



See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Tuesday 24th February 2026**



**54, ENGLANDS LANE, GORLESTON, GREAT YARMOUTH,  
NR31**

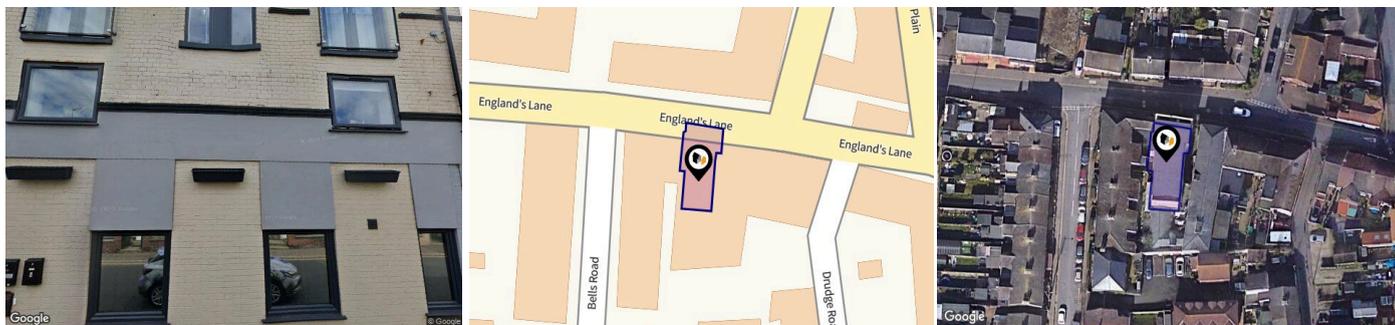
### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2021		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,537		
<b>Title Number:</b>	NK514216		

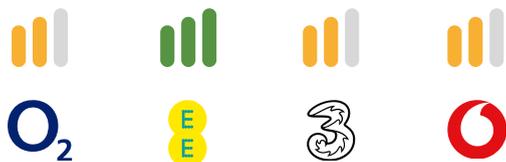
## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



## Freehold Title Plan

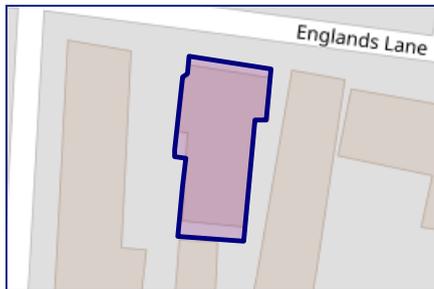
---



**NK261250**

## Leasehold Title Plan

---



**NK514216**

Start Date: 09/09/2021  
End Date: 01/01/2151  
Lease Term: 130 years commencing on and including 1 January 2021  
Term Remaining: 124 years

54 Englands Lane, Gorleston, NR31

Energy rating

**C**

Valid until 13.10.2030

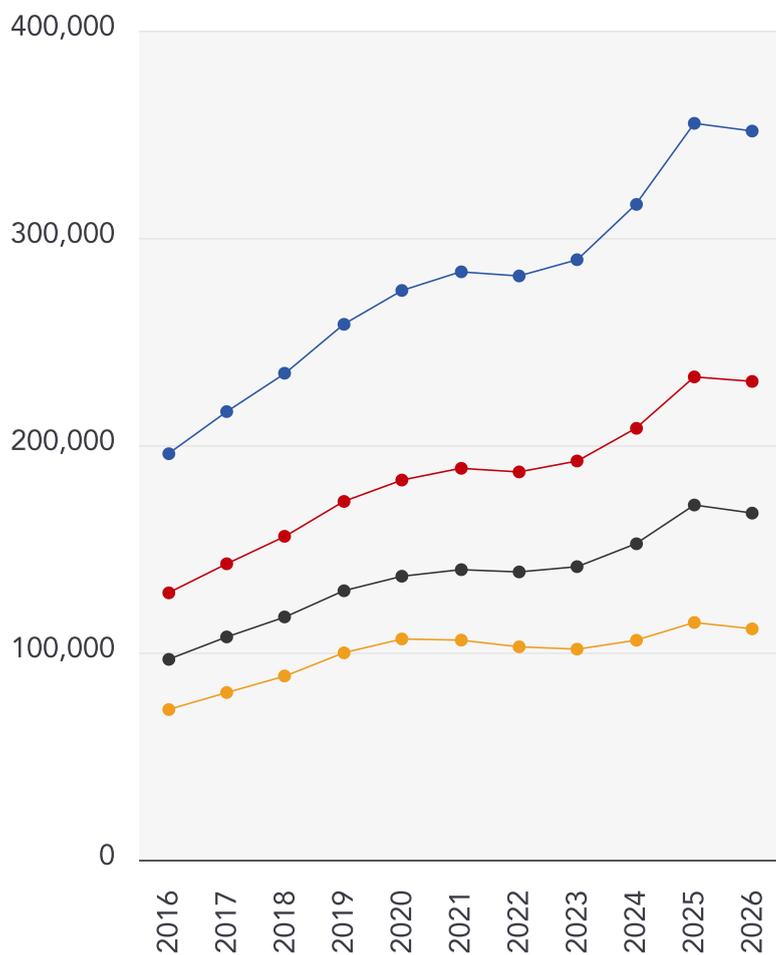
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	79   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Floor Level:</b>	2
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.38 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



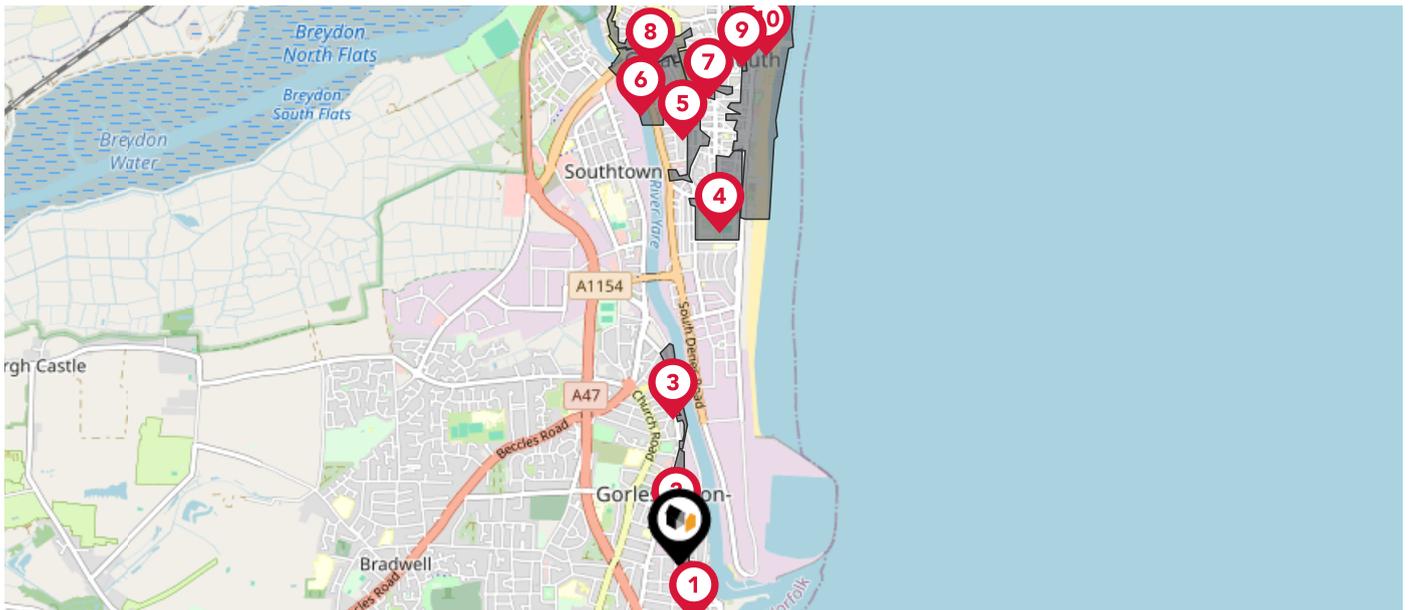
### Mine Entry

- ✗ 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.

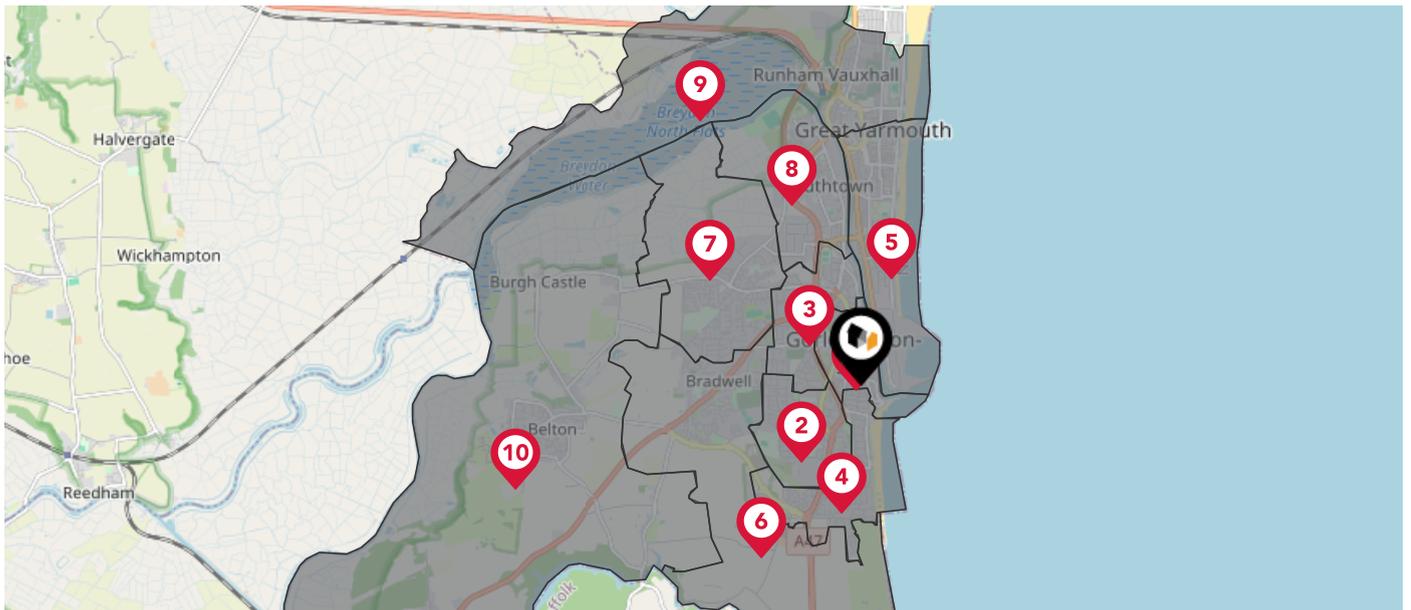
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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



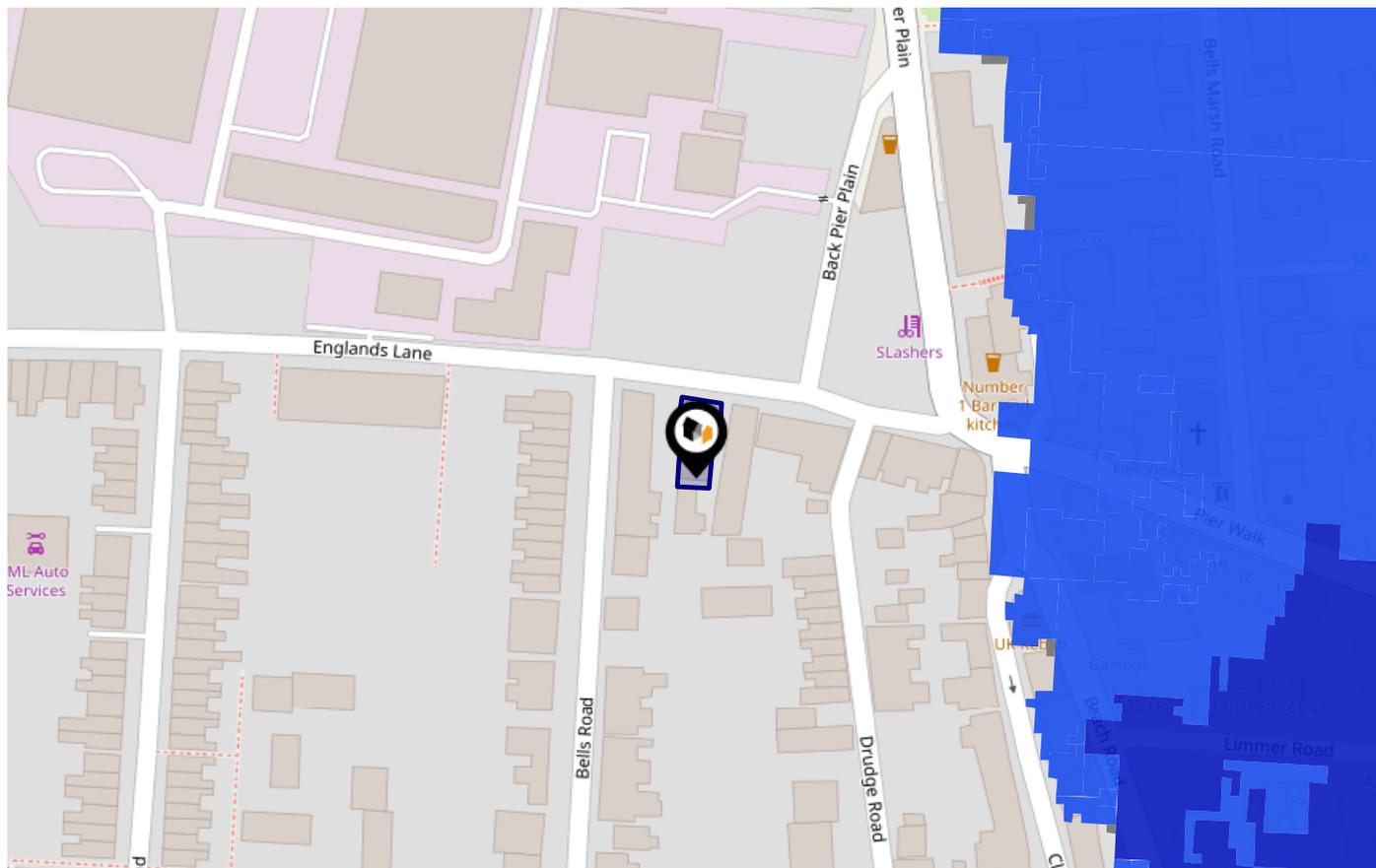
### Nearby Council Wards

-  St. Andrews Ward
-  Magdalen Ward
-  Claydon Ward
-  Gorleston Ward
-  Nelson Ward
-  Bradwell South and Hopton Ward
-  Bradwell North Ward
-  Southtown and Cobholm Ward
-  Central And Northgate Ward
-  Lothingland 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.

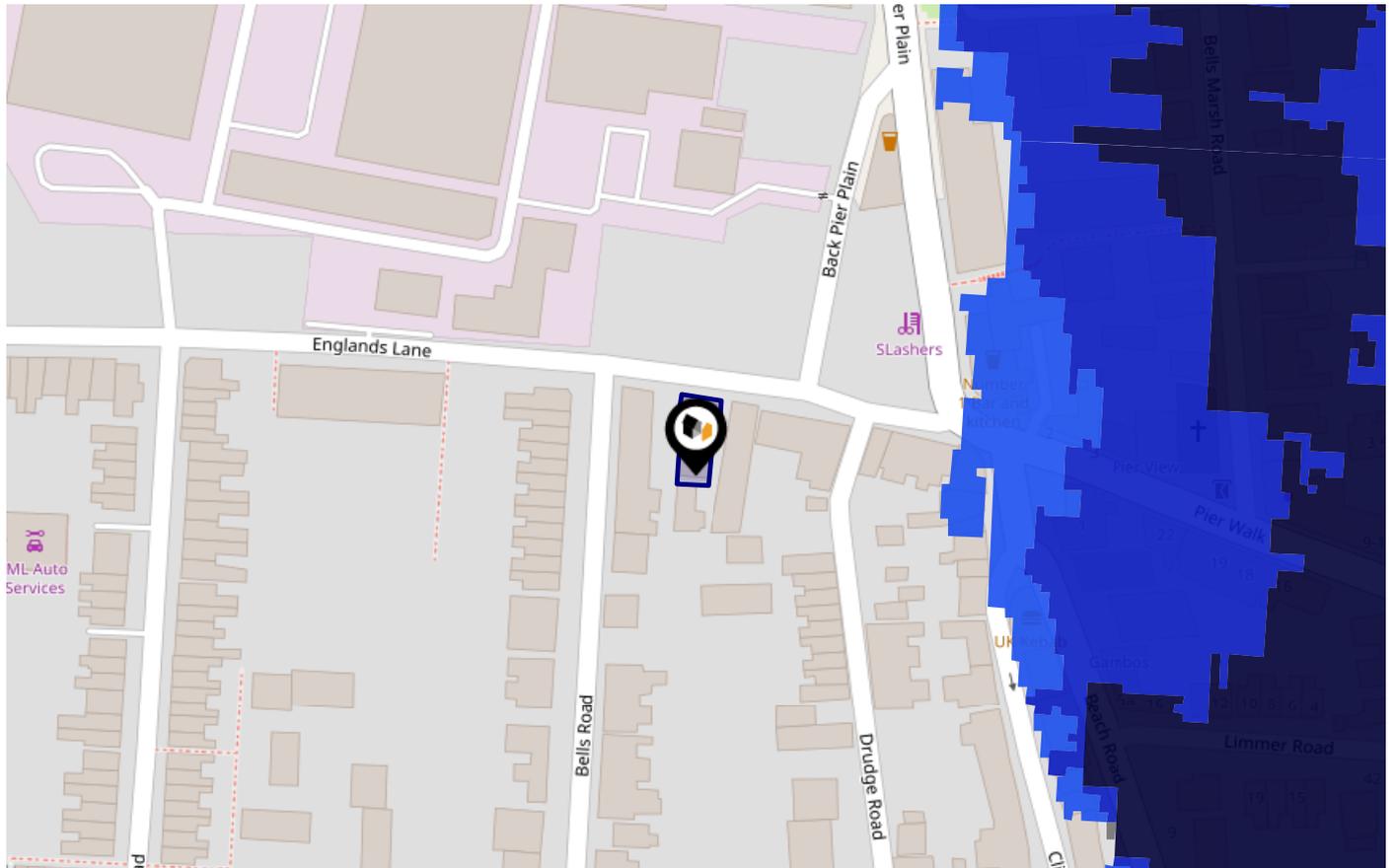
Chance of flooding to the following depths at this property:



# 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.
- 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.

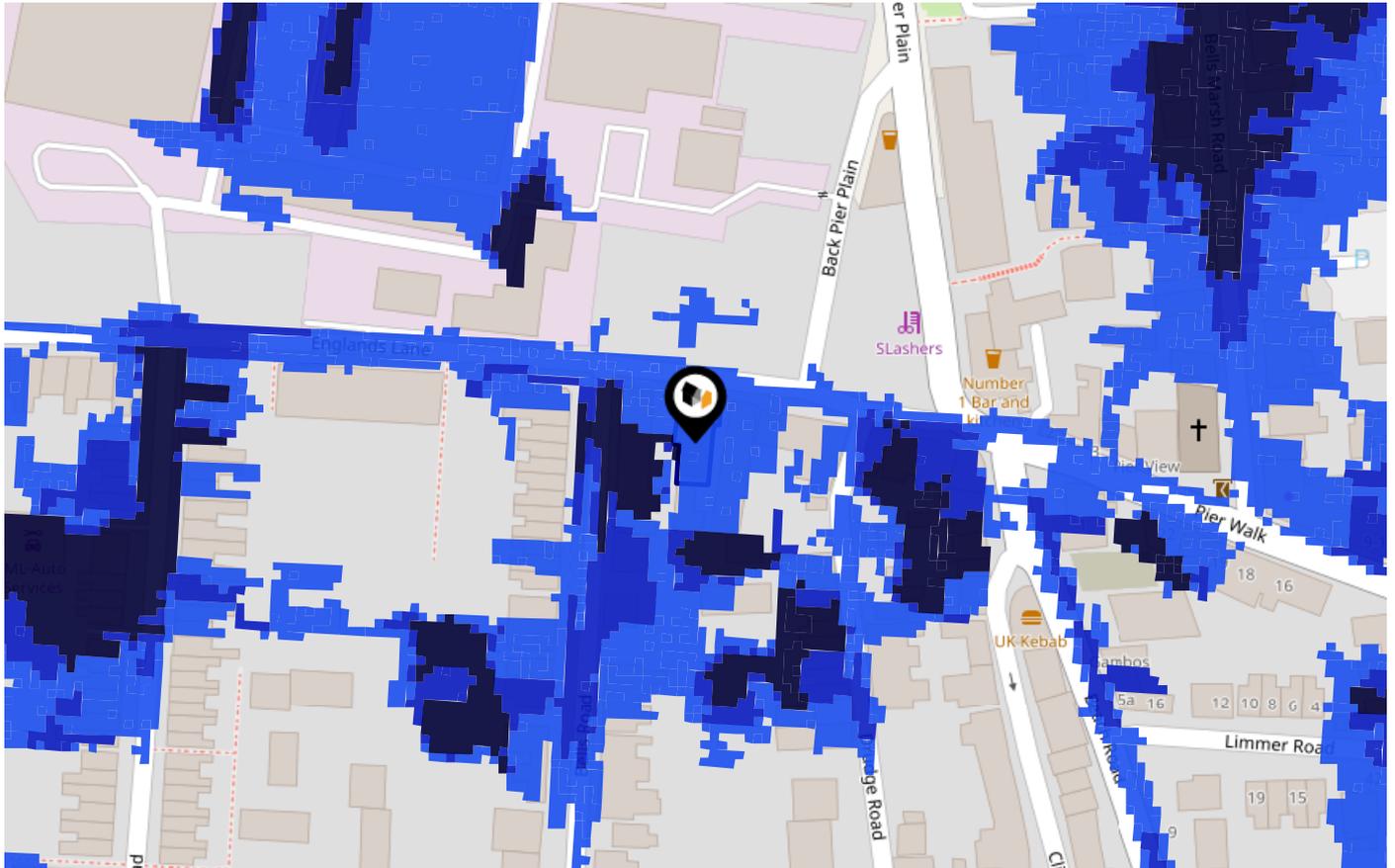
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

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.
- 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.

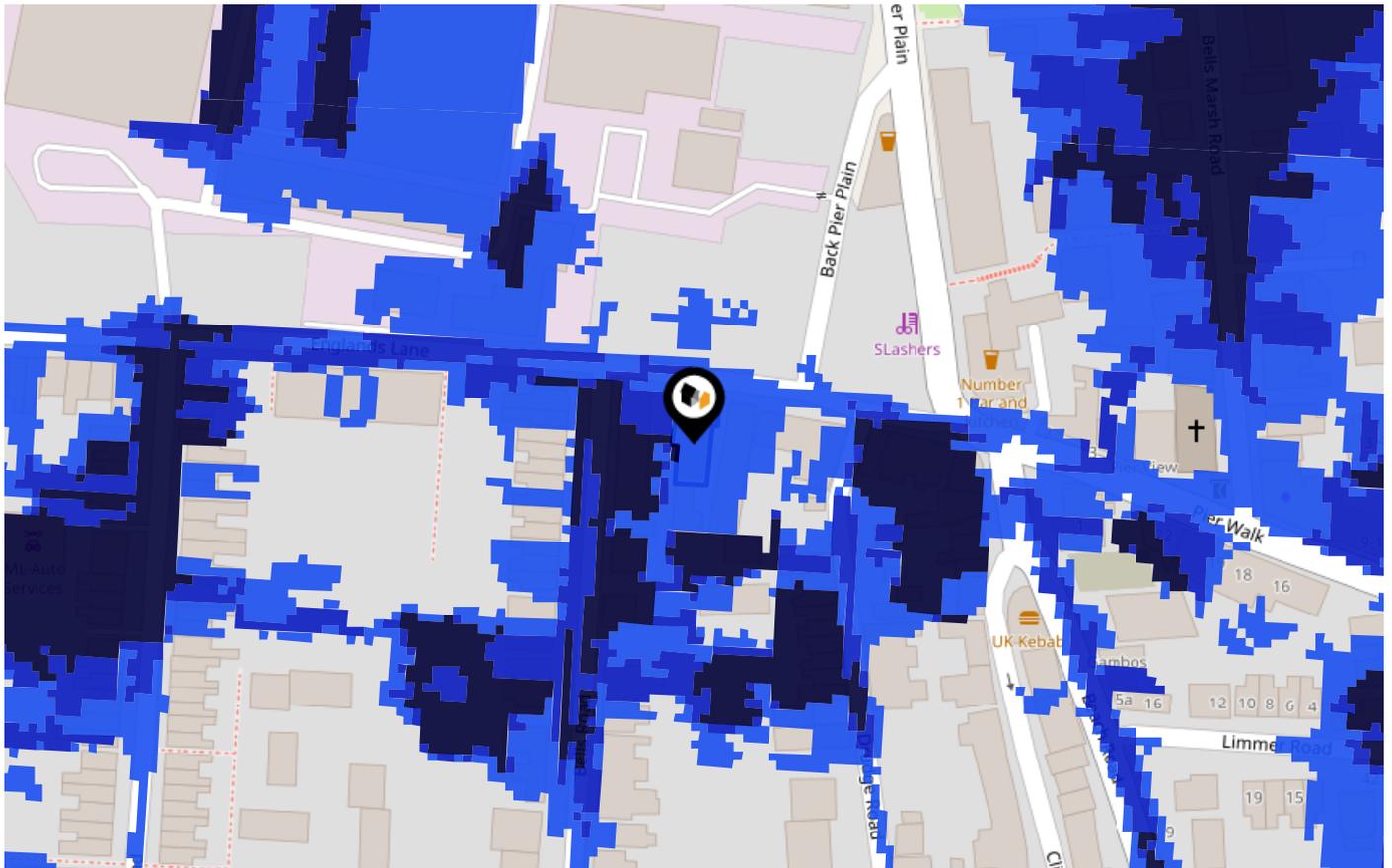
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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**

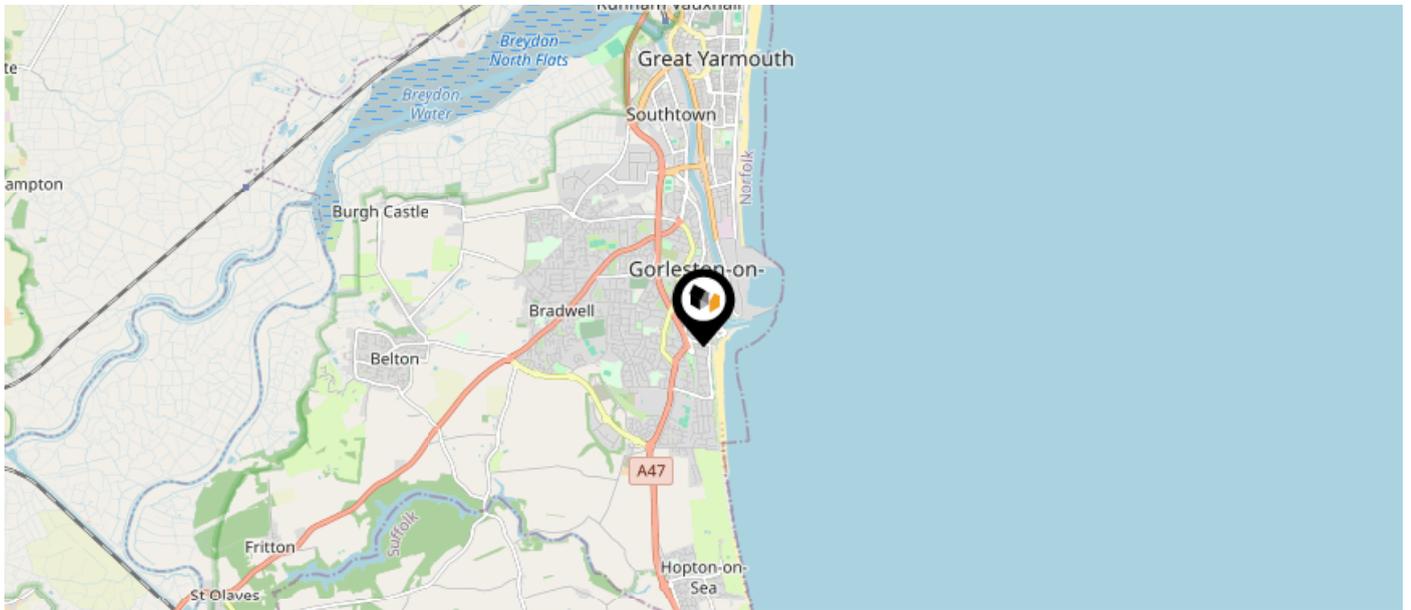
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



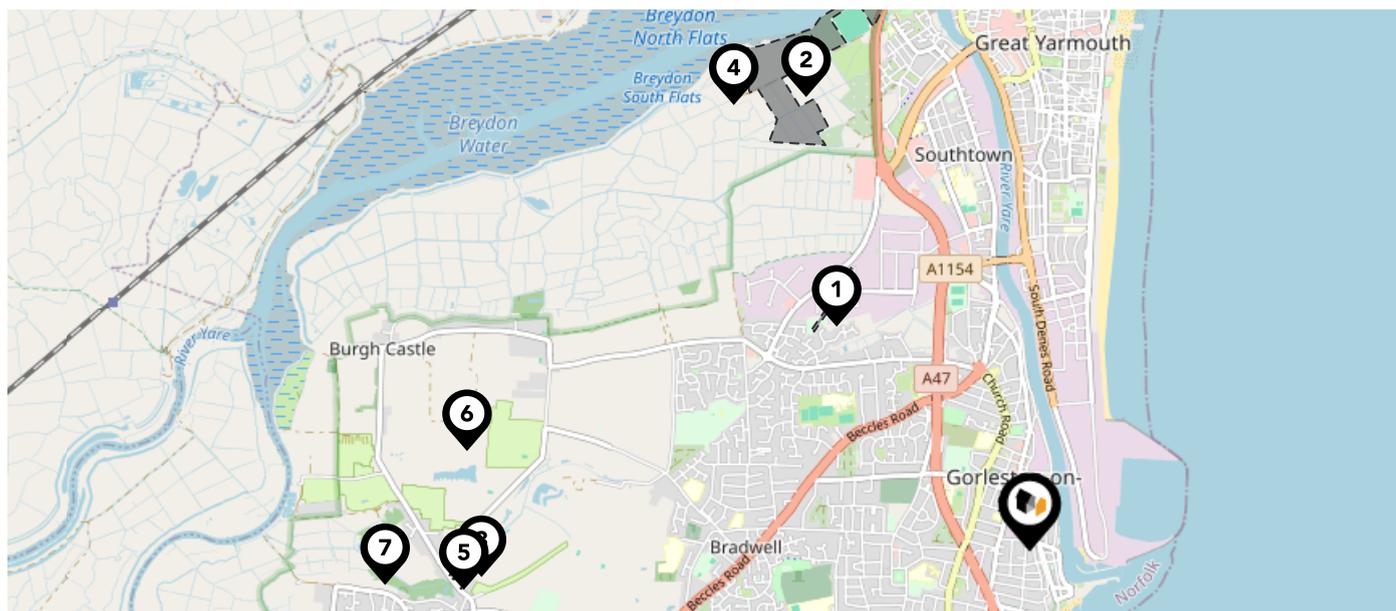
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

No data available.

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.



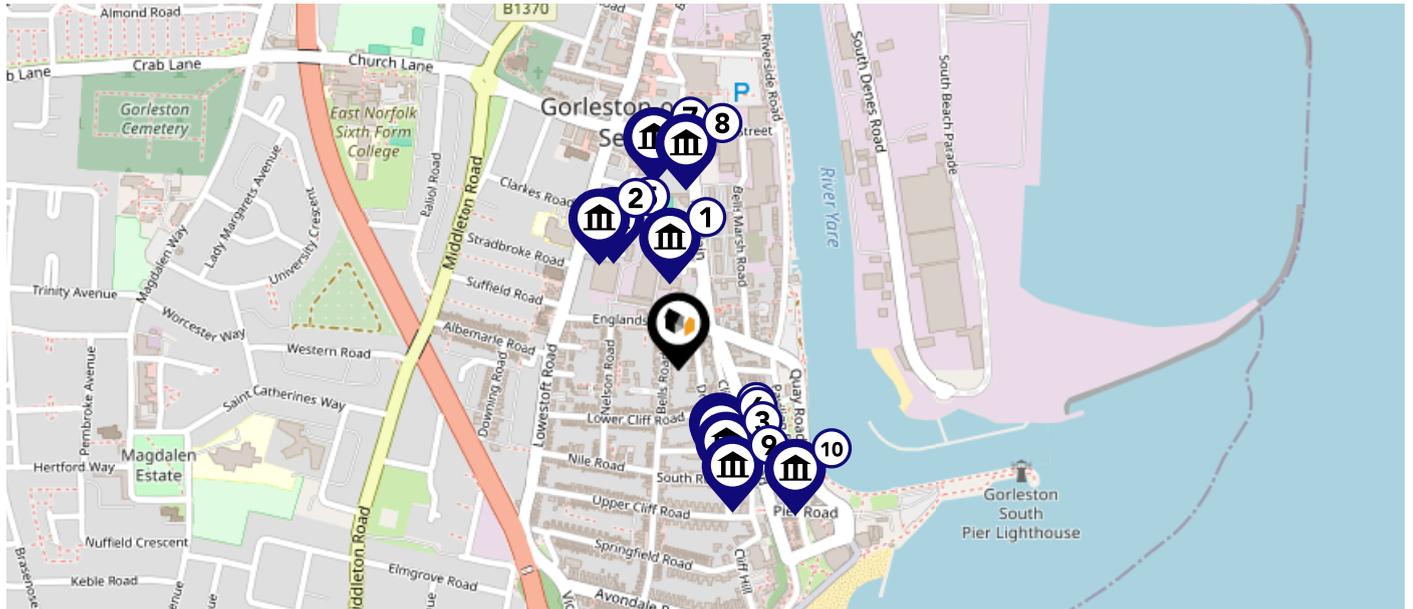
### Nearby Landfill Sites

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

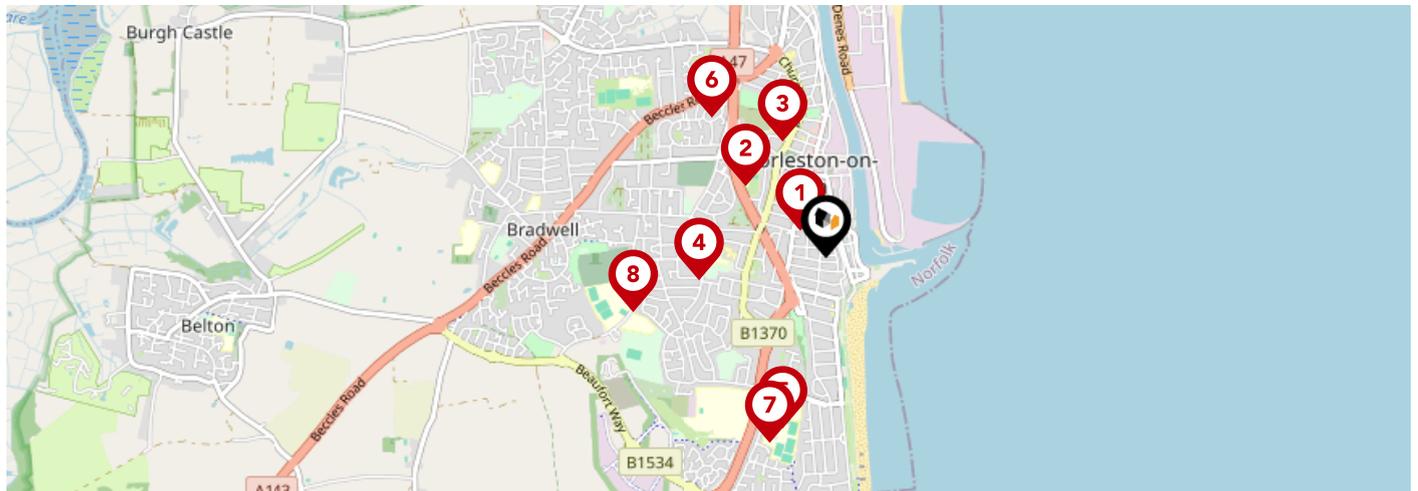
# Maps

## Listed Buildings

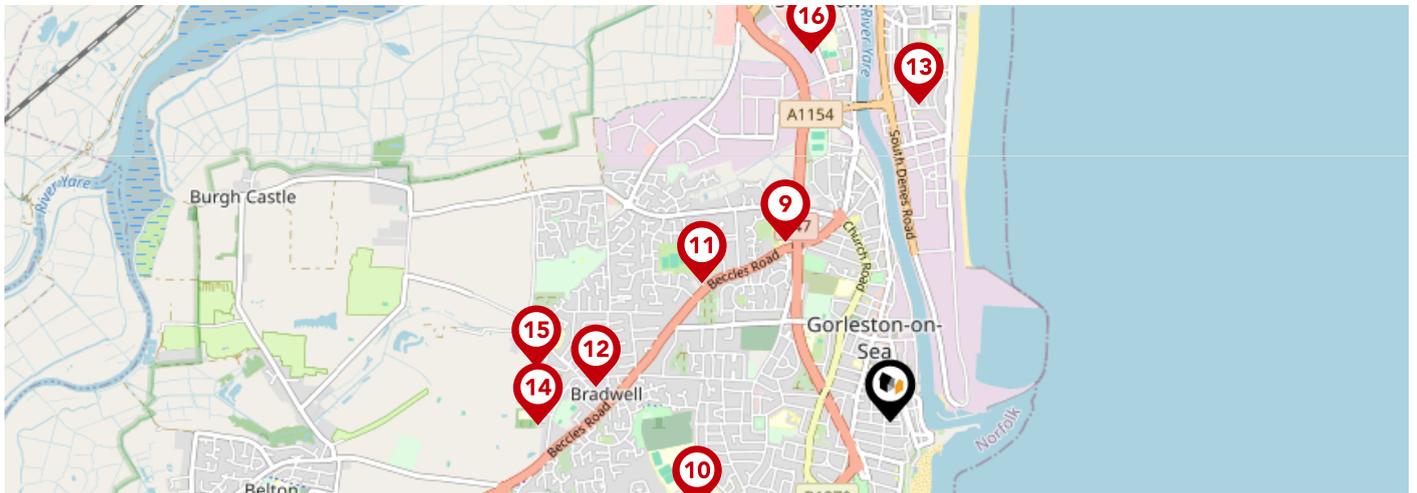
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1393960 - Beatsters Building	Grade II	0.1 miles
 1246581 - Roman Catholic Church Of St Peter, Gorleston	Grade II	0.1 miles
 1096823 - Eastland House	Grade II	0.1 miles
 1096825 - 37, Cliff Hill	Grade II	0.1 miles
 1481895 - Presbytery Of St Peter's Church, Gorleston	Grade II	0.1 miles
 1096824 - Old Custom House	Grade II	0.1 miles
 1096788 - 33, Baker Street	Grade II	0.2 miles
 1245977 - The Grove	Grade II	0.2 miles
 1096822 - Cliff Cottage	Grade II	0.2 miles
 1245979 - Lighthouse	Grade II	0.2 miles

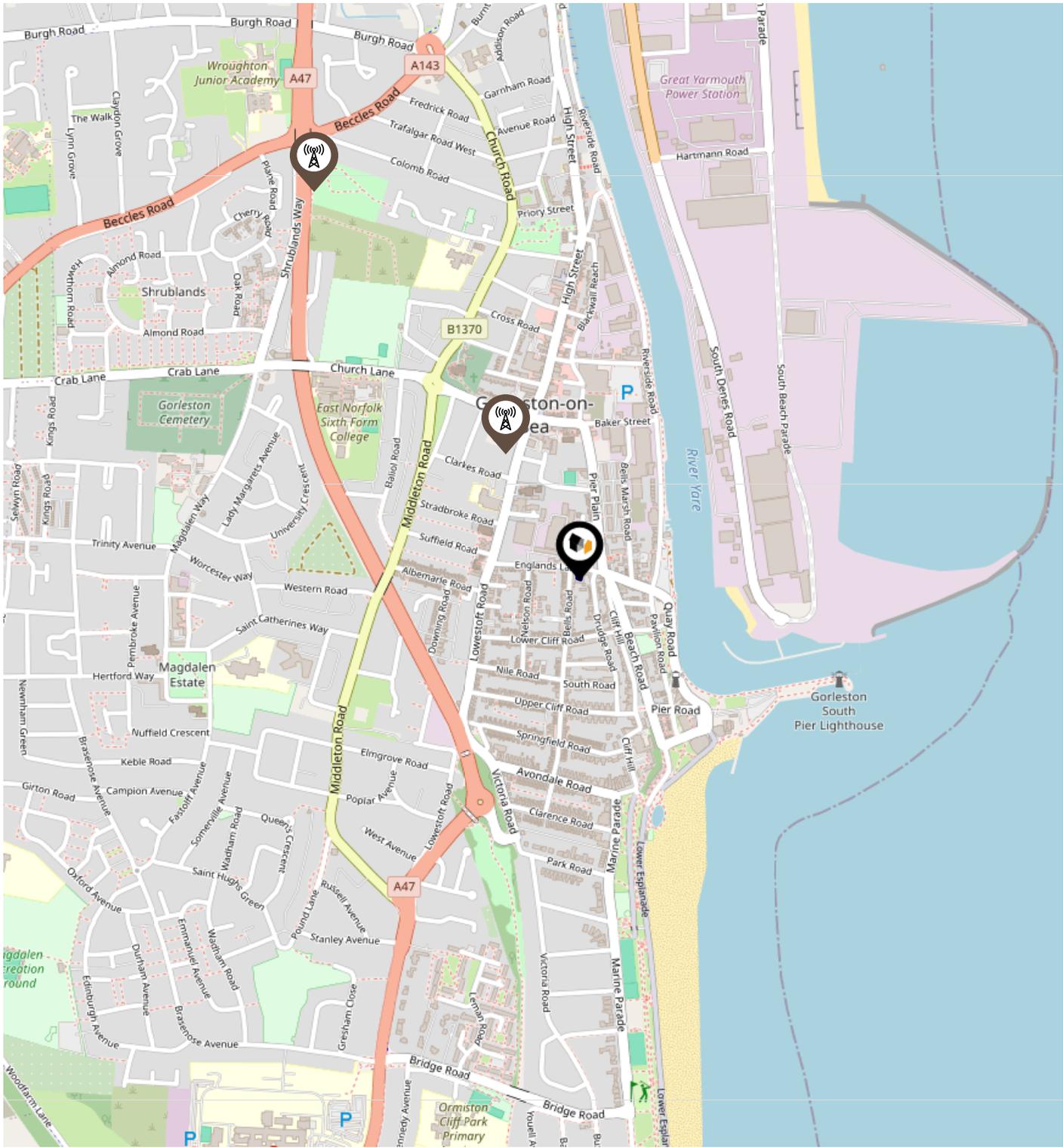


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stradbroke Primary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>East Norfolk Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary and St Peter Catholic Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Peterhouse CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 448   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ormiston Cliff Park Primary Academy</b> Ofsted Rating: Good   Pupils: 482   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wroughton Infant Academy</b> Ofsted Rating: Good   Pupils: 191   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cliff Park Ormiston Academy</b> Ofsted Rating: Requires improvement   Pupils: 832   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ormiston Venture Academy</b> Ofsted Rating: Outstanding   Pupils: 887   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Wroughton Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 318   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Ormiston Herman Academy</b> Ofsted Rating: Good   Pupils: 389   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lynn Grove Academy</b> Ofsted Rating: Good   Pupils: 1155   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Homefield VC CofE Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Great Yarmouth Primary Academy</b> Ofsted Rating: Good   Pupils: 422   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Woodlands Primary Academy</b> Ofsted Rating: Good   Pupils: 456   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Edward Worlledge Ormiston Academy</b> Ofsted Rating: Good   Pupils: 308   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

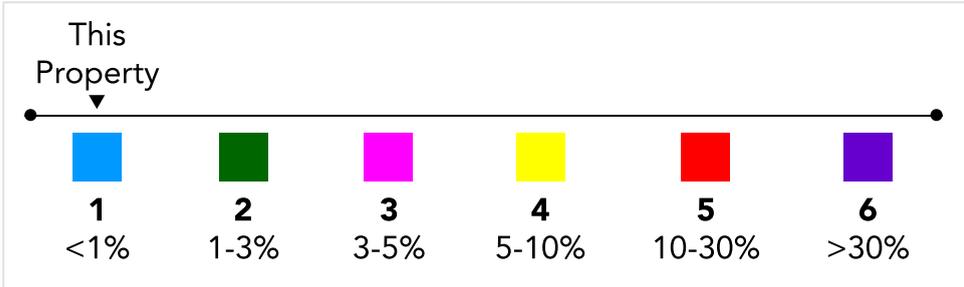
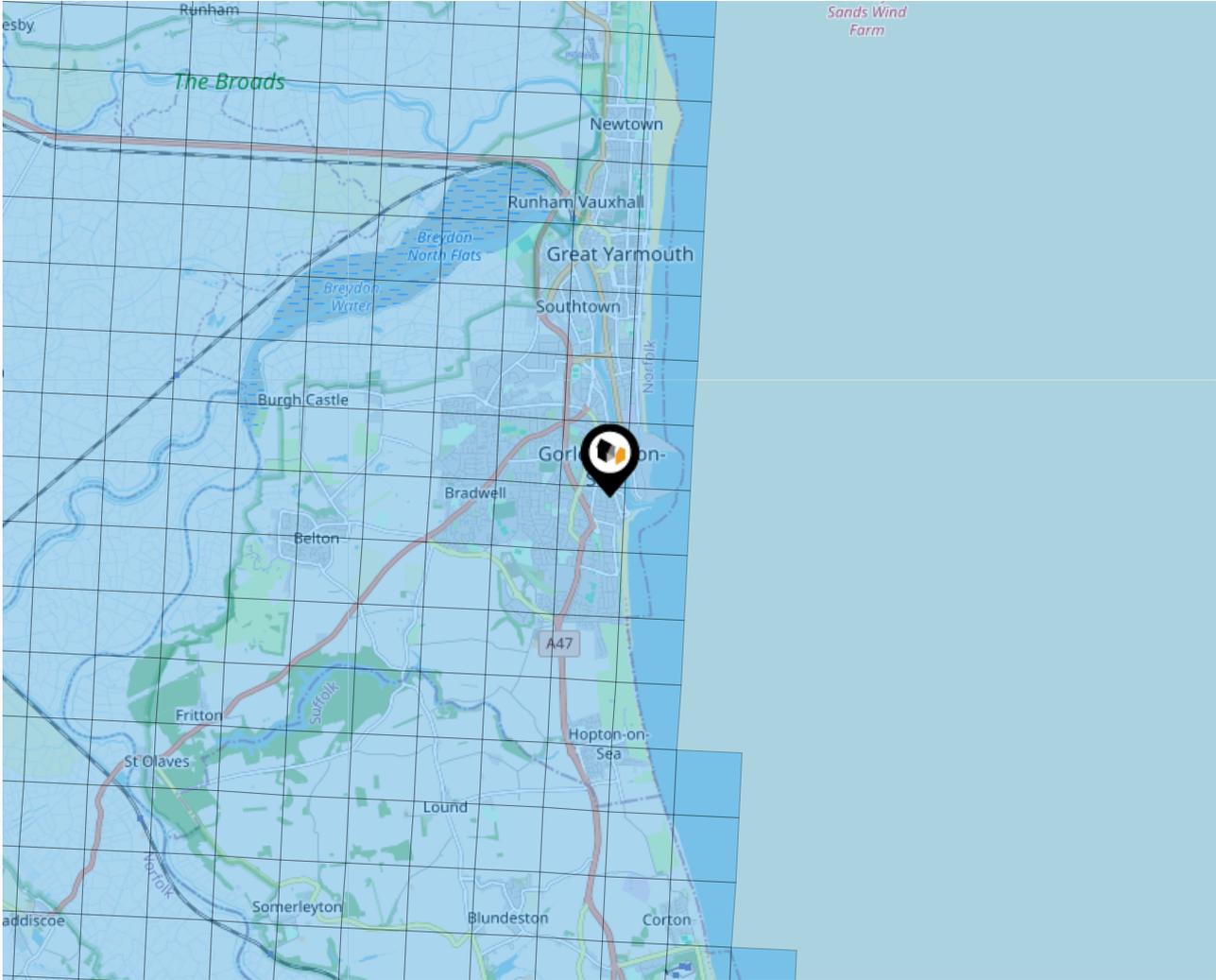


**Key:**

-  Power Pylons
-  Communication Masts

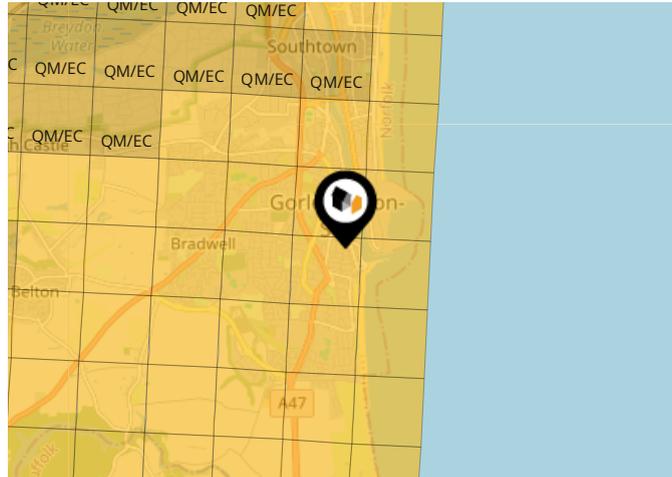
### What is Radon?

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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY)		

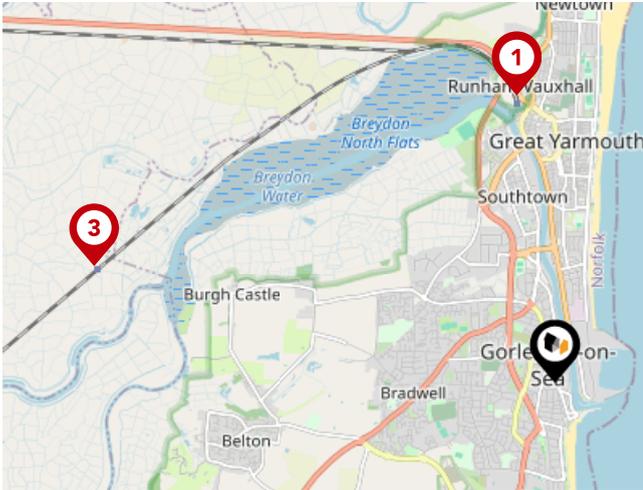


## Primary Classifications (Most Common Clay Types)

<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

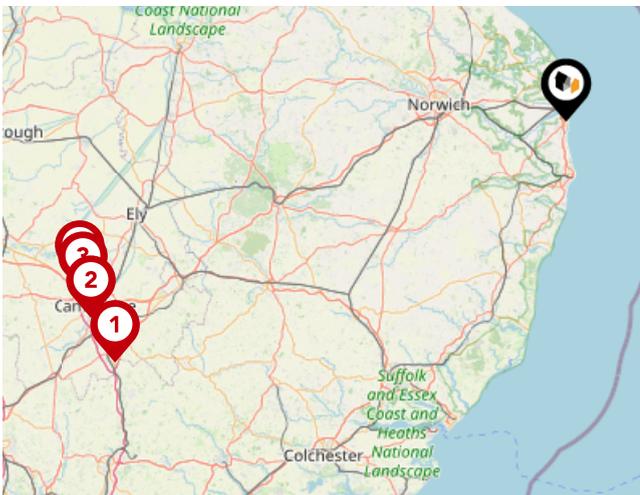
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	2.63 miles
2	Great Yarmouth Rail Station	2.63 miles
3	Berney Arms Rail Station	4.28 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.17 miles
2	M11 J11	74.39 miles
3	M11 J13	74.06 miles
4	M11 J14	73.96 miles

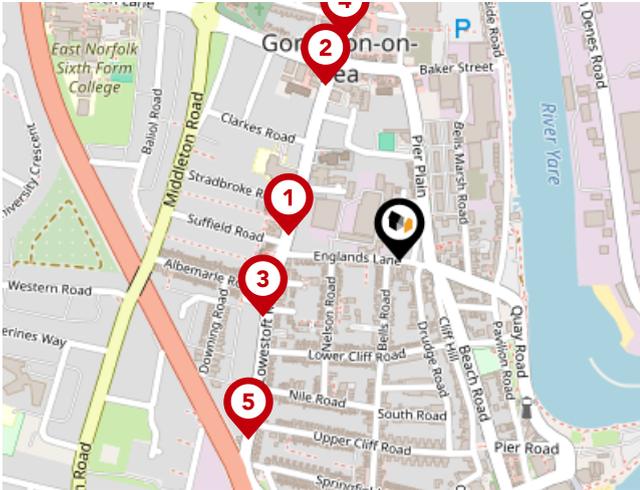


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	20.04 miles
2	Southend-on-Sea	82.1 miles
3	Cambridge	70.38 miles
4	Stansted Airport	78.15 miles

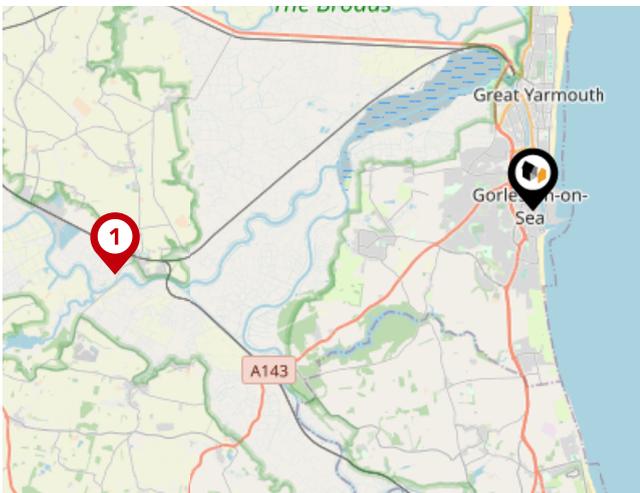
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Police Station	0.13 miles
2	The Tramway	0.21 miles
3	Keppel Rd	0.16 miles
4	Town Centre	0.26 miles
5	Springfield Road	0.26 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7.58 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.



## 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

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk

