

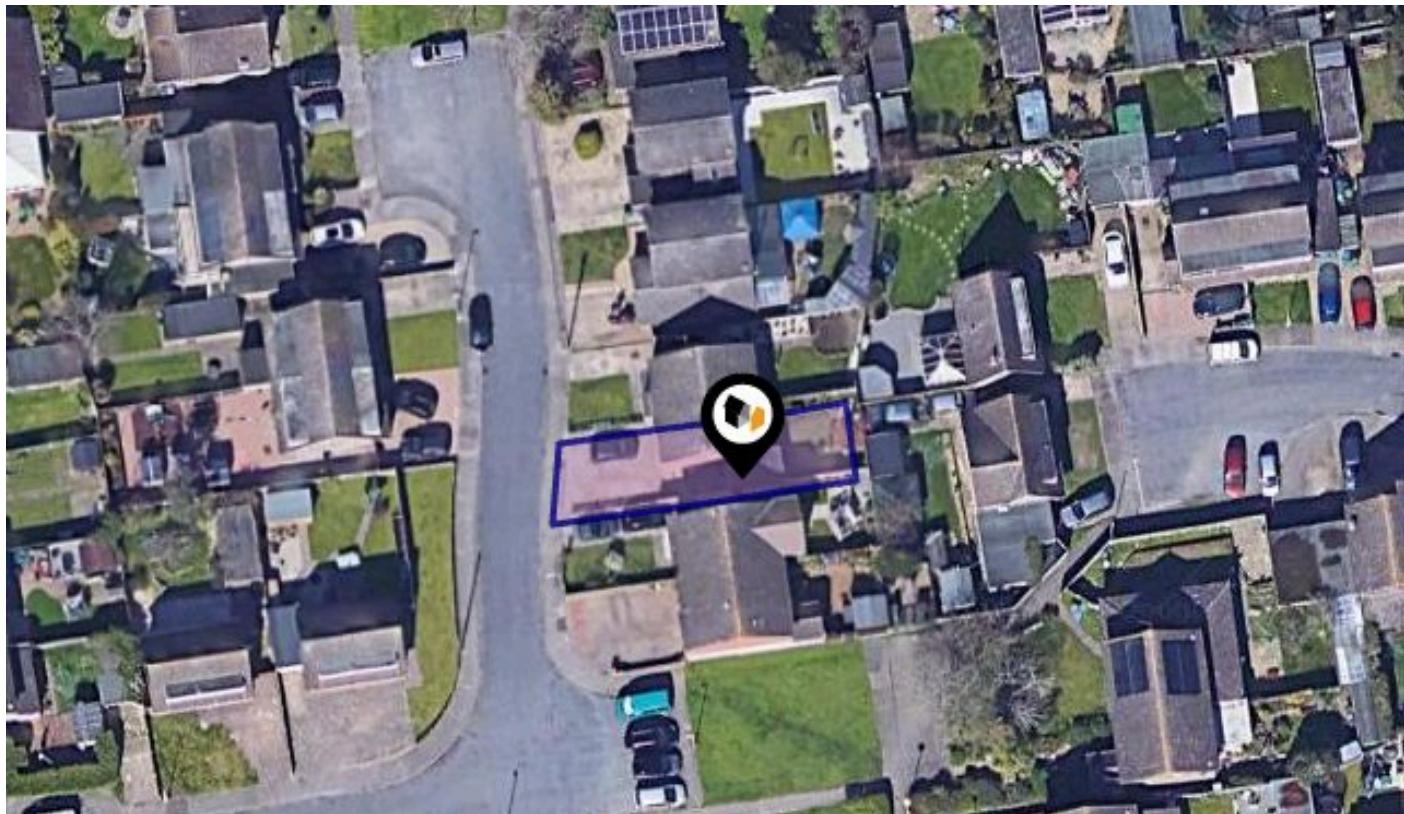


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



PLUMTREES, LOWESTOFT, NR32

Howards

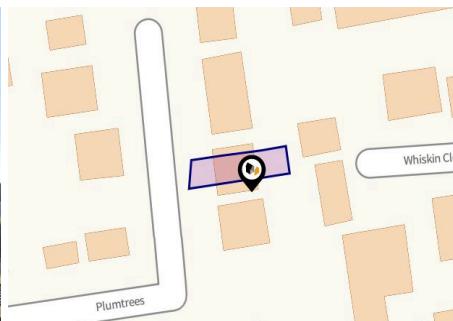
164-166 London Road North, Lowestoft, Suffolk, NR32 1HB

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk

Powered by
sprift
Know any property instantly



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. 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 ©2025

Property EPC - Certificate

HOWARDS
Estate Agents since 1926

LOWESTOFT, NR32

Energy rating

D

Valid until 21.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

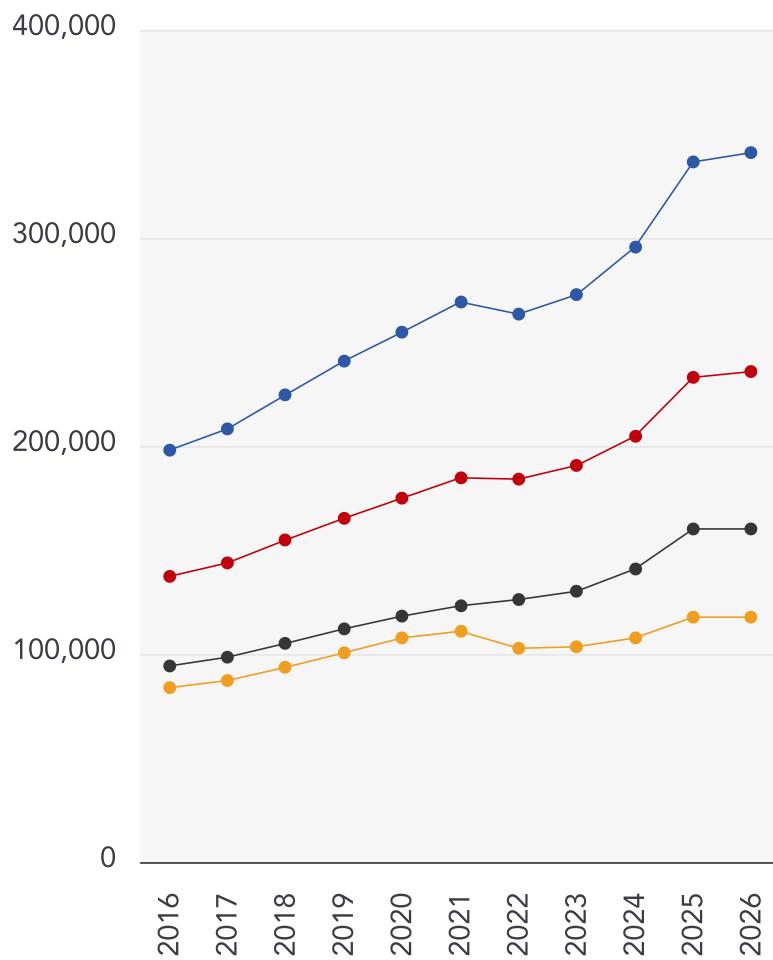
Additional EPC Data

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

Market House Price Statistics

HOWARDS
Estate Agents since 1926

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



Detached

+72.22%

Semi-Detached

+71.67%

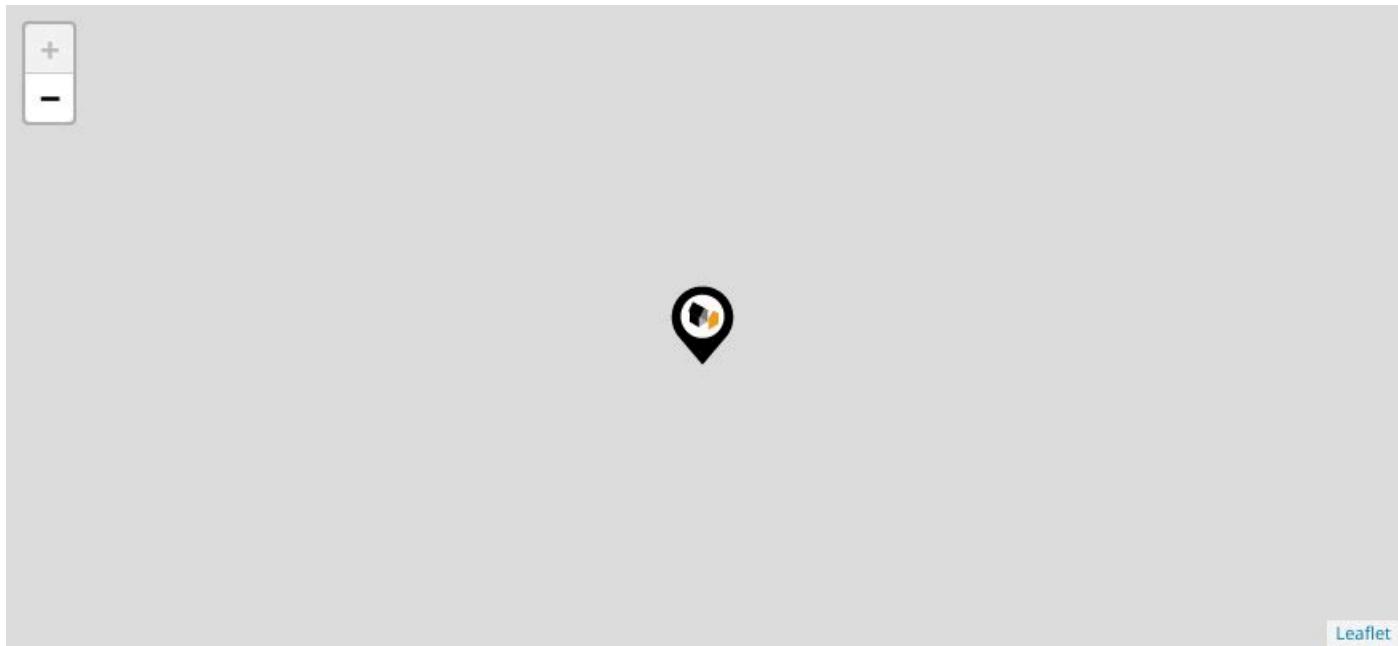
Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- X Adit
- X Gutter Pit
- X Shaft

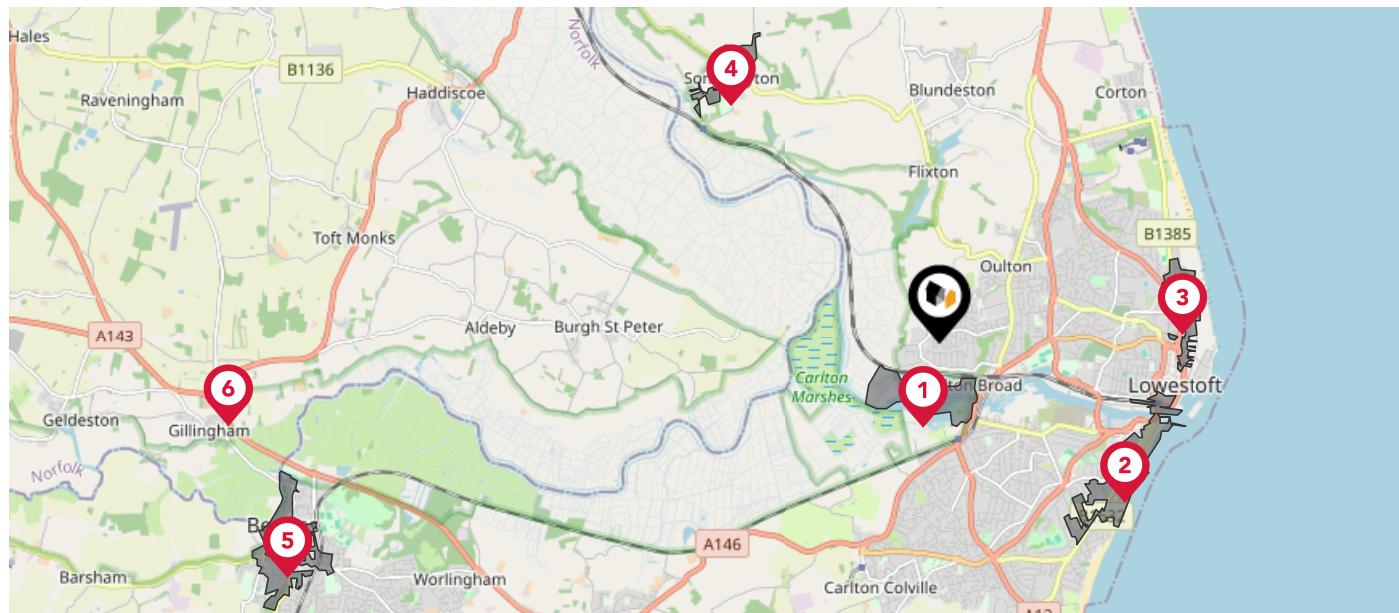
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps Conservation Areas

HOWARDS
Estate Agents since 1926

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

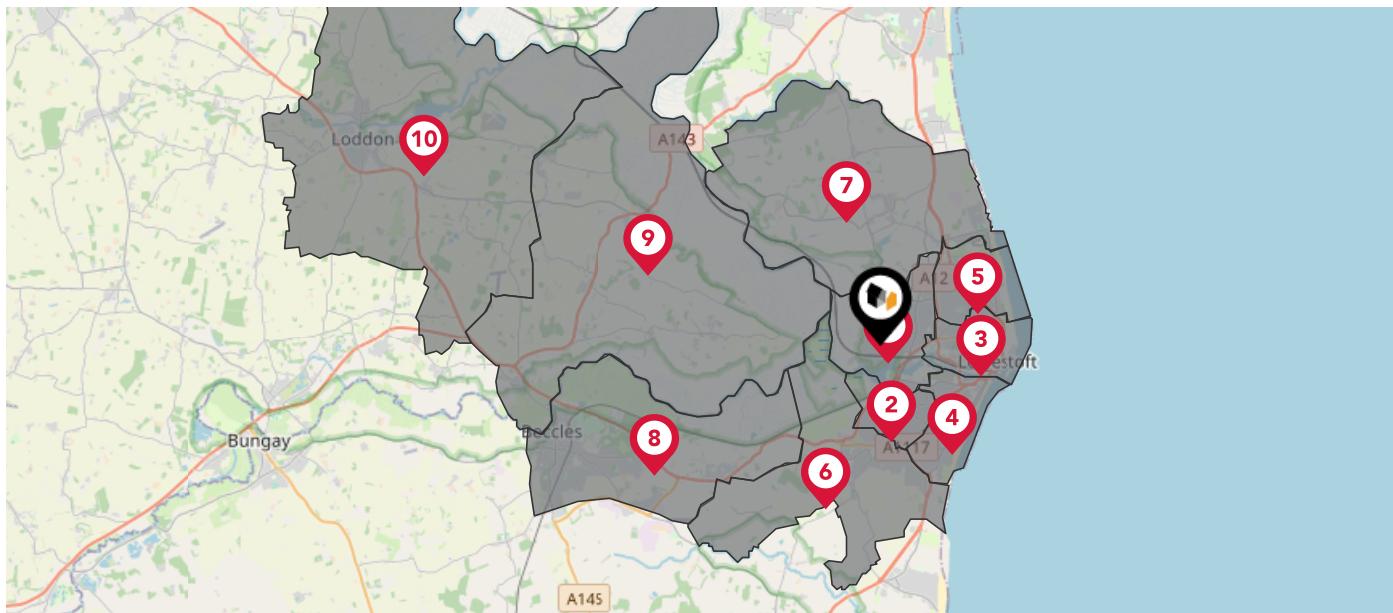
- 1 Oulton Broad
- 2 South Lowestoft and Kirkley
- 3 North Lowestoft
- 4 Somerleyton
- 5 Beccles
- 6 Gillingham

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

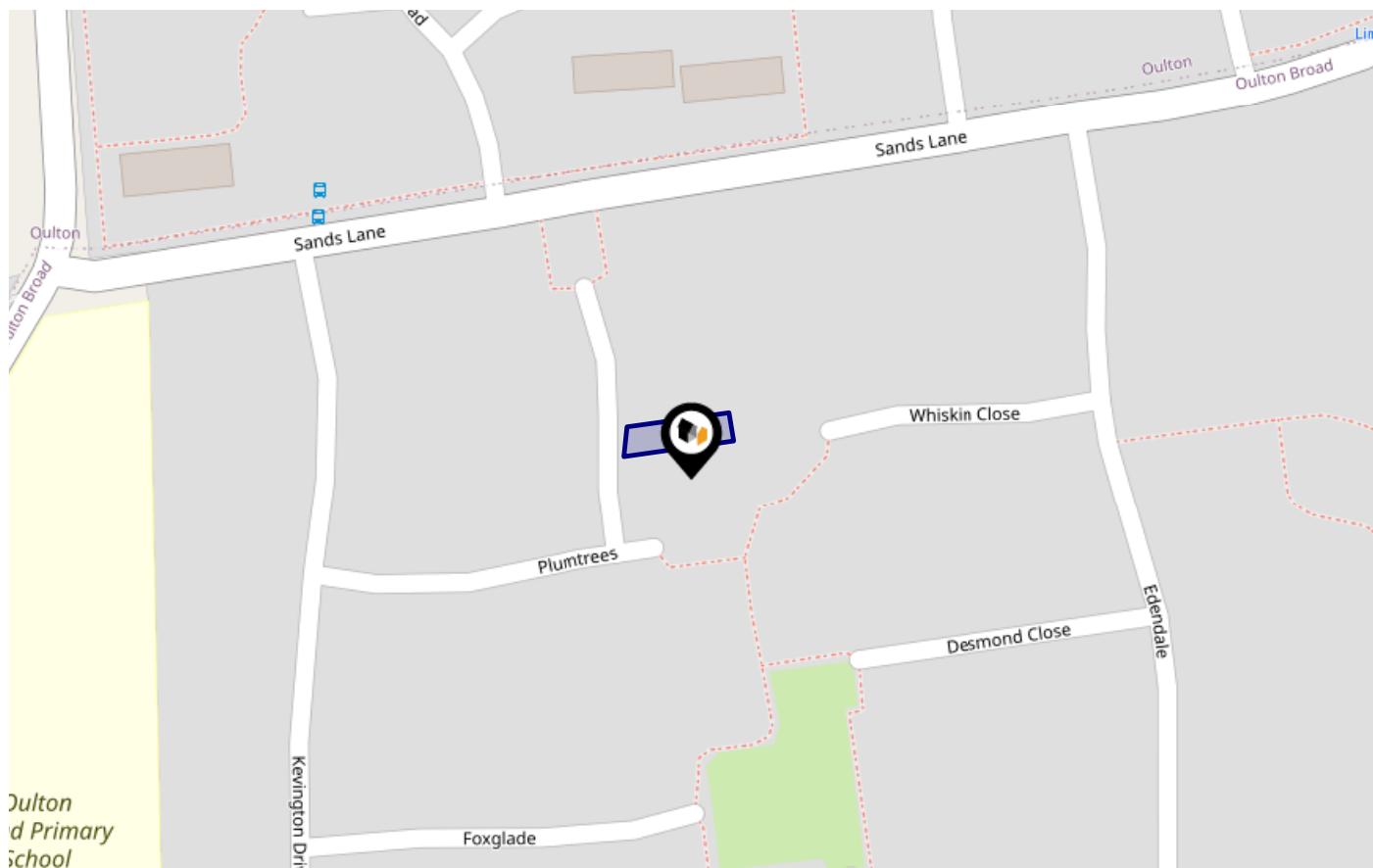
- 1 Oulton Broad Ward
- 2 Carlton & Whitton Ward
- 3 Harbour & Normanston Ward
- 4 Kirkley & Pakefield Ward
- 5 Gunton & St. Margarets Ward
- 6 Carlton Colville Ward
- 7 Lothingland Ward
- 8 Beccles & Worlingham Ward
- 9 Thurton Ward
- 10 Loddon & Chedgrave Ward

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.

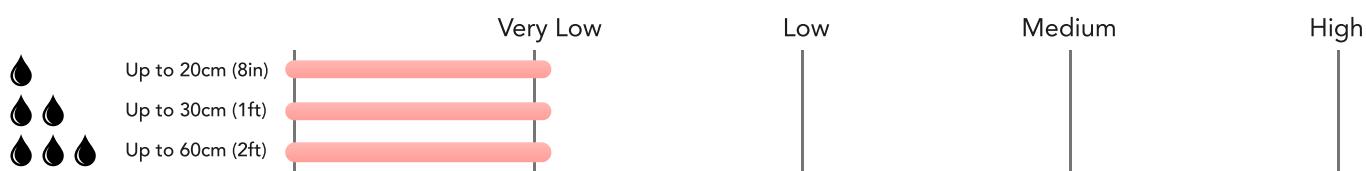


Risk Rating: Very low

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.

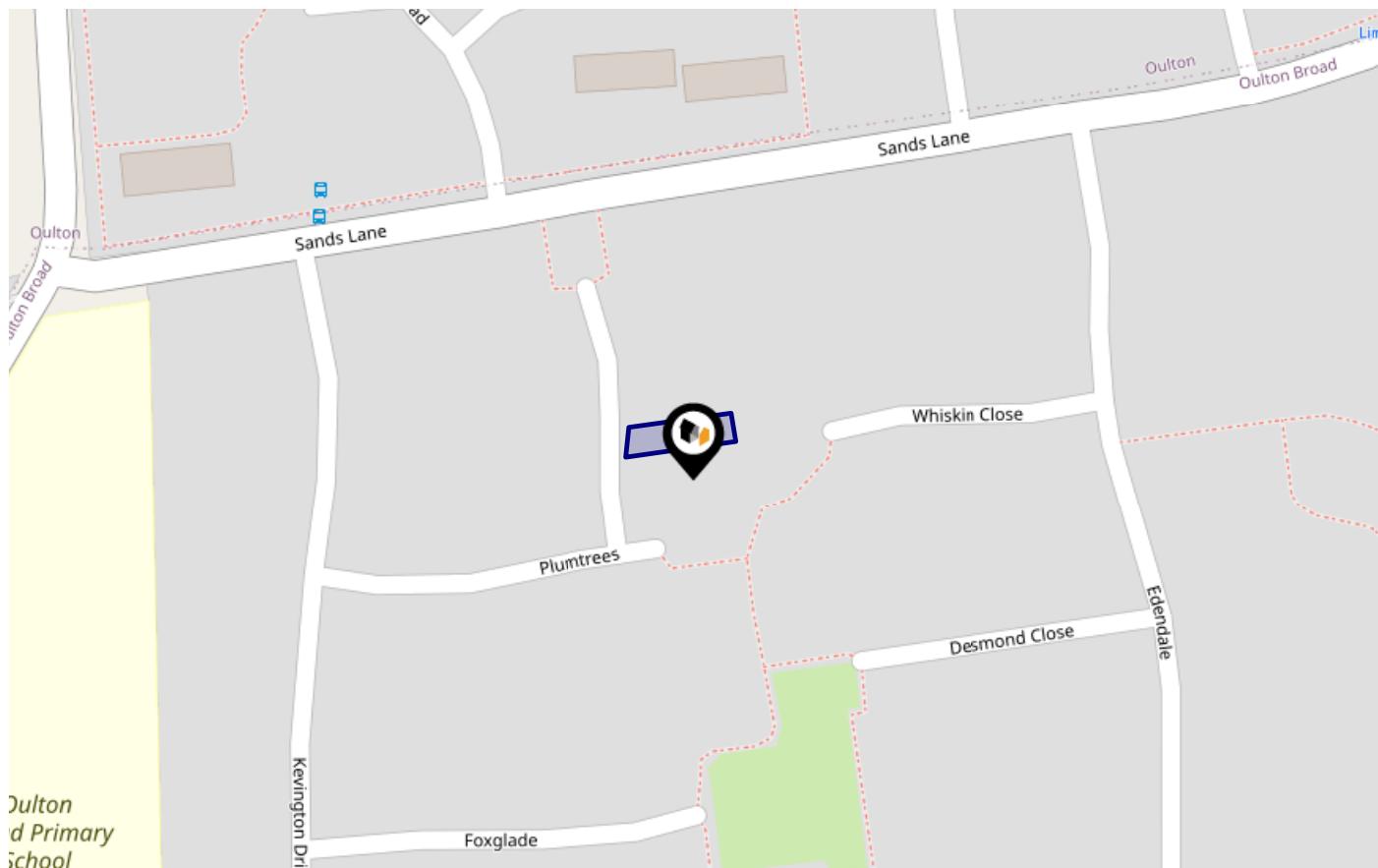
Chance of flooding to the following depths at this property:



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.

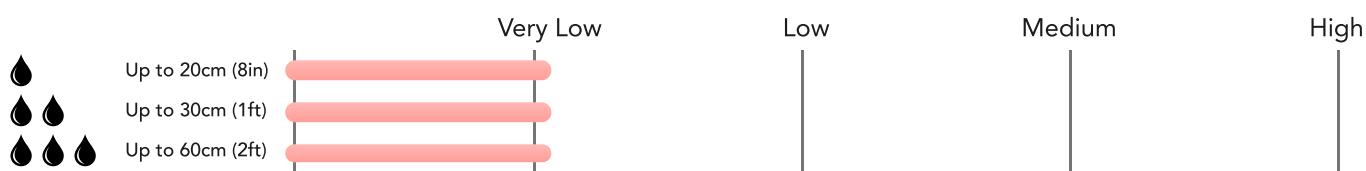


Risk Rating: Very low

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:

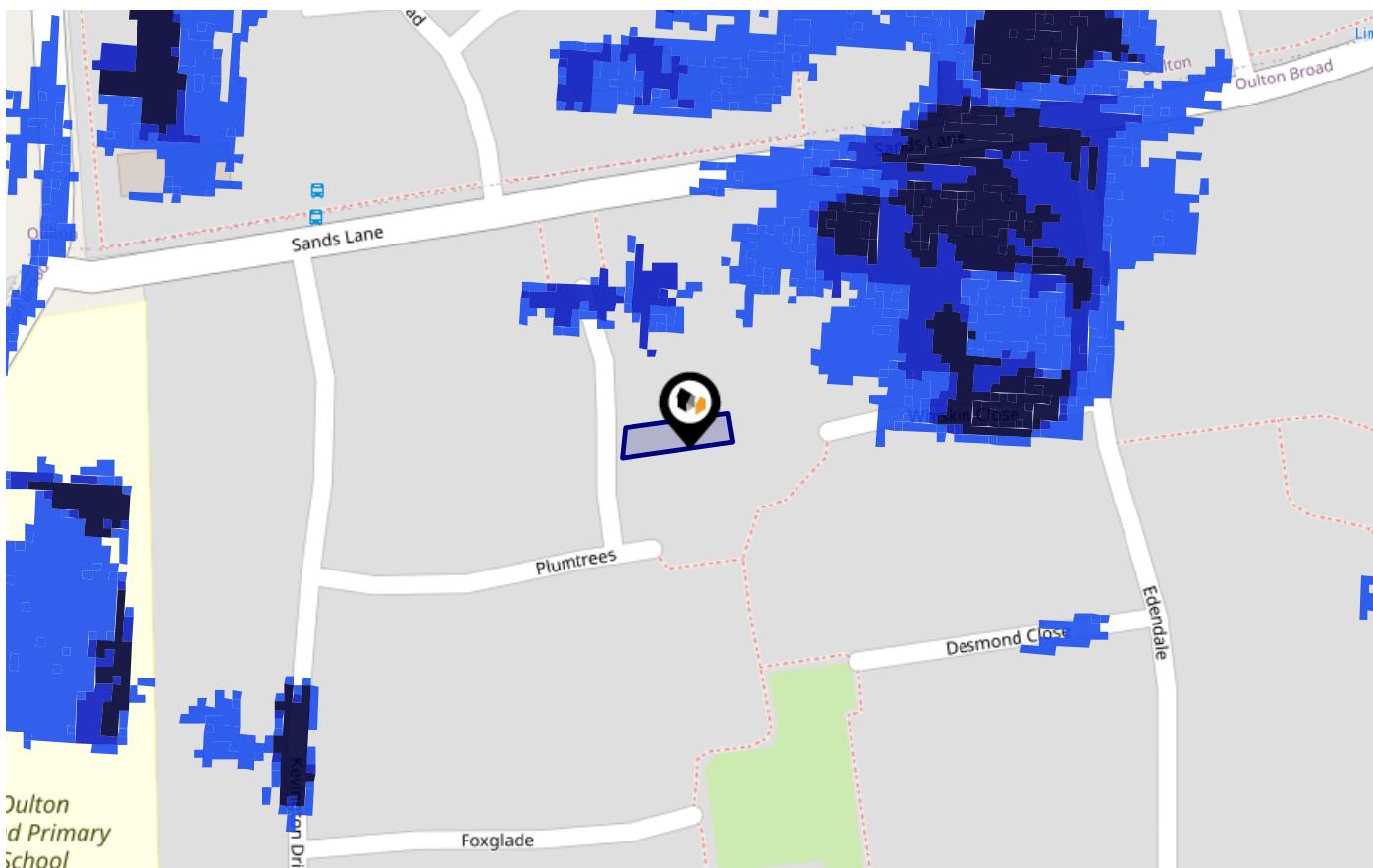


Flood Risk

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.

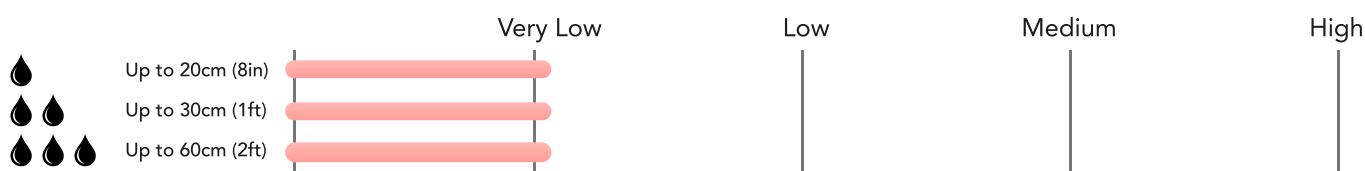


Risk Rating: Very low

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.

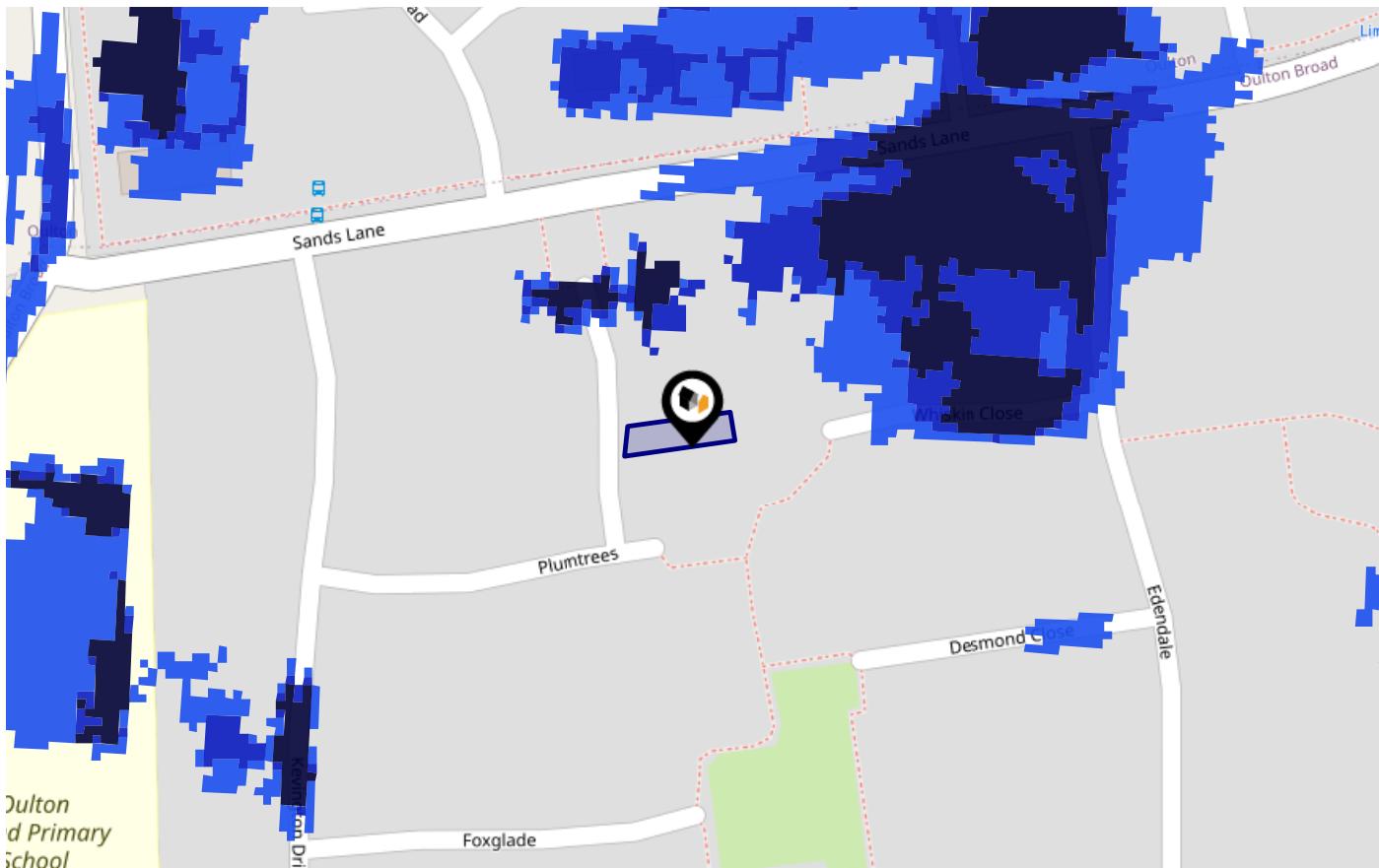
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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.

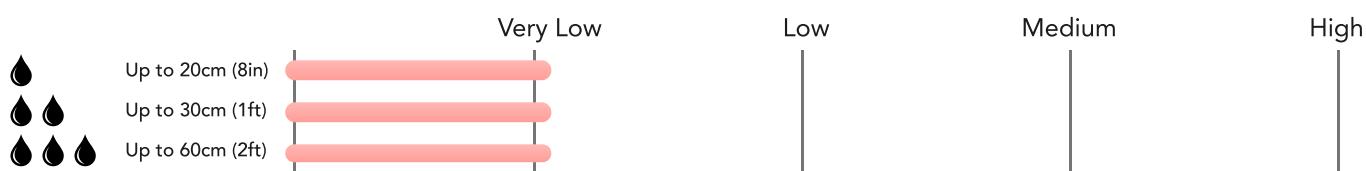


Risk Rating: Very low

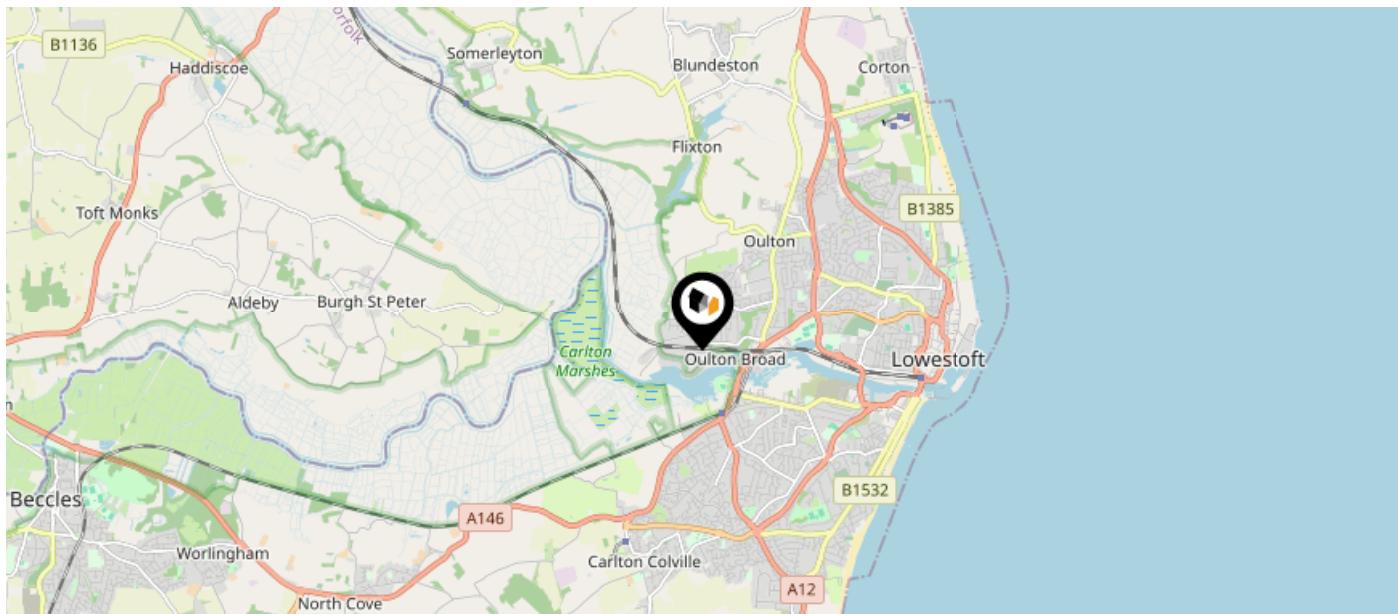
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

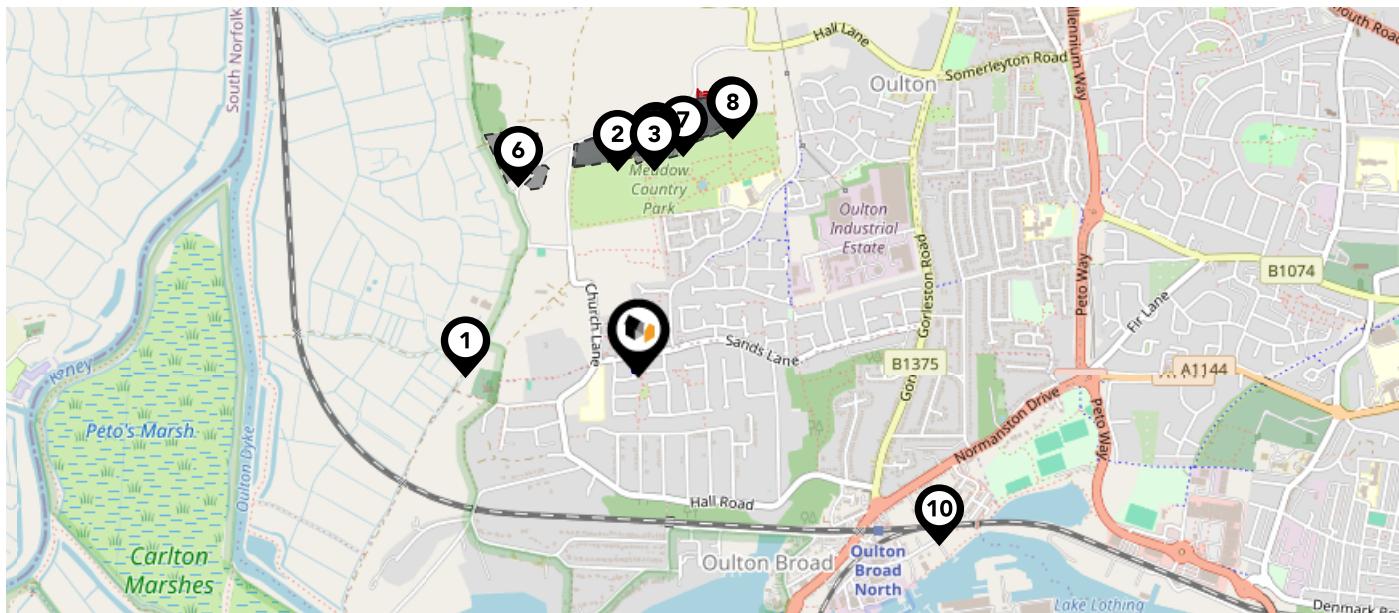
No data available.

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.



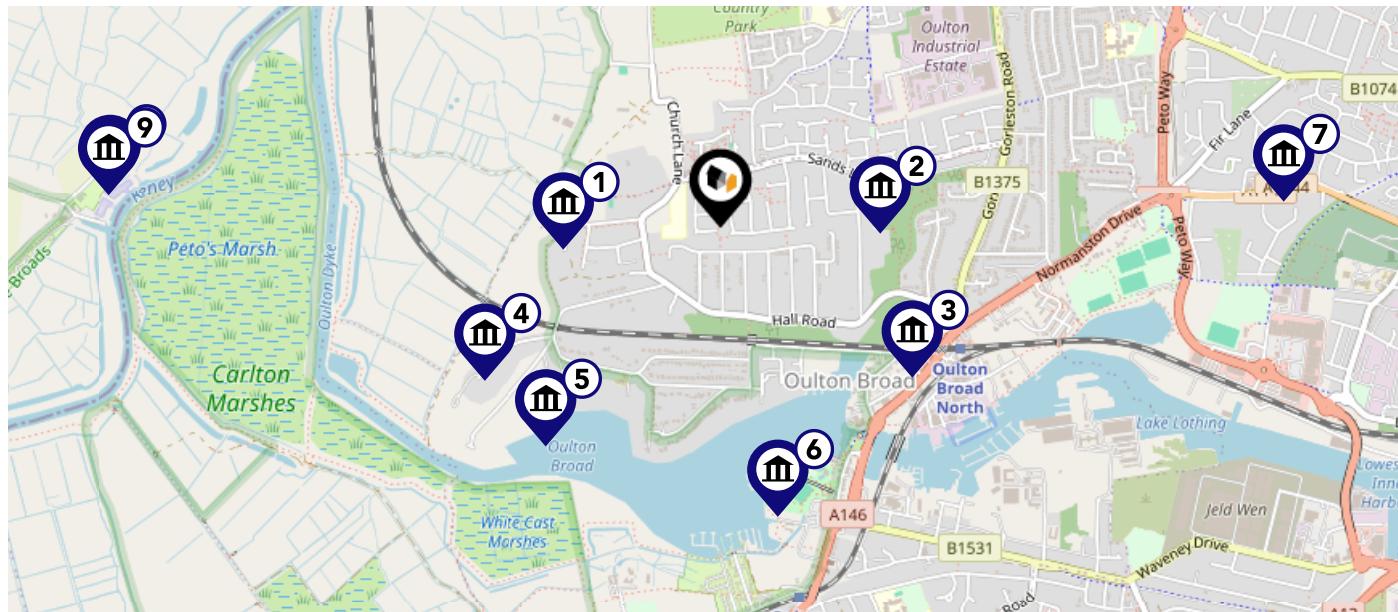
Nearby Landfill Sites

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

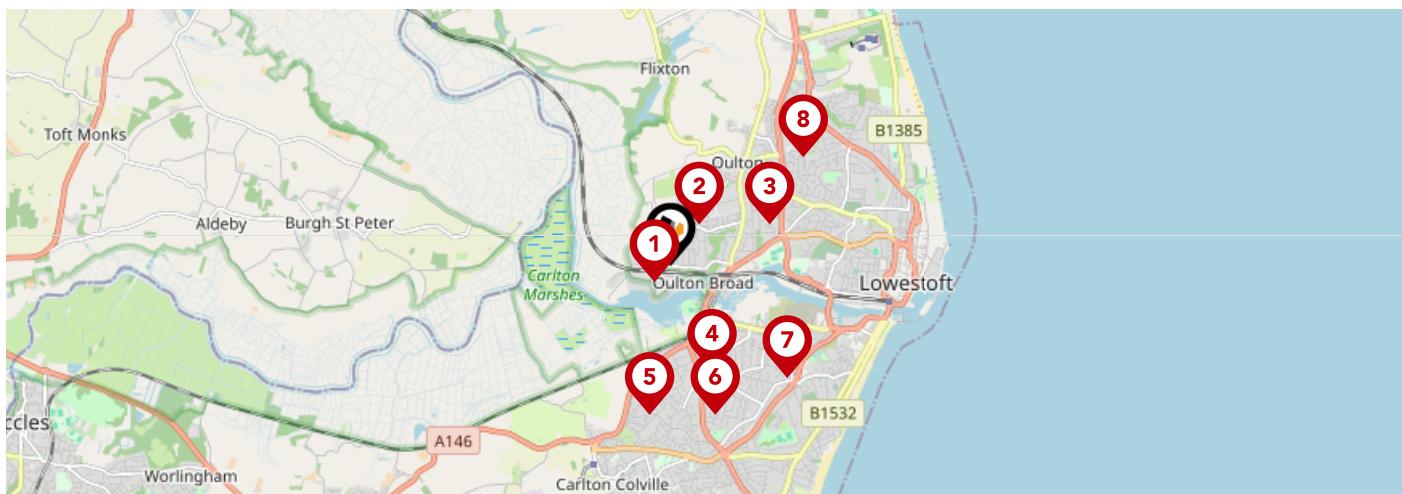
Maps Listed Buildings

HOWARDS
Estate Agents since 1926

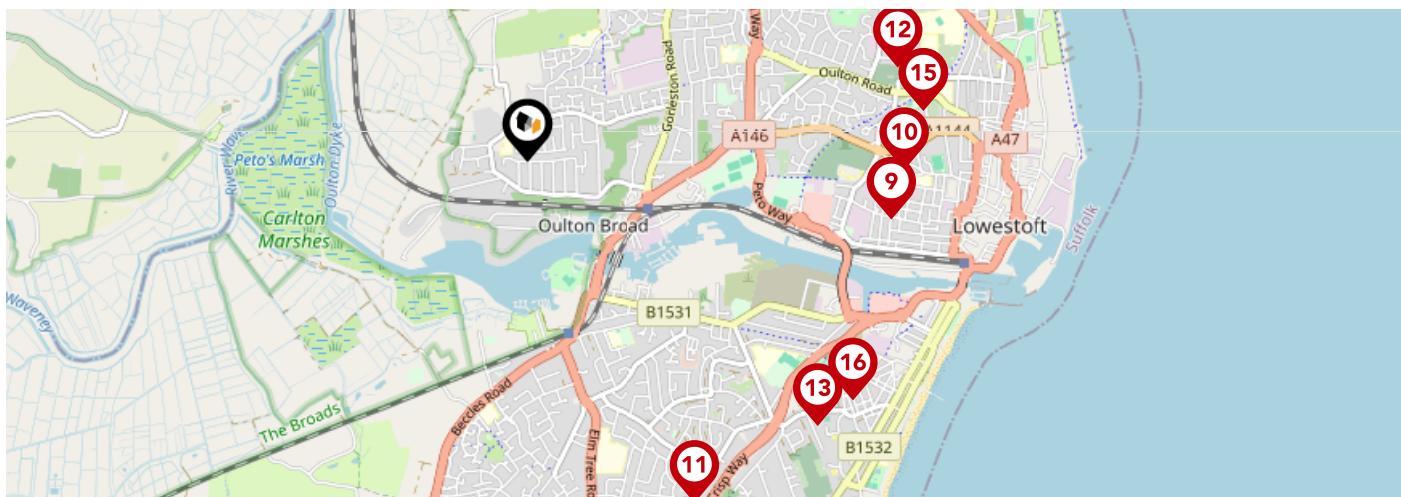
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	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



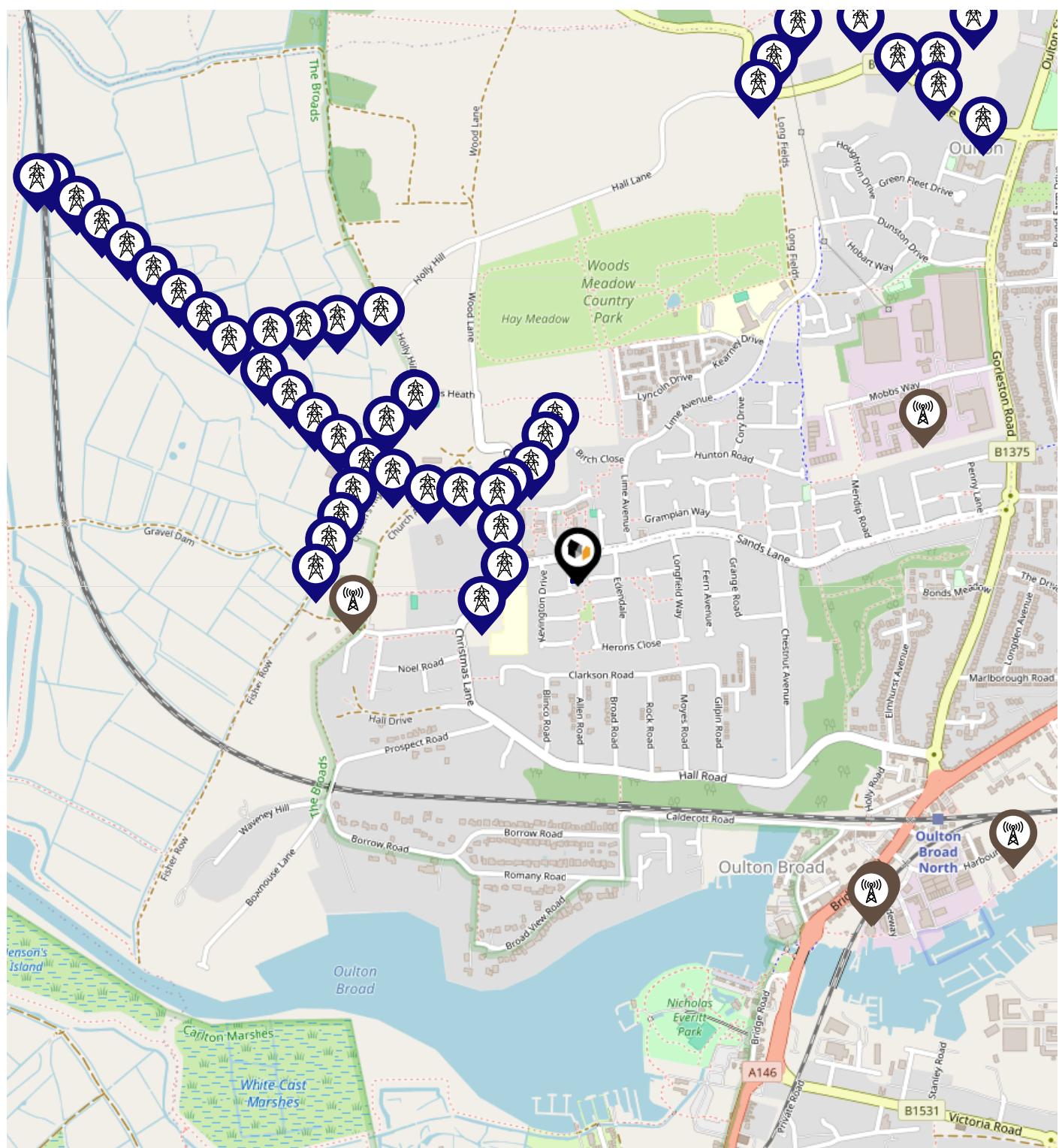
		Nursery	Primary	Secondary	College	Private
1	Oulton Broad Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 379 Distance:0.21					
2	The Limes Primary Academy	<input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



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

Local Area Masts & Pylons

HOWARDS
Estate Agents since 1926

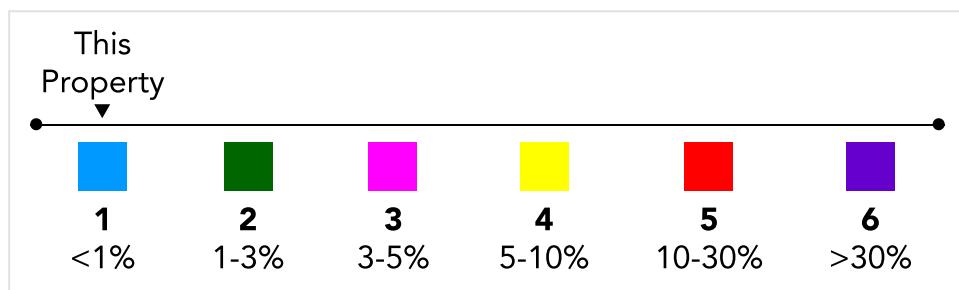
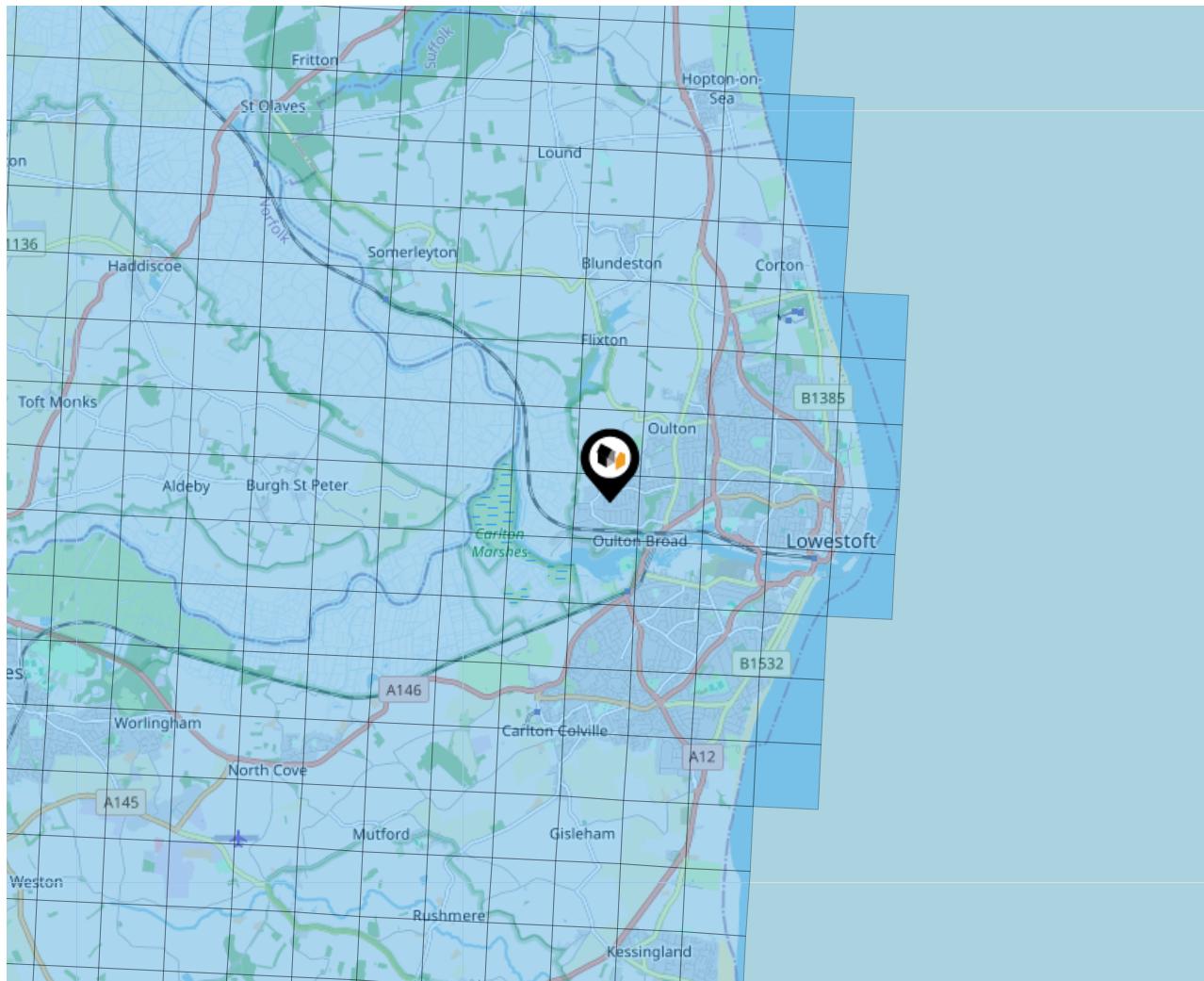


Key:

- Power Pylons
- Communication Masts

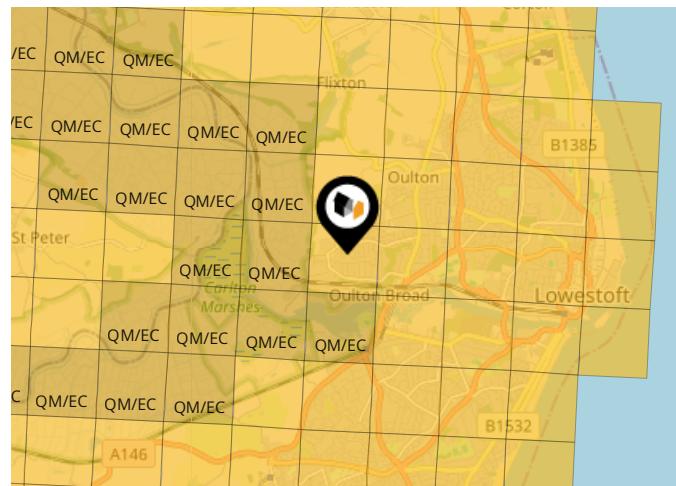
What is Radon?

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)		

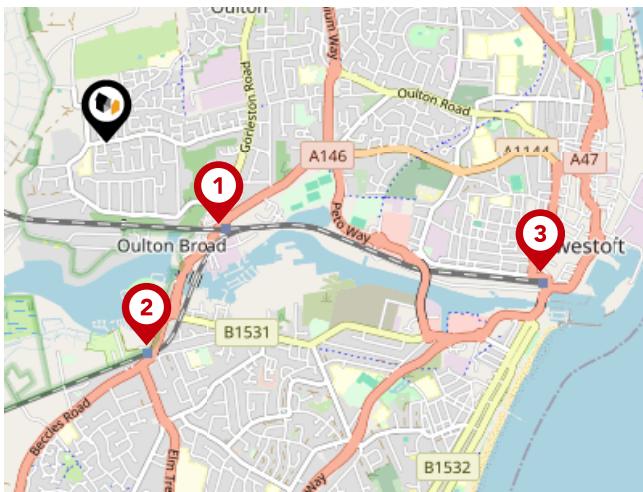


Primary Classifications (Most Common Clay Types)

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

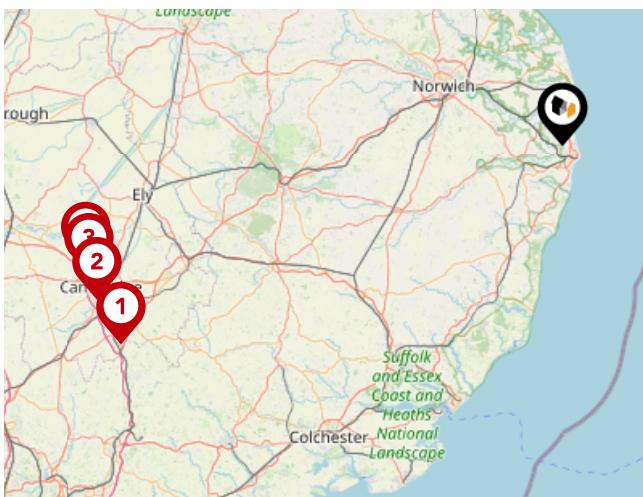
Area Transport (National)

HOWARDS
Estate Agents since 1926



National Rail Stations

Pin	Name	Distance
1	Entrance1	0.62 miles
2	Entrance1	0.93 miles
3	Entrance	2.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	70.45 miles
2	M11 J11	71.23 miles
3	M11 J13	71.19 miles
4	M11 J14	71.21 miles

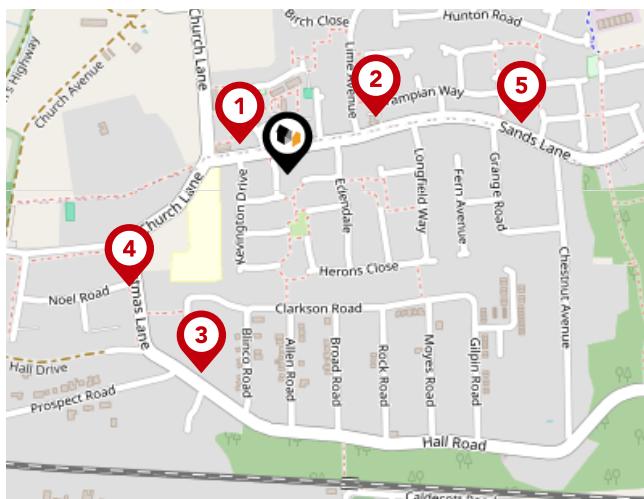


Airports/Helipads

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

Area Transport (Local)

HOWARDS
Estate Agents since 1926



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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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

