

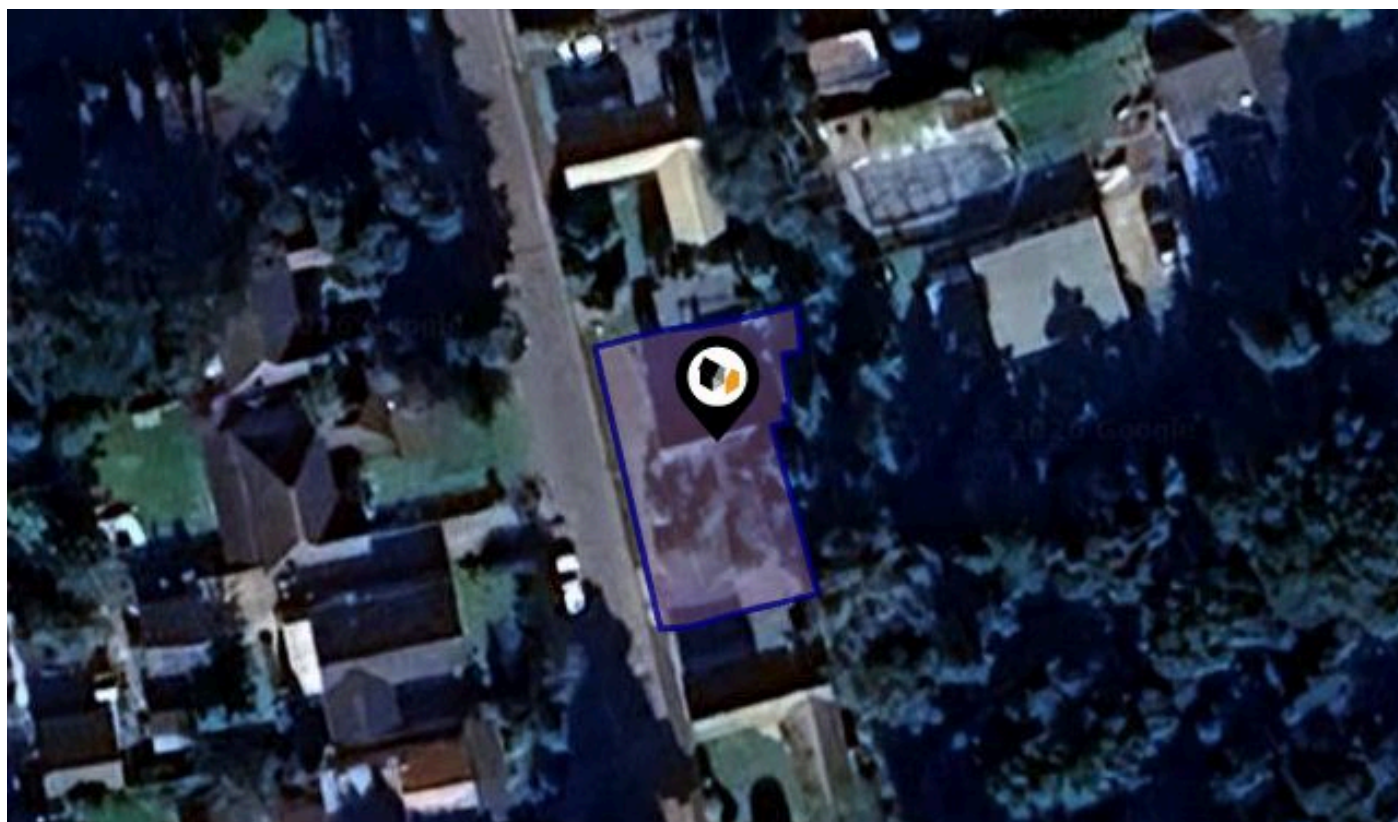


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 08th June 2026



PRIORY CLOSE, ST. OLAVES, GREAT YARMOUTH, NR31

Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

Type: Detached House
Bedrooms: 3
Floor Area: 925 ft² / 86 m²
Plot Area: 0.08 acres
Council Tax : Band D
Annual Estimate: £2,414
Title Number: NK307819

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 | 74 mb/s | - mb/s |
| | | |

Mobile Coverage:
(based on calls indoors)

| | | | |
|--|--|--|--|
| | | | |
| | | | |

Satellite/Fibre TV Availability:

| | | |
|--|--|--|
| | | |
| | | |

St. Olaves, NR31

Energy rating
E

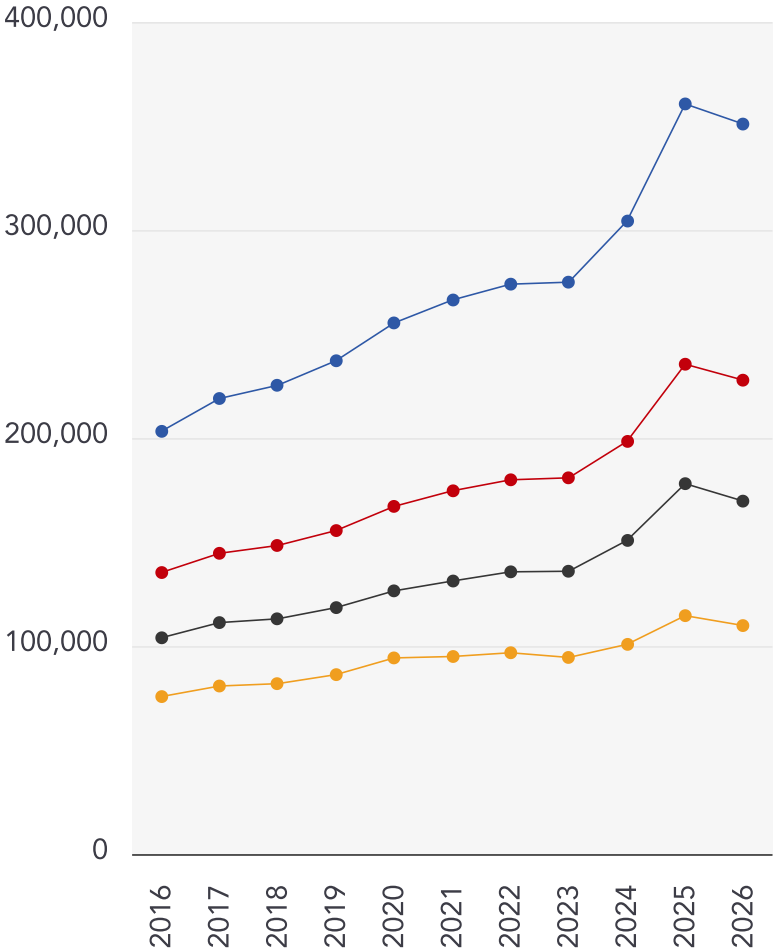
Valid until 30.06.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 52 E | 64 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--------------------------------------|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Oil (not community) |
| Main Gas: | No |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, oil |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Below average lighting efficiency |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 86 m ² |

10 Year History of Average House Prices by Property Type in NR31



Detached

+72.67%

Semi-Detached

+68.3%

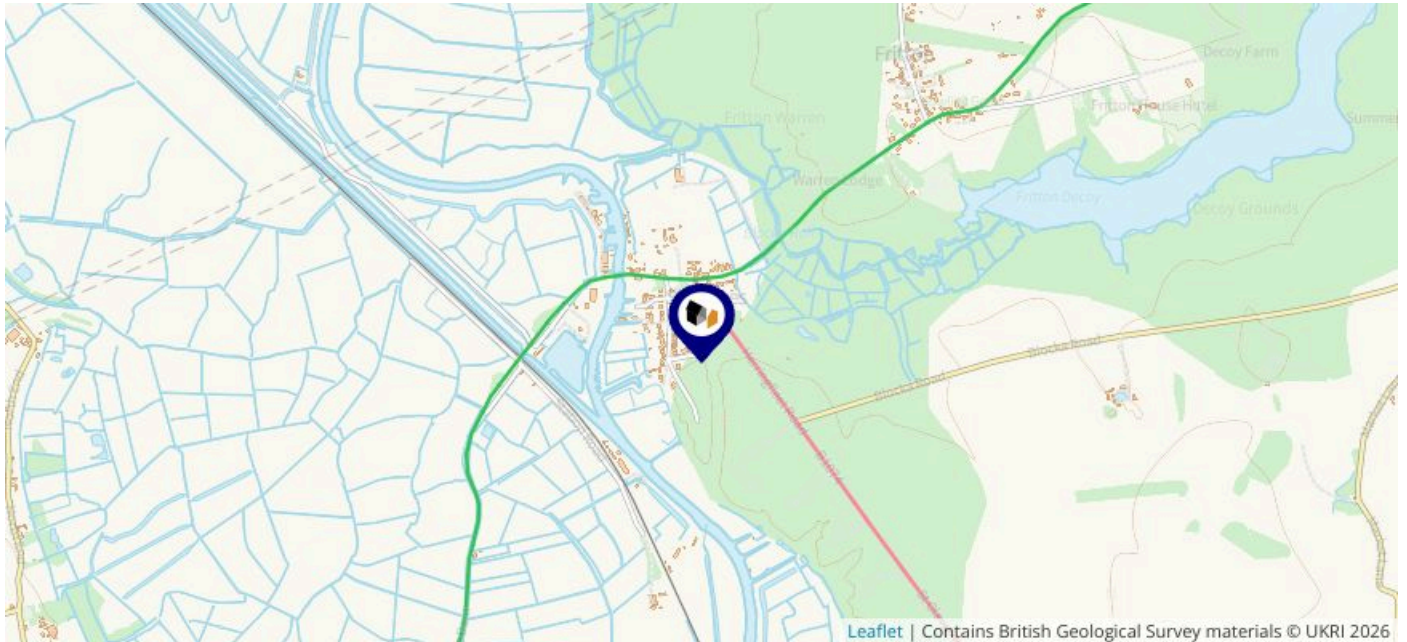
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

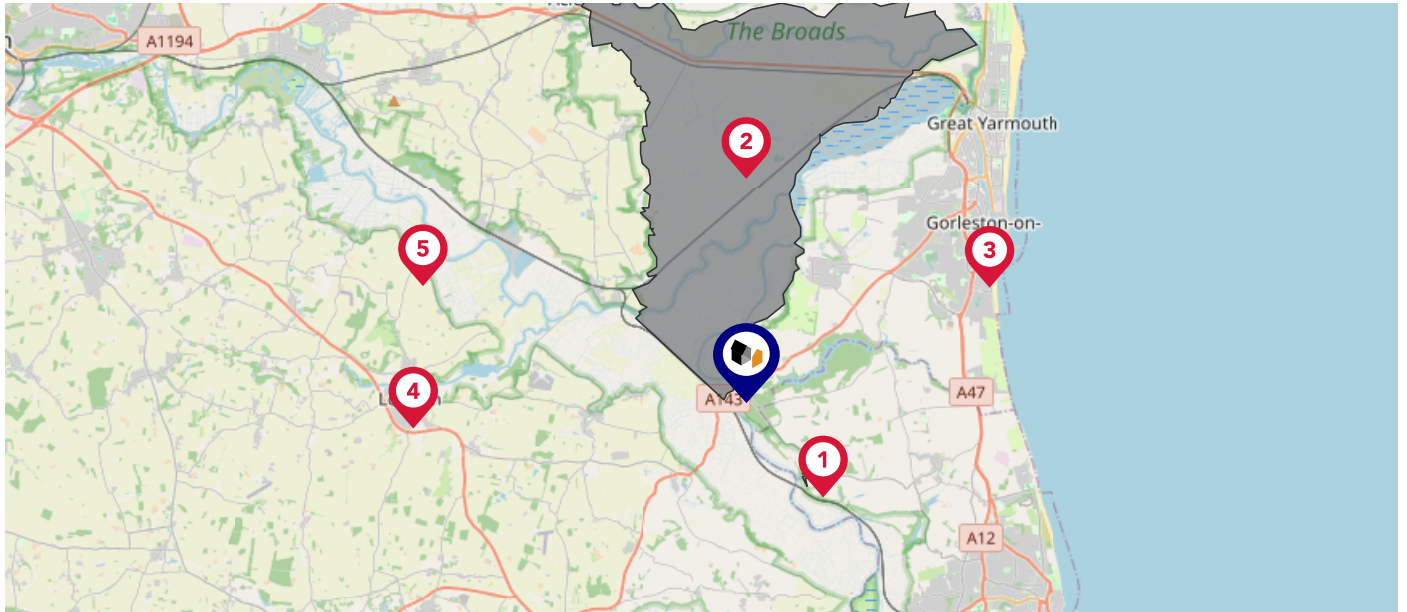
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

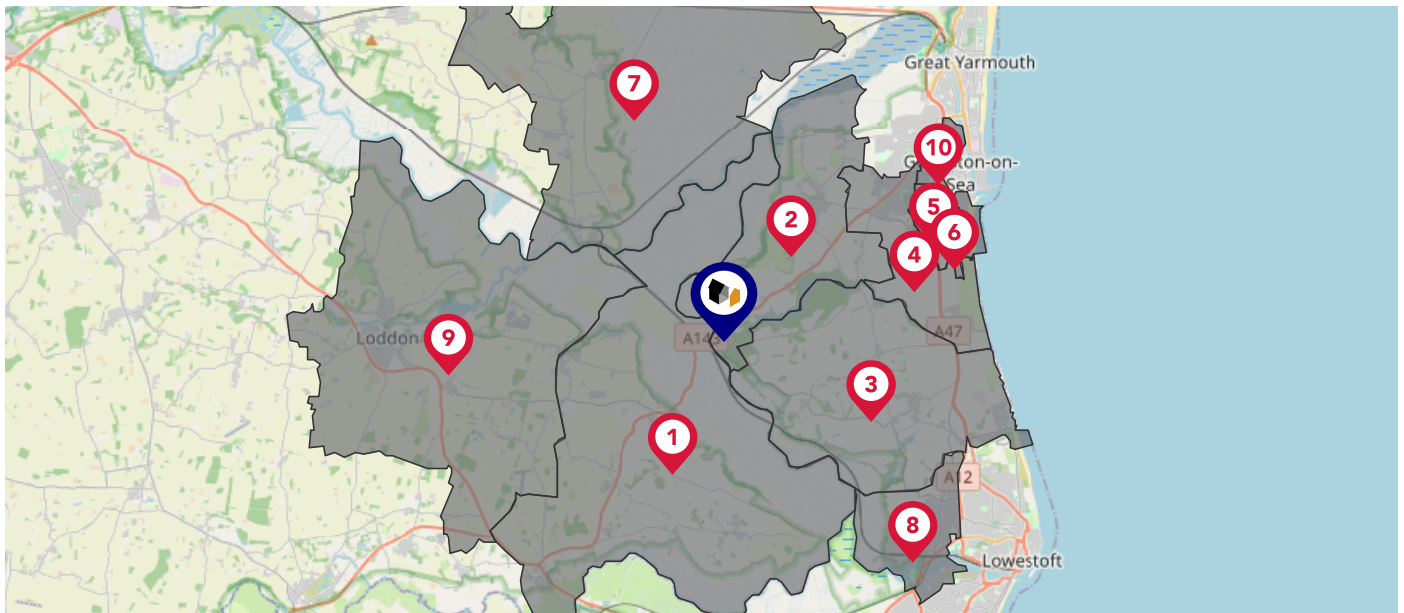
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  Somerleyton
-  Halvergate Marshes
-  Cliff Hill, Gorleston
-  Loddon and Chedgrave
-  Langley Abbey

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



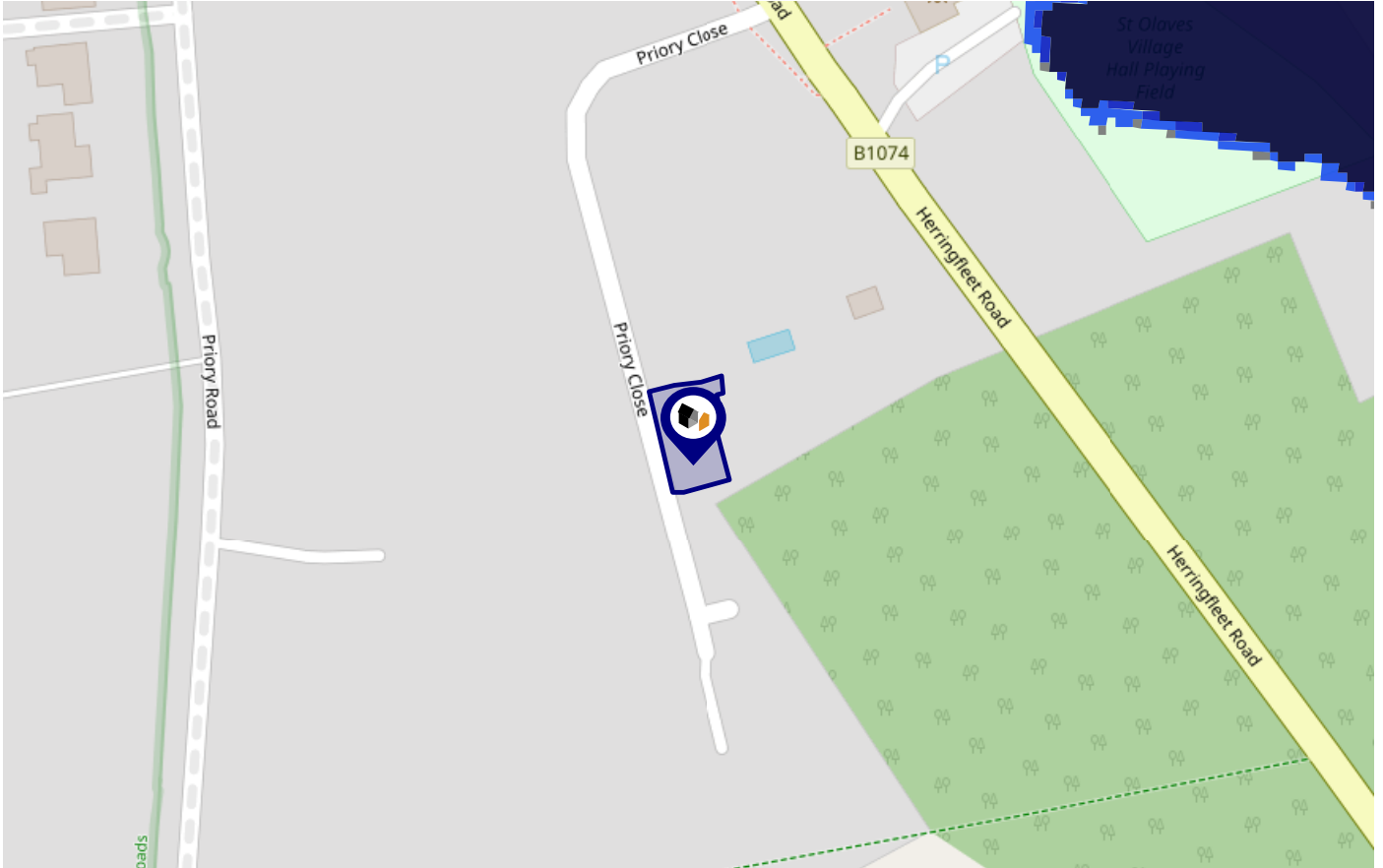
Nearby Council Wards

-  Thurlton Ward
-  Lothingland Ward
-  Lothingland Ward
-  Bradwell South and Hopton Ward
-  Magdalen Ward
-  Gorleston Ward
-  Marshes Ward
-  Oulton Broad Ward
-  Loddon & Chedgrave Ward
-  Claydon 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.

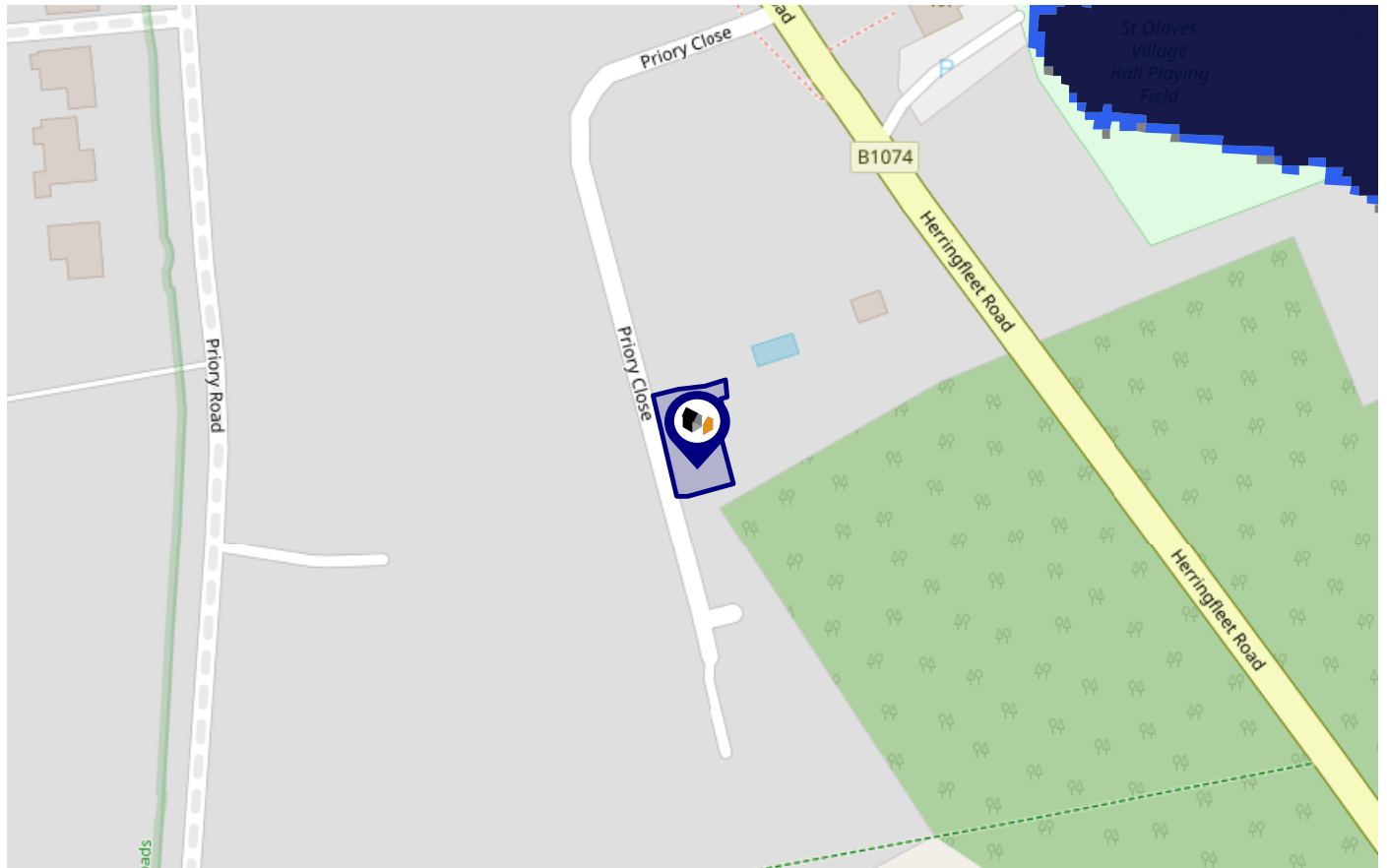
Chance of flooding to the following depths at this property:



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.

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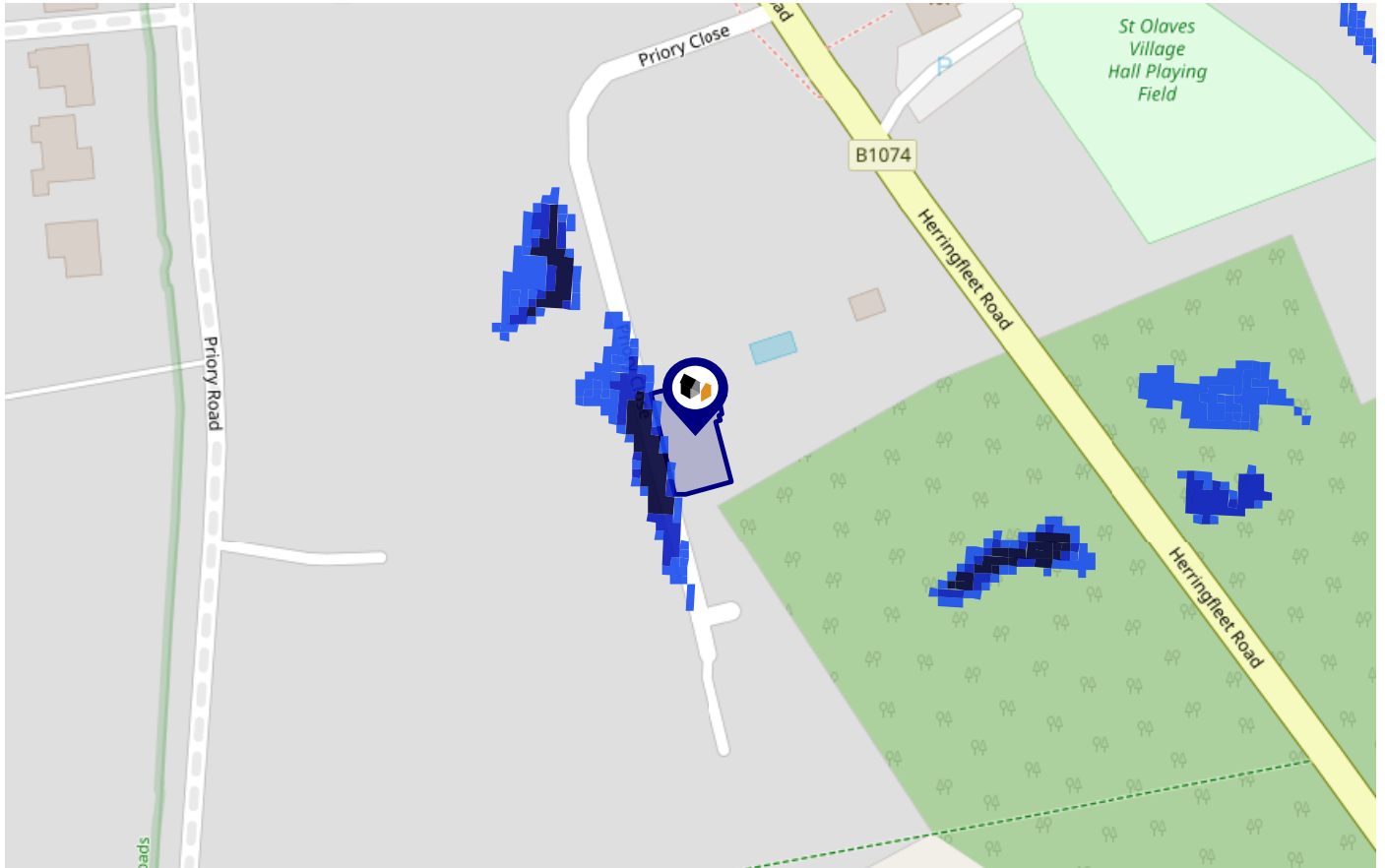
Chance of flooding to the following depths at this property:



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

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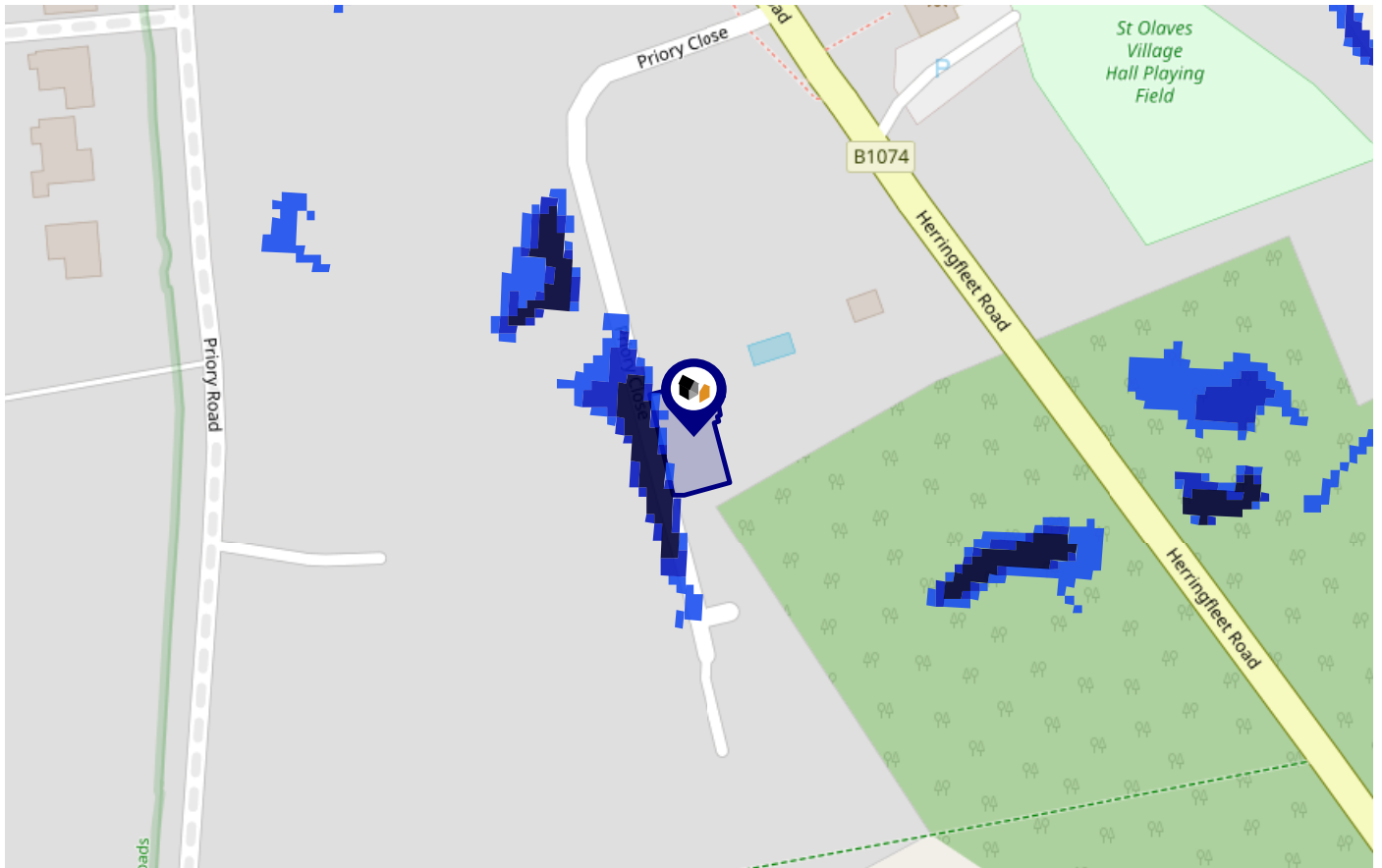
Chance of flooding to the following depths at this property:



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

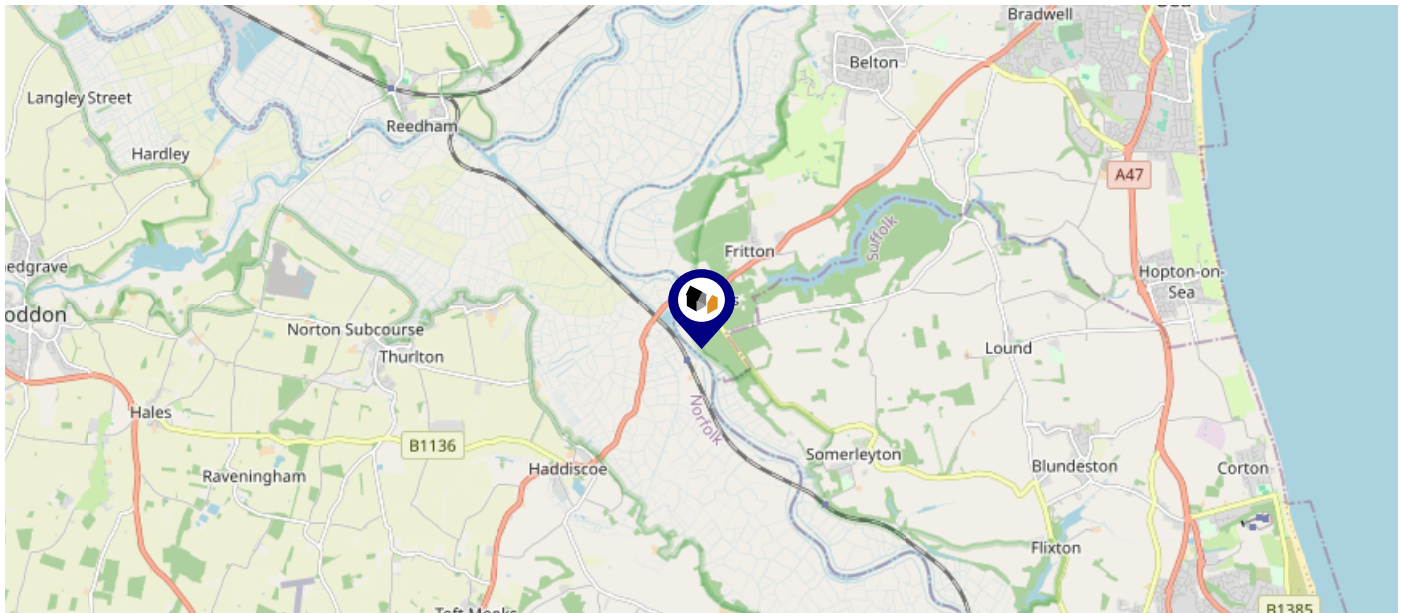
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Chance of flooding to the following depths at this property:



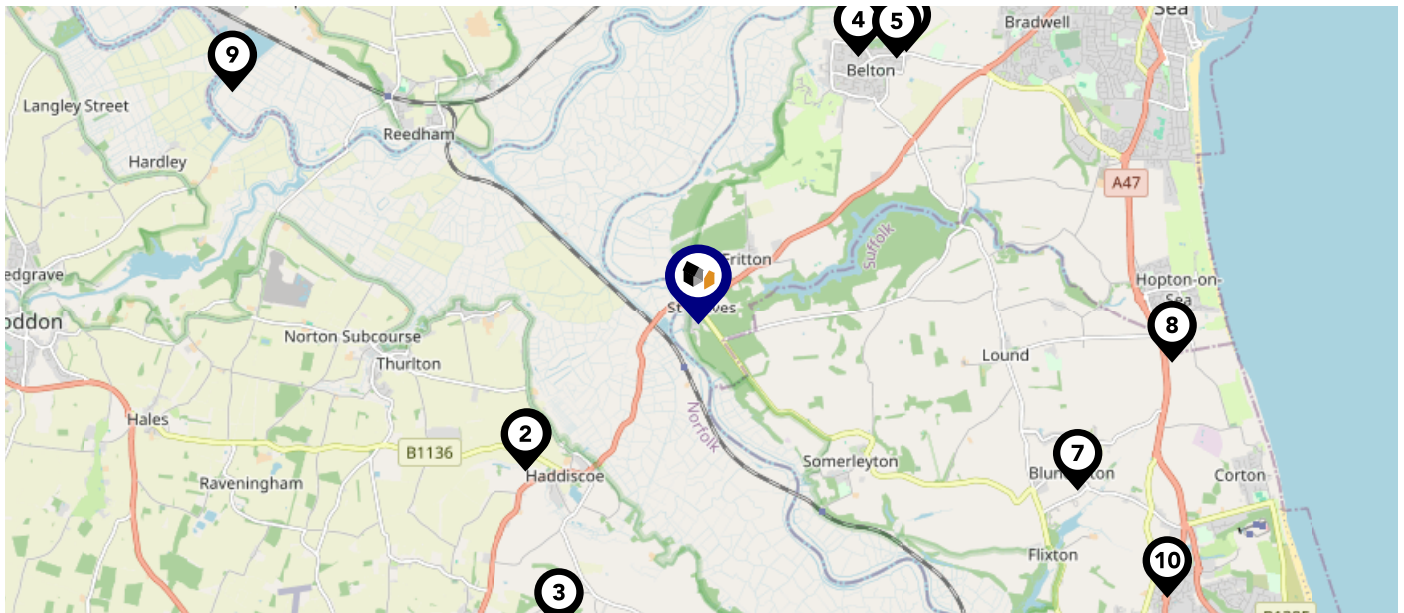
This map displays nearby areas that have been designated as Green Belt...



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.



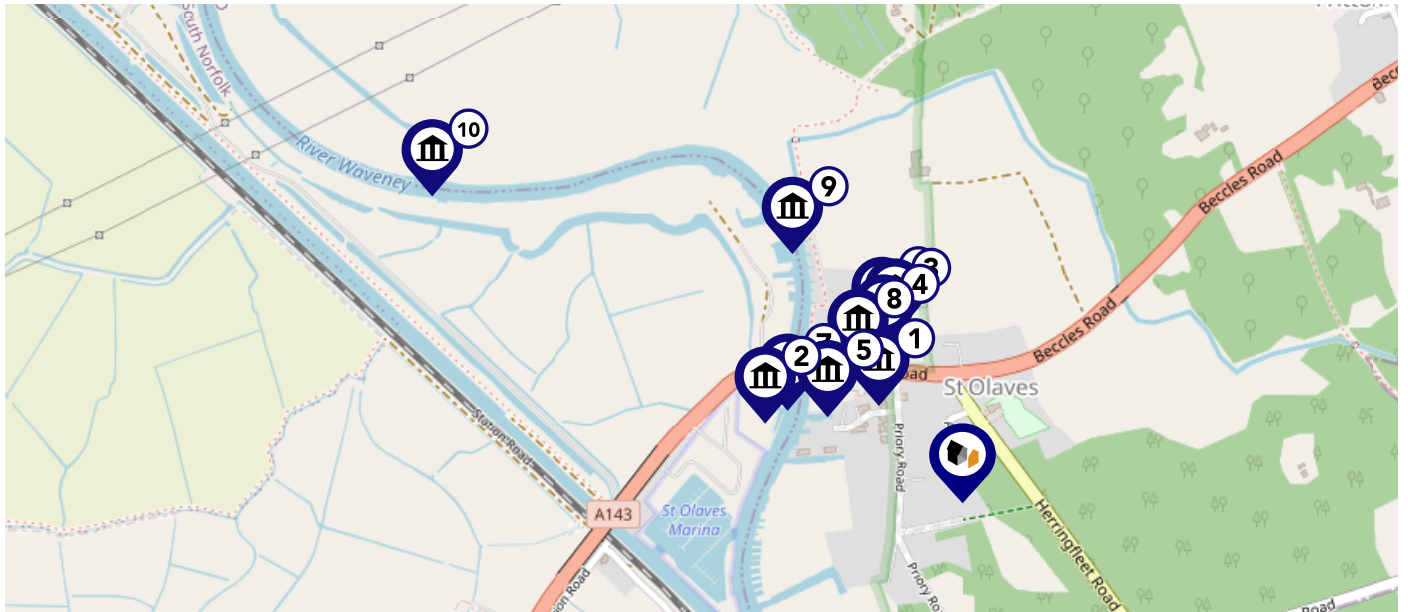
Nearby Landfill Sites











| | | |
|-----------|--|-------------------|
| 1 | Haddiscoe-Crab Apple Lane, Haddiscoe, Great Yarmouth | Historic Landfill |
| 2 | EA/EPR/JP3498NC/A001 | Active Landfill |
| 3 | Wood Farm-Wood Lane, Toft Monks | Historic Landfill |
| 4 | EA/EPR/EP3199NL/A001 | Active Landfill |
| 5 | Off Stepshort-Belton, Great Yarmouth | Historic Landfill |
| 6 | Belton Marsh-Burgh Castle | Historic Landfill |
| 7 | The Street-Blundeston | Historic Landfill |
| 8 | Oak View Farm-Lowestoft Road, Hopton, Great Yarmouth | Historic Landfill |
| 9 | EA/EPR/BW2919IV/A001 | Active Landfill |
| 10 | Parkhill Tip-Parkhill Farm, Oulton, Suffolk | Historic Landfill |

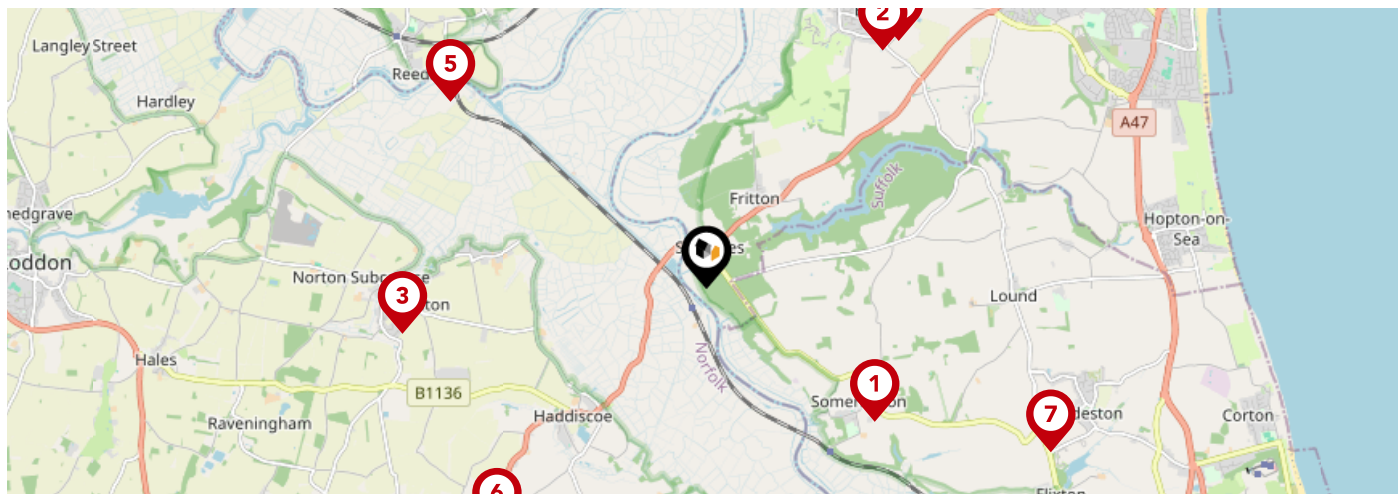
Maps

Listed Buildings

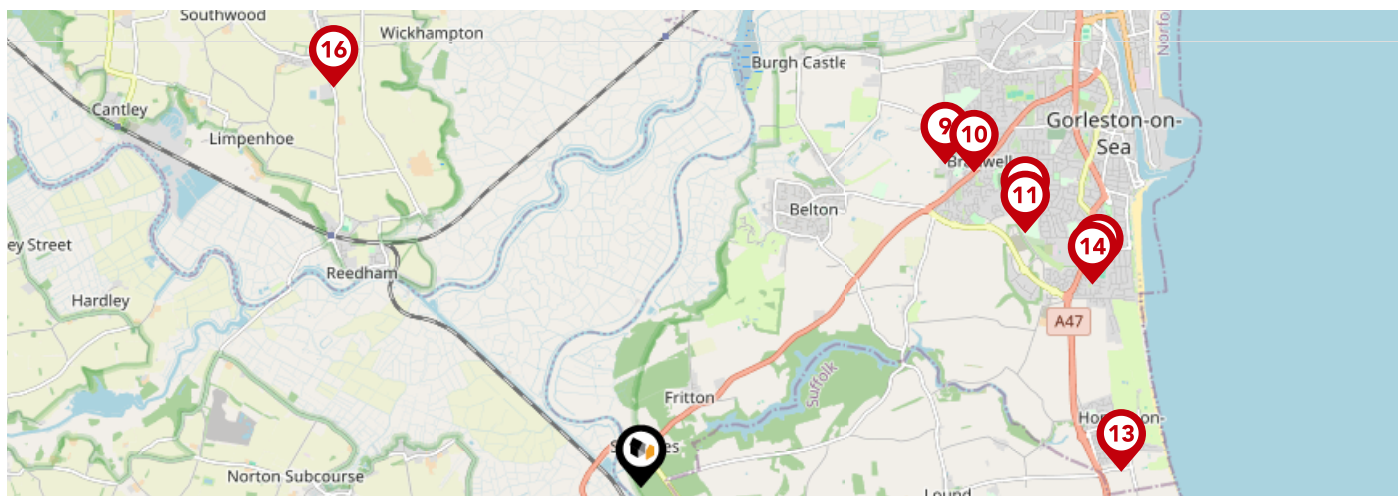
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | | Grade | Distance |
|---|---|----------|-----------|
|  | 1051010 - The Priory | Grade II | 0.1 miles |
|  | 1375496 - World War I Pillbox With Office Building Over At Johnsons Yacht Station | Grade II | 0.2 miles |
|  | 1050968 - Barn 30 Metres East Of Priory Farmhouse | Grade II | 0.2 miles |
|  | 1172374 - St. Olave's Priory | Grade I | 0.2 miles |
|  | 1050969 - The Bell Inn | Grade II | 0.2 miles |
|  | 1172320 - Priory Farmhouse | Grade II | 0.2 miles |
|  | 1305125 - St Olave's Bridge | Grade II | 0.2 miles |
|  | 1372917 - Garden Walls To The Priory | Grade II | 0.2 miles |
|  | 1372904 - Drainage Pump | Grade II | 0.3 miles |
|  | 1172278 - Fritton Marsh Windpump At Tm 450998 | Grade II | 0.7 miles |

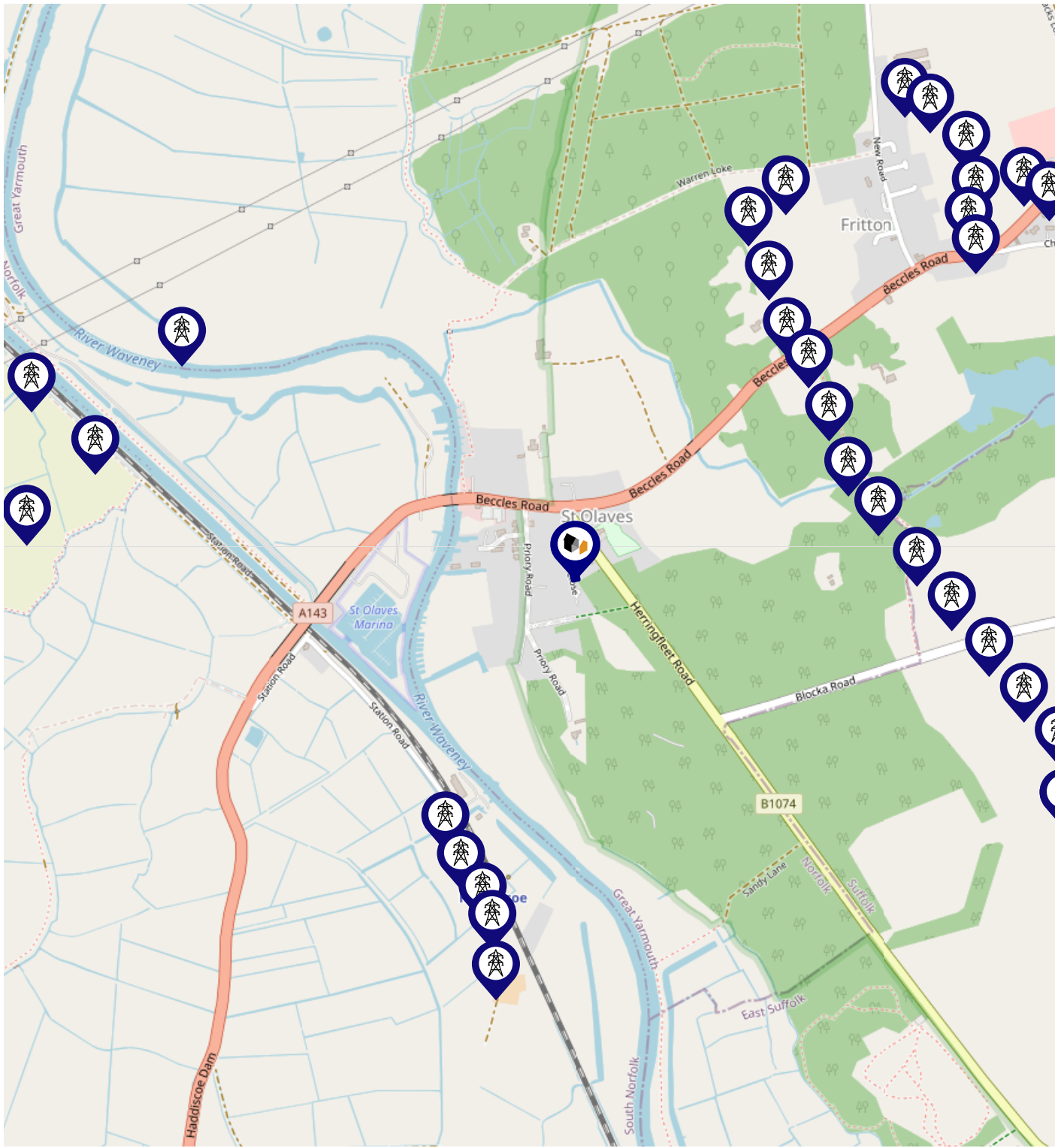


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Somerleyton Primary School Ofsted Rating: Good Pupils: 60 Distance:1.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Moorlands CofE Primary Academy Ofsted Rating: Good Pupils: 296 Distance:2.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Thurlton Primary School Ofsted Rating: Good Pupils: 65 Distance:2.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | UET Compass Academy Ofsted Rating: Not Rated Pupils: 65 Distance:2.83 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Reedham Primary School Ofsted Rating: Good Pupils: 87 Distance:2.86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Glebeland Community Primary School Ofsted Rating: Good Pupils: 29 Distance:2.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Blundeston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 179 Distance:3.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Woodlands Primary Academy Ofsted Rating: Good Pupils: 456 Distance:3.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Hillside Primary School Ofsted Rating: Good Pupils: 212 Distance:4.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Homefield VC CofE Primary School Ofsted Rating: Good Pupils: 246 Distance:4.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ormiston Herman Academy Ofsted Rating: Good Pupils: 389 Distance:4.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ormiston Venture Academy Ofsted Rating: Outstanding Pupils: 887 Distance:4.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hopton Church of England Primary Academy Ofsted Rating: Good Pupils: 184 Distance:4.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cliff Park Ormiston Academy Ofsted Rating: Requires improvement Pupils: 832 Distance:4.47 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ormiston Cliff Park Primary Academy Ofsted Rating: Good Pupils: 482 Distance:4.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Freethorpe Community Primary and Nursery School Ofsted Rating: Good Pupils: 168 Distance:4.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

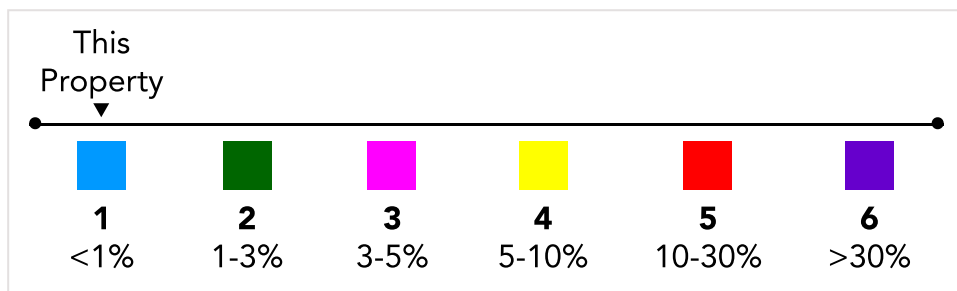
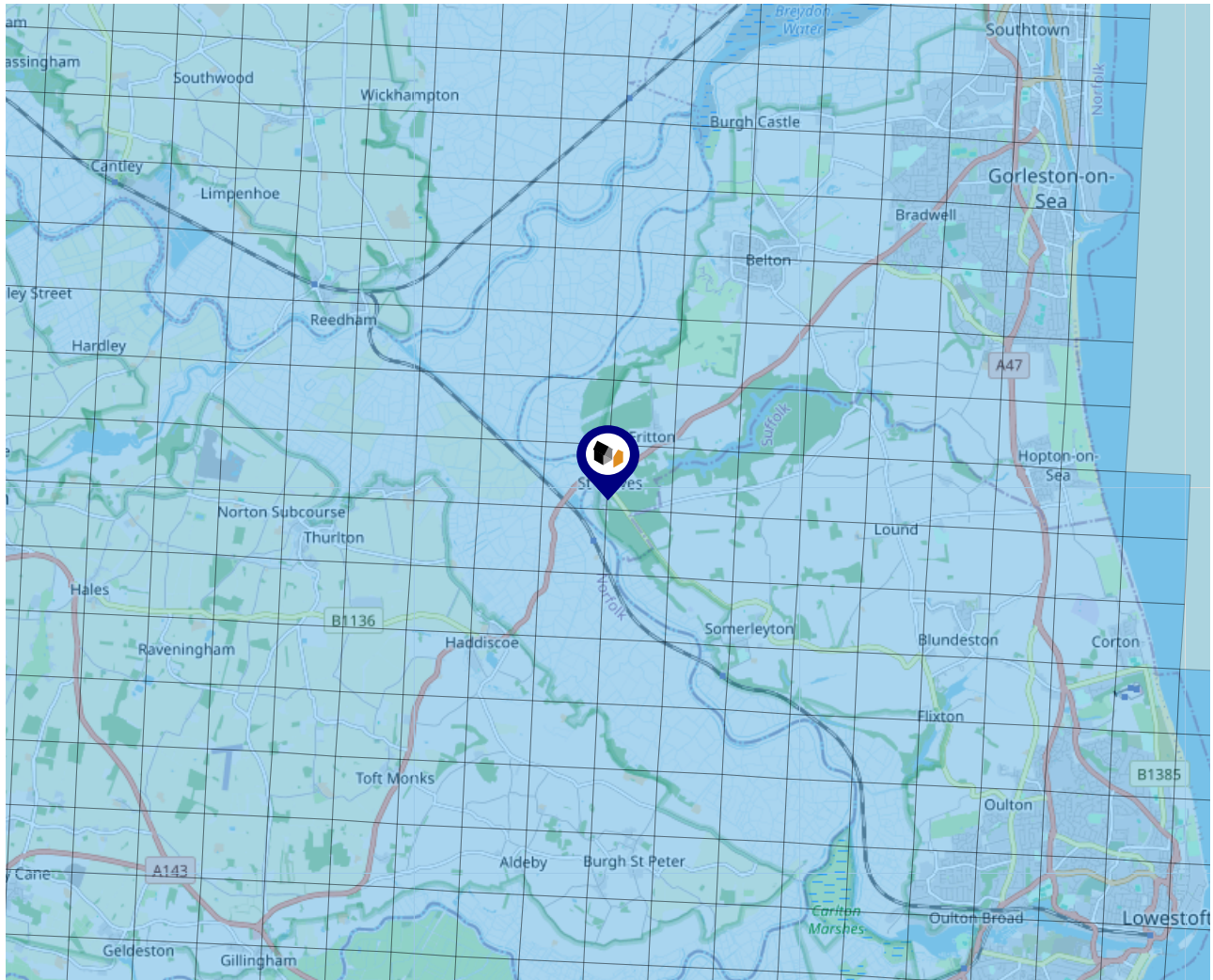


Key:

-  Power Pylons
-  Communication Masts

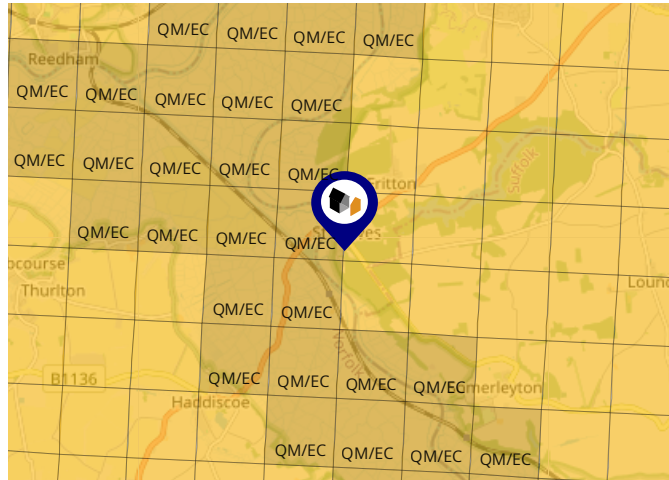
What is Radon?

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/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 | | |

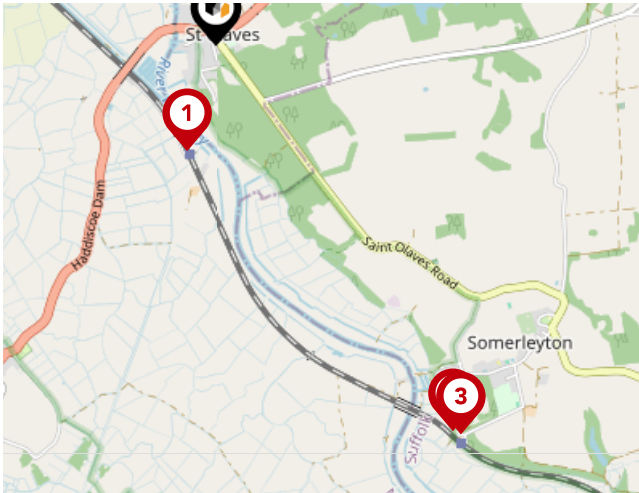


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

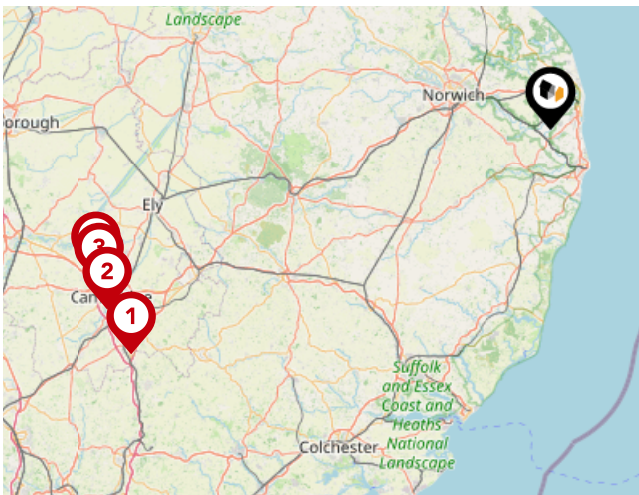
Area

Transport (National)



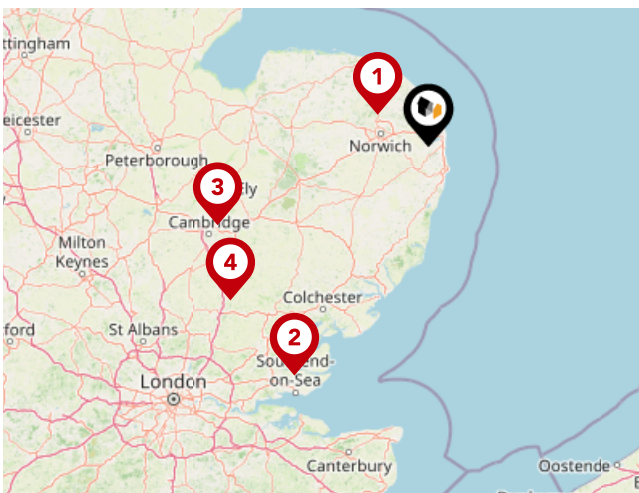
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Haddiscoe Rail Station | 0.49 miles |
| 2 | Entrance2 | 2.05 miles |
| 3 | Entrance1 | 2.08 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 69.09 miles |
| 2 | M11 J11 | 69.37 miles |
| 3 | M11 J13 | 69.1 miles |
| 4 | M11 J14 | 69.03 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Norwich International Airport | 17.3 miles |
| 2 | Southend-on-Sea | 77.54 miles |
| 3 | Cambridge | 65.39 miles |
| 4 | Stansted Airport | 73.08 miles |

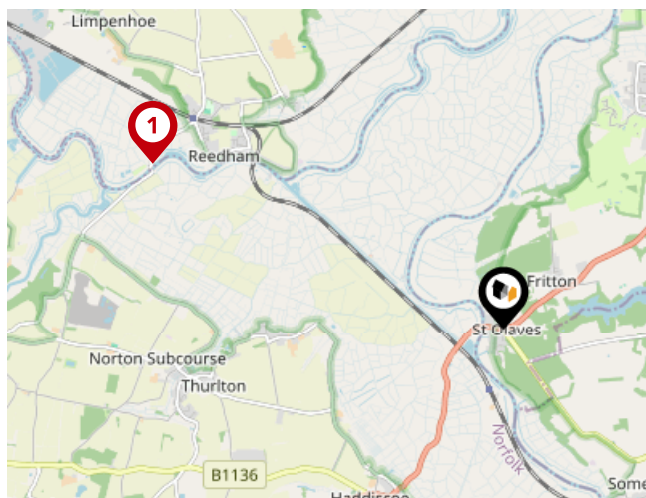
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Herringfleet Road | 0.12 miles |
| 2 | Rose Dene Cottage | 0.32 miles |
| 3 | Decoy Tavern | 0.66 miles |
| 4 | Decoy Tavern | 0.67 miles |
| 5 | Country Park Lane | 0.98 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Reedham Ferry South | 3.51 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

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