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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 09th February 2026



NORWICH ROAD, LOWESTOFT, NR32

Howards

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

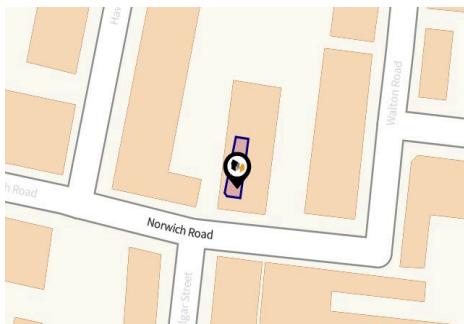
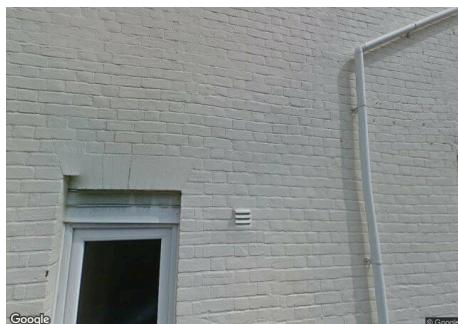
01502 464412

lowestoft.lettings@howards.co.uk

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Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Plot Area:	0.01 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,482
Title Number:	SK82561

Tenure: Freehold

Local Area

Local Authority:	East suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s **2000**
mb/s



Mobile Coverage:
(based on calls indoors)

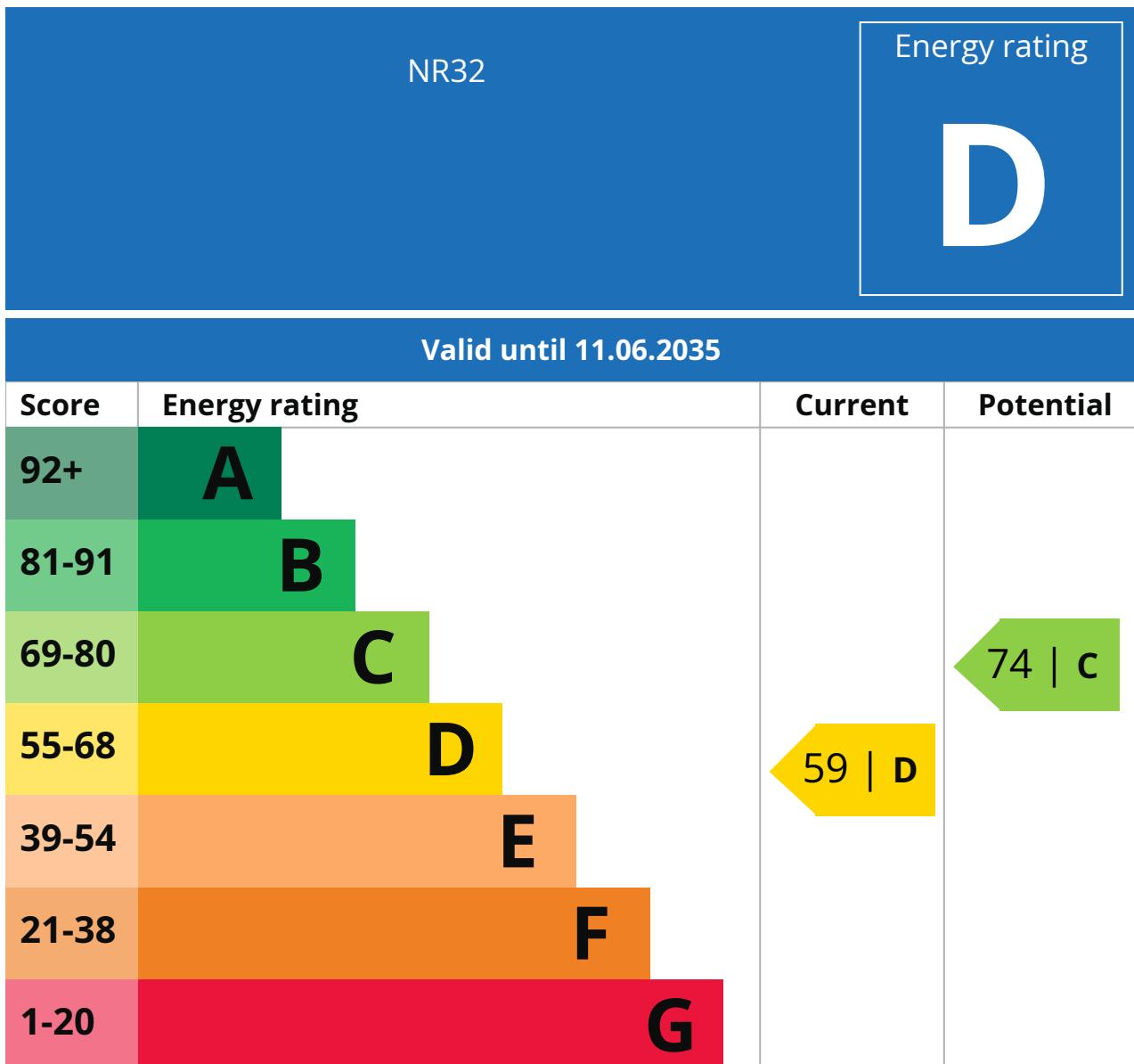


Satellite/Fibre TV Availability:



Property EPC - Certificate

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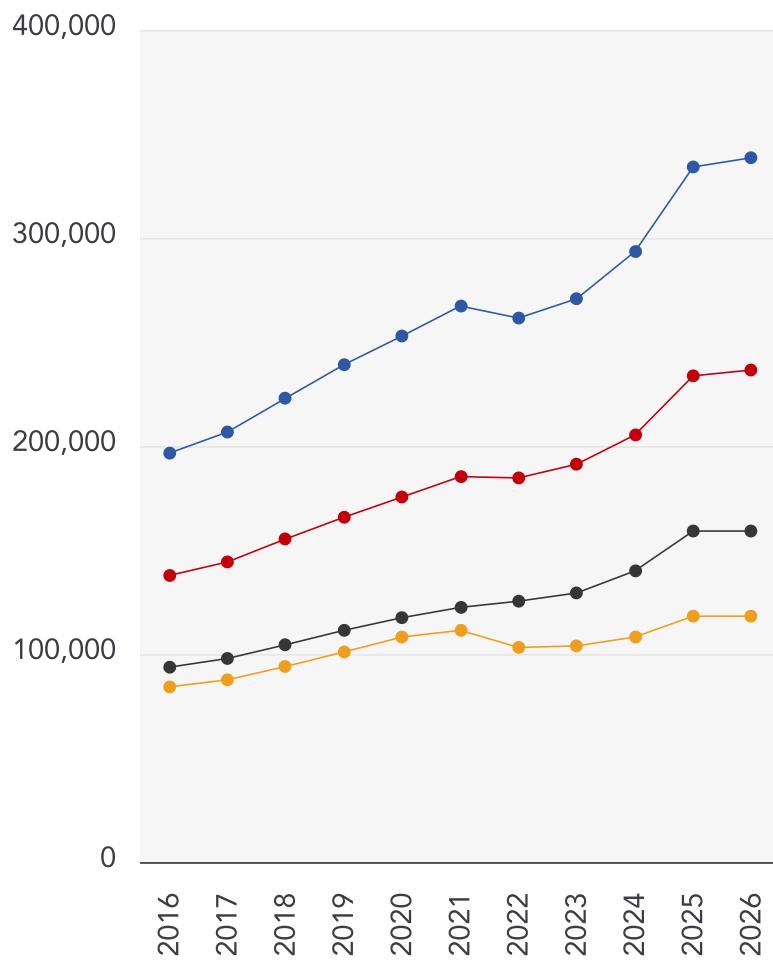
Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with external insulation
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	58 m ²

Market House Price Statistics

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



Detached

+72.22%

Semi-Detached

+71.67%

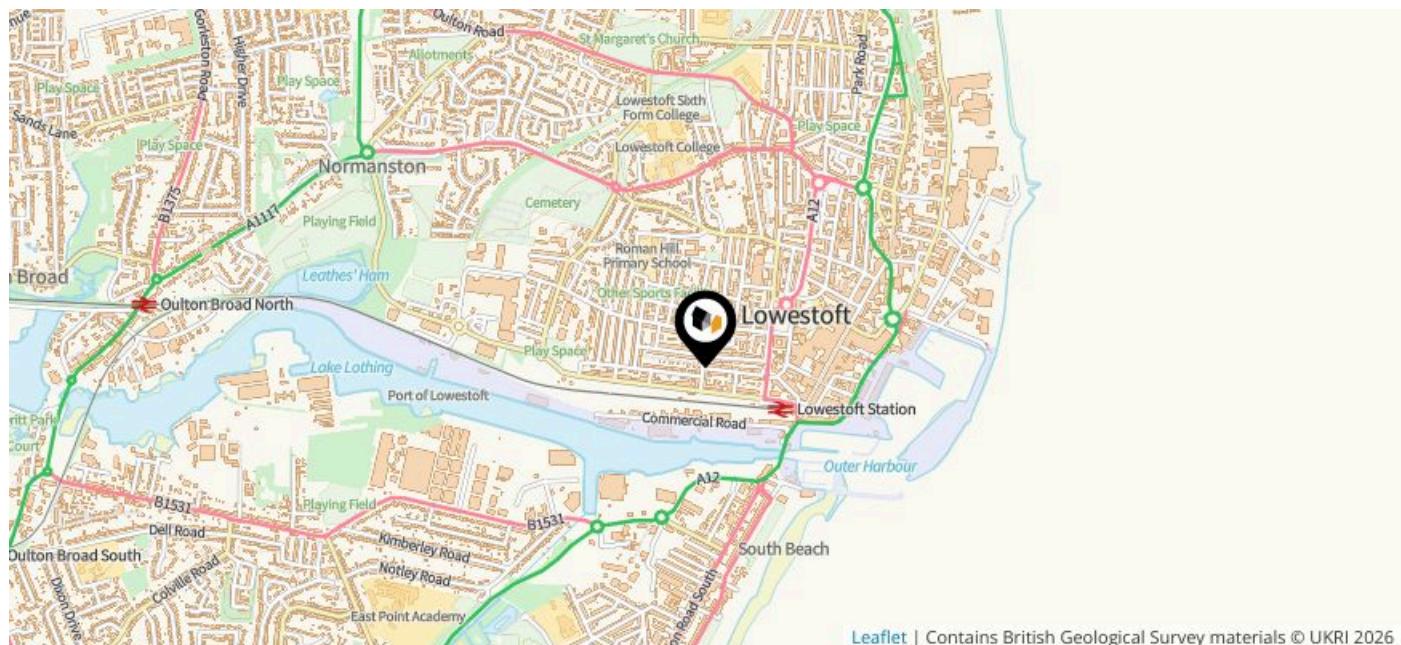
Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



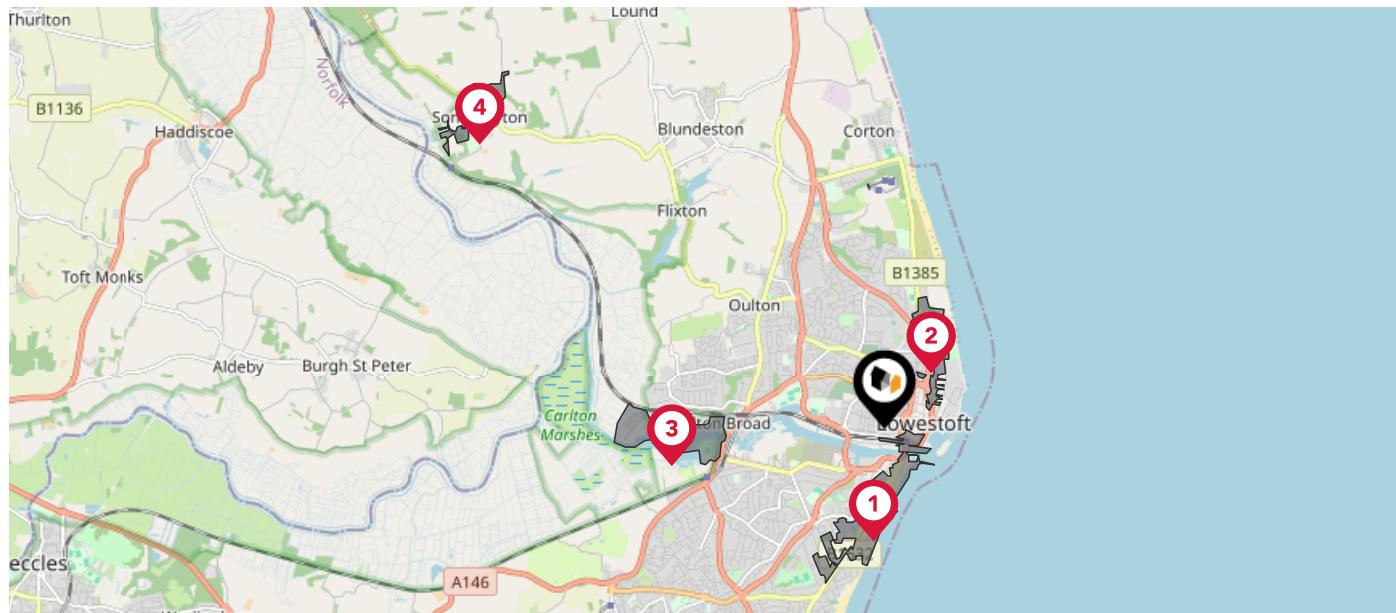
Mine Entry

- ✖ 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

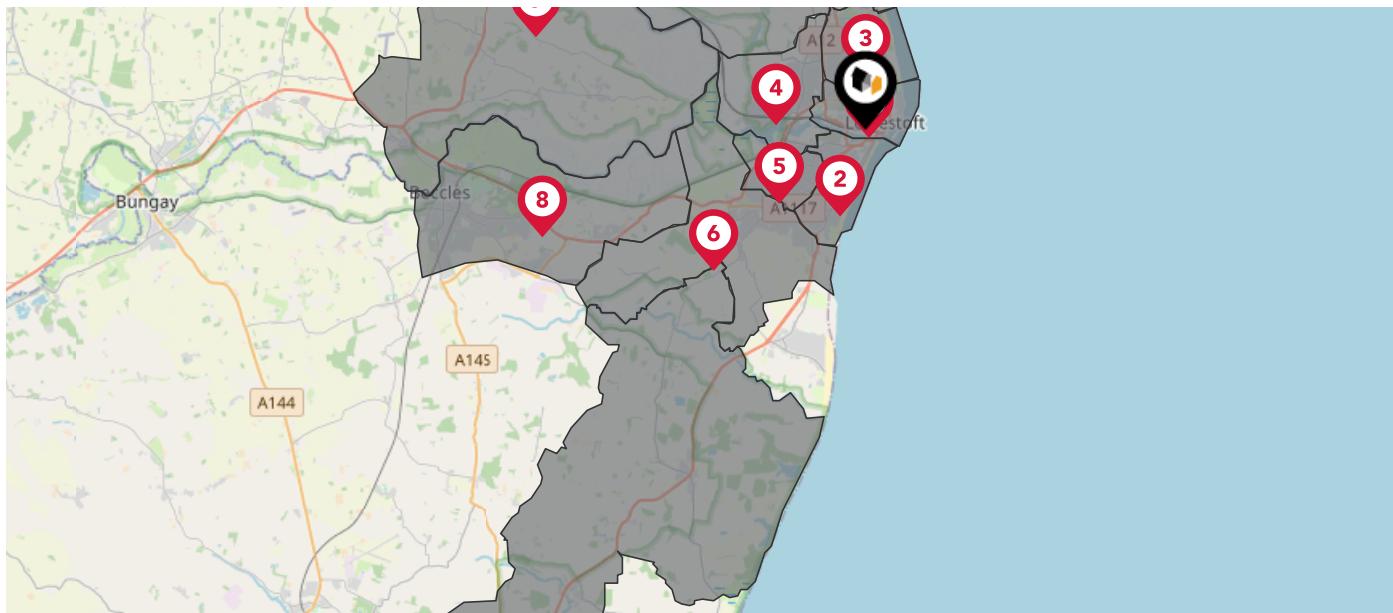
- 1 South Lowestoft and Kirkley
- 2 North Lowestoft
- 3 Oulton Broad
- 4 Somerleyton

Maps

Council Wards

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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



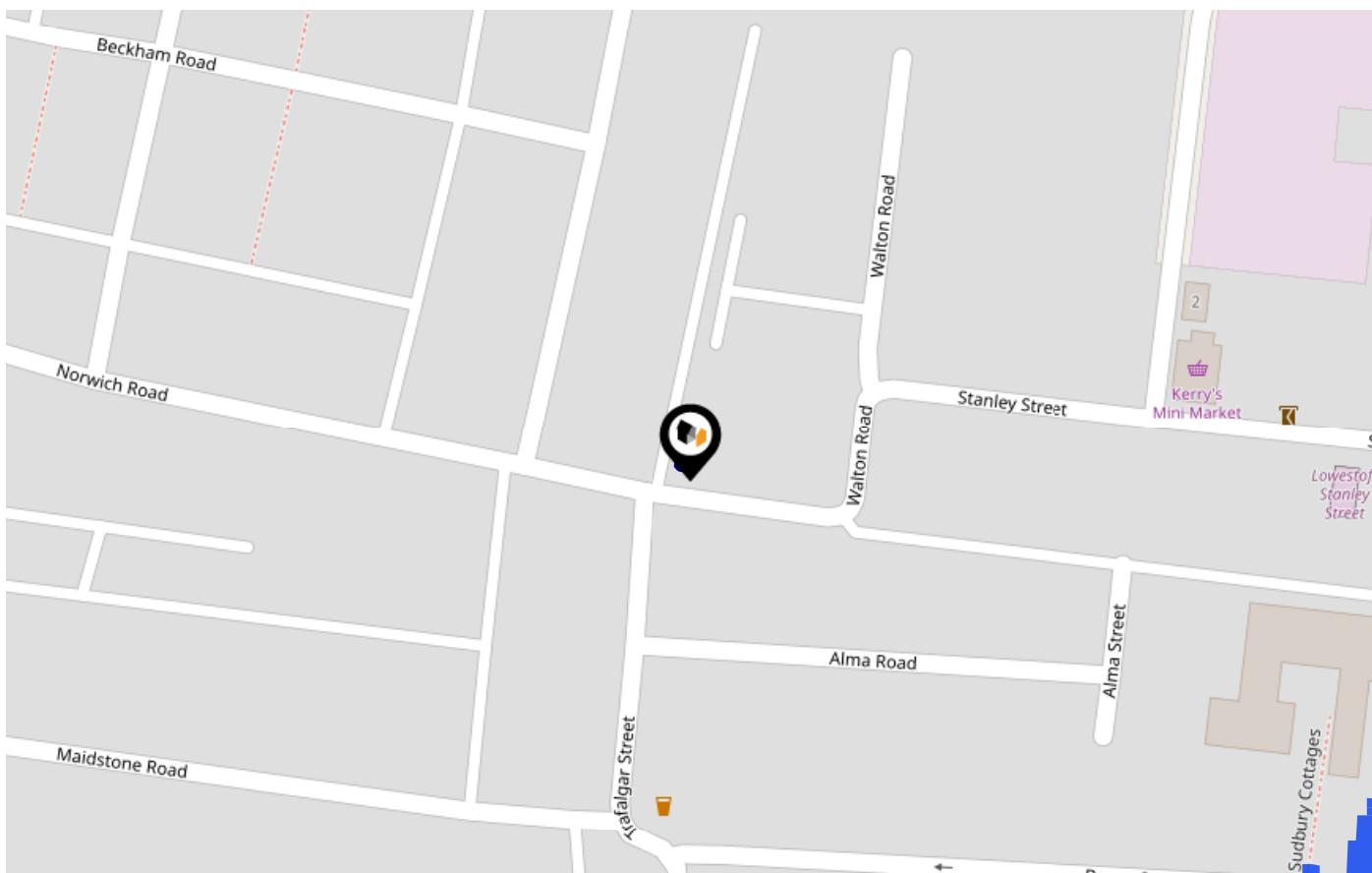
Nearby Council Wards

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

Flood Risk Rivers & Seas - Flood Risk

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

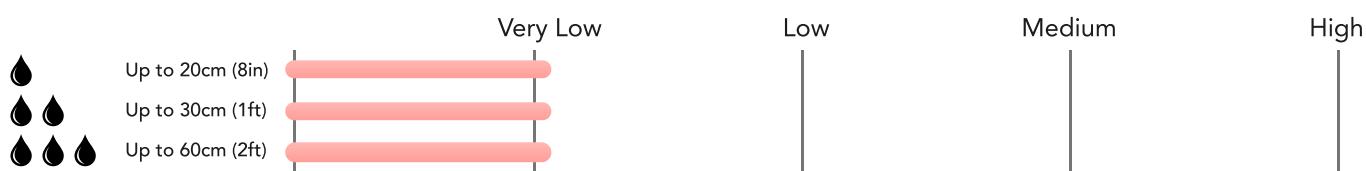


Risk Rating: Very low

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.

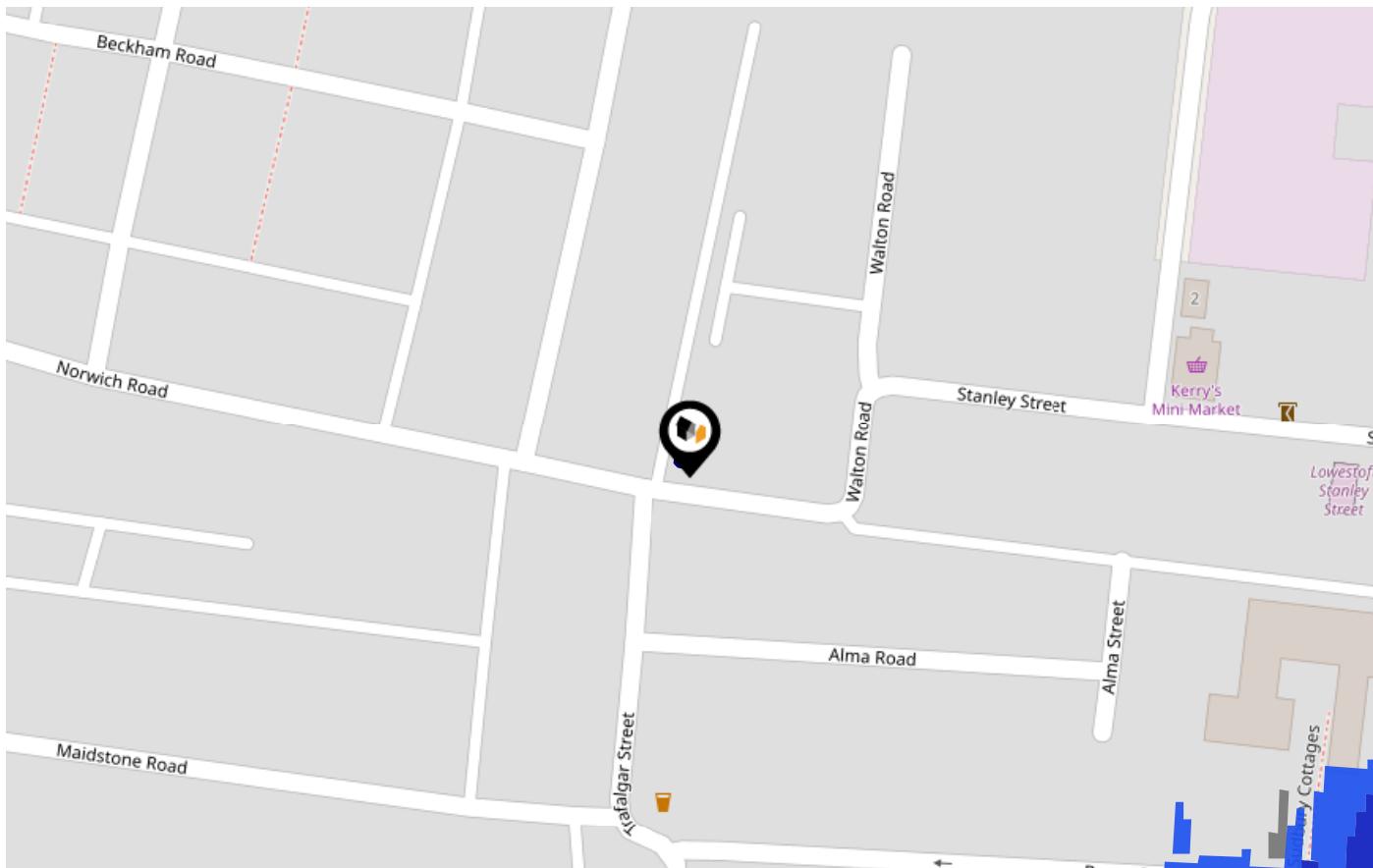
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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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.

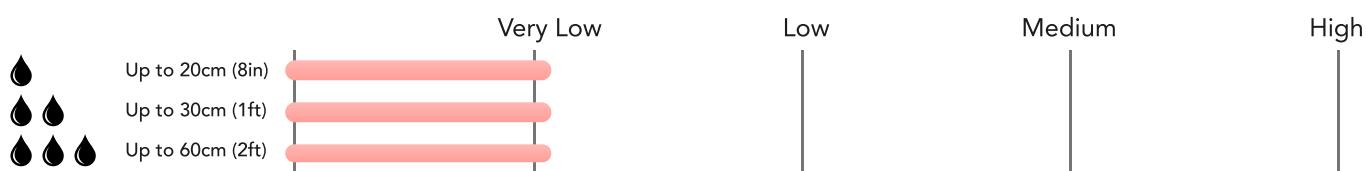


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Chance of flooding to the following depths at this property:

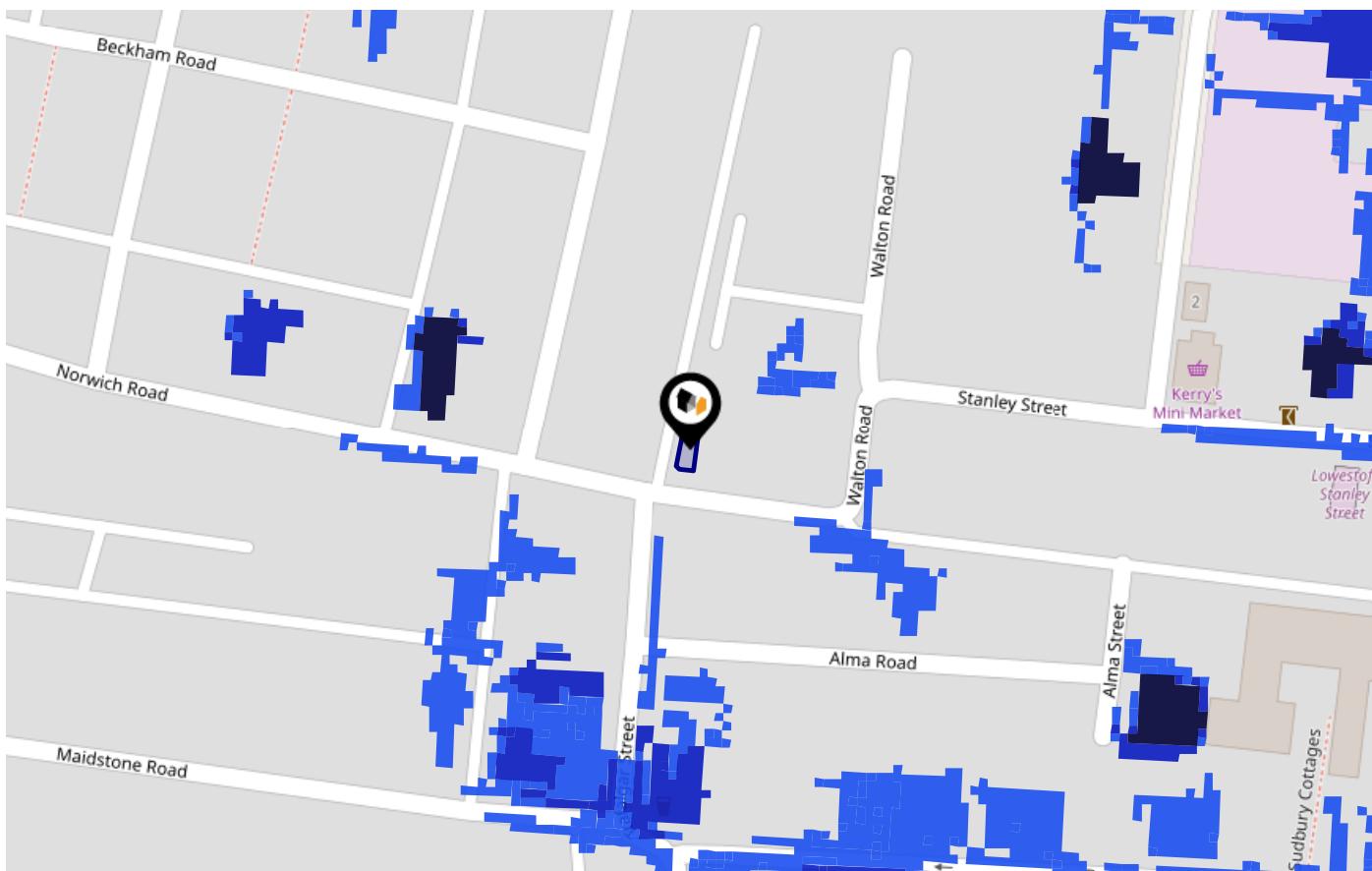


Flood Risk

Surface Water - Flood Risk

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

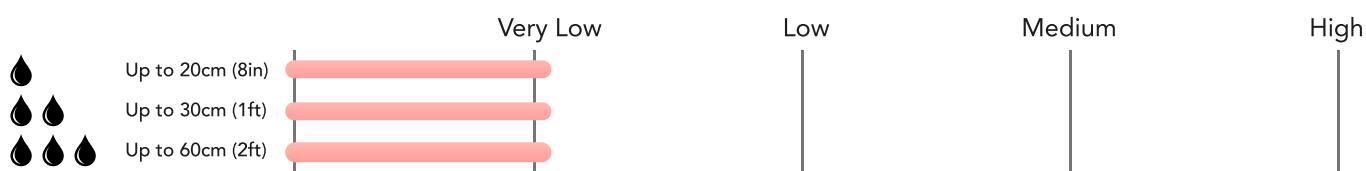


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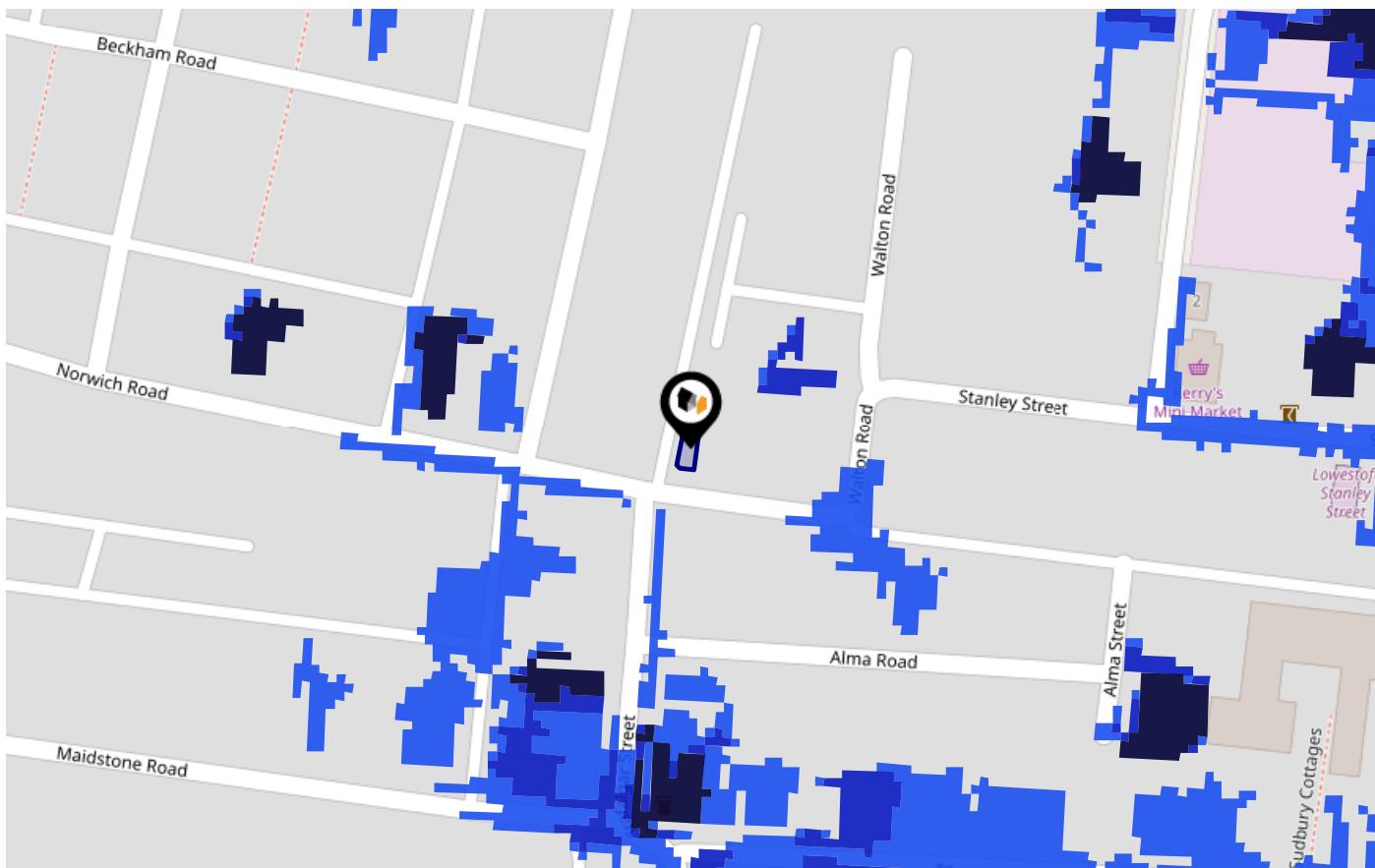
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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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.

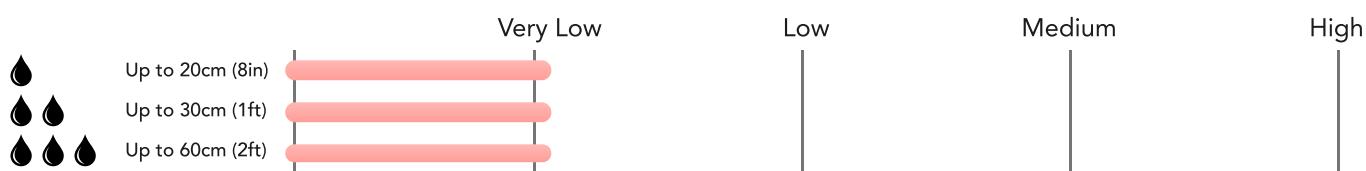


Risk Rating: Very low

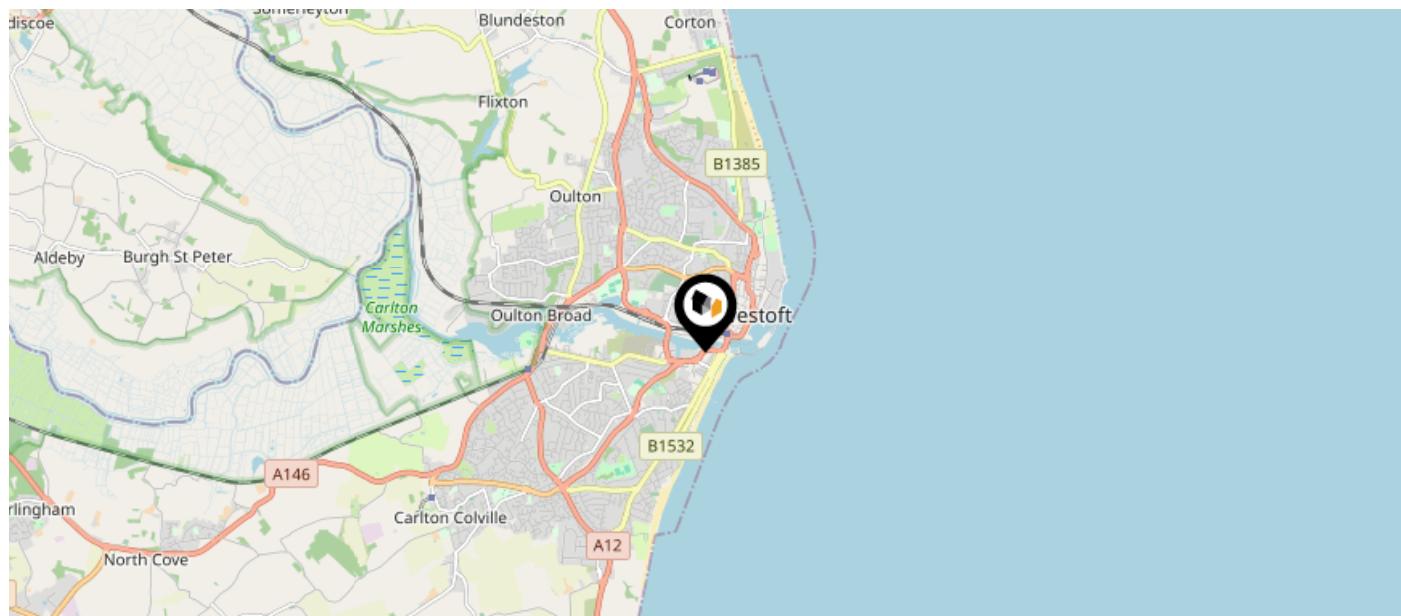
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

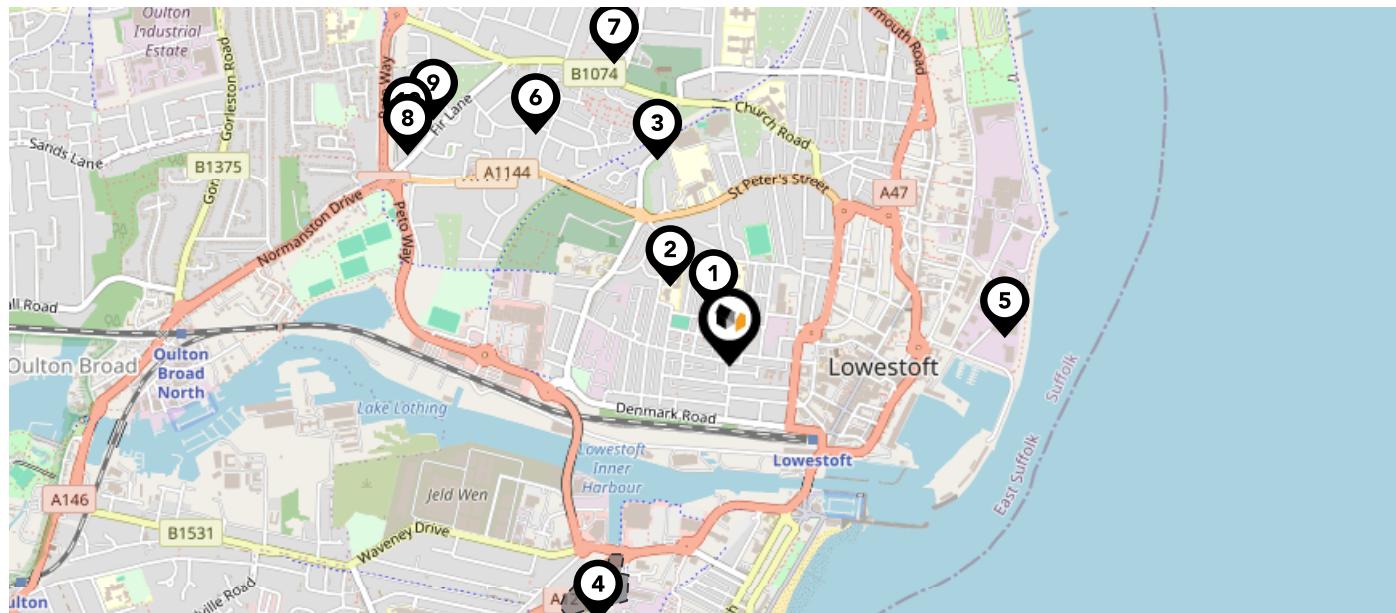
No data available.

Maps

Landfill Sites

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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.



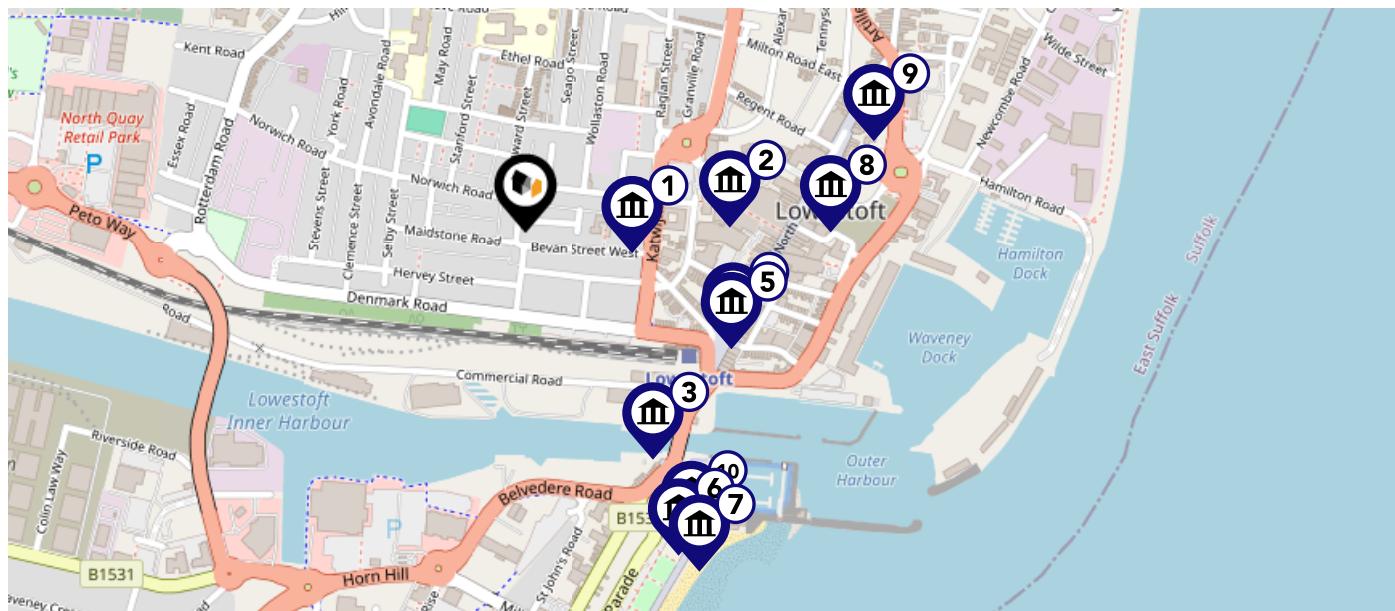
Nearby Landfill Sites

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

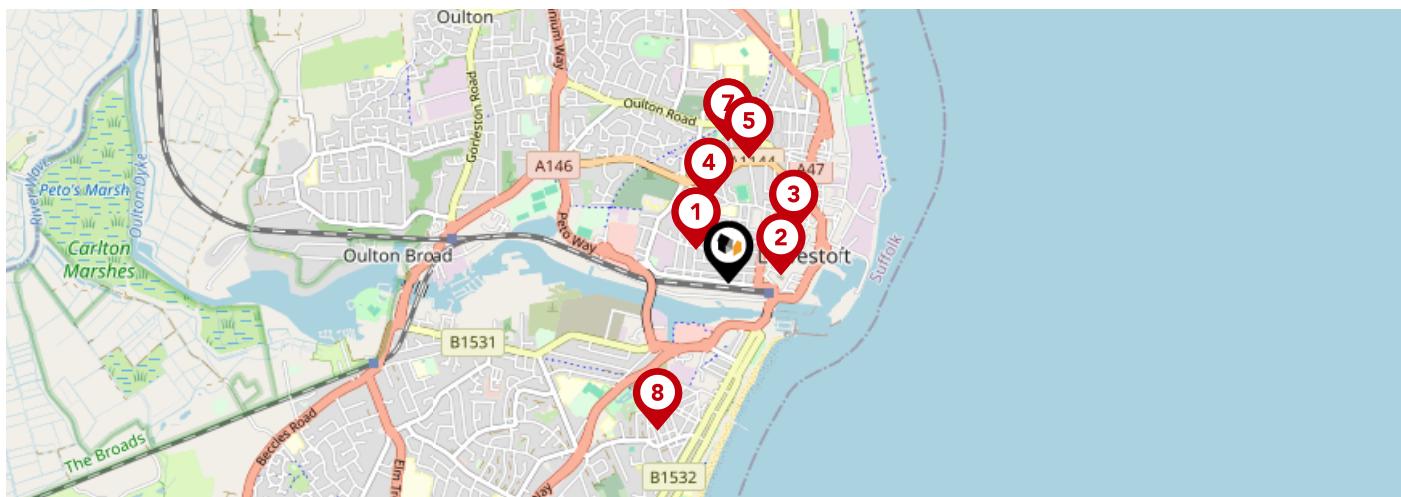
Maps Listed Buildings

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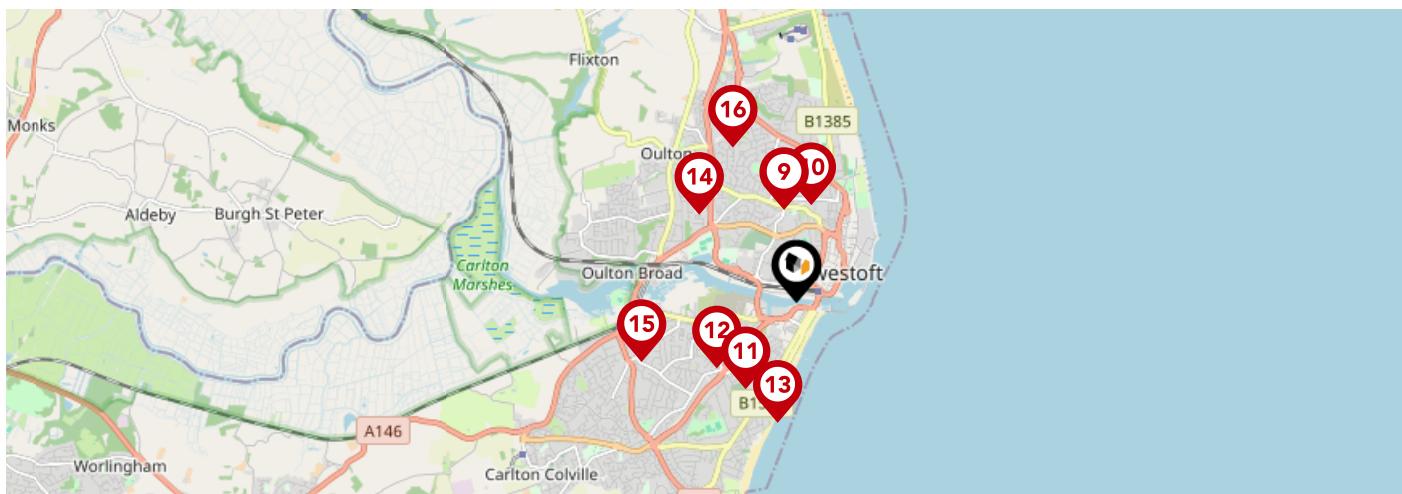
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1 1292437 - Raglan Smoke House	Grade II	0.1 miles
 2 1208940 - Church Of Our Lady, Star Of The Sea Including Boundary Wall To Gordon Road	Grade II	0.2 miles
 3 1292511 - Port House	Grade II	0.3 miles
 4 1279946 - 53 London Road North	Grade II	0.3 miles
 5 1292503 - Former Post Office	Grade II	0.3 miles
 6 1458627 - Lowestoft War Memorial	Grade II	0.4 miles
 7 1209835 - Statue Of Triton	Grade II	0.4 miles
 8 1207020 - St Margarets House	Grade II	0.4 miles
 9 1292506 - United Reformed Church And Former Sunday School	Grade II	0.4 miles
 10 1207043 - Royal Norfolk And Suffolk Yacht Club	Grade II	0.4 miles



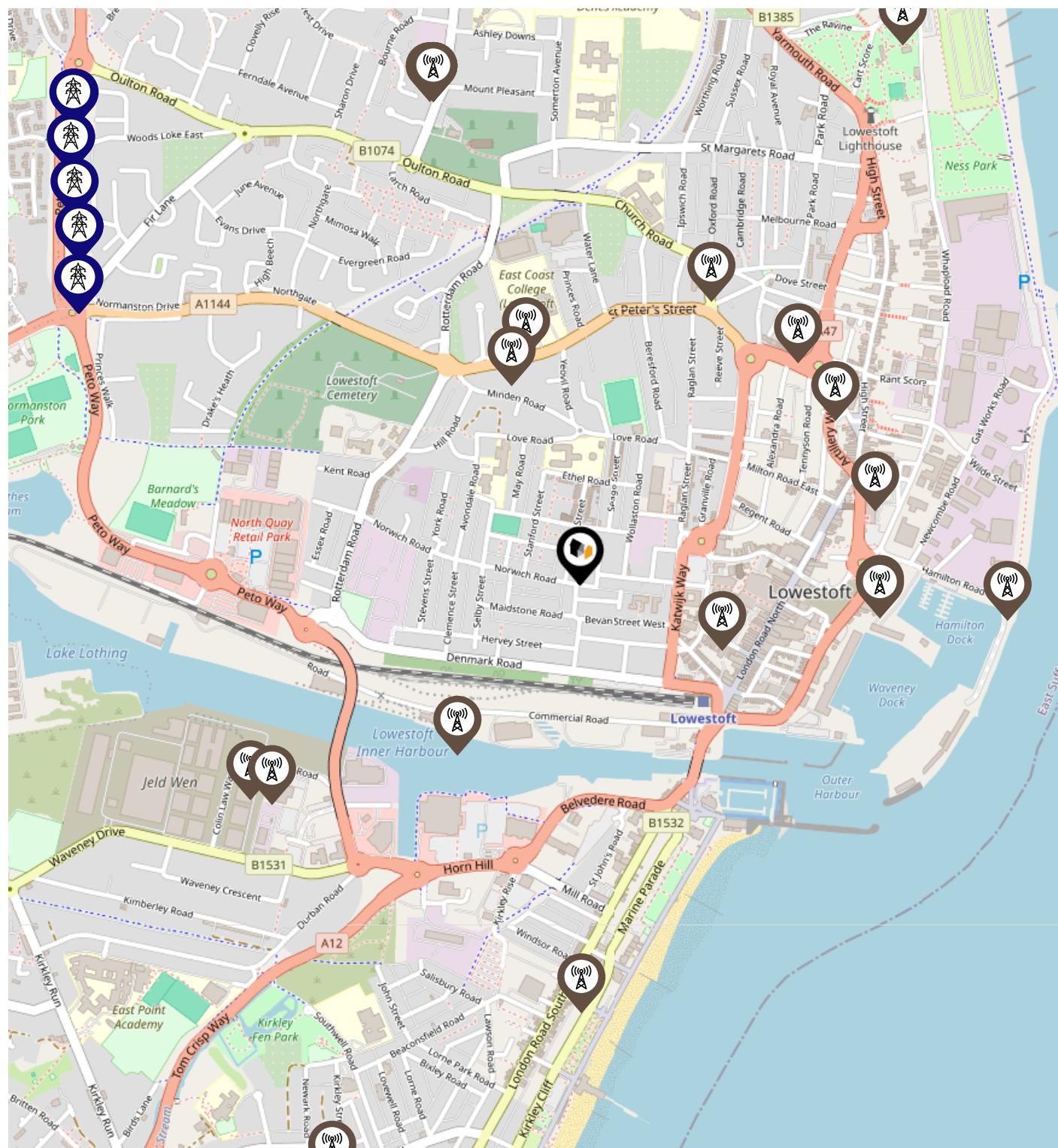
		Nursery	Primary	Secondary	College	Private
1	Roman Hill Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Special Measures Pupils: 465 Distance:0.21					
2	Ness Point School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 19 Distance:0.24					
3	Learning Support, Northern Area Education Office	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils:0 Distance:0.38					
4	East Coast College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils:0 Distance:0.39					
5	St Margaret's Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 422 Distance:0.58					
6	Poplars Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 312 Distance:0.64					
7	Northfield St Nicholas Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 365 Distance:0.64					
8	Red Oak Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 431 Distance:0.74					



		Nursery	Primary	Secondary	College	Private
9	The Ashley School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 167 Distance:0.85					
10	Ormiston Denes Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 767 Distance:0.9					
11	Phoenix St Peter Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 108 Distance:0.91					
12	East Point Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 865 Distance:0.94					
13	St Mary's Roman Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 189 Distance:1.1					
14	Woods Loke Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 483 Distance:1.19					
15	Dell Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 338 Distance:1.51					
16	Benjamin Britten Academy of Music and Mathematics	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1259 Distance:1.52					

Local Area Masts & Pylons

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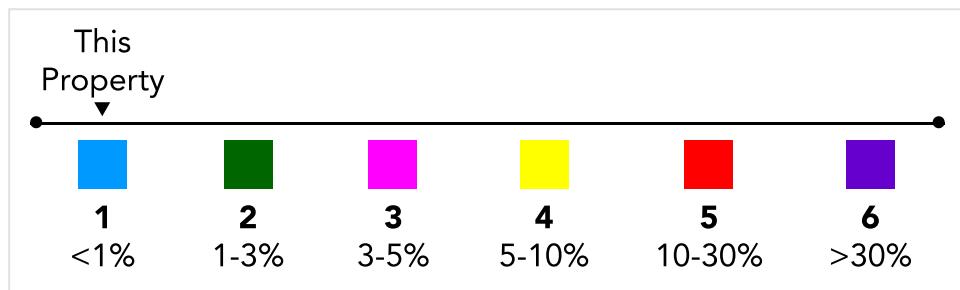
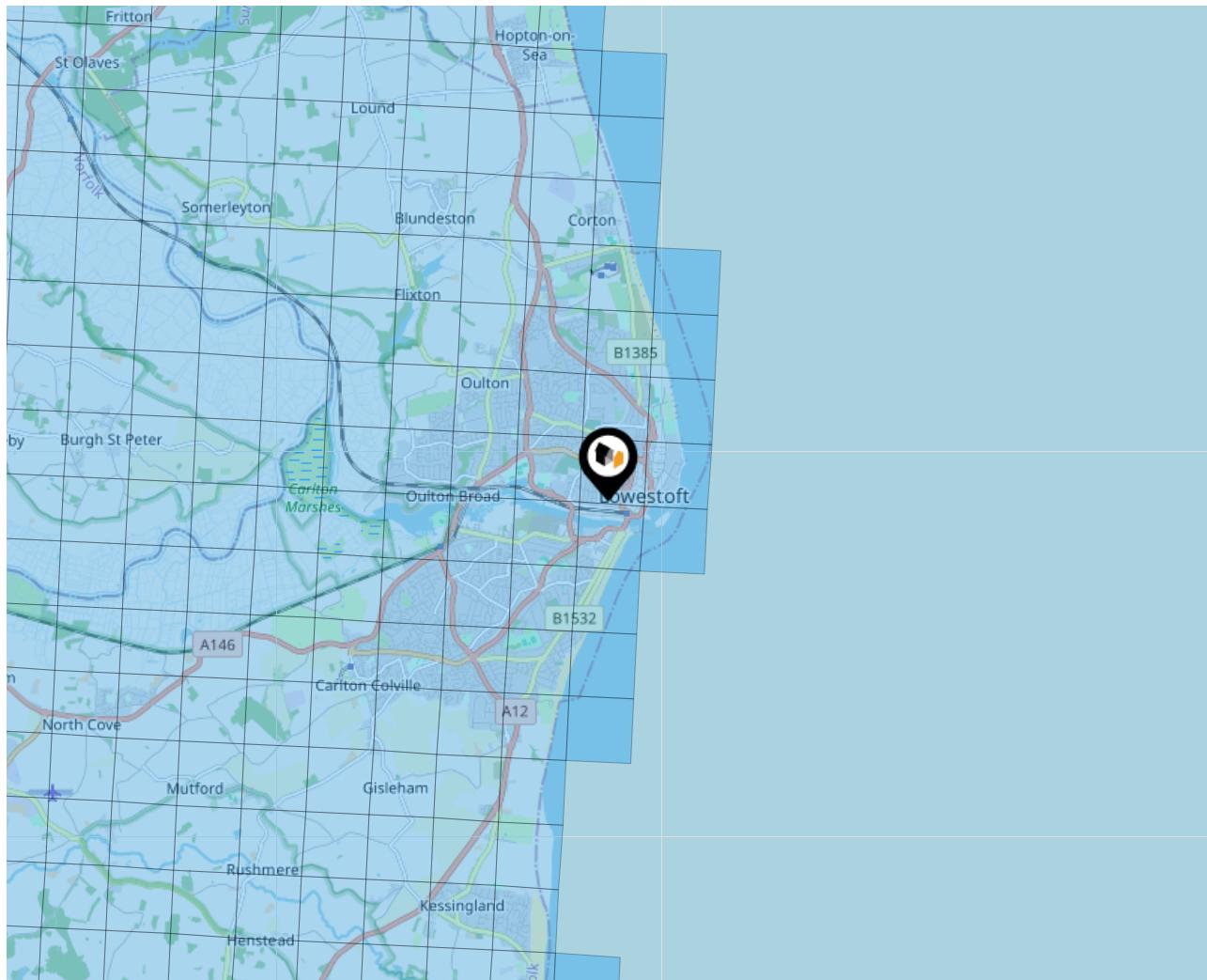


Key:

-  Power Pylons
-  Communication Masts

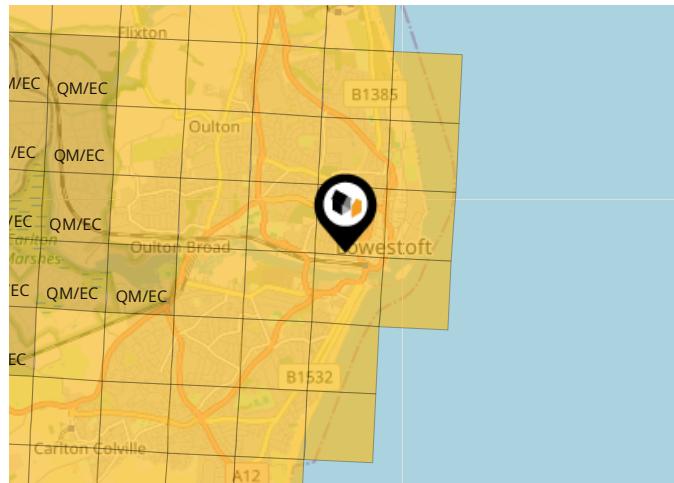
What is Radon?

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: NONE **Soil Texture:** SAND
Parent Material Grain: ARENACEOUS **Soil Depth:** DEEP
Soil Group: LIGHT(SANDY)

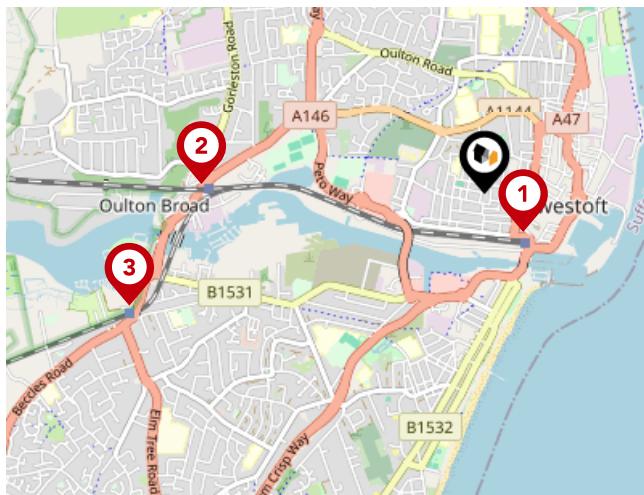


Primary Classifications (Most Common Clay Types)

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)

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National Rail Stations

Pin	Name	Distance
1	Entrance	0.25 miles
2	Entrance1	1.28 miles
3	Entrance1	1.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	71.92 miles
2	M11 J11	72.81 miles

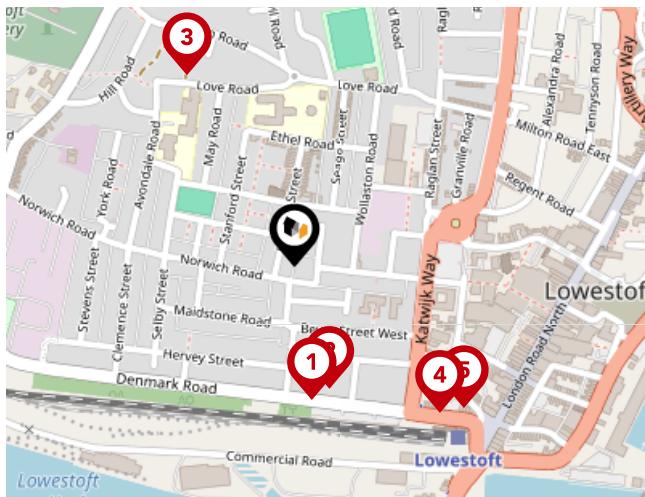


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.75 miles
2	Southend-on-Sea	76.9 miles
3	Cambridge	68.97 miles
4	Stansted Airport	74.91 miles

Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Flensburgh Street	0.15 miles
2	Flensburgh Street	0.14 miles
3	Roman Hill Primary School	0.25 miles
4	Railway Station	0.23 miles
5	Railway Station	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.92 miles

Howards Data Quality

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