

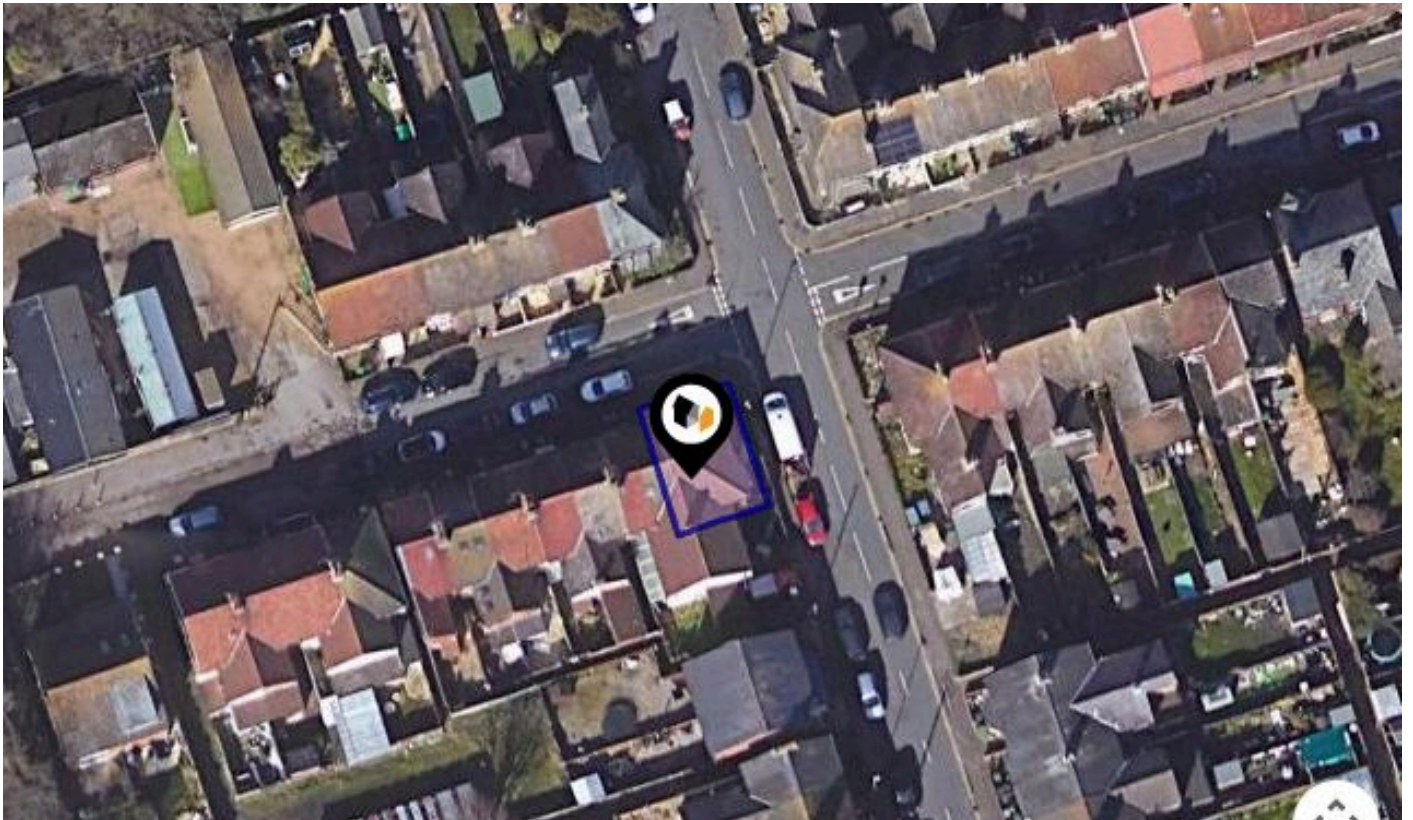


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 16<sup>th</sup> December 2025**



**ANSON ROAD, GREAT YARMOUTH, NR31**

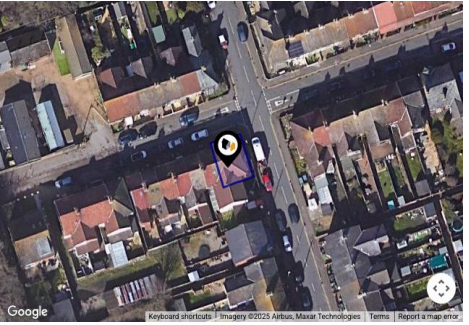
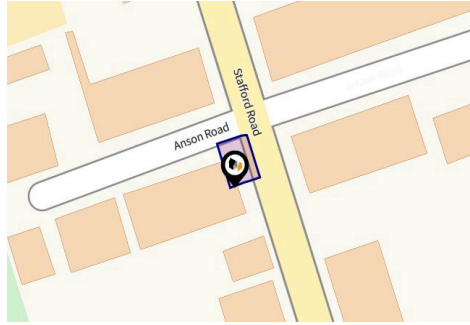
### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



## Property

|               |   |
|---------------|---|
| Type:         | Terraced House                          |
| Bedrooms:     | 3                                       |
| Floor Area:   | 861 ft <sup>2</sup> / 80 m <sup>2</sup> |
| Plot Area:    | 0.02 acres                              |
| Year Built :  | 1930-1949                               |
| Title Number: | NK133396                                |

|         |          |
|---------|----------|
| Tenure: | Freehold |
|---------|----------|

## Local Area

|                    |          |
|--------------------|----------|
| Local Authority:   | Norfolk  |
| Conservation Area: | No       |
| Flood Risk:        |          |
| • Rivers & Seas    | Very Low |
| • Surface Water    | Low      |

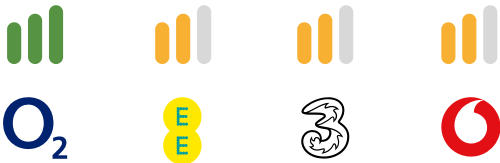
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|   |   |   |
|---|---|---|
| 5   | 80  | 1000  |
| mb/s  | mb/s  | mb/s  |
|  |  |  |

### Mobile Coverage:

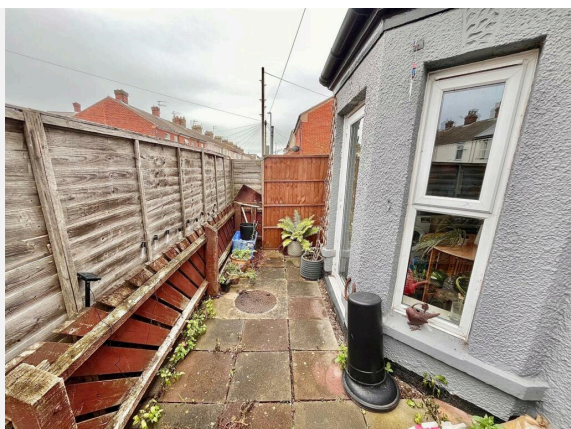
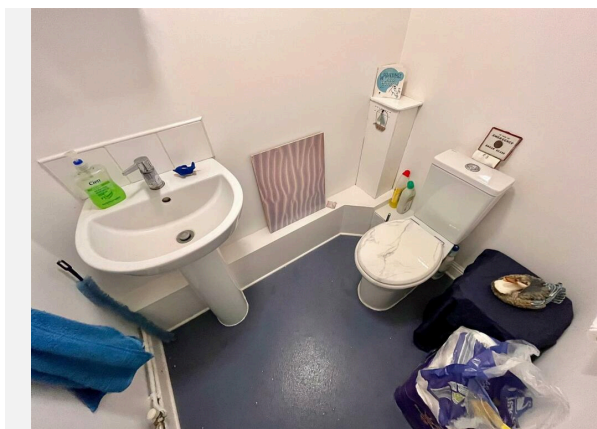
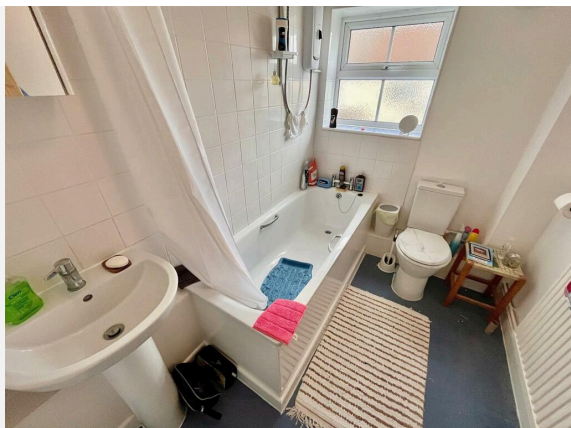
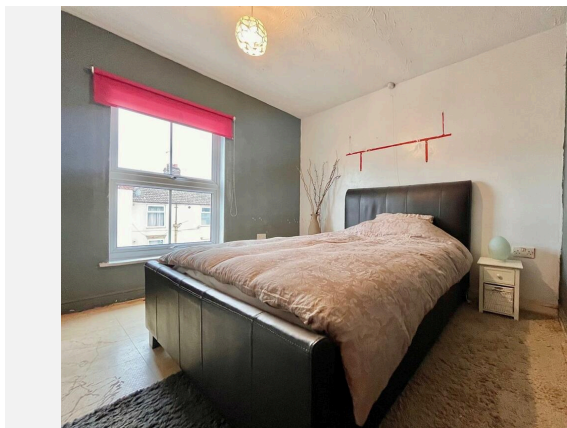
(based on calls indoors)



### Satellite/Fibre TV Availability:



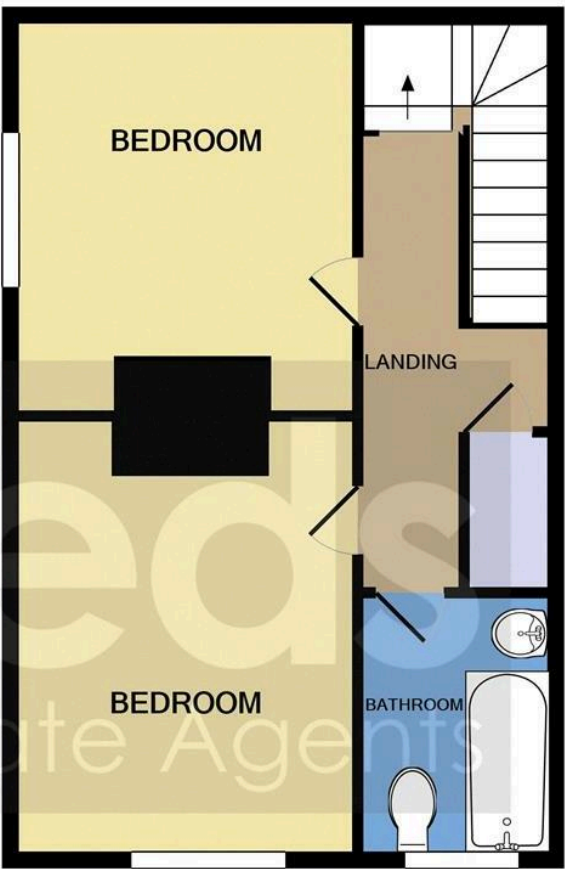




**ANSON ROAD, GREAT YARMOUTH, NR31**



GROUND FLOOR  
APPROX. FLOOR  
AREA 37.1 SQ.M.  
(400 SQ.FT.)



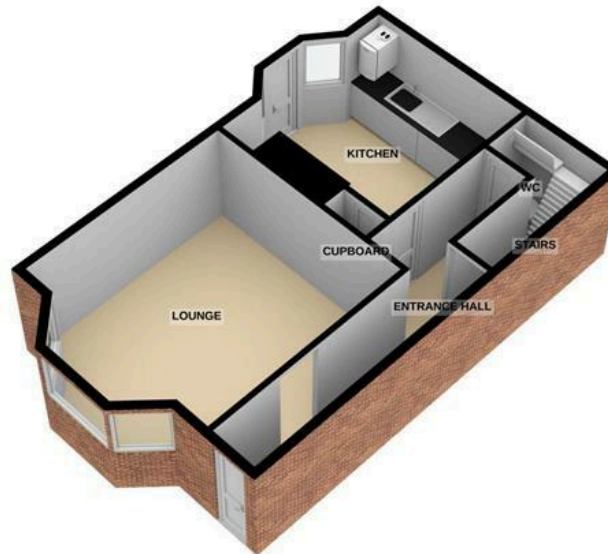
1ST FLOOR  
APPROX. FLOOR  
AREA 34.5 SQ.M.  
(371 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 71.6 SQ.M. (771 SQ.FT.)**  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2021

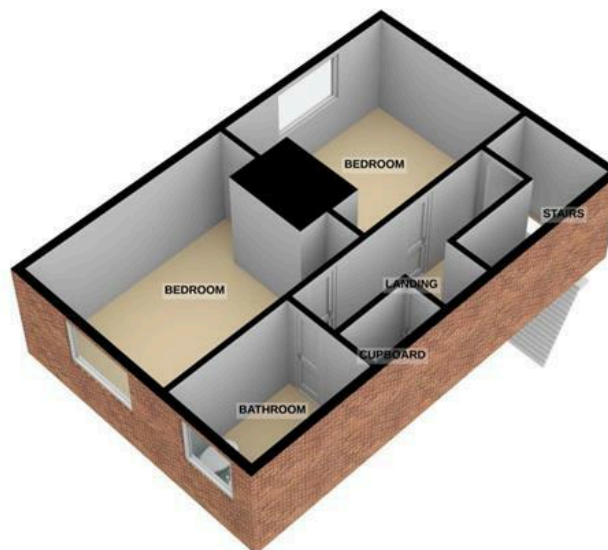


## ANSON ROAD, GREAT YARMOUTH, NR31

GROUND FLOOR  
37.9 sq.m. (408 sq.ft.) approx.

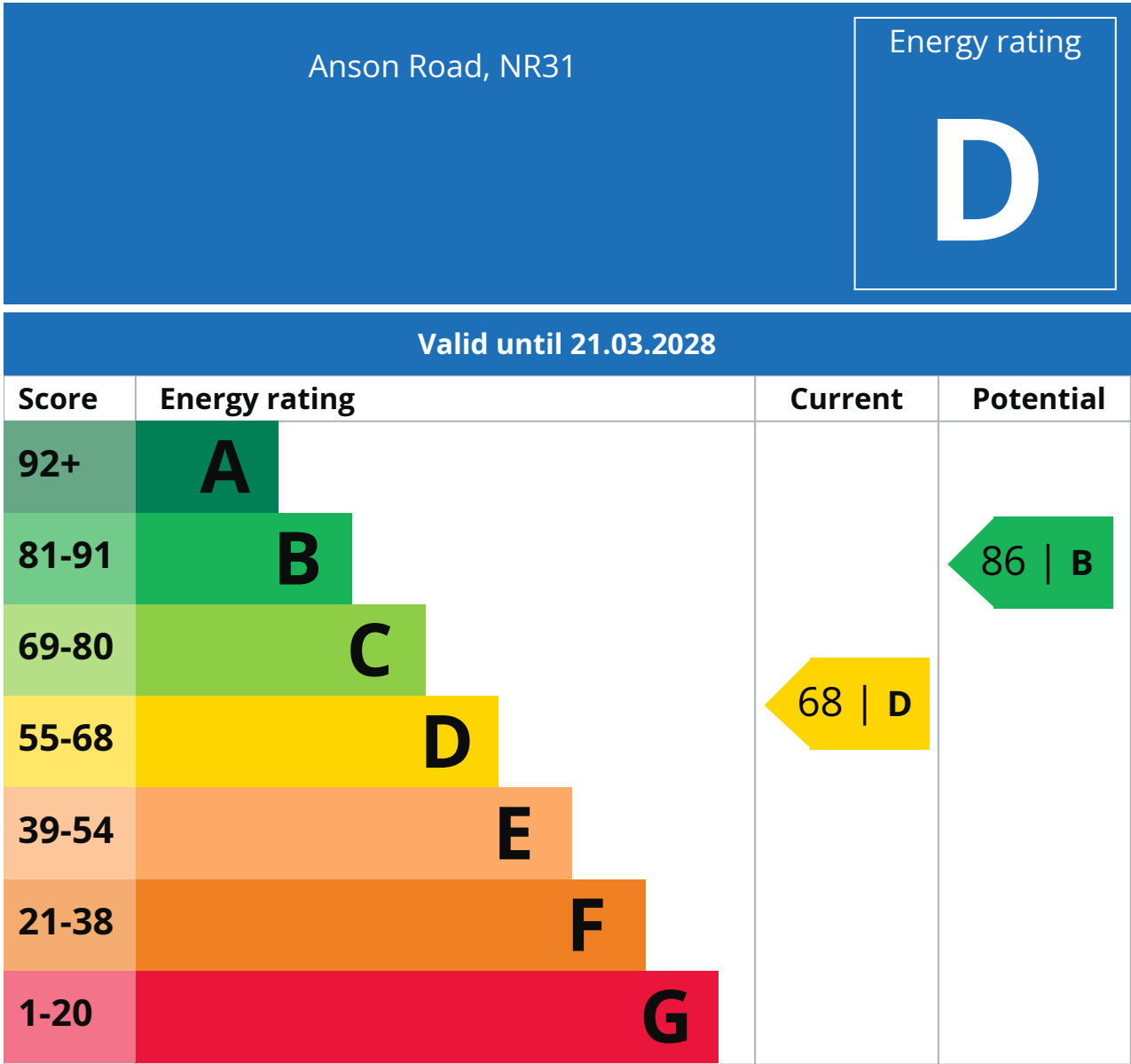


1ST FLOOR  
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 73.9 sq.m. (795 sq.ft.) approx.

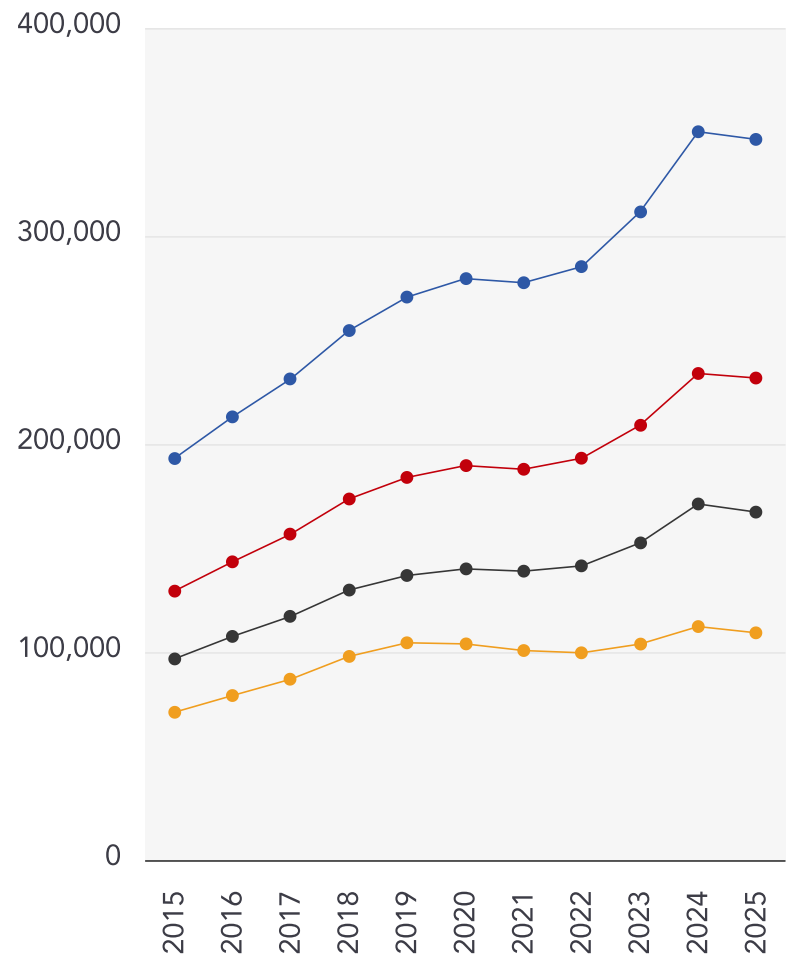
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2021



## Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Enclosed End-Terrace                           |
| <b>Transaction Type:</b>            | Rental (social)                                |
| <b>Energy Tariff:</b>               | Single   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002  |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | 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 44% of fixed outlets    |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 80 m <sup>2</sup>                              |

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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

Terraced

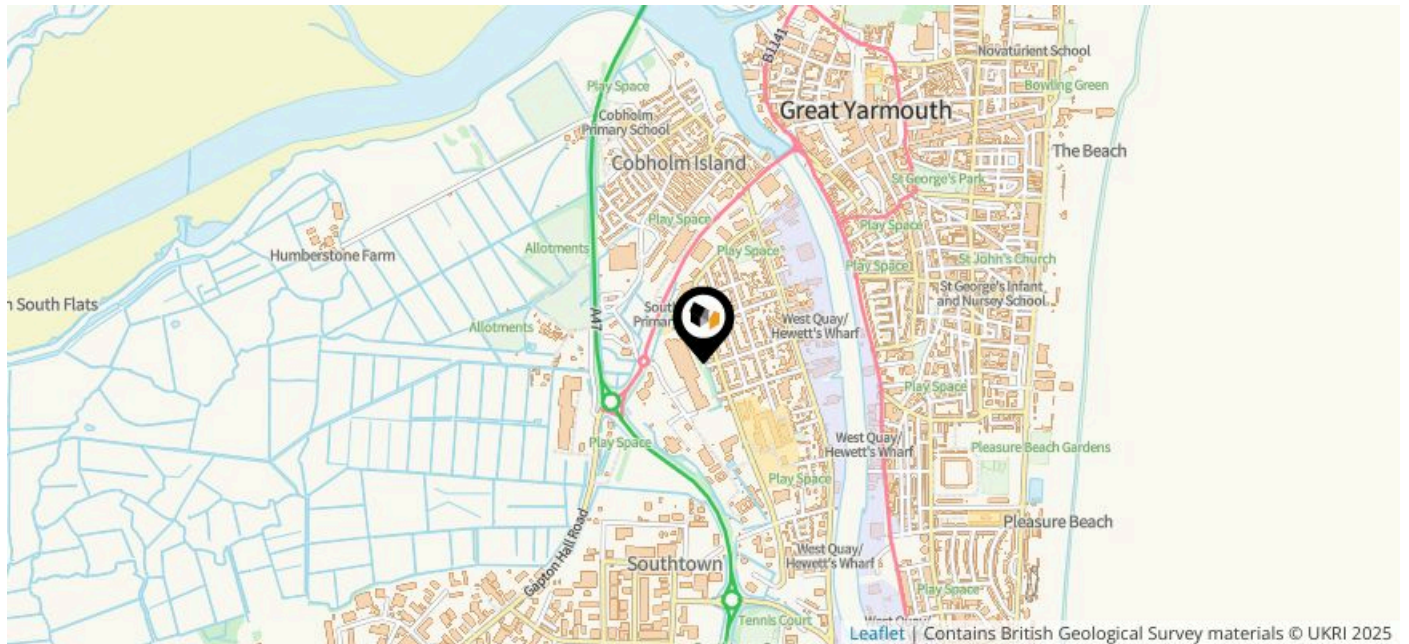
**+72.95%**

Flat

**+53.73%**



This map displays nearby coal mine entrances and their classifications.



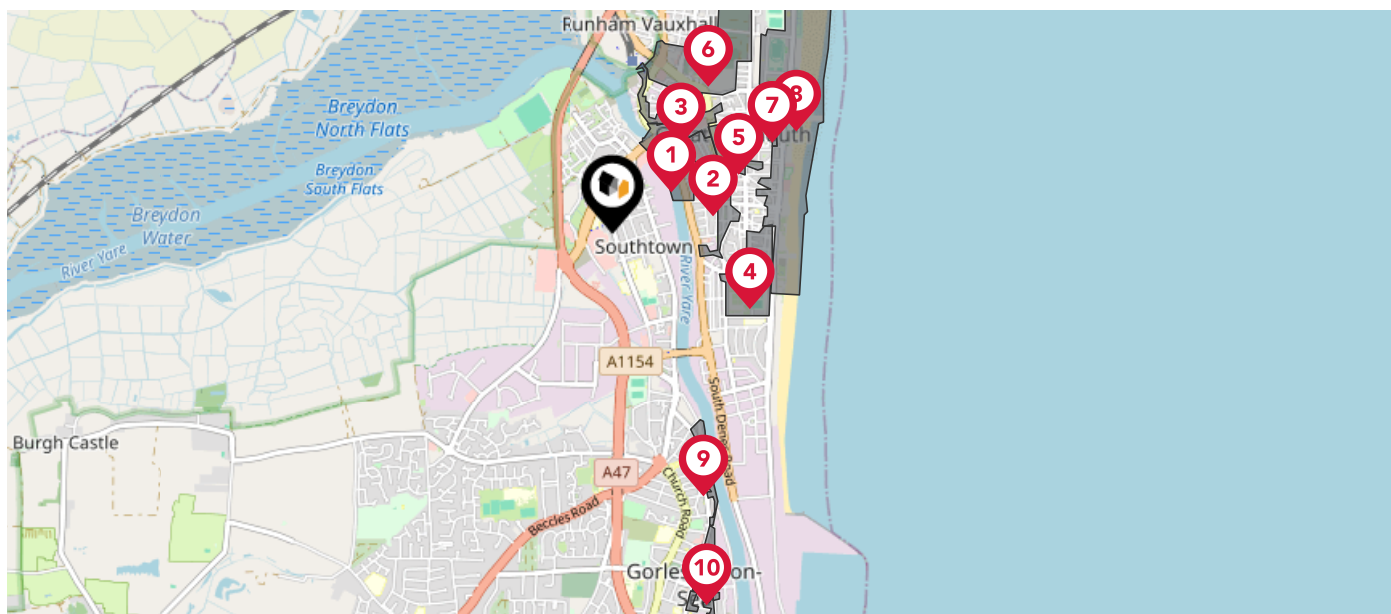
## Mine Entry

- ✕ 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.

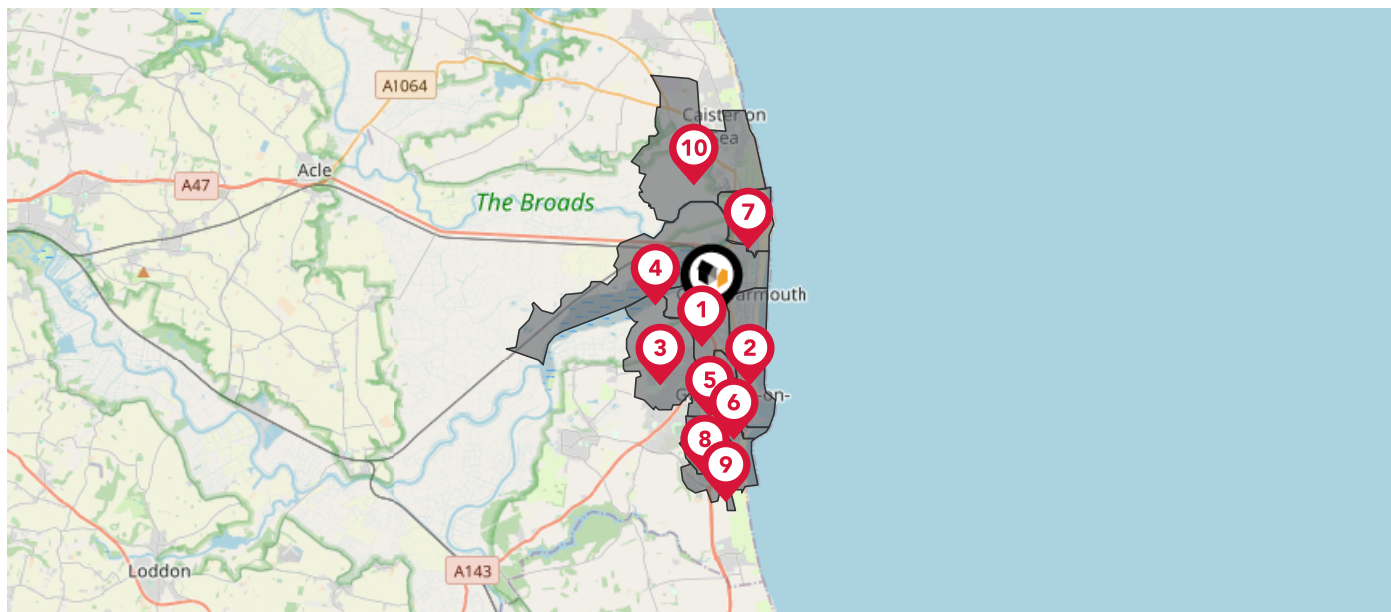
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  1 Hall Quay and South Quay, Great Yarmouth
-  2 King Street, Great Yarmouth
-  3 Market Place, Rows and North Quay, Great Yarmouth
-  4 Camperdown, Great Yarmouth
-  5 St George's, Great Yarmouth
-  6 St Nicholas and Northgate Street, Great Yarmouth
-  7 Prince's Road, Great Yarmouth
-  8 Seafront, 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



Nelson Ward



Bradwell North Ward



Central And Northgate Ward



Claydon Ward



St. Andrews Ward



Yarmouth North Ward



Magdalen Ward



Gorleston Ward

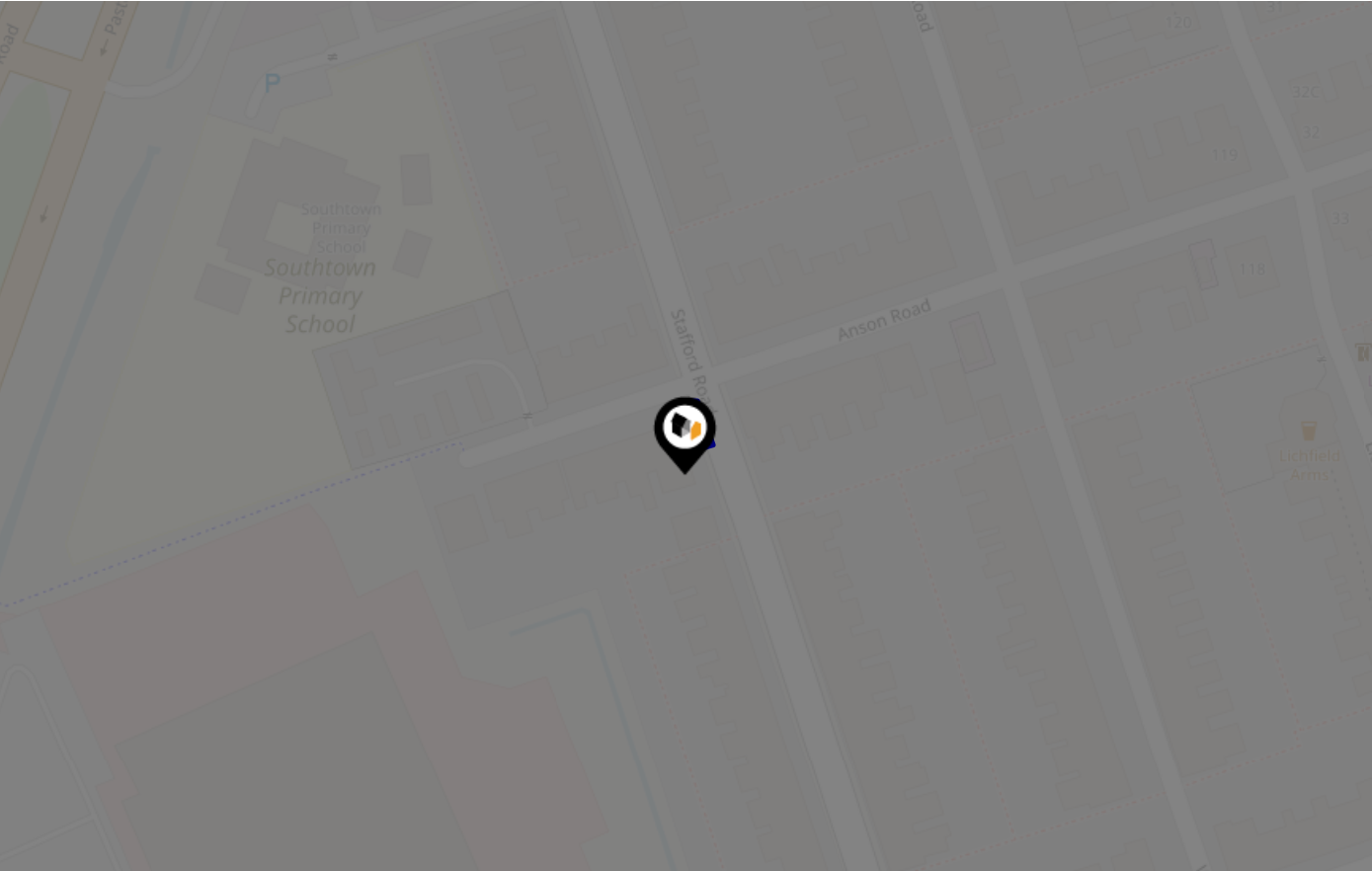


Caister South Ward

# 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:

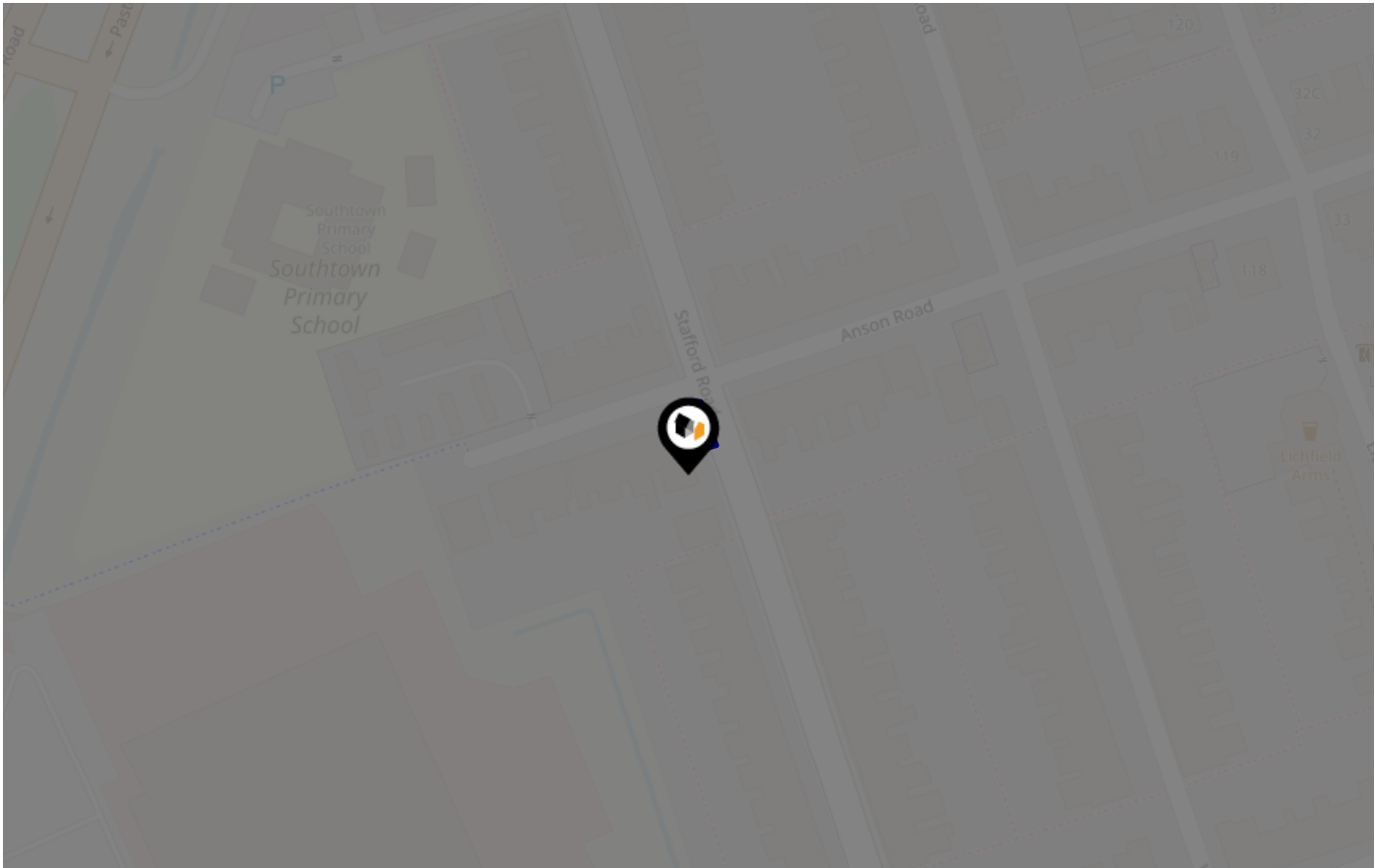




# Flood Risk

## 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.

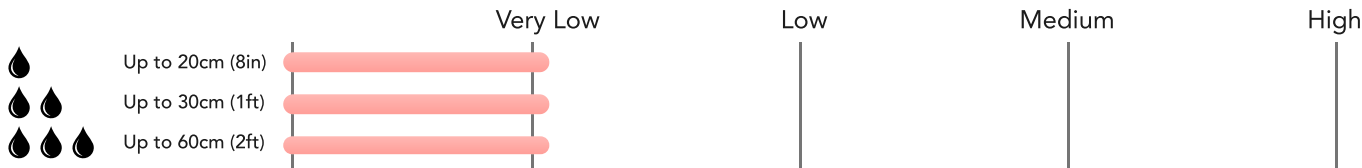


**Risk Rating:** Very low

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.

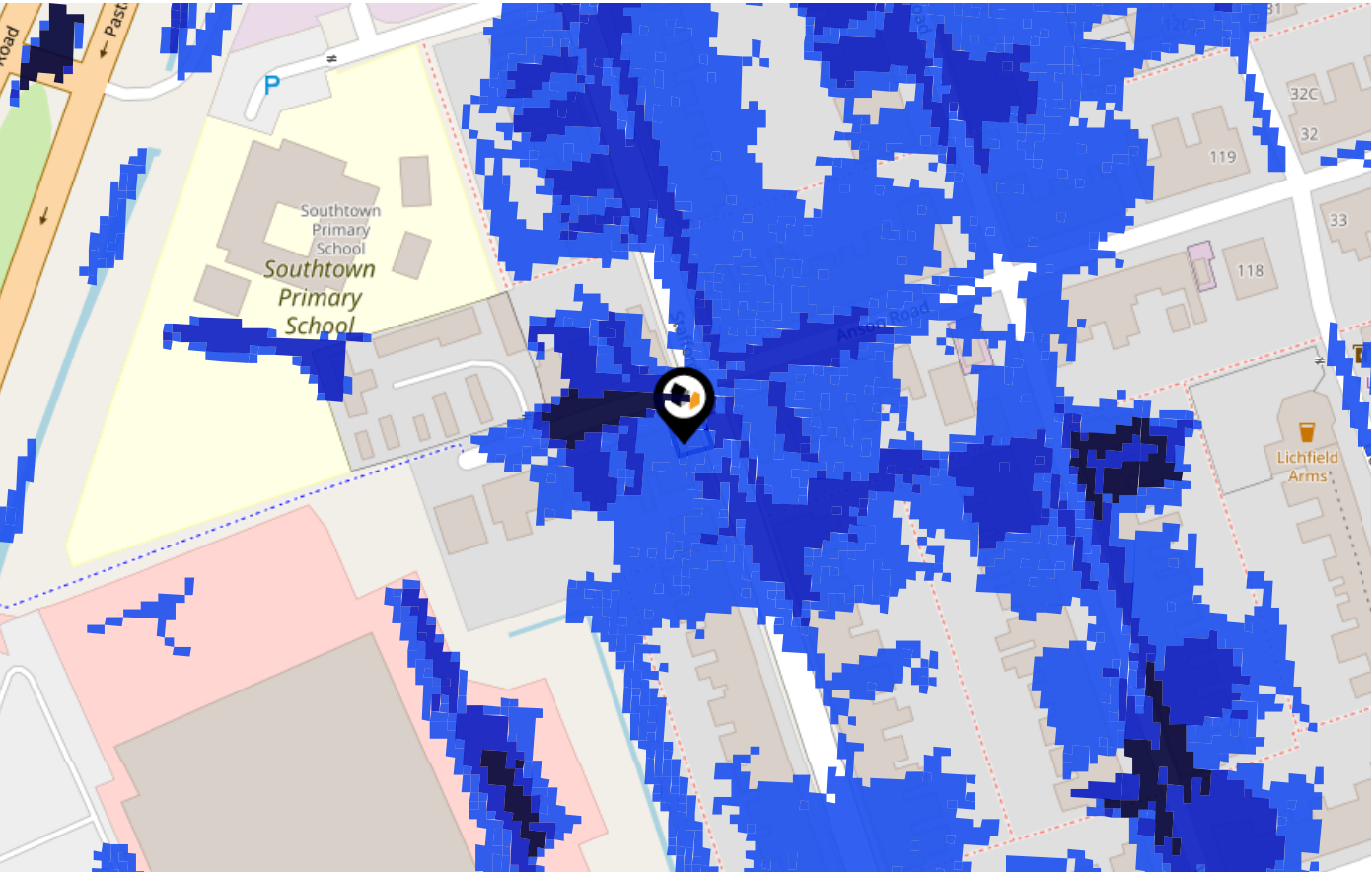
Chance of flooding to the following depths at this property:



# 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: 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.

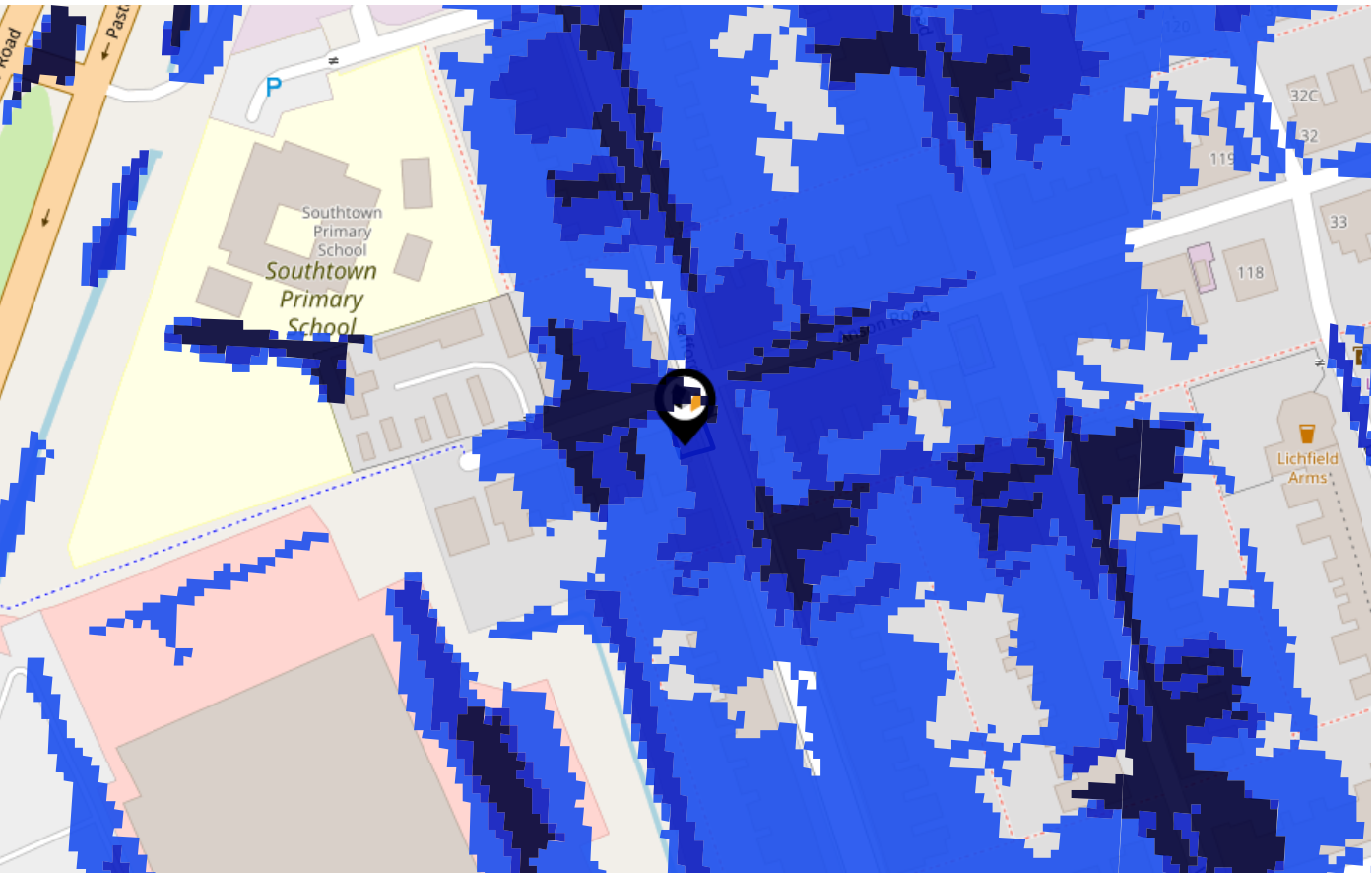
Chance of flooding to the following depths at this property:



# 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.

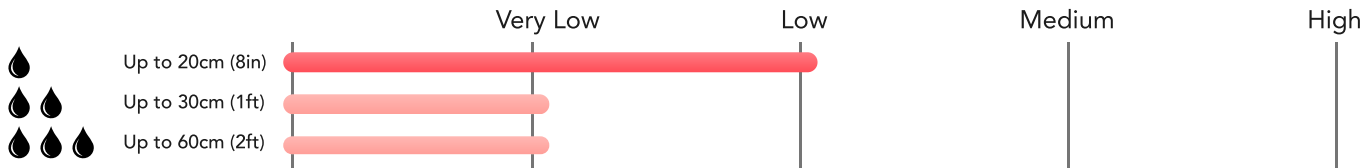


**Risk Rating: Medium**

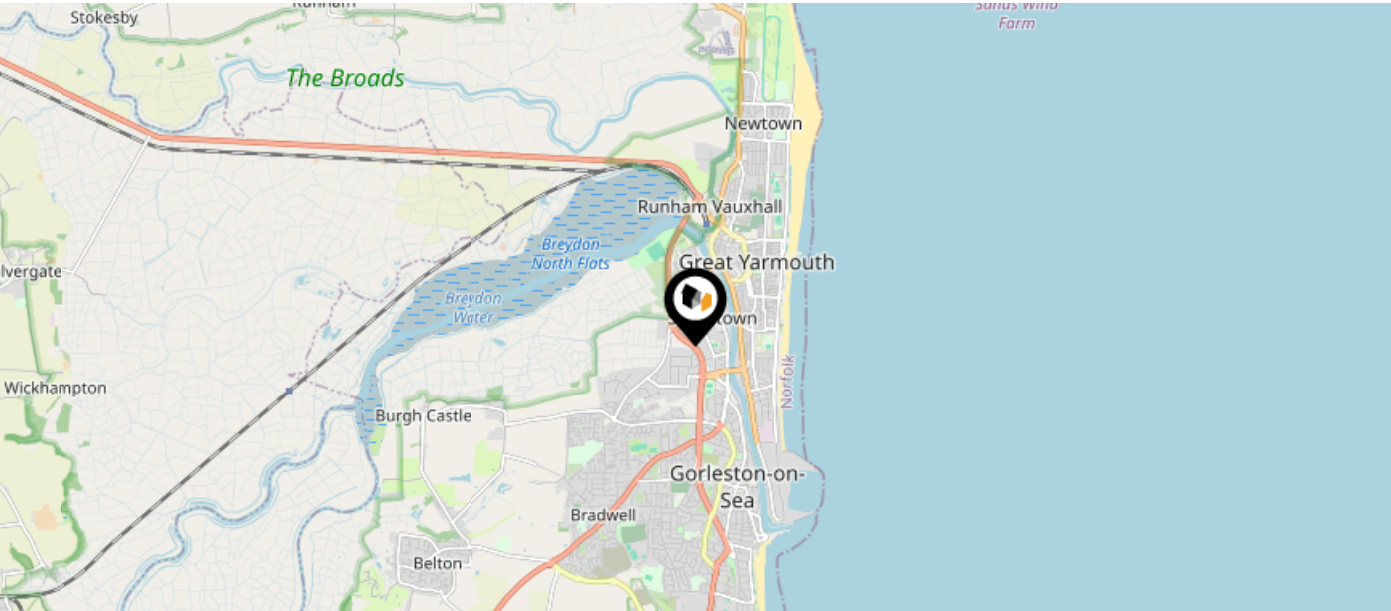
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...

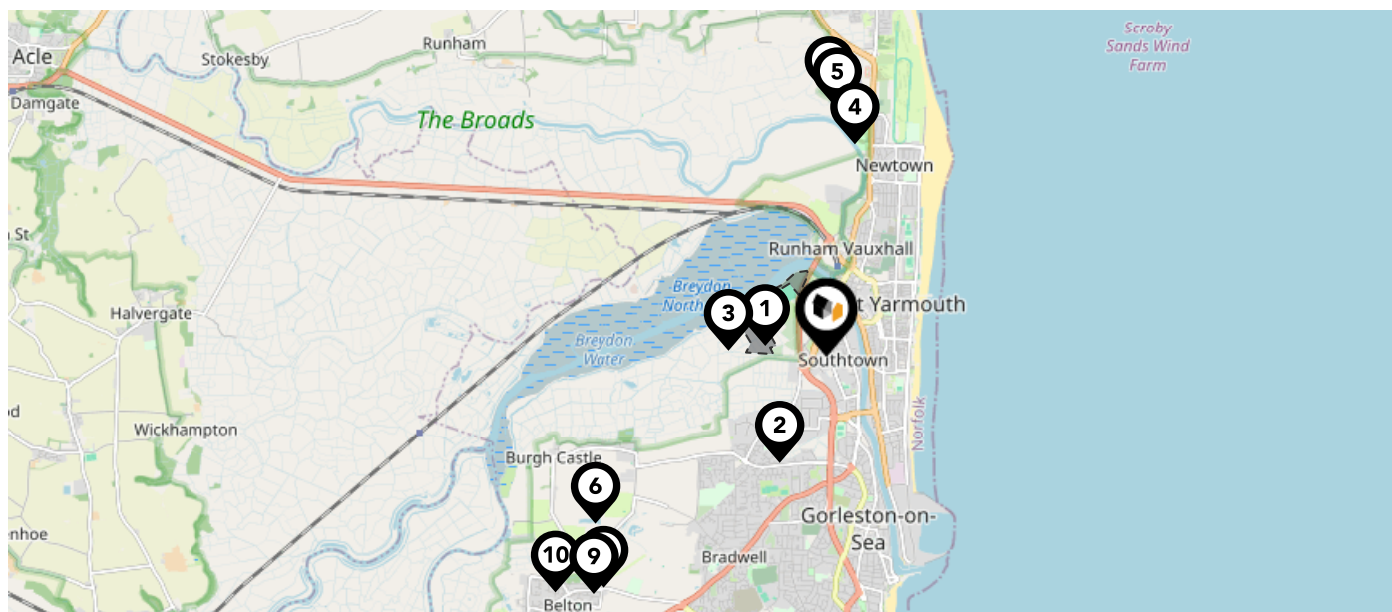


Nearby Green Belt Land

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.



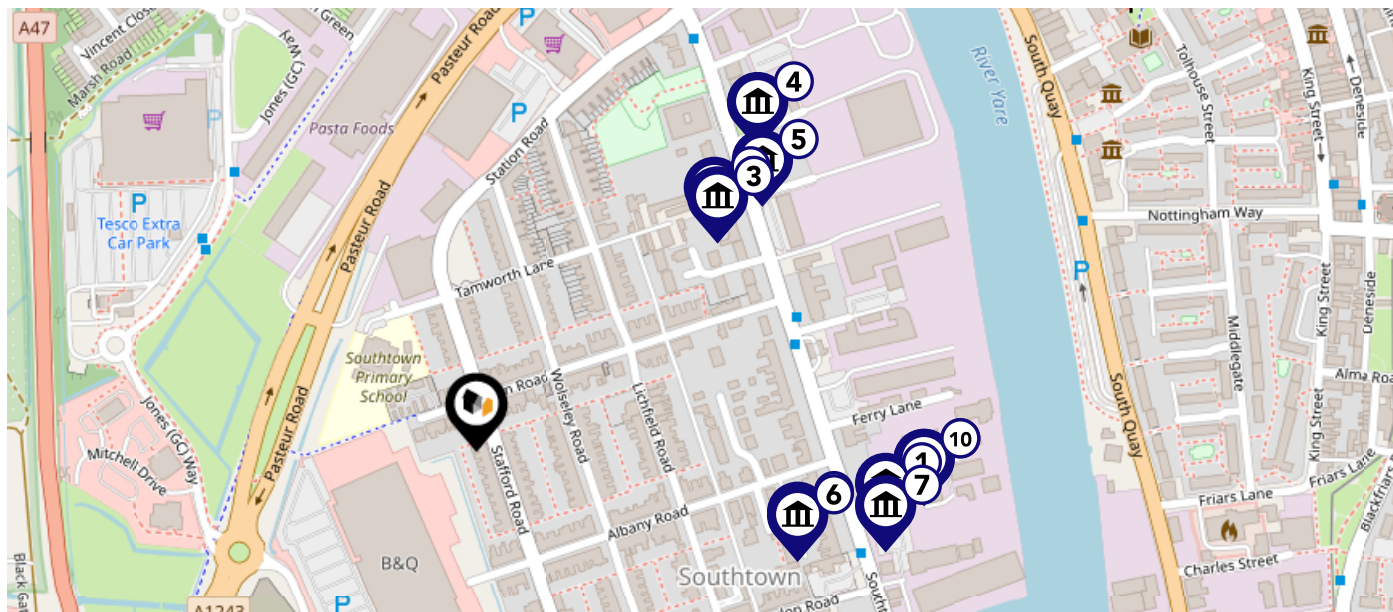
### Nearby Landfill Sites

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

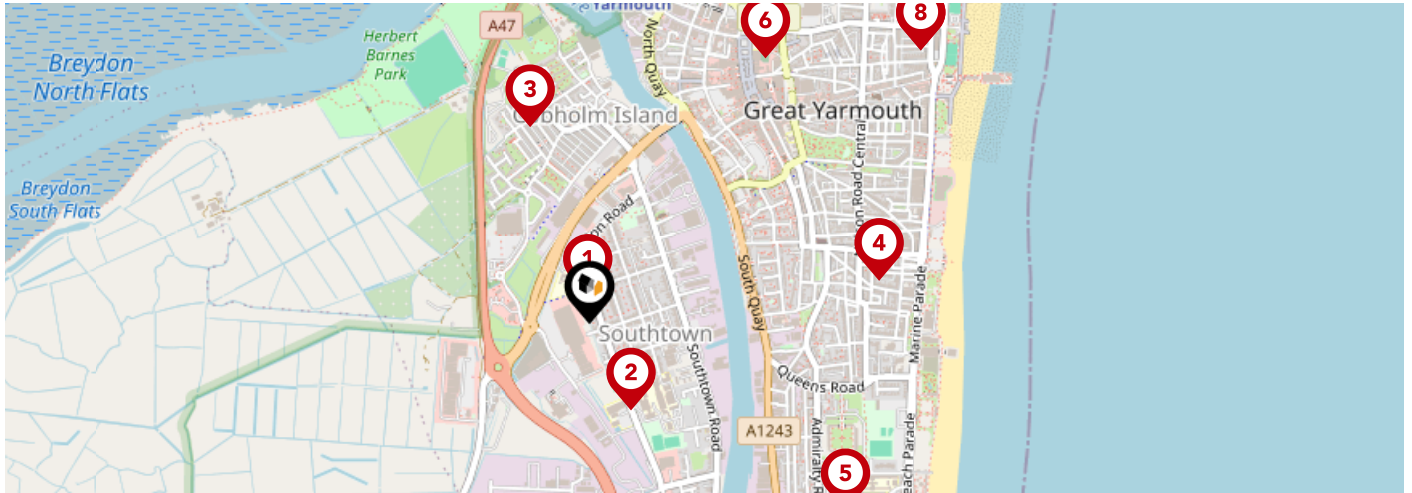
# Maps

## Listed Buildings

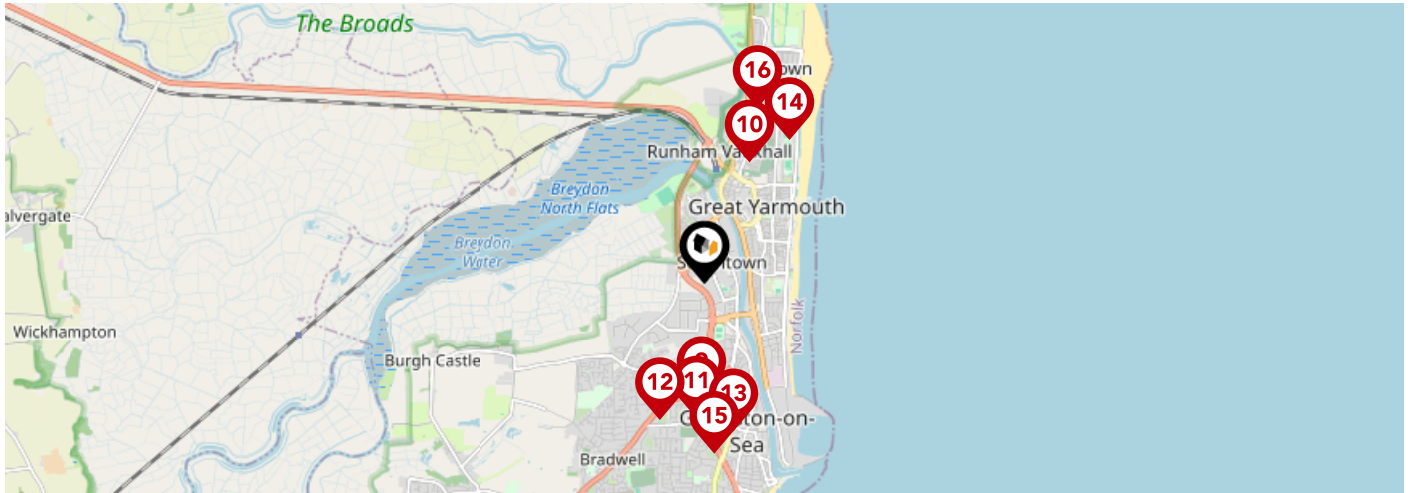
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district |  | Grade    | Distance  |
|--|--|----------|-----------|
|  | 1245815 - 245, Southtown Road  | Grade II | 0.2 miles |
|  | 1245805 - 31, Southtown Road   | Grade II | 0.2 miles |
|  | 1245806 - 32, Southtown Road   | Grade II | 0.2 miles |
|  | 1245817 - Church Of St Mary  | Grade II | 0.2 miles |
|  | 1245816 - 271-277, Southtown Road                                      | Grade II | 0.2 miles |
|  | 1245808 - Boundary Wall To North Of Number 67 (number 67 Not Included) | Grade II | 0.2 miles |
|  | 1245810 - 244, Southtown Road  | Grade II | 0.2 miles |
|  | 1245807 - Boundary Wall To South Of Number 66 (number 66 Not Included) | Grade II | 0.2 miles |
|  | 1393268 - Utility Block Immediately East Of No.244a                    | Grade II | 0.3 miles |
|  | 1245812 - Utility Block Immediately East Of Number 244a                | Grade II | 0.3 miles |



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Southtown Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 196   Distance:0.06                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Edward Worlledge Ormiston Academy</b><br>Ofsted Rating: Good   Pupils: 308   Distance:0.21   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Cobholm Primary Academy</b><br>Ofsted Rating: Good   Pupils: 176   Distance:0.46   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St. George's Primary School &amp; St. George's Nursery School, Great Yarmouth</b><br>Ofsted Rating: Good   Pupils: 208   Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Great Yarmouth Primary Academy</b><br>Ofsted Rating: Good   Pupils: 422   Distance:0.71  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Nicholas Priory CofE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 412   Distance:0.72                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Visiting Teacher Service East at Education Services Centre</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.97                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Novaturient School</b><br>Ofsted Rating: Good   Pupils: 19   Distance:0.97   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|           |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Wroughton Junior Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 318   Distance:1.04     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Northgate Primary School</b><br>Ofsted Rating: Good   Pupils: 418   Distance:1.17                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Wroughton Infant Academy</b><br>Ofsted Rating: Good   Pupils: 191   Distance:1.22                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Lynn Grove Academy</b><br>Ofsted Rating: Good   Pupils: 1155   Distance:1.3                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>St Mary and St Peter Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 230   Distance:1.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Great Yarmouth Charter Academy</b><br>Ofsted Rating: Good   Pupils: 941   Distance:1.5                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>East Norfolk Sixth Form College</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.54                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Bure Park Specialist Academy</b><br>Ofsted Rating: Good   Pupils: 64   Distance:1.66                  | <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:**



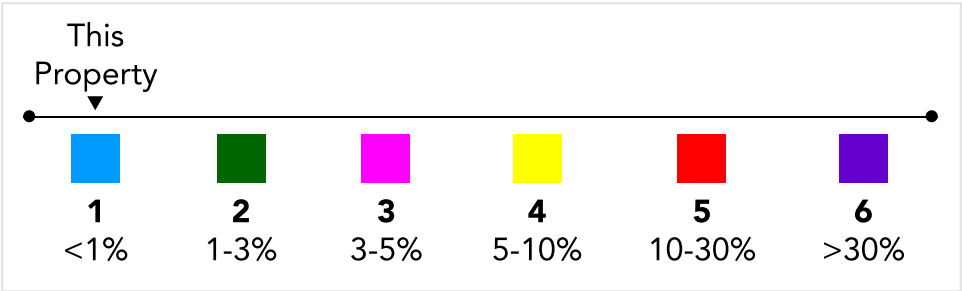
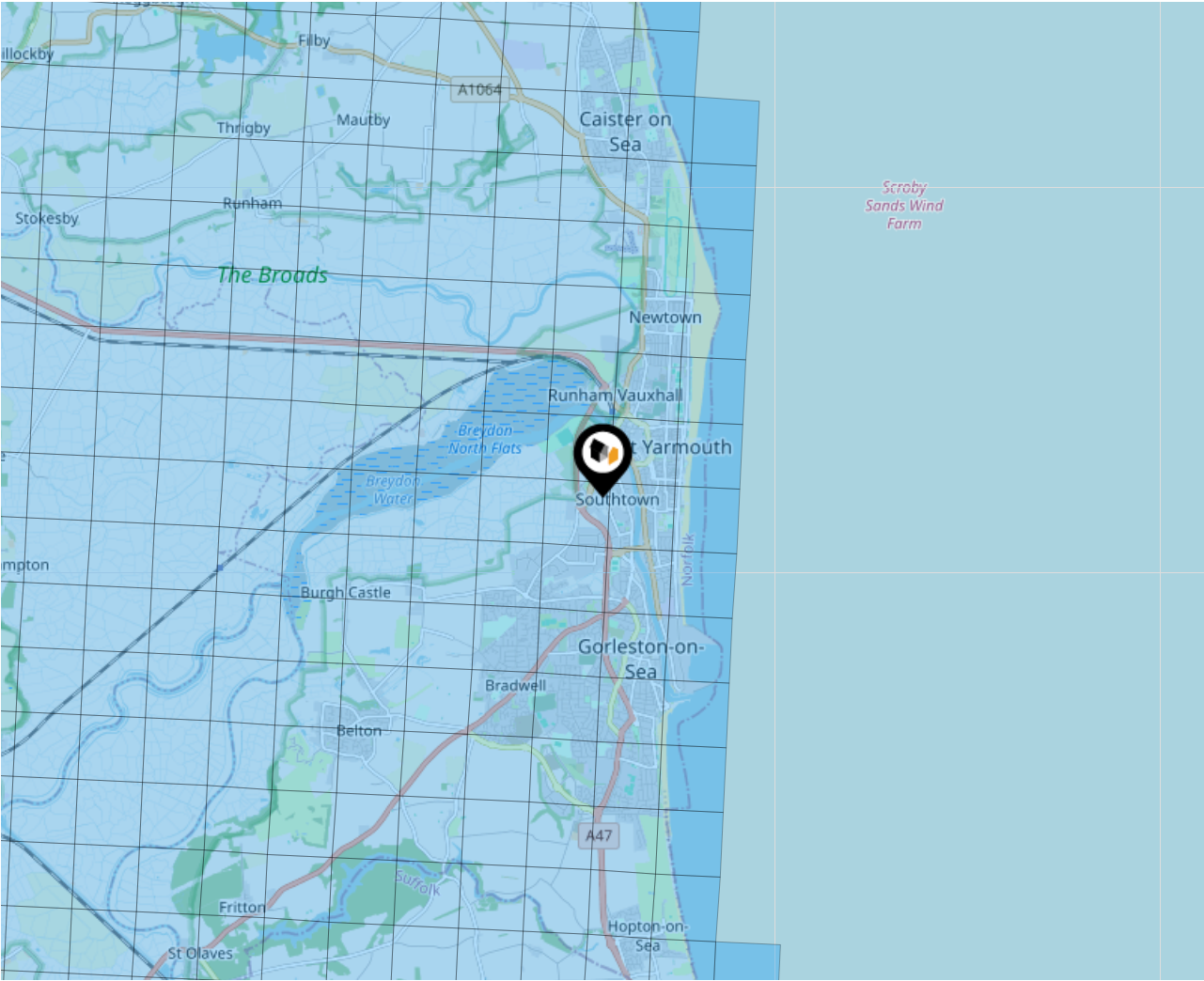
Power Pylons



Communication Masts

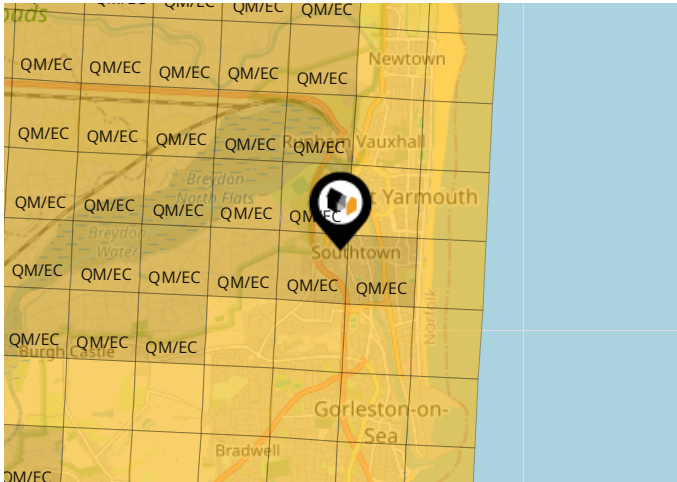
### What is Radon?

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)

|                               |               |                      |                     |
|-------------------------------|---------------|----------------------|---------------------|
| <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         |                      |                     |



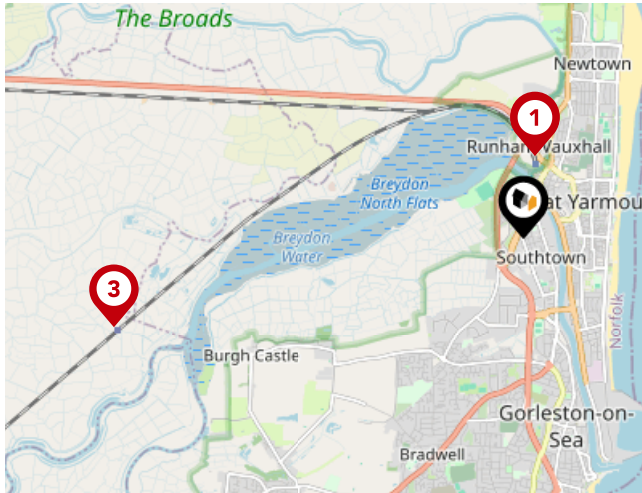
## Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <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                   |



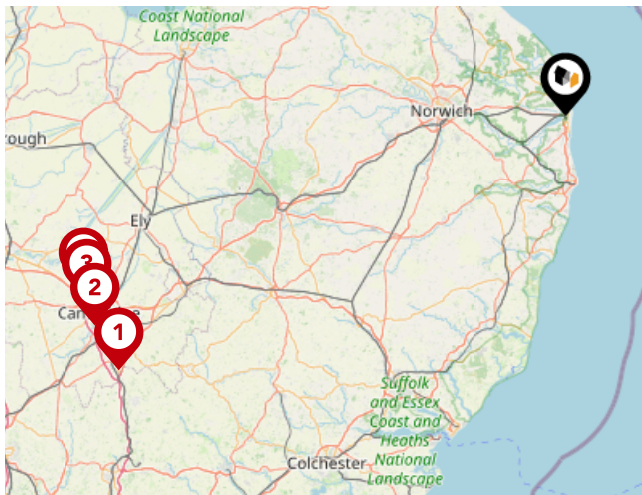
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                        | Distance   |
|-----|-----------------------------|------------|
| 1   | Great Yarmouth Rail Station | 0.76 miles |
| 2   | Great Yarmouth Rail Station | 0.76 miles |
| 3   | Berney Arms Rail Station    | 3.78 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J9  | 74.66 miles |
| 2   | M11 J11 | 74.7 miles  |
| 3   | M11 J13 | 74.27 miles |
| 4   | M11 J14 | 74.14 miles |



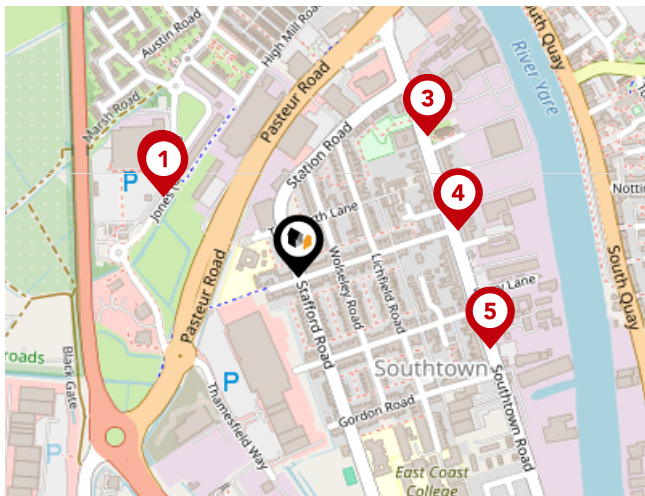
### Airports/Helipads

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Norwich International Airport | 19.08 miles |
| 2   | Southend-on-Sea               | 83.44 miles |
| 3   | Cambridge                     | 70.64 miles |
| 4   | Stansted Airport              | 78.92 miles |



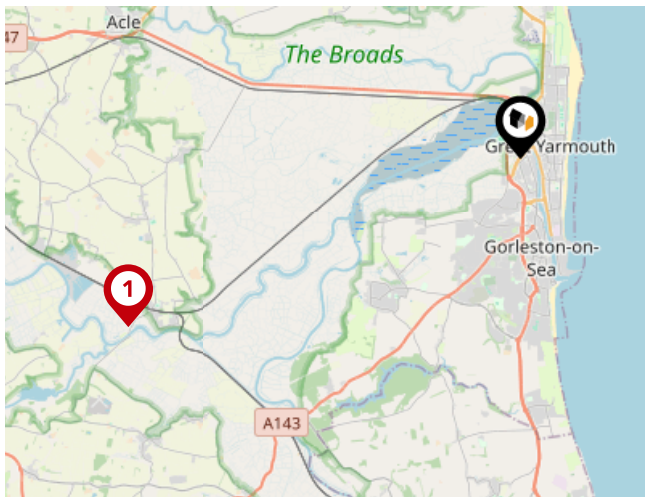
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Tesco Petrol Station | 0.18 miles |
| 2   | Tesco Petrol Station | 0.18 miles |
| 3   | St. Mary's Church    | 0.22 miles |
| 4   | St Marys Lane        | 0.19 miles |
| 5   | Gordon Road          | 0.23 miles |



### Ferry Terminals

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Reedham Ferry South | 7.67 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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