

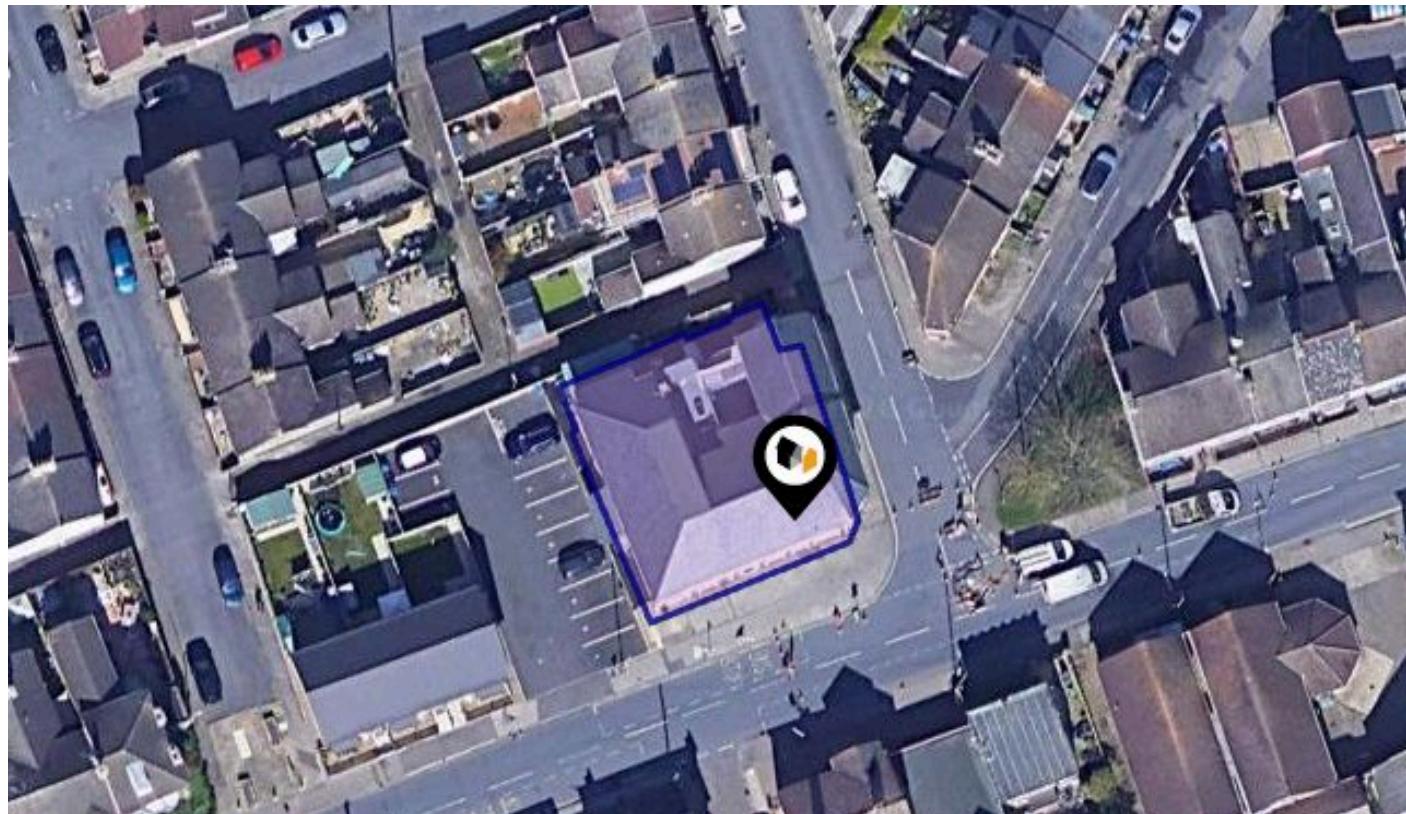


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 07th February 2026



MARQUIS HOUSE, 38, CARLTON ROAD, LOWESTOFT, NR33

Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk

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Property

Type:	Holiday Let/Accommodation/Short-Term Let Other Than CH01	Tenure:	Leasehold
Bedrooms:	1	Start Date:	13/04/2022
Floor Area:	775 ft ² / 72 m ²	End Date:	30/09/2146
Plot Area:	0.1 acres	Lease Term:	125 years from and including 1 October 2021 to and including 30 September 2146
Year Built :	2020	Term Remaining:	120 years
Council Tax :	Band Deleted		
Title Number:	SK415396		

Local Area

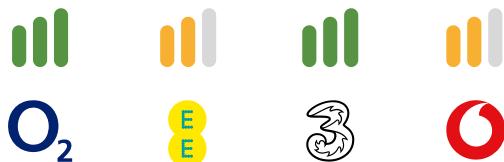
Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12
mb/s **80**
mb/s **2000**
mb/s



Mobile Coverage:
(based on calls indoors)



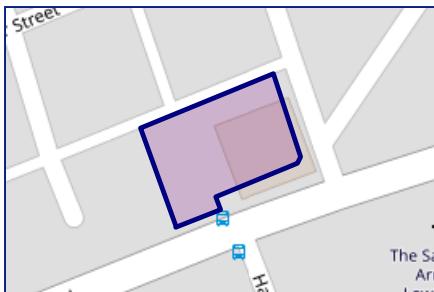
Satellite/Fibre TV Availability:



Property Multiple Title Plans

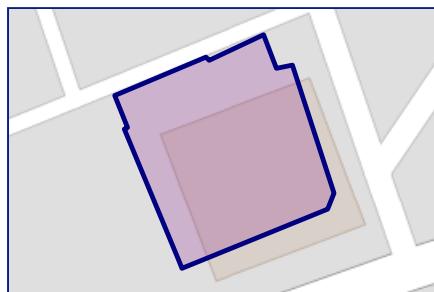
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Freehold Title Plan



SK114807

Leasehold Title Plan



SK415396

Start Date: 13/04/2022
End Date: 30/09/2146
Lease Term: 125 years from and including 1 October 2021 to and including 30 September 2146
Term Remaining: 120 years

Property EPC - Certificate

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Marquis House, 38 Carlton Road, NR33

Energy rating

D

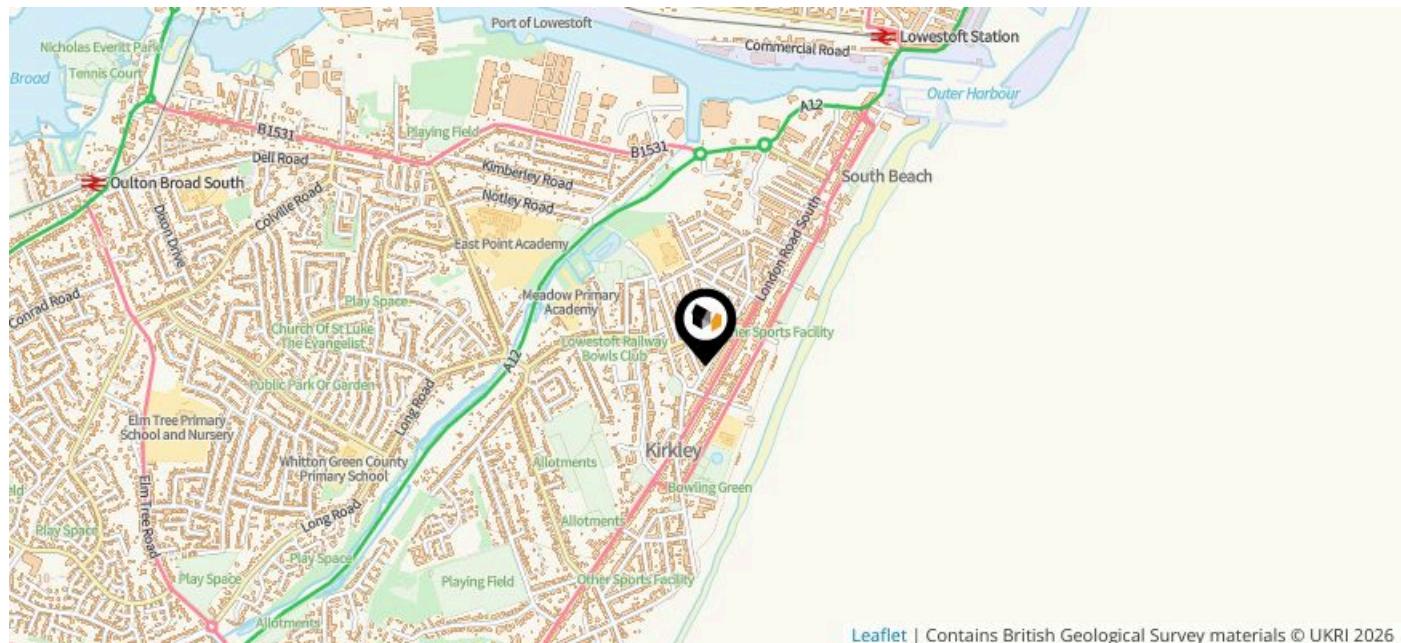
Valid until 02.03.2032

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

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	1
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.29 W/m-°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.27 W/m-°K
Total Floor Area:	72 m ²

This map displays nearby coal mine entrances and their classifications.



Leaflet | Contains British Geological Survey materials © UKRI 2026

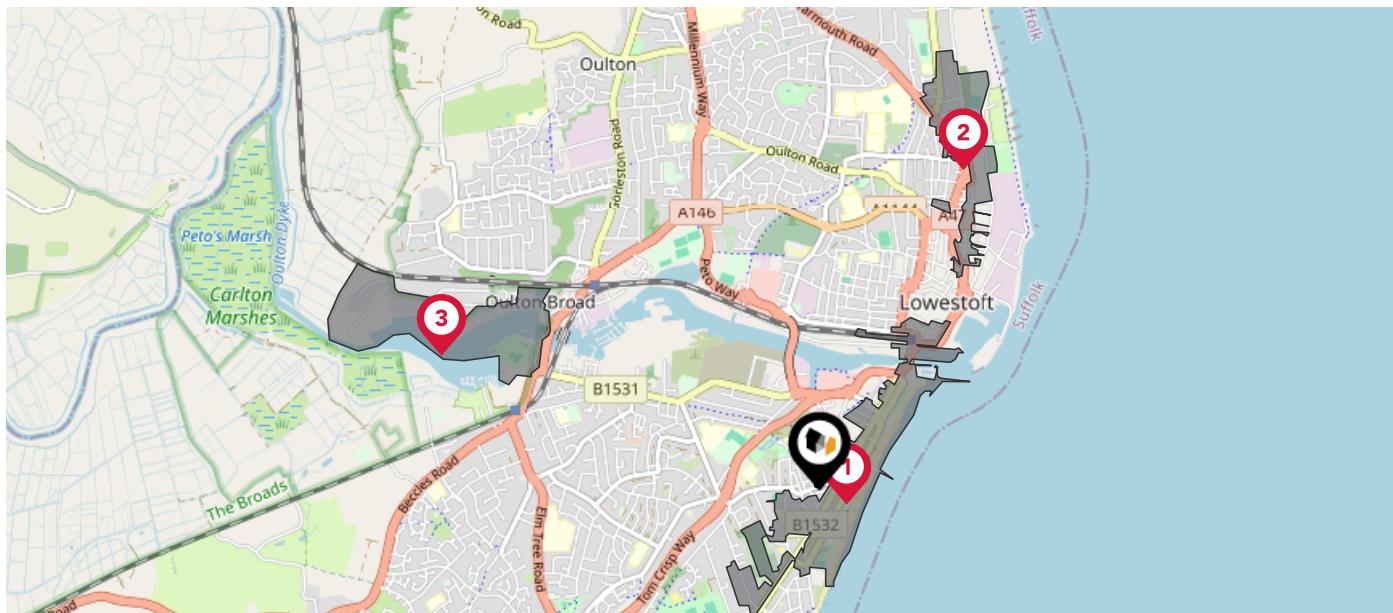
Mine Entry

- ✖ 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.



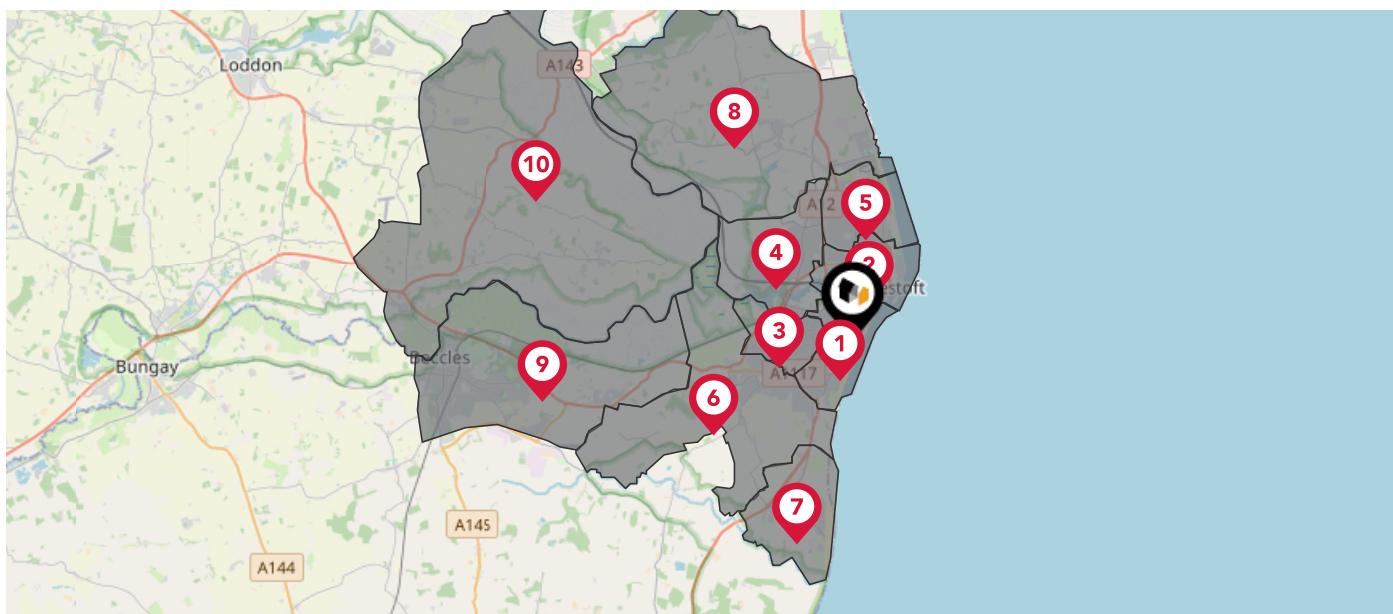
Nearby Conservation Areas

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

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

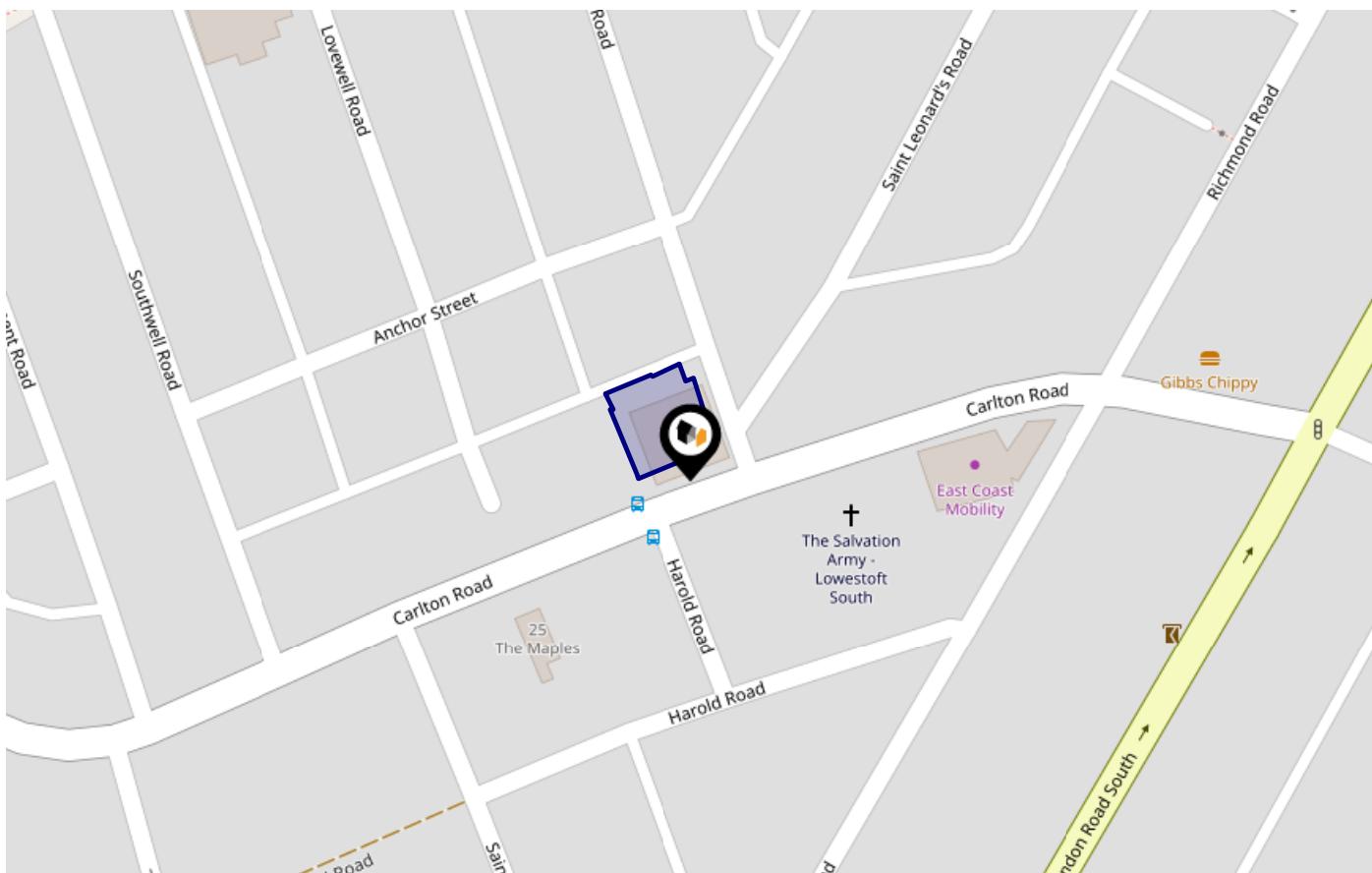
- 1 Kirkley & Pakefield Ward
- 2 Harbour & Normanston Ward
- 3 Carlton & Whitton Ward
- 4 Oulton Broad Ward
- 5 Gunton & St. Margarets Ward
- 6 Carlton Colville Ward
- 7 Kessingland Ward
- 8 Lothingland Ward
- 9 Beccles & Worlingham Ward
- 10 Thurlton Ward

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.

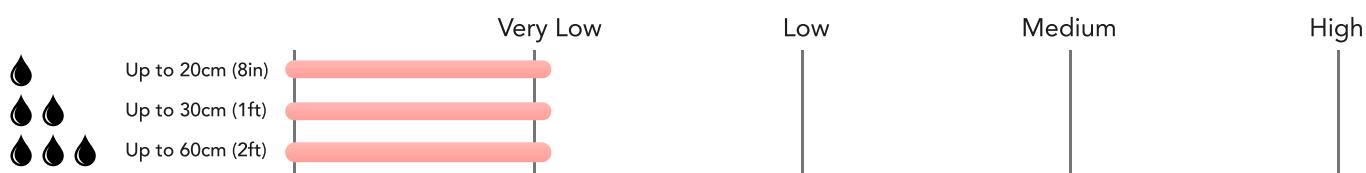


Risk Rating: Very low

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.

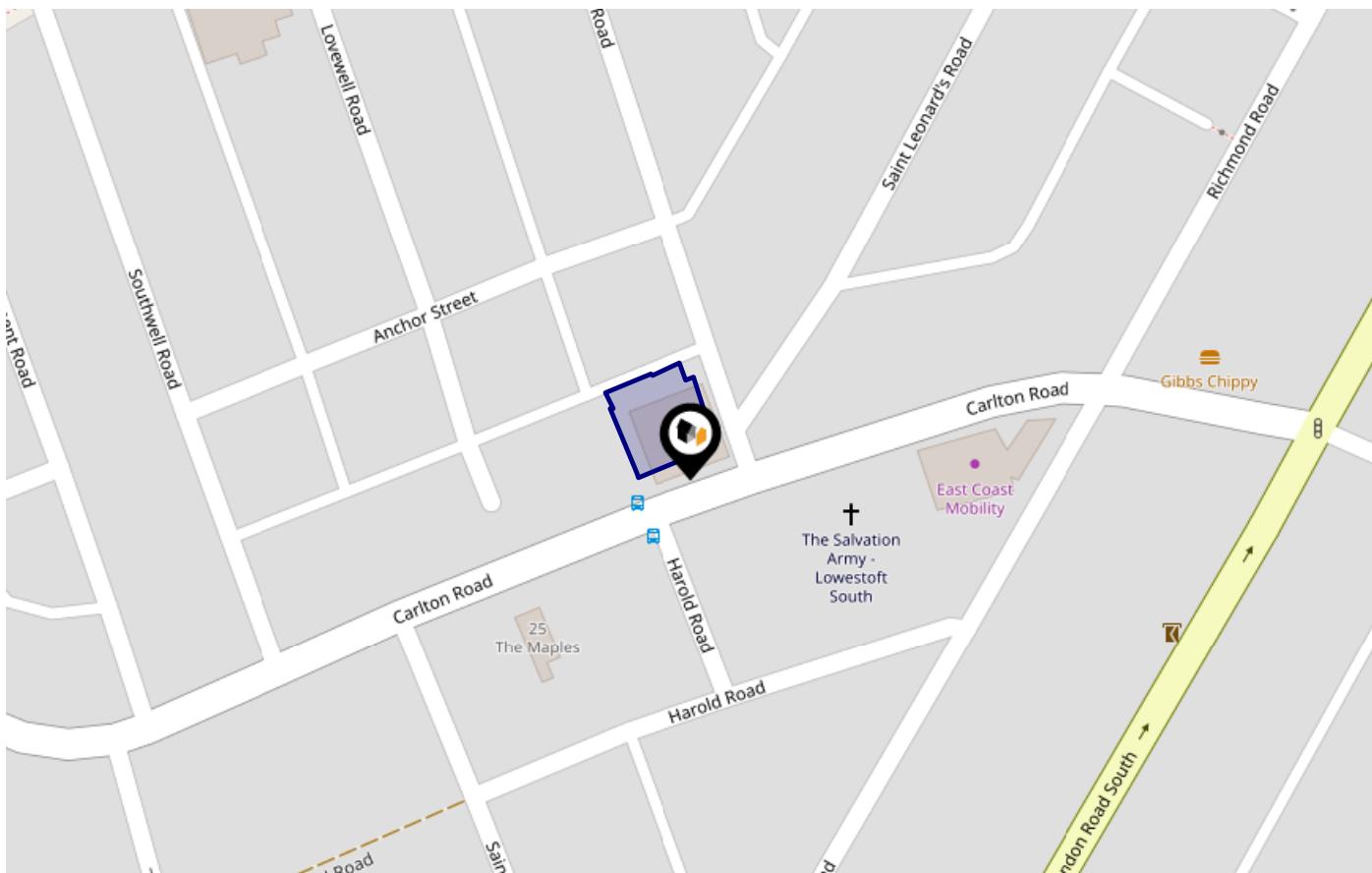
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

HOWARDS
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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.

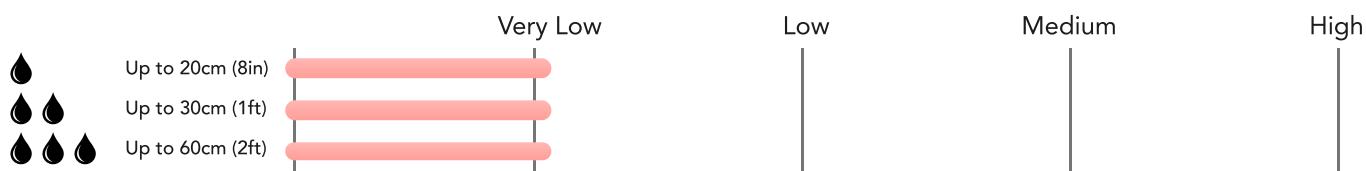


Risk Rating: **Very low**

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Chance of flooding to the following depths at this property:

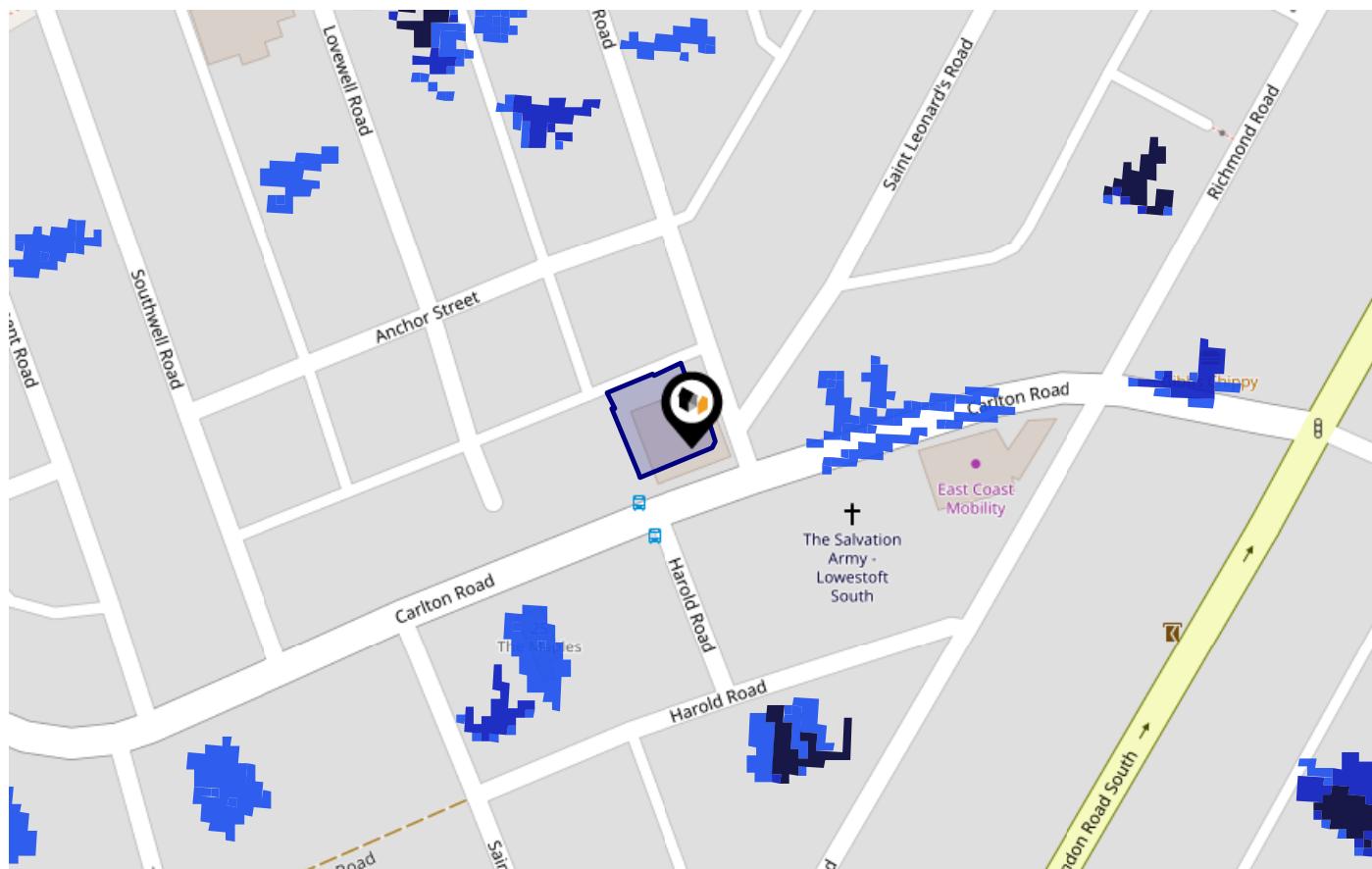


Flood Risk

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.

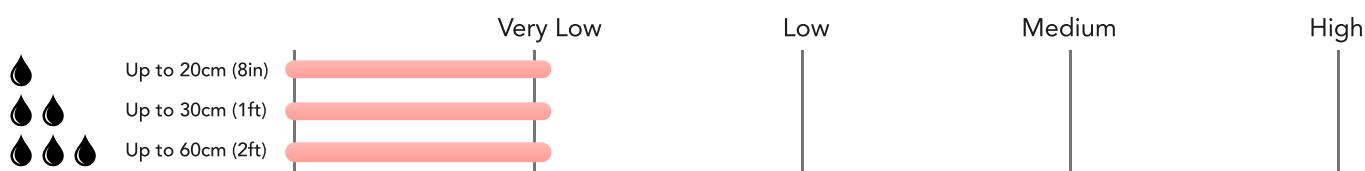


Risk Rating: Very low

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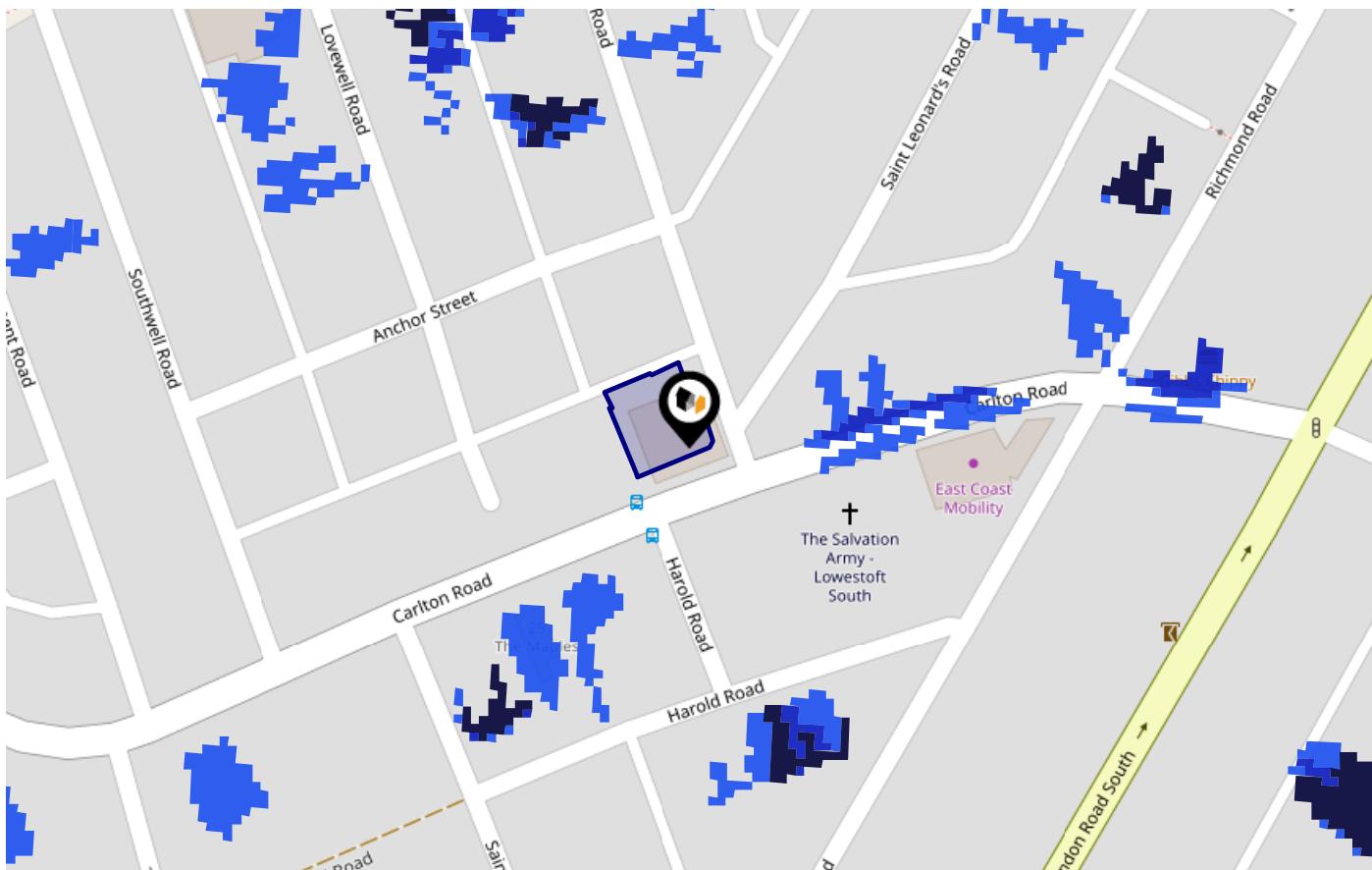
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

HOWARDS
Estate Agents since 1926

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.

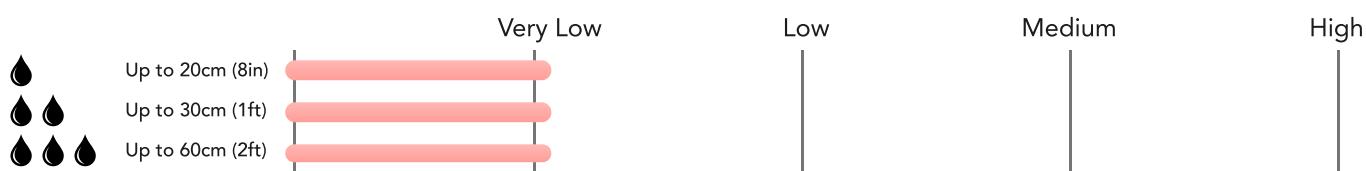


Risk Rating: Very low

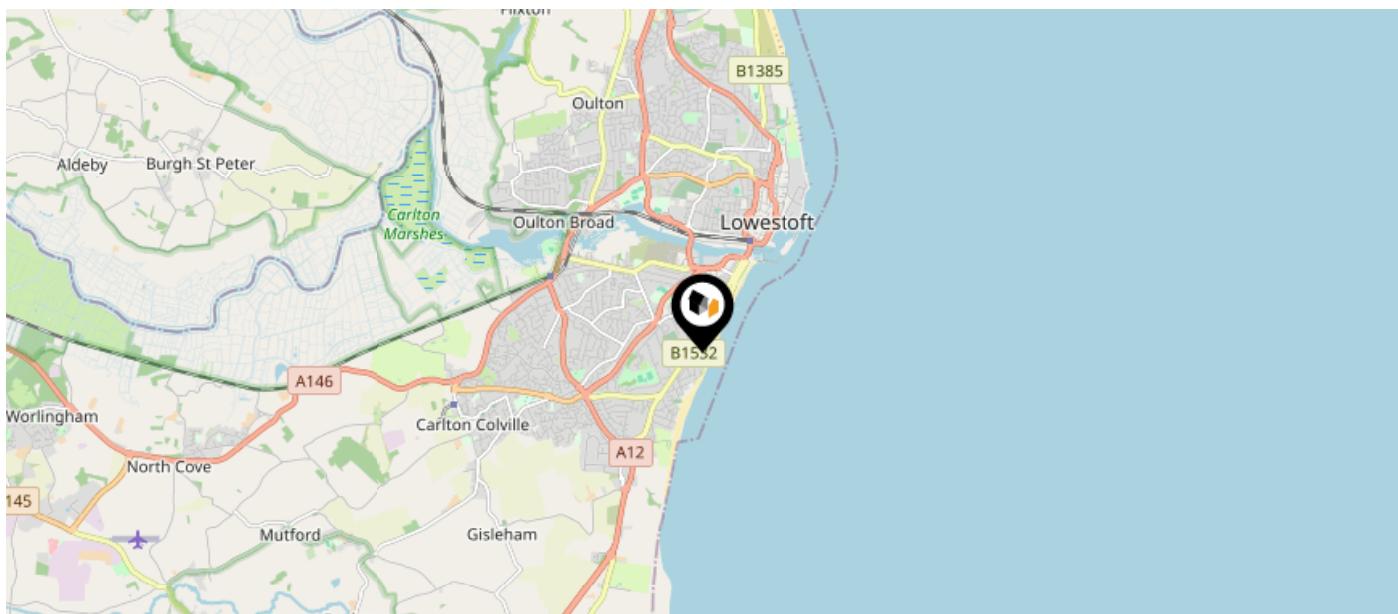
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



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



Nearby Green Belt Land

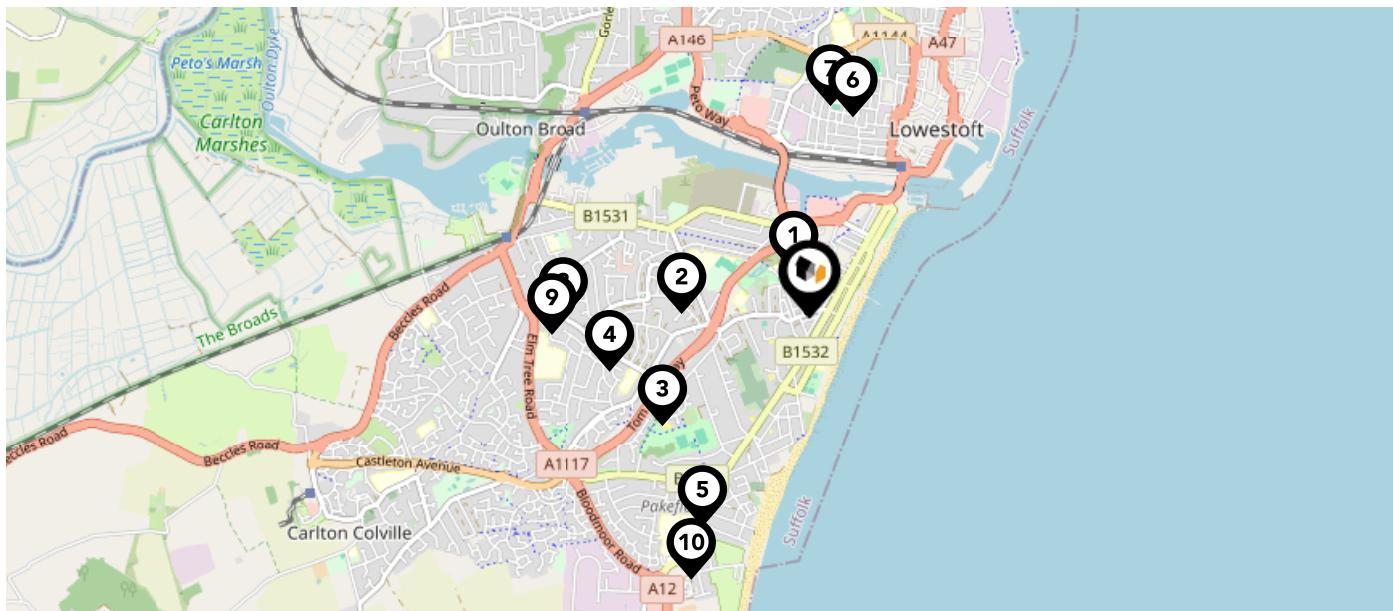
No data available.

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	South Inner Harbour-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
2	Kirkley Run/Britten Road-Lowestoft	Historic Landfill	<input type="checkbox"/>
3	Martin's Pit-Blackheath Road, Lowestoft	Historic Landfill	<input type="checkbox"/>
4	Oak Wood Road-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
5	Nelson Road-Pakefield, Suffolk	Historic Landfill	<input type="checkbox"/>
6	Roman Hill-Lowestoft	Historic Landfill	<input type="checkbox"/>
7	Love Road-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
8	Colville Road/Boon Drive-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
9	Whitton Close-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
10	East Nook-London Road, Pakefield	Historic Landfill	<input type="checkbox"/>

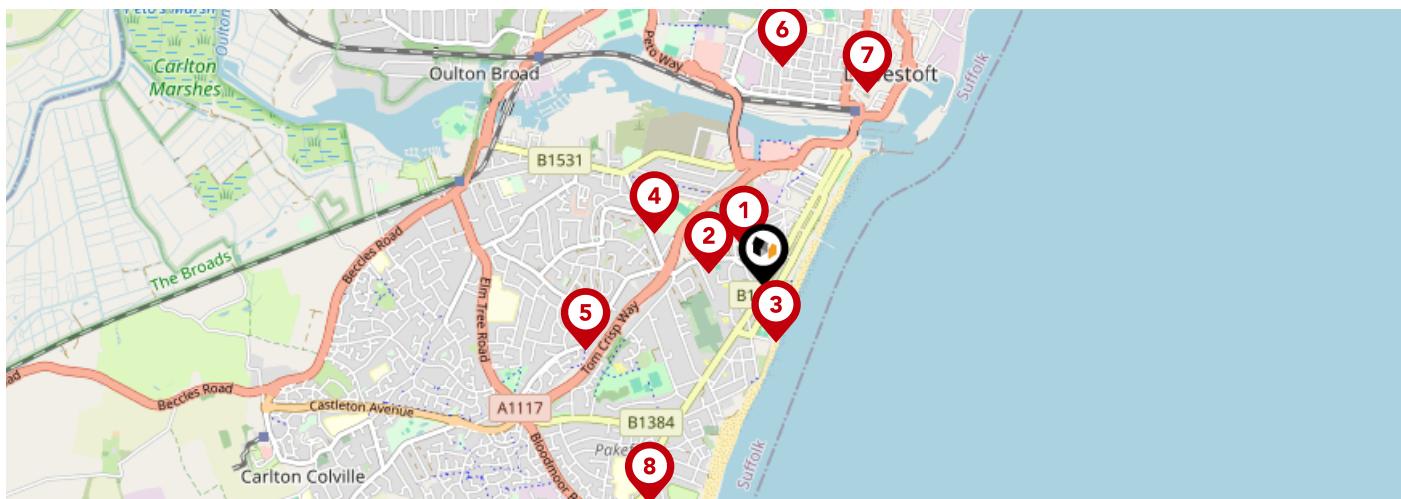
Maps Listed Buildings

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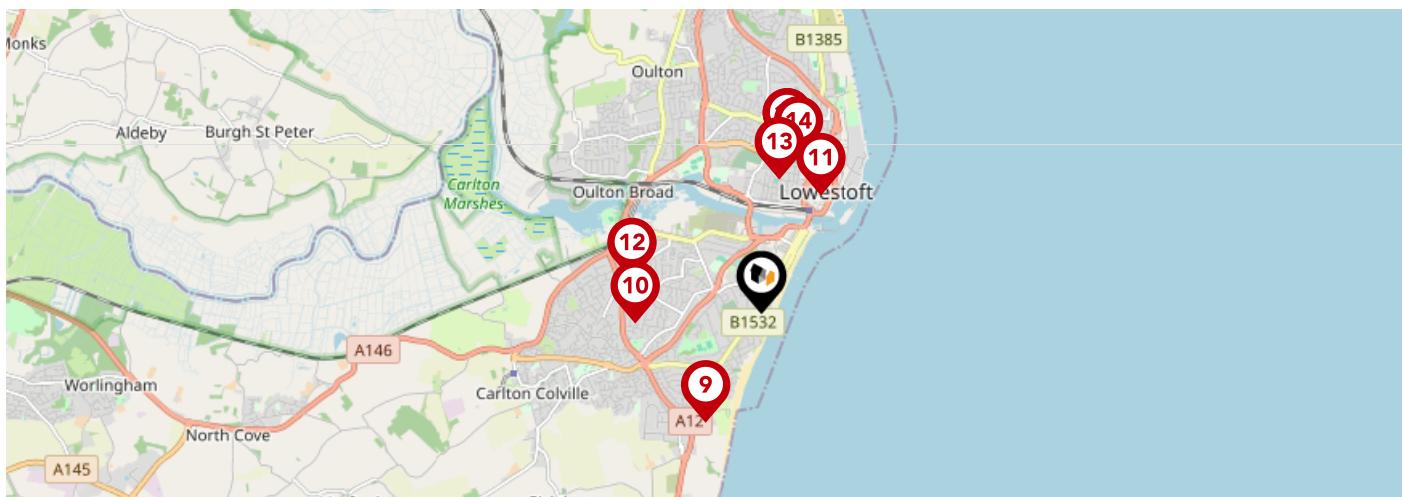
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1207046 - Church Of St Peter And St John	Grade II	0.1 miles
1207036 - Windsor House	Grade II	0.1 miles
1209664 - Kirkley Cliff Terrace	Grade II	0.1 miles
1279944 - South Lodge	Grade II	0.2 miles
1207035 - Ashurst	Grade II	0.2 miles
1209710 - 7, Kirkley Park Road	Grade II	0.3 miles
1463448 - Richard Henry Reeve Memorial	Grade II	0.3 miles
1207048 - Wellington Esplanade, Lowestoft	Grade II	0.3 miles
1292405 - 16-28 Victoria Terrace And Eastleigh, 9, 10, And 11 Waterloo Road	Grade II	0.3 miles
1209668 - 5, Kirkley Park Road	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 189 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westwood Primary School Ofsted Rating: Good Pupils: 206 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ness Point School Ofsted Rating: Good Pupils: 19 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pakefield Primary School Ofsted Rating: Good Pupils: 342 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private



Pakefield High School

Ofsted Rating: Good | Pupils: 687 | Distance: 1.11



Elm Tree Primary School

Ofsted Rating: Good | Pupils: 269 | Distance: 1.15



Learning Support, Northern Area Education Office

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 1.19



Dell Primary School

Ofsted Rating: Good | Pupils: 338 | Distance: 1.22



East Coast College

Ofsted Rating: Good | Pupils: 0 | Distance: 1.22



St Margaret's Primary Academy

Ofsted Rating: Good | Pupils: 422 | Distance: 1.44



Poplars Community Primary School

Ofsted Rating: Requires improvement | Pupils: 312 | Distance: 1.5



Northfield St Nicholas Primary Academy

Ofsted Rating: Good | Pupils: 365 | Distance: 1.5



Local Area Masts & Pylons

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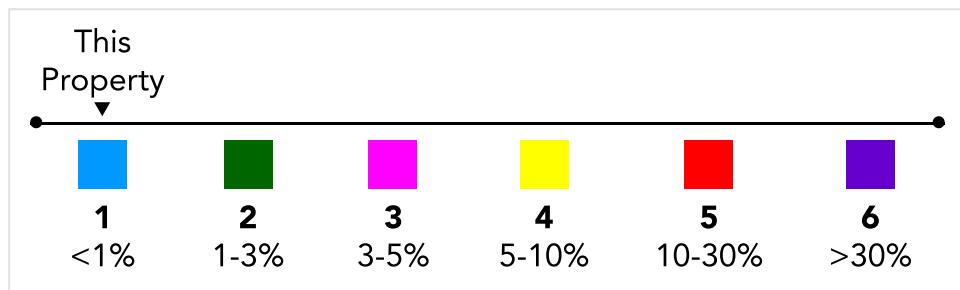
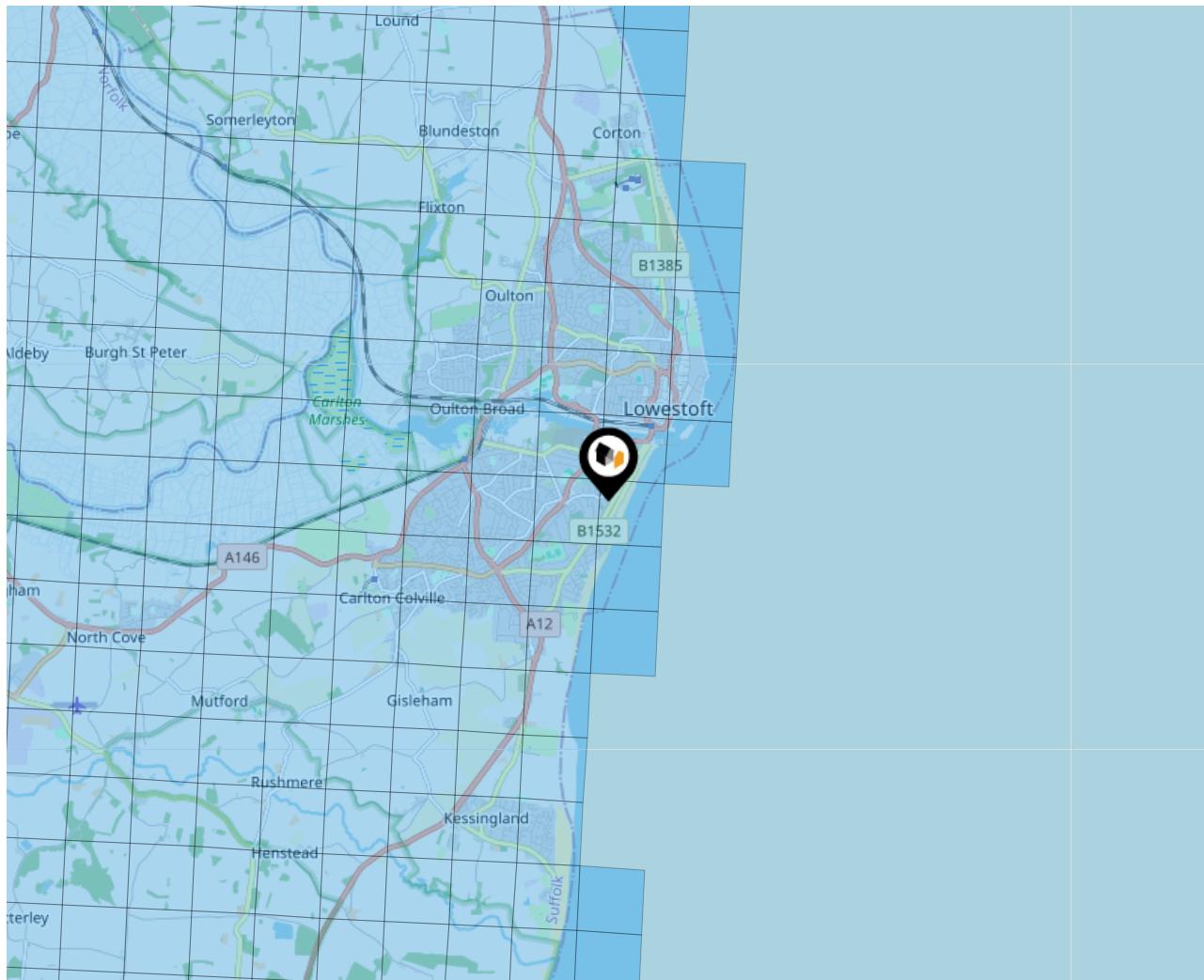


Key:

- 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: NONE

Parent Material Grain: ARENACEOUS

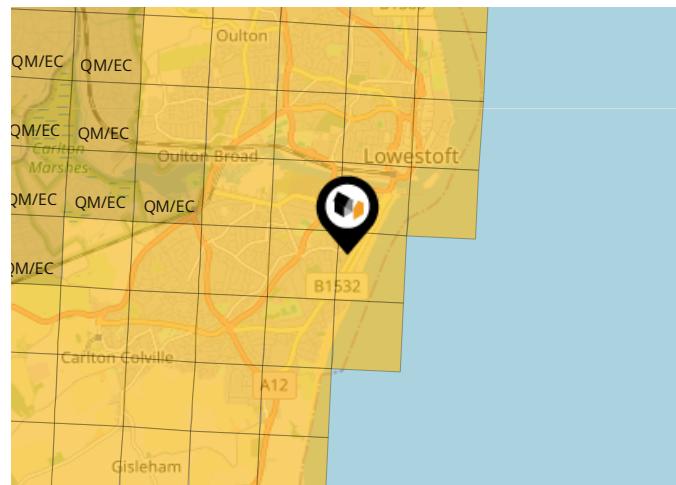
Soil Texture:

SAND

Soil Group: LIGHT(SANDY)

Soil Depth:

DEEP

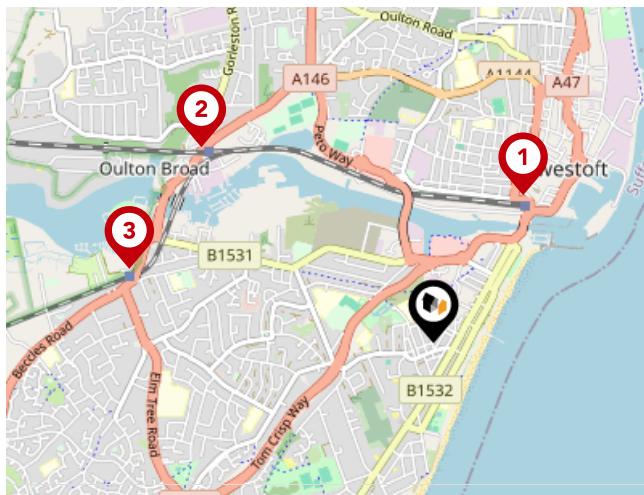


Primary Classifications (Most Common Clay Types)

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	Entrance	0.78 miles
2	Entrance1	1.37 miles
3	Entrance1	1.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	71.38 miles
2	M11 J11	72.34 miles

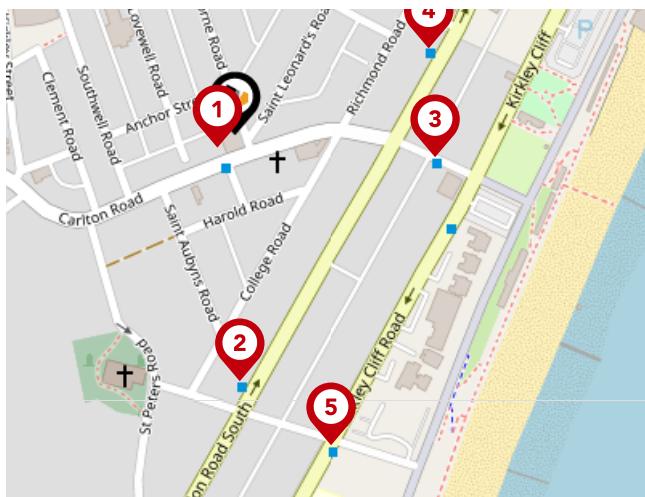


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	24.04 miles
2	Southend-on-Sea	76.09 miles
3	Cambridge	68.53 miles
4	Stansted Airport	74.27 miles

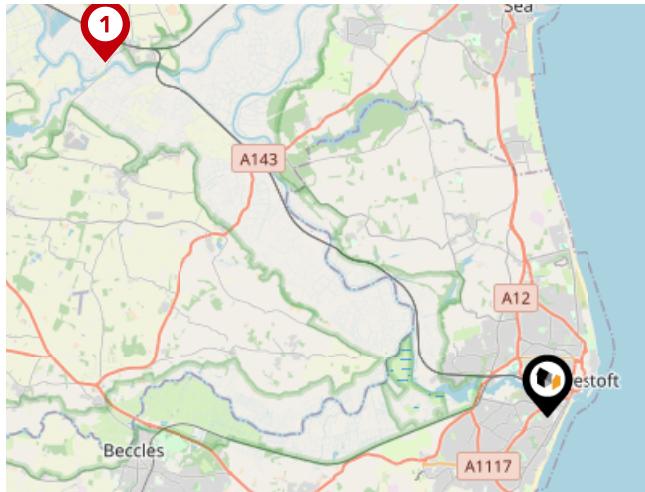
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Marquis of Lorne	0.01 miles
2	Rectory Road	0.14 miles
3	London Road South	0.11 miles
4	Lorne Park Road	0.12 miles
5	Rectory Road	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	10.23 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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