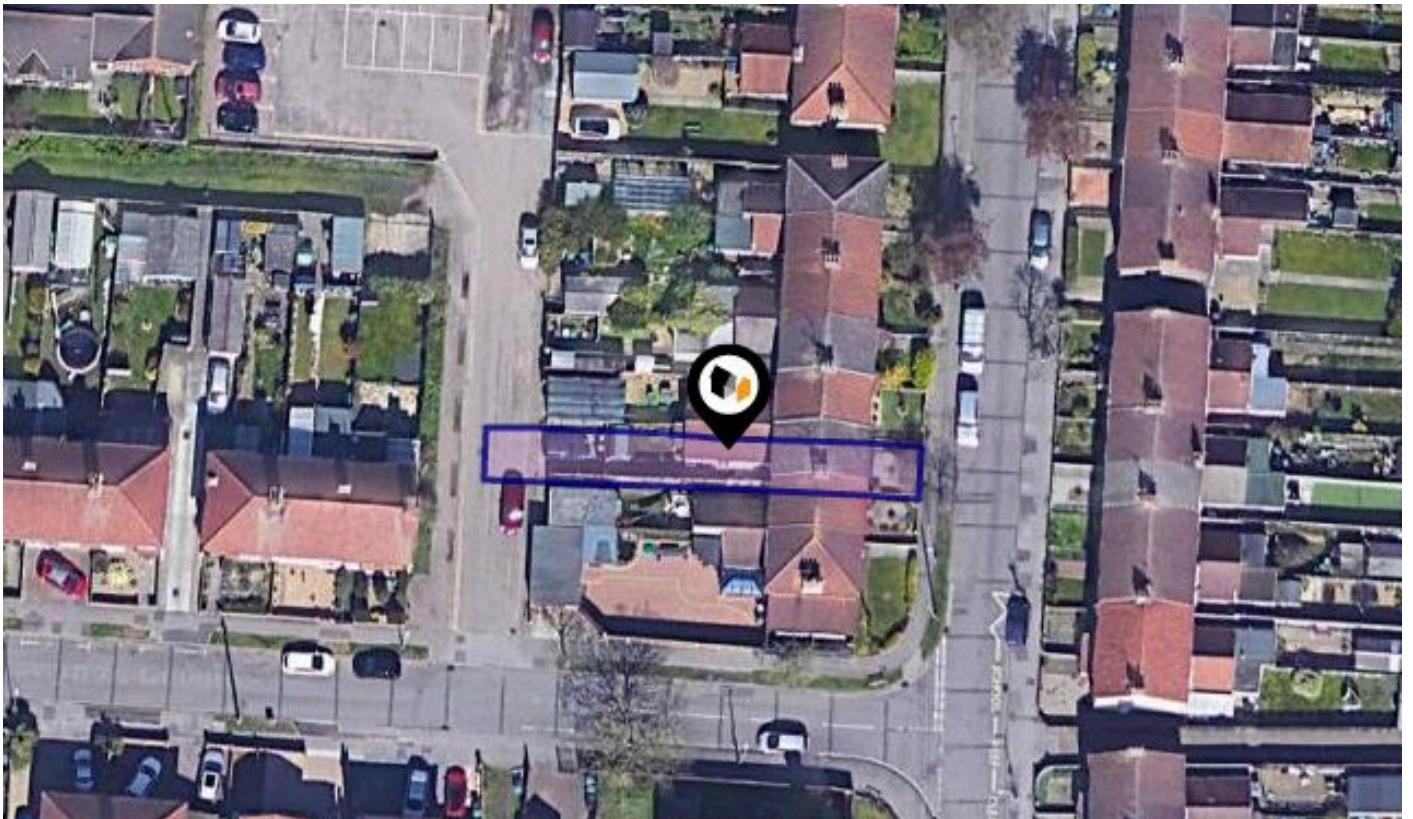




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Tuesday 28th July 2026



SOMERTON AVENUE, LOWESTOFT, NR32

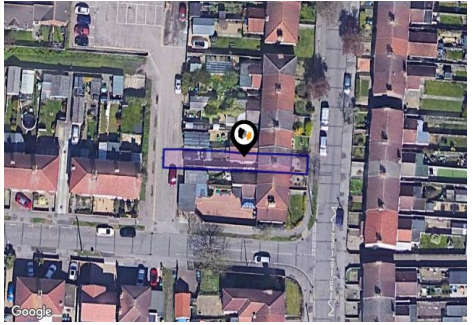
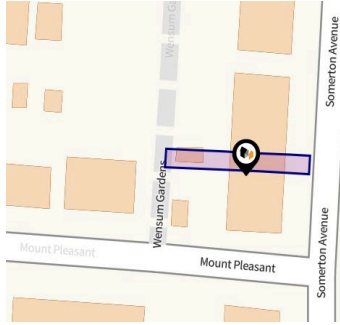
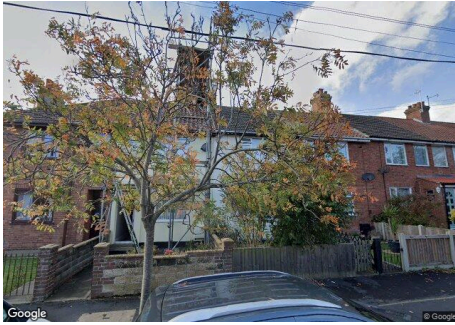
Howards

164-166 London Road North, Lowestoft, Suffolk, NR32 1HB

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced House
Bedrooms:	2
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,557
Title Number:	SK247553

Tenure: Freehold

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8
mb/s



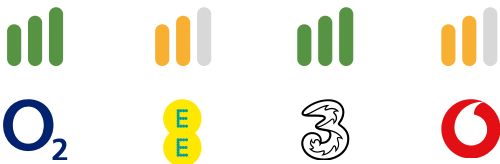
75
mb/s



10000
mb/s

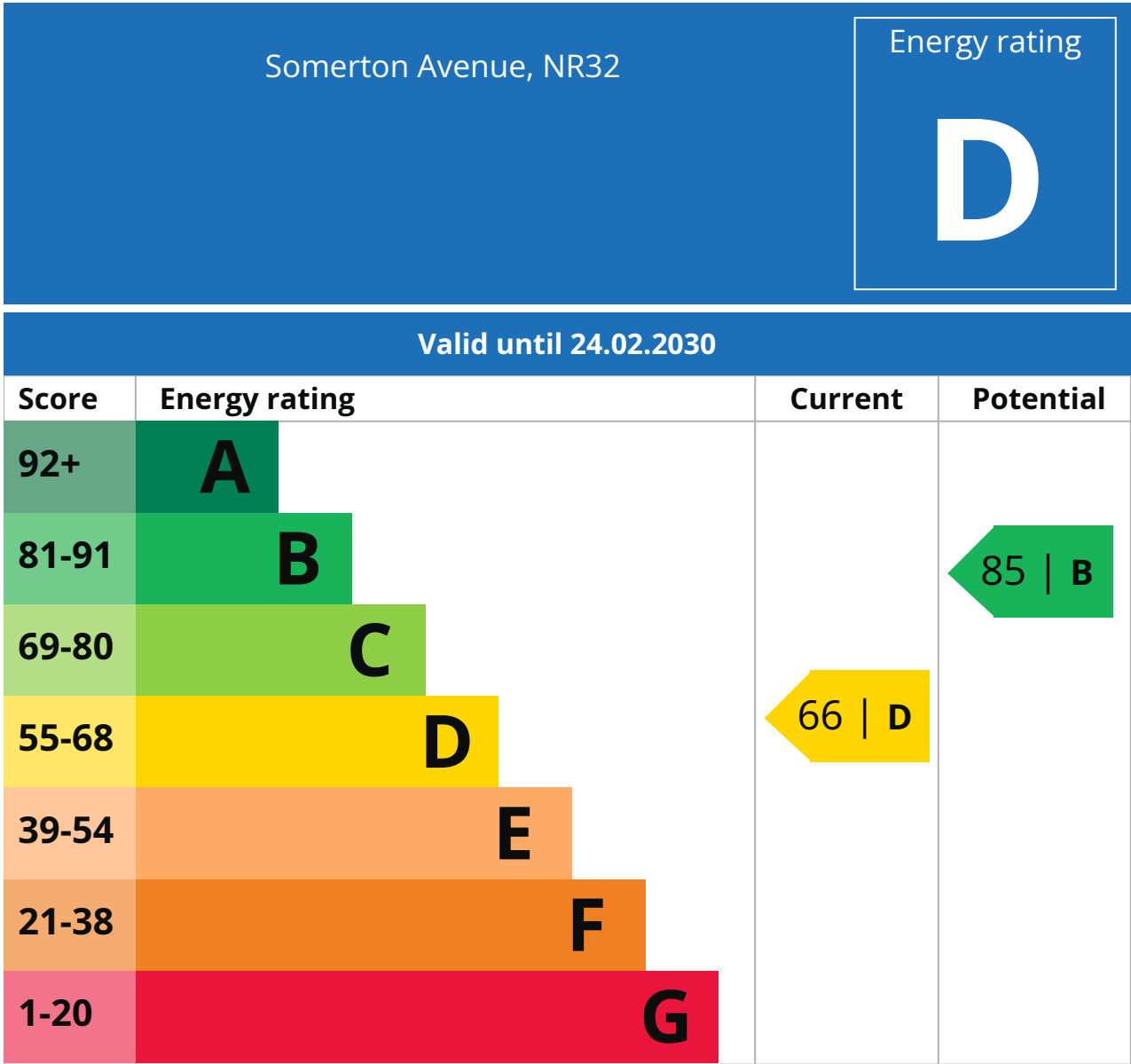


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

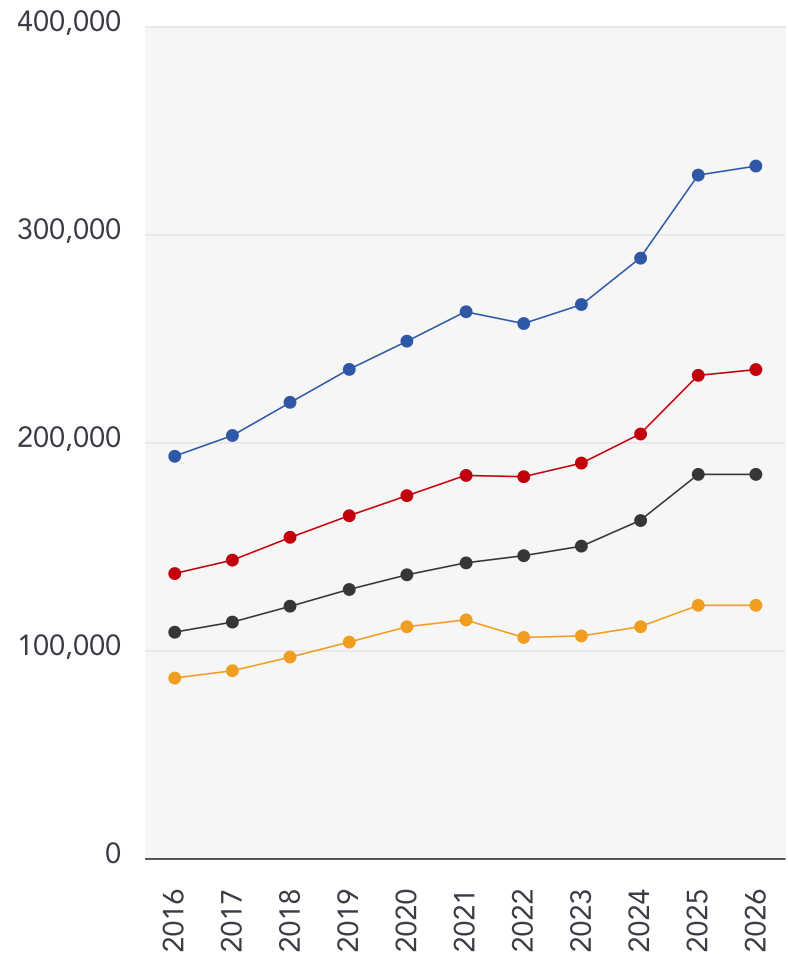




Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 m ²

10 Year History of Average House Prices by Property Type in NR32



Detached

+72.22%

Semi-Detached

+71.67%

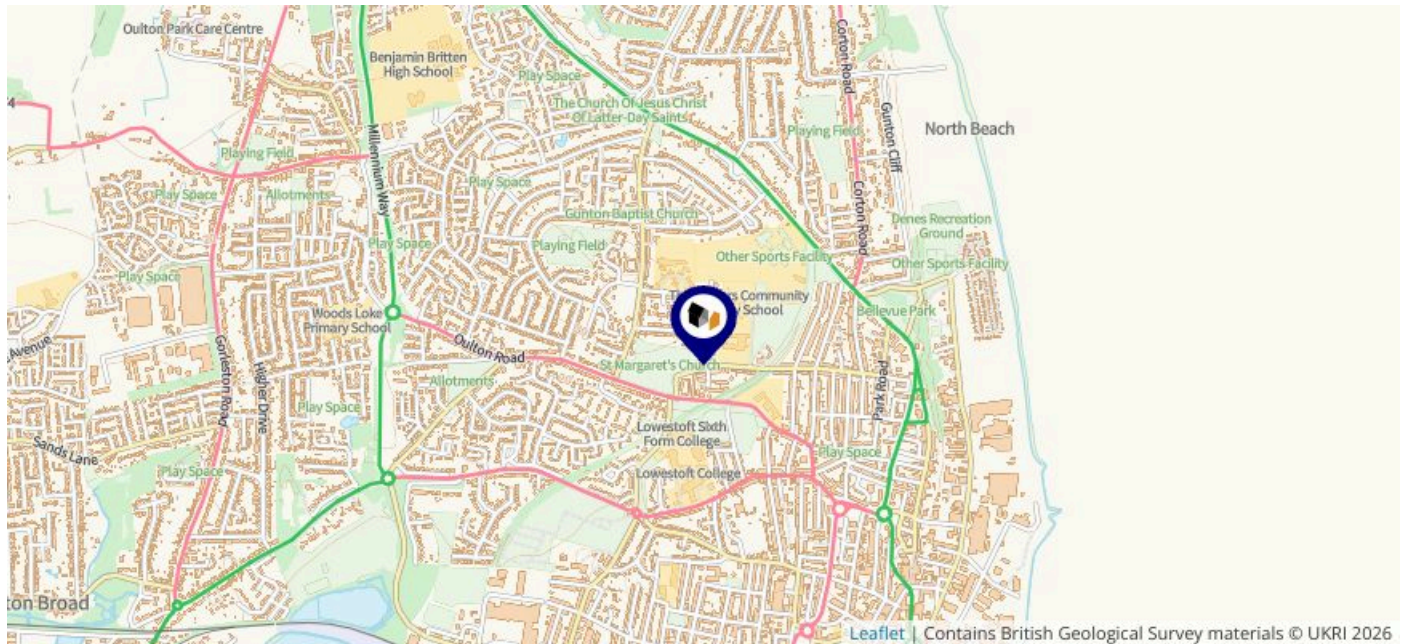
Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



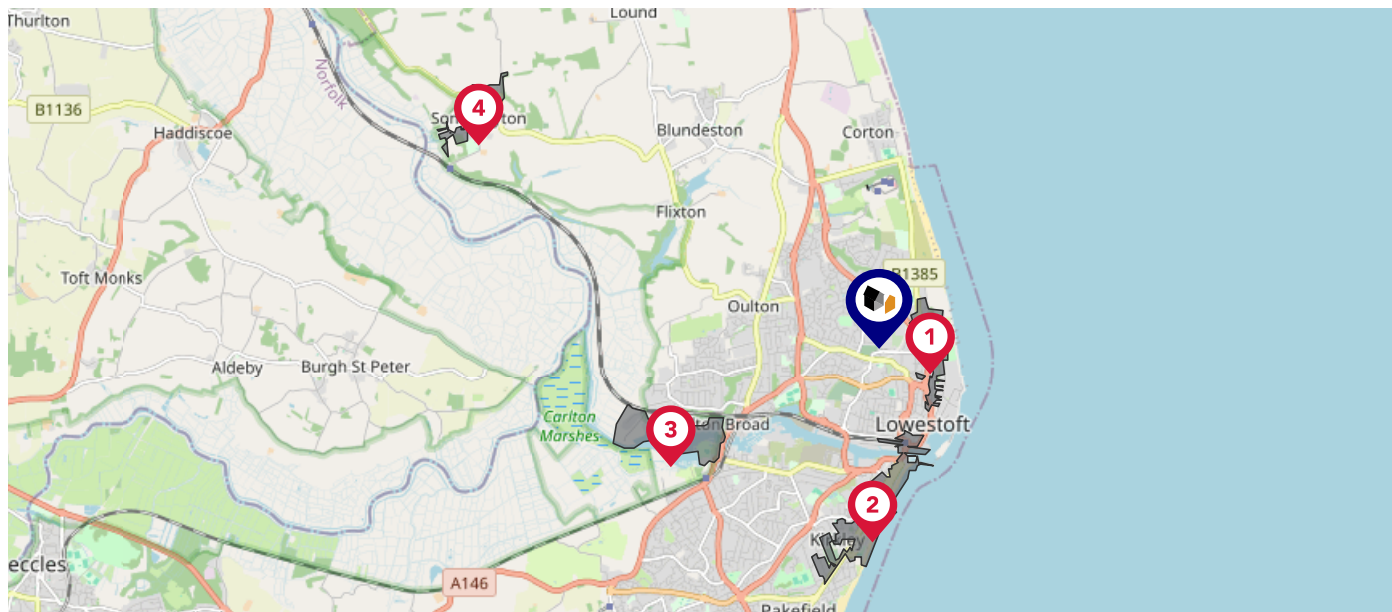
Mine Entry

- ✕ 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



North Lowestoft



South Lowestoft and Kirkley

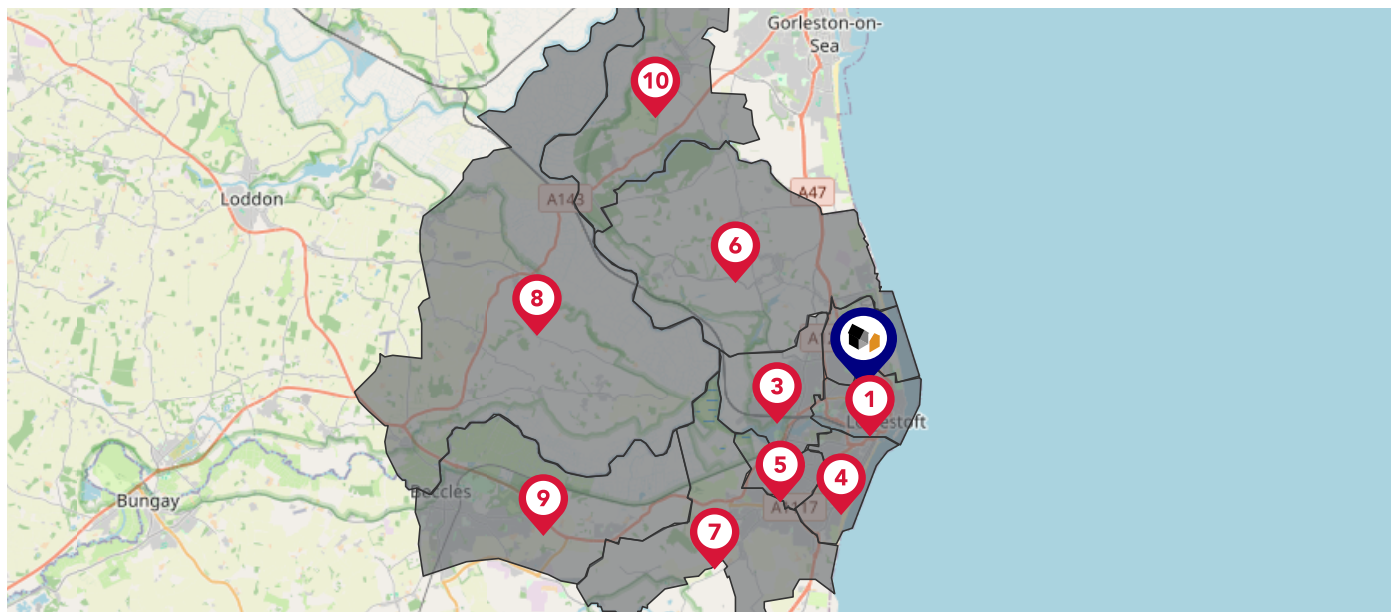


Oulton Broad



Somerleyton

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



Harbour & Normanston Ward



Gunton & St. Margarets Ward



Oulton Broad Ward



Kirkley & Pakefield Ward



Carlton & Whitton Ward



Lothingland Ward



Carlton Colville Ward



Thurlton Ward



Beccles & Worlingham Ward

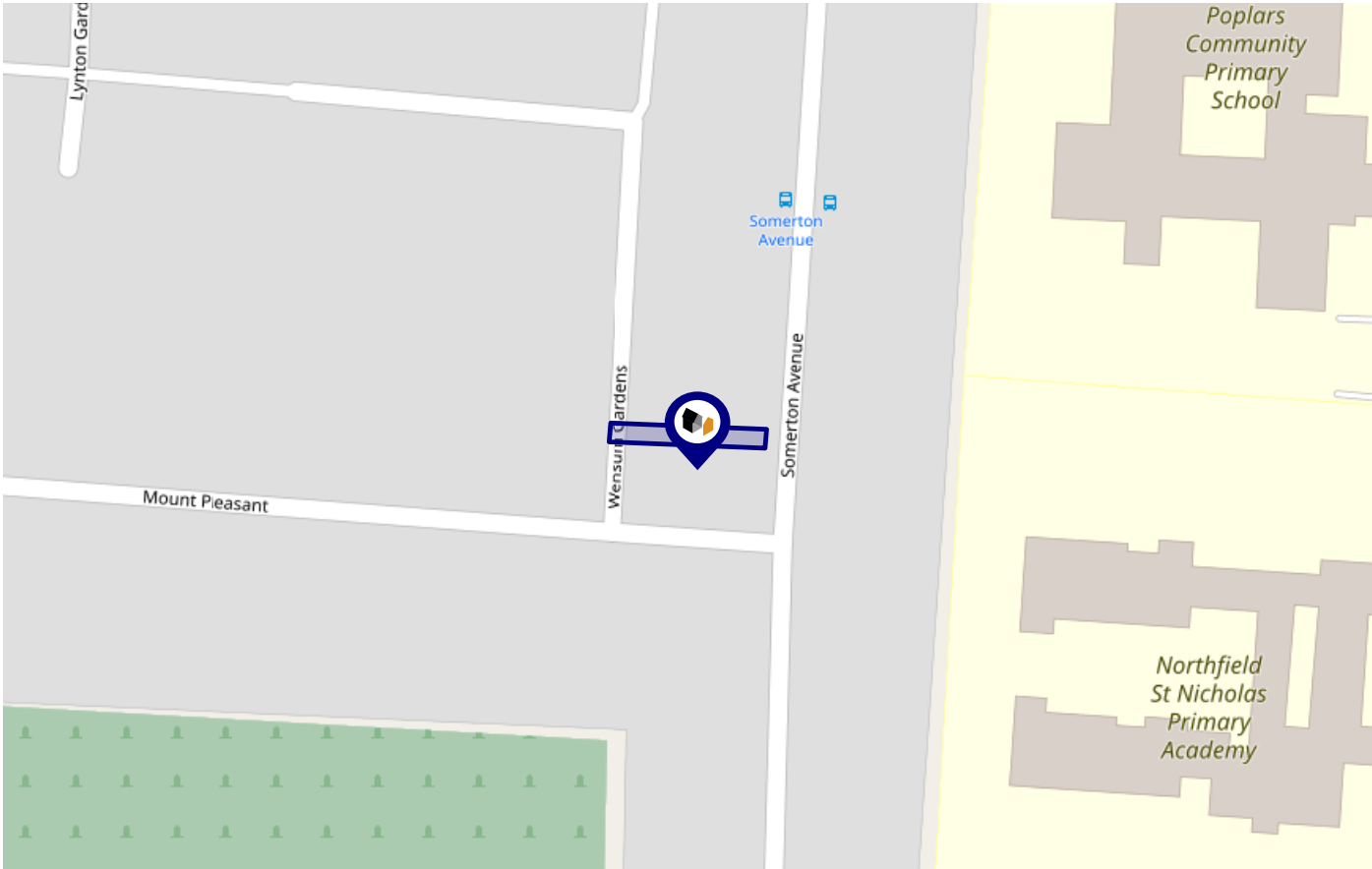


Lothingland Ward

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.

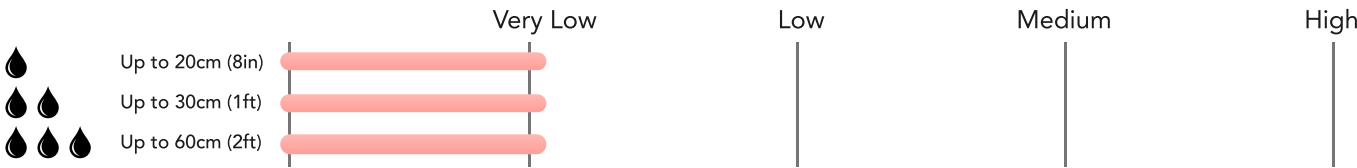


Risk Rating: Very low

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.

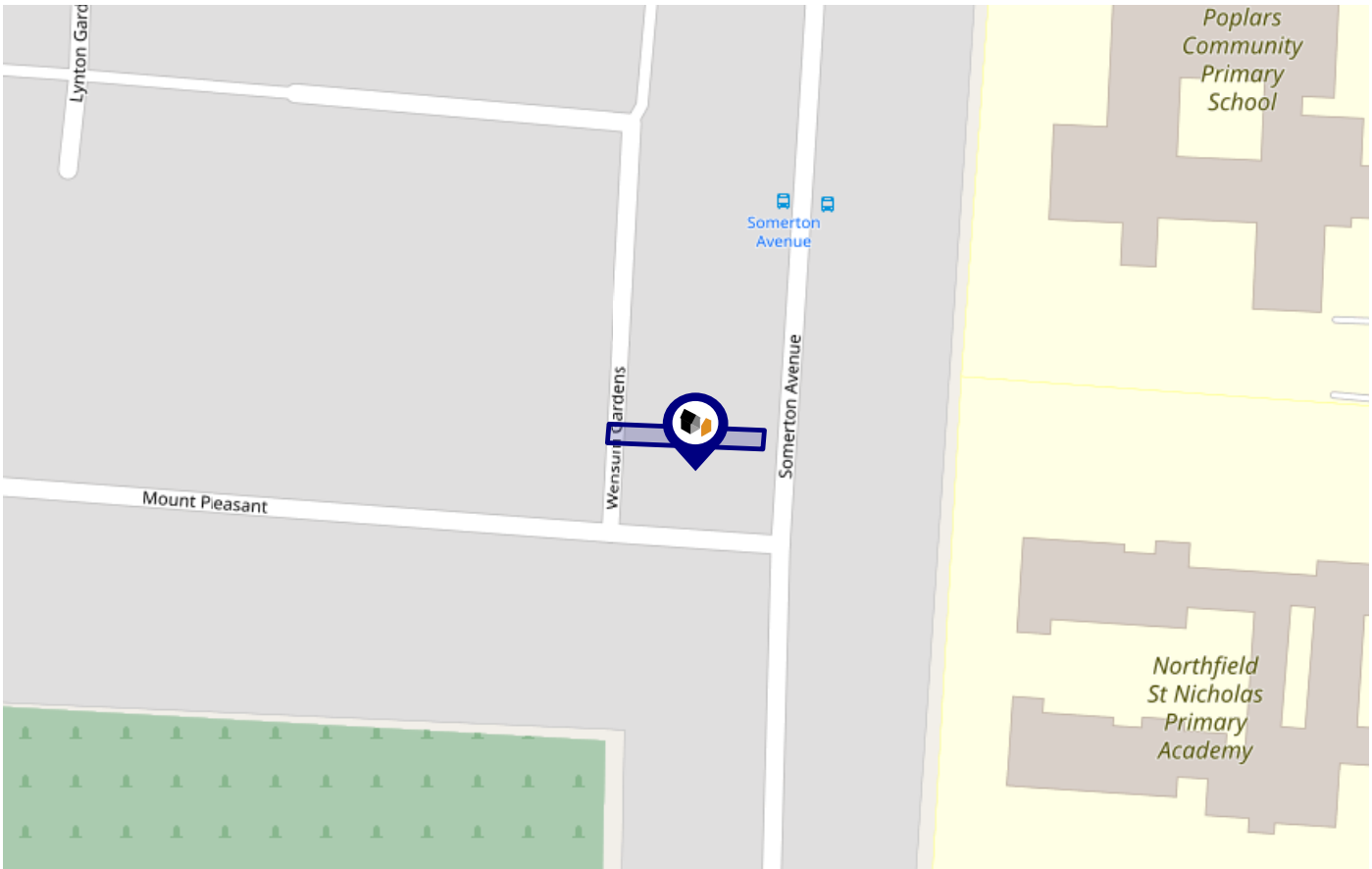
Chance of flooding to the following depths at this property:



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.

- 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.

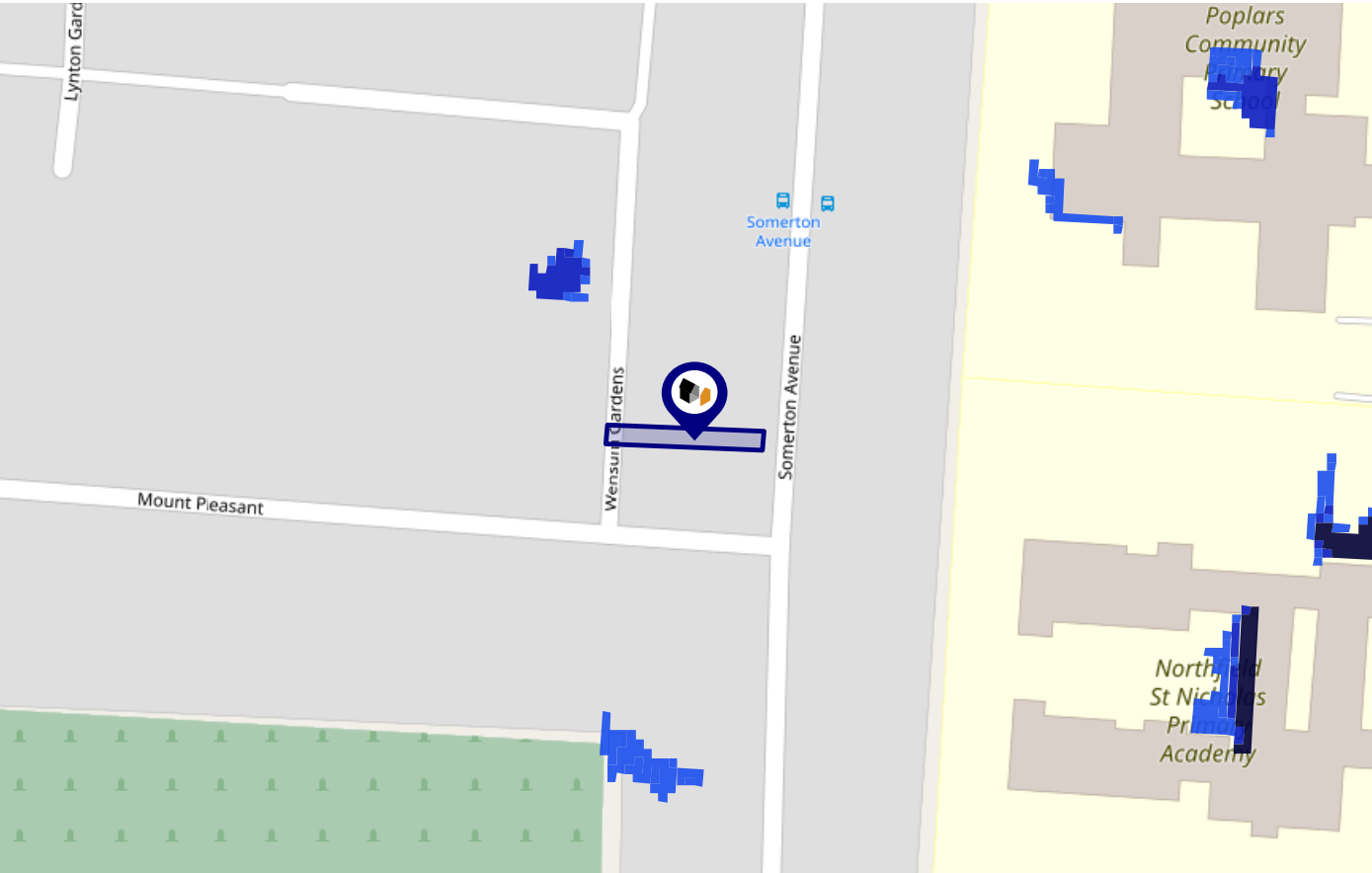
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

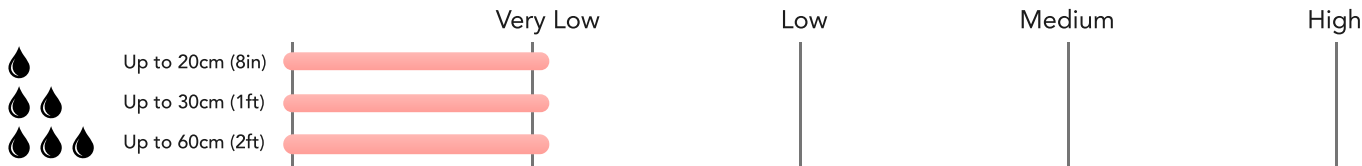


Risk Rating: Very low

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.

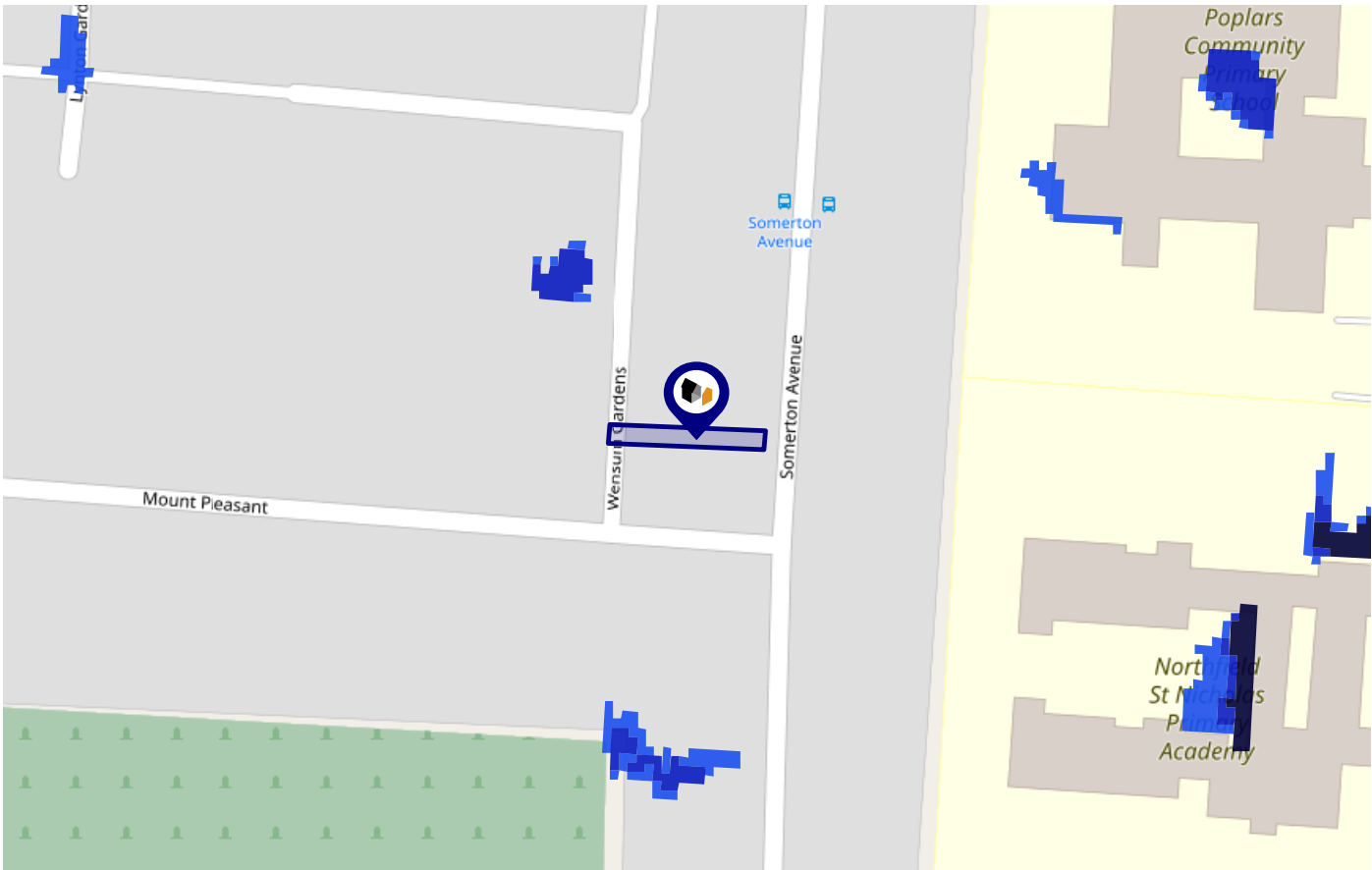
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

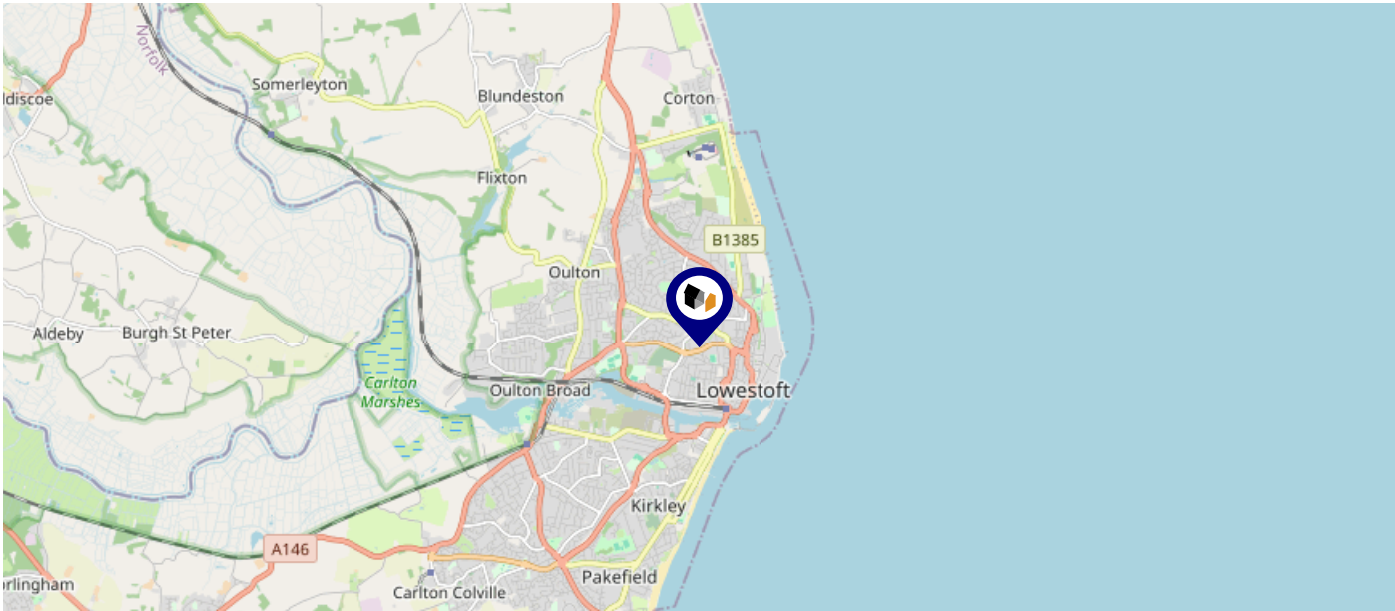
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



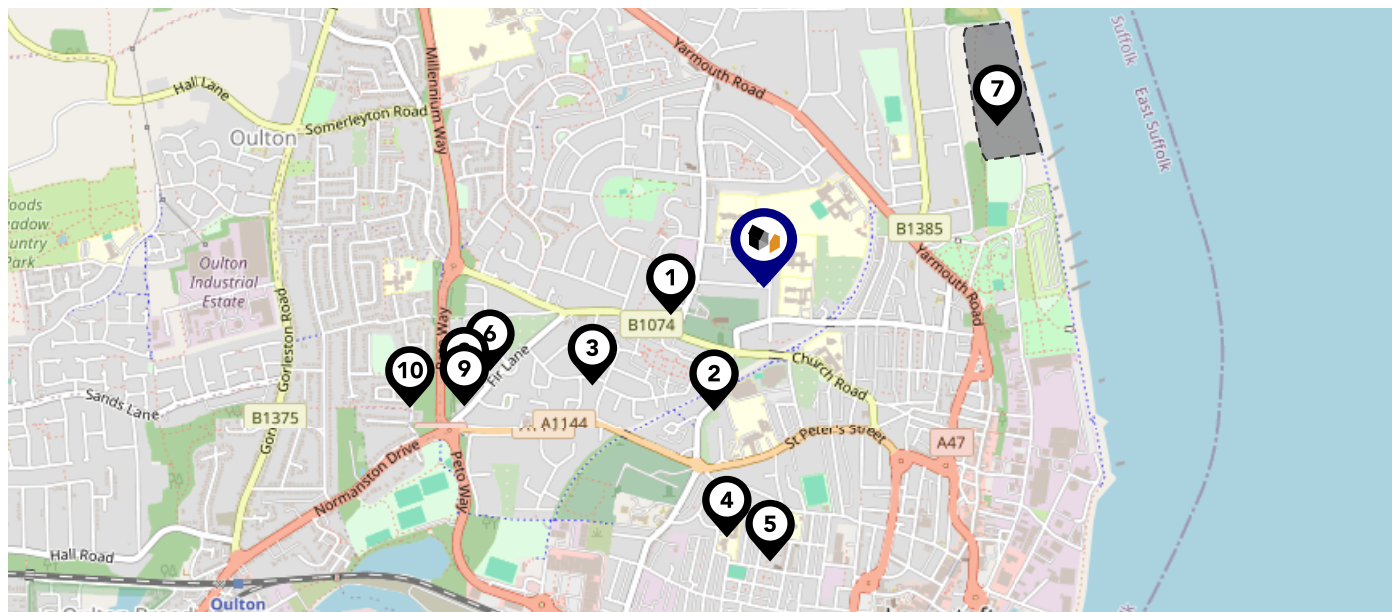
This map displays nearby areas that have been designated as Green Belt...



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.



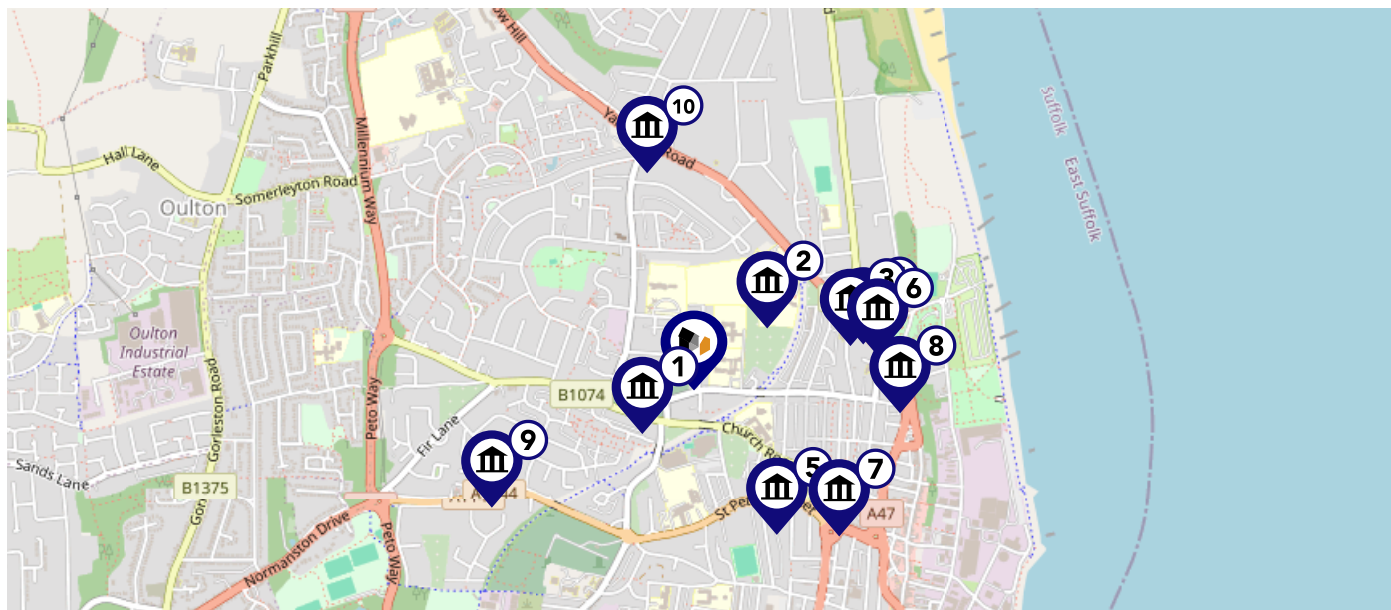
Nearby Landfill Sites

1	Haven Avenue-Lowestoft, Suffolk	Historic Landfill ☐
2	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill ☐
3	June Avenue-Lowestoft, Suffolk	Historic Landfill ☐
4	Love Road-Lowestoft, Suffolk	Historic Landfill ☐
5	Roman Hill-Lowestoft	Historic Landfill ☐
6	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill ☐
7	North Denes-Blackborough End, Lowestoft, Suffolk	Historic Landfill ☐
8	Fir Lane-Lowestoft, Suffolk	Historic Landfill ☐
9	Fir Lane-Lowestoft, Suffolk	Historic Landfill ☐
10	Slaters Pond-Normanston Drive	Historic Landfill ☐

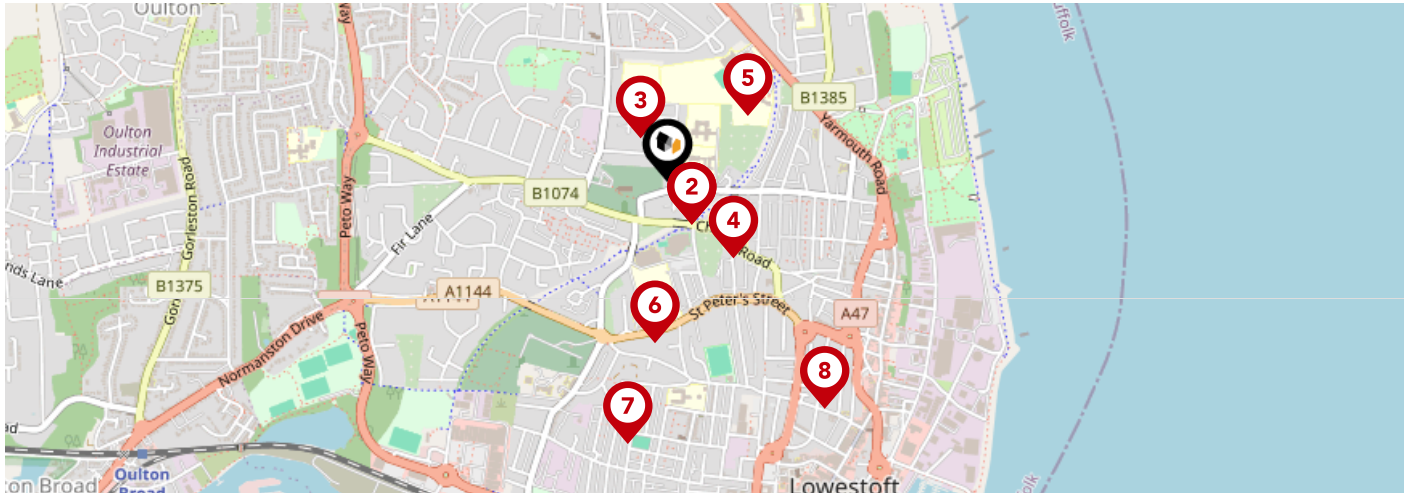
Maps

Listed Buildings

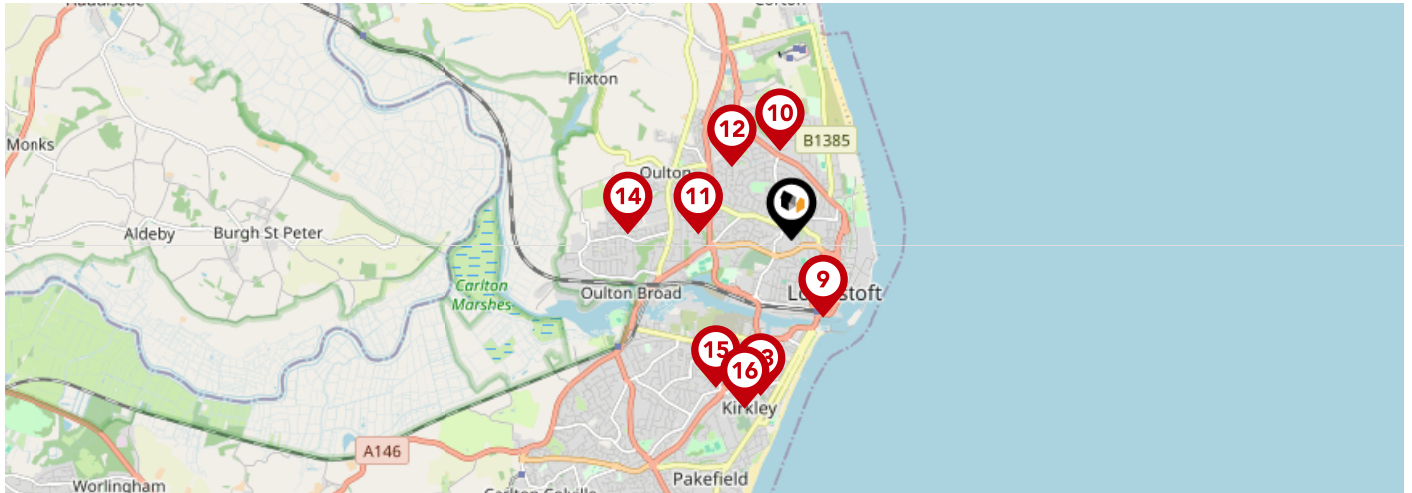
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1292943 - Church Of St Margaret	Grade I	0.1 miles
	1207050 - Denes High School	Grade II	0.2 miles
	1292510 - Wedgewood Court	Grade II	0.4 miles
	1207039 - Park Mansions	Grade II	0.4 miles
	1209891 - Curing House North Of Number 174	Grade II	0.4 miles
	1292404 - Jubilee Bridge	Grade II	0.4 miles
	1279936 - Crown Street Hall	Grade II	0.5 miles
	1209999 - High Lighthouse Including North Cottage And South Cottage	Grade II	0.5 miles
	1207021 - The Beeches	Grade II	0.5 miles
	1209929 - Kingsmead	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Poplars Community Primary School Ofsted Rating: Requires improvement Pupils: 312 Distance:0.11	☐	☒	☐	☐	☐
2	Northfield St Nicholas Primary Academy Ofsted Rating: Good Pupils: 365 Distance:0.11	☐	☒	☐	☐	☐
3	The Ashley School Ofsted Rating: Outstanding Pupils: 167 Distance:0.11	☐	☐	☒	☐	☐
4	St Margaret's Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.23	☐	☒	☐	☐	☐
5	Ormiston Denes Academy Ofsted Rating: Requires improvement Pupils: 767 Distance:0.23	☐	☐	☒	☐	☐
6	East Coast College Ofsted Rating: Good Pupils:0 Distance:0.37	☐	☐	☒	☐	☐
7	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:0.6	☐	☒	☐	☐	☐
8	Learning Support, Northern Area Education Office Ofsted Rating: Not Rated Pupils:0 Distance:0.62	☐	☐	☒	☐	☐

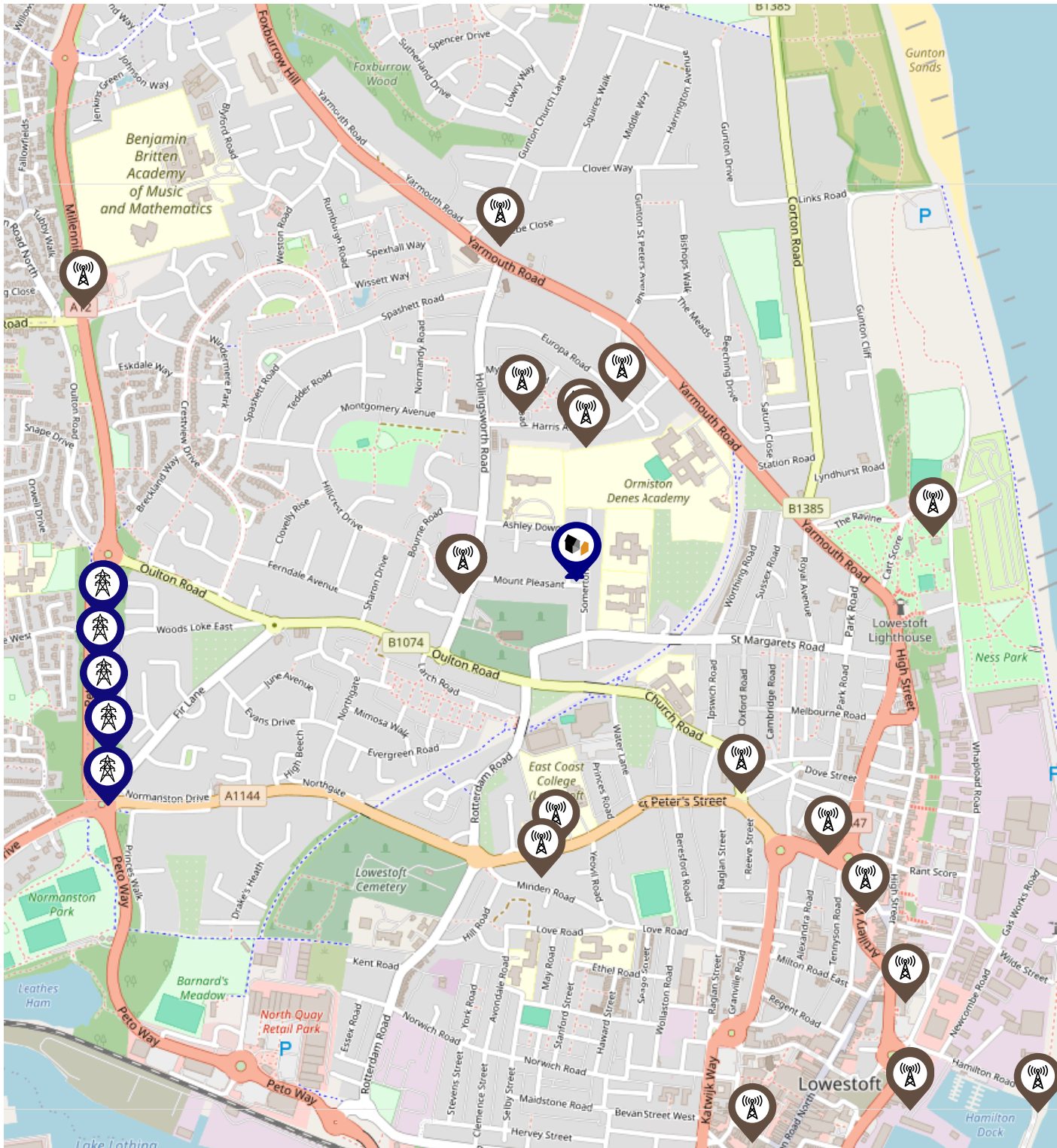


		Nursery	Primary	Secondary	College	Private
9	Ness Point School Ofsted Rating: Good Pupils: 19 Distance:0.76	☐	☐	☒	☐	☐
10	Gunton Primary Academy Ofsted Rating: Good Pupils: 324 Distance:0.81	☐	☒	☐	☐	☐
11	Woods Loke Primary School Ofsted Rating: Outstanding Pupils: 483 Distance:0.83	☐	☒	☐	☐	☐
12	Benjamin Britten Academy of Music and Mathematics Ofsted Rating: Good Pupils: 1259 Distance:0.85	☐	☐	☒	☐	☐
13	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:1.43	☐	☒	☐	☐	☐
14	The Limes Primary Academy Ofsted Rating: Good Pupils: 323 Distance:1.47	☐	☒	☐	☐	☐
15	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:1.5	☐	☐	☒	☐	☐
16	Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:1.58	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

HOWARDS
Estate Agents since 1926

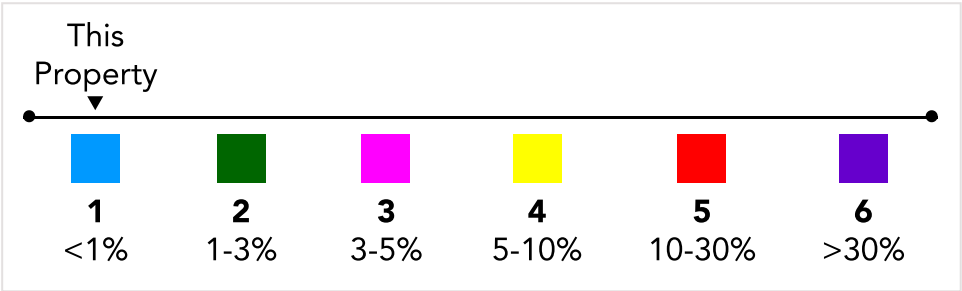
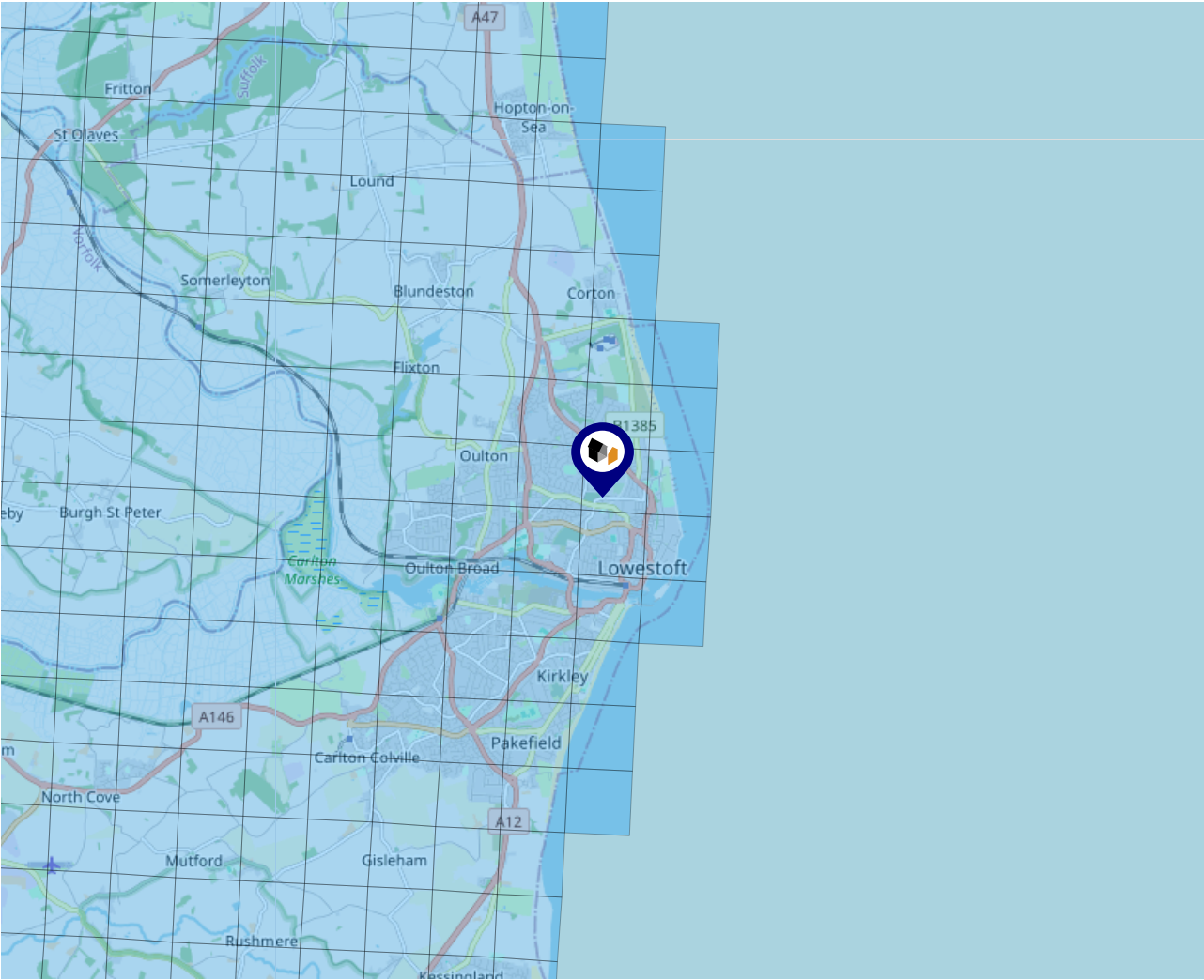


Key:

-  Power Pylons
-  Communication Masts

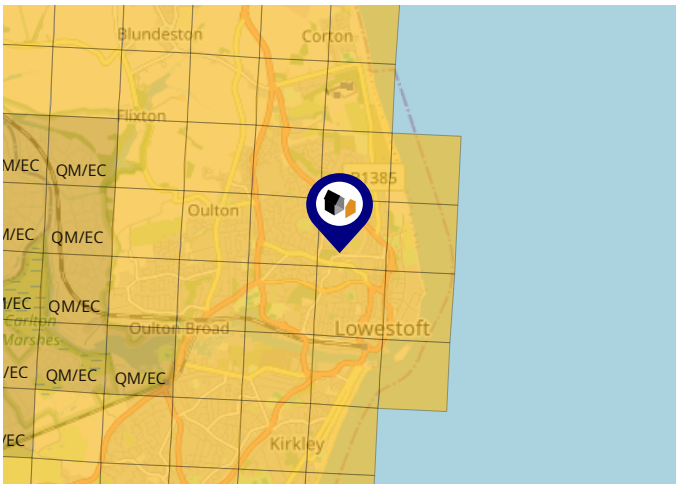
What is Radon?

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/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO 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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

HOWARDS

Estate Agents since 1926

Howards

164-166 London Road North, Lowestoft,
Suffolk, NR32 1HB

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk

