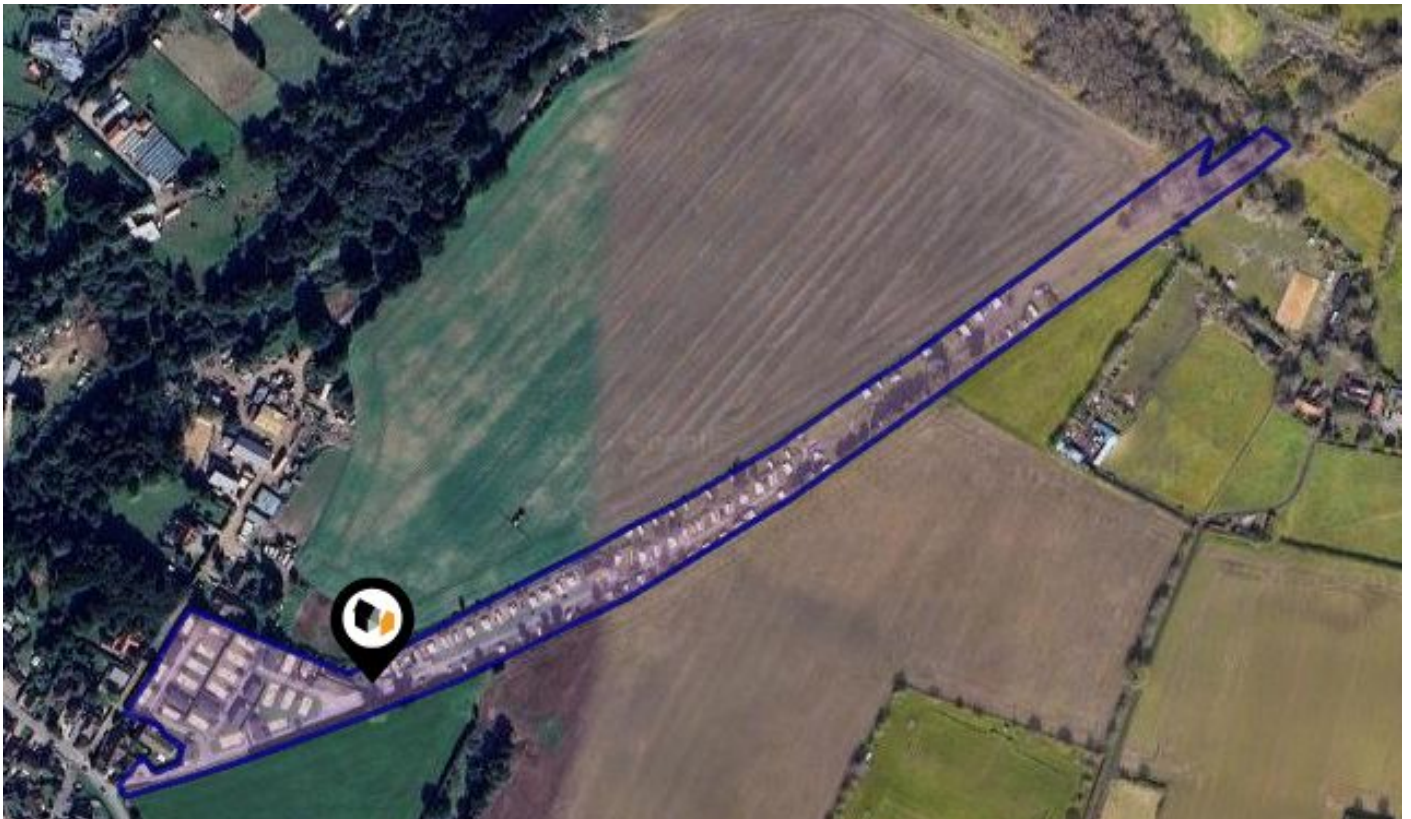




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 09th July 2026



STEPSHORT, BELTON, GREAT YARMOUTH, NR31

Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

Type: Holiday / Campsite
Bedrooms: 3
Floor Area: 2,529 ft² / 235 m²
Plot Area: 8.51 acres
Year Built : 1950-1966
Council Tax : Band Deleted
Title Number: NK474054

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



Vodafone

Satellite/Fibre TV Availability:



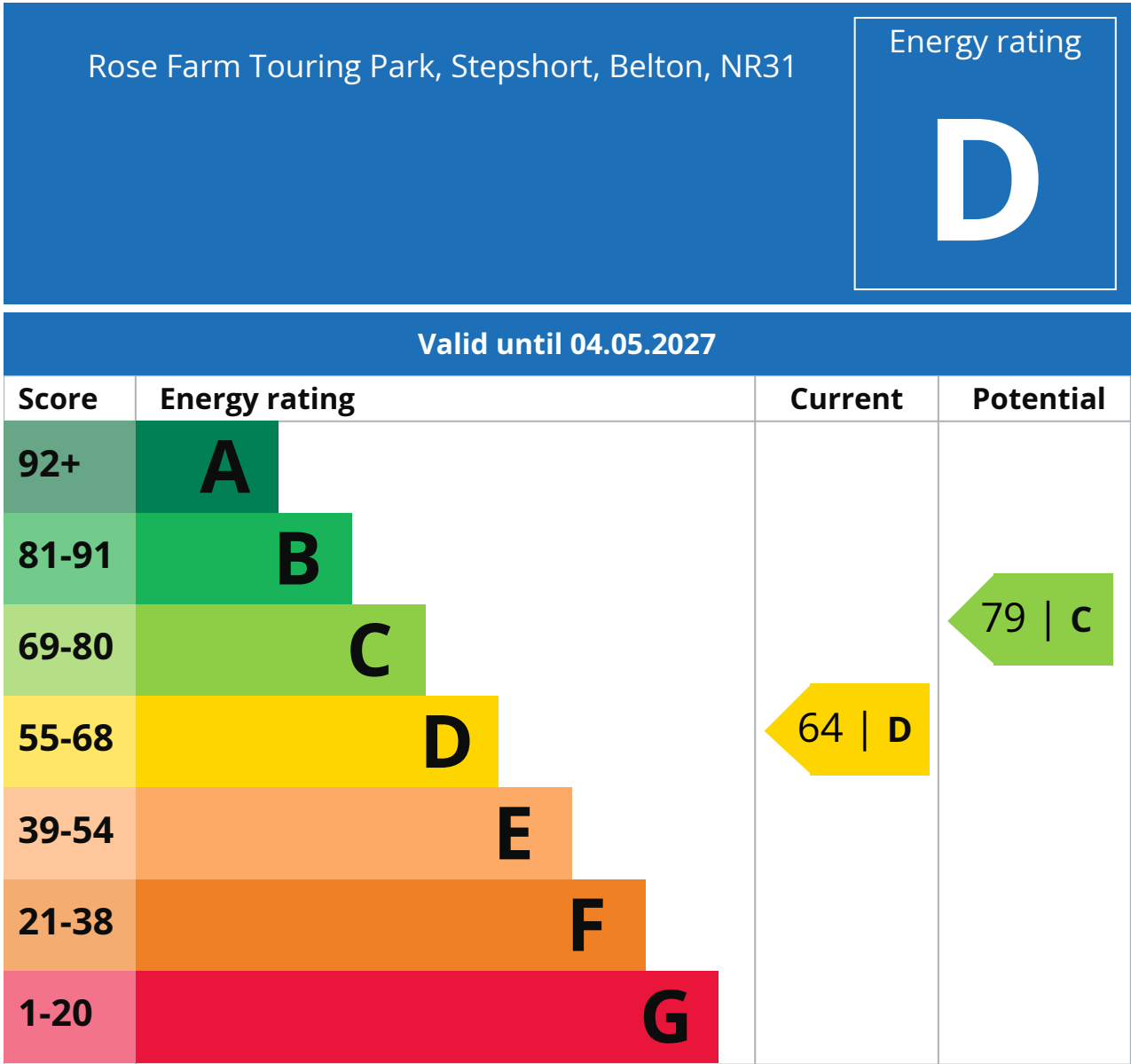
BT



sky



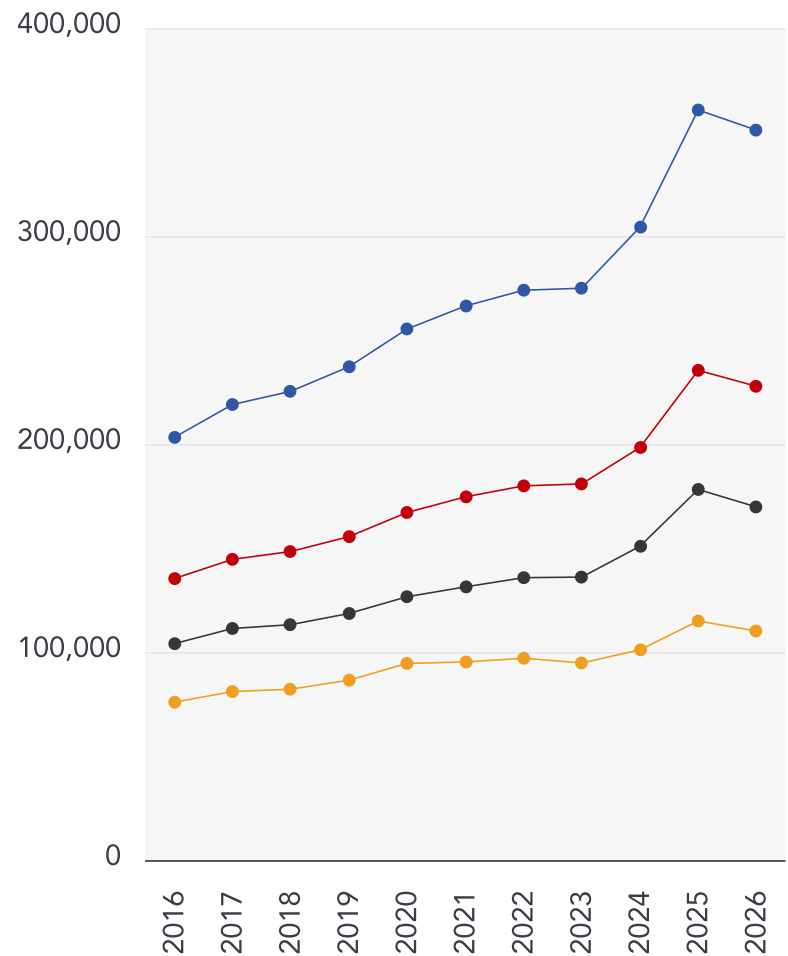
Virgin media



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 39% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	235 m ²

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



Detached

+72.67%

Semi-Detached

+68.3%

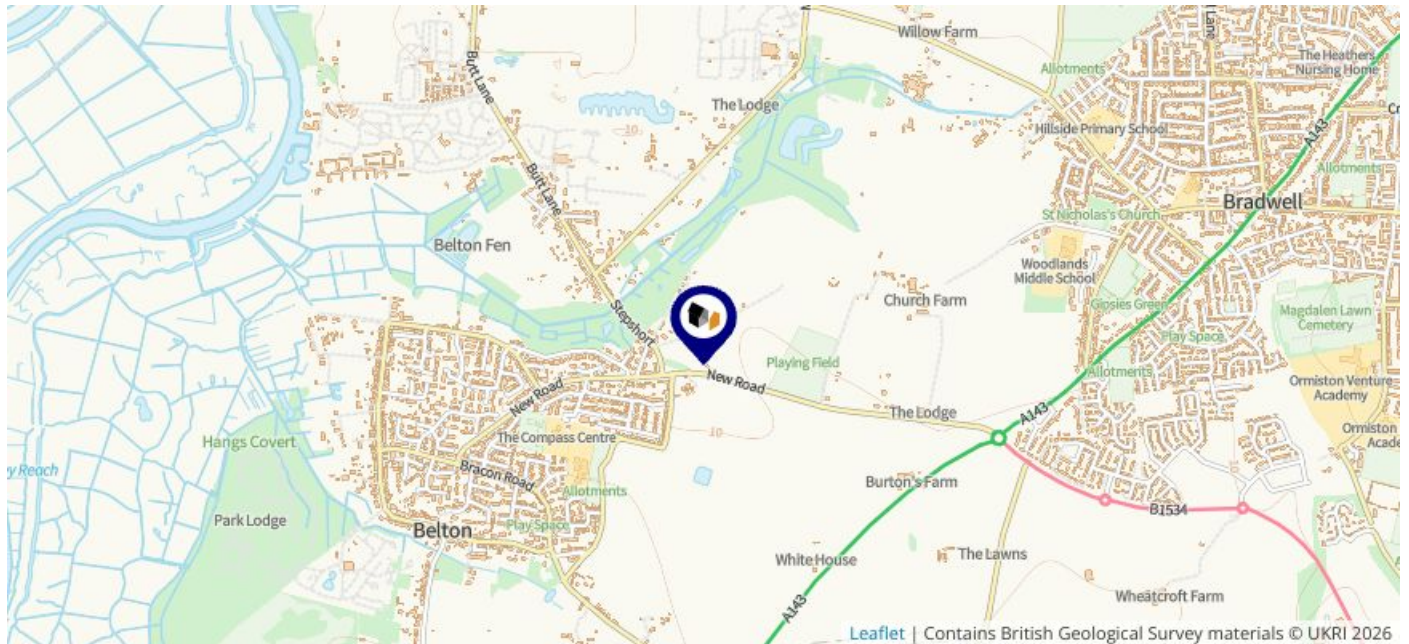
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



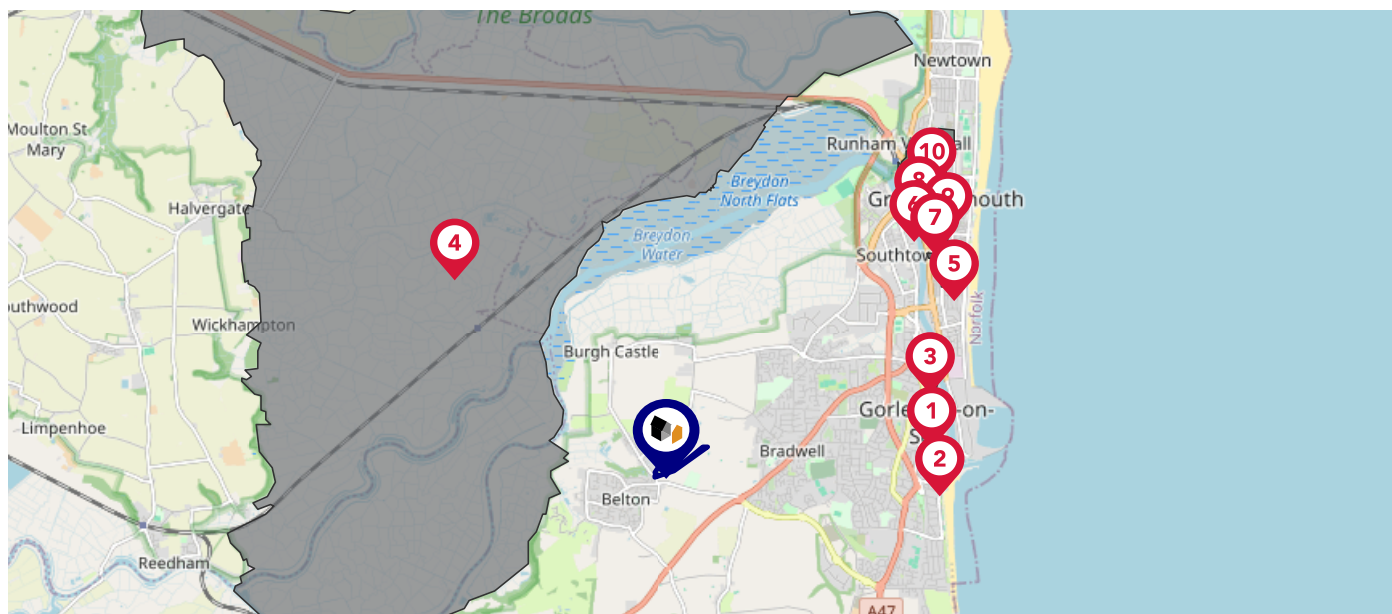
Mine Entry

- ✕ 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.

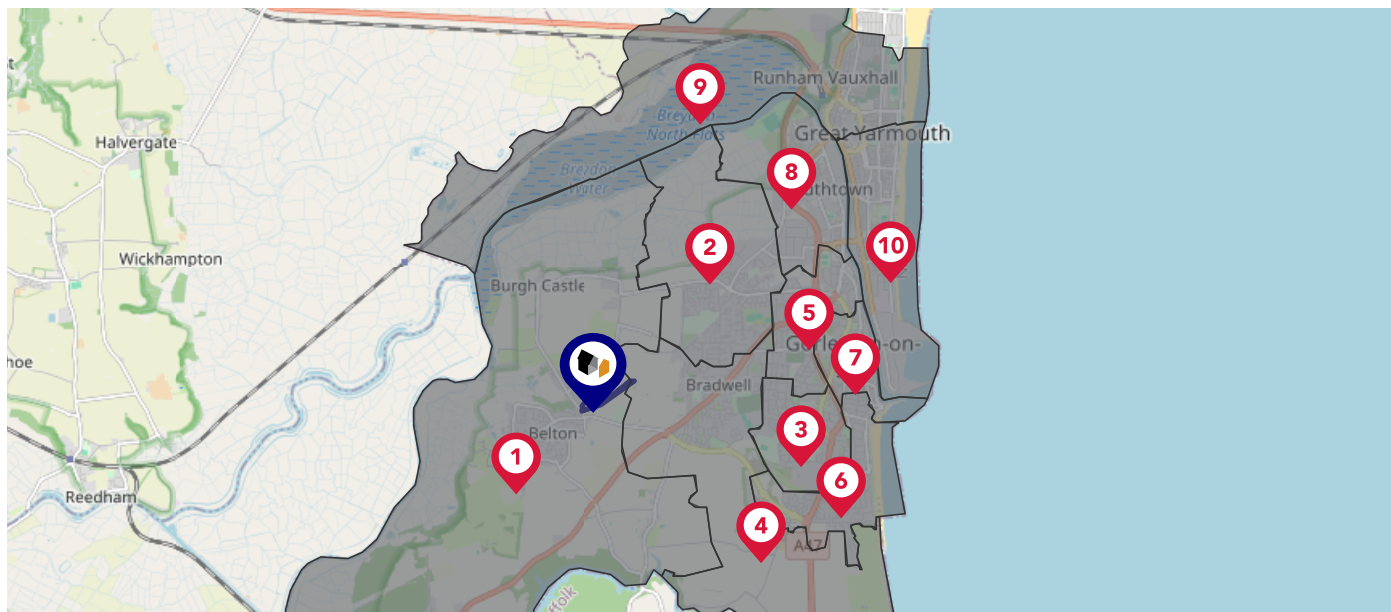
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Gorleston Town Centre
-  Cliff Hill, Gorleston
-  No.17 Gorleston Conservation Area Extensions
-  Halvergate Marshes
-  Camperdown, Great Yarmouth
-  Hall Quay and South Quay, Great Yarmouth
-  King Street, Great Yarmouth
-  Market Place, Rows and North Quay, Great Yarmouth
-  St George's, Great Yarmouth
-  St Nicholas and Northgate Street, Great Yarmouth

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



Lothingland Ward



Bradwell North Ward



Magdalen Ward



Bradwell South and Hopton Ward



Claydon Ward



Gorleston Ward



St. Andrews Ward



Southtown and Cobholm Ward



Central And Northgate Ward



Nelson 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.

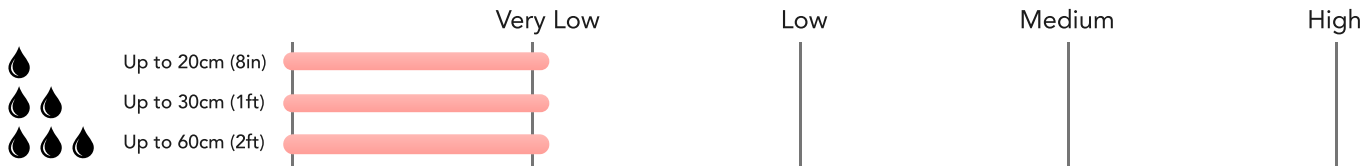


Risk Rating: Very low

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.
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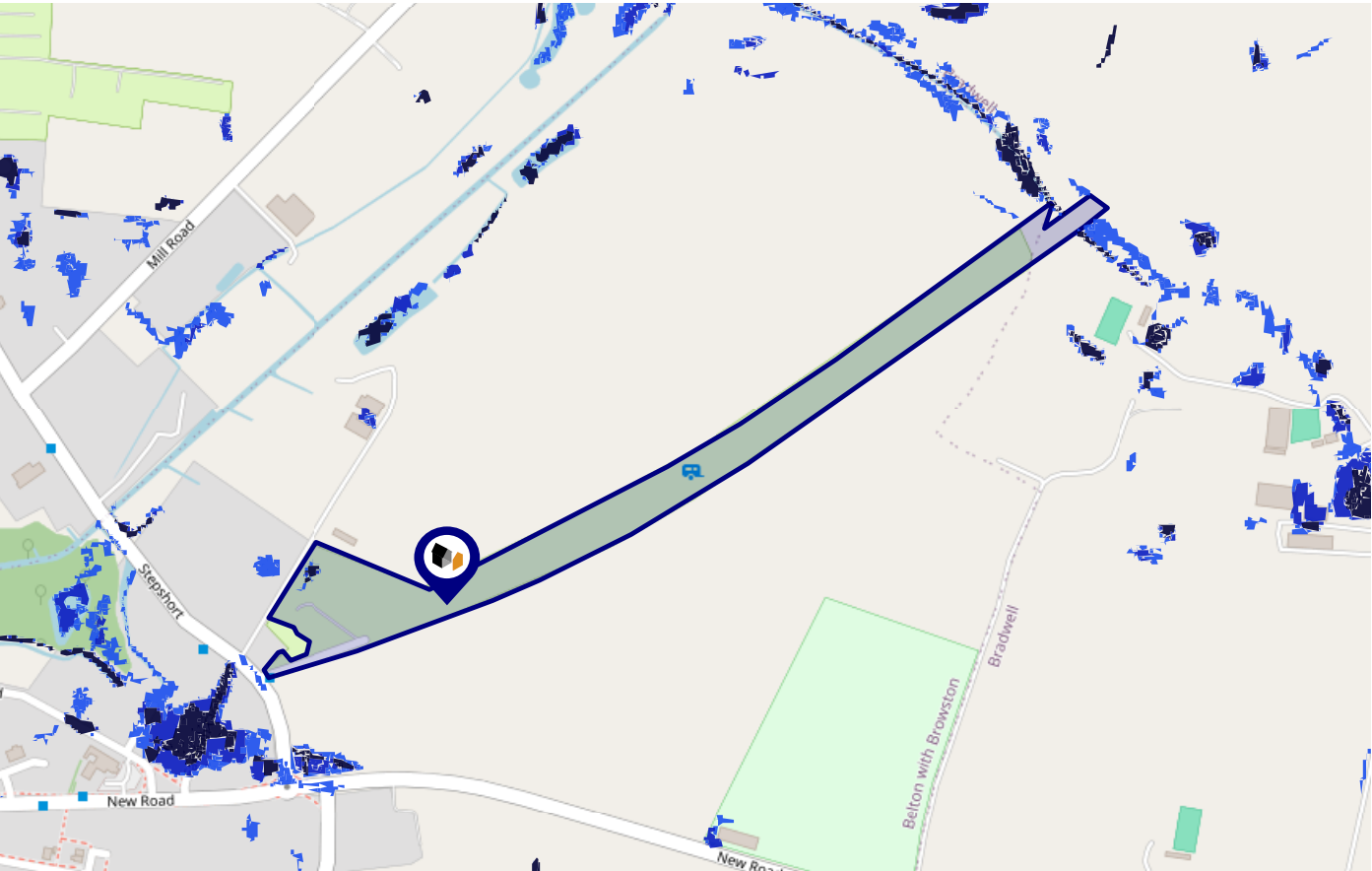
Chance of flooding to the following depths at this property:



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.

- 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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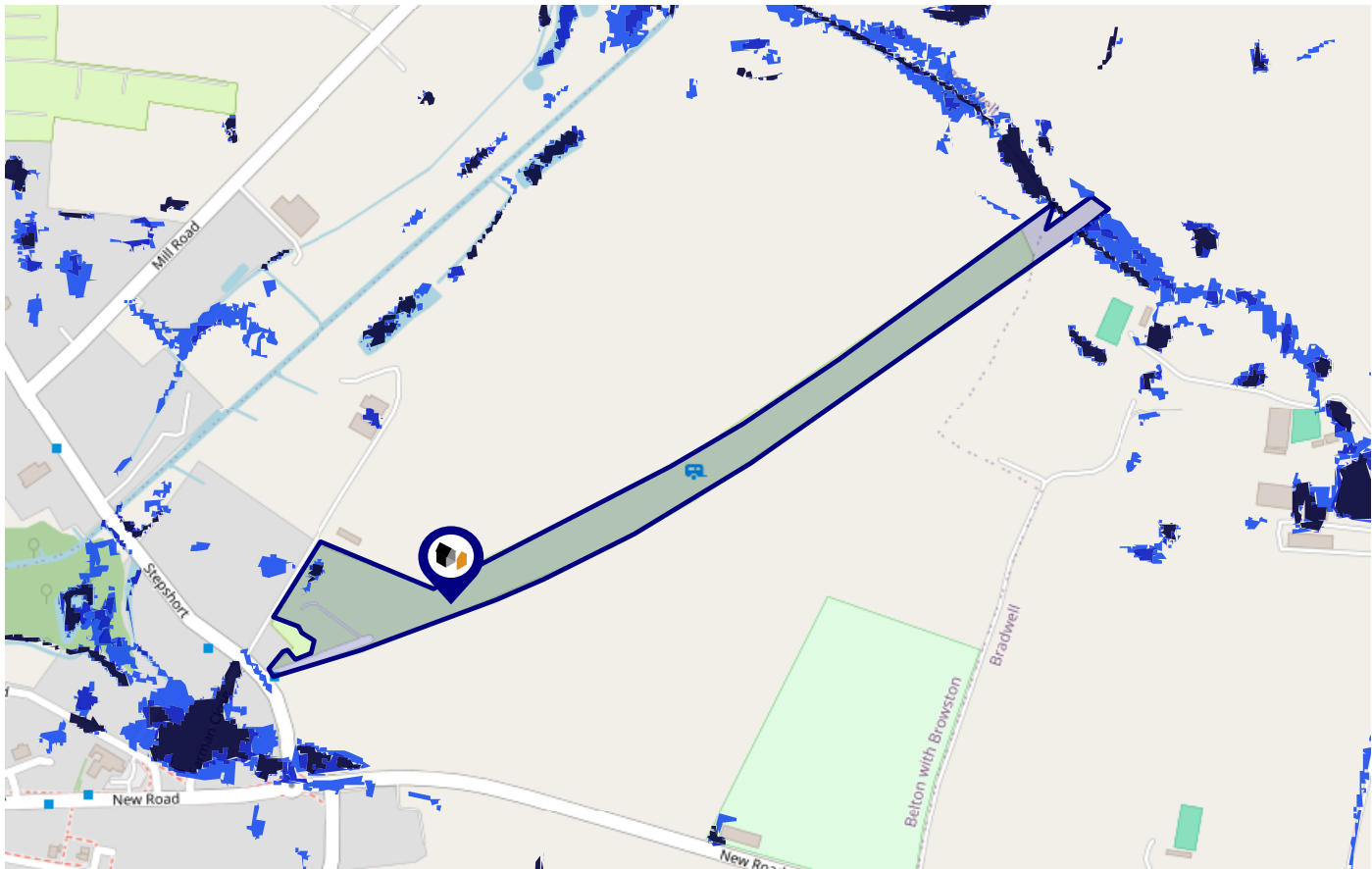
Chance of flooding to the following depths at this property:



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

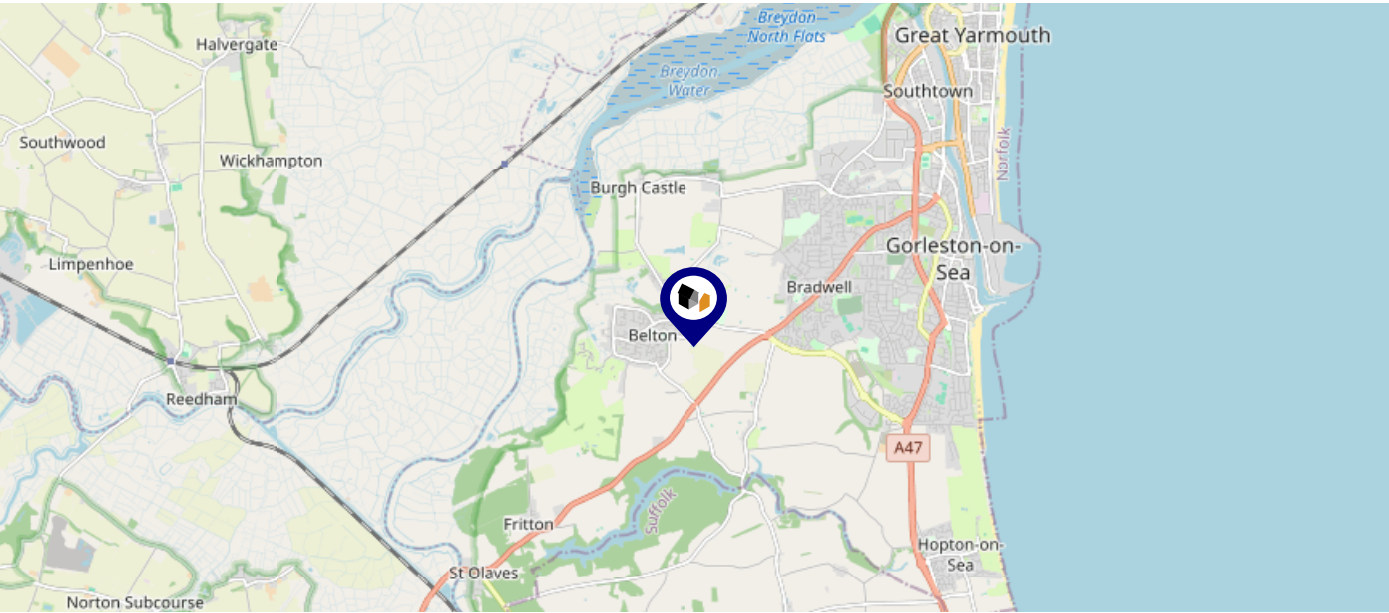
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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Chance of flooding to the following depths at this property:



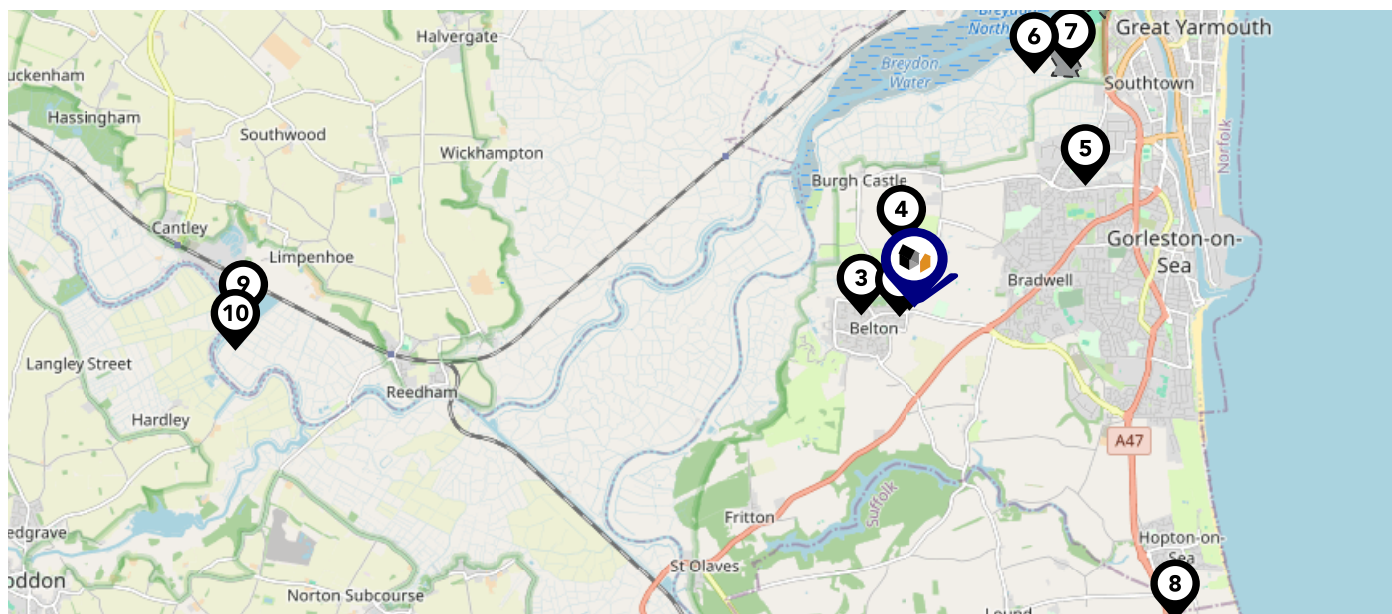
This map displays nearby areas that have been designated as Green Belt...



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	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	
2	Belton Marsh-Burgh Castle	Historic Landfill	
3	EA/EPR/EP3199NL/A001	Active Landfill	
4	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	
5	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	
6	Humberstone Farm Coblholm Landfill Site-Humberstone, Norfolk	Historic Landfill	
7	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	
8	Oak View Farm-Lowestoft Road, Hopton, Great Yarmouth	Historic Landfill	
9	Cantley Sugar Factory-Cantley, Norwich	Historic Landfill	
10	EA/EPR/BW2919IV/A001	Active Landfill	

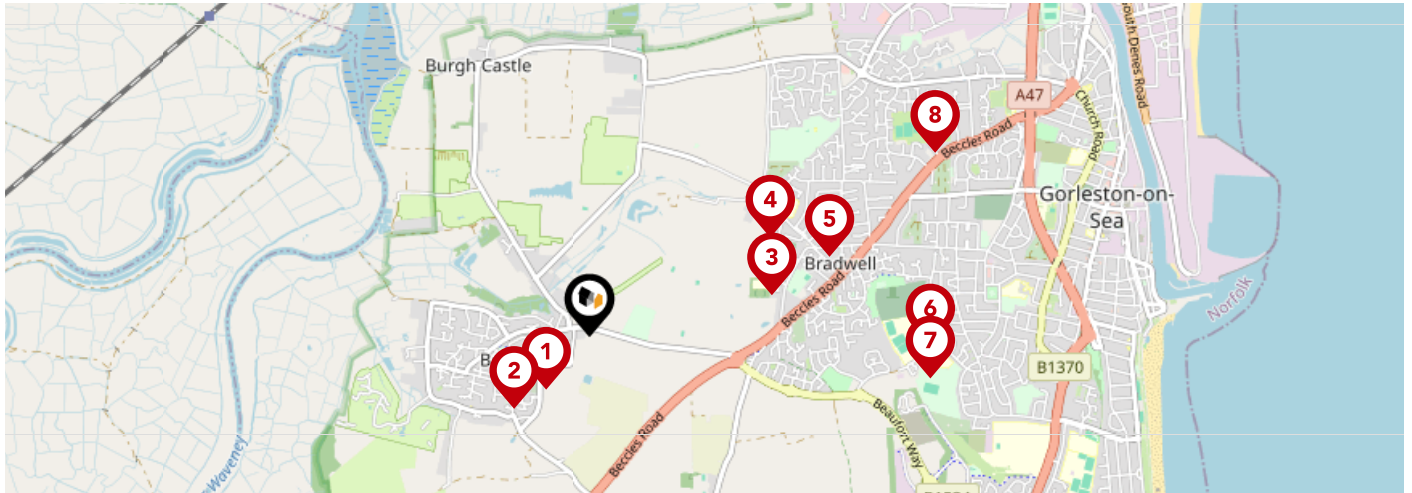
Maps

Listed Buildings

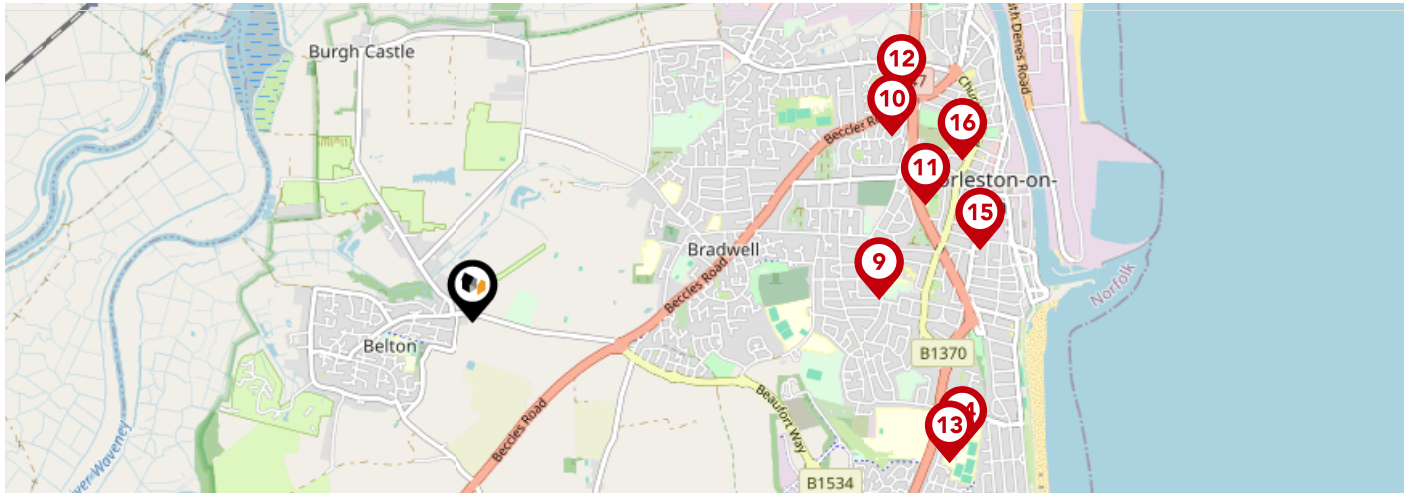
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1051003 - The Thatched Cottage	Grade II	0.2 miles
	1372932 - Church Of All Saints	Grade II	0.4 miles
	1051007 - Church Farmhouse	Grade II	0.5 miles
	1172214 - Barn At Church Farm	Grade II	0.5 miles
	1051004 - St John's Farmhouse	Grade II	0.6 miles
	1051002 - Barn At Beech Farm	Grade II	0.6 miles
	1051005 - The Thatched Cottage	Grade II	0.6 miles
	1372933 - Belton Old Hall	Grade II	0.6 miles
	1172254 - Old Hall Farmhouse	Grade II	0.7 miles
	1051006 - Church Of St. Nicholas	Grade II	0.9 miles



		Nursery	Primary	Secondary	College	Private
1	UET Compass Academy Ofsted Rating: Not Rated Pupils: 65 Distance:0.31	☐	☐	☒	☐	☐
2	Moorlands CofE Primary Academy Ofsted Rating: Good Pupils: 296 Distance:0.46	☐	☒	☐	☐	☐
3	Woodlands Primary Academy Ofsted Rating: Good Pupils: 456 Distance:0.85	☐	☒	☐	☐	☐
4	Hillside Primary School Ofsted Rating: Good Pupils: 212 Distance:0.93	☐	☒	☐	☐	☐
5	Homefield VC CofE Primary School Ofsted Rating: Good Pupils: 246 Distance:1.14	☐	☒	☐	☐	☐
6	Ormiston Venture Academy Ofsted Rating: Outstanding Pupils: 887 Distance:1.54	☐	☐	☒	☐	☐
7	Ormiston Herman Academy Ofsted Rating: Good Pupils: 389 Distance:1.55	☐	☒	☐	☐	☐
8	Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:1.77	☐	☐	☒	☐	☐

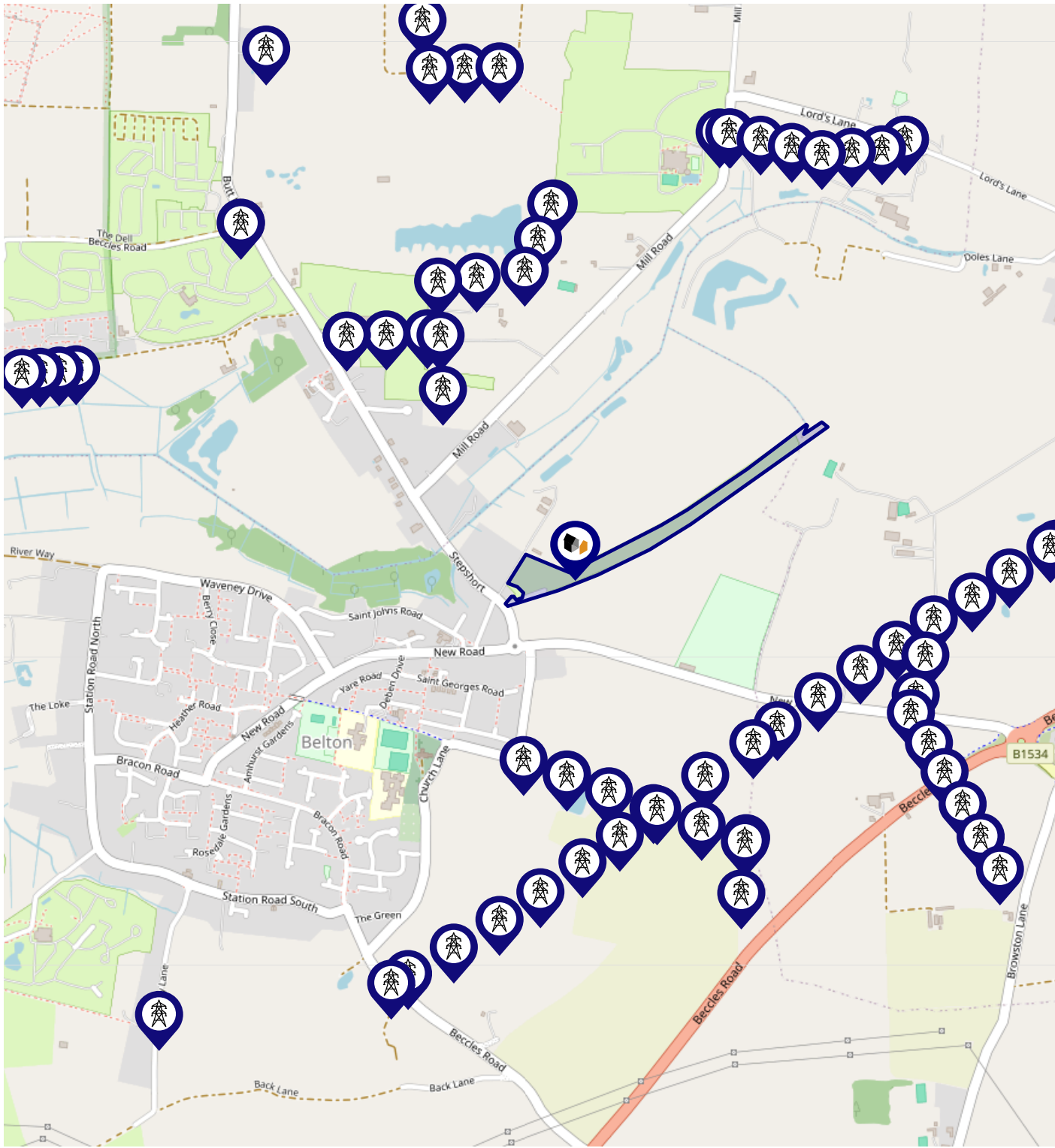


		Nursery	Primary	Secondary	College	Private
9	Peterhouse CofE Primary Academy Ofsted Rating: Good Pupils: 448 Distance:1.84	☐	☒	☐	☐	☐
10	Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:2.07	☐	☒	☐	☐	☐
11	East Norfolk Sixth Form College Ofsted Rating: Good Pupils:0 Distance:2.11	☐	☐	☒	☐	☐
12	Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:2.19	☐	☒	☐	☐	☐
13	Cliff Park Ormiston Academy Ofsted Rating: Requires improvement Pupils: 832 Distance:2.24	☐	☐	☒	☐	☐
14	Ormiston Cliff Park Primary Academy Ofsted Rating: Good Pupils: 482 Distance:2.28	☐	☒	☐	☐	☐
15	Stradbroke Primary Academy Ofsted Rating: Good Pupils: 208 Distance:2.31	☐	☒	☐	☐	☐
16	St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:2.33	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

HOWARDS
Estate Agents since 1926

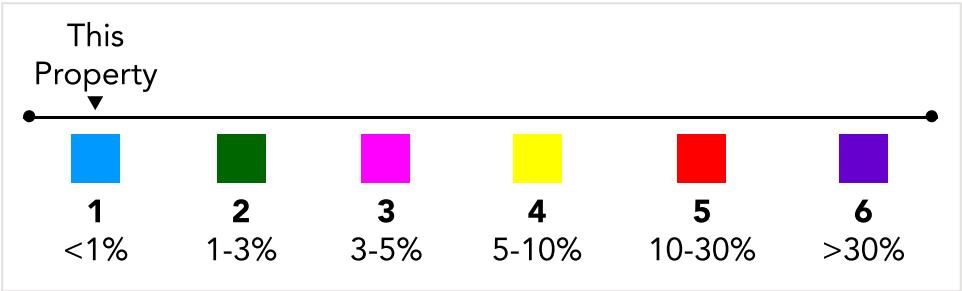
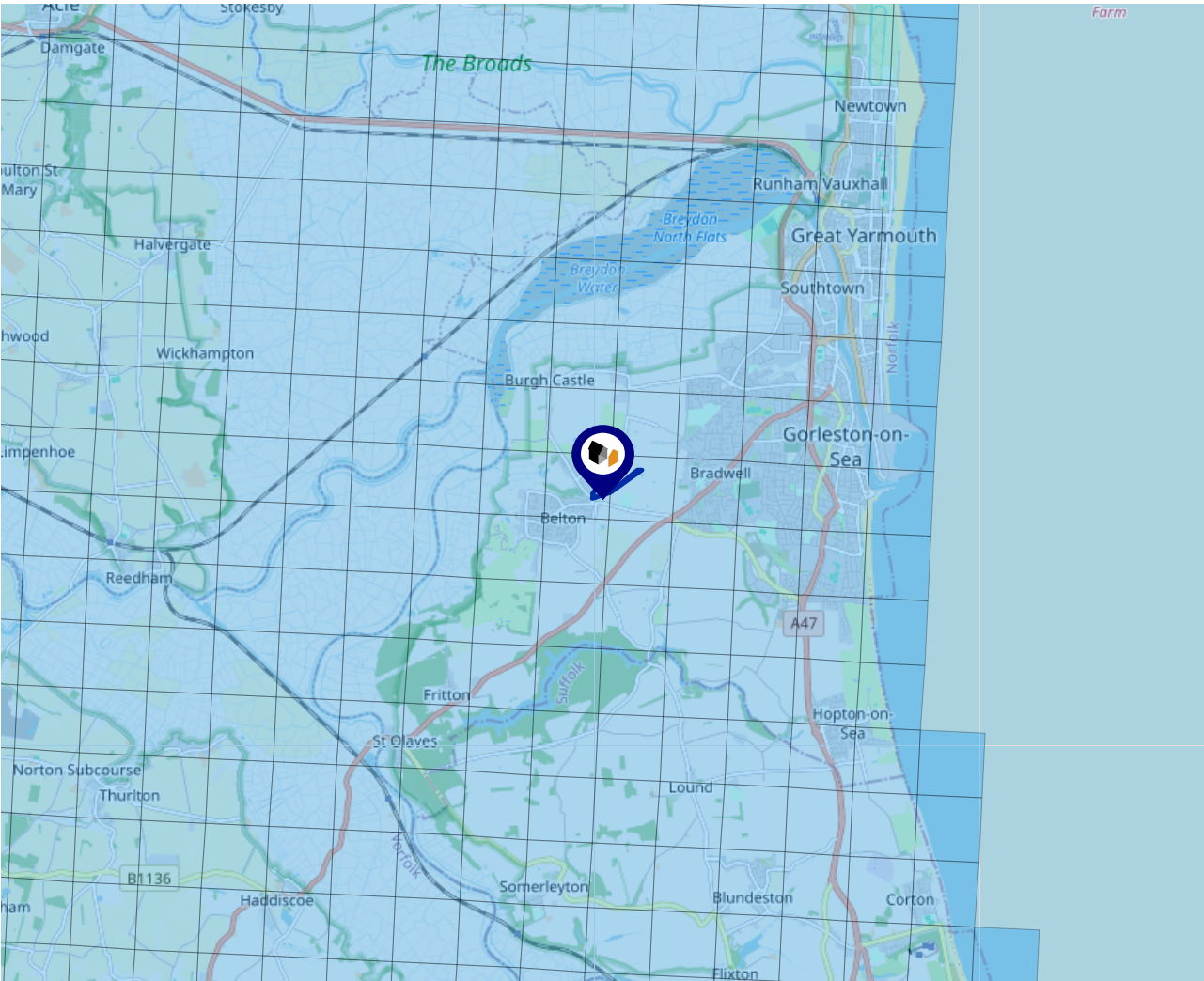


Key:

-  Power Pylons
-  Communication Masts

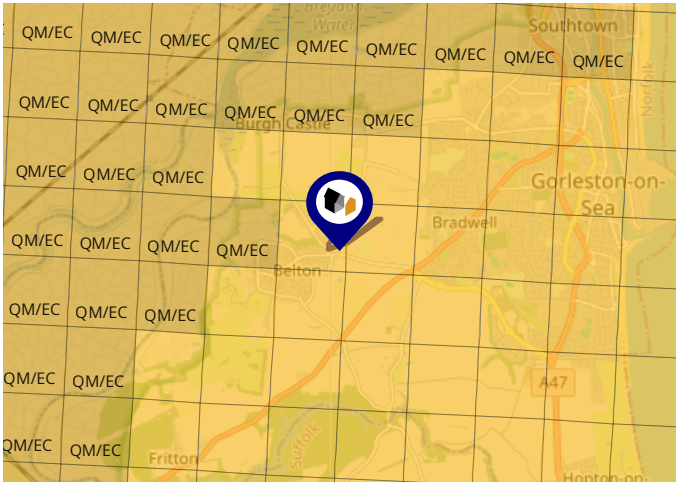
What is Radon?

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:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		

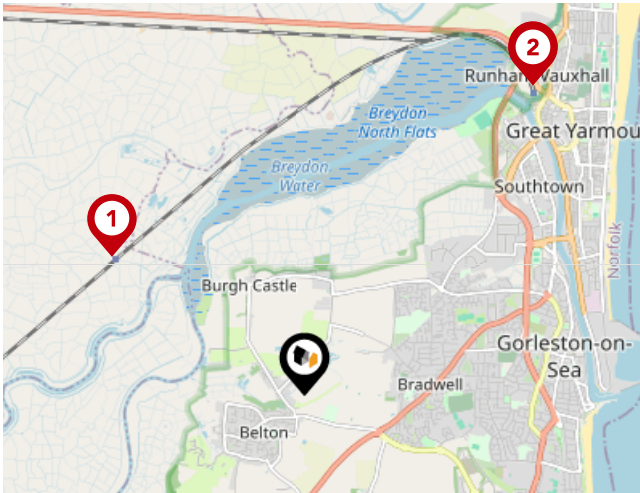


Primary Classifications (Most Common Clay Types)

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

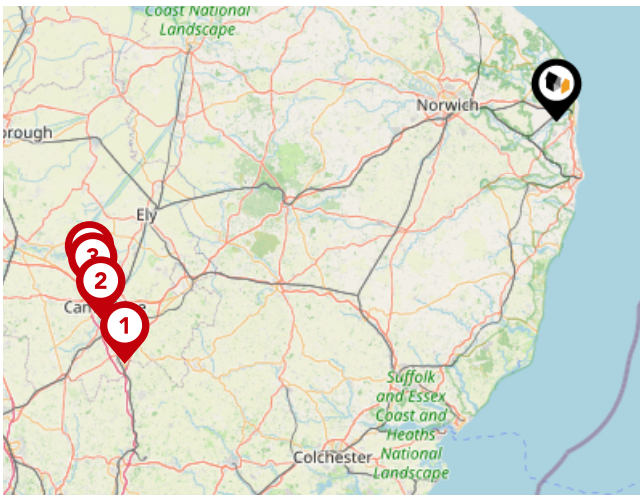
Area

Transport (National)



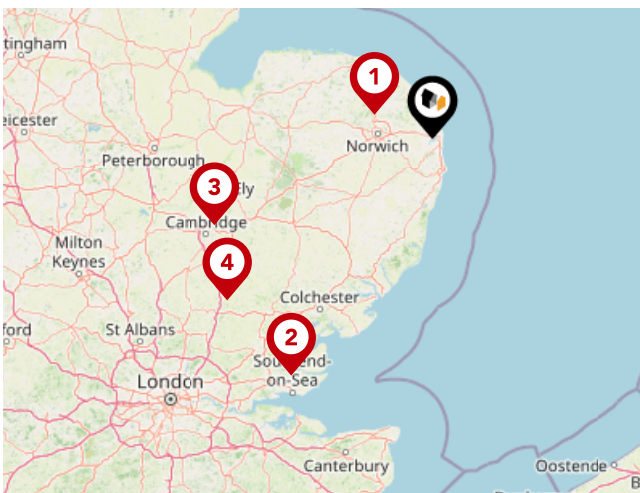
National Rail Stations

Pin	Name	Distance
1	Berney Arms Rail Station	2.15 miles
2	Great Yarmouth Rail Station	3.49 miles
3	Great Yarmouth Rail Station	3.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	71.95 miles
2	M11 J11	72.09 miles
3	M11 J13	71.72 miles
4	M11 J14	71.61 miles

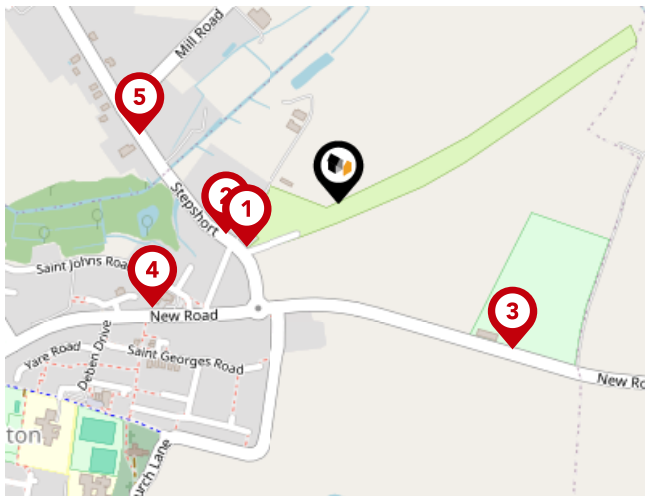


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	17.87 miles
2	Southend-on-Sea	80.66 miles
3	Cambridge	68.06 miles
4	Stansted Airport	76.11 miles

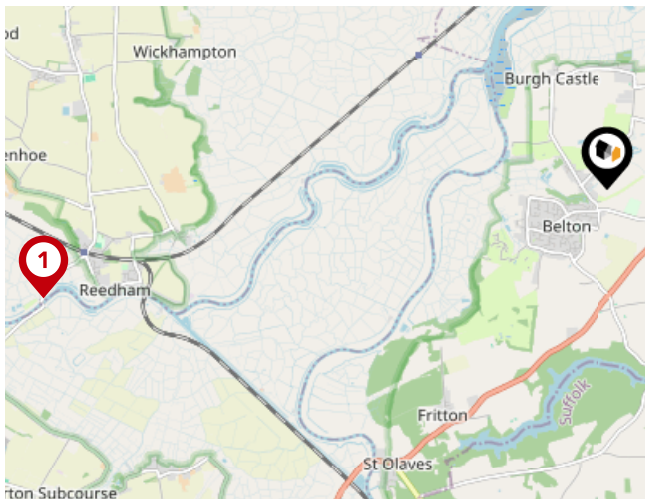
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rose Farm	0.11 miles
2	Rose Farm	0.13 miles
3	Playing Fields	0.26 miles
4	Kings Head	0.24 miles
5	Mill Road	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	5.18 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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Environment
Agency



Historic England



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National Statistics



Ofcom



Valuation Office
Agency



Royal Mail