

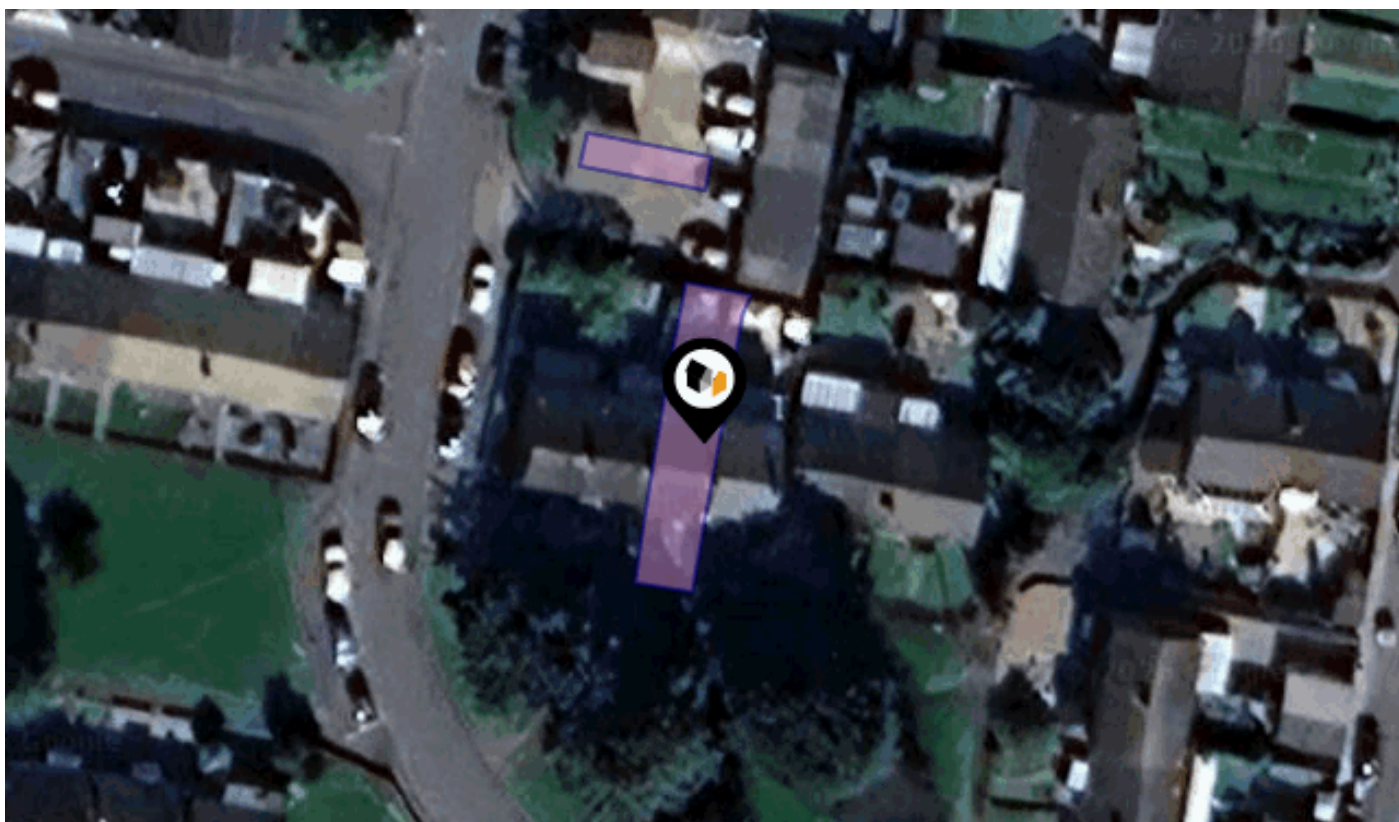


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## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 09th May 2026**



**LLOYDS AVENUE, KESSINGLAND, LOWESTOFT, NR33**

### Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



## Property

<b>Type:</b>	Terraced House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,557		
<b>Title Number:</b>	SK13965		

## Local Area

<b>Local Authority:</b>	Suffolk
<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>80</b> mb/s	<b>2000</b> mb/s

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



### Satellite/Fibre TV Availability:



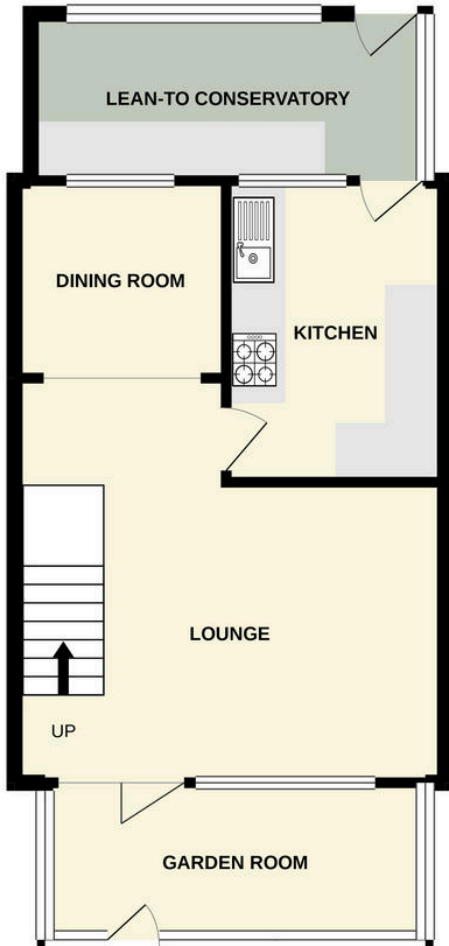
# Planning History This Address

Planning records for: *Lloyds Avenue, Kessingland, Lowestoft, NR33*

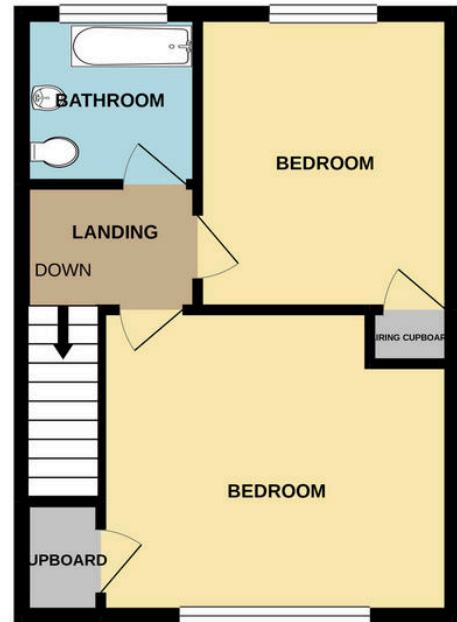
Reference - DC/95/0973/FUL	
<b>Decision:</b>	Permitted
<b>Date:</b>	20th September 1995
<b>Description:</b>	Front porch

## LLOYDS AVENUE, KESSINGLAND, LOWESTOFT, NR33

GROUND FLOOR



1ST FLOOR



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 ©2020

Kessingland, NR33

Energy rating  
C

Valid until 19.01.2035

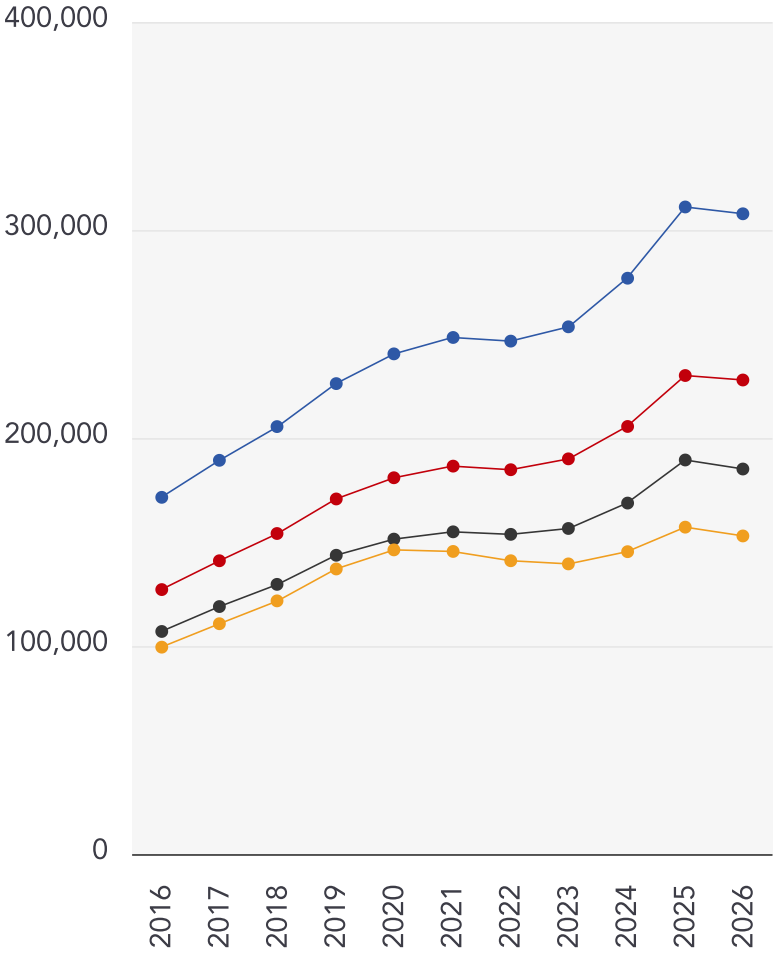
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

## 10 Year History of Average House Prices by Property Type in NR33



Detached

**+79.46%**

Semi-Detached

**+79.21%**

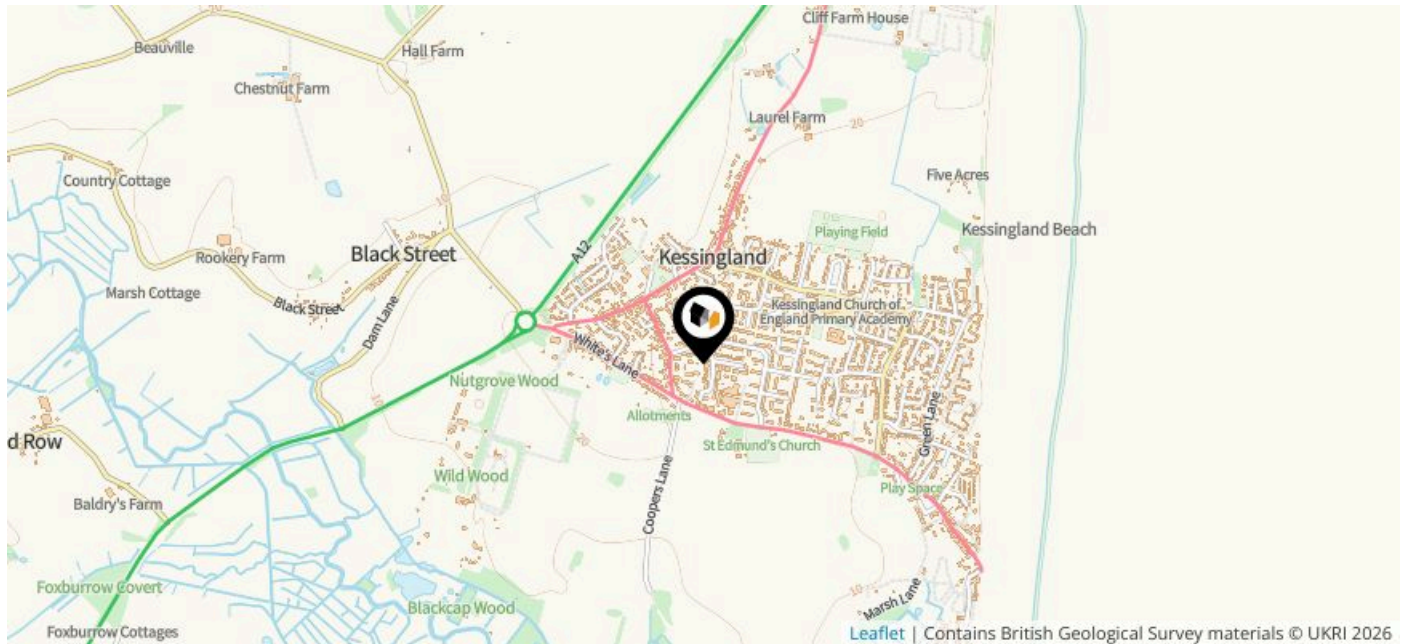
Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

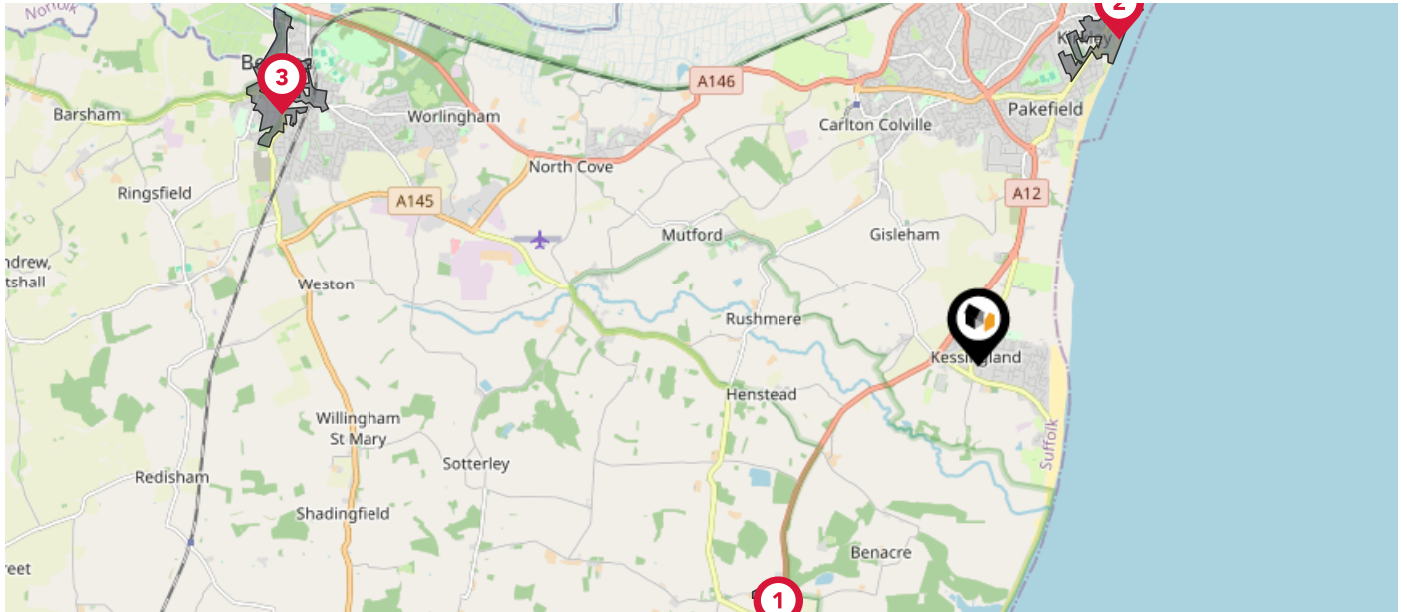
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# Maps

## Conservation Areas

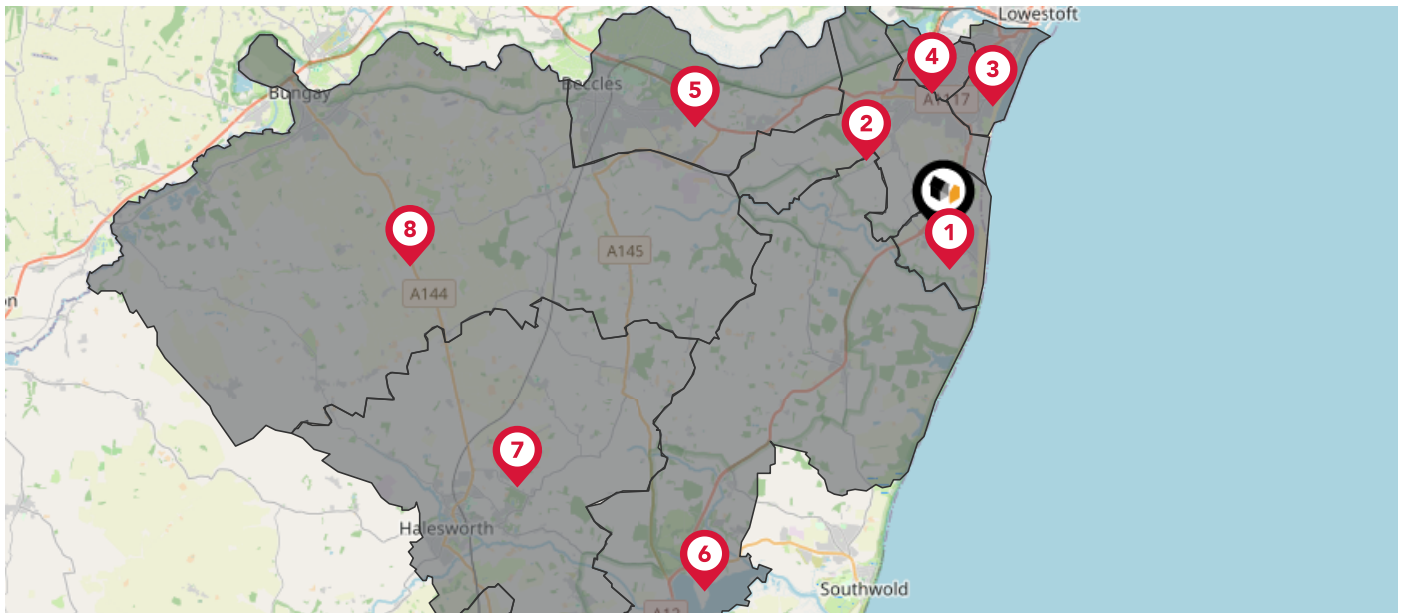
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.











### Nearby Conservation Areas

- 1 Wrentham
- 2 South Lowestoft and Kirkley
- 3 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



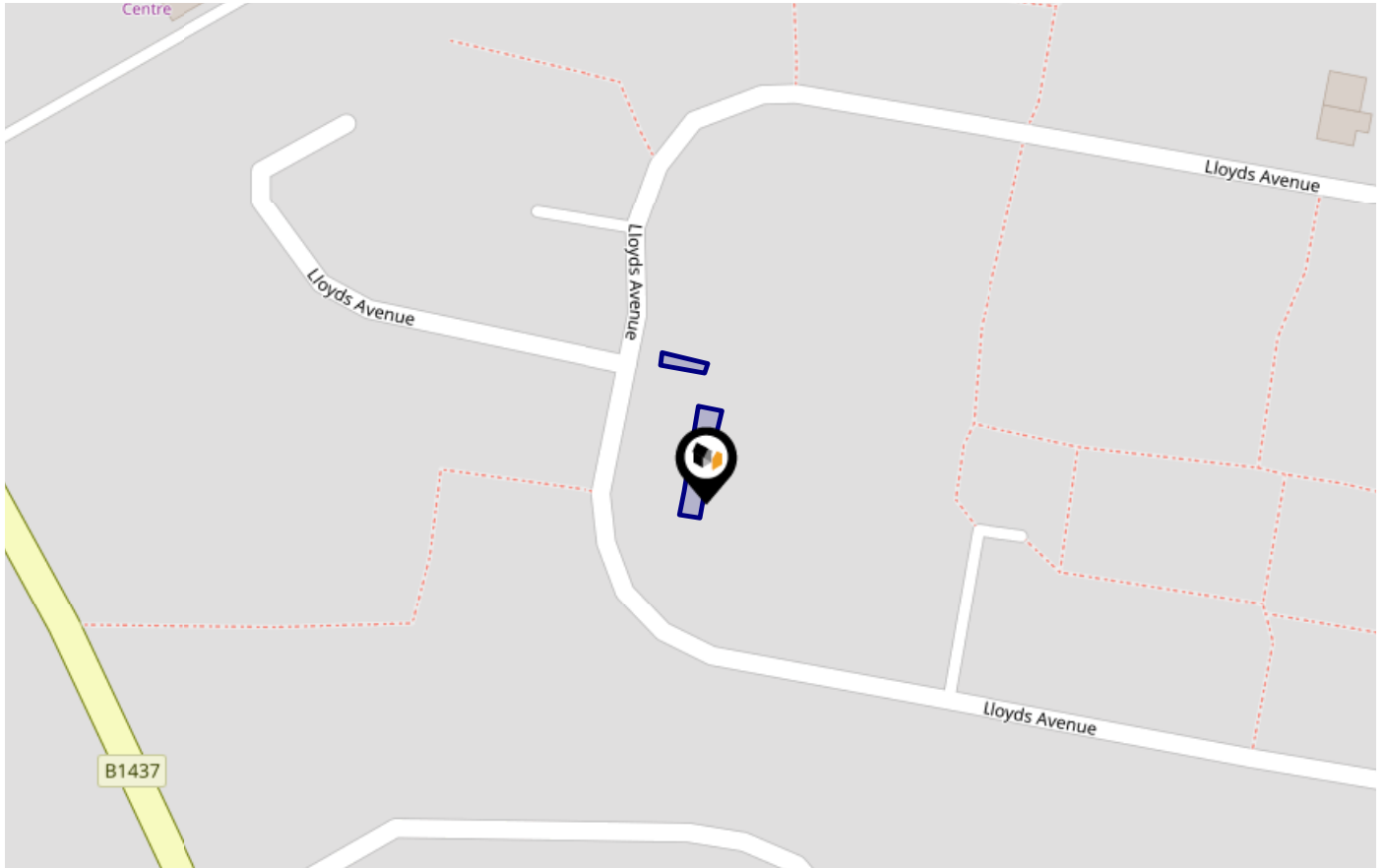
### Nearby Council Wards

-  Kessingland Ward
-  Carlton Colville Ward
-  Kirkley & Pakefield Ward
-  Carlton & Whitton Ward
-  Beccles & Worlingham Ward
-  Wrentham, Wangford & Westleton Ward
-  Halesworth & Blything Ward
-  Bungay & Wainford 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.

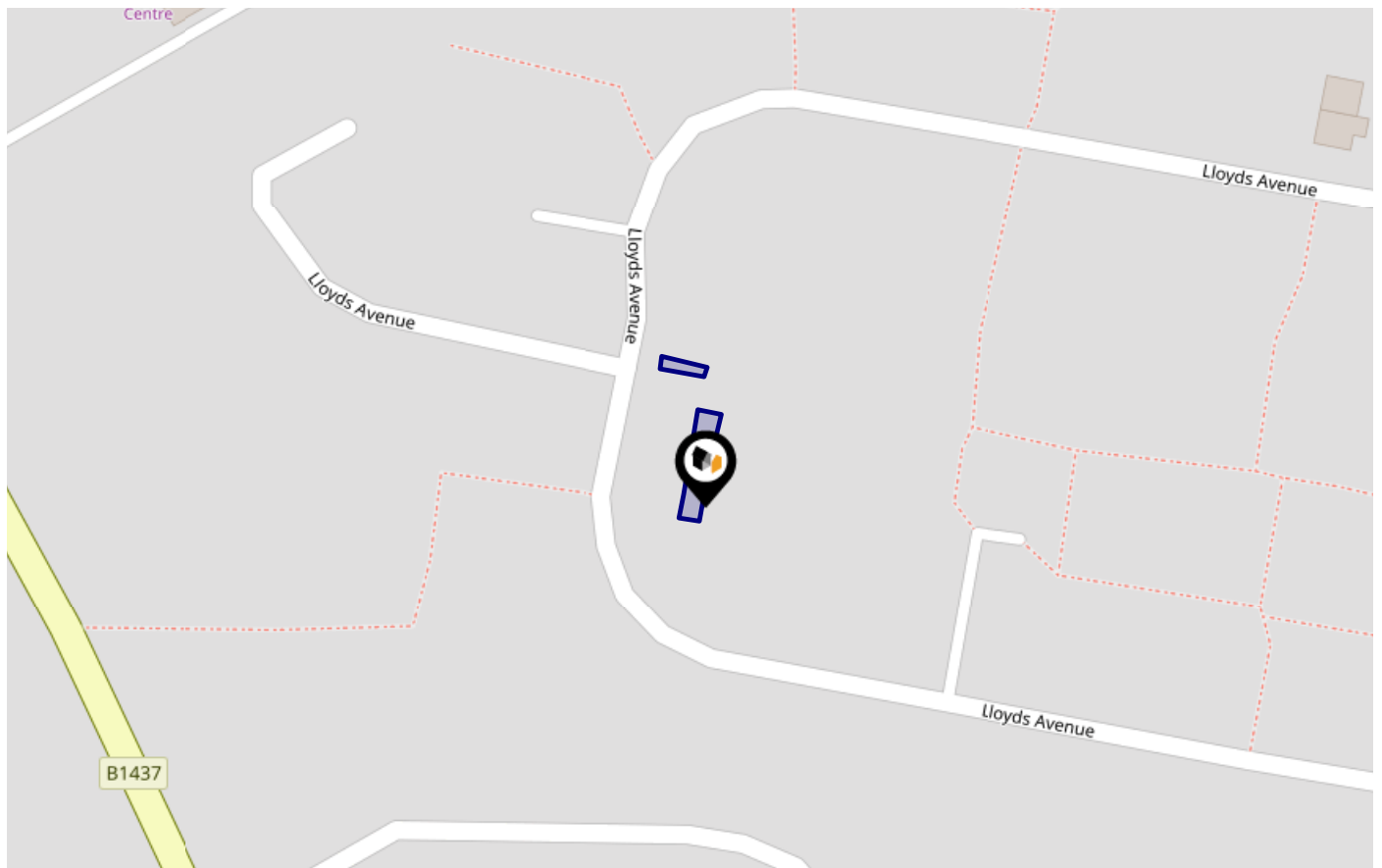
Chance of flooding to the following depths at this property:



# 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.

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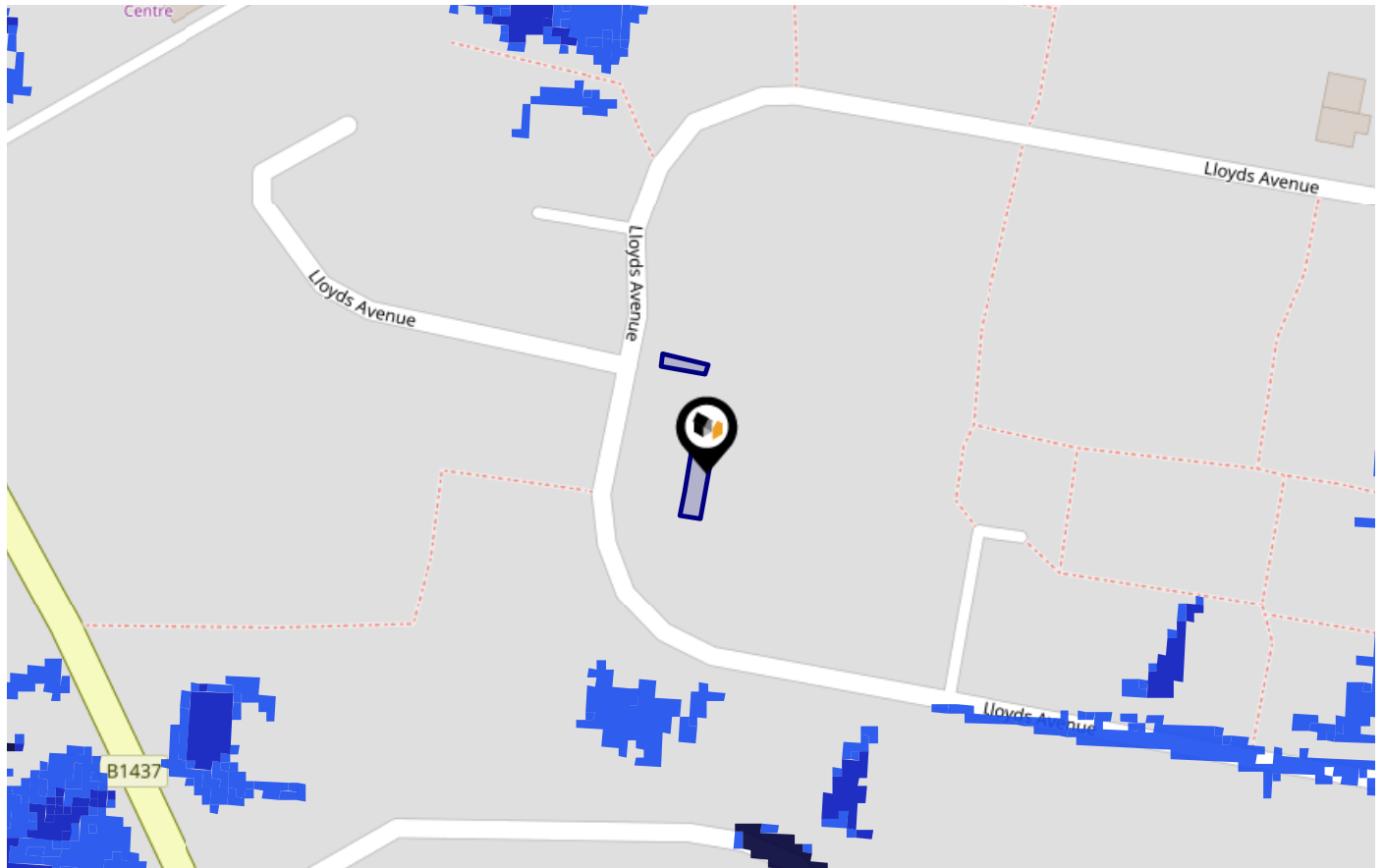
Chance of flooding to the following depths at this property:



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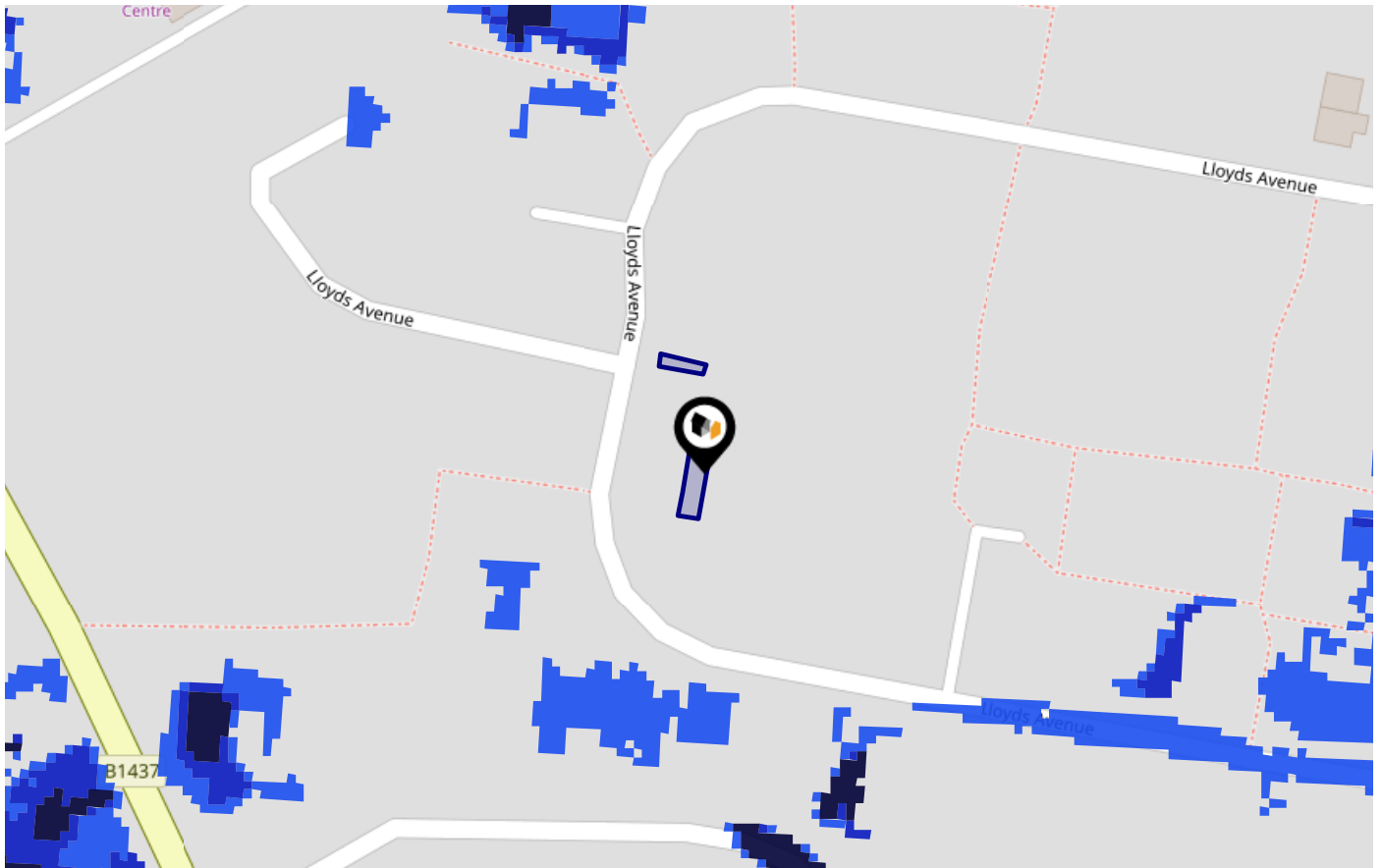
Chance of flooding to the following depths at this property:



# 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**

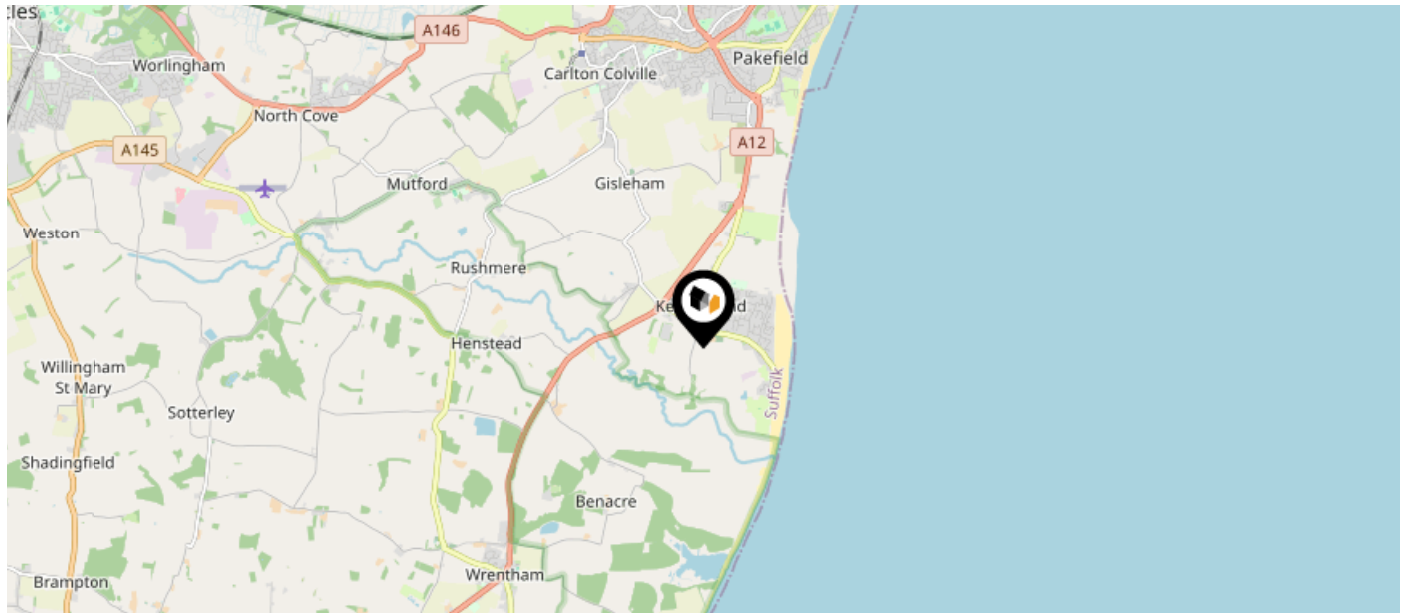
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



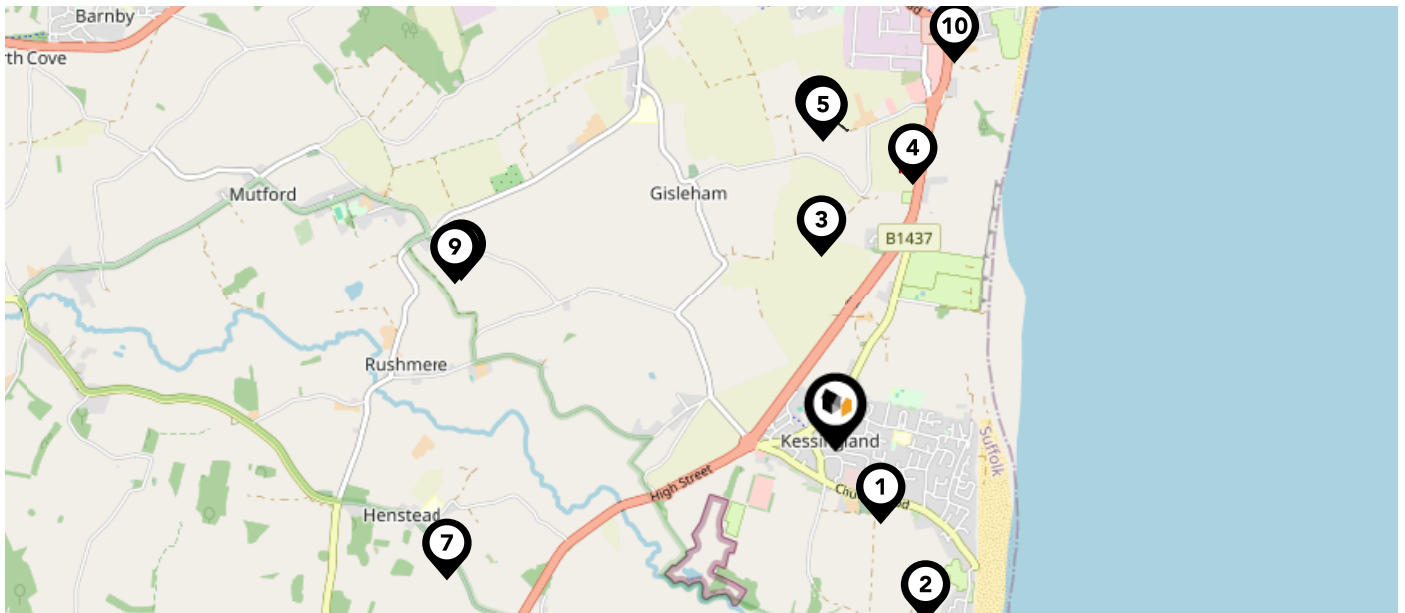
This map displays nearby areas that have been designated as Green Belt...



### 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.



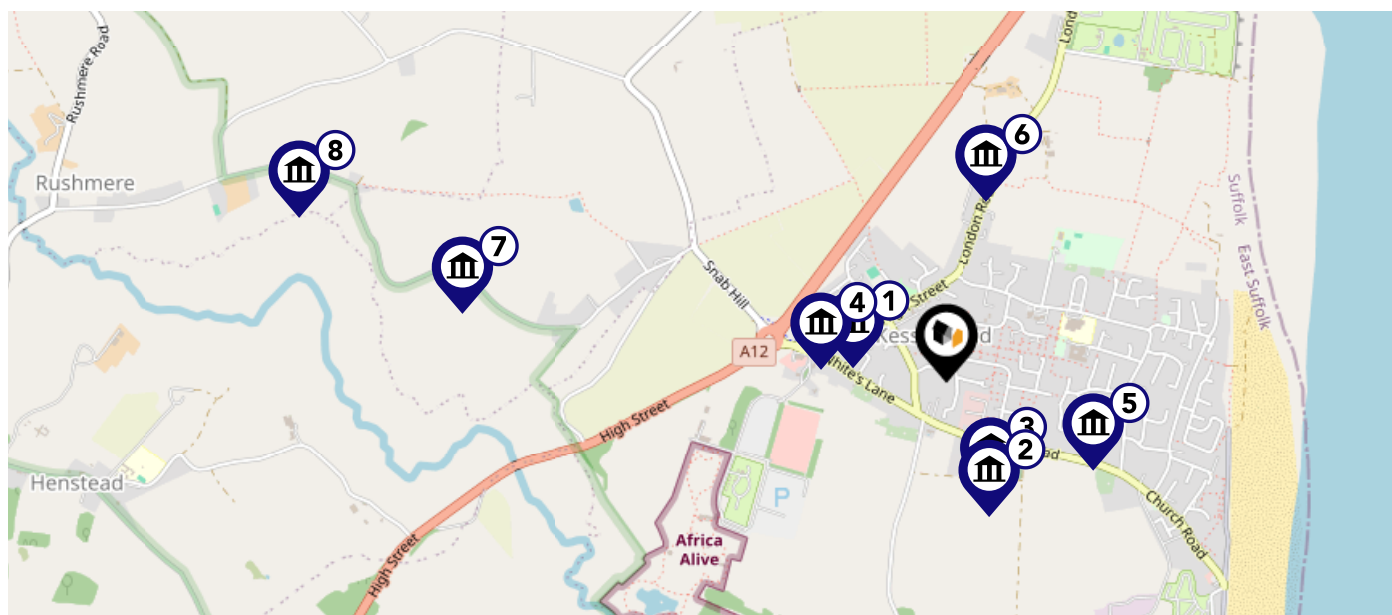
### Nearby Landfill Sites

<b>1</b>	Marsh Road-Church Road, Kessingland	Historic Landfill
<b>2</b>	Marsh Lane-Kessingland, Lowestoft, Suffolk	Historic Landfill
<b>3</b>	EA/EPR/CP3895NG/A001	Active Landfill
<b>4</b>	EA/EPR/CP3695NL/A001	Active Landfill
<b>5</b>	Grange Farm-Gisleham	Historic Landfill
<b>6</b>	East of Grange Farm-Pakefield, Suffolk	Historic Landfill
<b>7</b>	Ravens Farm-Henstead	Historic Landfill
<b>8</b>	Rushmere-Blower's Lane, Mutford, Suffolk	Historic Landfill
<b>9</b>	Blowers Lane-Rushmere, Lowestoft	Historic Landfill
<b>10</b>	Arbor Lane-Pakefield	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



1250854 - 59, High Street

Grade II

0.2 miles



1458835 - Kessingland War Memorial

Grade II

0.3 miles



1182858 - Church Of St Edmund

Grade I

0.3 miles



1284313 - The Ark

Grade II

0.3 miles



1032079 - The Old Rectory

Grade II

0.4 miles



1032080 - Pond Farmhouse

Grade II

0.4 miles



1032074 - The Rookery

Grade II

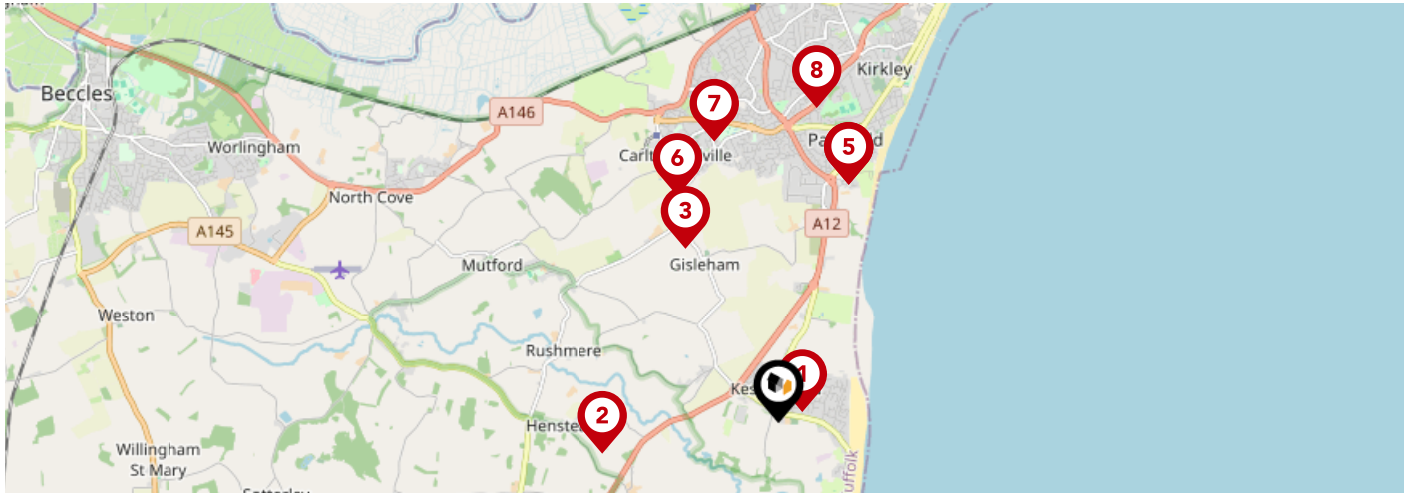
1.1 miles



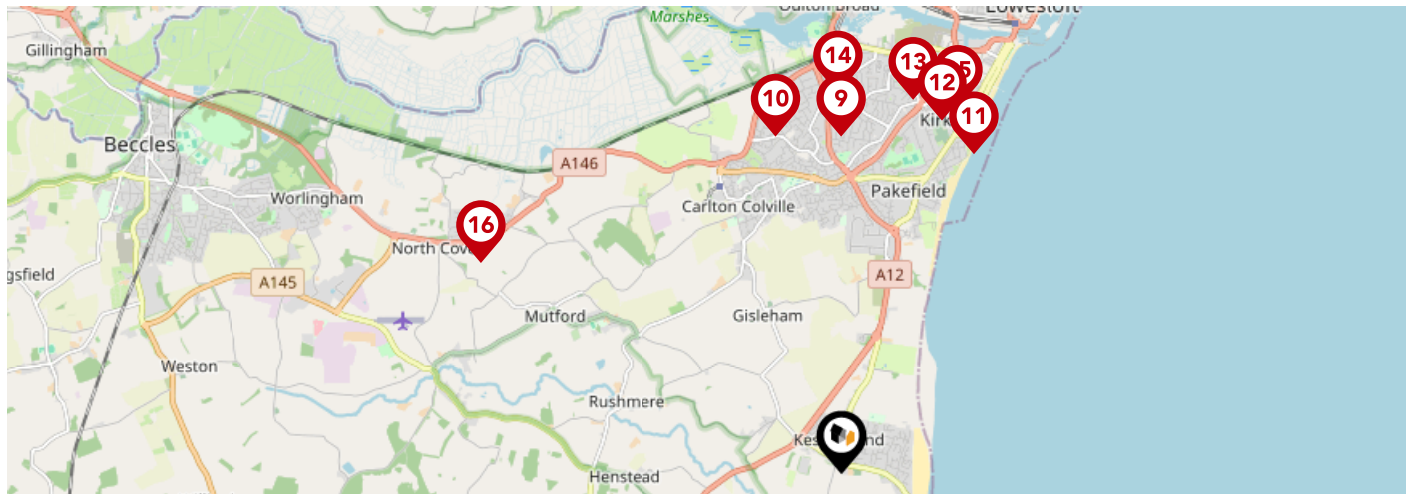
1284275 - Barn 10 Metres West Of The Elms

Grade II

1.5 miles

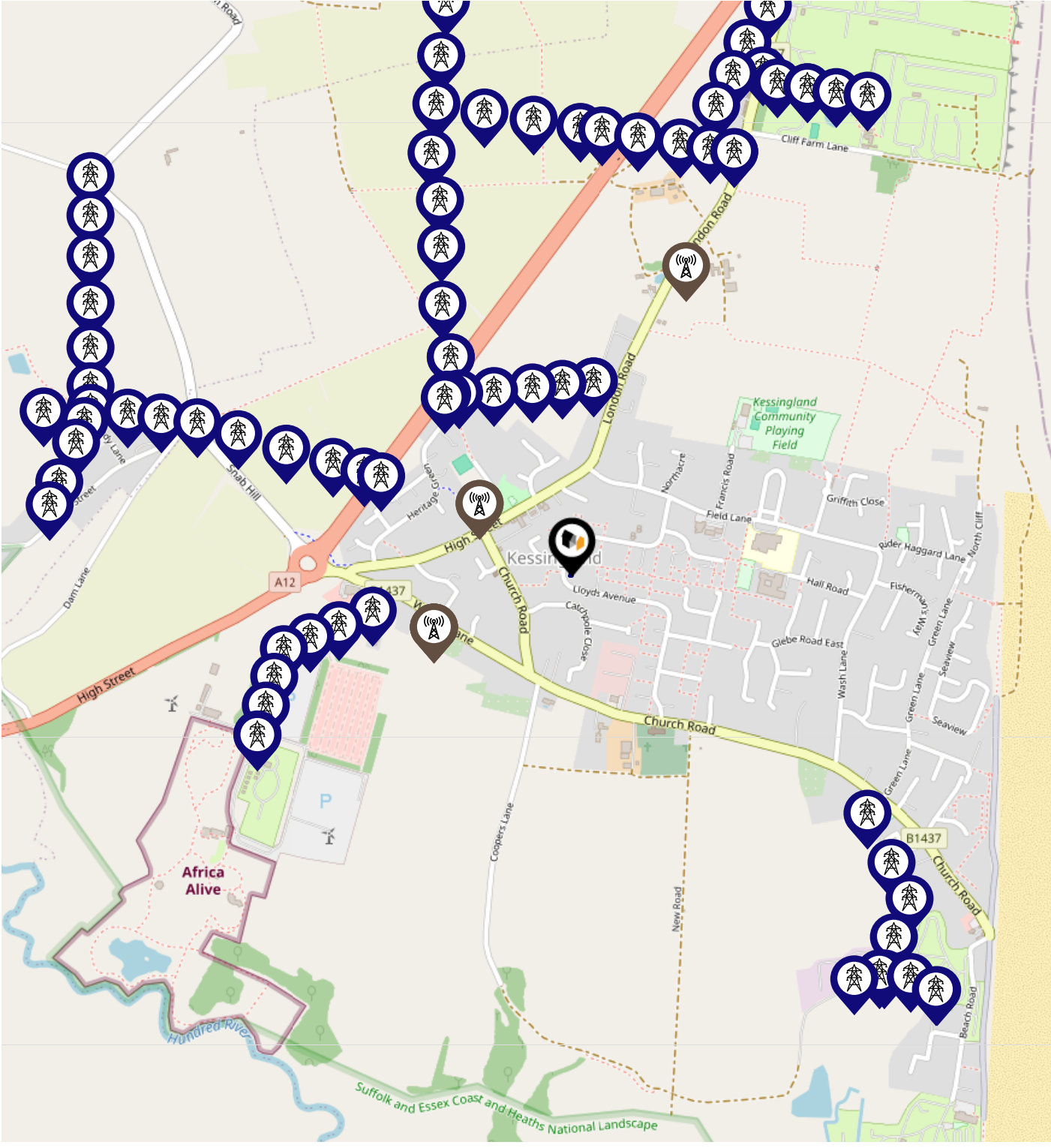


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Kessingland Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 221   Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>The Old School</b> Ofsted Rating: Not Rated   Pupils: 67   Distance:1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Carlton Colville Primary School</b> Ofsted Rating: Outstanding   Pupils: 395   Distance:1.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Pakefield Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:2.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Pakefield High School</b> Ofsted Rating: Good   Pupils: 687   Distance:2.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Sunrise Academy</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:2.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Grove Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:2.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:2.87</p>	<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>Elm Tree Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Warren School</b> Ofsted Rating: Special Measures   Pupils: 131   Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Phoenix St Peter Academy</b> Ofsted Rating: Requires improvement   Pupils: 108   Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>East Point Academy</b> Ofsted Rating: Good   Pupils: 865   Distance:3.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Dell Primary School</b> Ofsted Rating: Good   Pupils: 338   Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Red Oak Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Barnby and North Cove Community Primary School</b> Ofsted Rating: Good   Pupils: 73   Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

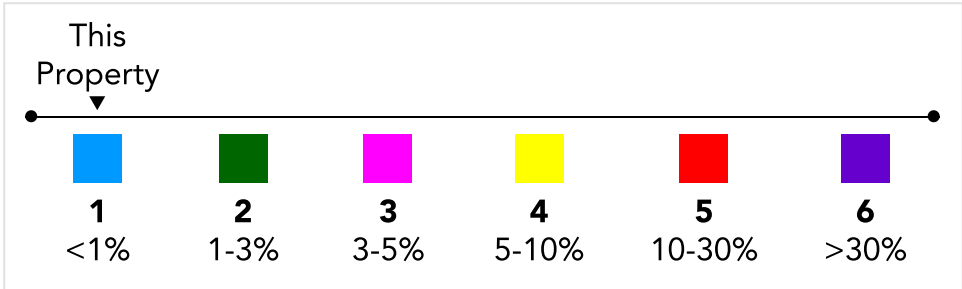
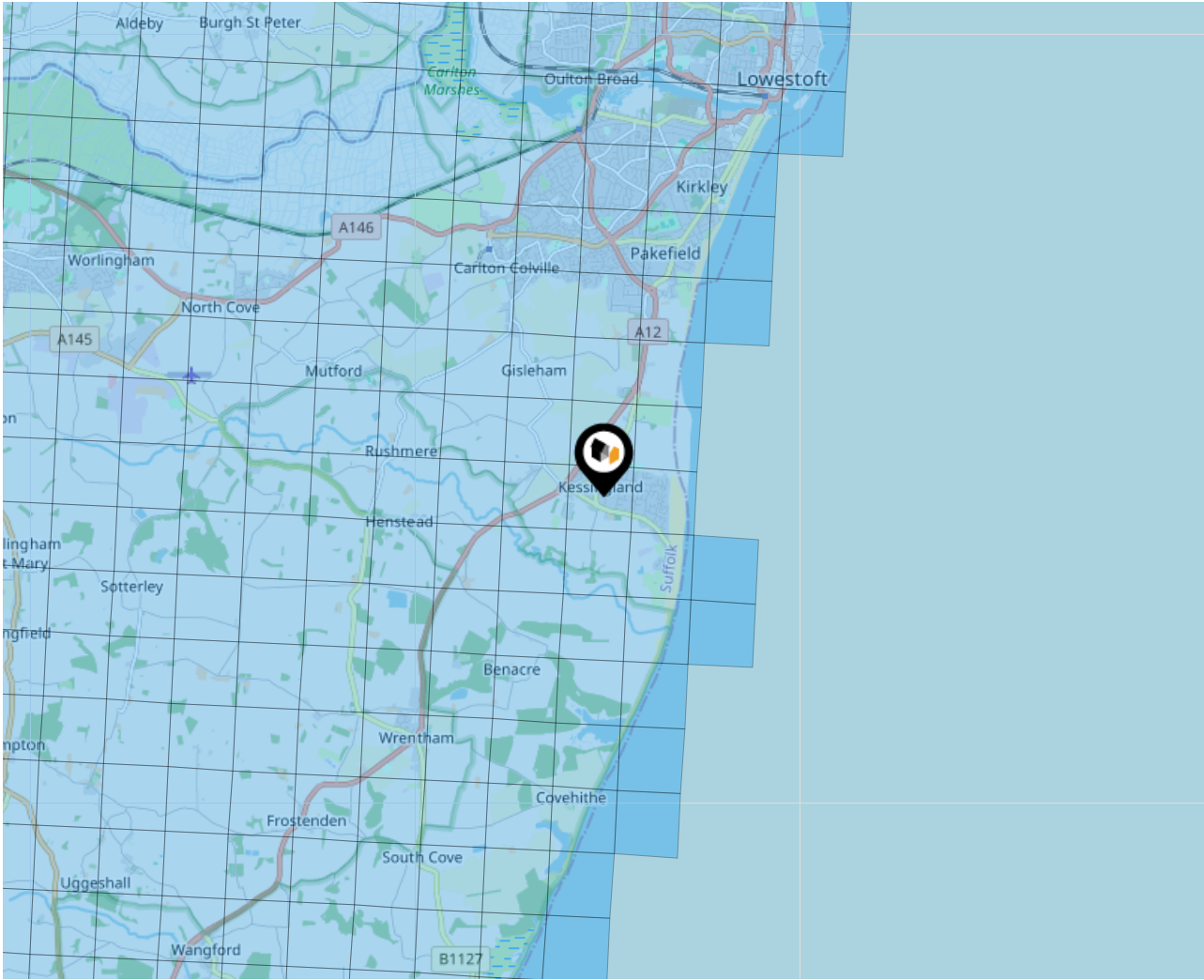


**Key:**

-  Power Pylons
-  Communication Masts

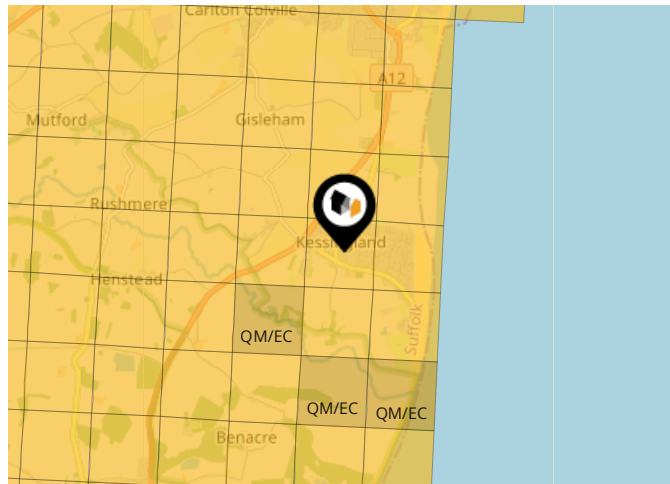
## What is Radon?

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



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

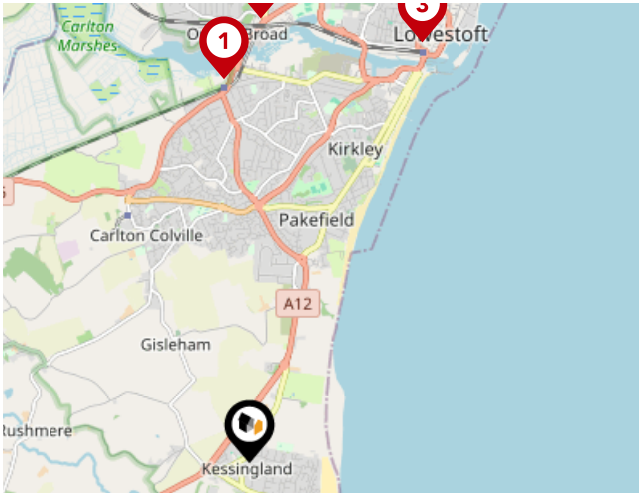
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

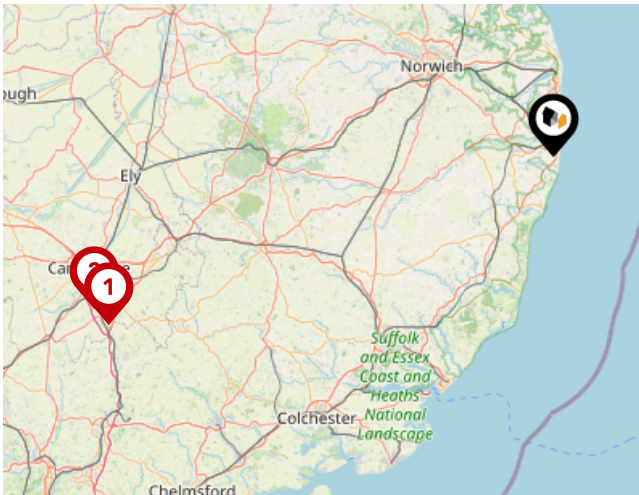
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



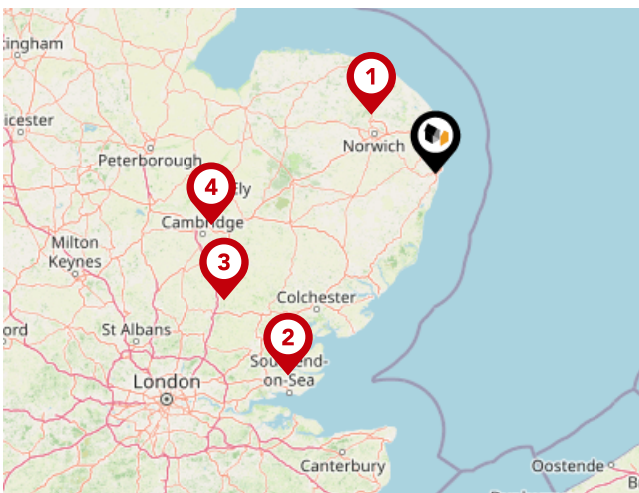
## National Rail Stations

Pin	Name	Distance
1	Entrance1	3.48 miles
2	Entrance1	4.02 miles
3	Entrance	4.11 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	69.18 miles
2	M11 J10	70.27 miles

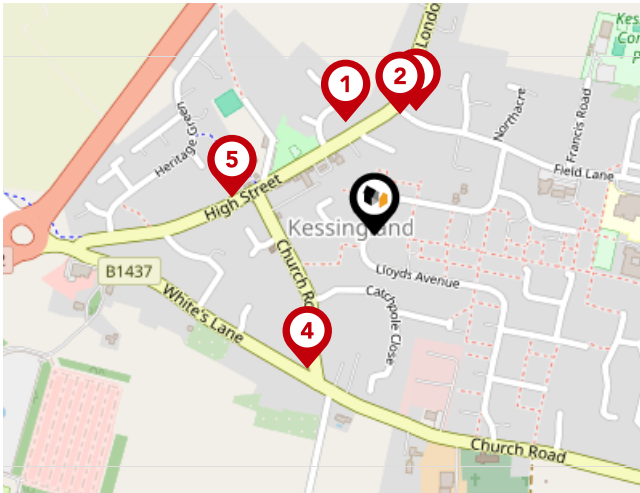


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	25.18 miles
2	Southend-on-Sea	72.88 miles
3	Stansted Airport	71.68 miles
4	Cambridge	66.69 miles

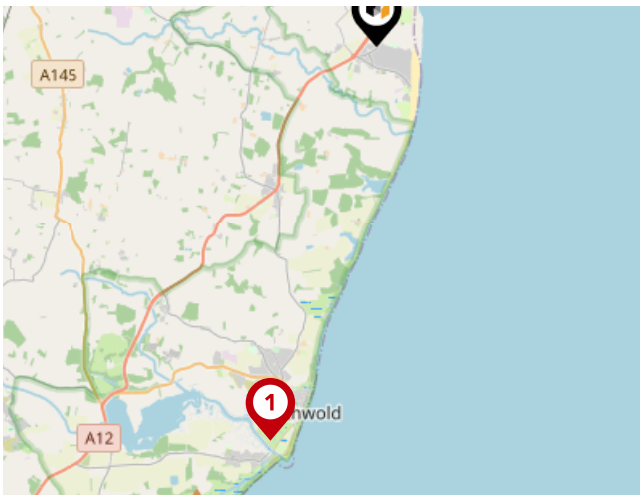
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Scotts Close	0.13 miles
2	Lincoln Court	0.14 miles
3	Lincoln Court	0.15 miles
4	Church Road	0.17 miles
5	Queens Head	0.17 miles



### Ferry Terminals

Pin	Name	Distance
1	Southwold Ferry Landing	7.36 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

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