

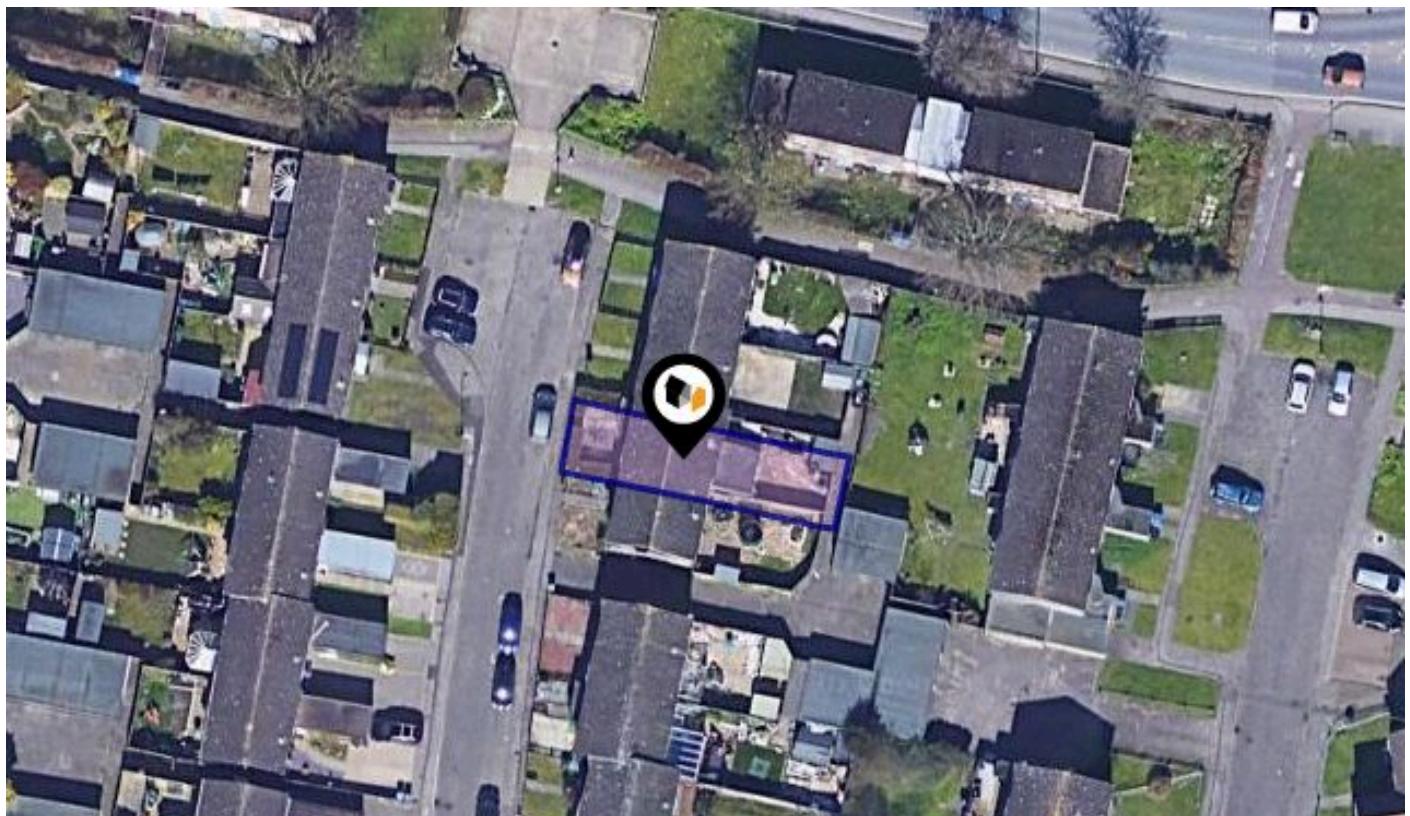


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 26th January 2026



HARDY CLOSE, LOWESTOFT, NR33

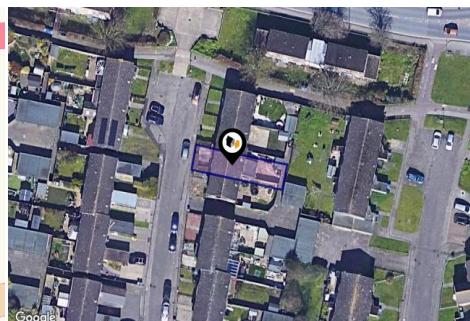
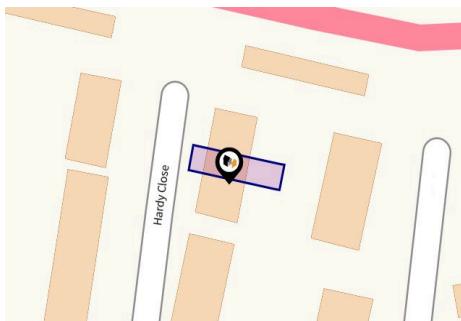
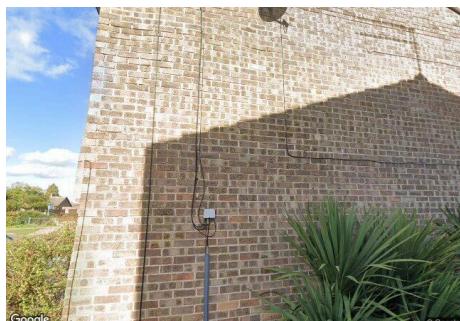
Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced House
Bedrooms:	3
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.04 acres
Council Tax :	Band A
Annual Estimate:	£1,482
Title Number:	SK75093

Tenure: Freehold

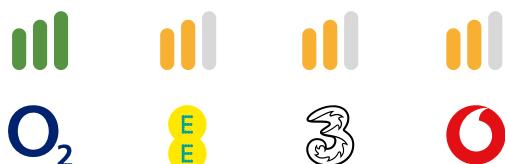
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)

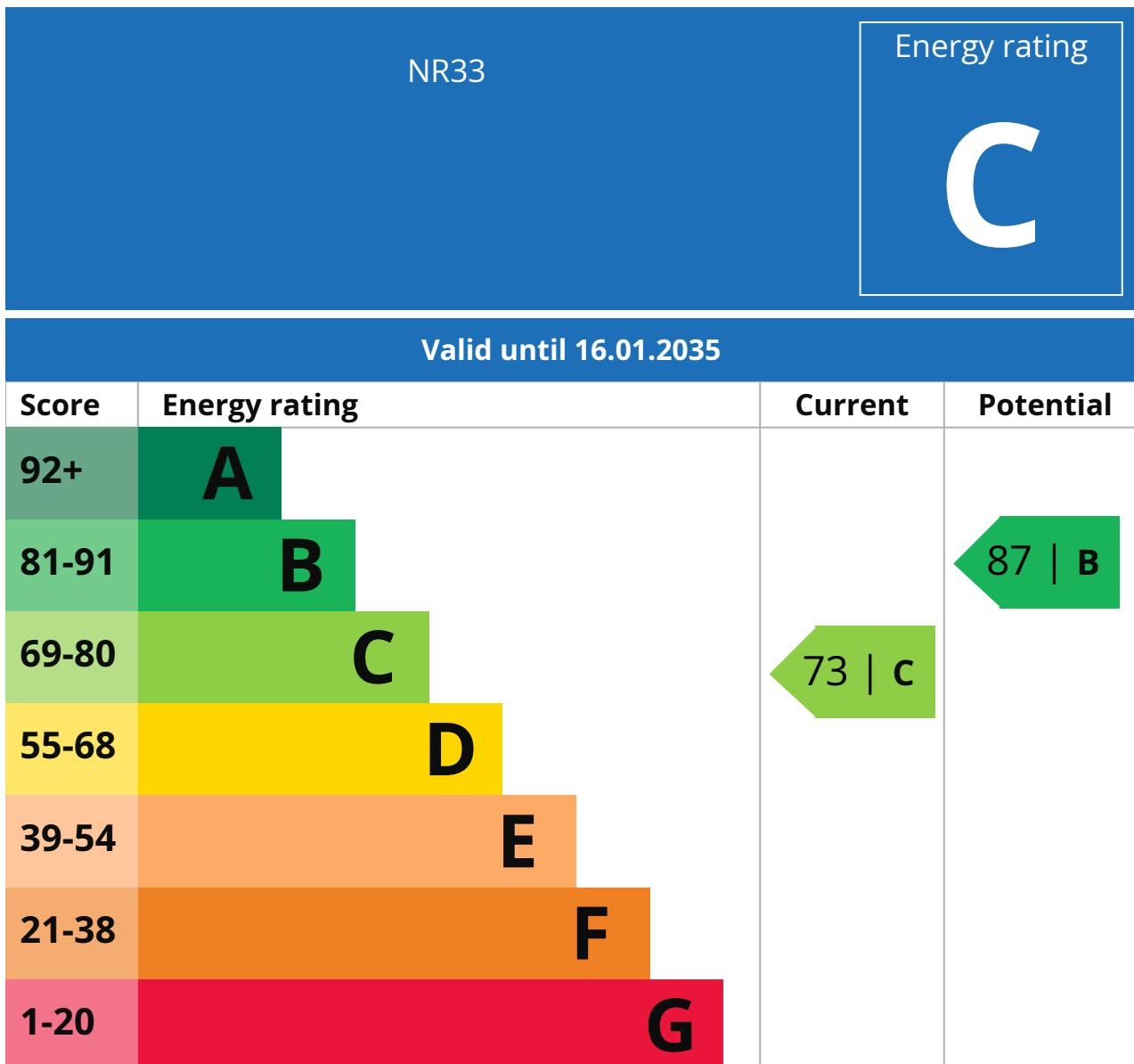


Satellite/Fibre TV Availability:



Property EPC - Certificate

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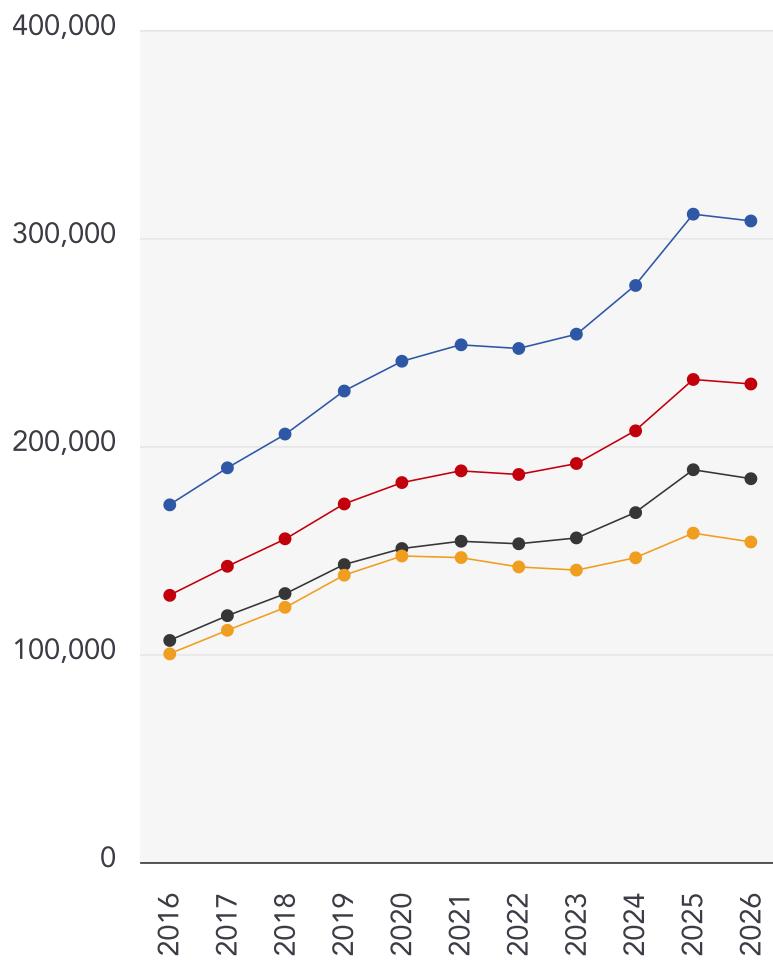
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
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:	Solid, no insulation (assumed)
Total Floor Area:	92 m ²

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in NR33



Detached

+79.46%

Semi-Detached

+79.21%

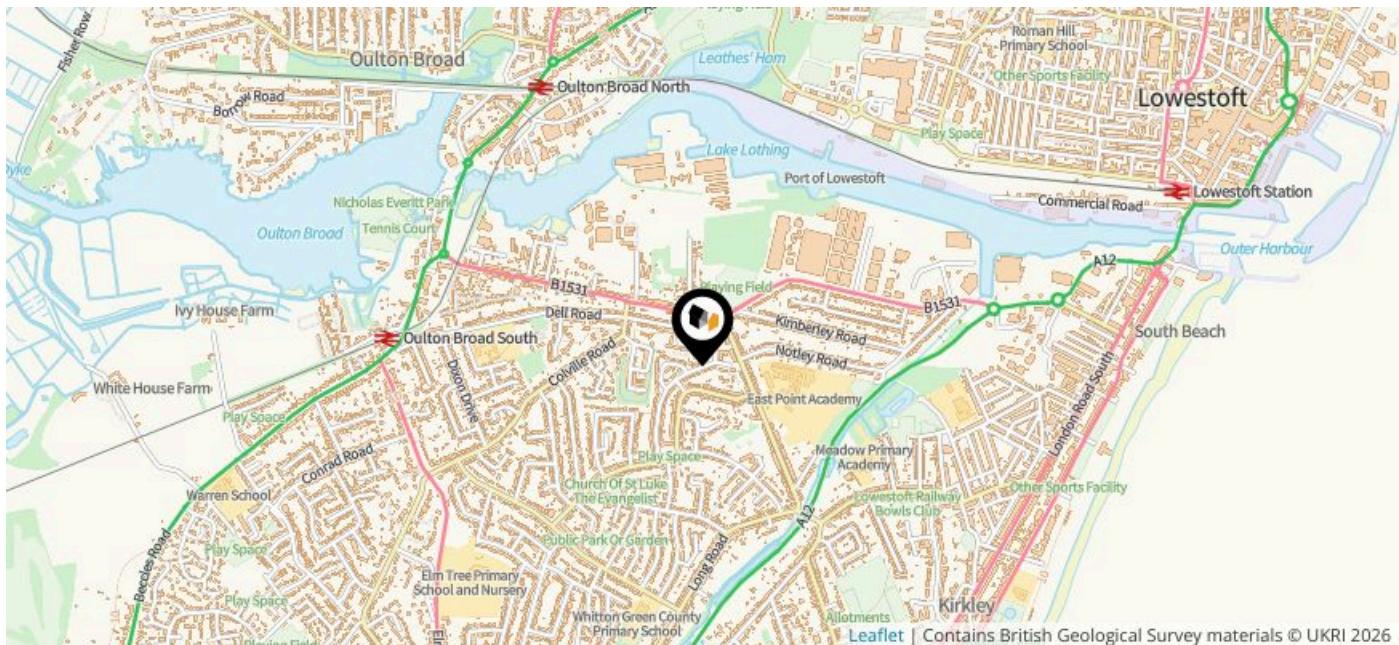
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



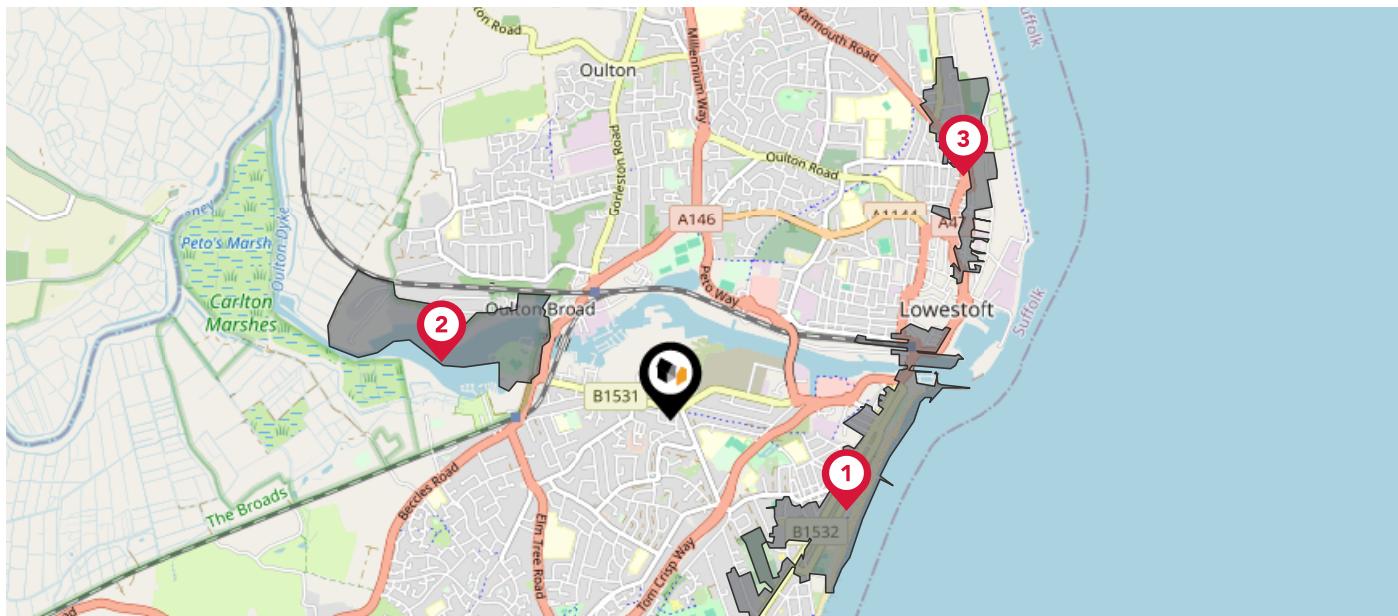
Mine Entry

- ✖ 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

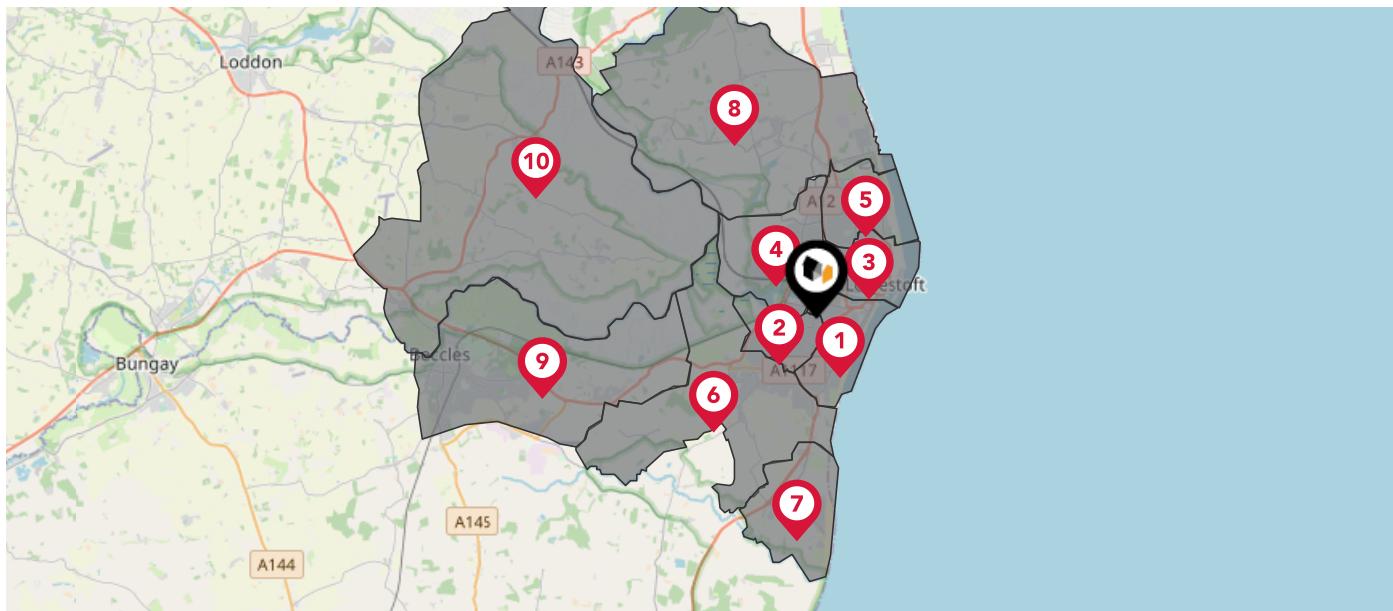
- 1 South Lowestoft and Kirkley
- 2 Oulton Broad
- 3 North Lowestoft

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



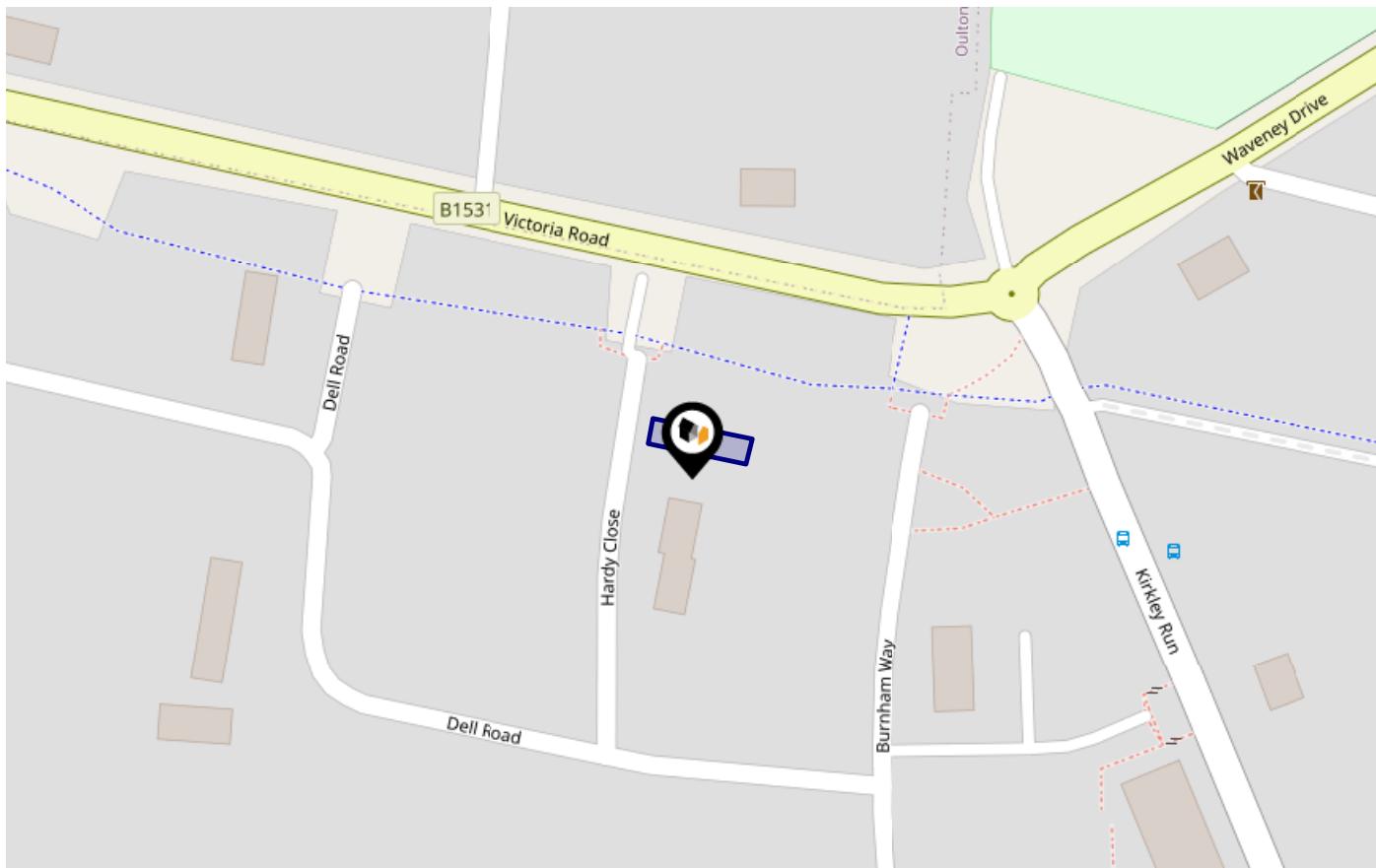
Nearby Council Wards

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

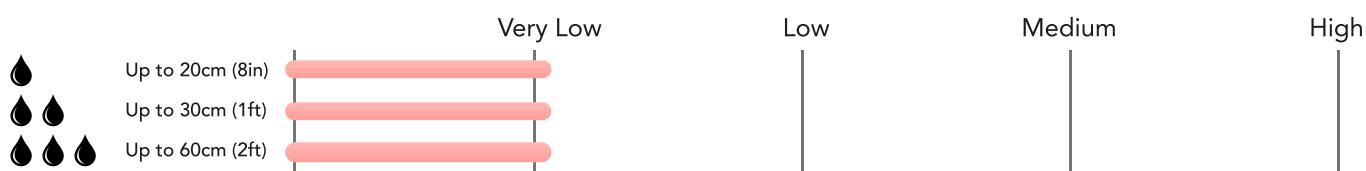


Risk Rating: Very low

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.

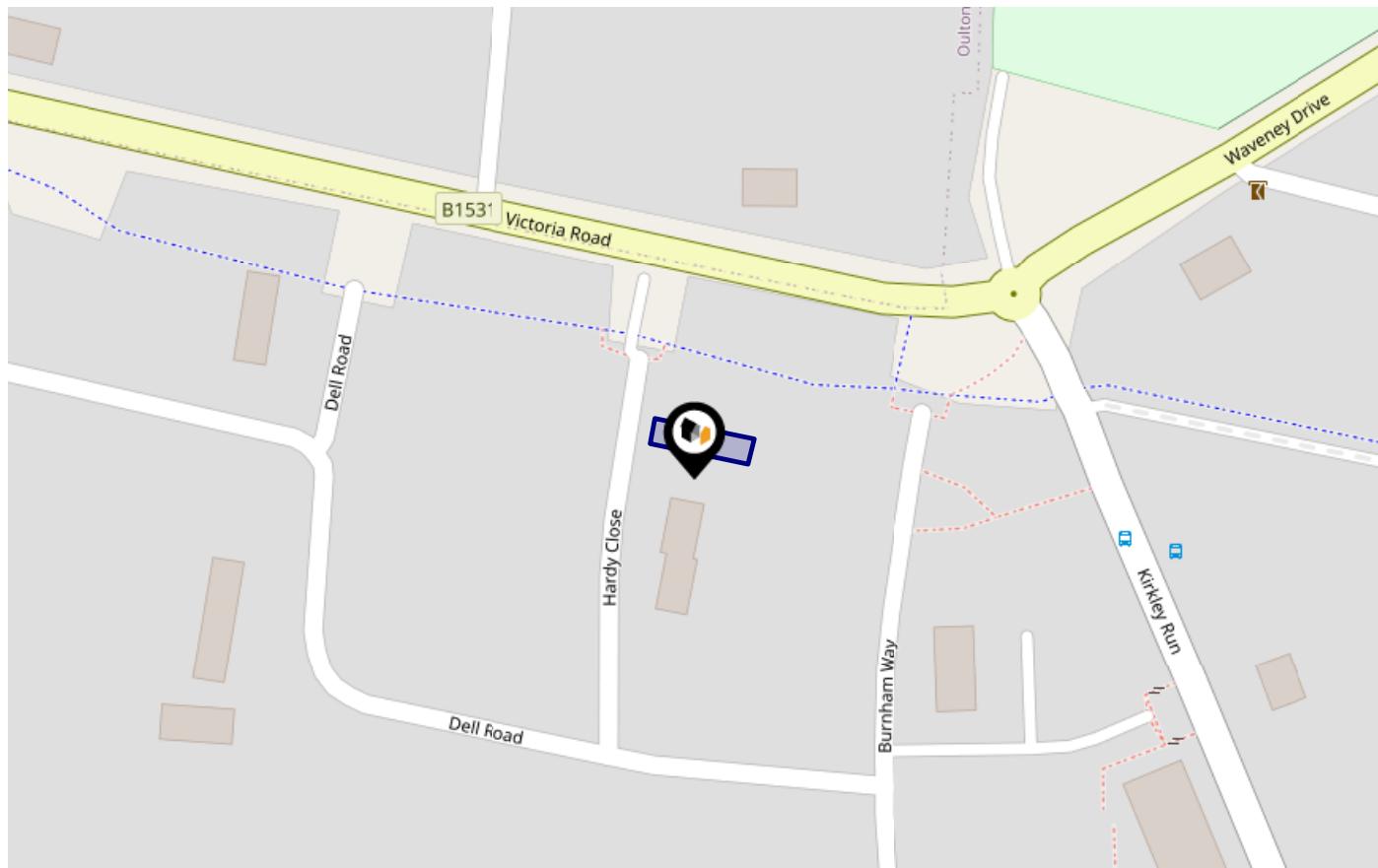
Chance of flooding to the following depths at this property:



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.

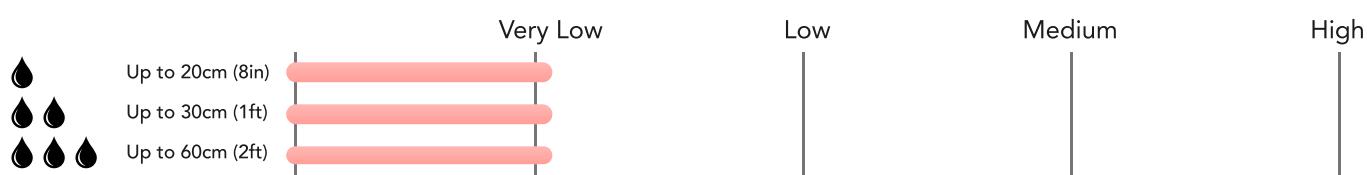


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Chance of flooding to the following depths at this property:

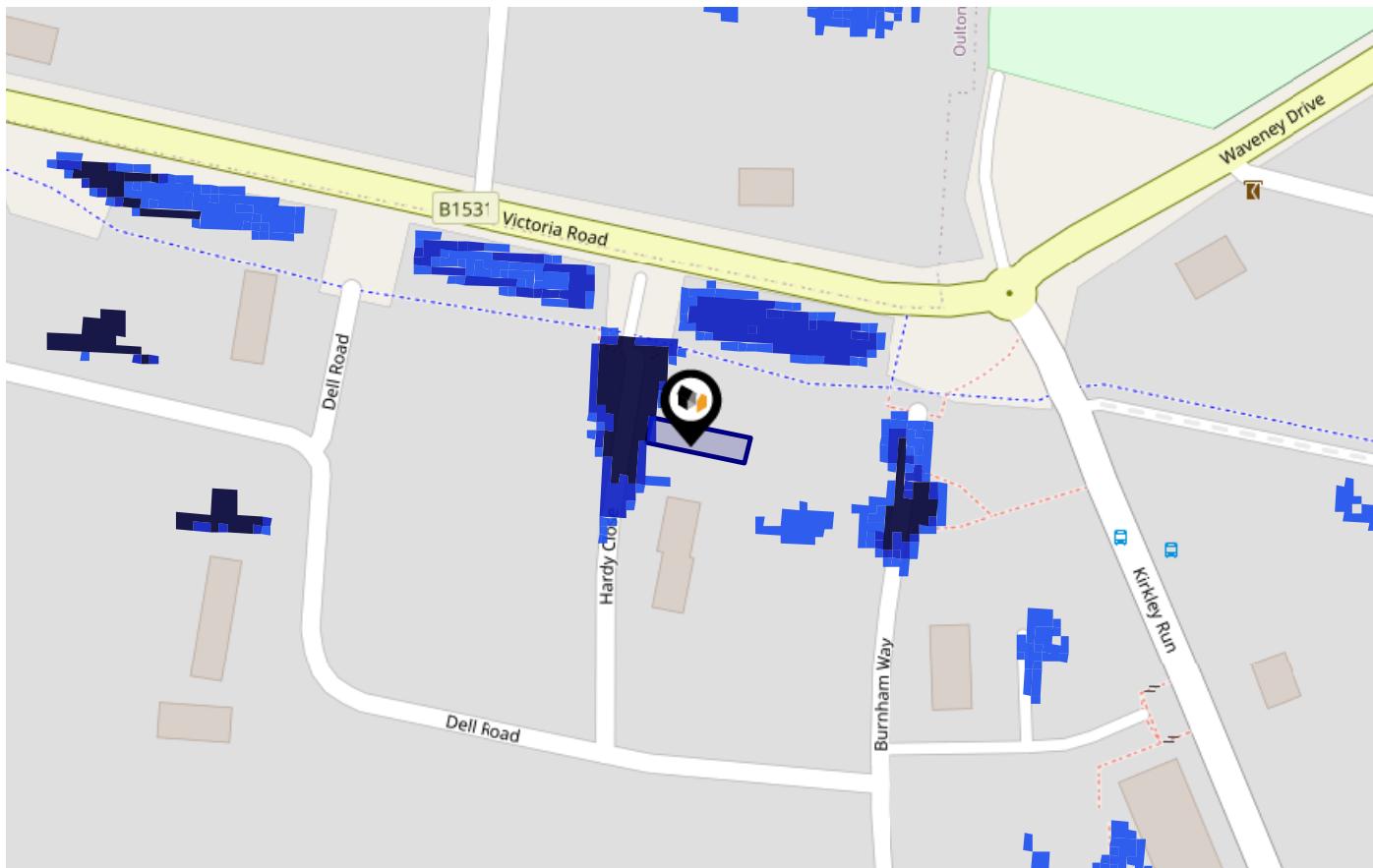


Flood Risk

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.

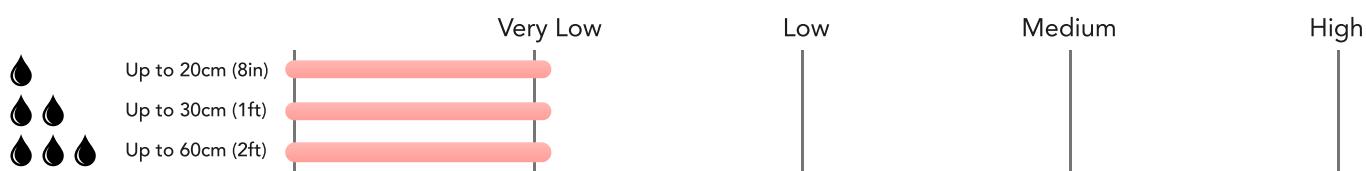


Risk Rating: Very low

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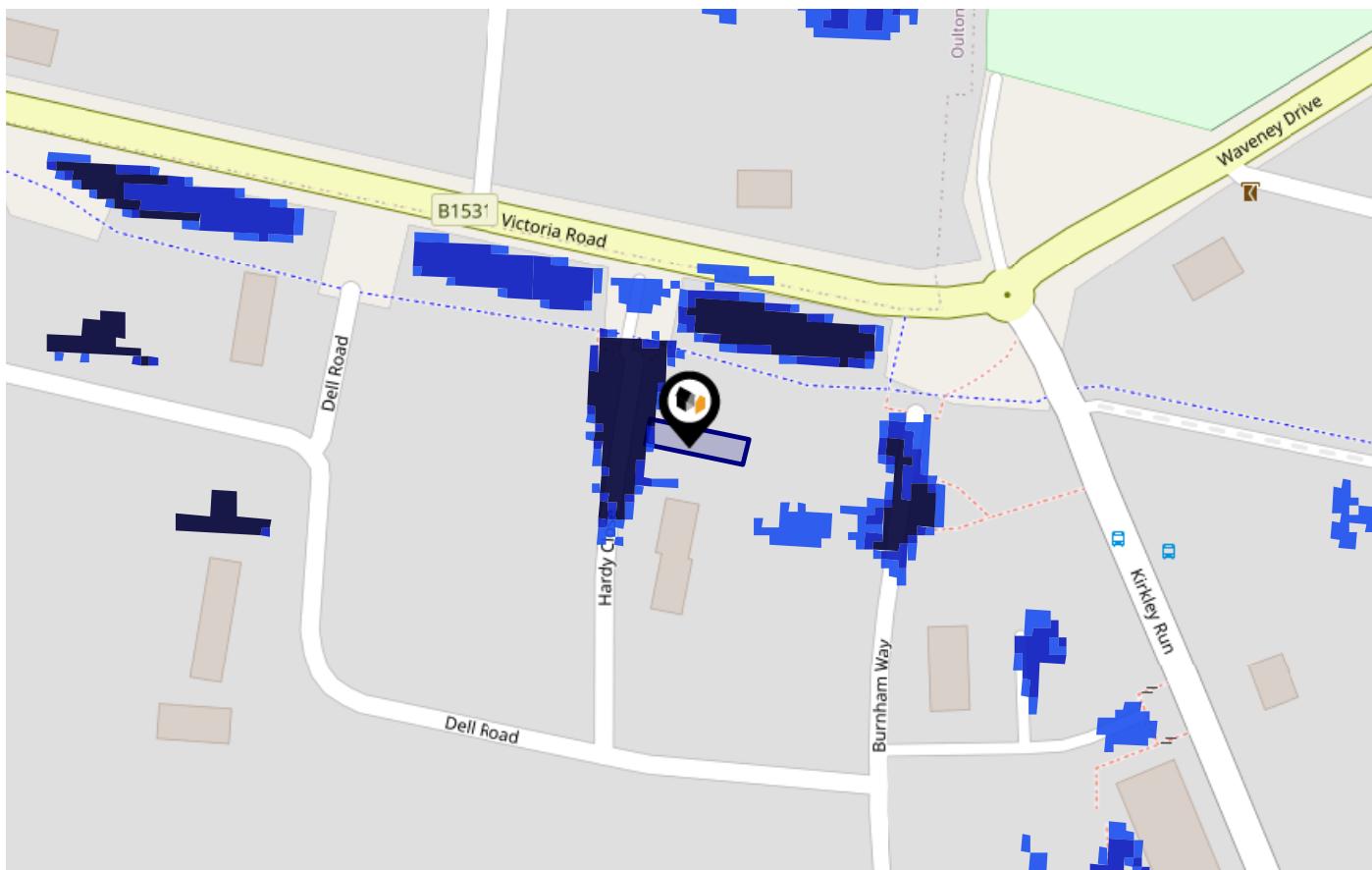
Chance of flooding to the following depths at this property:



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.

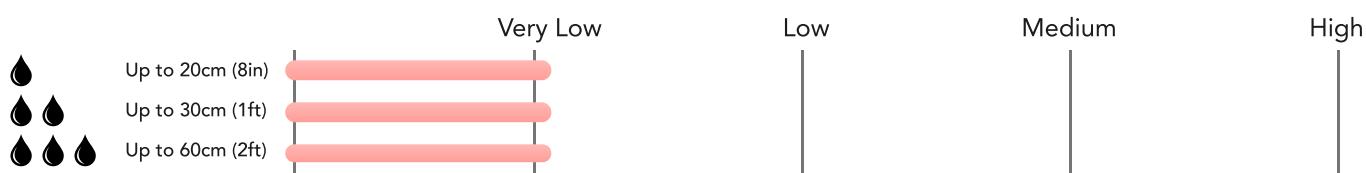


Risk Rating: **Very low**

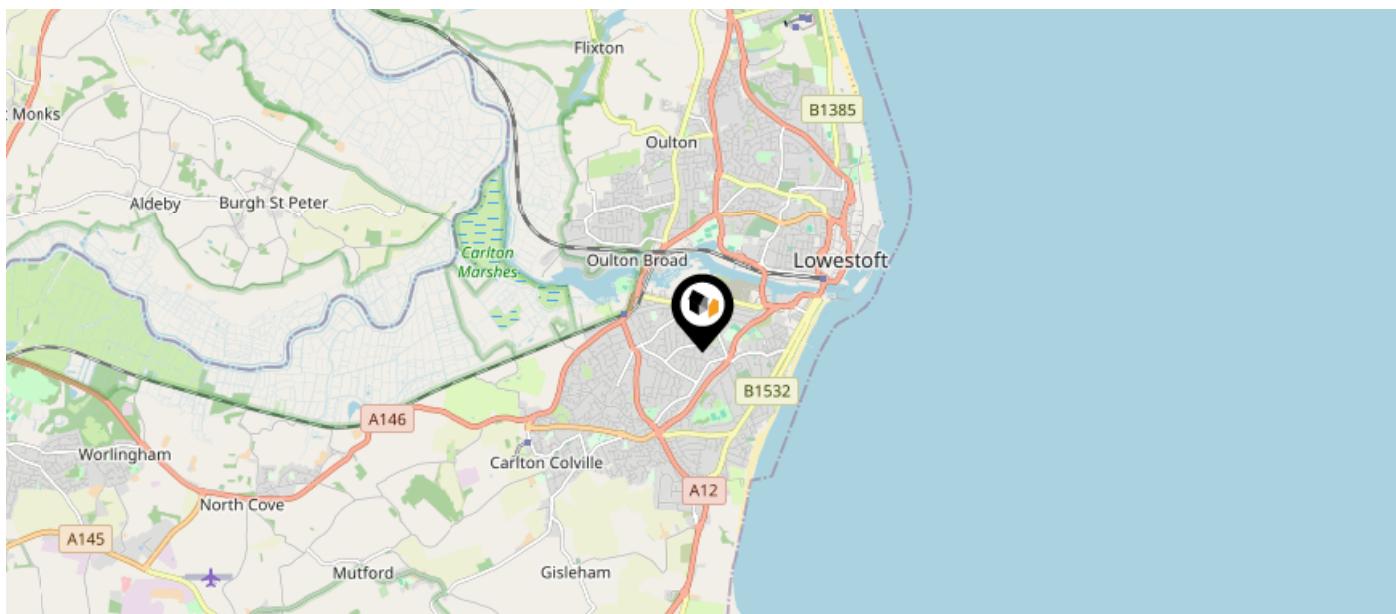
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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

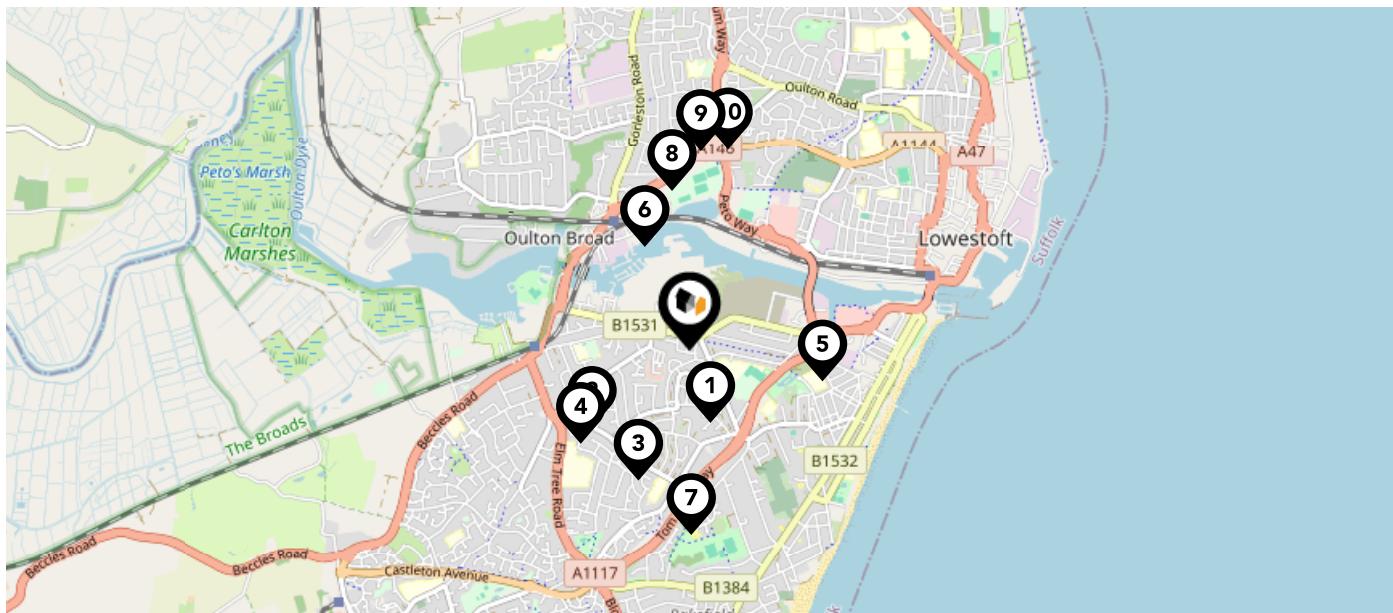
No data available.

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.



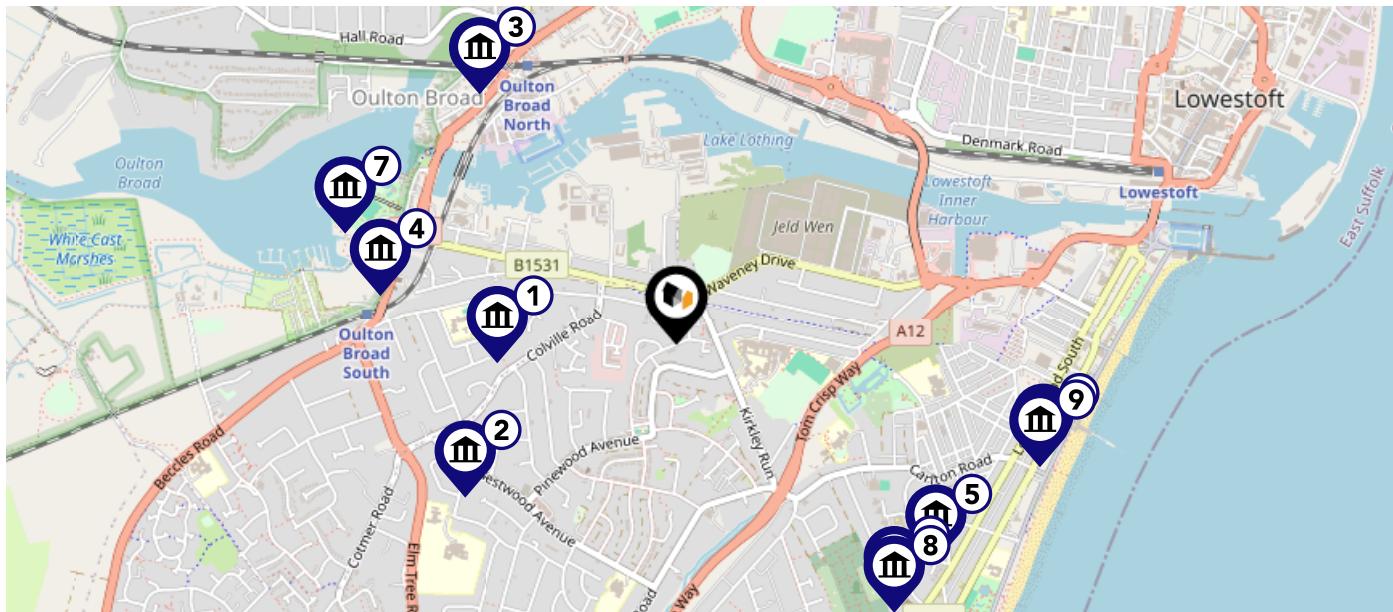
Nearby Landfill Sites

1	Kirkley Run/Britten Road-Lowestoft	Historic Landfill	<input type="checkbox"/>
2	Colville Road/Boon Drive-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
3	Oak Wood Road-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
4	Whitton Close-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
5	South Inner Harbour-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
6	Roman Hill-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
7	Martin's Pit-Blackheath Road, Lowestoft	Historic Landfill	<input type="checkbox"/>
8	Normanston Drive-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>
9	Slater's Pond-Normanston Drive	Historic Landfill	<input type="checkbox"/>
10	Fir Lane-Lowestoft, Suffolk	Historic Landfill	<input type="checkbox"/>

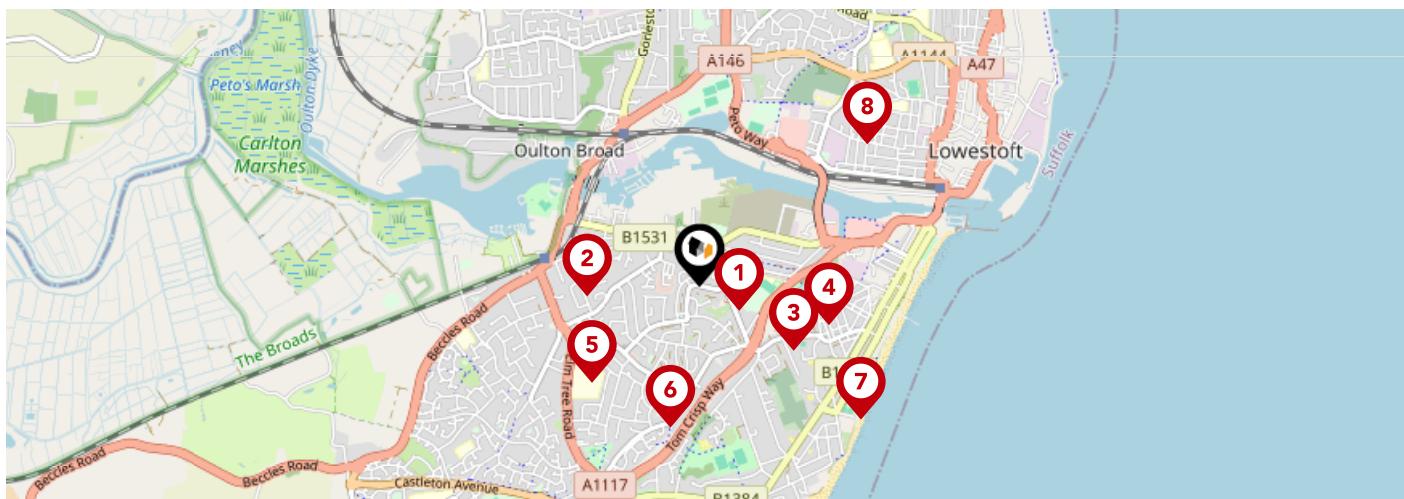
Maps Listed Buildings

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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...

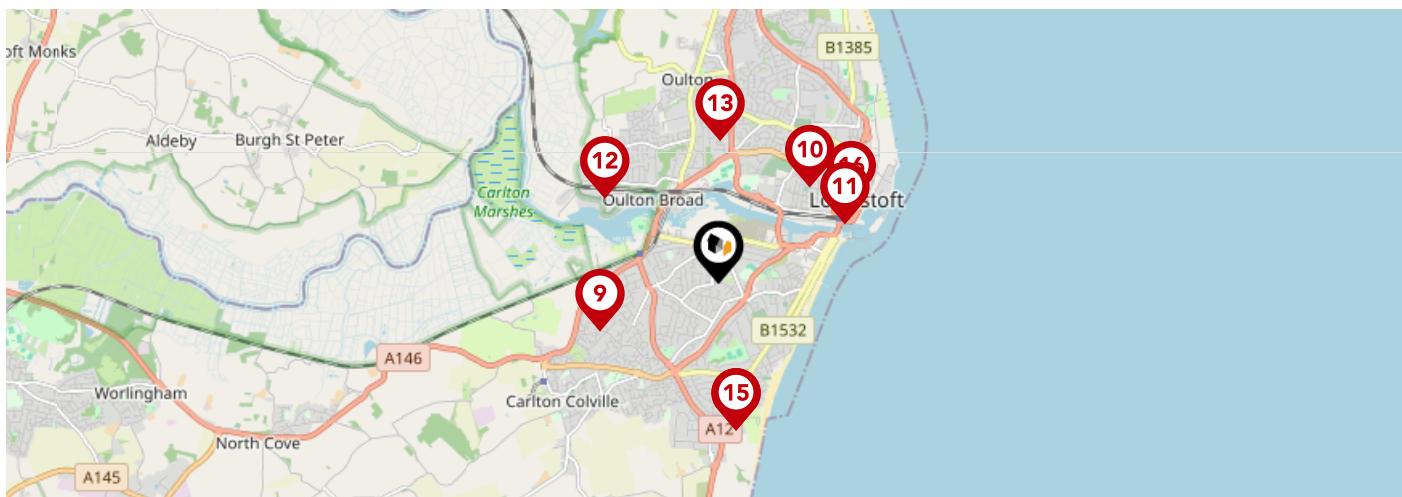


Listed Buildings in the local district	Grade	Distance
1 1208915 - Dell Court House Including Garden Wall To North East	Grade II	0.4 miles
2 1292412 - Boudreaux	Grade II	0.6 miles
3 1207034 - The Hollies	Grade II	0.7 miles
4 1208863 - 153, Bridge Road	Grade II	0.7 miles
5 1207046 - Church Of St Peter And St John	Grade II	0.8 miles
6 1209710 - 7, Kirkley Park Road	Grade II	0.8 miles
7 1207017 - Broad House (everitt Park)	Grade II	0.8 miles
8 1209668 - 5, Kirkley Park Road	Grade II	0.8 miles
9 1279944 - South Lodge	Grade II	0.9 miles
10 1207035 - Ashurst	Grade II	0.9 miles



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	East Point Academy	Good	865	0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dell Primary School	Good	338	0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Phoenix St Peter Academy	Requires improvement	108	0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Red Oak Primary School	Good	431	0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Elm Tree Primary School	Good	269	0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Westwood Primary School	Good	206	0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's Roman Catholic Primary School	Good	189	0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Roman Hill Primary School	Special Measures	465	0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

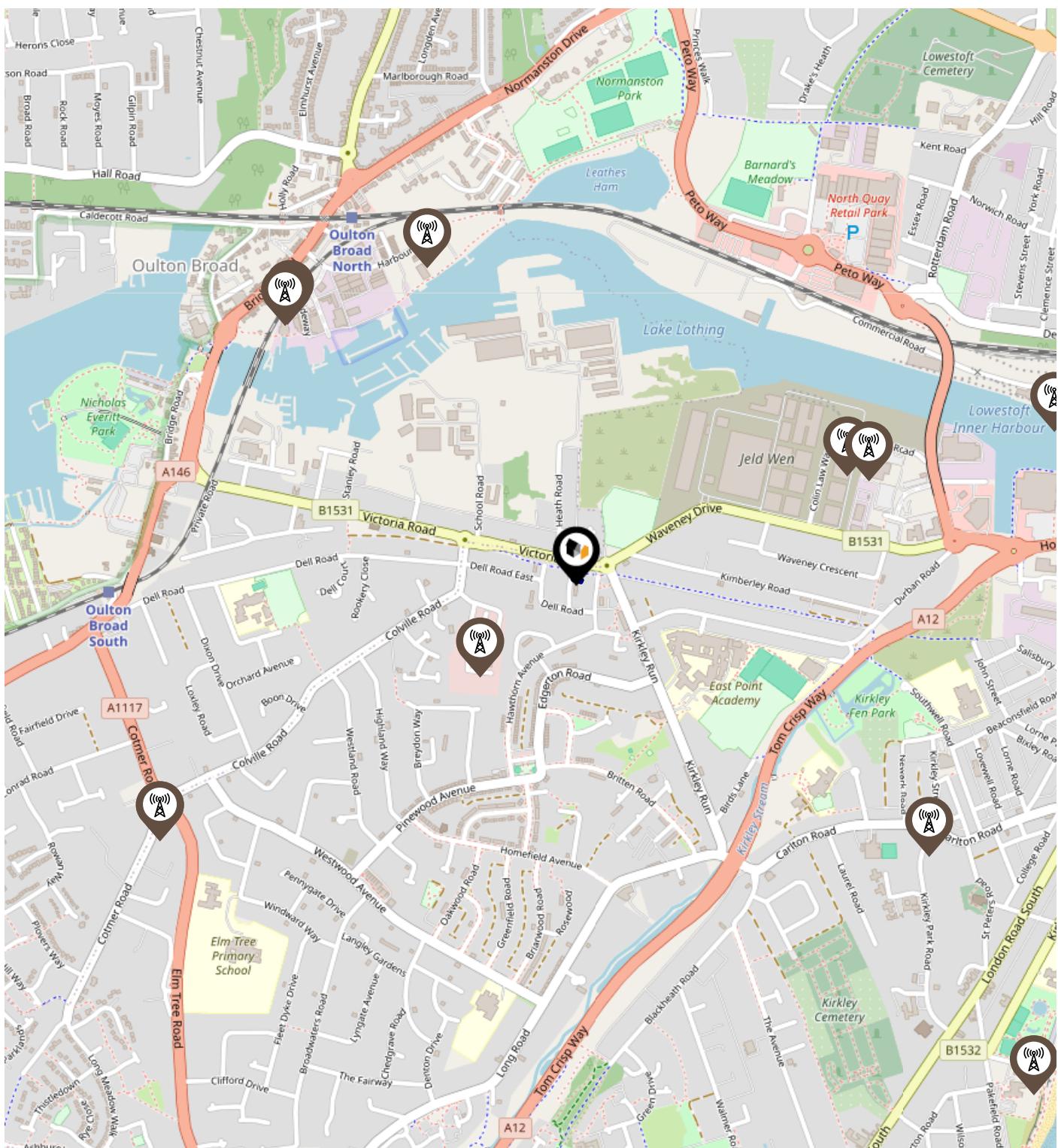


Nursery Primary Secondary College Private

9	Warren School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Special Measures Pupils: 131 Distance: 1.15					
10	East Coast College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance: 1.19					
11	Ness Point School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 19 Distance: 1.26					
12	Oulton Broad Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 379 Distance: 1.29					
13	Woods Loke Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 483 Distance: 1.29					
14	Pakefield Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 342 Distance: 1.35					
15	Pakefield High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 687 Distance: 1.35					
16	Learning Support, Northern Area Education Office	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 0 Distance: 1.4					

Local Area Masts & Pylons

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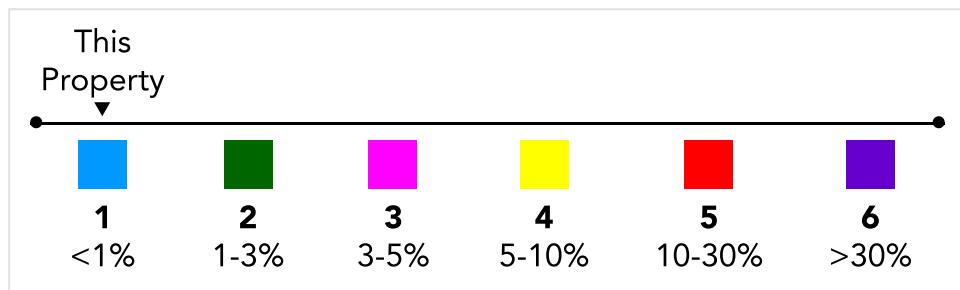
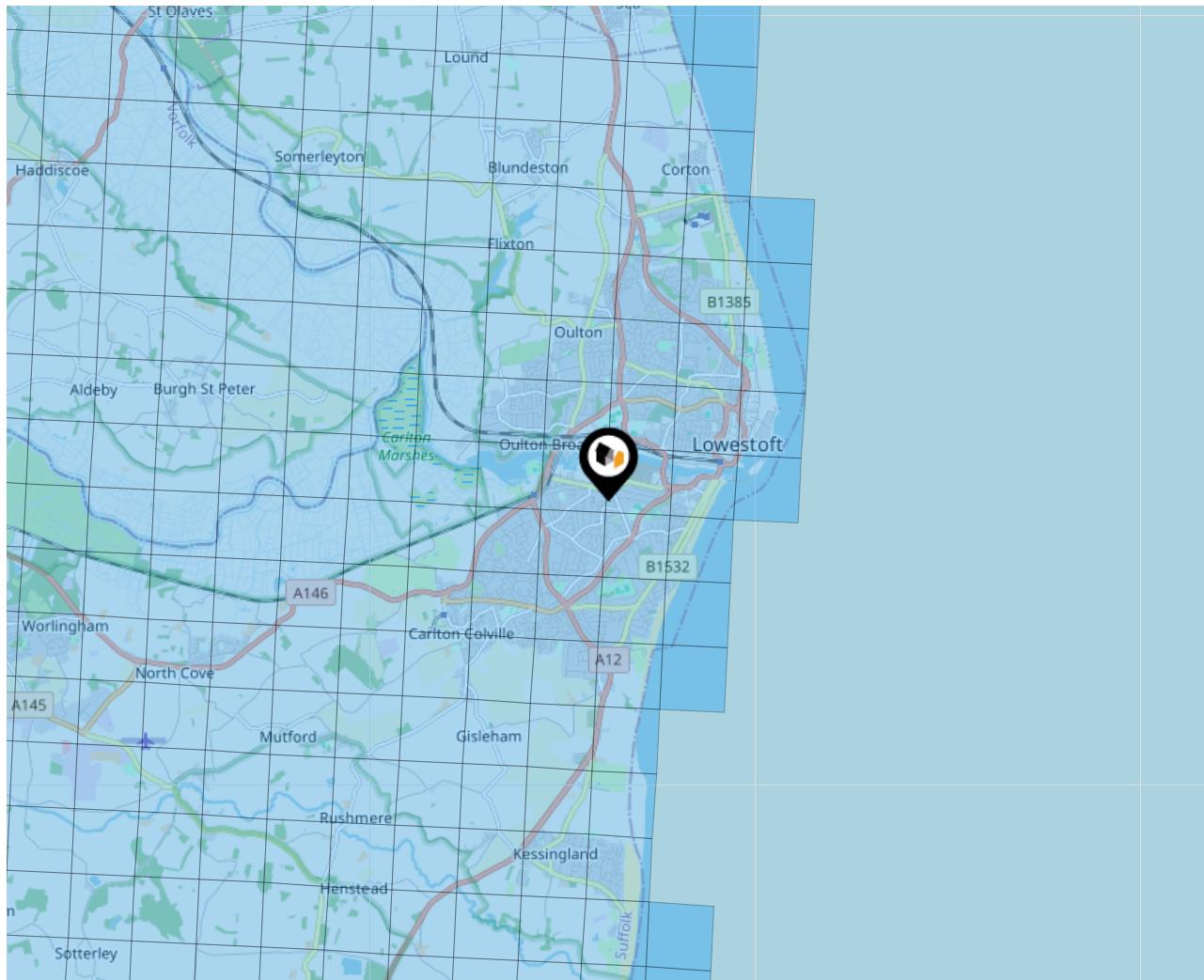


Key:

-  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).

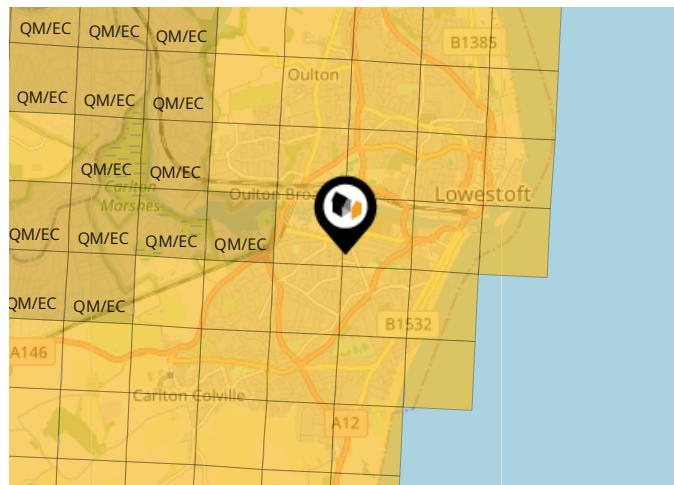


Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE **Soil Texture:** SAND

Parent Material Grain: ARENACEOUS **Soil Depth:** DEEP

Soil Group: LIGHT(SANDY)

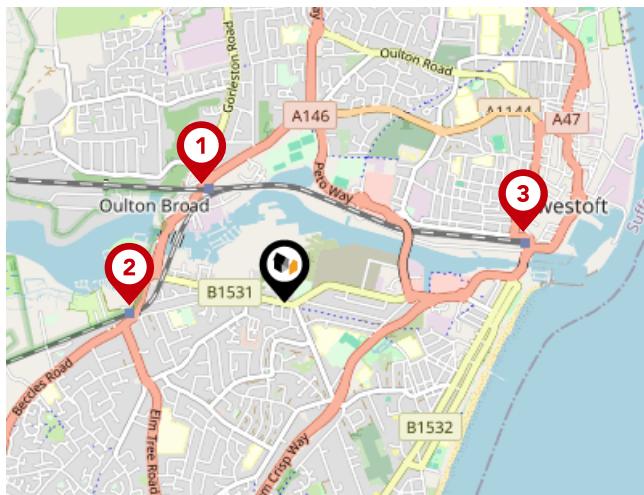


Primary Classifications (Most Common Clay Types)

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	Entrance1	0.65 miles
2	Entrance1	0.7 miles
3	Entrance	1.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	70.9 miles
2	M11 J11	71.8 miles
3	M11 J13	71.82 miles

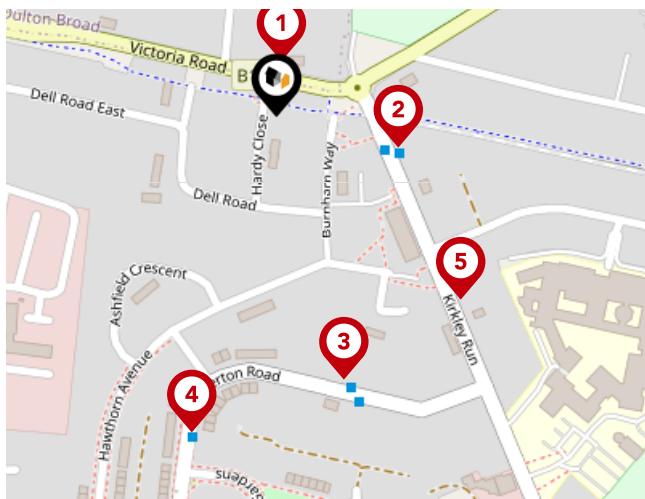


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.3 miles
2	Southend-on-Sea	75.98 miles
3	Cambridge	67.98 miles
4	Stansted Airport	73.89 miles

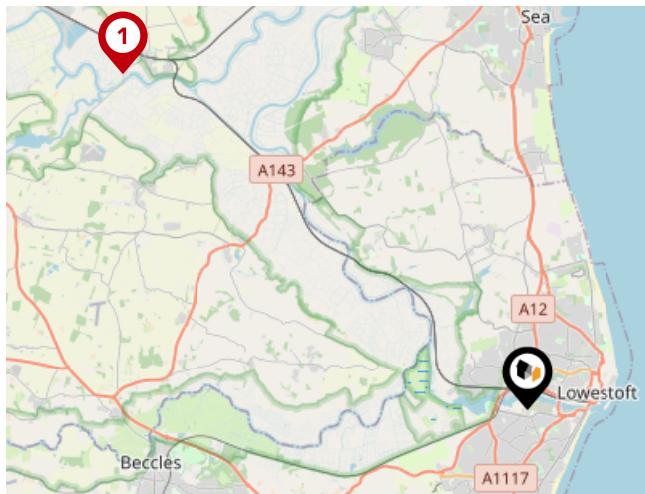
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Heath Road	0.03 miles
2	Notley Road	0.07 miles
3	Edgerton Road	0.15 miles
4	Beechwood Gardens	0.18 miles
5	Edgerton Road	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.49 miles

Howards Data Quality

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