KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 17th March 2026

2, POND HOUSE ESTATE, SUTTON, NORWICH, NR12 9QY
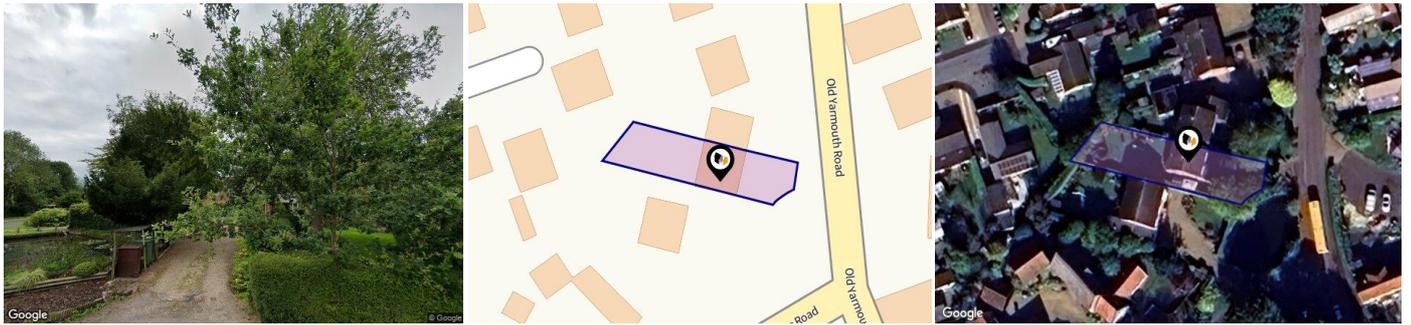
Avocado

North Norfolk
07921075935
daniel.t@avocadopropertyagents.co.uk
https://avocadopropertyagents.co.uk/

Property
Overview

Property

Type:	Detached	**Last Sold Date:**	03/08/2015
Bedrooms:	3	**Last Sold Price:**	£235,000
Floor Area:	1,108 ft^2 / 103 m^2	**Last Sold £/ft^2:**	£230
Plot Area:	0.12 acres	**Tenure:**	Freehold
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,341		
Title Number:	NK152540		
UPRN:	10034812930		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s	**80** mb/s	**-** mb/s

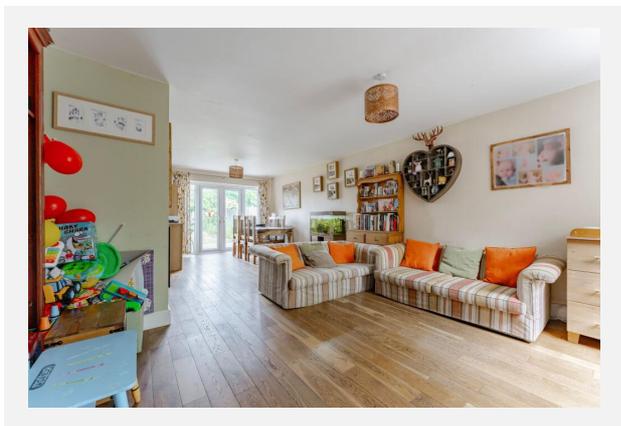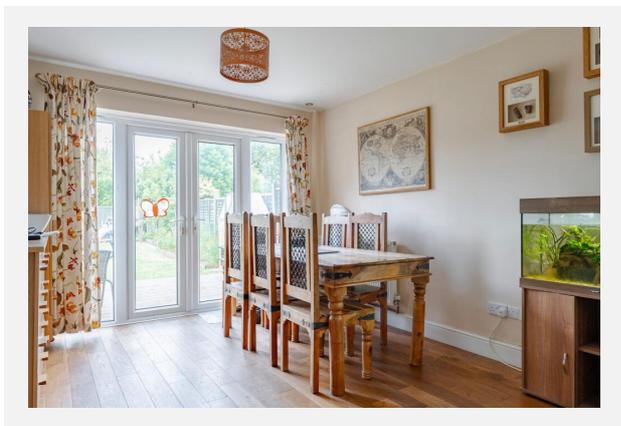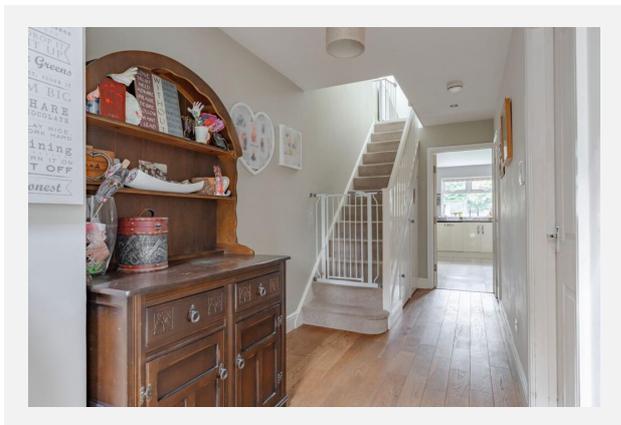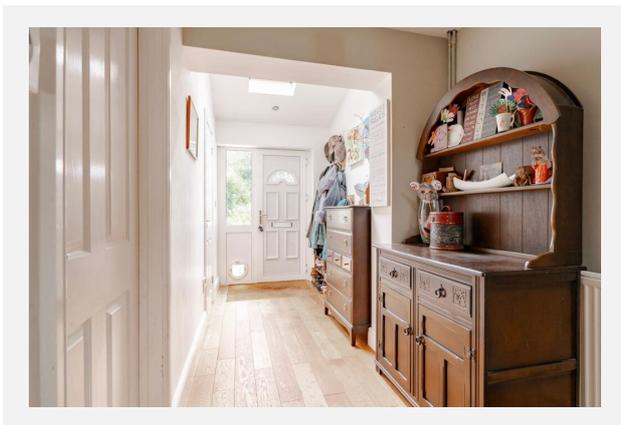**Mobile Coverage:**
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Gallery
Photos

Gallery
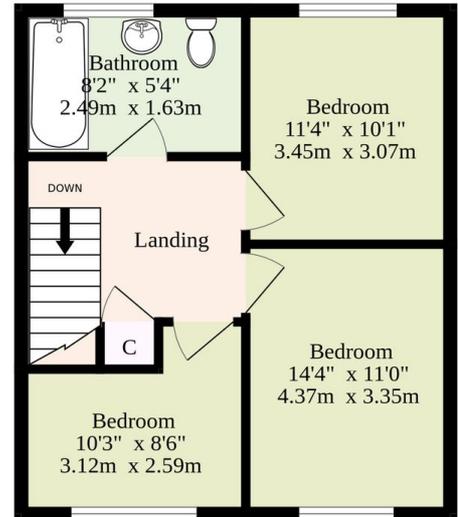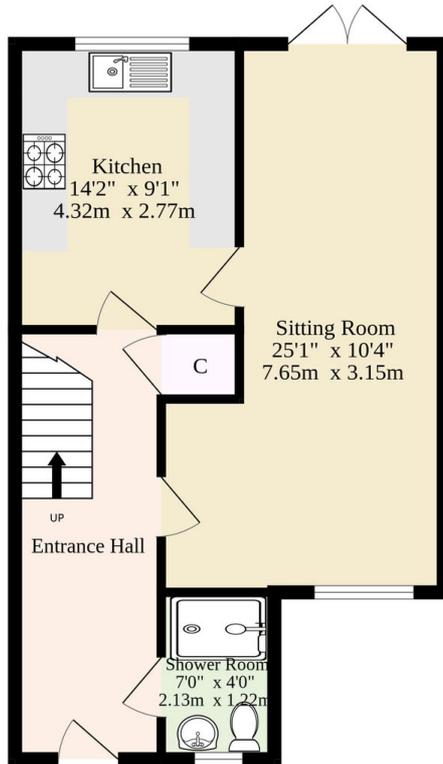## Photos

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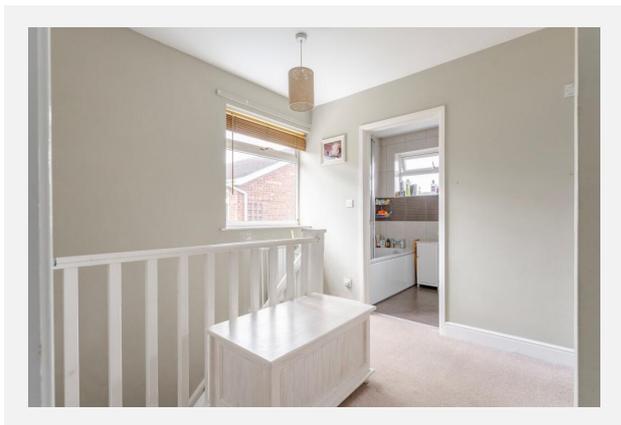
2, POND HOUSE ESTATE, SUTTON, NORWICH, NR12 9QY

Ground Floor
697 sq.ft. (64.8 sq.m.) approx.

1st Floor
480 sq.ft. (44.6 sq.m.) approx.

Garage
17'0" x 9'1"
5.18m x 2.77m

Kitchen
14'2" x 9'1"
4.32m x 2.77m

Sitting Room
25'1" x 10'4"
7.65m x 3.15m

C

Entrance Hall

UP

Shower Room
7'0" x 4'0"
2.13m x 1.22m

Bathroom
8'2" x 5'4"
2.49m x 1.63m

Bedroom
11'4" x 10'1"
3.45m x 3.07m

DOWN

Landing

C

Bedroom
14'4" x 11'0"
4.37m x 3.35m

Bedroom
10'3" x 8'6"
3.12m x 2.59m
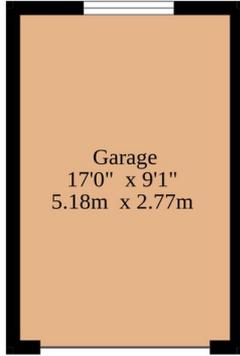
Sqft Includes The Garage

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 Pond House Estate Sutton NORWICH NR12 9QY

Energy rating

D

Valid until 24.02.2036

Certificate number
03702585452024267971

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 | C
55-68	D	64 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	103 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in NR12
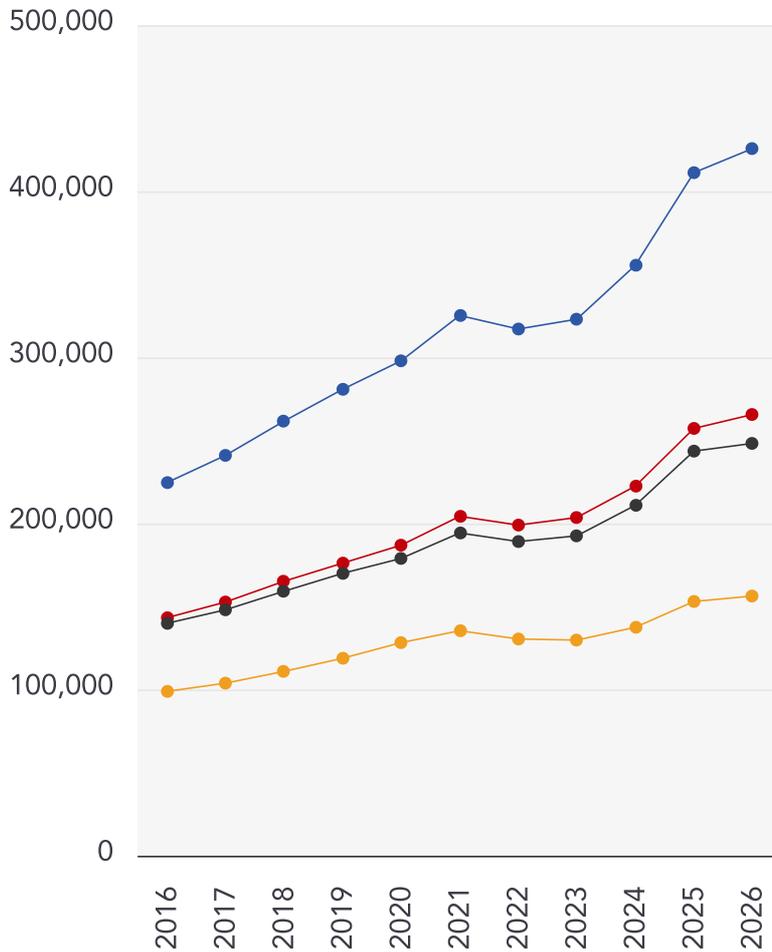
Detached	**+89.52%**
Semi-Detached	**+85.41%**
Terraced	**+77.44%**
Flat	**+58.04%**

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
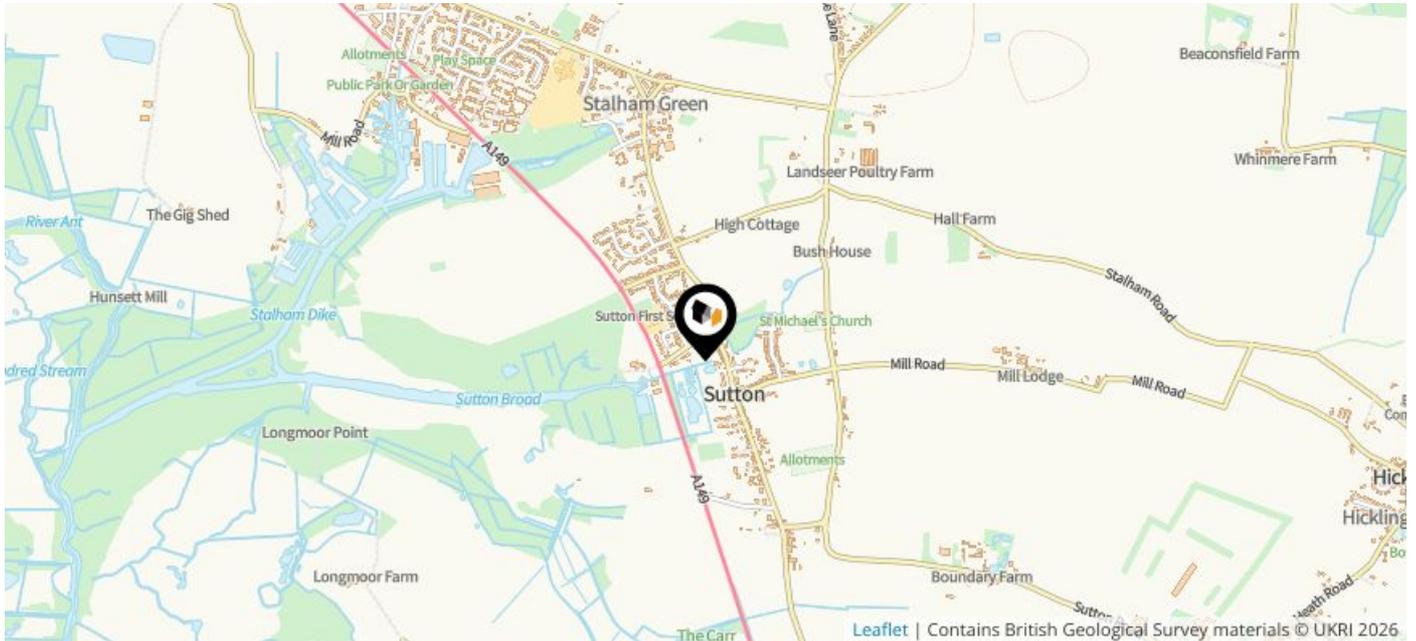
### Mine Entry

✕   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.
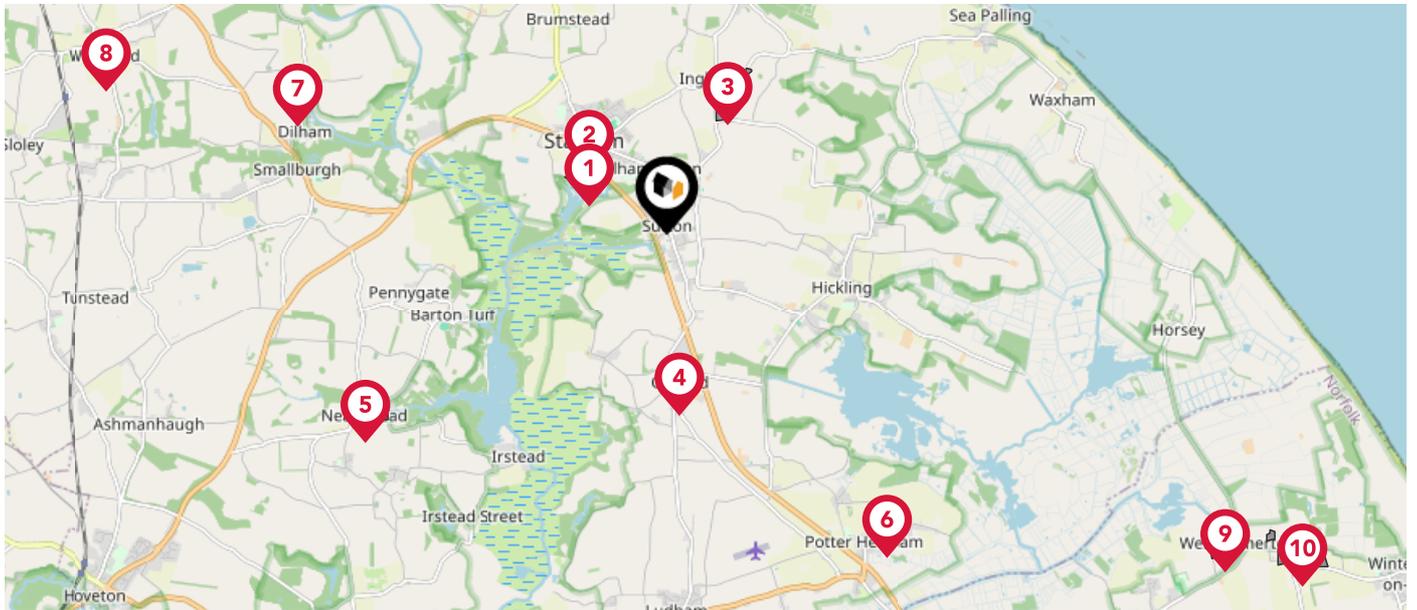

Nearby Conservation Areas	
1	Stalham Staithe
2	Stalham
3	Ingham
4	Catfield
5	Neatishead
6	Potter Heigham
7	Dilham
8	Worstead
9	West Somerton
10	East and West Somerton

Maps
Council Wards

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
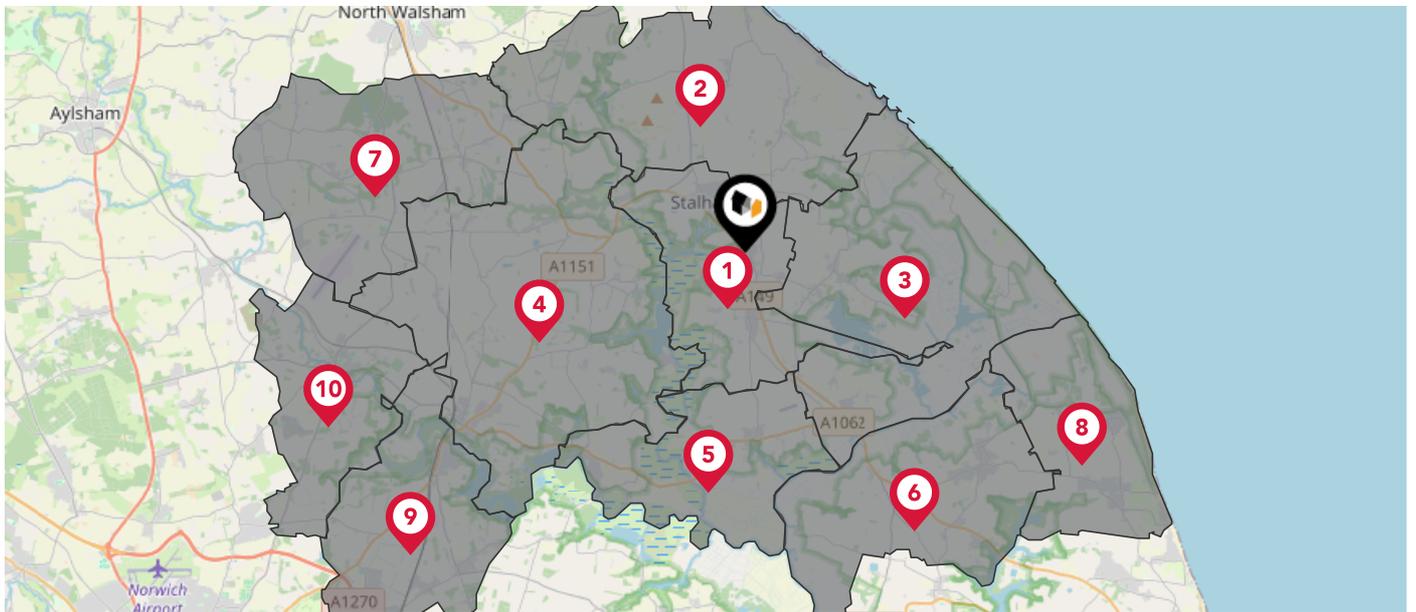
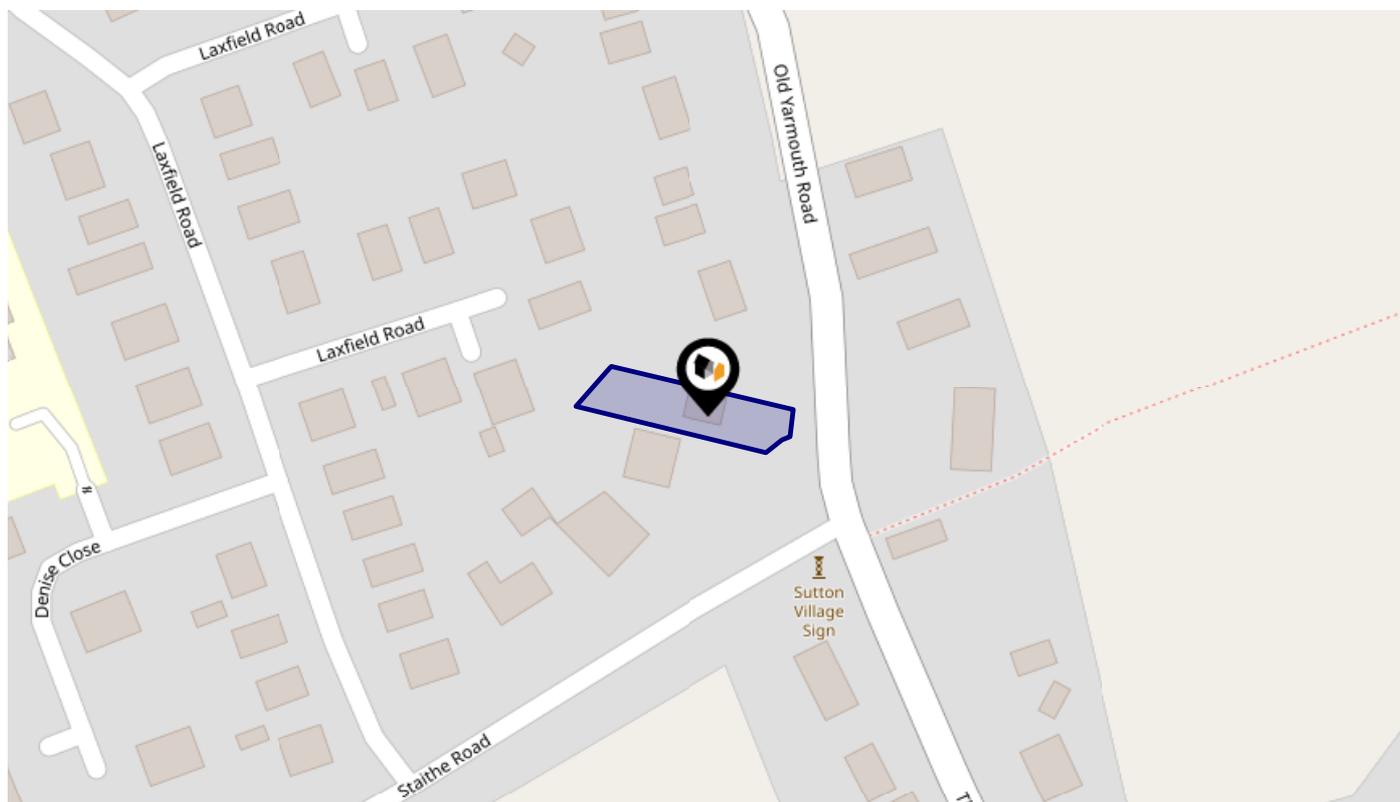| Nearby Council Wards	
1	Stalham Ward
2	Happisburgh Ward
3	Hickling Ward
4	Hoveton & Tunstead Ward
5	St. Benet's Ward
6	West Flegg Ward
7	Worstead Ward
8	East Flegg Ward
9	Wroxham Ward
10	Coltishall Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

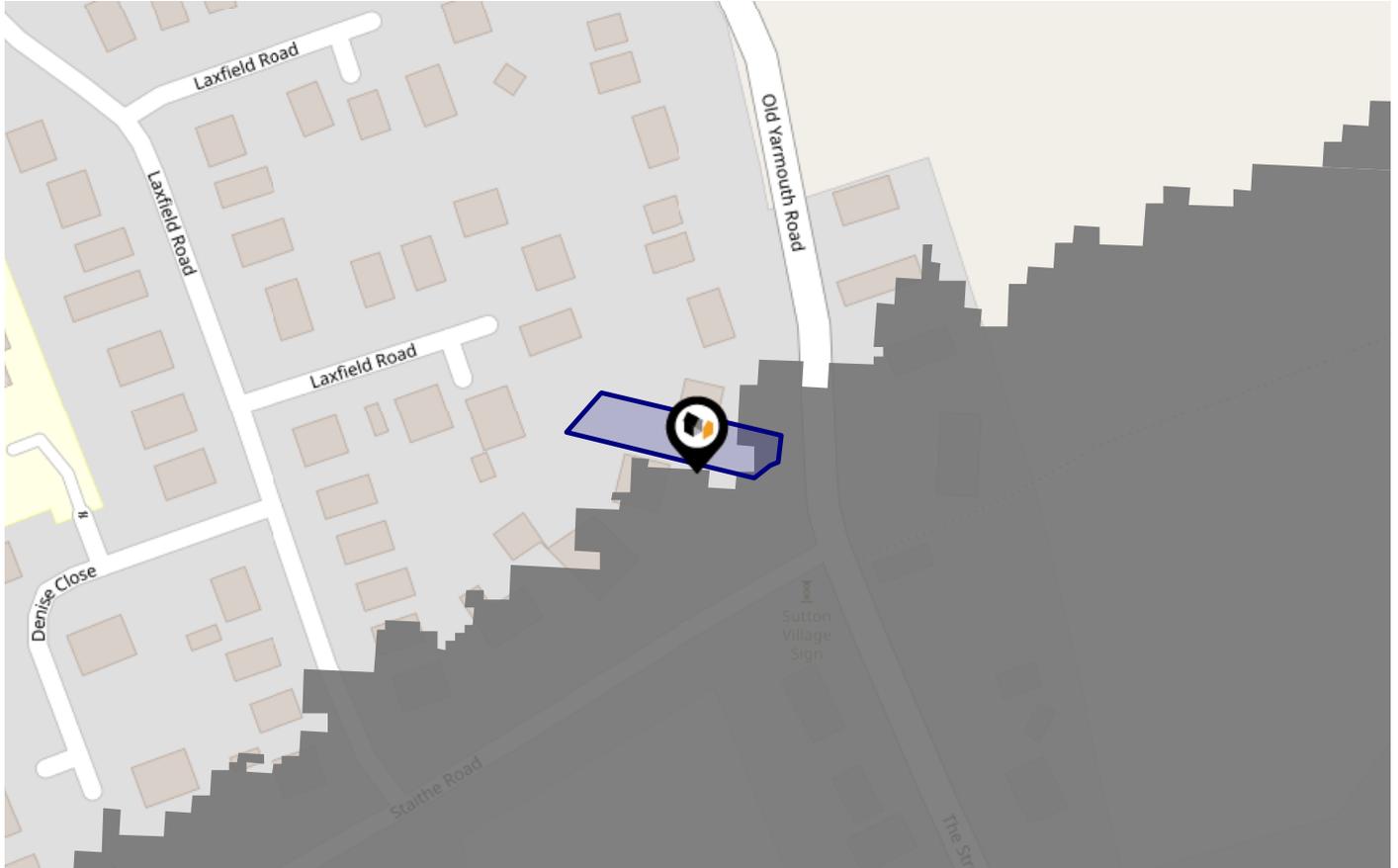The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.

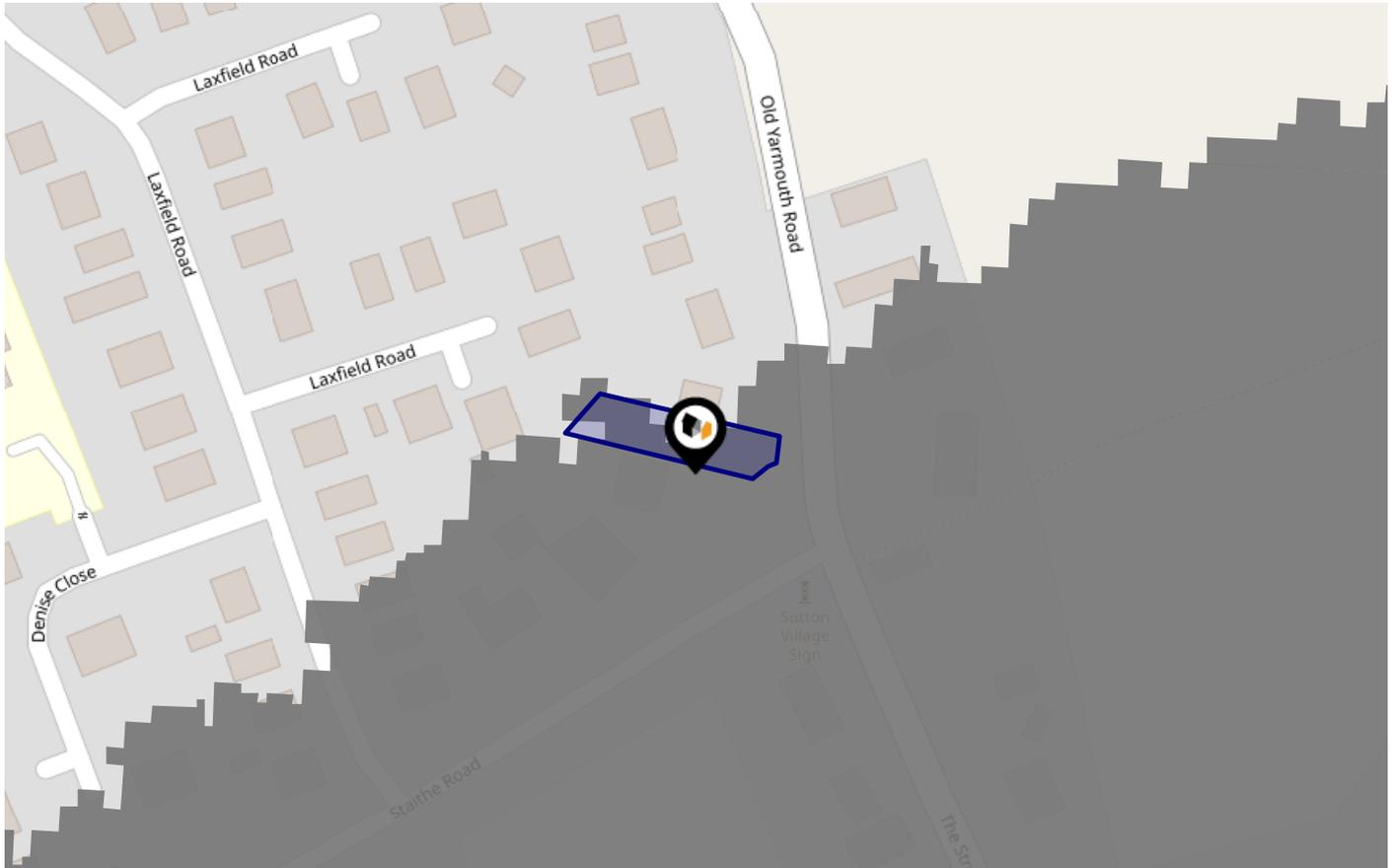Chance of flooding to the following depths at this property:

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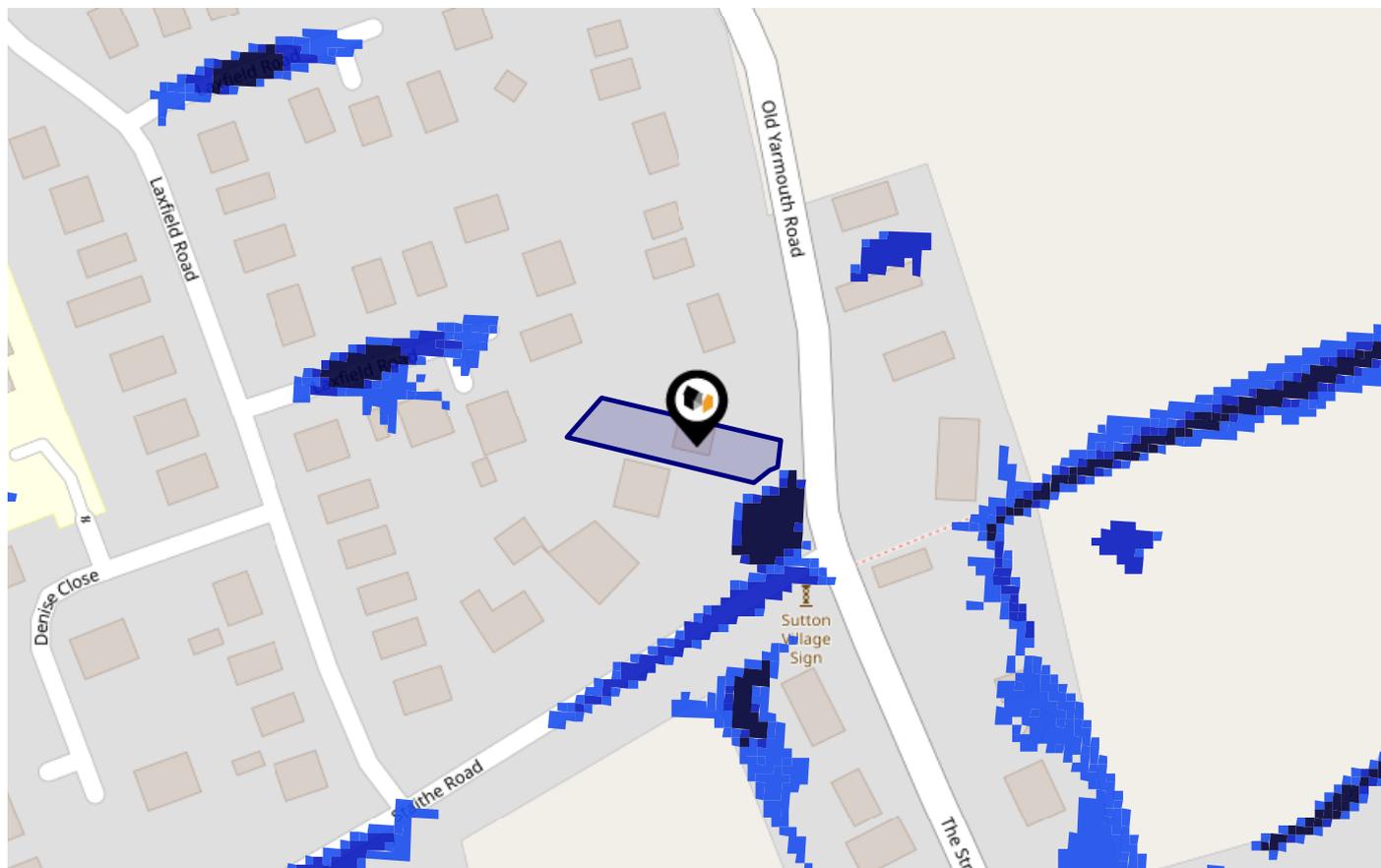- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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)				

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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.
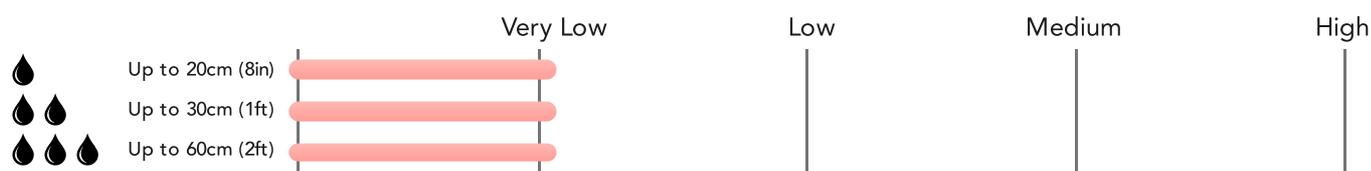

Risk Rating: Very low

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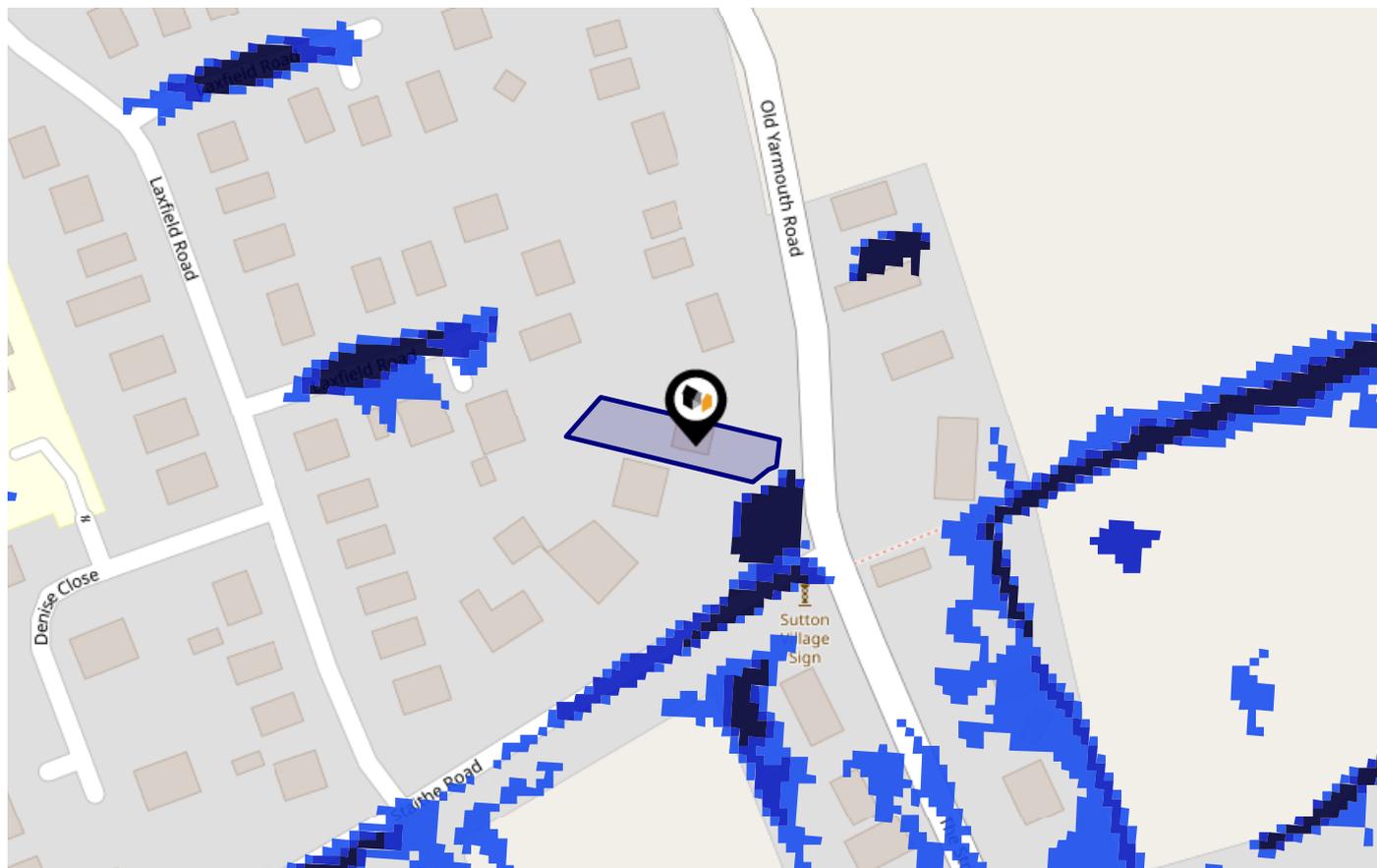**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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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.
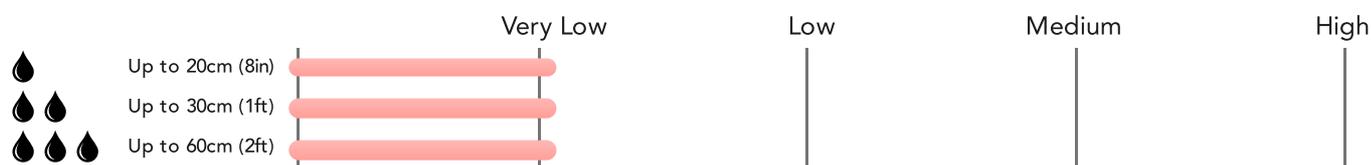

Risk Rating: Very low

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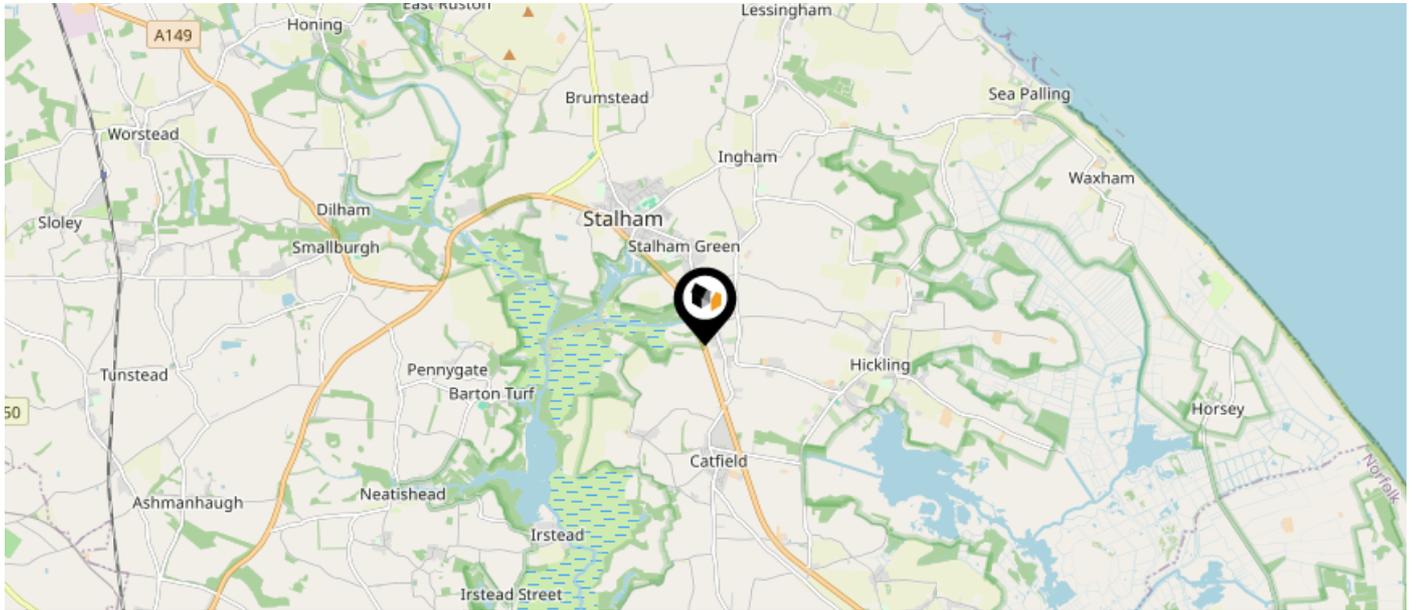
Chance of flooding to the following depths at this property:

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

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
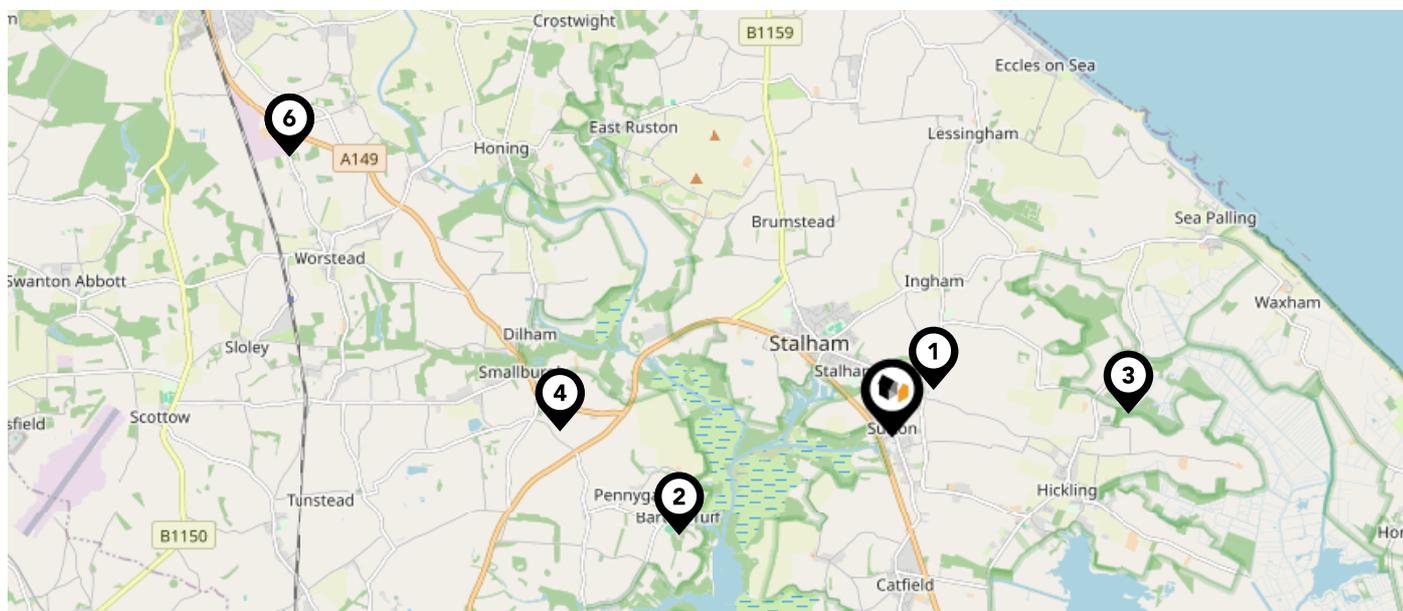
No data available.

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Maps
Landfill Sites

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 Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	
2 Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill	
3 Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	
4 Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill	
5 Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill	
6 Sandy Hills-Worstead, Norwich, Norfolk	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
1 1172607 - Church Of St Michael	Grade II	0.2 miles
2 1172624 - Stone Cottage	Grade II	0.2 miles
3 1464646 - Sutton War Memorial	Grade II	0.2 miles
4 1049327 - High Cottage	Grade II	0.3 miles
5 1172609 - Durrants Farmhouse	Grade II	0.4 miles
6 1373724 - The Homestead	Grade II	0.5 miles
7 1172601 - Walnut Cottage	Grade II	0.6 miles
8 1049366 - The Thatched Cottage	Grade II	0.6 miles
9 1172616 - Granary To Sutton Mill	Grade II	0.7 miles
10 1049367 - Barn At Stalham Hall Farm	Grade II	0.7 miles

		Nursery	Primary	Secondary	College	Private
1	**Sutton Church of England Infant Acdemy** Ofsted Rating: Good | Pupils:0 | Distance:0.11	☐	☑	☐	☐	☐
2	**Stalham Infant School and Nursery** Ofsted Rating: Good | Pupils: 87 | Distance:0.63	☐	☑	☐	☐	☐
3	**Stalham Academy** Ofsted Rating: Good | Pupils: 230 | Distance:0.63	☐	☑	☐	☐	☐
4	**Stalham High School** Ofsted Rating: Good | Pupils: 482 | Distance:1.01	☐	☐	☑	☐	☐
5	**Hickling CofE Infants Academy** Ofsted Rating: Good | Pupils:0 | Distance:1.66	☐	☑	☐	☐	☐
6	**Catfield CofE Primary Academy** Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.73	☐	☑	☐	☐	☐
7	**The Stables Independent School** Ofsted Rating: Good | Pupils: 18 | Distance:2.39	☐	☐	☑	☐	☐
8	**All Saints School** Ofsted Rating: Good | Pupils: 73 | Distance:2.72	☐	☐	☑	☐	☐

Area
Schools
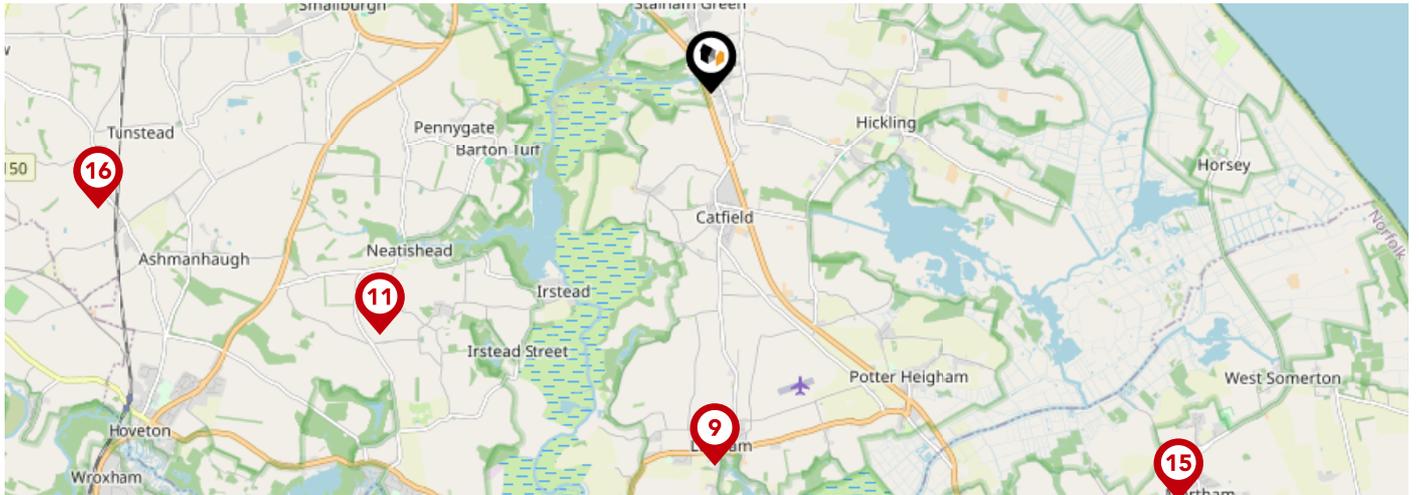
		Nursery	Primary	Secondary	College	Private
9	**Ludham Primary School and Nursery** Ofsted Rating: Good | Pupils: 105 | Distance:3.35	☐	☑	☐	☐	☐
10	**East Ruston Infant School & Nursery** Ofsted Rating: Good | Pupils: 39 | Distance:3.48	☐	☑	☐	☐	☐
11	**Neatishead Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 68 | Distance:3.66	☐	☑	☐	☐	☐
12	**Happisburgh CofE VA Primary School** Ofsted Rating: Requires improvement | Pupils: 57 | Distance:4.37	☐	☑	☐	☐	☐
13	**Horning Community Primary School** Ofsted Rating: Good | Pupils: 39 | Distance:5.05	☐	☑	☐	☐	☐
14	**Worstead Church of England Primary School** Ofsted Rating: Good | Pupils: 108 | Distance:5.24	☐	☑	☐	☐	☐
15	**Martham Academy and Nursery** Ofsted Rating: Good | Pupils: 369 | Distance:5.55	☐	☑	☐	☐	☐
16	**Tunstead Primary School** Ofsted Rating: Good | Pupils: 83 | Distance:5.57	☐	☑	☐	☐	☐
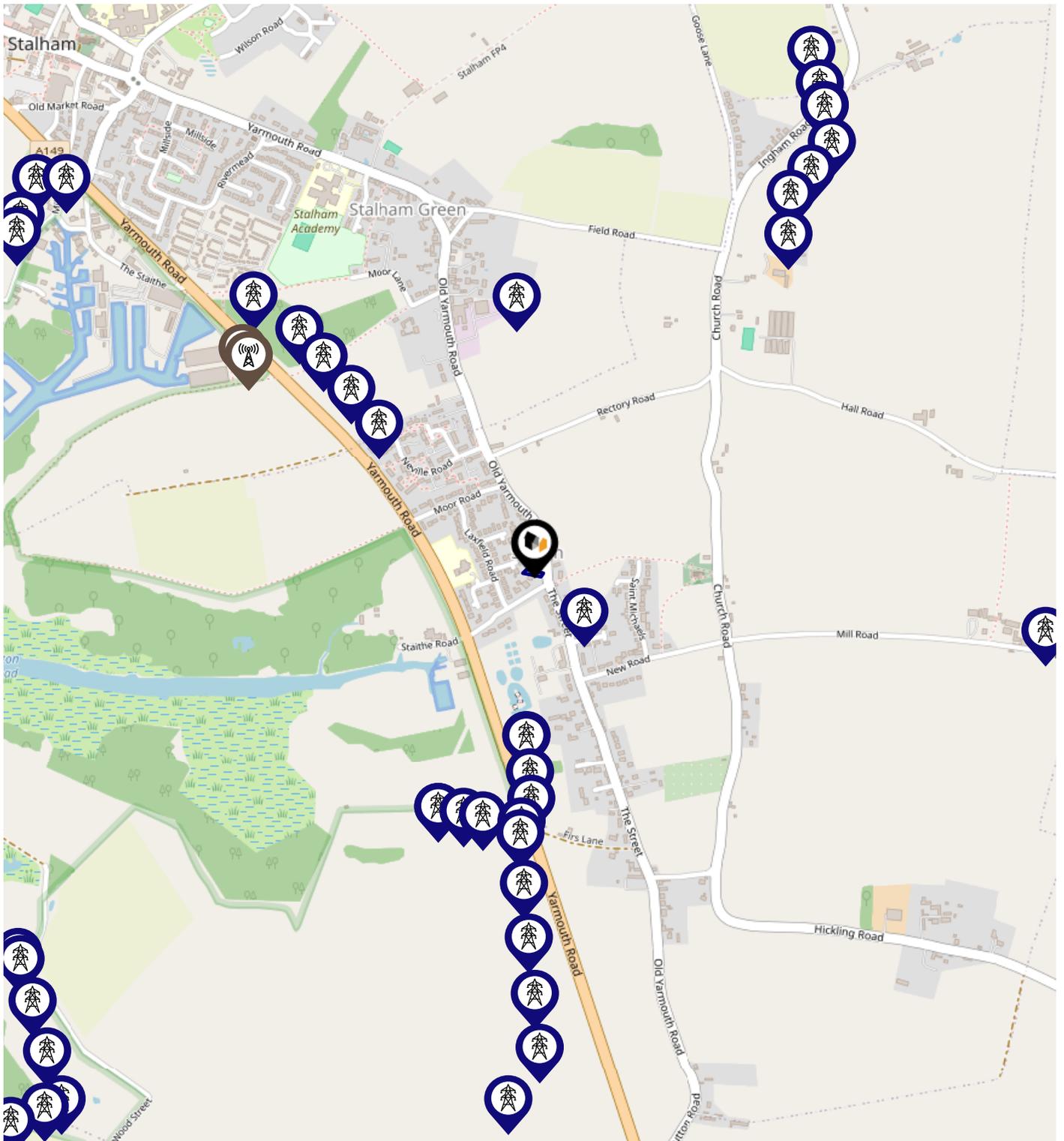
Key:

 Power Pylons

 Communication Masts

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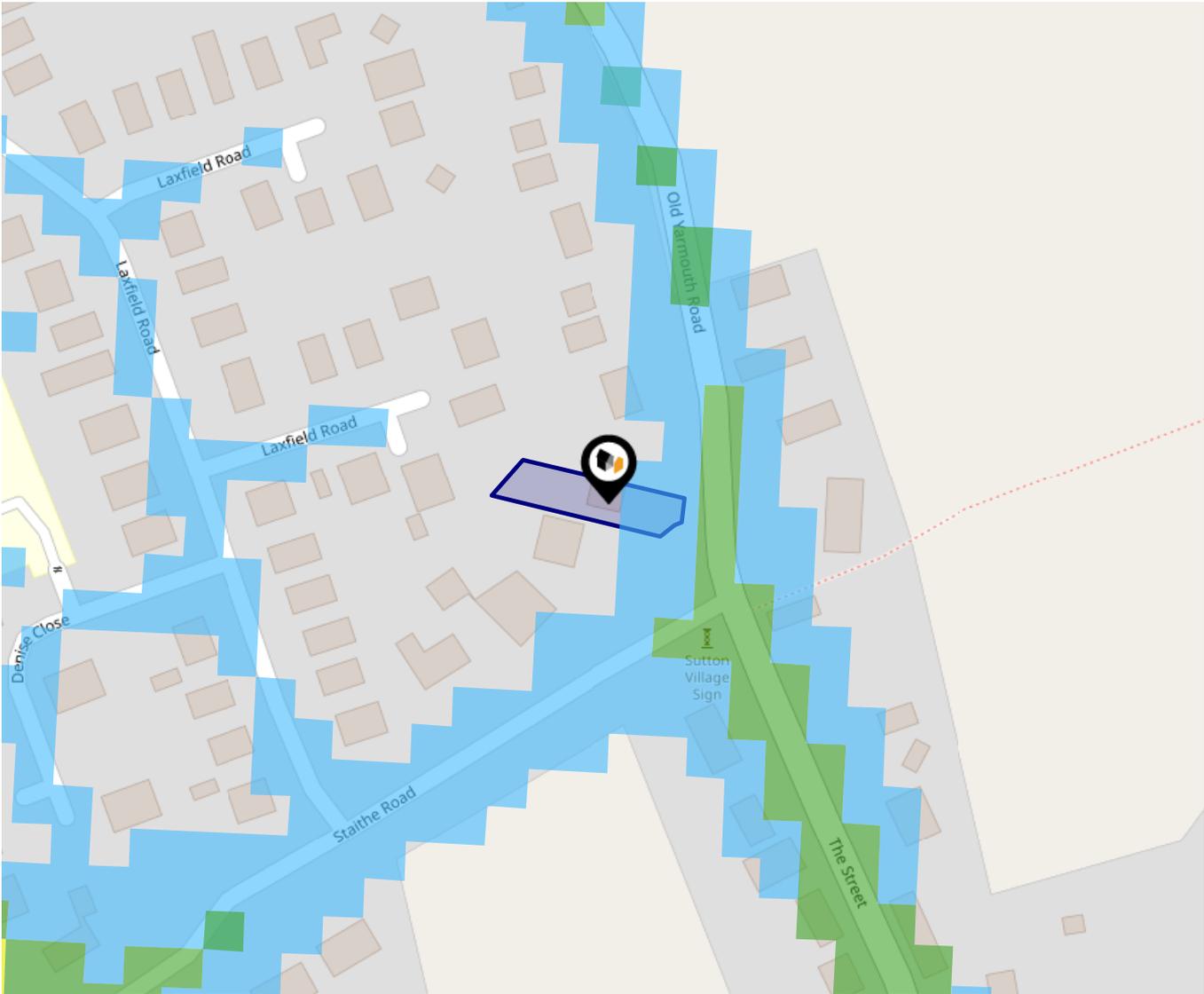
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Environment
Soils & Clay

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

Carbon Content: VARIABLE(LOW) **Soil Texture:** SILT TO SAND

Parent Material Grain: MIXED (ARGILLIC-ARENACEOUS) **Soil Depth:** DEEP

Soil Group: MEDIUM TO LIGHT(SILTY)

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

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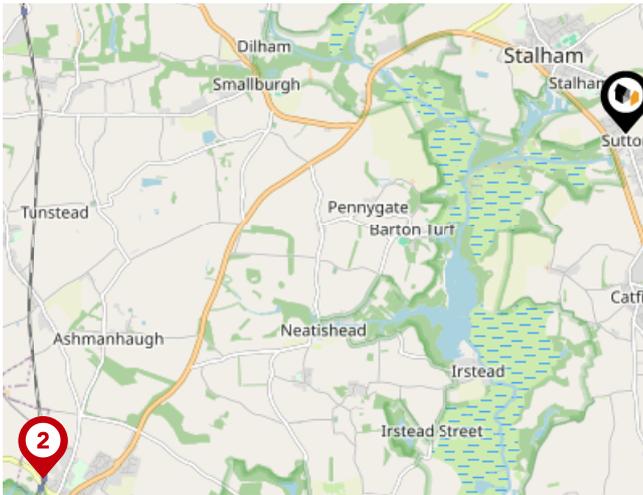
National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	5.5 miles
2	Hoveton & Wroxham Rail Station	6.07 miles
3	North Walsham Rail Station	7.33 miles
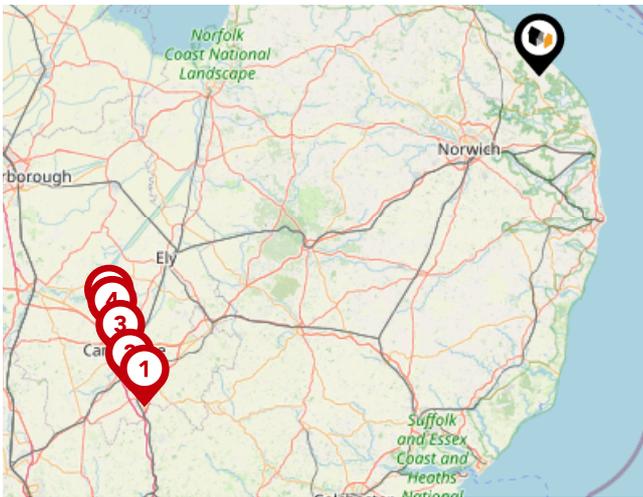
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.47 miles
2	M11 J10	74.53 miles
3	M11 J11	73.15 miles
4	M11 J13	72.06 miles
5	M11 J14	71.65 miles

Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.37 miles
2	Southend-on-Sea	89.62 miles
3	Cambridge	68.86 miles
4	Stansted Airport	80.7 miles

Area
Transport (Local)
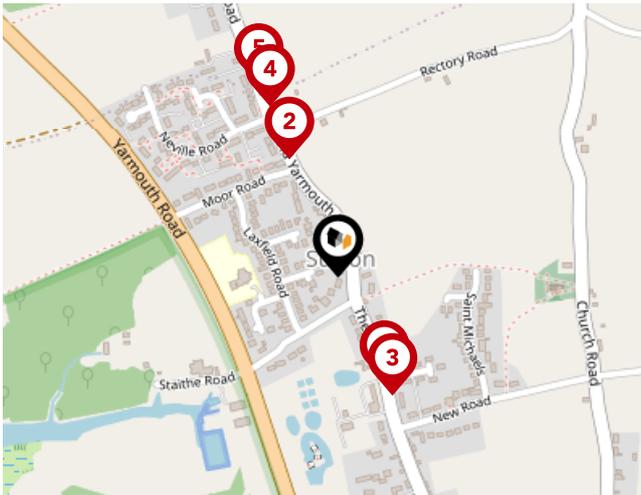
Bus Stops/Stations

Pin	Name	Distance
1	Elmhurst Avenue	0.13 miles
2	Moor Road	0.14 miles
3	Elmhurst Avenue	0.15 miles
4	Neville Road	0.21 miles
5	Neville Road	0.23 miles
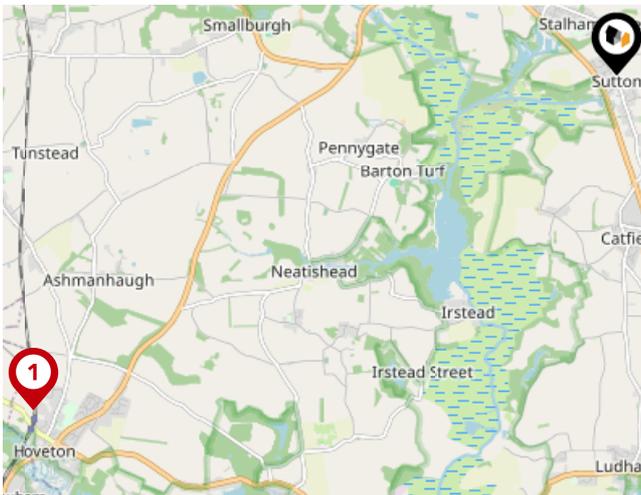
Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	6.01 miles

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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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daniel.t@avocadopropertyagents.co.uk
https://avocadopropertyagents.co.uk/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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