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MIR: Material Info

The Material Information Affecting this Property

Friday 31st July 2026



22, LADBROOKE ROAD, GREAT YARMOUTH, NR31 0HD

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.35 acres		
Year Built :	After 2007		
Council Tax :	Band B		
Annual Estimate:	£1,878		
Title Number:	NK442106		
UPRN:	10012182107		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

22, Ladbroke Road, NR31 0HD

Energy rating

C

Valid until 11.02.2030

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

Property EPC - Additional Data



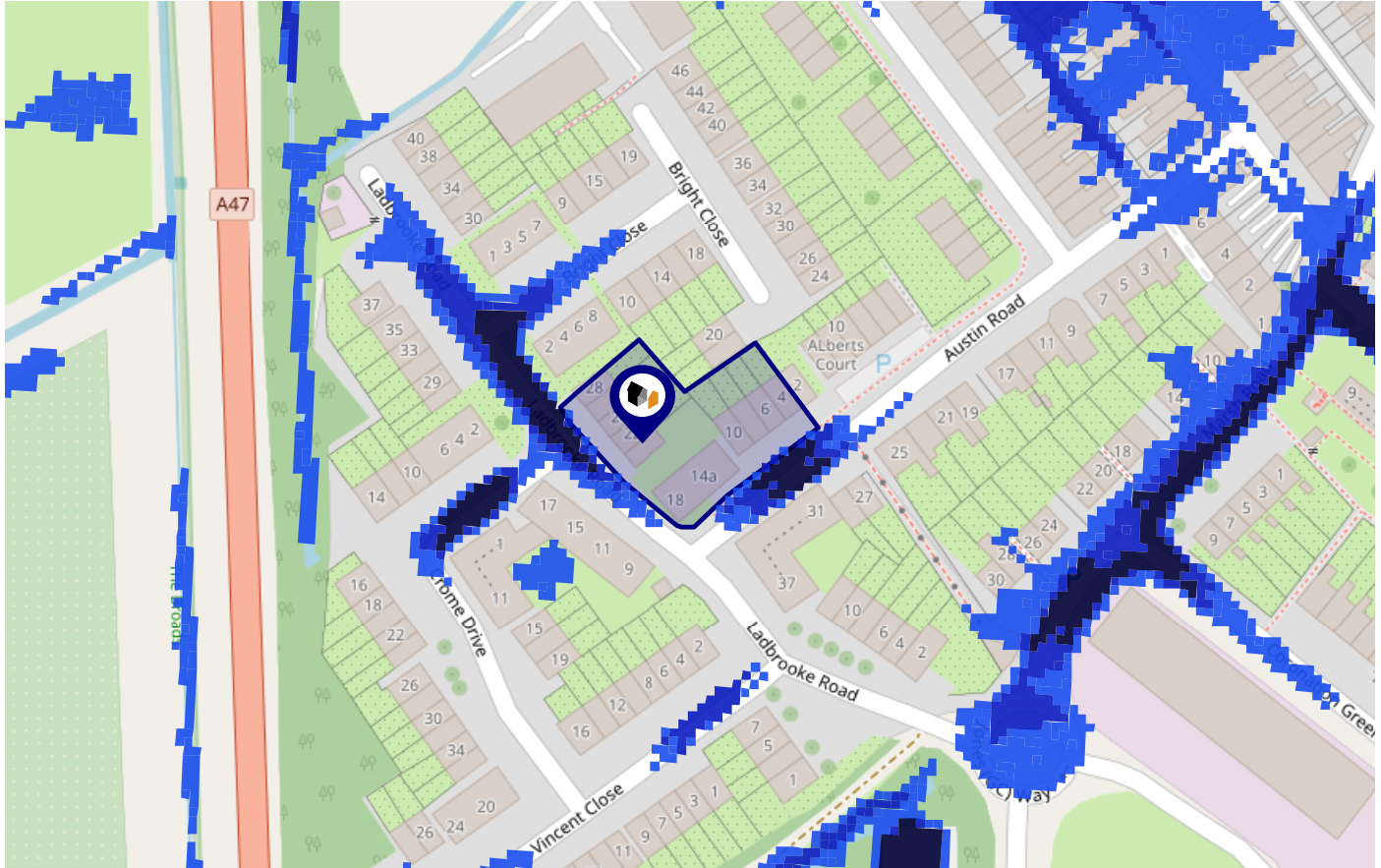
Additional EPC Data

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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 50% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	104 m ²

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.

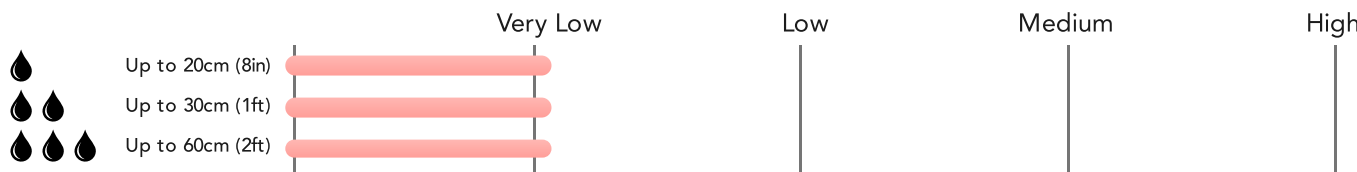


Risk Rating: Very low

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.

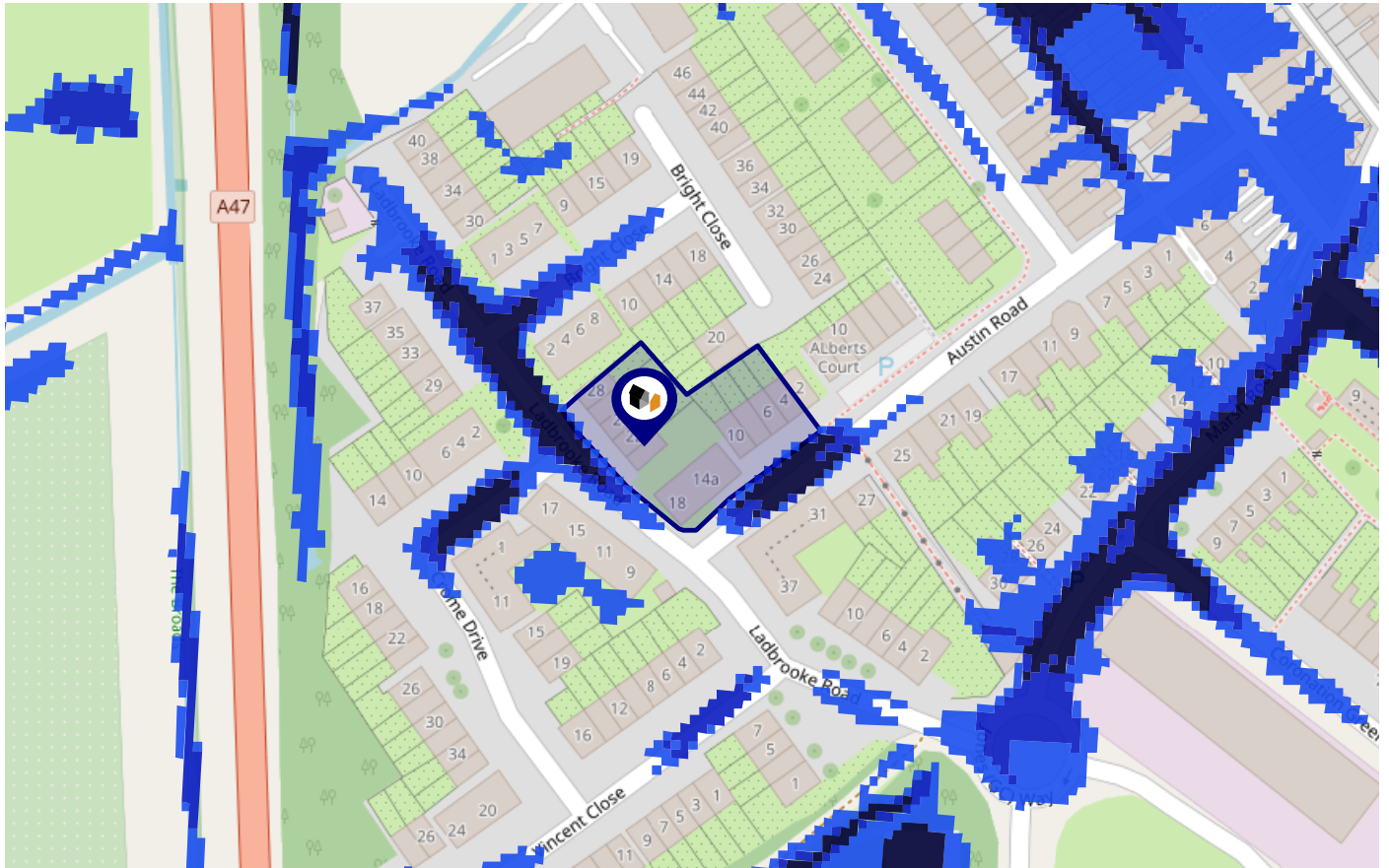
Chance of flooding to the following depths at this property:



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.



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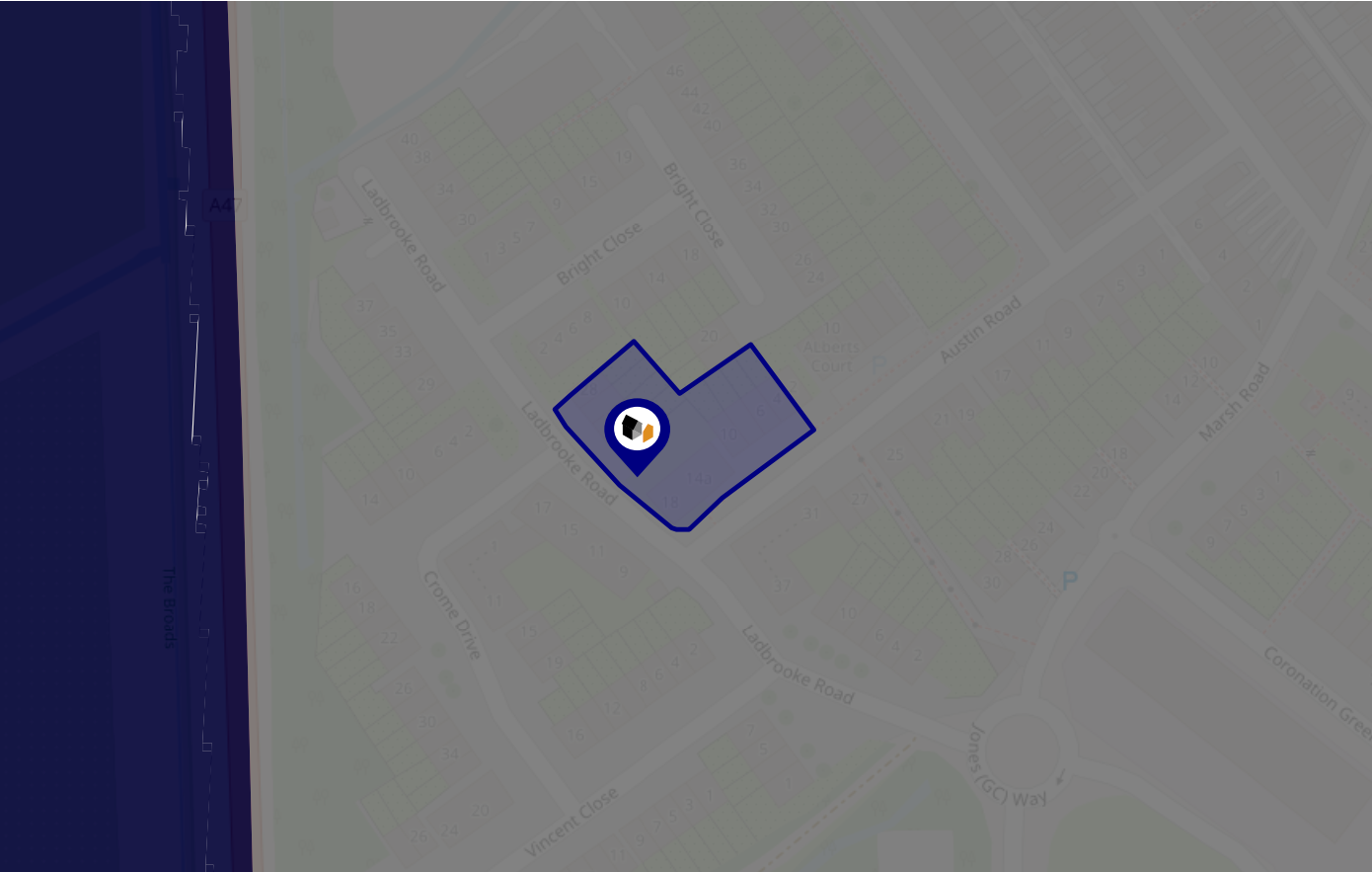
Chance of flooding to the following depths at this property:



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.

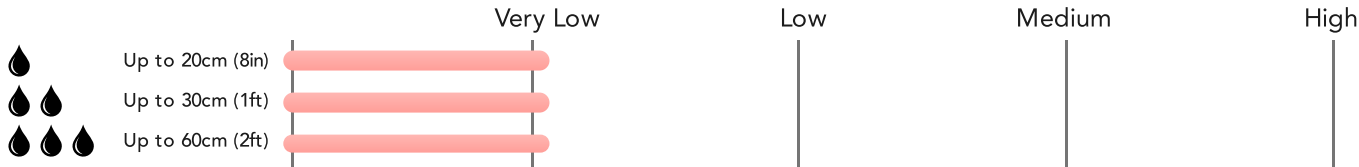


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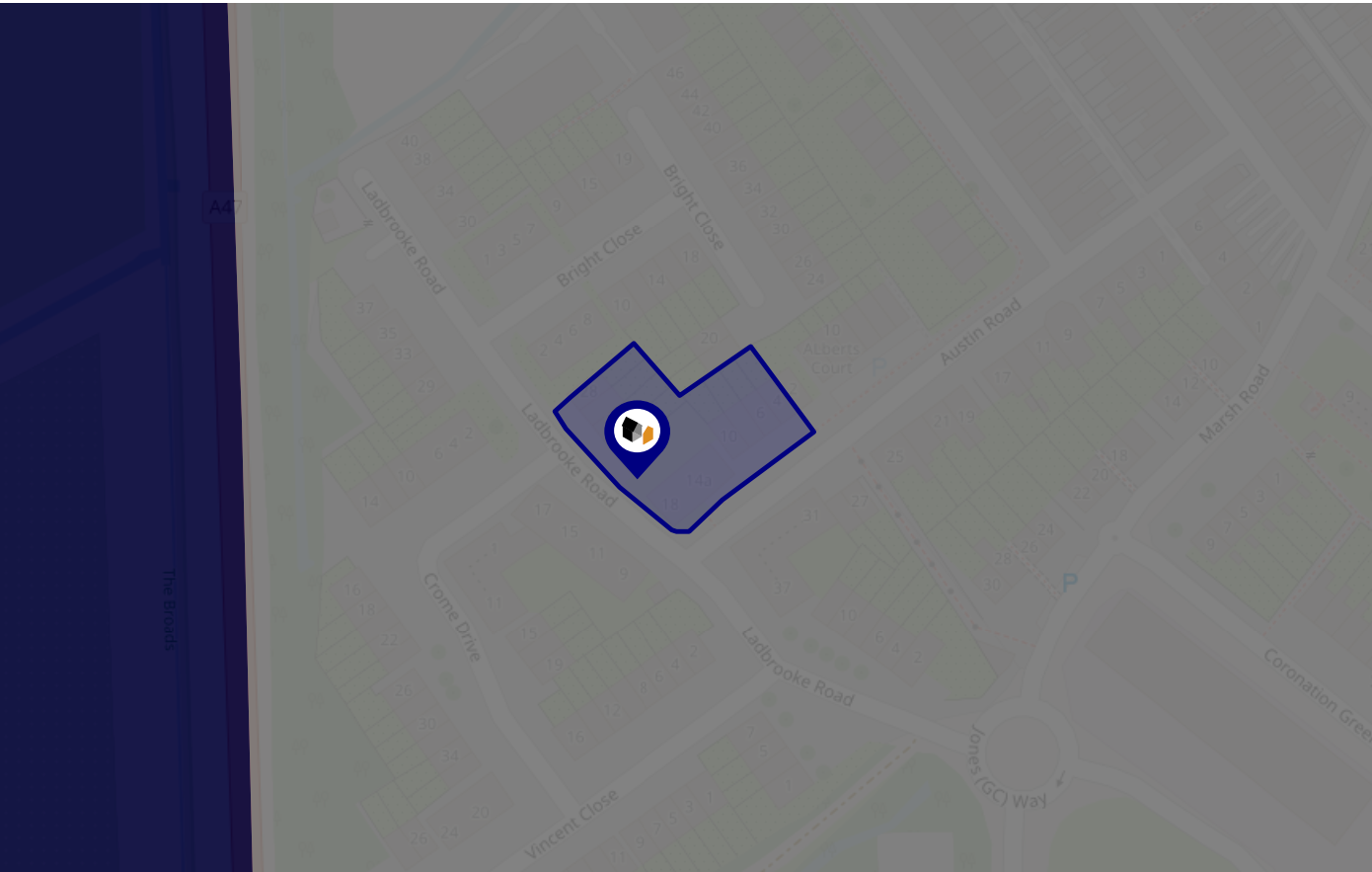
Chance of flooding to the following depths at this property:



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.

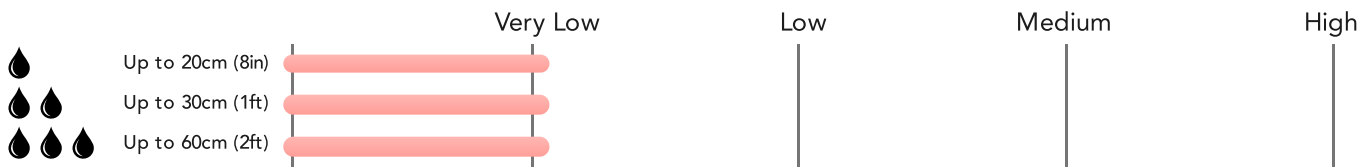


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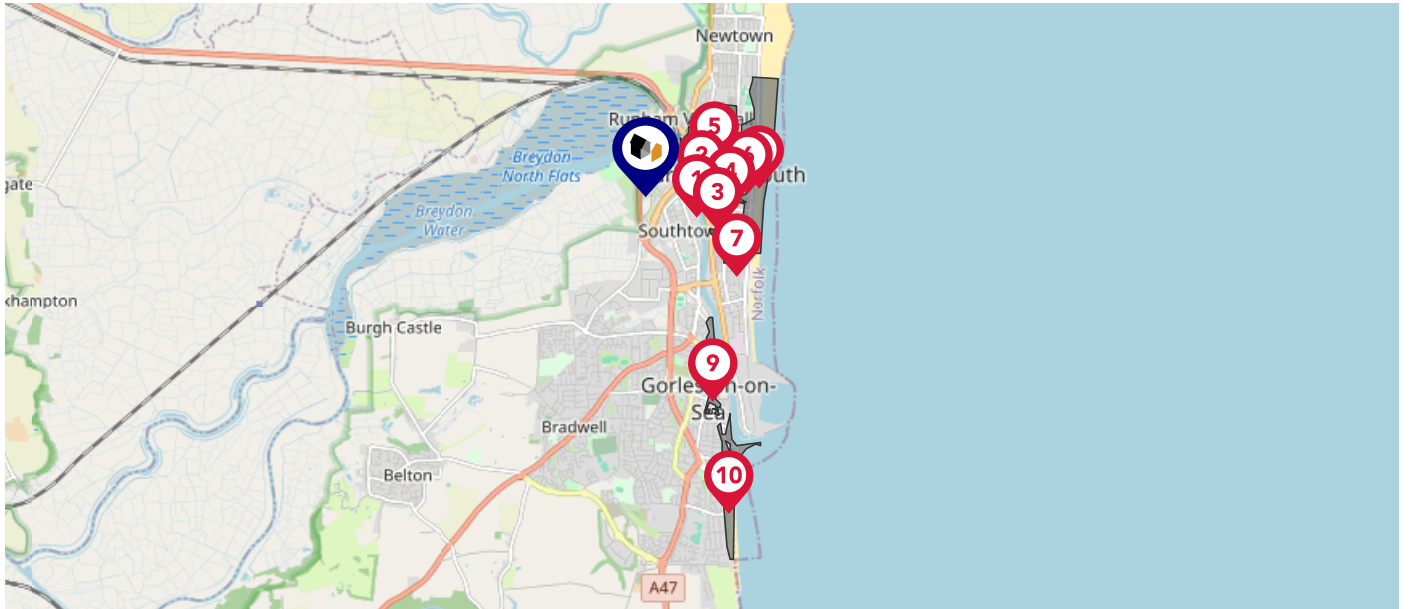
Chance of flooding to the following depths at this property:



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.



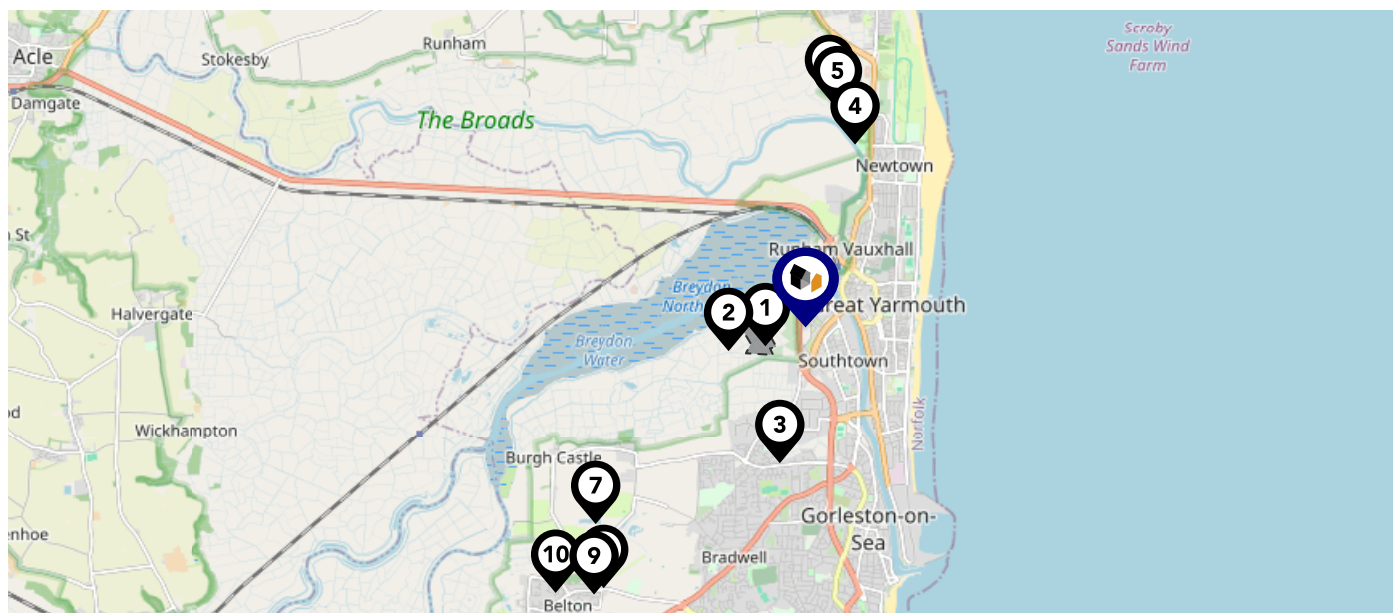
Nearby Conservation Areas

-  Hall Quay and South Quay
-  Market Place, Rows and North Quay
-  King Street, Great Yarmouth
-  St George's
-  St Nicholas and Northgate Street
-  Prince's Road
-  Camperdown
-  Seafront
-  Gorleston Town Centre
-  Cliff Hill

Maps

Landfill Sites

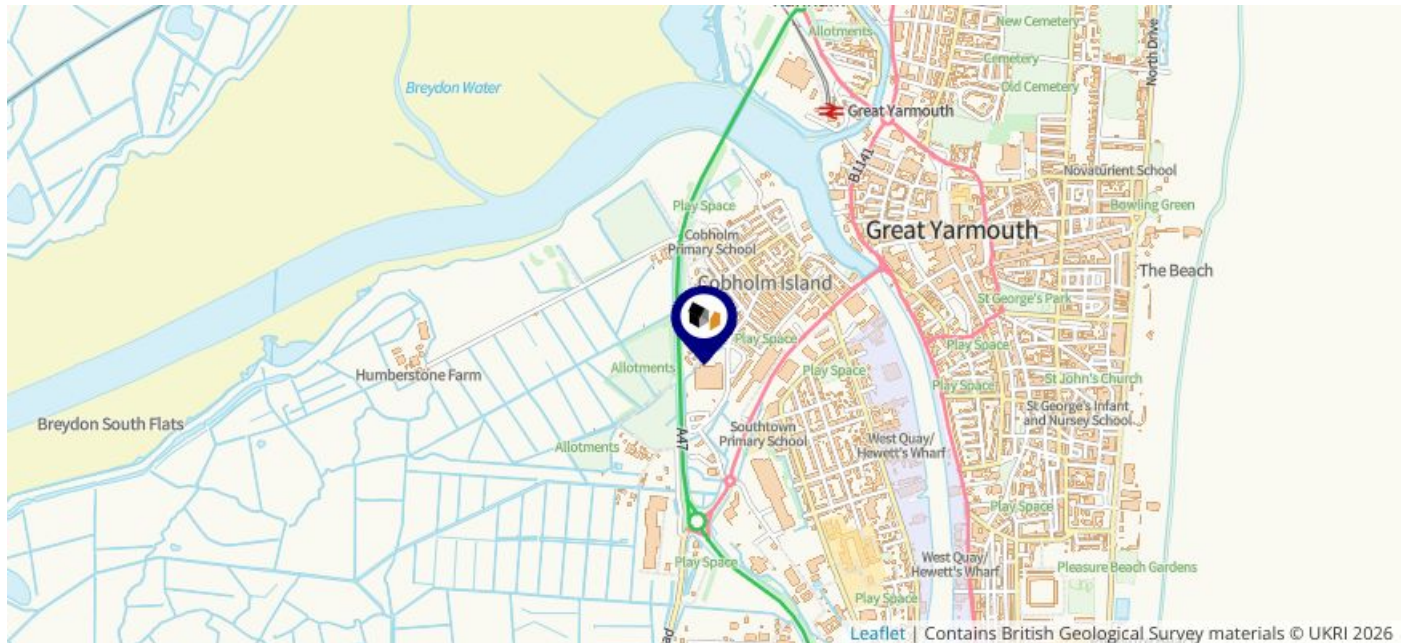
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Cobholm Tip-Farm Lane, Humberstone, Great.Yarmouth, Norfolk	Historic Landfill	
2	Humberstone Farm Coblholm Landfill Site-Humberstone, Norfolk	Historic Landfill	
3	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	
4	Bure Park-Caister Road, Great Yarmouth	Historic Landfill	
5	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	
6	Caister-On-Sea-Norwich, Norfolk	Historic Landfill	
7	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	
8	Belton Marsh-Burgh Castle	Historic Landfill	
9	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	
10	EA/EPR/EP3199NL/A001	Active Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

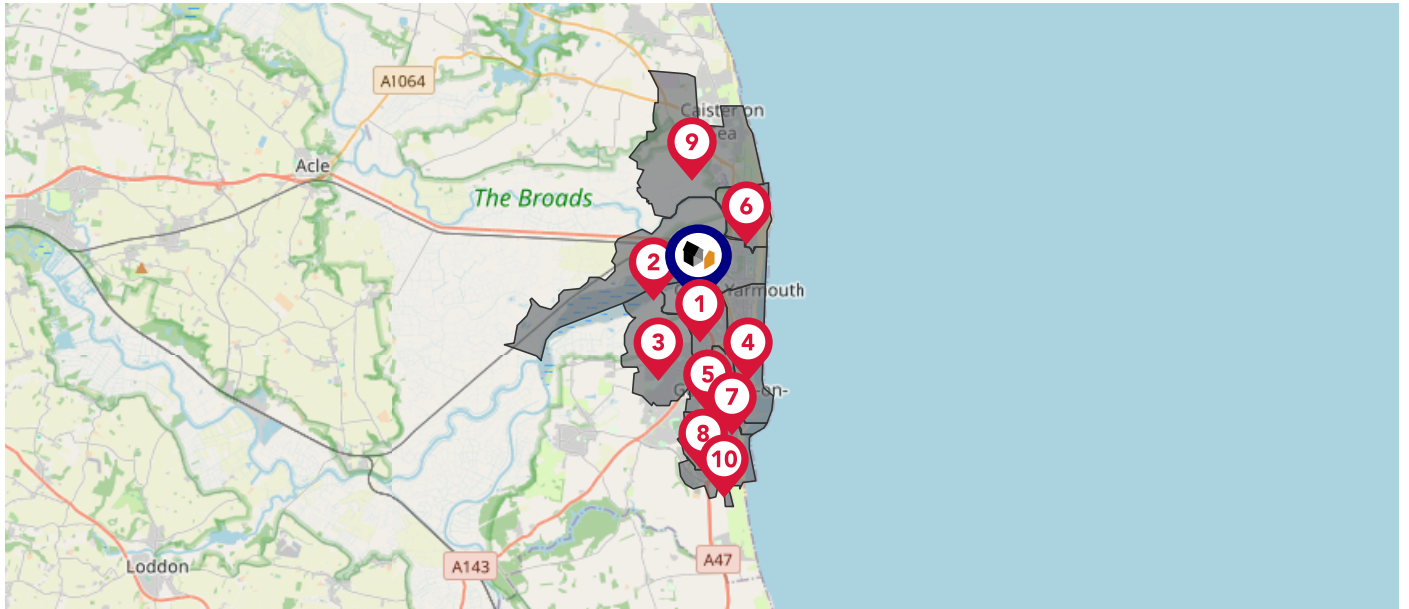
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Council Wards

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

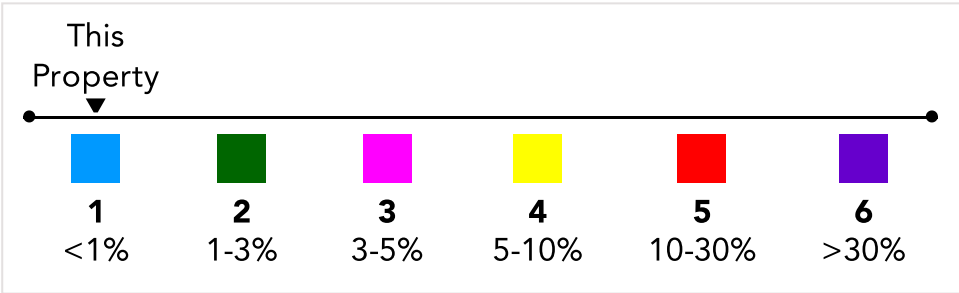
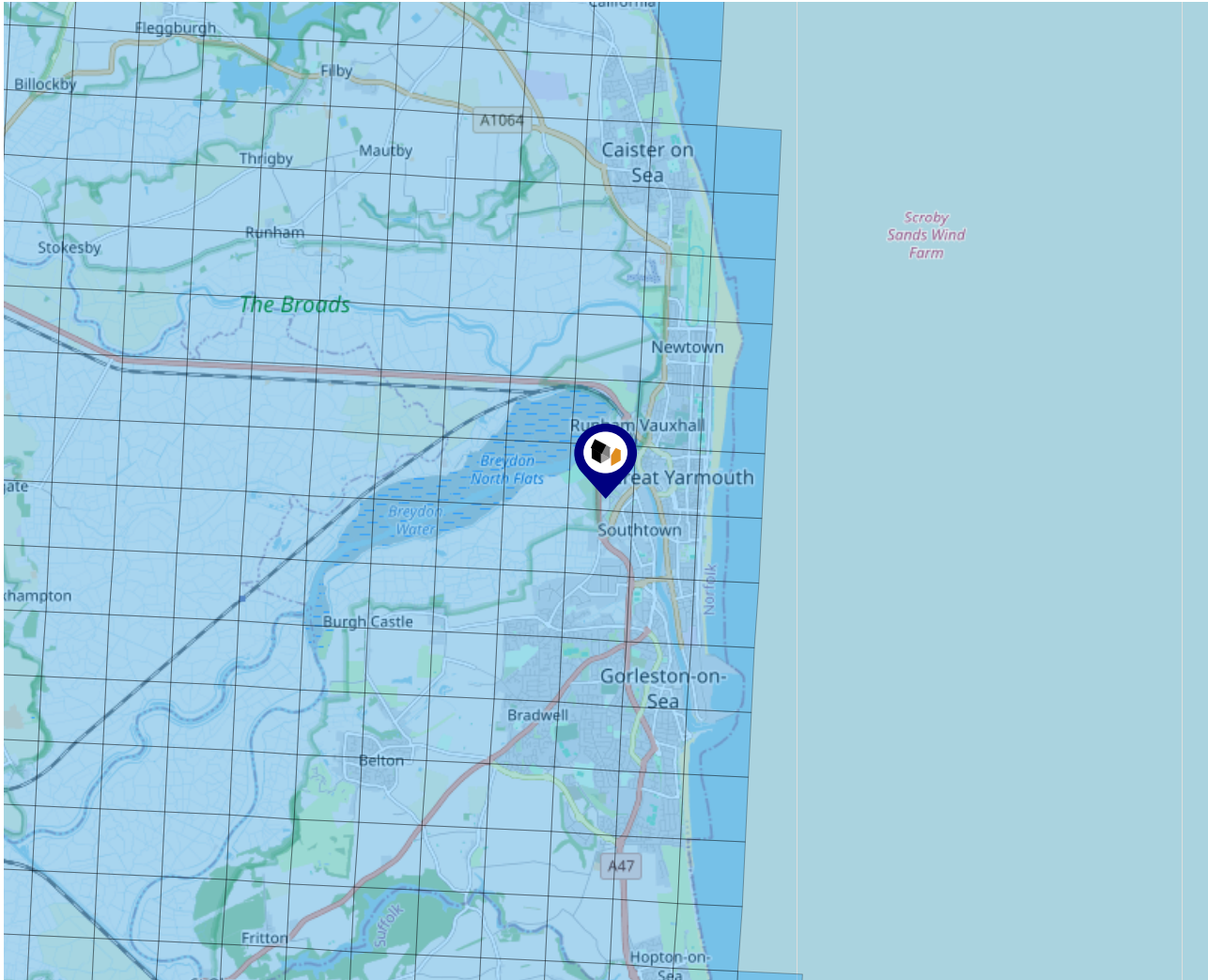


Nearby Council Wards

- | | |
|----|----------------------------|
| 1 | Southtown and Cobholm Ward |
| 2 | Central And Northgate Ward |
| 3 | Bradwell North Ward |
| 4 | Nelson Ward |
| 5 | Claydon Ward |
| 6 | Yarmouth North Ward |
| 7 | St. Andrews Ward |
| 8 | Magdalen Ward |
| 9 | Caister South Ward |
| 10 | Gorleston Ward |

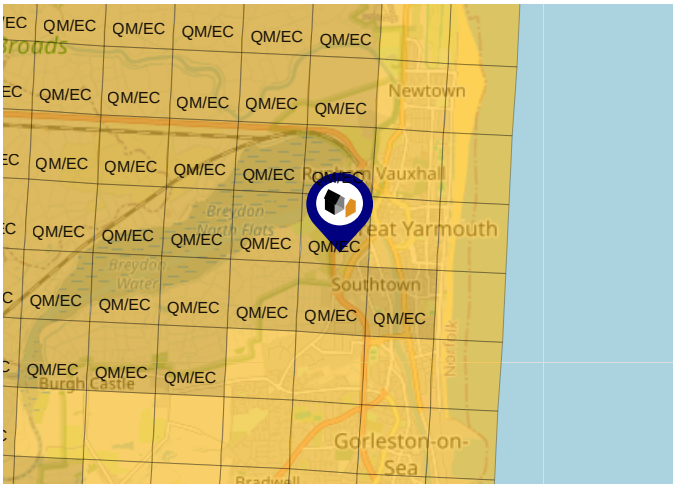
What is Radon?

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)

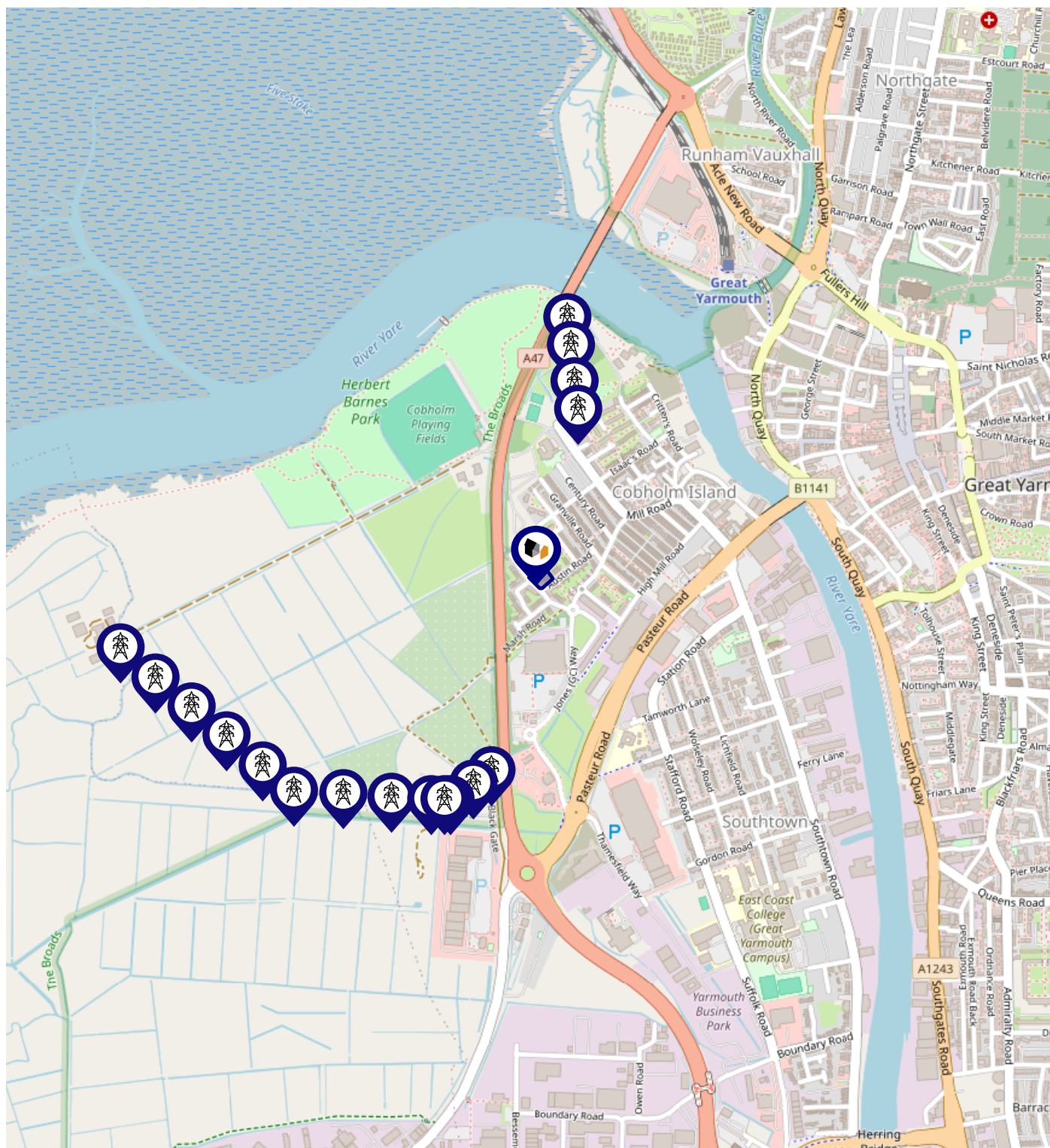
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



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

Local Area Masts & Pylons



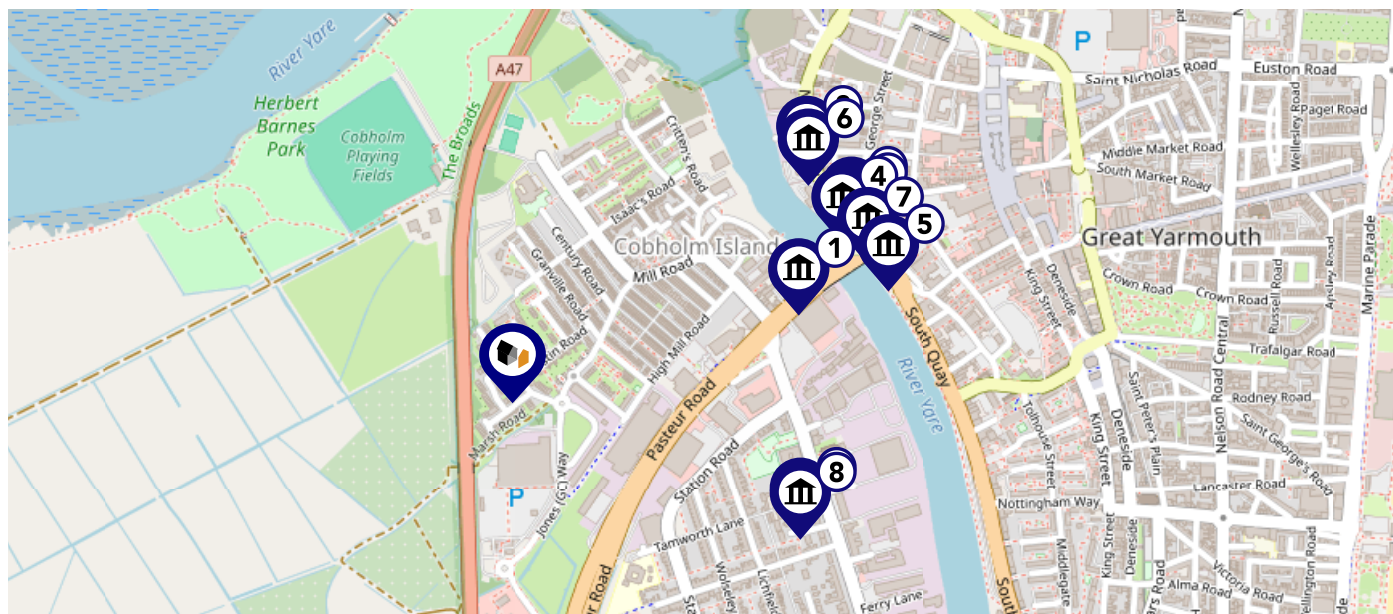
Key:

-  Power Pylons
-  Communication Masts

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
	1245554 - Shipley Veterinary Surgery	Grade II	0.3 miles
	1246061 - 55, North Quay	Grade II	0.4 miles
	1245805 - 31, Southtown Road	Grade II	0.4 miles
	1096837 - Hall Quay Club	Grade II	0.4 miles
	1096842 - Lloyds Bank	Grade II	0.4 miles
	1246002 - 56 And 57, North Quay	Grade II	0.4 miles
	1096839 - Dukes Head Public House	Grade II	0.4 miles
	1245806 - 32, Southtown Road	Grade II	0.4 miles
	1096838 - 6, Hall Quay	Grade II	0.4 miles
	1096831 - 3, George Street	Grade II	0.4 miles

Material Information

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

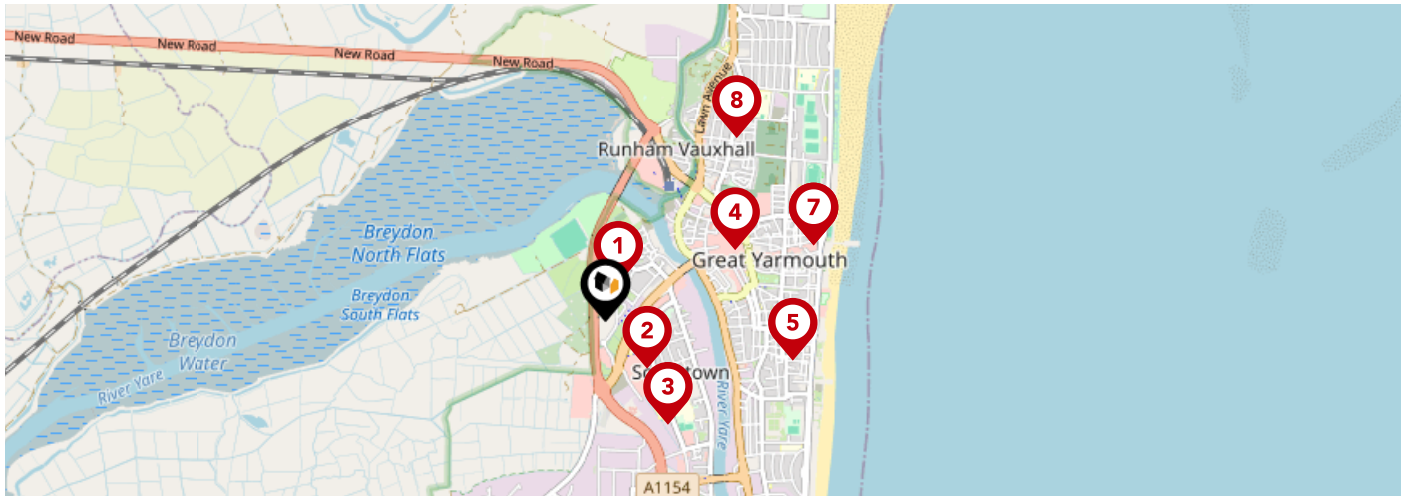
Gas Supply

Central Heating

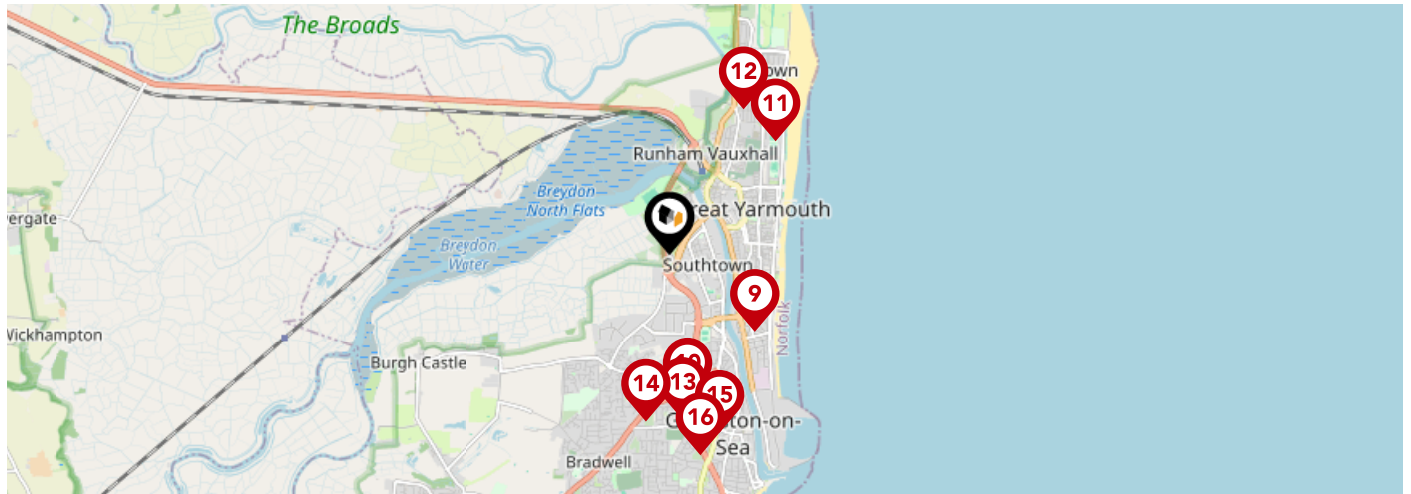
Water Supply

Drainage

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cobholm Primary Academy Ofsted Rating: Good Pupils: 176 Distance:0.18	☐	☒	☐	☐	☐
2	Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:0.28	☐	☒	☐	☐	☐
3	Edward Worlledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:0.54	☐	☒	☐	☐	☐
4	St Nicholas Priory CofE VA Primary School Ofsted Rating: Good Pupils: 412 Distance:0.67	☐	☒	☐	☐	☐
5	St. George's Primary School & St. George's Nursery School, Great Yarmouth Ofsted Rating: Good Pupils: 208 Distance:0.86	☐	☒	☐	☐	☐
6	Visiting Teacher Service East at Education Services Centre Ofsted Rating: Not Rated Pupils:0 Distance:1	☐	☐	☒	☐	☐
7	Novaturient School Ofsted Rating: Good Pupils: 19 Distance:1	☐	☐	☒	☐	☐
8	Northgate Primary School Ofsted Rating: Good Pupils: 418 Distance:1.02	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Great Yarmouth Primary Academy Ofsted Rating: Good Pupils: 422 Distance:1.03	☐	☒	☐	☐	☐
10	Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:1.32	☐	☒	☐	☐	☐
11	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:1.4	☐	☐	☒	☐	☐
12	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:1.48	☐	☐	☒	☐	☐
13	Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:1.5	☐	☒	☐	☐	☐
14	Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:1.52	☐	☐	☒	☐	☐
15	St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:1.66	☐	☒	☐	☐	☐
16	East Norfolk Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.83	☐	☐	☒	☐	☐

Disclaimer

Important - Please read

ML Property 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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