

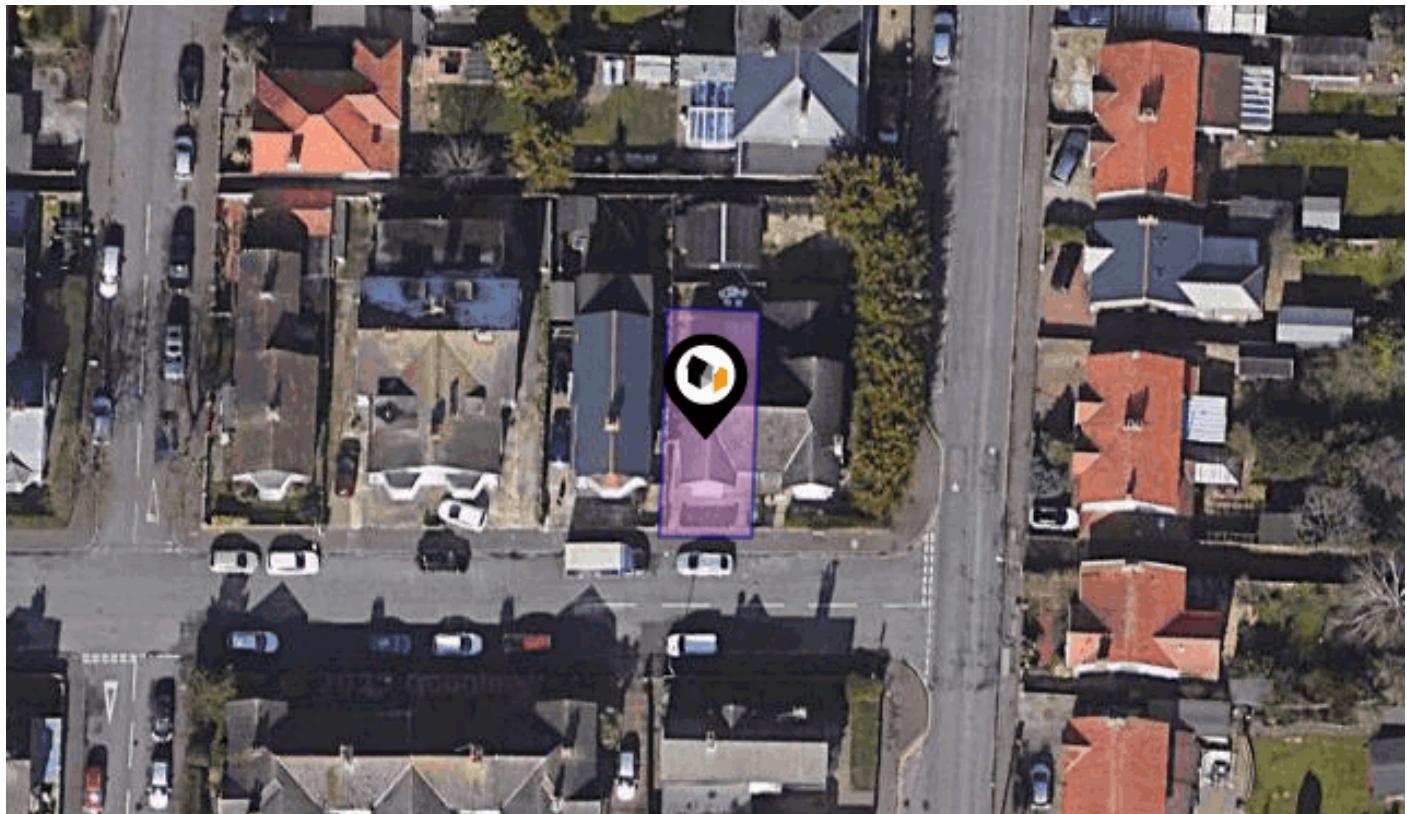


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 10th 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

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Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 656 ft² / 61 m²
Plot Area: 0.04 acres
Year Built : 1930-1949
Council Tax : Band A
Annual Estimate: £1,537
Title Number: NK303182

Tenure: Freehold

Local Area

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

Very low
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:



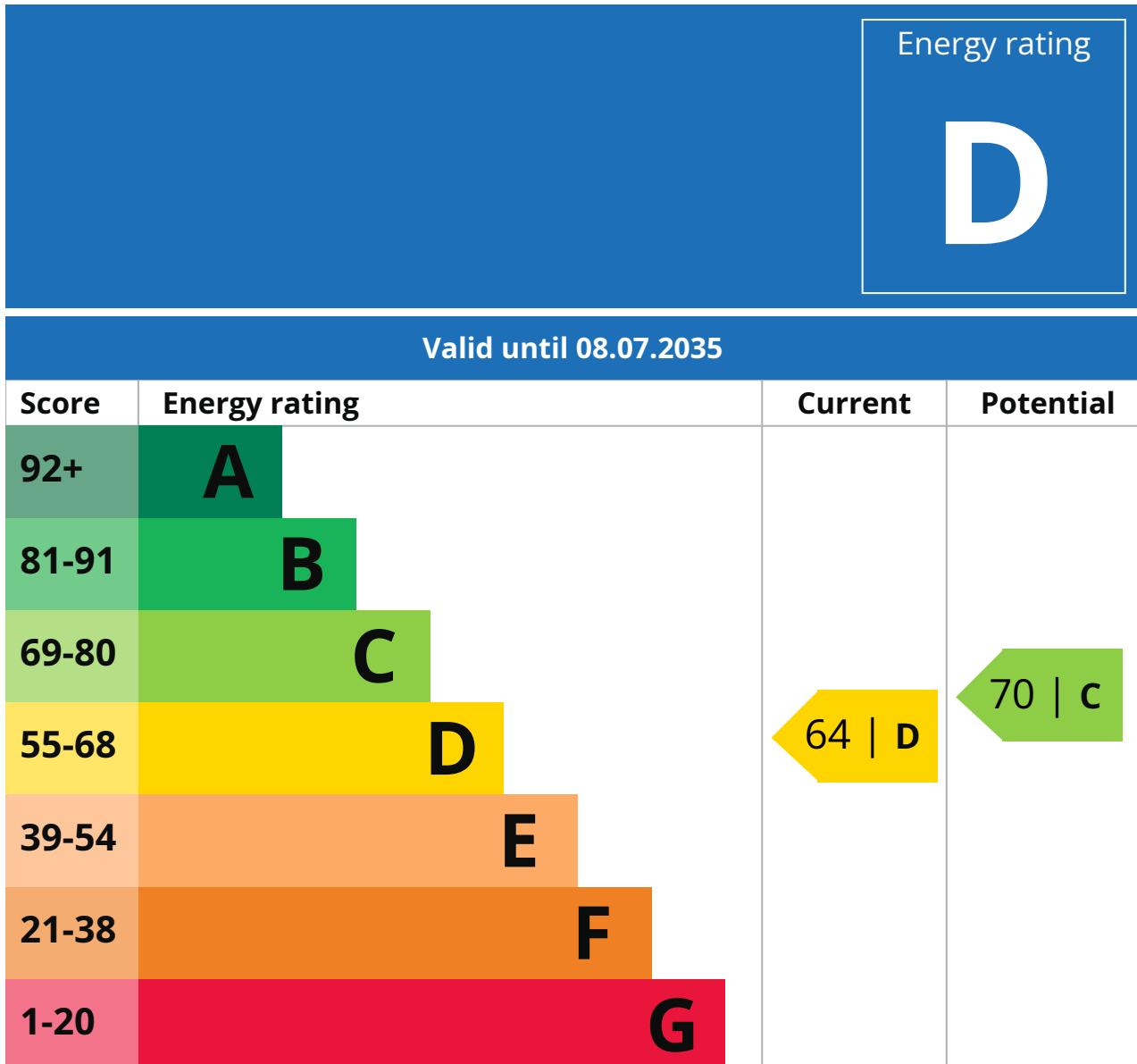
HAMILTON ROAD, GREAT YARMOUTH, NR30



Total approx area :
132 sq. m
1421 sq. ft.

Property EPC - Certificate

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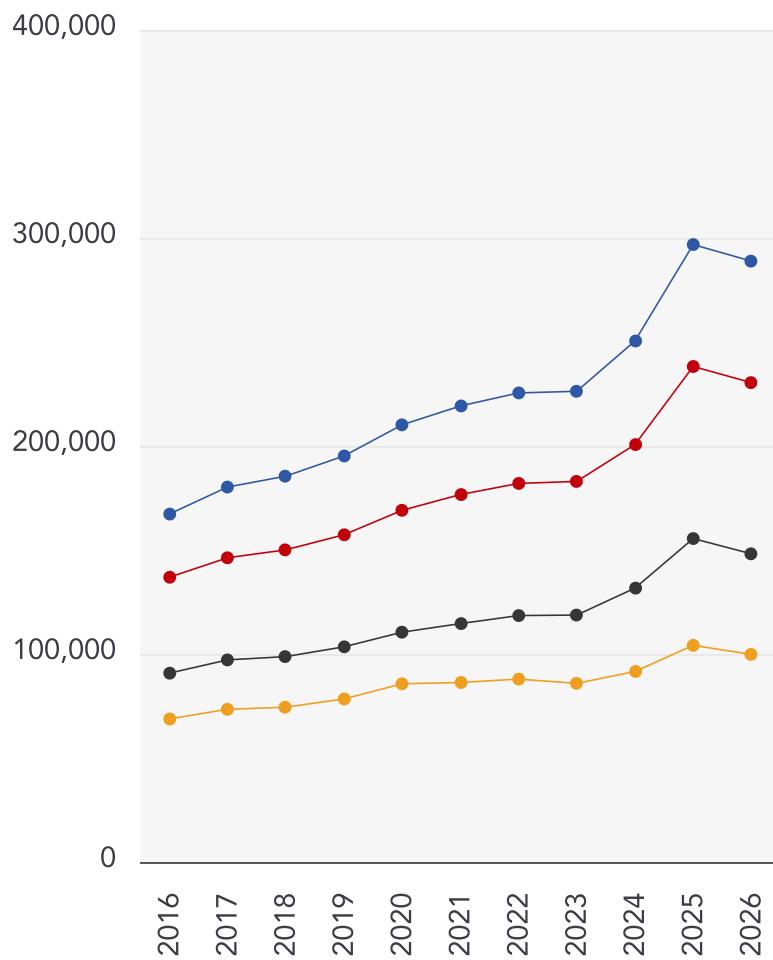
Additional EPC Data

Property Type:	Ground-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Flat, limited insulation (assumed)
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	61 m ²

Market House Price Statistics

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



Detached

+72.67%

Semi-Detached

+68.3%

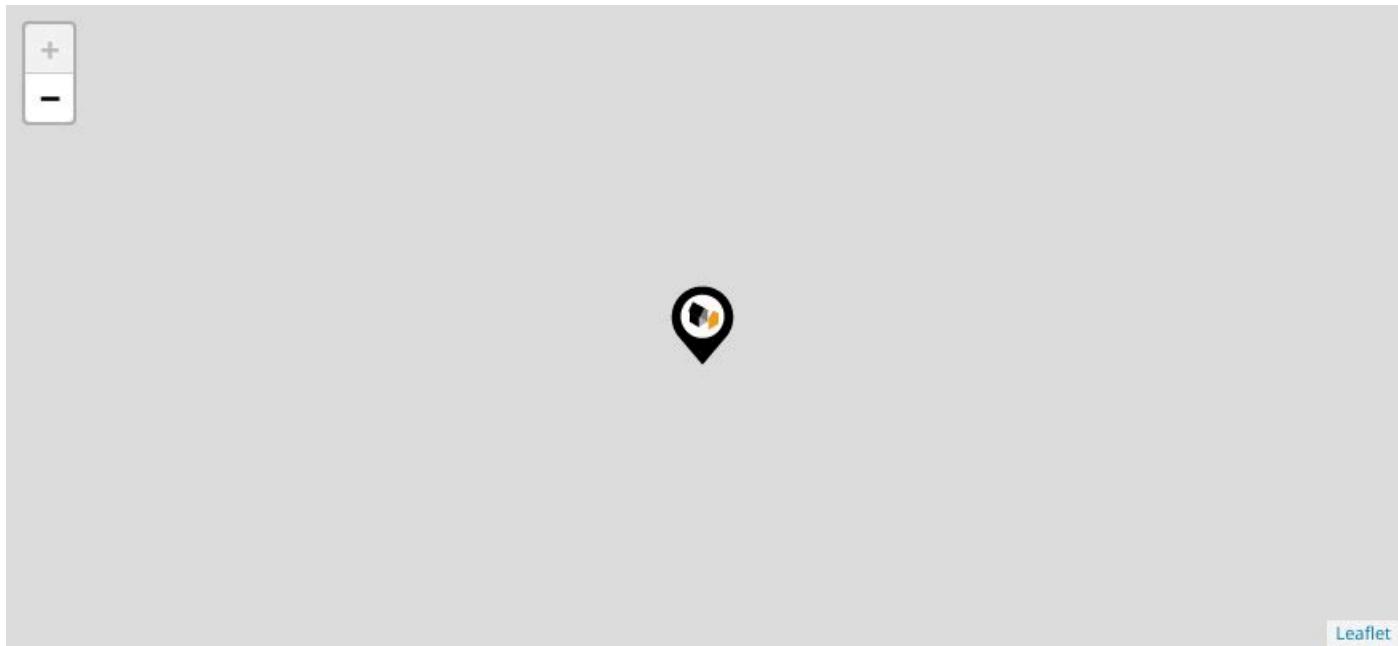
Terraced

+63.16%

Flat

+45.06%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

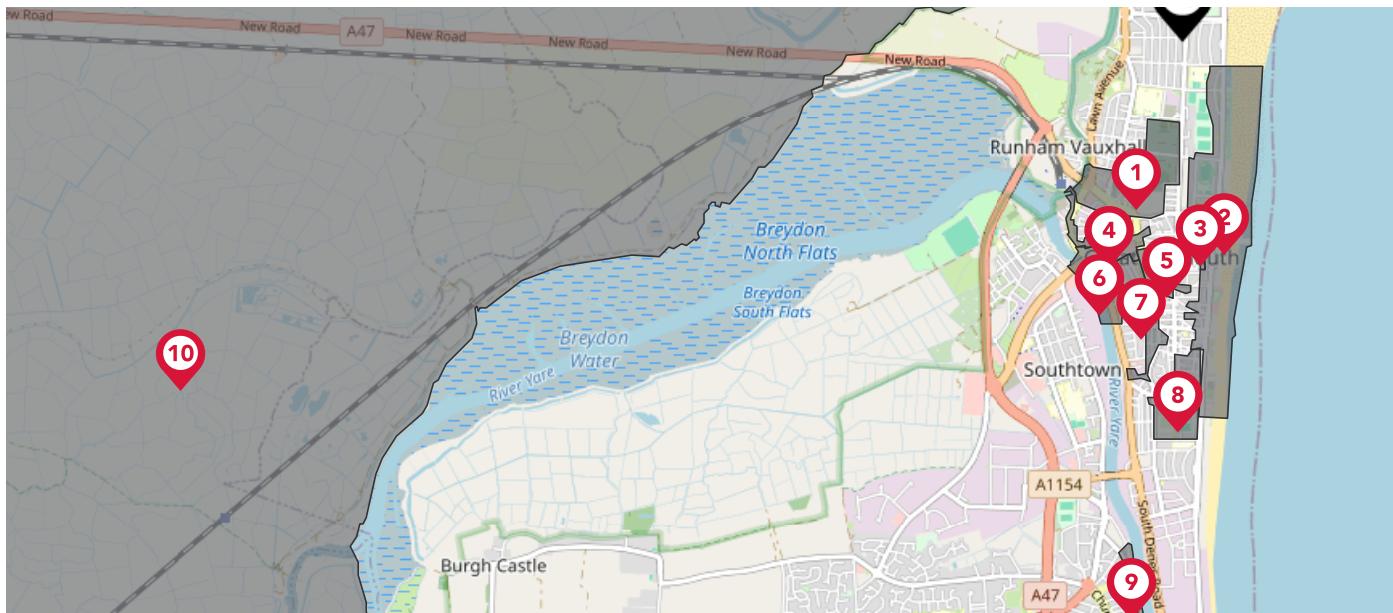
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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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.



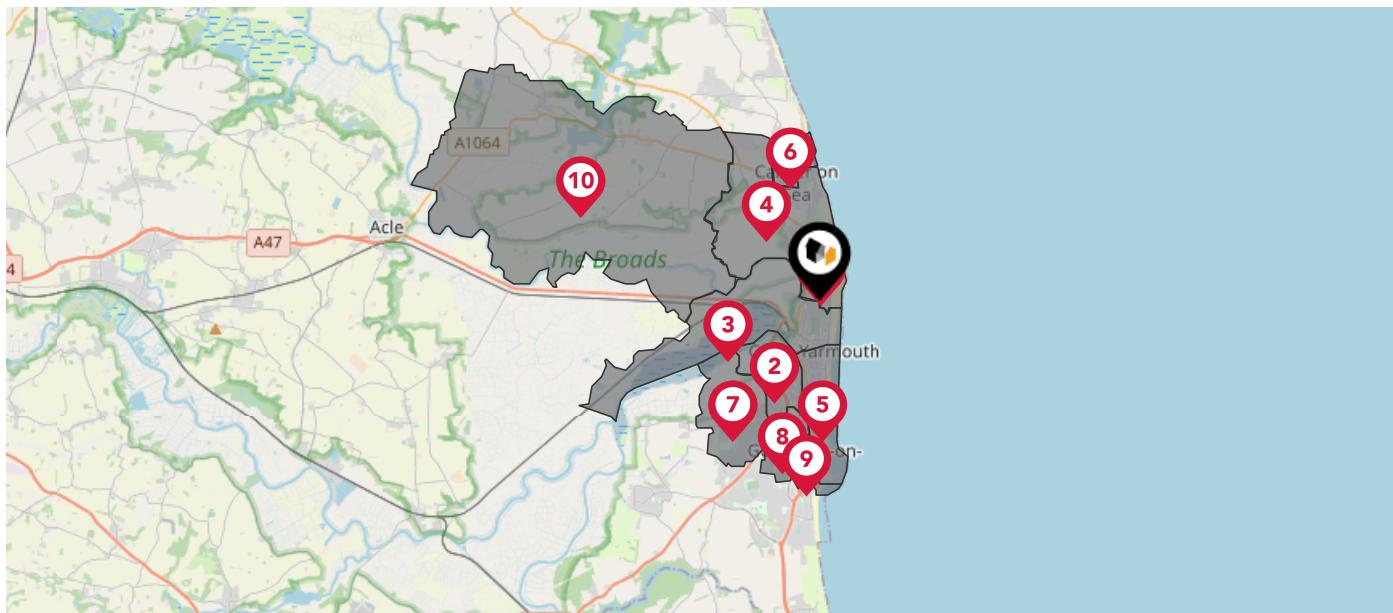
Nearby Conservation Areas

- 1 St Nicholas and Northgate Street, Great Yarmouth
- 2 Seafront, Great Yarmouth
- 3 Prince's Road, Great Yarmouth
- 4 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

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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 Central And Northgate Ward

- 4 Caister South Ward

- 5 Nelson Ward

- 6 Caister North Ward

- 7 Bradwell North Ward

- 8 Claydon Ward

- 9 St. Andrews Ward

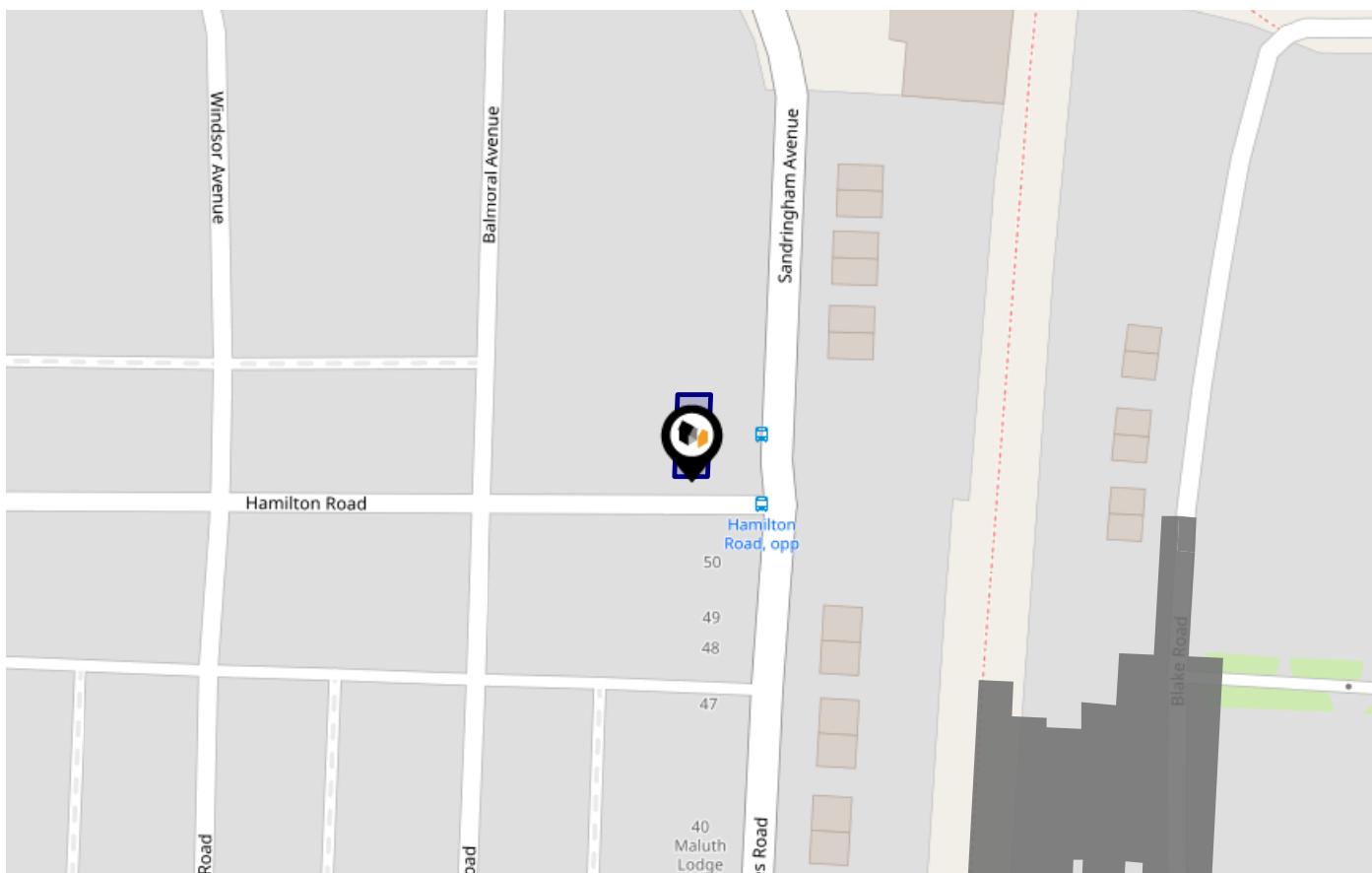
- 10 Fleggburgh Ward

Flood Risk

Rivers & Seas - Flood Risk

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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.

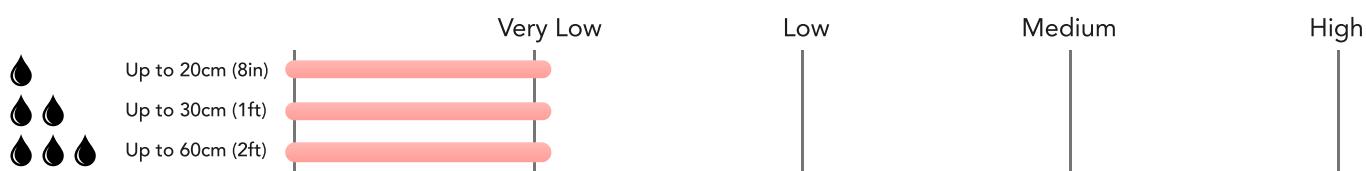


Risk Rating: Very low

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.

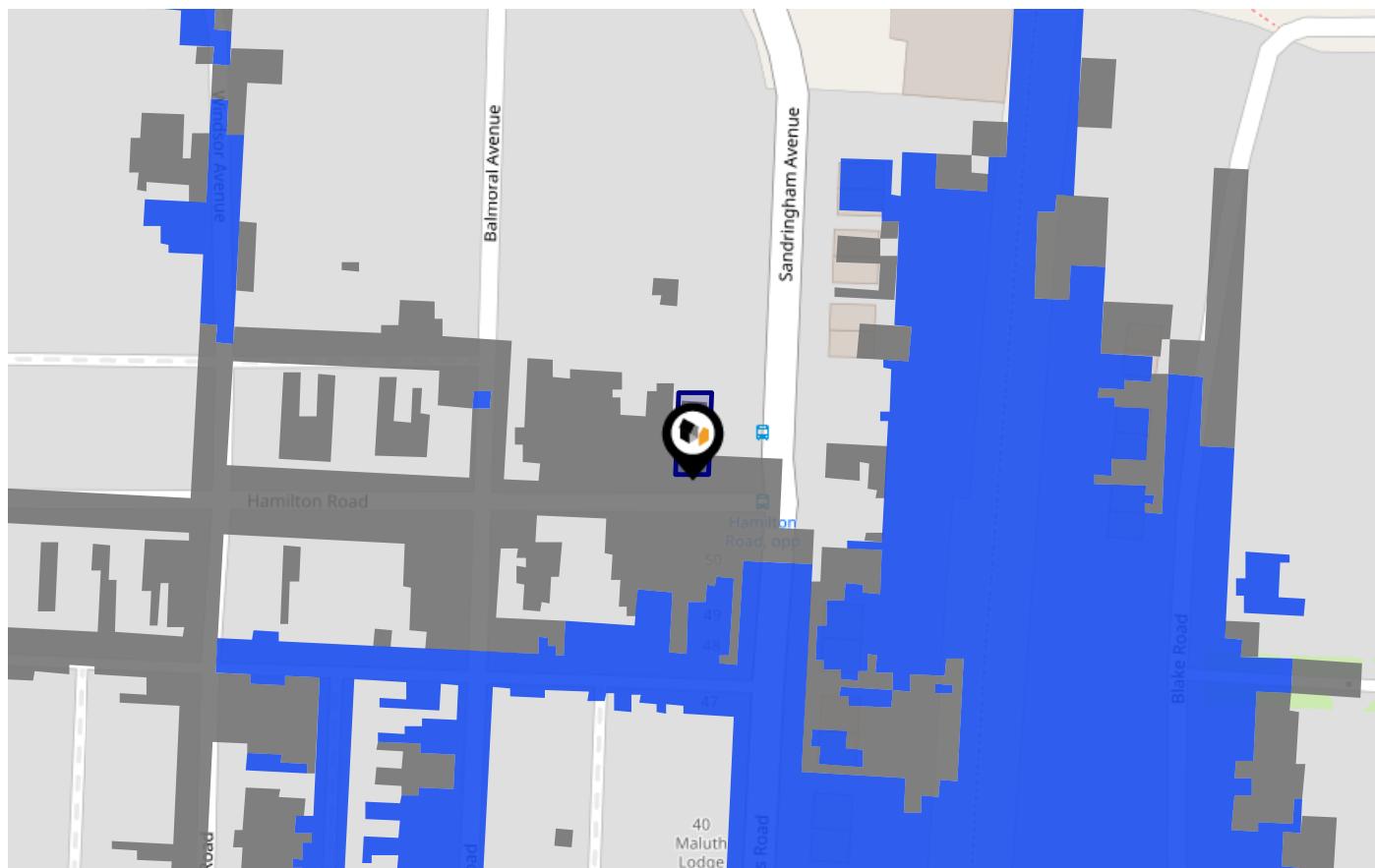
Chance of flooding to the following depths at this property:



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.

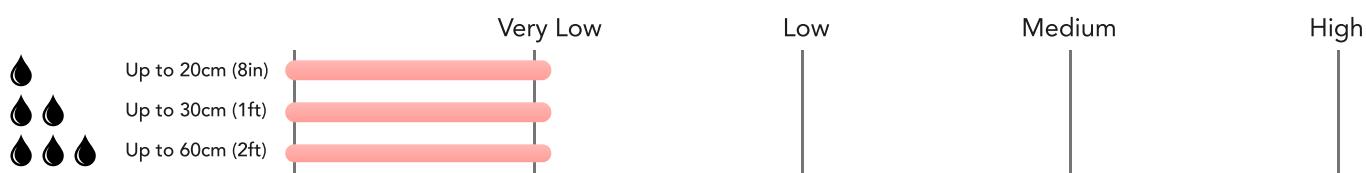


Risk Rating: **Very Low**

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Chance of flooding to the following depths at this property:

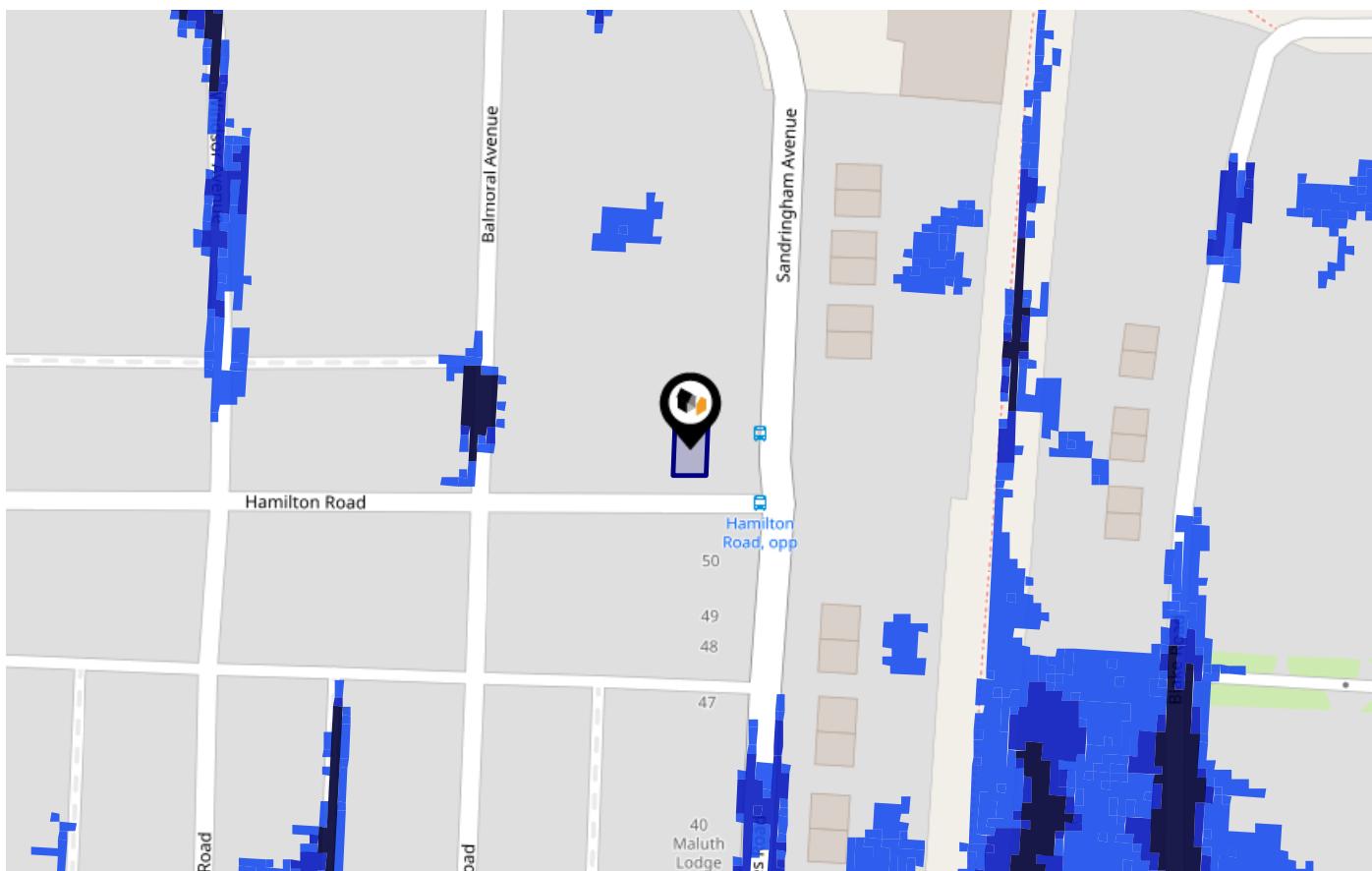


Flood Risk

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.

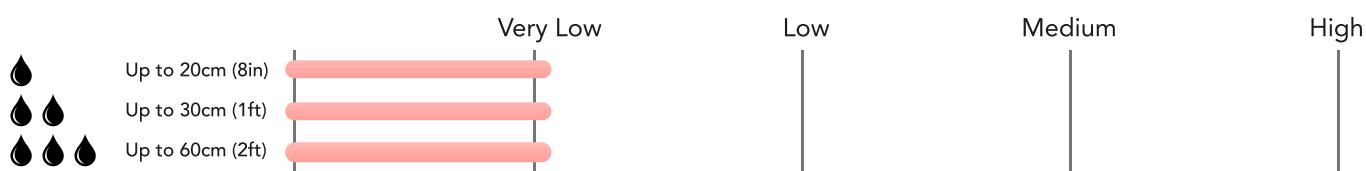


Risk Rating: Very low

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

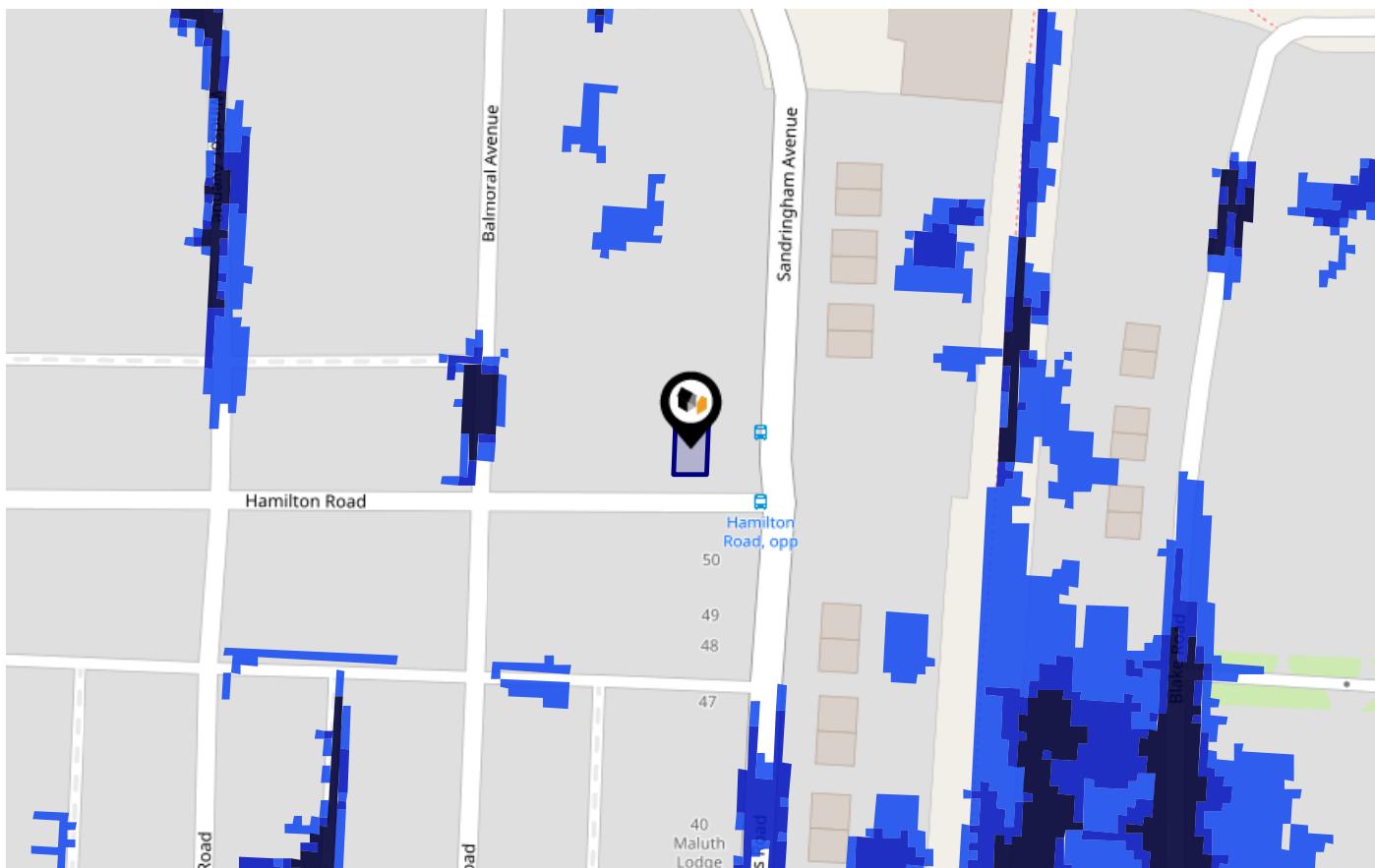
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

HOWARDS
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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.

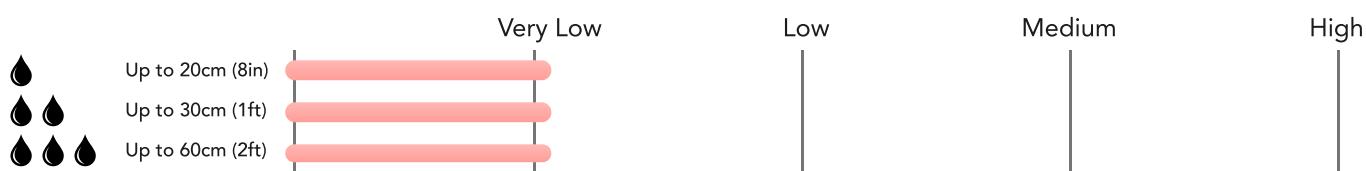


Risk Rating: Very low

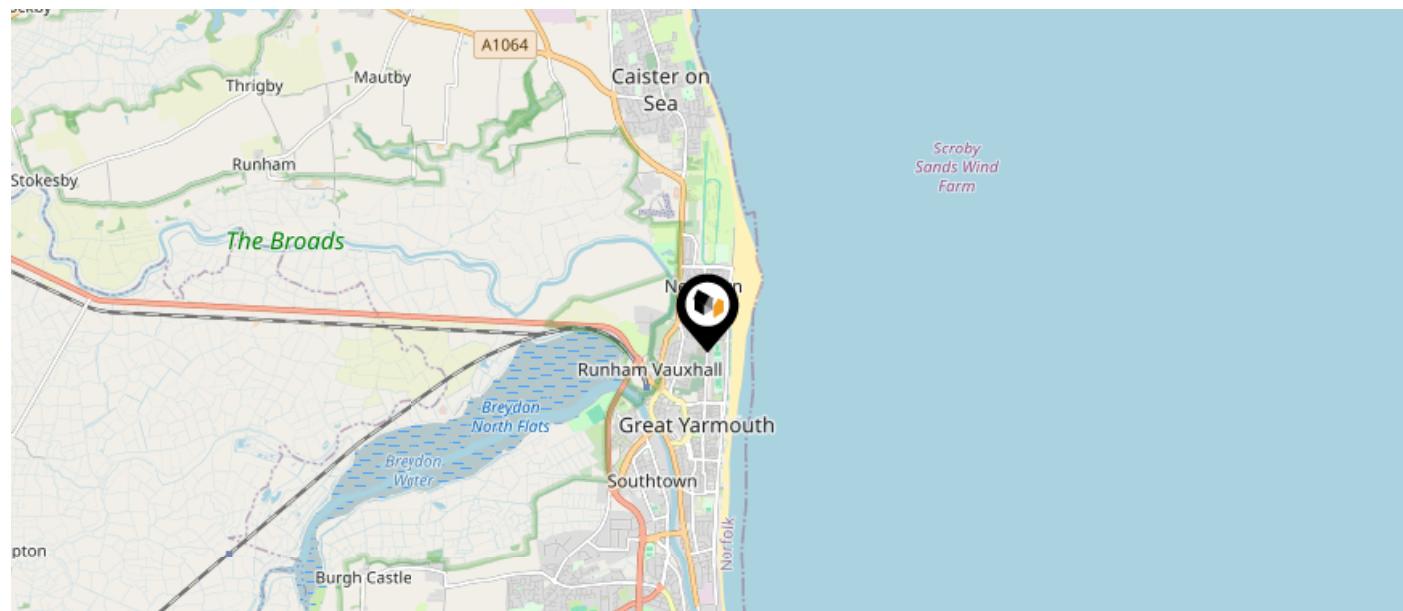
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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

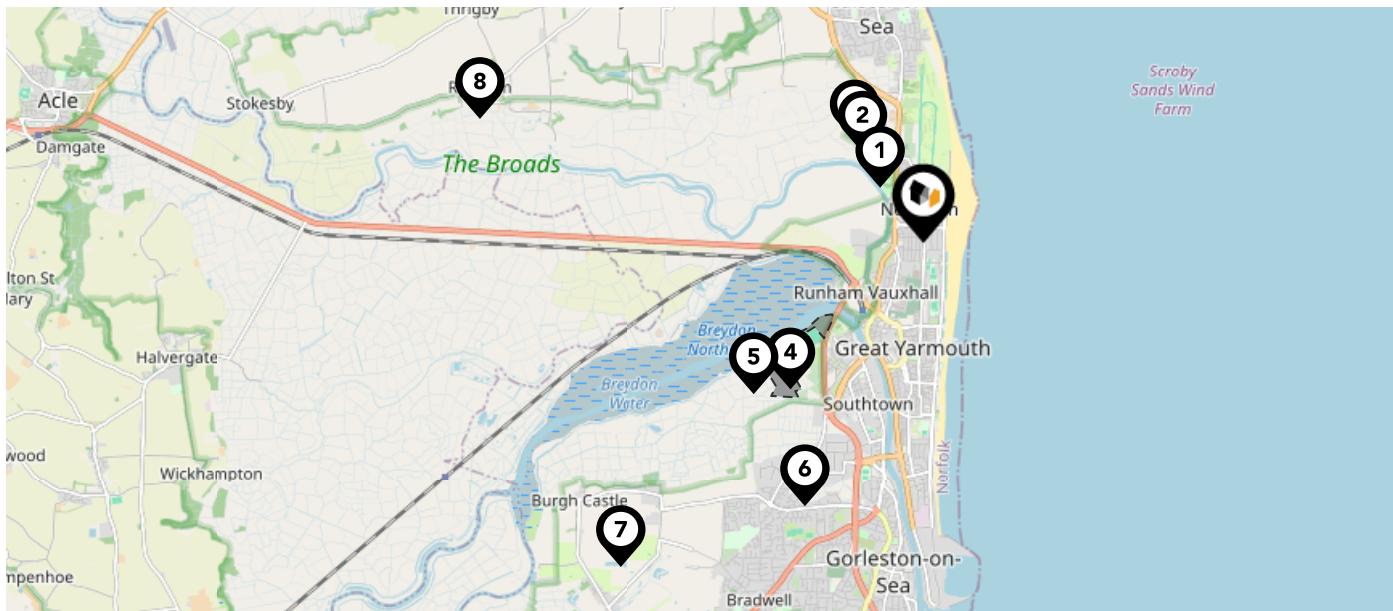
No data available.

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.



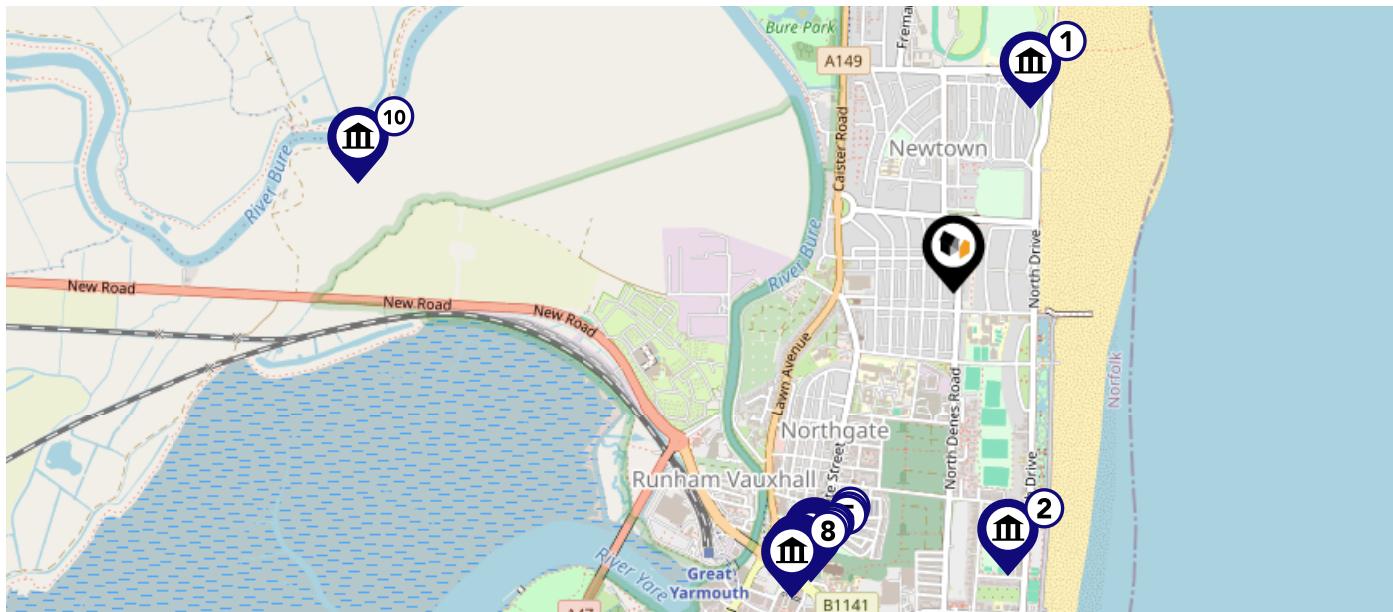
Nearby Landfill Sites

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 Cobholm 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"/>

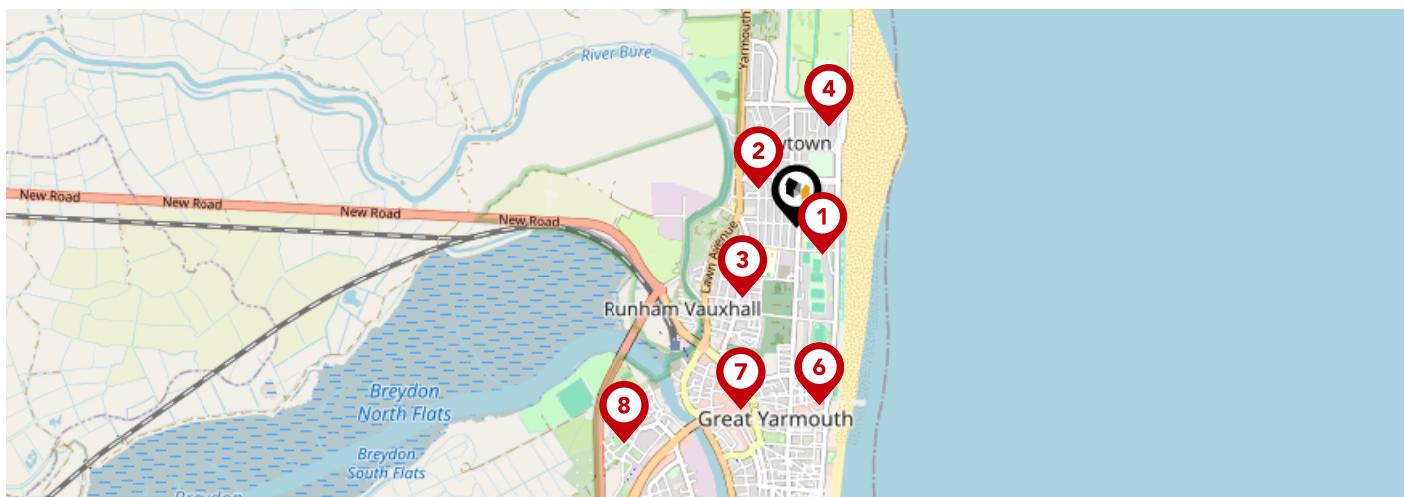
Maps Listed Buildings

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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...

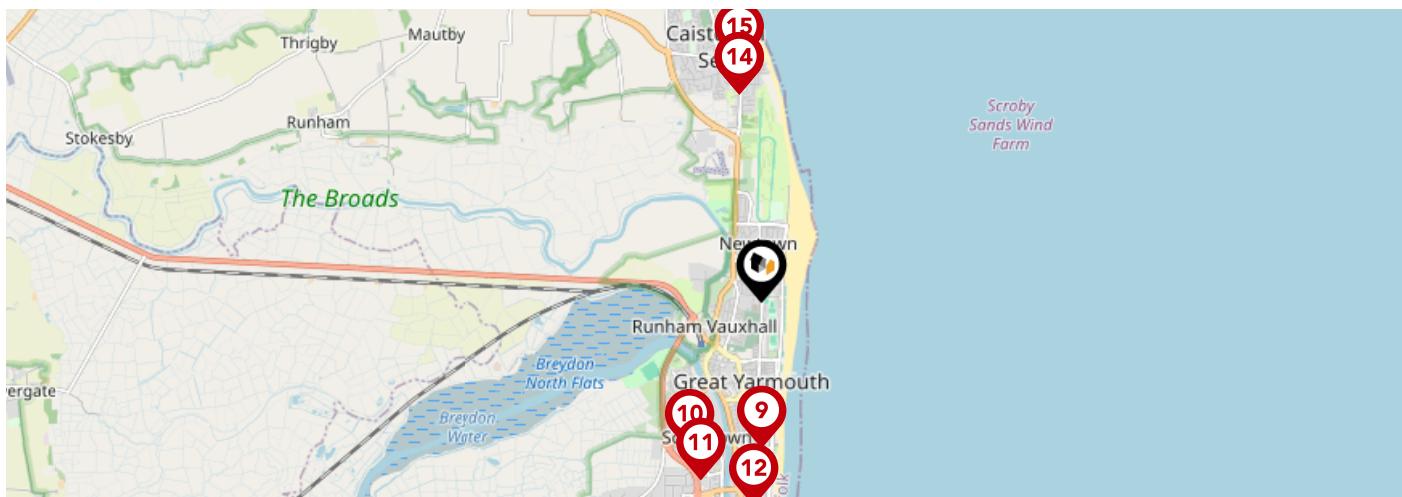


Listed Buildings in the local district	Grade	Distance
1451795 - The Iron Duke	Grade II	0.5 miles
1380279 - Grandstand At Wellesley Recreation Ground	Grade II	0.6 miles
1246013 - 20 And 20a, Northgate Street	Grade II	0.7 miles
1246012 - 18 And 19, Northgate Street	Grade II	0.7 miles
1245975 - 225, 226 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

1	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:0.16					
2	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:0.25					
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:0.4					
4	North Denes Primary School and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 398 Distance:0.48					
5	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:0.8					
6	Novaturnent School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 19 Distance:0.8					
7	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:0.85					
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:1.25					



Nursery Primary Secondary College Private

9	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					
10	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					
11	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:1.7					
12	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					
13	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					
14	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					
15	Caister Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 679 Distance:2.15					
16	Wroughton Junior Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 318 Distance:2.55					

Local Area Masts & Pylons

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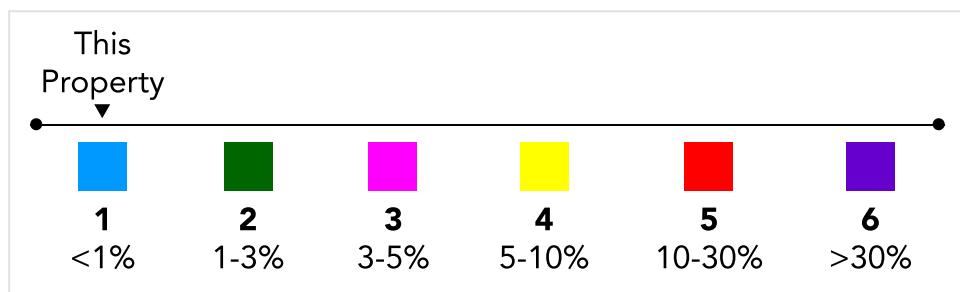
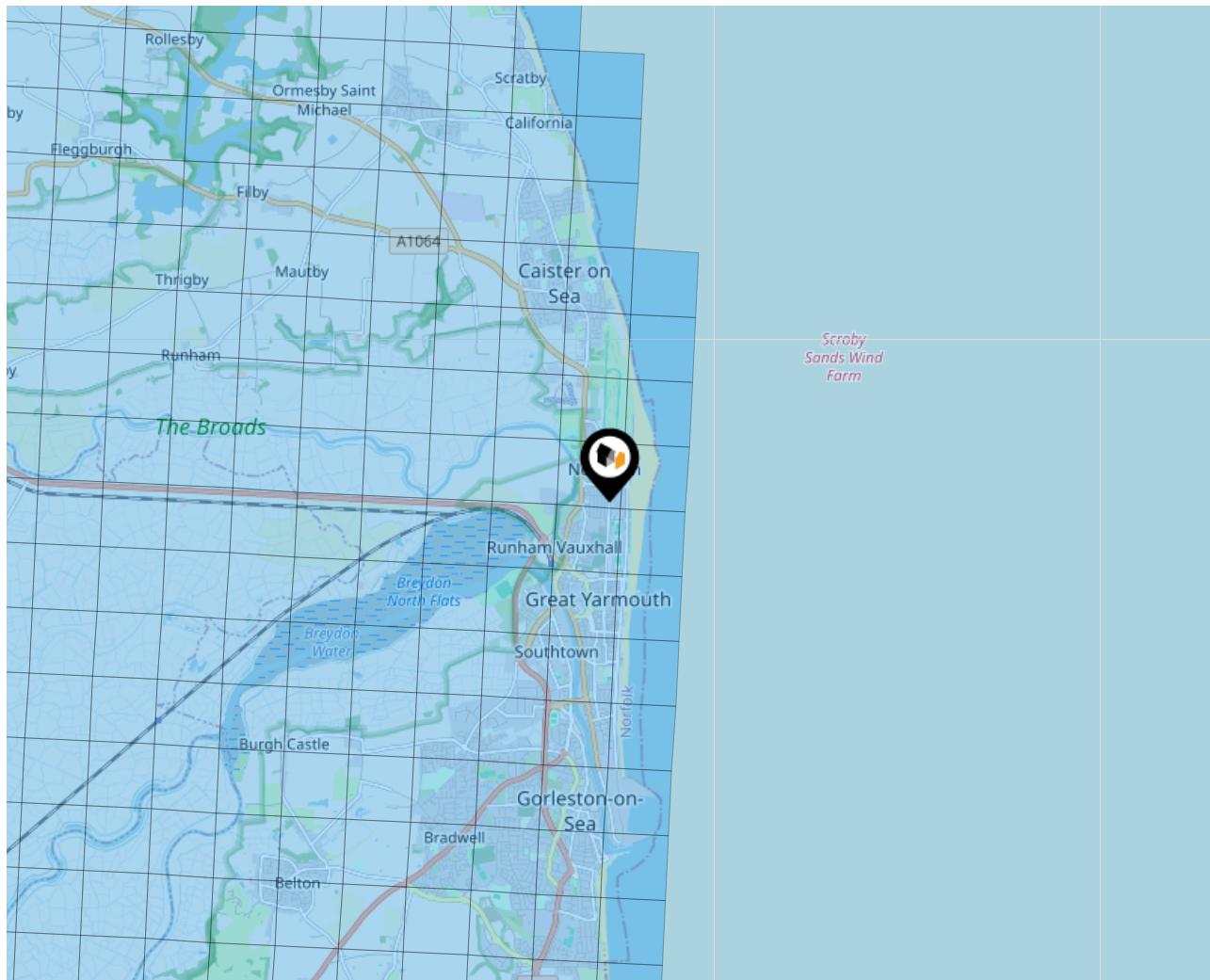


Key:

- 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

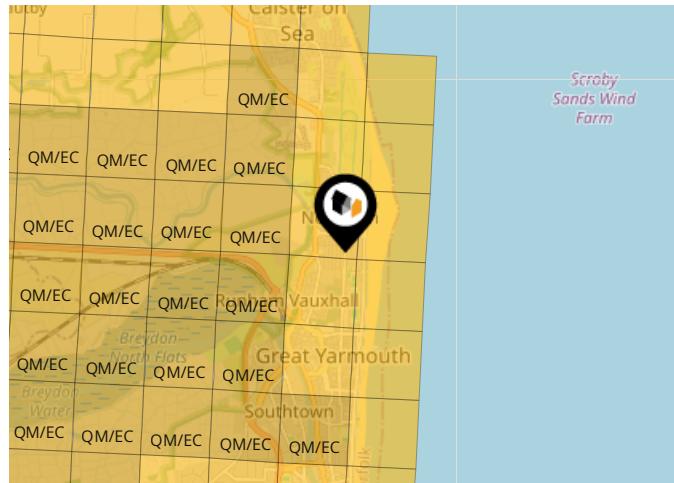
Soil Group: HEAVY

Soil Texture:

Soil Depth:

CLAY TO CLAYEY LOAM

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	0.85 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	75.92 miles
2	M11 J11	75.86 miles
3	M11 J13	75.38 miles
4	M11 J14	75.22 miles

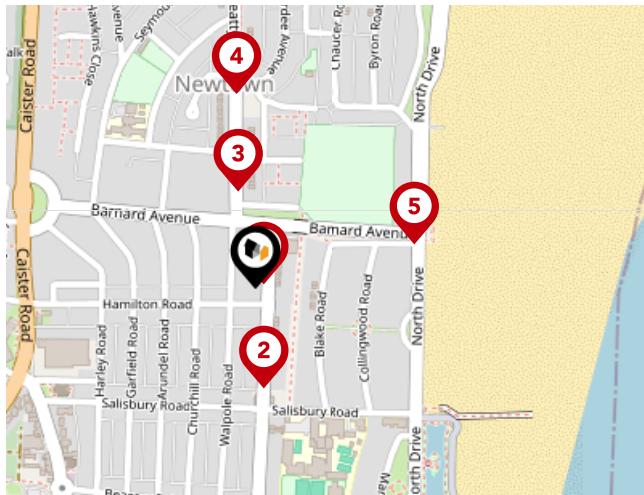


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.41 miles
2	Southend-on-Sea	84.98 miles
3	Cambridge	71.78 miles
4	Stansted Airport	80.3 miles

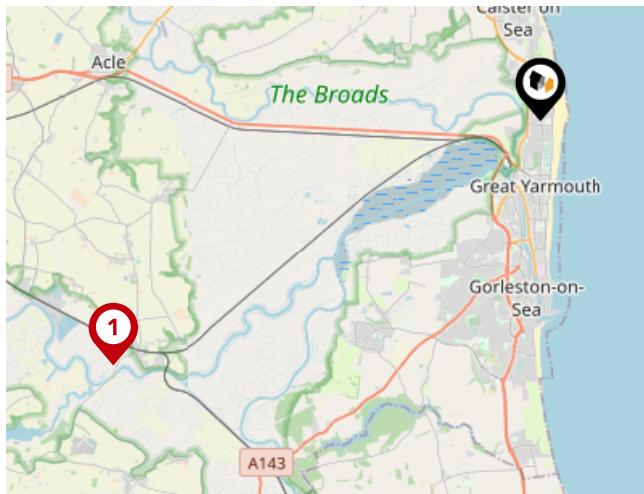
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Sandringham Avenue	0.01 miles
2	Post Office	0.11 miles
3	Drake Avenue	0.11 miles
4	Sturdee Avenue	0.22 miles
5	Barnard Avenue	0.19 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.

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HOWARDS

Estate Agents since 1926

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Land
Registry

