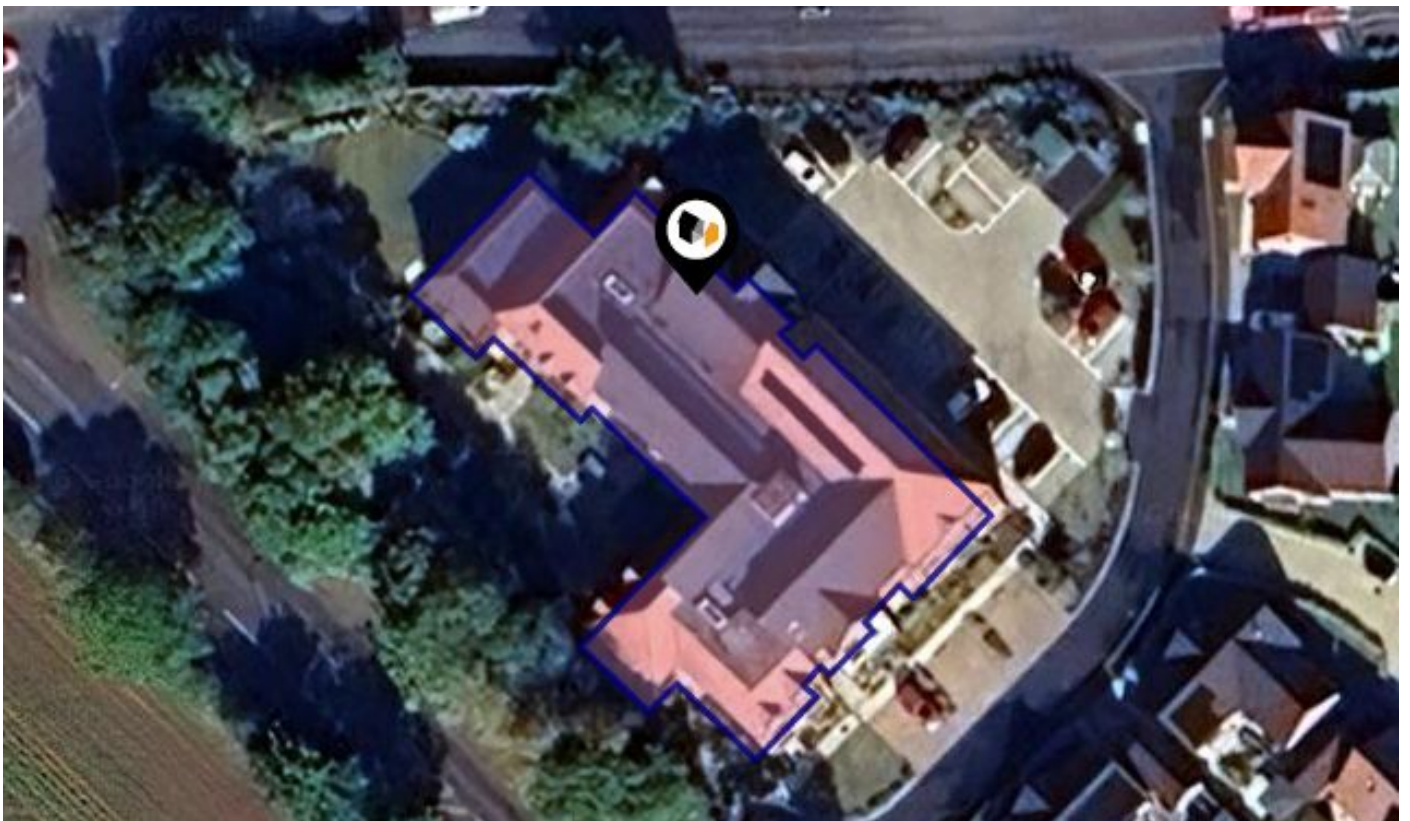




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 22nd May 2026



**3 HOMESTEAD PLACE, STAITHE GARDENS, STALHAM,
NORWICH, NR12 9FZ**

Avocado

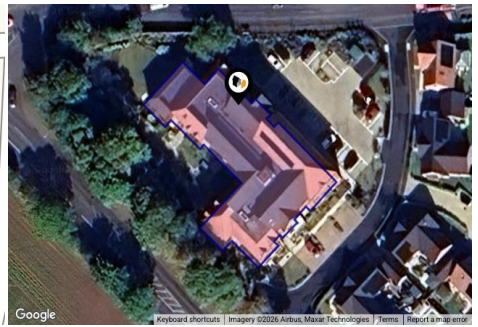
North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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

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Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 785 ft² / 73 m²
Plot Area: 0.24 acres
Year Built : 2017
Council Tax : Band B
Annual Estimate: £1,913
Title Number: NK539743
UPRN: 10094471046
Restrictive Covenants: No

Last Sold Date: 28/01/2022
Last Sold Price: £244,950
Last Sold £/ft²: £312
Tenure: Leasehold

Local Area

Local Authority: Norfolk
Conservation Area: No
Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

18 mb/s **75** mb/s **1800** mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

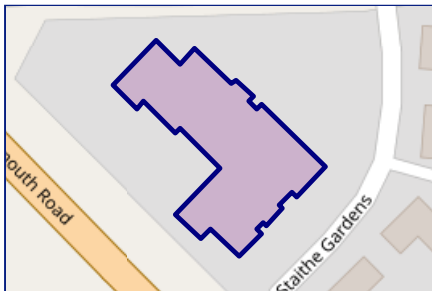


Freehold Title Plan



NK484205

Leasehold Title Plan



NK539743

Start Date: 27/01/2022
End Date: 01/06/3020
Lease Term: 999 years from and including 1 June 2021
Term Remaining: 994 years

3 Homestead Place, Staithe Gardens, Stalham, NR12 9FZ

Energy rating

B

Valid until 10.10.2031

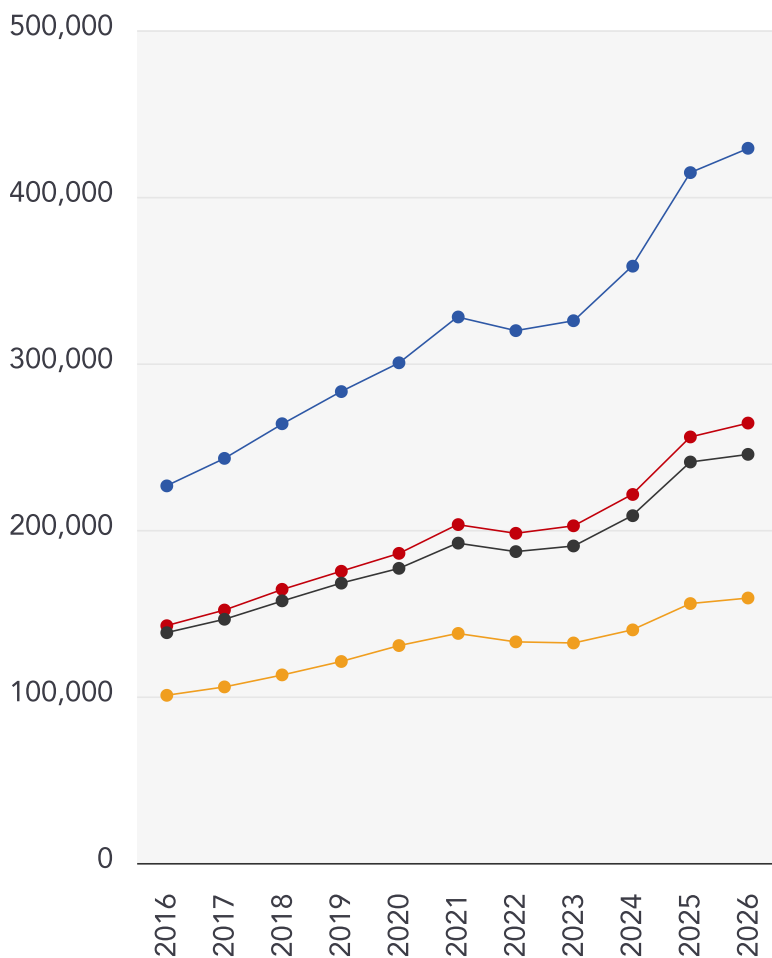
Certificate number 6339-3230-0109-0769-0292

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	1
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-Â K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.10 W/m-Â K
Total Floor Area:	73 m ²

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



Detached

+89.52%

Semi-Detached

+85.41%

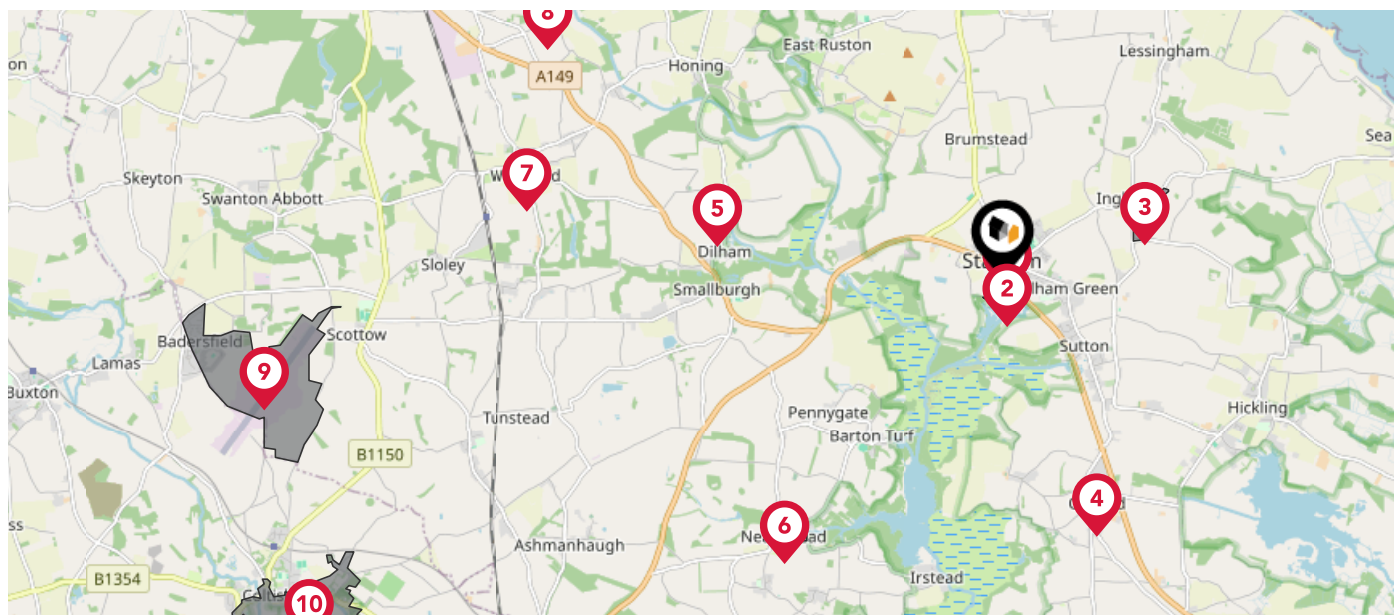
Terraced

+77.44%

Flat

+58.04%

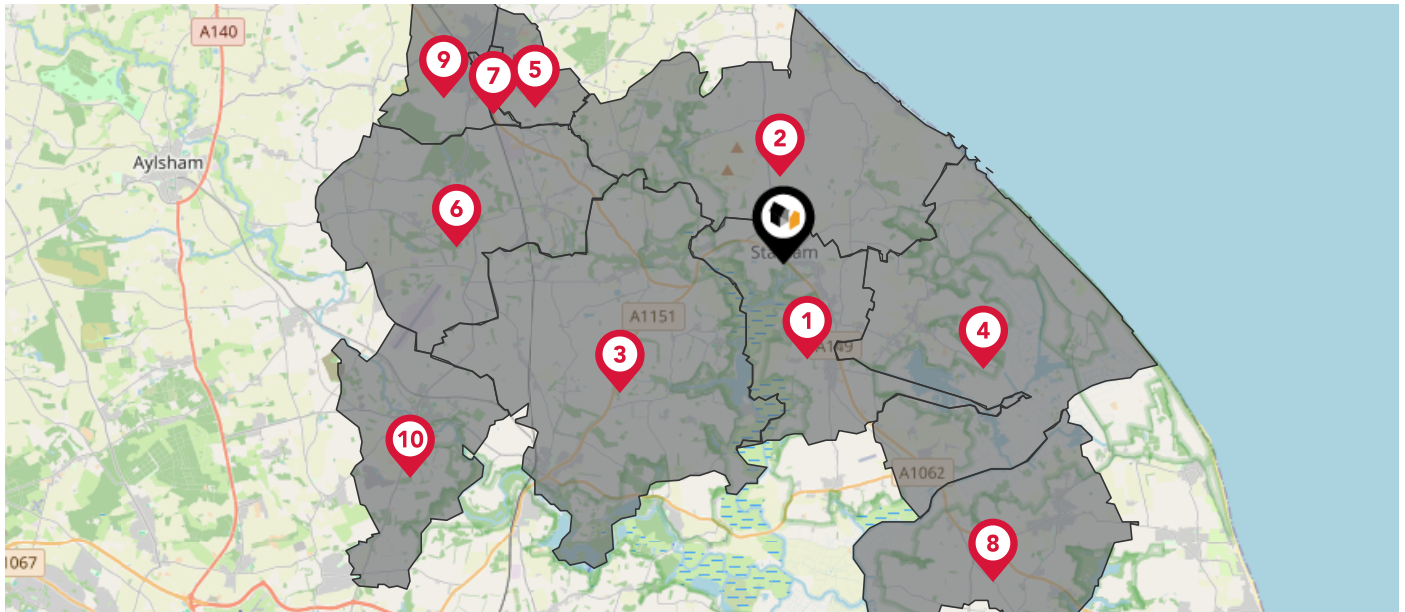
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Stalham
- 2 Stalham Staithe
- 3 Ingham
- 4 Catfield
- 5 Dilham
- 6 Neatishead
- 7 Worstead
- 8 Worstead Meeting Hill
- 9 RAF Coltishall
- 10 Coltishall and Horstead

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



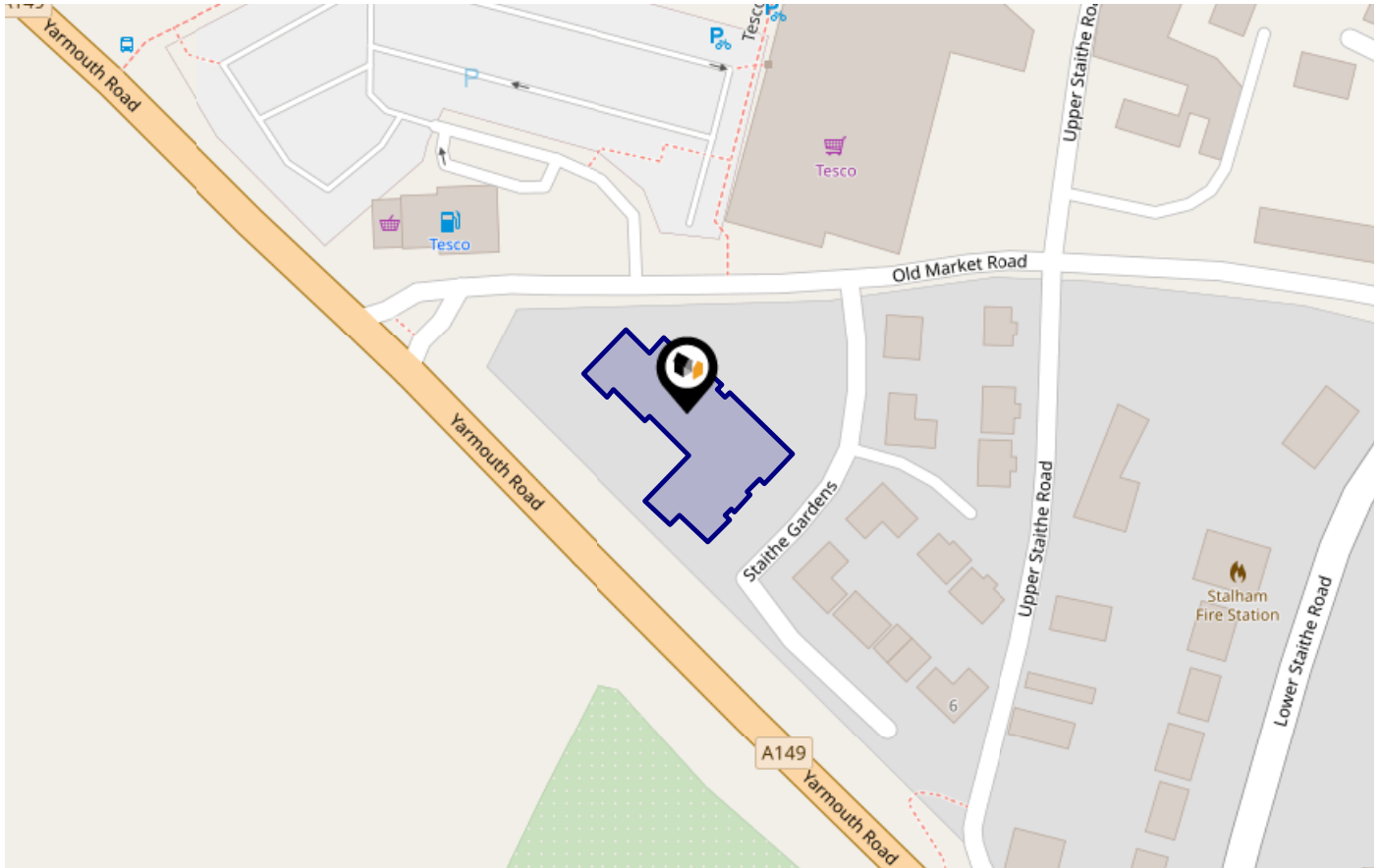
Nearby Council Wards

-  Stalham Ward
-  Happisburgh Ward
-  Hoveton & Tunstead Ward
-  Hickling Ward
-  North Walsham East Ward
-  Worstead Ward
-  North Walsham Market Cross Ward
-  West Flegg Ward
-  North Walsham West Ward
-  Coltishall 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.

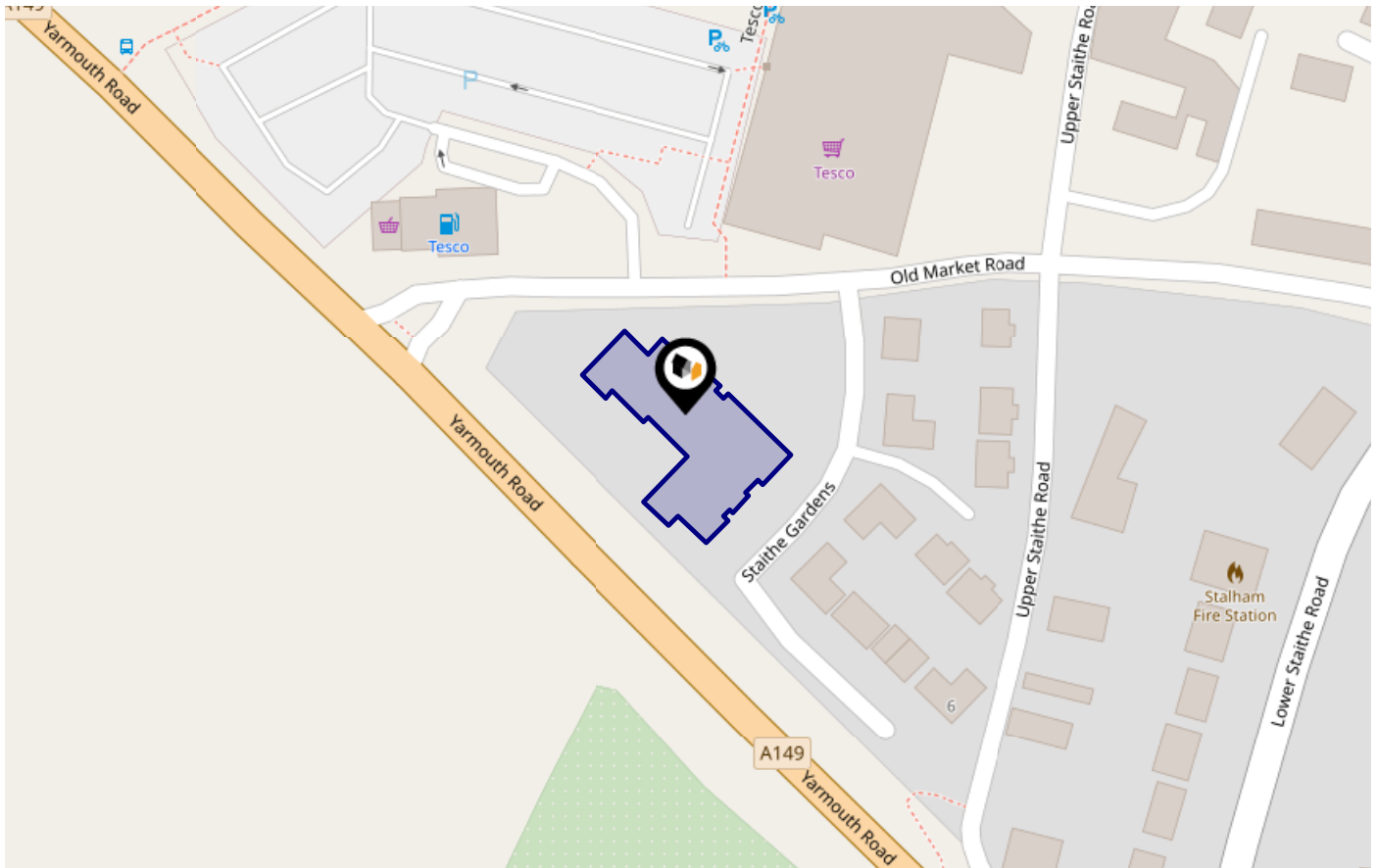
Chance of flooding to the following depths at this property:



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.

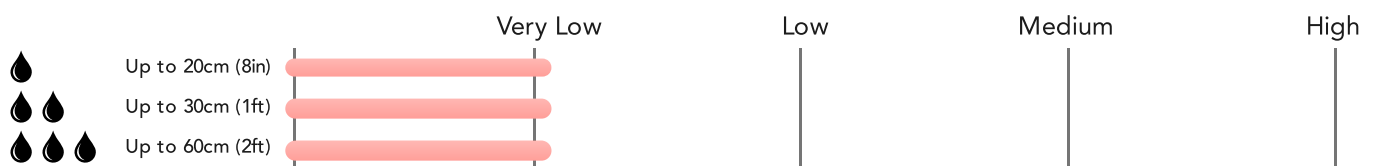


Risk Rating: **Very low**

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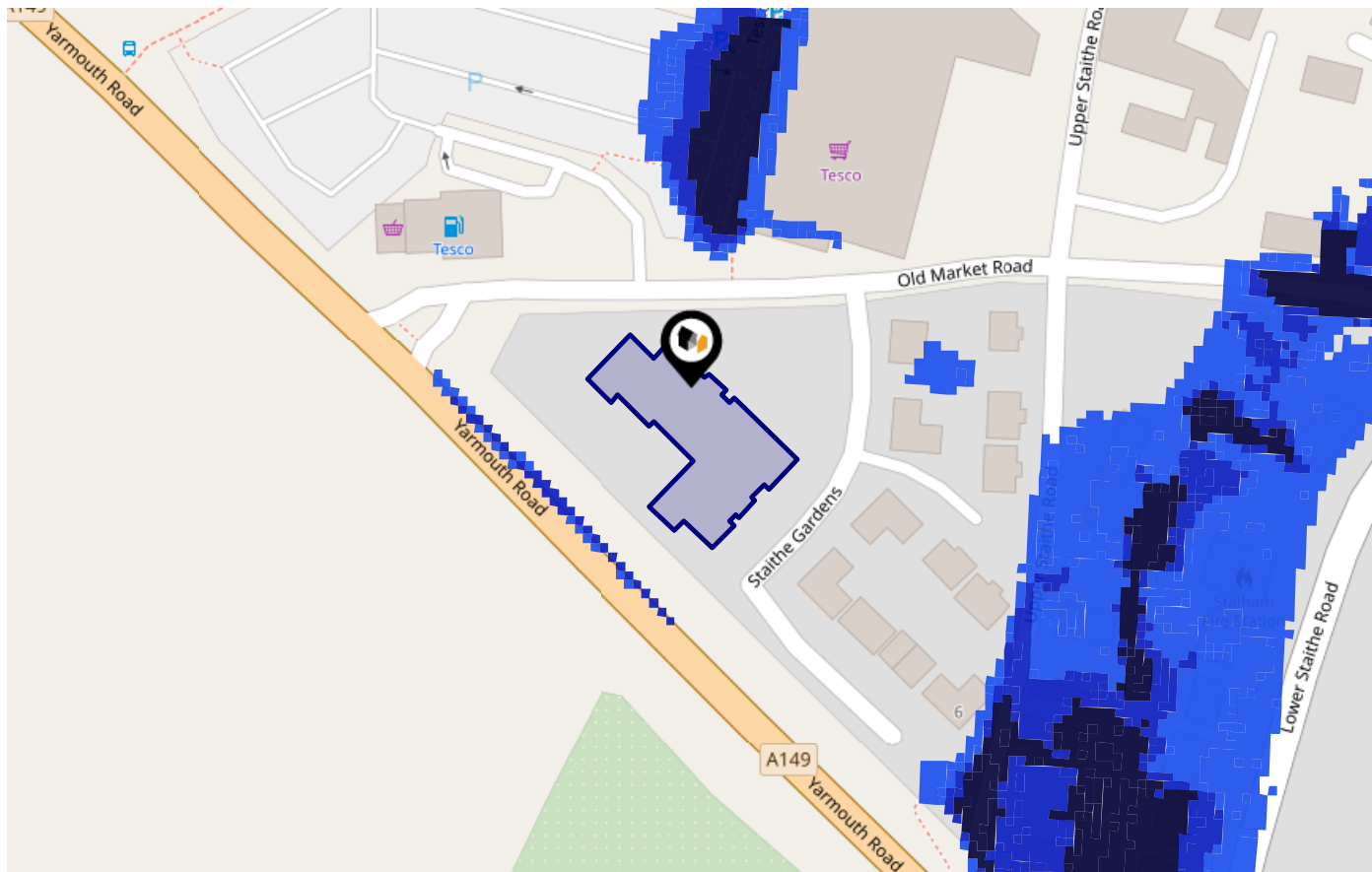
Chance of flooding to the following depths at this property:



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.

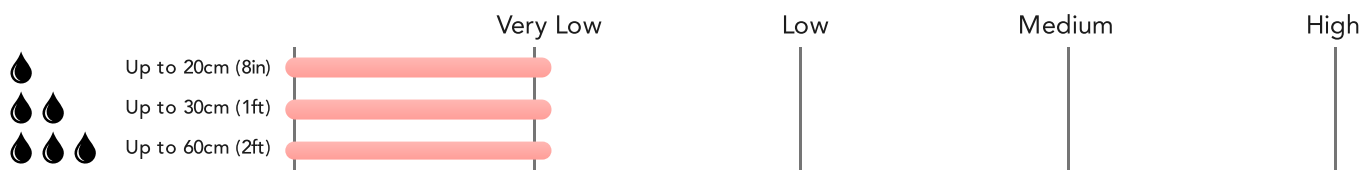


Risk Rating: Very low

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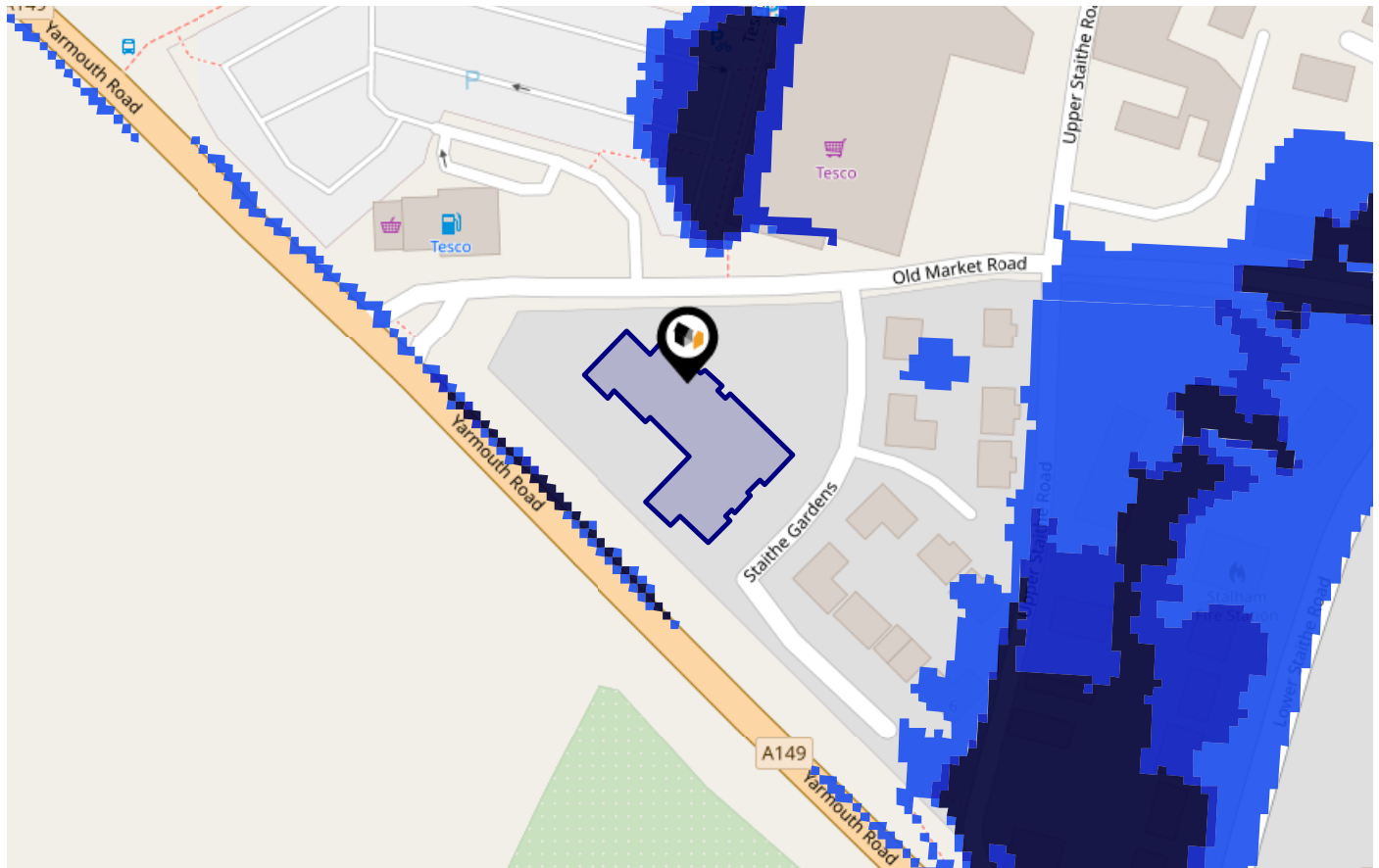
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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**

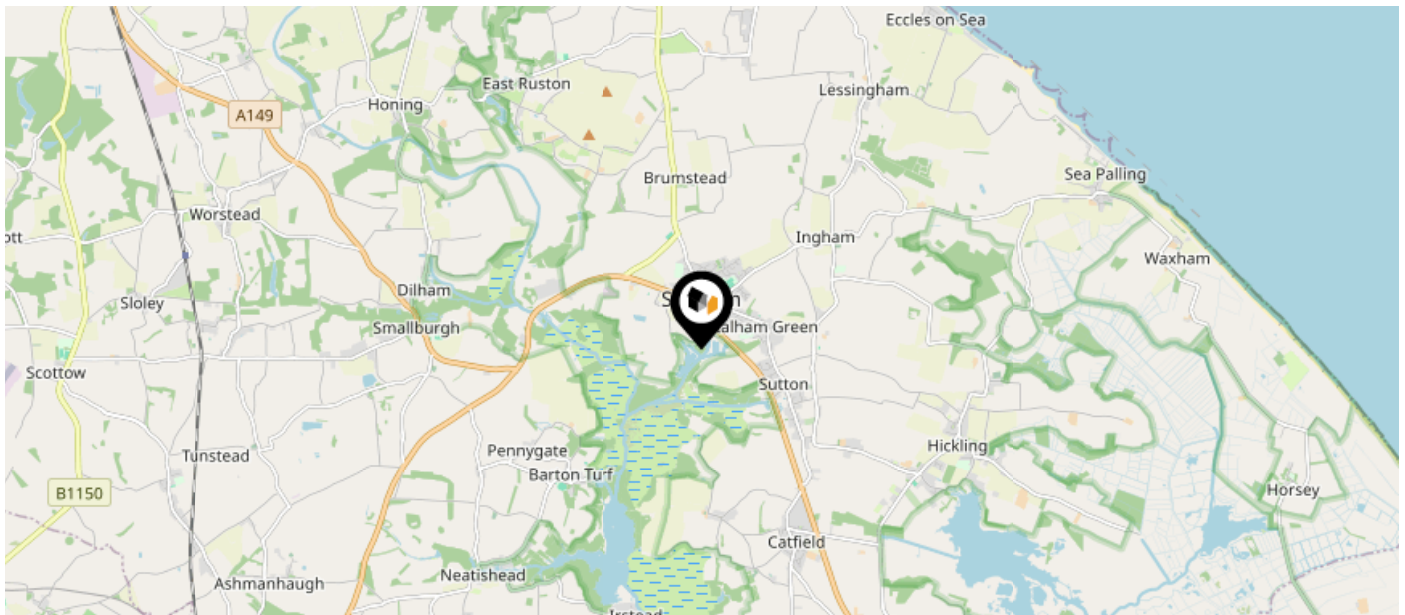
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



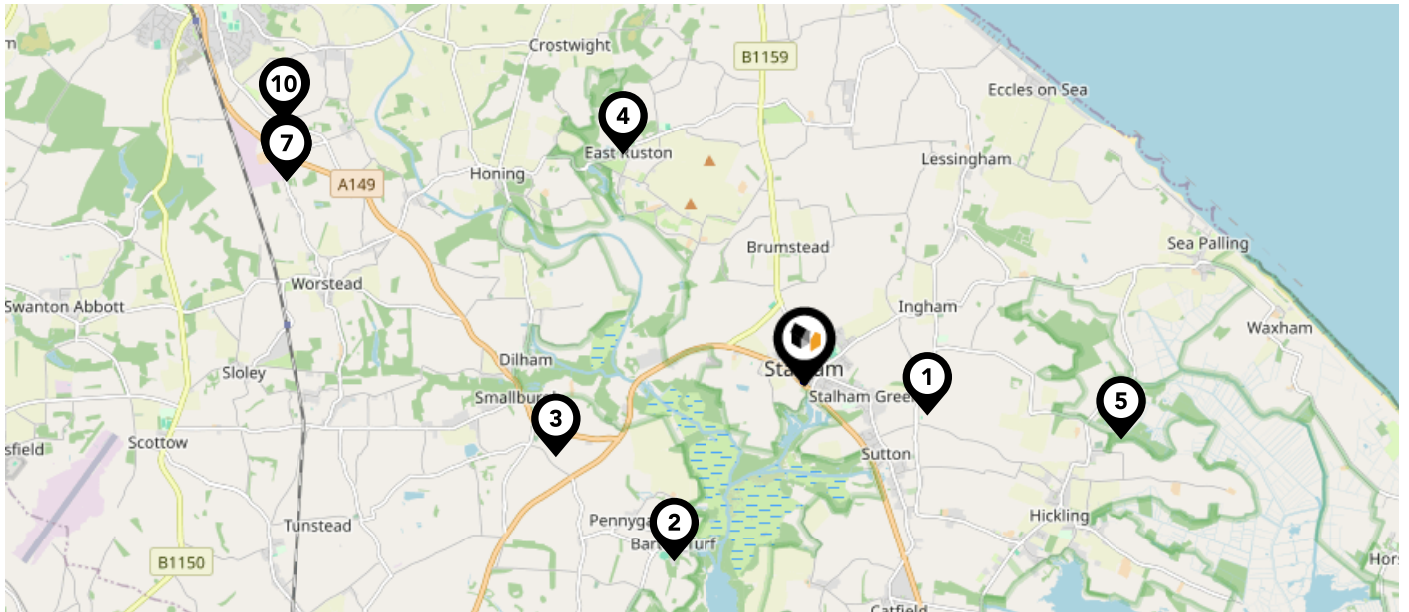
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

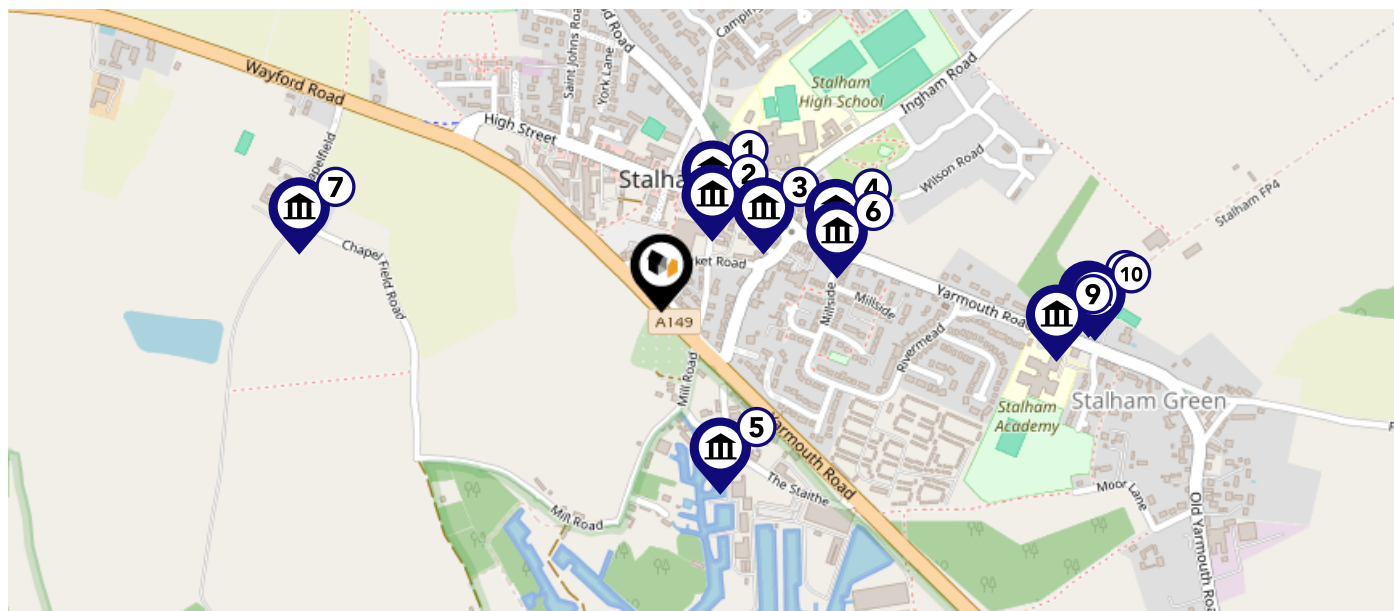
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



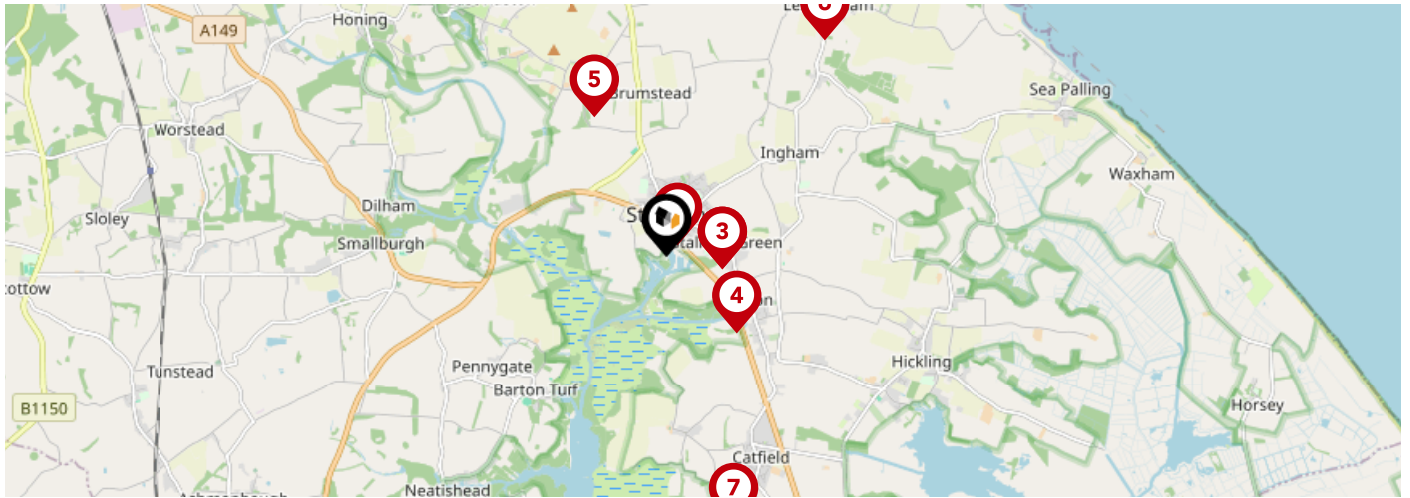
Nearby Landfill Sites

1	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	
2	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill	
3	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill	
4	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill	
5	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	
6	Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill	
7	Sandy Hills-Worstead, Norwich, Norfolk	Historic Landfill	
8	Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk	Historic Landfill	
9	EA/EPR/VP3699NX/V004	Active Landfill	
10	Field No. 788(part)-North Walsham, Norfolk	Historic Landfill	

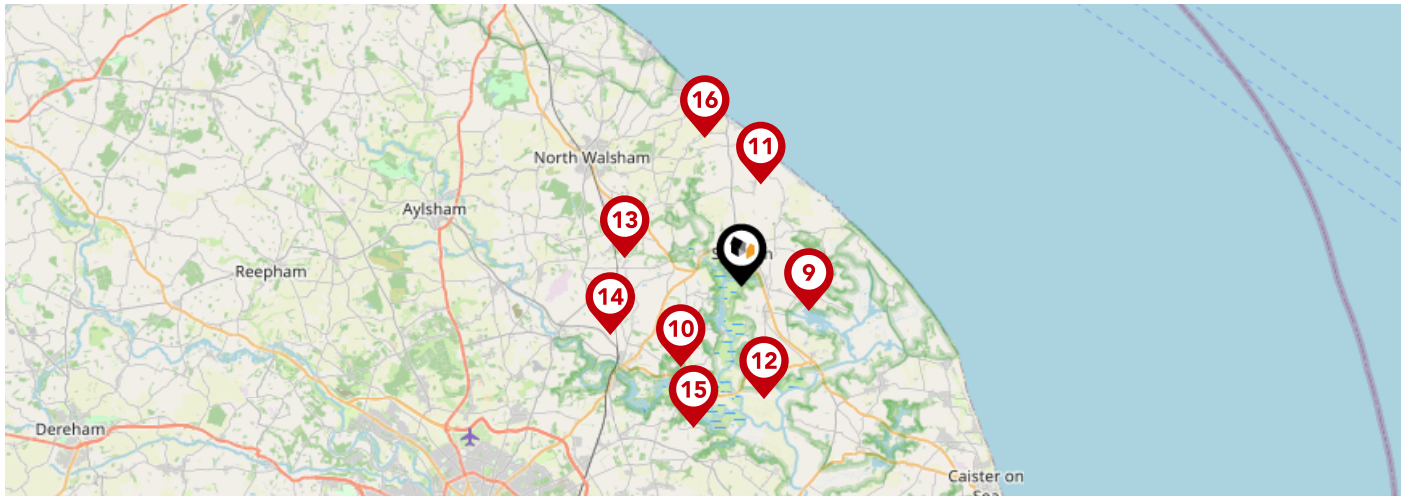
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1172564 - Church Of St Mary The Virgin	Grade II	0.1 miles
	1376141 - Fire Engine House And Village Lock Up	Grade II	0.1 miles
	1049364 - Rosedale	Grade II	0.1 miles
	1373723 - Stable Block At Church Farm	Grade II	0.2 miles
	1049368 - The Old Granary	Grade II	0.2 miles
	1172543 - Church Farmhouse	Grade II	0.2 miles
	1049365 - West End Farmhouse	Grade II	0.4 miles
	1049367 - Barn At Stalham Hall Farm	Grade II	0.5 miles
	1305053 - Stalham Hall	Grade II	0.5 miles
	1373725 - Stewards House	Grade II	0.5 miles

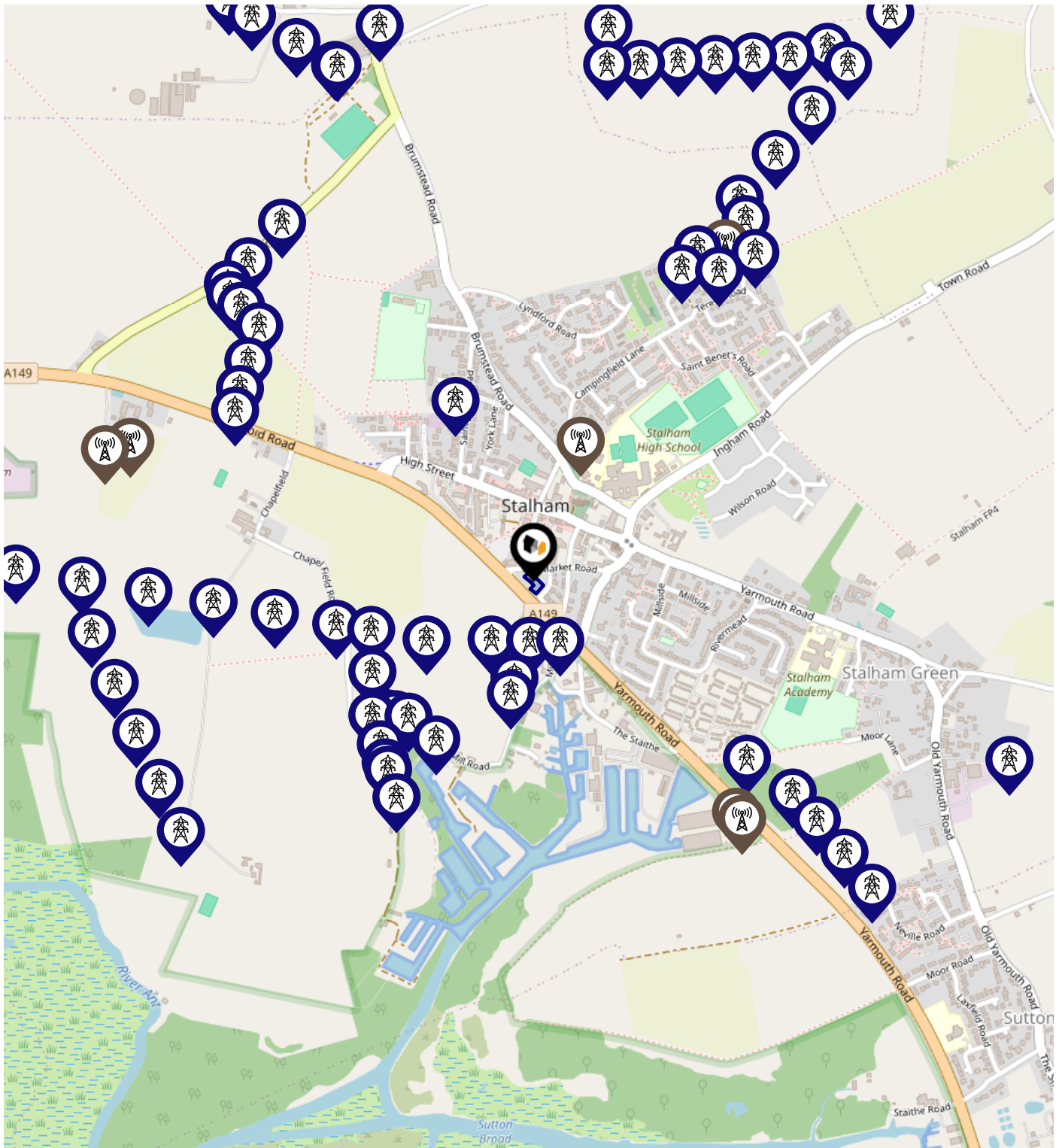


		Nursery	Primary	Secondary	College	Private
1	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Saints School Ofsted Rating: Good Pupils: 73 Distance:2.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tunstead Primary School Ofsted Rating: Good Pupils: 83 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:5.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:5.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

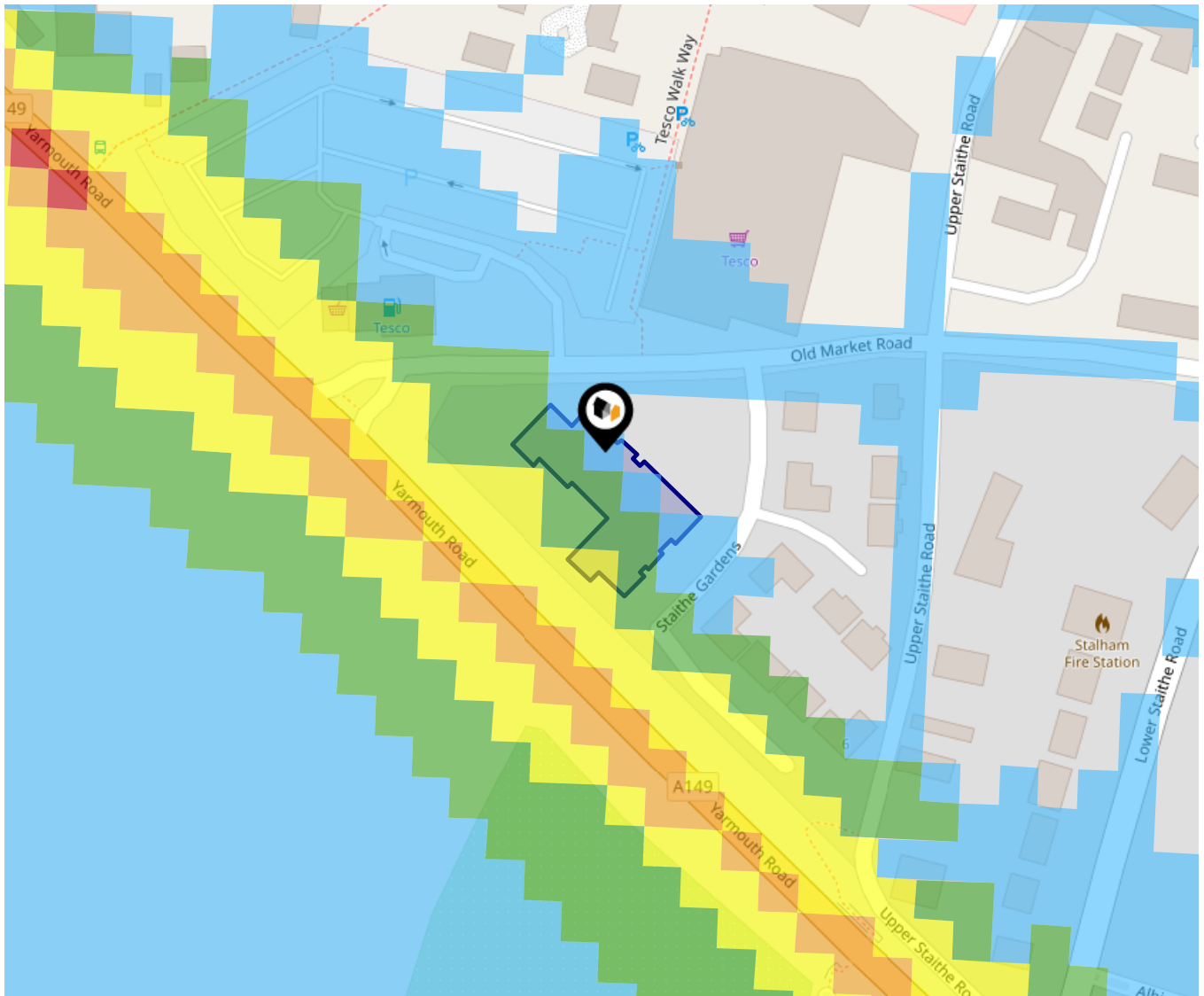
Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise

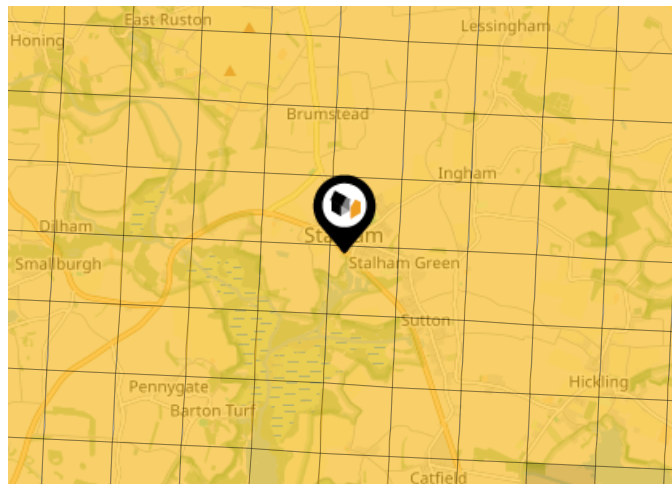


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

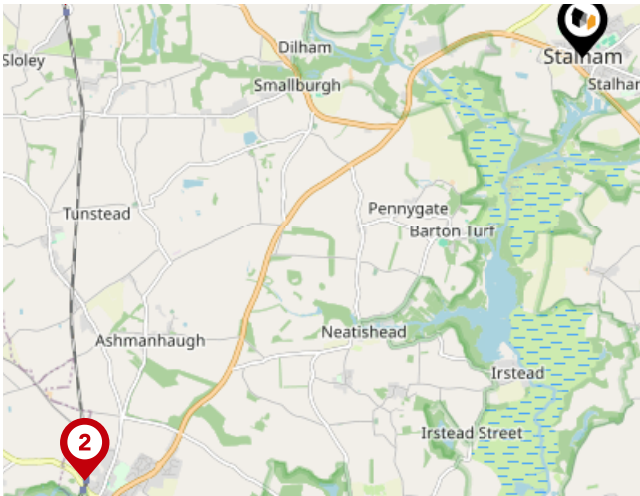


Primary Classifications (Most Common Clay Types)

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

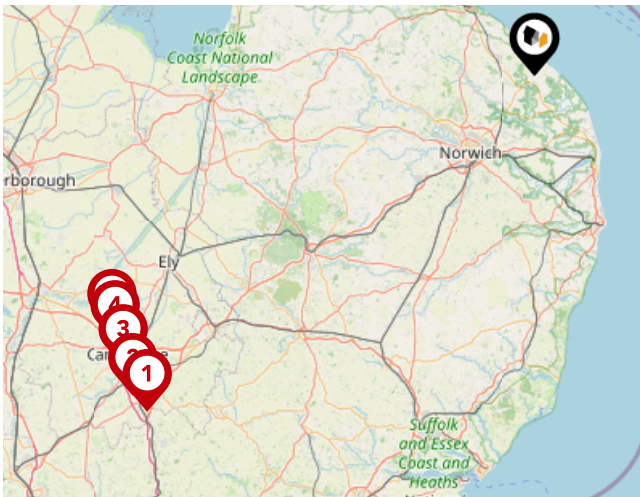
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	4.67 miles
2	Hoveton & Wroxham Rail Station	5.86 miles
3	North Walsham Rail Station	6.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.35 miles
2	M11 J10	74.37 miles
3	M11 J11	72.93 miles
4	M11 J13	71.79 miles
5	M11 J14	71.36 miles

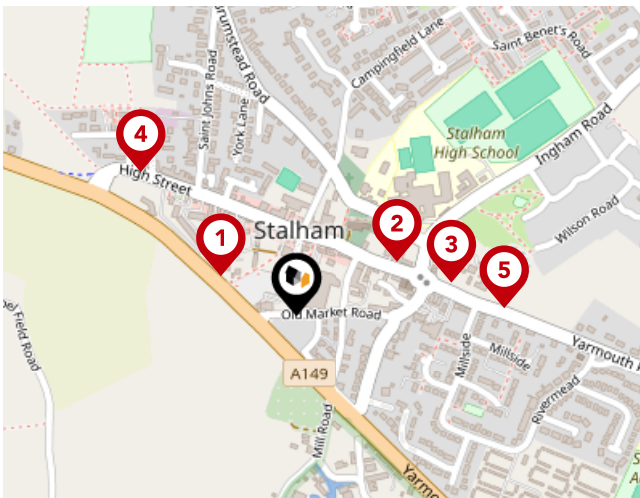


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.12 miles
2	Southend-on-Sea	89.96 miles
3	Cambridge	68.63 miles
4	Stansted Airport	80.71 miles

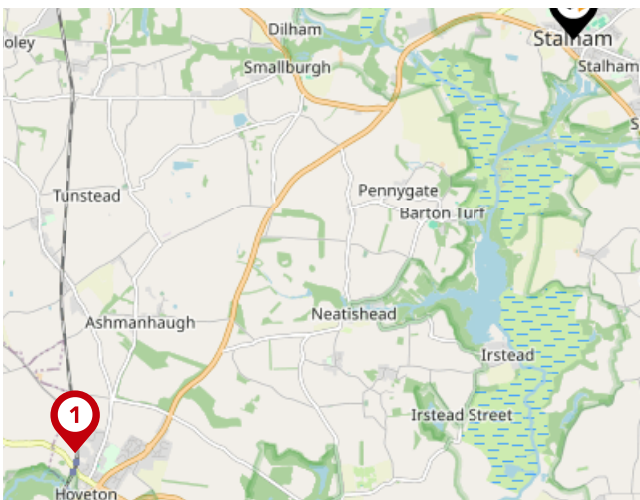
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tesco	0.1 miles
2	Baptist Church	0.13 miles
3	Millside	0.18 miles
4	Old Railway Station	0.24 miles
5	Millside	0.23 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	5.8 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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