

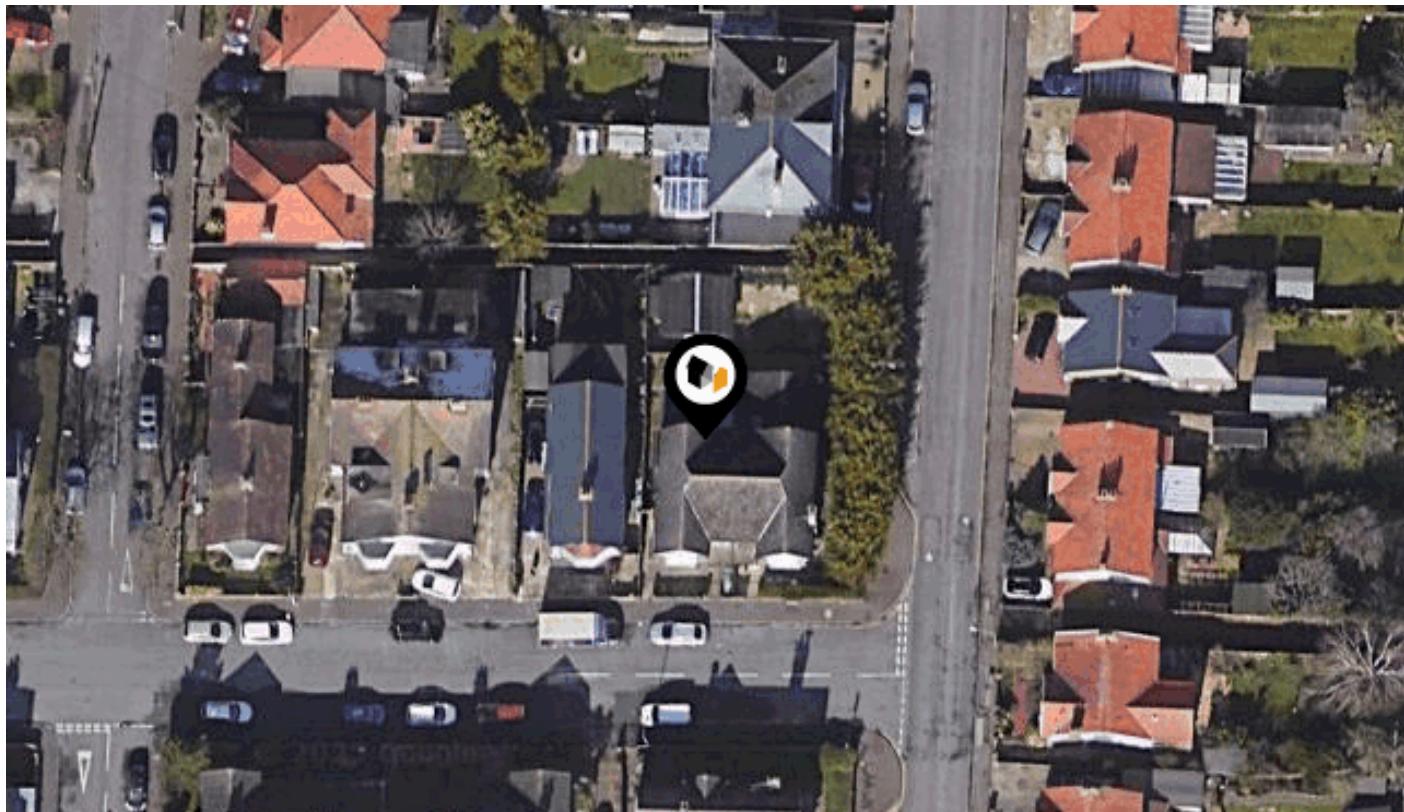


See More Online

## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 10<sup>th</sup> January 2026**



**HAMILTON ROAD, GREAT YARMOUTH, NR30**

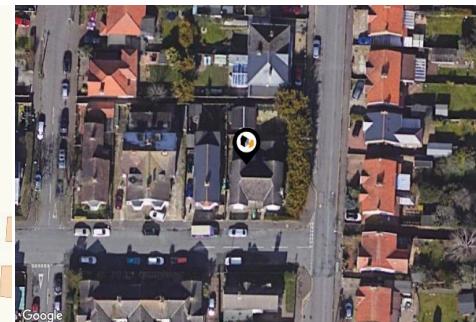
### Howards

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

01493 509362

gtyarmouth.lettings@howards.co.uk

[www.howards.co.uk](http://www.howards.co.uk)



## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	527 ft <sup>2</sup> / 49 m <sup>2</sup>
Council Tax :	Band A
Annual Estimate:	£1,537

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**14**  
mb/s



**67**  
mb/s



**1800**  
mb/s



### Mobile Coverage:

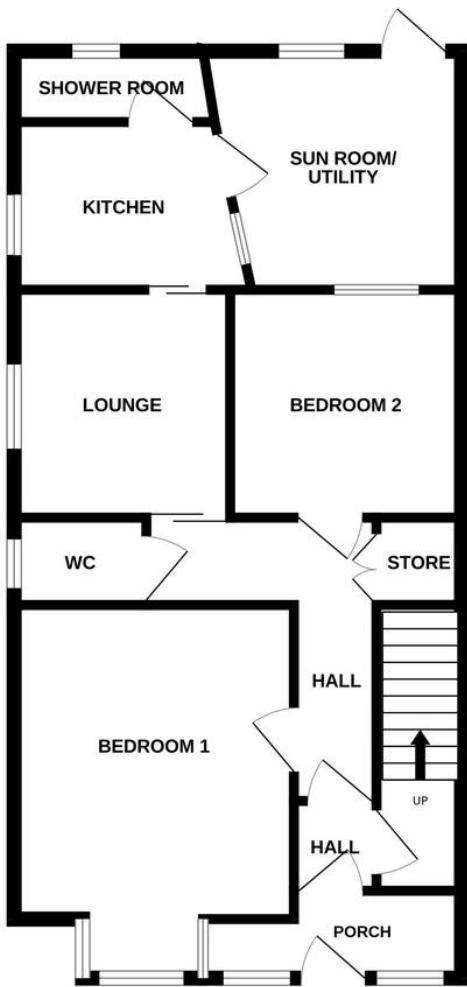
(based on calls indoors)



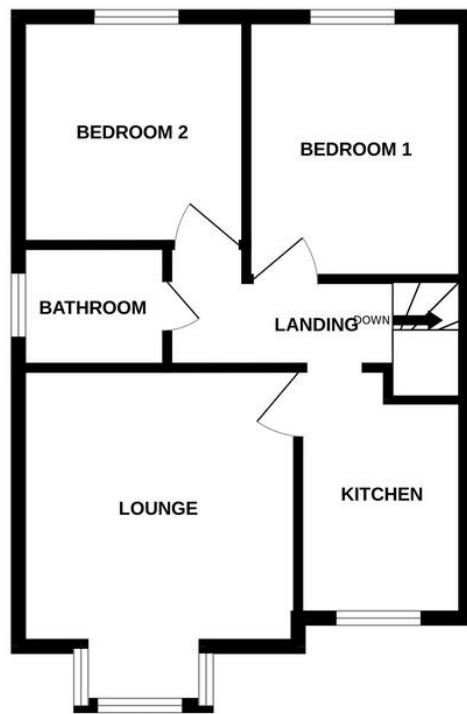
### Satellite/Fibre TV Availability:

## HAMILTON ROAD, GREAT YARMOUTH, NR30

GROUND FLOOR



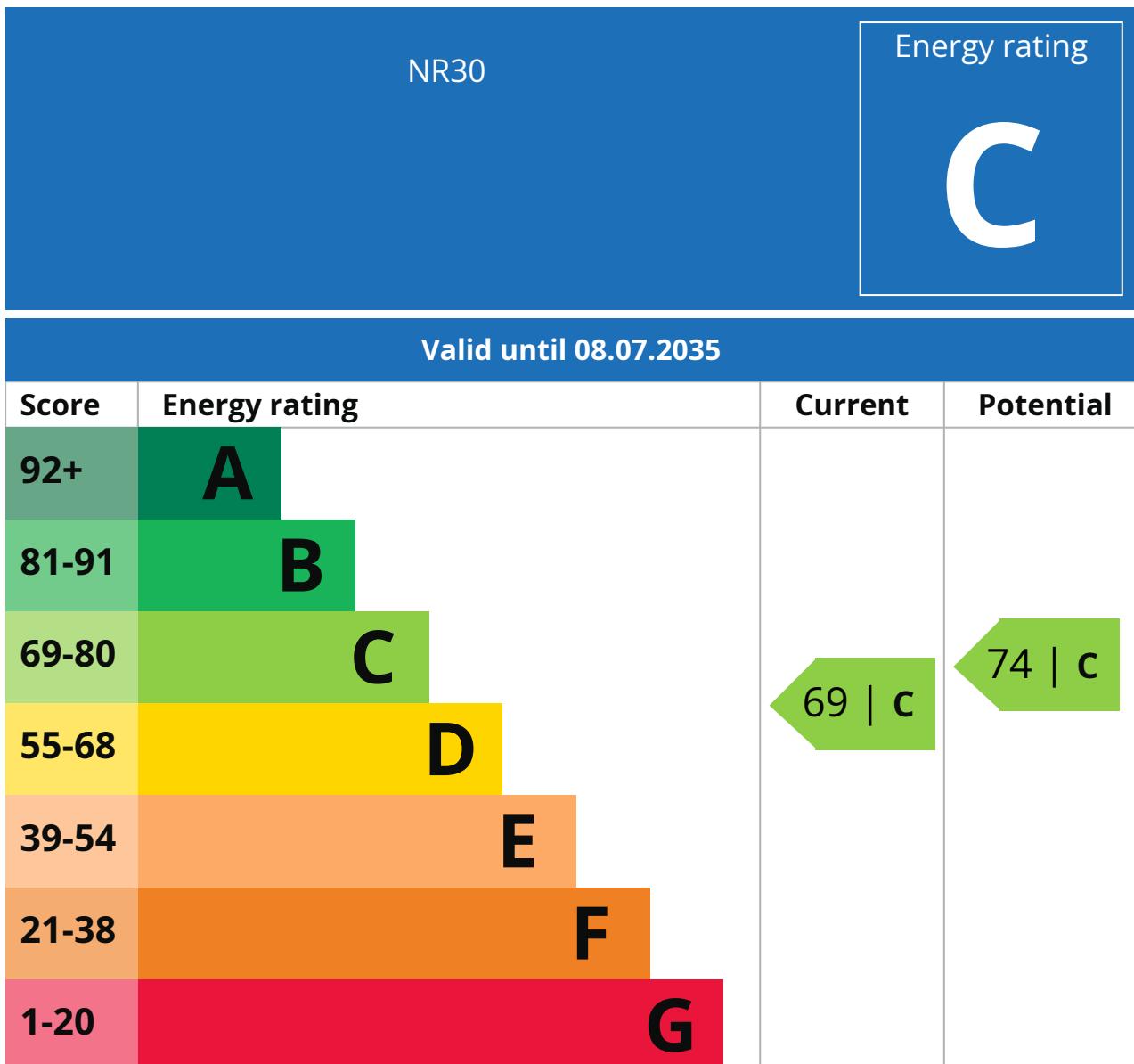
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

# Property EPC - Certificate

HOWARDS  
Estate Agents since 1926



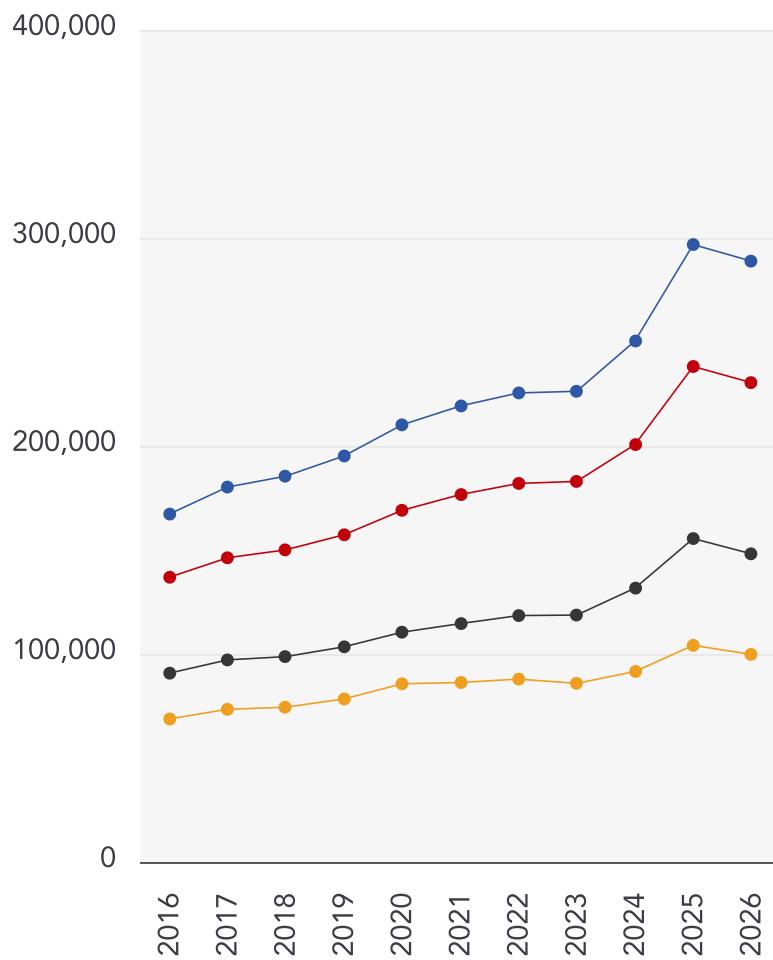
## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Not Recorded
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	02
<b>Flat Top Storey:</b>	Yes
<b>Top Storey:</b>	2
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Below average lighting efficiency
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	49 m <sup>2</sup>

# Market House Price Statistics

HOWARDS  
Estate Agents since 1926

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



Detached

**+72.67%**

Semi-Detached

**+68.3%**

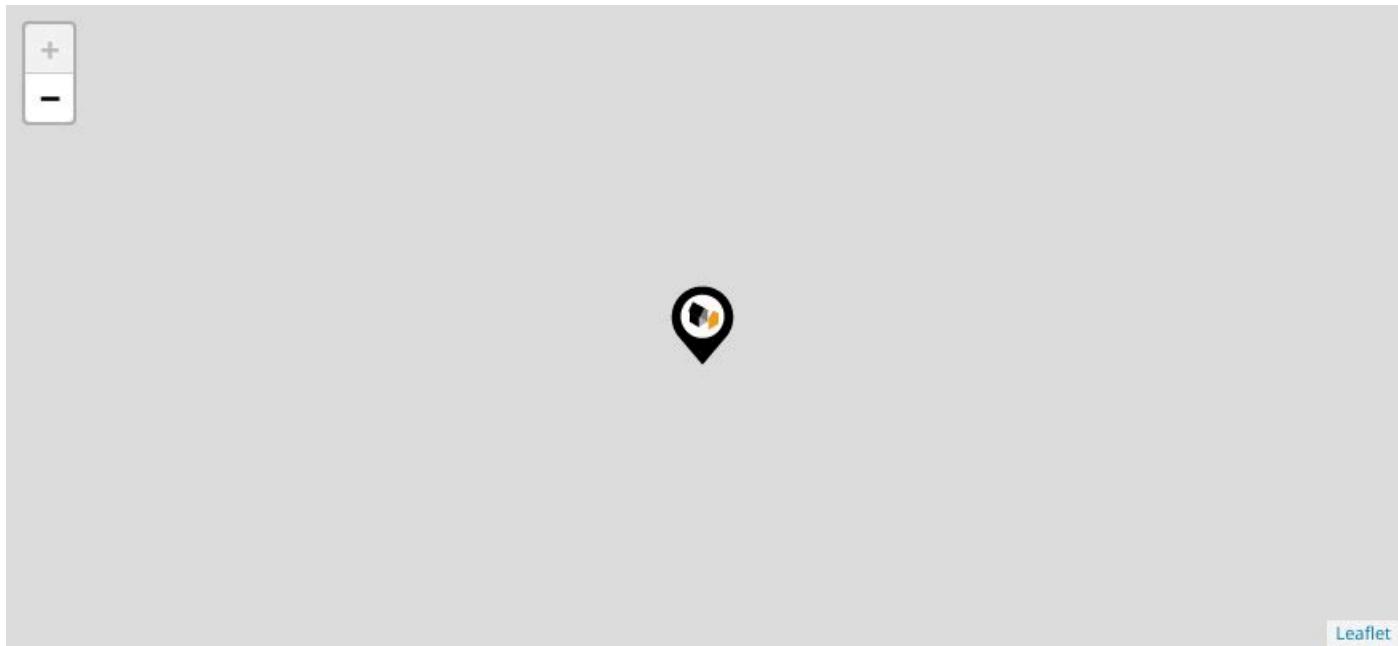
Terraced

**+63.16%**

Flat

**+45.06%**

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

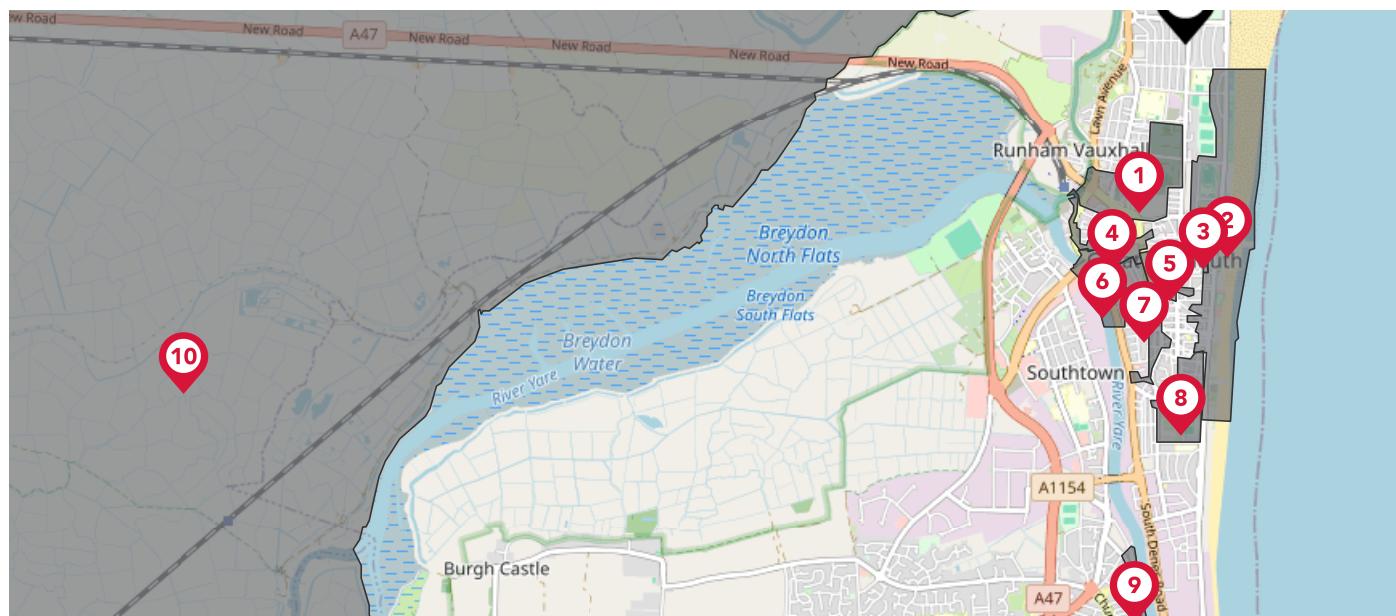
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# Maps Conservation Areas

HOWARDS  
Estate Agents since 1926

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.



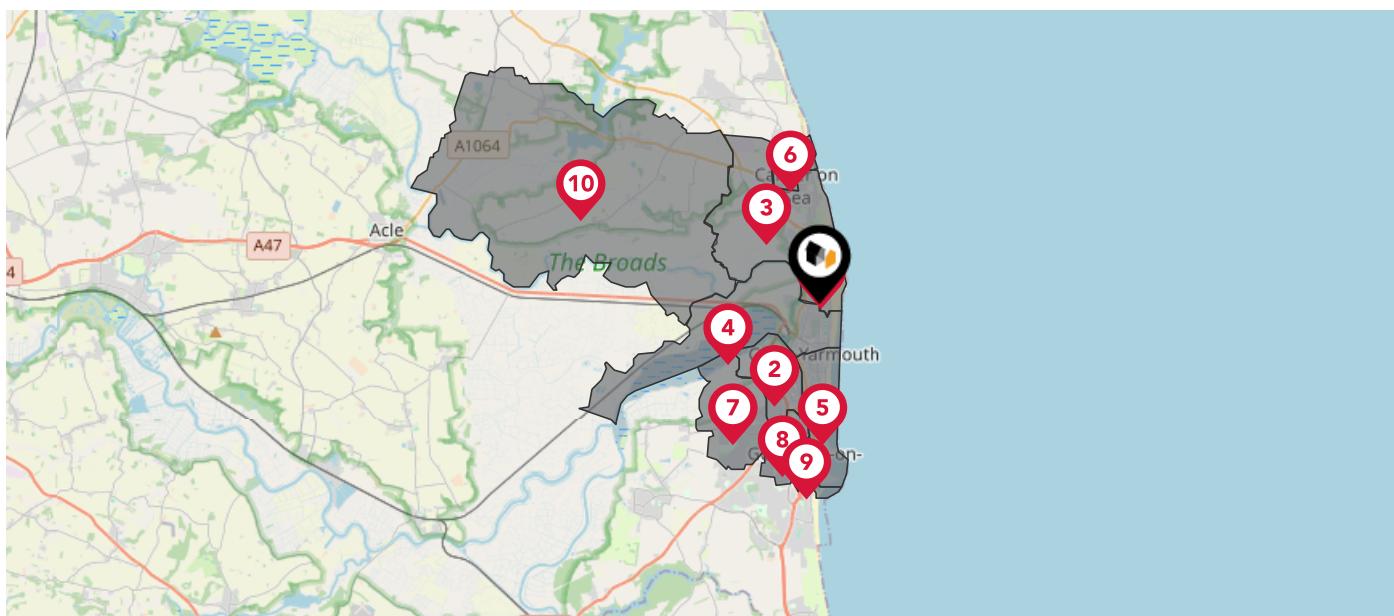
## Nearby Conservation Areas

- 1 St Nicholas and Northgate Street, Great Yarmouth
- 2 Seafront, Great Yarmouth
- 3 Prince's Road, Great Yarmouth
- 4 Market Place, Rows and North Quay, Great Yarmouth
- 5 St George's, 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 Halvergate Marshes

# Maps Council Wards

**HOWARDS**  
Estate Agents since 1926

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

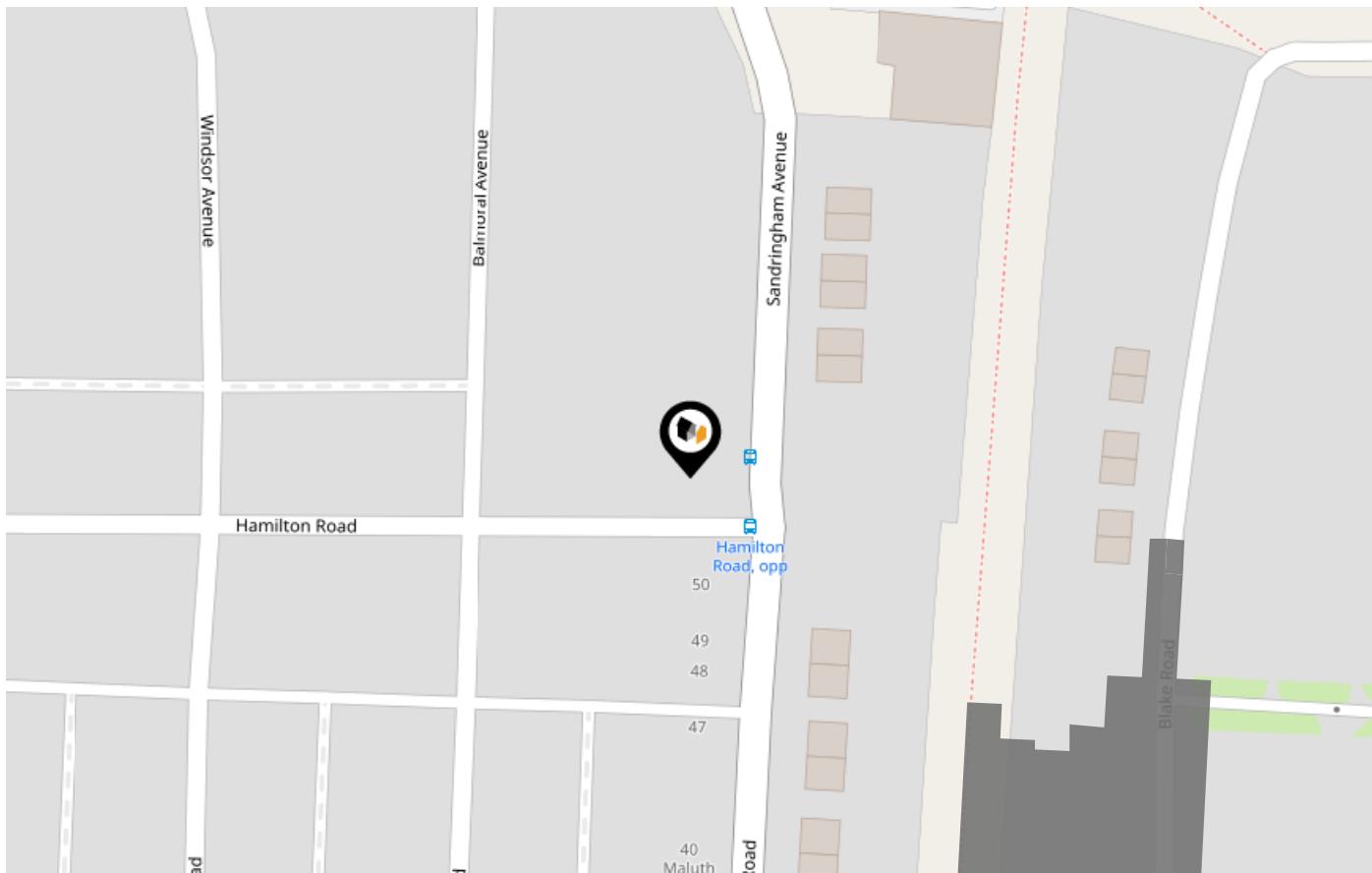
- 1 Yarmouth North Ward
- 2 Southtown and Cobholm Ward
- 3 Caister South Ward
- 4 Central And Northgate Ward
- 5 Nelson Ward
- 6 Caister North Ward
- 7 Bradwell North Ward
- 8 Claydon Ward
- 9 St. Andrews Ward
- 10 Fleggburgh Ward

# Flood Risk

## Rivers & Seas - Flood Risk

HOWARDS  
Estate Agents since 1926

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.

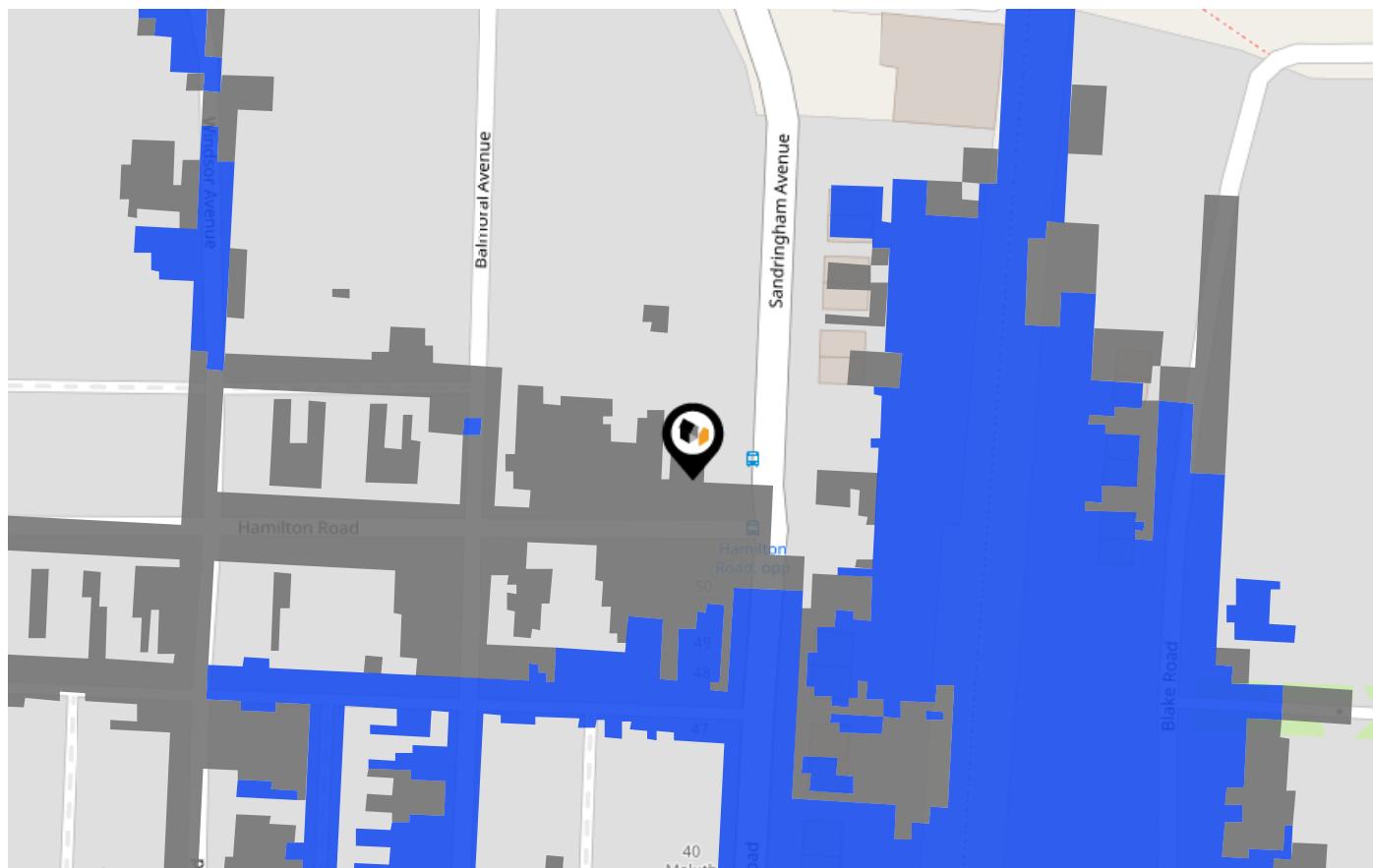
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

HOWARDS  
Estate Agents since 1926

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.

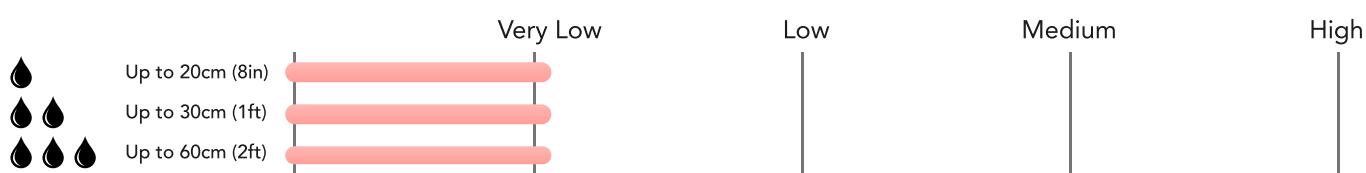


Risk Rating: **Very Low**

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:

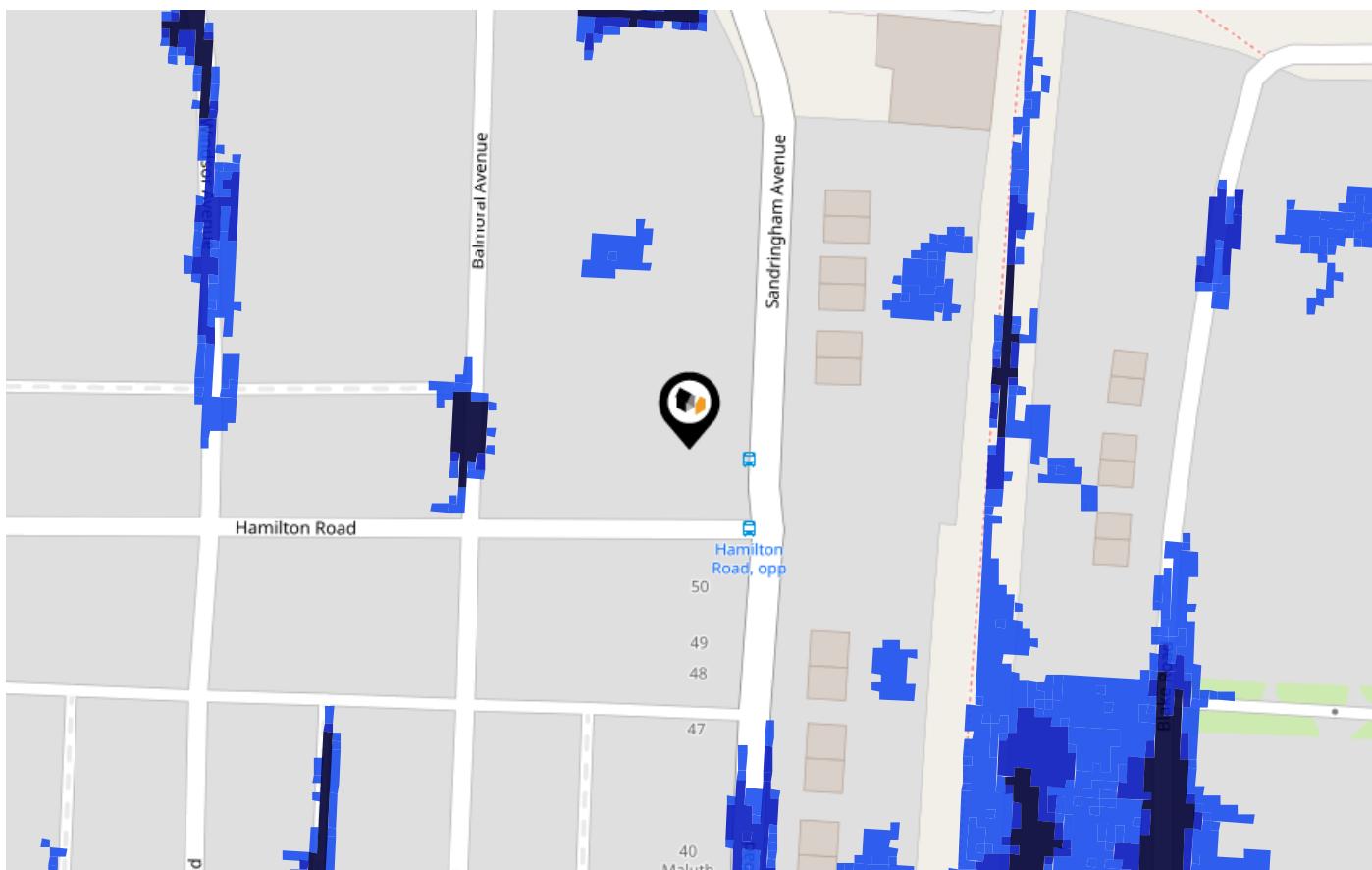


# Flood Risk

## Surface Water - Flood Risk

HOWARDS  
Estate Agents since 1926

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

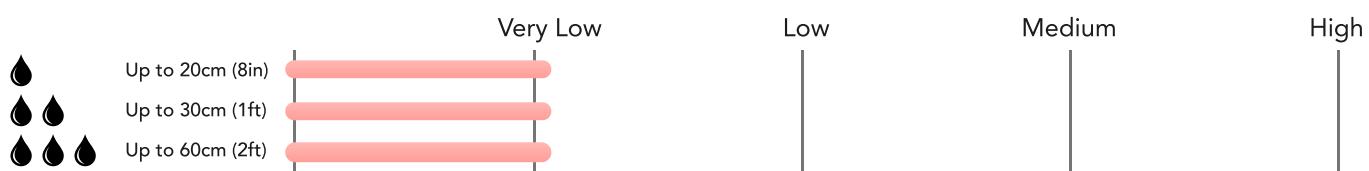


Risk Rating: Very low

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.
- 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.

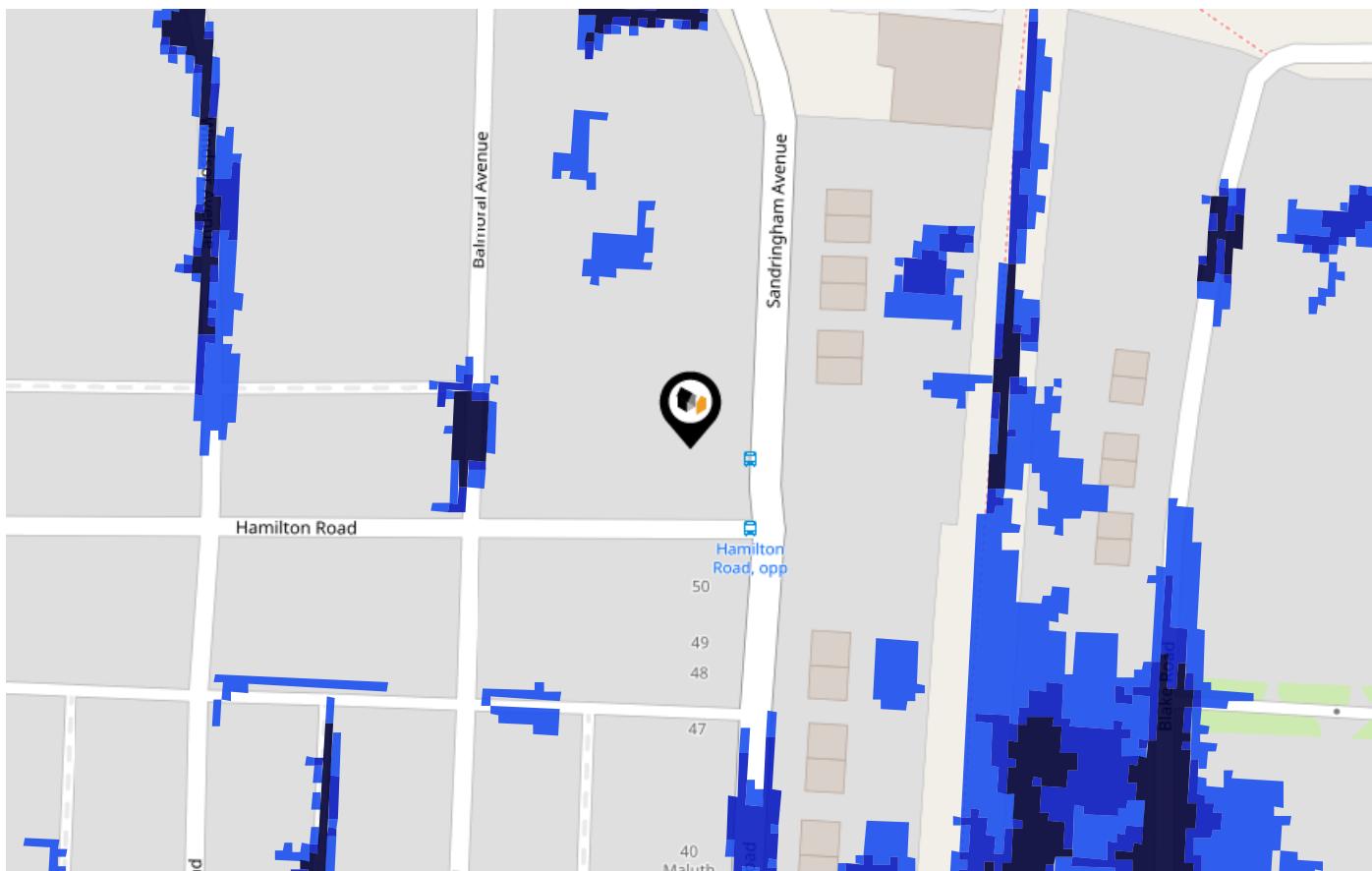
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

HOWARDS  
Estate Agents since 1926

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.

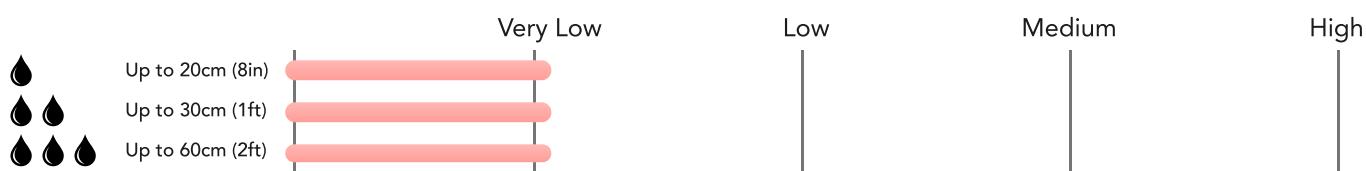


Risk Rating: Very low

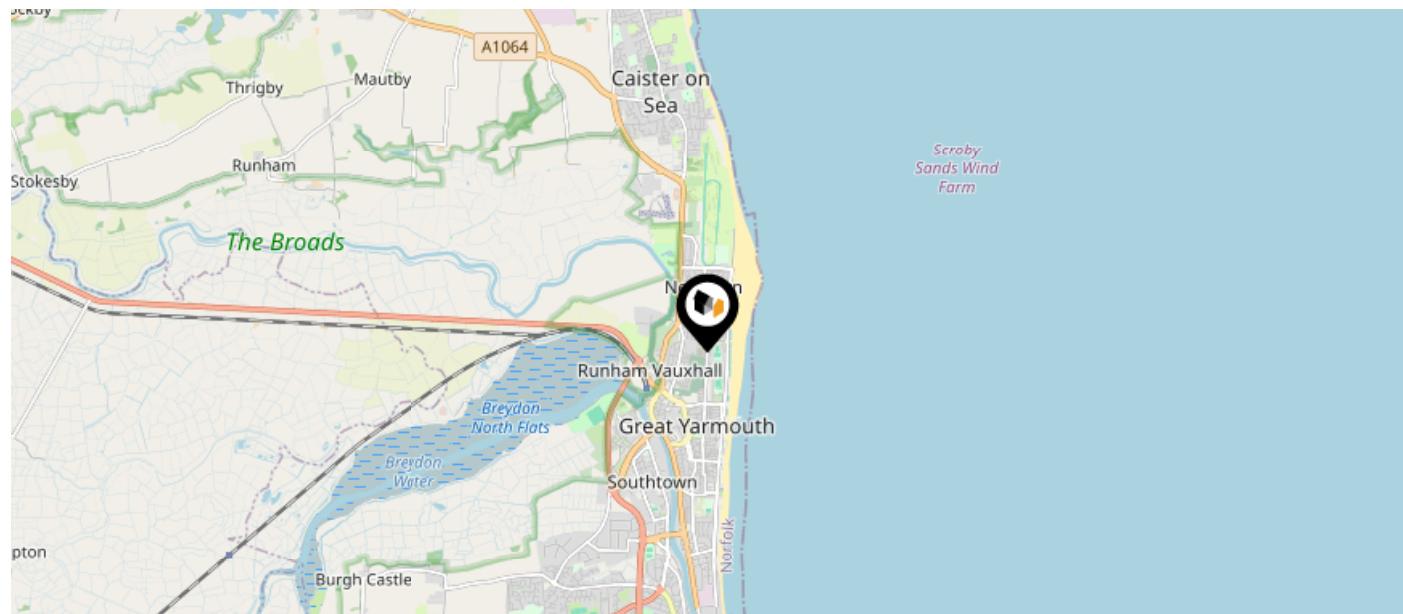
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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

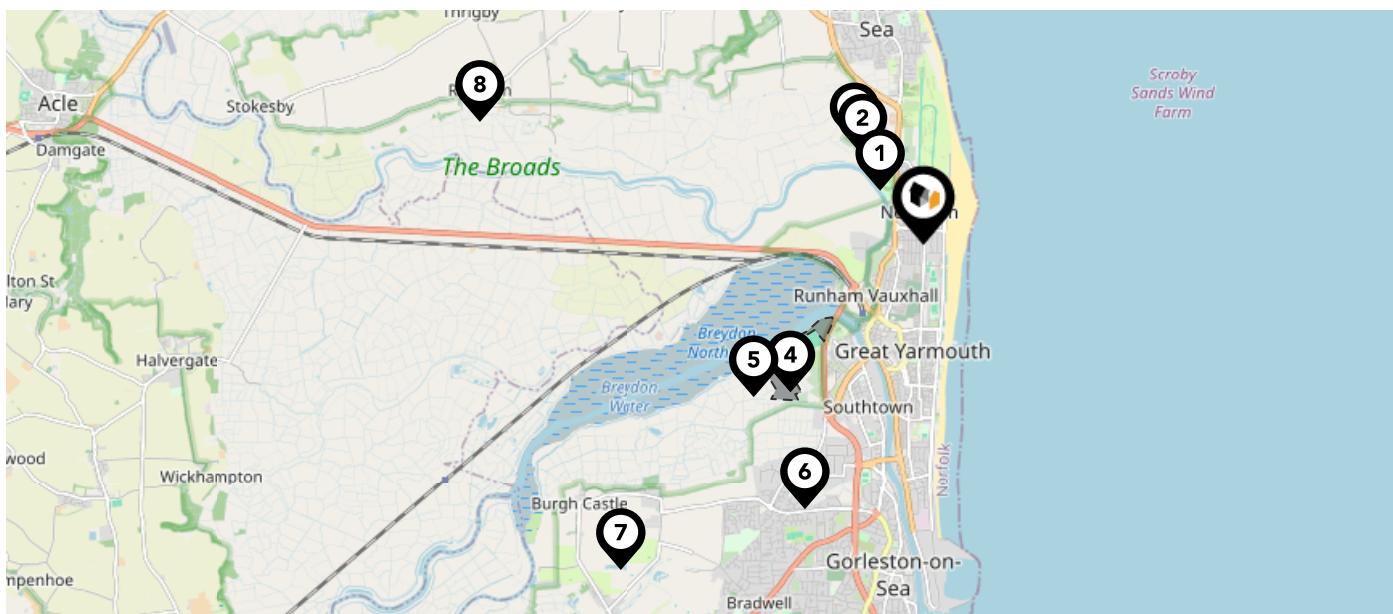
No data available.

# Maps

## Landfill Sites

**HOWARDS**  
Estate Agents since 1926

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.



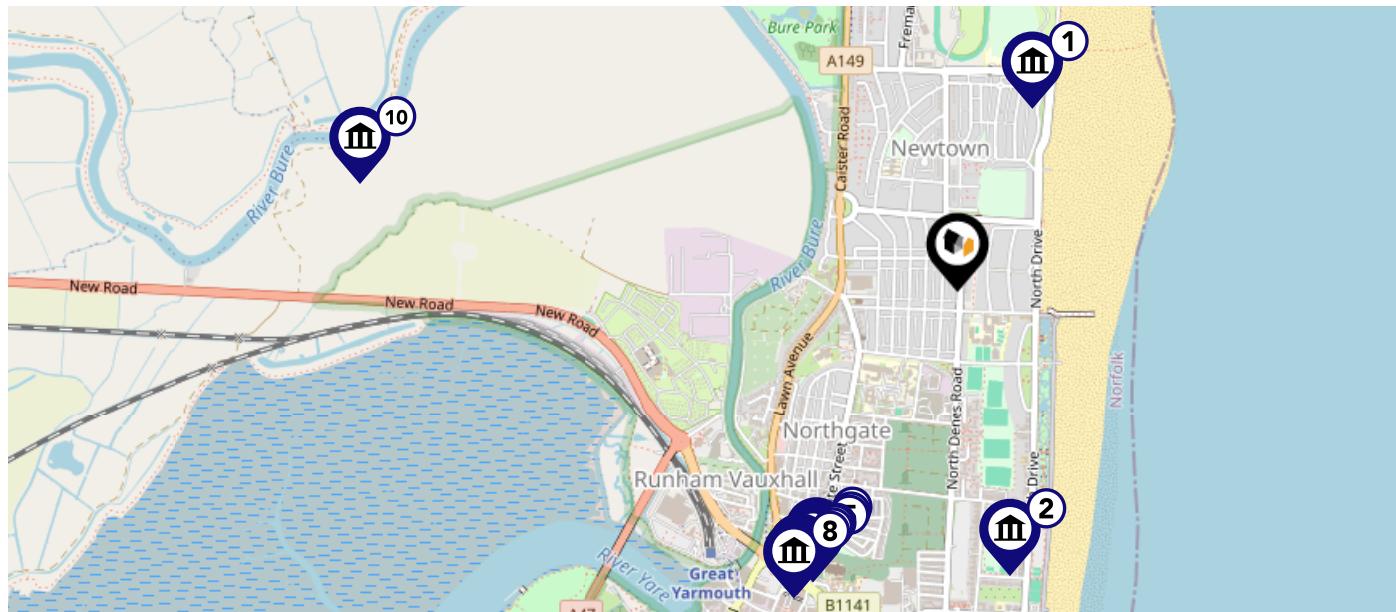
### Nearby Landfill Sites

 1	Bure Park-Caister Road, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
 2	Adjacent To Waste Transfer Station-Caister, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
 3	Caister-On-Sea-Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
 4	Cobholm Tip-Farm Lane, Humberstone, Great Yarmouth, Norfolk	Historic Landfill	<input type="checkbox"/>
 5	Humberstone Farm Coblholm Landfill Site-Humberstone, 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	Former Parish Tip-The Street, Runham, Great Yarmouth	Historic Landfill	<input type="checkbox"/>

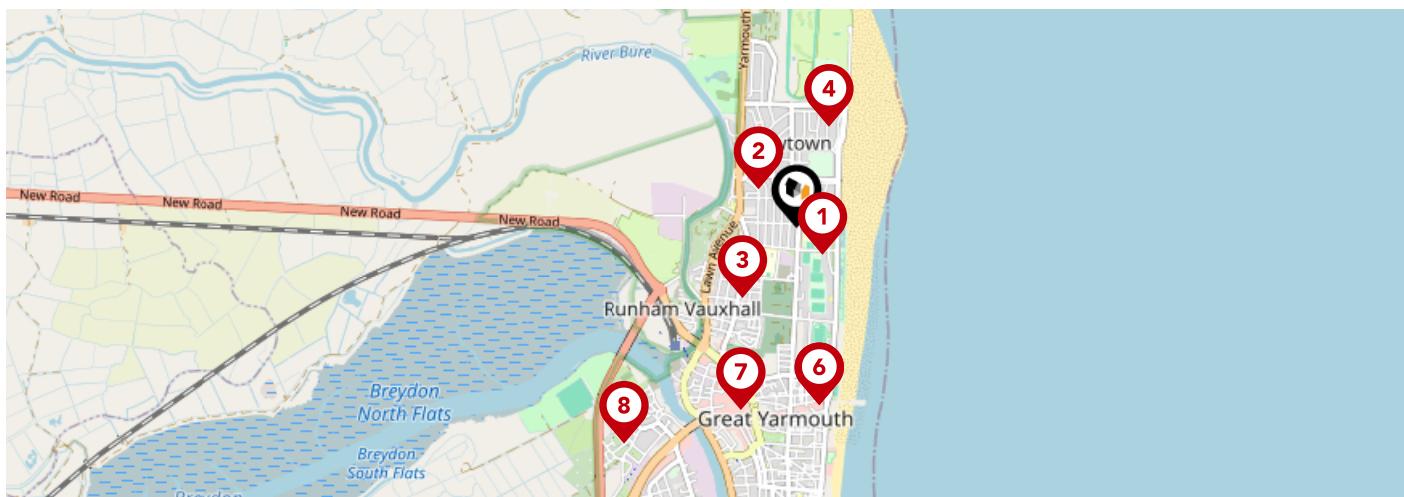
# Maps Listed Buildings

HOWARDS  
Estate Agents since 1926

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

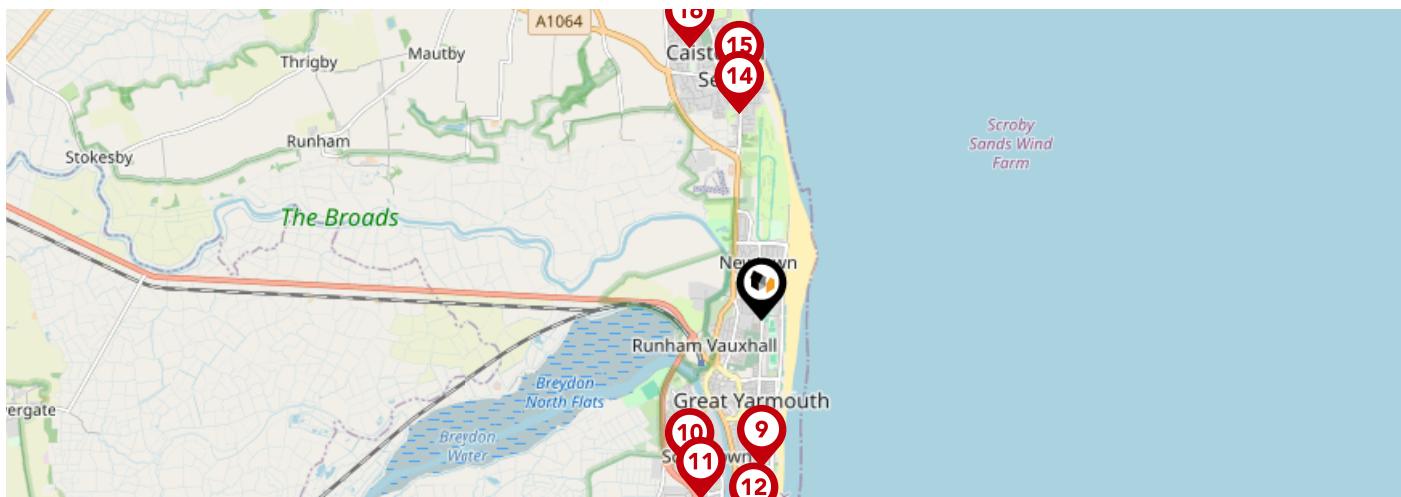


Listed Buildings in the local district	Grade	Distance
1451795 - The Iron Duke	Grade II	0.5 miles
1380279 - Grandstand At Wellesley Recreation Ground	Grade II	0.6 miles
1246012 - 18 And 19, Northgate Street	Grade II	0.7 miles
1246013 - 20 And 20a, Northgate Street	Grade II	0.7 miles
1245975 - 225, 226 And 226a, Northgate Street	Grade II	0.7 miles
1246015 - 224, Northgate Street	Grade II	0.7 miles
1246014 - 220, 221 And 222, Northgate Street	Grade II	0.7 miles
1246010 - 14 And 15, Northgate Street	Grade II	0.8 miles
1246011 - 16, 16a, 16b And 17, Northgate Street	Grade II	0.8 miles
1096786 - Wind Pump At Ashtree Farm	Grade II	1.3 miles



Nursery Primary Secondary College Private

<b>1</b>	<b>Great Yarmouth Charter Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 941   Distance:0.16					
<b>2</b>	<b>Bure Park Specialist Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 64   Distance:0.24					
<b>3</b>	<b>Northgate Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 418   Distance:0.4					
<b>4</b>	<b>North Denes Primary School and Nursery</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 398   Distance:0.47					
<b>5</b>	<b>Visiting Teacher Service East at Education Services Centre</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils:0   Distance:0.81					
<b>6</b>	<b>Novaturnent School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 19   Distance:0.81					
<b>7</b>	<b>St Nicholas Priory CofE VA Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 412   Distance:0.86					
<b>8</b>	<b>Cobholm Primary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 176   Distance:1.25					



Nursery Primary Secondary College Private

<b>9</b> 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:1.32					
<b>10</b> 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:1.5					
<b>11</b> Edward Worledge Ormiston Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 308   Distance:1.7					
<b>12</b> 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:1.84					
<b>13</b> Caister Infant With Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 228   Distance:1.88					
<b>14</b> Caister Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 327   Distance:1.88					
<b>15</b> Caister Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 679   Distance:2.14					
<b>16</b> John Grant School, Caister-on-Sea	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Outstanding   Pupils: 184   Distance:2.54					

# Local Area Masts & Pylons

HOWARDS  
Estate Agents since 1926

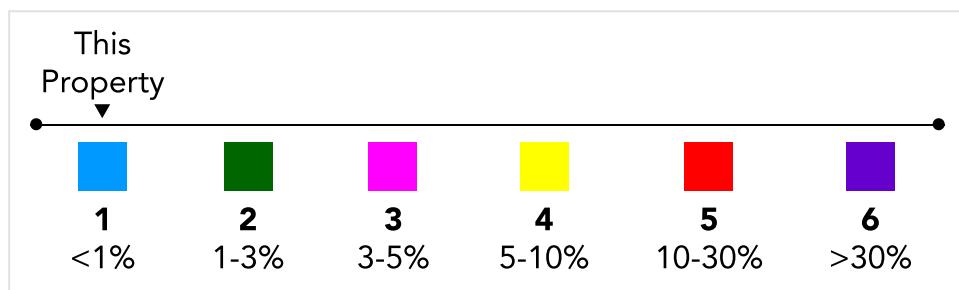
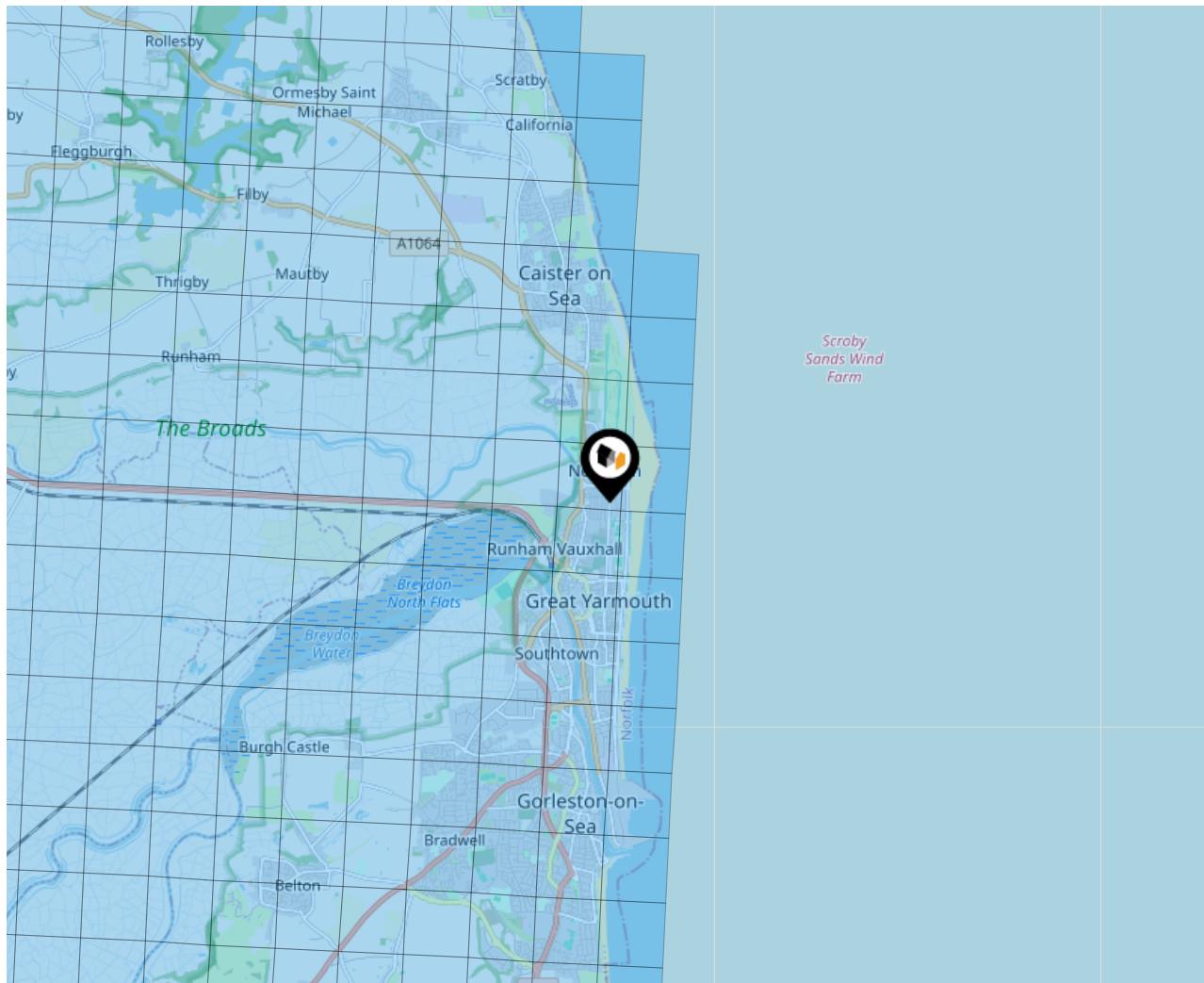


## Key:

- 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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

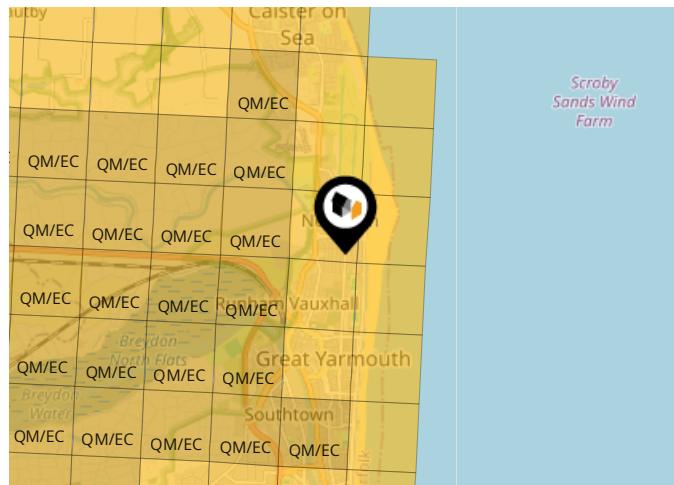
**Carbon Content:** VARIABLE(LOW)  
**Parent Material Grain:** ARGILLACEOUS  
**Soil Group:** HEAVY

### **Soil Texture:**

### Soil Depth:

## CLAY TO CLAYEY LOAM

DEEP



## 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)

**HOWARDS**  
Estate Agents since 1926



## National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	0.86 miles
2	Great Yarmouth Rail Station	0.86 miles
3	Berney Arms Rail Station	4.87 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	75.93 miles
2	M11 J11	75.86 miles
3	M11 J13	75.38 miles
4	M11 J14	75.23 miles

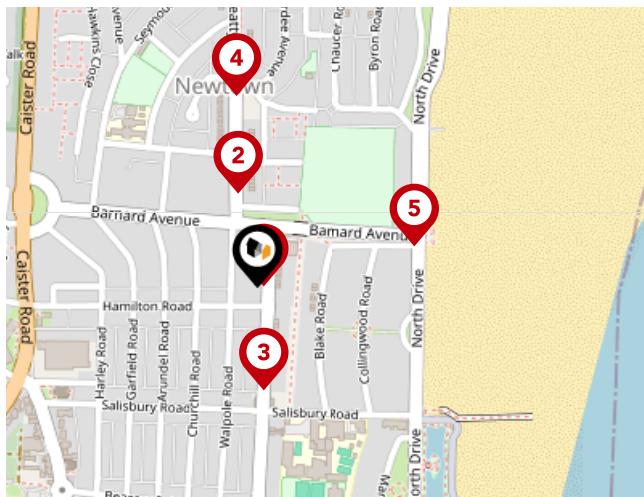


## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.41 miles
2	Southend-on-Sea	84.98 miles
3	Cambridge	71.79 miles
4	Stansted Airport	80.31 miles

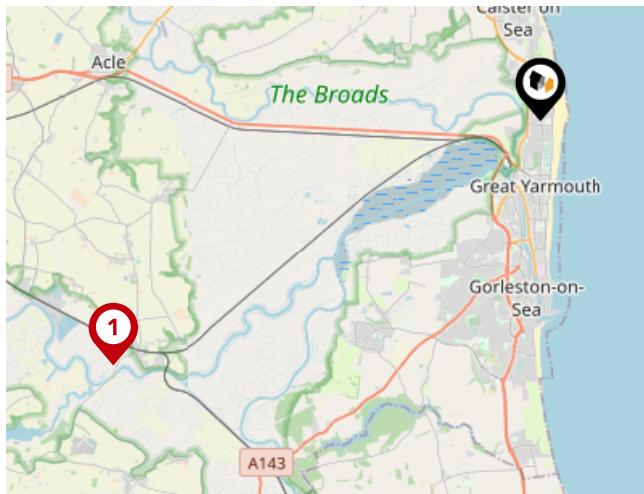
# Area Transport (Local)

**HOWARDS**  
Estate Agents since 1926



## Bus Stops/Stations

Pin	Name	Distance
1	Sandringham Avenue	0.01 miles
2	Drake Avenue	0.11 miles
3	Post Office	0.12 miles
4	Sturdee Avenue	0.22 miles
5	Barnard Avenue	0.18 miles



## Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	8.88 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.

Powered by



## 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](http://www.howards.co.uk)



Land Registry

