

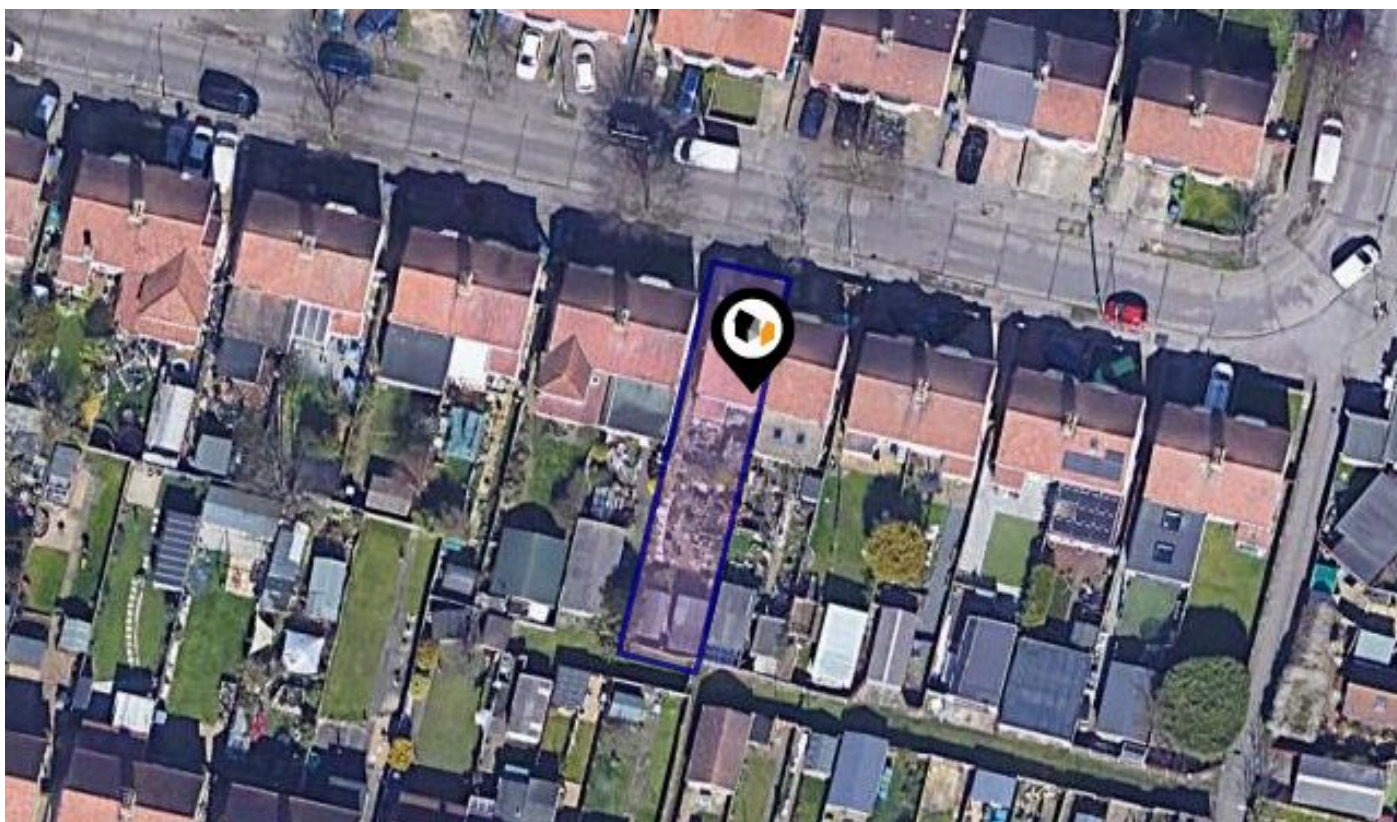


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## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Monday 27th April 2026**



**WAVENEY CRESCENT, LOWESTOFT, NR33**

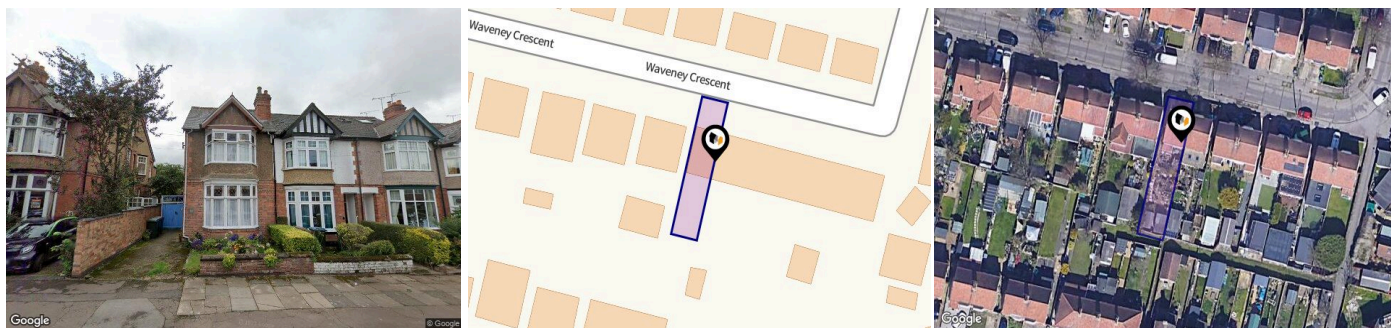
### Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk






## Property

<b>Type:</b>	Semi-Detached House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	753 ft <sup>2</sup> / 70 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,816		
<b>Title Number:</b>	SK226427		

## 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>15</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



NR33

Energy rating

# D

Valid until 10.05.2033

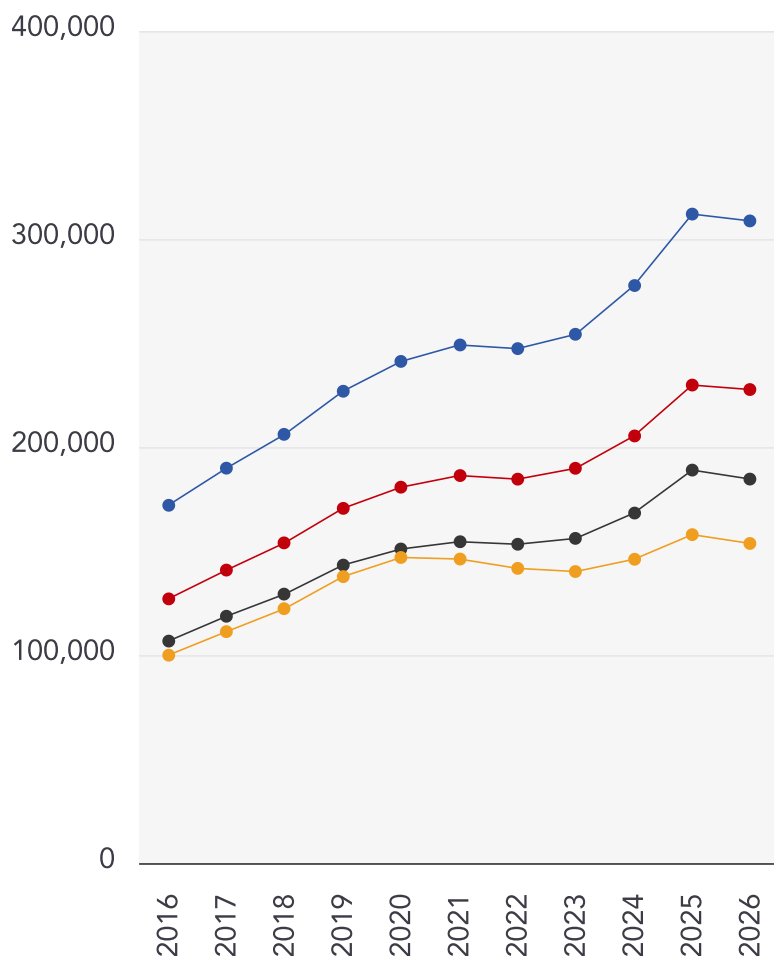
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<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 and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>

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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

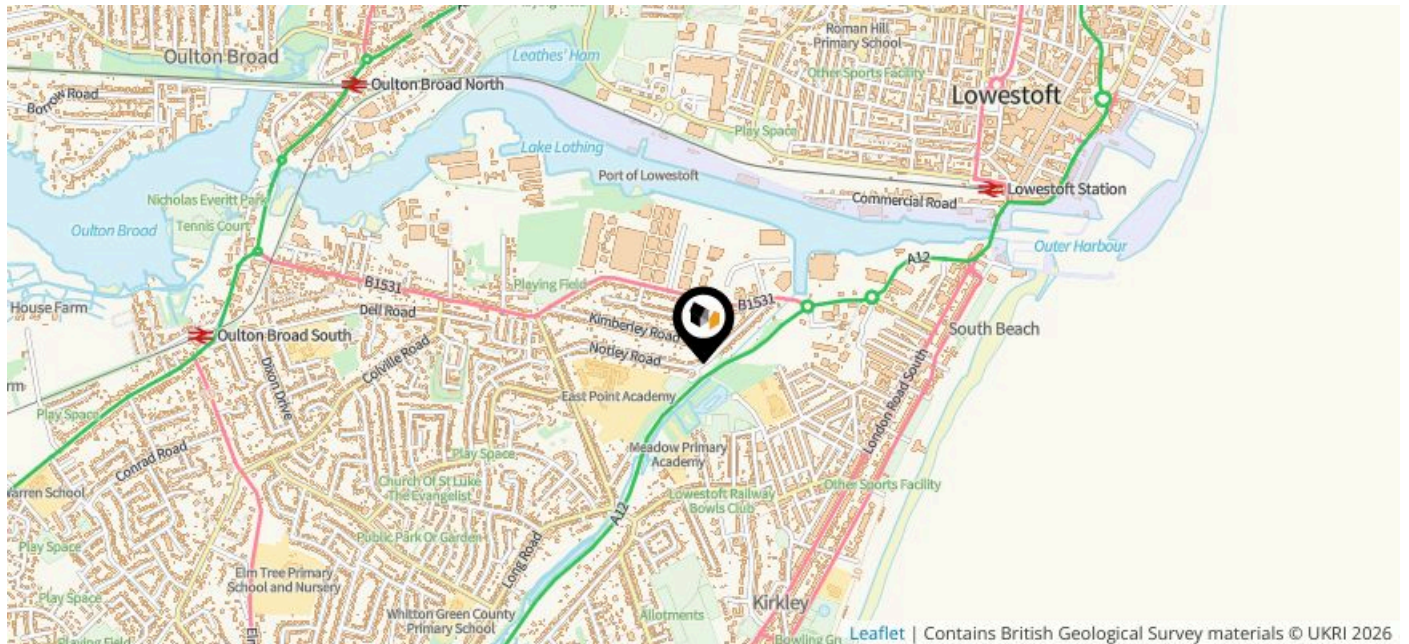
Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

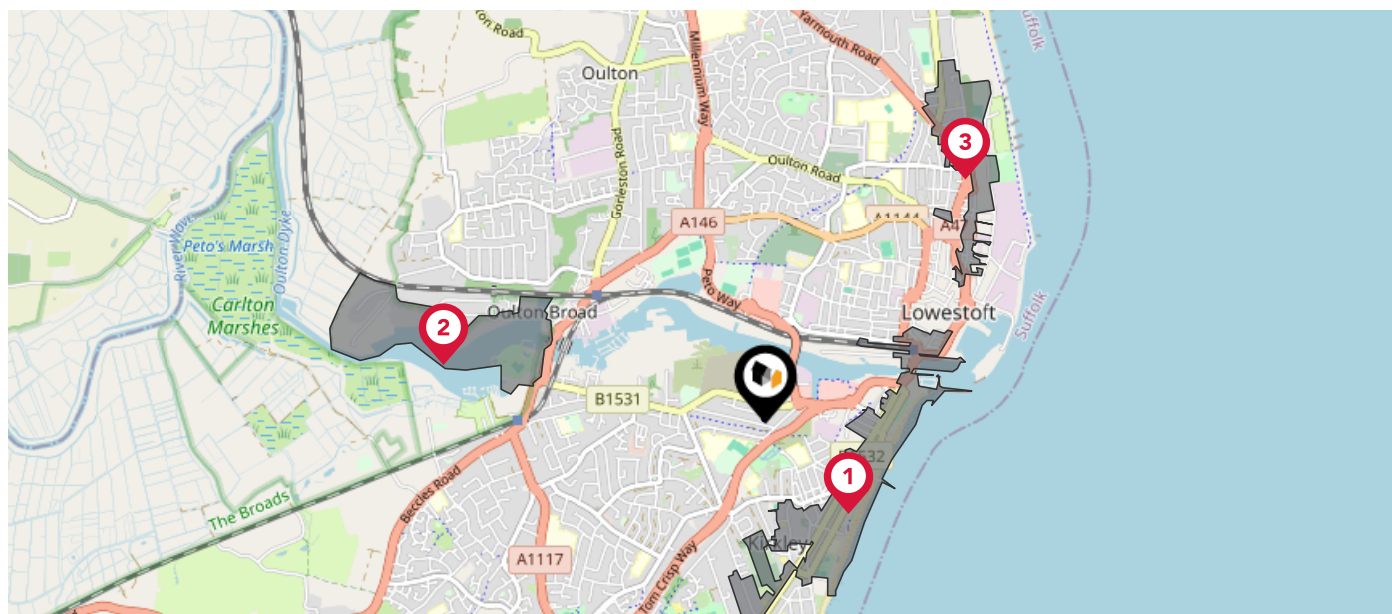
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

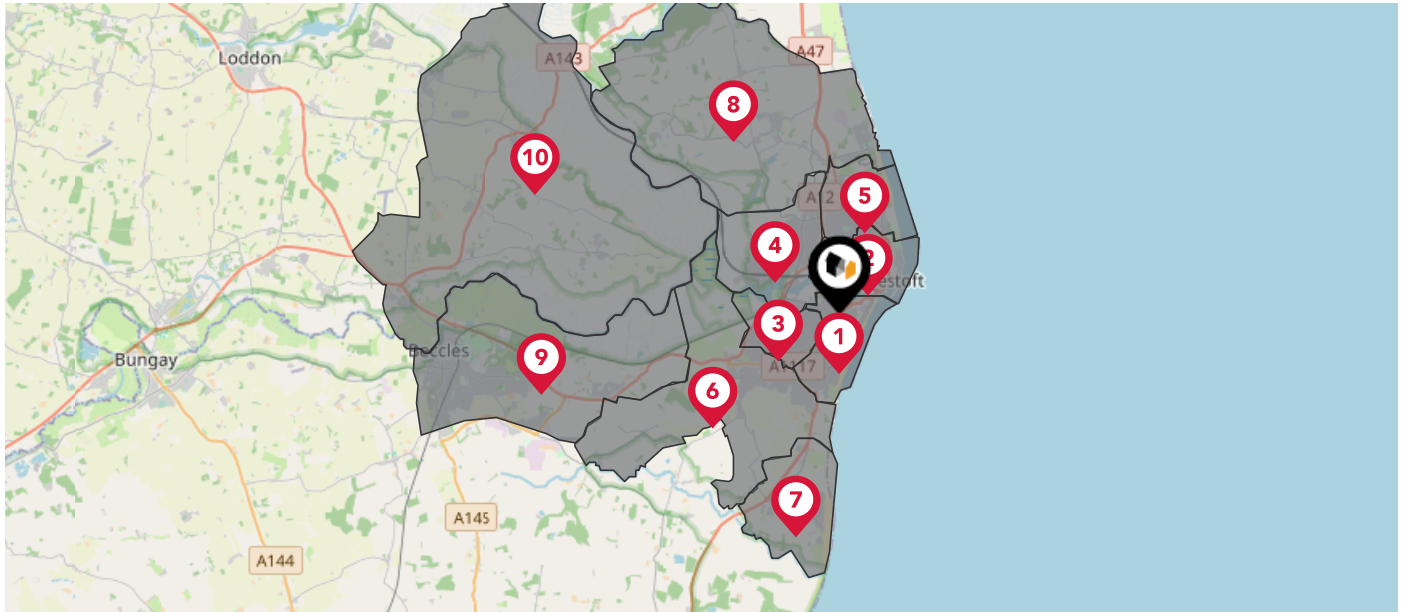
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  South Lowestoft and Kirkley
-  Oulton Broad
-  North Lowestoft

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



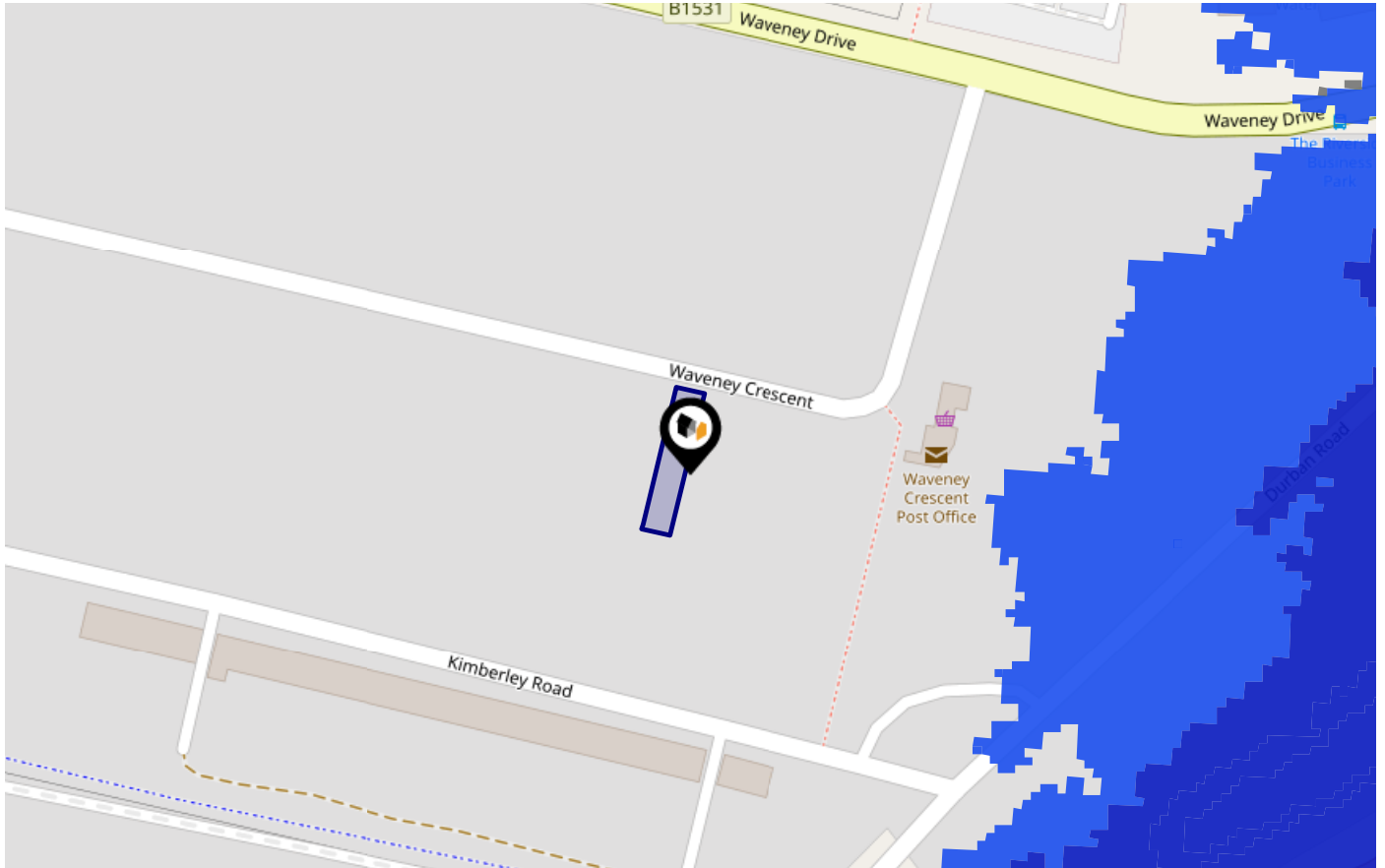
### Nearby Council Wards

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

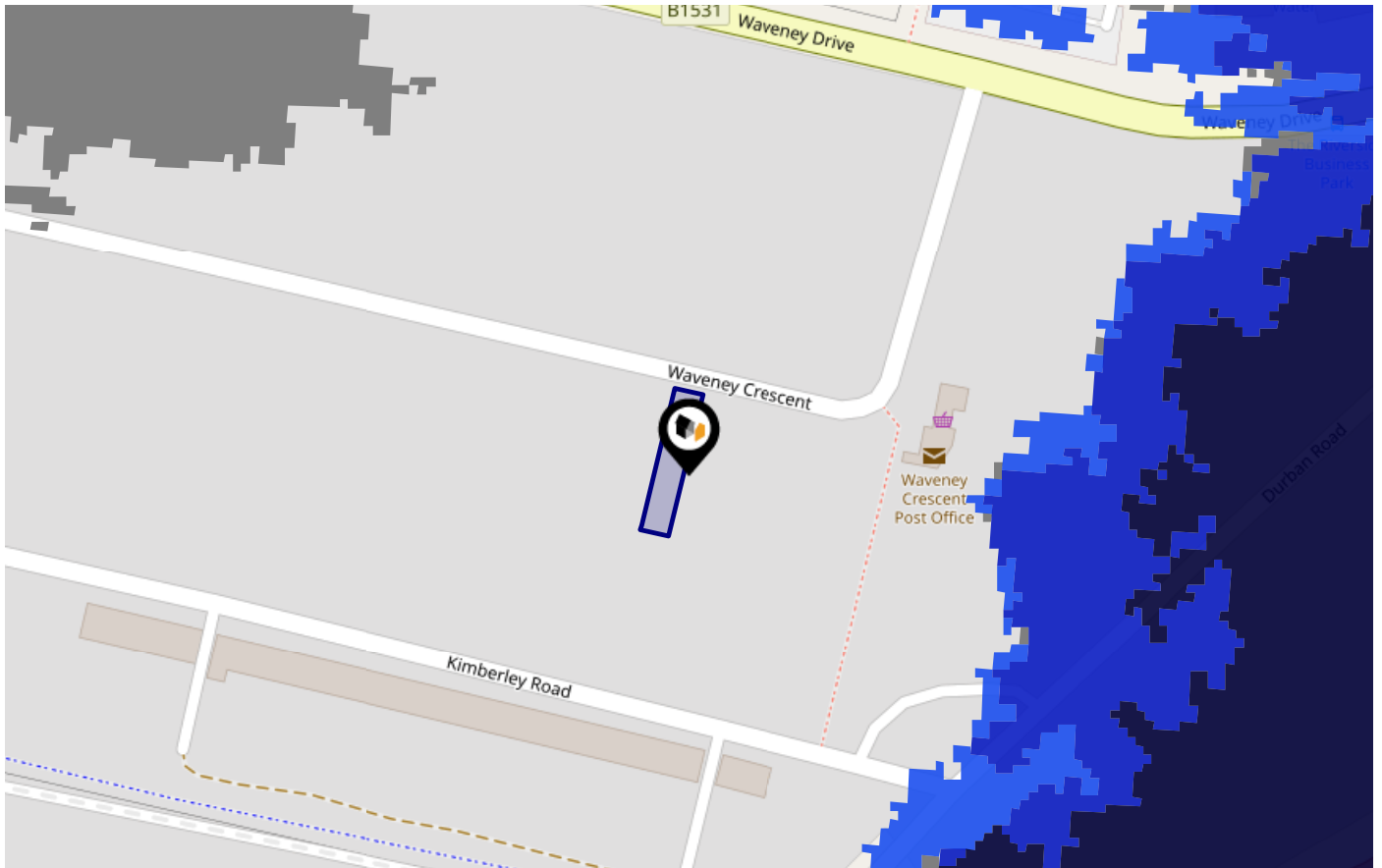
Chance of flooding to the following depths at this property:



# 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.

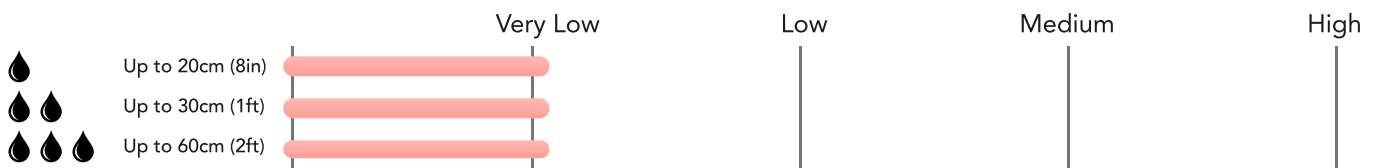


**Risk Rating: Very low**

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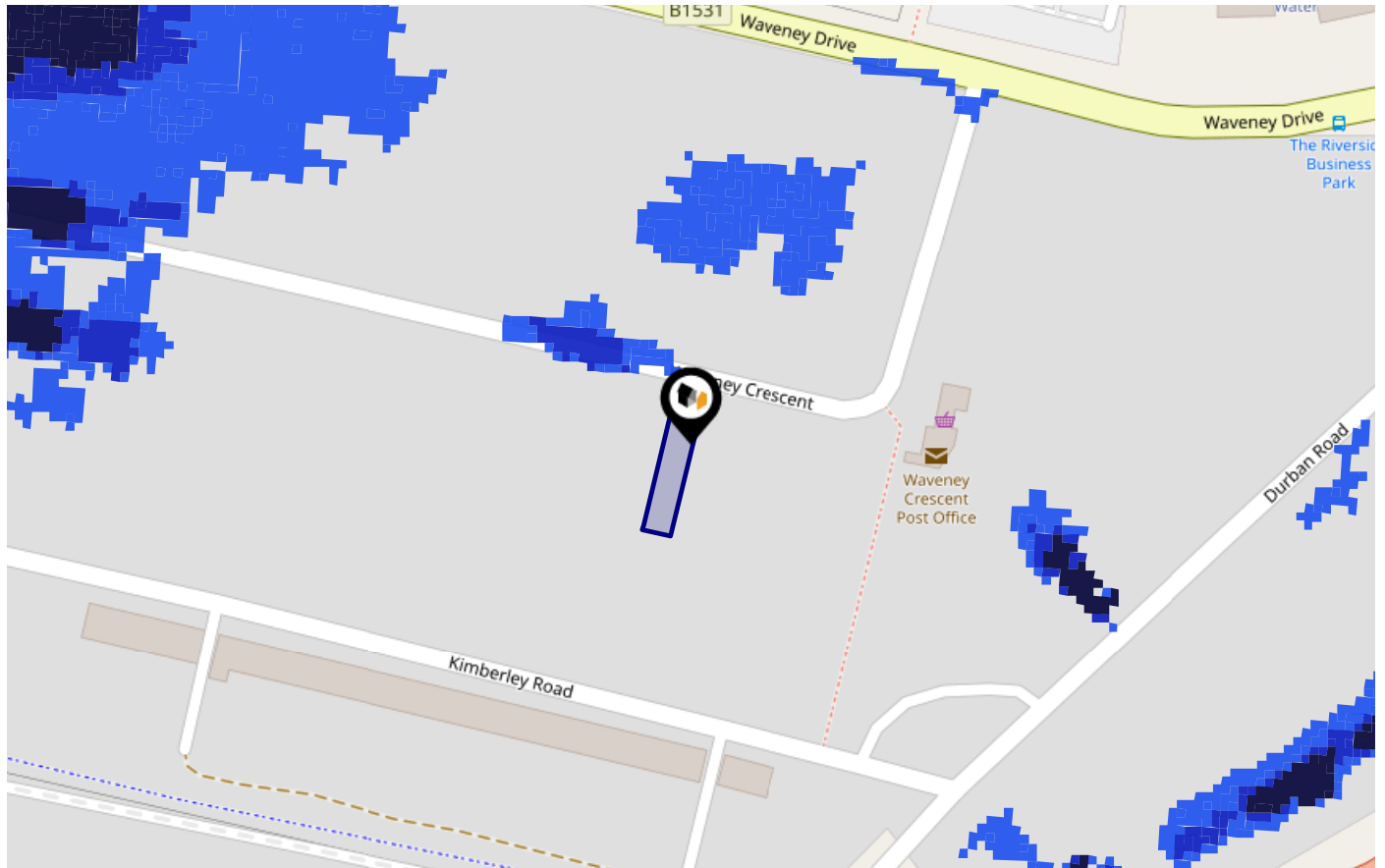
Chance of flooding to the following depths at this property:



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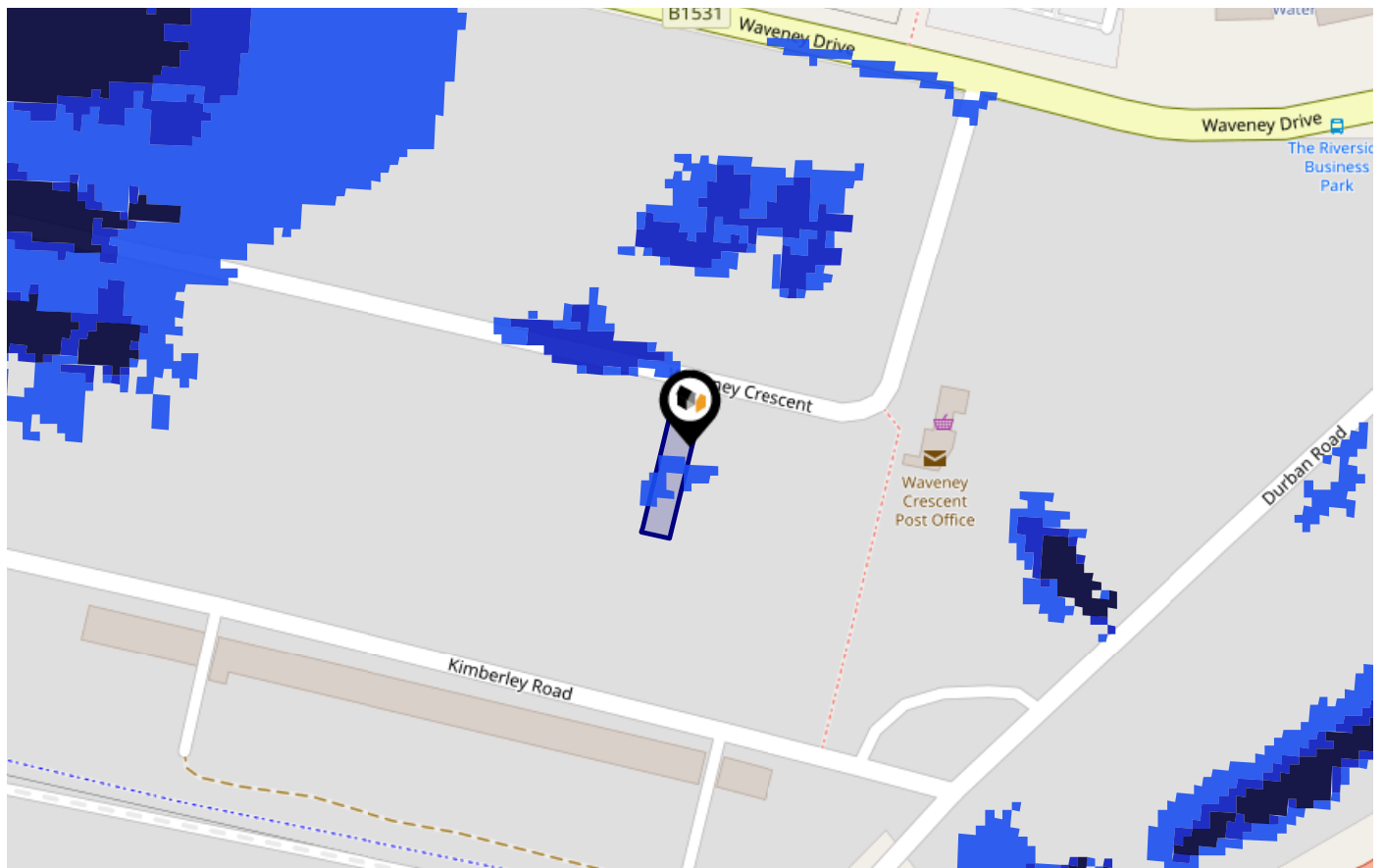
Chance of flooding to the following depths at this property:



# 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**

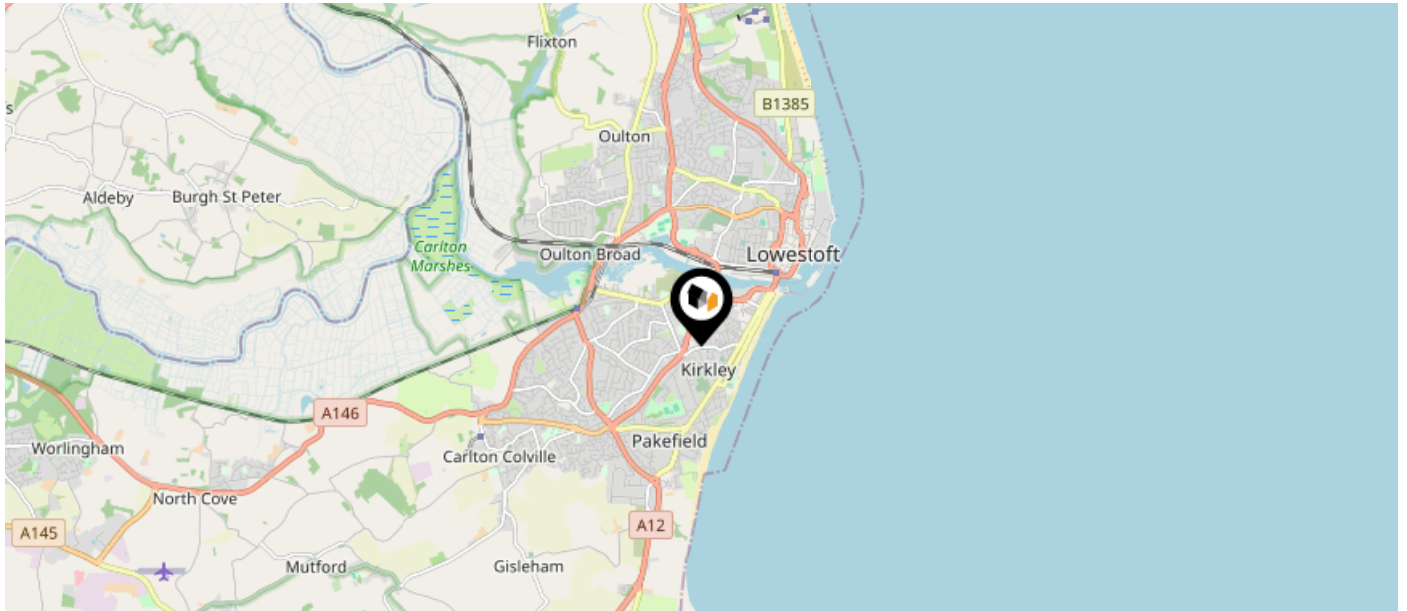
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



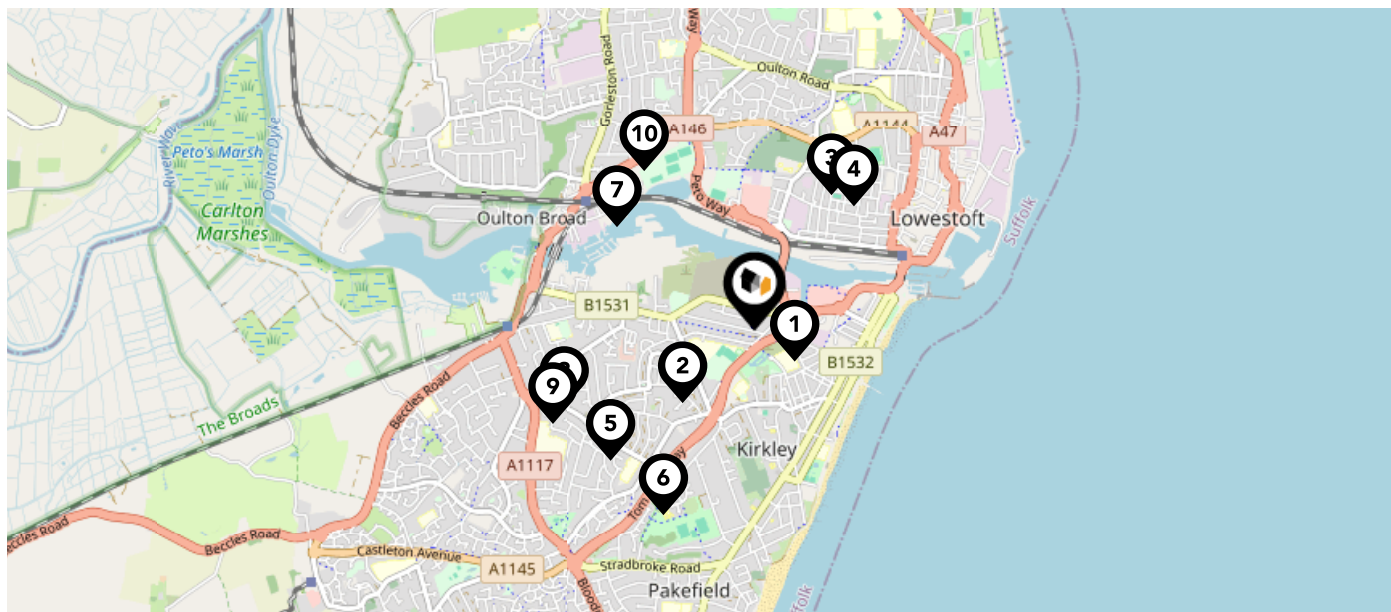
This map displays nearby areas that have been designated as Green Belt...



### 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>	South Inner Harbour-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>2</b>	Kirkley Run/Britten Road-Lowestoft	Historic Landfill <input type="checkbox"/>
<b>3</b>	Love Road-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>4</b>	Roman Hill-Lowestoft	Historic Landfill <input type="checkbox"/>
<b>5</b>	Oak Wood Road-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>6</b>	Martin's Pit-Blackheath Road, Lowestoft	Historic Landfill <input type="checkbox"/>
<b>7</b>	Roman Hill-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>8</b>	Colville Road/Boon Drive-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>9</b>	Whitton Close-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
<b>10</b>	Normanston Drive-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>

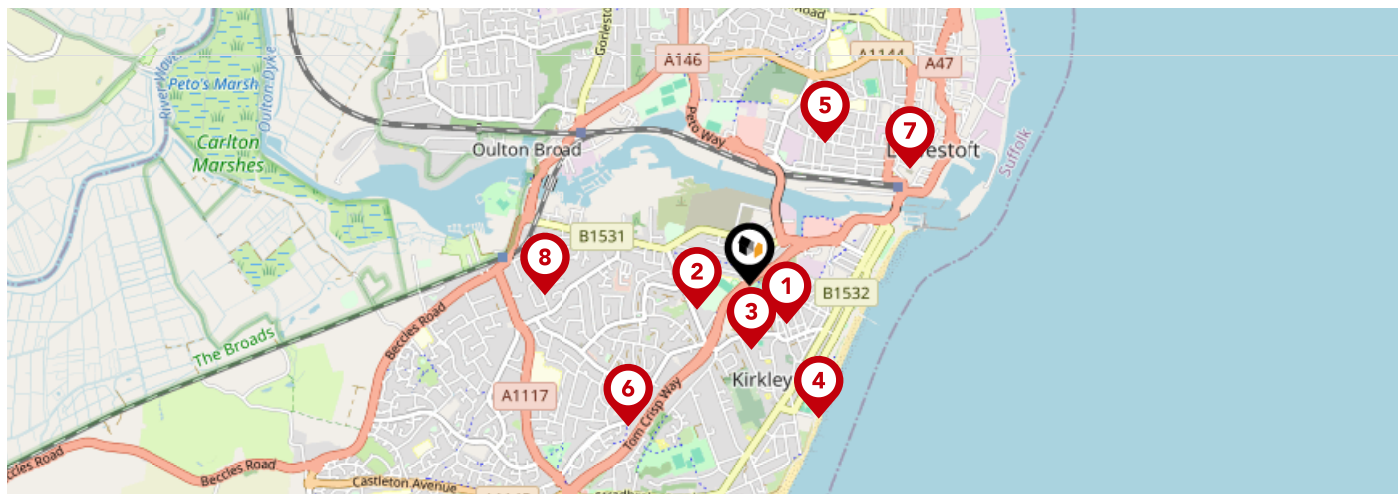
# Maps

## Listed Buildings

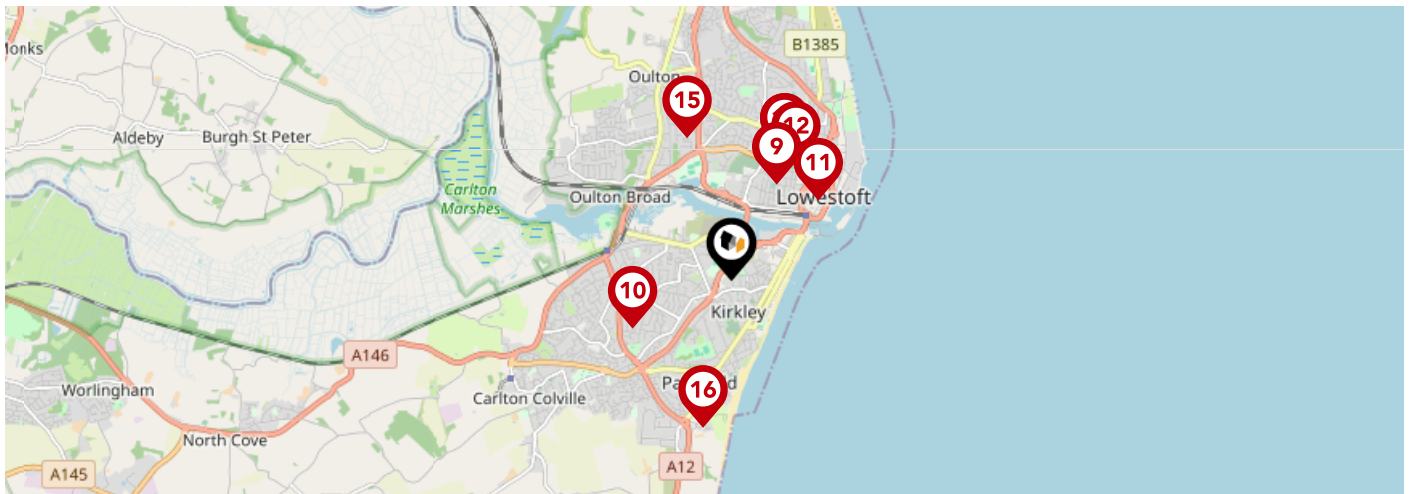
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1207046 - Church Of St Peter And St John	Grade II	0.5 miles
 1279944 - South Lodge	Grade II	0.5 miles
 1207035 - Ashurst	Grade II	0.5 miles
 1207036 - Windsor House	Grade II	0.5 miles
 1209664 - Kirkley Cliff Terrace	Grade II	0.5 miles
 1207048 - Wellington Esplanade, Lowestoft	Grade II	0.5 miles
 1292405 - 16-28 Victoria Terrace And Eastleigh, 9, 10, And 11 Waterloo Road	Grade II	0.5 miles
 1209710 - 7, Kirkley Park Road	Grade II	0.6 miles
 1207047 - Statue Of Triton	Grade II	0.6 miles
 1209668 - 5, Kirkley Park Road	Grade II	0.6 miles

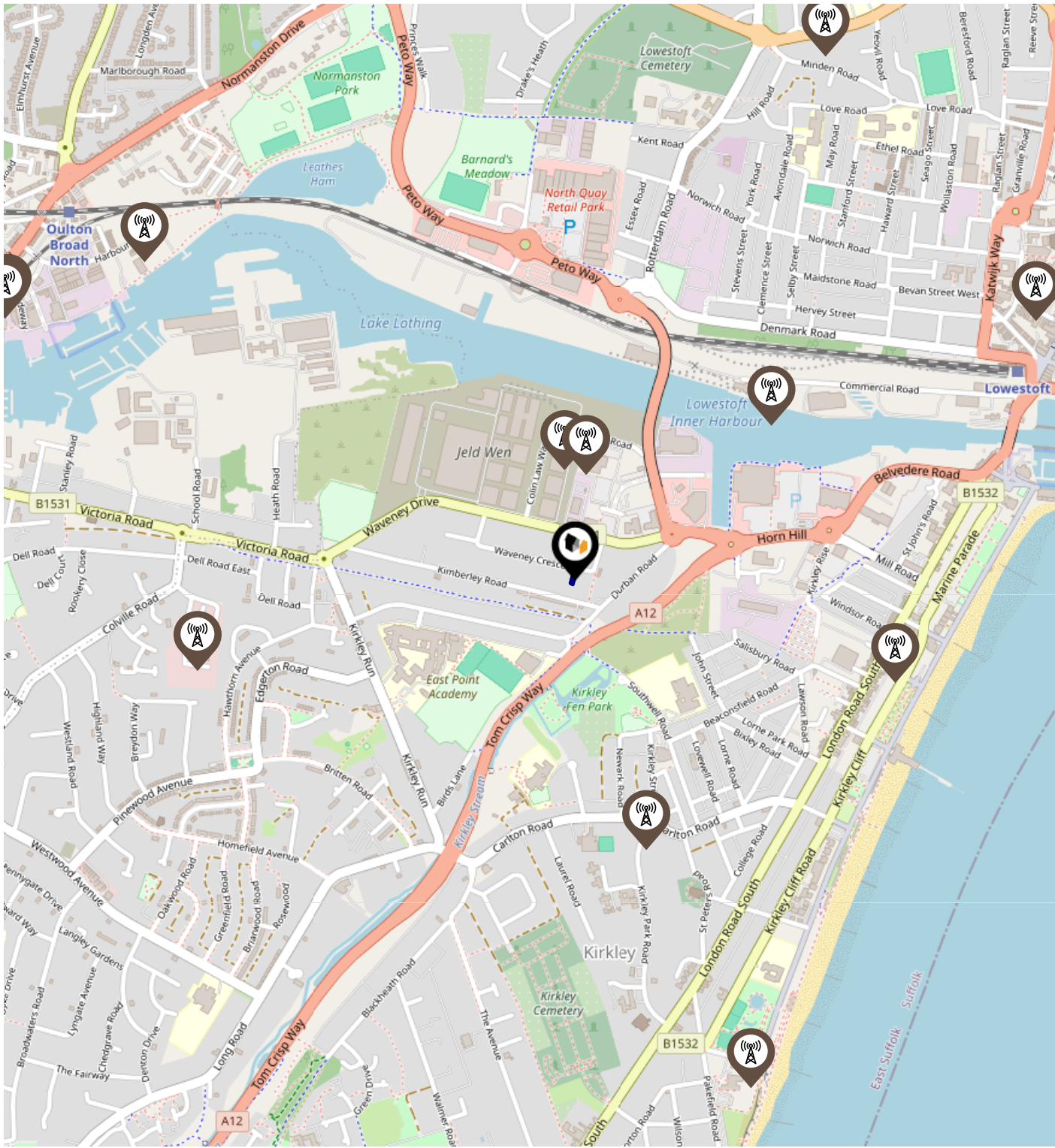


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Red Oak Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>East Point Academy</b> Ofsted Rating: Good   Pupils: 865   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Phoenix St Peter Academy</b> Ofsted Rating: Requires improvement   Pupils: 108   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Roman Hill Primary School</b> Ofsted Rating: Special Measures   Pupils: 465   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ness Point School</b> Ofsted Rating: Good   Pupils: 19   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Dell Primary School</b> Ofsted Rating: Good   Pupils: 338   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>East Coast College</b> Ofsted Rating: Good   Pupils:0   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elm Tree Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Learning Support, Northern Area Education Office</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Margaret's Primary Academy</b> Ofsted Rating: Good   Pupils: 422   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Poplars Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 312   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northfield St Nicholas Primary Academy</b> Ofsted Rating: Good   Pupils: 365   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woods Loke Primary School</b> Ofsted Rating: Outstanding   Pupils: 483   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pakefield Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

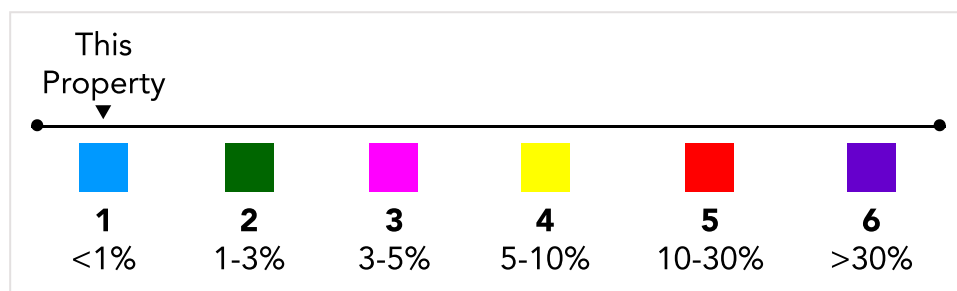
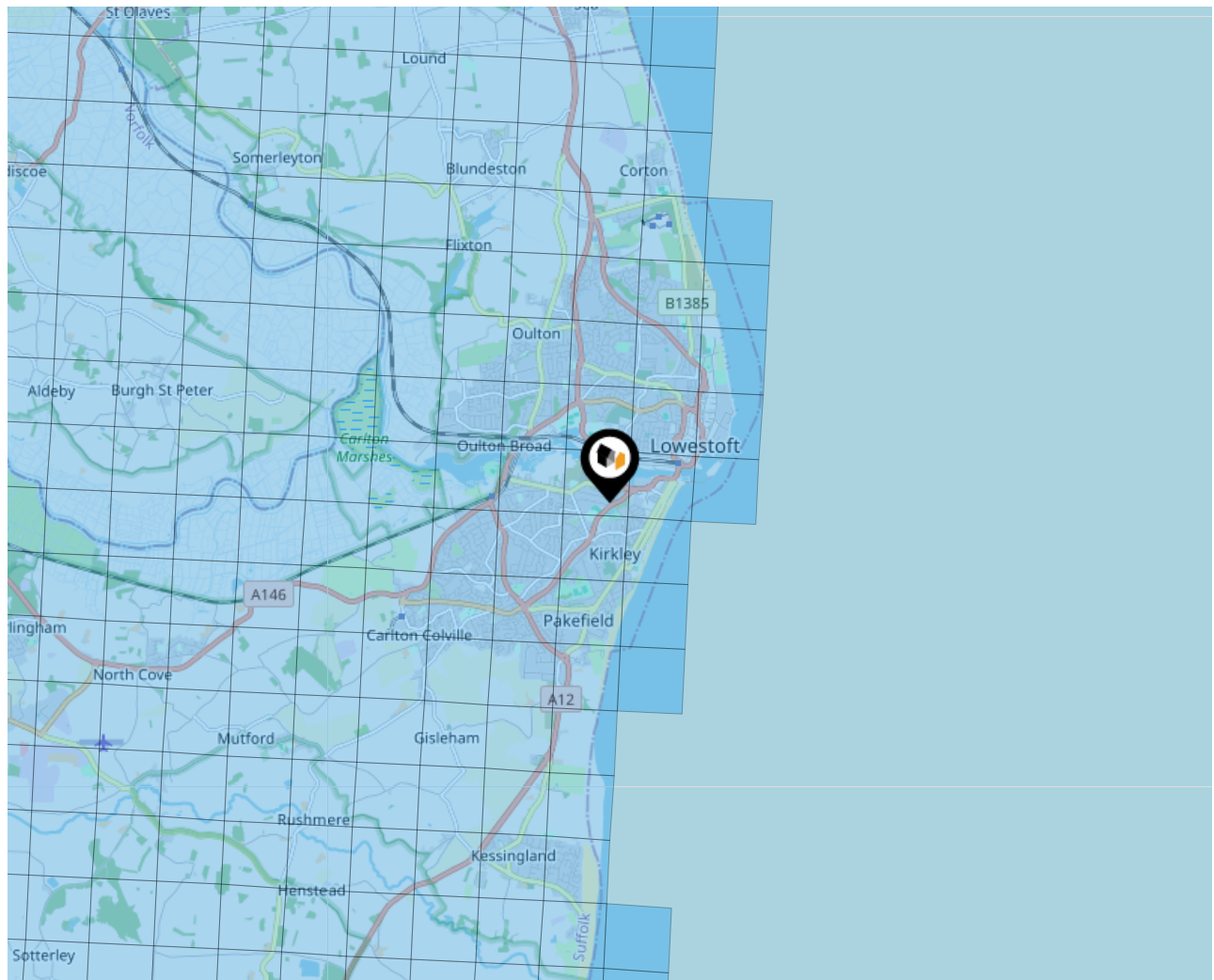


**Key:**

-  Power Pylons
-  Communication Masts

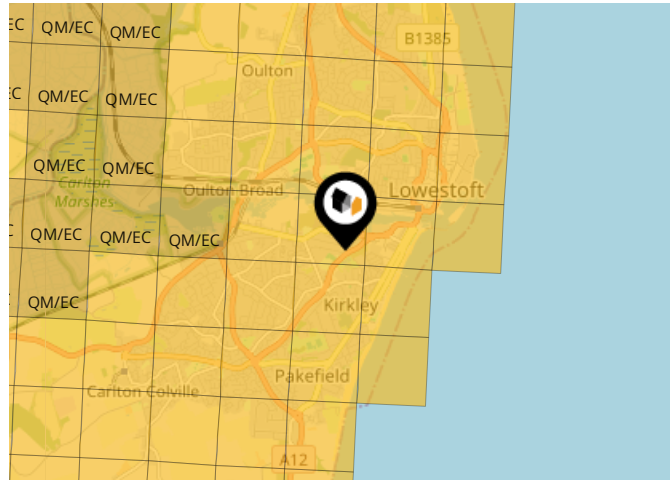
### What is Radon?

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

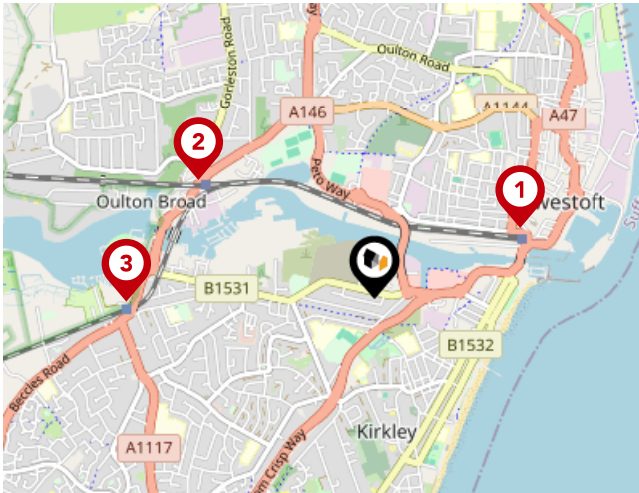


## Primary Classifications (Most Common Clay Types)

<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

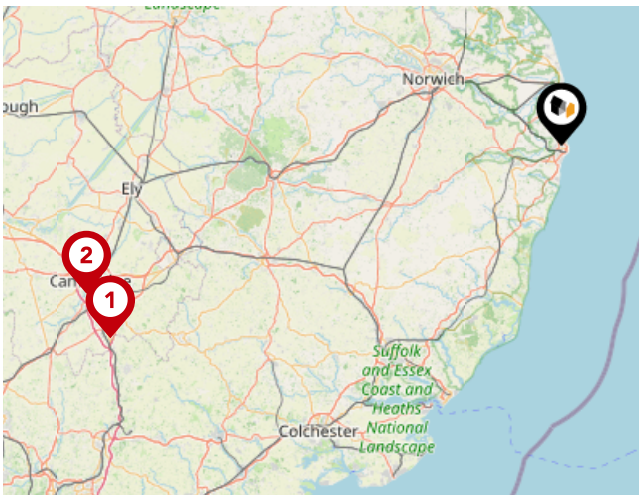
# Area

## Transport (National)



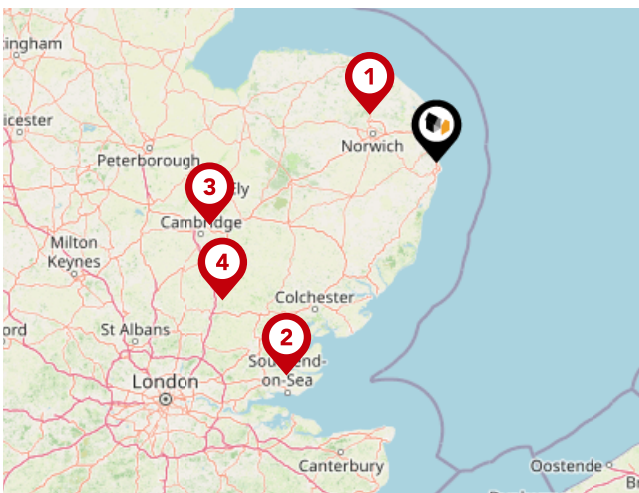
### National Rail Stations

Pin	Name	Distance
1	Entrance	0.73 miles
2	Entrance1	0.96 miles
3	Entrance1	1.13 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	71.29 miles
2	M11 J11	72.21 miles

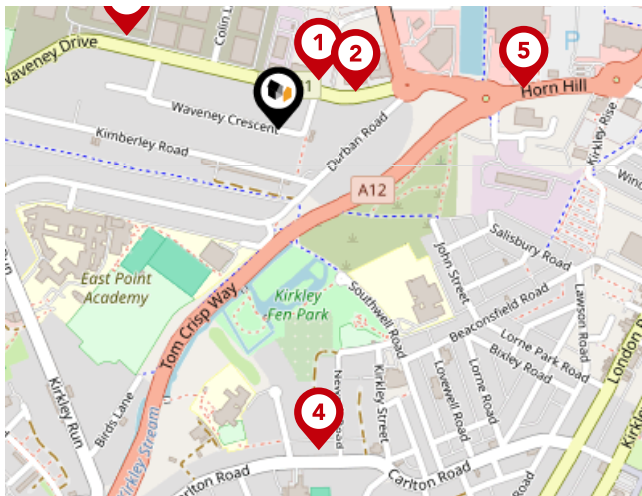


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.64 miles
2	Southend-on-Sea	76.23 miles
3	Cambridge	68.38 miles
4	Stansted Airport	74.25 miles

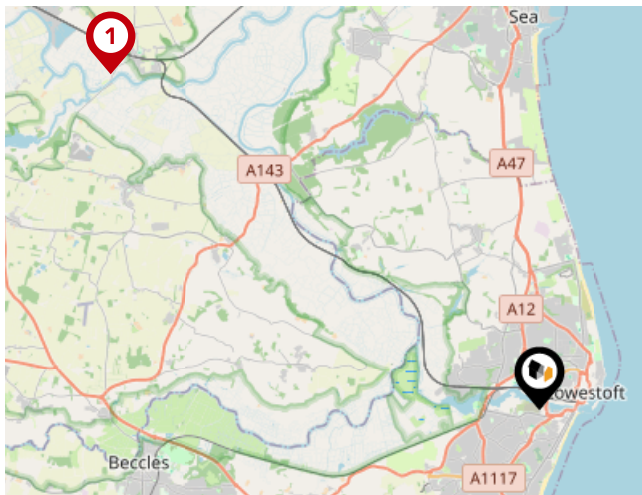
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Riverside Business Park	0.07 miles
2	Riverside Business Park	0.1 miles
3	Waveney Crescent	0.2 miles
4	Enstone Road	0.36 miles
5	Asda	0.28 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.82 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

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