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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd July 2026



**PARI PASSU, LONG LANE, INGHAM CORNER, INGHAM,
NORWICH, NR12 0TG**

Avocado

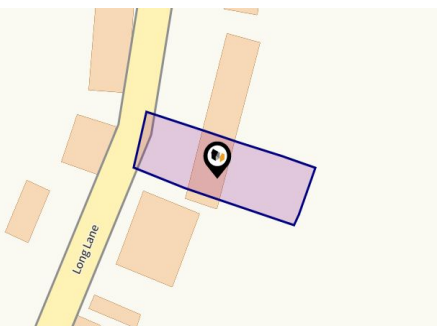
North Norfolk

07921075935

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Property

Type:	Detached
Bedrooms:	2
Plot Area:	0.15 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,187
Title Number:	NK208274
UPRN:	10034819546
Restrictive Covenants:	No

Last Sold Date:	18/07/2016
Last Sold Price:	£230,000
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)

4 mb/s	80 mb/s	1800 mb/s
		

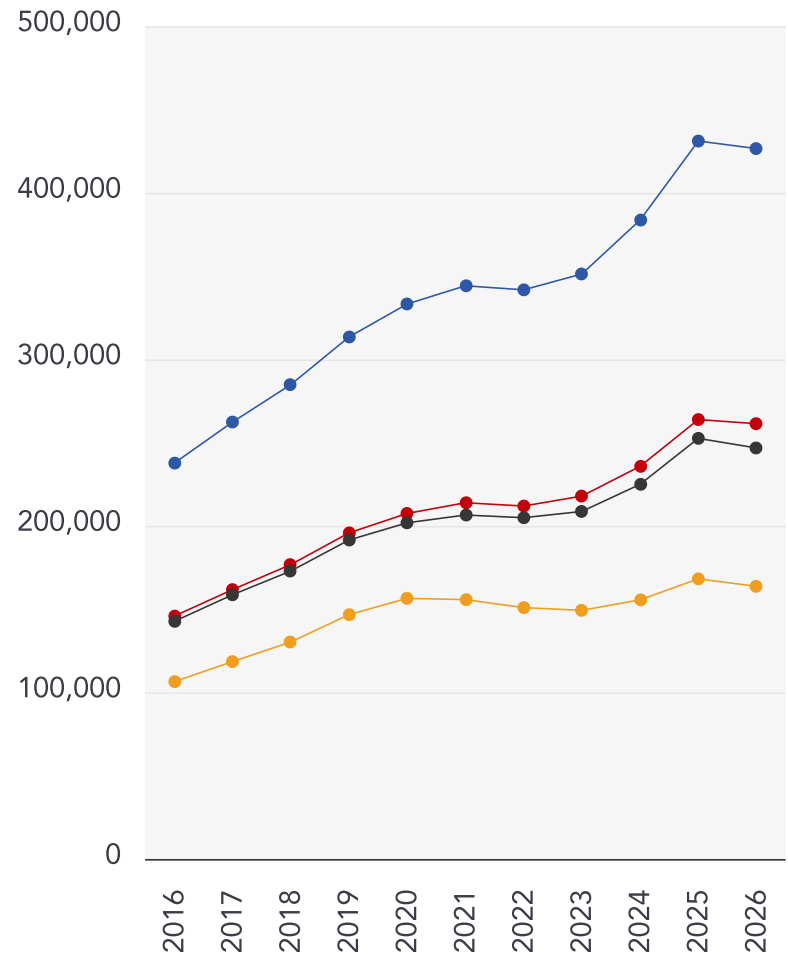
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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



Detached

+79.46%

Semi-Detached

+79.21%

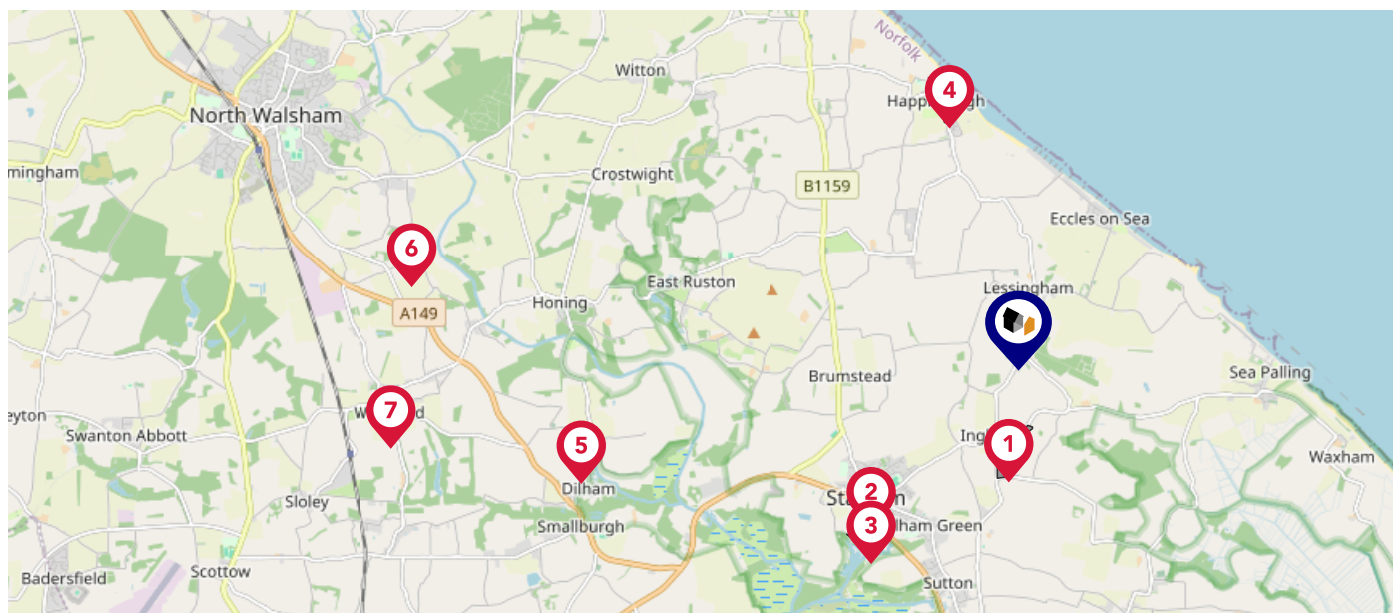
Terraced

+72.95%

Flat

+53.73%

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



Ingham



Stalham



Stalham Staithe



Happisburgh



Dilham

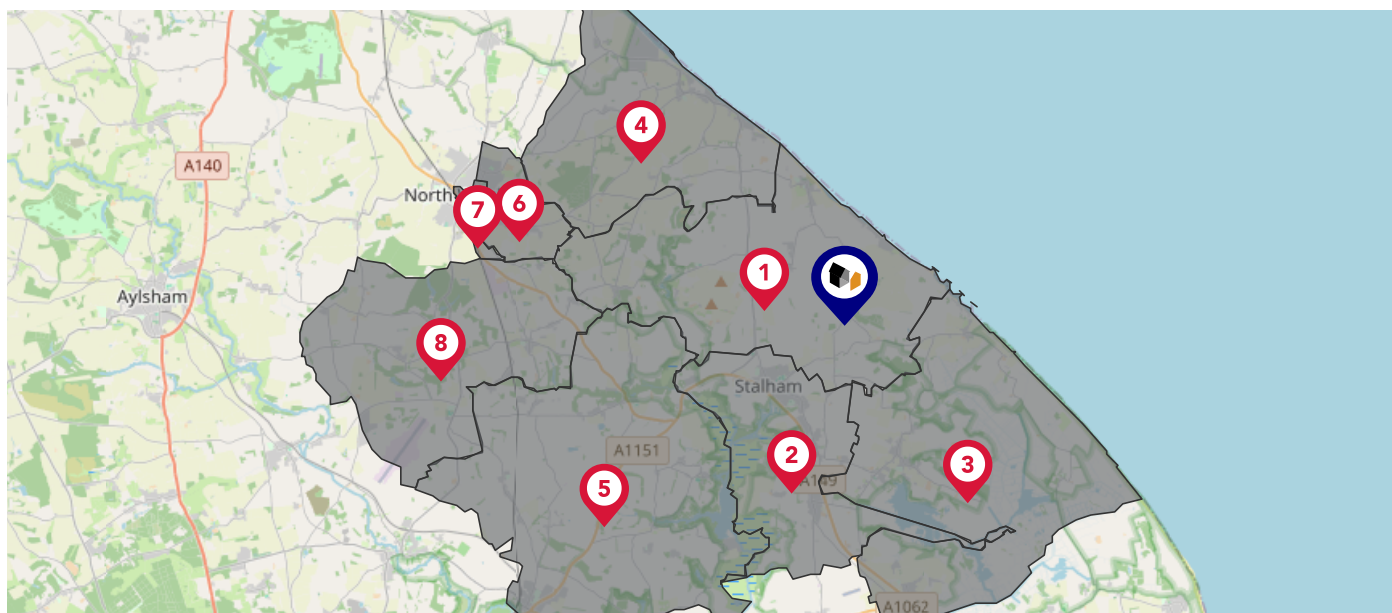


Worstead Meeting Hill



Worstead

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



Happisburgh Ward



Stalham Ward



Hickling Ward



Bacton Ward



Hoveton & Tunstead Ward



North Walsham East Ward



North Walsham Market Cross Ward

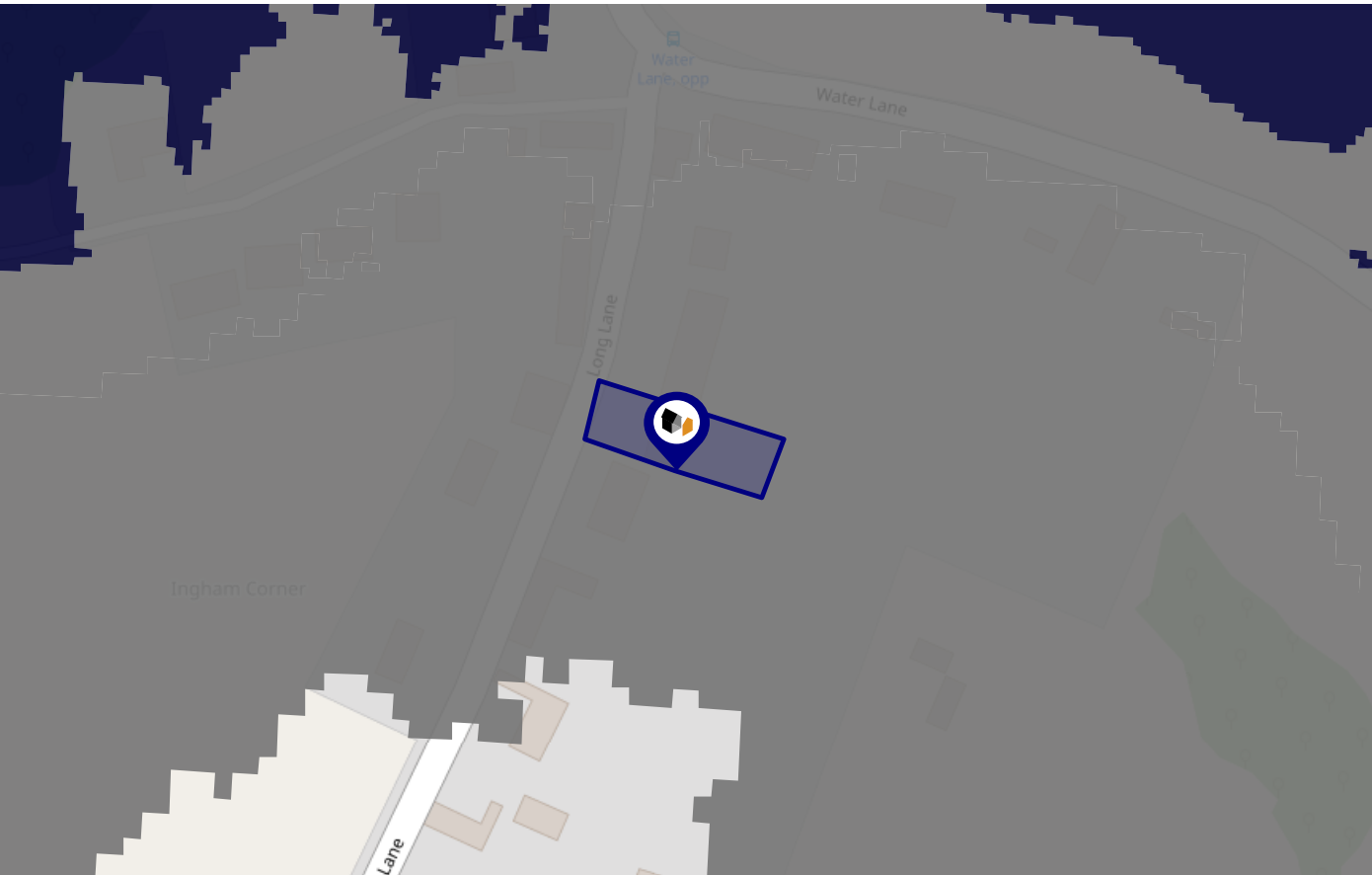


Worstead Ward

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.

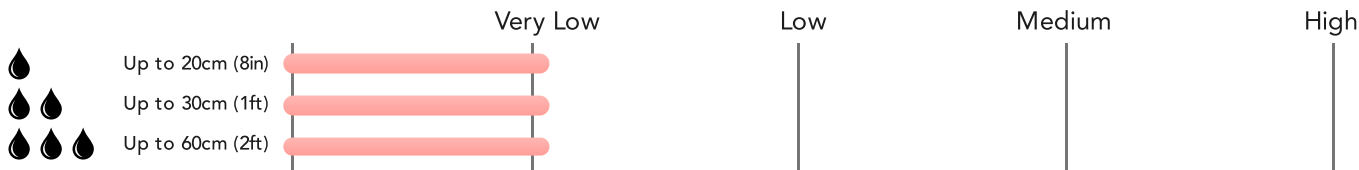


Risk Rating: Very Low

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.

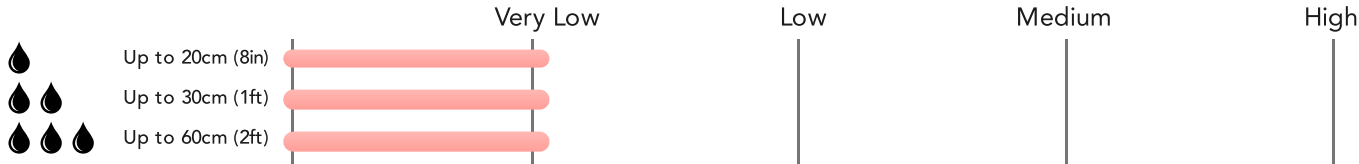


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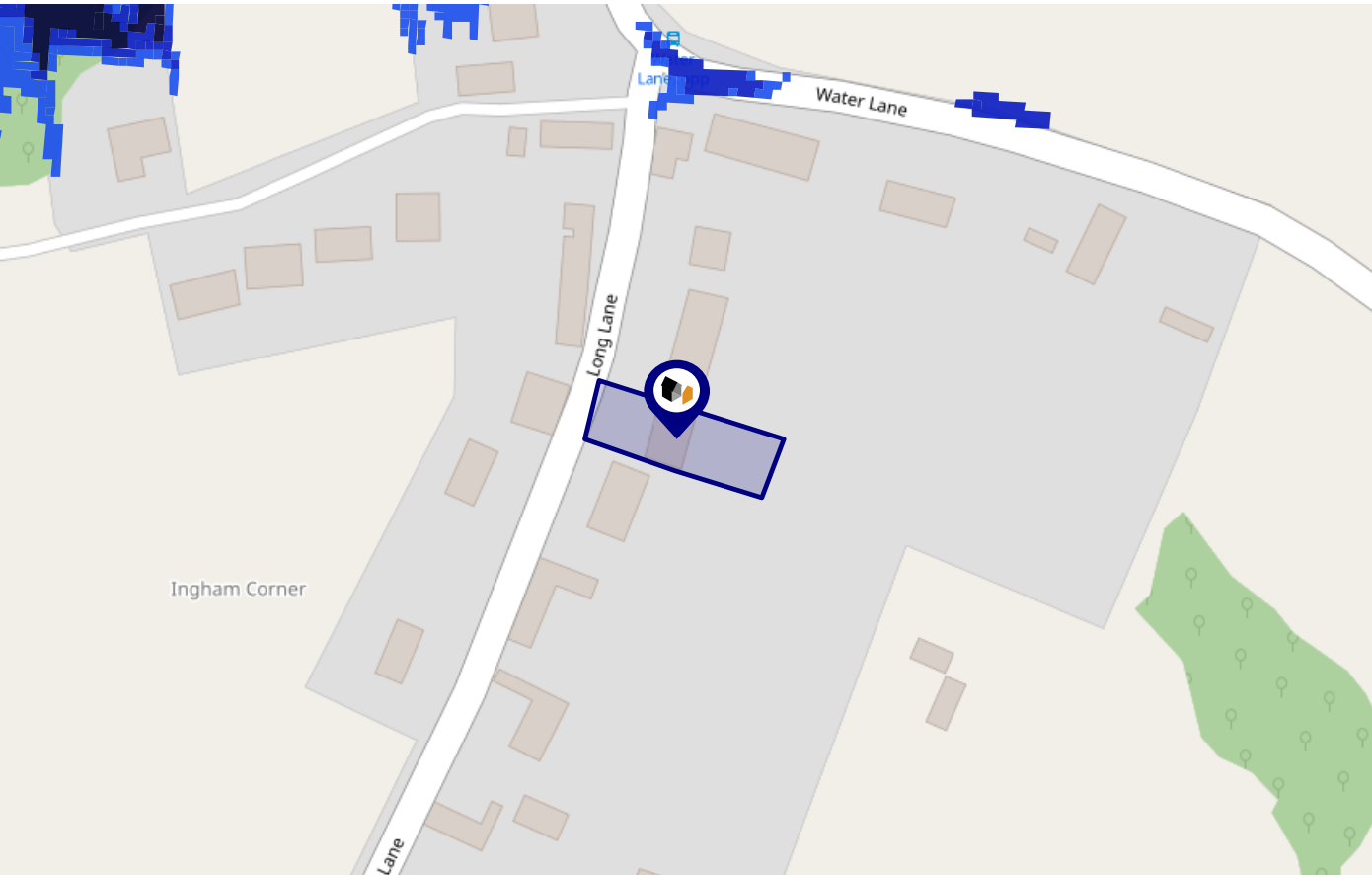
Chance of flooding to the following depths at this property:



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.

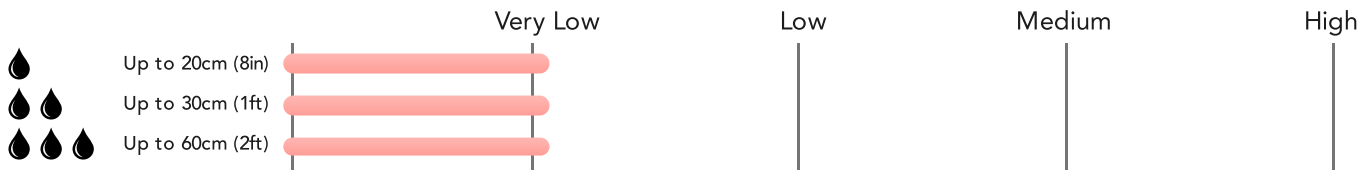


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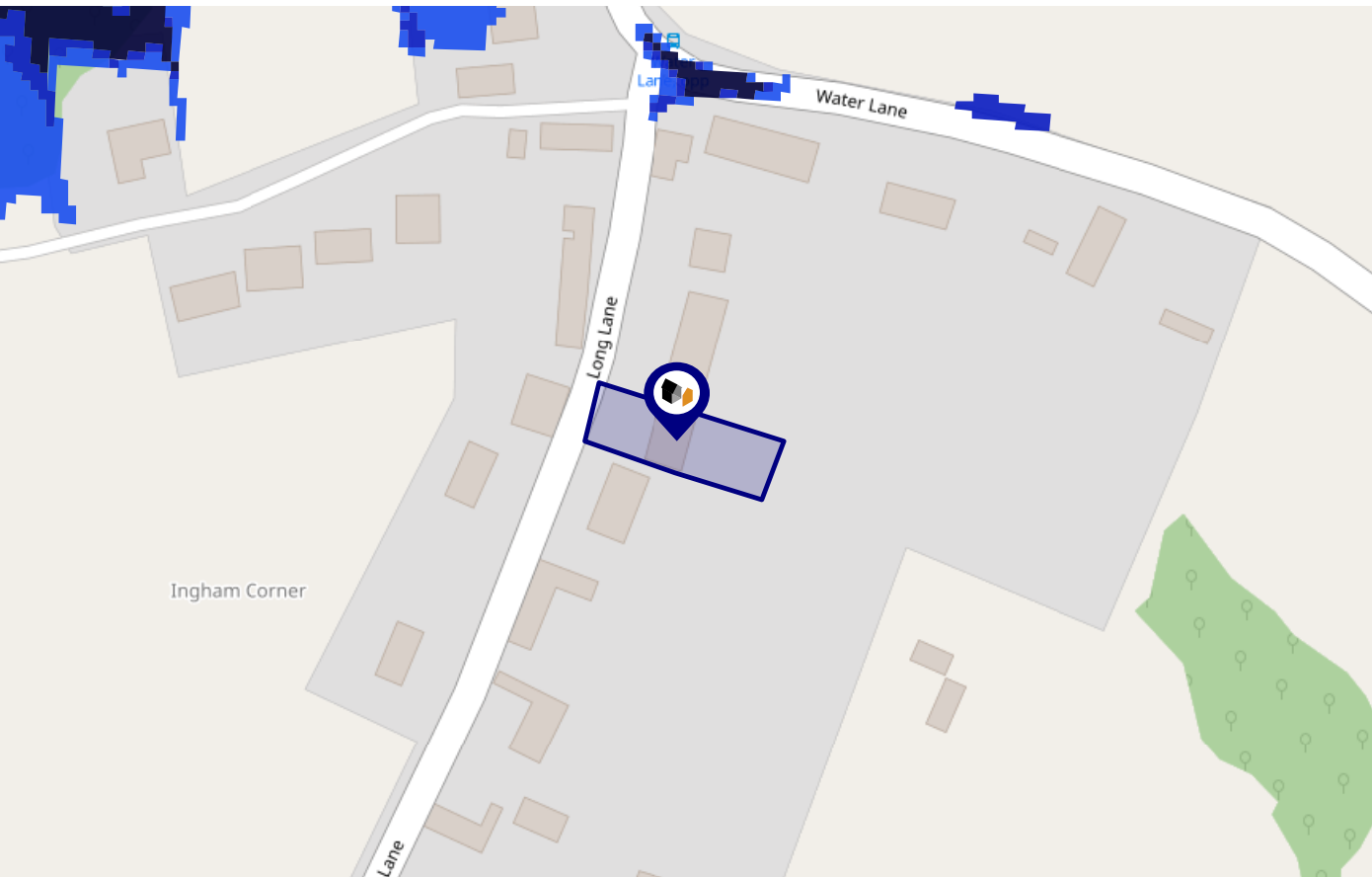


Flood Risk

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.

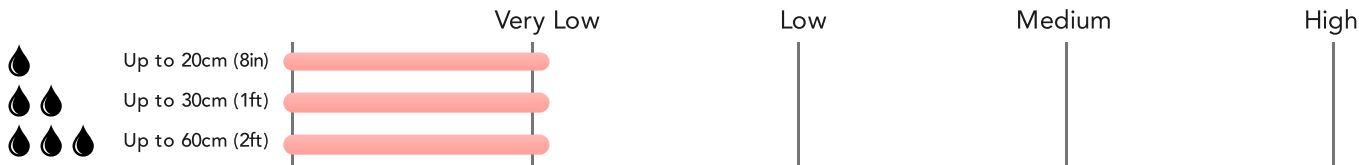


Risk Rating: **Very low**

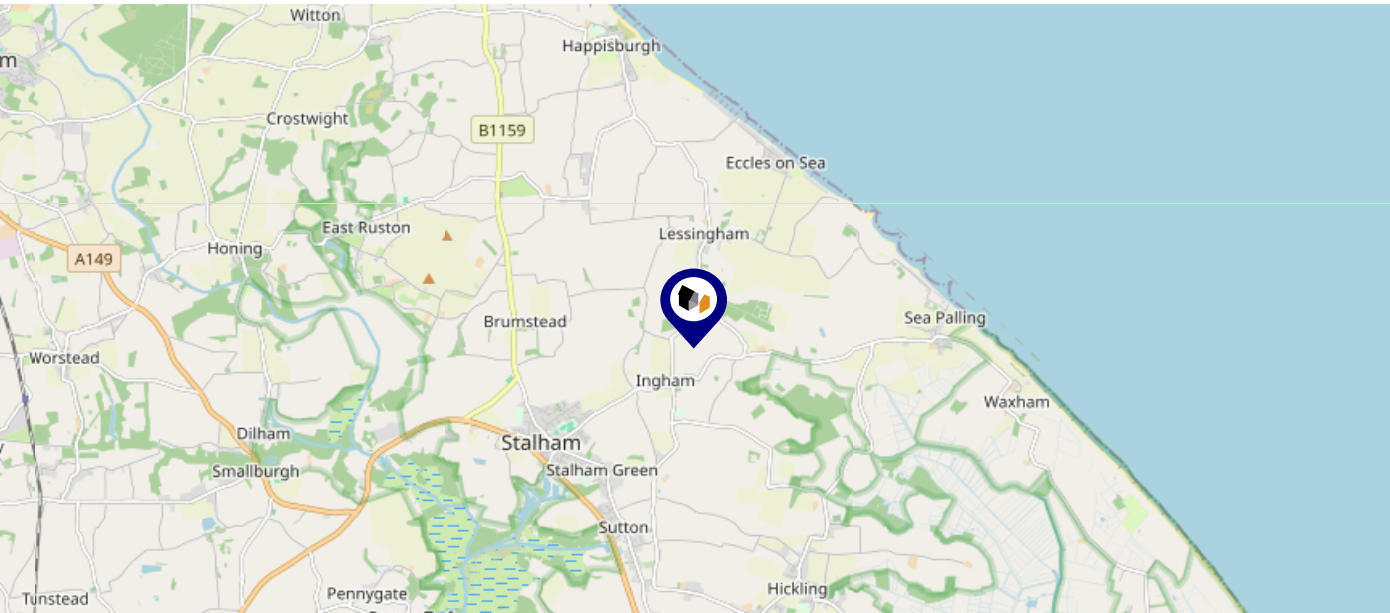
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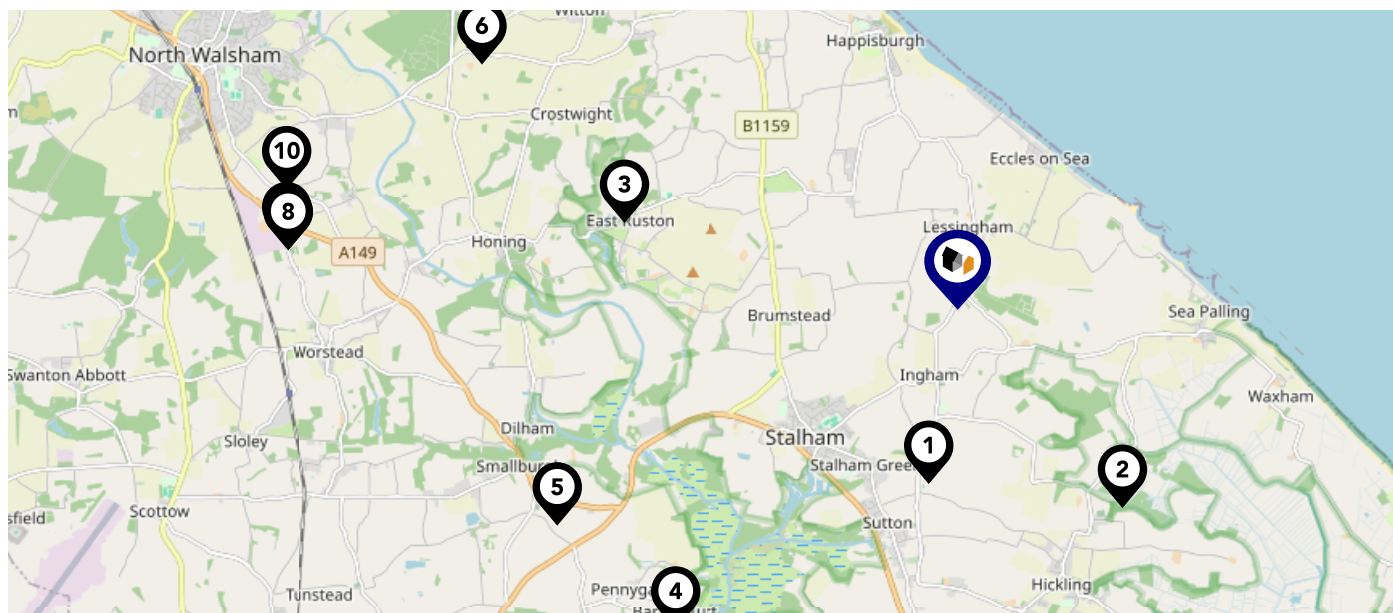
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

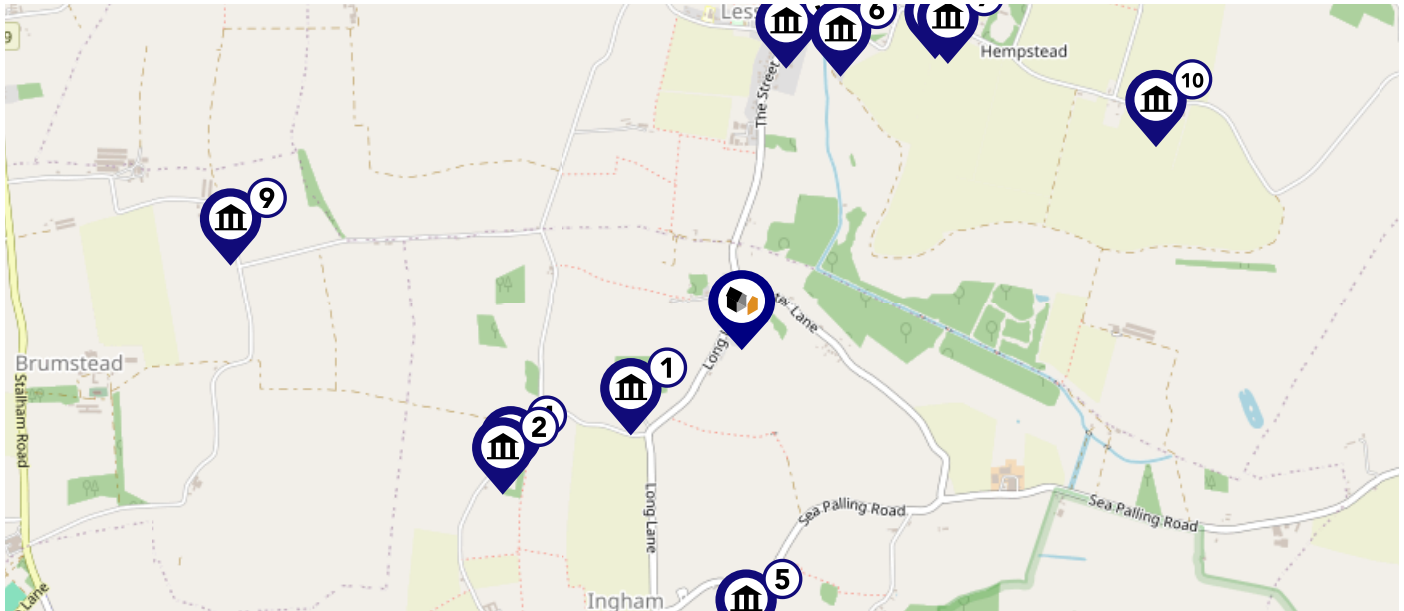
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



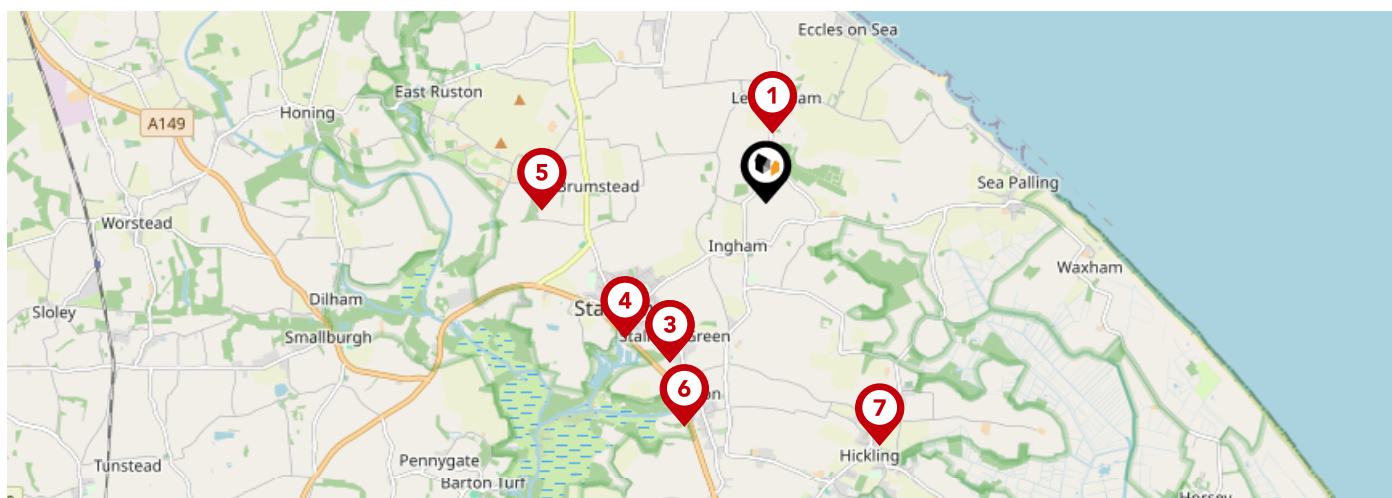
Nearby Landfill Sites

1	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	
2	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	
3	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill	
4	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill	
5	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill	
6	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill	
7	Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill	
8	Sandy Hills-Worstead, Norwich, Norfolk	Historic Landfill	
9	Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk	Historic Landfill	
10	EA/EPR/VP3699NX/V004	Active Landfill	

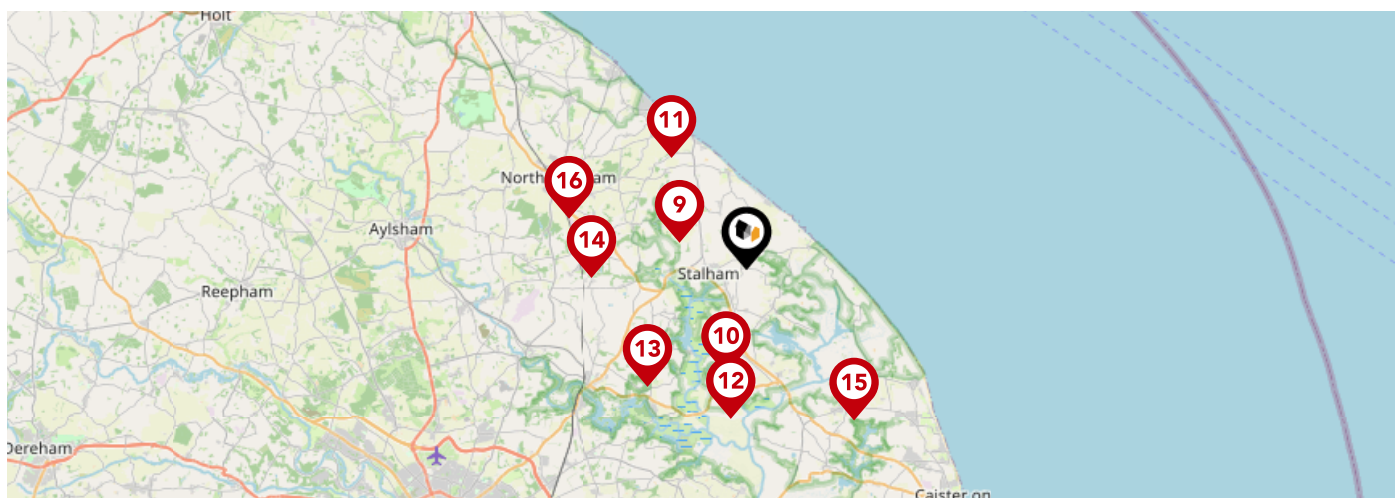
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1373718 - New Hall	Grade II	0.3 miles
	1049352 - Barn At Grove Farm	Grade II	0.6 miles
	1373745 - K6 Telephone Kiosk	Grade II	0.6 miles
	1049351 - The Grove	Grade II	0.6 miles
	1373719 - Barns At Old Hall Farm	Grade II	0.7 miles
	1172446 - The Little Manor House	Grade II	0.7 miles
	1373721 - Crinkle-crankle Wall At Church Farmhouse	Grade II	0.8 miles
	1305135 - Church Farmhouse	Grade II	0.8 miles
	1172246 - Brumstead Grange	Grade II	1.1 miles
	1305128 - Stable Block 30m West Of Beach Farmhouse	Grade II	1.1 miles



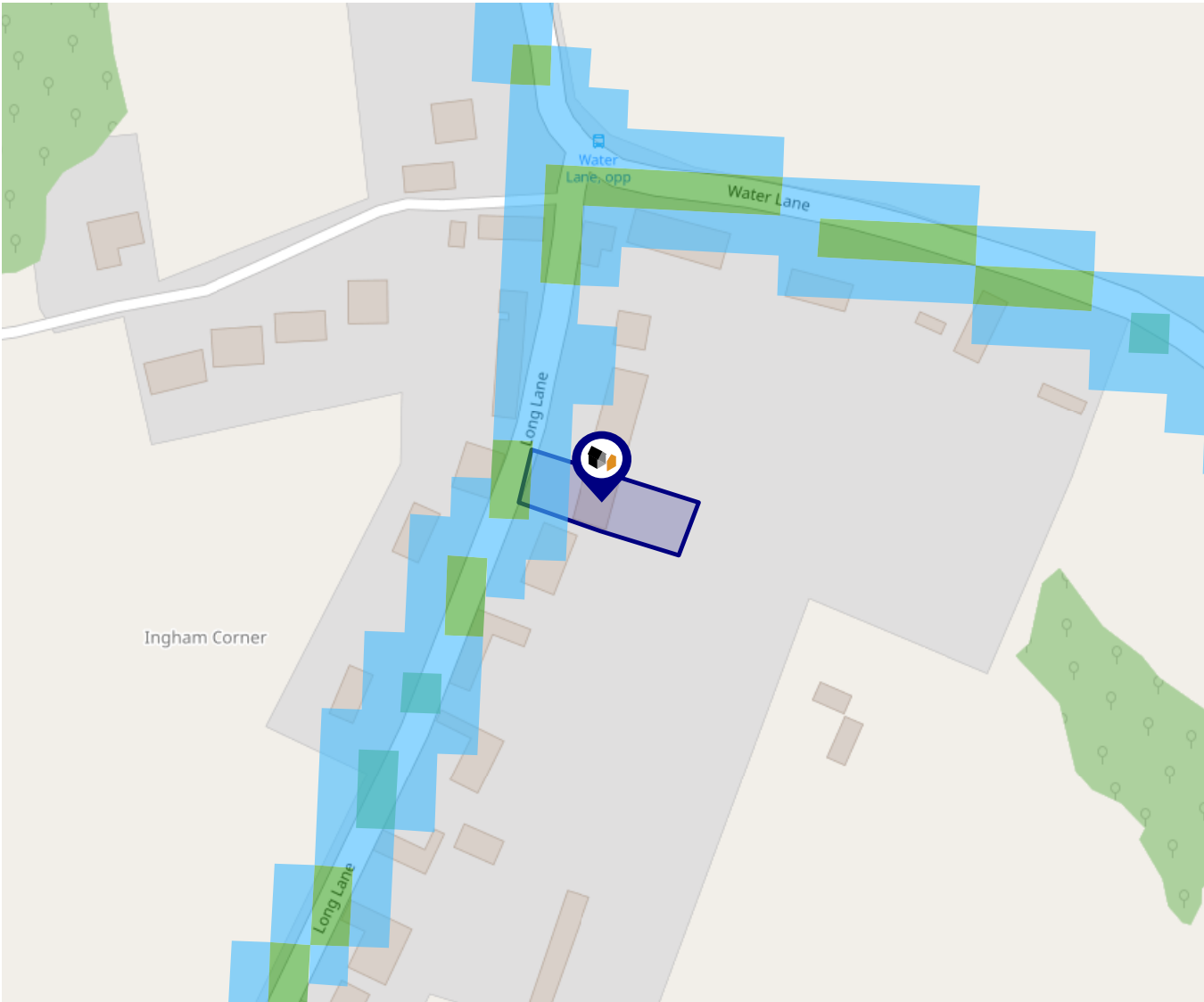
		Nursery	Primary	Secondary	College	Private
1	All Saints School Ofsted Rating: Good Pupils: 73 Distance:0.64	☐	☐	☒	☐	☐
2	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:1.66	☐	☒	☐	☐	☐
3	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:1.66	☐	☒	☐	☐	☐
4	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:1.74	☐	☐	☒	☐	☐
5	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:2.01	☐	☐	☒	☐	☐
6	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:2.13	☐	☒	☐	☐	☐
7	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:2.4	☐	☒	☐	☐	☐
8	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:2.46	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:2.62	☐	☒	☐	☐	☐
	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:3.8	☐	☒	☐	☐	☐
	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:4.87	☐	☒	☐	☐	☐
	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:5.39	☐	☒	☐	☐	☐
	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:5.5	☐	☒	☐	☐	☐
	Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:5.58	☐	☒	☐	☐	☐
	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:6.62	☐	☐	☒	☐	☐
	North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:6.66	☐	☐	☒	☐	☐

Local Area

Road Noise

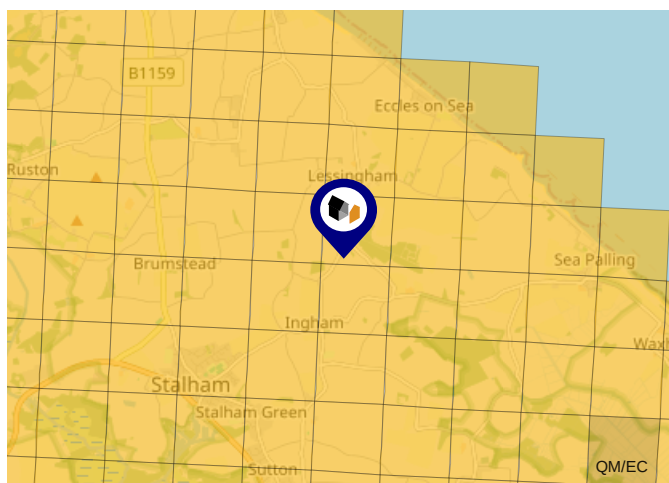


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

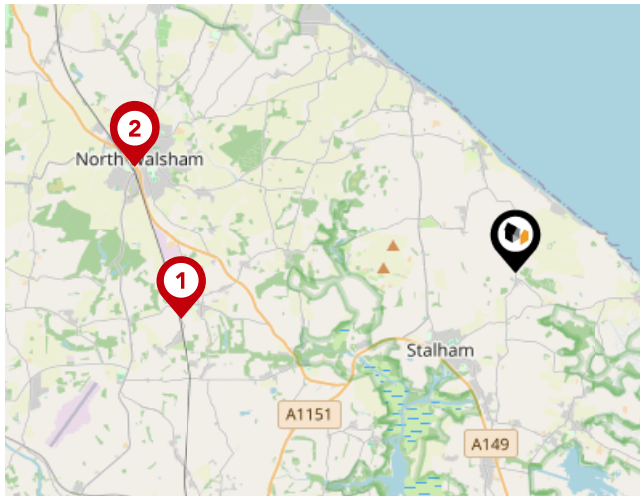
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



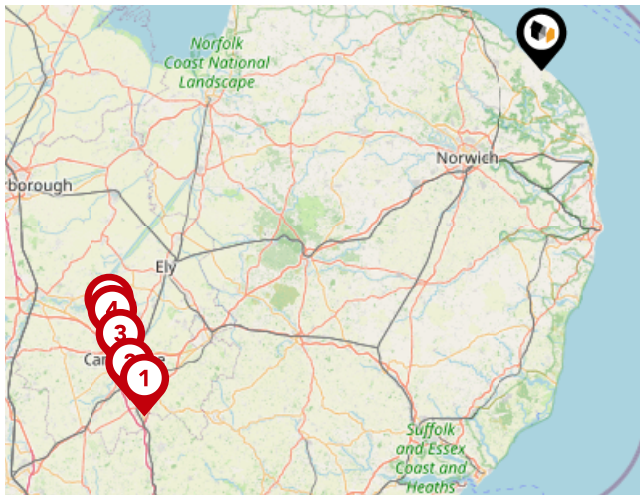
Primary Classifications (Most Common Clay Types)

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



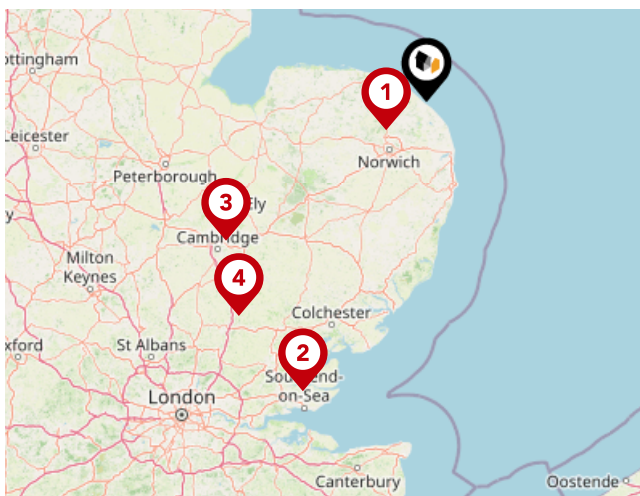
National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	6.07 miles
2	North Walsham Rail Station	7.09 miles
3	North Walsham Rail Station	7.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	76.25 miles
2	M11 J10	76.26 miles
3	M11 J11	74.81 miles
4	M11 J13	73.65 miles
5	M11 J14	73.21 miles

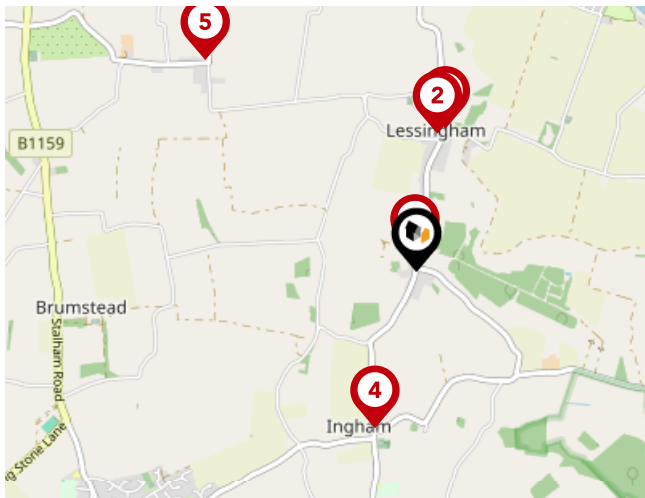


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	13.99 miles
2	Southend-on-Sea	91.7 miles
3	Cambridge	70.5 miles
4	Stansted Airport	82.61 miles

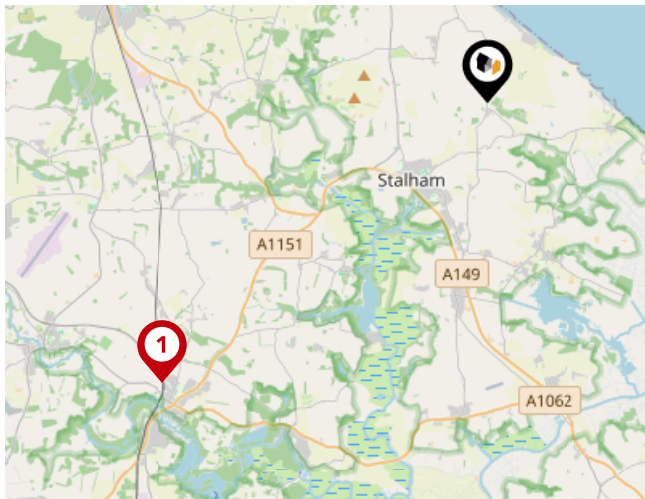
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Water Lane	0.06 miles
2	School Cottages	0.62 miles
3	School Road	0.65 miles
4	Palling Road	0.73 miles
5	Happisburgh Road	1.34 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	7.69 miles

Avocado Data Quality

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