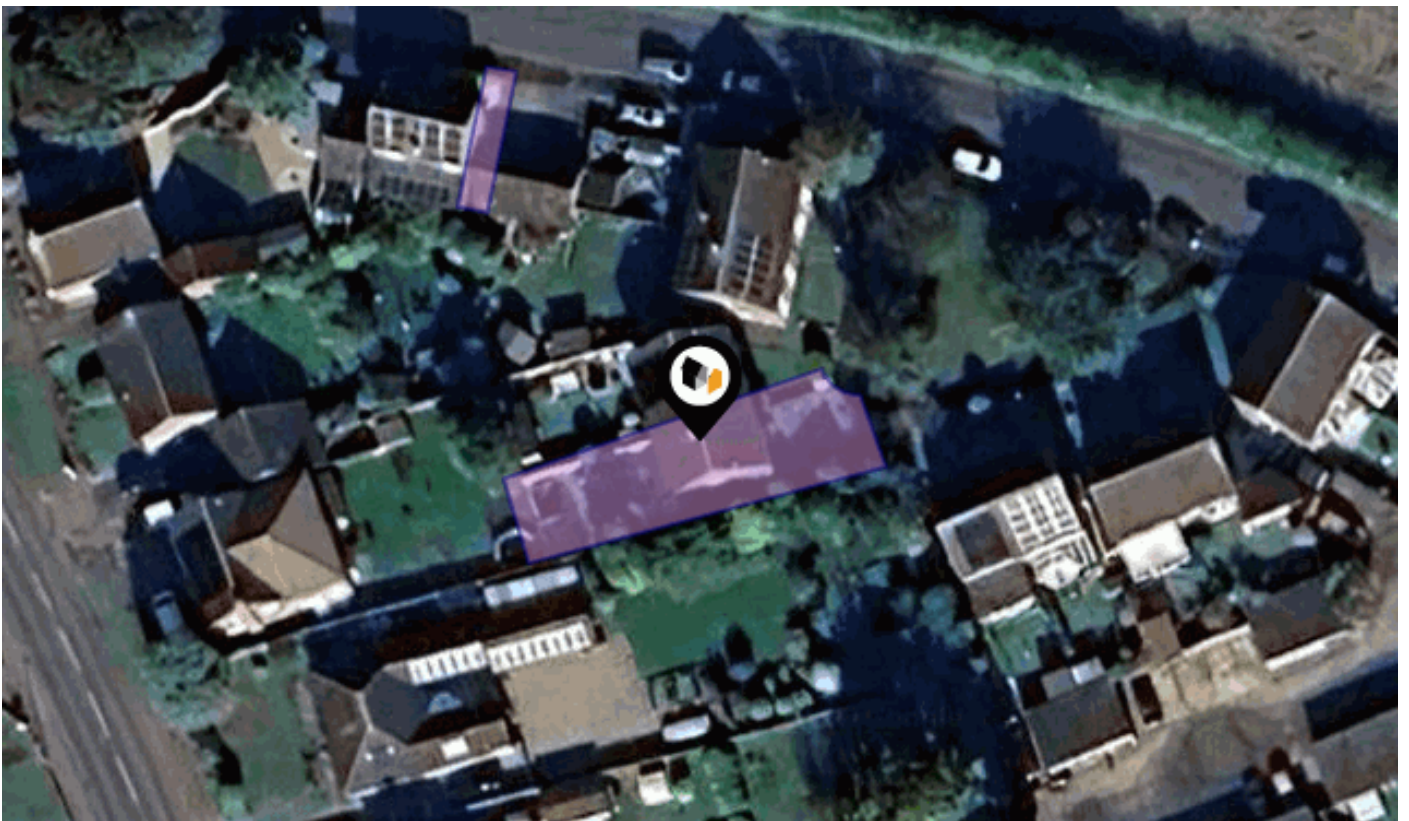




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 10th June 2026**



**12, LYNDFORD ROAD, STALHAM, NORWICH, NR12 9BP**

## Avocado

North Norfolk

07921075935

[daniel.t@avocadopropertyagents.co.uk](mailto:daniel.t@avocadopropertyagents.co.uk)

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





## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	12/07/2017
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£170,000
<b>Floor Area:</b>	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£168
<b>Plot Area:</b>	0.07 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1976-1982	<b>Latest FENSA Work:</b>	05/11/2018 - 1 door
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,913		
<b>Title Number:</b>	NK38239		
<b>UPRN:</b>	100090878546		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

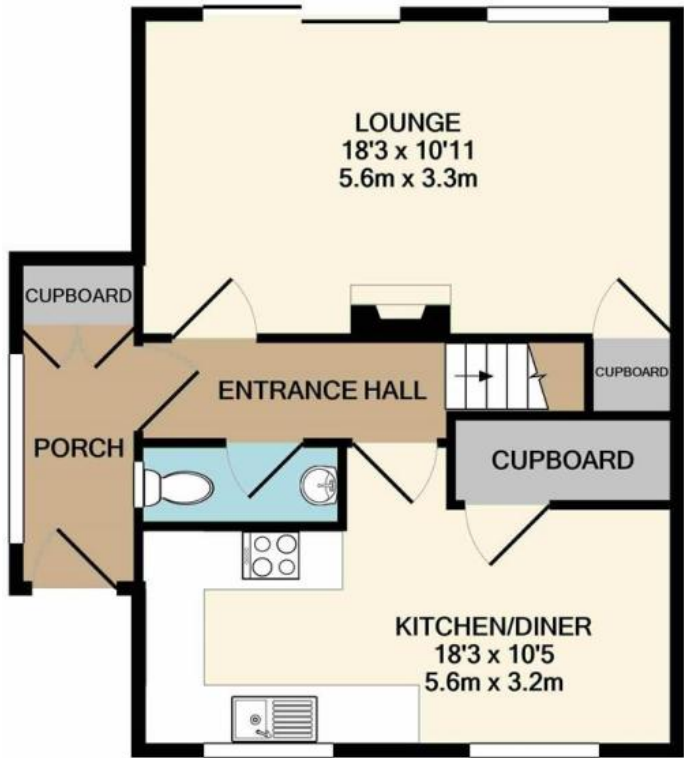
### Mobile Coverage: (based on calls indoors)



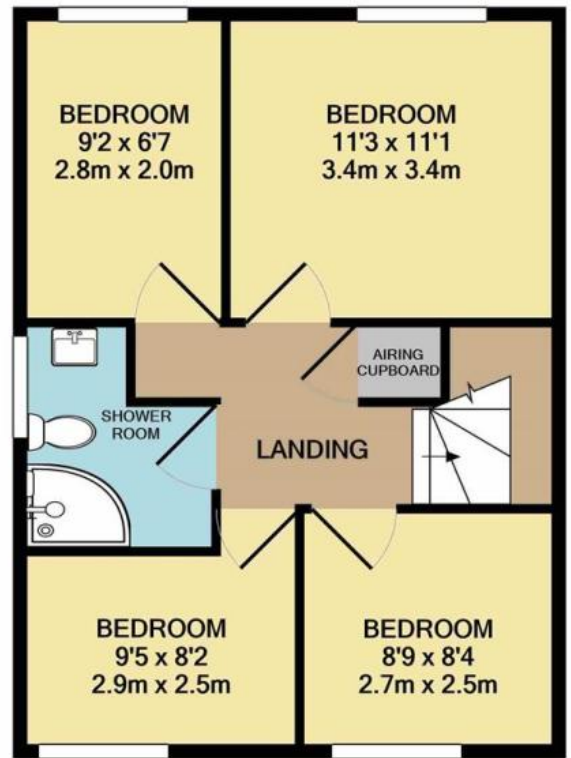
### Satellite/Fibre TV Availability:



**12, LYNDFORD ROAD, STALHAM, NORWICH, NR12 9BP**



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

12, Lyndford Road, Stalham, NR12 9BP

Energy rating

**D**

Valid until 15.08.2026

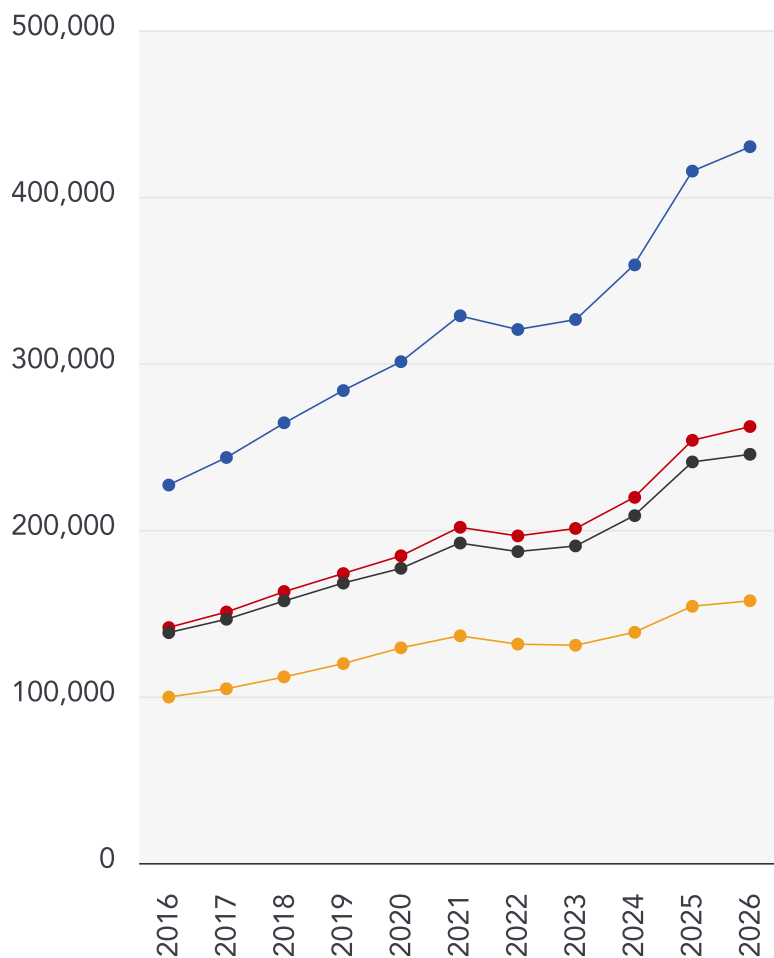
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	94 m <sup>2</sup>

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



Detached

**+89.52%**

Semi-Detached

**+85.41%**

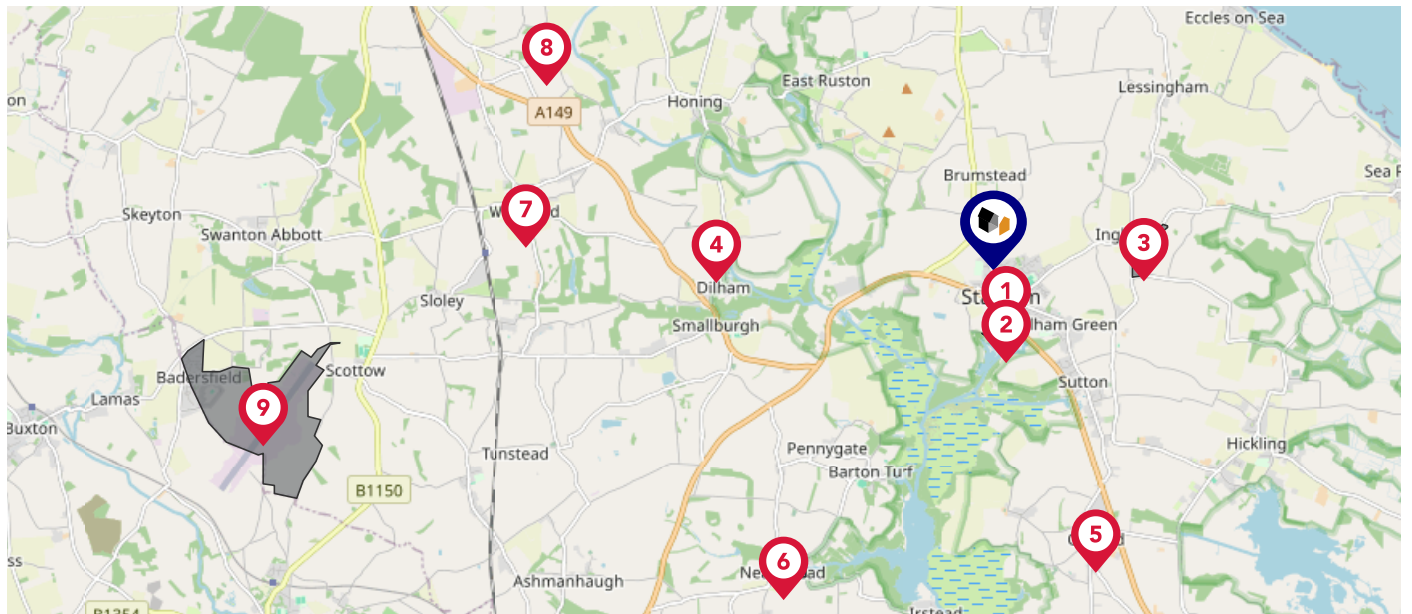
Terraced

**+77.44%**

Flat

**+58.04%**

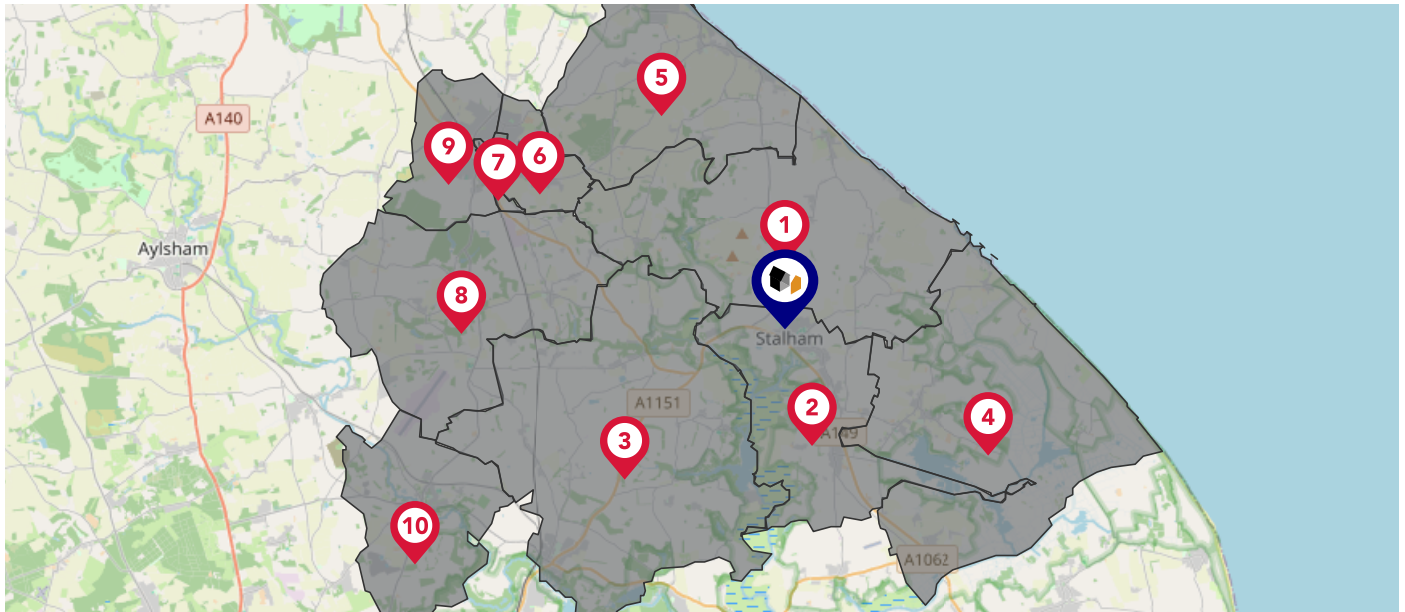
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

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

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



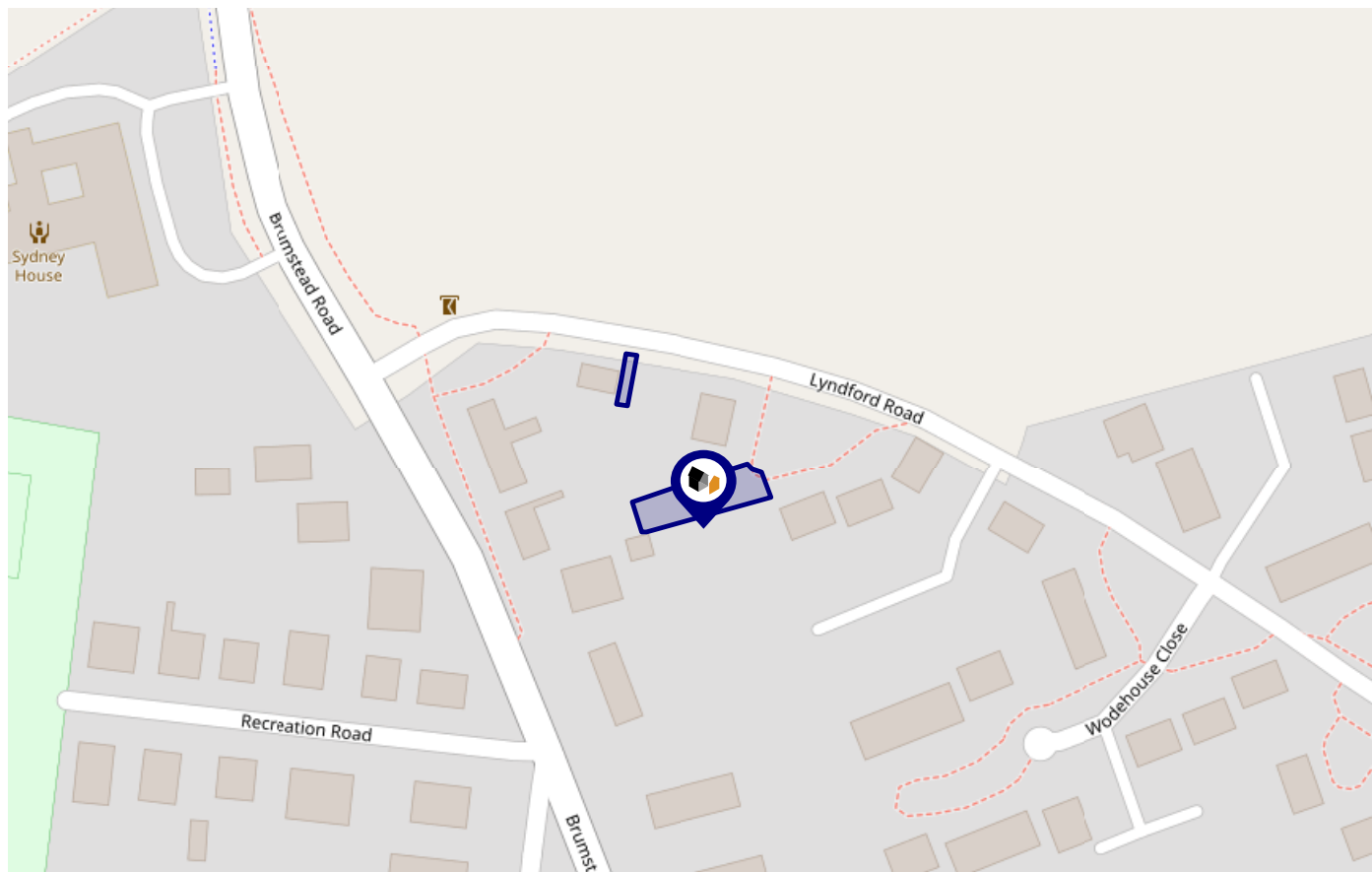
### Nearby Council Wards

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

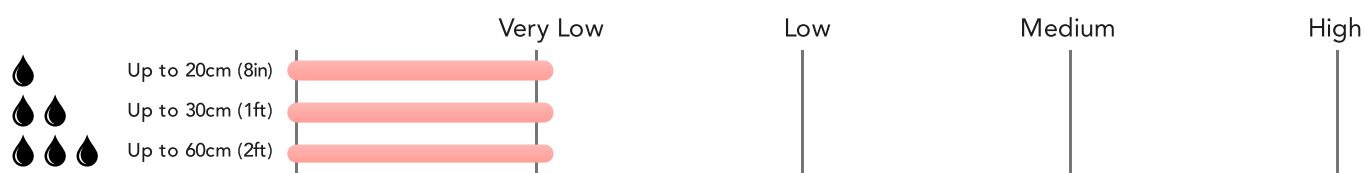


**Risk Rating:** Very low

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.

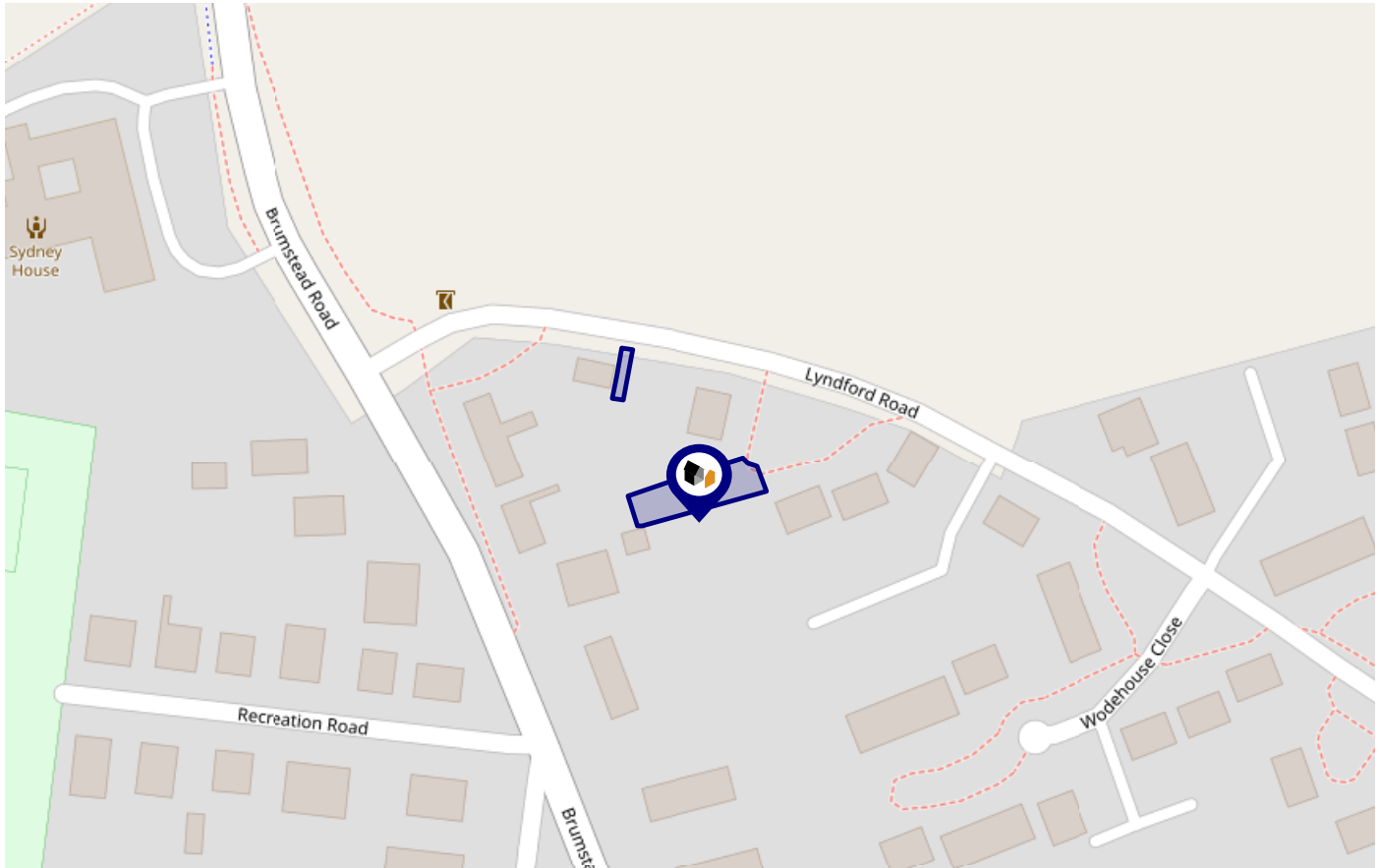
Chance of flooding to the following depths at this property:



# 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.

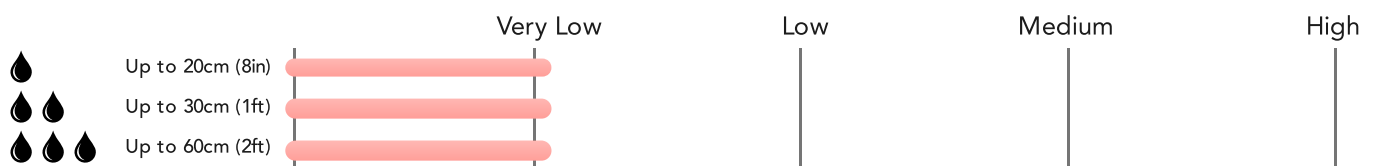


**Risk Rating: Very low**

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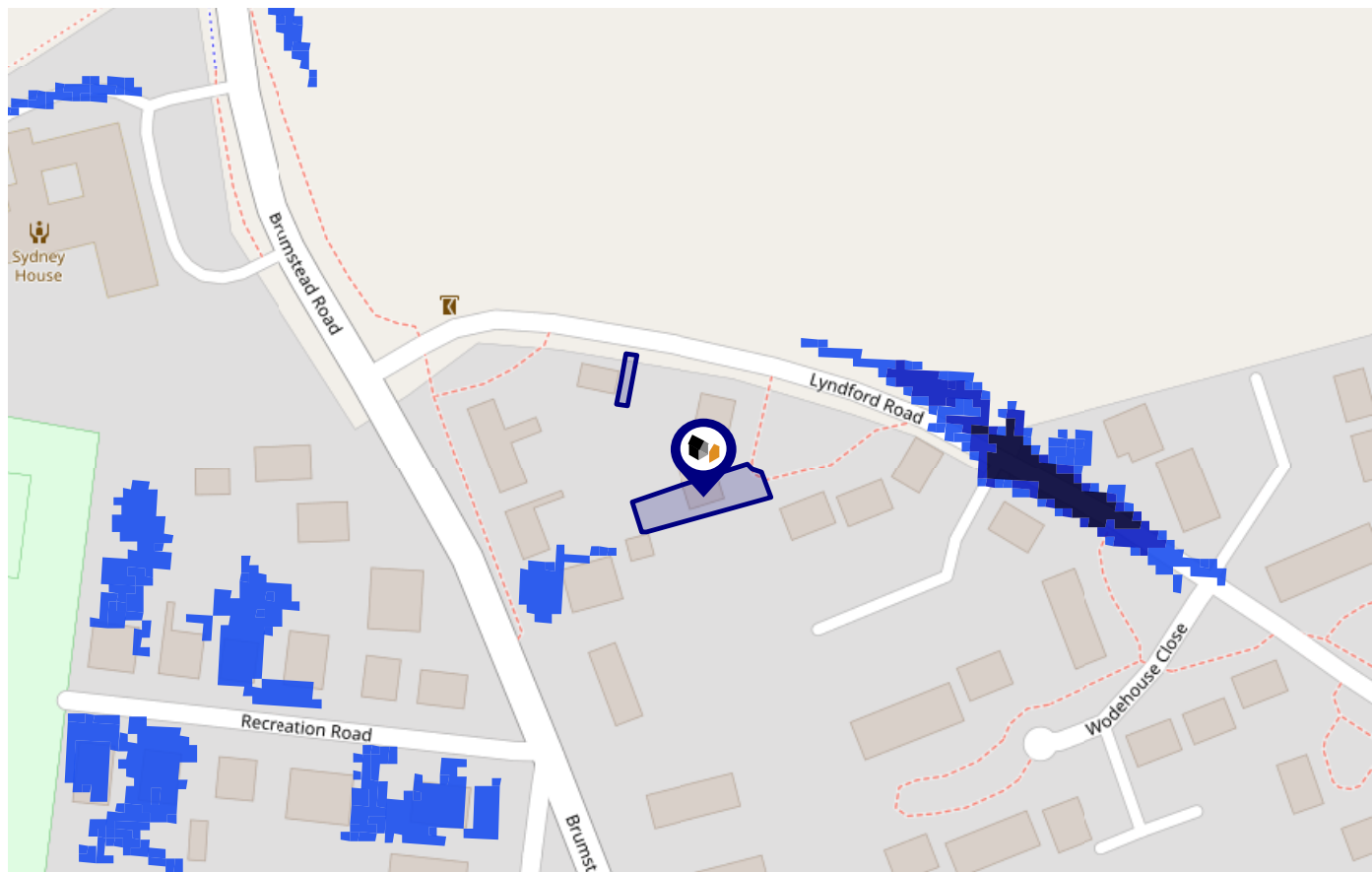
Chance of flooding to the following depths at this property:



# 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.

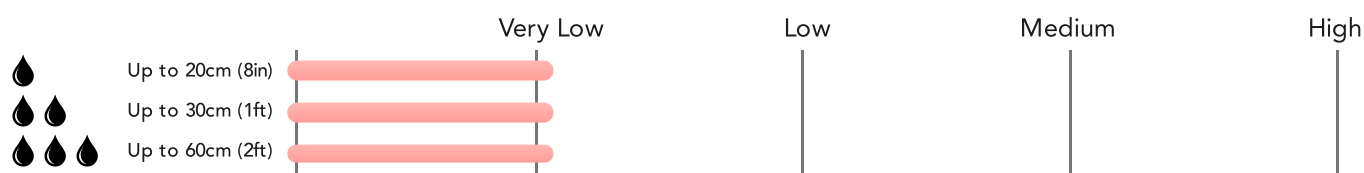


**Risk Rating:** Very low

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.

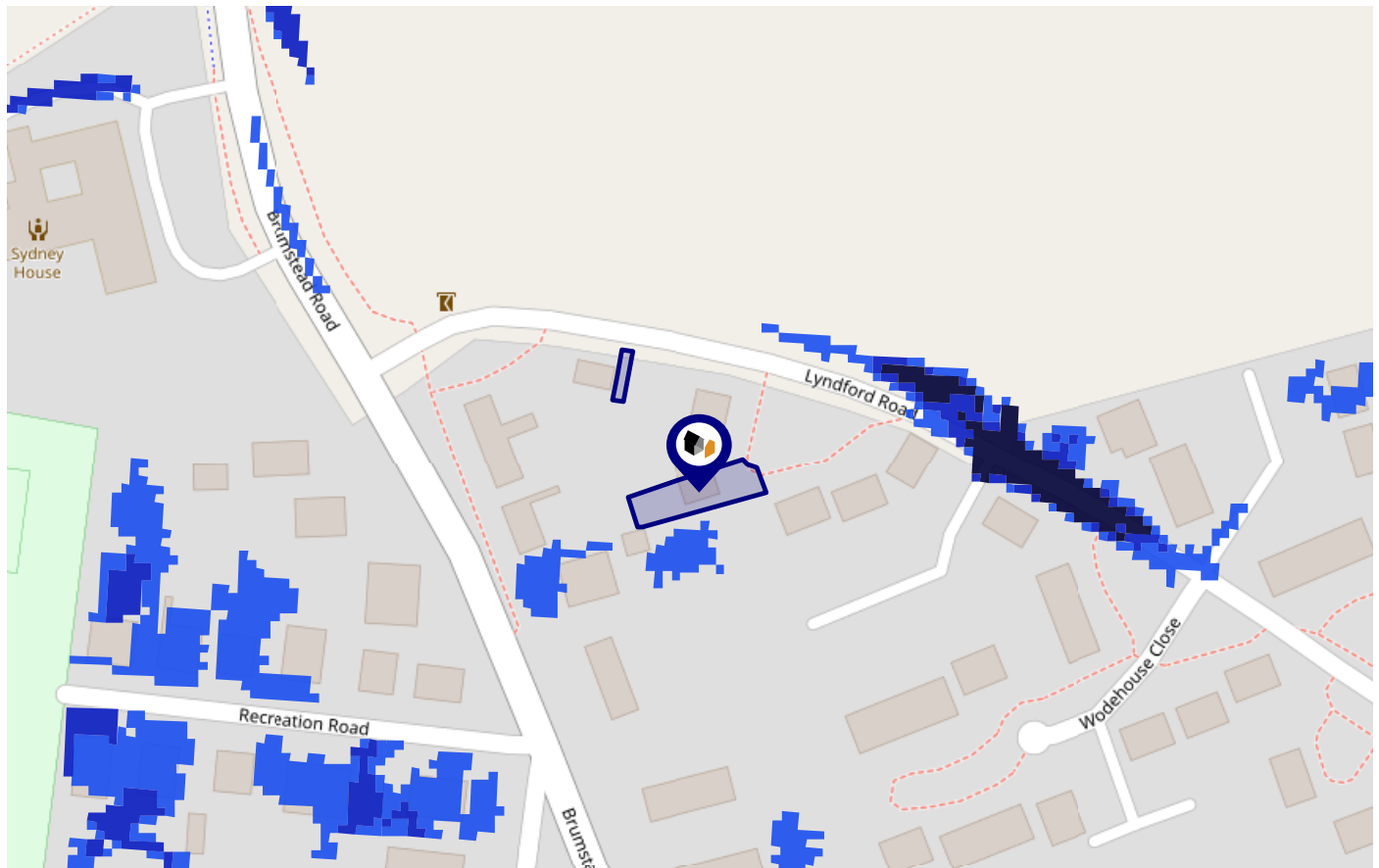
Chance of flooding to the following depths at this property:



# 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**

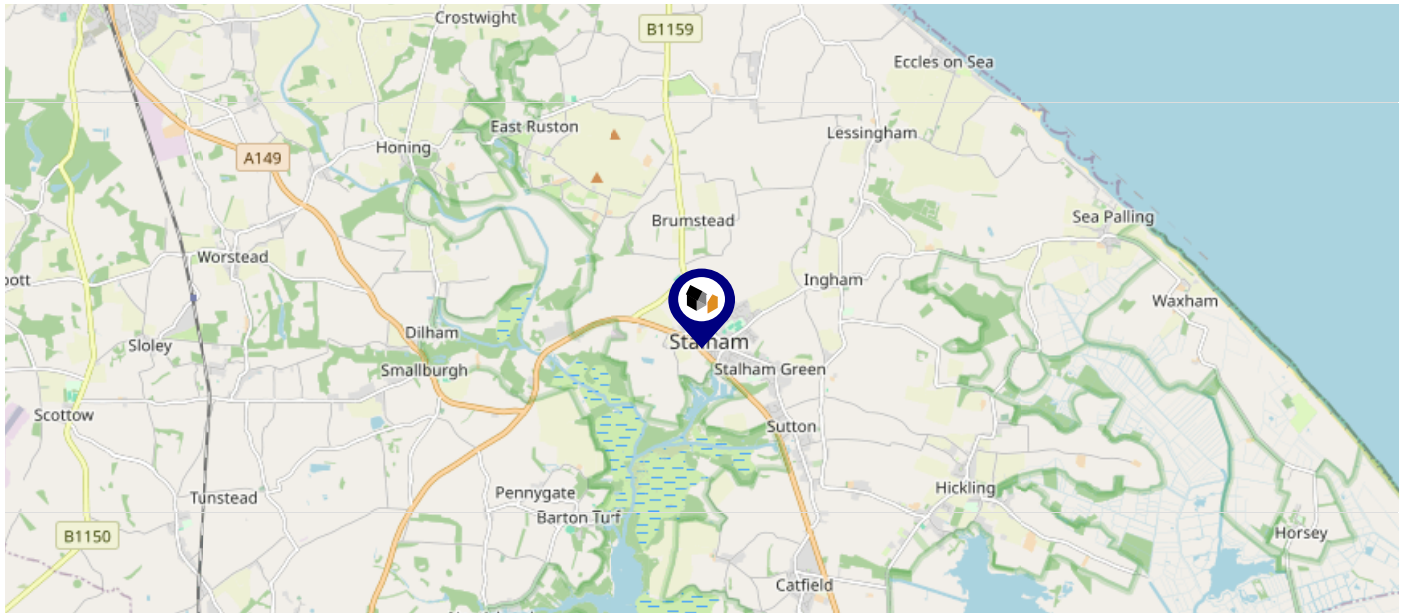
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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:



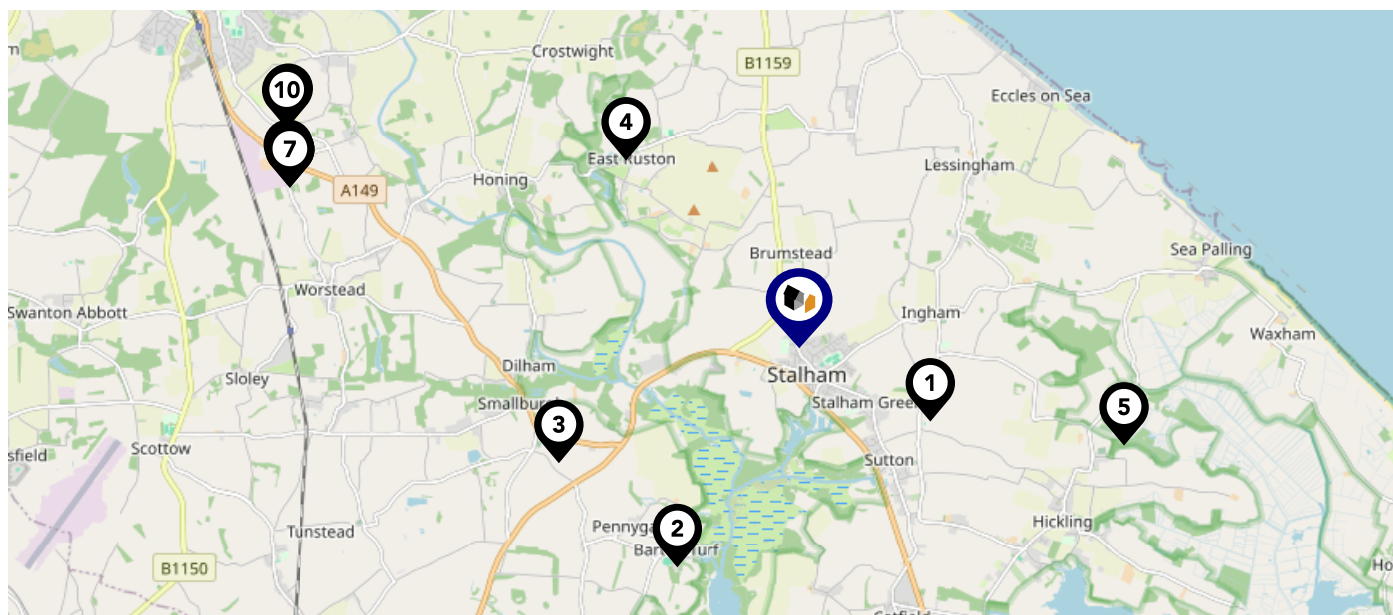
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

No data available.

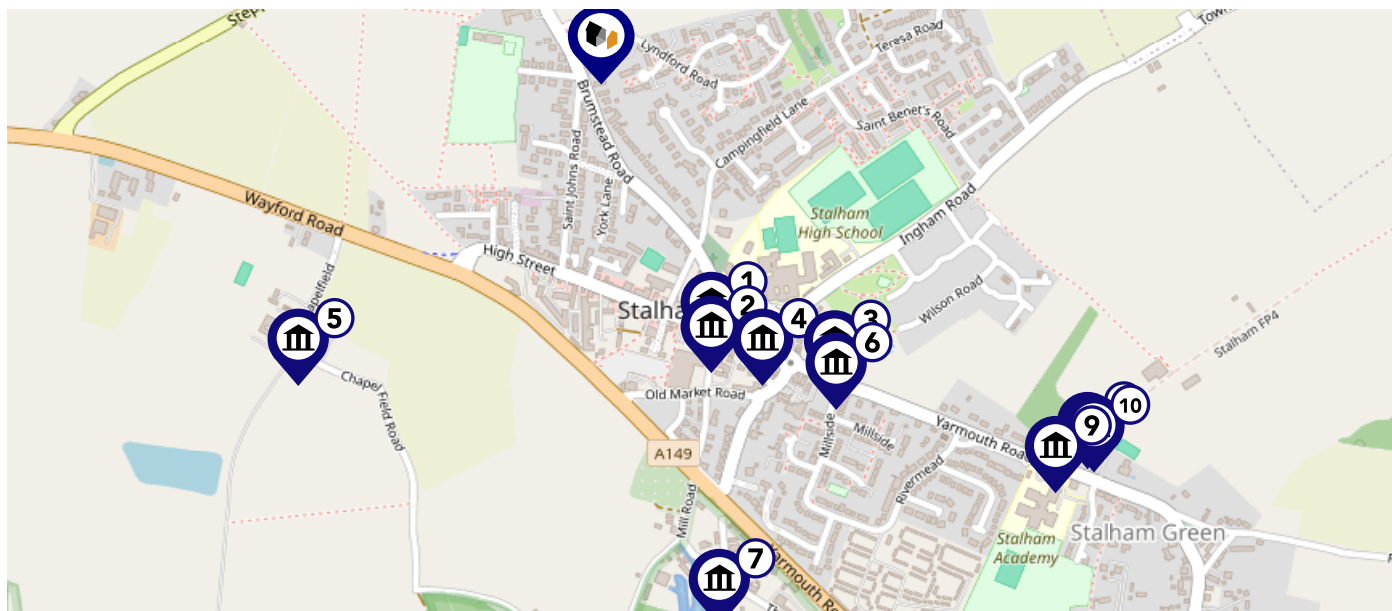
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



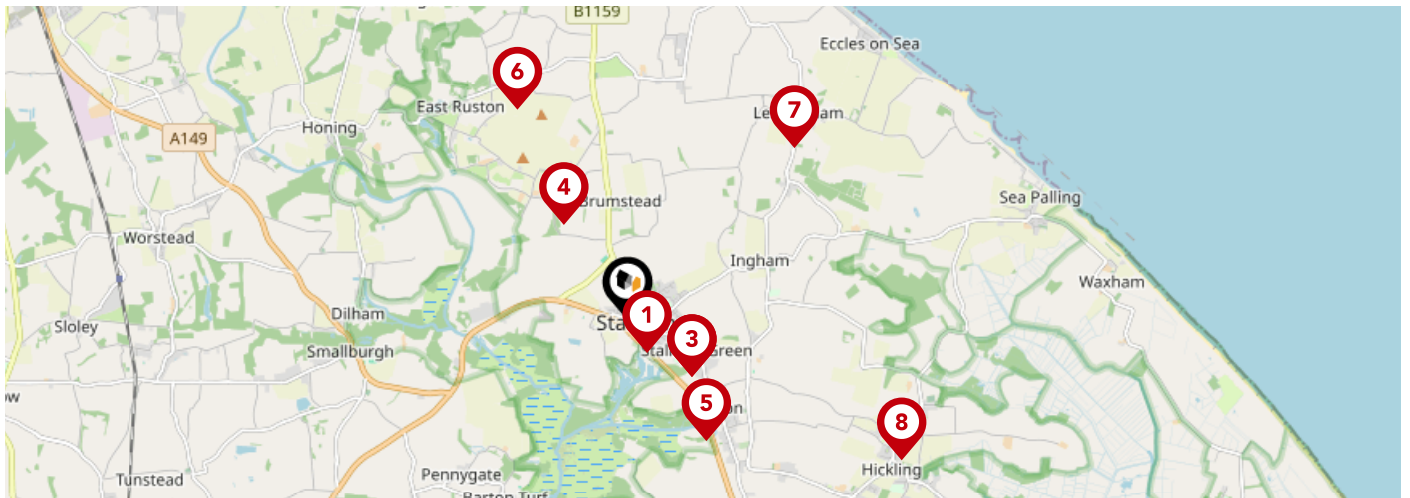
### Nearby Landfill Sites

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

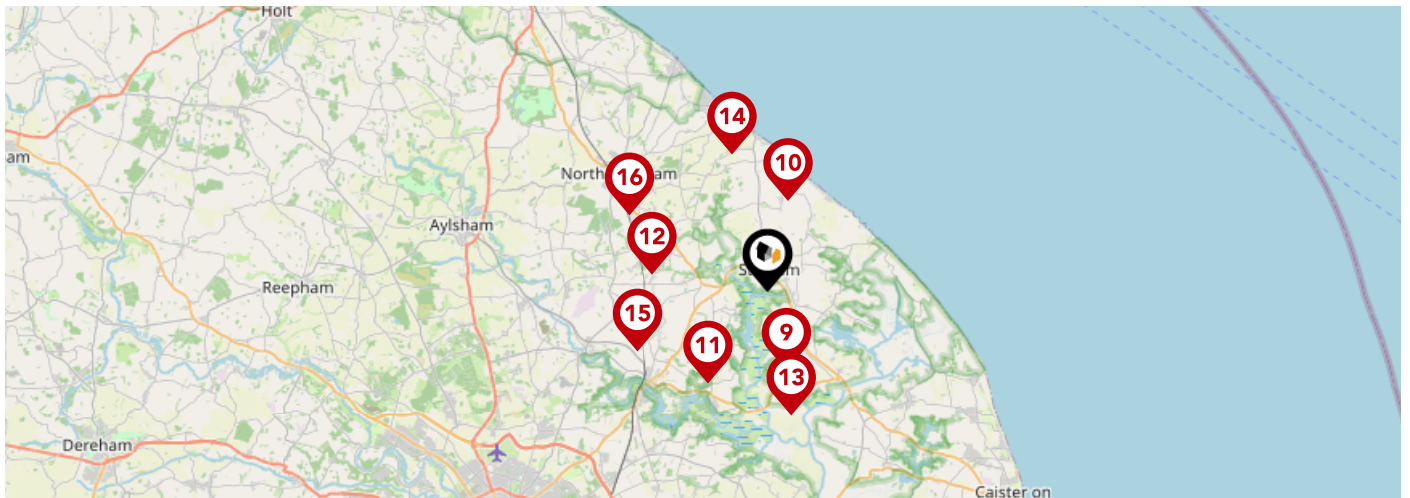
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1172564 - Church Of St Mary The Virgin	Grade II	0.3 miles
 1376141 - Fire Engine House And Village Lock Up	Grade II	0.3 miles
 1373723 - Stable Block At Church Farm	Grade II	0.4 miles
 1049364 - Rosedale	Grade II	0.4 miles
 1049365 - West End Farmhouse	Grade II	0.5 miles
 1172543 - Church Farmhouse	Grade II	0.5 miles
 1049368 - The Old Granary	Grade II	0.6 miles
 1049367 - Barn At Stalham Hall Farm	Grade II	0.7 miles
 1305053 - Stalham Hall	Grade II	0.7 miles
 1373725 - Stewards House	Grade II	0.7 miles

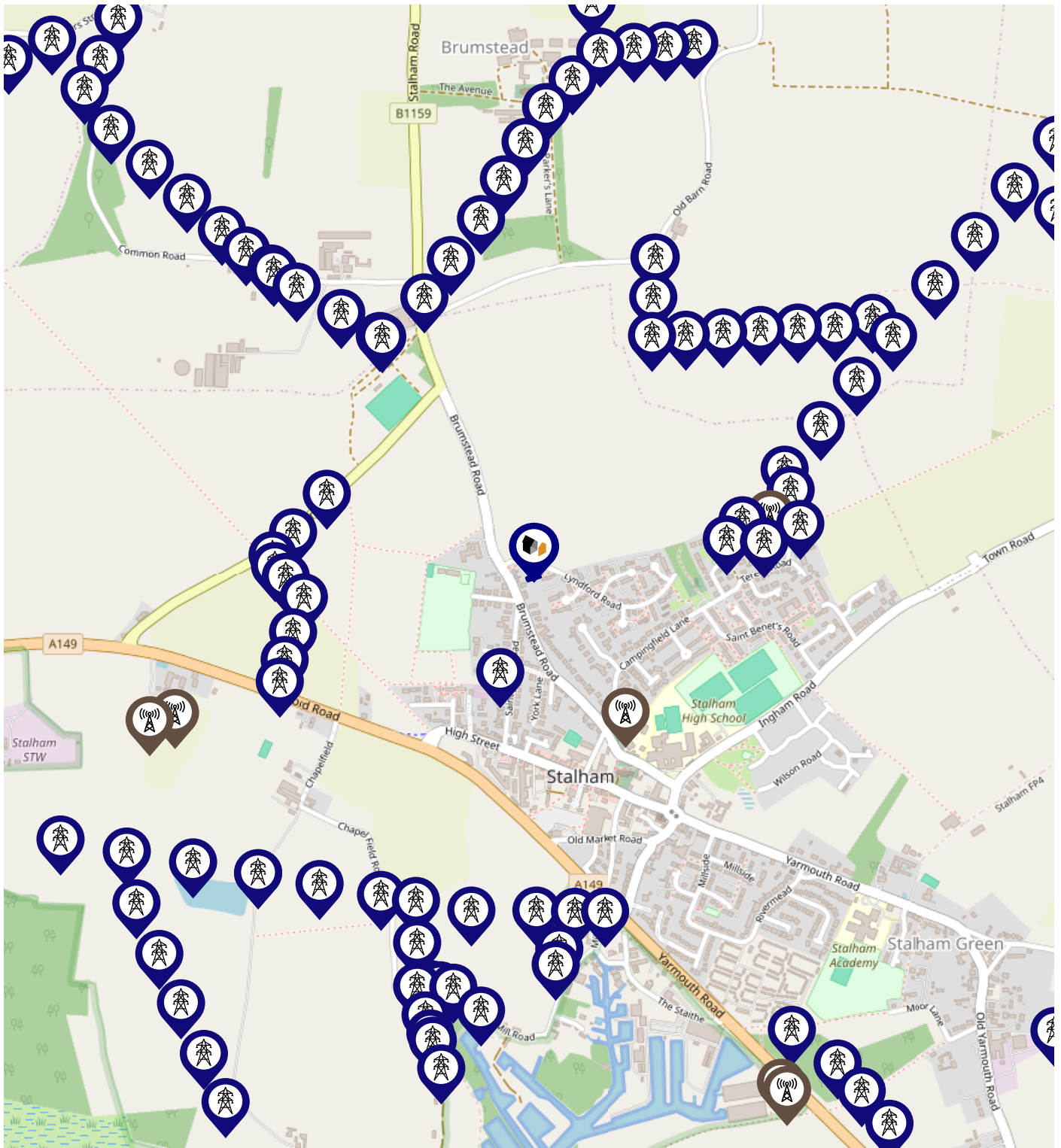


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stalham High School</b> Ofsted Rating: Good   Pupils: 482   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stalham Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 87   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stalham Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Stables Independent School</b> Ofsted Rating: Good   Pupils: 18   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Sutton Church of England Infant Academy</b> Ofsted Rating: Good   Pupils:0   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>East Ruston Infant School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 39   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>All Saints School</b> Ofsted Rating: Good   Pupils: 73   Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hickling CofE Infants Academy</b> Ofsted Rating: Good   Pupils:0   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Catfield CofE Primary Academy</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Happisburgh CofE VA Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Neatishead Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 68   Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Worstead Church of England Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ludham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 105   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bacton Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:5.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tunstead Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:5.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Walsham High School</b> Ofsted Rating: Good   Pupils: 617   Distance:5.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

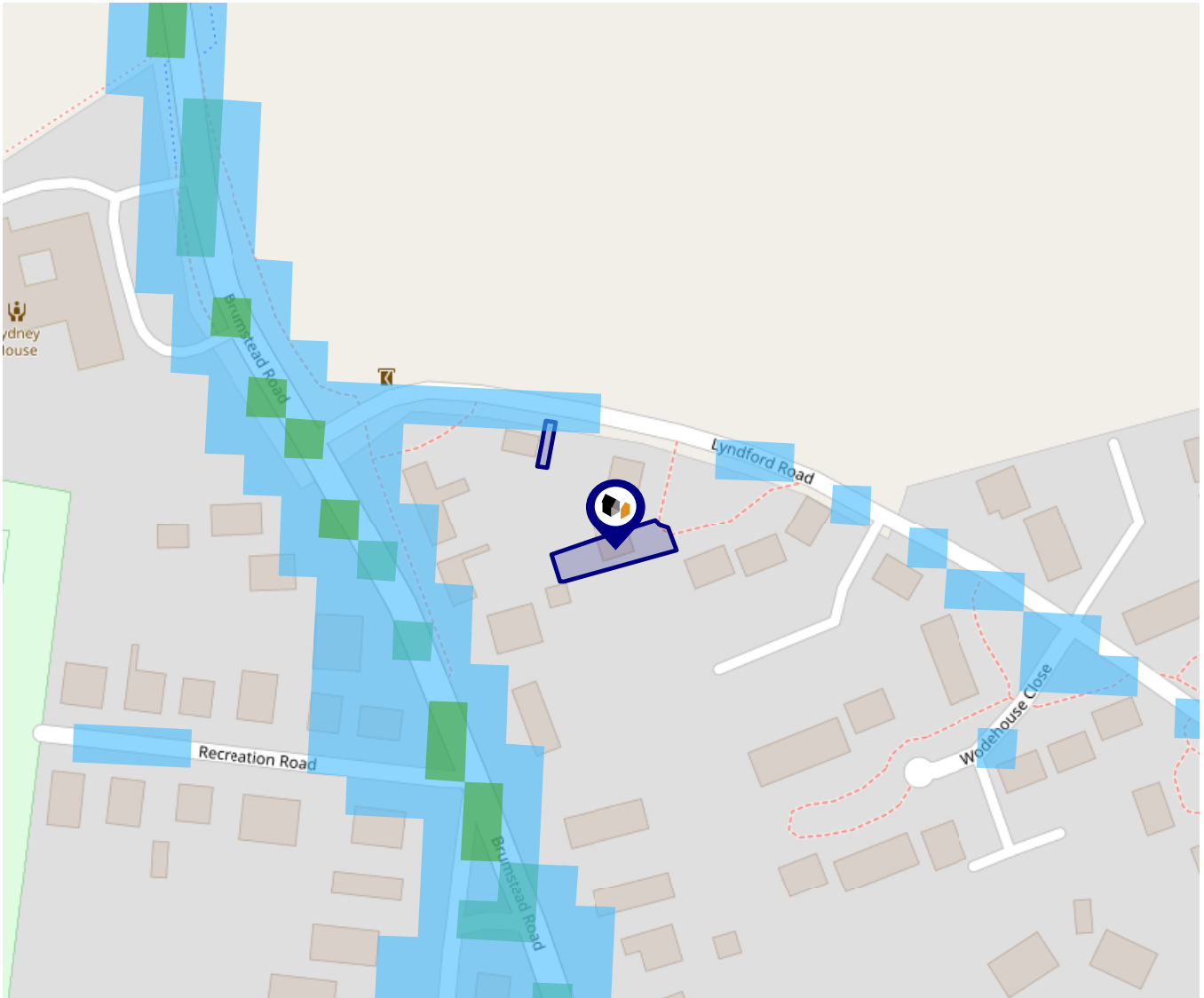
# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

# Local Area Road Noise

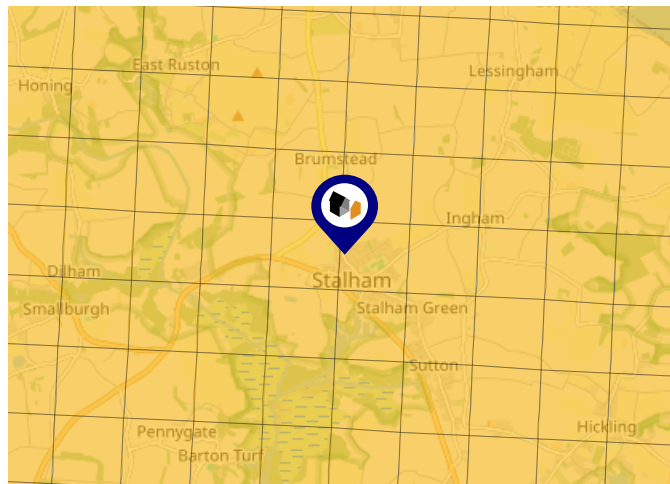


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

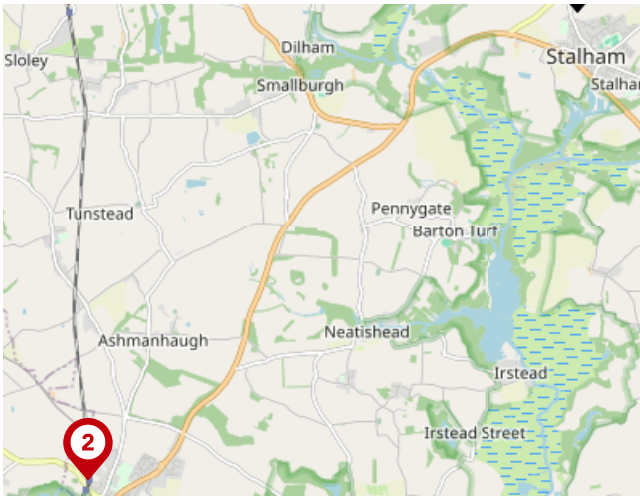


## Primary Classifications (Most Common Clay Types)

<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

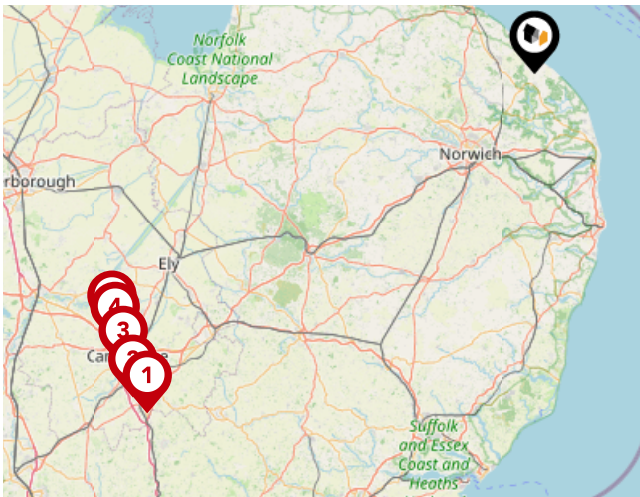
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	4.57 miles
2	Hoveton & Wroxham Rail Station	6.08 miles
3	North Walsham Rail Station	6.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.57 miles
2	M11 J10	74.57 miles
3	M11 J11	73.11 miles
4	M11 J13	71.95 miles
5	M11 J14	71.51 miles

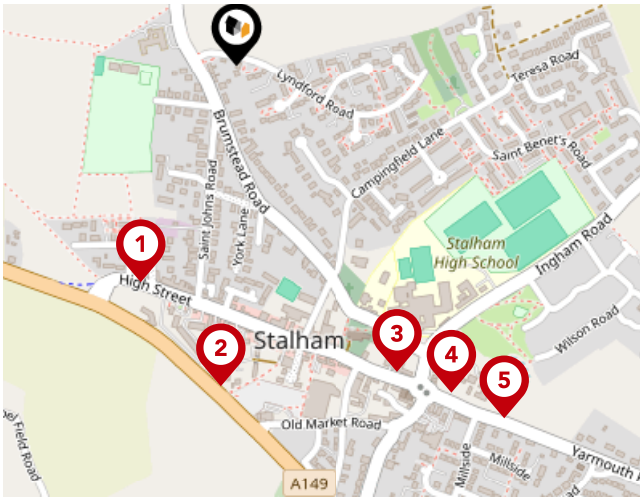


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.3 miles
2	Southend-on-Sea	90.31 miles
3	Cambridge	68.81 miles
4	Stansted Airport	80.97 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Old Railway Station	0.27 miles
2	Tesco	0.36 miles
3	Baptist Church	0.39 miles
4	Millside	0.44 miles
5	Millside	0.5 miles



### Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	6.02 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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