

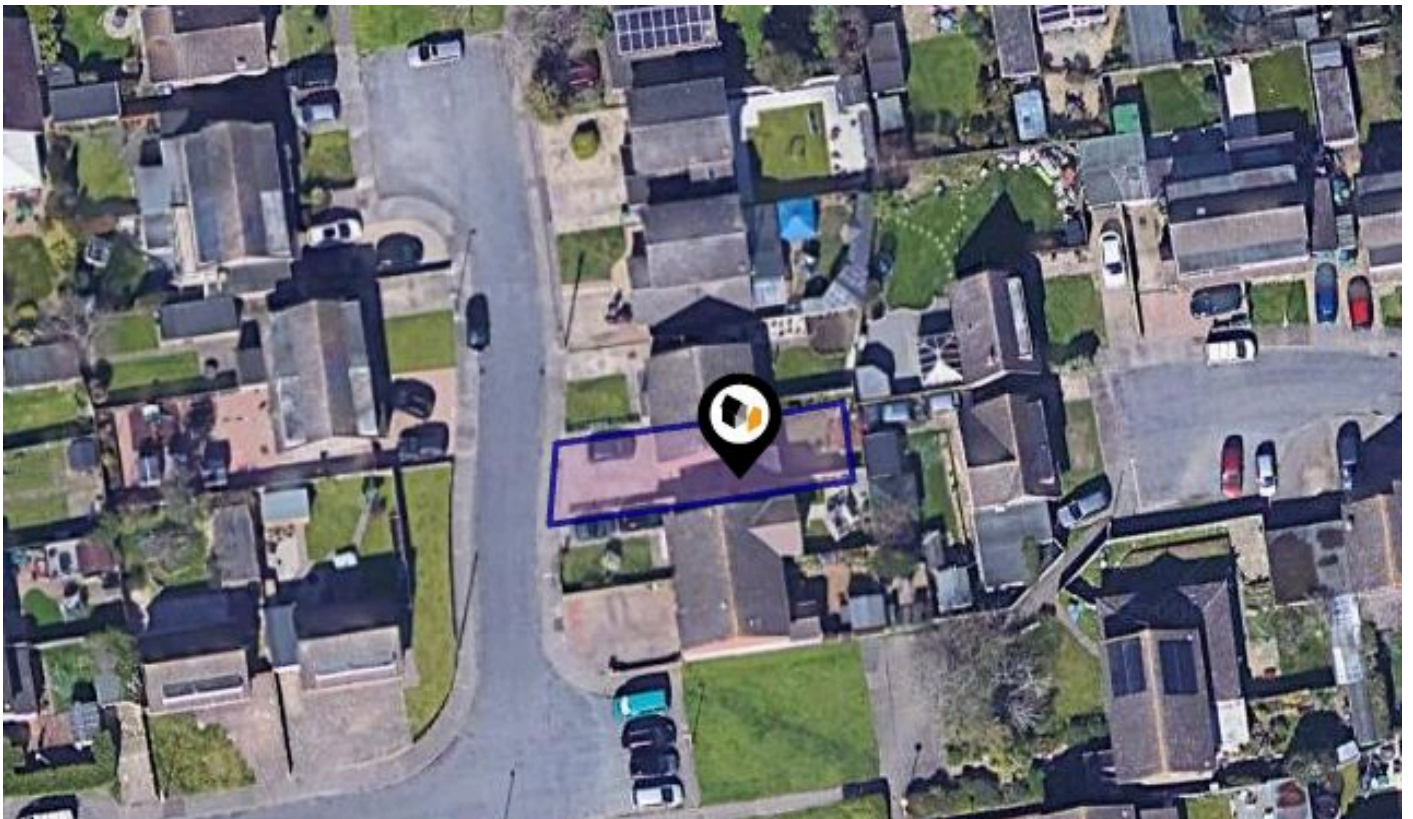


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



PLUMTREES, LOWESTOFT, NR32

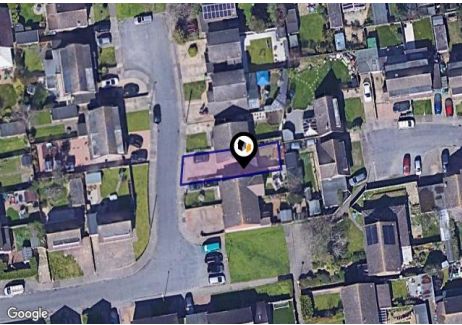
Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Semi-Detached House
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.04 acres
Council Tax :	Band A
Annual Estimate:	£1,482
Title Number:	SK13193

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3
mb/s



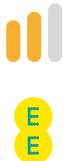
80
mb/s



2000
mb/s



Mobile Coverage:
(based on calls indoors)

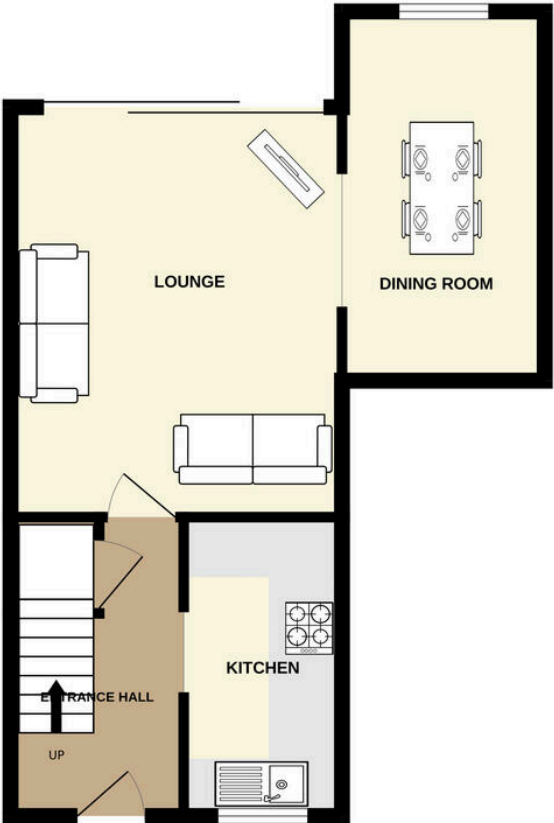


Satellite/Fibre TV Availability:

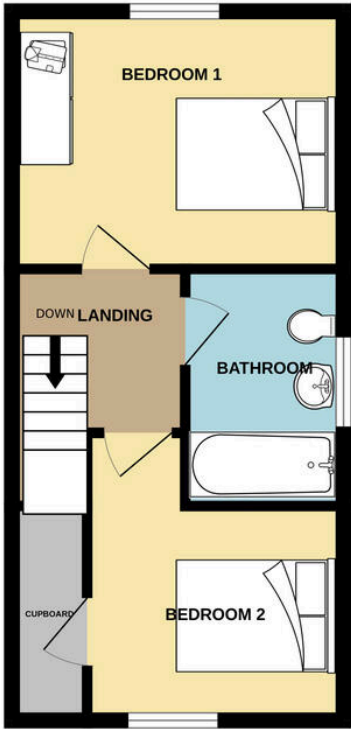


PLUMTREES, LOWESTOFT, NR32

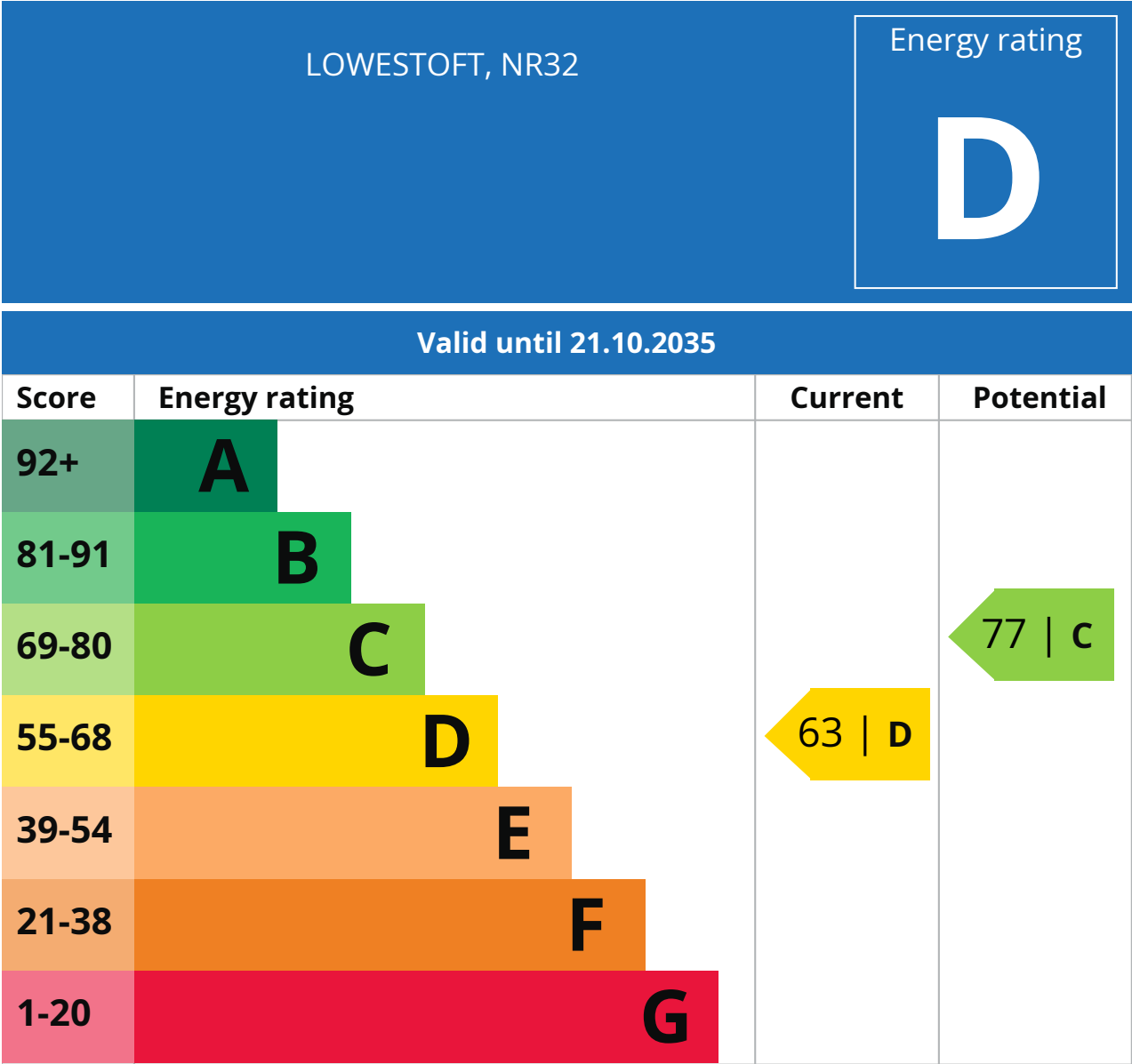
GROUND FLOOR



1ST FLOOR



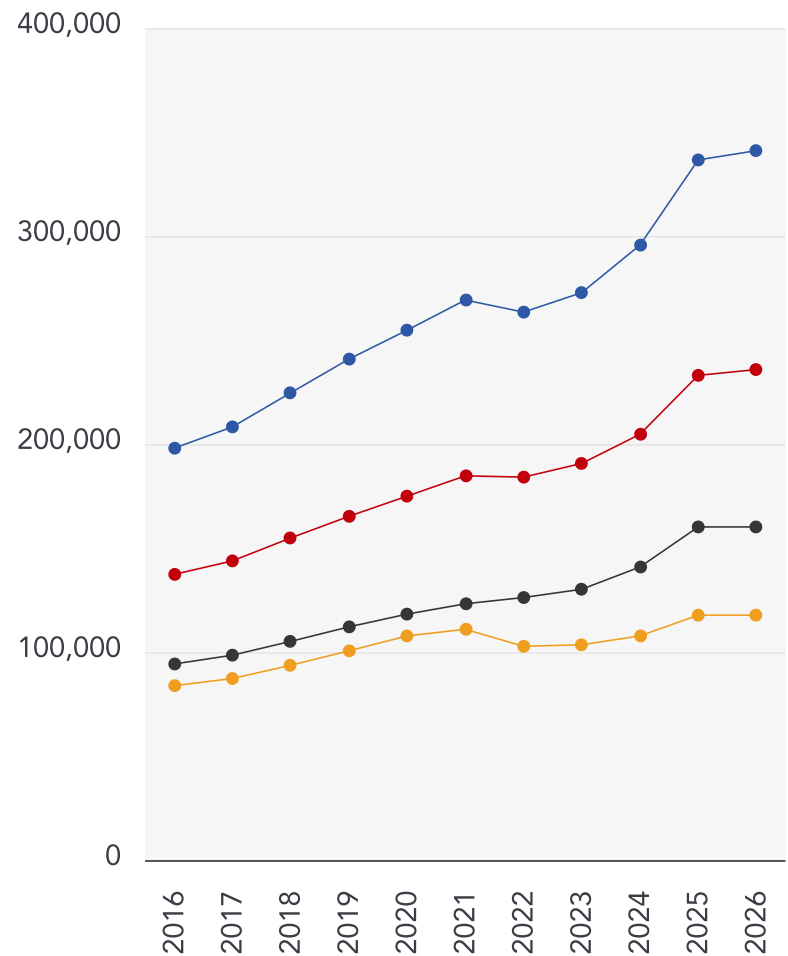
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 6/2025



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 225 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	67 m ²

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



Detached

+72.22%

Semi-Detached

+71.67%

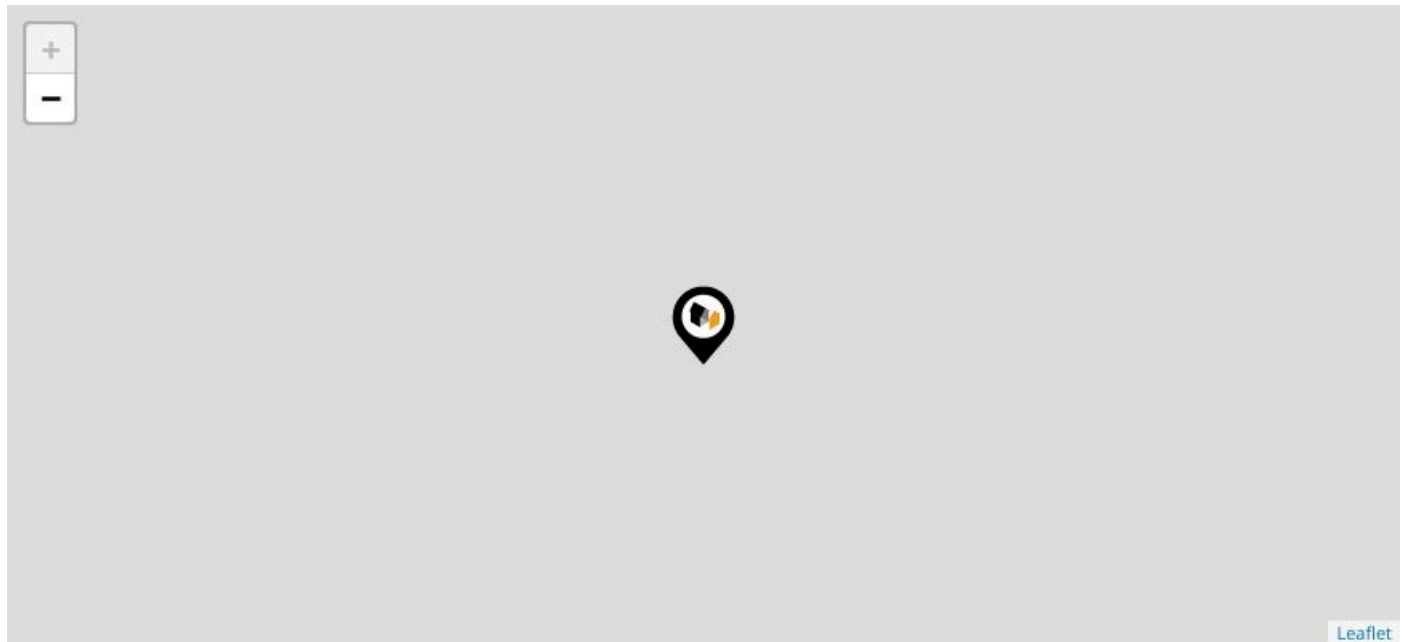
Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

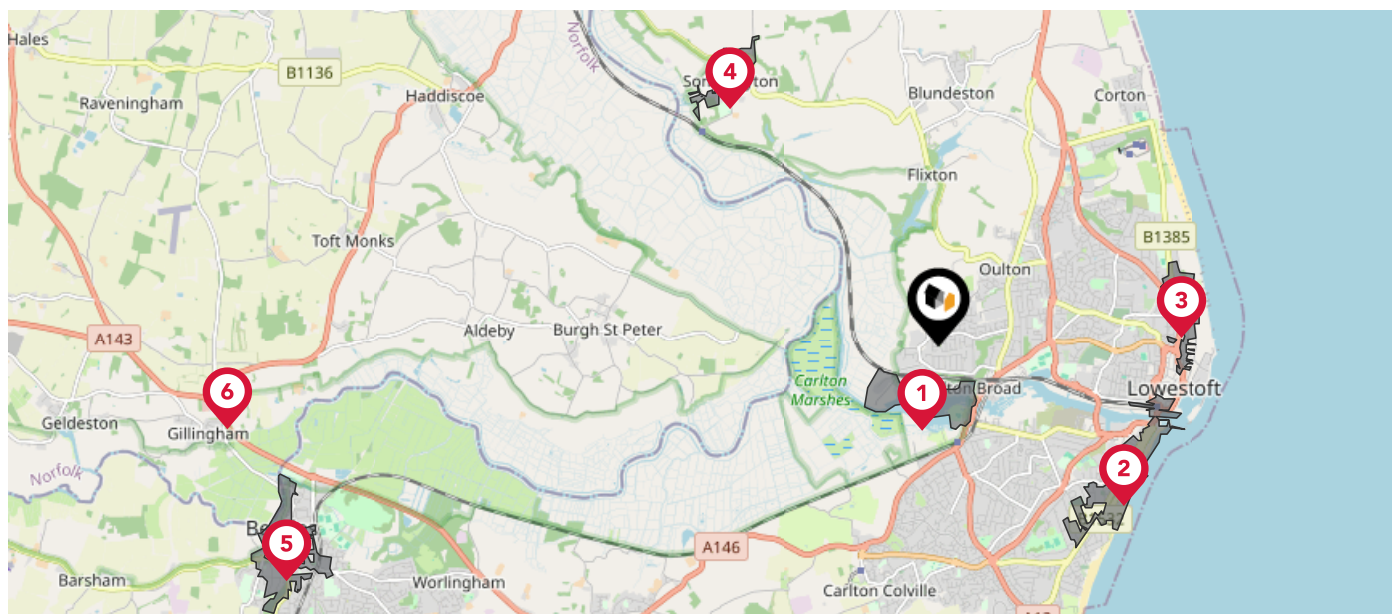
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

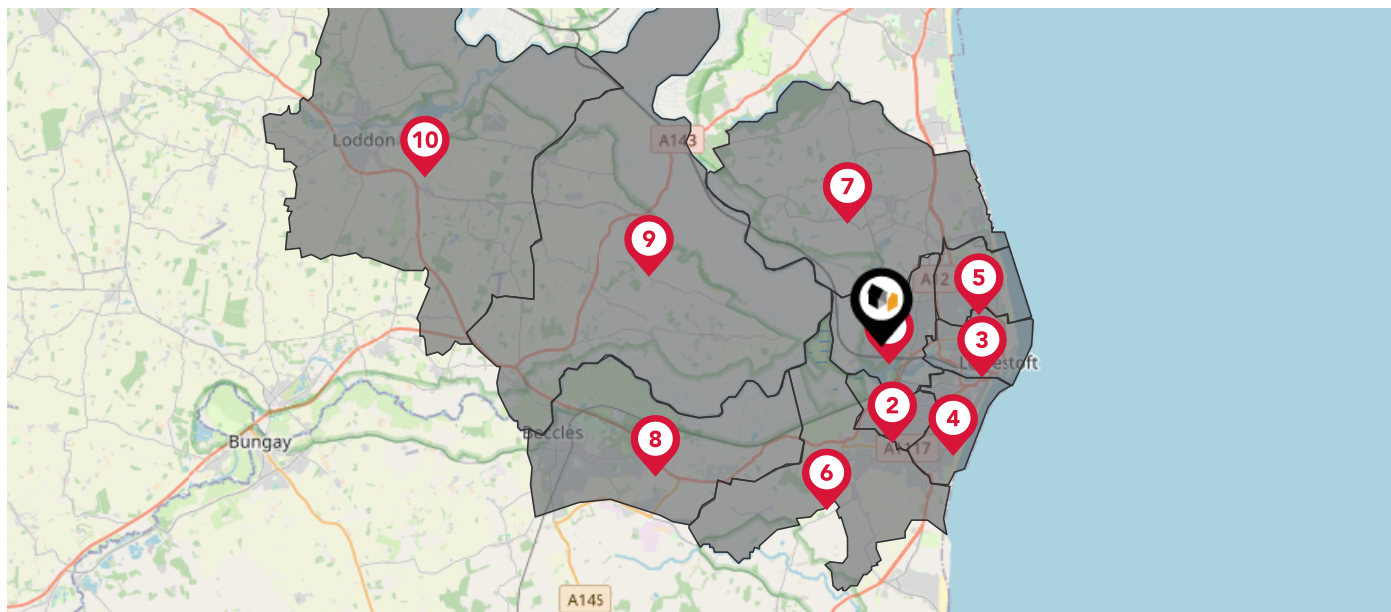
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Oulton Broad
-  South Lowestoft and Kirkley
-  North Lowestoft
-  Somerleyton
-  Beccles
-  Gillingham

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



Oulton Broad Ward



Carlton & Whitton Ward



Harbour & Normanston Ward



Kirkley & Pakefield Ward



Gunton & St. Margarets Ward



Carlton Colville Ward



Lothingland Ward



Beccles & Worlingham Ward



Thurlton Ward

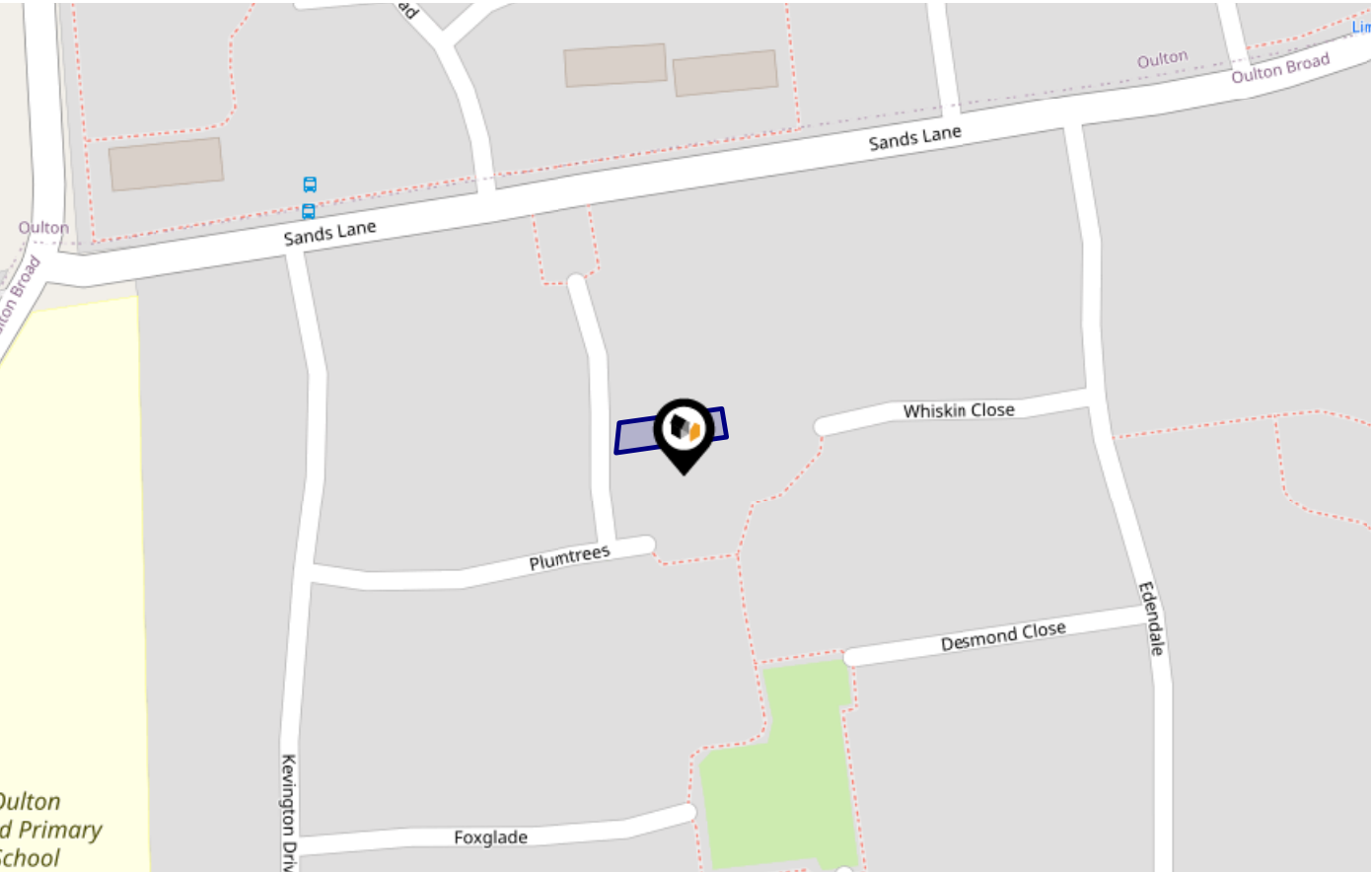


Loddon & Chedgrave Ward

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.

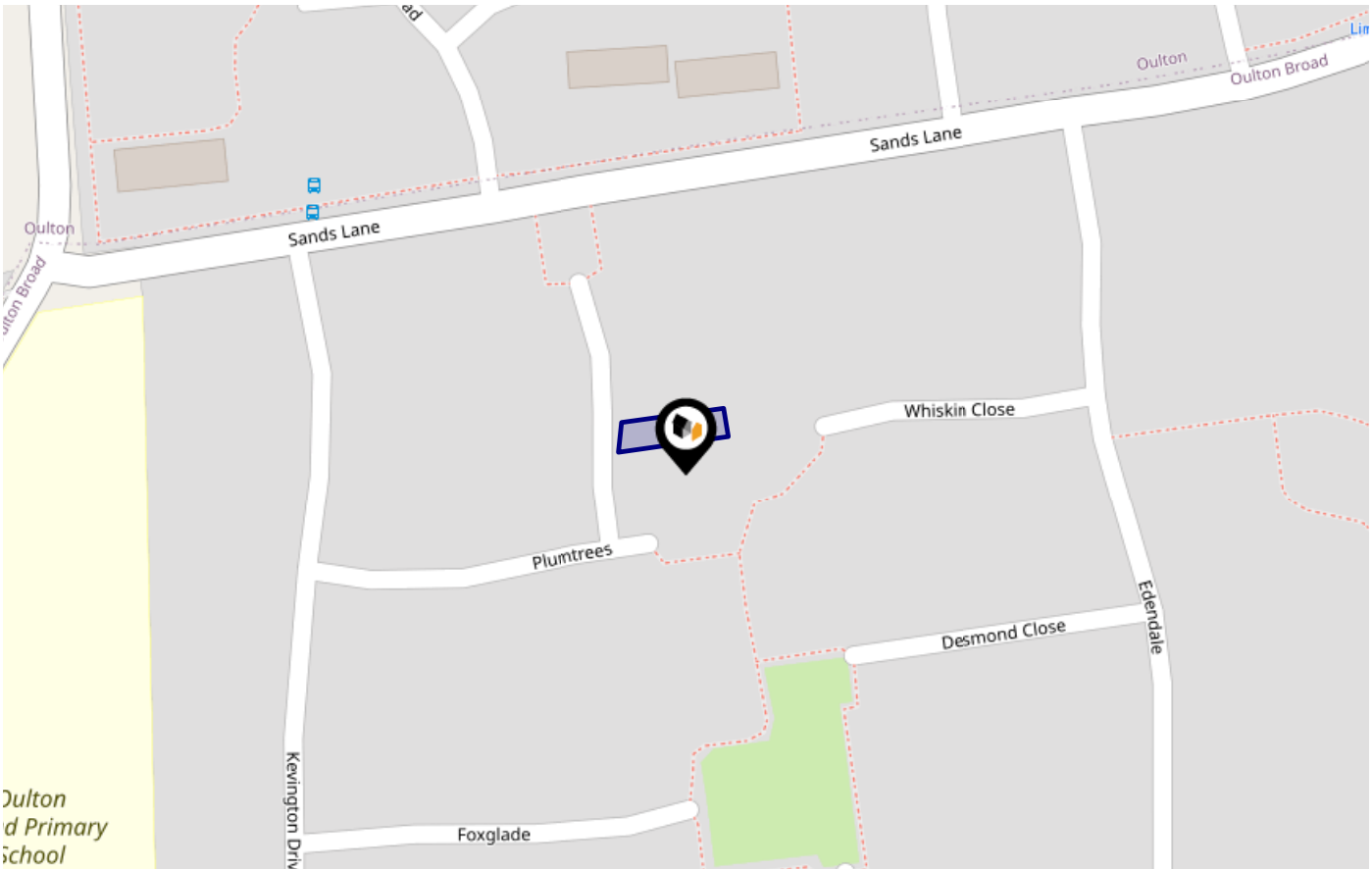
Chance of flooding to the following depths at this property:



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.

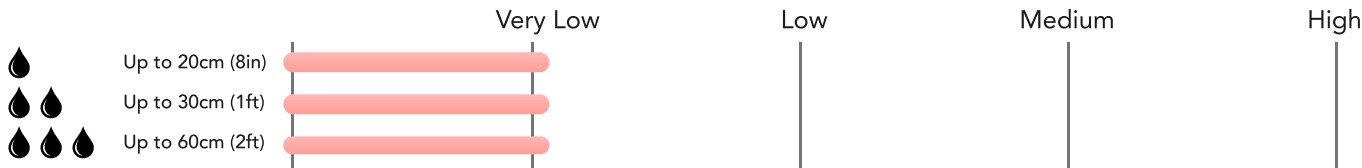


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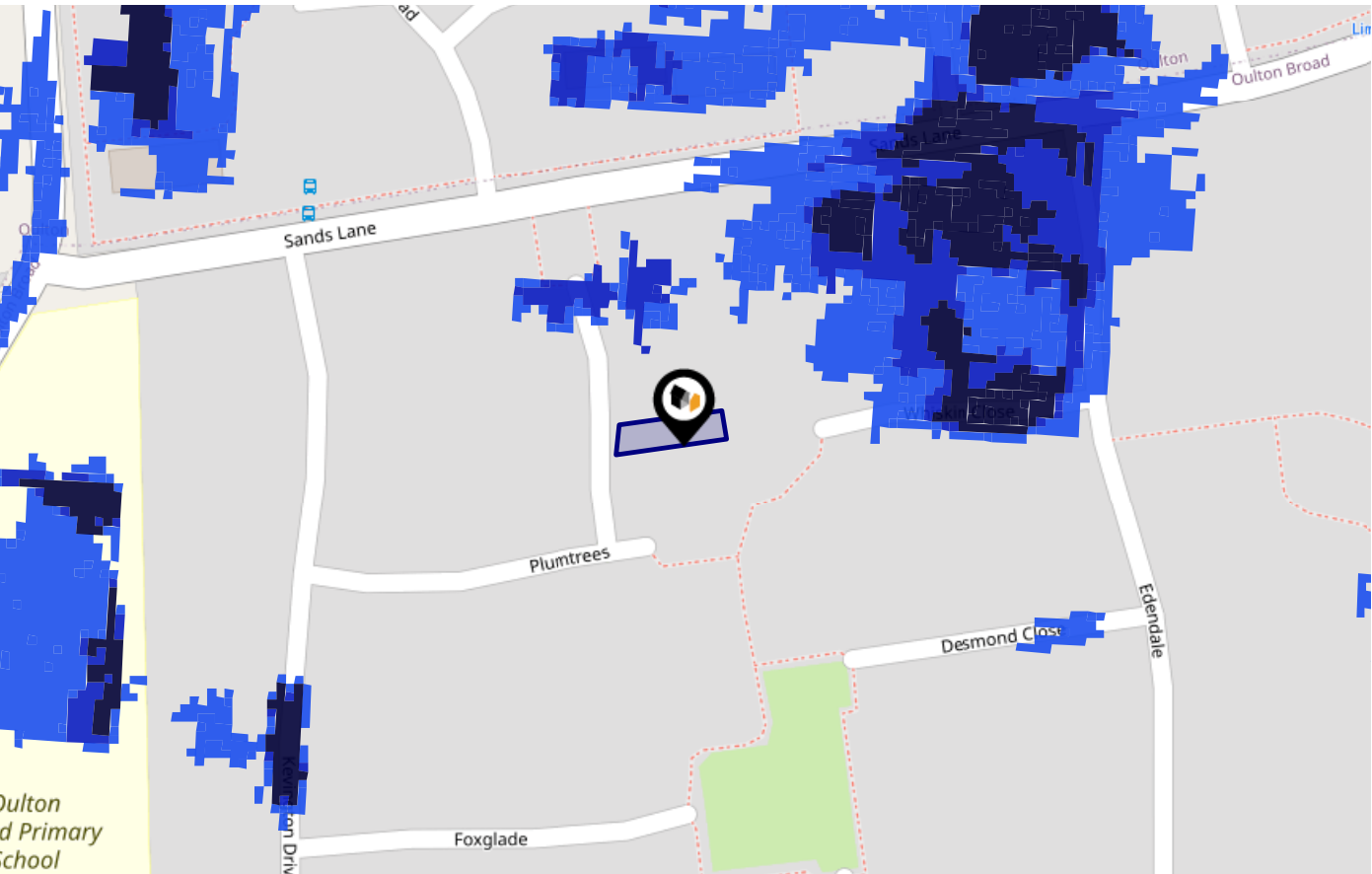
Chance of flooding to the following depths at this property:



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.

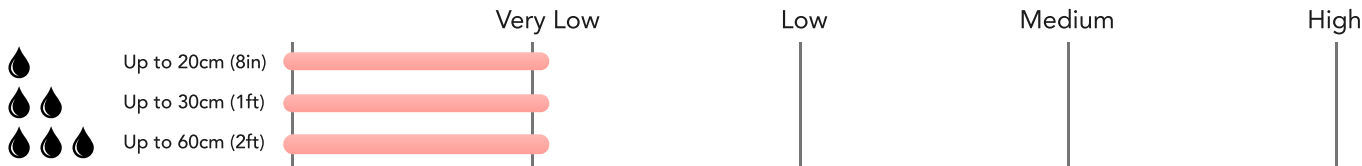


Risk Rating: Very low

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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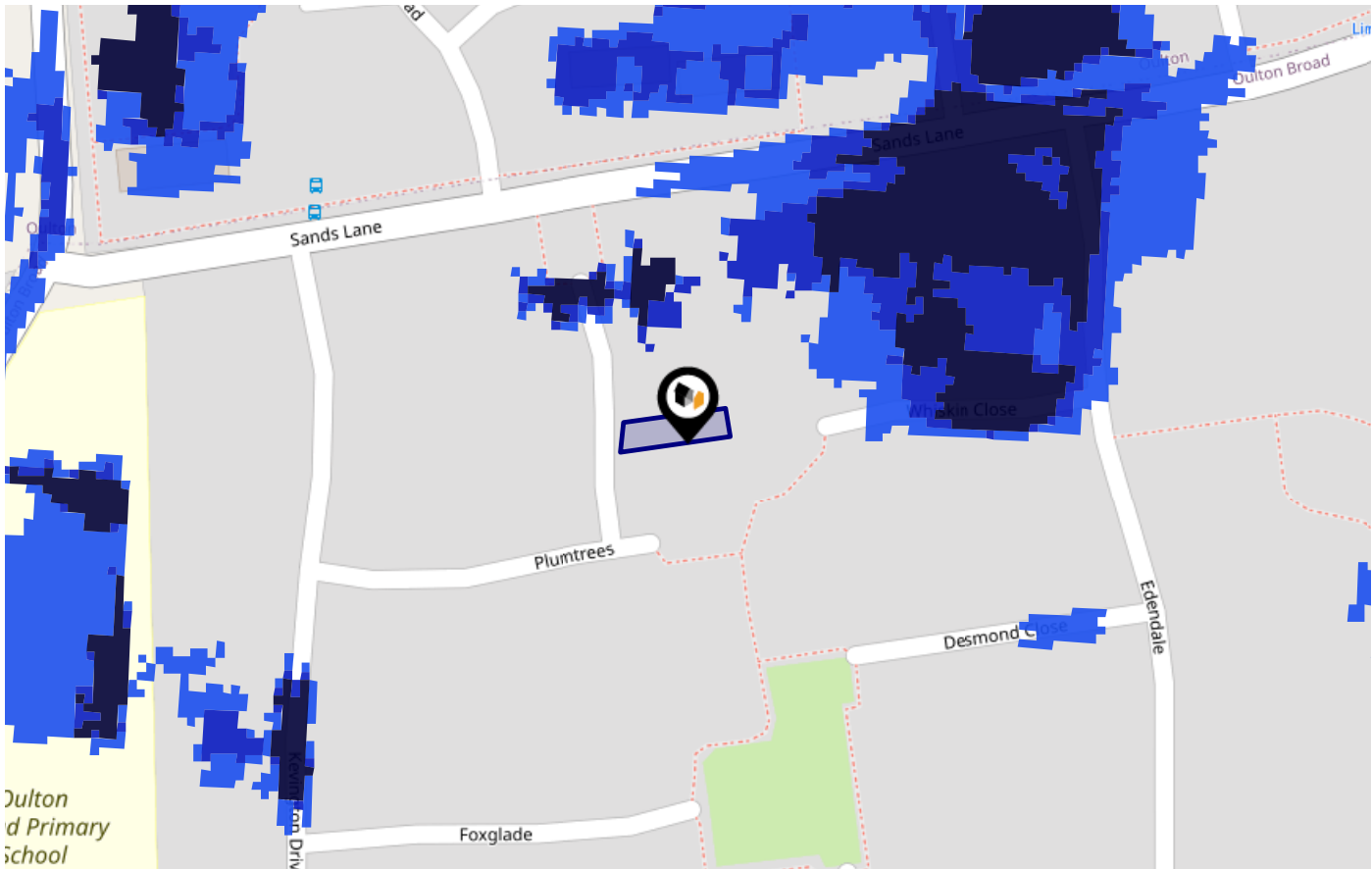
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

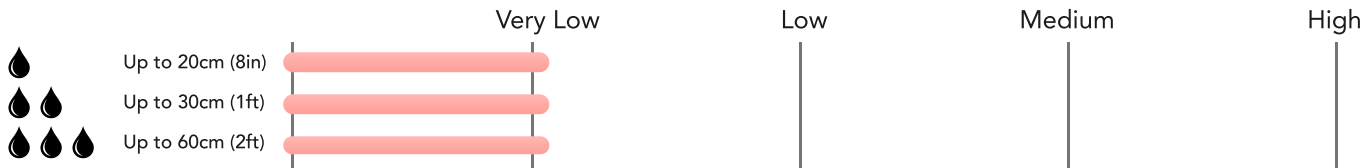


Risk Rating: Very low

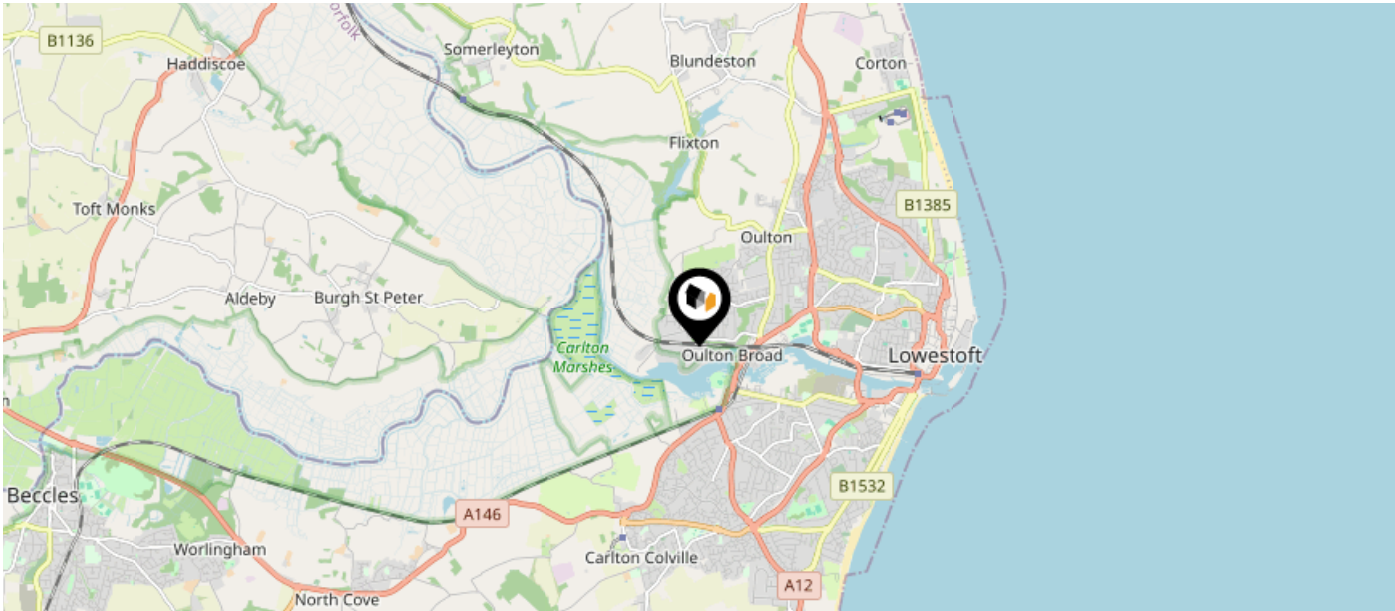
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



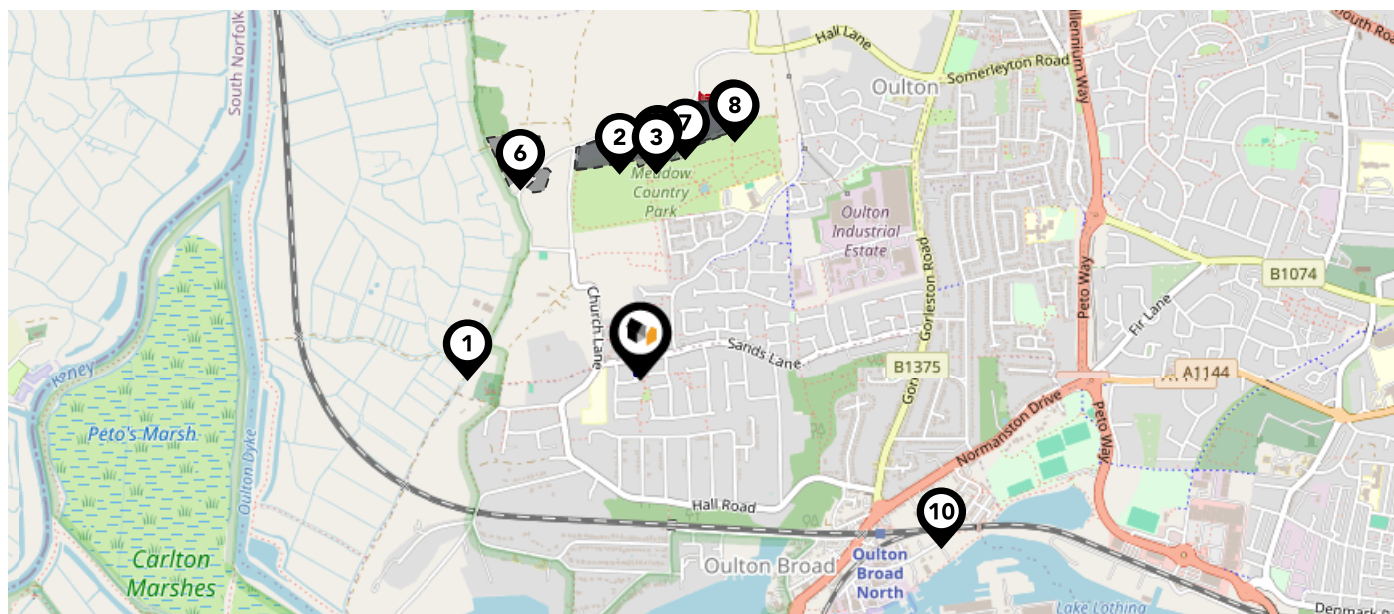
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

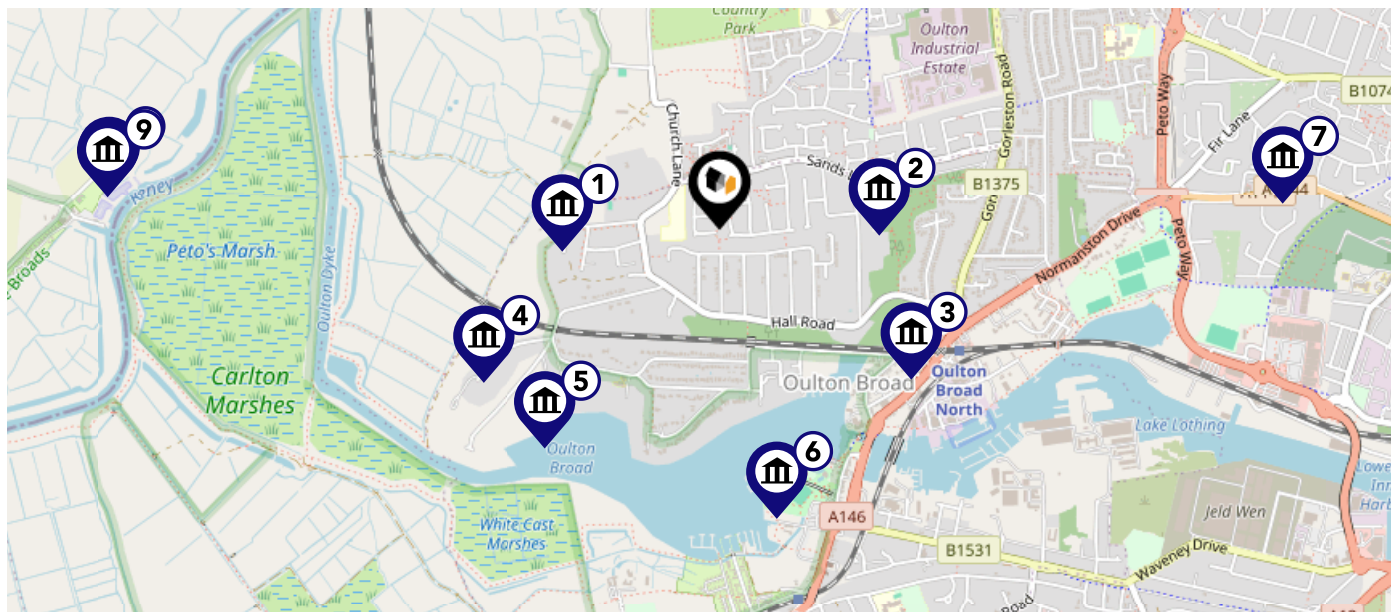
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.





Nearby Landfill Sites

1	Queens Highway-Oulton, Lowestoft, Suffolk	Historic Landfill	
2	Camps Lane-Oulton, Lowestoft, Suffolk	Historic Landfill	
3	Hill Lane-Hill Lane, Camps Heath Oulton	Historic Landfill	
4	White's Pit-Hall Lane, Oulton, Suffolk	Historic Landfill	
5	Camps Heath landfill Site-Camps Heath, Oulton	Historic Landfill	
6	Holly Hill-Camps Heath	Historic Landfill	
7	Holly Hill- Camps Heath-Holly Hill/ Camps Heath	Historic Landfill	
8	White's Pit-Off Hall Lane, Oulton Broad, Lowestoft	Historic Landfill	
9	EA/EPR/CP3495NQ/A001	Active Landfill	
10	Roman Hill-Lowestoft, Suffolk	Historic Landfill	

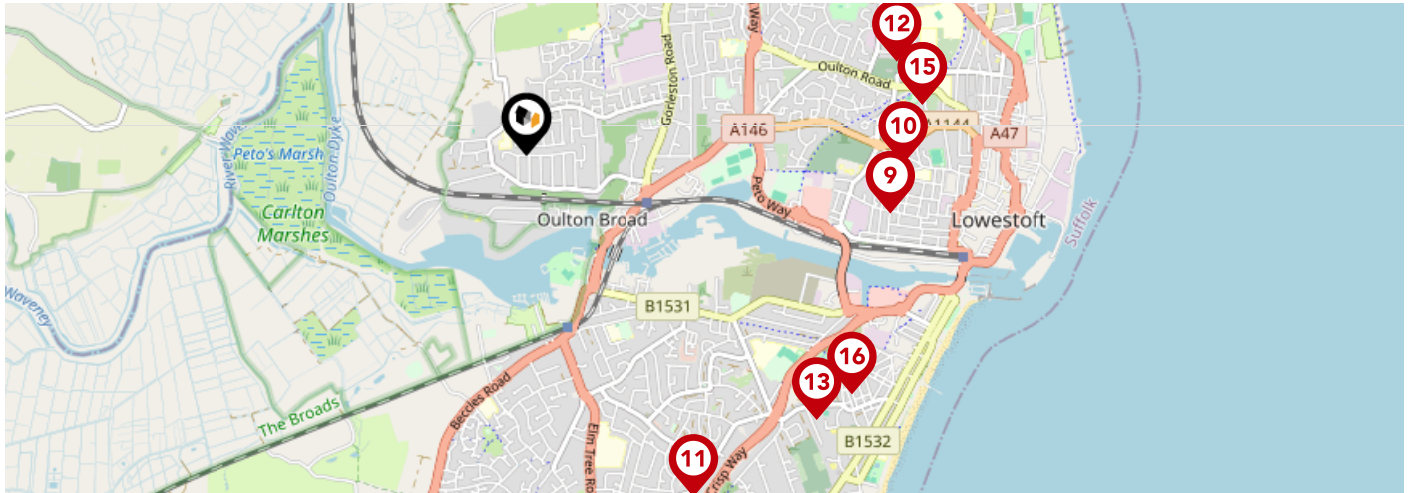
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1352641 - Church Of St Michael	Grade I	0.3 miles
	1207044 - Ashdale	Grade II	0.4 miles
	1207034 - The Hollies	Grade II	0.6 miles
	1207042 - Mancroft Towers	Grade II	0.6 miles
	1279935 - Summerhouse 15 Metres South West Of Lavengro (lavengro Not Included)	Grade II	0.6 miles
	1207017 - Broad House (everitt Park)	Grade II	0.7 miles
	1207021 - The Beeches	Grade II	1.3 miles
	1304545 - Church Of St Mary	Grade II	1.4 miles
	1050611 - Headstone Approximately 10 Metres South Of South Door Of Church Of St. Mary	Grade II	1.4 miles



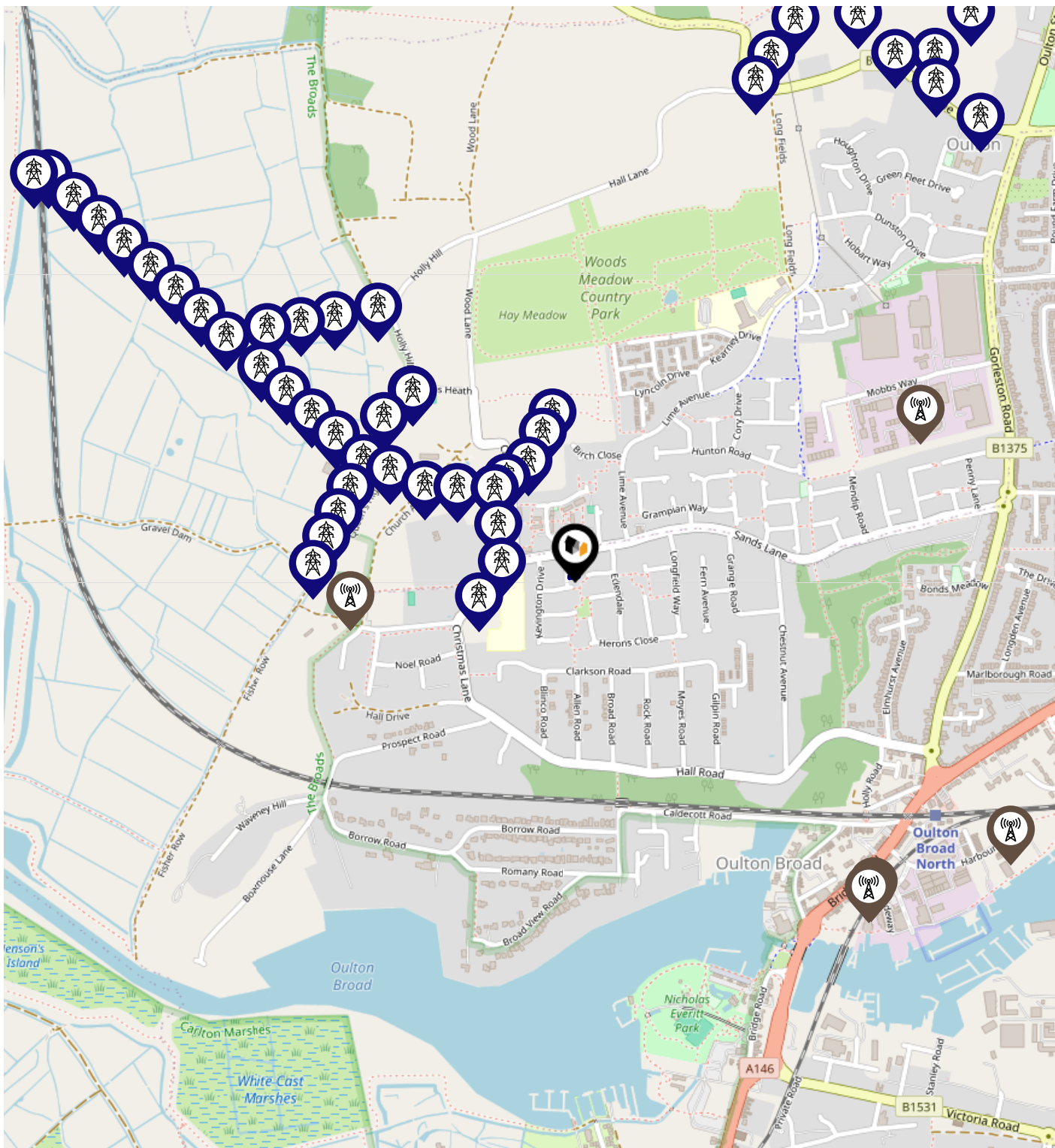
		Nursery	Primary	Secondary	College	Private
1	Oulton Broad Primary School Ofsted Rating: Outstanding Pupils: 379 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Limes Primary Academy Ofsted Rating: Good Pupils: 323 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woods Loke Primary School Ofsted Rating: Outstanding Pupils: 483 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dell Primary School Ofsted Rating: Good Pupils: 338 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Warren School Ofsted Rating: Special Measures Pupils: 131 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Elm Tree Primary School Ofsted Rating: Good Pupils: 269 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Benjamin Britten Academy of Music and Mathematics Ofsted Rating: Good Pupils: 1259 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	East Coast College Ofsted Rating: Good Pupils:0 Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Westwood Primary School Ofsted Rating: Good Pupils: 206 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Ashley School Ofsted Rating: Outstanding Pupils: 167 Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Poplars Community Primary School Ofsted Rating: Requires improvement Pupils: 312 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Northfield St Nicholas Primary Academy Ofsted Rating: Good Pupils: 365 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

HOWARDS
Estate Agents since 1926

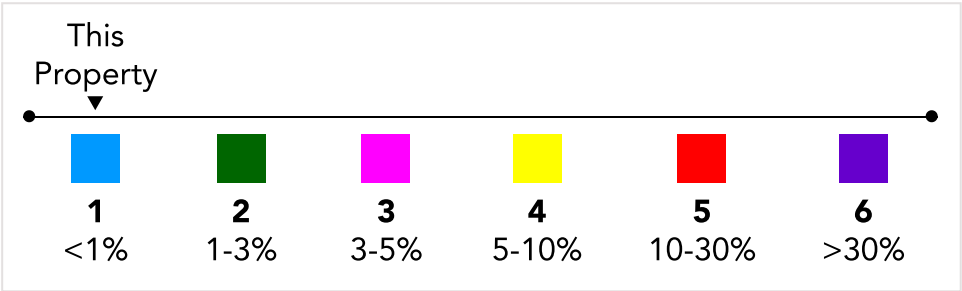
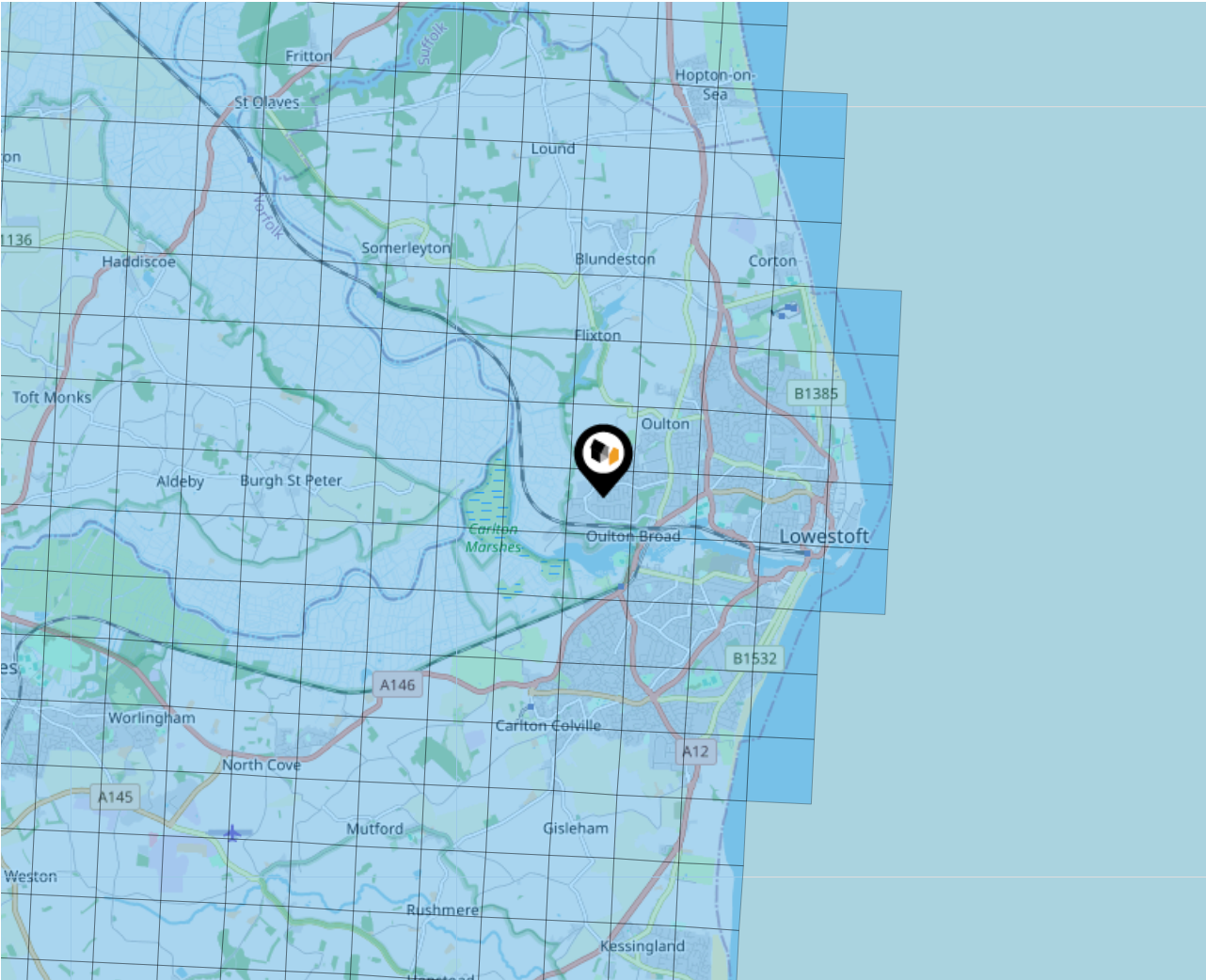


Key:

-  Power Pylons
-  Communication Masts

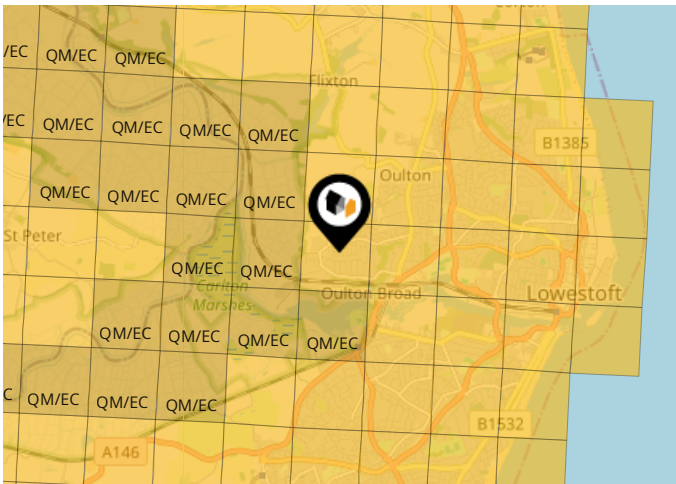
What is Radon?

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/m³).



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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

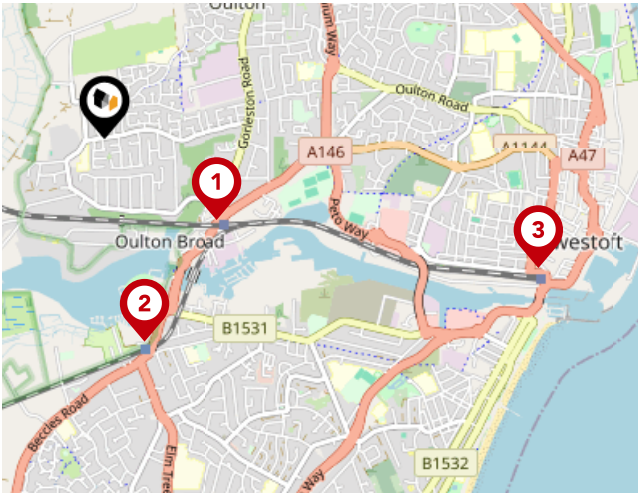


Primary Classifications (Most Common Clay Types)




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

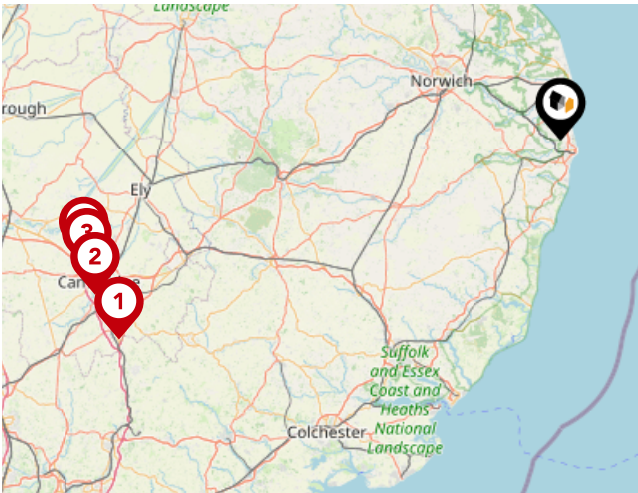
Area

Transport (National)







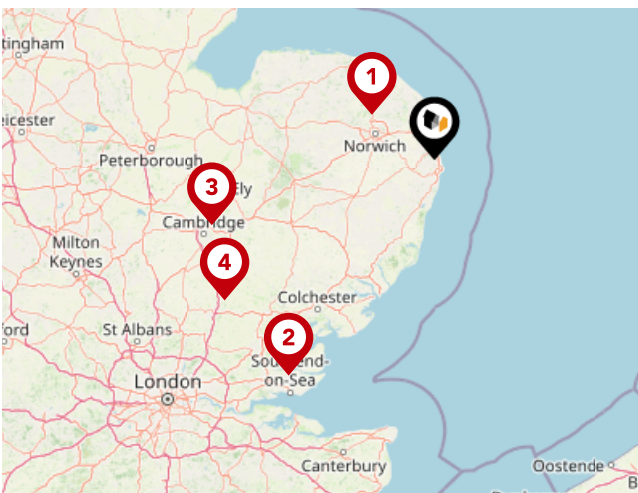
National Rail Stations

Pin	Name	Distance
	Entrance1	0.62 miles
	Entrance1	0.93 miles
	Entrance	2.04 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	70.45 miles
	M11 J11	71.23 miles
	M11 J13	71.19 miles
	M11 J14	71.21 miles

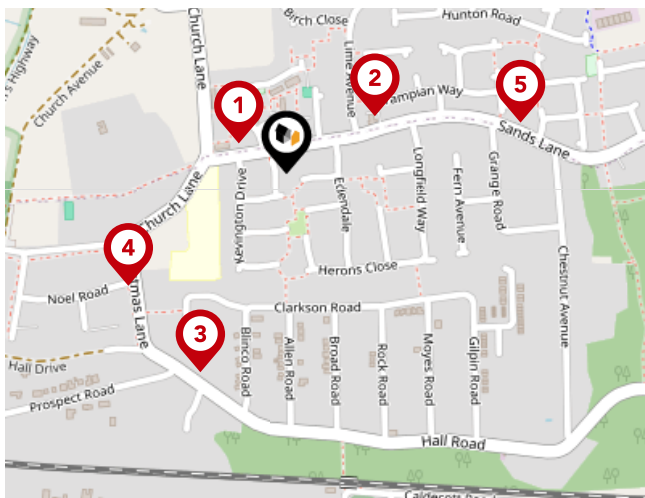


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	22.05 miles
	Southend-on-Sea	76.22 miles
	Cambridge	67.37 miles
	Stansted Airport	73.64 miles

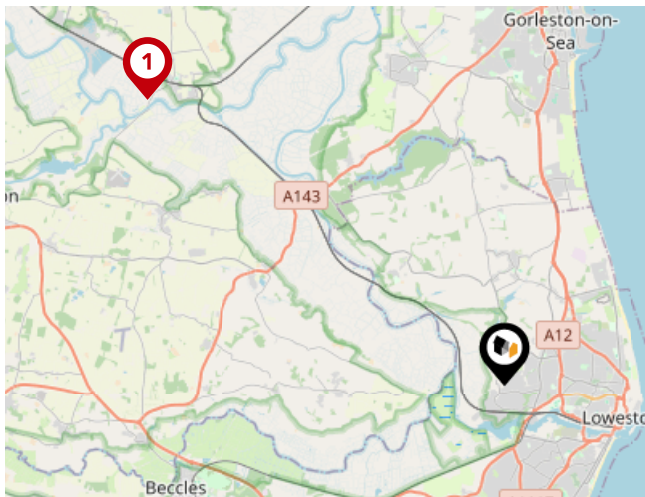
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kevington Drive	0.06 miles
2	Lime Avenue	0.12 miles
3	Holden Close	0.25 miles
4	Noel Road	0.22 miles
5	Cambrian Crescent	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	8.24 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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