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KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 22nd July 2026



HALL CLOSE, FLEGGBURGH, GREAT YARMOUTH, NR29

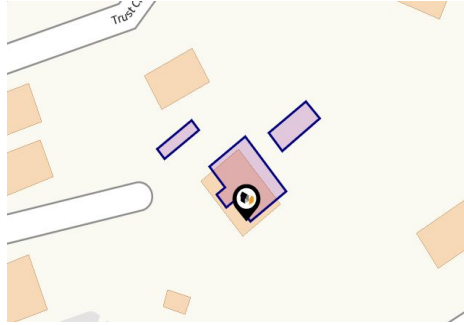
Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

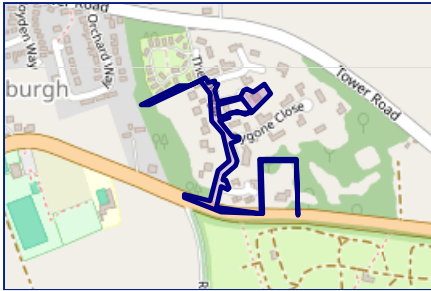
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	710 ft ² / 66 m ²		
Plot Area:	0.08 acres		
Year Built :	2015		
Council Tax :	Band B		
Annual Estimate:	£1,878		
Title Number:	NK448974		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No		
Flood Risk:			
• Rivers & Seas	Very low	19 mb/s	1800 mb/s
• Surface Water	Very low		

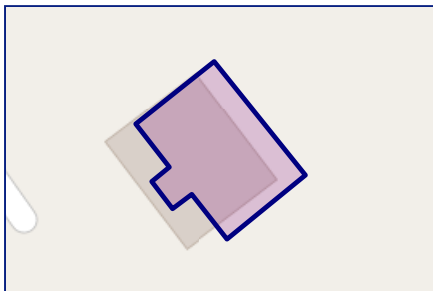
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:			
							
							

Freehold Title Plan



NK160475

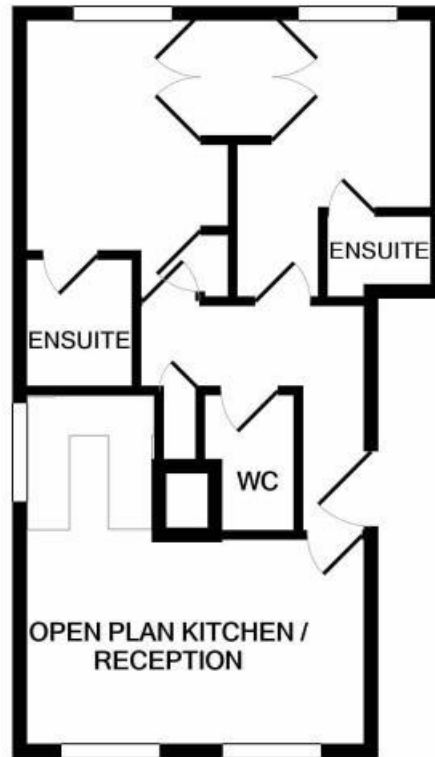
Leasehold Title Plan



NK448974

Start Date: 16/06/2015
End Date: 31/12/3014
Lease Term: 999 years from and including 1 January 2015 to and including 31 December 3014
Term Remaining: 989 years

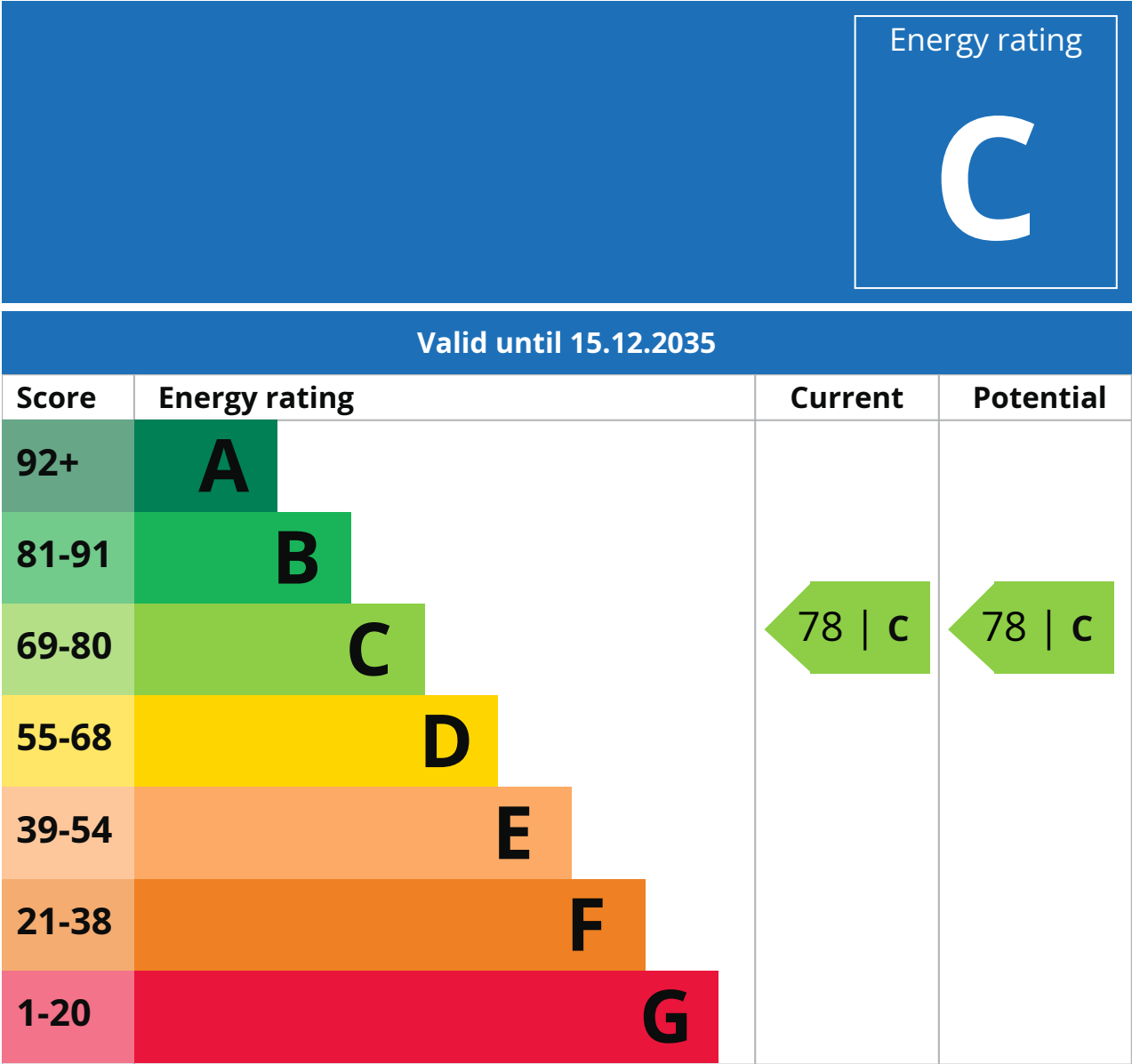
HALL CLOSE, FLEGGBURGH, GREAT YARMOUTH, NR29



FOR ILLUSTRATION/GUIDANCE ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

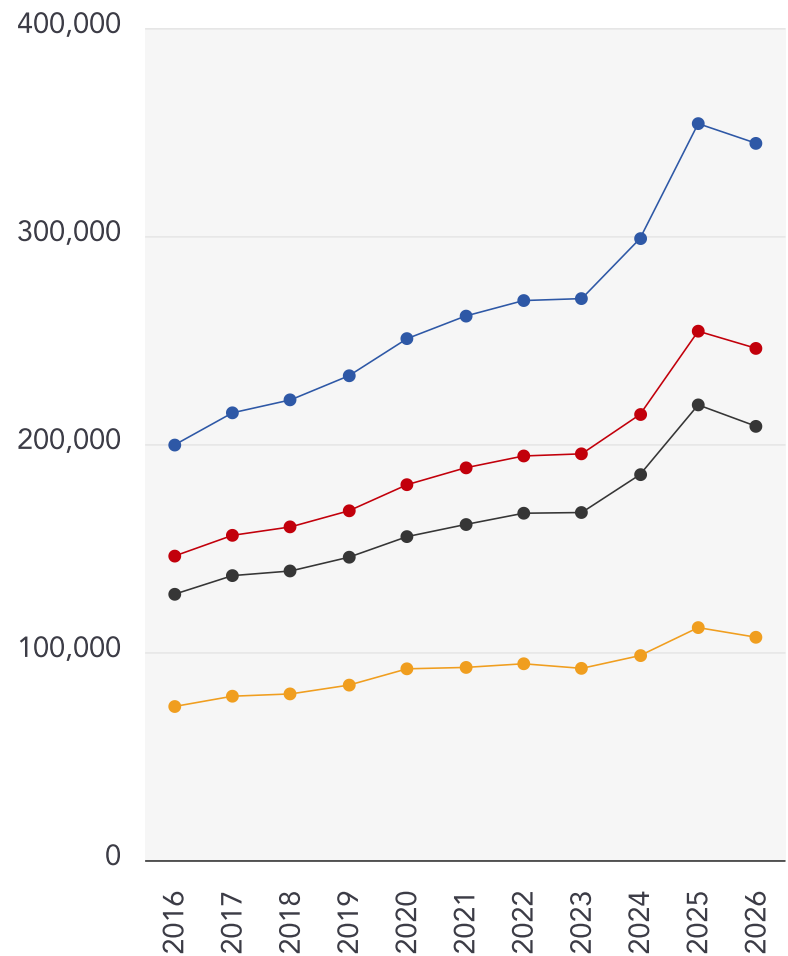
Made with Metropix ©2022



Additional EPC Data

Property Type:	Top-floor flat
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Pitched, 400+ mm loft insulation
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	66 m ²

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



Detached

+72.67%

Semi-Detached

+68.3%

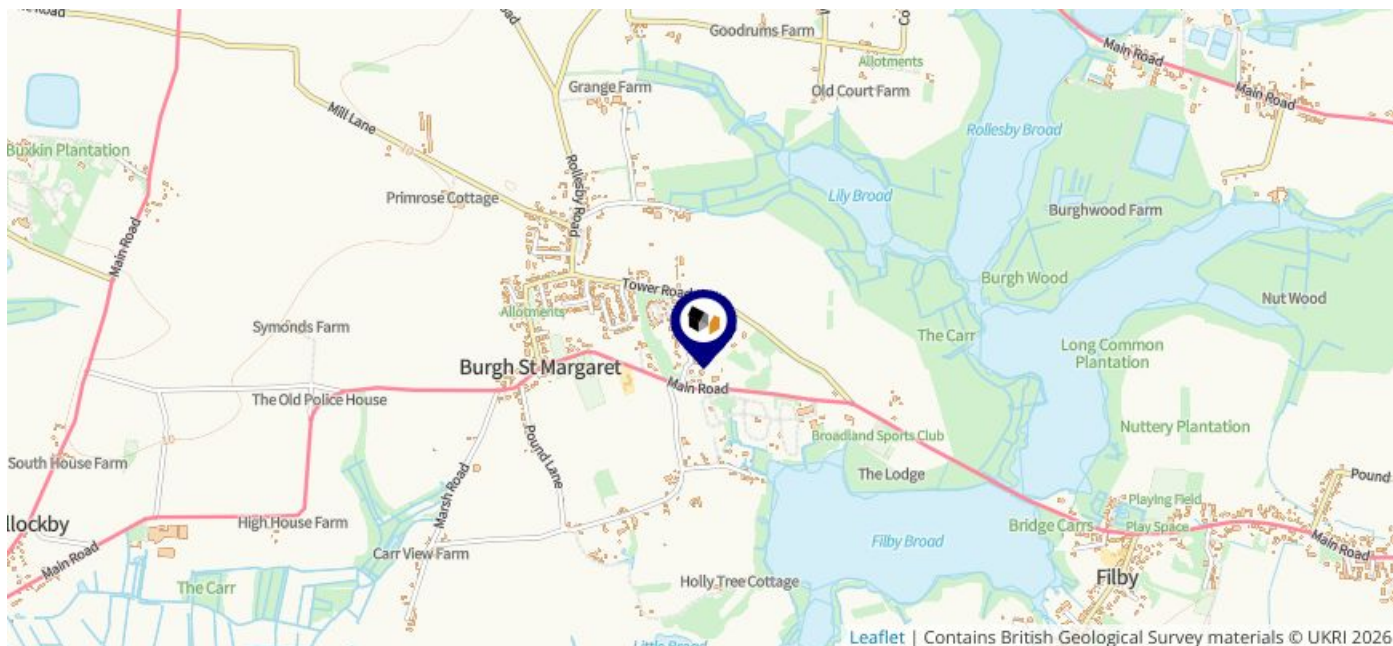
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

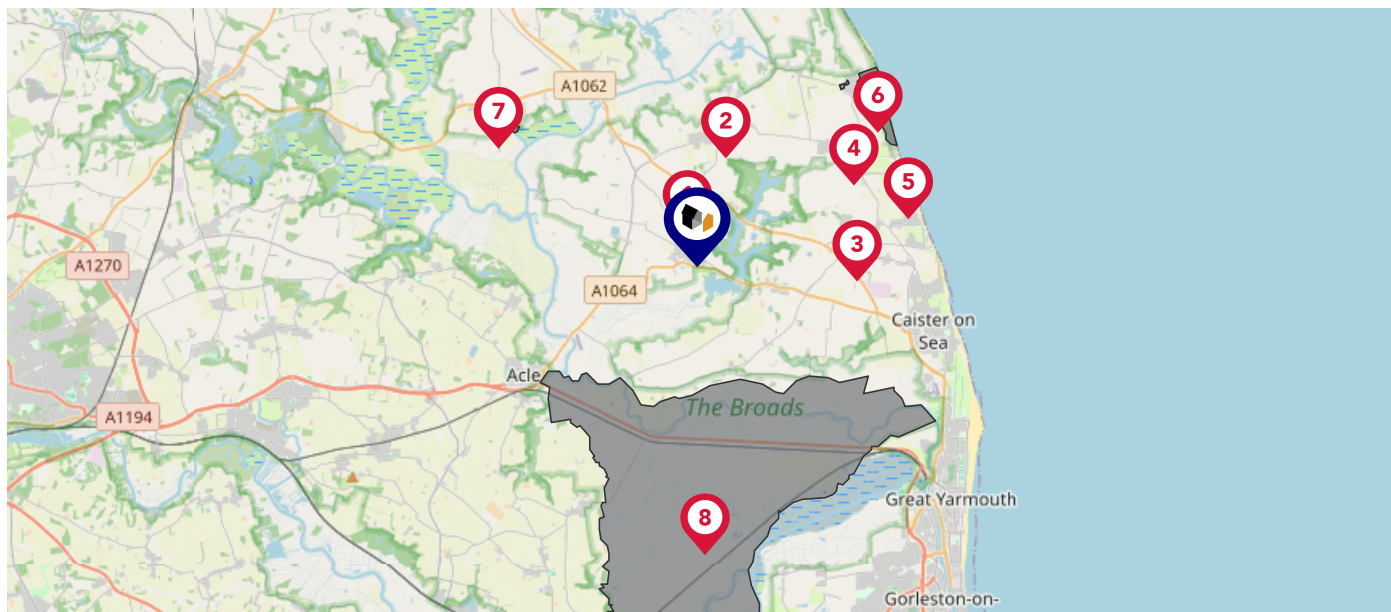
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

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



Rollesby



Martham



Ormesby St Margaret



Hemsby



Newport Cottages



Winterton

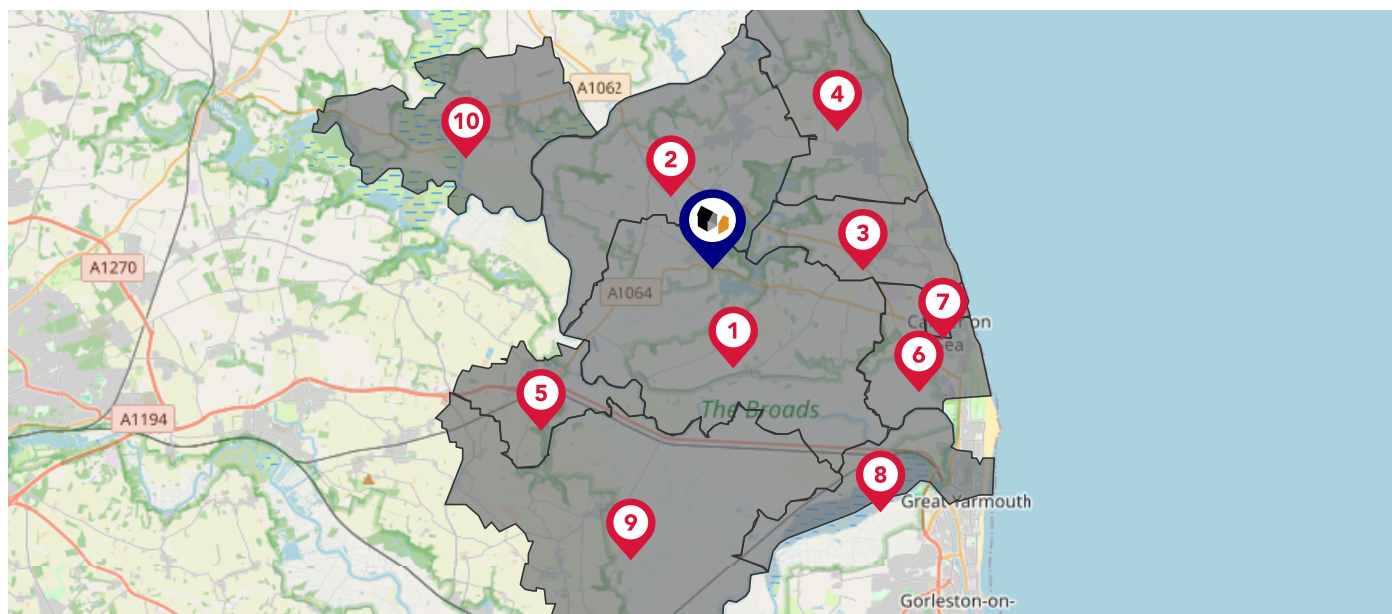


Ludham



Halvergate Marshes

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

Fleggburgh Ward

2

West Flegg Ward

3

Ormesby Ward

4

East Flegg Ward

5

Acle Ward

6

Caister South Ward

7

Caister North Ward

8

Central And Northgate Ward

9

Marshes Ward

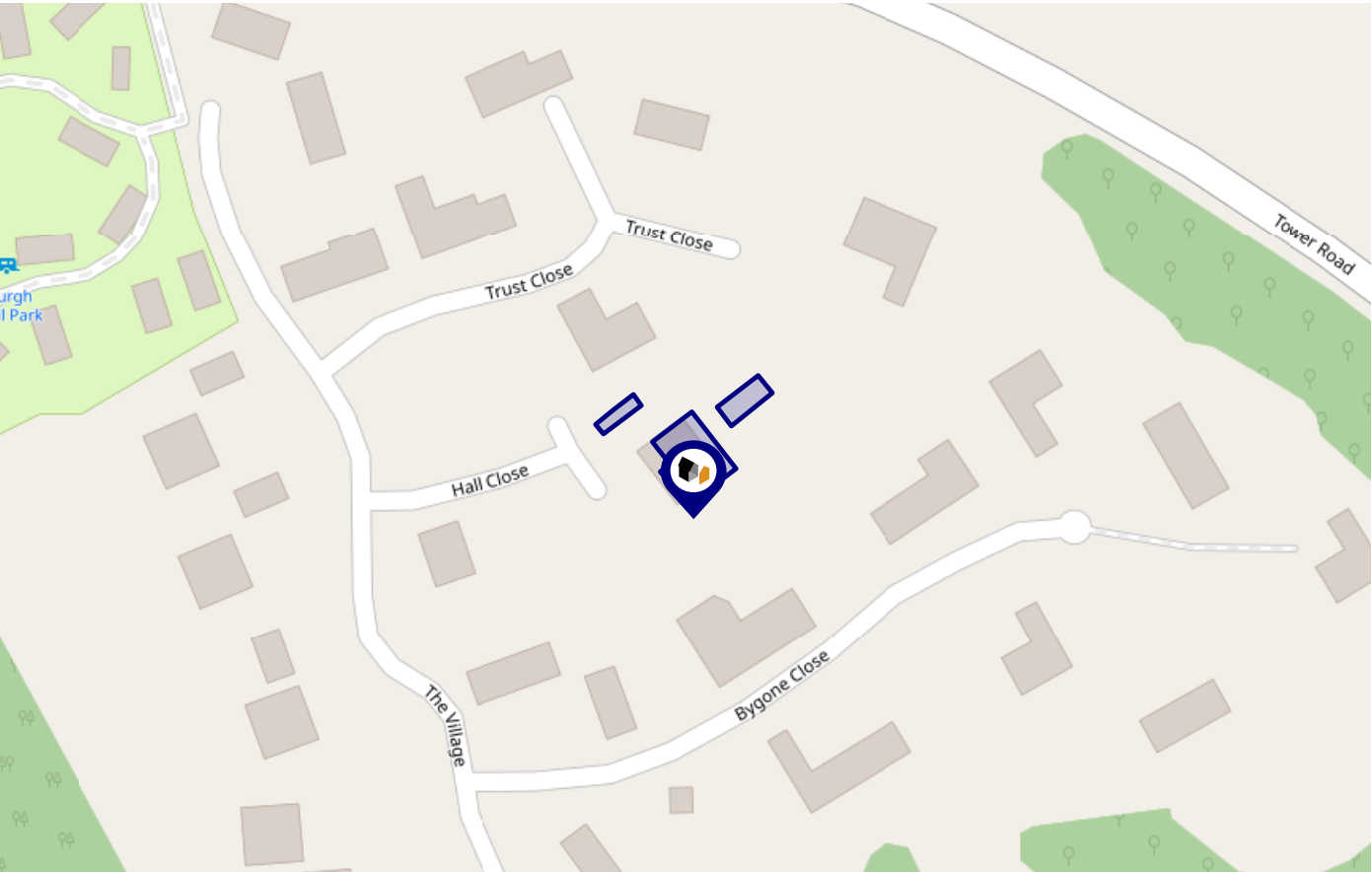
10

St. Benet's 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.

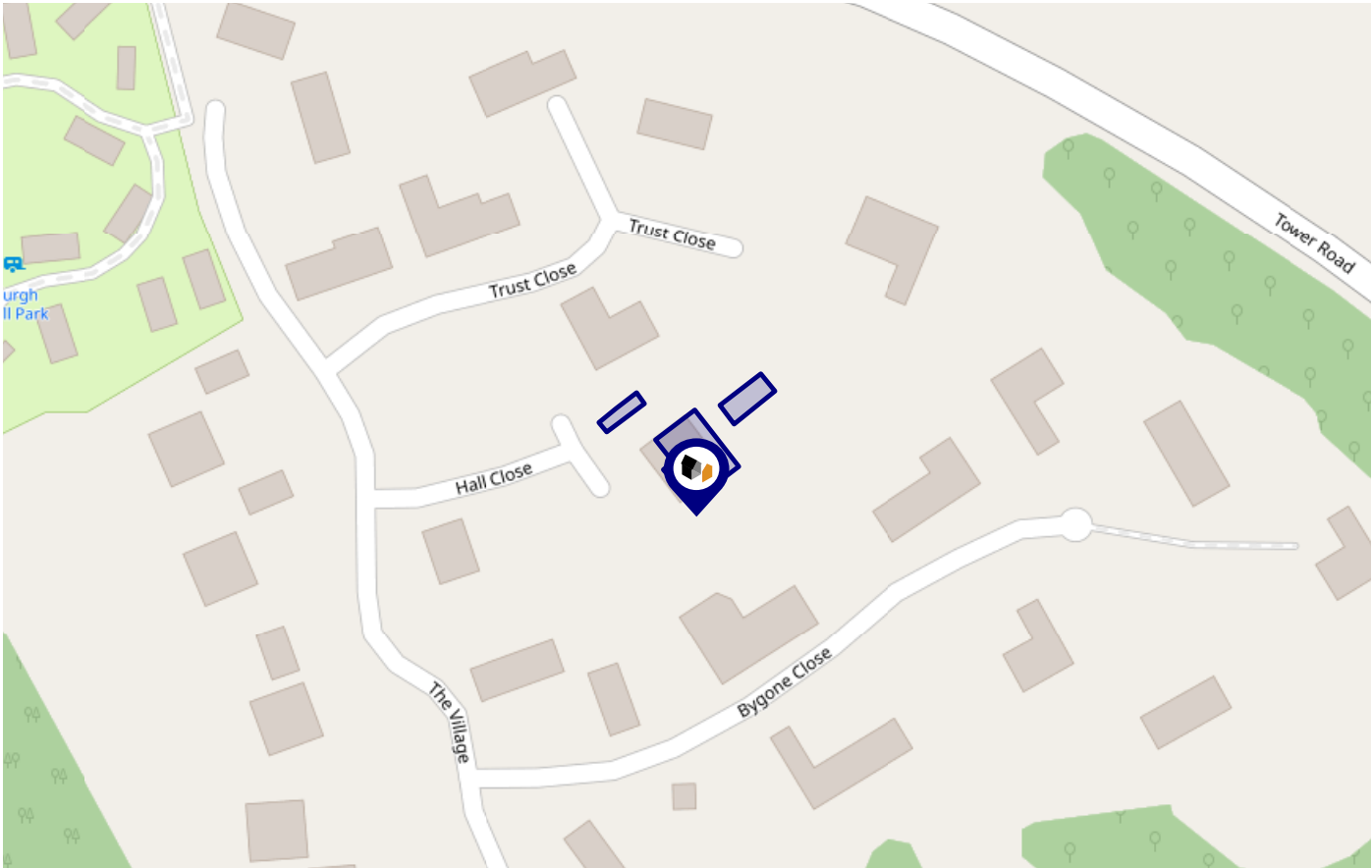
Chance of flooding to the following depths at this property:



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.

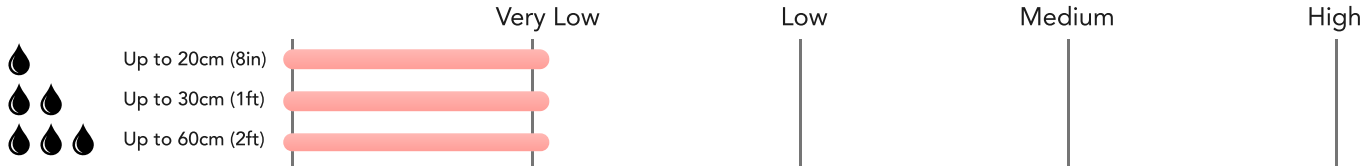


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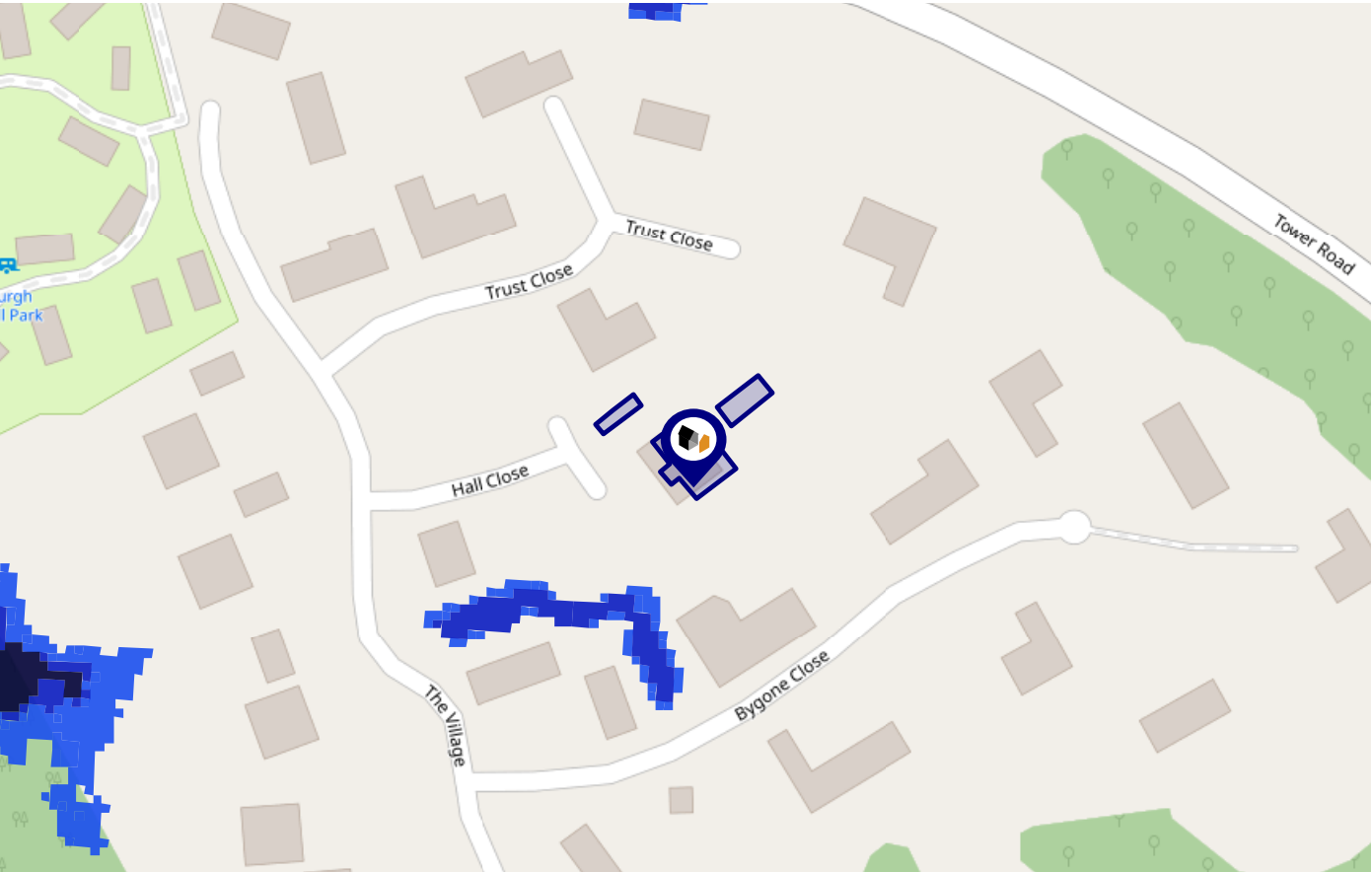
Chance of flooding to the following depths at this property:



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.



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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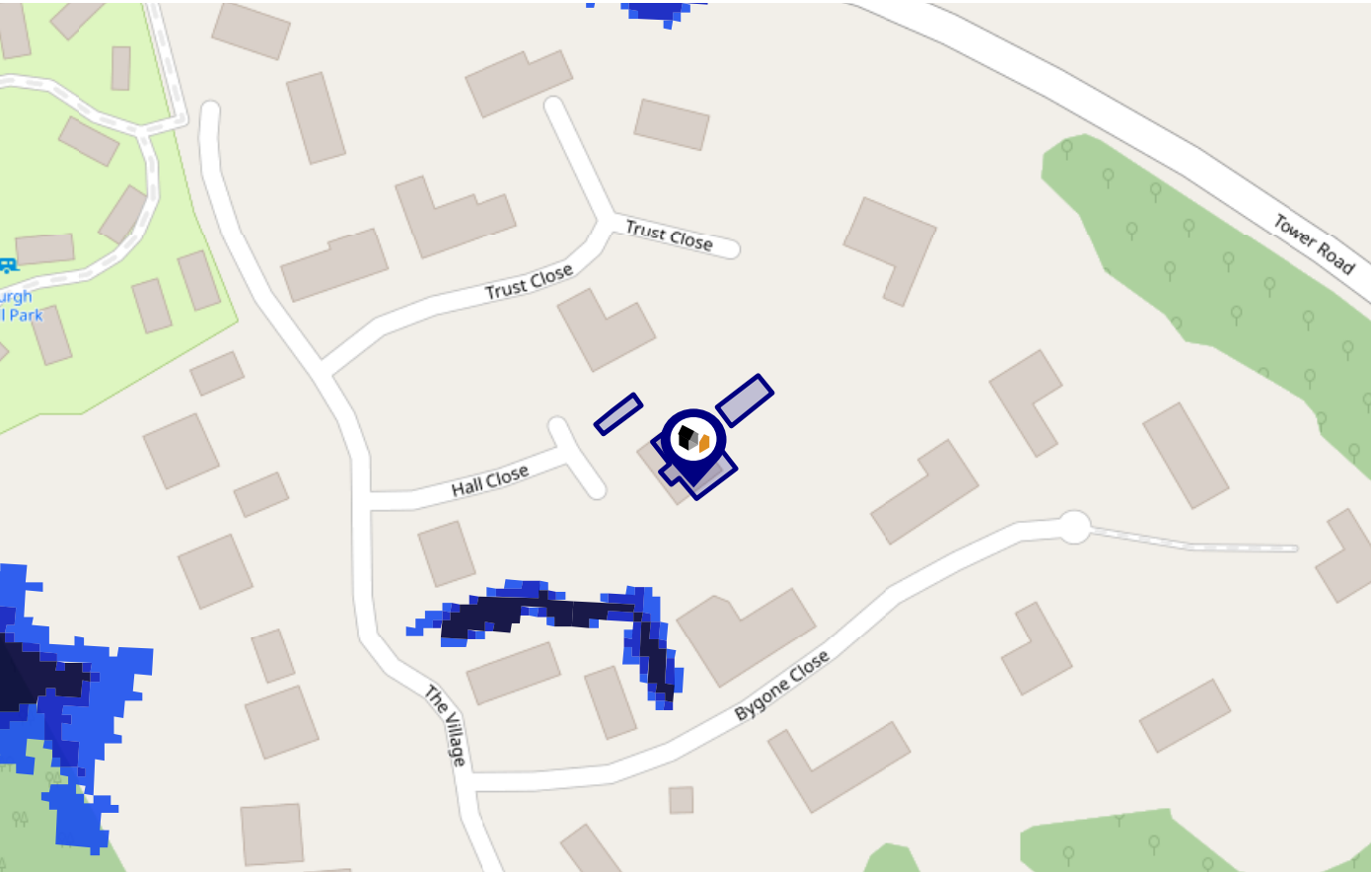
Chance of flooding to the following depths at this property:



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

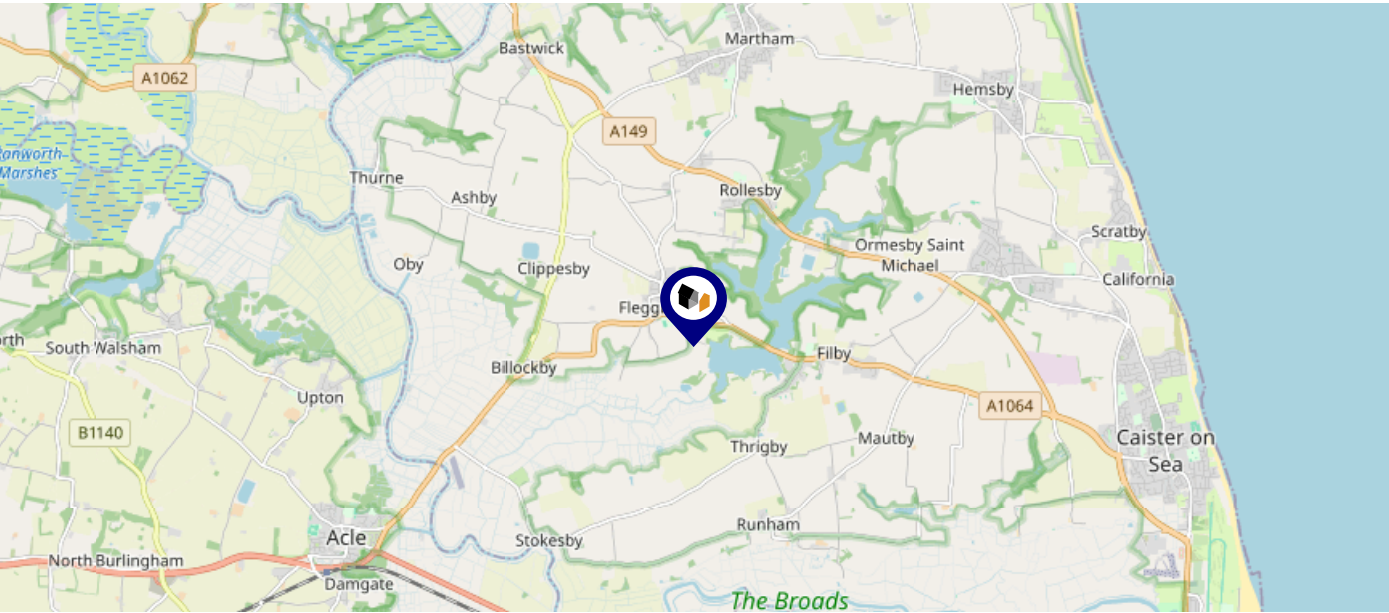
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Chance of flooding to the following depths at this property:



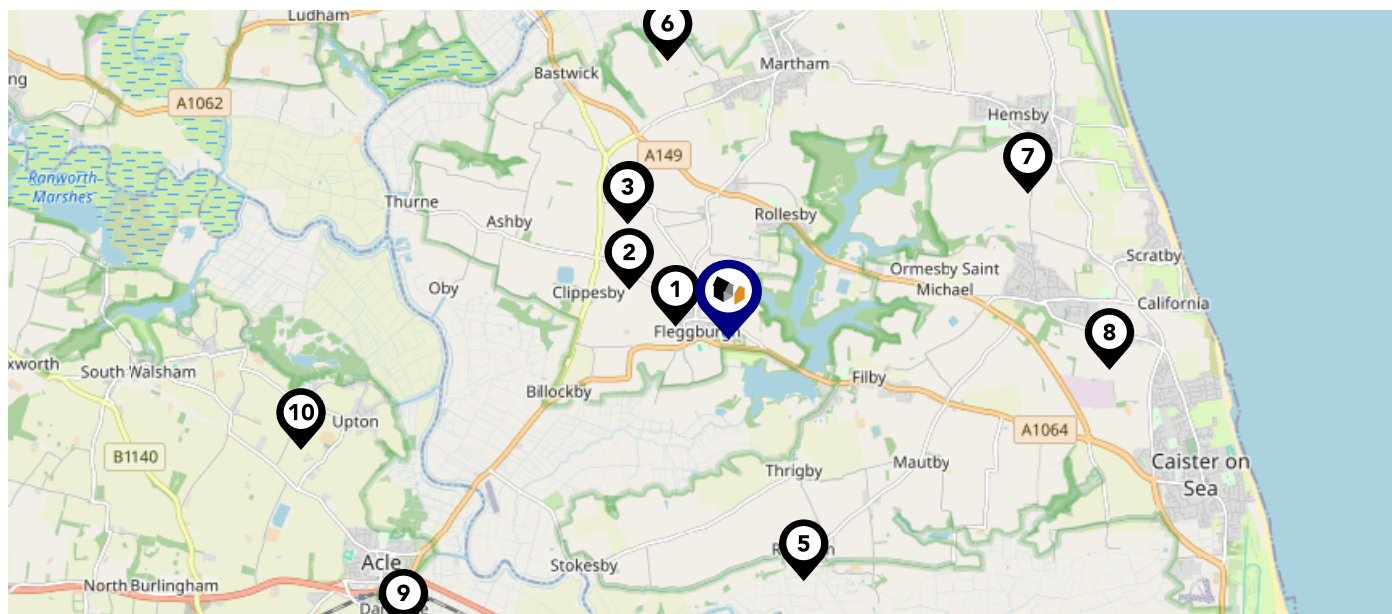
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

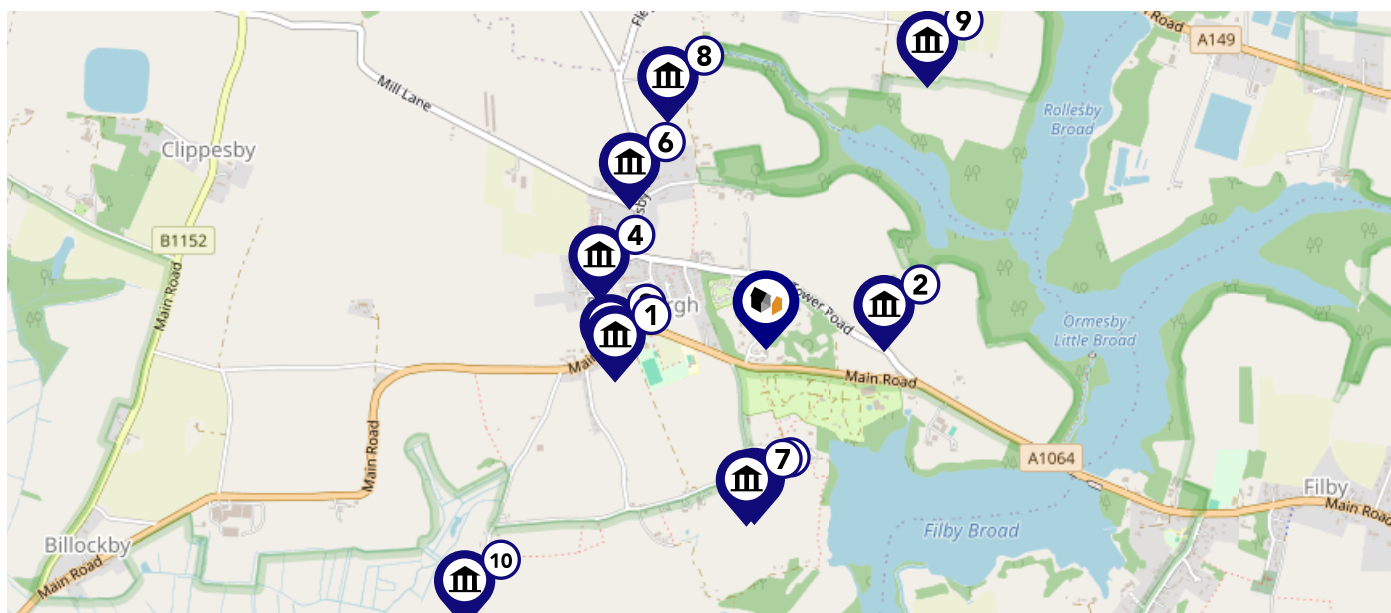
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	
2	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	
3	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	
4	The Heath-Rollesby, Norfolk	Historic Landfill	
5	Former Parish Tip-The Street, Runham, Great Yarmouth	Historic Landfill	
6	Cess Road-Martham, Norfolk	Historic Landfill	
7	Ormesby-Hemsby	Historic Landfill	
8	Behind Brickfield Cotts-Off Yarmouth Road, Ormesby St Margaret	Historic Landfill	
9	Damgate Lane-Acle, Norfolk	Historic Landfill	
10	Sandpit Plantation-Hanginghill Road, Upton With Fishley	Historic Landfill	

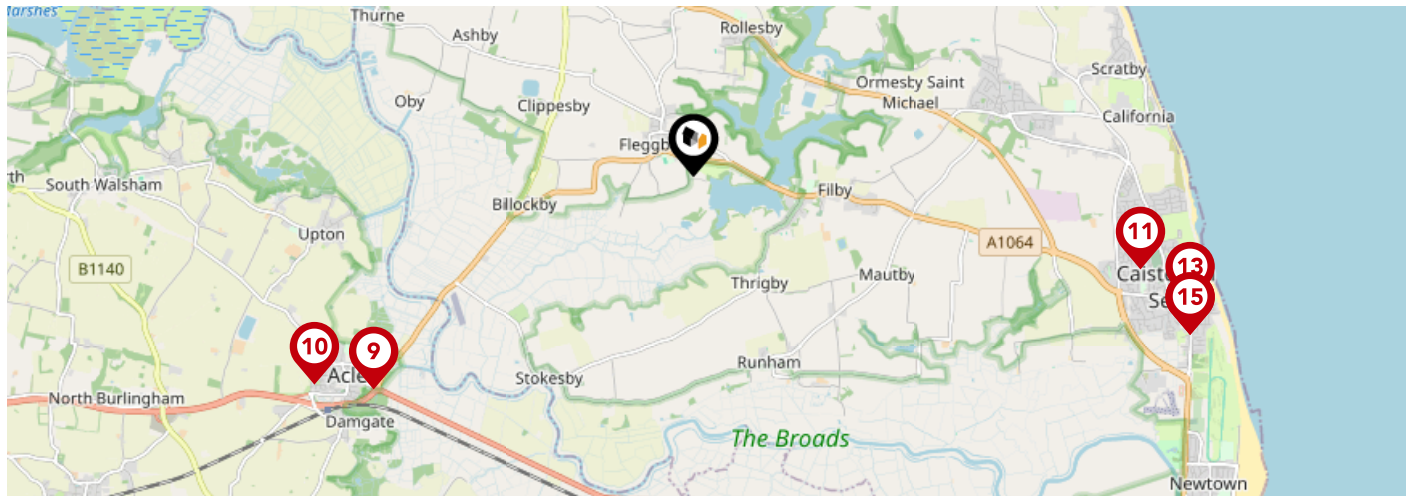
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1448377 - Burgh St Margaret War Memorial	Grade II	0.3 miles
	1051020 - Ruins Of Church Of St Mary	Grade II	0.3 miles
	1372907 - Church Of St. Margaret	Grade II	0.3 miles
	1372908 - Wesleyan Chapel	Grade II	0.4 miles
	1152303 - Barn At Common Farm	Grade II	0.4 miles
	1152231 - The Shrubbery	Grade II	0.4 miles
	1051019 - Common Farmhouse	Grade II	0.4 miles
	1051018 - Barn At Grange Farm	Grade II	0.6 miles
	1051026 - The Old Court House	Grade II	0.7 miles
	1152228 - No Name Farmhouse	Grade II	0.9 miles



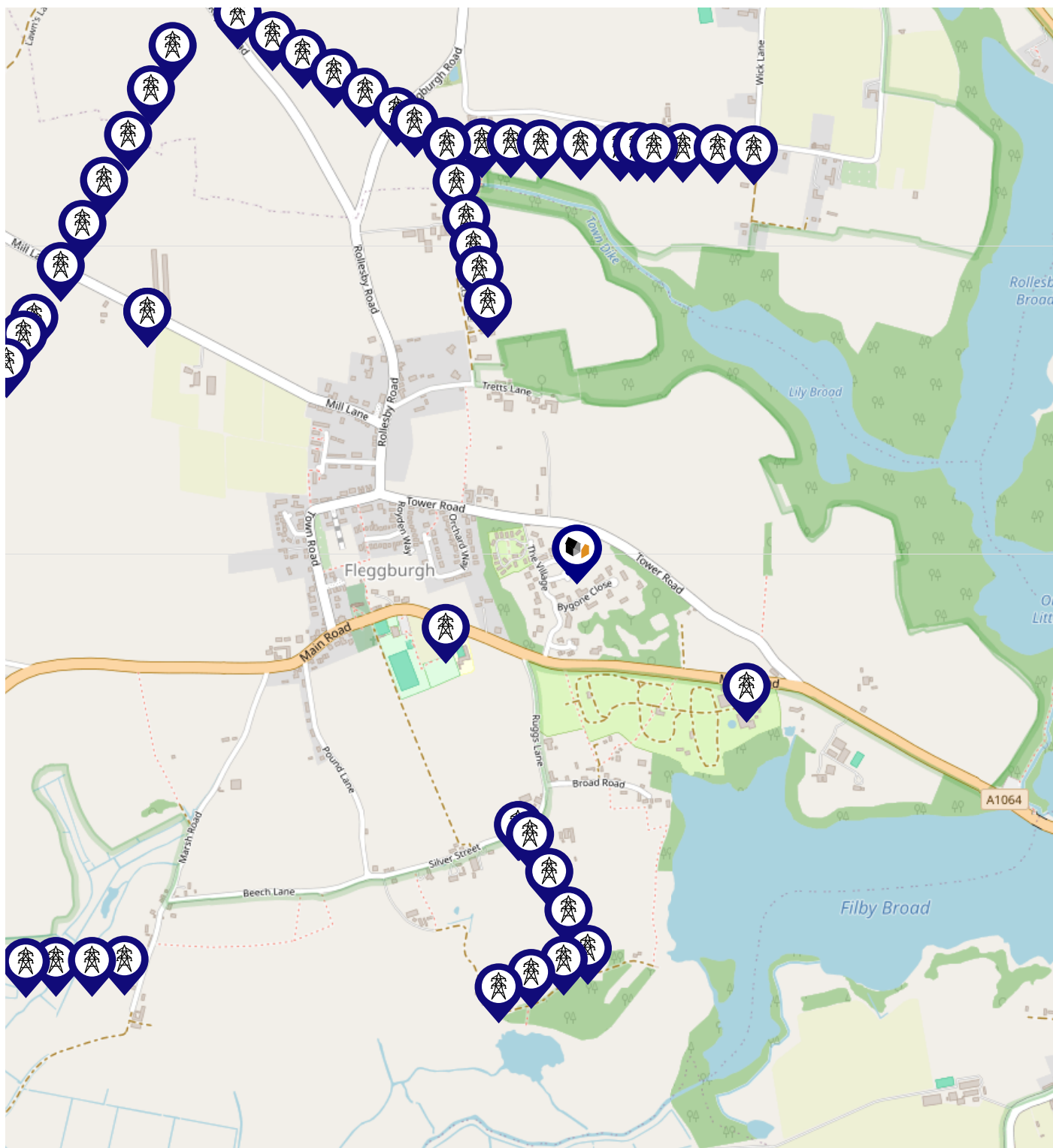
		Nursery	Primary	Secondary	College	Private
1	Fleggburgh CofE Primary School Ofsted Rating: Good Pupils: 57 Distance:0.26	☐	☒	☐	☐	☐
2	Filby Primary School Ofsted Rating: Good Pupils: 119 Distance:1.07	☐	☒	☐	☐	☐
3	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:1.15	☐	☒	☐	☐	☐
4	Ormesby Village Infant School Ofsted Rating: Good Pupils: 99 Distance:2.61	☐	☒	☐	☐	☐
5	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:2.67	☐	☒	☐	☐	☐
6	Ormesby Village Junior School Ofsted Rating: Good Pupils: 116 Distance:2.8	☐	☒	☐	☐	☐
7	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:3	☐	☐	☒	☐	☐
8	Hemsby Primary School Ofsted Rating: Good Pupils: 147 Distance:3.31	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Acle Church of England Primary Academy Ofsted Rating: Good Pupils: 185 Distance:3.45	☐	☒	☐	☐	☐
10	Acle Academy Ofsted Rating: Good Pupils: 619 Distance:3.89	☐	☐	☒	☐	☐
11	John Grant School, Caister-on-Sea Ofsted Rating: Outstanding Pupils: 184 Distance:4.1	☐	☐	☒	☐	☐
12	Winterton Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 66 Distance:4.25	☐	☒	☐	☐	☐
13	Caister Academy Ofsted Rating: Good Pupils: 679 Distance:4.61	☐	☐	☒	☐	☐
14	Caister Infant With Nursery School Ofsted Rating: Good Pupils: 228 Distance:4.69	☐	☒	☐	☐	☐
15	Caister Junior School Ofsted Rating: Good Pupils: 327 Distance:4.69	☐	☒	☐	☐	☐
16	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:4.77	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

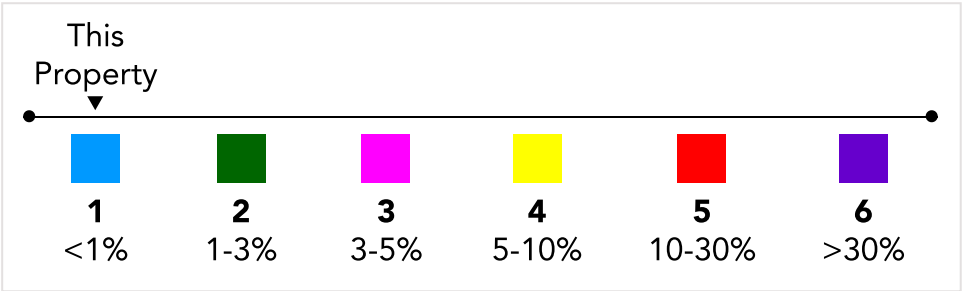
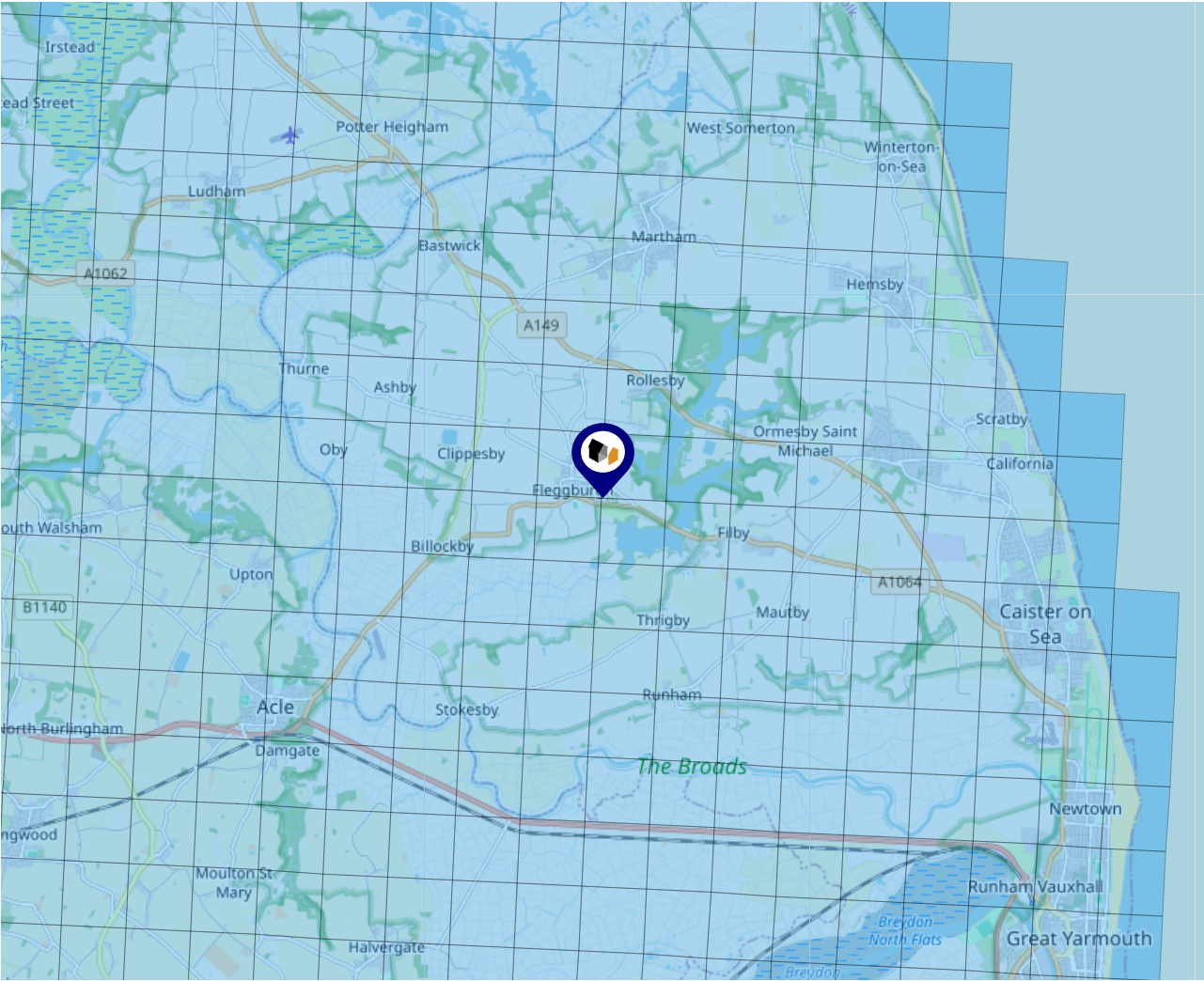


Key:

-  Power Pylons
-  Communication Masts

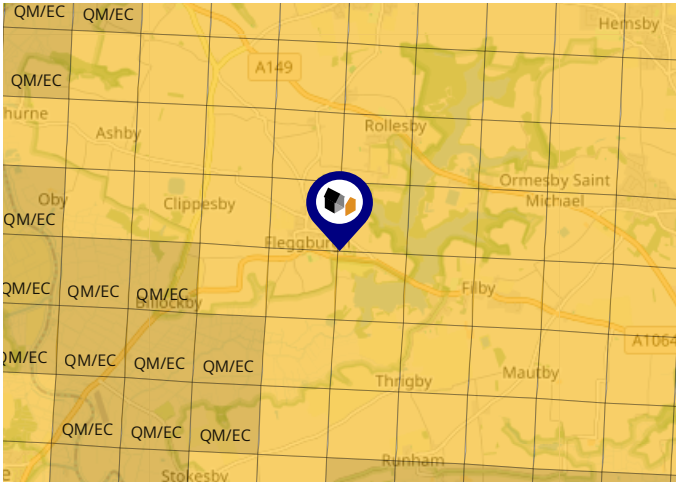
What is Radon?

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:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		

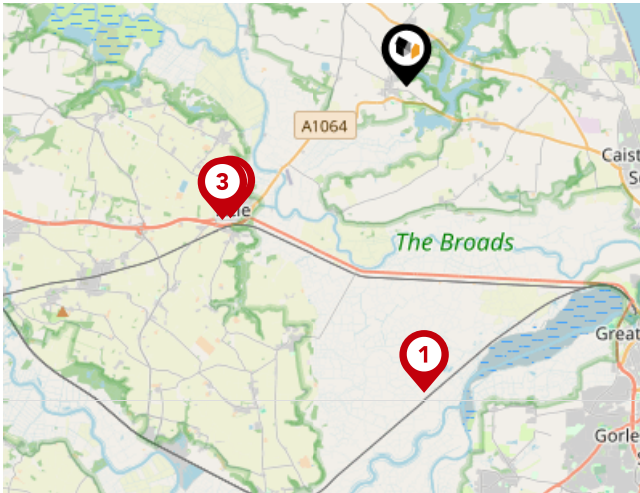


Primary Classifications (Most Common Clay Types)

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

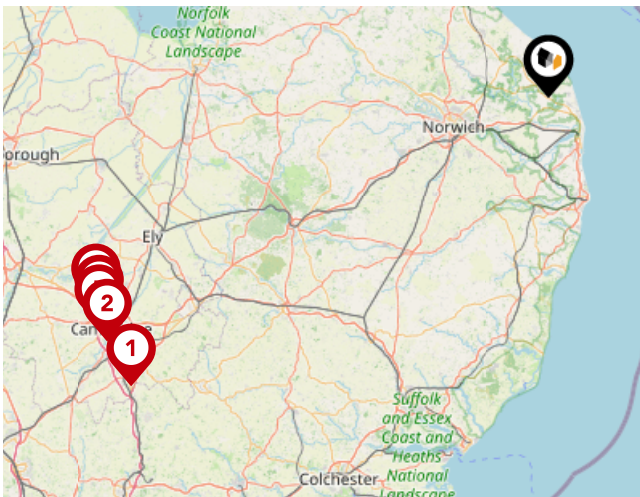
Area

Transport (National)



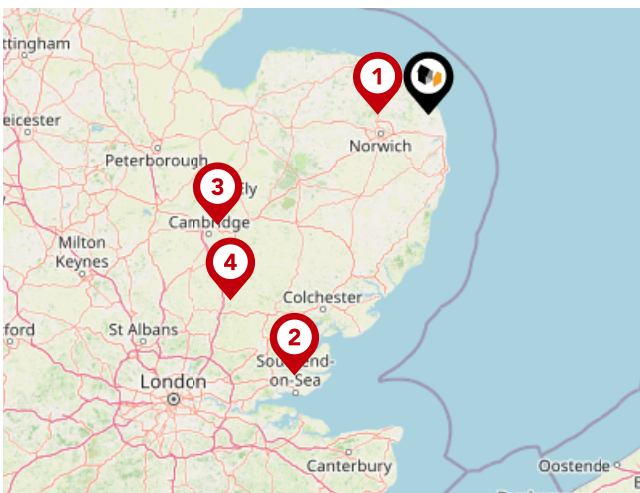
National Rail Stations

Pin	Name	Distance
1	Berney Arms Rail Station	5.5 miles
2	Acle Rail Station	3.95 miles
3	Acle Rail Station	4.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.7 miles
2	M11 J11	73.12 miles
3	M11 J13	72.4 miles
4	M11 J14	72.14 miles
5	M11 J12	73.23 miles

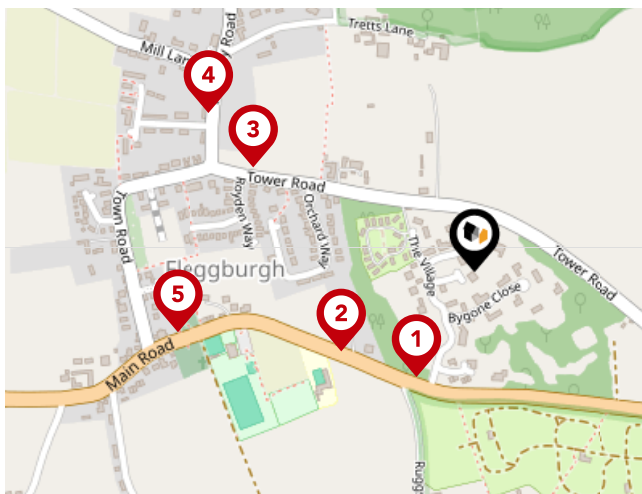


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	14.44 miles
2	Southend-on-Sea	85.55 miles
3	Cambridge	68.95 miles
4	Stansted Airport	78.89 miles

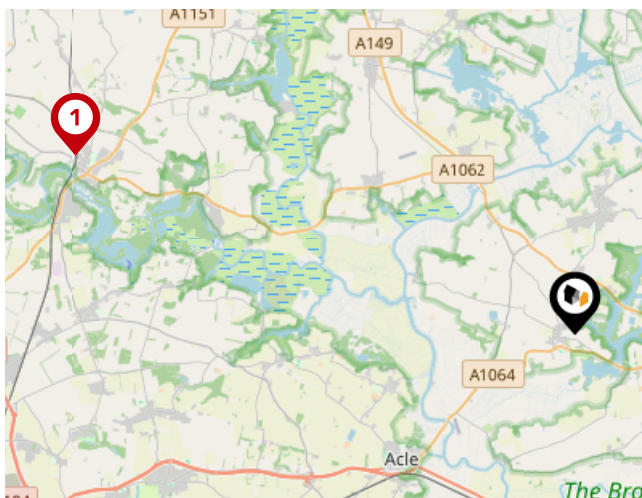
Area

Transport (Local)



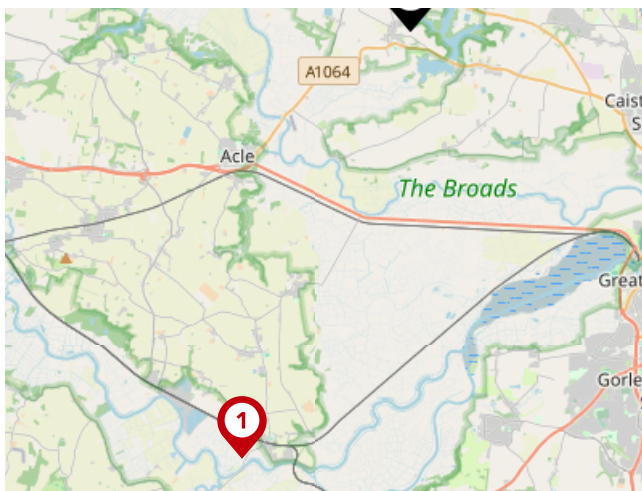
Bus Stops/Stations

Pin	Name	Distance
1	Ruggs Lane	0.14 miles
2	Ruggs Lane	0.17 miles
3	Royden Way	0.27 miles
4	St Margaret's Way	0.35 miles
5	Kings Arms	0.34 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	9.54 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	8.27 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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