

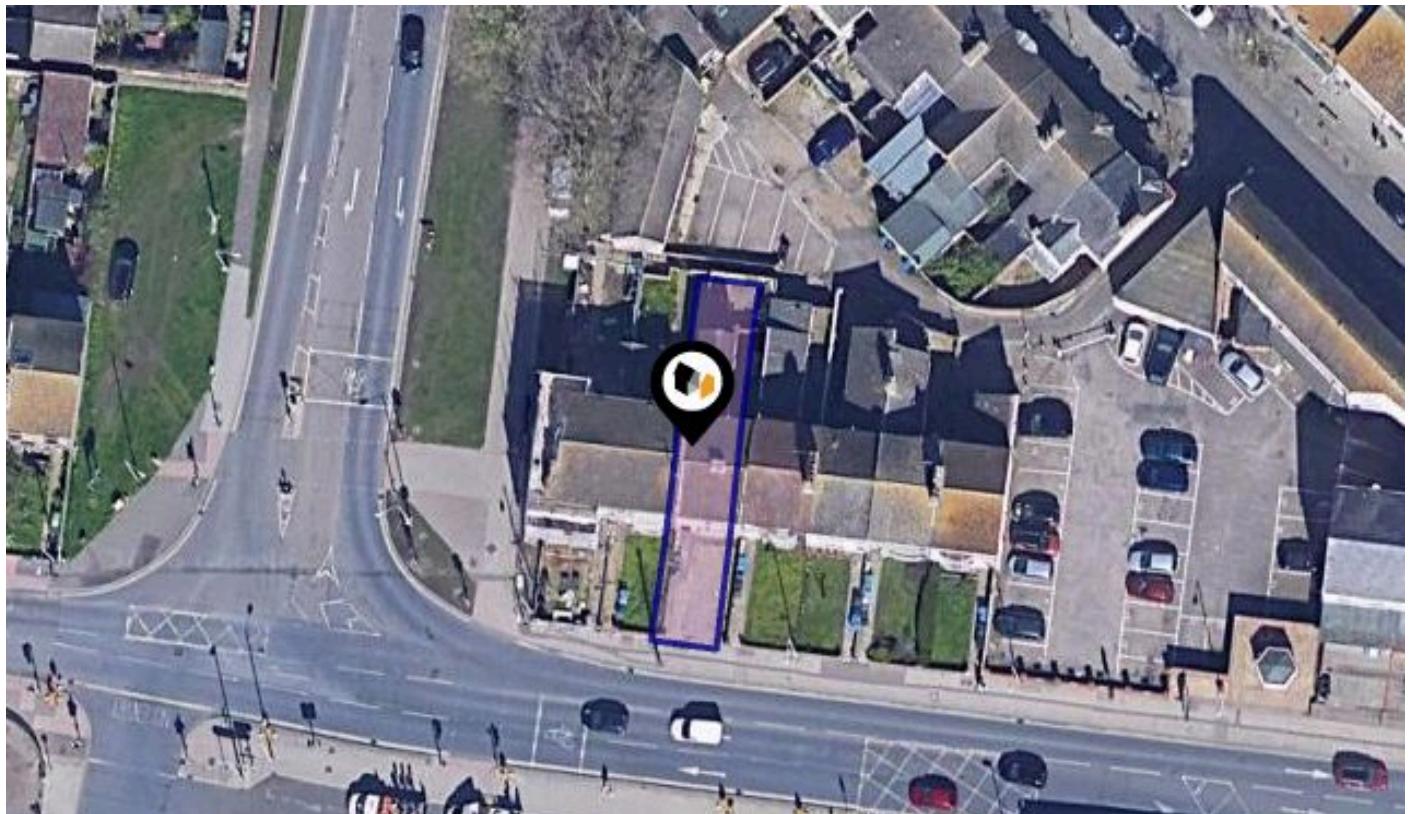


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 14th January 2026



DENMARK ROAD, LOWESTOFT, NR32

Howards

164-166 London Road North, Lowestoft, Suffolk, NR32 1HB

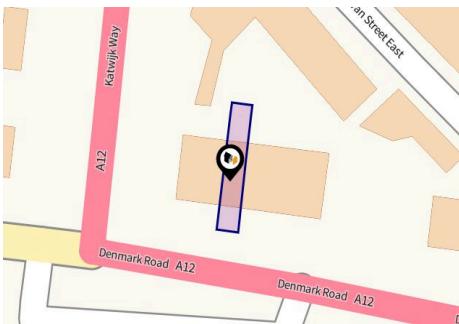
01502 464412

lowestoft.lettings@howards.co.uk

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Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	570 ft ² / 53 m ²
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,482
Title Number:	SK238802

Tenure: Freehold

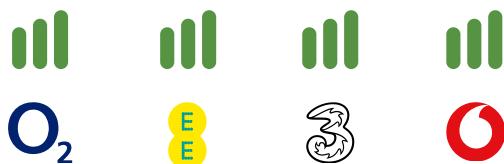
Local Area

Local Authority:	Suffolk
Conservation Area:	South Lowestoft and Kirkley
Flood Risk:	
● Rivers & Seas	Medium
● Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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NR32

Energy rating

C

Valid until 09.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

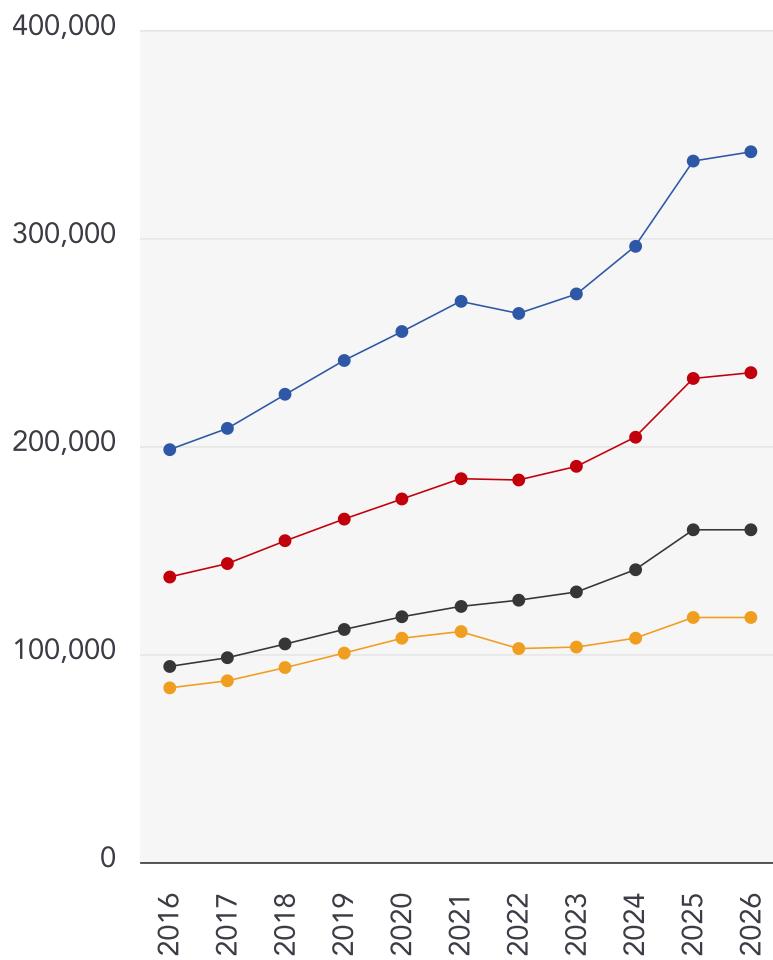
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
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:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in NR32



Detached

+72.22%

Semi-Detached

+71.67%

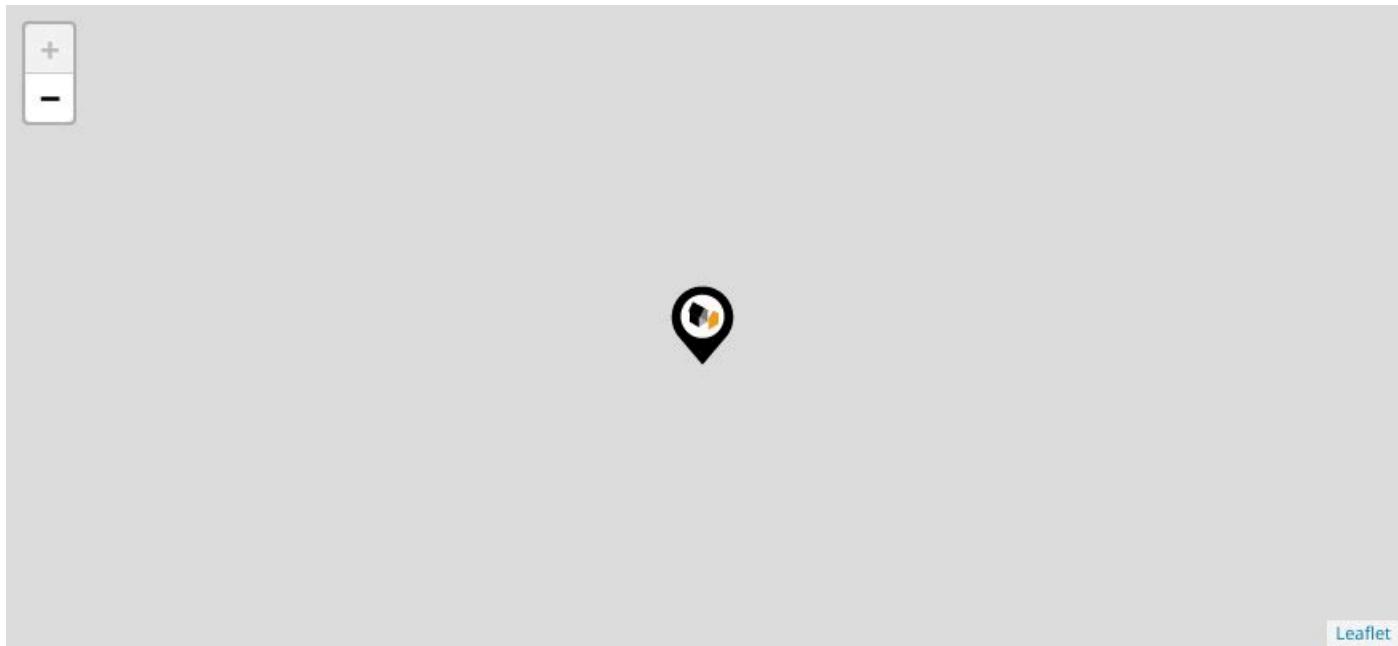
Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



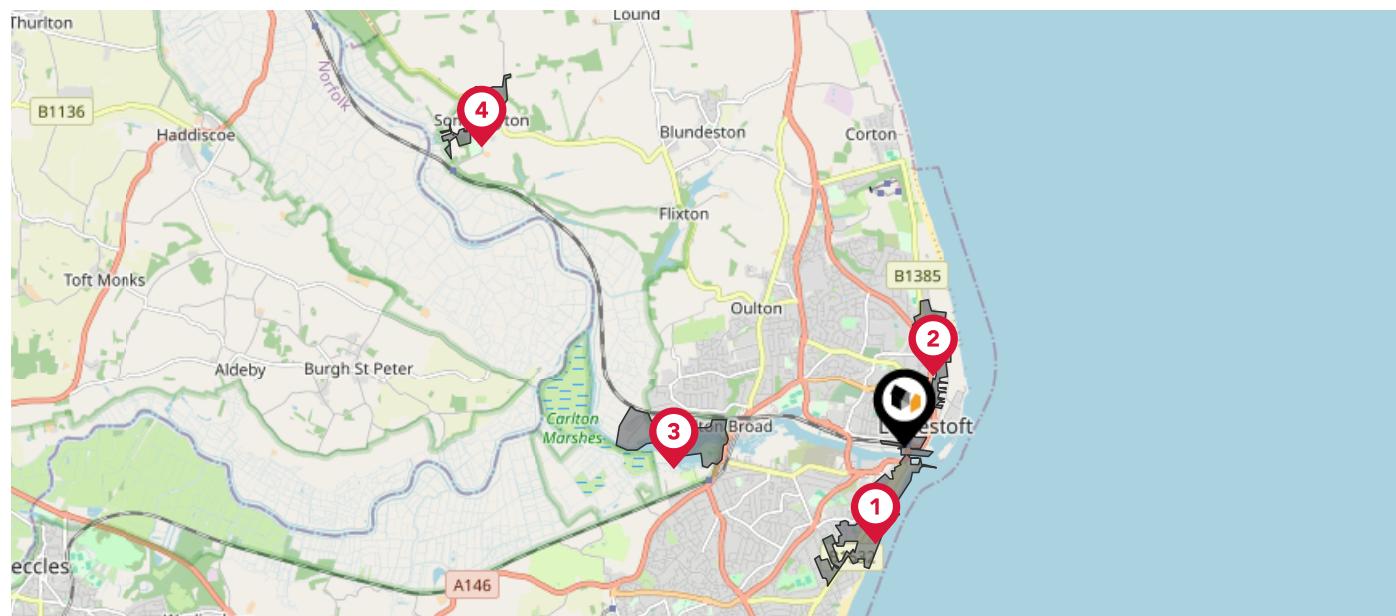
Mine Entry

- 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.



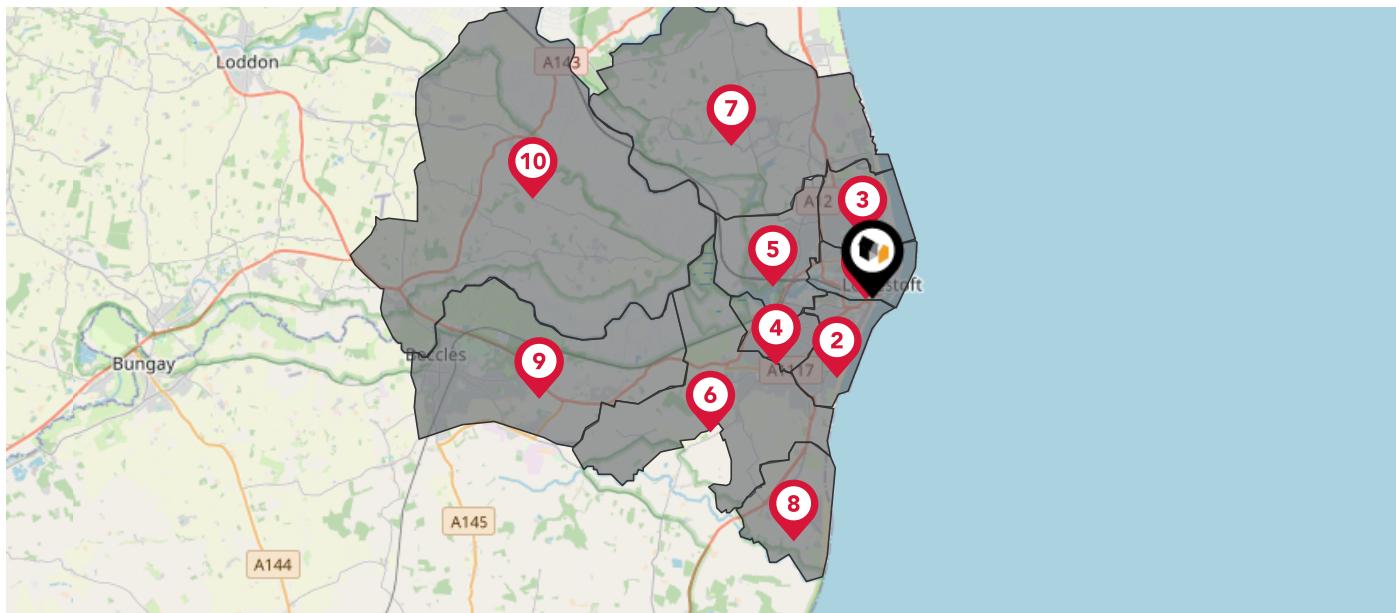
Nearby Conservation Areas

- 1 South Lowestoft and Kirkley
- 2 North Lowestoft
- 3 Oulton Broad
- 4 Somerleyton

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

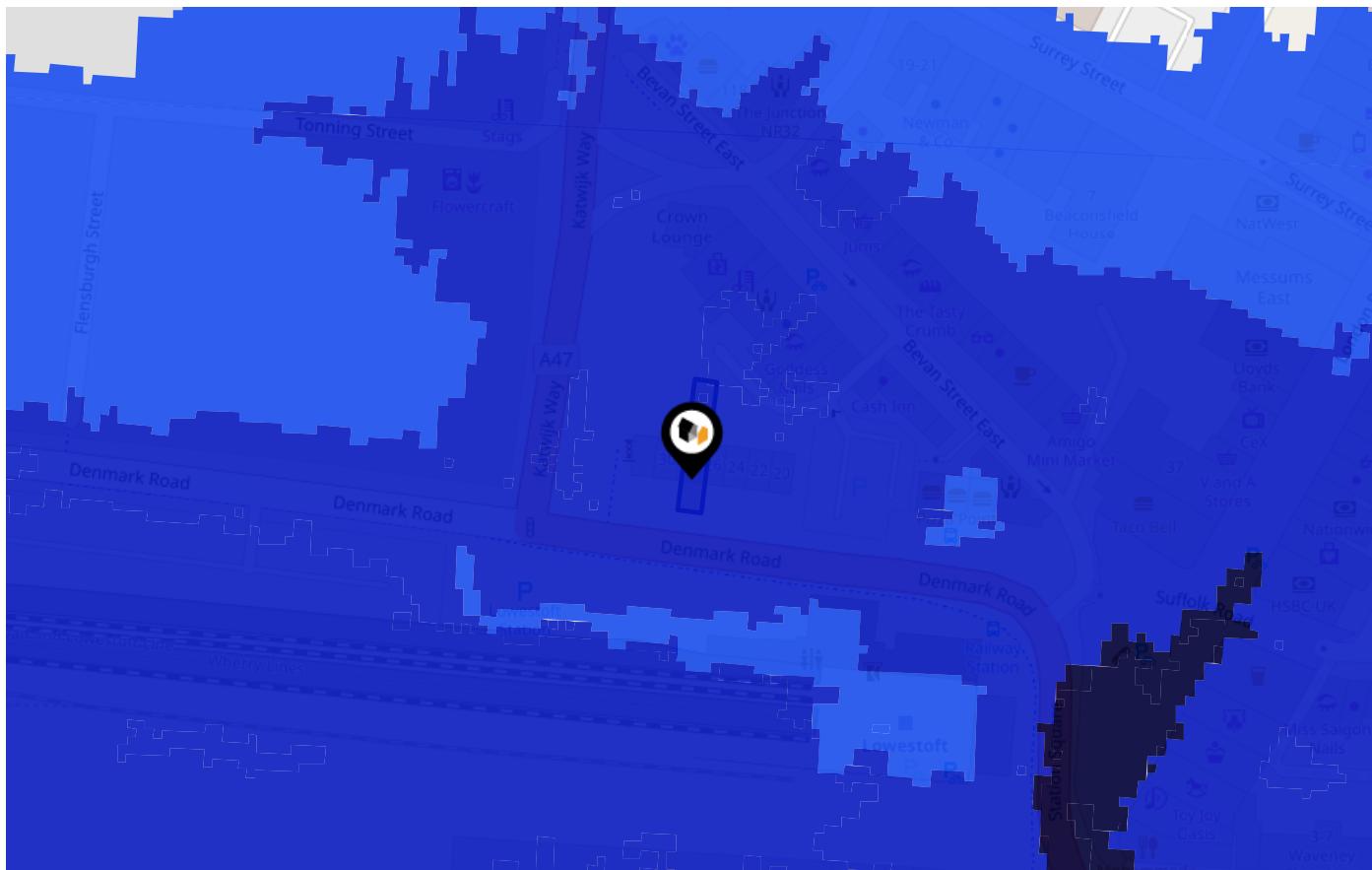
- 1 Harbour & Normanston Ward
- 2 Kirkley & Pakefield Ward
- 3 Gunton & St. Margarets Ward
- 4 Carlton & Whitton Ward
- 5 Oulton Broad Ward
- 6 Carlton Colville Ward
- 7 Lothingland Ward
- 8 Kessingland Ward
- 9 Beccles & Worlingham Ward
- 10 Thurlton Ward

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.

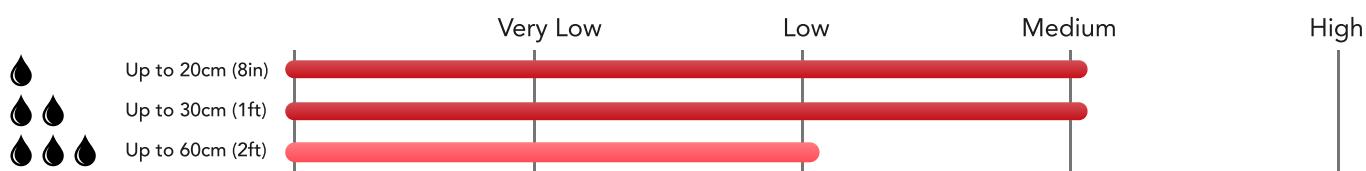


Risk Rating: Medium

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.

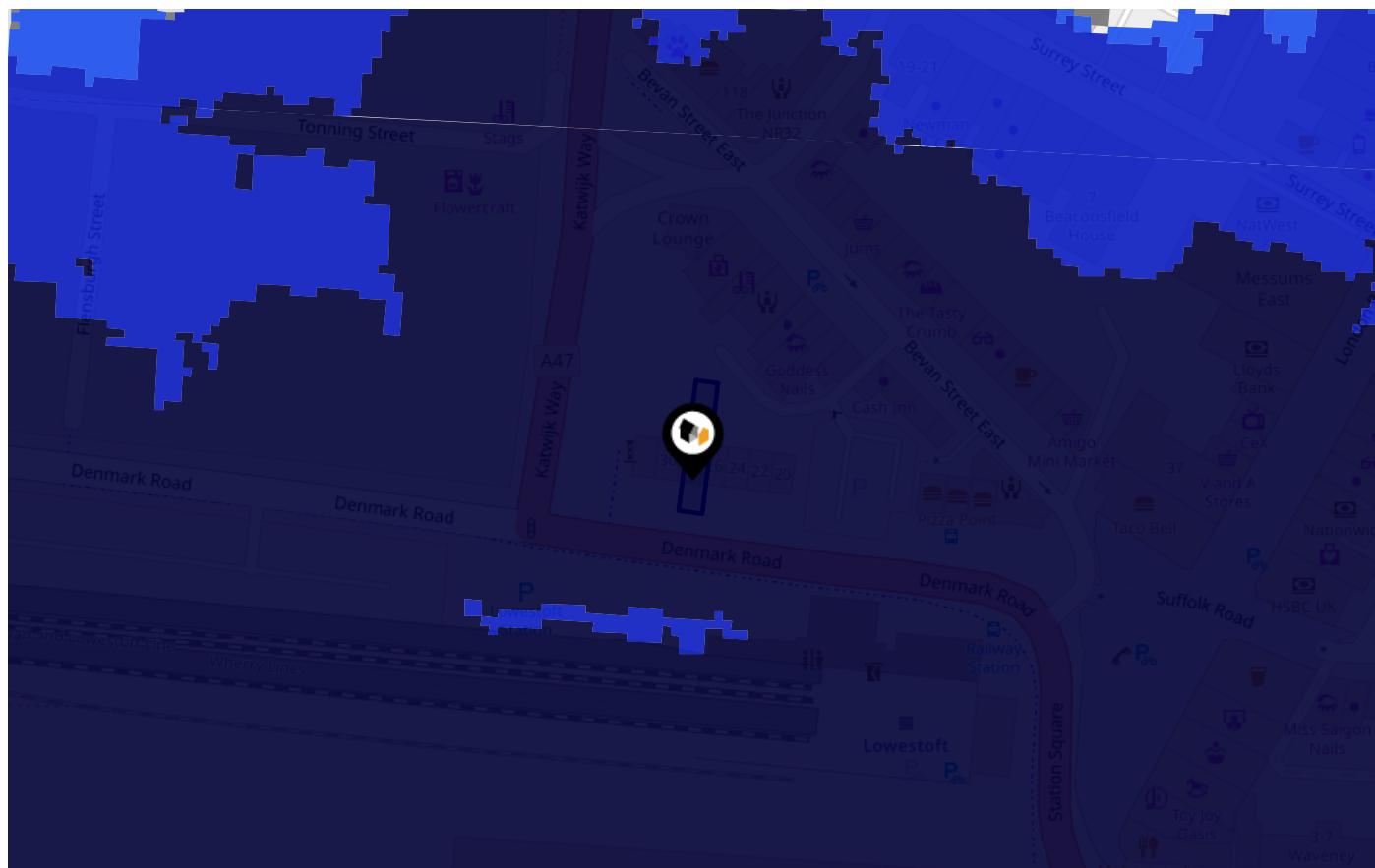
Chance of flooding to the following depths at this property:



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.

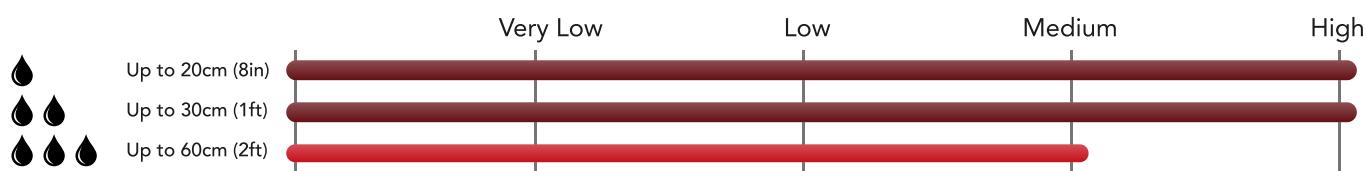


Risk Rating: **High**

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:

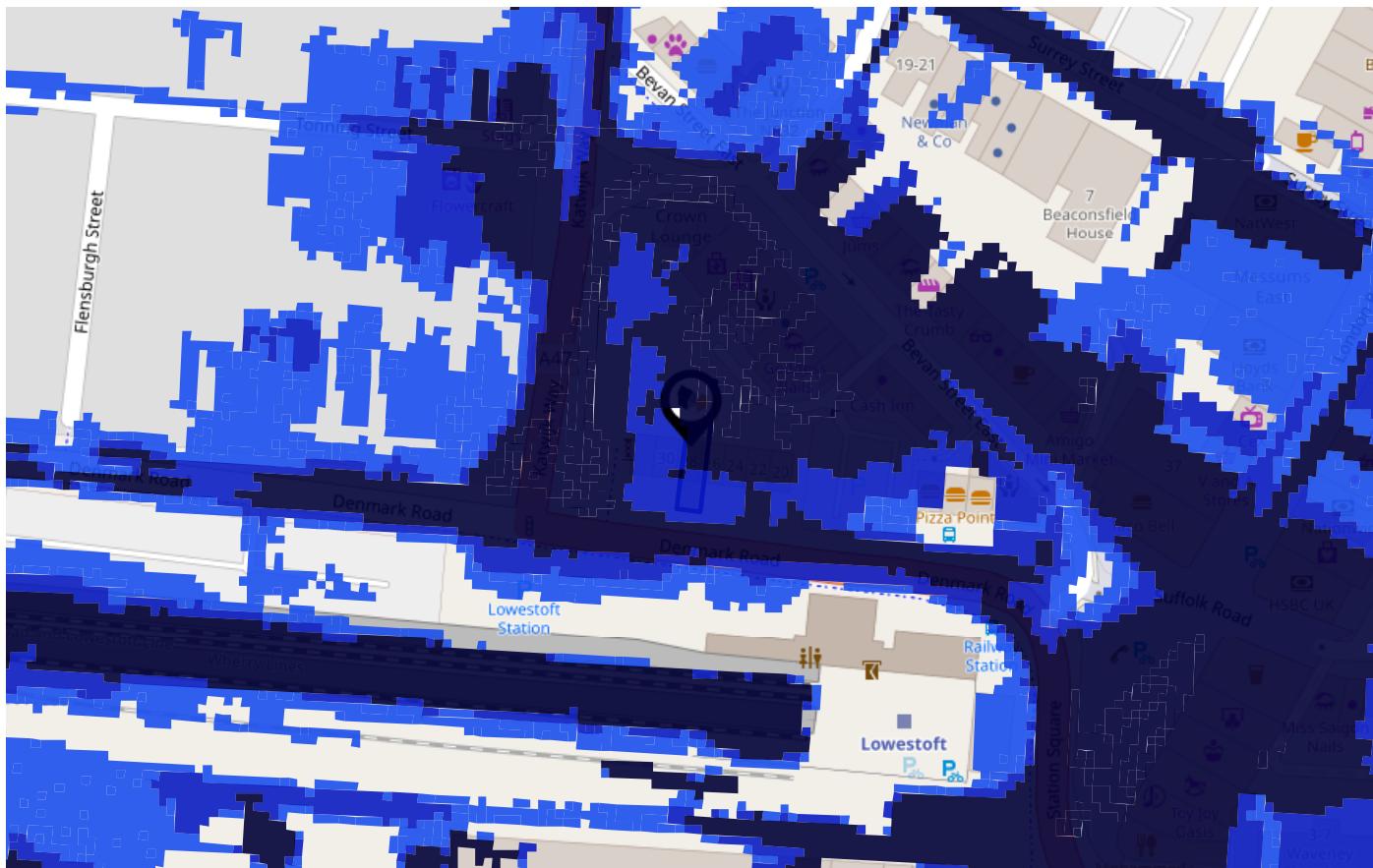


Flood Risk

Surface Water - Flood Risk

HOWARDS
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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.

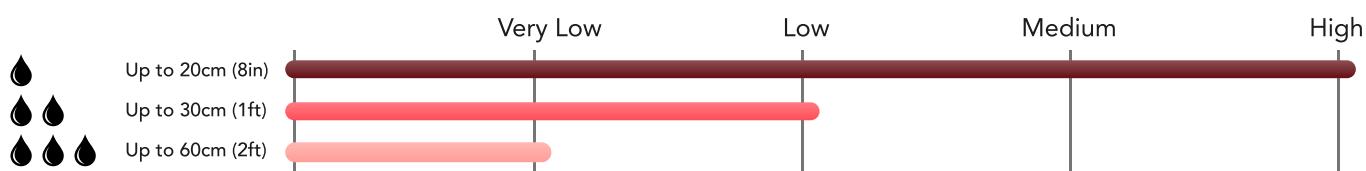


Risk Rating: High

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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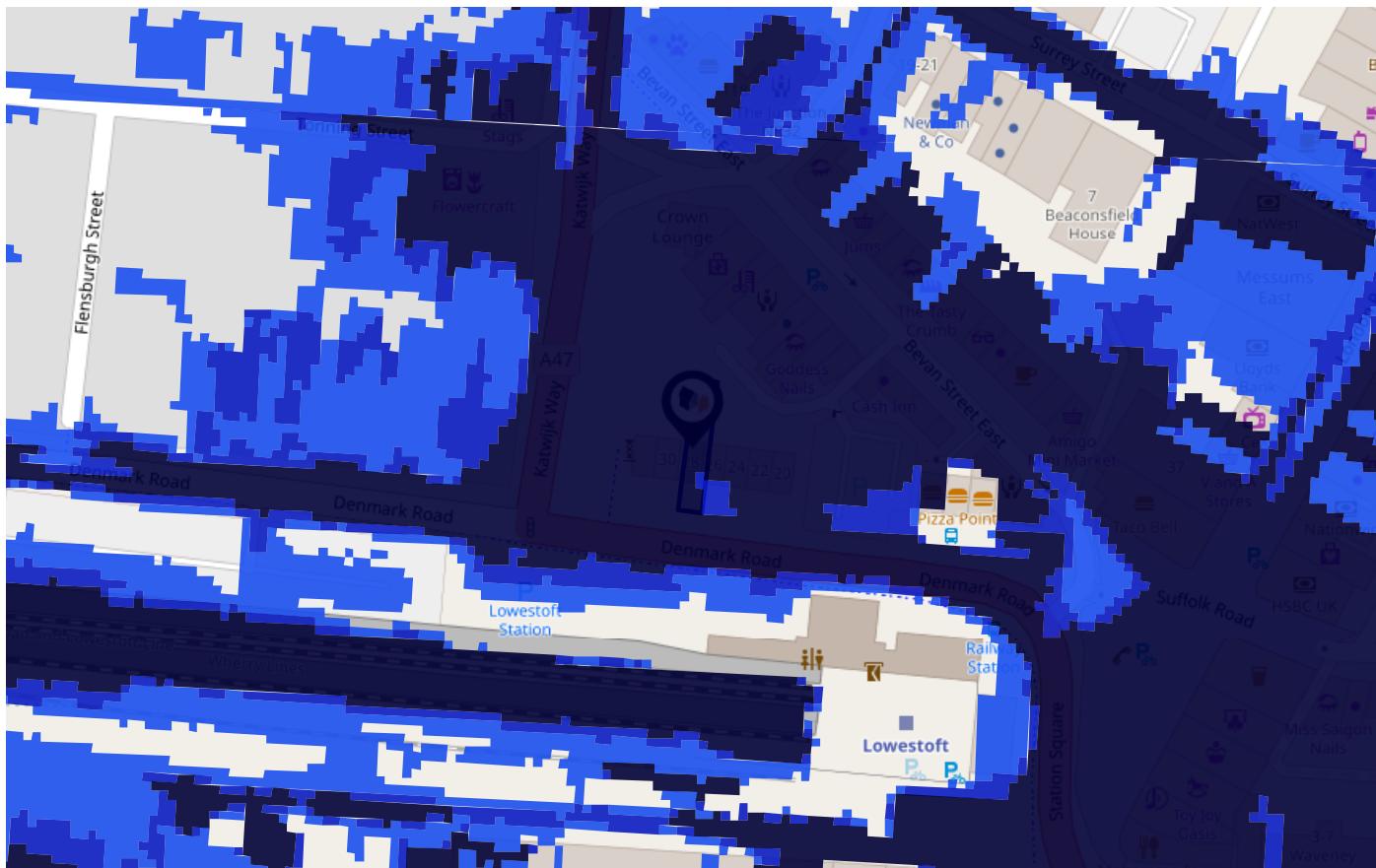
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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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.

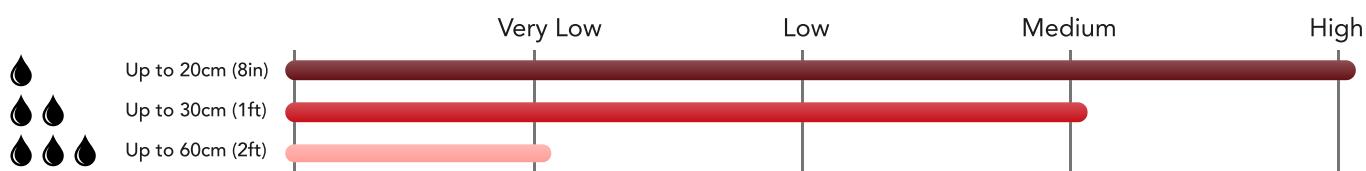


Risk Rating: **High**

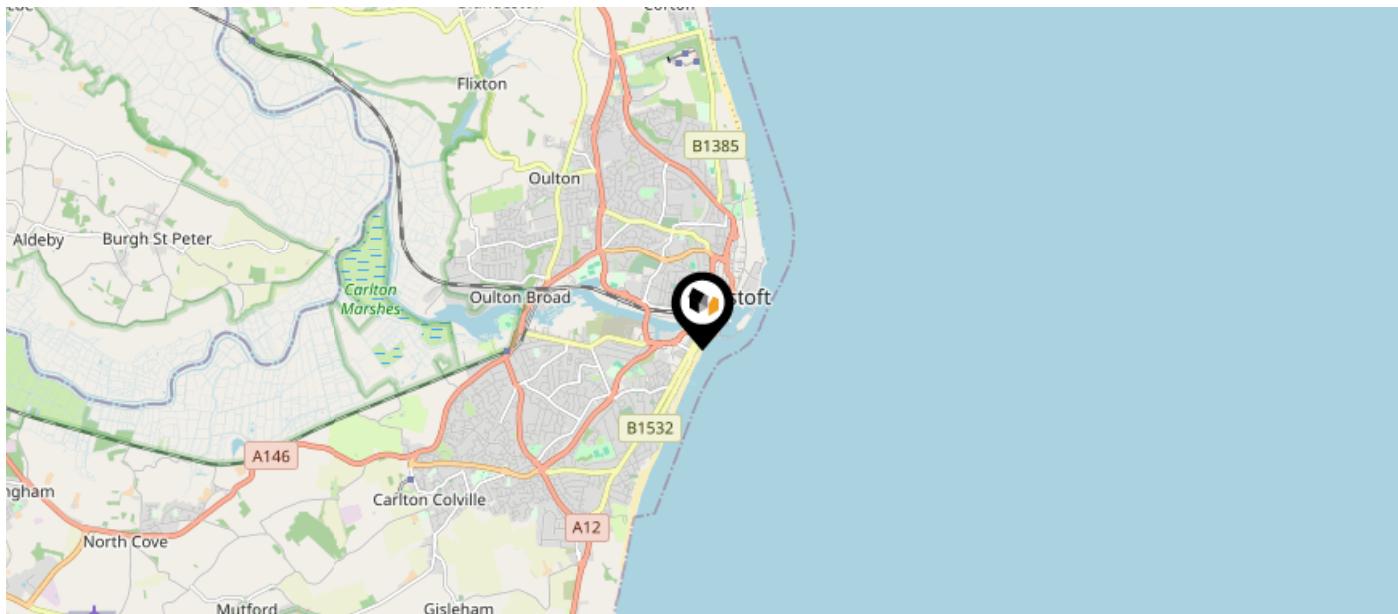
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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

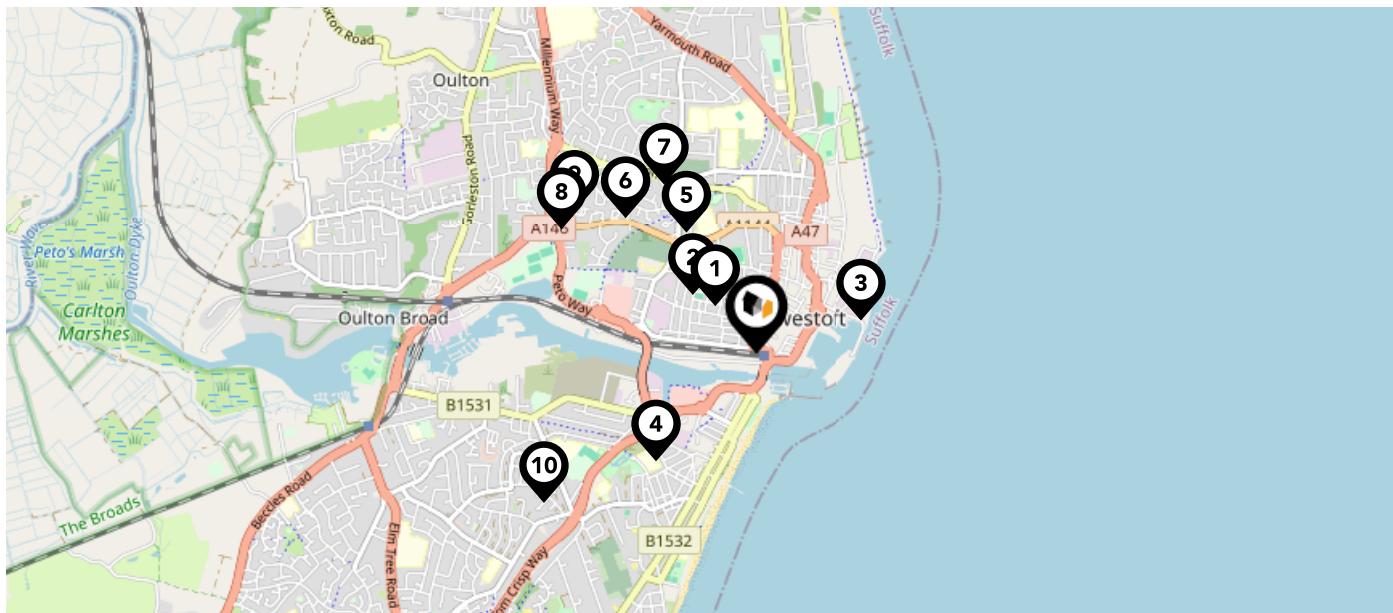
No data available.

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.



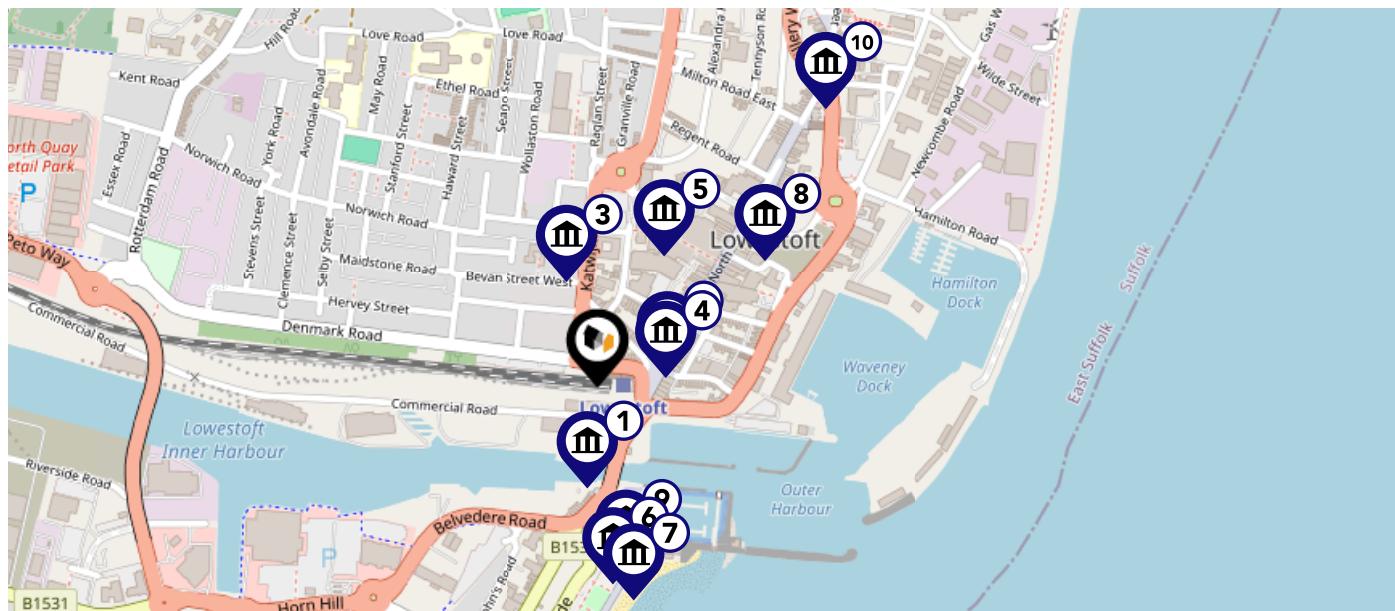
Nearby Landfill Sites

1	Roman Hill-Lowestoft	Historic Landfill	<input type="checkbox"/>
2	Love Road-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
3	Hamilton Road-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
4	South Inner Harbour-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
5	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
6	June Avenue-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
7	Haven Avenue-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
8	Fir Lane-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
9	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
10	Kirkley Run/Britten Road-Lowestoft	Historic Landfill	<input type="checkbox"/>

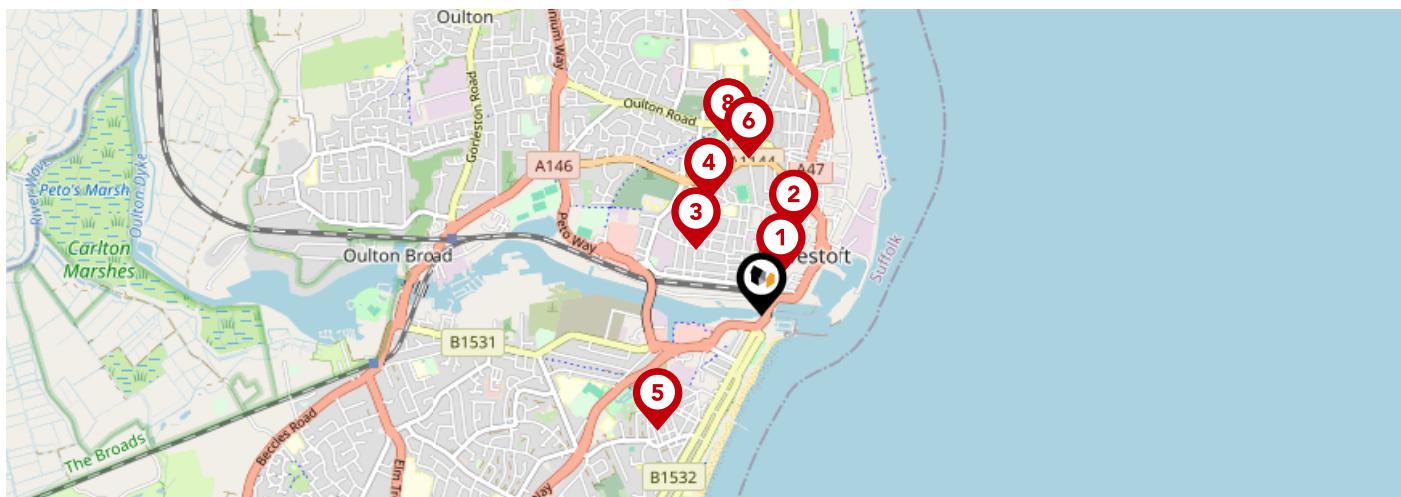
Maps Listed Buildings

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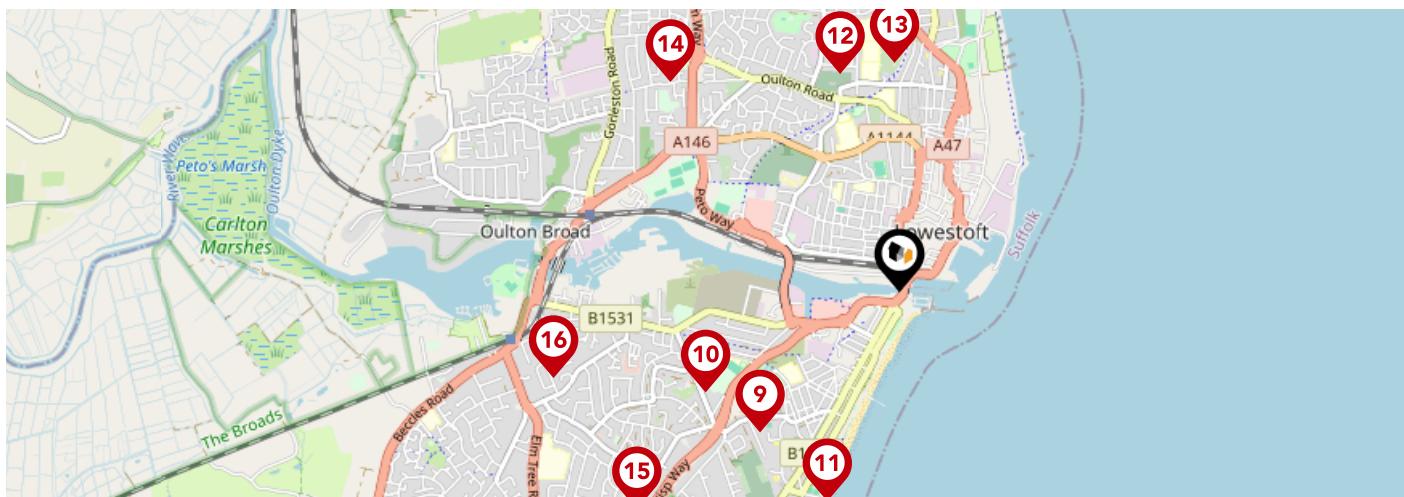
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1292511 - Port House	Grade II	0.1 miles
 1279946 - 53 London Road North	Grade II	0.1 miles
 1292437 - Raglan Smoke House	Grade II	0.1 miles
 1292503 - Former Post Office	Grade II	0.1 miles
 1208940 - Church Of Our Lady, Star Of The Sea Including Boundary Wall To Gordon Road	Grade II	0.2 miles
 1458627 - Lowestoft War Memorial	Grade II	0.2 miles
 1209835 - Statue Of Triton	Grade II	0.2 miles
 1207020 - St Margarets House	Grade II	0.2 miles
 1207043 - Royal Norfolk And Suffolk Yacht Club	Grade II	0.2 miles
 1292575 - 102, 103 And 104, High Street	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Ness Point School Ofsted Rating: Good Pupils: 19 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Learning Support, Northern Area Education Office Ofsted Rating: Not Rated Pupils:0 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	East Coast College Ofsted Rating: Good Pupils:0 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Margaret's Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Poplars Community Primary School Ofsted Rating: Requires improvement Pupils: 312 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Northfield St Nicholas Primary Academy Ofsted Rating: Good Pupils: 365 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private



Phoenix St Peter Academy

Ofsted Rating: Requires improvement | Pupils: 108 | Distance:0.9



East Point Academy

Ofsted Rating: Good | Pupils: 865 | Distance:0.99



St Mary's Roman Catholic Primary School

Ofsted Rating: Good | Pupils: 189 | Distance:1



The Ashley School

Ofsted Rating: Outstanding | Pupils: 167 | Distance:1.02



Ormiston Denes Academy

Ofsted Rating: Requires improvement | Pupils: 767 | Distance:1.03



Woods Loke Primary School

Ofsted Rating: Outstanding | Pupils: 483 | Distance:1.4



Westwood Primary School

Ofsted Rating: Good | Pupils: 206 | Distance:1.54



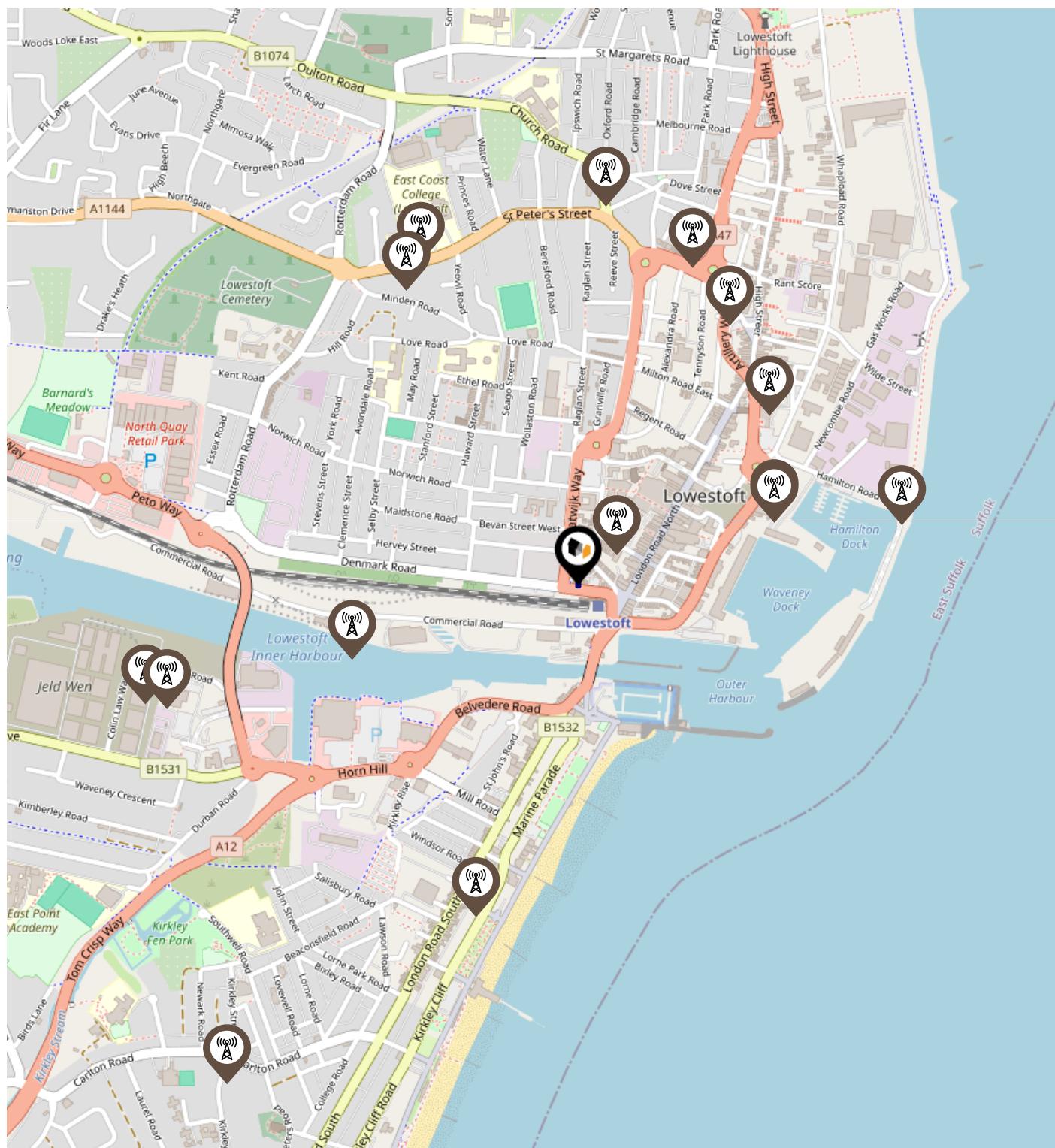
Dell Primary School

Ofsted Rating: Good | Pupils: 338 | Distance:1.61



Local Area Masts & Pylons

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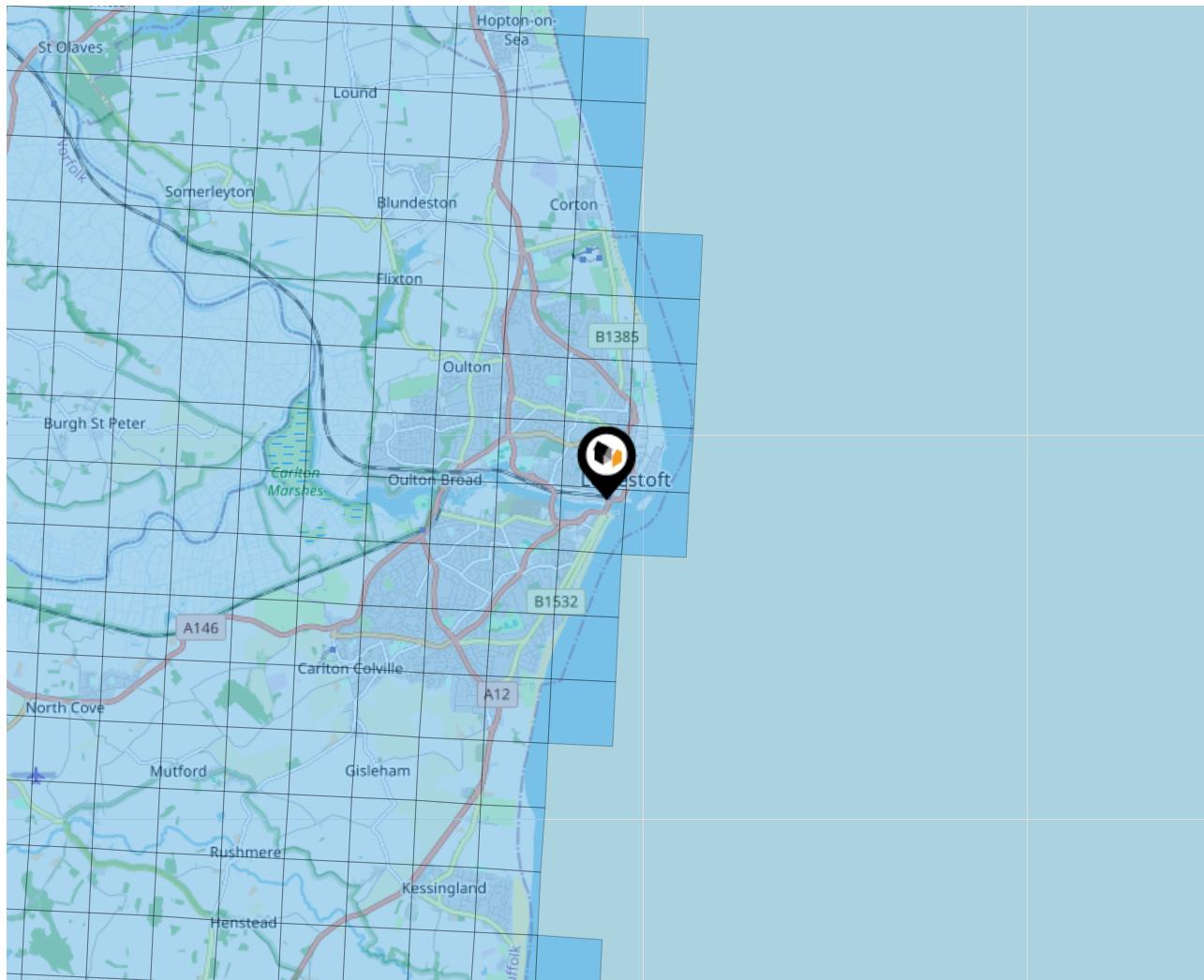


Key:

-  Power Pylons
-  Communication Masts

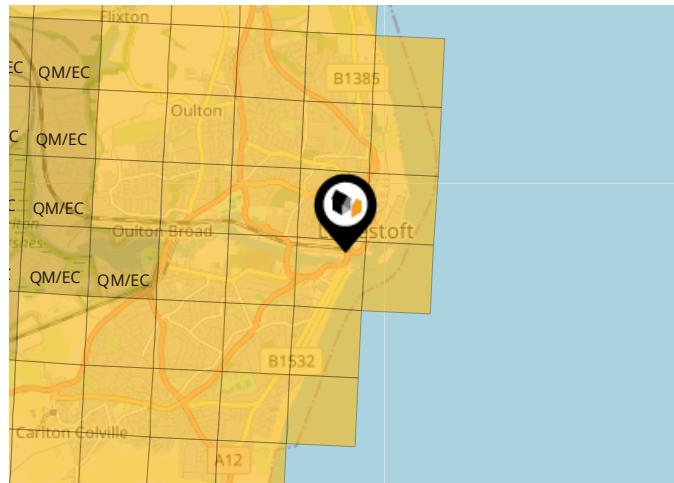
What is Radon?

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: NONE **Soil Texture:** SAND
Parent Material Grain: ARENACEOUS **Soil Depth:** DEEP
Soil Group: LIGHT(SANDY)

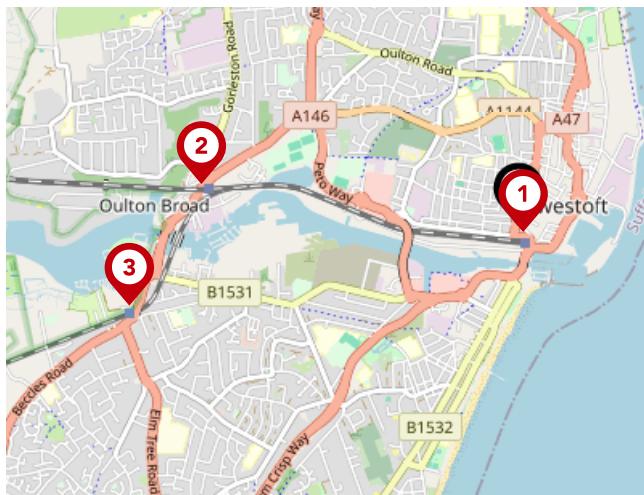


Primary Classifications (Most Common Clay Types)

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)

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National Rail Stations

Pin	Name	Distance
1	Entrance	0.04 miles
2	Entrance1	1.44 miles
3	Entrance1	1.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	72.01 miles
2	M11 J11	72.91 miles

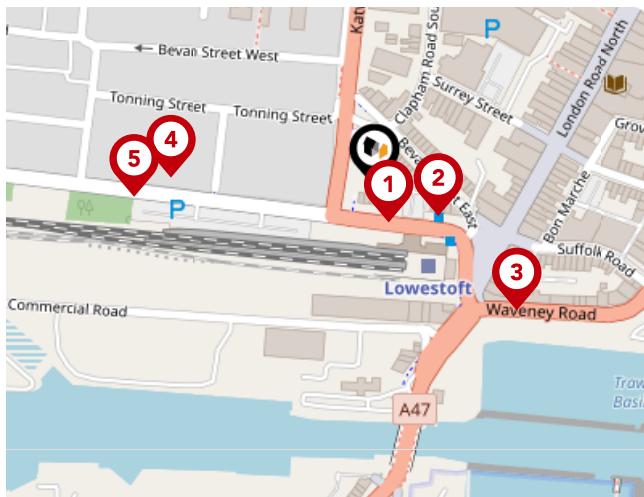


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.96 miles
2	Southend-on-Sea	76.88 miles
3	Cambridge	69.09 miles
4	Stansted Airport	74.97 miles

Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Railway Station	0.02 miles
2	Railway Station	0.04 miles
3	Waveney Chambers	0.11 miles
4	Flensburg Street	0.11 miles
5	Flensburg Street	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	10.13 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

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