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## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Wednesday 04th March 2026**



**HORSLEY DRIVE, 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

<b>Type:</b>	Semi-Detached House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	957 ft <sup>2</sup> / 89 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2004		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,049		
<b>Title Number:</b>	NK320365		

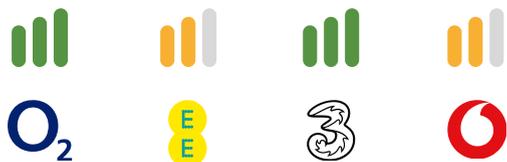
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address

Planning records for: *Horsley Drive, Gorleston, Great Yarmouth, NR31*

Reference - 06/21/0550/PDE	
<b>Decision:</b>	PERMITTED DEV.
<b>Date:</b>	23rd June 2021
<b>Description:</b>	Prior approval - Notification of larger home extension - single storey rear extension with flat roof and central roof lantern

## HORSLEY DRIVE, GORLESTON, GREAT YARMOUTH, NR31



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Gorleston, NR31

Energy rating  
C

Valid until 19.11.2035

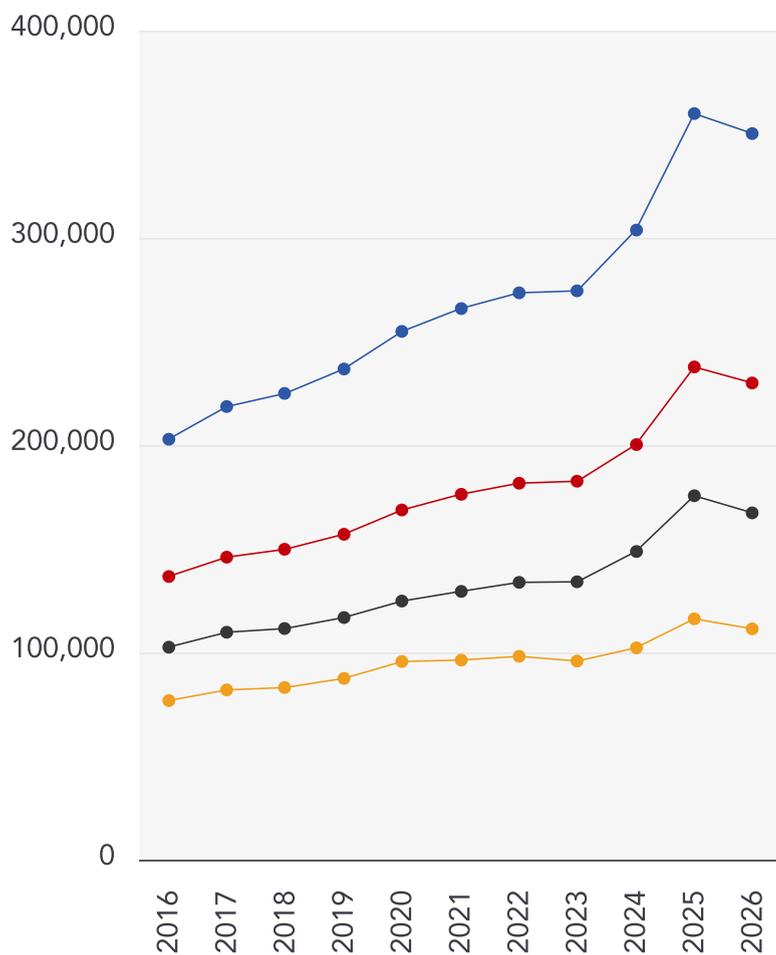
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	89 m <sup>2</sup>

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



Detached

**+72.67%**

Semi-Detached

**+68.3%**

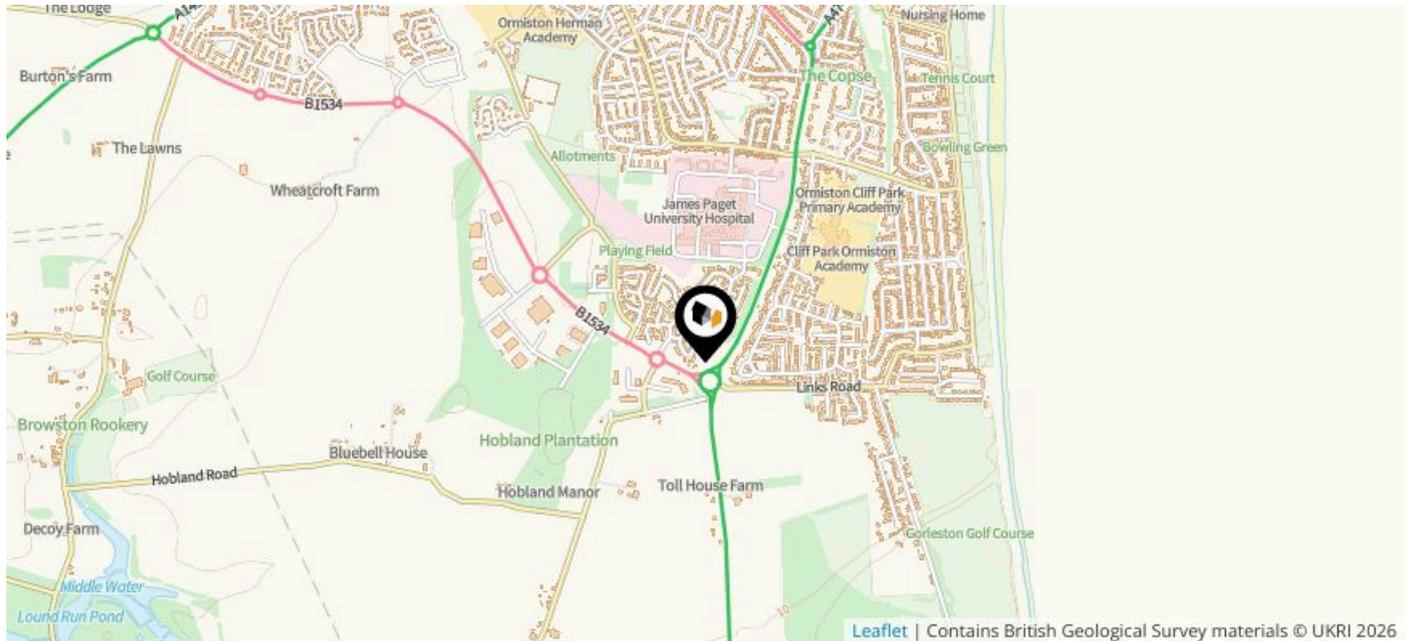
Terraced

**+63.16%**

Flat

**+45.06%**

This map displays nearby coal mine entrances and their classifications.



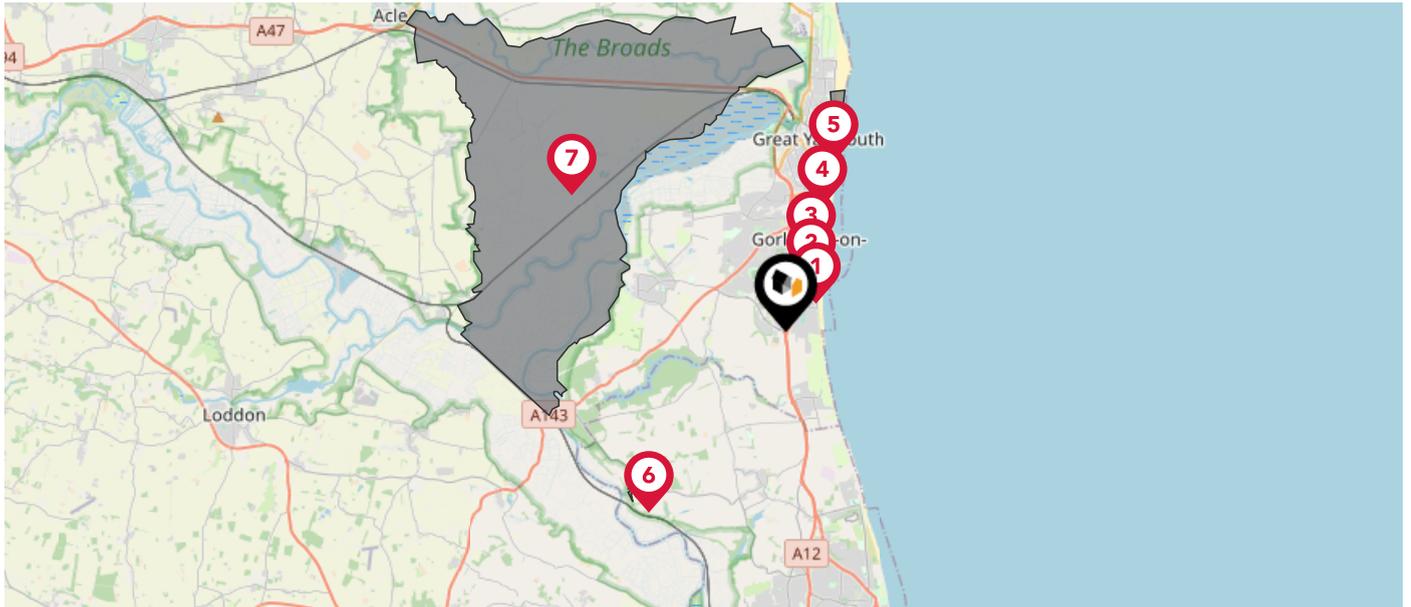
### Mine Entry

- ✕ 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.

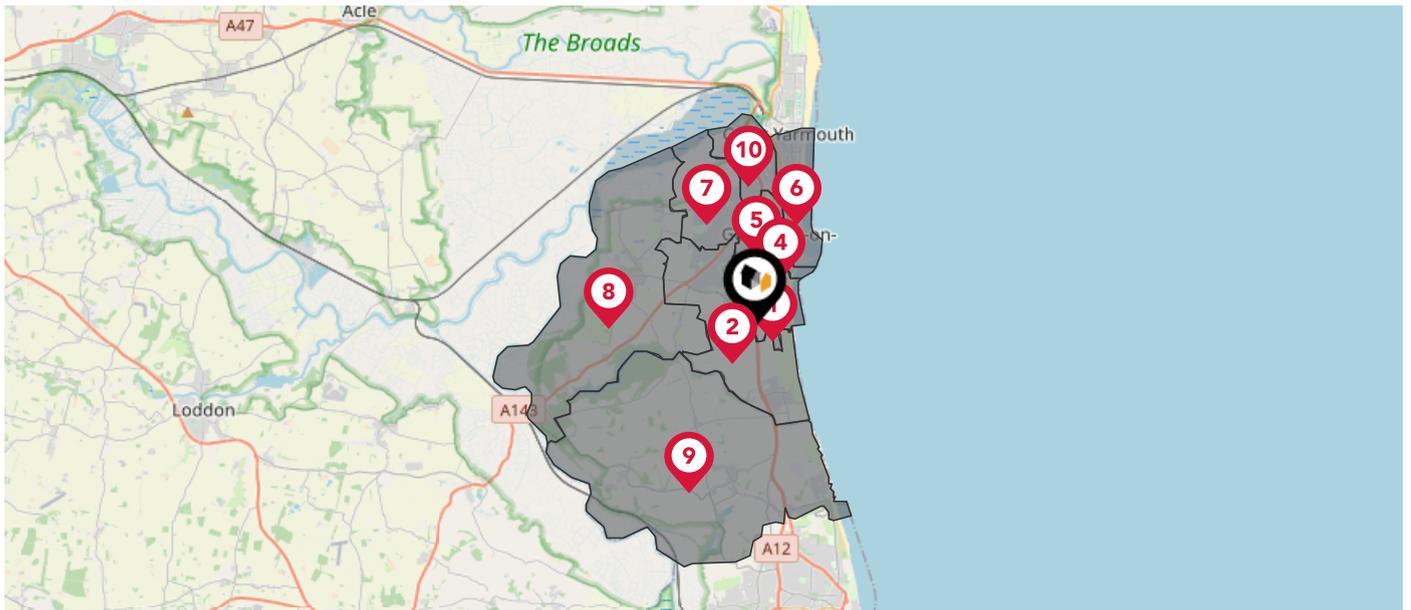
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Cliff Hill, Gorleston
-  Gorleston Town Centre
-  No.17 Gorleston Conservation Area Extensions
-  Camperdown, Great Yarmouth
-  Seafront, Great Yarmouth
-  Somerleyton
-  Halvergate Marshes

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



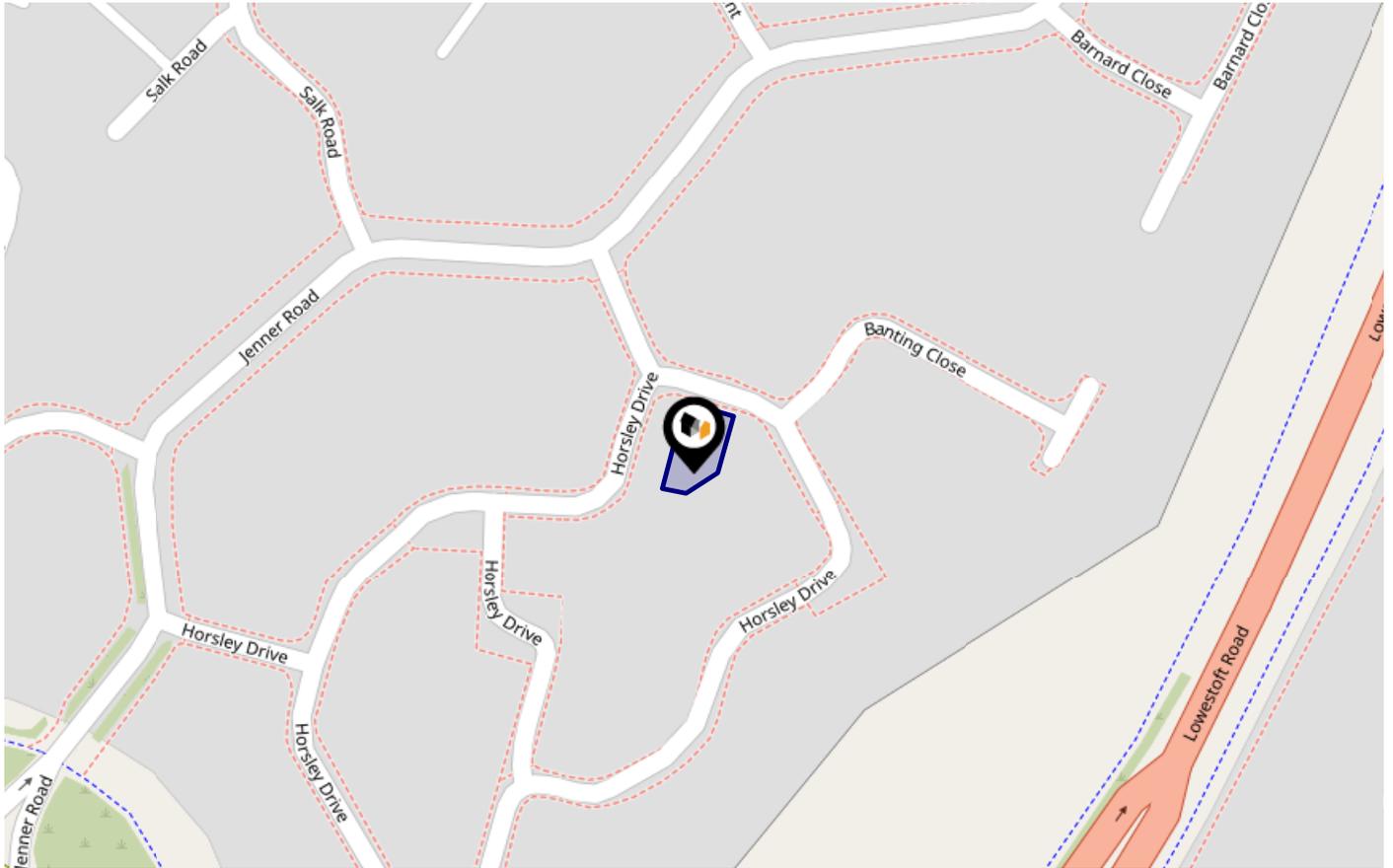
### Nearby Council Wards

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

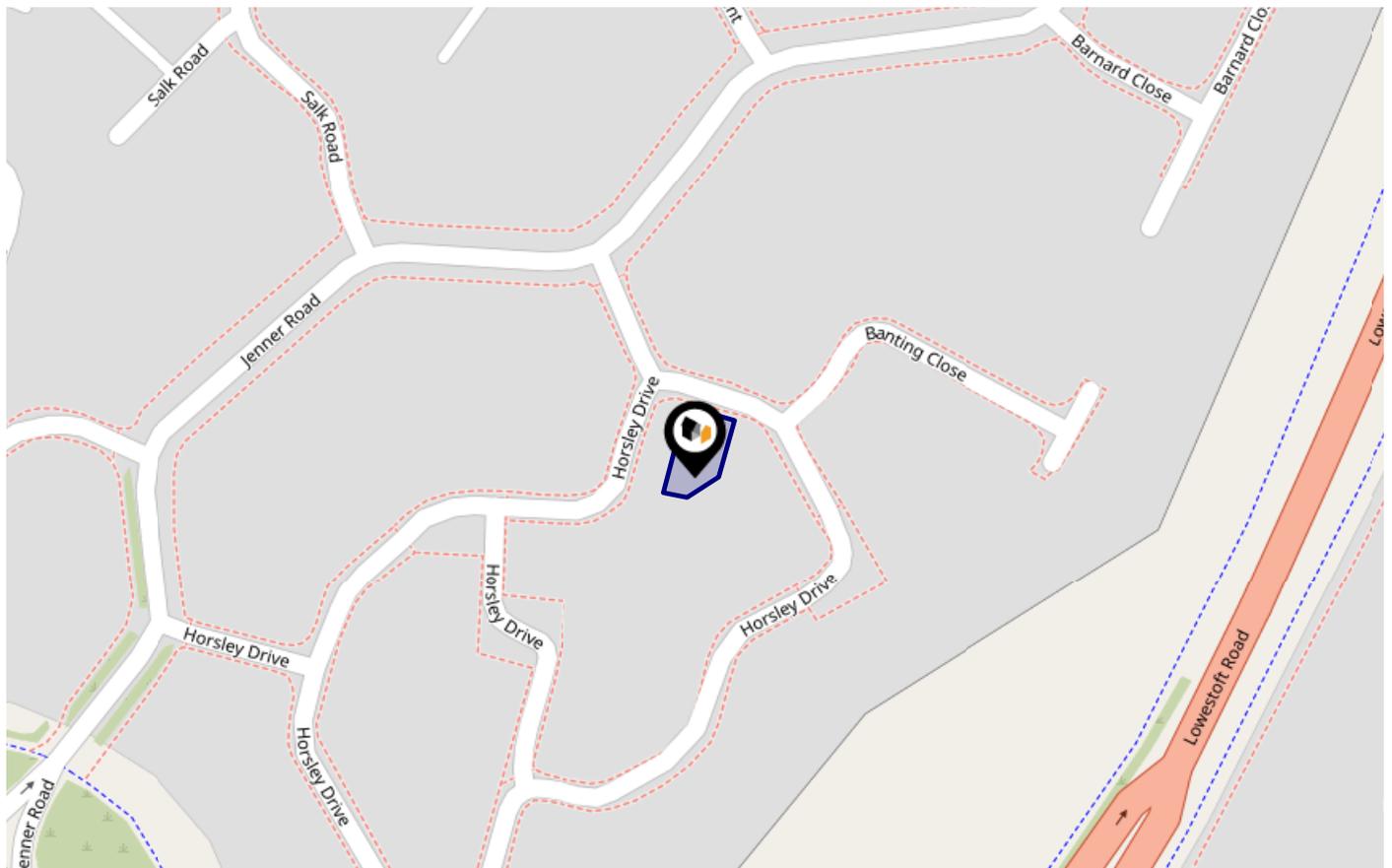
Chance of flooding to the following depths at this property:



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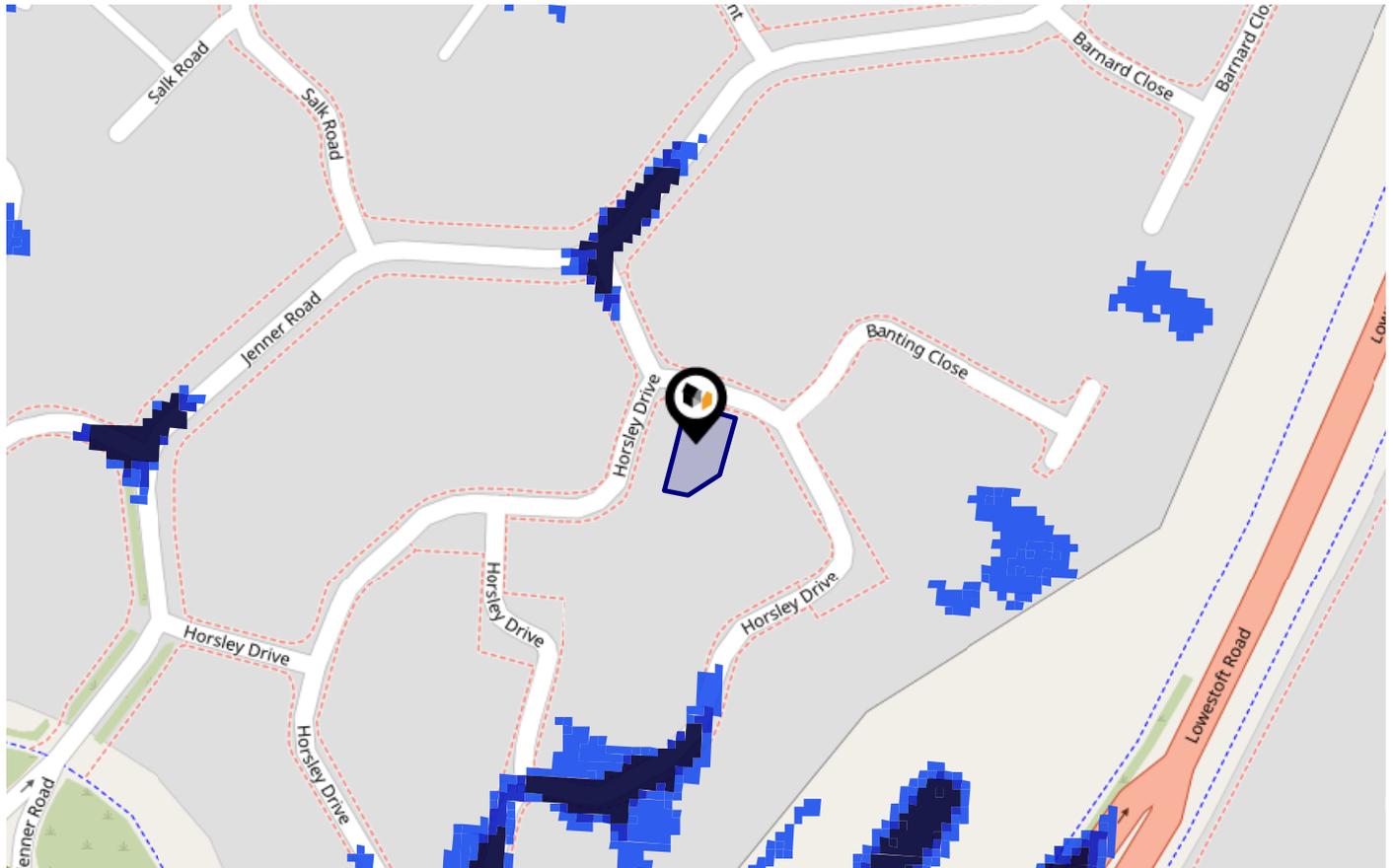
Chance of flooding to the following depths at this property:



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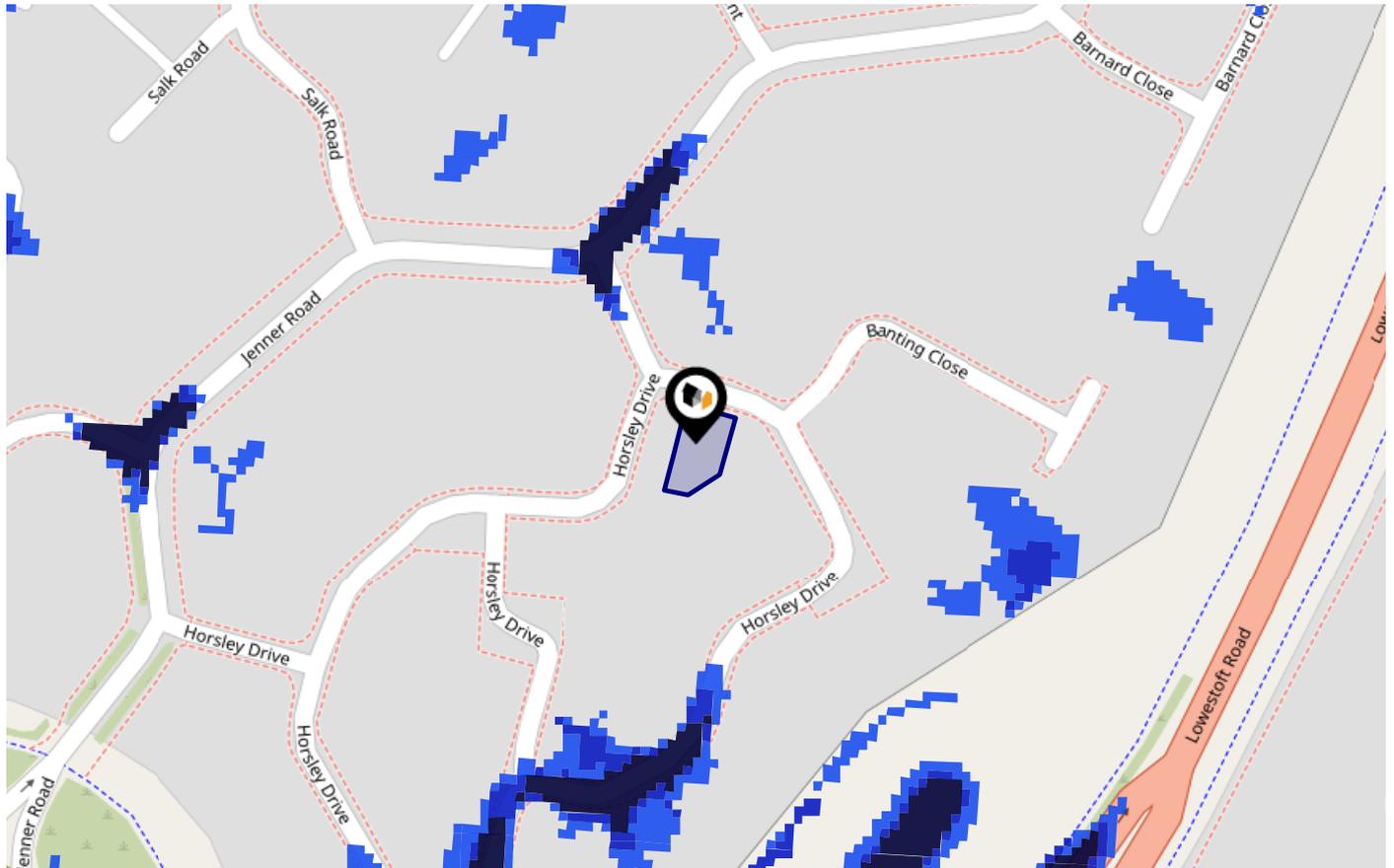
Chance of flooding to the following depths at this property:



# 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**

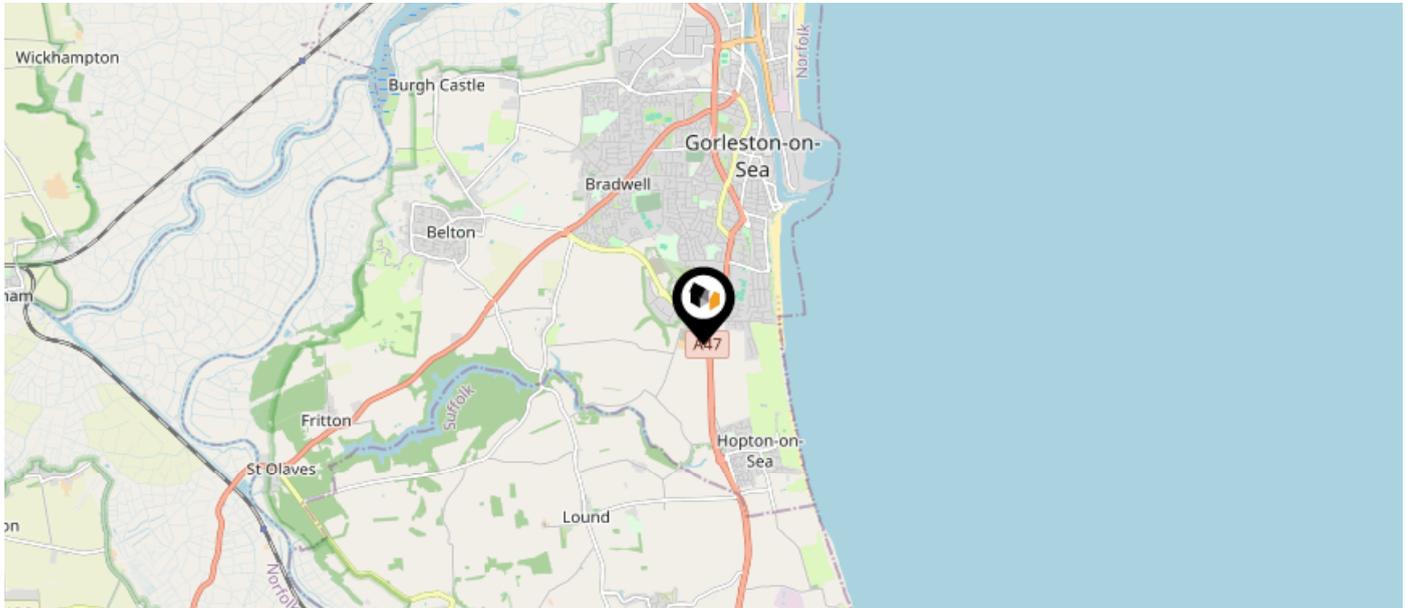
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



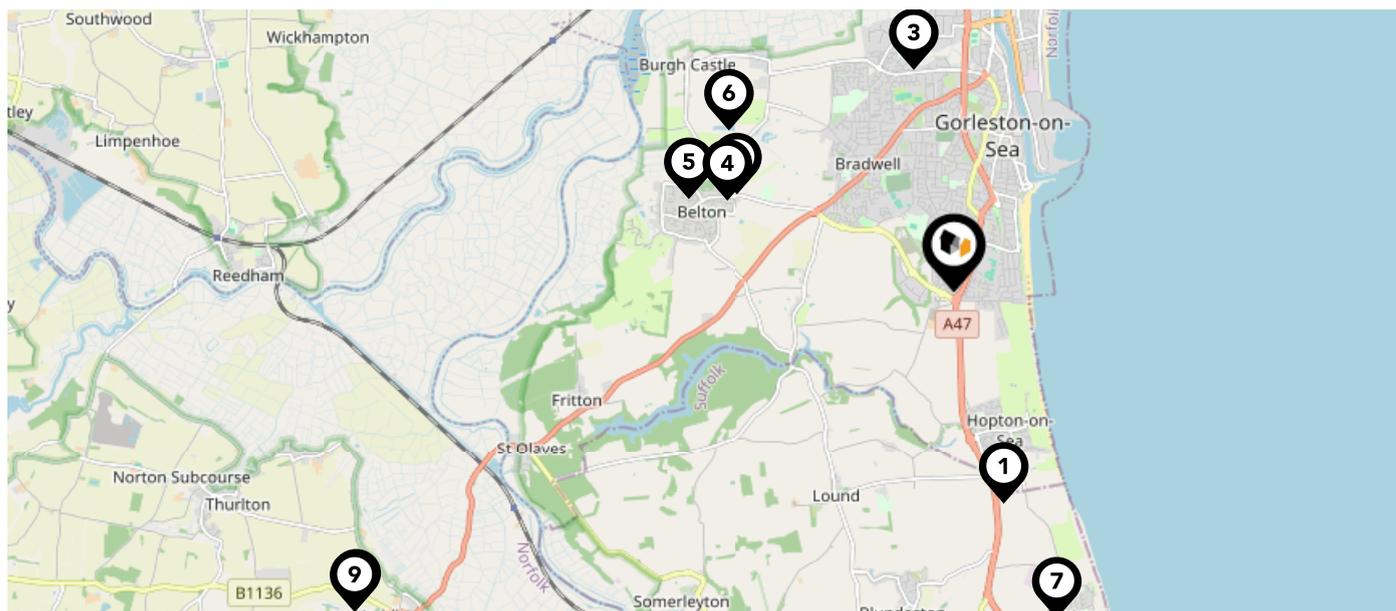
This map displays nearby areas that have been designated as Green Belt...



### 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.



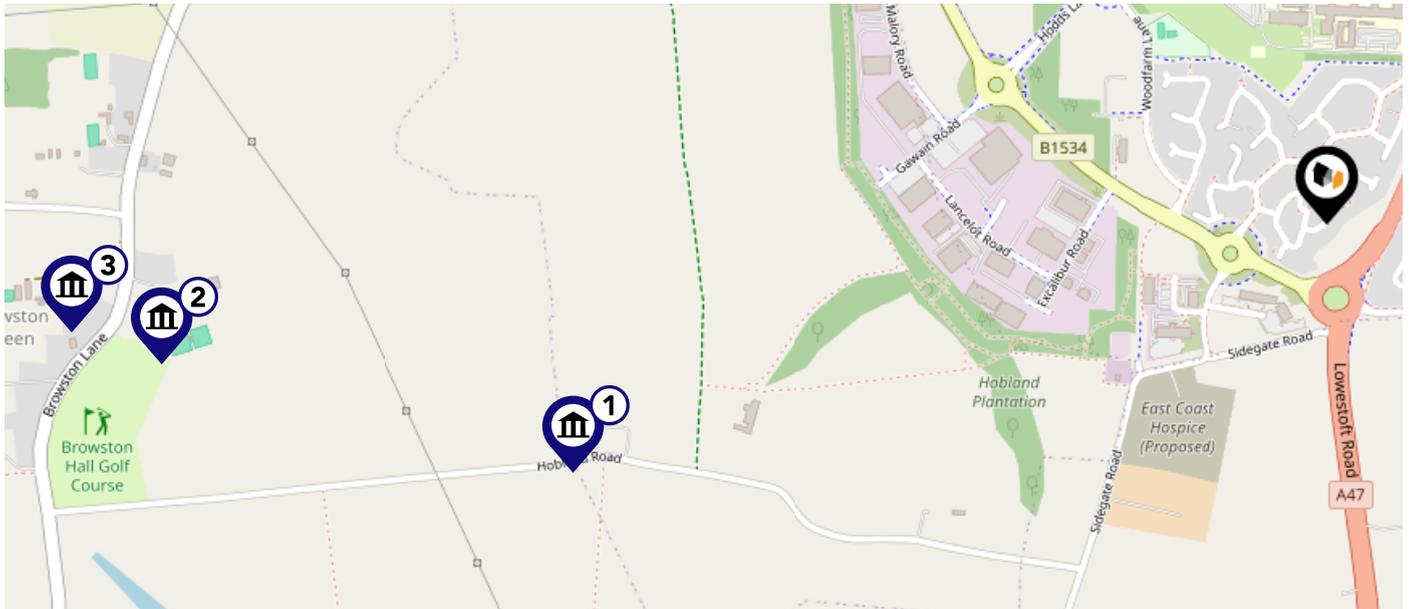
### Nearby Landfill Sites

<b>1</b>	Oak View Farm-Lowestoft Road, Hopton, Great Yarmouth	Historic Landfill
<b>2</b>	Belton Marsh-Burgh Castle	Historic Landfill
<b>3</b>	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill
<b>4</b>	Off Stepshort-Belton, Great Yarmouth	Historic Landfill
<b>5</b>	EA/EPR/EP3199NL/A001	Active Landfill
<b>6</b>	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill
<b>7</b>	Disused Railway Cutting off Stirrups Lane-Corton	Historic Landfill
<b>8</b>	Haddiscoe-Crab Apple Lane, Haddiscoe, Great Yarmouth	Historic Landfill
<b>9</b>	EA/EPR/JP3498NC/A001	Active 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



1068830 - Hobland House

Grade II

0.9 miles



1051001 - Browston Hall Hotel

Grade II

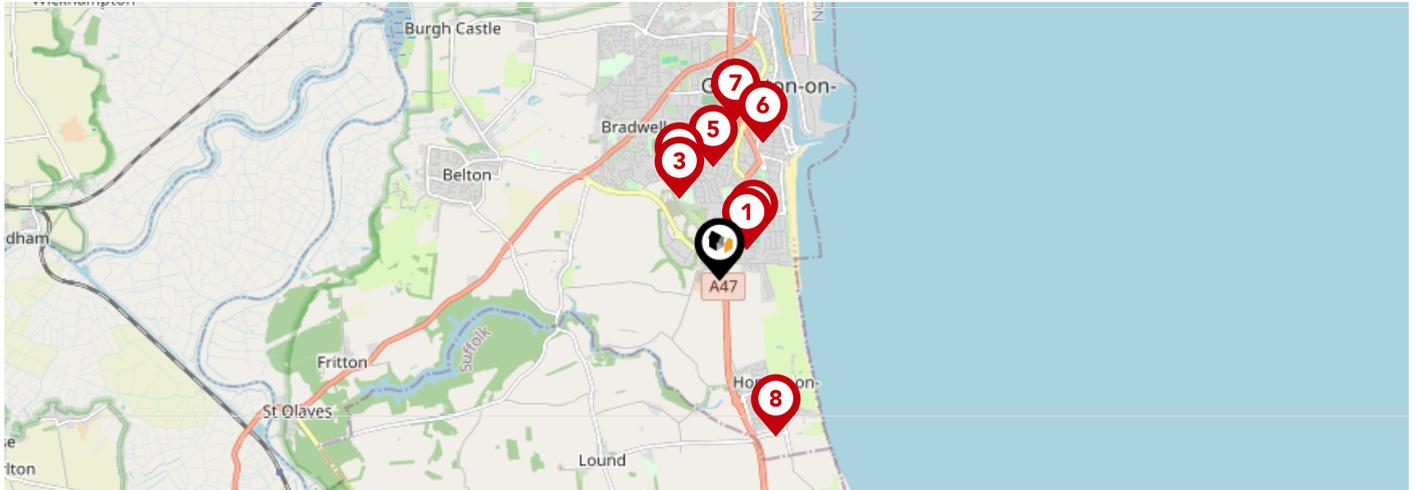
1.3 miles



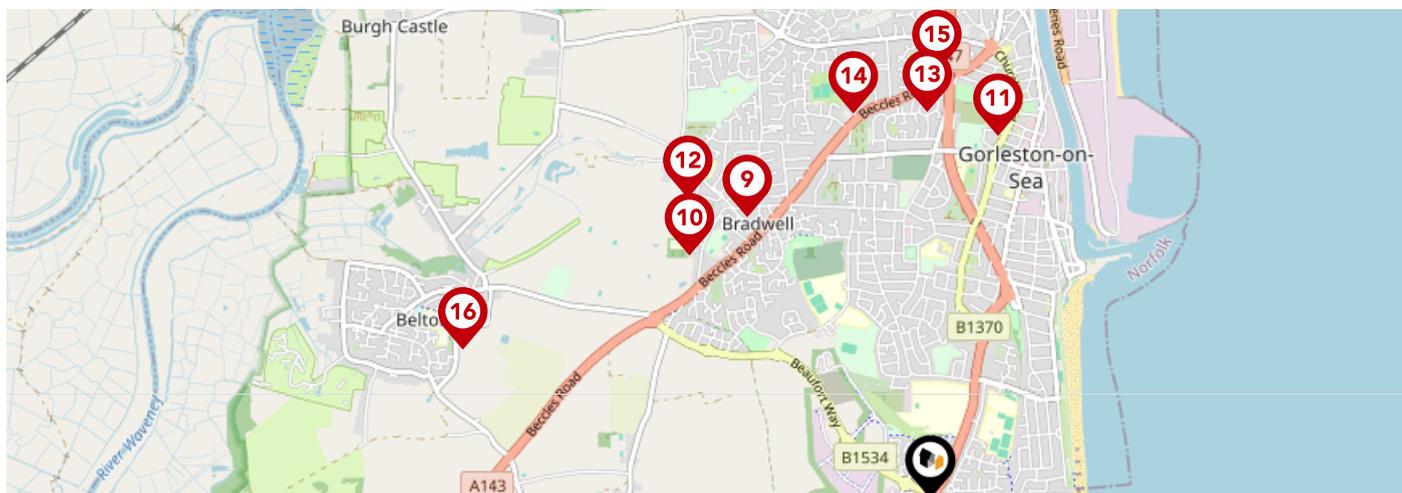
1372931 - The Manor House

Grade II

1.4 miles

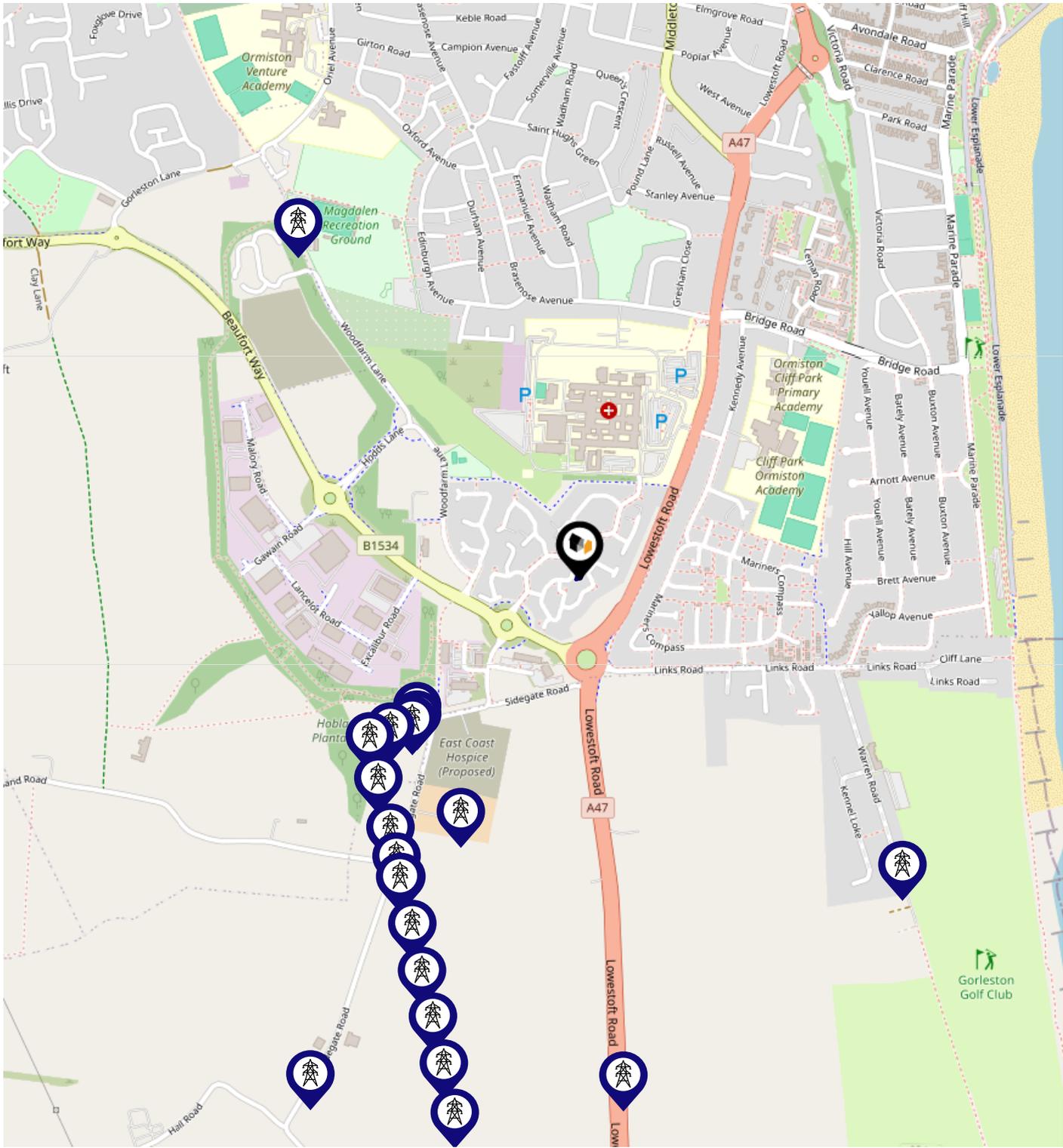


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cliff Park Ormiston Academy</b> Ofsted Rating: Requires improvement   Pupils: 832   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ormiston Cliff Park Primary Academy</b> Ofsted Rating: Good   Pupils: 482   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ormiston Herman Academy</b> Ofsted Rating: Good   Pupils: 389   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ormiston Venture Academy</b> Ofsted Rating: Outstanding   Pupils: 887   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Peterhouse CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 448   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stradbroke Primary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>East Norfolk Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hopton Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 184   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Homefield VC CofE Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Woodlands Primary Academy</b> Ofsted Rating: Good   Pupils: 456   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Mary and St Peter Catholic Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Wroughton Infant Academy</b> Ofsted Rating: Good   Pupils: 191   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Lynn Grove Academy</b> Ofsted Rating: Good   Pupils: 1155   Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Wroughton Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 318   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>UET Compass Academy</b> Ofsted Rating: Not Rated   Pupils: 65   Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

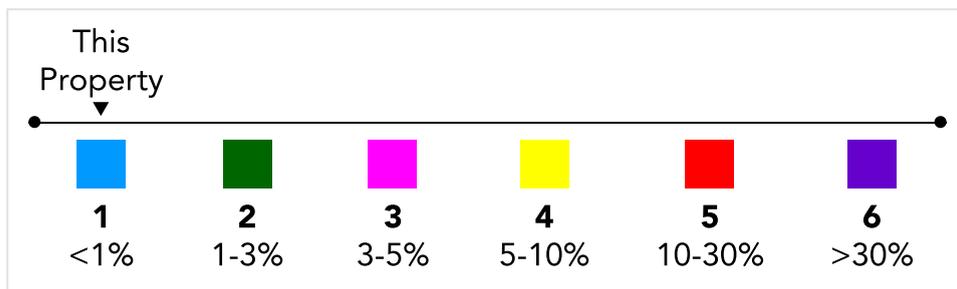
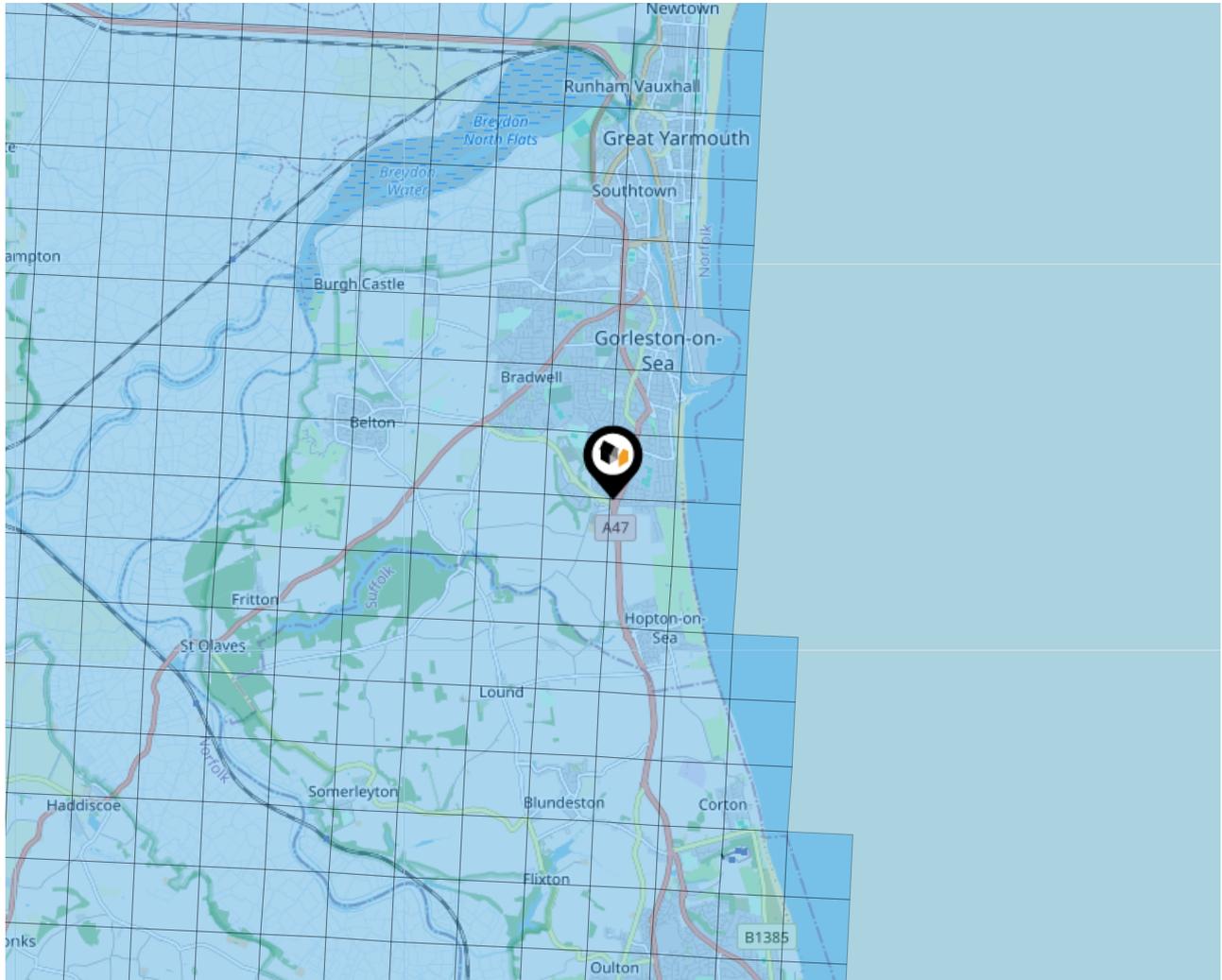


**Key:**

-  Power Pylons
-  Communication Masts

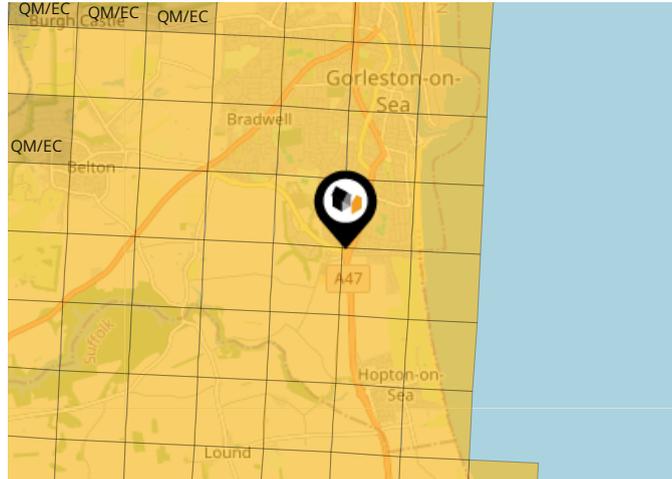
### What is Radon?

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/m<sup>3</sup>).



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

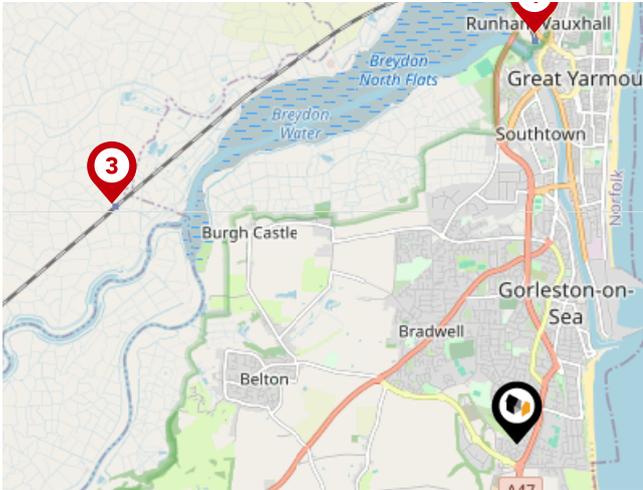
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY)		



## Primary Classifications (Most Common Clay Types)

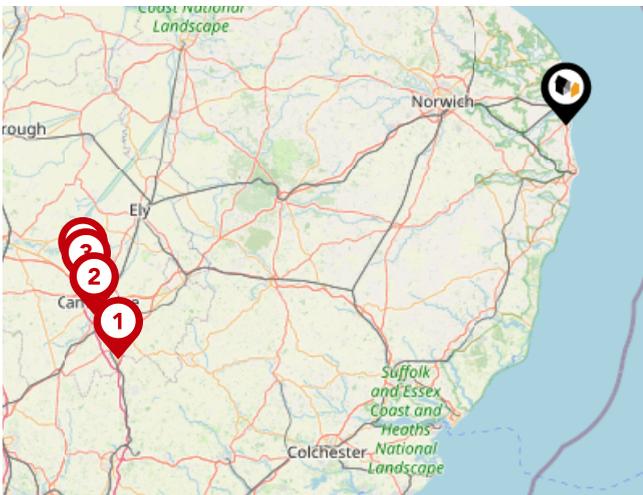
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	3.72 miles
2	Great Yarmouth Rail Station	3.73 miles
3	Berney Arms Rail Station	4.25 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.21 miles
2	M11 J11	73.51 miles
3	M11 J13	73.23 miles
4	M11 J14	73.15 miles

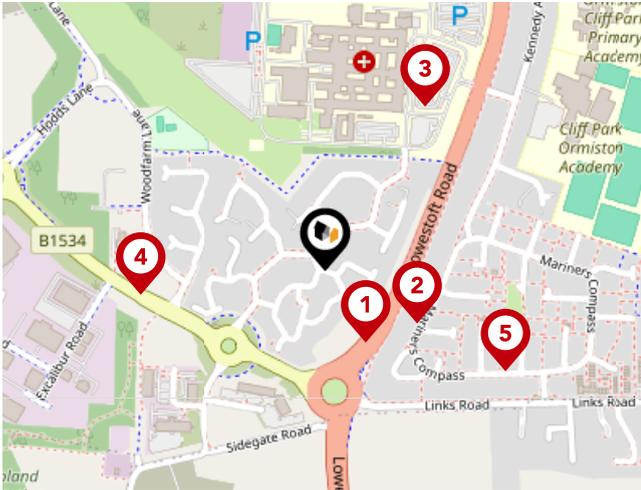


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.98 miles
2	Southend-on-Sea	80.89 miles
3	Cambridge	69.53 miles
4	Stansted Airport	77.08 miles

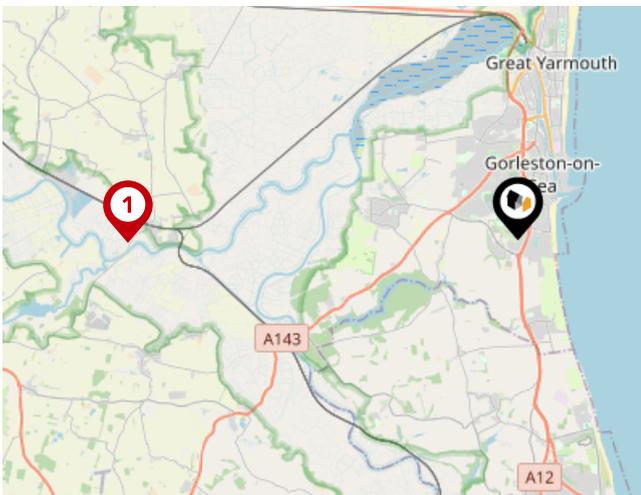
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Links Road	0.09 miles
2	Mariners Compass	0.12 miles
3	Bus Shelter	0.22 miles
4	Excalibur Road	0.21 miles
5	The Mews West	0.23 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7 miles

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# HOWARDS

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