

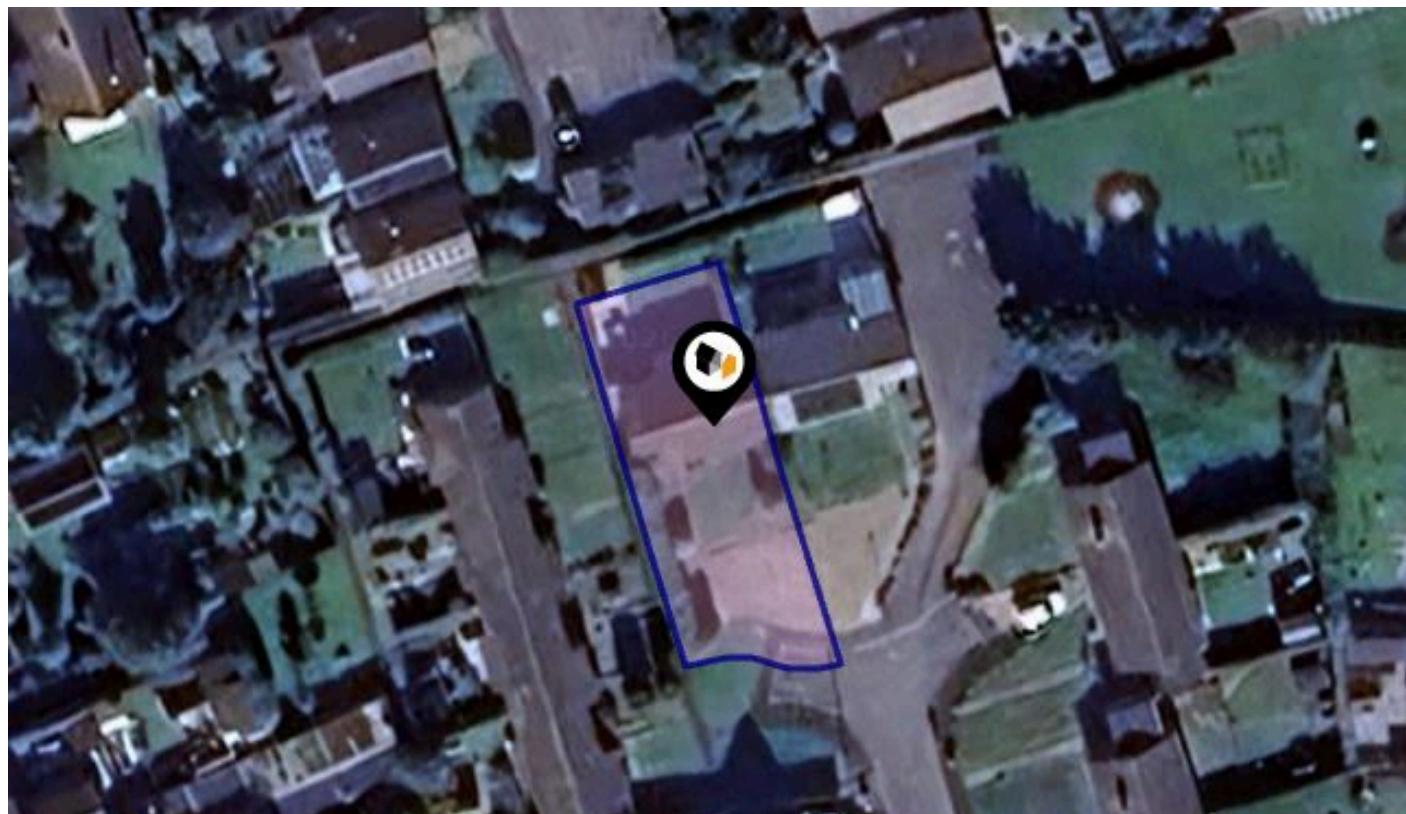


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Monday 26<sup>th</sup> January 2026**



**GEORGE BECK ROAD, WINTERTON-ON-SEA, GREAT YARMOUTH, NR29**

**Howards**

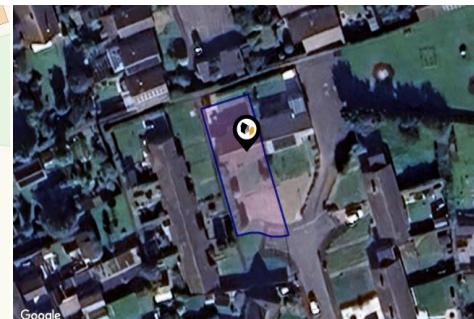
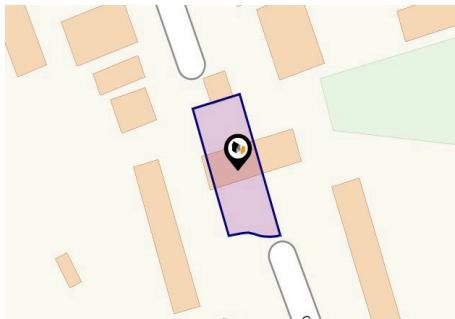
116 Regent Road, Great Yarmouth, Norfolk, NR30 2AB

01493 509362

gtyarmouth.lettings@howards.co.uk

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## Property

**Type:** Semi-Detached House  
**Bedrooms:** 2  
**Floor Area:** 721 ft<sup>2</sup> / 67 m<sup>2</sup>  
**Plot Area:** 0.1 acres  
**Year Built :** 1976-1982  
**Council Tax :** Band B  
**Annual Estimate:** £1,793  
**Title Number:** NK97390

**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)

**16**  
mb/s



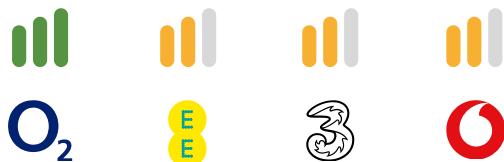
**38**  
mb/s



-  
mb/s



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



**Satellite/Fibre TV Availability:**



# Planning History This Address

**HOWARDS**  
Estate Agents since 1926

Planning records for: ***George Beck Road, Winterton-on-sea, Great Yarmouth, NR29***

<b>Reference - 06/20/0229/F</b>
<b>Decision:</b> APPROVE Conditions/Reasons
<b>Date:</b> 01st June 2020
<b>Description:</b> Proposed single storey side extension

# Property EPC - Certificate

HOWARDS  
Estate Agents since 1926

George Beck Road, Winterton-on-Sea, NR29

Energy rating

**E**

Valid until 12.04.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		39   E
21-38	<b>F</b>		
1-20	<b>G</b>		

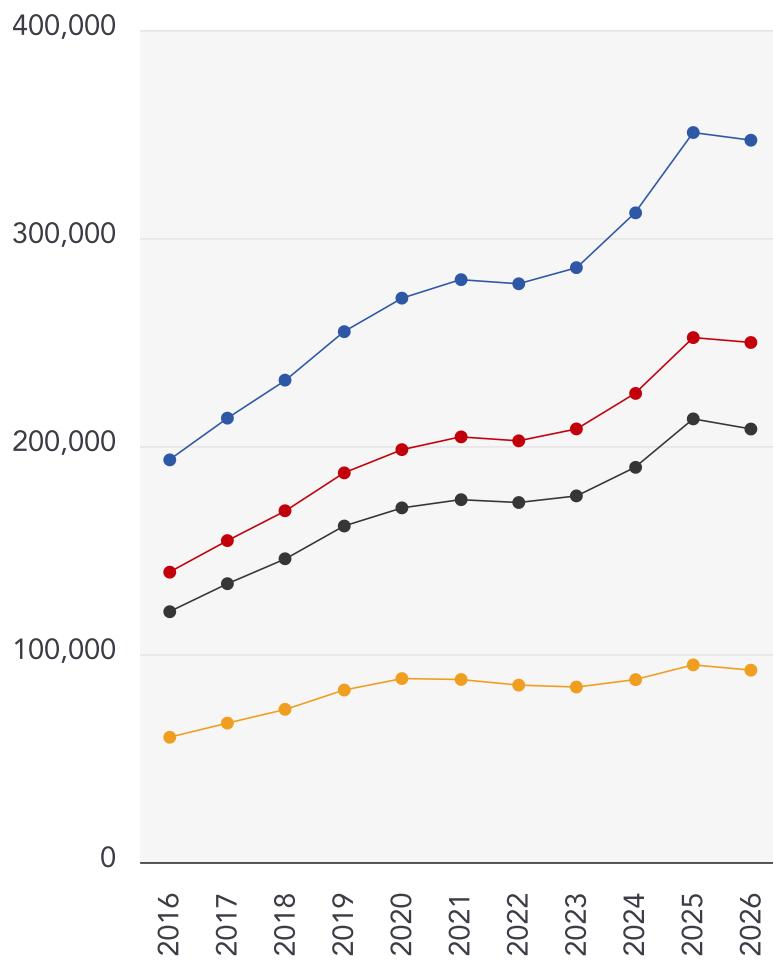
## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<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>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<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>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

# Market House Price Statistics

HOWARDS  
Estate Agents since 1926

10 Year History of Average House Prices by Property Type in NR29



Detached

**+79.46%**

Semi-Detached

**+79.21%**

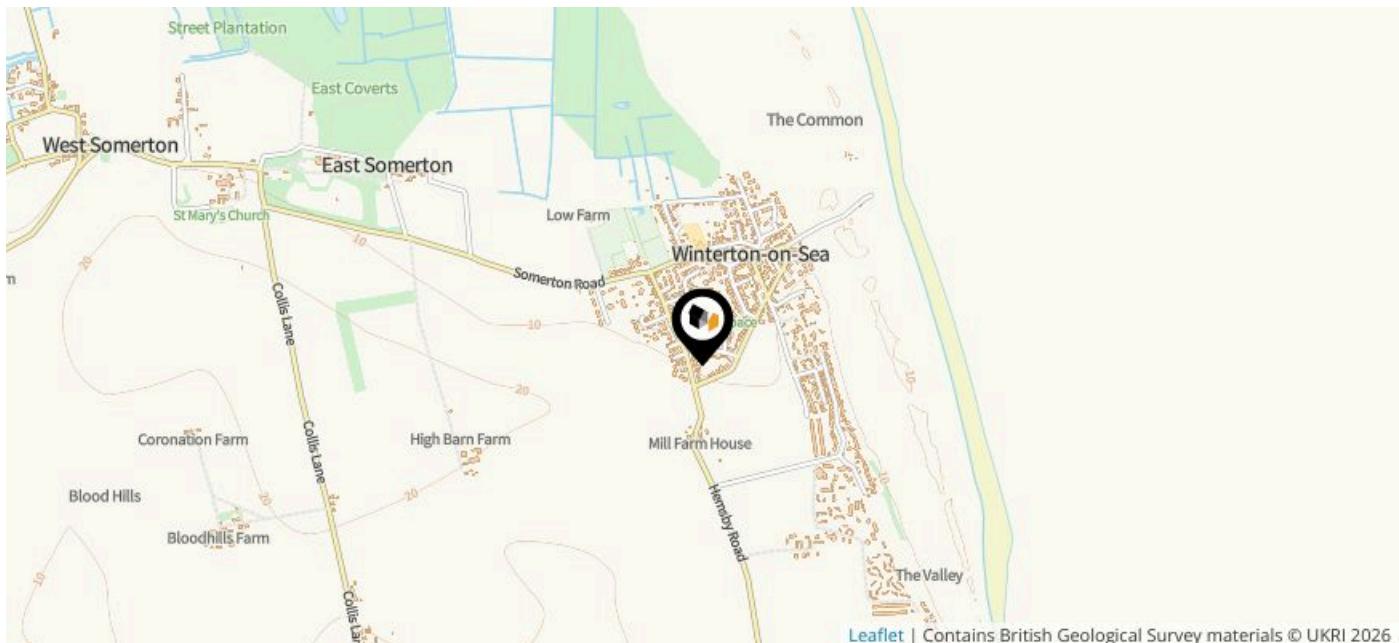
Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

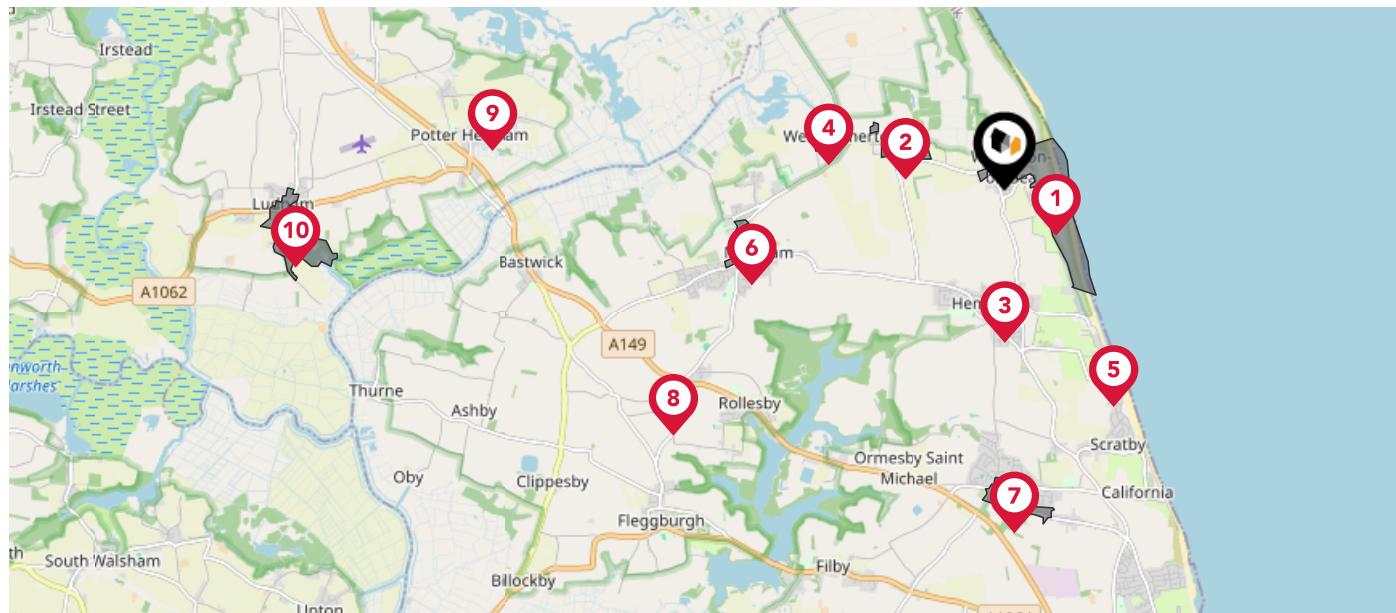
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# Maps Conservation Areas

HOWARDS  
Estate Agents since 1926

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

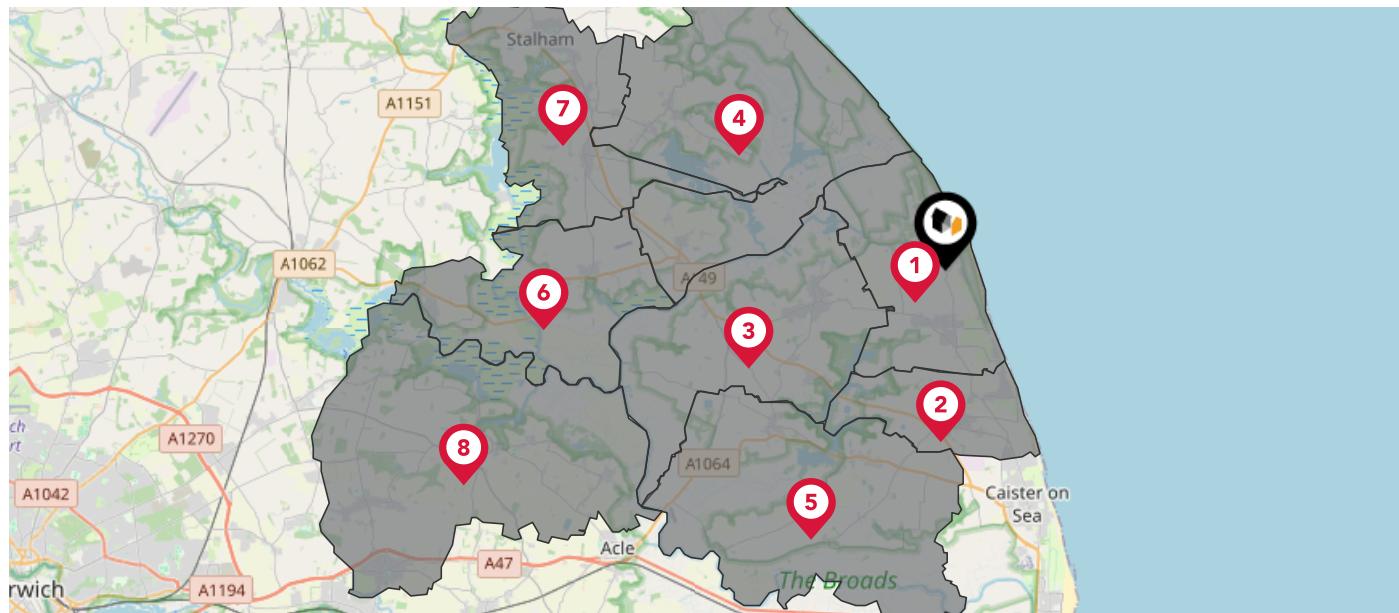
- 1 Winterton-on-Sea
- 2 East and West Somerton
- 3 Hemsby
- 4 West Somerton
- 5 No.18 Newport Cottages
- 6 Martham
- 7 Ormesby St Margaret
- 8 Rollesby
- 9 Potter Heigham
- 10 Ludham

# Maps

## Council Wards

**HOWARDS**  
Estate Agents since 1926

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



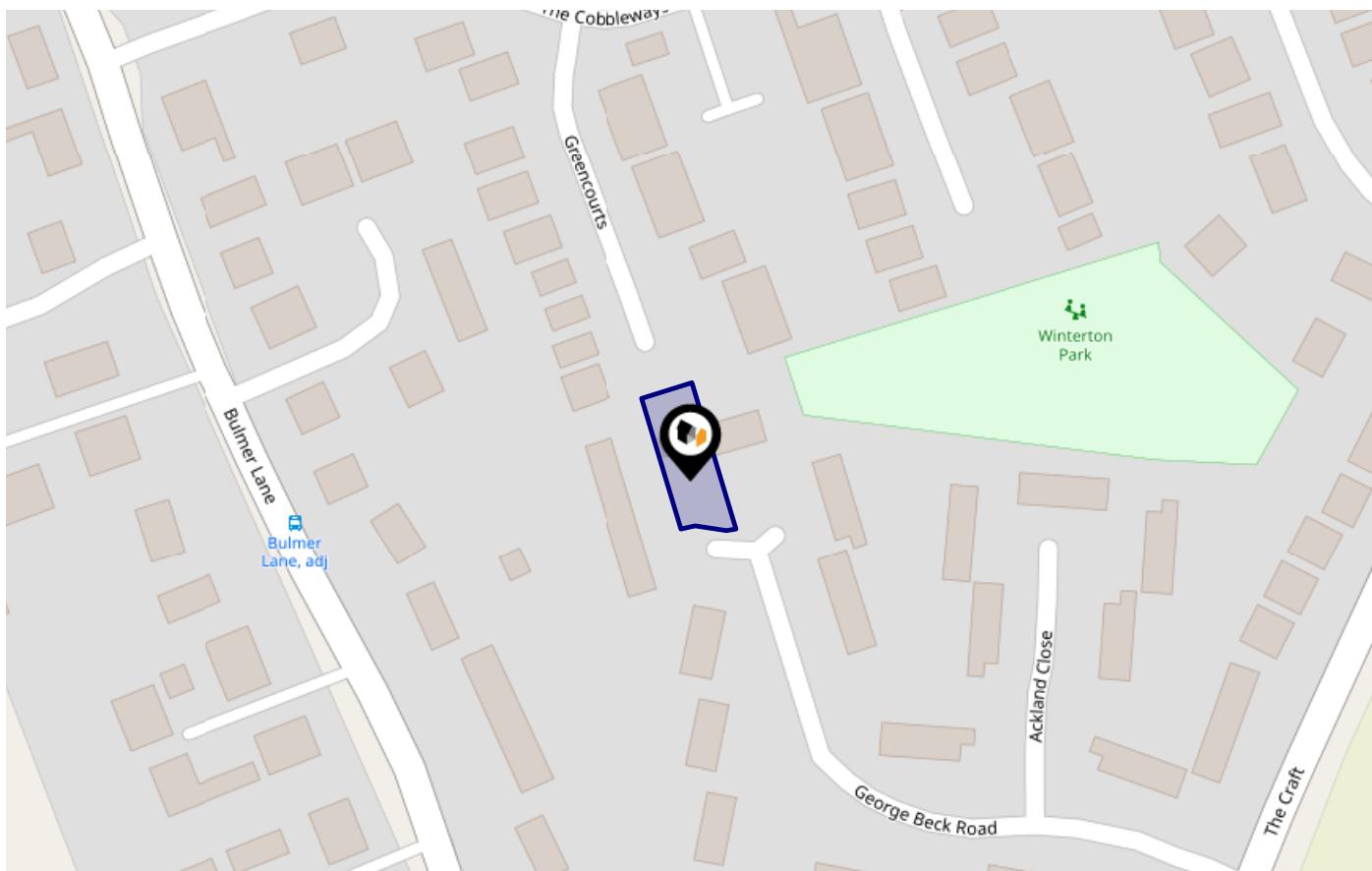
### Nearby Council Wards

- 1 East Flegg Ward
- 2 Ormesby Ward
- 3 West Flegg Ward
- 4 Hickling Ward
- 5 Fleggburgh Ward
- 6 St. Benet's Ward
- 7 Stalham Ward
- 8 Blofield with South Walsham Ward

# Flood Risk Rivers & Seas - Flood Risk

HOWARDS  
Estate Agents since 1926

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

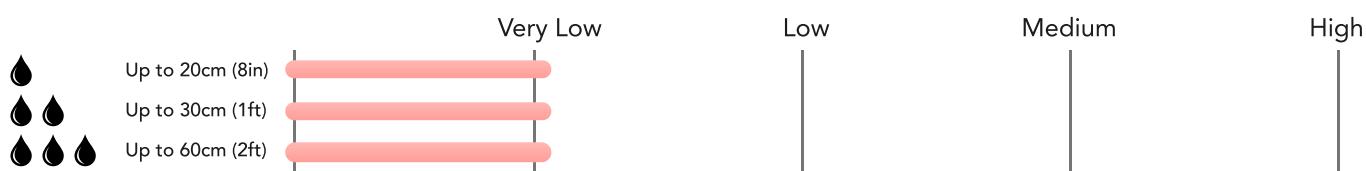


Risk Rating: Very low

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.

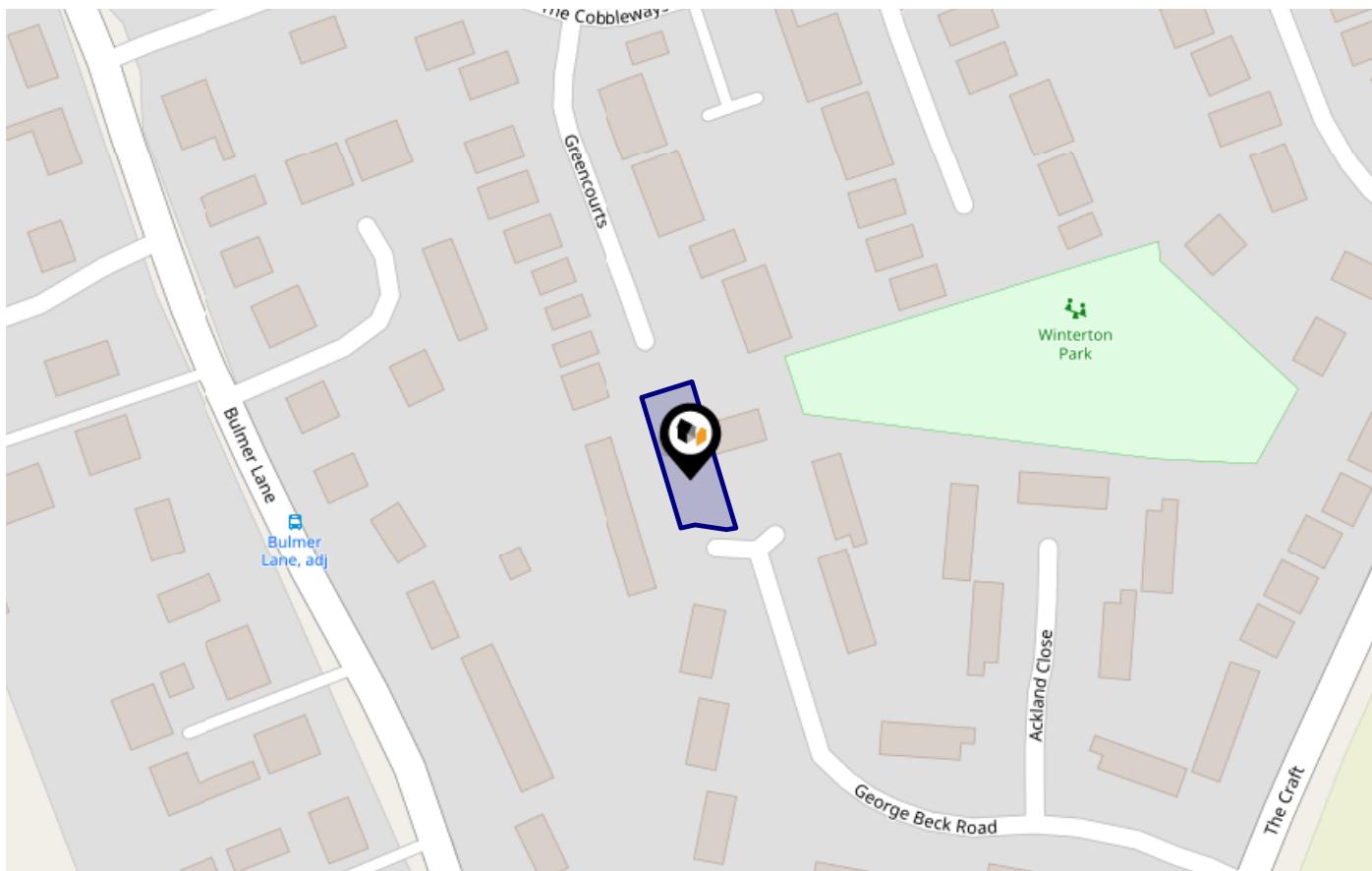
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

HOWARDS  
Estate Agents since 1926

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.

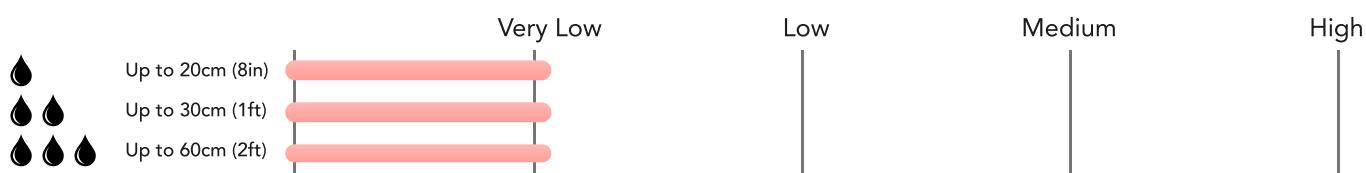


Risk Rating: Very low

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.

- █ **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:

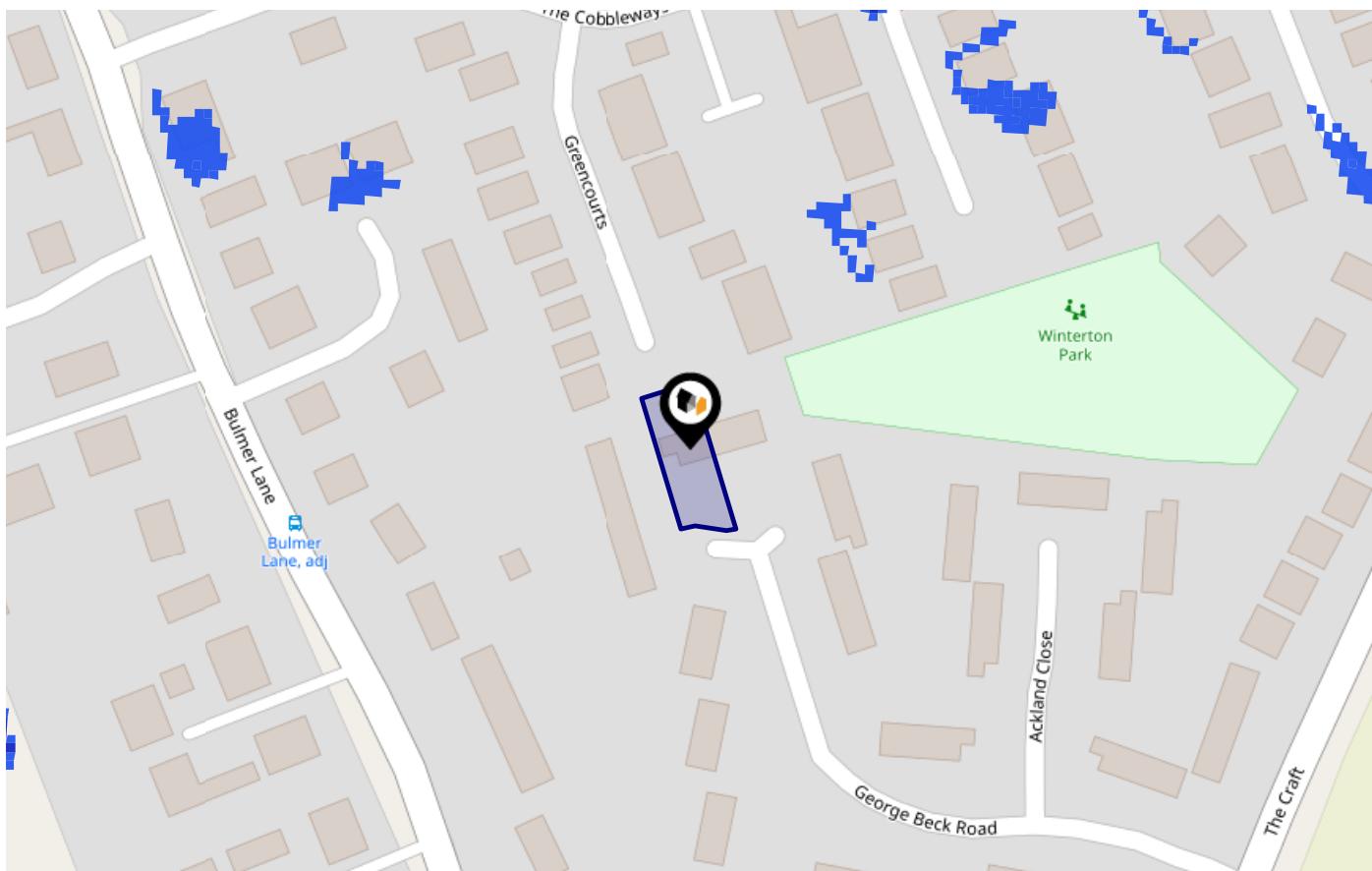


# Flood Risk

## Surface Water - Flood Risk

HOWARDS  
Estate Agents since 1926

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.
- 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.

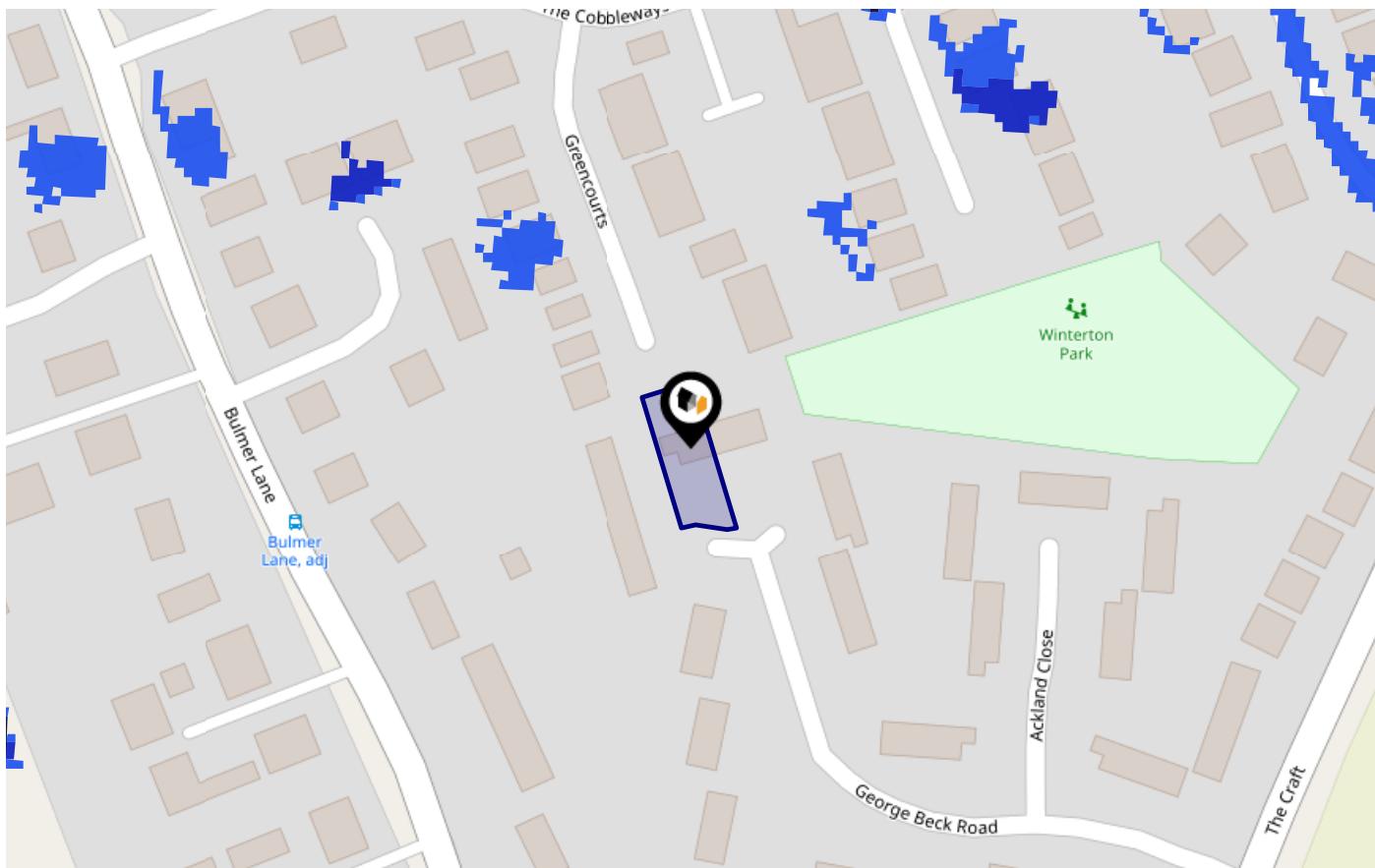
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

HOWARDS  
Estate Agents since 1926

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.

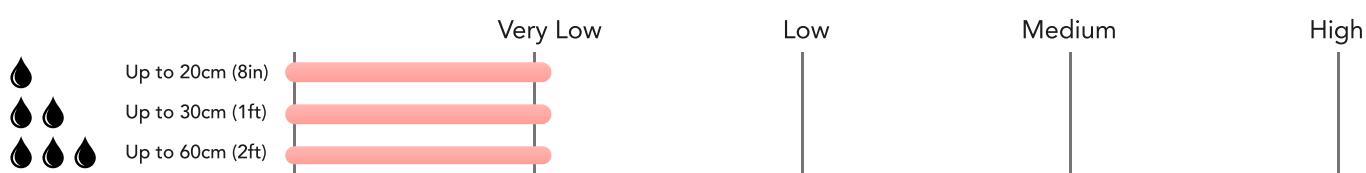


Risk Rating: **Very low**

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:

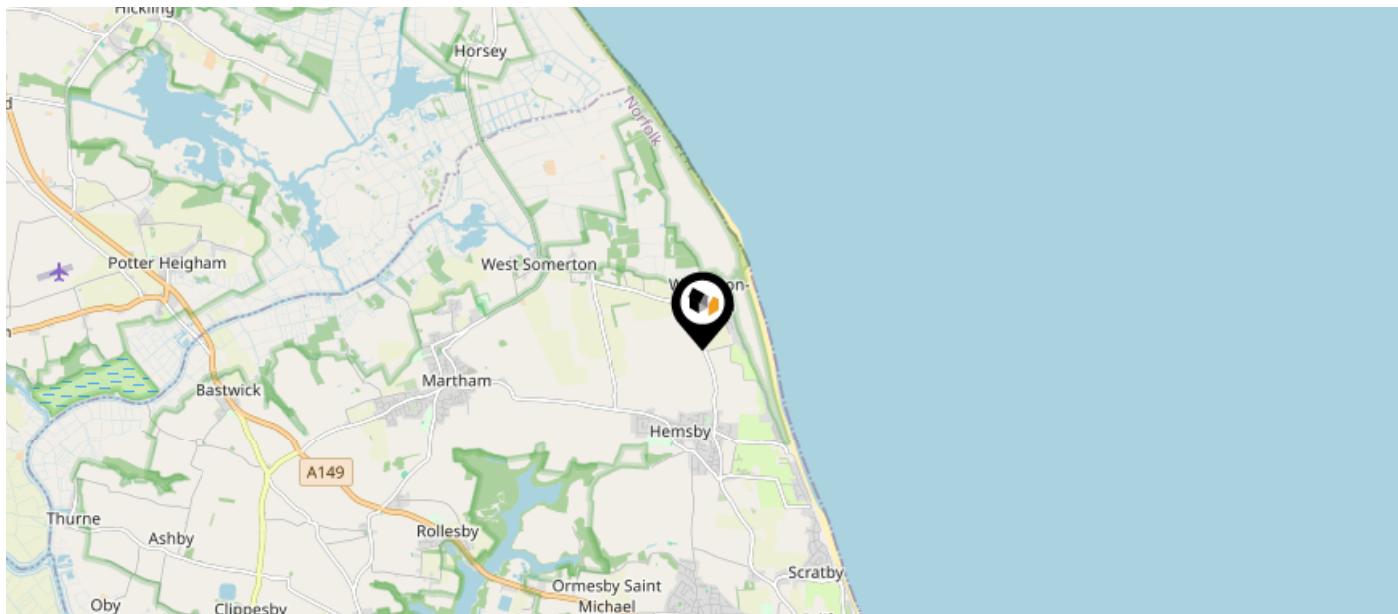


# Maps

## Green Belt

**HOWARDS**  
Estate Agents since 1926

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



### Nearby Green Belt Land

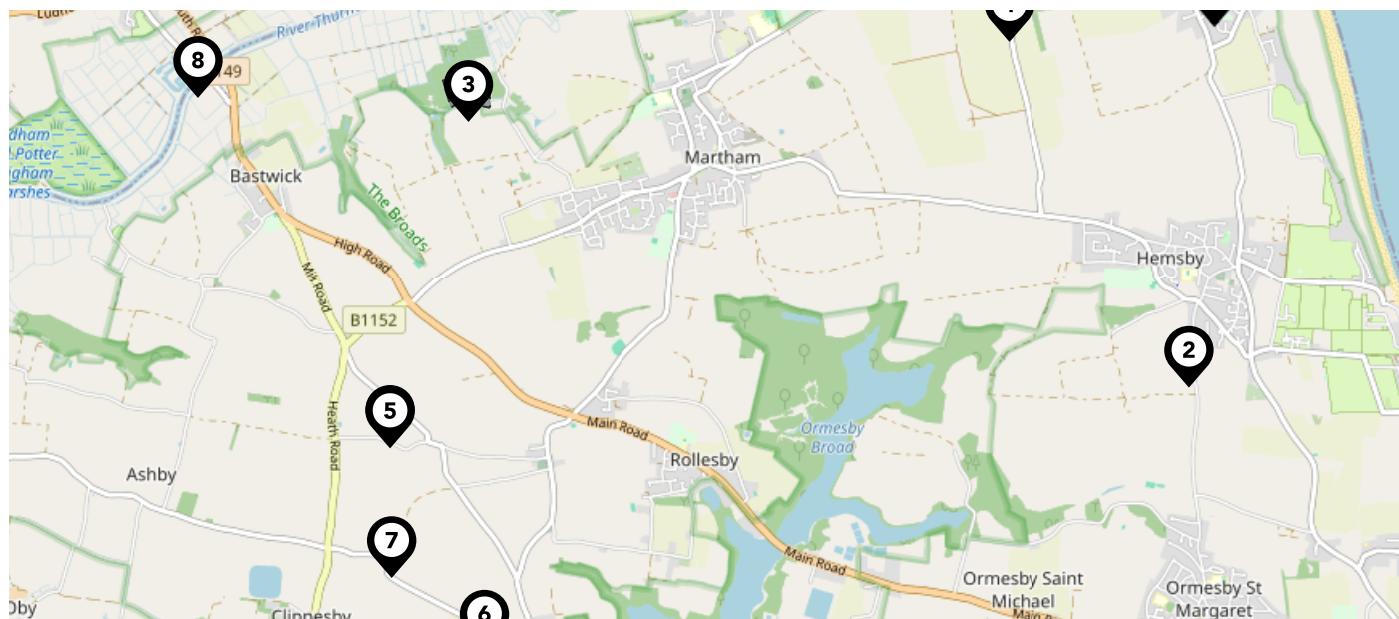
No data available.

# Maps

## Landfill Sites

HOWARDS  
Estate Agents since 1926

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.



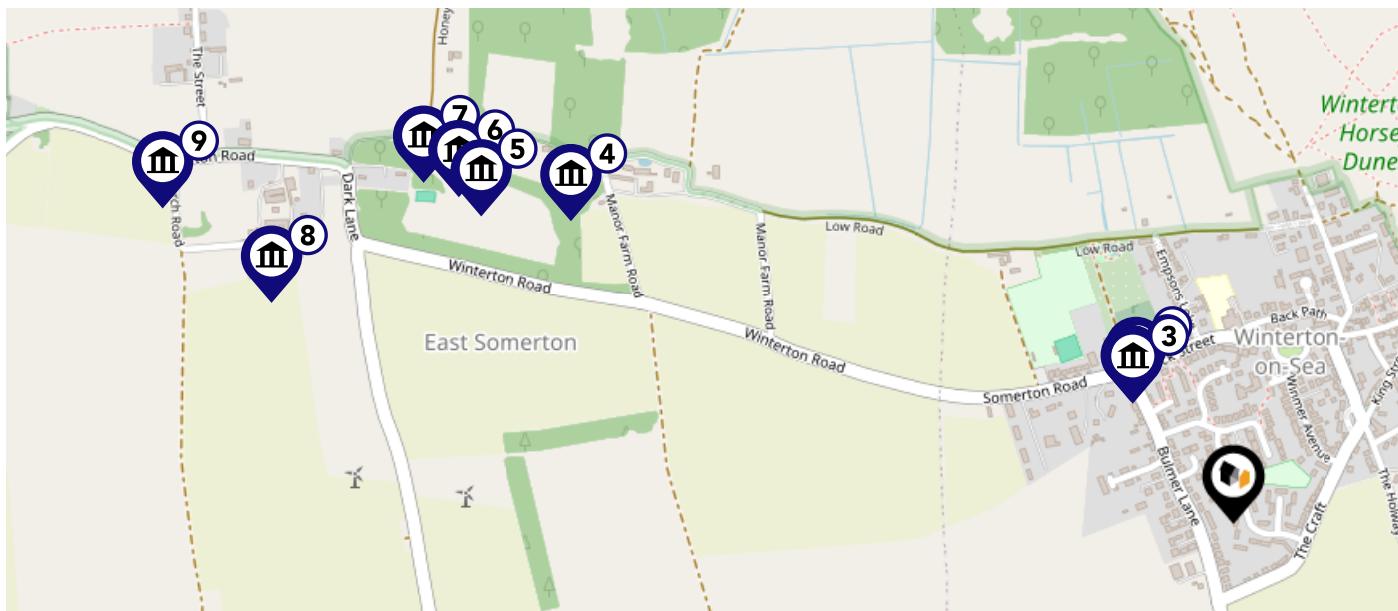
### Nearby Landfill Sites

1	Collis Lane-Somerton, Norfolk	Historic Landfill	<input type="checkbox"/>
2	Ormesby-Hemsby	Historic Landfill	<input type="checkbox"/>
3	Cess Road-Martham, Norfolk	Historic Landfill	<input type="checkbox"/>
4	The Heath-Rollesby, Norfolk	Historic Landfill	<input type="checkbox"/>
5	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	<input type="checkbox"/>
6	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
7	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
8	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill	<input type="checkbox"/>

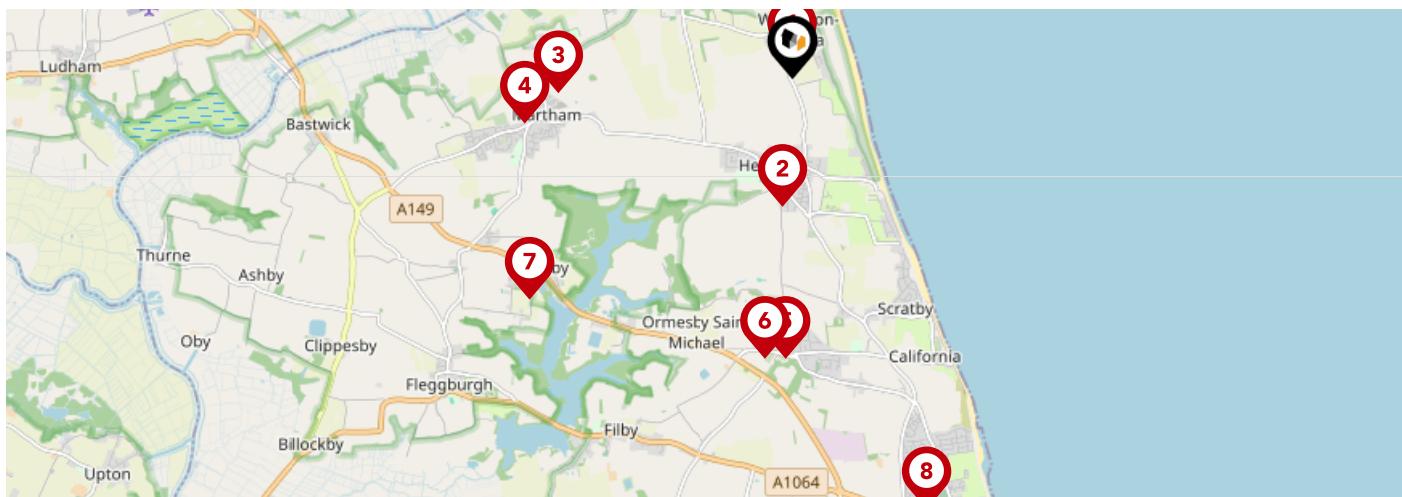
# Maps Listed Buildings

HOWARDS  
Estate Agents since 1926

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

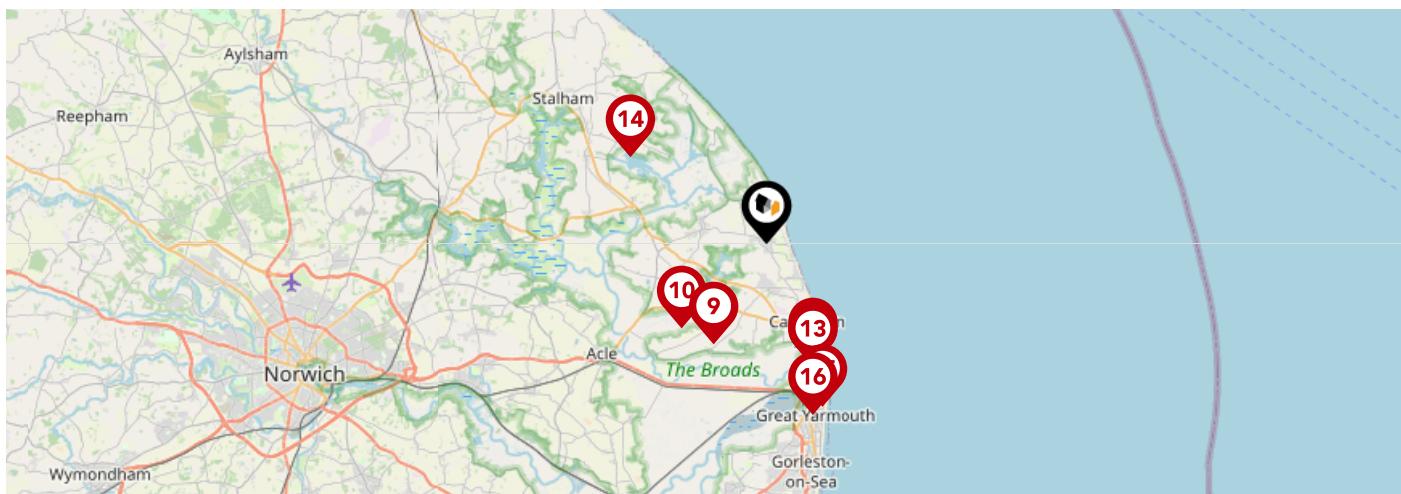


Listed Buildings in the local district	Grade	Distance
1228052 - Memorial To Clement Trotter Against South West Buttress Of Porch Of Church Of Holy Trinity And All Saints	Grade II	0.2 miles
1216611 - Church Of Holy Trinity And All Saints	Grade I	0.2 miles
1453989 - Winterton-on-sea War Memorial	Grade II	0.2 miles
1228005 - Ruins Of Church Of St Mary	Grade II	0.8 miles
1287411 - Stables At Burnley Hall	Grade II	0.9 miles
1216607 - Burnley Hall	Grade II	0.9 miles
1287572 - Garden Walls At Burnley Hall Including Icehouse	Grade II	1.0 miles
1216608 - Church Of St. Mary	Grade II	1.1 miles
1465461 - West Somerton War Memorial	Grade II	1.2 miles



Nursery Primary Secondary College Private

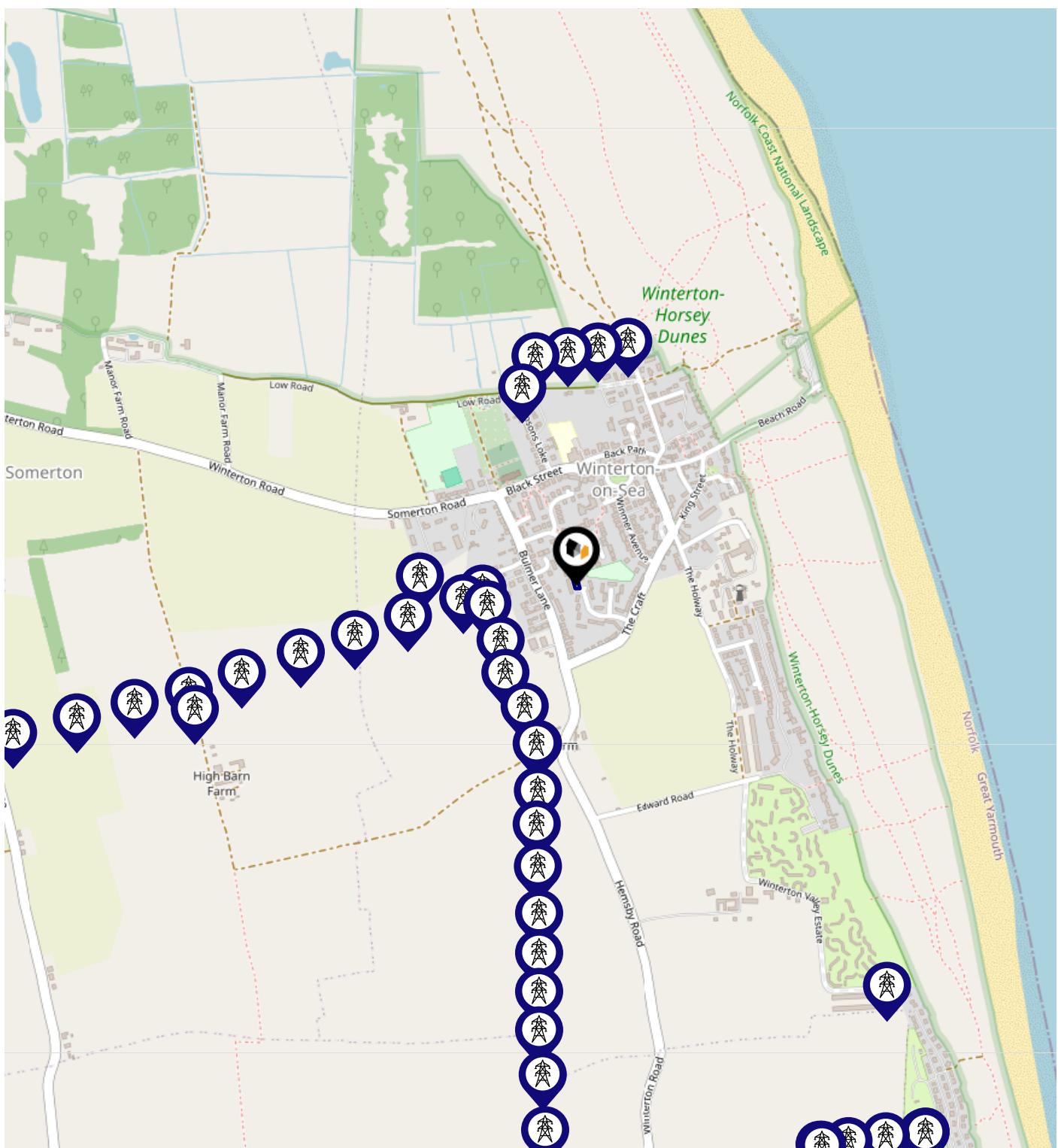
<b>1</b>	<b>Winterton Primary School and Nursery</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 66   Distance:0.15					
<b>2</b>	<b>Hemsby Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 147   Distance:1.16					
<b>3</b>	<b>Flegg High Ormiston Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 764   Distance:2.1					
<b>4</b>	<b>Martham Academy and Nursery</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 369   Distance:2.44					
<b>5</b>	<b>Ormesby Village Junior School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 116   Distance:2.52					
<b>6</b>	<b>Ormesby Village Infant School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 99   Distance:2.53					
<b>7</b>	<b>Rollesby Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 109   Distance:3.08					
<b>8</b>	<b>John Grant School, Caister-on-Sea</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 184   Distance:4.06					



		Nursery	Primary	Secondary	College	Private
9	<b>Filby Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Fleggburgh CofE Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Caister Academy</b> Ofsted Rating: Good   Pupils: 679   Distance:4.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Caister Infant With Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Caister Junior School</b> Ofsted Rating: Good   Pupils: 327   Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Hickling CofE Infants Academy</b> Ofsted Rating: Good   Pupils: 0   Distance:5.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>North Denes Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 398   Distance:6.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Bure Park Specialist Academy</b> Ofsted Rating: Good   Pupils: 64   Distance:6.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

**HOWARDS**  
Estate Agents since 1926

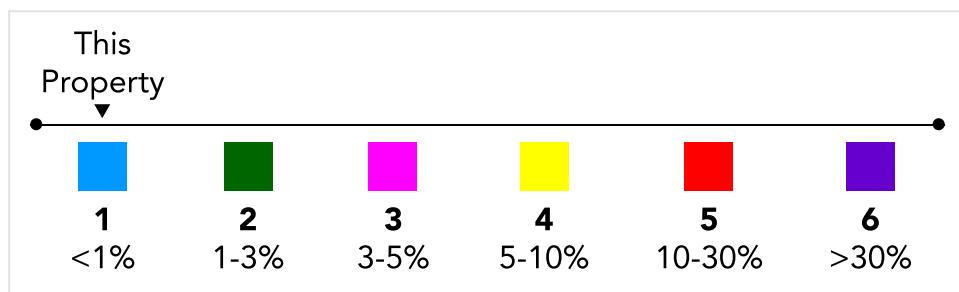
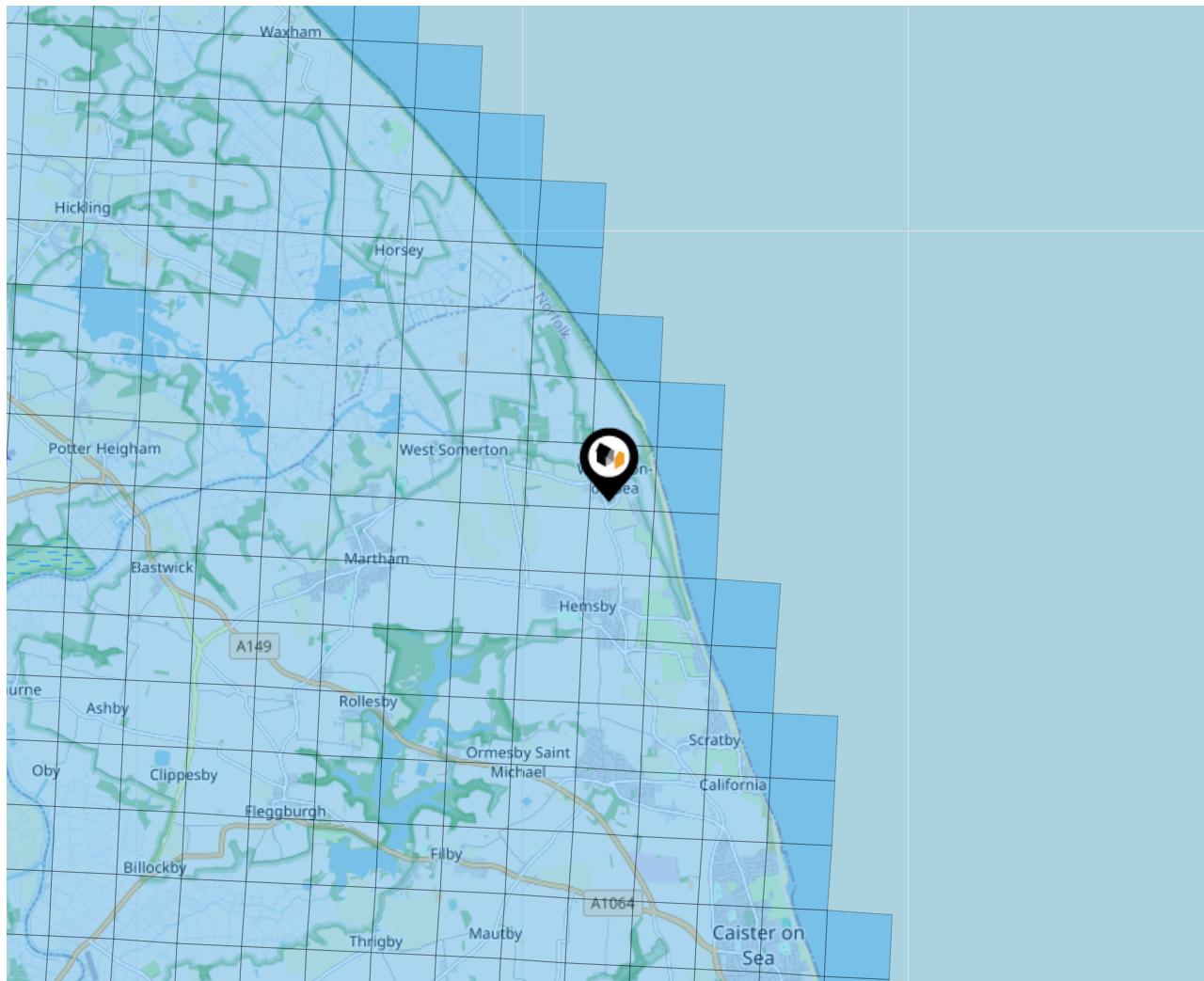


## Key:

-  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)

**Carbon Content:** NONE

**Soil Texture:**

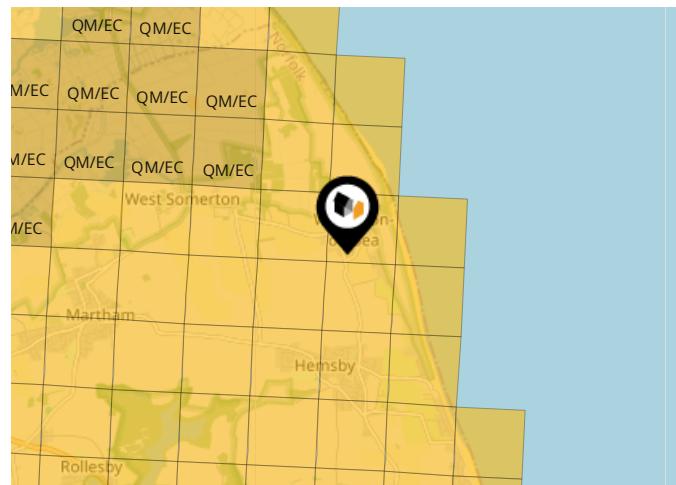
SAND

**Parent Material Grain:** ARENACEOUS

**Soil Depth:**

DEEP

**Soil Group:** LIGHT(SANDY)

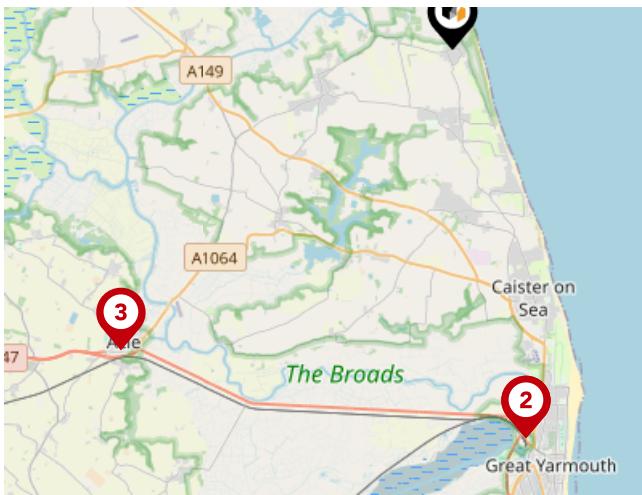


## Primary Classifications (Most Common Clay Types)

<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)

**HOWARDS**  
Estate Agents since 1926



## National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	7.11 miles
2	Great Yarmouth Rail Station	7.12 miles
3	Acle Rail Station	8.06 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	77.04 miles
2	M11 J13	76.25 miles
3	M11 J14	75.96 miles
4	M11 J12	77.11 miles

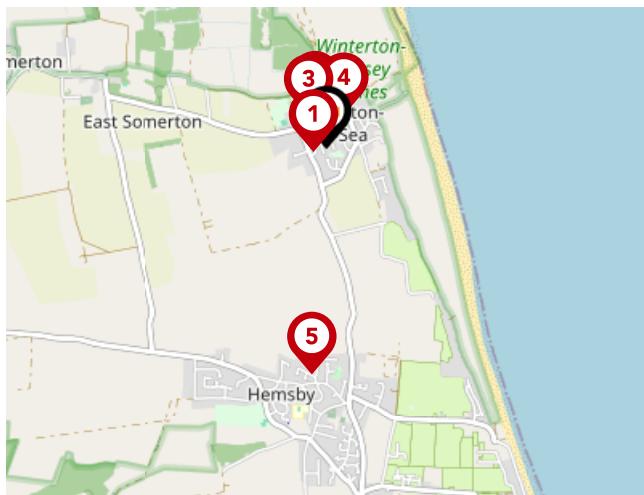


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	17.5 miles
2	Southend-on-Sea	89.55 miles
3	Cambridge	72.84 miles
4	Stansted Airport	83.01 miles

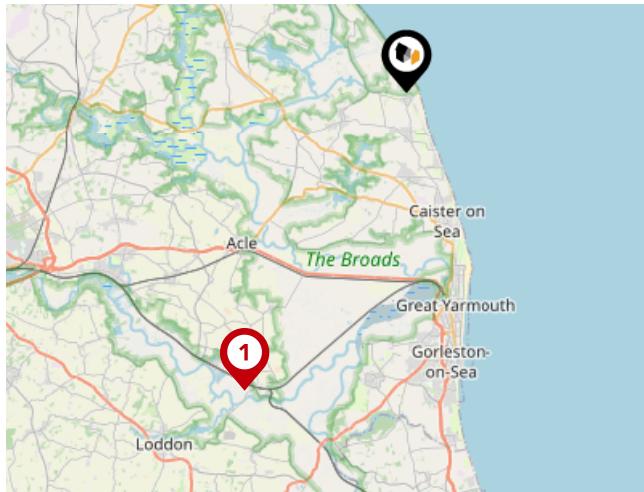
# Area Transport (Local)

**HOWARDS**  
Estate Agents since 1926



## Bus Stops/Stations

Pin	Name	Distance
1	Bulmer Lane	0.06 miles
2	Church	0.16 miles
3	Black Street	0.16 miles
4	Winmer Avenue	0.17 miles
5	The Pastures	1.02 miles



## Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	12.22 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

## Howards

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Land Registry

