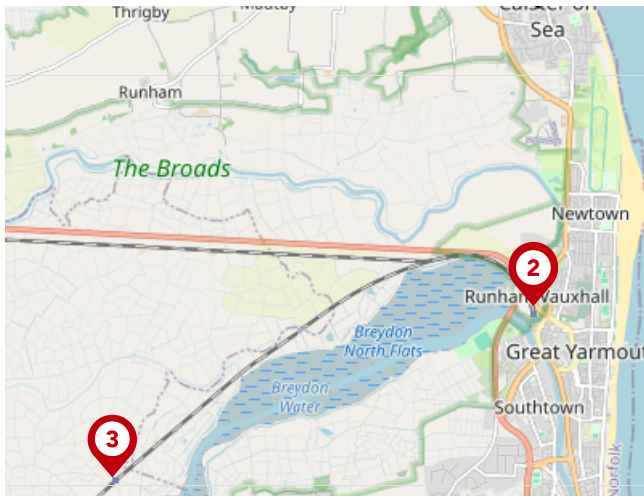


Primary Classifications (Most Common Clay Types)

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)



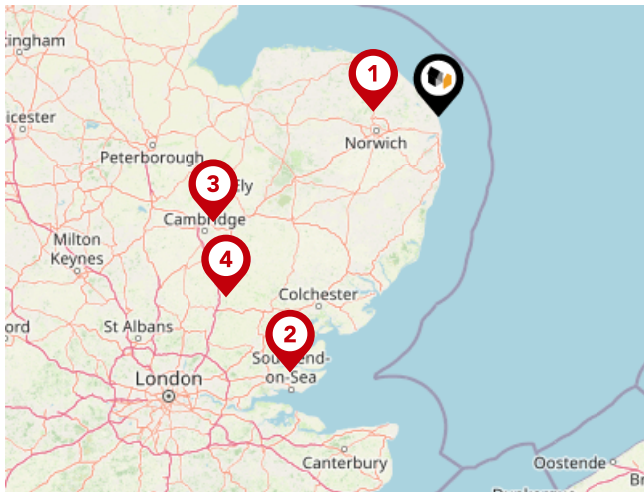
National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	2.67 miles
2	Great Yarmouth Rail Station	2.68 miles
3	Berney Arms Rail Station	5.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	76.25 miles
2	M11 J13	75.67 miles
3	M11 J14	75.48 miles
4	M11 J12	76.46 miles

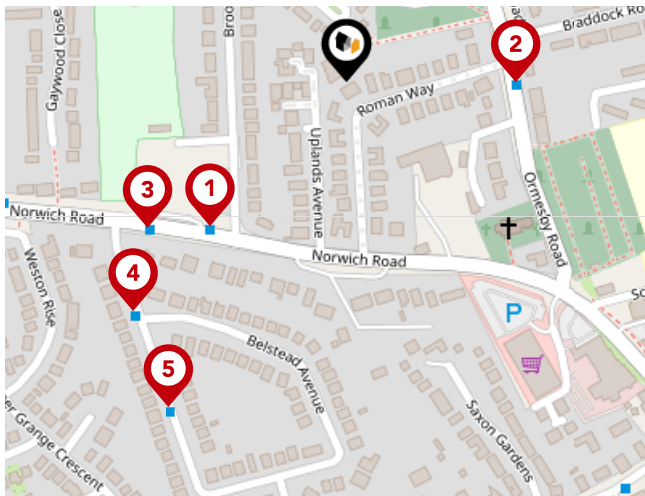


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.66 miles
2	Southend-on-Sea	86.45 miles
3	Cambridge	72.13 miles
4	Stansted Airport	81.18 miles

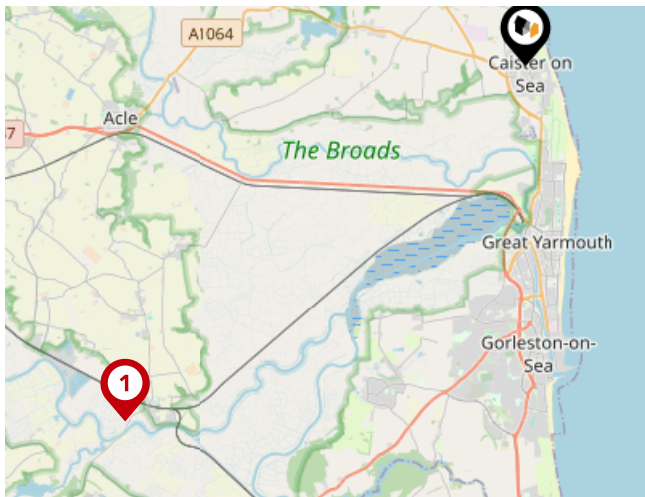
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grange Road	0.11 miles
2	Braddock Road	0.1 miles
3	Grange Road	0.14 miles
4	Belstead Road	0.18 miles
5	Grange Road	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	9.65 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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