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## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 27<sup>th</sup> January 2026**



**THE STREET, CATFIELD, GREAT YARMOUTH, NR29**

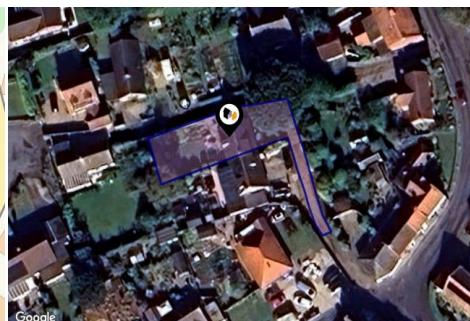
### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

[www.howards.co.uk](http://www.howards.co.uk)



## Property

**Type:** Semi-Detached House  
**Bedrooms:** 3  
**Plot Area:** 0.11 acres  
**Council Tax :** Band C  
**Annual Estimate:** £2,081  
**Title Number:** NK151790

**Tenure:** Freehold

## Local Area

**Local Authority:** Norfolk  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas  
● Surface Water

Very low

Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**5**  
mb/s



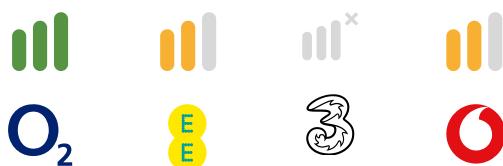
**80**  
mb/s



**1800**  
mb/s



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



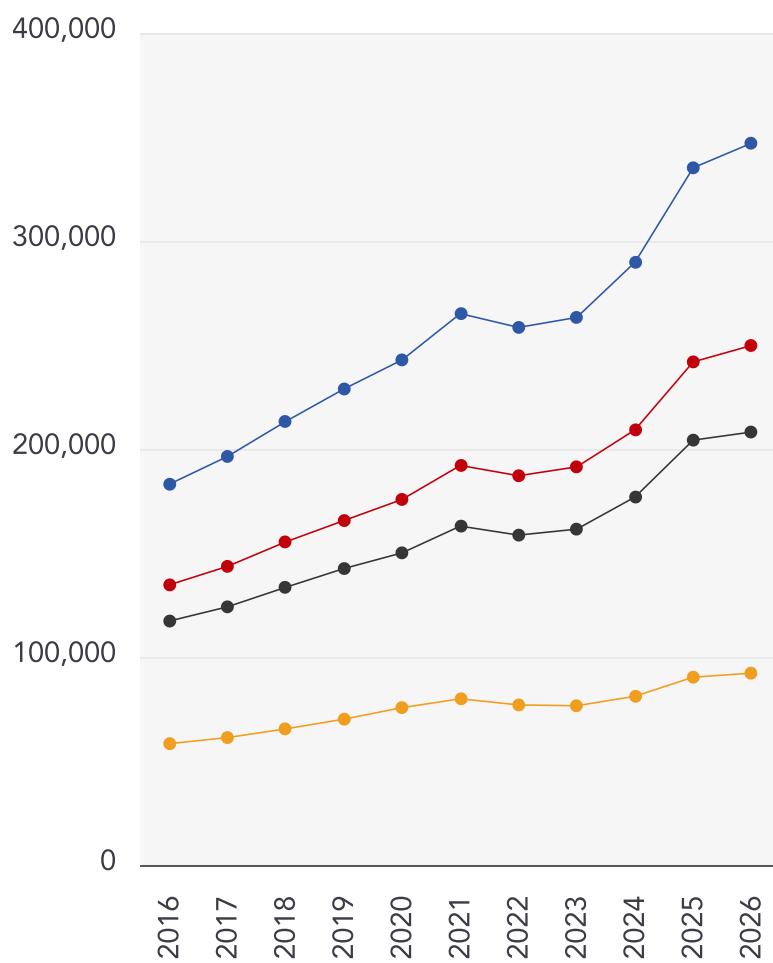
**Satellite/Fibre TV Availability:**



# Market House Price Statistics

**HOWARDS**  
Estate Agents since 1926

10 Year History of Average House Prices by Property Type in NR29



Detached

**+89.52%**

Semi-Detached

**+85.41%**

Terraced

**+77.44%**

Flat

**+58.04%**

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.

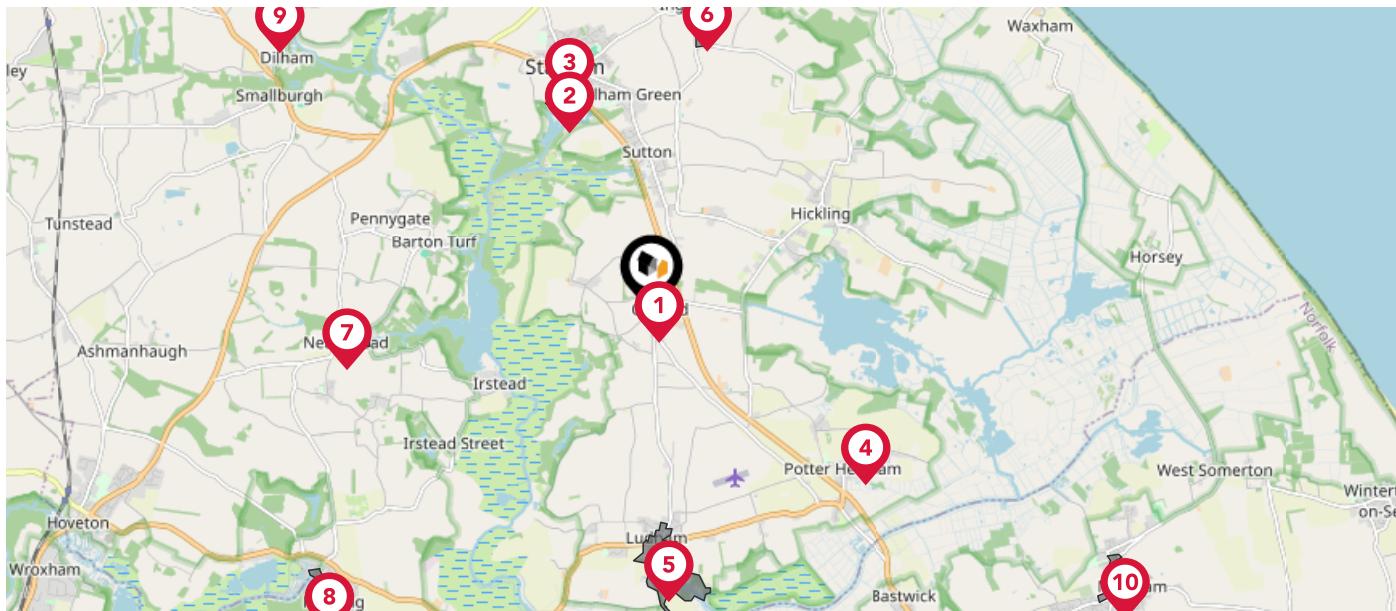
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

**HOWARDS**  
Estate Agents since 1926

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

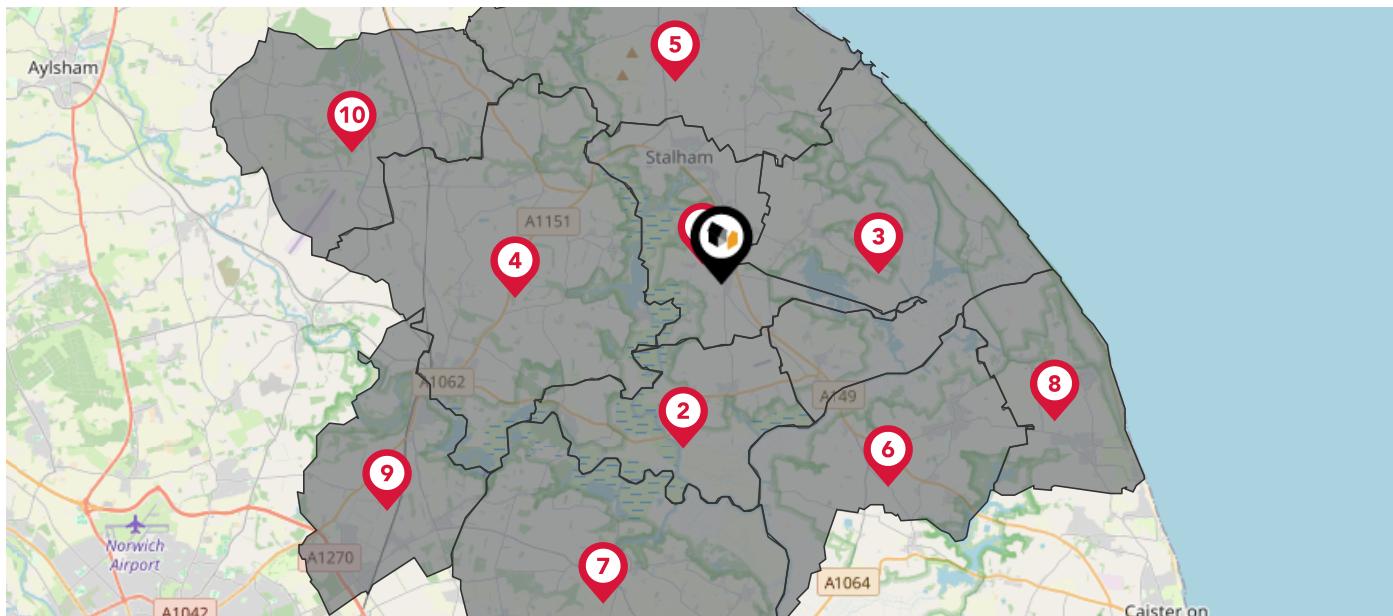
- 1 Catfield
- 2 Stalham Staith
- 3 Stalham
- 4 Potter Heigham
- 5 Ludham
- 6 Ingham
- 7 Neatishead
- 8 Horning
- 9 Dilham
- 10 Martham

# Maps

## Council Wards

HOWARDS  
Estate Agents since 1926

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



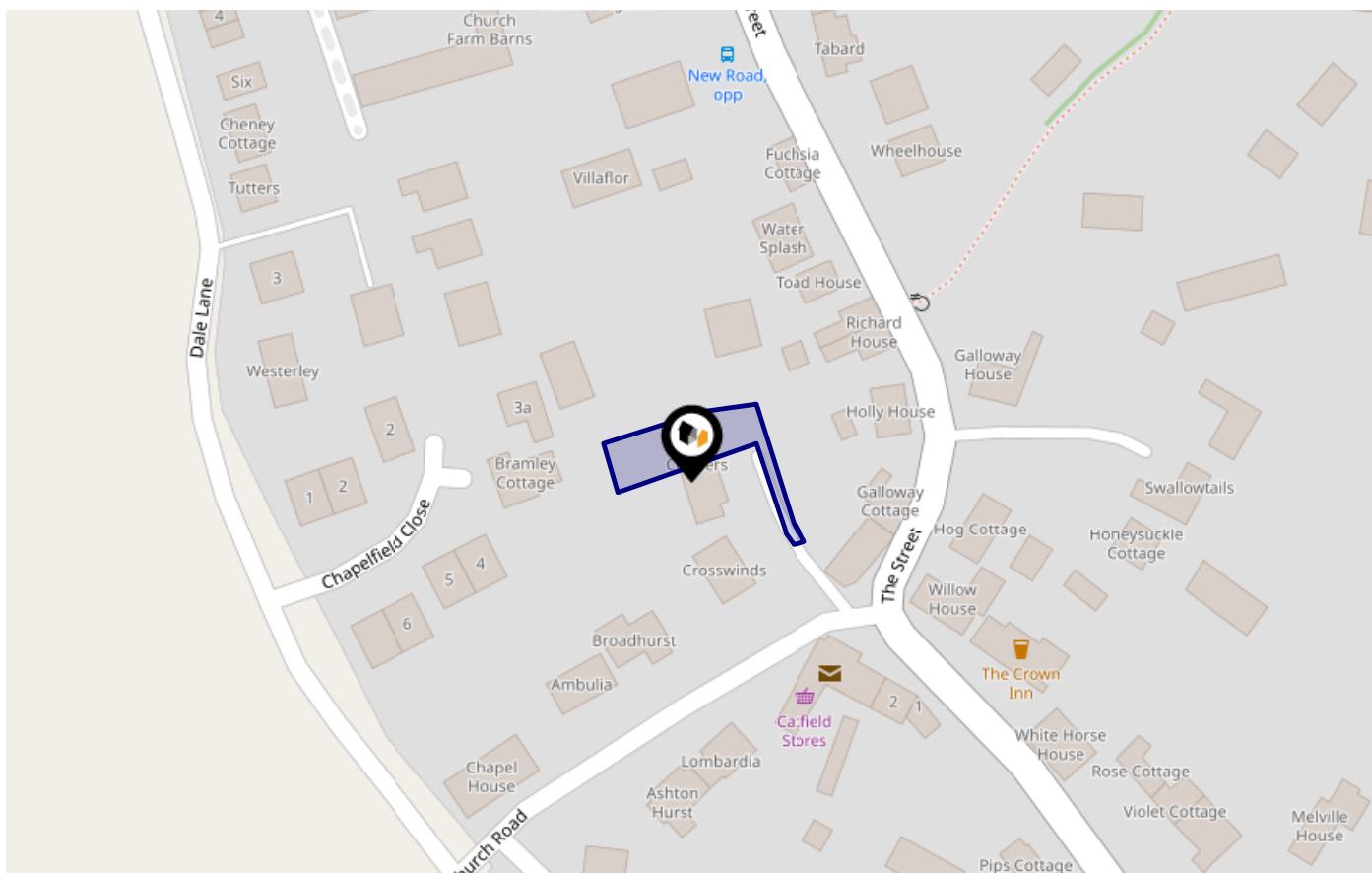
### Nearby Council Wards

- 1 Stalham Ward
- 2 St. Benet's Ward
- 3 Hickling Ward
- 4 Hoveton & Tunstead Ward
- 5 Happisburgh Ward
- 6 West Flegg Ward
- 7 Blofield with South Walsham Ward
- 8 East Flegg Ward
- 9 Wroxham Ward
- 10 Worstead Ward

# Flood Risk Rivers & Seas - Flood Risk

HOWARDS  
Estate Agents since 1926

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

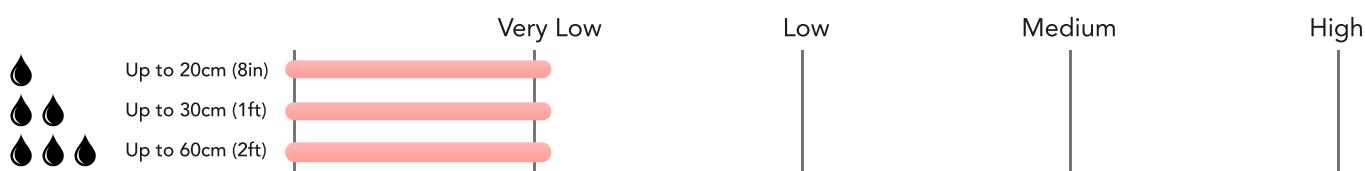


Risk Rating: Very low

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.

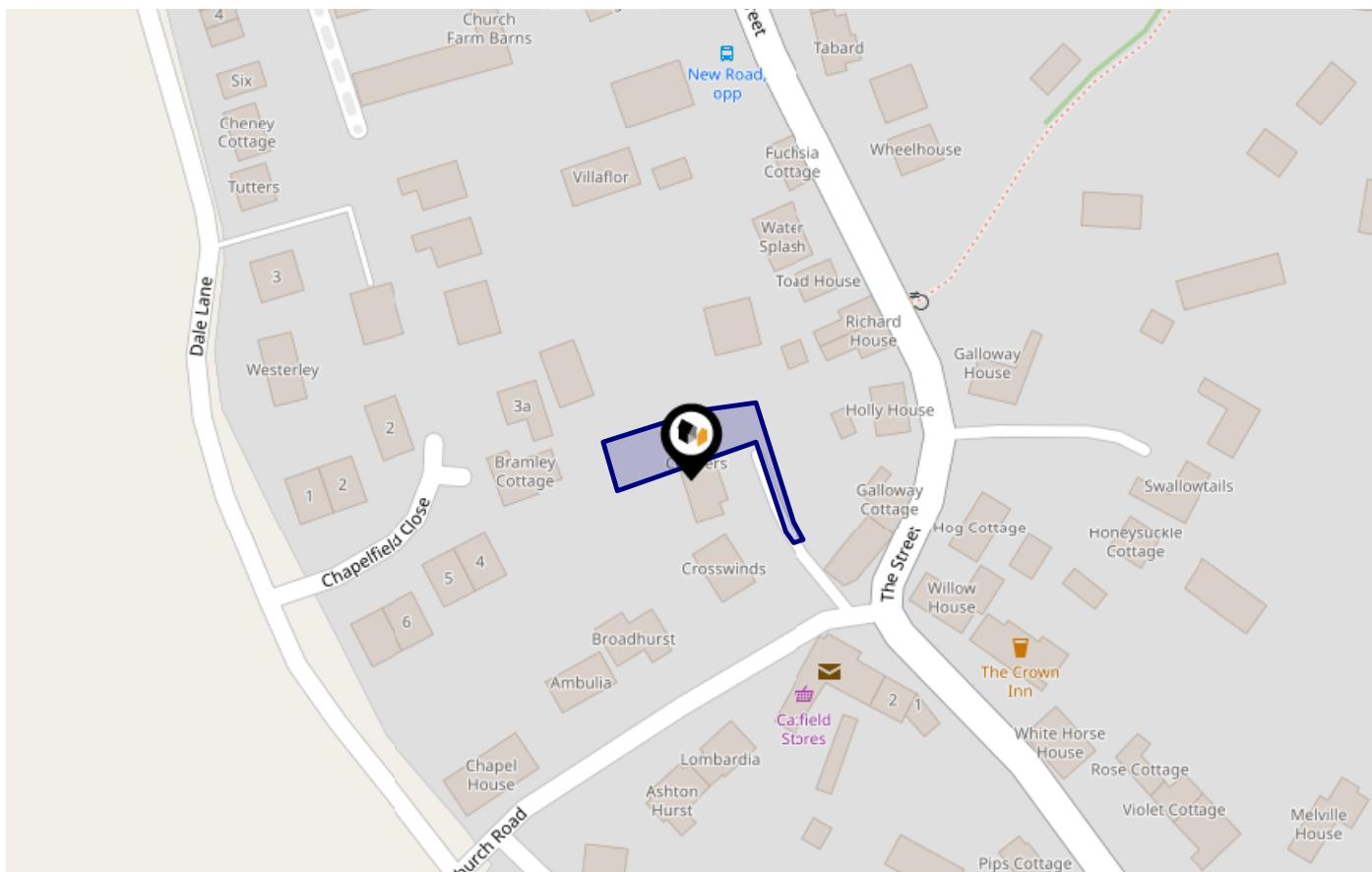
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

HOWARDS  
Estate Agents since 1926

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.

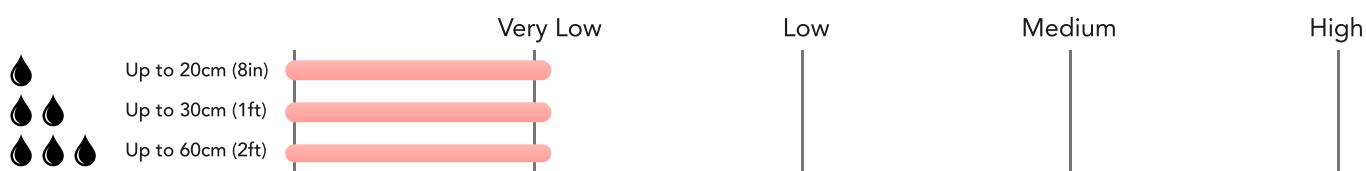


**Risk Rating: Very low**

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

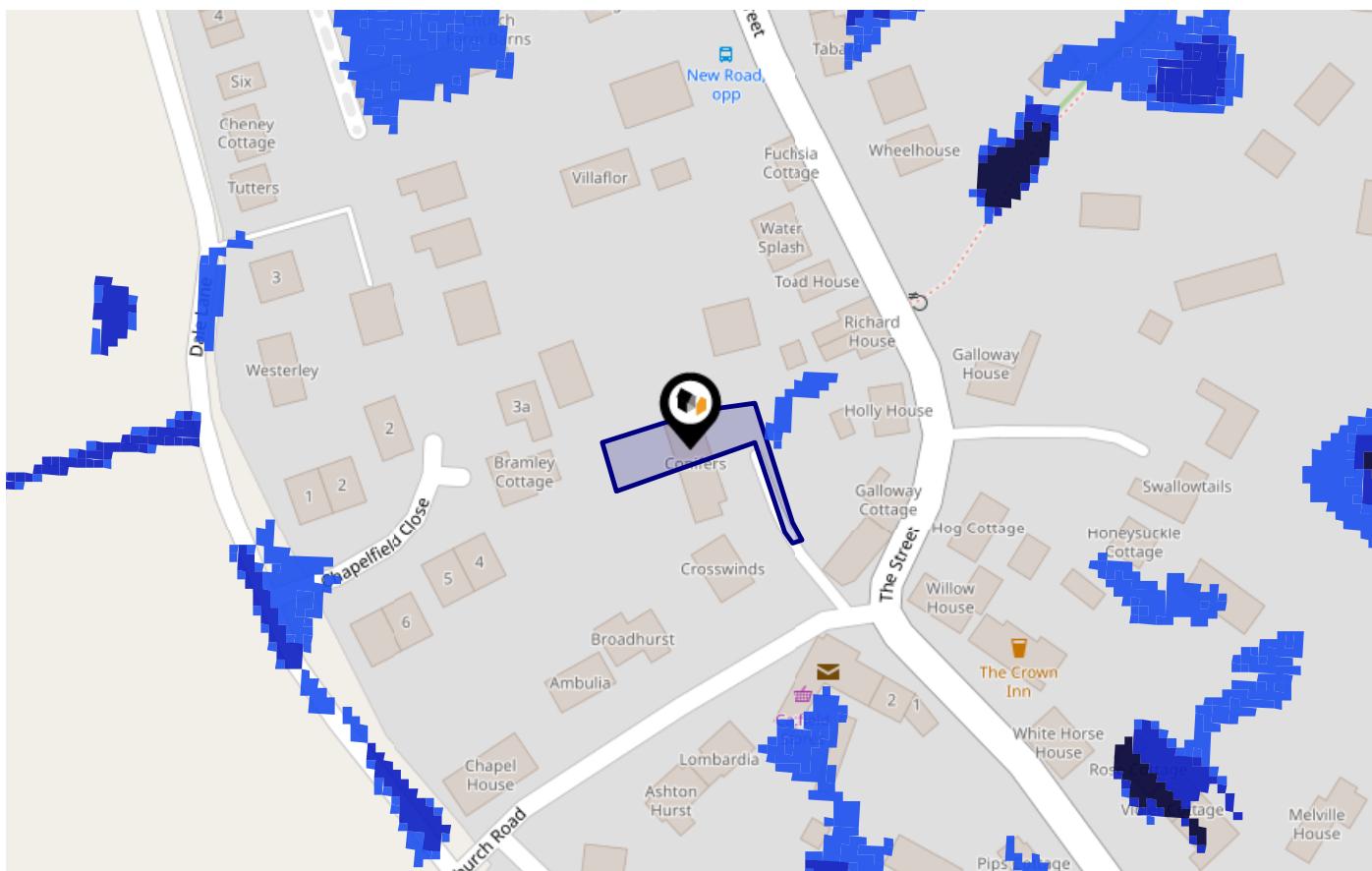


# Flood Risk

## Surface Water - Flood Risk

HOWARDS  
Estate Agents since 1926

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

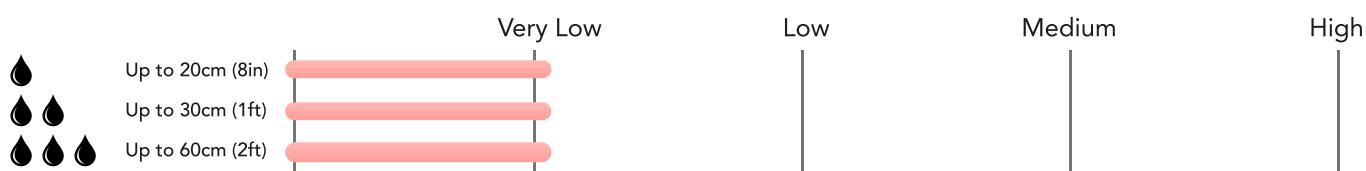


Risk Rating: Very low

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.

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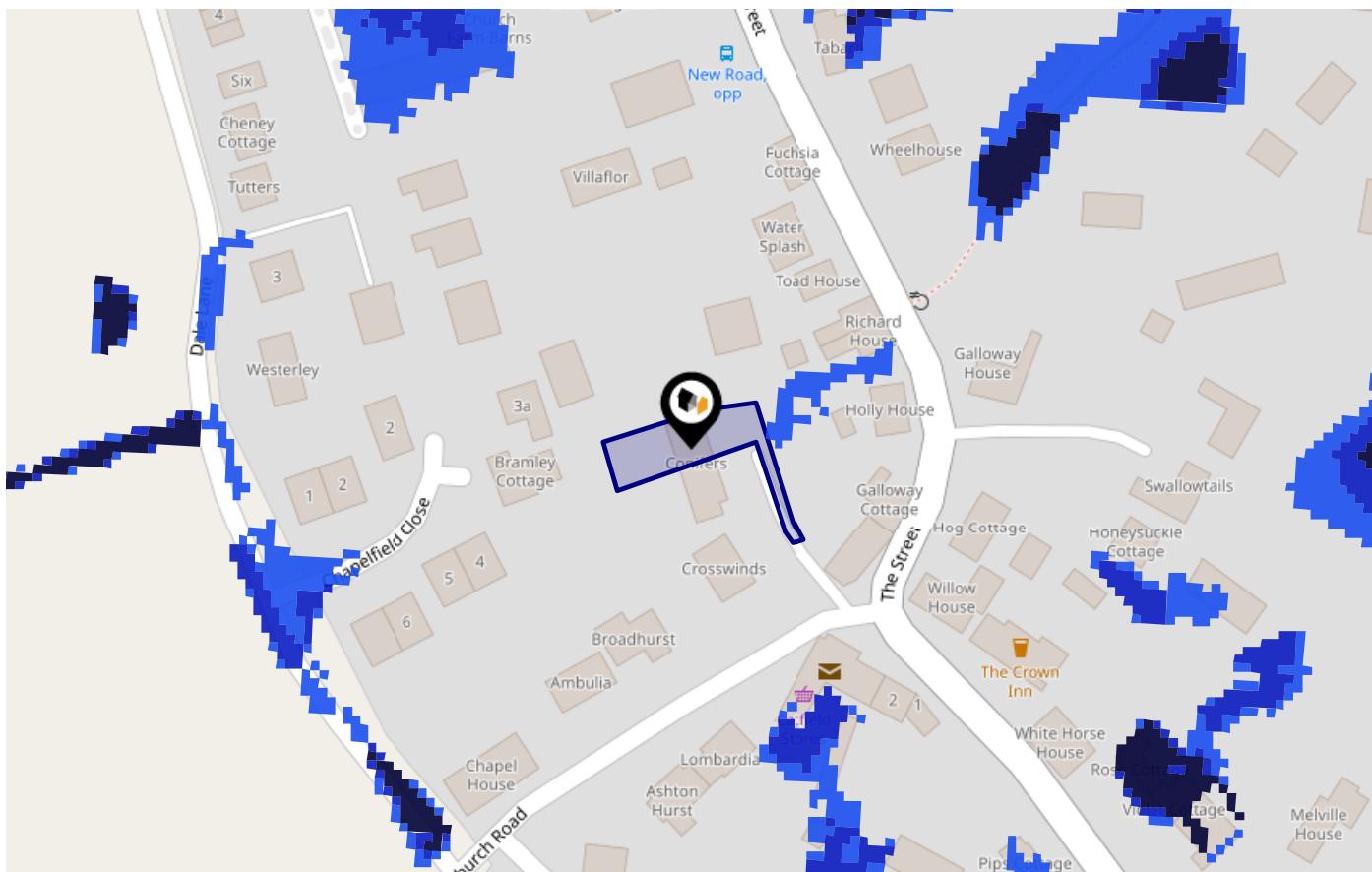
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

HOWARDS  
Estate Agents since 1926

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.

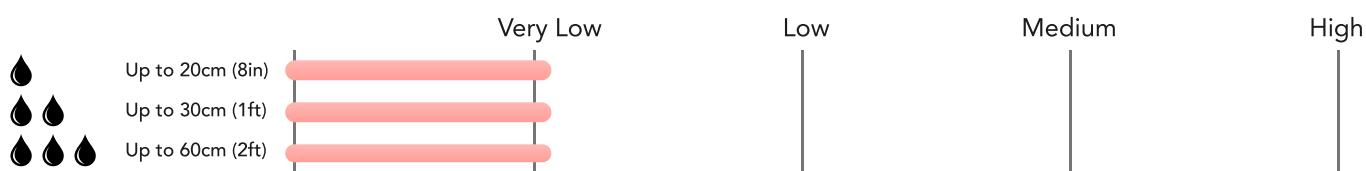


Risk Rating: **Very low**

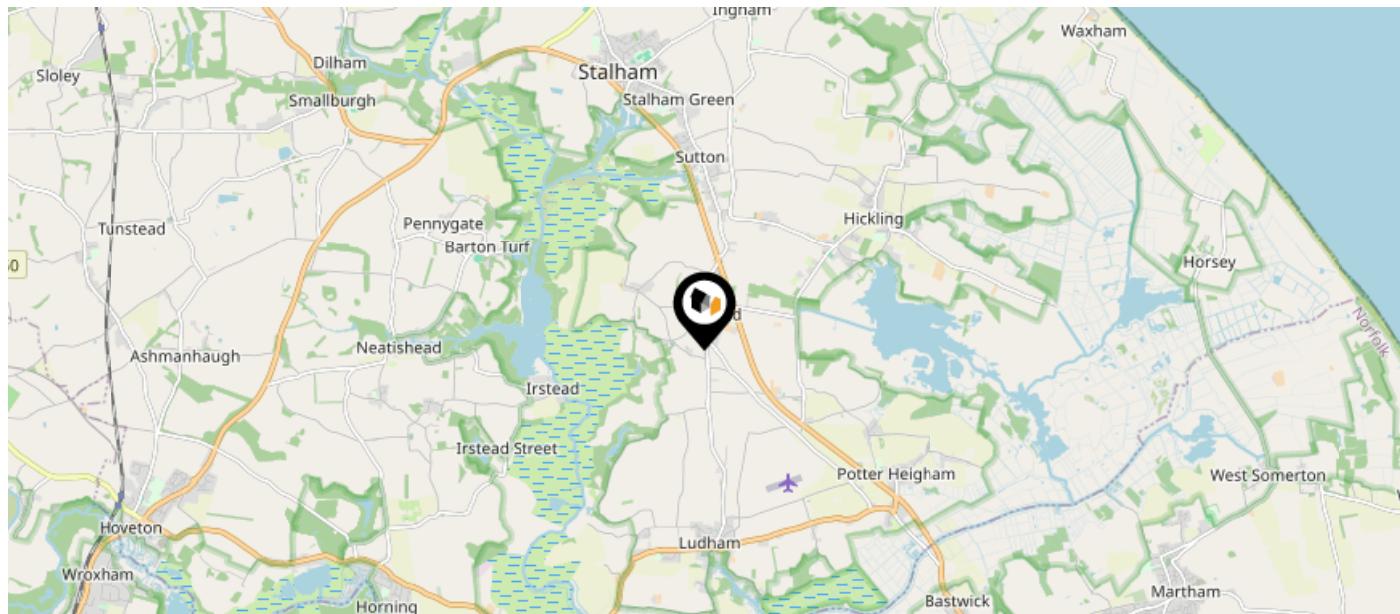
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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

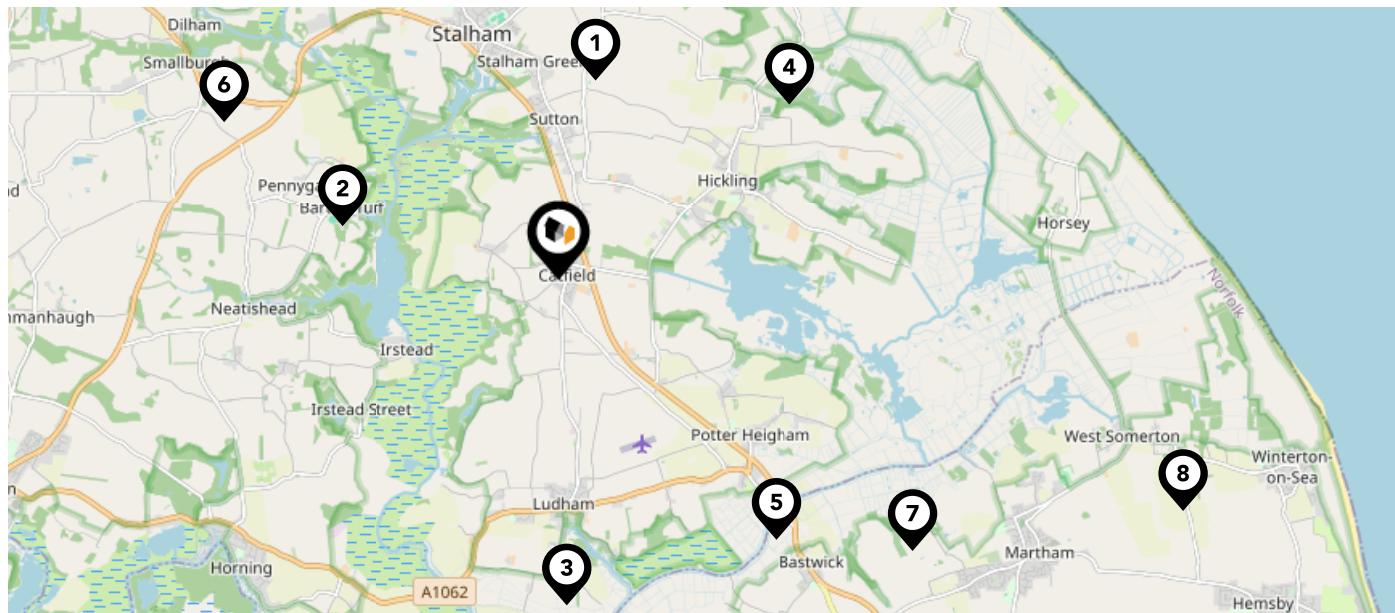
No data available.

# Maps

## Landfill Sites

HOWARDS  
Estate Agents since 1926

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.



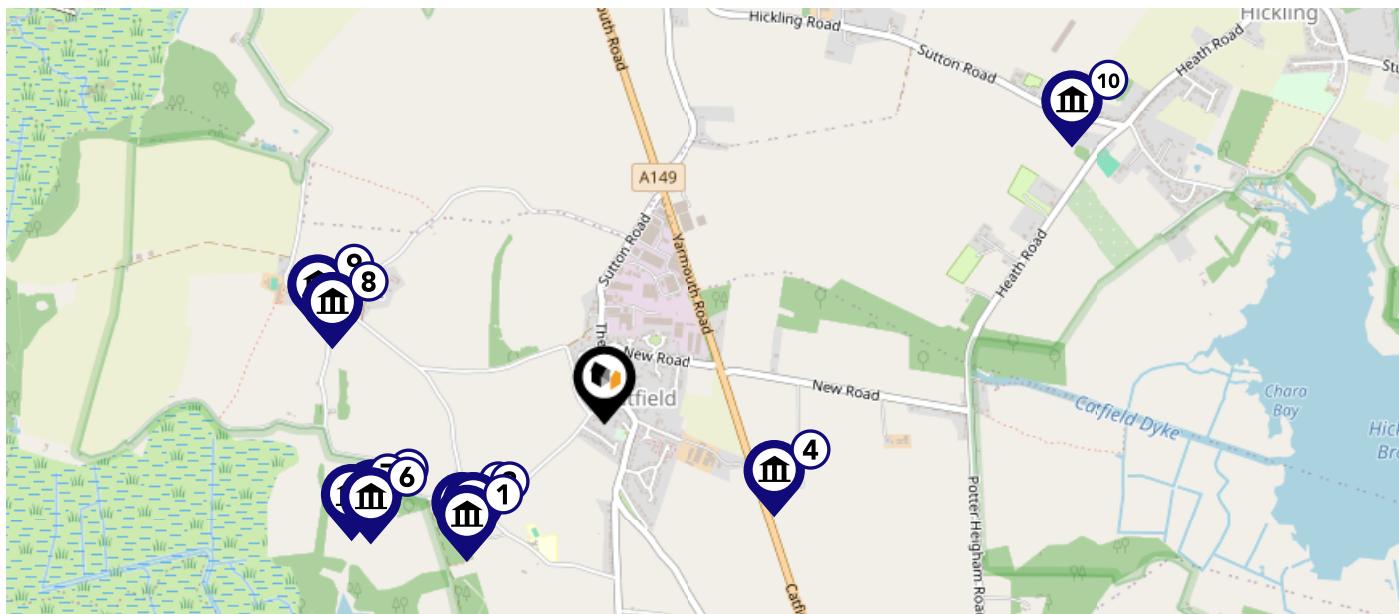
### Nearby Landfill Sites

 1	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
 2	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
 3	Refuse Tip off Hall Common Road-Cold Harbour Road, Ludham, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
 4	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	<input type="checkbox"/>
 5	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill	<input type="checkbox"/>
 6	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill	<input type="checkbox"/>
 7	Cess Road-Martham, Norfolk	Historic Landfill	<input type="checkbox"/>
 8	Collis Lane-Somerton, Norfolk	Historic Landfill	<input type="checkbox"/>

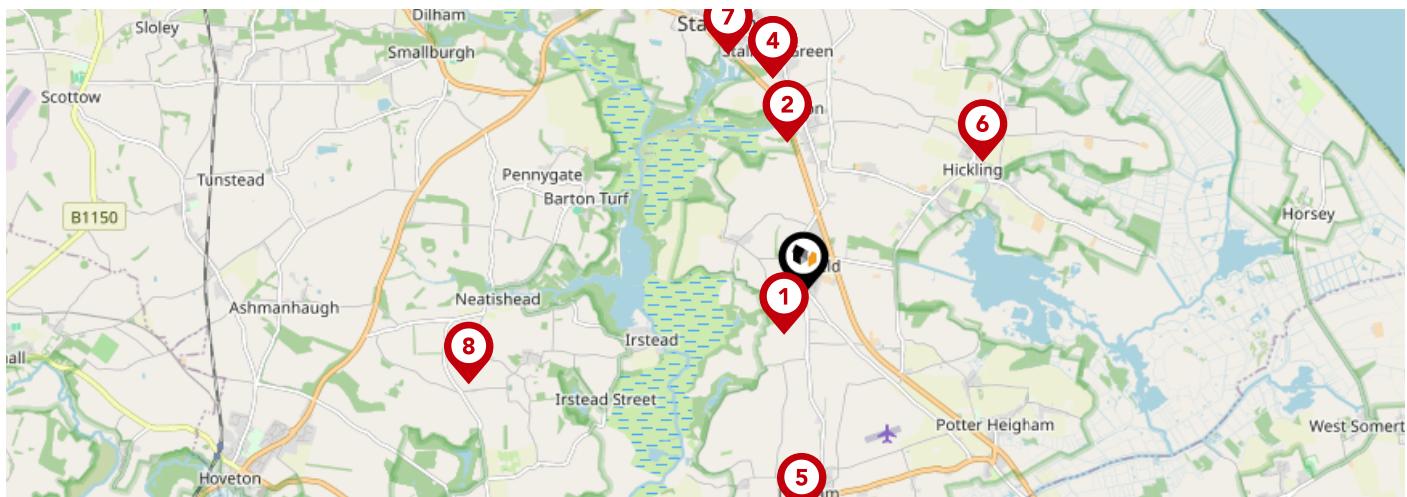
# Maps Listed Buildings

HOWARDS  
Estate Agents since 1926

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

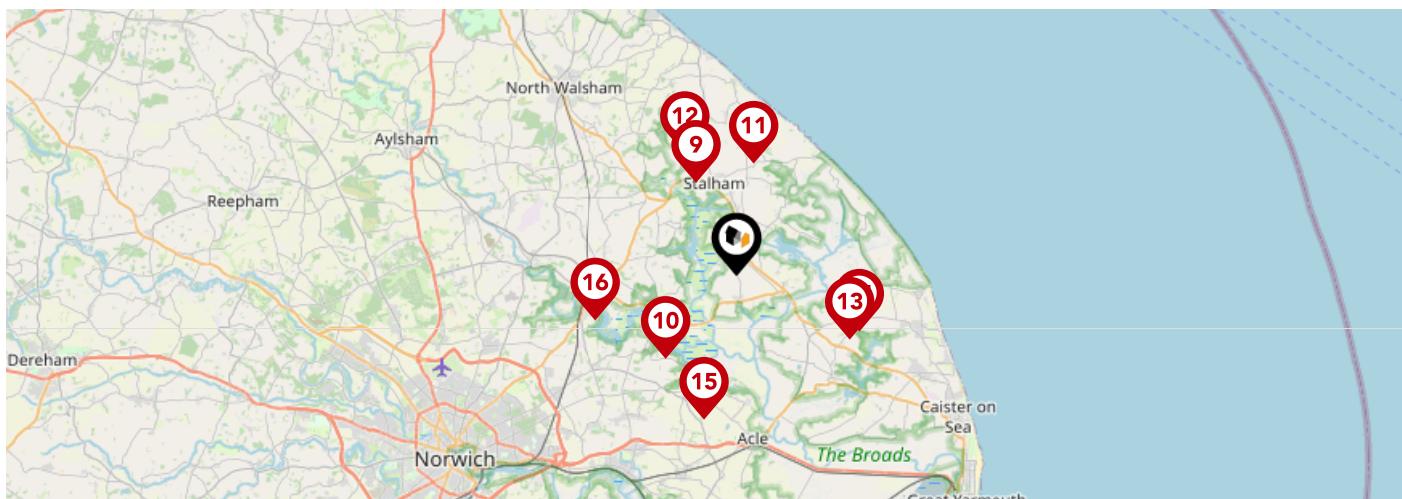


Listed Buildings in the local district	Grade	Distance
1373413 - Church Of All Saints	Grade I	0.4 miles
1442402 - Catfield War Memorial	Grade II	0.4 miles
1049936 - Church Cottage	Grade II	0.4 miles
1305534 - Heath Farmhouse	Grade II	0.4 miles
1049937 - Barn 40m East Of Catfield Hall	Grade II	0.6 miles
1171584 - Barn 45m South East Of Catfield Hall	Grade II	0.6 miles
1171567 - Catfield Hall	Grade II	0.6 miles
1171609 - Lychgate	Grade II	0.6 miles
1049939 - Barn At Wood Street Farm	Grade II	0.7 miles
1172287 - Poplar Farmhouse	Grade II	1.2 miles



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Catfield CofE Primary Academy	Requires improvement	0	0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sutton Church of England Infant Academy	Good	0	1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stalham Infant School and Nursery	Good	87	1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stalham Academy	Good	230	1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ludham Primary School and Nursery	Good	105	1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hickling CofE Infants Academy	Good	0	2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stalham High School	Good	482	2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Neatishead Church of England Primary School	Outstanding	68	3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

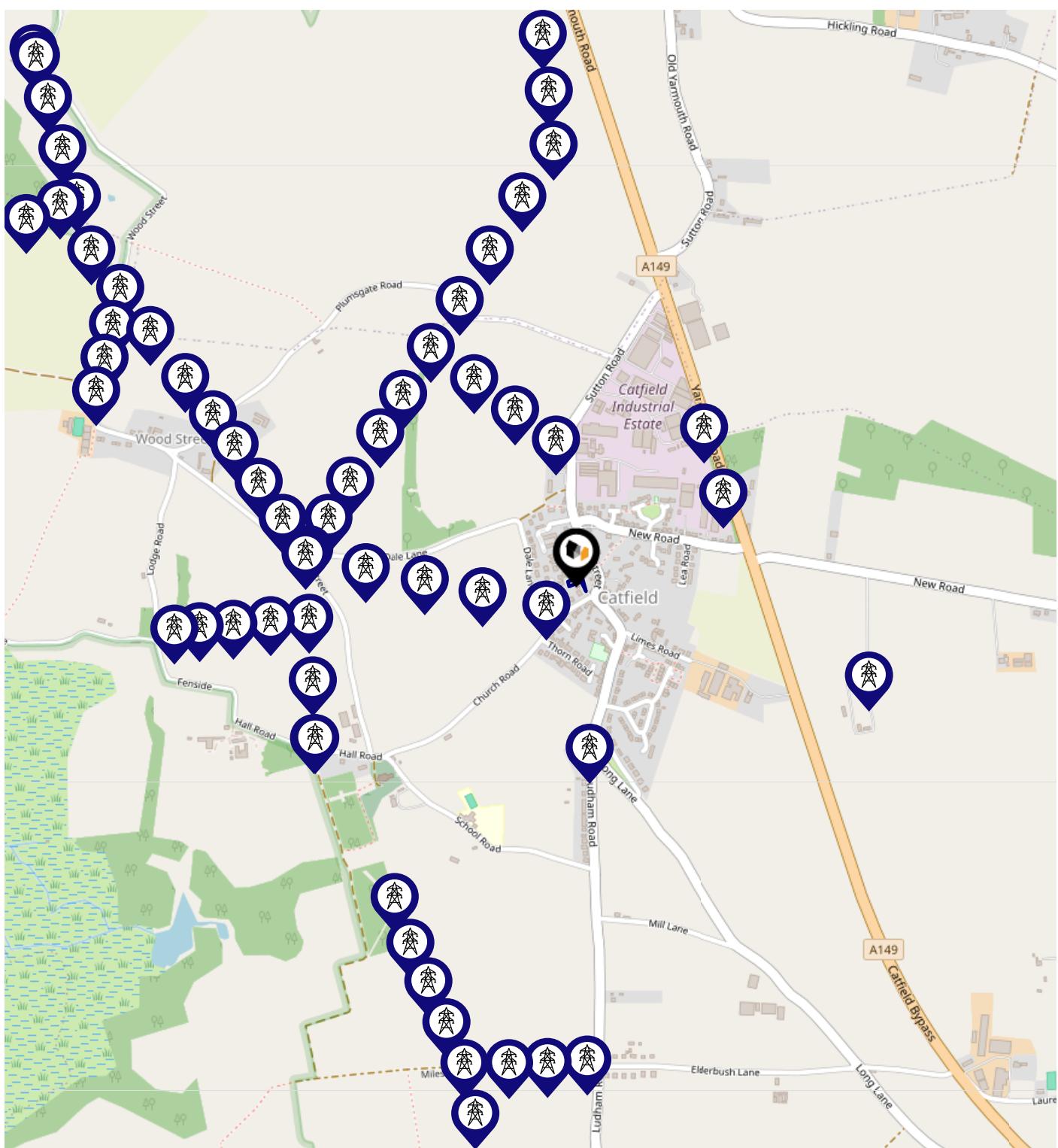


Nursery Primary Secondary College Private

<b>9</b> <a href="#">The Stables Independent School</a> Ofsted Rating: Good   Pupils: 18   Distance:3.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b> <a href="#">Horning Community Primary School</a> Ofsted Rating: Good   Pupils: 39   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b> <a href="#">All Saints School</a> Ofsted Rating: Good   Pupils: 73   Distance:4.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b> <a href="#">East Ruston Infant School &amp; Nursery</a> Ofsted Rating: Good   Pupils: 39   Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b> <a href="#">Martham Academy and Nursery</a> Ofsted Rating: Good   Pupils: 369   Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b> <a href="#">Flegg High Ormiston Academy</a> Ofsted Rating: Requires improvement   Pupils: 764   Distance:4.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b> <a href="#">Fairhaven Church of England Voluntary Aided Primary School</a> Ofsted Rating: Good   Pupils: 105   Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b> <a href="#">Broadland High Ormiston Academy</a> Ofsted Rating: Good   Pupils: 761   Distance:5.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

HOWARDS  
Estate Agents since 1926

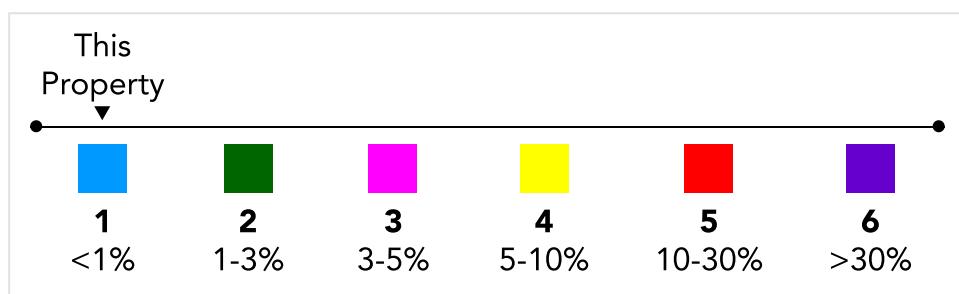
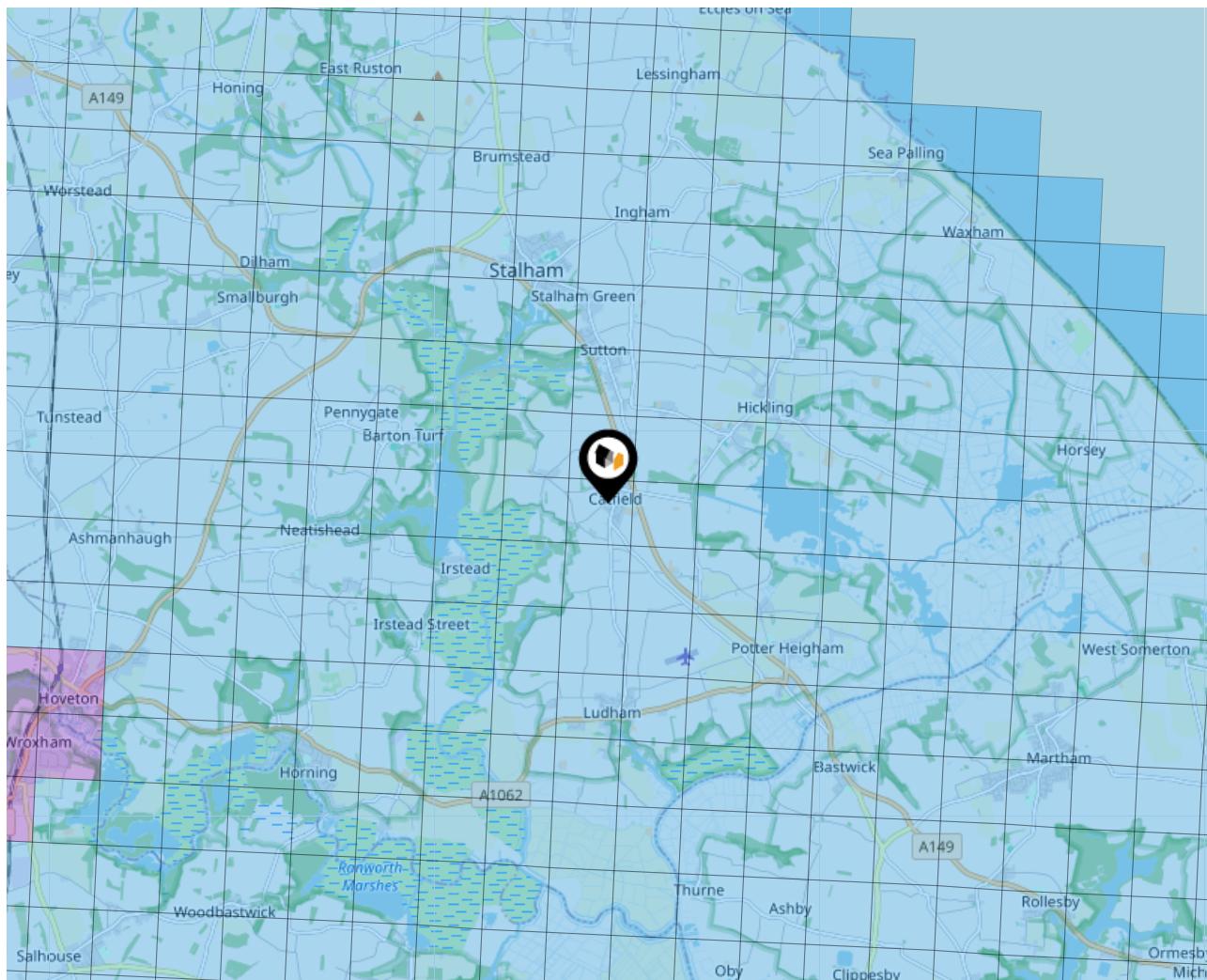


## Key:

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



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

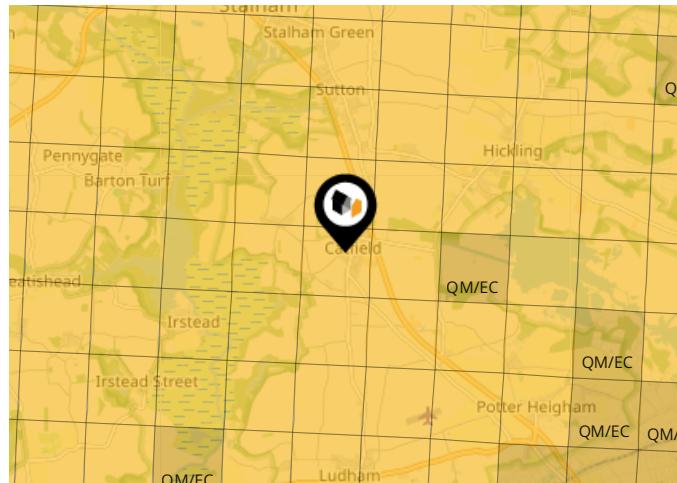
**Carbon Content:** NONE

**Parent Material Grain:** PEAT

**Soil Group:** ALL

**Soil Texture:** PEAT

**Soil Depth:** DEEP

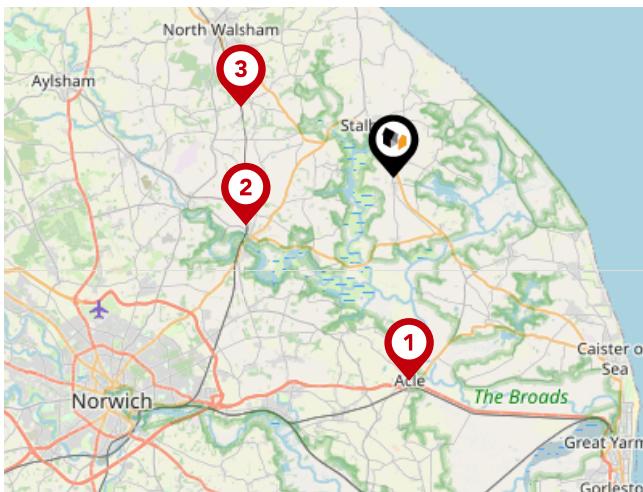


## Primary Classifications (Most Common Clay Types)

<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

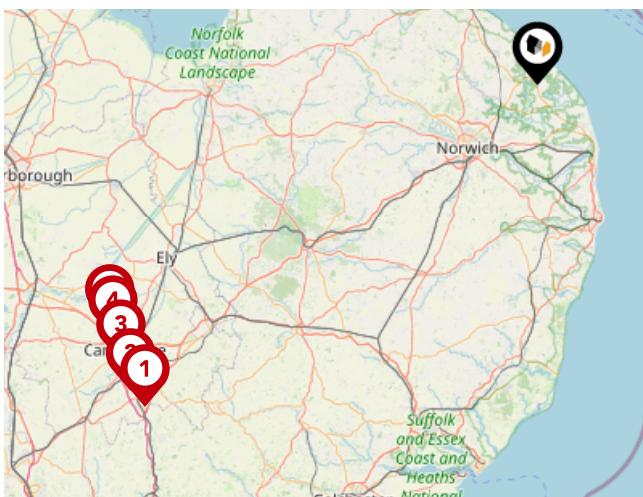
# Area Transport (National)

HOWARDS  
Estate Agents since 1926



## National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	7.32 miles
2	Hoveton & Wroxham Rail Station	5.53 miles
3	Worstead Rail Station	5.98 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.64 miles
2	M11 J10	73.74 miles
3	M11 J11	72.43 miles
4	M11 J13	71.4 miles
5	M11 J14	71.01 miles

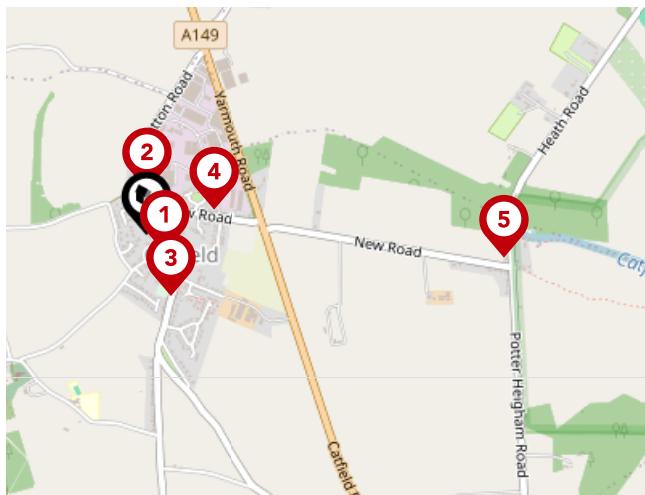


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	11.77 miles
2	Southend-on-Sea	88.38 miles
3	Cambridge	68.16 miles
4	Stansted Airport	79.72 miles

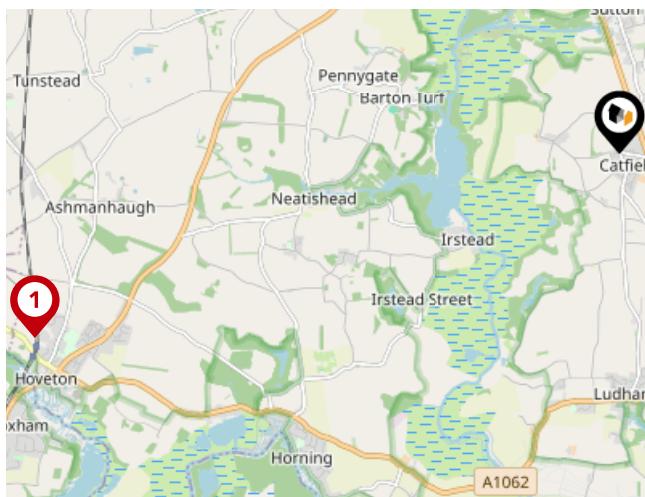
# Area Transport (Local)

**HOWARDS**  
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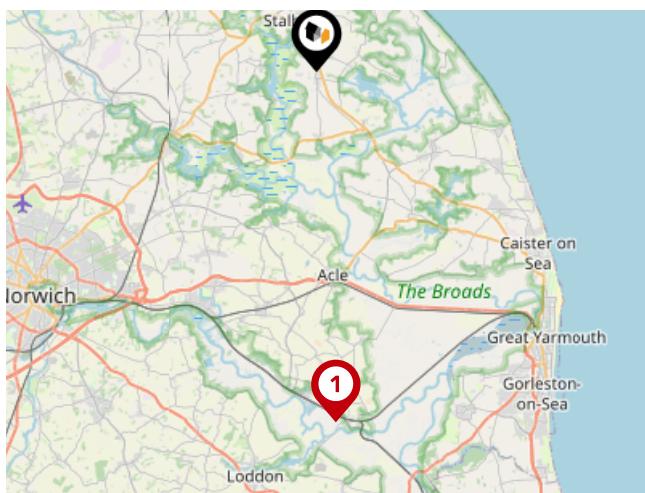
## Bus Stops/Stations

Pin	Name	Distance
1	Crown	0.06 miles
2	New Road	0.1 miles
3	village hall	0.15 miles
4	Lea Road	0.16 miles
5	Staithes Road	0.81 miles



## Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	5.5 miles



## Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	12.65 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

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Land Registry

