

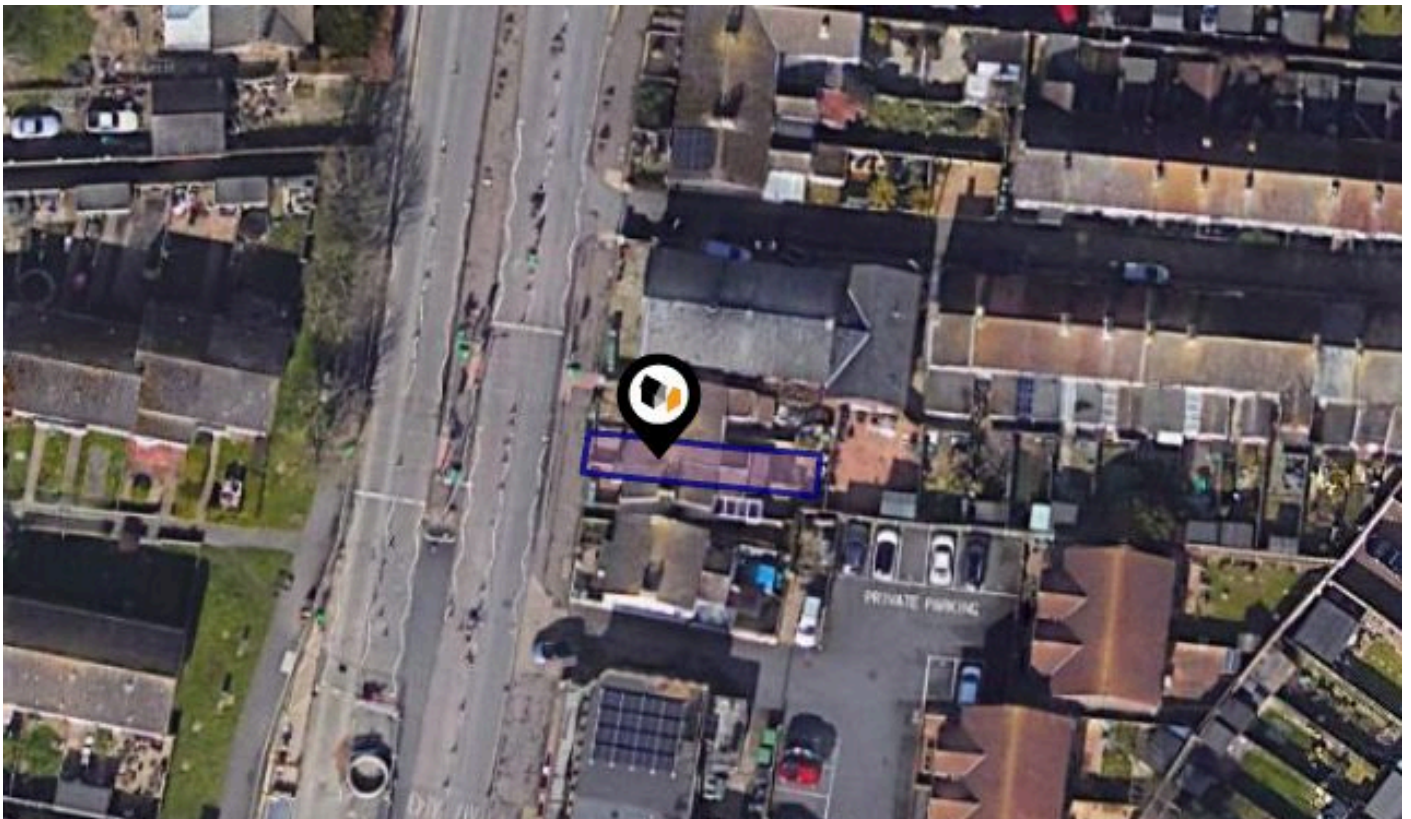


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09<sup>th</sup> January 2026



**BECCLES ROAD, GORLESTON, GREAT YARMOUTH, NR31**

### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk




street-view-image

















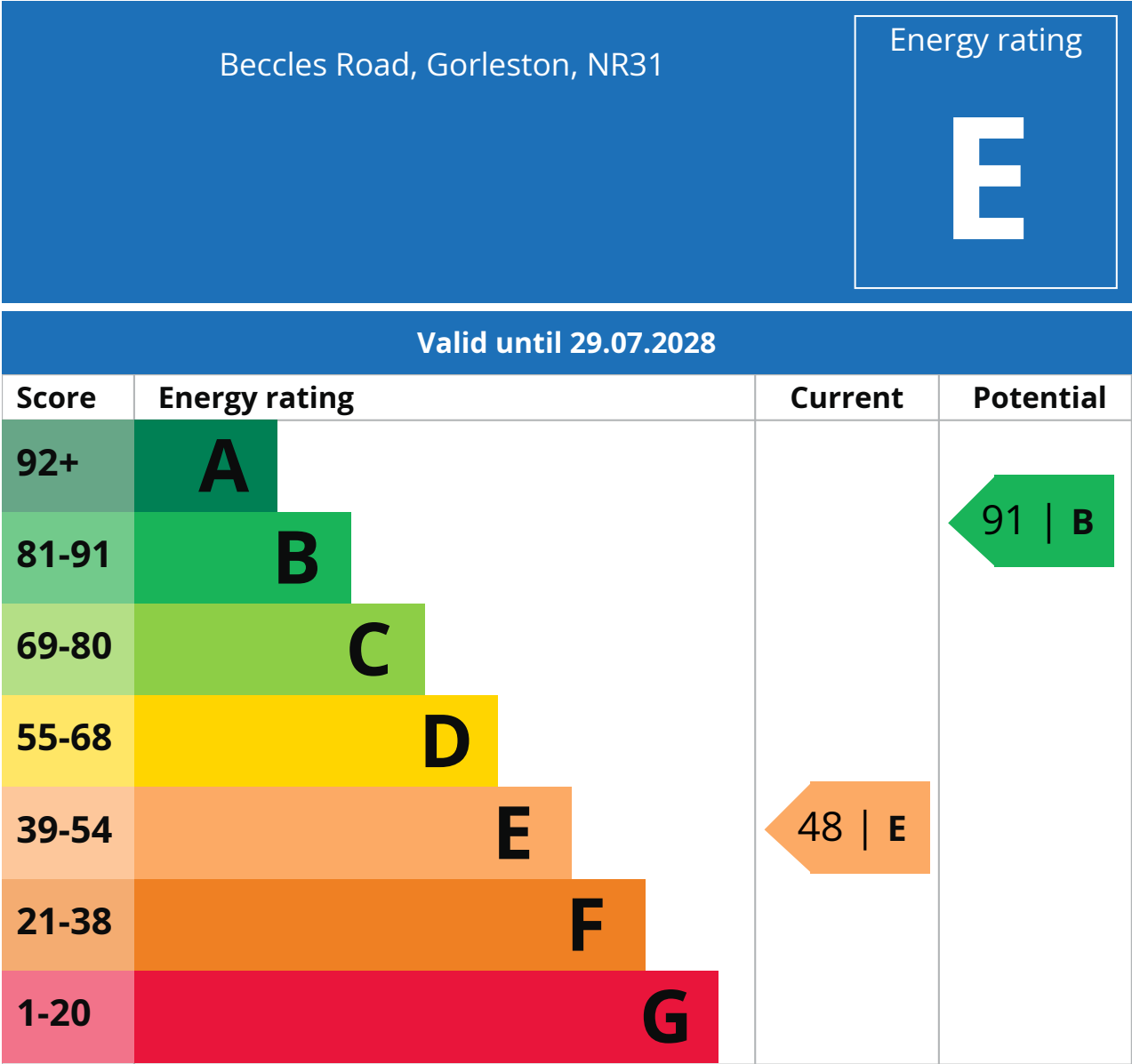
## Property

|                  |   |         |          |
|------------------|---|---------|----------|
| Type:            | Terraced House                          | Tenure: | Freehold |
| Bedrooms:        | 2                                       |         |          |
| Floor Area:      | 592 ft <sup>2</sup> / 55 m <sup>2</sup> |         |          |
| Plot Area:       | 0.02 acres                              |         |          |
| Year Built :     | 1900-1929                               |         |          |
| Council Tax :    | Band A                                  |         |          |
| Annual Estimate: | £1,537                                  |         |          |
| Title Number:    | NK249314                                |         |          |

## Local Area

|                    |          |   |   |   |
|--------------------|----------|---|---|---|
| Local Authority:   | Norfolk  | Estimated Broadband Speeds  |   |   |
| Conservation Area: | No       | (Standard - Superfast - Ultrafast)  |   |   |
| Flood Risk:        |          |   |   |   |
| • Rivers & Seas    | Very low | 12  | 80  | 1800  |
| • Surface Water    | Very low | mb/s  | mb/s  | mb/s  |
|                    |          |  |  |  |

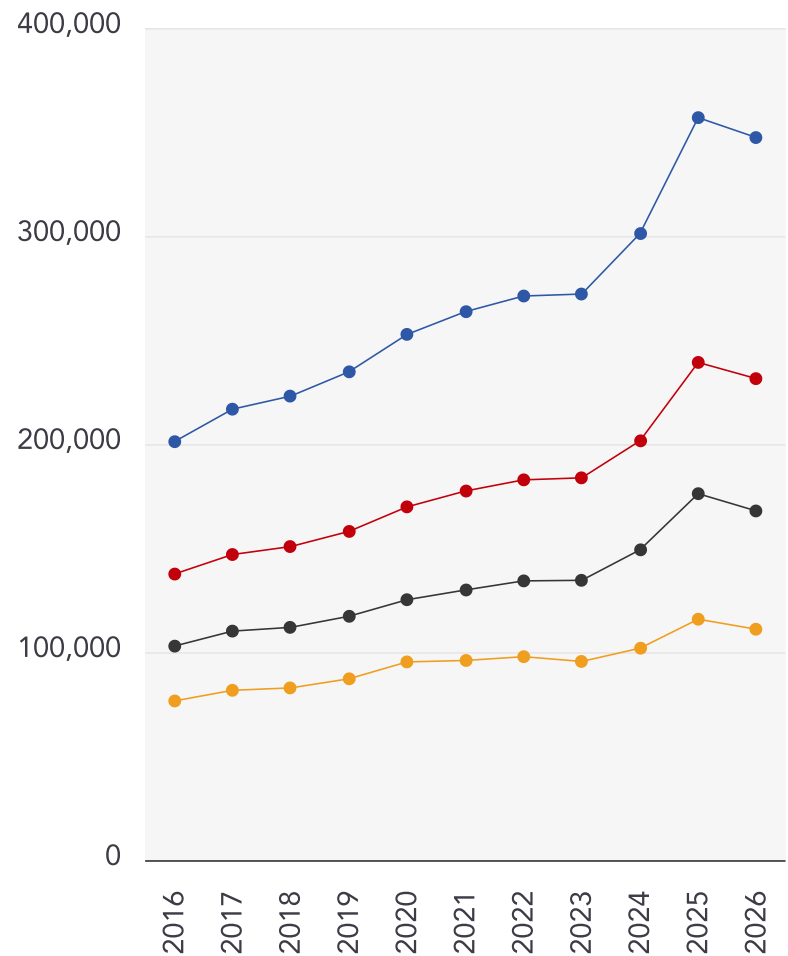
| Mobile Coverage:  |   |   |   | Satellite/Fibre TV Availability:  |   |   |
|---|---|---|---|---|---|---|
| (based on calls indoors)  |   |   |   |   |   |   |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |



## Additional EPC Data

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

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



Detached

**+72.67%**

Semi-Detached

**+68.3%**

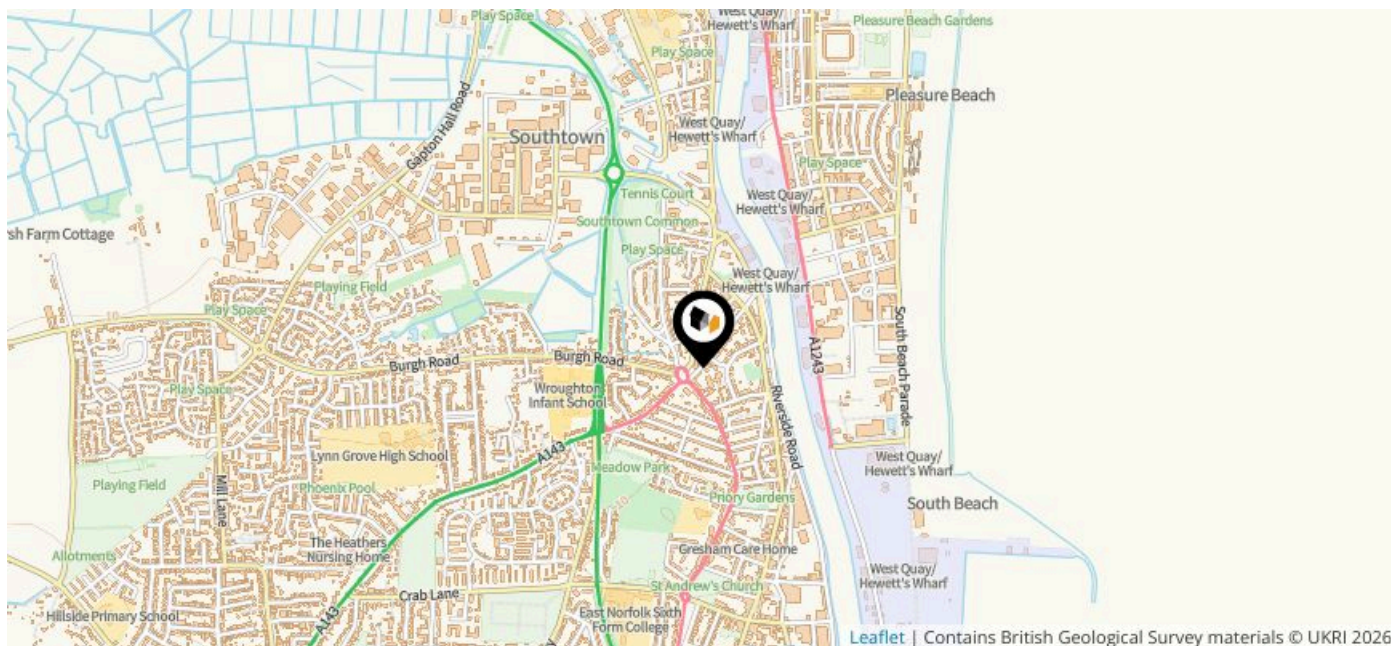
Terraced

**+63.16%**

Flat

**+45.06%**

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

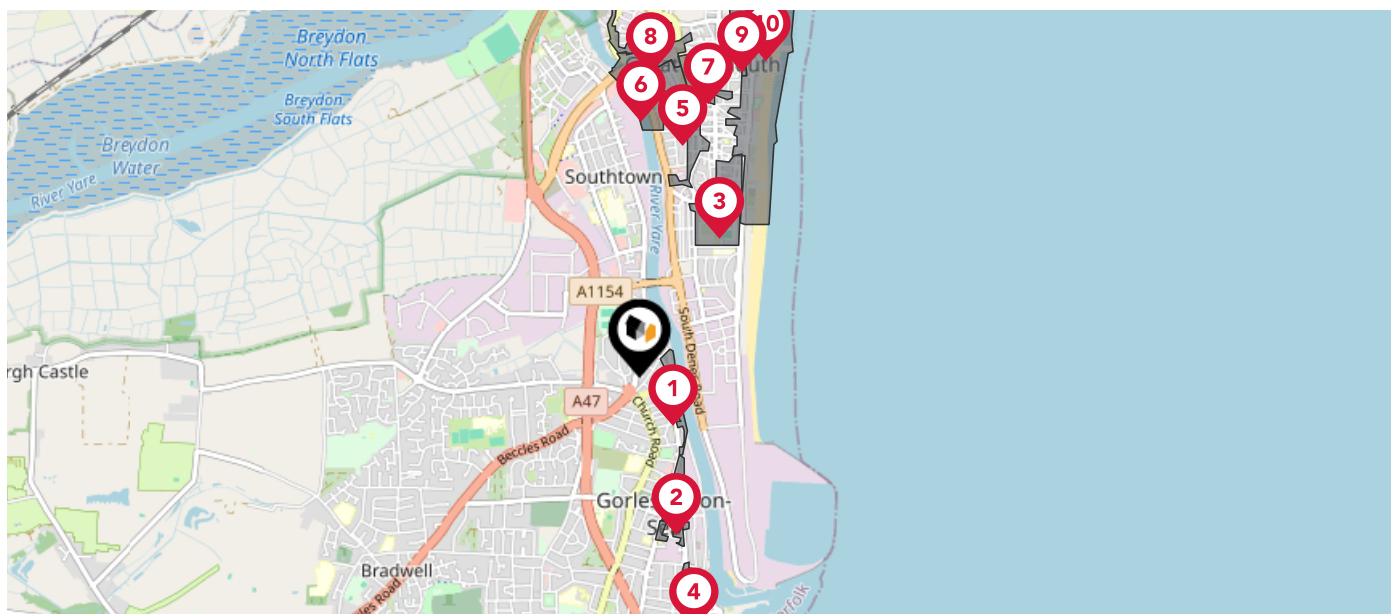
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.



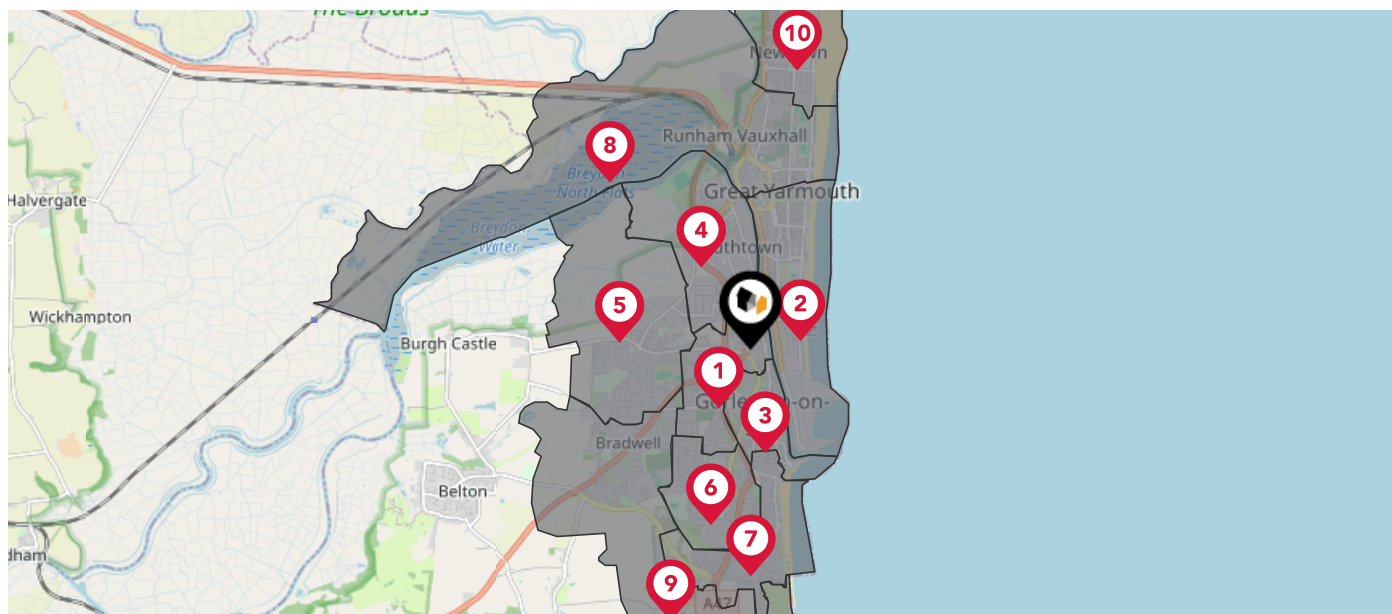
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### 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

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



Claydon Ward



Nelson Ward



St. Andrews Ward



Southtown and Cobholm Ward



Bradwell North Ward



Magdalen Ward



Gorleston Ward



Central And Northgate Ward



Bradwell South and Hopton Ward



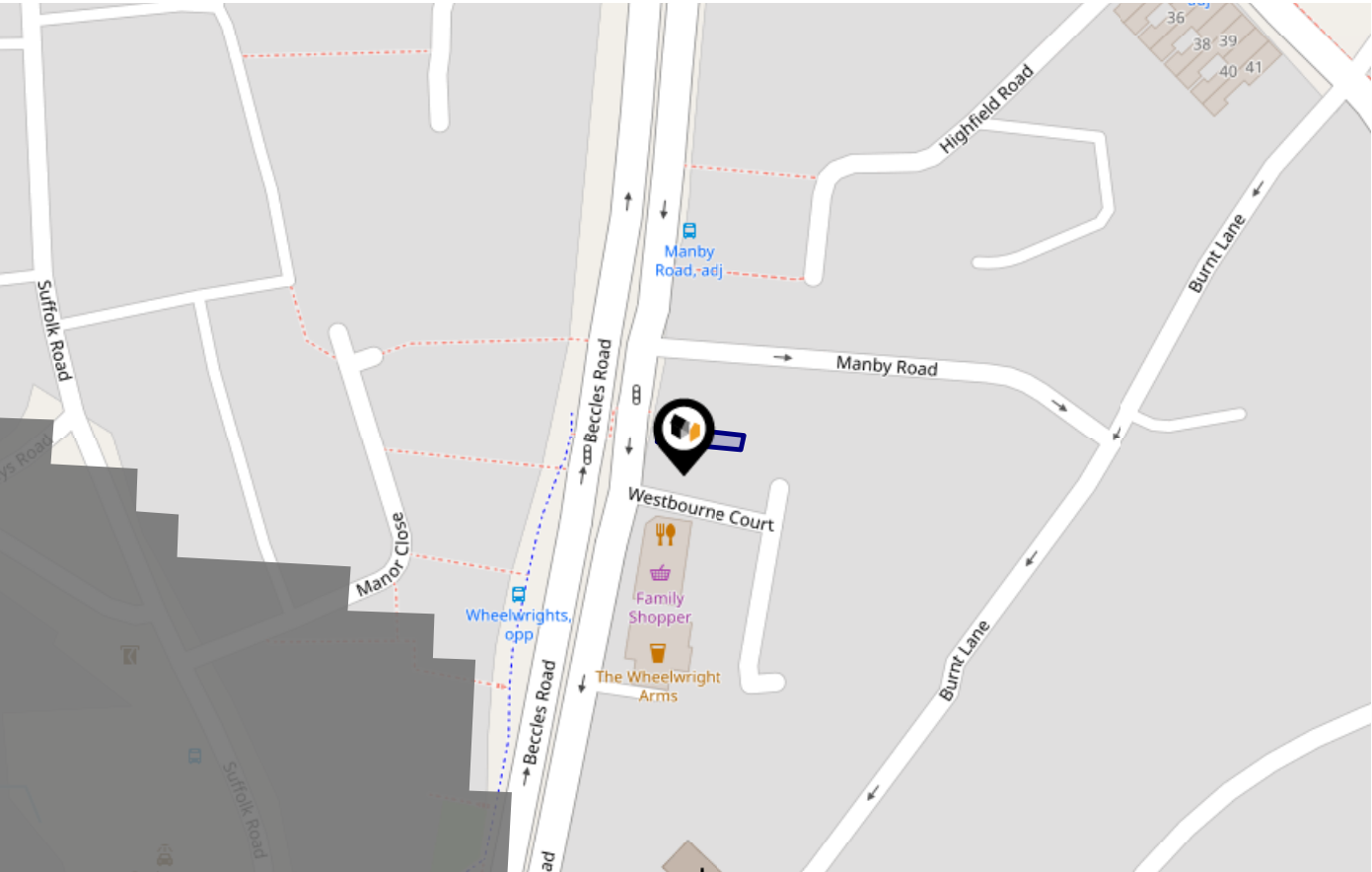
Yarmouth North Ward



# 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.

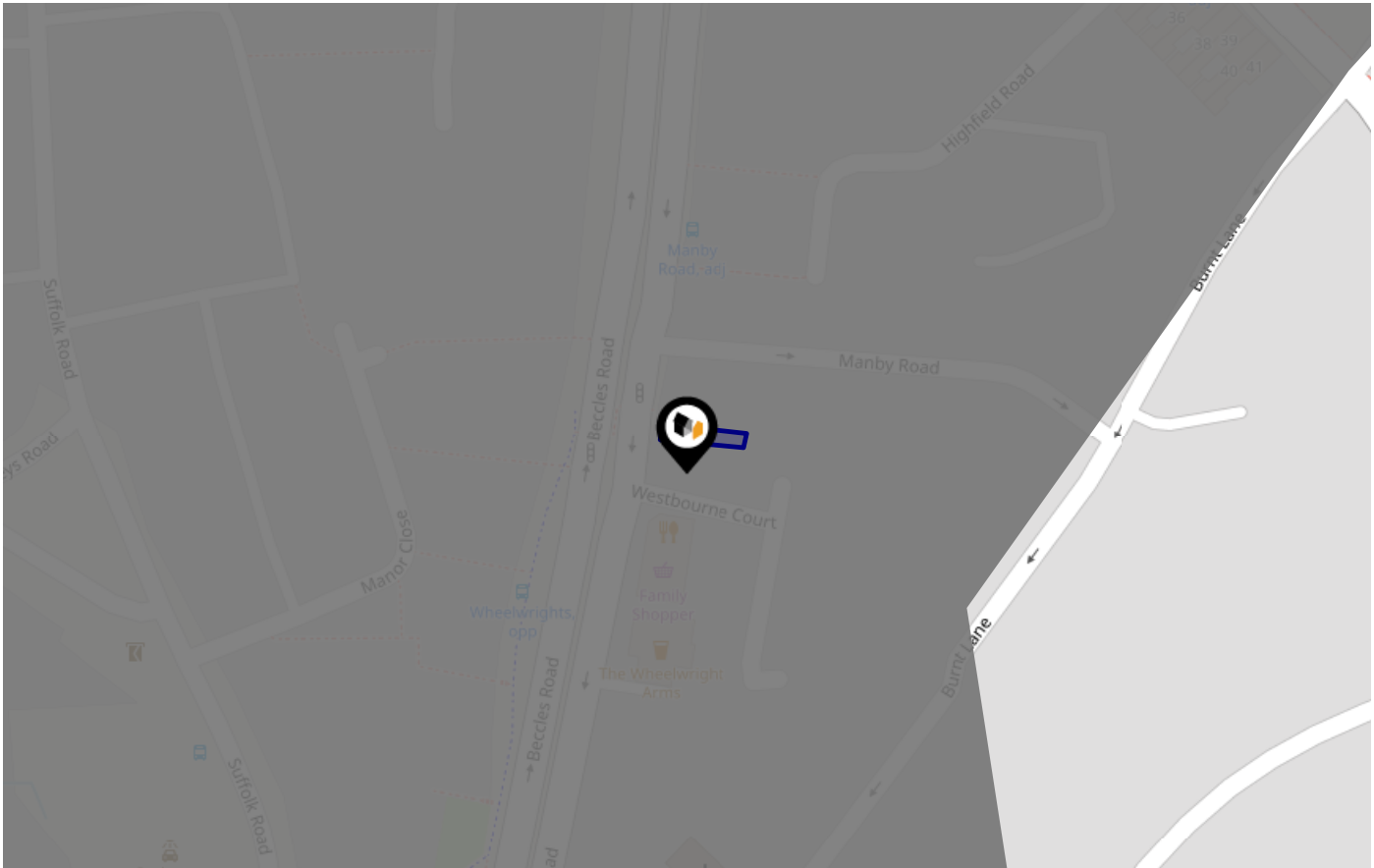
Chance of flooding to the following depths at this property:



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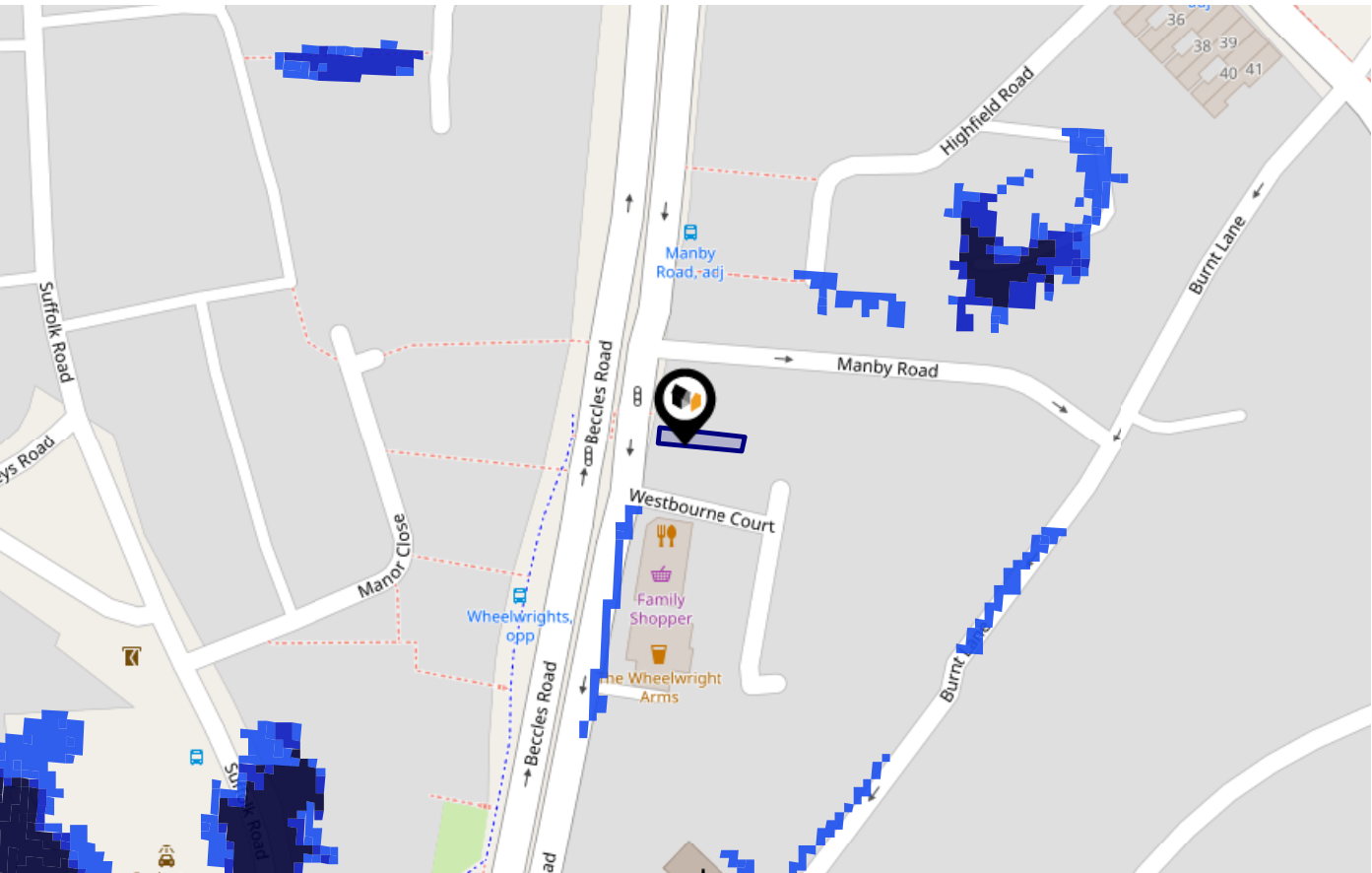
Chance of flooding to the following depths at this property:



# 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.

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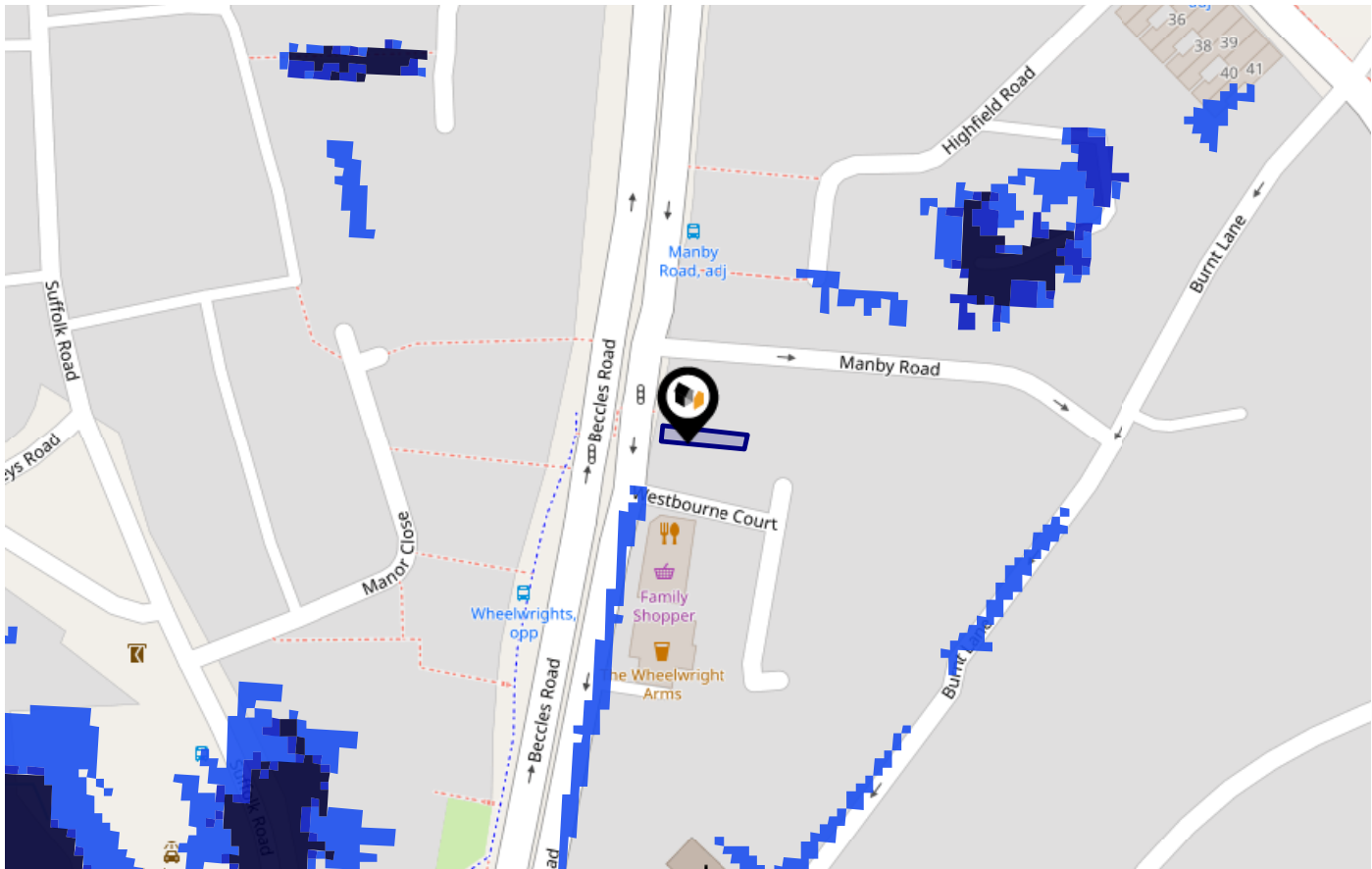
Chance of flooding to the following depths at this property:



# 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

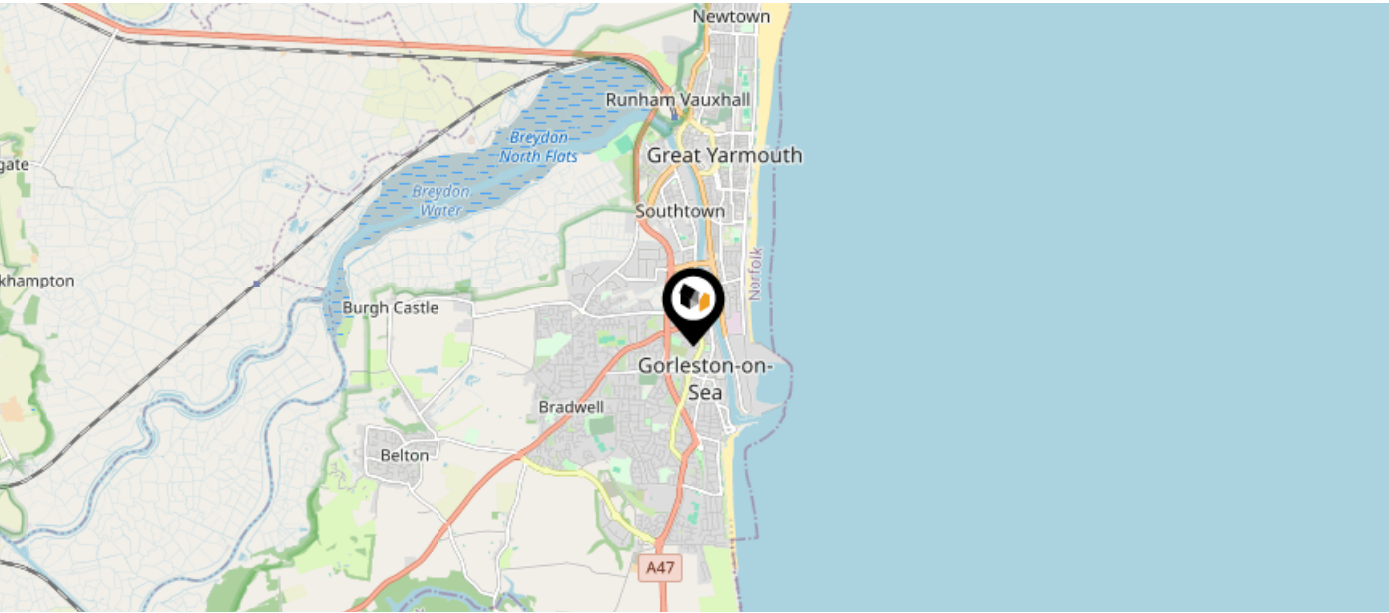
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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:



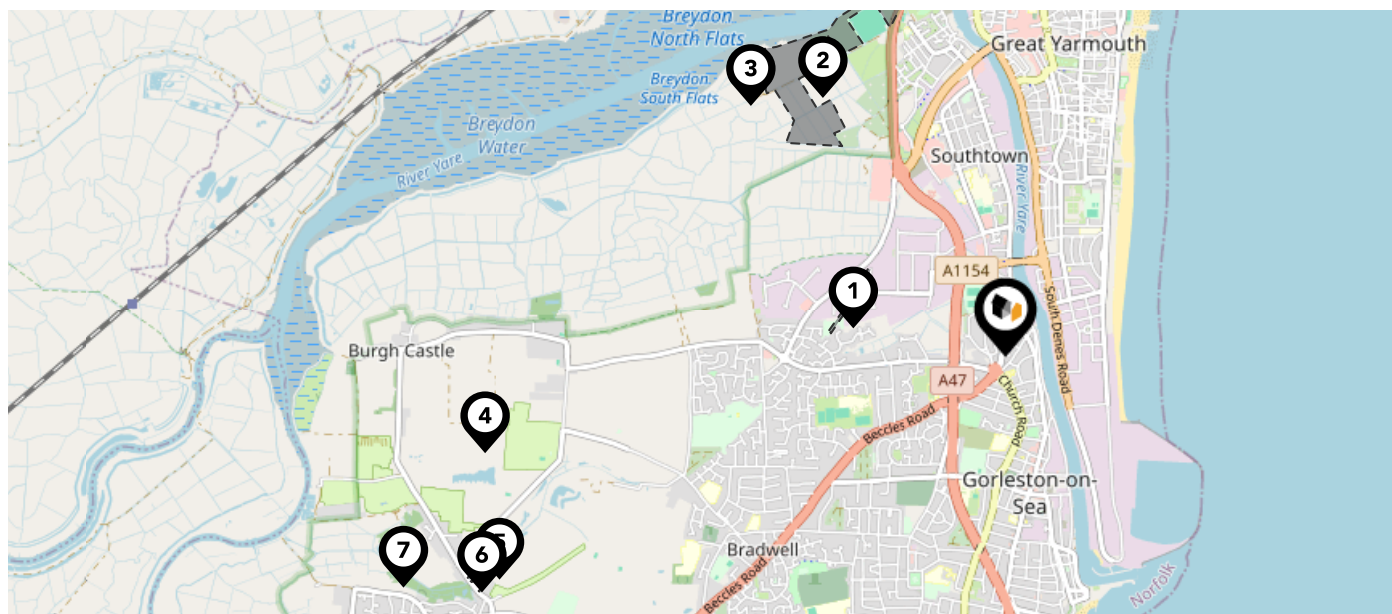
This map displays nearby areas that have been designated as Green Belt...



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

|          |  |                   |  |
|----------|--|-------------------|--|
| <b>1</b> | Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth | Historic Landfill |  |
| <b>2</b> | Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk          | Historic Landfill |  |
| <b>3</b> | Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk          | Historic Landfill |  |
| <b>4</b> | Off High Road-Burgh Castle, Great Yarmouth                           | Historic Landfill |  |
| <b>5</b> | Belton Marsh-Burgh Castle  | Historic Landfill |  |
| <b>6</b> | Off Stepshort-Belton, Great Yarmouth                                 | Historic Landfill |  |
| <b>7</b> | EA/EPR/EP3199NL/A001   | Active Landfill   |  |













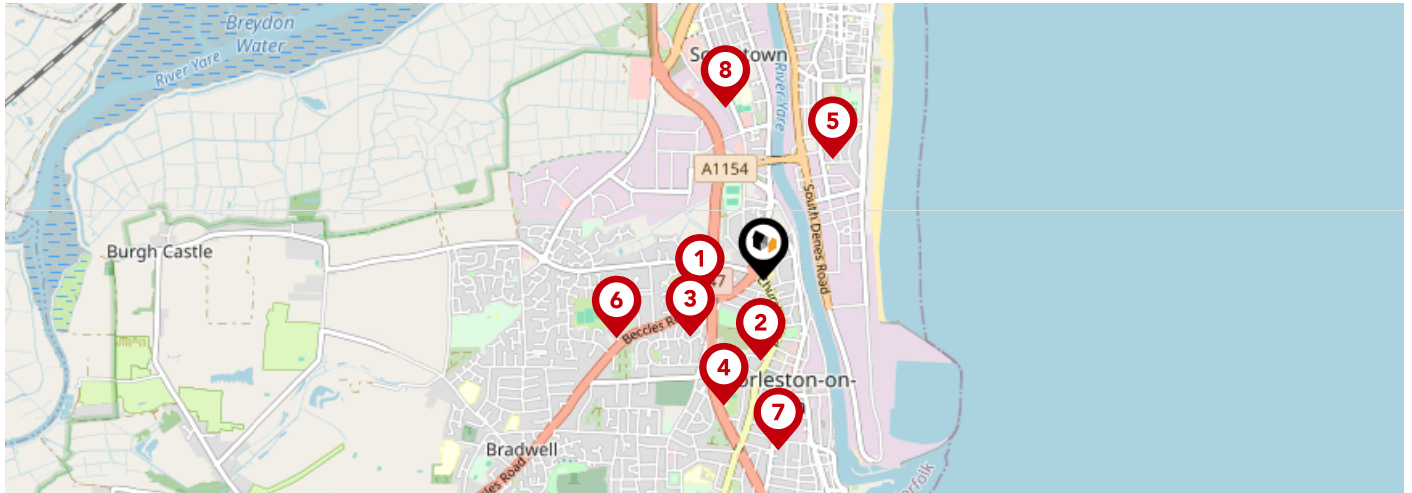
# Maps

## Listed Buildings

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



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

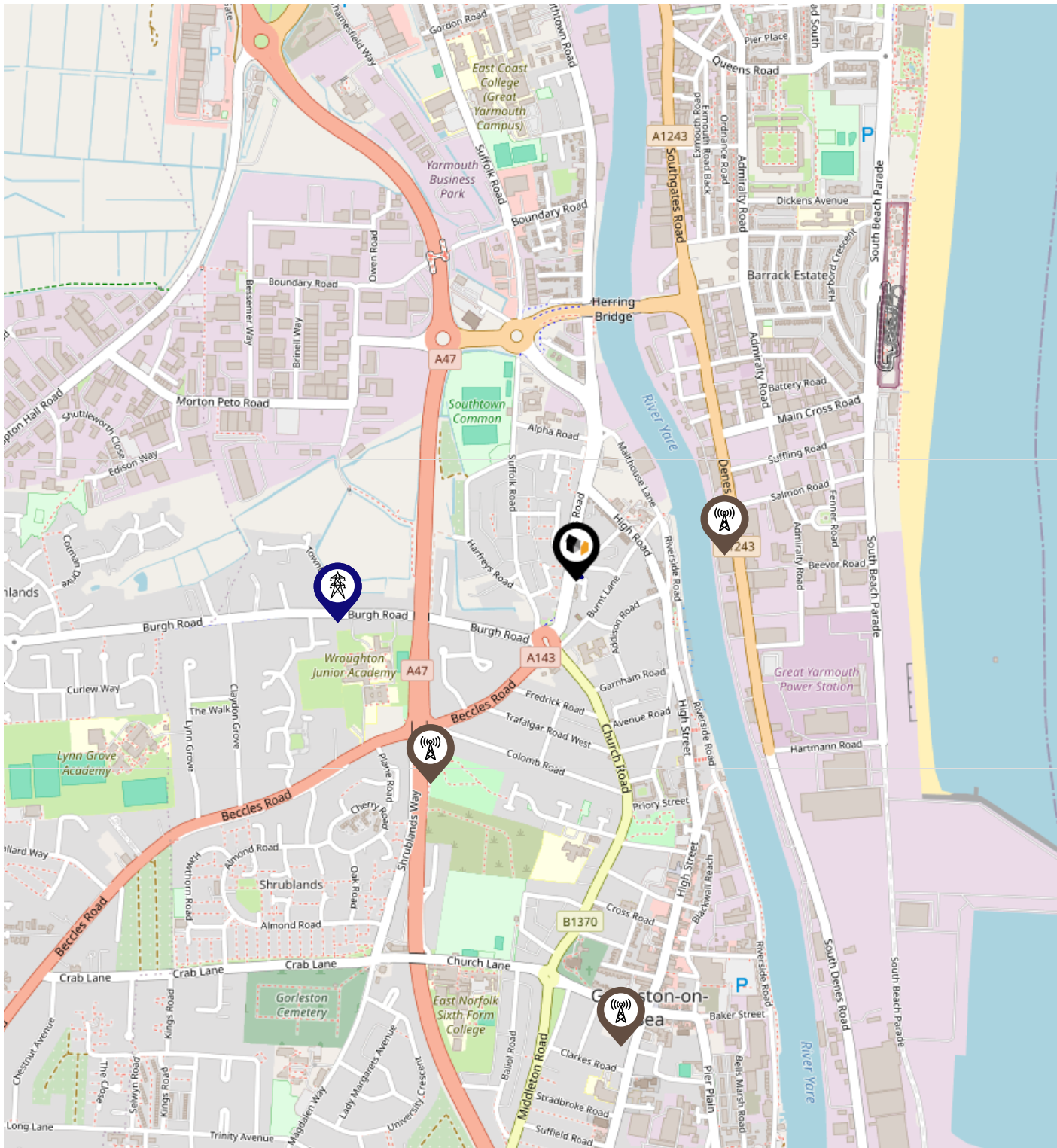


|           |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|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



# Local Area

## Masts & Pylons

**HOWARDS**  
Estate Agents since 1926



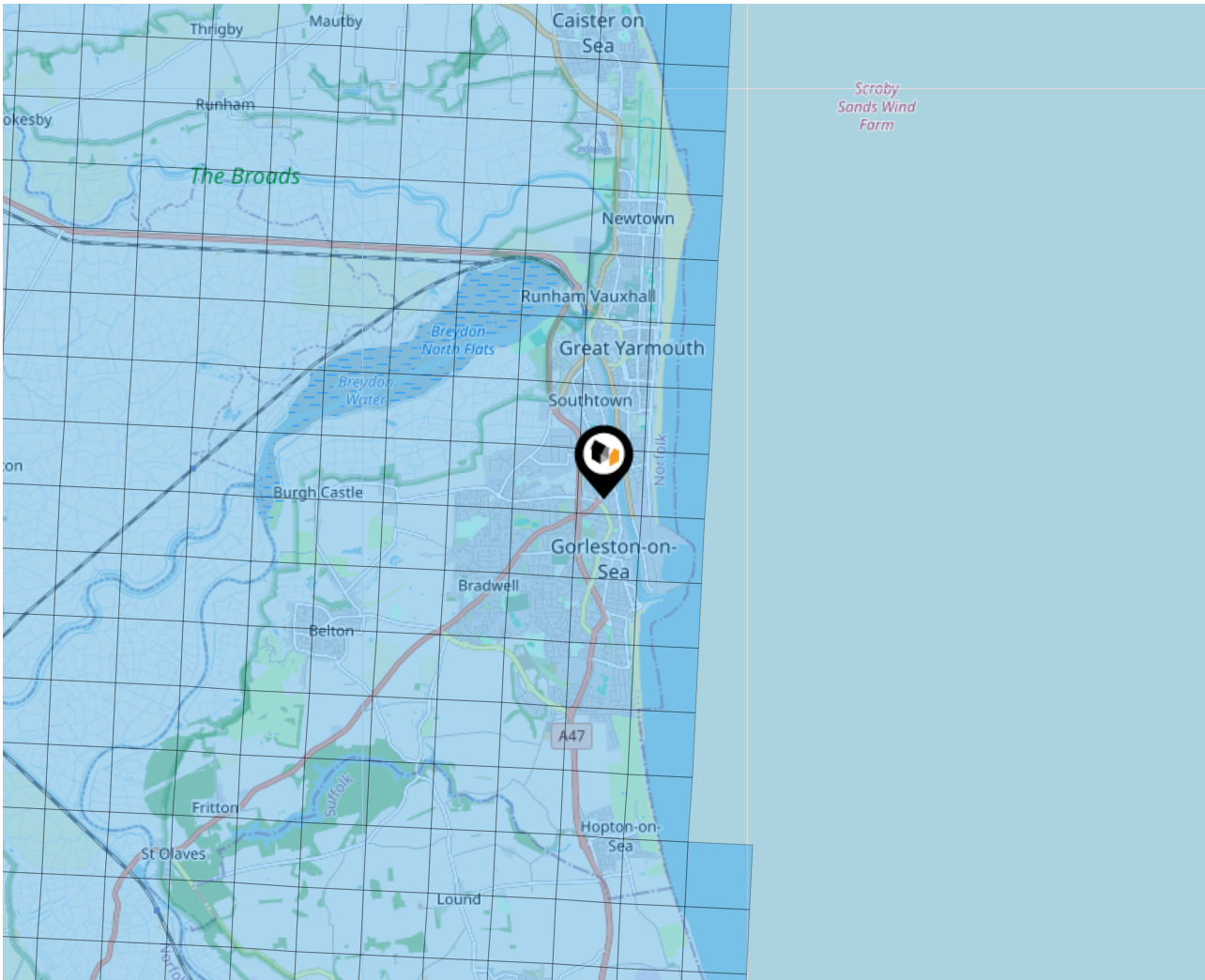
### Key:

-  Power Pylons
-  Communication Masts



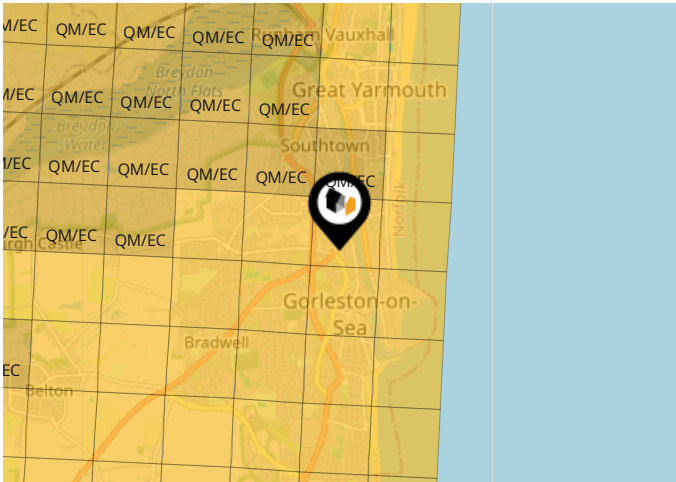
### What is Radon?

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/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) |                      |      |



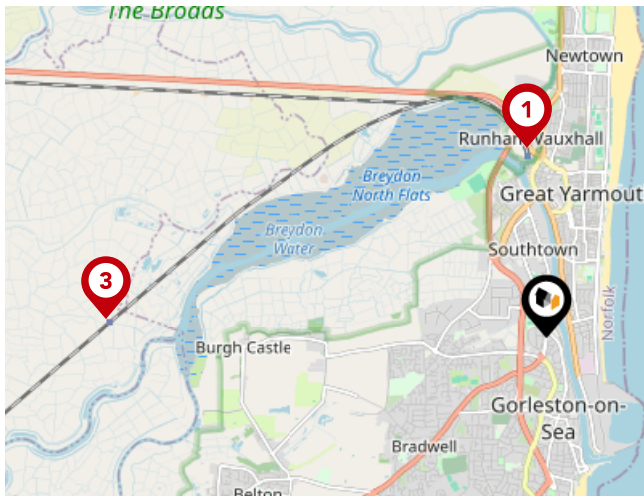
## Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <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                   |



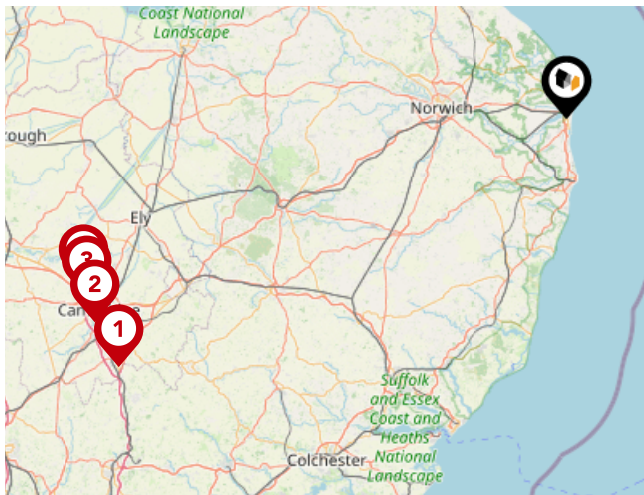
# Area

## Transport (National)



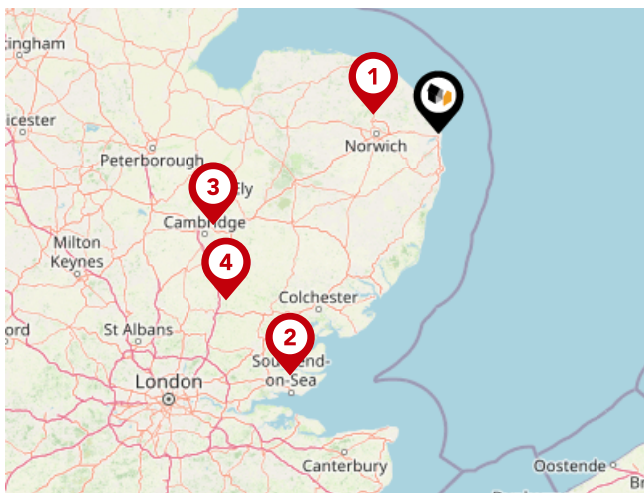
### National Rail Stations

| Pin | Name                        | Distance   |
|-----|-----------------------------|------------|
| 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 |

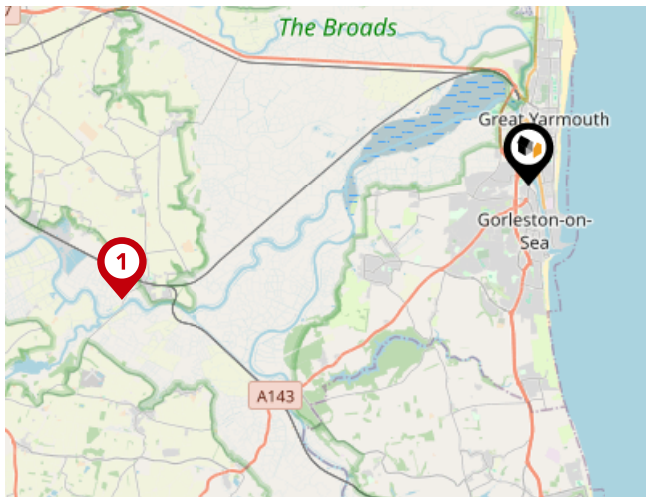
# Area

## Transport (Local)



### 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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# HOWARDS

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## **Howards**

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