

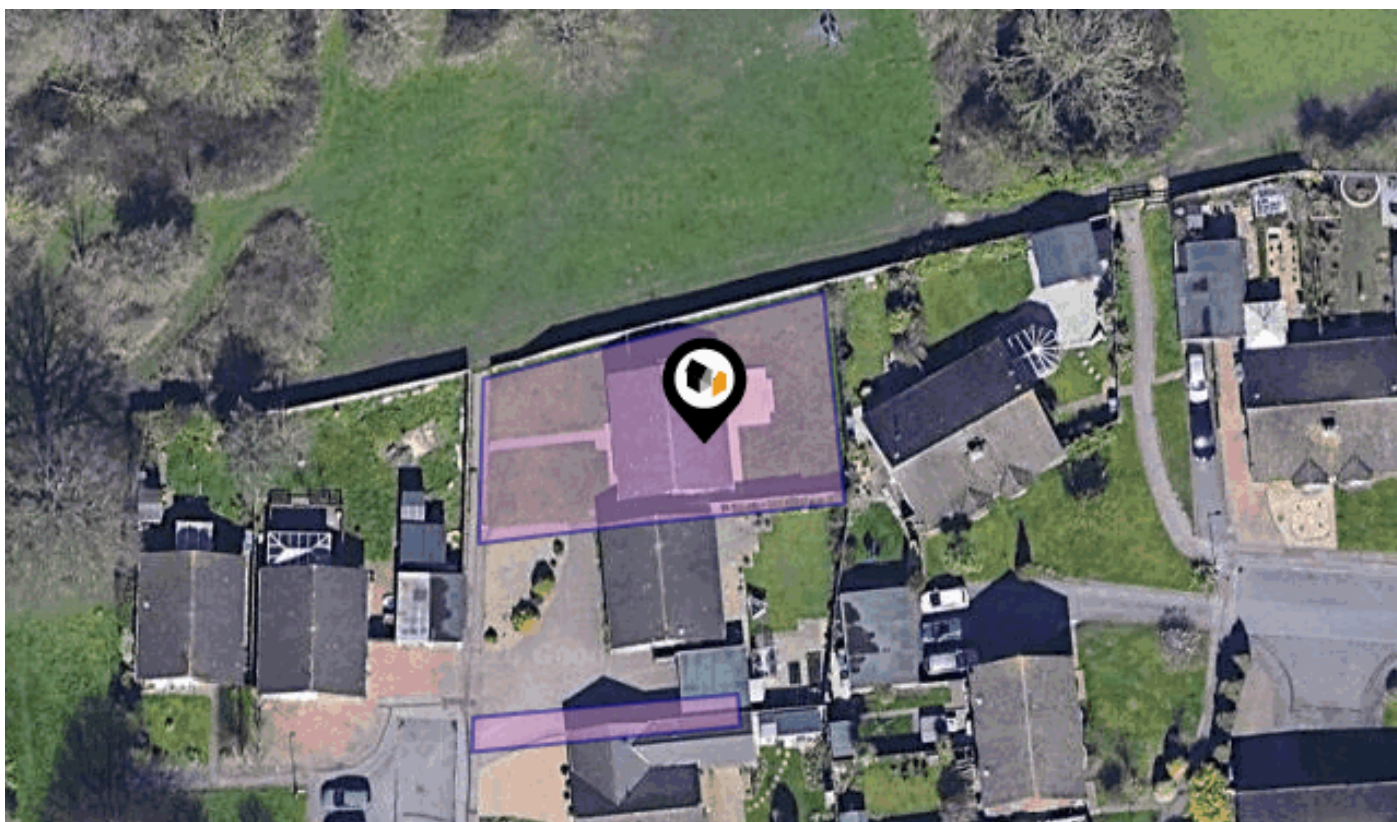


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Wednesday 03rd June 2026**



**COTMAN CLOSE, LOWESTOFT, NR32**

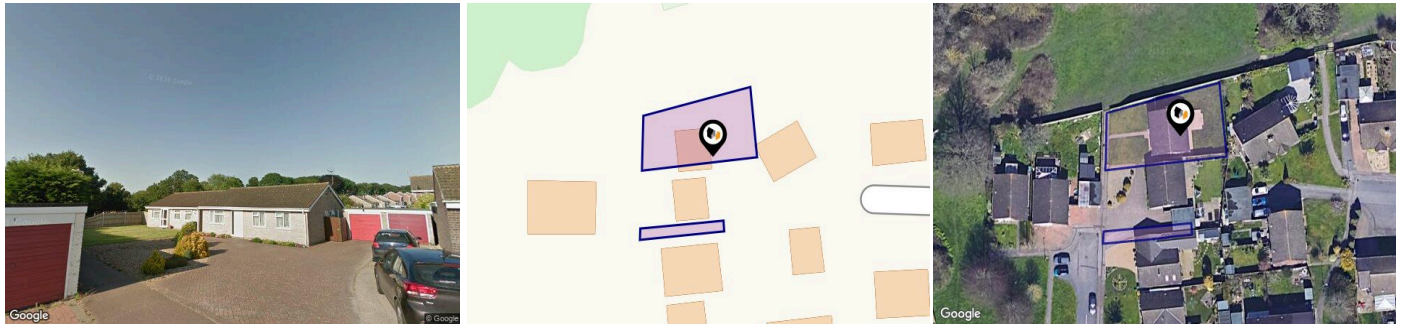
### Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



## Property

<b>Type:</b>	Detached House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,075		
<b>Title Number:</b>	SK36175		

## Local Area

<b>Local Authority:</b>	Suffolk	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)	
<b>Conservation Area:</b>	No	<b>28</b> mb/s	<b>5500</b> mb/s
<b>Flood Risk:</b>			
● Rivers & Seas	Very low		
● Surface Water	Very low		

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



**Satellite/Fibre TV Availability:**



## COTMAN CLOSE, LOWESTOFT, NR32

### GROUND FLOOR



FOR GUIDANCE / ILLUSTRATION ONLY

While every attempt has been made to ensure the accuracy of the floorplan 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 availability or efficiency can be given.  
Made with MyMapa ©2024

NR32

Energy rating

# C

Valid until 17.07.2035

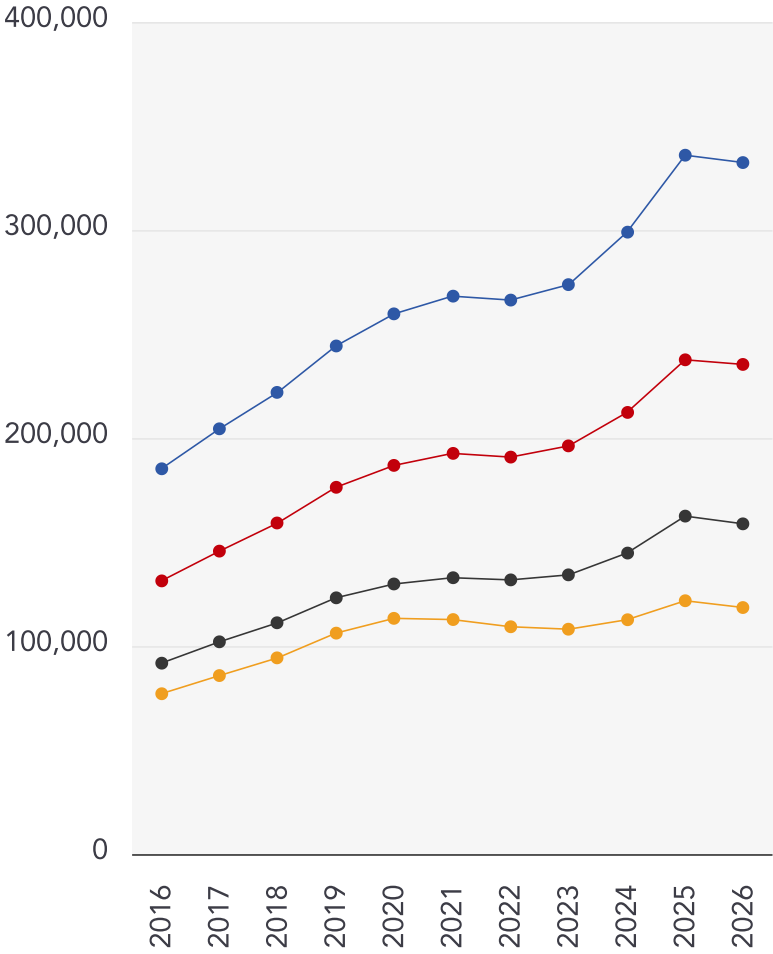
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

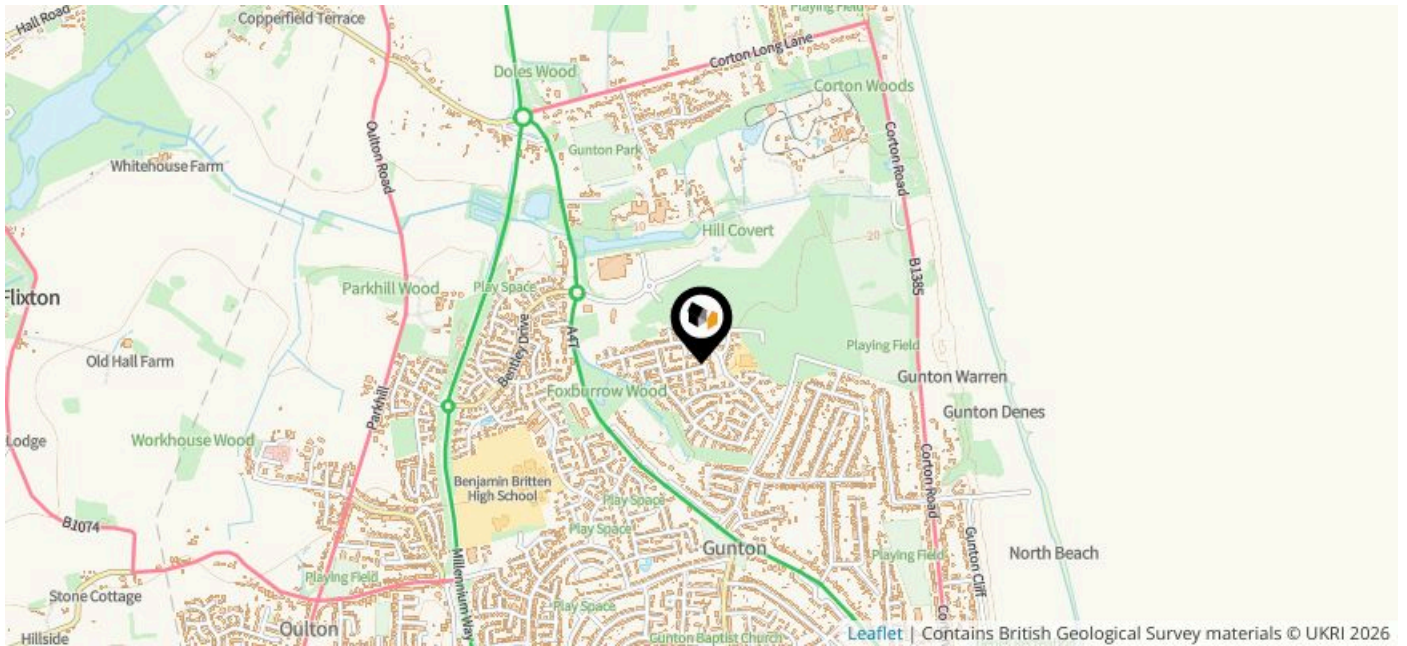
Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



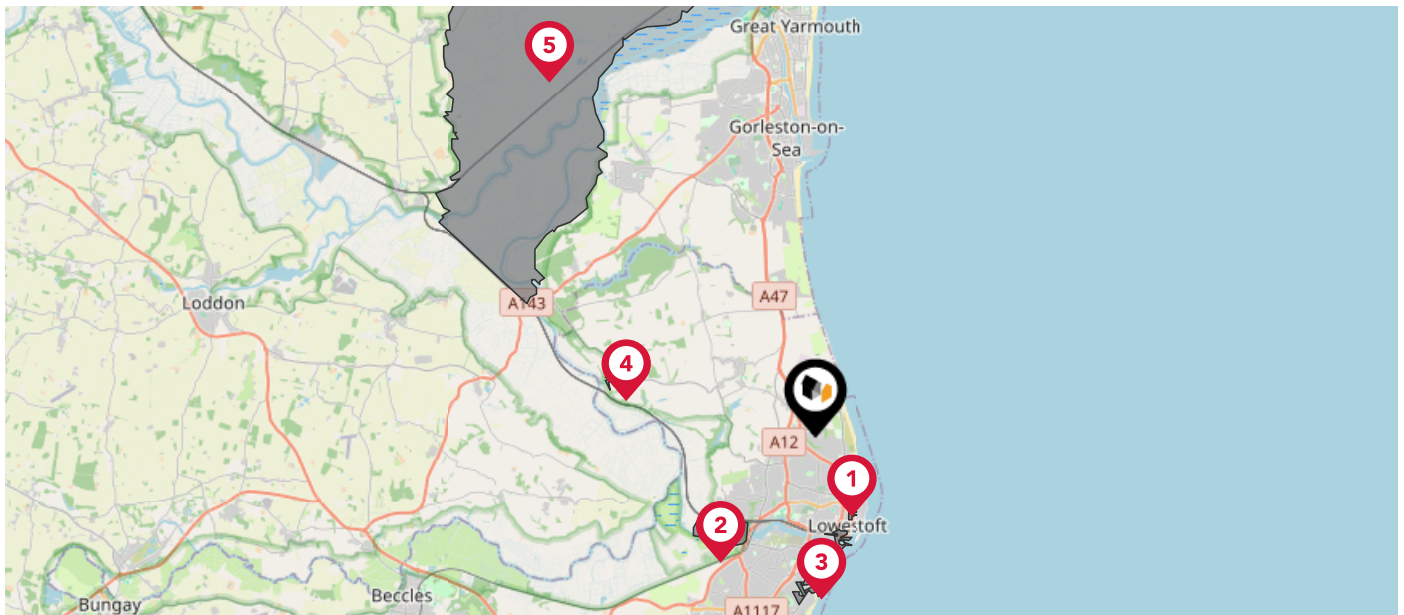
### Mine Entry

- ✕ 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



North Lowestoft



Oulton Broad



South Lowestoft and Kirkley

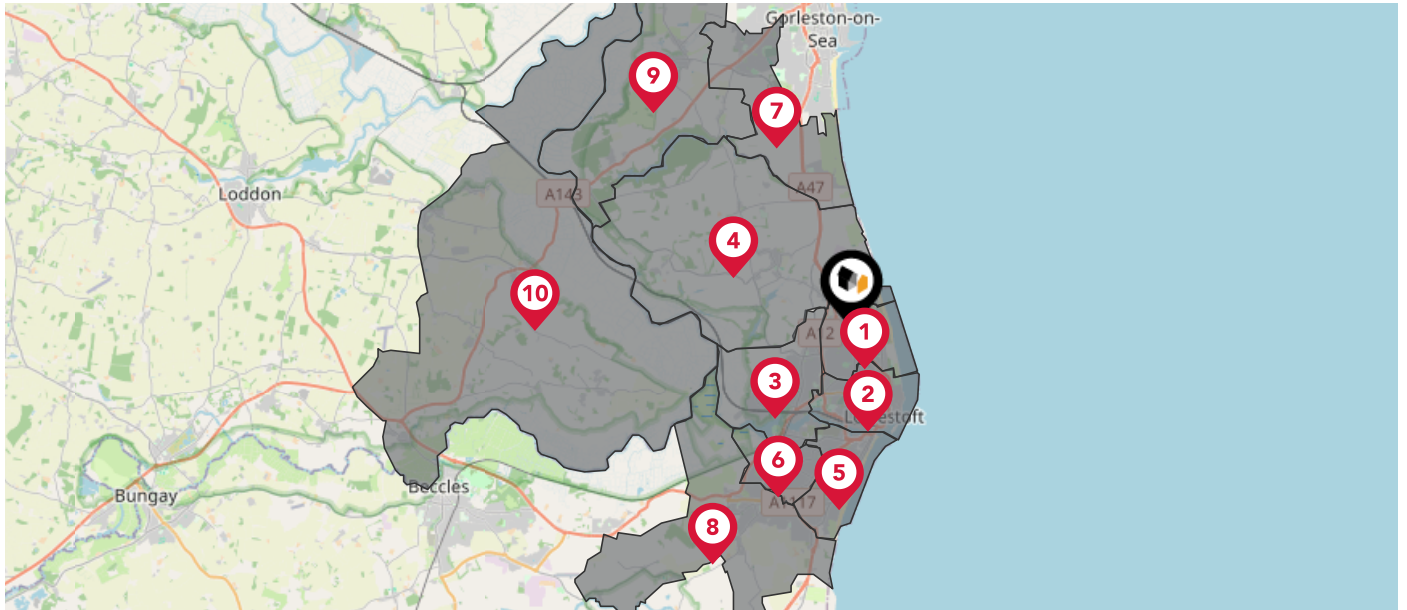


Somerleyton













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



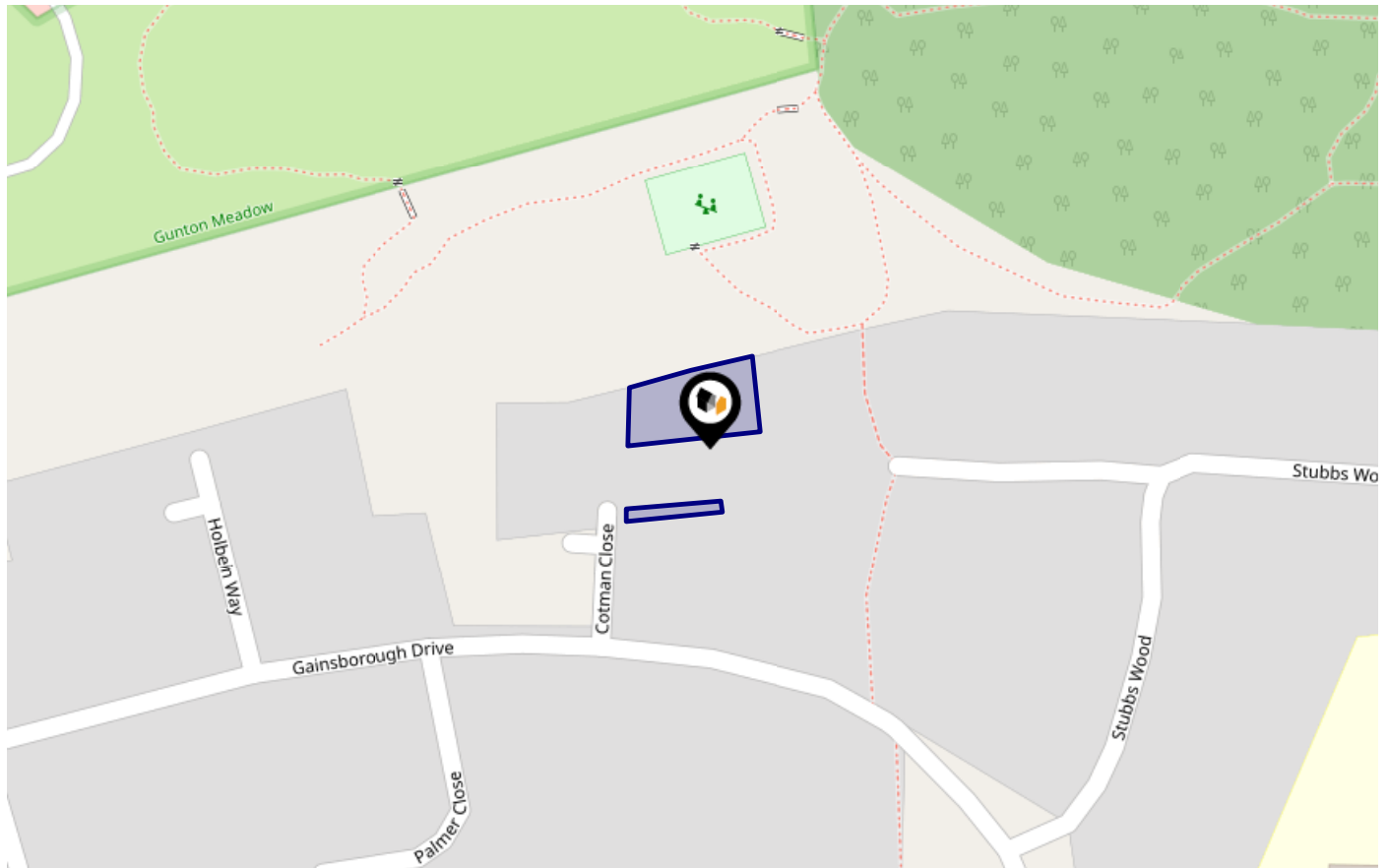
### Nearby Council Wards

-  Gunton & St. Margarets Ward
-  Harbour & Normanston Ward
-  Oulton Broad Ward
-  Lothingland Ward
-  Kirkley & Pakefield Ward
-  Carlton & Whitton Ward
-  Bradwell South and Hopton Ward
-  Carlton Colville Ward
-  Lothingland Ward
-  Thurlton 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.

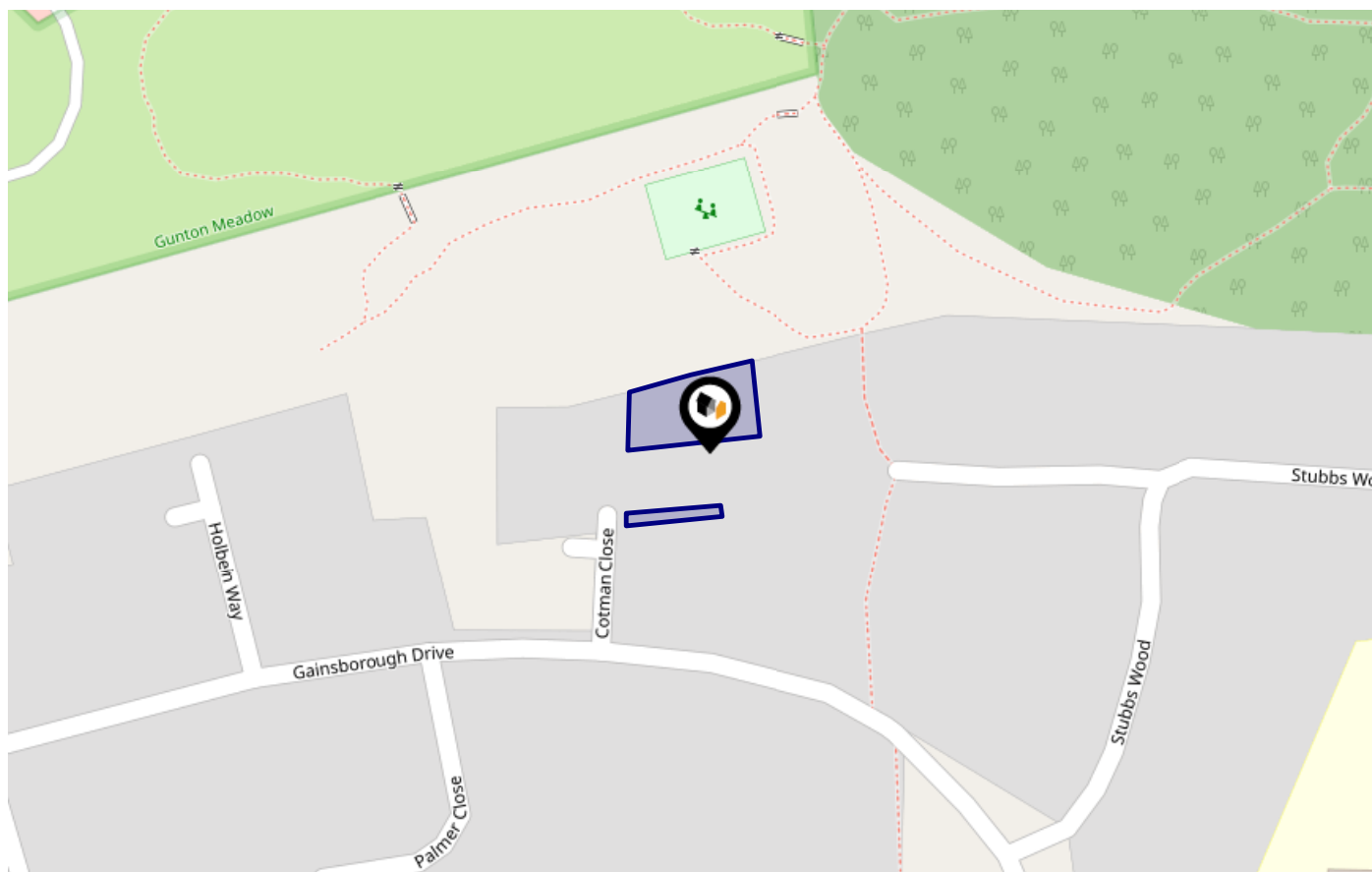
Chance of flooding to the following depths at this property:



# 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.

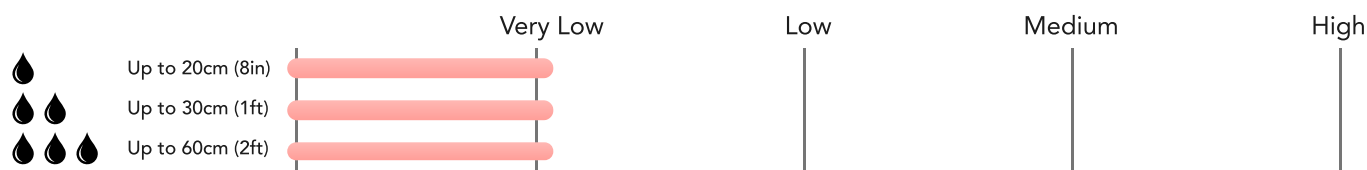


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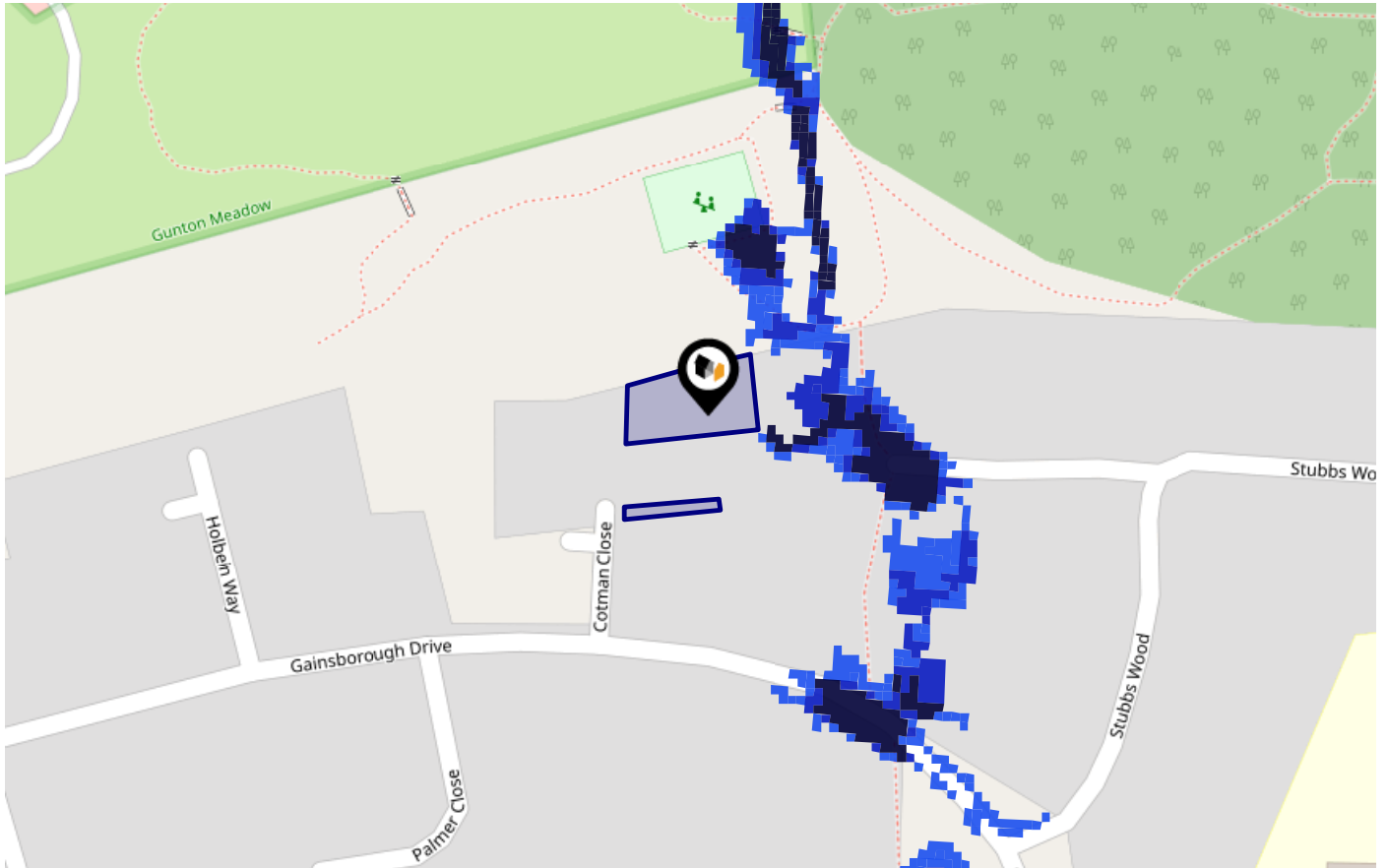
Chance of flooding to the following depths at this property:



# 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.

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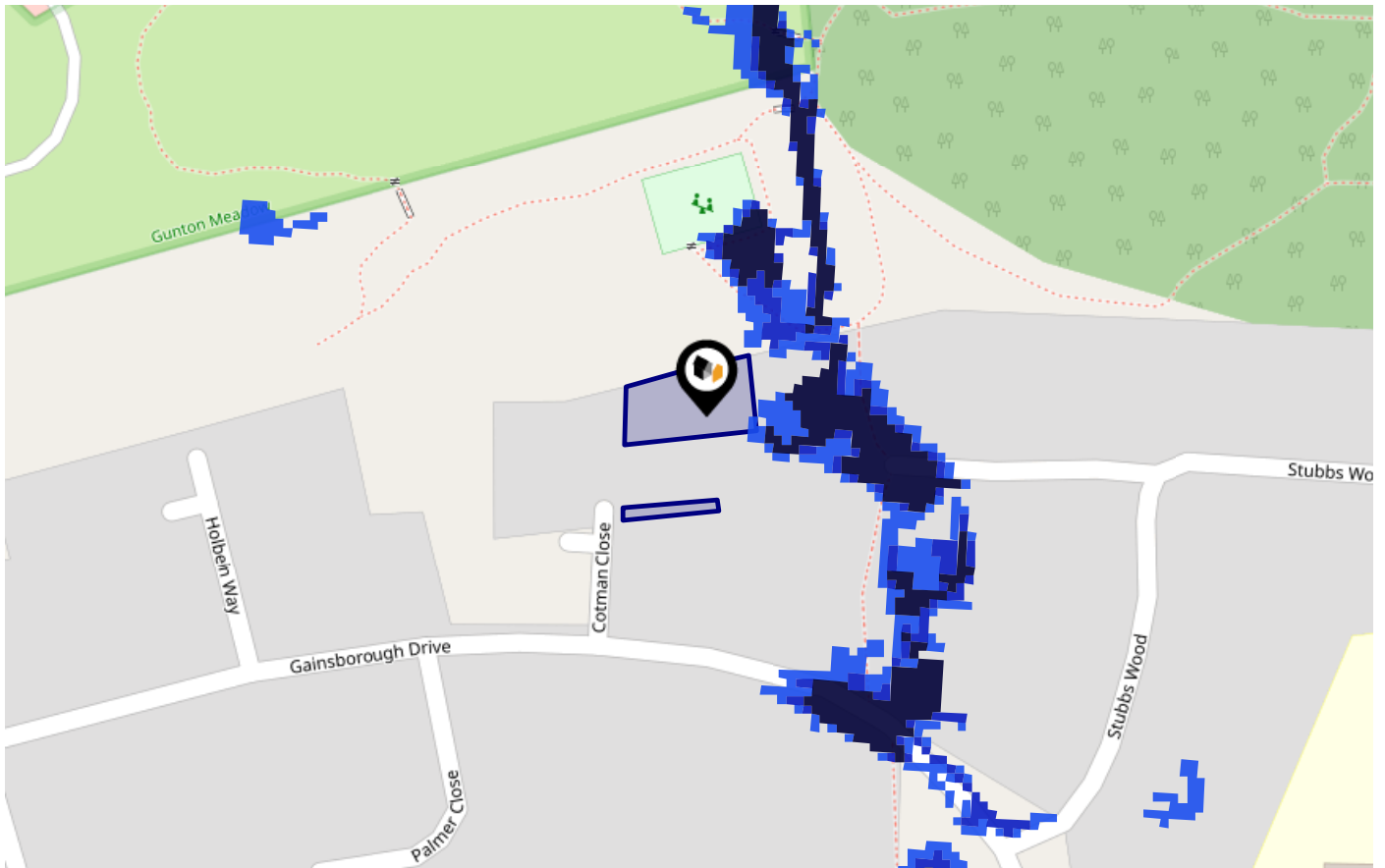
Chance of flooding to the following depths at this property:



# 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**

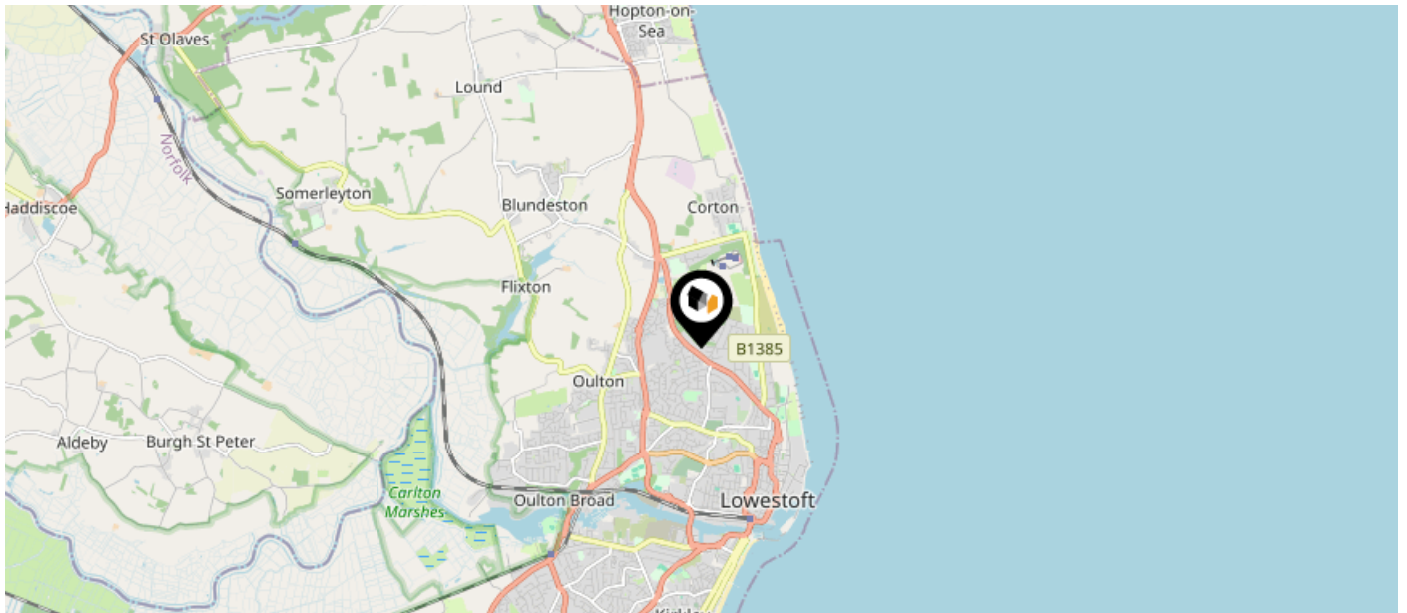
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



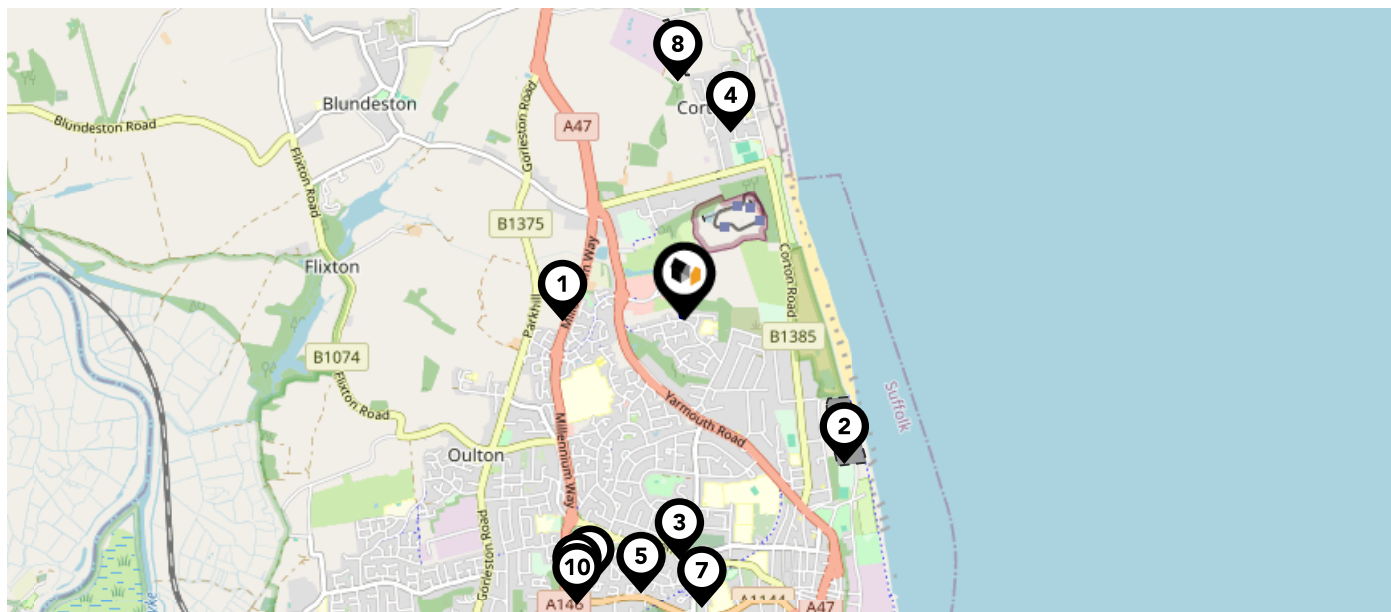
This map displays nearby areas that have been designated as Green Belt...



## 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.



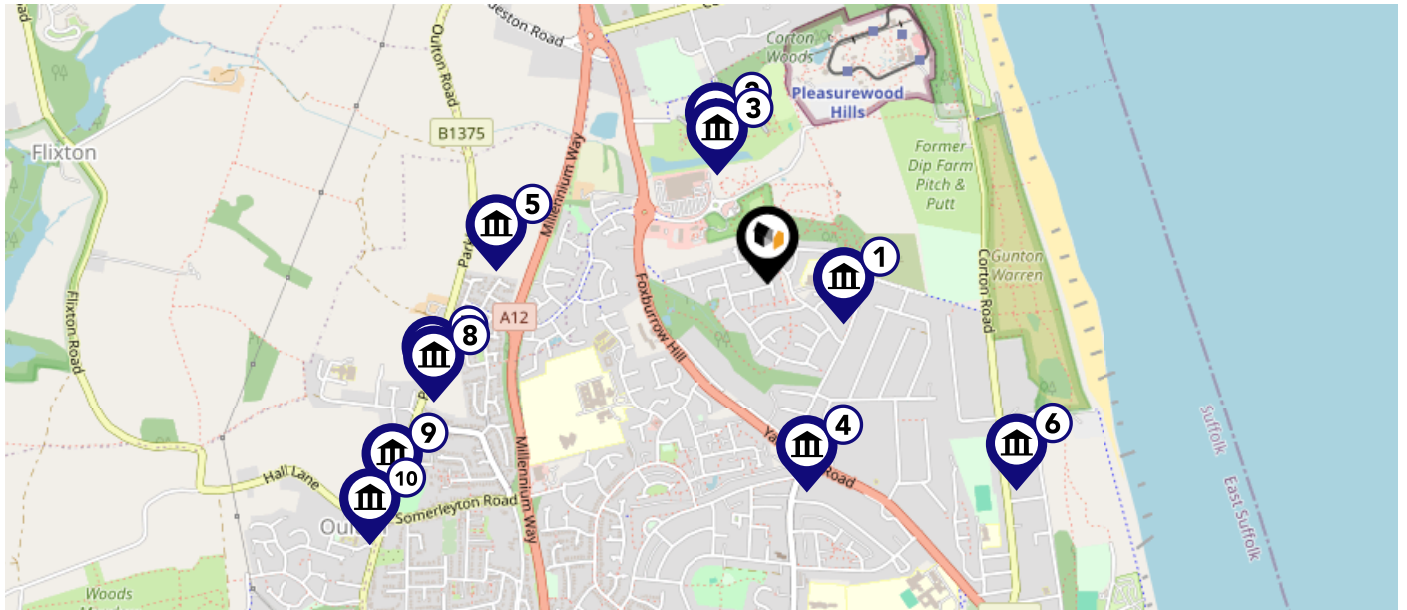
### Nearby Landfill Sites











<b>1</b>	Parkhill Tip-Parkhill Farm, Oulton, Suffolk	Historic Landfill <input type="checkbox"/>
<b>2</b>	North Denes-Blackborough End, Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>3</b>	Haven Avenue-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>4</b>	Station Road-Corton	Historic Landfill <input type="checkbox"/>
<b>5</b>	June Avenue-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>6</b>	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>7</b>	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>8</b>	Disused Railway Cutting off Stirrups Lane-Corton	Historic Landfill <input type="checkbox"/>
<b>9</b>	Fir Lane-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>10</b>	Fir Lane-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>

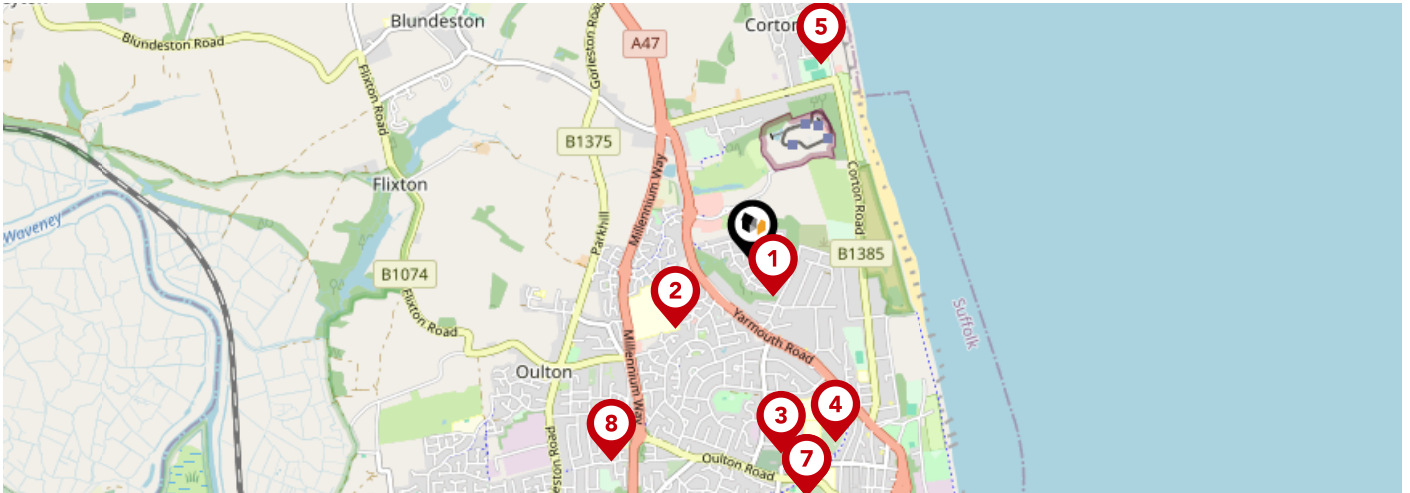
# Maps

## Listed Buildings

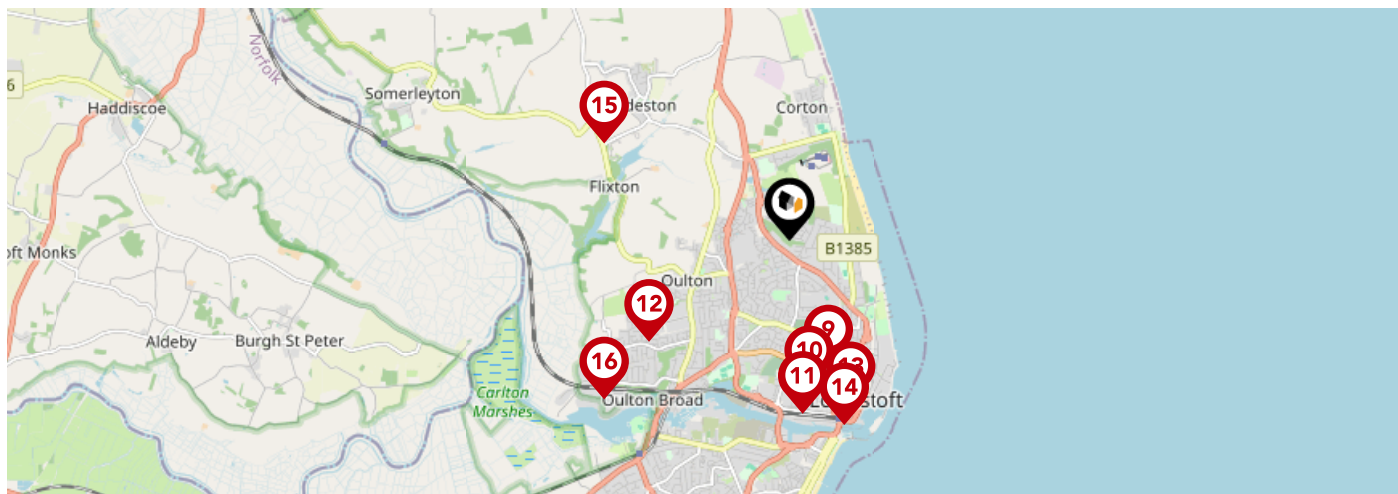
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1208952 - Church Of St Peter	Grade II	0.2 miles
 1210011 - Stables To North Of Gunton Hall	Grade II	0.3 miles
 1279910 - Gunton Hall	Grade II	0.3 miles
 1209929 - Kingsmead	Grade II	0.5 miles
 1209784 - Parkhill Hotel	Grade II	0.6 miles
 1208953 - Hillingdon	Grade II	0.7 miles
 1292467 - The Lodge	Grade II	0.8 miles
 1207041 - The Hall North The Hall South	Grade II	0.8 miles
 1279947 - Blue Boar Inn	Grade II	1.0 miles
 1292479 - Manor House	Grade II	1.1 miles

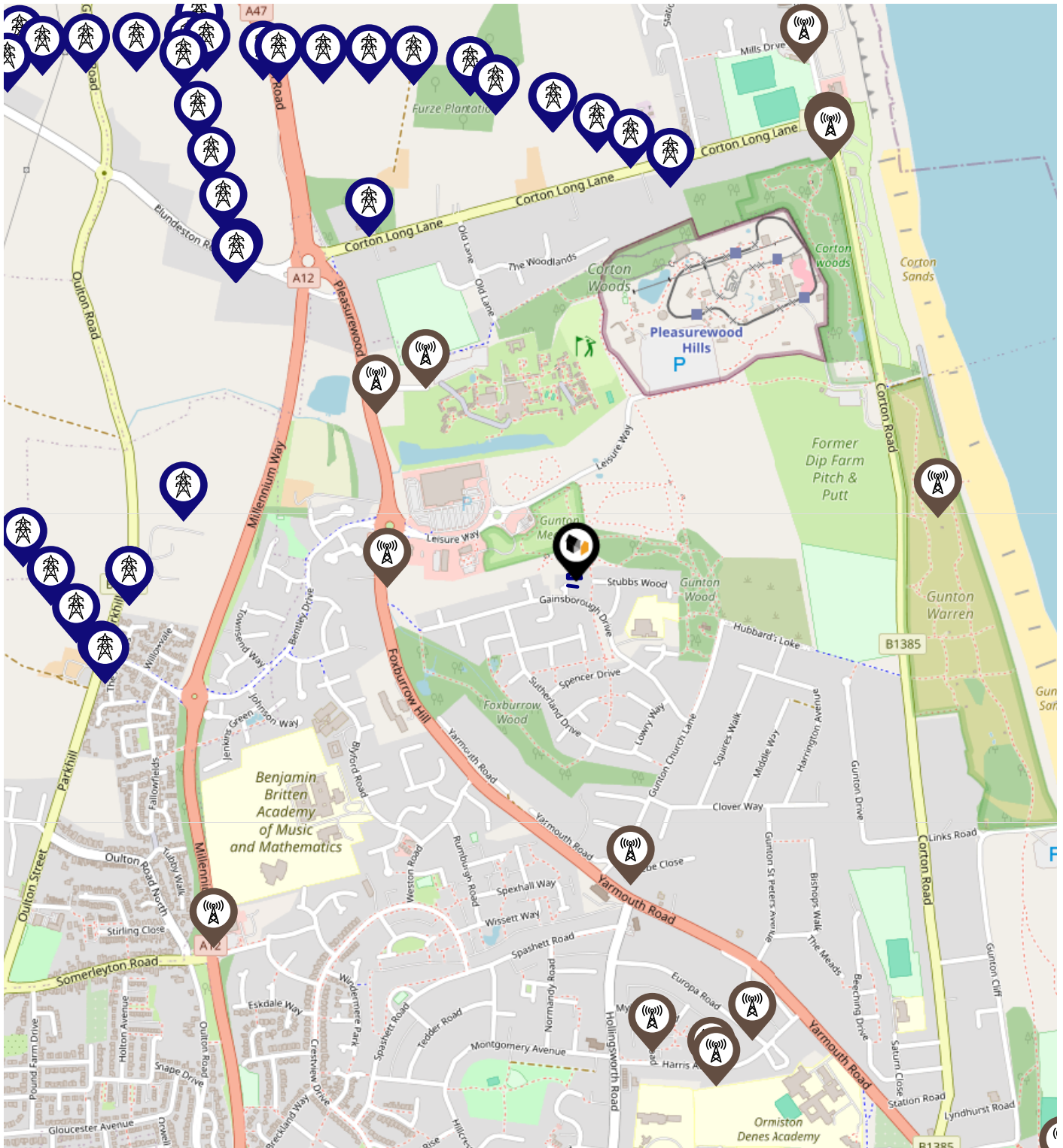


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Gunton Primary Academy</b> Ofsted Rating: Good   Pupils: 324   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Benjamin Britten Academy of Music and Mathematics</b> Ofsted Rating: Good   Pupils: 1259   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Ashley School</b> Ofsted Rating: Outstanding   Pupils: 167   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ormiston Denes Academy</b> Ofsted Rating: Requires improvement   Pupils: 767   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Corton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 123   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Poplars Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 312   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Northfield St Nicholas Primary Academy</b> Ofsted Rating: Good   Pupils: 365   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Woods Loke Primary School</b> Ofsted Rating: Outstanding   Pupils: 483   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>St Margaret's Primary Academy</b> Ofsted Rating: Good   Pupils: 422   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>East Coast College</b> Ofsted Rating: Good   Pupils:0   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roman Hill Primary School</b> Ofsted Rating: Special Measures   Pupils: 465   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Limes Primary Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Learning Support, Northern Area Education Office</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ness Point School</b> Ofsted Rating: Good   Pupils: 19   Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blundeston Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oulton Broad Primary School</b> Ofsted Rating: Outstanding   Pupils: 379   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

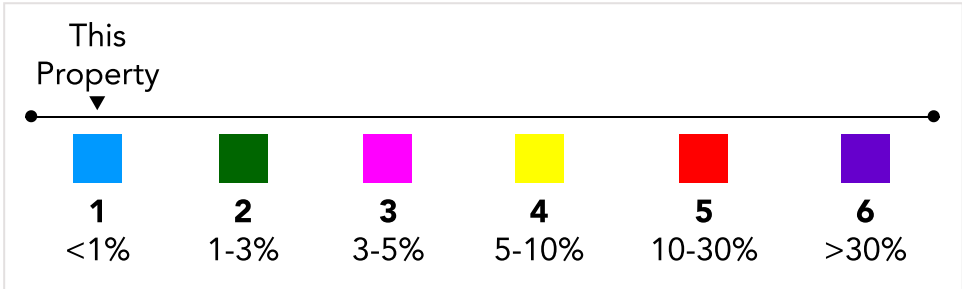
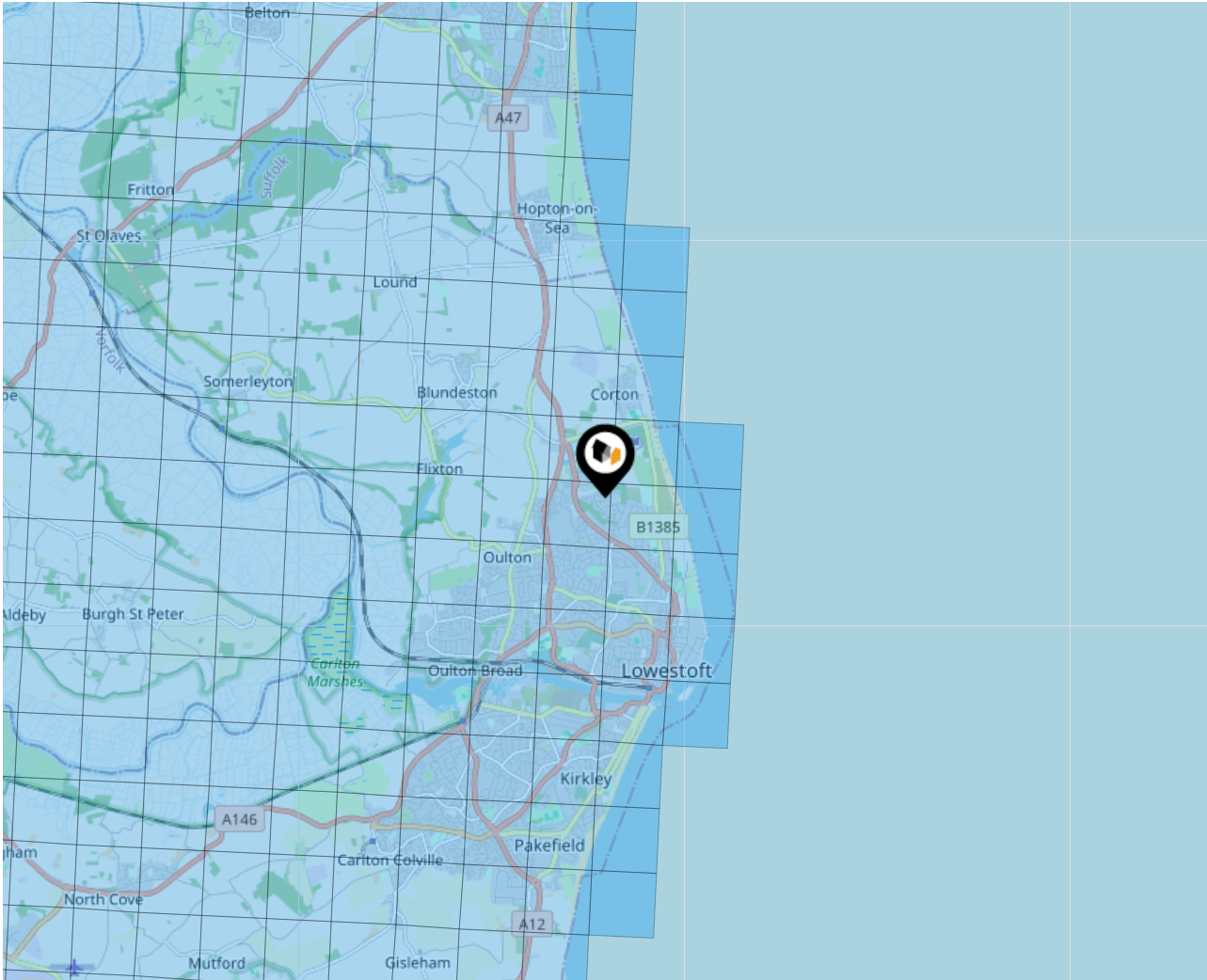


**Key:**

-  Power Pylons
-  Communication Masts

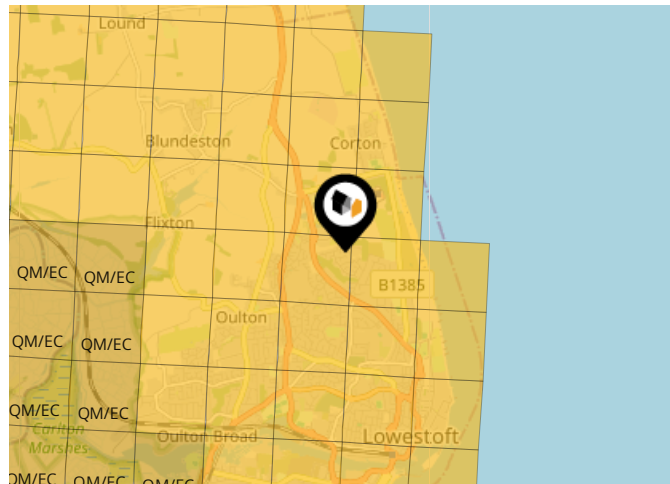
### What is Radon?

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/m<sup>3</sup>).



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

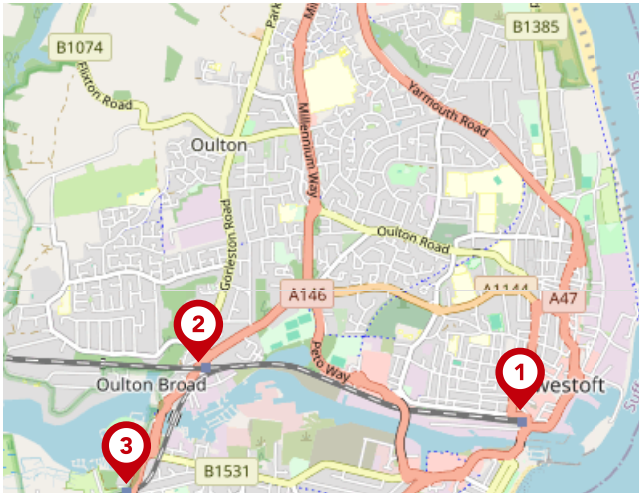
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

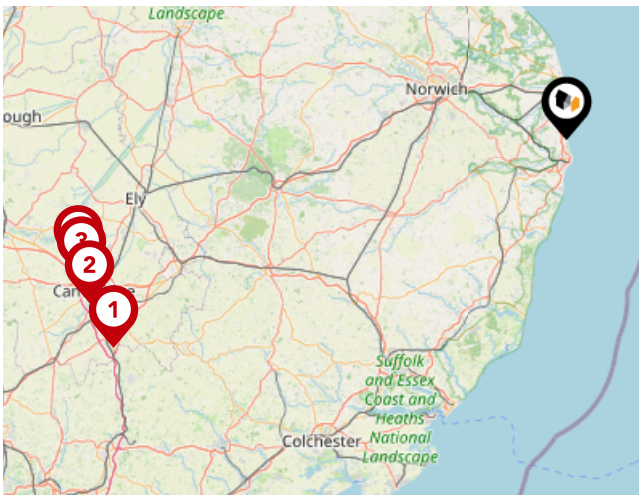
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



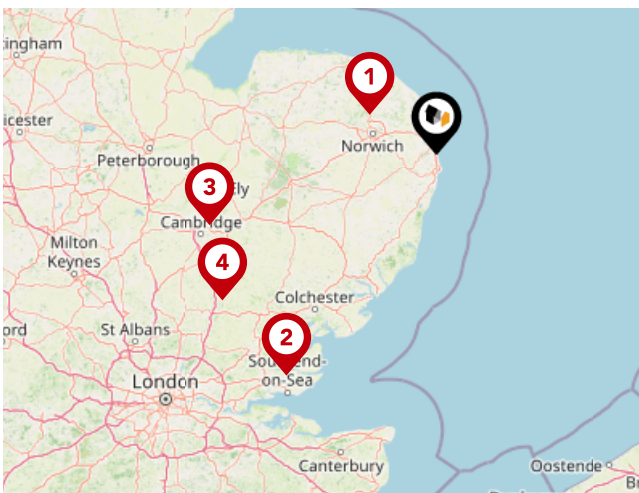
## National Rail Stations

Pin	Name	Distance
1	Entrance	1.92 miles
2	Entrance1	1.95 miles
3	Entrance1	2.59 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	72.37 miles
2	M11 J11	73.08 miles
3	M11 J13	73 miles
4	M11 J14	73.01 miles

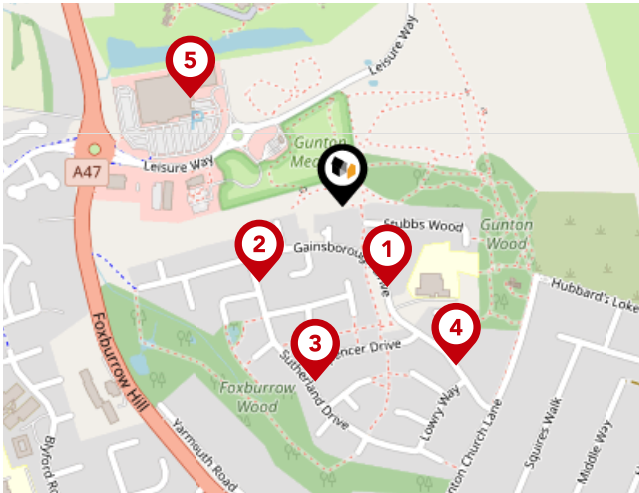


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	22.62 miles
2	Southend-on-Sea	78.15 miles
3	Cambridge	69.2 miles
4	Stansted Airport	75.63 miles

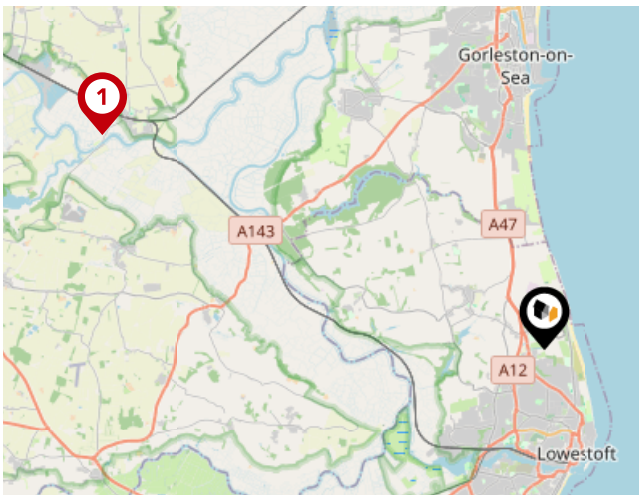
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Gunton CP School	0.1 miles
2	Vermeer Close	0.12 miles
3	Spencer Drive	0.2 miles
4	Lowry Way	0.22 miles
5	Tesco	0.21 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	8.85 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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www.howards.co.uk

