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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th February 2026



HUMBER KEEL, GORLESTON, GREAT YARMOUTH, NR31

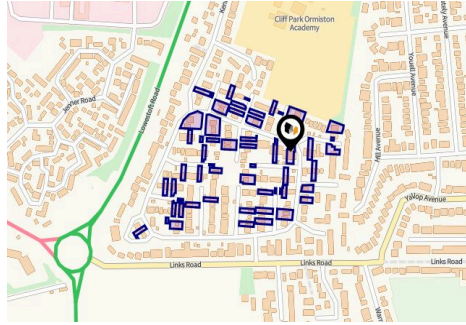
Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Semi-Detached House	Tenure:	Leasehold
Bedrooms:	3	Start Date:	16/08/1971
Floor Area:	828 ft ² / 77 m ²	End Date:	15/07/2967
Plot Area:	4.35 acres	Lease Term:	999 years (less 10 days) from 15 July 1968
Year Built :	1967-1975	Term	942 years
Council Tax :	Band B	Remaining:	
Annual Estimate:	£1,793		
Title Number:	NK420144		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	48 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

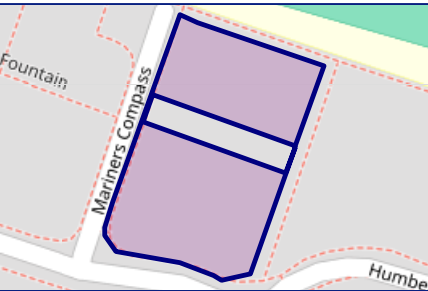


Satellite/Fibre TV Availability:



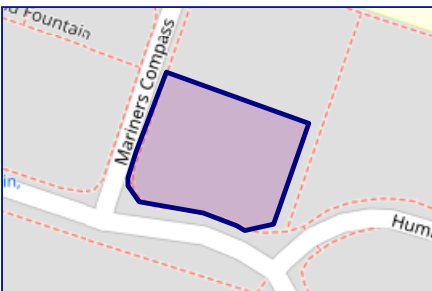
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



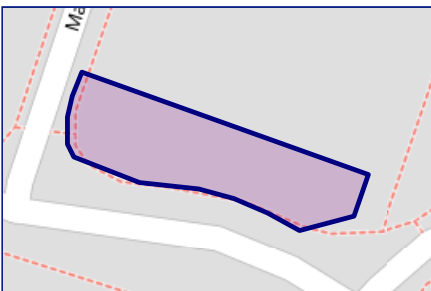
NK420124

Leasehold Title Plans



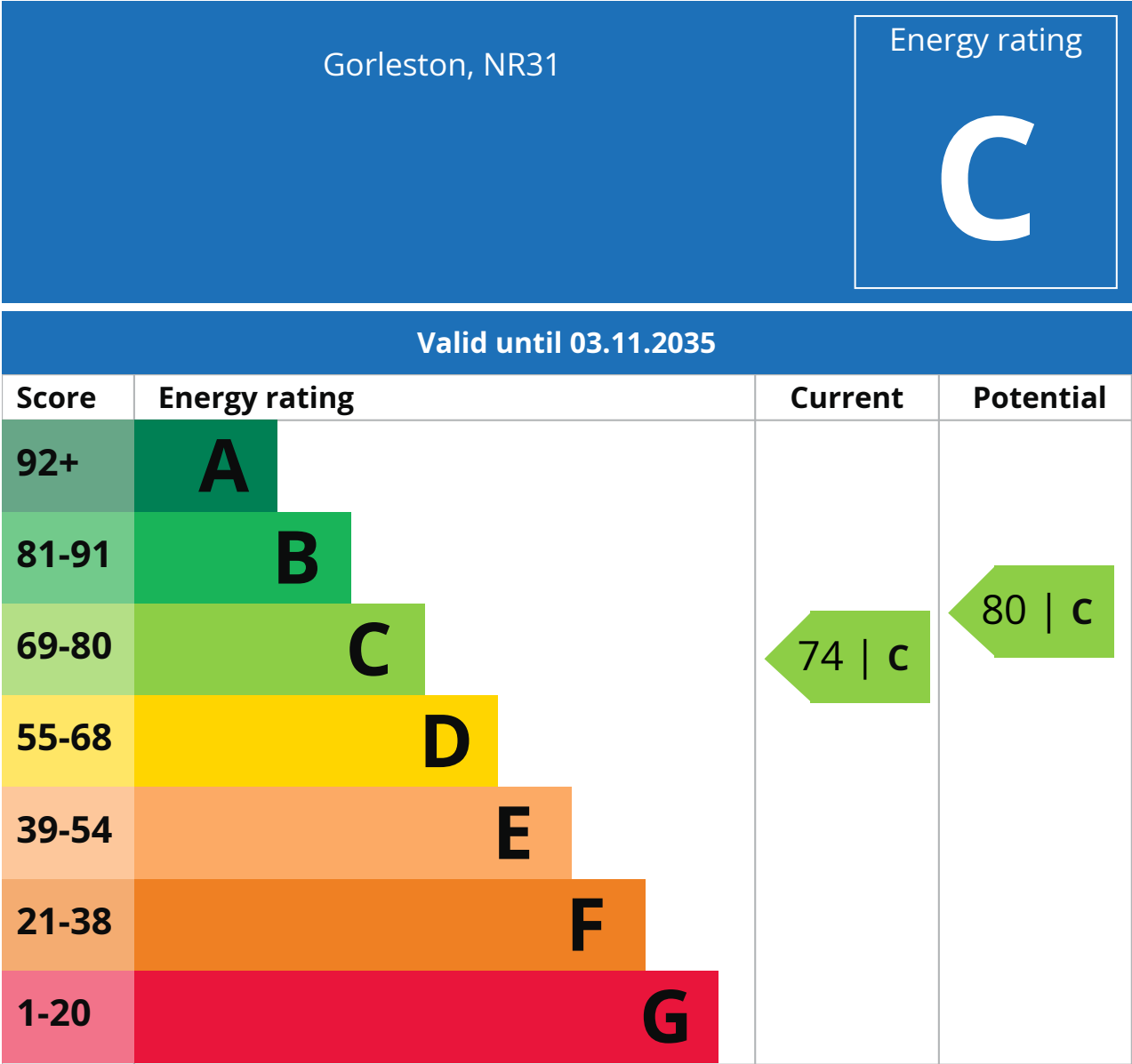
NK420144

Start Date: 14/07/1968
End Date: 15/07/2967
Lease Term: 999 years from 15 July 1968
Term Remaining: 942 years



NK536830

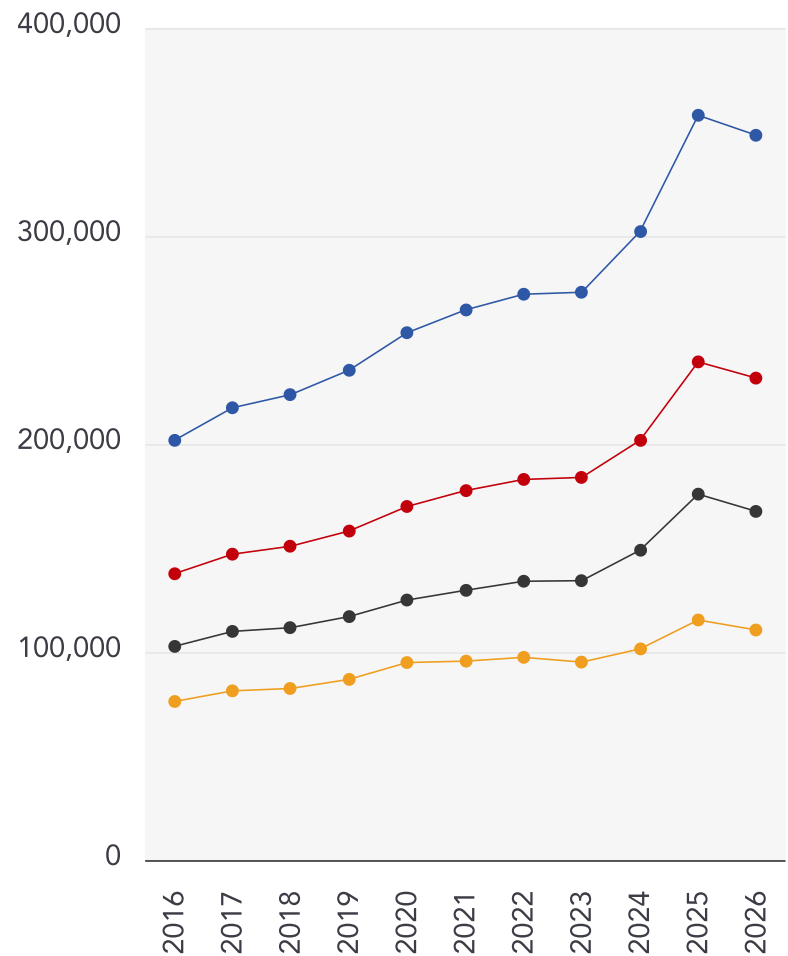
Start Date: 16/08/1971
End Date: 15/07/2967
Lease Term: 999 years (less 10 days) from 15 July 1968
Term Remaining: 942 years



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

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



Detached

+72.67%

Semi-Detached

+68.3%

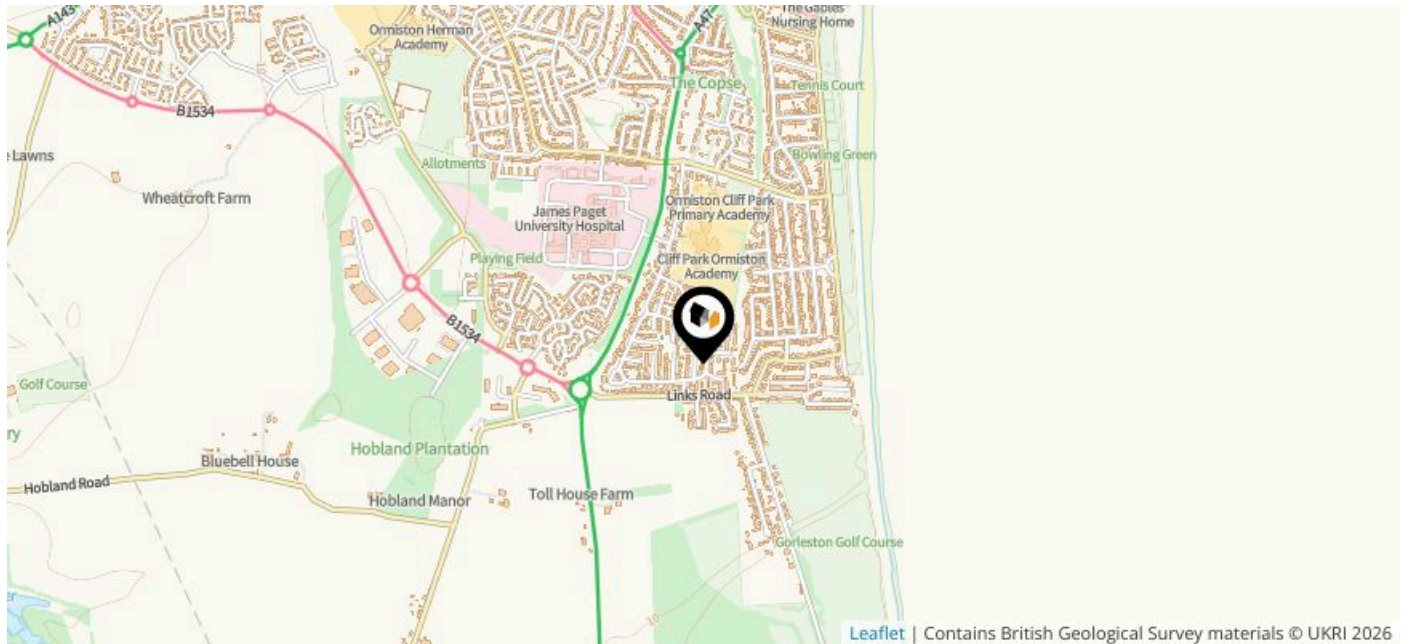
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



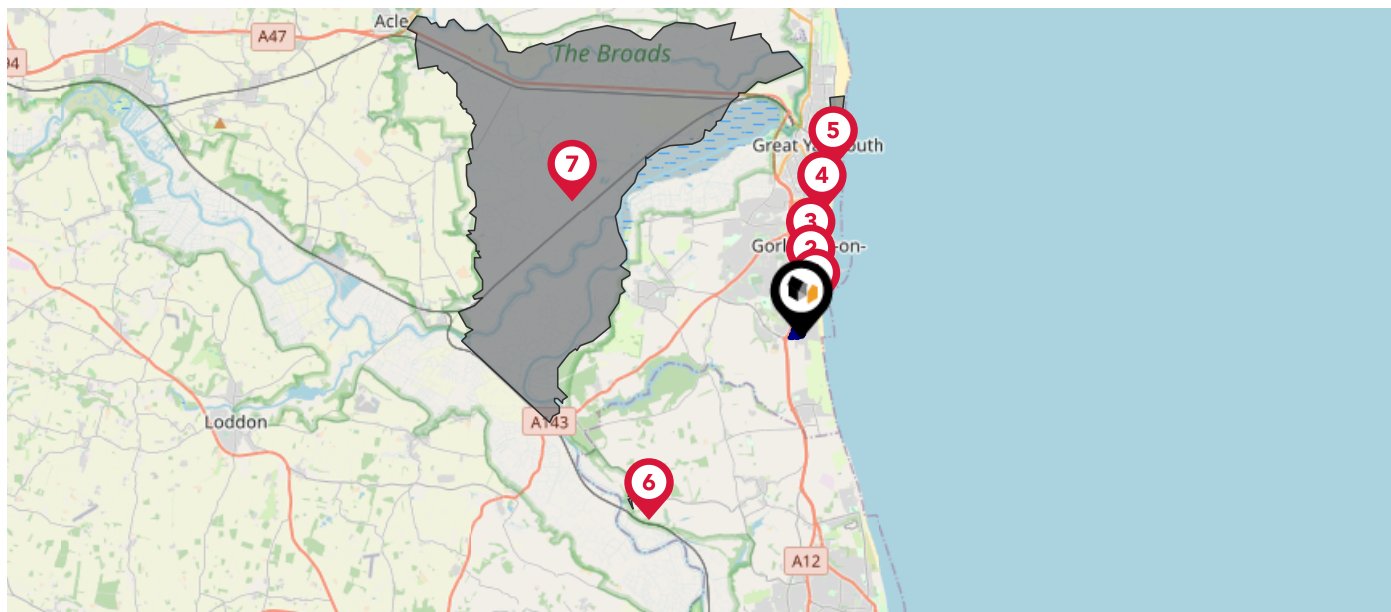
Mine Entry

- ✗ 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



Cliff Hill, Gorleston



Gorleston Town Centre



No.17 Gorleston Conservation Area Extensions



Camperdown, Great Yarmouth



Seafront, Great Yarmouth

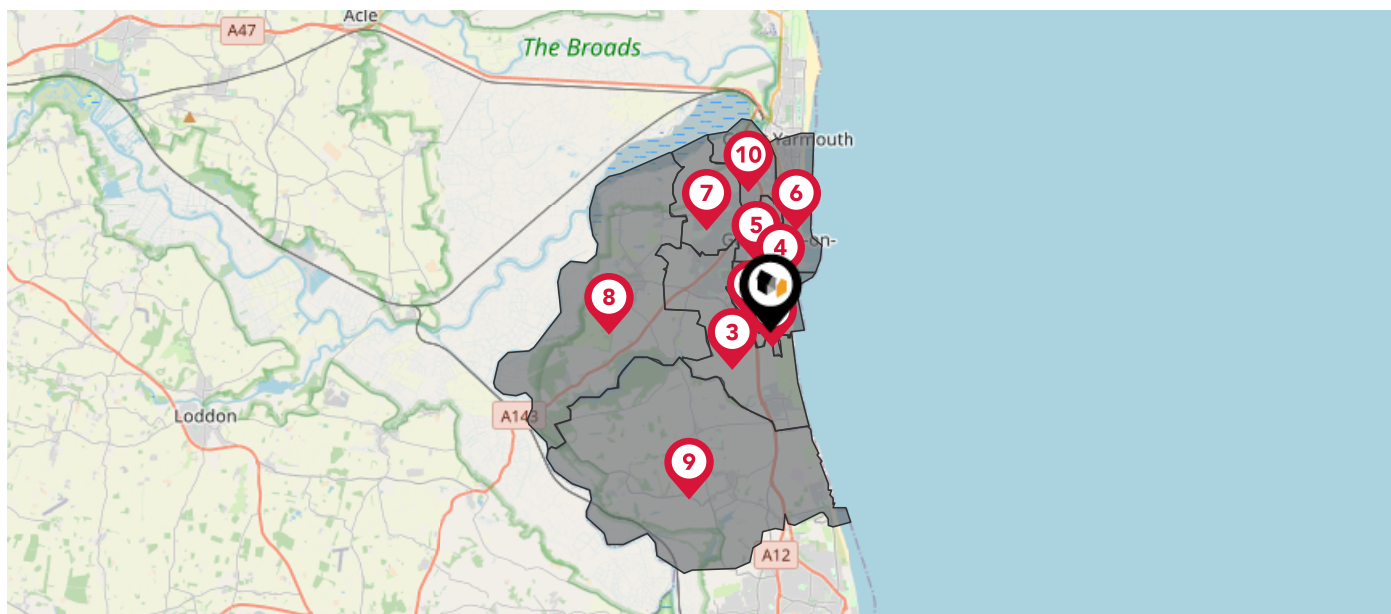


Somerleyton



Halvergate Marshes

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



Gorleston Ward



Magdalen Ward



Bradwell South and Hopton Ward



St. Andrews Ward



Claydon Ward



Nelson Ward



Bradwell North Ward



Lothingland Ward



Lothingland Ward

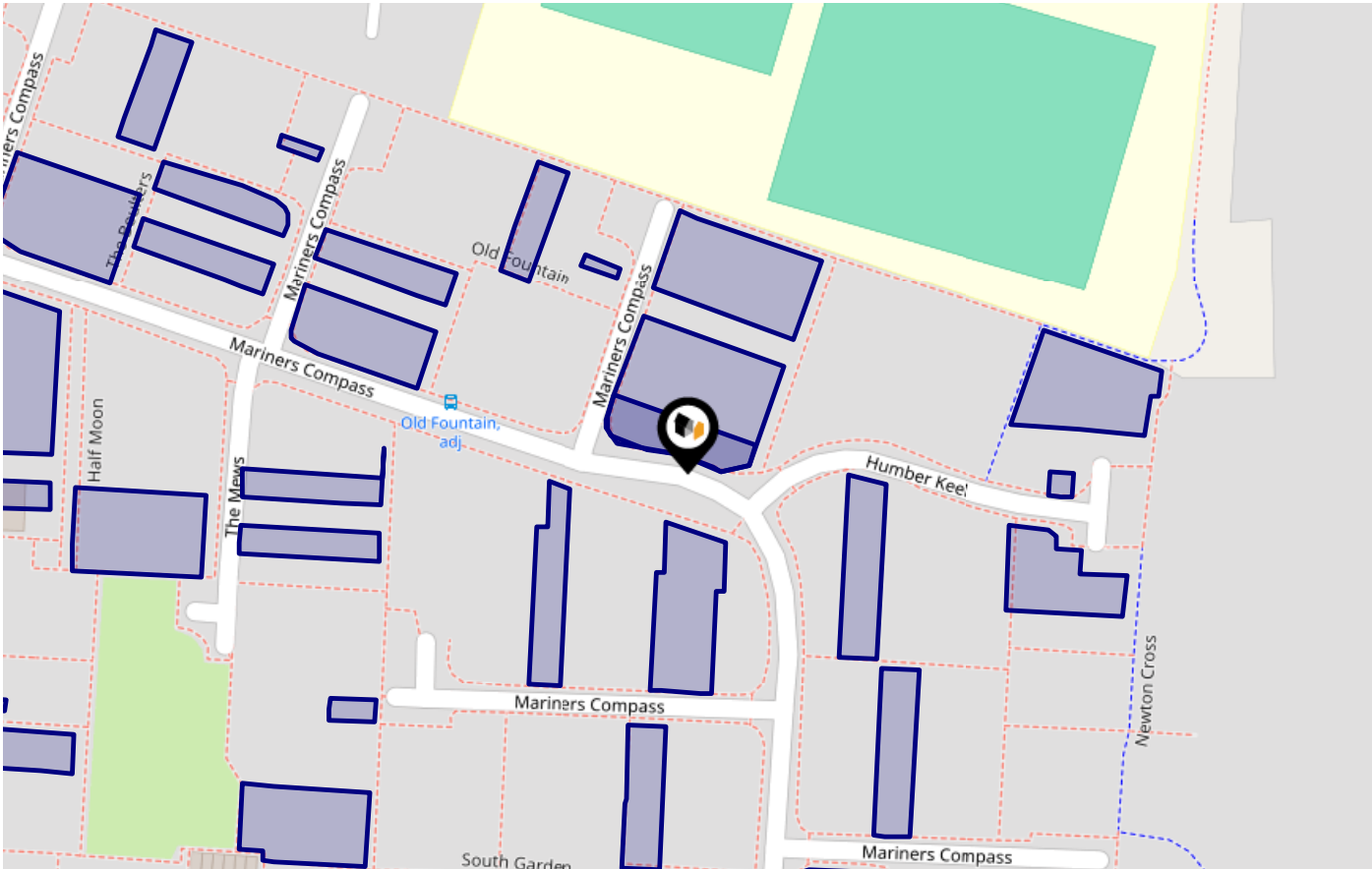


Southtown and Cobholm Ward

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.

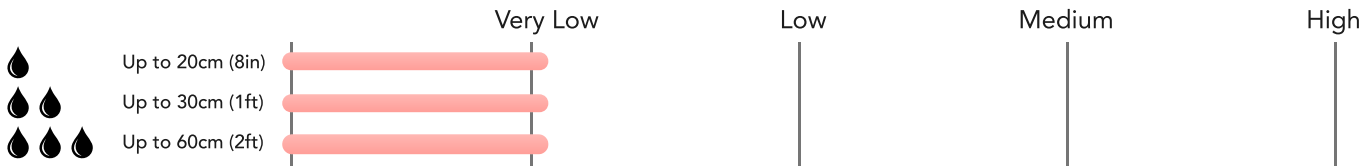


Risk Rating: Very low

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.

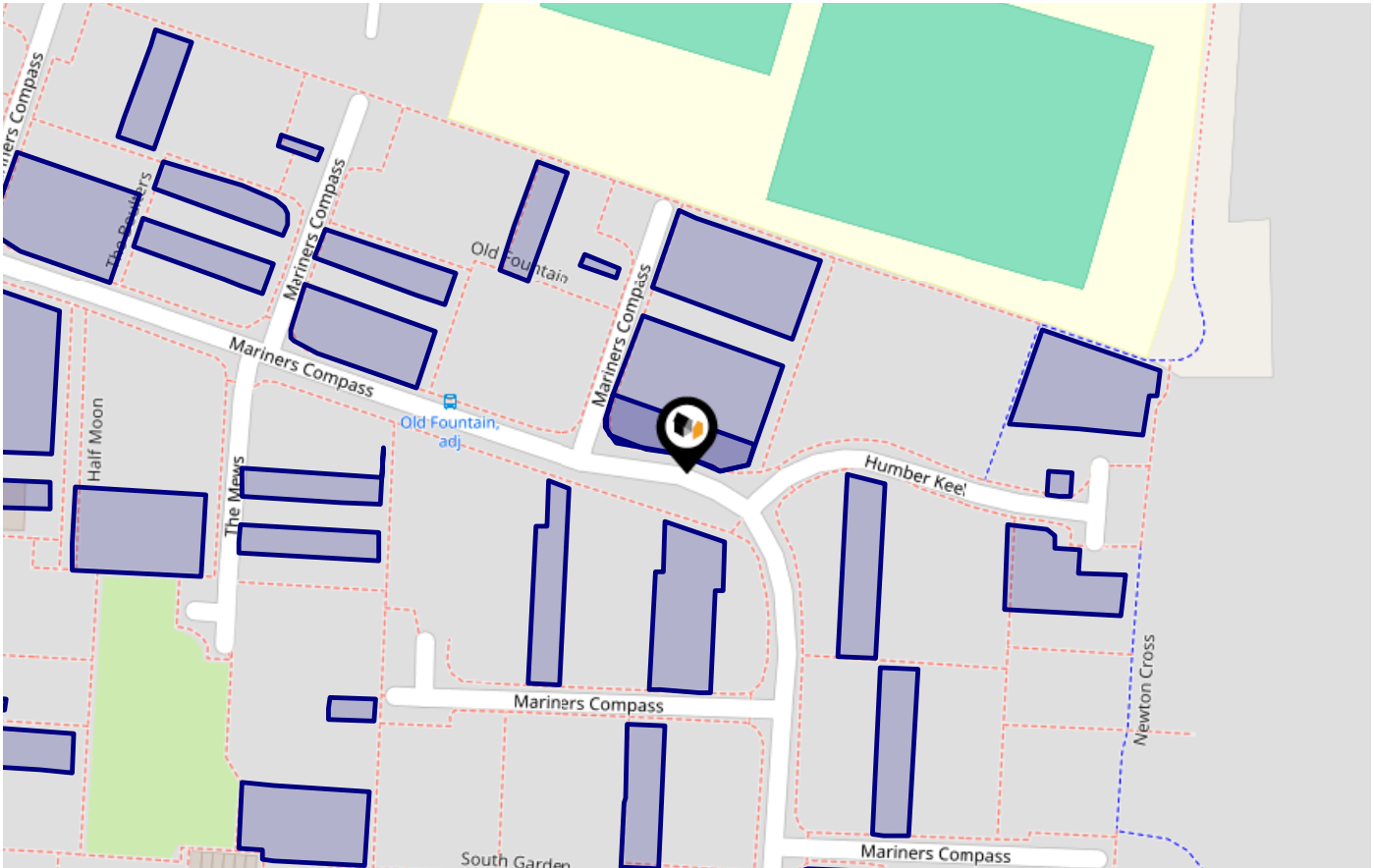
Chance of flooding to the following depths at this property:



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.

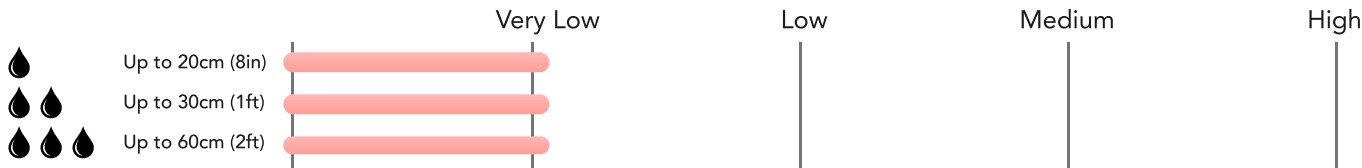


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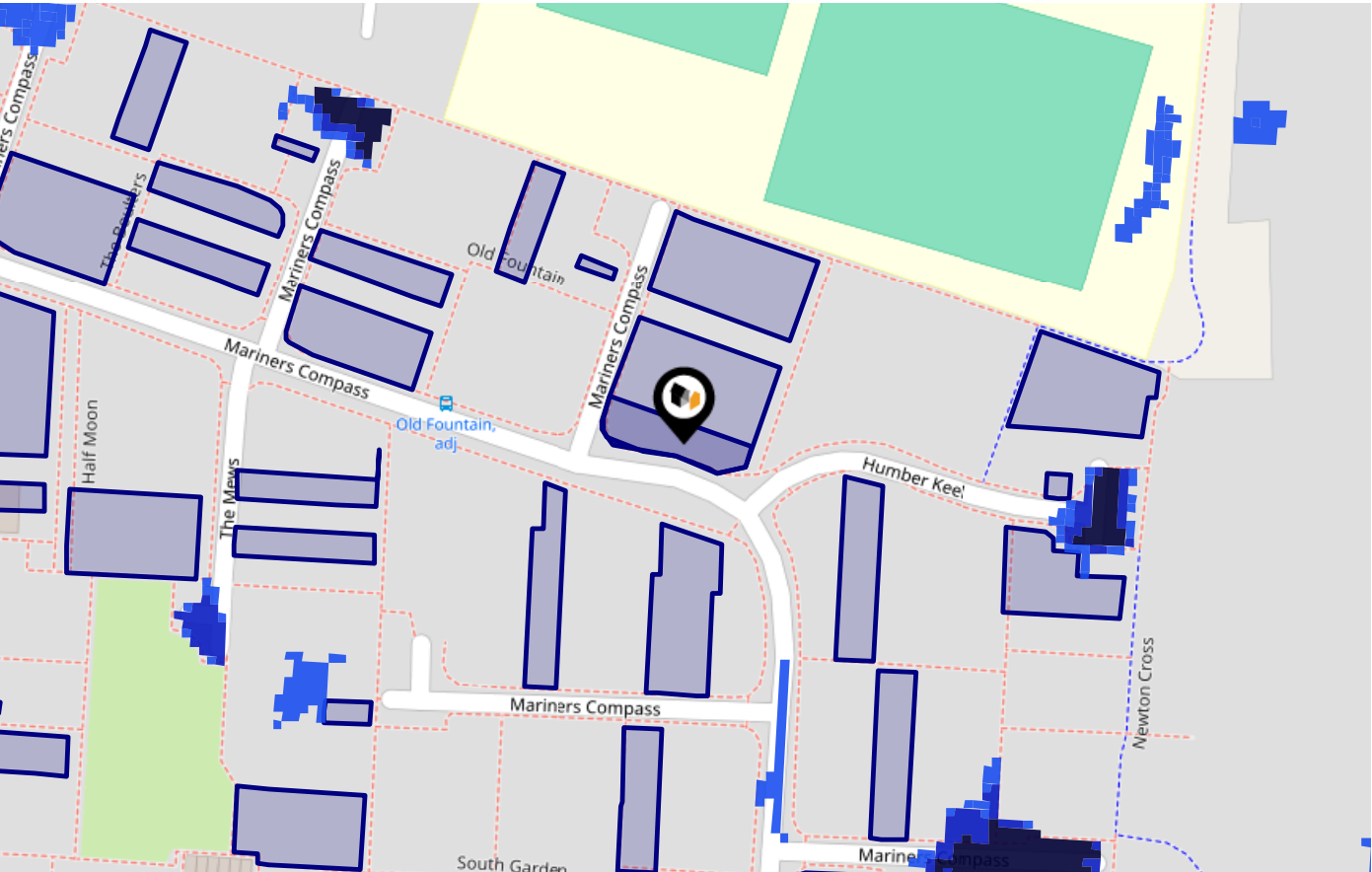
Chance of flooding to the following depths at this property:



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

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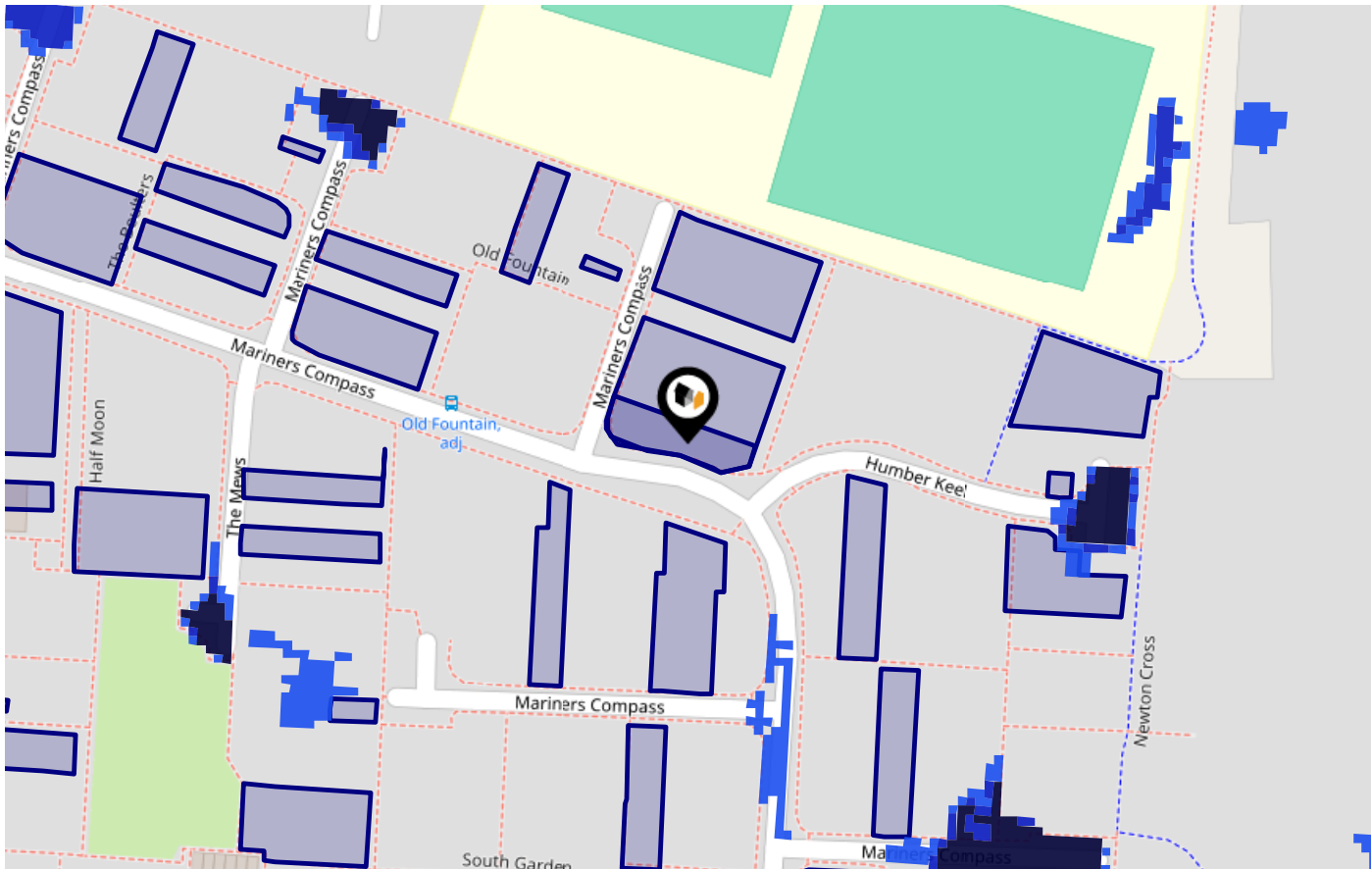
Chance of flooding to the following depths at this property:



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.

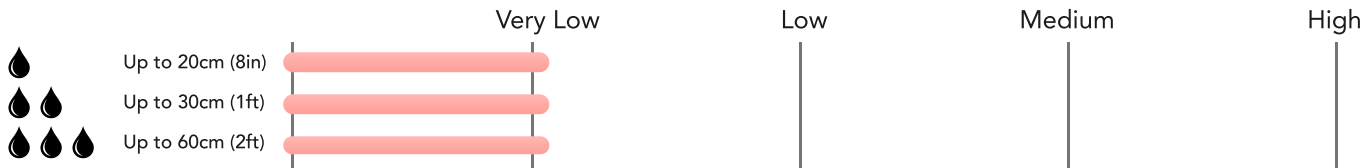


Risk Rating: Very low

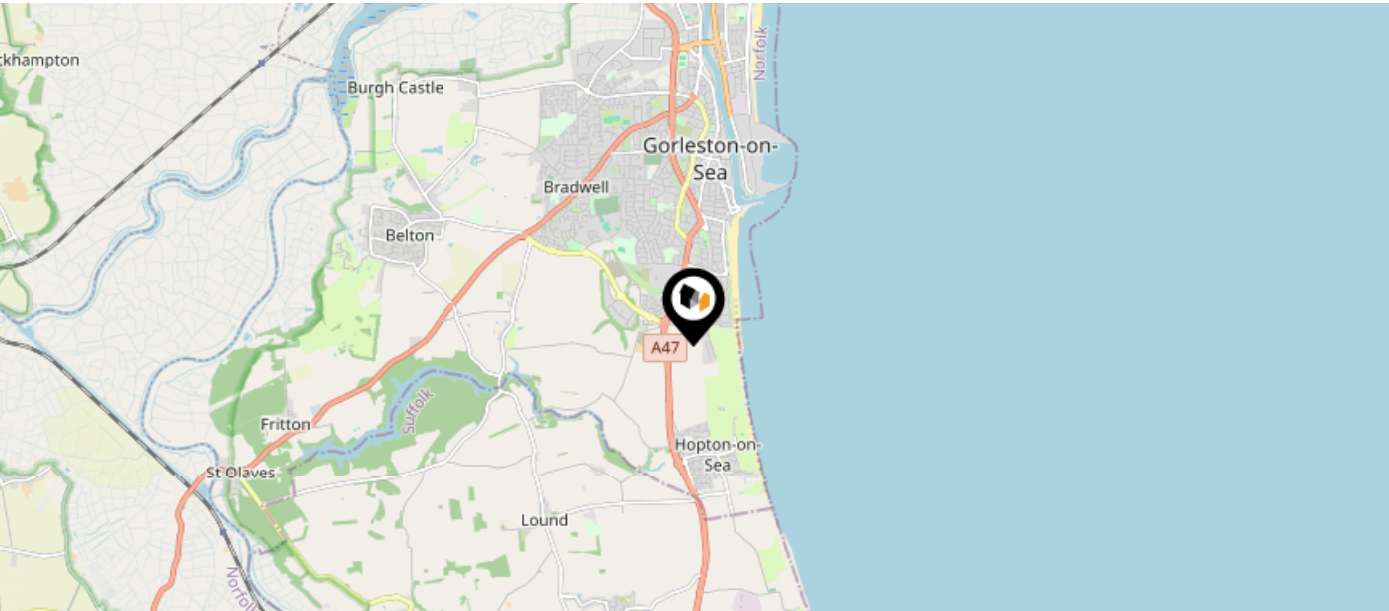
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



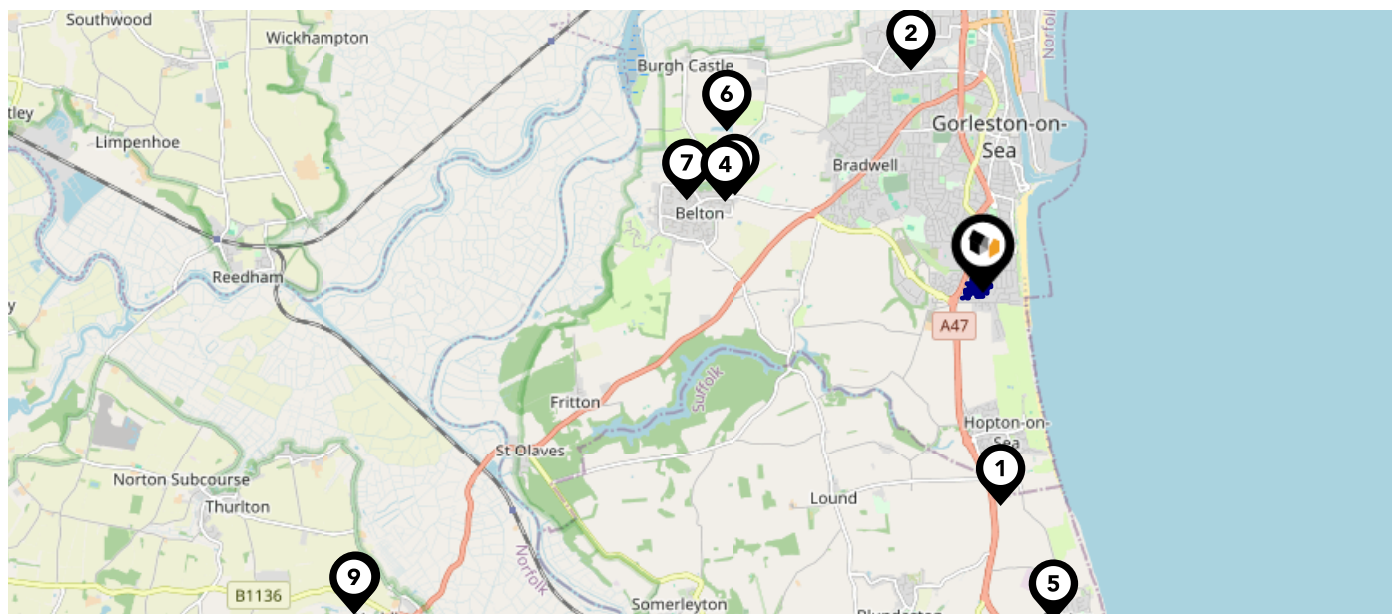
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

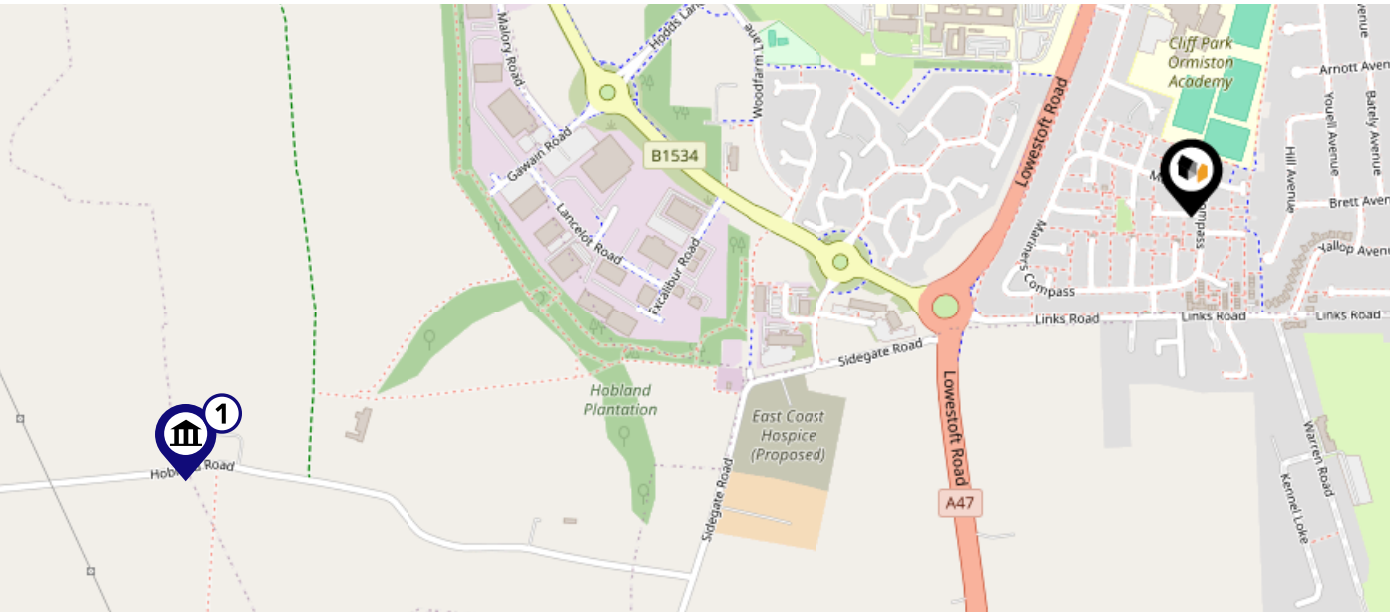
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




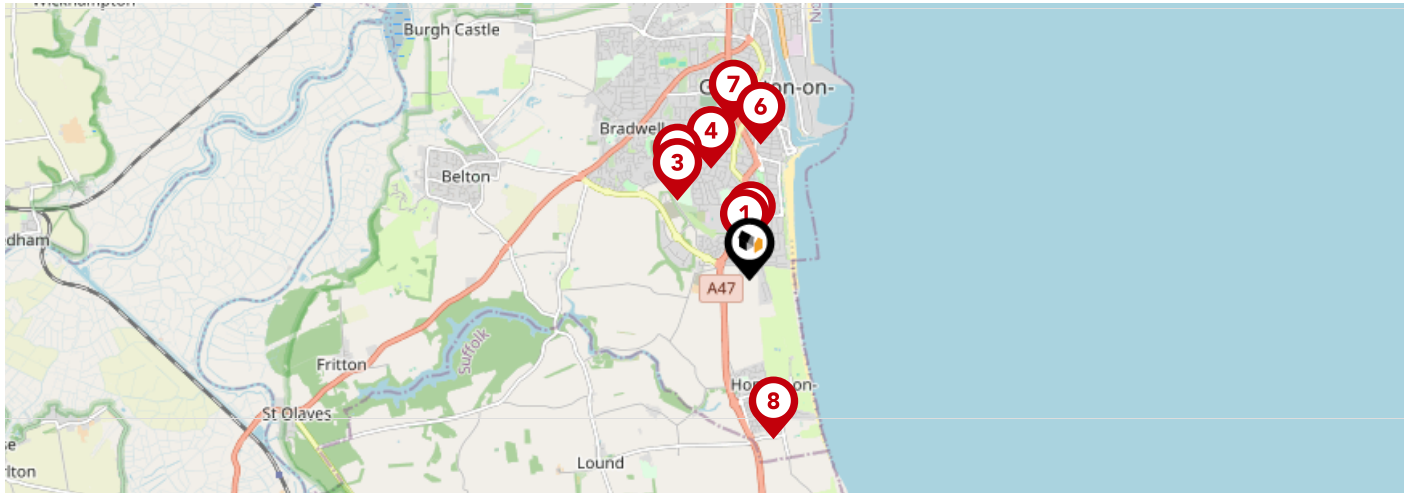
Nearby Landfill Sites

1	Oak View Farm-Lowestoft Road, Hopton, Great Yarmouth	Historic Landfill	
2	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	
3	Belton Marsh-Burgh Castle	Historic Landfill	
4	Off Stepshort-Belton, Great Yarmouth	Historic Landfill	
5	Disused Railway Cutting off Stirrups Lane-Corton	Historic Landfill	
6	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill	
7	EA/EPR/EP3199NL/A001	Active Landfill	
8	Haddiscoe-Crab Apple Lane, Haddiscoe, Great Yarmouth	Historic Landfill	
9	EA/EPR/JP3498NC/A001	Active Landfill	

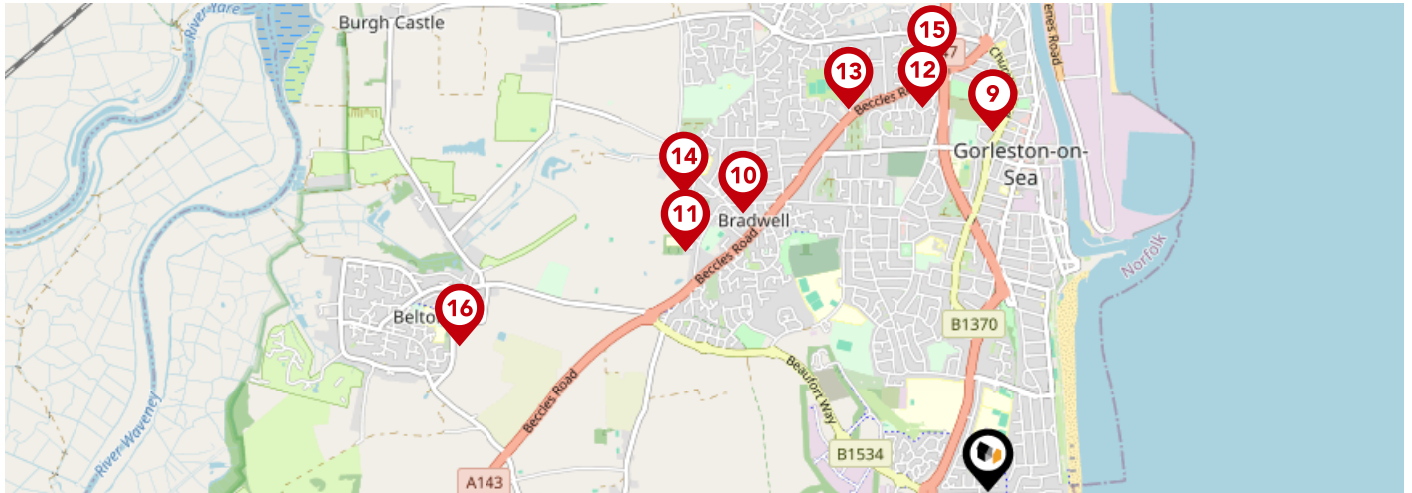
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1068830 - Hobland House	Grade II	1.2 miles



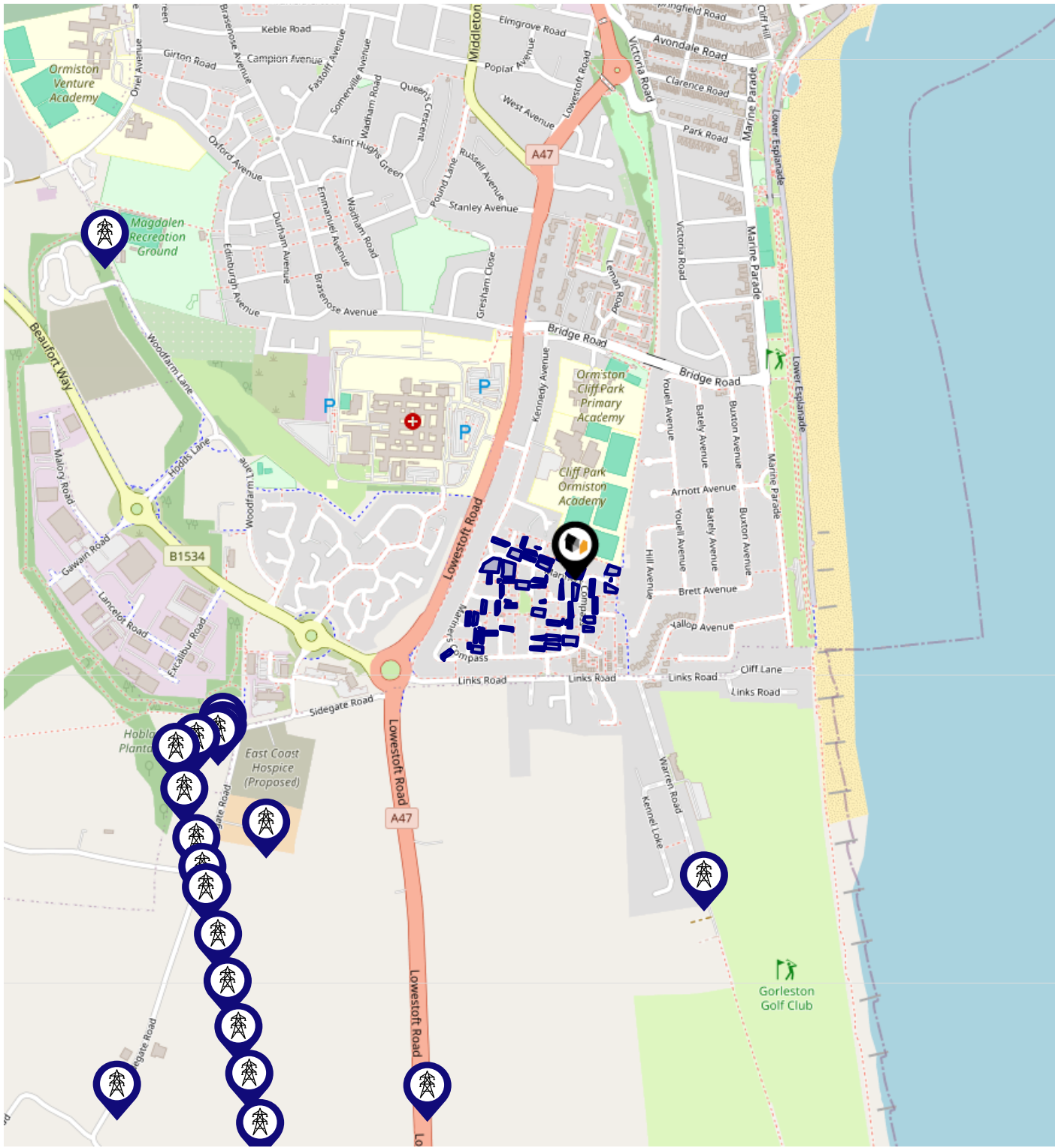
		Nursery	Primary	Secondary	College	Private
1	Cliff Park Ormiston Academy Ofsted Rating: Requires improvement Pupils: 832 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ormiston Cliff Park Primary Academy Ofsted Rating: Good Pupils: 482 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ormiston Herman Academy Ofsted Rating: Good Pupils: 389 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Peterhouse CofE Primary Academy Ofsted Rating: Good Pupils: 448 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ormiston Venture Academy Ofsted Rating: Outstanding Pupils: 887 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stradbroke Primary Academy Ofsted Rating: Good Pupils: 208 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	East Norfolk Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hopton Church of England Primary Academy Ofsted Rating: Good Pupils: 184 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	St Mary and St Peter Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Homefield VC CofE Primary School Ofsted Rating: Good Pupils: 246 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Woodlands Primary Academy Ofsted Rating: Good Pupils: 456 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Wroughton Infant Academy Ofsted Rating: Good Pupils: 191 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lynn Grove Academy Ofsted Rating: Good Pupils: 1155 Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hillside Primary School Ofsted Rating: Good Pupils: 212 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Wroughton Junior Academy Ofsted Rating: Requires improvement Pupils: 318 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	UET Compass Academy Ofsted Rating: Not Rated Pupils: 65 Distance:2.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

HOWARDS
Estate Agents since 1926

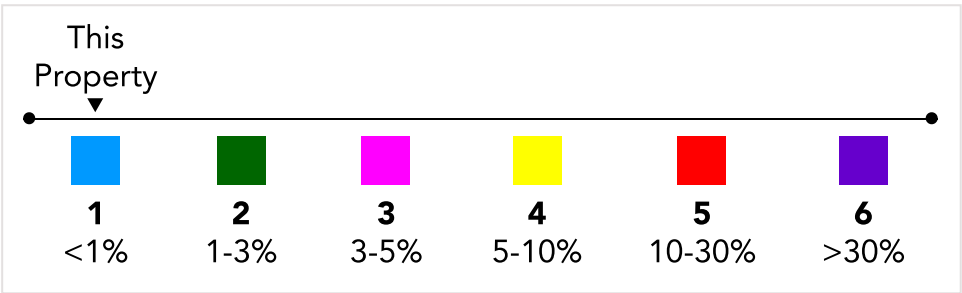
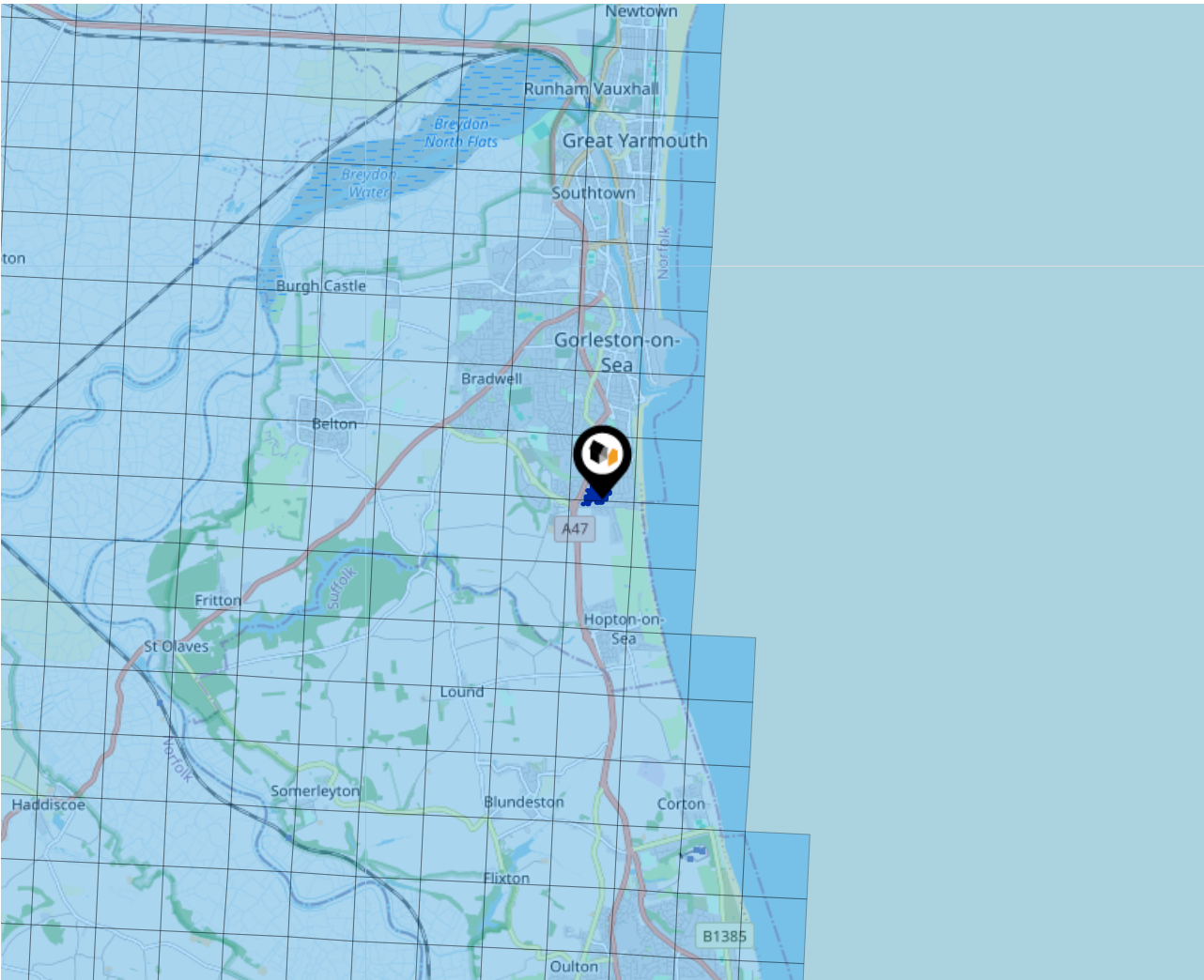


Key:

-  Power Pylons
-  Communication Masts

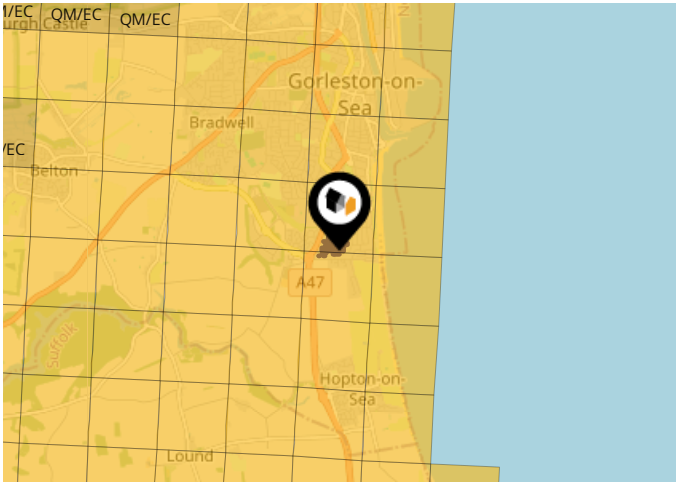
What is Radon?

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
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY)		

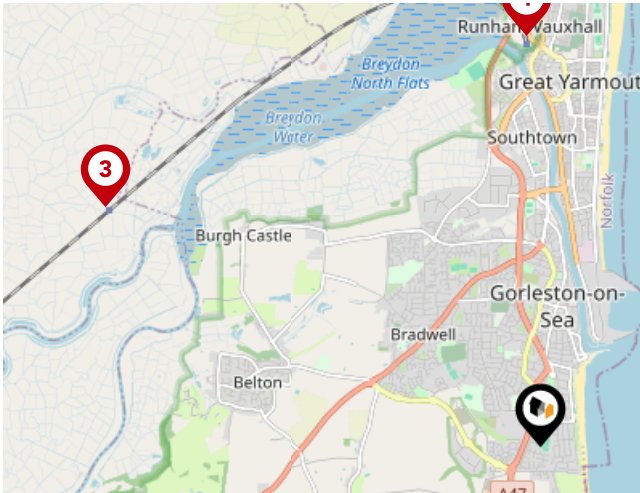


Primary Classifications (Most Common Clay Types)

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

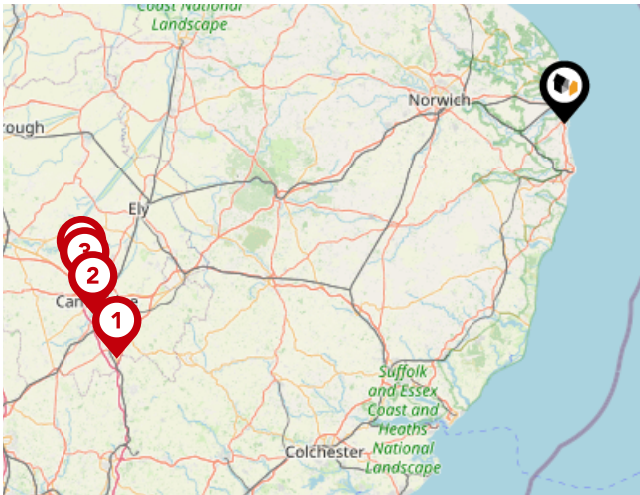
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	3.71 miles
2	Great Yarmouth Rail Station	3.71 miles
3	Berney Arms Rail Station	4.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.47 miles
2	M11 J11	73.79 miles
3	M11 J13	73.5 miles
4	M11 J14	73.43 miles

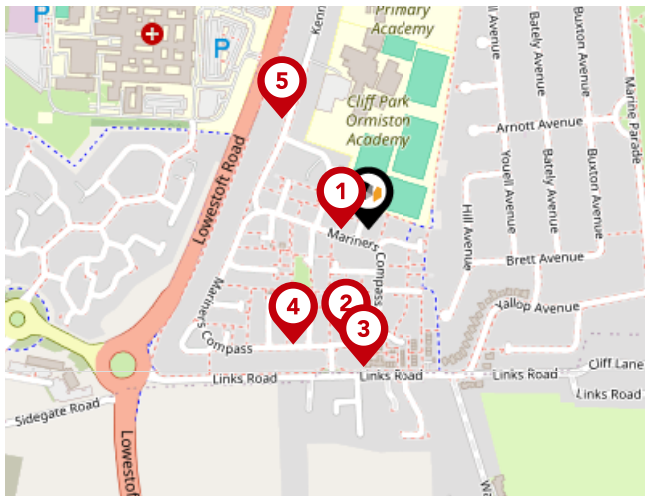


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	20.24 miles
2	Southend-on-Sea	81.06 miles
3	Cambridge	69.8 miles
4	Stansted Airport	77.33 miles

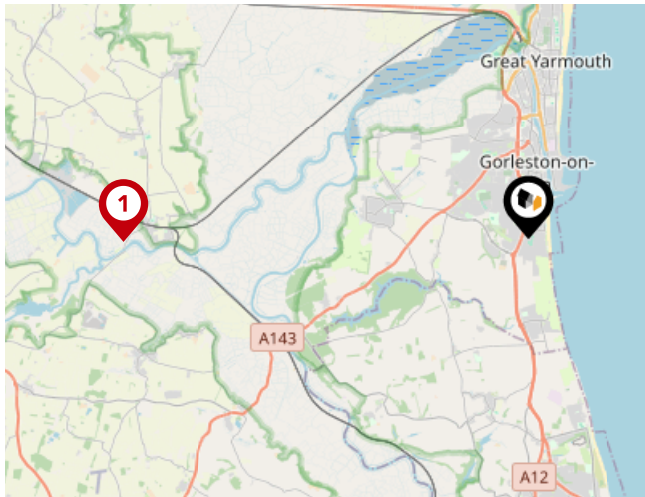
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Fountain	0.03 miles
2	Mariners Close	0.13 miles
3	Meadow Court	0.15 miles
4	The Mews West	0.15 miles
5	Kennedy Avenue	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	7.28 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

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

01493 509362

gtyarmouth.lettings@howards.co.uk

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