

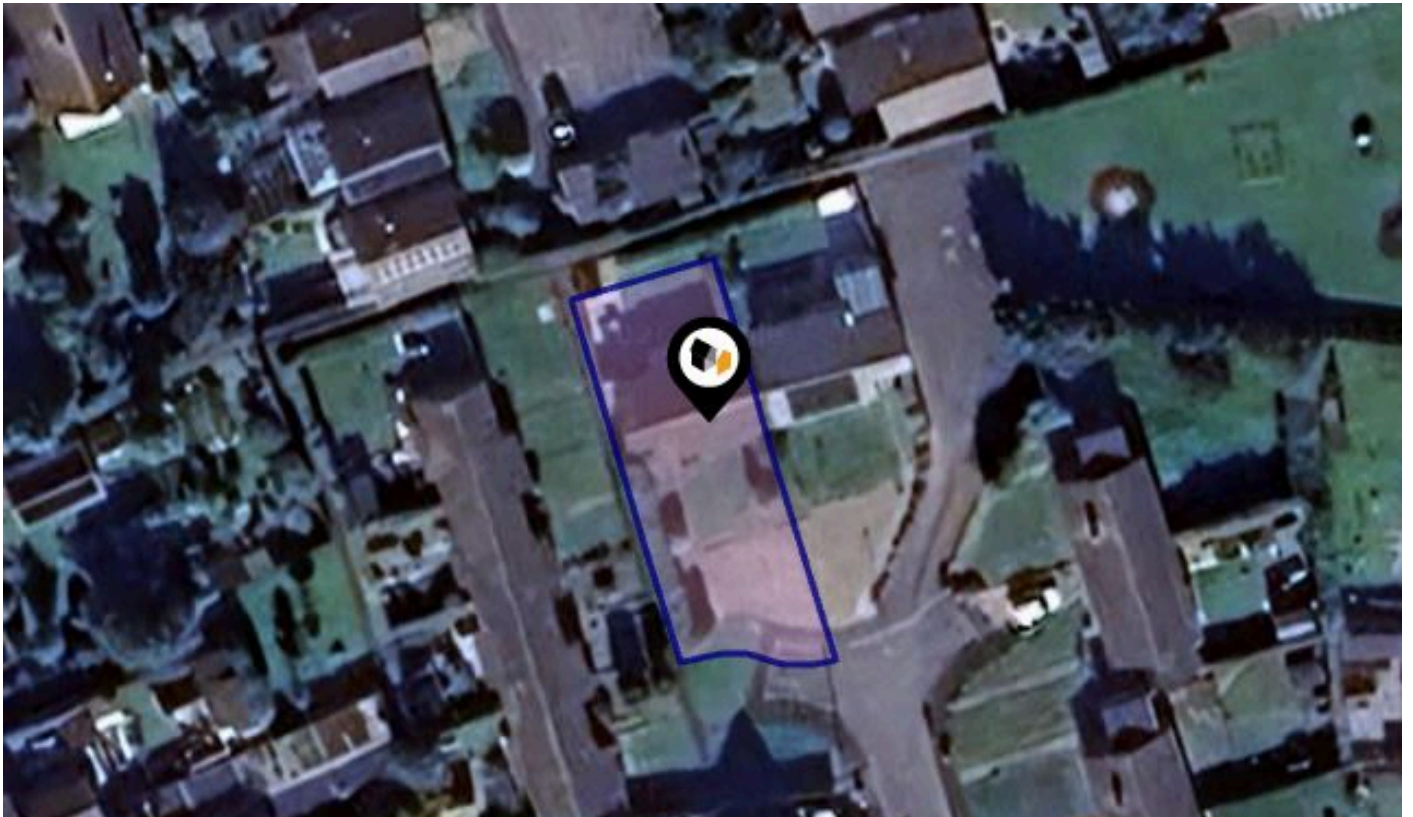


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 26th 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

www.howards.co.uk



Property

Type:	Semi-Detached House
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
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	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16
mb/s



38
mb/s

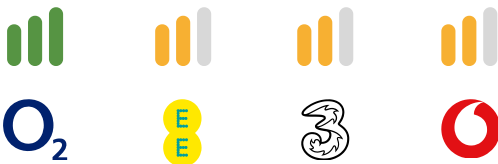


-
mb/s



Mobile Coverage:

(based on calls indoors)



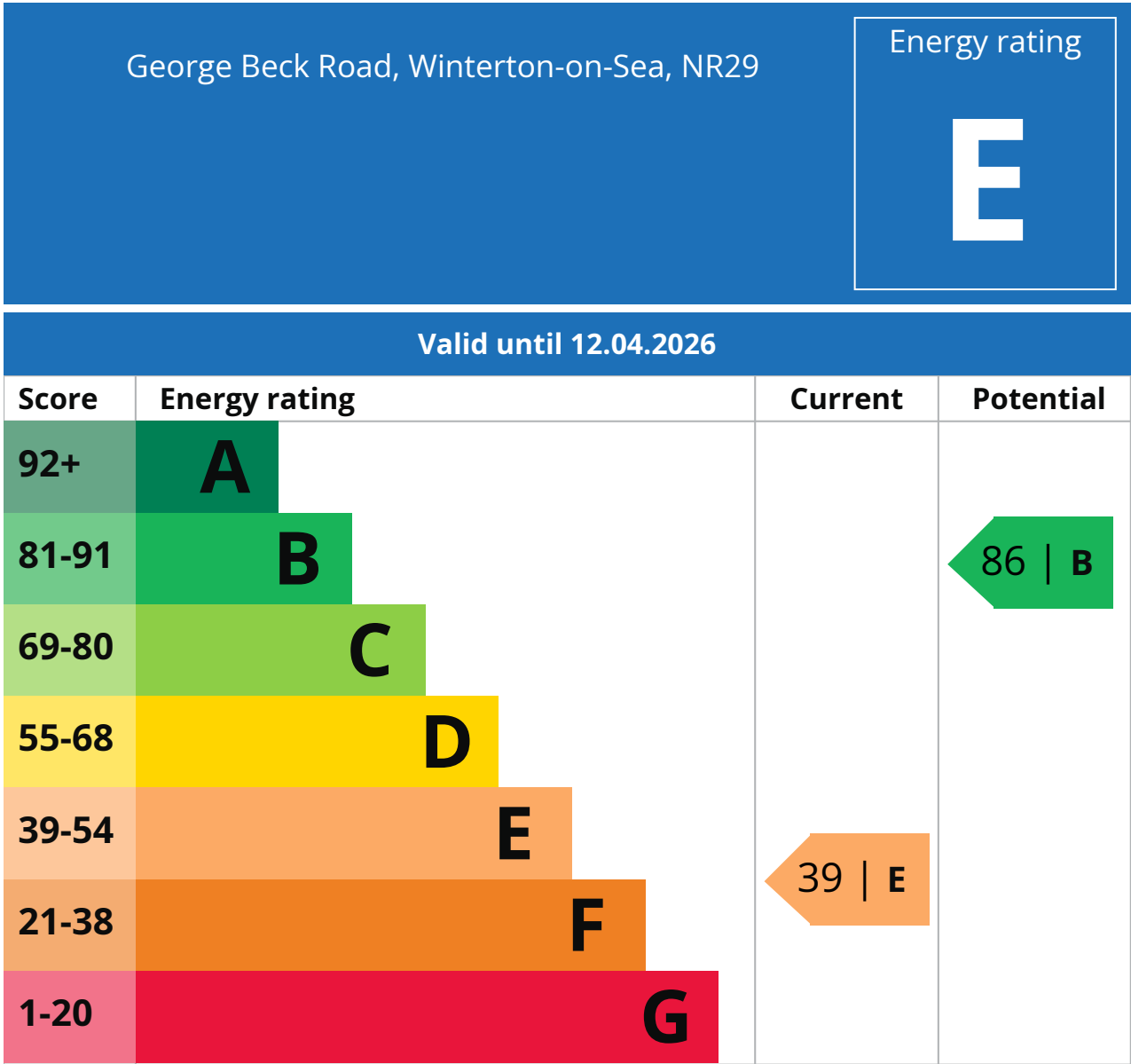
Satellite/Fibre TV Availability:



Planning History This Address

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

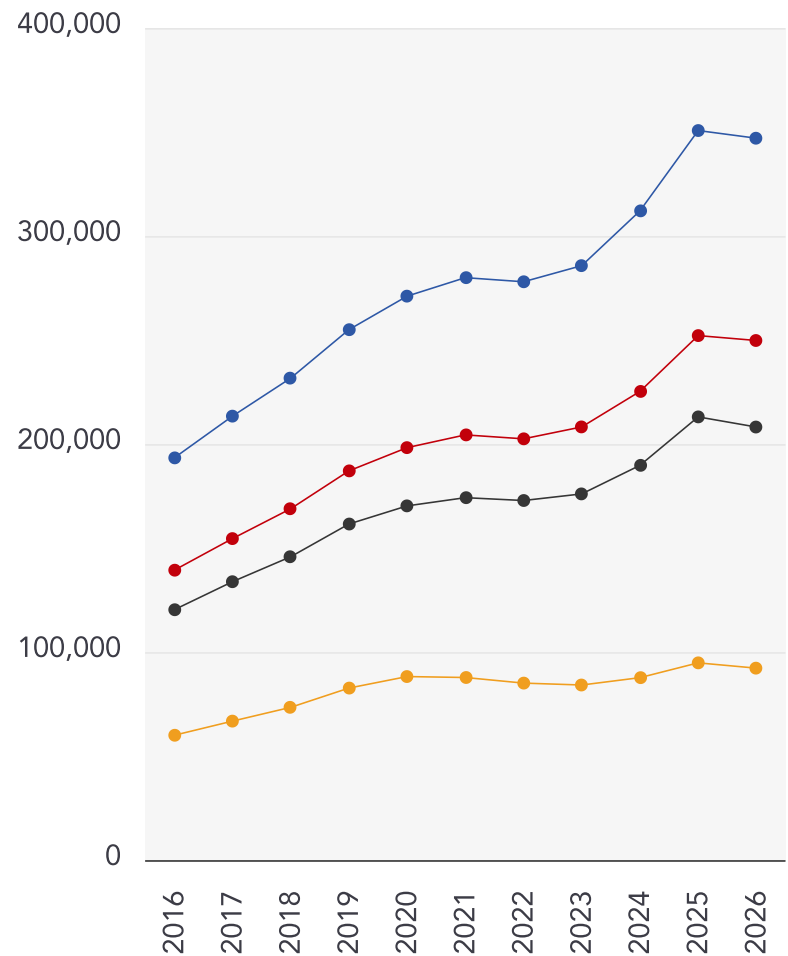
Reference - 06/20/0229/F	
Decision:	APPROVE Conditions/Reasons
Date:	01st June 2020
Description:	Proposed single storey side extension



Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
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:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 m ²

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.



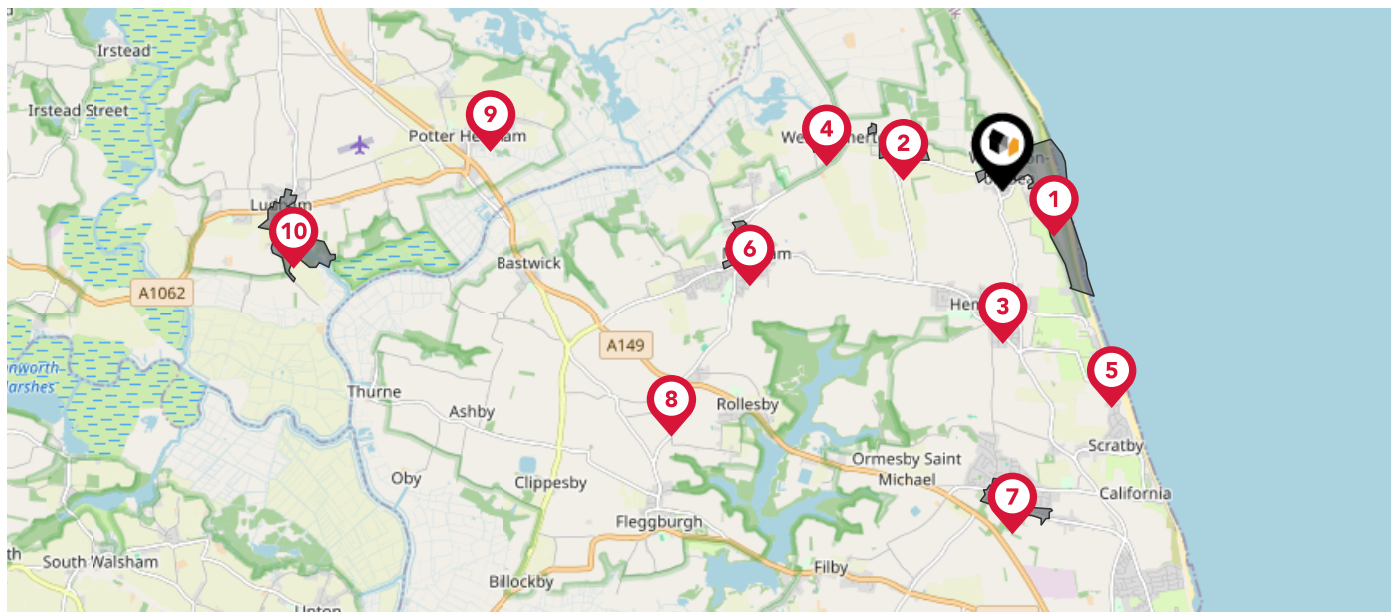
Mine Entry

- ✕ 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.

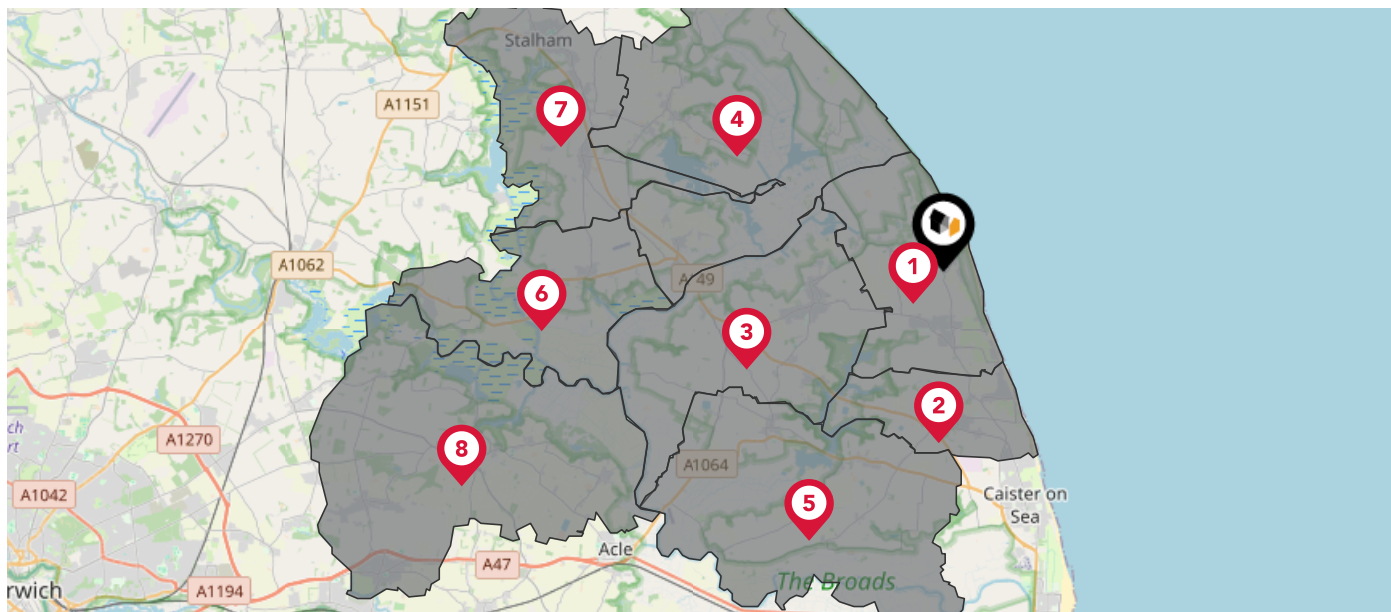
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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 |

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



East Fleggburgh Ward



Ormesby Ward



West Fleggburgh Ward



Hickling Ward



Fleggburgh Ward



St. Benet's Ward



Stalham Ward

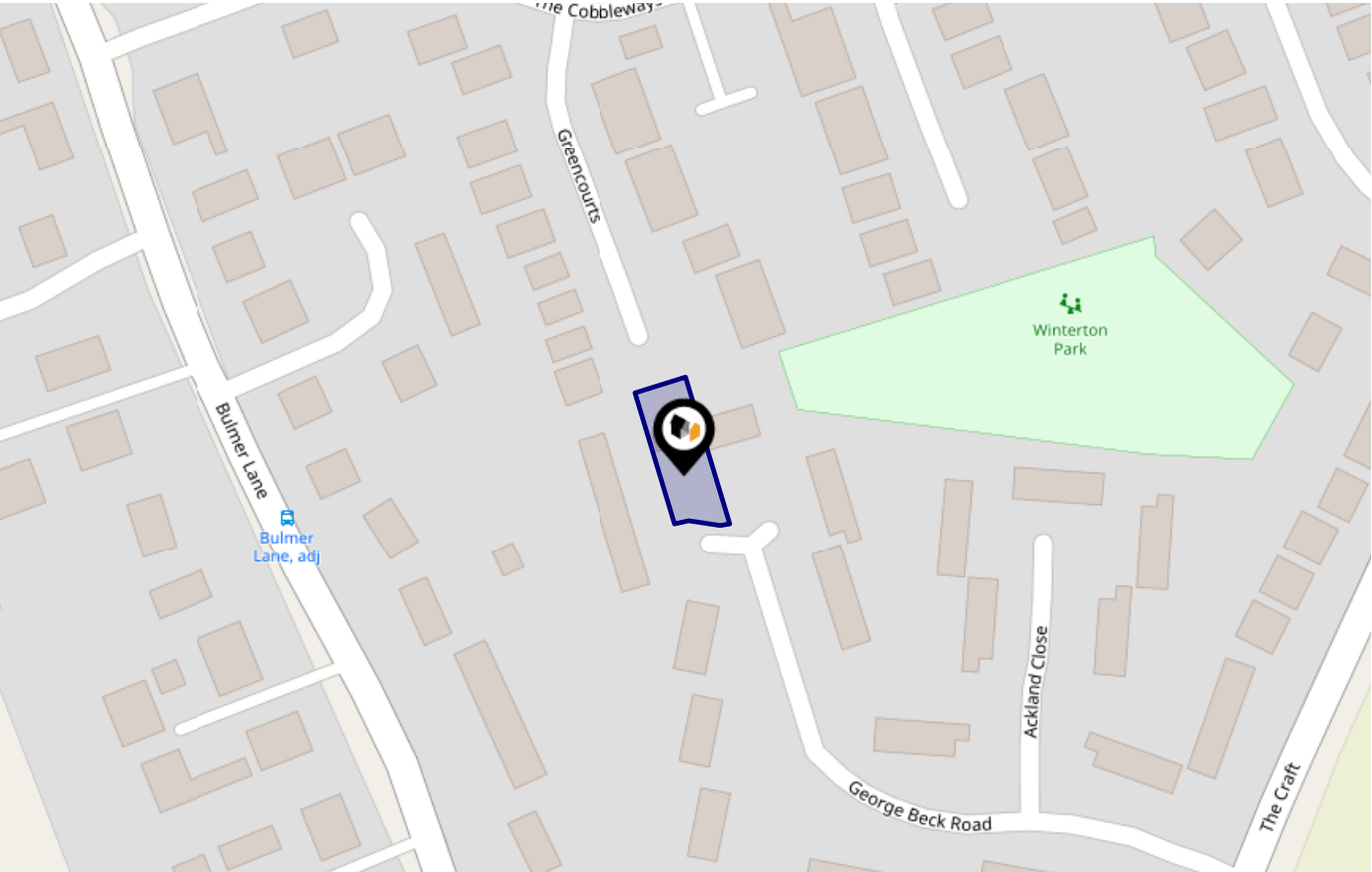


Blofield with South Walsham Ward

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.

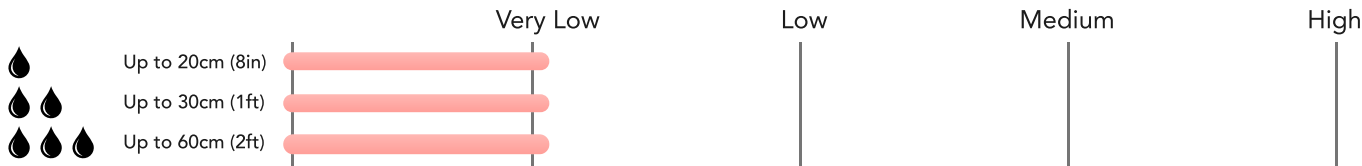


Risk Rating: Very low

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.

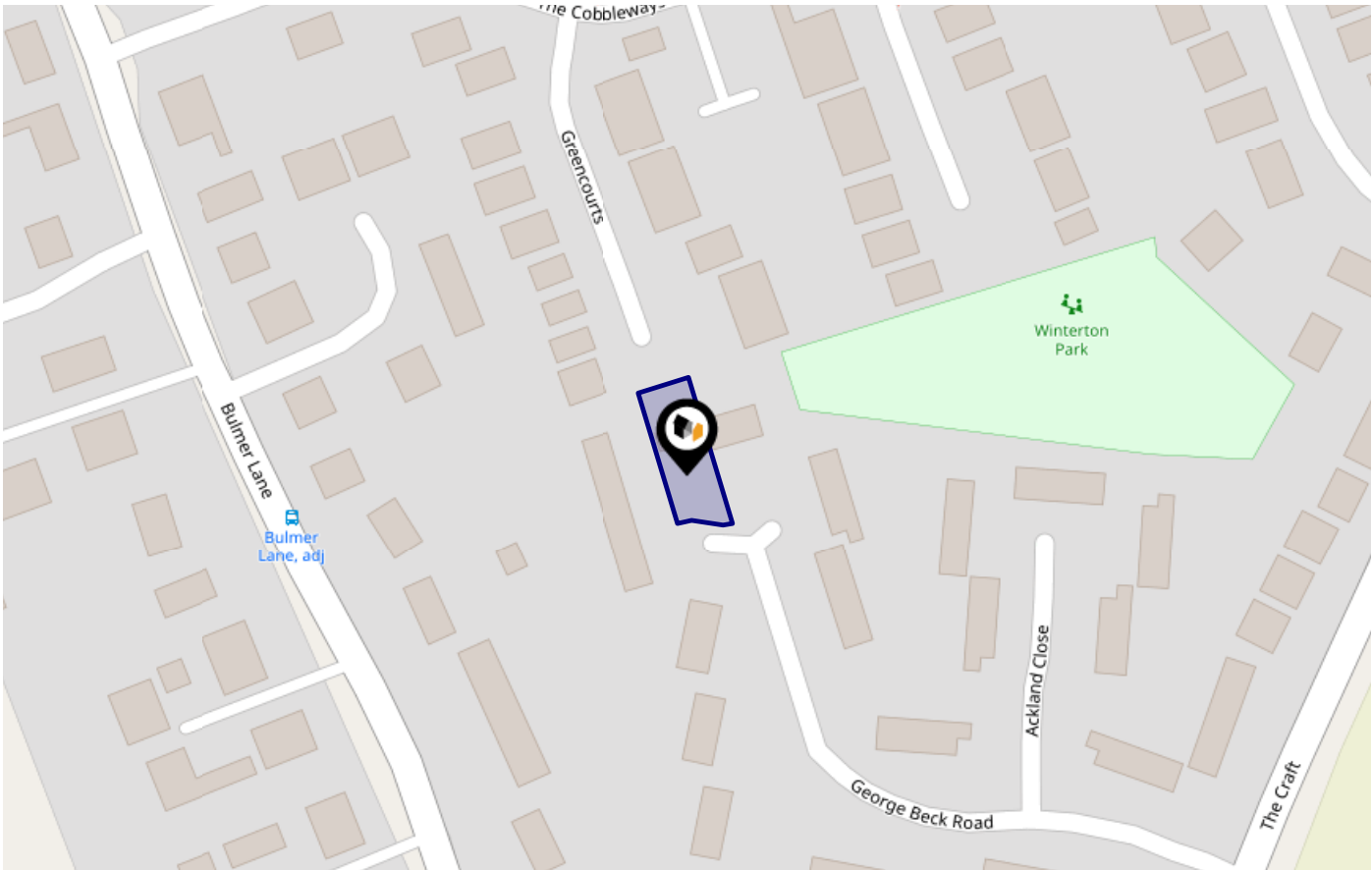
Chance of flooding to the following depths at this property:



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.

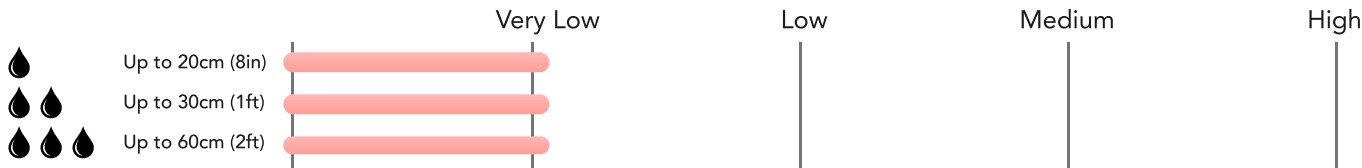


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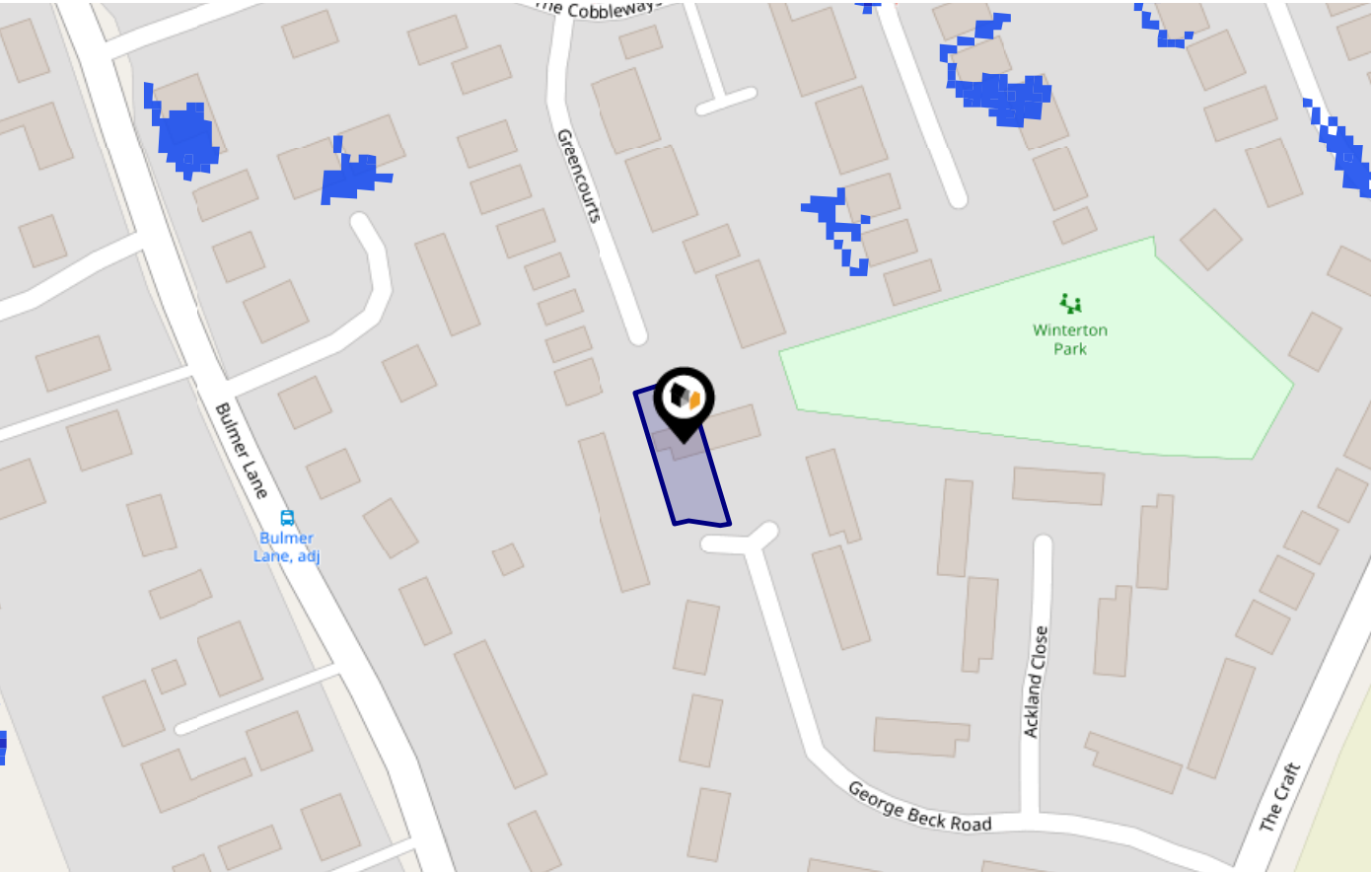
Chance of flooding to the following depths at this property:



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.

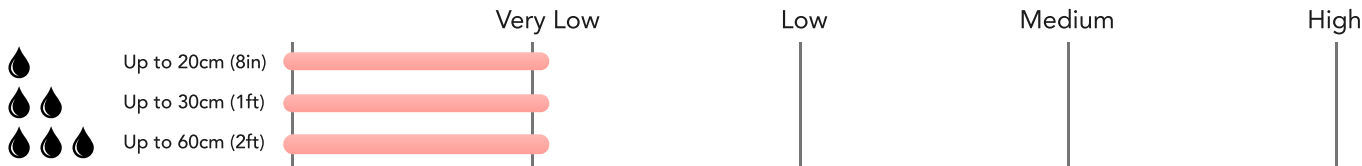


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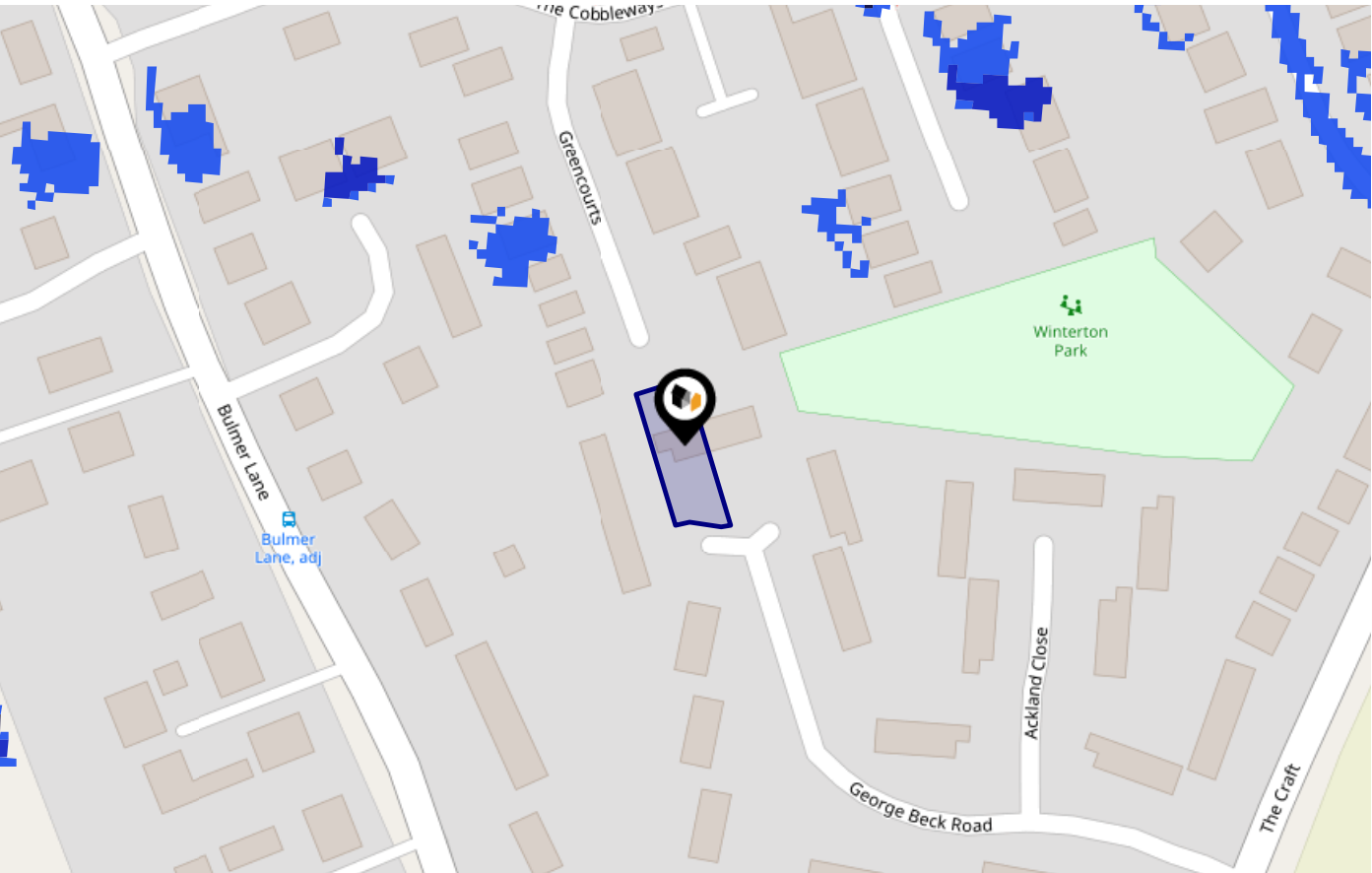
Chance of flooding to the following depths at this property:



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.

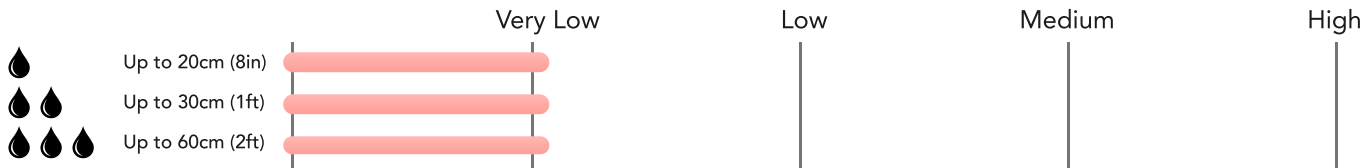


Risk Rating: Very low

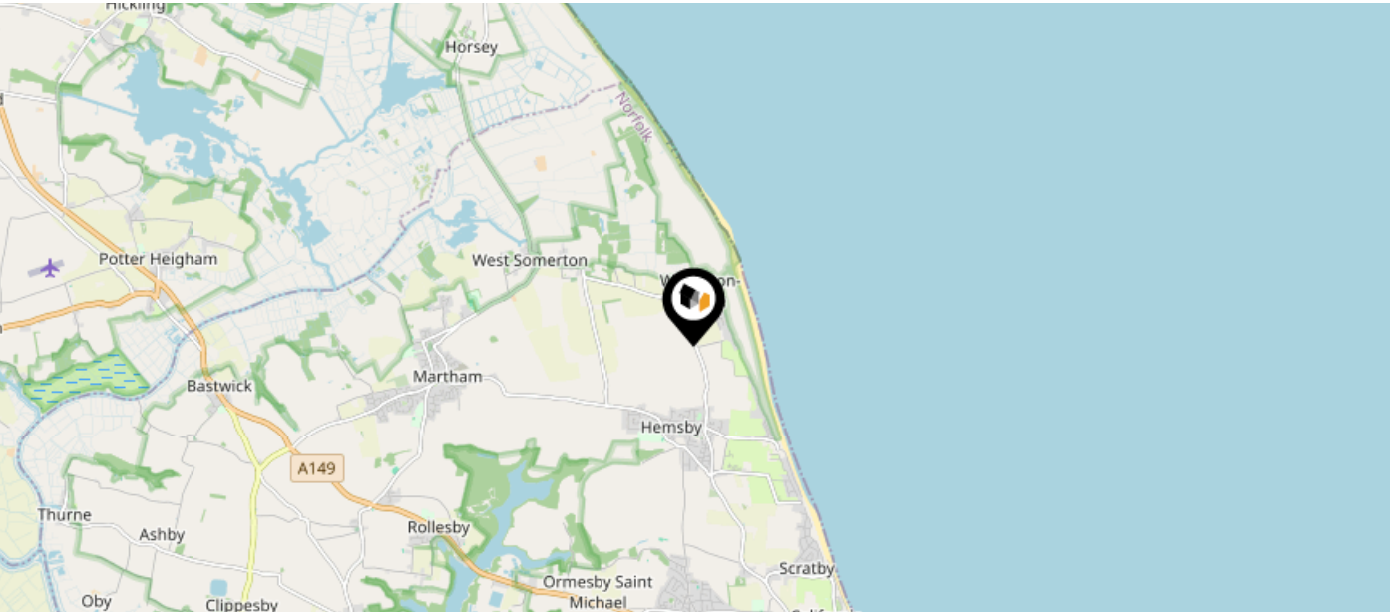
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Chance of flooding to the following depths at this property:



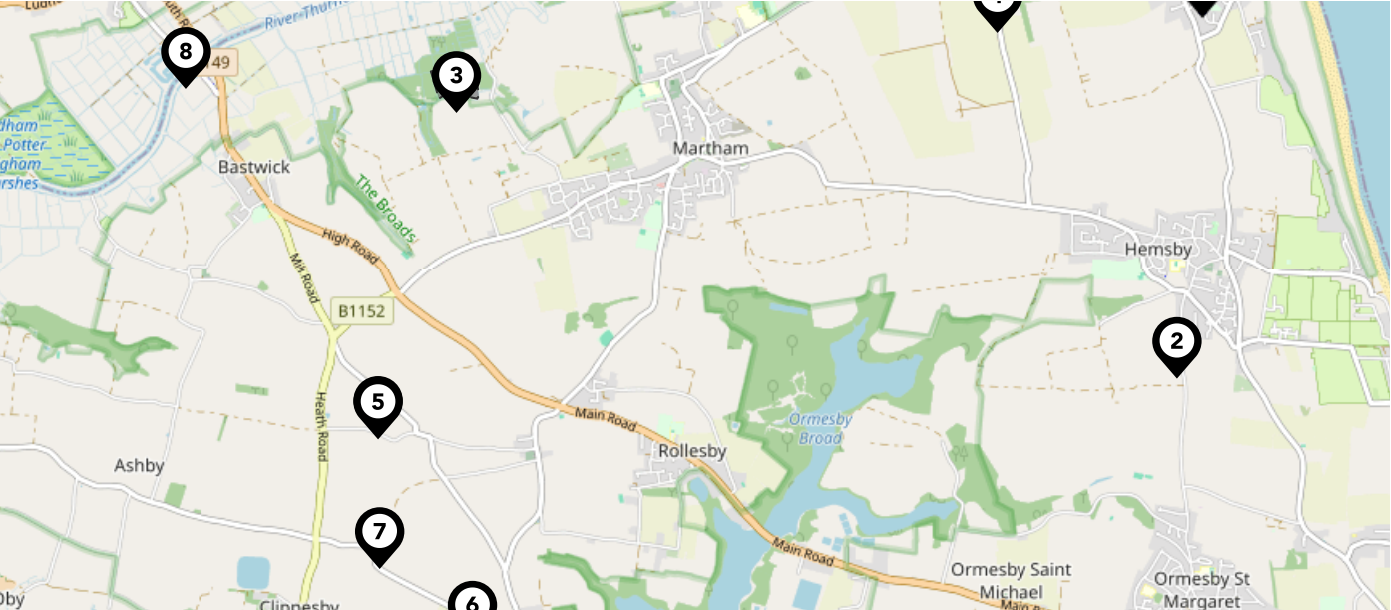
This map displays nearby areas that have been designated as Green Belt...



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	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"/>

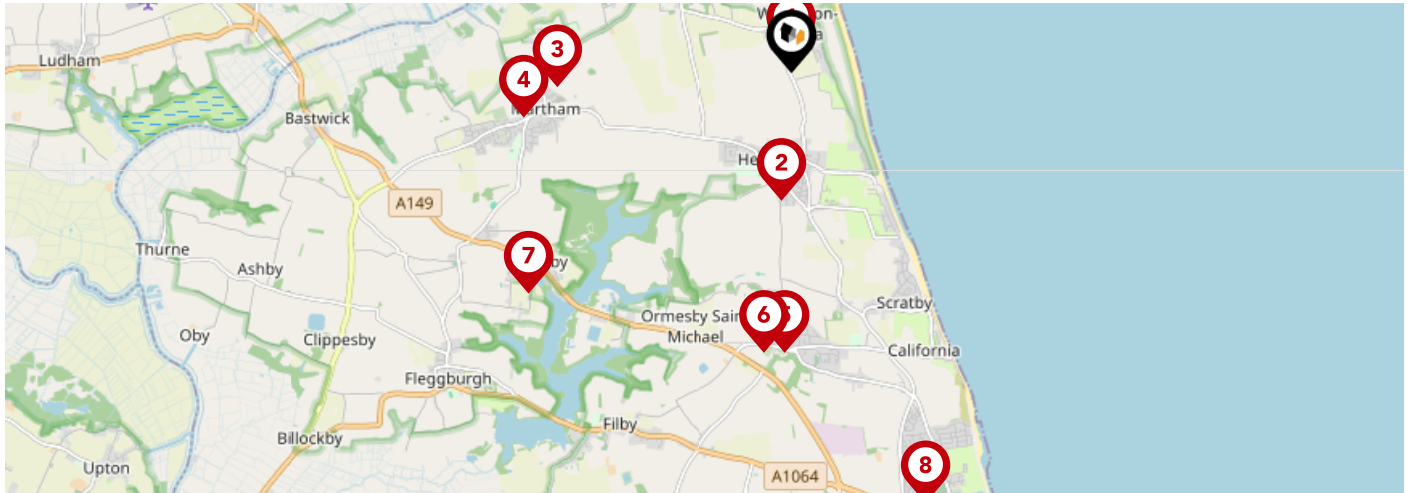
Maps

Listed Buildings

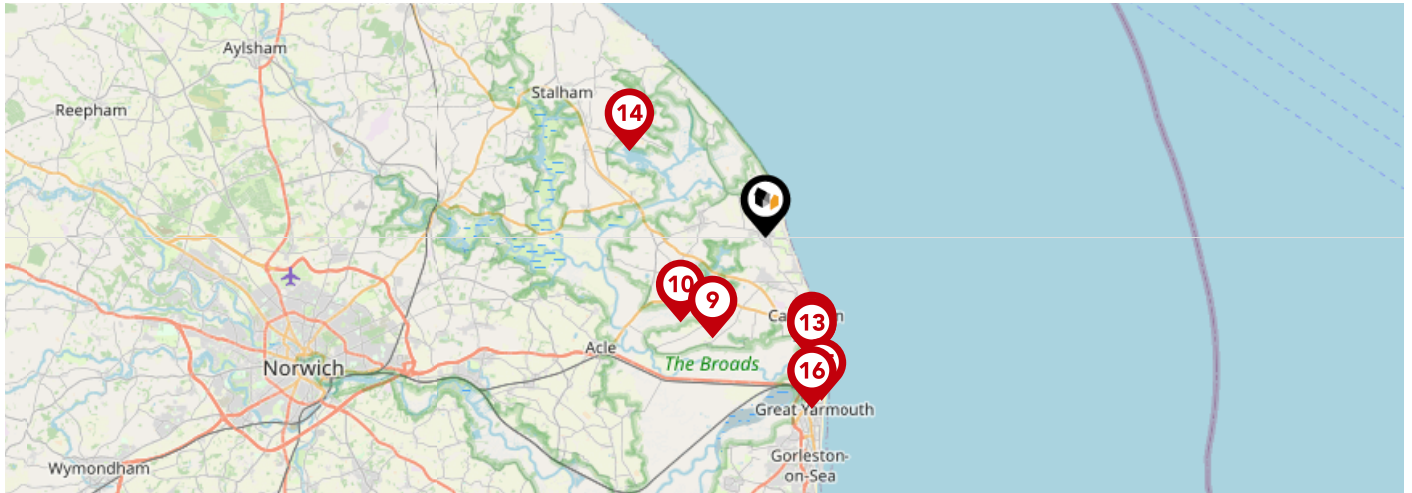
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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



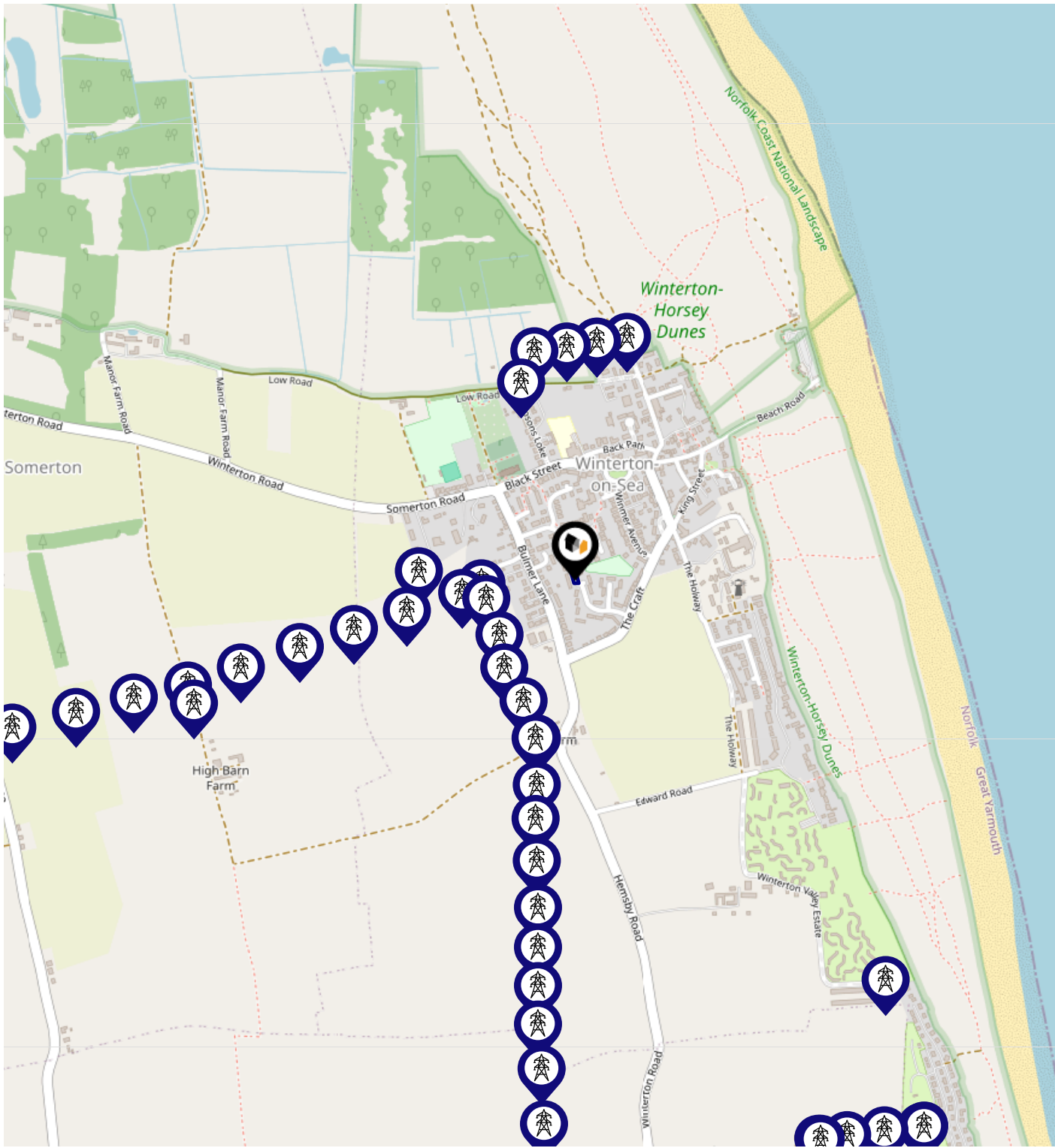
		Nursery	Primary	Secondary	College	Private
1	Winterton Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 66 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hemsby Primary School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





		Nursery	Primary	Secondary	College	Private
9	Filby Primary School 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	Fleggburgh CofE Primary School 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	Caister Academy 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	Caister Infant With Nursery School 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	Caister Junior School 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	Hickling CofE Infants Academy 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	North Denes Primary School and Nursery 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	Bure Park Specialist Academy 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

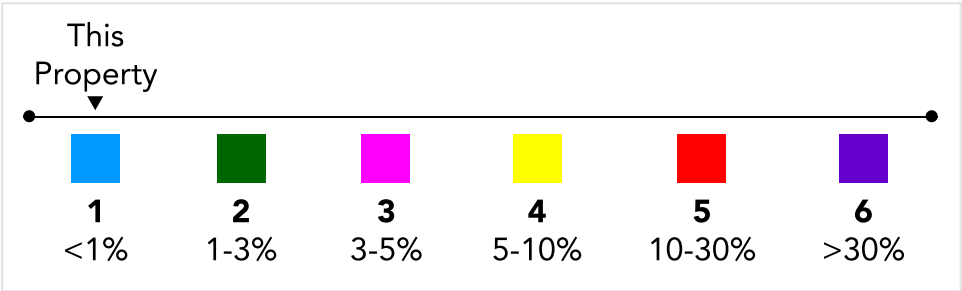
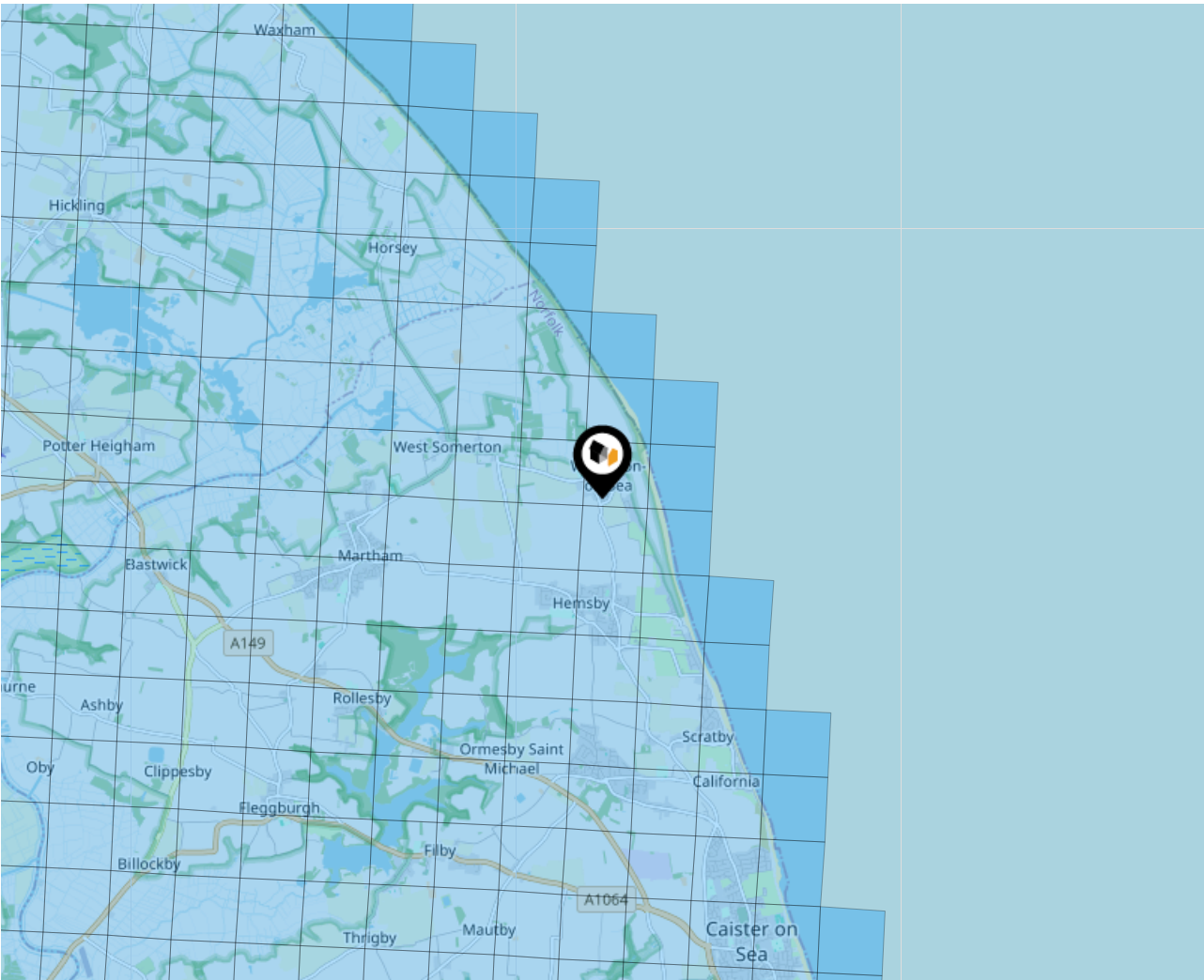


Key:

-  Power Pylons
-  Communication Masts

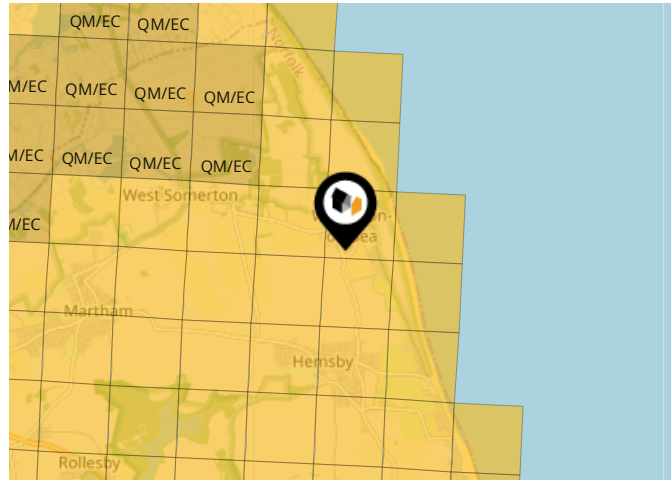
What is Radon?

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)		

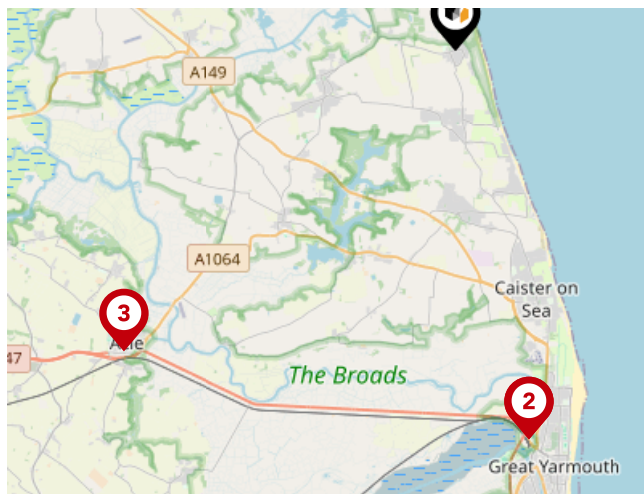


Primary Classifications (Most Common Clay Types)

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

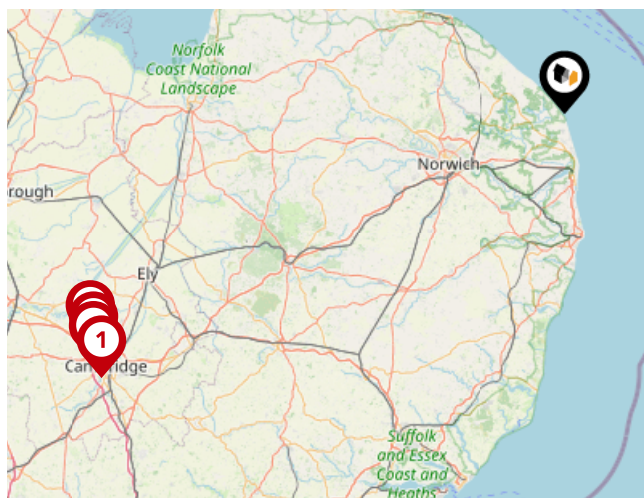
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	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

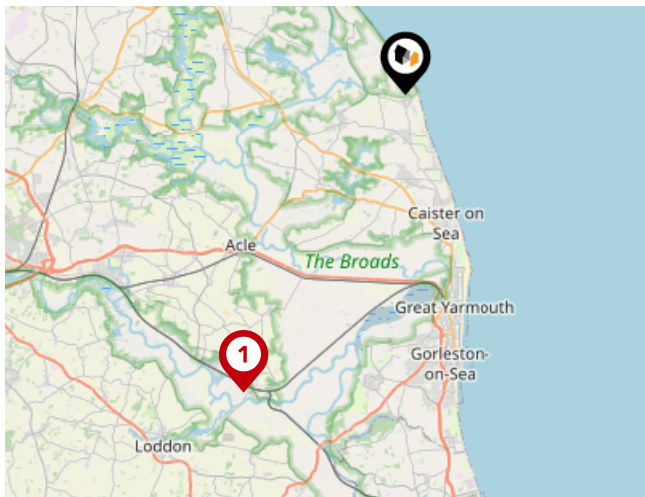
Area

Transport (Local)



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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