

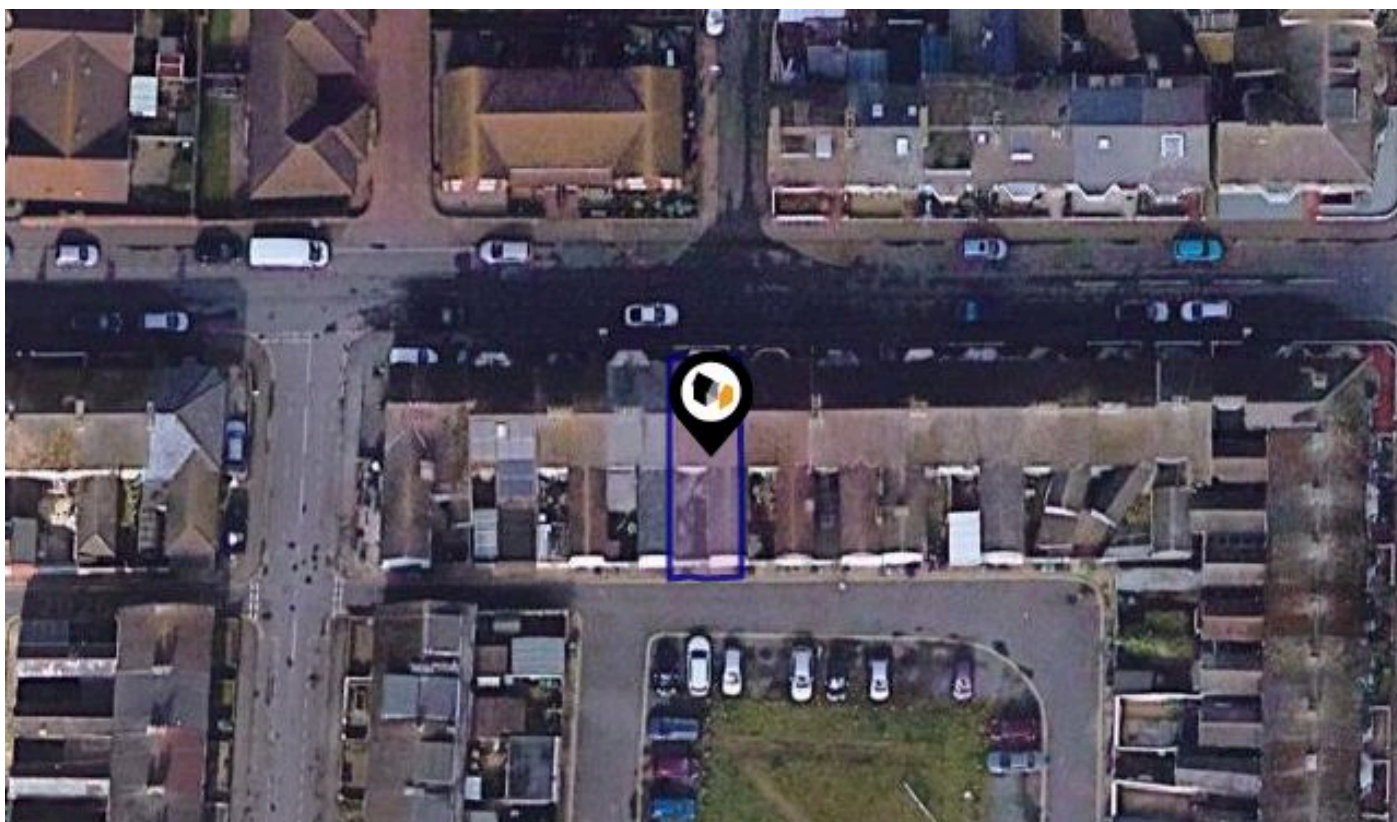


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 28th March 2026



ALBION ROAD, GREAT YARMOUTH, NR30

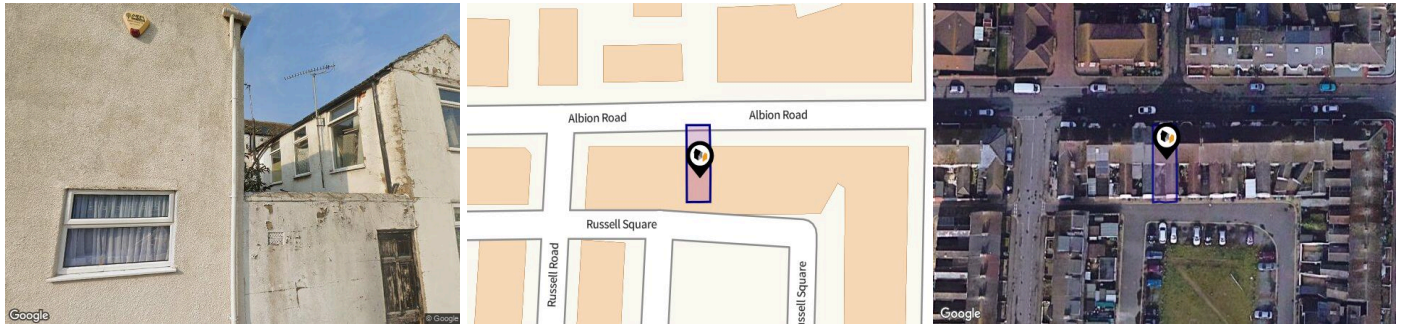
Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk






Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Terraced House | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,345 ft ² / 125 m ² | | |
| Plot Area: | 0.03 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,049 | | |
| Title Number: | NK136802 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 13 mb/s | 80 mb/s | 2000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



NR30

Energy rating

D

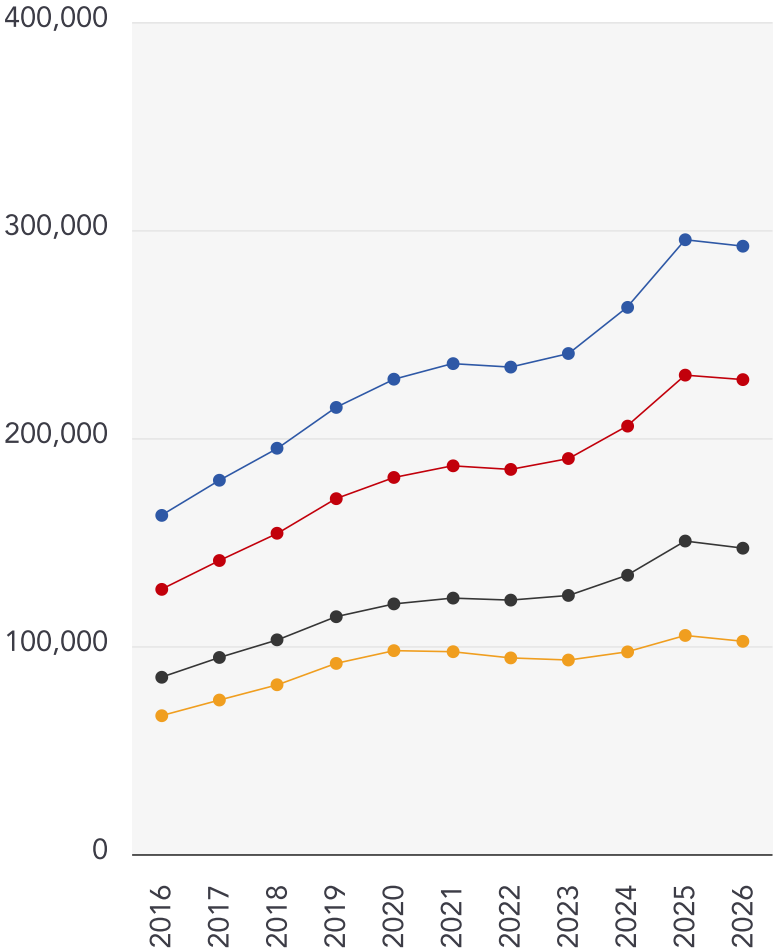
Valid until 12.01.2036

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Good lighting efficiency |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 125 m ² |

10 Year History of Average House Prices by Property Type in NR30



Detached

+79.46%

Semi-Detached

+79.21%

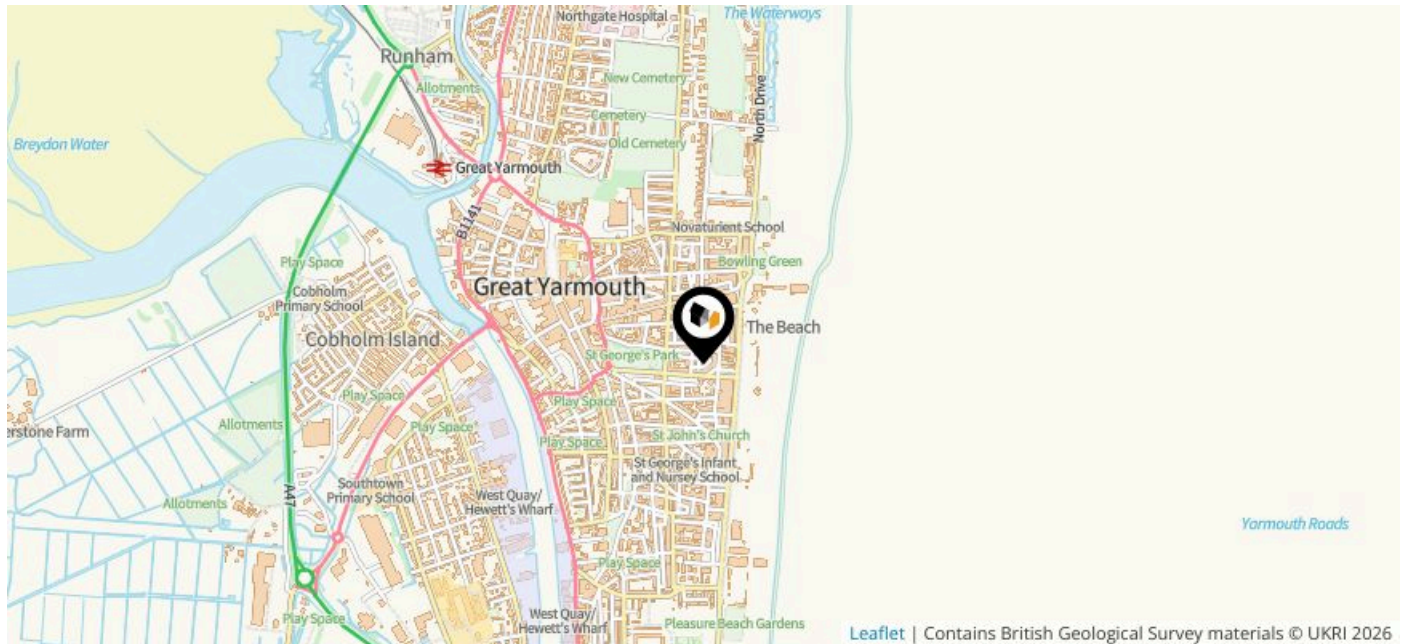
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



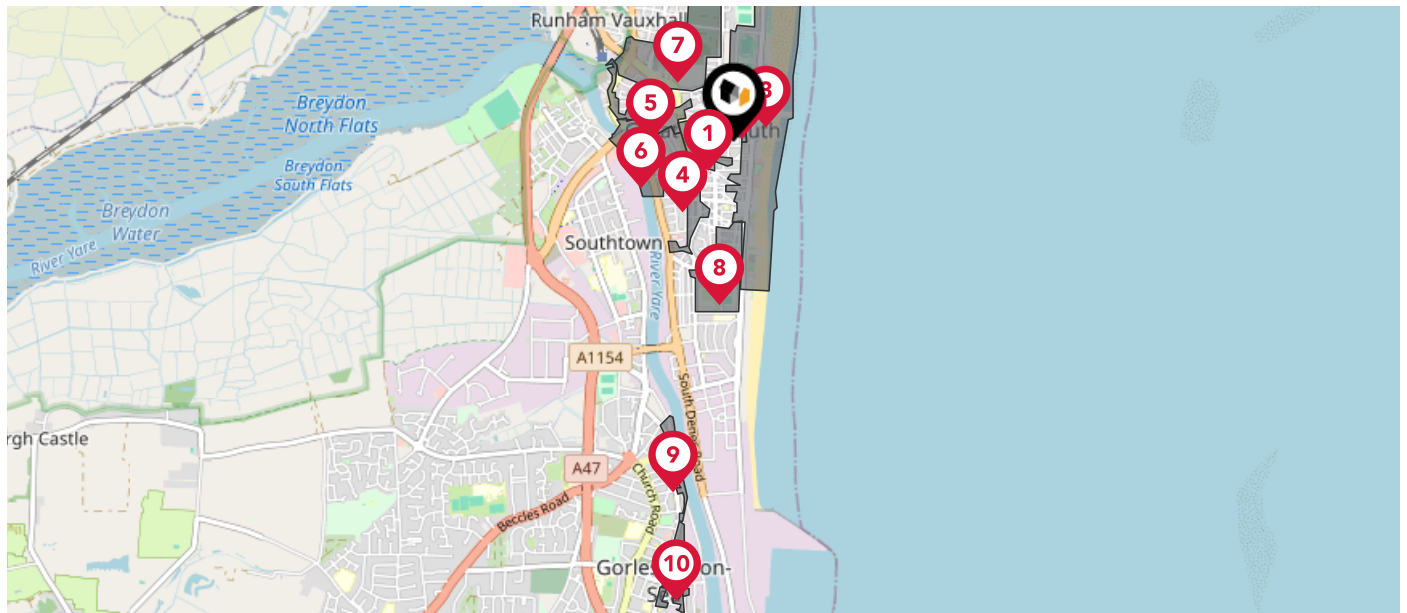
Mine Entry

- ✕ 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.

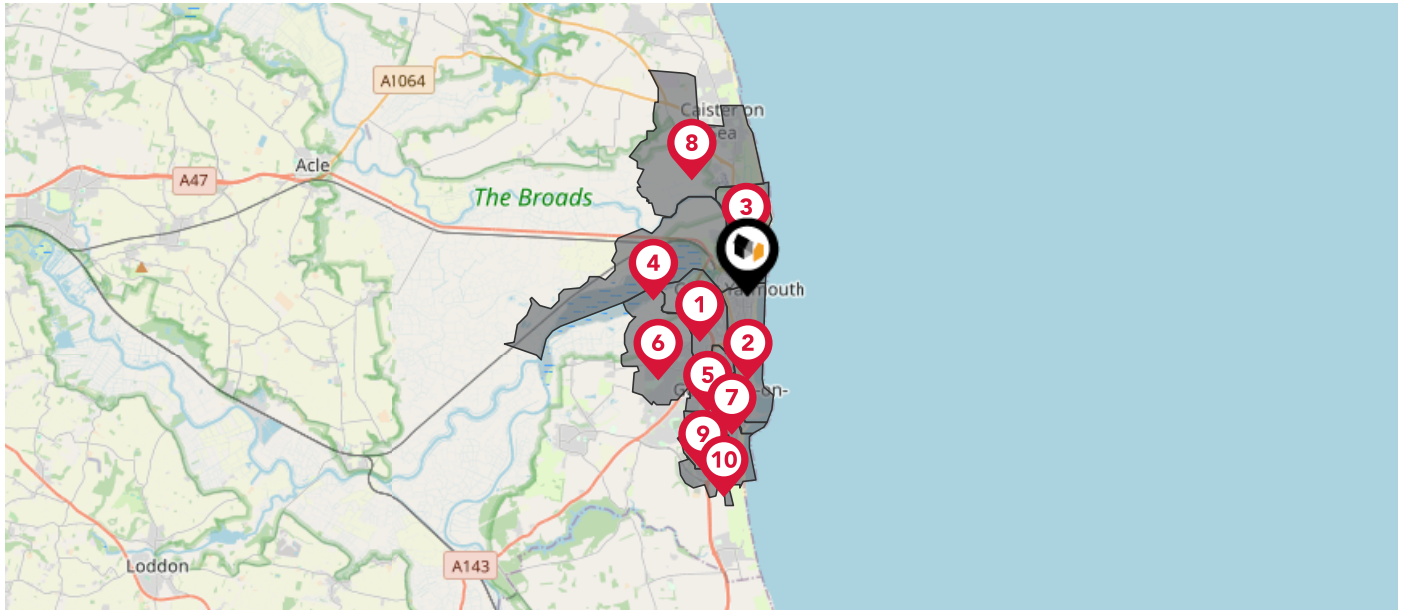
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

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



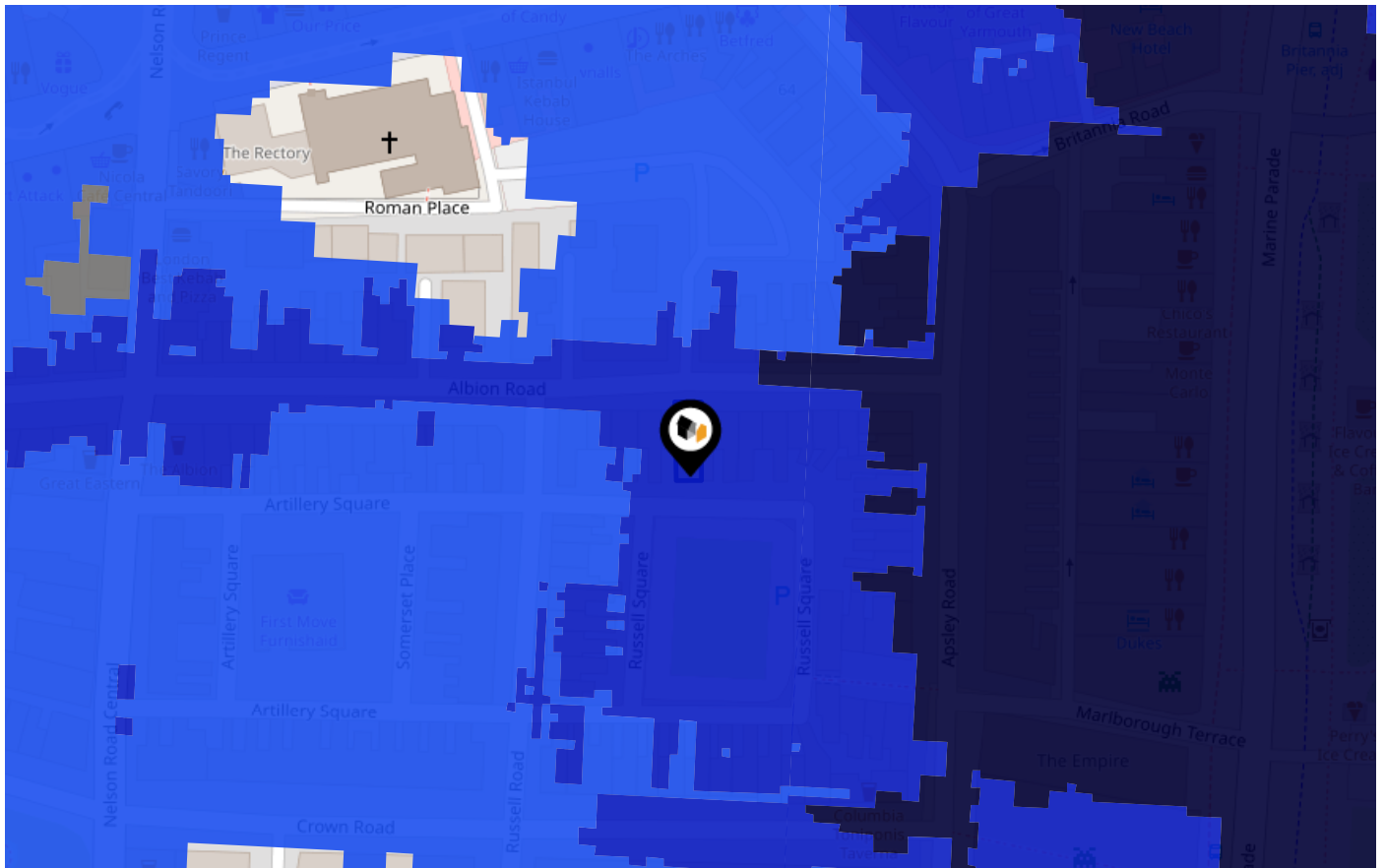
Nearby Council Wards

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

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.

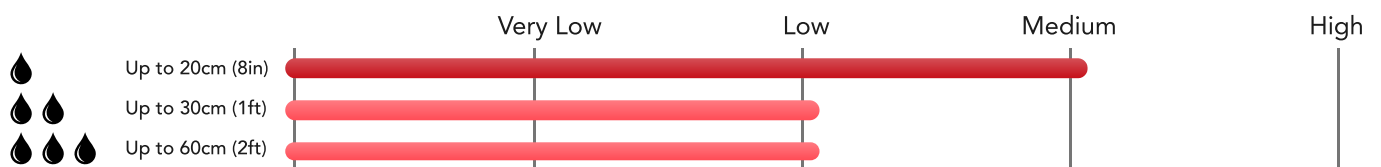


Risk Rating: Medium

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.

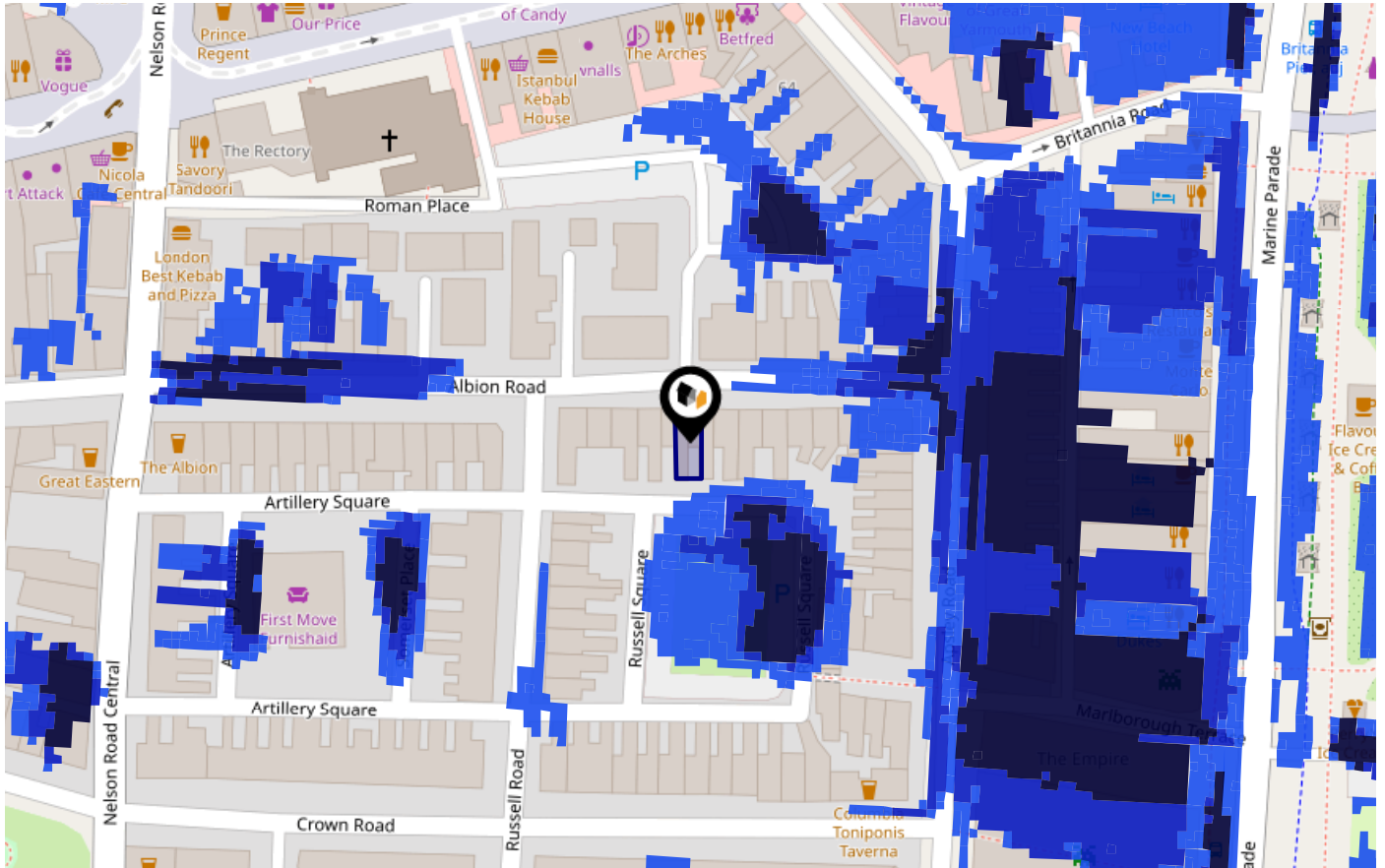
Chance of flooding to the following depths at this property:



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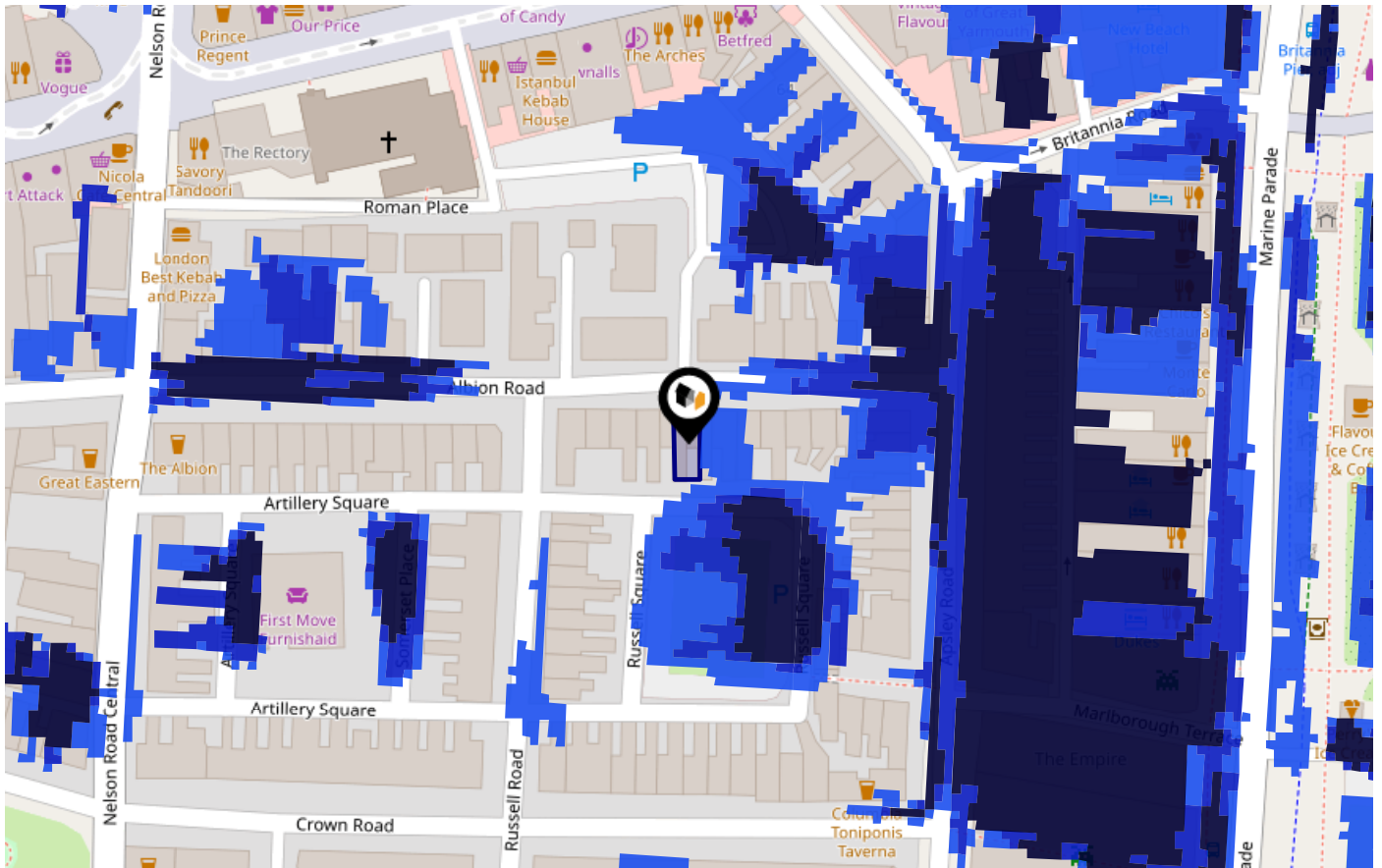
Chance of flooding to the following depths at this property:



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

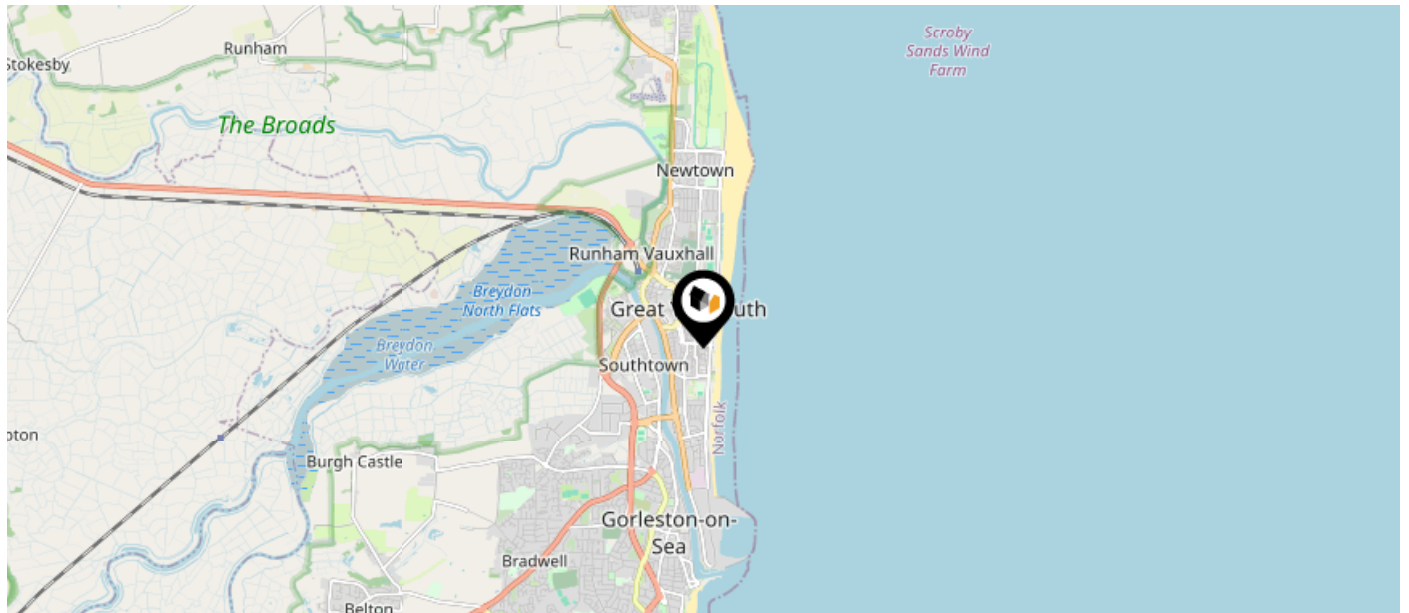
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Chance of flooding to the following depths at this property:



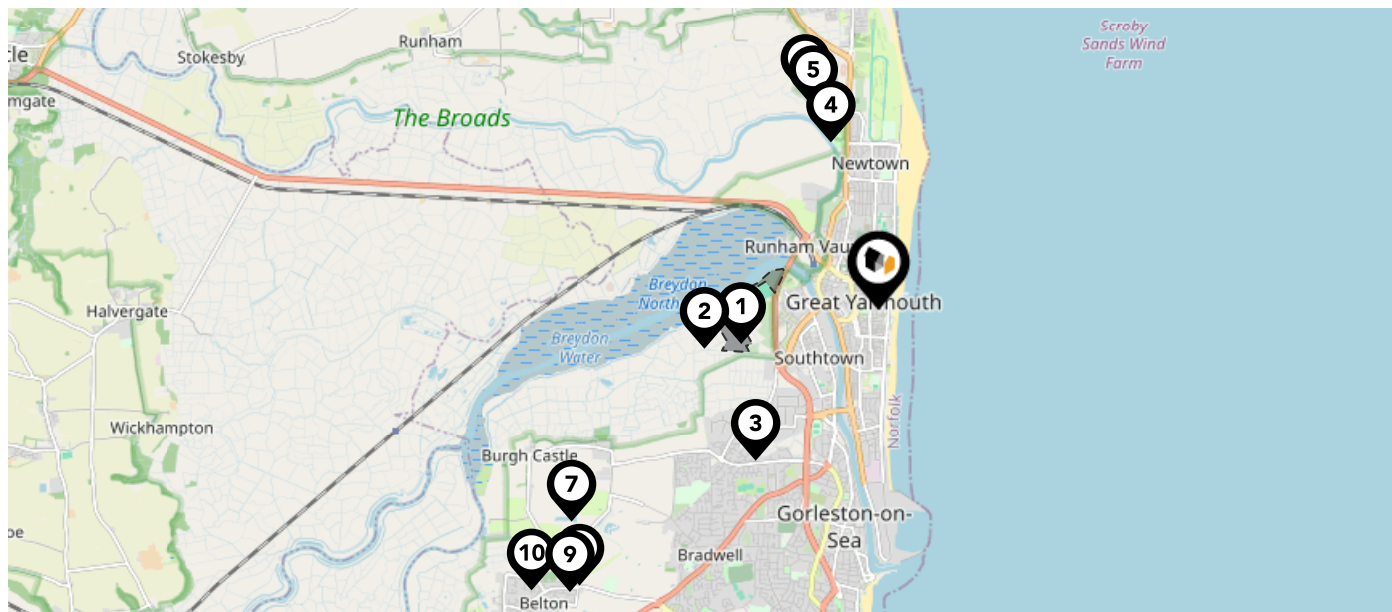
This map displays nearby areas that have been designated as Green Belt...



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.



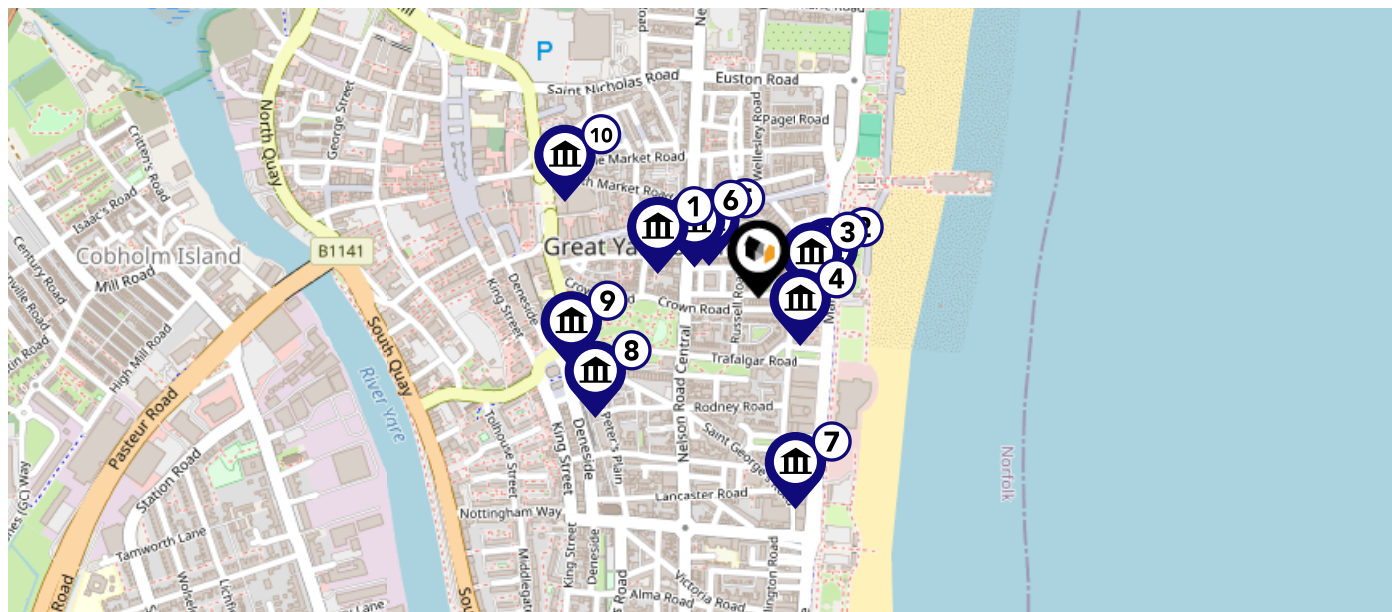
Nearby Landfill Sites











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

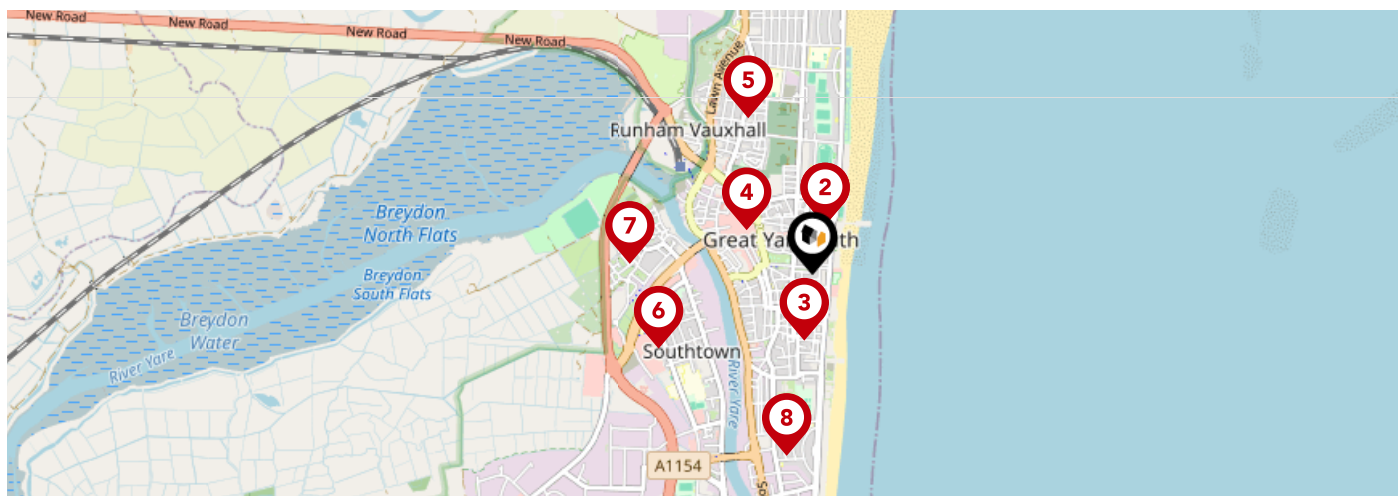
Maps

Listed Buildings

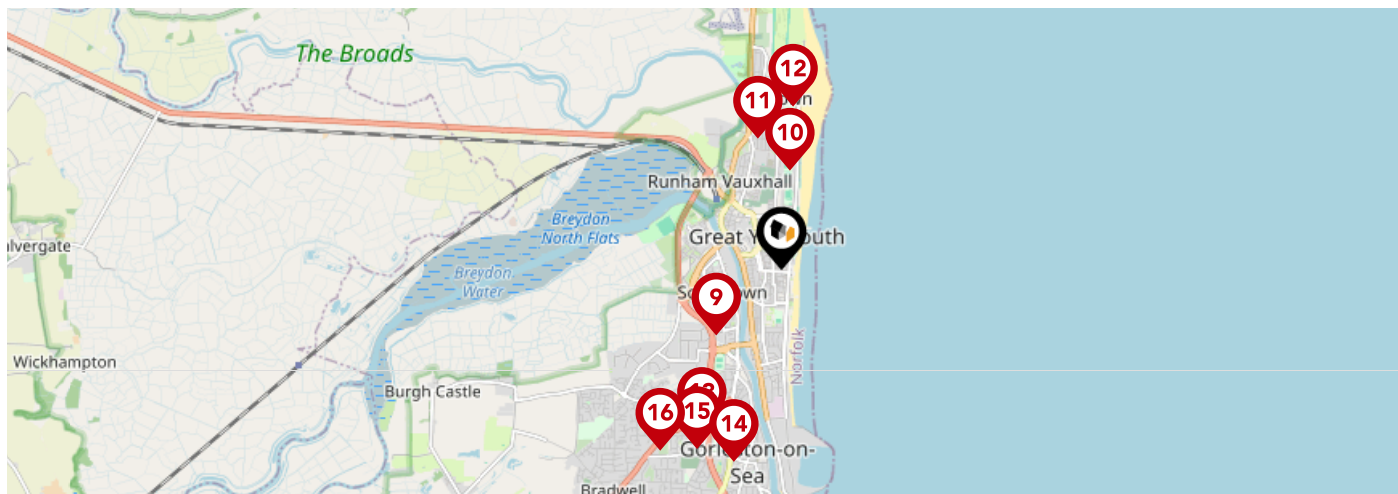
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district | Grade | Distance |
|---|----------|-----------|
|  1245987 - Regent Bingo Hall | Grade II | 0.1 miles |
|  1393959 - Rspca Drinking Trough | Grade II | 0.1 miles |
|  1271548 - Britannia Terrace | Grade II | 0.1 miles |
|  1271550 - Empire Cinema | Grade II | 0.1 miles |
|  1245910 - Church Of St Mary Including Church Rooms And Surrounding Wall | Grade II | 0.1 miles |
|  1245911 - Presbytery Adjoining West Of Church Of St Mary | Grade II | 0.1 miles |
|  1246585 - Maritime Museum | Grade II | 0.2 miles |
|  1245921 - Red Fleet House | Grade II | 0.2 miles |
|  1393956 - World War Ii Memorial | Grade II | 0.2 miles |
|  1246056 - 19 And 20, Middle Market Road | Grade II | 0.2 miles |

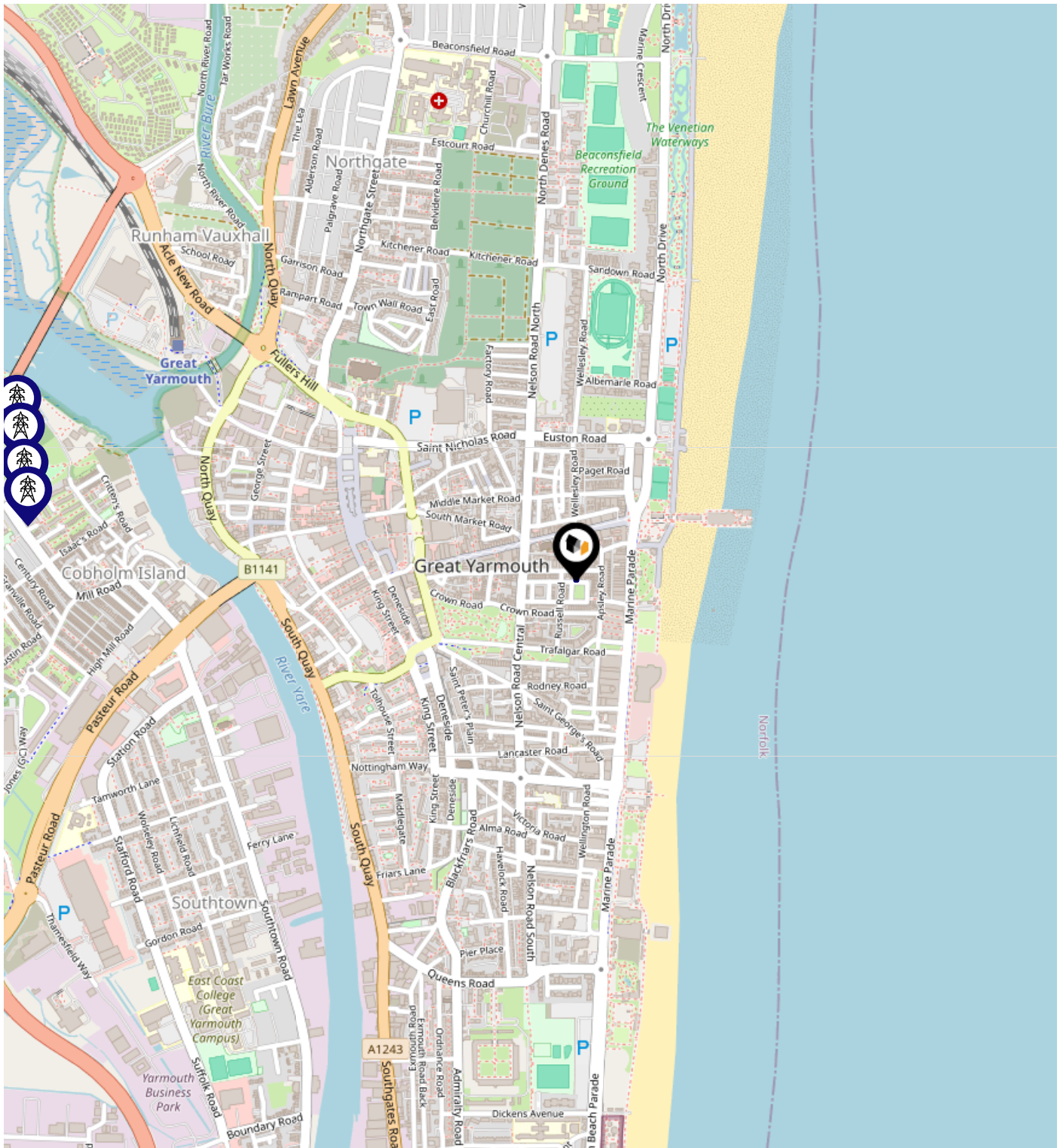


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Visiting Teacher Service East at Education Services Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.23 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Novaturient School Ofsted Rating: Good Pupils: 19 Distance:0.23 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St. George's Primary School & St. George's Nursery School, Great Yarmouth Ofsted Rating: Good Pupils: 208 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Nicholas Priory CofE VA Primary School Ofsted Rating: Good Pupils: 412 Distance:0.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Northgate Primary School Ofsted Rating: Good Pupils: 418 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Cobholm Primary Academy Ofsted Rating: Good Pupils: 176 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Great Yarmouth Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Edward Worlledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:0.9 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:1.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | North Denes Primary School and Nursery Ofsted Rating: Good Pupils: 398 Distance:1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:1.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:1.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:1.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:1.96 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

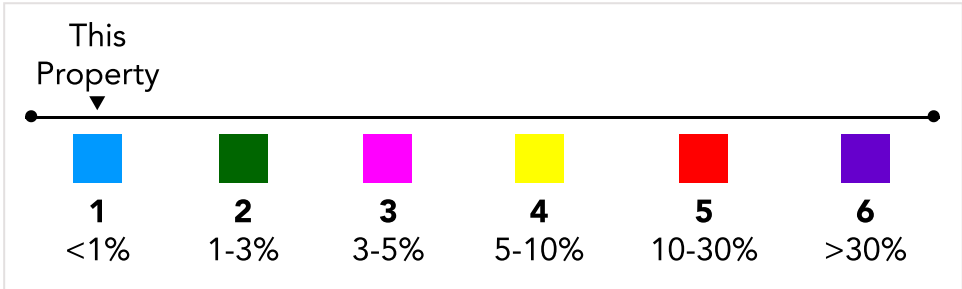
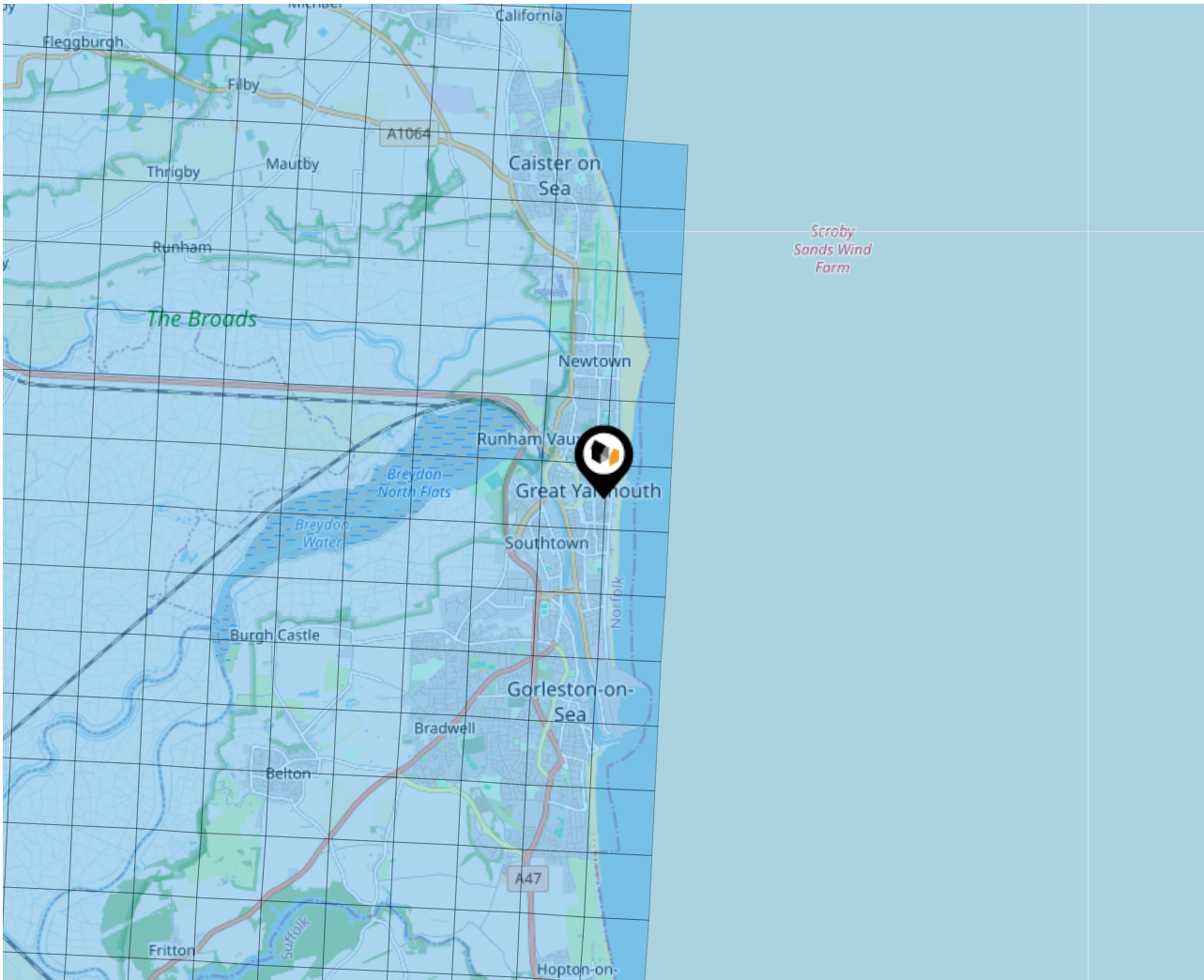


Key:

-  Power Pylons
-  Communication Masts

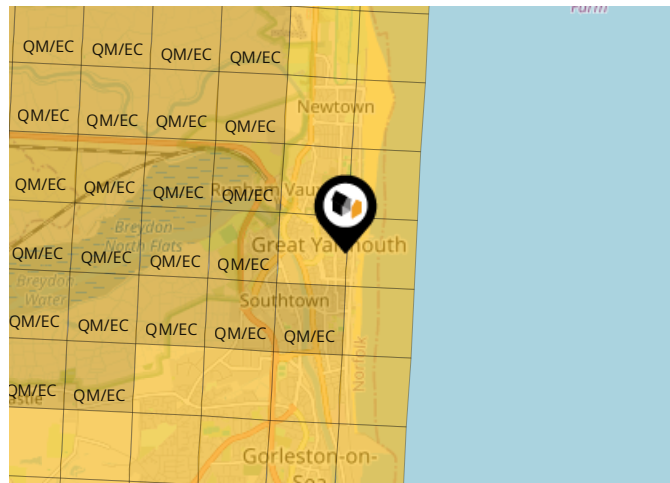
What is Radon?

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/m3).



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

| | | | |
|-------------------------------|---------------|----------------------|---------------------|
| Carbon Content: | VARIABLE(LOW) | Soil Texture: | CLAY TO CLAYEY LOAM |
| Parent Material Grain: | ARGILLACEOUS | Soil Depth: | DEEP |
| Soil Group: | HEAVY | | |



Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | Residual Clay |
| RC/LL | Residual Clay & Loamy Loess |
| RC,S | River Clay & Silt |
| RC,FS | Riverine Clay & Floodplain Sands and Gravel |
| RC,FL | Riverine Clay & Fluvial Sands and Gravel |
| TC | Terrace Clay |
| TC/LL | Terrace Clay & Loamy Loess |

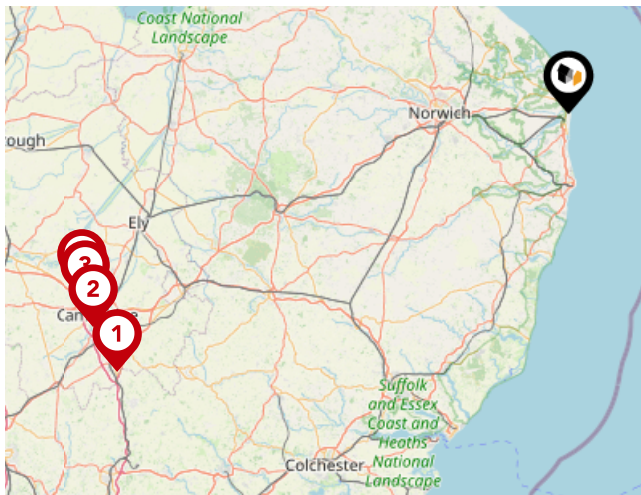
Area

Transport (National)



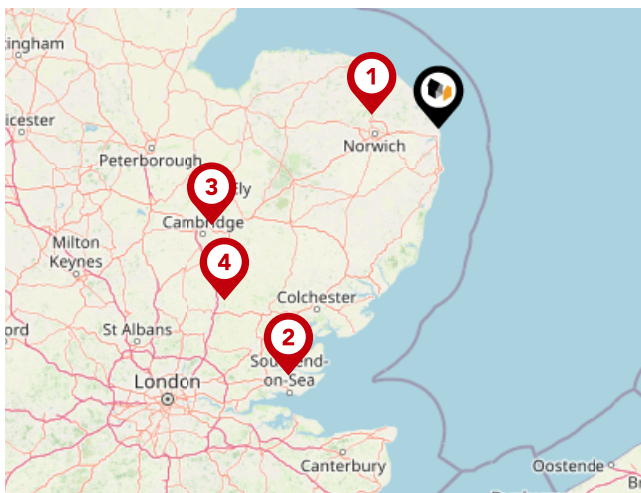
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Great Yarmouth Rail Station | 0.69 miles |
| 2 | Great Yarmouth Rail Station | 0.69 miles |
| 3 | Berney Arms Rail Station | 4.55 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 75.46 miles |
| 2 | M11 J11 | 75.49 miles |
| 3 | M11 J13 | 75.06 miles |
| 4 | M11 J14 | 74.92 miles |

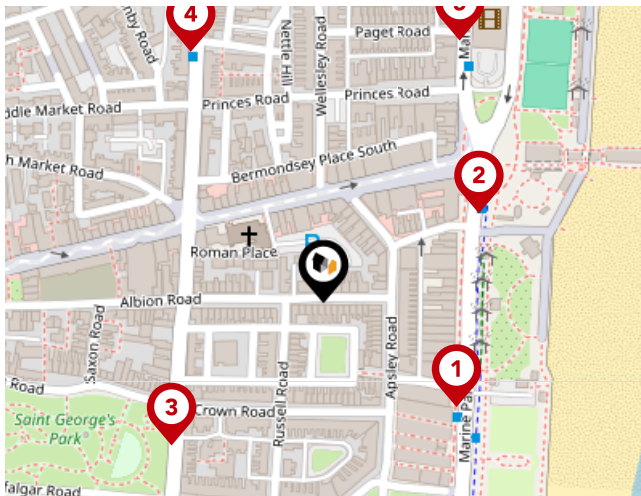


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Norwich International Airport | 19.65 miles |
| 2 | Southend-on-Sea | 84.14 miles |
| 3 | Cambridge | 71.43 miles |
| 4 | Stansted Airport | 79.71 miles |

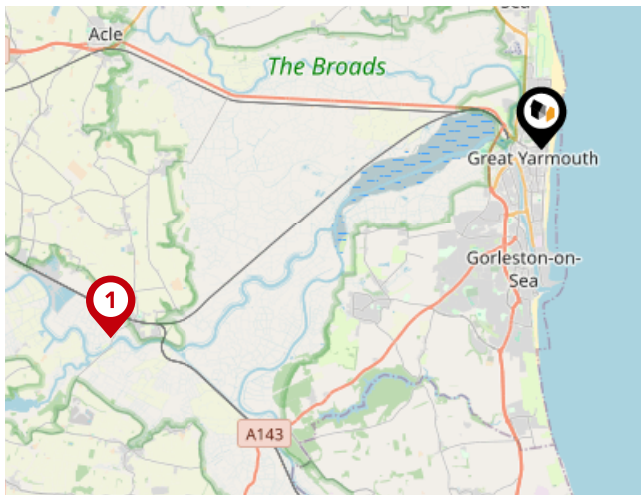
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Leisureland | 0.09 miles |
| 2 | Britannia Pier | 0.1 miles |
| 3 | St George's Park | 0.12 miles |
| 4 | Market Road | 0.16 miles |
| 5 | Britannia Pier | 0.17 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Reedham Ferry South | 8.46 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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