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KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 27th July 2026



NELSON ROAD CENTRAL, GREAT YARMOUTH, NR30

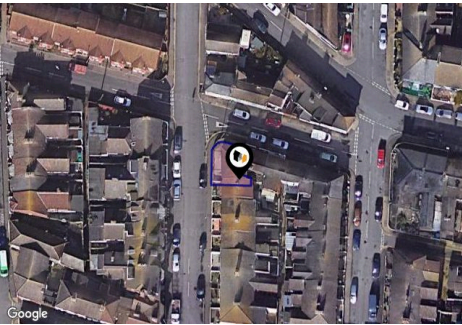
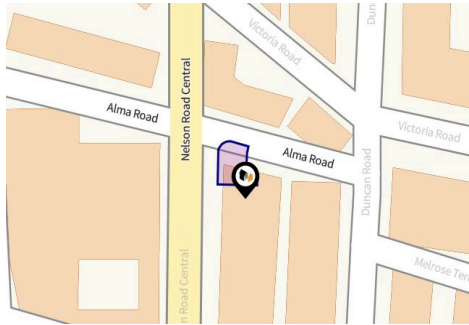
Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced House
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.02 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,610
Title Number:	NK257830

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11
mb/s



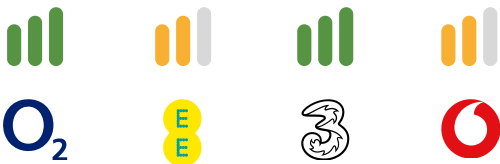
80
mb/s



1800
mb/s

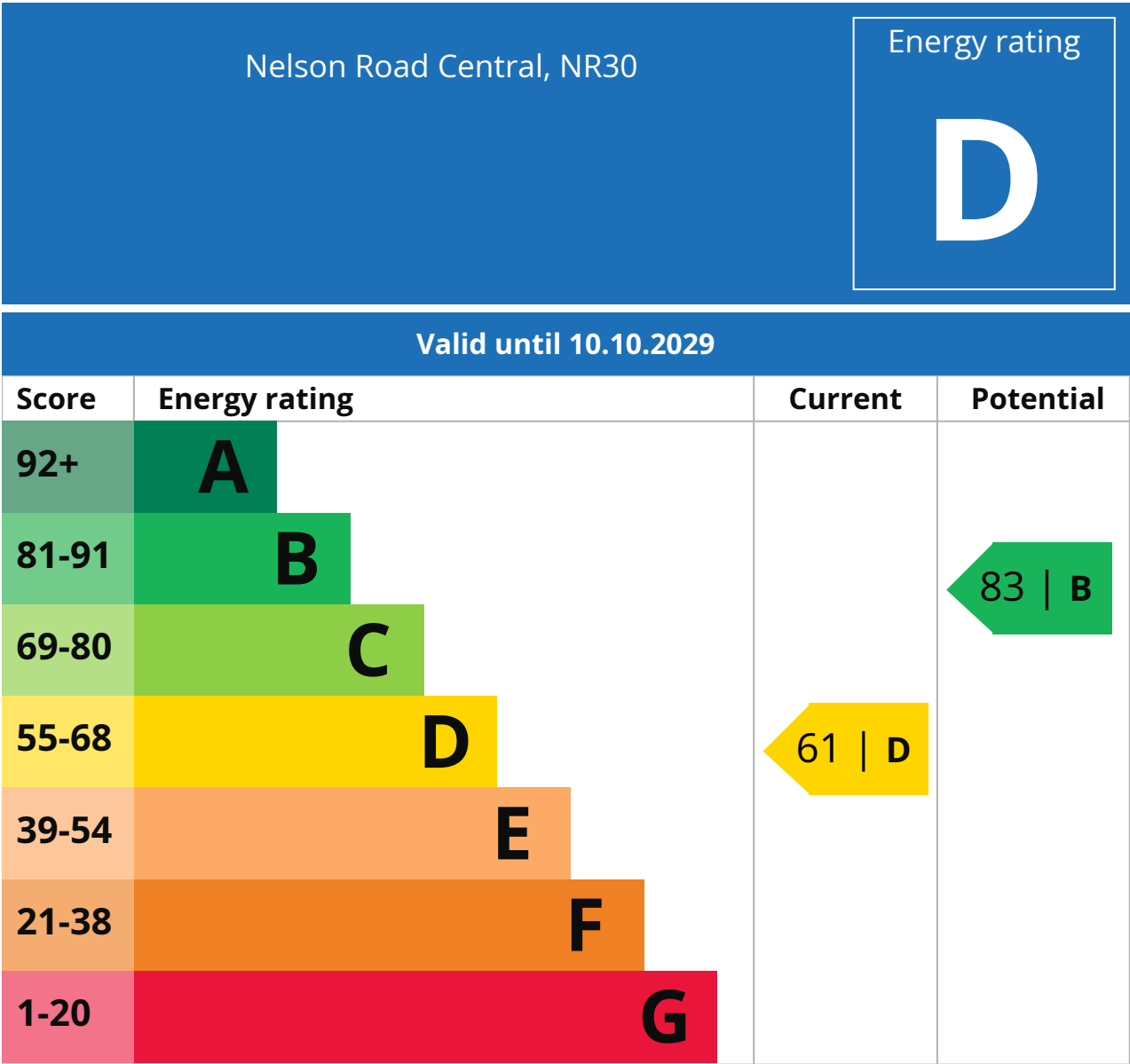


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

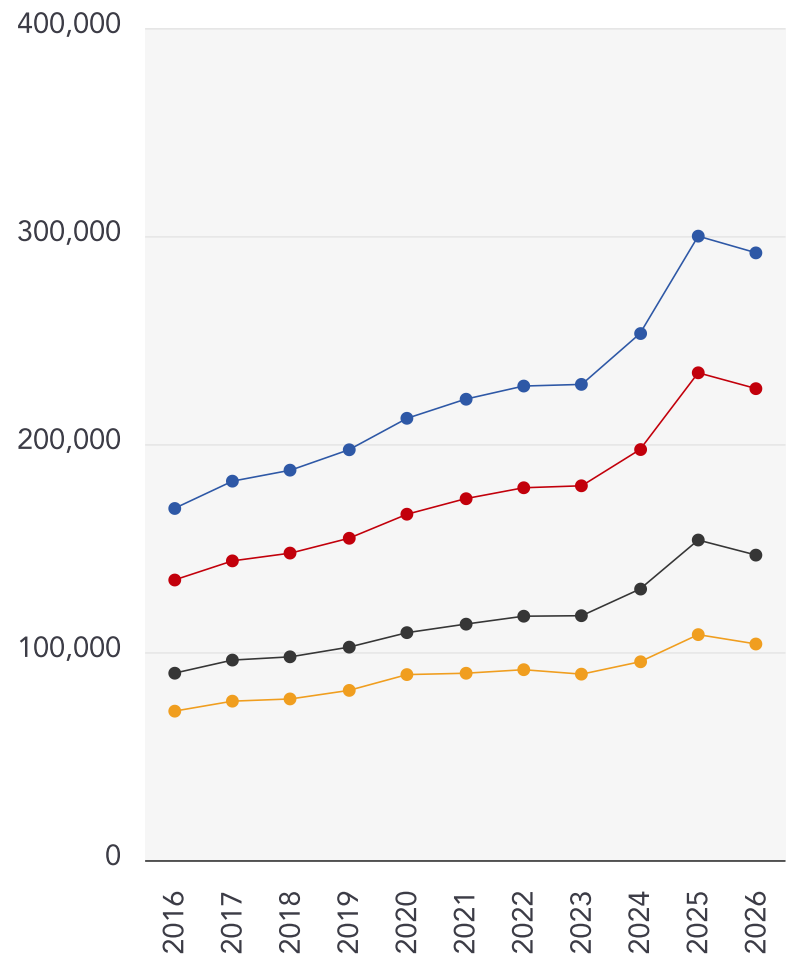




Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	67 m ²

10 Year History of Average House Prices by Property Type in NR30



Detached

+72.67%

Semi-Detached

+68.3%

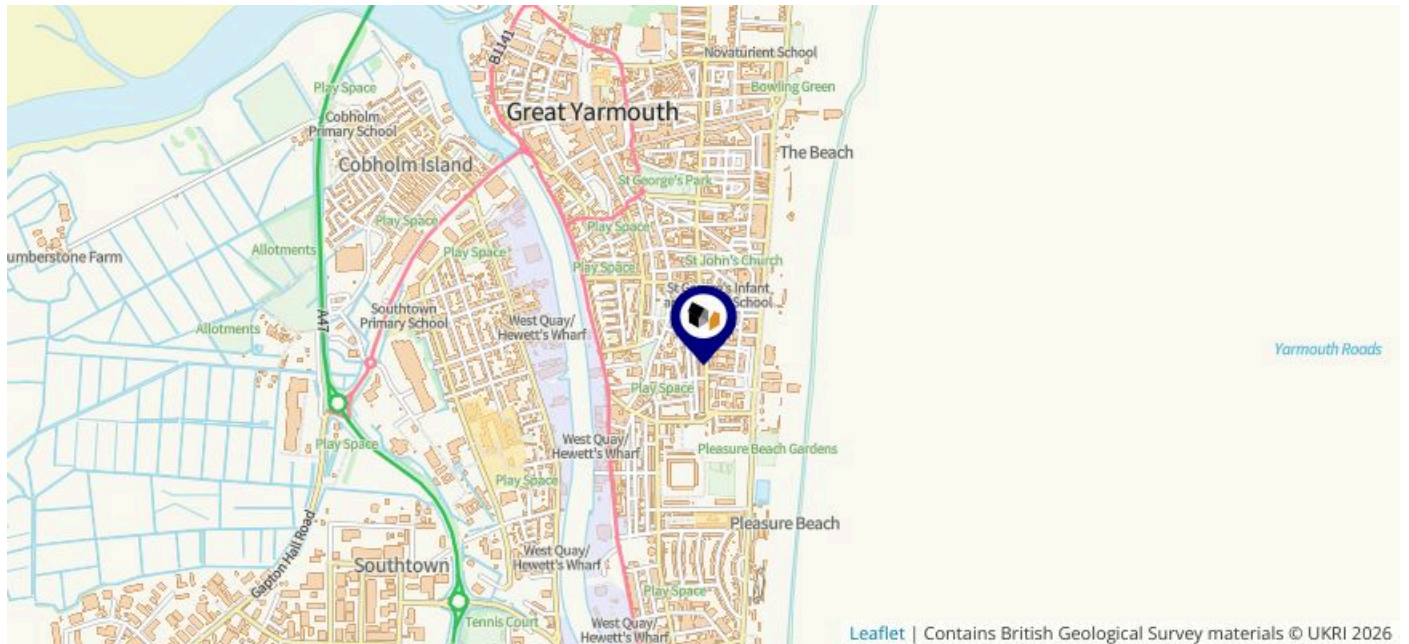
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



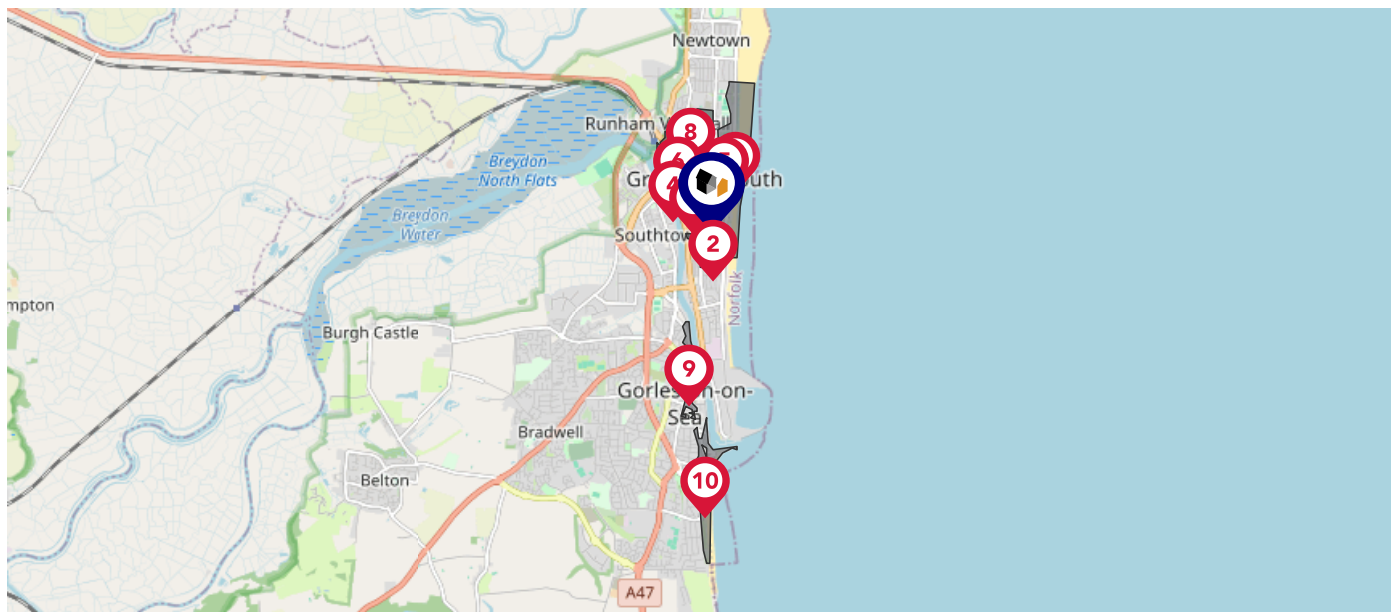
Mine Entry

- ✕ 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

1

King Street, Great Yarmouth

2

Camperdown

3

St George's

4

Hall Quay and South Quay

5

Prince's Road

6

Market Place, Rows and North Quay

7

Seafront

8

St Nicholas and Northgate Street

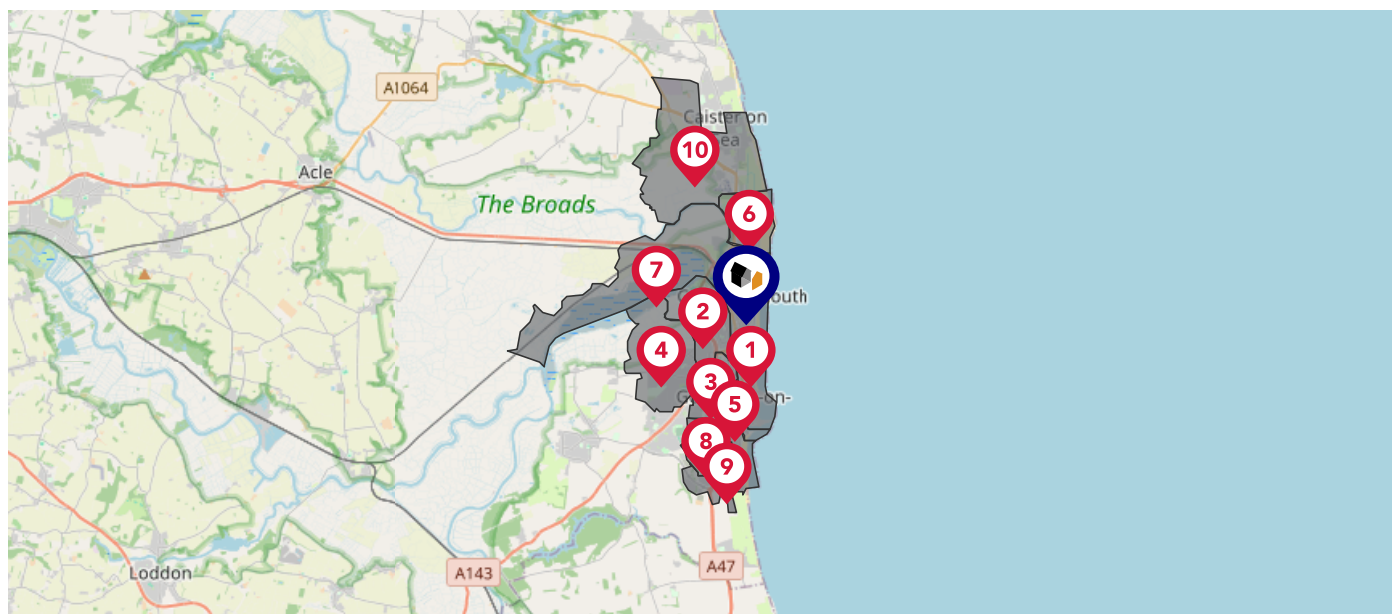
9

Gorleston Town Centre

10

Cliff Hill

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



Nelson Ward



Southtown and Cobholm Ward



Claydon Ward



Bradwell North Ward



St. Andrews Ward



Yarmouth North Ward



Central And Northgate Ward



Magdalen Ward



Gorleston Ward

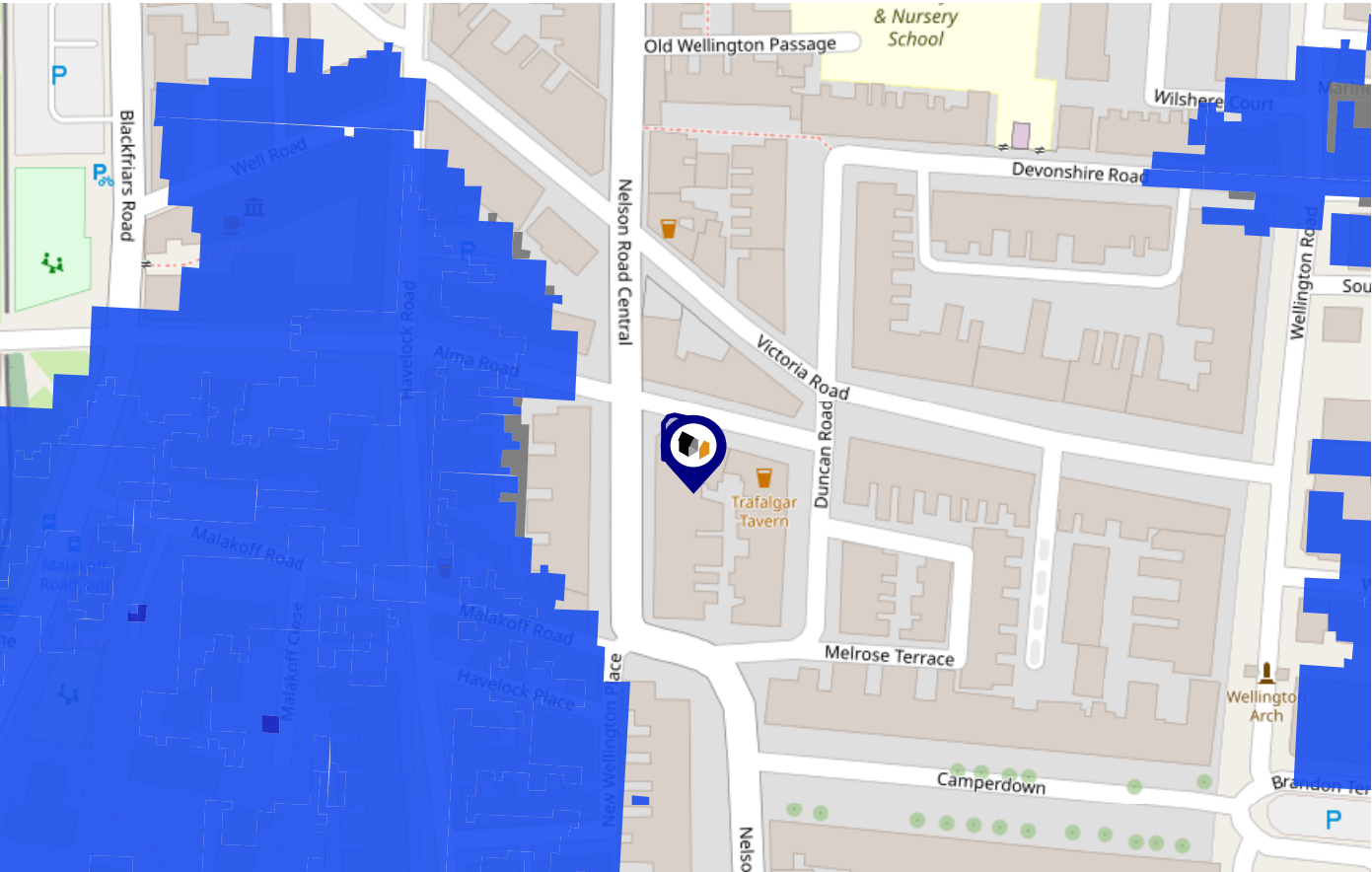


Caister South Ward

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.

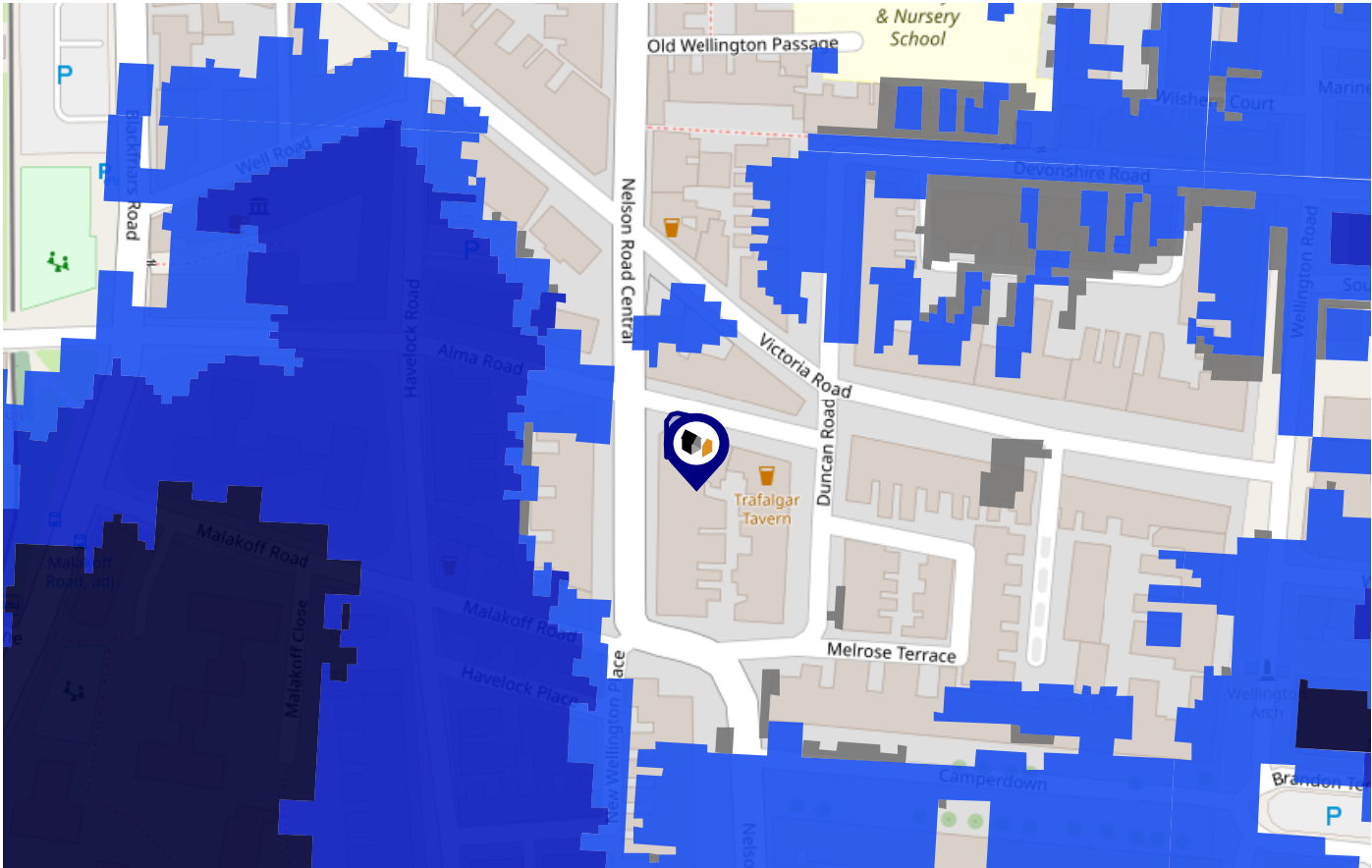
Chance of flooding to the following depths at this property:



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.

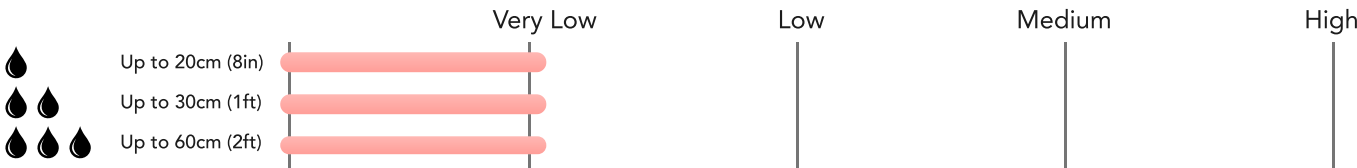


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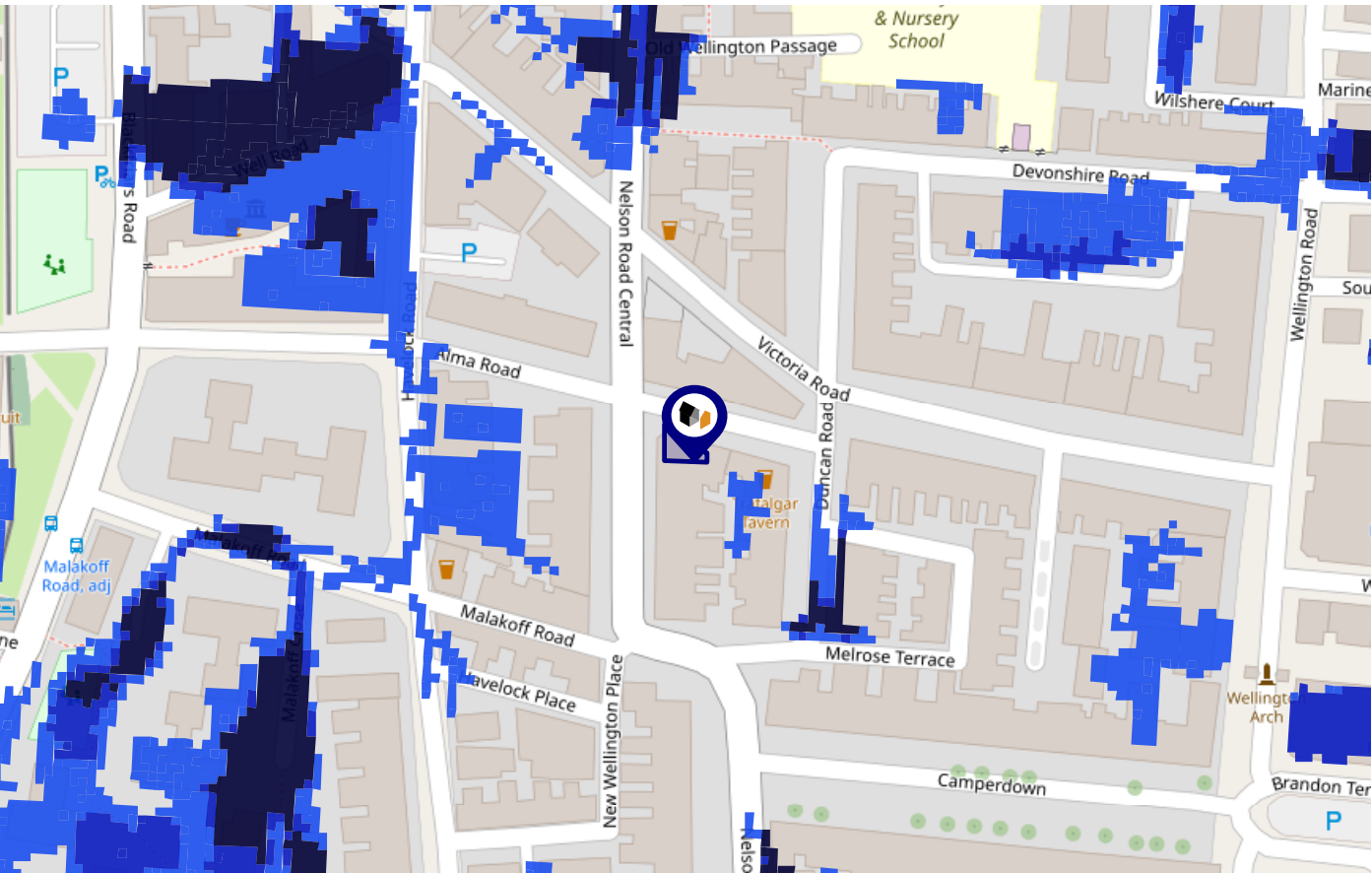
Chance of flooding to the following depths at this property:



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.

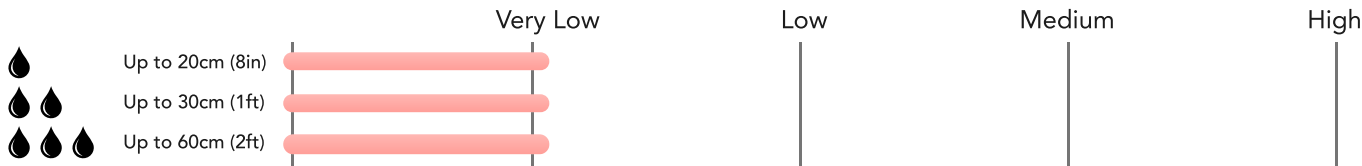


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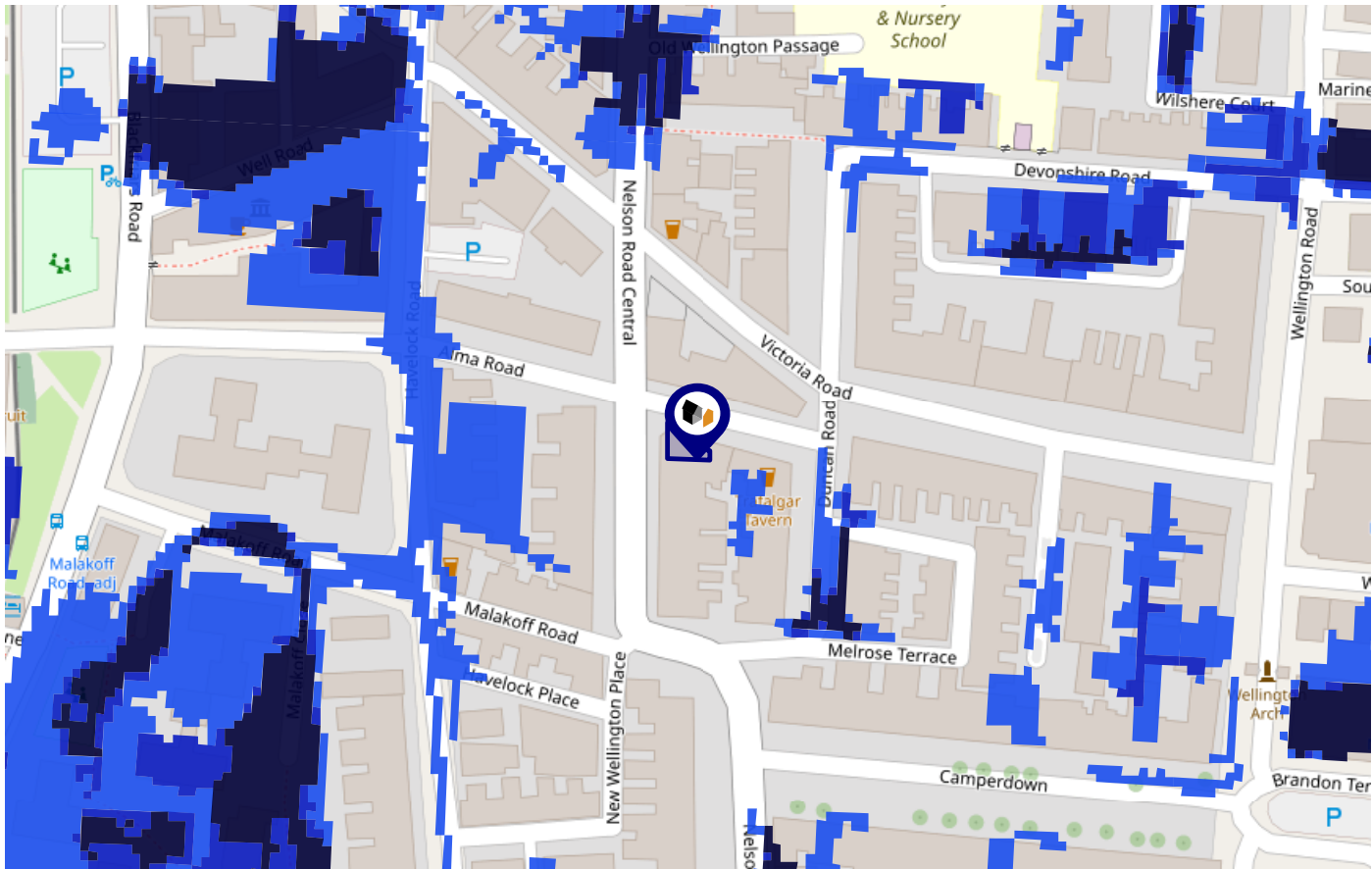
Chance of flooding to the following depths at this property:



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

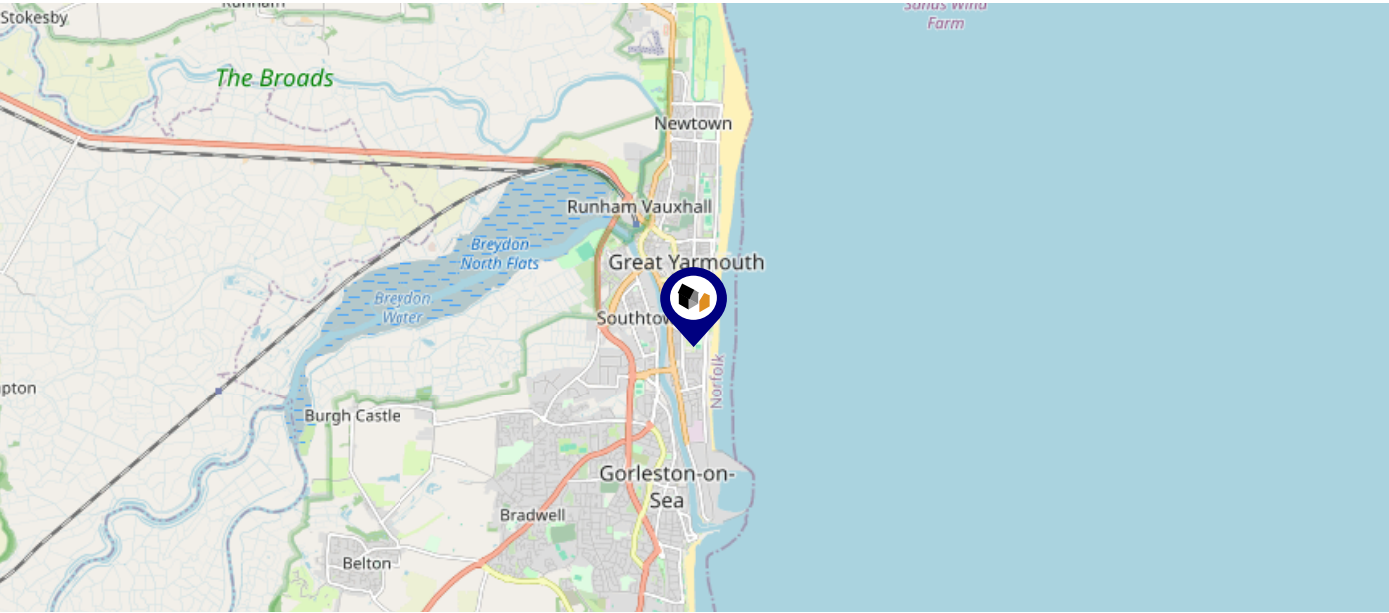
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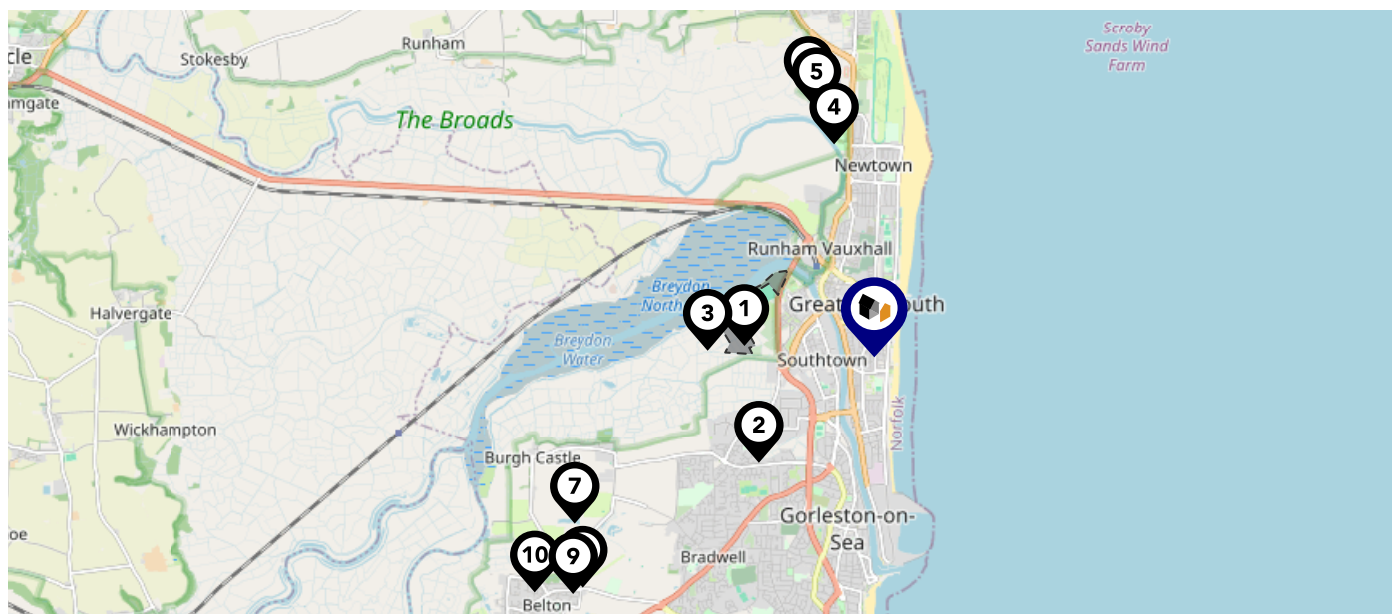
This map displays nearby areas that have been designated as Green Belt...



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.



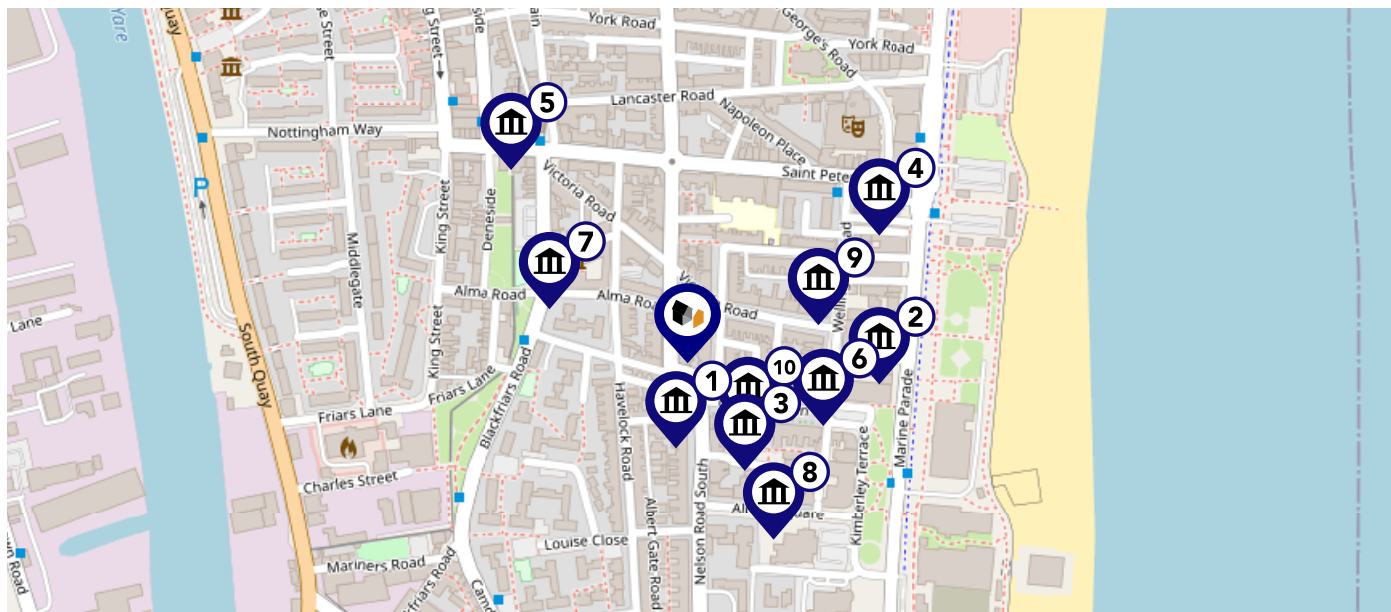
Nearby Landfill Sites

1	Cobholm Tip-Farm Lane, Humberstone, Great.Yarmouth, Norfolk	Historic Landfill	
2	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	
3	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill	
4	Bure Park-Caister Road, Great Yarmouth	Historic Landfill	
5	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	
6	Caister-On-Sea-Norwich, Norfolk	Historic Landfill	
7	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	
8	Belton Marsh-Burgh Castle	Historic Landfill	
9	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	
10	EA/EPR/EP3199NL/A001	Active Landfill	

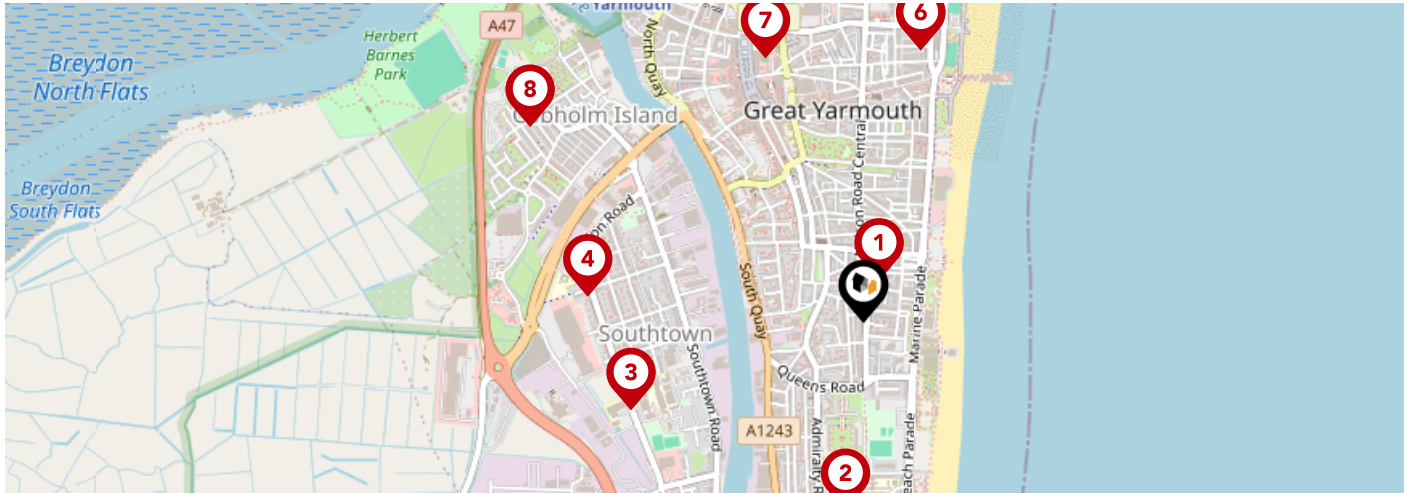
Maps

Listed Buildings

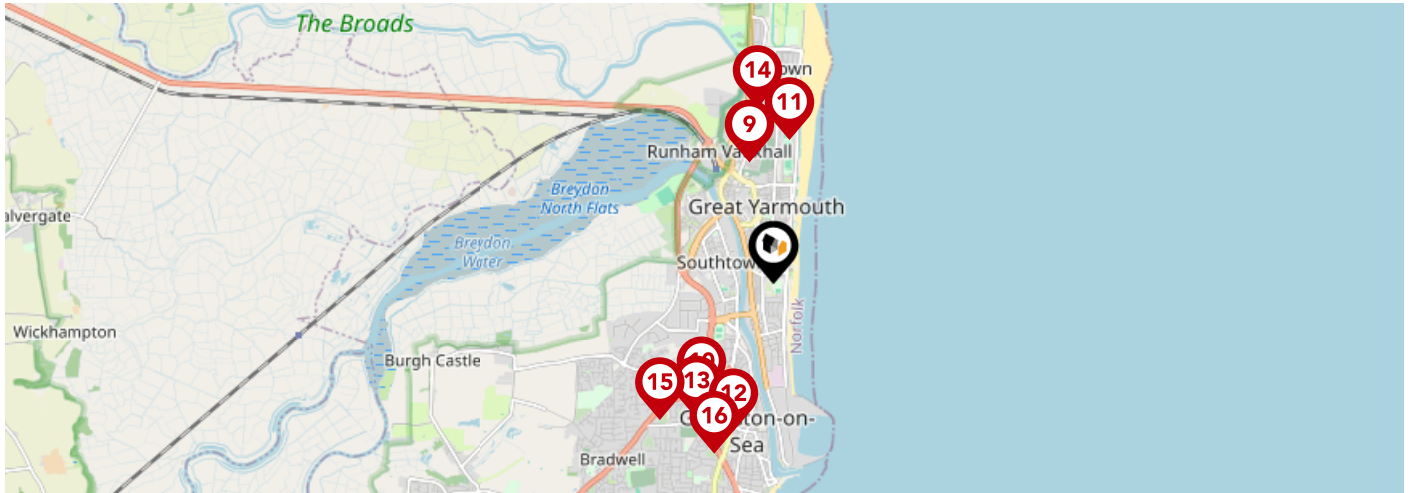
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1246059 - 41-46, Nelson Road South	Grade II	0.0 miles
	1246584 - Royal Hotel	Grade II	0.1 miles
	1096806 - 25-28 And 30-41, Camperdown	Grade II	0.1 miles
	1271549 - Barking Smack Public House	Grade II	0.1 miles
	1096827 - Church Of St Spyridon	Grade II	0.1 miles
	1245566 - Wellington Arch	Grade II	0.1 miles
	1096791 - Tower Fish Curing Works	Grade II	0.1 miles
	1096787 - Mayflower Hotel (number 5) St Georges Hotel (numbers 7-8)	Grade II	0.1 miles
	1245565 - 20, Wellington Road	Grade II	0.1 miles
	1096805 - 1, 1a And 2-18, Camperdown	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	St. George's Primary School & St. George's Nursery School, Great Yarmouth Ofsted Rating: Good Pupils: 208 Distance:0.1	☐	☒	☐	☐	☐
2	Great Yarmouth Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.43	☐	☒	☐	☐	☐
3	Edward Worlledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:0.56	☐	☒	☐	☐	☐
4	Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:0.62	☐	☒	☐	☐	☐
5	Visiting Teacher Service East at Education Services Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.63	☐	☐	☒	☐	☐
6	Novaturient School Ofsted Rating: Good Pupils: 19 Distance:0.63	☐	☐	☒	☐	☐
7	St Nicholas Priory CofE VA Primary School Ofsted Rating: Good Pupils: 412 Distance:0.63	☐	☒	☐	☐	☐
8	Cobholm Primary Academy Ofsted Rating: Good Pupils: 176 Distance:0.87	☐	☒	☐	☐	☐

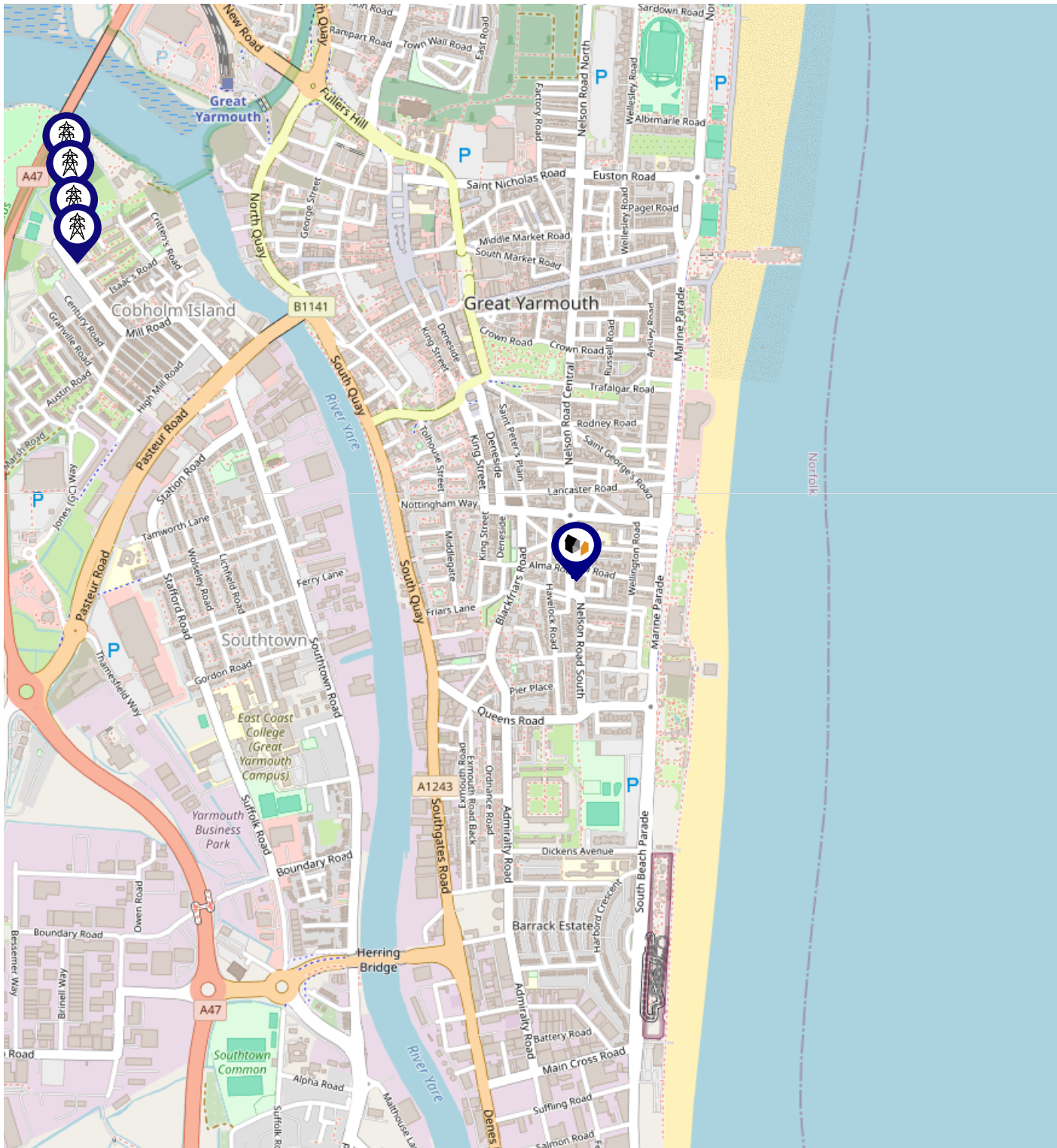


		Nursery	Primary	Secondary	College	Private
9	Northgate Primary School Ofsted Rating: Good Pupils: 418 Distance:1.12	☐	☒	☐	☐	☐
10	Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:1.23	☐	☒	☐	☐	☐
11	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:1.3	☐	☐	☒	☐	☐
12	St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:1.38	☐	☒	☐	☐	☐
13	Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:1.4	☐	☒	☐	☐	☐
14	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:1.59	☐	☐	☒	☐	☐
15	Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:1.6	☐	☐	☒	☐	☐
16	East Norfolk Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.63	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

HOWARDS
Estate Agents since 1926

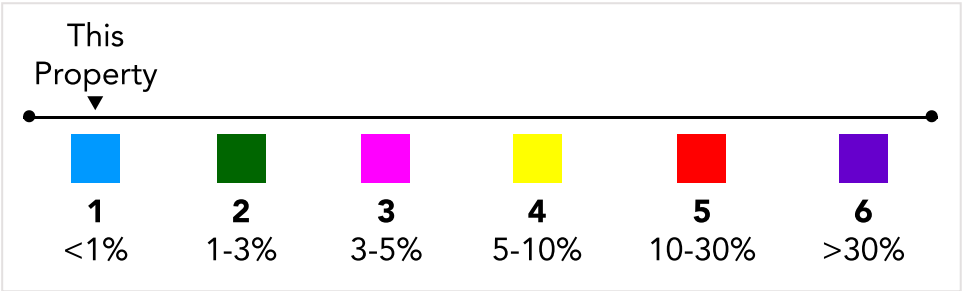
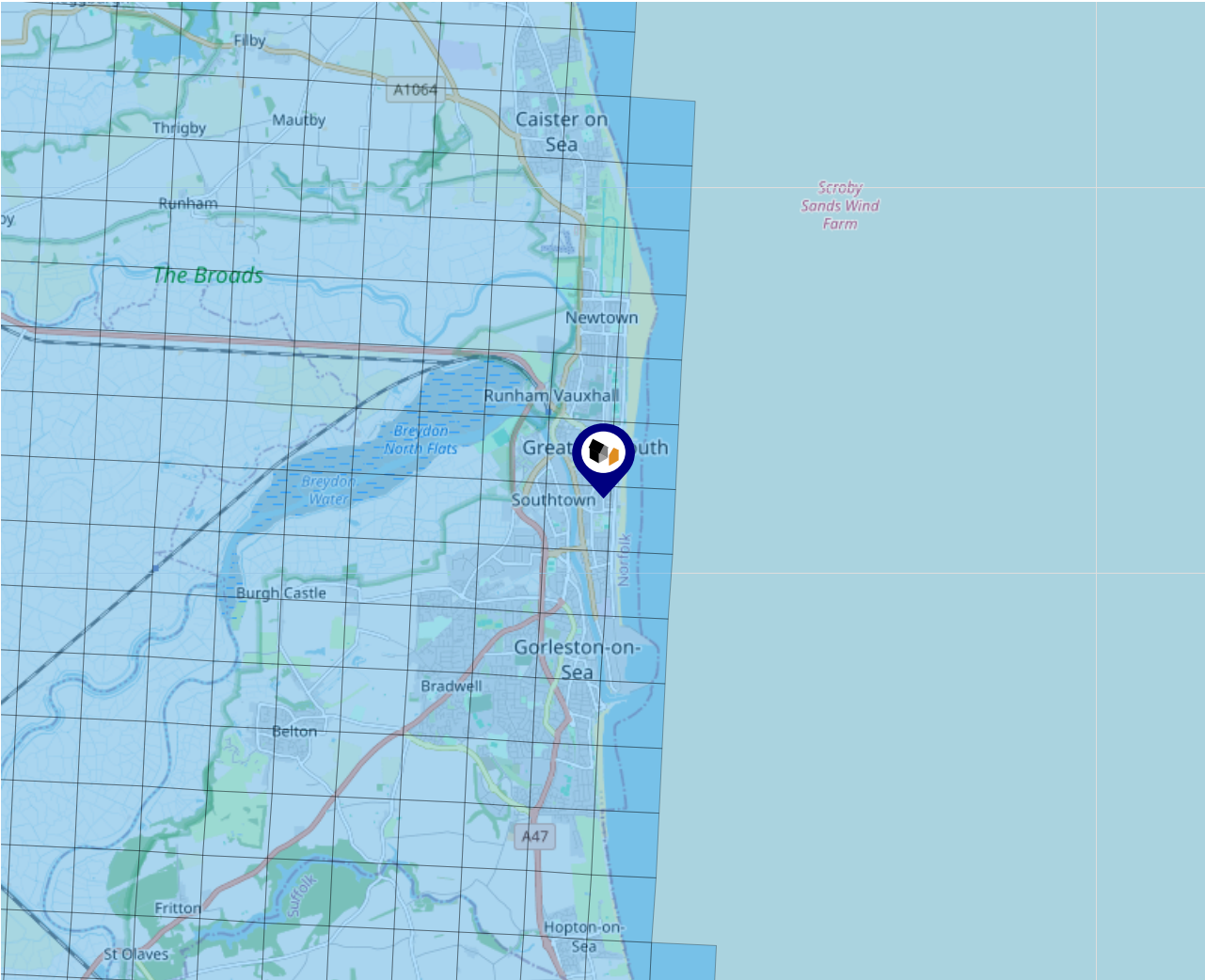


Key:

-  Power Pylons
-  Communication Masts

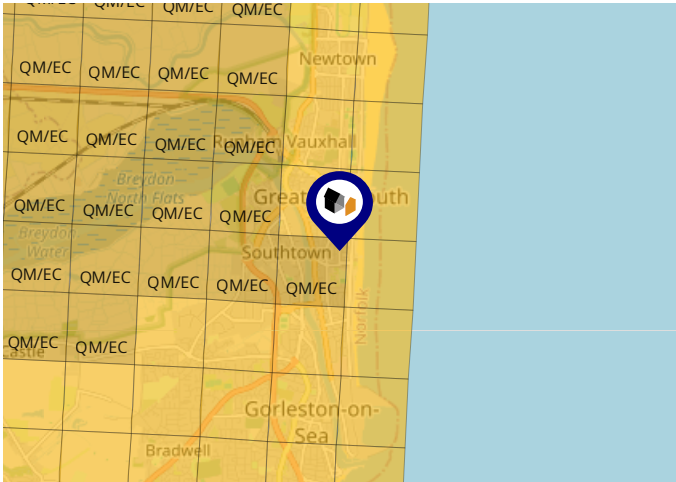
What is Radon?

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		

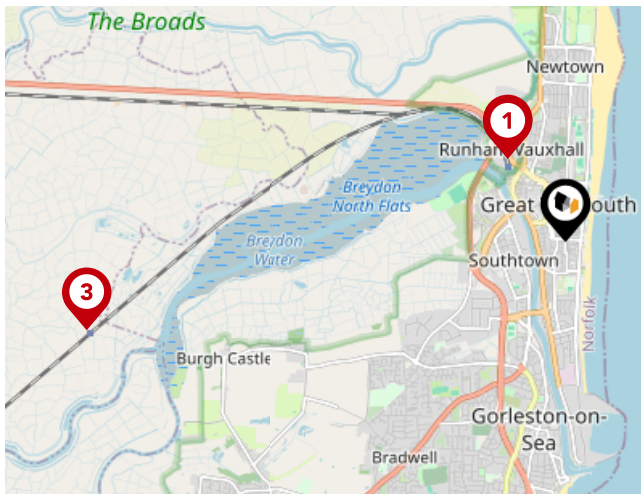


Primary Classifications (Most Common Clay Types)

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

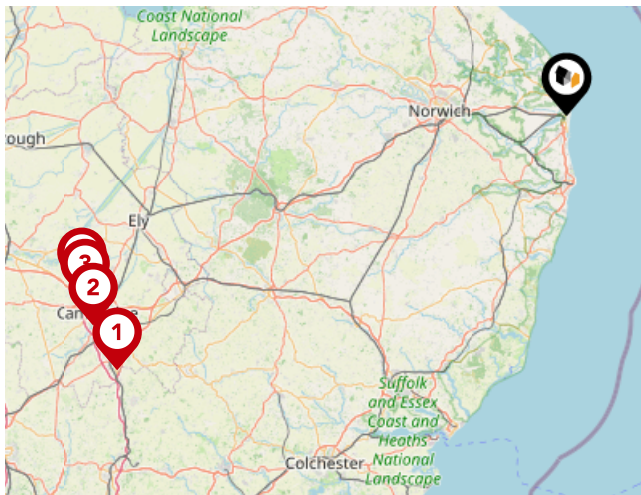
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	0.91 miles
2	Great Yarmouth Rail Station	0.91 miles
3	Berney Arms Rail Station	4.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	75.2 miles
2	M11 J11	75.26 miles
3	M11 J13	74.85 miles
4	M11 J14	74.72 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.67 miles
2	Southend-on-Sea	83.76 miles
3	Cambridge	71.22 miles
4	Stansted Airport	79.41 miles

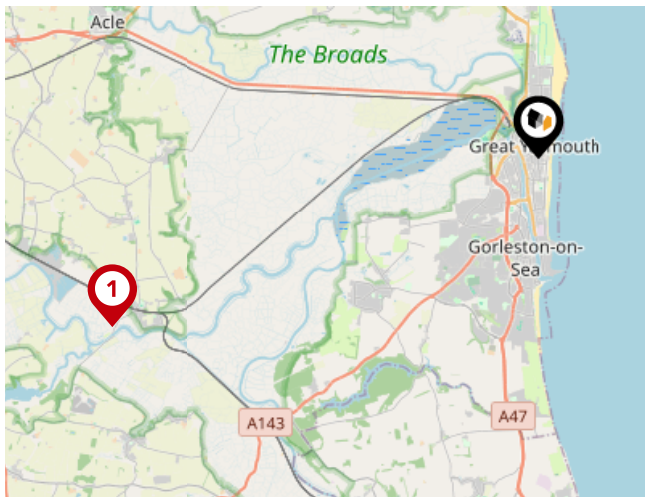
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Malakoff Road	0.08 miles
2	Malakoff Road	0.09 miles
3	Victoria Road	0.13 miles
4	Wellington Pier	0.15 miles
5	Wellington Pier	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	8.24 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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