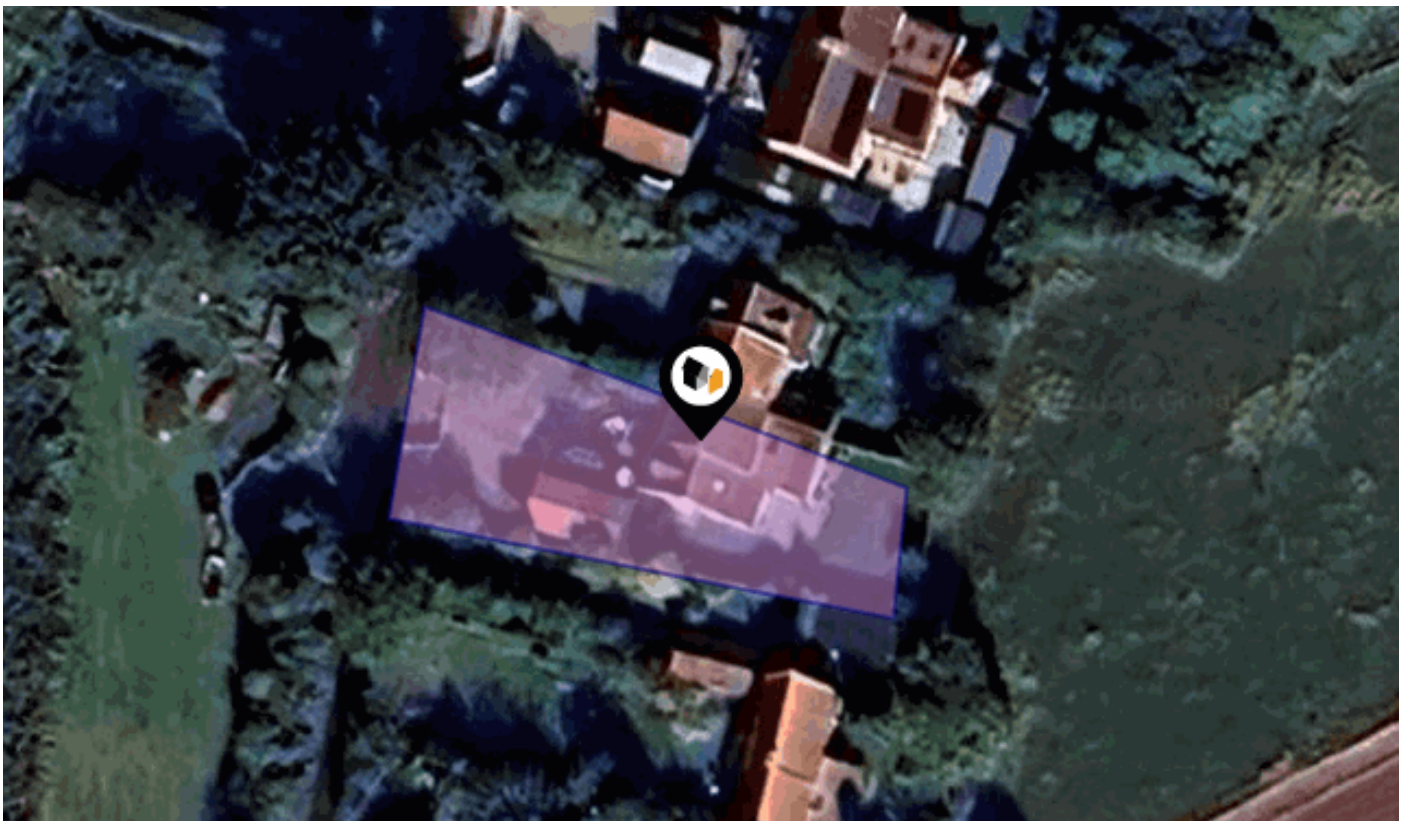




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 04th June 2026



6, LOW ROAD, HEMPSTEAD, NORWICH, NR12 0DH

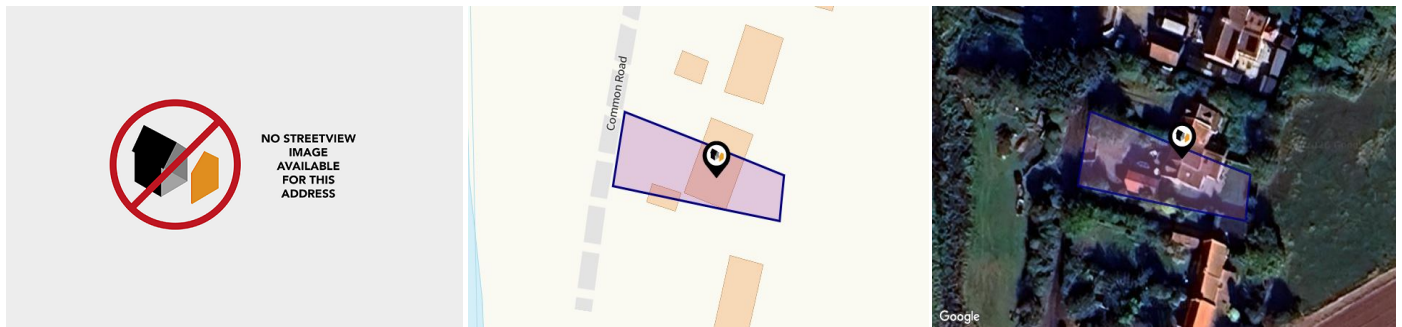
Avocado

North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,593 ft ² / 148 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band B		
Annual Estimate:	£1,913		
Title Number:	NK304553		
UPRN:	10034814911		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



6 Low Road, Hempstead, NR12 0DH

Energy rating

C

Valid until 22.02.2033

Certificate number
1400-3273-0922-3220-3273

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

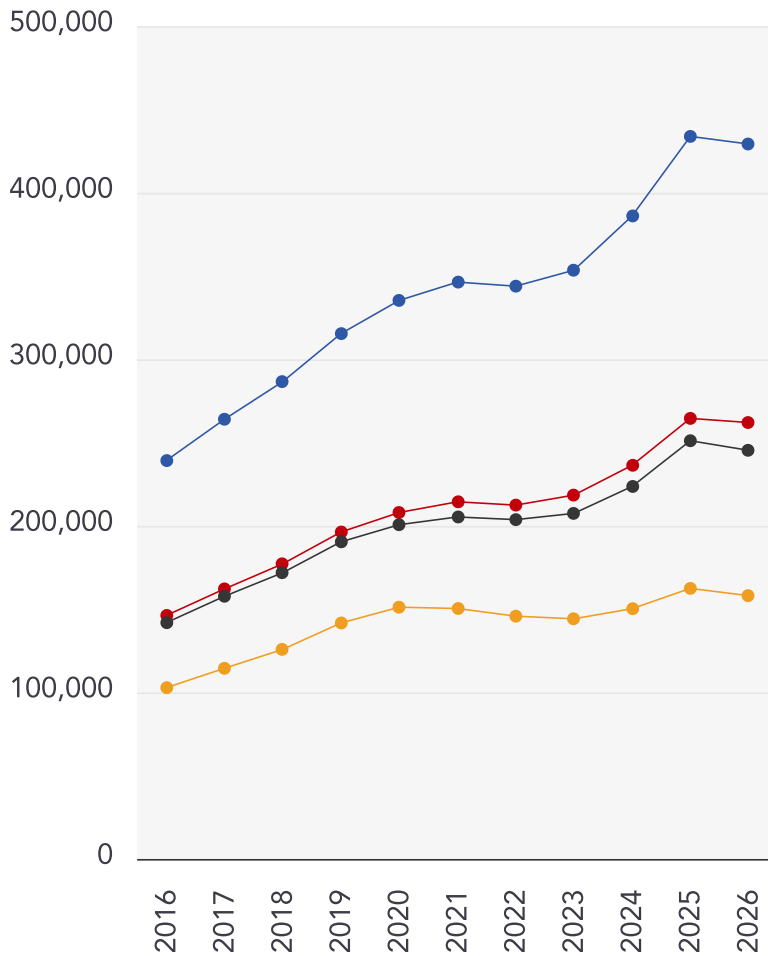
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	148 m ²

Market

House Price Statistics



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



Detached

+79.46%

Semi-Detached

+79.21%

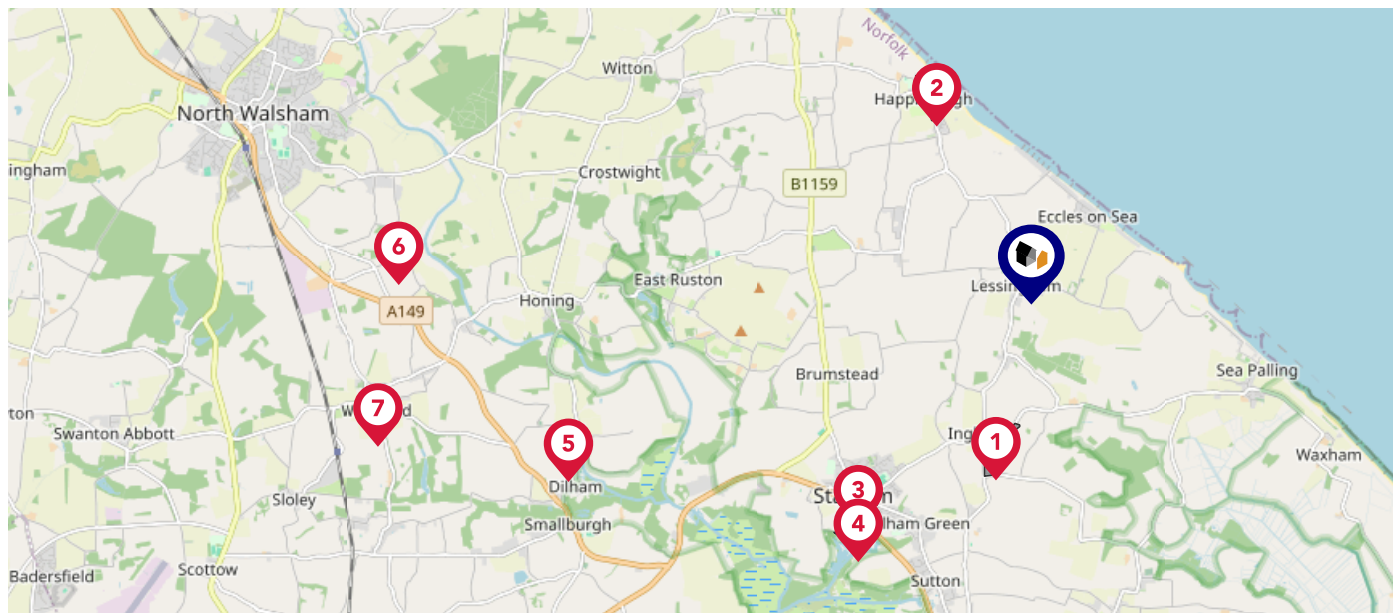
Terraced

+72.95%








Flat

+53.73%

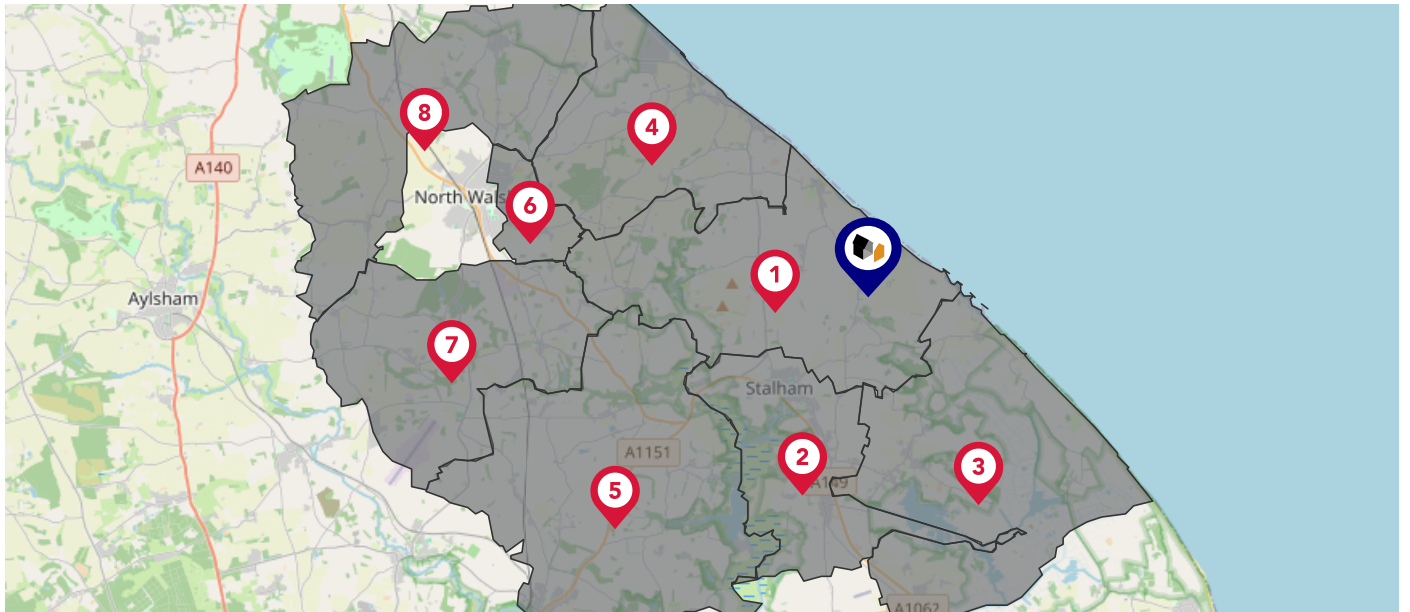
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.











Nearby Conservation Areas

-  1 Ingham
-  2 Happisburgh
-  3 Stalham
-  4 Stalham Staithe
-  5 Dilham
-  6 Worstead Meeting Hill
-  7 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



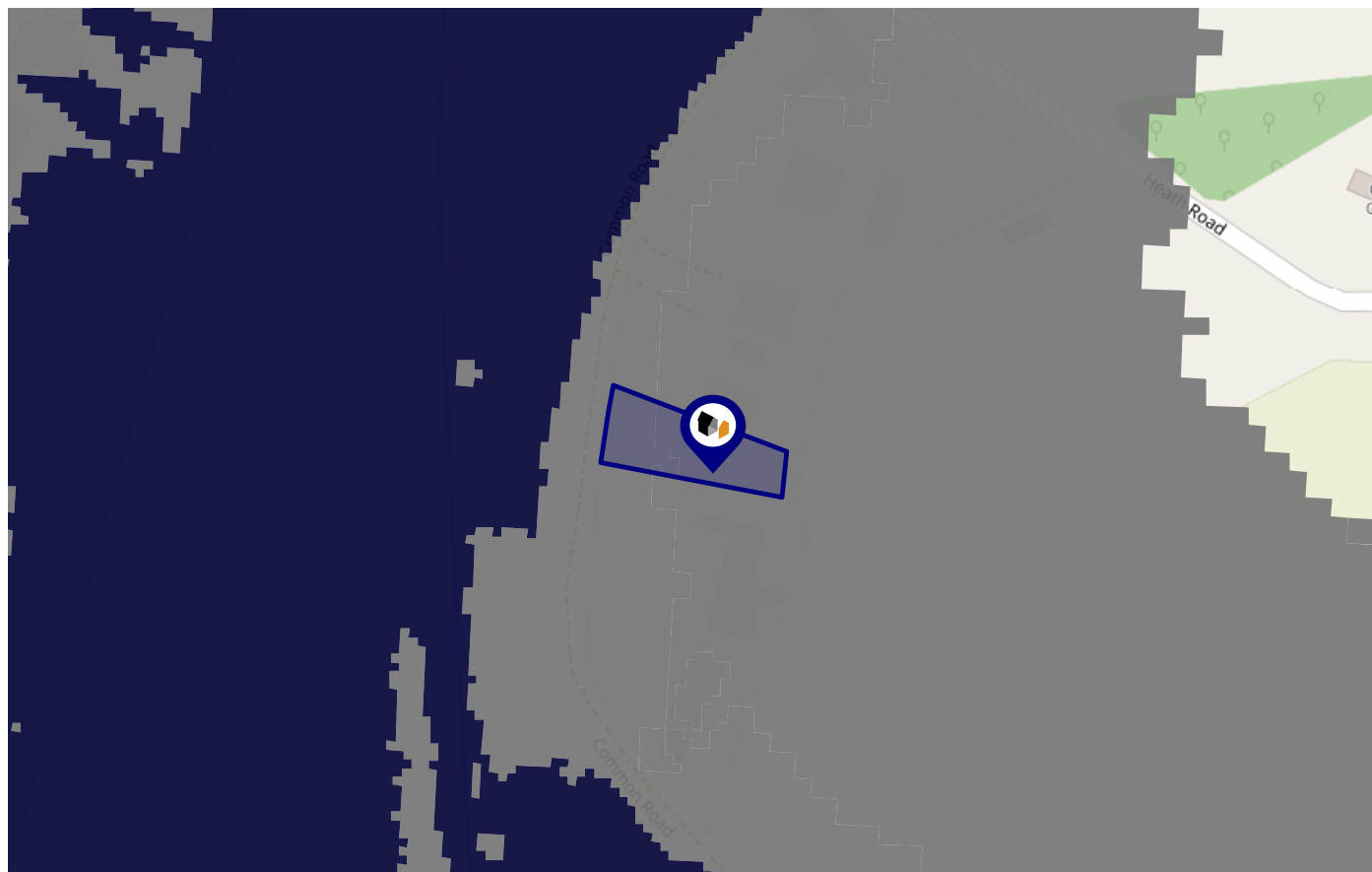
Nearby Council Wards

-  Happisburgh Ward
-  Stalham Ward
-  Hickling Ward
-  Bacton Ward
-  Hoveton & Tunstead Ward
-  North Walsham East Ward
-  Worstead Ward
-  Trunch 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.

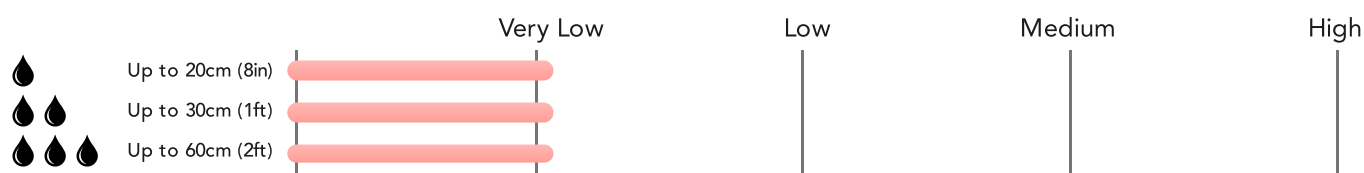


Risk Rating: Very Low

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:

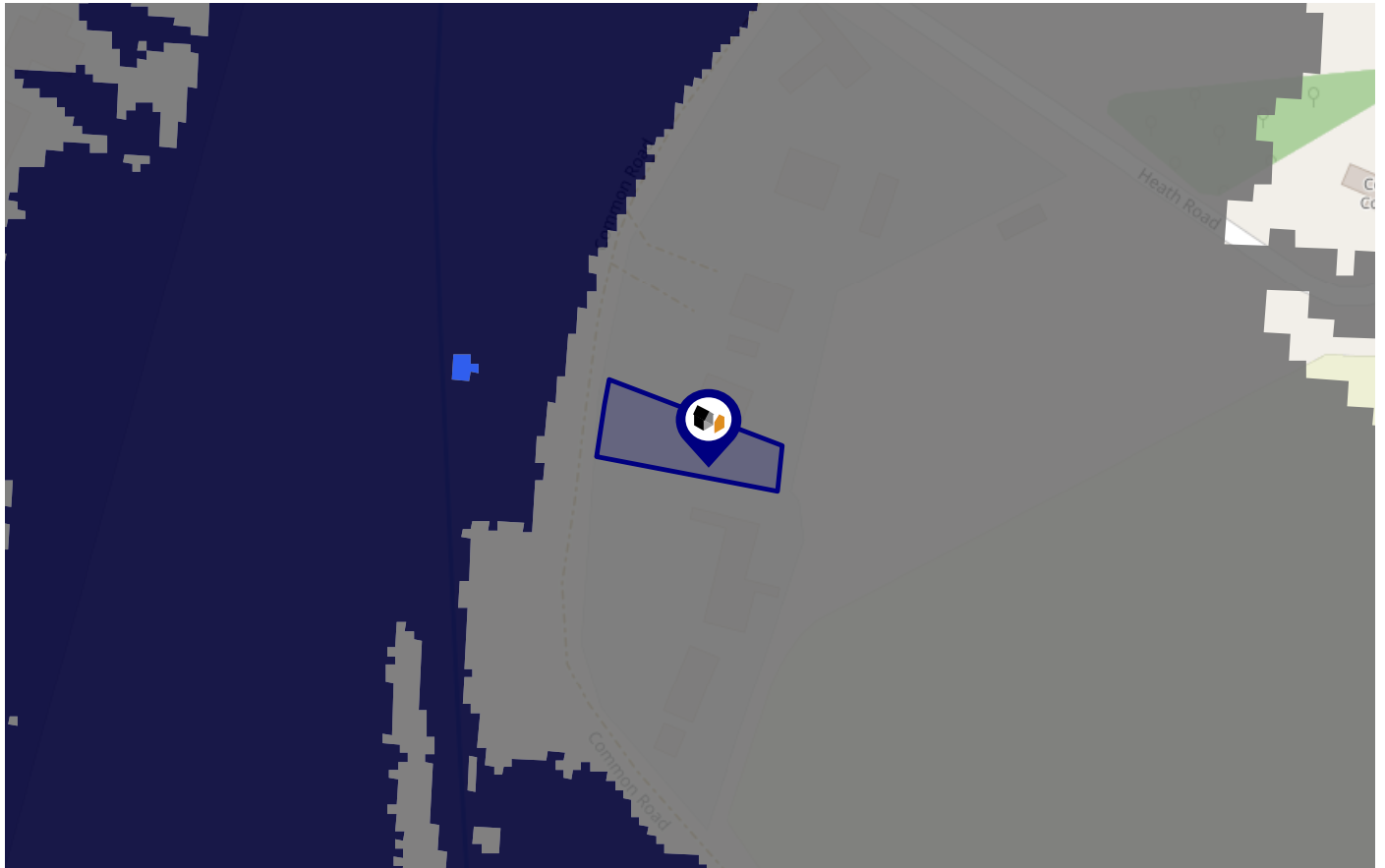


Flood Risk

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**

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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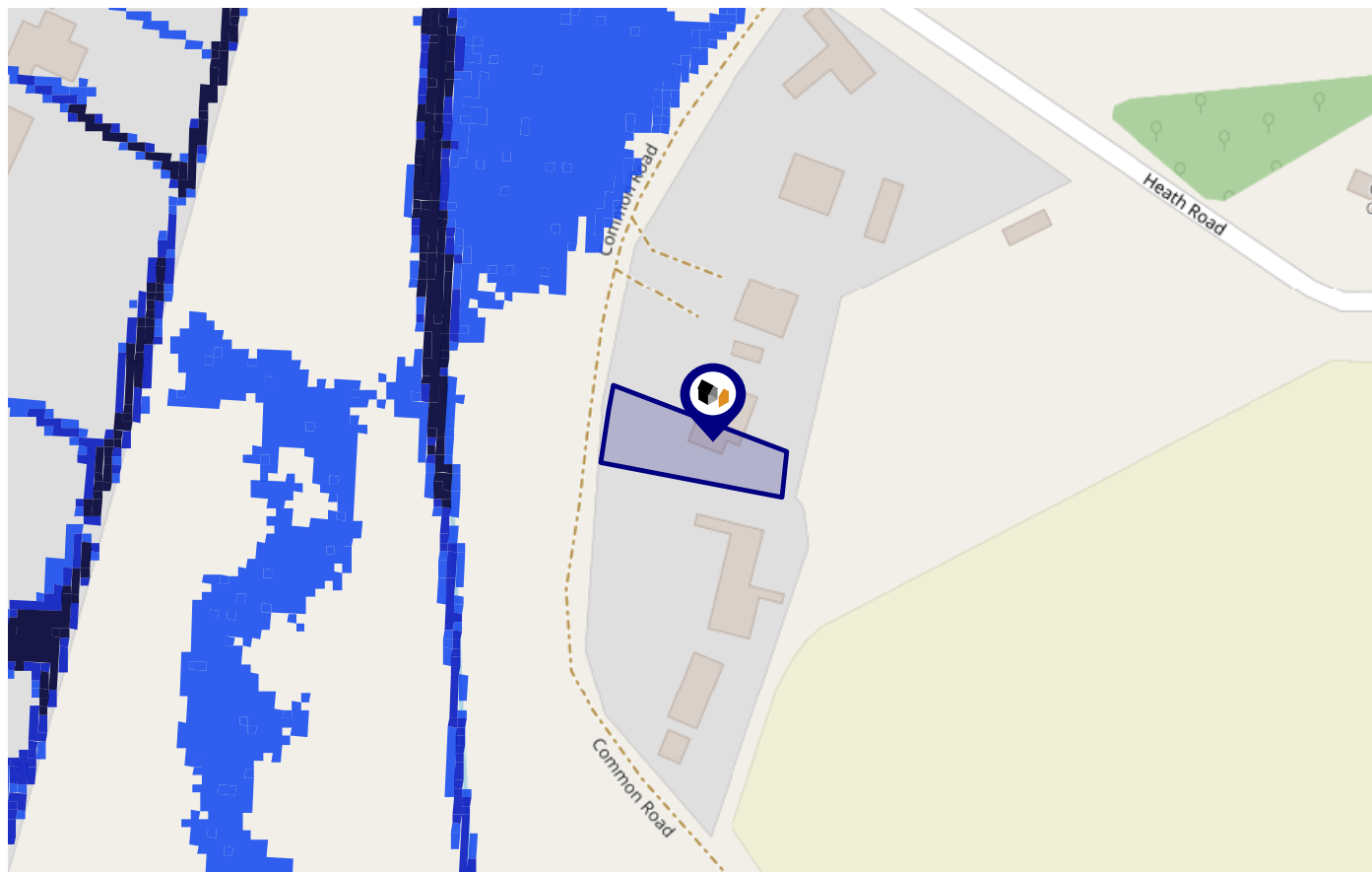
Chance of flooding to the following depths at this property:



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.

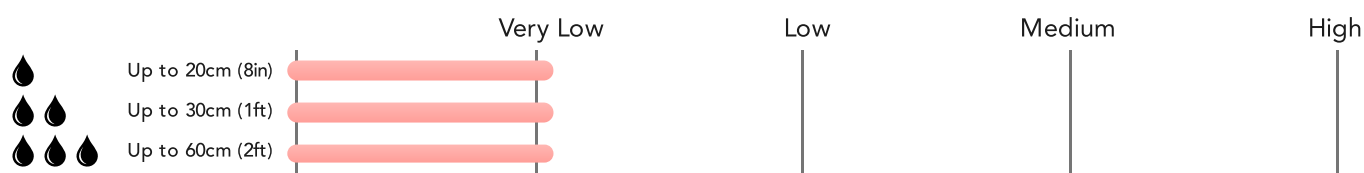


Risk Rating: **Very low**

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.

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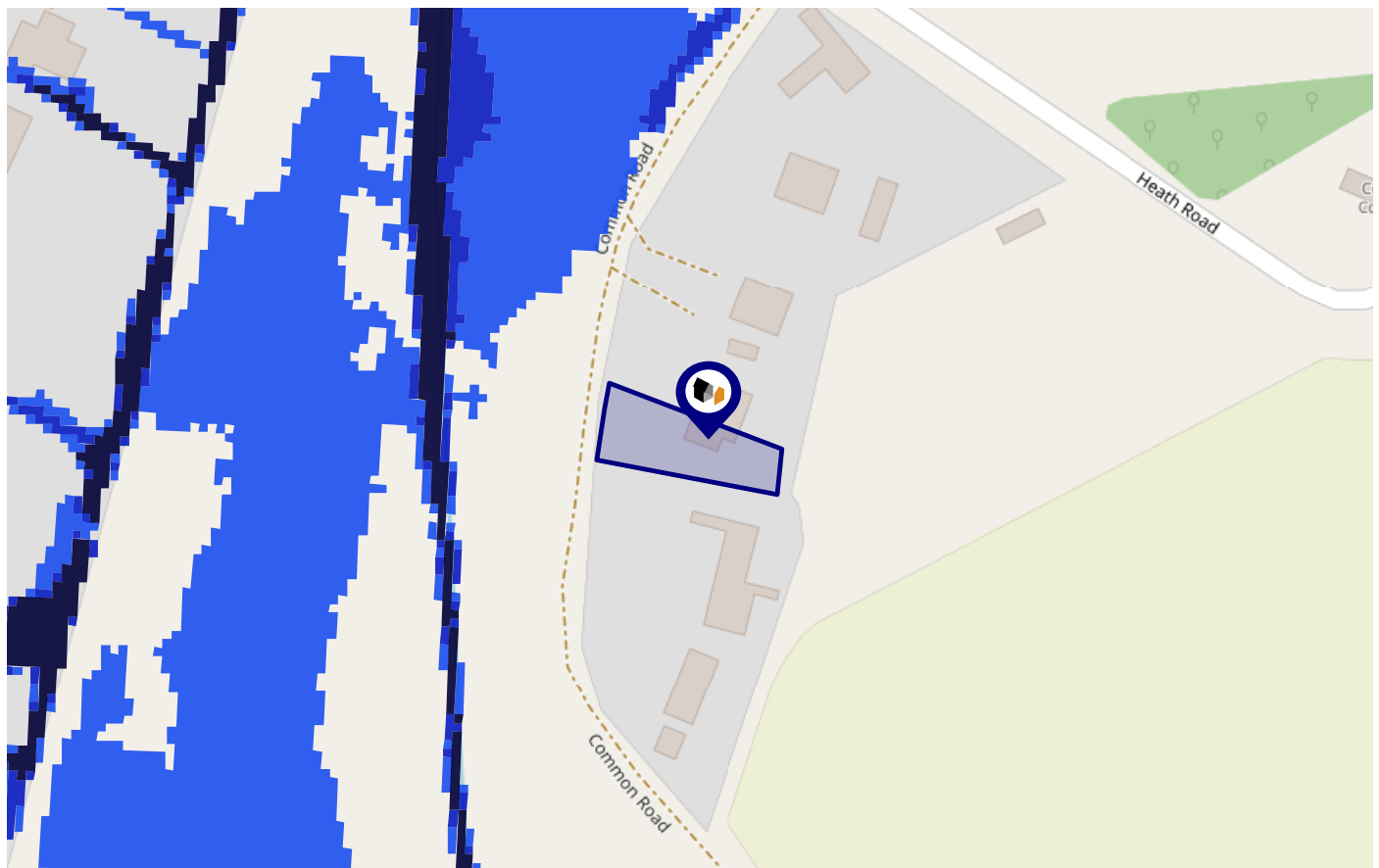
Chance of flooding to the following depths at this property:



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**

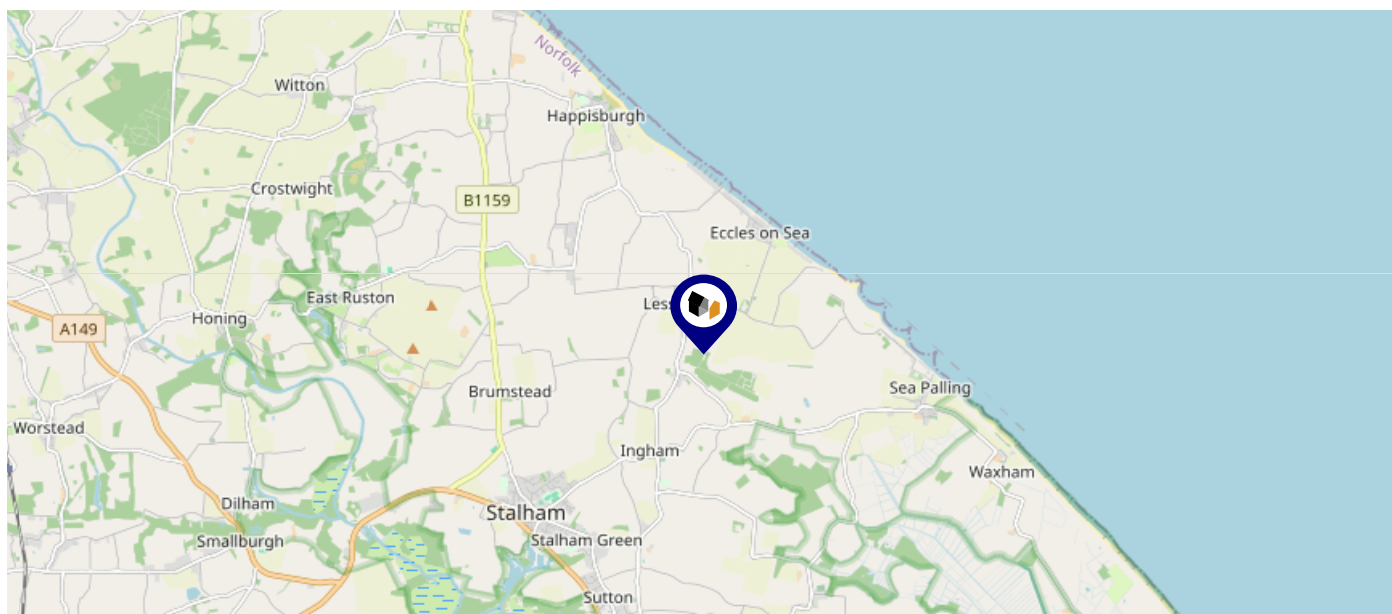
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



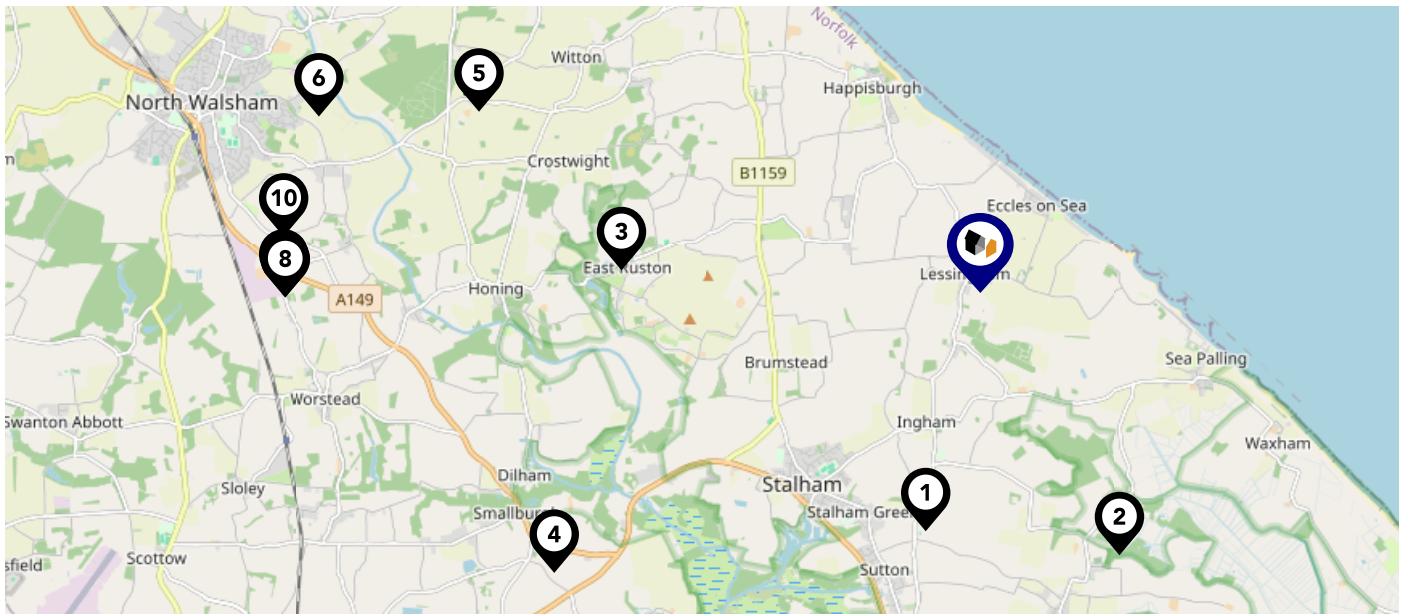
This map displays nearby areas that have been designated as Green Belt...



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.



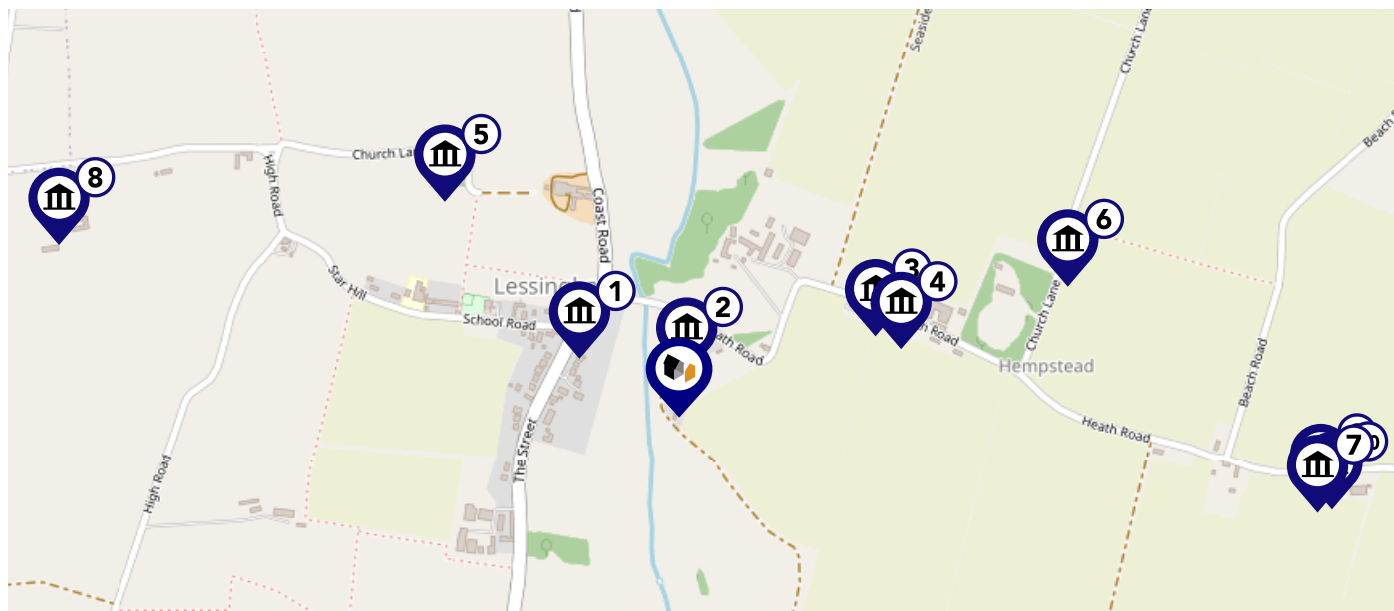
Nearby Landfill Sites

1	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	
2	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	
3	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill	
4	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill	
5	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill	
6	Anchor Road-Spa Common, North Walsham	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	

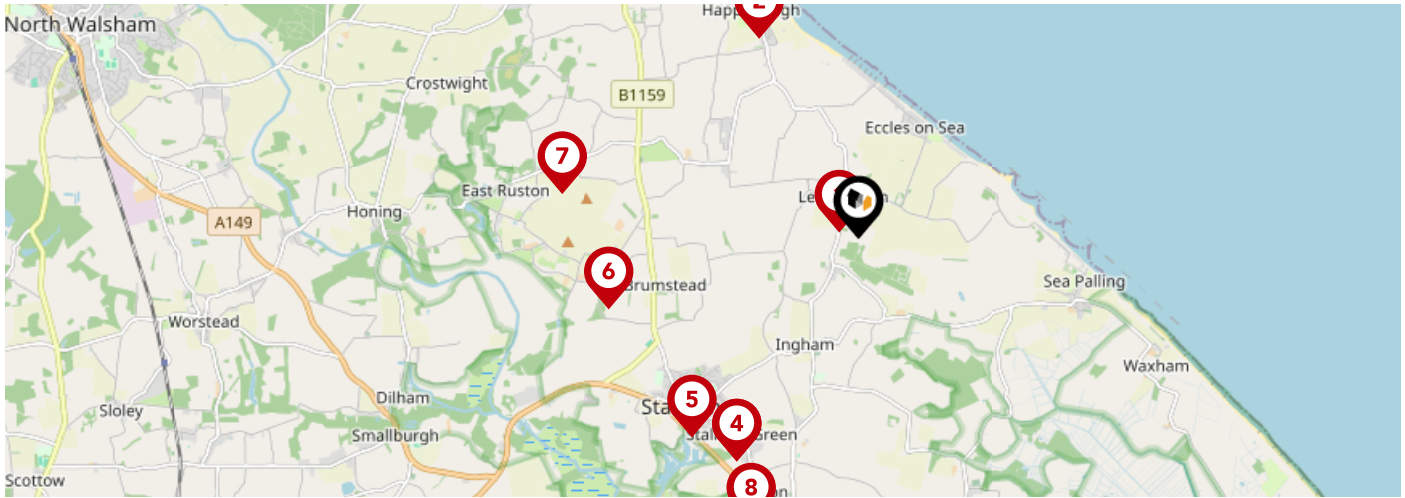
Maps

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
1373745 - K6 Telephone Kiosk	Grade II	0.1 miles
1172446 - The Little Manor House	Grade II	0.1 miles
1305135 - Church Farmhouse	Grade II	0.2 miles
1373721 - Crinkle-crankle Wall At Church Farmhouse	Grade II	0.3 miles
1172410 - Church Of All Saints	Grade II	0.4 miles
1373720 - Church Of St Andrew	Grade II	0.5 miles
1305128 - Stable Block 30m West Of Beach Farmhouse	Grade II	0.7 miles
1049354 - Moat Farmhouse	Grade II	0.7 miles
1049355 - Barn 5m North-west Of Beach Farmhouse	Grade II	0.7 miles
1172422 - Beach Farmhouse	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	All Saints School Ofsted Rating: Good Pupils: 73 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:2.74	<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:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:4.4	<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:4.54	<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:5.85	<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:5.98	<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:6.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:6.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:6.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

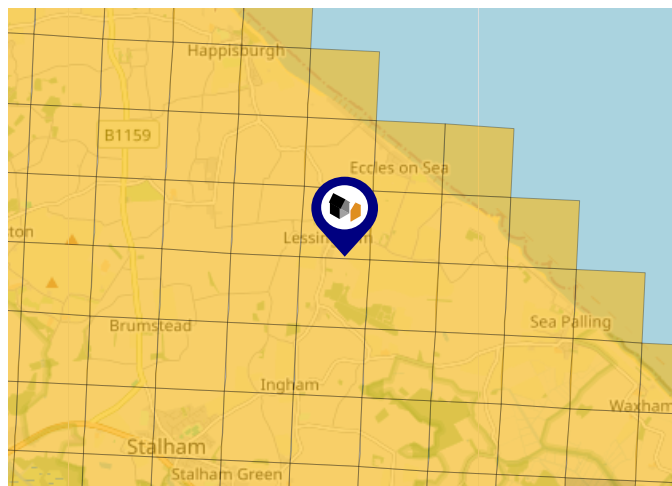


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

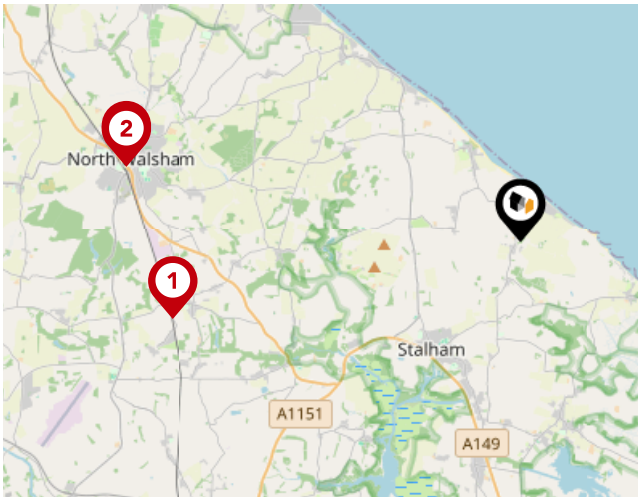


Primary Classifications (Most Common Clay Types)

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

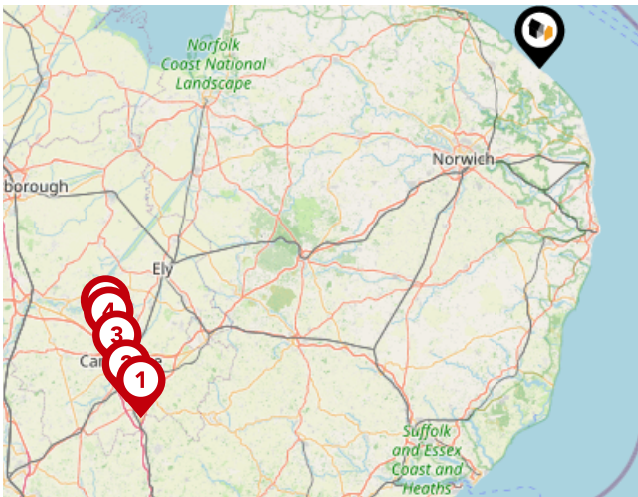
Area

Transport (National)



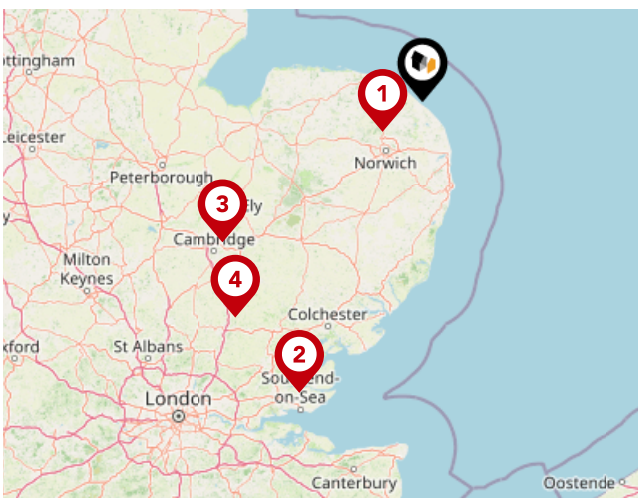
National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	6.39 miles
2	North Walsham Rail Station	7.18 miles
3	North Walsham Rail Station	7.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	76.79 miles
2	M11 J10	76.78 miles
3	M11 J11	75.32 miles
4	M11 J13	74.14 miles
5	M11 J14	73.69 miles

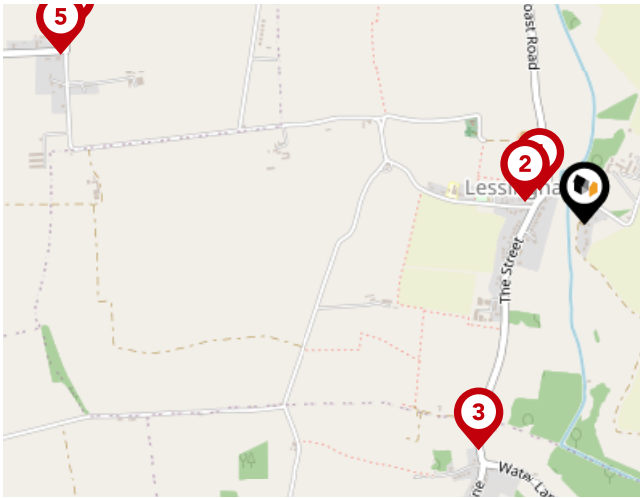


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	14.51 miles
2	Southend-on-Sea	92.31 miles
3	Cambridge	71.01 miles
4	Stansted Airport	83.18 miles

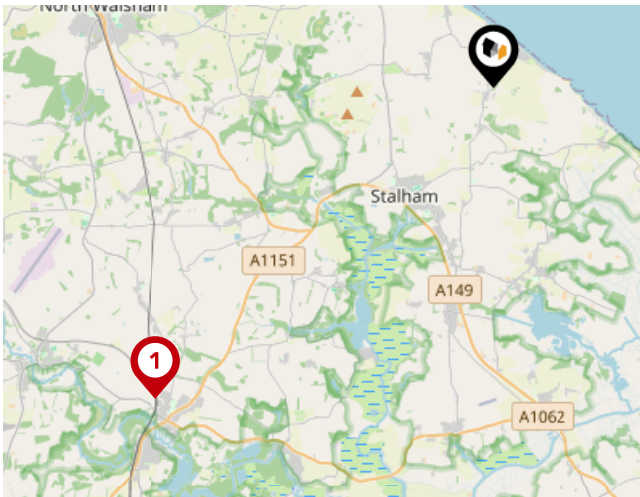
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Road	0.12 miles
2	School Cottages	0.14 miles
3	Water Lane	0.56 miles
4	Vicarage Road	1.23 miles
5	Happisburgh Road	1.23 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	8.24 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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