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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th September 2026



52, OSTEND ROAD, WALCOTT, NORWICH, NR12 0NE

Avocado

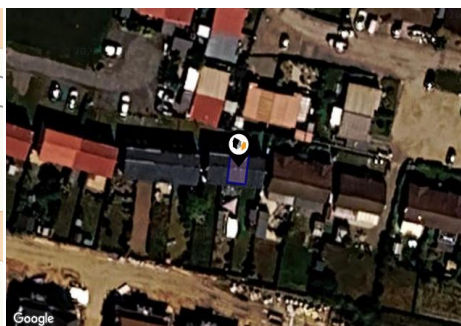
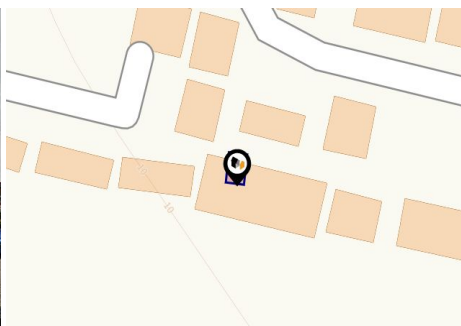
North Norfolk

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.01 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,640
Title Number:	NK152915
UPRN:	100091333657
Restrictive Covenants:	No

Last Sold Date:	18/12/2019
Last Sold Price:	£90,000
Last Sold £/ft ² :	£152
Tenure:	Freehold

Local Area

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

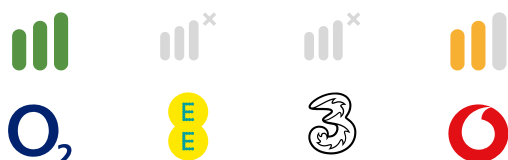
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	76 mb/s	- mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

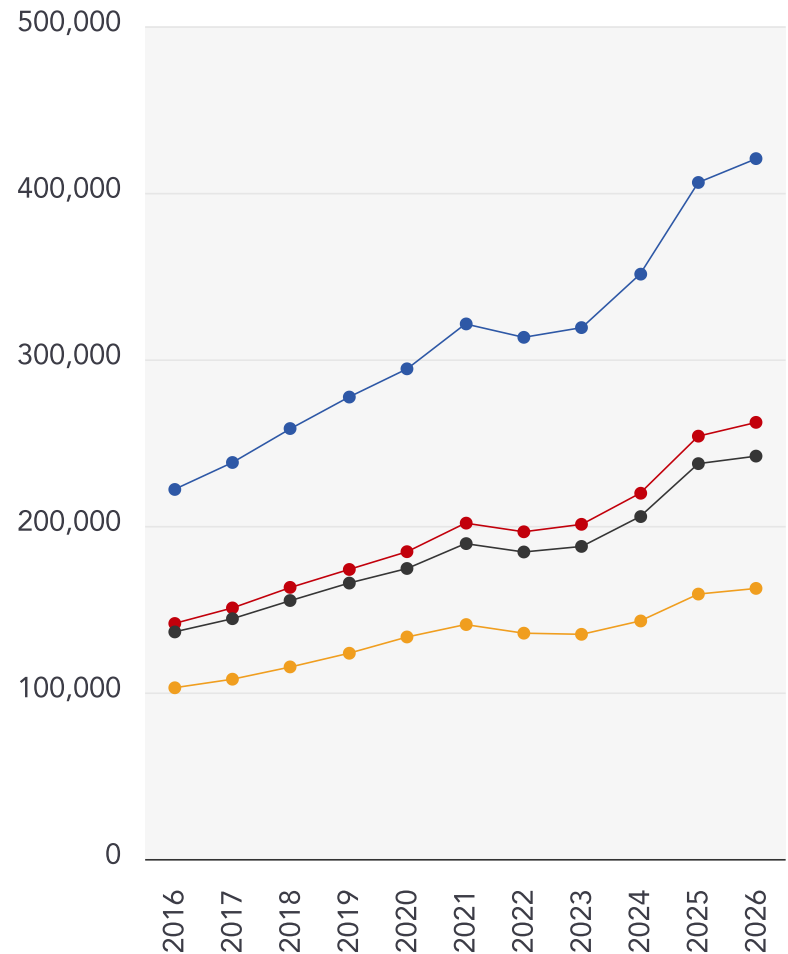


52, Coastline Village, Ostend Road, NR12 0NE		Energy rating E	
Valid until 10.07.2028		Certificate number 0781-3036-5204-9424-7204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

10 Year History of Average House Prices by Property Type in NR12



Detached

+89.52%

Semi-Detached

+85.41%

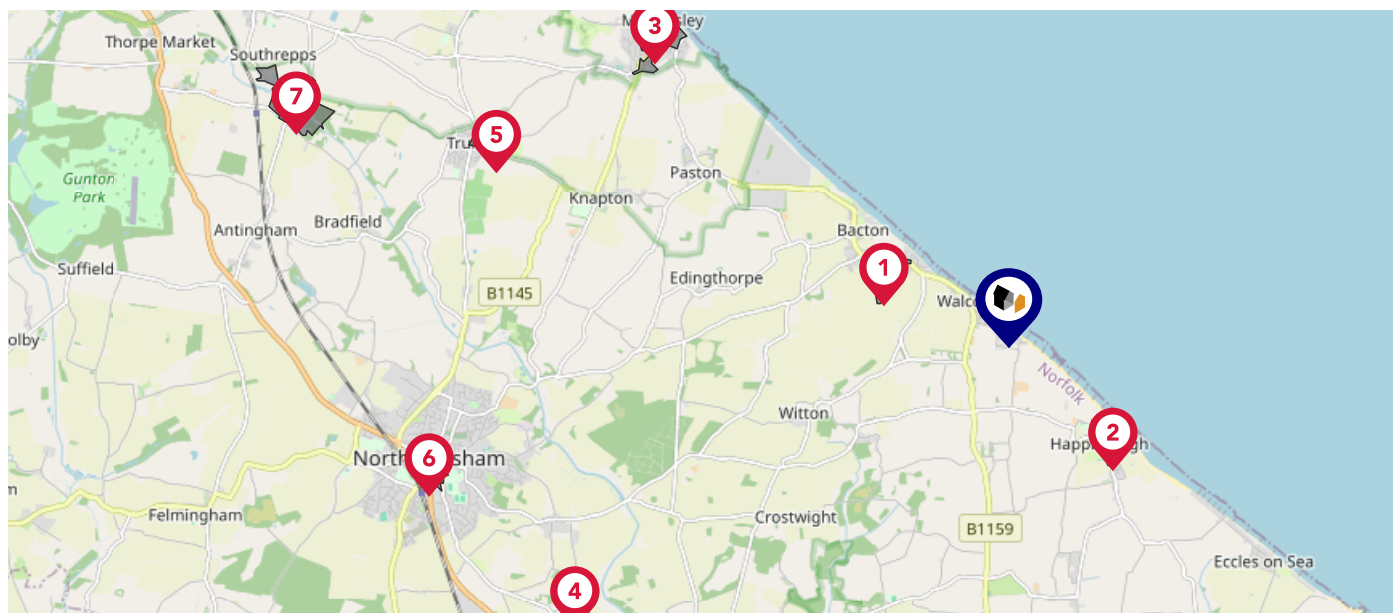
Terraced

+77.44%

Flat

+58.04%

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



Bacton



Happisburgh



Mundesley



Worstead Meeting Hill



Trunch

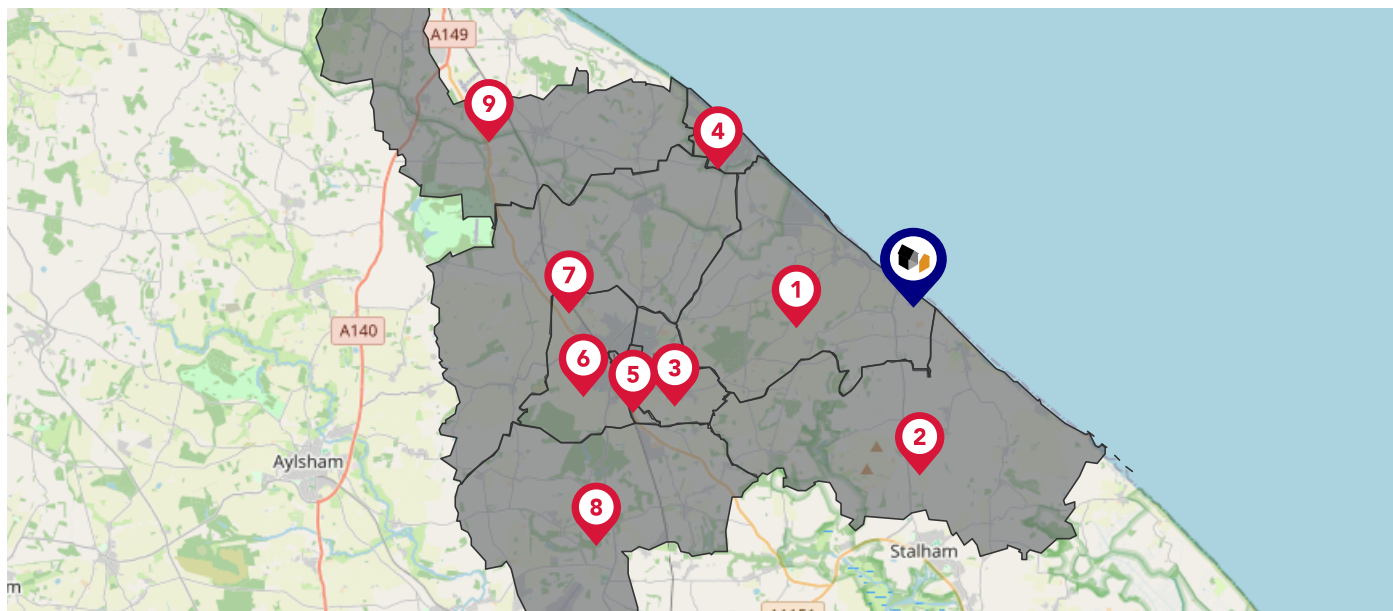


North Walsham



Southrepps (Lower)

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



Bacton Ward



Happisburgh Ward



North Walsham East Ward



Mundesley Ward



North Walsham Market Cross Ward



North Walsham West Ward



Trunch Ward



Worstead Ward

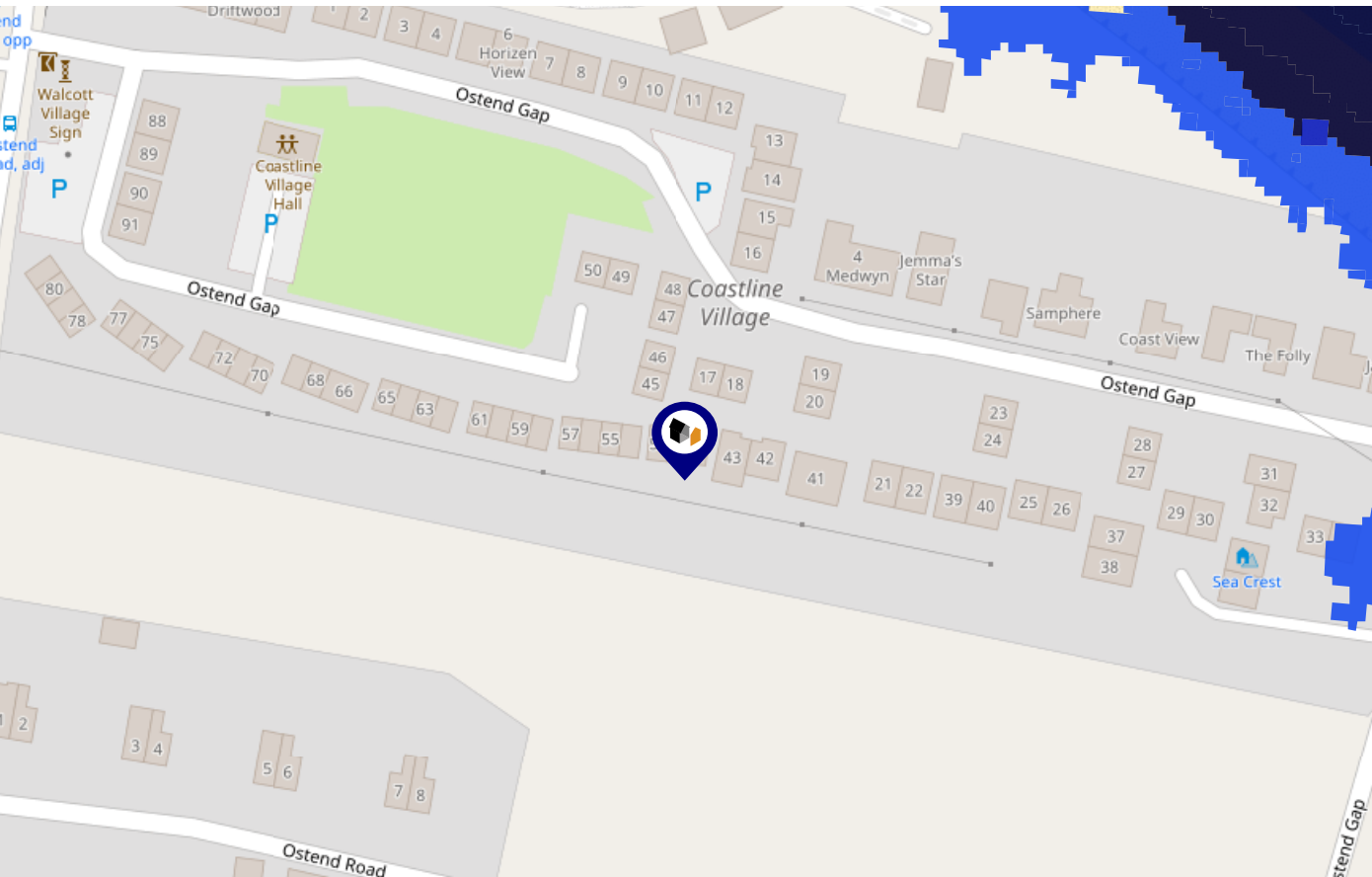


Roughton Ward

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.

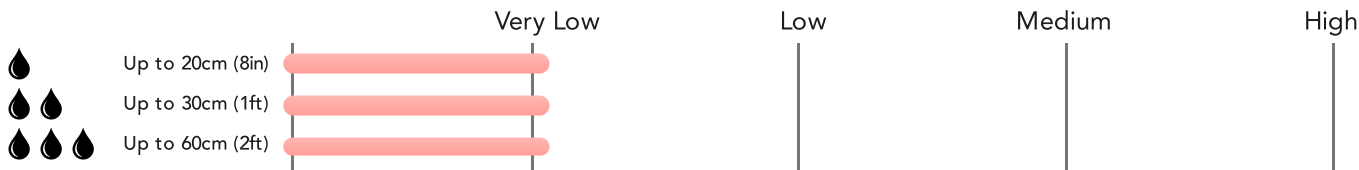


Risk Rating: Very low

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.

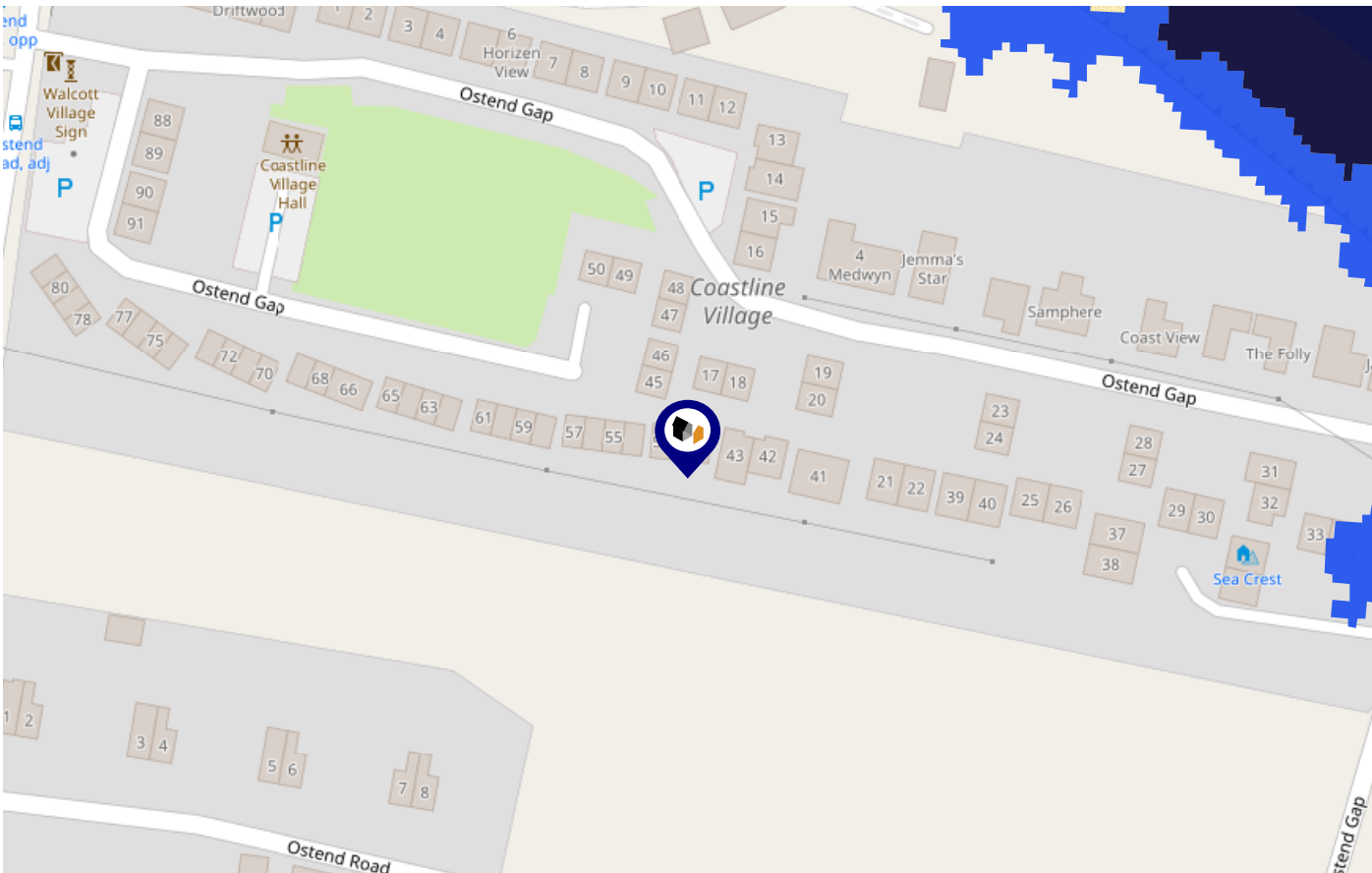
Chance of flooding to the following depths at this property:



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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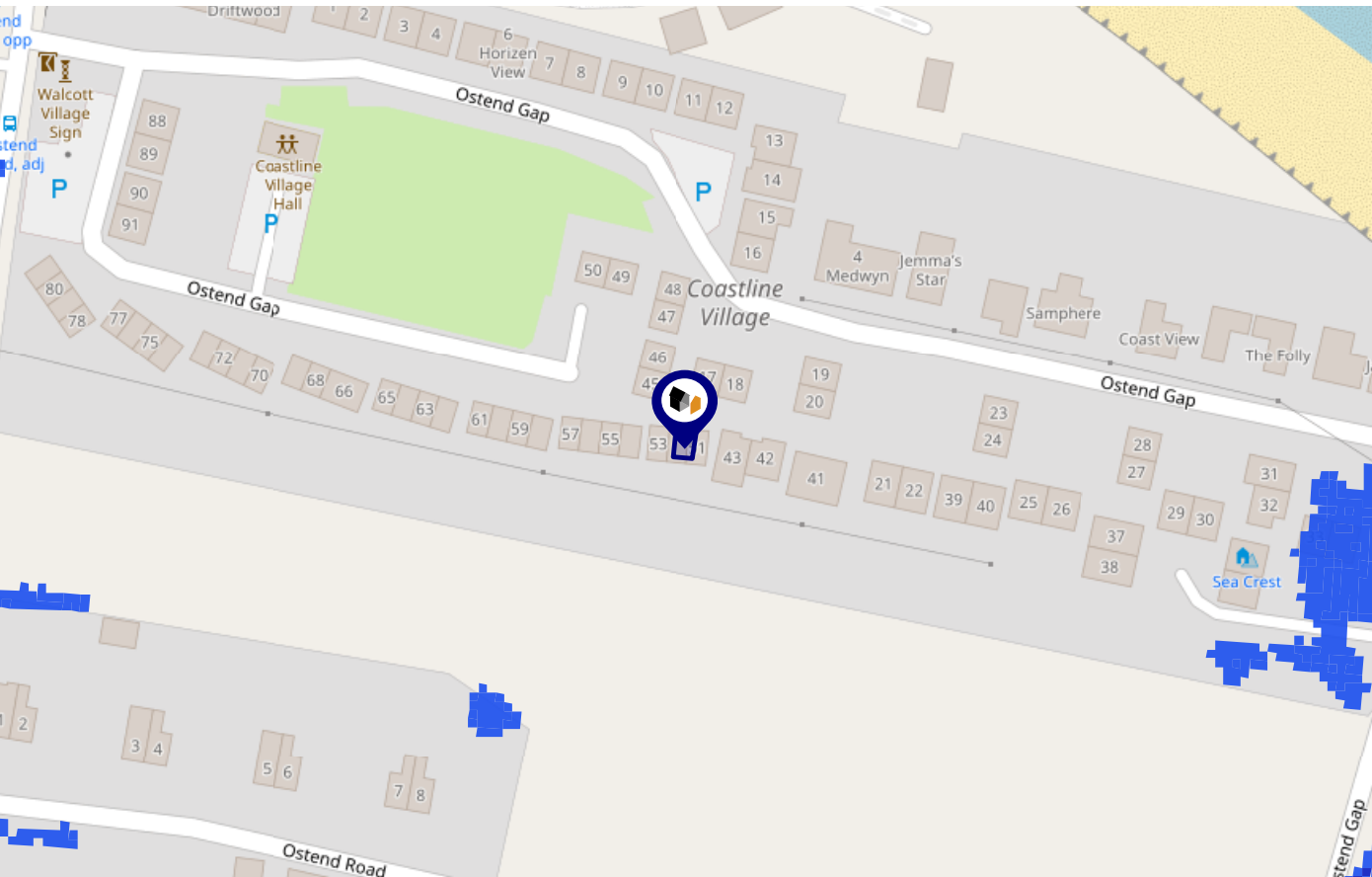
Chance of flooding to the following depths at this property:



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.

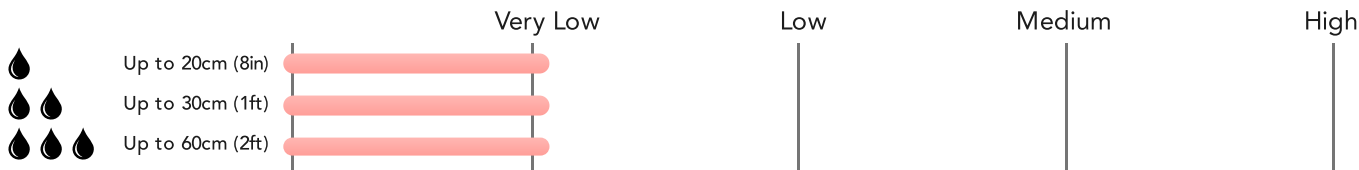


Risk Rating: Very low

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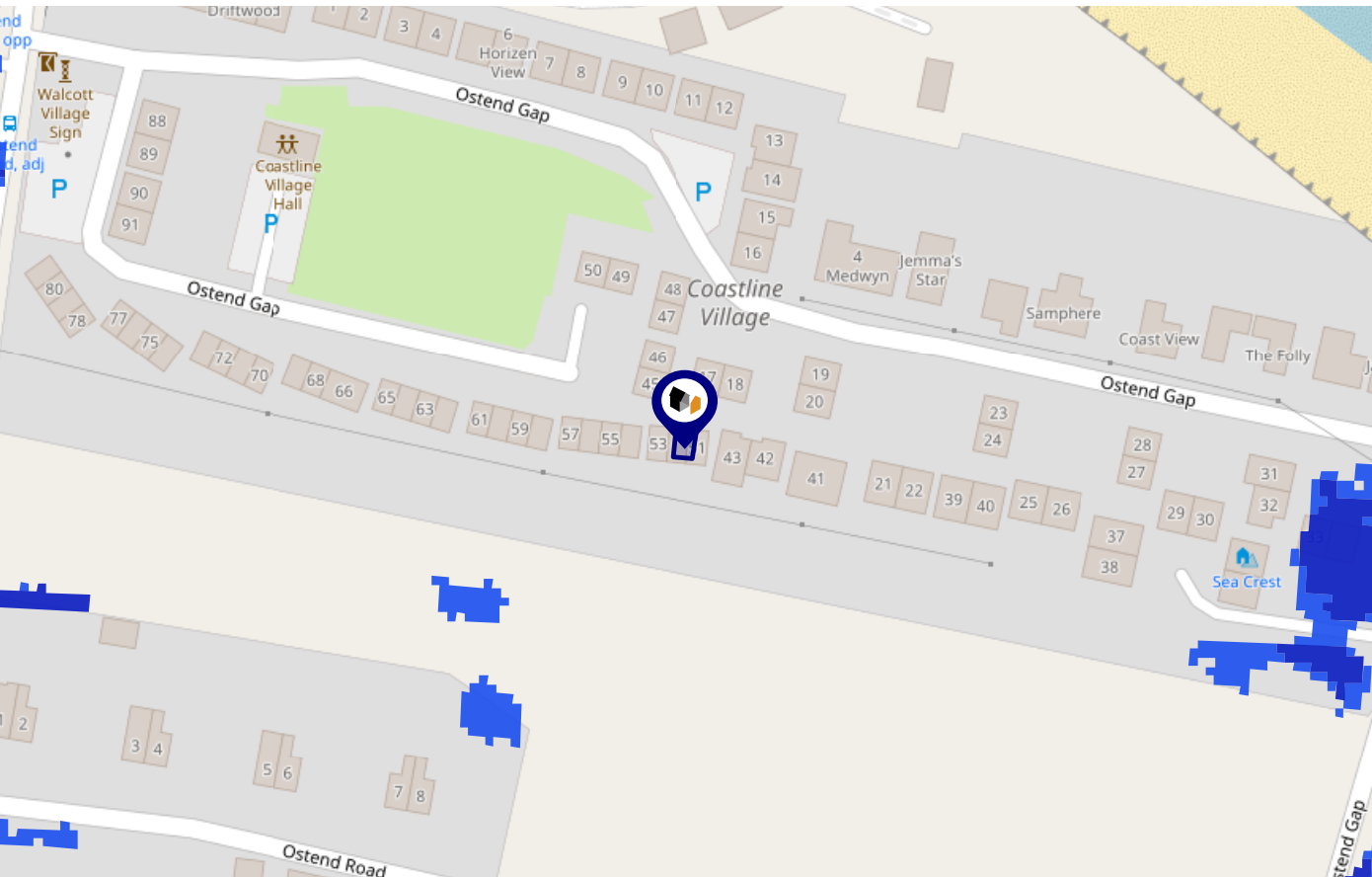


Flood Risk

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.

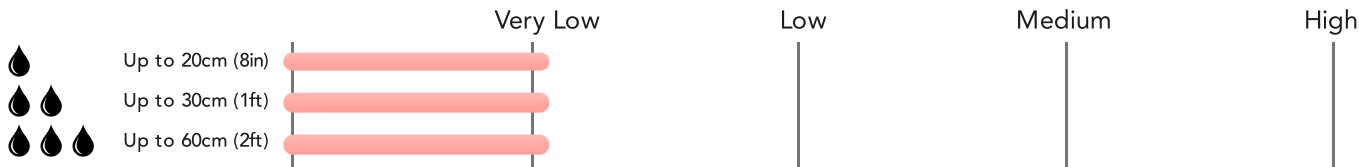


Risk Rating: Very low

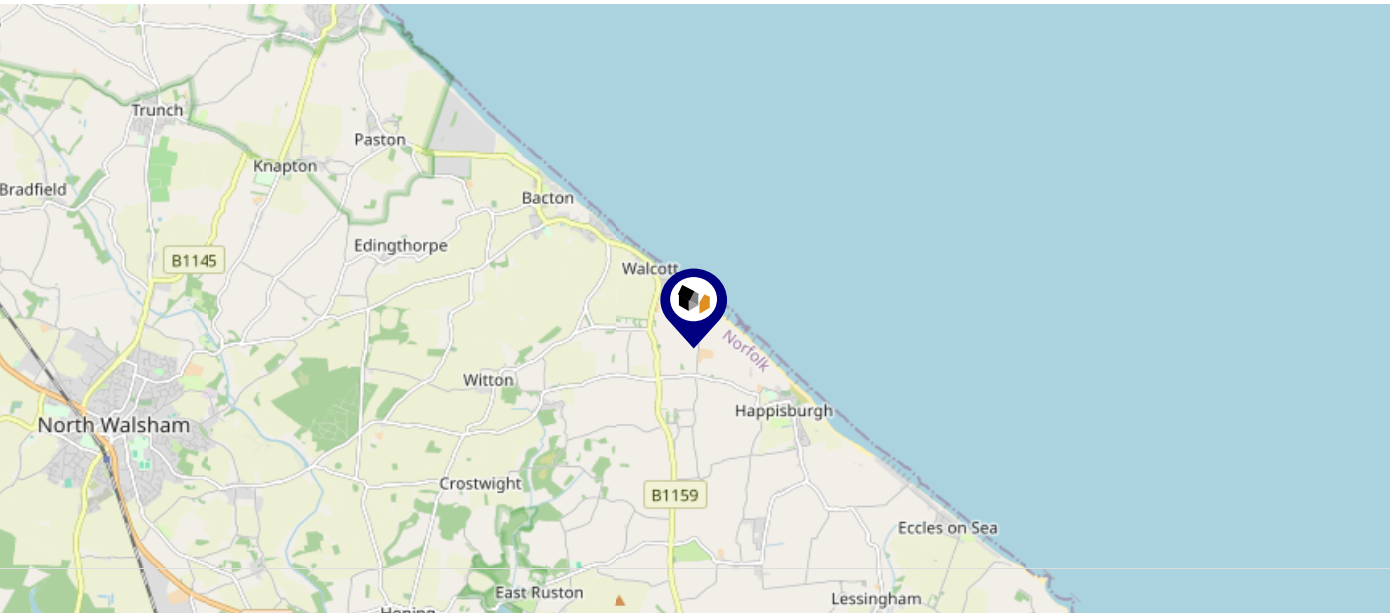
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Chance of flooding to the following depths at this property:



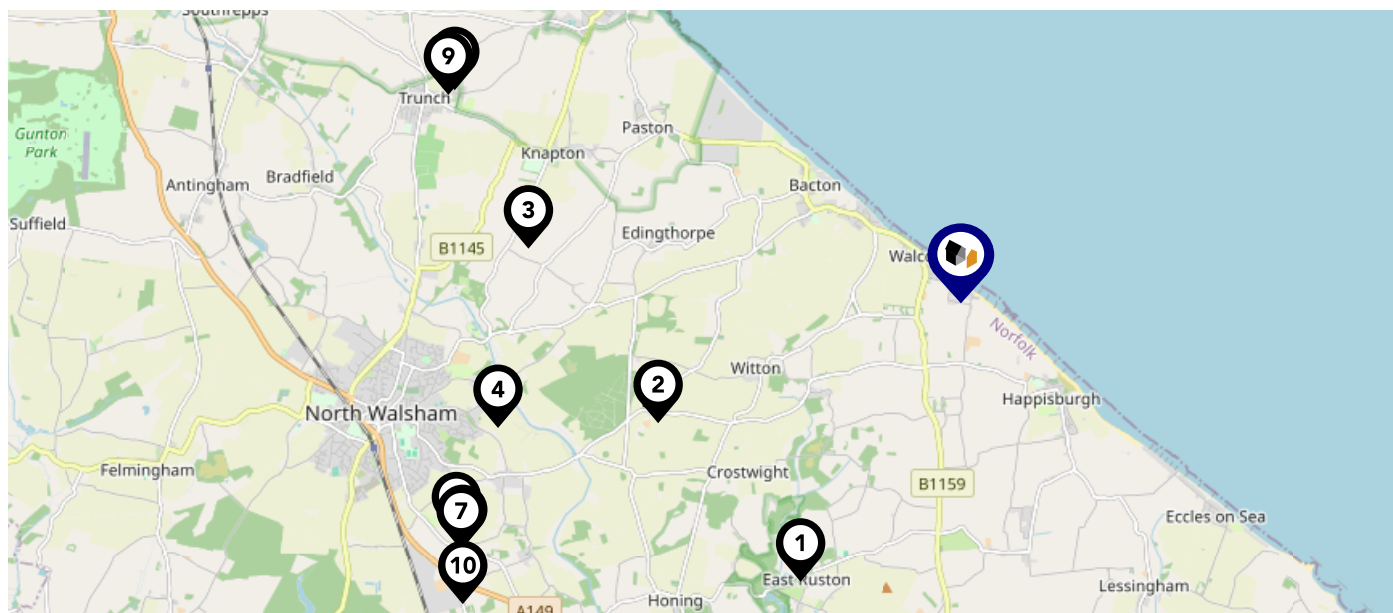
This map displays nearby areas that have been designated as Green Belt...



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.



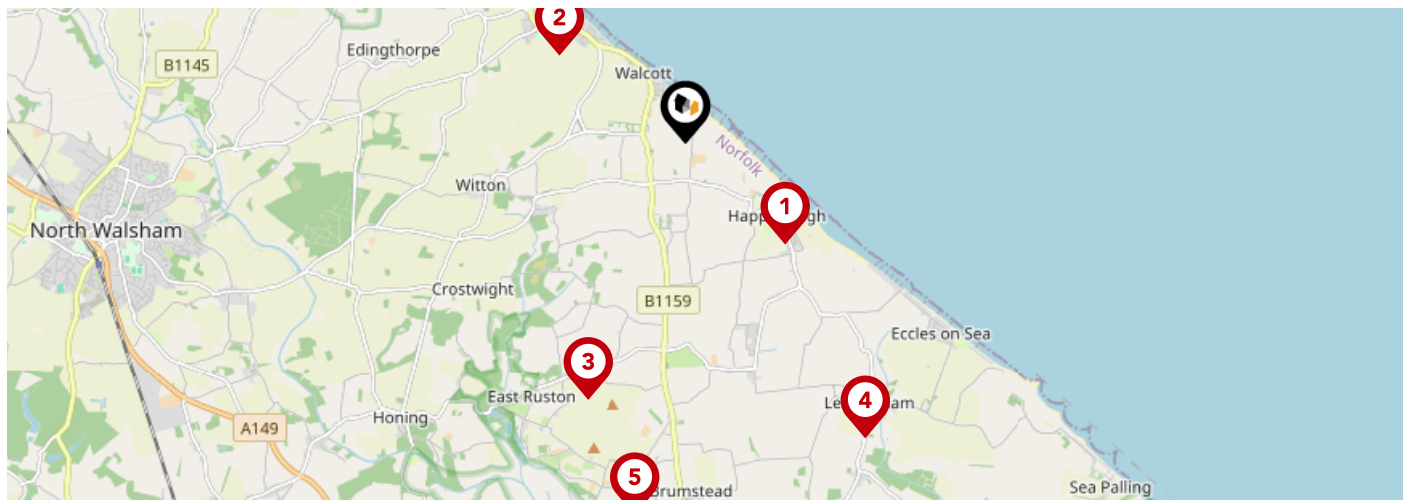
Nearby Landfill Sites

1	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill	
2	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill	
3	Railway Cutting running under Hall Lane-Hall Lane, Knapton	Historic Landfill	
4	Anchor Road-Spa Common, North Walsham	Historic Landfill	
5	EA/EPR/VP3699NX/V004	Active Landfill	
6	White Horse Common-Off Field Lane, Old Yarmouth Road, North Walsham, Norfolk	Historic Landfill	
7	Field No. 788(part)-North Walsham, Norfolk	Historic Landfill	
8	Brick Kiln Road-Trunch	Historic Landfill	
9	Brick Kiln Road-Brick Kiln Road, Trunch	Historic Landfill	
10	Refuse Tip West of Sandyhill Farm-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
	1049984 - Malthouse Farmhouse	Grade II	0.3 miles
	1169916 - Church Of All Saints	Grade I	0.5 miles
	1049146 - Bromholm Priory: North Gatehouse And Attached Precinct Wall	Grade II	1.2 miles
	1373815 - Bromholm Priory Ruins	Grade I	1.2 miles
	1434160 - Pillbox At Bromholm Priory	Grade II	1.3 miles
	1306134 - The Willows	Grade II	1.4 miles

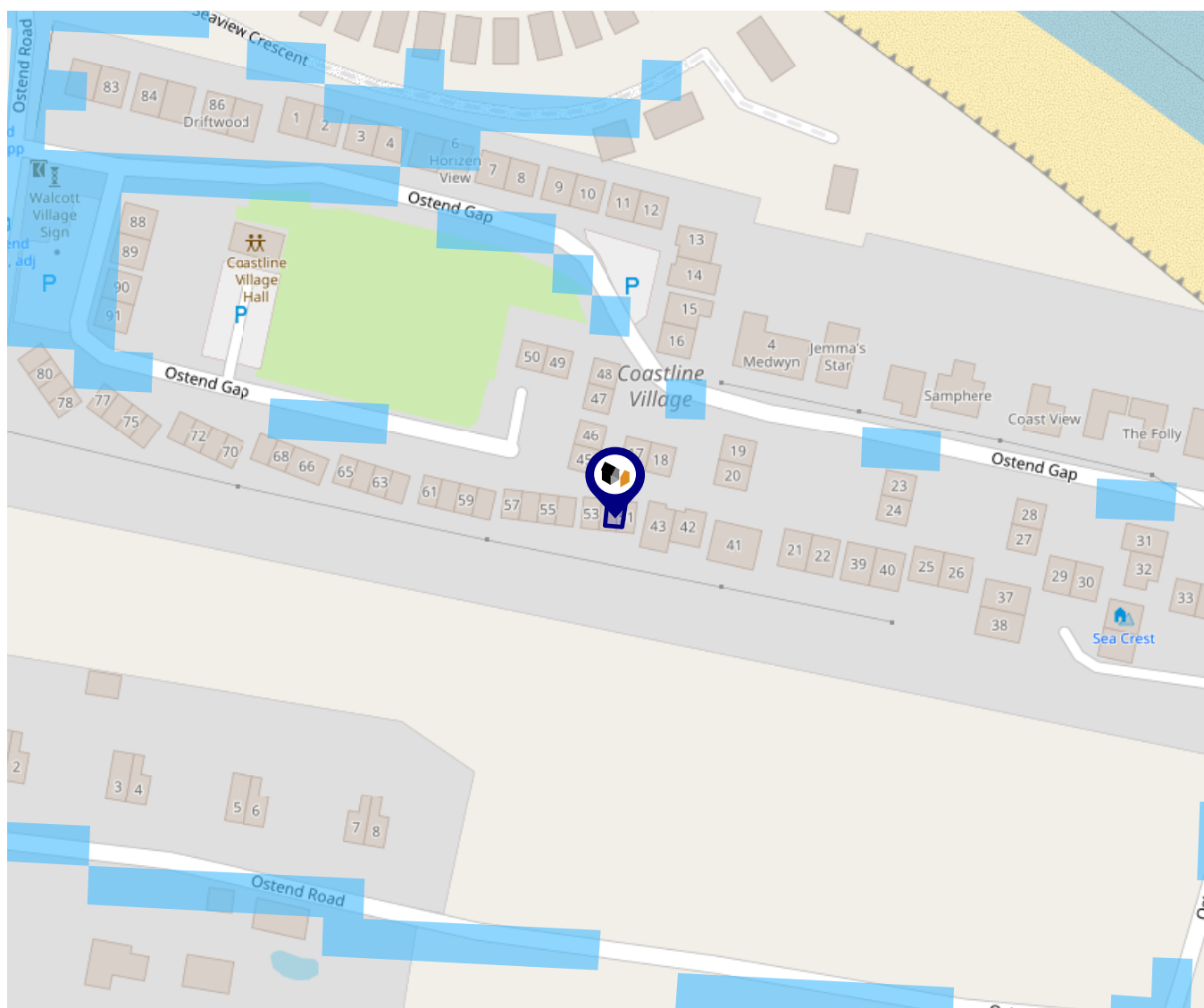


		Nursery	Primary	Secondary	College	Private
1	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:1.27	☐	☒	☐	☐	☐
2	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:1.38	☐	☒	☐	☐	☐
3	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:2.45	☐	☒	☐	☐	☐
4	All Saints School Ofsted Rating: Good Pupils: 73 Distance:3.09	☐	☐	☒	☐	☐
5	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:3.36	☐	☐	☒	☐	☐
6	Mundesley Infant School Ofsted Rating: Good Pupils: 80 Distance:4.16	☐	☒	☐	☐	☐
7	Mundesley Junior School Ofsted Rating: Good Pupils: 98 Distance:4.16	☐	☒	☐	☐	☐
8	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:4.49	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:4.74	☐	☒	☐	☐	☐
	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:4.74	☐	☒	☐	☐	☐
	North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:4.9	☐	☒	☐	☐	☐
	North Walsham Junior School Ofsted Rating: Good Pupils: 289 Distance:4.94	☐	☒	☐	☐	☐
	North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:5.06	☐	☐	☒	☐	☐
	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:5.33	☐	☒	☐	☐	☐
	Visiting Teacher Service North Ofsted Rating: Not Rated Pupils:0 Distance:5.34	☐	☐	☒	☐	☐
	Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:5.35	☐	☒	☐	☐	☐

Local Area Road Noise

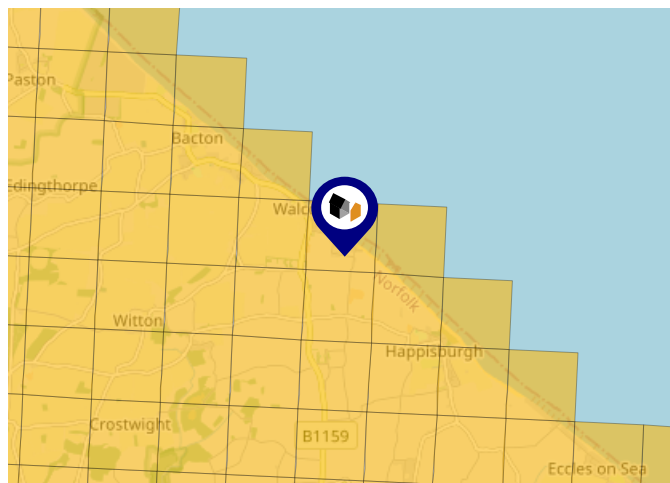


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

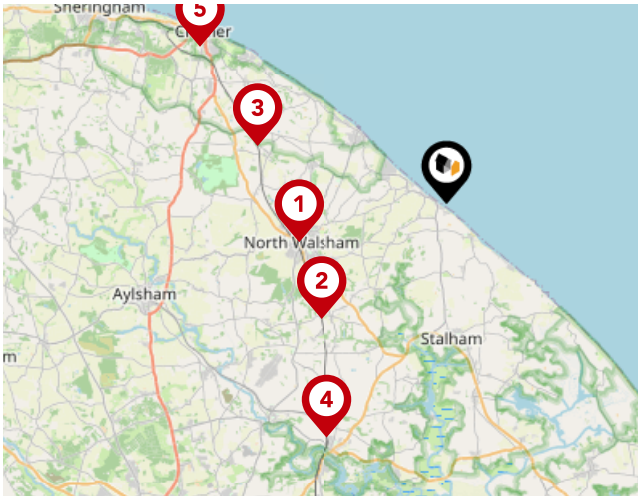
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) 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

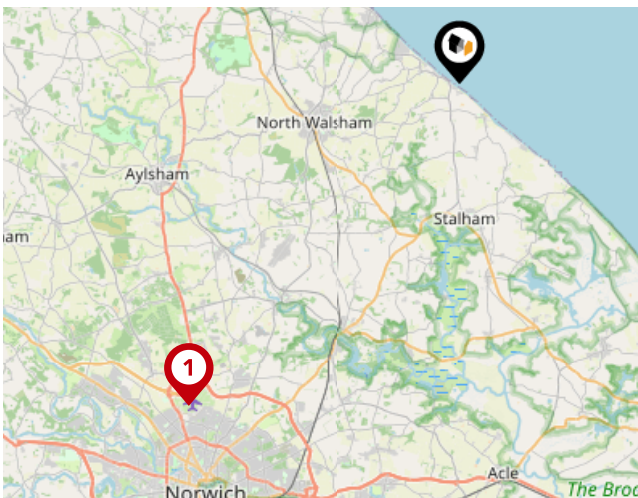


National Rail Stations

Pin	Name	Distance
1	North Walsham Rail Station	5.44 miles
2	Worstead Rail Station	6.04 miles
3	Gunton Rail Station	7.04 miles
4	Hoveton & Wroxham Rail Station	9.39 miles
5	Roughton Road Rail Station	10.43 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	15.07 miles

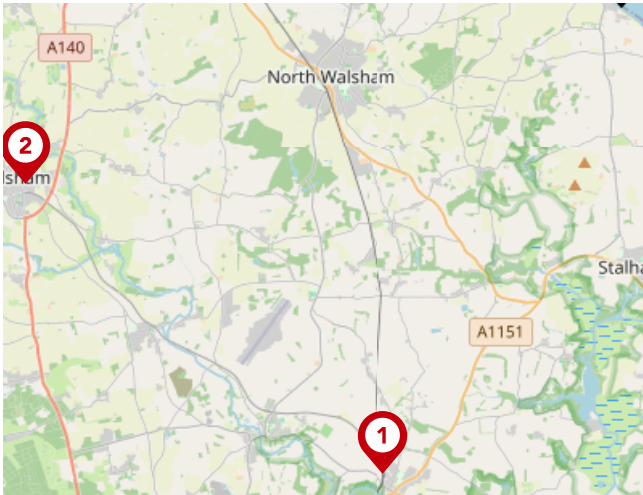
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ostend Road	0.1 miles
2	The Crescent	0.39 miles
3	Helena Road	0.57 miles
4	Helena Road	0.62 miles
5	Mill Common Road	0.97 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	9.36 miles
2	Aylsham (Bure Valley Railway)	11.12 miles

Avocado Data Quality

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