

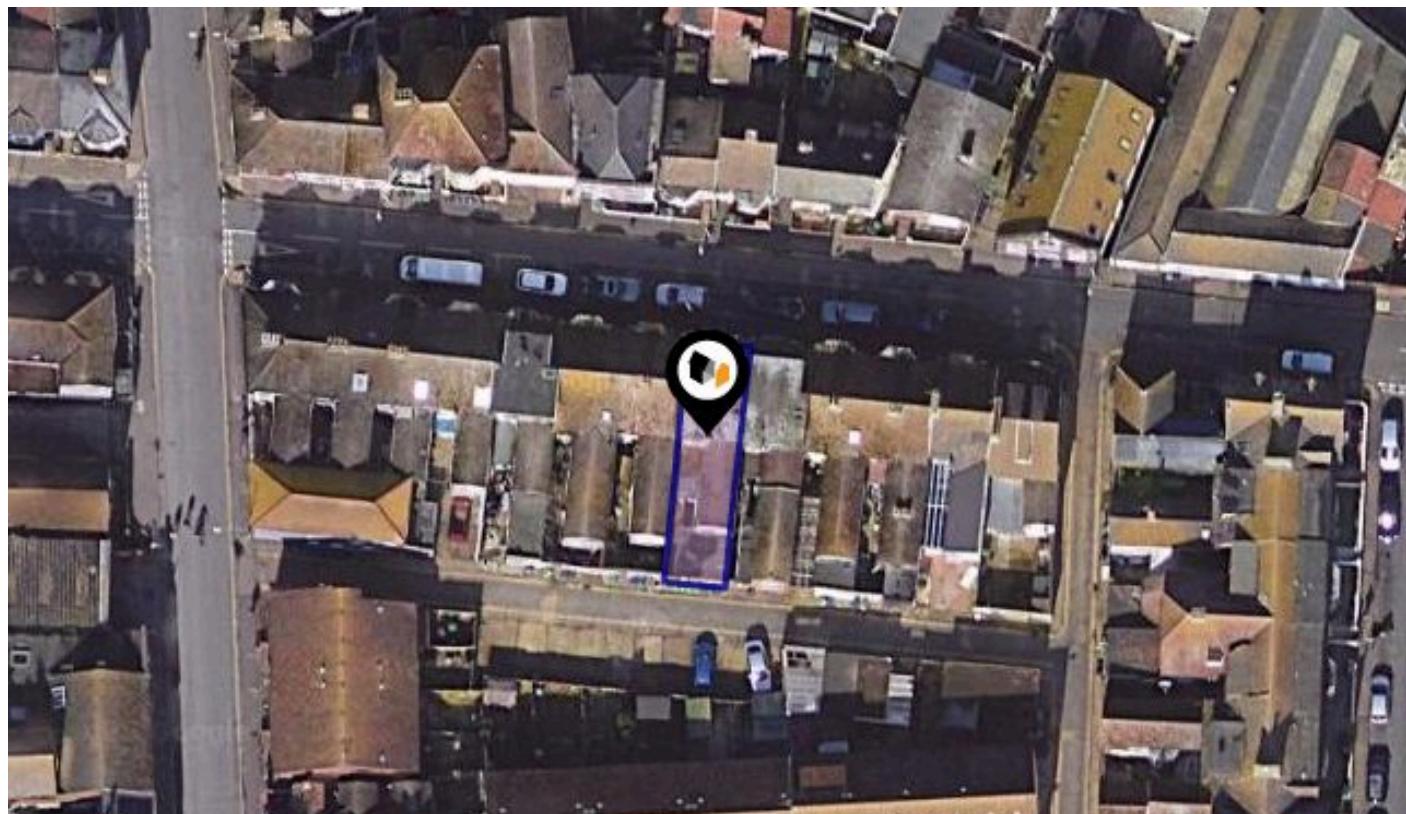


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th January 2026



YORK ROAD, GREAT YARMOUTH, NR30

Howards

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

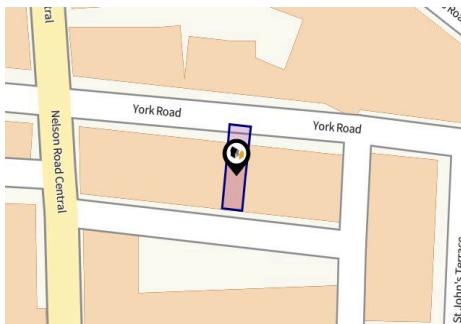
01493 509362

gtyarmouth.lettings@howards.co.uk

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Property

Type:	Terraced House	Tenure:	Freehold
Bedrooms:	8		
Floor Area:	2,055 ft ² / 191 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,793		
Title Number:	NK84752		

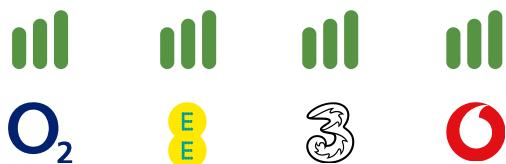
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	2000 mb/s

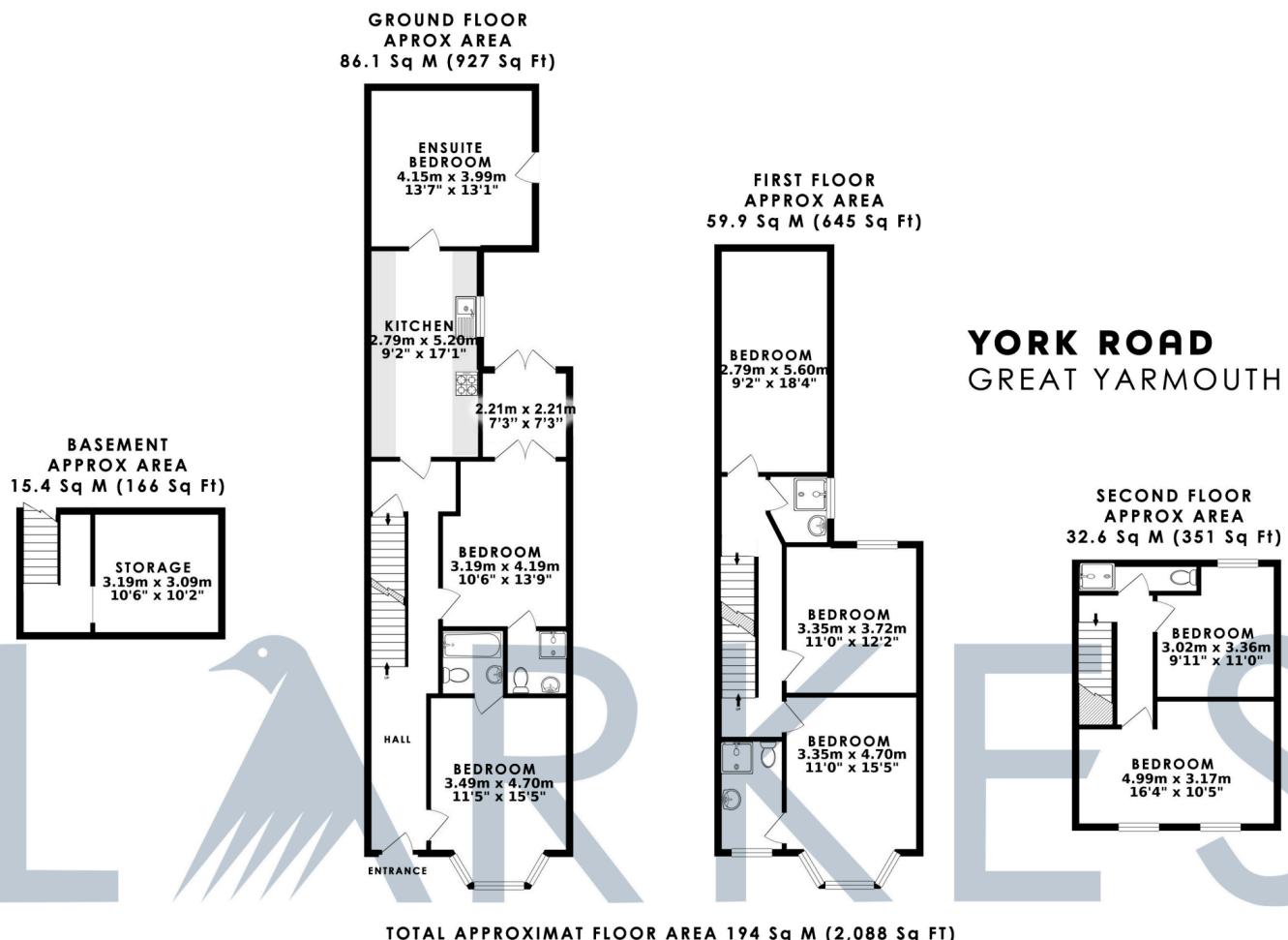
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



YORK ROAD, GREAT YARMOUTH, NR30



Property EPC - Certificate

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York Road, NR30

Energy rating

D

Valid until 12.02.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		55 D
39-54	E		
21-38	F		
1-20	G		

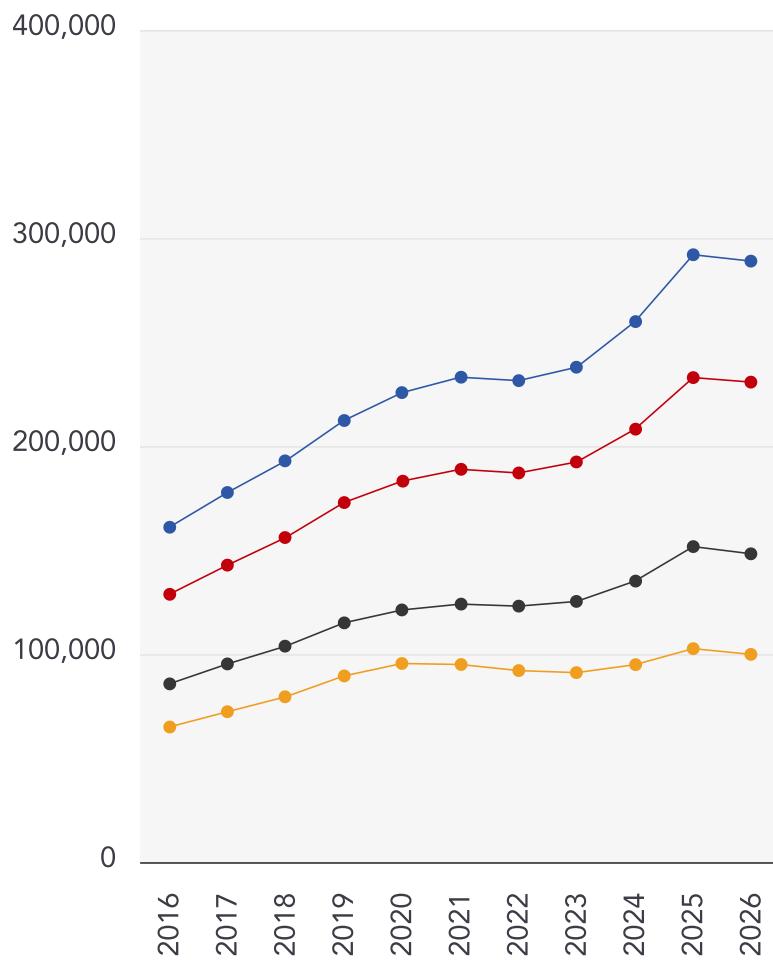
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very 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 48% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	191 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%

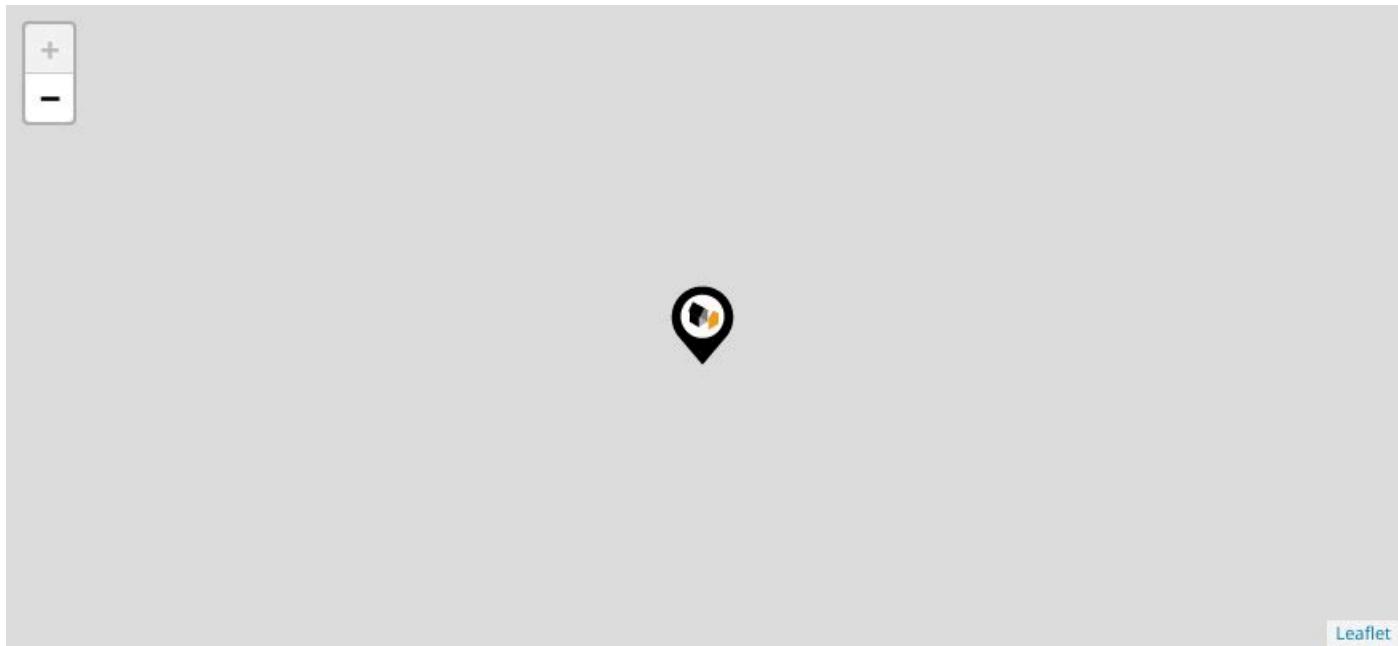
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



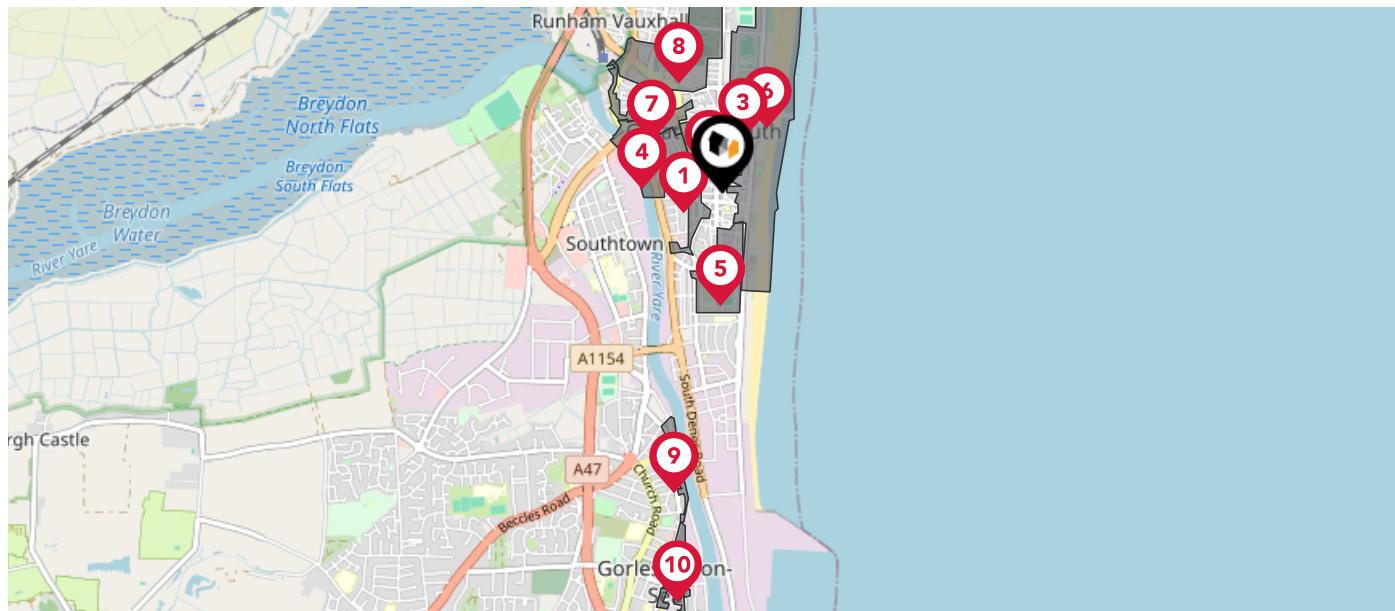
Mine Entry

- 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.

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

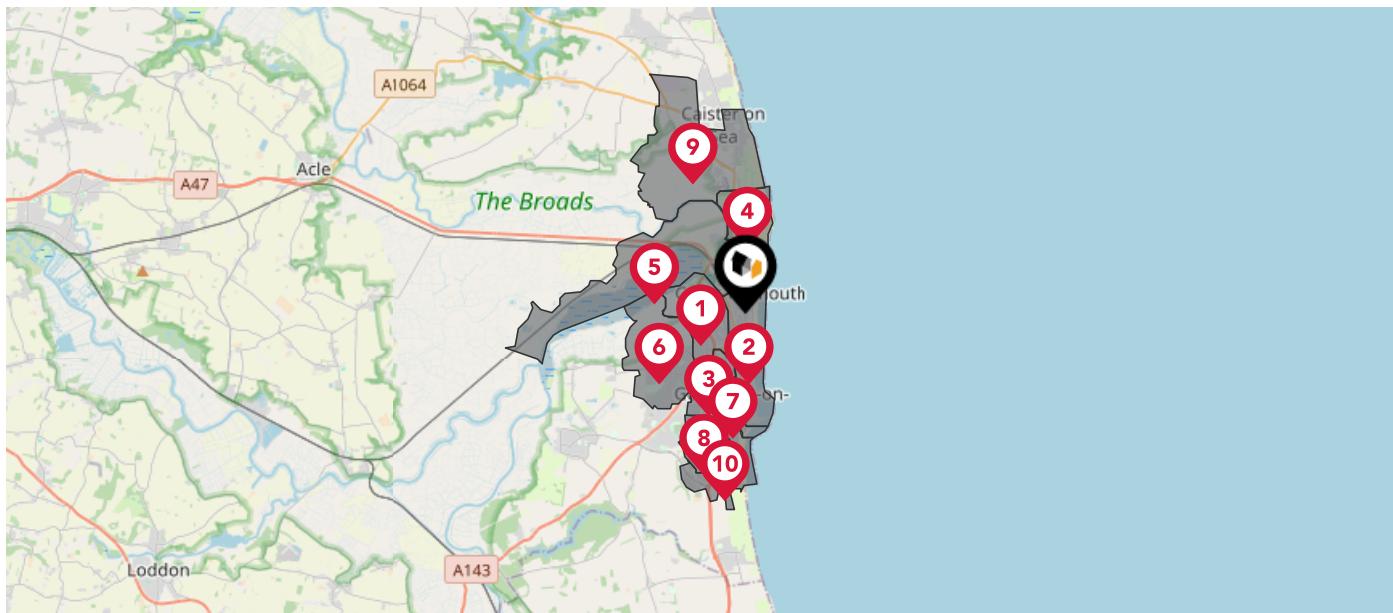
- 1 King Street, Great Yarmouth
- 2 St George's, Great Yarmouth
- 3 Prince's Road, Great Yarmouth
- 4 Hall Quay and South Quay, Great Yarmouth
- 5 Camperdown, Great Yarmouth
- 6 Seafront, Great Yarmouth
- 7 Market Place, Rows and North Quay, Great Yarmouth
- 8 St Nicholas and Northgate Street, Great 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



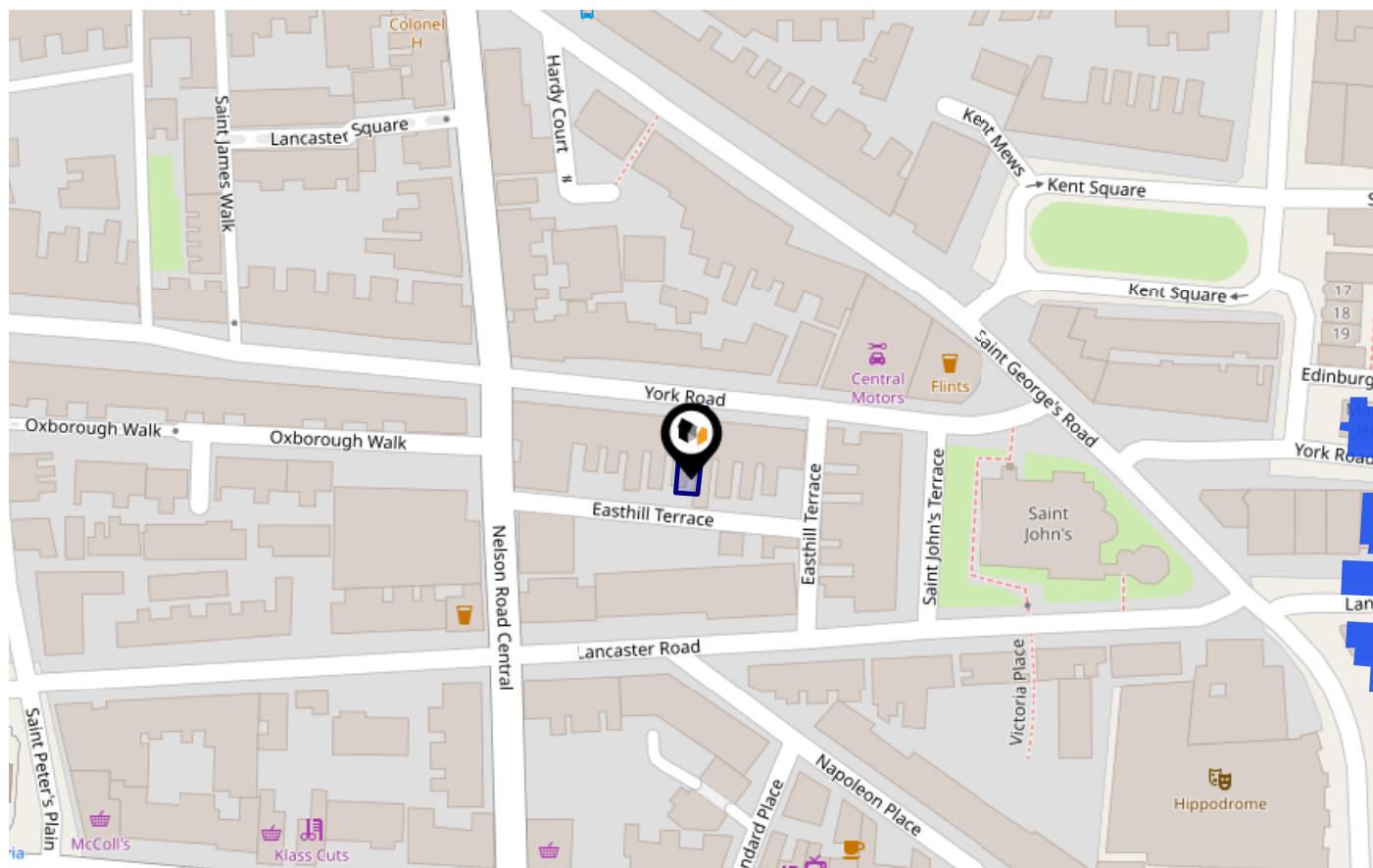
Nearby Council Wards

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

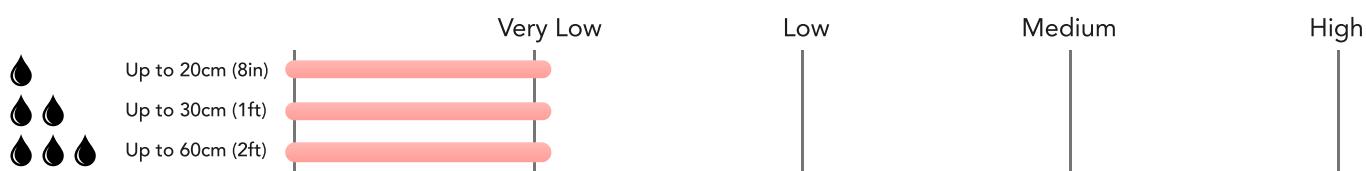


Risk Rating: Very low

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.

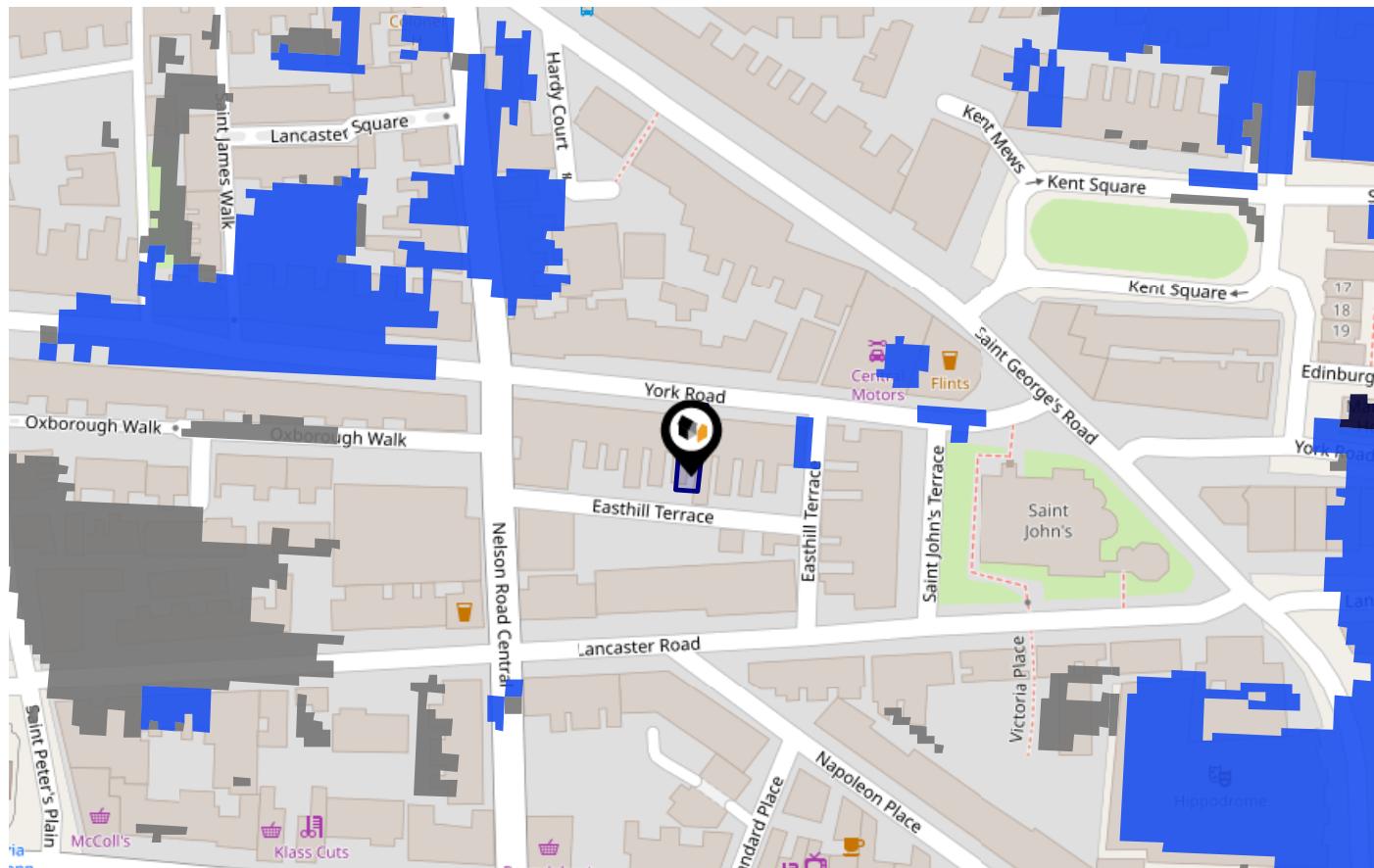
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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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.

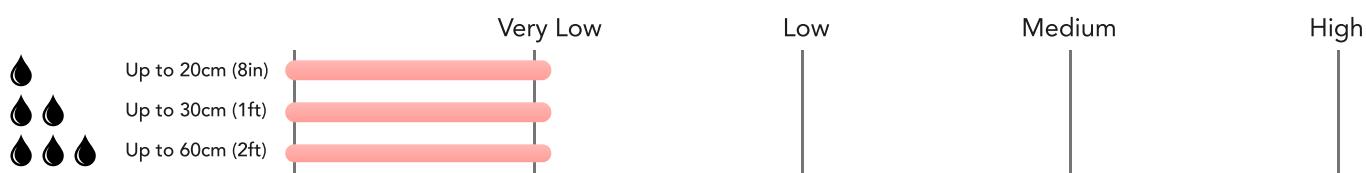


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Chance of flooding to the following depths at this property:

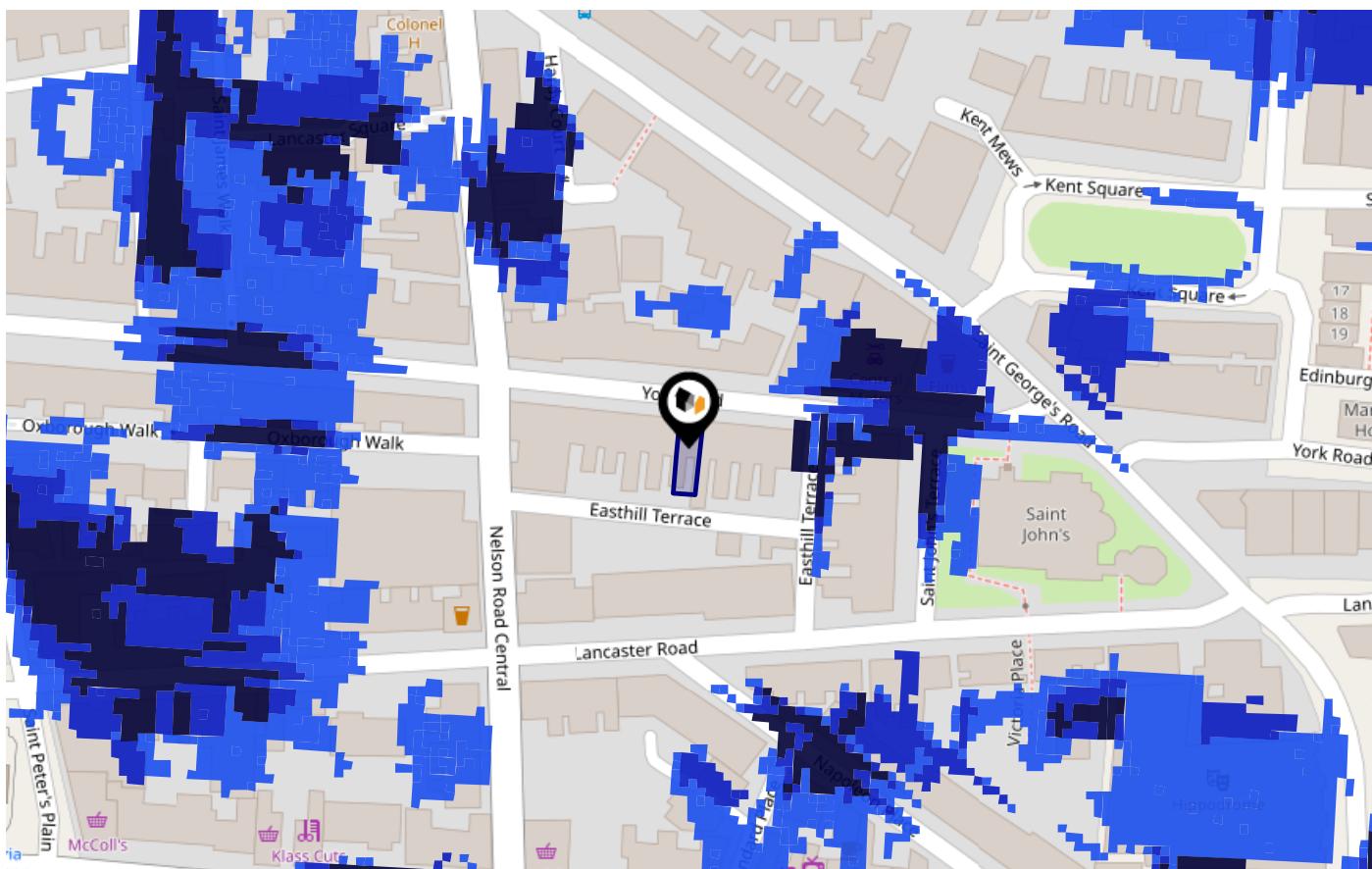


Flood Risk

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.

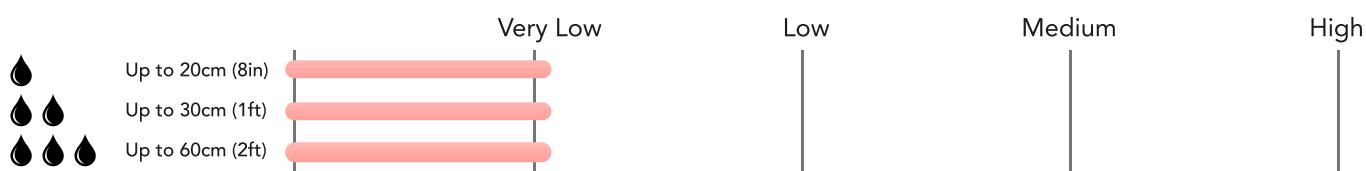


Risk Rating: Very low

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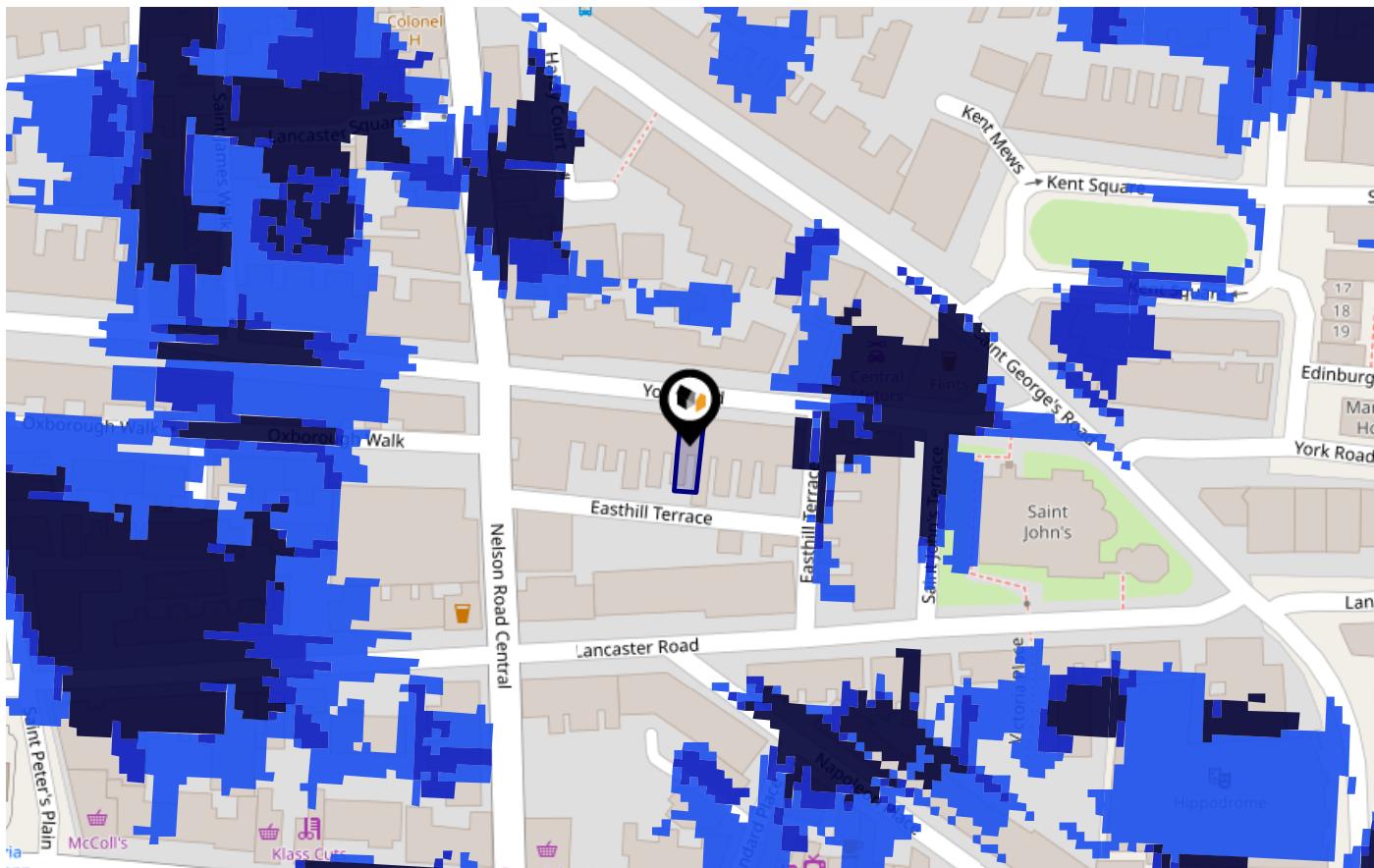
Chance of flooding to the following depths at this property:



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.

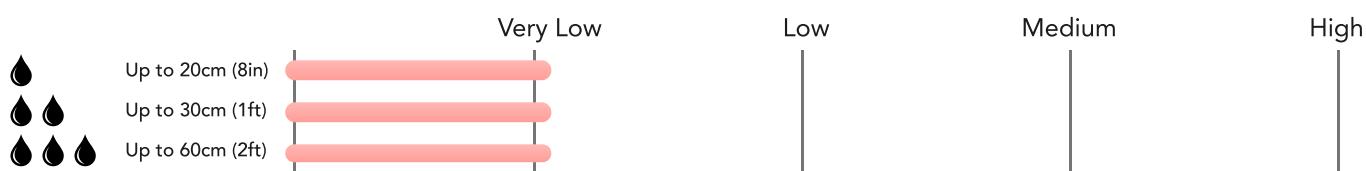


Risk Rating: Very low

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:

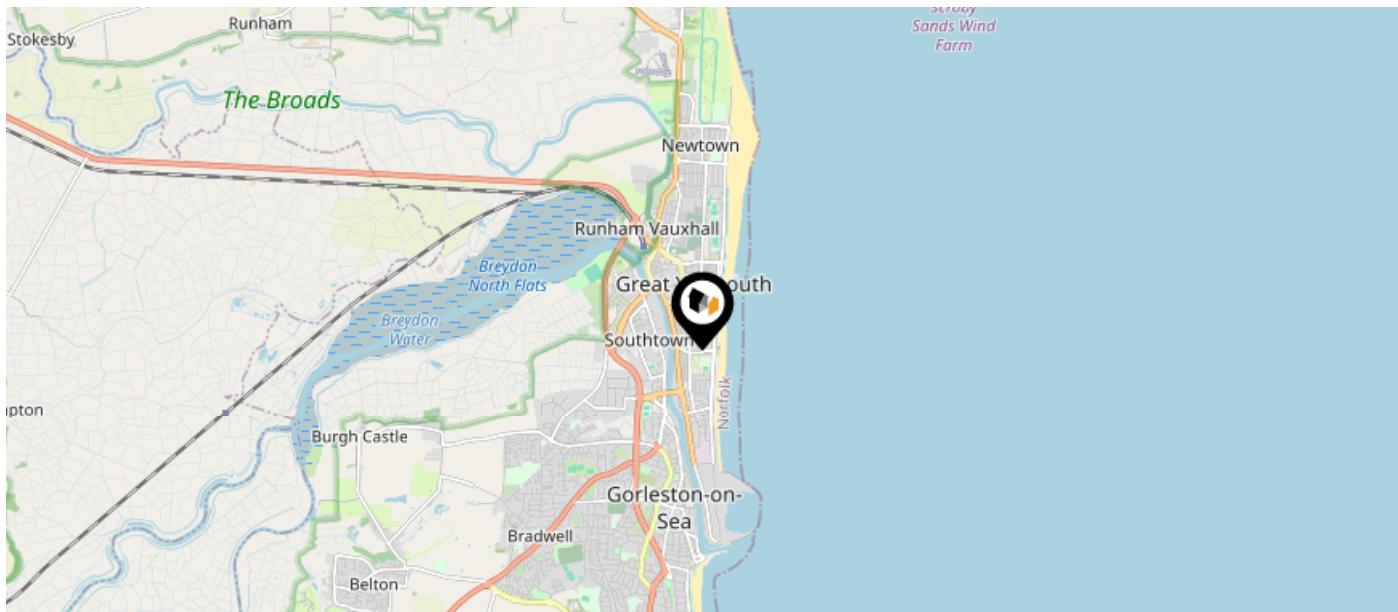


Maps

Green Belt

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



Nearby Green Belt Land

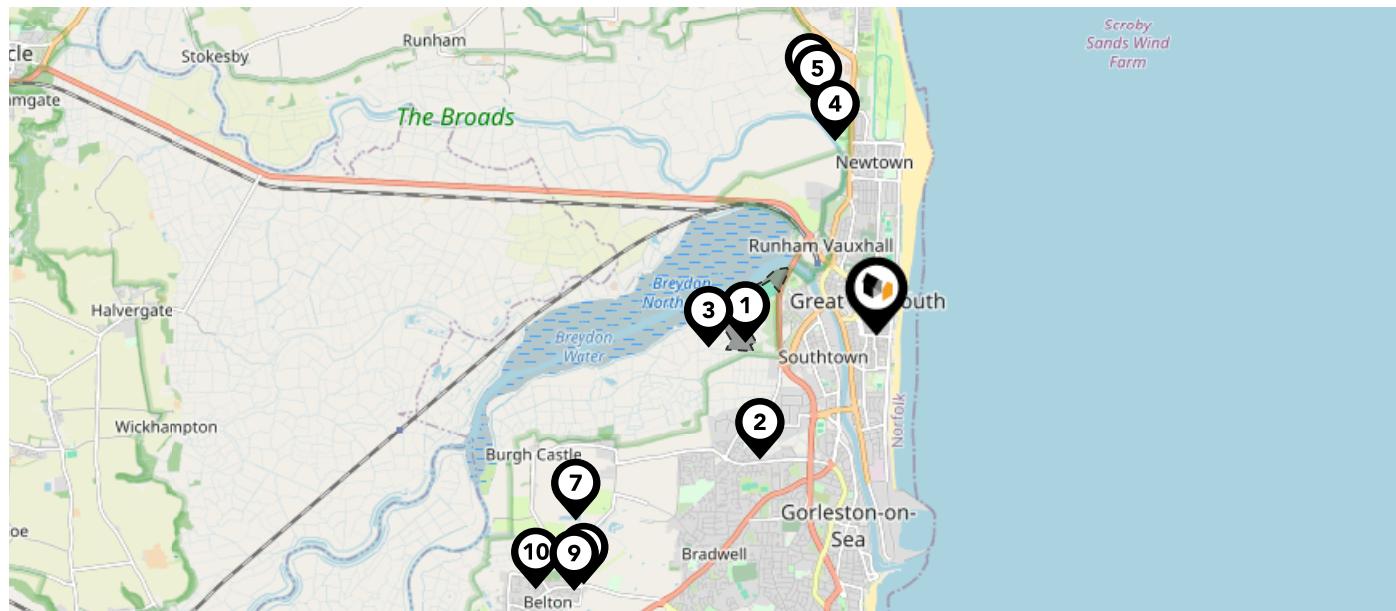
No data available.

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.



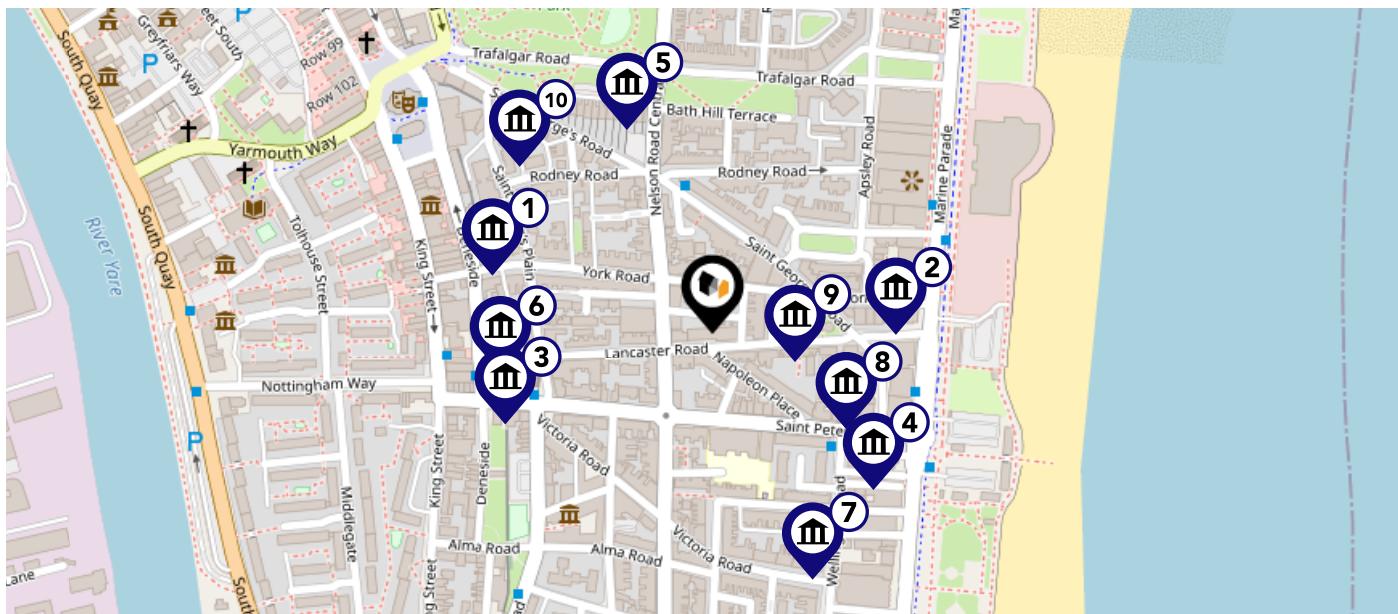
Nearby Landfill Sites

Site Number	Location	Type	Permit Status
1	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	<input type="checkbox"/>
2	Gapton Hall Site-Between Harfeys Road and Burgh Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
3	Humberstone Farm Cobholm Landfill Site-Humberstone, Norfolk	Historic Landfill	<input type="checkbox"/>
4	Bure Park-Caister Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
5	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
6	Caister-On-Sea-Norwich, Norfolk	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...

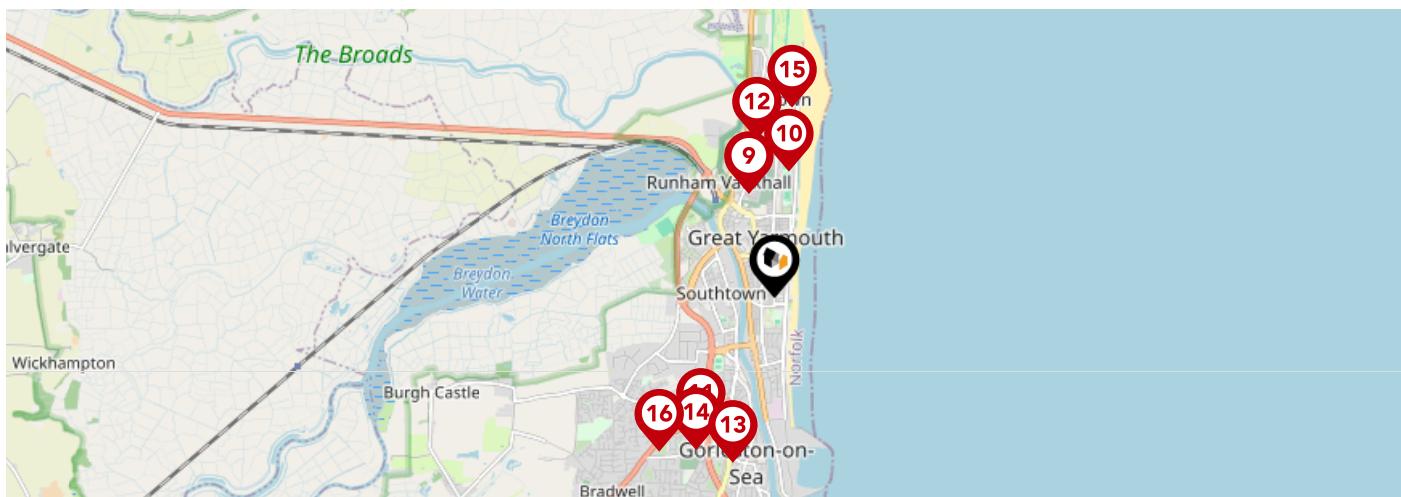


Listed Buildings in the local district	Grade	Distance
① 1393653 - York Road Centre (former Drill Hall)	Grade II	0.1 miles
② 1246585 - Maritime Museum	Grade II	0.1 miles
③ 1096827 - Church Of St Spyridon	Grade II	0.1 miles
④ 1271549 - Barking Smack Public House	Grade II	0.1 miles
⑤ 1246058 - College Of Art And Design Including Railings To East And North	Grade II	0.1 miles
⑥ 1096826 - Wood Hall Hotel	Grade II	0.1 miles
⑦ 1245565 - 20, Wellington Road	Grade II	0.1 miles
⑧ 1245922 - The Hippodrome	Grade II	0.1 miles
⑨ 1271806 - Church Of St John	Grade II	0.1 miles
⑩ 1245920 - 82 And 83, St George's Road	Grade II	0.1 miles



Nursery Primary Secondary College Private

1 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:0.07					
2 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:0.47					
3 Novaturnient School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 19 Distance:0.47					
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:0.49					
5 Great Yarmouth Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 422 Distance:0.59					
6 Southtown Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Requires improvement Pupils: 196 Distance:0.64					
7 Edward Worlledge Ormiston Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 308 Distance:0.65					
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:0.82					



Nursery Primary Secondary College Private



Northgate Primary School

Ofsted Rating: Good | Pupils: 418 | Distance: 0.97



Great Yarmouth Charter Academy

Ofsted Rating: Good | Pupils: 941 | Distance: 1.14



Wroughton Junior Academy

Ofsted Rating: Requires improvement | Pupils: 318 | Distance: 1.37



Bure Park Specialist Academy

Ofsted Rating: Good | Pupils: 64 | Distance: 1.44



St Mary and St Peter Catholic Primary School

Ofsted Rating: Good | Pupils: 230 | Distance: 1.54



Wroughton Infant Academy

Ofsted Rating: Good | Pupils: 191 | Distance: 1.55



North Denes Primary School and Nursery

Ofsted Rating: Good | Pupils: 398 | Distance: 1.71



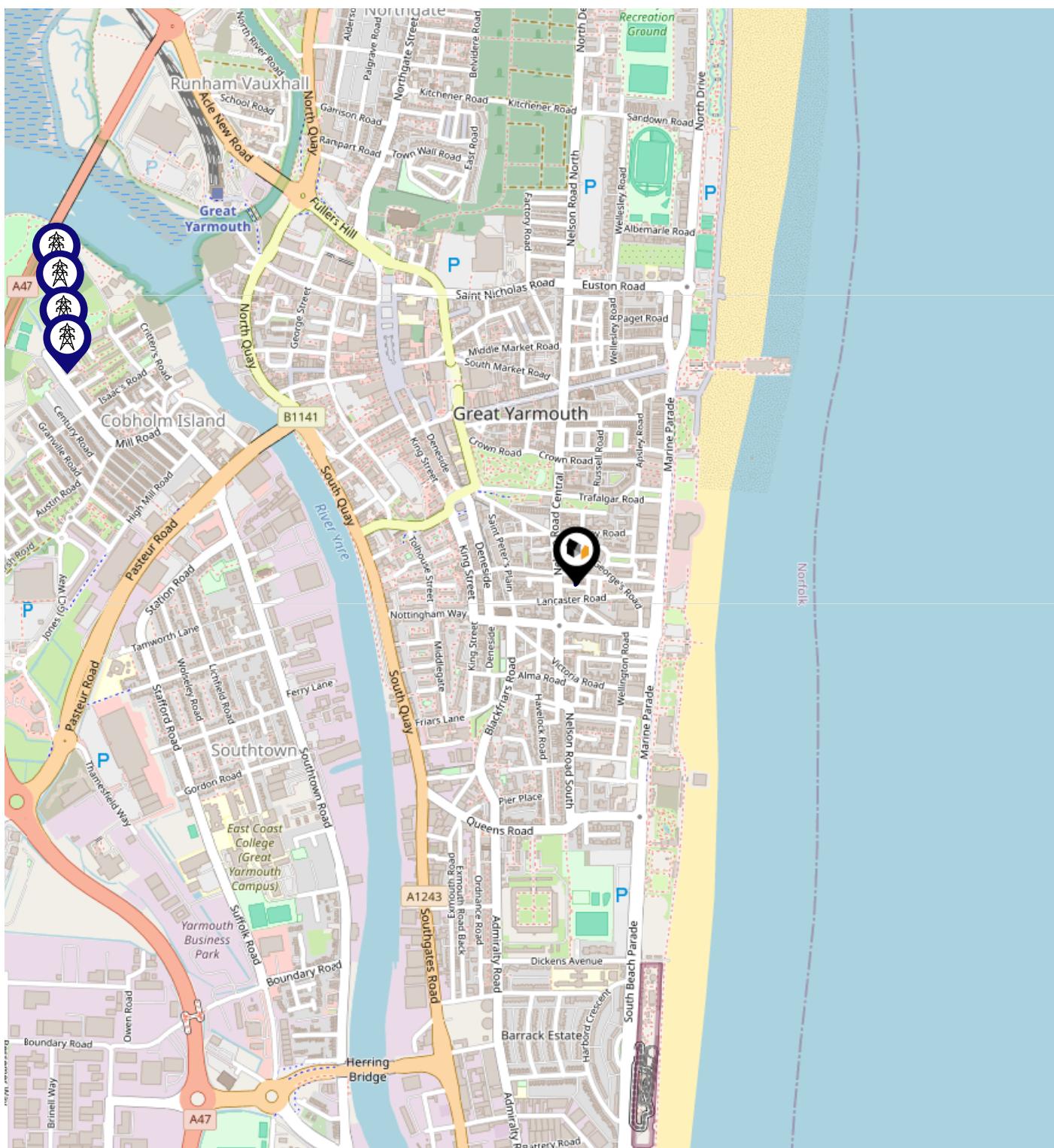
Lynn Grove Academy

Ofsted Rating: Good | Pupils: 1155 | Distance: 1.74



Local Area Masts & Pylons

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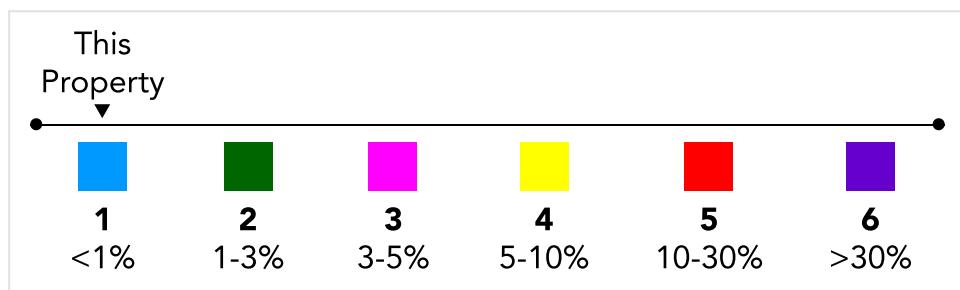
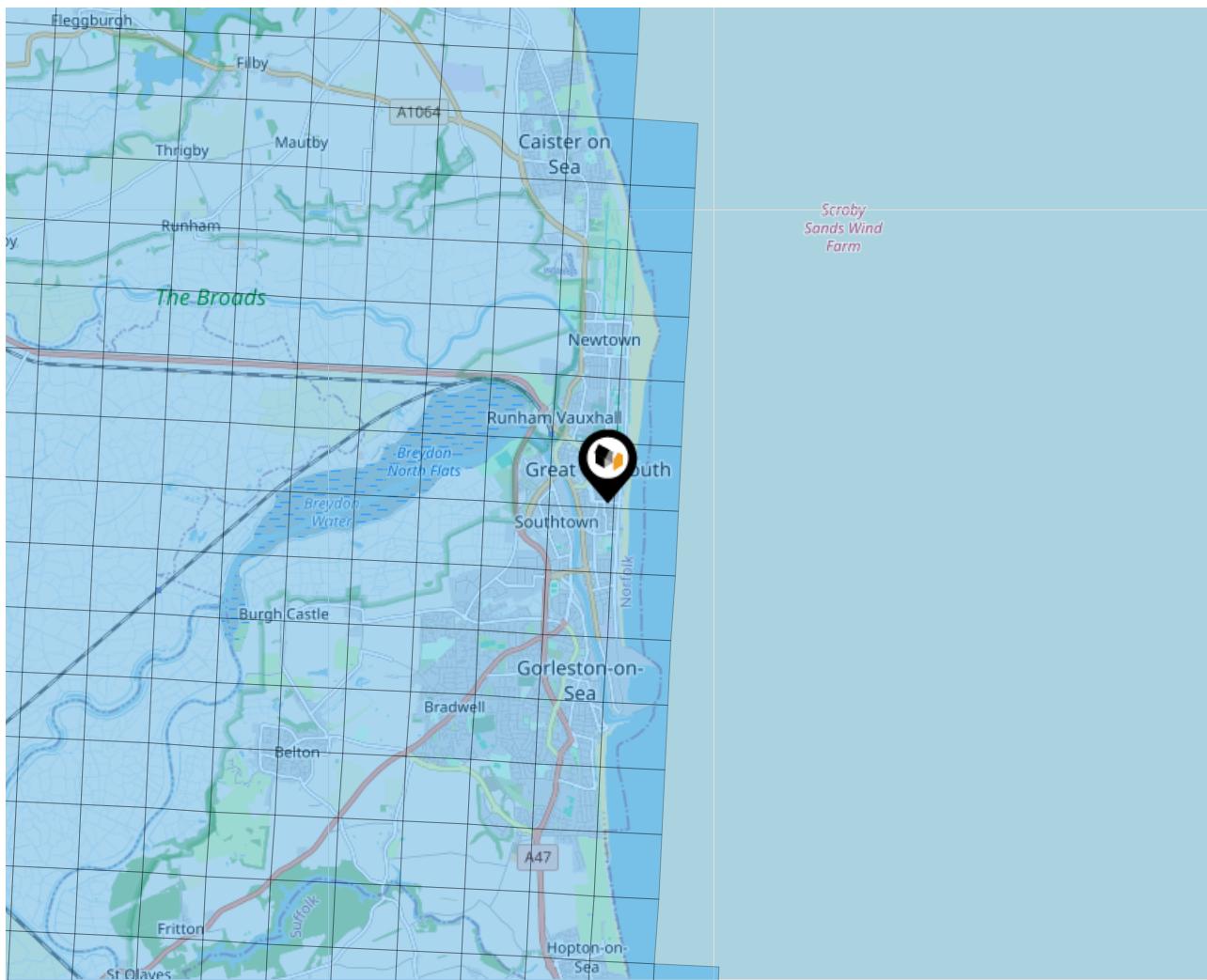


Key:

- 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

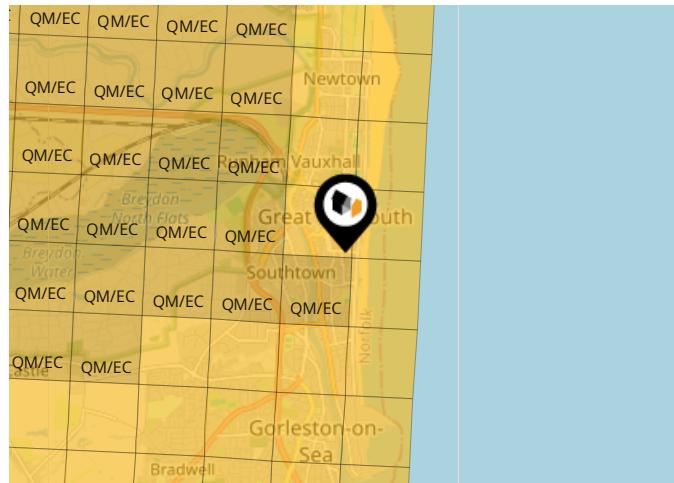
Soil Group: HEAVY

Soil Texture:

CLAY TO CLAYEY LOAM

Soil Depth:

DEEP

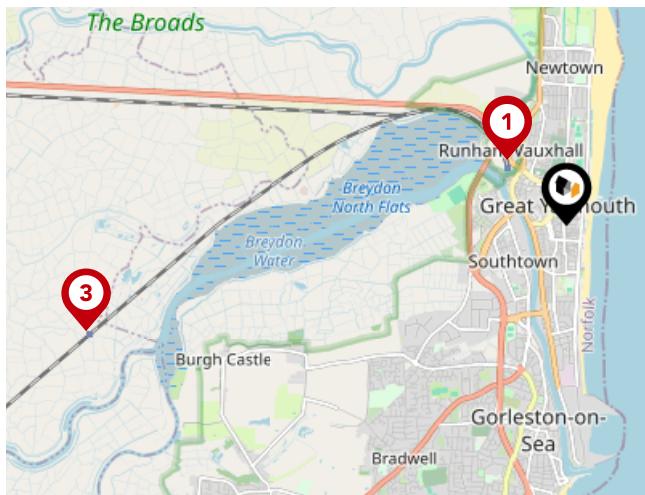


Primary Classifications (Most Common Clay Types)

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

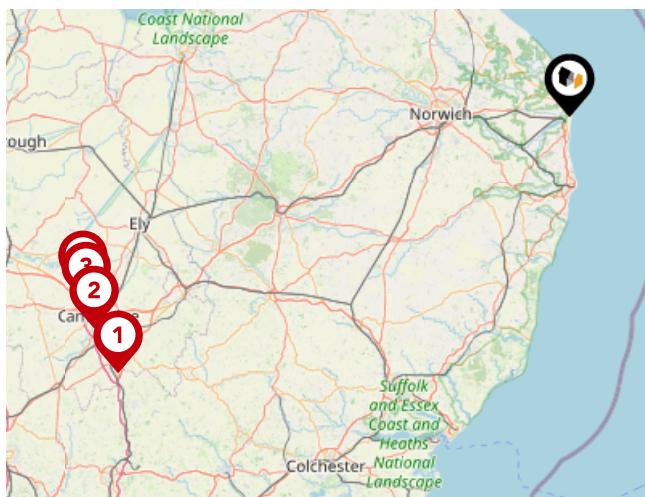
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	0.79 miles
2	Great Yarmouth Rail Station	0.8 miles
3	Berney Arms Rail Station	4.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	75.3 miles
2	M11 J11	75.34 miles
3	M11 J13	74.92 miles
4	M11 J14	74.79 miles

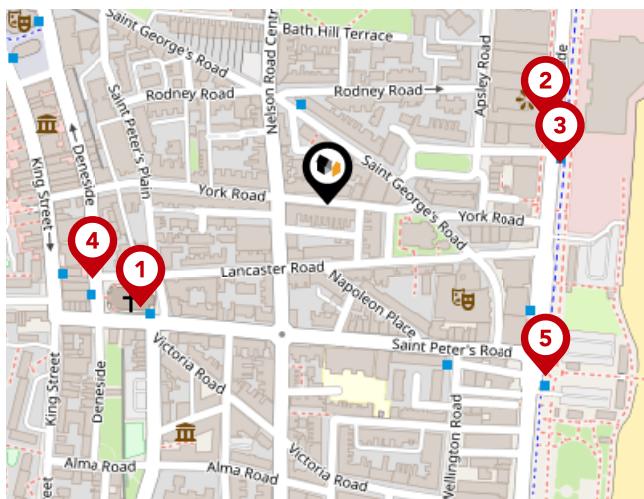


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.65 miles
2	Southend-on-Sea	83.91 miles
3	Cambridge	71.29 miles
4	Stansted Airport	79.52 miles

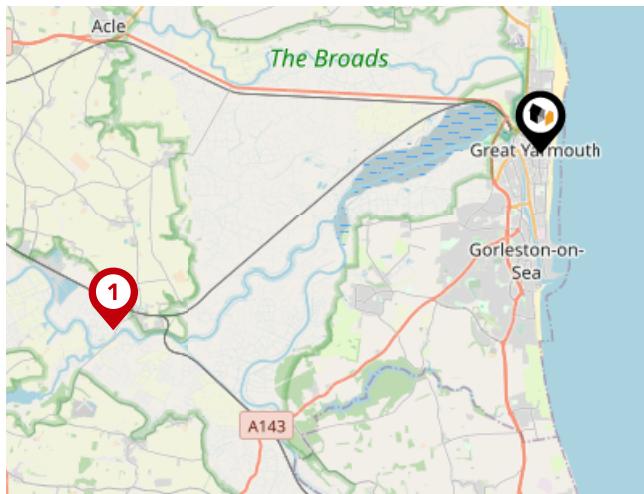
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Victoria Road	0.12 miles
2	Marina Centre	0.13 miles
3	Marina Centre	0.13 miles
4	Lancaster Road	0.14 miles
5	St Peters Road	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	8.32 miles

Howards Data Quality

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HOWARDS

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Land Registry

