

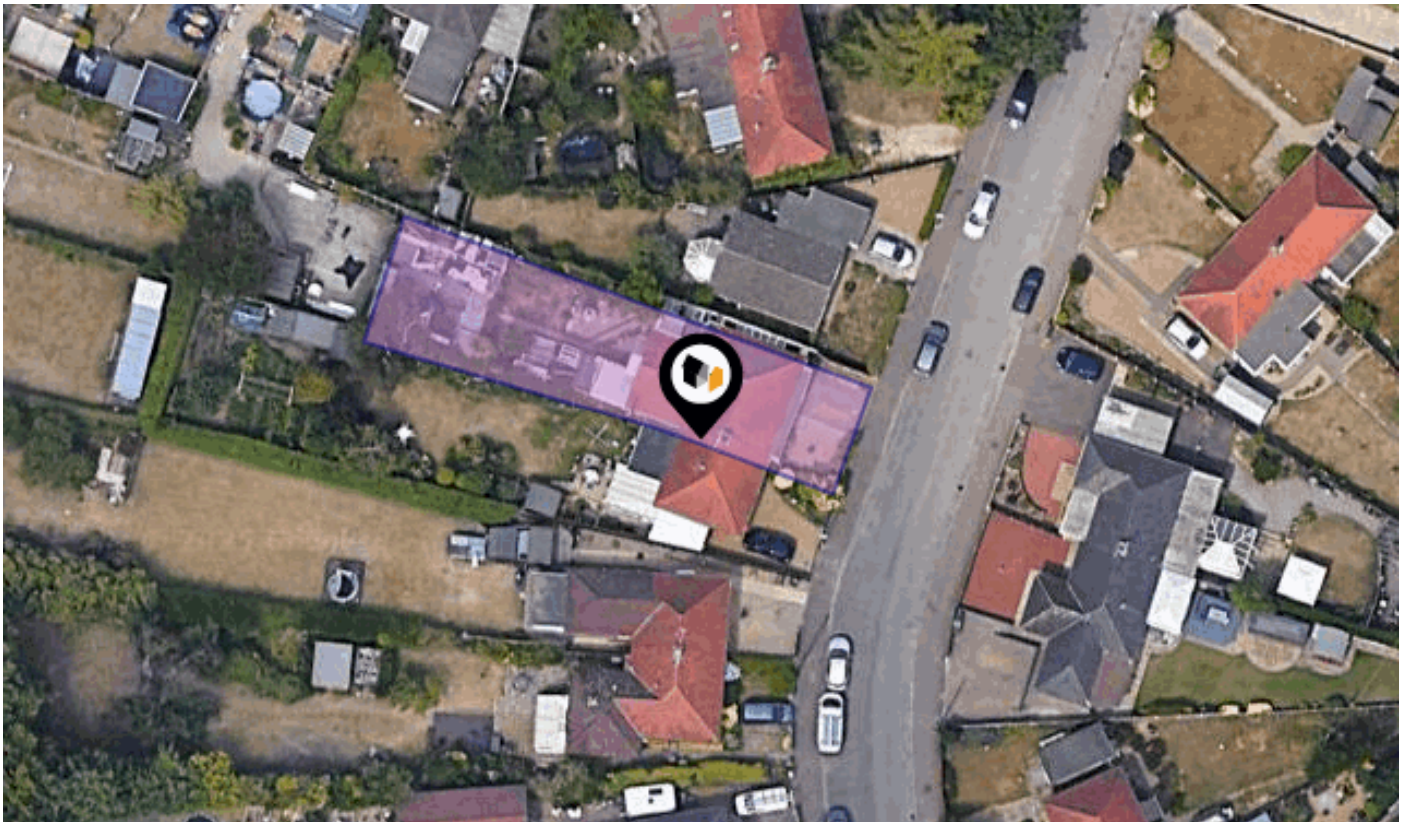


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th March 2025



OLIVE ROAD, NORWICH, NR5

Chilterns

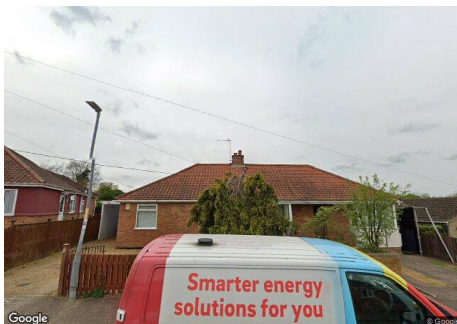
14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,302 ft ² / 121 m ²
Plot Area:	0.1 acres
Year Built :	1950
Council Tax :	Band B
Annual Estimate:	£1,756
Title Number:	NK113984

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)

13
mb/s



80
mb/s

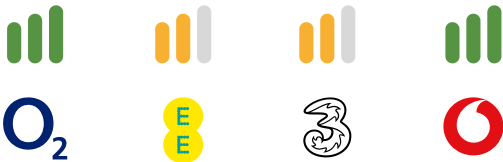


1800
mb/s



Mobile Coverage:

(based on calls indoors)

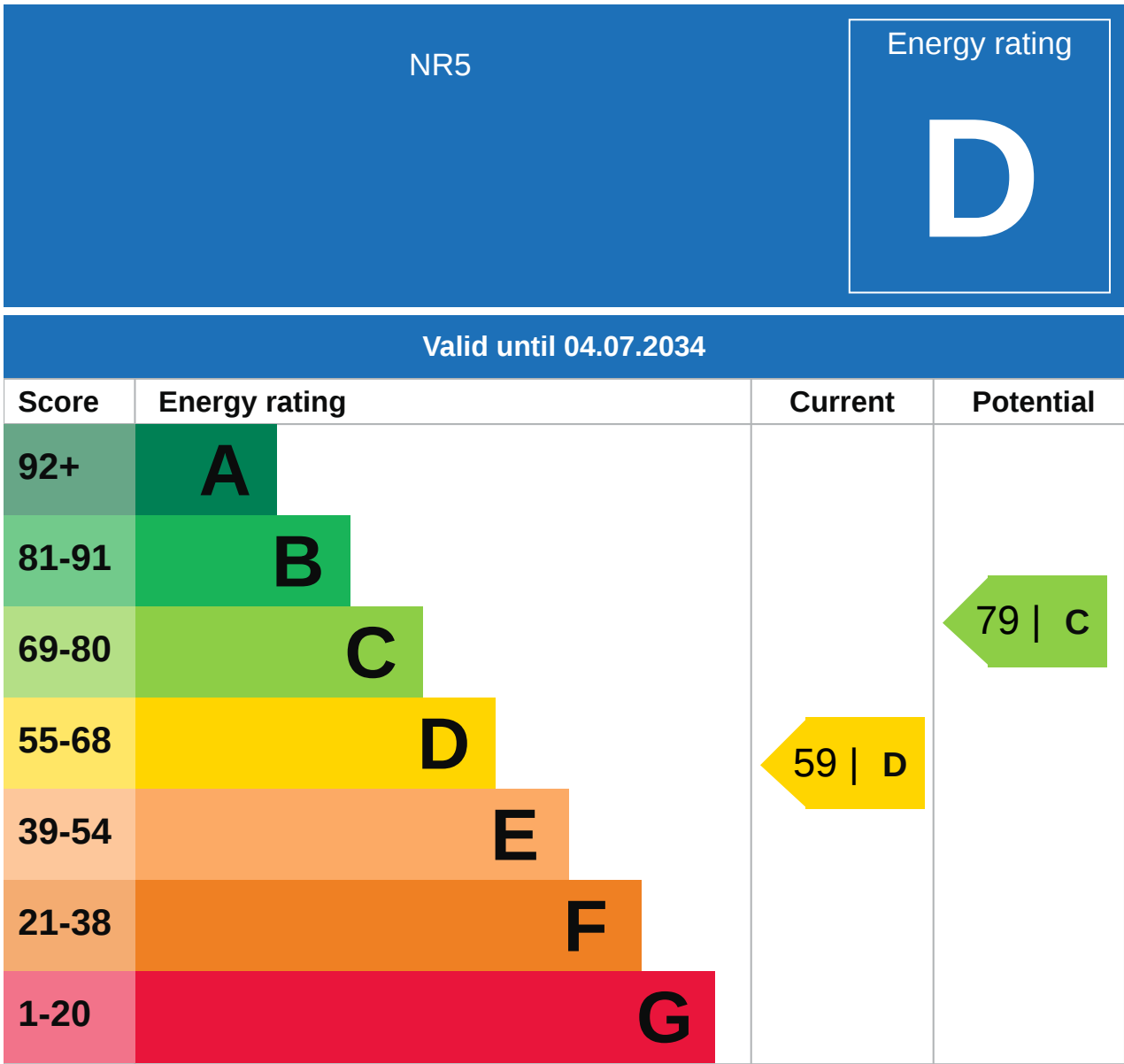


Satellite/Fibre TV Availability:



Planning records for: *Olive Road, Norwich, NR5*

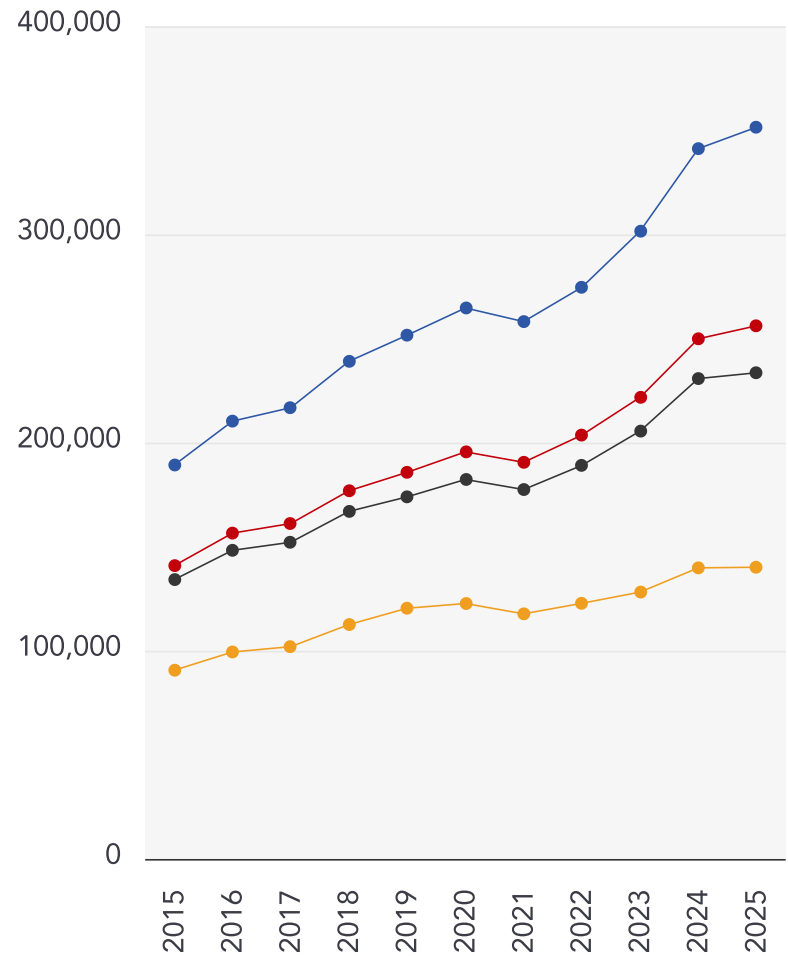
Reference - 1993/0710	
Decision:	Decided
Date:	22nd June 1993
Description:	Demolition of existing rear extension and erection of new extension and alterations to front bay



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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 18% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	121 m ²

10 Year History of Average House Prices by Property Type in NR5



Detached

+85.73%

Semi-Detached

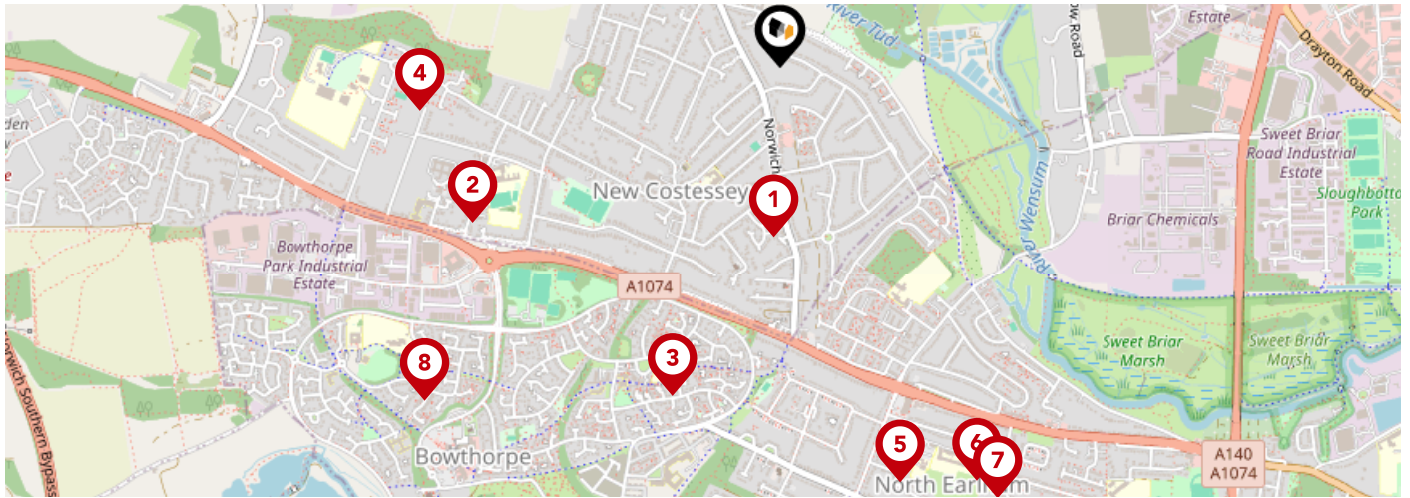
+81.75%

Terraced

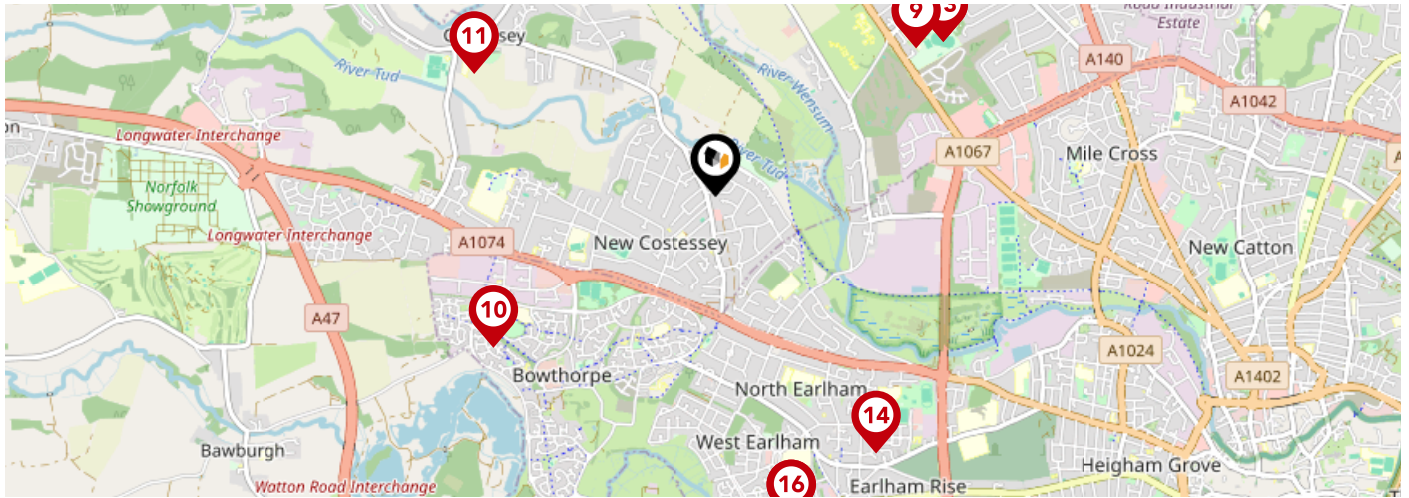
+74.03%









Flat

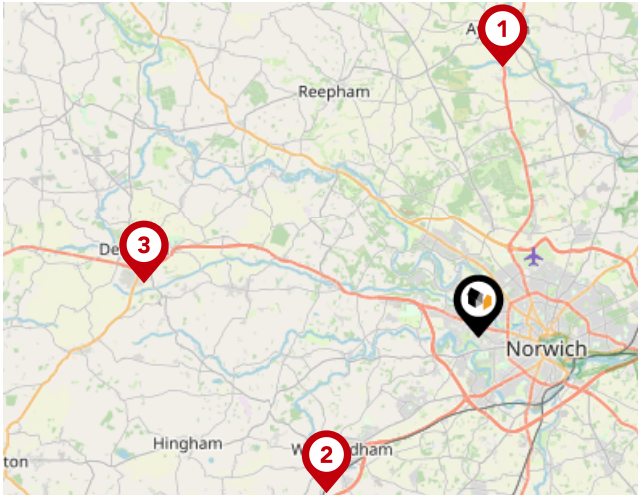
+54.55%



		Nursery	Primary	Secondary	College	Private
1	Banks House School Ofsted Rating: Requires improvement Pupils: 5 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Costessey Primary School Ofsted Rating: Good Pupils: 533 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Clover Hill VA Infant and Nursery School Ofsted Rating: Outstanding Pupils: 178 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ormiston Victory Academy Ofsted Rating: Outstanding Pupils: 1414 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Future Education Ofsted Rating: Not Rated Pupils: 43 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Norwich Primary Academy Ofsted Rating: Good Pupils: 330 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Earlham Nursery School Ofsted Rating: Good Pupils: 69 Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Michael's VA Junior School Ofsted Rating: Good Pupils: 394 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

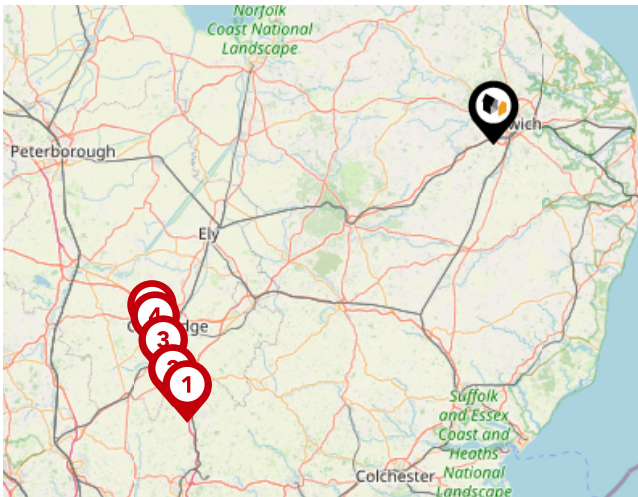


		Nursery	Primary	Secondary	College	Private
	Hellesdon High School Ofsted Rating: Requires improvement Pupils: 1581 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chapel Break Infant School Ofsted Rating: Outstanding Pupils: 169 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School, Costessey Ofsted Rating: Good Pupils: 320 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kinsale Junior School Ofsted Rating: Good Pupils: 223 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kinsale Infant School Ofsted Rating: Good Pupils: 128 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henderson Green Primary Academy Ofsted Rating: Requires improvement Pupils: 186 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Earham Junior School Ofsted Rating: Good Pupils: 243 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Earham Infant and Nursery School Ofsted Rating: Outstanding Pupils: 270 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Aylsham (Bure Valley Railway)	9.75 miles
2	Wymondham Abbey (Mid Norfolk Railway)	7.84 miles
3	(Dereham) Mid Norfolk Railway	12.21 miles



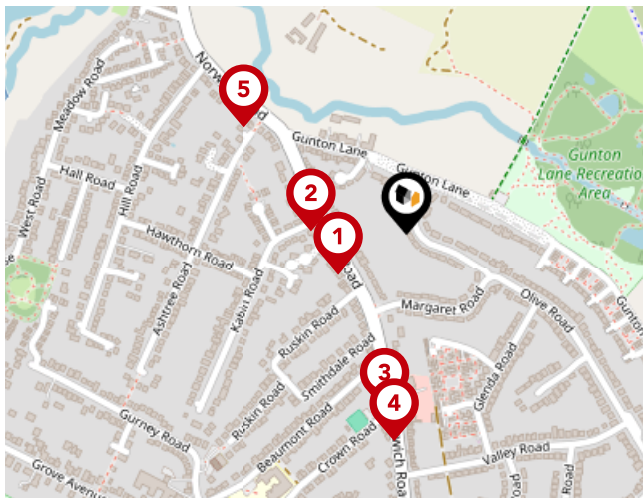
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	60.08 miles
2	M11 J10	60.03 miles
3	M11 J11	58.57 miles
4	M11 J13	57.46 miles
5	M11 J14	57.05 miles



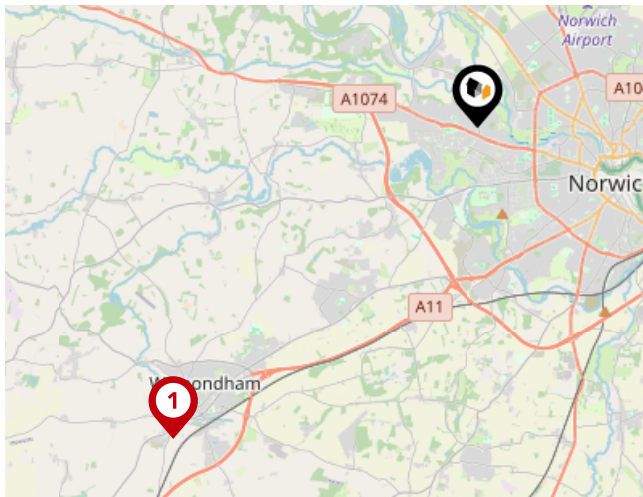
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	78.16 miles
2	Stansted Airport	66.84 miles
3	Manston	90.35 miles
4	Luton Airport	86.56 miles



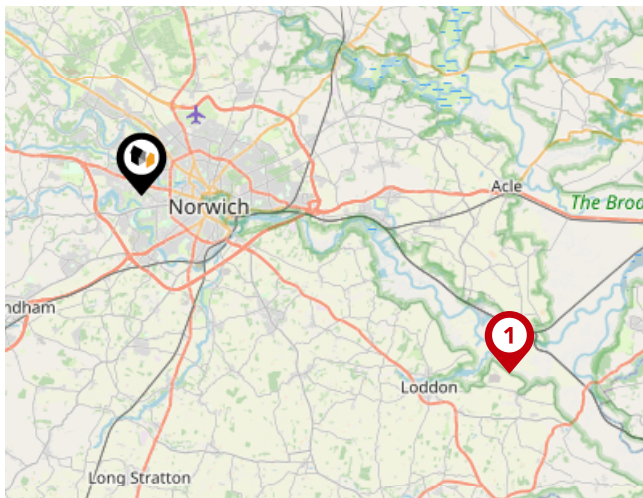
Bus Stops/Stations

Pin	Name	Distance
1	Kabin Road	0.09 miles
2	Kabin Road	0.11 miles
3	The Crown	0.2 miles
4	The Crown	0.23 miles
5	Hill Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.83 miles



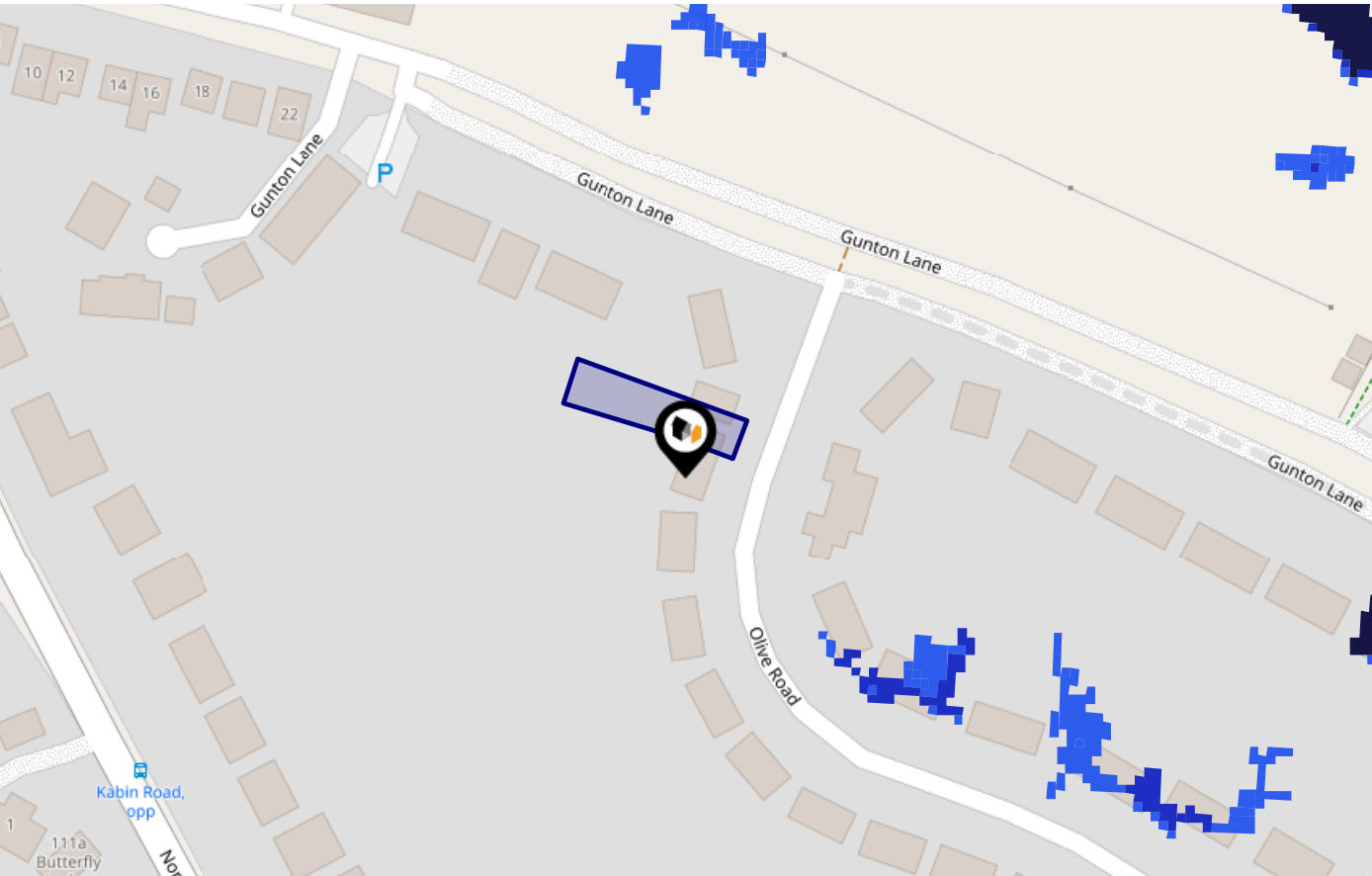
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	14.72 miles

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.

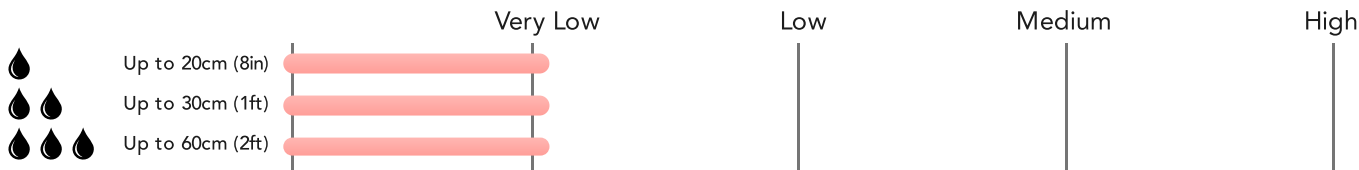


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

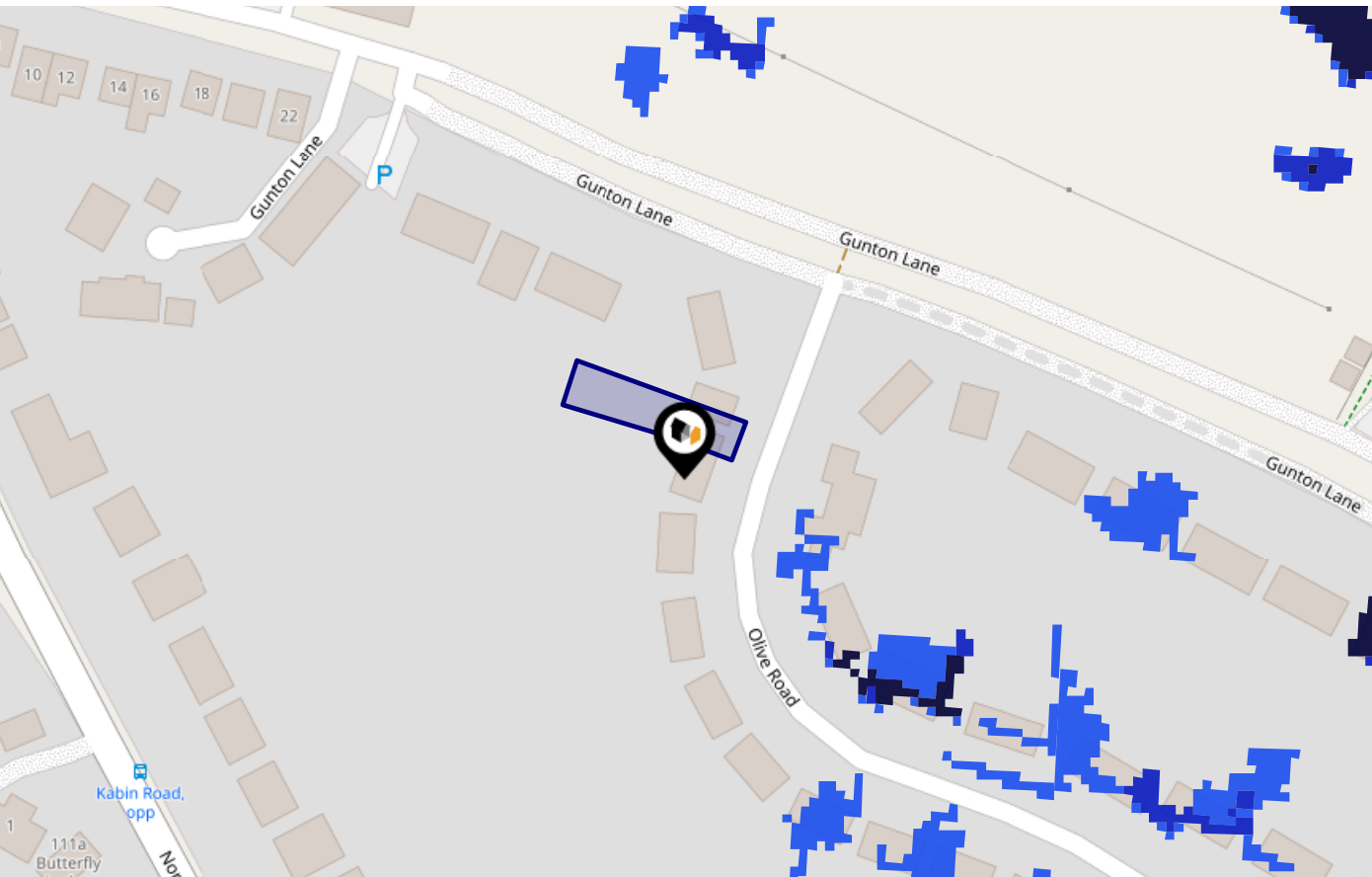
Chance of flooding to the following depths at this property:



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.

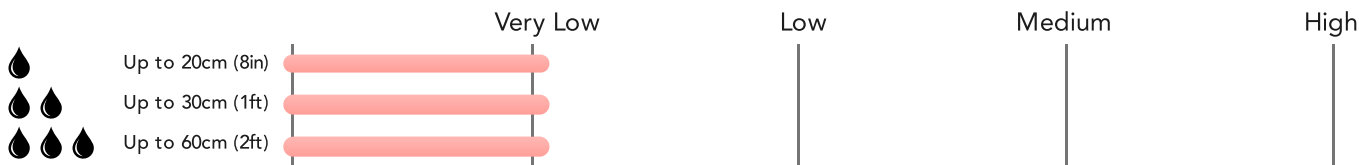


Risk Rating: Very low

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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:

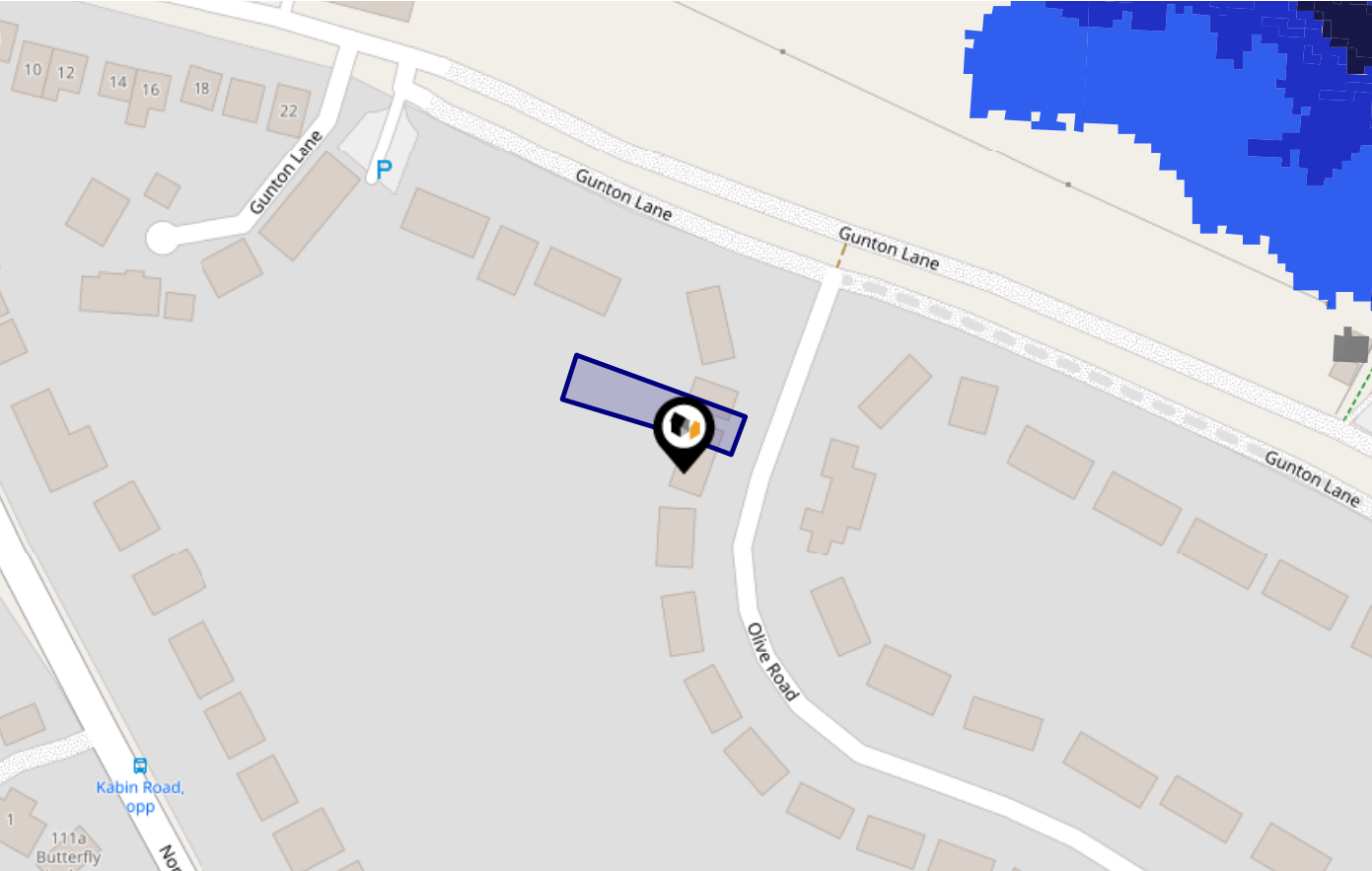


Flood Risk

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.

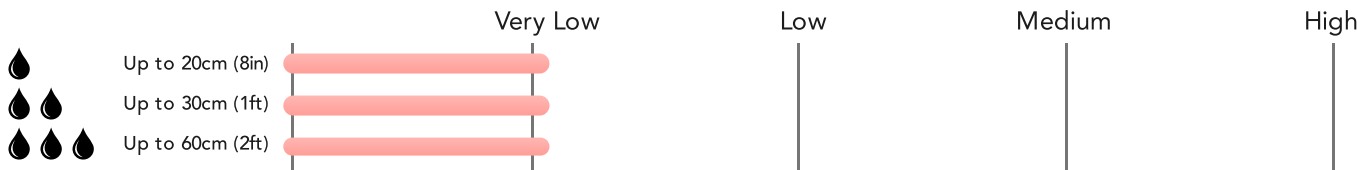


Risk Rating: Very low

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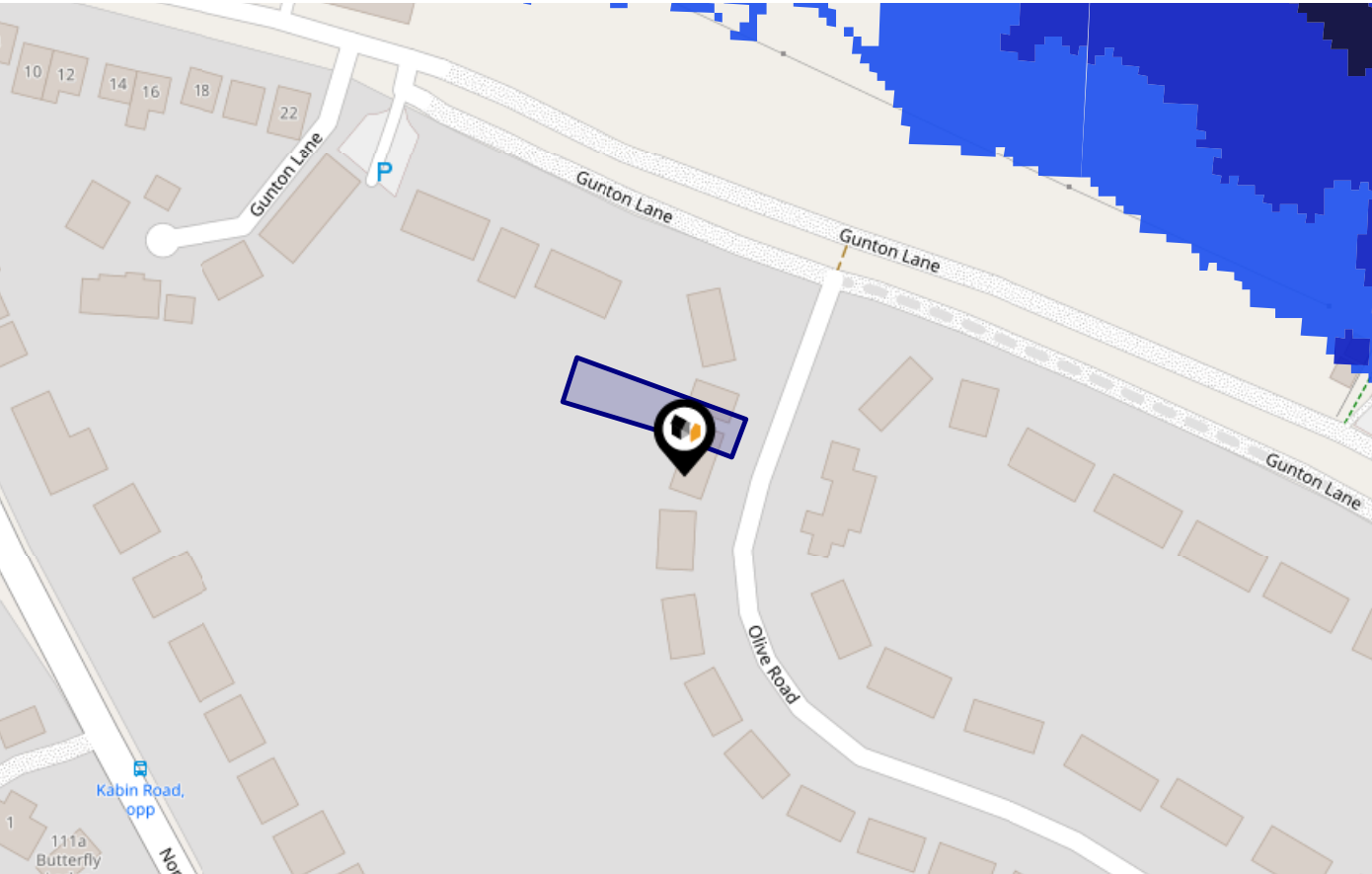
Chance of flooding to the following depths at this property:



Flood Risk

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.

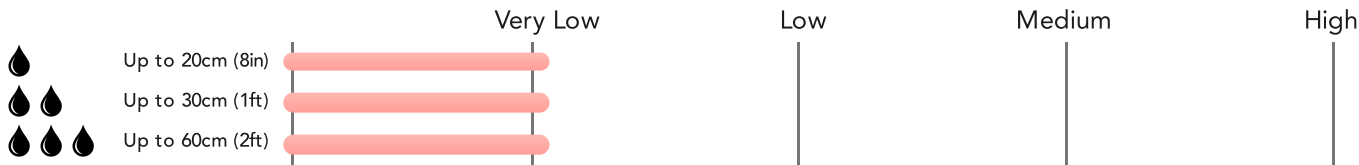


Risk Rating: Very low

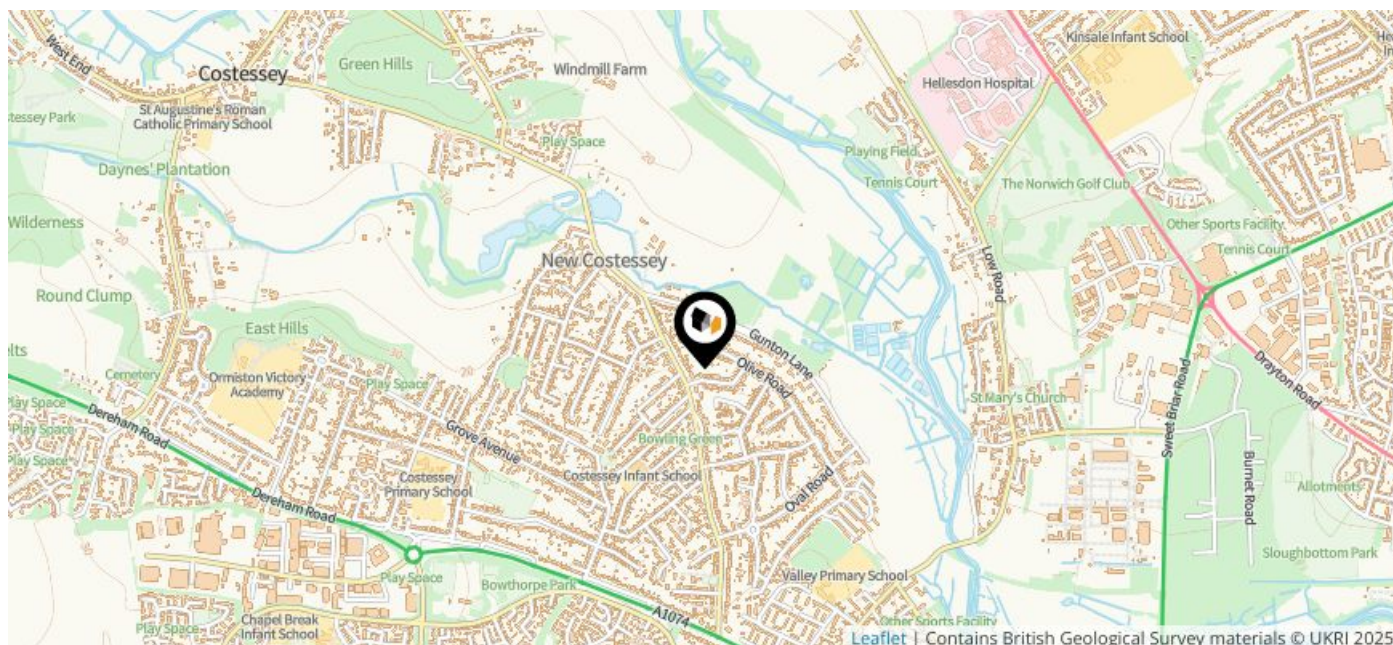
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby coal mine entrances and their classifications.



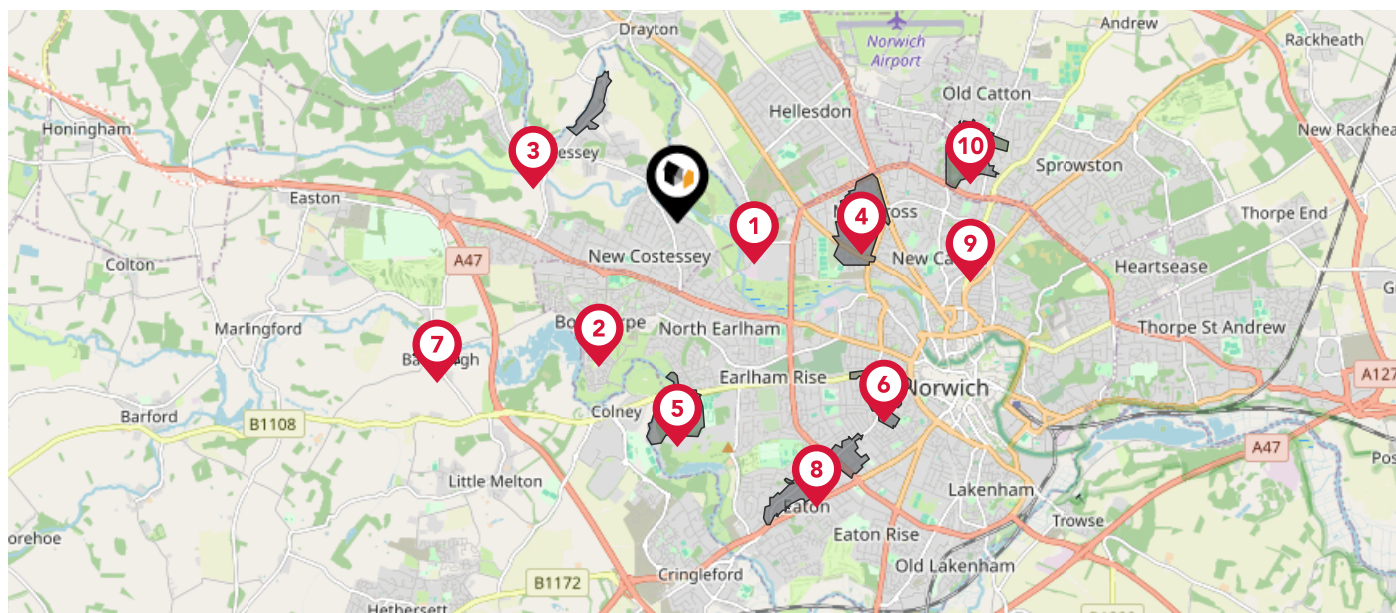
Mine Entry

- ✕ 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



Hellesdon



Bowthorpe (Norwich)



Old Costessey



Mile Cross



Earlham



Heigham Grove



Bawburgh



Unthank and Christchurch

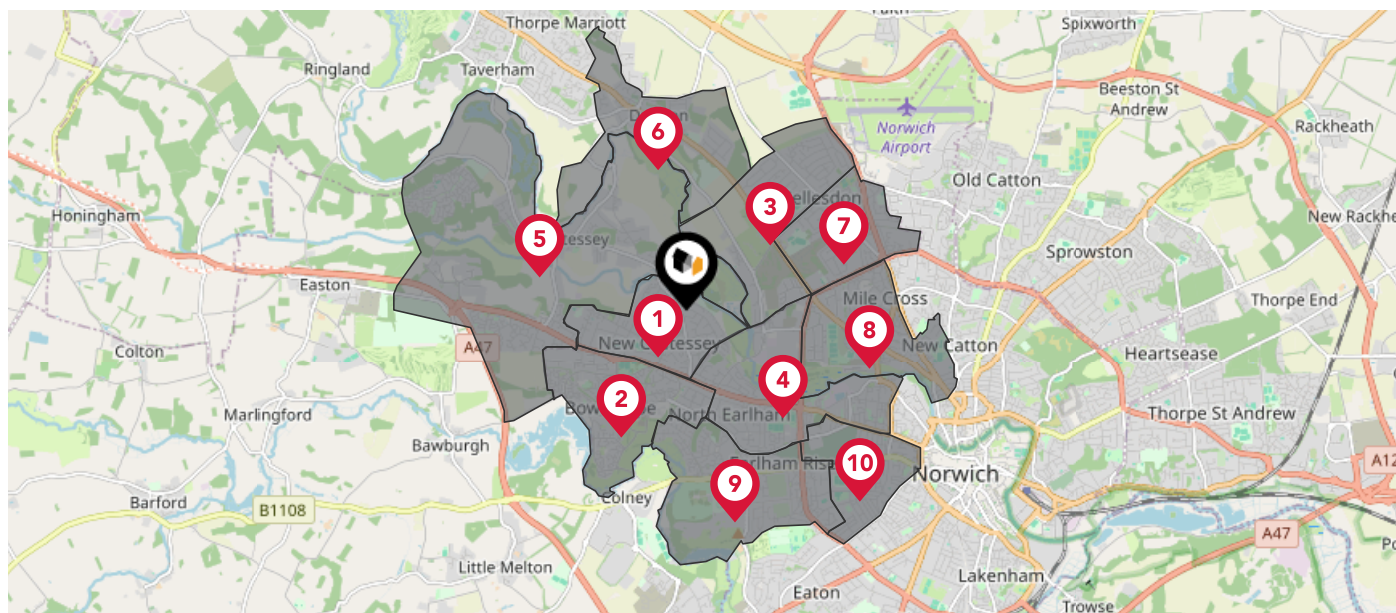


Sewell (Norwich)



Old Catton

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

New Costessey Ward

2

Bowthorpe Ward

3

Hellesdon North West Ward

4

Wensum Ward

5

Old Costessey Ward

6

Drayton South Ward

7

Hellesdon South East Ward

8

Mile Cross Ward

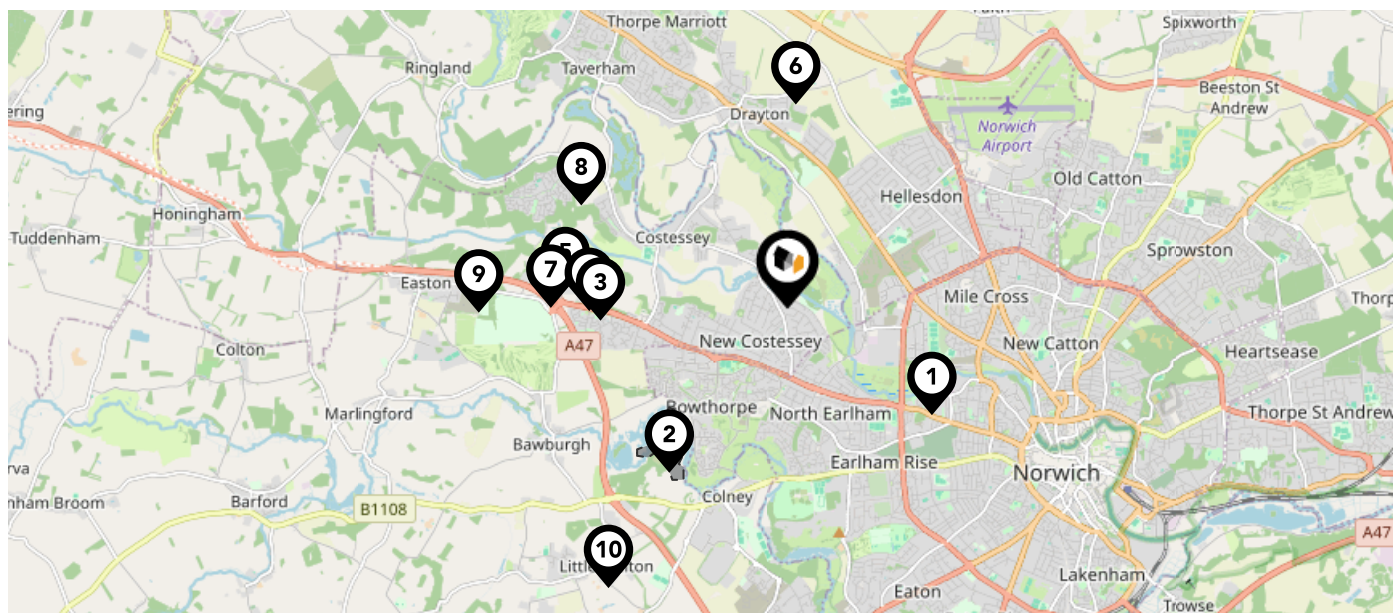
9

University Ward

10

Nelson Ward

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	Off Waterworks Road-Norwich	Historic Landfill	
2	Colney Quarry, North West of Colney Hall-Watton Road, Colney	Historic Landfill	
3	EA/EPR/CP3799LF/T001	Active Landfill	
4	EA/EPR/CP3796LU/T001	Active Landfill	
5	Longwater Pits-Longwater Lane, Costessey	Historic Landfill	
6	Between Hall Lane and Reepham Road-Drayton	Historic Landfill	
7	EA/EPR/NP3199NC/A001	Active Landfill	
8	Sandhill Quarries-Dereham Road, Costessey, Norwich	Historic Landfill	
9	EA/EPR/YP3598NU/V002	Active Landfill	
10	The Street-School Lane, Little Melton, Norfolk	Historic Landfill	

Chilterns

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Our association with The Guild of Property Professionals ensures our properties are marketed throughout a network of over 800 offices nationwide, advertising over 65,000 properties, including access to the Guild's prestigious showrooms on London's Park Lane. This gives properties offered through Chilterns unrivalled exposure to the widest market place.

Testimonial 1



I used Chilterns for my entire four years here and had the best experience with them! Everyone I talked to was always kind and professional. The management team that helped me move out of my property was very fair, helpful, and respectful. The entire Chilterns team was great to work with!

Testimonial 2



Would just like to thank Becky and all the other staff at the Bedford office for helping my daughter and grand daughter find some where to live. Can't recommend them enough went over the extra mile thank you all again.

Testimonial 3



Thanks to Chilterns for helping us find our dream home. We have rented from Chilterns for the past 3 years and in that time they have been amazing. When looking for our first home we went to all of the estate agents in the surrounding area. The staff at Chilterns went above and beyond in professionalism and on a personal level. They did all they could to accommodate our needs and wishes and honestly made the competition look like no competition at all.



/chilternsltd



/chilterns_ltd



/chilternsltd



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Chilterns

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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Chilterns

Chilterns

14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co



Land
Registry



Historic England



Office for
National Statistics



Ofcom



Valuation Office
Agency

Ofsted



Royal Mail