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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 25th June 2026



22, RIVERSIDE, REEDHAM, NORWICH, NR13 3TF

Avocado

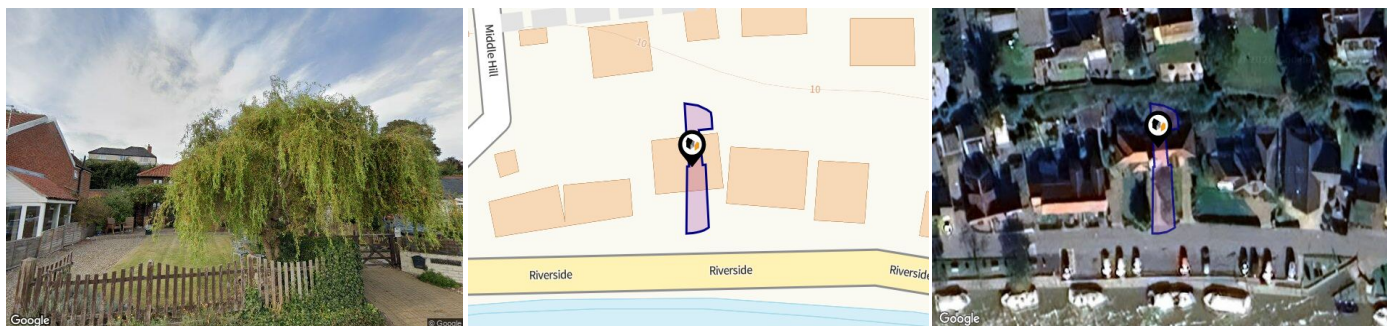
North Norfolk

07921075935

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<https://avocadopropertyagents.co.uk/>





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,167		
Title Number:	NK230630		
UPRN:	100091545749		
Restrictive Covenants:	No		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	5 mb/s	80 mb/s	- mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **22, Riverside, Reedham, Norwich, NR13 3TF**

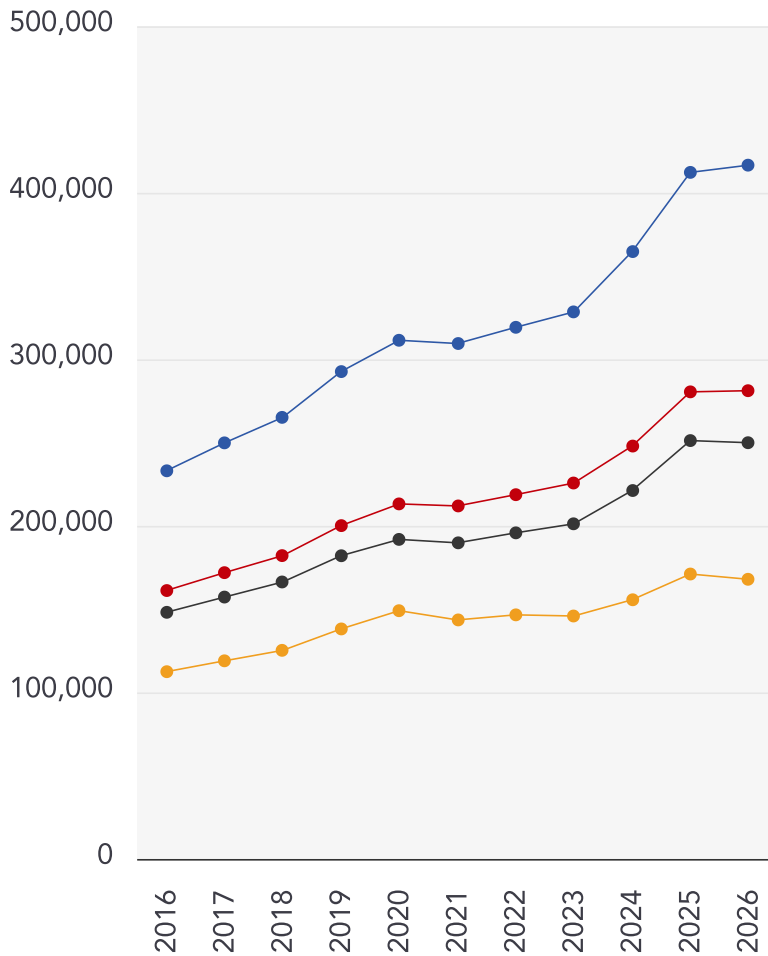
Reference - BA/2003/3940/HISTAP	
Decision:	Decided
Date:	03rd January 2003
Description:	Single storey front extension

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR13



Detached

+78.73%

Semi-Detached

+74.45%

Terraced

+68.76%

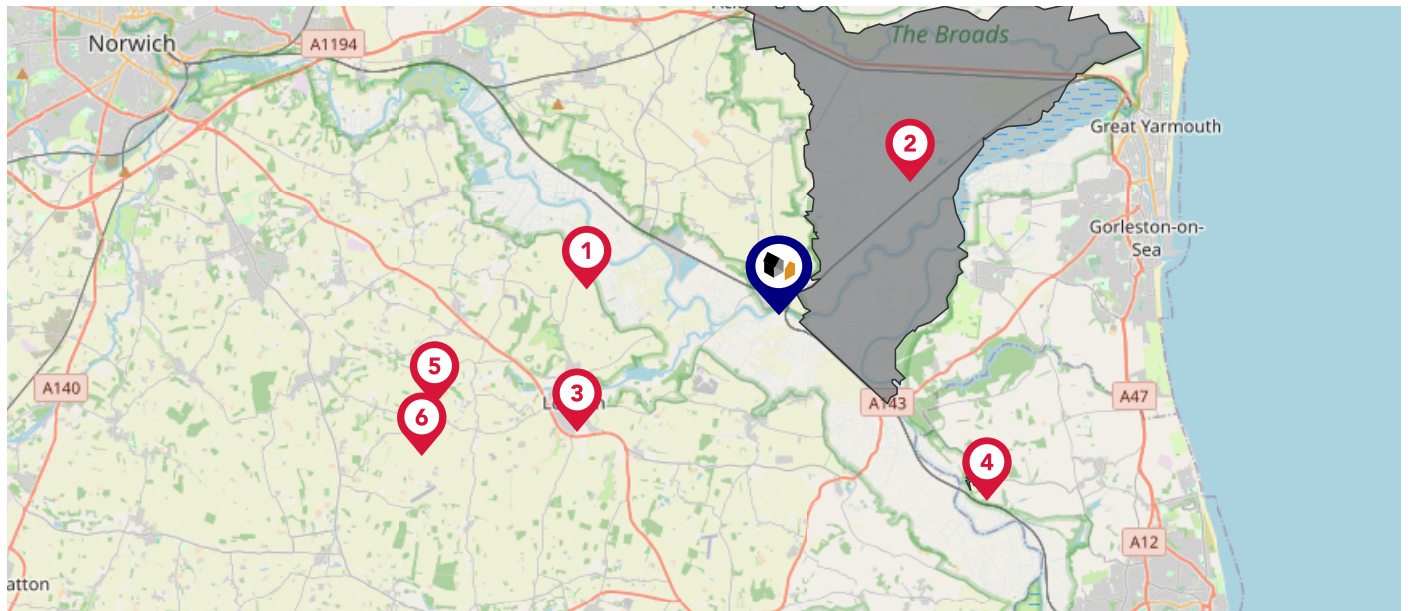
Flat

+49.33%

Maps

Conservation Areas

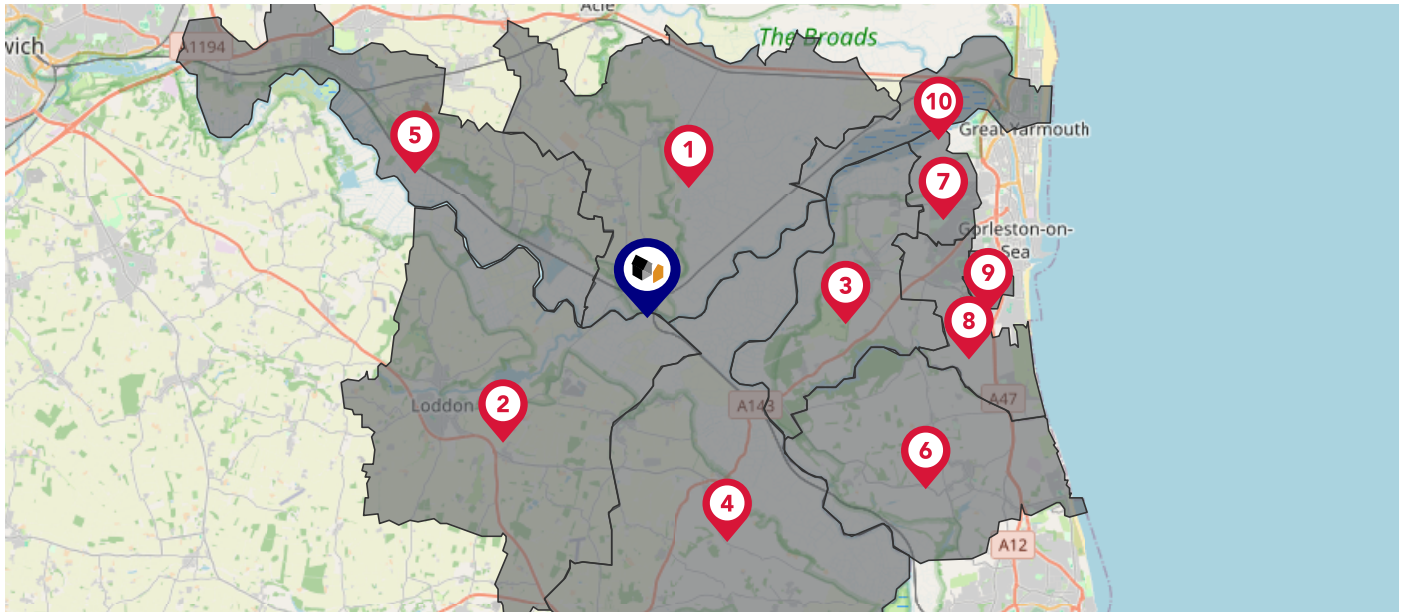
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Langley Abbey
- 2 Halvergate Marshes
- 3 Loddon and Chedgrave
- 4 Somerleyton
- 5 Bergh Apton
- 6 Seething

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



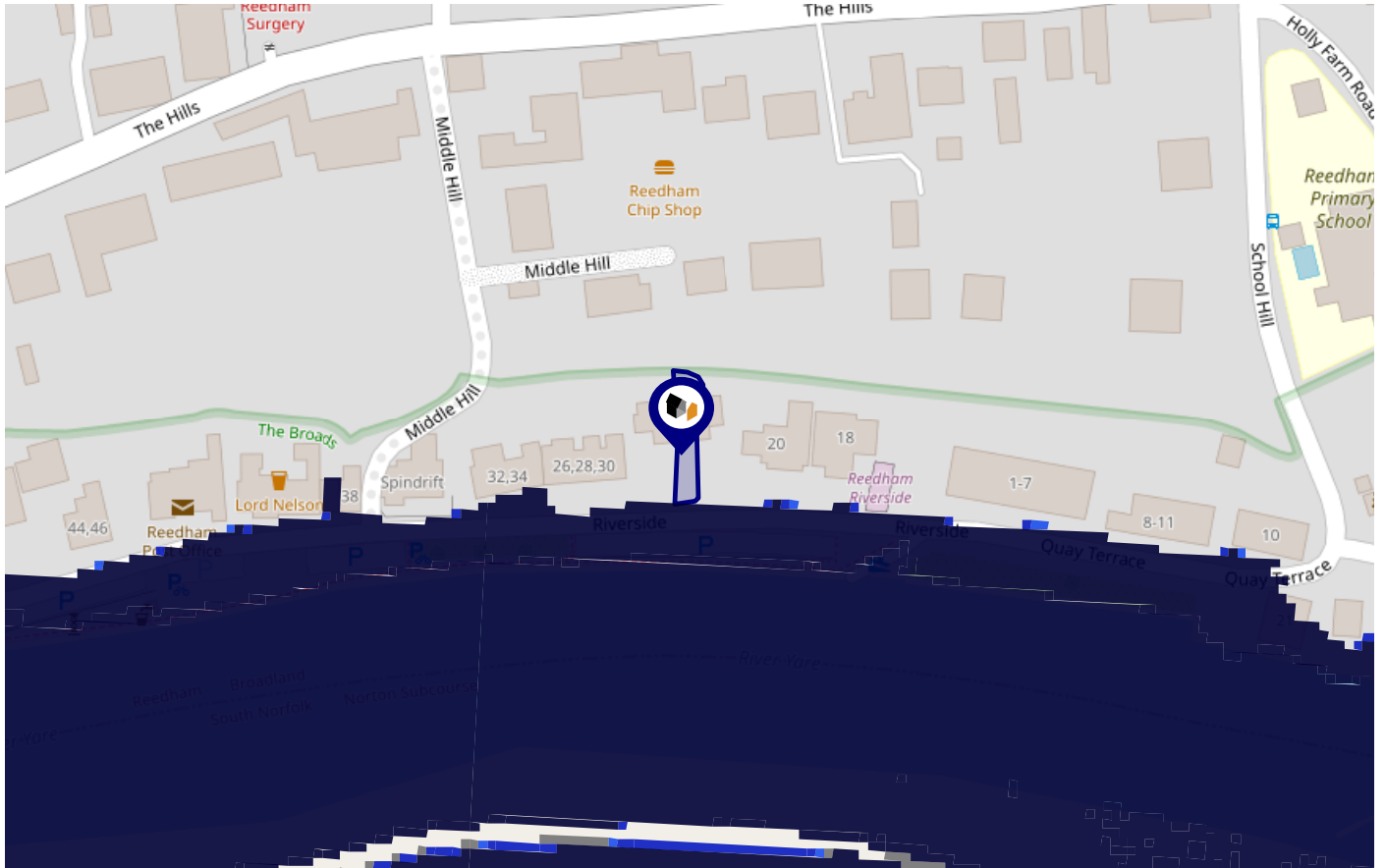
Nearby Council Wards

-  Marshes Ward
-  Loddon & Chedgrave Ward
-  Lothingland Ward
-  Thurlton Ward
-  Brundall Ward
-  Lothingland Ward
-  Bradwell North Ward
-  Bradwell South and Hopton Ward
-  Magdalen Ward
-  Central And Northgate 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.

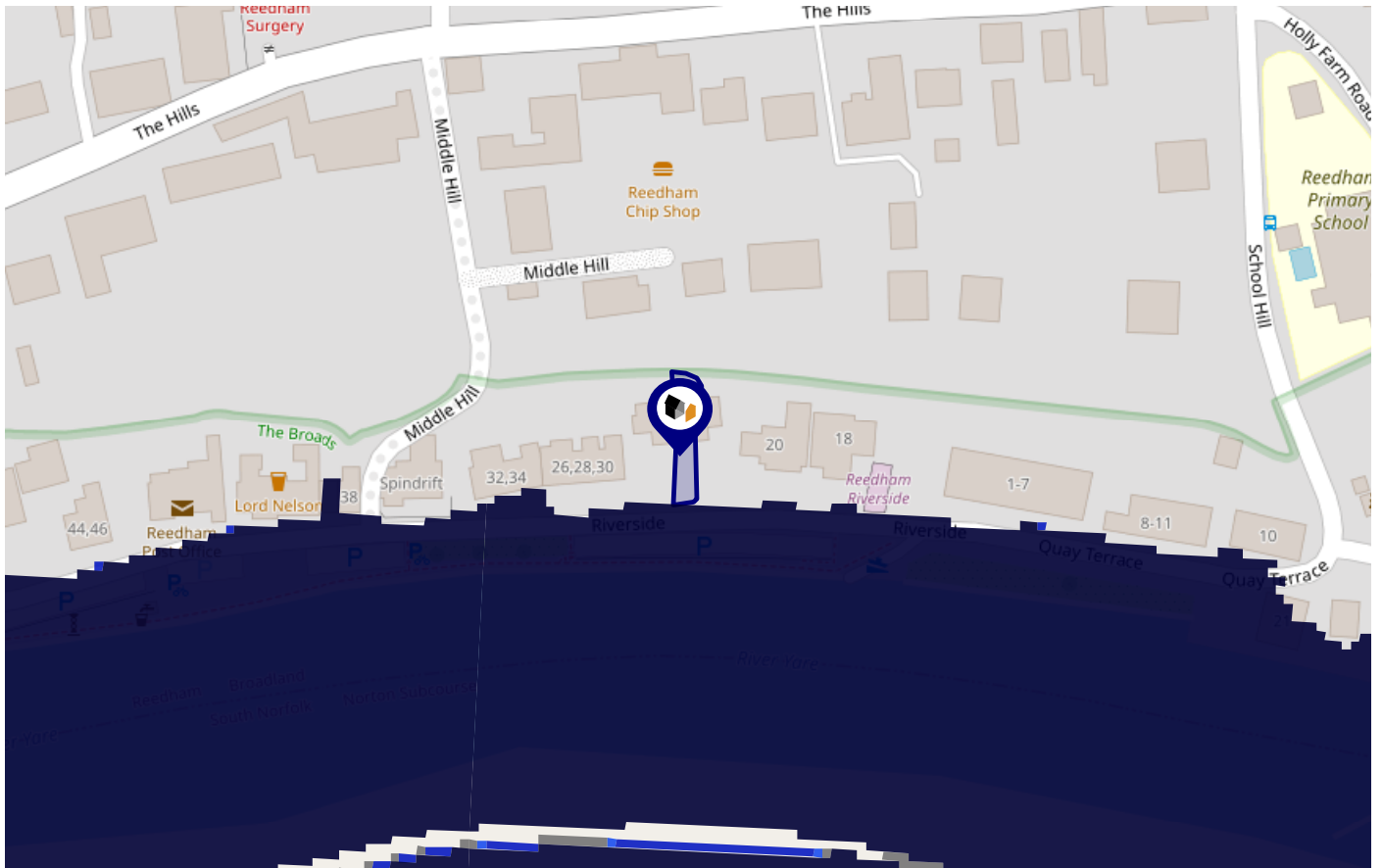
Chance of flooding to the following depths at this property:



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.

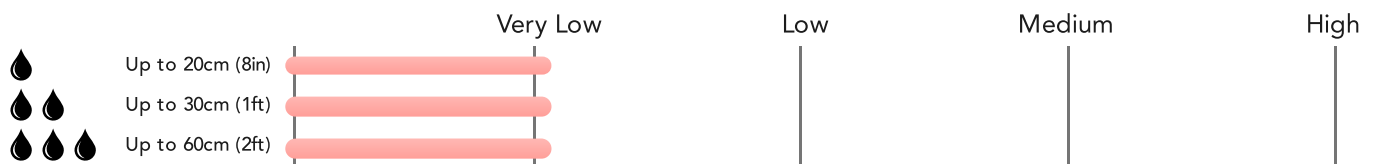


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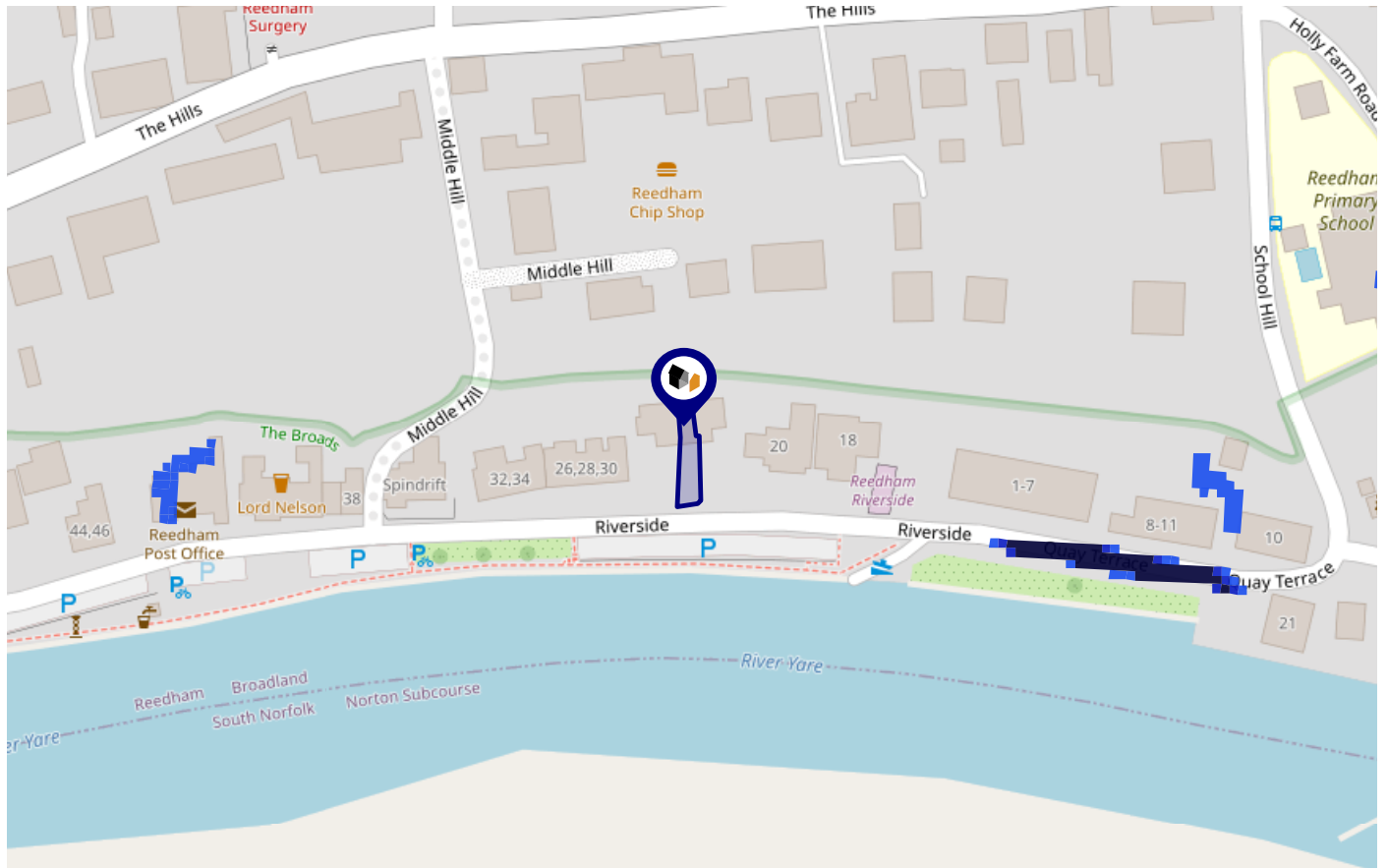
Chance of flooding to the following depths at this property:



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.

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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.

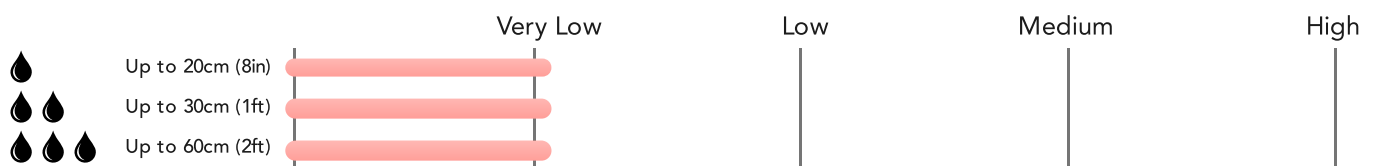


Risk Rating: Very low

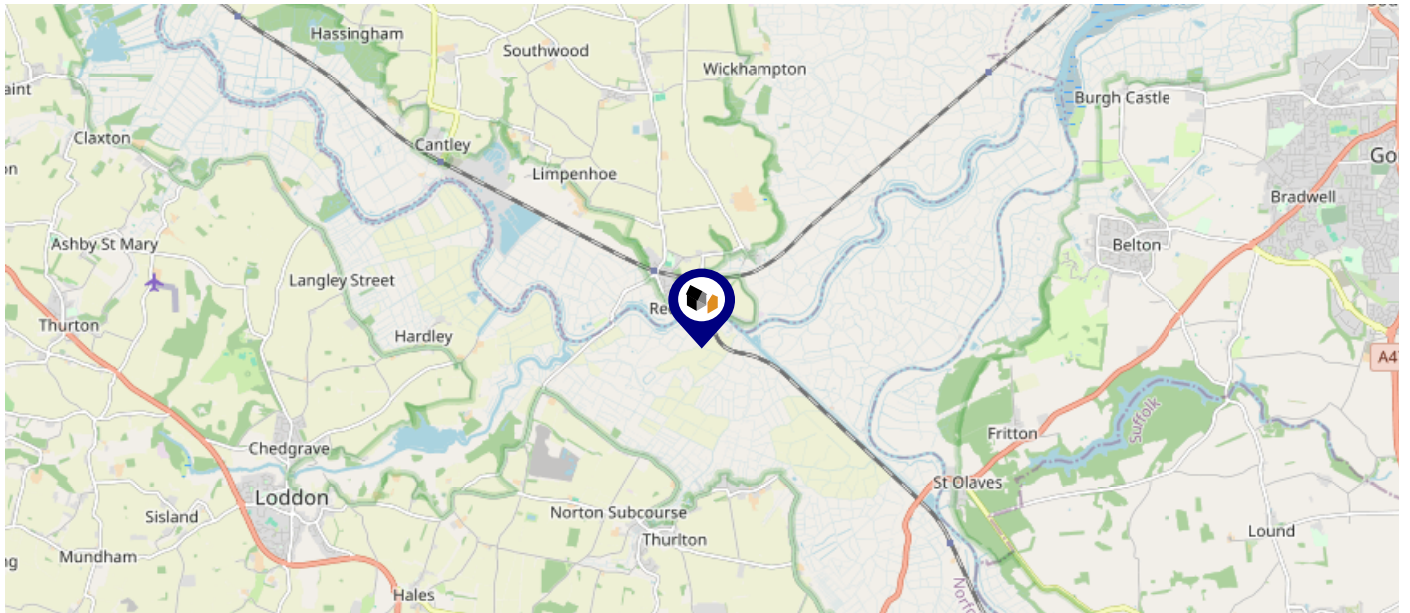
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Chance of flooding to the following depths at this property:



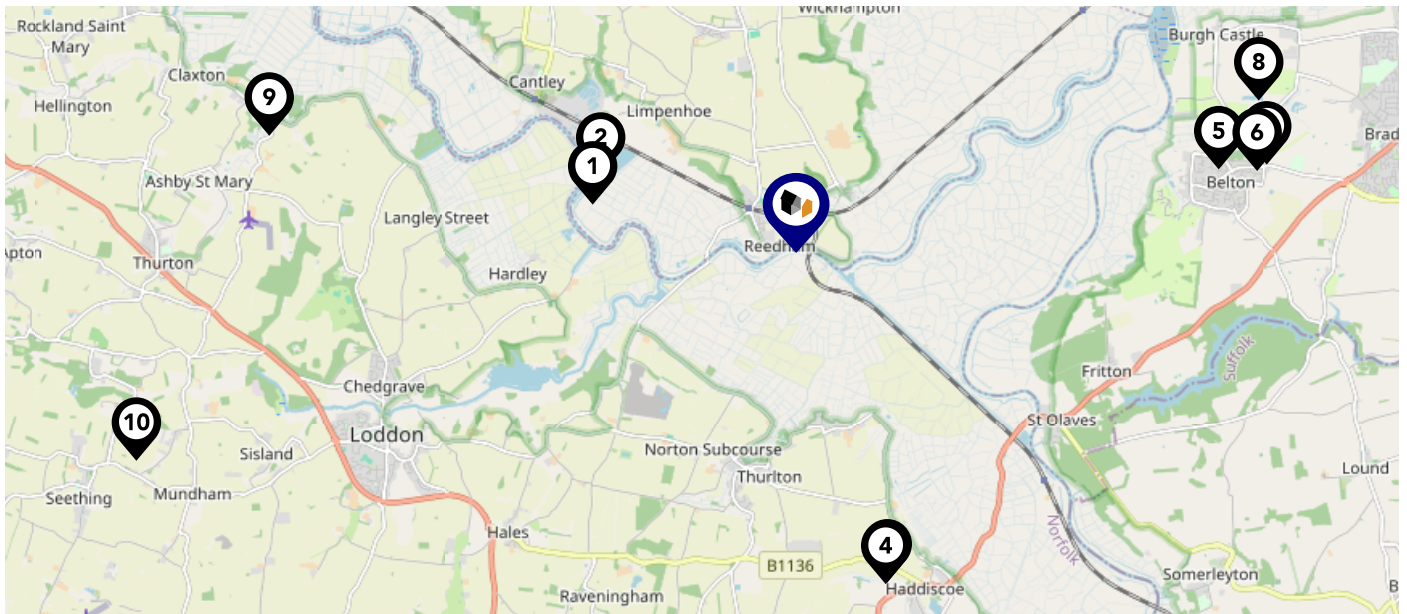
This map displays nearby areas that have been designated as Green Belt...



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.



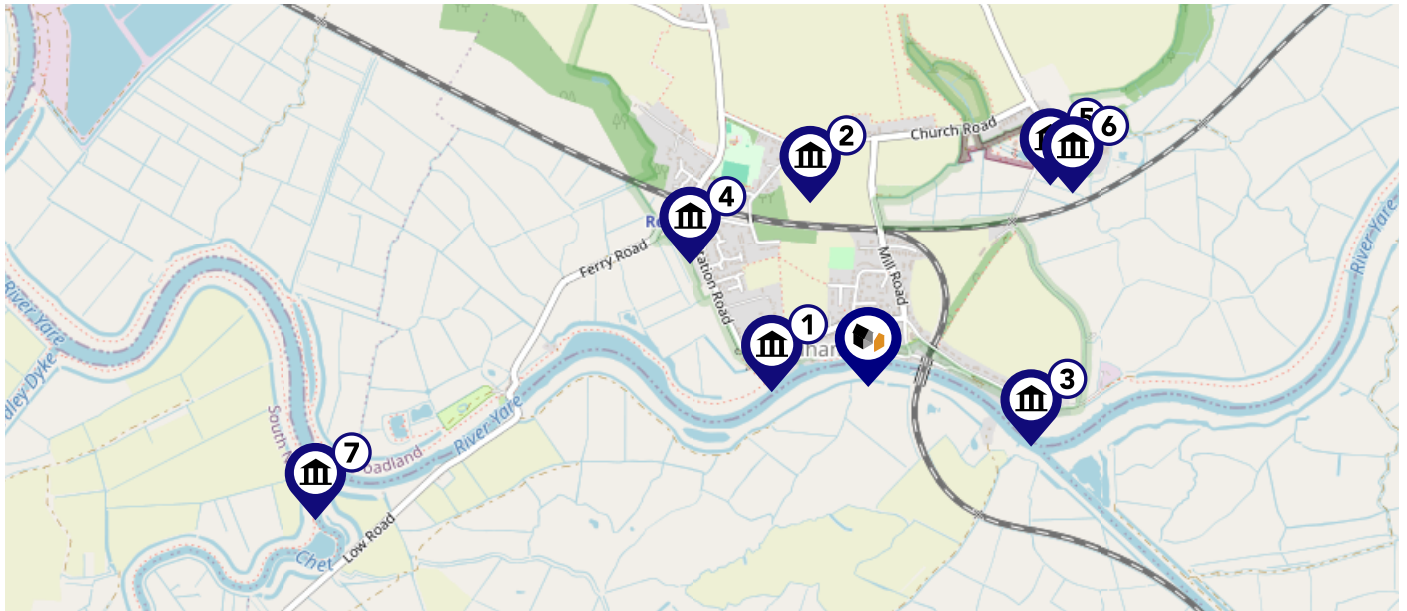
Nearby Landfill Sites








1	EA/EPR/BW2919IV/A001	Active Landfill
2	Cantley Sugar Factory-Cantley, Norwich	Historic Landfill
3	Haddiscoe-Crab Apple Lane, Haddiscoe, Great Yarmouth	Historic Landfill
4	EA/EPR/JP3498NC/A001	Active Landfill
5	EA/EPR/EP3199NL/A001	Active Landfill
6	Off Stepshort-Belton, Great Yarmouth	Historic Landfill
7	Belton Marsh-Burgh Castle	Historic Landfill
8	Off High Road-Burgh Castle, Great Yarmouth	Historic Landfill
9	South of Mill House-Claxton	Historic Landfill
10	South of Fen Farm-Seething	Historic Landfill

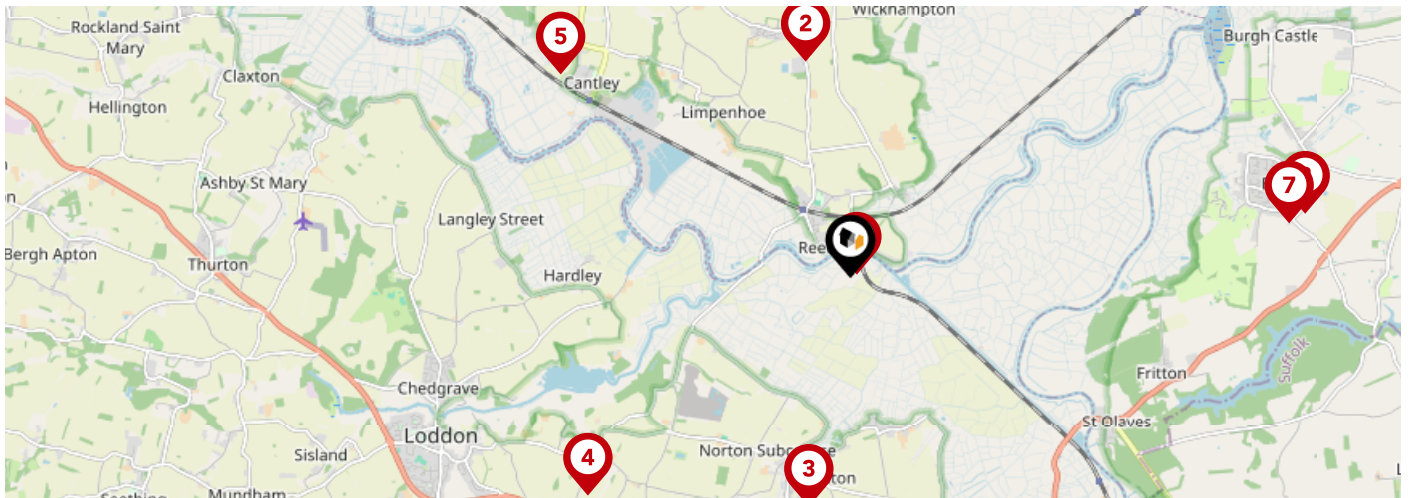
Maps

Listed Buildings

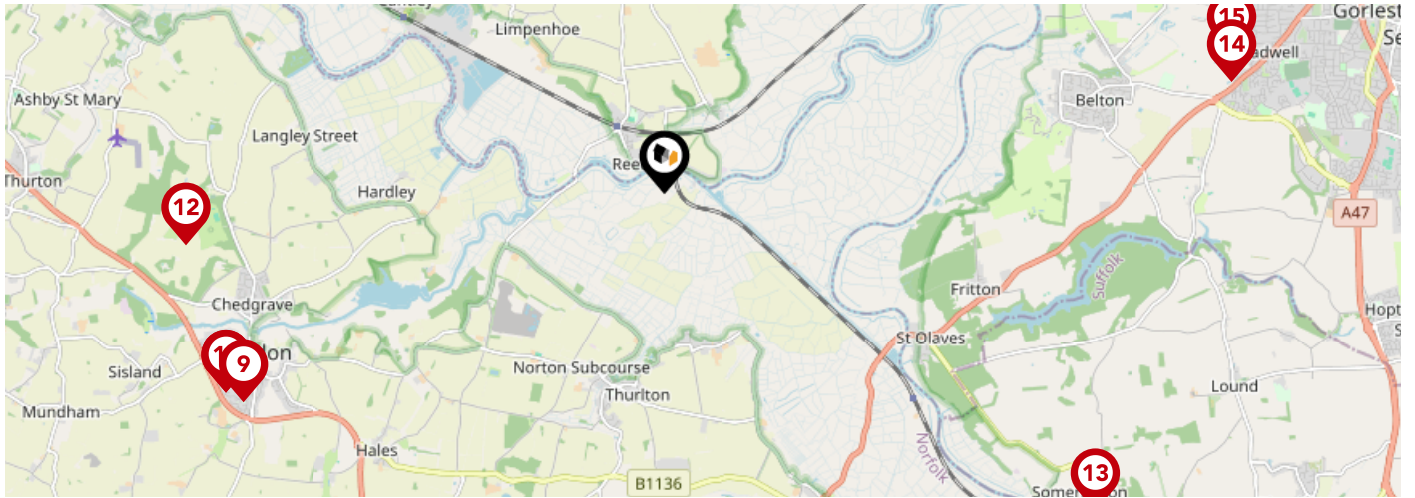
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1454273 - Reedham War Memorial	Grade II	0.2 miles
 1051426 - Witton Green Farmhouse	Grade II	0.4 miles
 1372729 - Holly Farm House	Grade II	0.4 miles
 1152845 - The Top House Public House, Including Boundary Wall To Yard	Grade II	0.5 miles
 1372728 - The Old School House	Grade II	0.6 miles
 1152823 - Church Of St John The Baptist	Grade I	0.7 miles
 1373101 - Hardley Cross	Grade II	1.3 miles

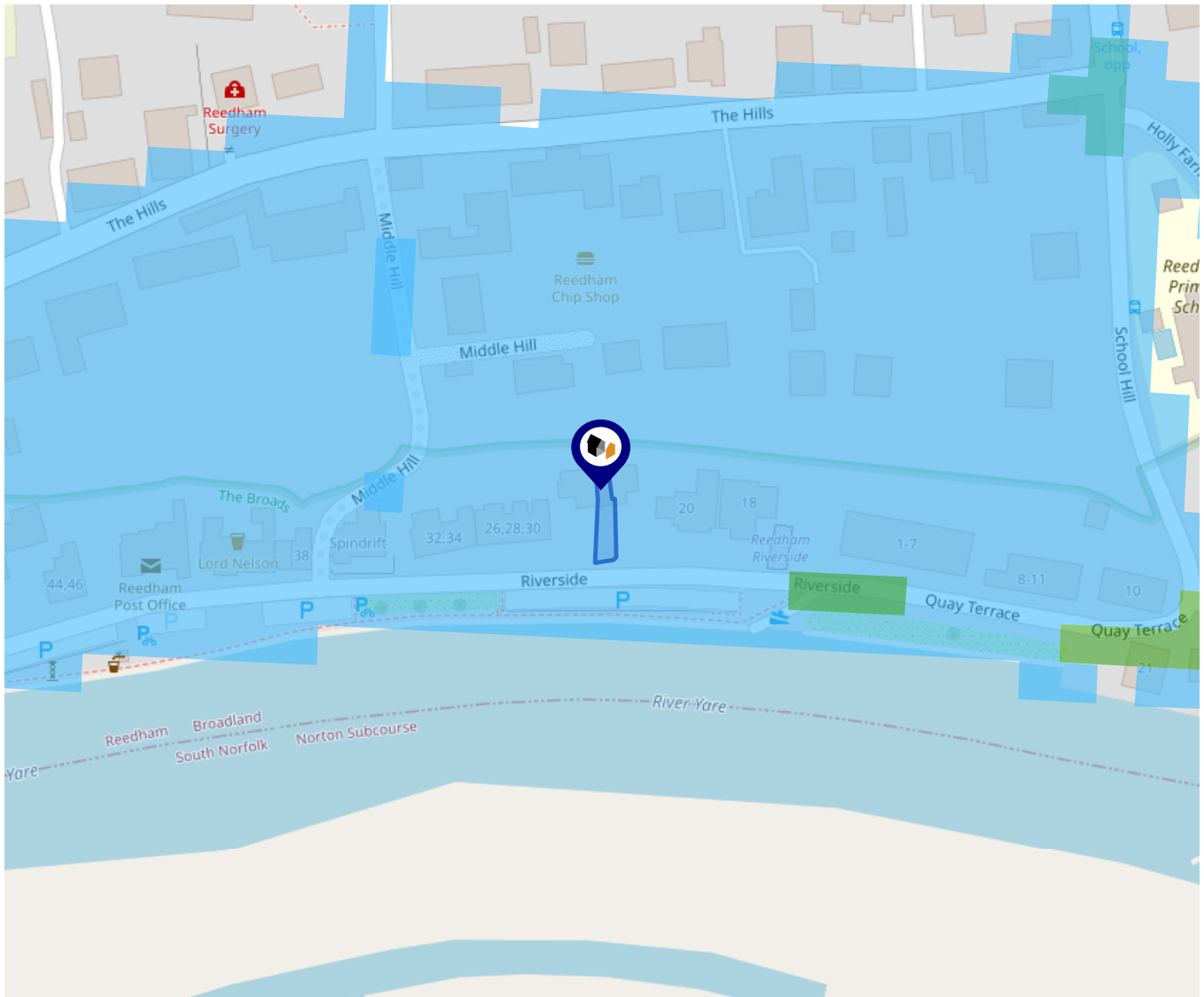


		Nursery	Primary	Secondary	College	Private
1	Reedham Primary School Ofsted Rating: Good Pupils: 87 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Freethorpe Community Primary and Nursery School Ofsted Rating: Good Pupils: 168 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thurlton Primary School Ofsted Rating: Good Pupils: 65 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Avocet House Ofsted Rating: Good Pupils: 5 Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cantley Primary School Ofsted Rating: Good Pupils: 54 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Glebeland Community Primary School Ofsted Rating: Good Pupils: 29 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Moorlands CofE Primary Academy Ofsted Rating: Good Pupils: 296 Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	UET Compass Academy Ofsted Rating: Not Rated Pupils: 65 Distance:4.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Hobart High School Ofsted Rating: Good Pupils: 674 Distance:4.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Loddon Junior School Ofsted Rating: Good Pupils: 206 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Loddon Infant and Nursery School Ofsted Rating: Good Pupils: 152 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Langley School Ofsted Rating: Not Rated Pupils: 427 Distance:4.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Somerleyton Primary School Ofsted Rating: Good Pupils: 60 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Woodlands Primary Academy Ofsted Rating: Good Pupils: 456 Distance:5.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hillside Primary School Ofsted Rating: Good Pupils: 212 Distance:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Lingwood Primary Academy Ofsted Rating: Good Pupils: 208 Distance:5.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Road Noise

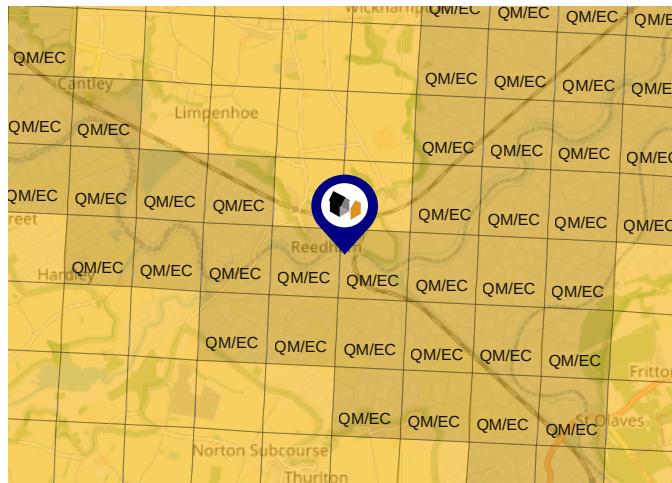


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		

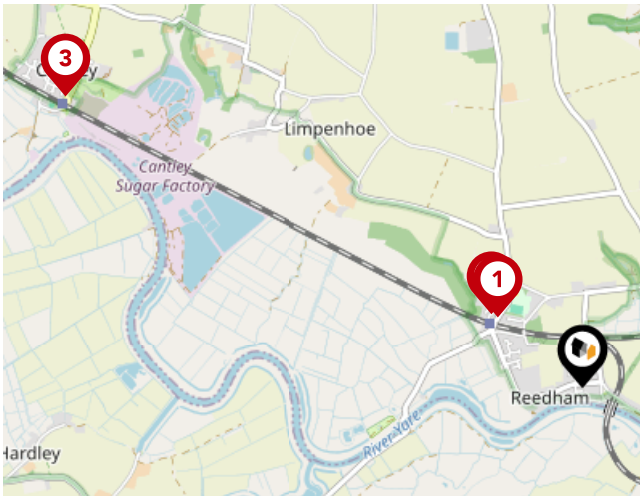


Primary Classifications (Most Common Clay Types)

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

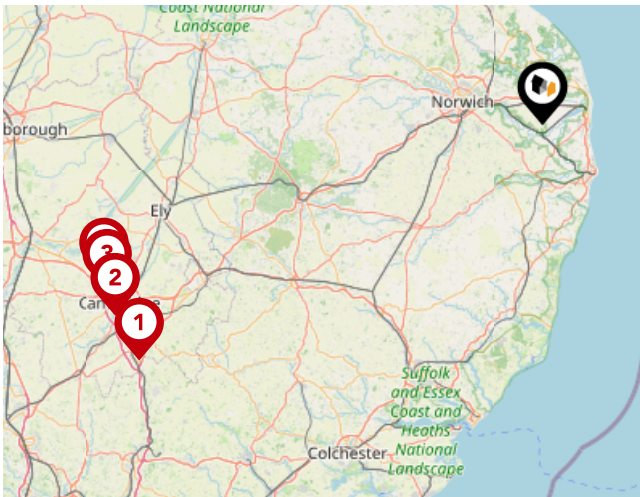
Area

Transport (National)



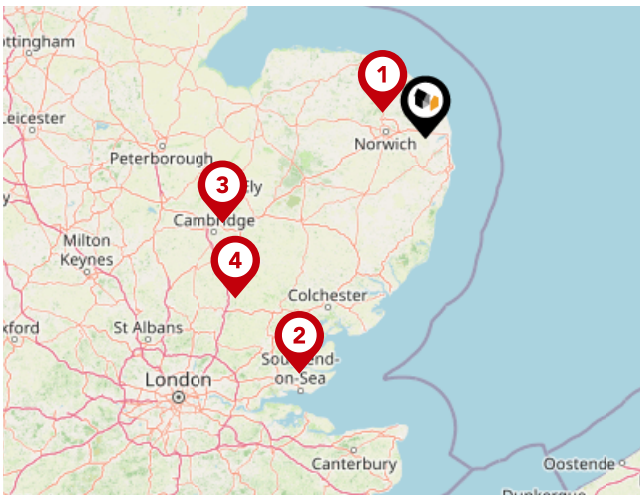
National Rail Stations

Pin	Name	Distance
1	Reedham (Norfolk) Rail Station	0.5 miles
2	Reedham (Norfolk) Rail Station	0.53 miles
3	Cantley Rail Station	2.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	67.8 miles
2	M11 J11	67.81 miles
3	M11 J13	67.4 miles
4	M11 J14	67.28 miles

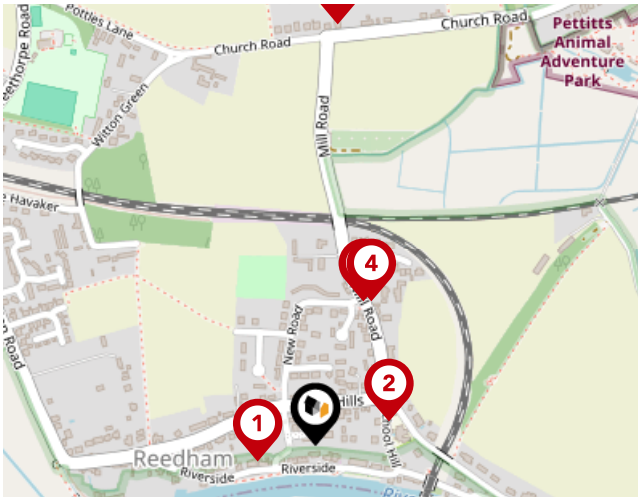


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	14.41 miles
2	Southend-on-Sea	77.81 miles
3	Cambridge	63.76 miles
4	Stansted Airport	72.24 miles

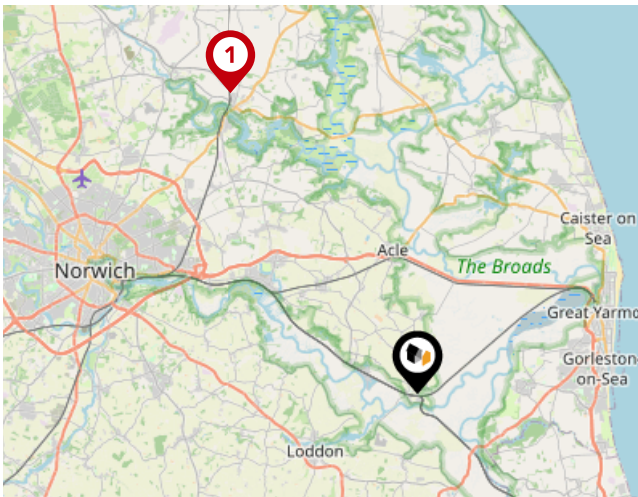
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Riverside	0.07 miles
2	School	0.09 miles
3	New Road	0.17 miles
4	Nerw Road	0.17 miles
5	Mill Road	0.48 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	12.75 miles

Avocado

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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