

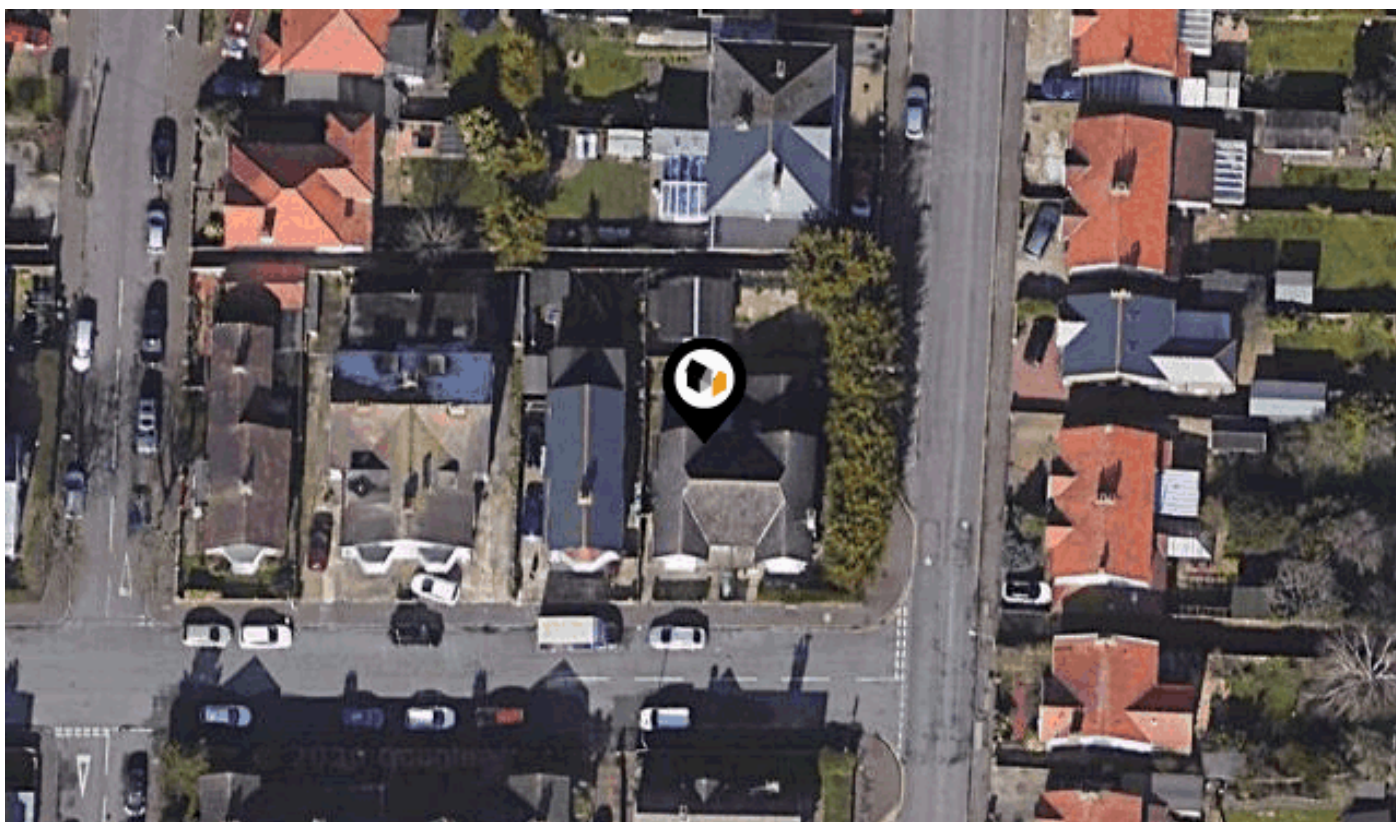


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 08th June 2026



HAMILTON ROAD, GREAT YARMOUTH, NR30

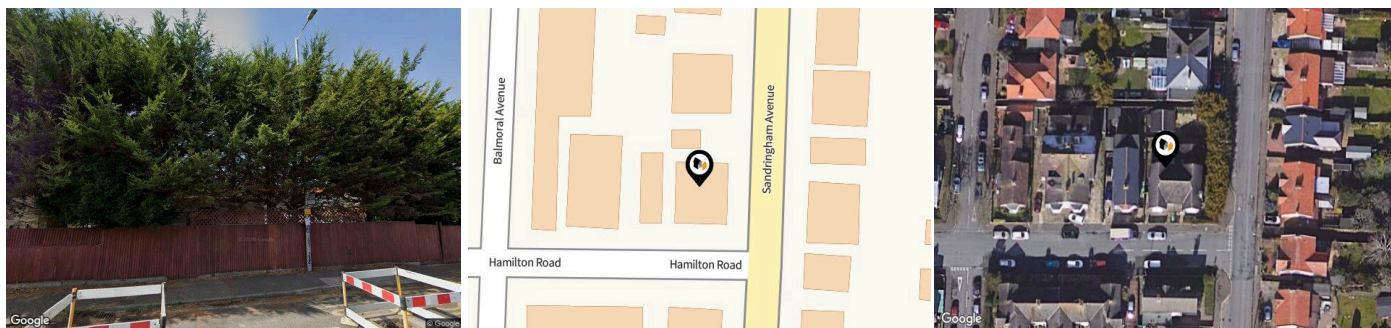
Howards

116 Regent Road, Great Yarmouth, Norfolk, NR30 2AB

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	527 ft ² / 49 m ²
Council Tax :	Band A
Annual Estimate:	£1,610

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	46 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

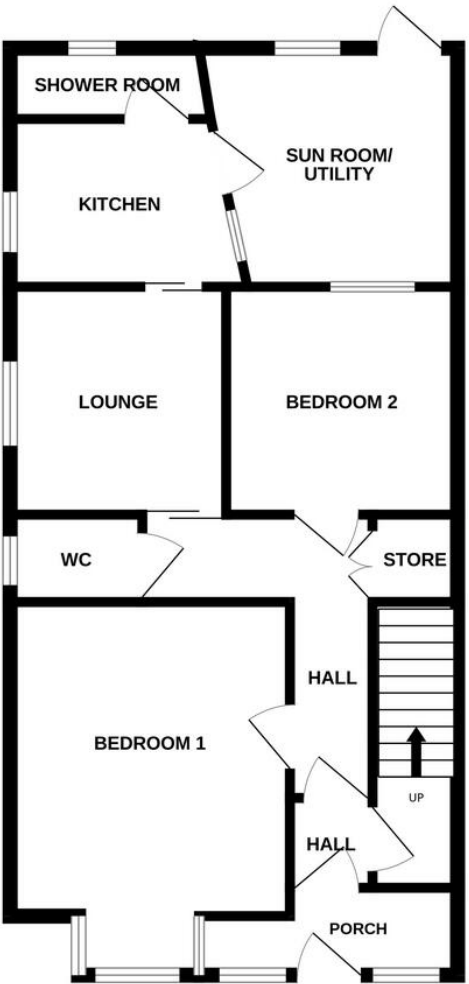


Satellite/Fibre TV Availability:

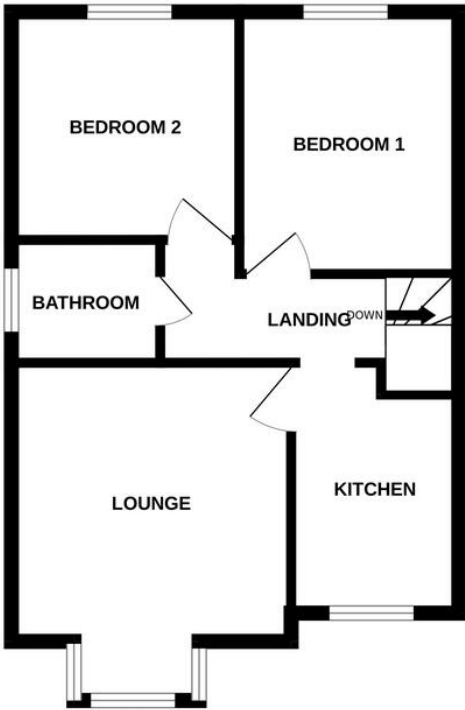


HAMILTON ROAD, GREAT YARMOUTH, NR30

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Property EPC - Certificate

NR30

Energy rating

C

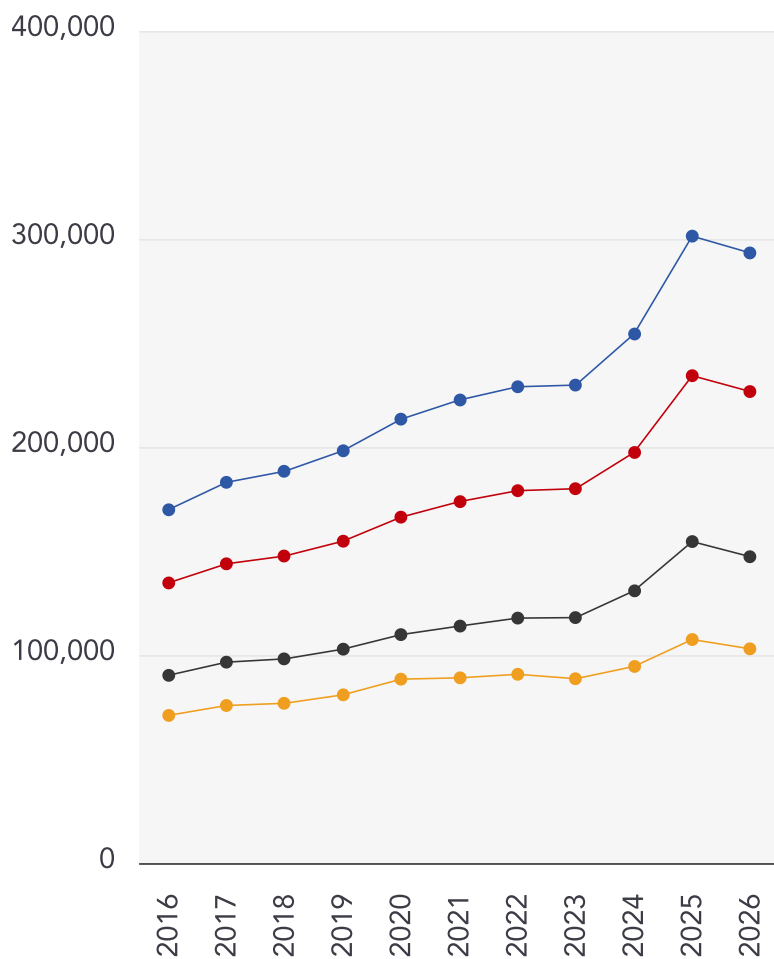
Valid until 08.07.2035

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

Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	Yes
Top Storey:	2
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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:	Below average lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	49 m ²

10 Year History of Average House Prices by Property Type in NR30



Detached

+72.67%

Semi-Detached

+68.3%

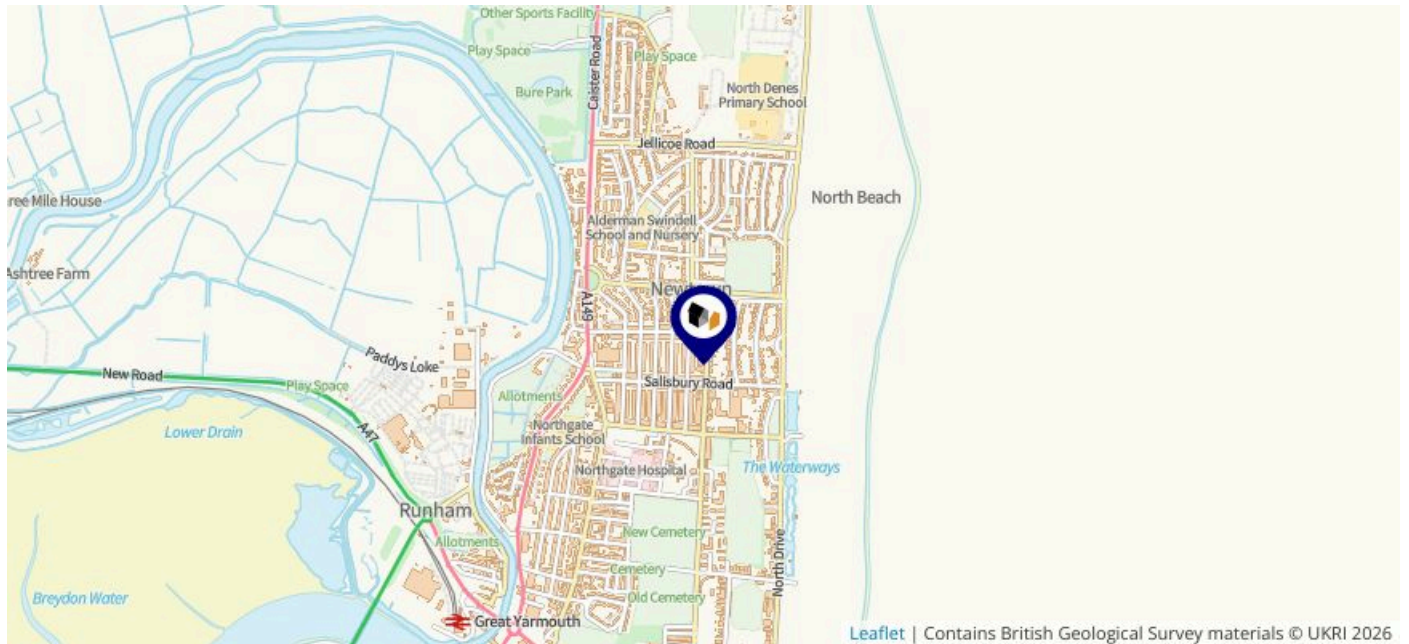
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

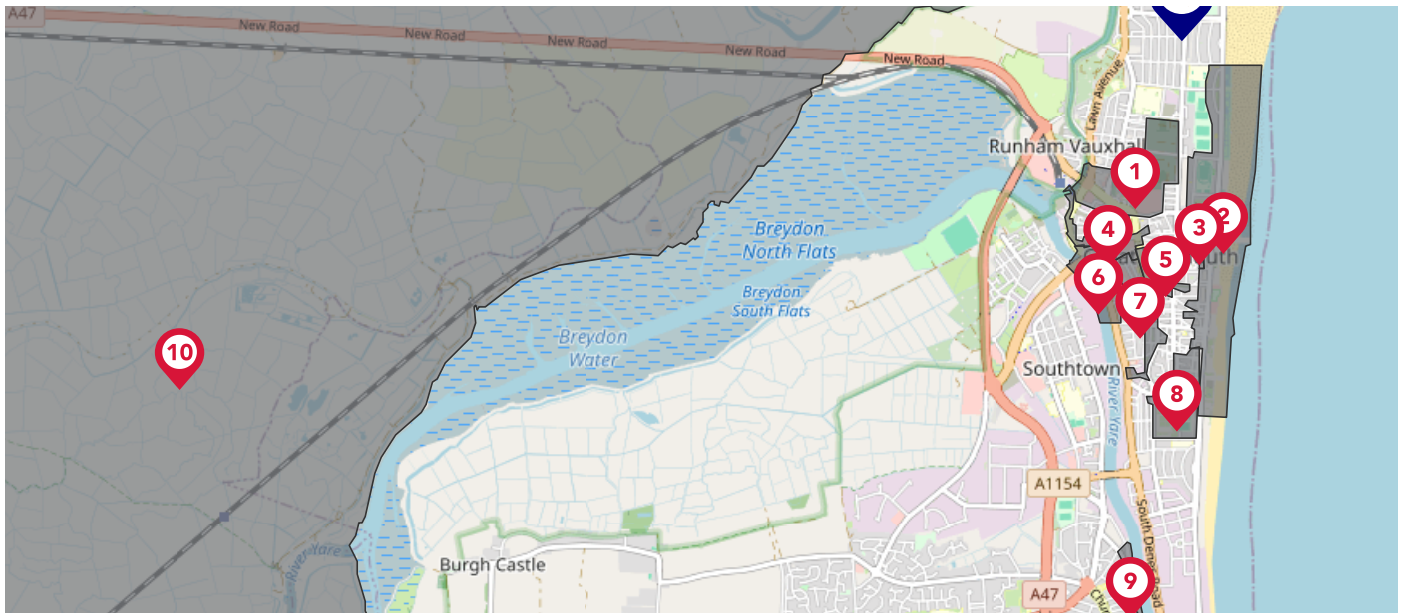
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

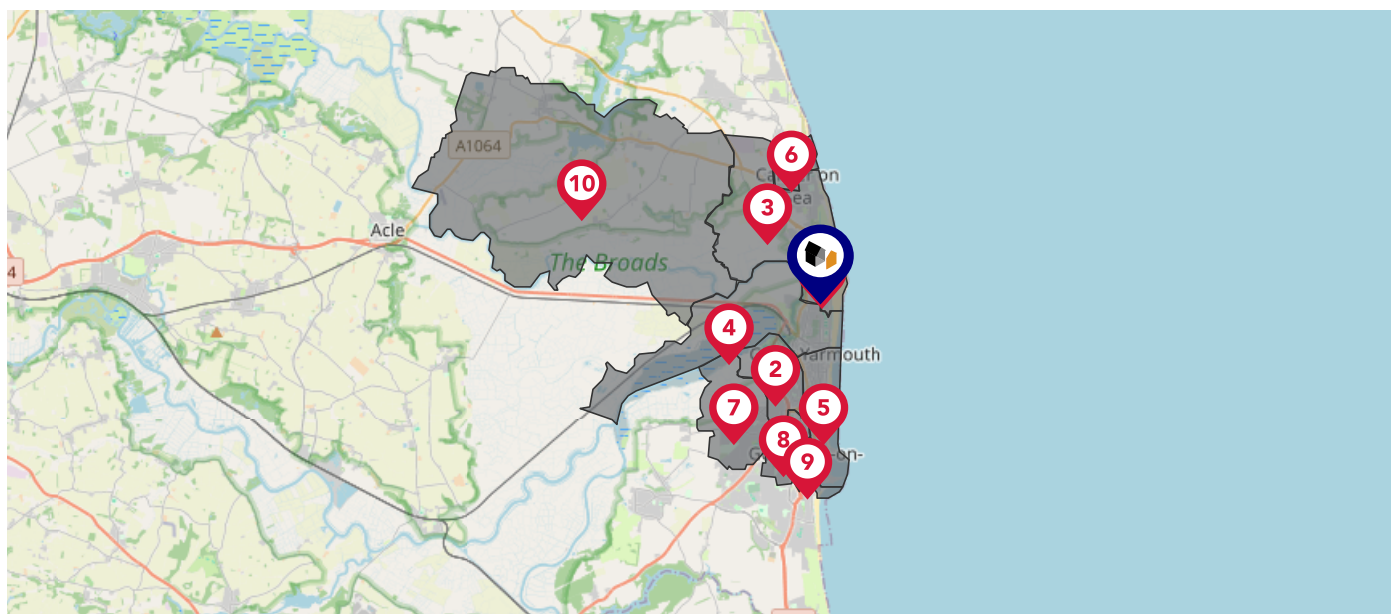
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 St Nicholas and Northgate Street, Great Yarmouth
- 2 Seafront, Great Yarmouth
- 3 Prince's Road, Great Yarmouth
- 4 Market Place, Rows and North Quay, Great Yarmouth
- 5 St George's, Great Yarmouth
- 6 Hall Quay and South Quay, Great Yarmouth
- 7 King Street, Great Yarmouth
- 8 Camperdown, Great Yarmouth
- 9 No.17 Gorleston Conservation Area Extensions
- 10 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



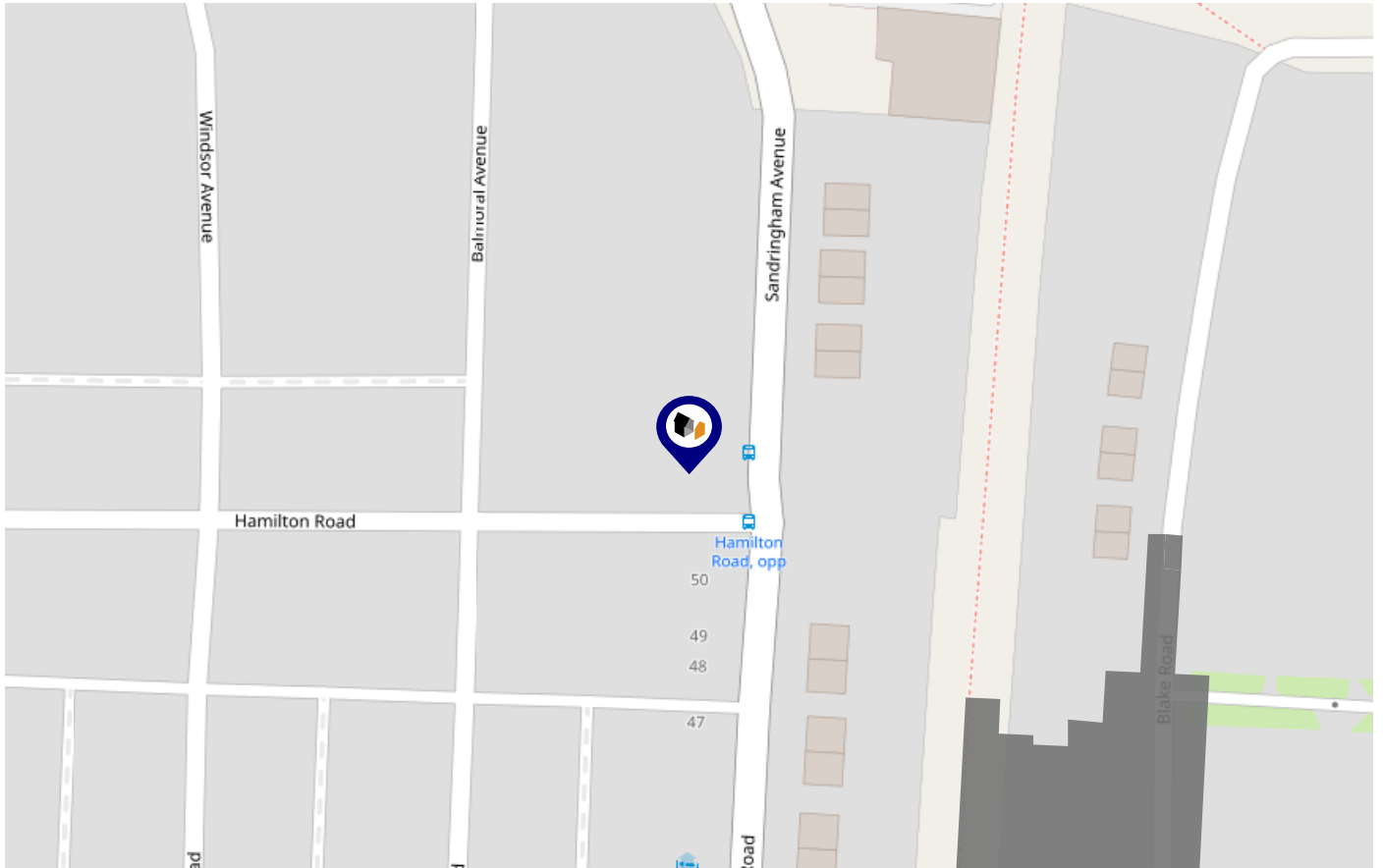
Nearby Council Wards

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

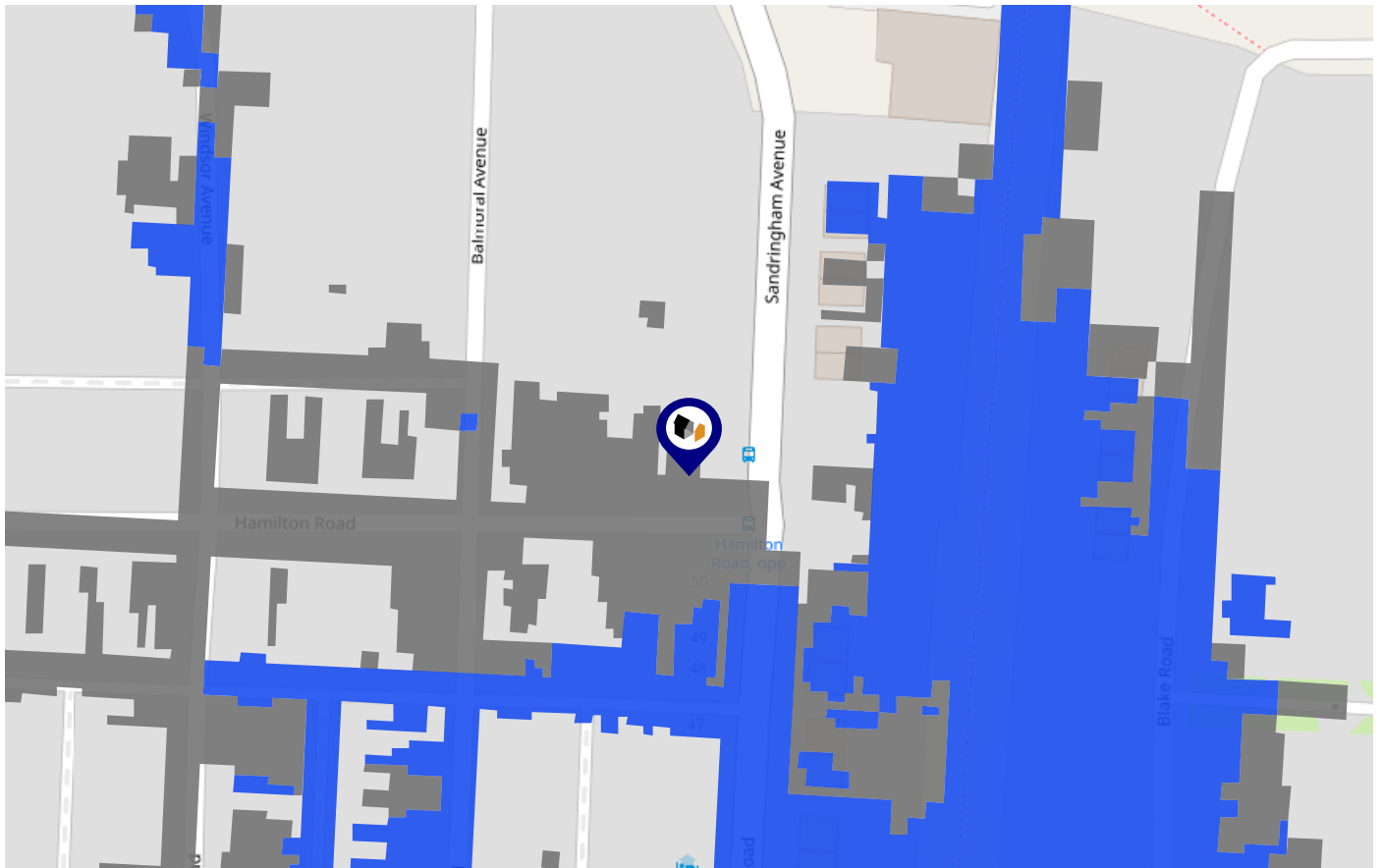
Chance of flooding to the following depths at this property:



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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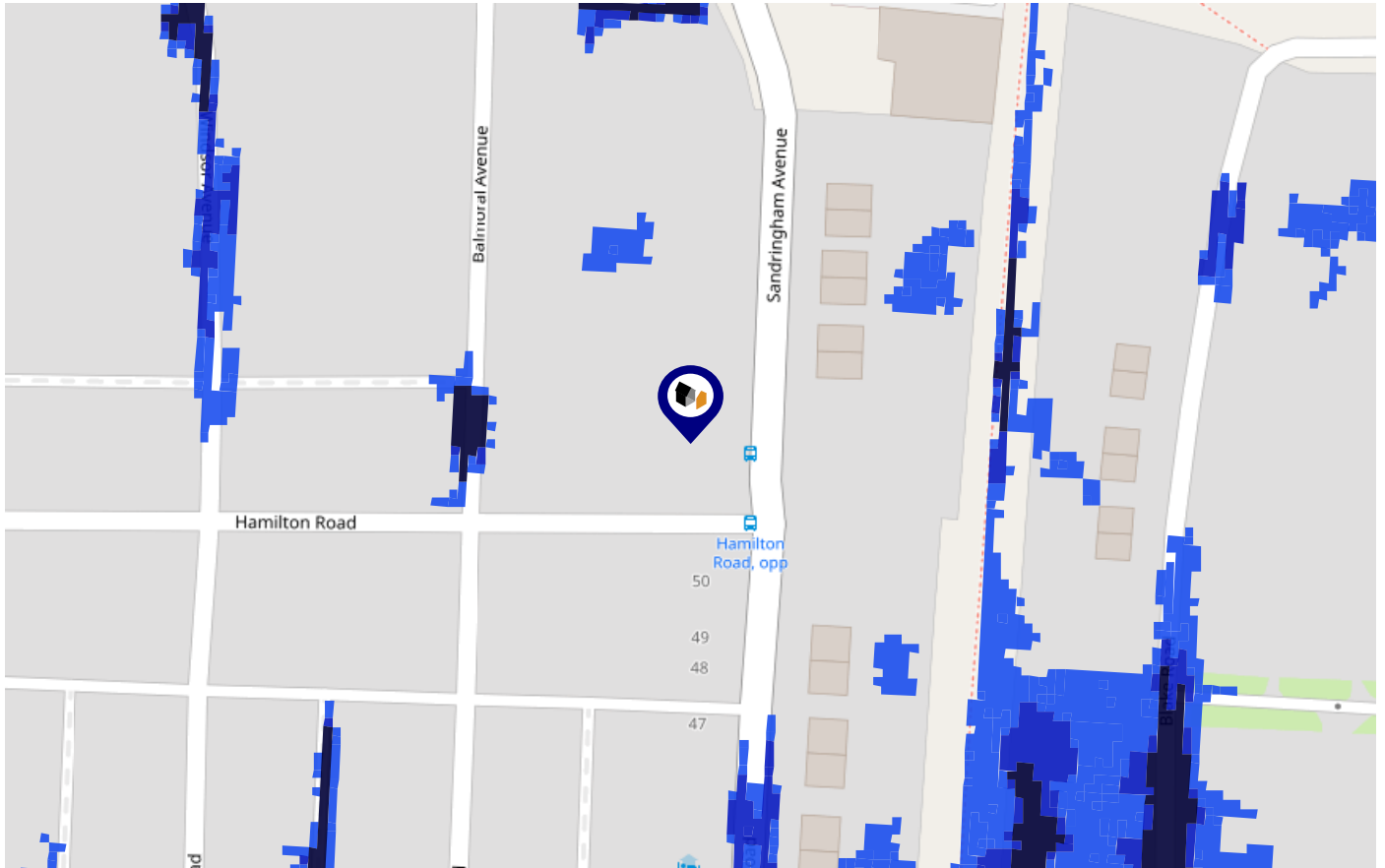
Chance of flooding to the following depths at this property:



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

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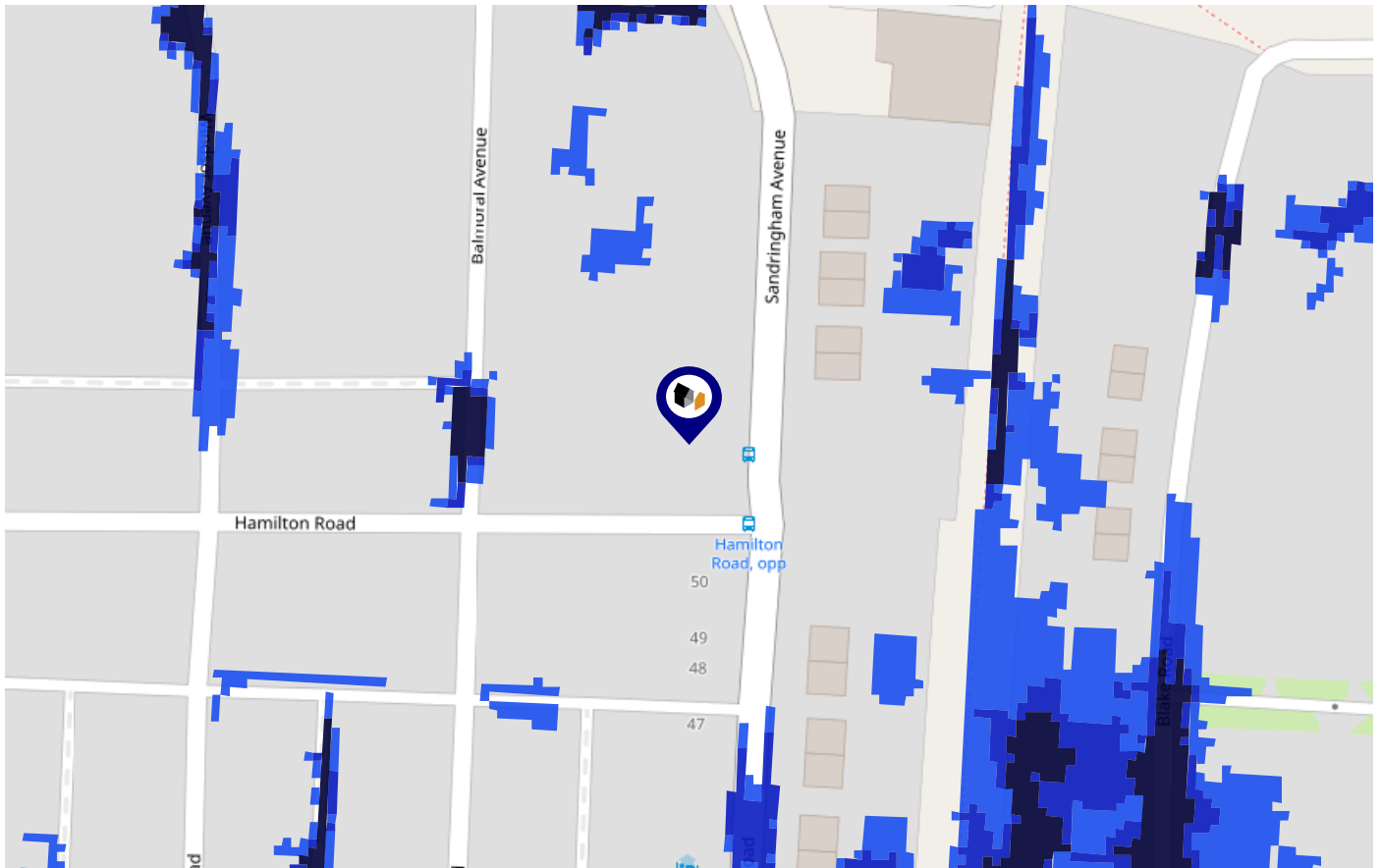
Chance of flooding to the following depths at this property:



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

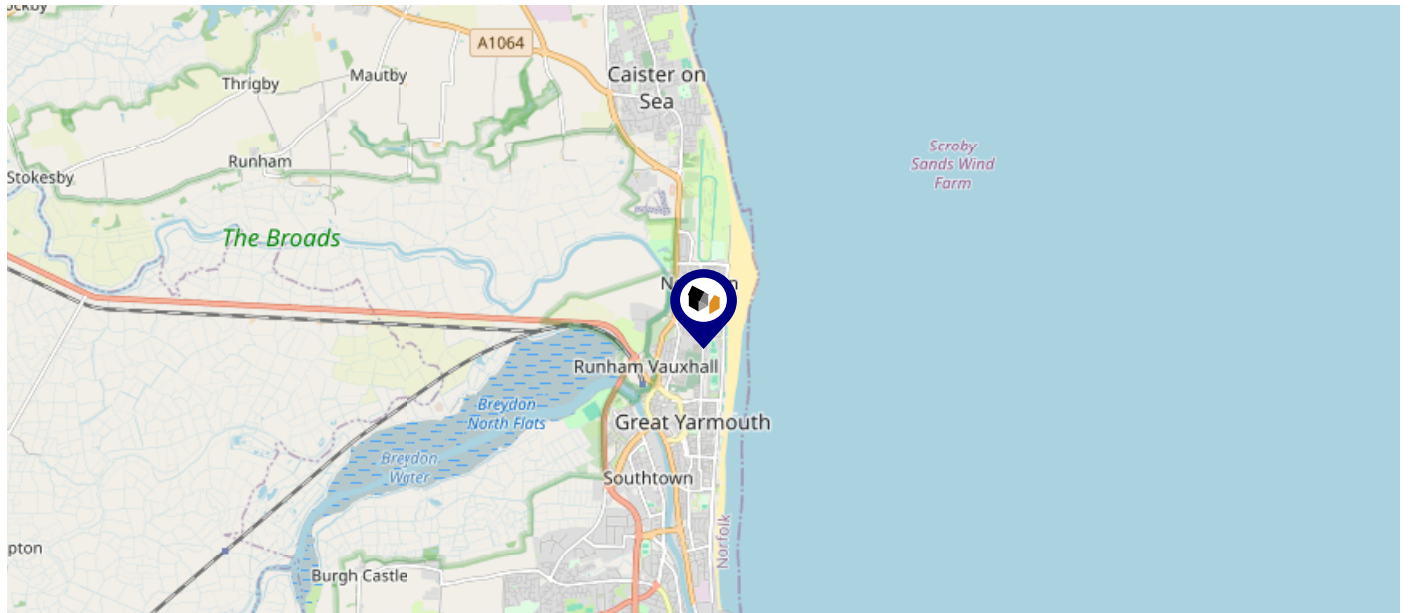
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Chance of flooding to the following depths at this property:



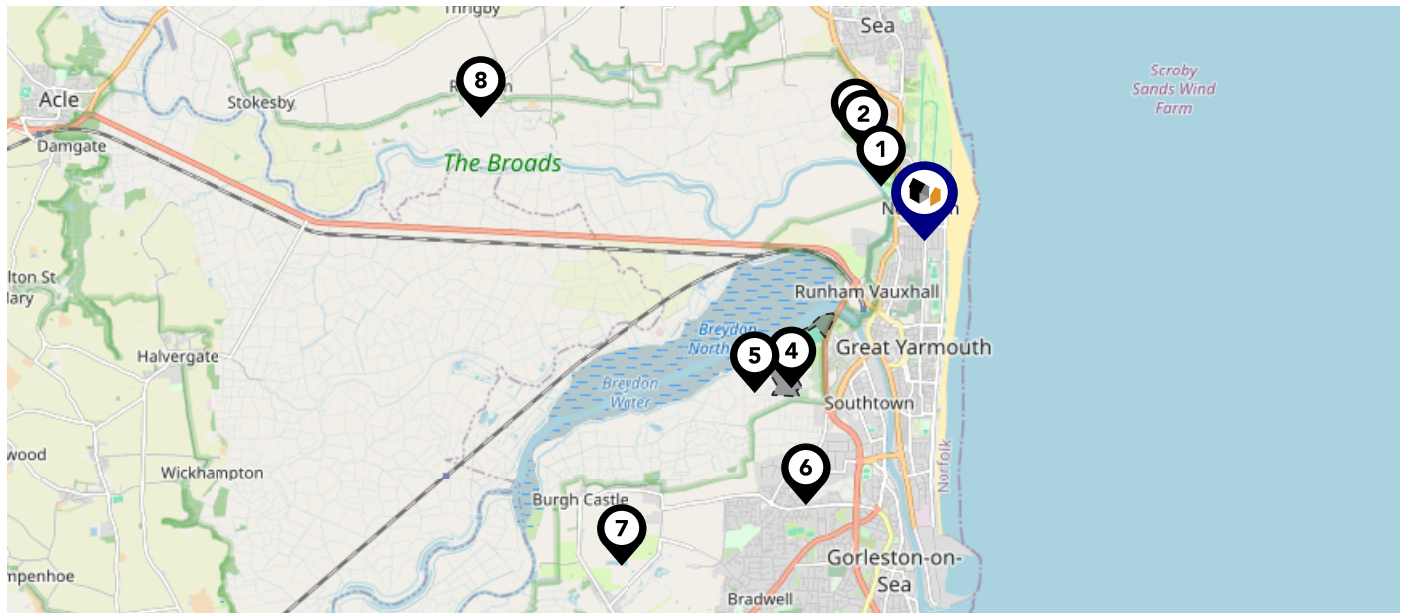
This map displays nearby areas that have been designated as Green Belt...



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.



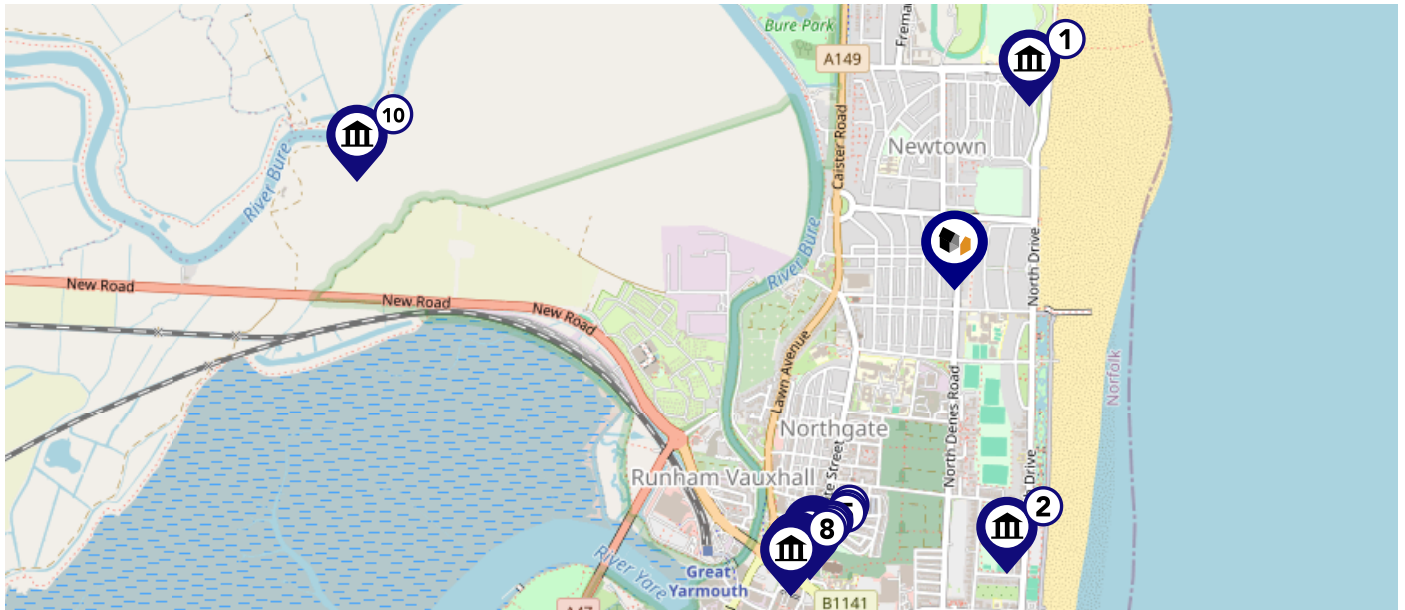
Nearby Landfill Sites

1	Bure Park-Caister Road, Great Yarmouth	Historic Landfill
2	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill
3	Caister-On-Sea-Norwich, Norfolk	Historic Landfill
4	Cobholm Tip-Farm Lane, Humberstone, Great.Yarmouth, Norfolk	Historic Landfill
5	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill
6	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill
7	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill
8	Former Parish Tip-The Street, Runham, Great Yarmouth	Historic Landfill

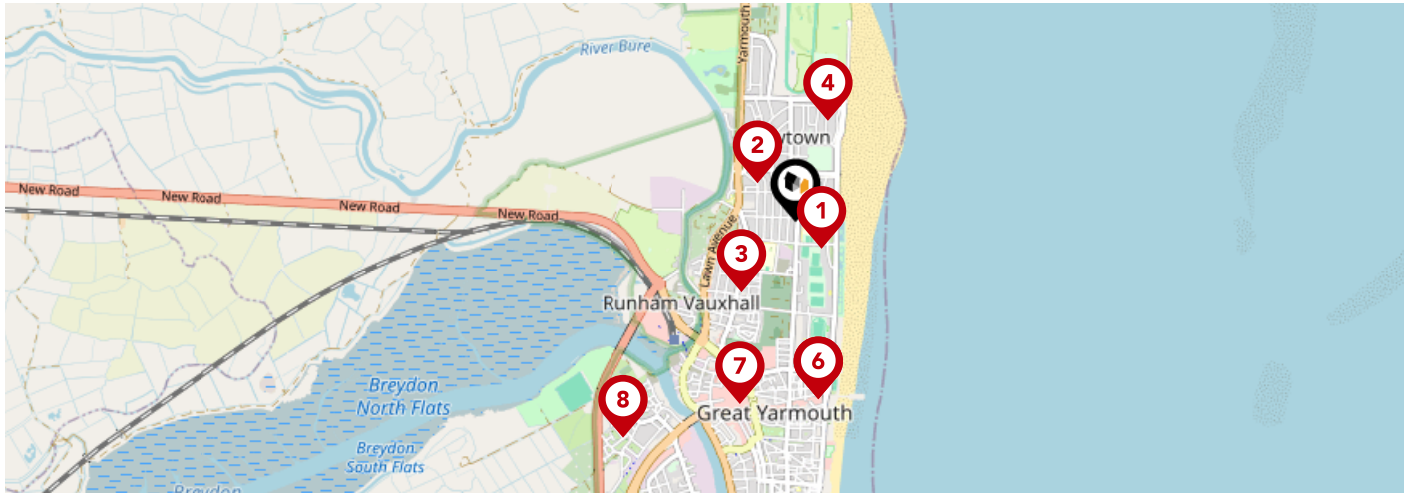
Maps

Listed Buildings

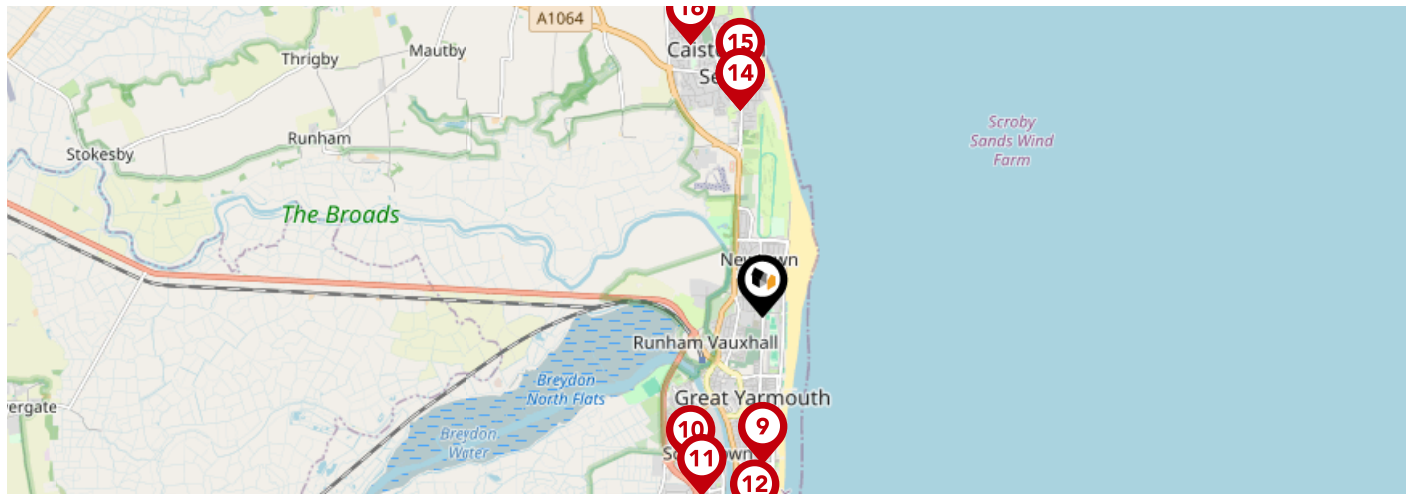
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1451795 - The Iron Duke	Grade II	0.5 miles
	1380279 - Grandstand At Wellesley Recreation Ground	Grade II	0.6 miles
	1246012 - 18 And 19, Northgate Street	Grade II	0.7 miles
	1246013 - 20 And 20a, Northgate Street	Grade II	0.7 miles
	1245975 - 225, 226 And 226a, Northgate Street	Grade II	0.7 miles
	1246015 - 224, Northgate Street	Grade II	0.7 miles
	1246014 - 220, 221 And 222, Northgate Street	Grade II	0.7 miles
	1246010 - 14 And 15, Northgate Street	Grade II	0.8 miles
	1246011 - 16, 16a, 16b And 17, Northgate Street	Grade II	0.8 miles
	1096786 - Wind Pump At Ashtree Farm	Grade II	1.3 miles



		Nursery	Primary	Secondary	College	Private
1	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Northgate Primary School Ofsted Rating: Good Pupils: 418 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Denes Primary School and Nursery Ofsted Rating: Good Pupils: 398 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Visiting Teacher Service East at Education Services Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Novaturient School Ofsted Rating: Good Pupils: 19 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Nicholas Priory CofE VA Primary School Ofsted Rating: Good Pupils: 412 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cobholm Primary Academy Ofsted Rating: Good Pupils: 176 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St. George's Primary School & St. George's Nursery School, Great Yarmouth Ofsted Rating: Good Pupils: 208 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southtown Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Edward Worlledge Ormiston Academy Ofsted Rating: Good Pupils: 308 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Yarmouth Primary Academy Ofsted Rating: Good Pupils: 422 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caister Infant With Nursery School Ofsted Rating: Good Pupils: 228 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caister Junior School Ofsted Rating: Good Pupils: 327 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caister Academy Ofsted Rating: Good Pupils: 679 Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Grant School, Caister-on-Sea Ofsted Rating: Outstanding Pupils: 184 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

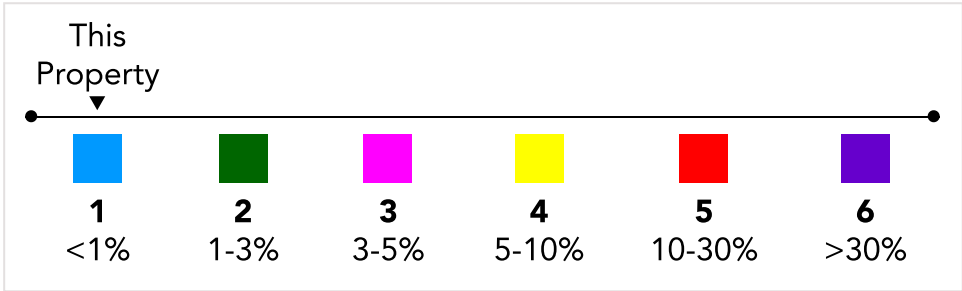
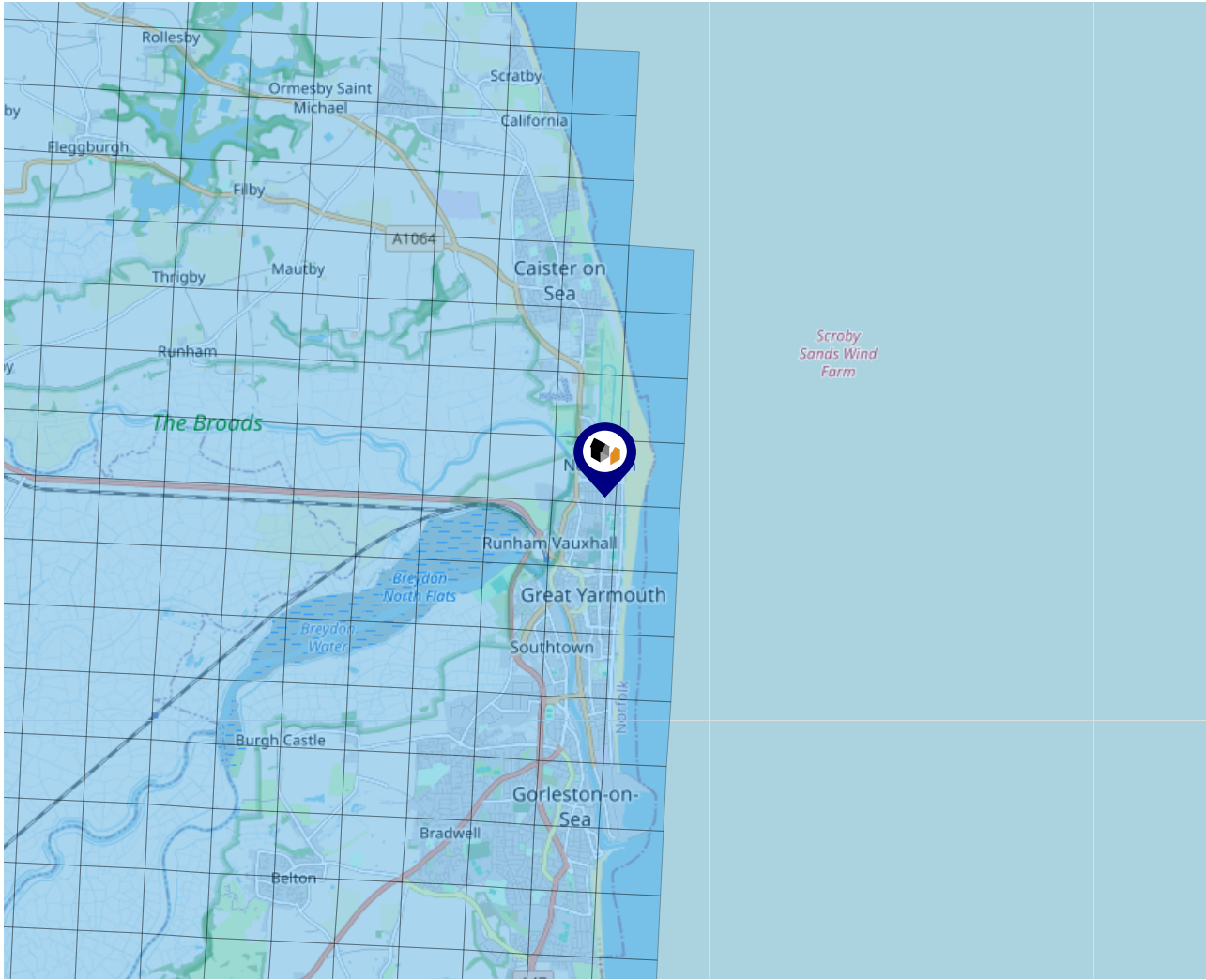


Key:

-  Power Pylons
-  Communication Masts

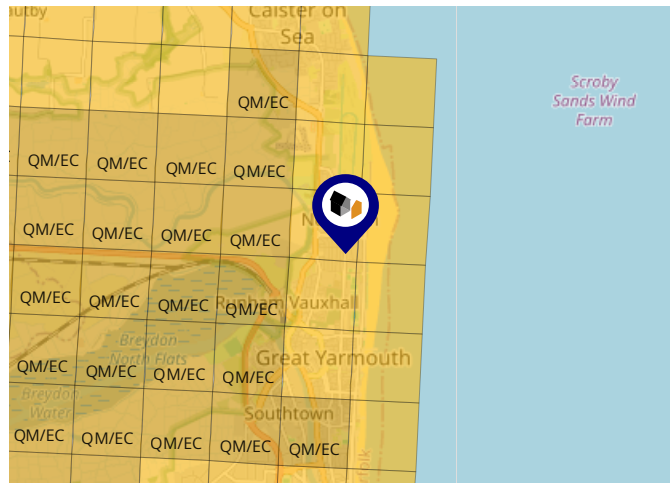
What is Radon?

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/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)

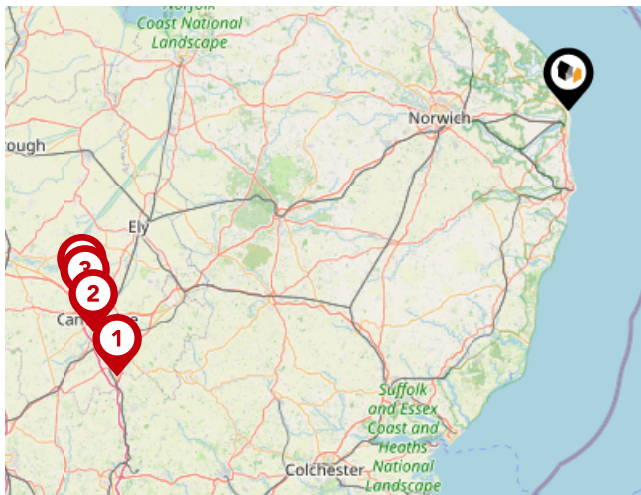
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



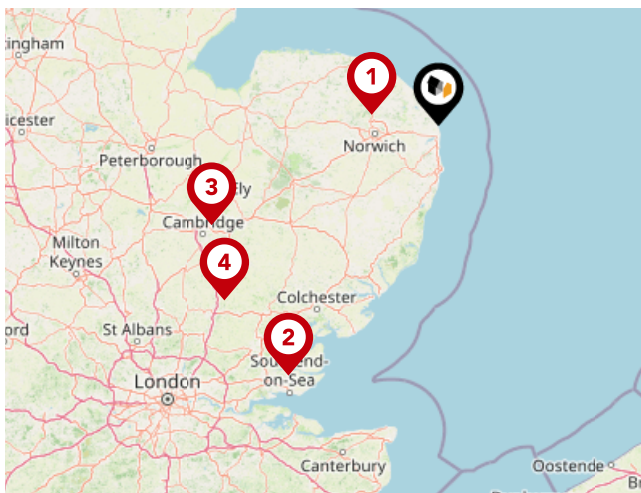
National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	0.86 miles
2	Great Yarmouth Rail Station	0.86 miles
3	Berney Arms Rail Station	4.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	75.93 miles
2	M11 J11	75.86 miles
3	M11 J13	75.38 miles
4	M11 J14	75.23 miles

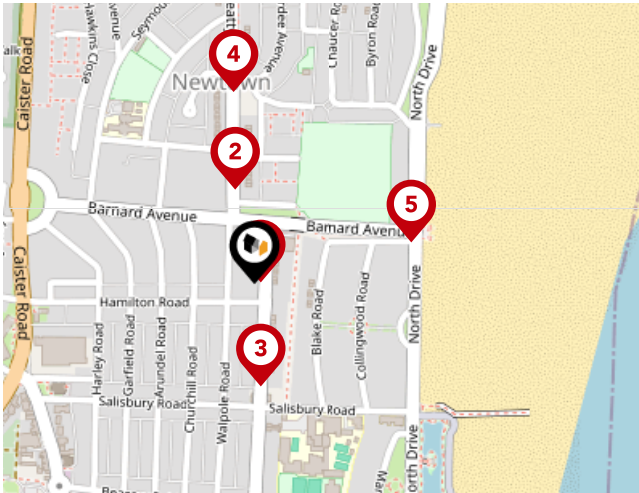


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.41 miles
2	Southend-on-Sea	84.98 miles
3	Cambridge	71.79 miles
4	Stansted Airport	80.31 miles

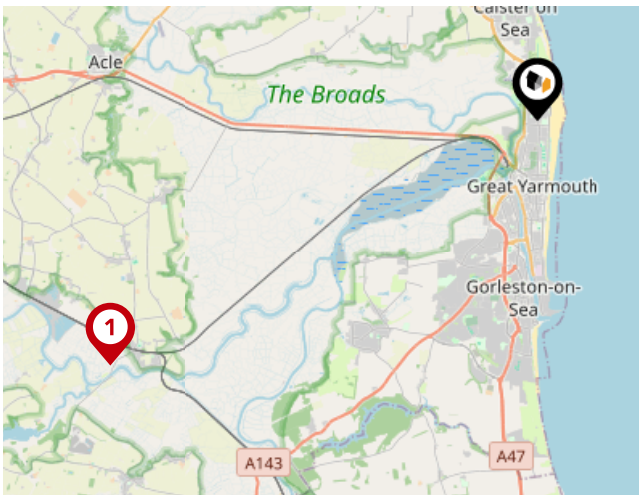
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sandringham Avenue	0.01 miles
2	Drake Avenue	0.11 miles
3	Post Office	0.12 miles
4	Sturdee Avenue	0.22 miles
5	Barnard Avenue	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	8.88 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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