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KPF: Key Property Facts

An Analysis of This Property & The Local Area
Saturday 06th June 2026



FEN LANE, BECCLES, NR34

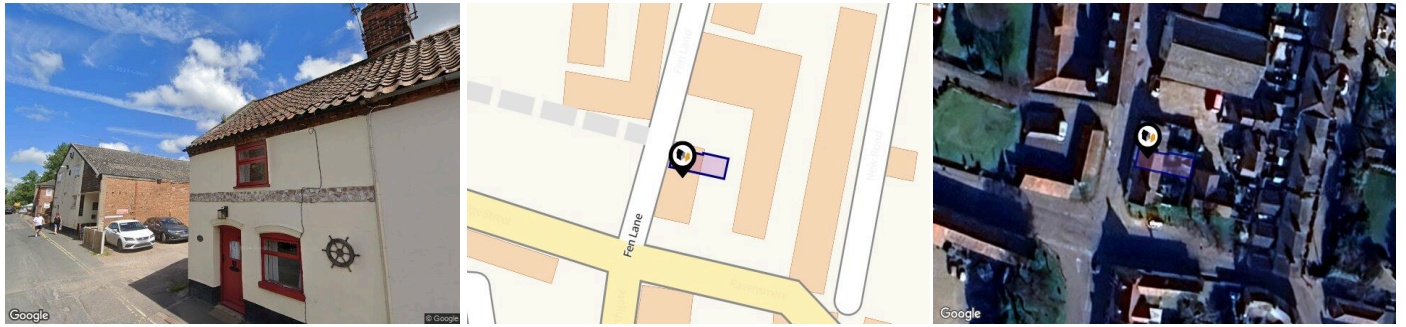
Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property




Type: Terraced House
Bedrooms: 2
Floor Area: 538 ft² / 50 m²
Plot Area: 0.02 acres
Year Built : Before 1900
Council Tax : Band A
Annual Estimate: £1,557
Title Number: SK125937

Tenure: Freehold

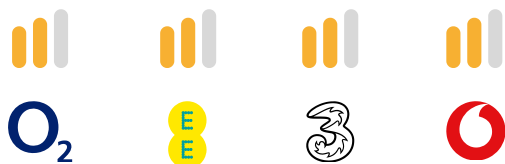
Local Area

Local Authority: Suffolk
Conservation Area: Beccles
Flood Risk:
 ● Rivers & Seas High
 ● Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s **80** mb/s **10000** mb/s
  

Mobile Coverage:
(based on calls indoors)



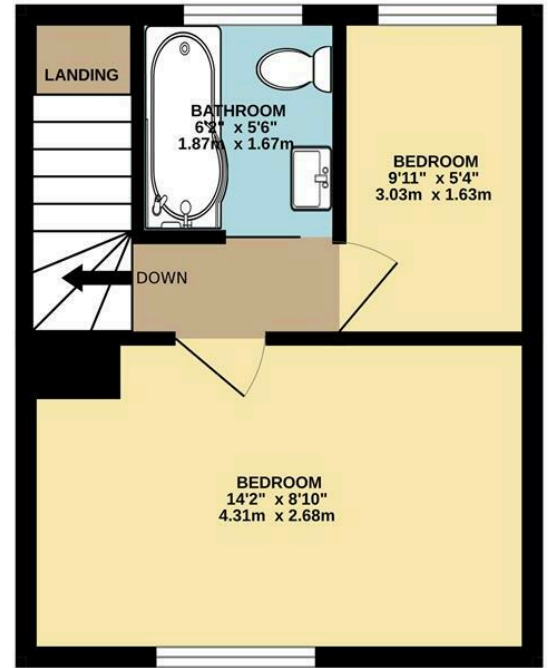
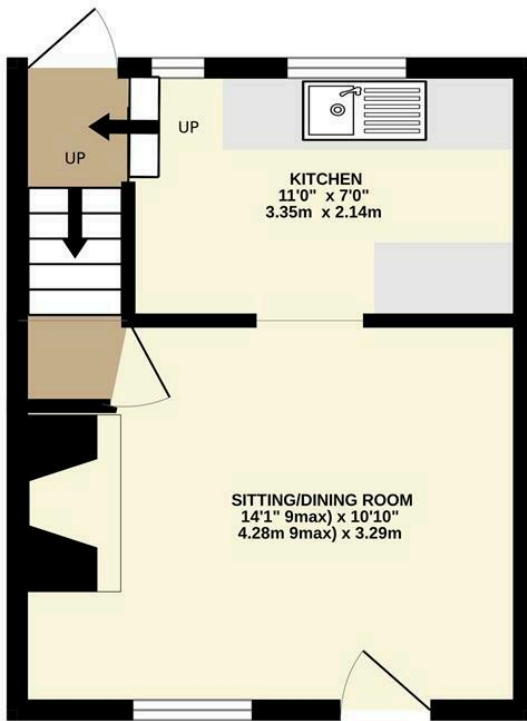
Satellite/Fibre TV Availability:



FEN LANE, BECCLES, NR34

GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.

1ST FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.9 sq.m.) approx.

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 ©2024

Fen Lane, NR34

Energy rating
D

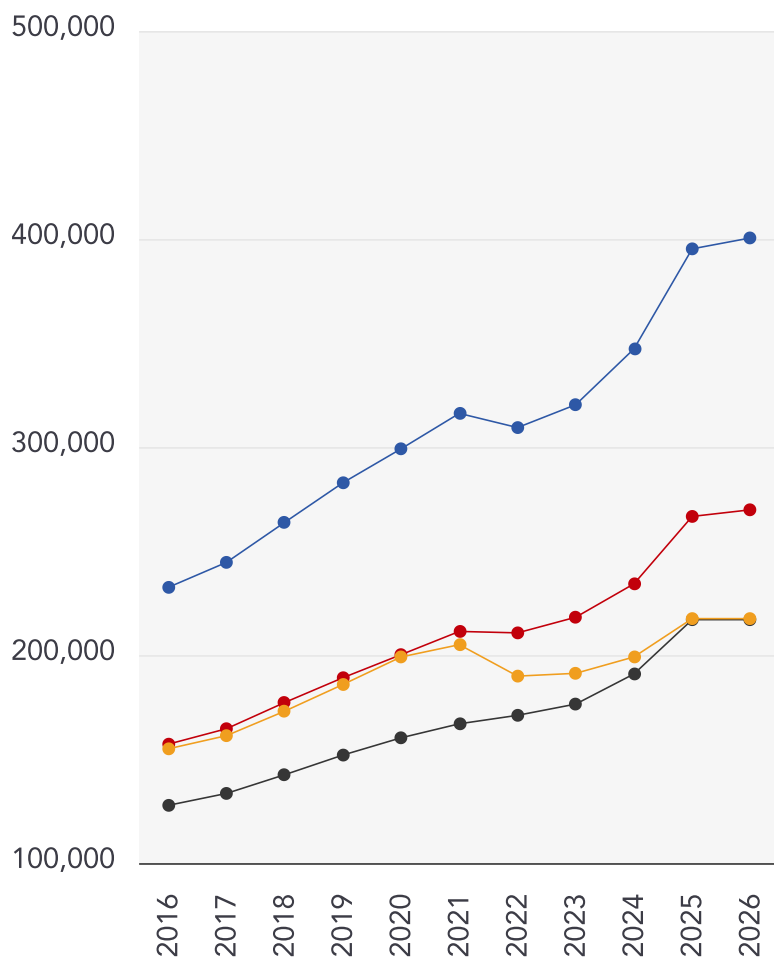
Valid until 30.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	50 m ²

10 Year History of Average House Prices by Property Type in NR34



Detached

+72.22%

Semi-Detached

+71.67%

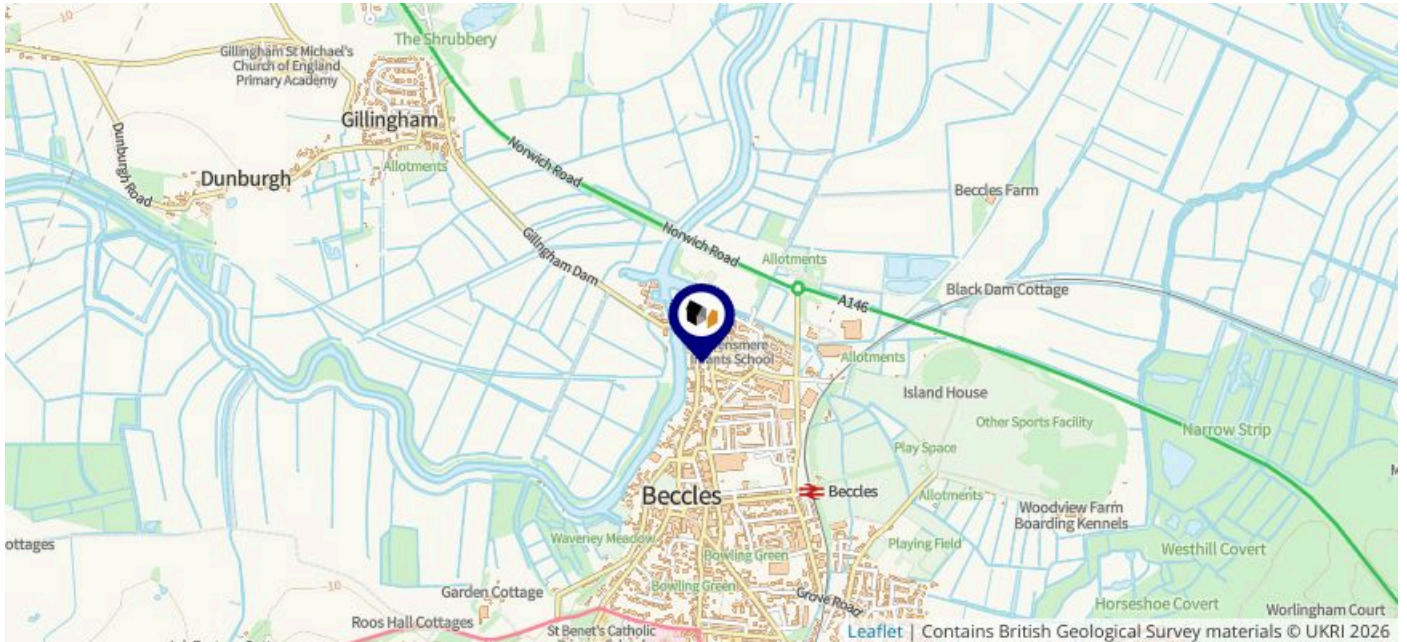
Flat

+40.39%

Terraced

+69.85%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

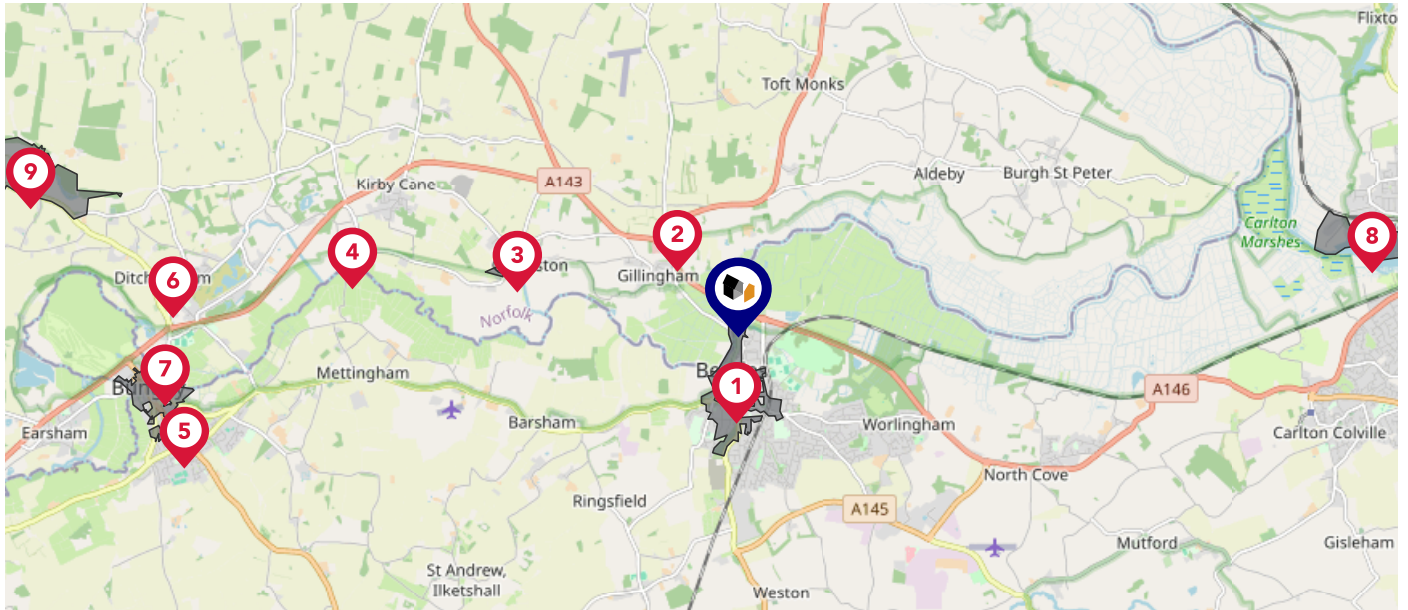
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

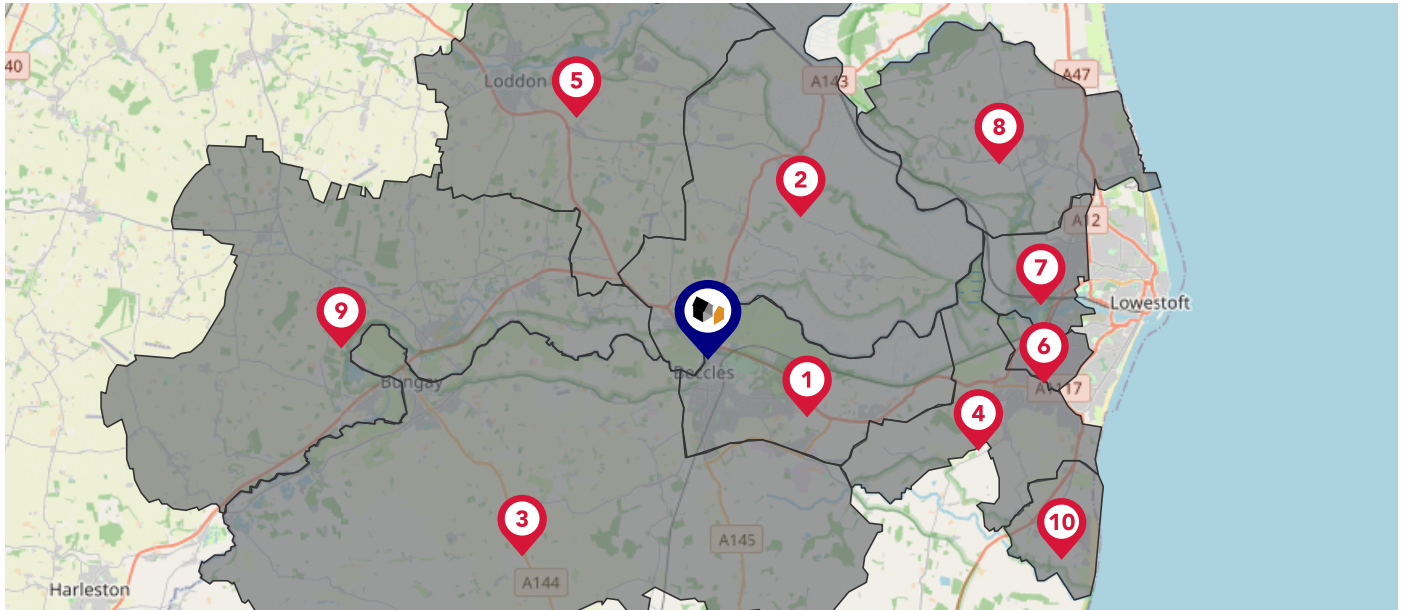
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  1 Beccles
-  2 Gillingham
-  3 Geldeston
-  4 Ellingham Mill
-  5 Bungay
-  6 Ditchingham
-  7 Ditchingham Dam
-  8 Oulton Broad
-  9 Hedenham

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



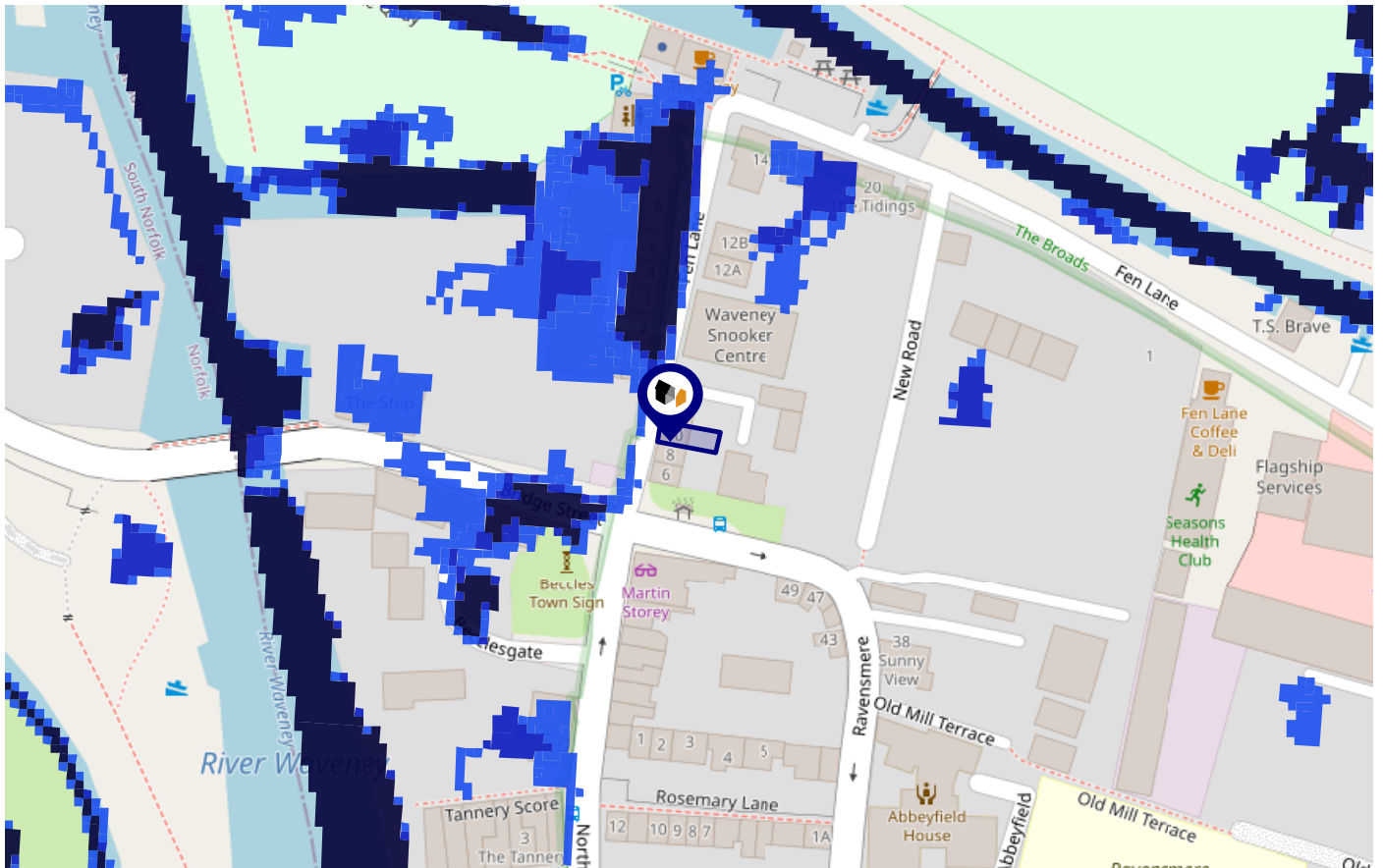
Nearby Council Wards

-  Beccles & Worlingham Ward
-  Thurlton Ward
-  Bungay & Wainford Ward
-  Carlton Colville Ward
-  Loddon & Chedgrave Ward
-  Carlton & Whitton Ward
-  Oulton Broad Ward
-  Lothingland Ward
-  Ditchingham & Earsham Ward
-  Kessingland Ward

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.
- 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.

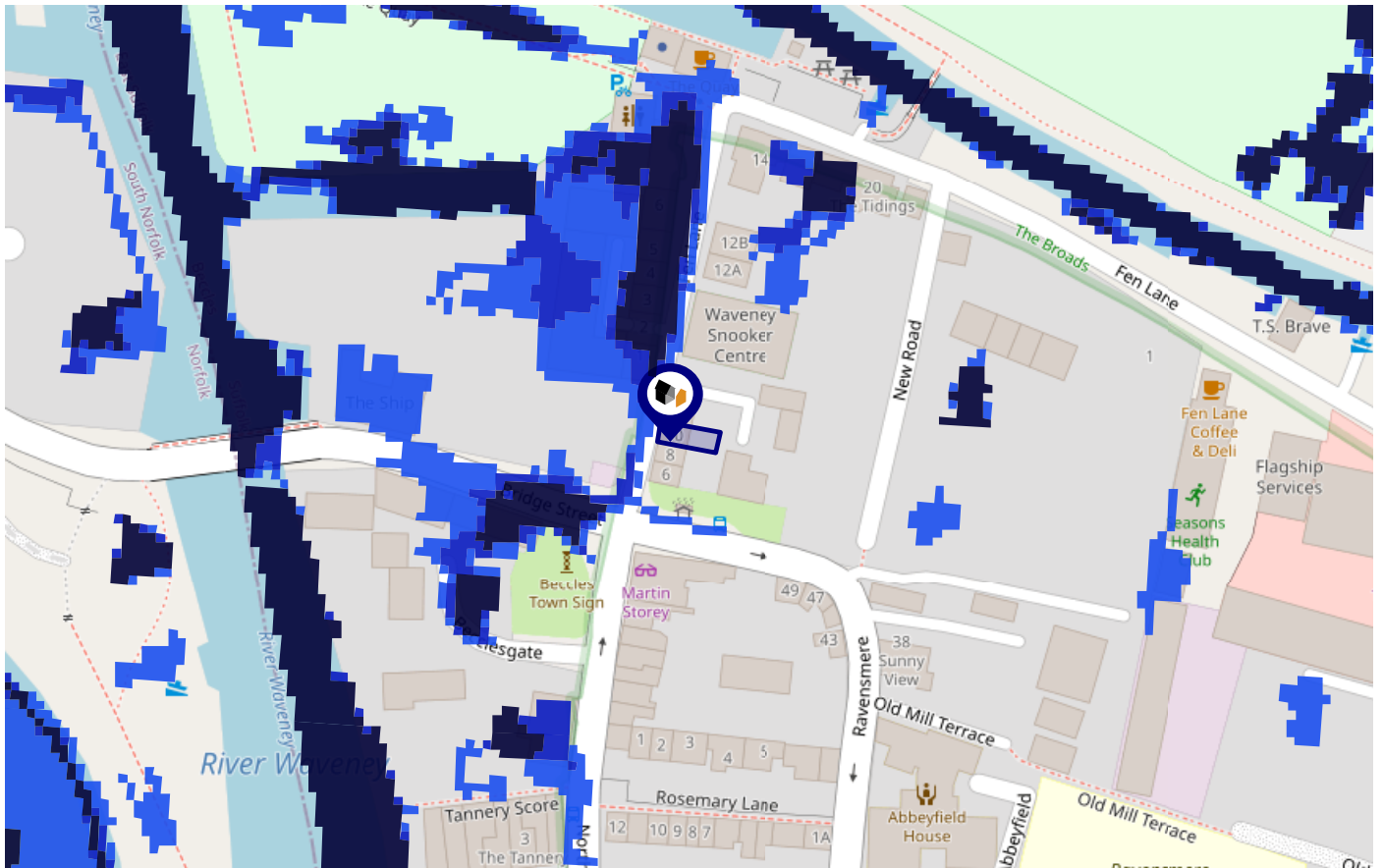
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

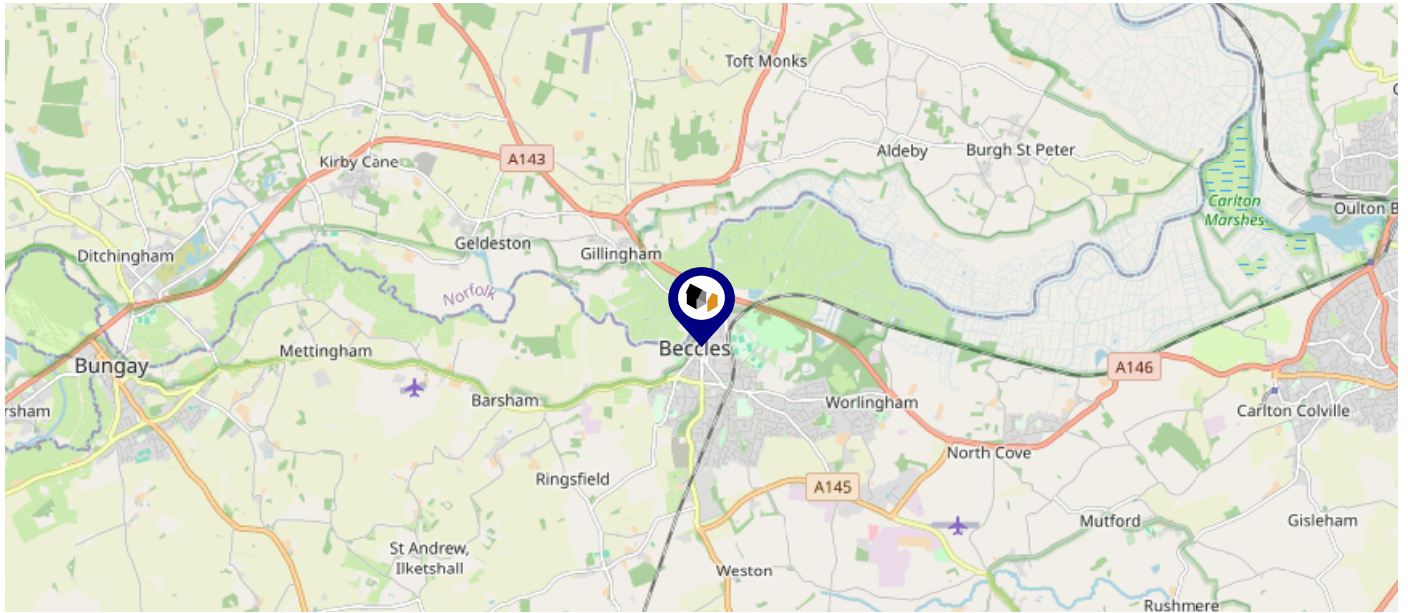
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Chance of flooding to the following depths at this property:



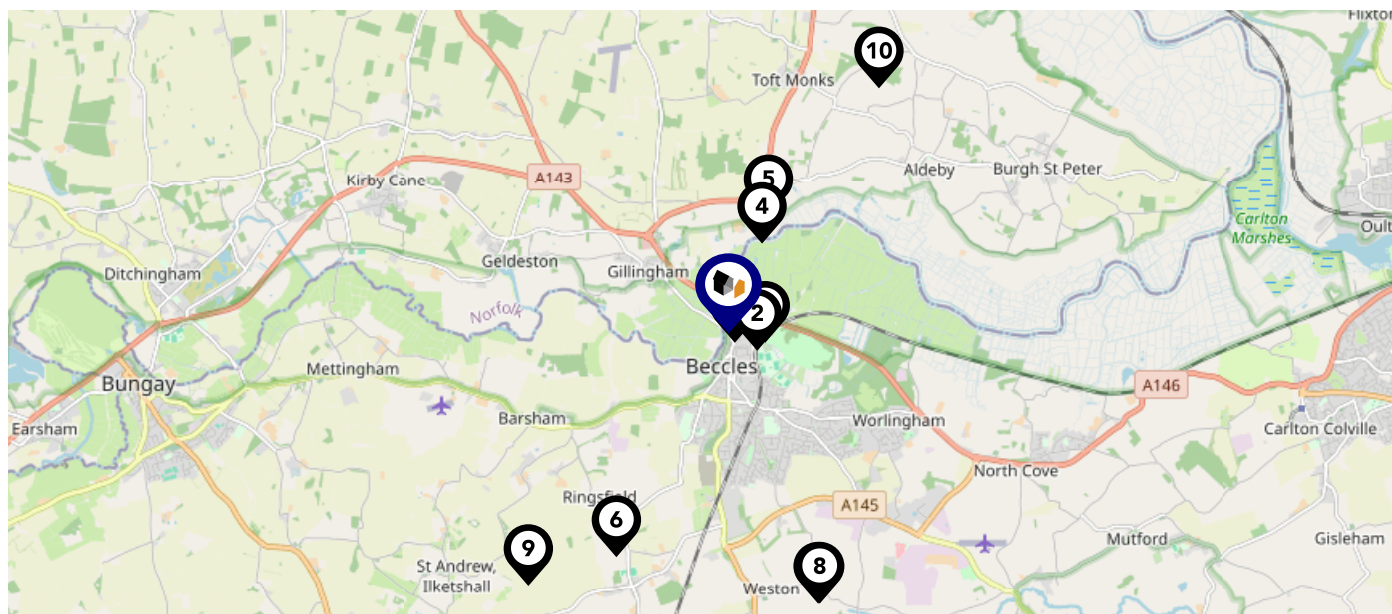
This map displays nearby areas that have been designated as Green Belt...



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.



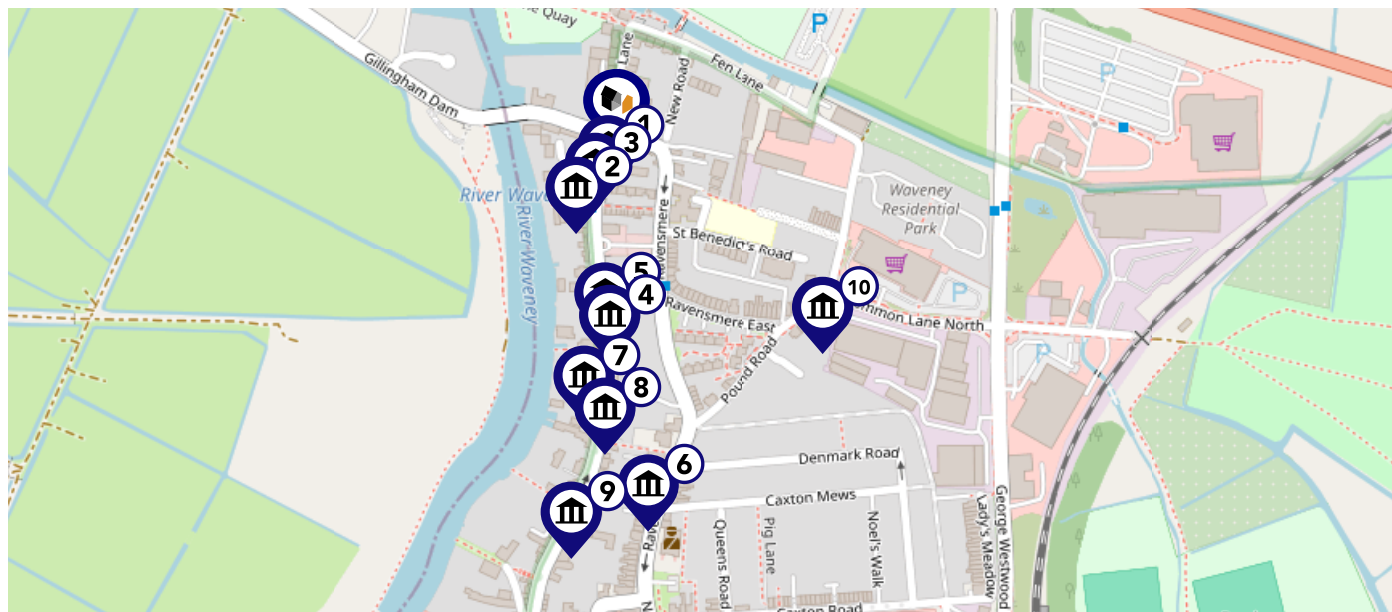
Nearby Landfill Sites

1	Beccles Corporation Tip-Suffolk	Historic Landfill
2	Beccles Marshes-A146/A145 Junction, Beccles, Suffolk	Historic Landfill
3	Beccles Marshes-Allot Gardens, Beccles, Suffolk	Historic Landfill
4	Hill House Farm-Yarmouth Road, Gillingham, Norfolk	Historic Landfill
5	Hollow Way Road-Yarmouth Road, Gillingham, Beccles	Historic Landfill
6	Site at Ringsfield-Beccles, Suffolk	Historic Landfill
7	Cucumber Lane-Weston	Historic Landfill
8	Cucumber Lane-Weston	Historic Landfill
9	Hall Farm-Ringsfield, Near Beccles	Historic Landfill
10	Wood Farm-Wood Lane, Toft Monks	Historic Landfill

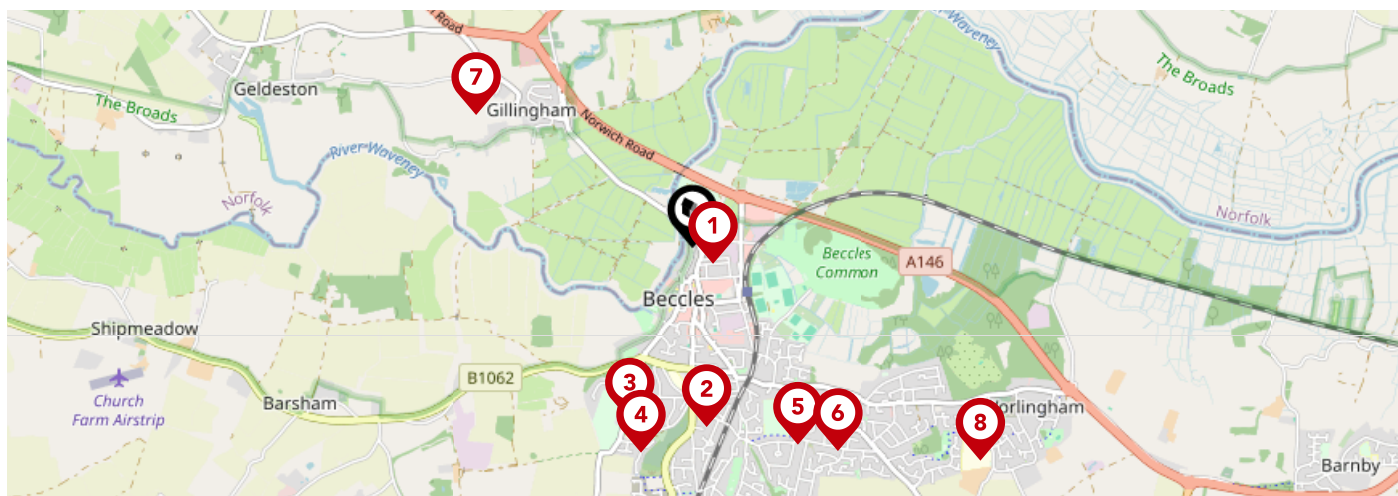
Maps

Listed Buildings

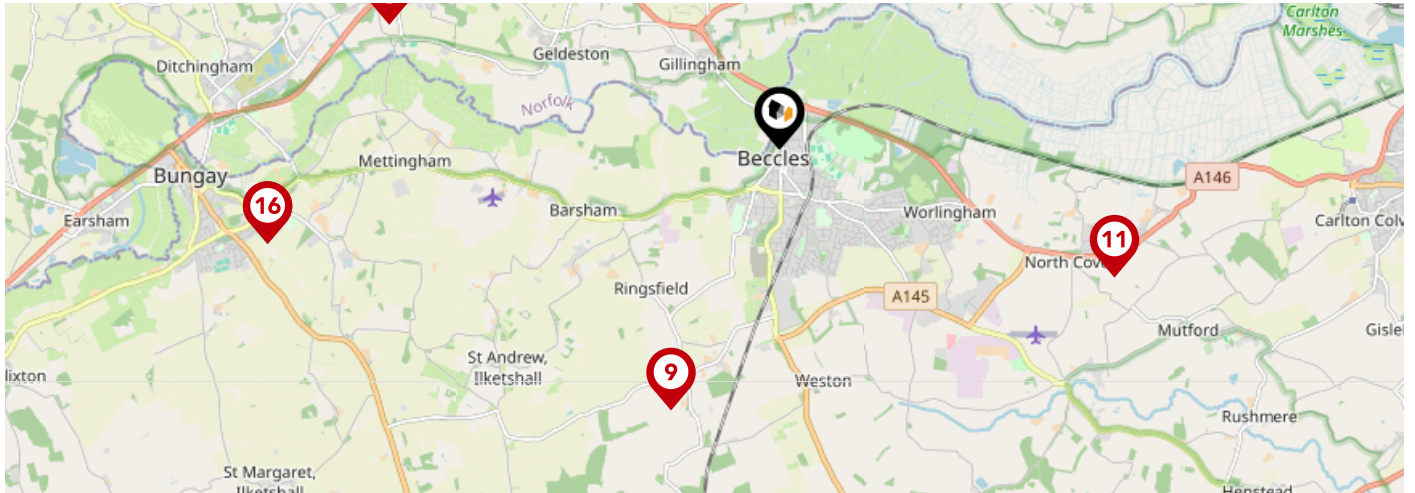
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1261815 - 80, Northgate	Grade II	0.0 miles
	1298956 - 69, Northgate	Grade II	0.0 miles
	1186955 - 72-78, Northgate	Grade II	0.0 miles
	1205896 - Oswald House	Grade II	0.1 miles
	1186933 - Montagu House And Montagu Lodge	Grade II	0.1 miles
	1186954 - The Former Fox And Hounds Inn	Grade II	0.2 miles
	1186930 - The Staithe	Grade II	0.2 miles
	1298957 - Staithe House	Grade II	0.2 miles
	1186932 - 18, Northgate	Grade II	0.2 miles
	1186940 - Pinfold (at Junction With Common Lane North)	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	Ravensmere Infant School Ofsted Rating: Good Pupils: 40 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Albert Pye Community Primary School Ofsted Rating: Good Pupils: 386 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Benet's Catholic Primary School Ofsted Rating: Good Pupils: 77 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sir John Leman High School Ofsted Rating: Good Pupils: 1443 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beccles High School Ofsted Rating: Requires improvement Pupils: 288 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beccles Primary Academy Ofsted Rating: Good Pupils: 178 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Gillingham St Michael's Church of England Primary Academy Ofsted Rating: Good Pupils: 59 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Worlingham Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 334 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

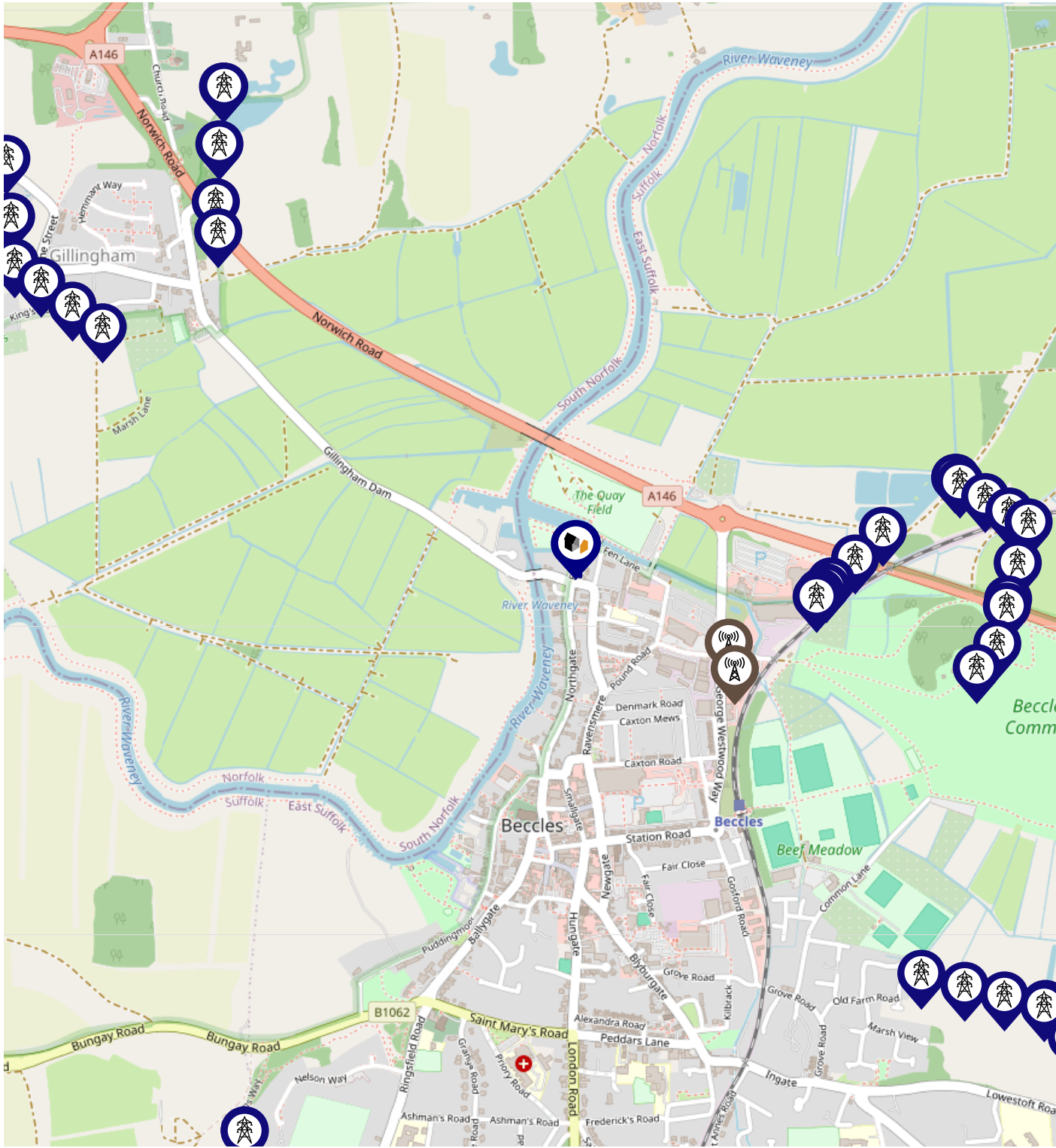


	Nursery	Primary	Secondary	College	Private
<p>9 Ringsfield Church of England Primary School Ofsted Rating: Good Pupils: 107 Distance:2.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Glebeland Community Primary School Ofsted Rating: Good Pupils: 29 Distance:2.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Barnby and North Cove Community Primary School Ofsted Rating: Good Pupils: 73 Distance:3.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Turnstone House School Ofsted Rating: Good Pupils: 8 Distance:3.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Ellingham VC Primary School Ofsted Rating: Good Pupils: 99 Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Thurlton Primary School Ofsted Rating: Good Pupils: 65 Distance:4.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Horizon School Ofsted Rating: Requires improvement Pupils: 6 Distance:4.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Castle EAST School Ofsted Rating: Outstanding Pupils: 78 Distance:4.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area Masts & Pylons

HOWARDS

Estate Agents since 1926

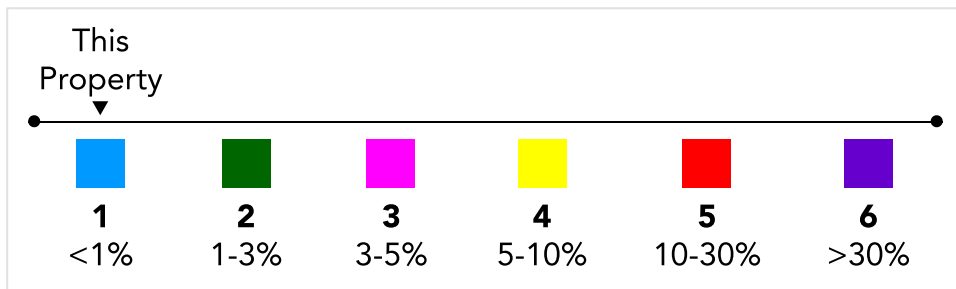
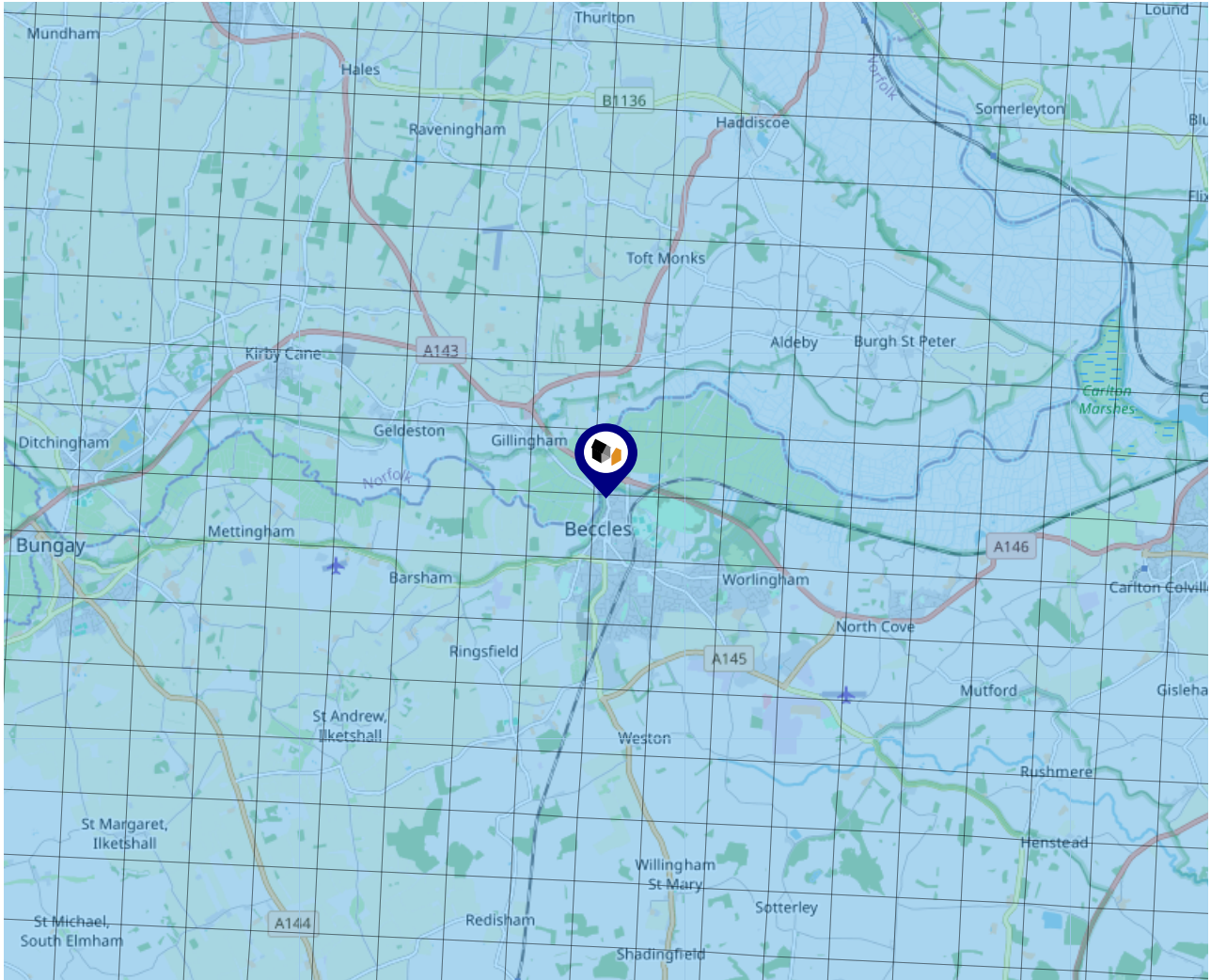


Key:

-  Power Pylons
-  Communication Masts

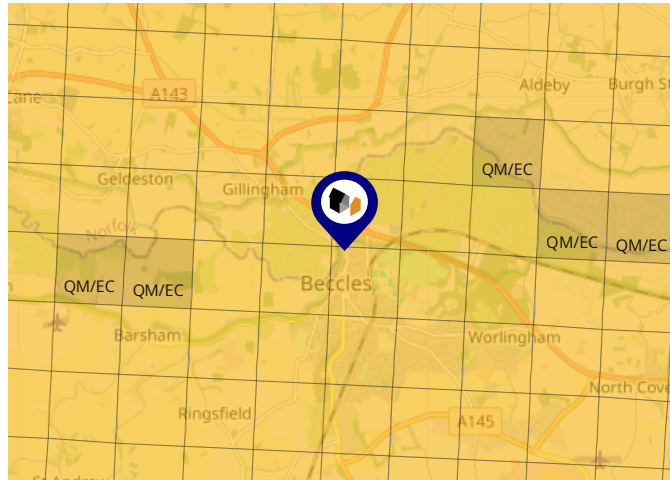
What is Radon?

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)

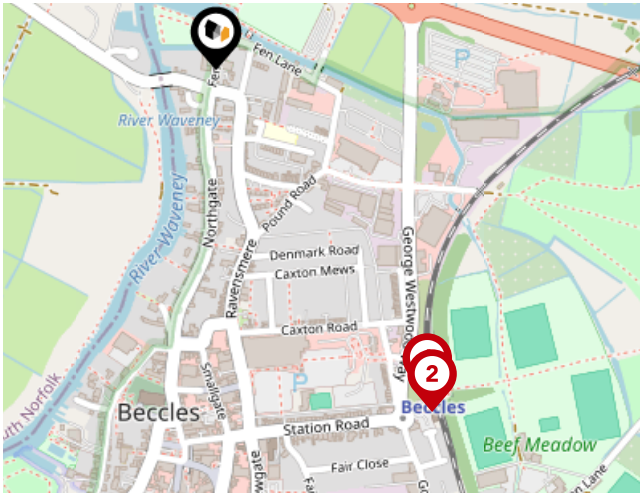
Carbon Content:	NONE	Soil Texture:	SAND
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY)		



Primary Classifications (Most Common Clay Types)

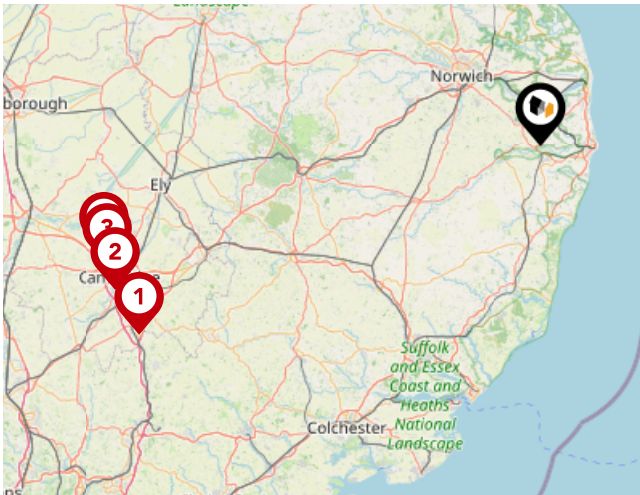
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Beccles Rail Station	0.44 miles
2	Entrance	0.46 miles
3	Entrance	4.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	64.55 miles
2	M11 J11	65.23 miles
3	M11 J13	65.17 miles
4	M11 J14	65.19 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.63 miles
2	Southend-on-Sea	71.94 miles
3	Cambridge	61.36 miles
4	Stansted Airport	68.04 miles

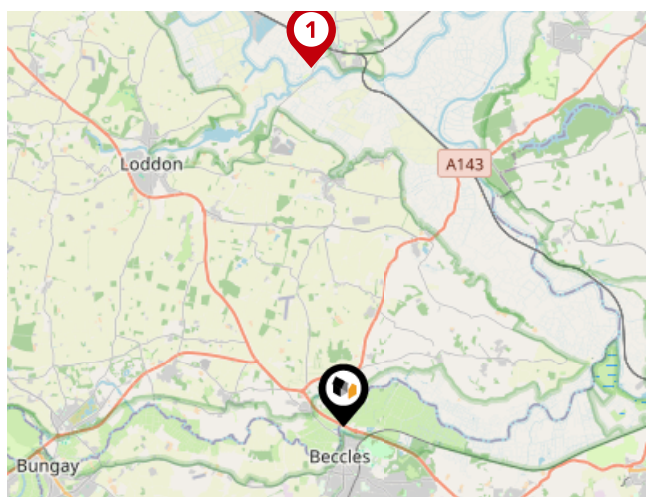
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fen Lane	0.01 miles
2	Ravensmere East	0.1 miles
3	Caxton Road	0.3 miles
4	Caravan Park	0.23 miles
5	Morrisons	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	6.5 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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