HOWARDS
Estate Agents since 1926
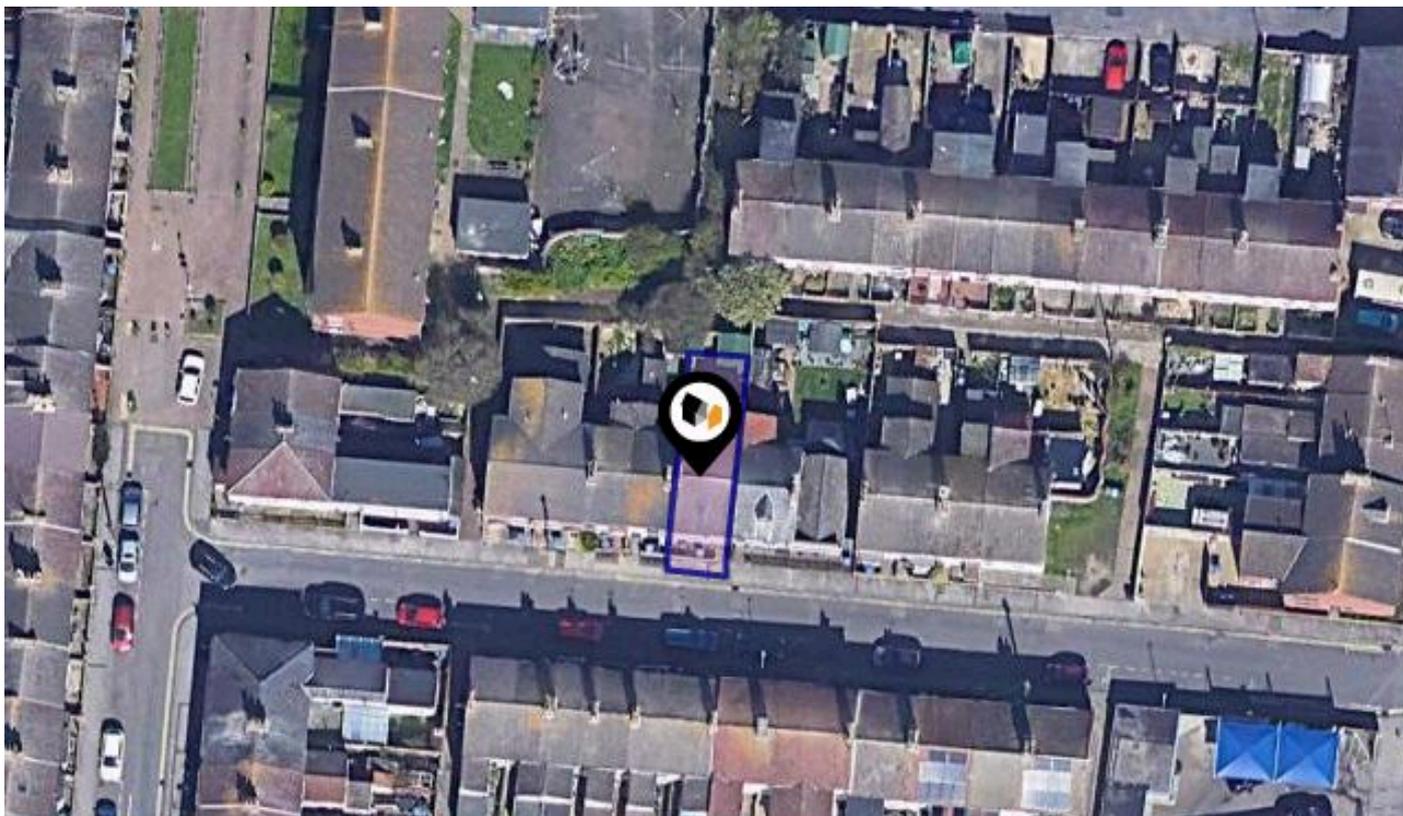
KPF: Key Property Facts
An Analysis of This Property & The Local Area
Tuesday 31st March 2026

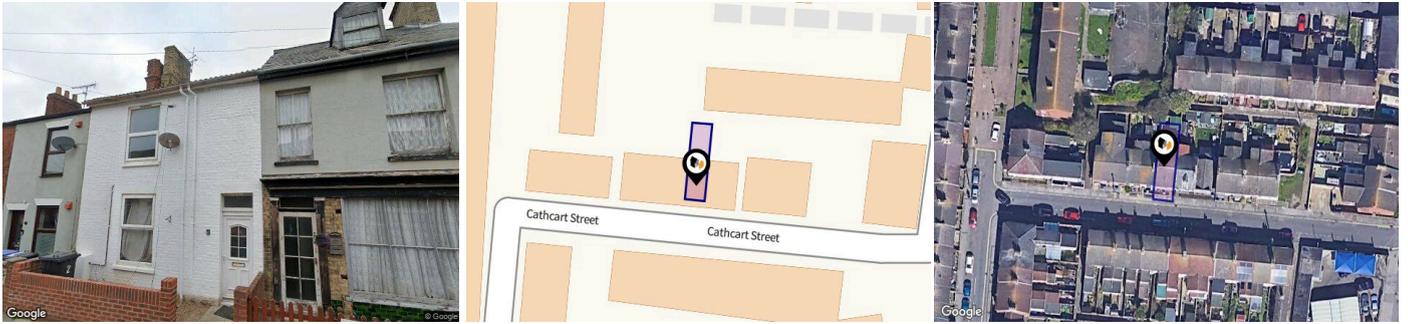## CATHCART STREET, LOWESTOFT, NR32

Powered by
sprift
Know any property instantly

Property

Type:	Terraced House	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft^2 / 93 m^2		
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,482		
Title Number:	SK67383		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**80** mb/s	**2000** mb/s

Mobile Coverage:
(based on calls indoors)

O$_2$ EE   3   Vodafone
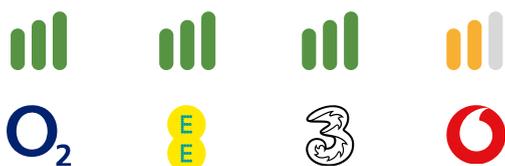
Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Property
EPC - Certificate

NR32

Energy rating

D

Valid until 10.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 | B
69-80	C		
55-68	D	59 | D	
39-54	E		
21-38	F		
1-20	G		

KPF - Key Property Facts

Powered by
4prift
Know any property instantly

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, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m^2

10 Year History of Average House Prices by Property Type in NR32
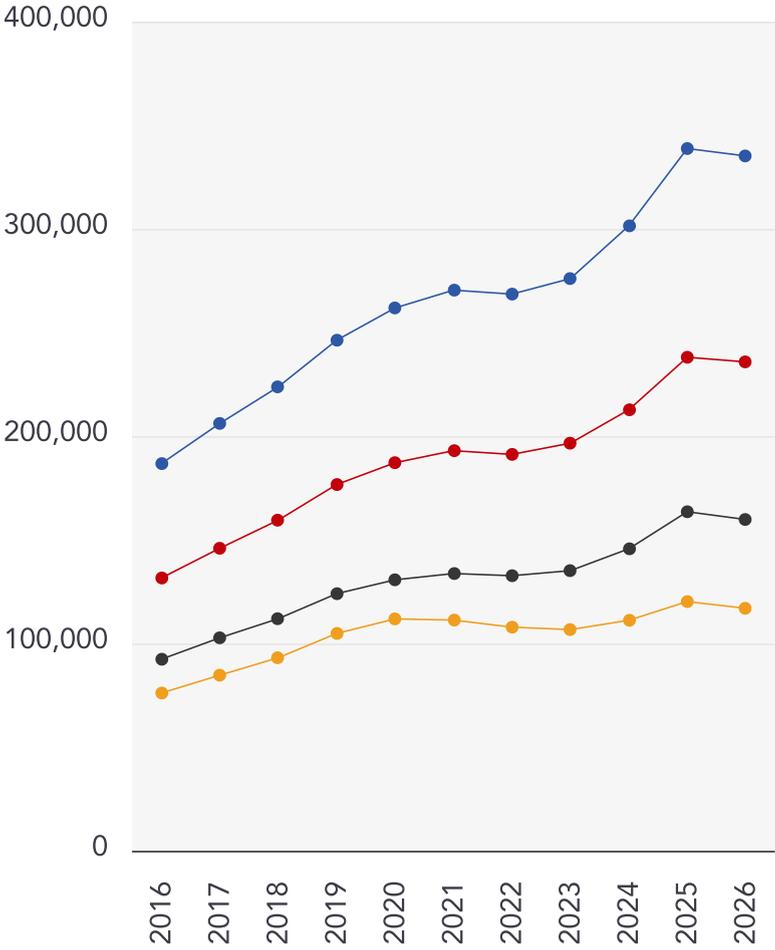
Detached
+79.46%

Semi-Detached
+79.21%

Terraced
+72.95%

Flat
+53.73%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

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.
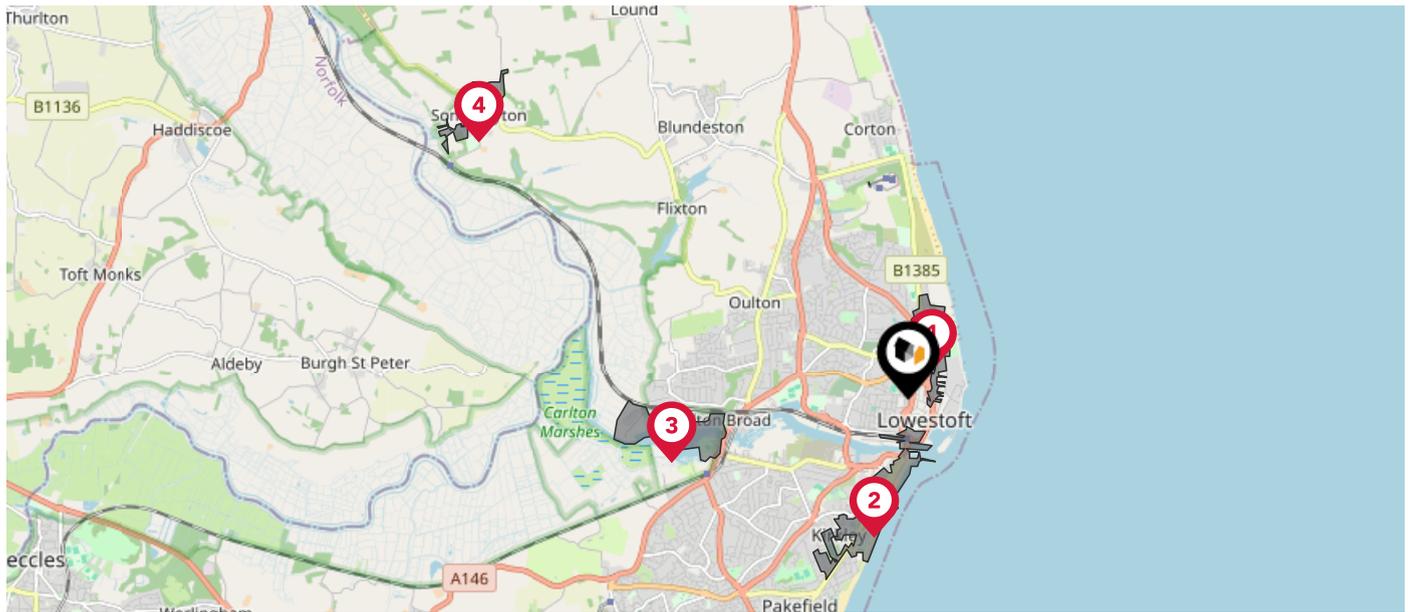
Nearby Conservation Areas	
1	North Lowestoft
2	South Lowestoft and Kirkley
3	Oulton Broad
4	Somerleyton

Council Wards

HOWARDS
Estate Agents since 1926

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
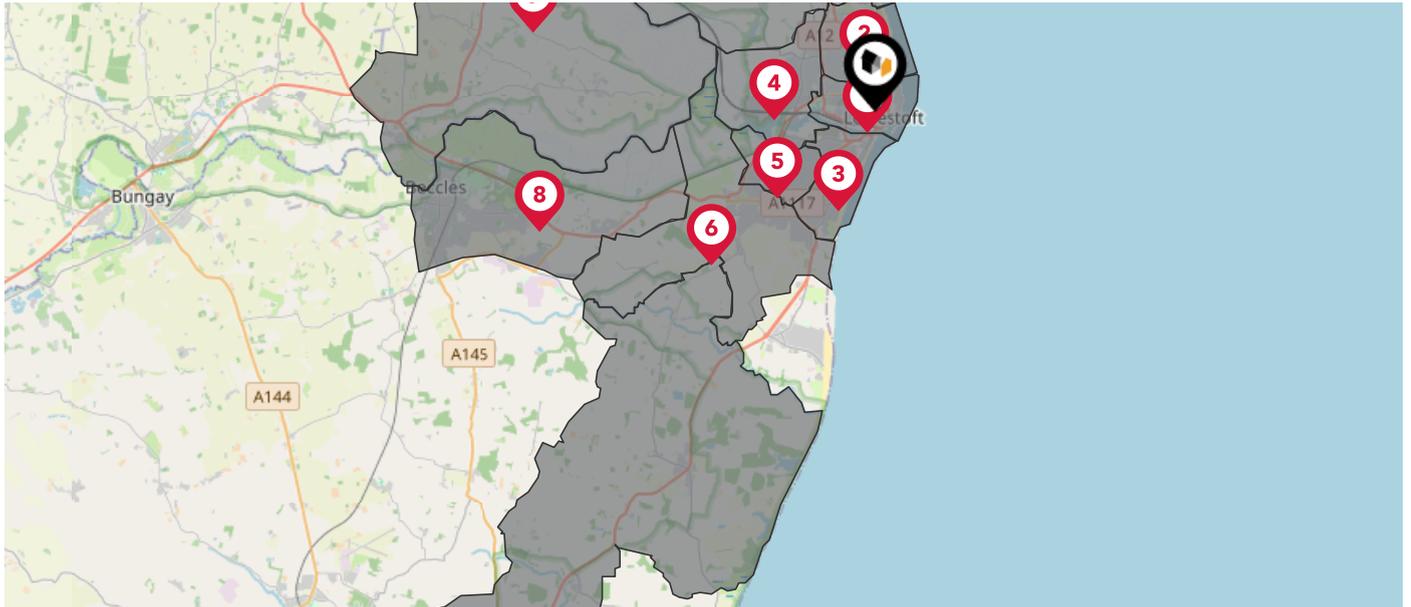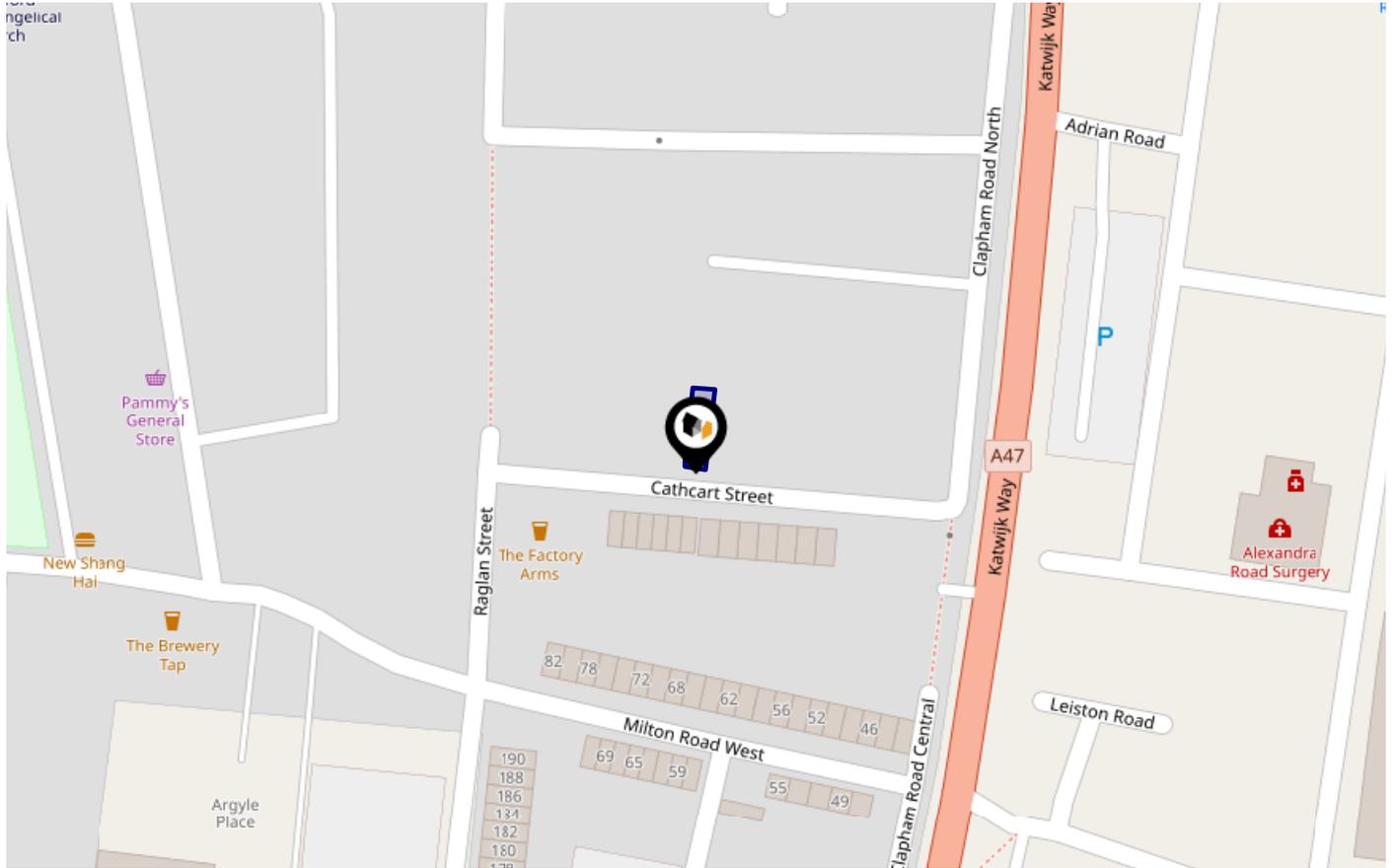

Nearby Council Wards	
1	Harbour & Normanston Ward
2	Gunton & St. Margarets Ward
3	Kirkley & Pakefield Ward
4	Oulton Broad Ward
5	Carlton & Whitton Ward
6	Carlton Colville Ward
7	Lothingland Ward
8	Beccles & Worlingham Ward
9	Thurlton Ward
10	Wrentham, Wangford & Westleton Ward

Powered by
4prift
Know any property instantly

Flood Risk
Rivers & Seas - Flood Risk

HOWARDS
Estate Agents since 1926

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.

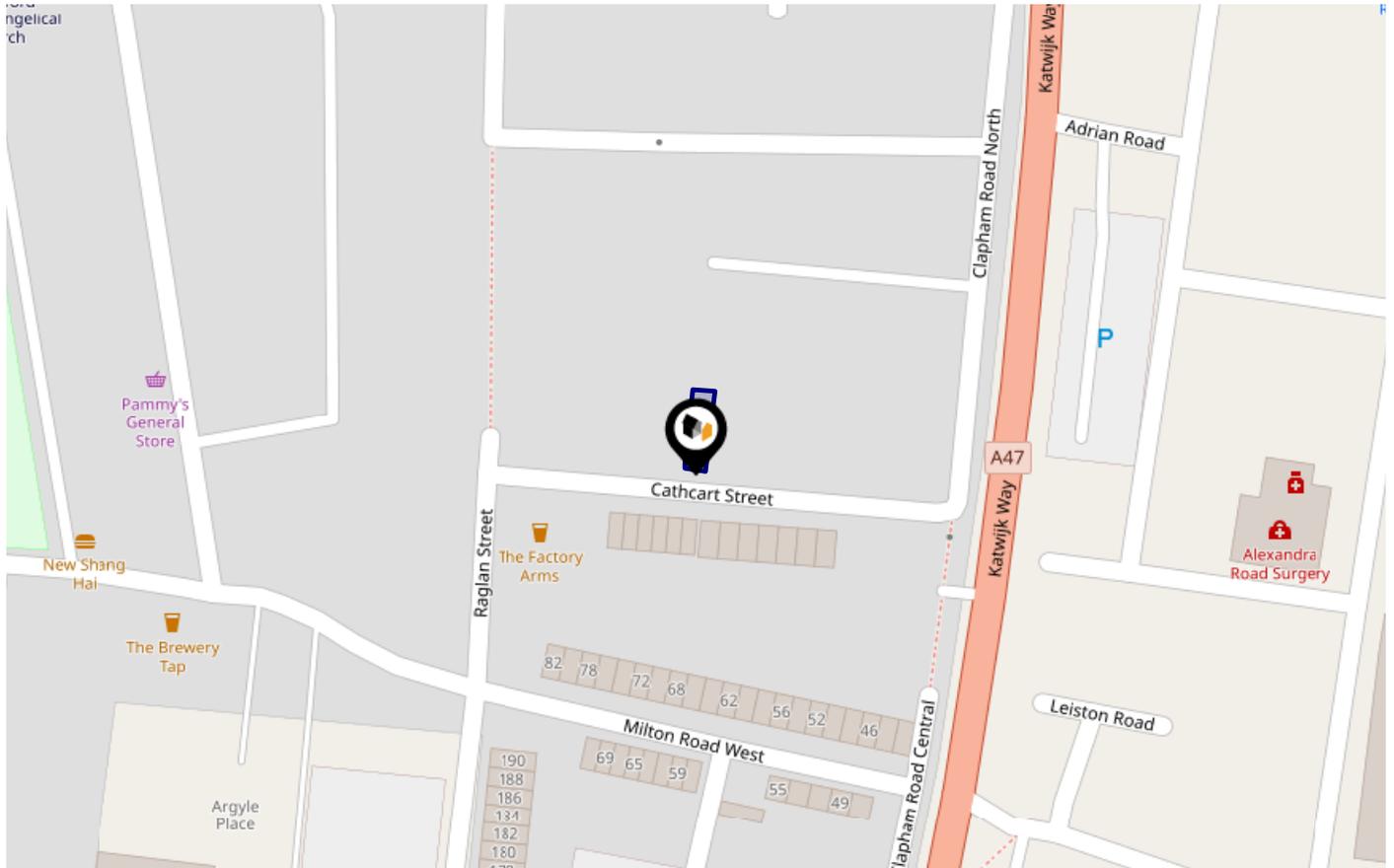■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KPF - Key Property Facts

Powered by
aprift
Know any property instantly

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

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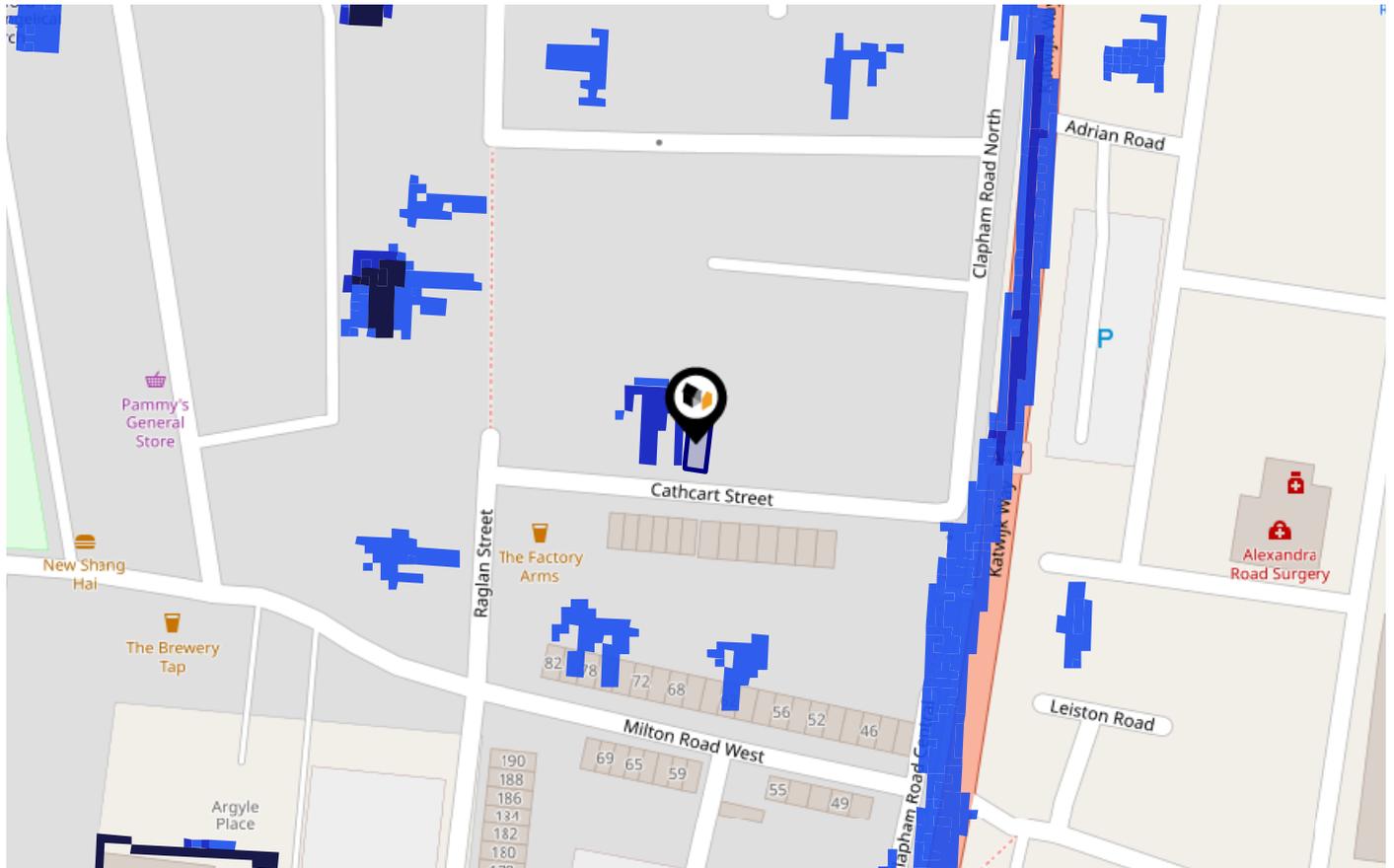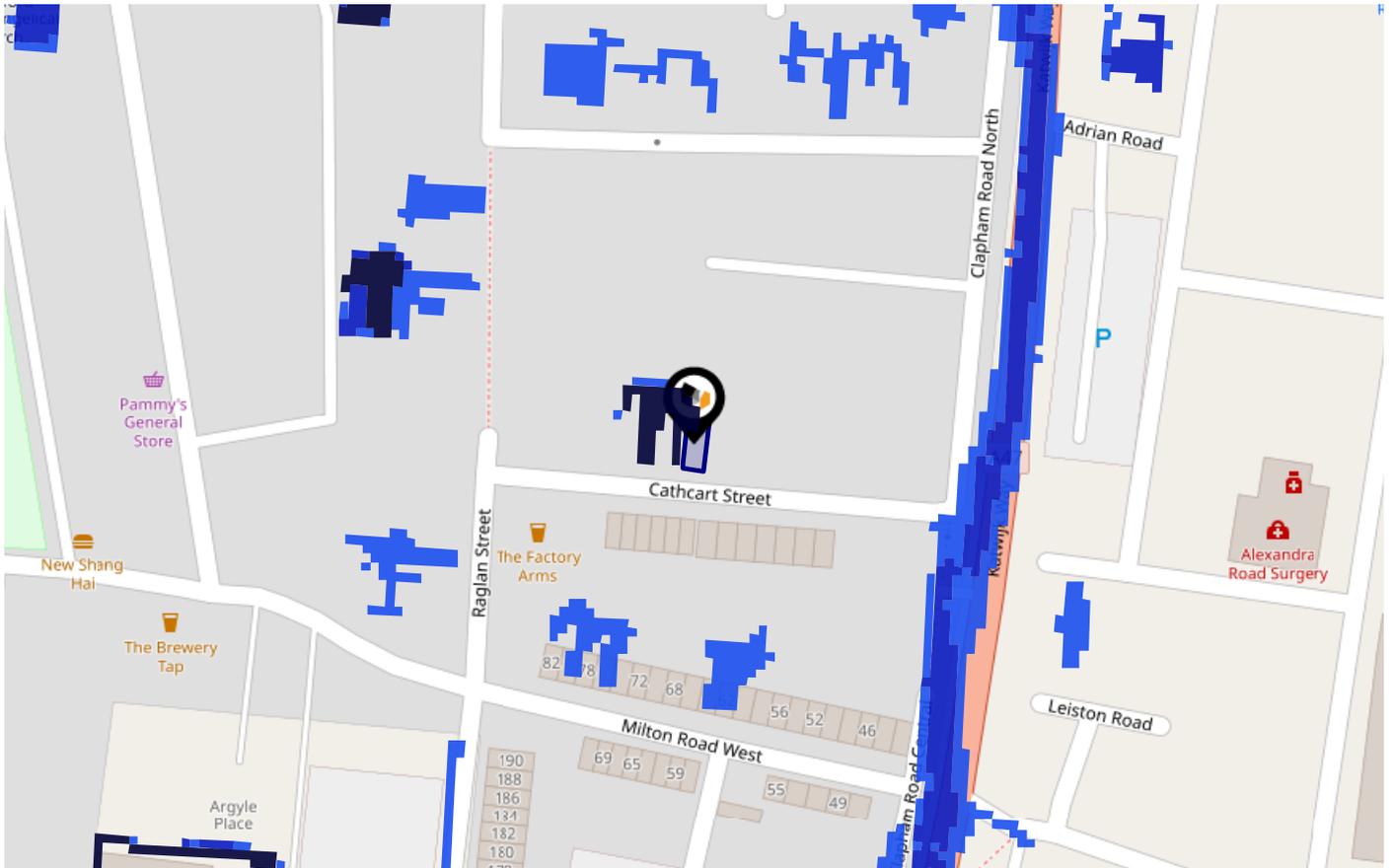
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Flood Risk
Surface Water - Flood Risk

HOWARDS
Estate Agents since 1926

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Powered by
aprift
Know any property instantly

HOWARDS
Estate Agents since 1926

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.
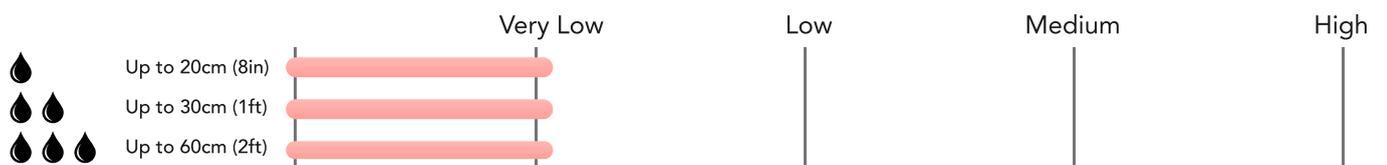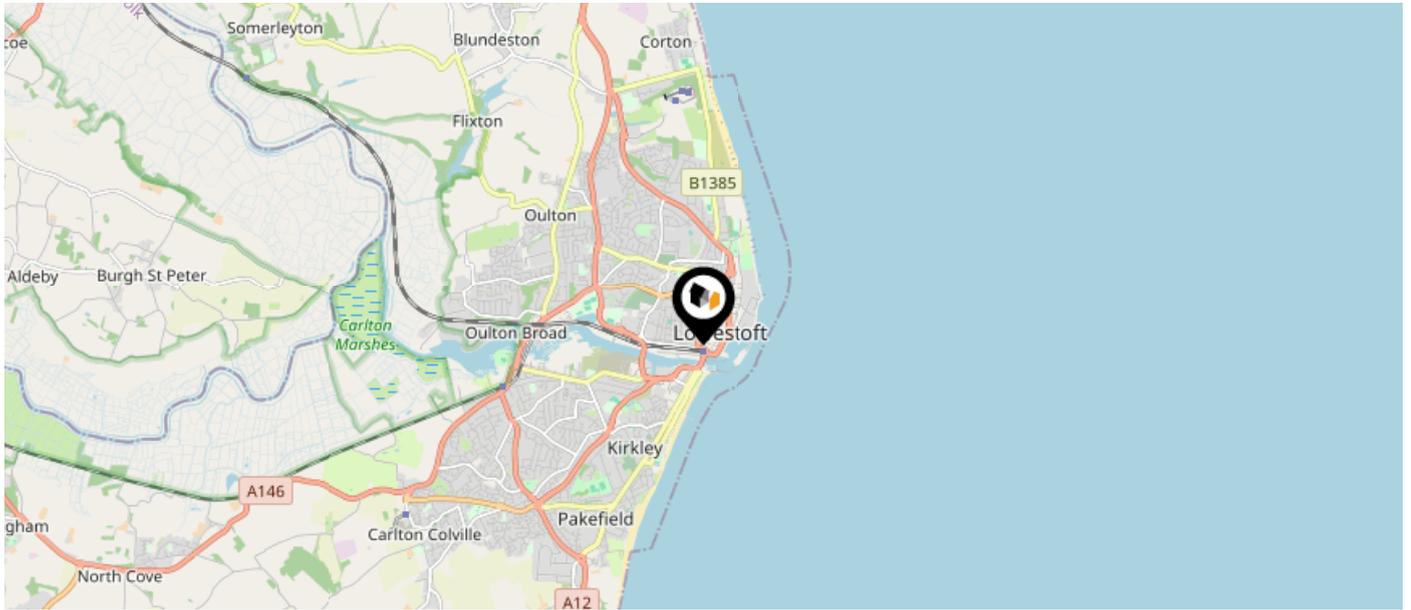

Risk Rating: Very low

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 one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Powered by
4prift
Know any property instantly

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

Nearby Green Belt Land

No data available.

Maps
Landfill Sites

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.
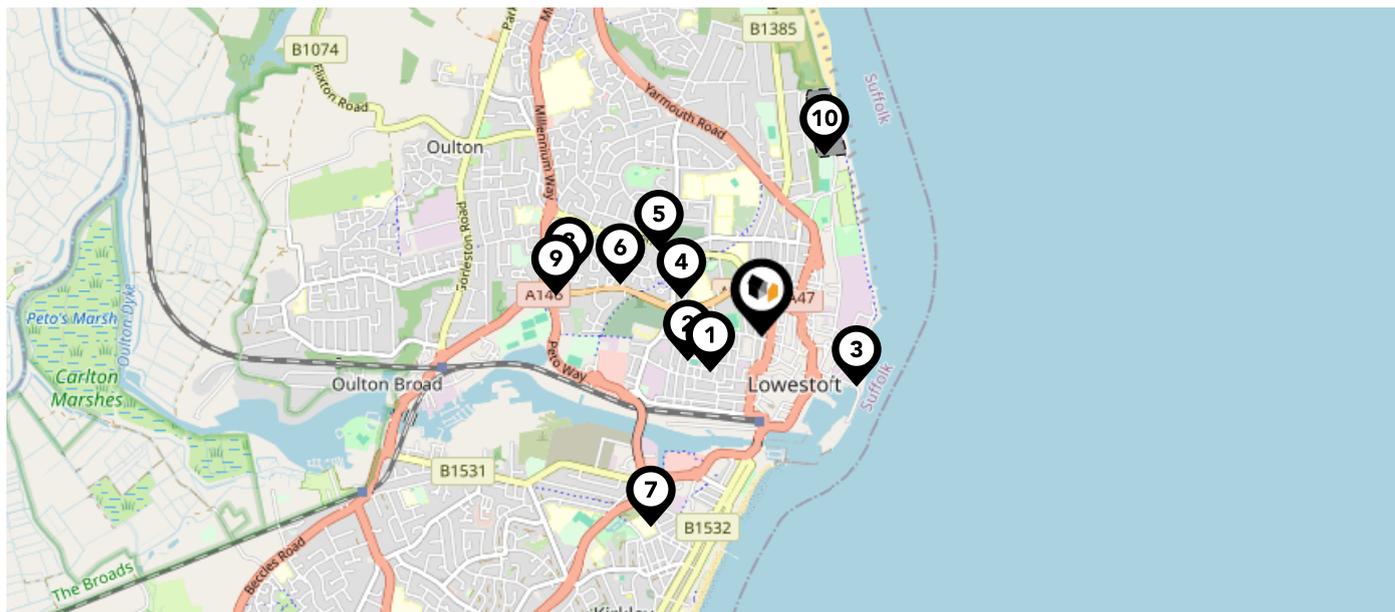

Nearby Landfill Sites

1	Roman Hill-Lowestoft	Historic Landfill	
2	Love Road-Lowestoft, Suffolk	Historic Landfill	
3	Hamilton Road-Lowestoft, Suffolk	Historic Landfill	
4	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill	
5	Haven Avenue-Lowestoft, Suffolk	Historic Landfill	
6	June Avenue-Lowestoft, Suffolk	Historic Landfill	
7	South Inner Harbour-Lowestoft, Suffolk	Historic Landfill	
8	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill	
9	Fir Lane-Lowestoft, Suffolk	Historic Landfill	
10	North Denes-Blackborough End, Lowestoft, Suffolk	Historic Landfill	

KPF - Key Property Facts

Powered by
aprift
Know any property instantly
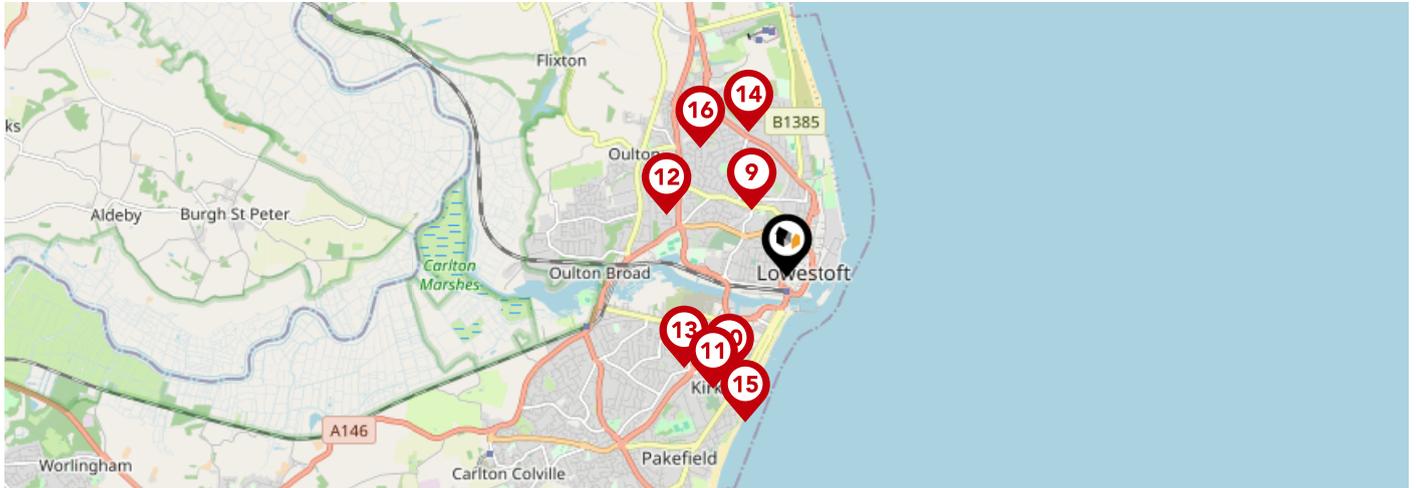
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
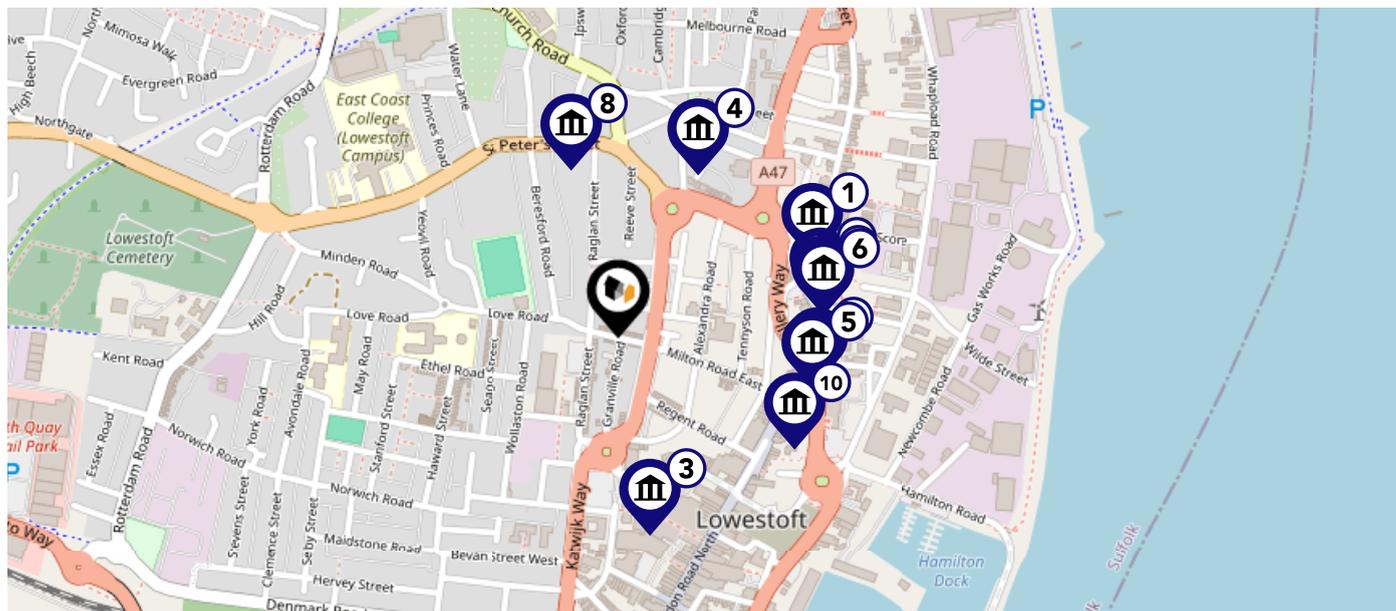
Listed Buildings in the local district	Grade	Distance
1 1207031 - 134 And 135, High Street	Grade II	0.2 miles
2 1279940 - 81 And 81a, High Street	Grade II	0.2 miles
3 1208940 - Church Of Our Lady, Star Of The Sea Including Boundary Wall To Gordon Road	Grade II	0.2 miles
4 1279936 - Crown Street Hall	Grade II	0.2 miles
5 1292575 - 102, 103 And 104, High Street	Grade II	0.2 miles
6 1292606 - 82 And 83, High Street	Grade II	0.2 miles
7 1292604 - Wildes House	Grade II	0.2 miles
8 1209891 - Curing House North Of Number 174	Grade II	0.2 miles
9 1207030 - 101 High Street	Grade II	0.2 miles
10 1292506 - United Reformed Church And Former Sunday School	Grade II	0.2 miles

		Nursery	Primary	Secondary	College	Private
1	**Learning Support, Northern Area Education Office** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.11	☐	☐	☑	☐	☐
2	**Ness Point School** Ofsted Rating: Good | Pupils: 19 | Distance:0.2	☐	☐	☑	☐	☐
3	**East Coast College** Ofsted Rating: Good | Pupils:0 | Distance:0.31	☐	☐	☑	☐	☐
4	**Roman Hill Primary School** Ofsted Rating: Special Measures | Pupils: 465 | Distance:0.35	☐	☑	☐	☐	☐
5	**St Margaret's Primary Academy** Ofsted Rating: Good | Pupils: 422 | Distance:0.35	☐	☑	☐	☐	☐
6	**Poplars Community Primary School** Ofsted Rating: Requires improvement | Pupils: 312 | Distance:0.46	☐	☑	☐	☐	☐
7	**Northfield St Nicholas Primary Academy** Ofsted Rating: Good | Pupils: 365 | Distance:0.46	☐	☑	☐	☐	☐
8	**Ormiston Denes Academy** Ofsted Rating: Requires improvement | Pupils: 767 | Distance:0.66	☐	☐	☑	☐	☐

Area
Schools

|		Nursery	Primary	Secondary	College	Private
9	**The Ashley School** Ofsted Rating: Outstanding	Pupils: 167	Distance:0.68	☐	☐	☑	☐	☐
10	**Red Oak Primary School** Ofsted Rating: Good	Pupils: 431	Distance:1.03	☐	☑	☐	☐	☐
11	**Phoenix St Peter Academy** Ofsted Rating: Requires improvement	Pupils: 108	Distance:1.21	☐	☑	☐	☐	☐
12	**Woods Loke Primary School** Ofsted Rating: Outstanding	Pupils: 483	Distance:1.22	☐	☑	☐	☐	☐
13	**East Point Academy** Ofsted Rating: Good	Pupils: 865	Distance:1.24	☐	☐	☑	☐	☐
14	**Gunton Primary Academy** Ofsted Rating: Good	Pupils: 324	Distance:1.36	☐	☑	☐	☐	☐
15	**St Mary's Roman Catholic Primary School** Ofsted Rating: Good	Pupils: 189	Distance:1.37	☐	☑	☐	☐	☐
16	**Benjamin Britten Academy of Music and Mathematics** Ofsted Rating: Good	Pupils: 1259	Distance:1.41	☐	☐	☑	☐	☐

Local Area
Masts & Pylons
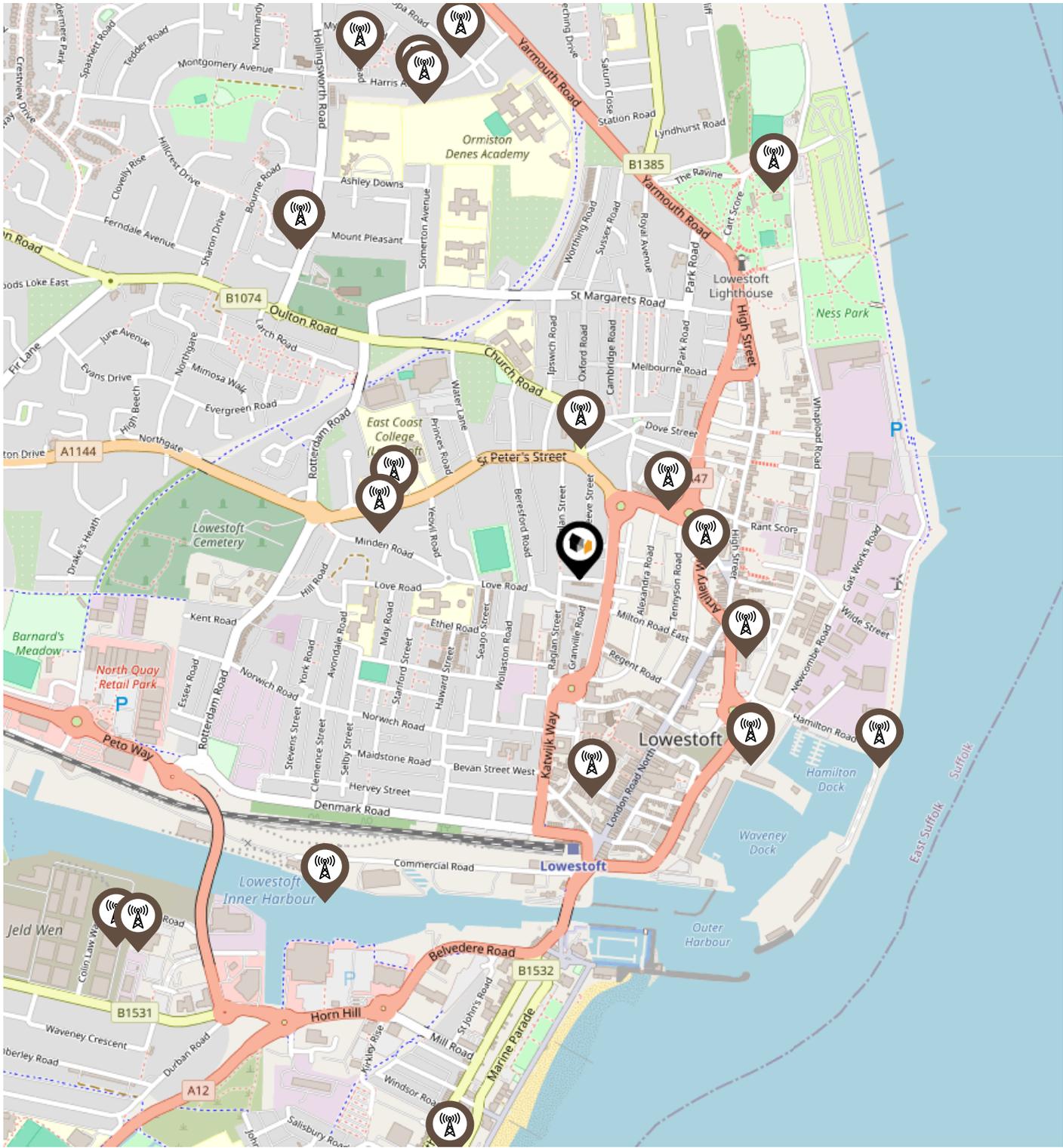
Key:

🗼 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/m3).


This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Environment
Soils & Clay
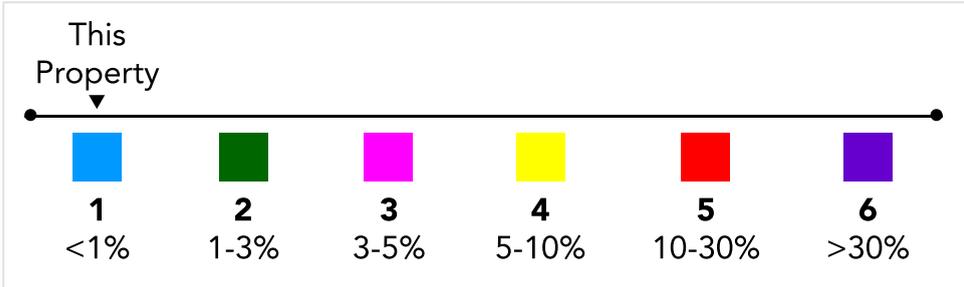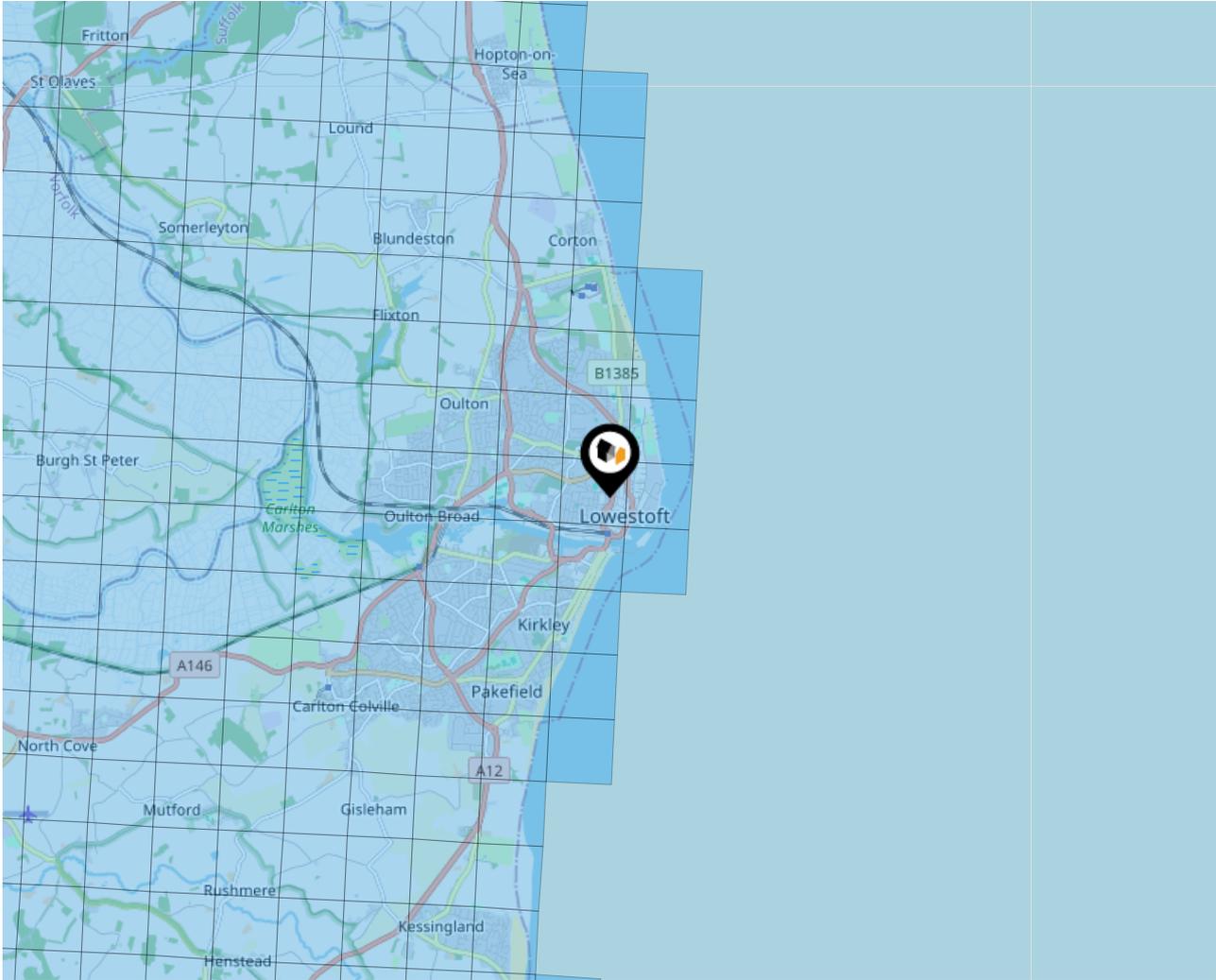
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SAND
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY)		
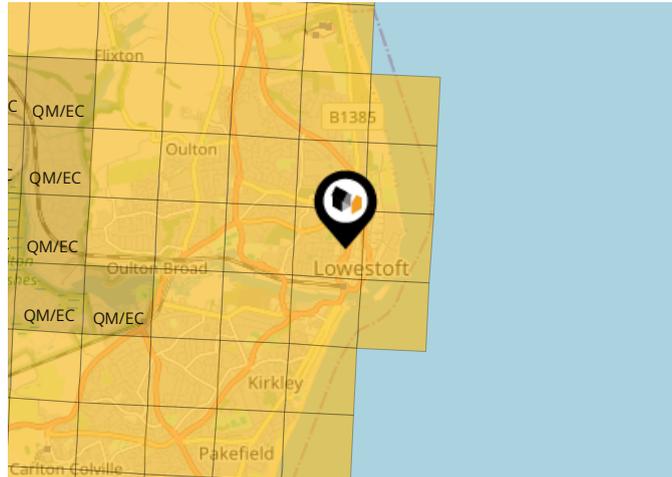
Primary Classifications (Most Common Clay Types)

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
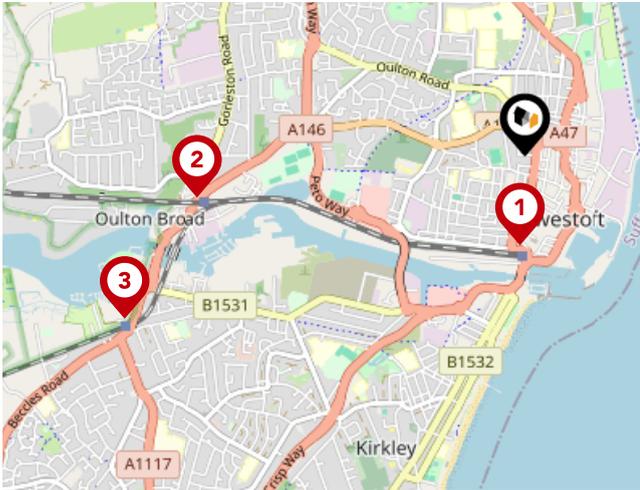
National Rail Stations

Pin	Name	Distance
1	Entrance	0.4 miles
2	Entrance1	1.48 miles
3	Entrance1	1.94 miles
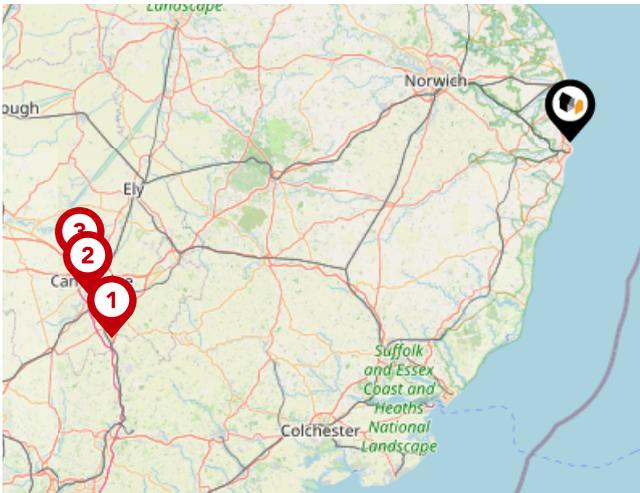
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	72.19 miles
2	M11 J11	73.06 miles
3	M11 J13	73.06 miles

Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.78 miles
2	Southend-on-Sea	77.2 miles
3	Cambridge	69.22 miles
4	Stansted Airport	75.2 miles
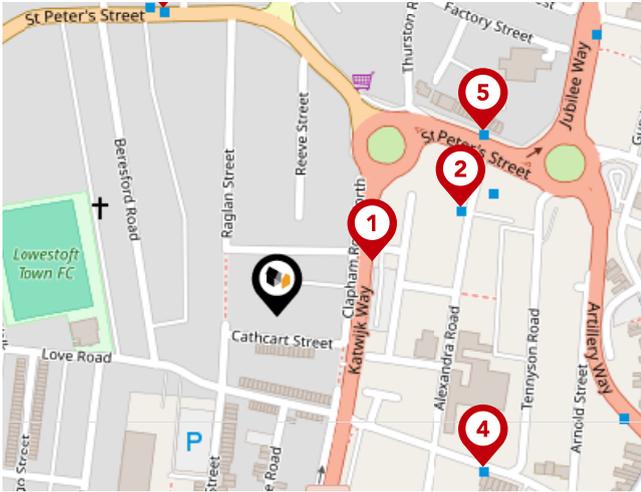
Bus Stops/Stations

Pin	Name	Distance
1	Adrian Road	0.06 miles
2	Runnymede Court	0.12 miles
3	Cross Keys	0.19 miles
4	Tennyson Road	0.14 miles
5	Elim Church	0.16 miles
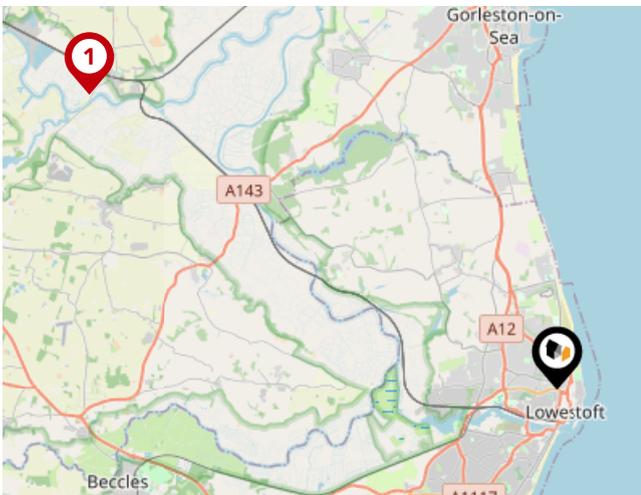
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.95 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.

Powered by

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail