

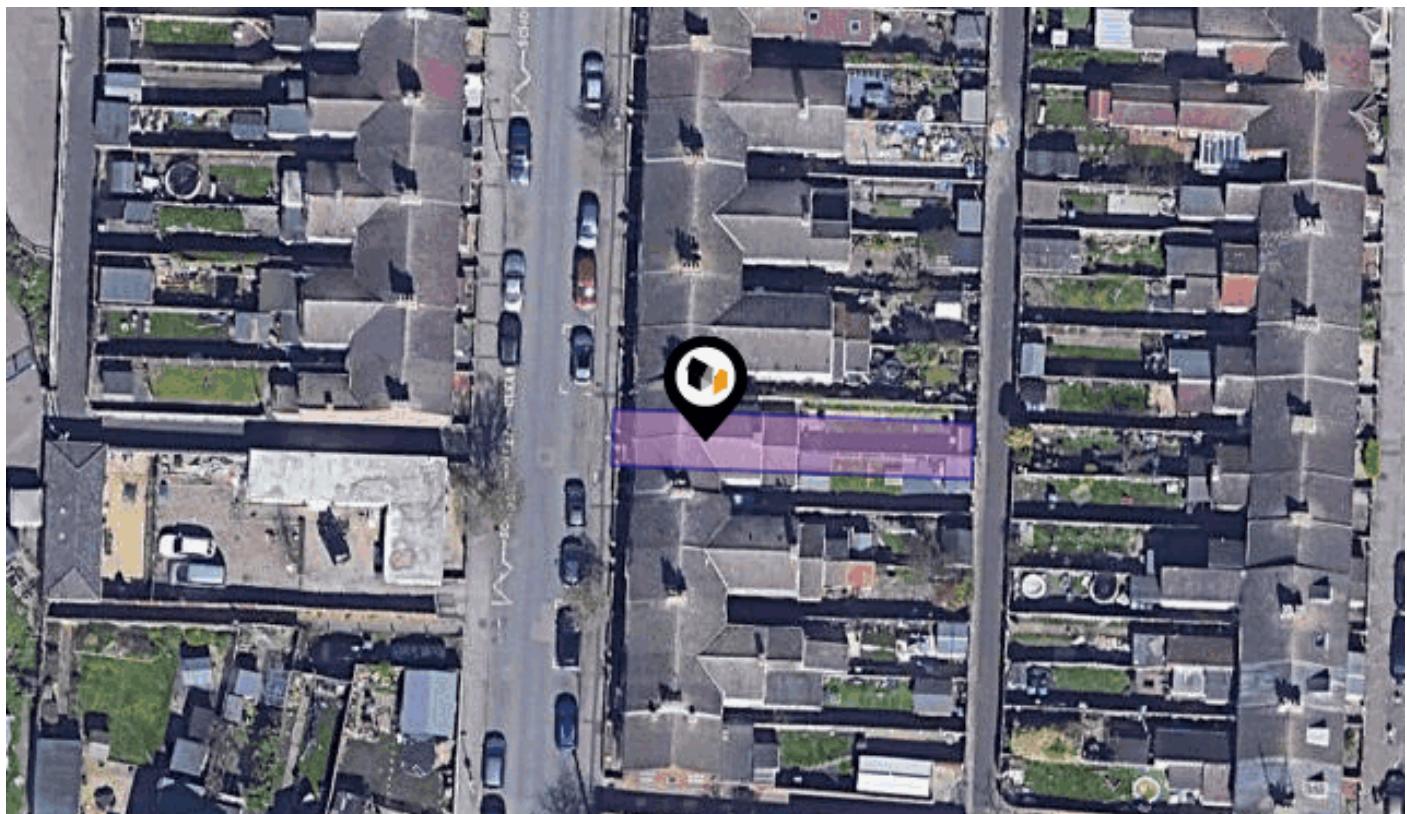


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Thursday 05<sup>th</sup> February 2026**



**IPSWICH ROAD, LOWESTOFT, NR32**

### Howards

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

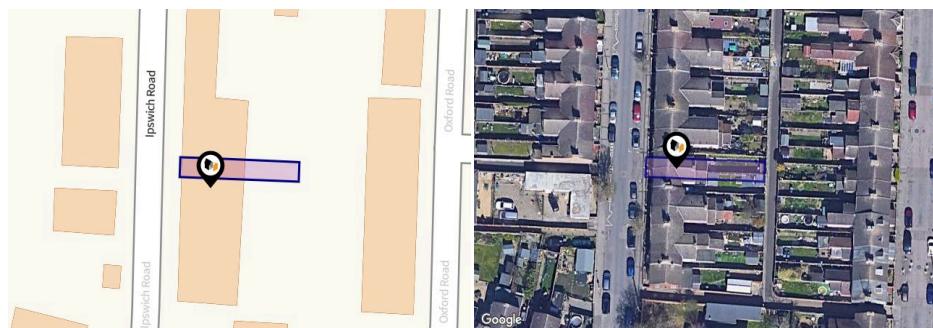
01502 464412

lowestoft.lettings@howards.co.uk

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

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## Property

**Type:** Terraced House  
**Bedrooms:** 3  
**Floor Area:** 839 ft<sup>2</sup> / 78 m<sup>2</sup>  
**Plot Area:** 0.03 acres  
**Year Built :** 1900-1929  
**Council Tax :** Band A  
**Annual Estimate:** £1,482  
**Title Number:** SK346241

**Tenure:** Freehold

## Local Area

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

Very low

Very low

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

**15**  
mb/s



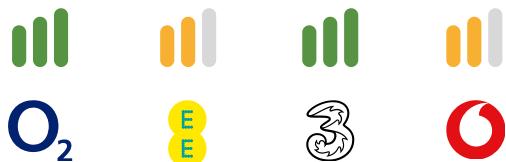
**80**  
mb/s



**2000**  
mb/s



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

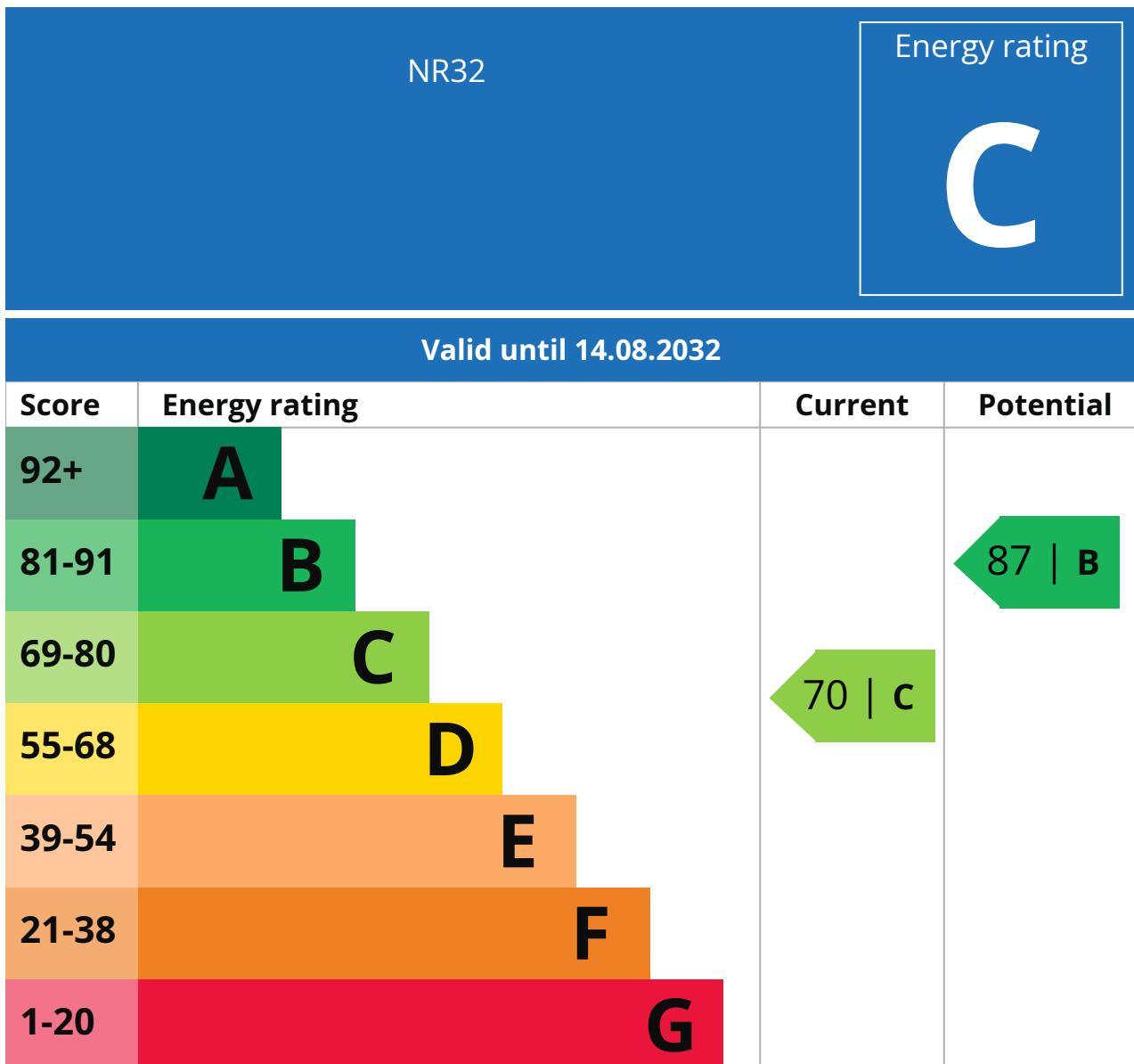


**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

HOWARDS  
Estate Agents since 1926



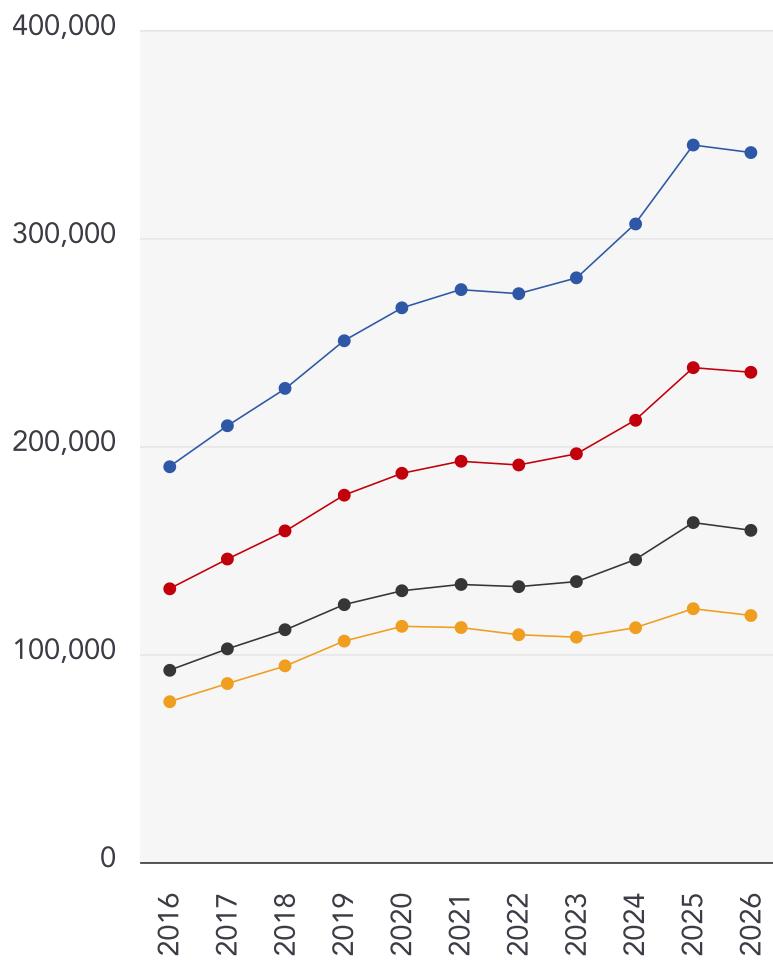
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<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, 300 mm loft insulation
<b>Roof Energy:</b>	Very 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 all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

# Market House Price Statistics

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Estate Agents since 1926

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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

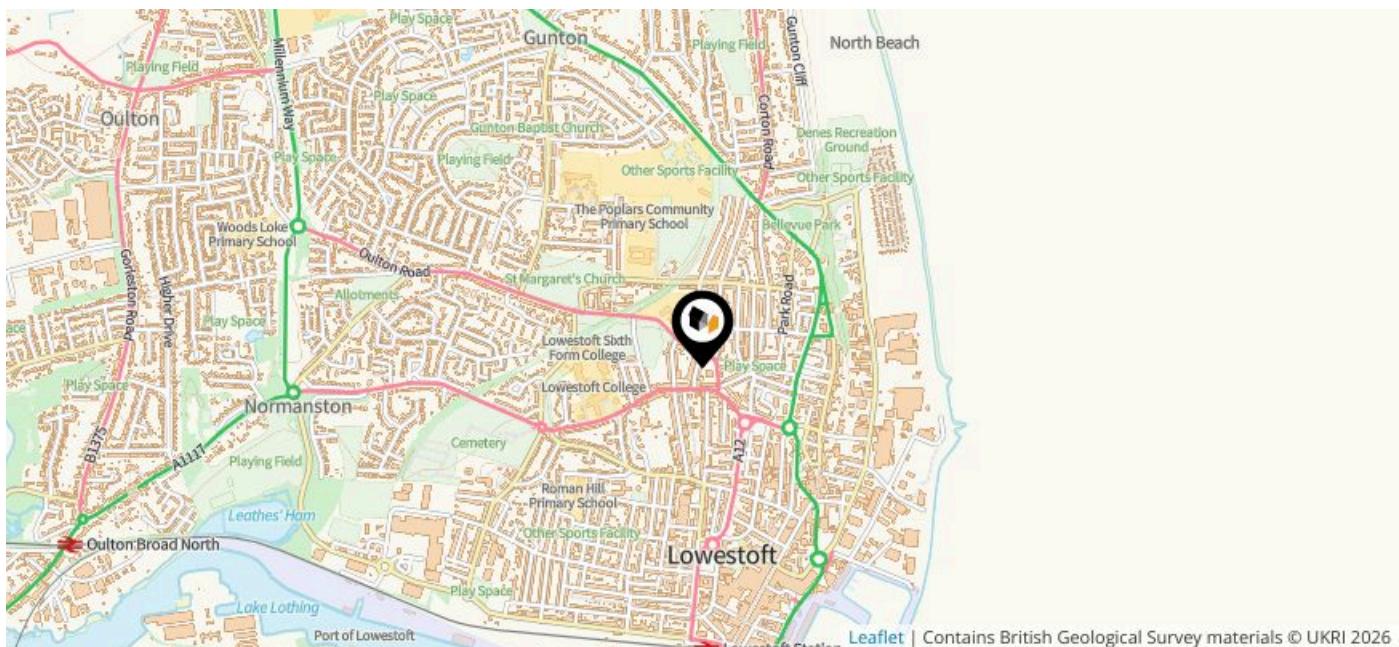
Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

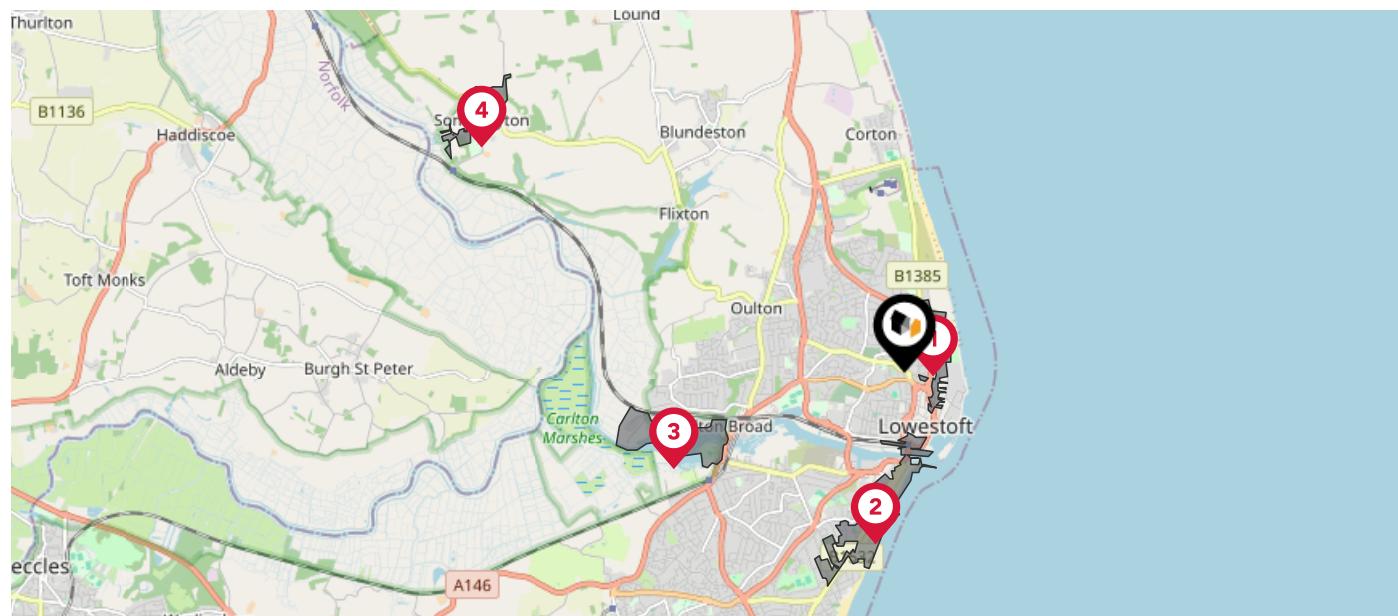
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# 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

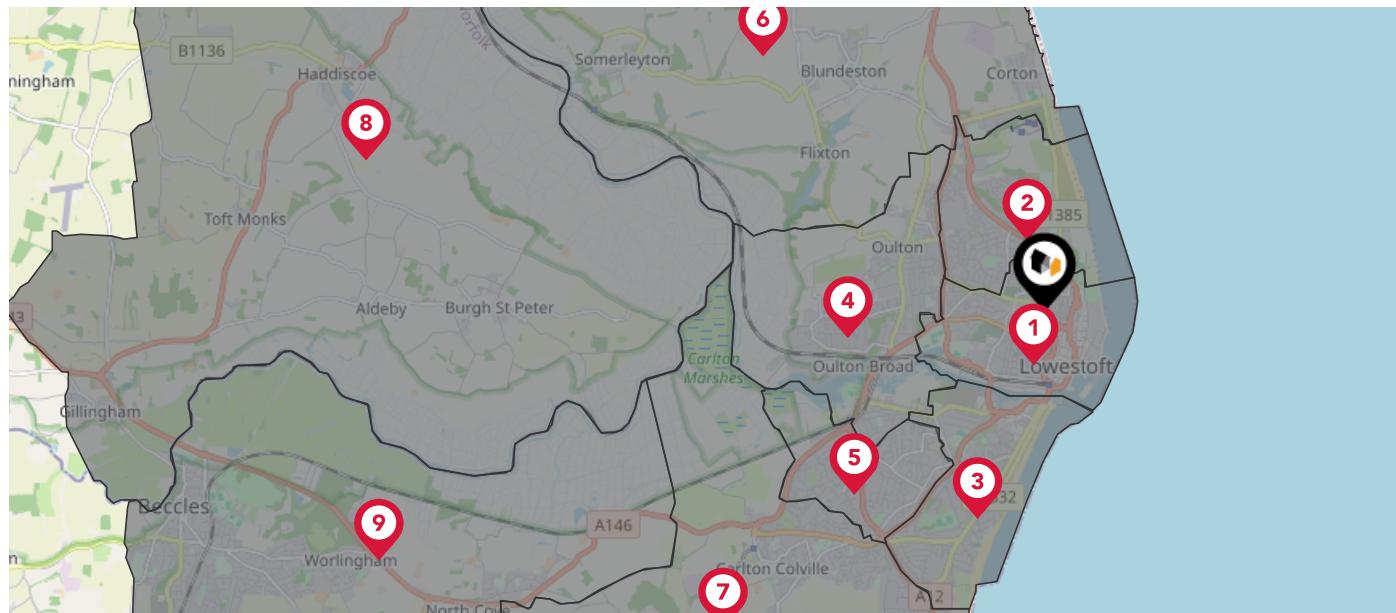
- 1 North Lowestoft
- 2 South Lowestoft and Kirkley
- 3 Oulton Broad
- 4 Somerleyton

# 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



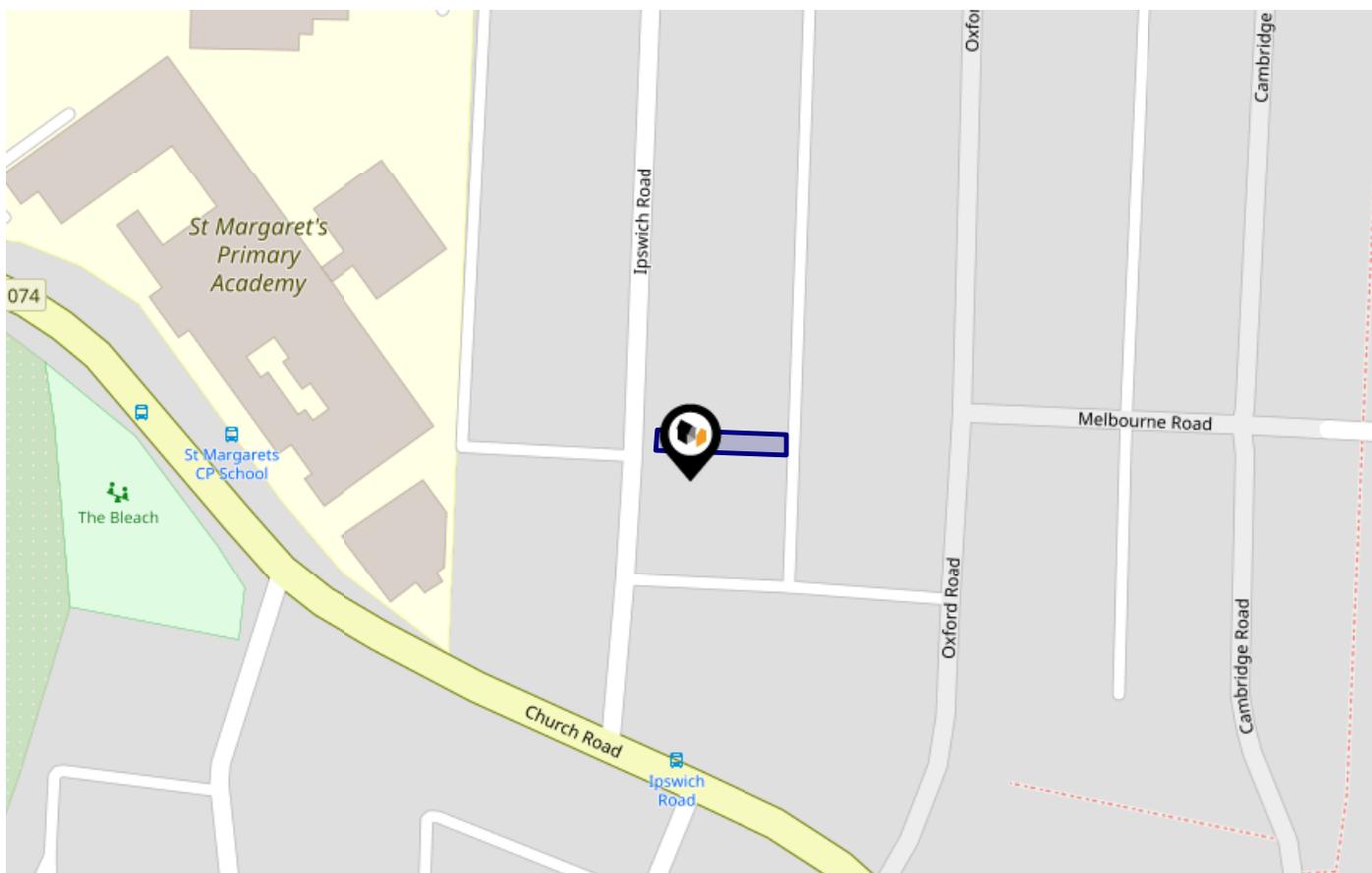
### Nearby Council Wards

- 1 Harbour & Normanston Ward
- 2 Gunton & St. Margarets Ward
- 3 Kirkley & Pakefield Ward
- 4 Oulton Broad Ward
- 5 Carlton & Whitton Ward
- 6 Lothingland Ward
- 7 Carlton Colville Ward
- 8 Thurlton Ward
- 9 Beccles & Worlingham 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.

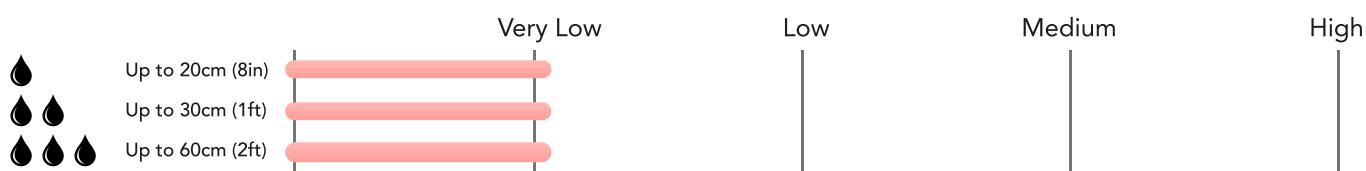


Risk Rating: Very low

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.

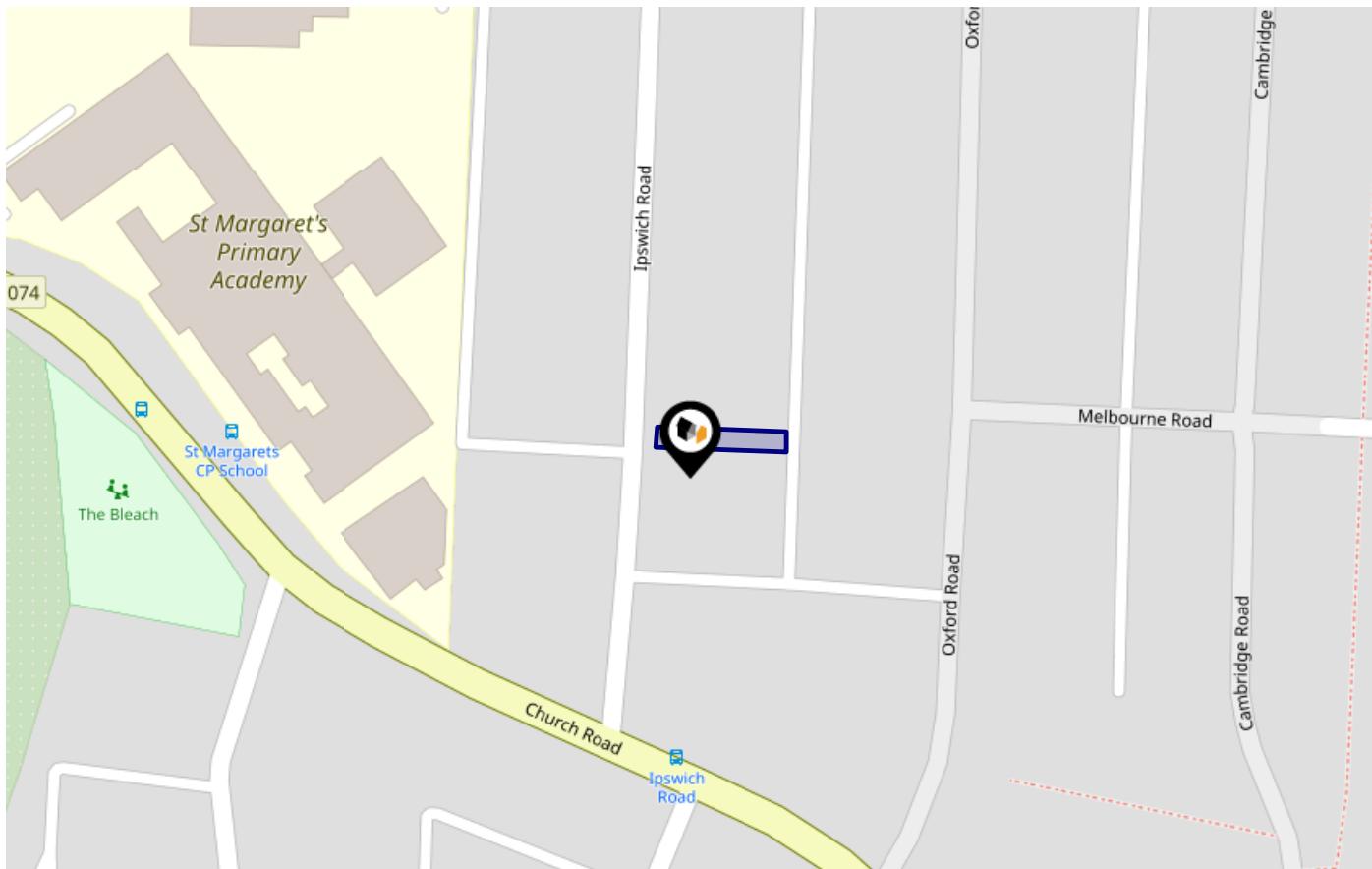
Chance of flooding to the following depths at this property:



# 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.

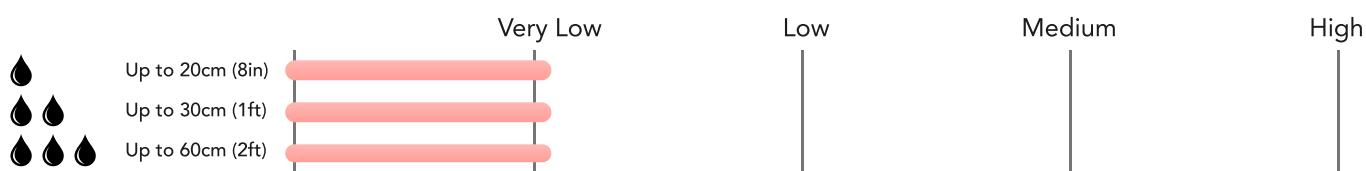


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

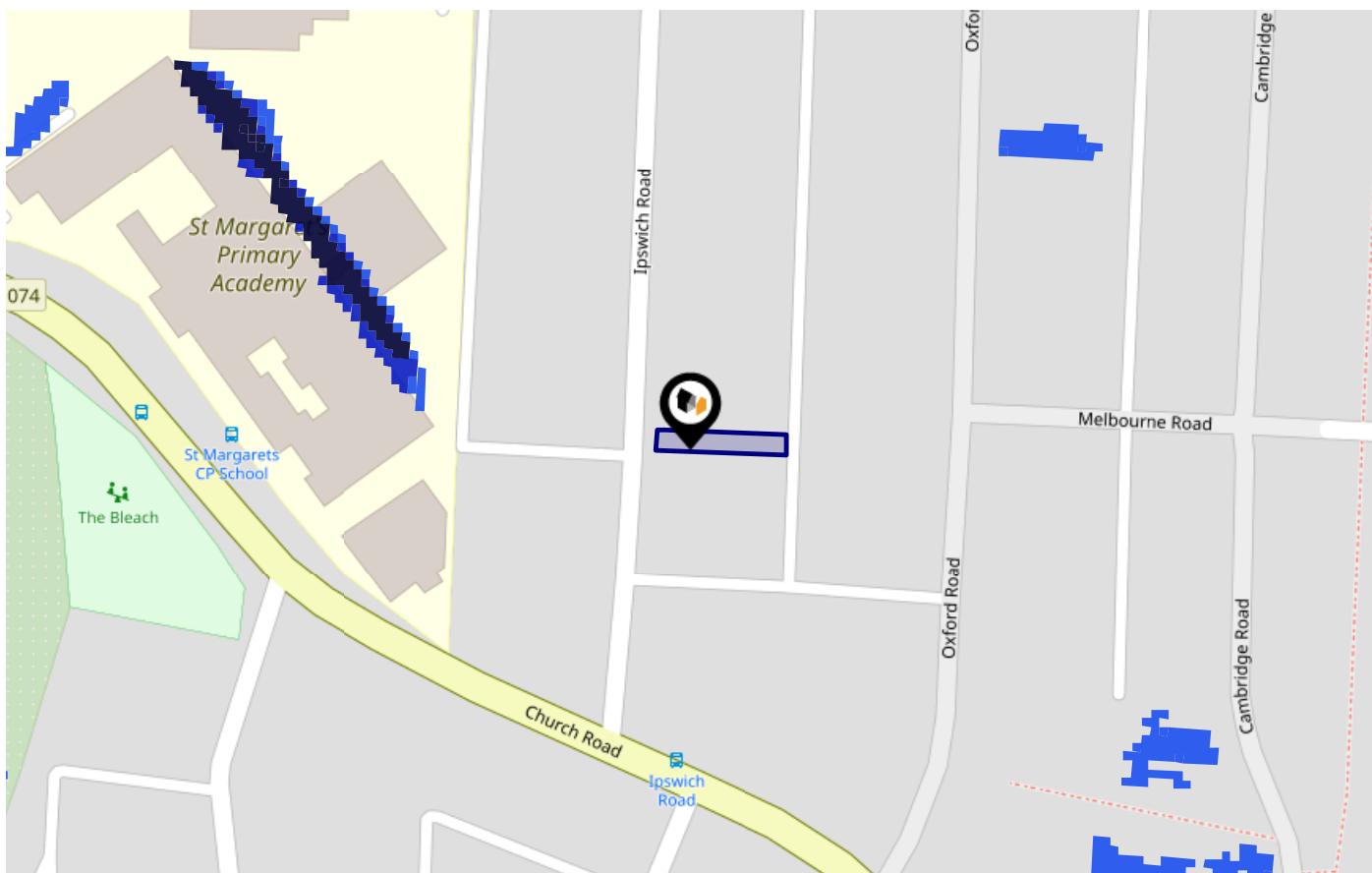


# Flood Risk

## 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.

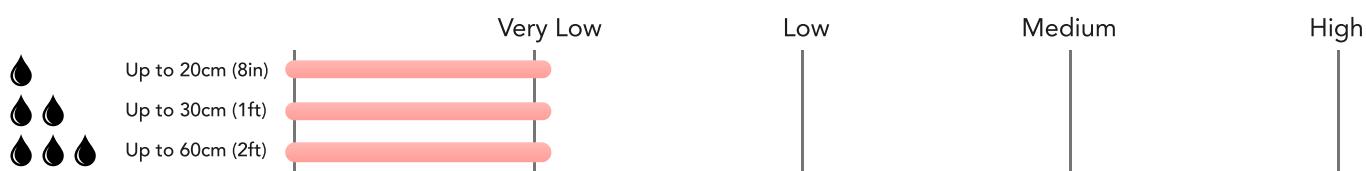


Risk Rating: Very low

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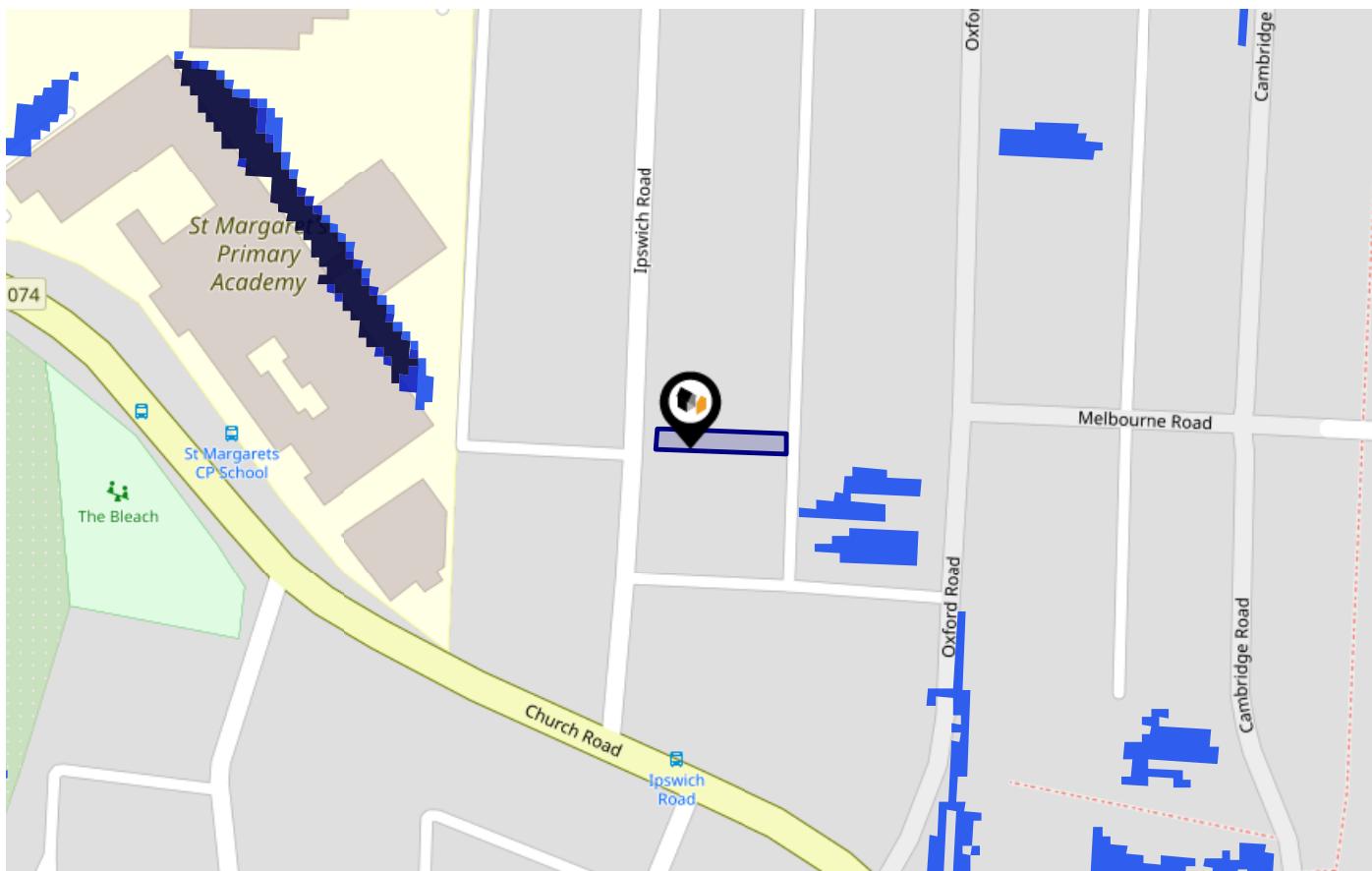
Chance of flooding to the following depths at this property:



# 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.

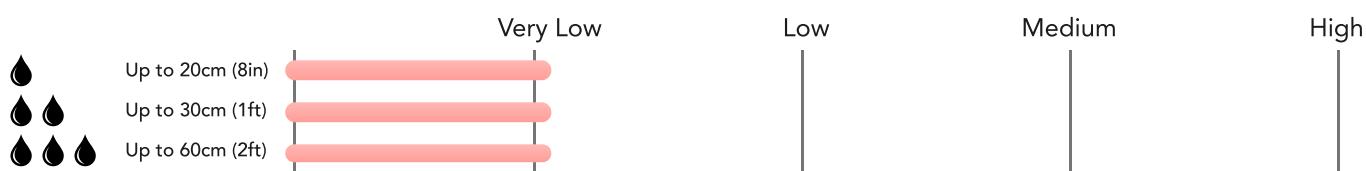


Risk Rating: Very low

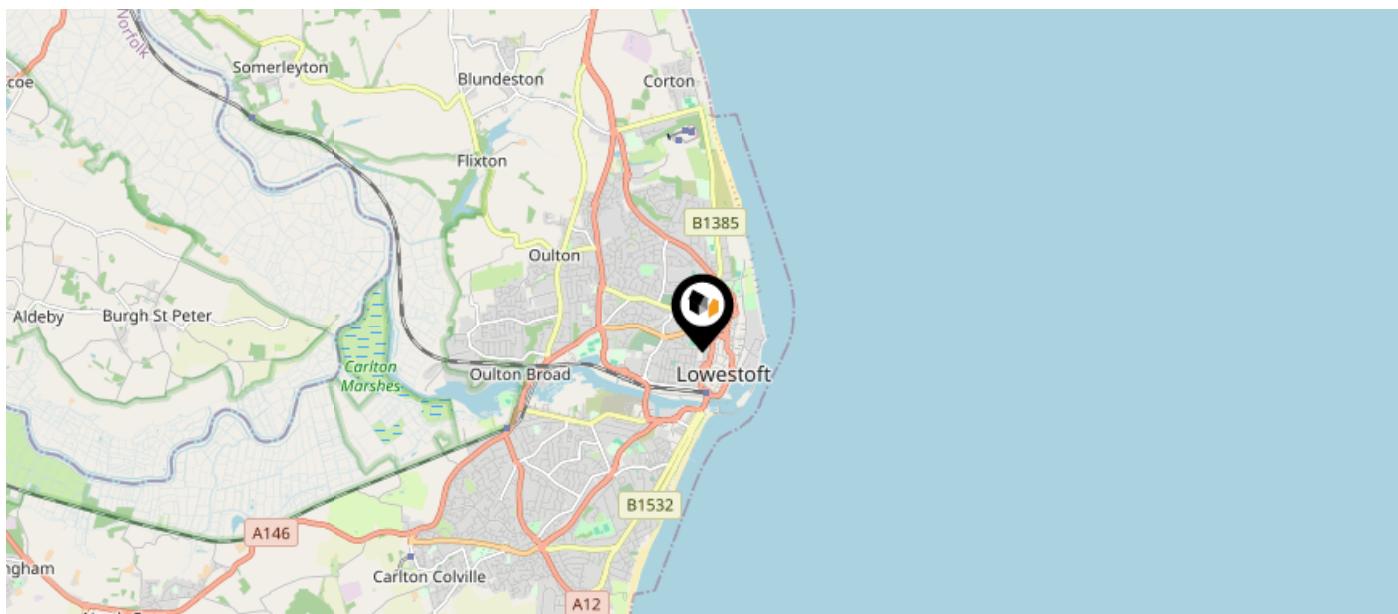
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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

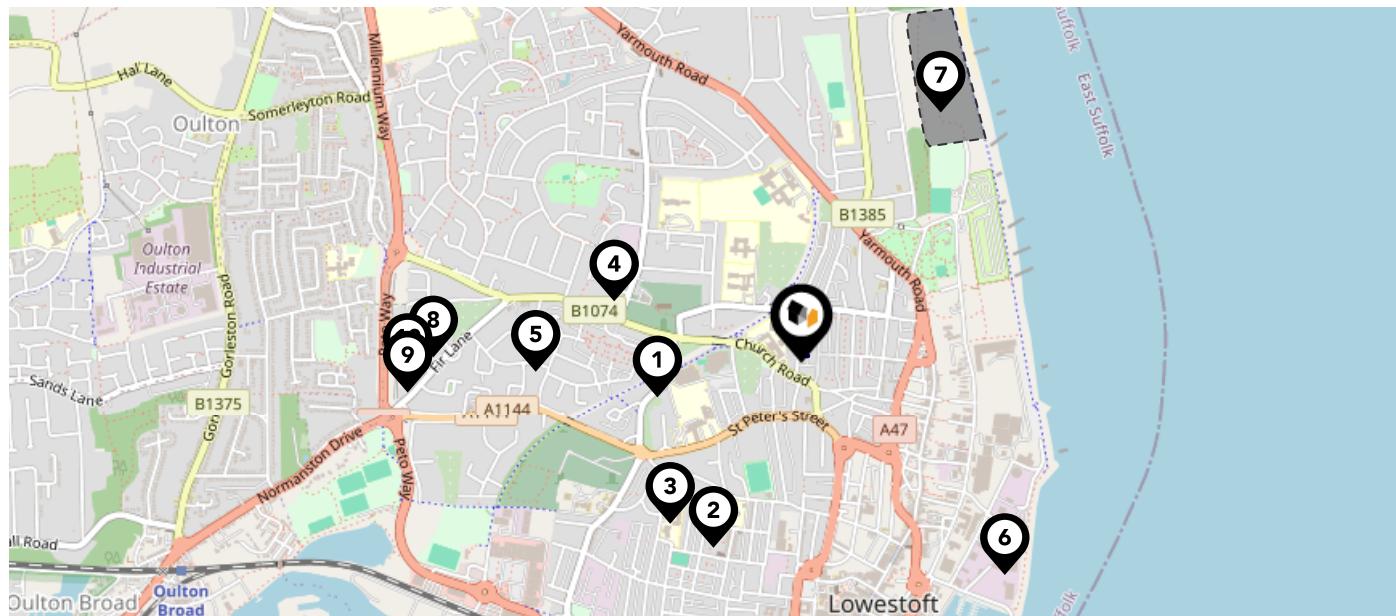
No data available.

# 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

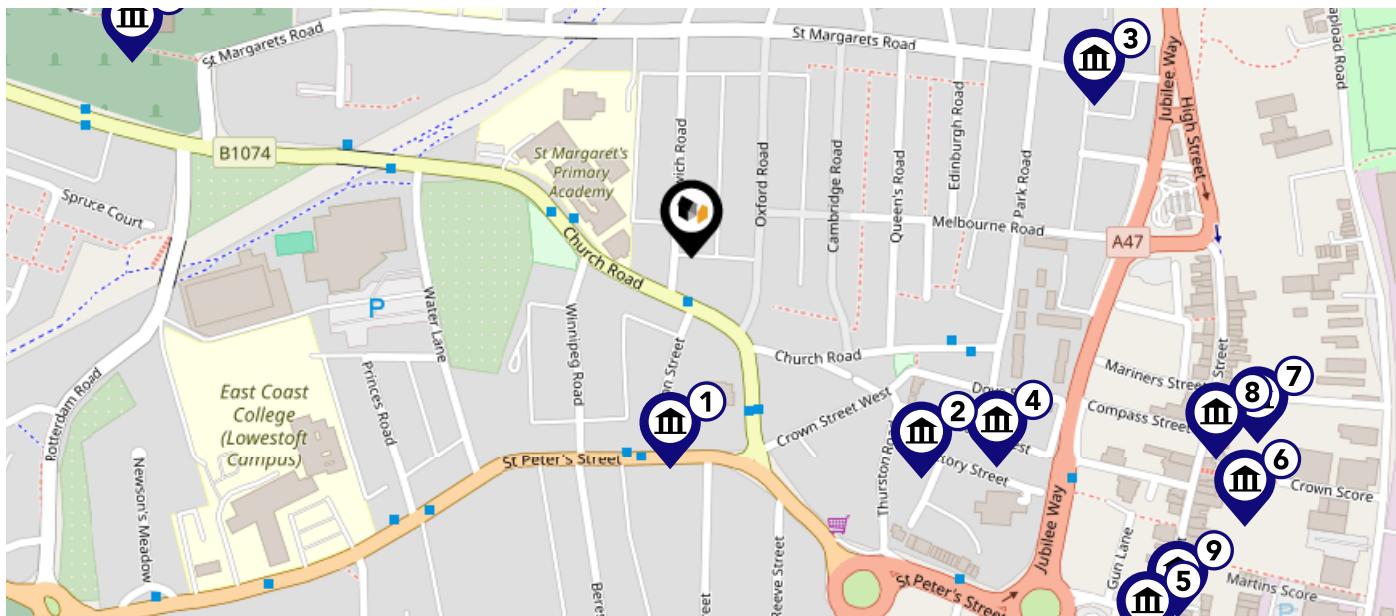
1	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
2	Roman Hill-Lowestoft	Historic Landfill	<input type="checkbox"/>
3	Love Road-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
4	Haven Avenue-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
5	June Avenue-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
6	Hamilton Road-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
7	North Denes-Blackborough End, Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
8	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
9	Fir Lane-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
10	Fir Lane-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>

# Maps

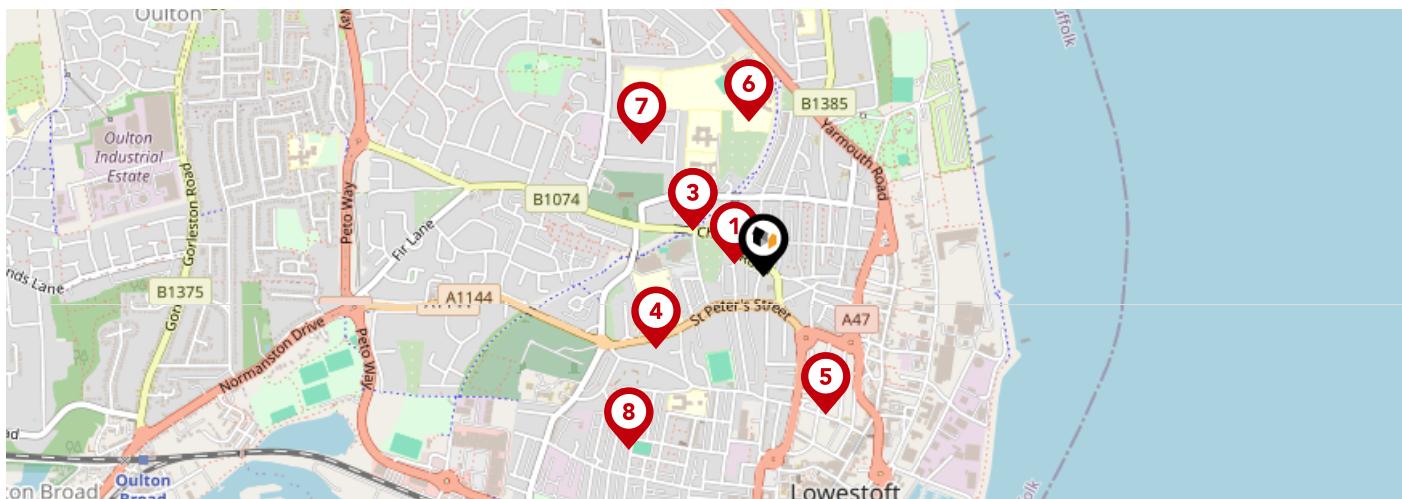
## Listed Buildings

HOWARDS  
Estate Agents since 1926

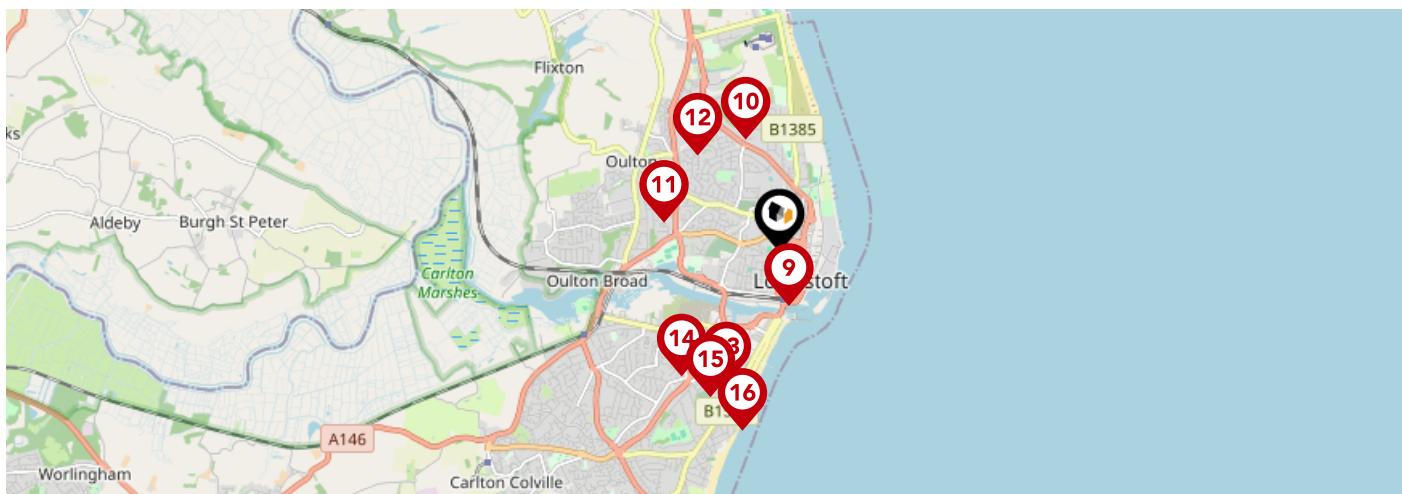
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1209891 - Curing House North Of Number 174	Grade II	0.1 miles
1279936 - Crown Street Hall	Grade II	0.2 miles
1292428 - 10-20, St Margarets Road	Grade II	0.2 miles
1208899 - Remains Of An Aisled Barn At Crown Street Motors	Grade II	0.2 miles
1207031 - 134 And 135, High Street	Grade II	0.3 miles
1207018 - Walls And Steps To Crown Score	Grade II	0.3 miles
1207038 - Wall To South Of Mariners Score	Grade II	0.3 miles
1292620 - 43 And 44, High Street	Grade II	0.3 miles
1292596 - Barclays Bank	Grade II	0.3 miles
1292943 - Church Of St Margaret	Grade I	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Margaret's Primary Academy</b> Ofsted Rating: Good   Pupils: 422   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Poplars Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 312   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Northfield St Nicholas Primary Academy</b> Ofsted Rating: Good   Pupils: 365   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>East Coast College</b> Ofsted Rating: Good   Pupils:0   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Learning Support, Northern Area Education Office</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ormiston Denes Academy</b> Ofsted Rating: Requires improvement   Pupils: 767   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Ashley School</b> Ofsted Rating: Outstanding   Pupils: 167   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Roman Hill Primary School</b> Ofsted Rating: Special Measures   Pupils: 465   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Ness Point School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 19   Distance:0.51					
<b>10</b>	<b>Gunton Primary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 324   Distance:1.05					
<b>11</b>	<b>Woods Loke Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 483   Distance:1.07					
<b>12</b>	<b>Benjamin Britten Academy of Music and Mathematics</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1259   Distance:1.14					
<b>13</b>	<b>Red Oak Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 431   Distance:1.3					
<b>14</b>	<b>East Point Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 865   Distance:1.44					
<b>15</b>	<b>Phoenix St Peter Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 108   Distance:1.47					
<b>16</b>	<b>St Mary's Roman Catholic Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 189   Distance:1.66					

# Local Area Masts & Pylons

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Estate Agents since 1926

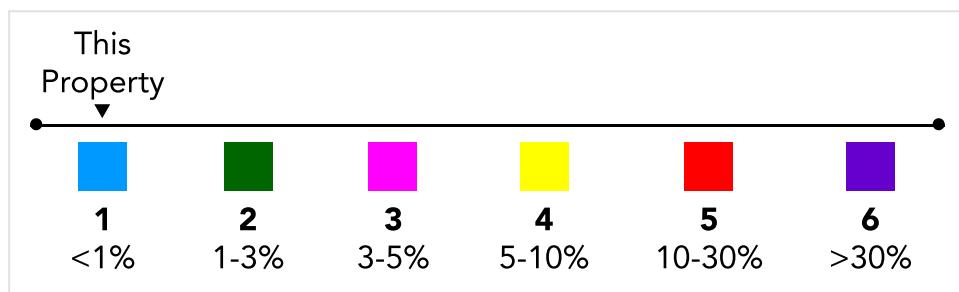
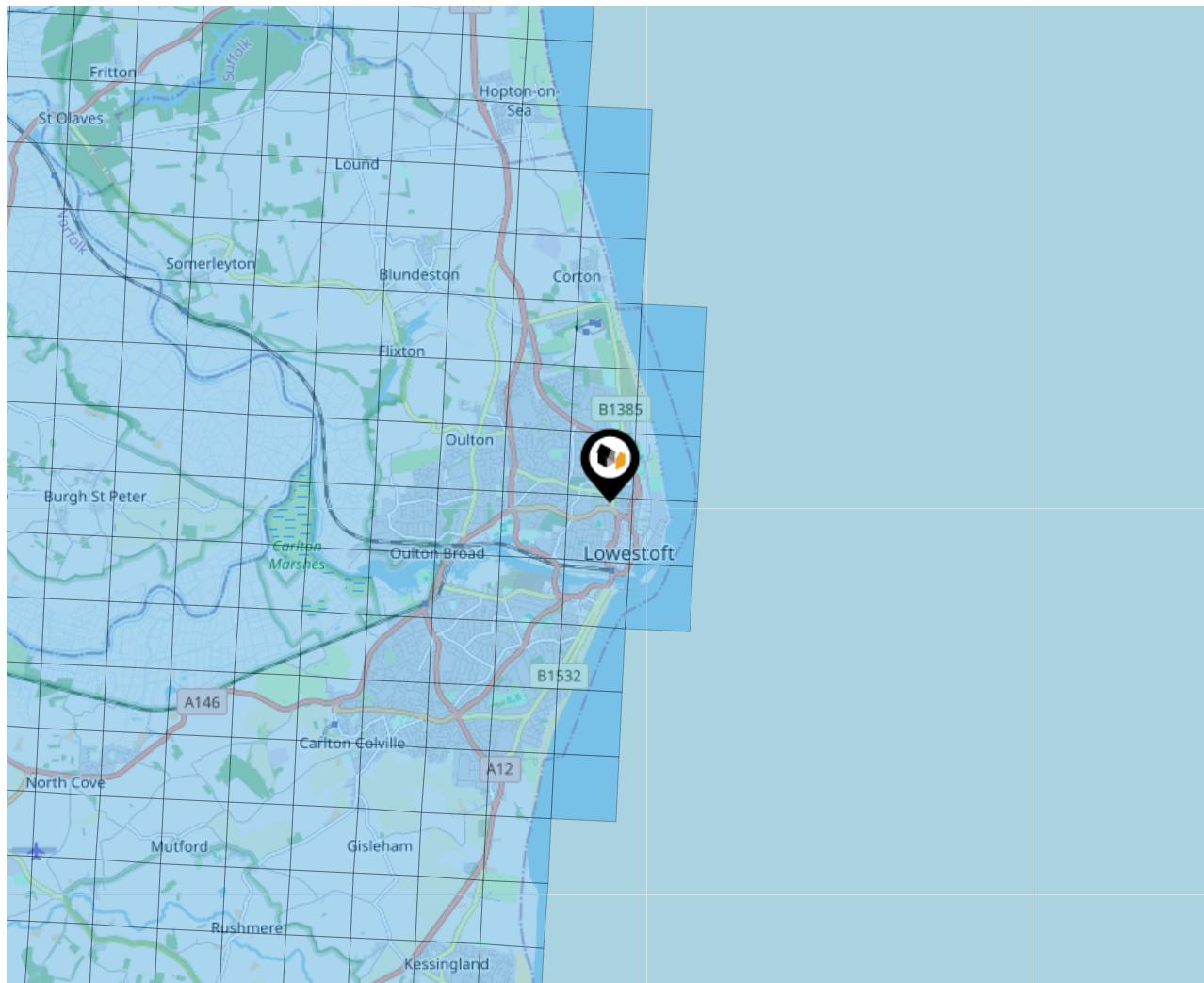


## Key:

- Power Pylons
- Communication Masts

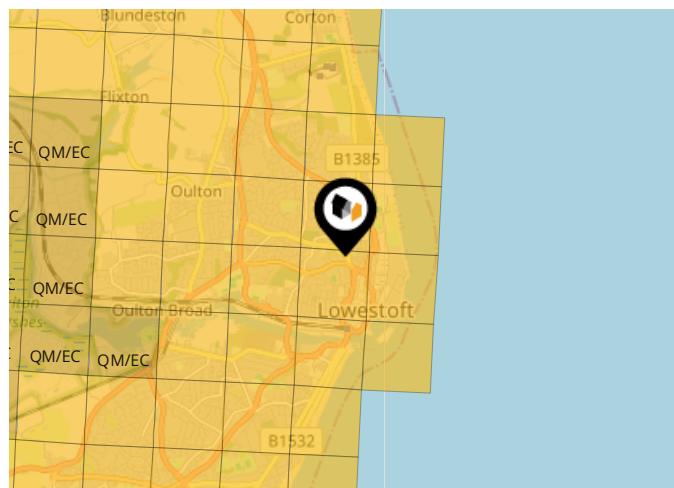
## What is Radon?

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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

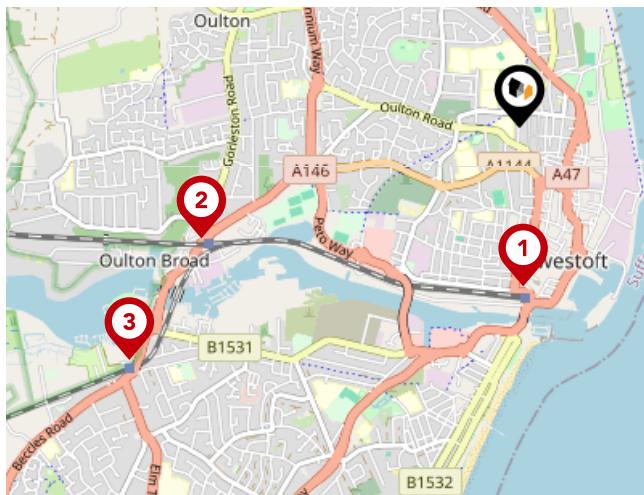


## Primary Classifications (Most Common Clay Types)

<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

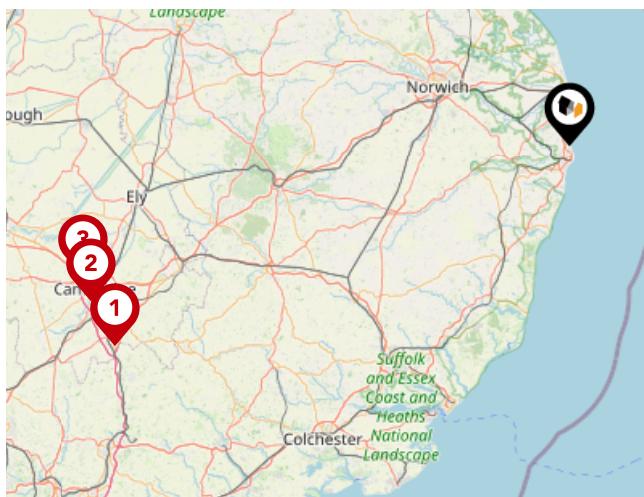
# Area Transport (National)

HOWARDS  
Estate Agents since 1926



## National Rail Stations

Pin	Name	Distance
1	Entrance	0.71 miles
2	Entrance1	1.52 miles
3	Entrance1	2.05 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	72.28 miles
2	M11 J11	73.12 miles
3	M11 J13	73.1 miles

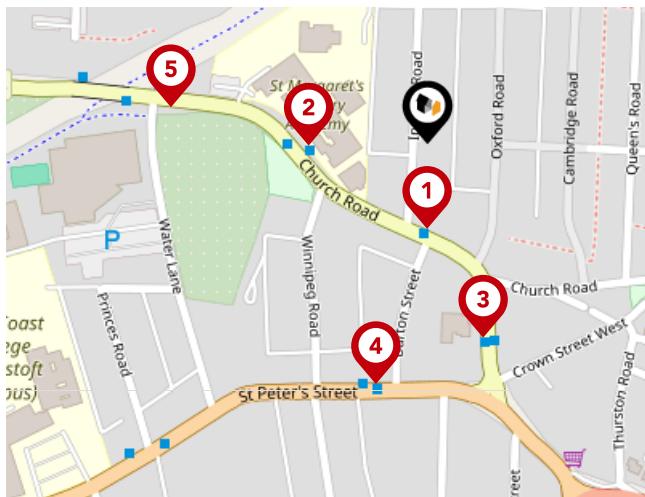


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.58 miles
2	Southend-on-Sea	77.44 miles
3	Cambridge	69.27 miles
4	Stansted Airport	75.34 miles

# Area Transport (Local)

**HOWARDS**  
Estate Agents since 1926



## Bus Stops/Stations

Pin	Name	Distance
1	Ipswich Road	0.05 miles
2	St Margarets CP School	0.07 miles
3	Youth Centre	0.11 miles
4	Cross Keys	0.14 miles
5	Sports Centre	0.15 miles



## Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.76 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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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

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lowestoft.lettings@howards.co.uk  
www.howards.co.uk

