



See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 29th May 2026



**LONDON ROAD, KESSINGLAND, LOWESTOFT, NR33**

### Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk

street-view-image



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,557		
<b>Title Number:</b>	SK289533		

## Local Area

<b>Local Authority:</b>	Suffolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>15</b> mb/s	<b>41</b> mb/s	<b>2000</b> mb/s

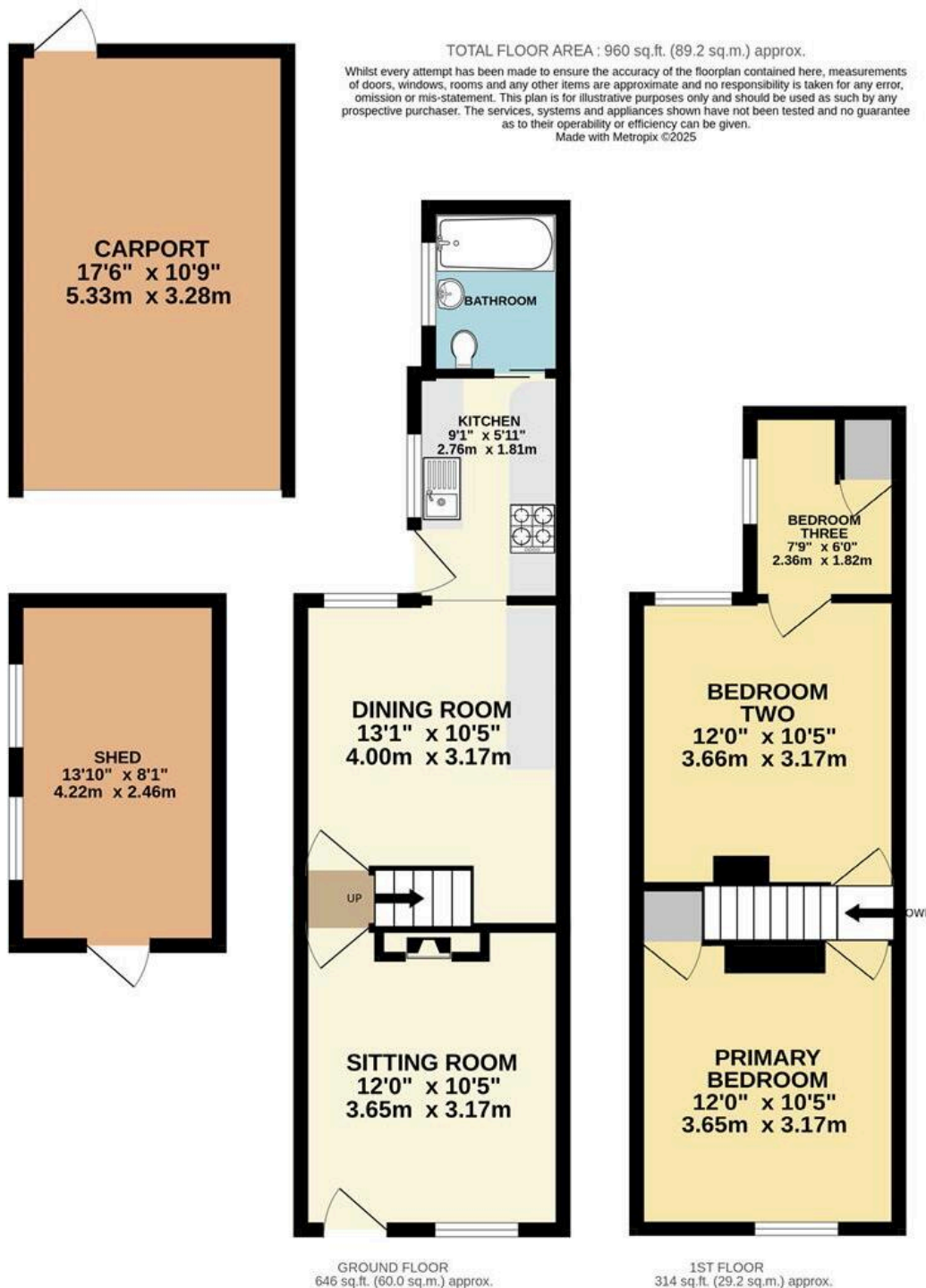
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



## LONDON ROAD, KESSINGLAND, LOWESTOFT, NR33



London Road, Kessingland, NR33

Energy rating

**D**

Valid until 12.03.2027

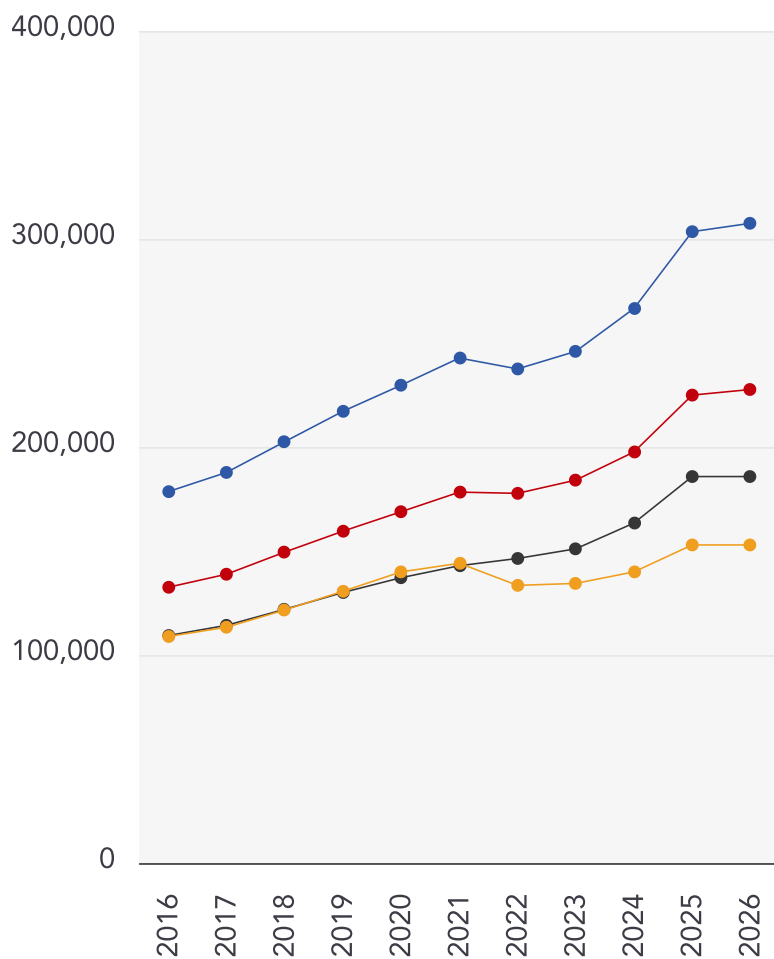
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 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>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

### 10 Year History of Average House Prices by Property Type in NR33



Detached

**+72.22%**

Semi-Detached

**+71.67%**

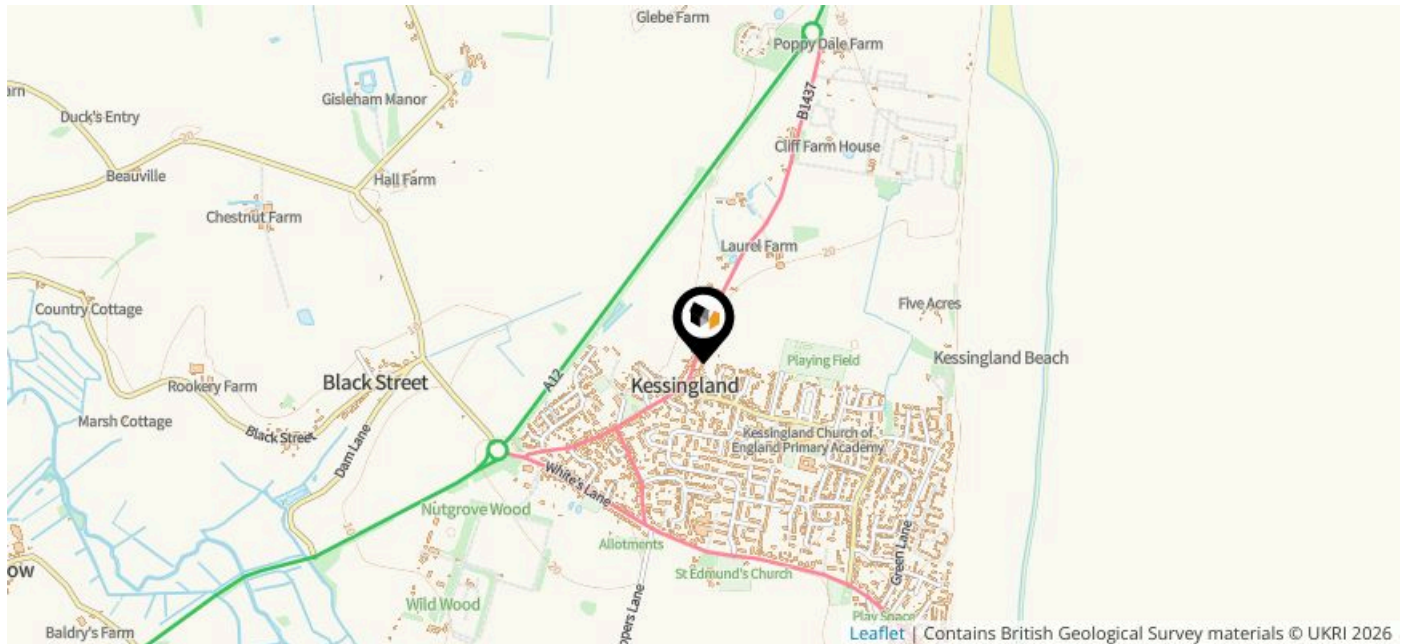
Terraced

**+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.

# Maps

## Conservation Areas

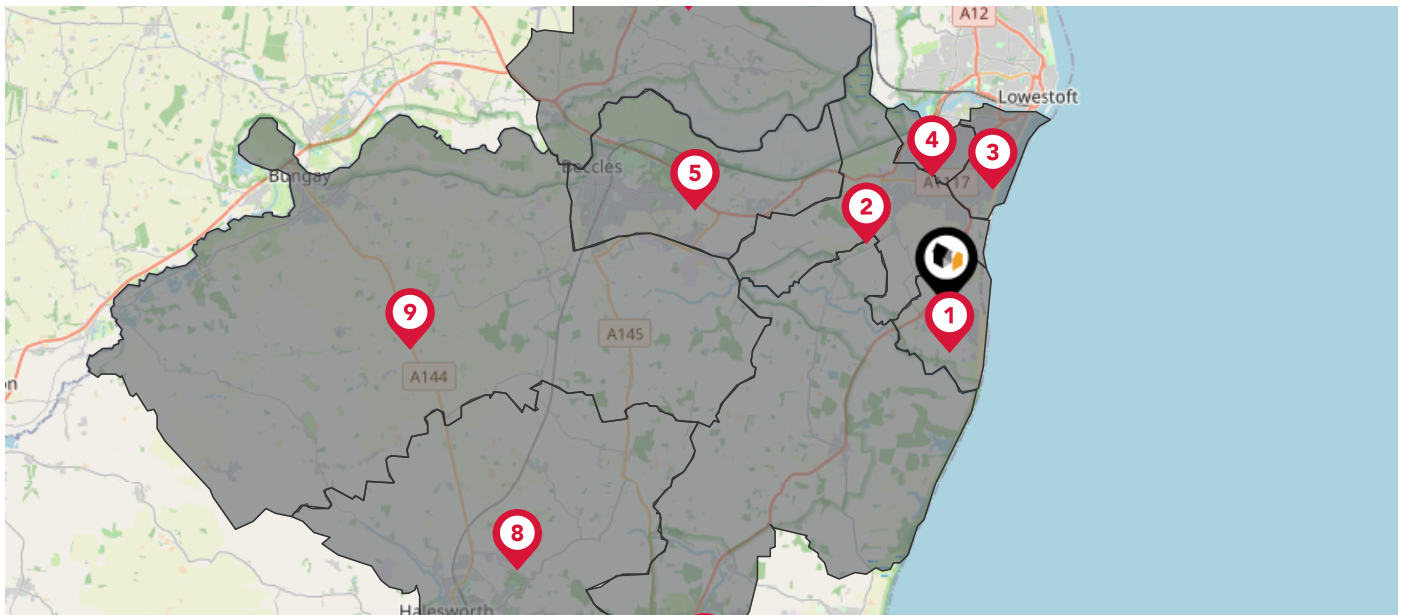
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.












### Nearby Conservation Areas

- 1 South Lowestoft and Kirkley
- 2 Wrentham
- 3 Beccles

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

-  Kessingland Ward
-  Carlton Colville Ward
-  Kirkley & Pakefield Ward
-  Carlton & Whitton Ward
-  Beccles & Worlingham Ward
-  Thurlton Ward
-  Wrentham, Wangford & Westleton Ward
-  Halesworth & Blything Ward
-  Bungay & Wainford 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.

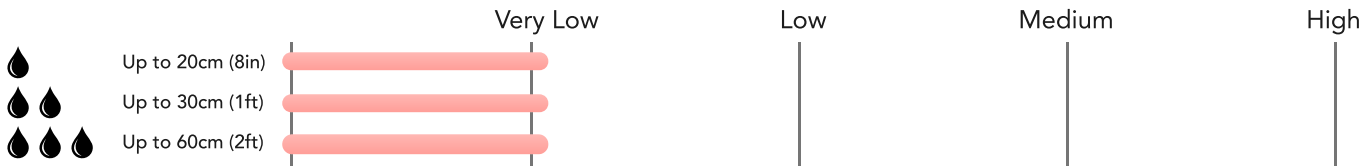


Risk Rating: **Very low**

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.

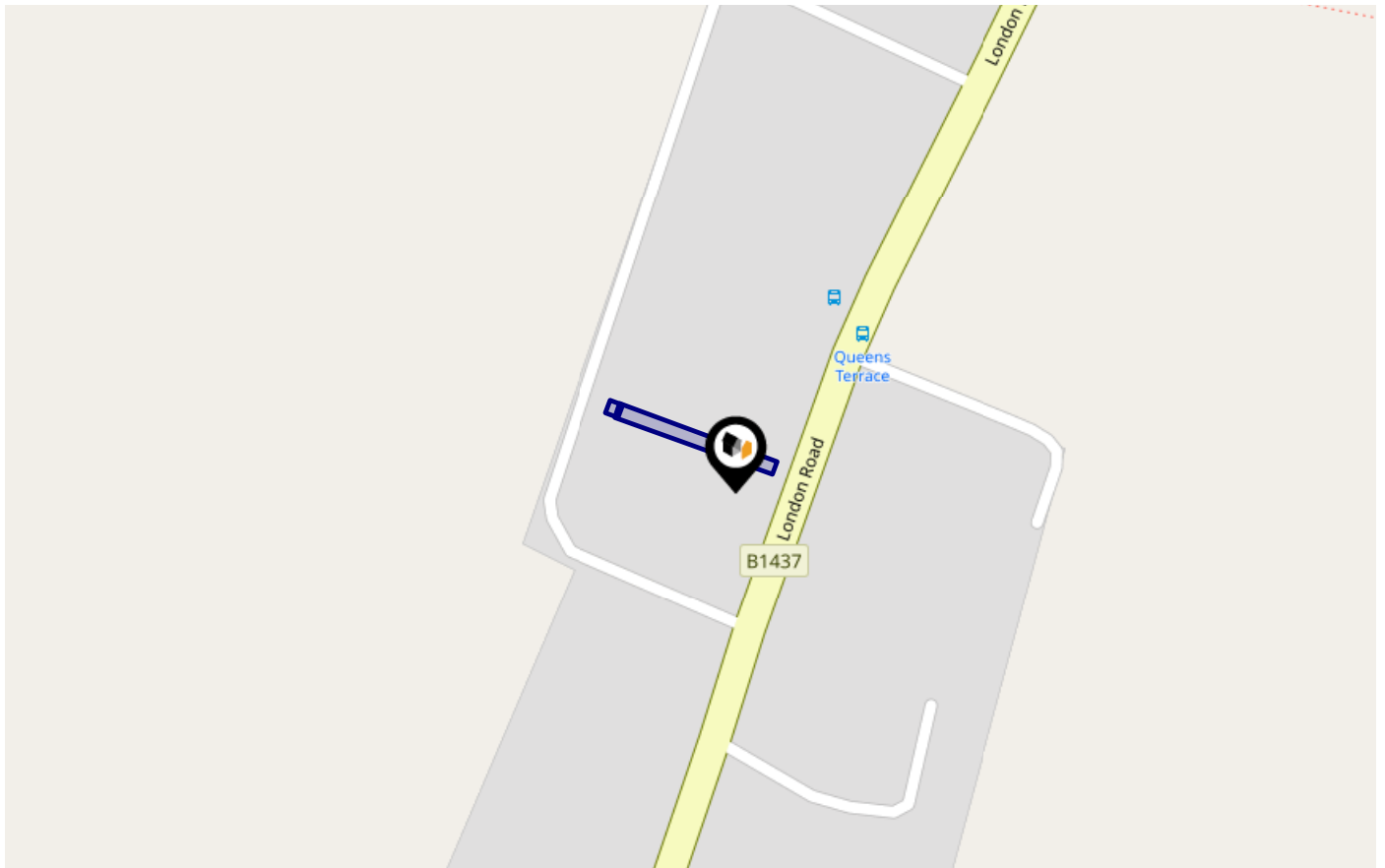
Chance of flooding to the following depths at this property:



# 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.

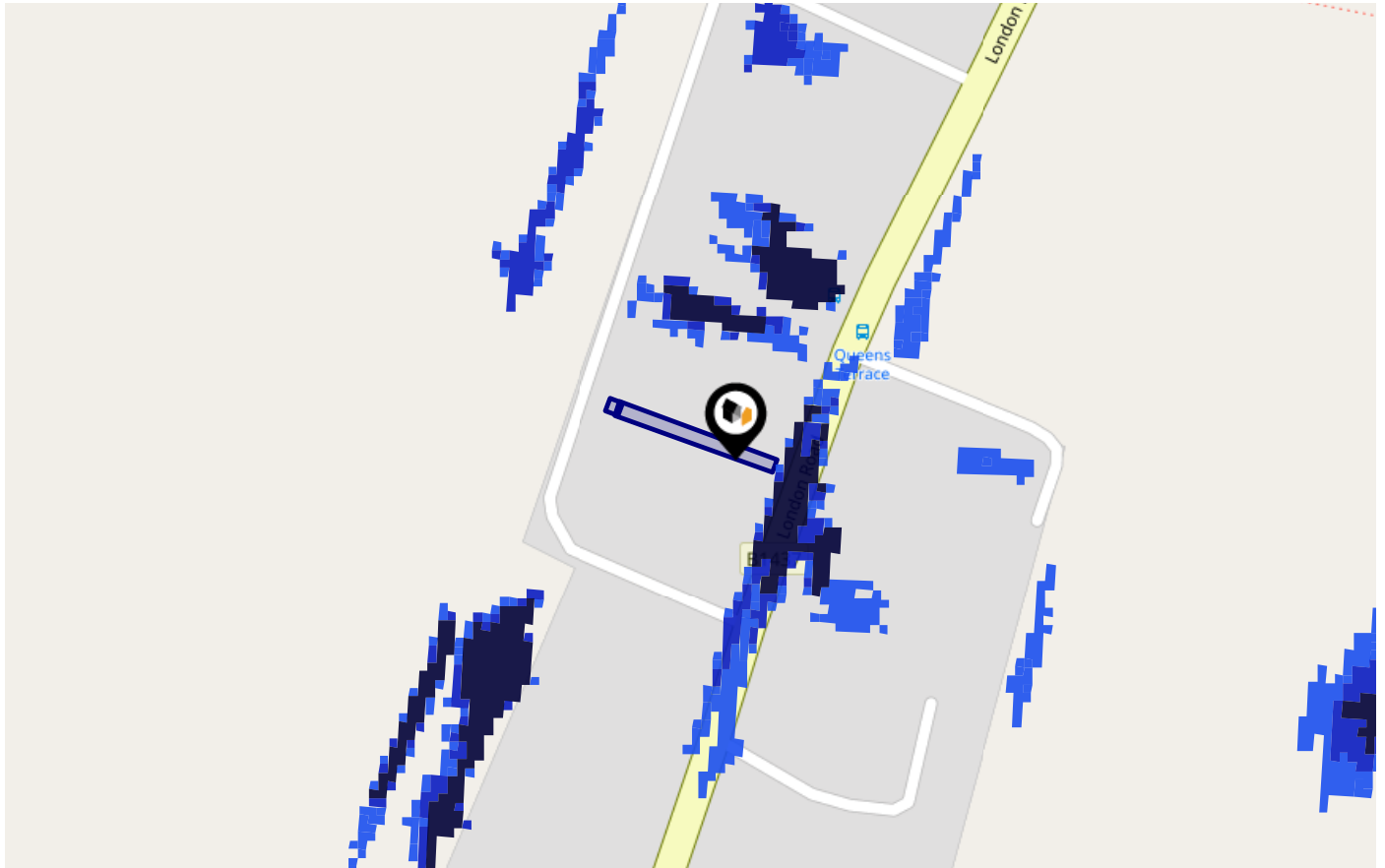
Chance of flooding to the following depths at this property:



# 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.

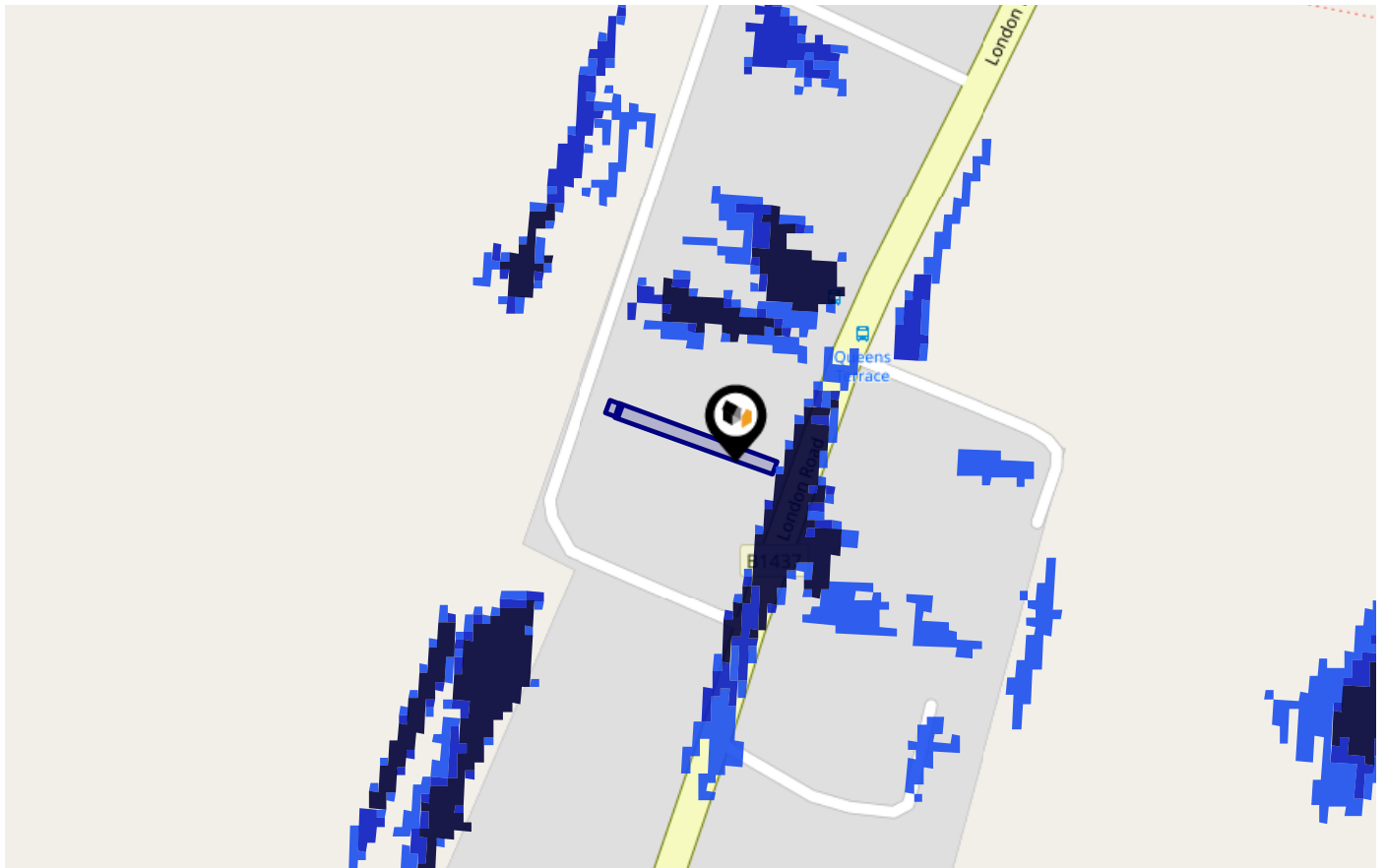
Chance of flooding to the following depths at this property:



# 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**

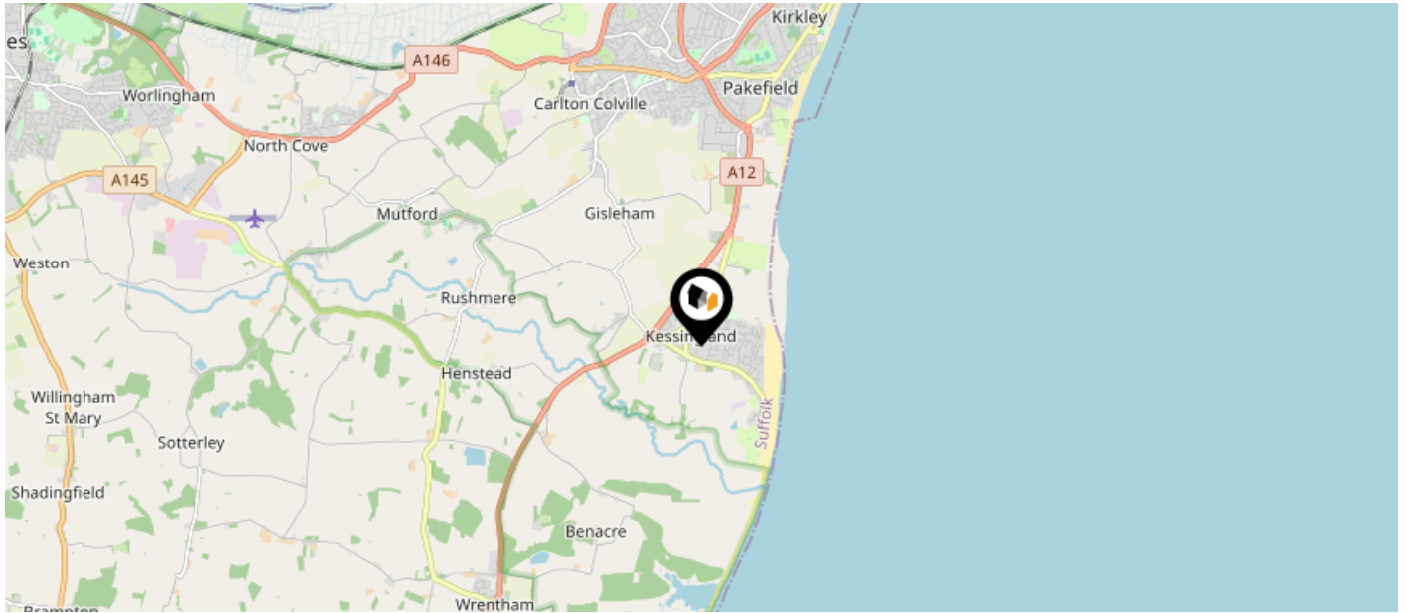
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.



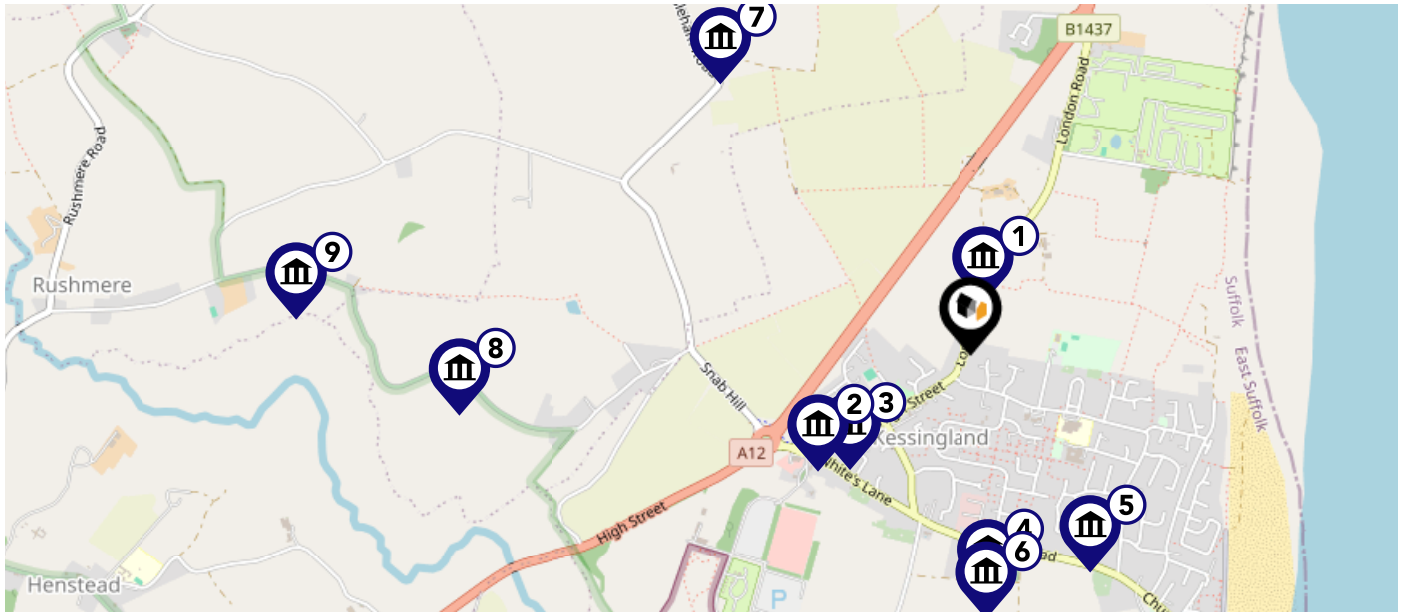
### Nearby Landfill Sites

<b>1</b>	Marsh Road-Church Road, Kessingland	Historic Landfill
<b>2</b>	EA/EPR/CP3895NG/A001	Active Landfill
<b>3</b>	Marsh Lane-Kessingland, Lowestoft, Suffolk	Historic Landfill
<b>4</b>	EA/EPR/CP3695NL/A001	Active Landfill
<b>5</b>	Grange Farm-Gisleham	Historic Landfill
<b>6</b>	East of Grange Farm-Pakefield, Suffolk	Historic Landfill
<b>7</b>	Arbor Lane-Pakefield	Historic Landfill
<b>8</b>	Poplar Road-Poplar Road, Carlton Colville	Historic Landfill
<b>9</b>	Rushmere-Blower's Lane, Mutford, Suffolk	Historic Landfill
<b>10</b>	East Nook-London Road, Pakefield	Historic Landfill

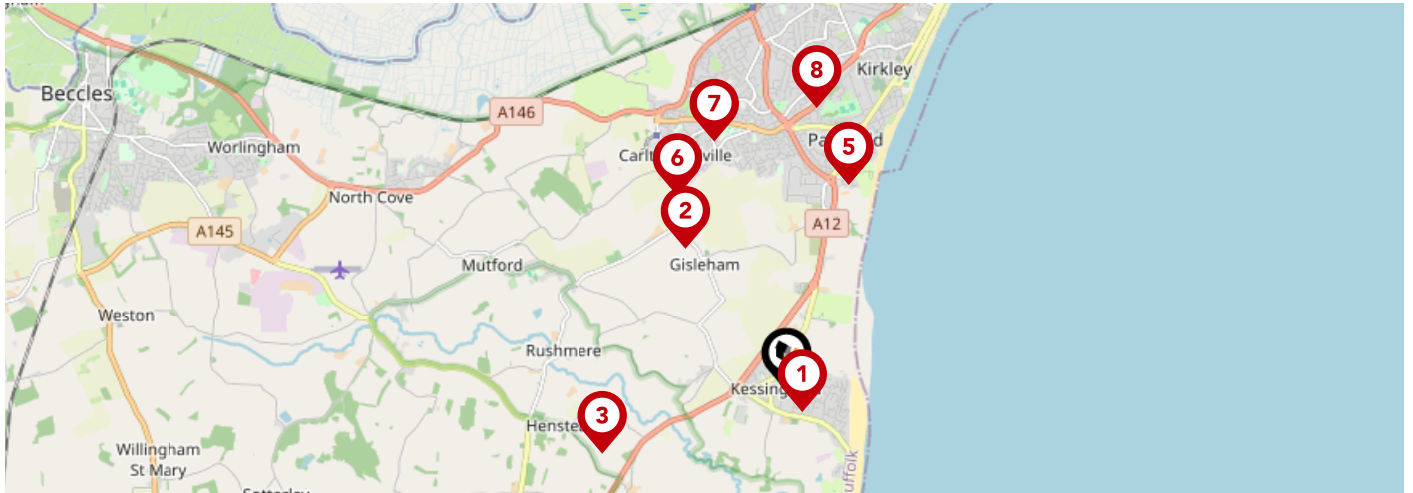
# Maps

## Listed Buildings

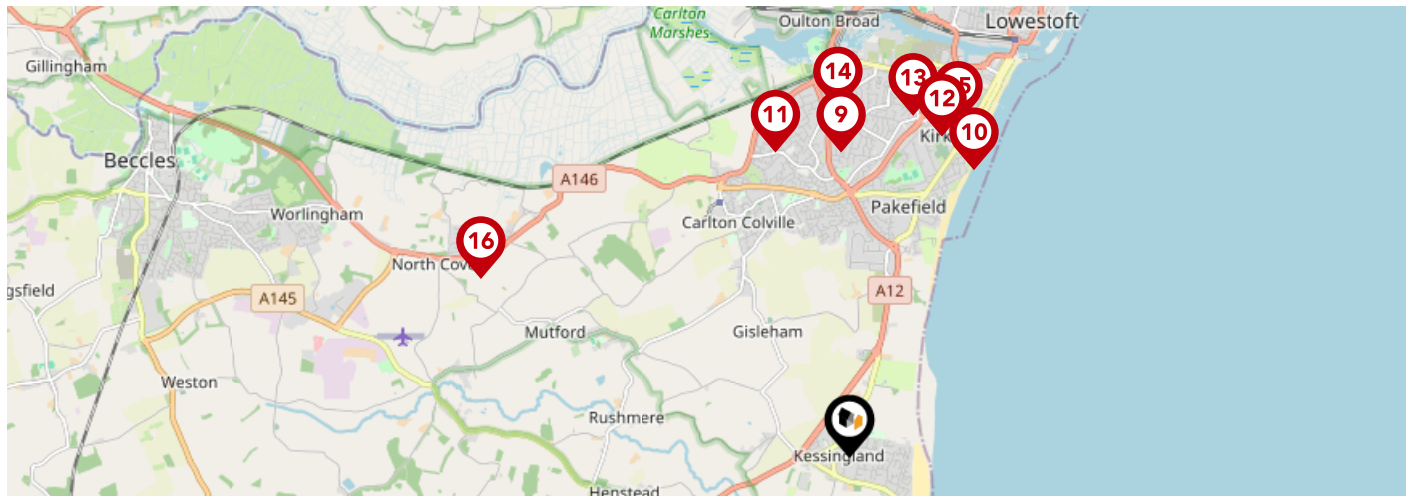
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1032080 - Pond Farmhouse	Grade II	0.1 miles
	1284313 - The Ark	Grade II	0.4 miles
	1250854 - 59, High Street	Grade II	0.4 miles
	1182858 - Church Of St Edmund	Grade I	0.5 miles
	1032079 - The Old Rectory	Grade II	0.6 miles
	1458835 - Kessingland War Memorial	Grade II	0.6 miles
	1182767 - White House Farmhouse	Grade II	0.8 miles
	1032074 - The Rookery	Grade II	1.1 miles
	1284275 - Barn 10 Metres West Of The Elms	Grade II	1.5 miles

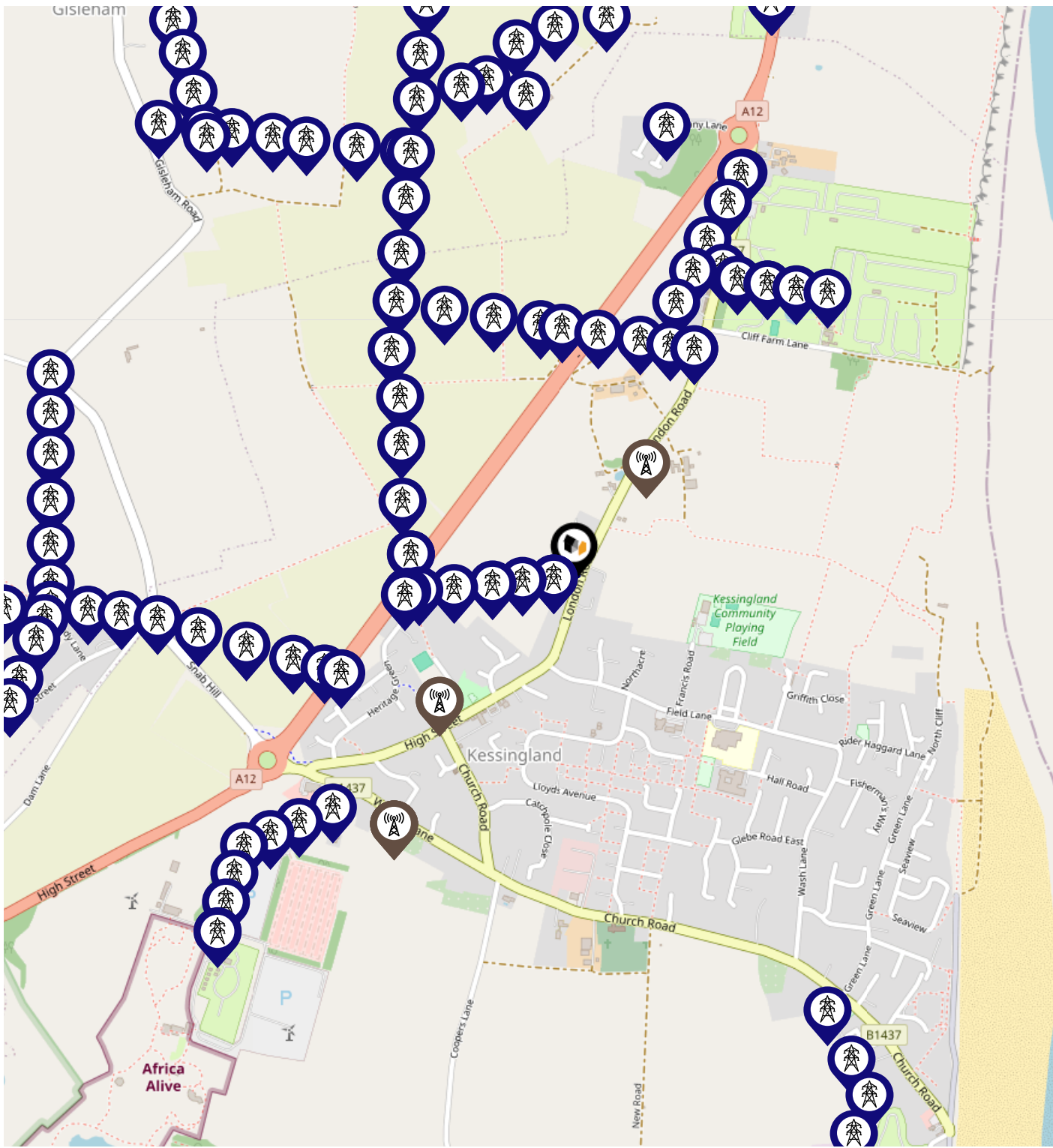


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kessingland Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 221   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Carlton Colville Primary School</b> Ofsted Rating: Outstanding   Pupils: 395   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Old School</b> Ofsted Rating: Not Rated   Pupils: 67   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Pakefield Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Pakefield High School</b> Ofsted Rating: Good   Pupils: 687   Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sunrise Academy</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Grove Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Elm Tree Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warren School</b> Ofsted Rating: Special Measures   Pupils: 131   Distance:2.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Phoenix St Peter Academy</b> Ofsted Rating: Requires improvement   Pupils: 108   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>East Point Academy</b> Ofsted Rating: Good   Pupils: 865   Distance:3.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dell Primary School</b> Ofsted Rating: Good   Pupils: 338   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Red Oak Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnby and North Cove Community Primary School</b> Ofsted Rating: Good   Pupils: 73   Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

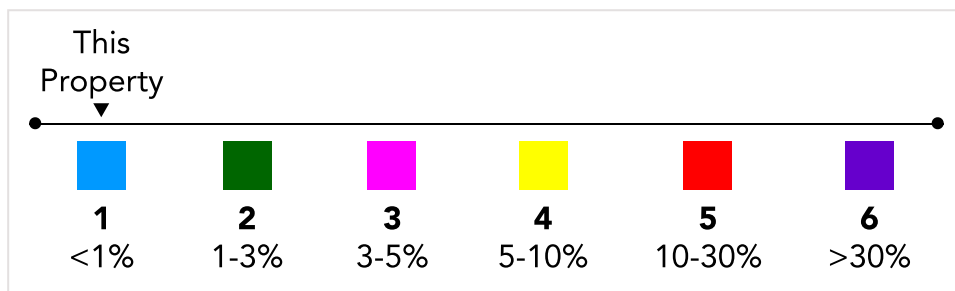
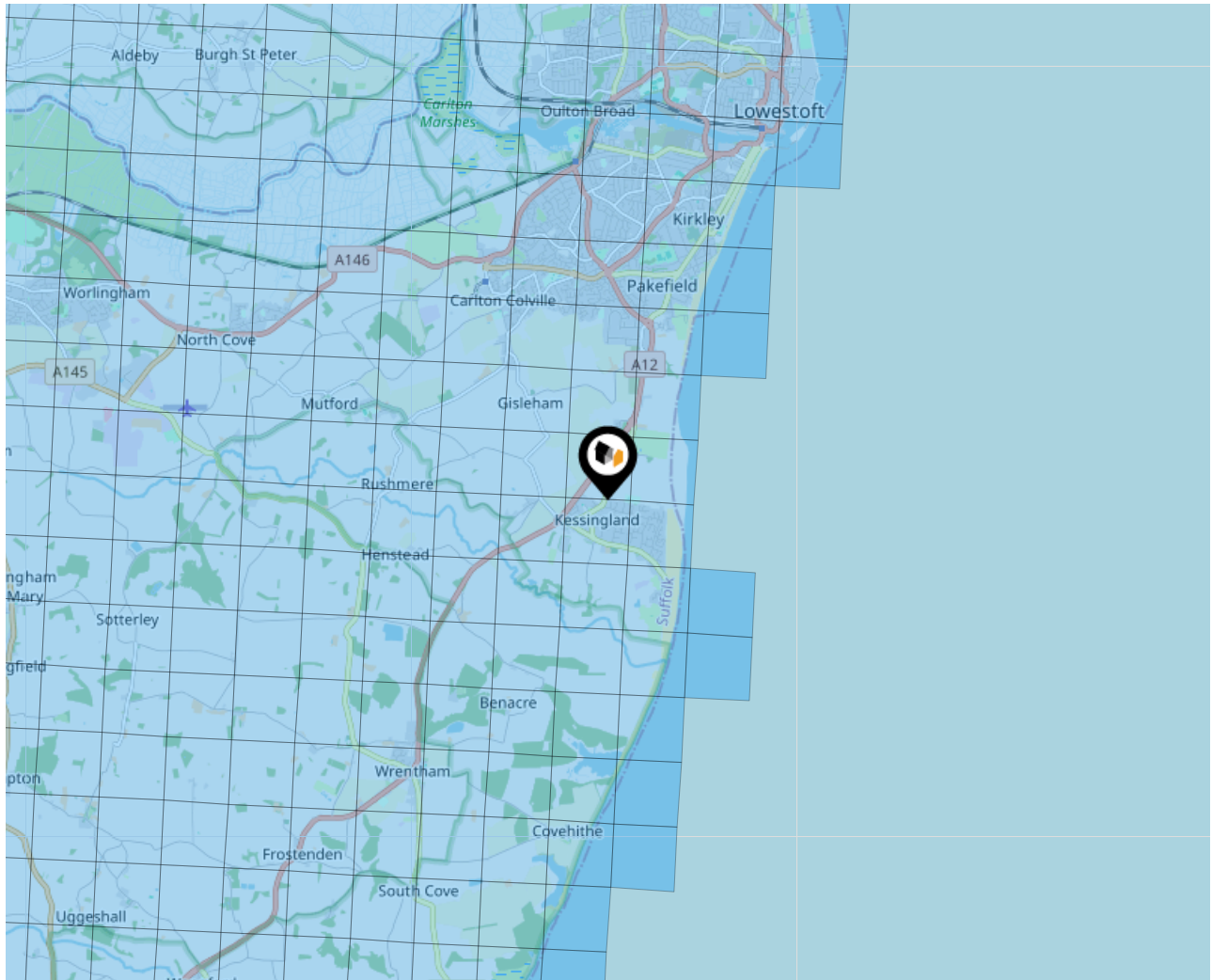


**Key:**

-  Power Pylons
-  Communication Masts

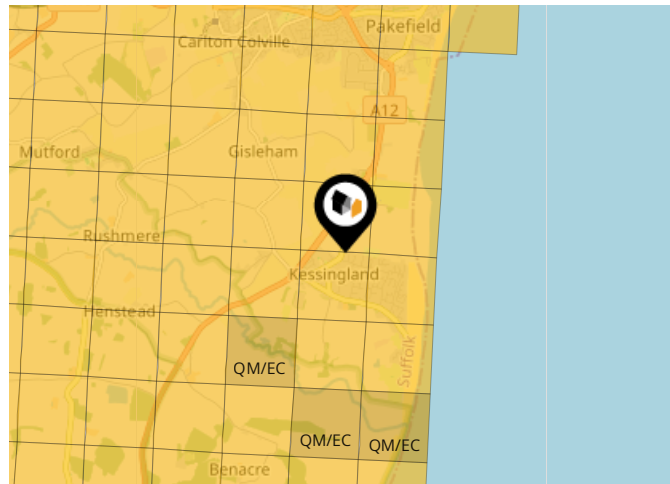
### What is Radon?

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>).



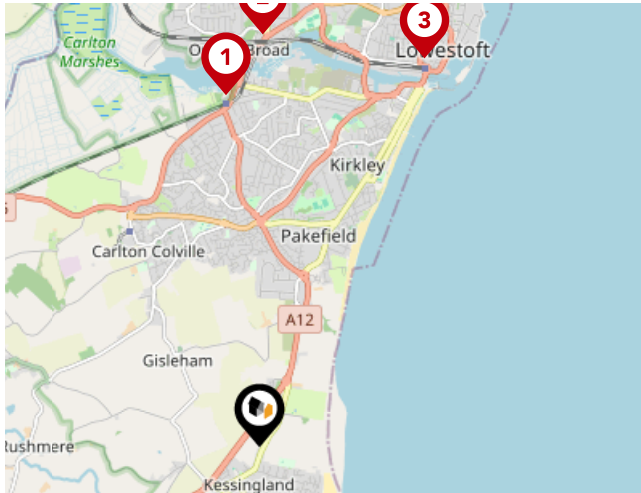
## Ground Composition for this Address (Surrounding square kilometer zone around property)

<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		



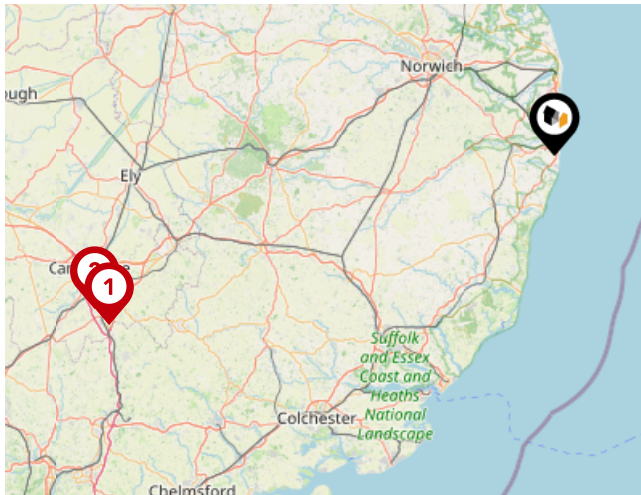
## Primary Classifications (Most Common Clay Types)

<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



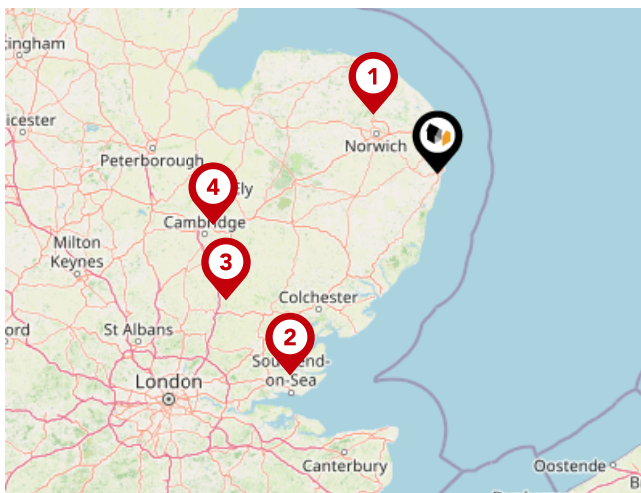
## National Rail Stations

Pin	Name	Distance
1	Entrance1	3.19 miles
2	Entrance1	3.73 miles
3	Entrance	3.81 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	69.34 miles
2	M11 J10	70.42 miles

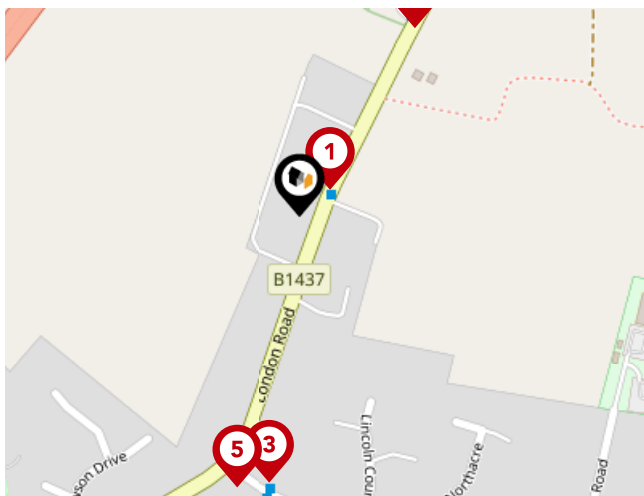


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	25.03 miles
2	Southend-on-Sea	73.15 miles
3	Stansted Airport	71.88 miles
4	Cambridge	66.82 miles

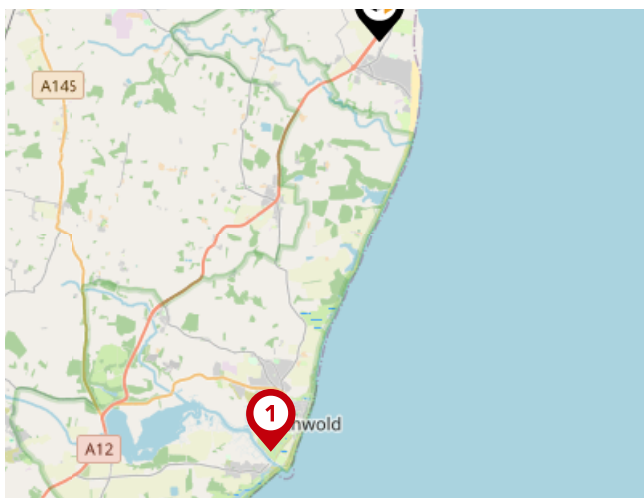
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Queens Terrace	0.02 miles
2	Pond Farm	0.13 miles
3	Lincoln Court	0.15 miles
4	Pond Farm	0.14 miles
5	Lincoln Court	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Southwold Ferry Landing	7.66 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.



## 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

