

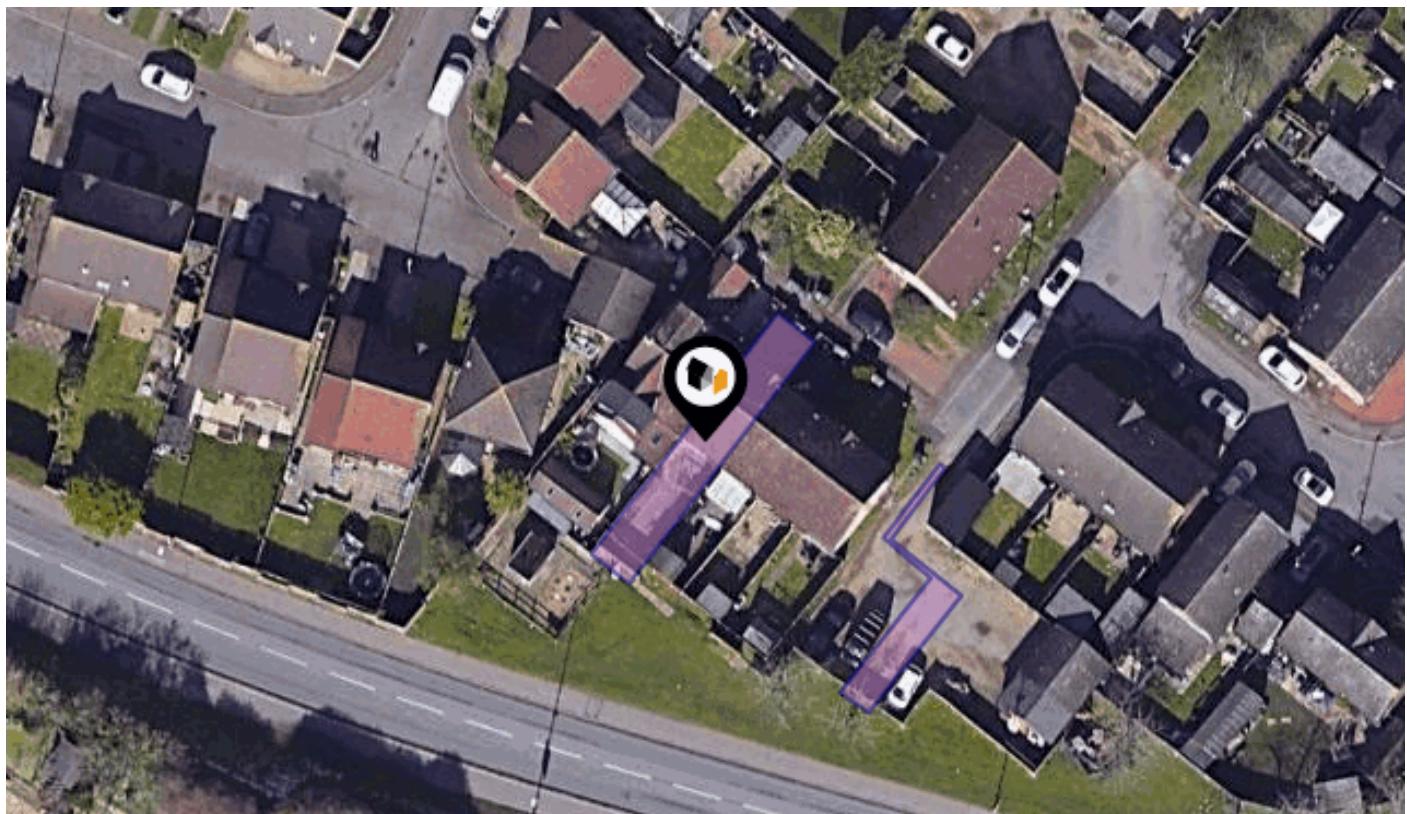


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 10<sup>th</sup> January 2026**



**HOGARTH CLOSE, BRADWELL, GREAT YARMOUTH, NR31**

**Howards**

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

01493 509362

gtyarmouth.lettings@howards.co.uk

[www.howards.co.uk](http://www.howards.co.uk)

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## Property

**Type:** Terraced House  
**Bedrooms:** 2  
**Floor Area:** 516 ft<sup>2</sup> / 48 m<sup>2</sup>  
**Plot Area:** 0.03 acres  
**Year Built :** 1976-1982  
**Council Tax :** Band A  
**Annual Estimate:** £1,537  
**Title Number:** NK57114

**Tenure:** Freehold

## Local Area

**Local Authority:** Norfolk  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas  
● Surface Water

Very low  
Medium

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

9  
mb/s



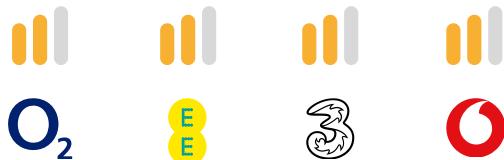
80  
mb/s



1000  
mb/s



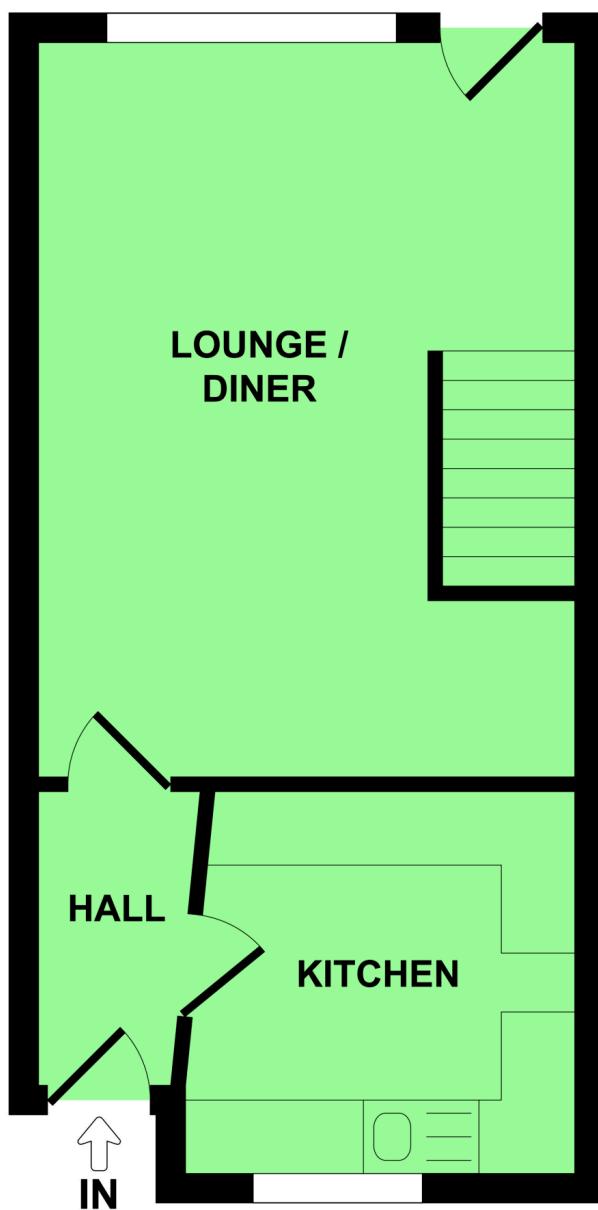
**Mobile Coverage:**  
(based on calls indoors)



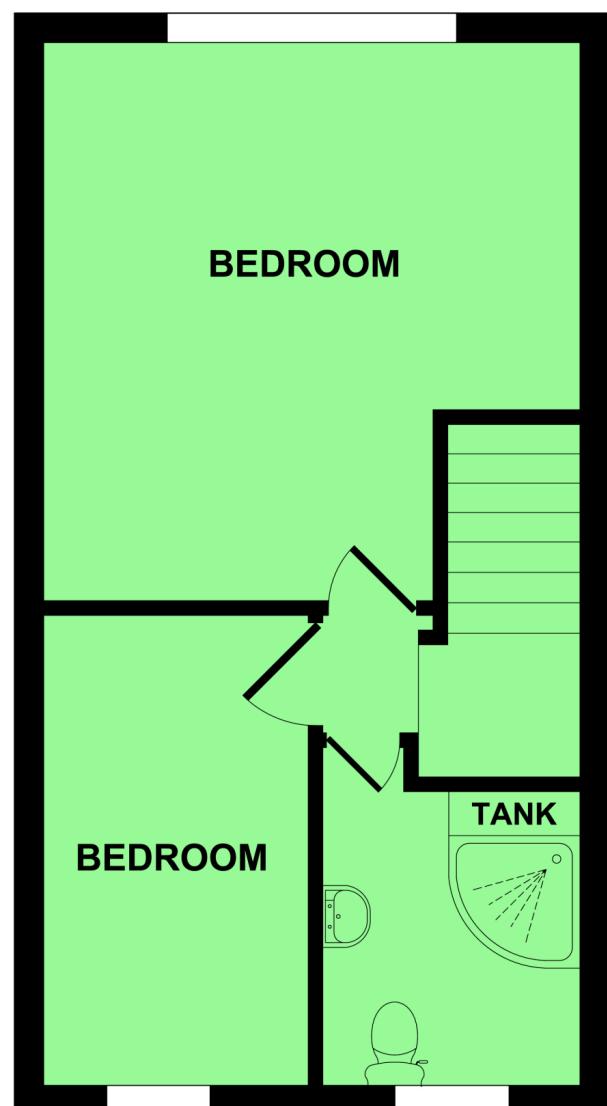
**Satellite/Fibre TV Availability:**



**HOGARTH CLOSE, BRADWELL, GREAT YARMOUTH, NR31**



**GROUND FLOOR**



**FIRST FLOOR**

# Property EPC - Certificate

HOWARDS  
Estate Agents since 1926

Bradwell, NR31

Energy rating

D

Valid until 21.05.2033

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

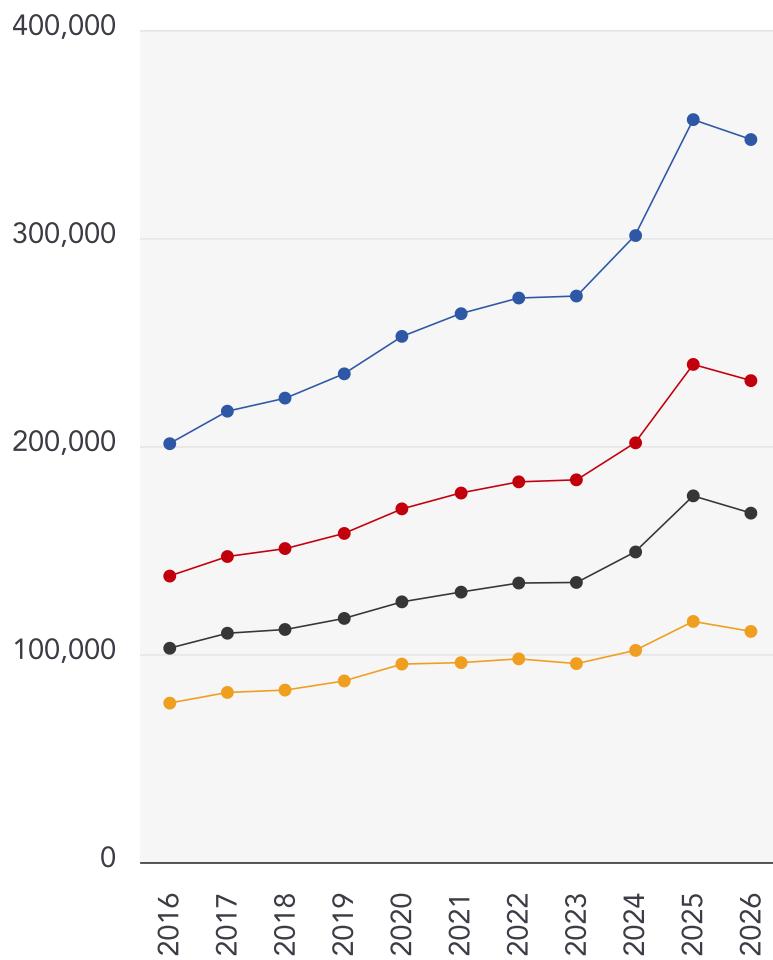
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, mains gas
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	48 m <sup>2</sup>

# Market House Price Statistics

HOWARDS  
Estate Agents since 1926

10 Year History of Average House Prices by Property Type in NR31



Detached

**+72.67%**

Semi-Detached

**+68.3%**

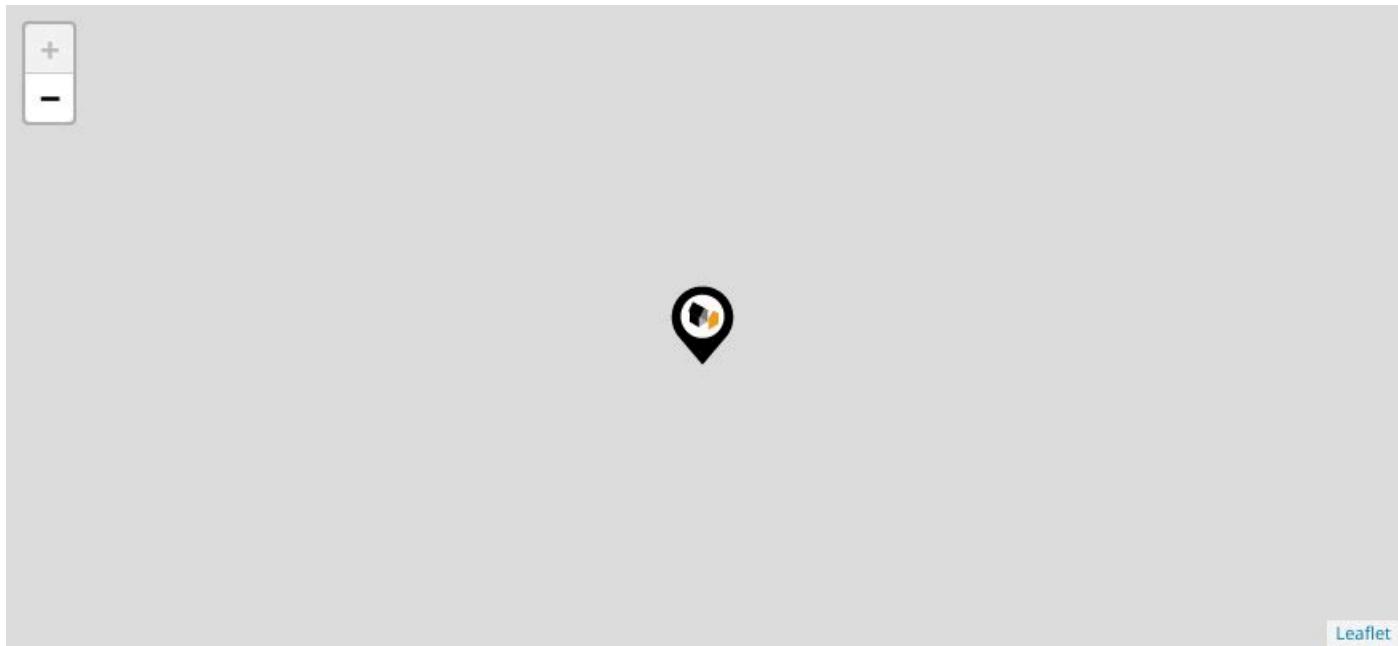
Terraced

**+63.16%**

Flat

**+45.06%**

This map displays nearby coal mine entrances and their classifications.



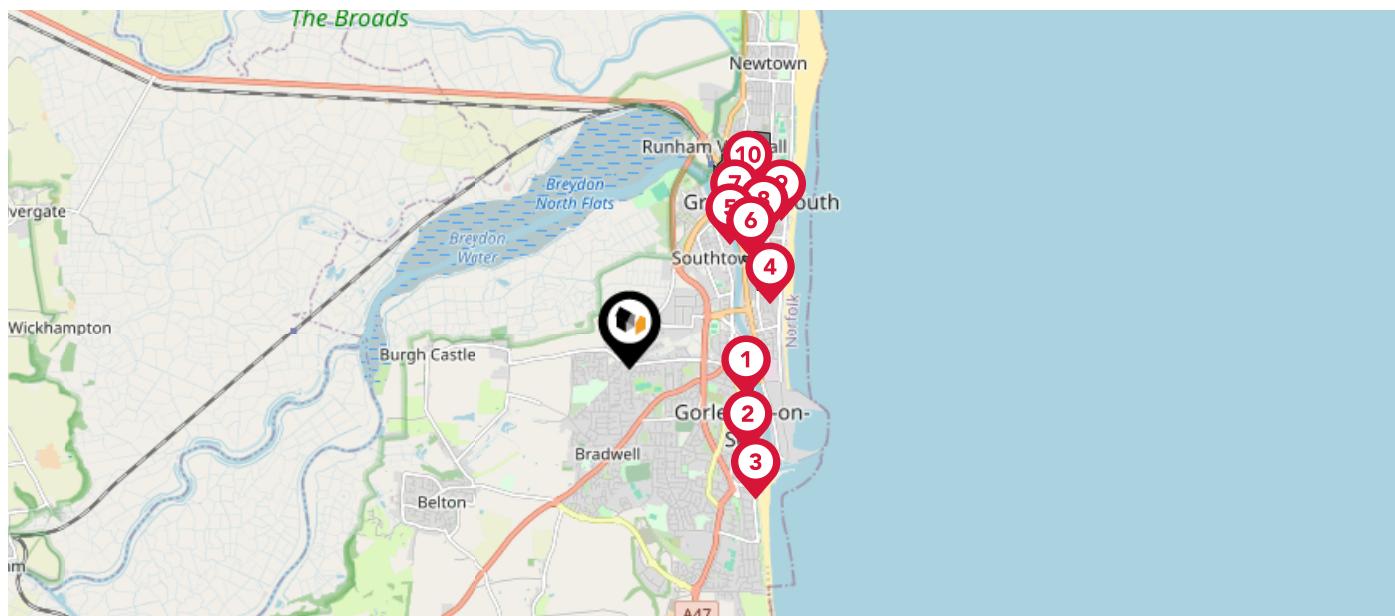
## Mine Entry

- X Adit
- X Gutter Pit
- X 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

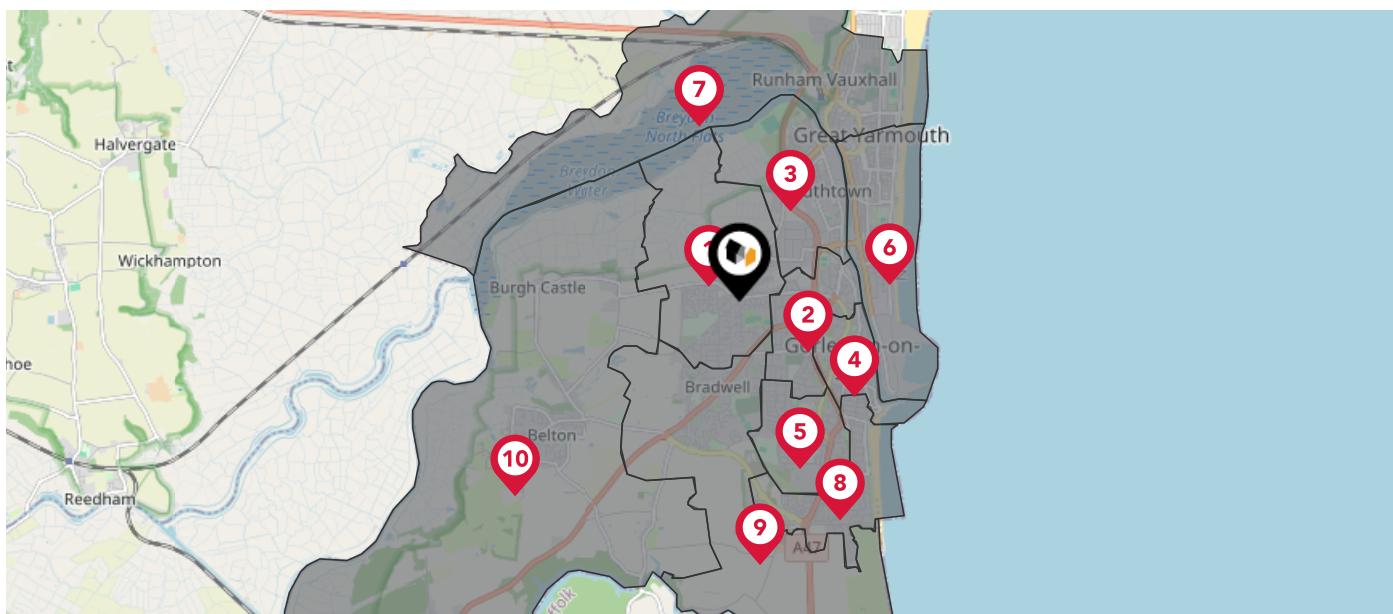
- 1 No.17 Gorleston Conservation Area Extensions
- 2 Gorleston Town Centre
- 3 Cliff Hill, Gorleston
- 4 Camperdown, Great Yarmouth
- 5 Hall Quay and South Quay, Great Yarmouth
- 6 King Street, Great Yarmouth
- 7 Market Place, Rows and North Quay, Great Yarmouth
- 8 St George's, Great Yarmouth
- 9 Prince's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

# Maps

## Council Wards

**HOWARDS**  
Estate Agents since 1926

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

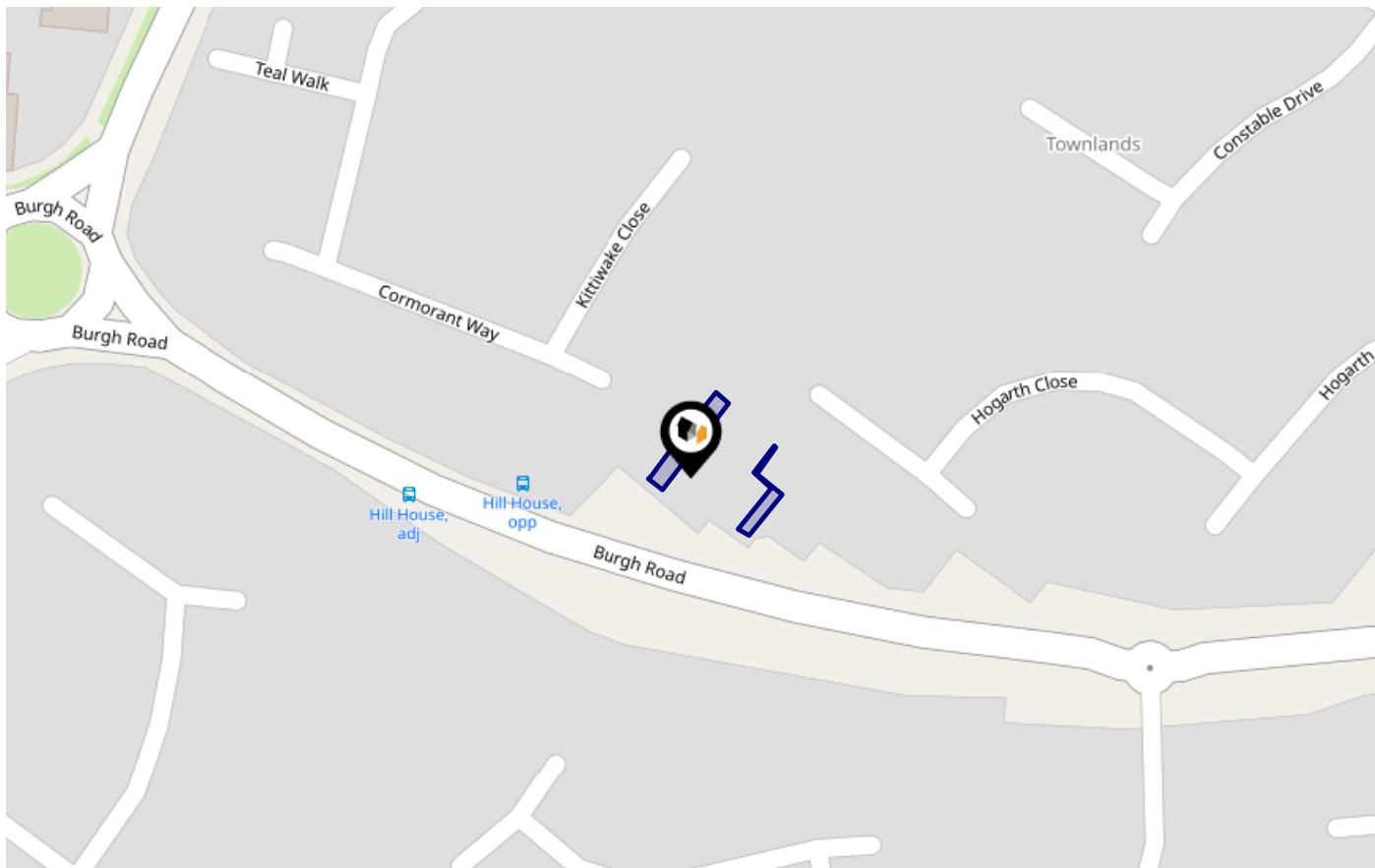
- 1 Bradwell North Ward
- 2 Claydon Ward
- 3 Southtown and Cobholm Ward
- 4 St. Andrews Ward
- 5 Magdalen Ward
- 6 Nelson Ward
- 7 Central And Northgate Ward
- 8 Gorleston Ward
- 9 Bradwell South and Hopton Ward
- 10 Lothingland Ward

# Flood Risk

## Rivers & Seas - Flood Risk

HOWARDS  
Estate Agents since 1926

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

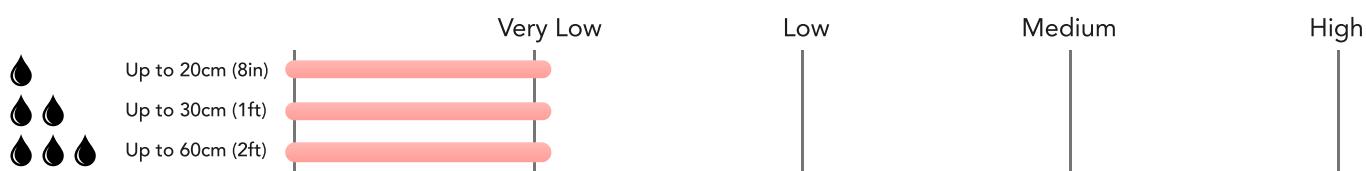


Risk Rating: Very low

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.

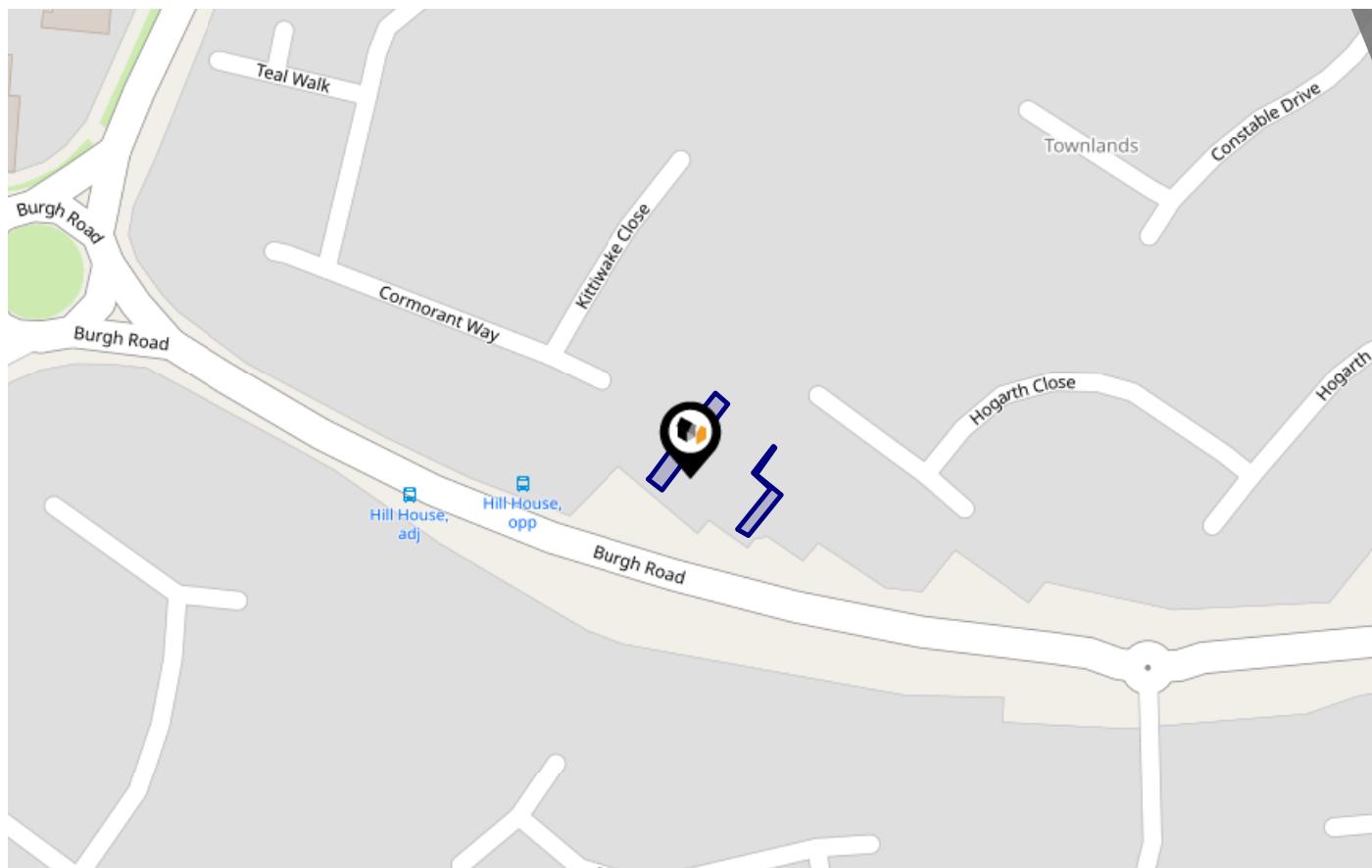
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

HOWARDS  
Estate Agents since 1926

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.

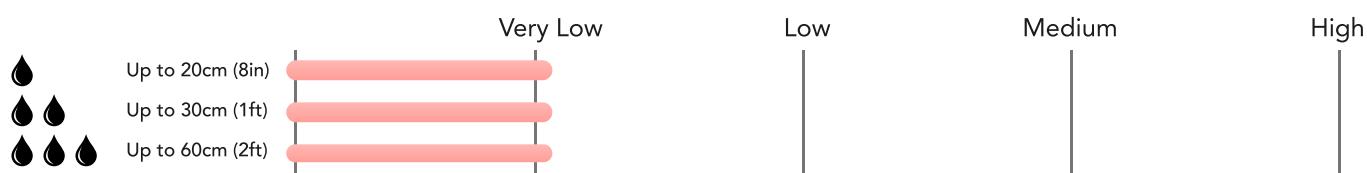


**Risk Rating: Very low**

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.
- █ **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:

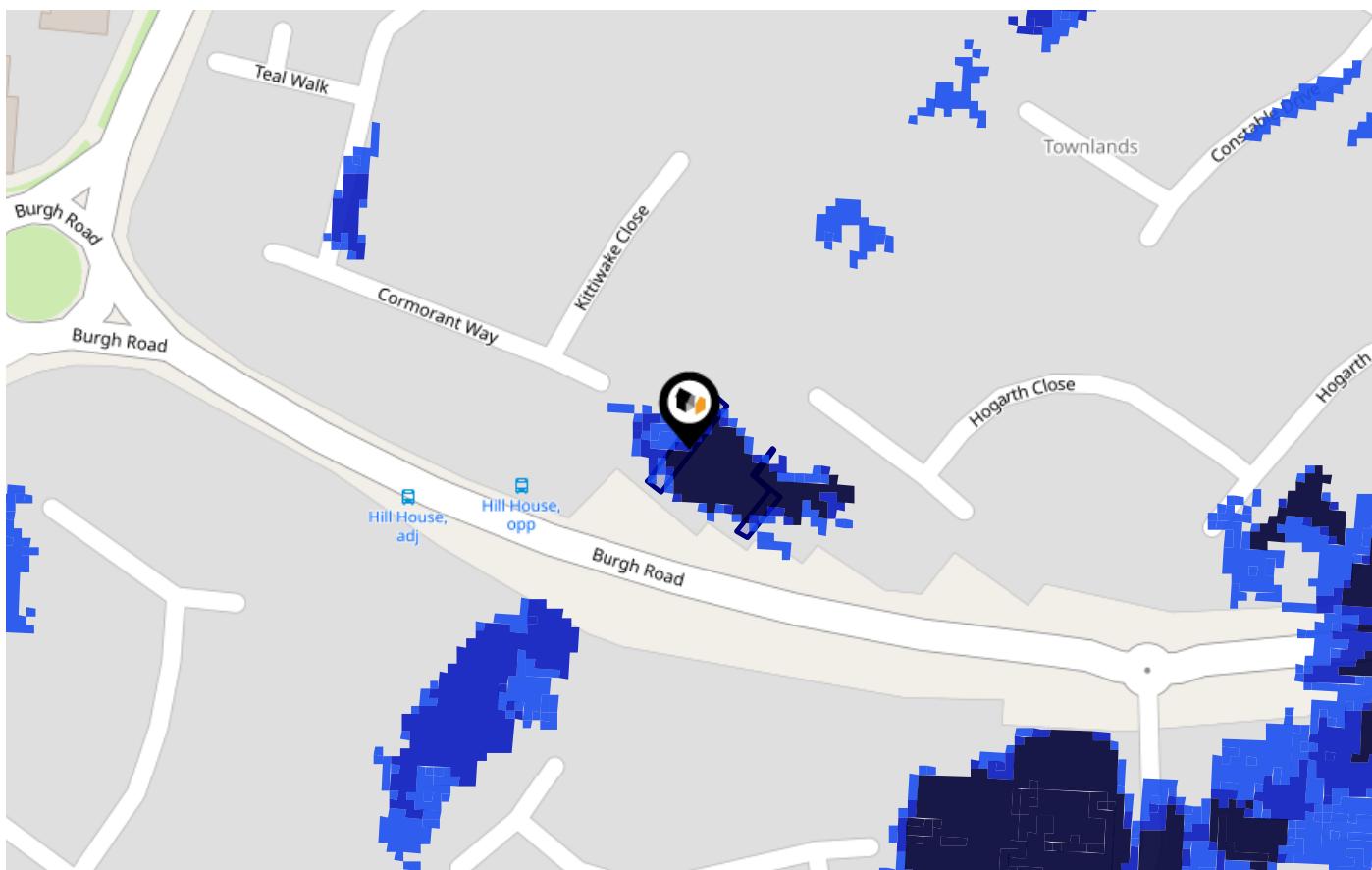


# Flood Risk

## Surface Water - Flood Risk

HOWARDS  
Estate Agents since 1926

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: Medium

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.

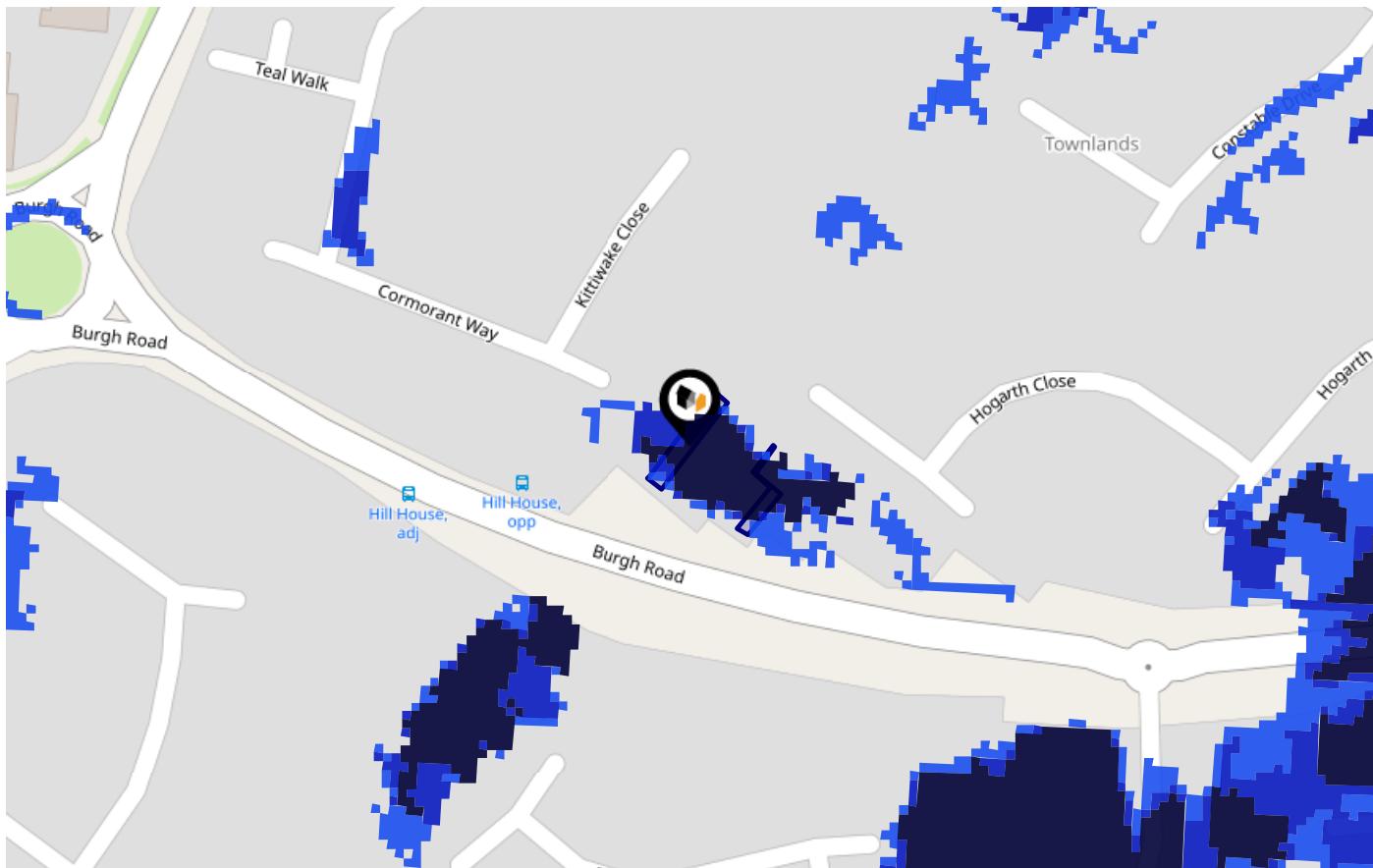
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

HOWARDS  
Estate Agents since 1926

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.

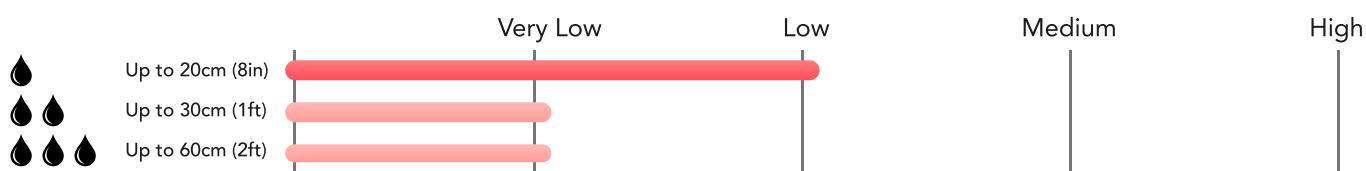


**Risk Rating: High**

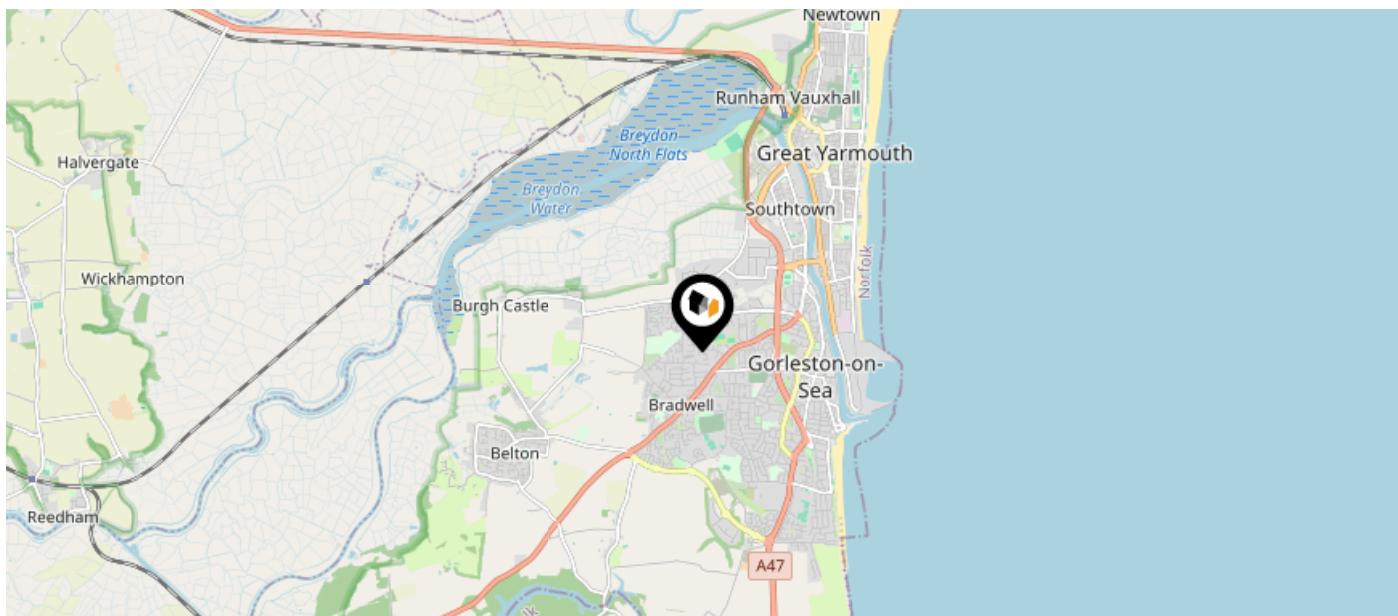
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



## Nearby Green Belt Land

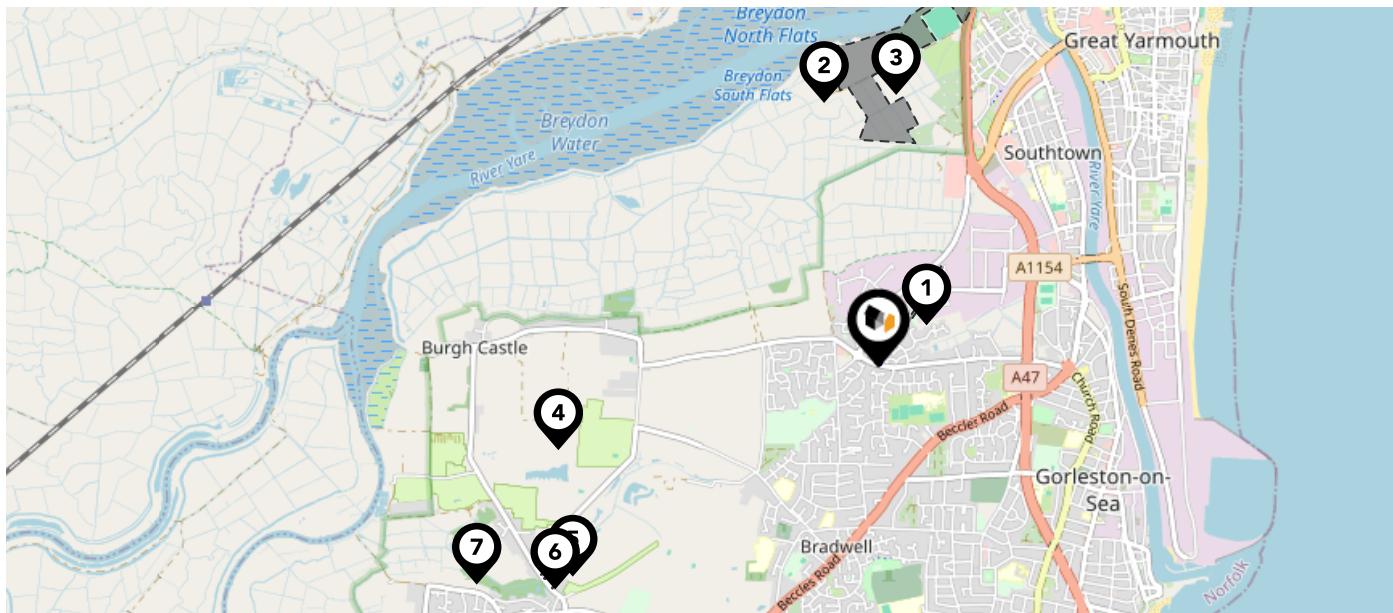
No data available.

# Maps

## Landfill Sites

**HOWARDS**  
Estate Agents since 1926

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.



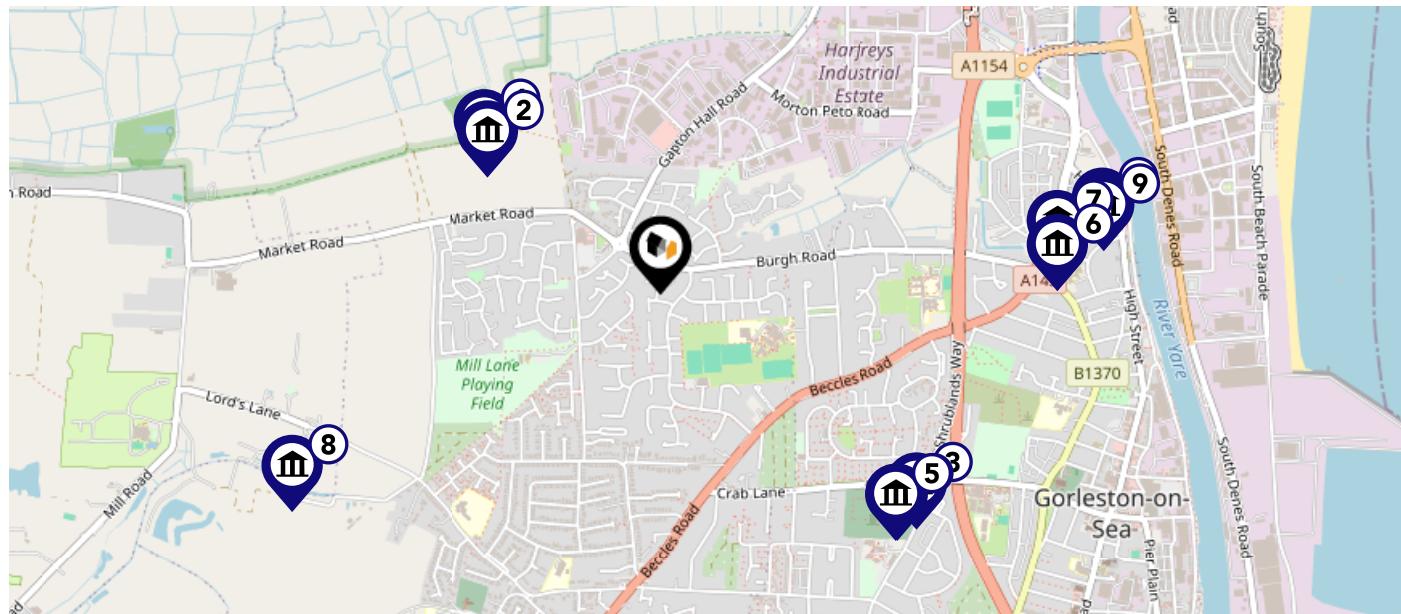
### Nearby Landfill Sites

1	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
2	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill	<input type="checkbox"/>
3	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	<input type="checkbox"/>
4	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
5	Belton Marsh-Burgh Castle	Historic Landfill	<input type="checkbox"/>
6	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/EP3199NL/A001	Active Landfill	<input checked="" type="checkbox"/>

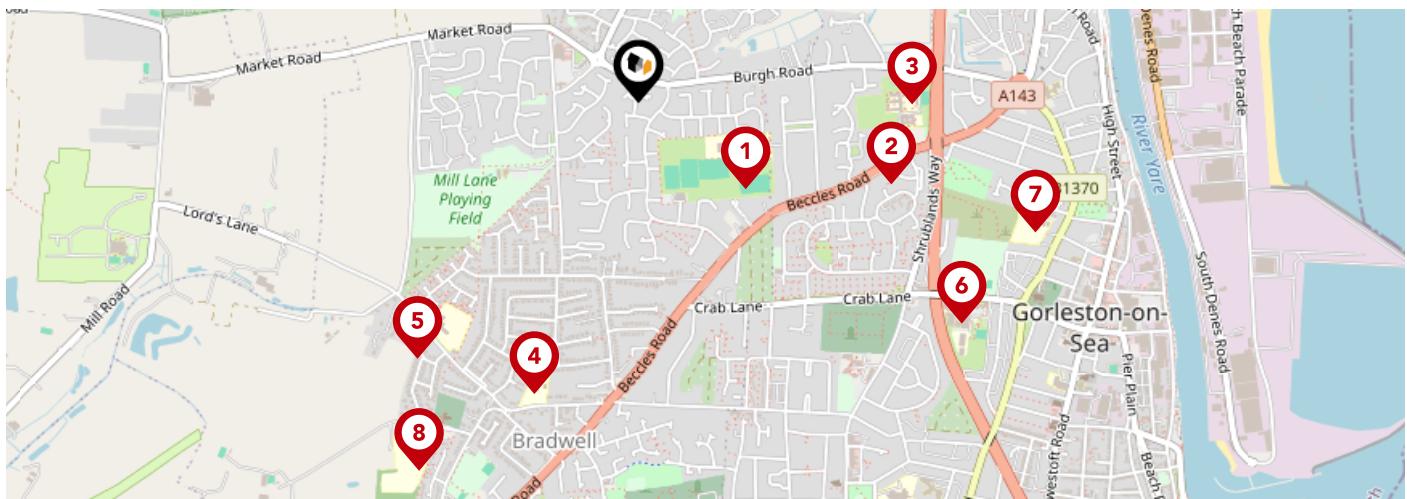
# Maps Listed Buildings

HOWARDS  
Estate Agents since 1926

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

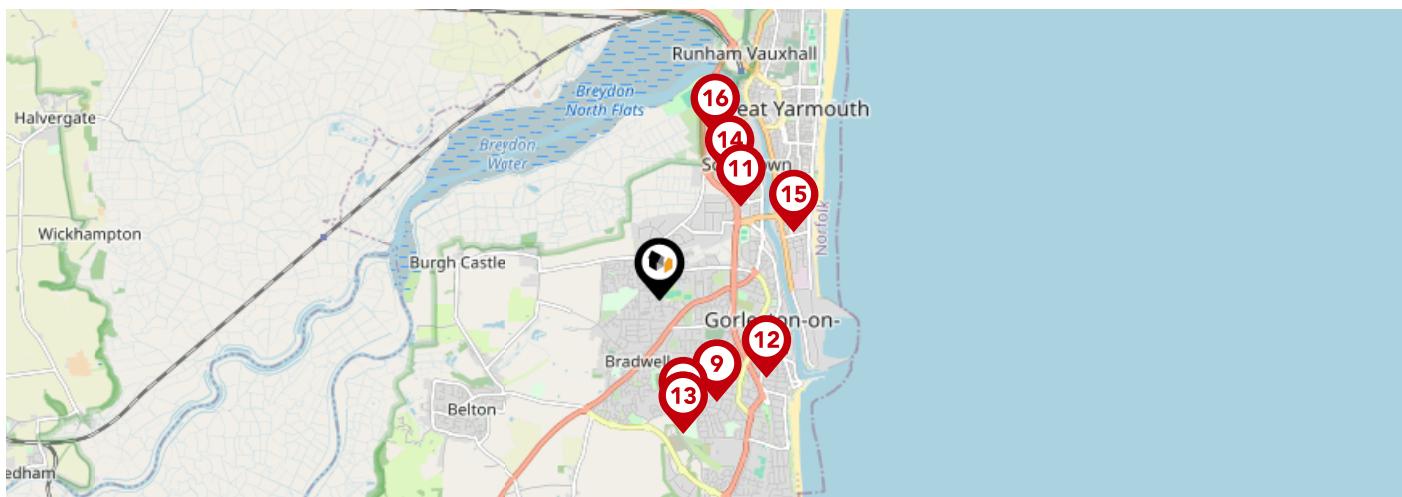


Listed Buildings in the local district	Grade	Distance
① 1372901 - Bradwell Hall	Grade II	0.5 miles
② 1305240 - Barn At Bradwell Hall Farm	Grade II	0.5 miles
③ 1393953 - Cemetery Lodge, Gorleston Old Cemetery	Grade II	0.8 miles
④ 1393955 - War Memorial, Gorleston Old Cemetery	Grade II	0.8 miles
⑤ 1393952 - Cemetery Chapel, Gorleston Old Cemetery	Grade II	0.8 miles
⑥ 1096804 - Remains Of Austin Friars Priory	Grade II	0.9 miles
⑦ 1096790 - Southtown And Gorleston Methodist Church	Grade II	0.9 miles
⑧ 1172254 - Old Hall Farmhouse	Grade II	0.9 miles
⑨ 1246971 - 95, High Road	Grade II	1.0 miles
⑩ 1246973 - Providence Villa	Grade II	1.0 miles



Nursery Primary Secondary College Private

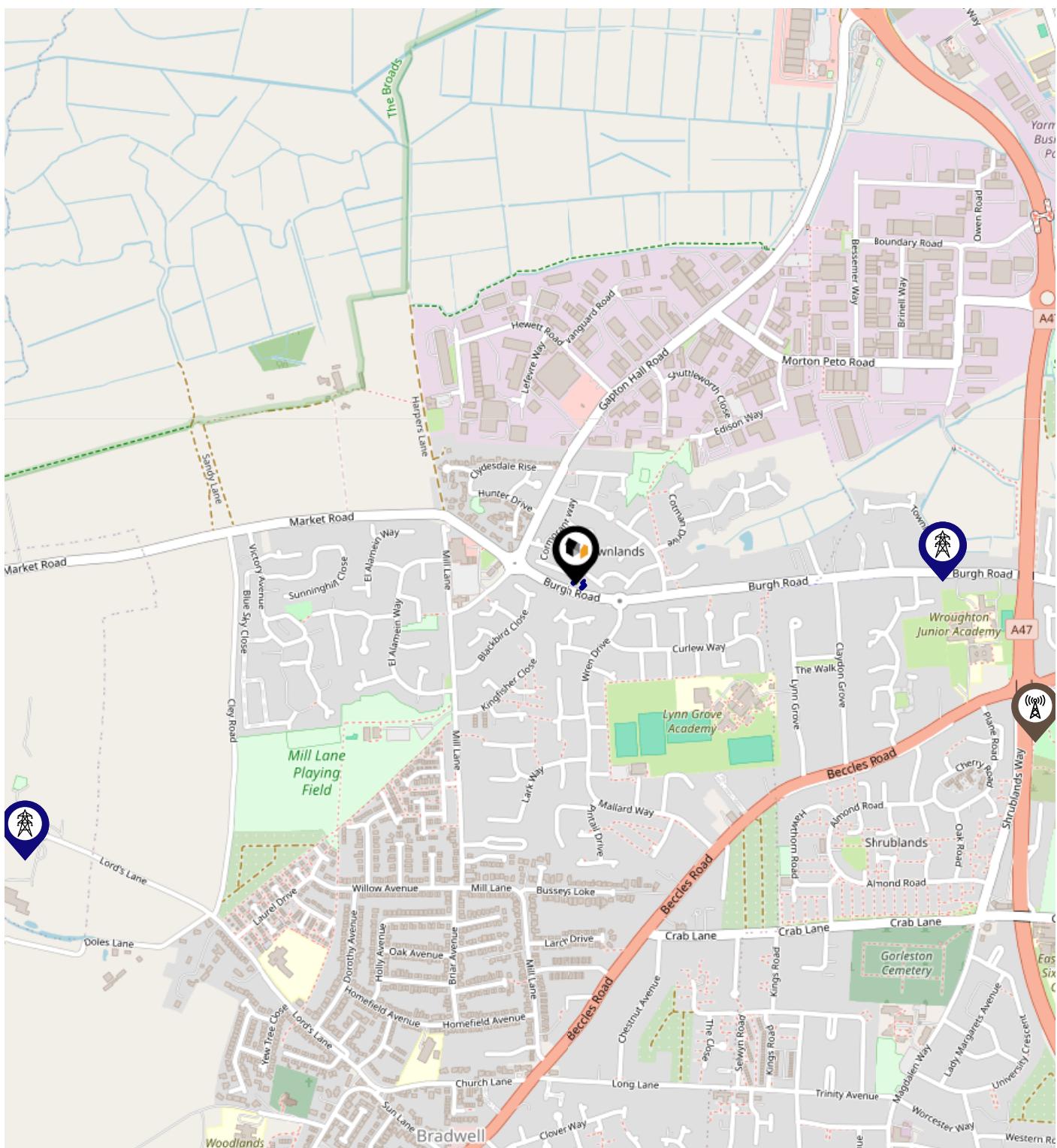
	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Lynn Grove Academy	Good	1155	0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wroughton Infant Academy	Good	191	0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wroughton Junior Academy	Requires improvement	318	0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Homefield VC CofE Primary School	Good	246	0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hillside Primary School	Good	212	0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	East Norfolk Sixth Form College	Good	0	0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary and St Peter Catholic Primary School	Good	230	0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Woodlands Primary Academy	Good	456	0.97	<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>Peterhouse CofE Primary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 448   Distance:1.05					
<b>10</b>	<b>Ormiston Venture Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 887   Distance:1.09					
<b>11</b>	<b>Edward Worlledge Ormiston Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 308   Distance:1.12					
<b>12</b>	<b>Stradbroke Primary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 208   Distance:1.19					
<b>13</b>	<b>Ormiston Herman Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 389   Distance:1.23					
<b>14</b>	<b>Southtown Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 196   Distance:1.27					
<b>15</b>	<b>Great Yarmouth Primary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 422   Distance:1.36					
<b>16</b>	<b>Cobholm Primary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 176   Distance:1.56					

# Local Area Masts & Pylons

HOWARDS  
Estate Agents since 1926

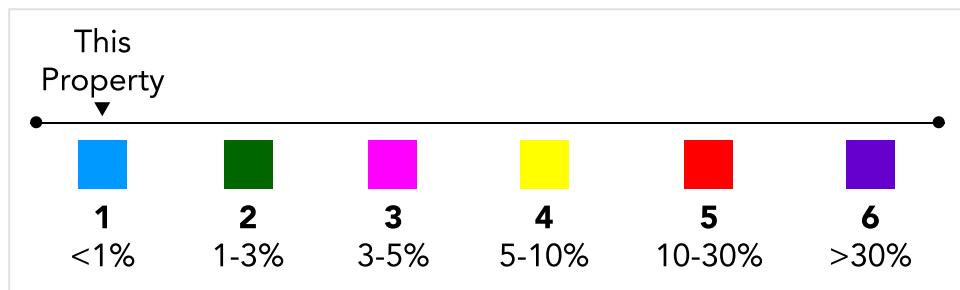
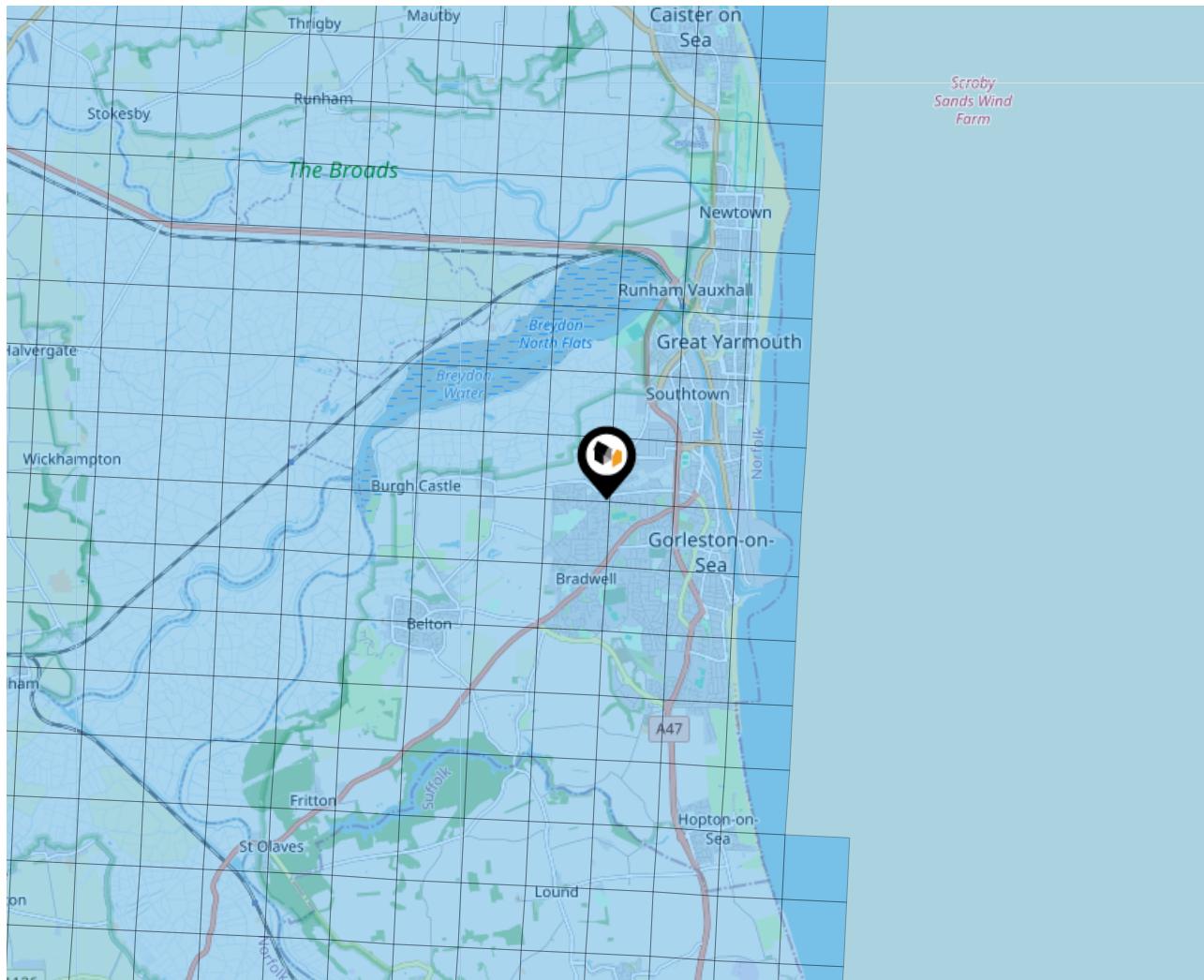


## Key:

-  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)

**Carbon Content:** VARIABLE(LOW)

**Parent Material Grain:** ARGILLACEOUS

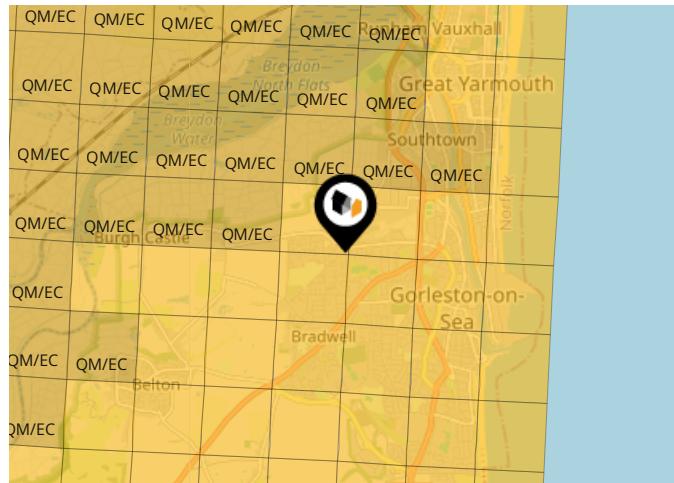
**Soil Group:** HEAVY

**Soil Texture:**

CLAY TO CLAYEY LOAM

**Soil Depth:**

DEEP

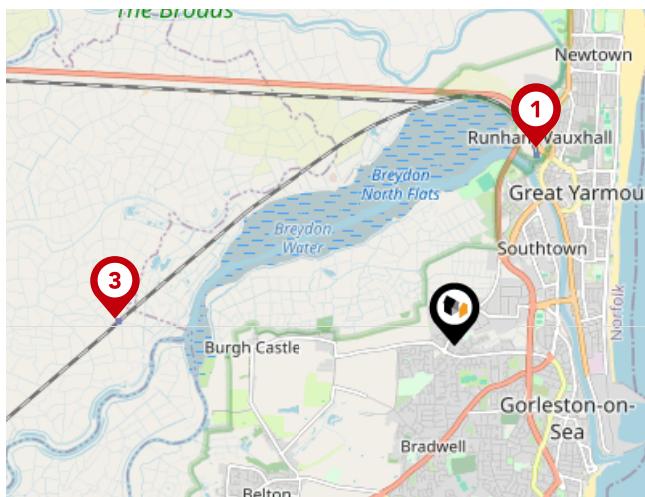


## Primary Classifications (Most Common Clay Types)

<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

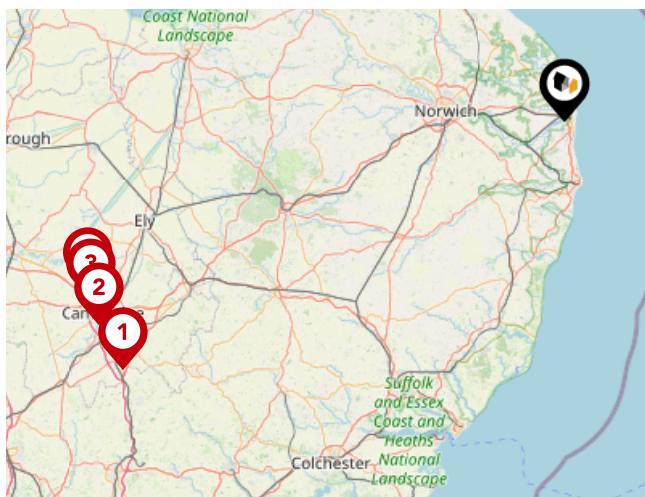
# Area Transport (National)

**HOWARDS**  
Estate Agents since 1926



## National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	1.94 miles
2	Great Yarmouth Rail Station	1.94 miles
3	Berney Arms Rail Station	3.07 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.6 miles
2	M11 J11	73.7 miles
3	M11 J13	73.31 miles
4	M11 J14	73.19 miles

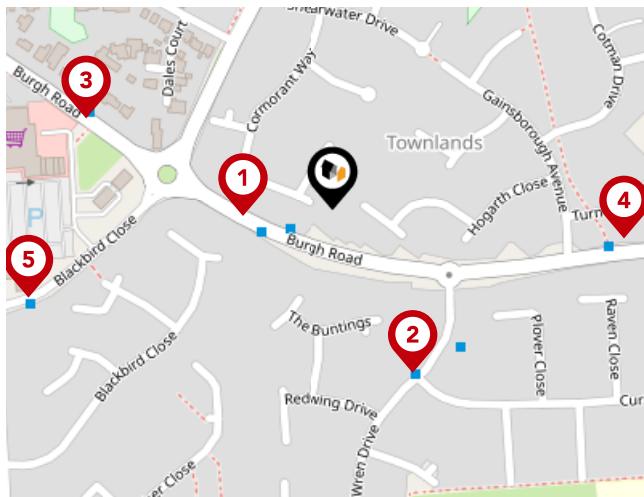


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.75 miles
2	Southend-on-Sea	82.22 miles
3	Cambridge	69.66 miles
4	Stansted Airport	77.78 miles

# Area Transport (Local)

**HOWARDS**  
Estate Agents since 1926



## Bus Stops/Stations

Pin	Name	Distance
1	Gapton Hall Road	0.05 miles
2	Curlew Way	0.1 miles
3	Harpers Lane	0.15 miles
4	Gainsborough Avenue	0.17 miles
5	Millwood Surgery	0.18 miles



## Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	6.71 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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[www.howards.co.uk](http://www.howards.co.uk)



Land Registry

