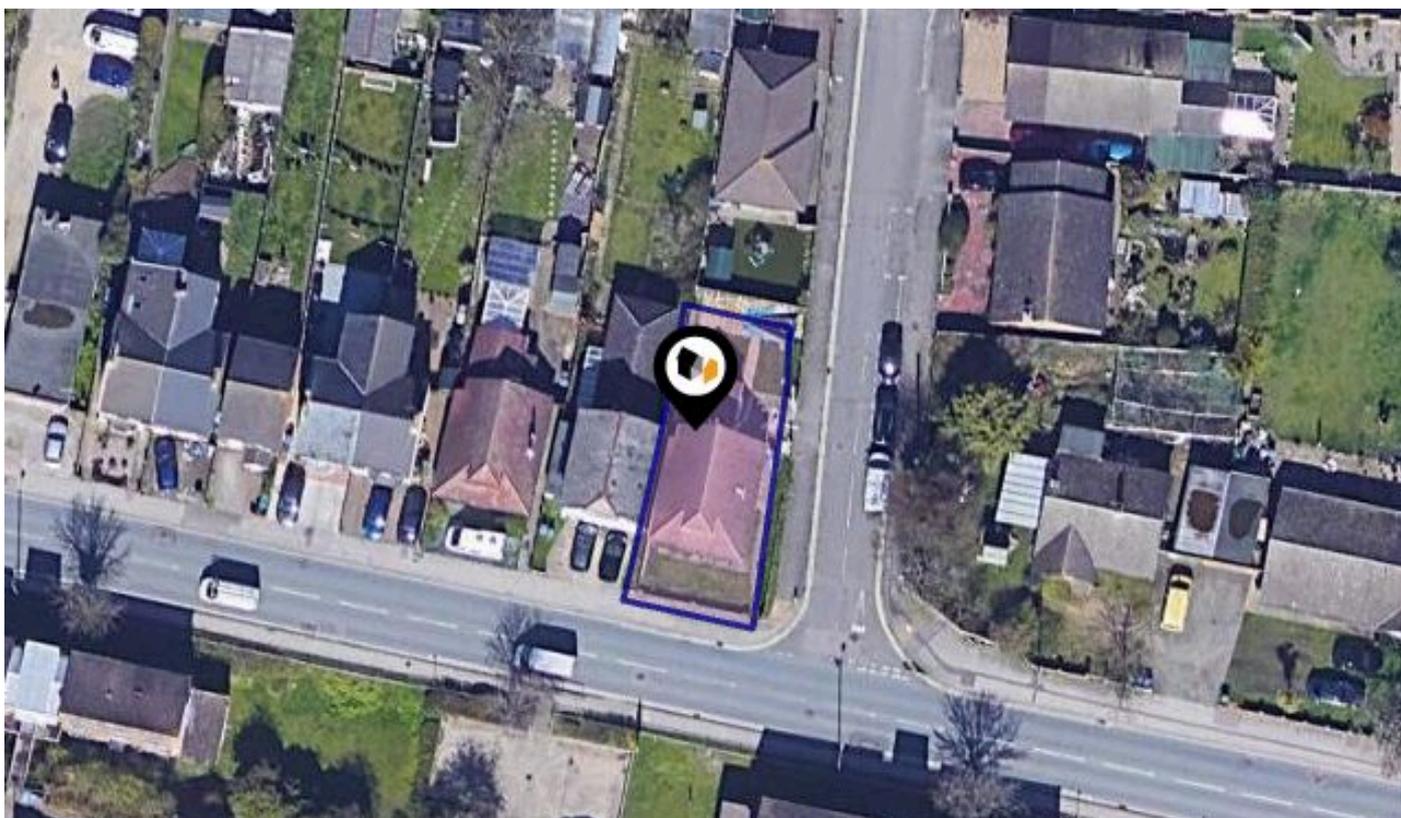




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Saturday 28th February 2026



VICTORIA ROAD, LOWESTOFT, NR33

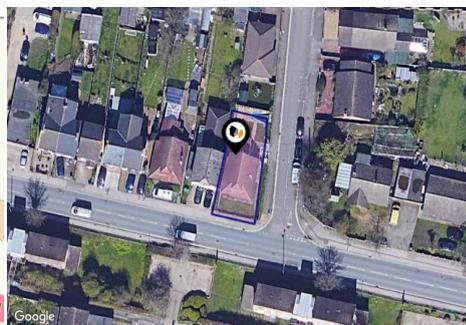
Howards

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,975		
Title Number:	SK64647		

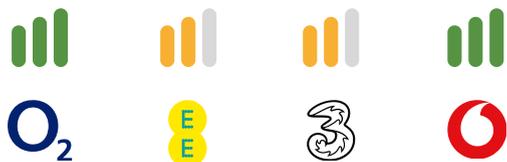
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



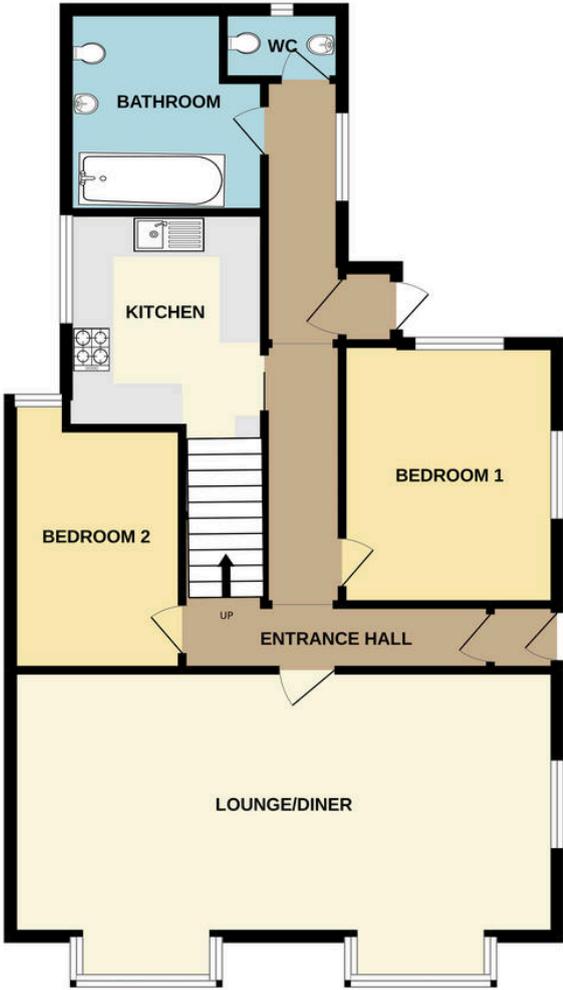
Planning records for: *Victoria Road, Lowestoft, NR33*

Reference - DC/11/0509/FUL
Decision: Permitted
Date: 13th May 2011
Description: Construction of a bungalow in rear garden

Reference - DC/12/0751/DRC
Decision: Permitted
Date: 05th July 2012
Description: Discharge of Condition nos. 3, 5, 6 and 11 of DC/11/0509/FUL - Construction of bungalow in rear garden - Details of materials, details of manoeuvring and parking vehicles, investigation and risk assessment reports and details of boundary enclosure

VICTORIA ROAD, LOWESTOFT, NR33

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 ©2022

Victoria Road, NR33

Energy rating

D

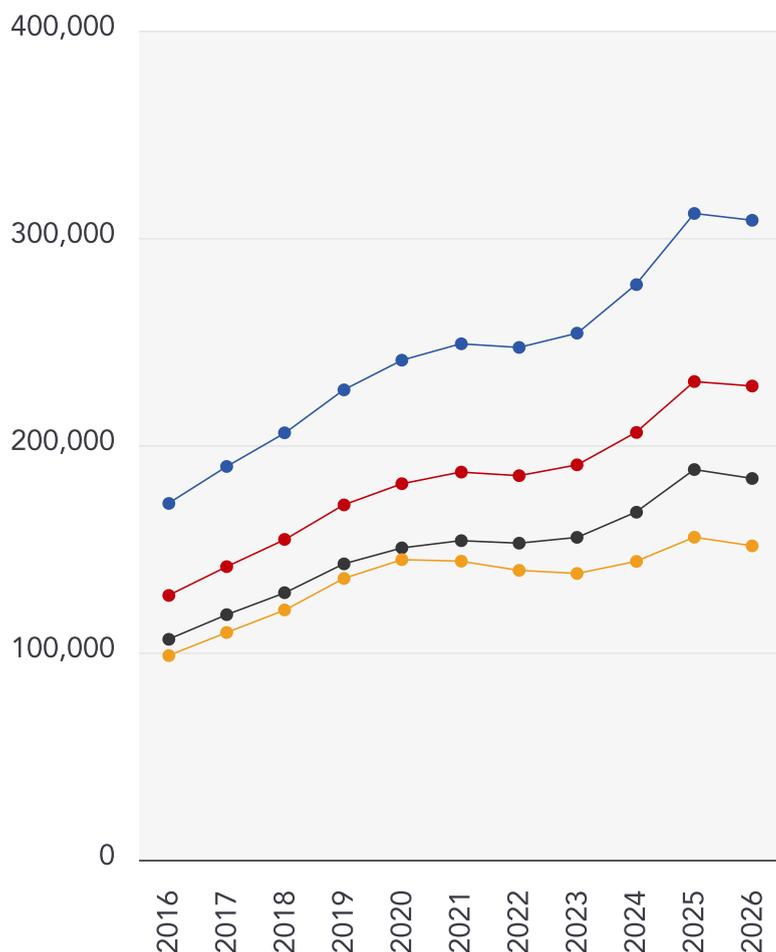
Valid until 13.08.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 21% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	109 m ²

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



Detached

+79.46%

Semi-Detached

+79.21%

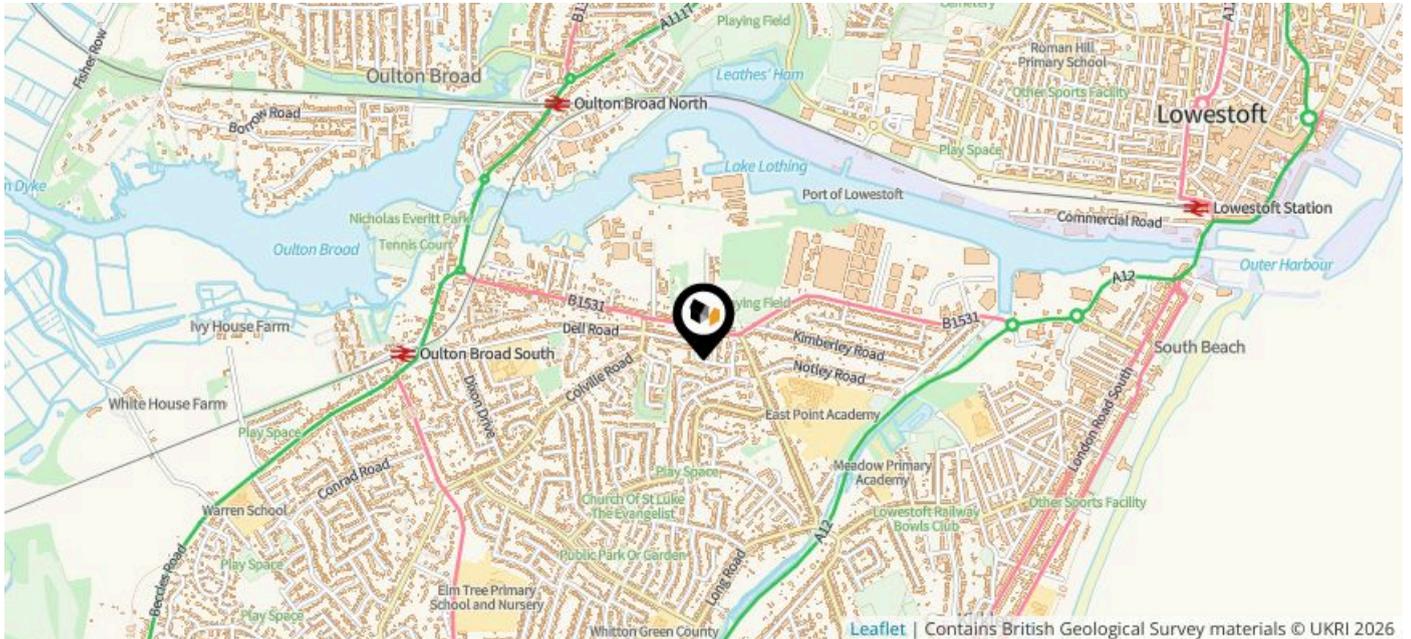
Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

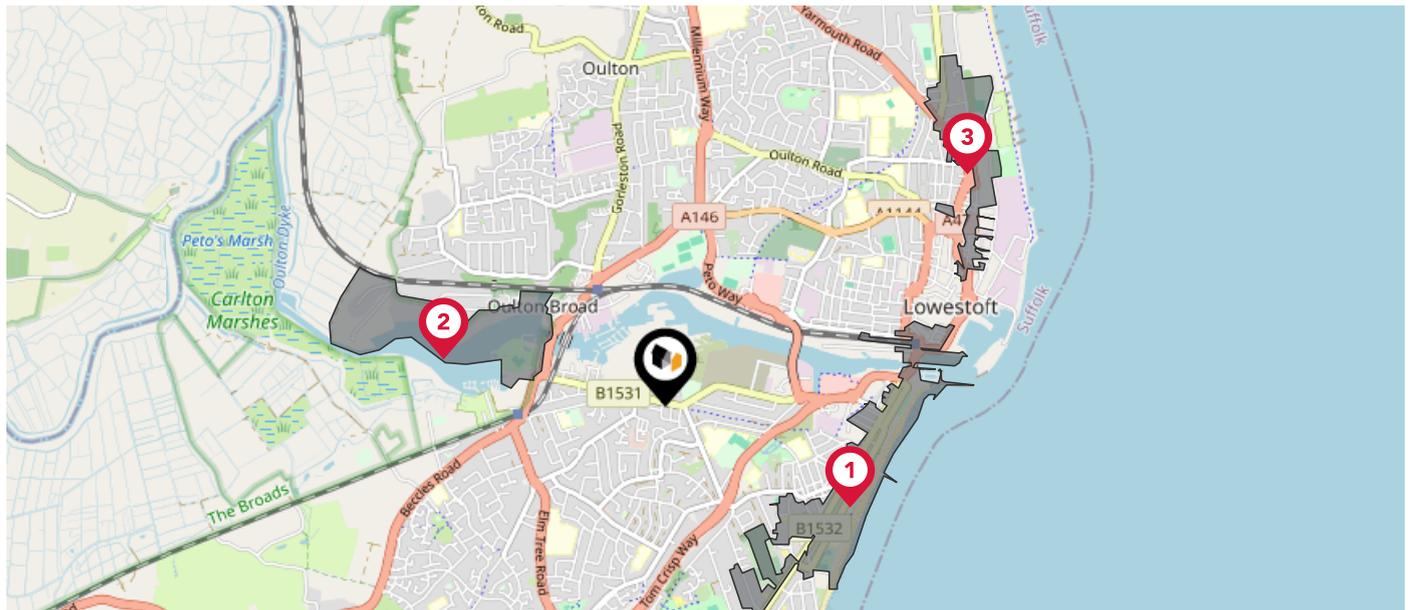
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

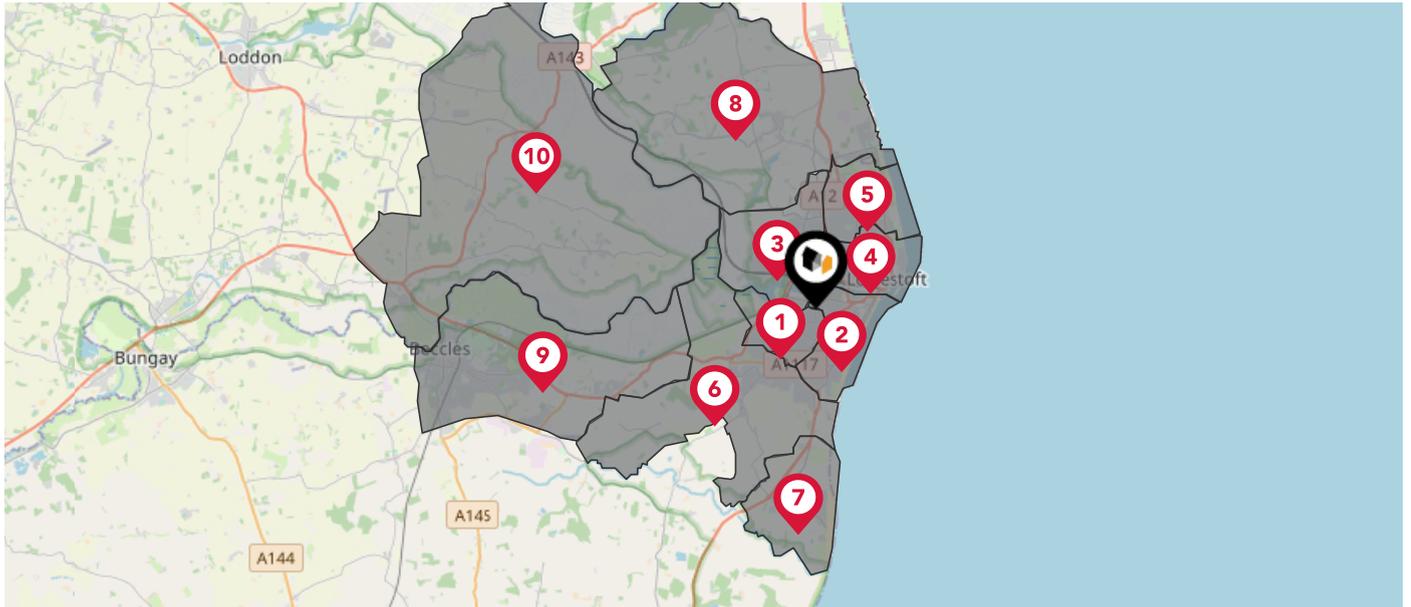
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  South Lowestoft and Kirkley
-  Oulton Broad
-  North Lowestoft

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



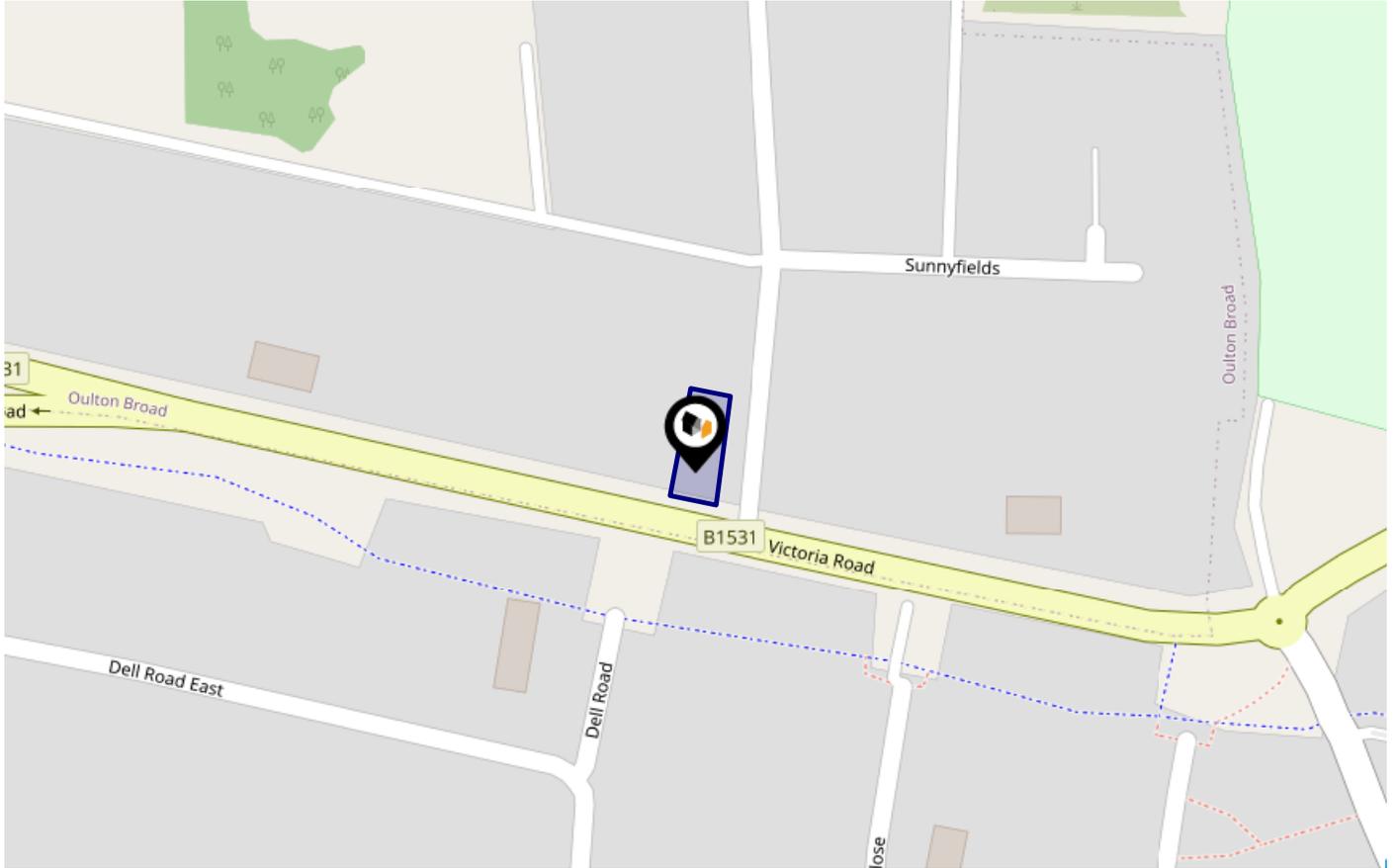
Nearby Council Wards

-  Carlton & Whitton Ward
-  Kirkley & Pakefield Ward
-  Oulton Broad Ward
-  Harbour & Normanston Ward
-  Gunton & St. Margarets Ward
-  Carlton Colville Ward
-  Kessingland Ward
-  Lothingland Ward
-  Beccles & Worlingham Ward
-  Thurlton Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

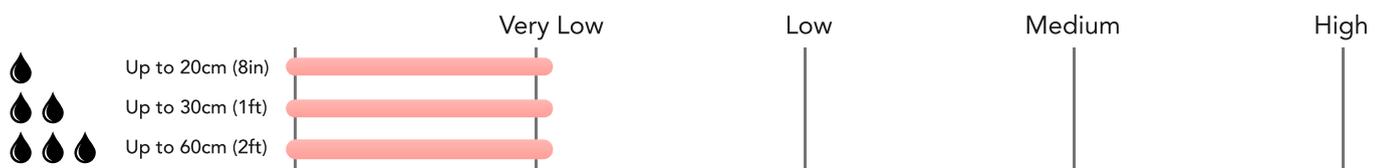


Risk Rating: Very low

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.

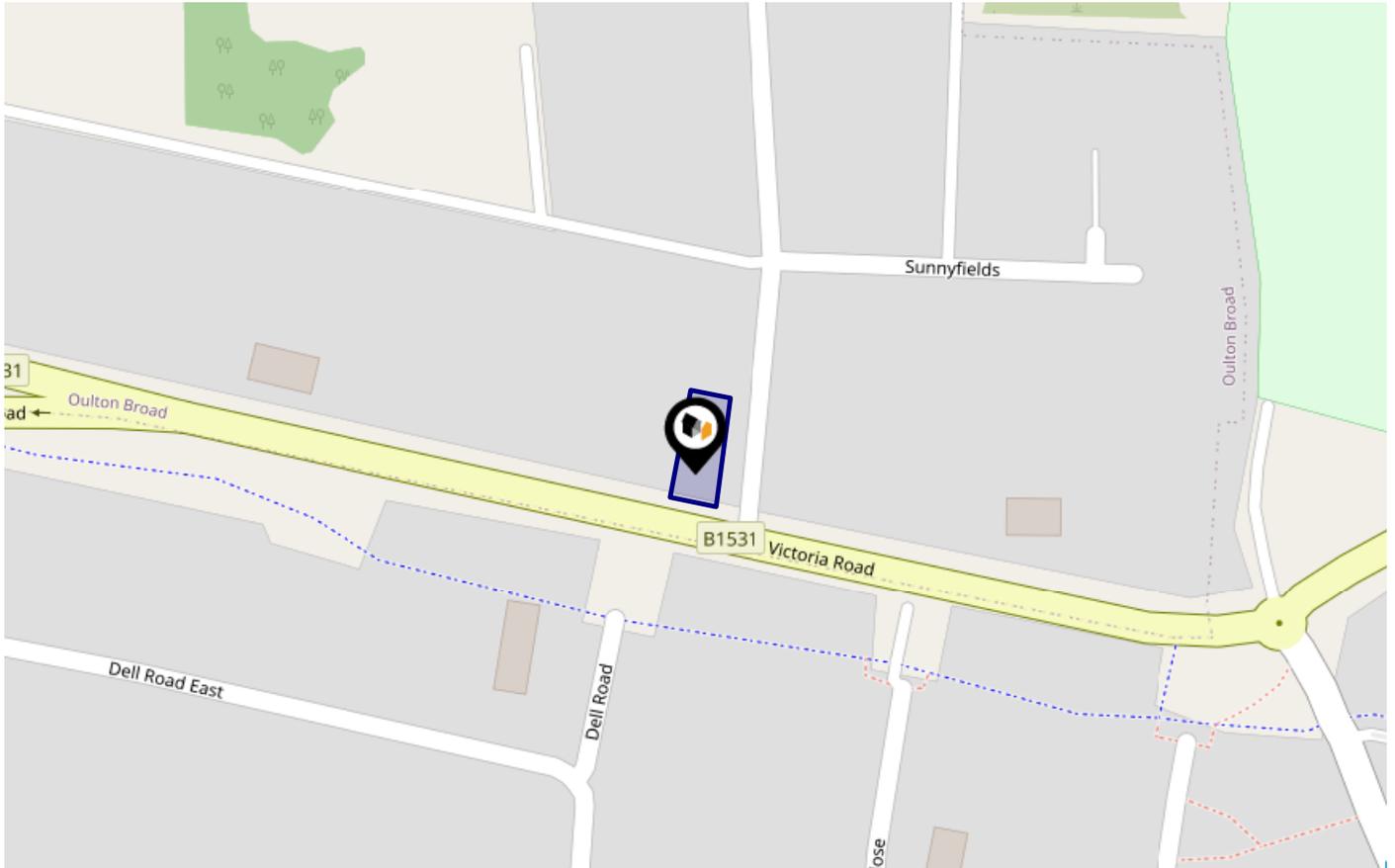
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

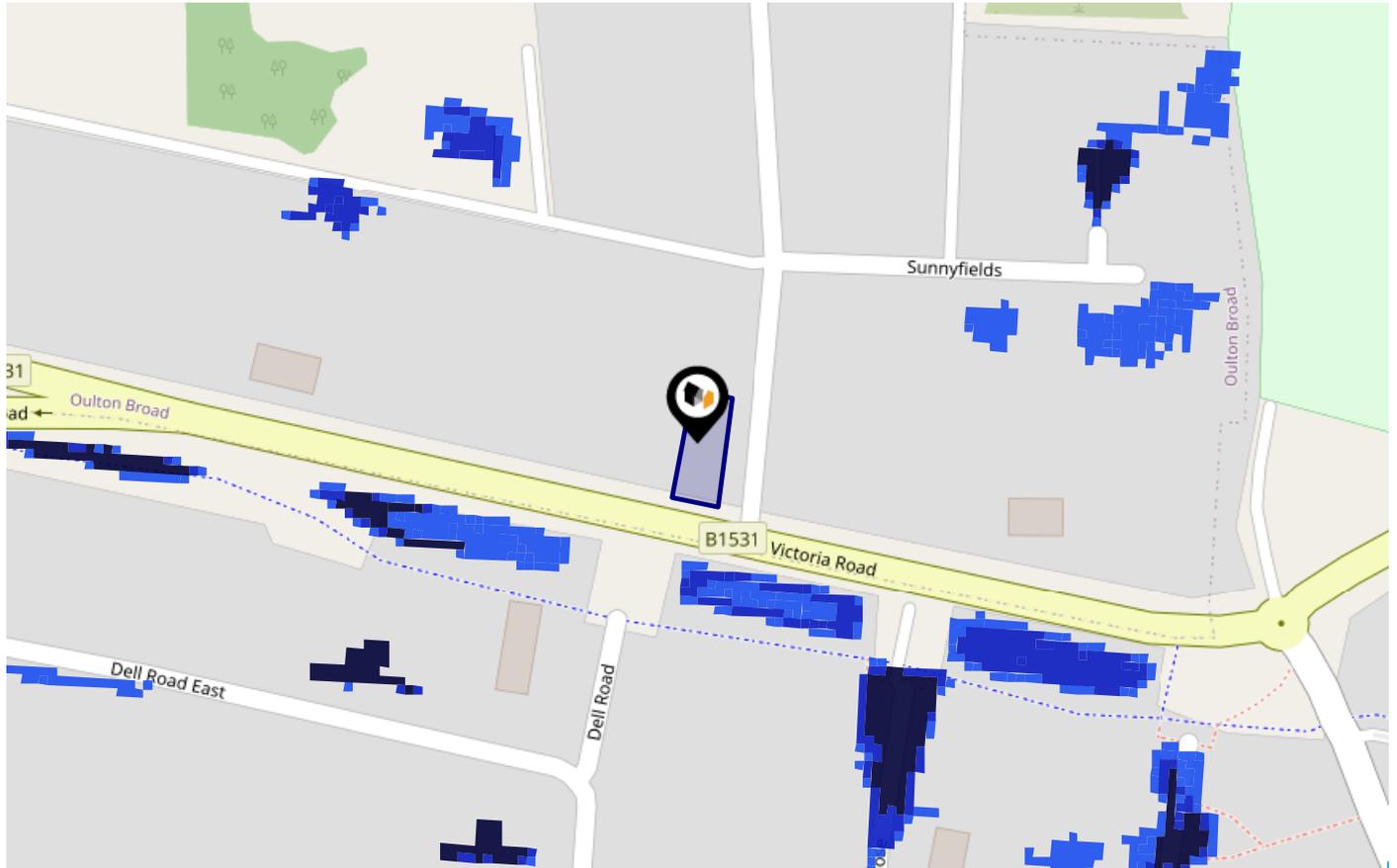
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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.

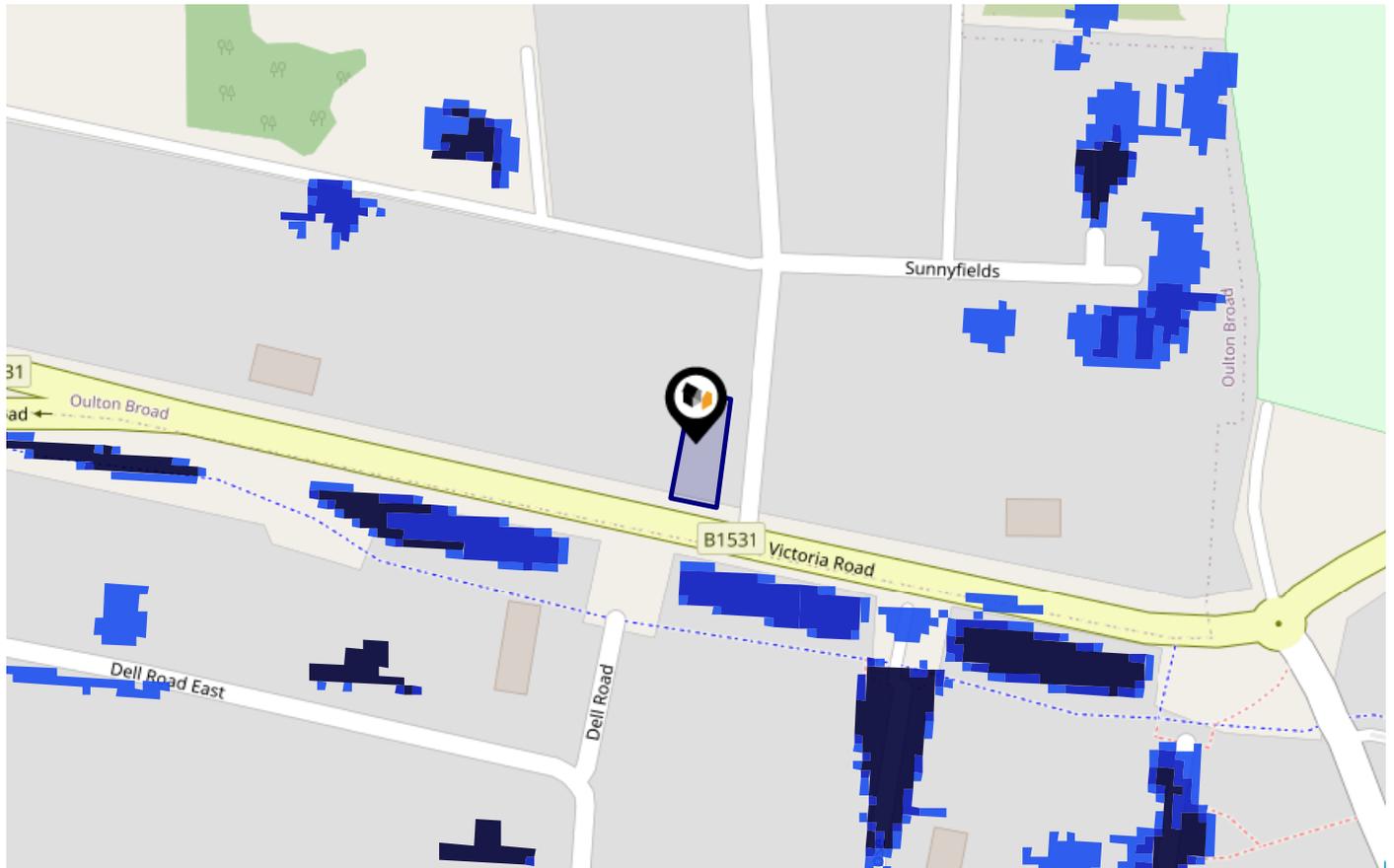
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

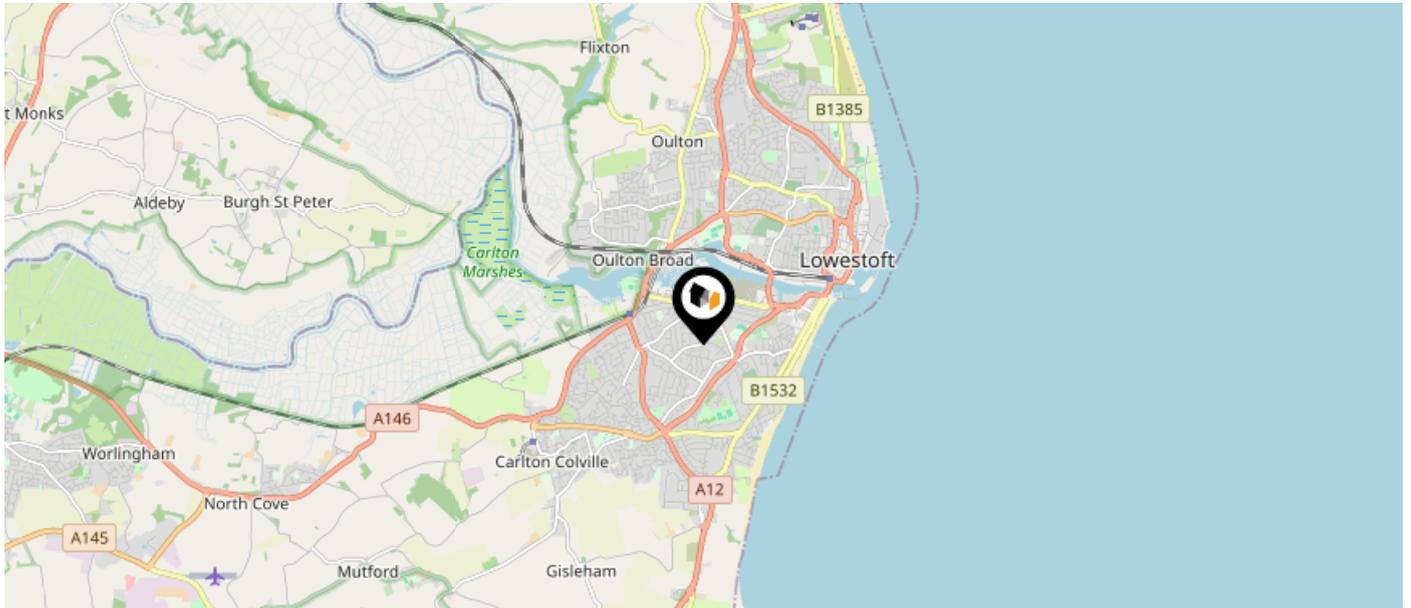
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



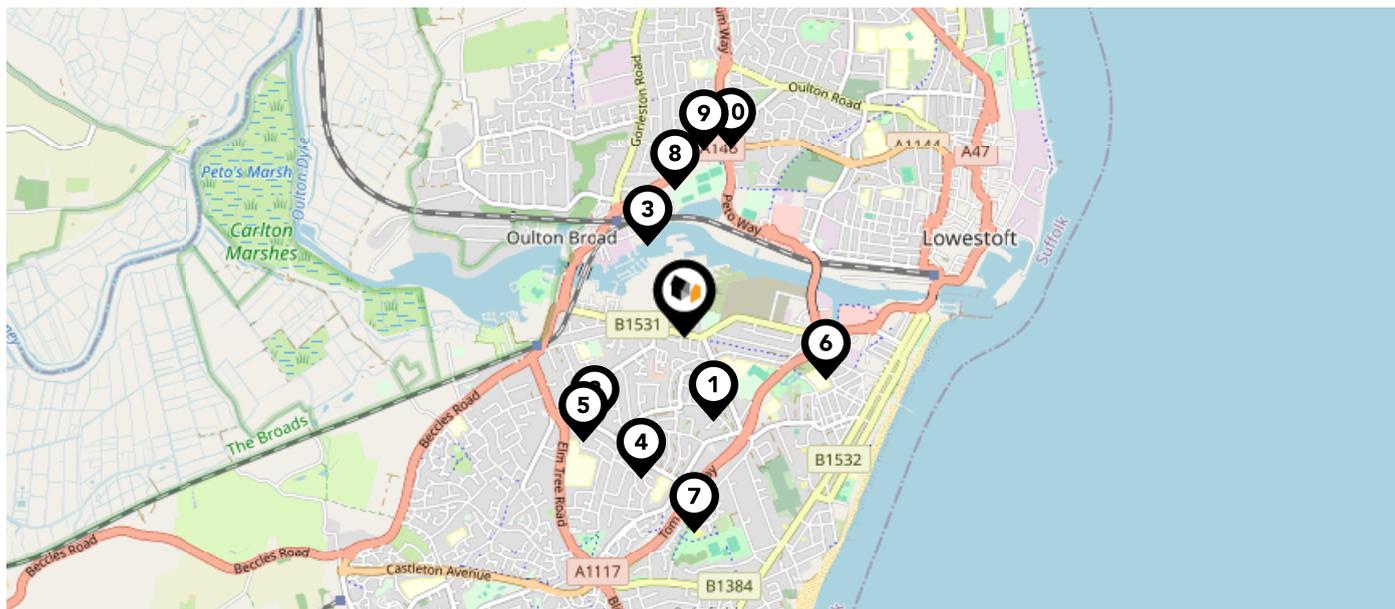
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



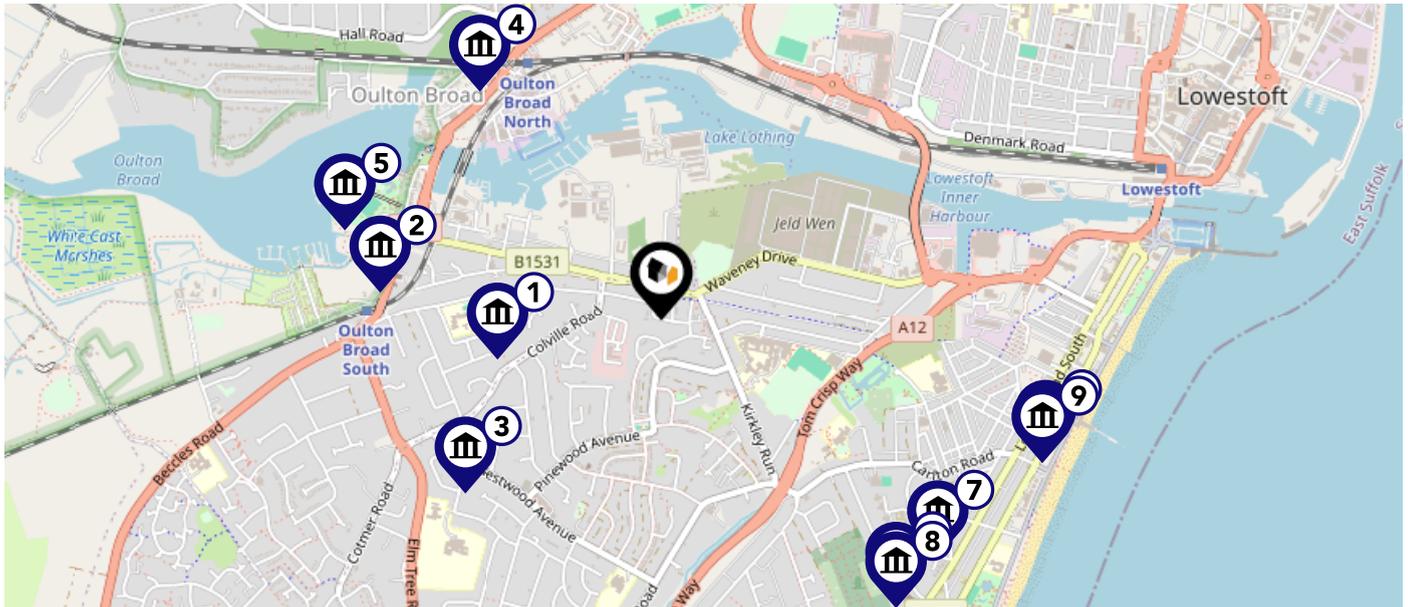
Nearby Landfill Sites

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

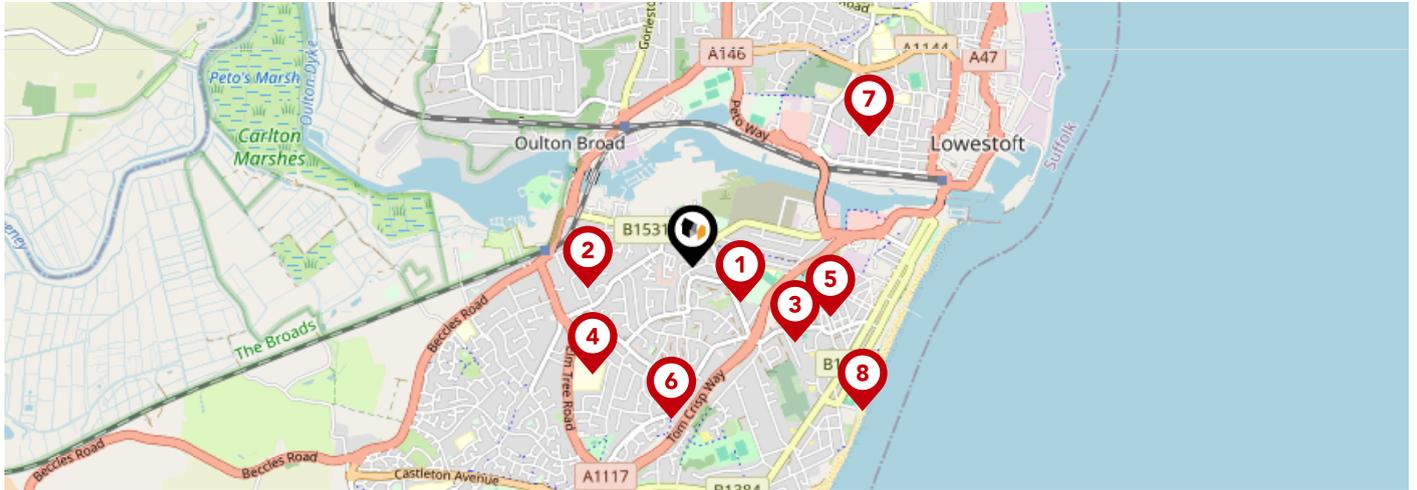
Maps

Listed Buildings

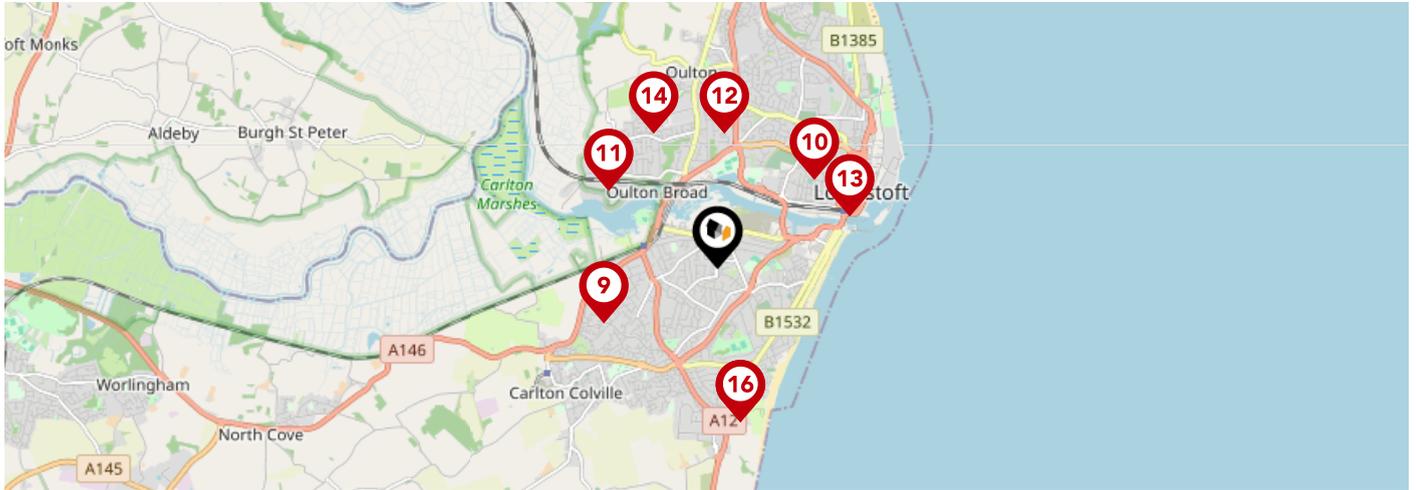
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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

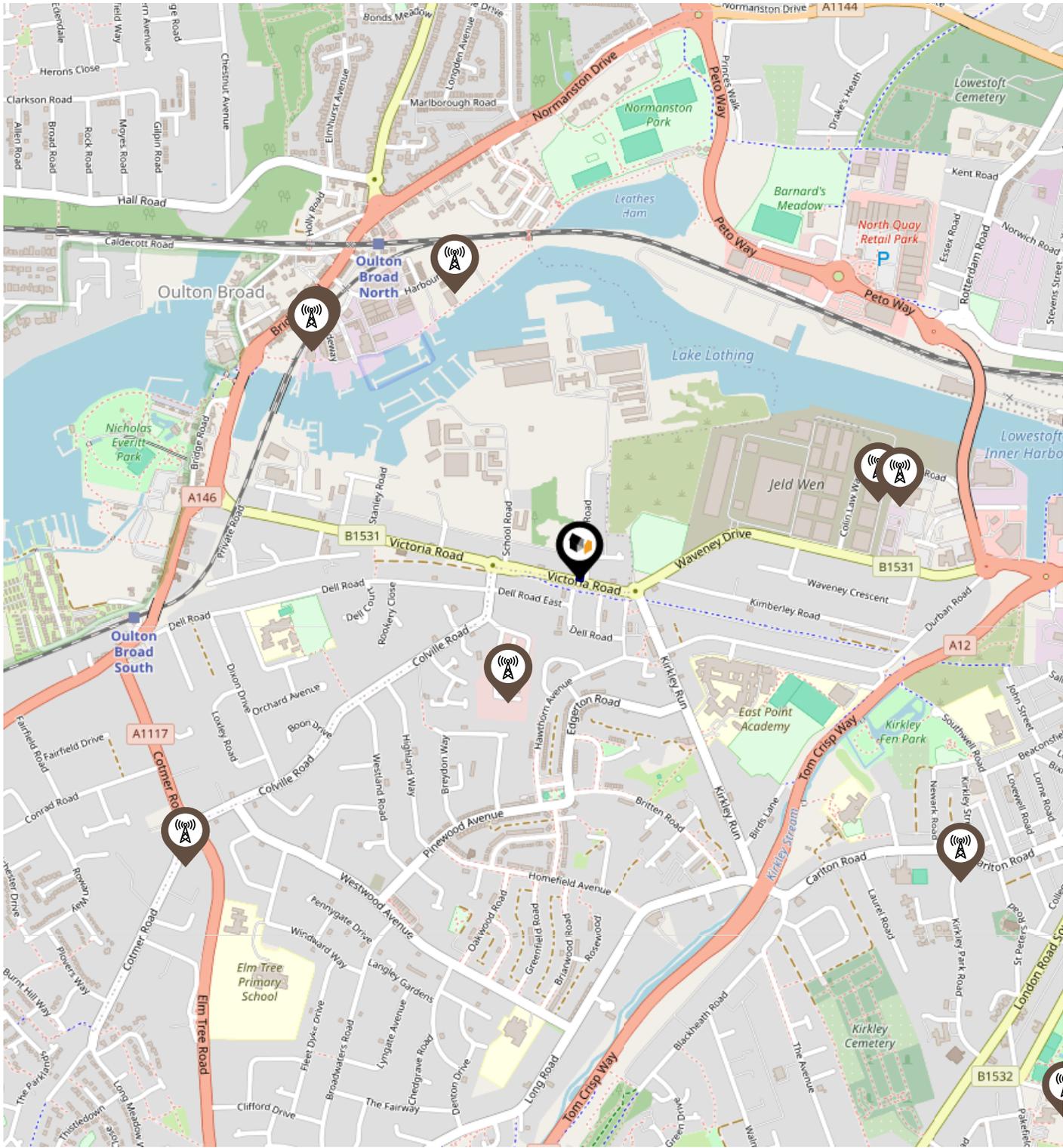


		Nursery	Primary	Secondary	College	Private
1	East Point Academy Ofsted Rating: Good Pupils: 865 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dell Primary School Ofsted Rating: Good Pupils: 338 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Elm Tree Primary School Ofsted Rating: Good Pupils: 269 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Westwood Primary School Ofsted Rating: Good Pupils: 206 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 189 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Warren School Ofsted Rating: Special Measures Pupils: 131 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Coast College Ofsted Rating: Good Pupils:0 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oulton Broad Primary School Ofsted Rating: Outstanding Pupils: 379 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woods Loke Primary School Ofsted Rating: Outstanding Pupils: 483 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ness Point School Ofsted Rating: Good Pupils: 19 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Limes Primary Academy Ofsted Rating: Good Pupils: 323 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pakefield Primary School Ofsted Rating: Good Pupils: 342 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pakefield High School Ofsted Rating: Good Pupils: 687 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

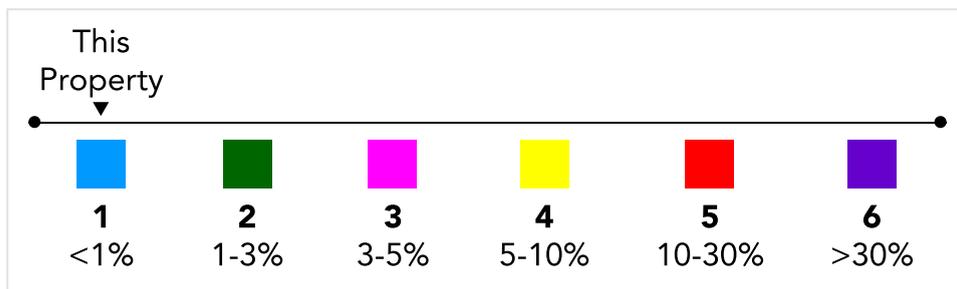
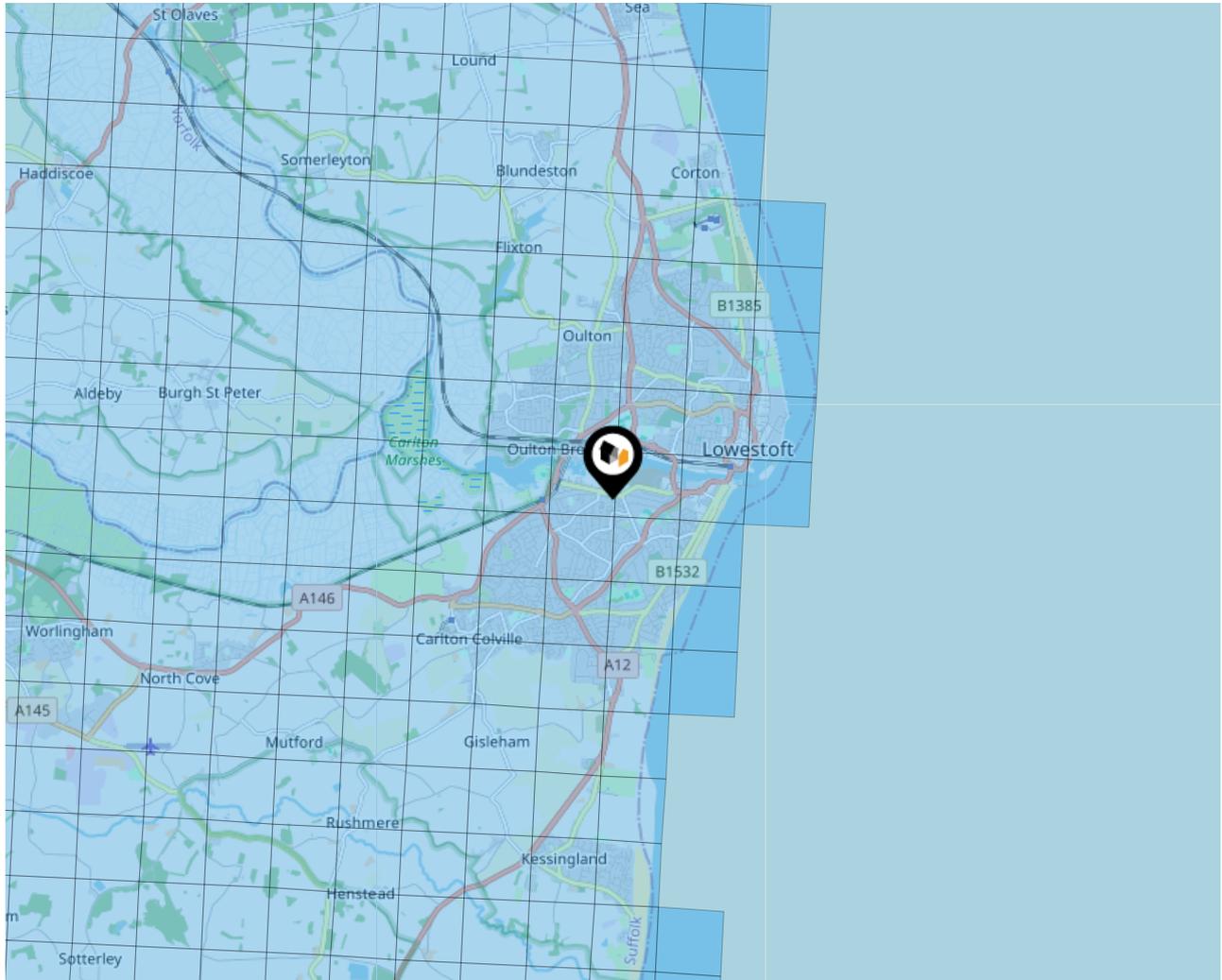


Key:

-  Power Pylons
-  Communication Masts

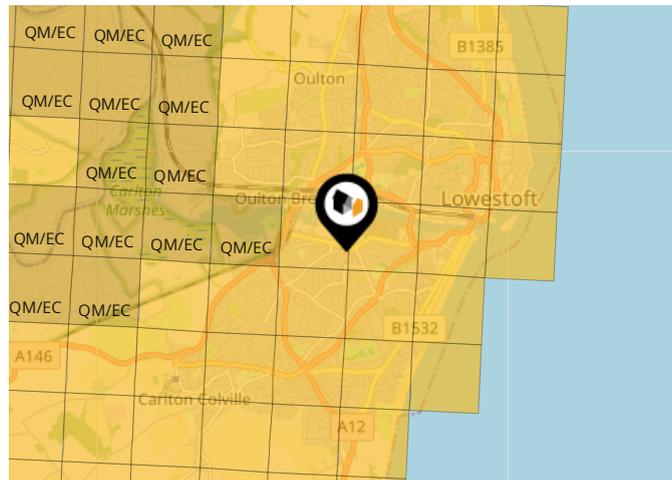
What is Radon?

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)

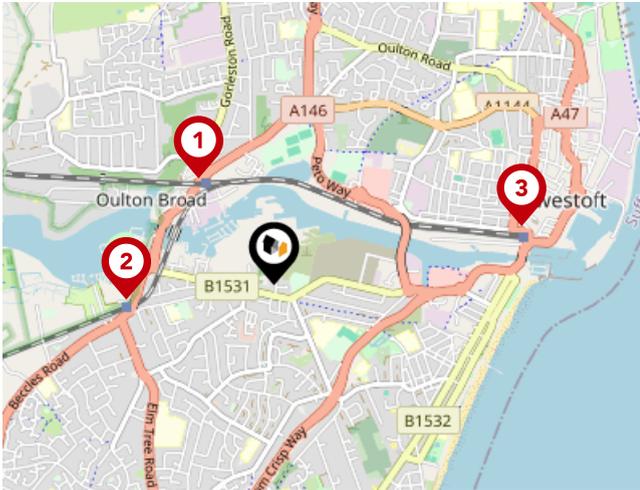
Carbon Content:	NONE	Soil Texture:	SAND
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY)		



Primary Classifications (Most Common Clay Types)

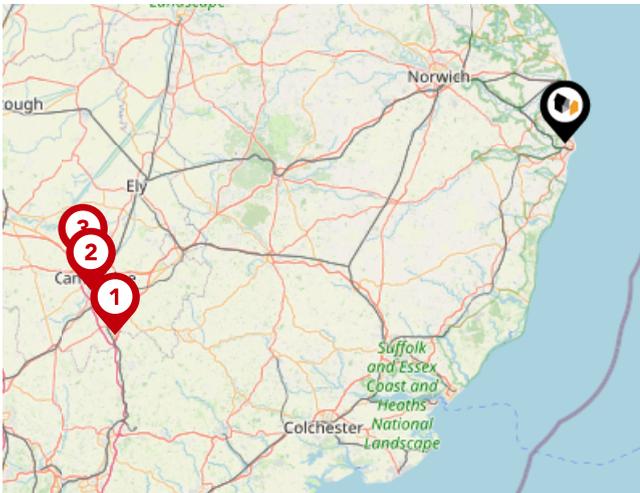
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



National Rail Stations

Pin	Name	Distance
1	Entrance1	0.59 miles
2	Entrance1	0.67 miles
3	Entrance	1.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	70.88 miles
2	M11 J11	71.78 miles
3	M11 J13	71.8 miles

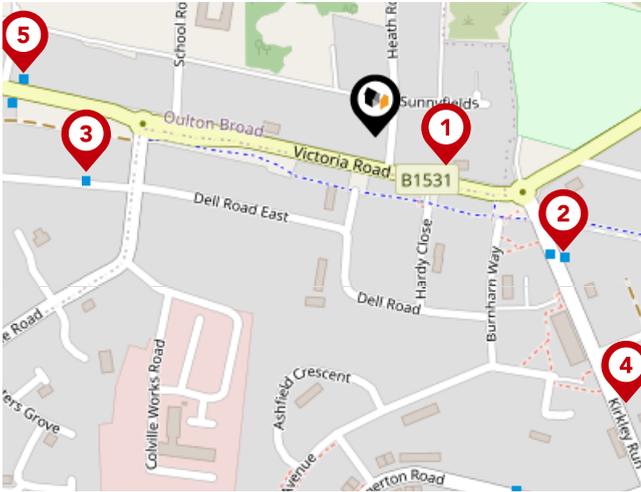


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.24 miles
2	Southend-on-Sea	76 miles
3	Cambridge	67.95 miles
4	Stansted Airport	73.88 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Heath Road	0.04 miles
2	Notley Road	0.12 miles
3	Colville Road	0.16 miles
4	Edgerton Road	0.21 miles
5	Nelson Wharf	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.43 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.



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

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

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk

