

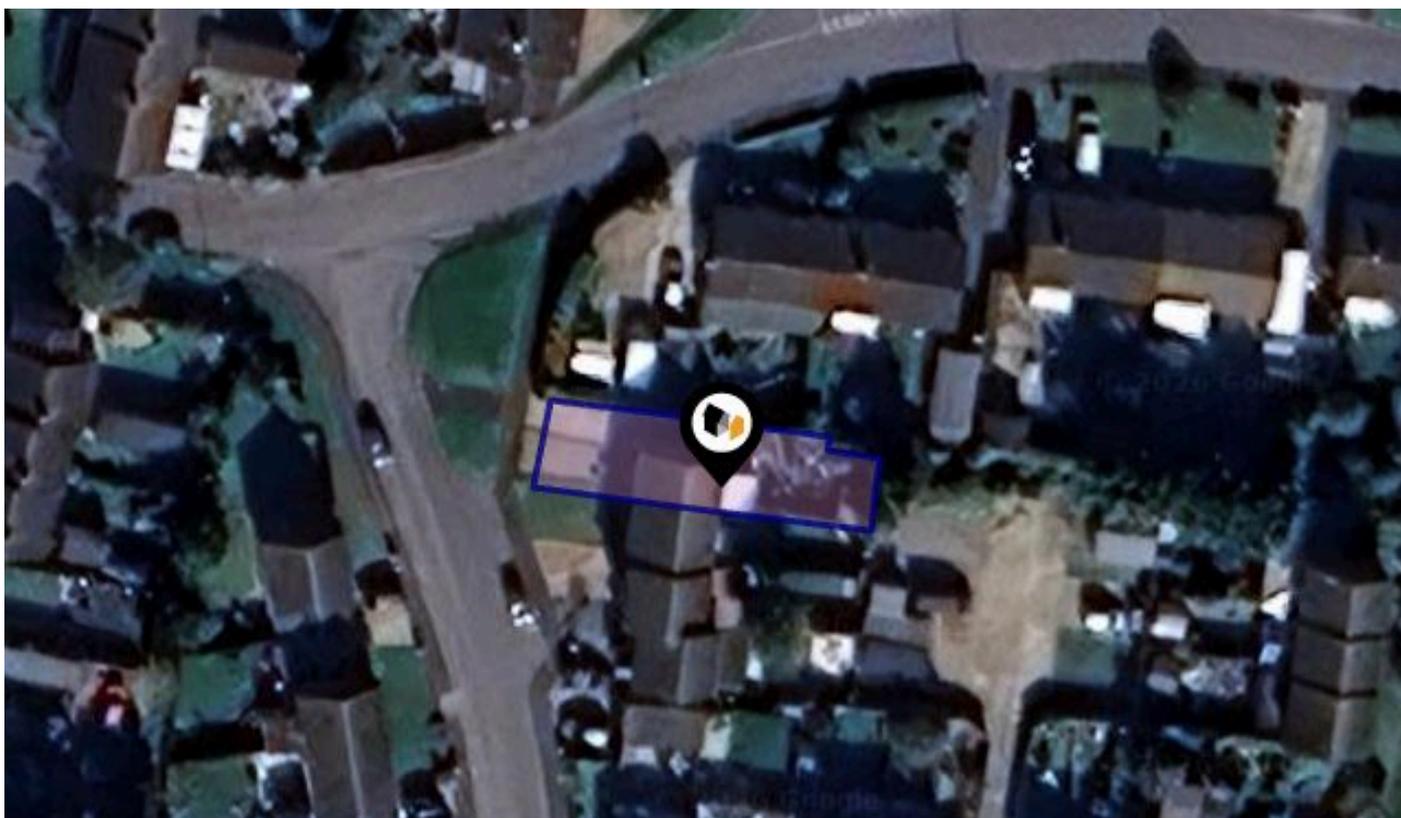


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 14th March 2026



PEREGRINE WAY, KESSINGLAND, 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 | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 559 ft ² / 52 m ² | | |
| Plot Area: | 0.05 acres | | |
| Year Built : | 1967-1975 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,482 | | |
| Title Number: | SK66685 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 12 mb/s | 57 mb/s | 2000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



KESSINGLAND, NR33

Energy rating
E

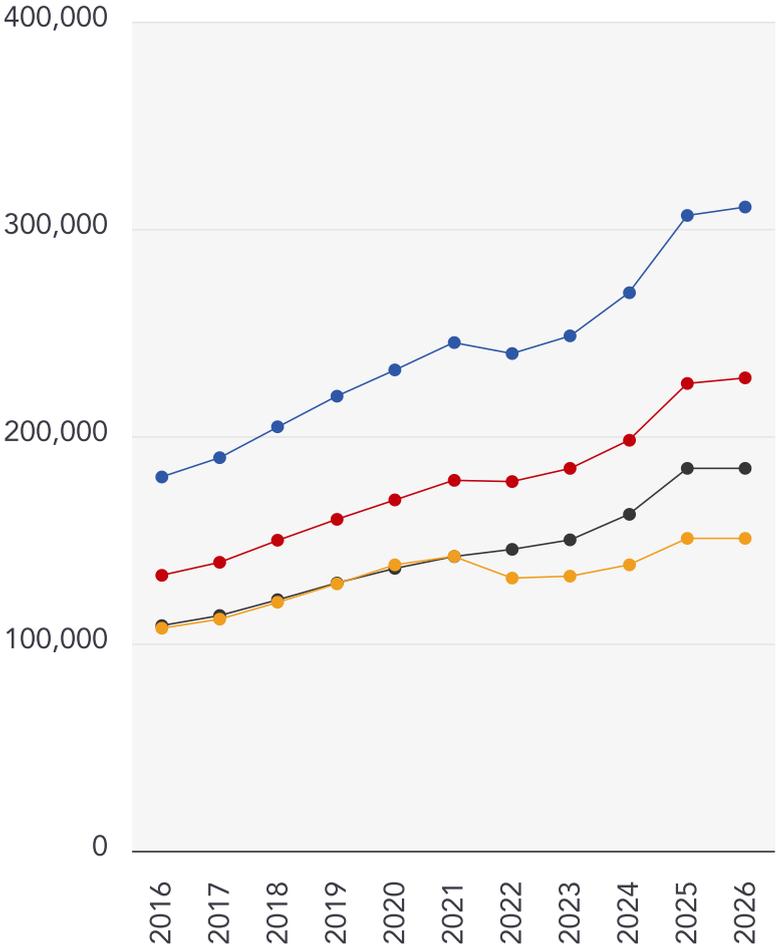
Valid until 25.02.2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---|---|
| 92+ | A | | |
| 81-91 | B | | <div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 88 B </div> |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | <div style="background-color: #ff9933; color: white; padding: 5px; display: inline-block;"> 45 E </div> | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | End-terrace house |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Electric storage heaters |
| Main Heating Energy: | Average |
| Main Heating Controls: | Automatic charge control |
| Main Heating Controls Energy: | Average |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in 75% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | Room heaters, electric |
| Total Floor Area: | 52 m ² |

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



Detached

+72.22%

Semi-Detached

+71.67%

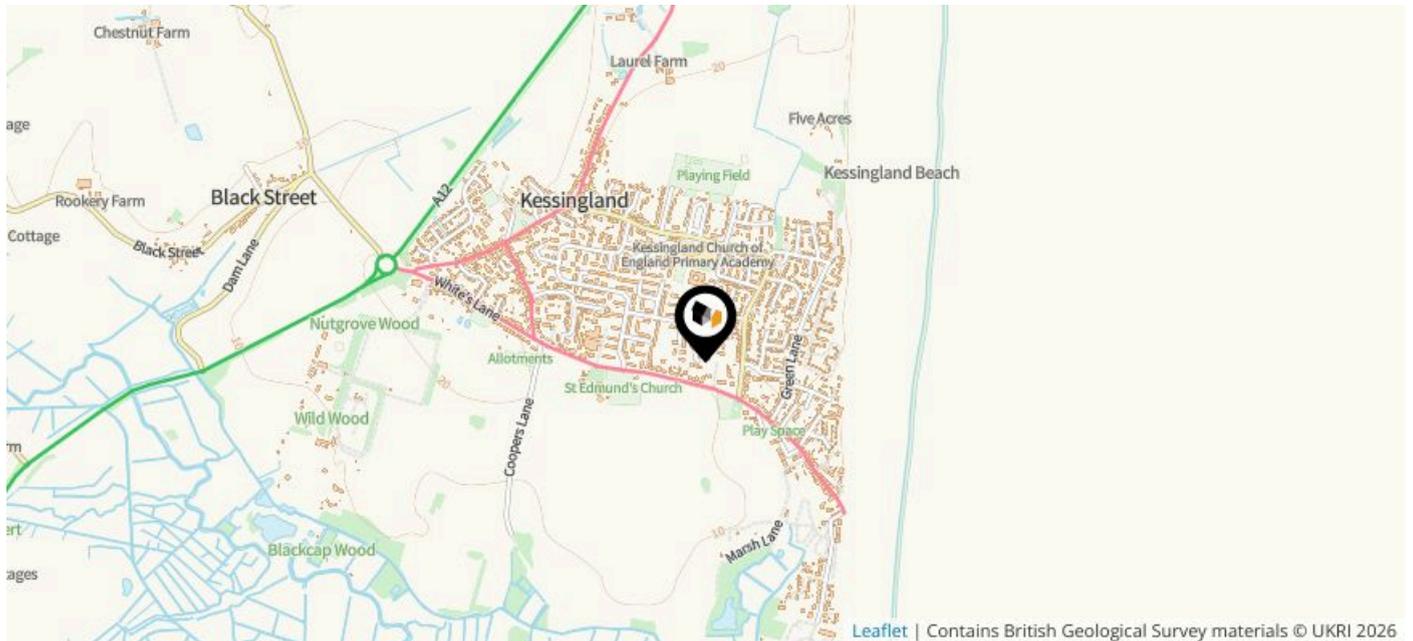
Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

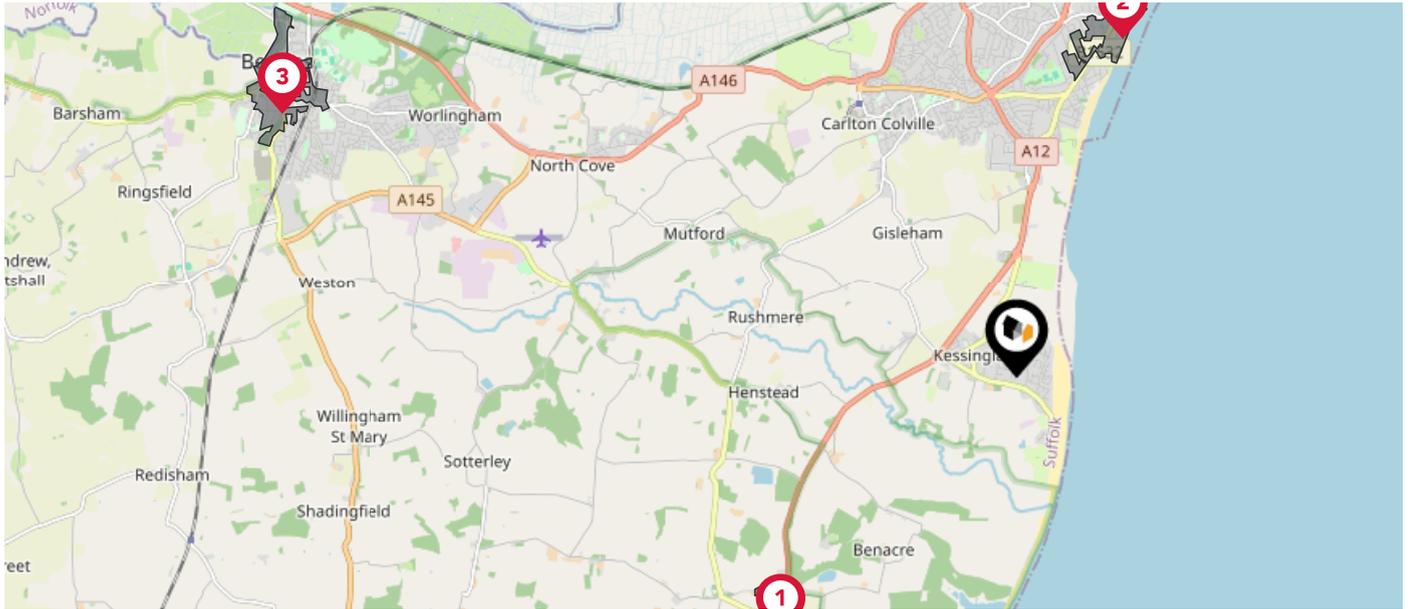
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

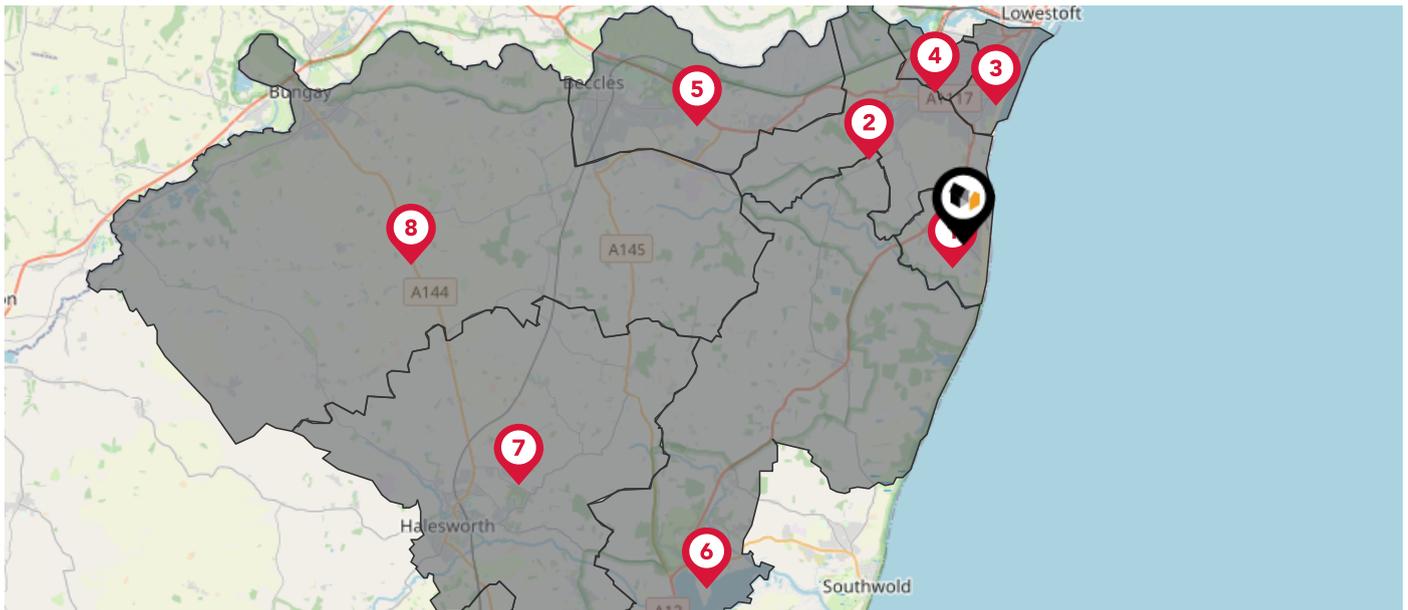
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Wrentham
- 2 South Lowestoft and Kirkley
- 3 Beccles

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



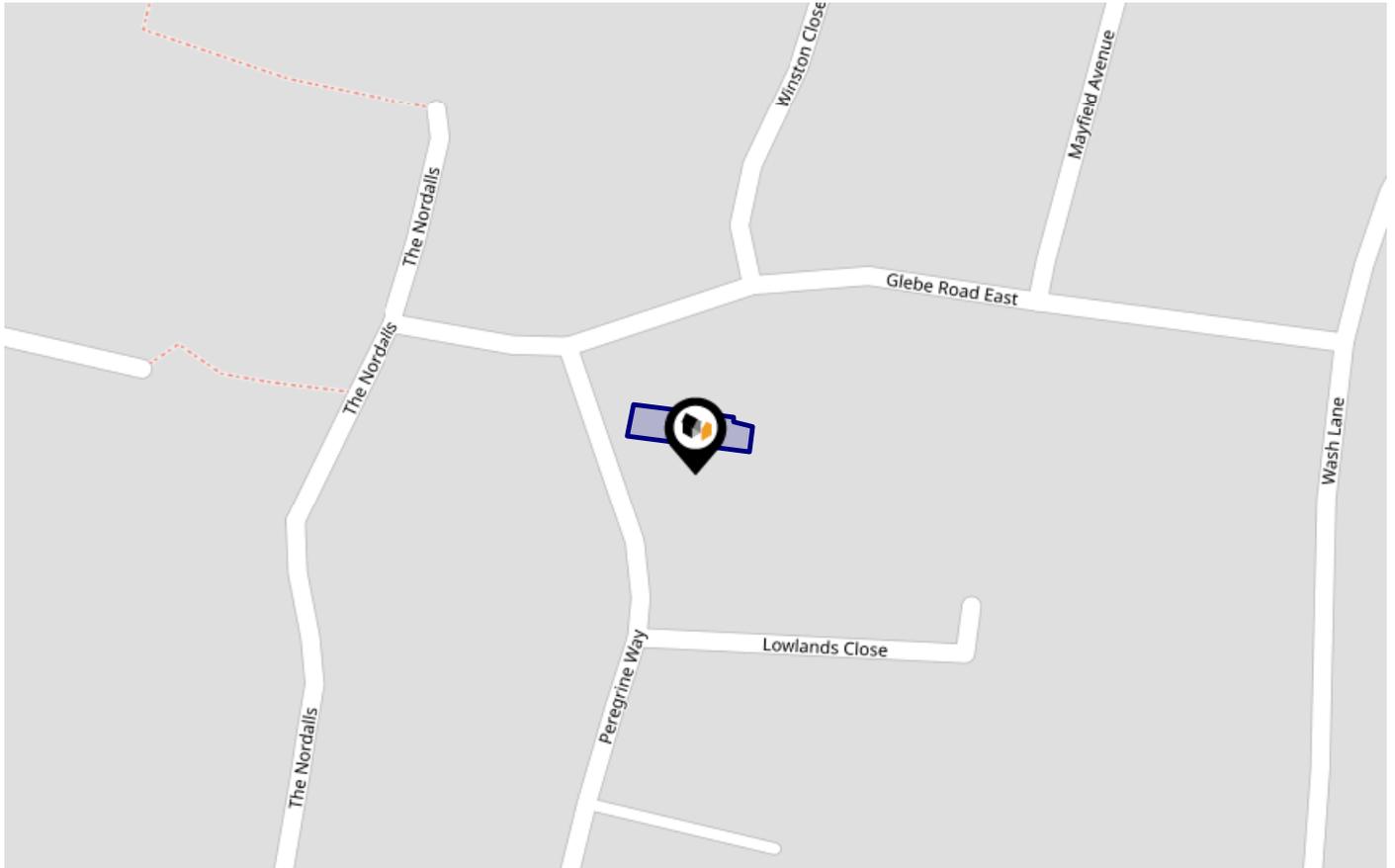
Nearby Council Wards

-  1 Kessingland Ward
-  2 Carlton Colville Ward
-  3 Kirkley & Pakefield Ward
-  4 Carlton & Whitton Ward
-  5 Beccles & Worlingham Ward
-  6 Wrentham, Wangford & Westleton Ward
-  7 Halesworth & Blything Ward
-  8 Bungay & Wainford 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.

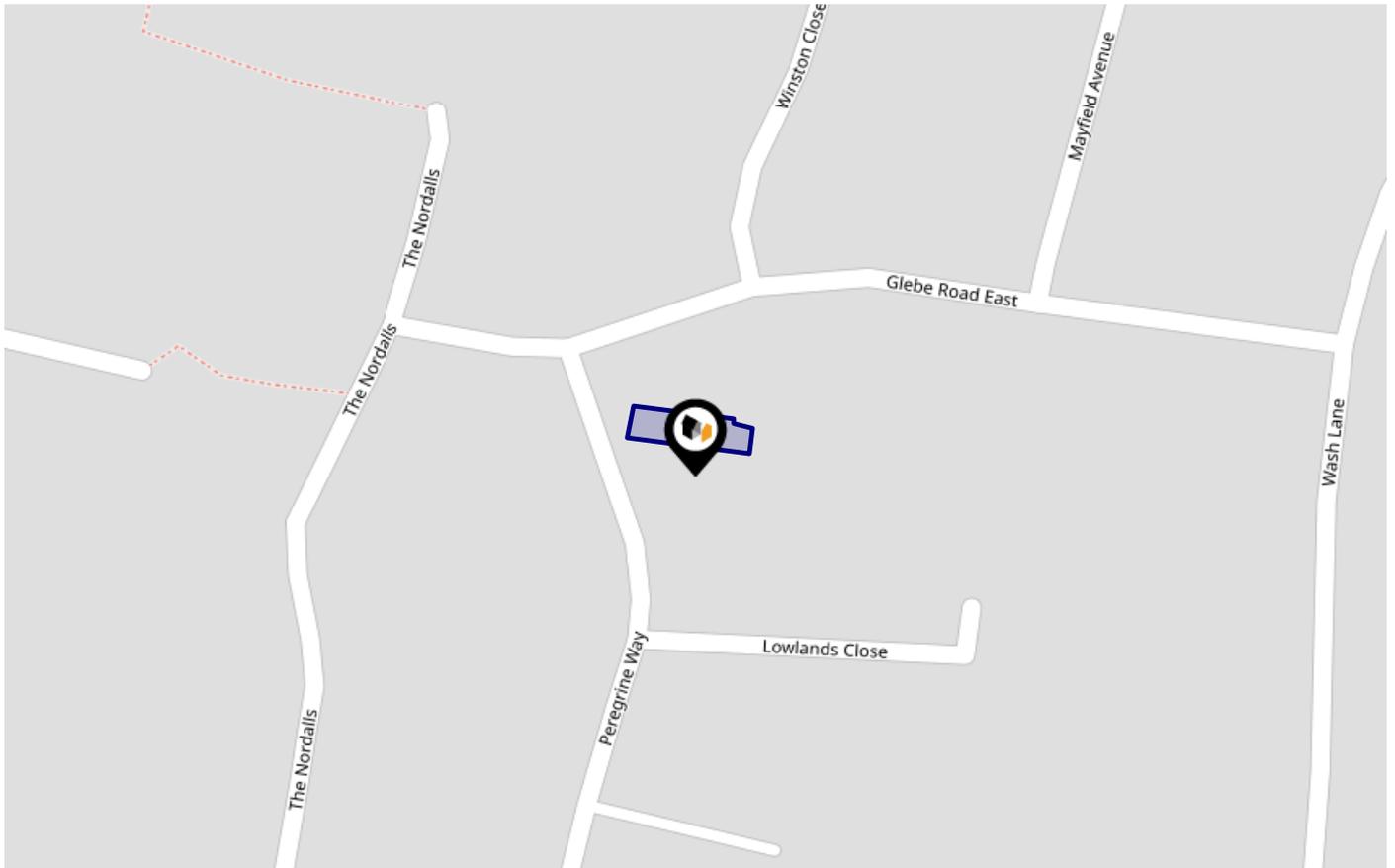
Chance of flooding to the following depths at this property:



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.
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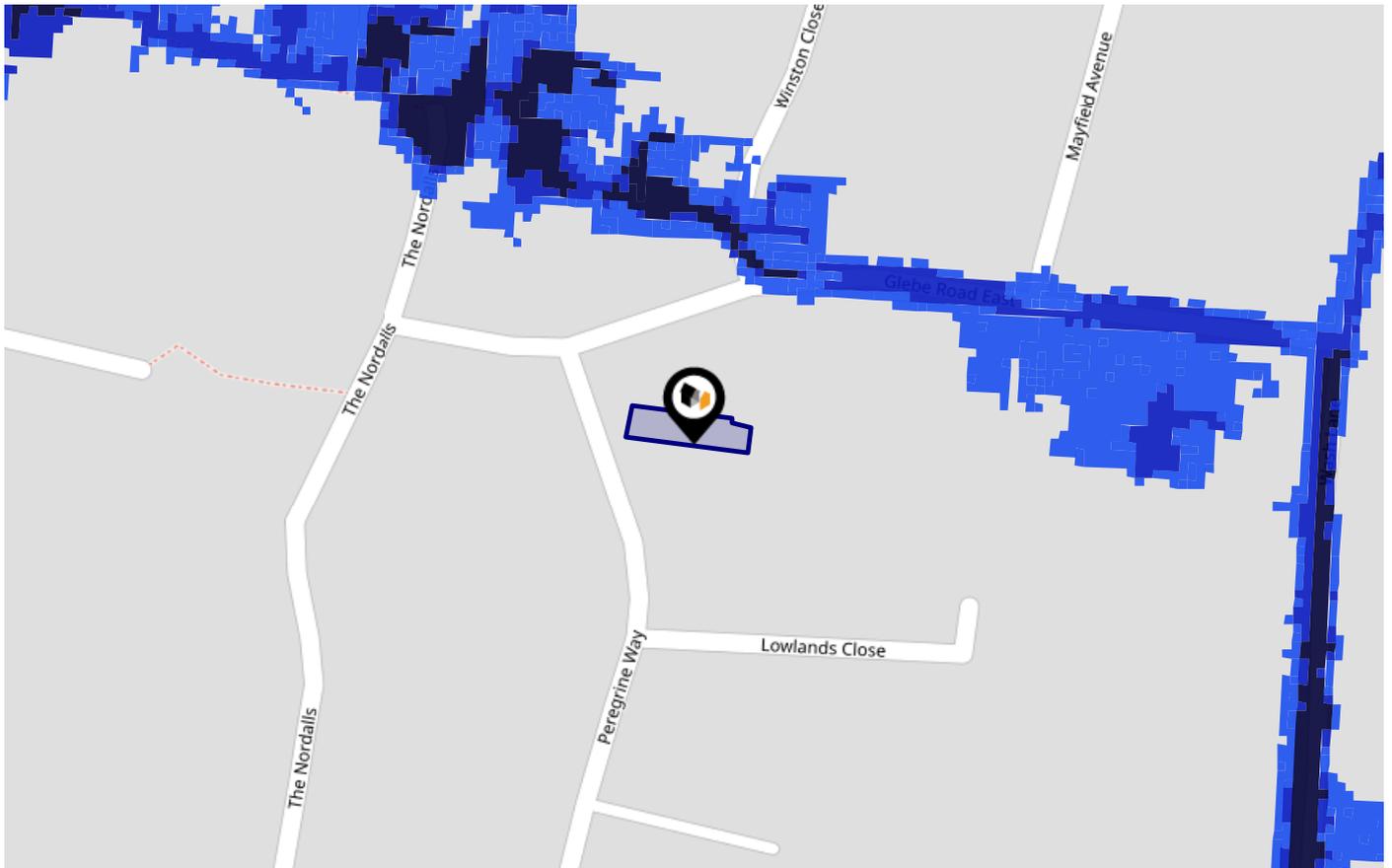
Chance of flooding to the following depths at this property:



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.
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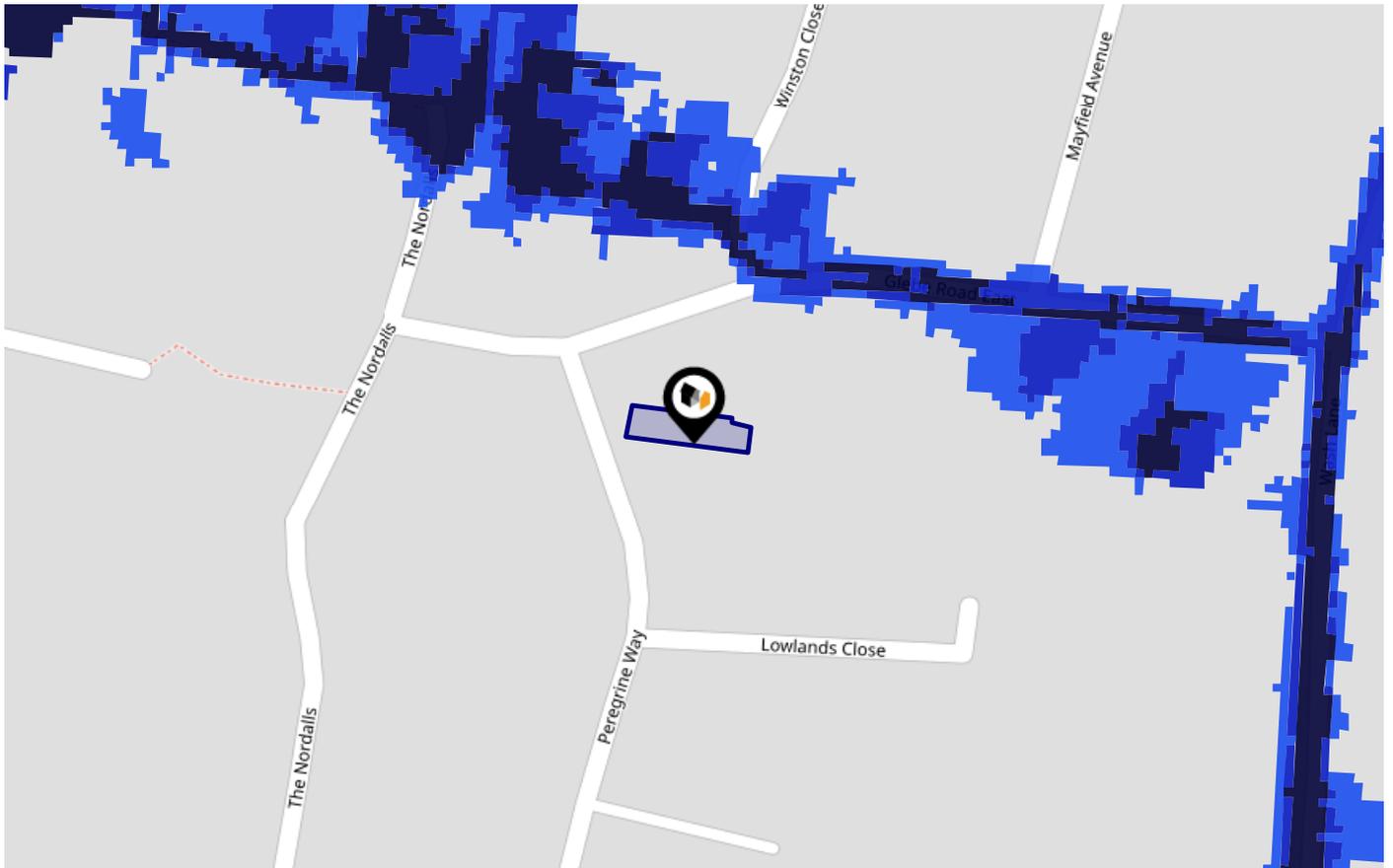
Chance of flooding to the following depths at this property:



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

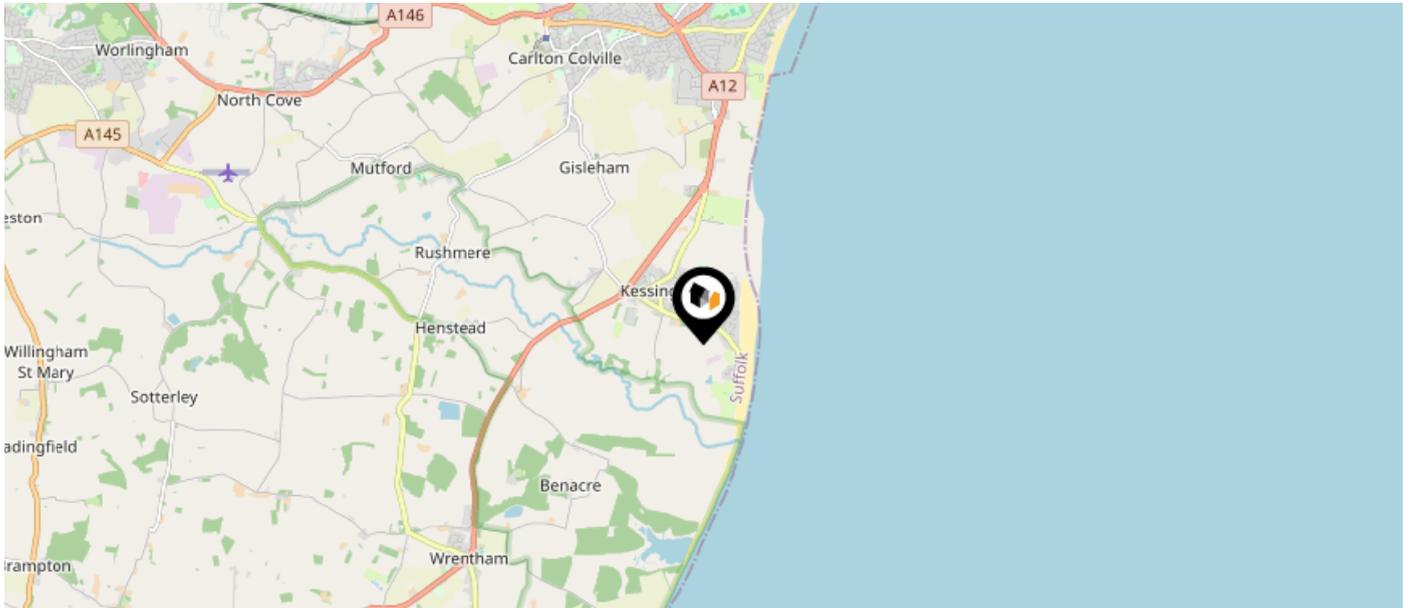
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Chance of flooding to the following depths at this property:



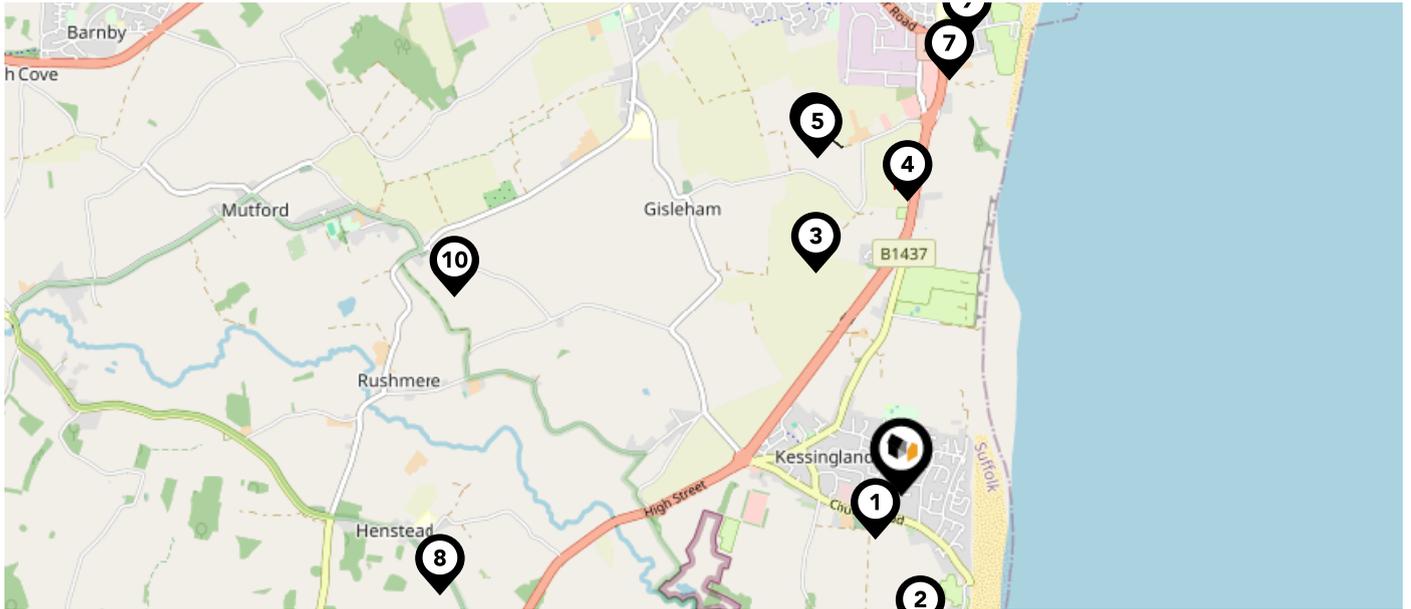
This map displays nearby areas that have been designated as Green Belt...



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 | Marsh Road-Church Road, Kessingland | Historic Landfill |
| 2 | Marsh Lane-Kessingland, Lowestoft, Suffolk | Historic Landfill |
| 3 | EA/EPR/CP3895NG/A001 | Active Landfill |
| 4 | EA/EPR/CP3695NL/A001 | Active Landfill |
| 5 | Grange Farm-Gisleham | Historic Landfill |
| 6 | East of Grange Farm-Pakefield, Suffolk | Historic Landfill |
| 7 | Arbor Lane-Pakefield | Historic Landfill |
| 8 | Ravens Farm-Henstead | Historic Landfill |
| 9 | East Nook-London Road, Pakefield | Historic Landfill |
| 10 | Rushmere-Blower's Lane, Mutford, Suffolk | Historic Landfill |

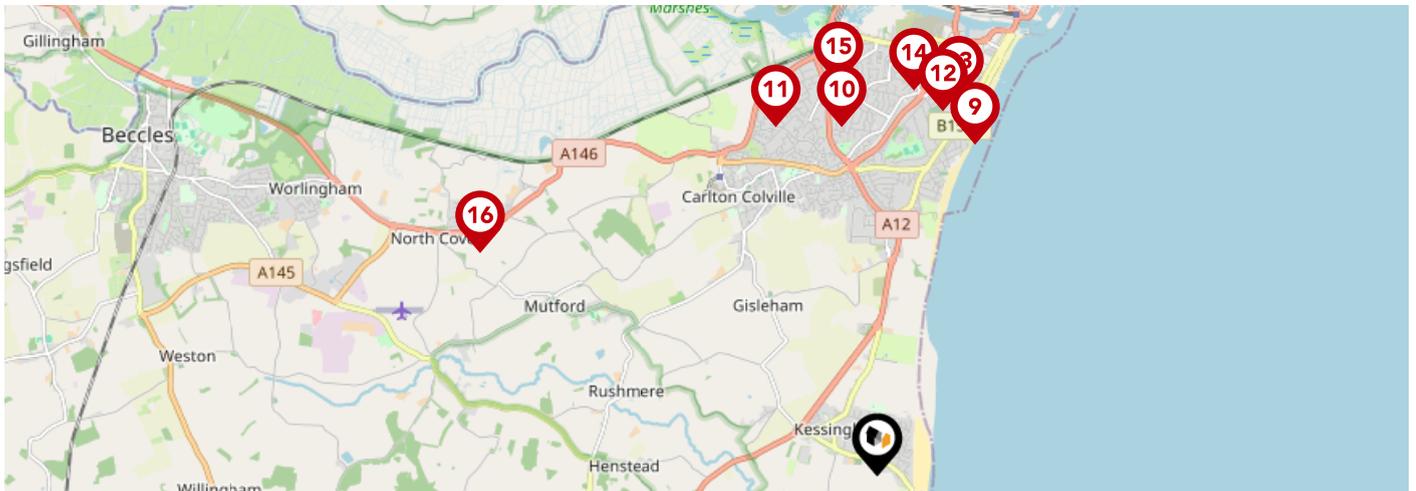
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district | | Grade | Distance |
|---|------------------------------------|----------|-----------|
|  | 1032079 - The Old Rectory | Grade II | 0.1 miles |
|  | 1182858 - Church Of St Edmund | Grade I | 0.2 miles |
|  | 1458835 - Kessingland War Memorial | Grade II | 0.3 miles |
|  | 1250854 - 59, High Street | Grade II | 0.5 miles |
|  | 1032080 - Pond Farmhouse | Grade II | 0.6 miles |
|  | 1284313 - The Ark | Grade II | 0.6 miles |
|  | 1032074 - The Rookery | Grade II | 1.4 miles |

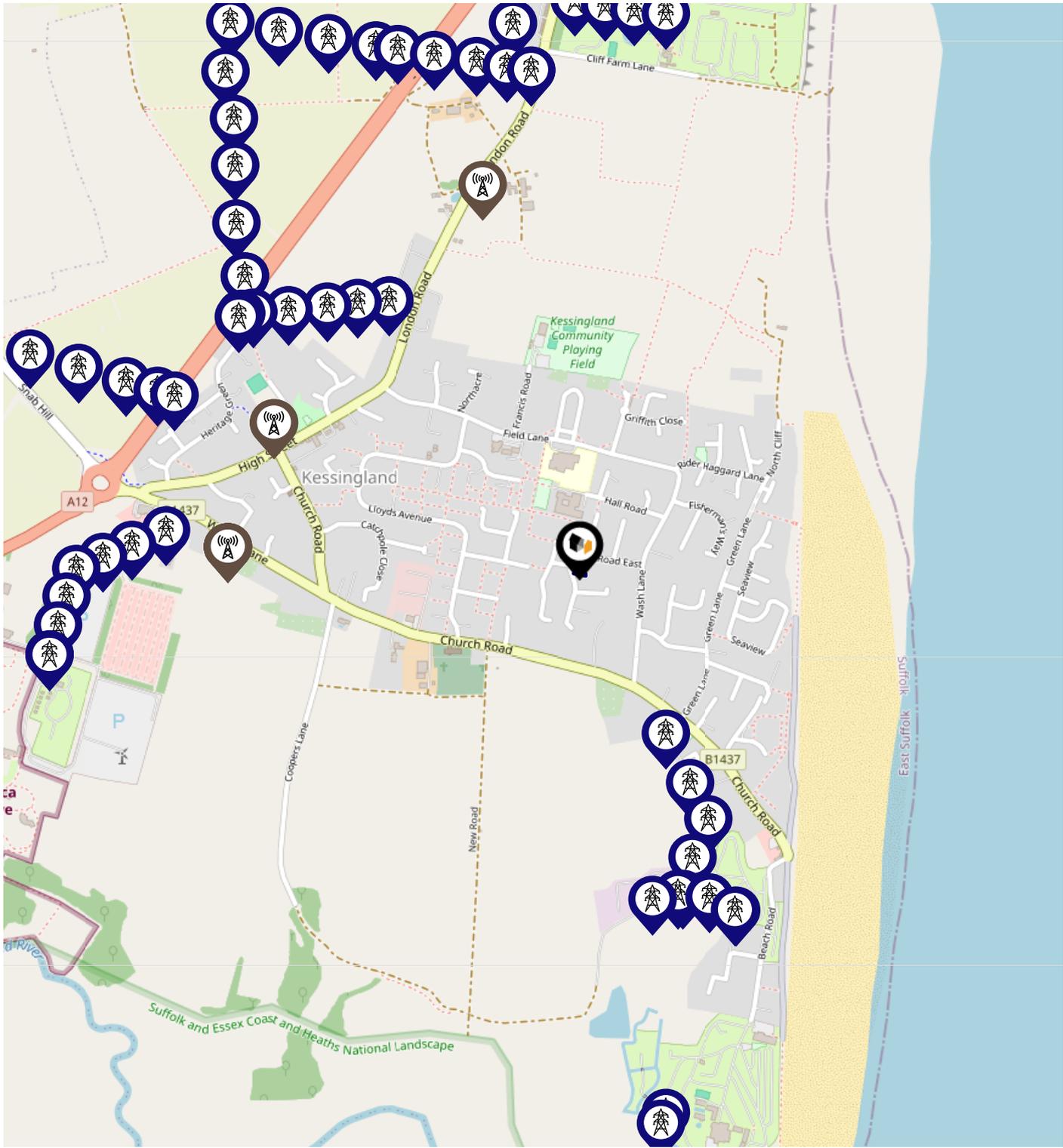


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Kessingland Church of England Primary Academy Ofsted Rating: Good Pupils: 221 Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Old School Ofsted Rating: Not Rated Pupils: 67 Distance:1.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Carlton Colville Primary School Ofsted Rating: Outstanding Pupils: 395 Distance:2.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Pakefield Primary School Ofsted Rating: Good Pupils: 342 Distance:2.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Pakefield High School Ofsted Rating: Good Pupils: 687 Distance:2.3 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Sunrise Academy Ofsted Rating: Not Rated Pupils: 39 Distance:2.5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Grove Primary School Ofsted Rating: Good Pupils: 336 Distance:2.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Westwood Primary School Ofsted Rating: Good Pupils: 206 Distance:2.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 189 Distance:3.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Elm Tree Primary School Ofsted Rating: Good Pupils: 269 Distance:3.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Warren School Ofsted Rating: Special Measures Pupils: 131 Distance:3.3 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Phoenix St Peter Academy Ofsted Rating: Requires improvement Pupils: 108 Distance:3.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Red Oak Primary School Ofsted Rating: Good Pupils: 431 Distance:3.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | East Point Academy Ofsted Rating: Good Pupils: 865 Distance:3.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Dell Primary School Ofsted Rating: Good Pupils: 338 Distance:3.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Barnby and North Cove Community Primary School Ofsted Rating: Good Pupils: 73 Distance:4.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

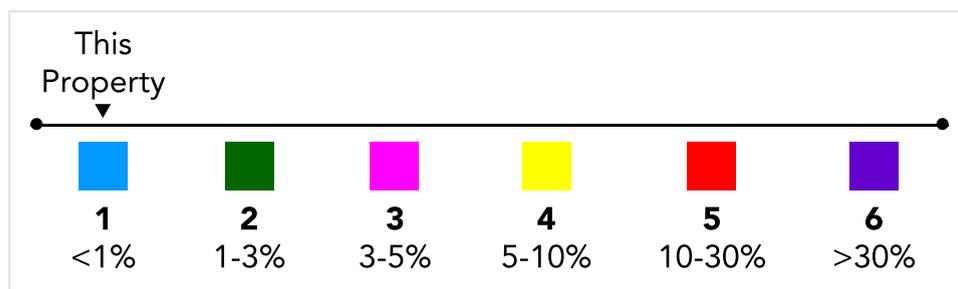
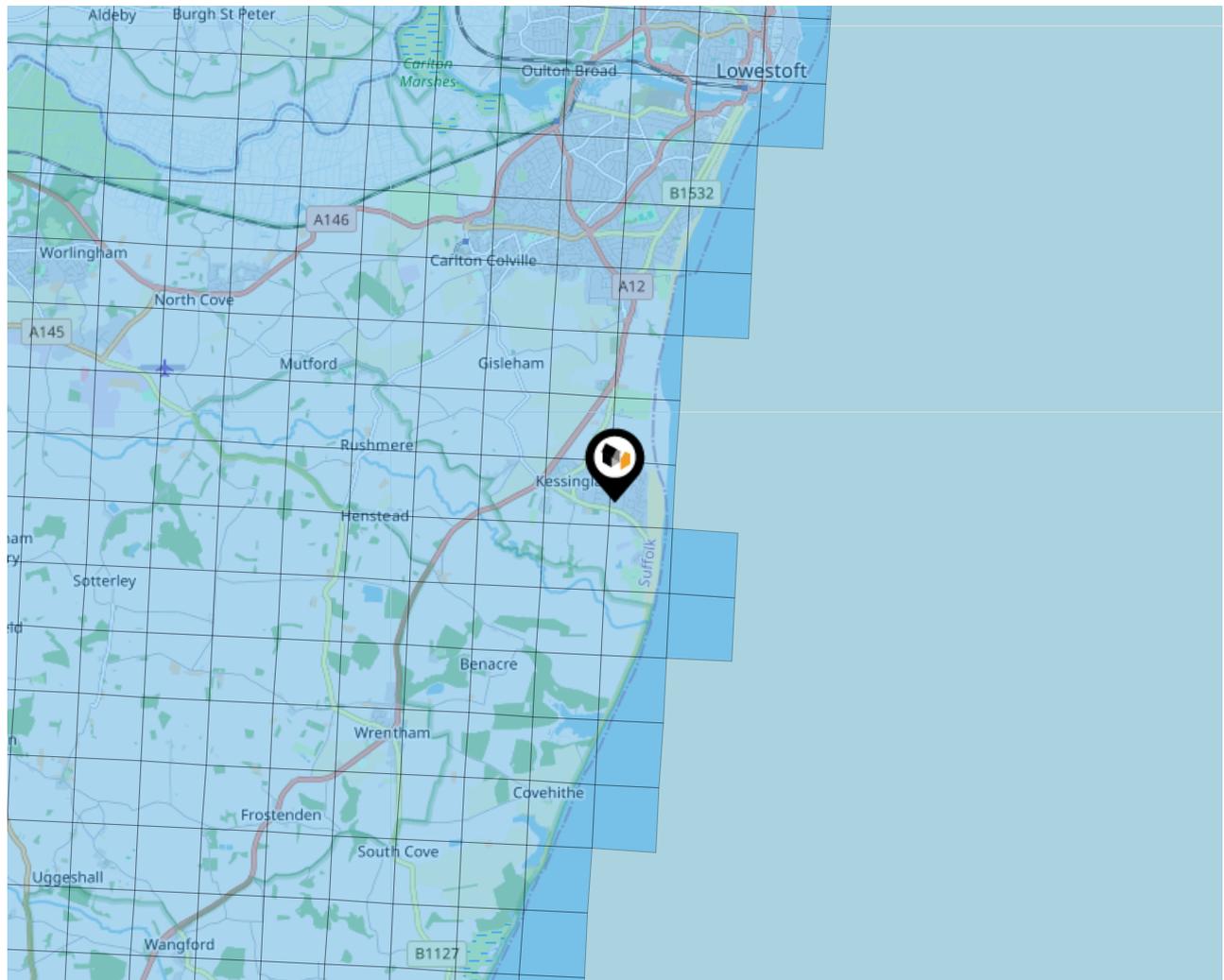


Key:

-  Power Pylons
-  Communication Masts

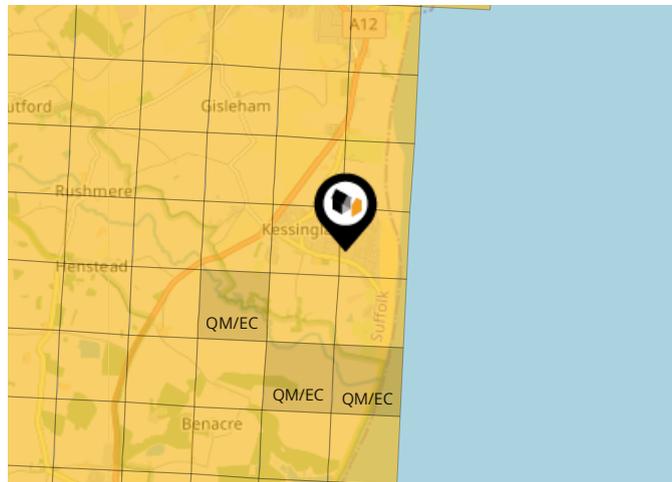
What is Radon?

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: | VARIABLE | Soil Texture: | LOAM TO CLAYEY LOAM, LOCALLY CHALKY |
| Parent Material Grain: | MIXED (ARGILLIC- RUDACEOUS) | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |

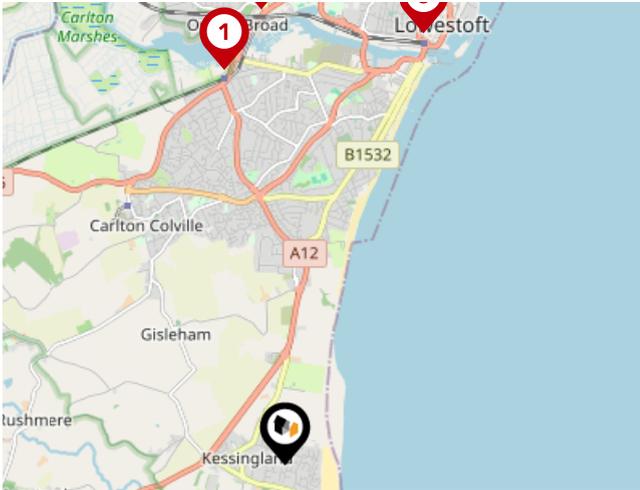


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 | 3.64 miles |
| 2 | Entrance1 | 4.15 miles |
| 3 | Entrance | 4.12 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 69.44 miles |
| 2 | M11 J10 | 70.54 miles |

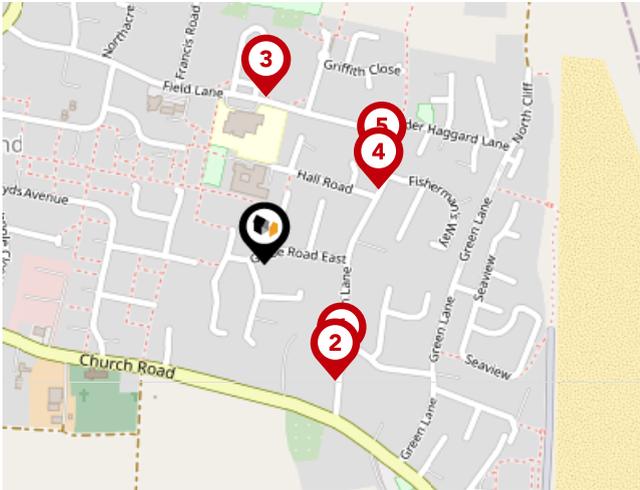


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Norwich International Airport | 25.5 miles |
| 2 | Southend-on-Sea | 72.97 miles |
| 3 | Stansted Airport | 71.89 miles |
| 4 | Cambridge | 66.98 miles |

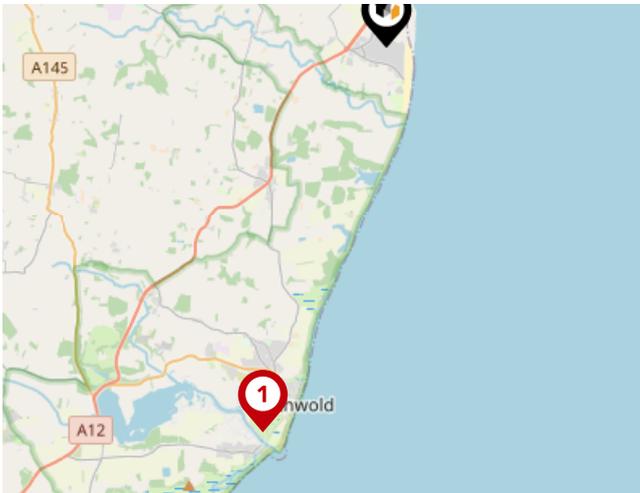
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Beaconsfield Road | 0.14 miles |
| 2 | Beaconsfield Road | 0.15 miles |
| 3 | St Edmunds Crescent | 0.19 miles |
| 4 | Fisherman's Way | 0.15 miles |
| 5 | Fisherman's Way | 0.17 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Southwold Ferry Landing | 7.33 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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