

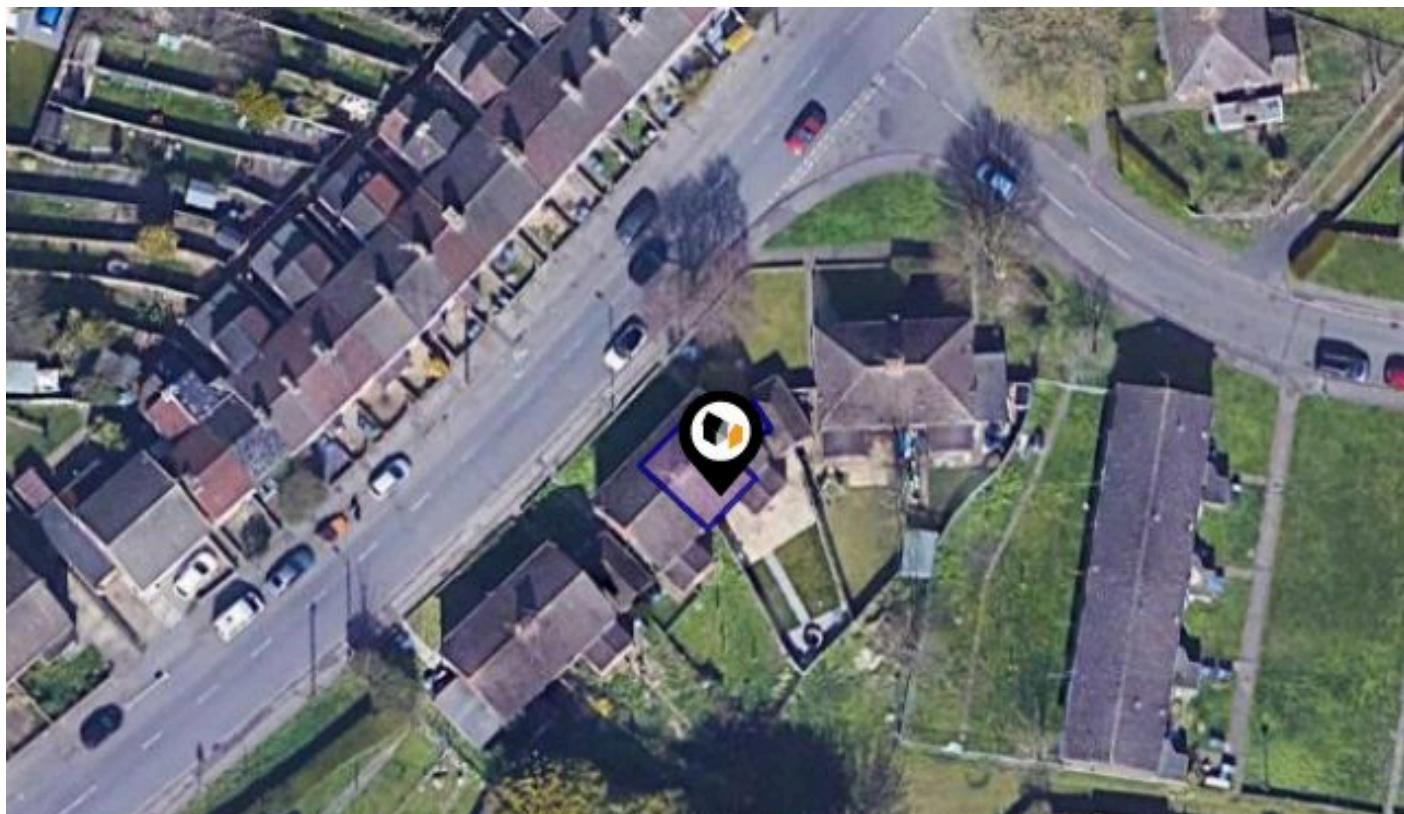


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026



FIR LANE, LOWESTOFT, NR32

Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	25/02/1993
Floor Area:	441 ft ² / 41 m ²	End Date:	26/02/2118
Plot Area:	0.01 acres	Lease Term:	125 years from 26 February 1993
Year Built :	1967-1975	Term Remaining:	92 years
Council Tax :	Band A		
Annual Estimate:	£1,482		
Title Number:	SK125986		

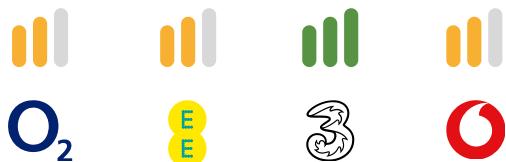
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



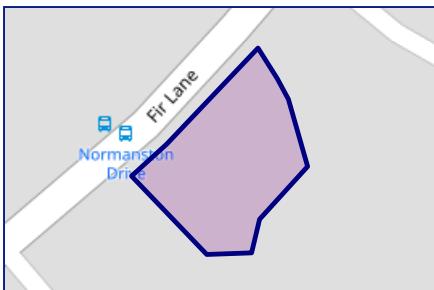
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

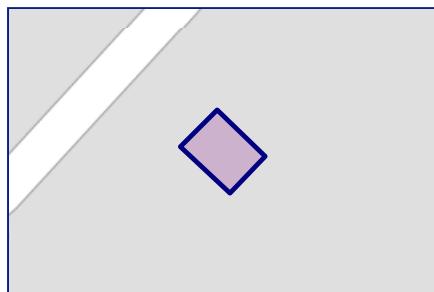


Freehold Title Plan



SK261597

Leasehold Title Plan



SK125986

Start Date:	25/02/1993
End Date:	26/02/2118
Lease Term:	125 years from 26 February 1993
Term Remaining:	92 years

FIR LANE, LOWESTOFT, NR32



Property EPC - Certificate

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Fir Lane, NR32

Energy rating

C

Valid until 12.09.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

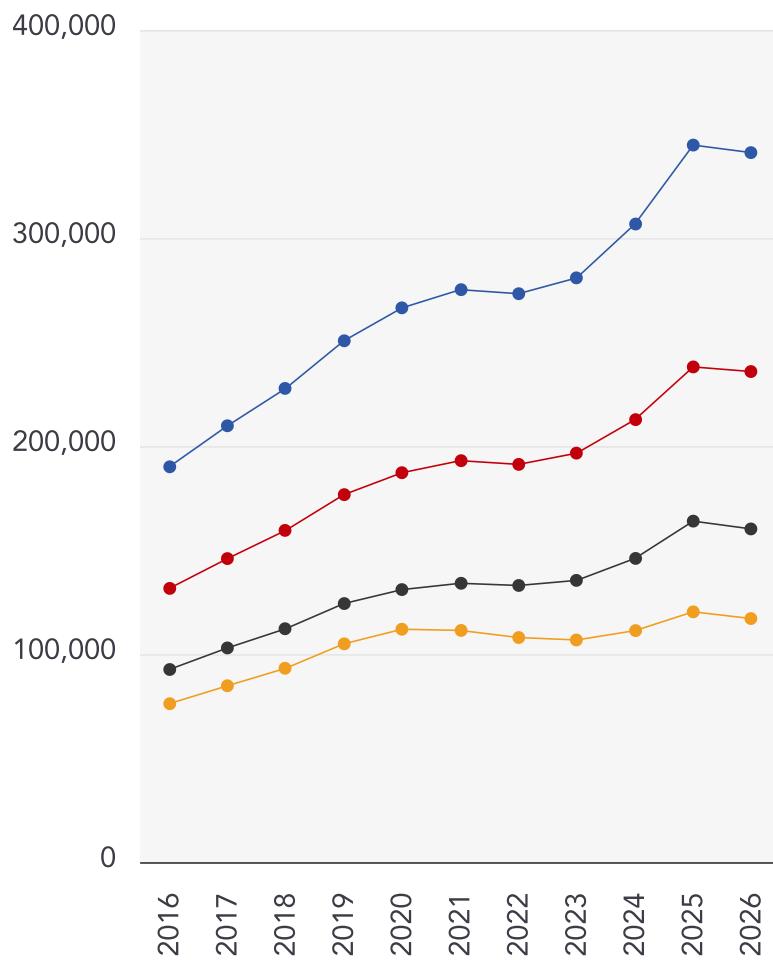
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
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 60% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	41 m ²

Market House Price Statistics

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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

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This map displays nearby coal mine entrances and their classifications.



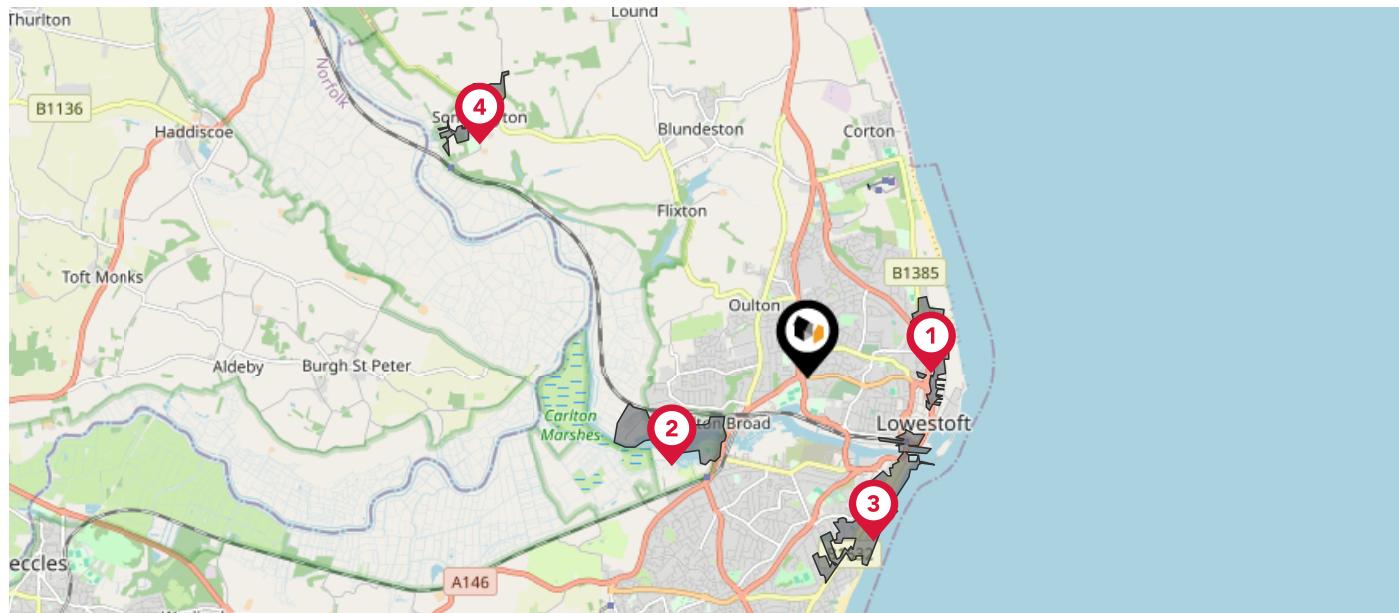
Mine Entry

- ✖ 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

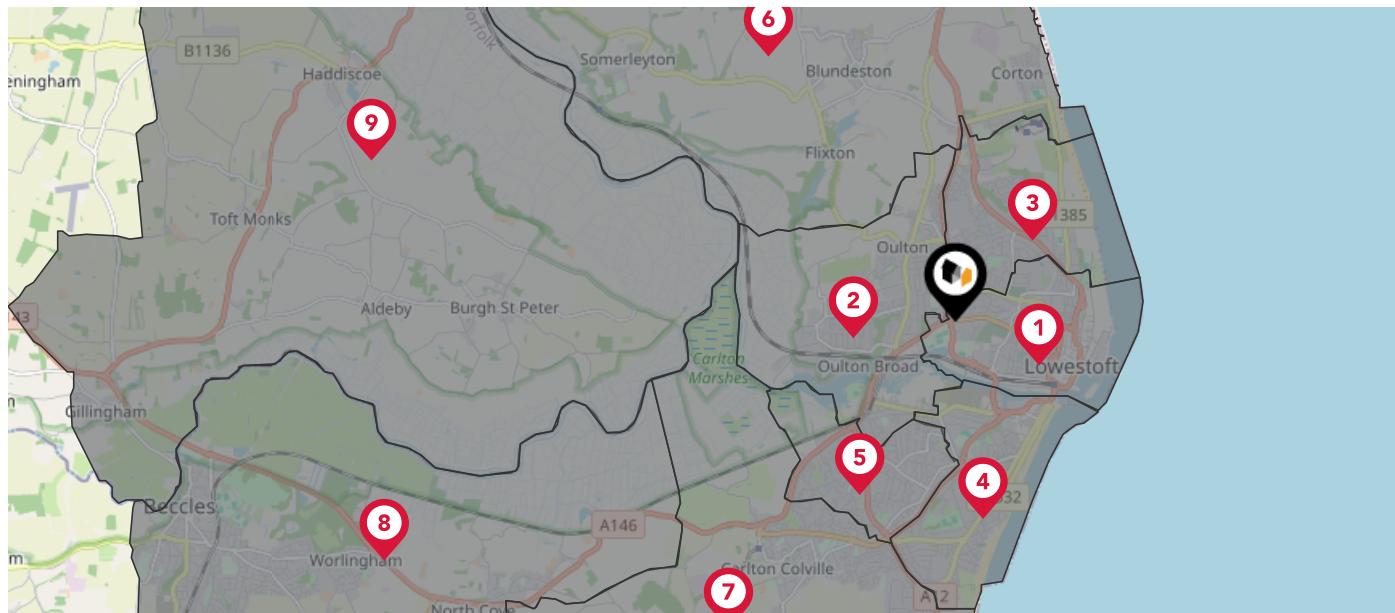
- 1 North Lowestoft
- 2 Oulton Broad
- 3 South Lowestoft and Kirkley
- 4 Somerleyton

Maps

Council Wards

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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



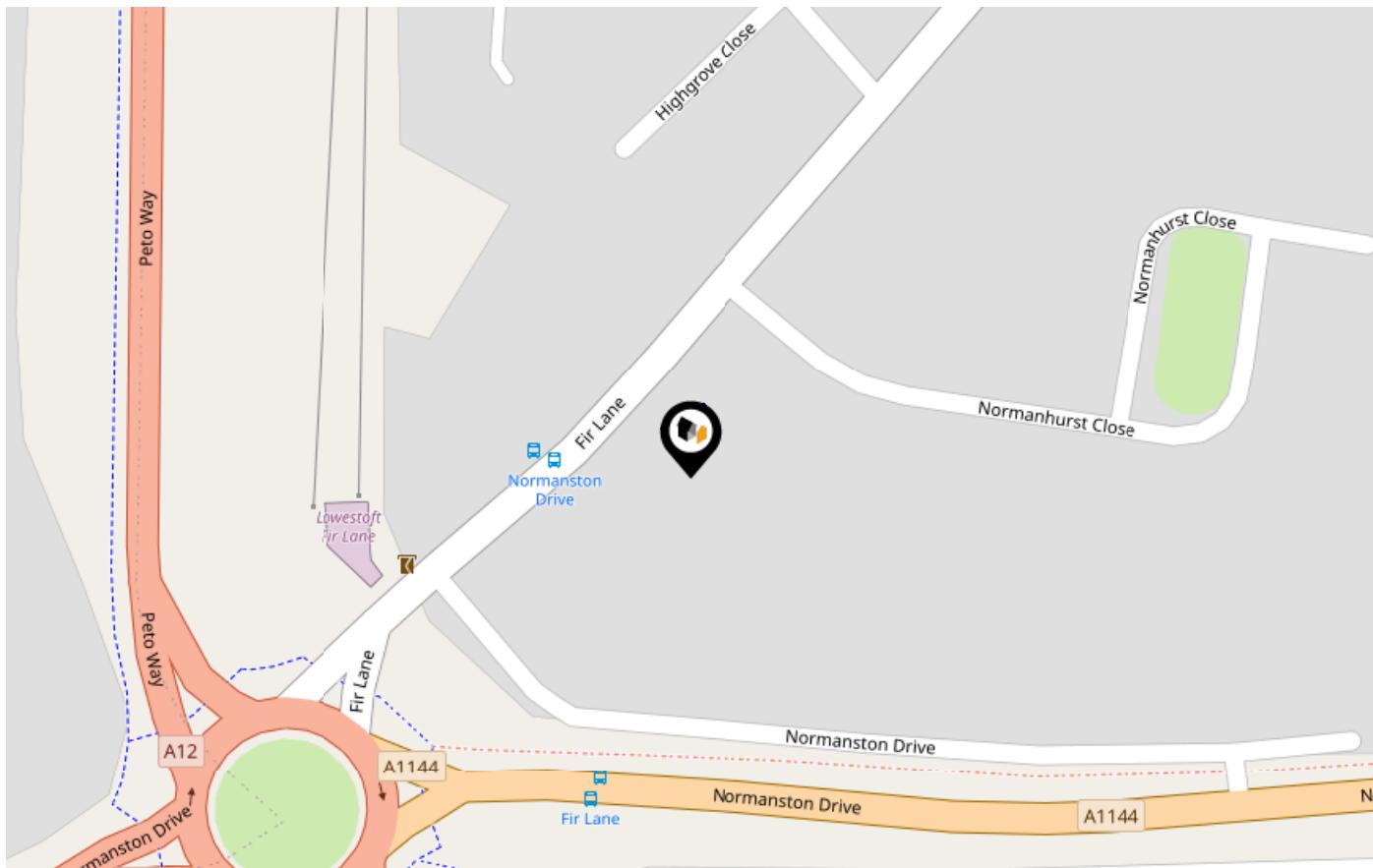
Nearby Council Wards

- 1 Harbour & Normanston Ward
- 2 Oulton Broad Ward
- 3 Gunton & St. Margarets Ward
- 4 Kirkley & Pakefield Ward
- 5 Carlton & Whitton Ward
- 6 Lothingland Ward
- 7 Carlton Colville Ward
- 8 Beccles & Worlingham Ward
- 9 Thurton Ward

Flood Risk Rivers & Seas - Flood Risk

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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.

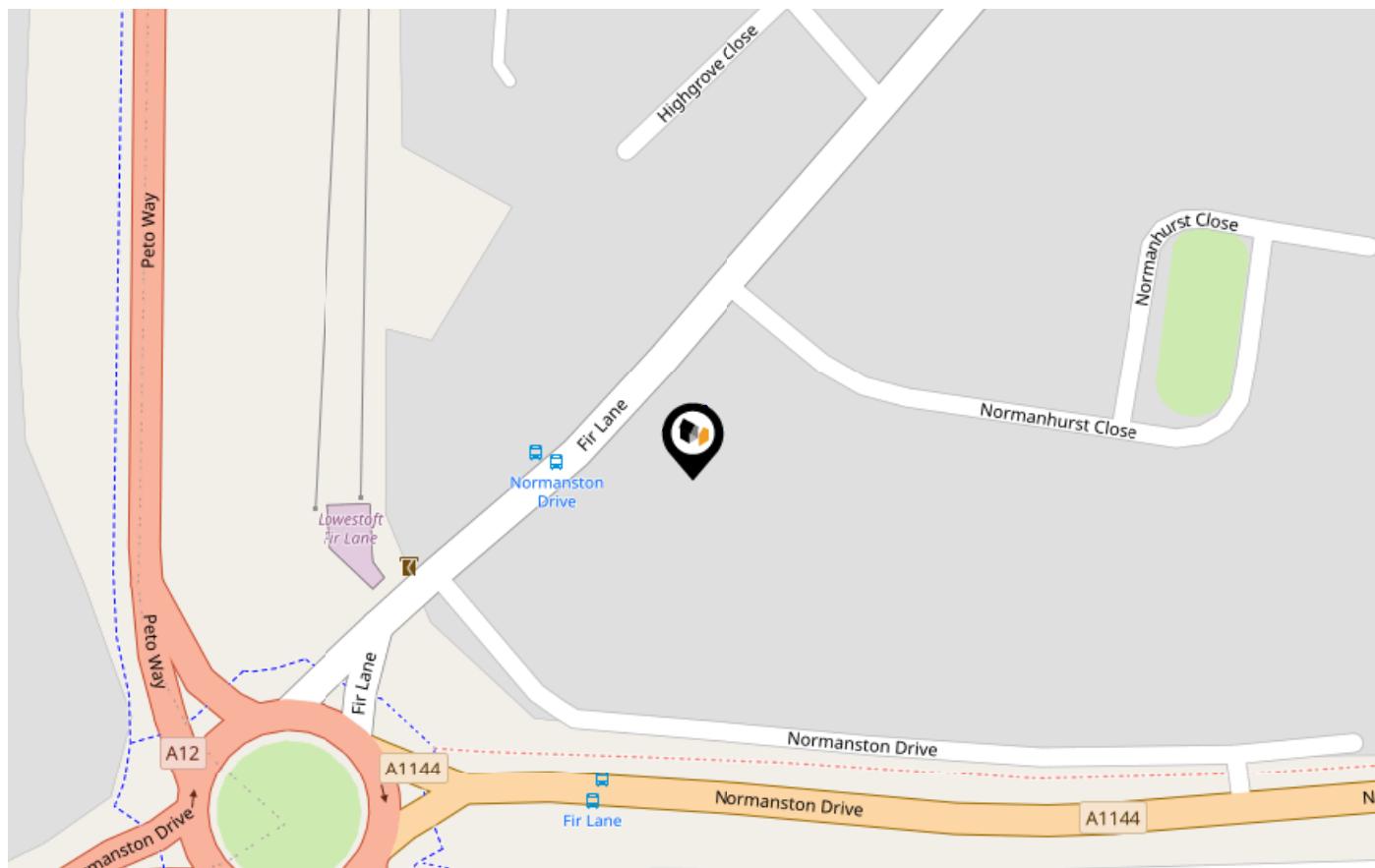
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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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.

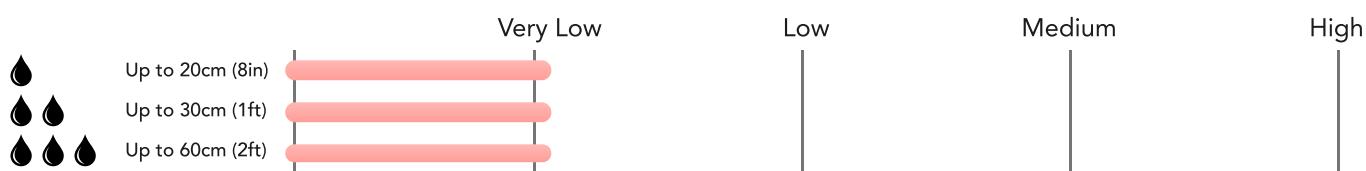


Risk Rating: Very low

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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- █ **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:

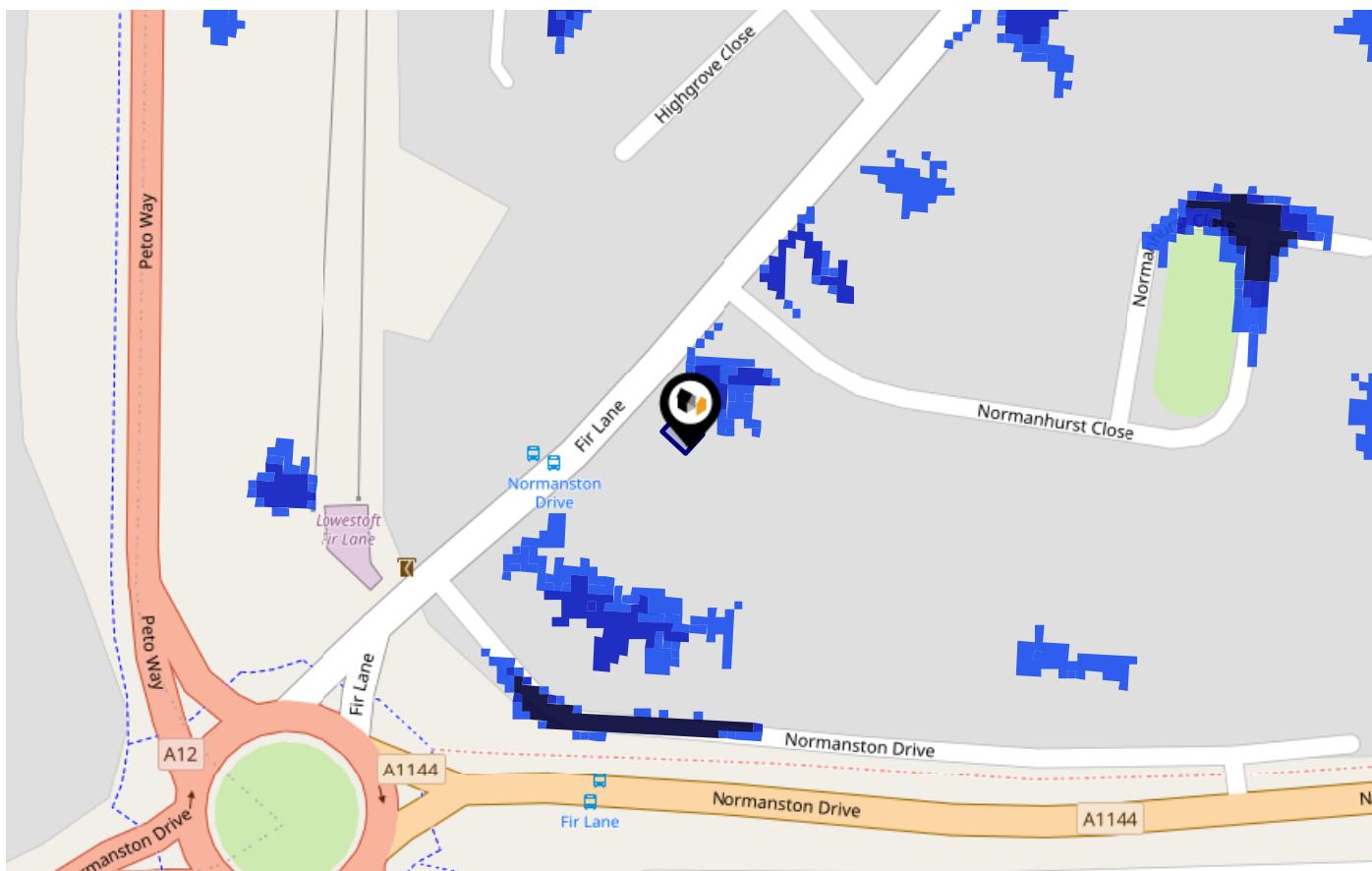


Flood Risk

Surface Water - Flood Risk

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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.

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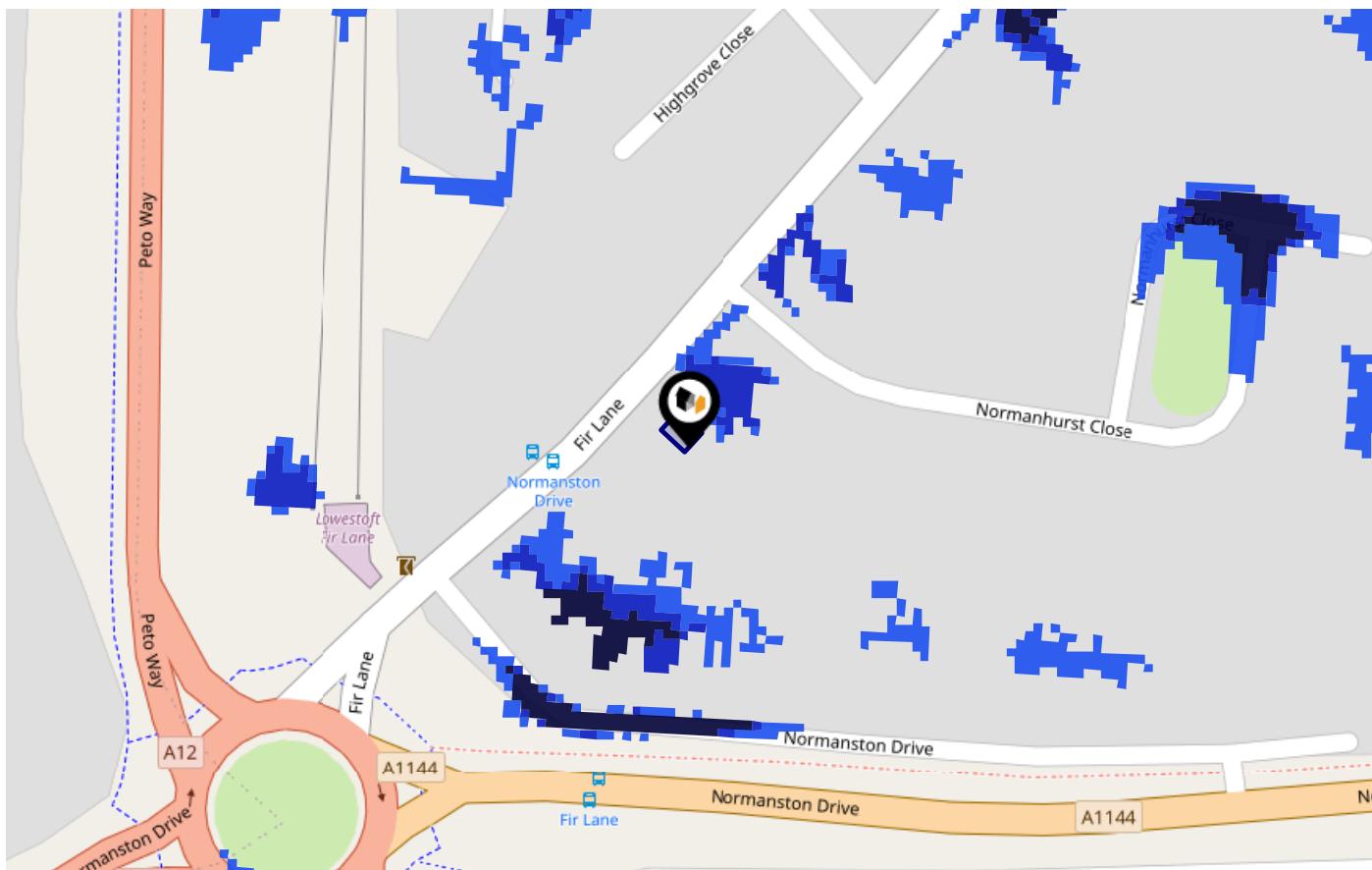
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

HOWARDS
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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.

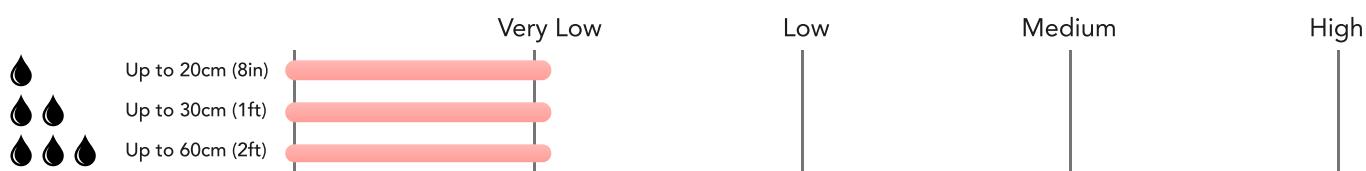


Risk Rating: Very low

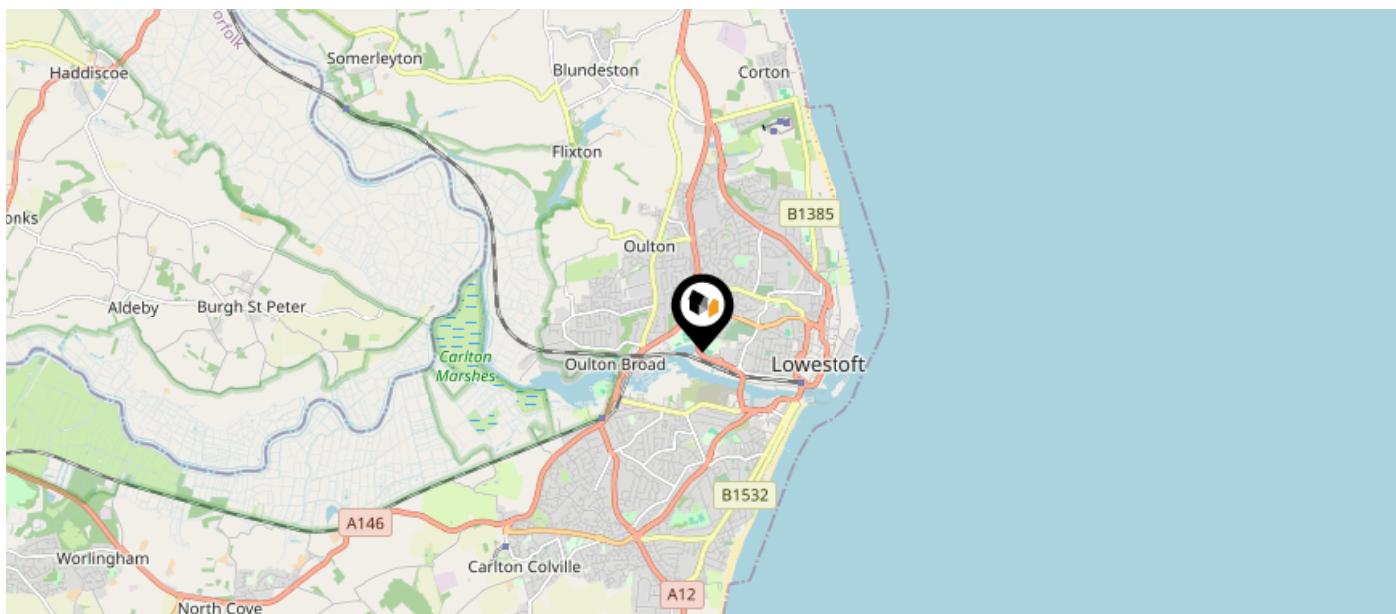
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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:



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



Nearby Green Belt Land

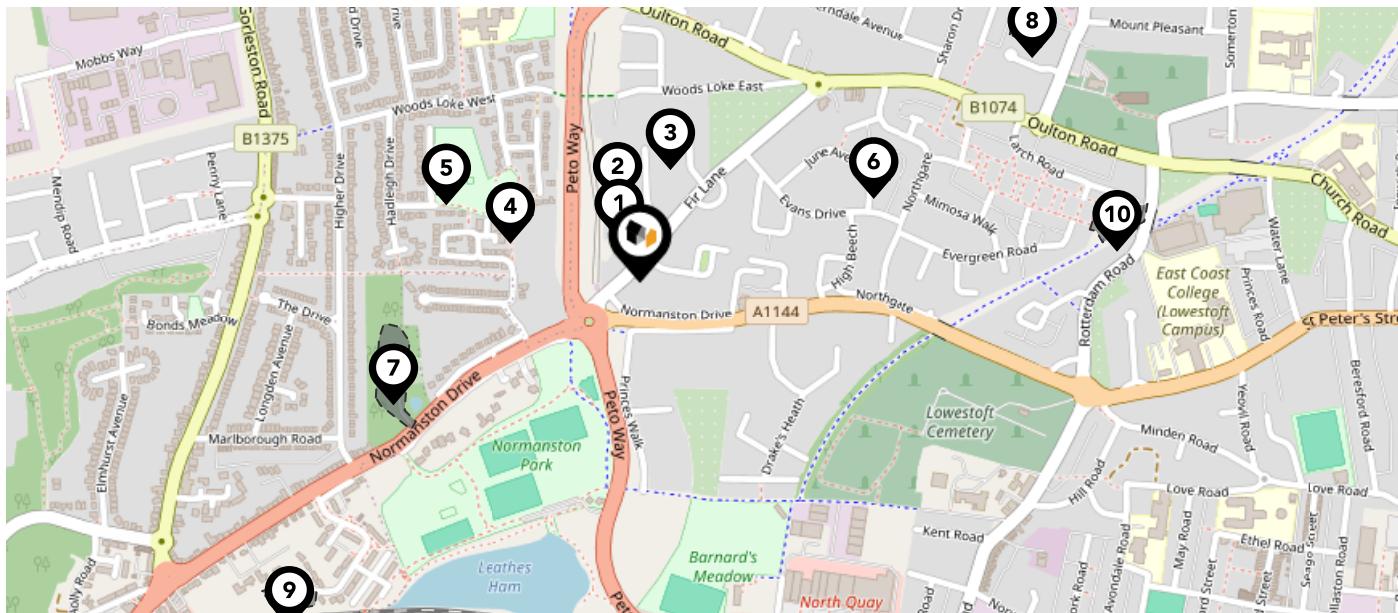
No data available.

Maps

Landfill Sites

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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	Fir Lane-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
2	Fir Lane-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
3	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
4	Slater's Pond-Normanston Drive	Historic Landfill	<input type="checkbox"/>
5	Kesgrave Drive-Oulton Broad	Historic Landfill	<input type="checkbox"/>
6	June Avenue-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
7	Normanston Drive-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
8	Haven Avenue-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
9	Roman Hill-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
10	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>

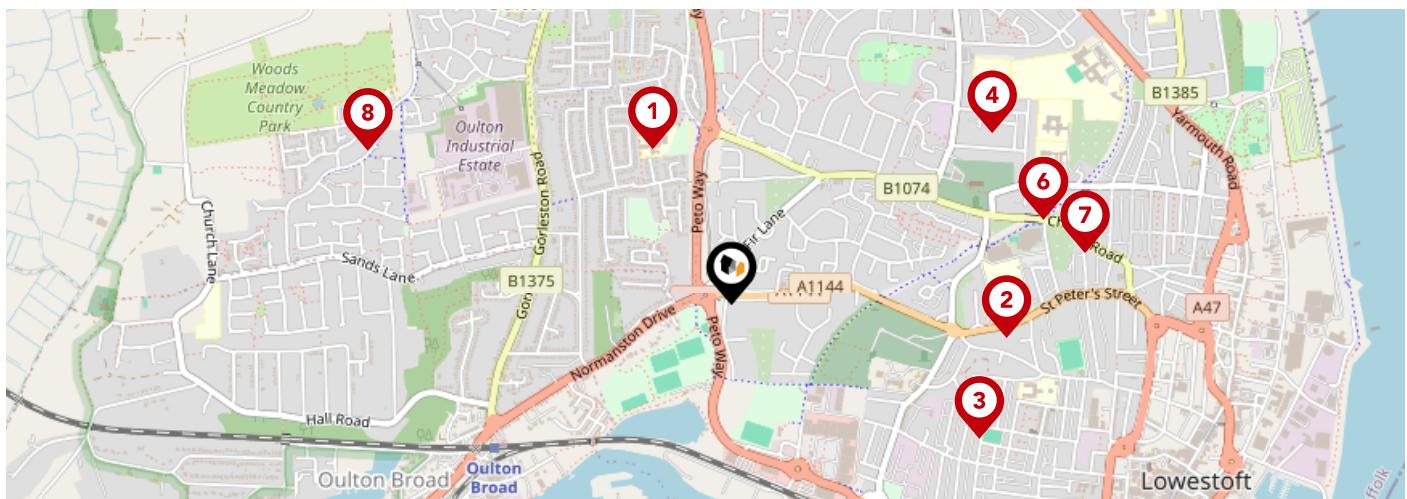
Maps Listed Buildings

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

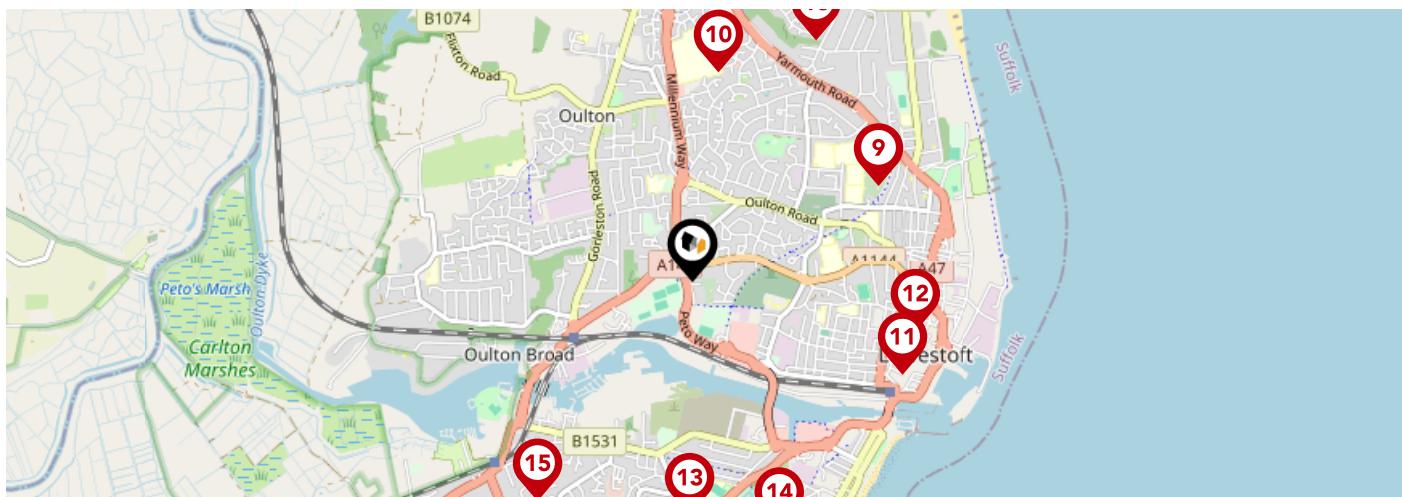


Grade	Distance	Listed Buildings in the local district
Grade II	0.2 miles	1207021 - The Beeches
Grade I	0.6 miles	1292943 - Church Of St Margaret
Grade II	0.7 miles	1207034 - The Hollies
Grade II	0.7 miles	1207044 - Ashdale
Grade II	0.8 miles	1292479 - Manor House
Grade II	0.9 miles	1209891 - Curing House North Of Number 174
Grade II	0.9 miles	1207050 - Denes High School
Grade II	1.0 miles	1208940 - Church Of Our Lady, Star Of The Sea Including Boundary Wall To Gordon Road
Grade II	1.0 miles	1279936 - Crown Street Hall
Grade II	1.0 miles	1292437 - Raglan Smoke House



Nursery Primary Secondary College Private

1 Woods Loke Primary School Ofsted Rating: Outstanding Pupils: 483 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 East Coast College Ofsted Rating: Good Pupils:0 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Ashley School Ofsted Rating: Outstanding Pupils: 167 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Poplars Community Primary School Ofsted Rating: Requires improvement Pupils: 312 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Northfield St Nicholas Primary Academy Ofsted Rating: Good Pupils: 365 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Margaret's Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Limes Primary Academy Ofsted Rating: Good Pupils: 323 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

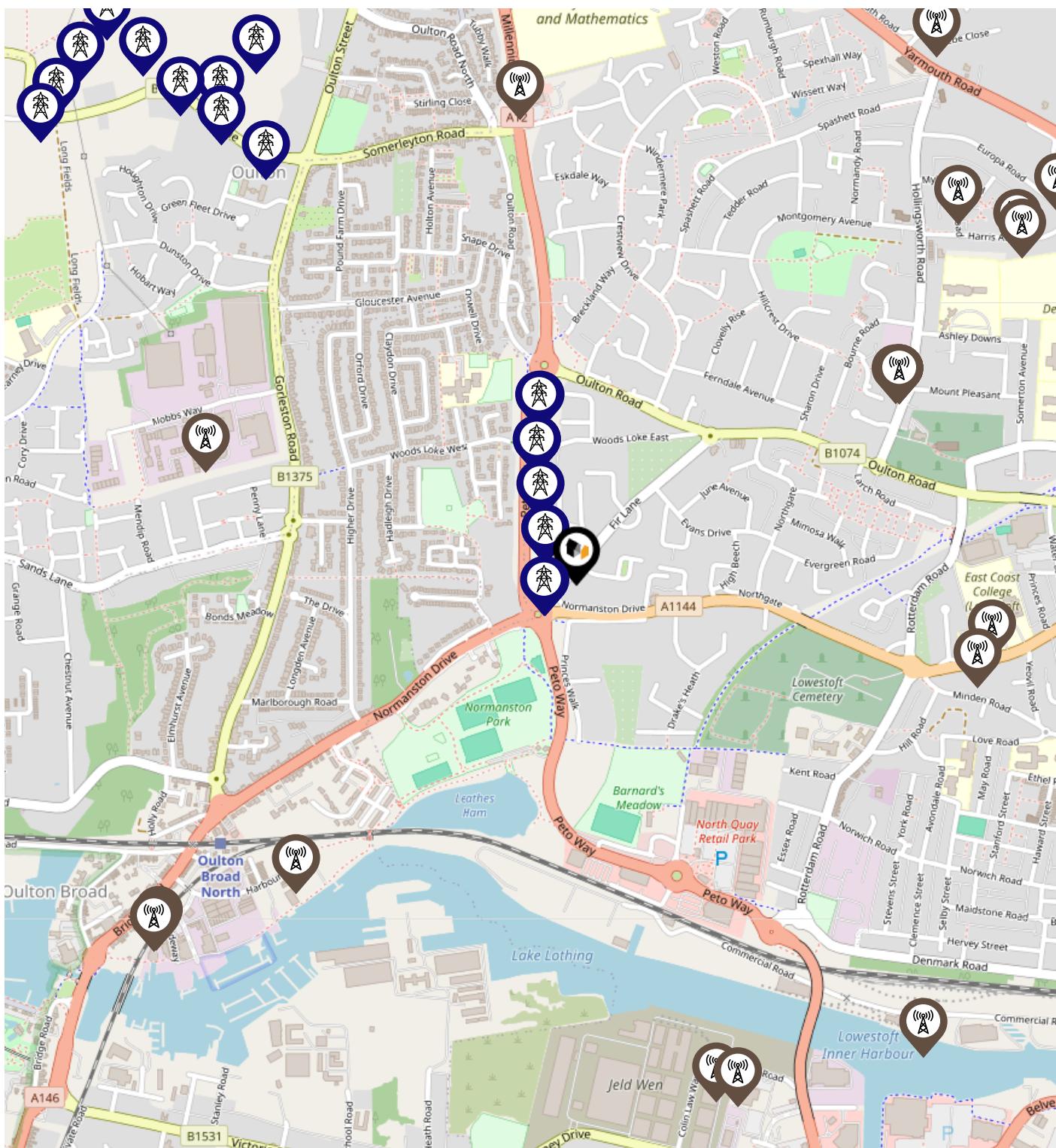


Nursery Primary Secondary College Private

9	Ormiston Denes Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 767 Distance:0.94					
10	Benjamin Britten Academy of Music and Mathematics	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1259 Distance:0.95					
11	Ness Point School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 19 Distance:1.03					
12	Learning Support, Northern Area Education Office	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils:0 Distance:1.03					
13	East Point Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 865 Distance:1.05					
14	Red Oak Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 431 Distance:1.18					
15	Dell Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 338 Distance:1.21					
16	Gunton Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 324 Distance:1.23					

Local Area Masts & Pylons

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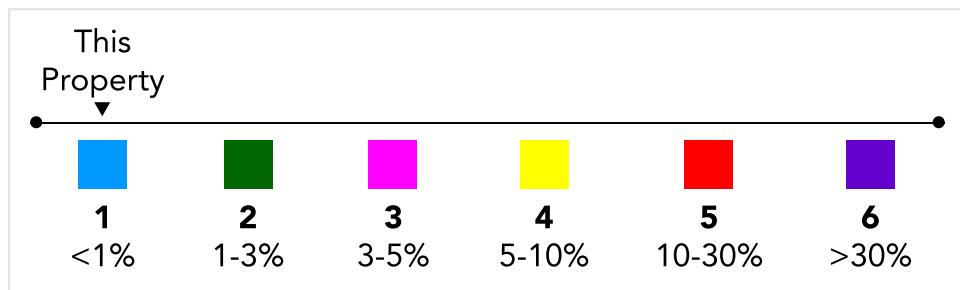
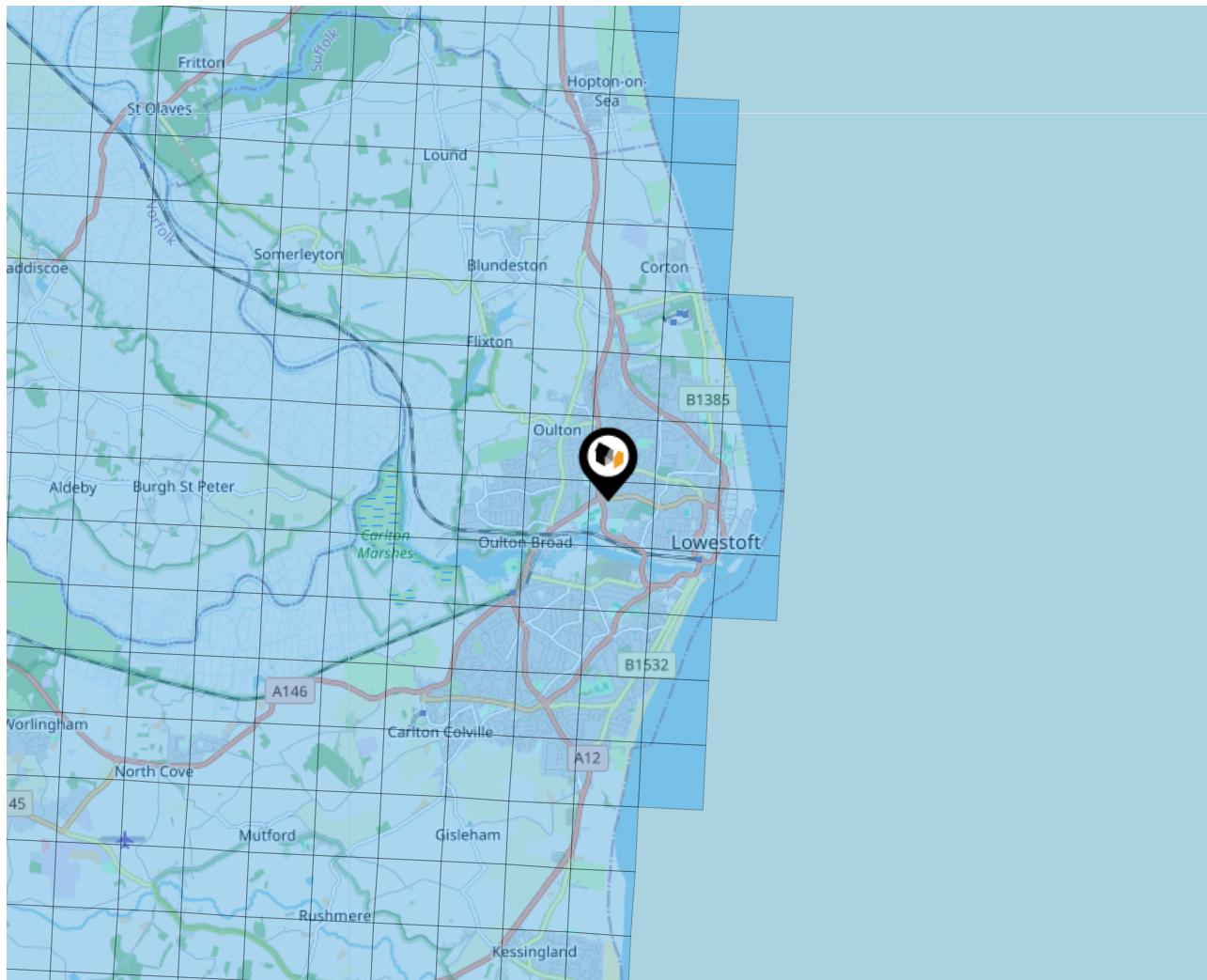


Key:

- Power Pylons
- Communication Masts

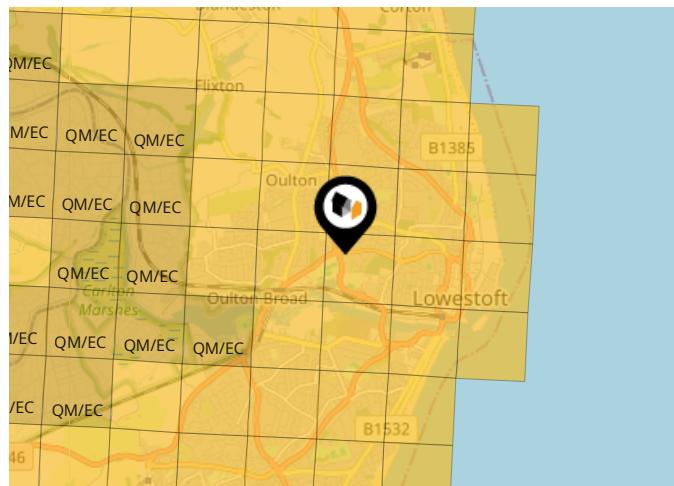
What is Radon?

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	Soil Texture:	LOAM TO CLAYEY LOAM,
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOCALLY CHALKY
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

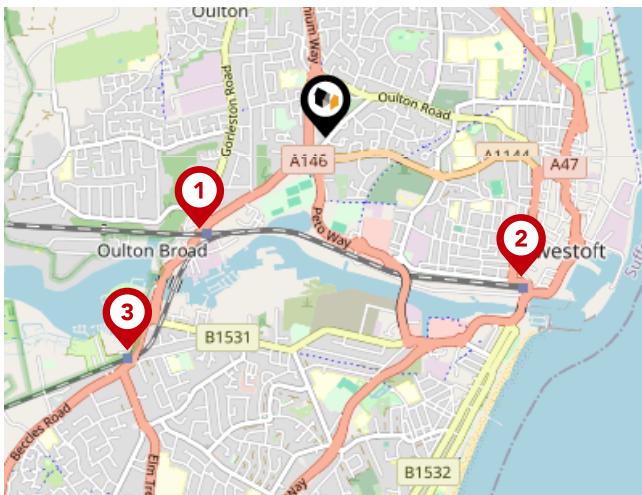


Primary Classifications (Most Common Clay Types)

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

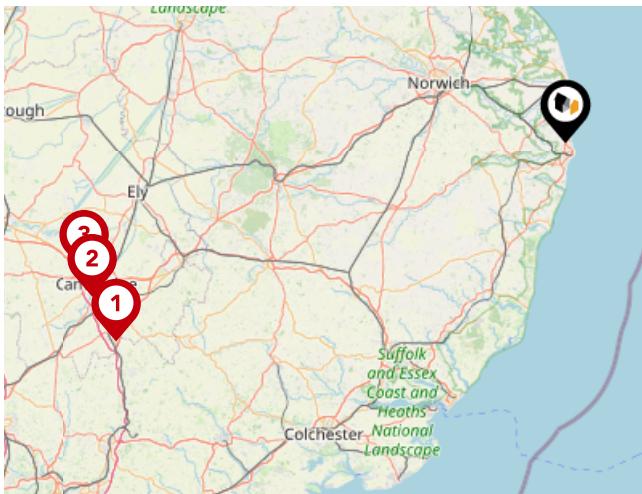
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Entrance1	0.7 miles
2	Entrance	1.08 miles
3	Entrance1	1.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	71.45 miles
2	M11 J11	72.27 miles
3	M11 J13	72.24 miles

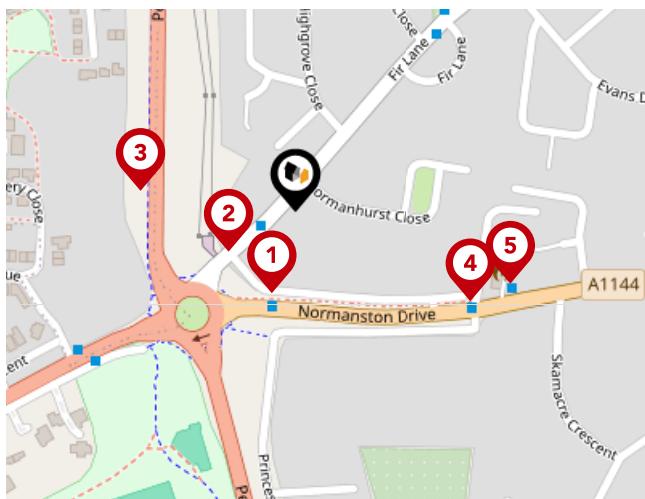


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	22.91 miles
2	Southend-on-Sea	76.87 miles
3	Cambridge	68.41 miles
4	Stansted Airport	74.56 miles

Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Fir Lane	0.05 miles
2	Normanston Drive	0.04 miles
3	Kirby Cane Walk	0.09 miles
4	Fire Station	0.11 miles
5	Fire Station	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.08 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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