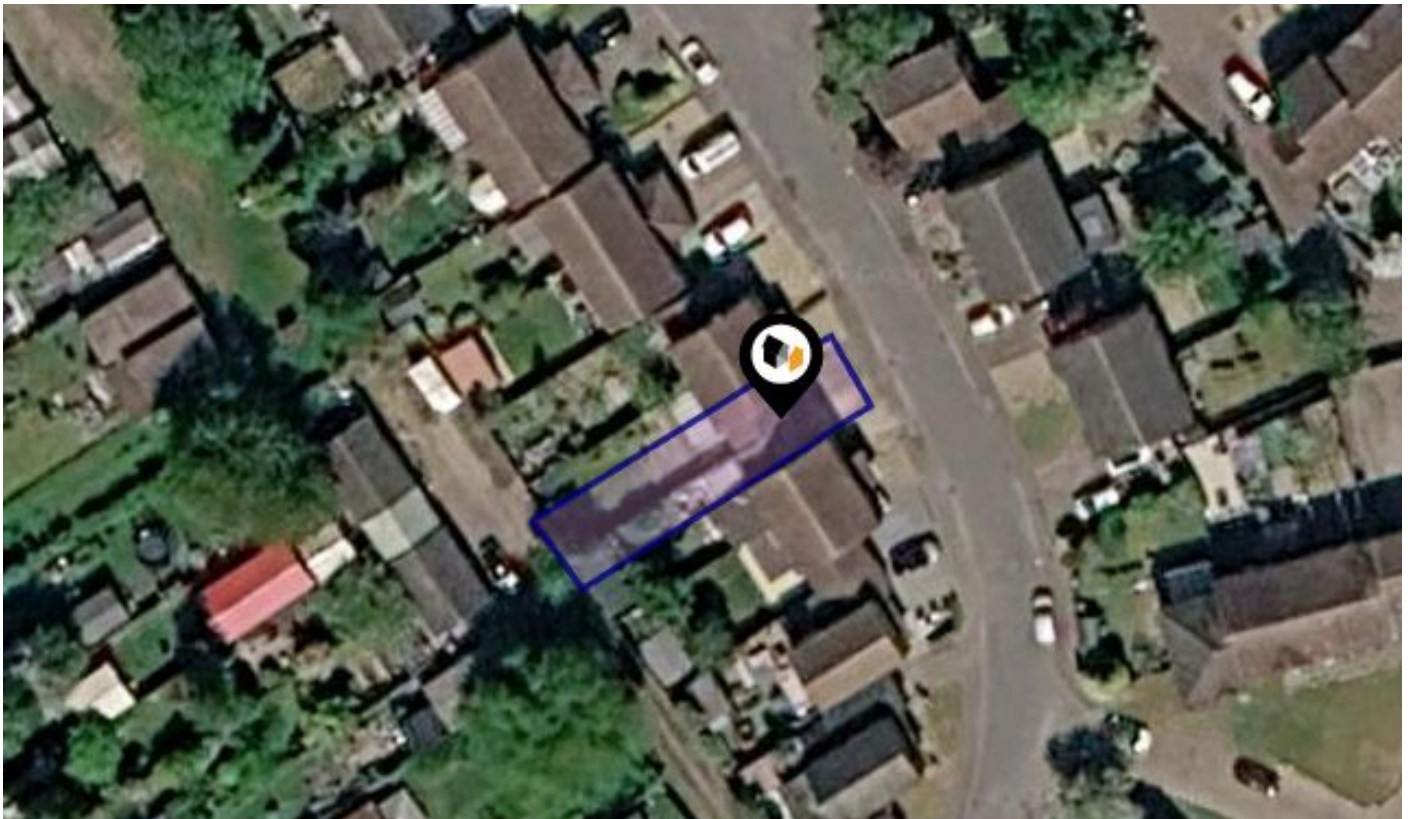




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 09th July 2026



PILGRIMS WAY, BUNGAY, NR35

Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.05 acres		
Year Built :	1997		
Council Tax :	Band B		
Annual Estimate:	£1,816		
Title Number:	SK170229		

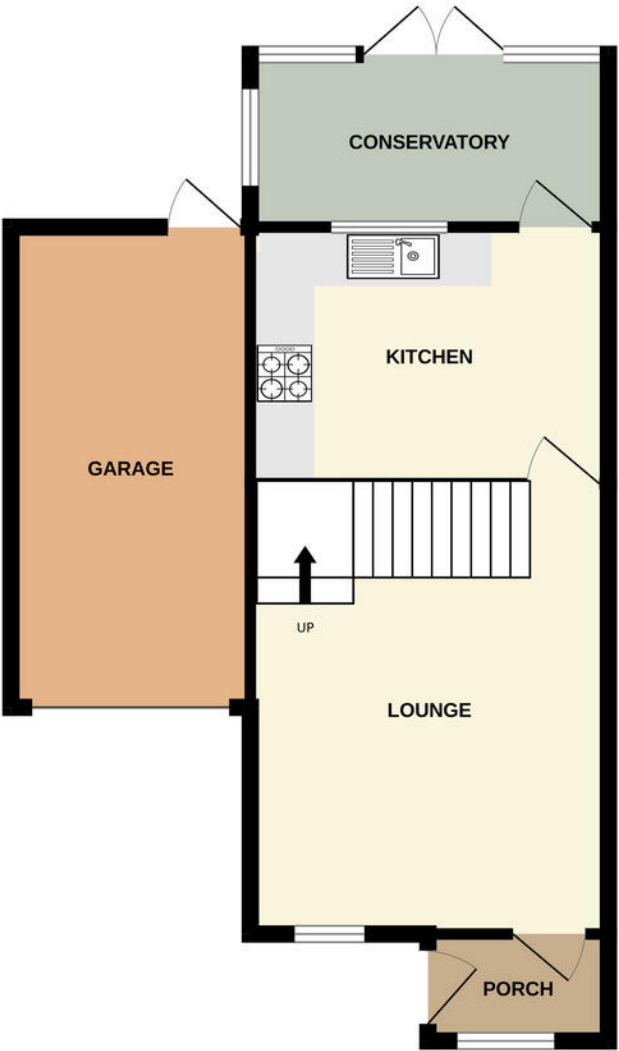
Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	80 mb/s	10000 mb/s
• Surface Water	Medium			

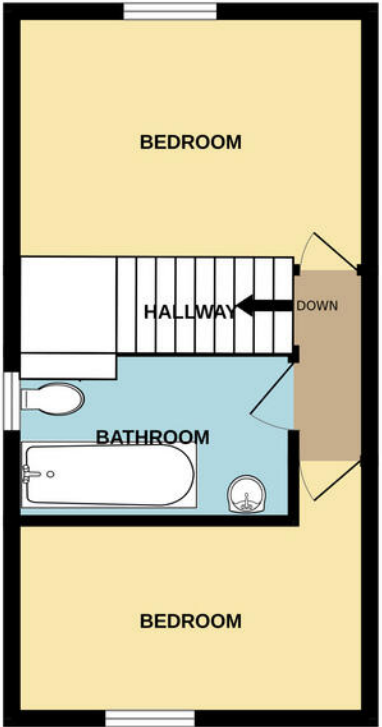
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

PILGRIMS WAY, BUNGAY, NR35

GROUND FLOOR

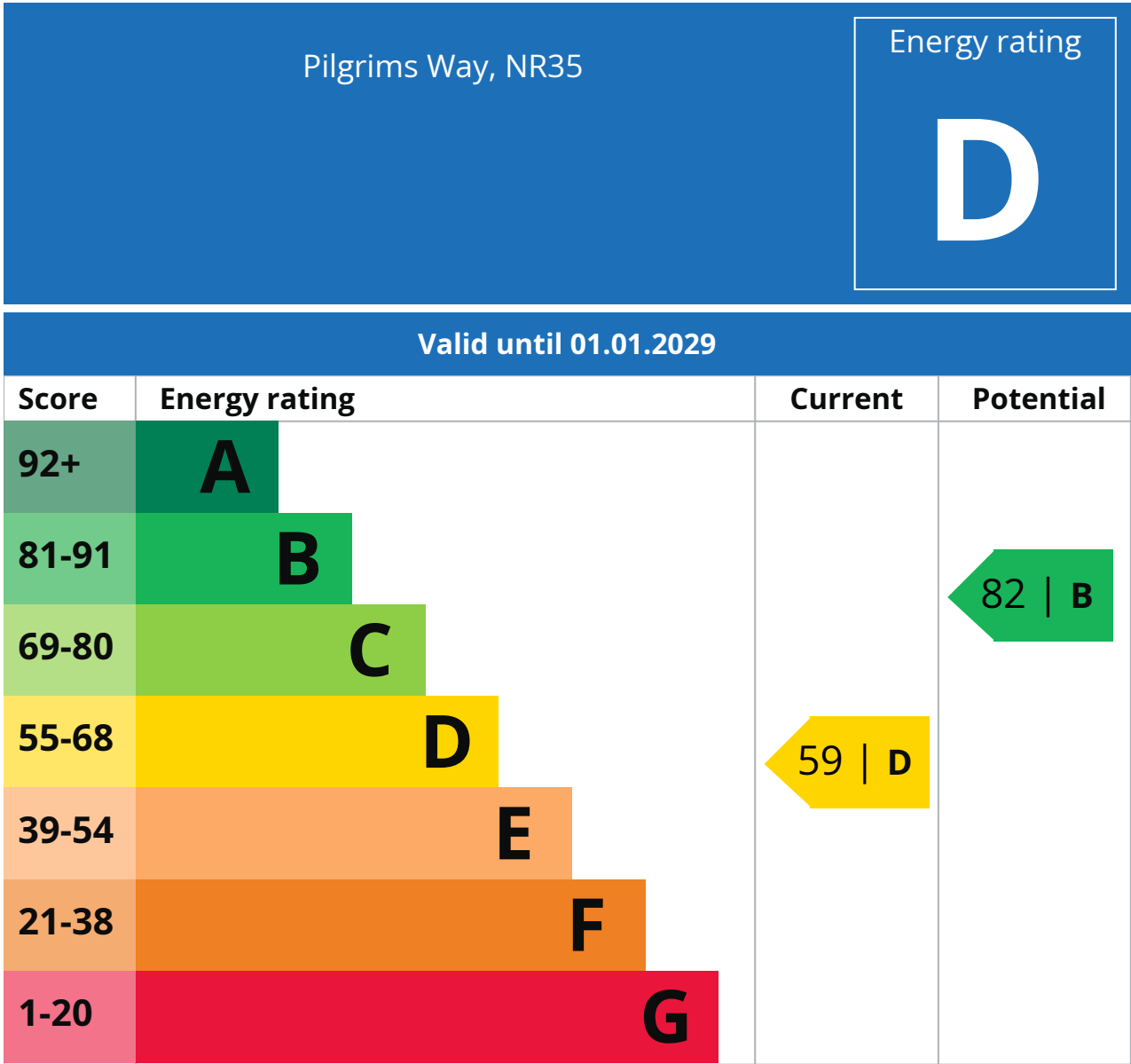


1ST FLOOR



FOR GUIDANCE / ILLUSTRATION ONLY

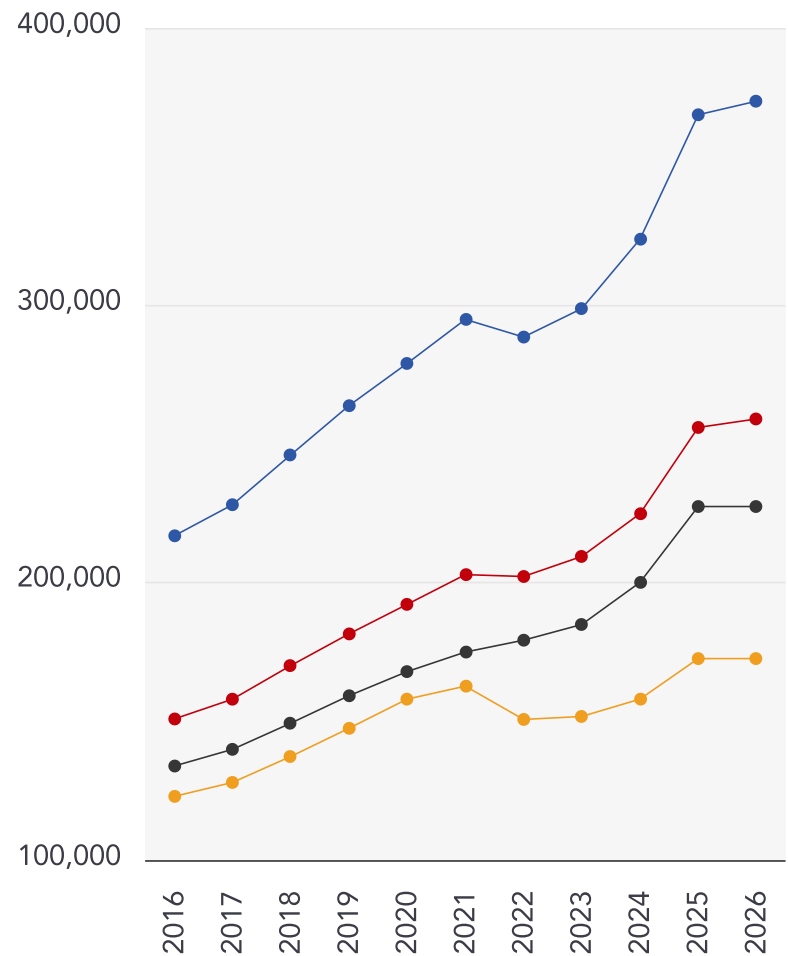
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	60 m ²

10 Year History of Average House Prices by Property Type in NR35



Detached

+72.22%

Semi-Detached

+71.67%

Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



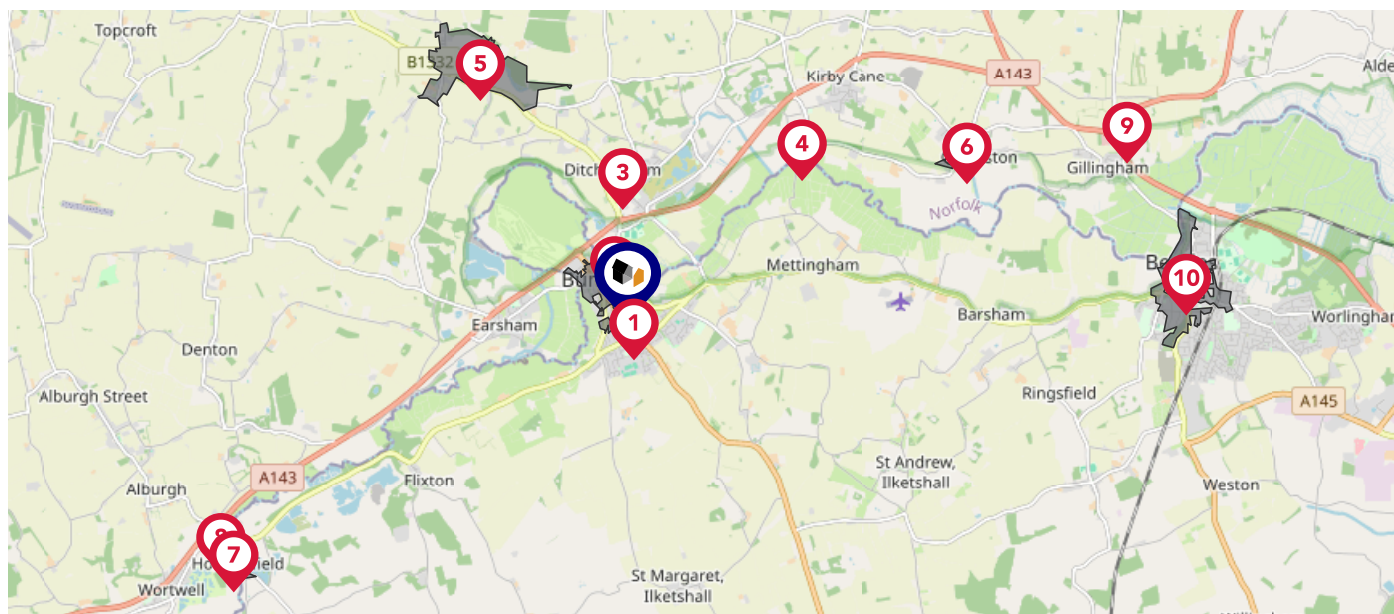
Mine Entry

- ✕ 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



Bungay



Ditchingham Dam



Ditchingham



Ellingham Mill



Hedenham



Geldeston



Homersfield



Wortwell

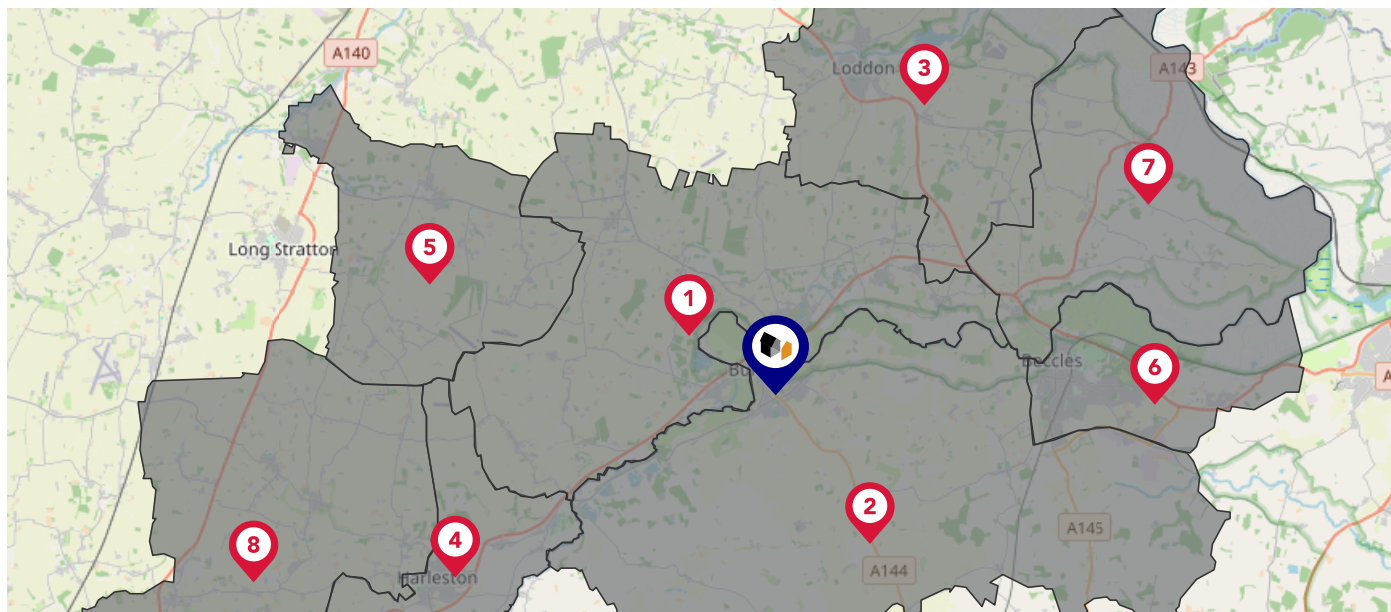


Gillingham



Beccles

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



Ditchingham & Earsham Ward



Bungay & Wainford Ward



Loddon & Chedgrave Ward



Harleston Ward



Hempnall Ward



Beccles & Worlingham Ward



Thurlton Ward

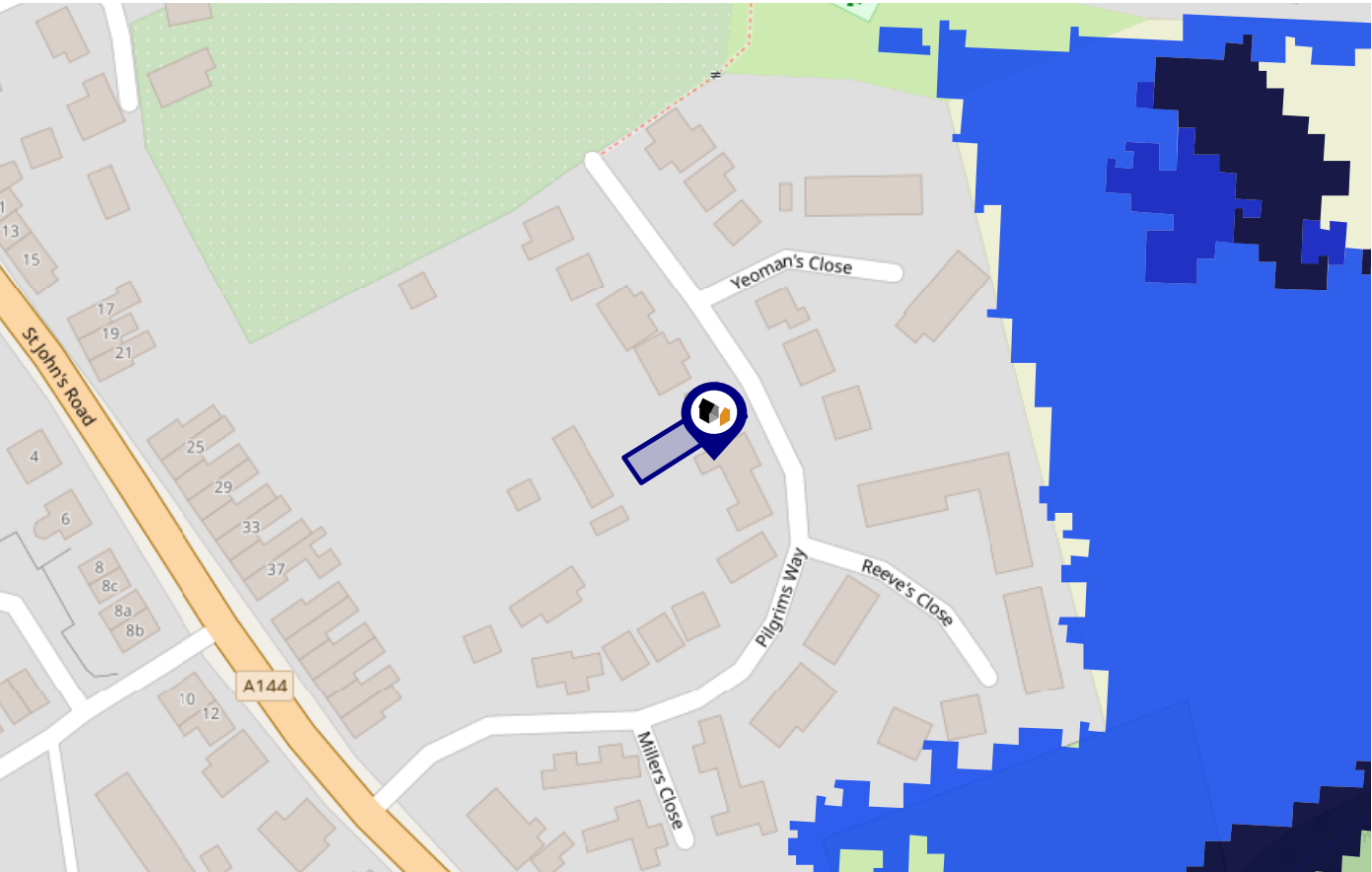


Beck Vale, Dickleburgh & Scole Ward

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.

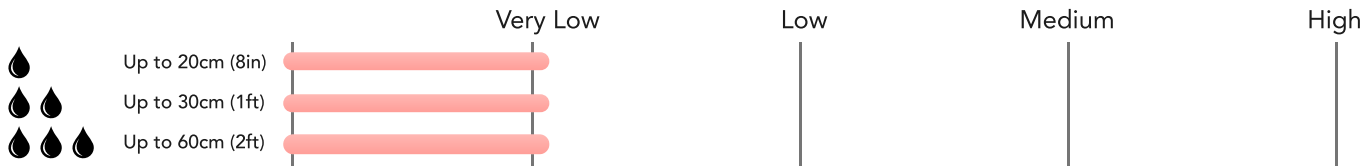


Risk Rating: Very low

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.

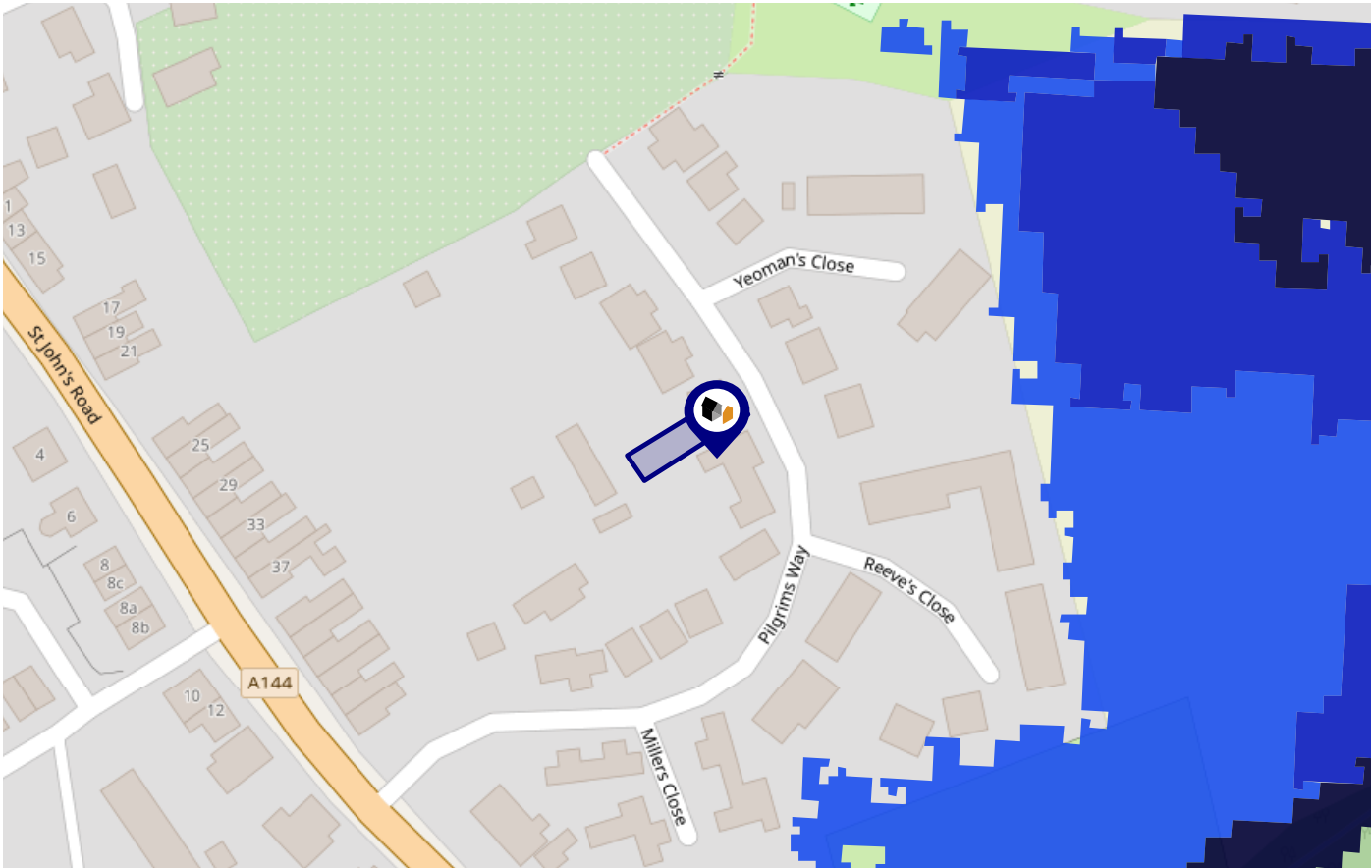
Chance of flooding to the following depths at this property:



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.

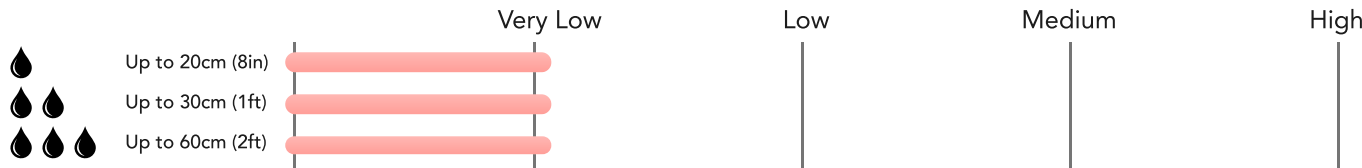


Risk Rating: Very low

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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

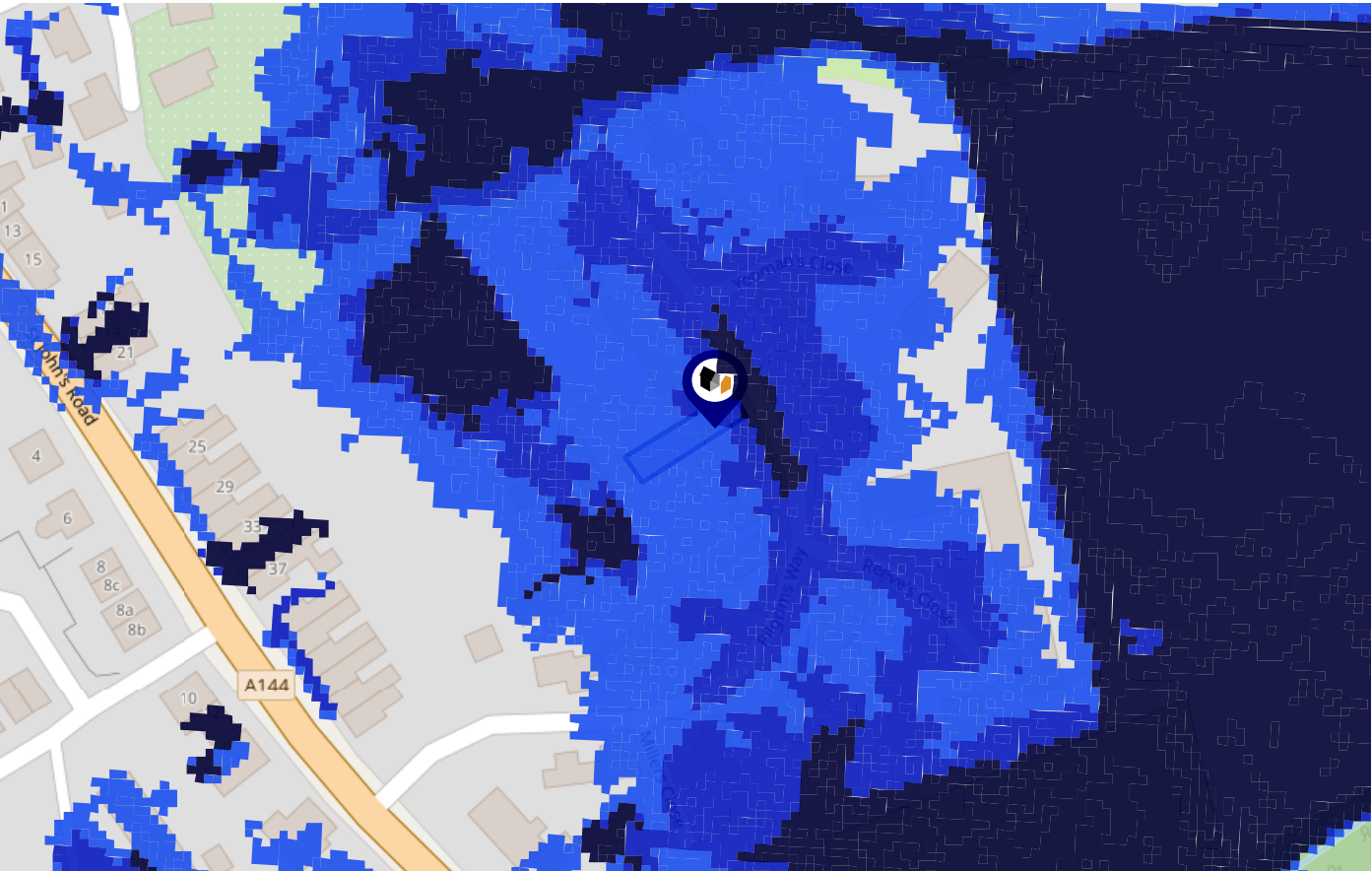
Chance of flooding to the following depths at this property:



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: 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.

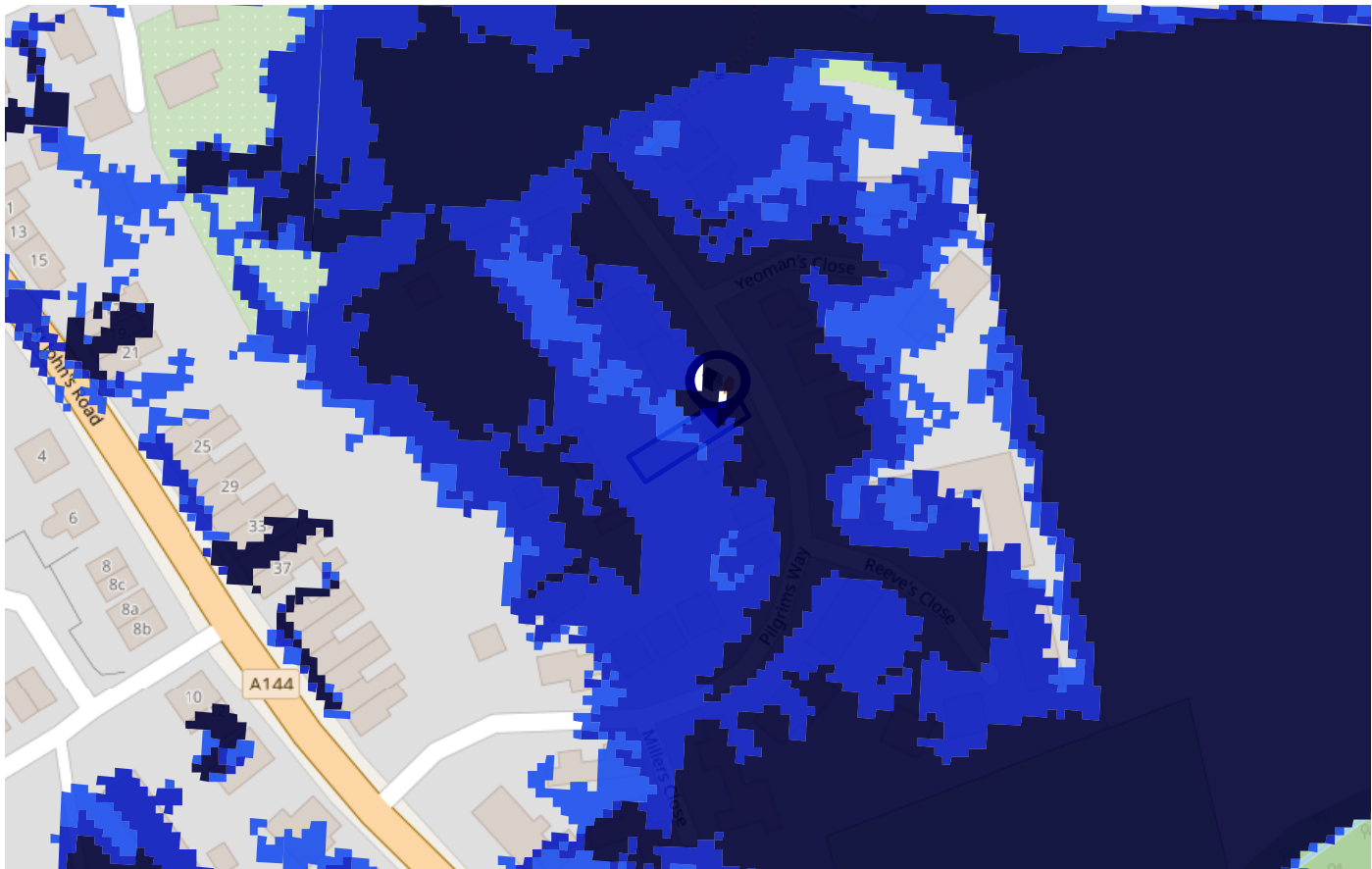
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

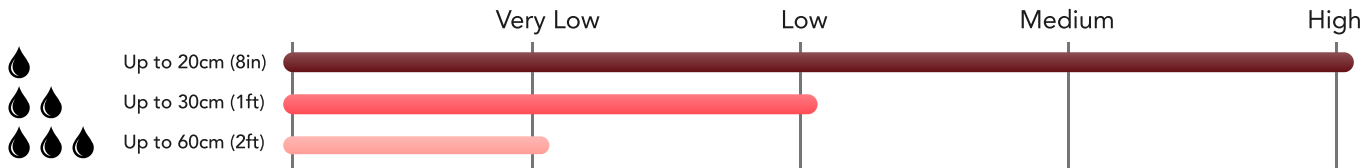


Risk Rating: High

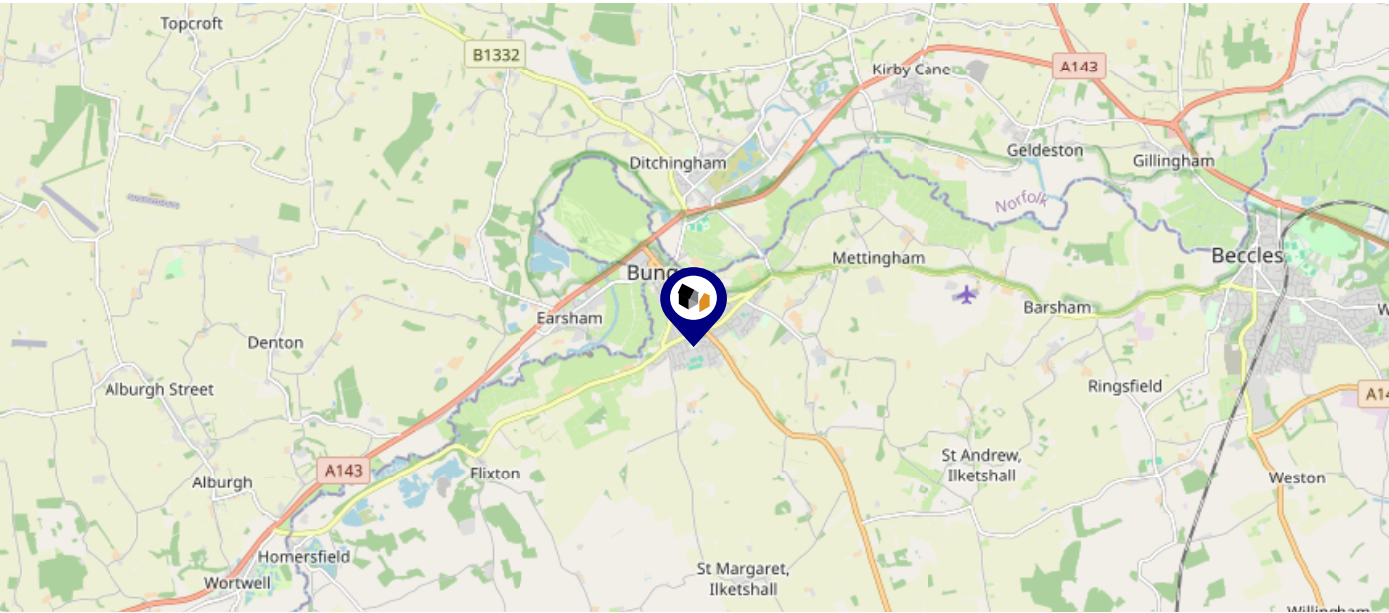
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



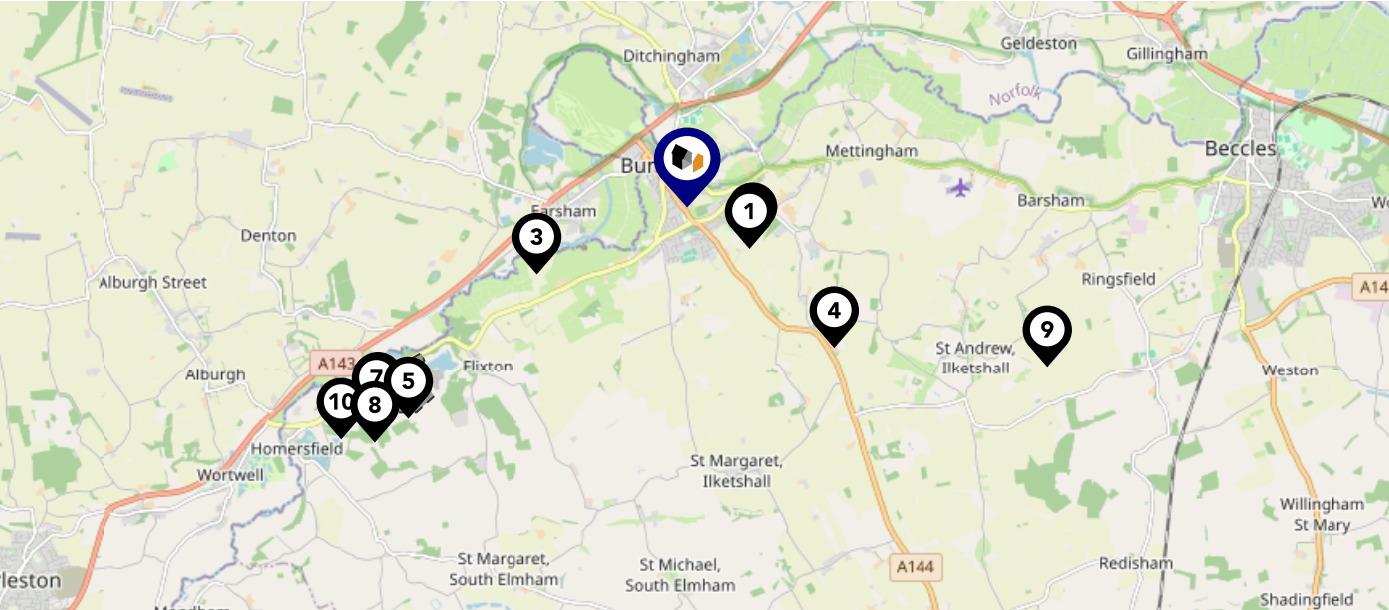
This map displays nearby areas that have been designated as Green Belt...



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.

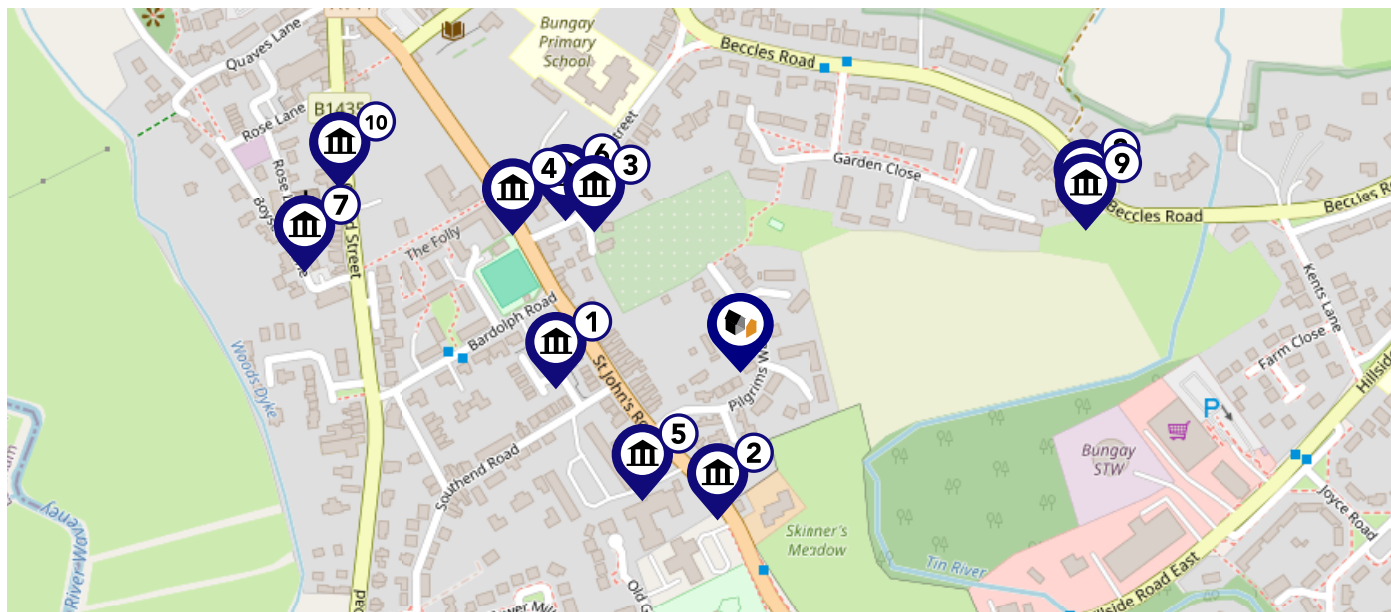


Nearby Landfill Sites		
1	Annis Hill-Bungay, Suffolk	Historic Landfill
2	Off Albion Road-Bungay	Historic Landfill
3	Earsham-Church Road, Earsham, Bungay, Suffolk	Historic Landfill
4	Low Road-St. John, Ilketshall, Near Beccles, Suffolk	Historic Landfill
5	Flixton Park-Bungay	Historic Landfill
6	Flixton Park-Flixton Park, Bungay, Suffolk	Historic Landfill
7	Homersfield Road-Homersfield Road, Flixton	Historic Landfill
8	EA/EPR/KB3000XH/T001	Active Landfill
9	Hall Farm-Ringsfield, Near Beccles	Historic Landfill
10	Flixton Park-Bungay	Historic Landfill

Maps

Listed Buildings

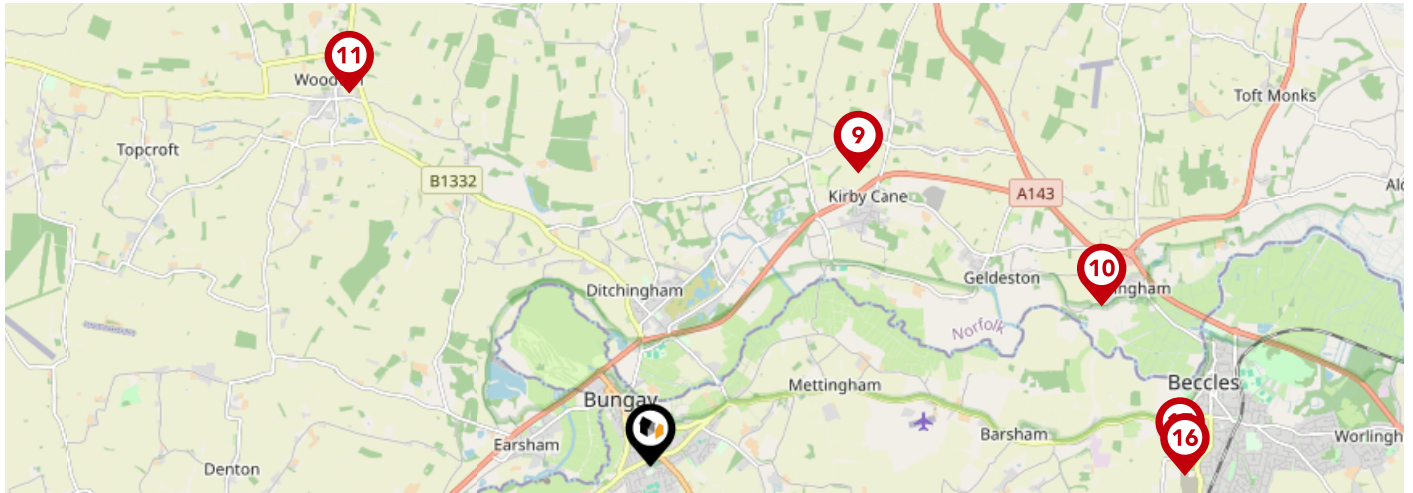
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1216849 - 4, St John's Road	Grade II	0.1 miles
	1275692 - Ollands And The Gables	Grade II	0.1 miles
	1221764 - 14, Wingfield Street	Grade II	0.1 miles
	1234820 - Dunelm House	Grade II	0.1 miles
	1275693 - 22 And 24, St John's Road	Grade II	0.1 miles
	1275028 - 5-11, Wingfield Street	Grade II	0.1 miles
	1275117 - 38 Upper Olland Street	Grade II	0.2 miles
	1365312 - Dukesbridge House	Grade II	0.2 miles
	1365313 - Wall Of Front Garden Of Dukesbridge House	Grade II	0.2 miles
	1217660 - 27 And 29, Upper Olland Street	Grade II	0.2 miles



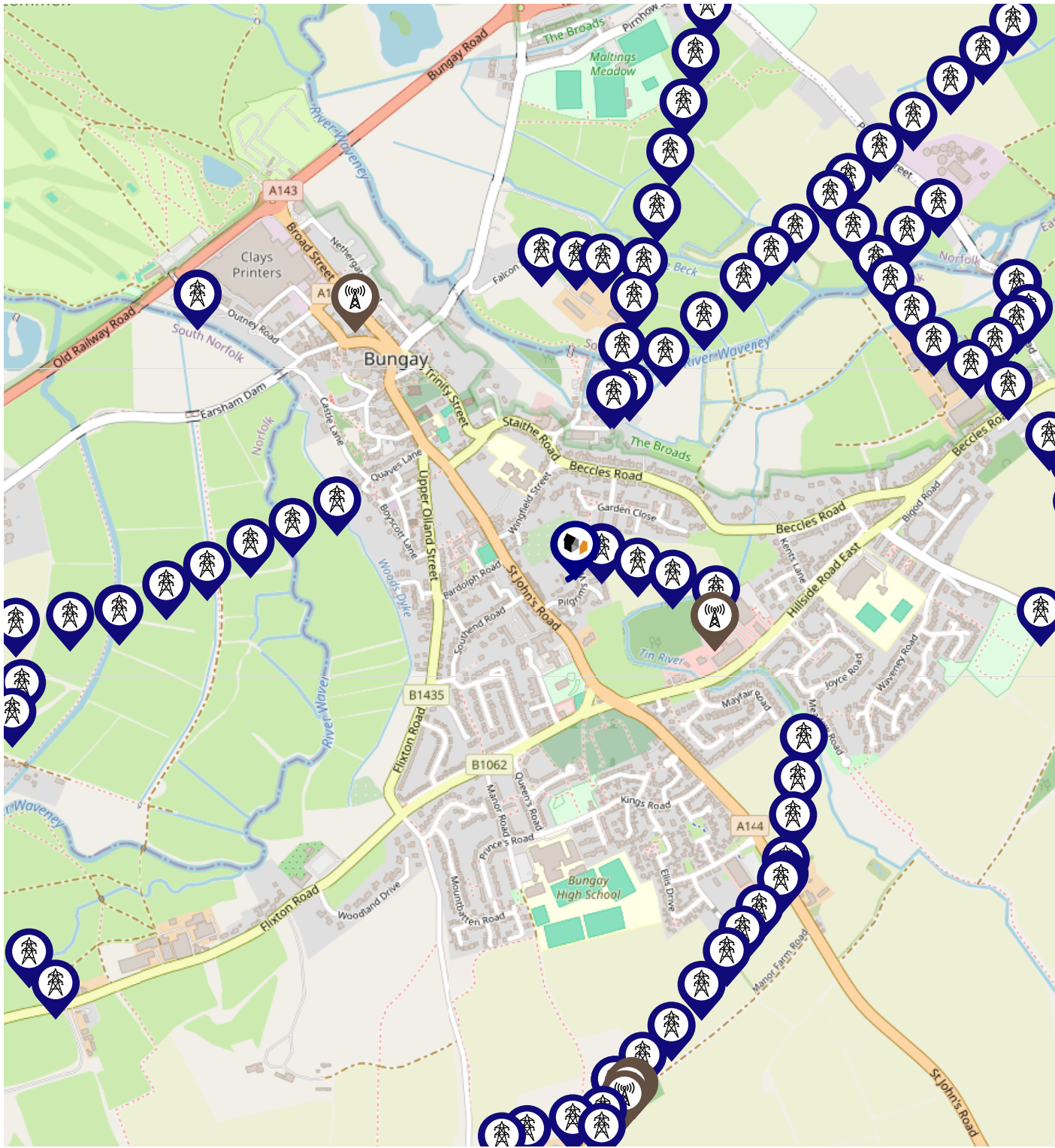
		Nursery	Primary	Secondary	College	Private
1	Bungay Primary School Ofsted Rating: Good Pupils: 186 Distance:0.15	☐	☒	☐	☐	☐
2	St Edmund's Catholic Primary School Ofsted Rating: Good Pupils: 82 Distance:0.31	☐	☒	☐	☐	☐
3	Bungay High School Ofsted Rating: Good Pupils: 985 Distance:0.43	☐	☐	☒	☐	☐
4	Horizon School Ofsted Rating: Requires improvement Pupils: 6 Distance:0.43	☐	☐	☒	☐	☐
5	Castle EAST School Ofsted Rating: Outstanding Pupils: 78 Distance:0.43	☐	☐	☒	☐	☐
6	Earsham Church of England Primary Academy Ofsted Rating: Good Pupils: 87 Distance:0.99	☐	☒	☐	☐	☐
7	Ditchingham Church of England Primary Academy Ofsted Rating: Good Pupils: 66 Distance:1.39	☐	☒	☐	☐	☐
8	Ellingham VC Primary School Ofsted Rating: Good Pupils: 99 Distance:2.5	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Turnstone House School Ofsted Rating: Good Pupils: 8 Distance:3.25	☐	☐	☒	☐	☐
	Gillingham St Michael's Church of England Primary Academy Ofsted Rating: Good Pupils: 59 Distance:4.33	☐	☒	☐	☐	☐
	Woodton Primary School Ofsted Rating: Good Pupils: 57 Distance:4.34	☐	☒	☐	☐	☐
	Ringsfield Church of England Primary School Ofsted Rating: Good Pupils: 107 Distance:4.36	☐	☒	☐	☐	☐
	Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:4.51	☐	☒	☐	☐	☐
	Ilketshall St Lawrence School Ofsted Rating: Good Pupils: 99 Distance:4.69	☐	☒	☐	☐	☐
	St Benet's Catholic Primary School Ofsted Rating: Good Pupils: 77 Distance:4.78	☐	☒	☐	☐	☐
	Sir John Leman High School Ofsted Rating: Good Pupils: 1443 Distance:4.83	☐	☐	☒	☐	☐

Local Area Masts & Pylons

HOWARDS
Estate Agents since 1926

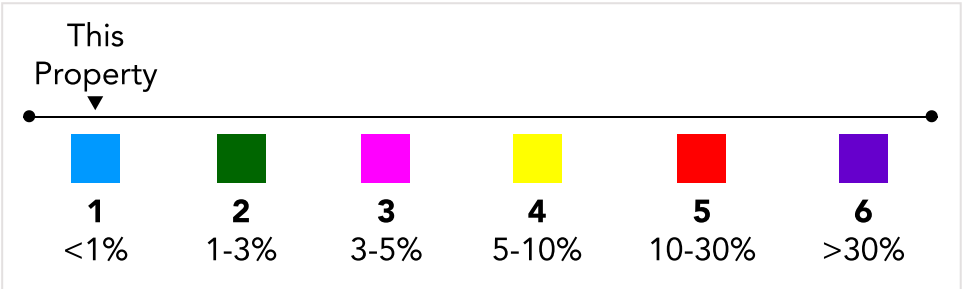
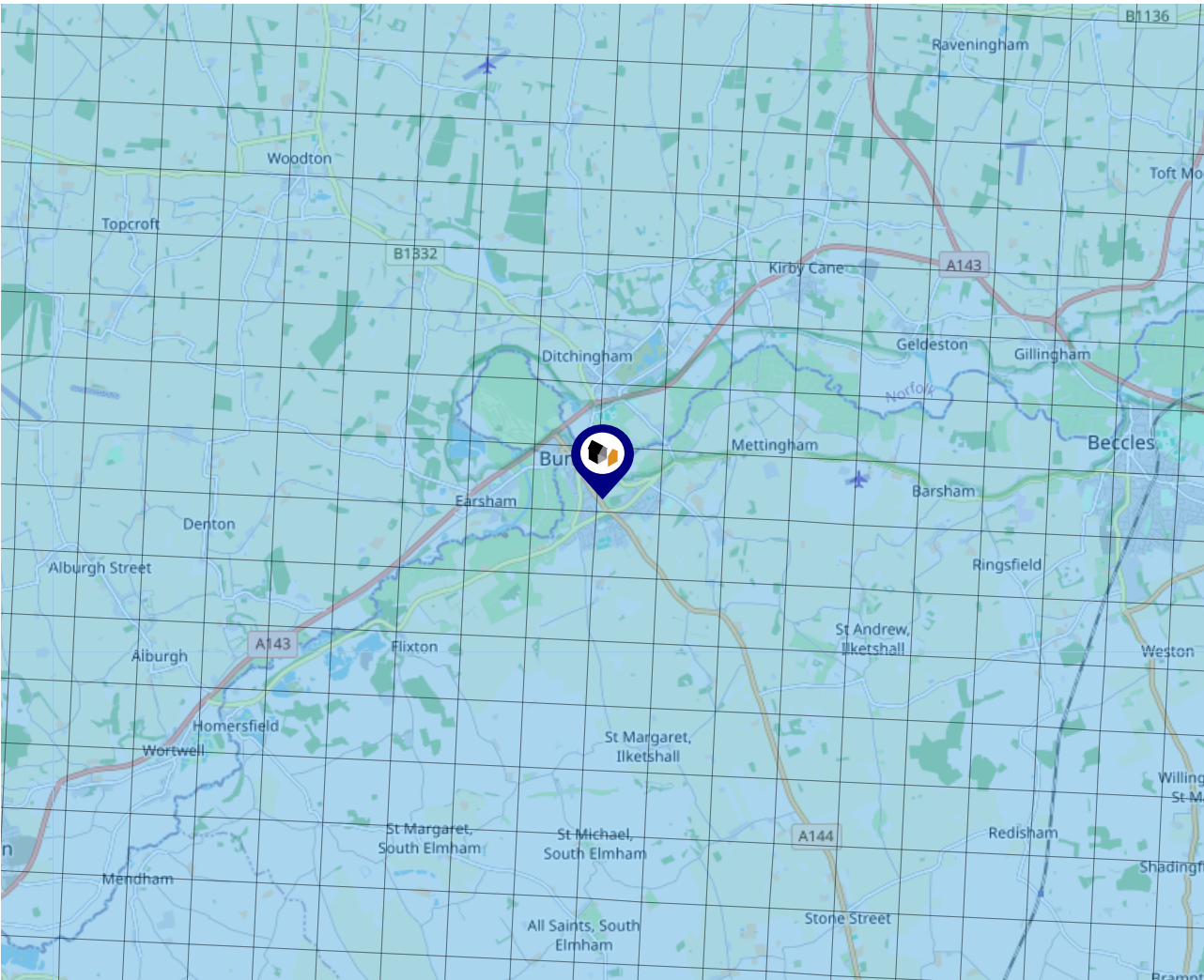


Key:

-  Power Pylons
-  Communication Masts

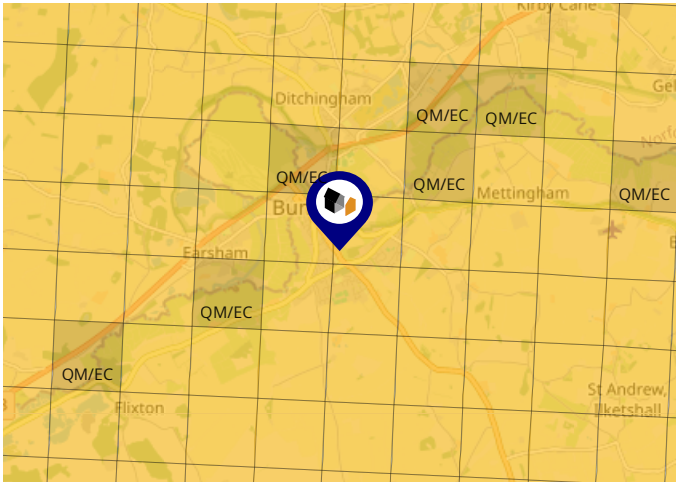
What is Radon?

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/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		

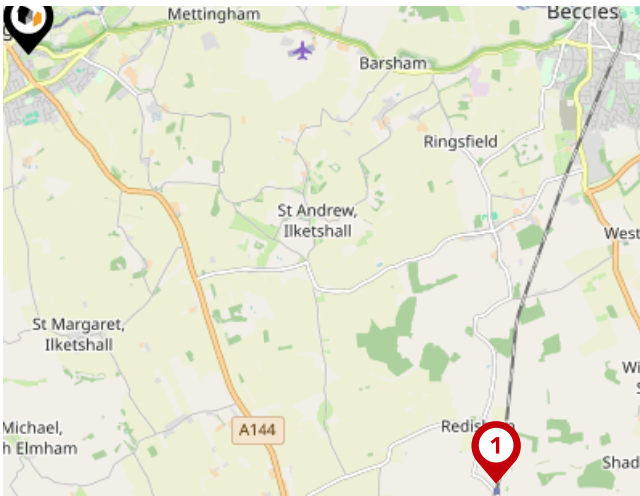


Primary Classifications (Most Common Clay Types)

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

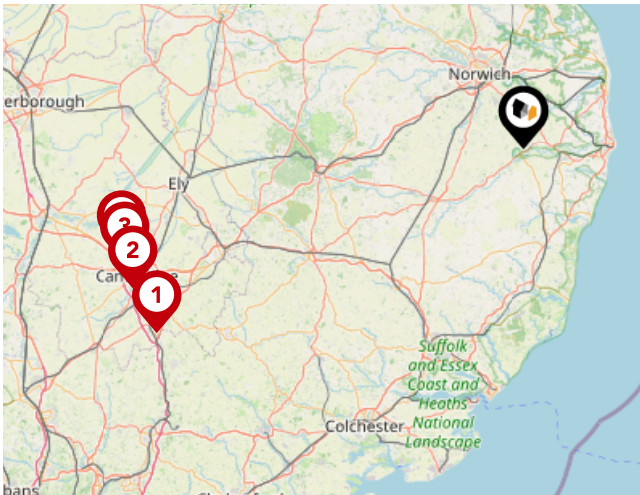
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Entrance	5.74 miles
	Beccles Rail Station	5.32 miles
	Entrance	5.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	59.61 miles
	M11 J11	60.16 miles
	M11 J13	60.06 miles
	M11 J14	60.07 miles

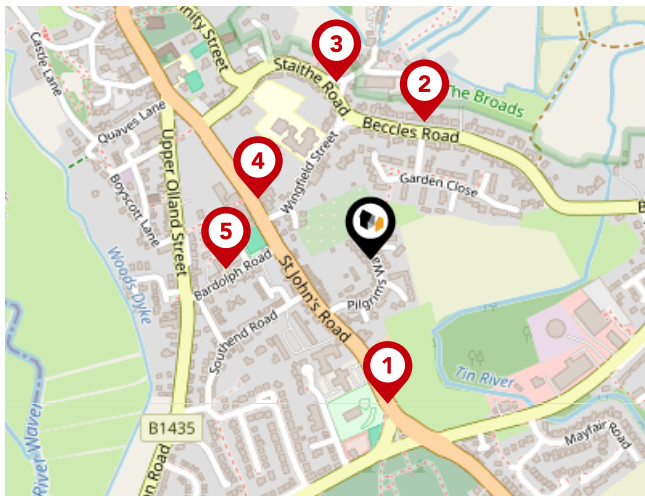


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	16.62 miles
	Southend-on-Sea	68.72 miles
	Cambridge	56.27 miles
	Stansted Airport	63.45 miles

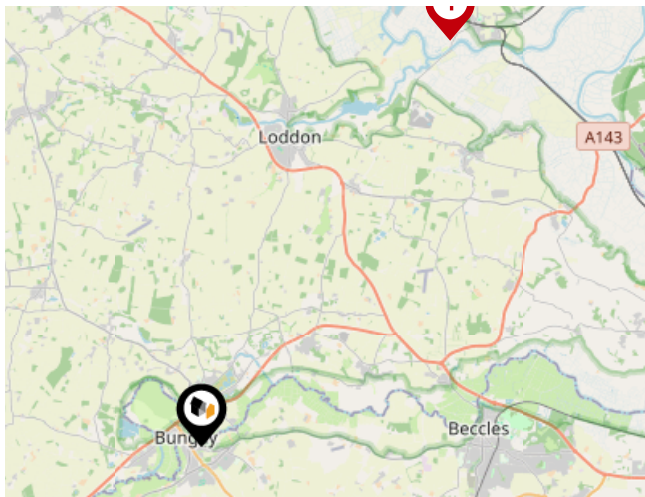
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hillside Road	0.16 miles
2	Garden Close	0.17 miles
3	Garage	0.2 miles
4	Wingfield Street	0.14 miles
5	Bardolph Road	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	8.6 miles
2	Reedham Ferry North	8.62 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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lowestoft.lettings@howards.co.uk

www.howards.co.uk

