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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 20th July 2026



NORWICH ROAD, LOWESTOFT, NR32

Property Overview



Property

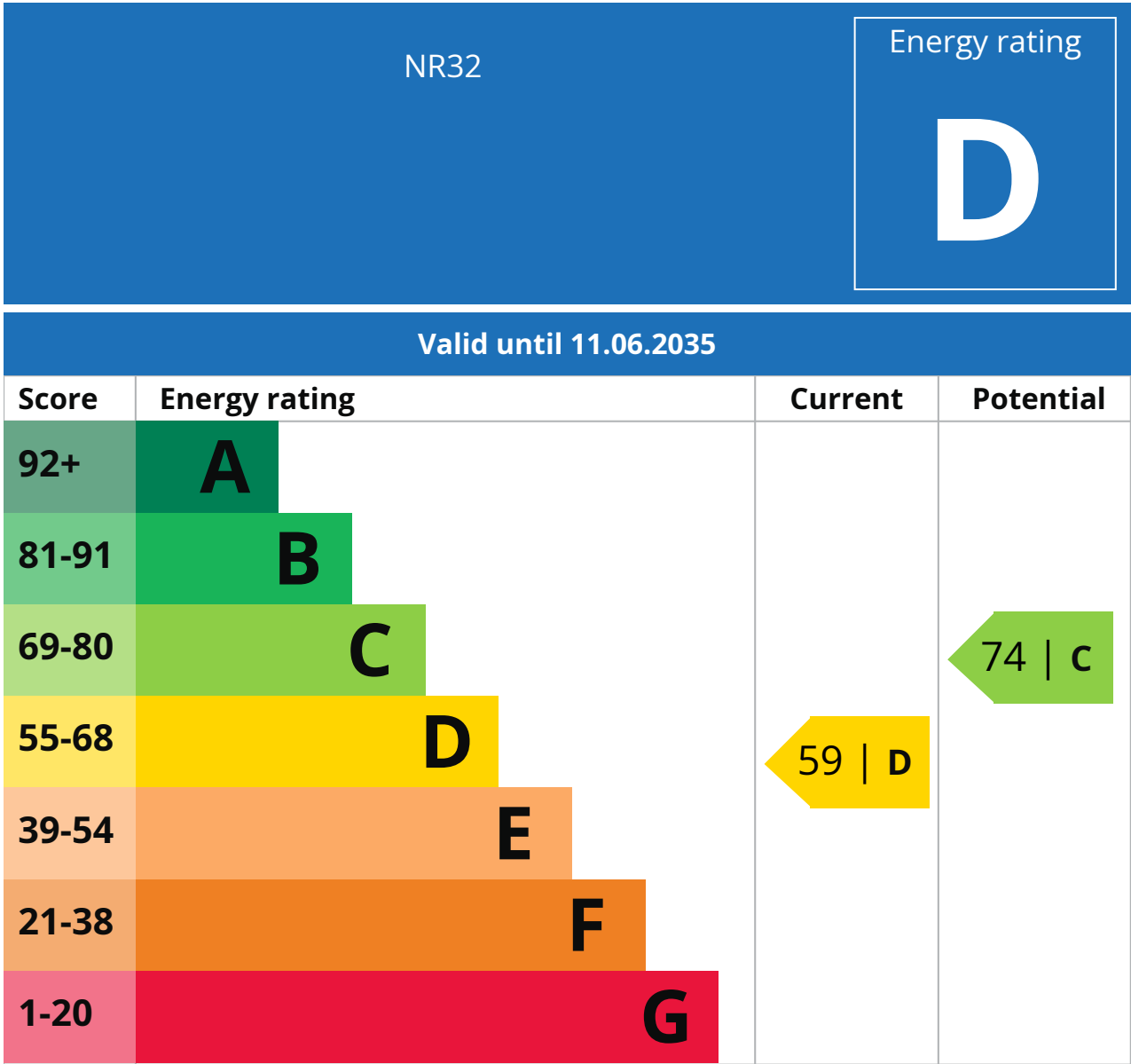
Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.01 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,557		
Title Number:	SK82561		

Local Area

Local Authority:	East suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	17 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Property

EPC - Certificate



Property

EPC - Additional Data

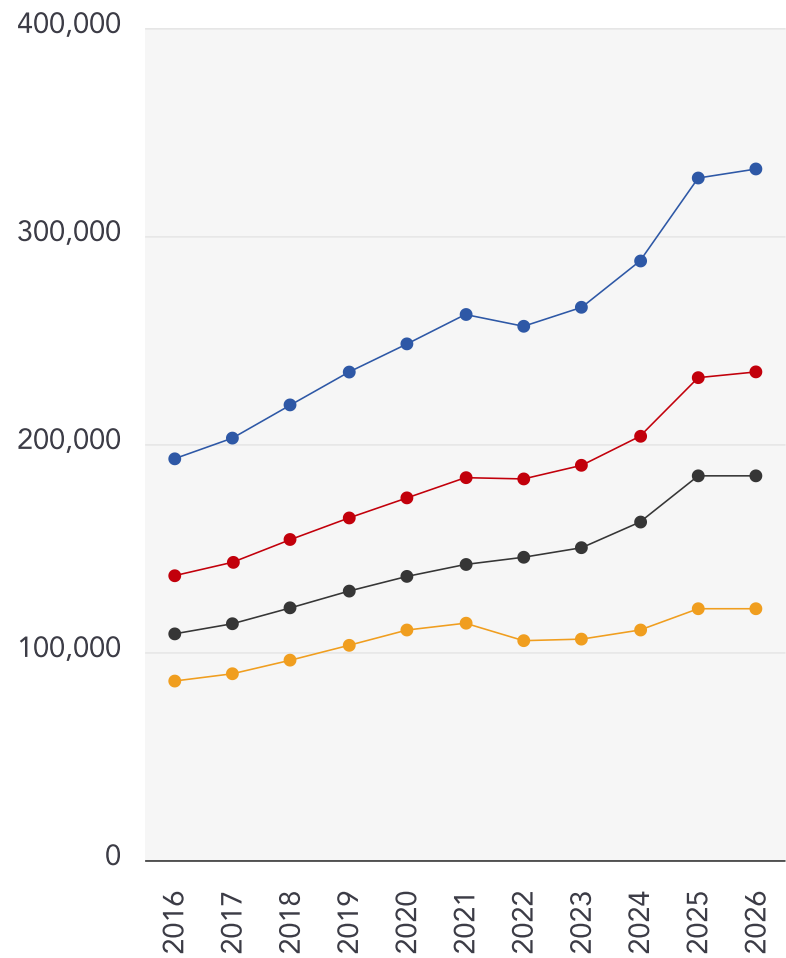
Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with external insulation
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	58 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in NR32



Detached

+72.22%

Semi-Detached

+71.67%

Terraced

+69.85%

Flat

+40.39%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

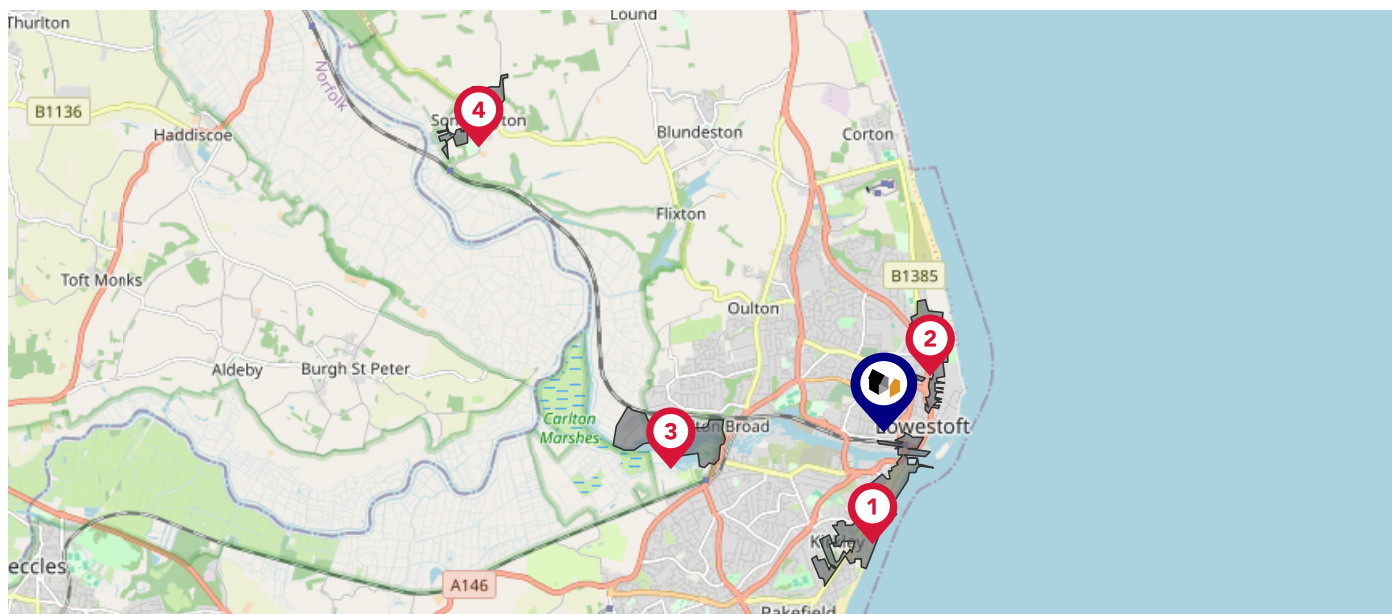
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



South Lowestoft and Kirkley



North Lowestoft



Oulton Broad

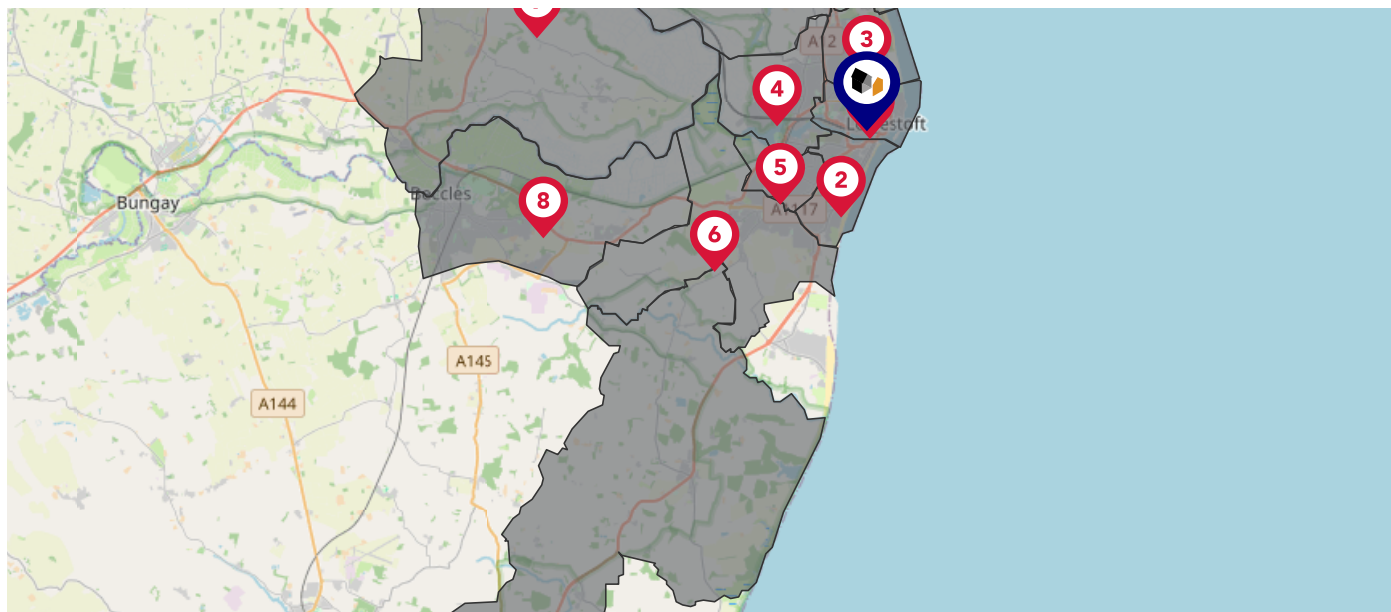


Somerleyton

Maps

Council Wards

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



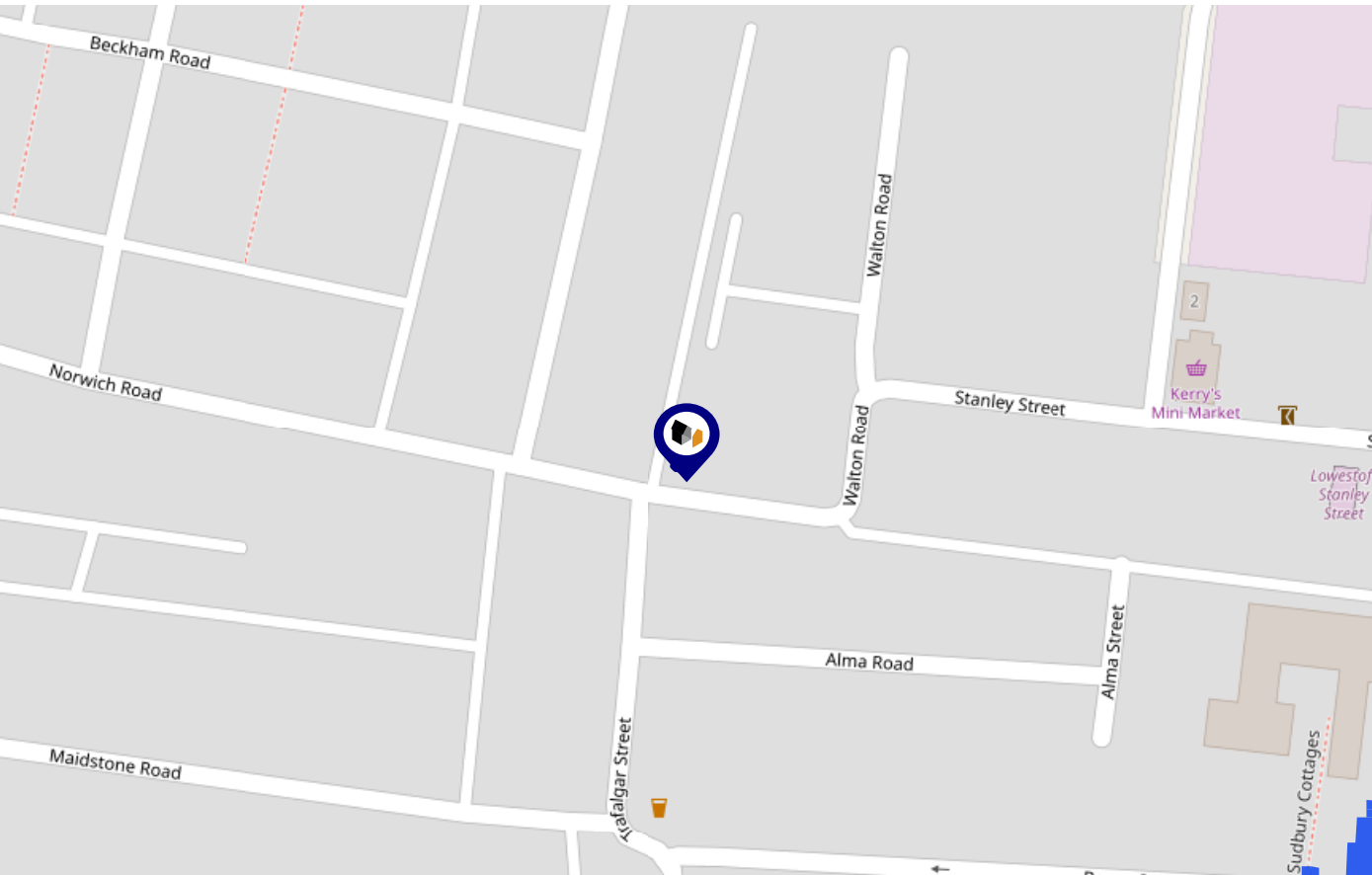
Nearby Council Wards

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

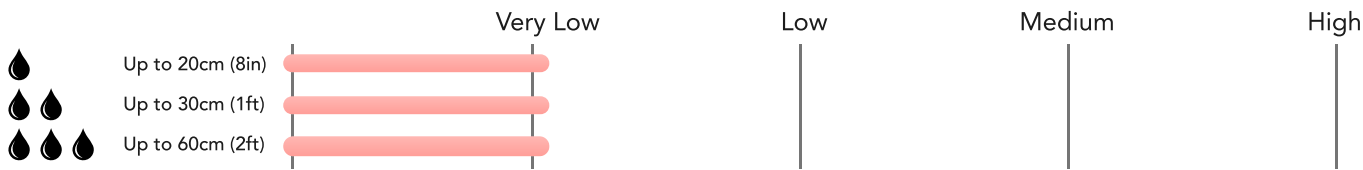


Risk Rating: Very low

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.

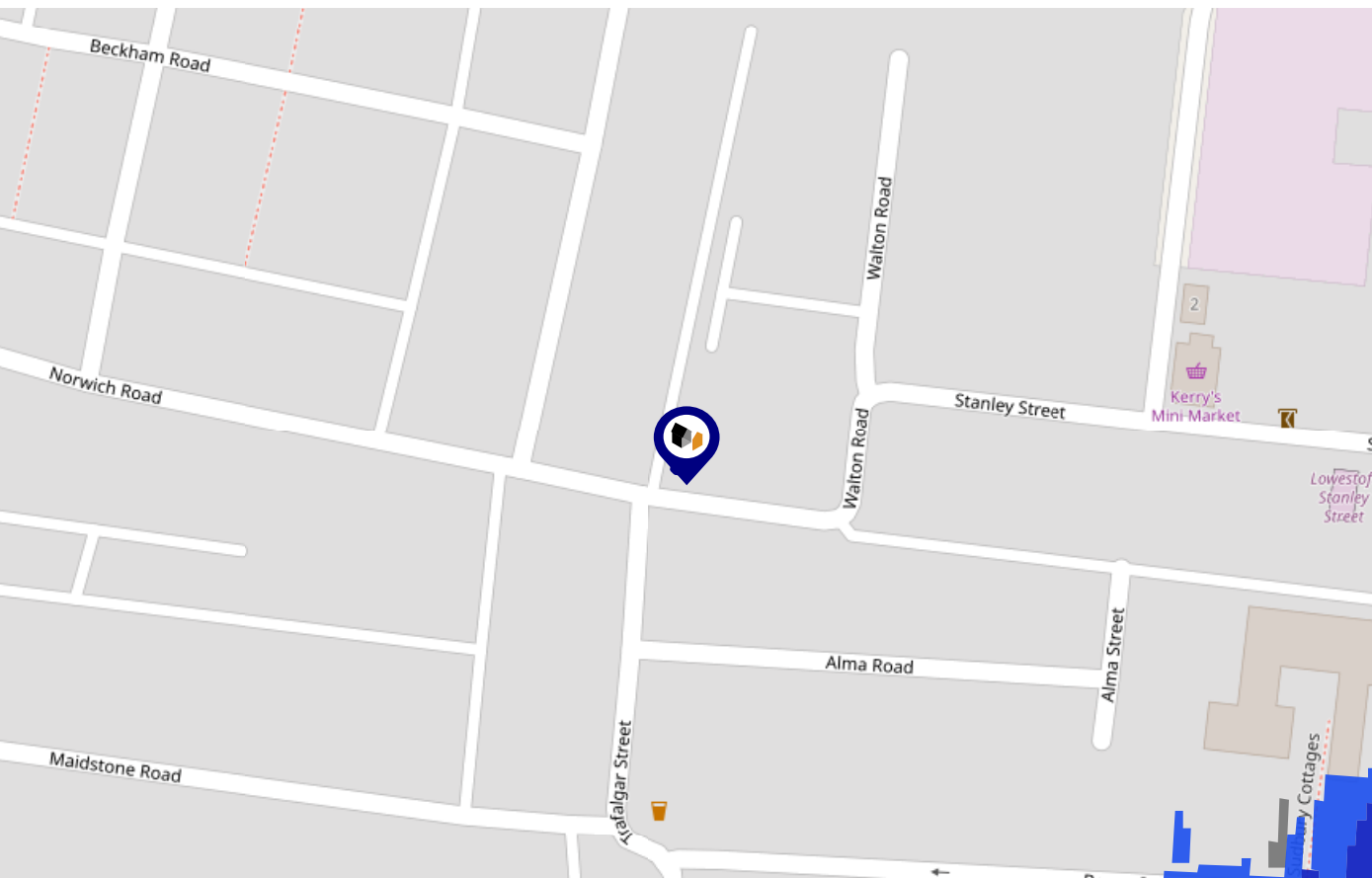
Chance of flooding to the following depths at this property:



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.

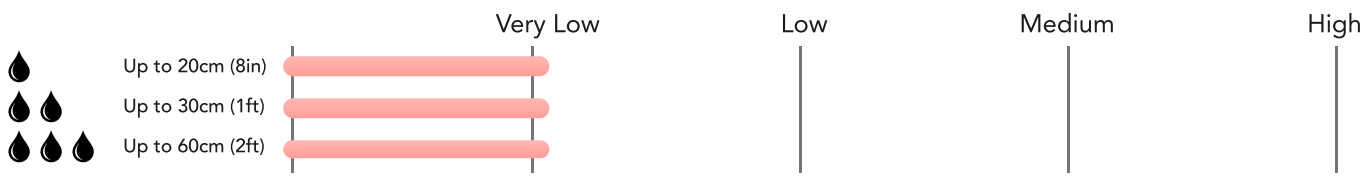


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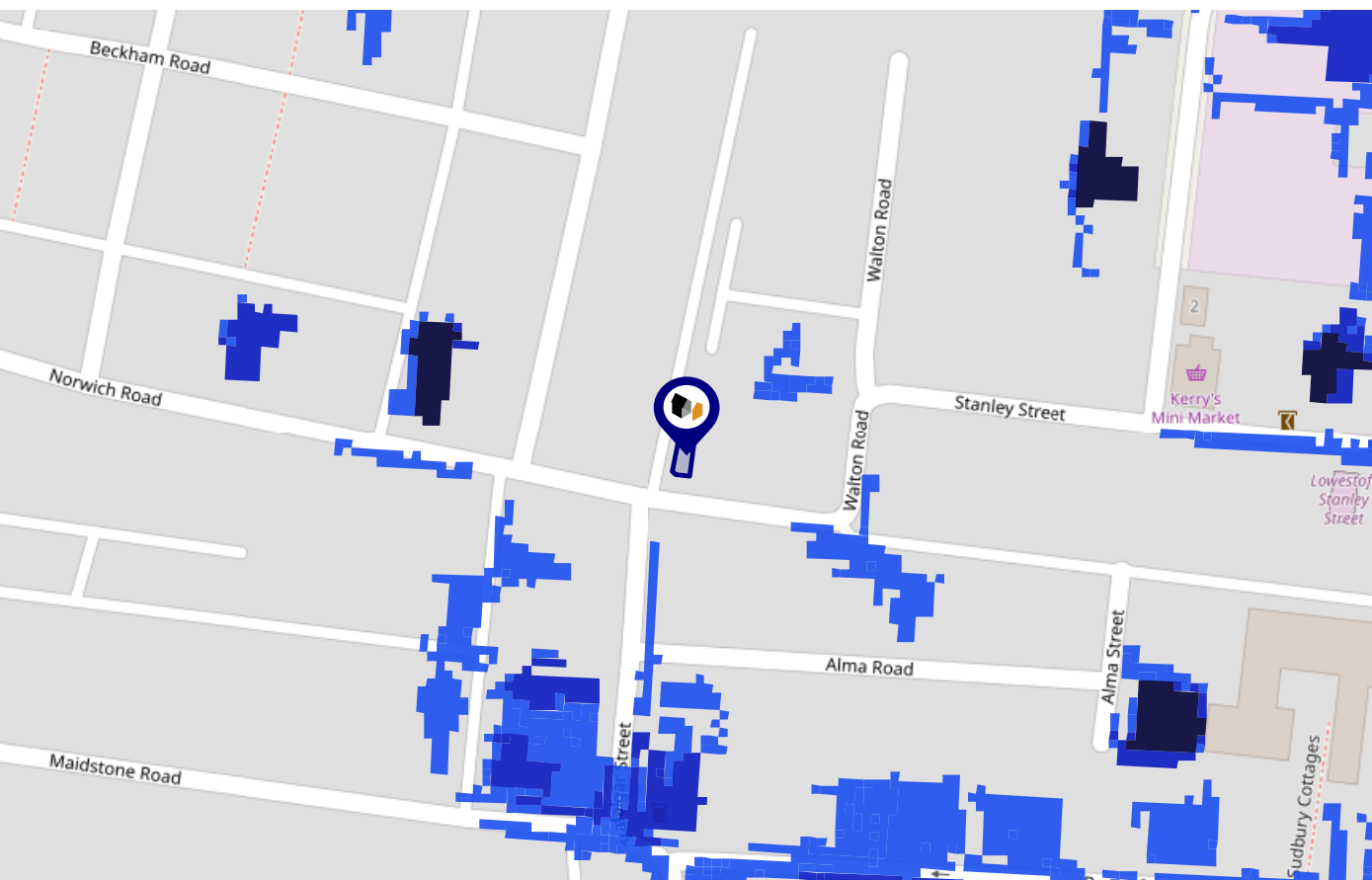
Chance of flooding to the following depths at this property:



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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-  **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.

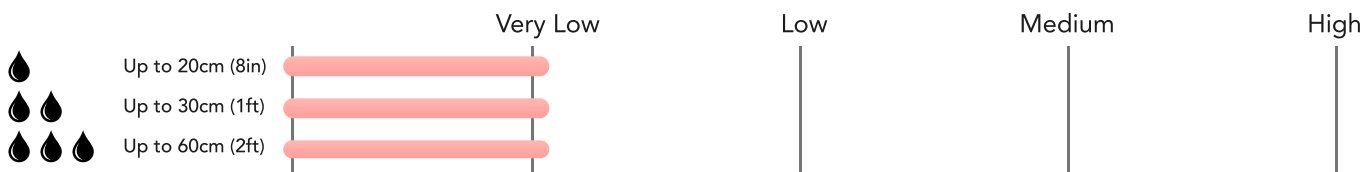


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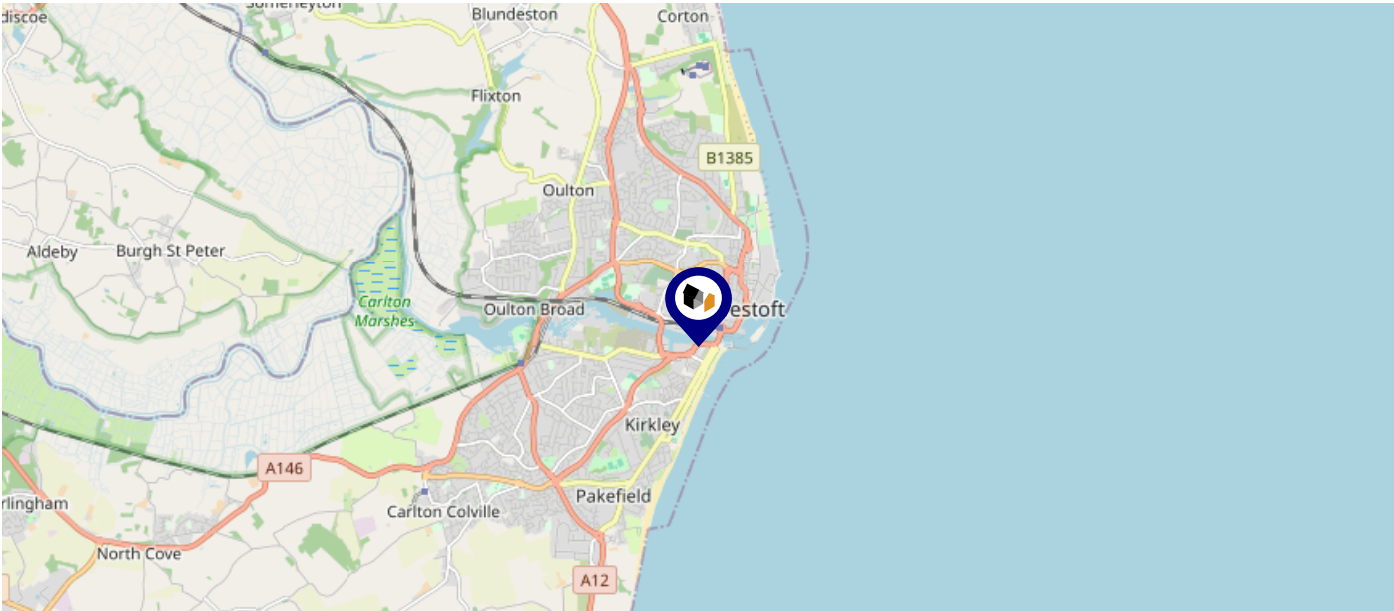
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



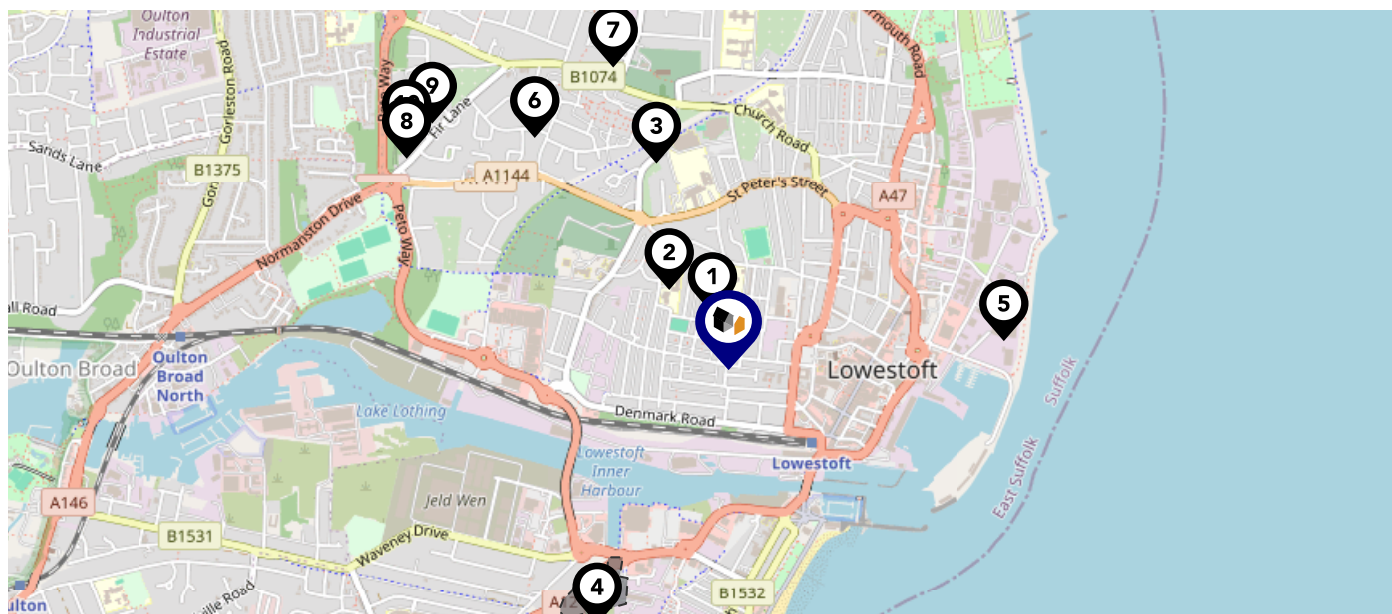
Nearby Green Belt Land

No data available.

Maps

Landfill Sites

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.



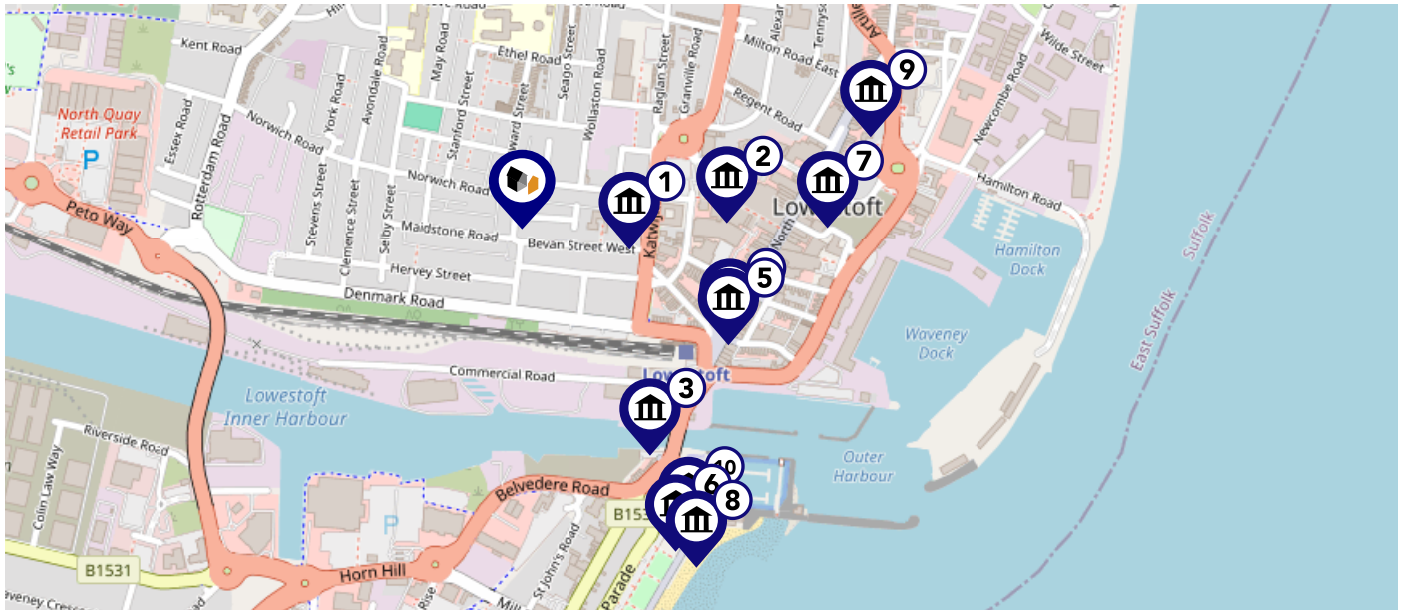
Nearby Landfill Sites

1	Roman Hill-Lowestoft	Historic Landfill
2	Love Road-Lowestoft, Suffolk	Historic Landfill
3	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill
4	South Inner Harbour-Lowestoft, Suffolk	Historic Landfill
5	Hamilton Road-Lowestoft, Suffolk	Historic Landfill
6	June Avenue-Lowestoft, Suffolk	Historic Landfill
7	Haven Avenue-Lowestoft, Suffolk	Historic Landfill
8	Fir Lane-Lowestoft, Suffolk	Historic Landfill
9	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill
10	Fir Lane-Lowestoft, Suffolk	Historic Landfill

Maps

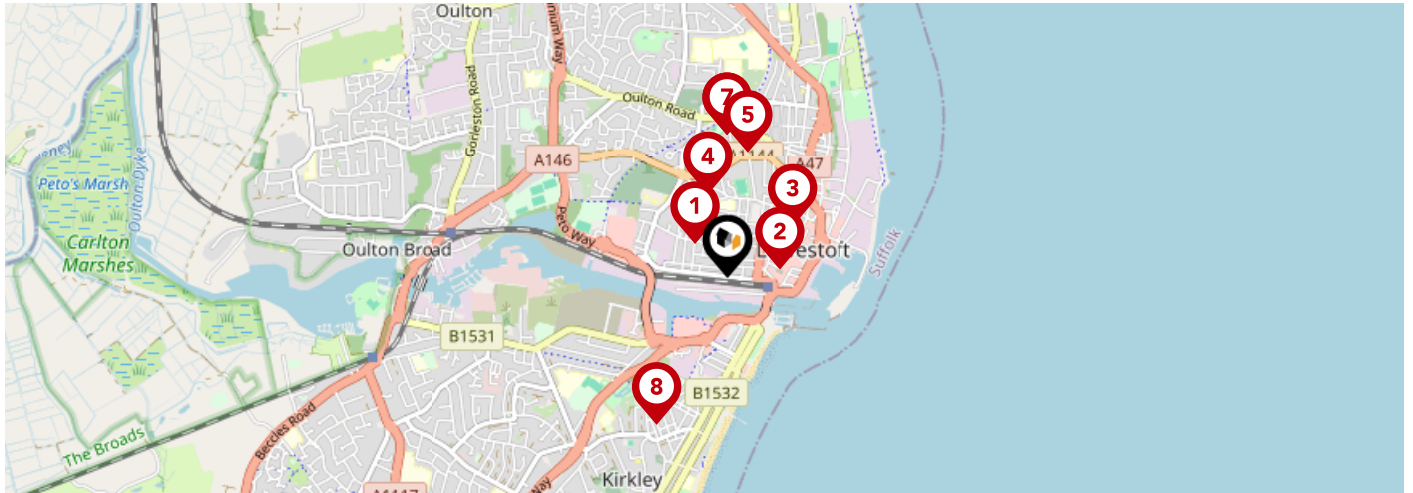
Listed Buildings

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



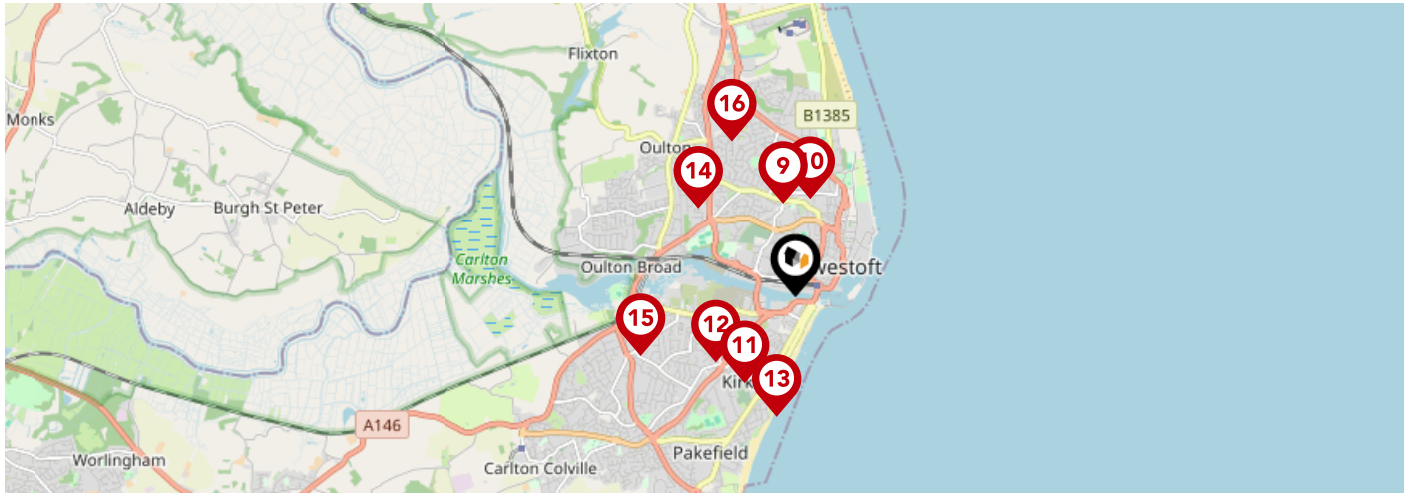
Listed Buildings in the local district		Grade	Distance
	1292437 - Raglan Smoke House	Grade II	0.1 miles
	1208940 - Church Of Our Lady, Star Of The Sea Including Boundary Wall To Gordon Road	Grade II	0.2 miles
	1292511 - Port House	Grade II	0.3 miles
	1279946 - 53 London Road North	Grade II	0.3 miles
	1292503 - Former Post Office	Grade II	0.3 miles
	1458627 - Lowestoft War Memorial	Grade II	0.4 miles
	1207020 - St Margarets House	Grade II	0.4 miles
	1209835 - Statue Of Triton	Grade II	0.4 miles
	1292506 - United Reformed Church And Former Sunday School	Grade II	0.4 miles
	1207043 - Royal Norfolk And Suffolk Yacht Club	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:0.21	☐	☒	☐	☐	☐
2	Ness Point School Ofsted Rating: Good Pupils: 19 Distance:0.24	☐	☐	☒	☐	☐
3	Learning Support, Northern Area Education Office Ofsted Rating: Not Rated Pupils:0 Distance:0.38	☐	☐	☒	☐	☐
4	East Coast College Ofsted Rating: Good Pupils:0 Distance:0.39	☐	☐	☒	☐	☐
5	St Margaret's Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.58	☐	☒	☐	☐	☐
6	Poplars Community Primary School Ofsted Rating: Requires improvement Pupils: 312 Distance:0.64	☐	☒	☐	☐	☐
7	Northfield St Nicholas Primary Academy Ofsted Rating: Good Pupils: 365 Distance:0.64	☐	☒	☐	☐	☐
8	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:0.74	☐	☒	☐	☐	☐

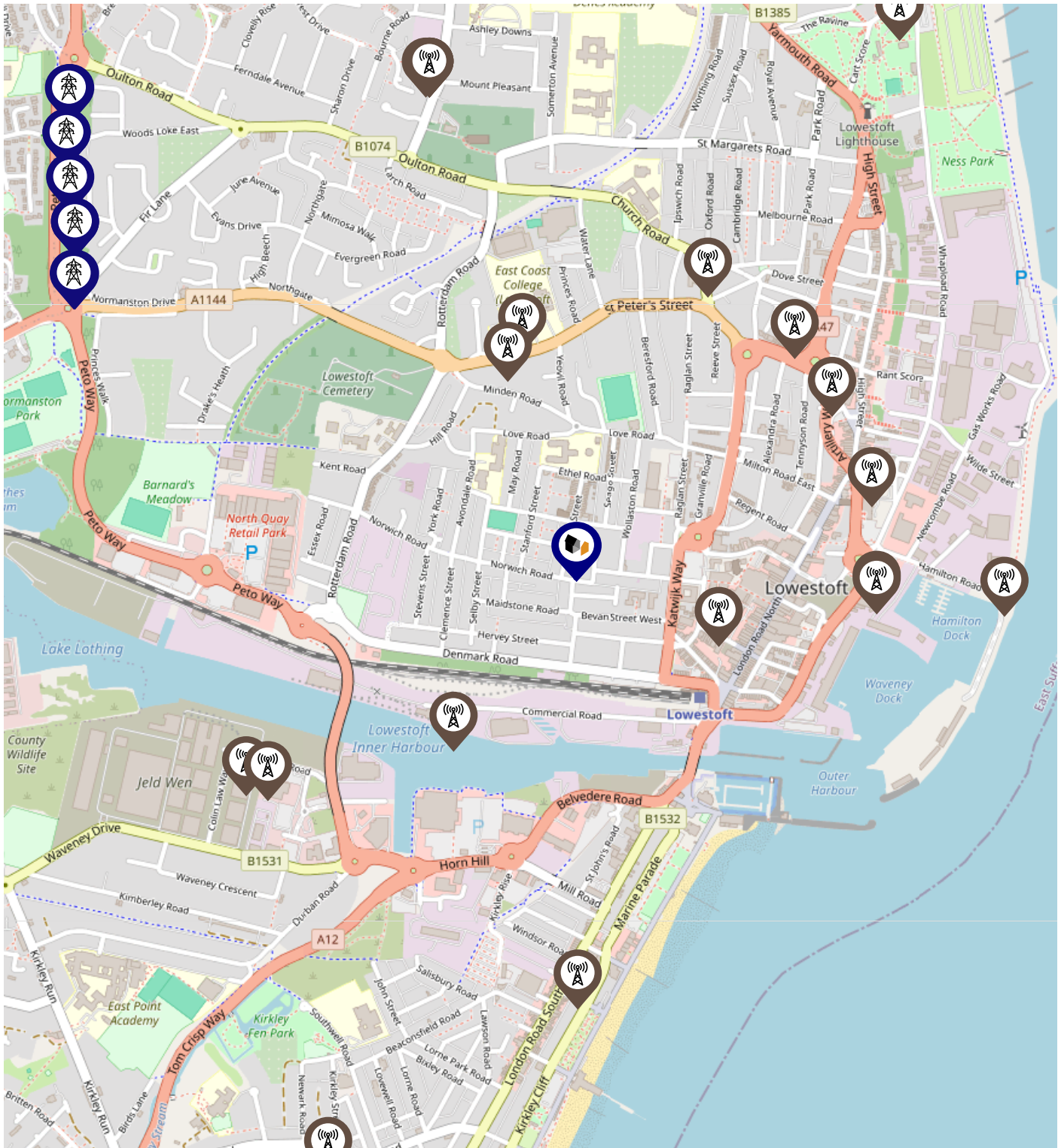
Area Schools



		Nursery	Primary	Secondary	College	Private
9	The Ashley School Ofsted Rating: Outstanding Pupils: 167 Distance:0.85	☐	☐	☒	☐	☐
10	Ormiston Denes Academy Ofsted Rating: Requires improvement Pupils: 767 Distance:0.9	☐	☐	☒	☐	☐
11	Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:0.91	☐	☒	☐	☐	☐
12	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:0.94	☐	☐	☒	☐	☐
13	St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 189 Distance:1.1	☐	☒	☐	☐	☐
14	Woods Loke Primary School Ofsted Rating: Outstanding Pupils: 483 Distance:1.19	☐	☒	☐	☐	☐
15	Dell Primary School Ofsted Rating: Good Pupils: 338 Distance:1.51	☐	☒	☐	☐	☐
16	Benjamin Britten Academy of Music and Mathematics Ofsted Rating: Good Pupils: 1259 Distance:1.52	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



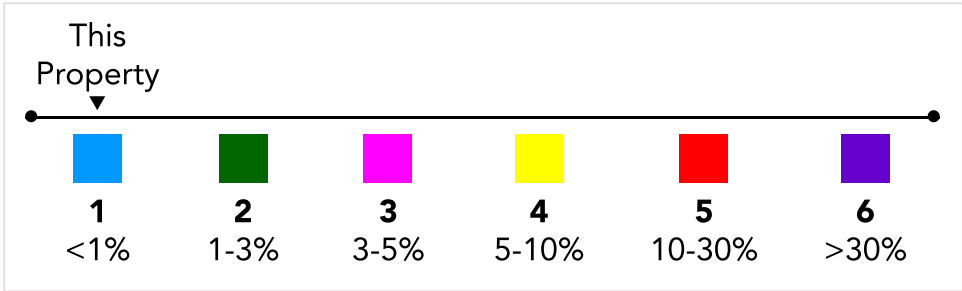
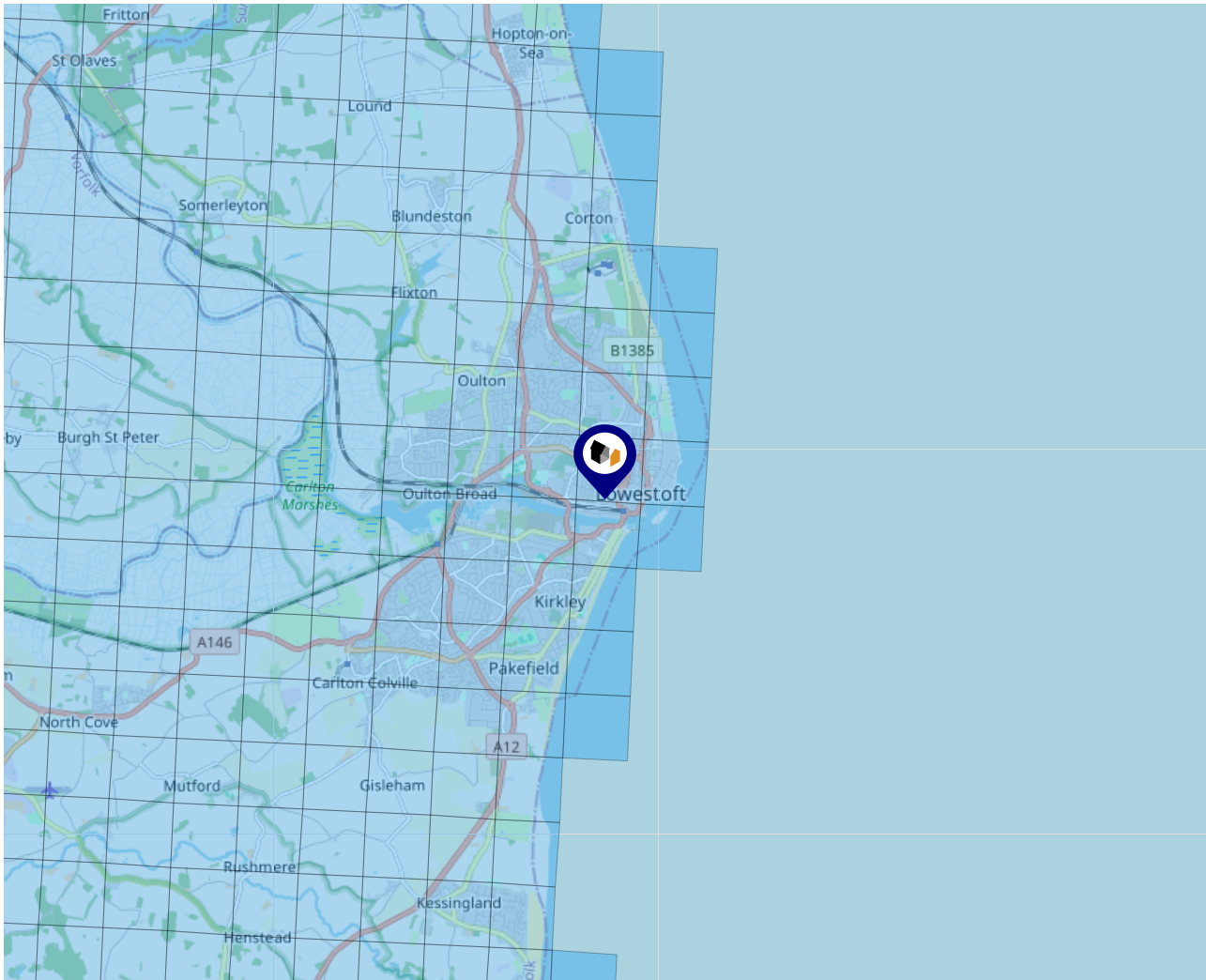
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

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).

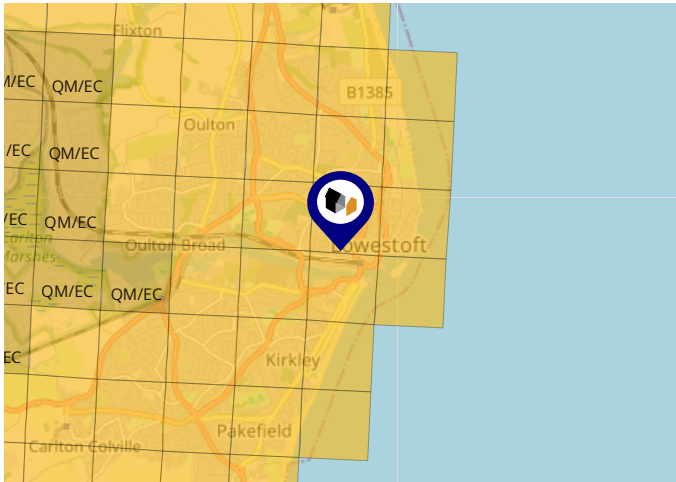


Environment

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

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

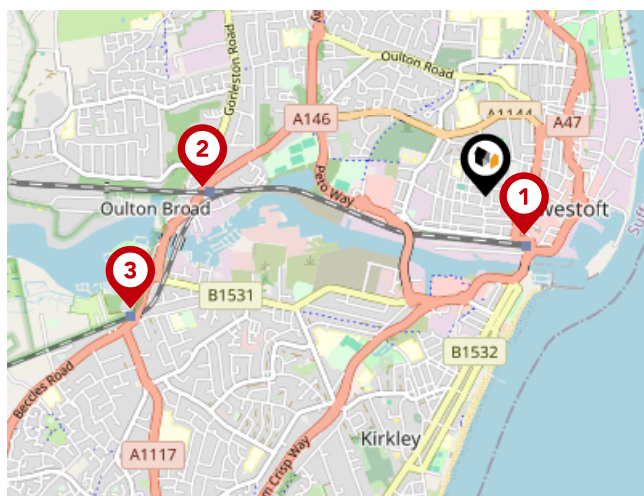


Primary Classifications (Most Common Clay Types)

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

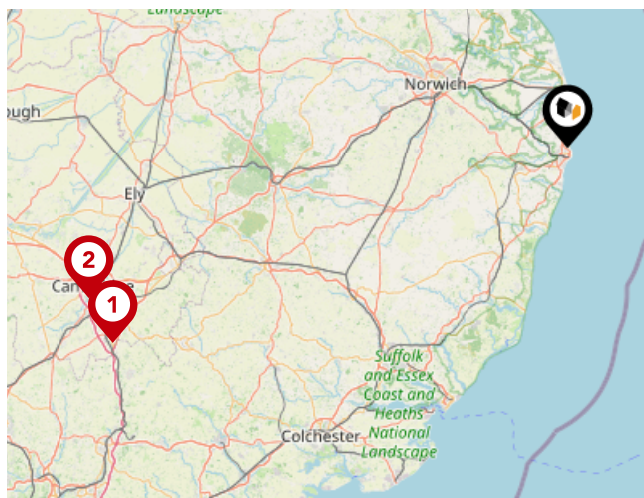
Area

Transport (National)



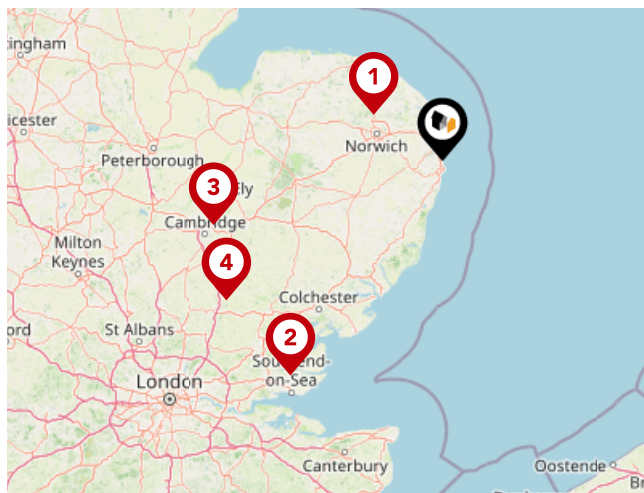
National Rail Stations

Pin	Name	Distance
	Entrance	0.25 miles
	Entrance1	1.28 miles
	Entrance1	1.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	71.92 miles
	M11 J11	72.81 miles

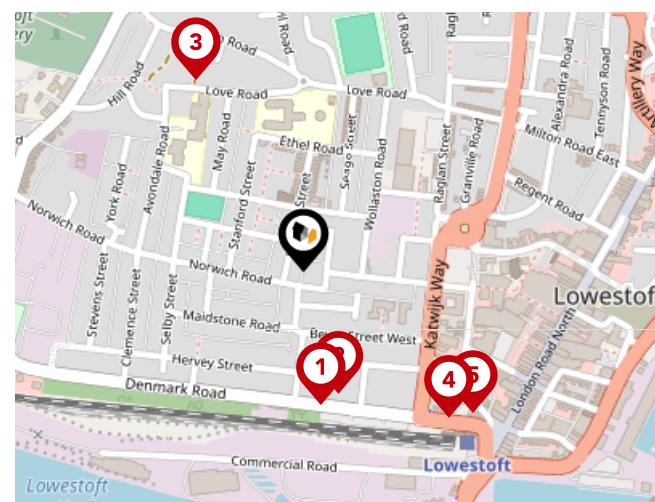


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	23.75 miles
	Southend-on-Sea	76.9 miles
	Cambridge	68.97 miles
	Stansted Airport	74.91 miles

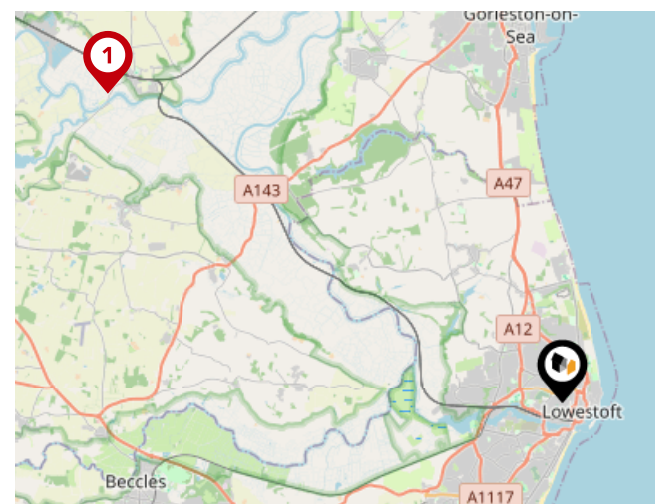
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Flensburg Street	0.15 miles
2	Flensburg Street	0.14 miles
3	Roman Hill Primary School	0.25 miles
4	Railway Station	0.23 miles
5	Railway Station	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.92 miles

Agent Disclaimer

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

Data Quality

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