

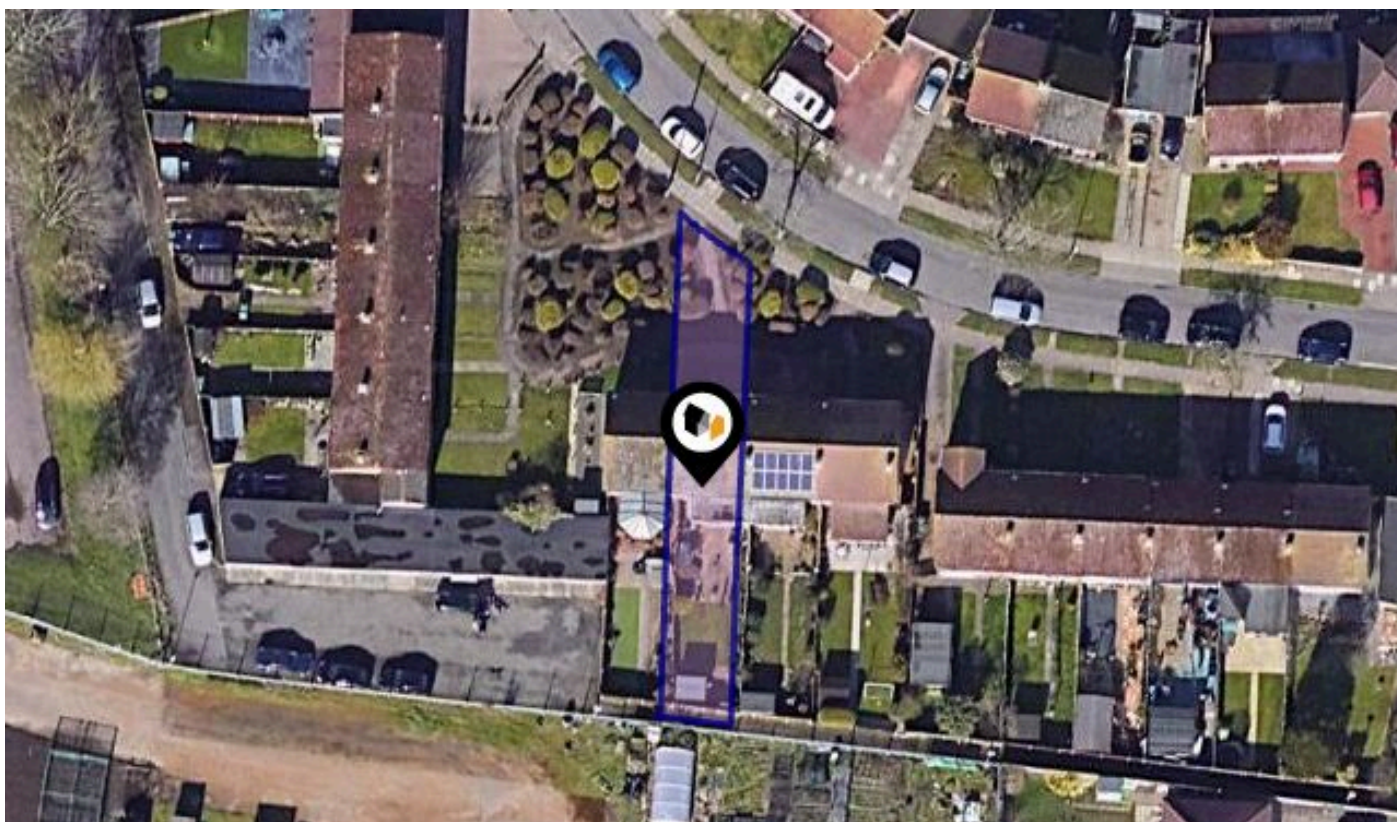


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 07th July 2026



**EDINBURGH AVENUE, GORLESTON, GREAT YARMOUTH,
NR31**

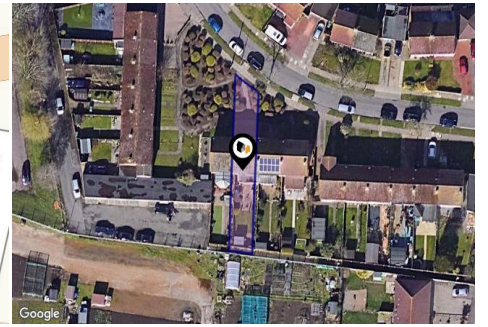
Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced House
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,878
Title Number:	NK62669

Tenure: Leasehold

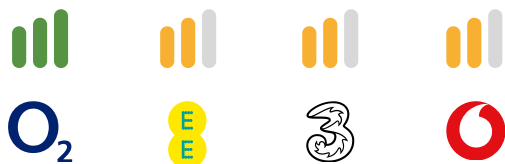
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	32 mb/s	5500 mb/s

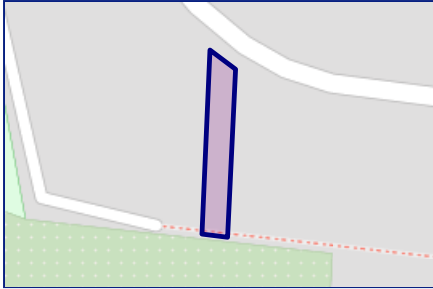
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

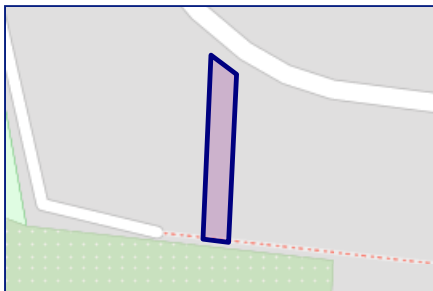


Freehold Title Plan



NK159999

Leasehold Title Plan



NK62669

Start Date: 29/04/1962
End Date: 29/09/2960
Lease Term: 999 years from 29 September 1961
Term Remaining: 934 years

EDINBURGH AVENUE, GORLESTON, GREAT YARMOUTH, NR31



ILLUSTRATION / GUIDANCE ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2020

Gorleston, NR31

Energy rating
C

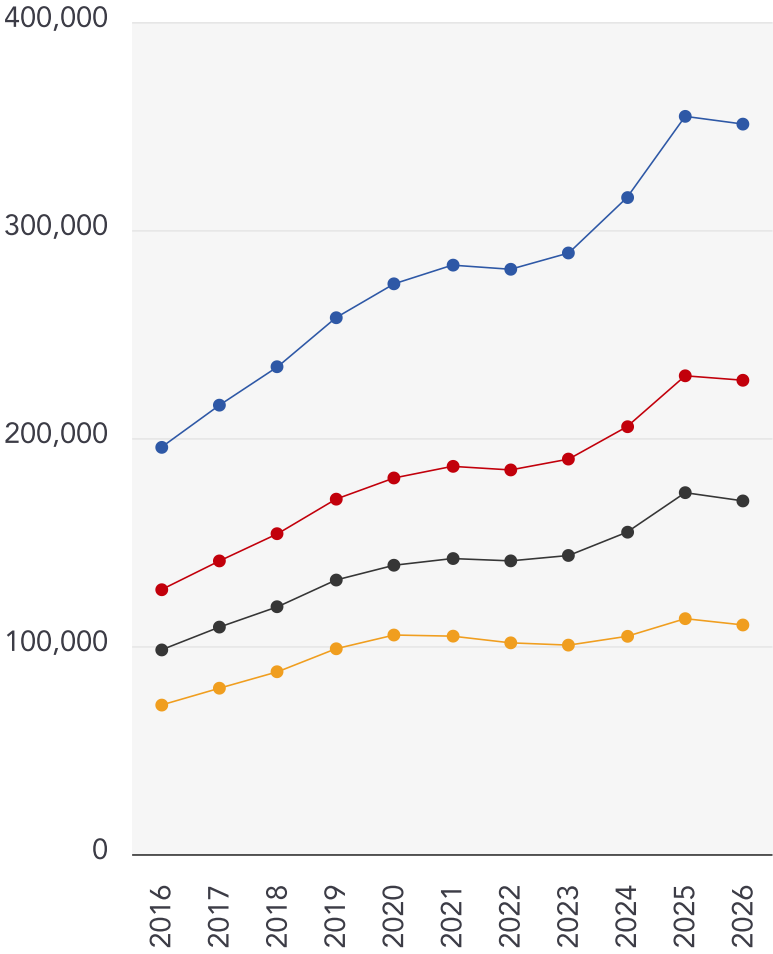
Valid until 08.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

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



Detached

+79.46%

Semi-Detached

+79.21%

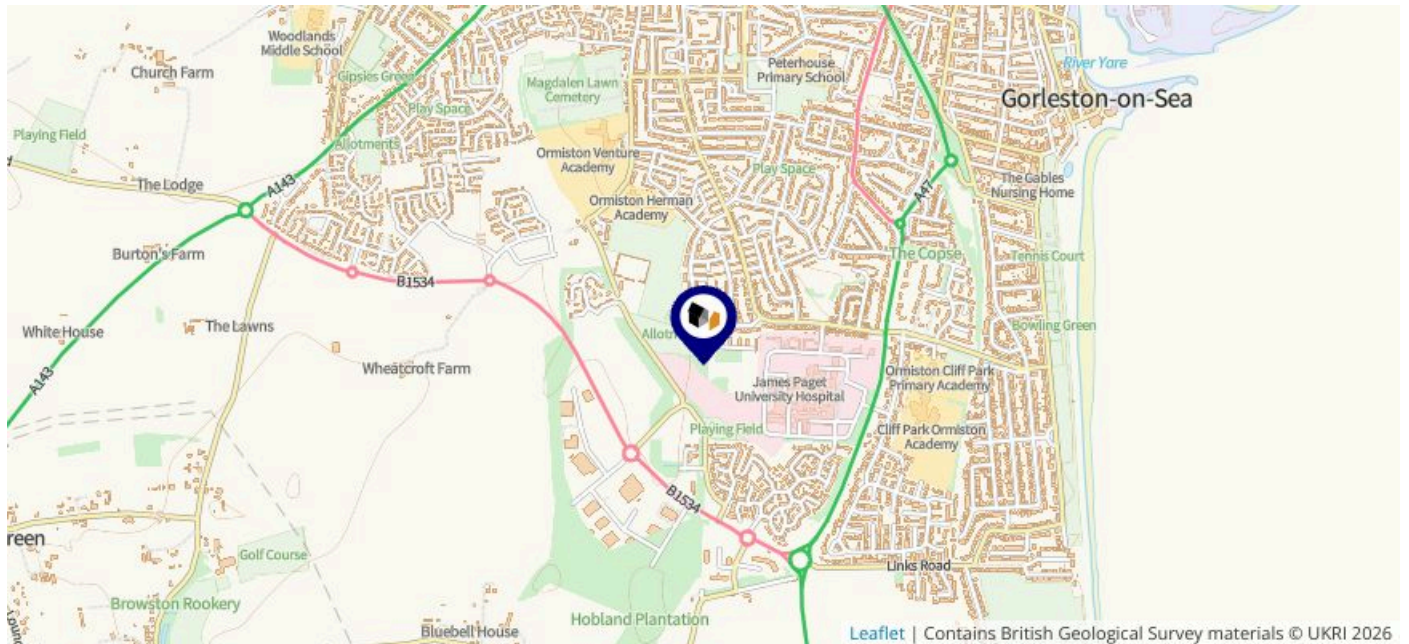
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

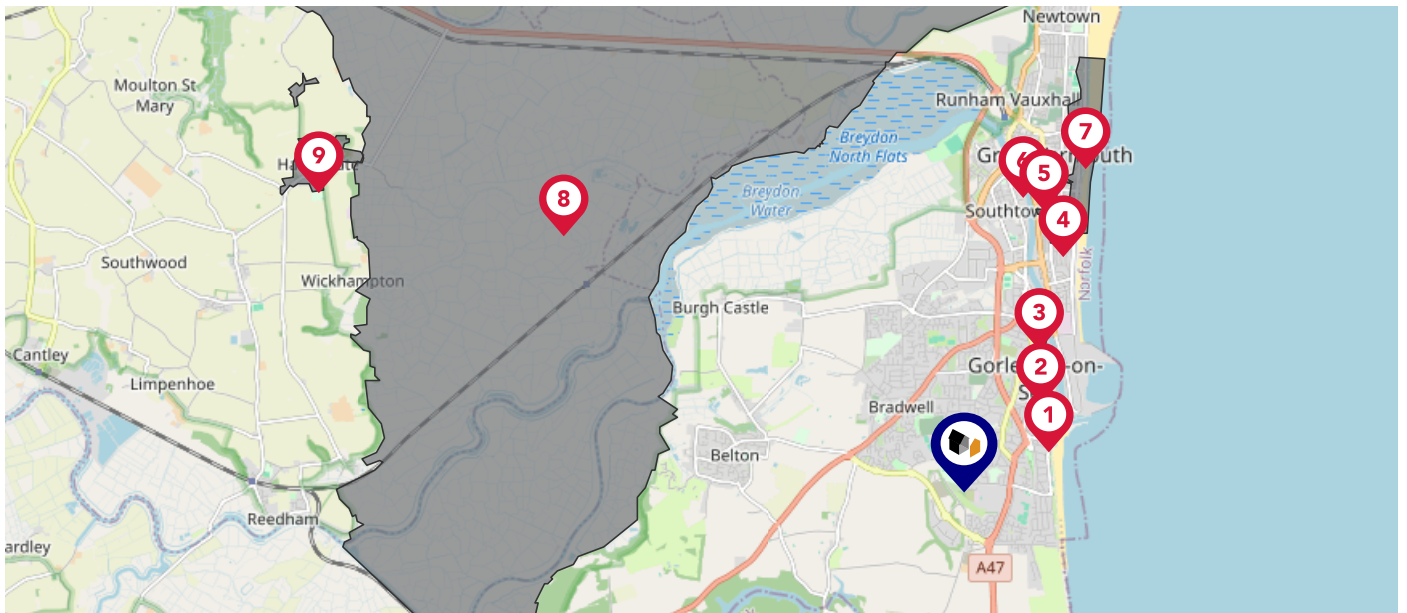
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

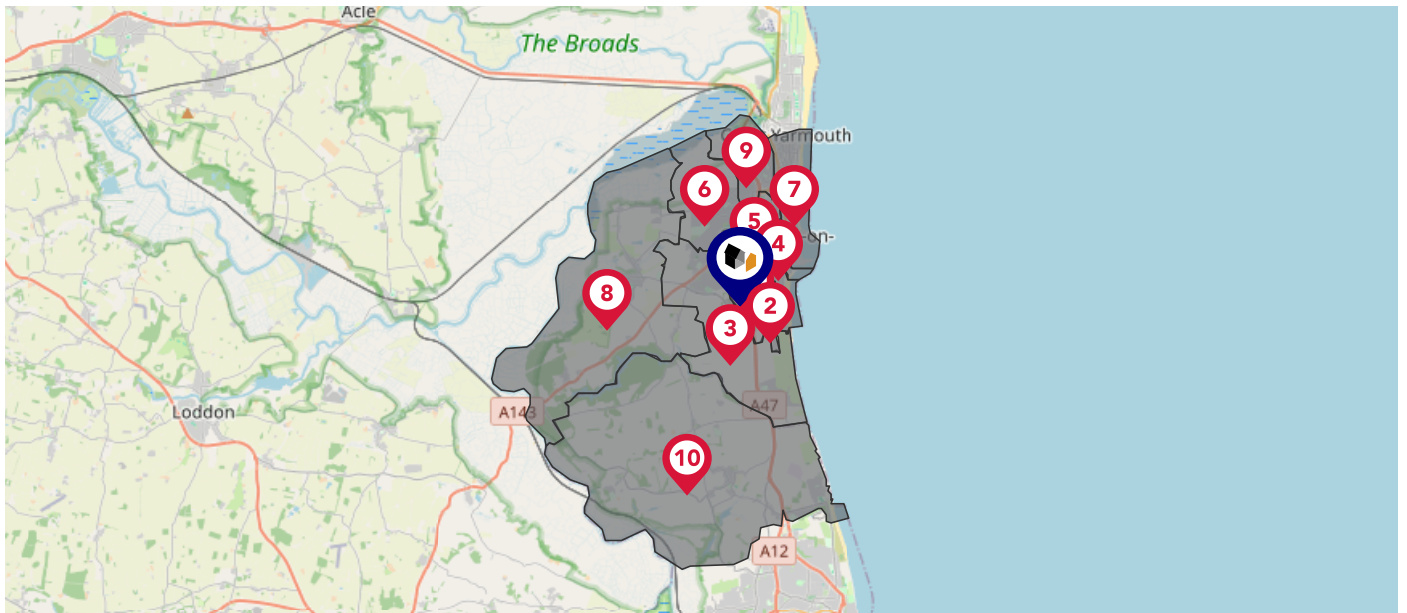
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Cliff Hill, Gorleston
- 2 Gorleston Town Centre
- 3 No.17 Gorleston Conservation Area Extensions
- 4 Camperdown, Great Yarmouth
- 5 King Street, Great Yarmouth
- 6 Hall Quay and South Quay, Great Yarmouth
- 7 Seafront, Great Yarmouth
- 8 Halvergate Marshes
- 9 Halvergate and Tunstall

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



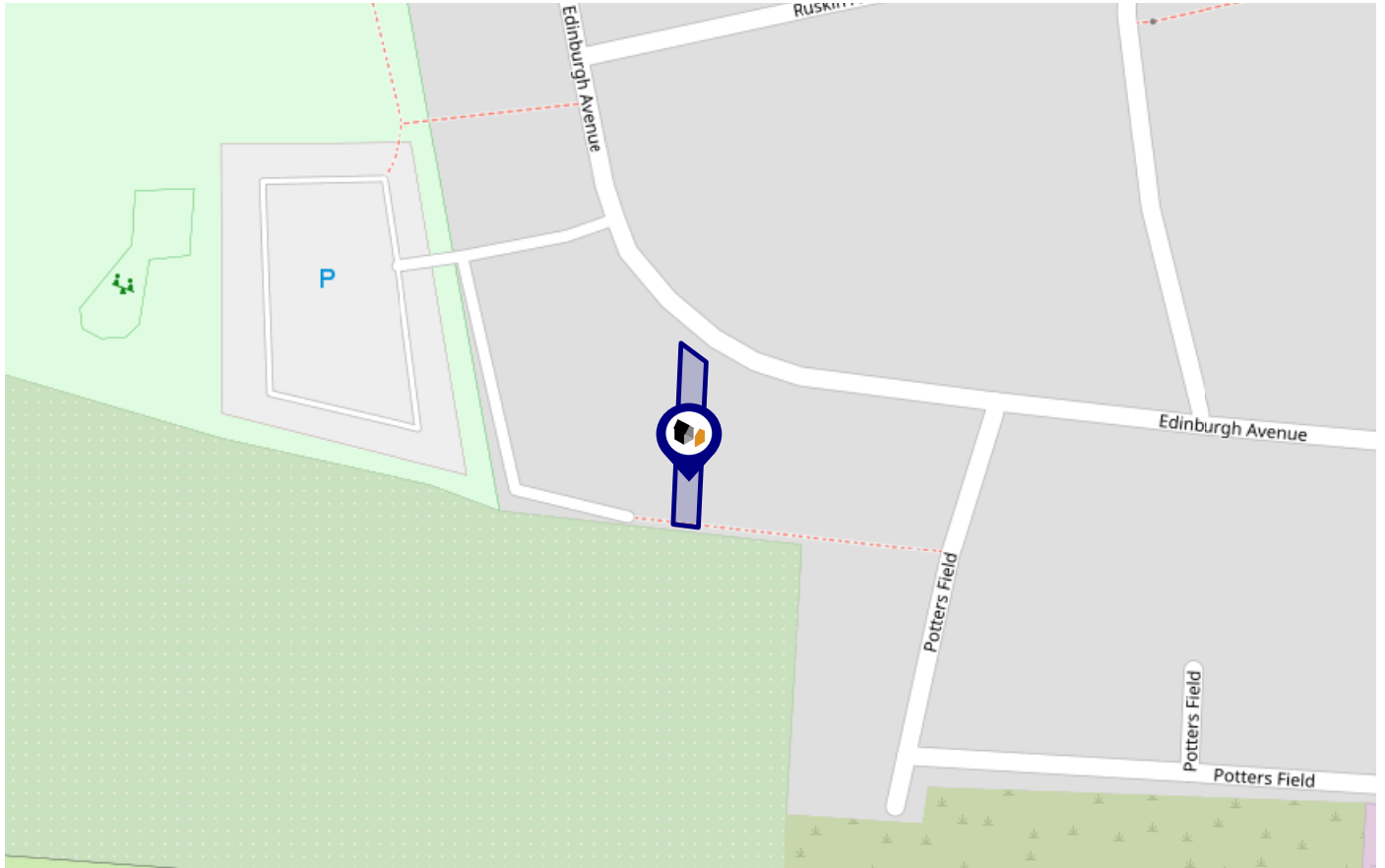
Nearby Council Wards

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

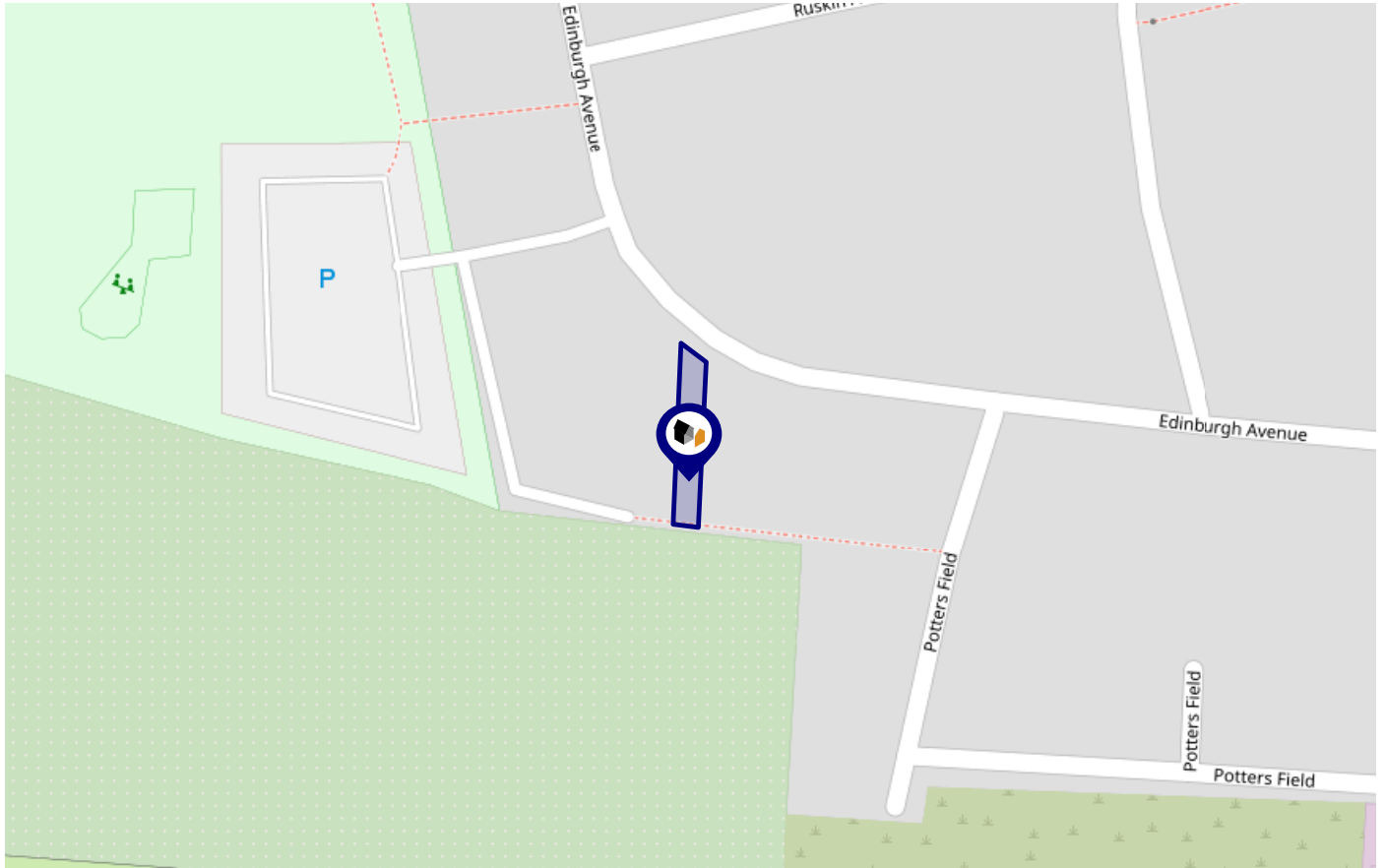
Chance of flooding to the following depths at this property:



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.

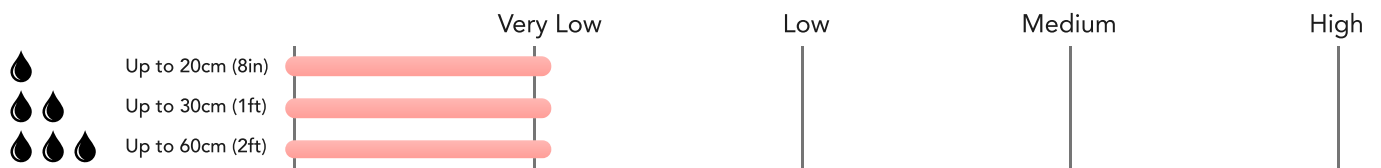


Risk Rating: **Very low**

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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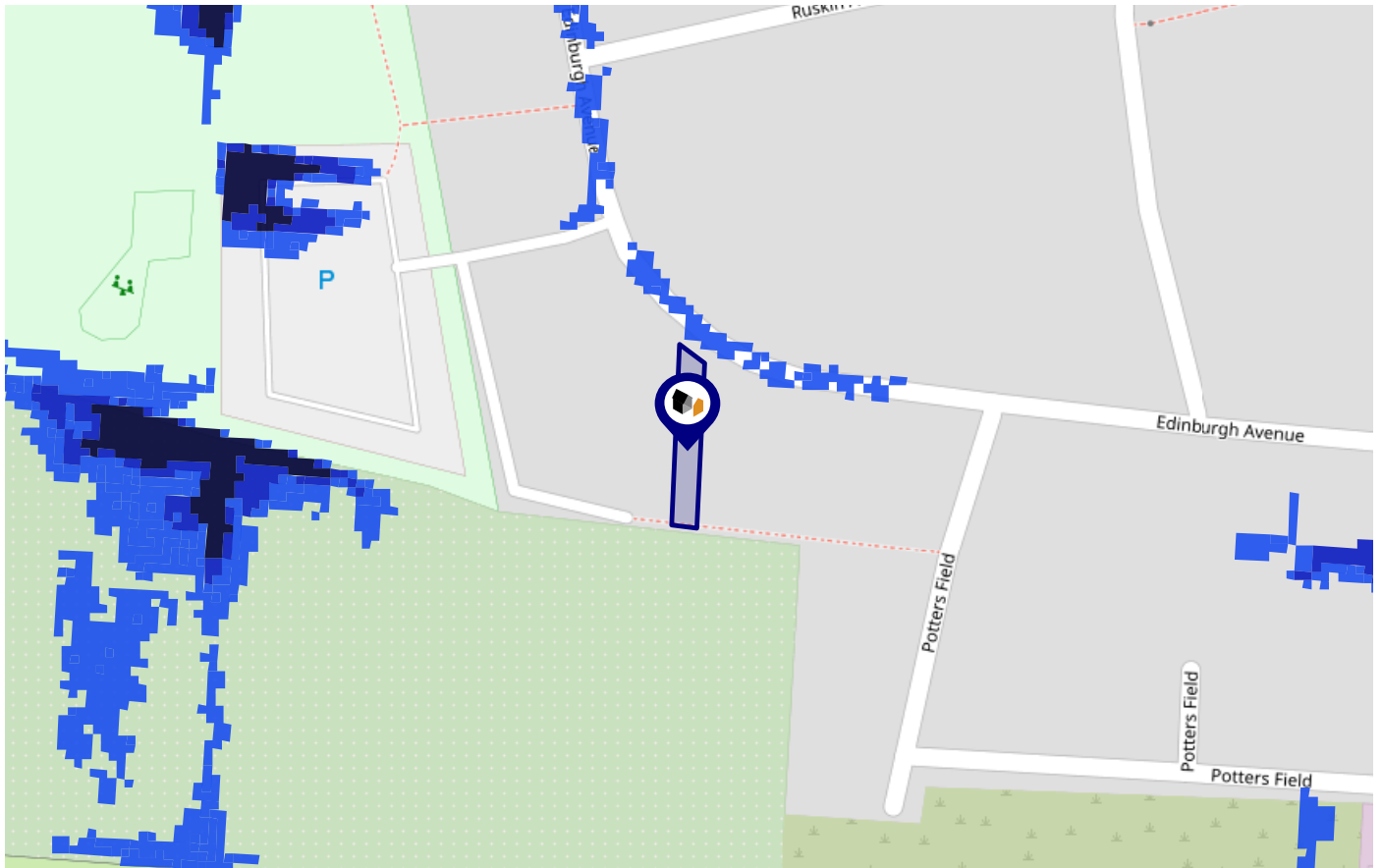
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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**

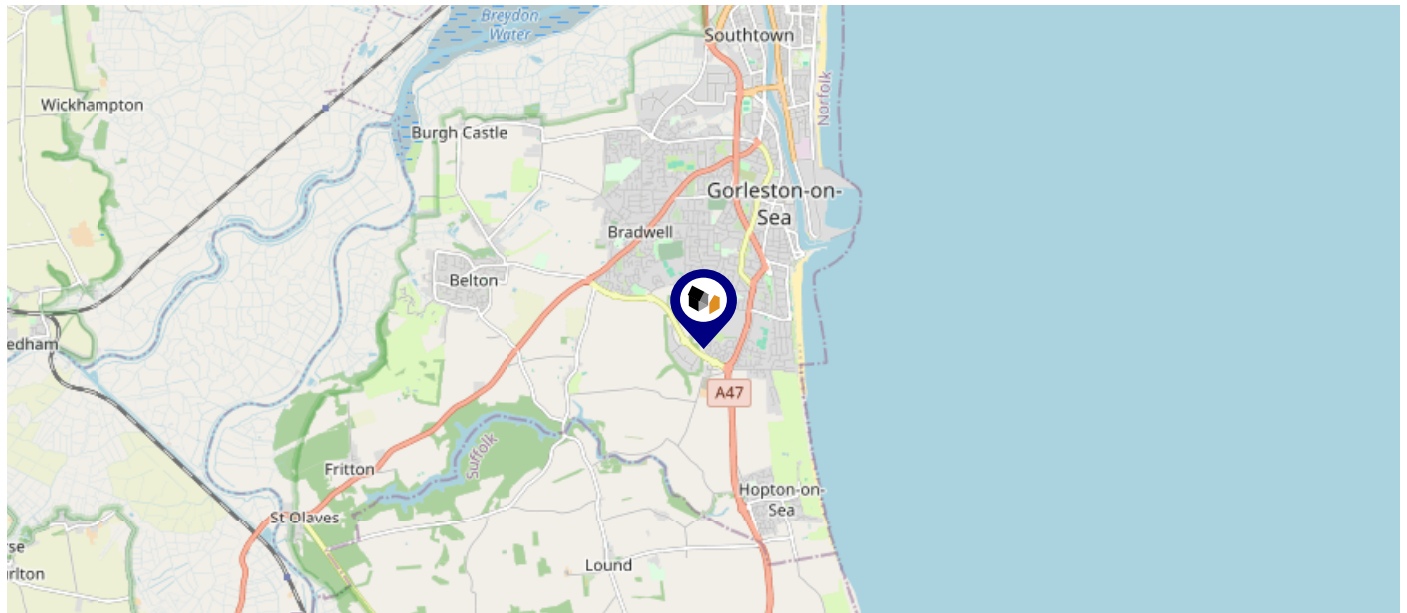
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Chance of flooding to the following depths at this property:



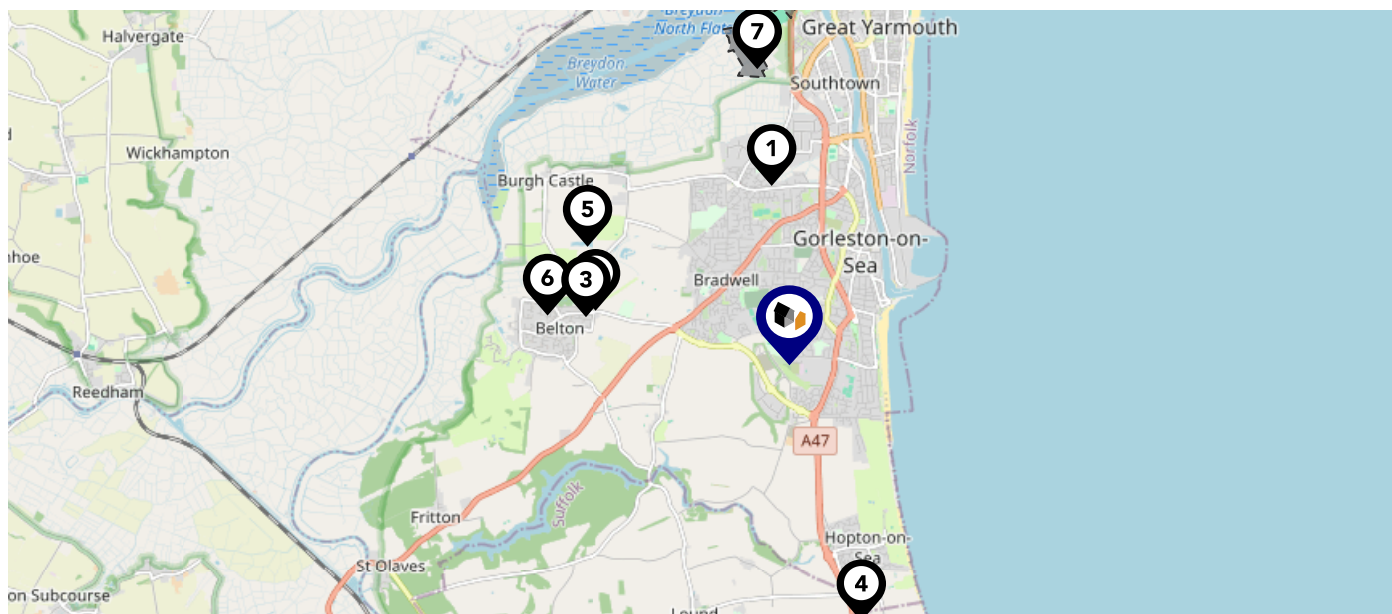
This map displays nearby areas that have been designated as Green Belt...



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.



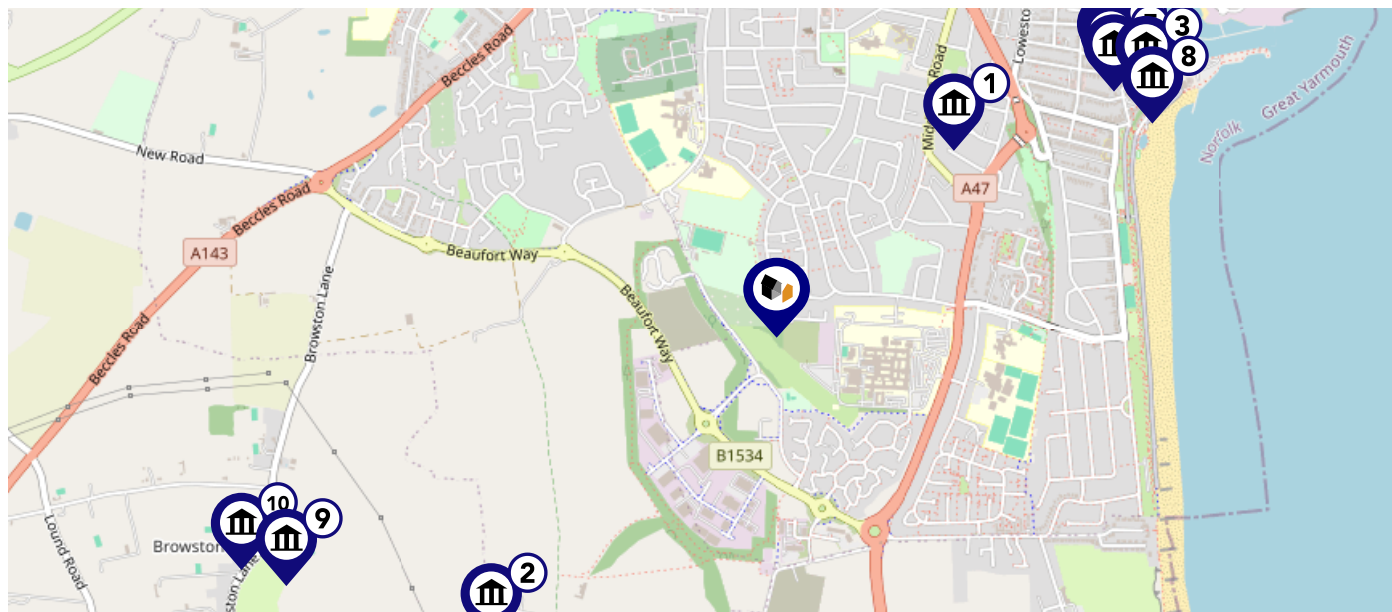
Nearby Landfill Sites











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

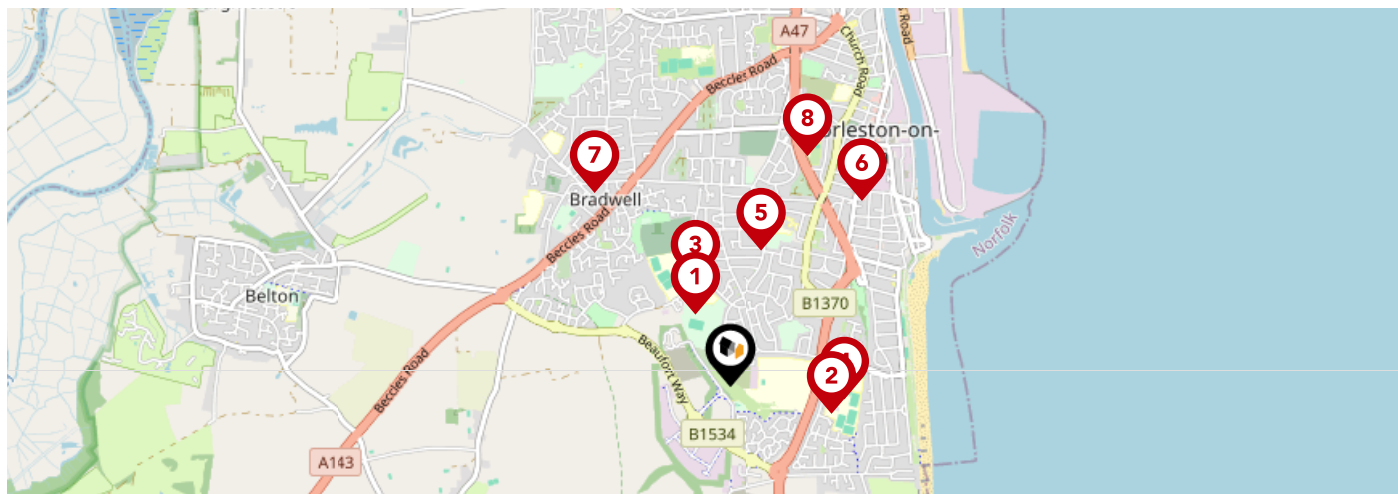
Maps

Listed Buildings

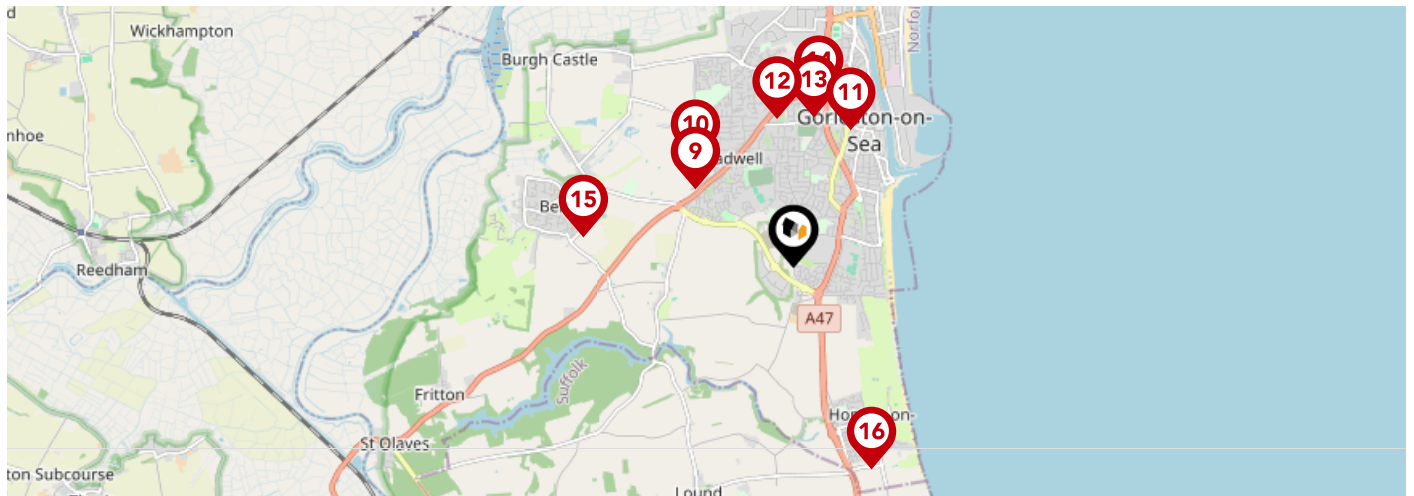
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1459030 - Tudor Cottage	Grade II	0.6 miles
	1068830 - Hobland House	Grade II	0.9 miles
	1245979 - Lighthouse	Grade II	1.0 miles
	1096823 - Eastland House	Grade II	1.0 miles
	1096822 - Cliff Cottage	Grade II	1.0 miles
	1096825 - 37, Cliff Hill	Grade II	1.0 miles
	1096824 - Old Custom House	Grade II	1.0 miles
	1245976 - The Pavilion	Grade II	1.0 miles
	1051001 - Browston Hall Hotel	Grade II	1.2 miles
	1372931 - The Manor House	Grade II	1.3 miles

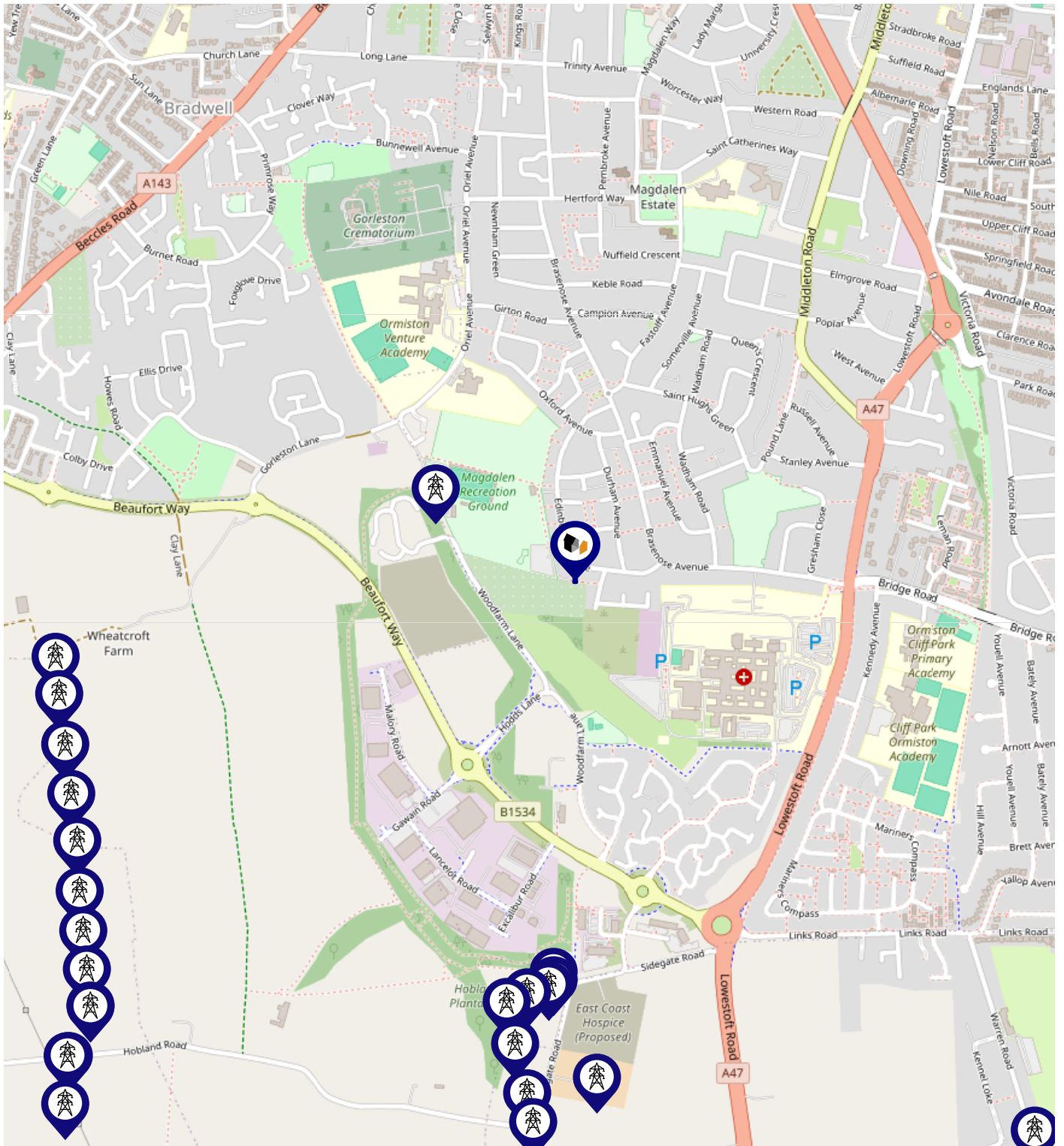


		Nursery	Primary	Secondary	College	Private
1	Ormiston Herman Academy Ofsted Rating: Good Pupils: 389 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cliff Park Ormiston Academy Ofsted Rating: Requires improvement Pupils: 832 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ormiston Venture Academy Ofsted Rating: Outstanding Pupils: 887 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ormiston Cliff Park Primary Academy Ofsted Rating: Good Pupils: 482 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Peterhouse CofE Primary Academy Ofsted Rating: Good Pupils: 448 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stradbroke Primary Academy Ofsted Rating: Good Pupils: 208 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Homefield VC CofE Primary School Ofsted Rating: Good Pupils: 246 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	East Norfolk Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Woodlands Primary Academy Ofsted Rating: Good Pupils: 456 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 212 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UET Compass Academy Ofsted Rating: Not Rated Pupils: 65 Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hopton Church of England Primary Academy Ofsted Rating: Good Pupils: 184 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

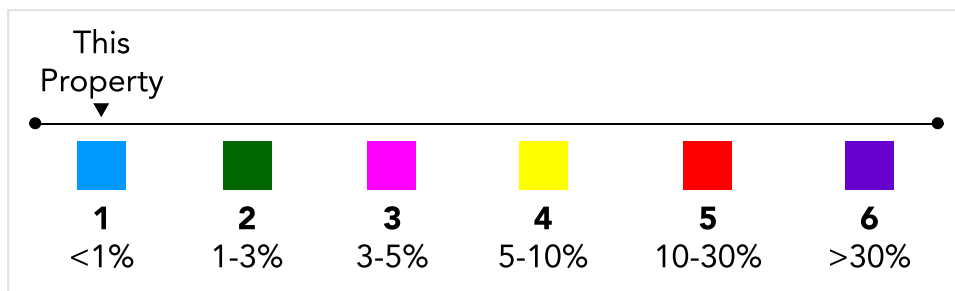
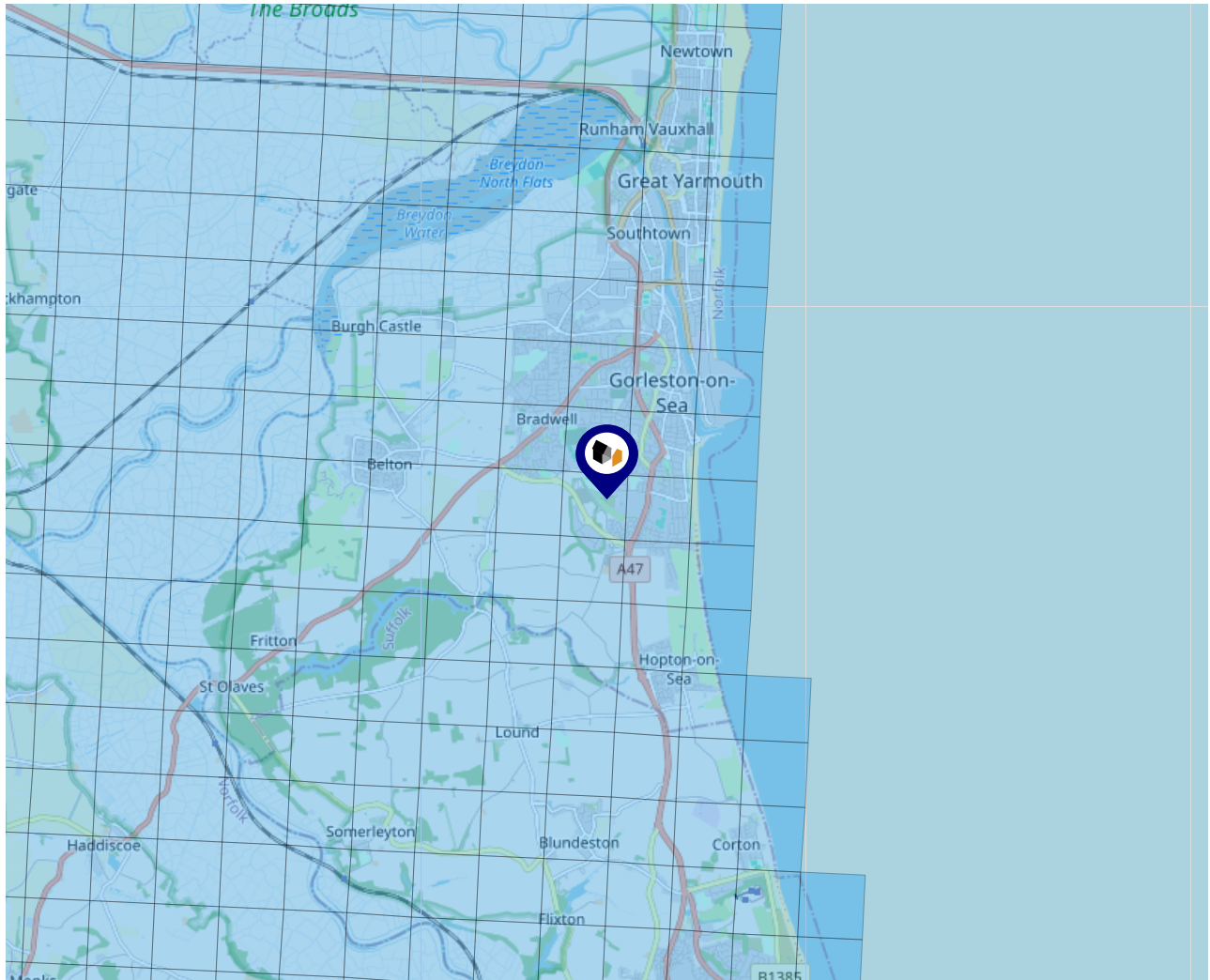


Key:

-  Power Pylons
-  Communication Masts

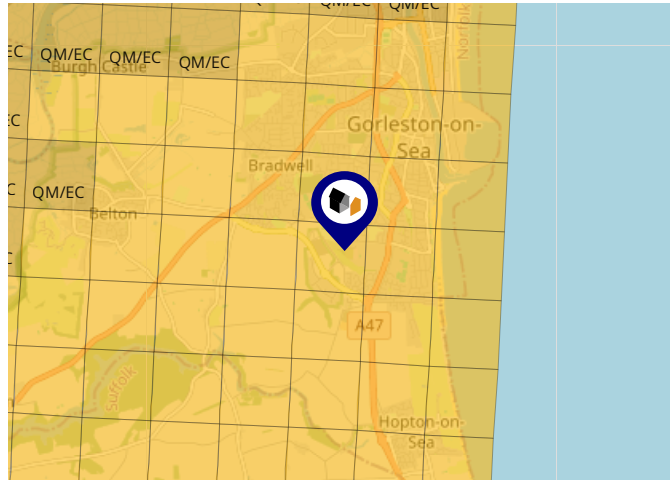
What is Radon?

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/m³).



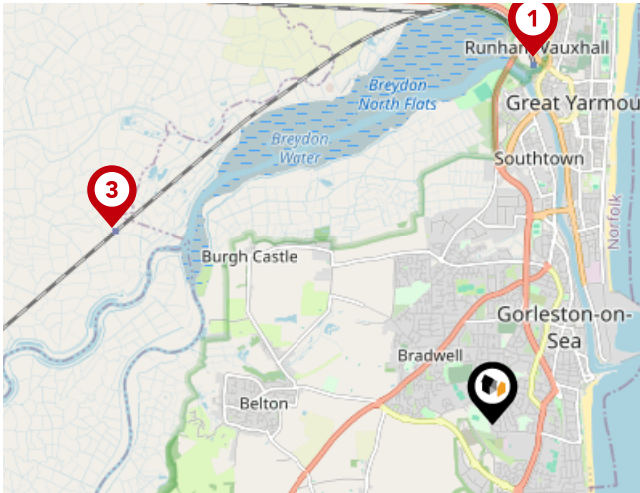
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



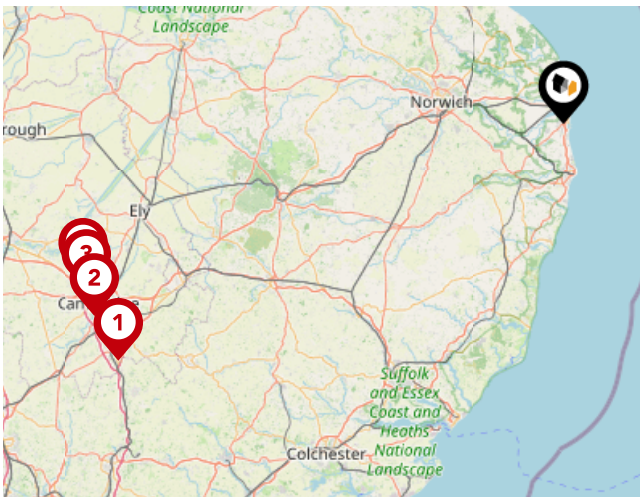
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	3.34 miles
2	Great Yarmouth Rail Station	3.35 miles
3	Berney Arms Rail Station	3.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.21 miles
2	M11 J11	73.47 miles
3	M11 J13	73.16 miles
4	M11 J14	73.07 miles

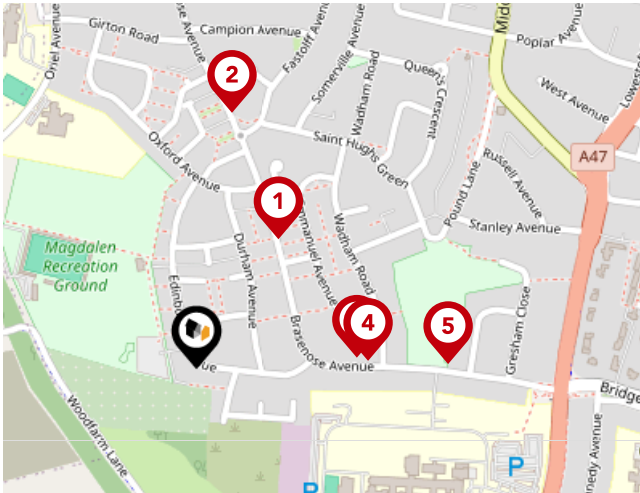


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.63 miles
2	Southend-on-Sea	81.11 miles
3	Cambridge	69.47 miles
4	Stansted Airport	77.15 miles

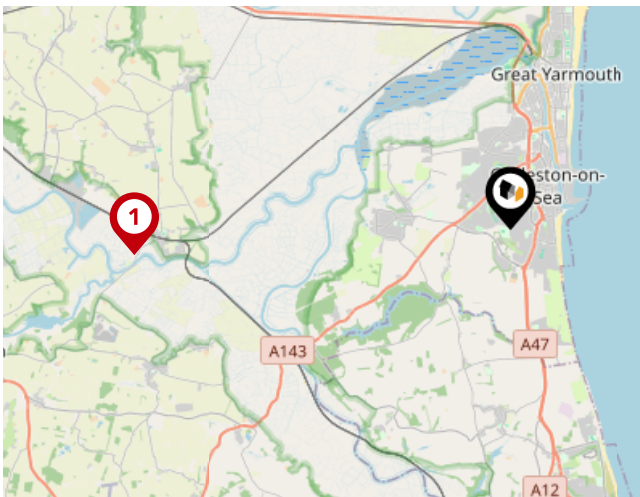
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Peters Avenue	0.17 miles
2	Falstoff Avenue	0.29 miles
3	Wadham Road	0.18 miles
4	Wadham Road	0.19 miles
5	Gresham Close	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	6.8 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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