

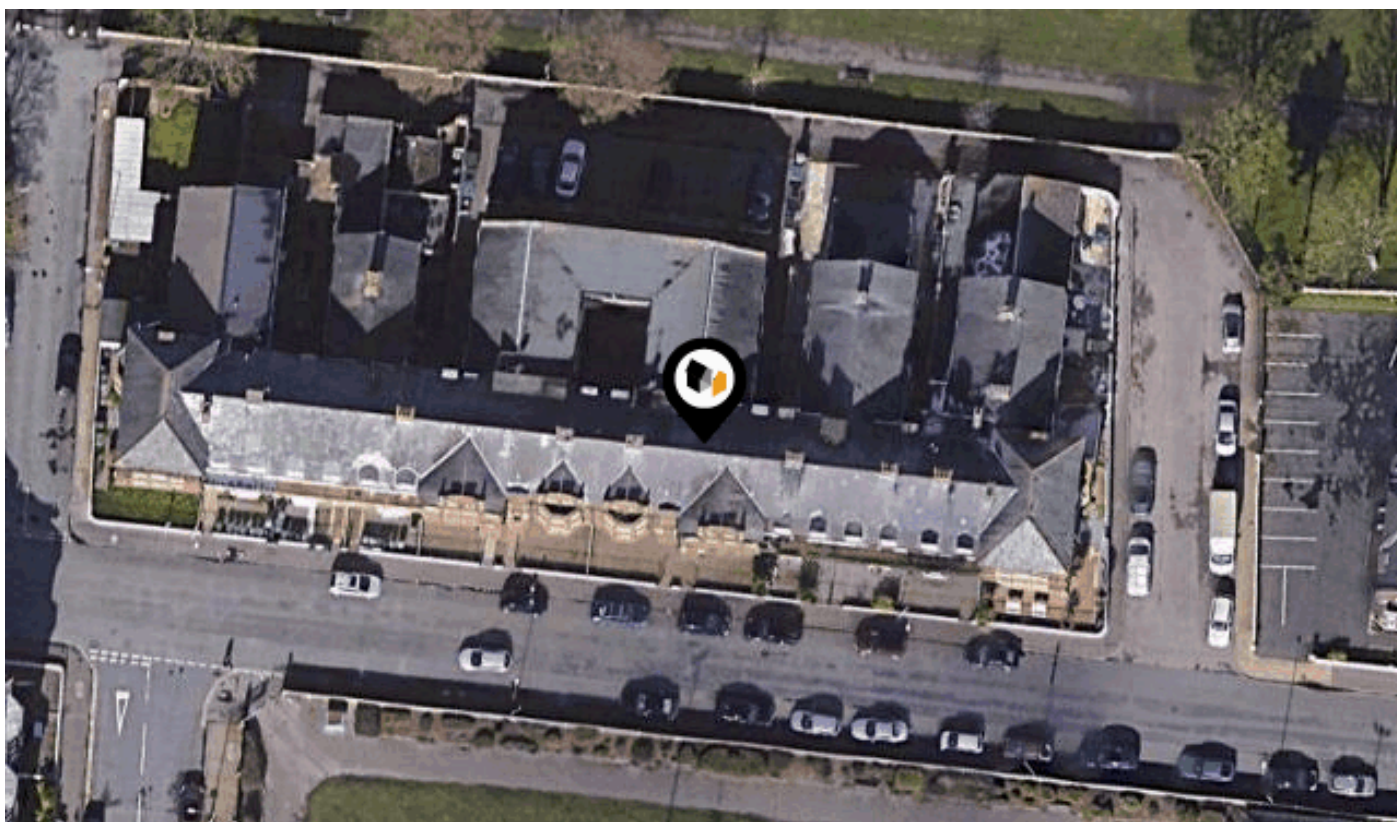


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## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 02nd June 2026**



**8-9, SANDOWN ROAD, GREAT YARMOUTH, NR30**

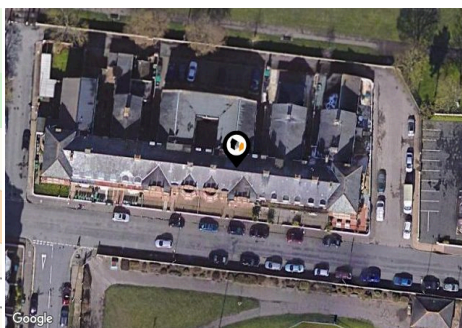
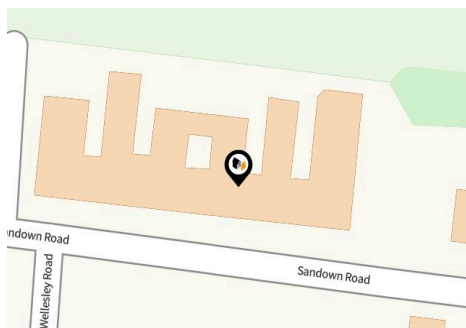
### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



## Property

**Type:** Property Shell  
**Bedrooms:** 1

## Local Area

**Local Authority:** Norfolk  
**Conservation Area:** Seafront, Great Yarmouth  
**Flood Risk:**  

- Rivers & Seas: Very low
- Surface Water: Very low

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

<b>14</b> mb/s	<b>74</b> mb/s	<b>1800</b> mb/s

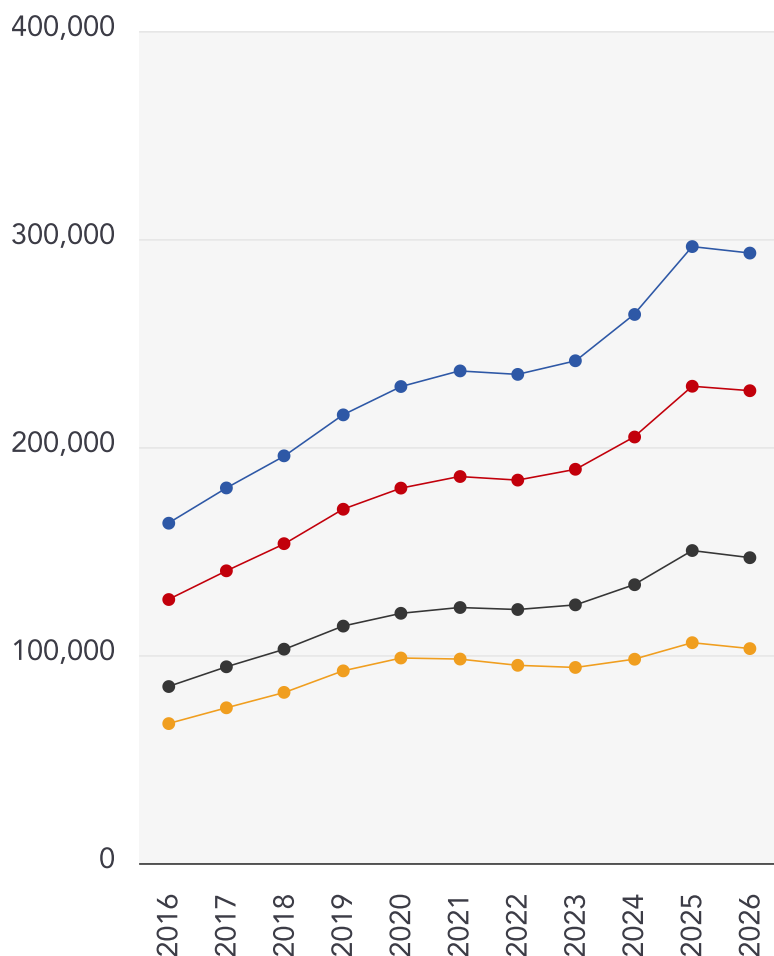
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



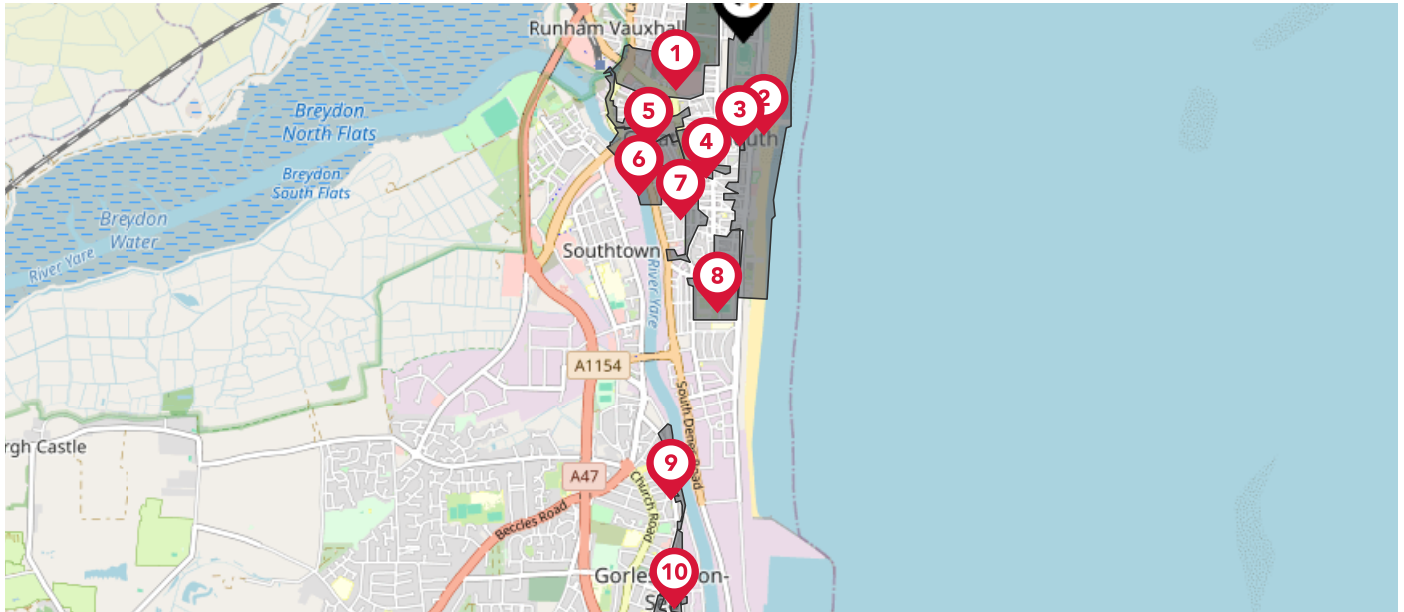
### Mine Entry

- ✕ 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.

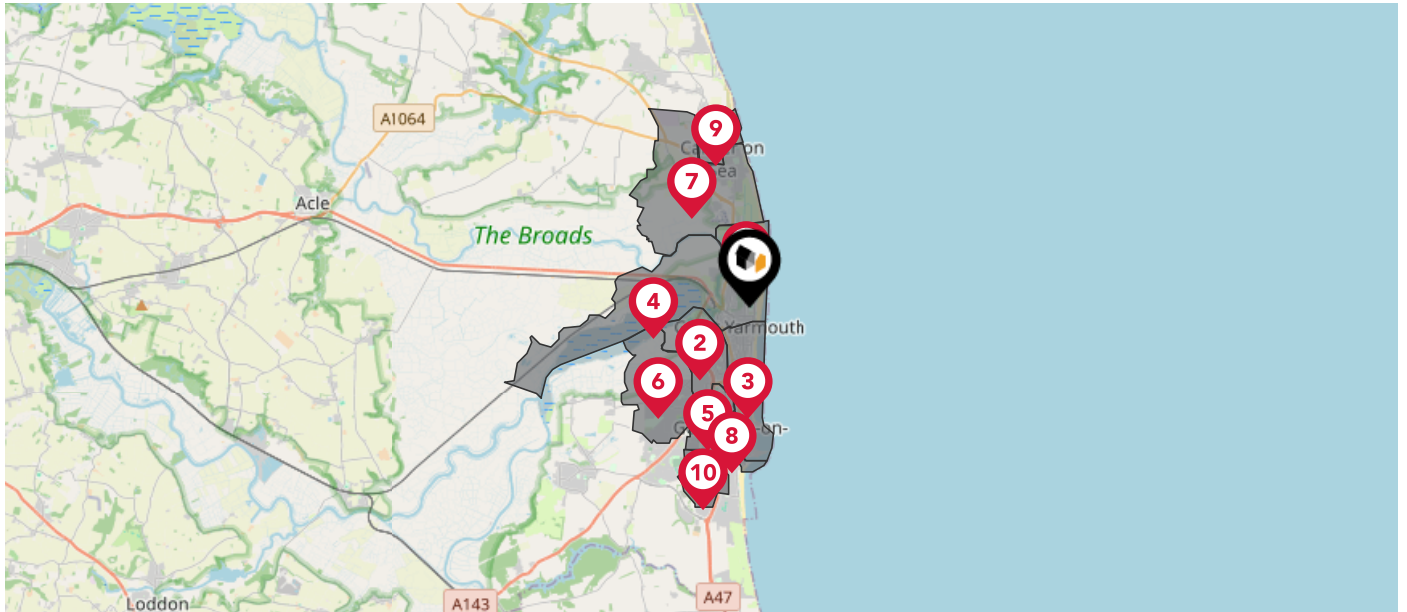
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 St Nicholas and Northgate Street, Great Yarmouth
- 2 Seafront, Great Yarmouth
- 3 Prince's Road, Great Yarmouth
- 4 St George's, Great Yarmouth
- 5 Market Place, Rows and North Quay, 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 Gorleston Town Centre

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



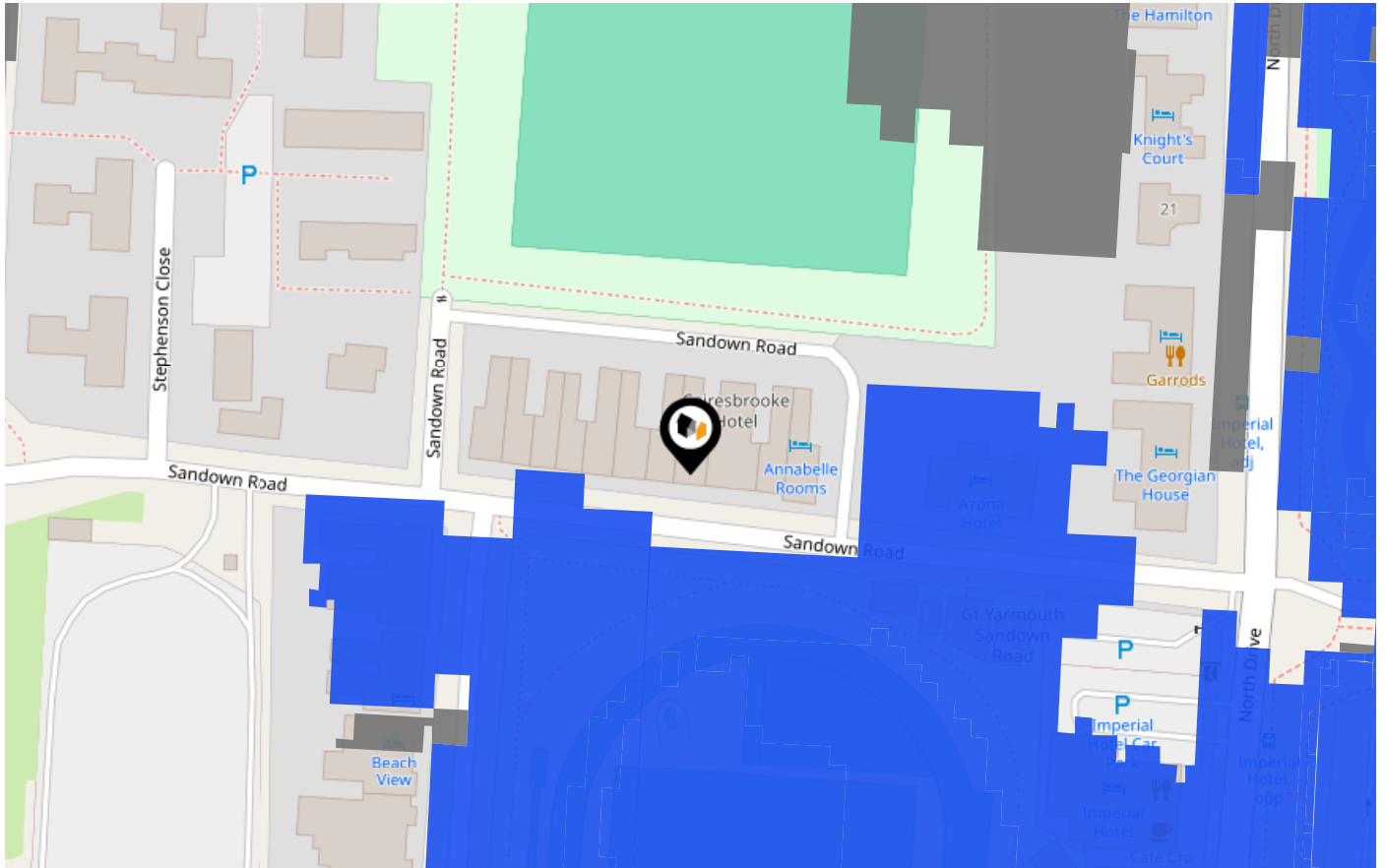
### Nearby Council Wards

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

- 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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- 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 - 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.



**Risk Rating: Very low**

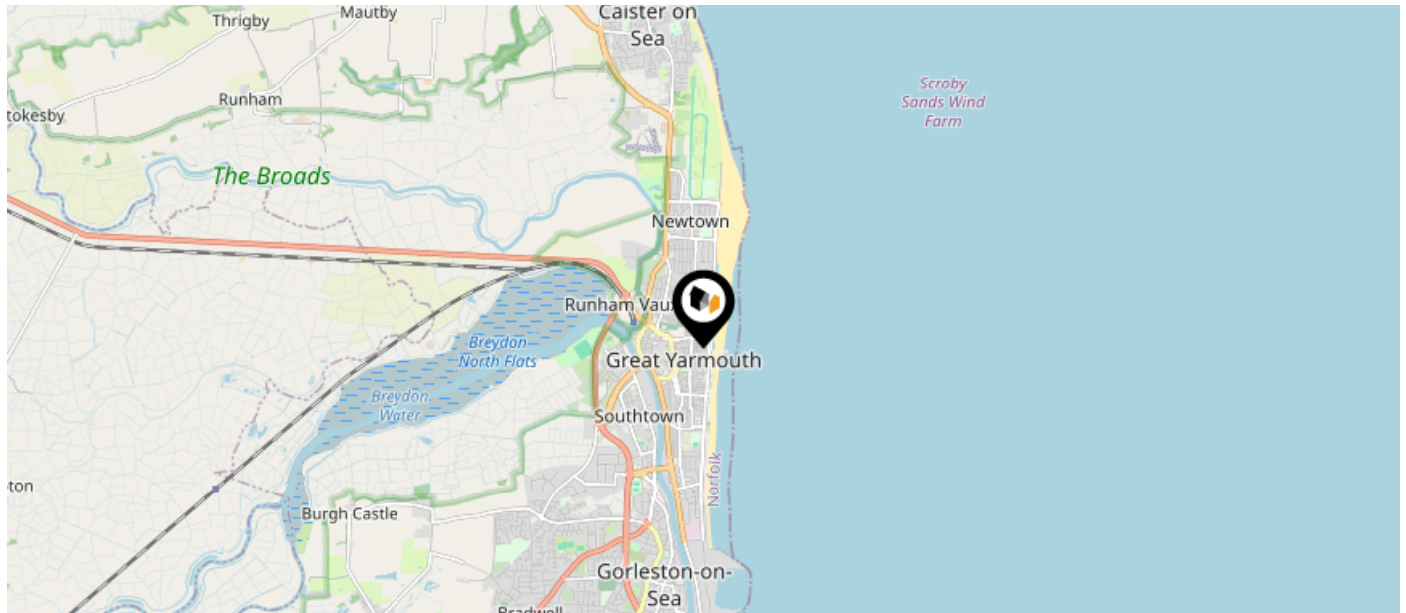
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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:



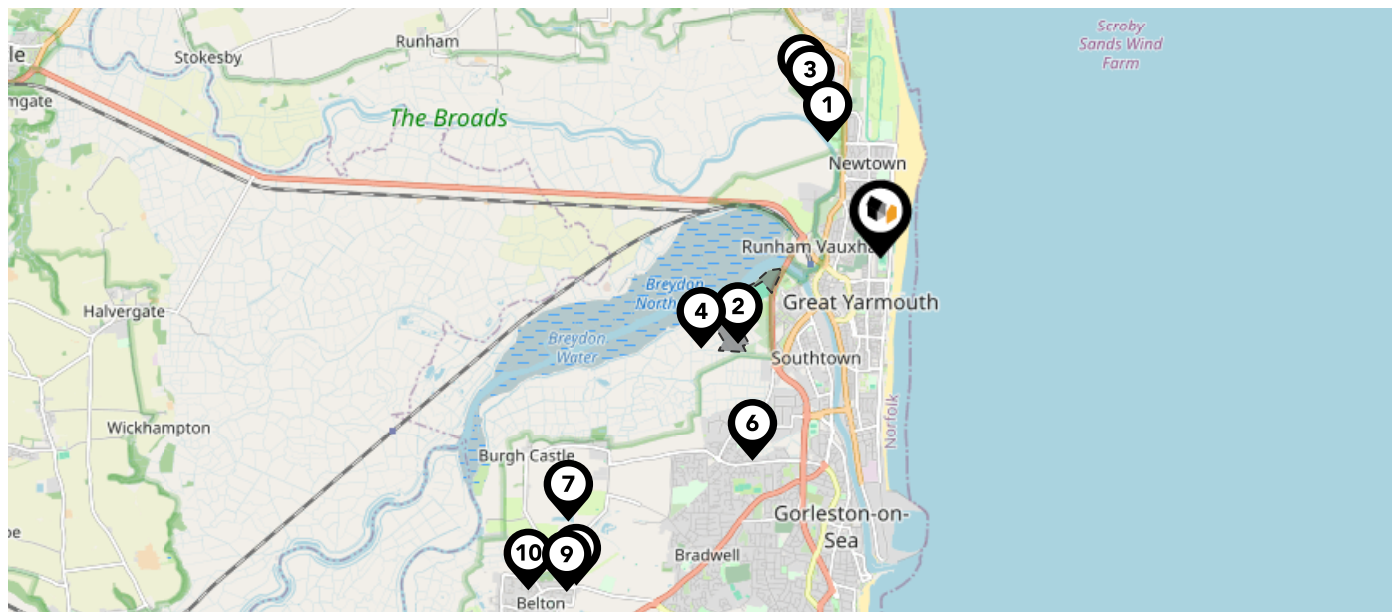
This map displays nearby areas that have been designated as Green Belt...



### 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.



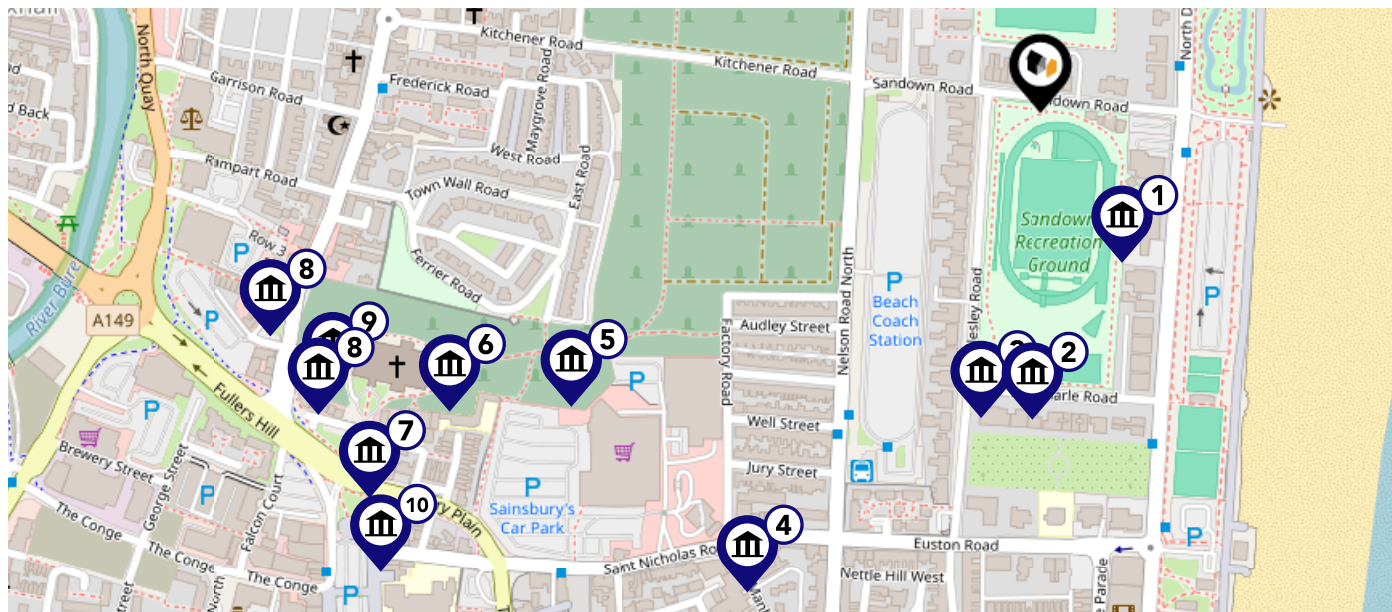
### Nearby Landfill Sites

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



1380279 - Grandstand At Wellesley Recreation Ground

Grade II

0.1 miles



1380280 - Tennis Pavilion At Wellesley Recreation Ground

Grade II

0.2 miles



1380281 - Ticket Office At Wellesley Recreation Ground

Grade II

0.2 miles



1271605 - Ocean Lodge Hotel

Grade II

0.3 miles



1096815 - Group Of Seven Chest Tombs Approximately 128 Metres East Of Church Of St Nicholas

Grade II

0.3 miles



1096816 - Headstone 15 Metres North-east Of Church Of St Nicholas

Grade II

0.4 miles



1096812 - 27, Church Plain

Grade II

0.4 miles



1246011 - 16, 16a, 16b And 17, Northgate Street

Grade II

0.4 miles



1096819 - Palmer Tomb 18 Metres West Of Church Of St Nicholas

Grade II

0.4 miles



1096821 - Statue Of Charity In Courtyard Of Fishermans Hospital

Grade II

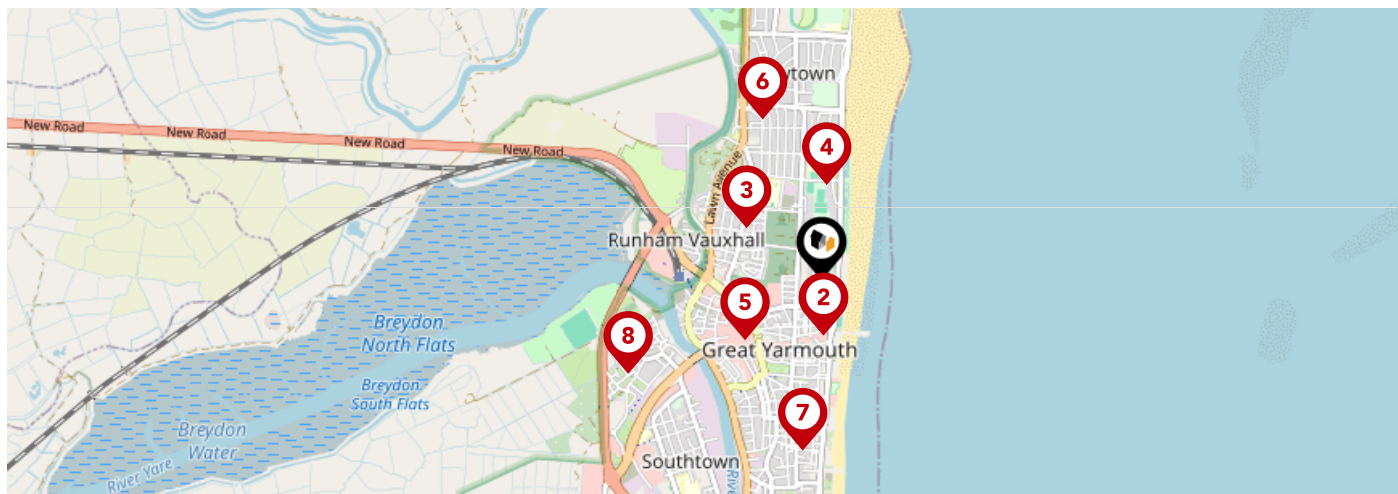
0.4 miles



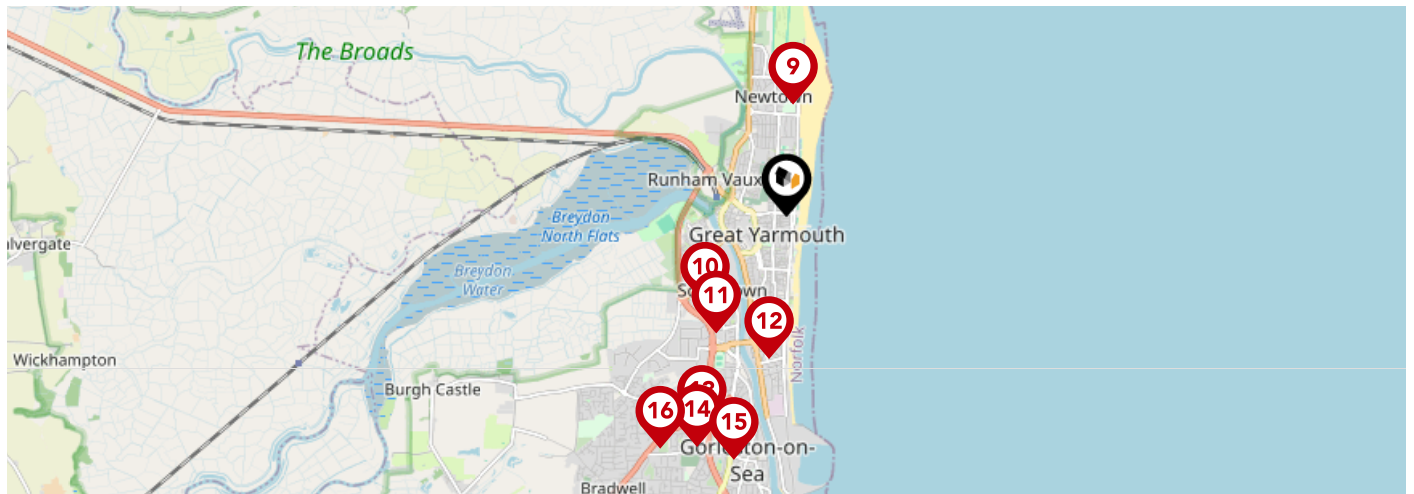
1096817 - Memorial To David Bartleman West Of Church Of St Nicholas









Grade II

0.4 miles

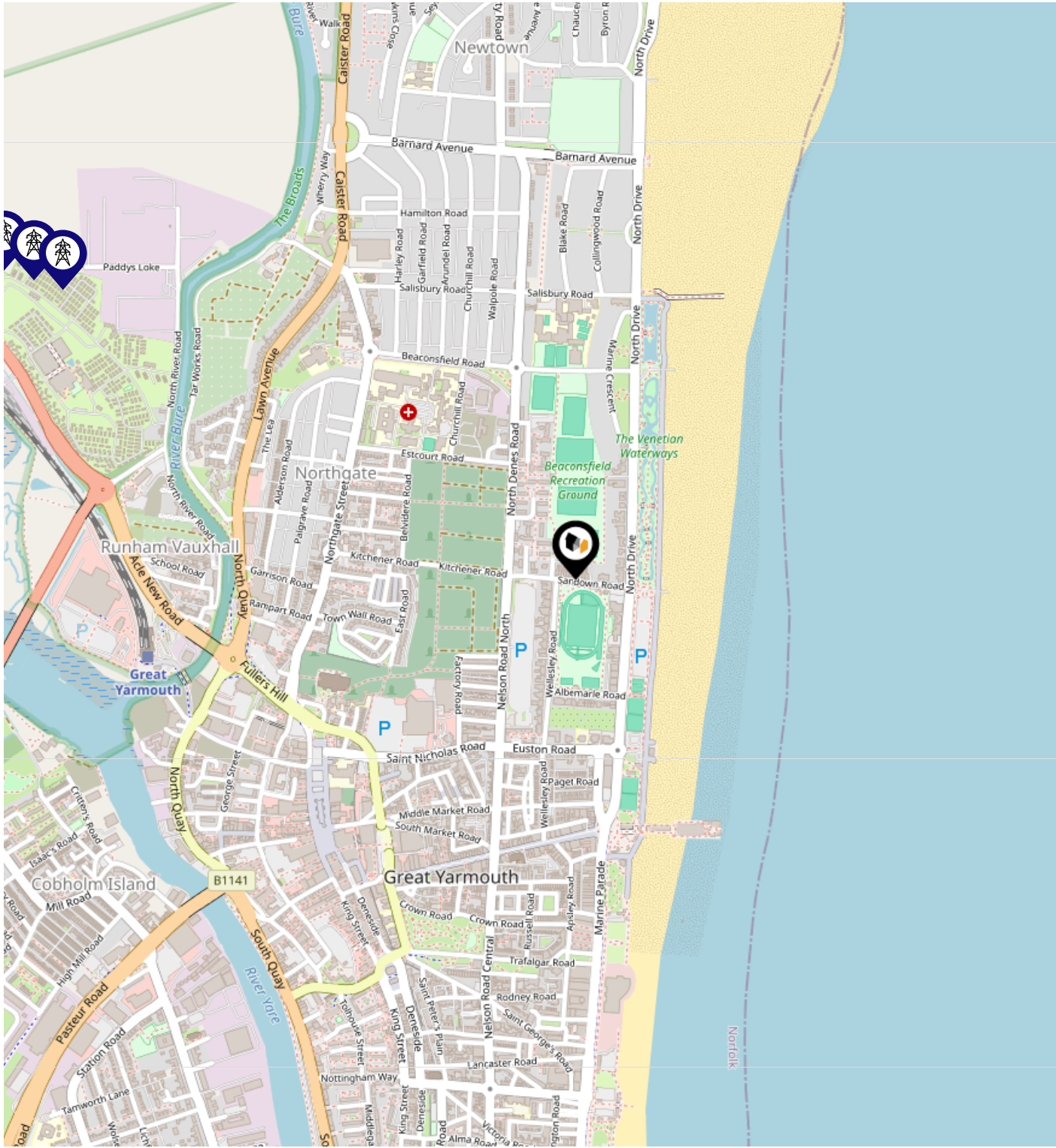


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Visiting Teacher Service East at Education Services Centre</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Novaturient School</b> Ofsted Rating: Good   Pupils: 19   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Northgate Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Great Yarmouth Charter Academy</b> Ofsted Rating: Good   Pupils: 941   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Nicholas Priory CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 412   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bure Park Specialist Academy</b> Ofsted Rating: Good   Pupils: 64   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St. George's Primary School &amp; St. George's Nursery School, Great Yarmouth</b> Ofsted Rating: Good   Pupils: 208   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cobholm Primary Academy</b> Ofsted Rating: Good   Pupils: 176   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>North Denes Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 398   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Southtown Primary School</b> Ofsted Rating: Requires improvement   Pupils: 196   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Edward Worlledge Ormiston Academy</b> Ofsted Rating: Good   Pupils: 308   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Yarmouth Primary Academy</b> Ofsted Rating: Good   Pupils: 422   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wroughton Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 318   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wroughton Infant Academy</b> Ofsted Rating: Good   Pupils: 191   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary and St Peter Catholic Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lynn Grove Academy</b> Ofsted Rating: Good   Pupils: 1155   Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

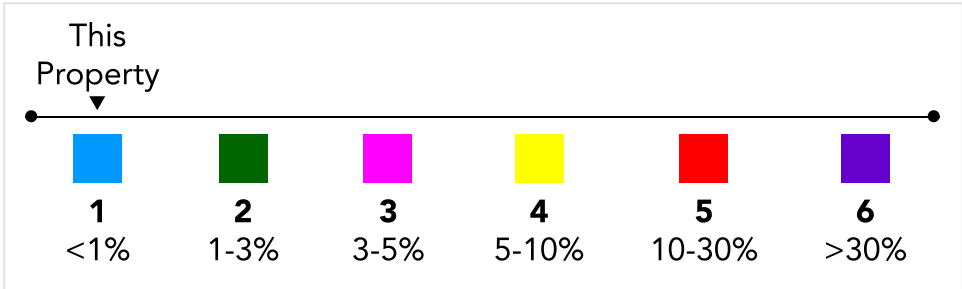
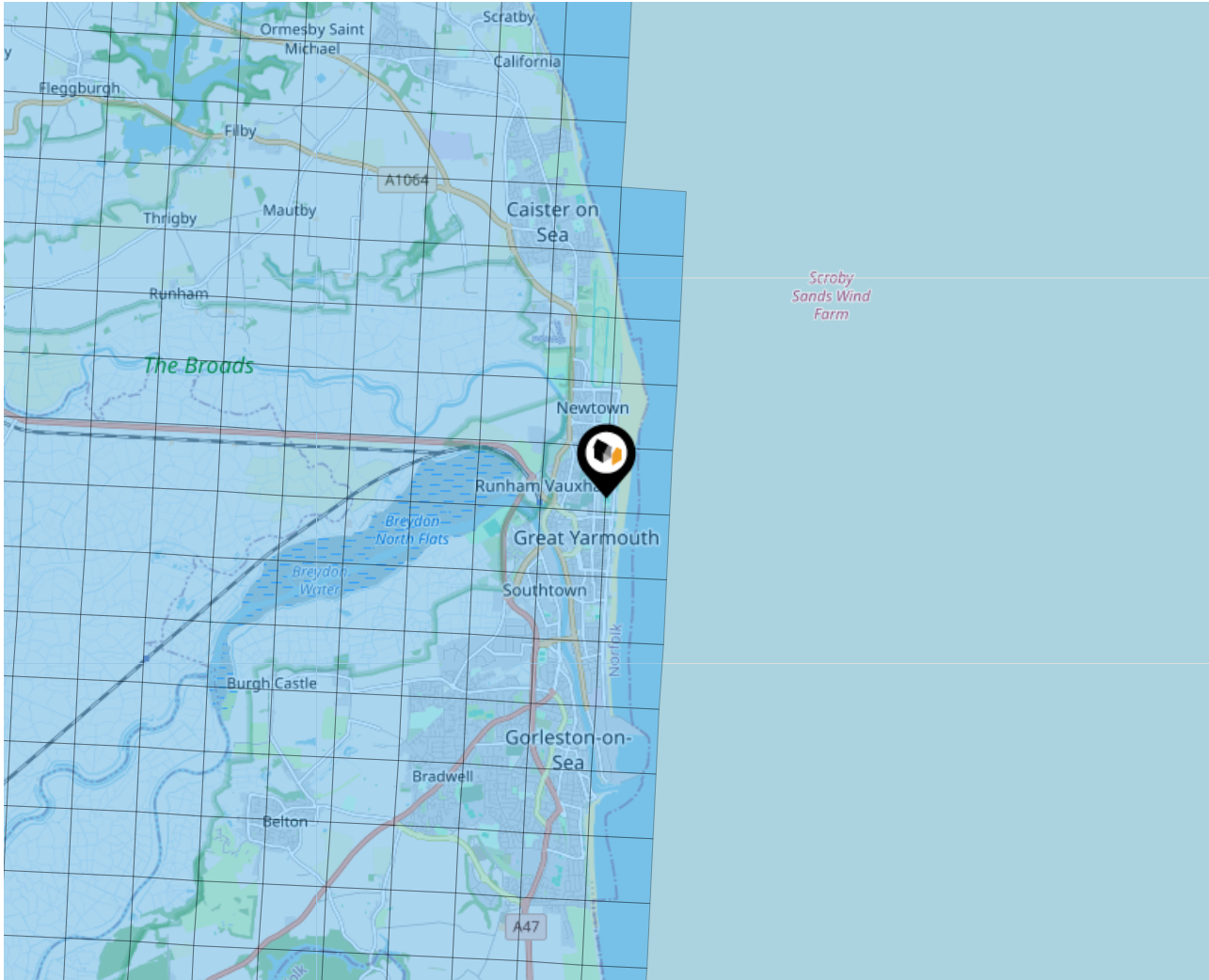


**Key:**

-  Power Pylons
-  Communication Masts

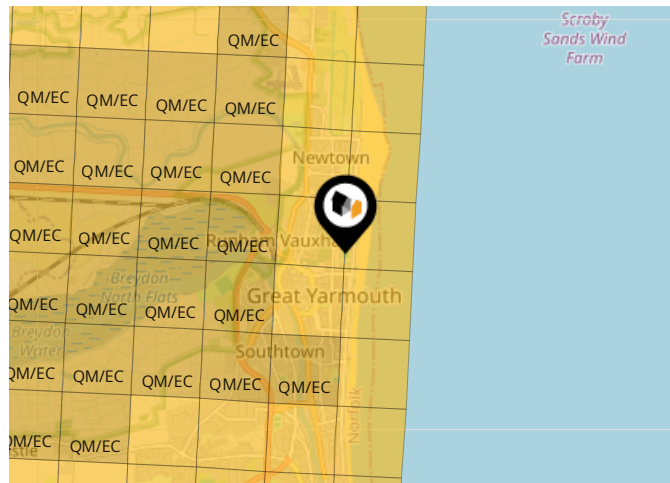
### What is Radon?

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/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		

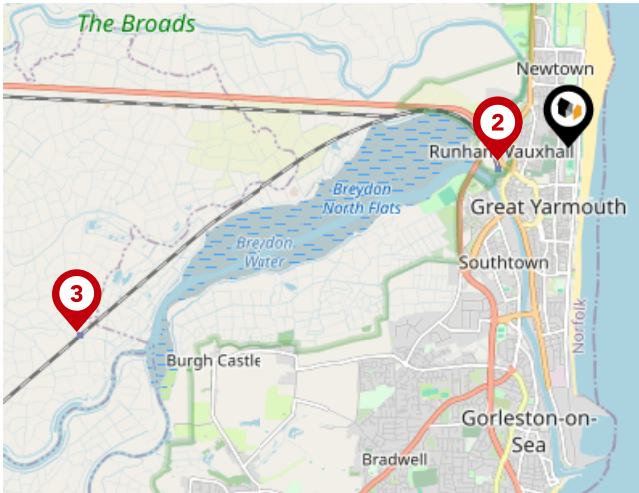


## Primary Classifications (Most Common Clay Types)

<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

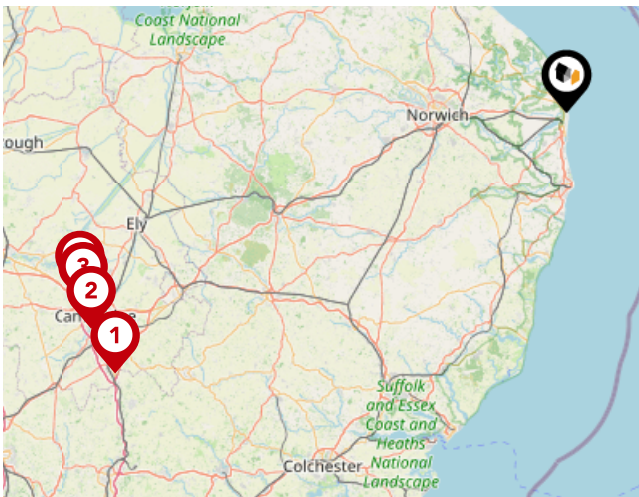
# Area

## Transport (National)



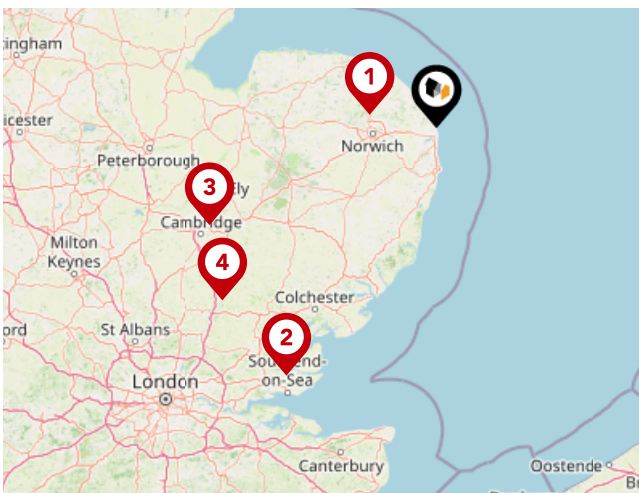
### National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	0.64 miles
2	Great Yarmouth Rail Station	0.64 miles
3	Berney Arms Rail Station	4.73 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	75.73 miles
2	M11 J11	75.72 miles
3	M11 J13	75.27 miles
4	M11 J14	75.12 miles

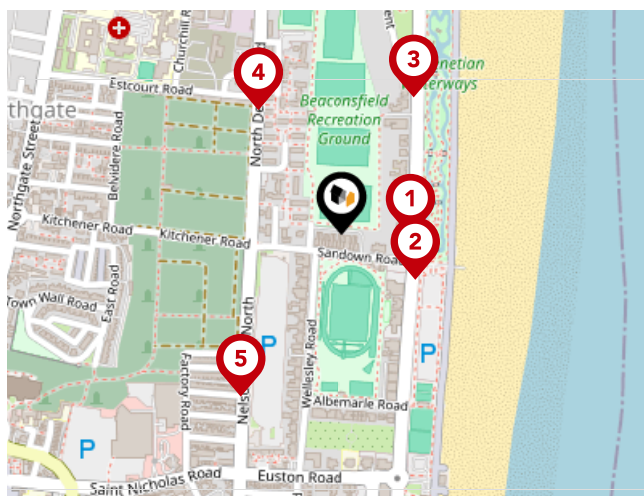


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.6 miles
2	Southend-on-Sea	84.56 miles
3	Cambridge	71.65 miles
4	Stansted Airport	80.04 miles

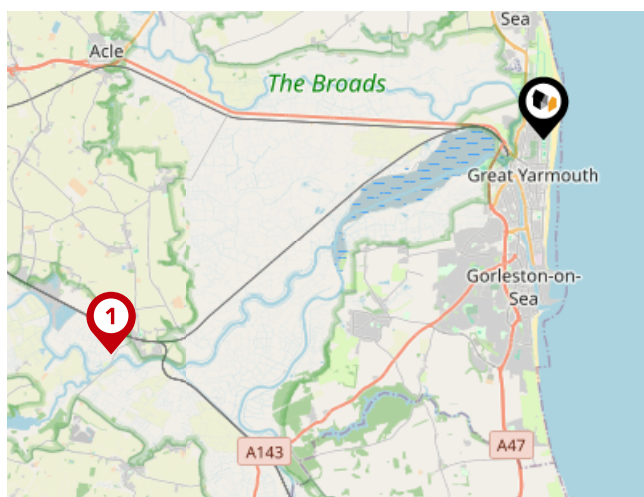
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Imperial Hotel	0.08 miles
2	Imperial Hotel	0.1 miles
3	Gable End Hotel	0.17 miles
4	Midland Close	0.17 miles
5	Well Street	0.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	8.7 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

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