

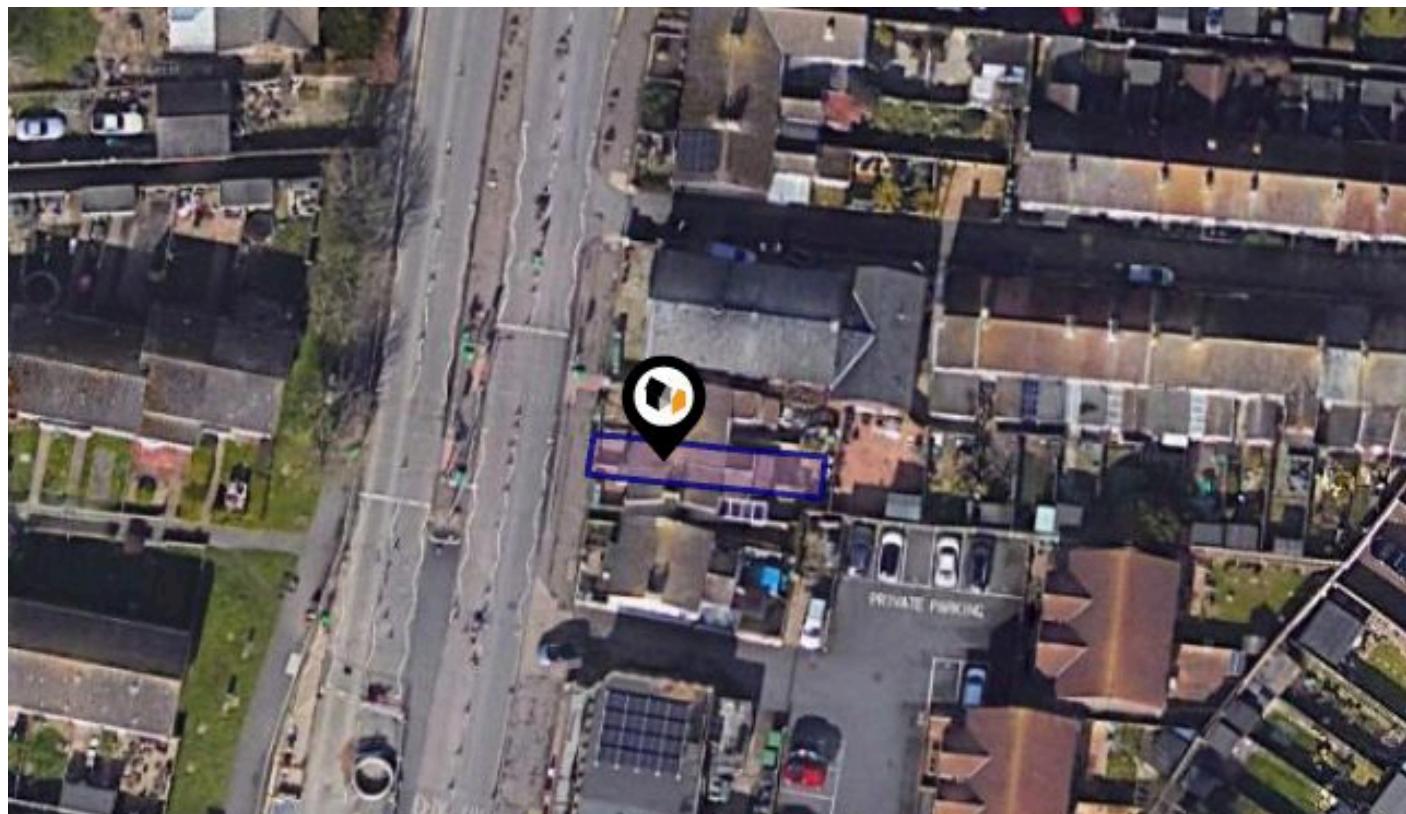


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026



BECCLES ROAD, GORLESTON, GREAT YARMOUTH, NR31

Howards

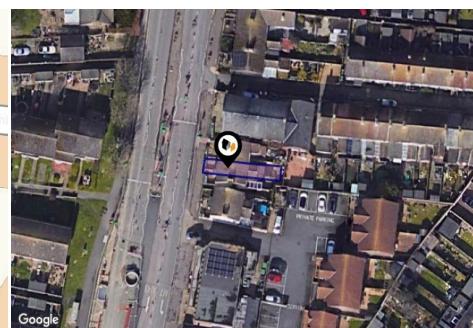
116 Regent Road, Great Yarmouth, Norfolk, NR30 2AB

01493 509362

gtyarmouth.lettings@howards.co.uk

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Property

Type: Terraced House
Bedrooms: 2
Floor Area: 592 ft² / 55 m²
Plot Area: 0.02 acres
Year Built : 1900-1929
Council Tax : Band A
Annual Estimate: £1,537
Title Number: NK249314

Tenure: Freehold

Local Area

Local Authority: Norfolk
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

Very low

Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Beccles Road, Gorleston, NR31

Energy rating

E

Valid until 29.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F		
1-20	G		

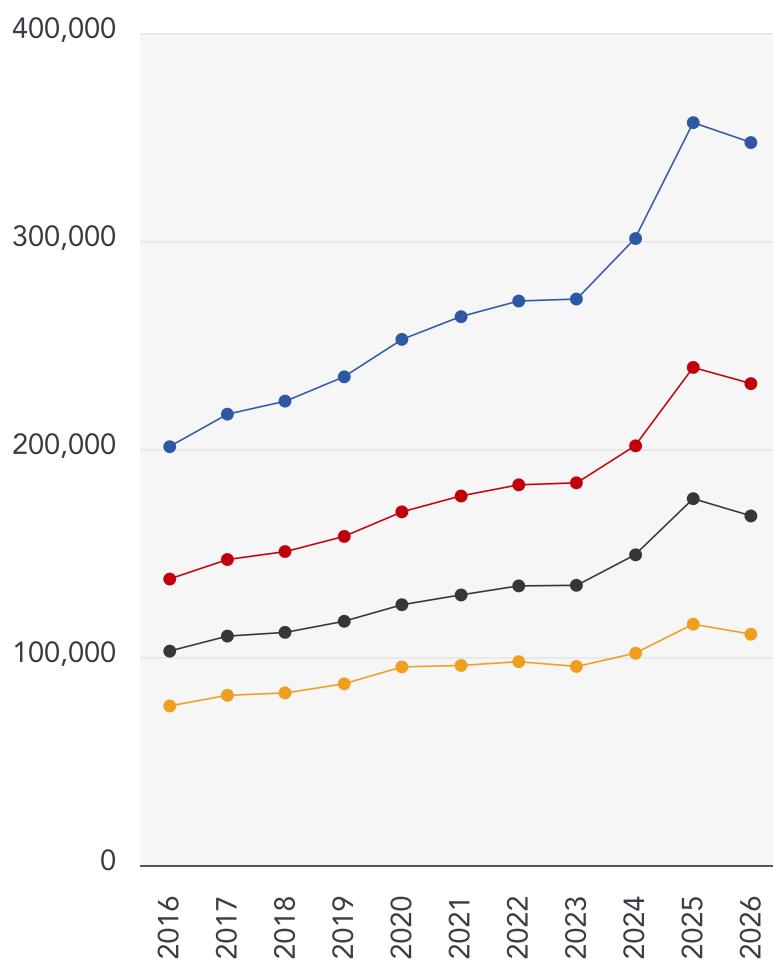
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in NR31



Detached

+72.67%

Semi-Detached

+68.3%

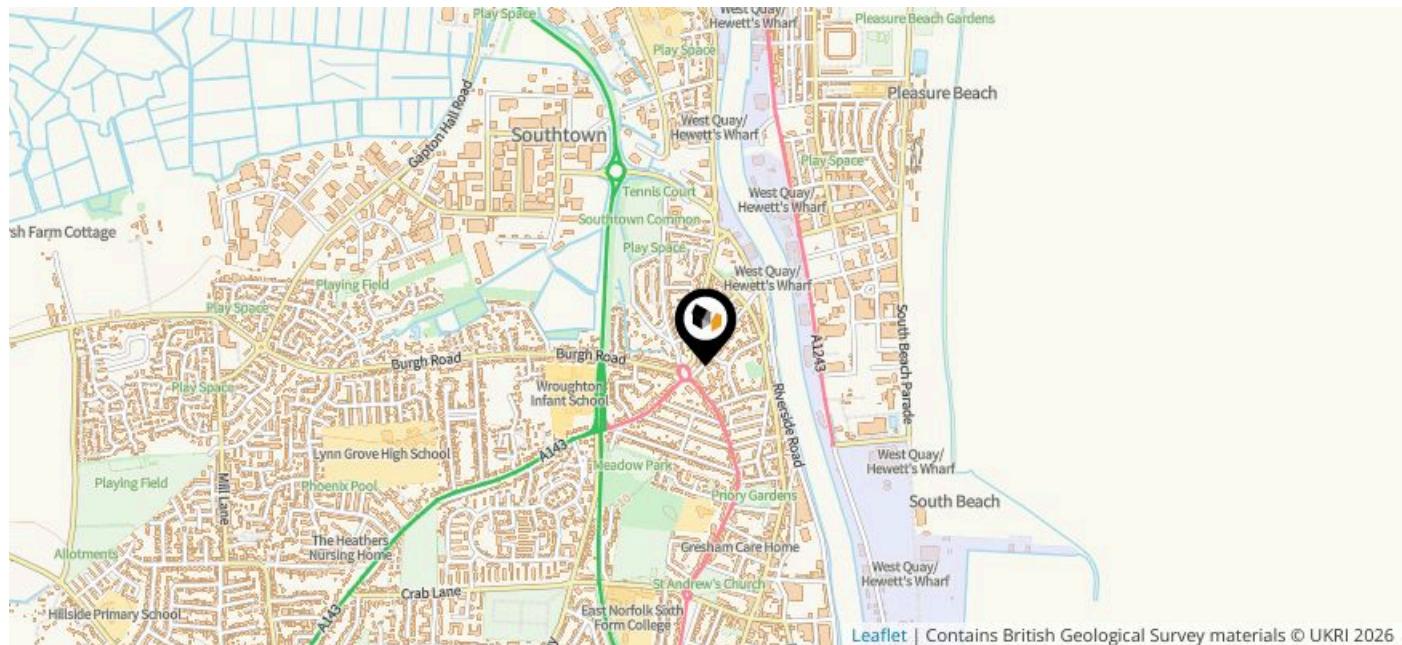
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



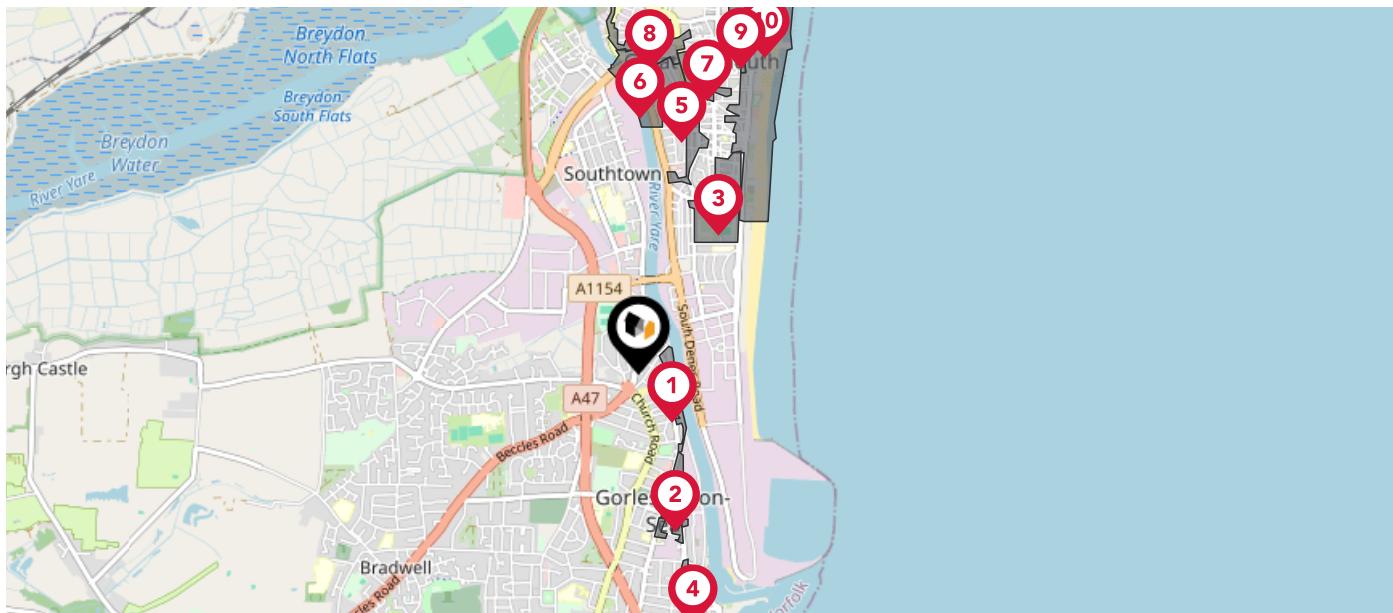
Mine Entry

- ✖ 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

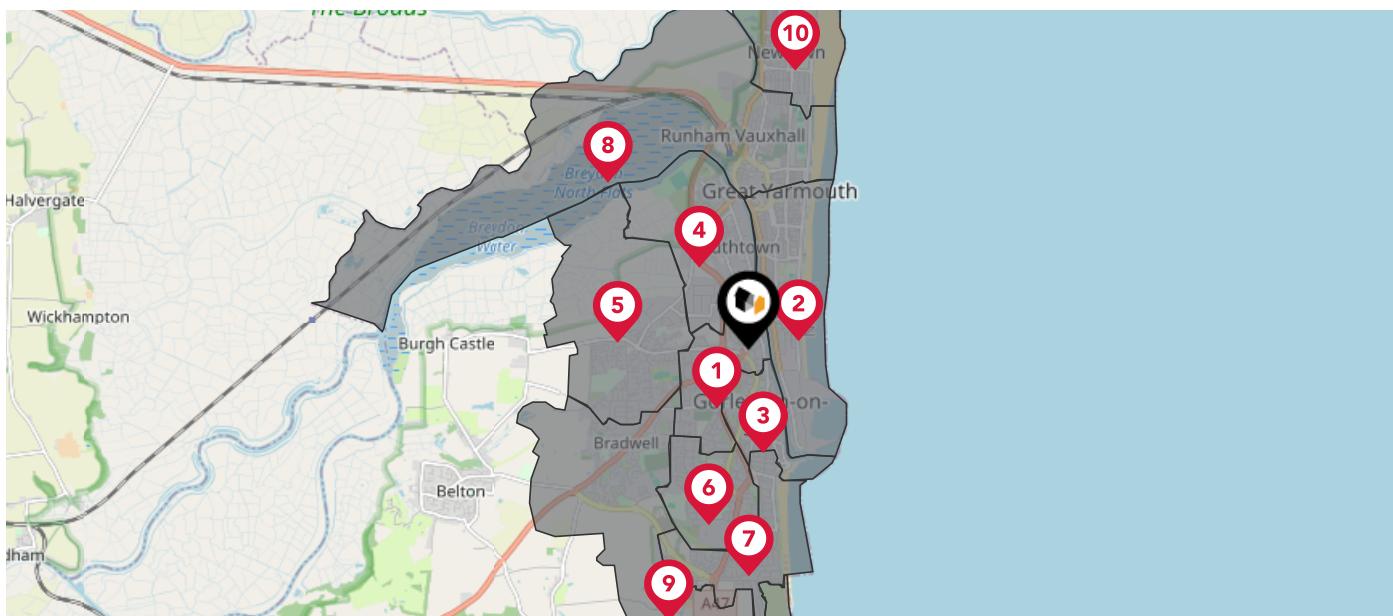
- 1 No.17 Gorleston Conservation Area Extensions
- 2 Gorleston Town Centre
- 3 Camperdown, Great Yarmouth
- 4 Cliff Hill, Gorleston
- 5 King Street, Great Yarmouth
- 6 Hall Quay and South Quay, Great Yarmouth
- 7 St George's, Great Yarmouth
- 8 Market Place, Rows and North Quay, Great Yarmouth
- 9 Prince's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

Maps

Council Wards

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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

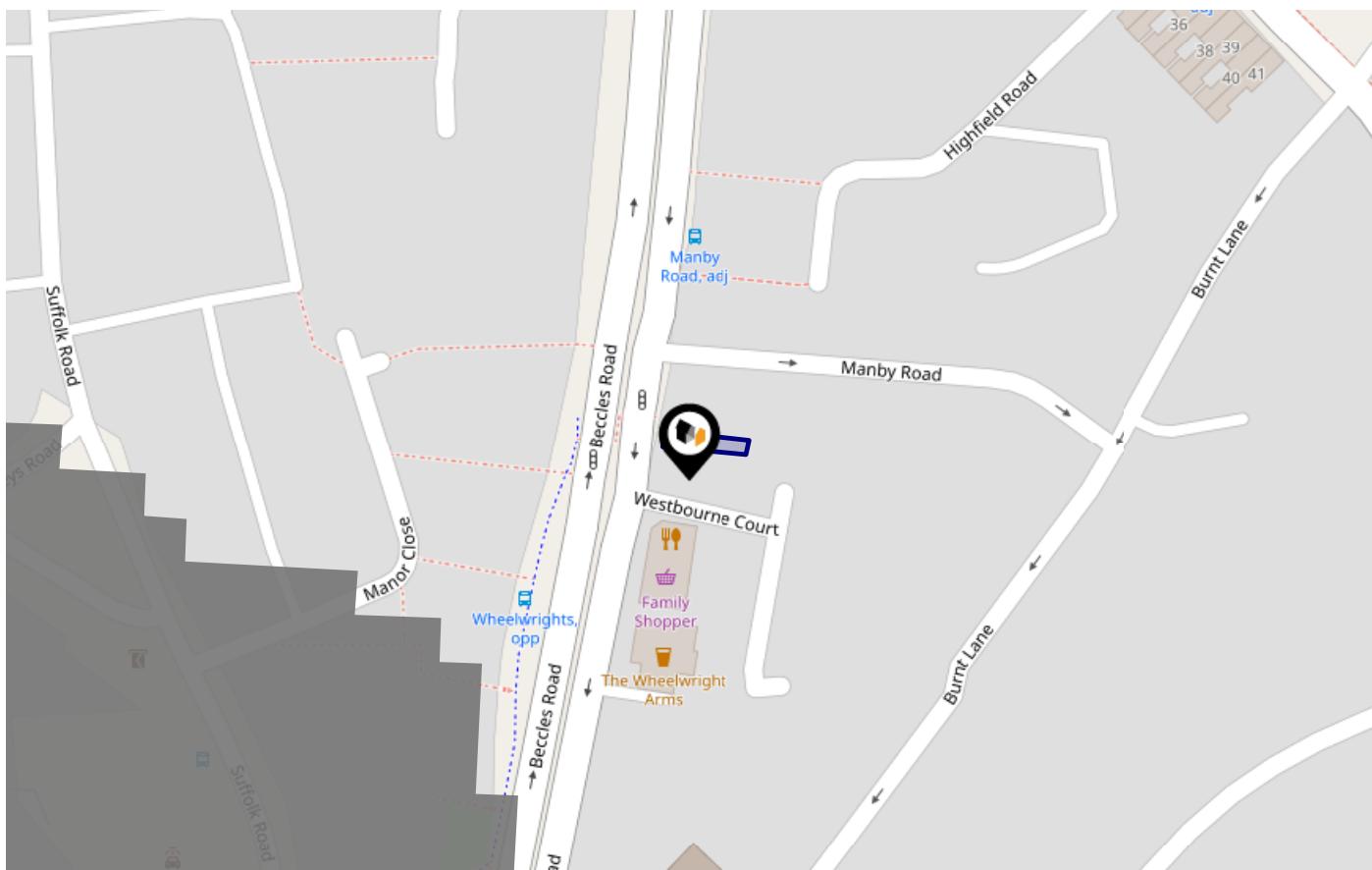
- 1 Claydon Ward
- 2 Nelson Ward
- 3 St. Andrews Ward
- 4 Southtown and Cobholm Ward
- 5 Bradwell North Ward
- 6 Magdalen Ward
- 7 Gorleston Ward
- 8 Central And Northgate Ward
- 9 Bradwell South and Hopton Ward
- 10 Yarmouth North Ward

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

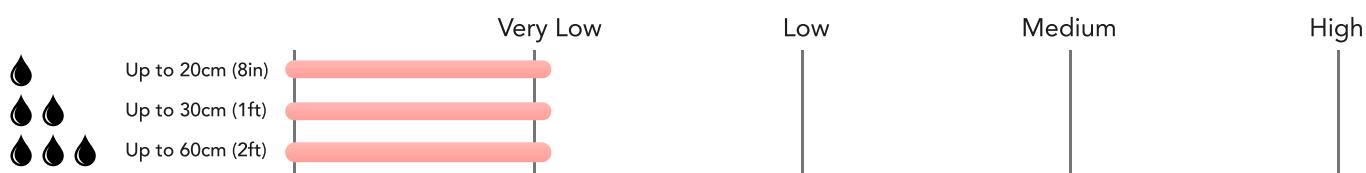


Risk Rating: Very low

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.

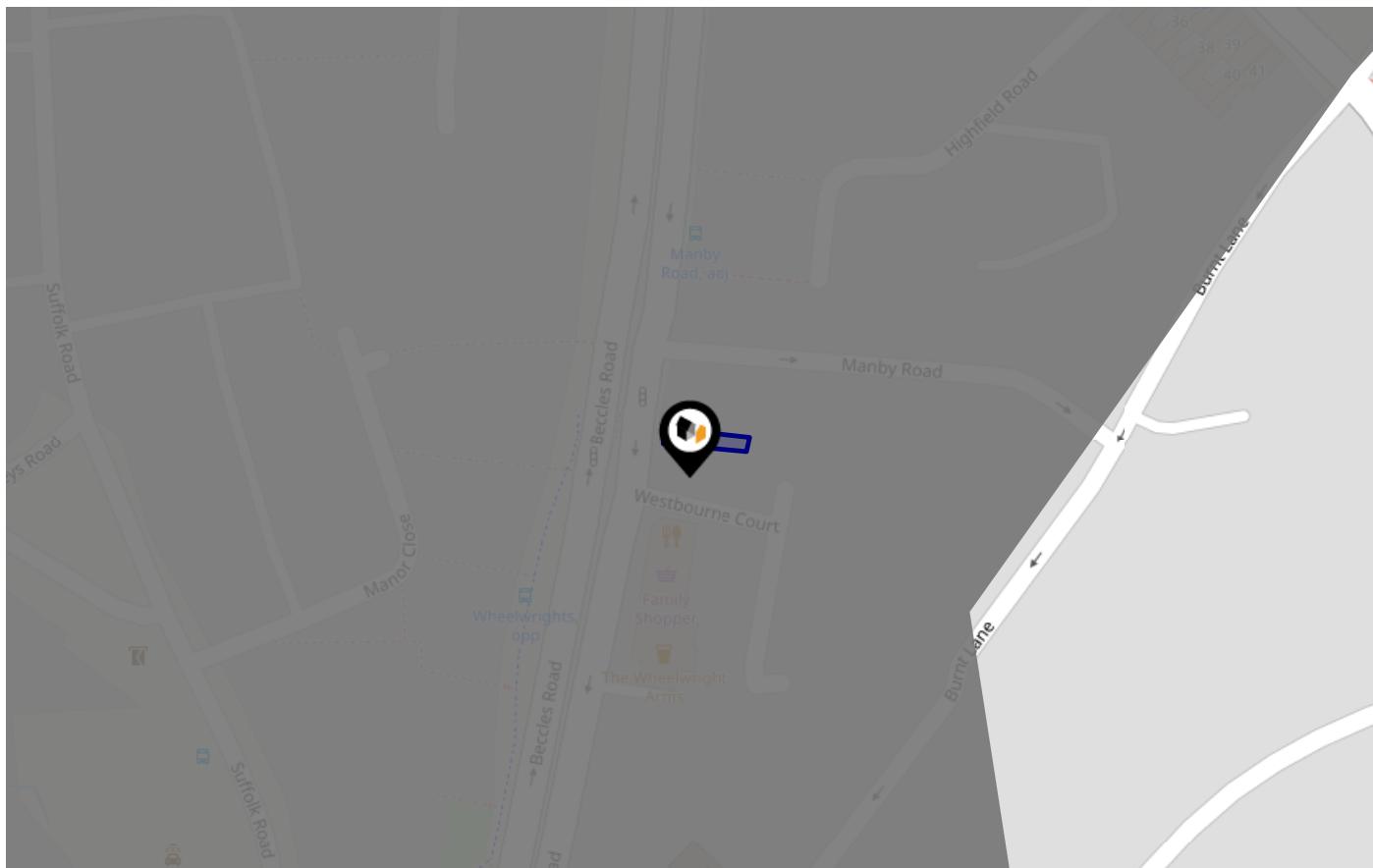
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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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.

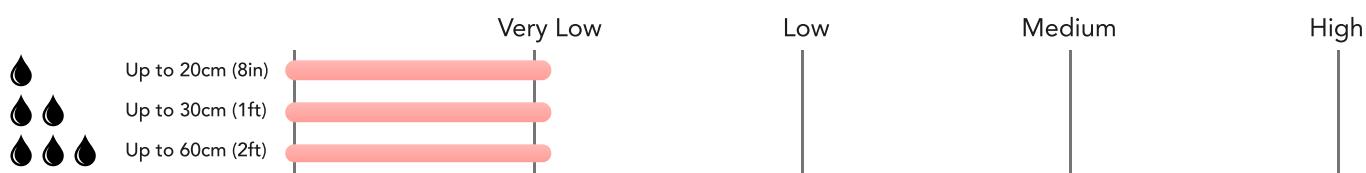


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Chance of flooding to the following depths at this property:

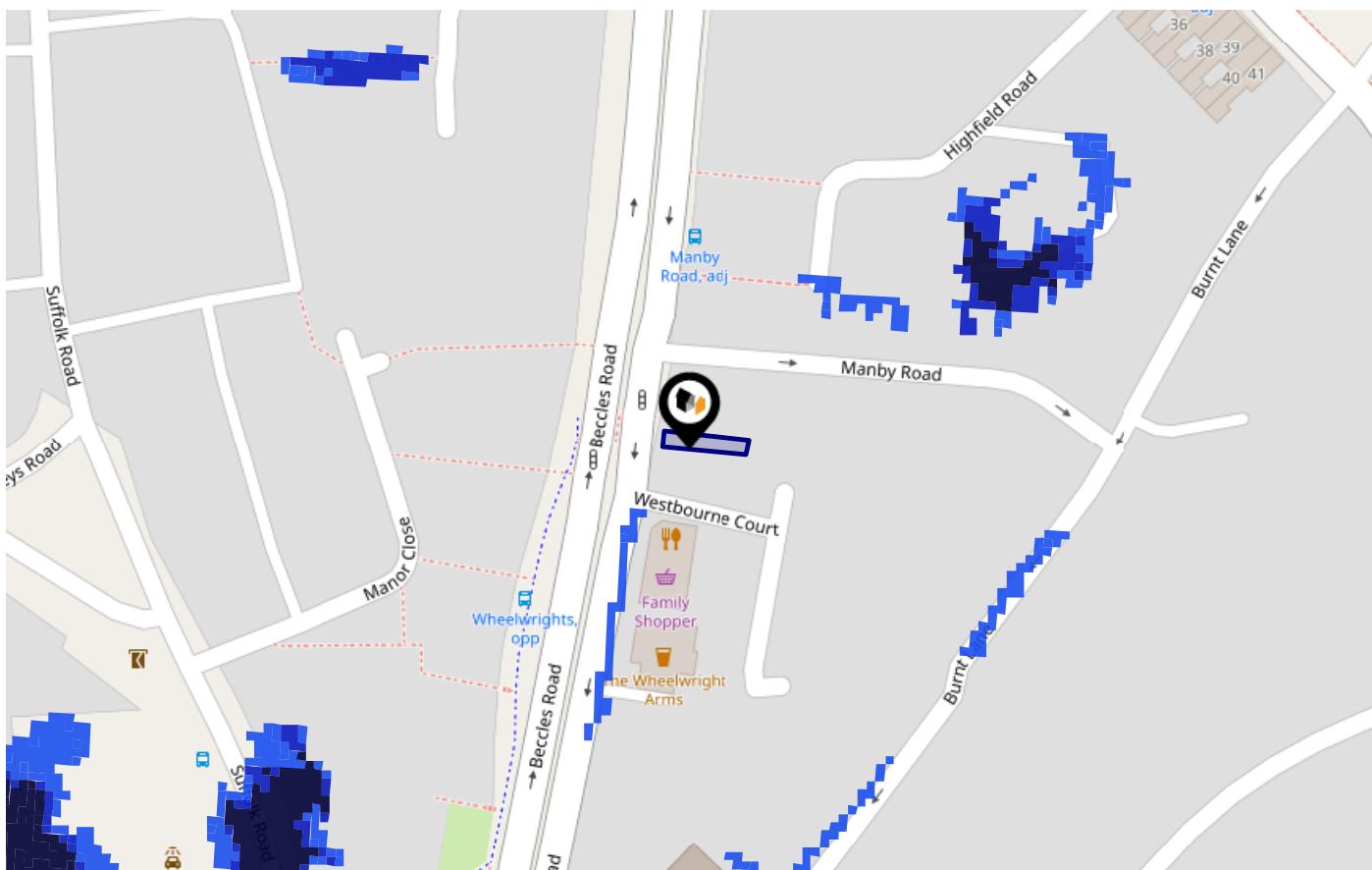


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

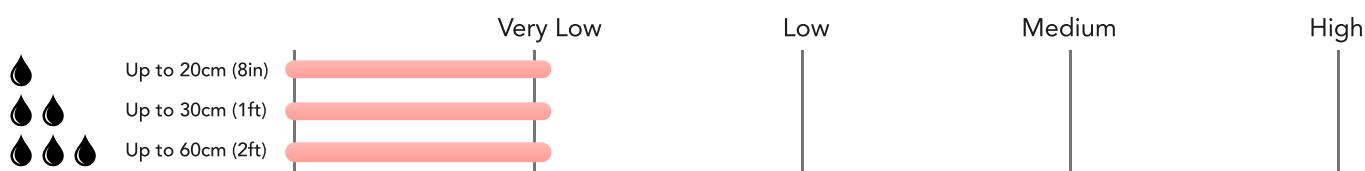


Risk Rating: Very low

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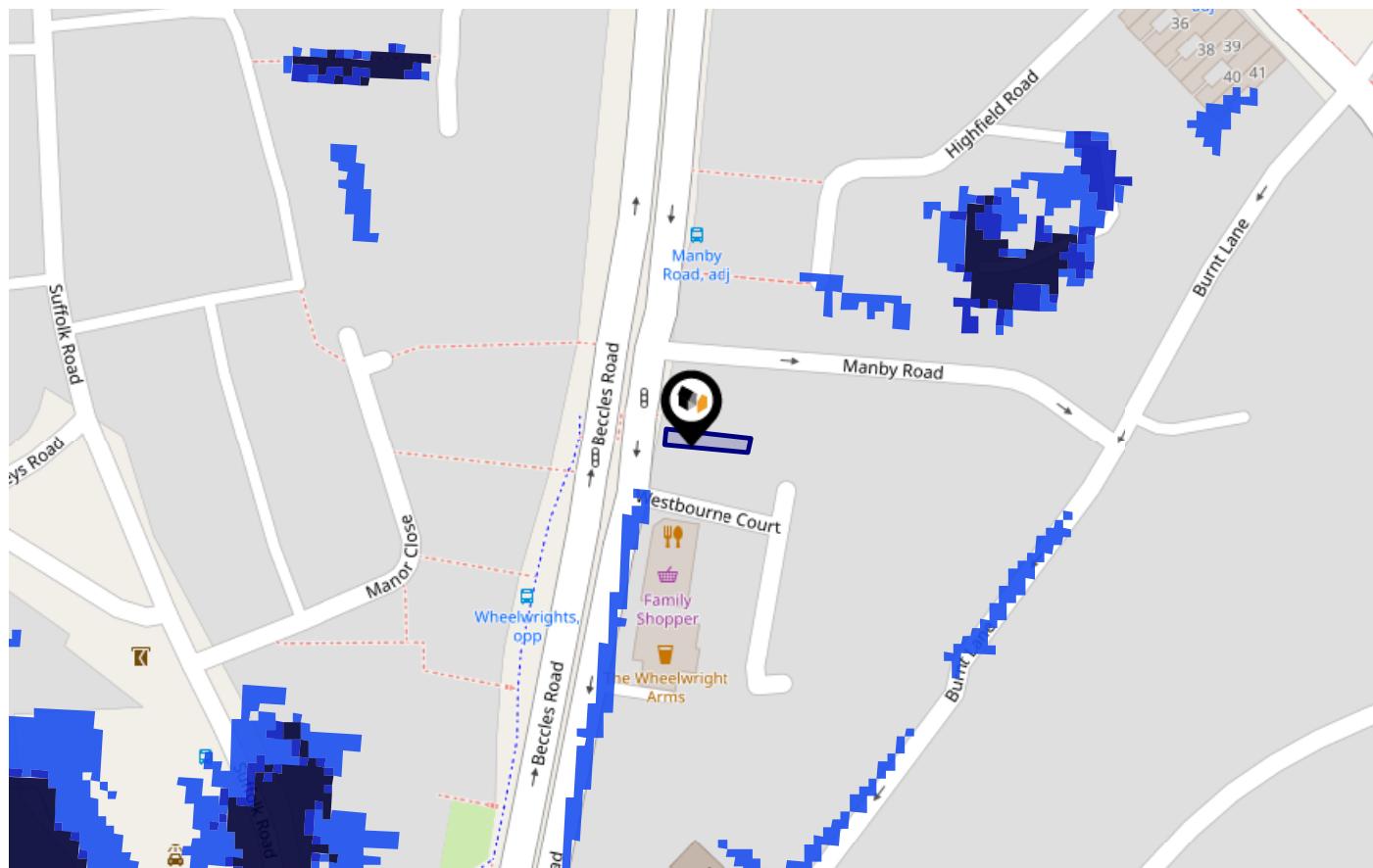
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

HOWARDS
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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.

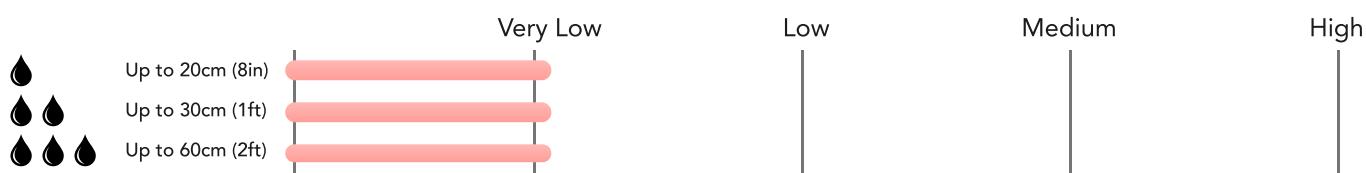


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

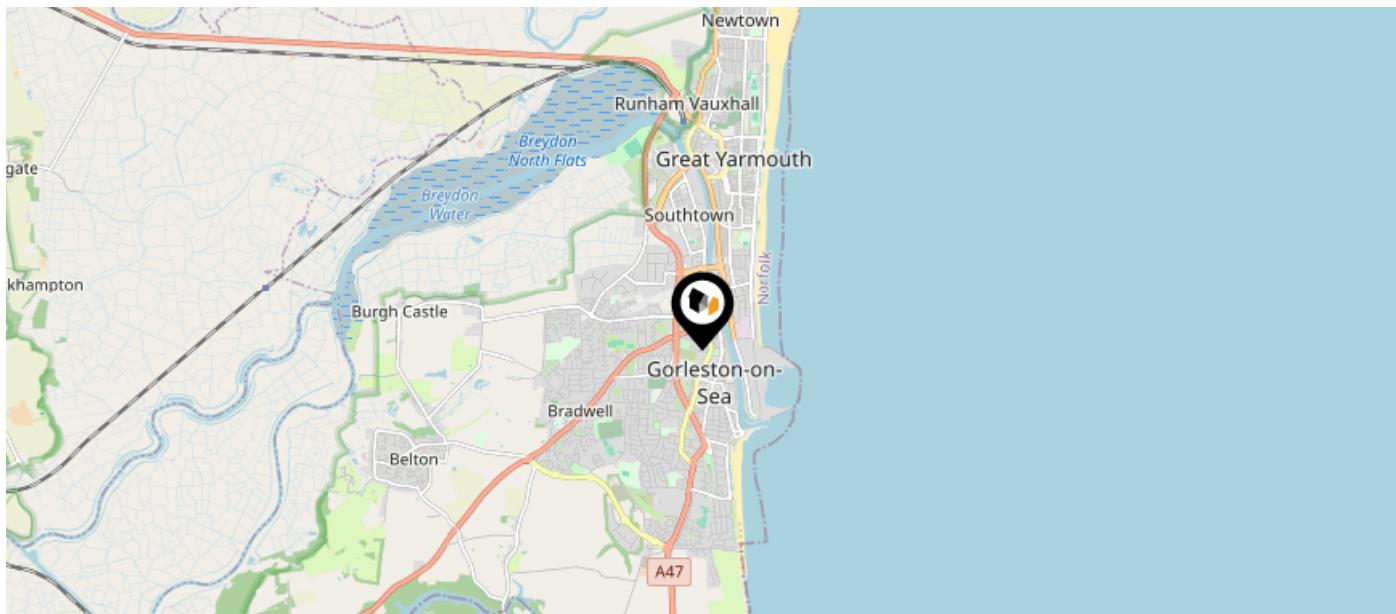


Maps

Green Belt

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



Nearby Green Belt Land

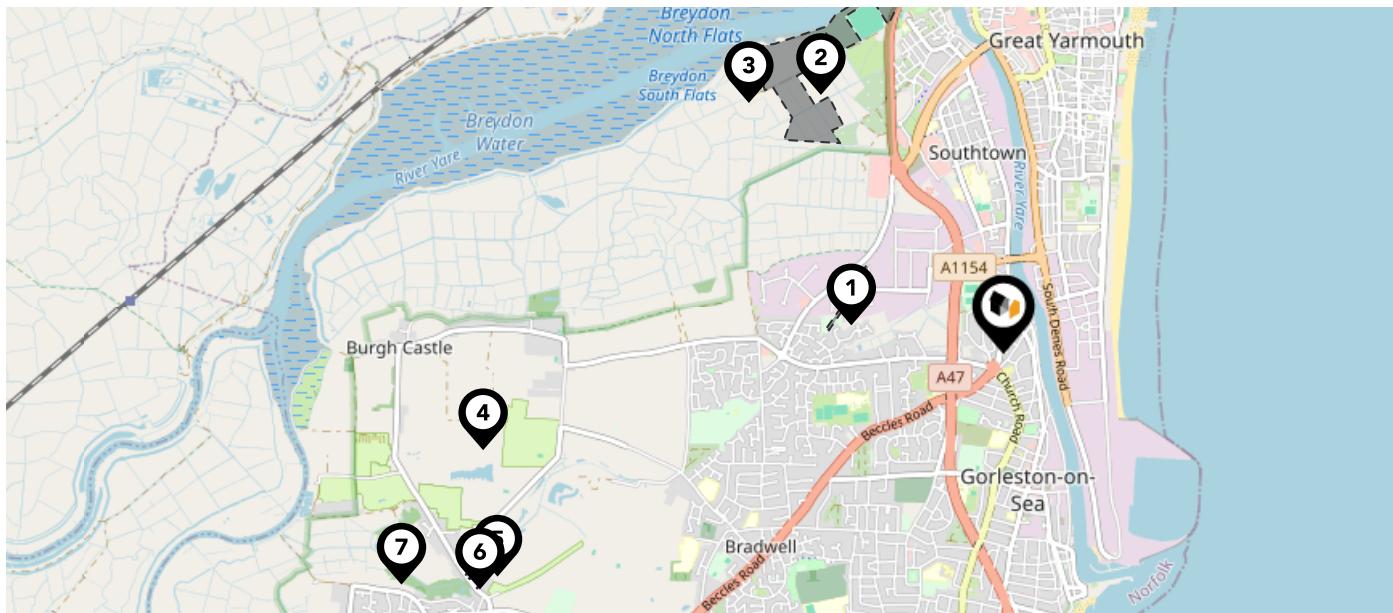
No data available.

Maps

Landfill Sites

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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	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
2	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	<input type="checkbox"/>
3	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill	<input type="checkbox"/>
4	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
5	Belton Marsh-Burgh Castle	Historic Landfill	<input type="checkbox"/>
6	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/EP3199NL/A001	Active Landfill	<input checked="" type="checkbox"/>

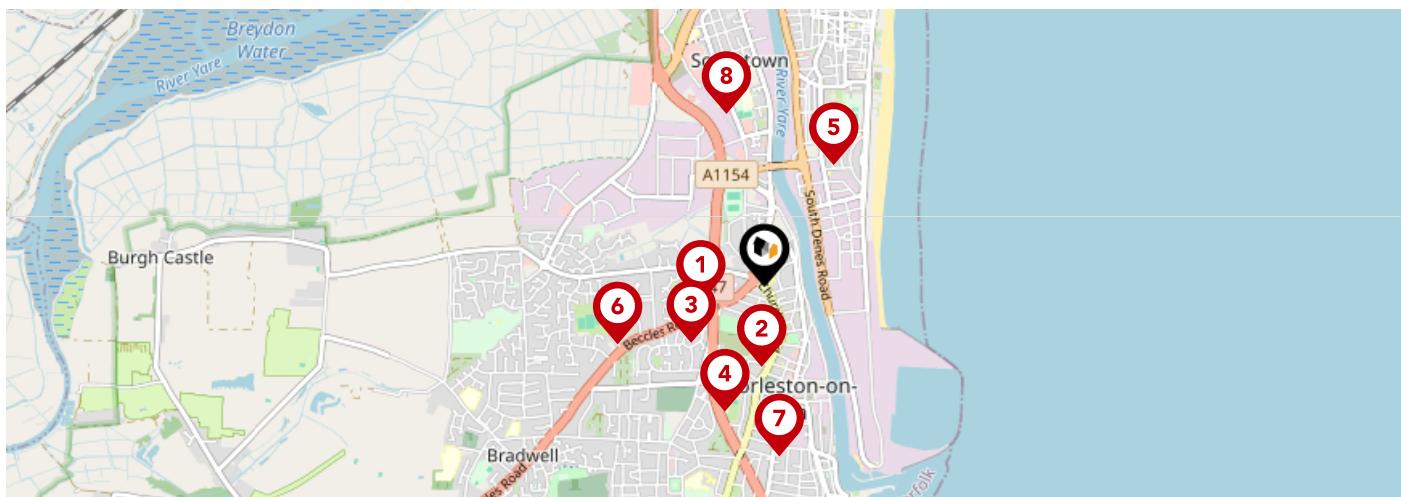
Maps Listed Buildings

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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
 1 1096804 - Remains Of Austin Friars Priory	Grade II	0.0 miles
 2 1096790 - Southtown And Gorleston Methodist Church	Grade II	0.0 miles
 3 1246971 - 95, High Road	Grade II	0.1 miles
 4 1246973 - Providence Villa	Grade II	0.1 miles
 5 1246972 - 96, High Road	Grade II	0.1 miles
 6 1246970 - Manby House And Ahoy	Grade II	0.1 miles
 7 1246974 - Koolunga House	Grade II	0.1 miles
 8 1246978 - Milepost In Front Of Number 245 (number 245 Not Included)	Grade II	0.2 miles
 9 1246977 - 235, High Street	Grade II	0.3 miles
 10 1246975 - The Short Blue Public House	Grade II	0.4 miles



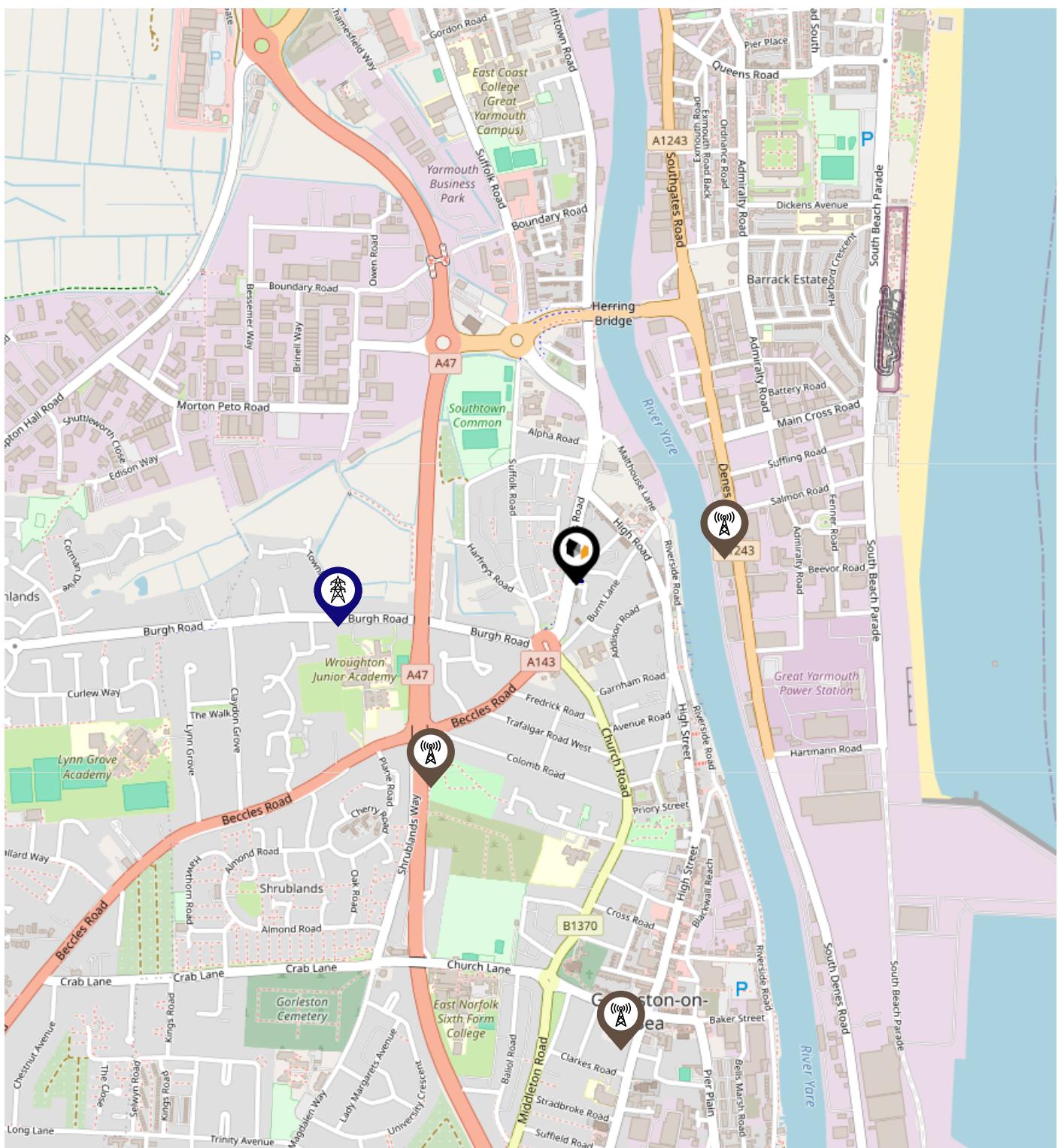
		Nursery	Primary	Secondary	College	Private
1	Wroughton Junior Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 318 Distance:0.3					
2	St Mary and St Peter Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 230 Distance:0.36					
3	Wroughton Infant Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 191 Distance:0.42					
4	East Norfolk Sixth Form College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance:0.59					
5	Great Yarmouth Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 422 Distance:0.63					
6	Lynn Grove Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1155 Distance:0.72					
7	Stradbroke Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 208 Distance:0.77					
8	Edward Worlledge Ormiston Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 308 Distance:0.8					



		Nursery	Primary	Secondary	College	Private
9	Peterhouse CofE Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 448 Distance:1.06					
10	Southtown Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 196 Distance:1.07					
11	St. George's Primary School & St. George's Nursery School, Great Yarmouth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 208 Distance:1.14					
12	Ormiston Venture Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 887 Distance:1.33					
13	Homefield VC CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 246 Distance:1.35					
14	Ormiston Herman Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 389 Distance:1.45					
15	Cobholm Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 176 Distance:1.47					
16	Hillside Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 212 Distance:1.55					

Local Area Masts & Pylons

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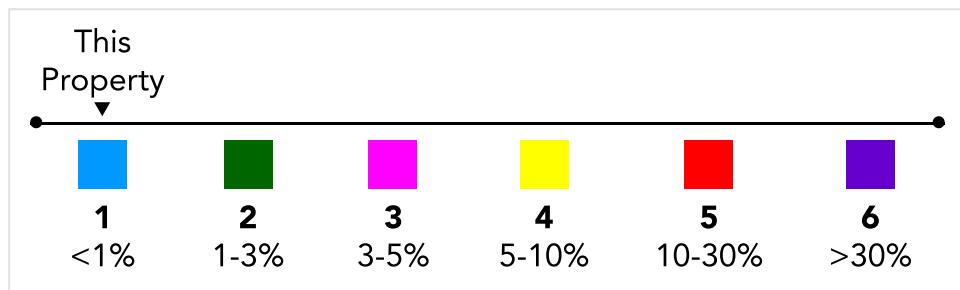
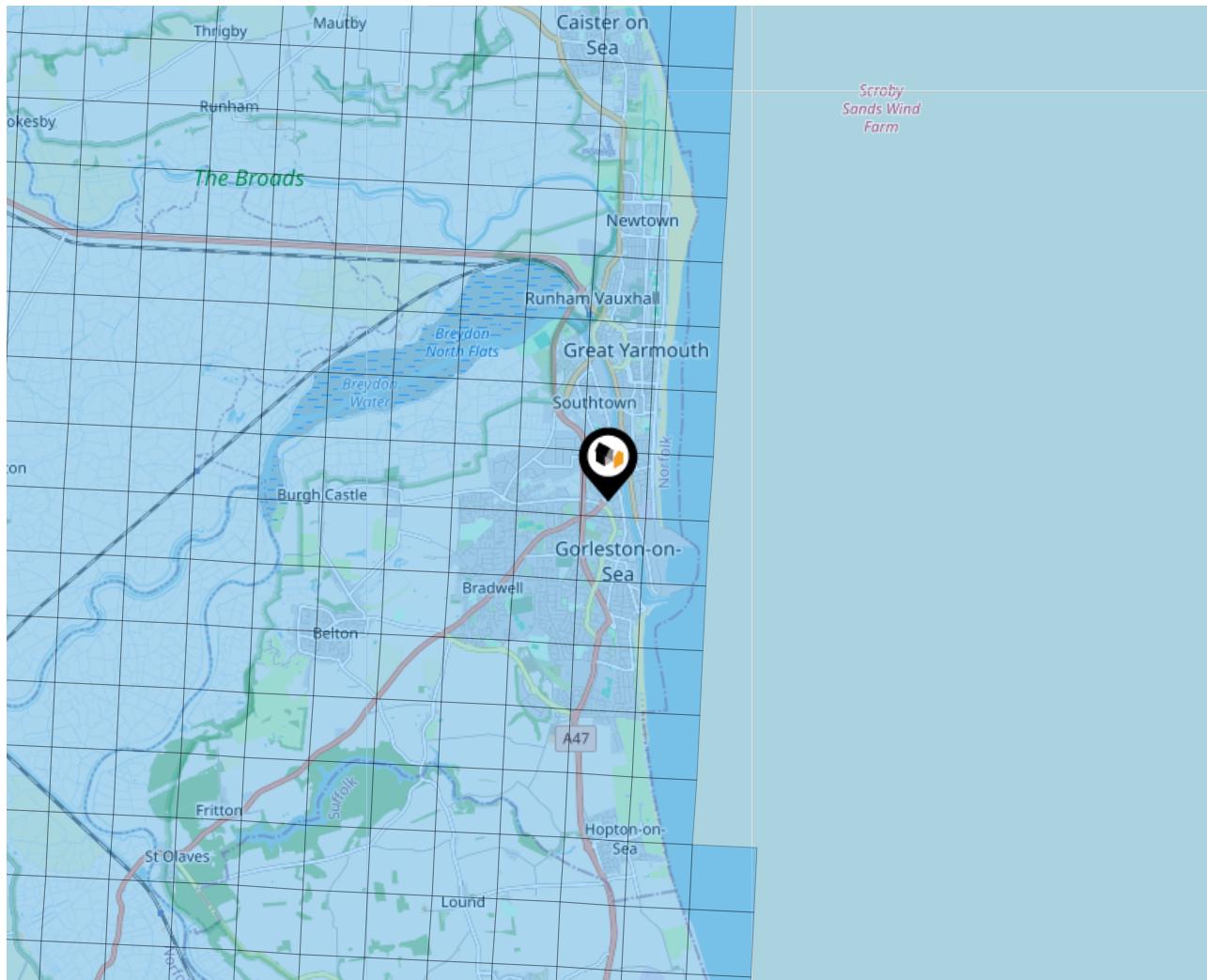


Key:

- 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:

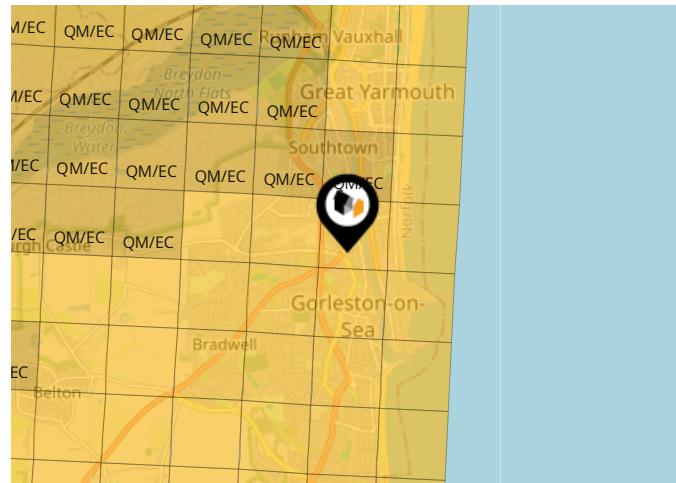
ARENACEOUS

Soil Depth:

DEEP

Soil Group:

LIGHT(SANDY)

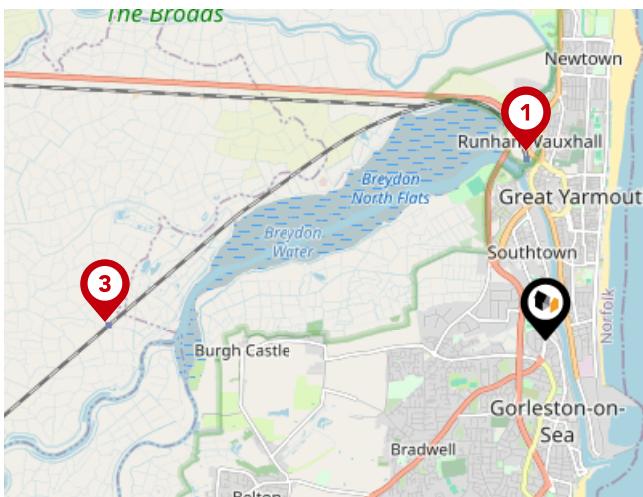


Primary Classifications (Most Common Clay Types)

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

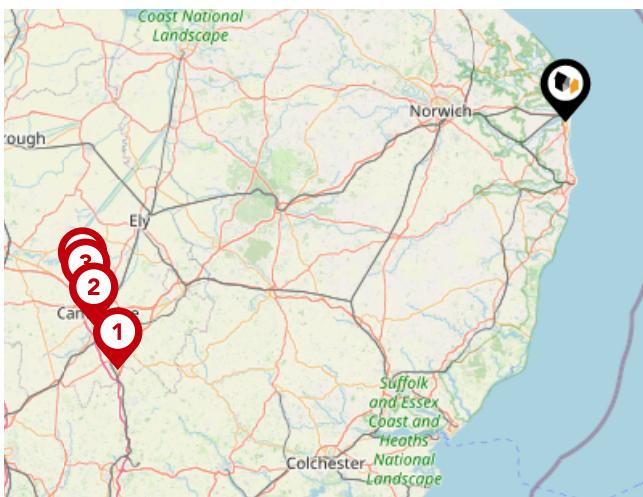
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	1.73 miles
2	Great Yarmouth Rail Station	1.73 miles
3	Berney Arms Rail Station	3.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.43 miles
2	M11 J11	74.56 miles
3	M11 J13	74.19 miles
4	M11 J14	74.07 miles

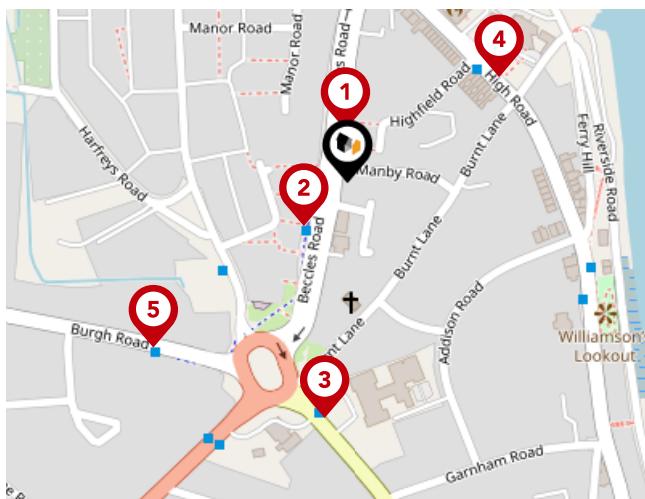


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.6 miles
2	Southend-on-Sea	82.75 miles
3	Cambridge	70.53 miles
4	Stansted Airport	78.54 miles

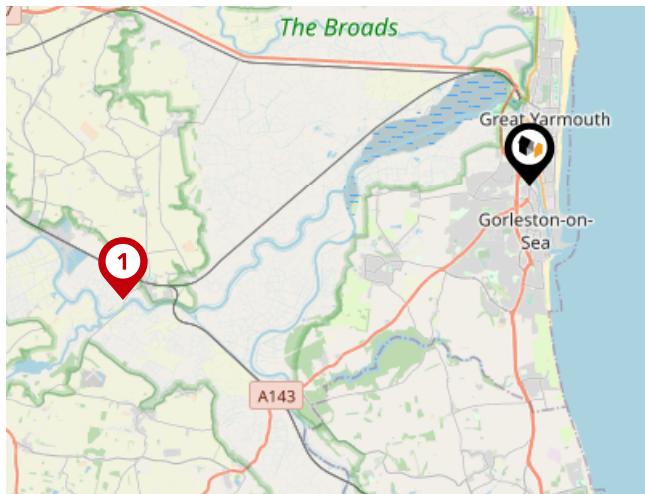
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Manby Road	0.03 miles
2	Wheelwrights	0.03 miles
3	Esso Garage	0.13 miles
4	Ferry Side	0.1 miles
5	Burgh Road	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7.6 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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Land Registry

