

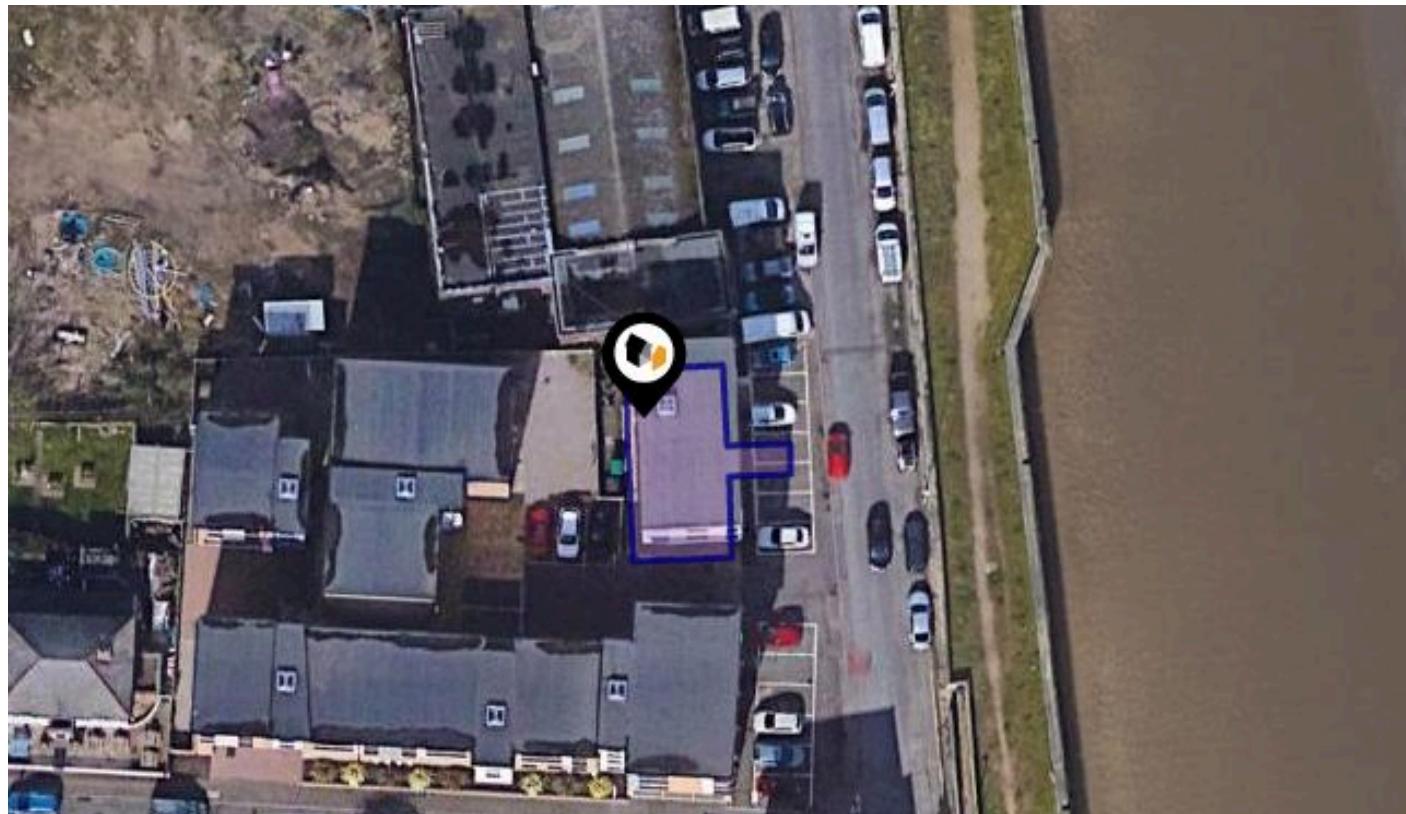


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



RIVERSIDE HOUSE, RIVERSIDE ROAD, GORLESTON, GREAT YARMOUTH, NR31

Howards

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

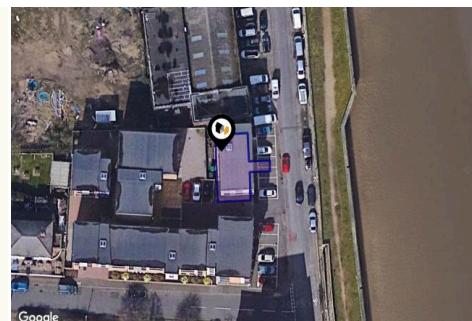
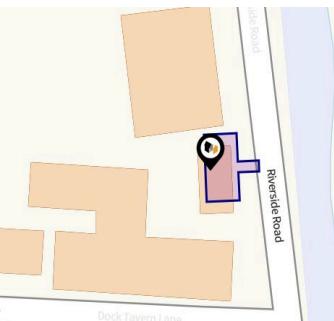
01493 509362

gtyarmouth.lettings@howards.co.uk

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	23/08/2022
Floor Area:	398 ft ² / 37 m ²	End Date:	01/01/2146
Plot Area:	0.04 acres	Lease Term:	125 years commencing on and including 1 January 2021
Year Built :	2020	Term	120 years
Council Tax :	Band A	Remaining:	
Annual Estimate:	£1,537		
Title Number:	NK523623		

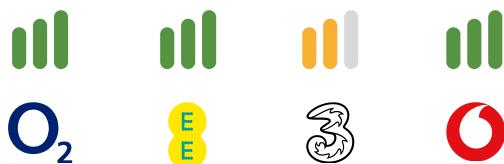
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Riverside House, Riverside Road, NR31

Energy rating

B

Valid until 31.01.2032

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

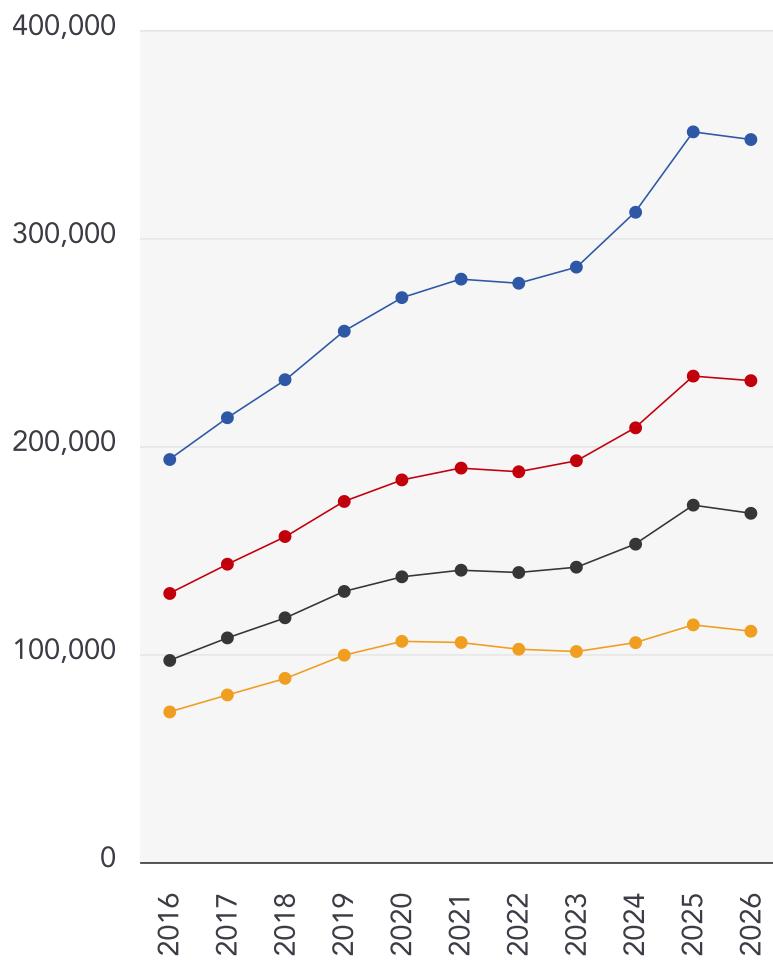
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	3
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	37 m ²

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in NR31



Detached

+79.46%

Semi-Detached

+79.21%

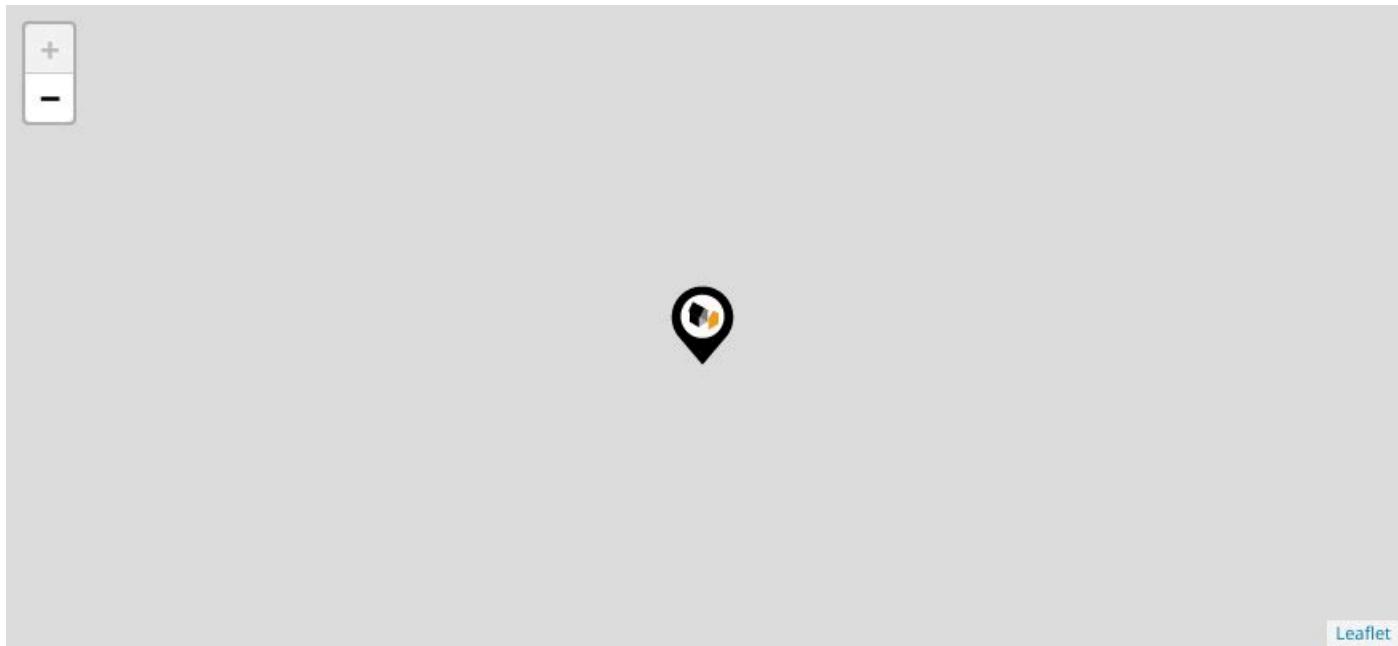
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



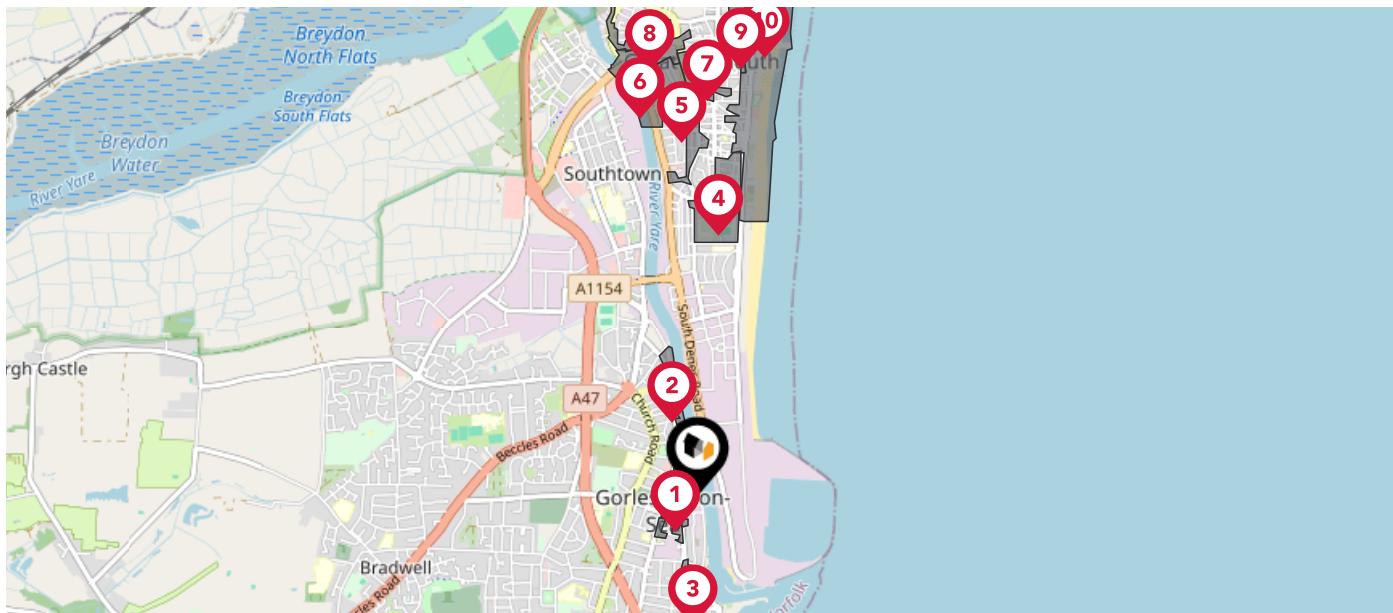
Mine Entry

- X Adit
- X Gutter Pit
- X 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

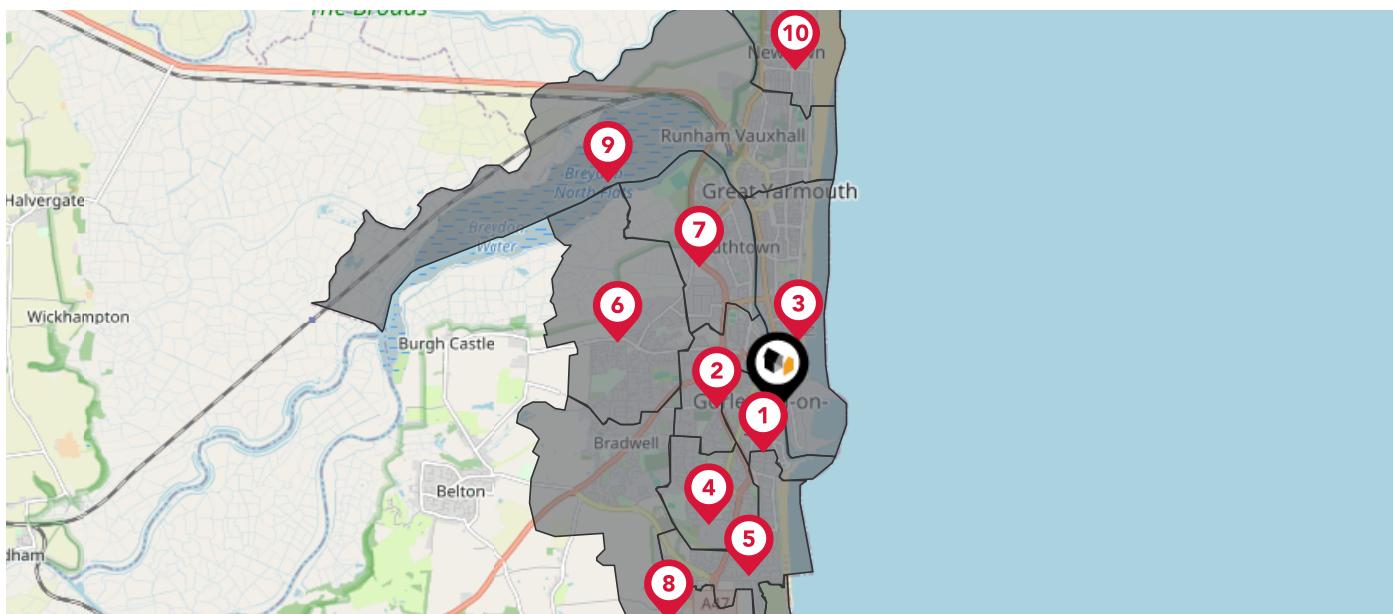
- 1 Gorleston Town Centre
- 2 No.17 Gorleston Conservation Area Extensions
- 3 Cliff Hill, Gorleston
- 4 Camperdown, Great Yarmouth
- 5 King Street, Great Yarmouth
- 6 Hall Quay and South Quay, Great Yarmouth
- 7 St George's, Great Yarmouth
- 8 Market Place, Rows and North Quay, Great Yarmouth
- 9 Prince's Road, Great Yarmouth
- 10 Seafront, Great Yarmouth

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

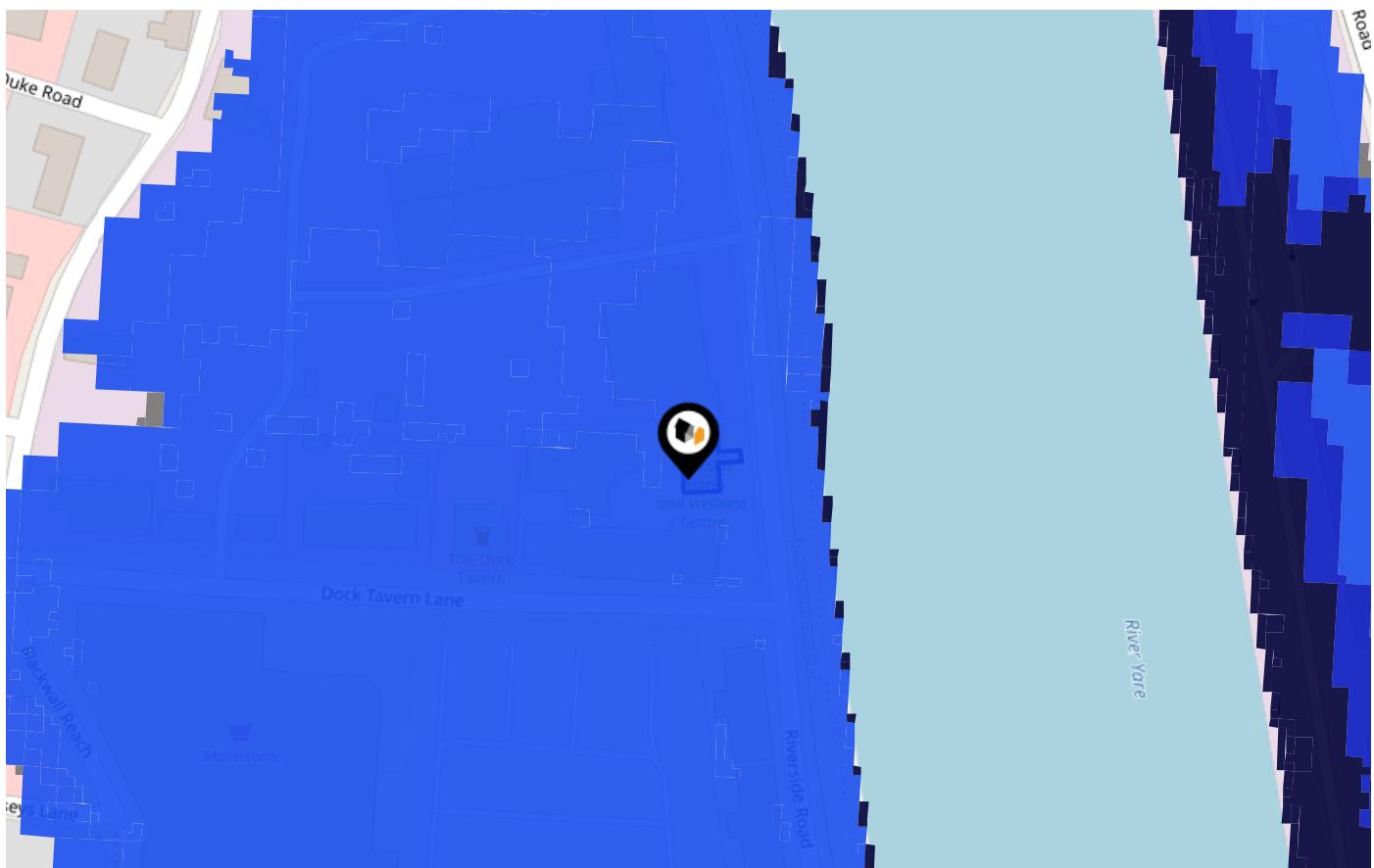
- 1 St. Andrews Ward
- 2 Claydon Ward
- 3 Nelson Ward
- 4 Magdalen Ward
- 5 Gorleston Ward
- 6 Bradwell North Ward
- 7 Southtown and Cobholm Ward
- 8 Bradwell South and Hopton Ward
- 9 Central And Northgate Ward
- 10 Yarmouth North Ward

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.

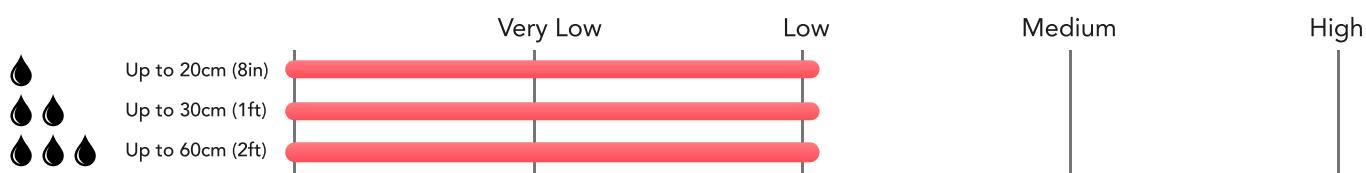


Risk Rating: Low

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.

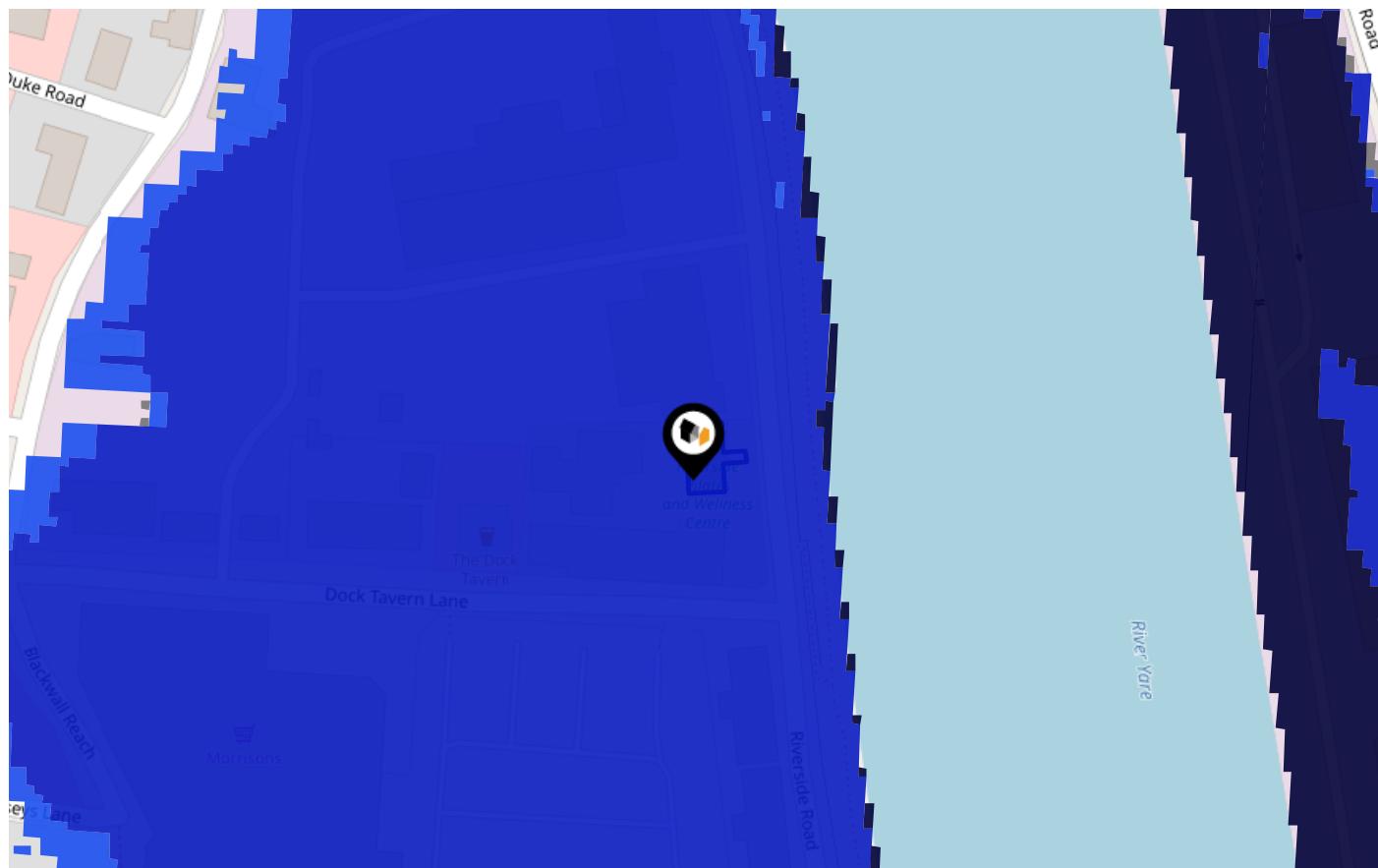
Chance of flooding to the following depths at this property:



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.

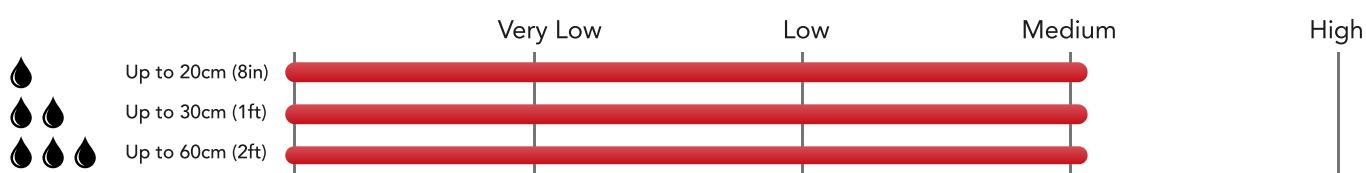


Risk Rating: Medium

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:

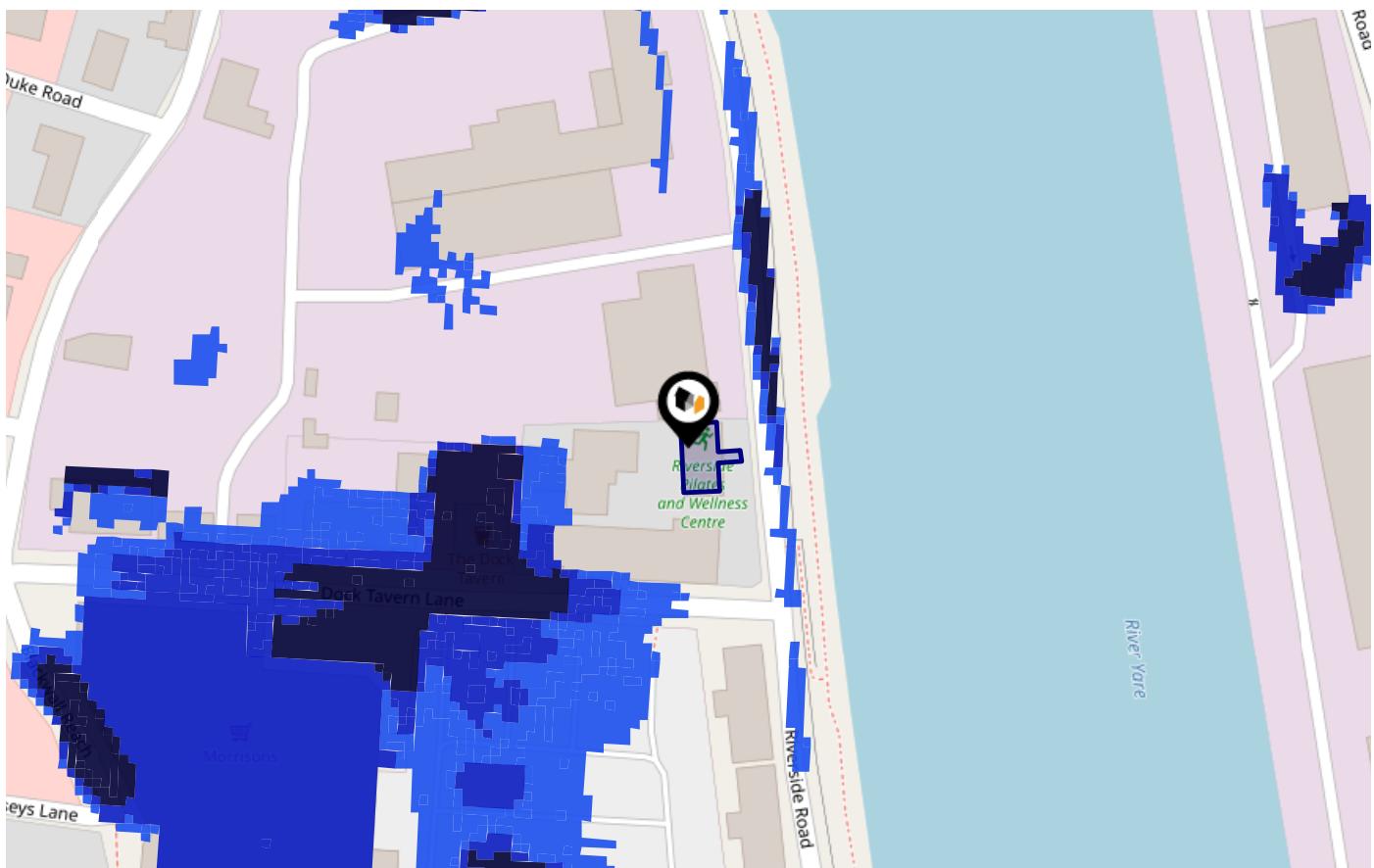


Flood Risk

Surface Water - 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.

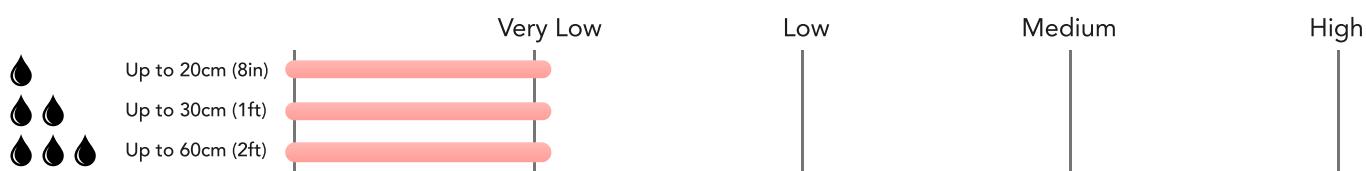


Risk Rating: Very low

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.

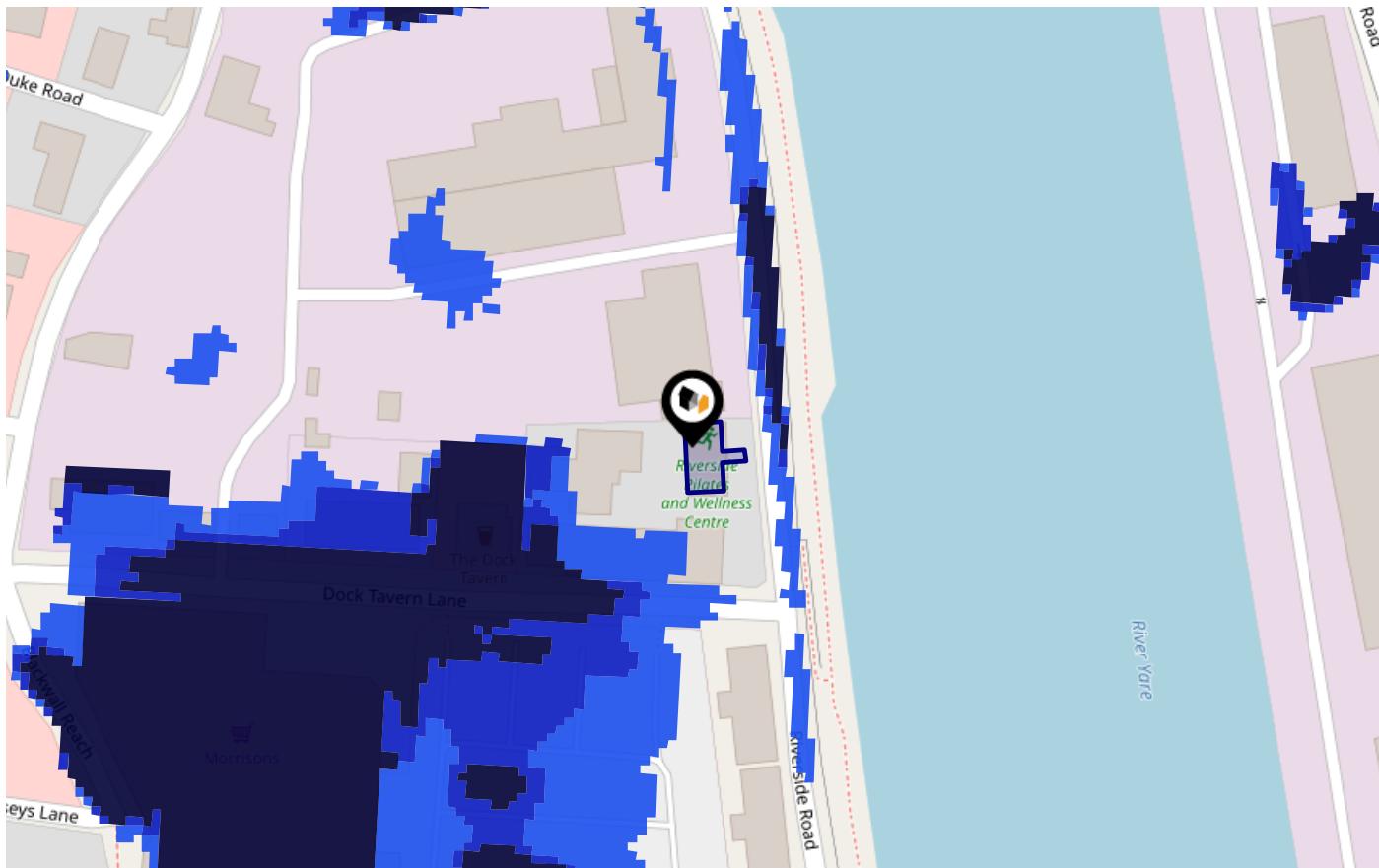
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

HOWARDS
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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.

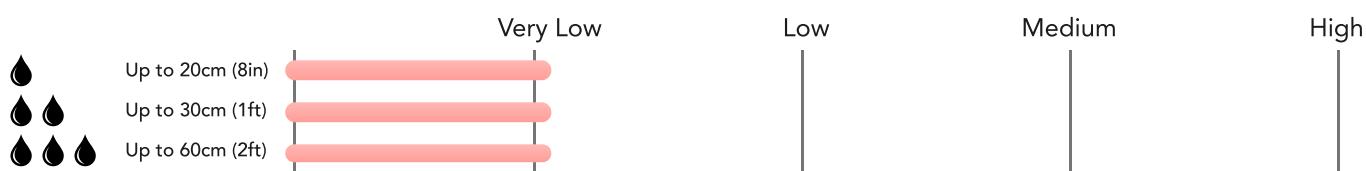


Risk Rating: Very low

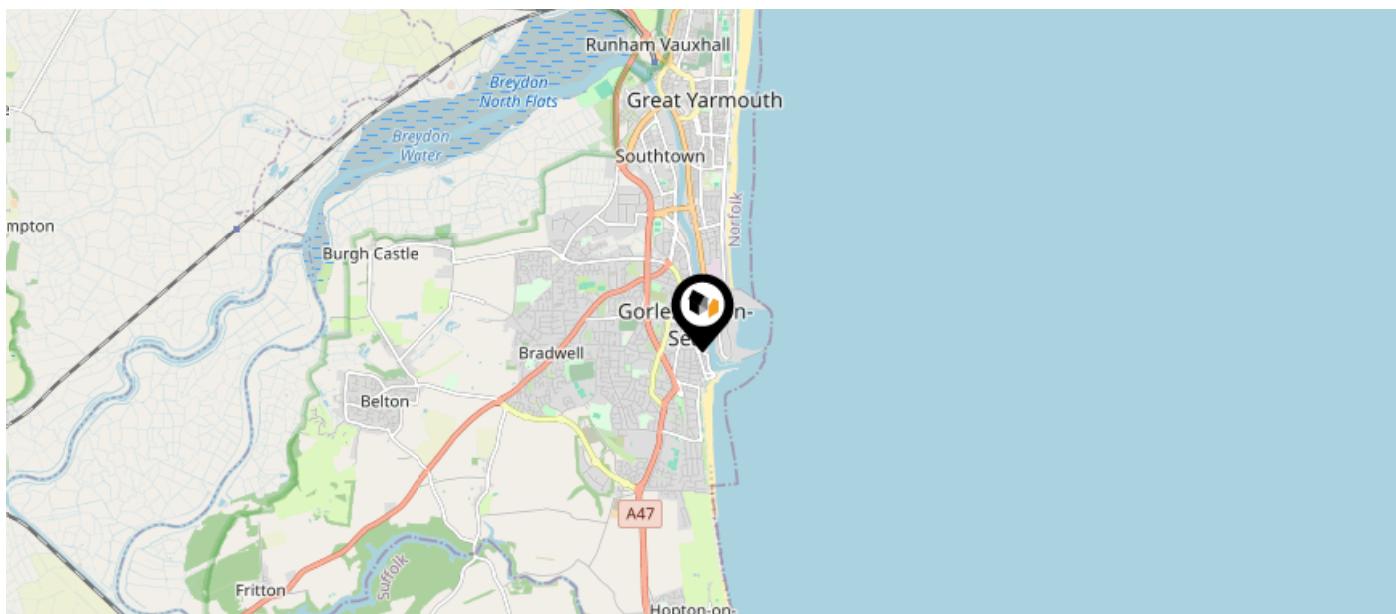
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- █ **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 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

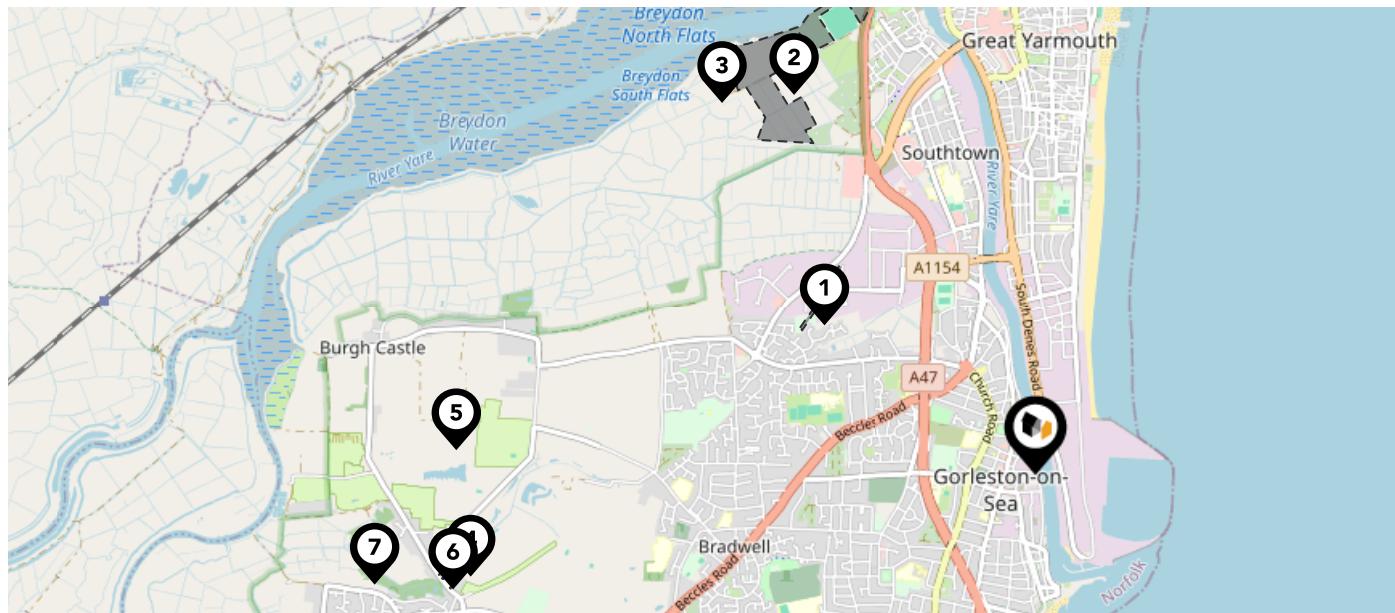
No data available.

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.



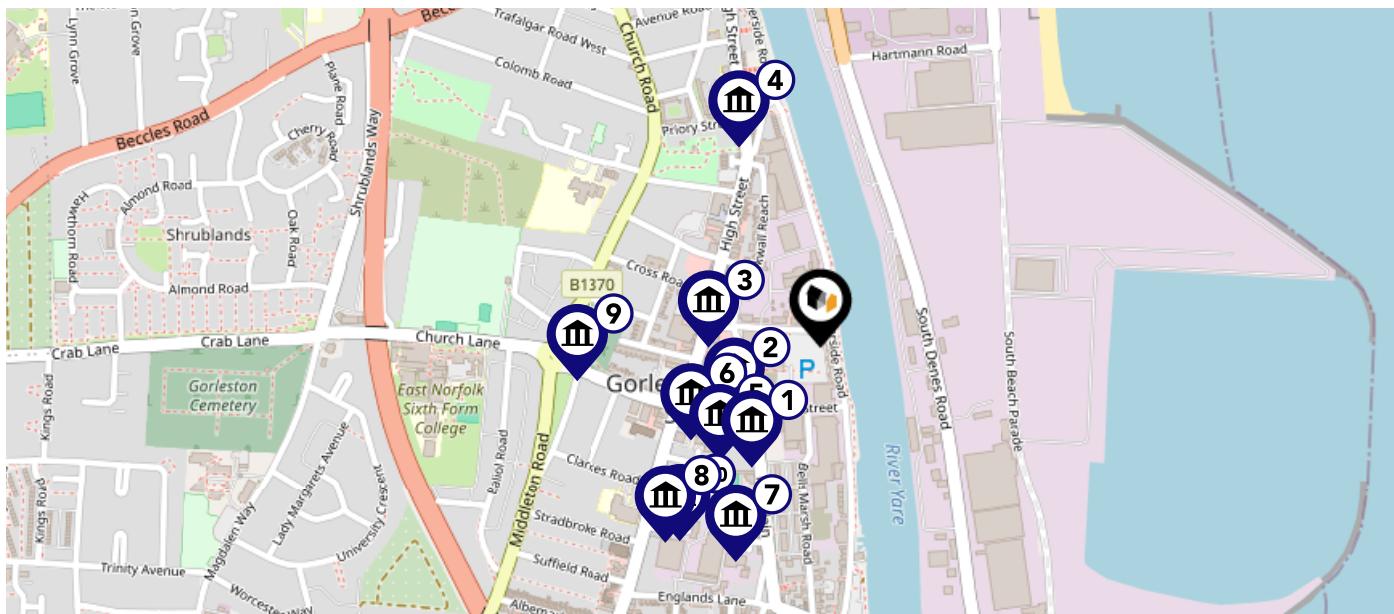
Nearby Landfill Sites

1	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
2	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	<input type="checkbox"/>
3	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill	<input type="checkbox"/>
4	Belton Marsh-Burgh Castle	Historic Landfill	<input type="checkbox"/>
5	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
6	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/EP3199NL/A001	Active Landfill	<input checked="" type="checkbox"/>

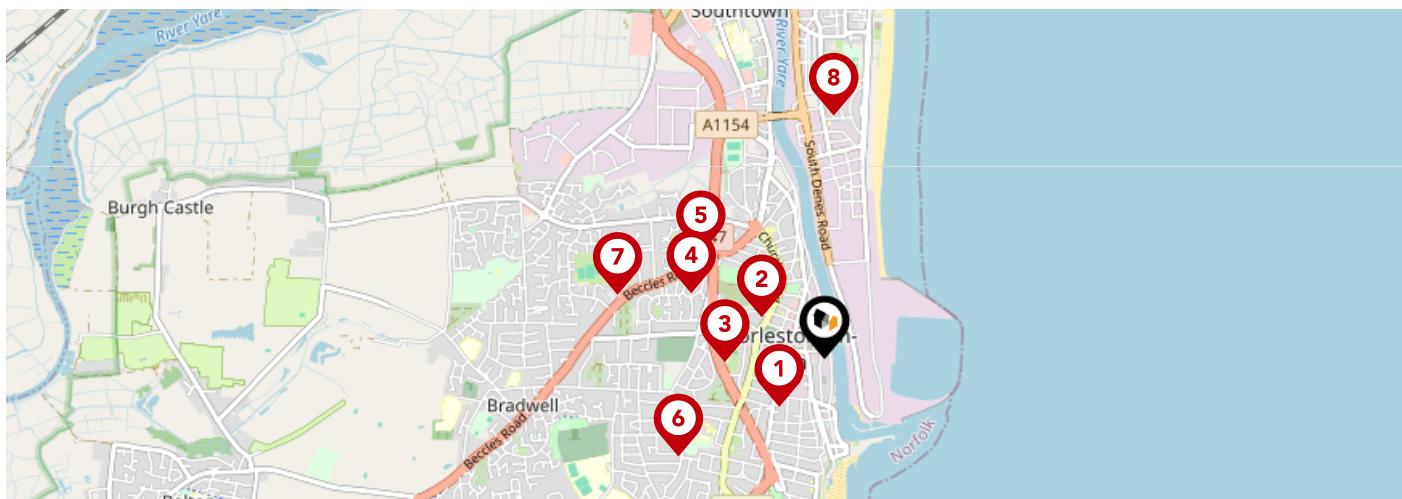
Maps Listed Buildings

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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...

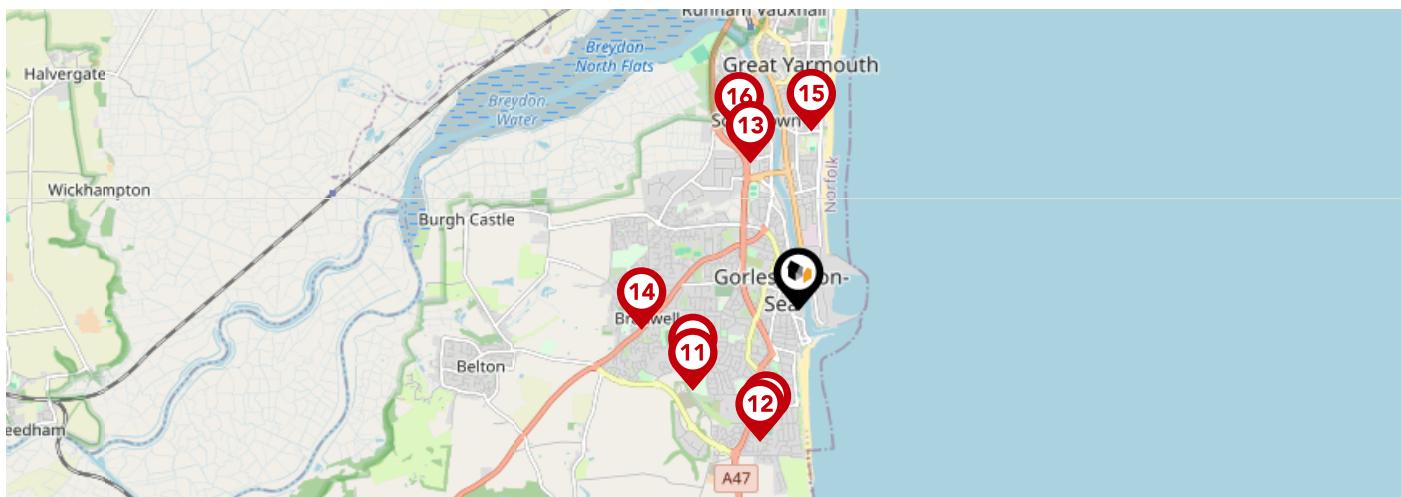


Listed Buildings in the local district	Grade	Distance
① 1245977 - The Grove	Grade II	0.1 miles
② 1096792 - 9-13, Blackwall Reach	Grade II	0.1 miles
③ 1246976 - 102, High Street	Grade II	0.1 miles
④ 1246975 - The Short Blue Public House	Grade II	0.2 miles
⑤ 1096788 - 33, Baker Street	Grade II	0.2 miles
⑥ 1096828 - Feathers Inn	Grade II	0.2 miles
⑦ 1393960 - Beatsters Building	Grade II	0.3 miles
⑧ 1246581 - Roman Catholic Church Of St Peter, Gorleston	Grade II	0.3 miles
⑨ 1096807 - Church Of St Andrew	Grade II	0.3 miles
⑩ 1481895 - Presbytery Of St Peter's Church, Gorleston	Grade II	0.3 miles



Nursery Primary Secondary College Private

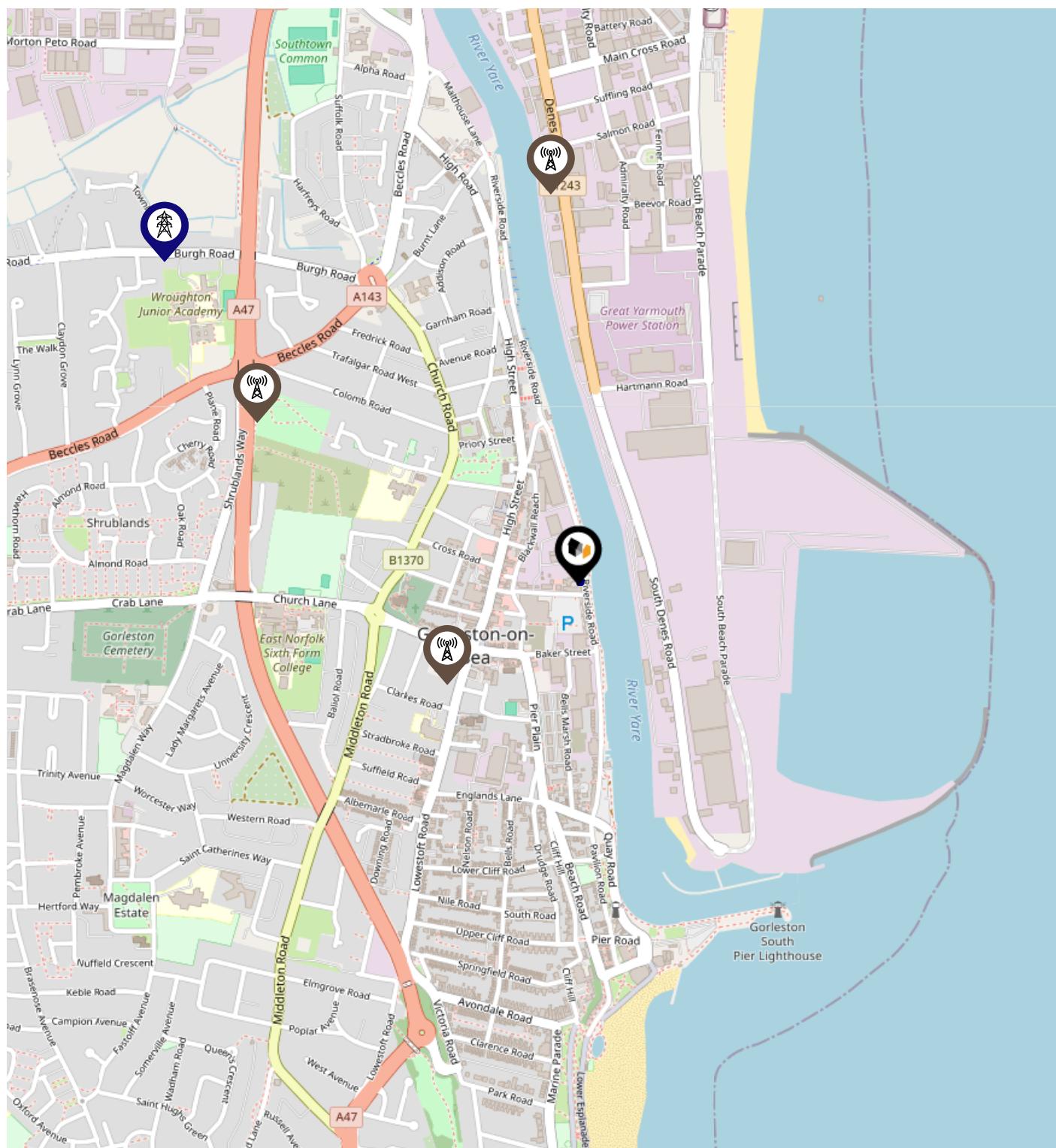
	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Stradbroke Primary Academy	Good	208	0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary and St Peter Catholic Primary School	Good	230	0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	East Norfolk Sixth Form College	Good	0	0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wroughton Infant Academy	Good	191	0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wroughton Junior Academy	Requires improvement	318	0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Peterhouse CofE Primary Academy	Good	448	0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lynn Grove Academy	Good	1155	0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Great Yarmouth Primary Academy	Good	422	1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Ormiston Venture Academy Ofsted Rating: Outstanding Pupils: 887 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ormiston Cliff Park Primary Academy Ofsted Rating: Good Pupils: 482 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Ormiston Herman Academy Ofsted Rating: Good Pupils: 389 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cliff Park Ormiston Academy Ofsted Rating: Requires improvement Pupils: 832 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Edward Worlledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Homefield VC CofE Primary School Ofsted Rating: Good Pupils: 246 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St. George's Primary School & St. George's Nursery School, Great Yarmouth Ofsted Rating: Good Pupils: 208 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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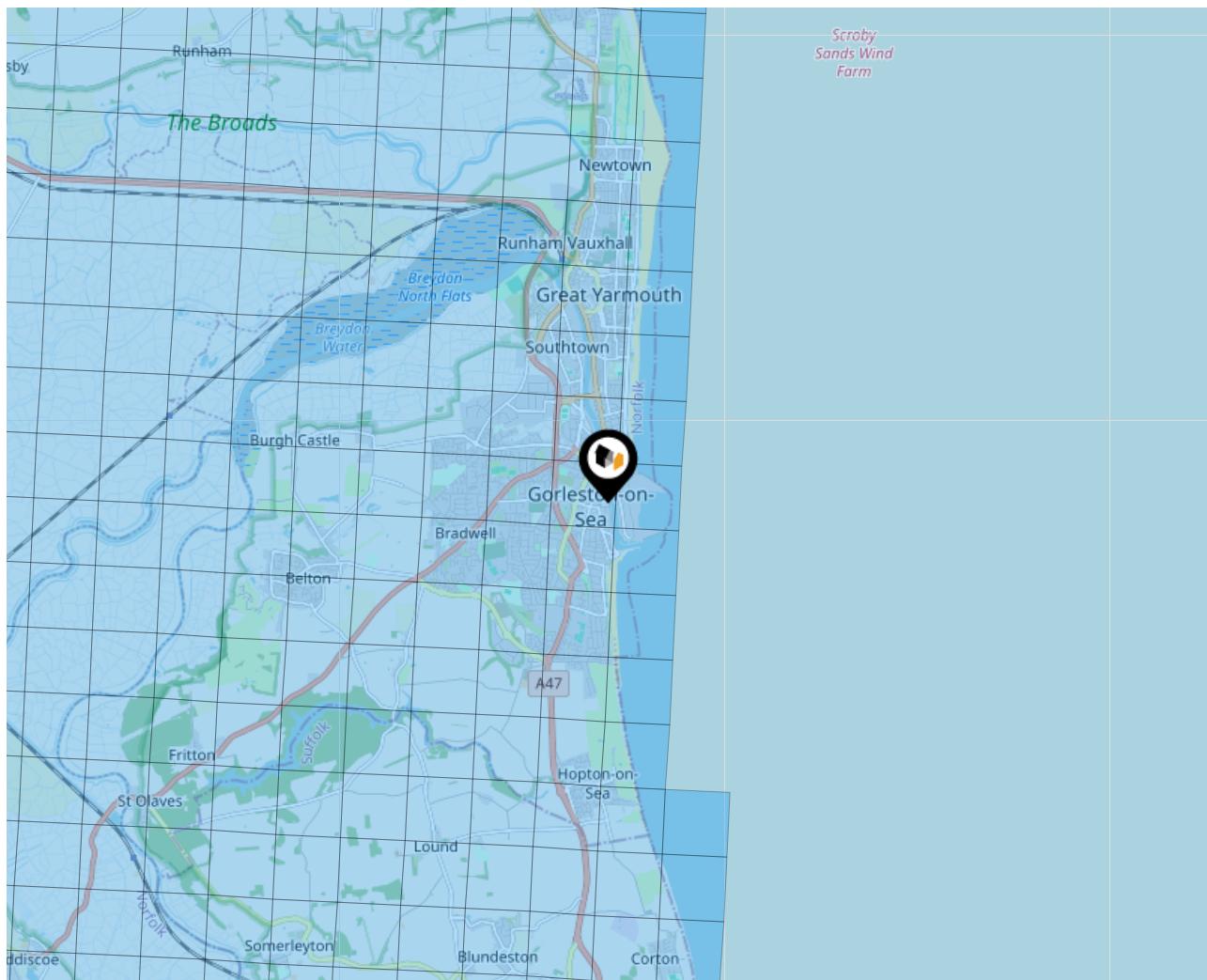


Key:

- 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

Parent Material Grain:

ARENACEOUS

Soil Group:

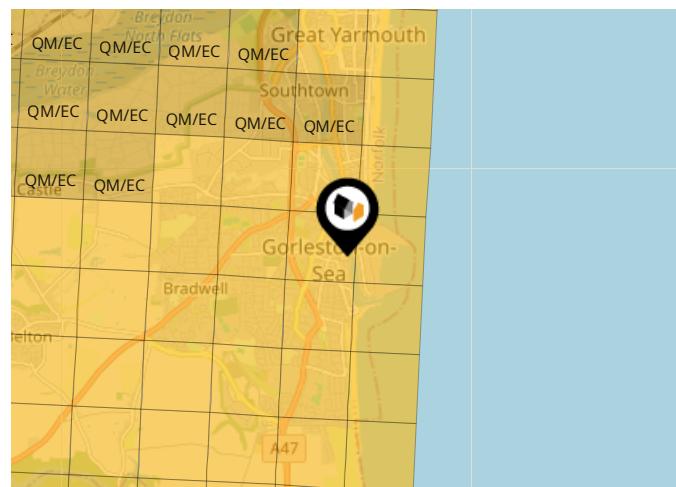
LIGHT(SANDY)

Soil Texture:

SAND

Soil Depth:

DEEP



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

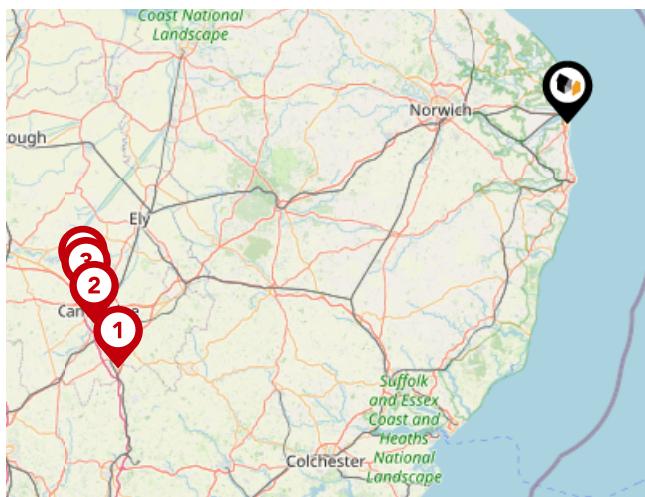
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	2.31 miles
2	Great Yarmouth Rail Station	2.31 miles
3	Berney Arms Rail Station	4.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.4 miles
2	M11 J11	74.6 miles
3	M11 J13	74.25 miles
4	M11 J14	74.15 miles

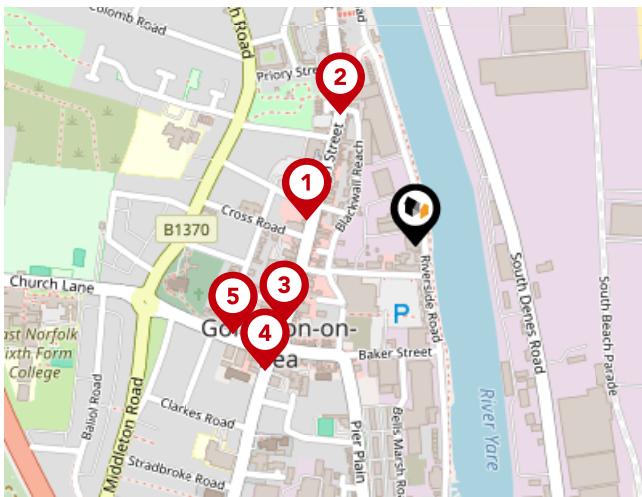


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	20.01 miles
2	Southend-on-Sea	82.43 miles
3	Cambridge	70.58 miles
4	Stansted Airport	78.42 miles

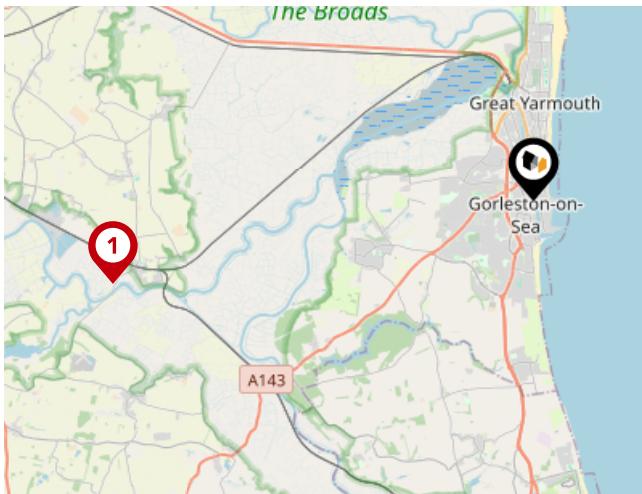
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Cross Road	0.13 miles
2	School Lane	0.17 miles
3	Town Centre	0.17 miles
4	The Tramway	0.22 miles
5	Roslyn Road	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7.73 miles

Howards Data Quality

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HOWARDS

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Land Registry

