

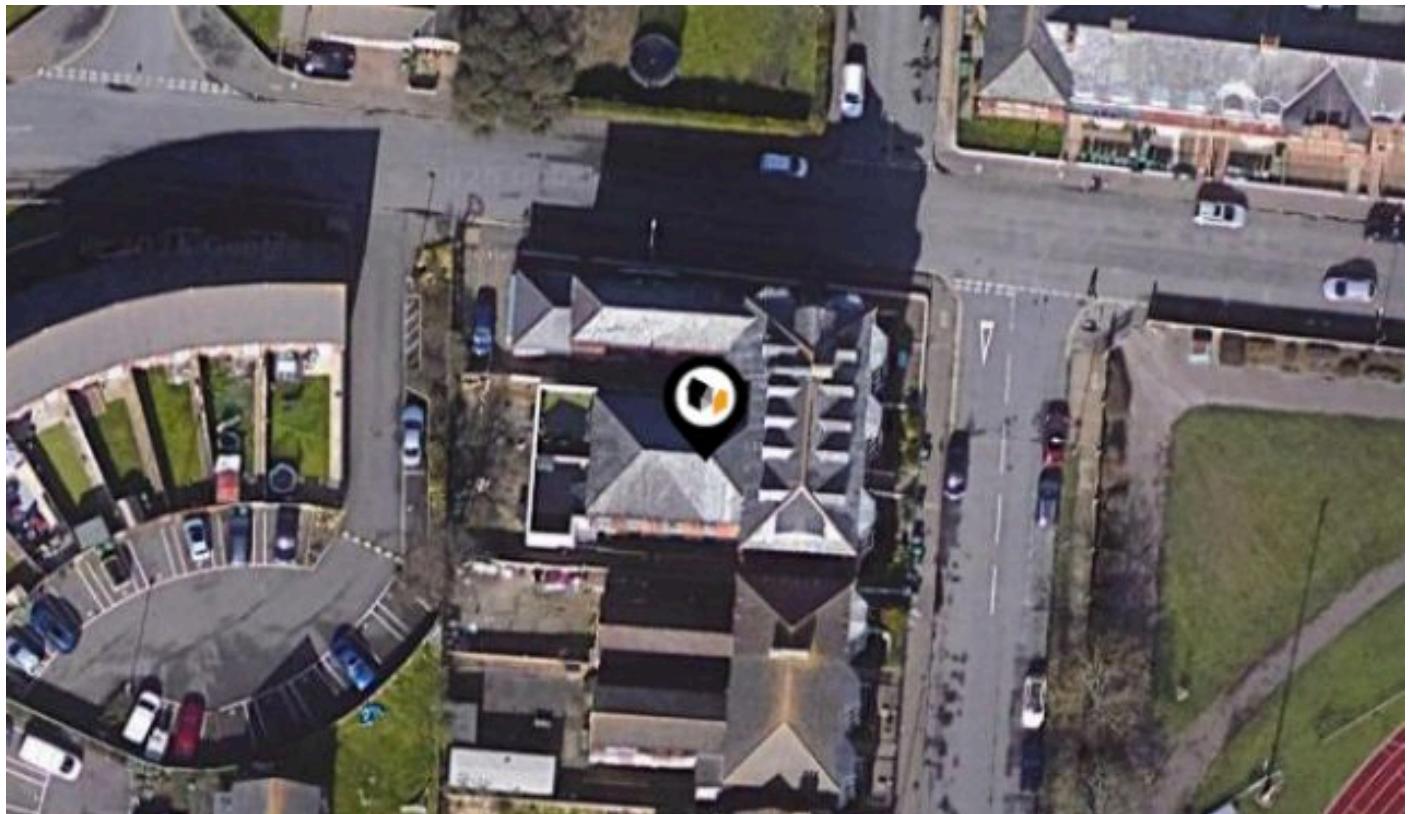


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 09th February 2026



64, WELLESLEY ROAD, GREAT YARMOUTH, NR30

Howards

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

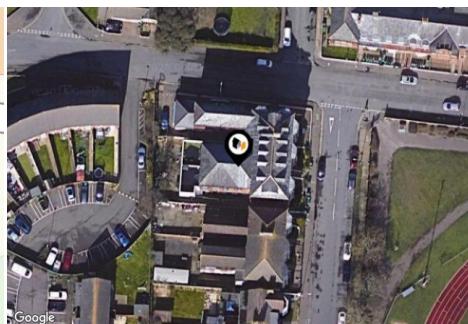
01493 509362

gtyarmouth.lettings@howards.co.uk

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Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	527 ft ² / 49 m ²
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,537

Local Area

Local Authority:	Great yarmouth
Conservation Area:	Seafront, Great Yarmouth
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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64 WELLESLEY ROAD, GREAT YARMOUTH, NR30

Energy rating

C

Valid until 04.05.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

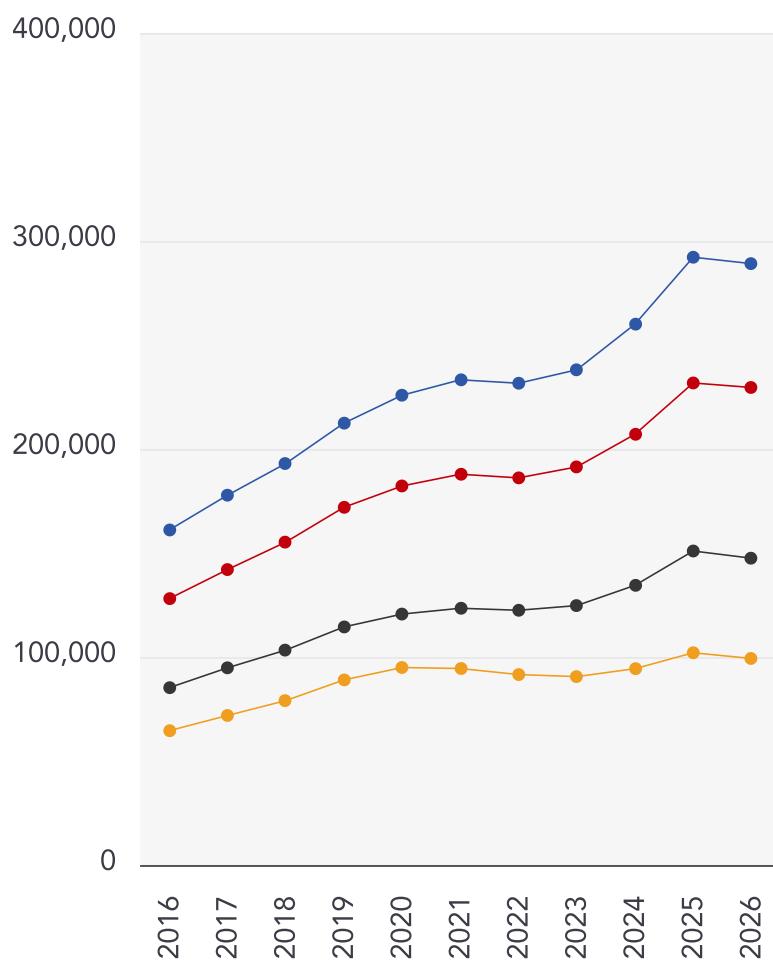
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	49 m ²

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in NR30



Detached

+79.46%

Semi-Detached

+79.21%

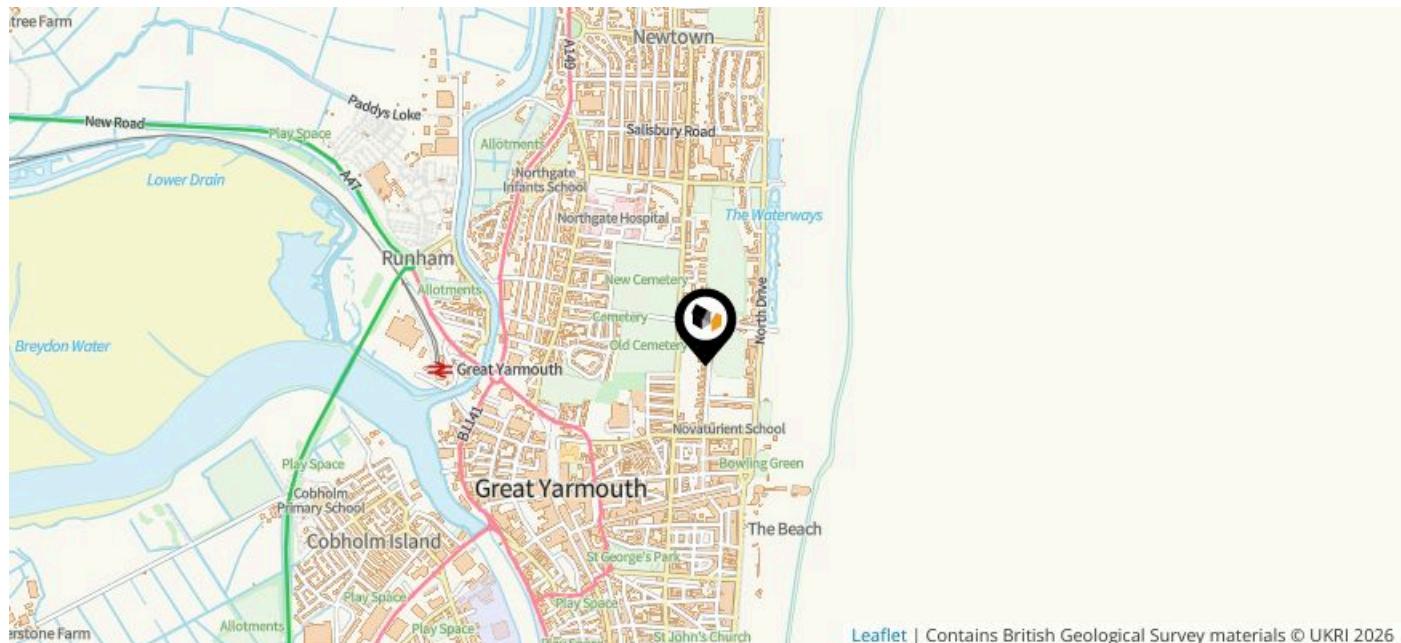
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

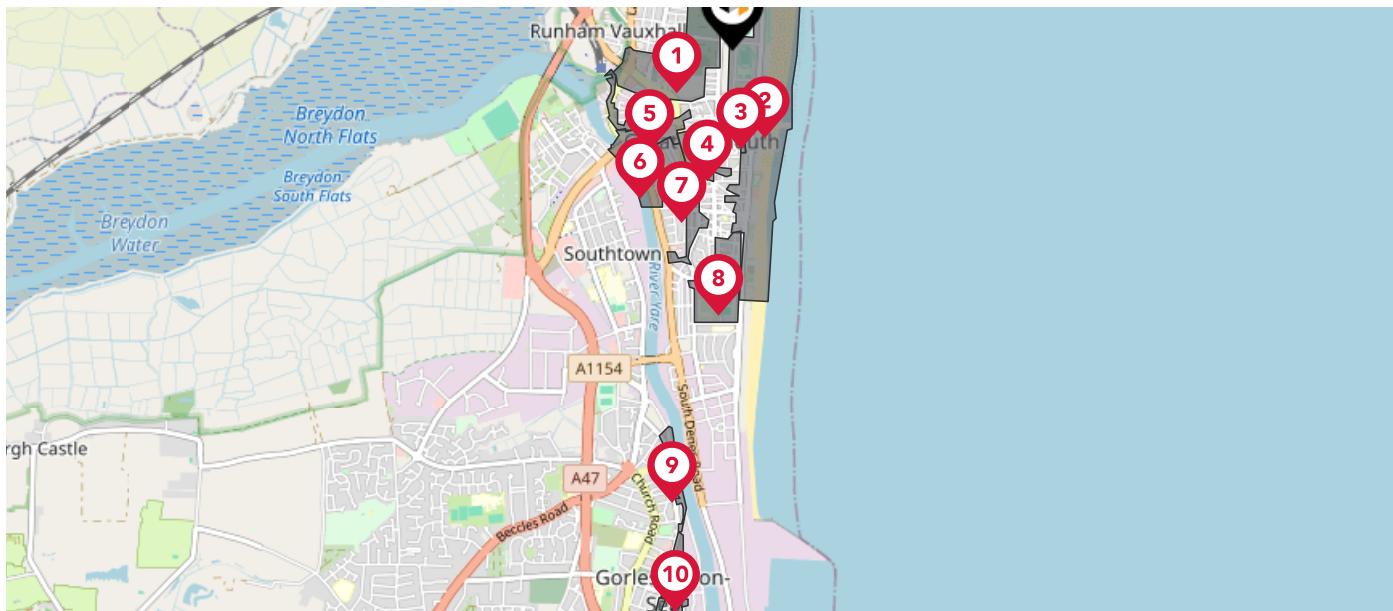
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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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

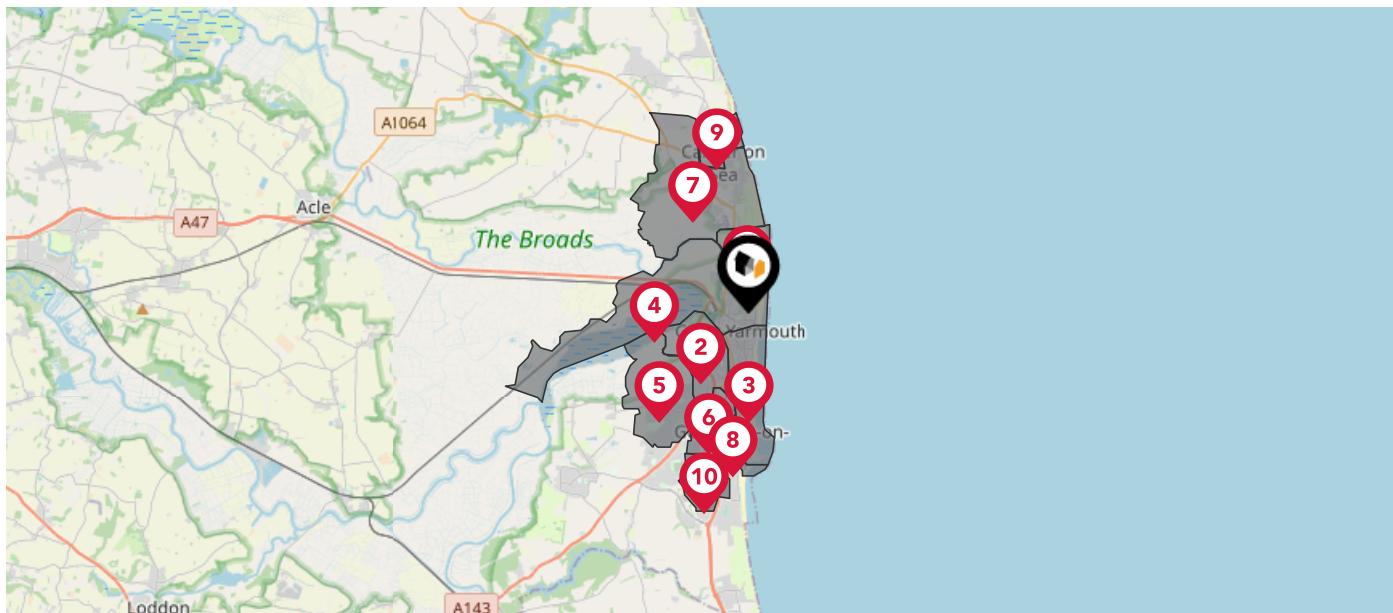
- 1 St Nicholas and Northgate Street, Great Yarmouth
- 2 Seafront, Great Yarmouth
- 3 Prince's Road, Great Yarmouth
- 4 St George's, Great Yarmouth
- 5 Market Place, Rows and North Quay, Great Yarmouth
- 6 Hall Quay and South Quay, Great Yarmouth
- 7 King Street, Great Yarmouth
- 8 Camperdown, Great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

Maps

Council Wards

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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



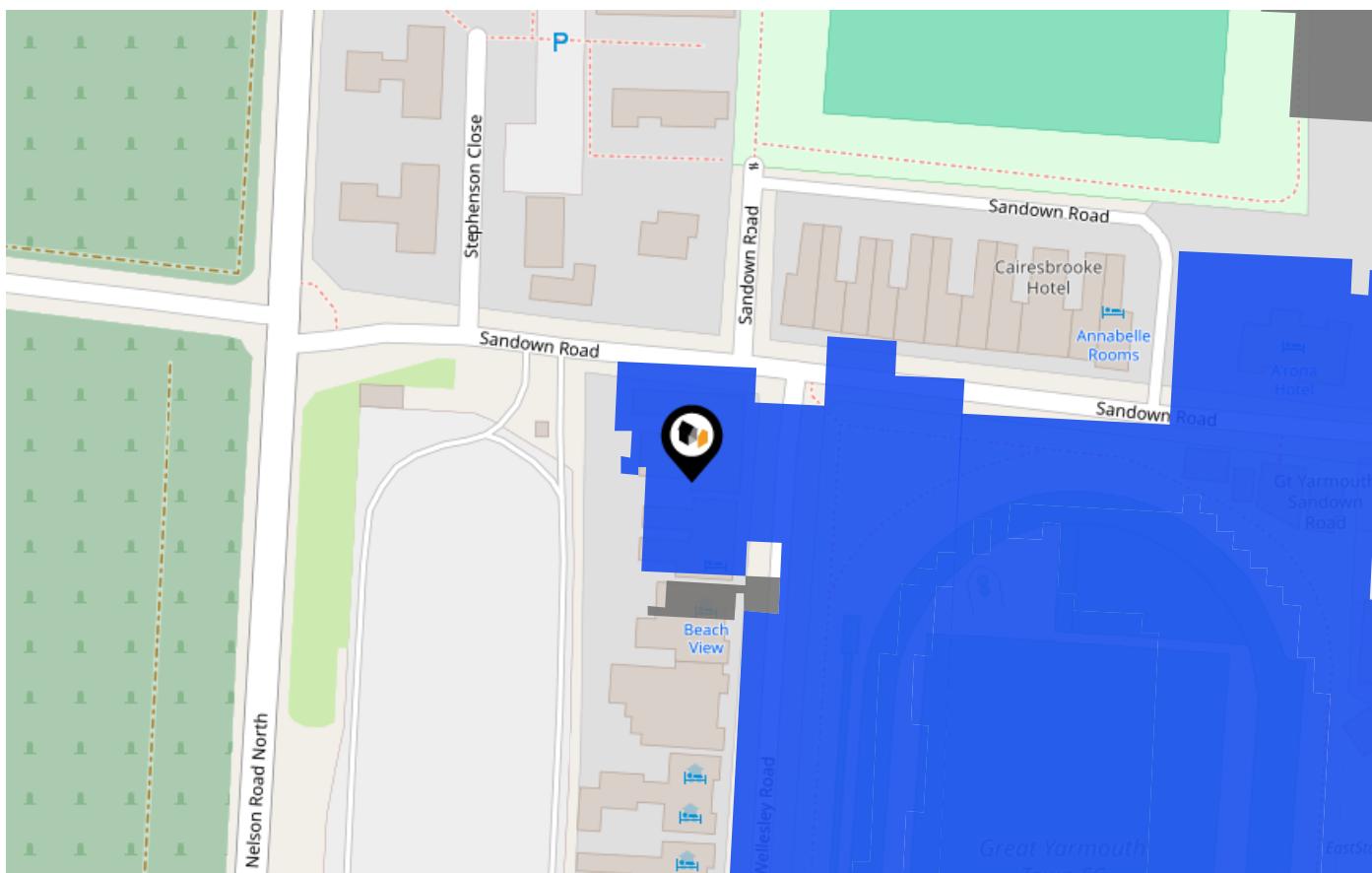
Nearby Council Wards

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

Flood Risk Rivers & Seas - Flood Risk

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

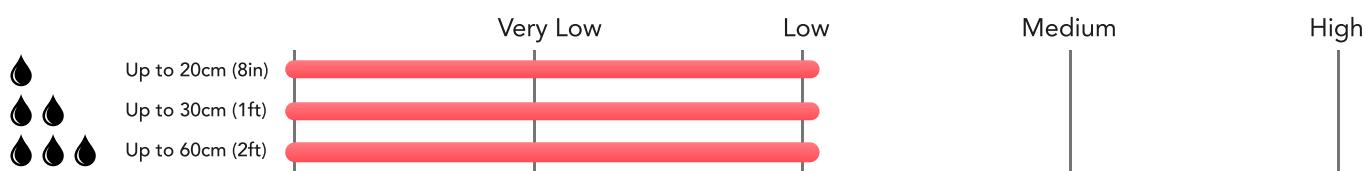


Risk Rating: Low

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.

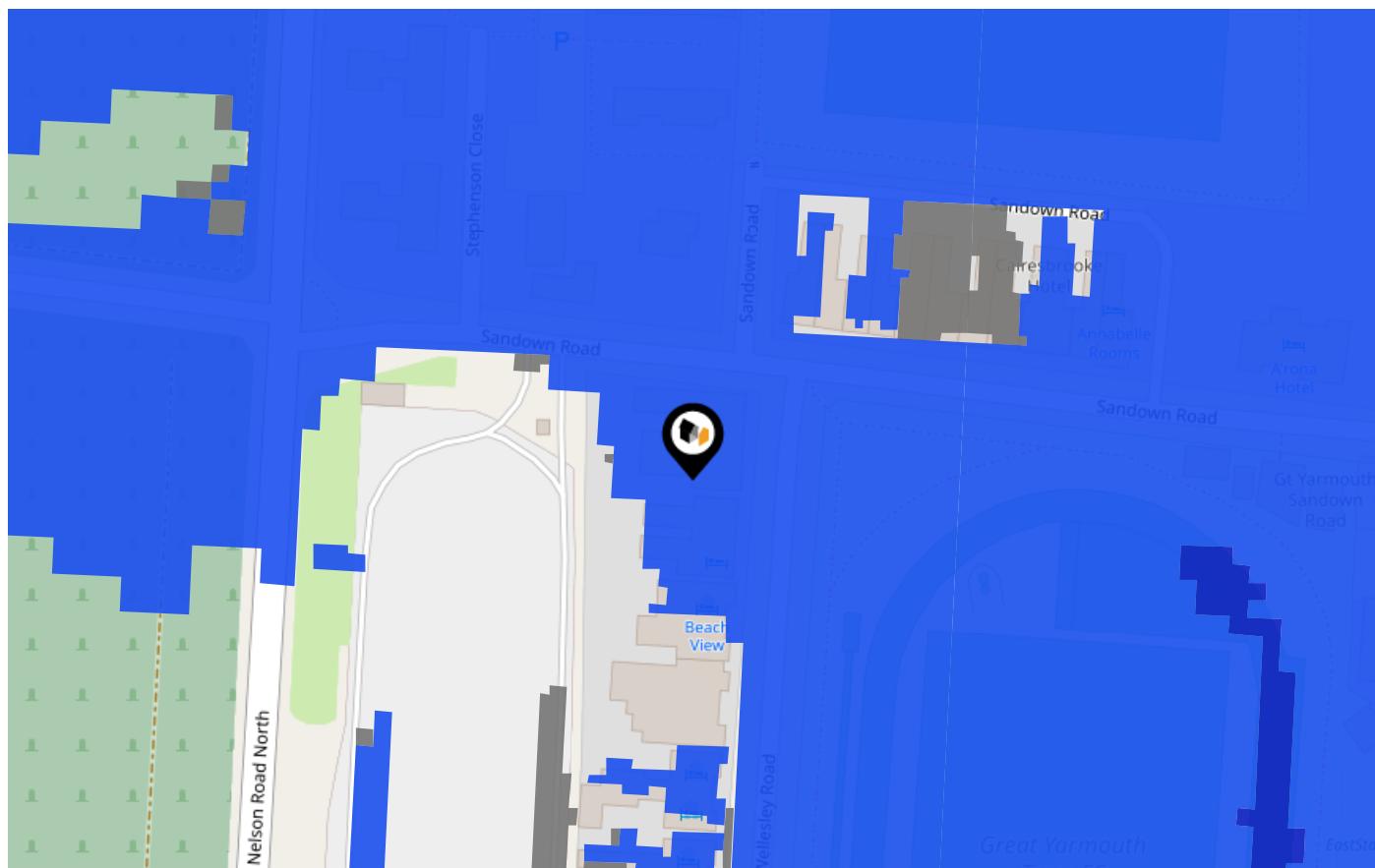
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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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.

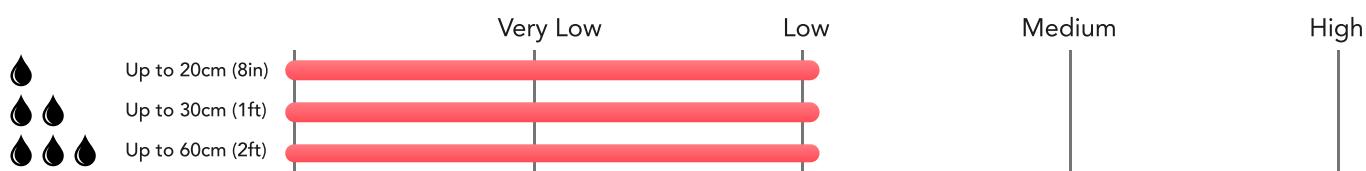


Risk Rating: Low

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- 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:

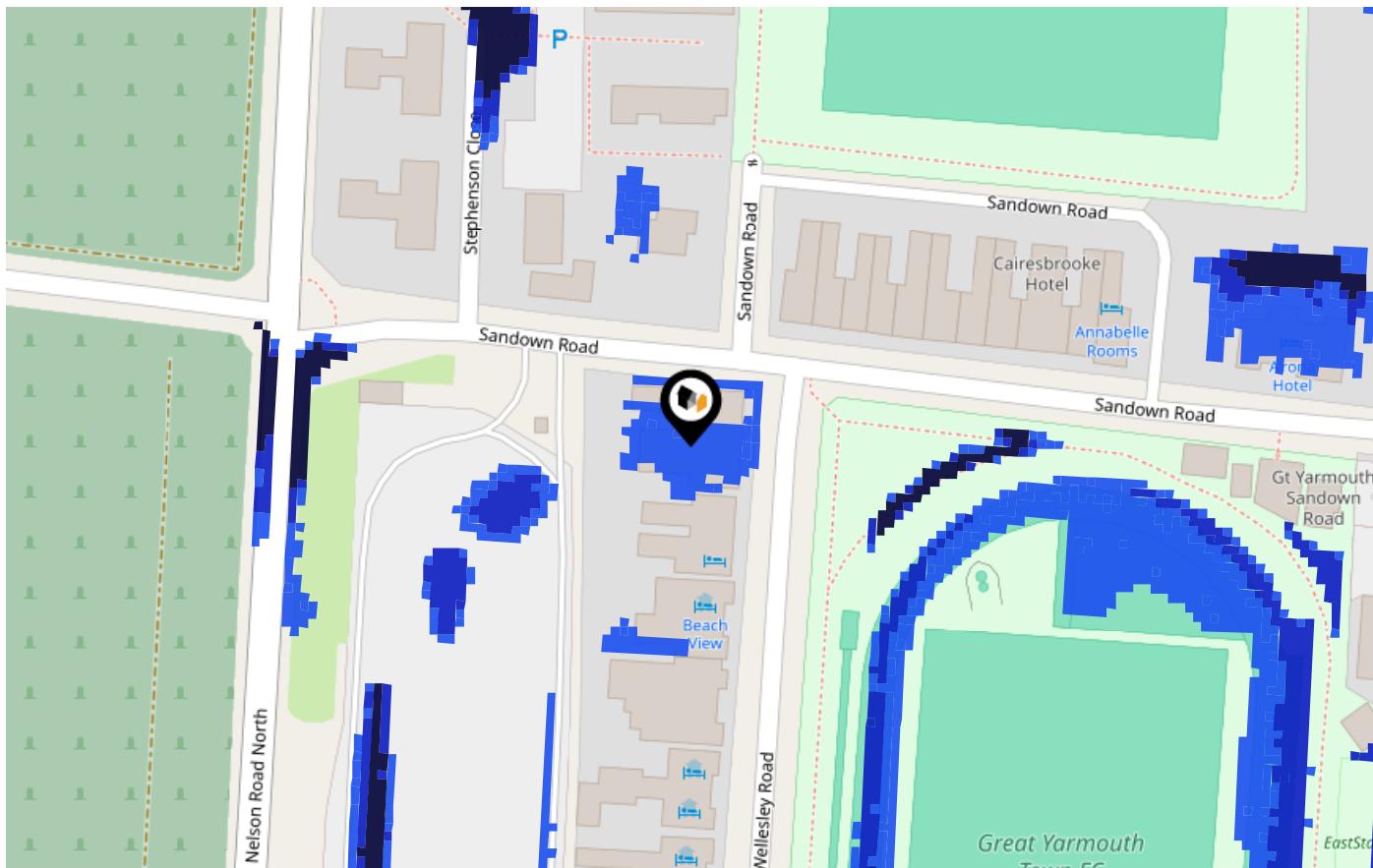


Flood Risk

Surface Water - Flood Risk

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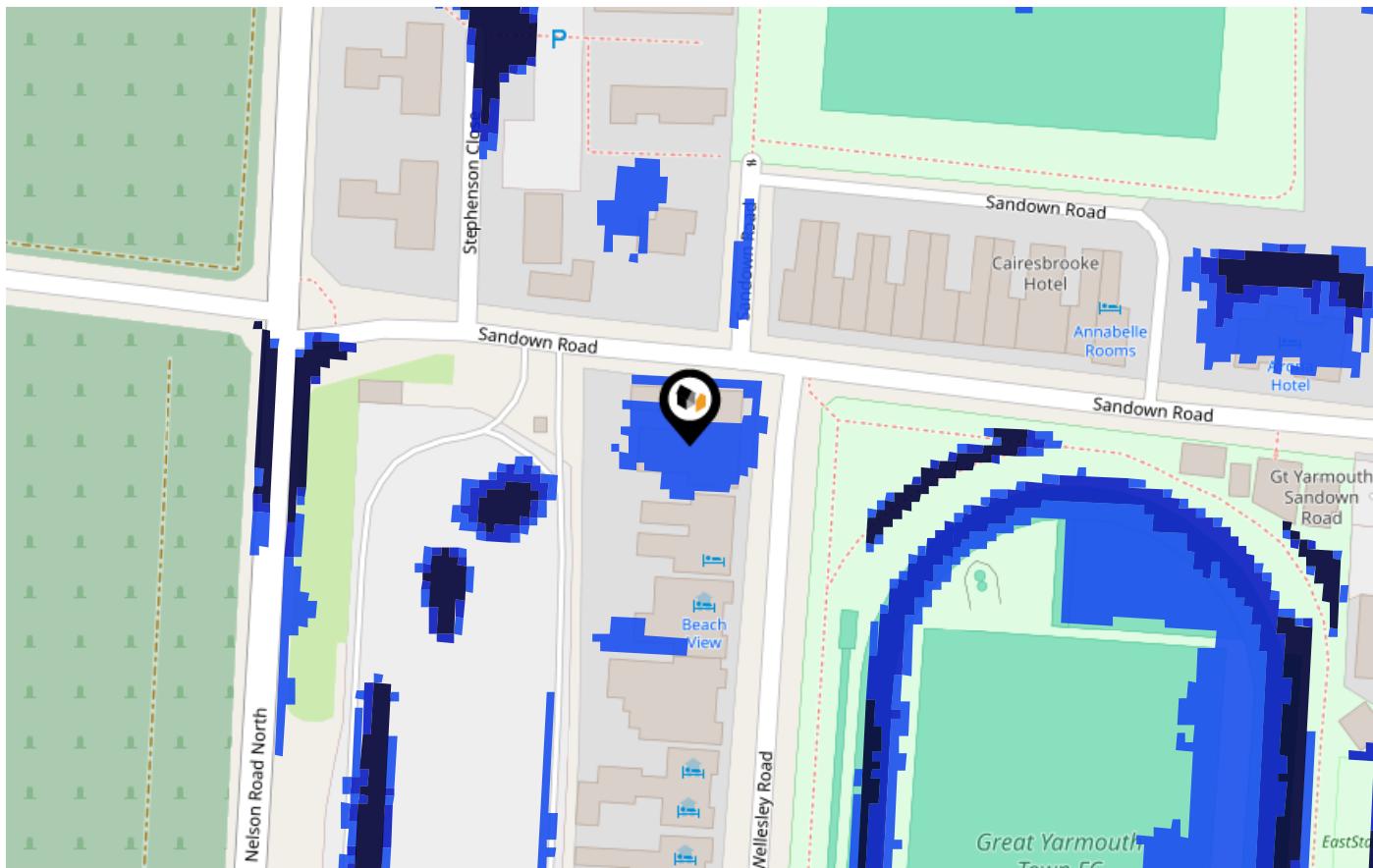
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

HOWARDS
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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.

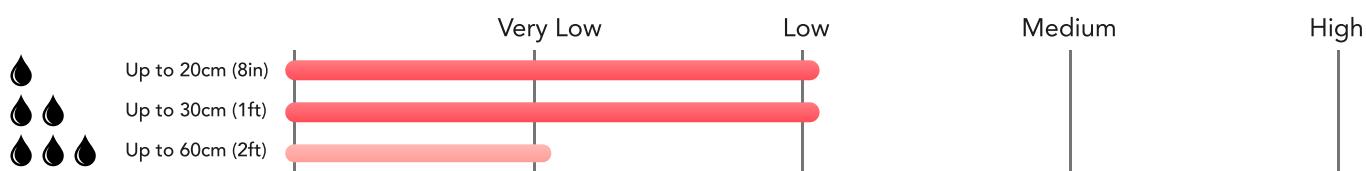


Risk Rating: Low

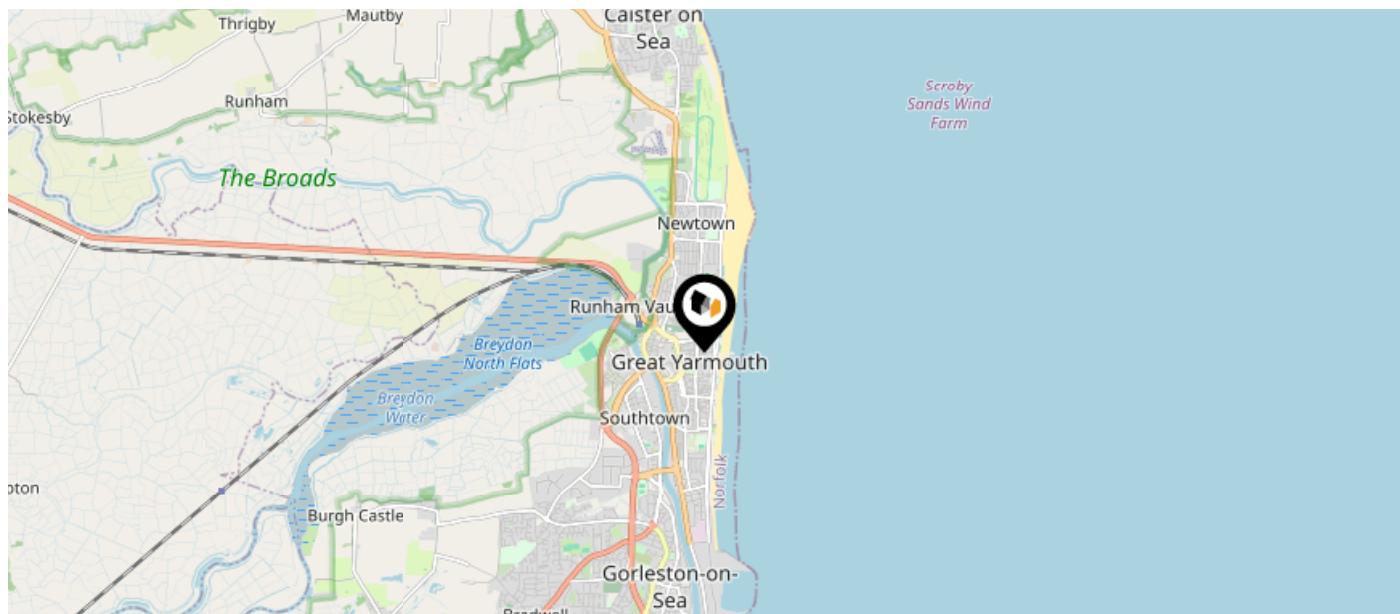
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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

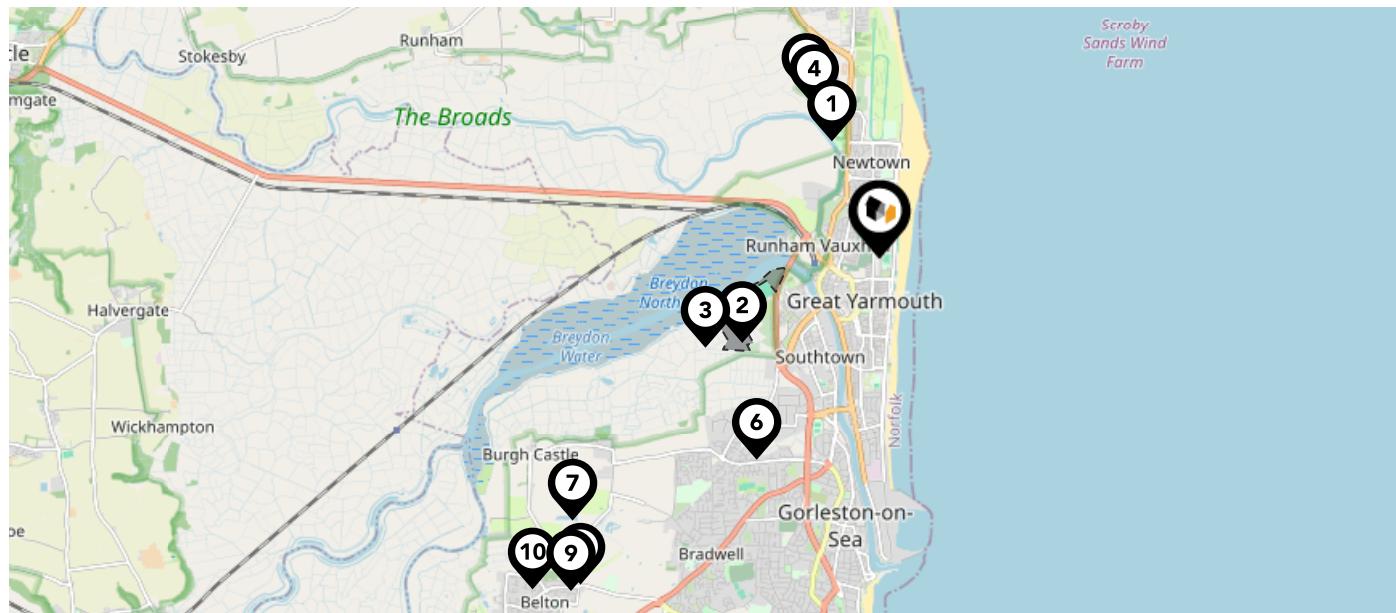
No data available.

Maps

Landfill Sites

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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.



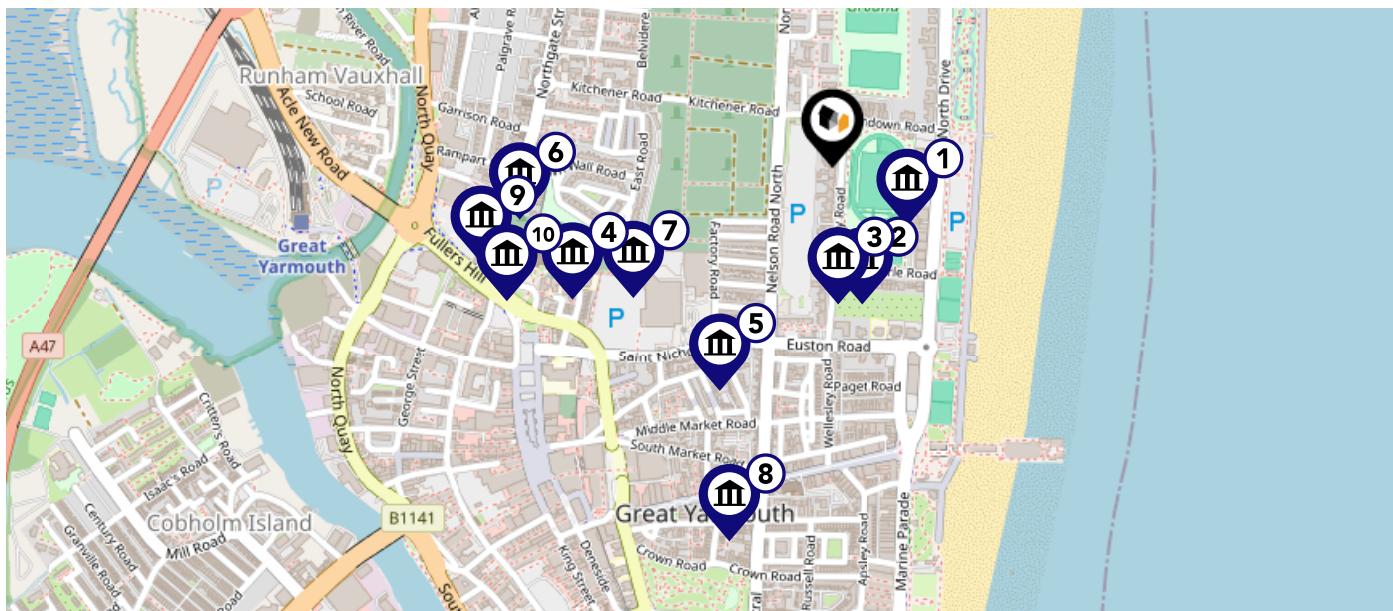
Nearby Landfill Sites

Site Number	Location	Type	Permit Status
1	Bure Park-Caister Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
2	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	<input type="checkbox"/>
3	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill	<input type="checkbox"/>
4	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
5	Caister-On-Sea-Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
6	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
7	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
8	Belton Marsh-Burgh Castle	Historic Landfill	<input type="checkbox"/>
9	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/EP3199NL/A001	Active Landfill	<input checked="" type="checkbox"/>

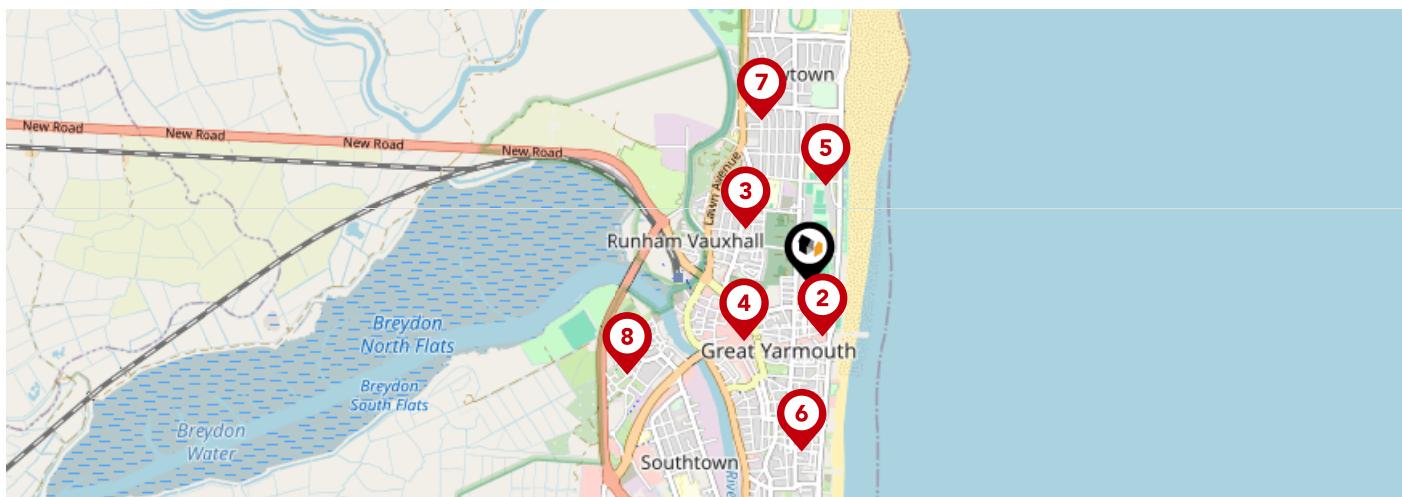
Maps Listed Buildings

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

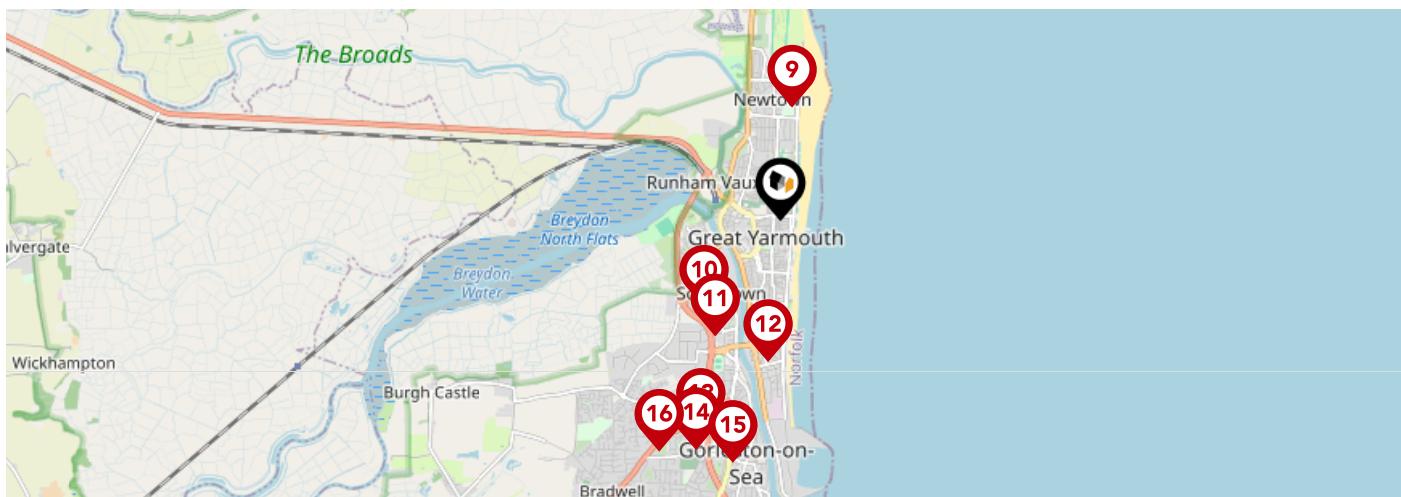


Listed Buildings in the local district	Grade	Distance
 1 1380279 - Grandstand At Wellesley Recreation Ground	Grade II	0.1 miles
 2 1380280 - Tennis Pavilion At Wellesley Recreation Ground	Grade II	0.2 miles
 3 1380281 - Ticket Office At Wellesley Recreation Ground	Grade II	0.2 miles
 4 1096816 - Headstone 15 Metres North-east Of Church Of St Nicholas	Grade II	0.3 miles
 5 1271605 - Ocean Lodge Hotel	Grade II	0.3 miles
 6 1246014 - 220, 221 And 222, Northgate Street	Grade II	0.3 miles
 7 1096815 - Group Of Seven Chest Tombs Approximately 128 Metres East Of Church Of St Nicholas	Grade II	0.3 miles
 8 1245987 - Regent Bingo Hall	Grade II	0.4 miles
 9 1246011 - 16, 16a, 16b And 17, Northgate Street	Grade II	0.4 miles
 10 1096817 - Memorial To David Bartleman West Of Church Of St Nicholas	Grade II	0.4 miles



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Visiting Teacher Service East at Education Services Centre				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils:0 Distance:0.23								
2	Novaturnut School				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 19 Distance:0.23								
3	Northgate Primary School				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 418 Distance:0.39								
4	St Nicholas Priory CofE VA Primary School				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 412 Distance:0.39								
5	Great Yarmouth Charter Academy				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 941 Distance:0.45								
6	St. George's Primary School & St. George's Nursery School, Great Yarmouth				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 208 Distance:0.75								
7	Bure Park Specialist Academy				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 64 Distance:0.77								
8	Cobholm Primary Academy				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 176 Distance:0.92								



Nursery Primary Secondary College Private



North Denes Primary School and Nursery

Ofsted Rating: Good | Pupils: 398 | Distance: 1.03



Southtown Primary School

Ofsted Rating: Requires improvement | Pupils: 196 | Distance: 1.05



Edward Worlledge Ormiston Academy

Ofsted Rating: Good | Pupils: 308 | Distance: 1.2



Great Yarmouth Primary Academy

Ofsted Rating: Good | Pupils: 422 | Distance: 1.27



Wroughton Junior Academy

Ofsted Rating: Requires improvement | Pupils: 318 | Distance: 2.02



Wroughton Infant Academy

Ofsted Rating: Good | Pupils: 191 | Distance: 2.2



St Mary and St Peter Catholic Primary School

Ofsted Rating: Good | Pupils: 230 | Distance: 2.22



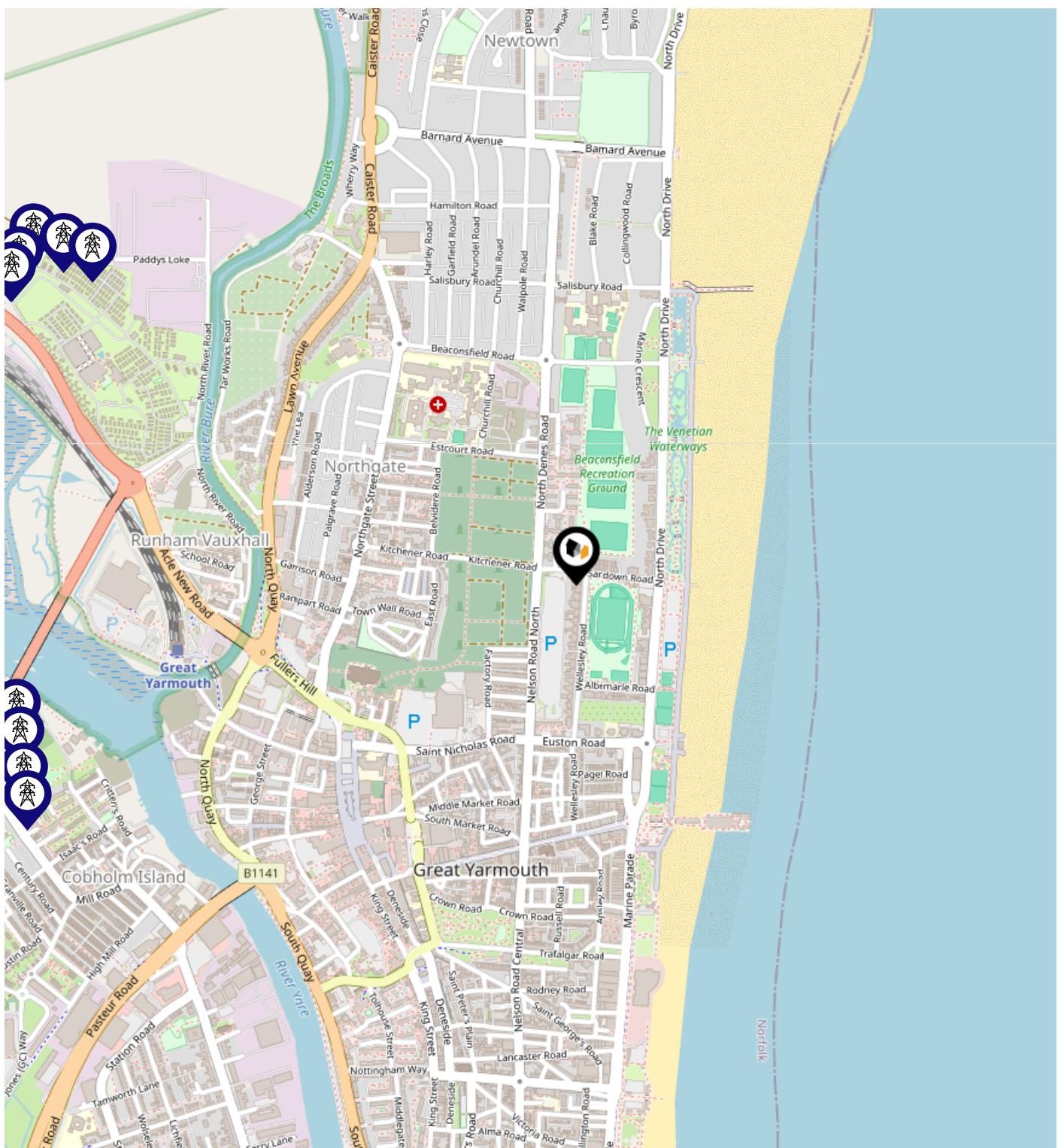
Lynn Grove Academy

Ofsted Rating: Good | Pupils: 1155 | Distance: 2.35



Local Area Masts & Pylons

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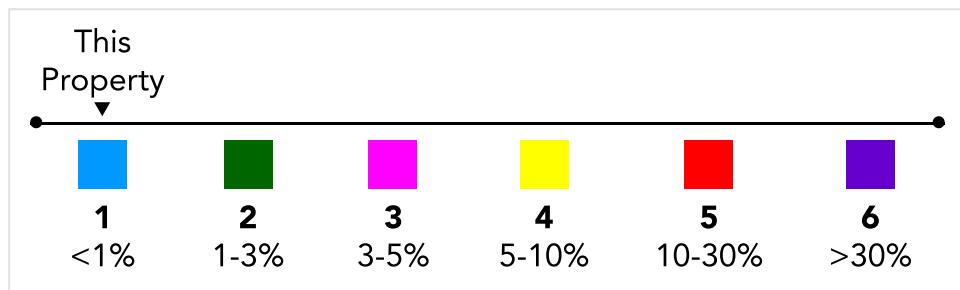
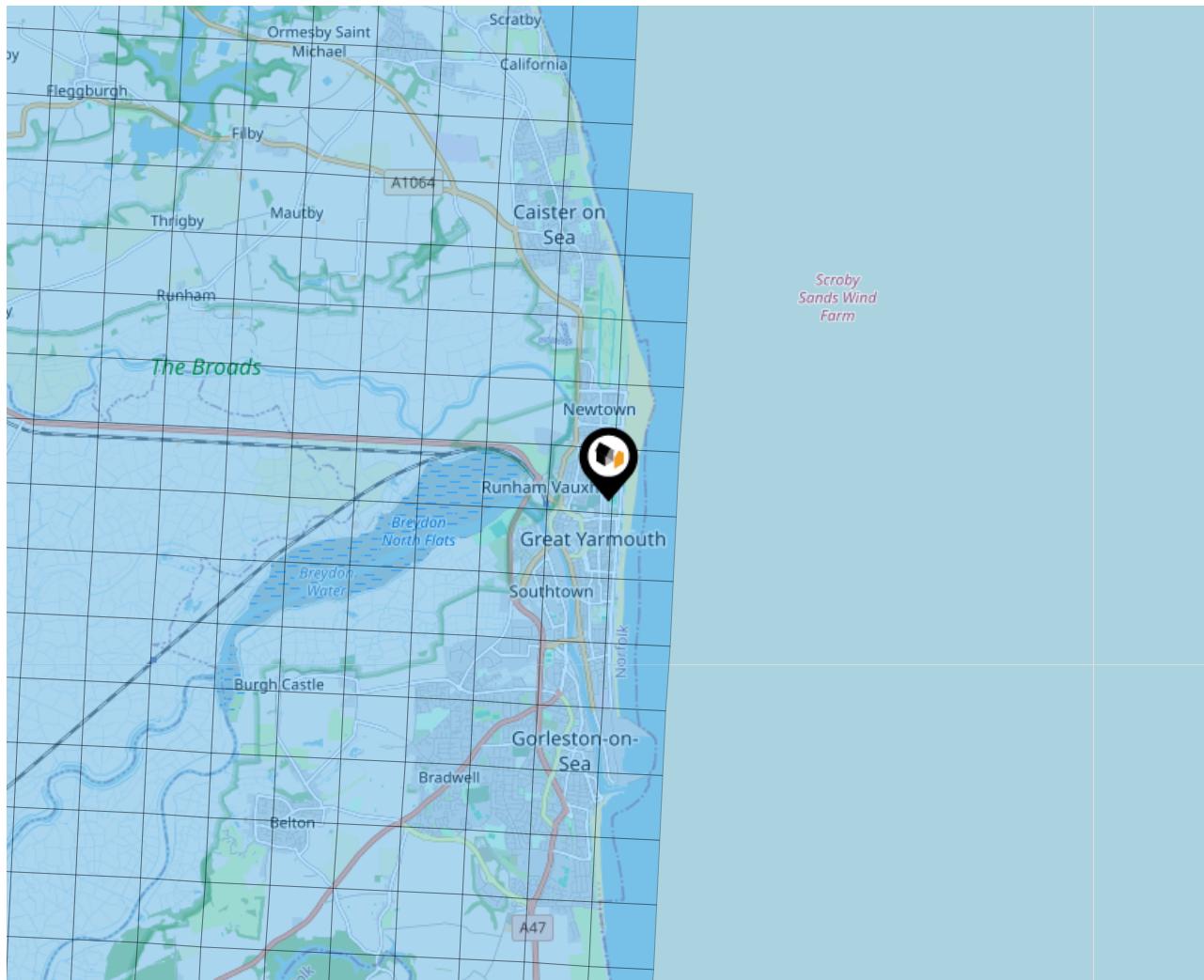


Key:

- 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)

Parent Material Grain: ARGILLACEOUS

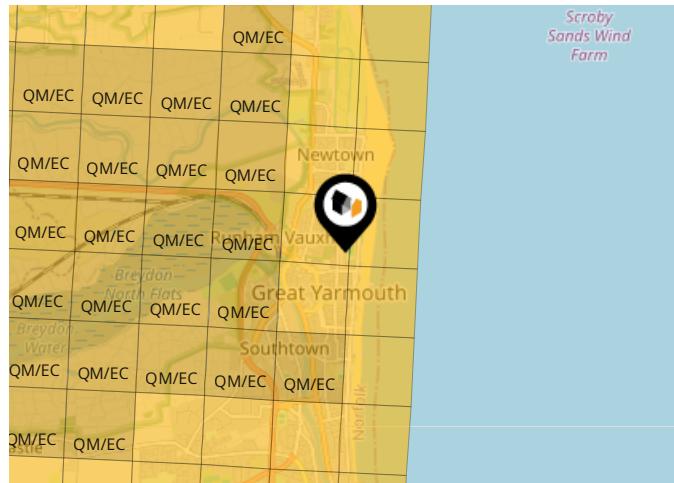
Soil Group: HEAVY

Soil Texture:

CLAY TO CLAYEY LOAM

Soil Depth:

DEEP

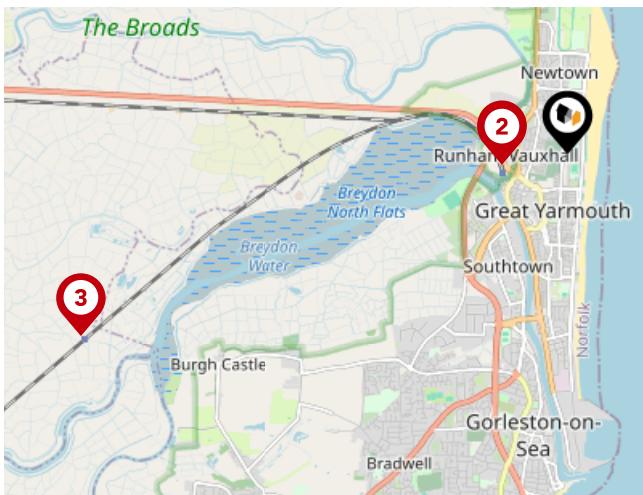


Primary Classifications (Most Common Clay Types)

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)

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National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	0.59 miles
2	Great Yarmouth Rail Station	0.6 miles
3	Berney Arms Rail Station	4.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	75.68 miles
2	M11 J11	75.67 miles
3	M11 J13	75.22 miles
4	M11 J14	75.07 miles

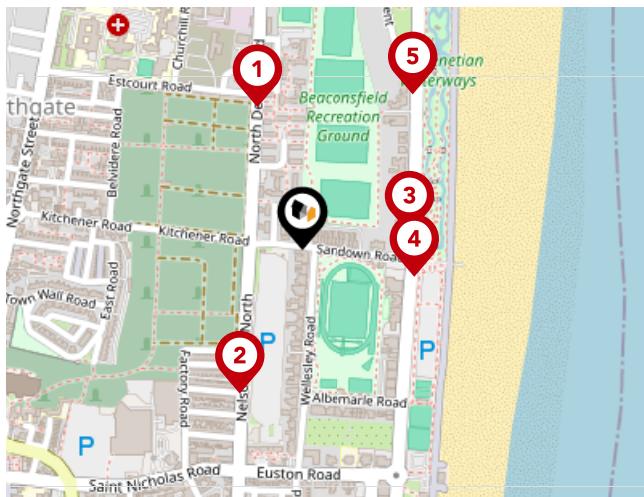


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.56 miles
2	Southend-on-Sea	84.52 miles
3	Cambridge	71.61 miles
4	Stansted Airport	79.99 miles

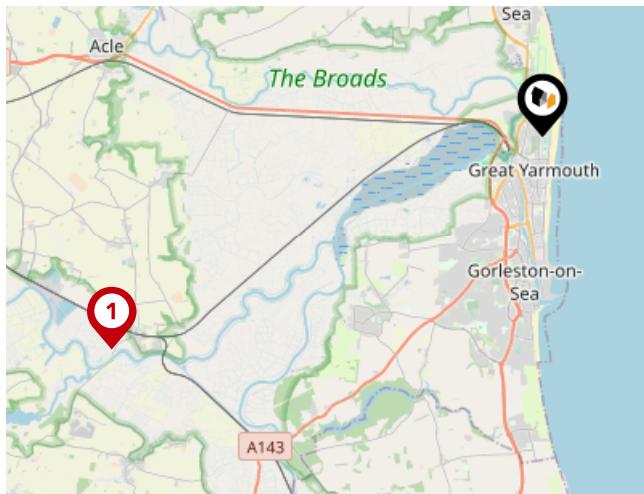
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Midland Close	0.17 miles
2	Well Street	0.18 miles
3	Imperial Hotel	0.12 miles
4	Imperial Hotel	0.13 miles
5	Gable End Hotel	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	8.65 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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Land Registry

