

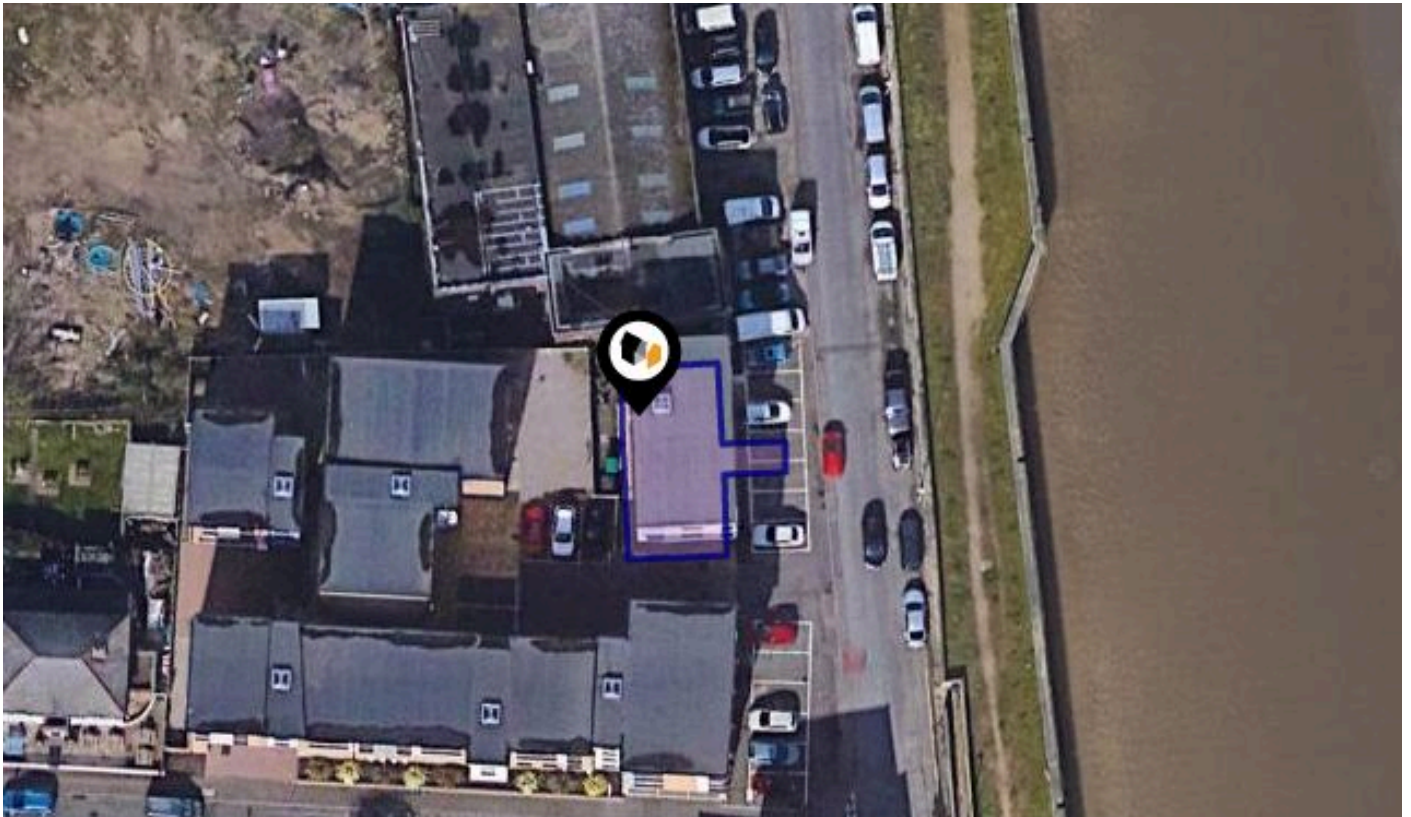


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 10<sup>th</sup> January 2026**



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

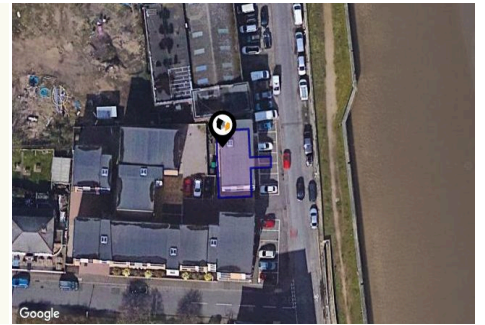
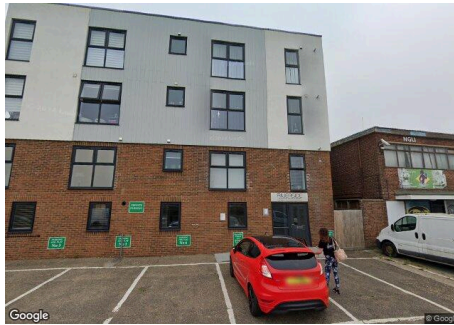
### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	398 ft <sup>2</sup> / 37 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	2020
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	NK523623

Tenure:	Leasehold
Start Date:	23/08/2022
End Date:	01/01/2146
Lease Term:	125 years commencing on and including 1 January 2021
Term Remaining:	120 years

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**18**  
mb/s



**80**  
mb/s



**1800**  
mb/s

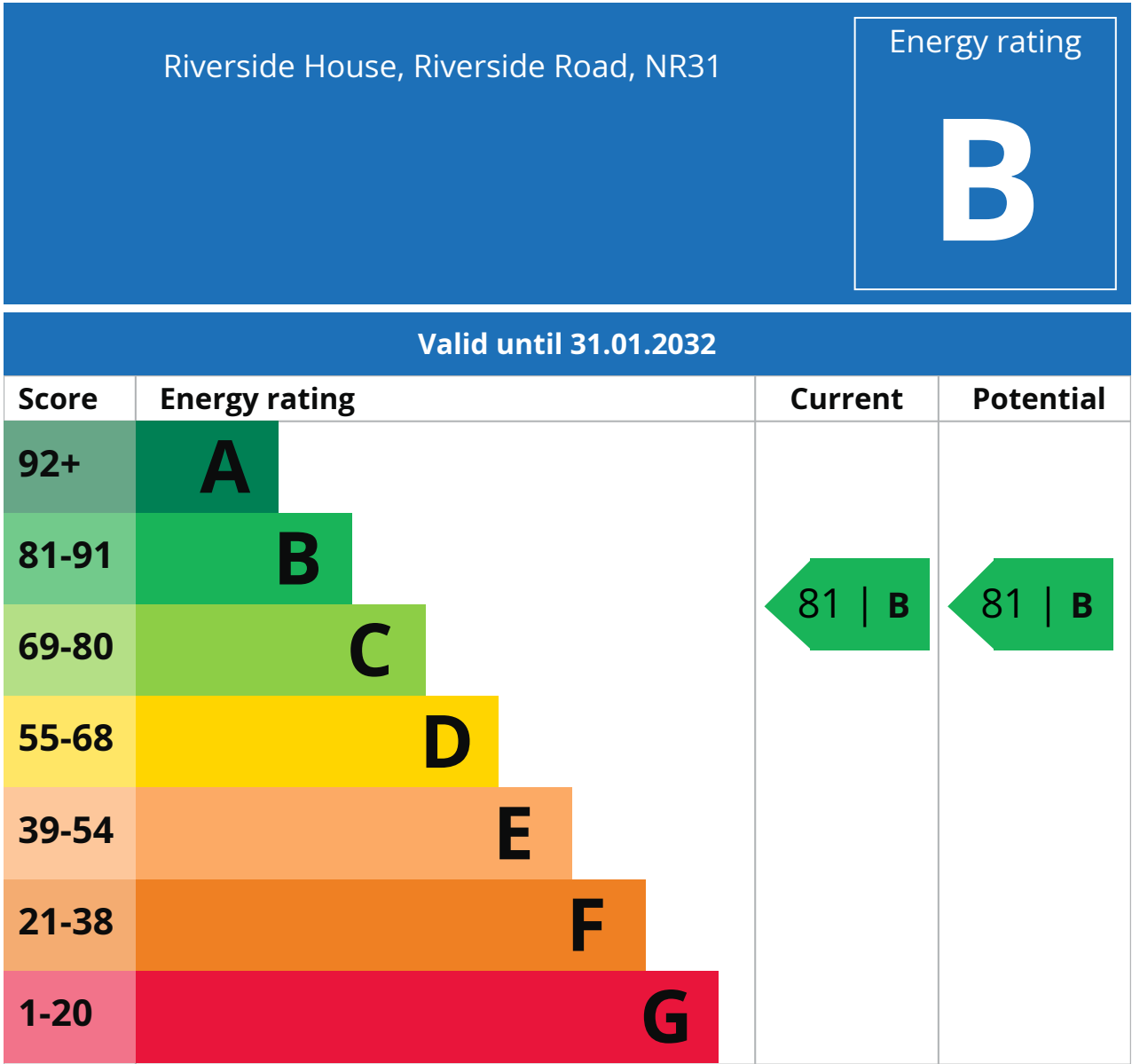


### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

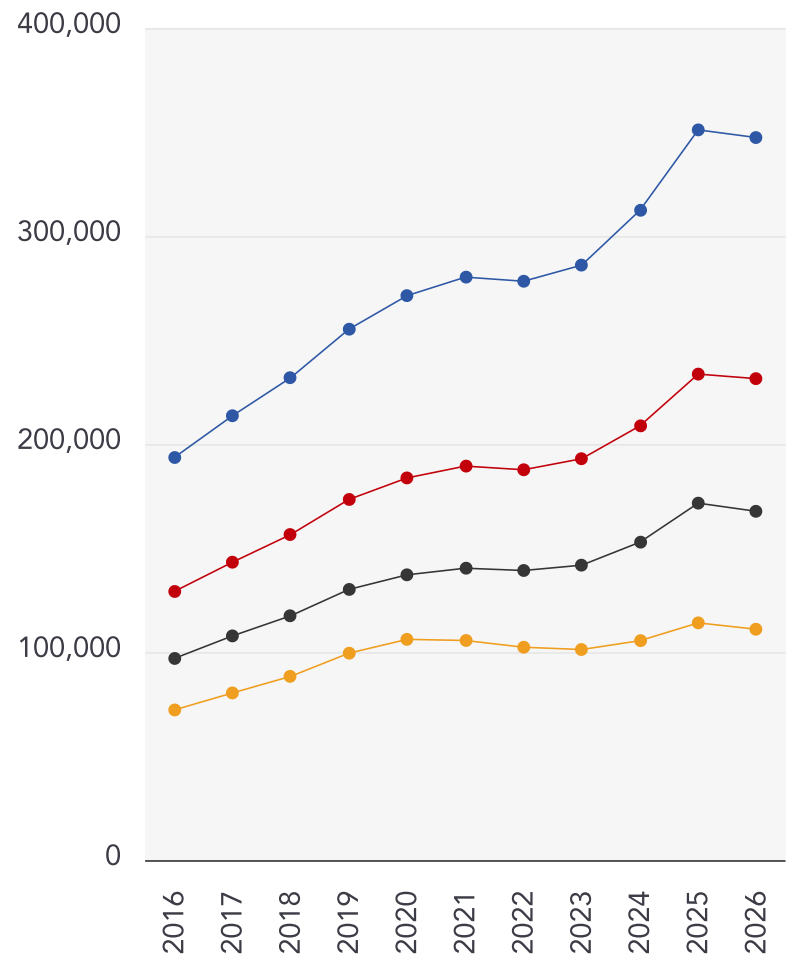




## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Floor Level:</b>	3
<b>Flat Top Storey:</b>	Yes
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.22 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<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>	(other premises below)
<b>Total Floor Area:</b>	37 m <sup>2</sup>

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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

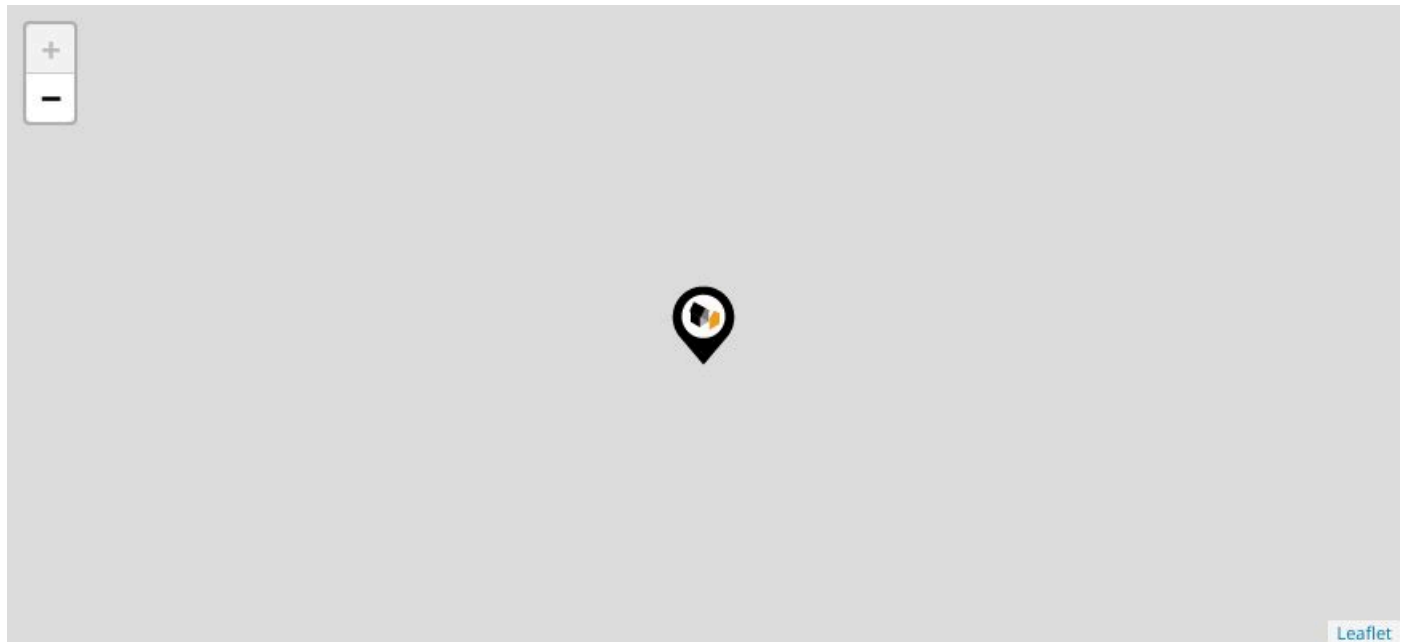
Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



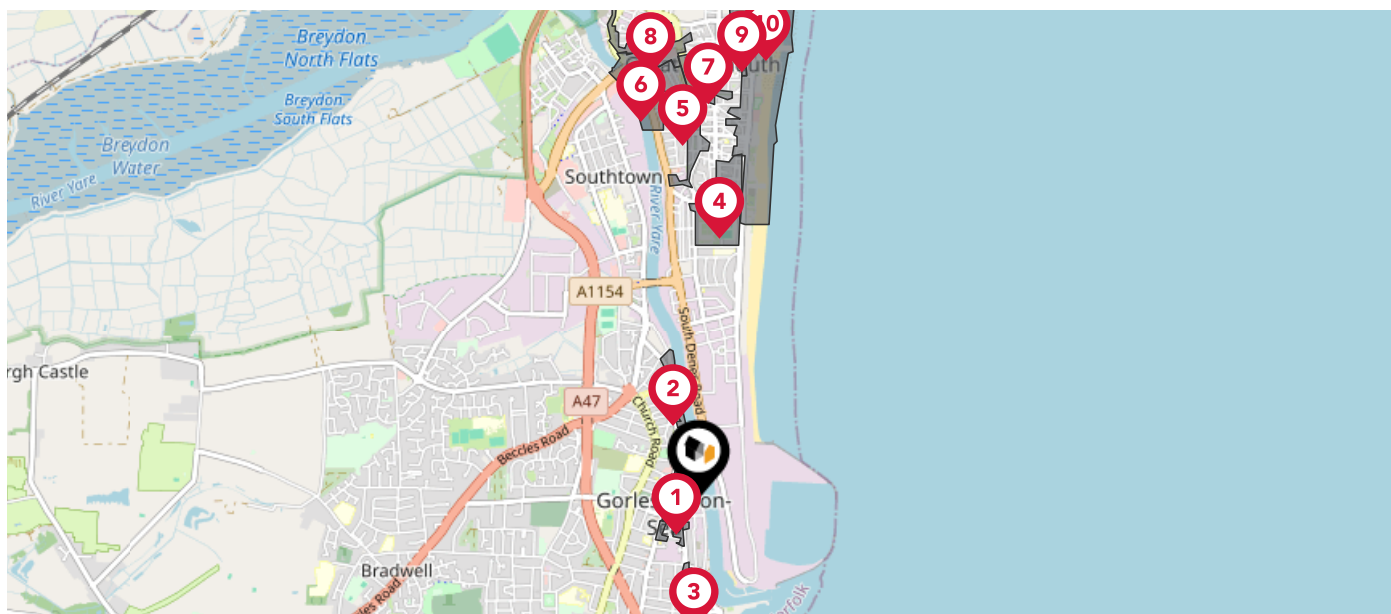
## Mine Entry

- ✕ 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.

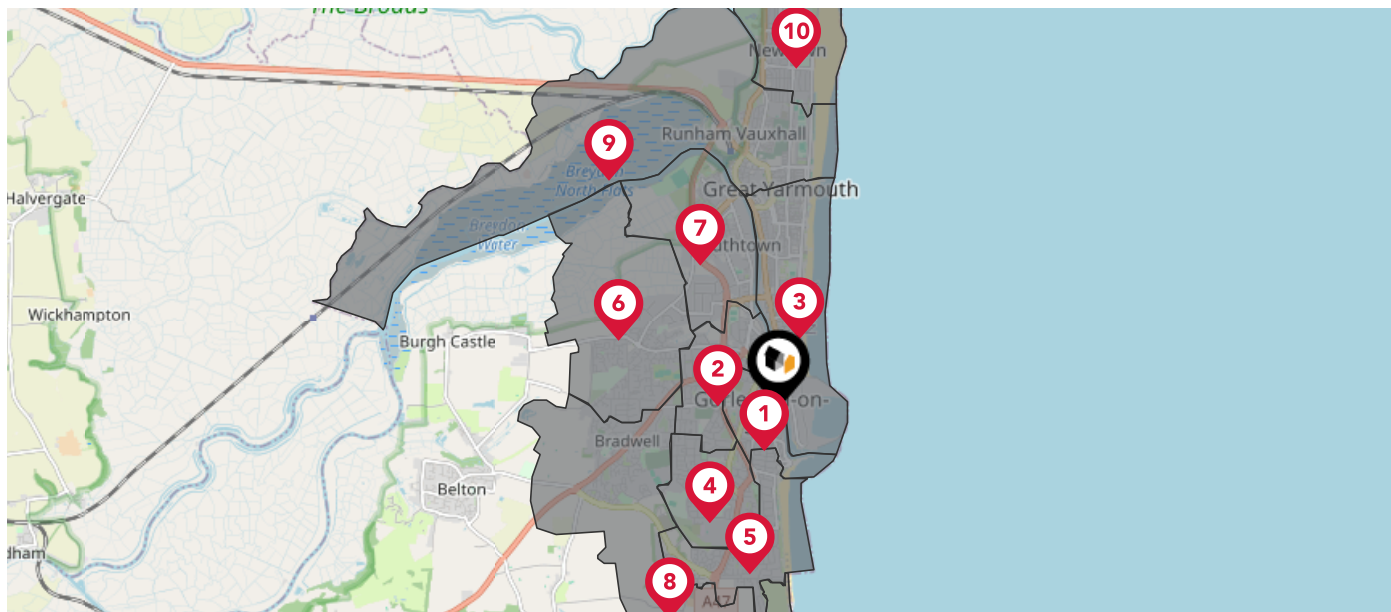


### Nearby Conservation Areas

-  Gorleston Town Centre
-  No.17 Gorleston Conservation Area Extensions
-  Cliff Hill, Gorleston
-  Camperdown, Great Yarmouth
-  King Street, Great Yarmouth
-  Hall Quay and South Quay, Great Yarmouth
-  St George's, Great Yarmouth
-  Market Place, Rows and North Quay, Great Yarmouth
-  Prince's Road, Great Yarmouth
-  Seafront, Great Yarmouth



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



St. Andrews Ward



Claydon Ward



Nelson Ward



Magdalen Ward



Gorleston Ward



Bradwell North Ward



Southtown and Cobholm Ward



Bradwell South and Hopton Ward



Central And Northgate Ward



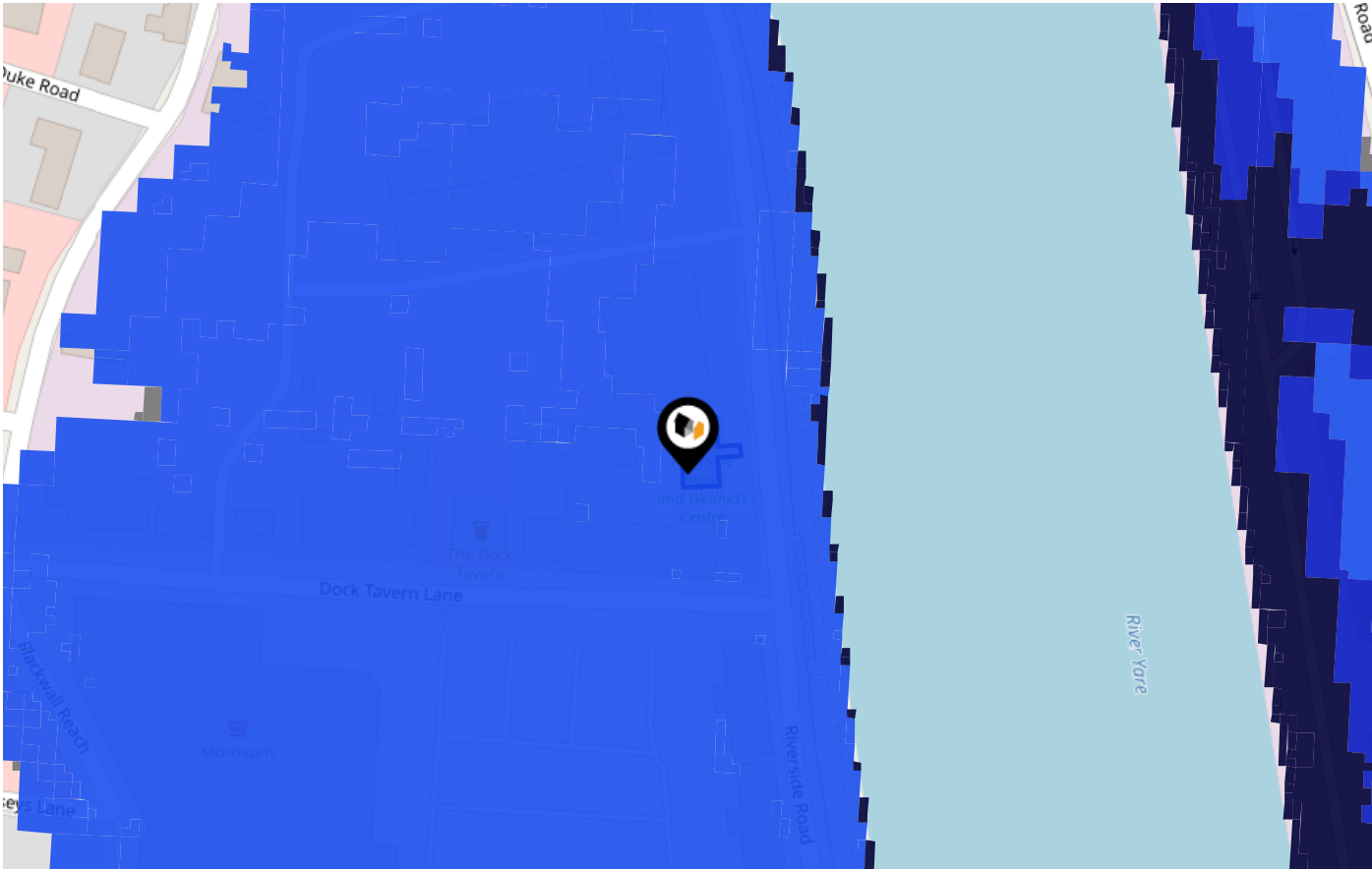
Yarmouth North Ward



# 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.

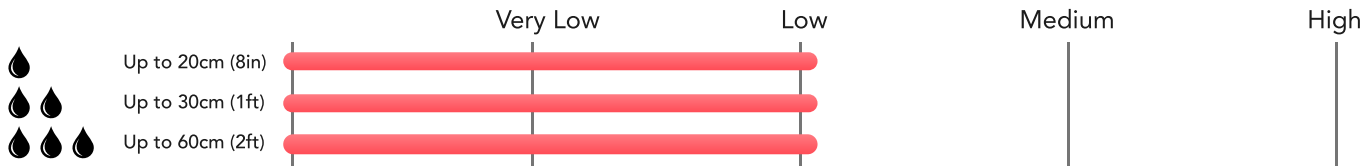


**Risk Rating: Low**

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.

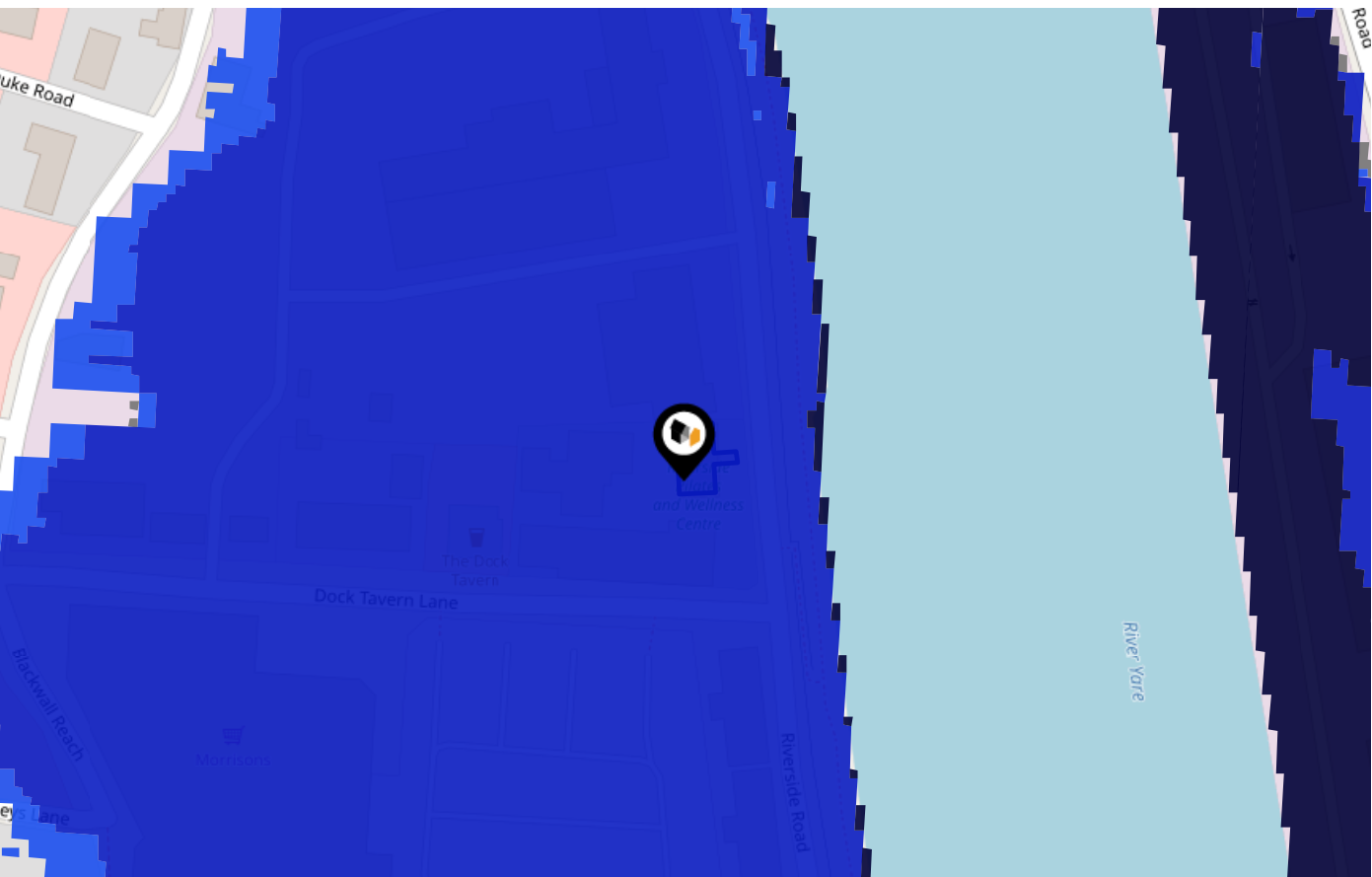
Chance of flooding to the following depths at this property:



# 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: 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.

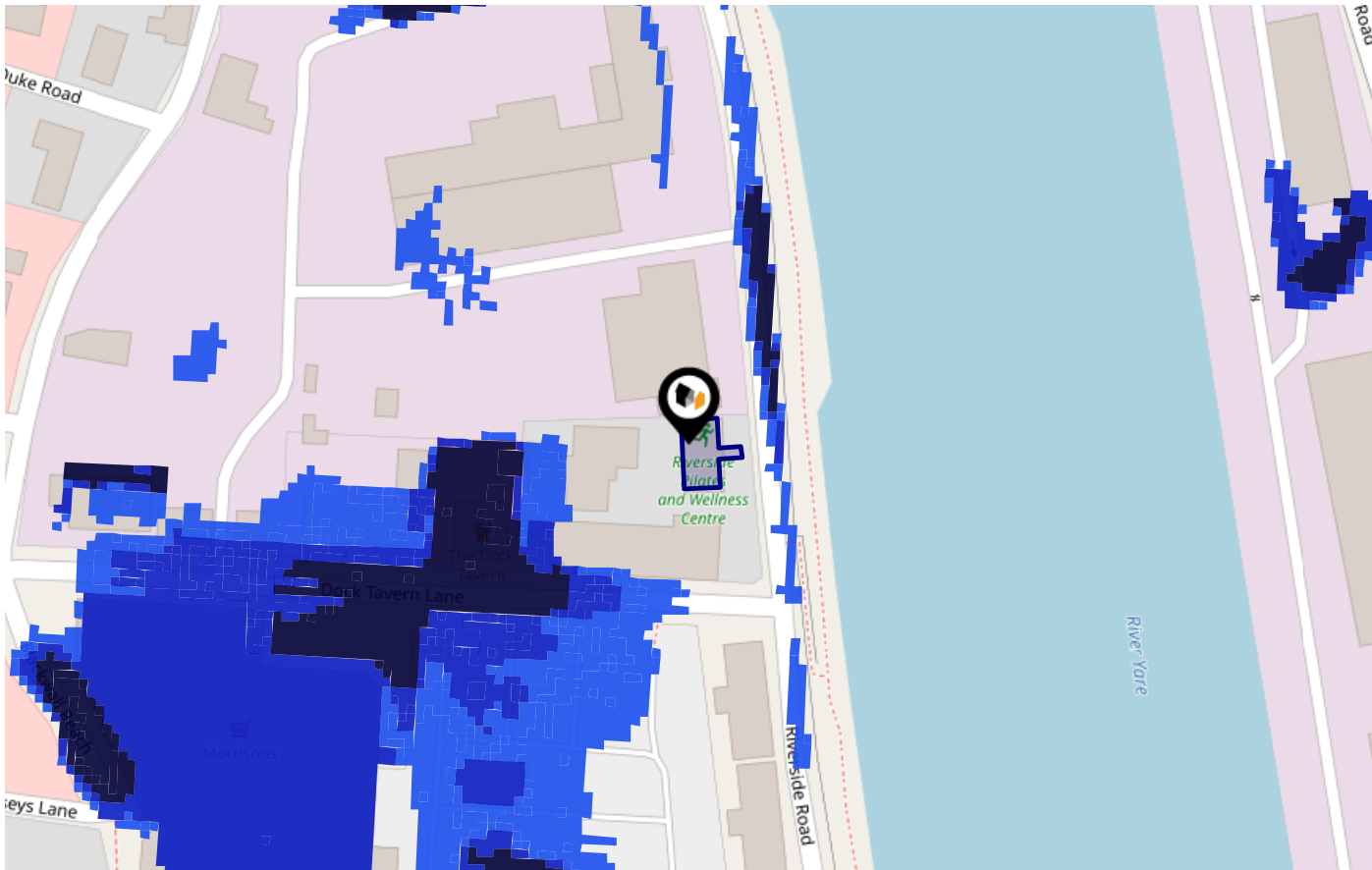
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

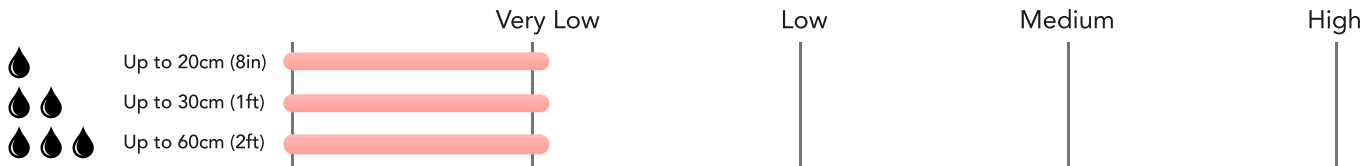


**Risk Rating:** Very low

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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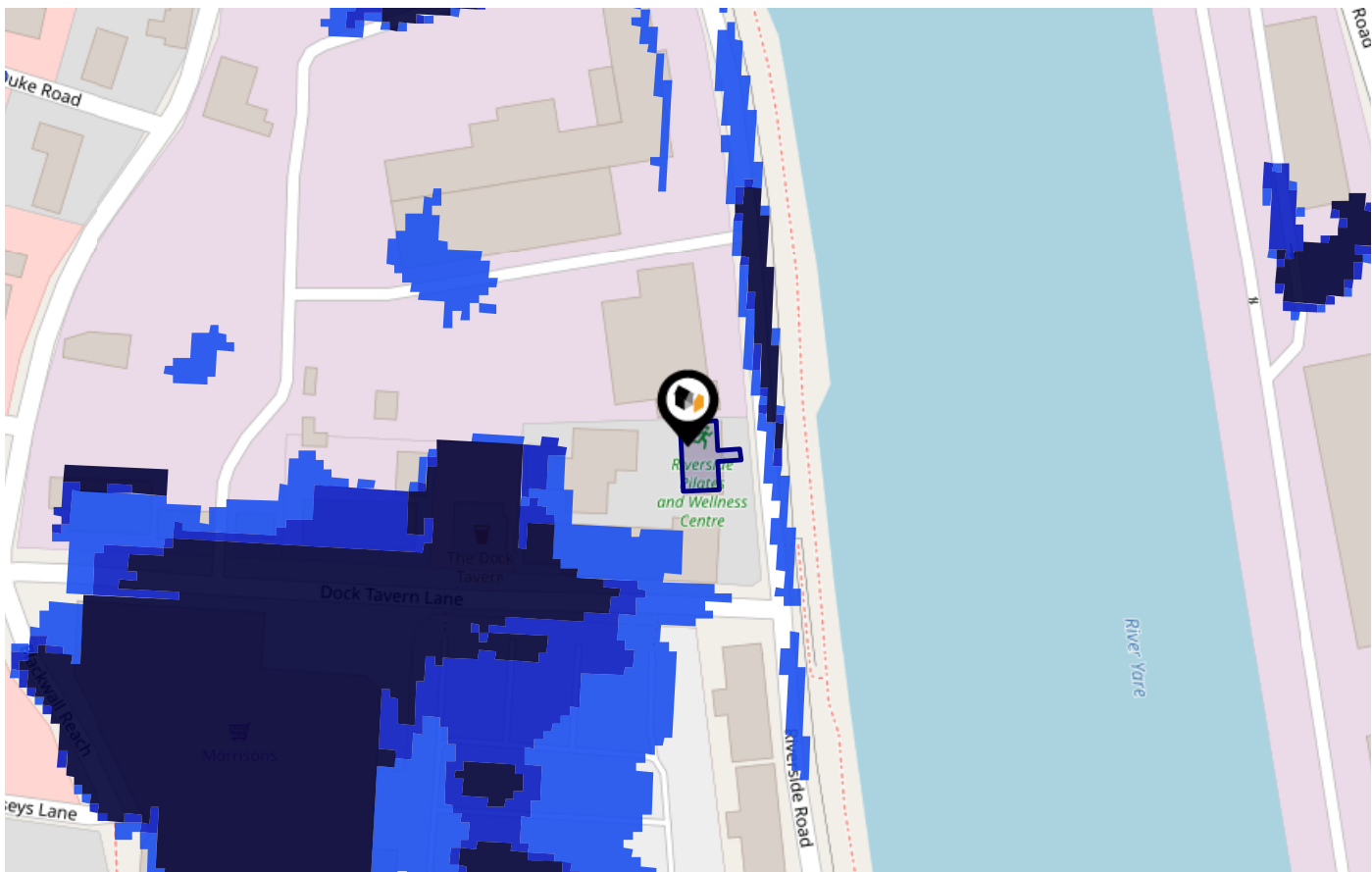
Chance of flooding to the following depths at this property:



# 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

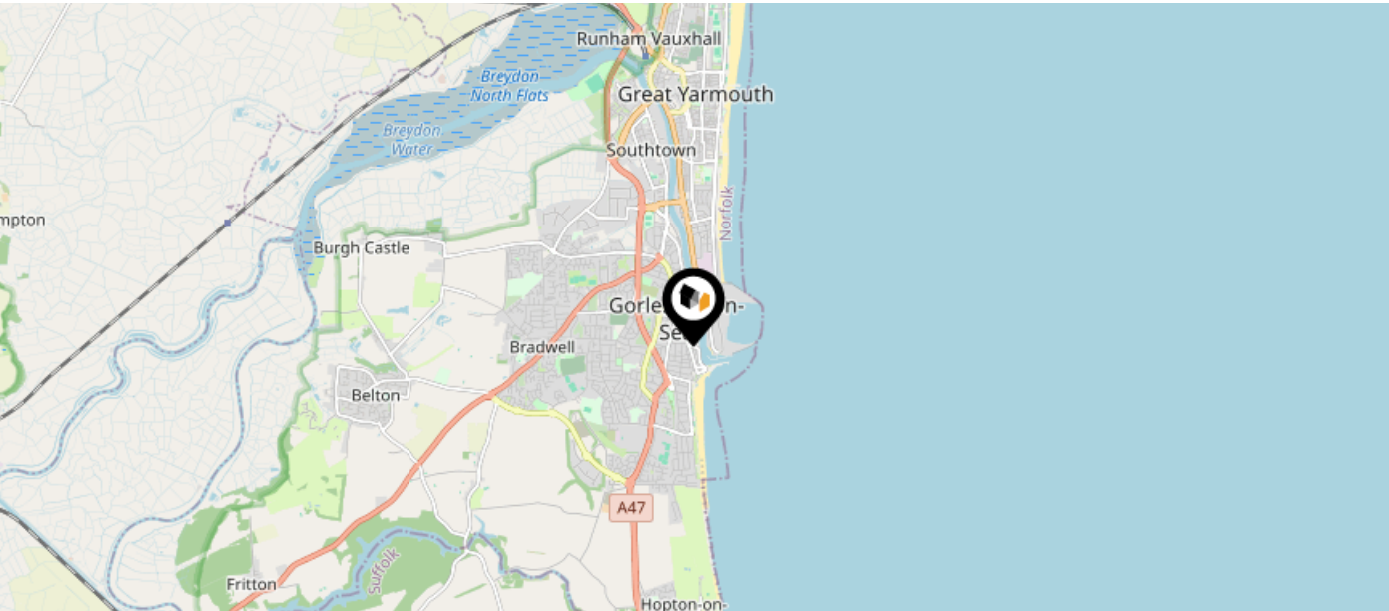
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



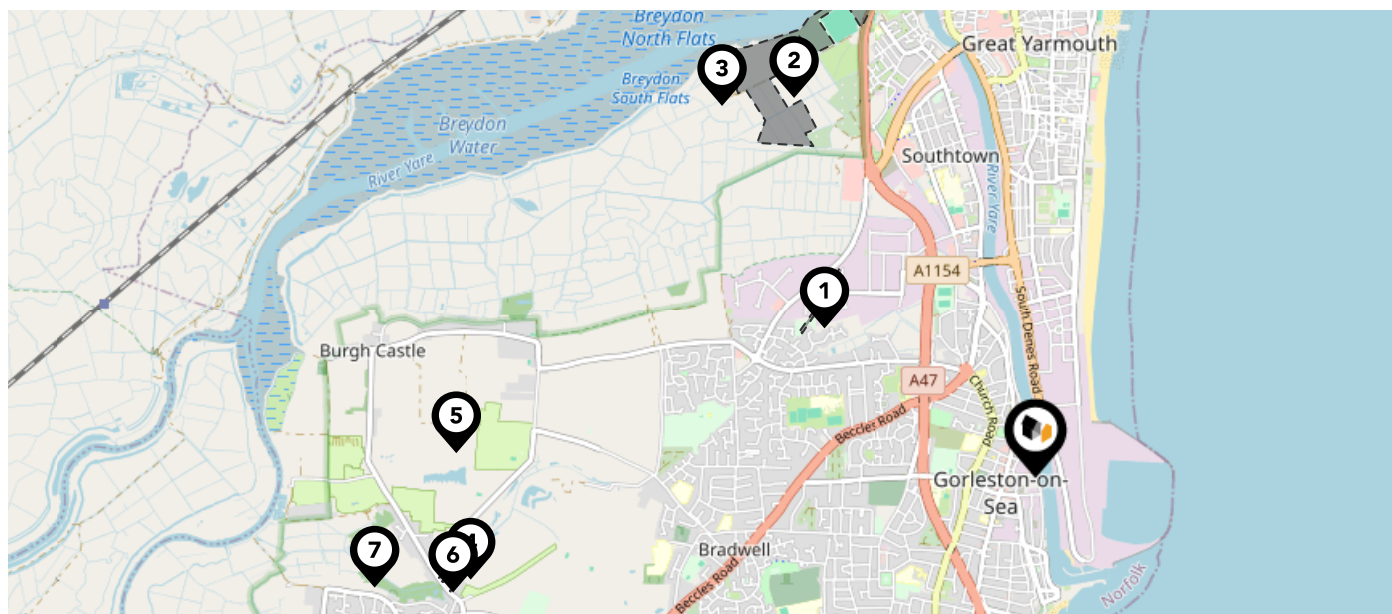
This map displays nearby areas that have been designated as Green Belt...



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.

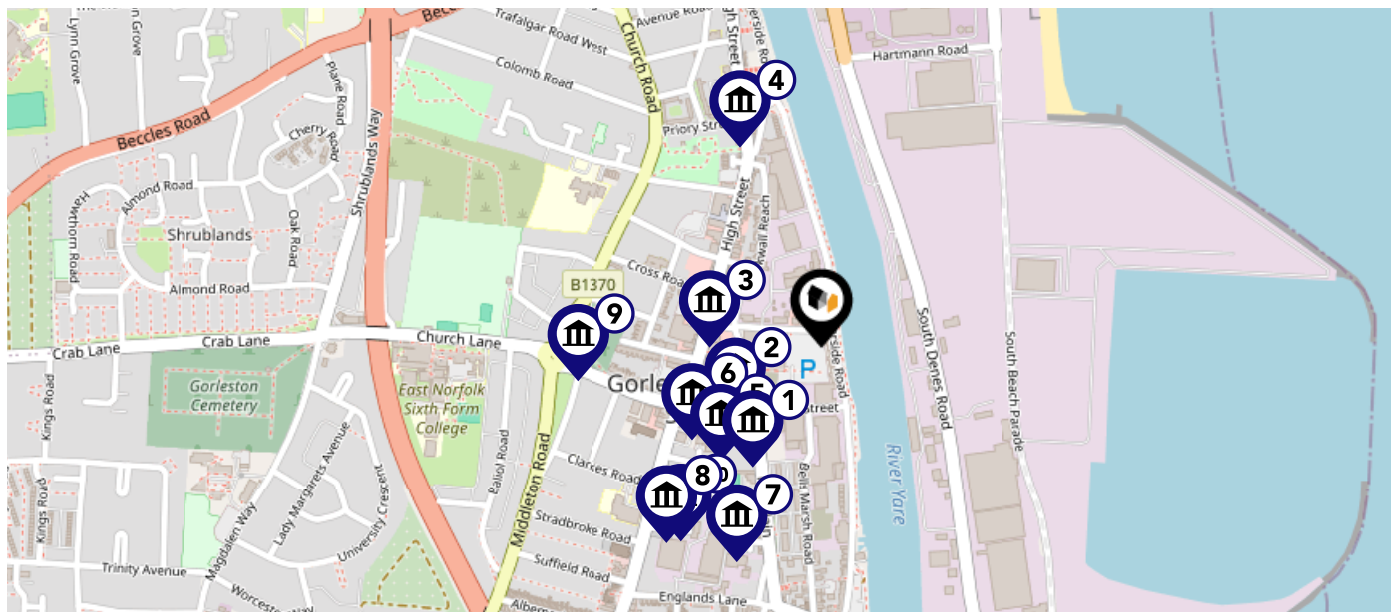












### Nearby Landfill Sites

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

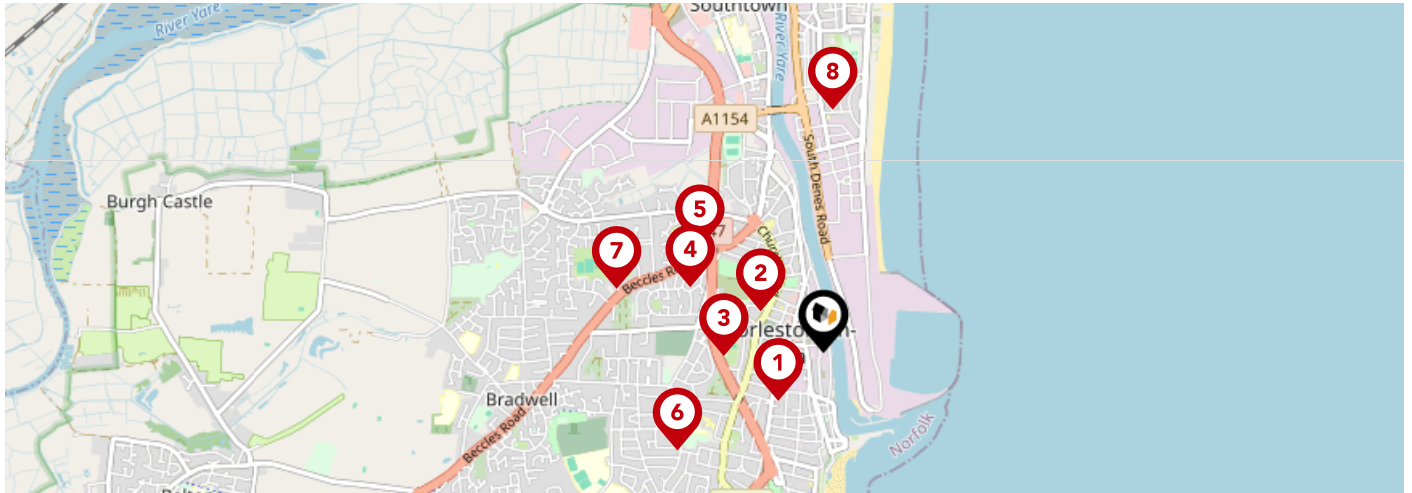


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

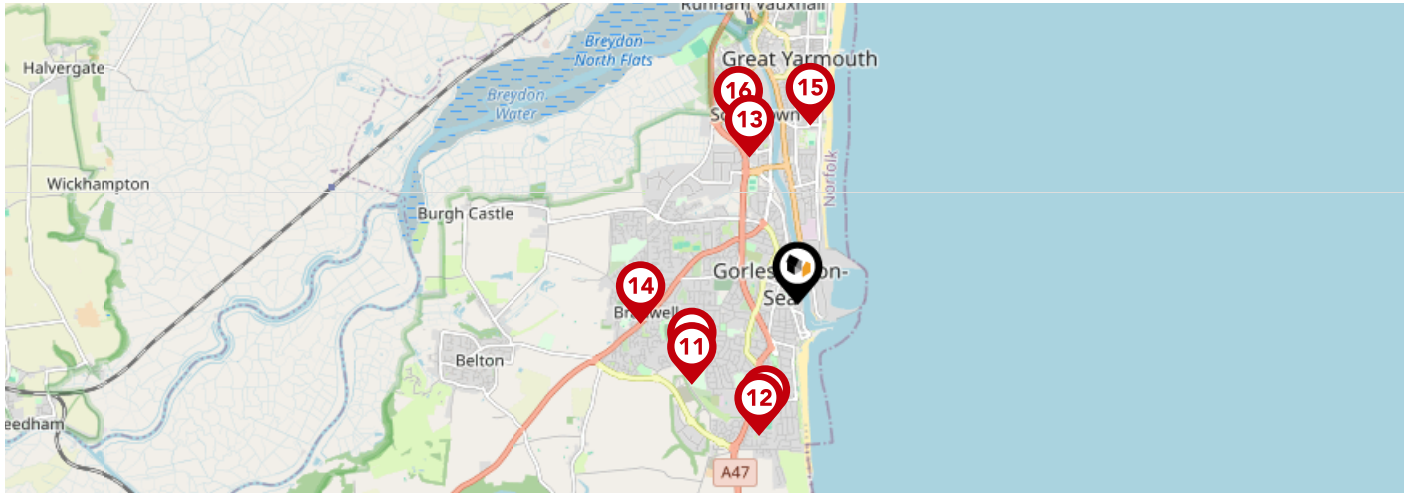


Listed Buildings in the local district		Grade	Distance
	1245977 - The Grove	Grade II	0.1 miles
	1096792 - 9-13, Blackwall Reach	Grade II	0.1 miles
	1246976 - 102, High Street	Grade II	0.1 miles
	1246975 - The Short Blue Public House	Grade II	0.2 miles
	1096788 - 33, Baker Street	Grade II	0.2 miles
	1096828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





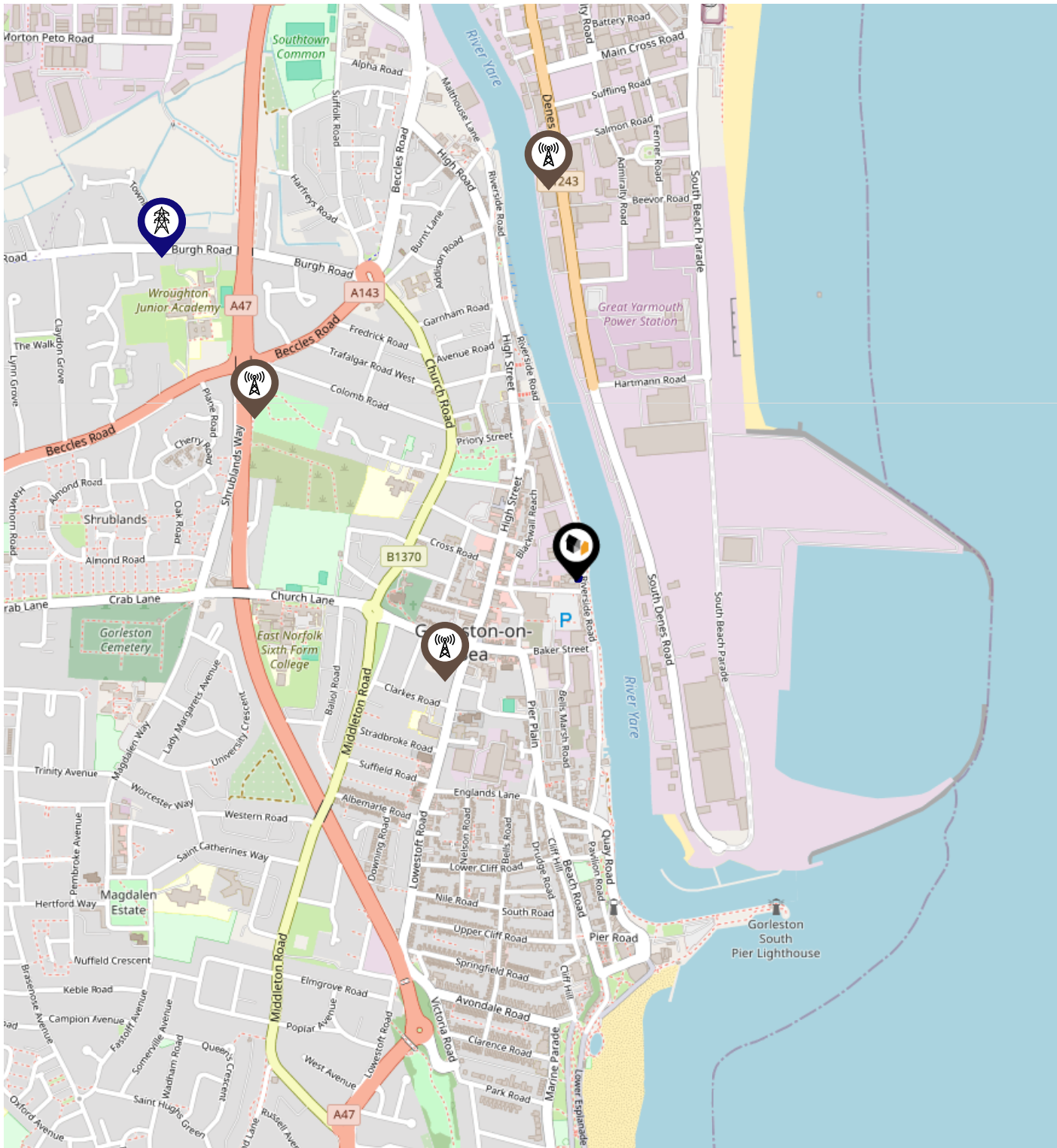
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stradbroke Primary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary and St Peter Catholic Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>East Norfolk Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wroughton Infant Academy</b> Ofsted Rating: Good   Pupils: 191   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wroughton Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 318   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Peterhouse CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 448   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lynn Grove Academy</b> Ofsted Rating: Good   Pupils: 1155   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Great Yarmouth Primary Academy</b> Ofsted Rating: Good   Pupils: 422   Distance:1.09	<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>Ormiston Venture Academy</b> Ofsted Rating: Outstanding   Pupils: 887   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Ormiston Cliff Park Primary Academy</b> Ofsted Rating: Good   Pupils: 482   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Ormiston Herman Academy</b> Ofsted Rating: Good   Pupils: 389   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Cliff Park Ormiston Academy</b> 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"/>
<b>13</b>	<b>Edward Worlledge Ormiston Academy</b> Ofsted Rating: Good   Pupils: 308   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Homefield VC CofE Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St. George's Primary School &amp; St. George's Nursery School, Great Yarmouth</b> Ofsted Rating: Good   Pupils: 208   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Southtown Primary School</b> 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

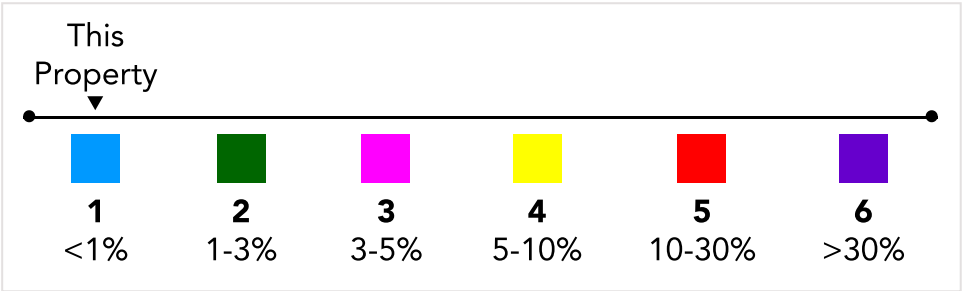
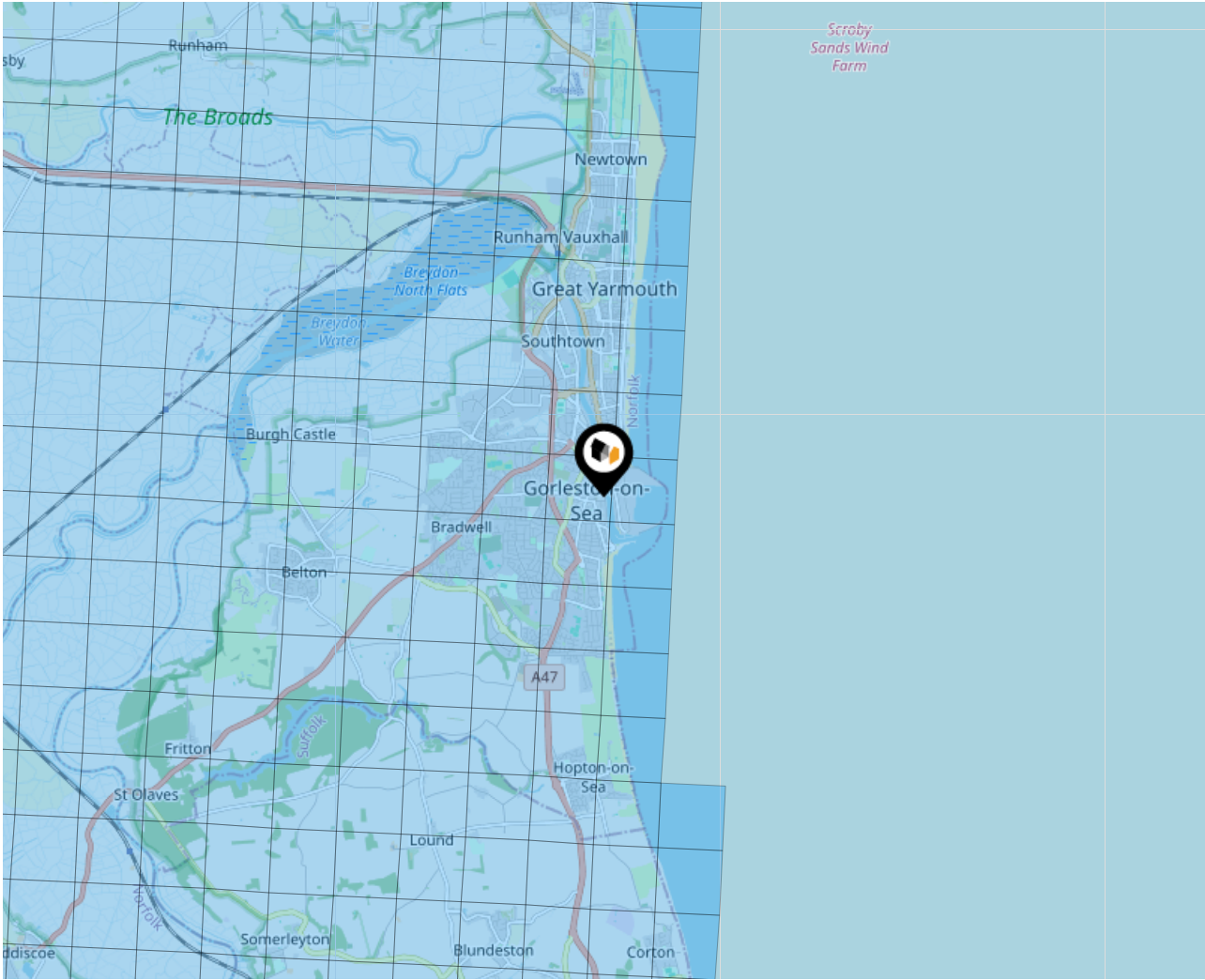


**Key:**

-  Power Pylons
-  Communication Masts

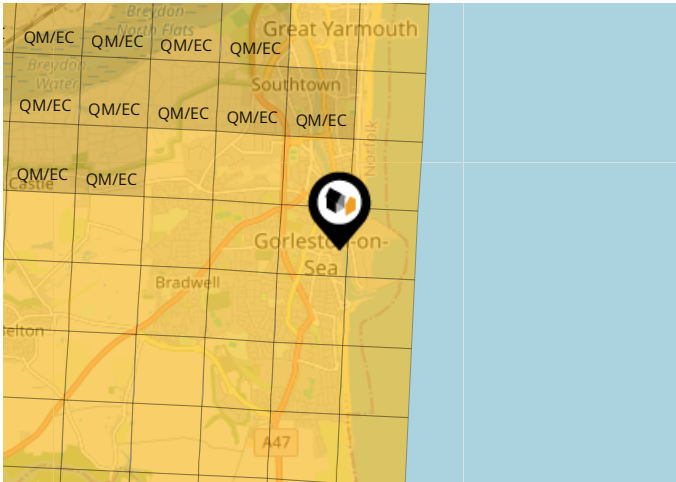
### What is Radon?

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)		



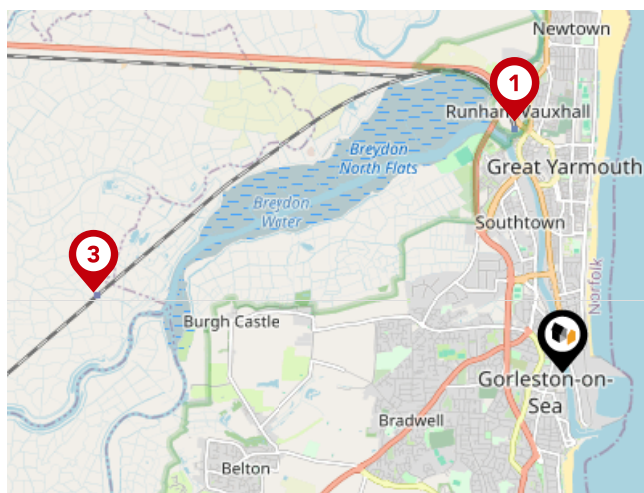
## Primary Classifications (Most Common Clay Types)

<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



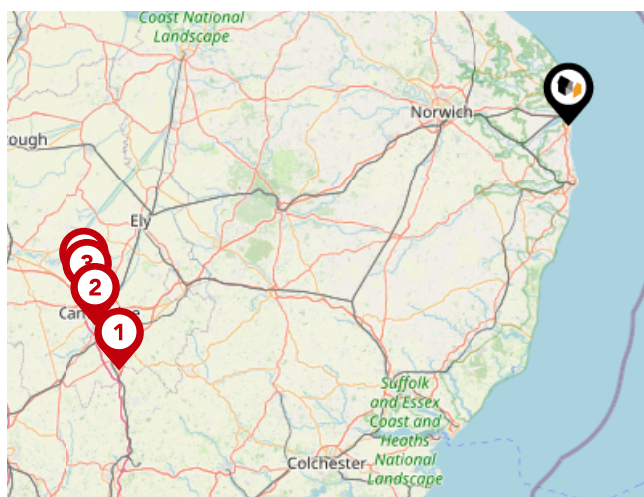
# Area

## Transport (National)



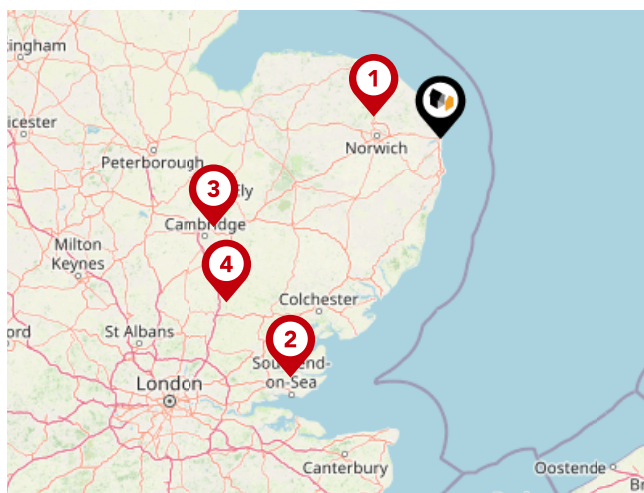
### National Rail Stations

Pin	Name	Distance
1	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

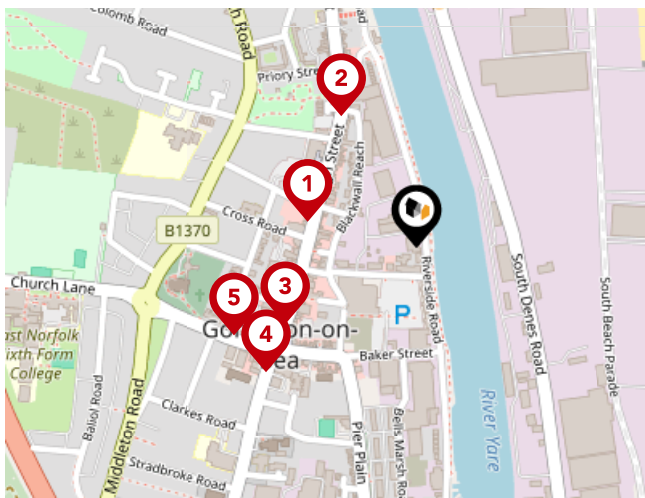


### Airports/Helipads

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

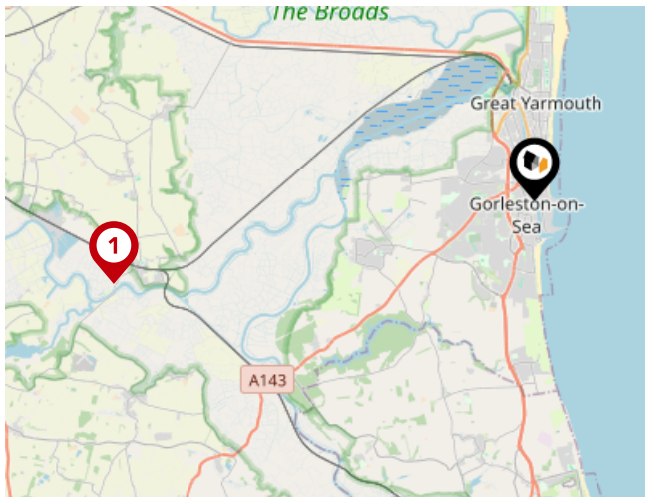
# Area

## Transport (Local)



### 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

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

## **Howards**

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