

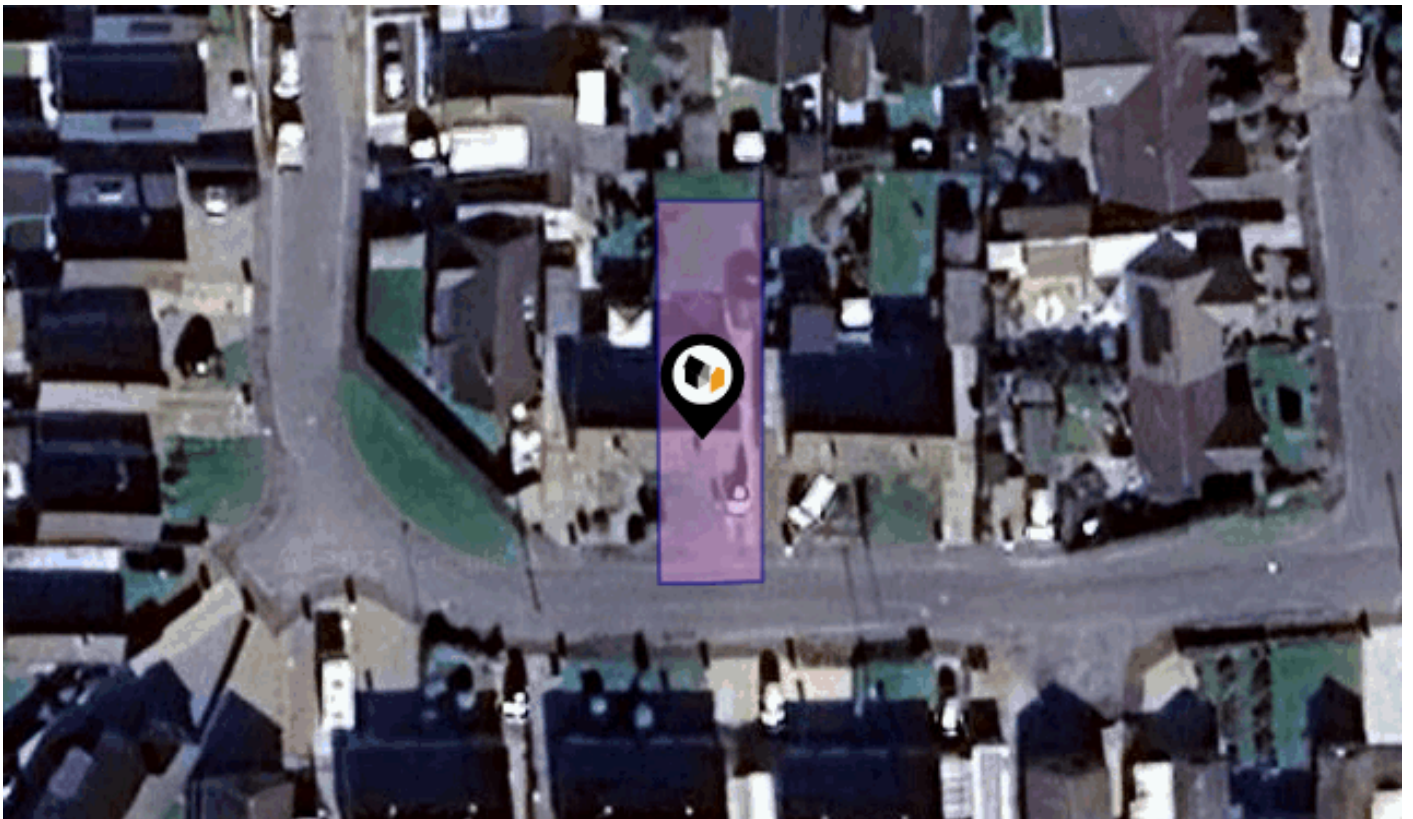


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Monday 01<sup>st</sup> December 2025**



**SUMMERFIELD ROAD, HEMSBY, GREAT YARMOUTH, NR29**

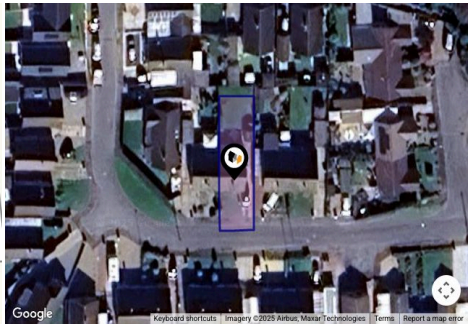
## Howards

116 Regent Road, Great Yarmouth, Norfolk, NR30 2AB

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



## Property

Type:	Semi-Detached House
Bedrooms:	2
Floor Area:	775 ft <sup>2</sup> / 72 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,793
Title Number:	NK250826

**Tenure:** Freehold

## Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

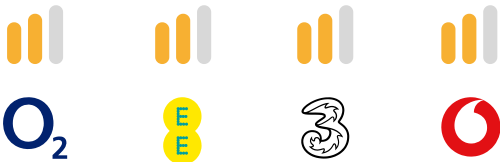
**22**  
mb/s



**1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



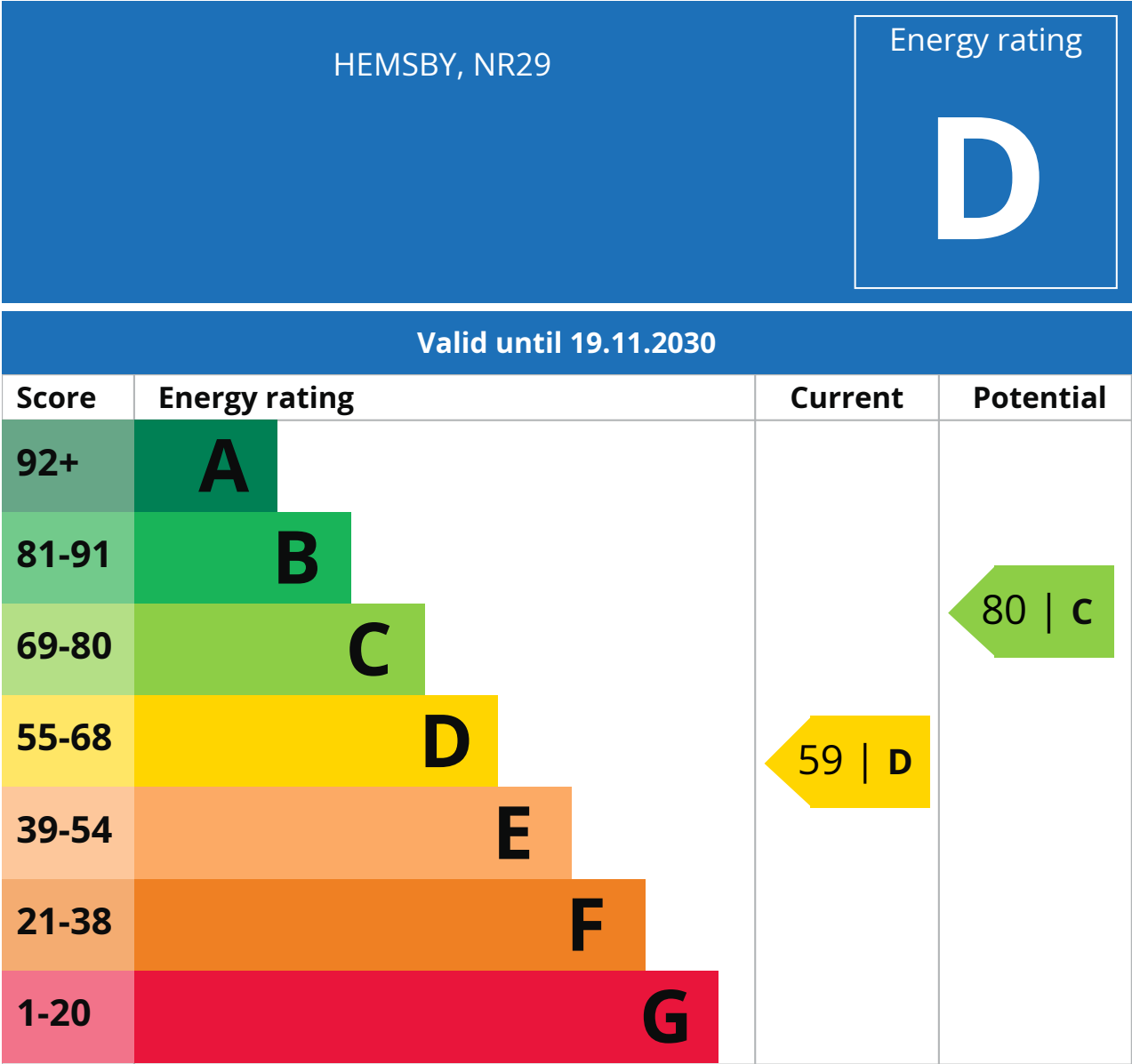
**Satellite/Fibre TV Availability:**









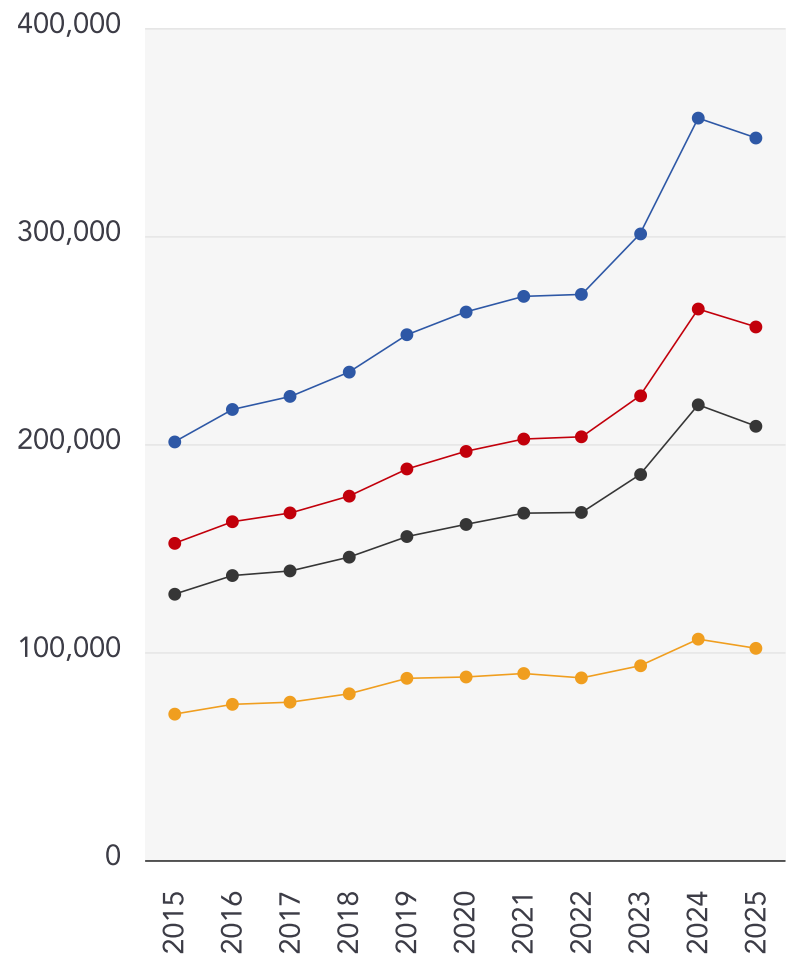


## Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

## 10 Year History of Average House Prices by Property Type in NR29



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

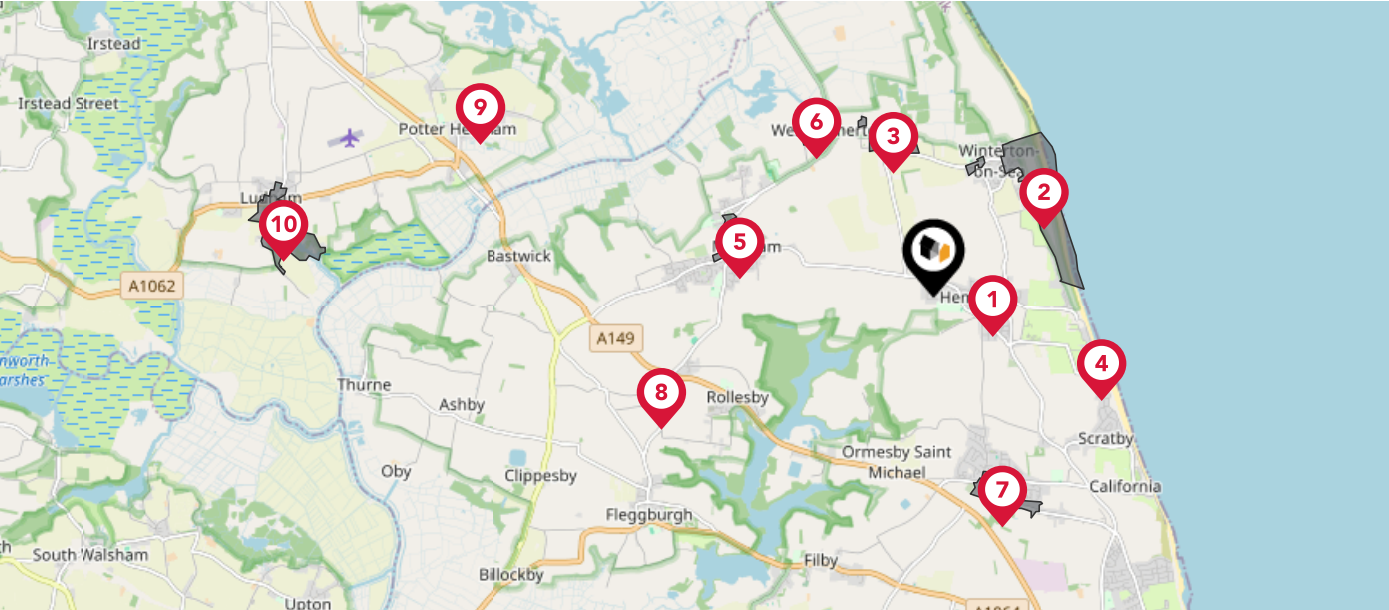
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.



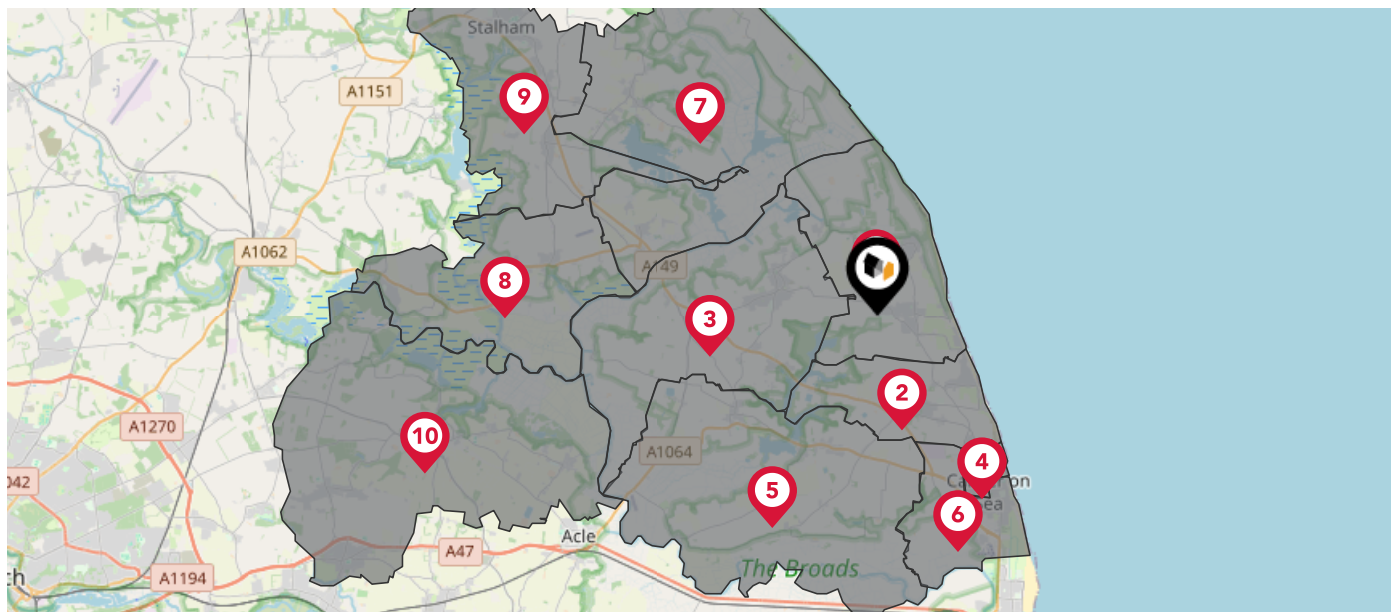
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

1	Hemsby
2	Winterton-on-Sea
3	East and West Somerton
4	No.18 Newport Cottages
5	Martham
6	West Somerton
7	Ormesby St Margaret
8	Rollesby
9	Potter Heigham
10	Ludham

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



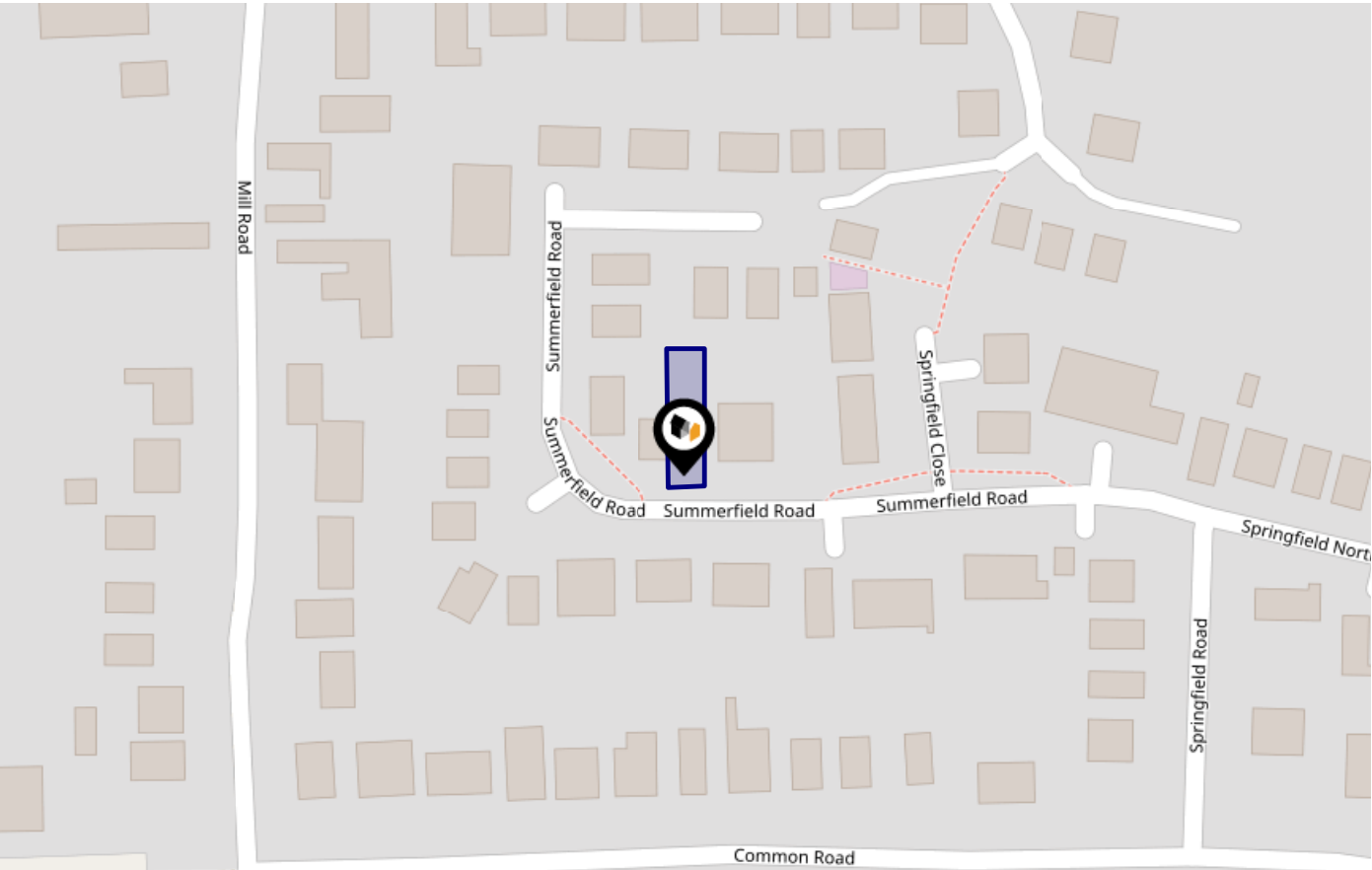
### Nearby Council Wards

- |    |                                  |
|----|----------------------------------|
| 1  | East Flegg Ward                  |
| 2  | Ormesby Ward                     |
| 3  | West Flegg Ward                  |
| 4  | Caister North Ward               |
| 5  | Fleggburgh Ward                  |
| 6  | Caister South Ward               |
| 7  | Hickling Ward                    |
| 8  | St. Benet's Ward                 |
| 9  | Stalham Ward                     |
| 10 | Blofield with South Walsham 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.

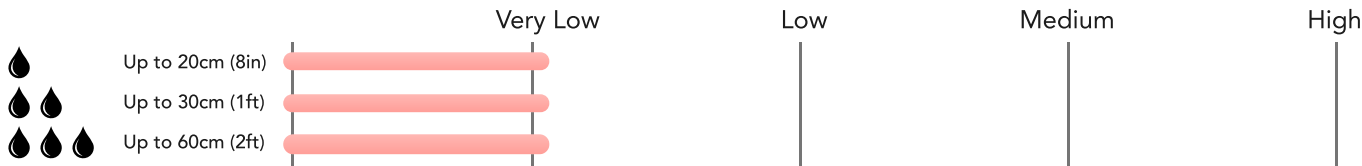


**Risk Rating: Very low**

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.

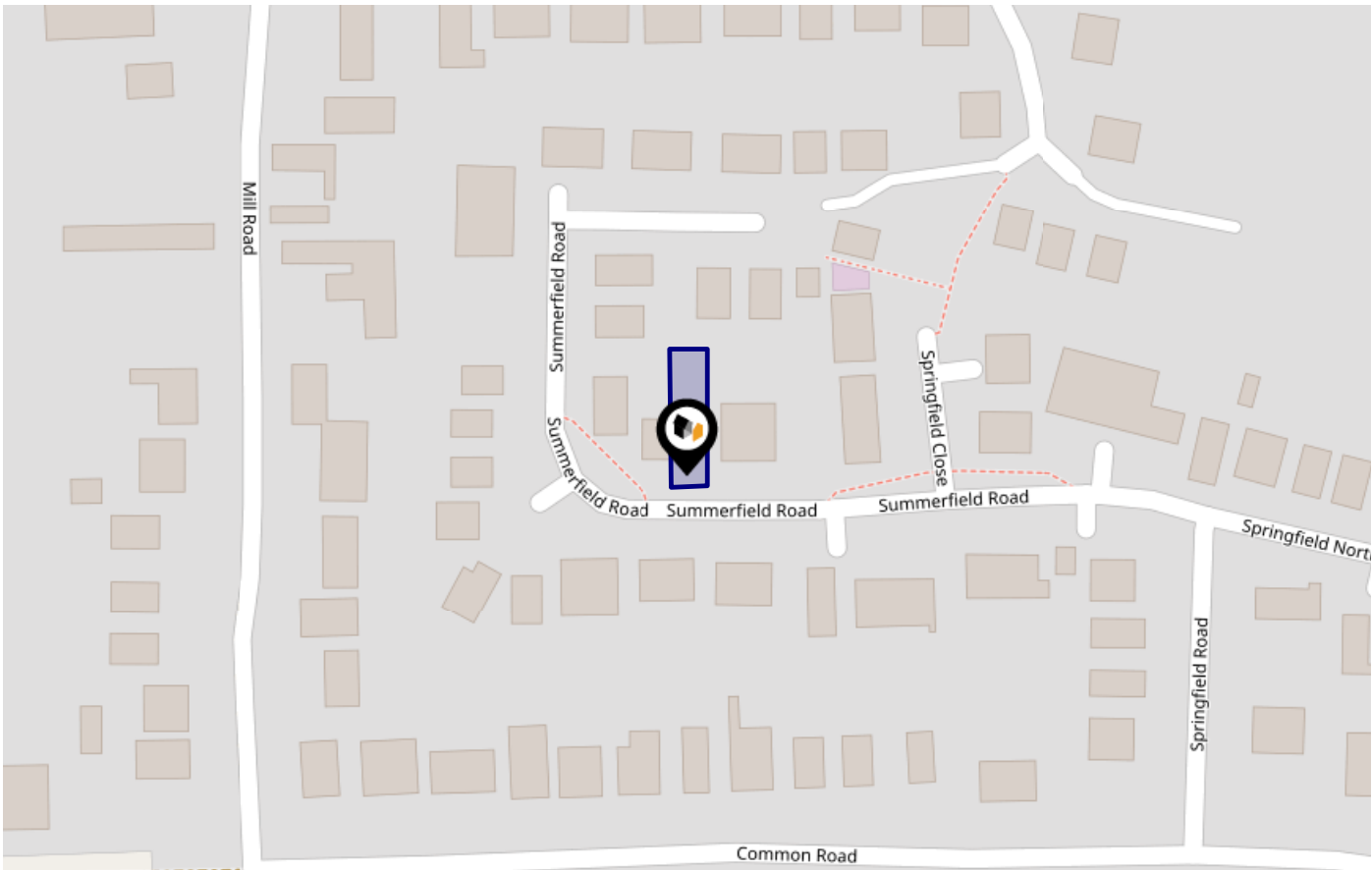
Chance of flooding to the following depths at this property:



# 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**

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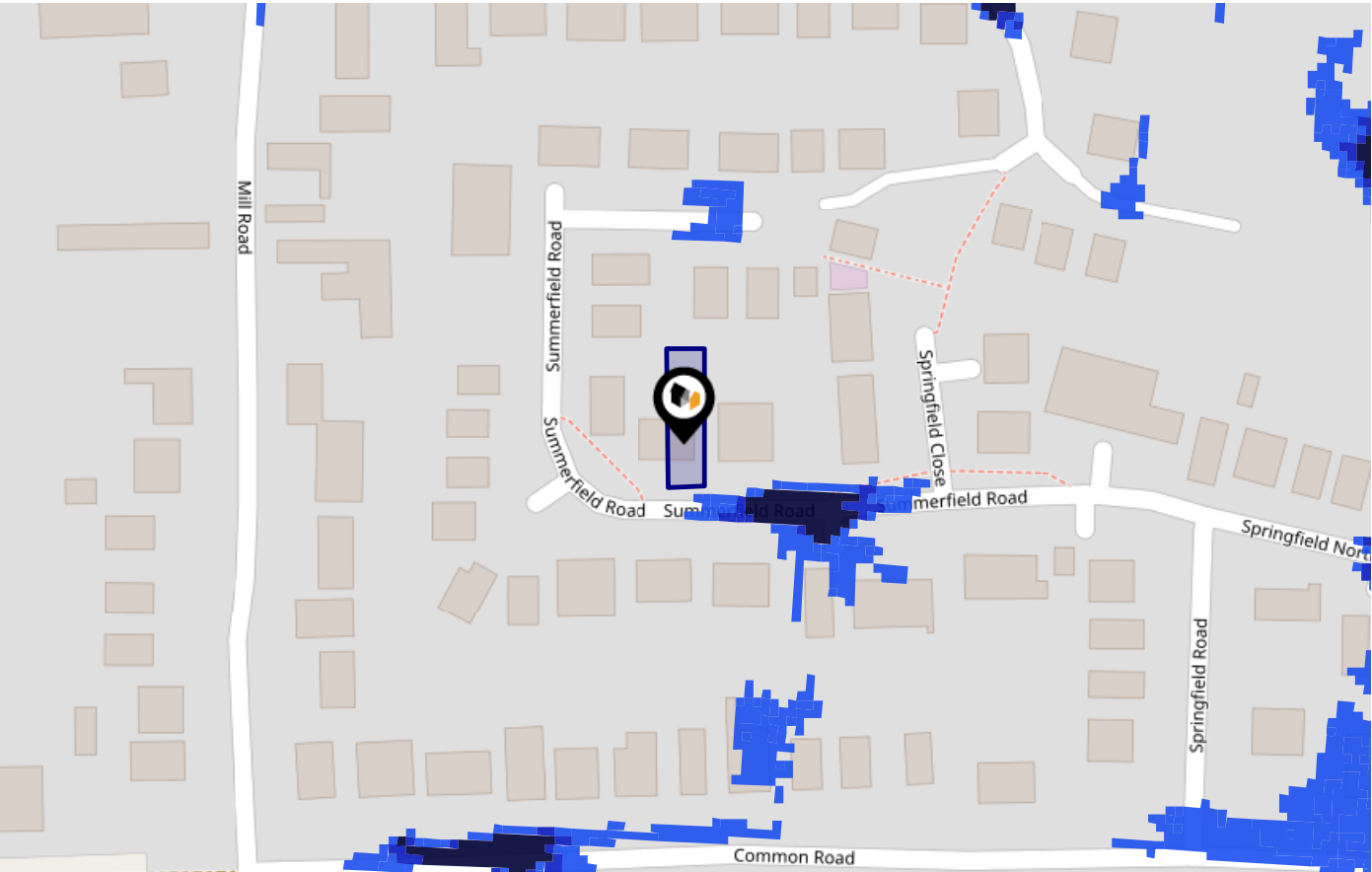
Chance of flooding to the following depths at this property:



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

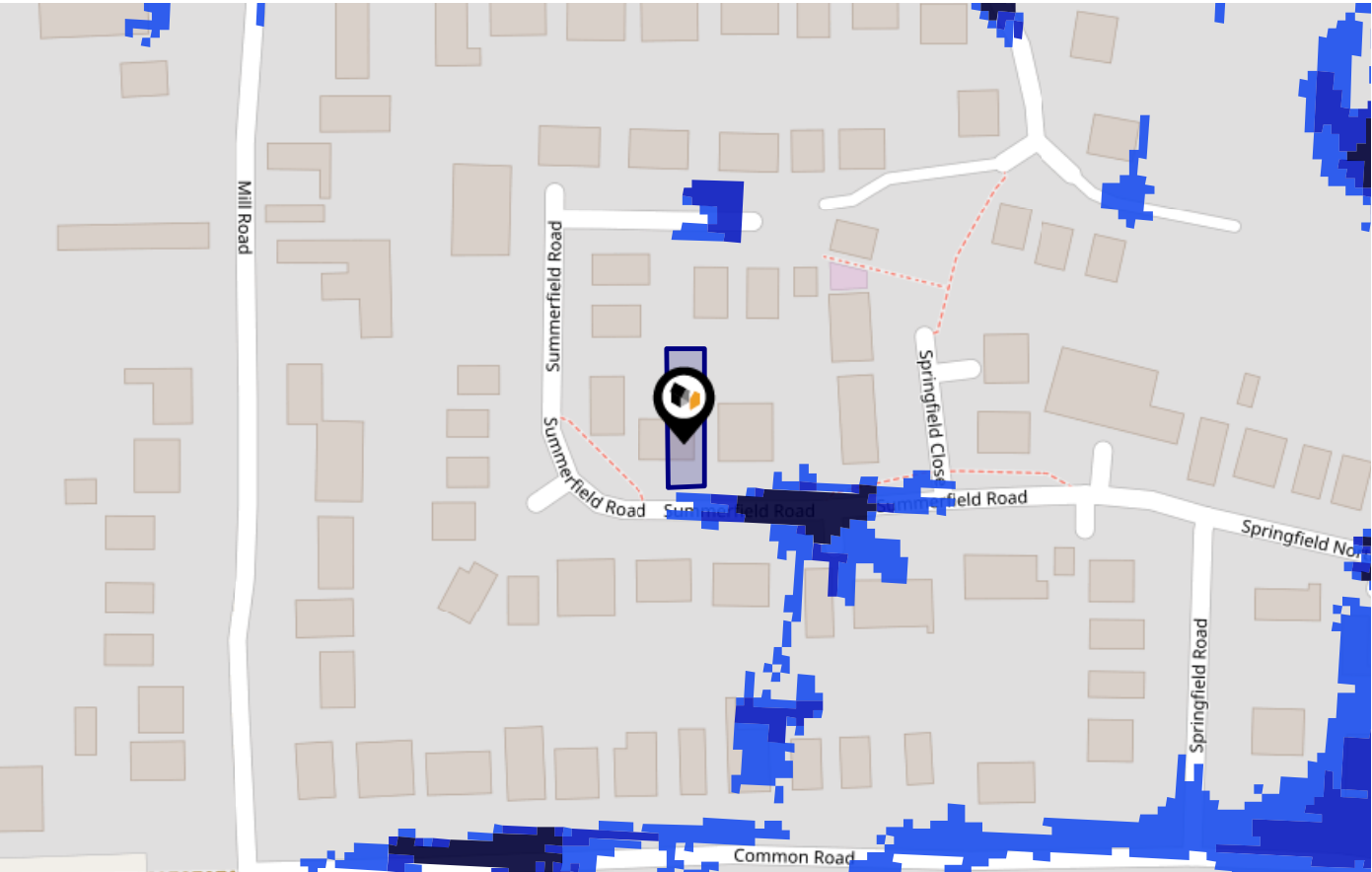




# Flood Risk

## 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.

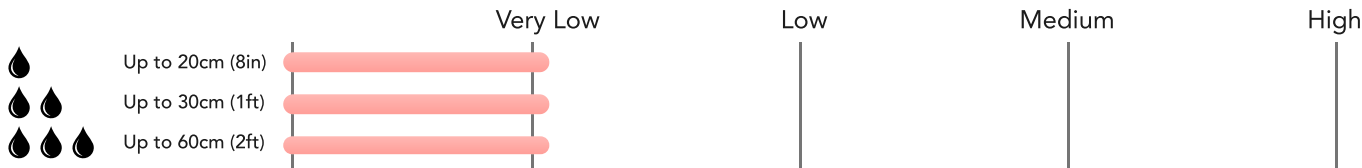


Risk Rating: Very low

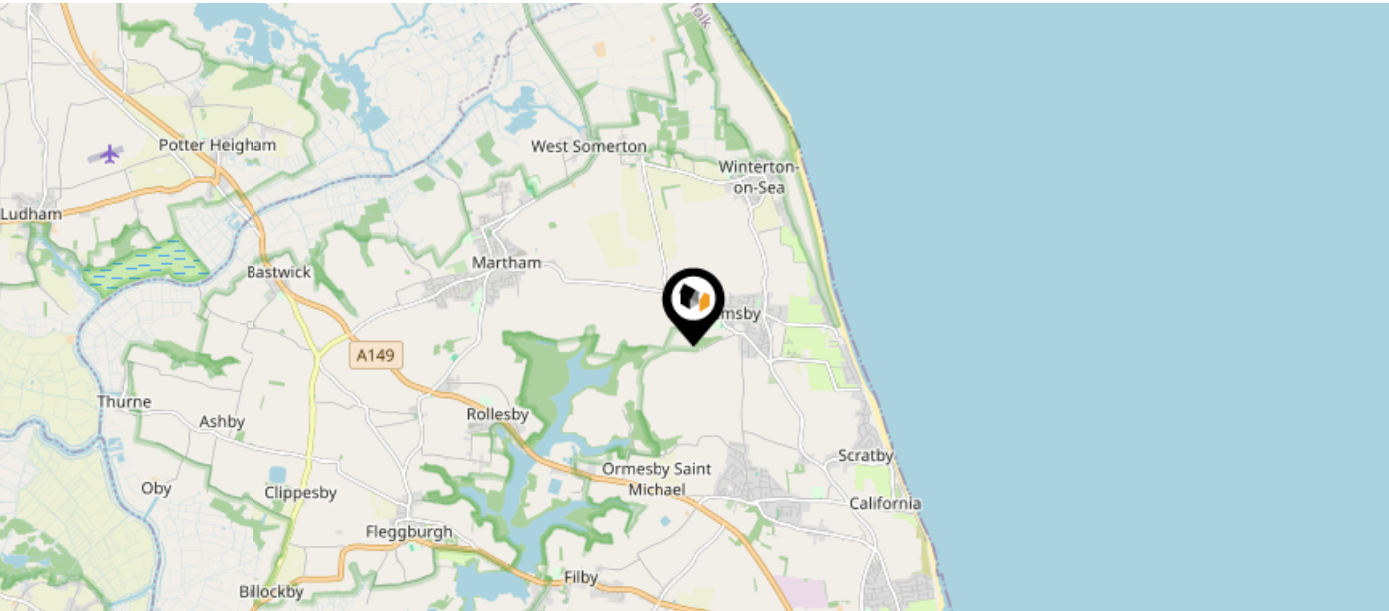
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



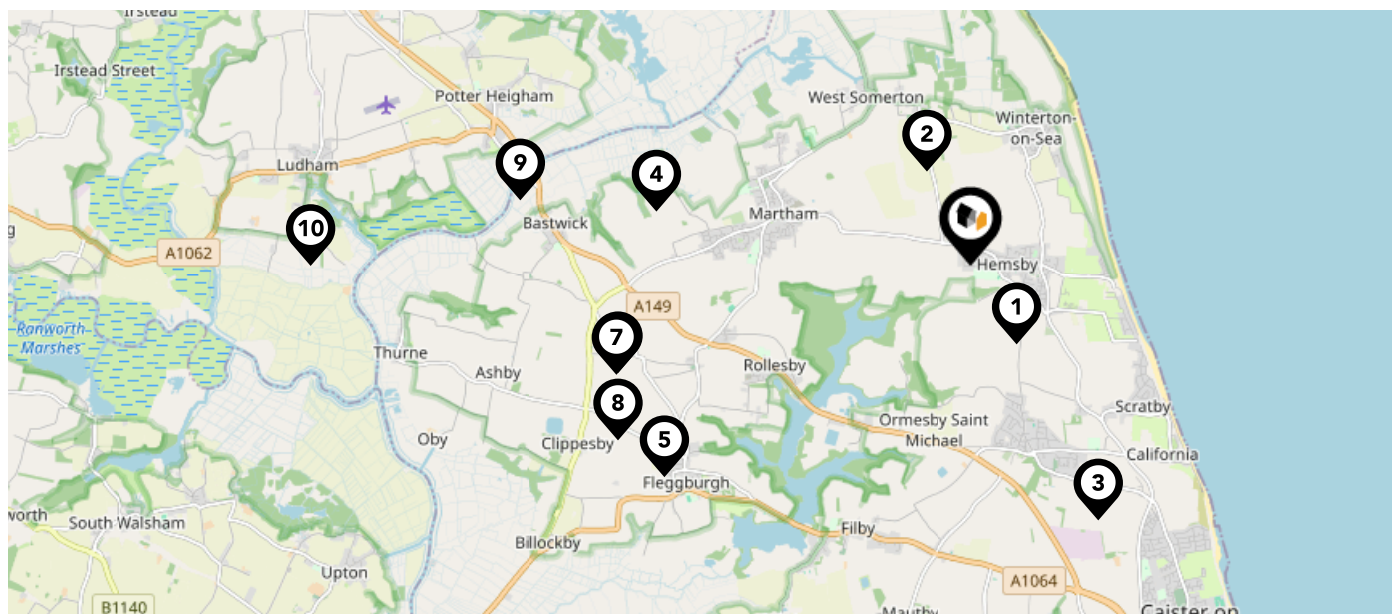
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

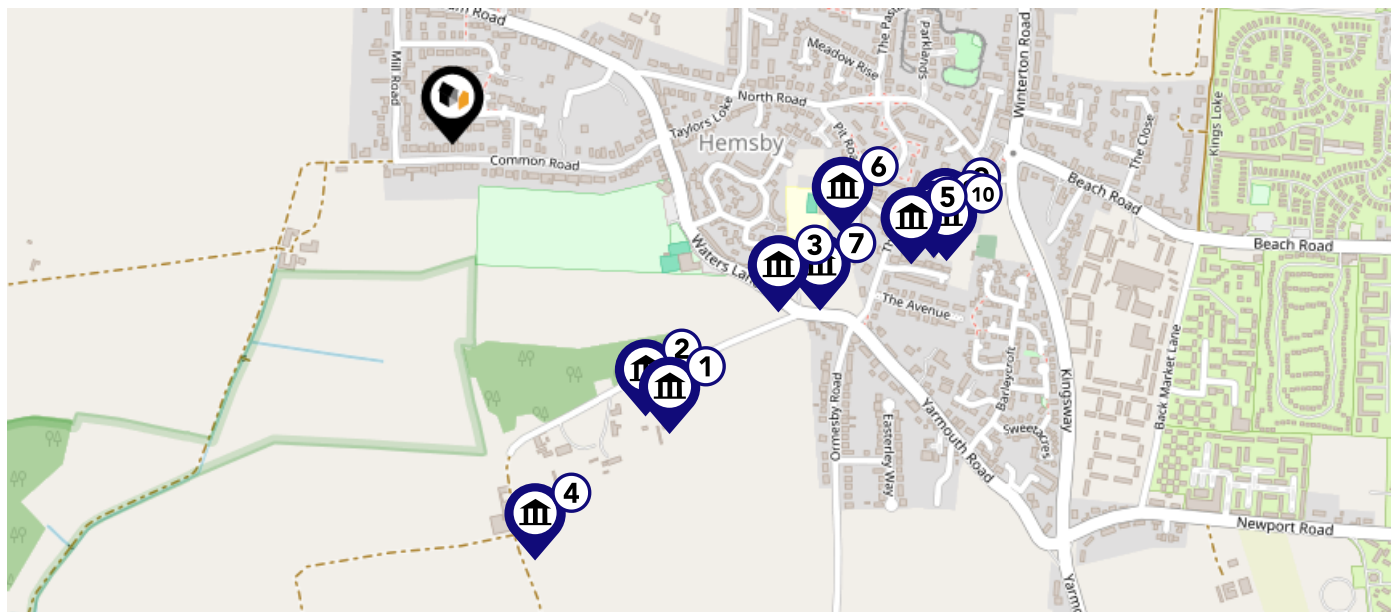
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



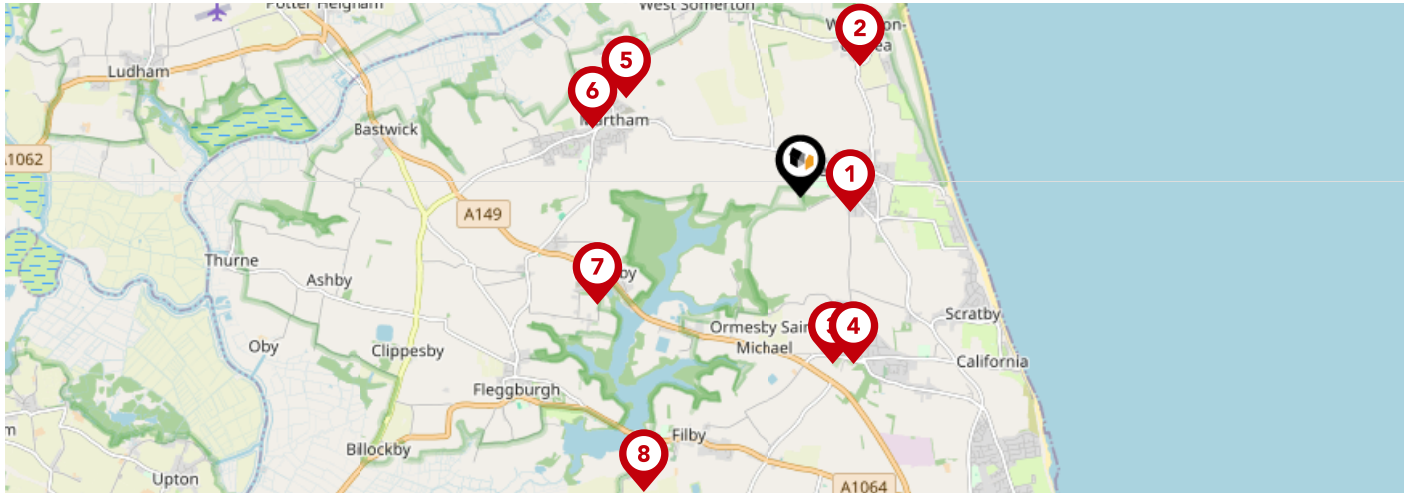
### Nearby Landfill Sites

<b>1</b>	Ormesby-Hemsby	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Collis Lane-Somerton, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Behind Brickfield Cotts-Off Yarmouth Road, Ormesby St Margaret	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Cess Road-Martham, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
<b>6</b>	The Heath-Rollesby, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Refuse Tip off Hall Common Road-Cold Harbour Road, Ludham, Great Yarmouth	Historic Landfill	<input type="checkbox"/>

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

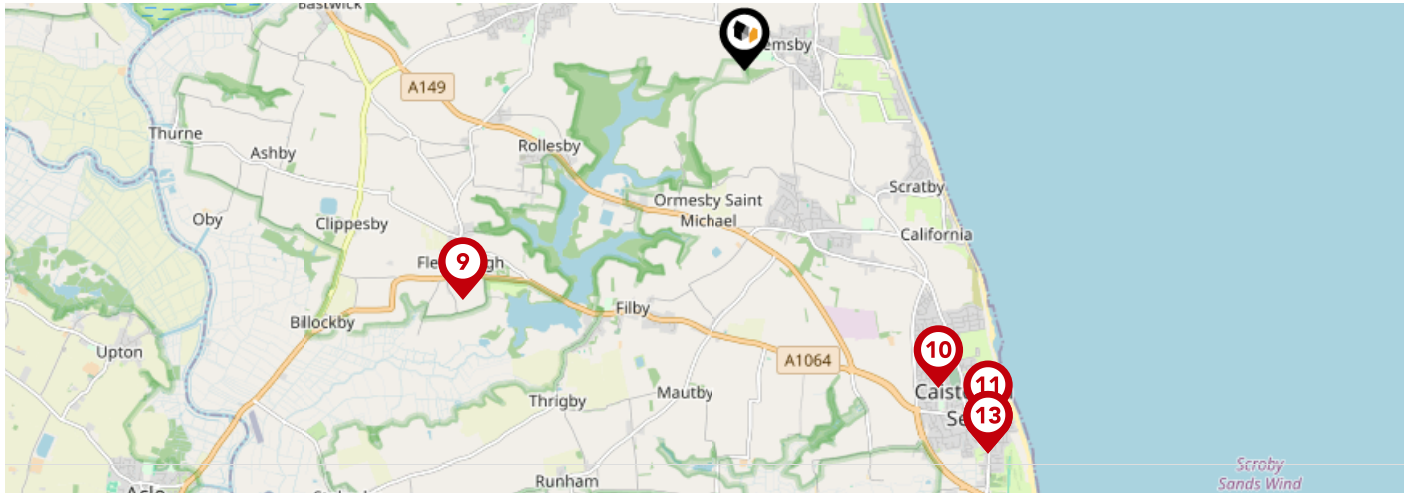


Listed Buildings in the local district		Grade	Distance
	1216596 - The Chimneys	Grade II	0.4 miles
	1227812 - The Lodge Including Lodge Cottage	Grade II	0.4 miles
	1287567 - Barn At Home Farm	Grade II	0.4 miles
	1216597 - Barn At Hall Farm	Grade I	0.5 miles
	1287566 - Cross Base In St Mary's Churchyard 40 Metres South West Of Tower	Grade II	0.5 miles
	1287565 - Shariot Cottage	Grade II	0.5 miles
	1216600 - Home Farmhouse	Grade II	0.5 miles
	1227819 - Church Of St. Mary The Virgin	Grade II	0.6 miles
	1216599 - Cross Base In St Mary's Churchyard 45 Metres North Of Chancel	Grade II	0.6 miles
	1216598 - Pair Of Coffin Lids One Metre East Of Chancel Of Church Of St Mary	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hemsby Primary School</b> Ofsted Rating: Good   Pupils: 147   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Winterton Primary School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 66   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ormesby Village Infant School</b> Ofsted Rating: Good   Pupils: 99   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ormesby Village Junior School</b> Ofsted Rating: Good   Pupils: 116   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Flegg High Ormiston Academy</b> Ofsted Rating: Requires improvement   Pupils: 764   Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Martham Academy and Nursery</b> Ofsted Rating: Good   Pupils: 369   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Rollesby Primary School</b> Ofsted Rating: Good   Pupils: 109   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Filby Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



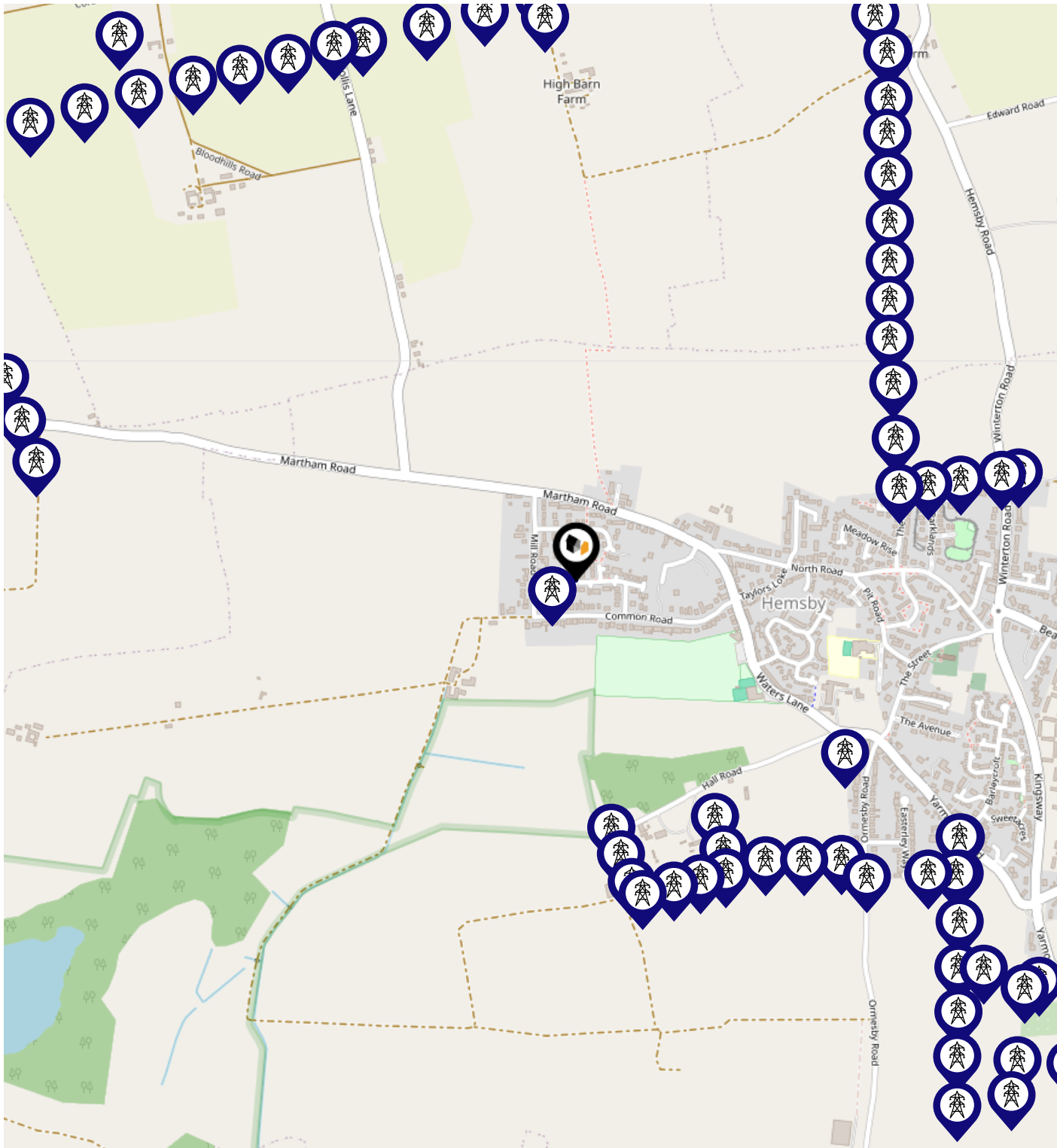


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Fleggburgh CofE Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>John Grant School, Caister-on-Sea</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:3.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Caister Academy</b> Ofsted Rating: Good   Pupils: 679   Distance:3.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Caister Infant With Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Caister Junior School</b> Ofsted Rating: Good   Pupils: 327   Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>North Denes Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 398   Distance:5.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Bure Park Specialist Academy</b> Ofsted Rating: Good   Pupils: 64   Distance:5.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Great Yarmouth Charter Academy</b> Ofsted Rating: Good   Pupils: 941   Distance:5.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons

**HOWARDS**  
Estate Agents since 1926

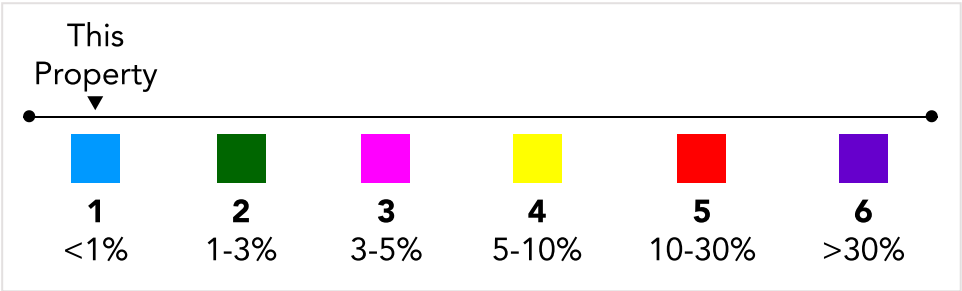
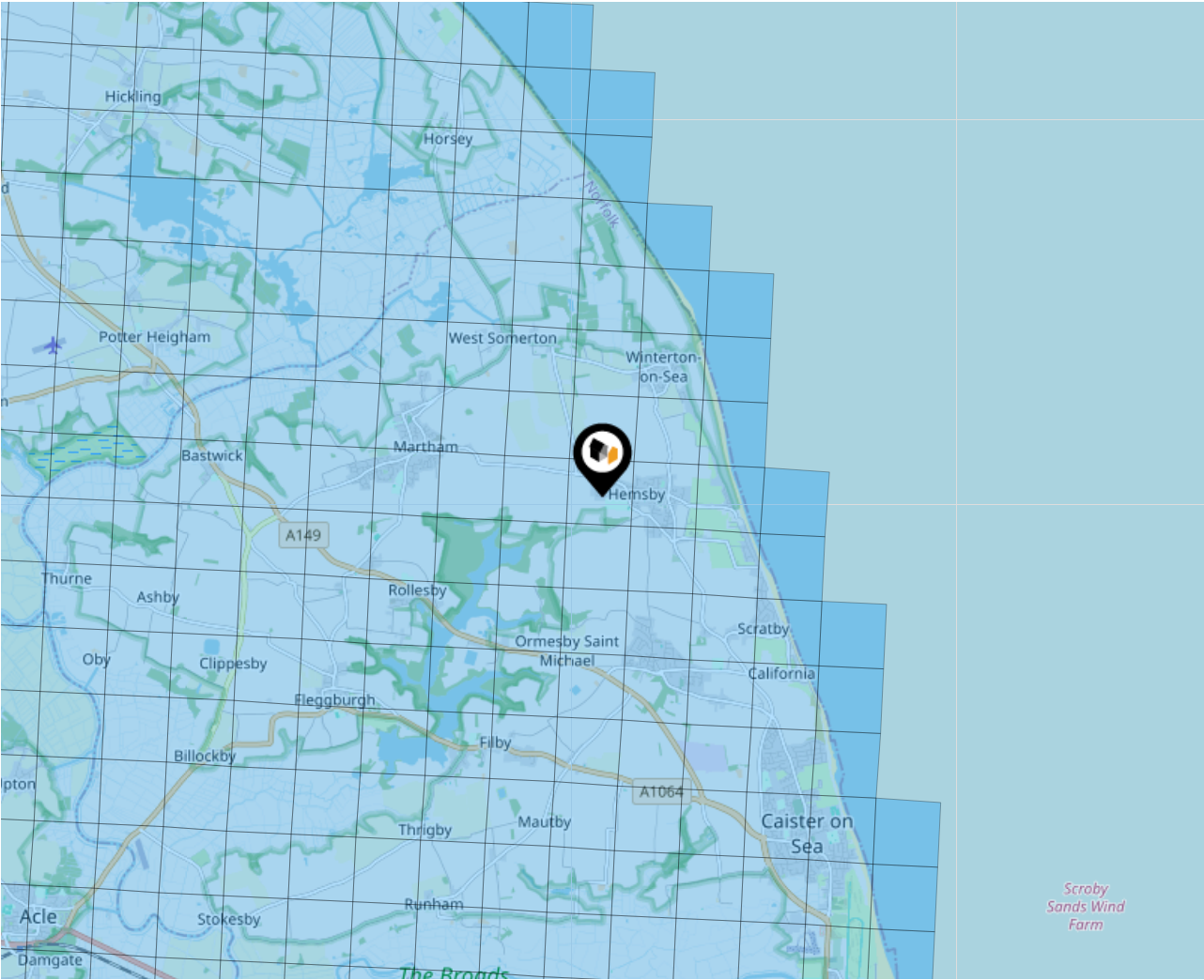


### Key:

-  Power Pylons
-  Communication Masts

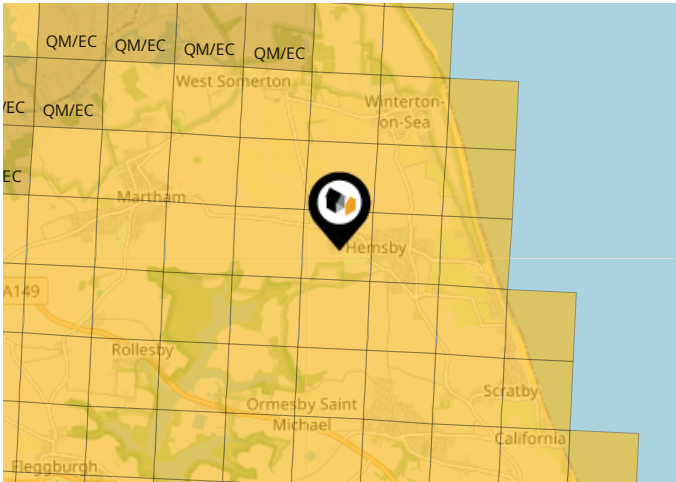
### What is Radon?

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/m<sup>3</sup>).



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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	PEAT
<b>Parent Material Grain:</b>	PEAT	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

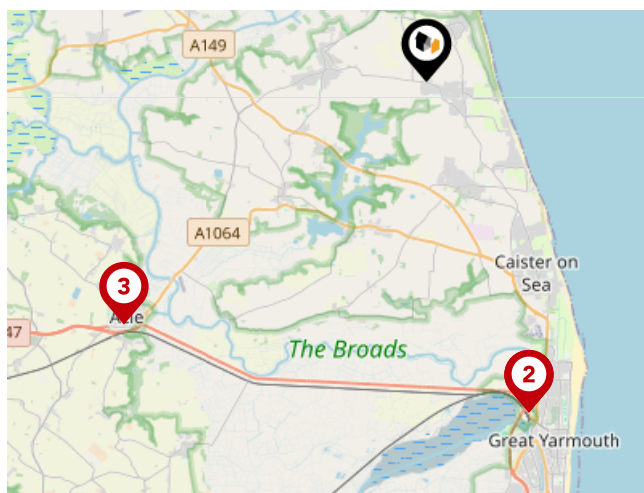


Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

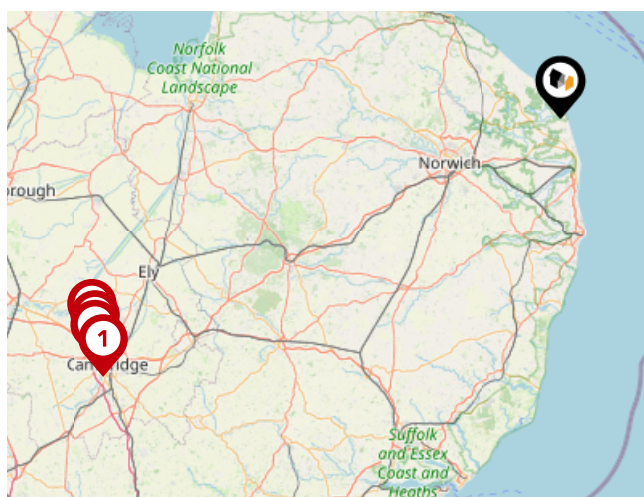
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	6.24 miles
2	Great Yarmouth Rail Station	6.25 miles
3	Acle Rail Station	6.99 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	76.09 miles
2	M11 J13	75.33 miles
3	M11 J14	75.05 miles
4	M11 J12	76.17 miles



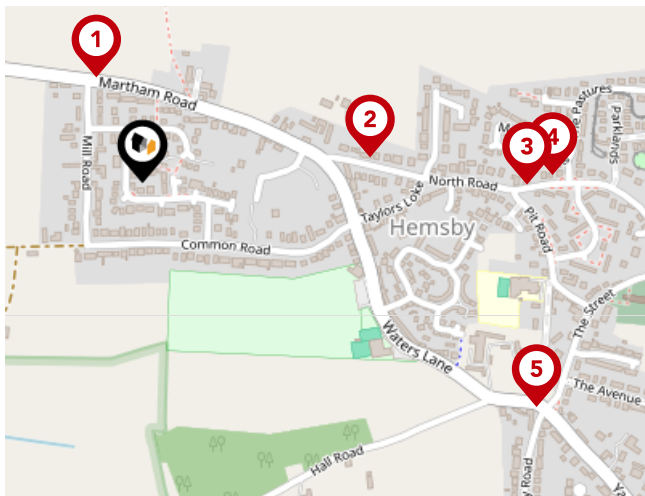
### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	16.84 miles
2	Southend-on-Sea	88.4 miles
3	Cambridge	71.9 miles
4	Stansted Airport	81.93 miles



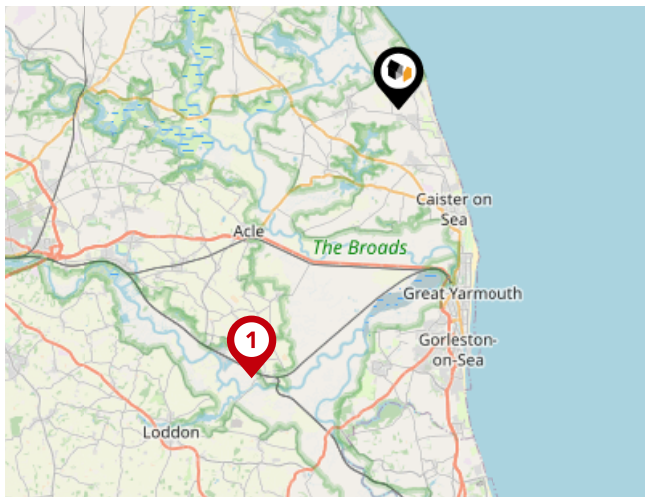
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Martham Road	0.13 miles
2	Kings Head	0.26 miles
3	The Pastures	0.43 miles
4	The Pastures	0.46 miles
5	Post Office	0.51 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	11.07 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

## Howards

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