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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 09th April 2026



ST. CLEMENTS HILL, NORWICH, NR3

Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.25 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Title Number:	NK254853		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	44 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

NR3

Energy rating

D

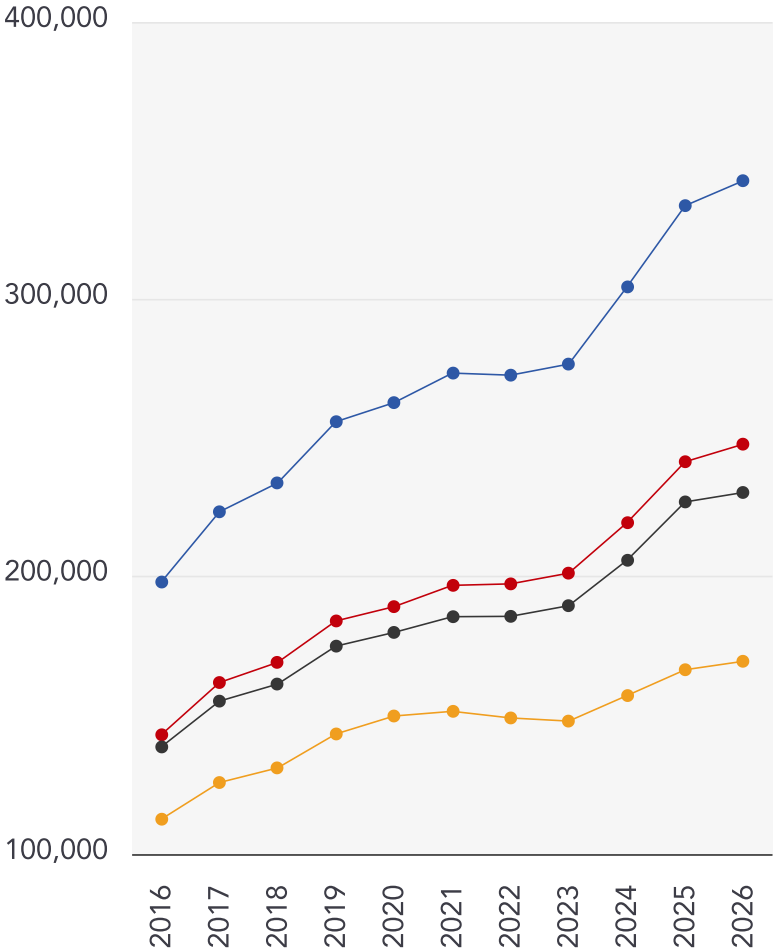
Valid until 04.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	3
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, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	88 m ²

10 Year History of Average House Prices by Property Type in NR3



Detached

+73.03%

Semi-Detached

+73.25%

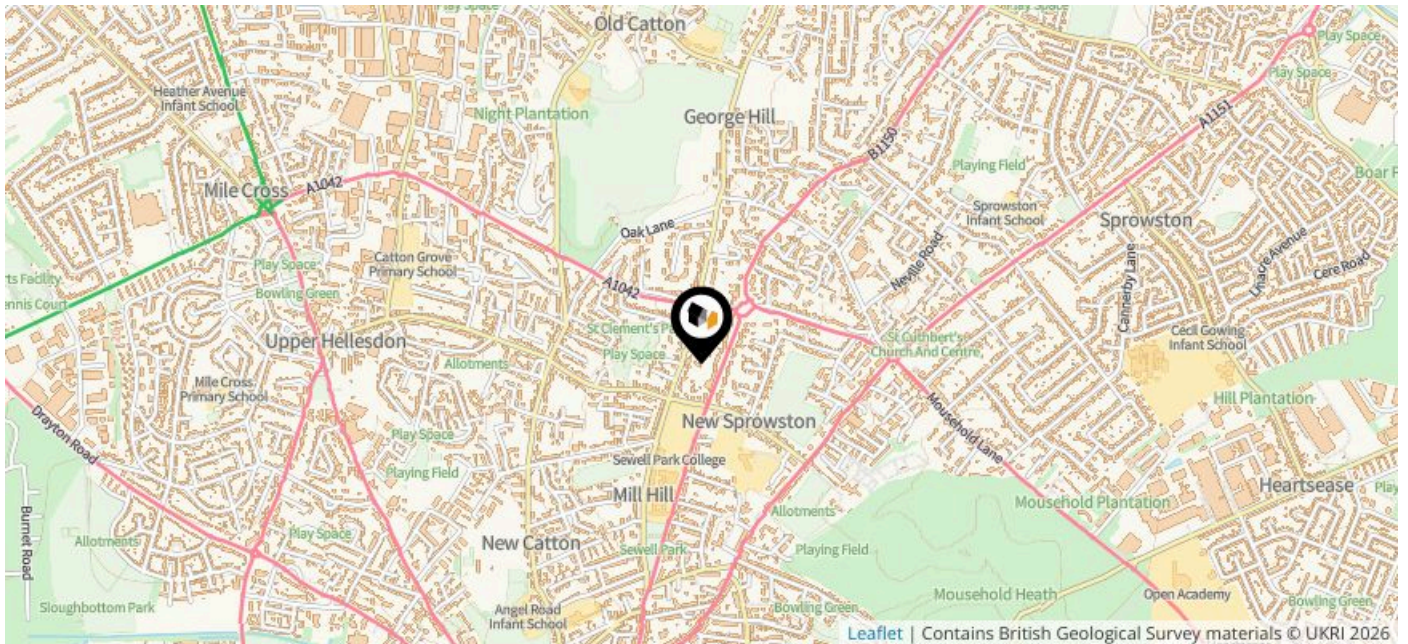
Terraced

+66.16%

Flat

+50.56%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

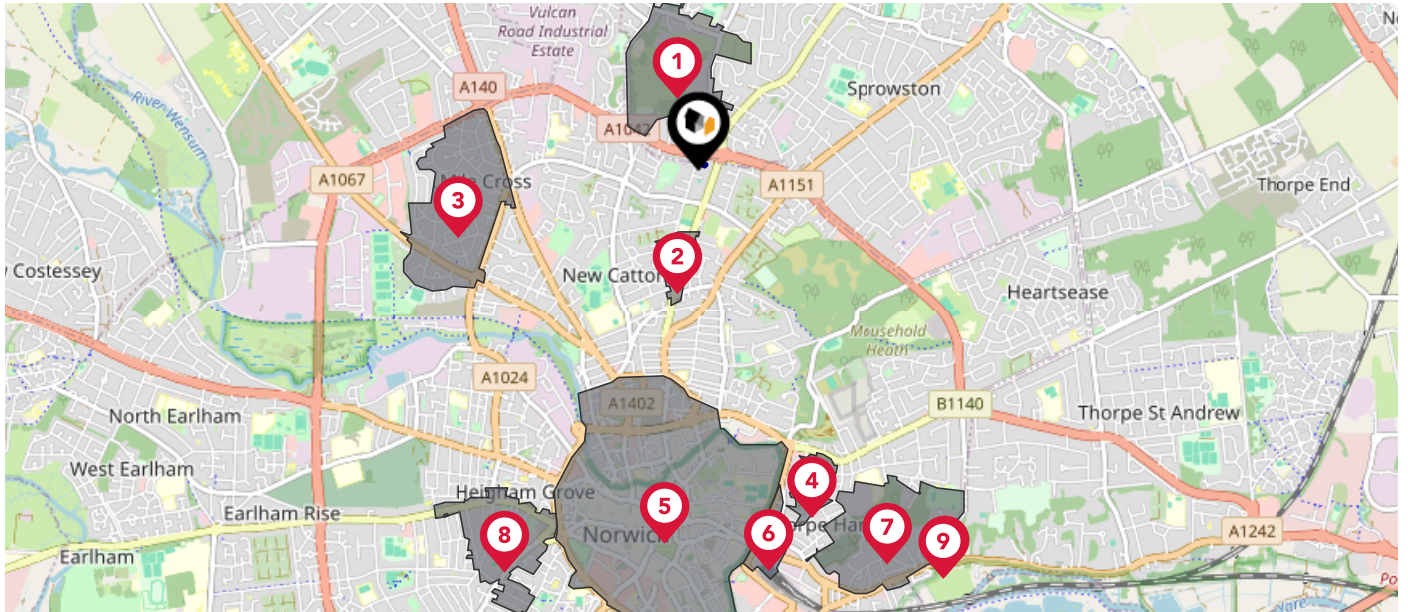
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

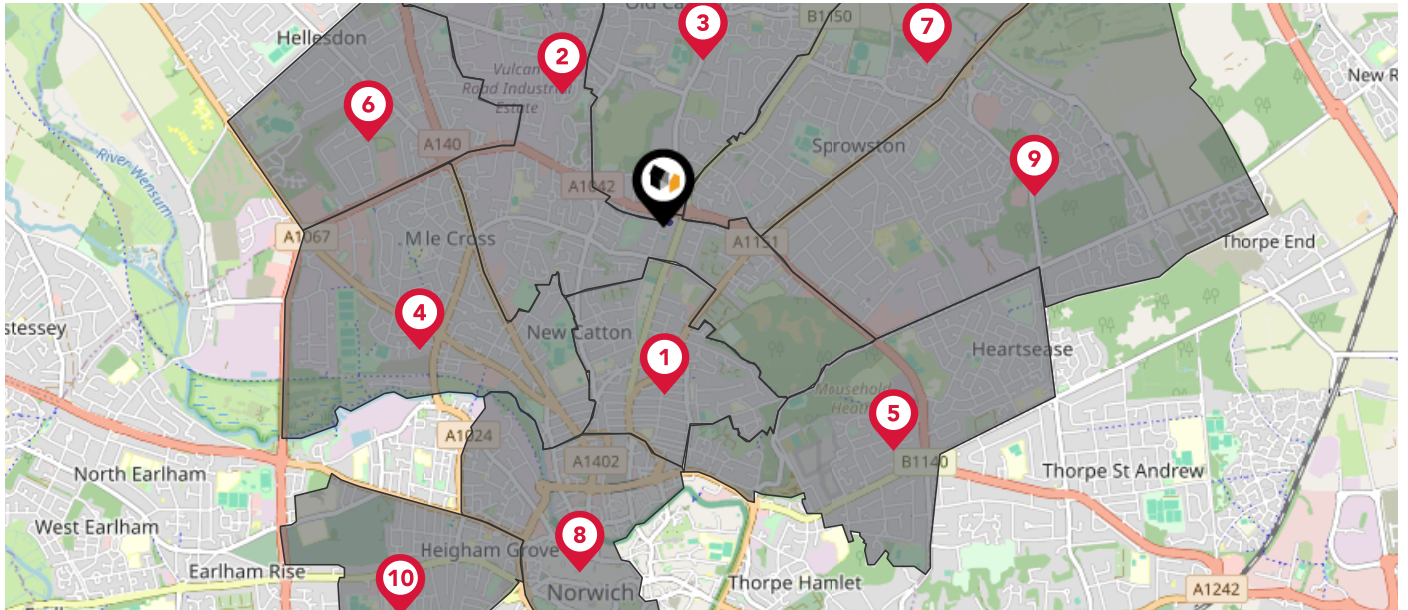
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Old Catton
- 2 Sewell
- 3 Mile Cross
- 4 Thorpe Hamlet
- 5 City Centre
- 6 St Matthews
- 7 Thorpe Ridge
- 8 Heigham Grove
- 9 TSA Conservation Area
- 10 Thorpe

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



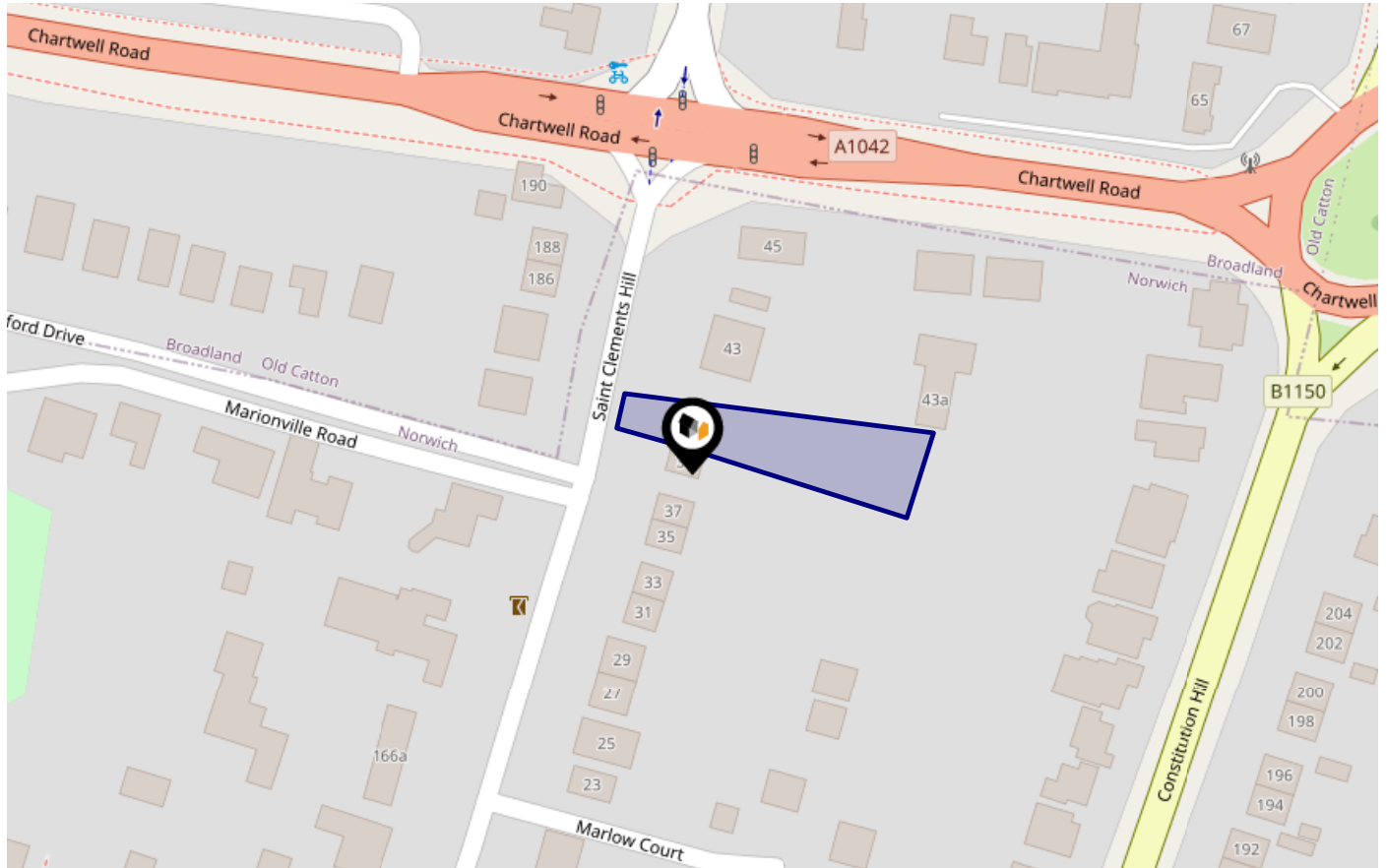
Nearby Council Wards

-  Sewell Ward
-  Catton Grove Ward
-  Old Catton and Sprowston West Ward
-  Mile Cross Ward
-  Crome Ward
-  Hellesdon South East Ward
-  Sprowston Central Ward
-  Mancroft Ward
-  Sprowston East Ward
-  Nelson 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.

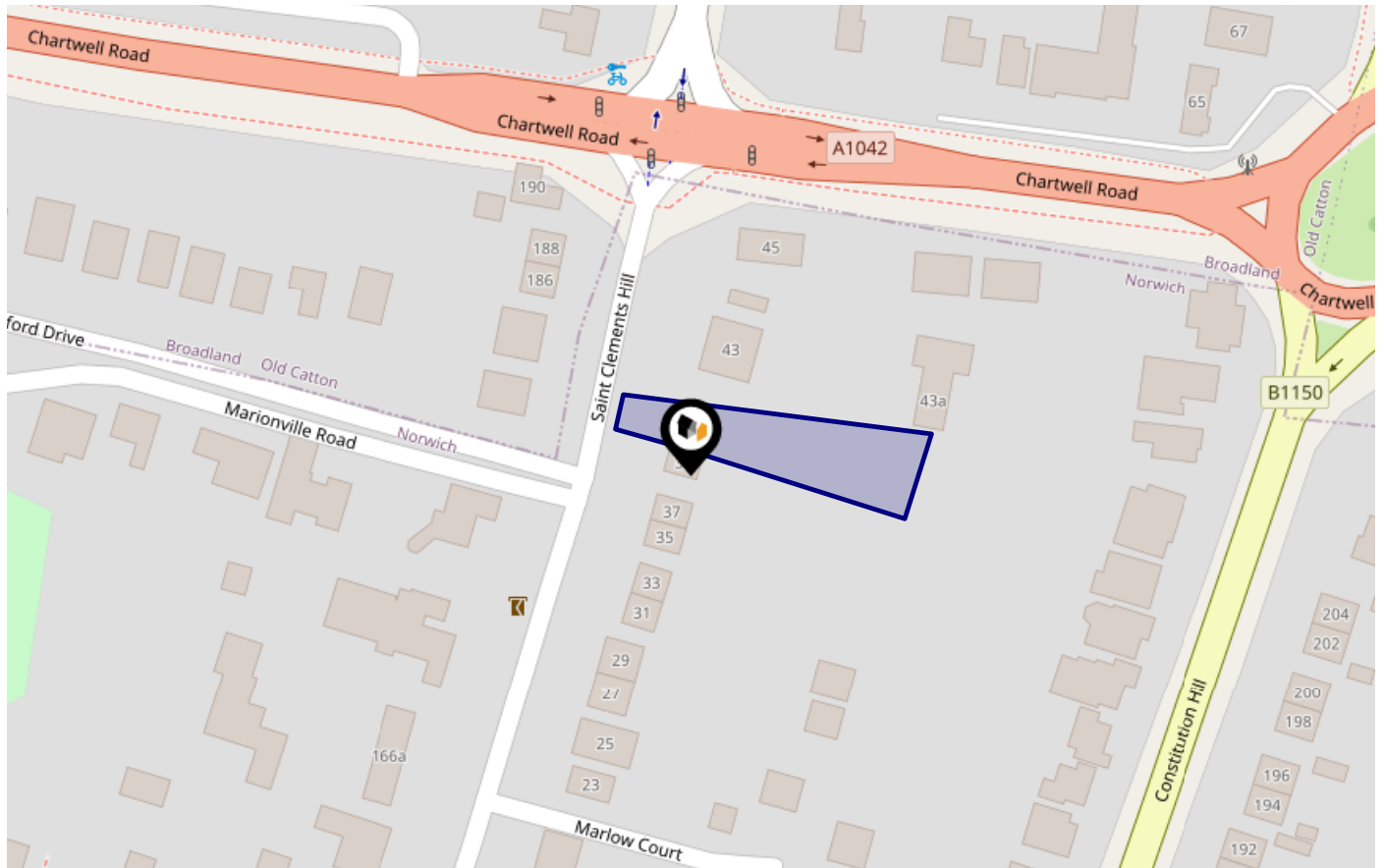
Chance of flooding to the following depths at this property:



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

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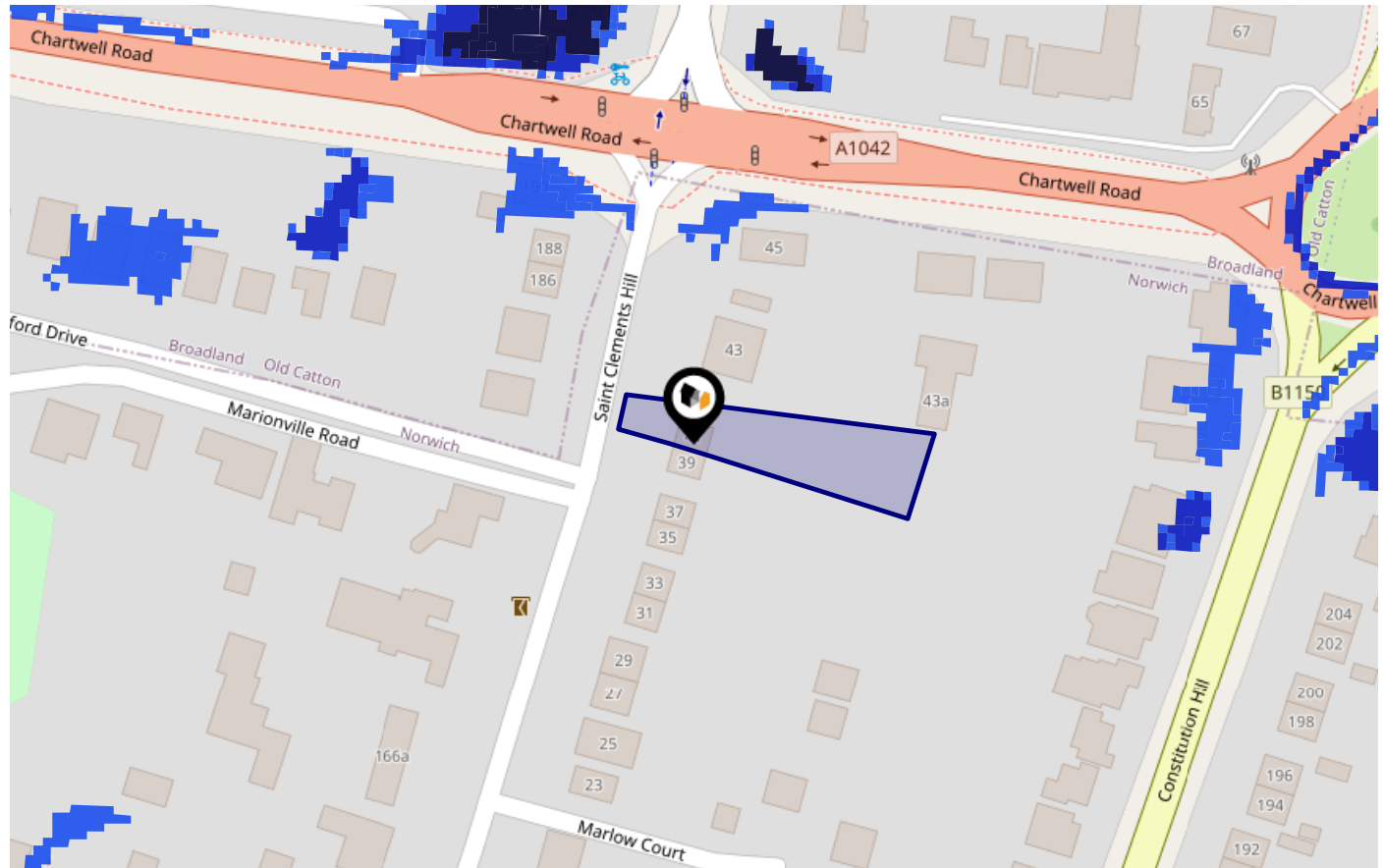
Chance of flooding to the following depths at this property:



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

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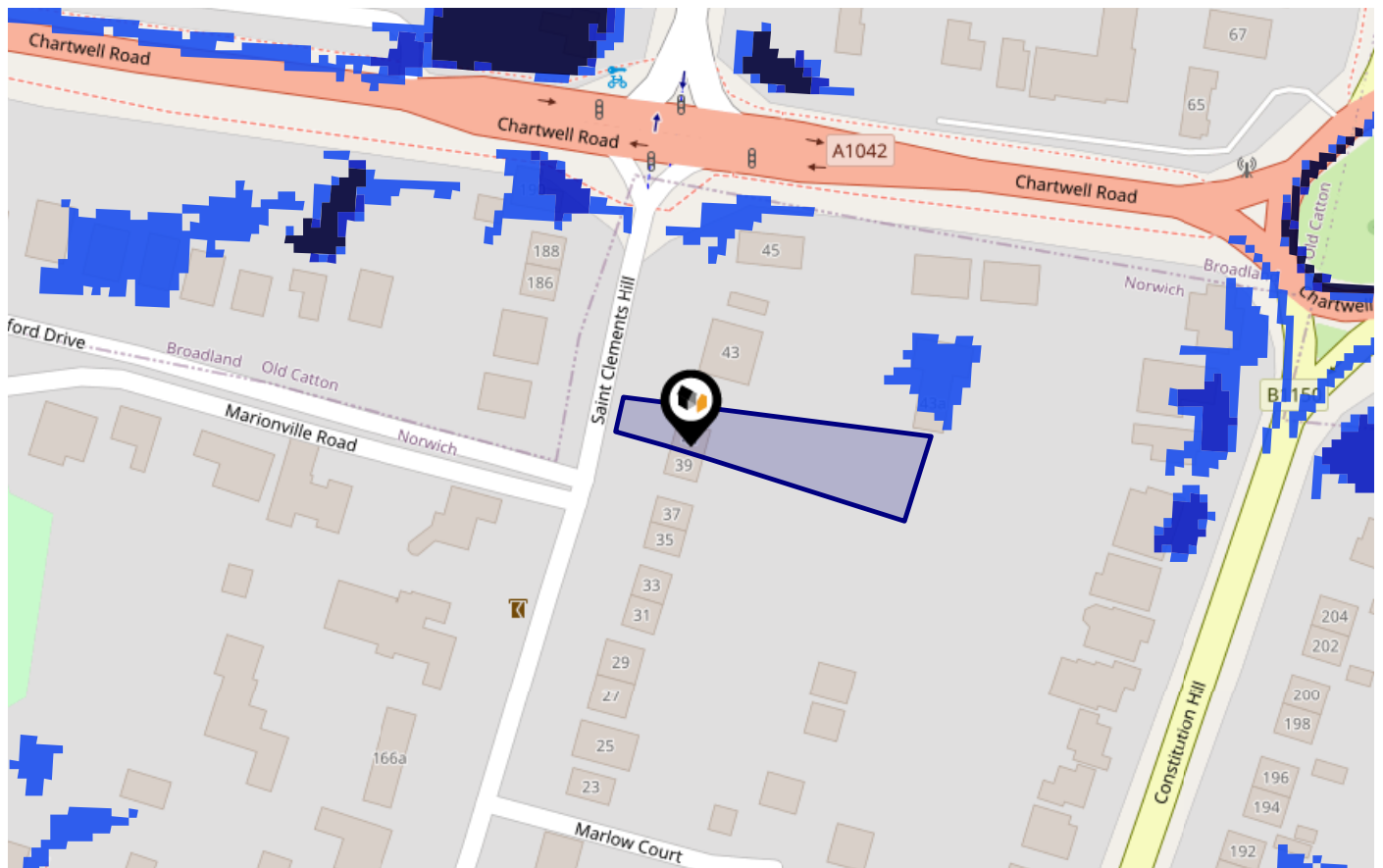
Chance of flooding to the following depths at this property:



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

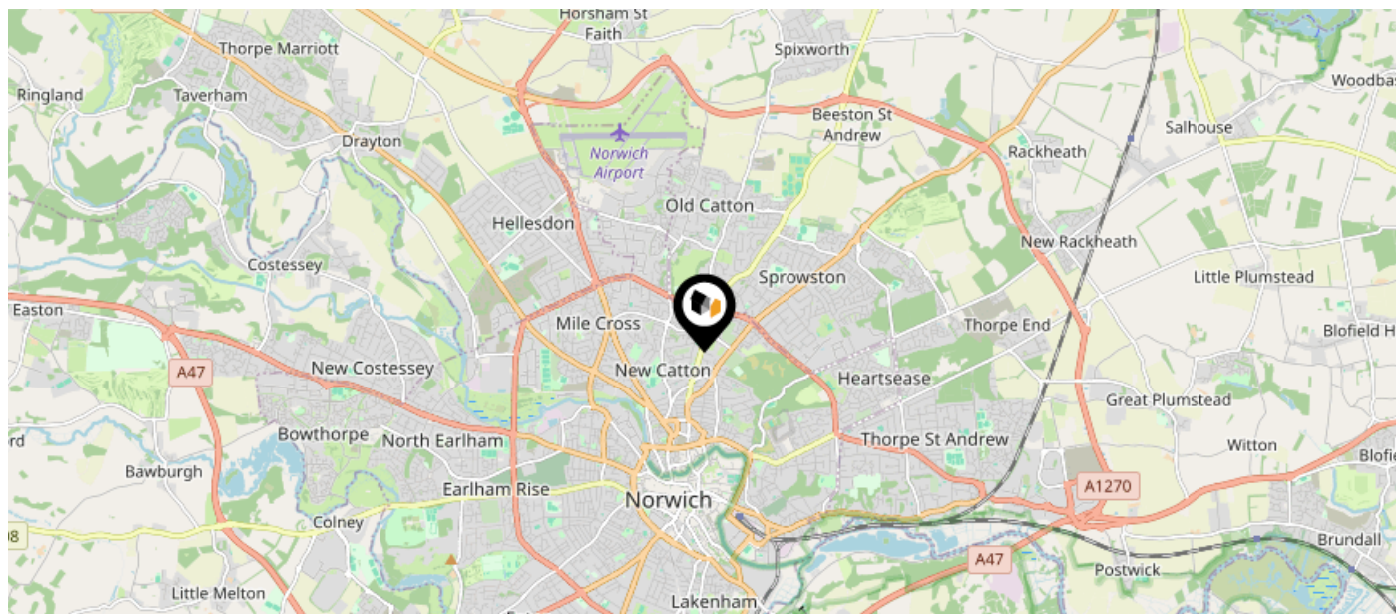
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Chance of flooding to the following depths at this property:



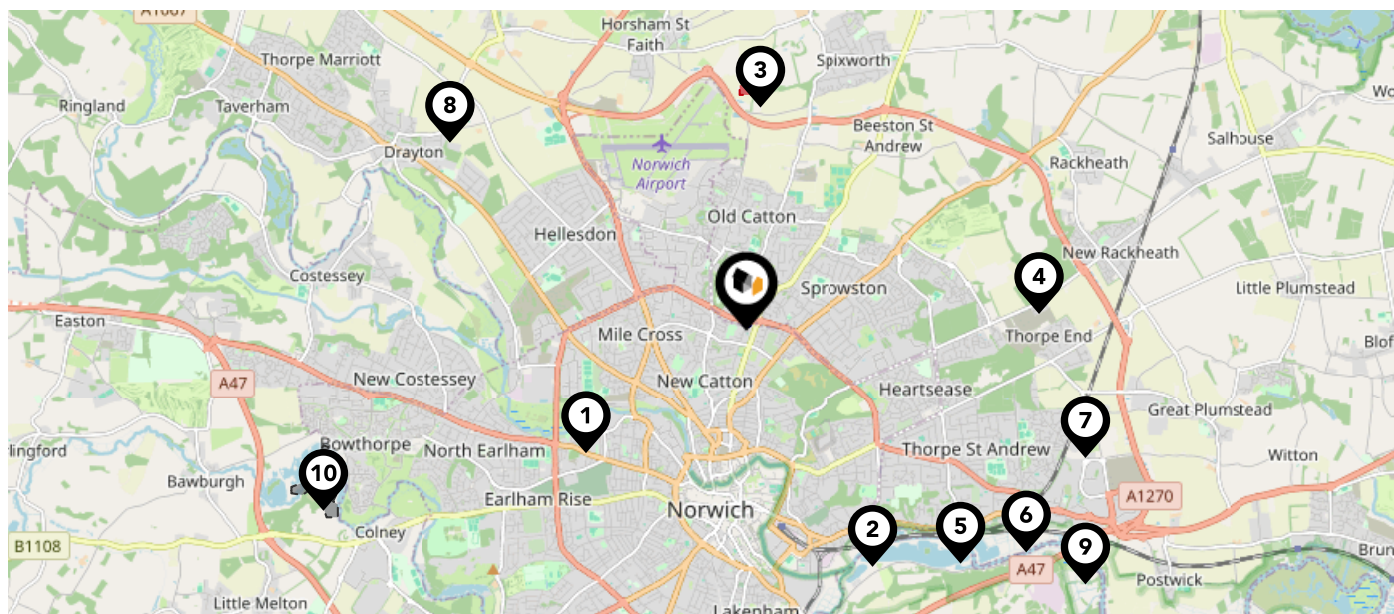
This map displays nearby areas that have been designated as Green Belt...



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.



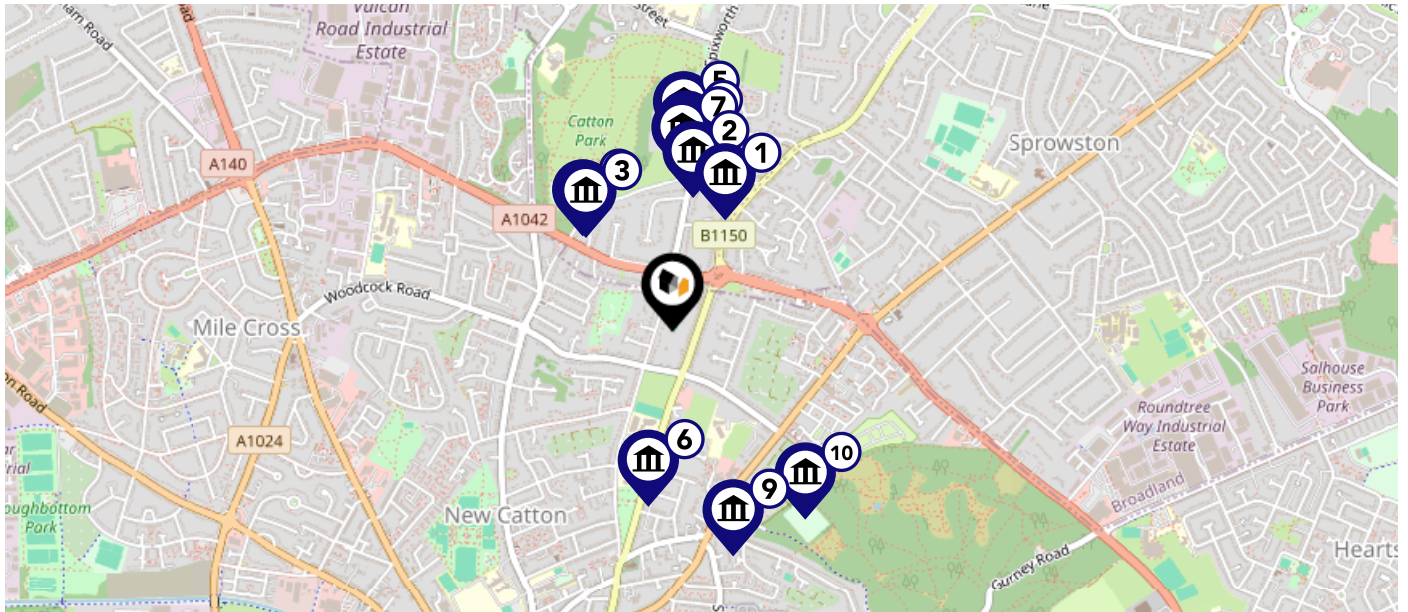
Nearby Landfill Sites











1	Off Waterworks Road-Norwich	Historic Landfill
2	Between Yarmouth Road and the River Yare-Thorpe St Andrew	Historic Landfill
3	EA/EPR/CB3401LP/A001	Active Landfill
4	EA/EPR/FB3107CP/V002	Active Landfill
5	Off Yarmouth Road-Near Whitlingham Junction, Thorpe St Andrew	Historic Landfill
6	Yarmouth Road-Thorpe St Andrew	Historic Landfill
7	Near Brook Farm-Green Lane, Thorpe St Andrew, Great Plumstead	Historic Landfill
8	Between Hall Lane and Reepham Road-Drayton	Historic Landfill
9	EA/EPR/LP3098VN/V002	Active Landfill
10	Colney Quarry, North West of Colney Hall-Watton Road, Colney	Historic Landfill

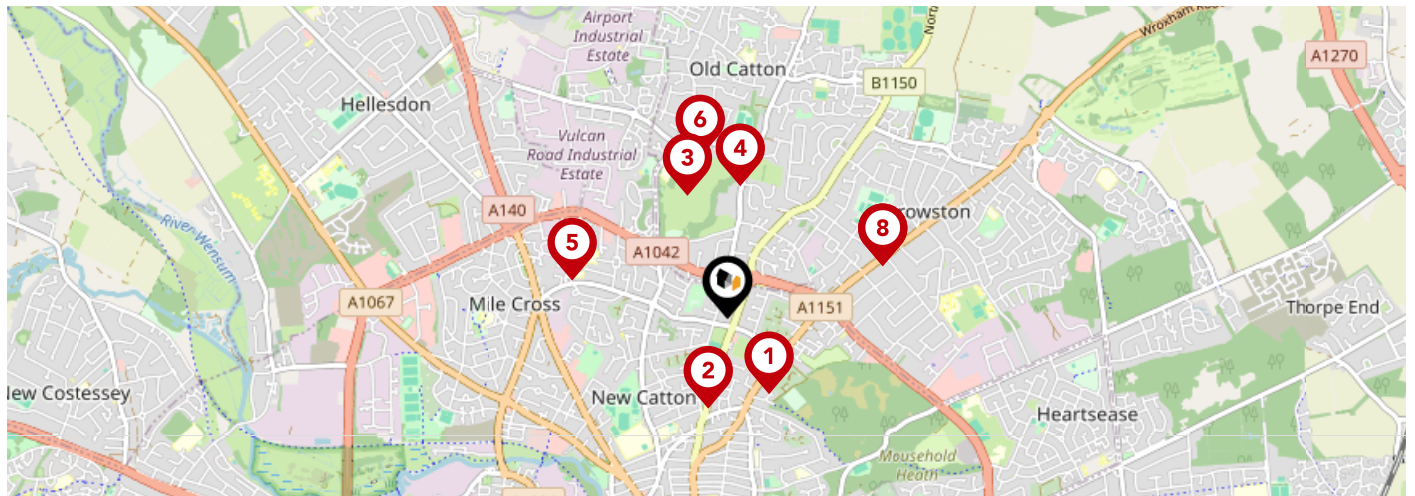
Maps

Listed Buildings

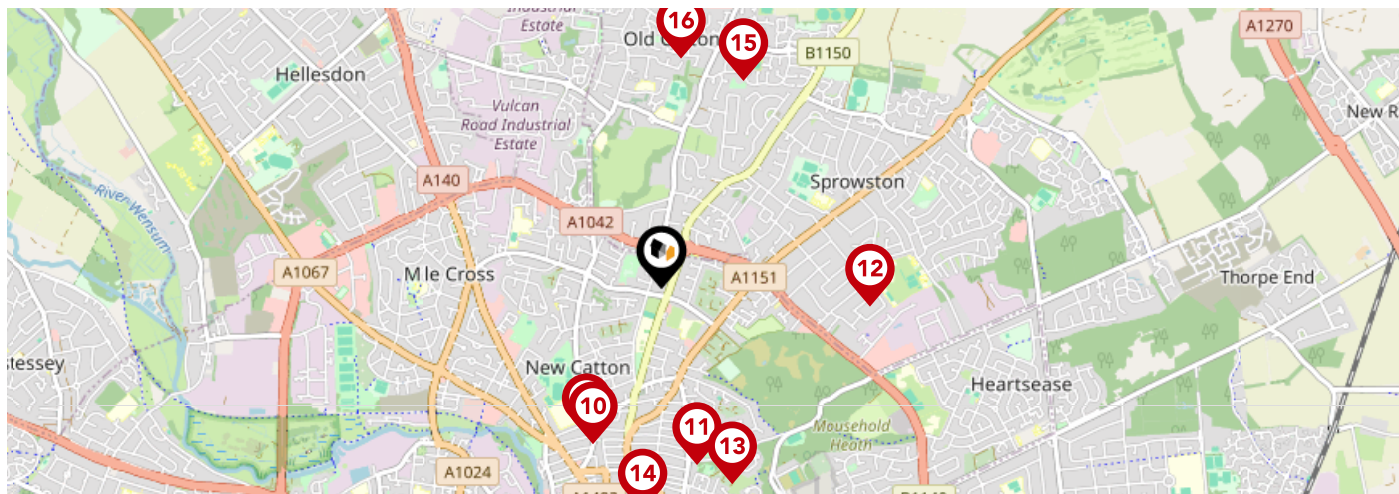
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1050910 - The White House	Grade II	0.3 miles
 1152674 - The Beeches And Railings	Grade II	0.3 miles
 1304673 - Gates And Piers At South Lodge	Grade II	0.3 miles
 1050911 - South Lodge	Grade II	0.3 miles
 1152658 - Old House	Grade II	0.4 miles
 1372775 - Chaumiere De L'etoile	Grade II	0.4 miles
 1372964 - The Firs	Grade II	0.4 miles
 1050912 - Bollards And Garden Walls To North And South. 71a, 71 And 73 The Firs	Grade II	0.4 miles
 1024994 - Lime Kiln At Mousehold Court	Grade II	0.5 miles
 1290433 - Hill Farm Cottages	Grade II	0.5 miles

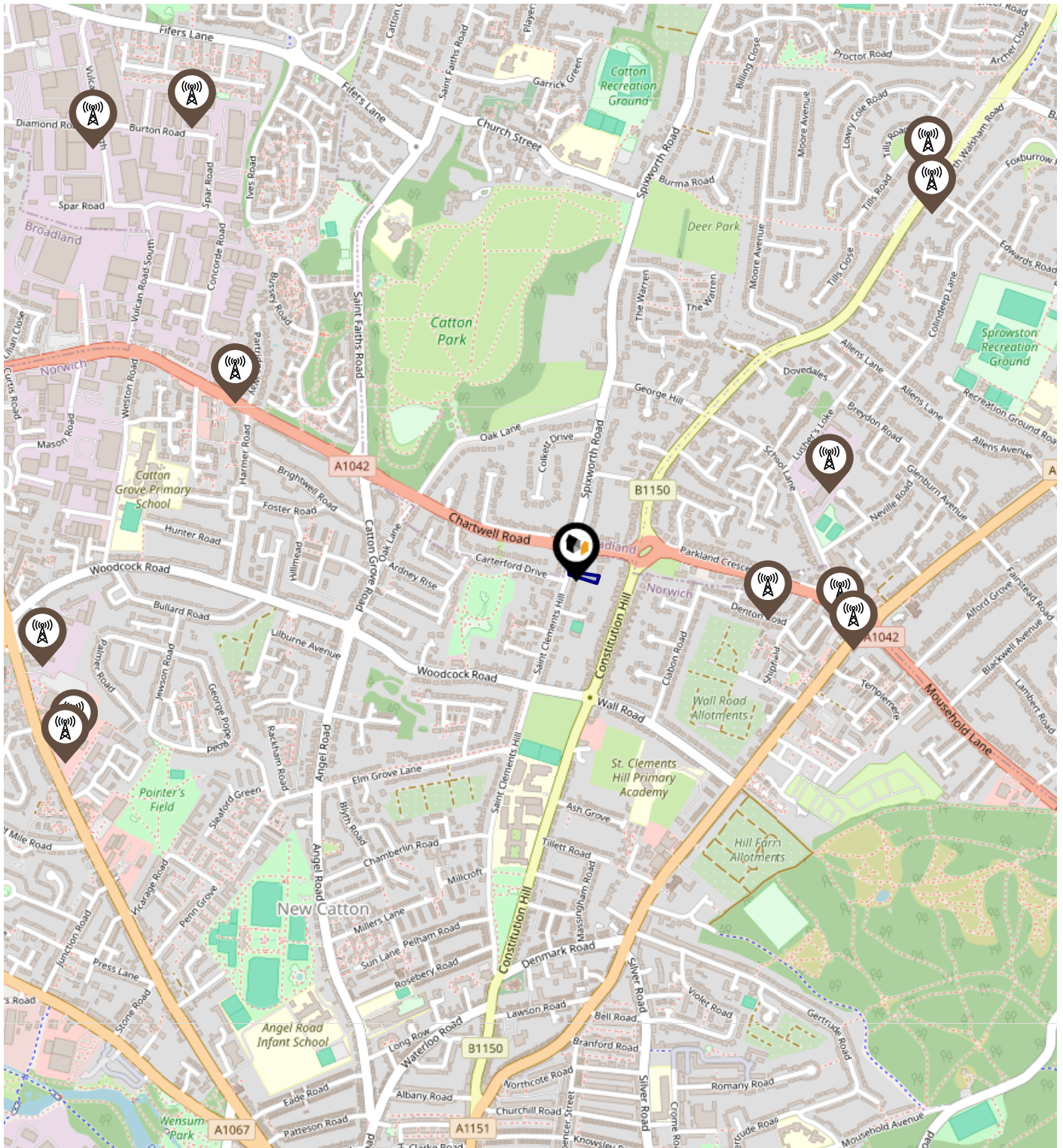


		Nursery	Primary	Secondary	College	Private
1	St. Clements Hill Primary Academy Ofsted Rating: Requires improvement Pupils: 246 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sewell Park Academy Ofsted Rating: Good Pupils: 778 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hall School Ofsted Rating: Good Pupils: 92 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Old Catton CofE VC Junior School Ofsted Rating: Good Pupils: 194 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Catton Grove Primary School Ofsted Rating: Good Pupils: 690 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Garrick Green Infant School Ofsted Rating: Good Pupils: 135 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sprowston Infant School Ofsted Rating: Good Pupils: 134 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sprowston Junior School Ofsted Rating: Good Pupils: 199 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Angel Road Infant School Ofsted Rating: Requires improvement Pupils: 196 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Angel Road Junior School Ofsted Rating: Requires improvement Pupils: 219 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	George White Junior School Ofsted Rating: Good Pupils: 275 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Sprowston Community Academy Ofsted Rating: Good Pupils: 1655 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Mousehold Infant & Nursery School Ofsted Rating: Outstanding Pupils: 245 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Magdalen Gates Primary School and Nursery Ofsted Rating: Good Pupils: 202 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	White Woman Lane Junior School Ofsted Rating: Outstanding Pupils: 340 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Lodge Lane Infant School Ofsted Rating: Good Pupils: 166 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

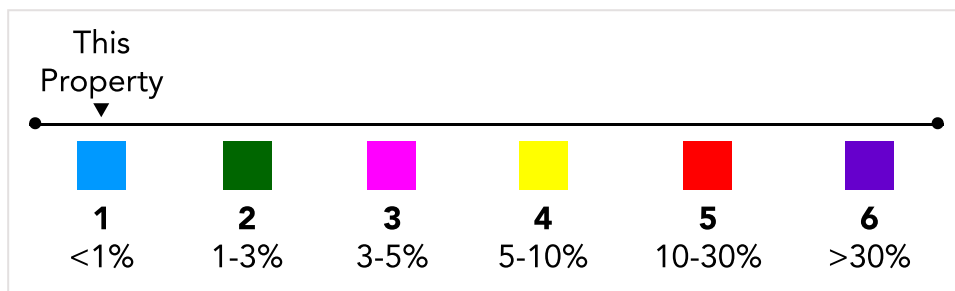
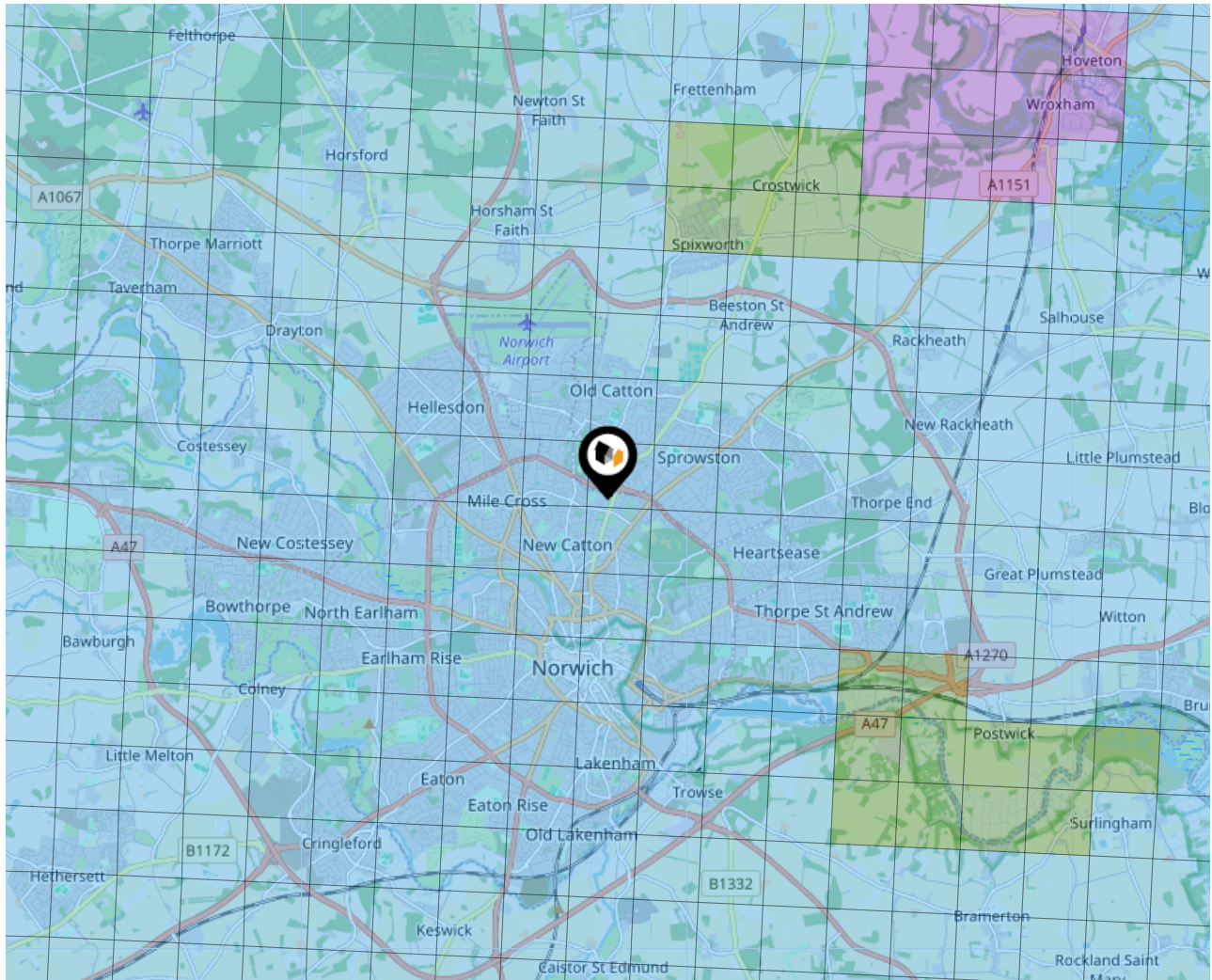


Key:

-  Power Pylons
-  Communication Masts

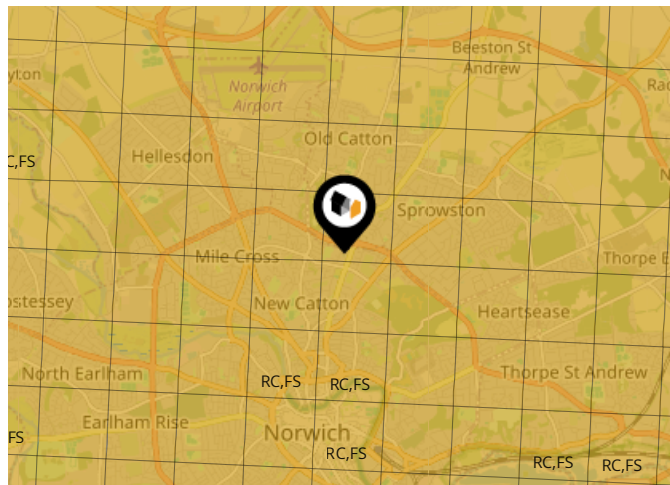
What is Radon?

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).



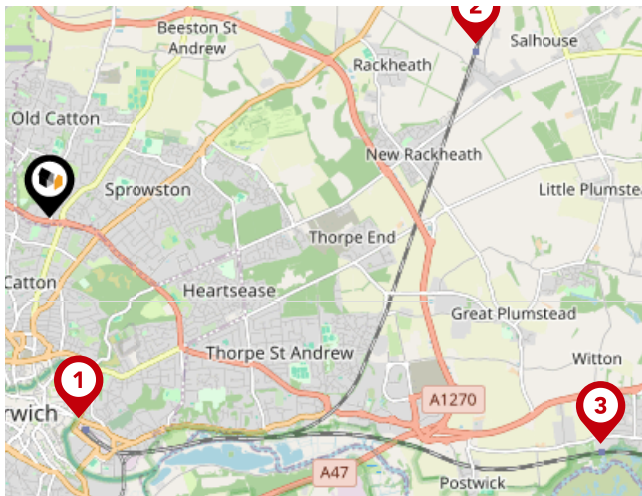
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT		



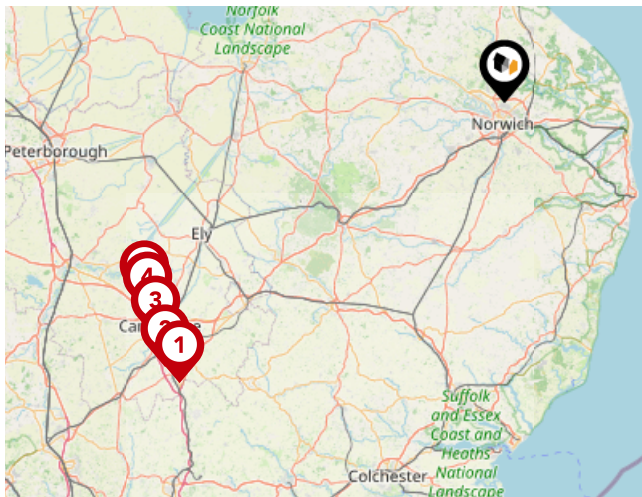
Primary Classifications (Most Common Clay Types)

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	Norwich Rail Station	1.81 miles
2	Salhouse Rail Station	4.14 miles
3	Brundall Gardens Rail Station	5.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	62.23 miles
2	M11 J10	62.27 miles
3	M11 J11	60.92 miles
4	M11 J13	59.88 miles
5	M11 J14	59.51 miles

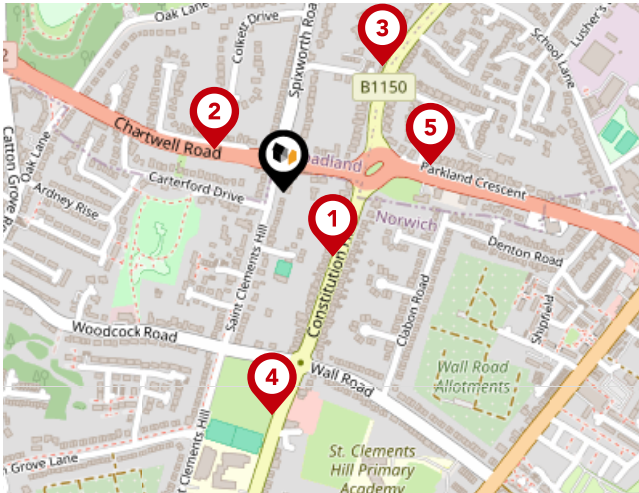


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	1.5 miles
2	Cambridge	56.64 miles
3	Southend-on-Sea	79.15 miles
4	Stansted Airport	68.67 miles

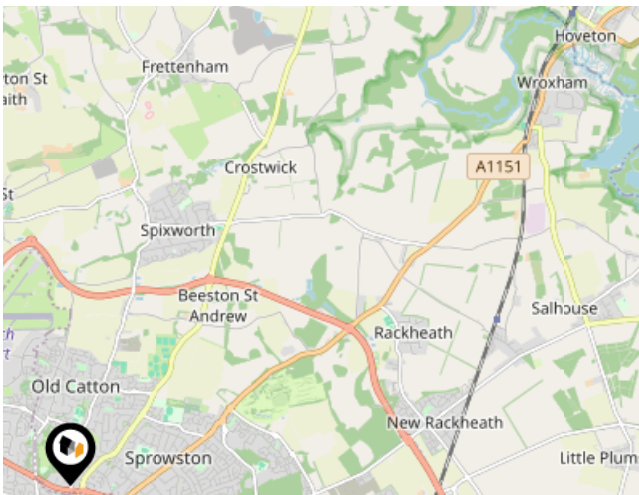
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Constitution Hill	0.09 miles
2	Mansel Drive	0.09 miles
3	Parkland Road	0.18 miles
4	Constitution Opening	0.25 miles
5	Constitution Hill	0.17 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	6.3 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	12.38 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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