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## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 07<sup>th</sup> 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



## Property

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

## Local Area

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

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

<b>12</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s

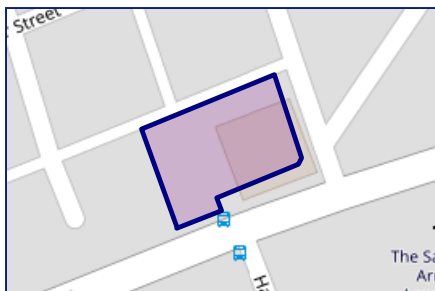
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

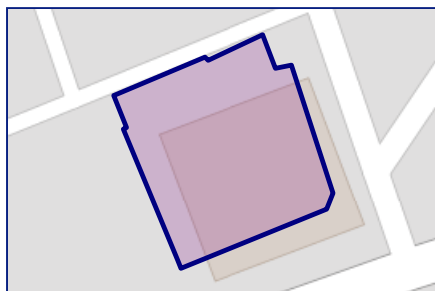


## Freehold Title Plan



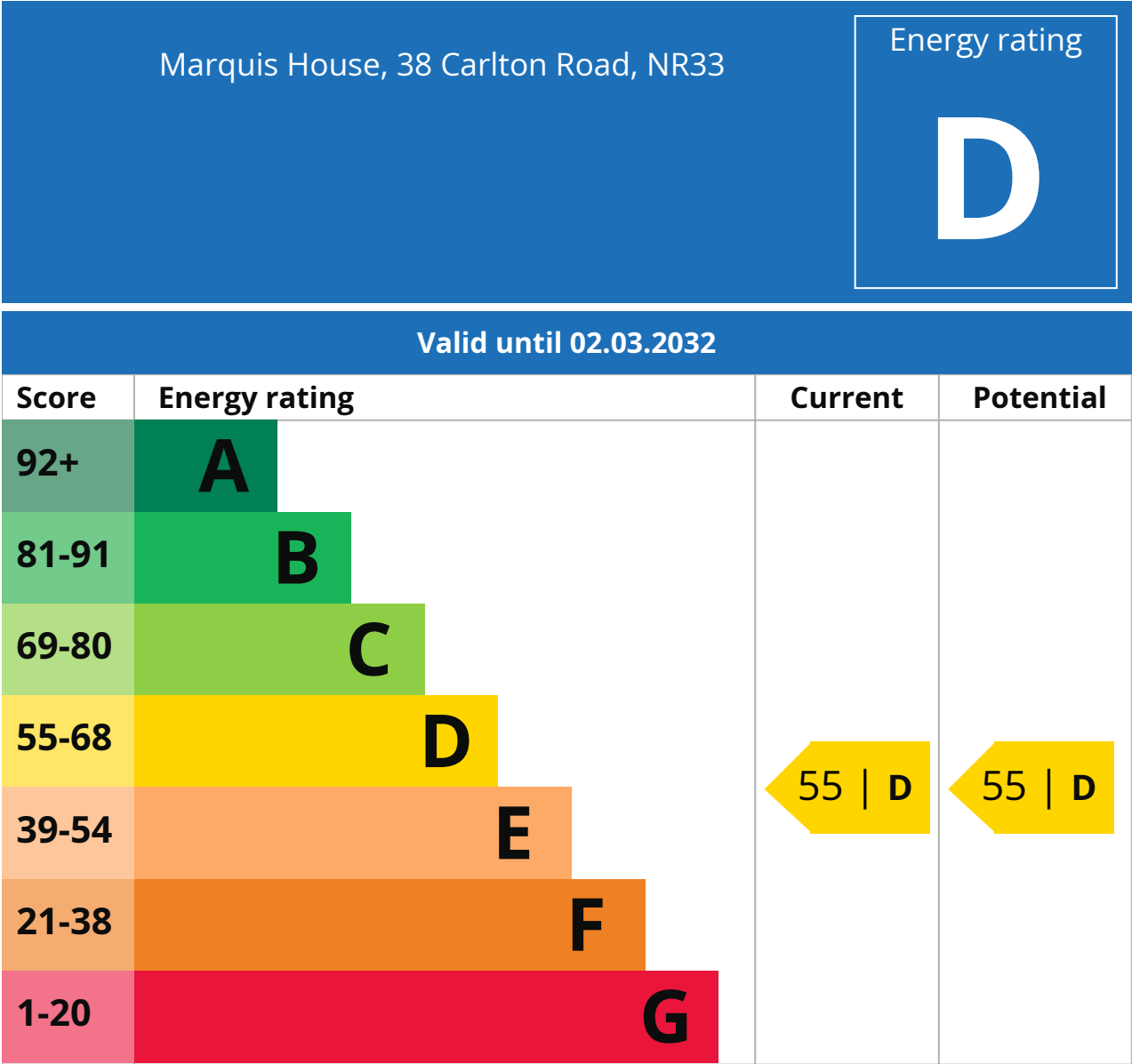
**SK114807**

## 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

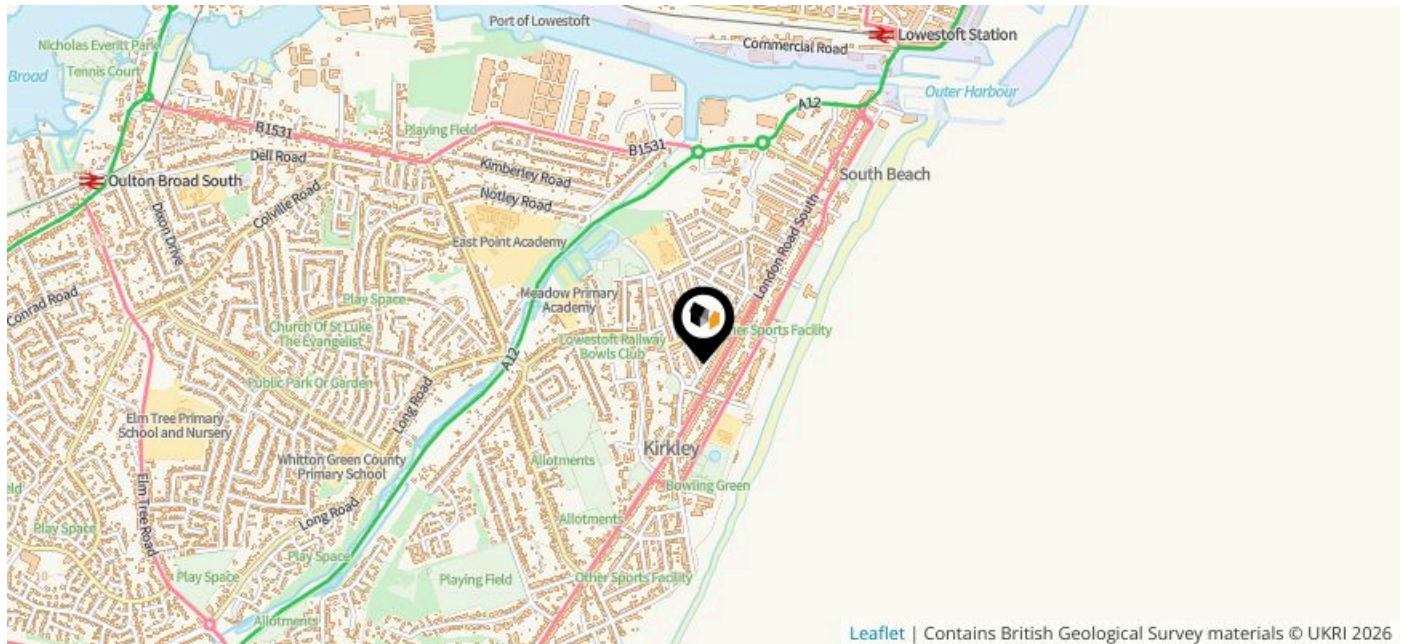


## Additional EPC Data

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



This map displays nearby coal mine entrances and their classifications.



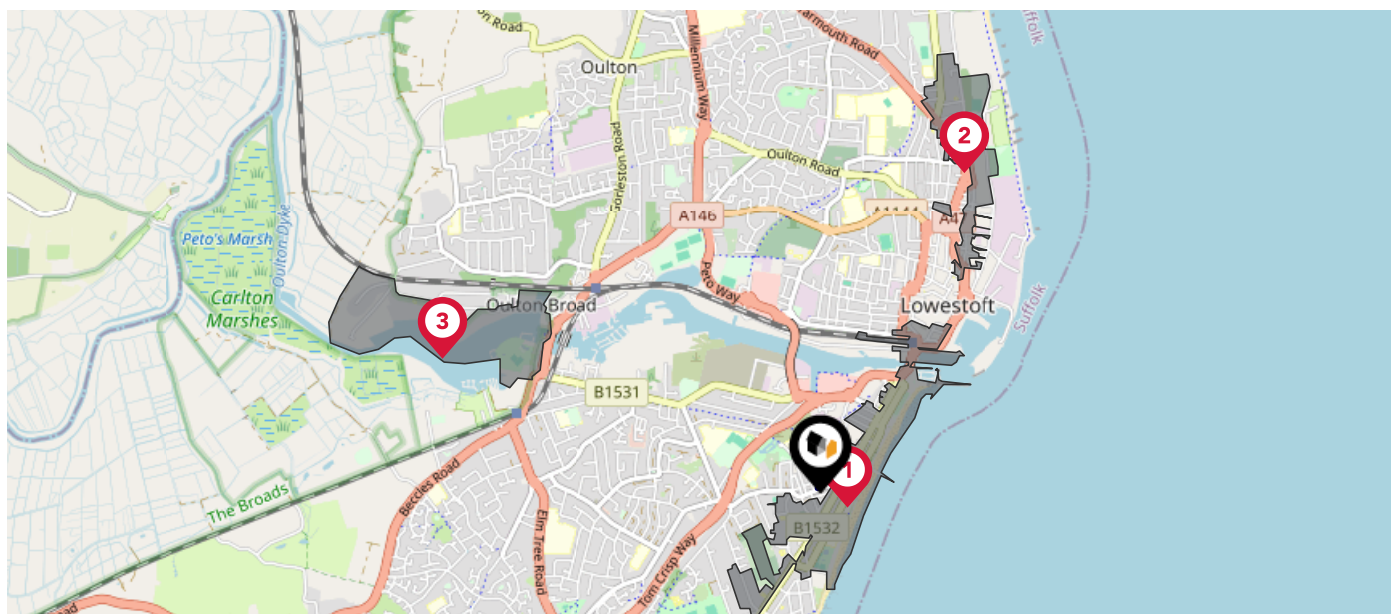
## Mine Entry

- ✕ 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



South Lowestoft and Kirkley

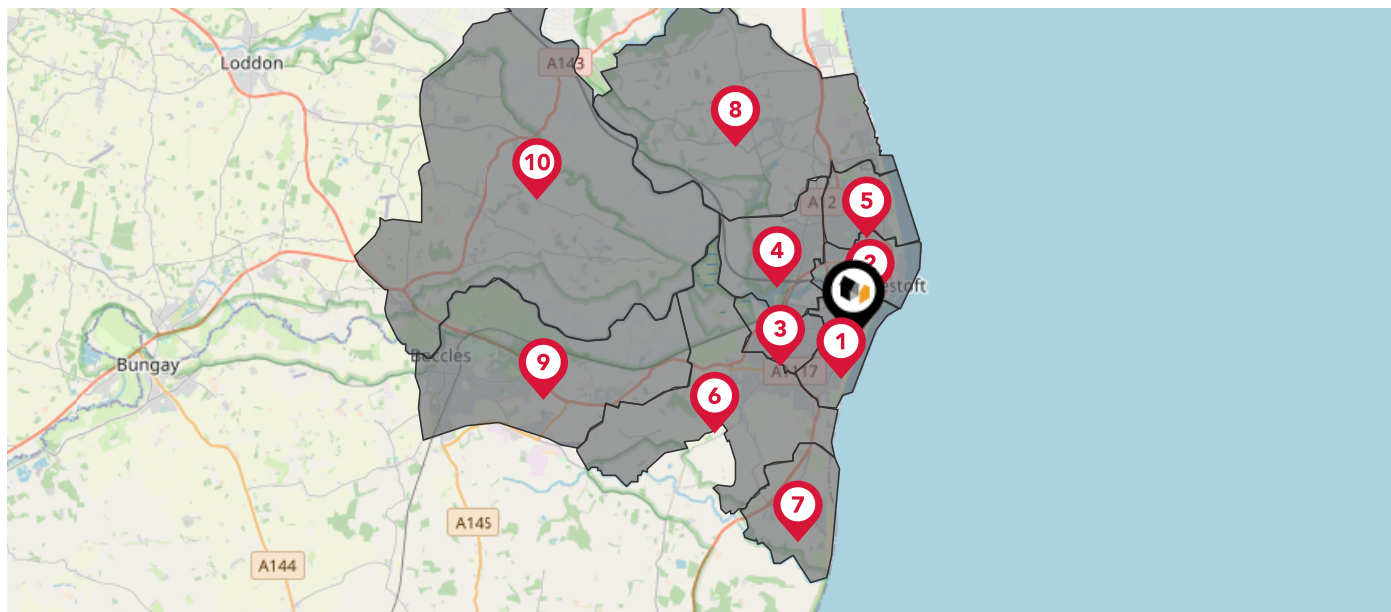


North Lowestoft



Oulton Broad

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



Kirkley & Pakefield Ward



Harbour & Normanston Ward



Carlton & Whitton Ward



Oulton Broad Ward



Gunton & St. Margarets Ward



Carlton Colville Ward



Kessingland Ward



Lothingland Ward



Beccles & Worlingham Ward



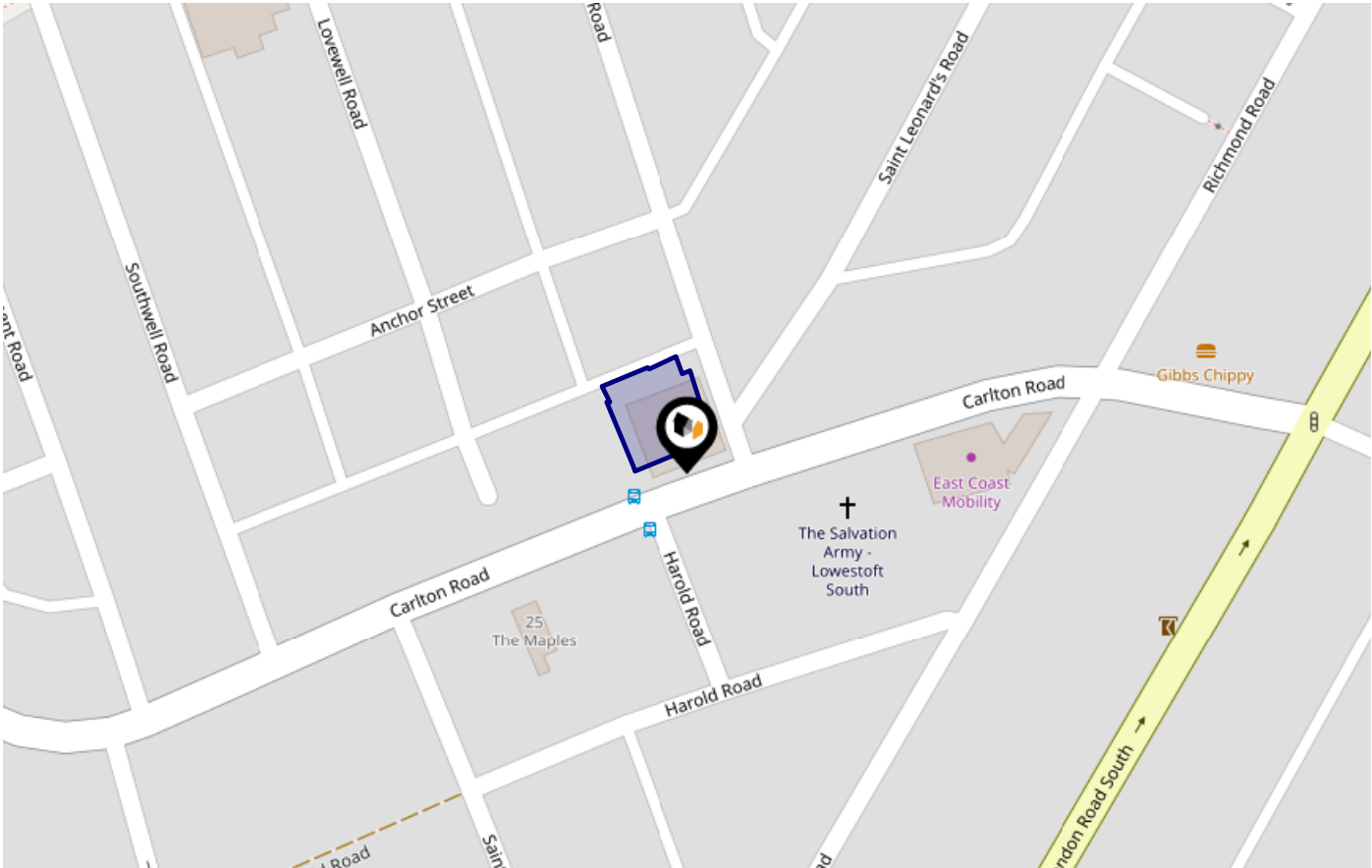
Thurlton Ward



# 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.

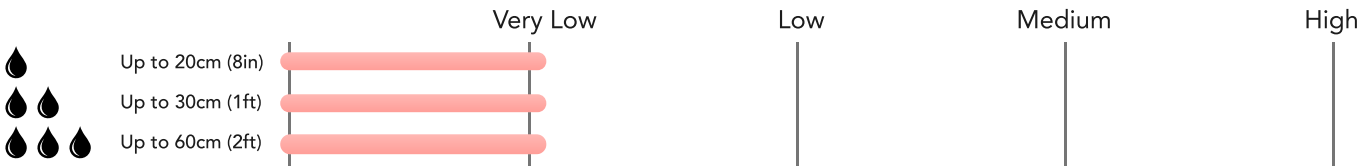


**Risk Rating: Very low**

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.

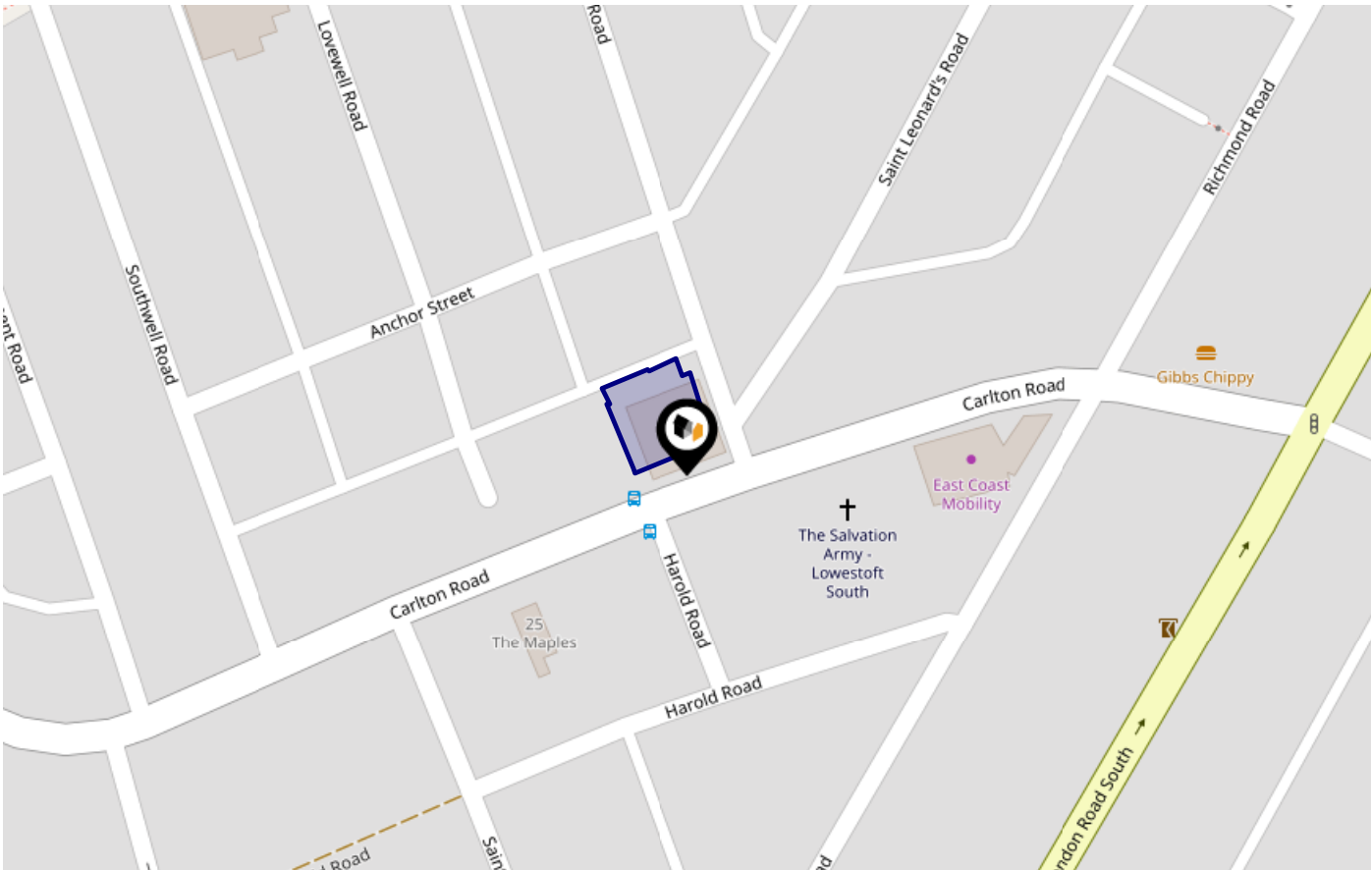
Chance of flooding to the following depths at this property:



# 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.

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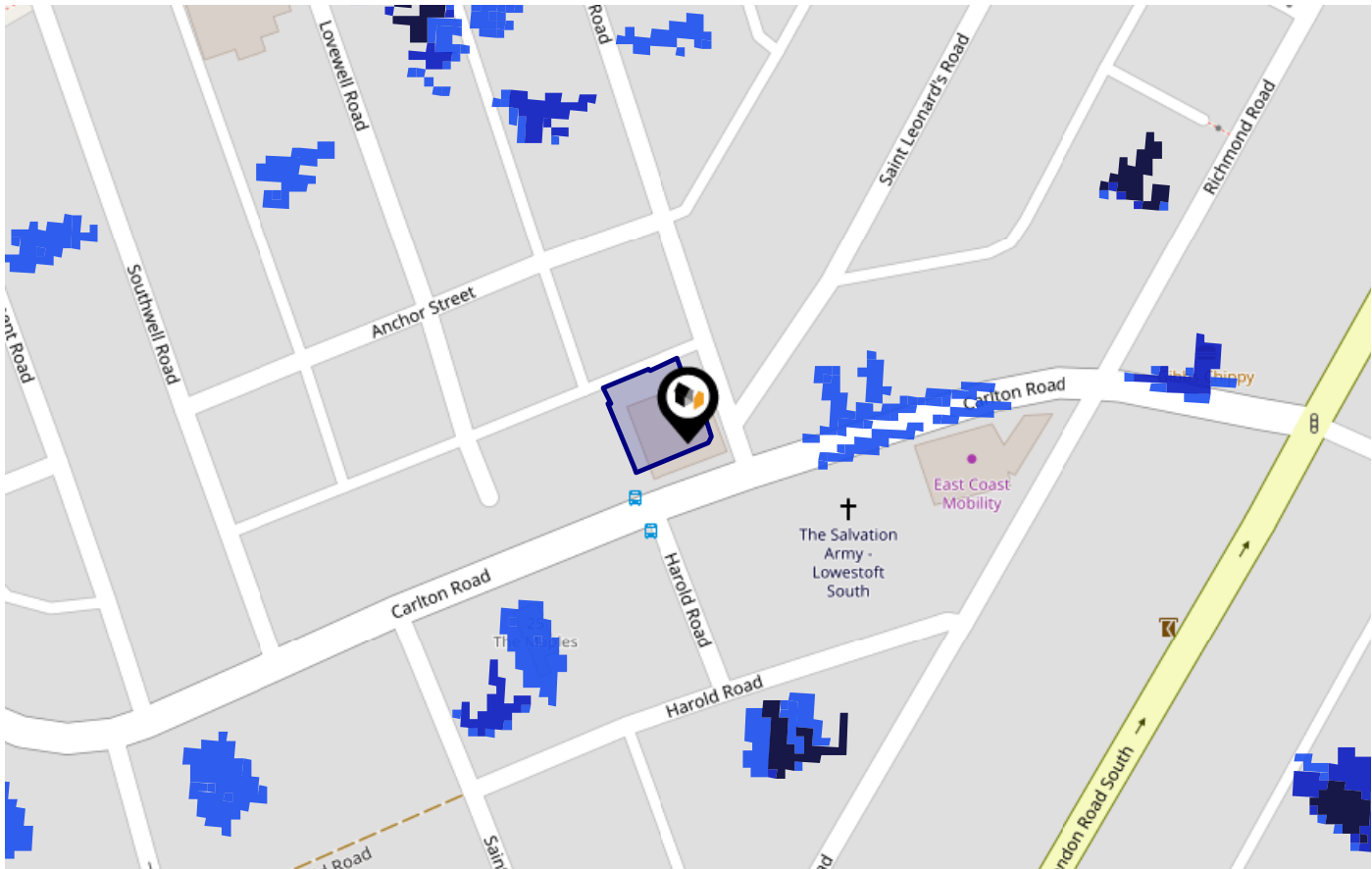
Chance of flooding to the following depths at this property:



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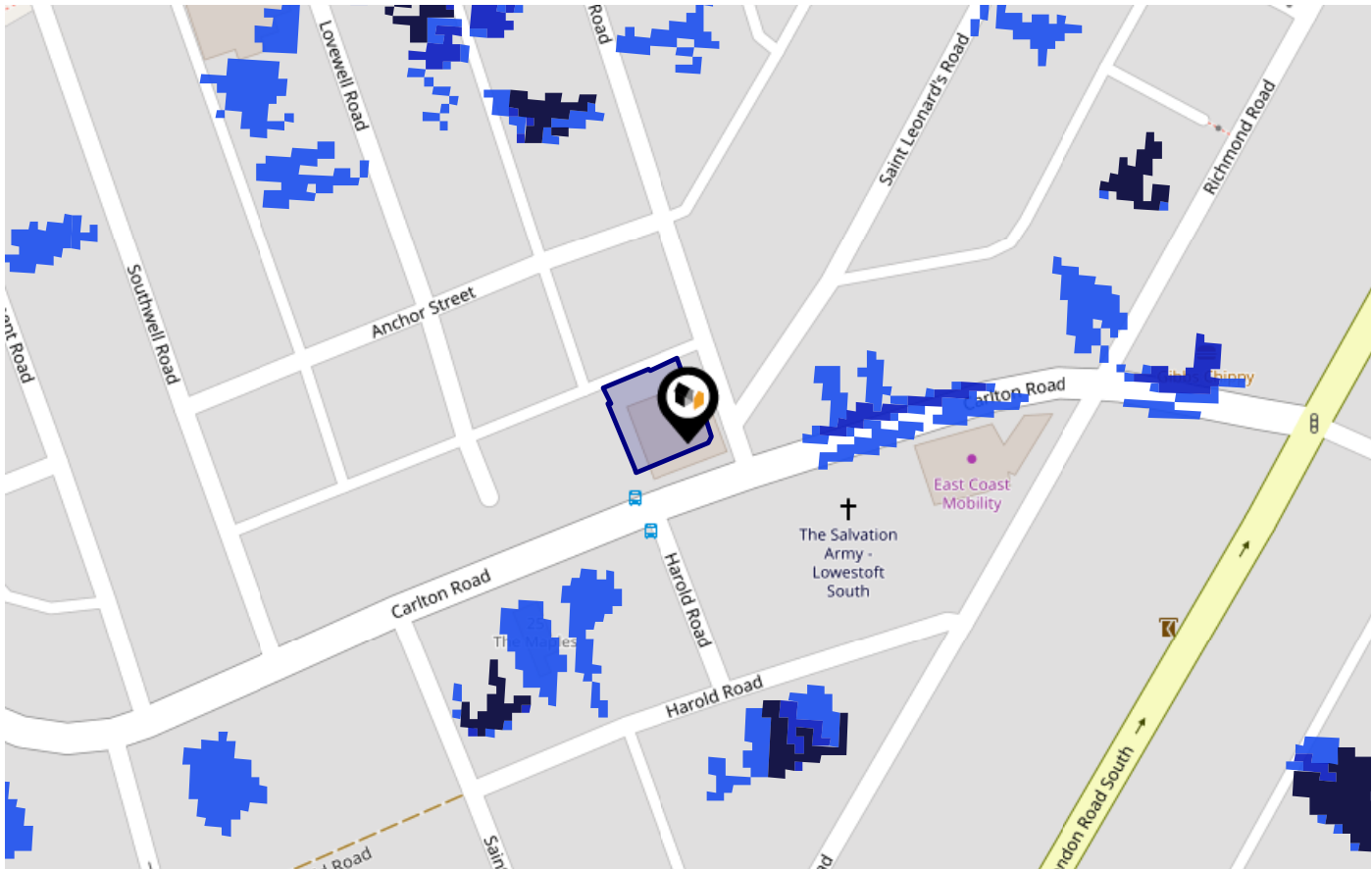
Chance of flooding to the following depths at this property:



# 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

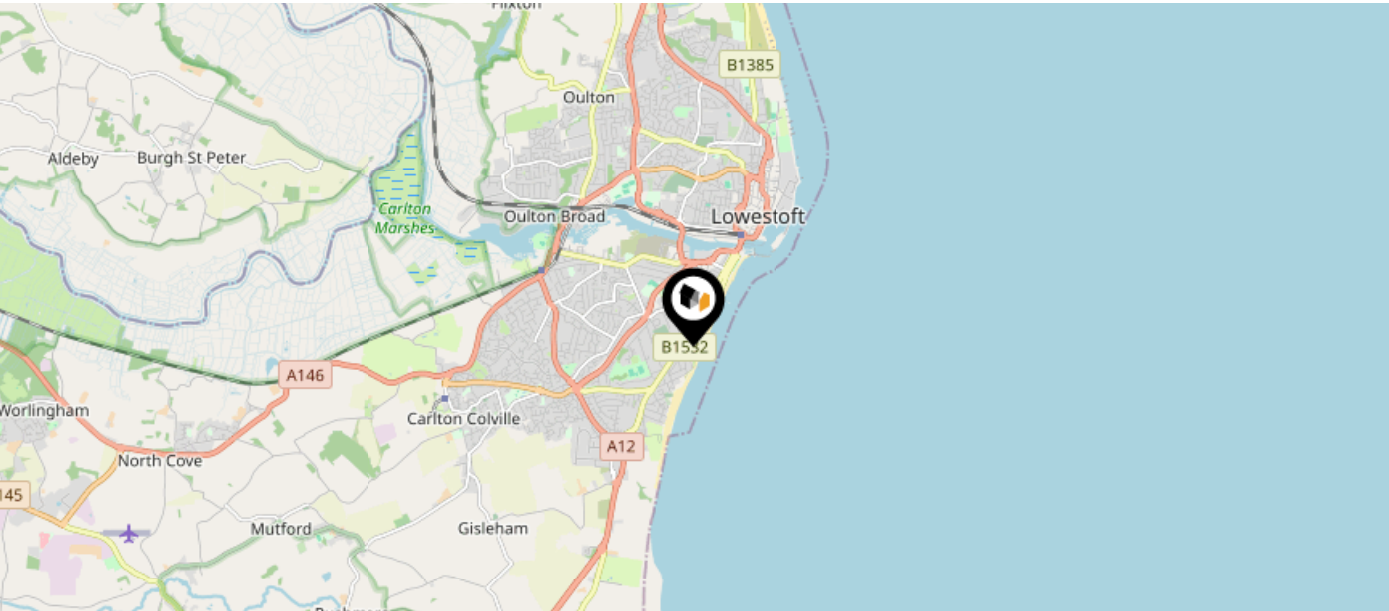
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

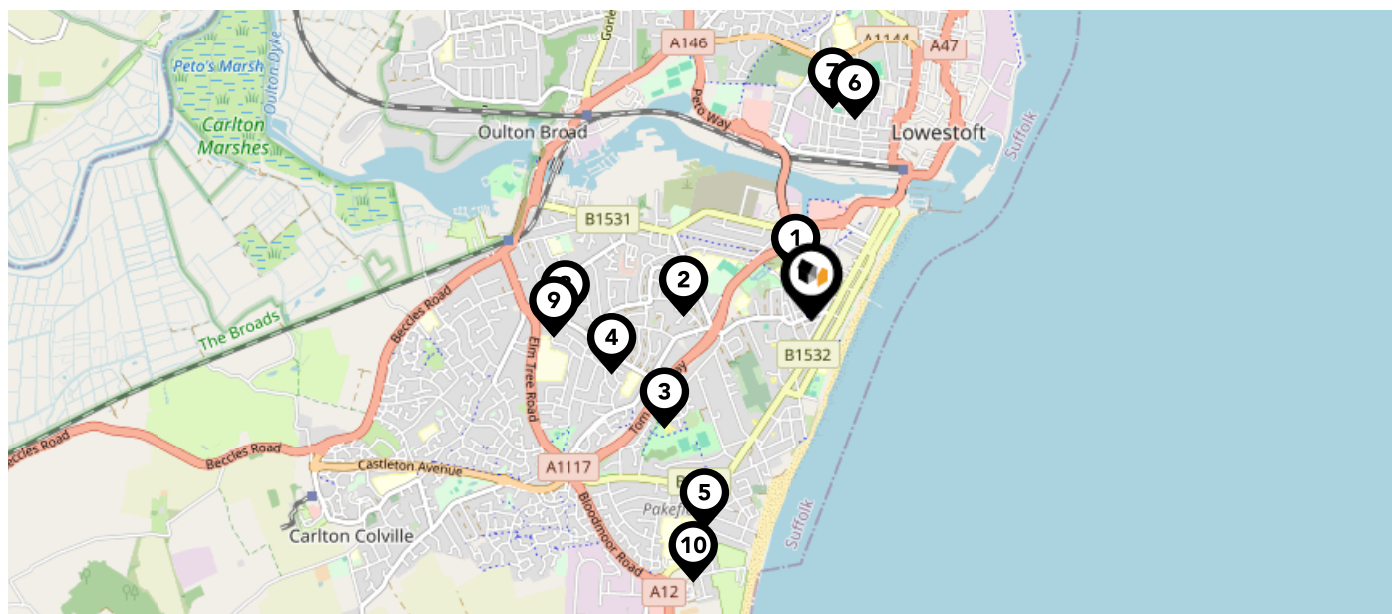


Nearby Green Belt Land

No data available.



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.



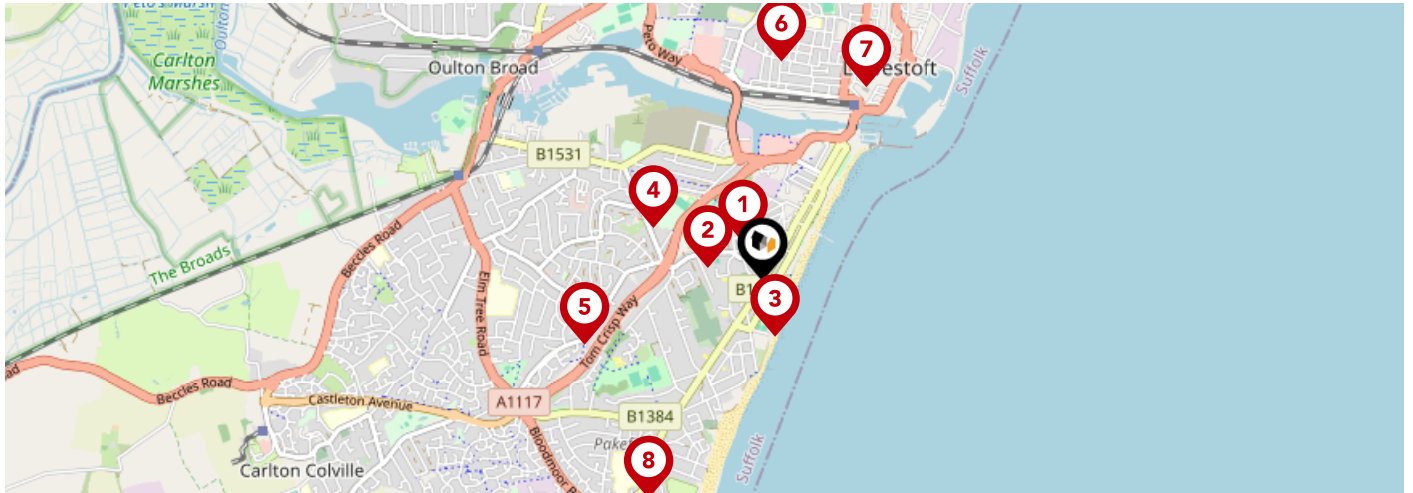
### Nearby Landfill Sites

<b>1</b>	South Inner Harbour-Lowestoft, Suffolk	Historic Landfill
<b>2</b>	Kirkley Run/Britten Road-Lowestoft	Historic Landfill
<b>3</b>	Martin's Pit-Blackheath Road, Lowestoft	Historic Landfill
<b>4</b>	Oak Wood Road-Lowestoft, Suffolk	Historic Landfill
<b>5</b>	Nelson Road-Pakefield, Suffolk	Historic Landfill
<b>6</b>	Roman Hill-Lowestoft	Historic Landfill
<b>7</b>	Love Road-Lowestoft, Suffolk	Historic Landfill
<b>8</b>	Colville Road/Boon Drive-Lowestoft, Suffolk	Historic Landfill
<b>9</b>	Whitton Close-Lowestoft, Suffolk	Historic Landfill
<b>10</b>	East Nook-London Road, Pakefield	Historic Landfill

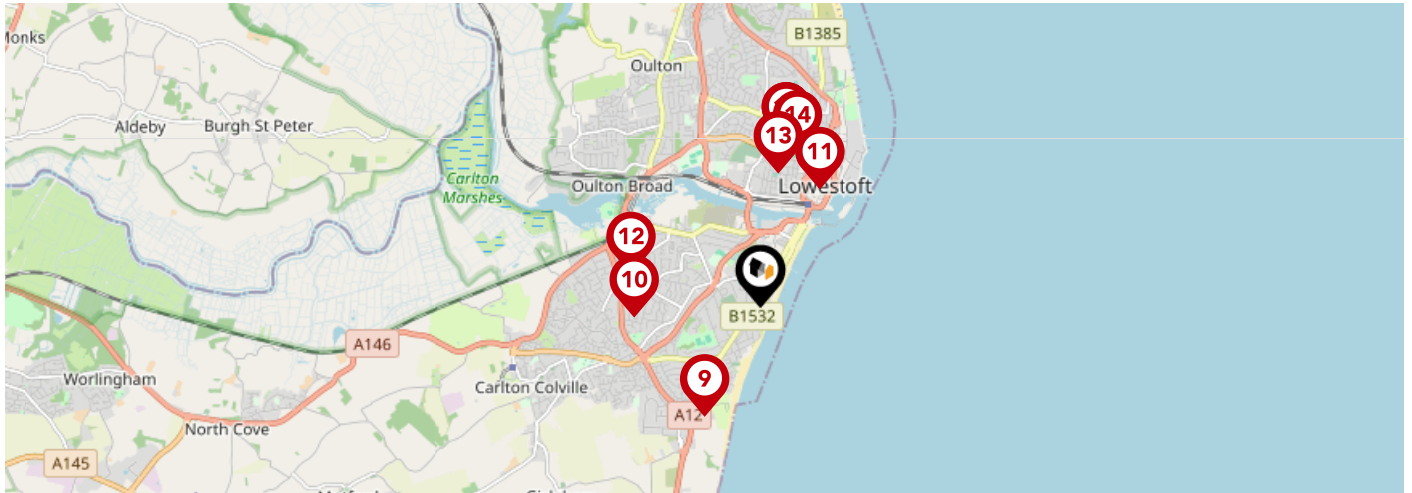
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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
<b>1</b>	<b>Red Oak Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Phoenix St Peter Academy</b> 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"/>
<b>3</b>	<b>St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>East Point Academy</b> Ofsted Rating: Good   Pupils: 865   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Roman Hill Primary School</b> 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"/>
<b>7</b>	<b>Ness Point School</b> Ofsted Rating: Good   Pupils: 19   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Pakefield Primary School</b> 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
<b>9</b>	<b>Pakefield High School</b> Ofsted Rating: Good   Pupils: 687   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Elm Tree Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Learning Support, Northern Area Education Office</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Dell Primary School</b> Ofsted Rating: Good   Pupils: 338   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>East Coast College</b> Ofsted Rating: Good   Pupils:0   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Margaret's Primary Academy</b> Ofsted Rating: Good   Pupils: 422   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Poplars Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 312   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Northfield St Nicholas Primary Academy</b> Ofsted Rating: Good   Pupils: 365   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

**HOWARDS**  
Estate Agents since 1926



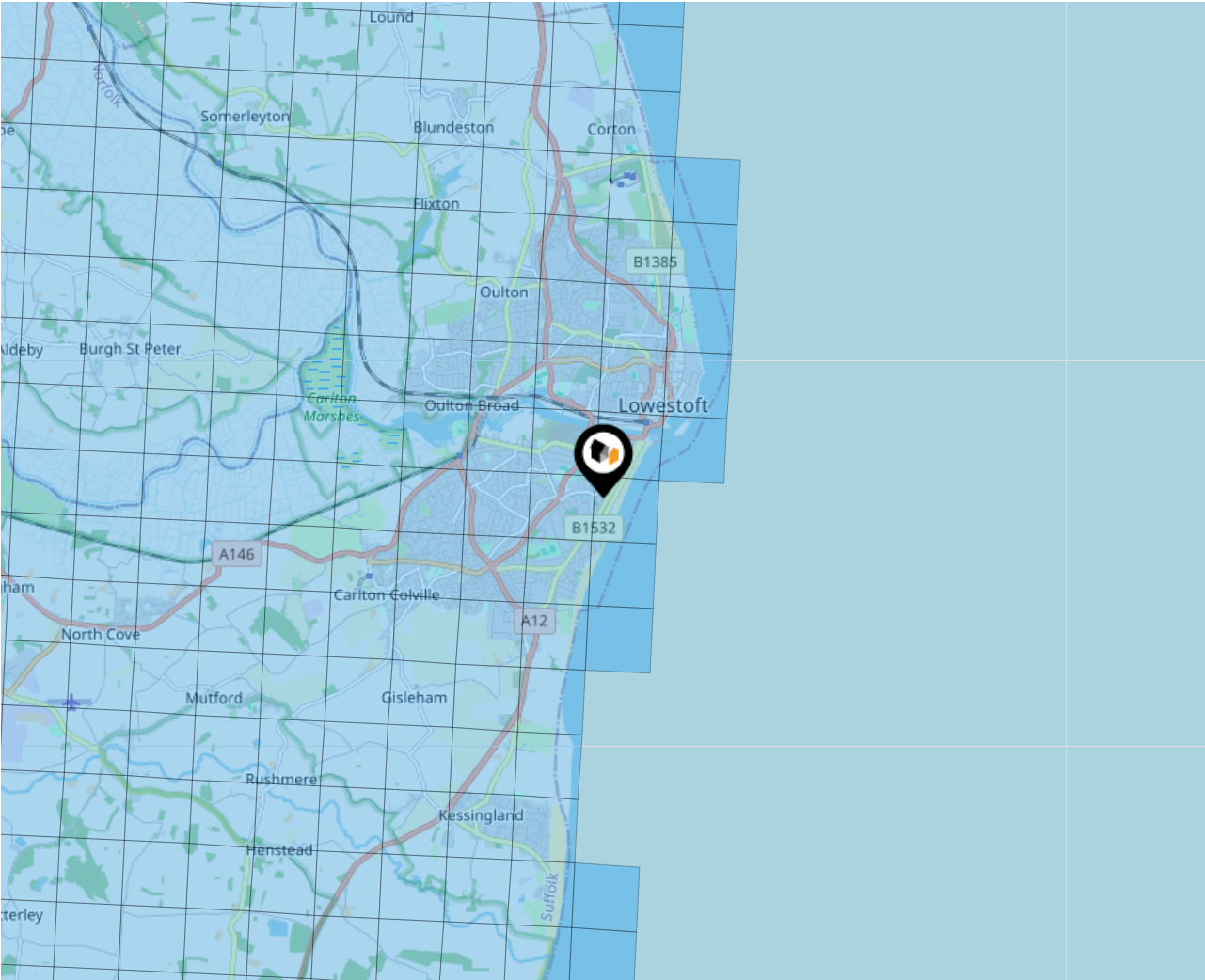
### Key:

-  Power Pylons
-  Communication Masts



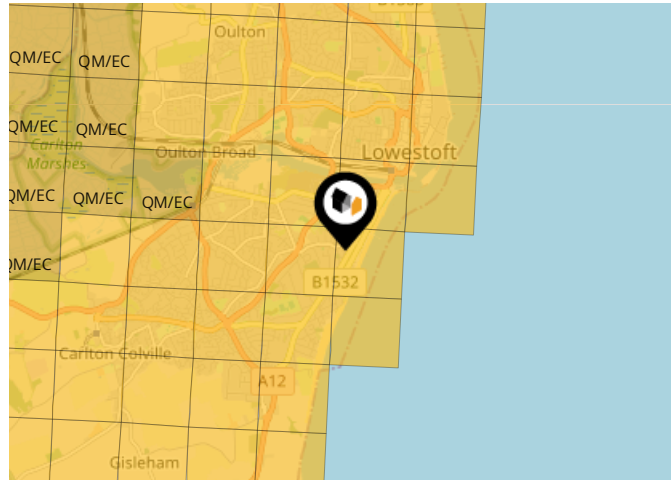
### What is Radon?

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)

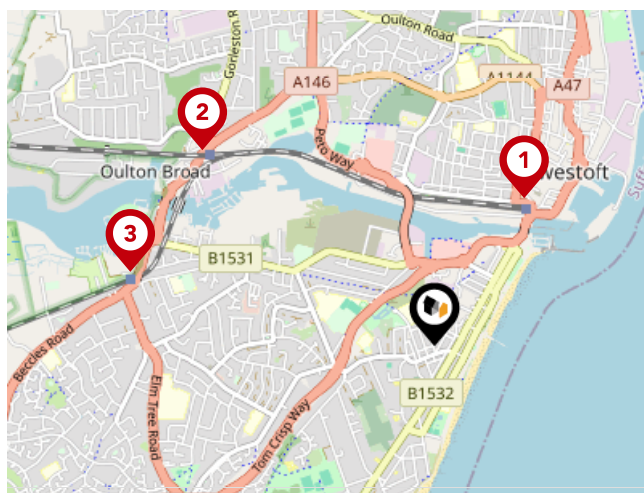
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY)		






## Primary Classifications (Most Common Clay Types)

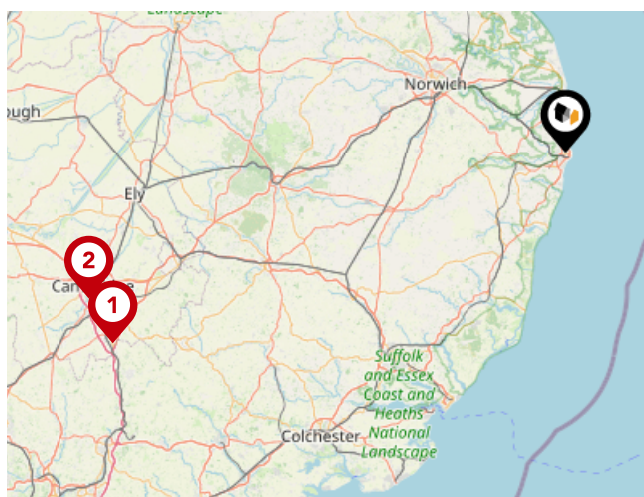
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)





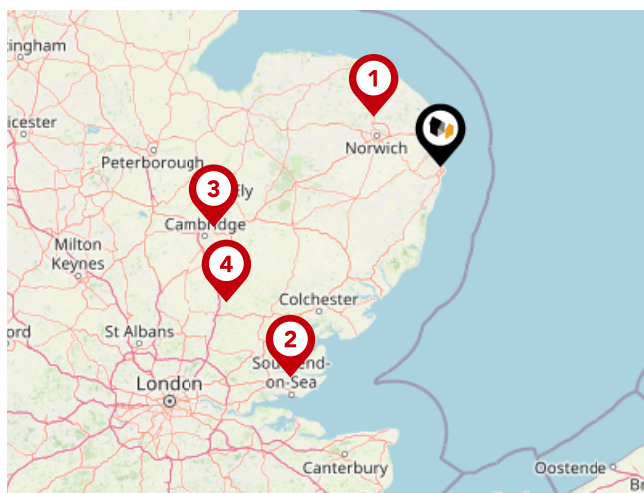
## National Rail Stations

Pin	Name	Distance
	Entrance	0.78 miles
	Entrance1	1.37 miles
	Entrance1	1.41 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	71.38 miles
	M11 J11	72.34 miles

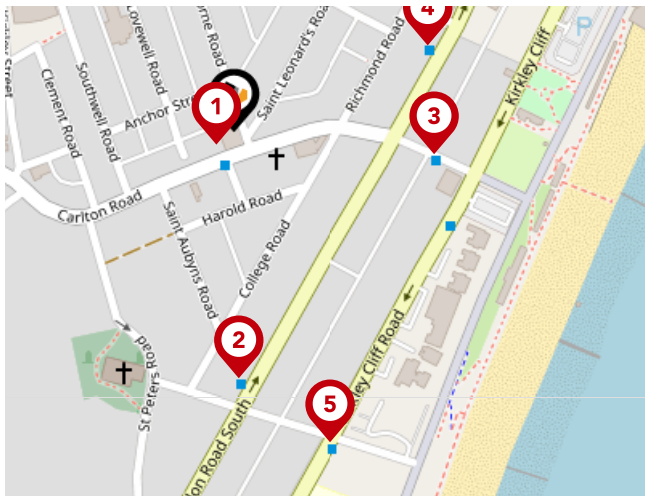


## Airports/Helipads

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

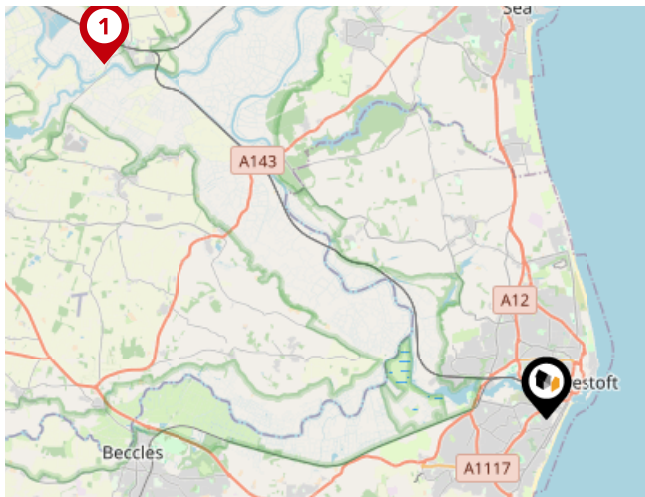
# Area

## Transport (Local)



### 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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# HOWARDS

Estate Agents since 1926

### Howards

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