

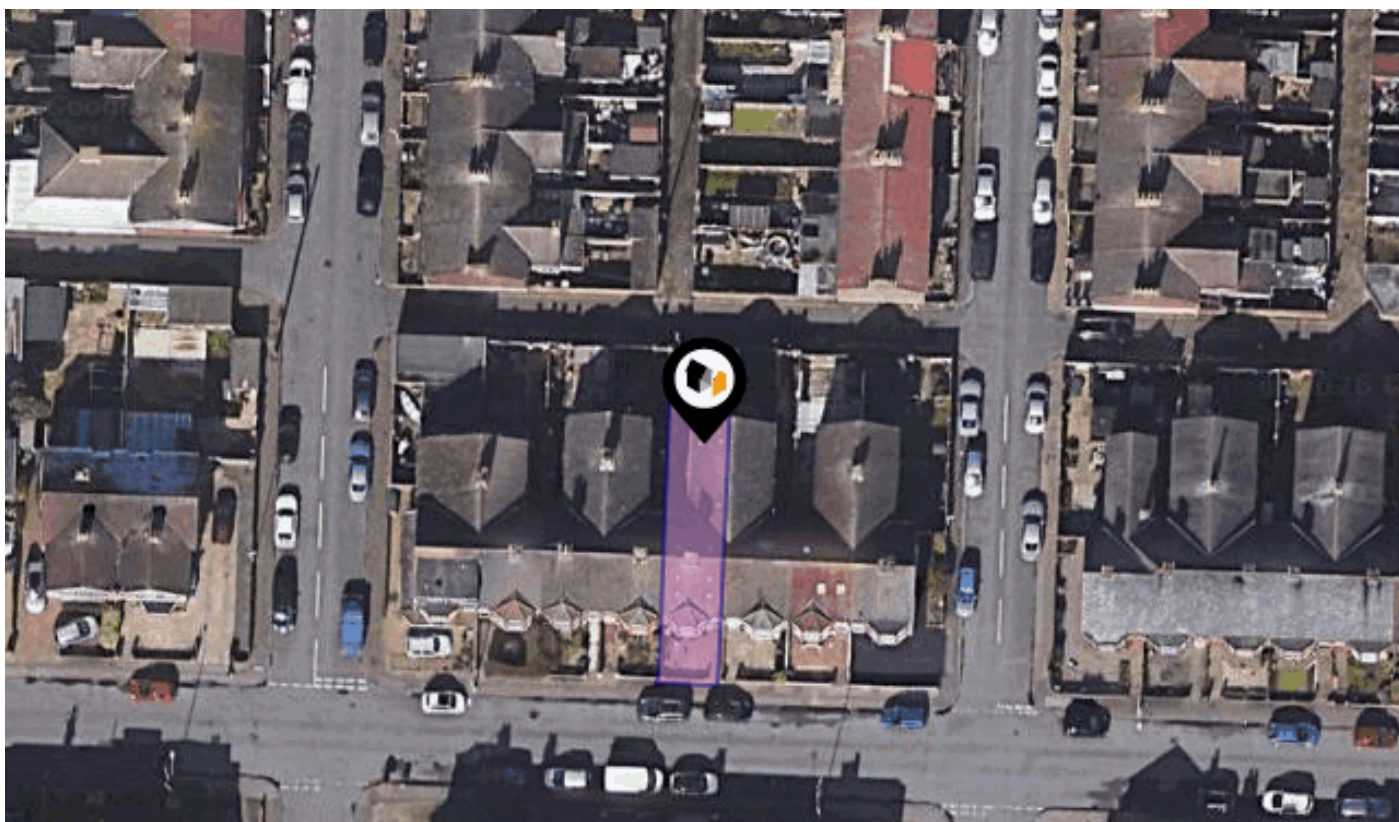


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th April 2026



SALISBURY ROAD, GREAT YARMOUTH, NR30

Howards

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

01493 509362

gtyarmouth@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,878		
Title Number:	NK161858		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		15	1800
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

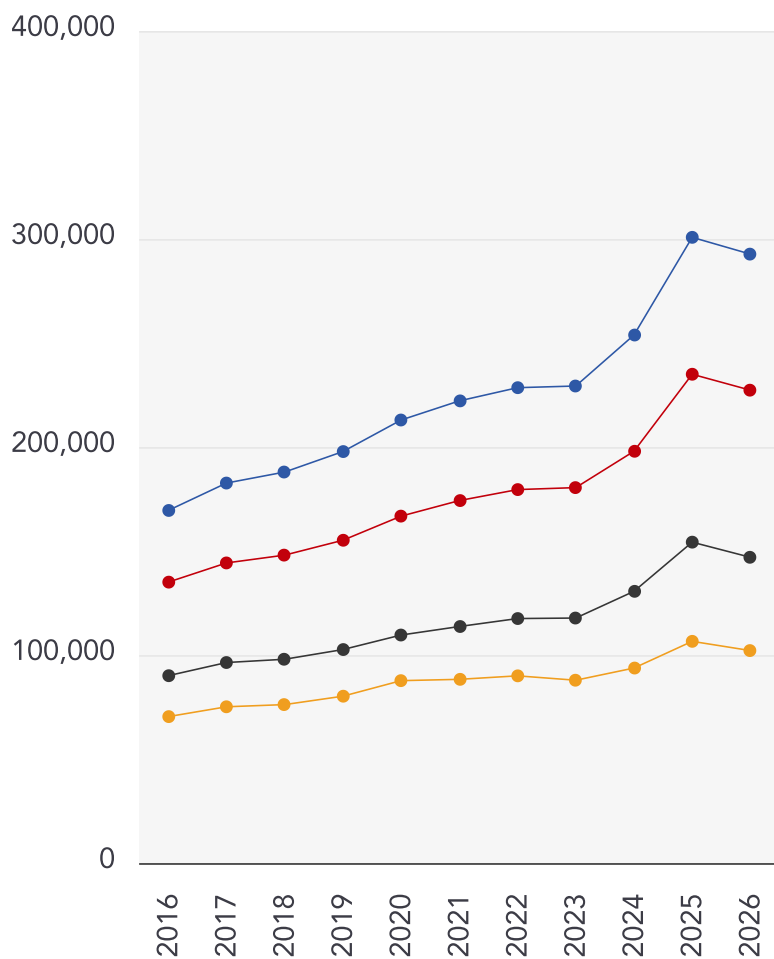


SALISBURY ROAD, GREAT YARMOUTH, NR30



Total approx area:
127 sq. m
1367 sq. ft.

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



Detached

+72.67%

Semi-Detached

+68.3%

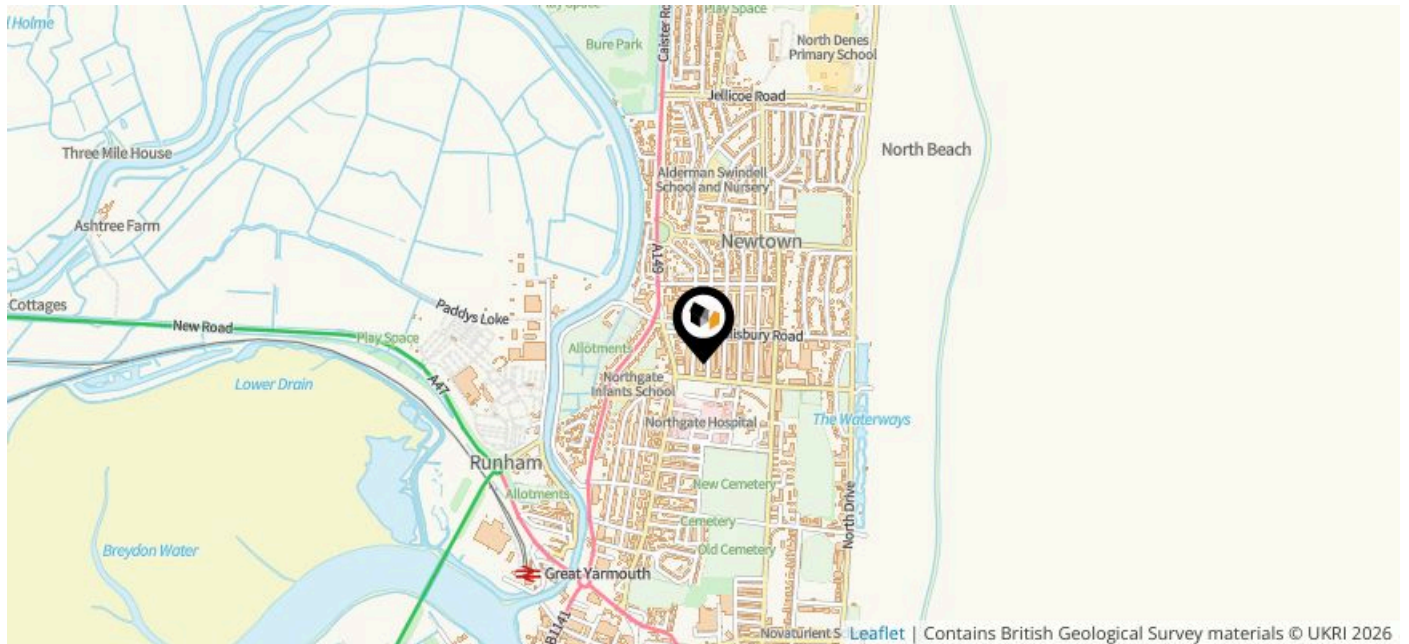
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



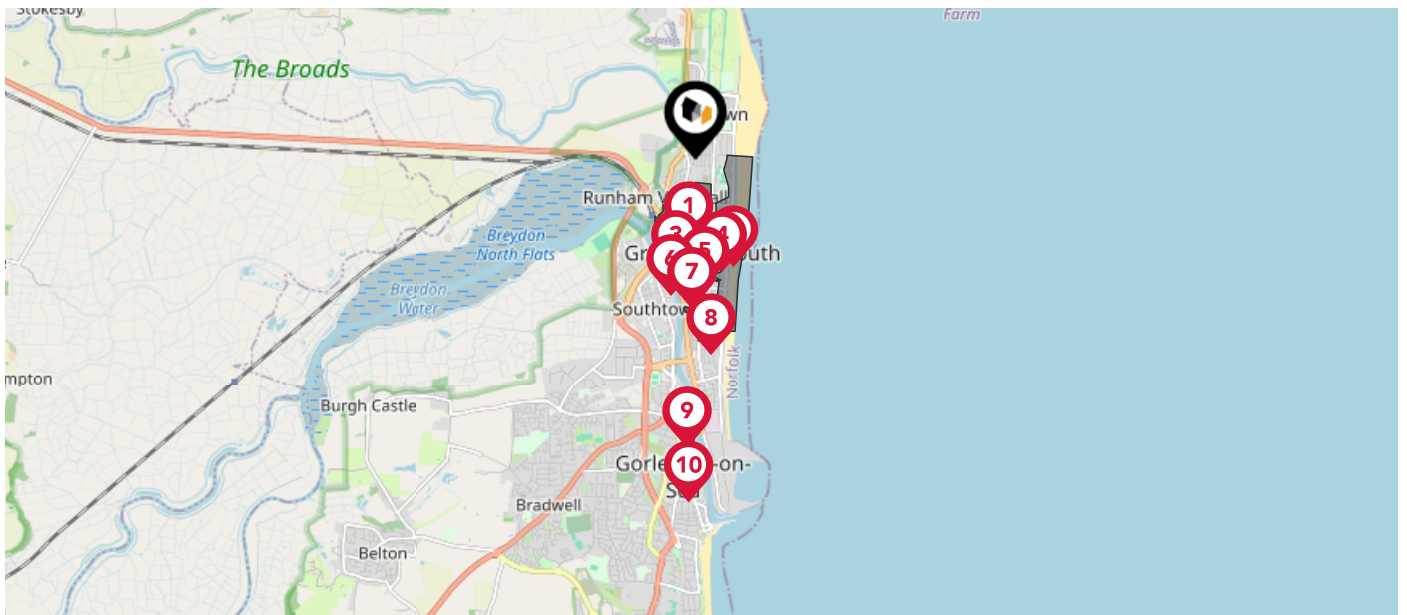
Mine Entry

- ✕ 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.

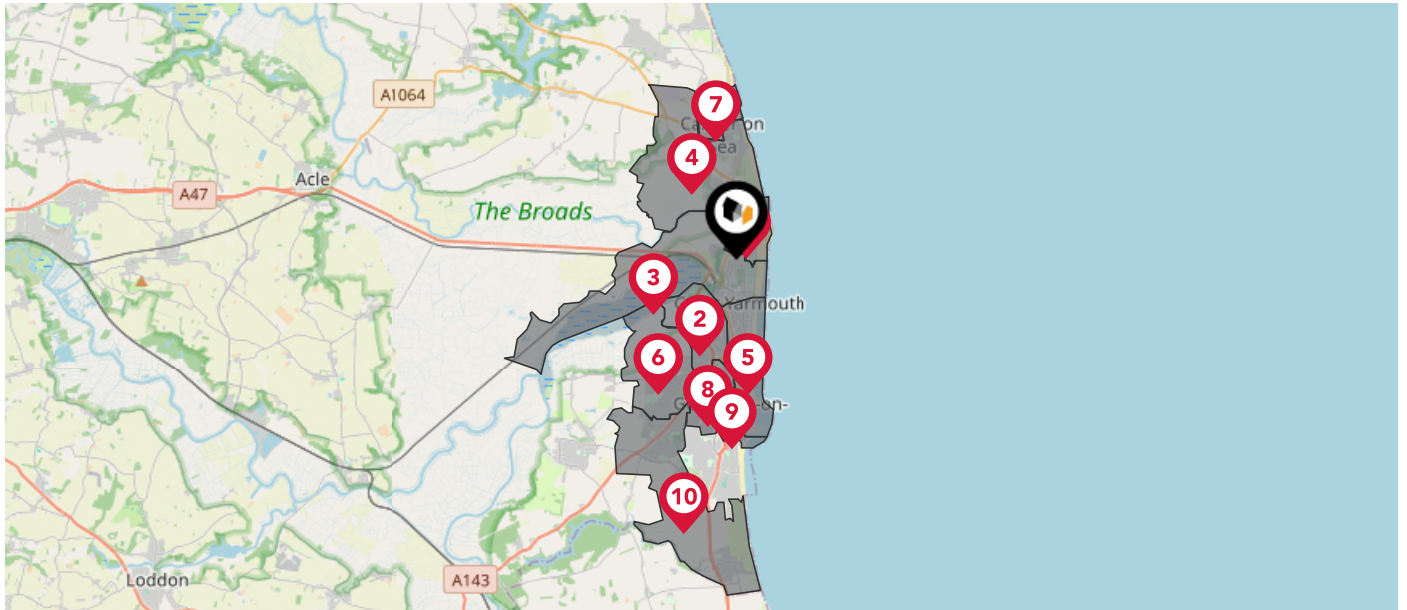
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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



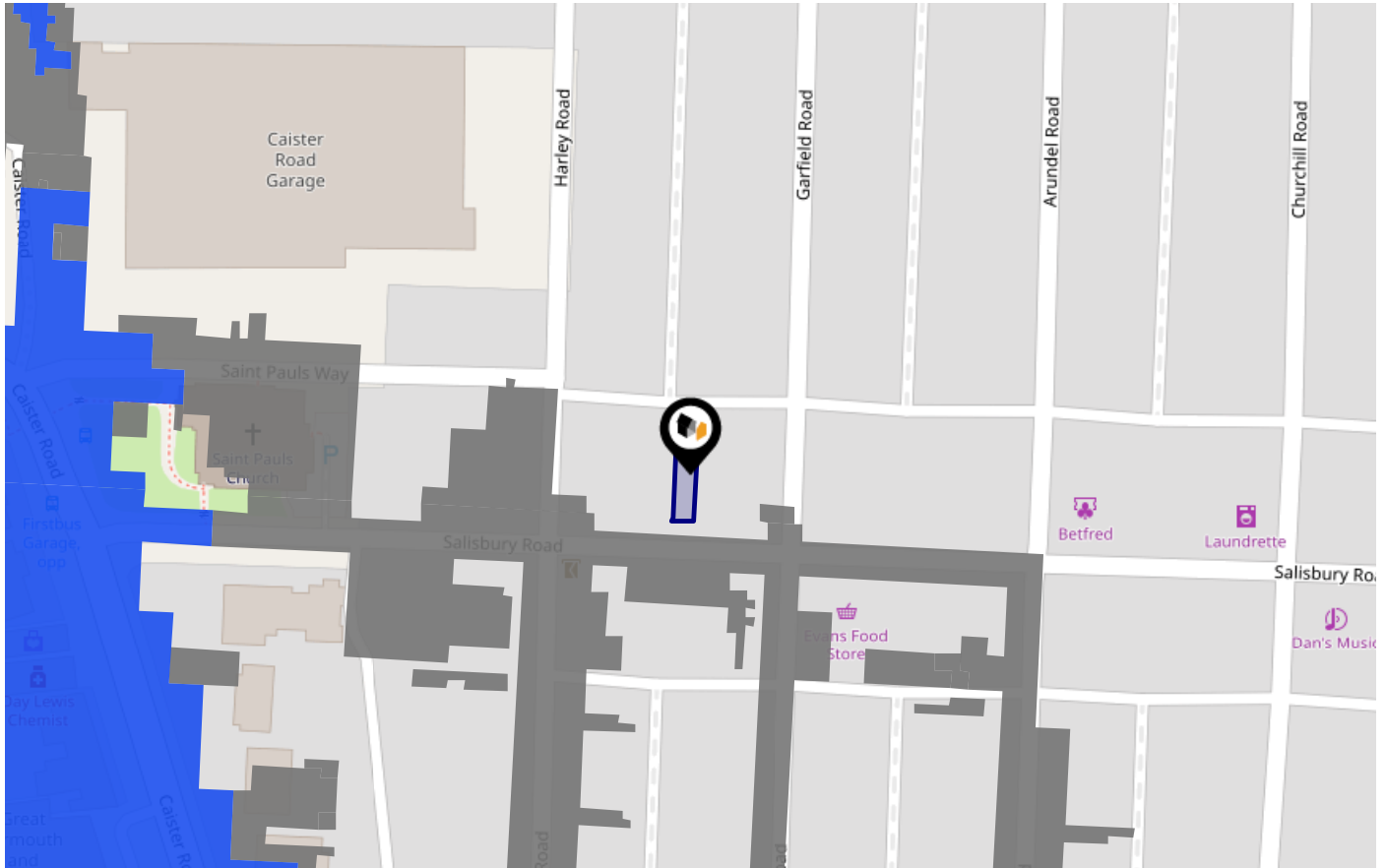
Nearby Council Wards

- 1 Yarmouth North Ward
- 2 Southtown and Cobholm Ward
- 3 Central And Northgate Ward
- 4 Caister South Ward
- 5 Nelson Ward
- 6 Bradwell North Ward
- 7 Caister North Ward
- 8 Claydon Ward
- 9 St. Andrews Ward
- 10 Bradwell South and Hopton 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.

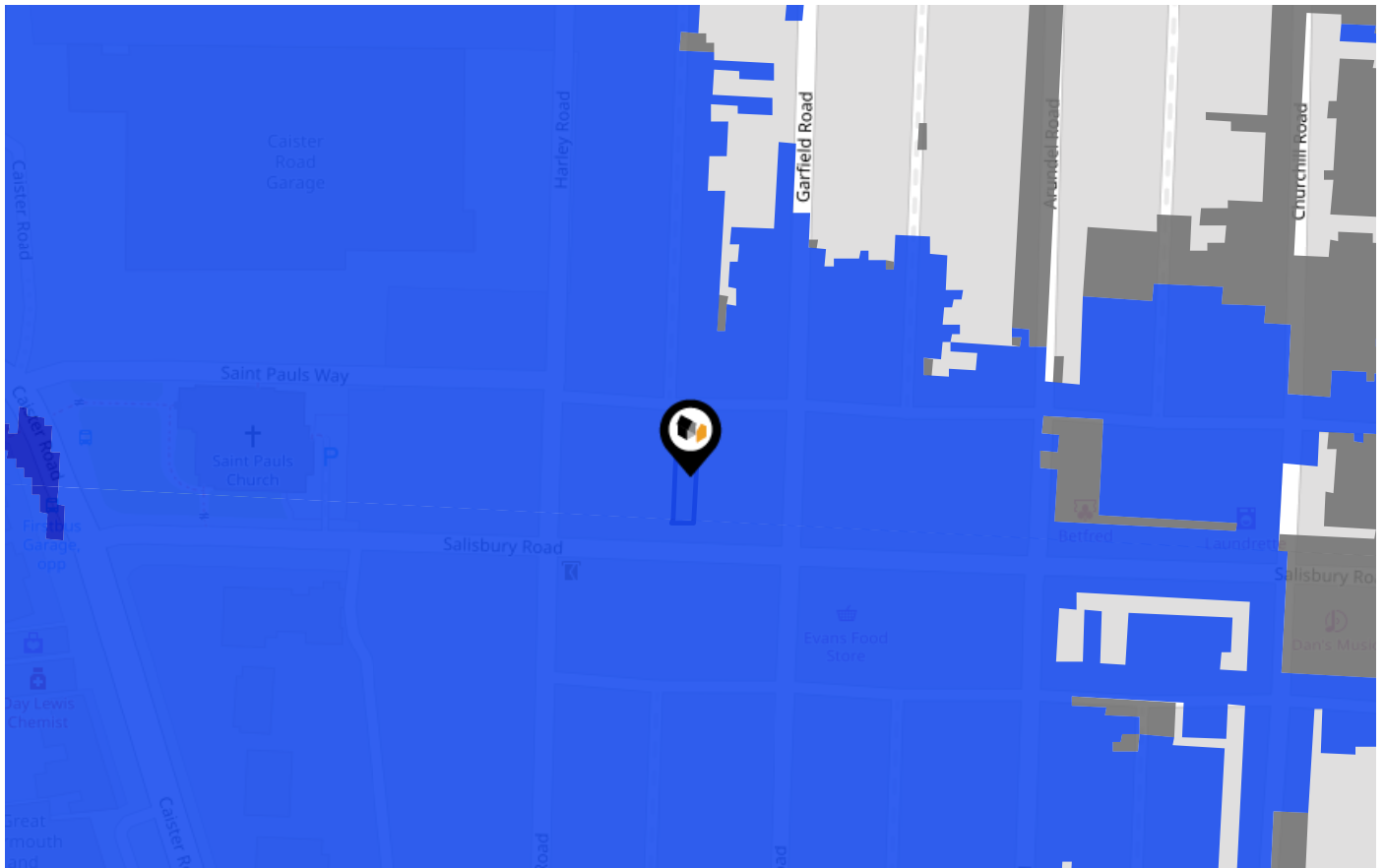
Chance of flooding to the following depths at this property:



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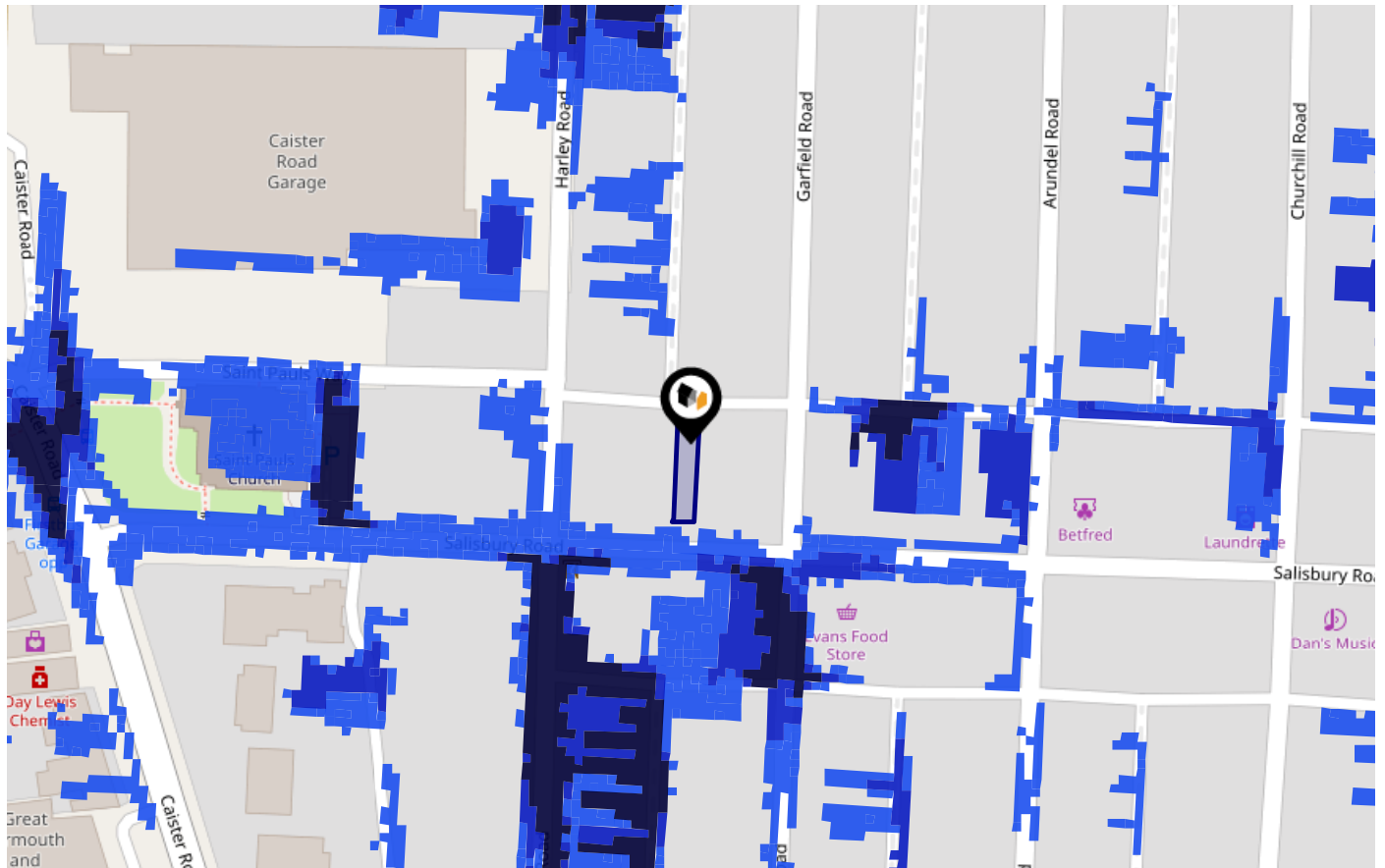
Chance of flooding to the following depths at this property:



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.

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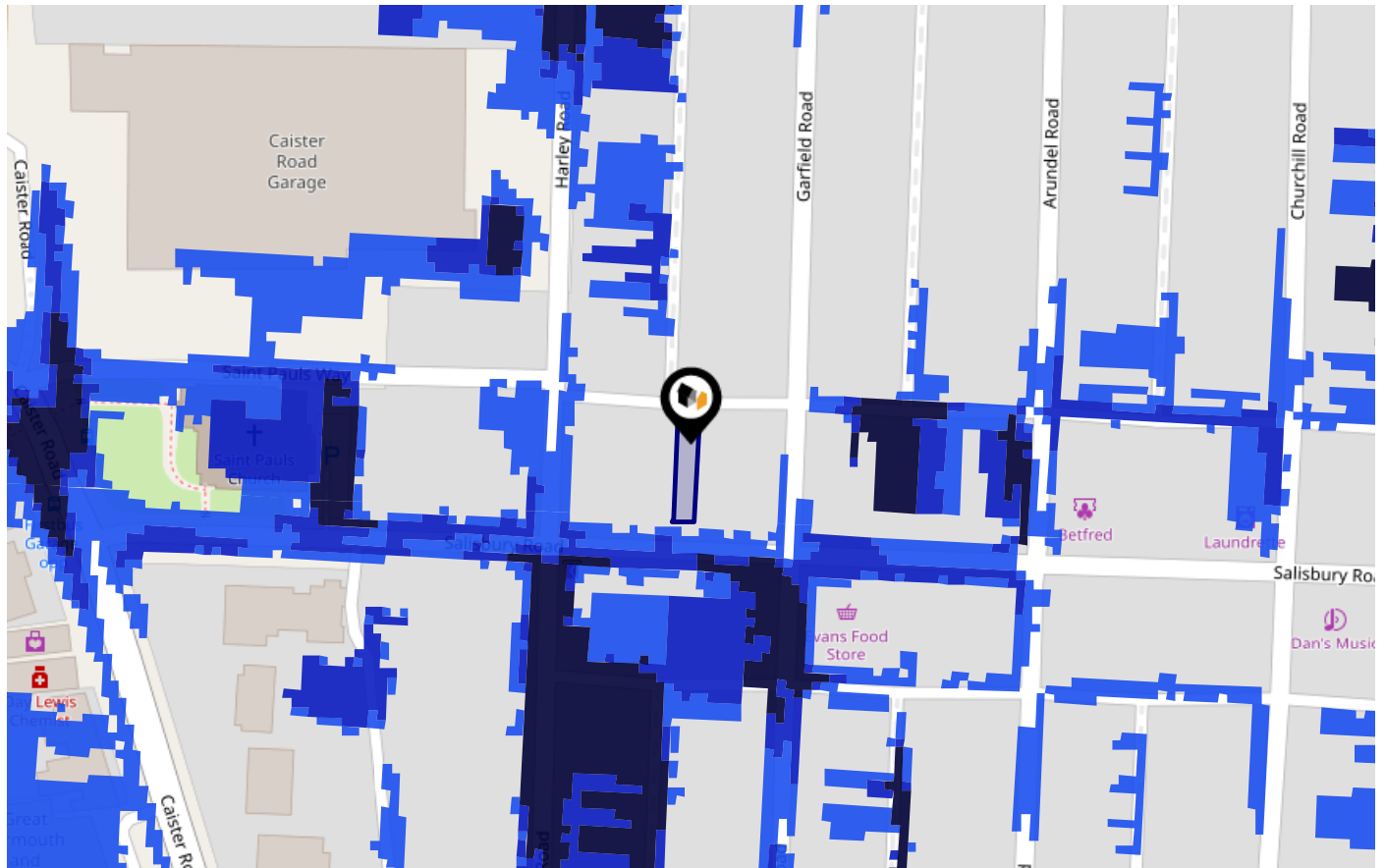
Chance of flooding to the following depths at this property:



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

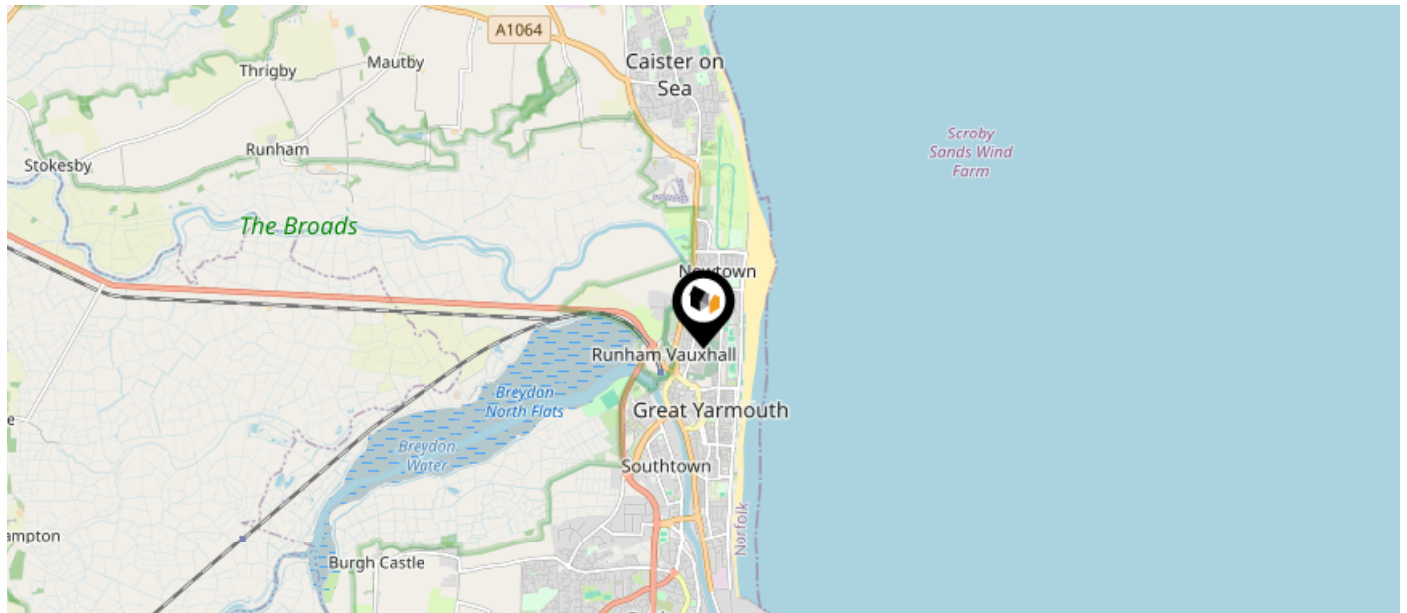
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Chance of flooding to the following depths at this property:



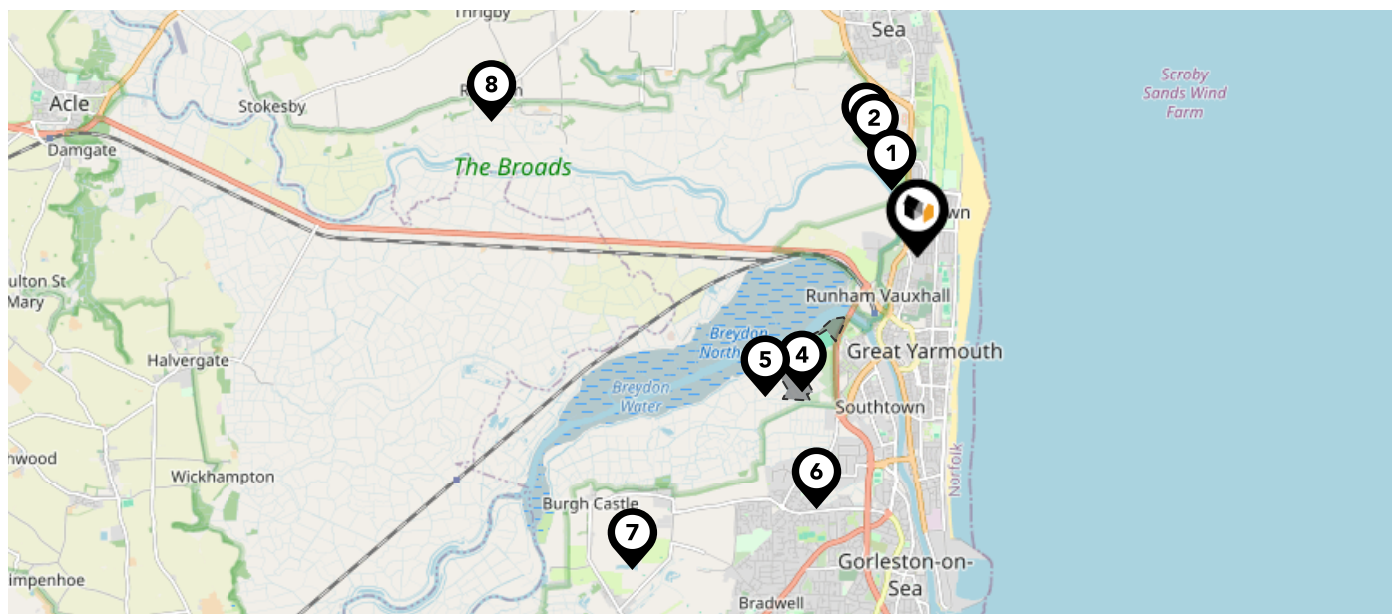
This map displays nearby areas that have been designated as Green Belt...



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.



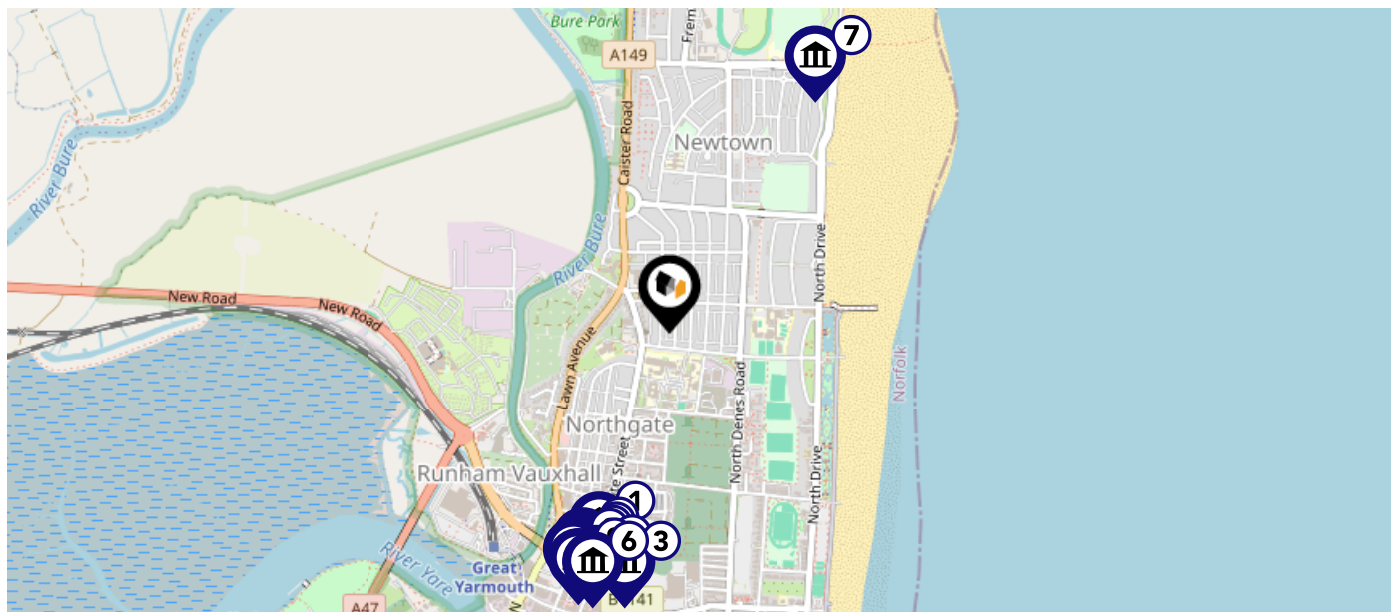
Nearby Landfill Sites











1	Bure Park-Caister Road, Great Yarmouth	Historic Landfill
2	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill
3	Caister-On-Sea-Norwich, Norfolk	Historic Landfill
4	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill
5	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill
6	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill
7	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill
8	Former Parish Tip-The Street, Runham, Great Yarmouth	Historic Landfill

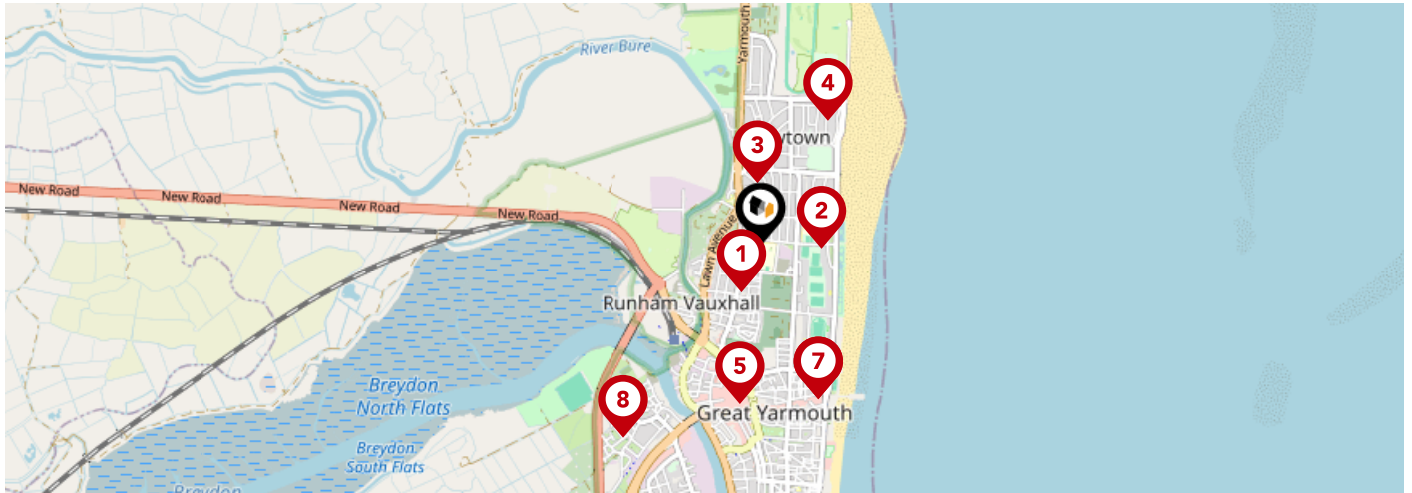
Maps

Listed Buildings

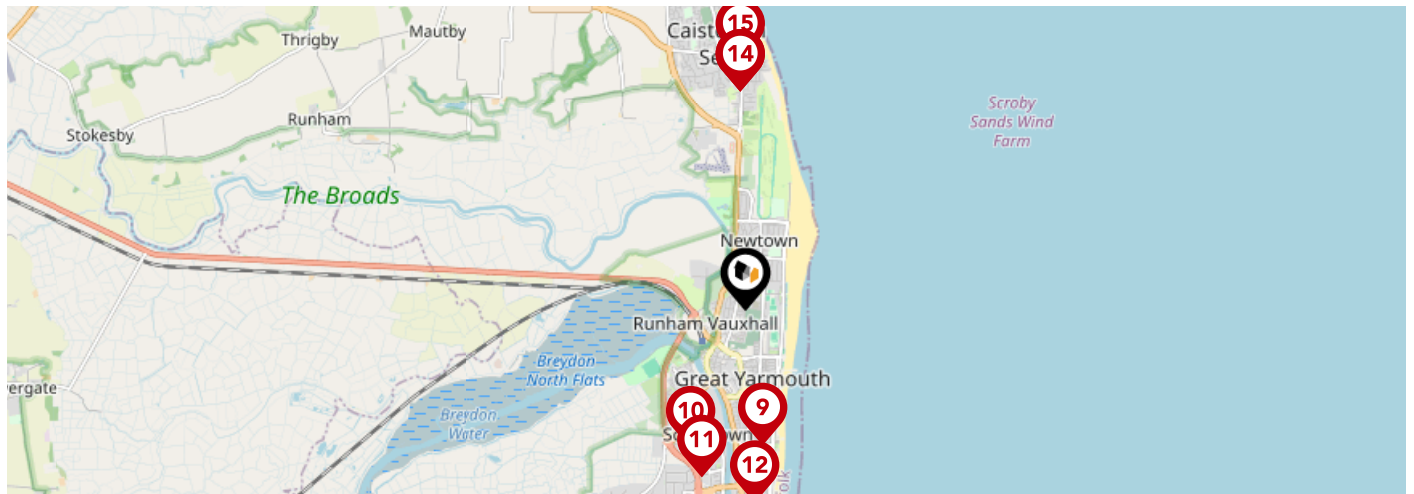
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1246014 - 220, 221 And 222, Northgate Street	Grade II	0.5 miles
 1246009 - White Horse Inn	Grade II	0.6 miles
 1096816 - Headstone 15 Metres North-east Of Church Of St Nicholas	Grade II	0.6 miles
 1096819 - Palmer Tomb 18 Metres West Of Church Of St Nicholas	Grade II	0.6 miles
 1246010 - 14 And 15, Northgate Street	Grade II	0.6 miles
 1096817 - Memorial To David Bartleman West Of Church Of St Nicholas	Grade II	0.6 miles
 1451795 - The Iron Duke	Grade II	0.6 miles
 1246011 - 16, 16a, 16b And 17, Northgate Street	Grade II	0.6 miles
 1246007 - 6, Northgate Street	Grade II	0.6 miles
 1246013 - 20 And 20a, Northgate Street	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Northgate Primary School Ofsted Rating: Good Pupils: 418 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Denes Primary School and Nursery Ofsted Rating: Good Pupils: 398 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Nicholas Priory CofE VA Primary School Ofsted Rating: Good Pupils: 412 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Visiting Teacher Service East at Education Services Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Novaturient School Ofsted Rating: Good Pupils: 19 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cobholm Primary Academy Ofsted Rating: Good Pupils: 176 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
 St. George's Primary School & St. George's Nursery School, Great Yarmouth Ofsted Rating: Good Pupils: 208 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Edward Worlledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Great Yarmouth Primary Academy Ofsted Rating: Good Pupils: 422 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Caister Infant With Nursery School Ofsted Rating: Good Pupils: 228 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Caister Junior School Ofsted Rating: Good Pupils: 327 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Caister Academy Ofsted Rating: Good Pupils: 679 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Local Area Masts & Pylons

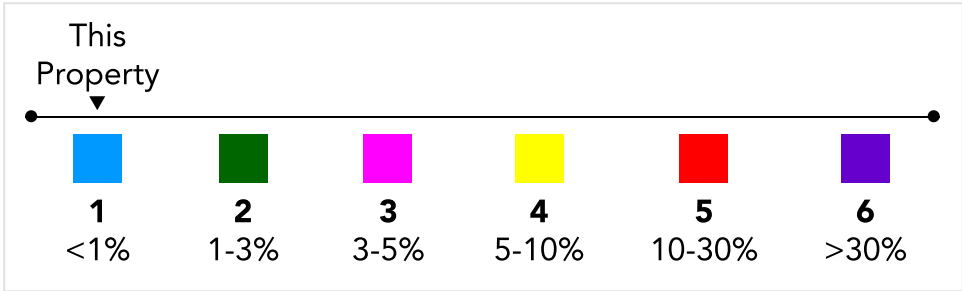
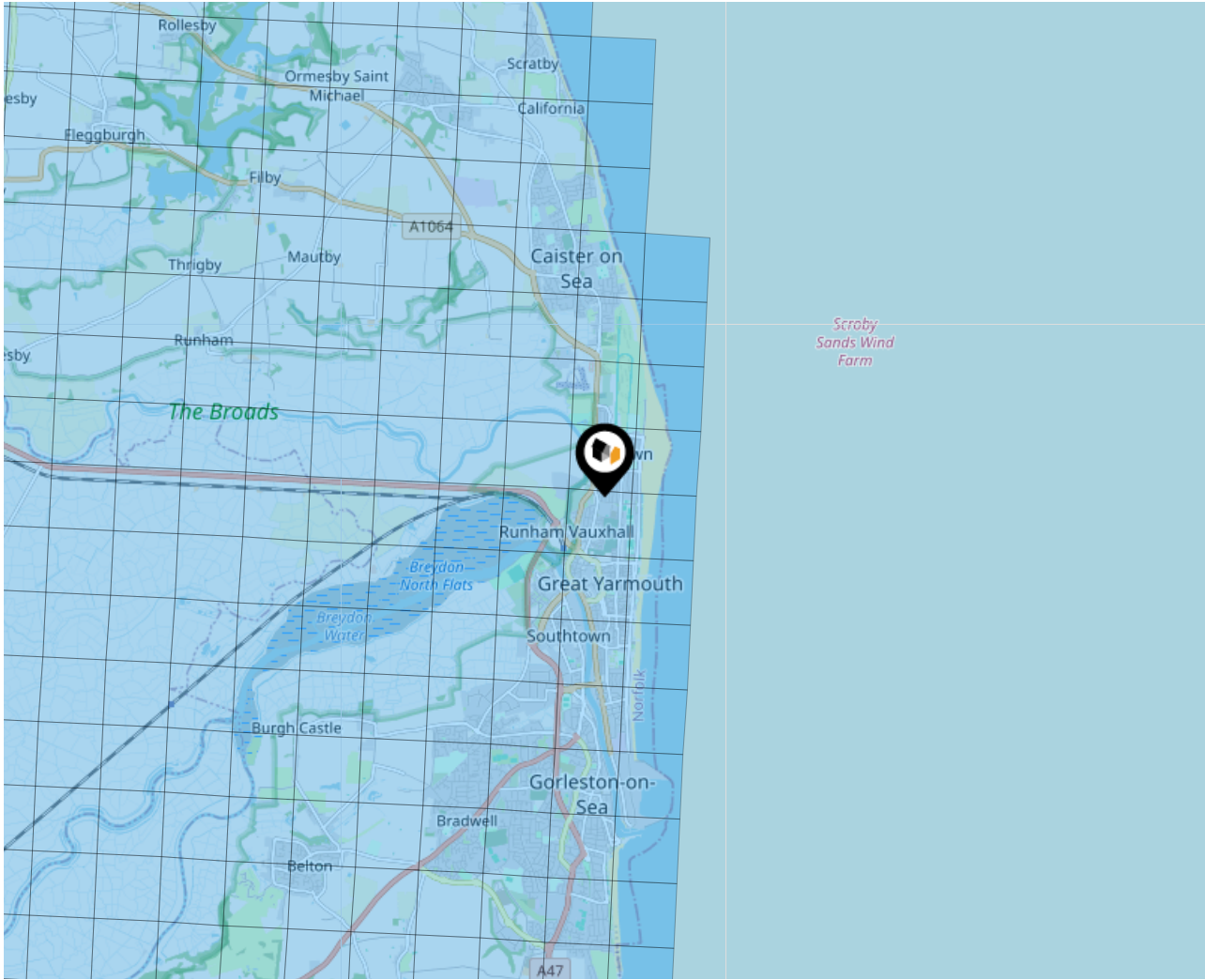


Key:

-  Power Pylons
-  Communication Masts

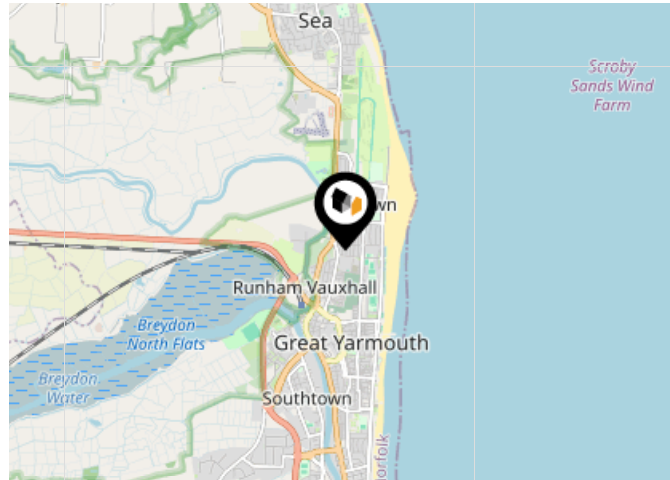
What is Radon?

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)

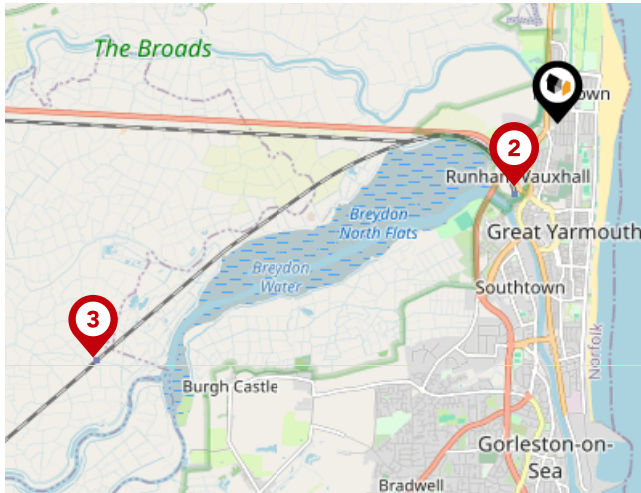
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



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)



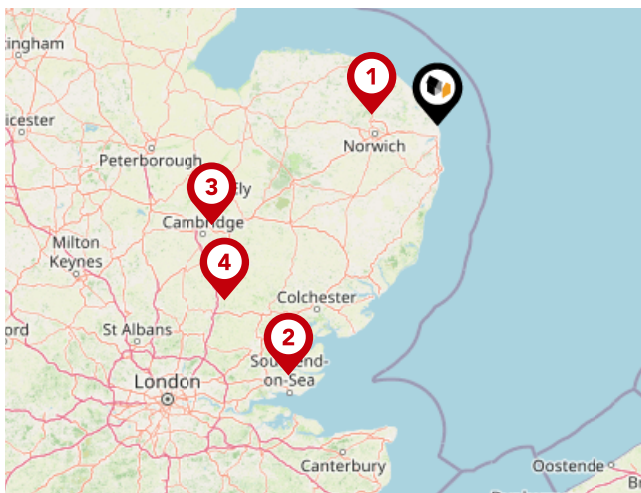
National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	0.67 miles
2	Great Yarmouth Rail Station	0.68 miles
3	Berney Arms Rail Station	4.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	75.74 miles
2	M11 J11	75.67 miles
3	M11 J13	75.2 miles
4	M11 J14	75.04 miles

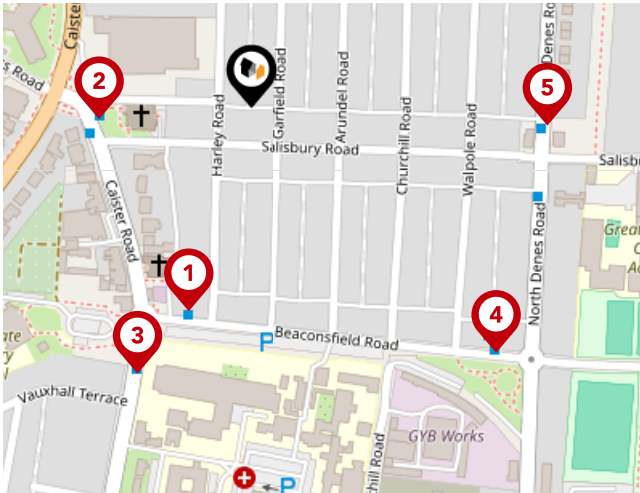


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.27 miles
2	Southend-on-Sea	84.81 miles
3	Cambridge	71.6 miles
4	Stansted Airport	80.12 miles

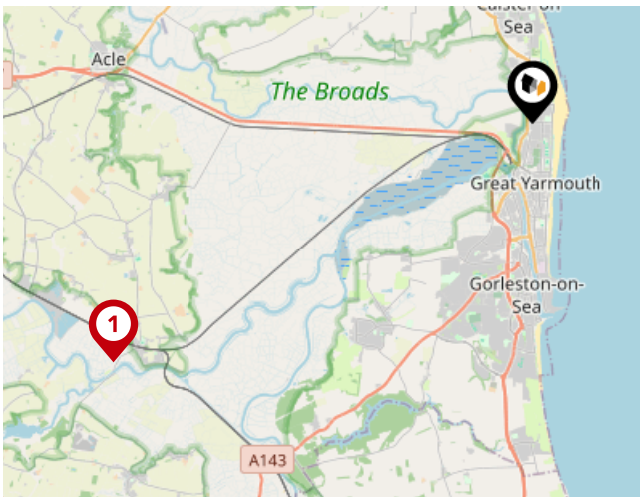
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harley Road	0.12 miles
2	Firstbus Garage	0.09 miles
3	Hospital	0.16 miles
4	Walpole Road	0.19 miles
5	Post Office	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	8.69 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Howards or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Howards and therefore no warranties can be given as to their good working order.

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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