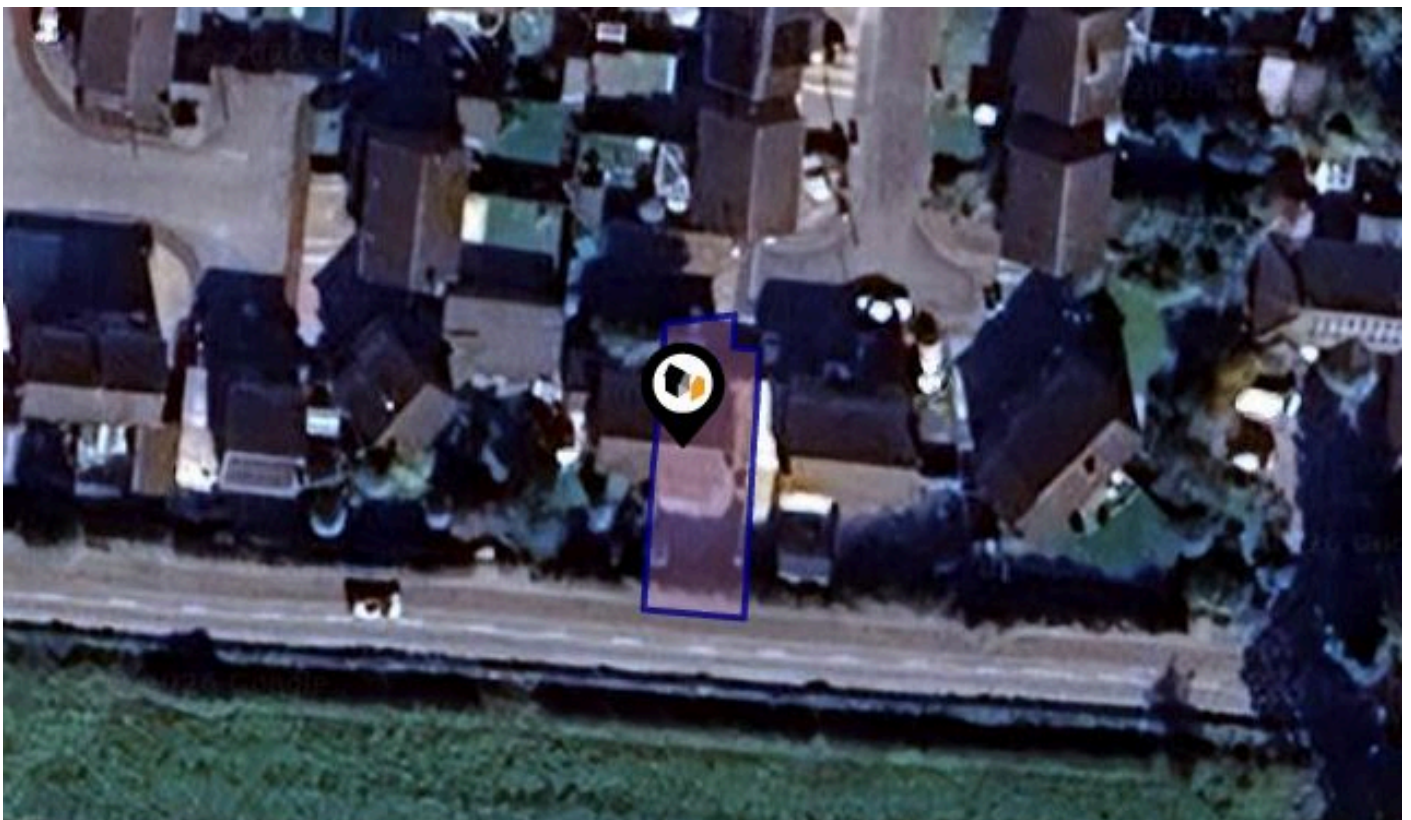




See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Monday 20th April 2026**



**MANOR WAY, ORMESBY, GREAT YARMOUTH, NR29**

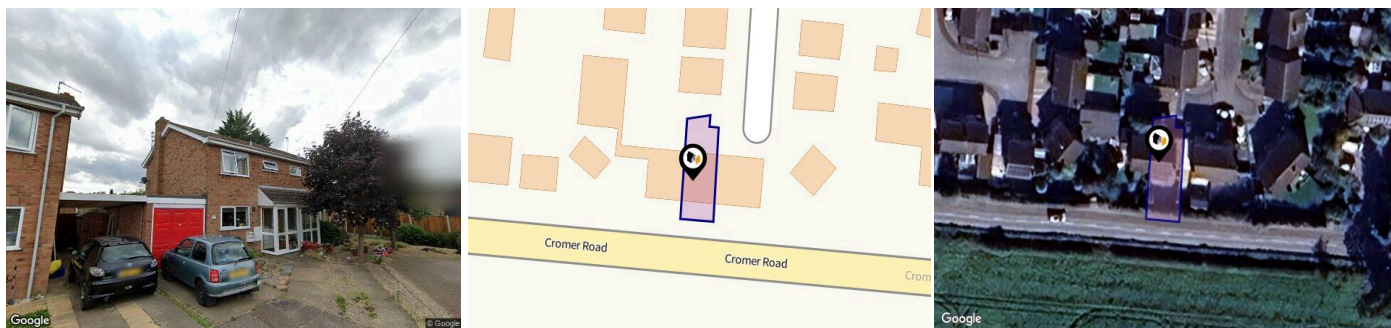
### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



## Property

<b>Type:</b>	Terraced House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	861 ft <sup>2</sup> / 80 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,878		
<b>Title Number:</b>	NK66674		

## Local Area

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

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

<b>16</b> mb/s	<b>36</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



Ormesby, NR29

Energy rating

**D**

Valid until 06.11.2035

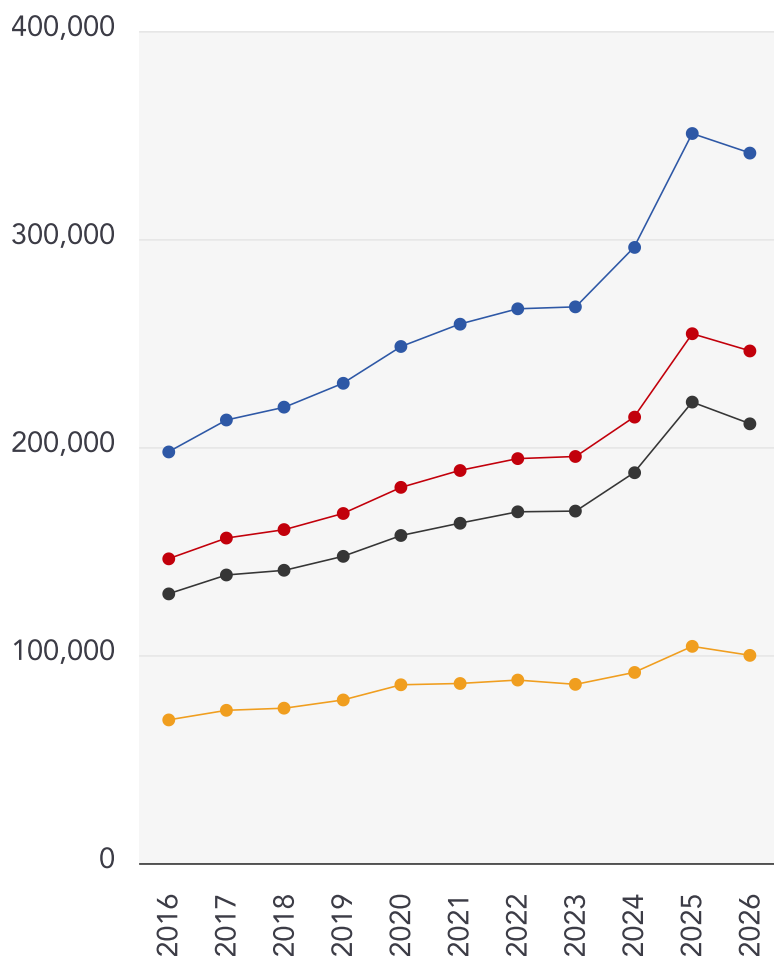
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   c
55-68	<b>D</b>	64   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	80 m <sup>2</sup>

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



Detached

**+72.67%**

Semi-Detached

**+68.3%**

Terraced

**+63.16%**

Flat

**+45.06%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

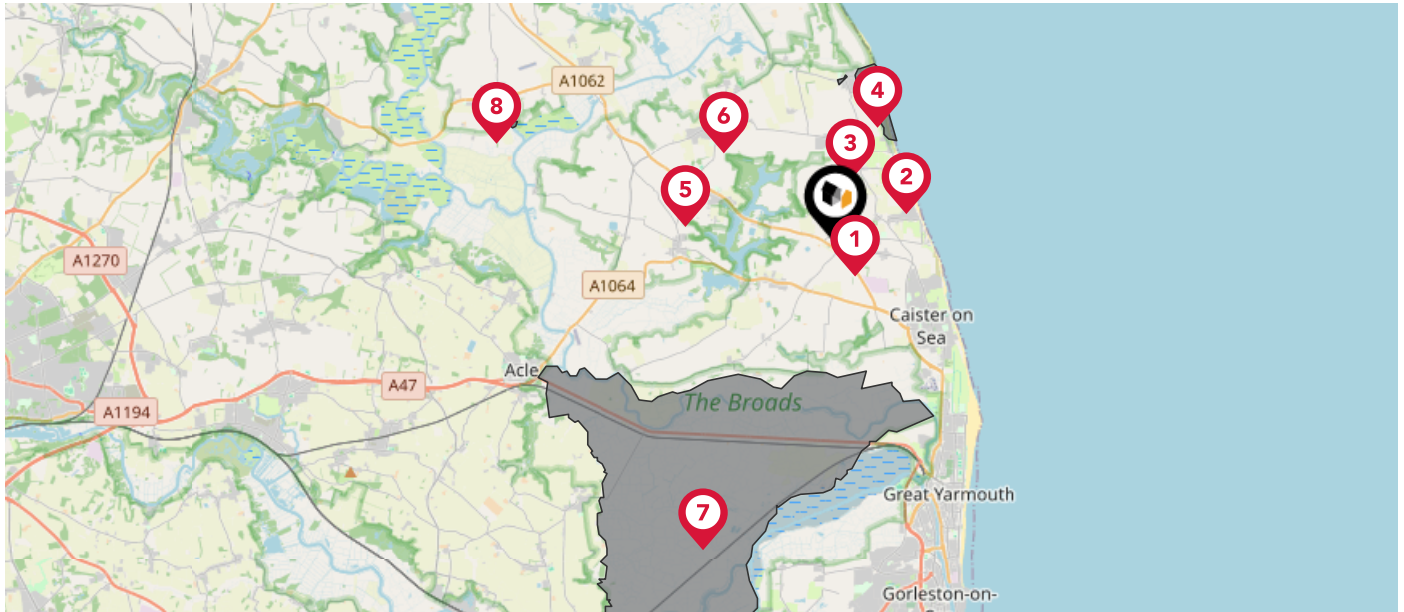
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

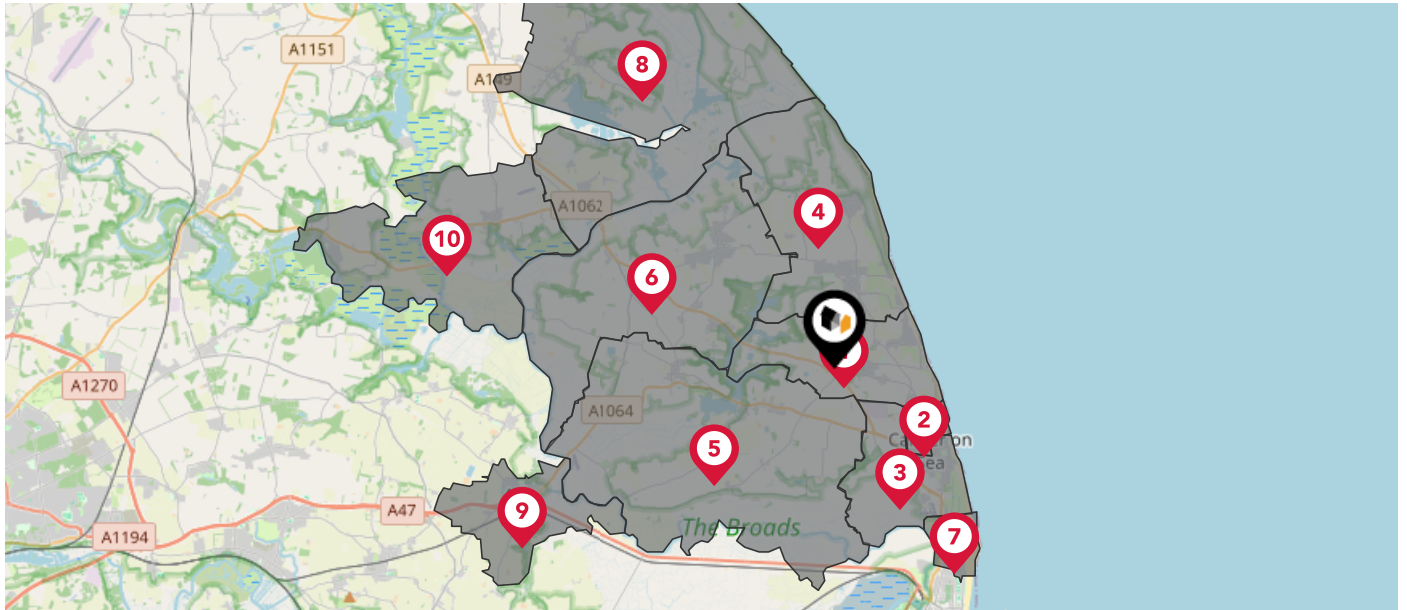
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Ormesby St Margaret
-  No.18 Newport Cottages
-  Hemsby
-  Winterton-on-Sea
-  Rollesby
-  Martham
-  Halvergate Marshes
-  Ludham

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



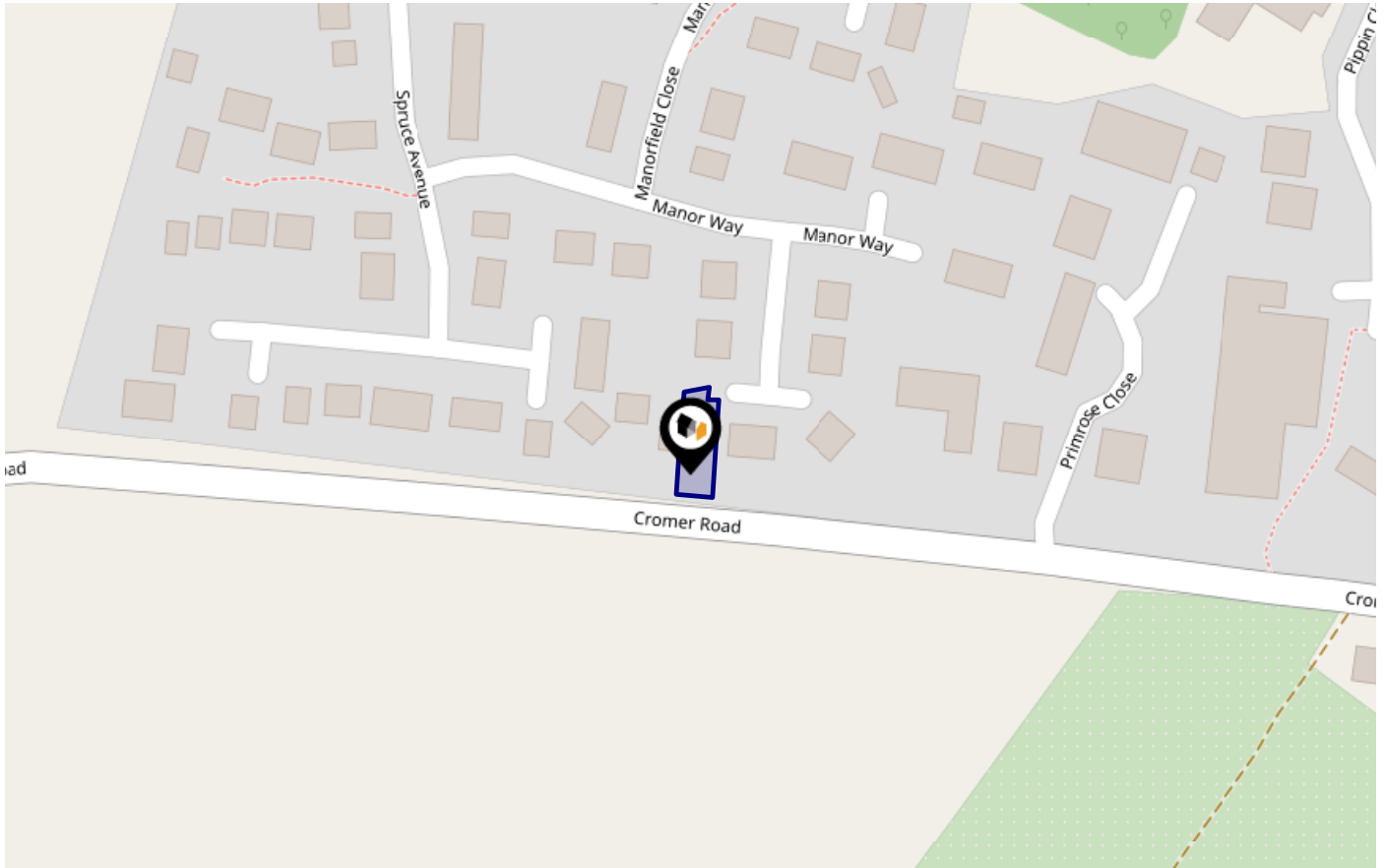
### Nearby Council Wards

- 1 Ormesby Ward
- 2 Caister North Ward
- 3 Caister South Ward
- 4 East Flegg Ward
- 5 Fleggburgh Ward
- 6 West Flegg Ward
- 7 Yarmouth North Ward
- 8 Hickling Ward
- 9 Acle Ward
- 10 St. Benet's 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.

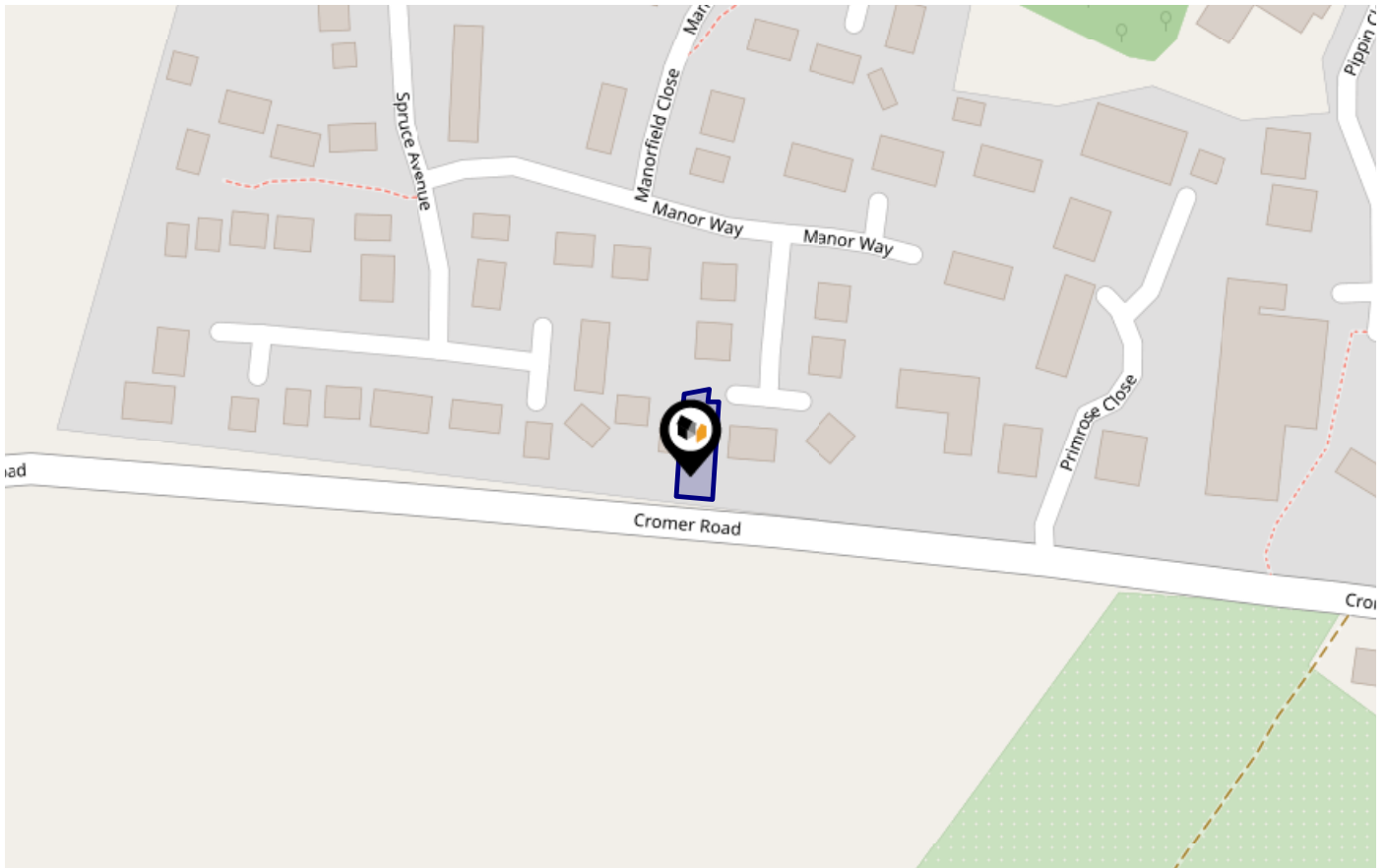
Chance of flooding to the following depths at this property:



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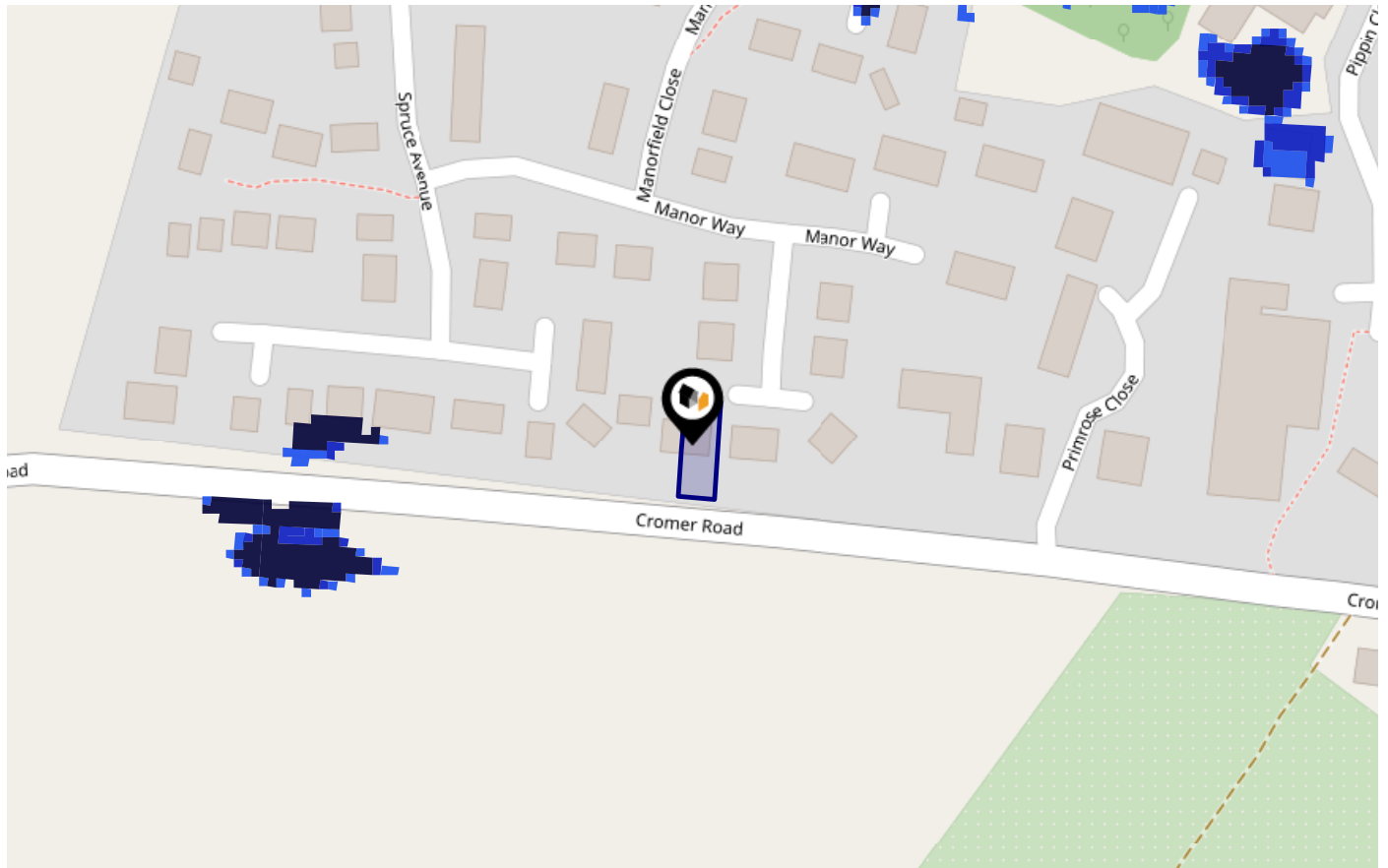
Chance of flooding to the following depths at this property:



# 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.

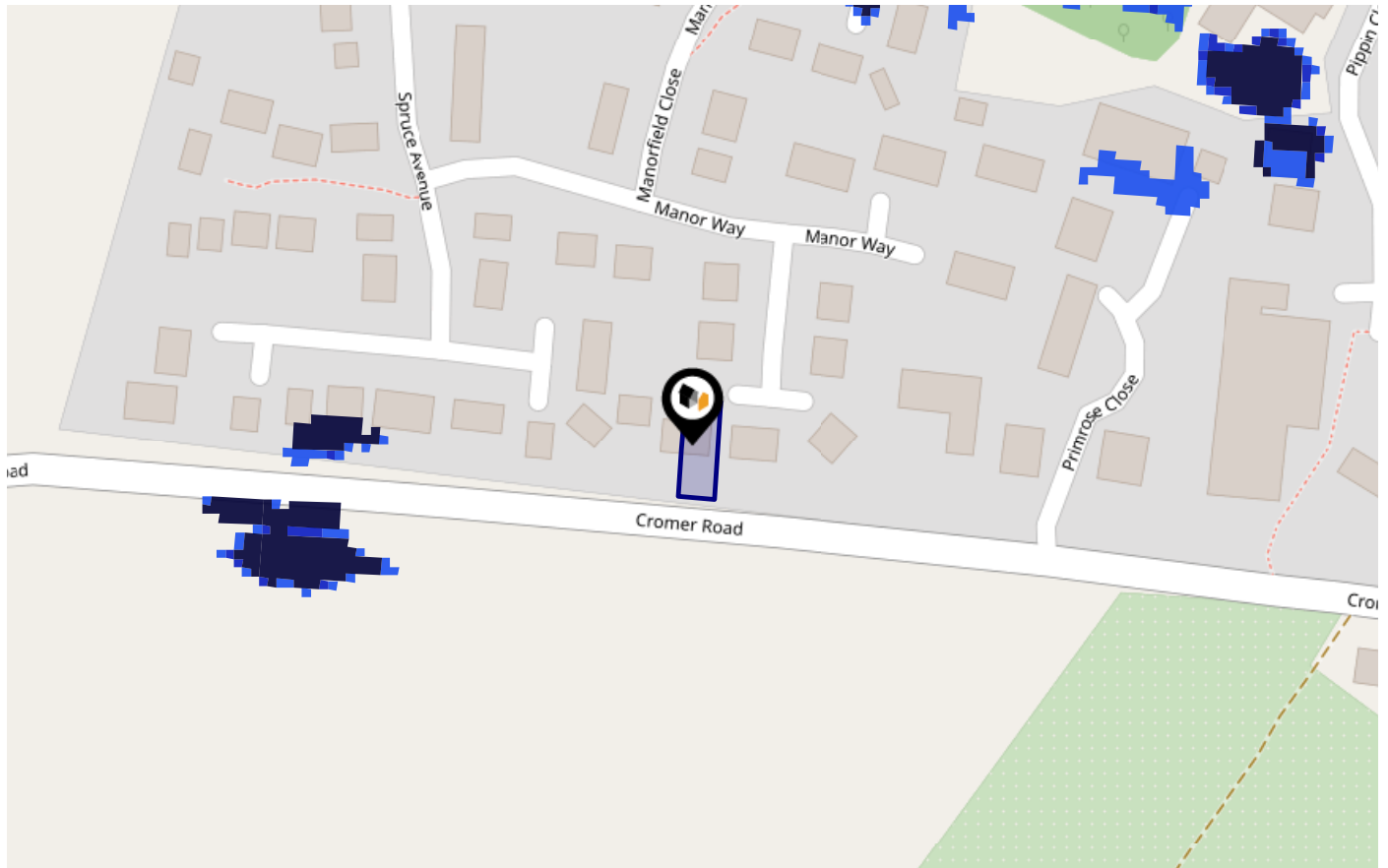
Chance of flooding to the following depths at this property:



# 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**

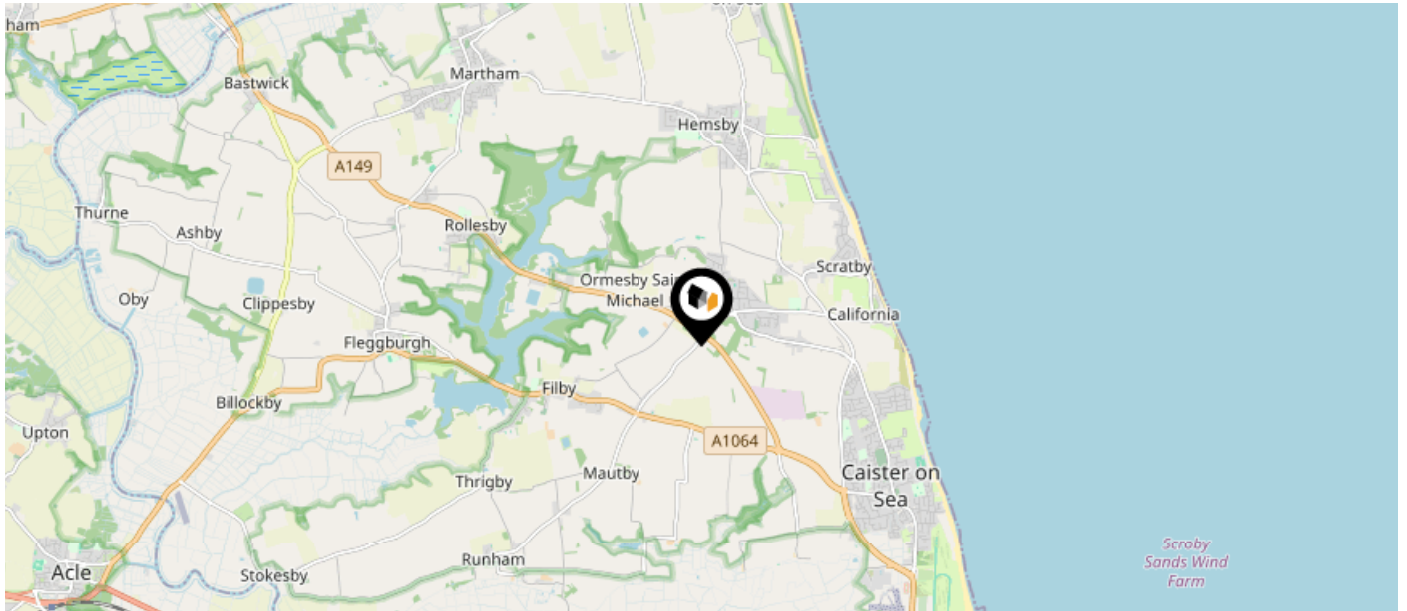
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



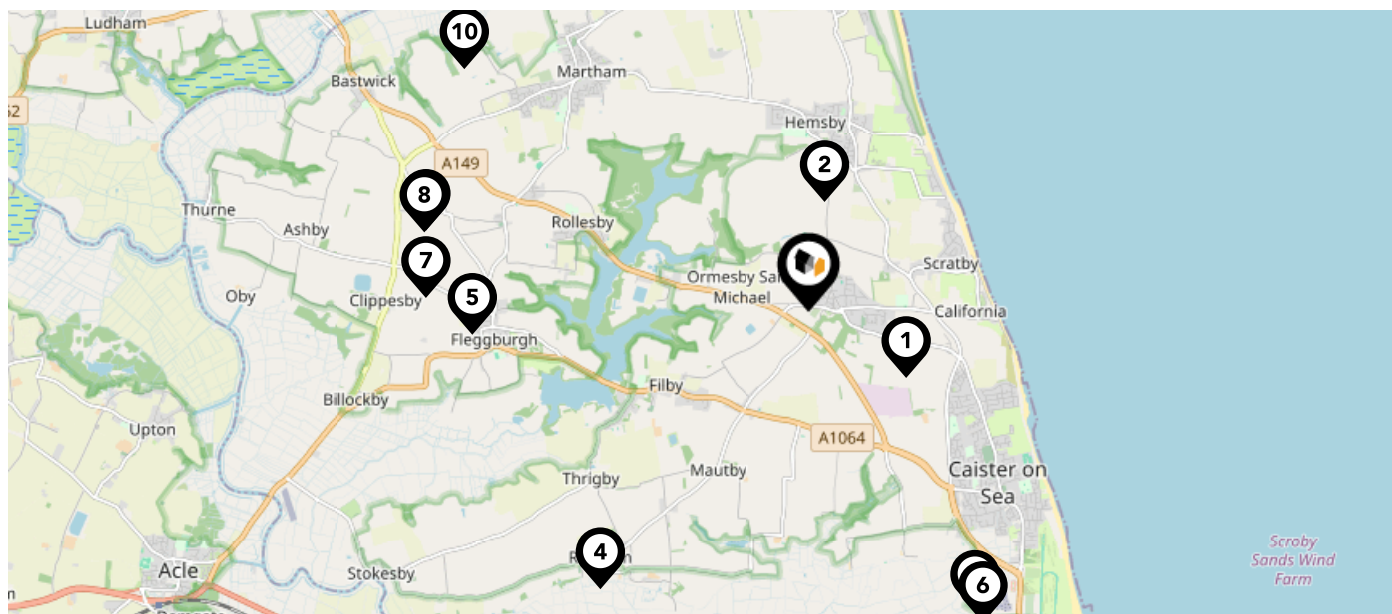
This map displays nearby areas that have been designated as Green Belt...



### 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.



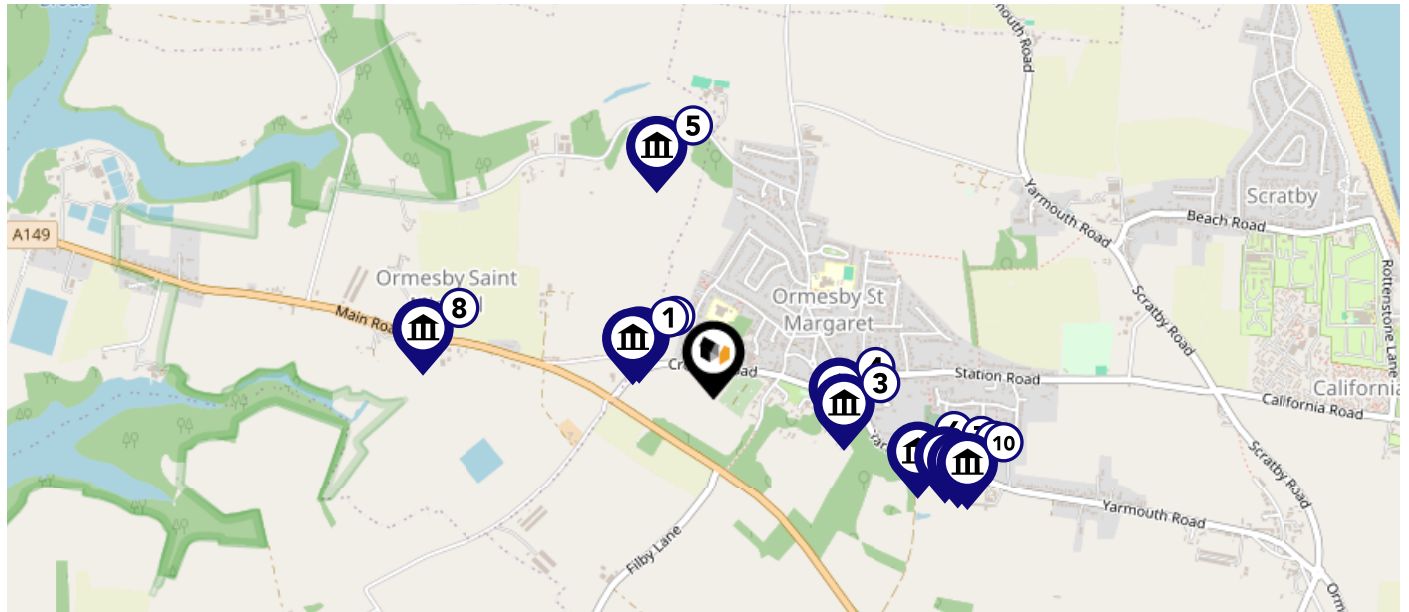
### Nearby Landfill Sites











<b>1</b>	Behind Brickfield Cotts-Off Yarmouth Road, Ormesby St Margaret	Historic Landfill
<b>2</b>	Ormesby-Hemsby	Historic Landfill
<b>3</b>	Caister-On-Sea-Norwich, Norfolk	Historic Landfill
<b>4</b>	Former Parish Tip-The Street, Runham, Great Yarmouth	Historic Landfill
<b>5</b>	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill
<b>6</b>	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill
<b>7</b>	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill
<b>8</b>	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill
<b>9</b>	The Heath-Rollesby, Norfolk	Historic Landfill
<b>10</b>	Cess Road-Martham, Norfolk	Historic Landfill

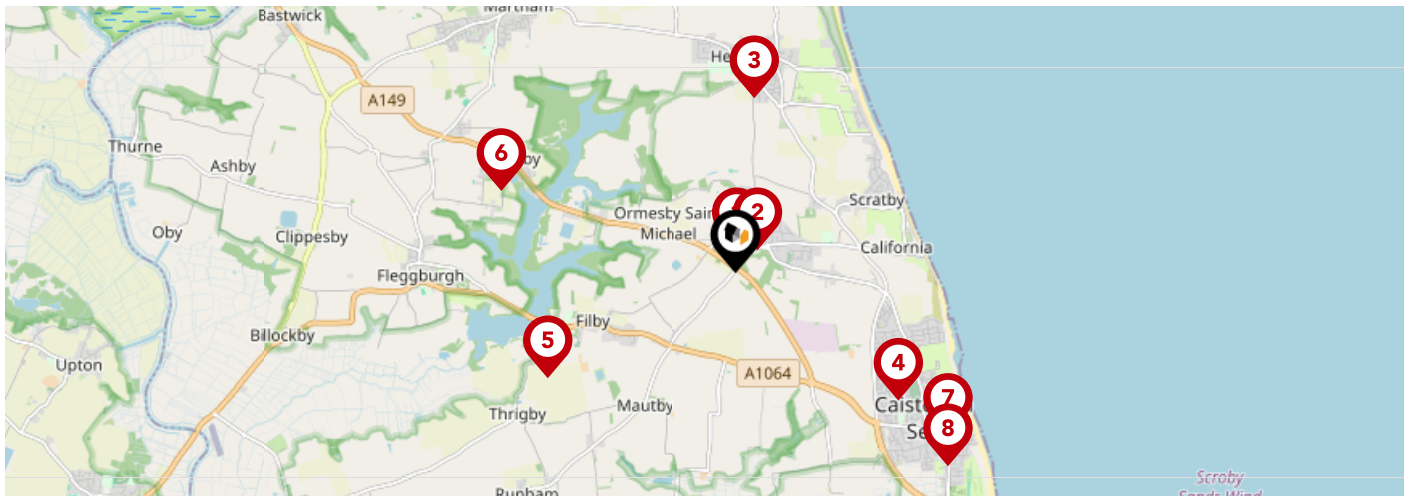
# Maps

## Listed Buildings

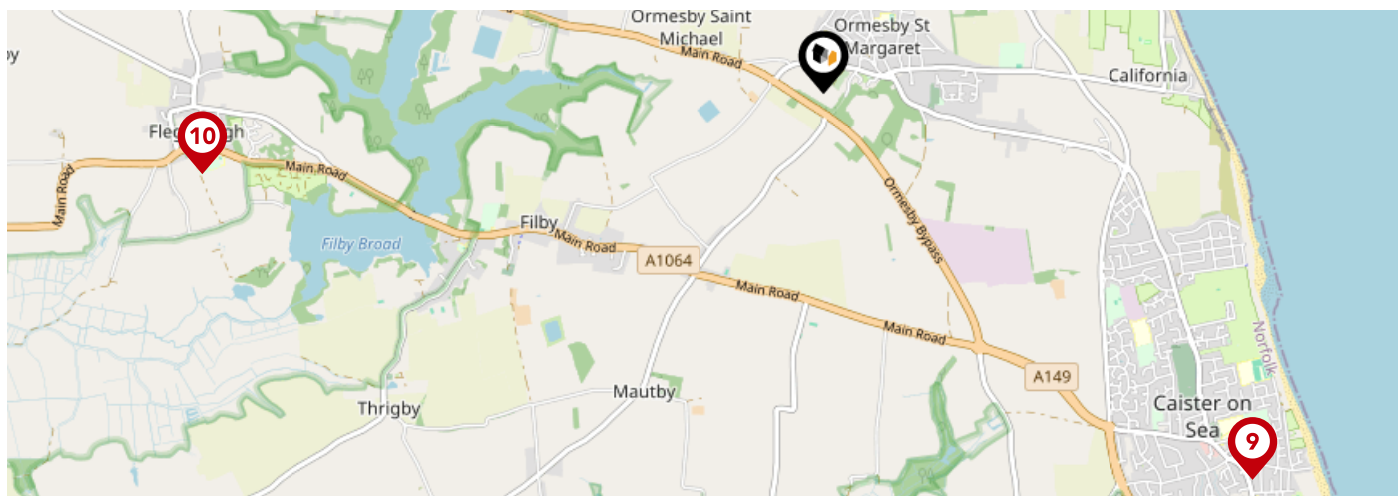
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1287398 - Manor Farmhouse	Grade II	0.2 miles
	1216606 - Barn At Manor Farm With Attached Stable Block	Grade II	0.2 miles
	1227898 - Ormesby Lodge	Grade II	0.3 miles
	1455453 - War Memorial Cross At Ormesby St Margaret	Grade II	0.3 miles
	1287439 - Little Ormesby Hall	Grade II	0.5 miles
	1227867 - Church Of St. Margaret	Grade II	0.5 miles
	1216604 - Garden Walls To Ormesby Old Hall	Grade II	0.6 miles
	1287570 - Church Of St. Michael	Grade II	0.6 miles
	1287569 - Ormesby Old Hall	Grade II	0.6 miles
	1287436 - Stables And Forecourt Walls To Ormesby Old Hall	Grade II	0.6 miles

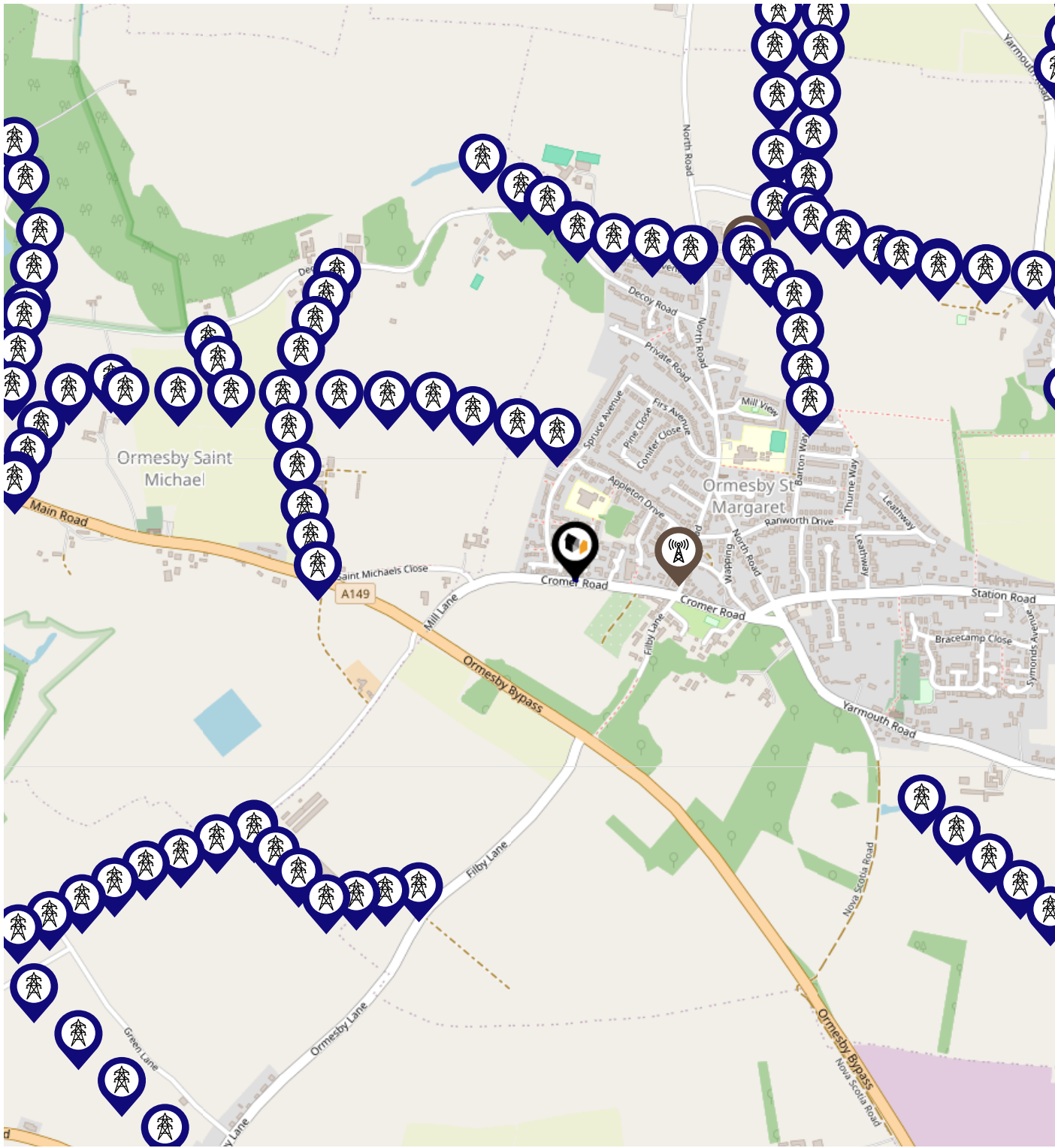


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ormesby Village Infant School</b> Ofsted Rating: Good   Pupils: 99   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ormesby Village Junior School</b> Ofsted Rating: Good   Pupils: 116   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hemsby Primary School</b> Ofsted Rating: Good   Pupils: 147   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>John Grant School, Caister-on-Sea</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Filby Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Rollesby Primary School</b> Ofsted Rating: Good   Pupils: 109   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Caister Academy</b> Ofsted Rating: Good   Pupils: 679   Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Caister Infant With Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:2.59	<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>Caister Junior School</b> Ofsted Rating: Good   Pupils: 327   Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Fleggburgh CofE Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Winterton Primary School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 66   Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Martham Academy and Nursery</b> Ofsted Rating: Good   Pupils: 369   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Flegg High Ormiston Academy</b> Ofsted Rating: Requires improvement   Pupils: 764   Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>North Denes Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 398   Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Bure Park Specialist Academy</b> Ofsted Rating: Good   Pupils: 64   Distance:3.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Great Yarmouth Charter Academy</b> Ofsted Rating: Good   Pupils: 941   Distance:4.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

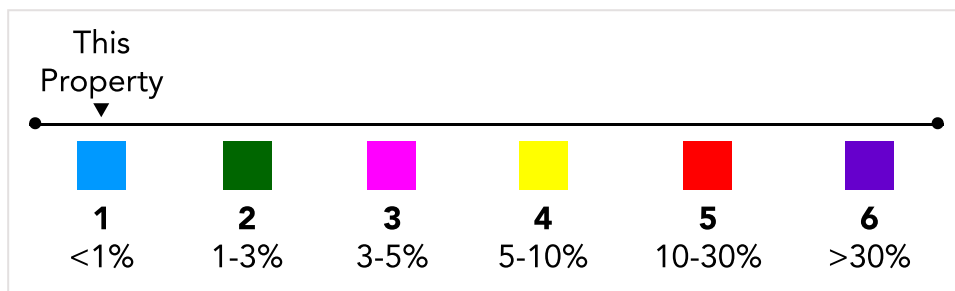
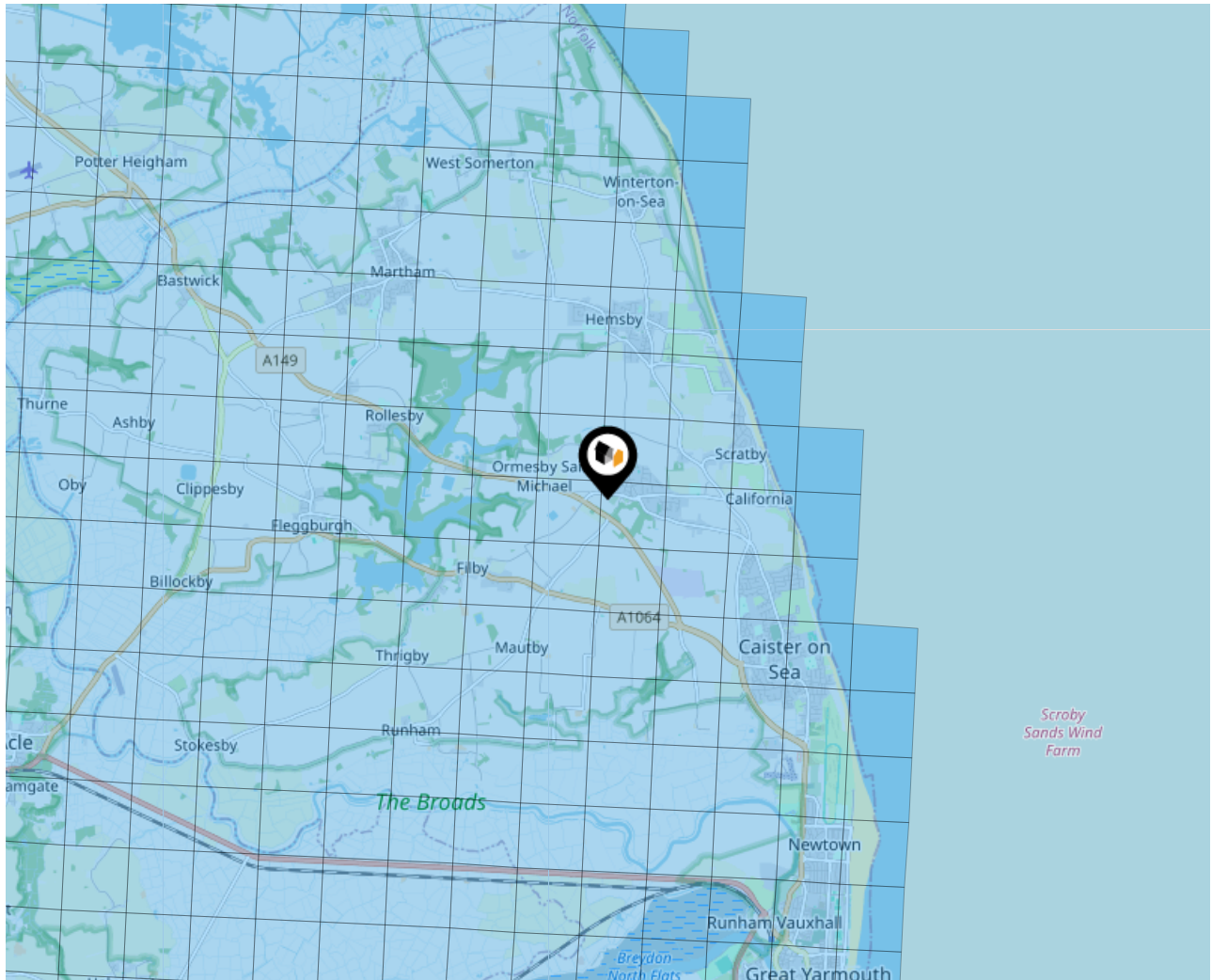


**Key:**

-  Power Pylons
-  Communication Masts

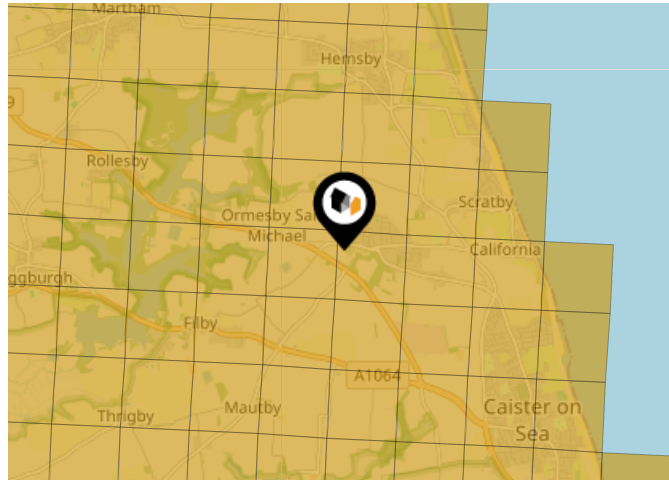
## What is Radon?

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



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

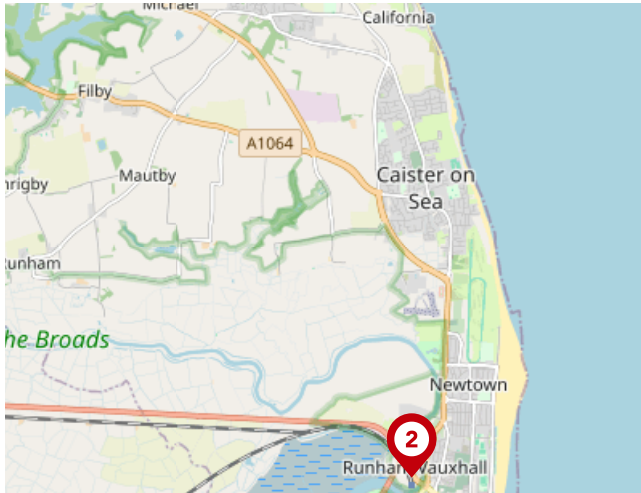
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY)		



## 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)



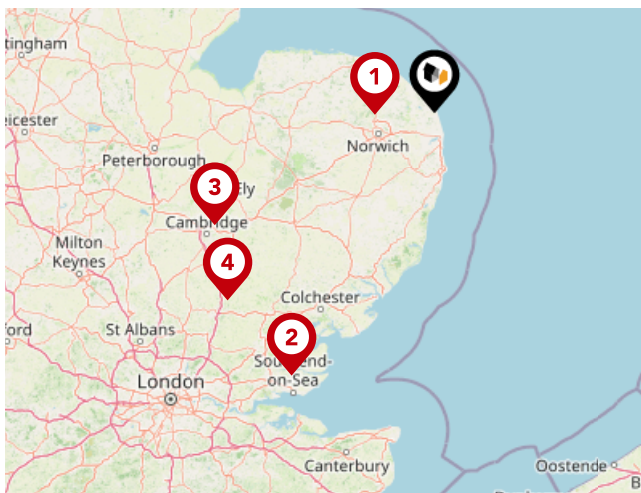
## National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	4.55 miles
2	Great Yarmouth Rail Station	4.56 miles
3	Berney Arms Rail Station	6.23 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	75.52 miles
2	M11 J13	74.84 miles
3	M11 J14	74.6 miles
4	M11 J12	75.66 miles

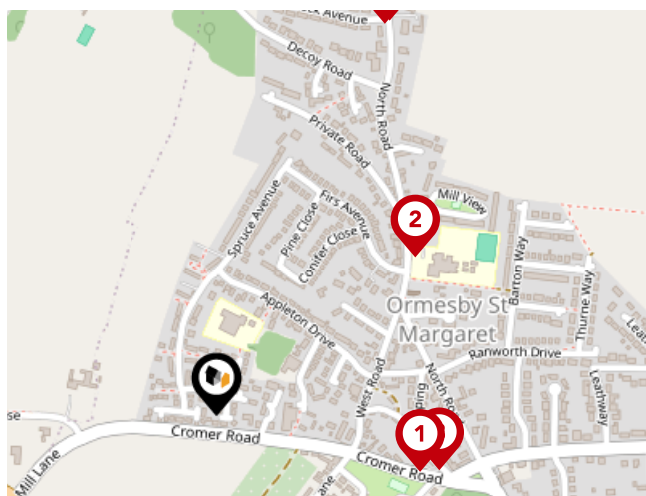


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	16.99 miles
2	Southend-on-Sea	87.03 miles
3	Cambridge	71.36 miles
4	Stansted Airport	81 miles

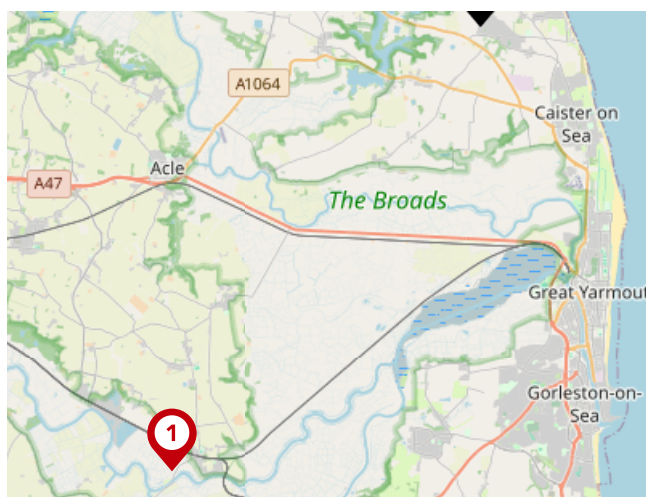
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Royal Oak	0.24 miles
2	Middle School	0.29 miles
3	Royal Oak	0.26 miles
4	Beck Avenue	0.48 miles
5	Beck Avenue	0.48 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	9.77 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

## Howards

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