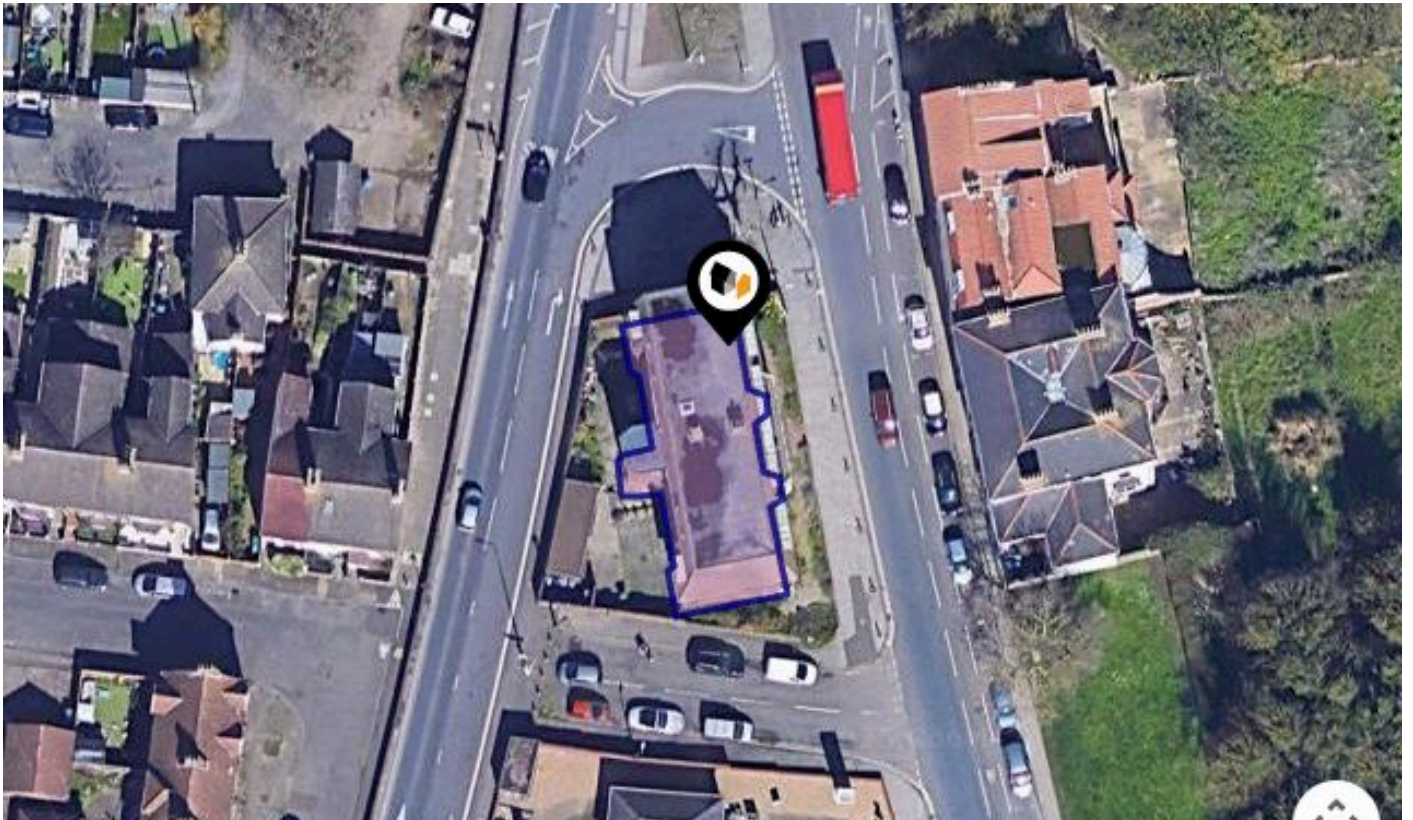# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 08th August 2025

STRADBROKE HOUSE 177A, HIGH STREET, LOWESTOFT, NR32
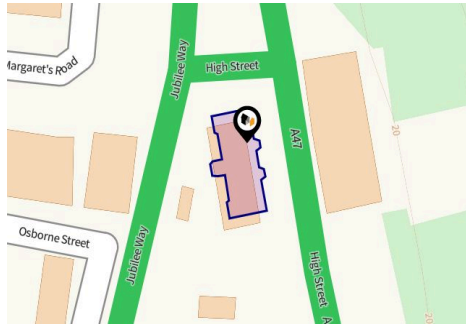
Property
Overview

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	10/03/1983
Plot Area:	0.06 acres	**End Date:**	25/03/2982
Year Built :	1950-1966	**Lease Term:**	999 years from 25 March 1983
Council Tax :	Band B	**Term Remaining:**	957 years
Annual Estimate:	£1,729		
Title Number:	SK111146		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Freehold Title Plan
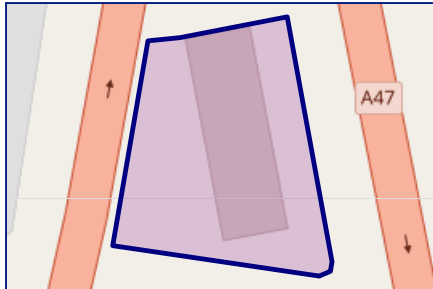
SK254946

Leasehold Title Plan
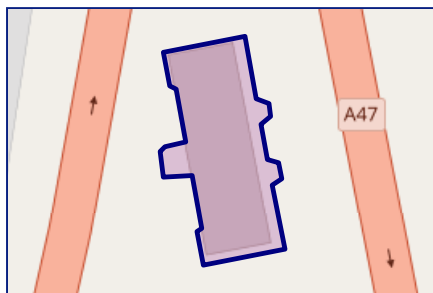
SK111146

Start Date:	10/03/1983
End Date:	25/03/2982
Lease Term:	999 years from 25 March 1983
Term Remaining:	957 years

10 Year History of Average House Prices by Property Type in NR32
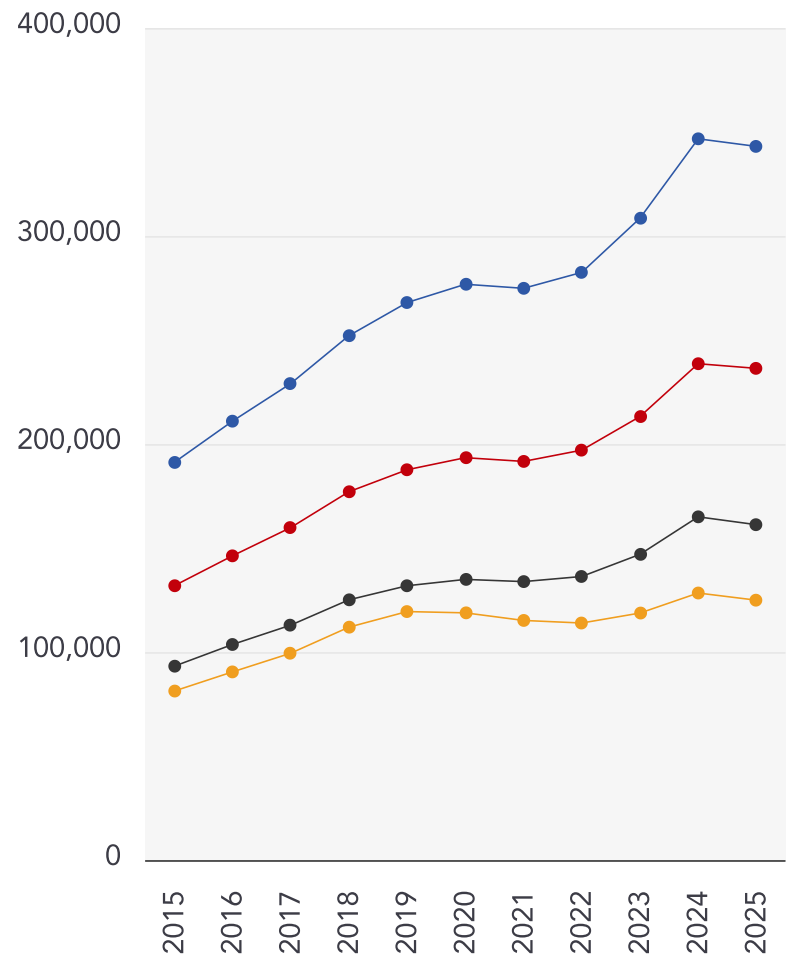
Detached	**+79.46%**
Semi-Detached	**+79.21%**
Terraced	**+72.95%**
Flat	**+53.73%**

This map displays nearby coal mine entrances and their classifications.


Leaflet | Contains British Geological Survey materials © UKRI 2025
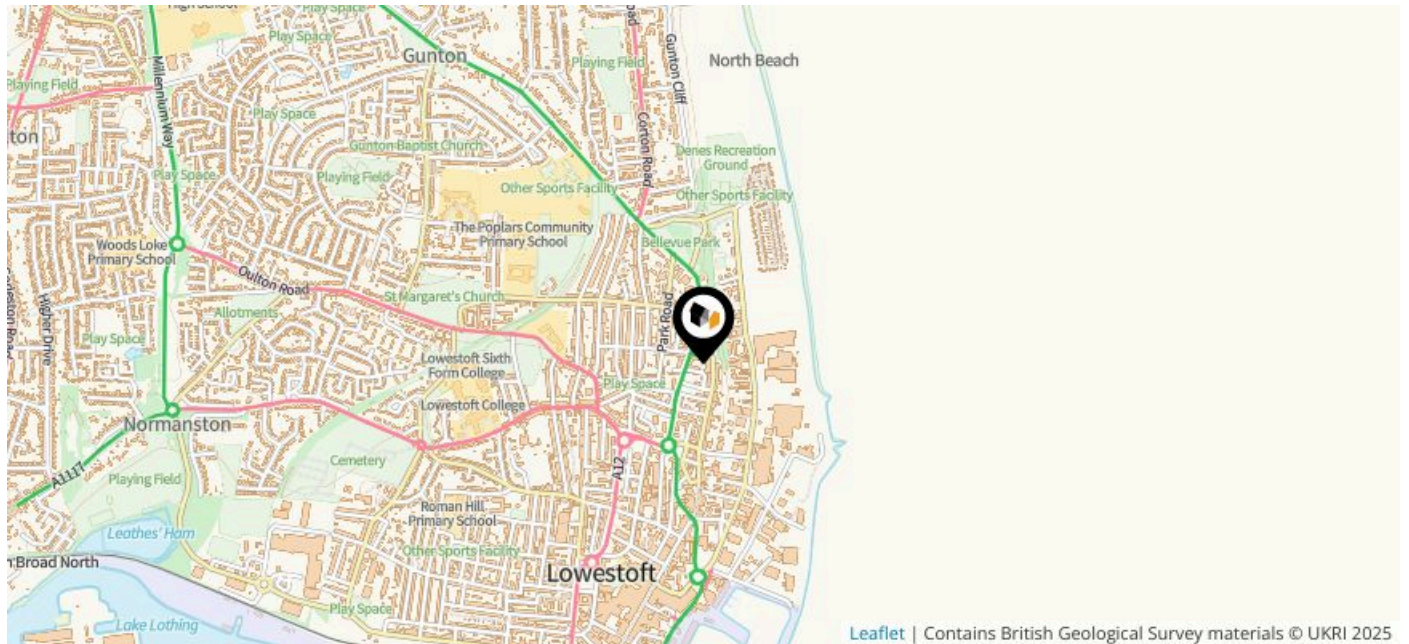
Mine Entry

✕ 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.
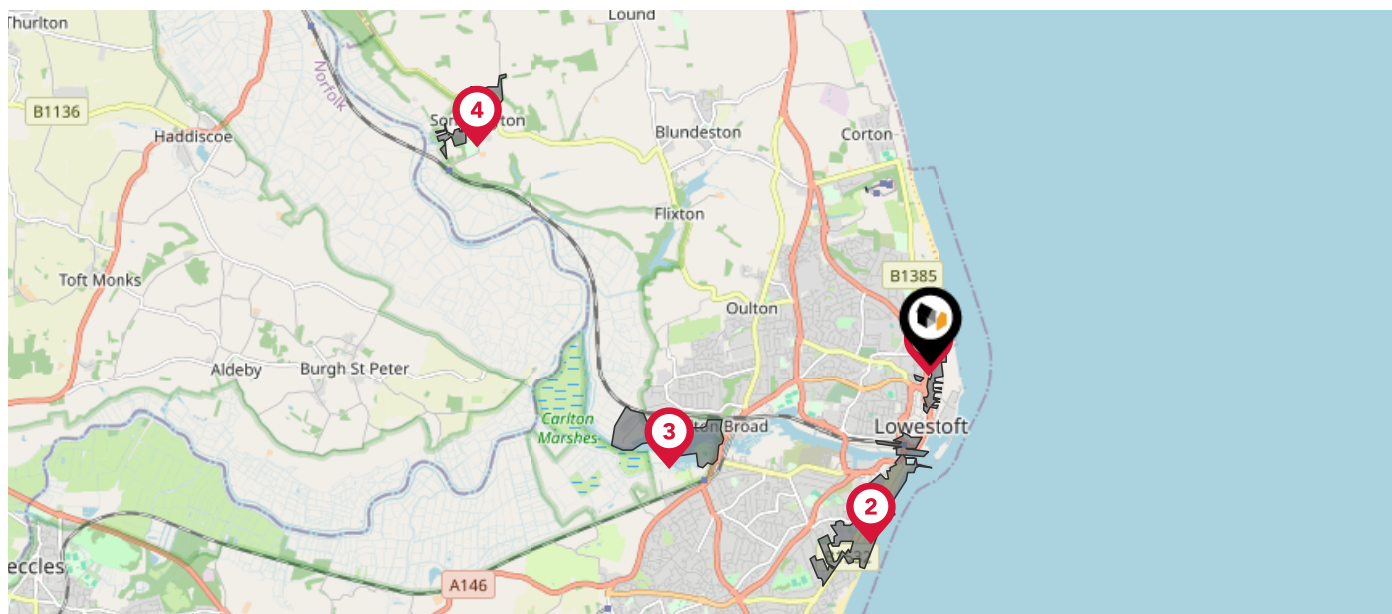
Nearby Conservation Areas

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

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
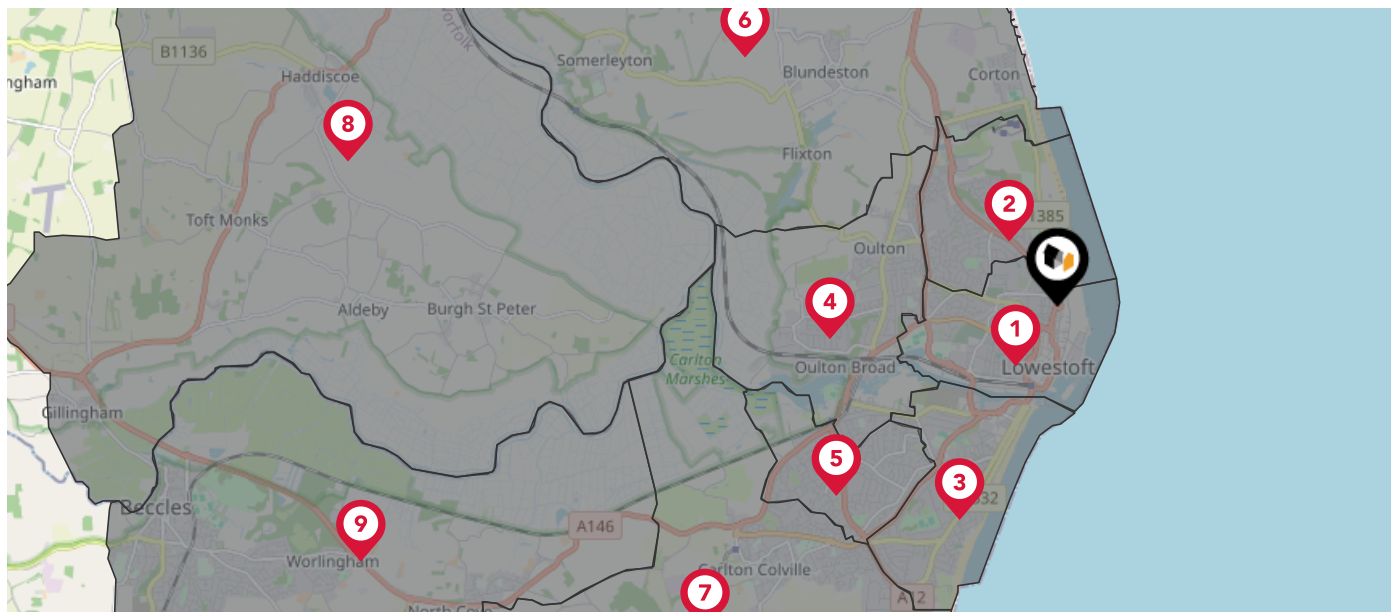
Nearby Council Wards

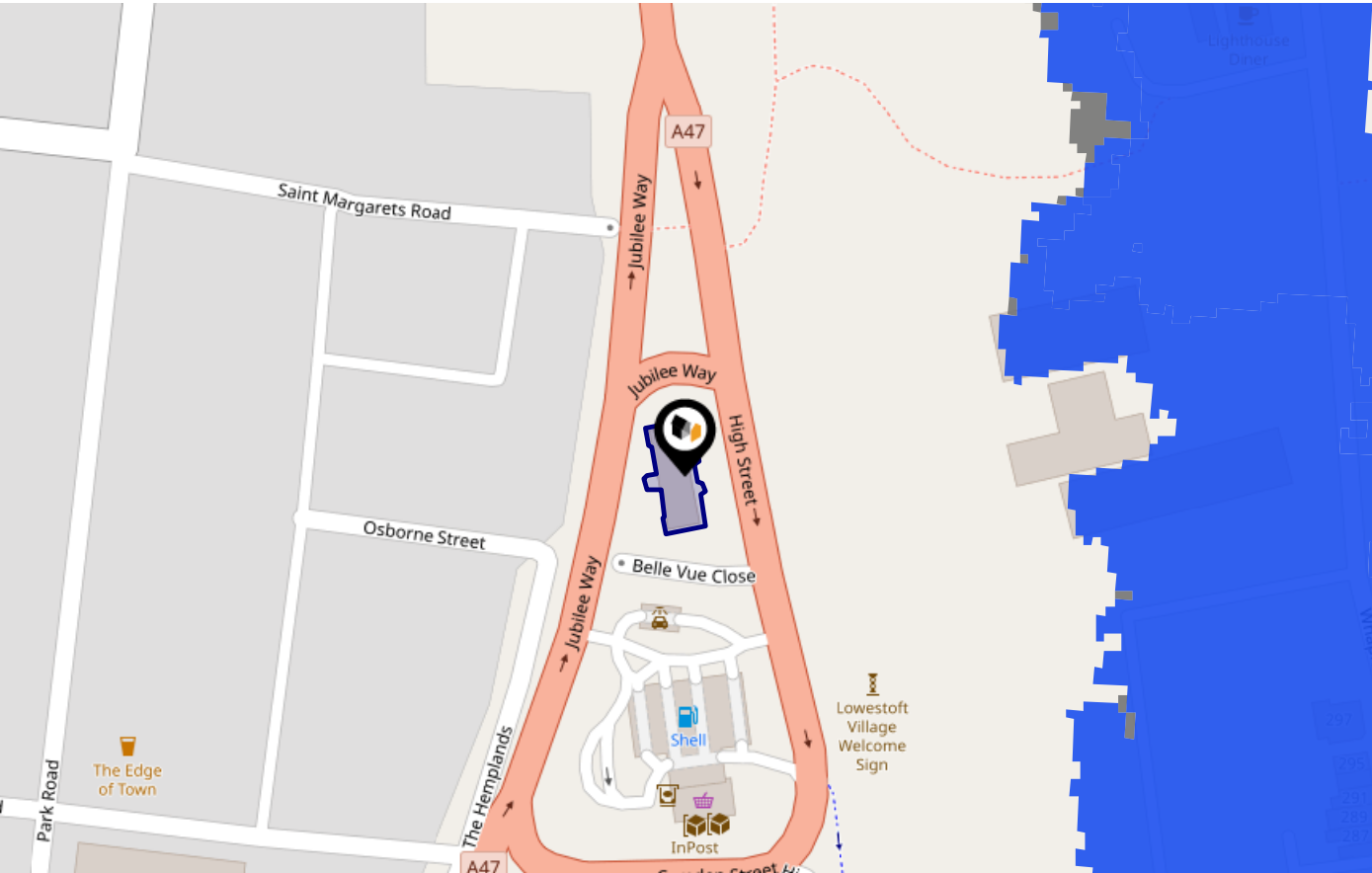|	
1	Harbour & Normanston Ward
2	Gunton & St. Margarets Ward
3	Kirkley & Pakefield Ward
4	Oulton Broad Ward
5	Carlton & Whitton Ward
6	Lothingland Ward
7	Carlton Colville Ward
8	Thurlton Ward
9	Beccles & Worlingham Ward

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.
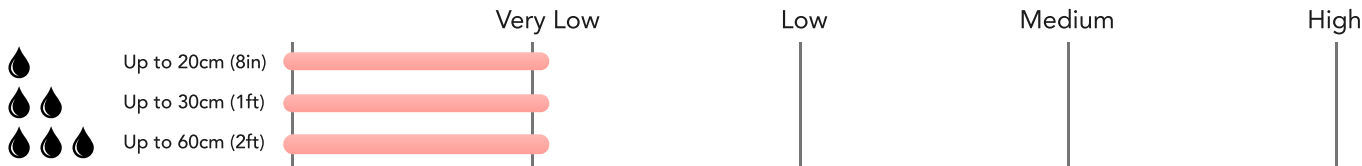

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.
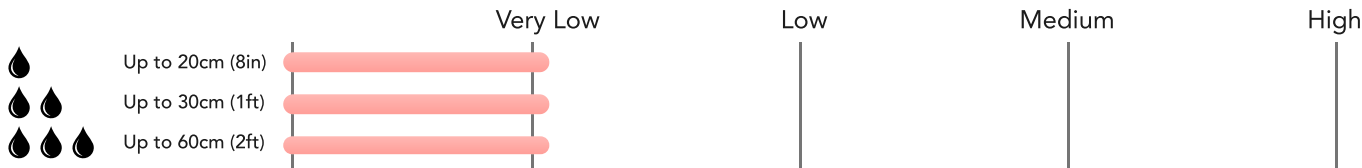

Risk Rating: Very low

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.
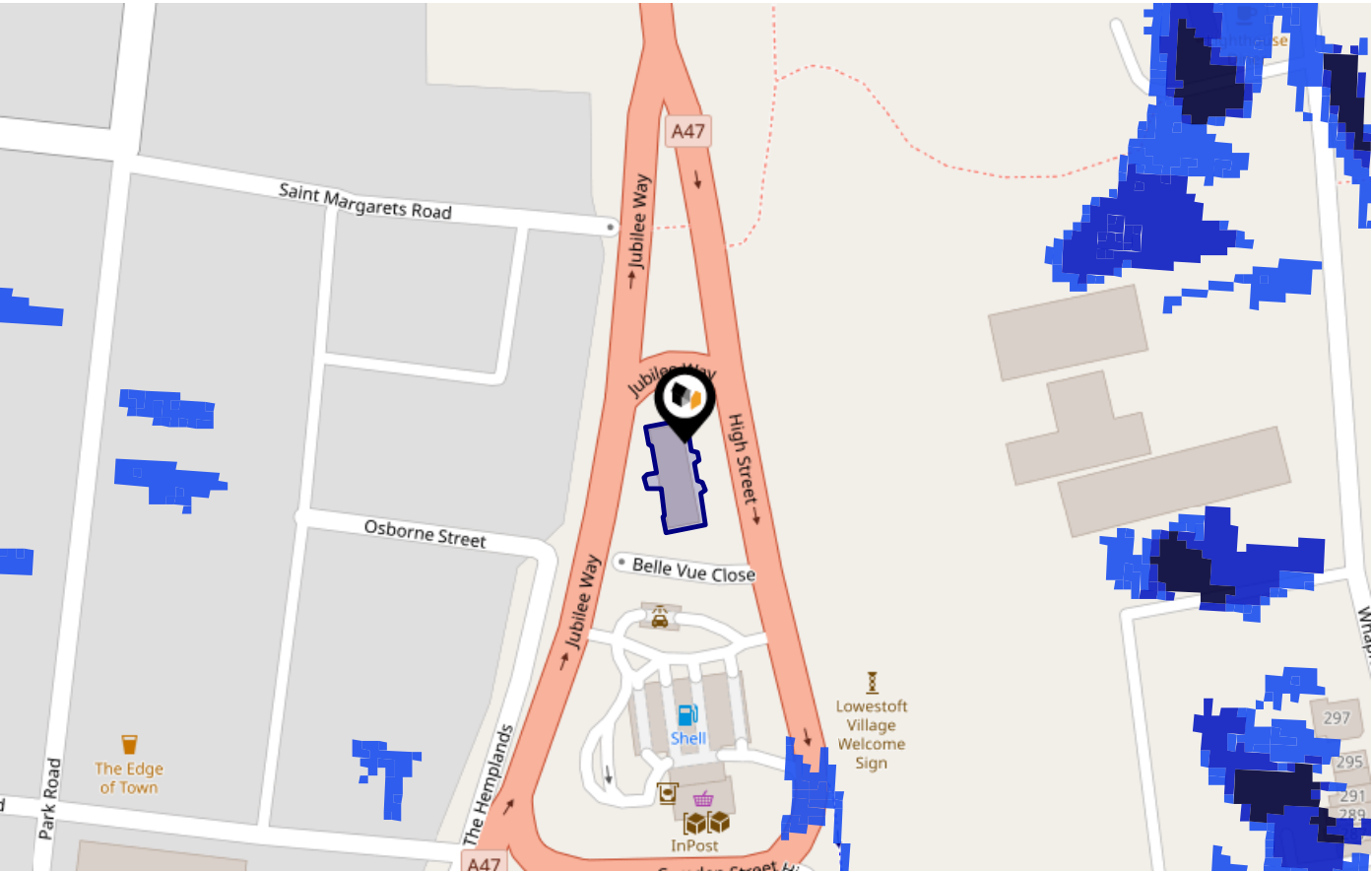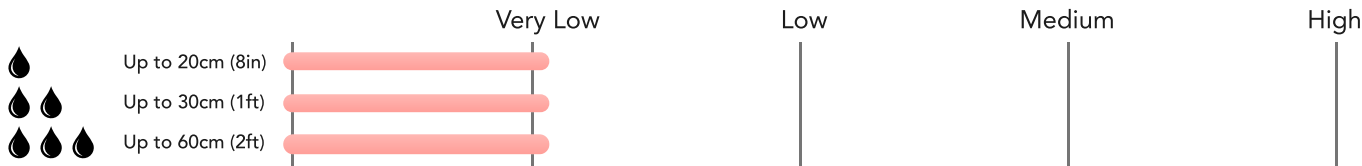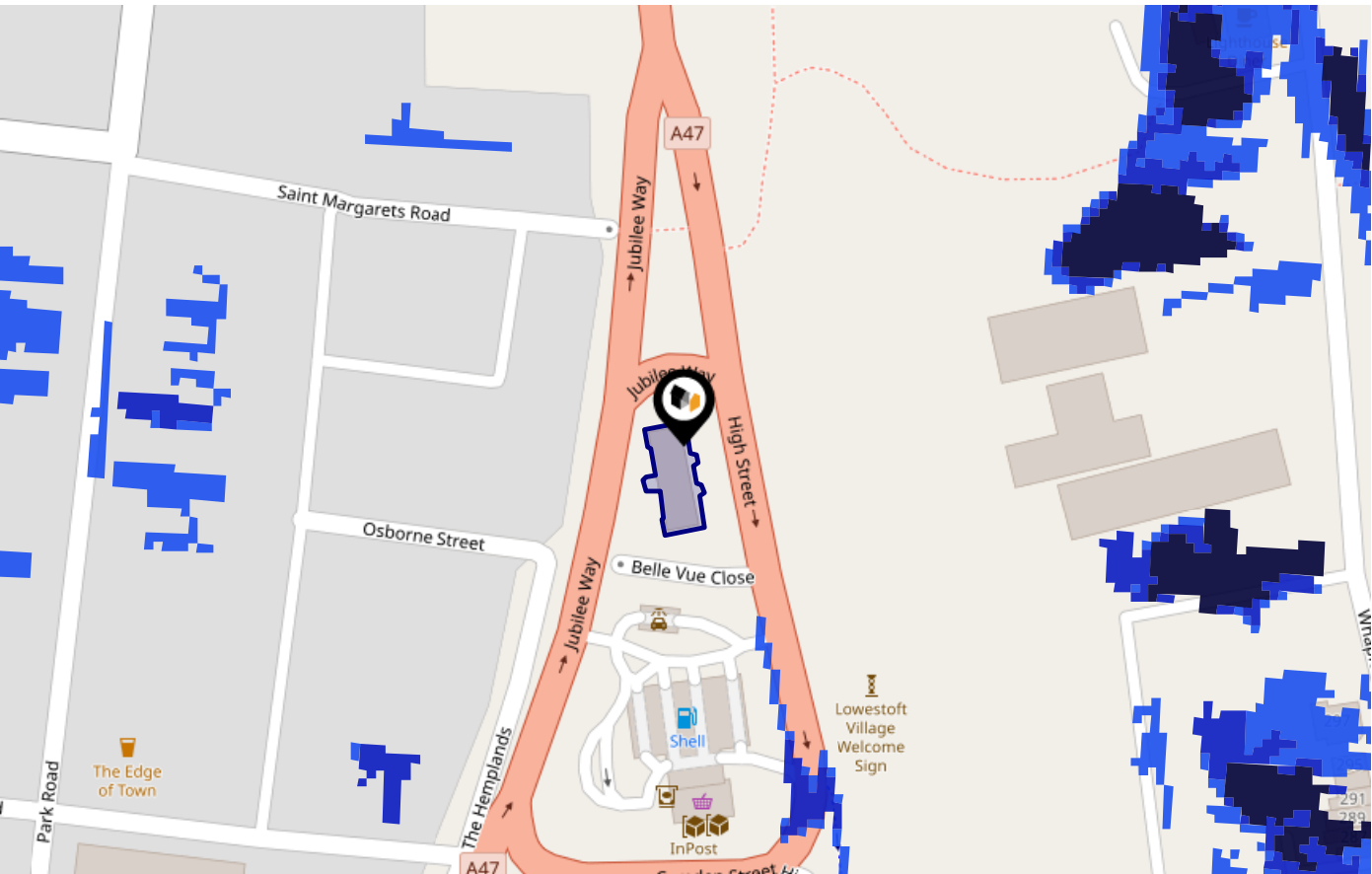- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
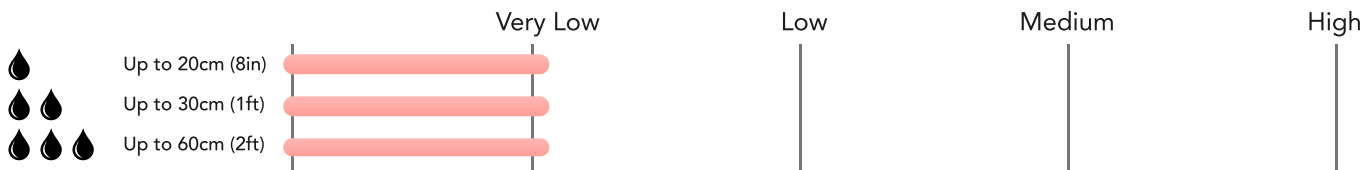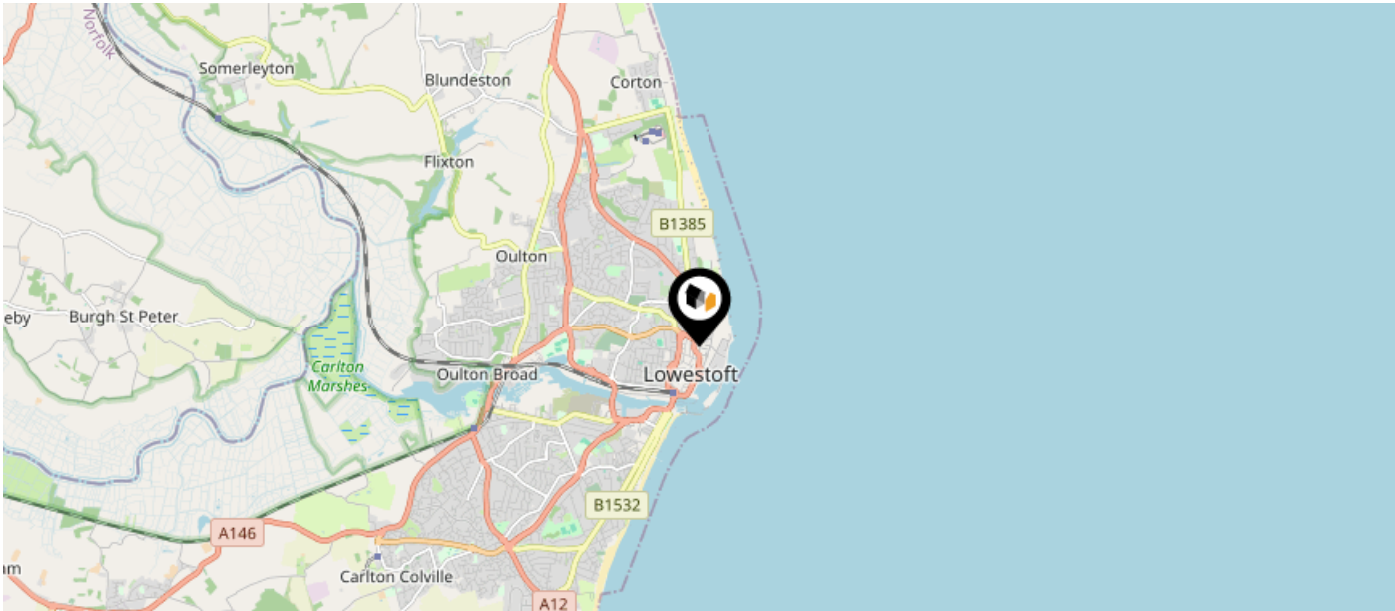

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KPF - Key Property Facts

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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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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

Nearby Green Belt Land

No data available.

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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.
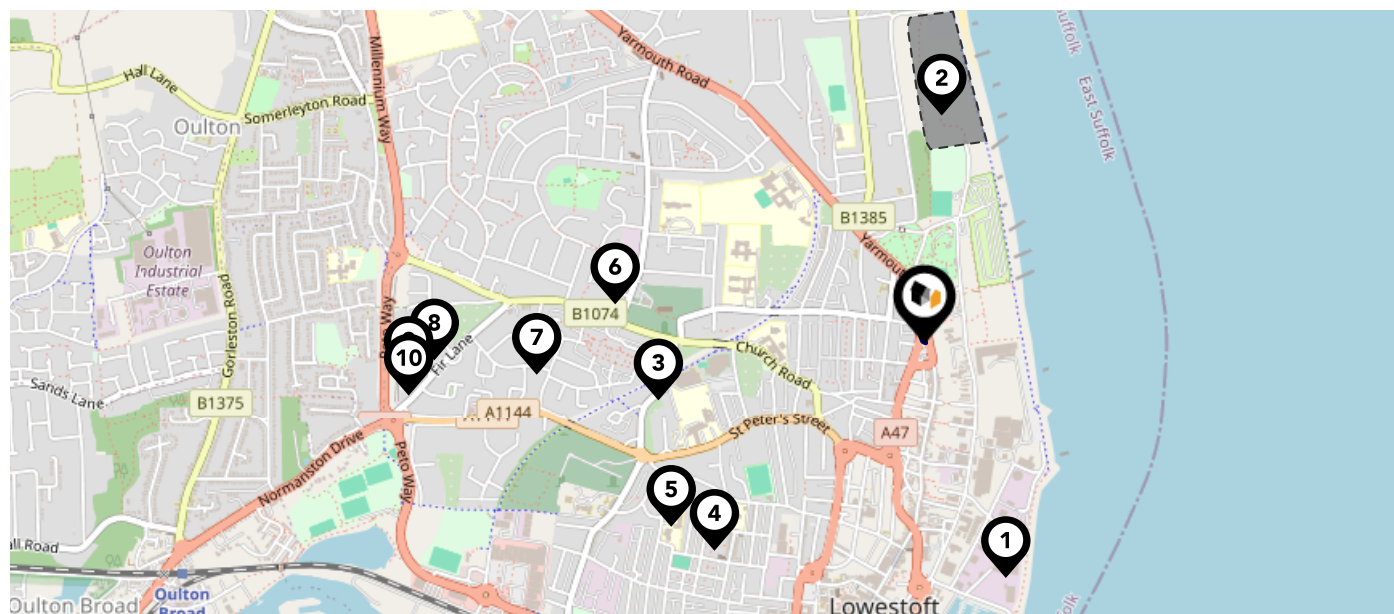

|	Nearby Landfill Sites	
1	Hamilton Road-Lowestoft, Suffolk	Historic Landfill
2	North Denes-Blackborough End, Lowestoft, Suffolk	Historic Landfill
3	Marham Road Pit-Marham Road, Lowestoft, Suffolk	Historic Landfill
4	Roman Hill-Lowestoft	Historic Landfill
5	Love Road-Lowestoft, Suffolk	Historic Landfill
6	Haven Avenue-Lowestoft, Suffolk	Historic Landfill
7	June Avenue-Lowestoft, Suffolk	Historic Landfill
8	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill
9	Fir Lane-Lowestoft, Suffolk	Historic Landfill
10	Fir Lane-Lowestoft, Suffolk	Historic Landfill

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
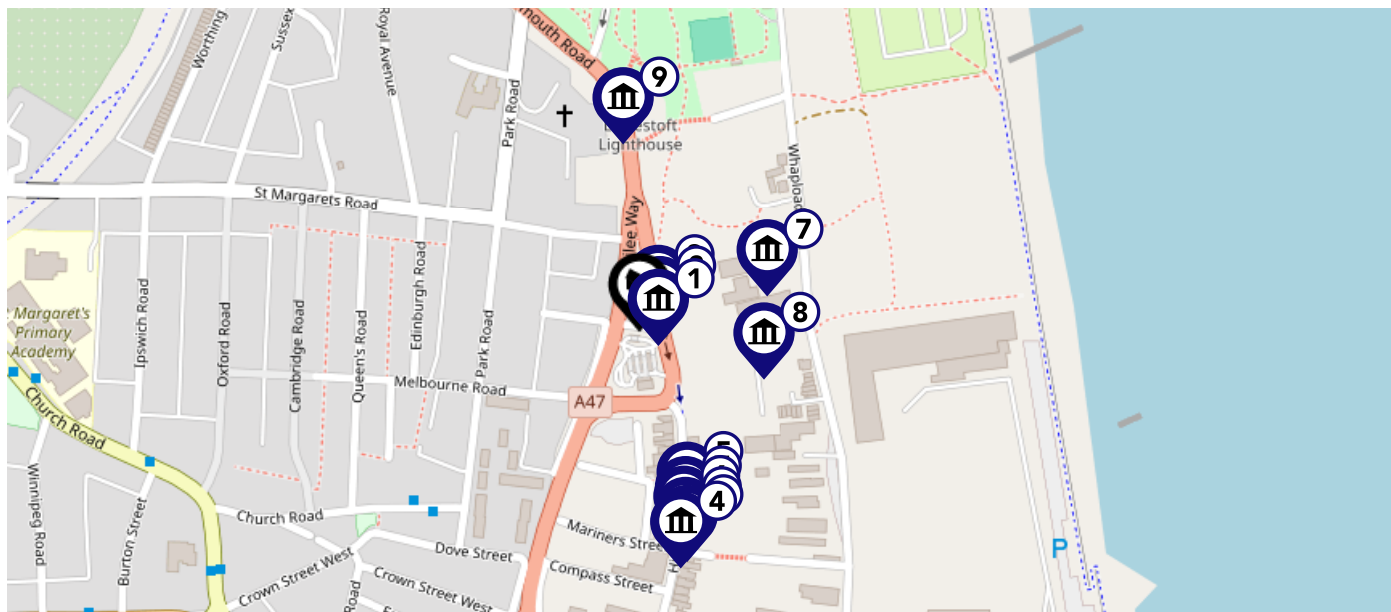
| Listed Buildings in the local district	Grade	Distance
1025275 - Arnold House	Grade II	0.0 miles
1207022 - 3, High Street	Grade II	0.0 miles
1292877 - 2, High Street	Grade II	0.0 miles
1209490 - St Davids	Grade II	0.1 miles
1207024 - 29, High Street	Grade II	0.1 miles
1025270 - 33 And 34, High Street	Grade II	0.1 miles
1467786 - 329 Whapload Road	Grade II	0.1 miles
1207049 - The Fish House To The Rear Of 312-14 Whapload Road	Grade II	0.1 miles
1209999 - High Lighthouse Including North Cottage And South Cottage	Grade II	0.1 miles
1292849 - 36, High Street	Grade II	0.1 miles
1207025 - 31 And 32, High Street	Grade II	0.1 miles
1279937 - 35, High Street	Grade II	0.1 miles

KPF - Key Property Facts
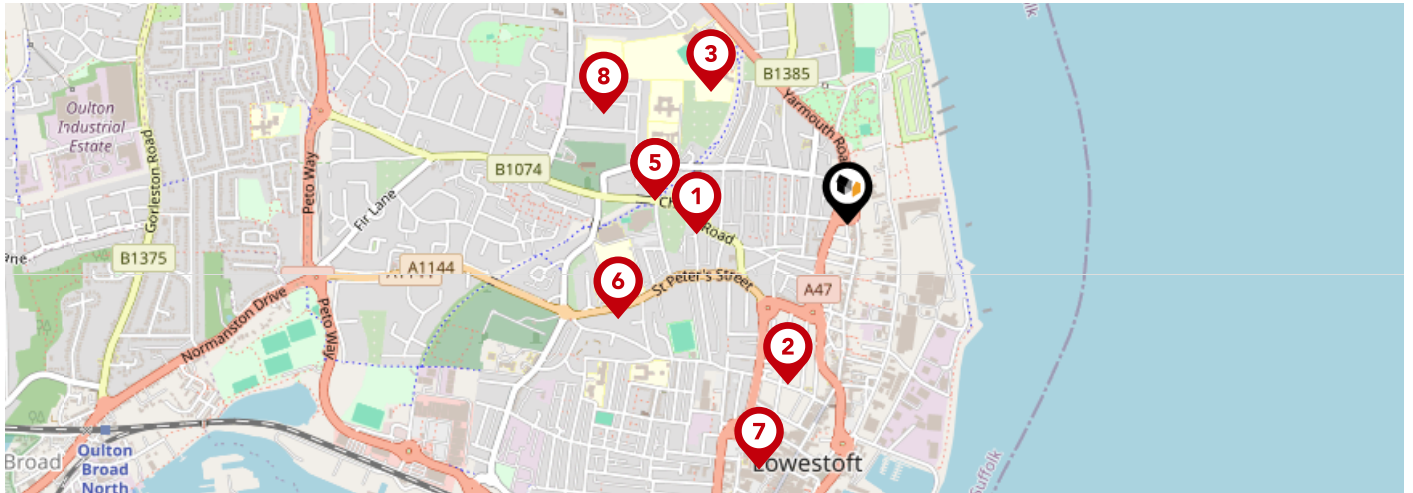
	Nursery	Primary	Secondary	College	Private
1 St Margaret's Primary Academy Ofsted Rating: Good	Pupils: 422	Distance:0.34	☐	☑	☐	☐	☐
2 Learning Support, Northern Area Education Office Ofsted Rating: Not Rated	Pupils:0	Distance:0.38	☐	☐	☑	☐	☐
3 Ormiston Denes Academy Ofsted Rating: Requires improvement	Pupils: 767	Distance:0.43	☐	☐	☑	☐	☐
4 Poplars Community Primary School Ofsted Rating: Requires improvement	Pupils: 312	Distance:0.44	☐	☑	☐	☐	☐
5 Northfield St Nicholas Primary Academy Ofsted Rating: Good	Pupils: 365	Distance:0.44	☐	☑	☐	☐	☐
6 East Coast College Ofsted Rating: Good	Pupils:0	Distance:0.56	☐	☐	☑	☐	☐
7 Ness Point School Ofsted Rating: Good	Pupils: 19	Distance:0.59	☐	☐	☑	☐	☐
8 The Ashley School Ofsted Rating: Outstanding	Pupils: 167	Distance:0.6	☐	☐	☑	☐	☐

HOWARDS
Estate Agents since 1926
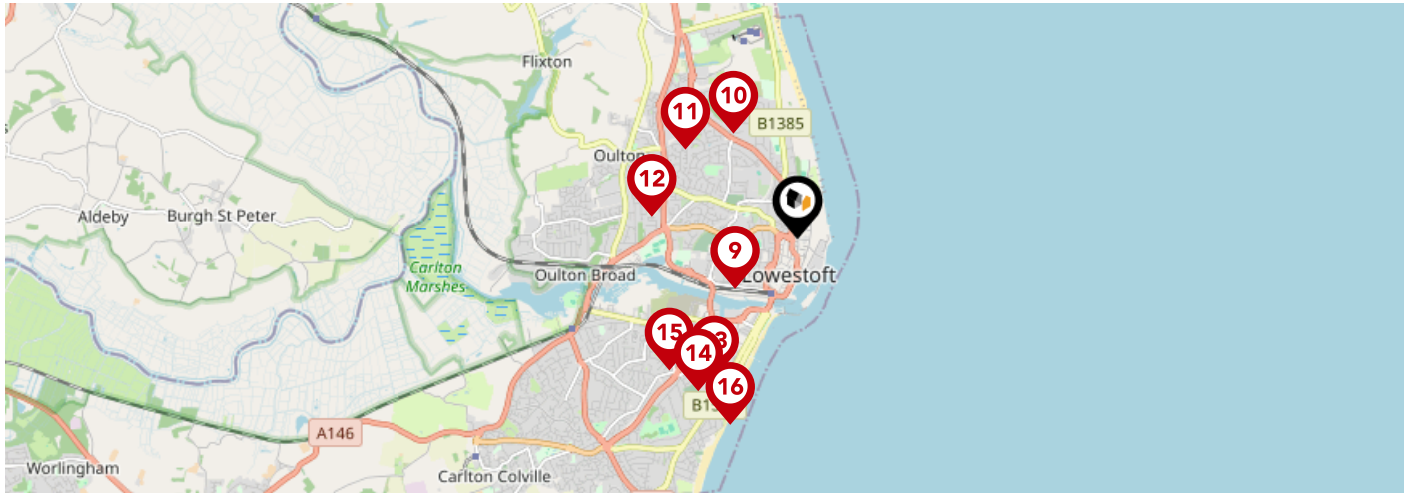
	Nursery	Primary	Secondary	College	Private
9 **Roman Hill Primary School** Ofsted Rating: Special Measures | Pupils: 465 | Distance:0.73	☐	☑	☐	☐	☐
10 **Gunton Primary Academy** Ofsted Rating: Good | Pupils: 324 | Distance:1.12	☐	☑	☐	☐	☐
11 **Benjamin Britten Academy of Music and Mathematics** Ofsted Rating: Good | Pupils: 1259 | Distance:1.31	☐	☐	☑	☐	☐
12 **Woods Loke Primary School** Ofsted Rating: Outstanding | Pupils: 483 | Distance:1.33	☐	☑	☐	☐	☐
13 **Red Oak Primary School** Ofsted Rating: Good | Pupils: 431 | Distance:1.46	☐	☑	☐	☐	☐
14 **Phoenix St Peter Academy** Ofsted Rating: Requires improvement | Pupils: 108 | Distance:1.65	☐	☑	☐	☐	☐
15 **East Point Academy** Ofsted Rating: Good | Pupils: 865 | Distance:1.66	☐	☐	☑	☐	☐
16 **St Mary's Roman Catholic Primary School** Ofsted Rating: Good | Pupils: 189 | Distance:1.79	☐	☑	☐	☐	☐

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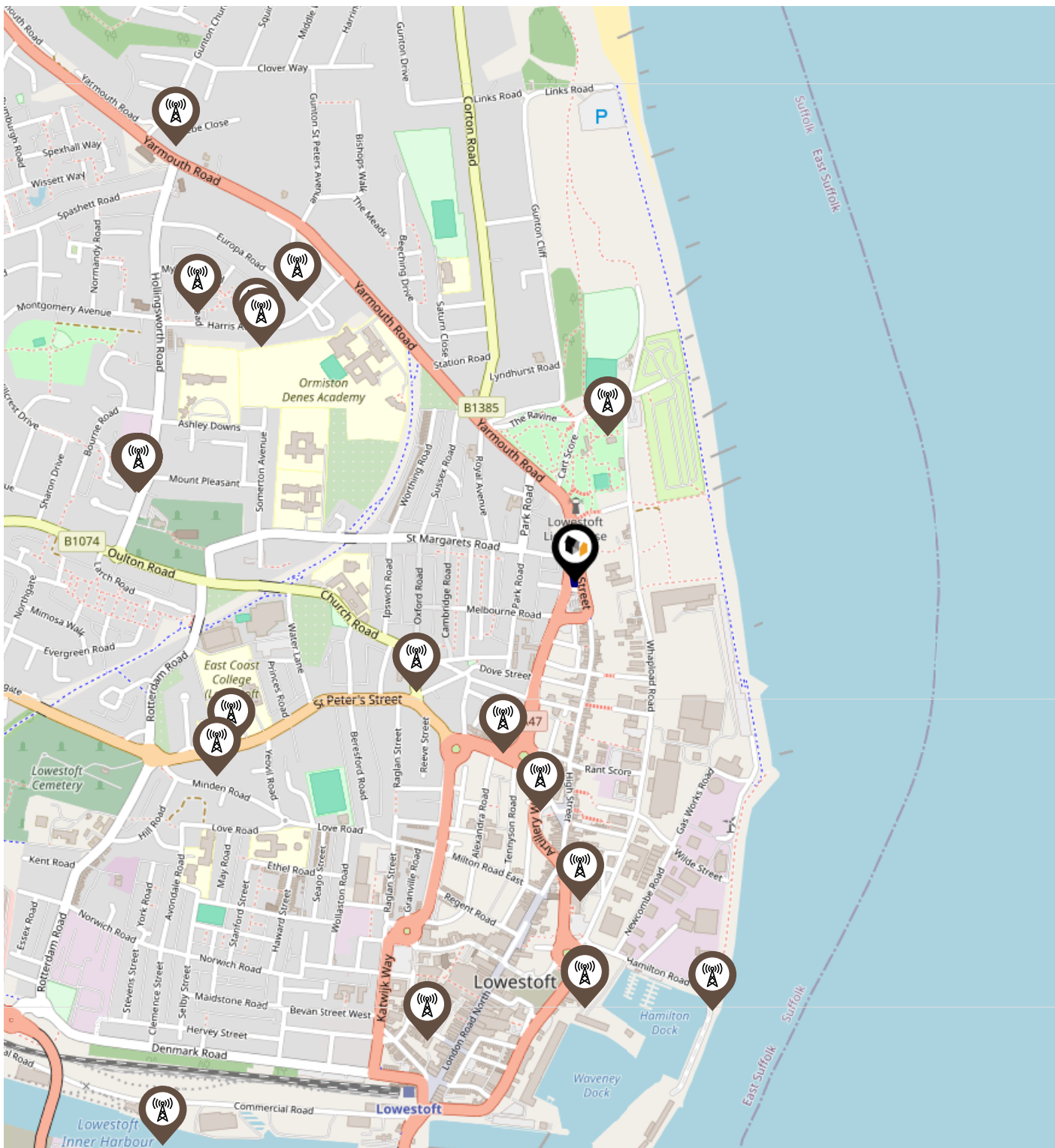
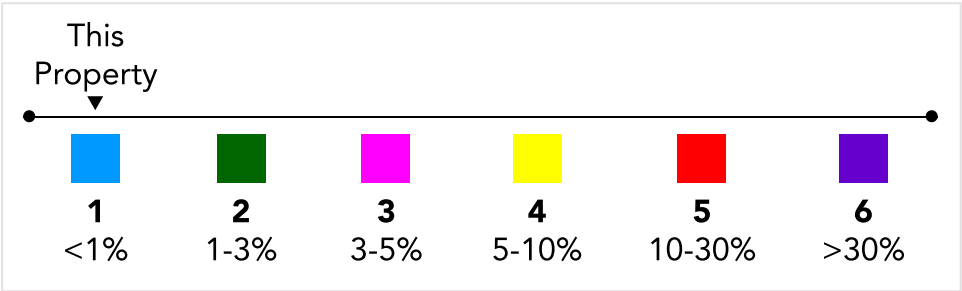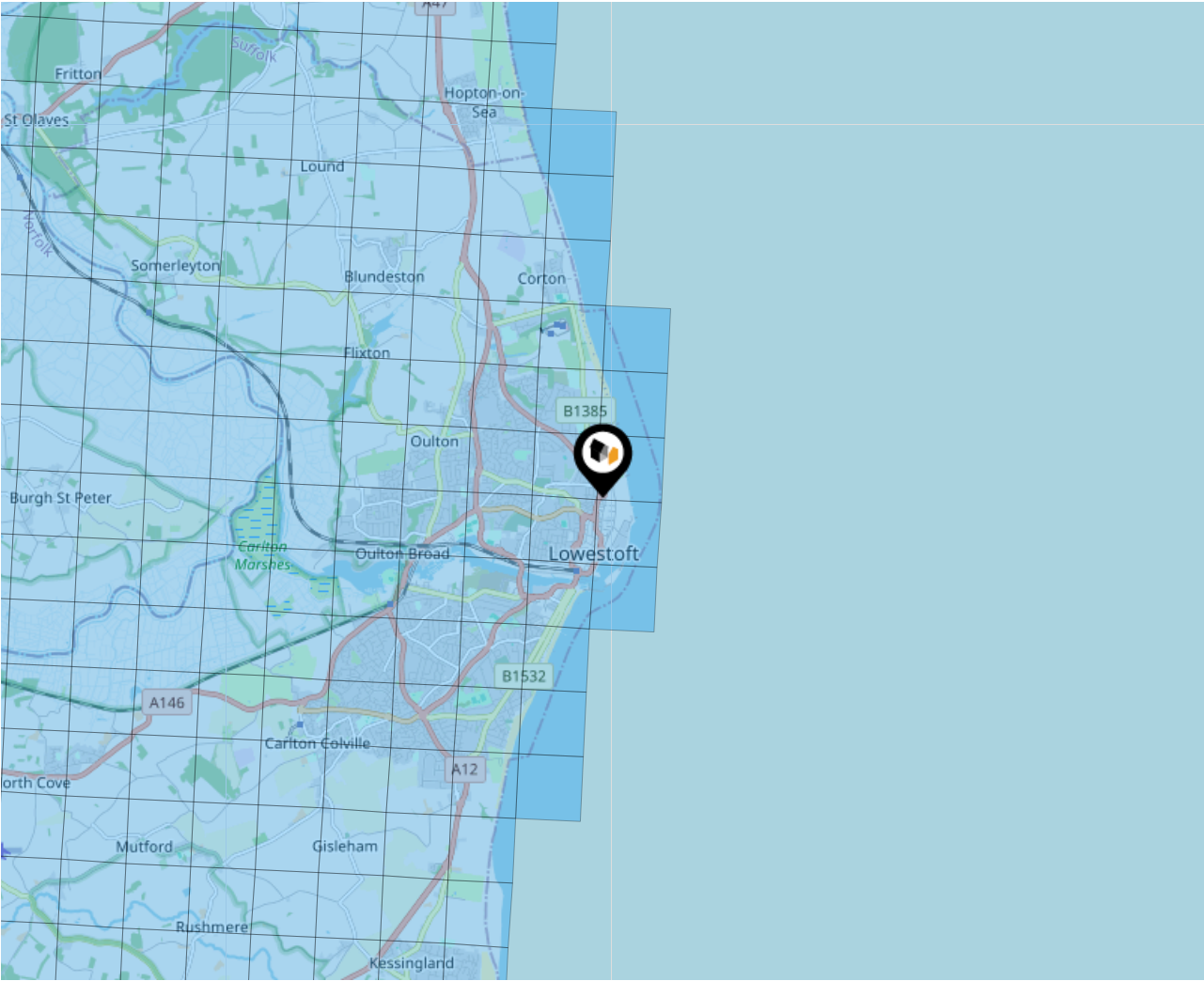**Key:**

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Environment
Soils & Clay

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

Carbon Content: NONE
Parent Material Grain: ARENACEOUS - RUDACEOUS
Soil Group: LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM
Soil Depth: DEEP
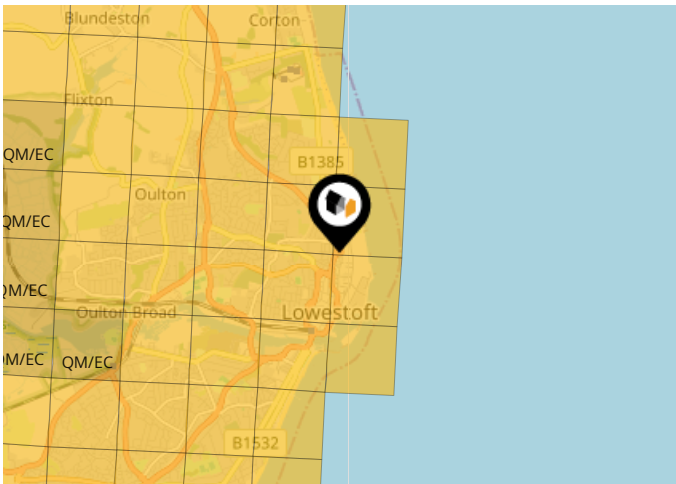
Primary Classifications (Most Common Clay Types)

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

KPF - Key Property Facts

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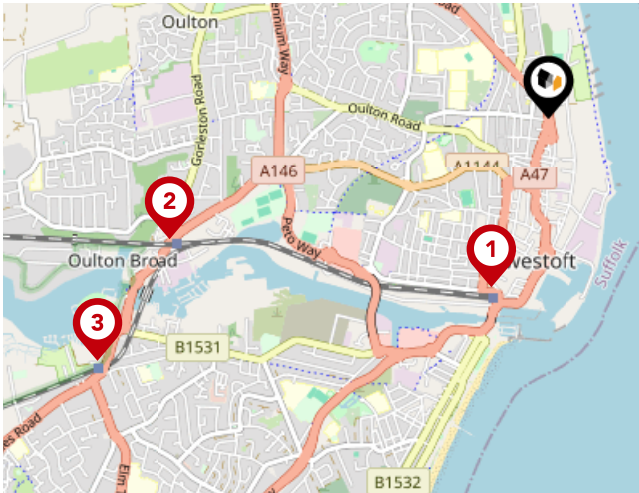
National Rail Stations

Pin	Name	Distance
1	Entrance	0.8 miles
2	Entrance1	1.8 miles
3	Entrance1	2.32 miles
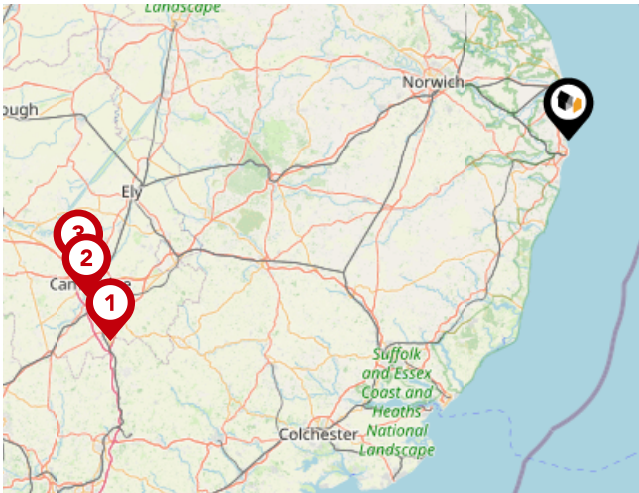
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	72.55 miles
2	M11 J11	73.39 miles
3	M11 J13	73.38 miles
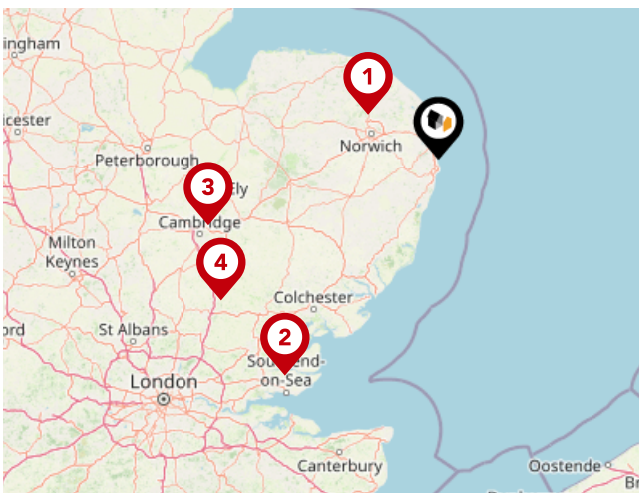
Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.78 miles
2	Southend-on-Sea	77.64 miles
3	Cambridge	69.55 miles
4	Stansted Airport	75.59 miles

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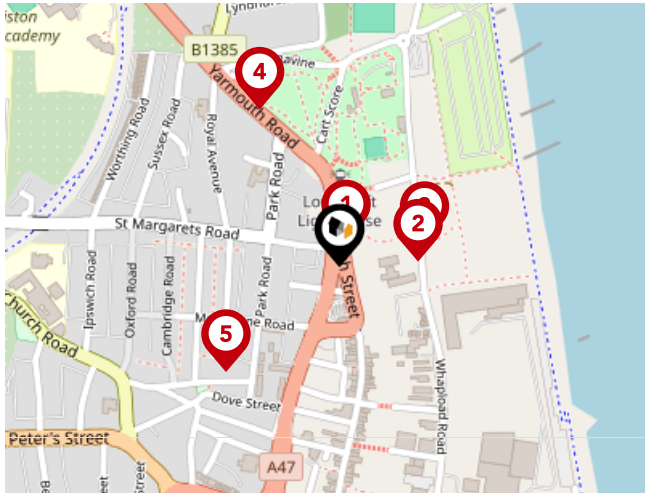
Bus Stops/Stations

Pin	Name	Distance
1	St Margaret's Road	0.03 miles
2	M & R Car Sales	0.09 miles
3	M & R Car Sales	0.1 miles
4	Belle Vue Park	0.2 miles
5	Queen's Road	0.17 miles
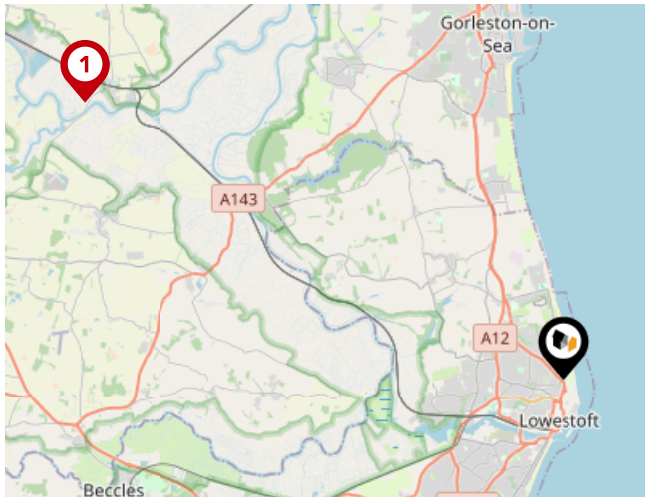
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	9.97 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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