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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 08th April 2026**



**WILLOW FEN, LUDHAM BRIDGE, LUDHAM, GREAT  
YARMOUTH, NR29 5NX**

## **Avocado**

North Norfolk

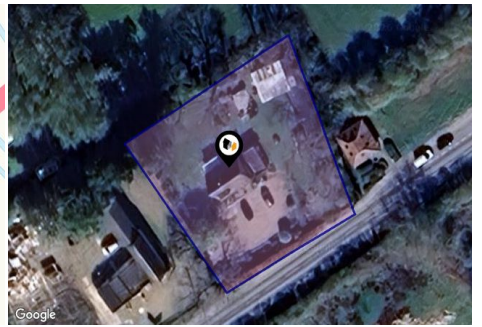
07921075935

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# Property Overview



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>
<b>Plot Area:</b>	0.46 acres
<b>Year Built :</b>	1967-1975
<b>Council Tax :</b>	Band D
<b>Title Number:</b>	NK227175
<b>UPRN:</b>	10034810476
<b>Restrictive Covenants:</b>	No

<b>Last Sold Date:</b>	03/01/2014
<b>Last Sold Price:</b>	£228,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£290
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**27** mb/s      **1800** mb/s



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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

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Planning records for: *Willow Fen, Ludham Bridge, Ludham, Great Yarmouth, NR29 5NX*

Reference - BA/2008/0258/CU	
<b>Decision:</b>	Decided
<b>Date:</b>	17th September 2008
<b>Description:</b>	Proposed change of use of land adjacent to existing residential land. Area to be gravelled and use will be for the storage of a boat and limited car parking.

# Property EPC - Certificate

WILLOW FEN, LUDHAM BRIDGE, LUDHAM, NR29  
5NX

Energy rating

E

Valid until 13.03.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54   E	59   D
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

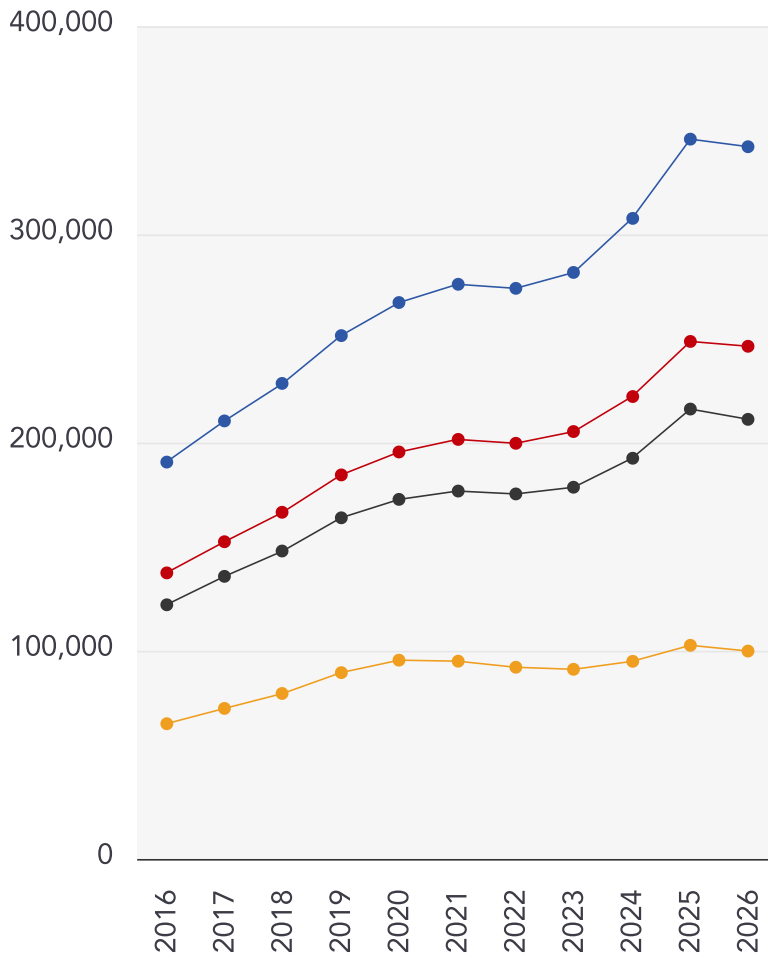
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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 24% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	73 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in NR29



Detached

**+79.46%**

Semi-Detached

**+79.21%**

Terraced

**+72.95%**

Flat

**+53.73%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

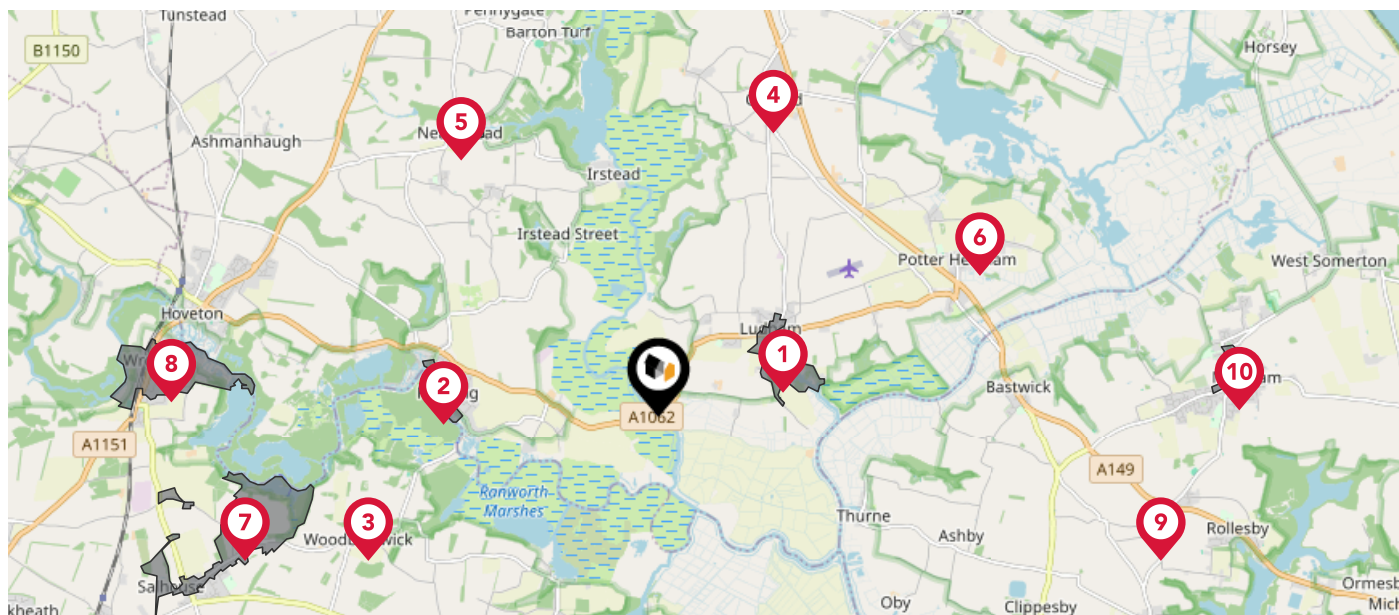
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# 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.



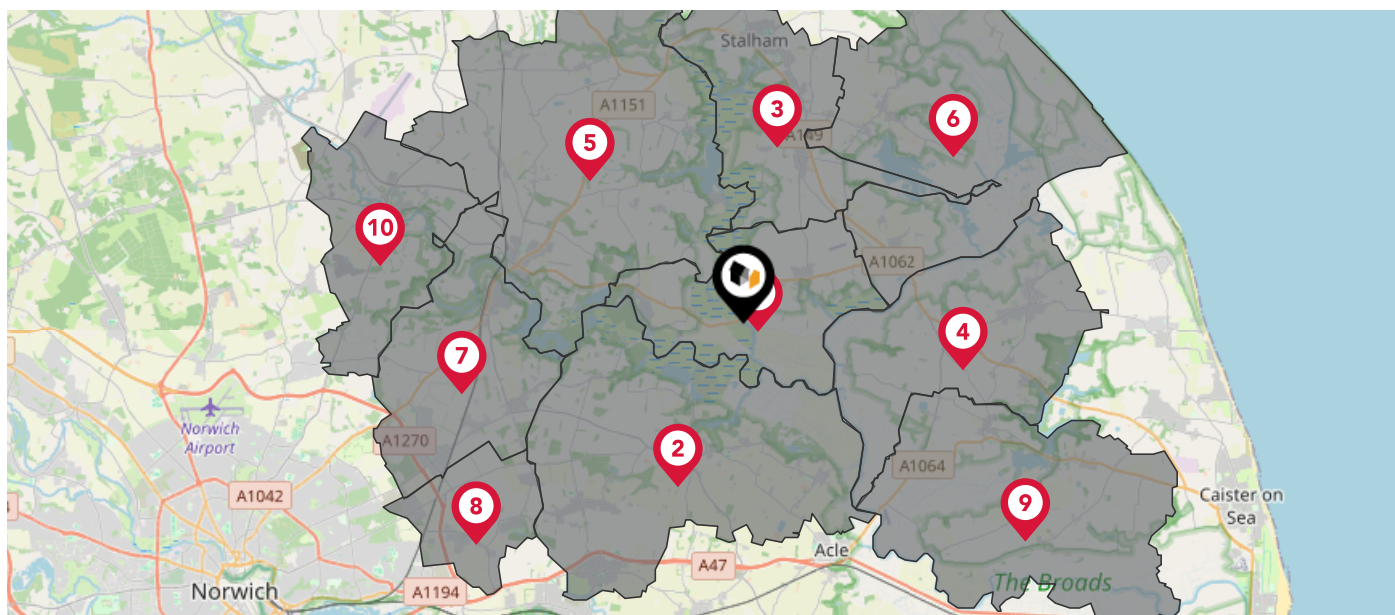
### Nearby Conservation Areas

- 1 Ludham
- 2 Horning
- 3 Woodbastwick
- 4 Catfield
- 5 Neatishead
- 6 Potter Heigham
- 7 Salhouse
- 8 Wroxham
- 9 Rollesby
- 10 Martham

# 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



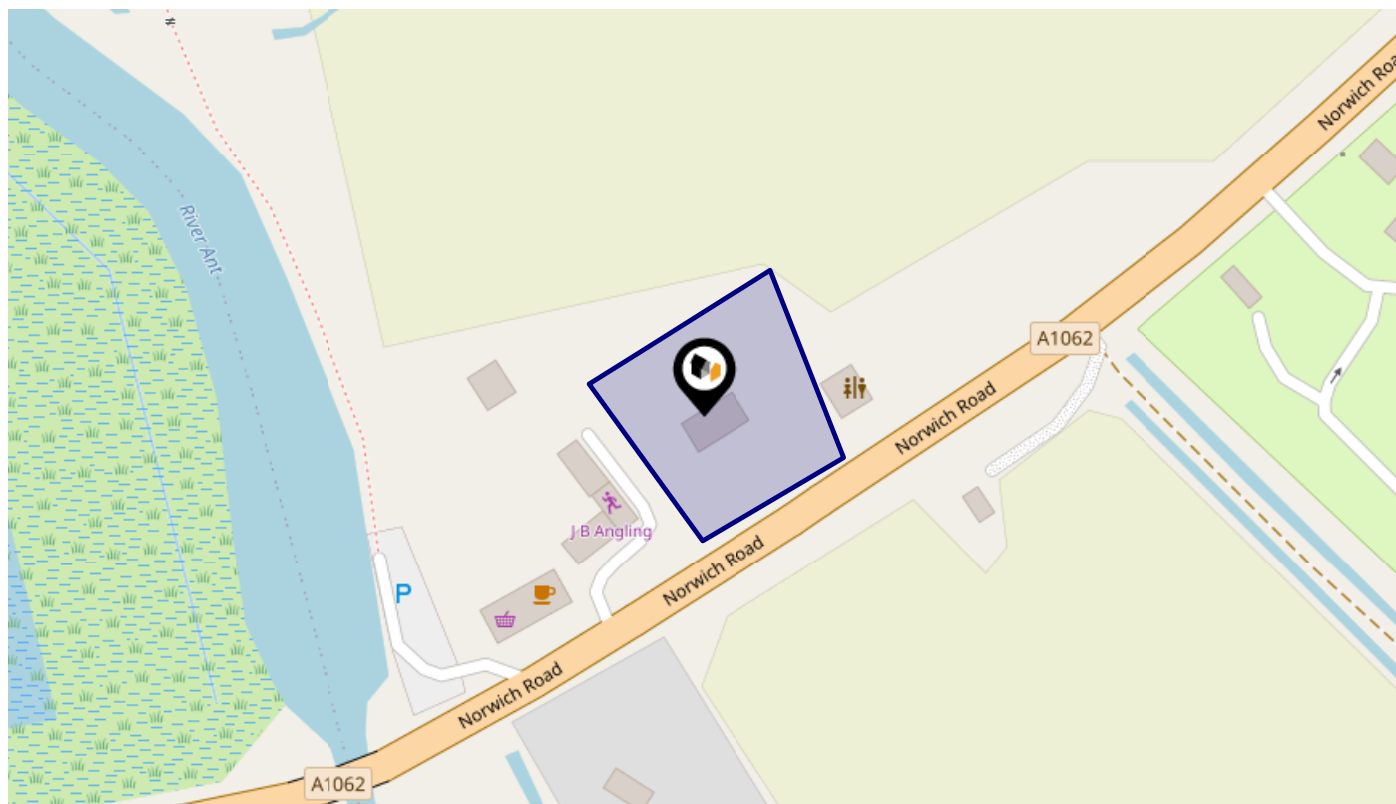
### Nearby Council Wards

- 1 St. Benet's Ward
- 2 Blofield with South Walsham Ward
- 3 Stalham Ward
- 4 West Flegg Ward
- 5 Hoveton & Tunstead Ward
- 6 Hickling Ward
- 7 Wroxham Ward
- 8 Plumstead Ward
- 9 Fleggburgh Ward
- 10 Coltishall Ward

# Maps

## Rail Noise

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.

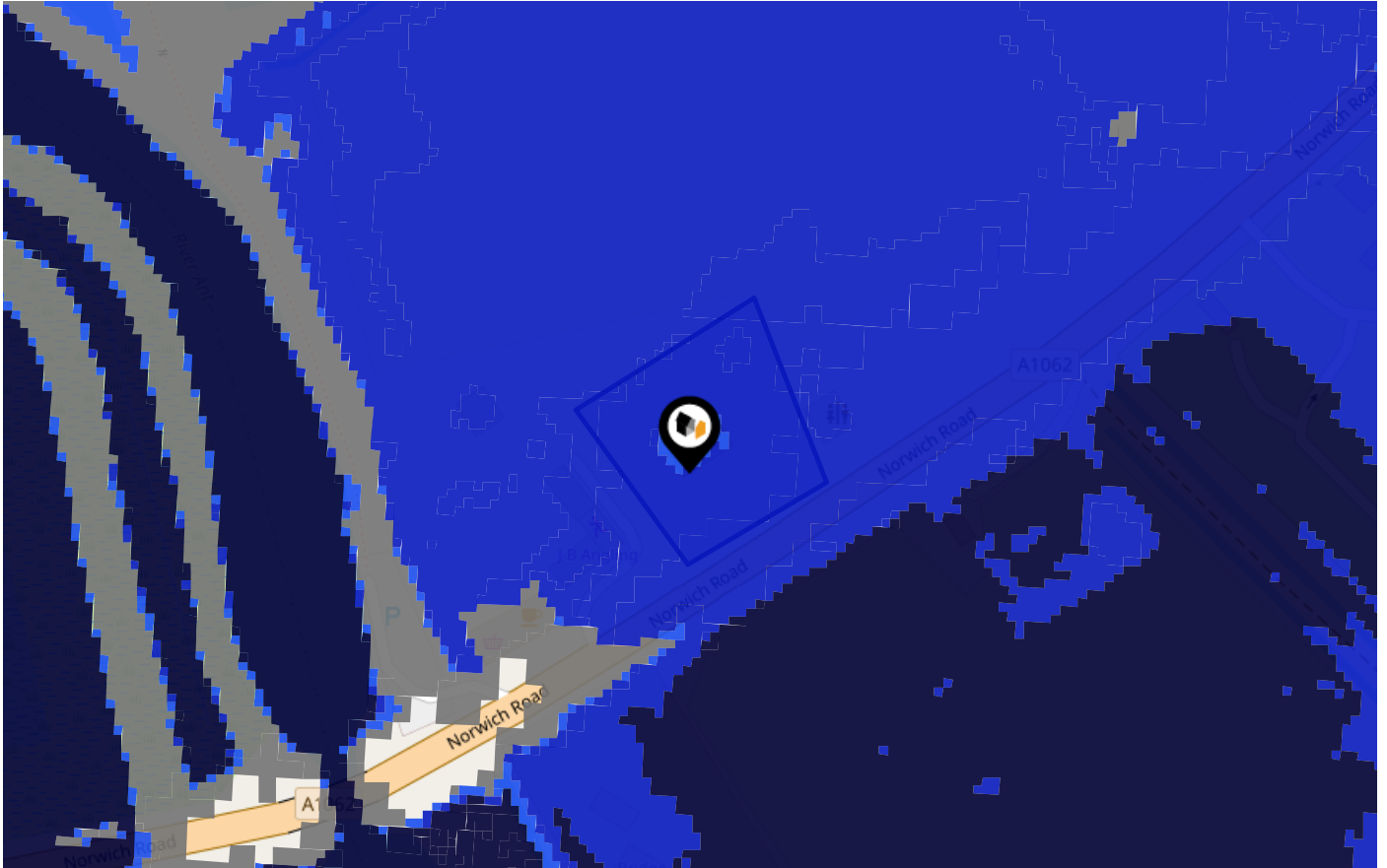
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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: 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: **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.
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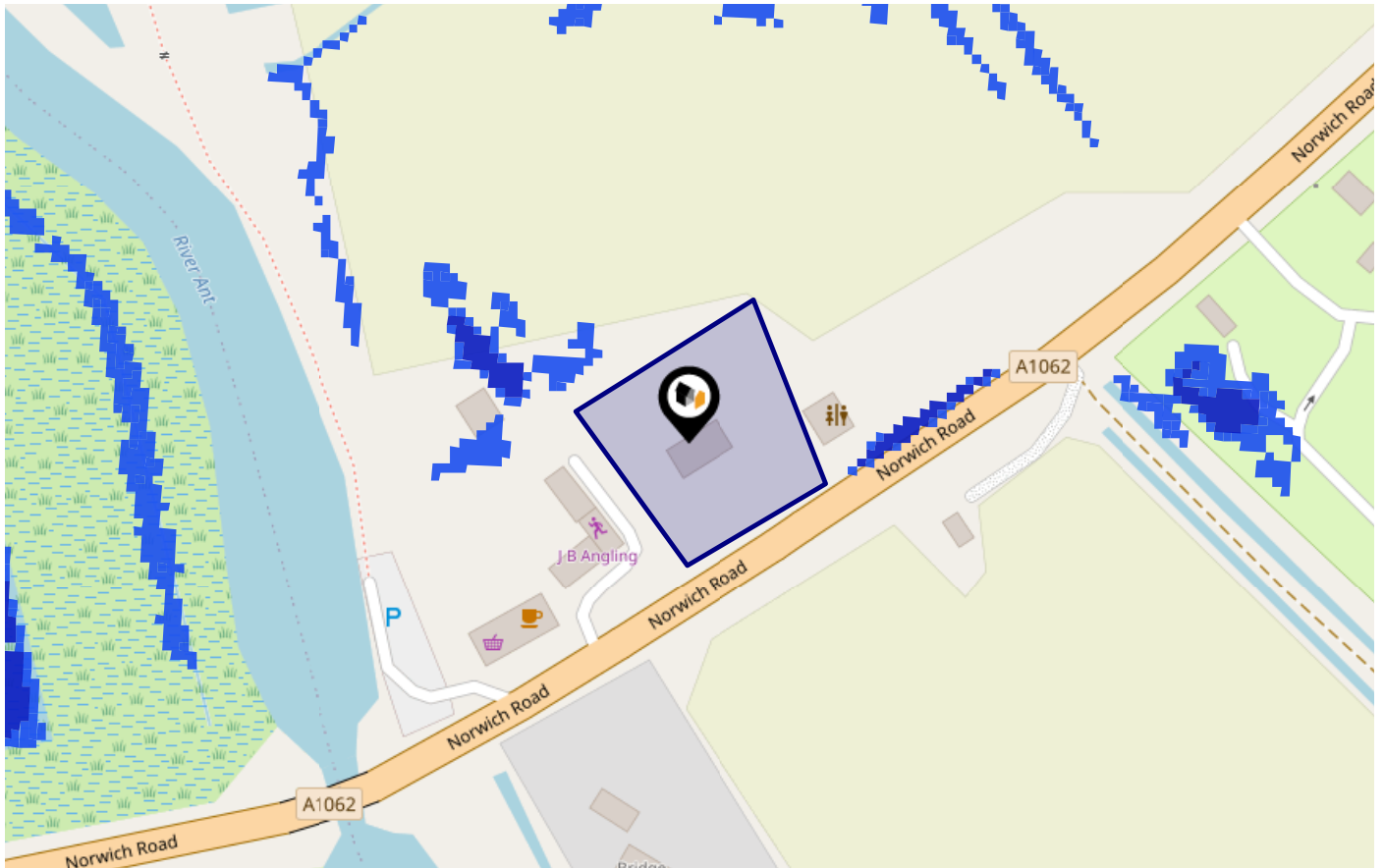
Chance of flooding to the following depths at this property:



# 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.

- 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.

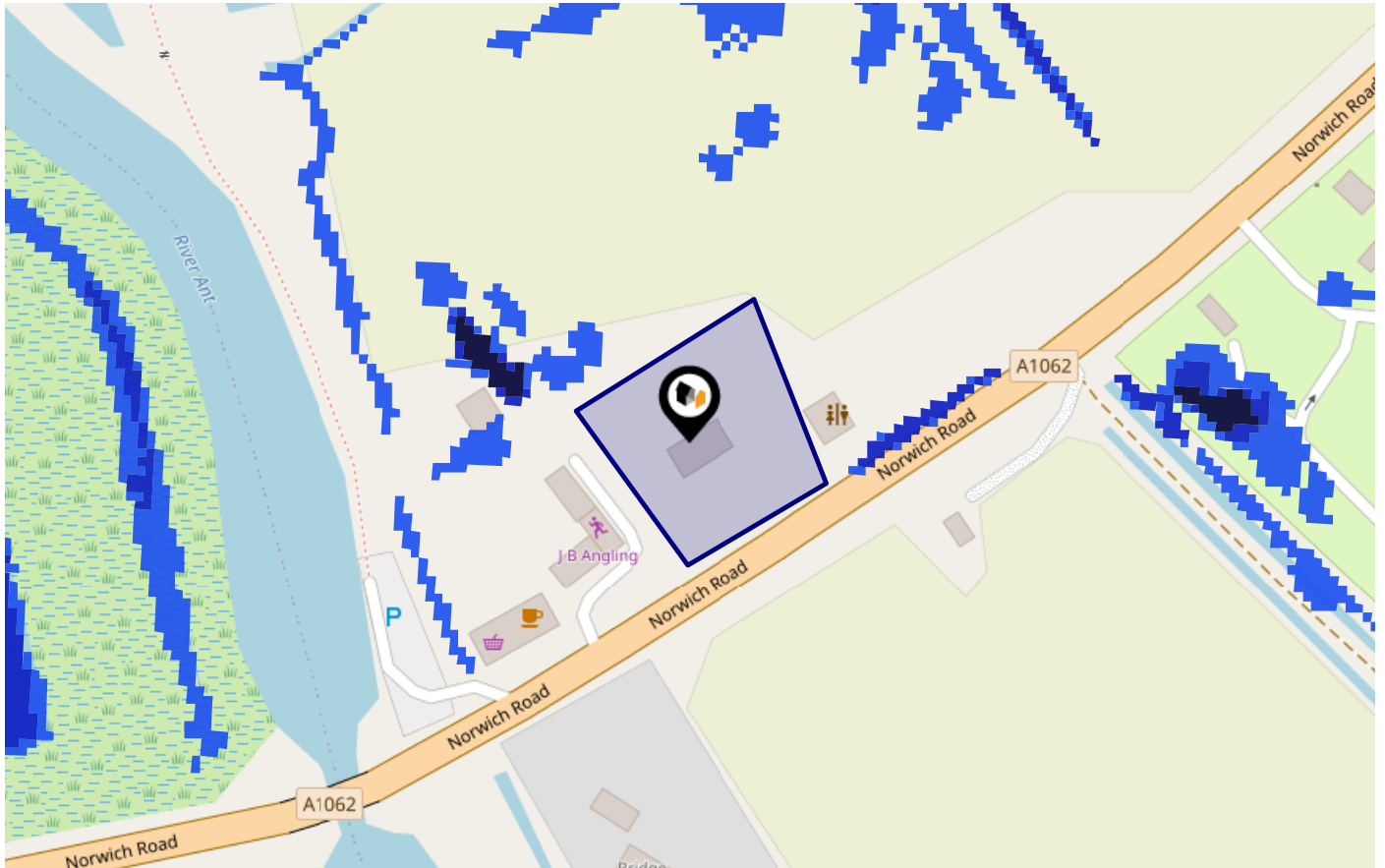
Chance of flooding to the following depths at this property:



# Flood Risk

## 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

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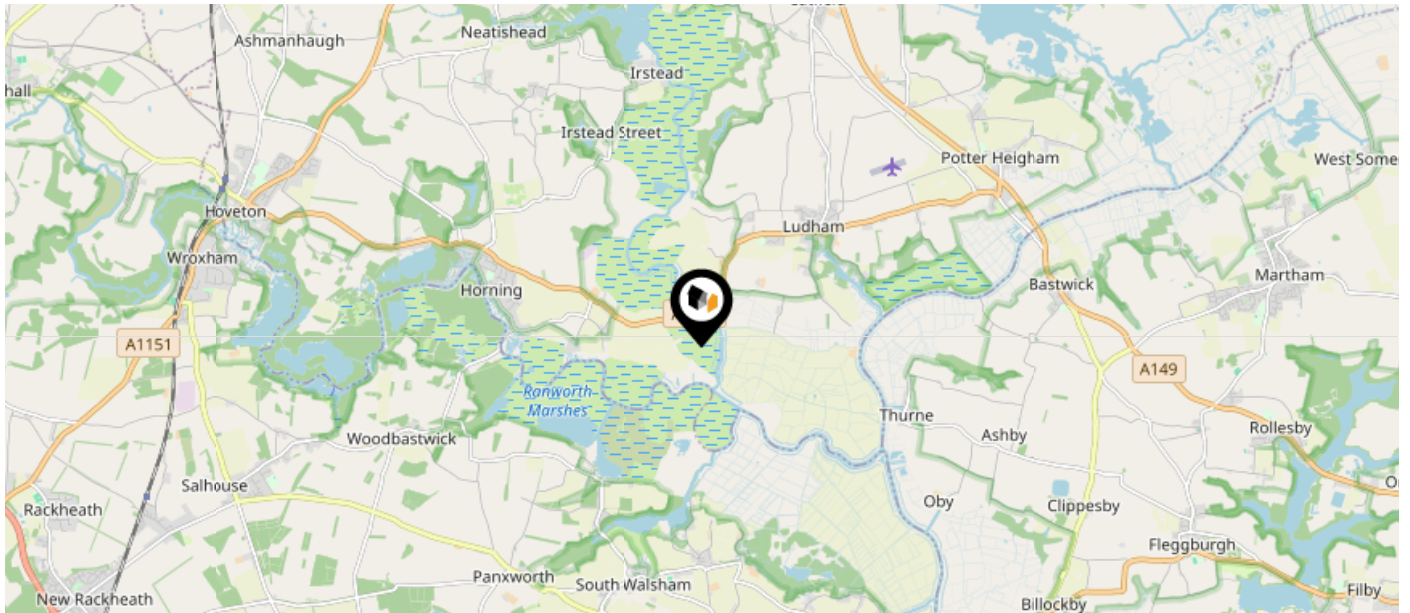
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



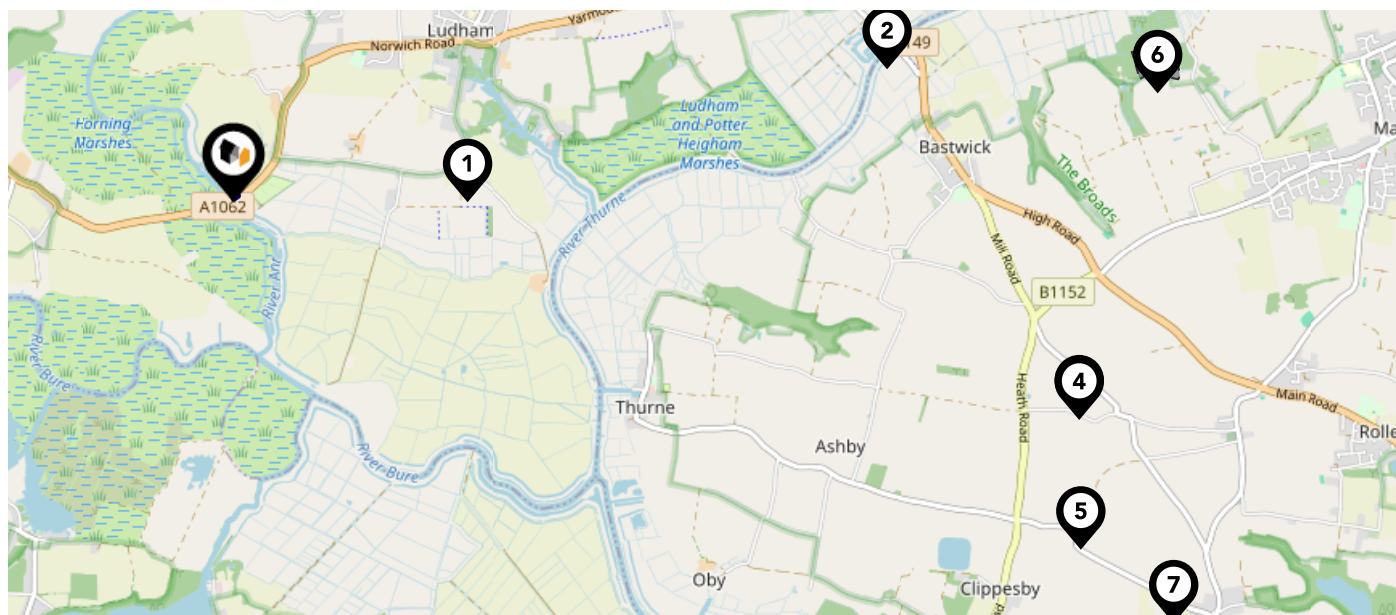
Nearby Green Belt Land

No data available.

# 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.



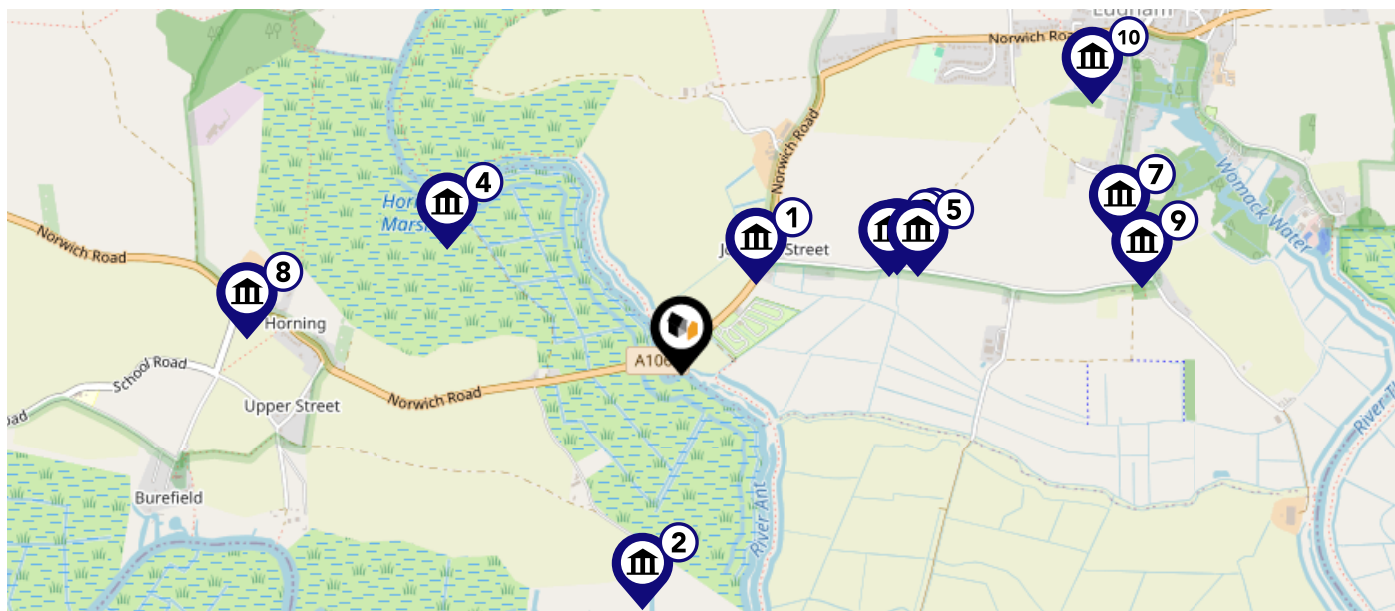
### Nearby Landfill Sites











<b>1</b>	Refuse Tip off Hall Common Road-Cold Harbour Road, Ludham, Great Yarmouth	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>3</b>	The Heath-Rollesby, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Cess Road-Martham, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	<input type="checkbox"/>

# Maps

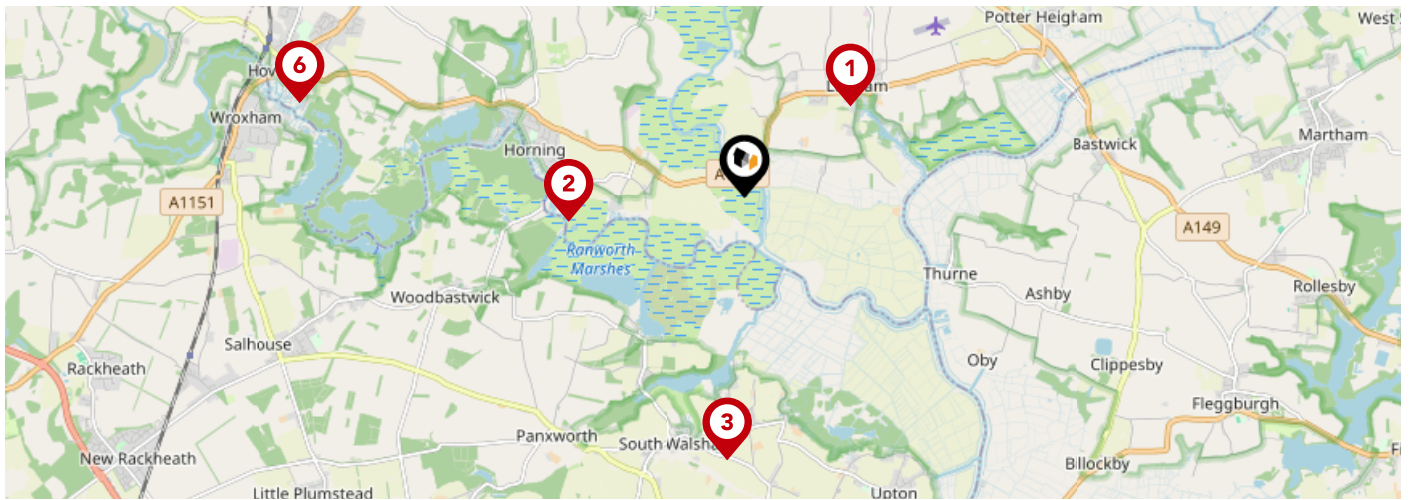
## Listed Buildings

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



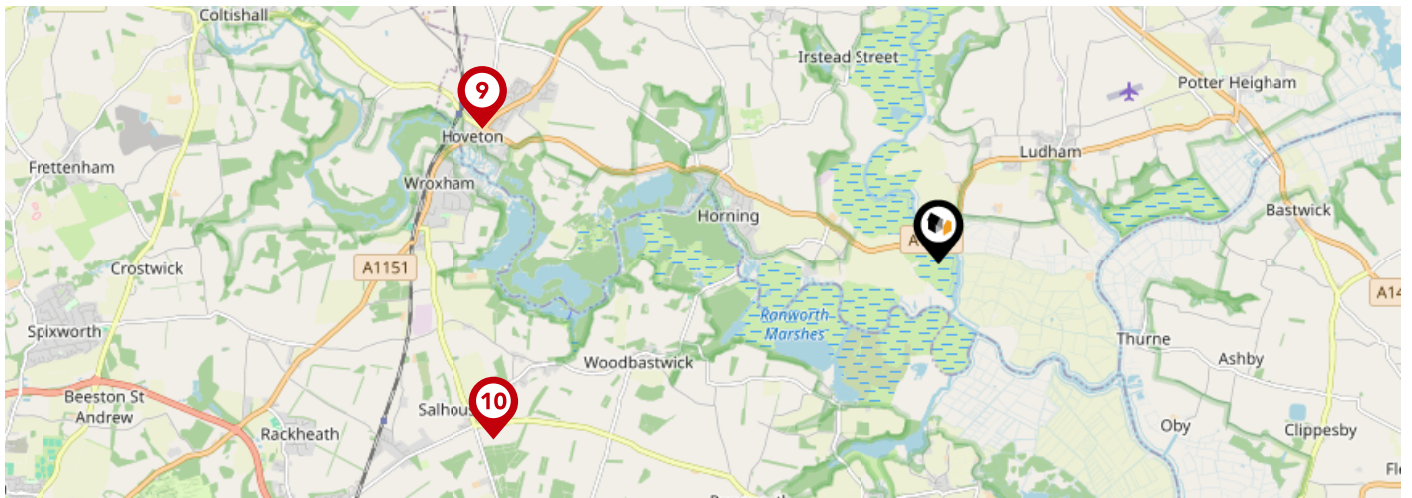
Listed Buildings in the local district	Grade	Distance
 1171948 - The Stone House	Grade II	0.3 miles
 1049942 - St James Hospital Chapel	Grade II	0.5 miles
 1049910 - Garden Wall At Ludham Hall	Grade II	0.5 miles
 1373415 - Neaves Mill At Tg 36451759	Grade II	0.6 miles
 1373440 - Barn 100m East Of Ludham Hall	Grade II	0.6 miles
 1171892 - Ludham Hall Including Attached Chapel	Grade II	0.6 miles
 1049914 - The Dutch House	Grade II	1.0 miles
 1049945 - Grove Farmhouse	Grade II	1.0 miles
 1171974 - Hall Common Farmhouse	Grade II	1.1 miles
 1393539 - F.h. Chambers Memorial Approx. 50m. Sw Of South Porch Of Church Of St. Catherine	Grade II	1.1 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ludham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 105   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Horning Community Primary School</b> Ofsted Rating: Good   Pupils: 39   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fairhaven Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Catfield CofE Primary Academy</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Neatishead Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 68   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St John's Community Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 227   Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Acle Academy</b> Ofsted Rating: Good   Pupils: 619   Distance:4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sutton Church of England Infant Academy</b> Ofsted Rating: Good   Pupils:0   Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

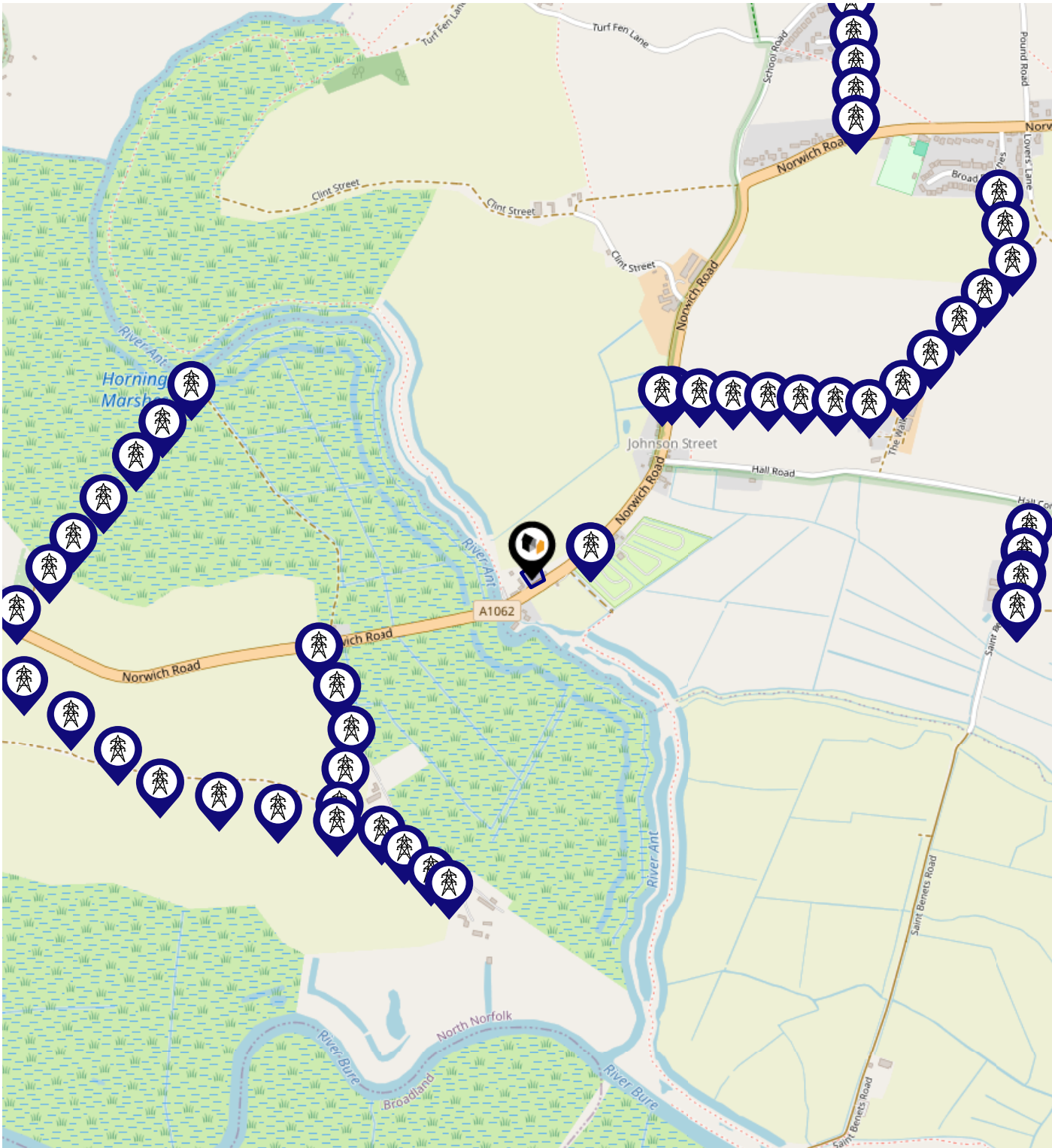
# Area Schools





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Broadland High Ormiston Academy</b> Ofsted Rating: Good   Pupils: 761   Distance:4.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Salhouse CofE Primary School</b> Ofsted Rating: Good   Pupils: 138   Distance:4.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Hemblington Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:4.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Acle Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:4.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Hickling CofE Infants Academy</b> Ofsted Rating: Good   Pupils:0   Distance:4.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Stalham Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 87   Distance:4.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Stalham Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:4.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Fleggburgh CofE Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:4.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



**Key:**

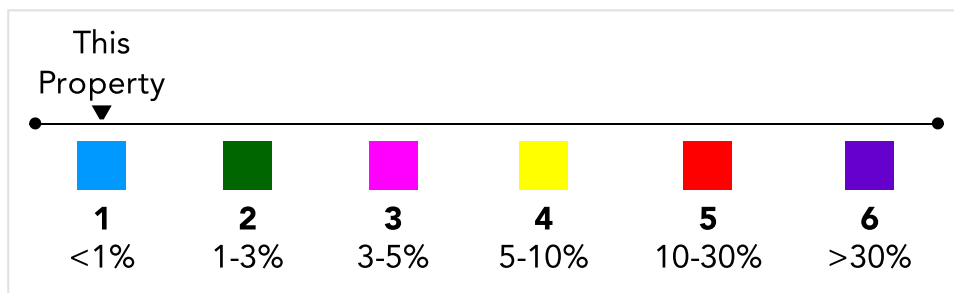
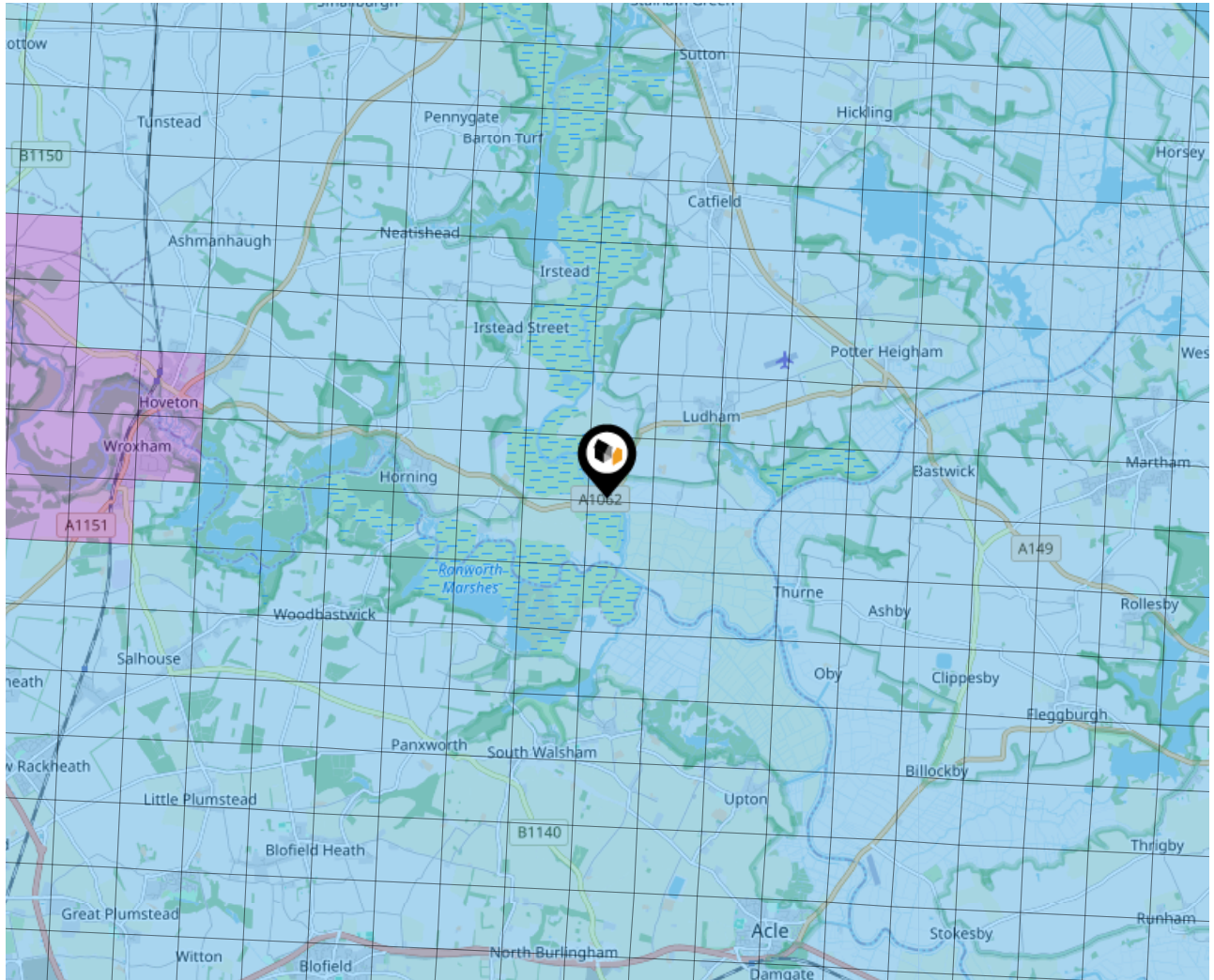
-  Power Pylons
-  Communication Masts

# Environment

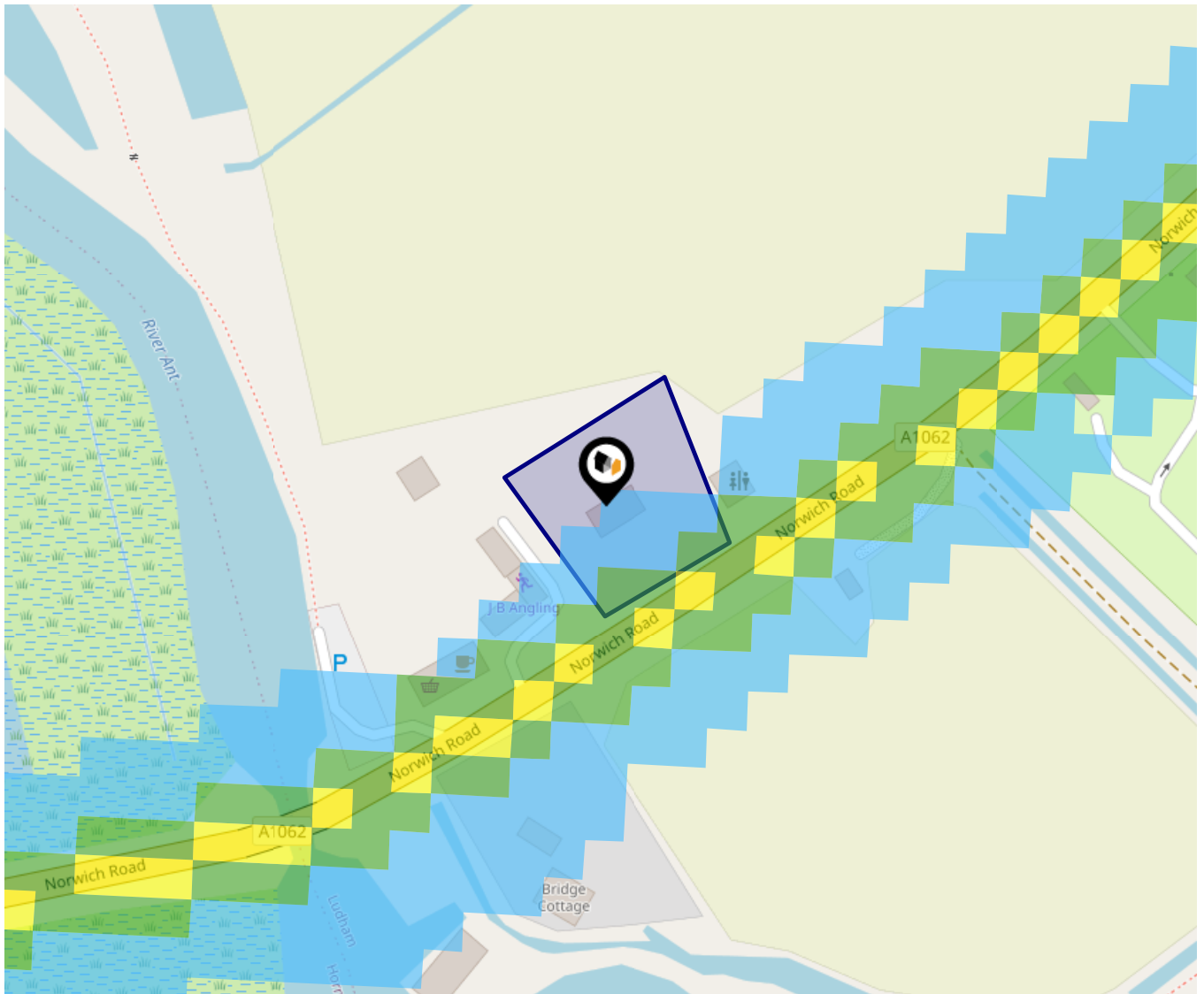
## Radon Gas

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# 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.

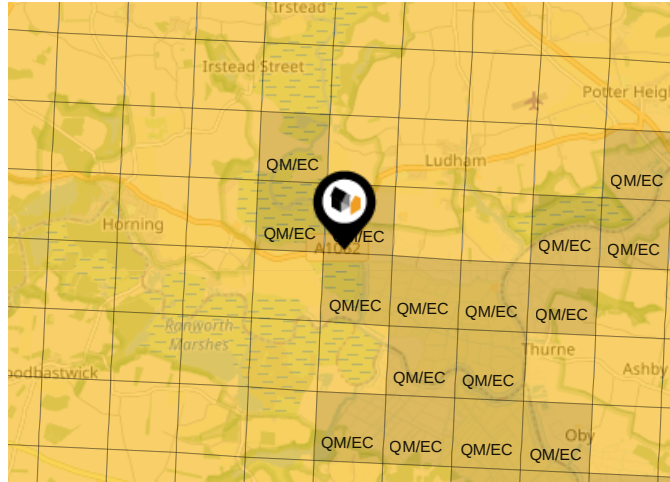
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT		

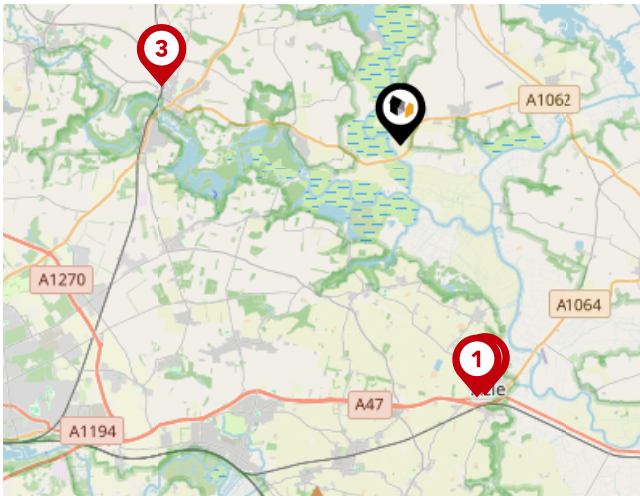


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

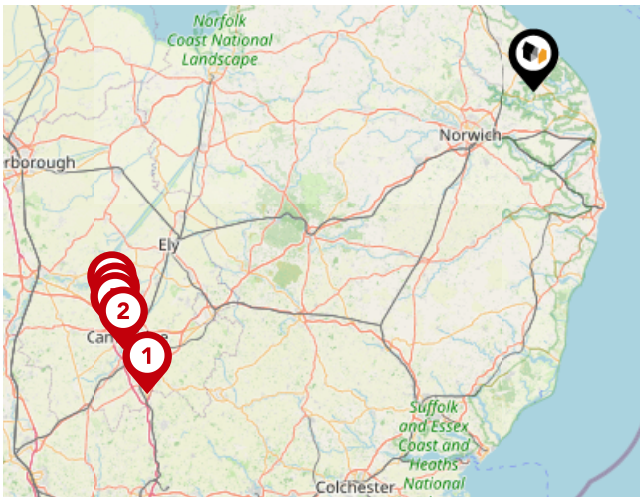
# Area

## Transport (National)



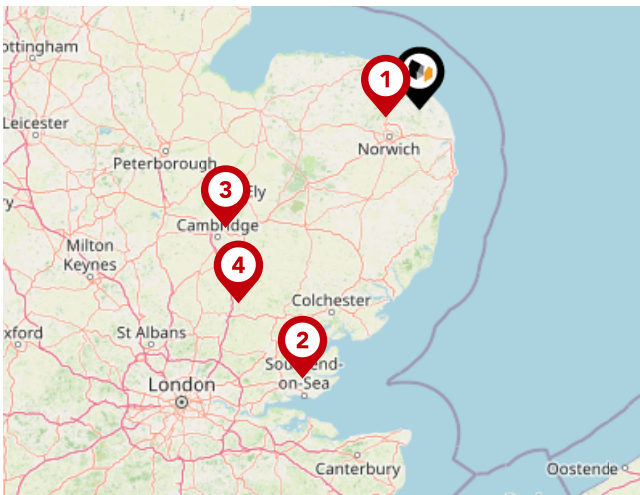
### National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	4.72 miles
2	Acle Rail Station	4.75 miles
3	Hoveton & Wroxham Rail Station	4.42 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	71.14 miles
2	M11 J11	70.11 miles
3	M11 J13	69.17 miles
4	M11 J14	68.83 miles
5	M11 J12	70.08 miles

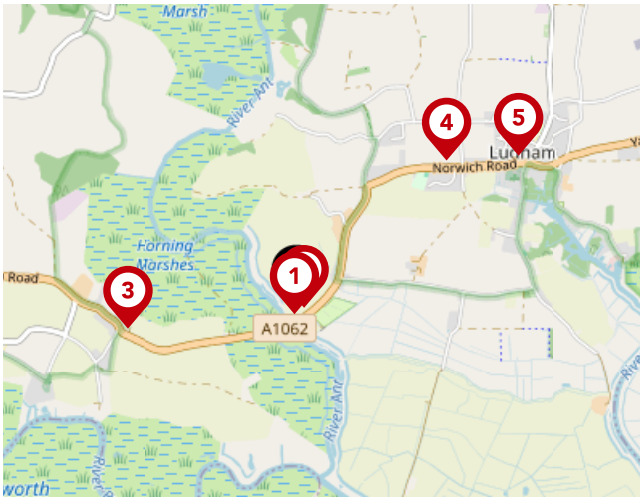


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	9.96 miles
2	Southend-on-Sea	85.42 miles
3	Cambridge	65.86 miles
4	Stansted Airport	77.01 miles

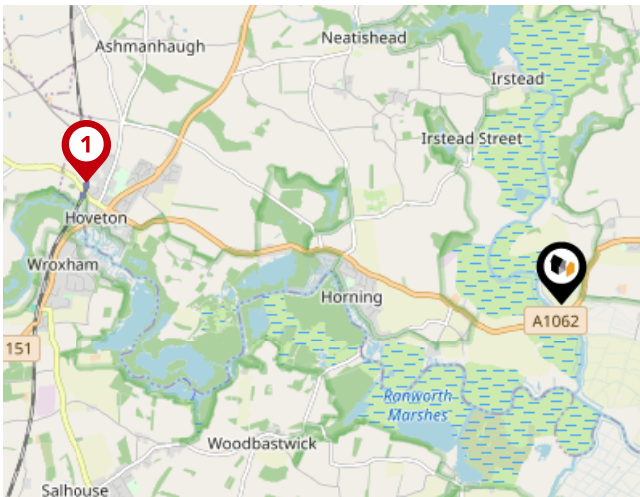
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Stores	0.03 miles
2	Stores	0.04 miles
3	Church Road	0.77 miles
4	Broad Reaches	0.94 miles
5	Church	1.21 miles



### Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	4.42 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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