

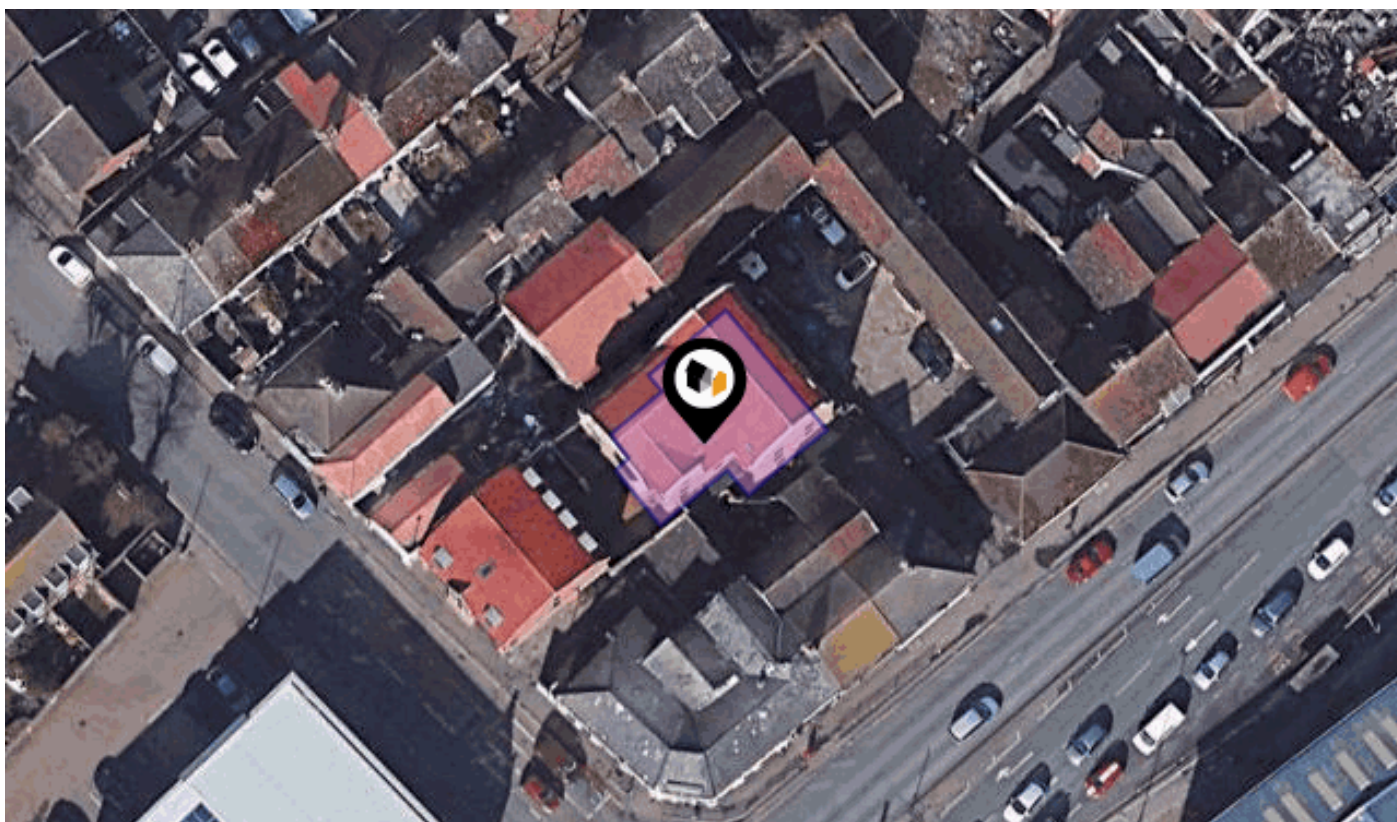


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## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 31st March 2026**



**BRIDGE GATE COURT, 137, MILL ROAD, GREAT  
YARMOUTH, NR31**

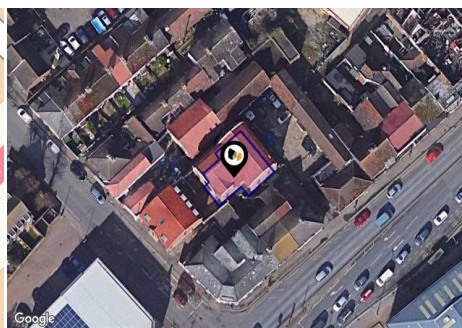
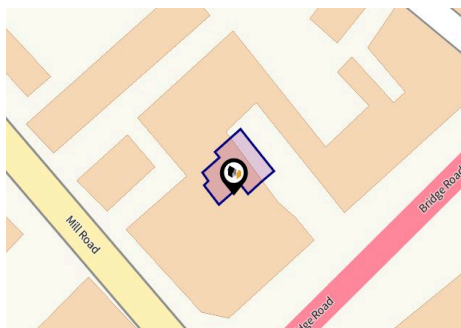
### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	462 ft <sup>2</sup> / 43 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,537		
<b>Title Number:</b>	NK511956		

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

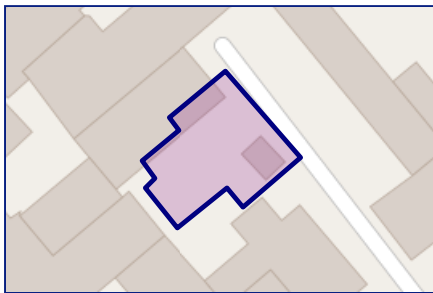


## Freehold Title Plan



**NK65990**

## Leasehold Title Plan



**NK511956**

Start Date: 10/06/2021  
End Date: 01/07/2149  
Lease Term: 130 years commencing on and including 1 July 2019  
Term Remaining: 123 years

Mill Road, NR31

Energy rating

**B**

Valid until 29.09.2030

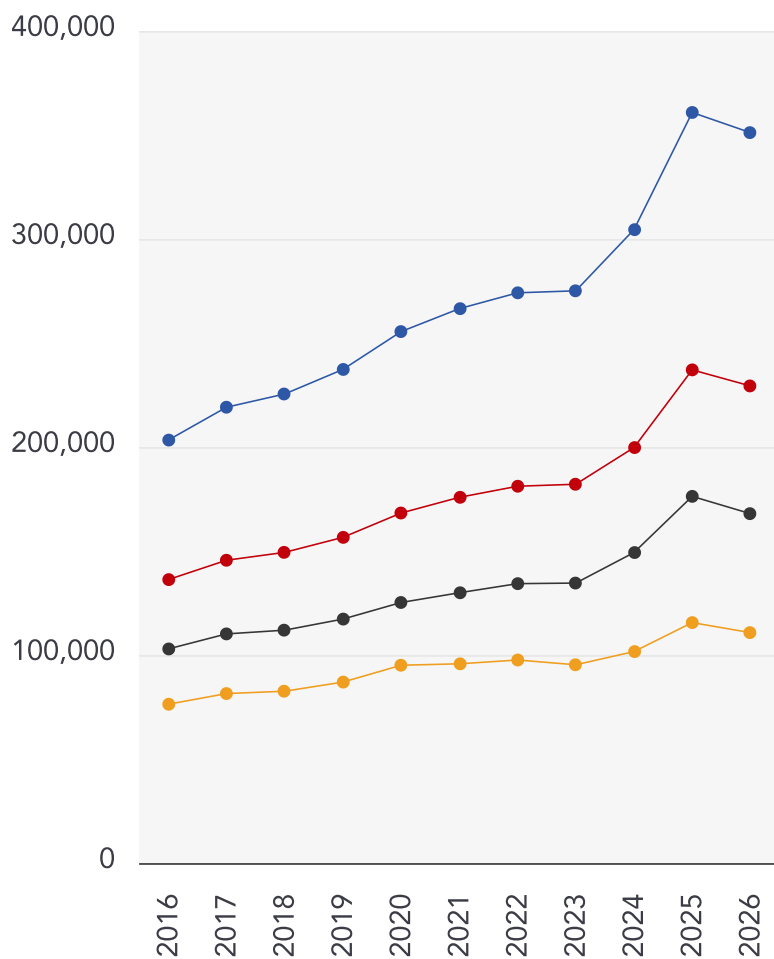
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	← 82   B	← 82   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Off-peak 10 hour
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Floor Level:</b>	2
<b>Flat Top Storey:</b>	No
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.10 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler and radiators, electric
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	Electric instantaneous at point of use
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	43 m <sup>2</sup>

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



Detached

**+72.67%**

Semi-Detached

**+68.3%**

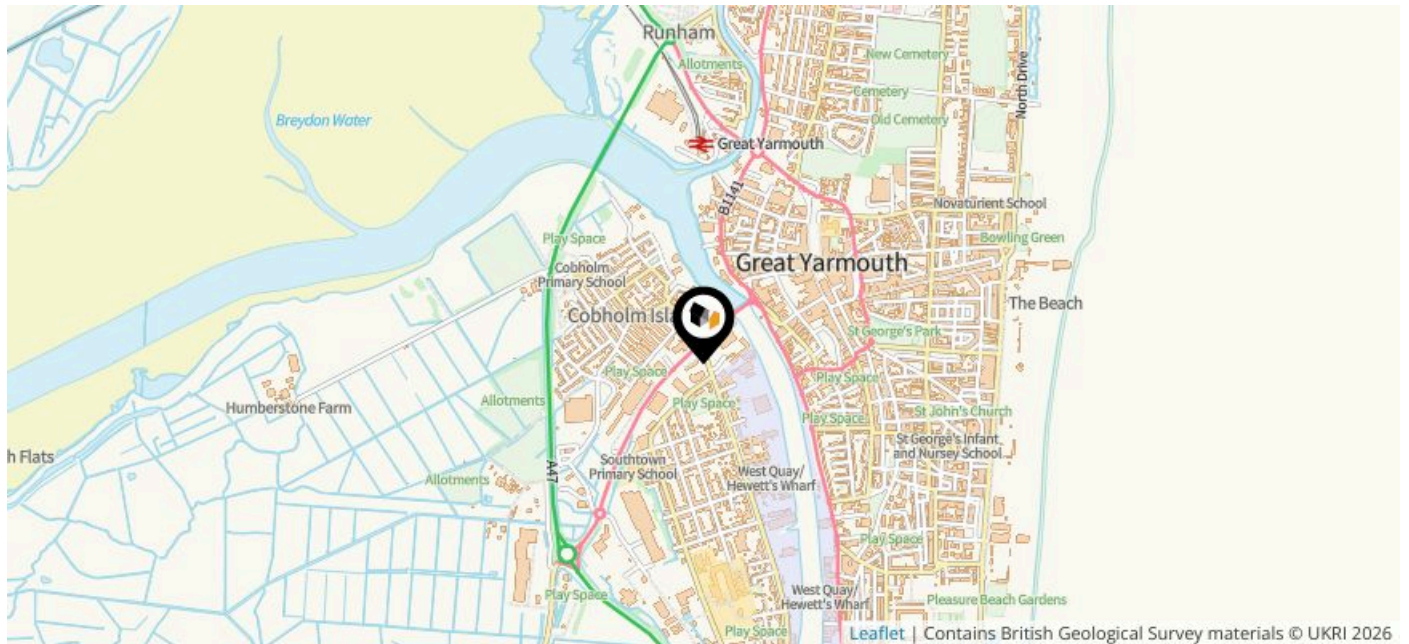
Terraced

**+63.16%**

Flat

**+45.06%**

This map displays nearby coal mine entrances and their classifications.



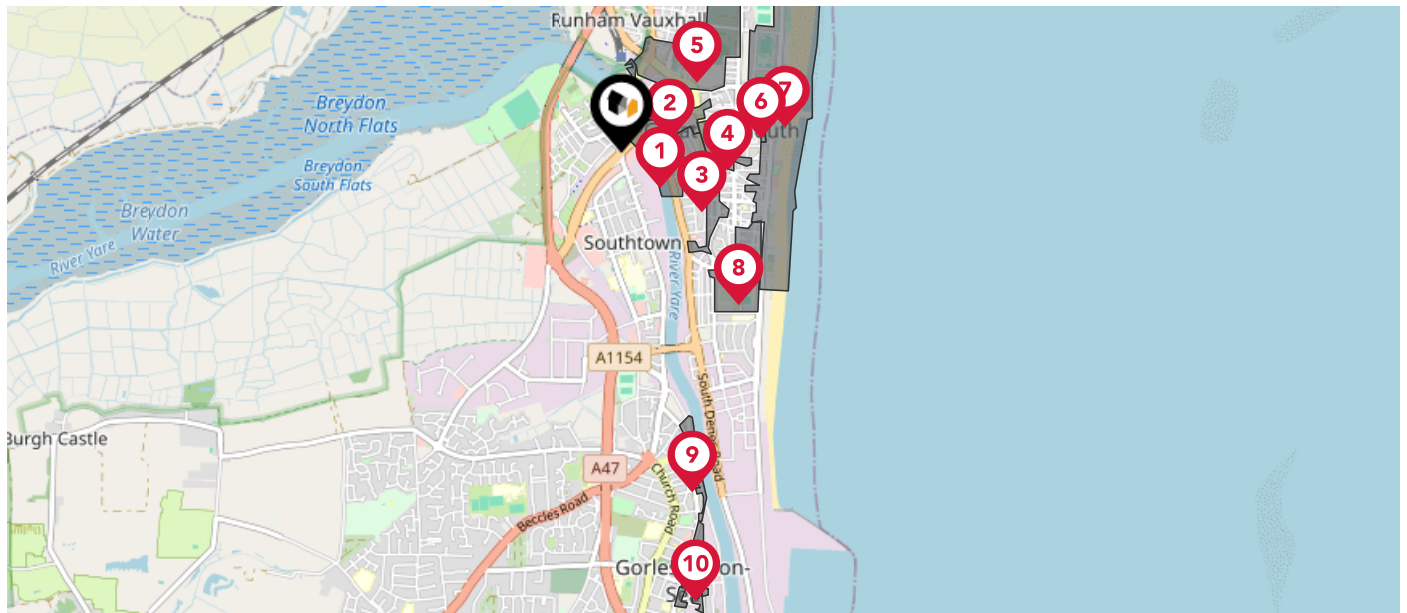
### Mine Entry

- ✕ 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.

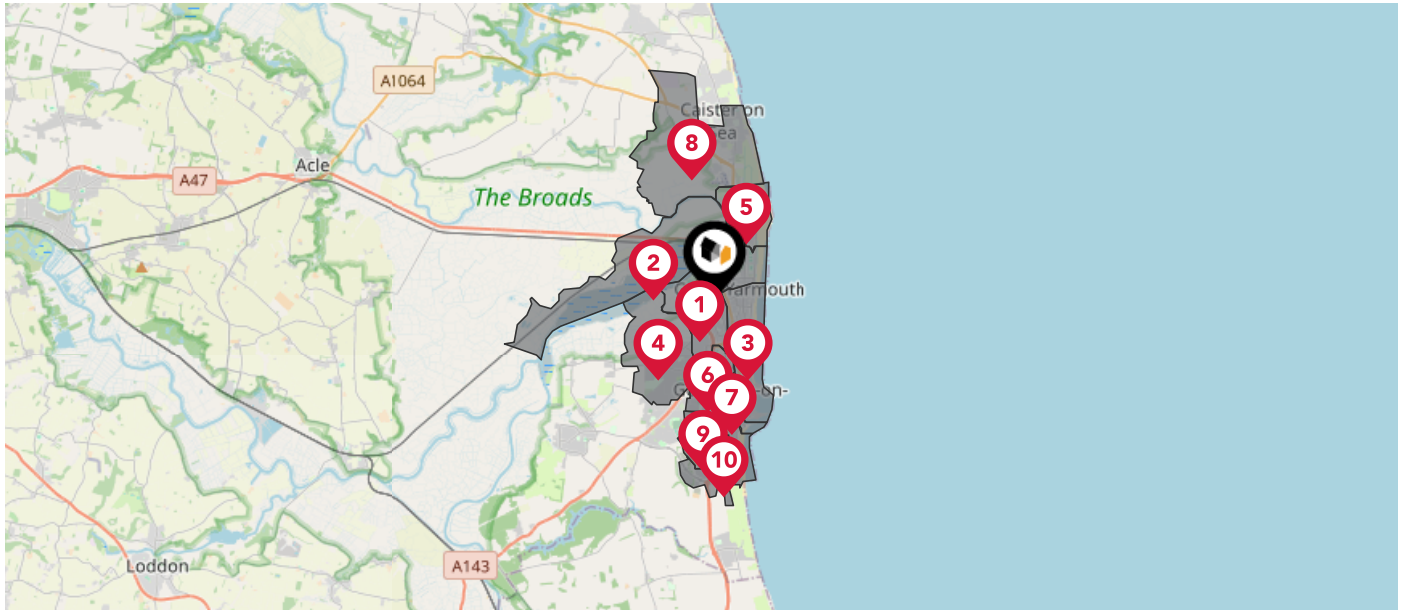
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

- 1** Hall Quay and South Quay, Great Yarmouth
- 2** Market Place, Rows and North Quay, Great Yarmouth
- 3** King Street, Great Yarmouth
- 4** St George's, Great Yarmouth
- 5** St Nicholas and Northgate Street, Great Yarmouth
- 6** Prince's Road, Great Yarmouth
- 7** Seafront, Great Yarmouth
- 8** Camperdown, Great Yarmouth
- 9** No.17 Gorleston Conservation Area Extensions
- 10** Gorleston Town Centre

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



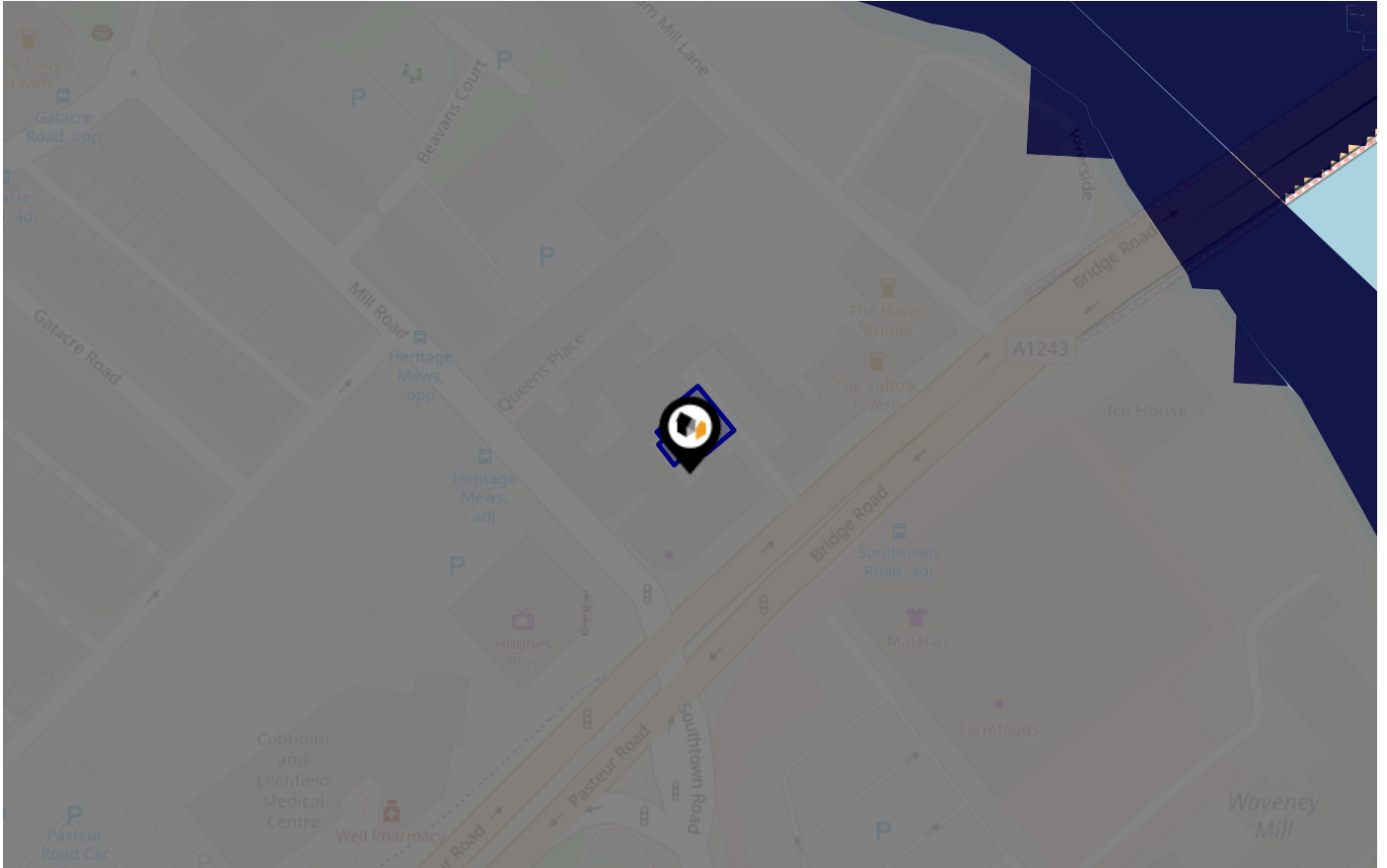
### Nearby Council Wards

-  Southtown and Cobholm Ward
-  Central And Northgate Ward
-  Nelson Ward
-  Bradwell North Ward
-  Yarmouth North Ward
-  Claydon Ward
-  St. Andrews Ward
-  Caister South Ward
-  Magdalen Ward
-  Gorleston 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.

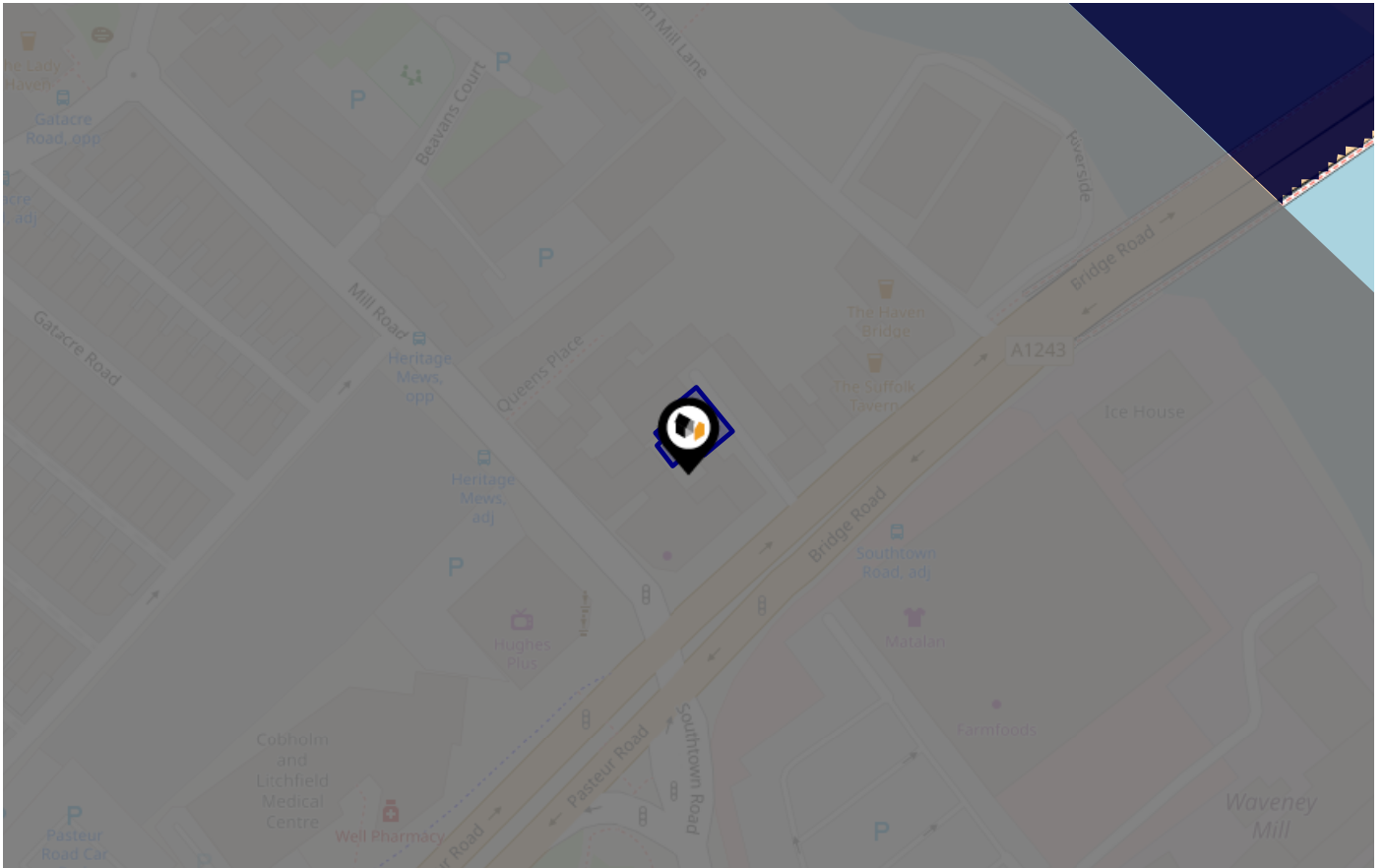
Chance of flooding to the following depths at this property:



# 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.
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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

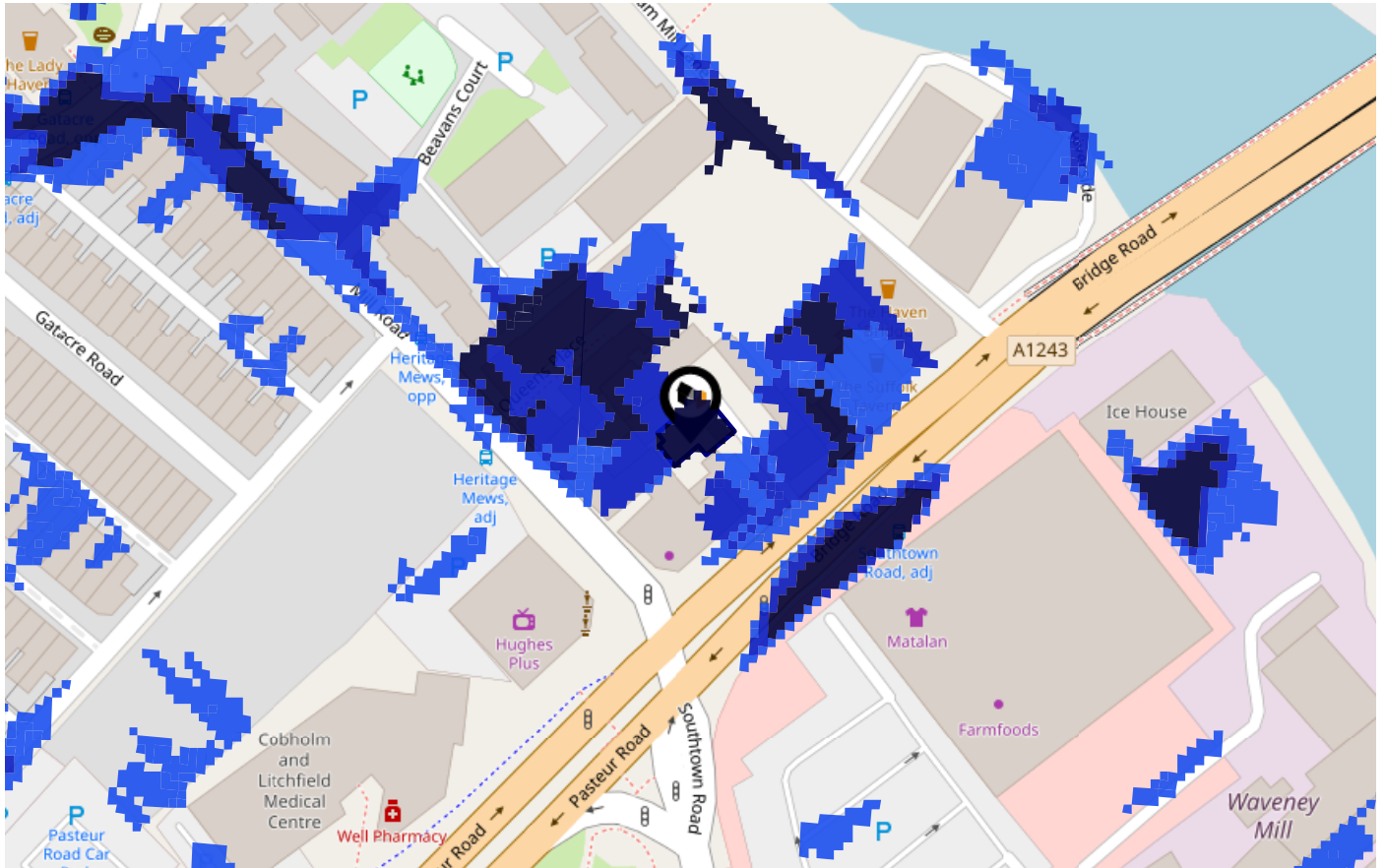
Chance of flooding to the following depths at this property:



# 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: High**

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.

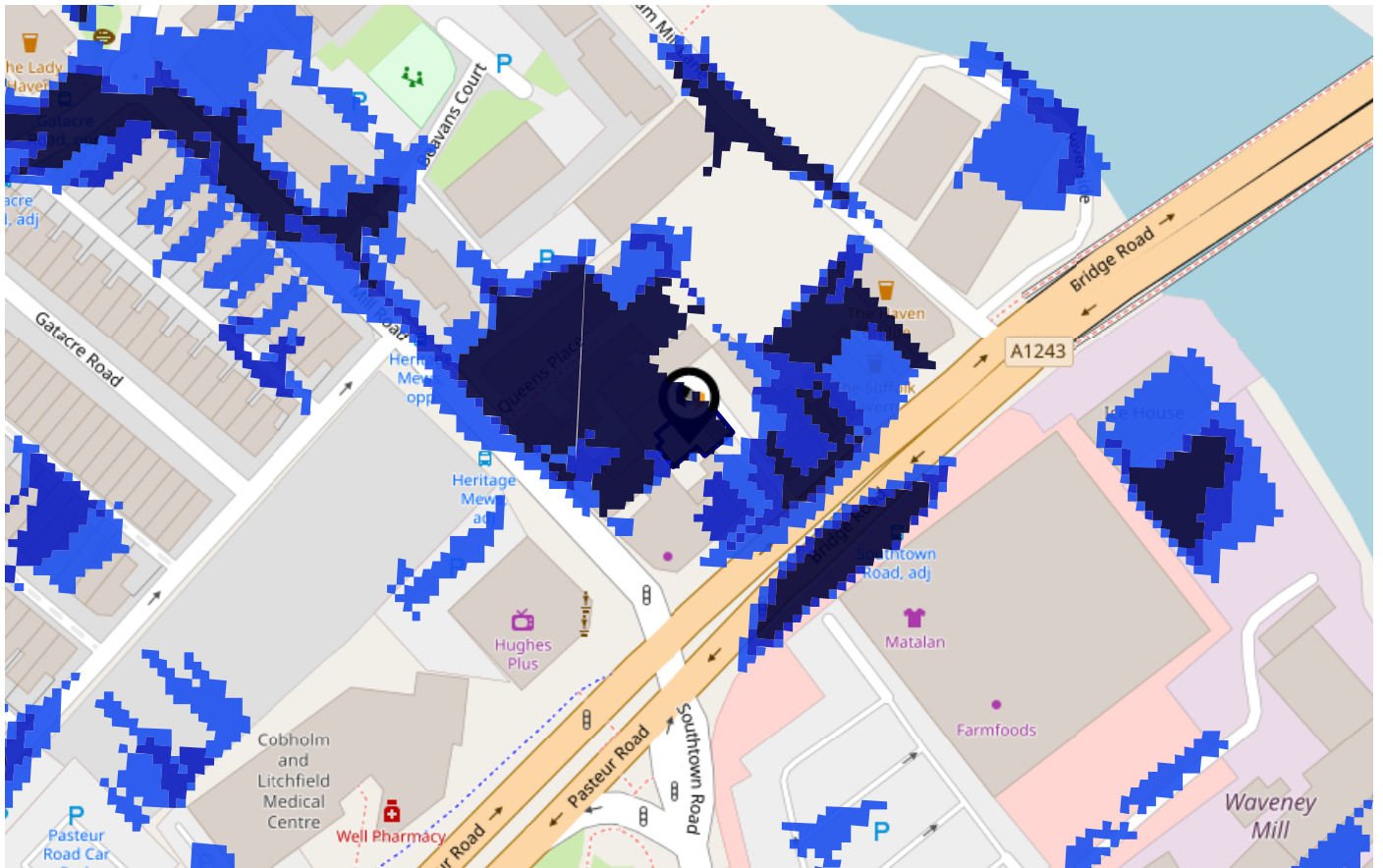
Chance of flooding to the following depths at this property:



# 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: High**

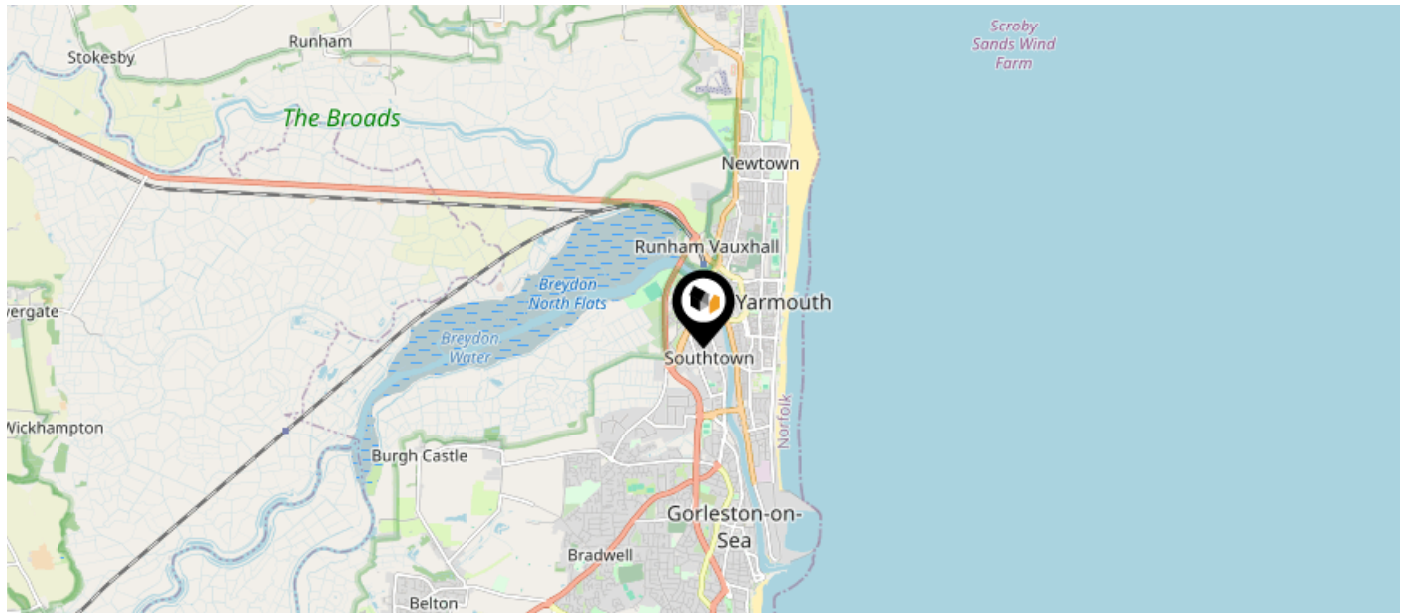
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



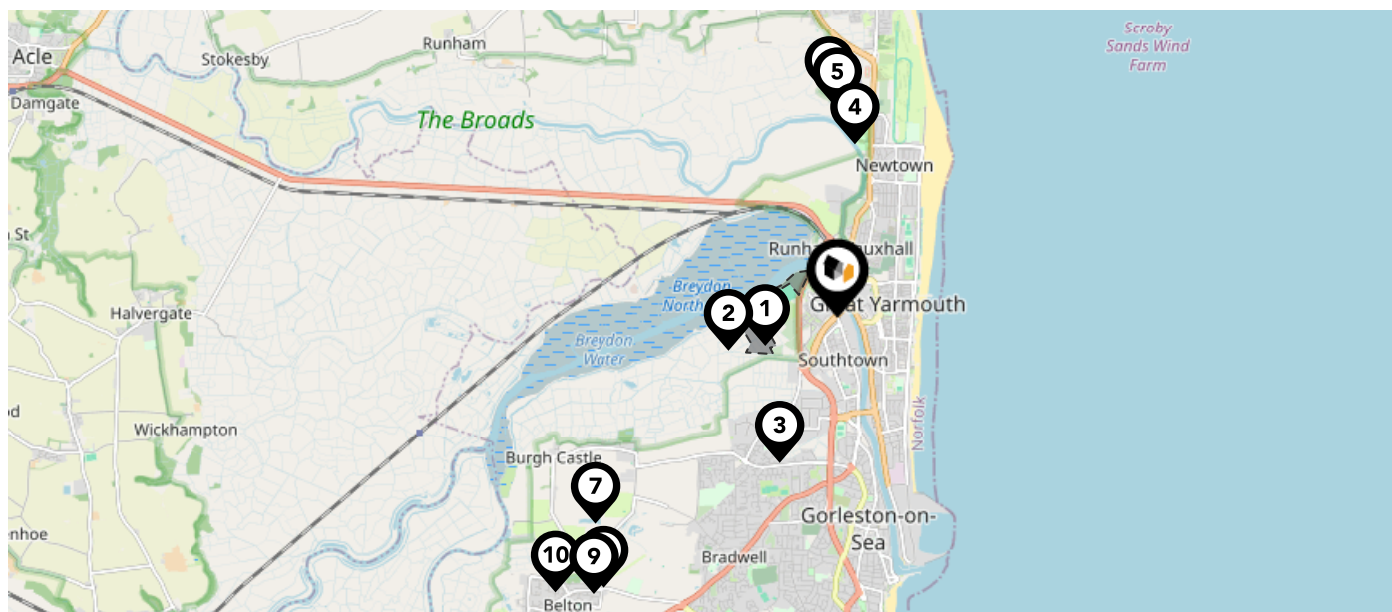
This map displays nearby areas that have been designated as Green Belt...



## 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.



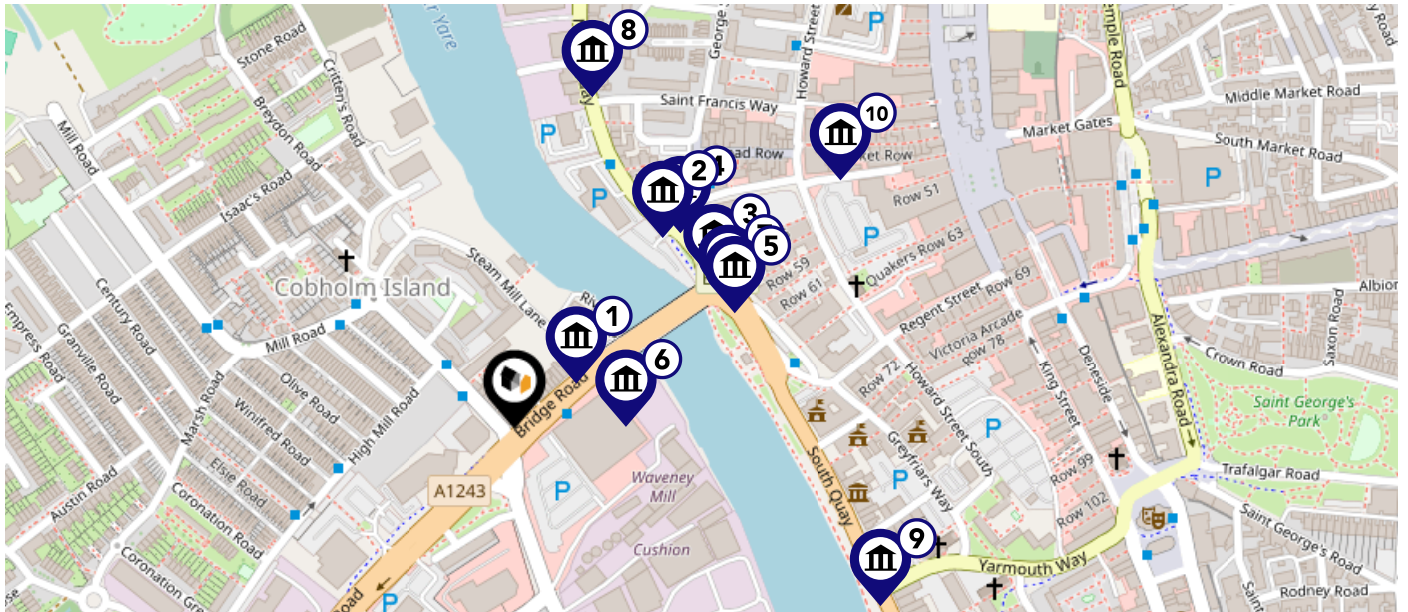
### Nearby Landfill Sites

<b>1</b>	Cobholm Tip-Farm Lane, Humberstone, Great.Yarmouth, Norfolk	Historic Landfill
<b>2</b>	Humberstone Farm Coblholm Landfill Site-Humberstone, Norfolk	Historic Landfill
<b>3</b>	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill
<b>4</b>	Bure Park-Caister Road, Great Yarmouth	Historic Landfill
<b>5</b>	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill
<b>6</b>	Caister-On-Sea-Norwich, Norfolk	Historic Landfill
<b>7</b>	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill
<b>8</b>	Belton Marsh-Burgh Castle	Historic Landfill
<b>9</b>	Off Stepshort-Belton, Great Yarmouth	Historic Landfill
<b>10</b>	EA/EPR/EP3199NL/A001	Active Landfill

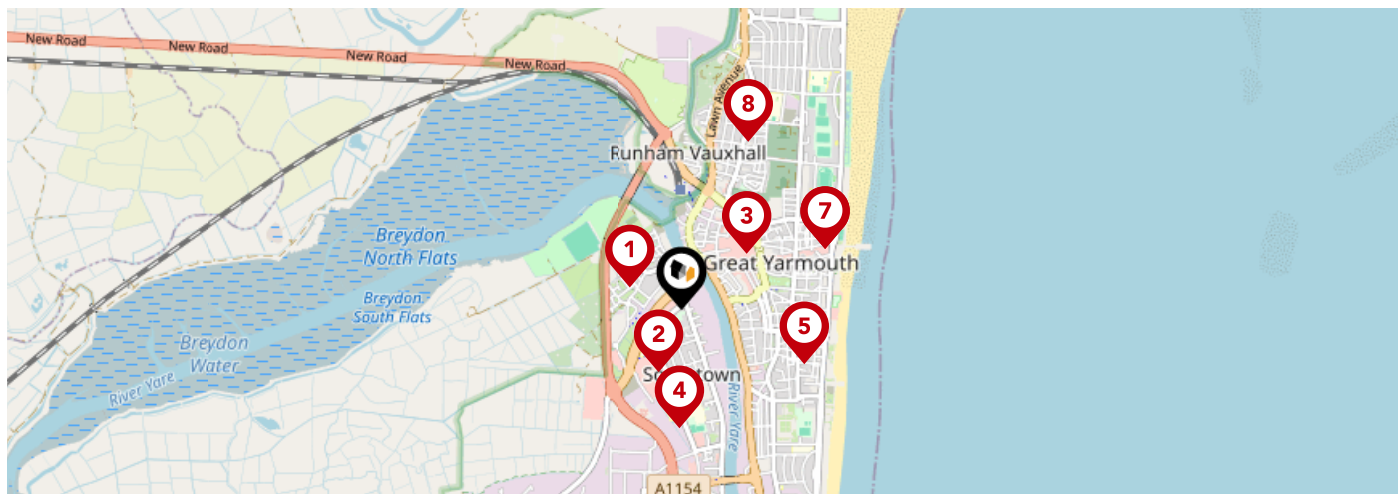
# Maps

## Listed Buildings

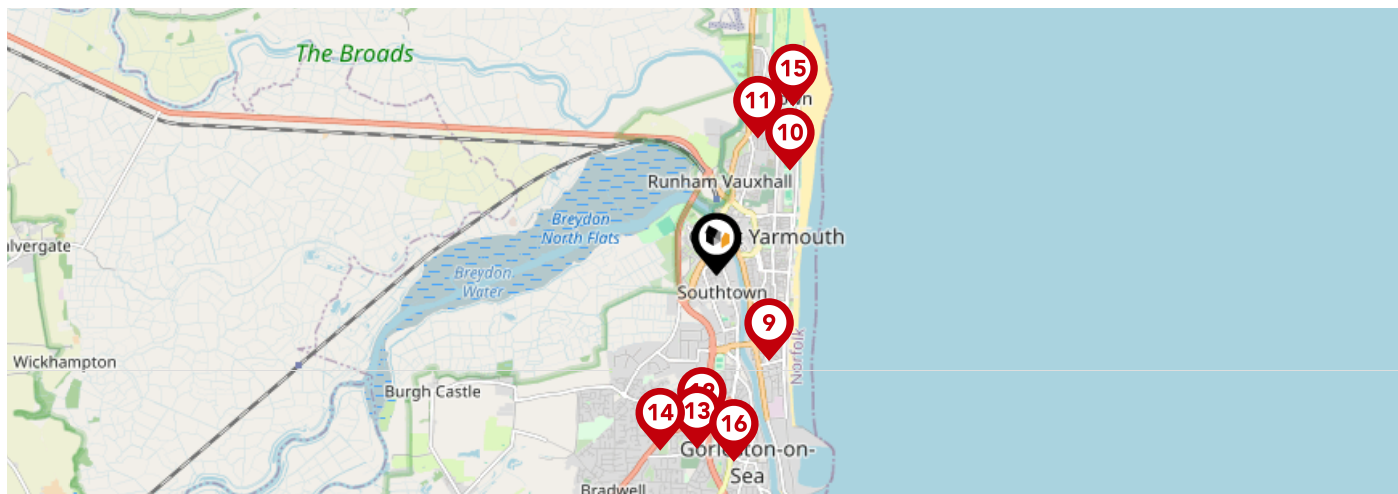
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	124554 - Shipley Veterinary Surgery	Grade II	0.0 miles
	1096837 - Hall Quay Club	Grade II	0.1 miles
	1096839 - Dukes Head Public House	Grade II	0.1 miles
	1096838 - 6, Hall Quay	Grade II	0.1 miles
	1096841 - 16, Hall Quay	Grade II	0.1 miles
	1096794 - Former Ice House	Grade II	0.1 miles
	1096840 - Barclays Bank	Grade II	0.1 miles
	1246061 - 55, North Quay	Grade II	0.2 miles
	1271617 - 12, South Quay	Grade II	0.2 miles
	1246049 - 8, Market Row	Grade II	0.2 miles

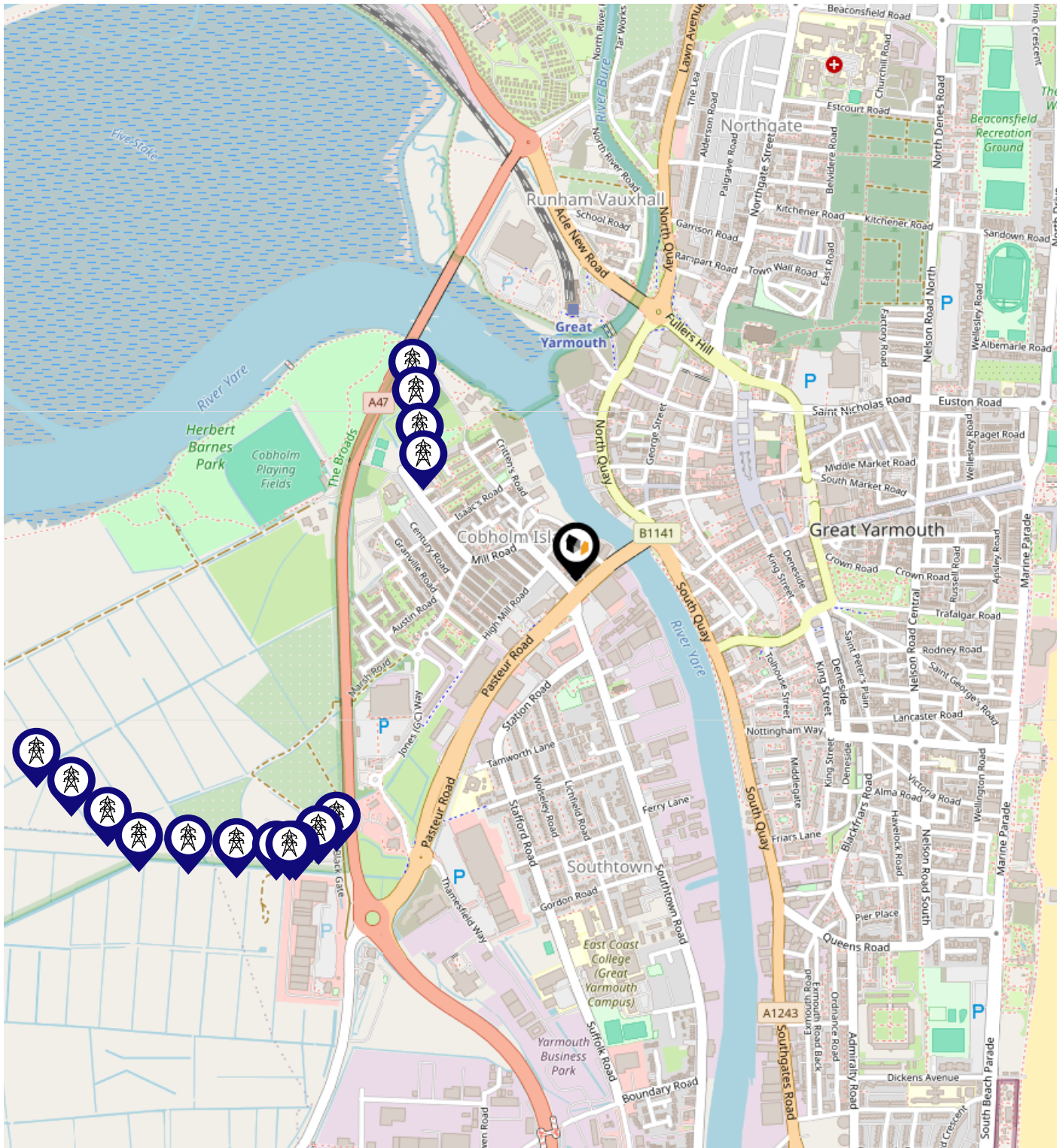


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cobholm Primary Academy</b> Ofsted Rating: Good   Pupils: 176   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Southtown Primary School</b> Ofsted Rating: Requires improvement   Pupils: 196   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Nicholas Priory CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 412   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Edward Worlledge Ormiston Academy</b> Ofsted Rating: Good   Pupils: 308   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St. George's Primary School &amp; St. George's Nursery School, Great Yarmouth</b> Ofsted Rating: Good   Pupils: 208   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Visiting Teacher Service East at Education Services Centre</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Novaturient School</b> Ofsted Rating: Good   Pupils: 19   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Northgate Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Great Yarmouth Primary Academy</b> Ofsted Rating: Good   Pupils: 422   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Yarmouth Charter Academy</b> Ofsted Rating: Good   Pupils: 941   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bure Park Specialist Academy</b> Ofsted Rating: Good   Pupils: 64   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wroughton Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 318   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wroughton Infant Academy</b> Ofsted Rating: Good   Pupils: 191   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lynn Grove Academy</b> Ofsted Rating: Good   Pupils: 1155   Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Denes Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 398   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary and St Peter Catholic Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

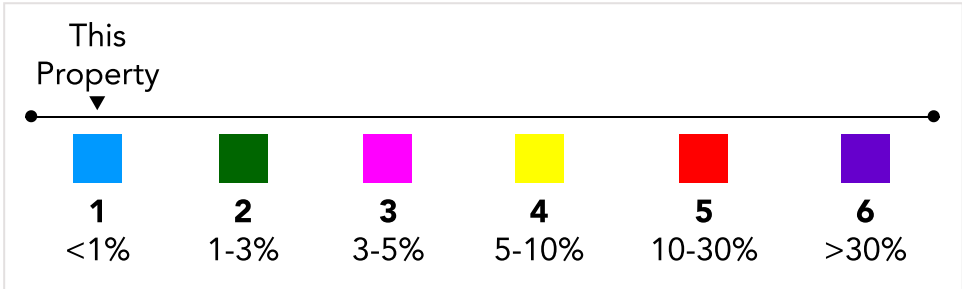
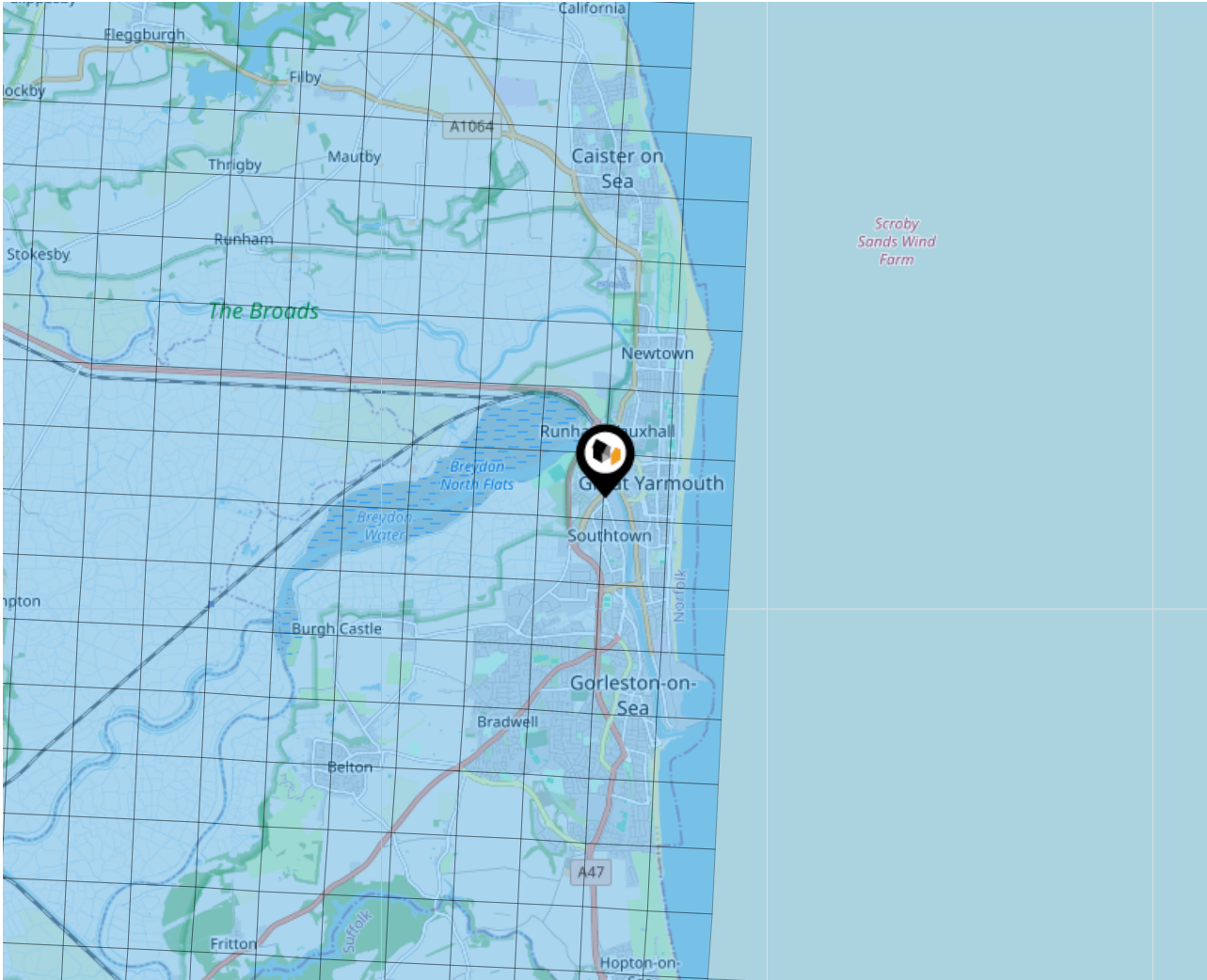


**Key:**

-  Power Pylons
-  Communication Masts

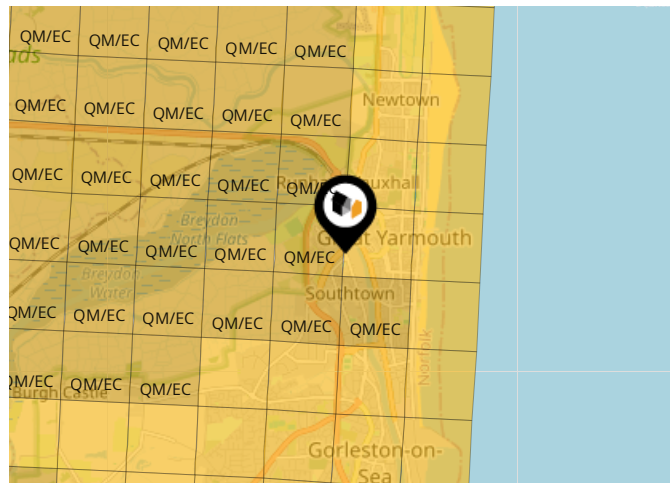
### What is Radon?

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)

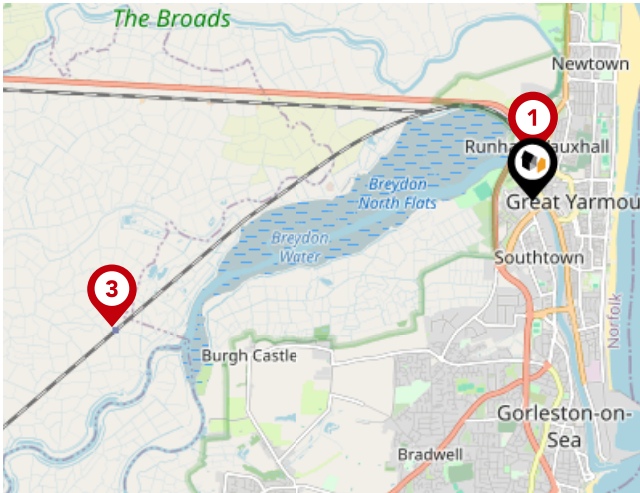
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY		



## Primary Classifications (Most Common Clay Types)

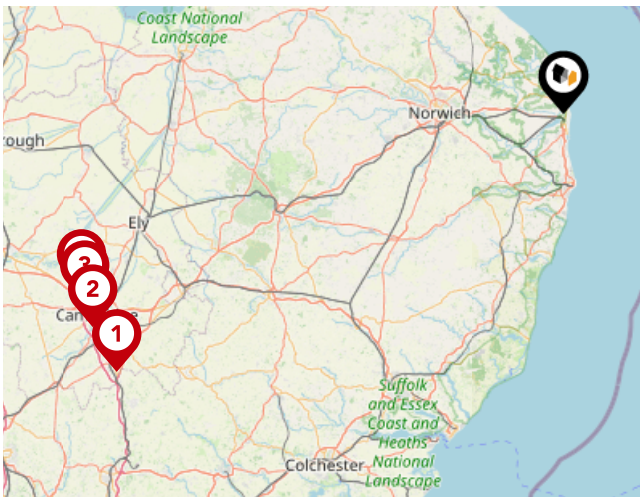
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Great Yarmouth Rail Station	0.41 miles
2	Great Yarmouth Rail Station	0.41 miles
3	Berney Arms Rail Station	3.96 miles



## Trunk Roads/Motorways

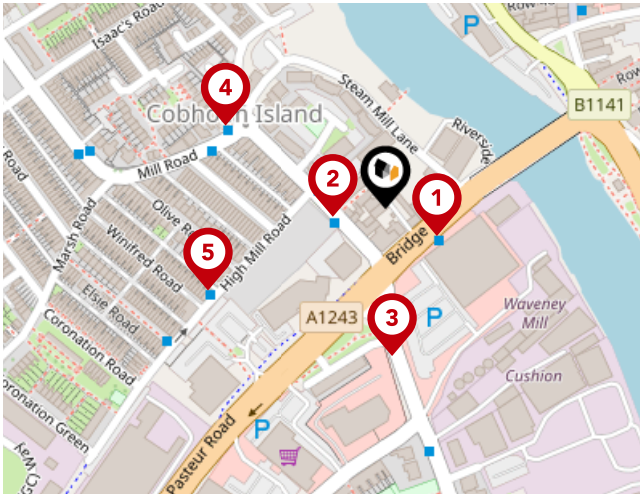
Pin	Name	Distance
1	M11 J9	74.92 miles
2	M11 J11	74.93 miles
3	M11 J13	74.49 miles
4	M11 J14	74.35 miles



## Airports/Helipads

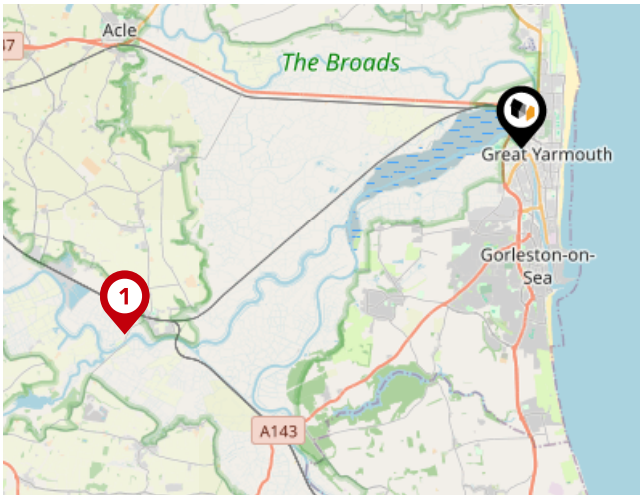
Pin	Name	Distance
1	Norwich International Airport	19.09 miles
2	Southend-on-Sea	83.78 miles
3	Cambridge	70.87 miles
4	Stansted Airport	79.21 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Southtown Road	0.03 miles
2	Heritage Mews	0.03 miles
3	Station Road	0.08 miles
4	Gatacre Road	0.1 miles
5	Winifred Road	0.11 miles



## Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7.9 miles
2	Reedham Ferry North	7.9 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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