

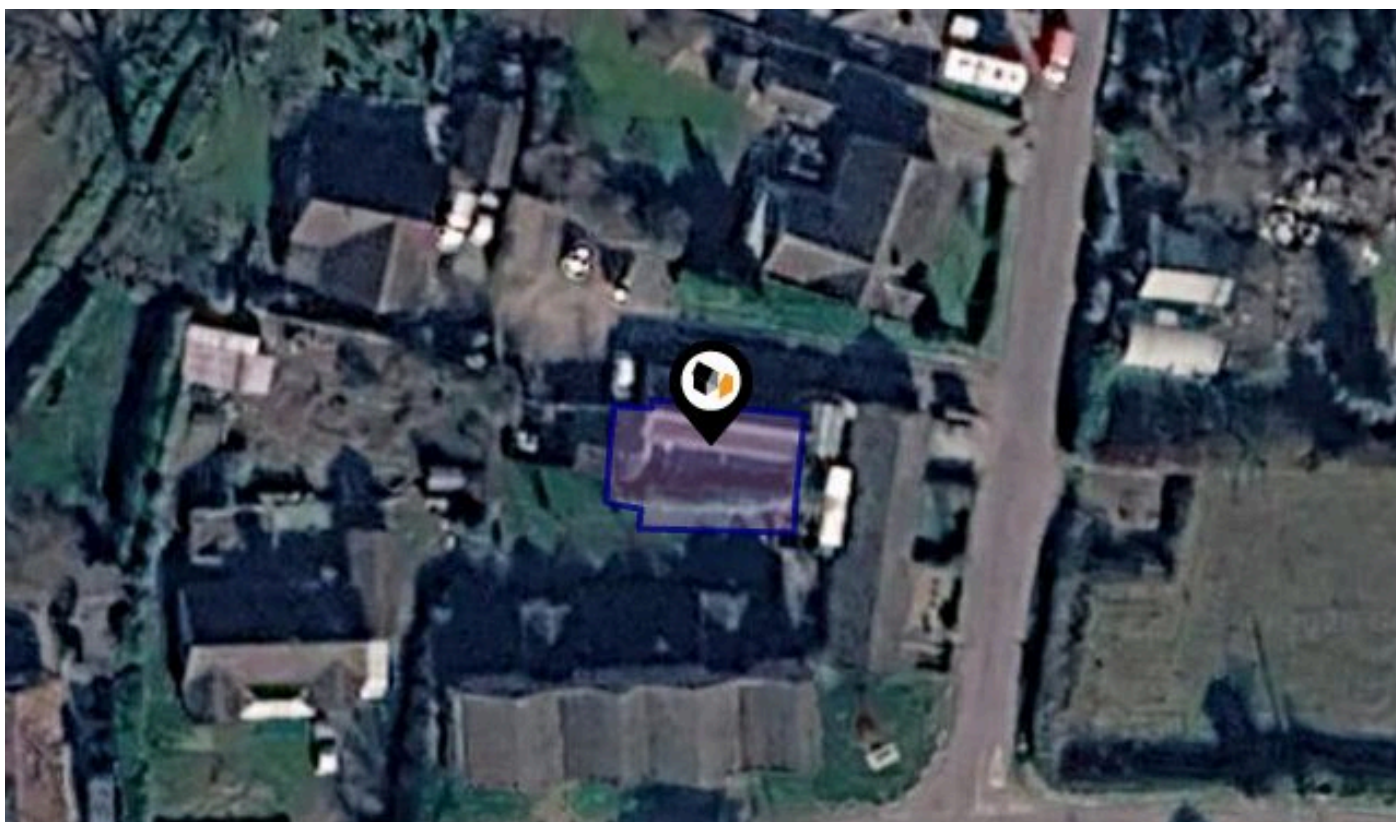


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## KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 11th June 2026



**BECCLES ROAD, BURGH ST. PETER, BECCLES, NR34**

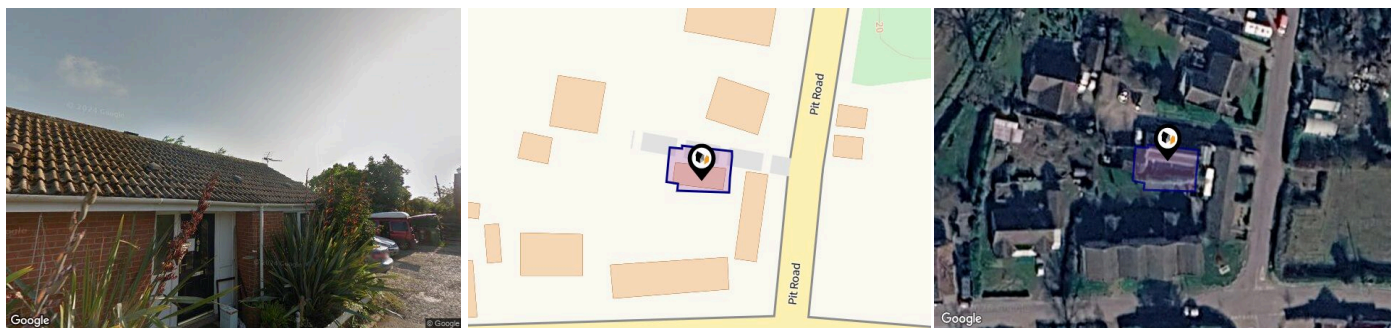
### Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



## Property

<b>Type:</b>	Semi-Detached House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	484 ft <sup>2</sup> / 45 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,931		
<b>Title Number:</b>	NK496741		

## Local Area

<b>Local Authority:</b>	Norfolk	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No			
<b>Flood Risk:</b>		<b>8</b>	<b>54</b>	<b>-</b>
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			



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



**Satellite/Fibre TV Availability:**



BECCLES ROAD, BURGH ST PETER, NR34

Energy rating

**E**

Valid until 13.10.2030

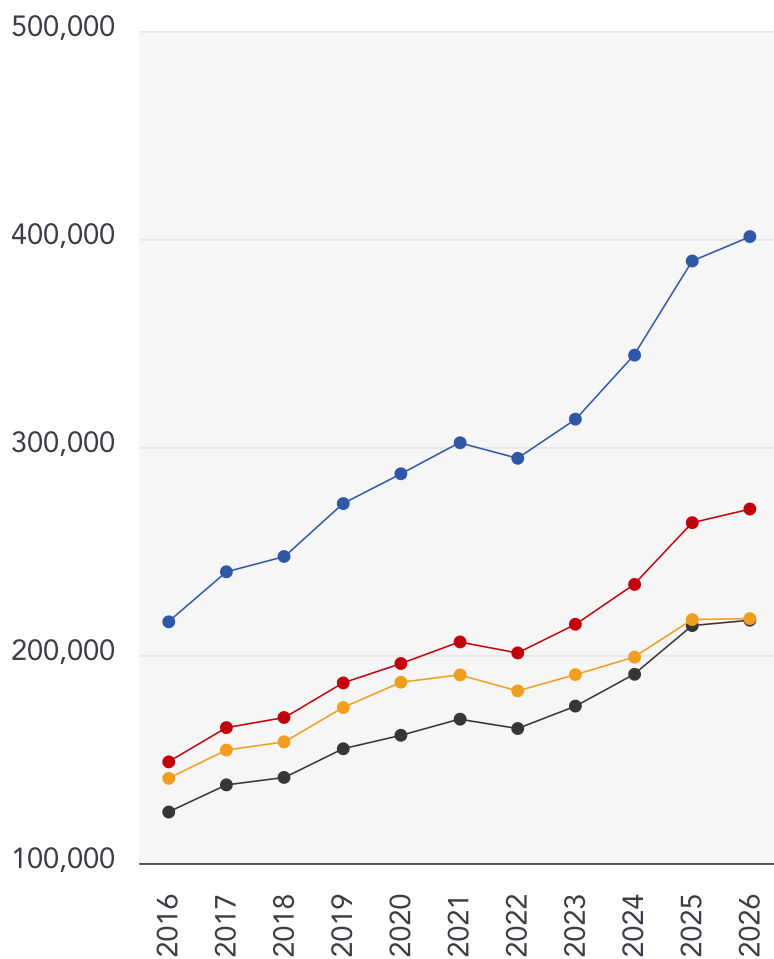
Score	Energy rating	Current	Potential
92+	<b>A</b>		123   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	50   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	45 m <sup>2</sup>

10 Year History of Average House Prices by Property Type in NR34



Detached

**+85.73%**

Semi-Detached

**+81.75%**

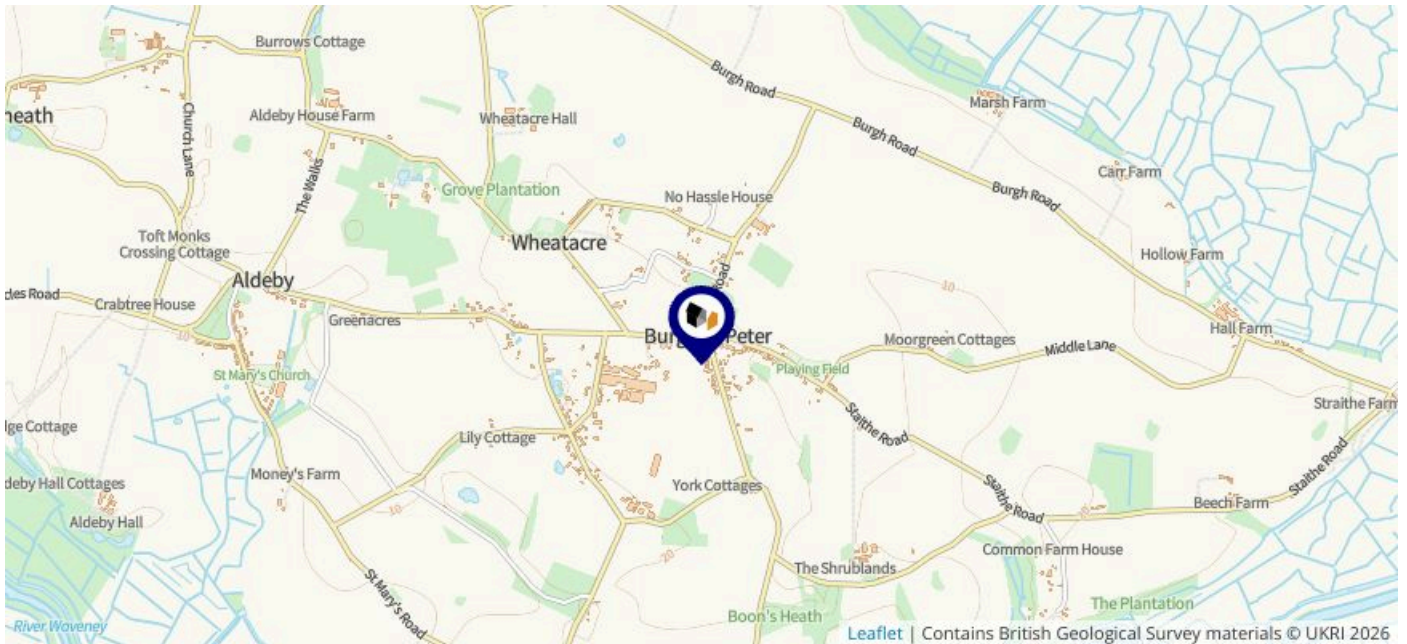
Flat

**+54.55%**

Terraced

**+74.03%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

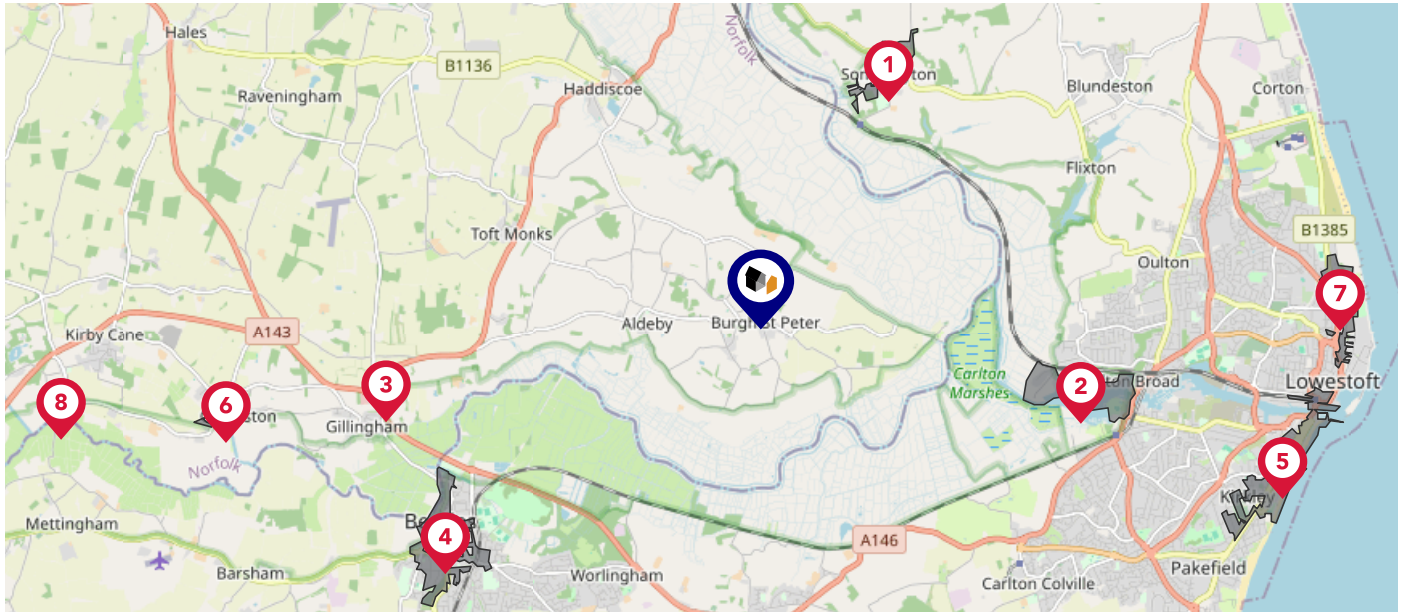
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

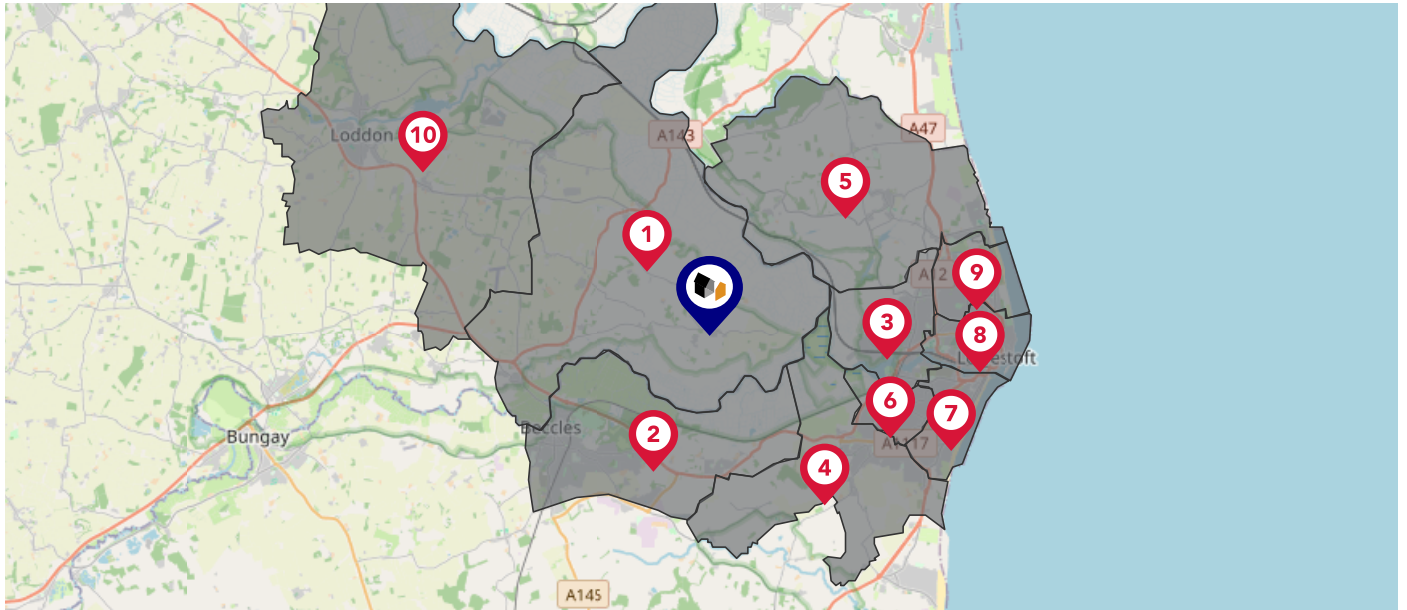
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

- 1 Somerleyton
- 2 Oulton Broad
- 3 Gillingham
- 4 Beccles
- 5 South Lowestoft and Kirkley
- 6 Geldeston
- 7 North Lowestoft
- 8 Ellingham Mill

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



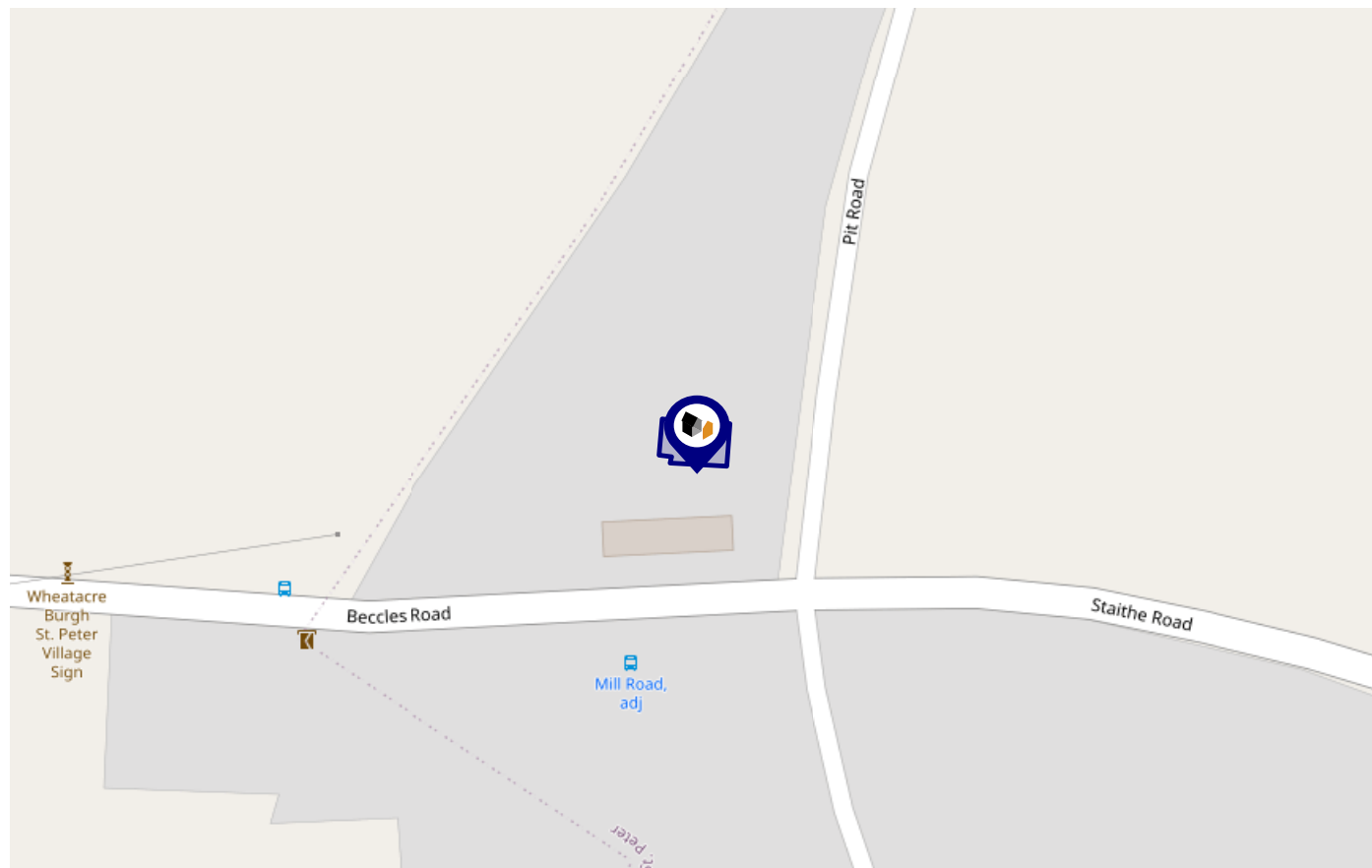
### Nearby Council Wards

-  Thurlton Ward
-  Beccles & Worlingham Ward
-  Oulton Broad Ward
-  Carlton Colville Ward
-  Lothingland Ward
-  Carlton & Whitton Ward
-  Kirkley & Pakefield Ward
-  Harbour & Normanston Ward
-  Gunton & St. Margarets Ward
-  Loddon & Chedgrave 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.

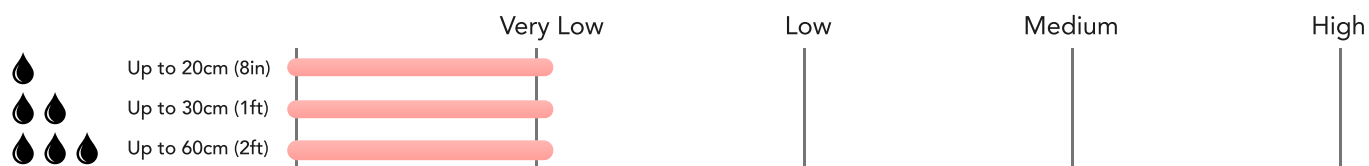


**Risk Rating: Very low**

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.

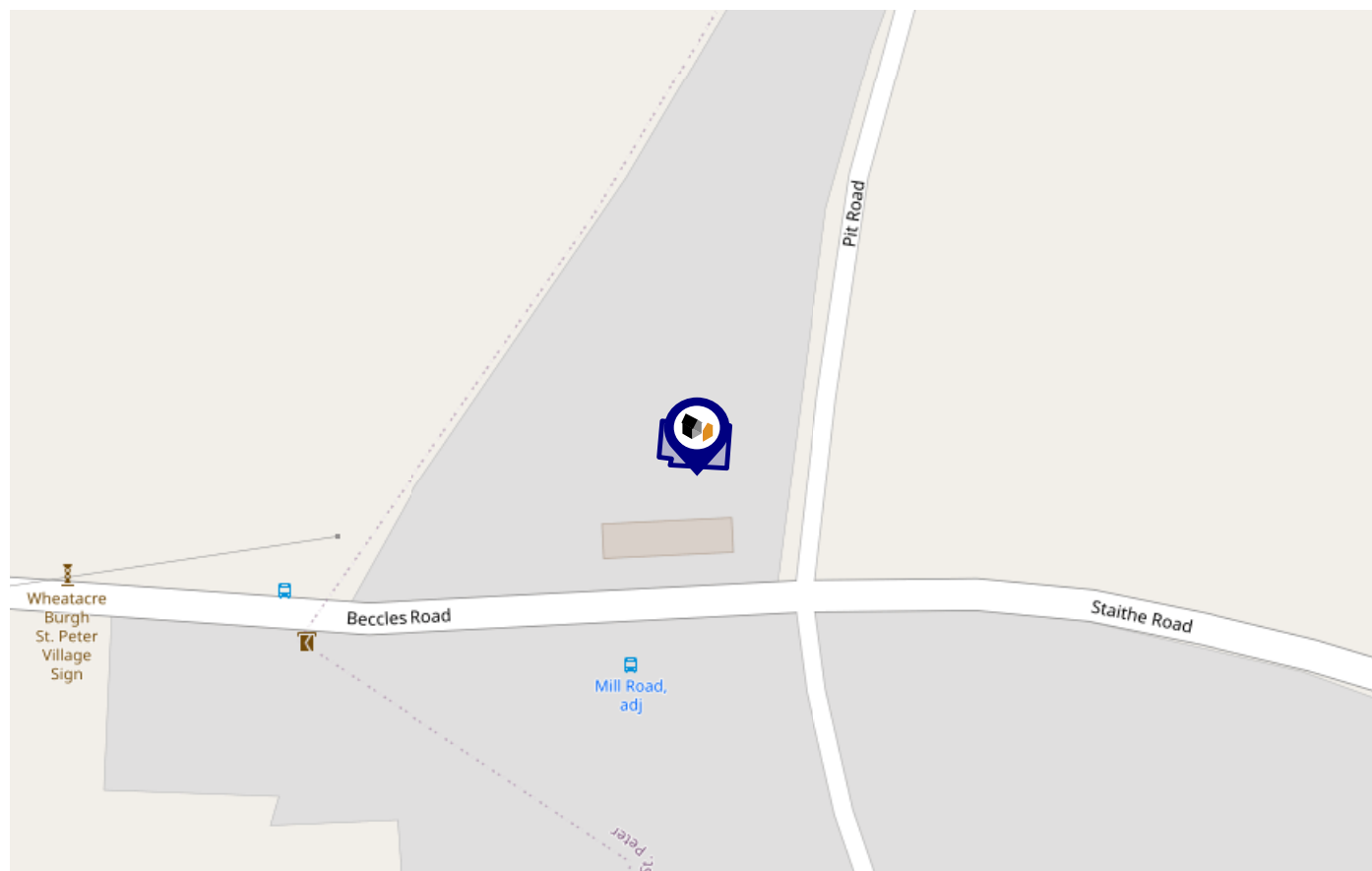
Chance of flooding to the following depths at this property:



# 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.

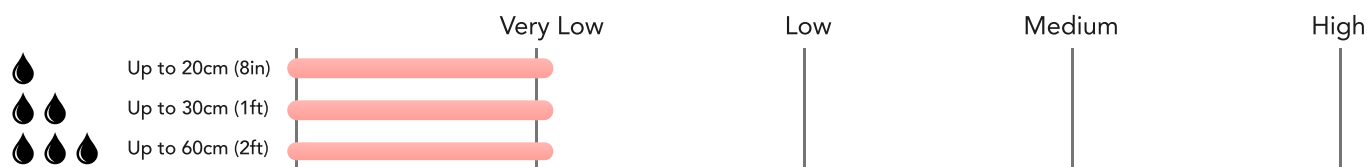


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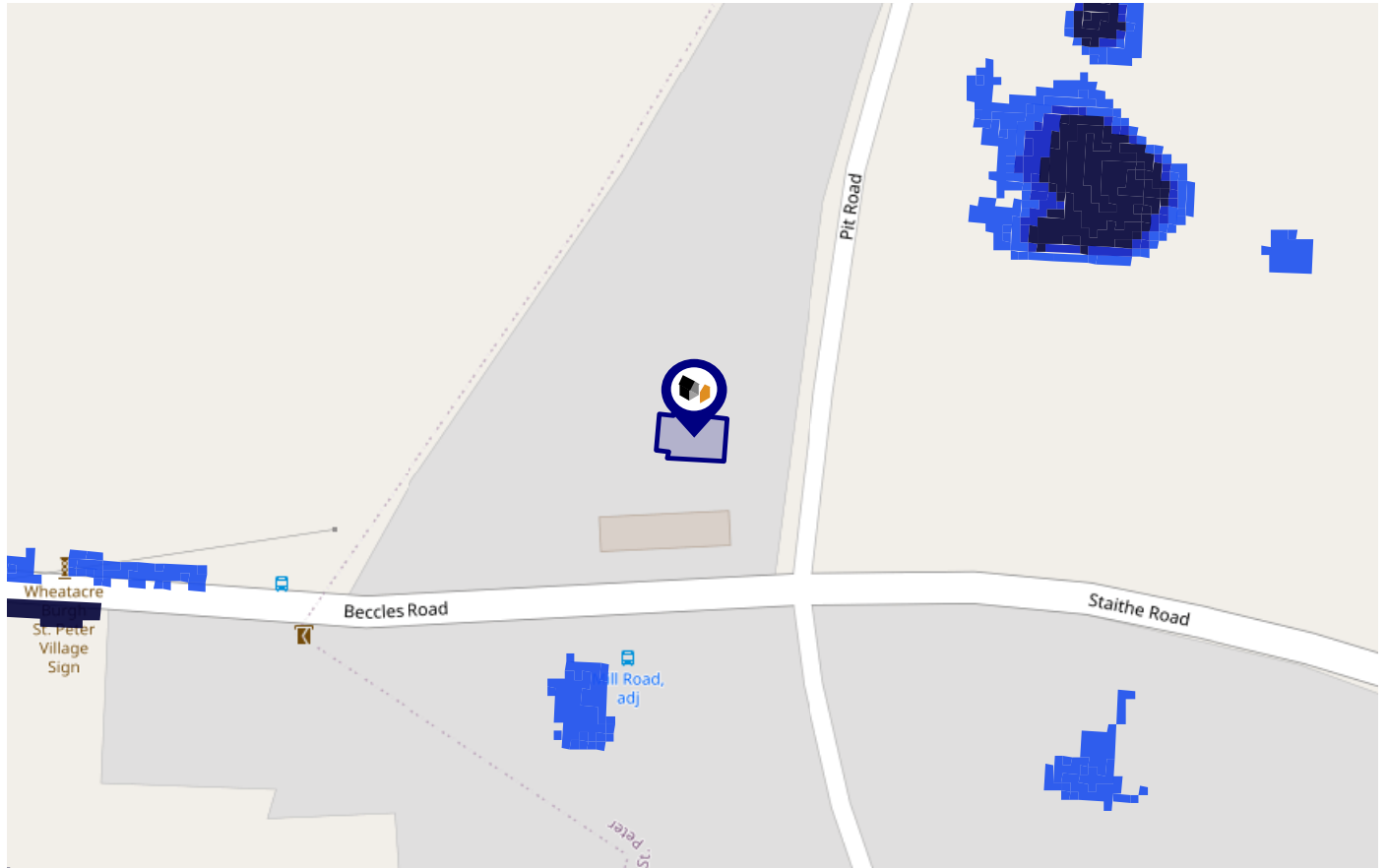
Chance of flooding to the following depths at this property:



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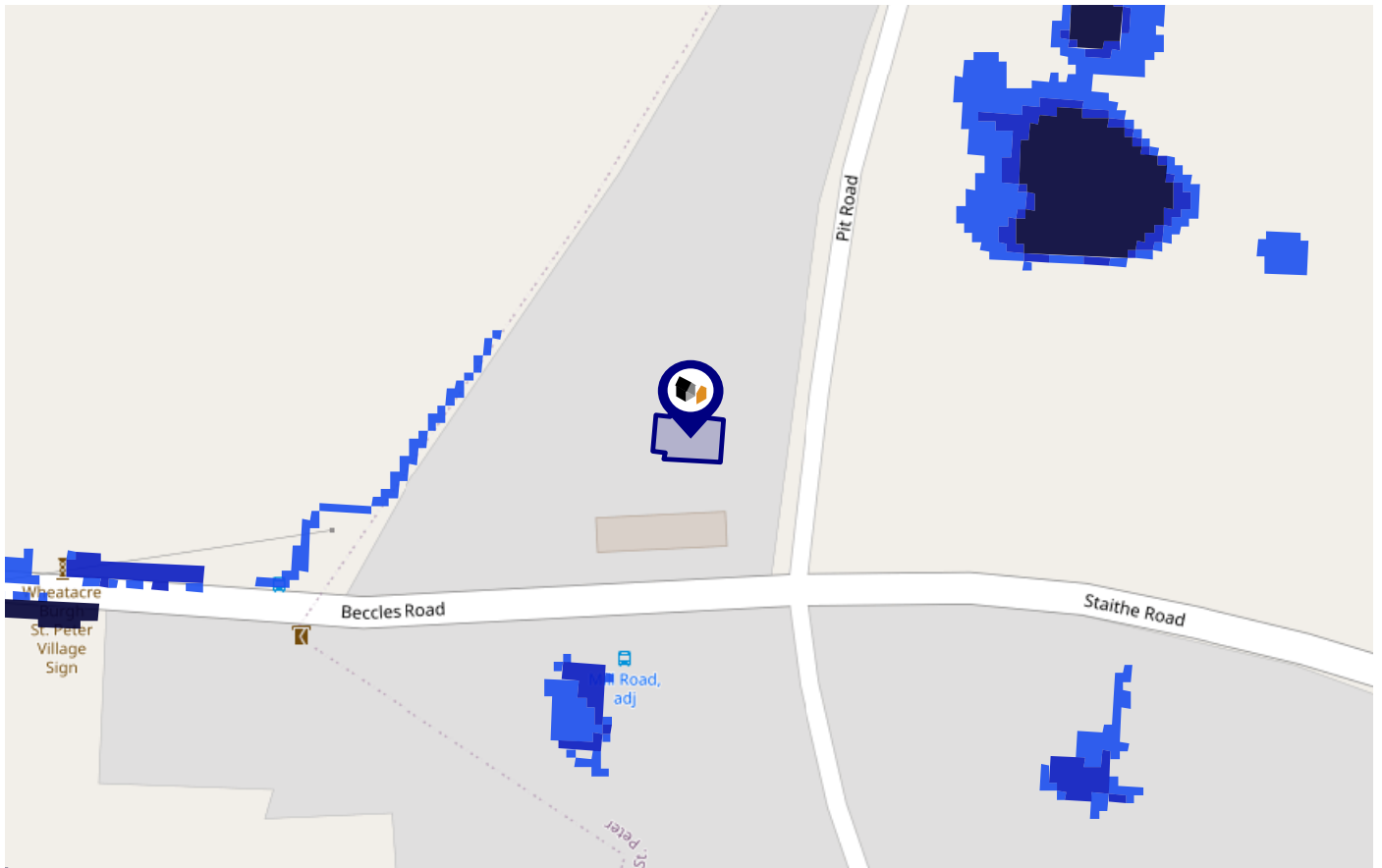
Chance of flooding to the following depths at this property:



# 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**

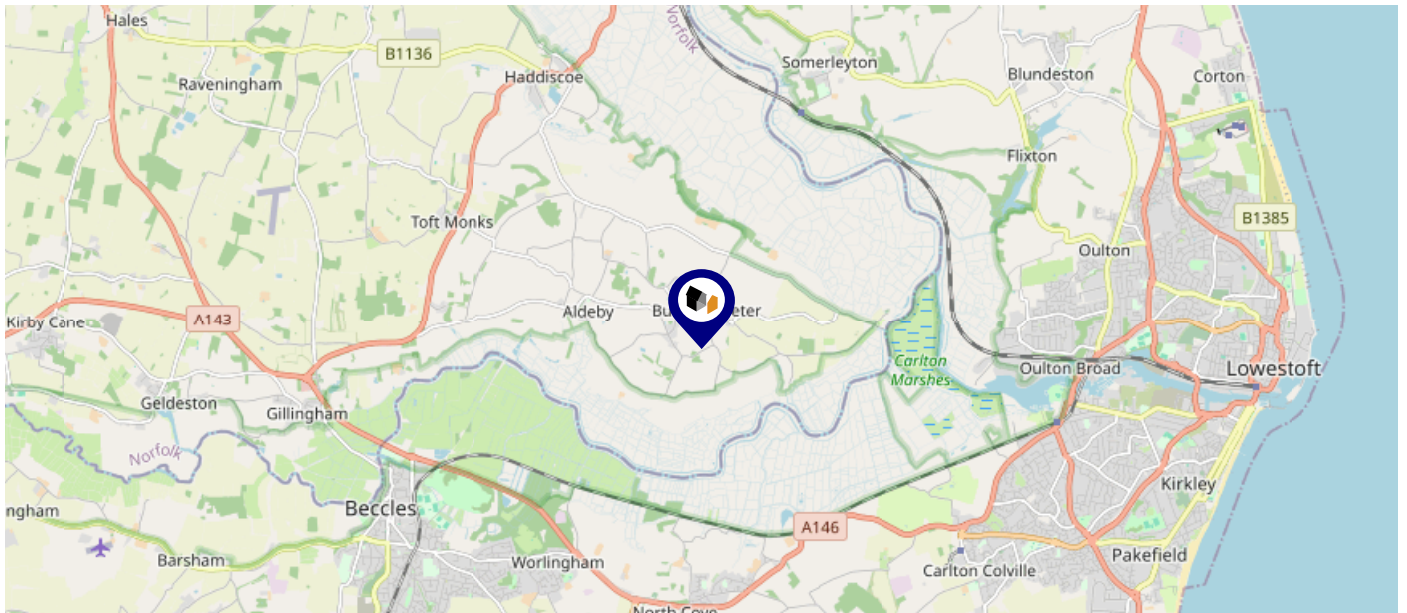
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



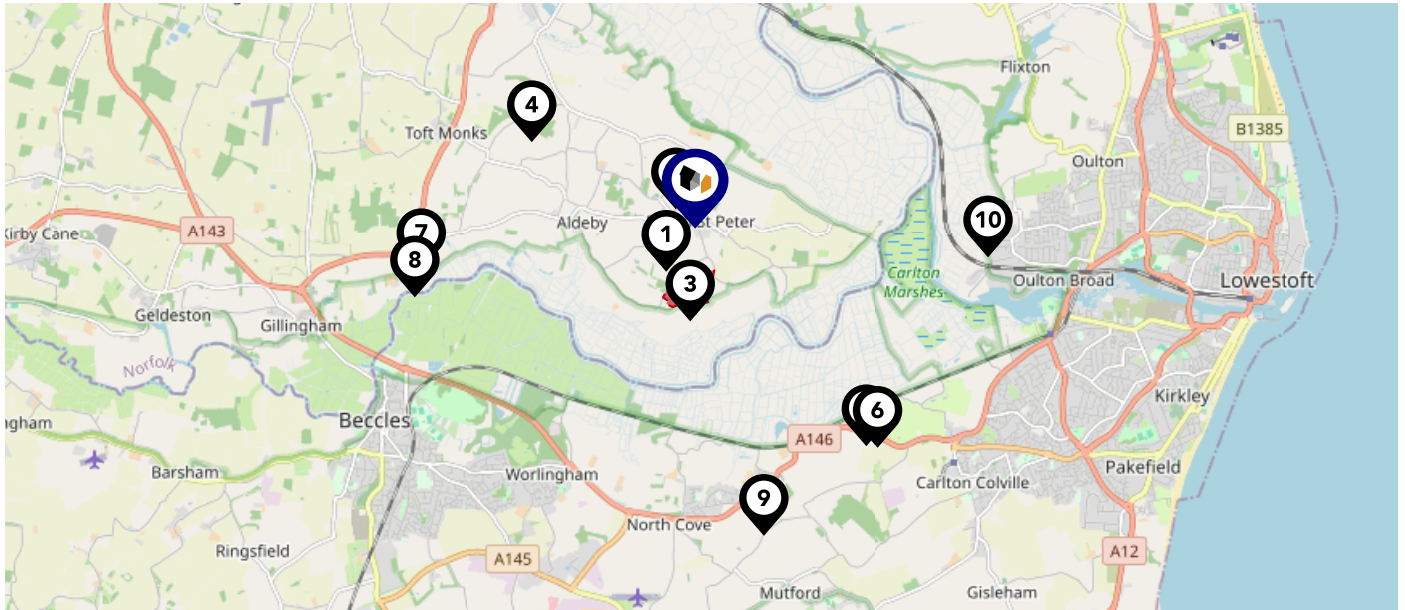
This map displays nearby areas that have been designated as Green Belt...



## 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.



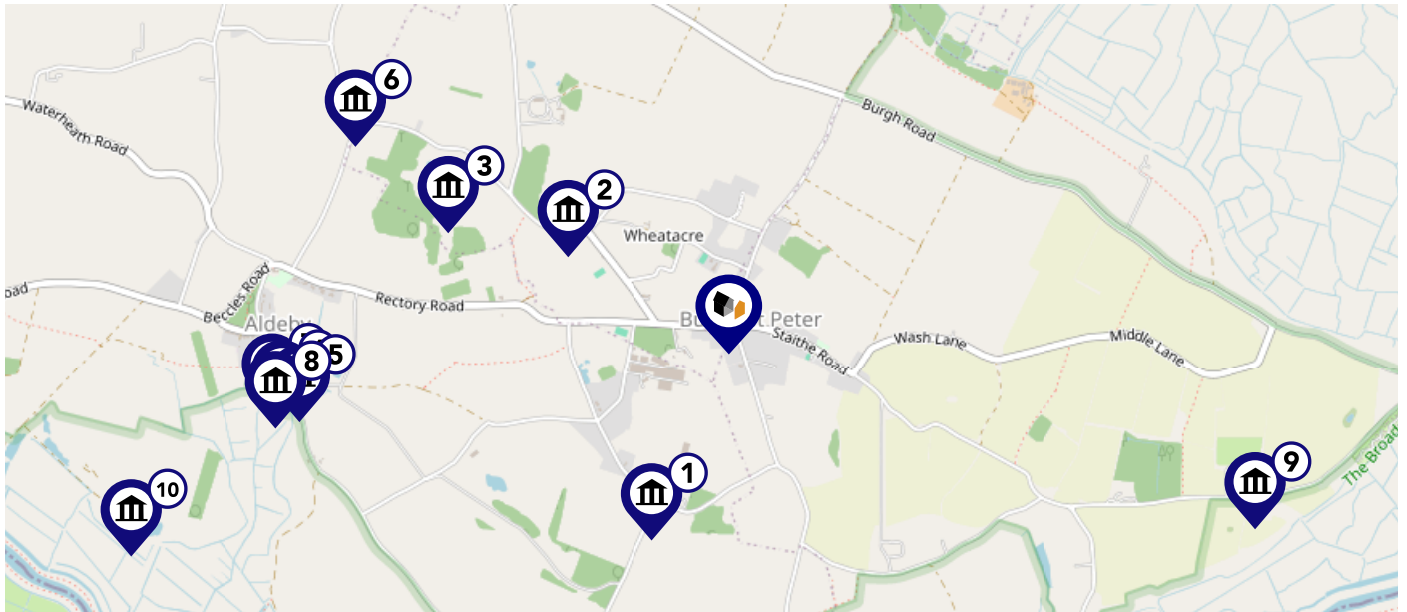
### Nearby Landfill Sites











<b>1</b>	Common Road-Aldeby	Historic Landfill
<b>2</b>	Land East of Wheatacre Hall-Wheatacre, South Norfolk	Historic Landfill
<b>3</b>	No name provided by source	Active Landfill
<b>4</b>	Wood Farm-Wood Lane, Toft Monks	Historic Landfill
<b>5</b>	White House Farm-Carlton Colville	Historic Landfill
<b>6</b>	White House Farm-Barnby	Historic Landfill
<b>7</b>	Hollow Way Road-Yarmouth Road, Gillingham, Beccles	Historic Landfill
<b>8</b>	Hill House Farm-Yarmouth Road, Gillingham, Norfolk	Historic Landfill
<b>9</b>	New Road-Barnby	Historic Landfill
<b>10</b>	Queens Highway-Oulton, Lowestoft, Suffolk	Historic Landfill

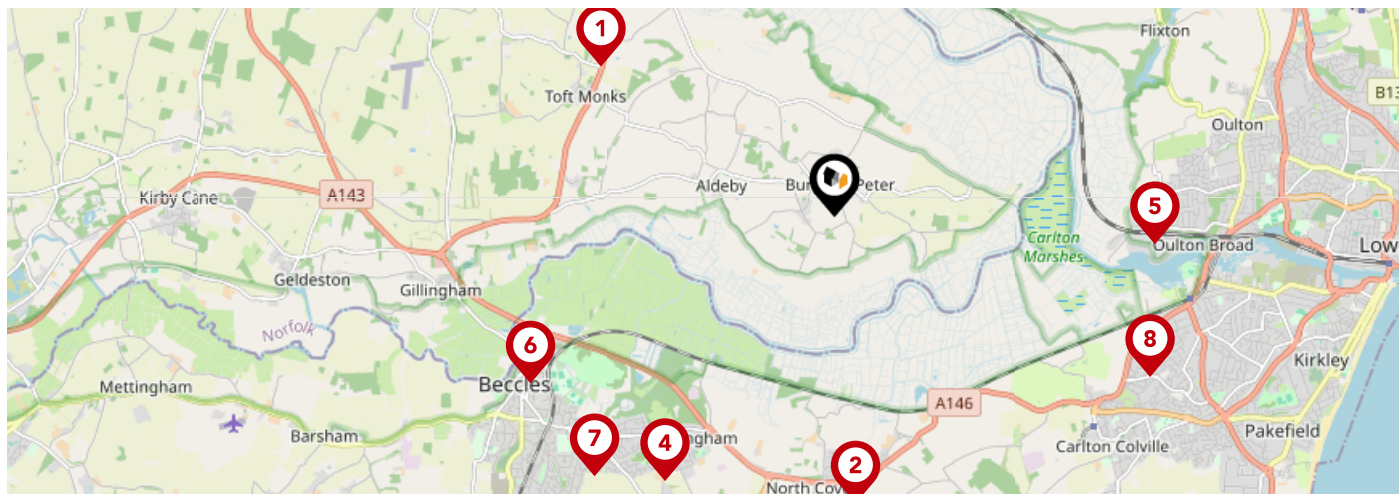
# Maps

## Listed Buildings

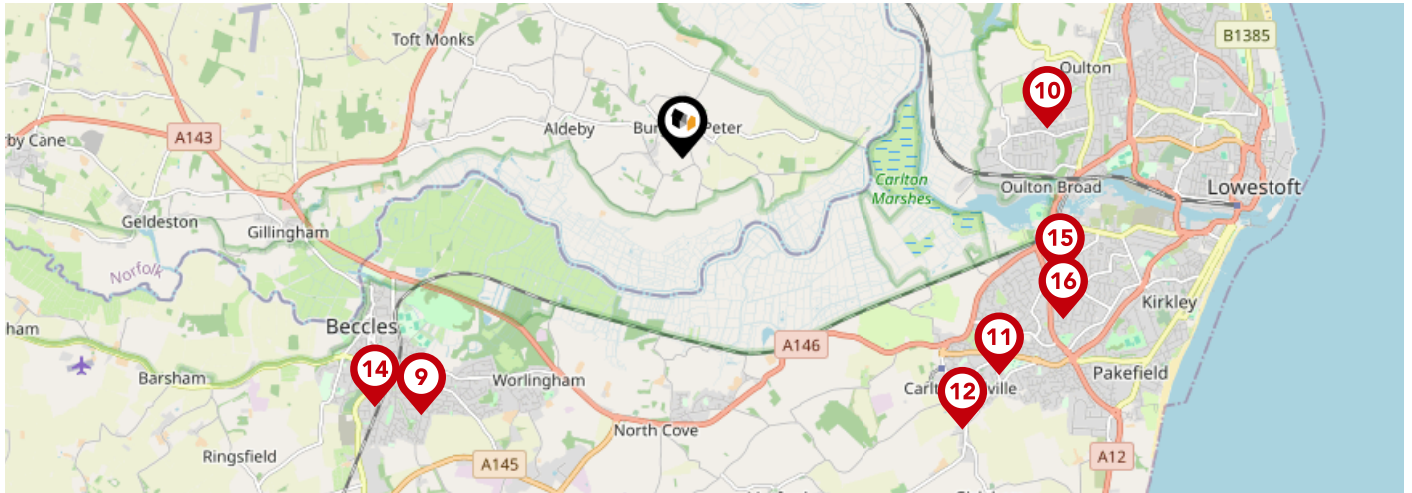
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1050641 - Oaklands Farmhouse	Grade II	0.4 miles
	1050598 - Church Of All Saints	Grade I	0.4 miles
	1304114 - Wheatacre House	Grade II	0.7 miles
	1050600 - Church Of St Mary	Grade I	1.0 miles
	1050602 - Outbuilding Approx 80 Metres East Of Priory Farmhouse	Grade II	1.0 miles
	1050604 - Aldeby House	Grade II	1.0 miles
	1442286 - Aldeby War Memorial	Grade II	1.0 miles
	1050601 - Priory Farmhouse	Grade II	1.0 miles
	1152970 - Beech Tree Farmhouse	Grade II	1.3 miles
	1152728 - Aldeby Hall	Grade II	1.4 miles

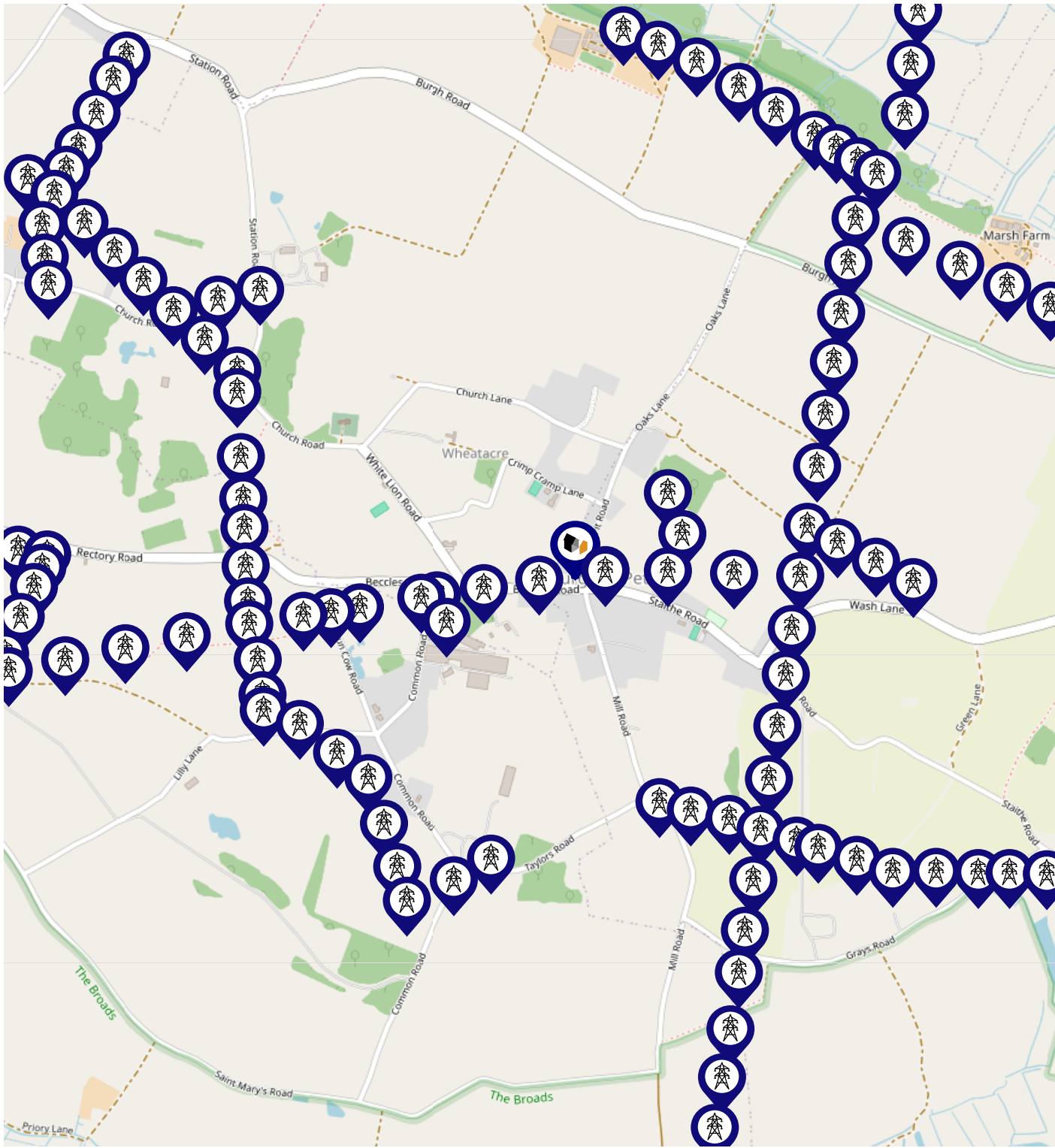


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Glebeland Community Primary School</b> Ofsted Rating: Good   Pupils: 29   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Barnby and North Cove Community Primary School</b> Ofsted Rating: Good   Pupils: 73   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Somerleyton Primary School</b> Ofsted Rating: Good   Pupils: 60   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Worlingham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oulton Broad Primary School</b> Ofsted Rating: Outstanding   Pupils: 379   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ravensmere Infant School</b> Ofsted Rating: Good   Pupils: 40   Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Beccles Primary Academy</b> Ofsted Rating: Good   Pupils: 178   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Warren School</b> Ofsted Rating: Special Measures   Pupils: 131   Distance:3.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Beccles High School</b> Ofsted Rating: Requires improvement   Pupils: 288   Distance:3.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Limes Primary Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grove Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sunrise Academy</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:3.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blundeston Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Albert Pye Community Primary School</b> Ofsted Rating: Good   Pupils: 386   Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dell Primary School</b> Ofsted Rating: Good   Pupils: 338   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elm Tree Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

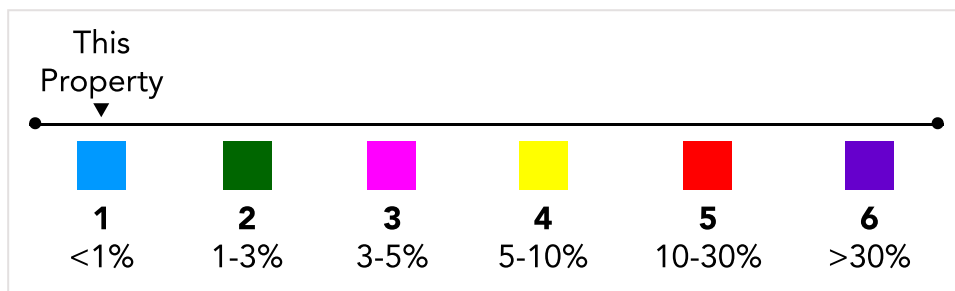
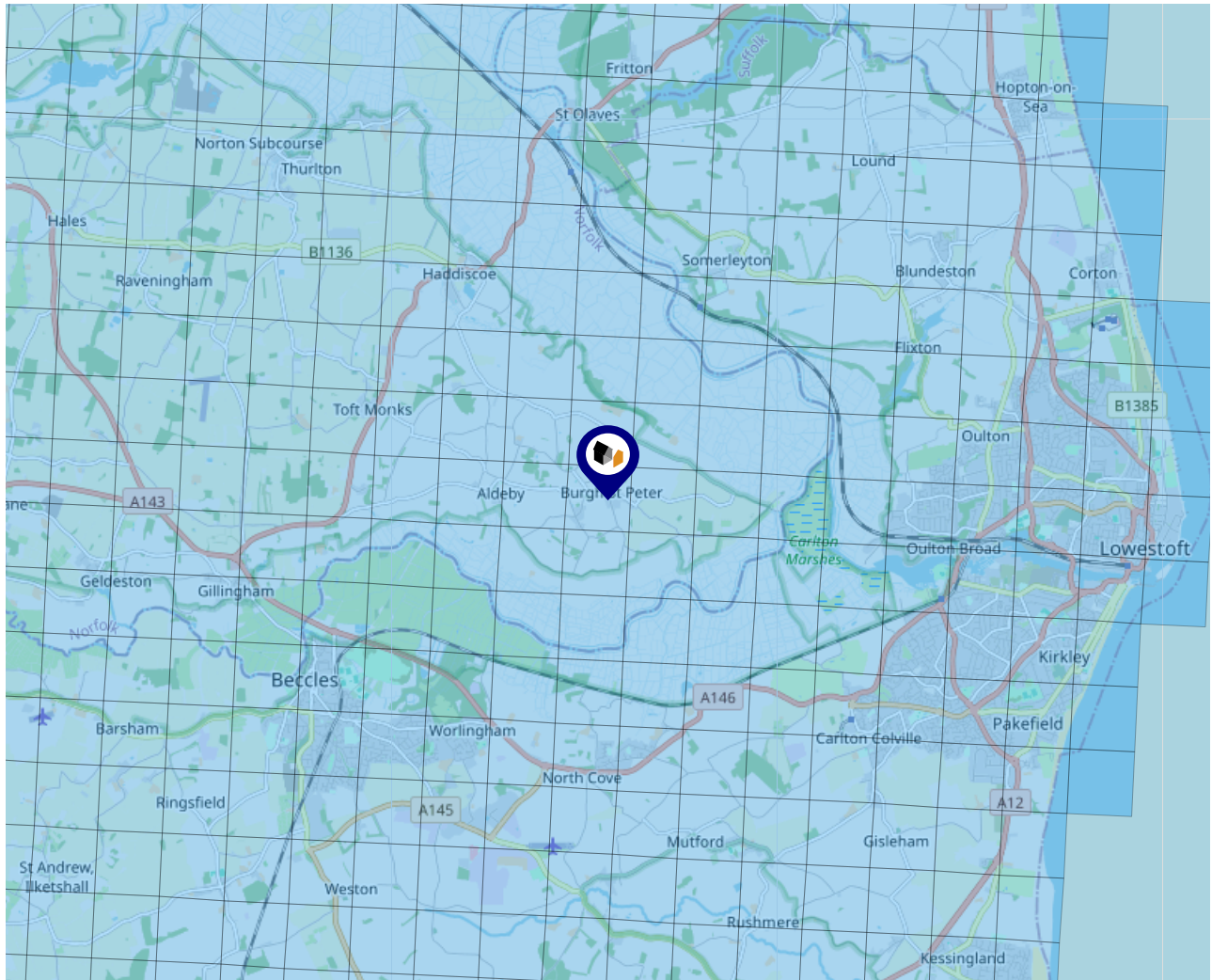


**Key:**

-  Power Pylons
-  Communication Masts

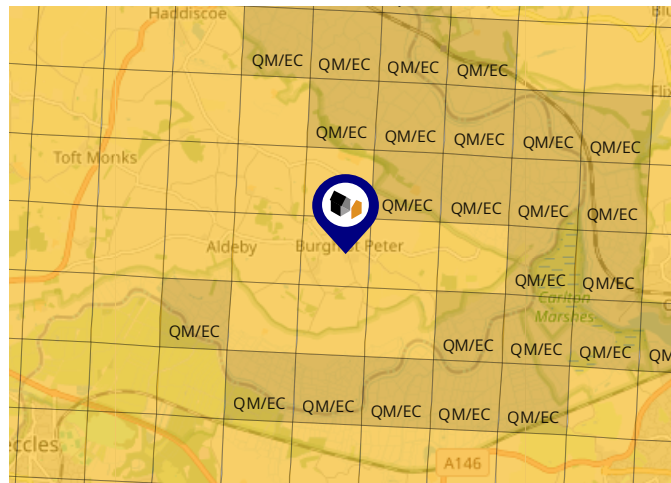
## What is Radon?

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)

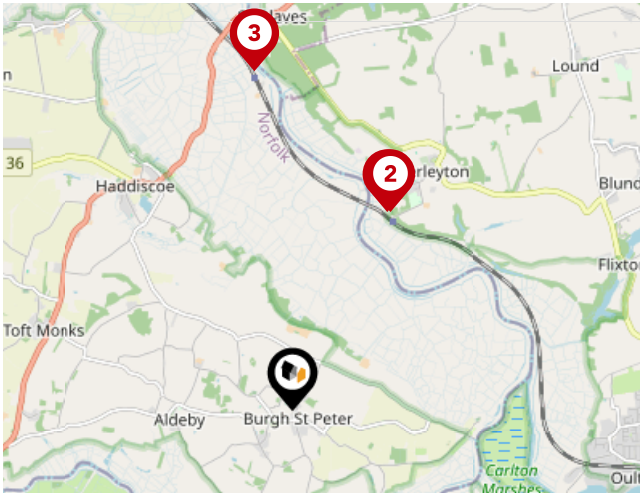
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY		



## Primary Classifications (Most Common Clay Types)

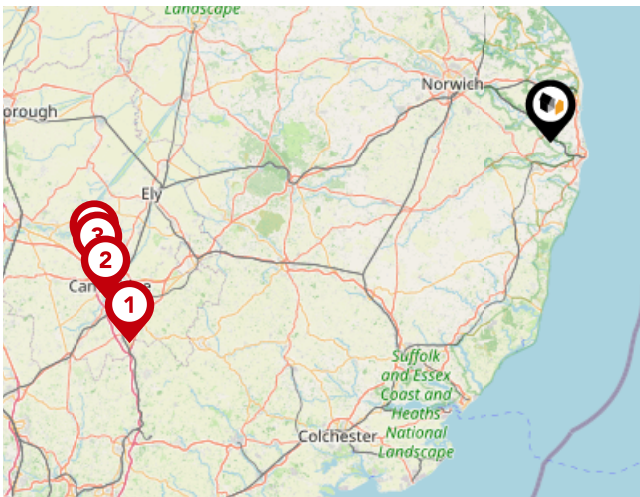
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



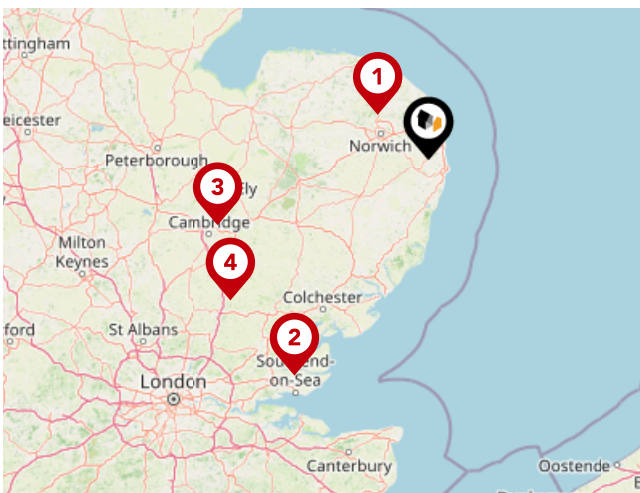
## National Rail Stations

Pin	Name	Distance
1	Entrance2	1.99 miles
2	Entrance1	1.99 miles
3	Haddiscoe Rail Station	3.08 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	67.72 miles
2	M11 J11	68.37 miles
3	M11 J13	68.28 miles
4	M11 J14	68.29 miles



## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.6 miles
2	Southend-on-Sea	74.64 miles
3	Cambridge	64.48 miles
4	Stansted Airport	71.18 miles

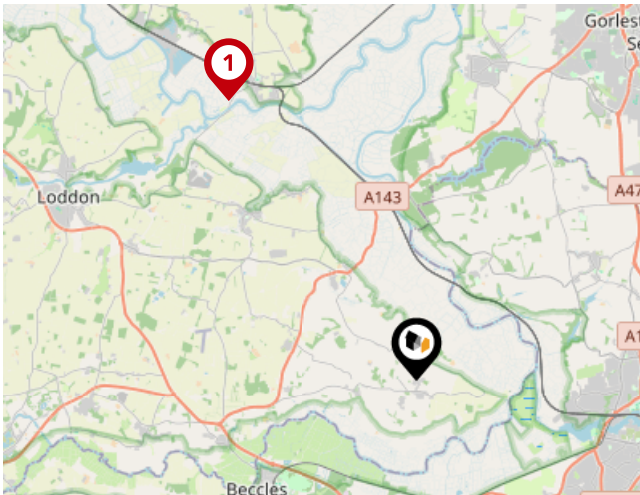
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mill Road	0.04 miles
2	Mill Road	0.06 miles
3	White Lion Road	0.2 miles
4	Common Road	0.27 miles
5	green	1.06 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	6.07 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

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk

