



# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Wednesday 17th June 2026**



**138, MAGDALEN ROAD, NORWICH, NR3 4BA**

## Landwood Group

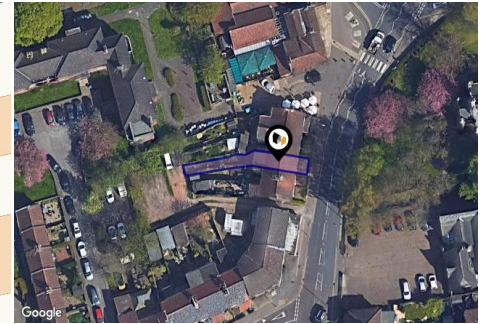
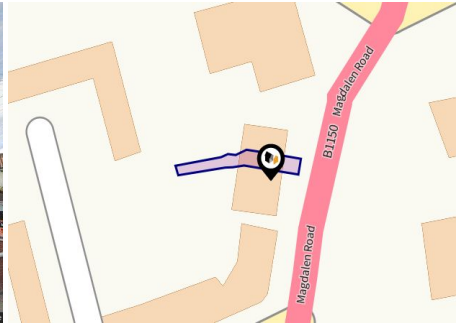
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

|                               |   |
|-------------------------------|---|
| <b>Type:</b>                  | Terraced                                |
| <b>Bedrooms:</b>              | 2                                       |
| <b>Floor Area:</b>            | 721 ft <sup>2</sup> / 67 m <sup>2</sup> |
| <b>Plot Area:</b>             | 0.02 acres                              |
| <b>Year Built :</b>           | Before 1900                             |
| <b>Council Tax :</b>          | Band A                                  |
| <b>Annual Estimate:</b>       | £1,669                                  |
| <b>Title Number:</b>          | NK50884                                 |
| <b>UPRN:</b>                  | 100090911392                            |
| <b>Restrictive Covenants:</b> | Yes                                     |

|                                    |            |
|------------------------------------|------------|
| <b>Last Sold Date:</b>             | 13/03/1998 |
| <b>Last Sold Price:</b>            | £25,000    |
| <b>Last Sold £/ft<sup>2</sup>:</b> | £34        |
| <b>Tenure:</b>                     | Freehold   |

## 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>9</b><br>mb/s | <b>80</b><br>mb/s | <b>5500</b><br>mb/s |
|                  |                   |                     |

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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138, Magdalen Road, NR3 4BA

Energy rating

E

Valid until 02.09.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 44   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property

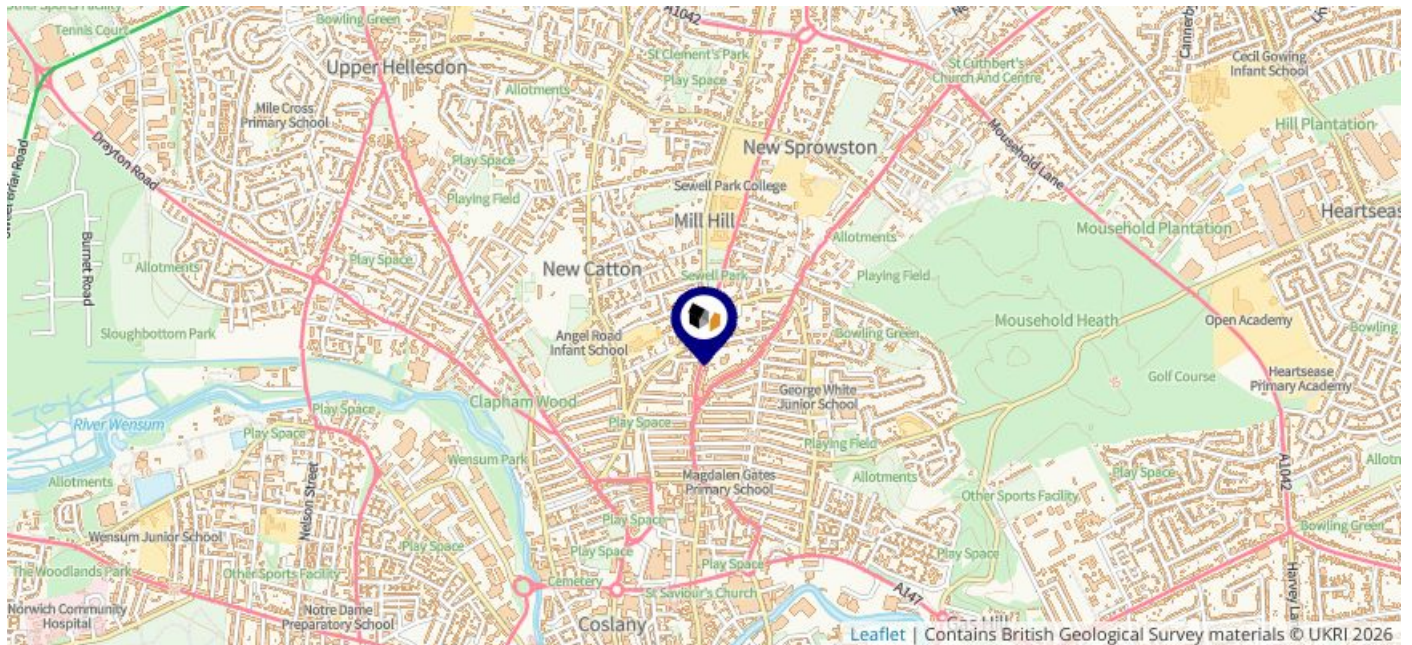
## EPC - Additional Data

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### Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Mid-Terrace                                    |
| <b>Transaction Type:</b>            | Rental (private)                               |
| <b>Energy Tariff:</b>               | Dual   |
| <b>Main Fuel:</b>                   | Electricity (not community)                    |
| <b>Main Gas:</b>                    | Yes  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002  |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, 250 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good   |
| <b>Main Heating:</b>                | Electric storage heaters                       |
| <b>Main Heating Controls:</b>       | Manual charge control                          |
| <b>Hot Water System:</b>            | Gas multipoint                                 |
| <b>Hot Water Energy Efficiency:</b> | Average  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets       |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 67 m <sup>2</sup>                              |

This map displays nearby coal mine entrances and their classifications.



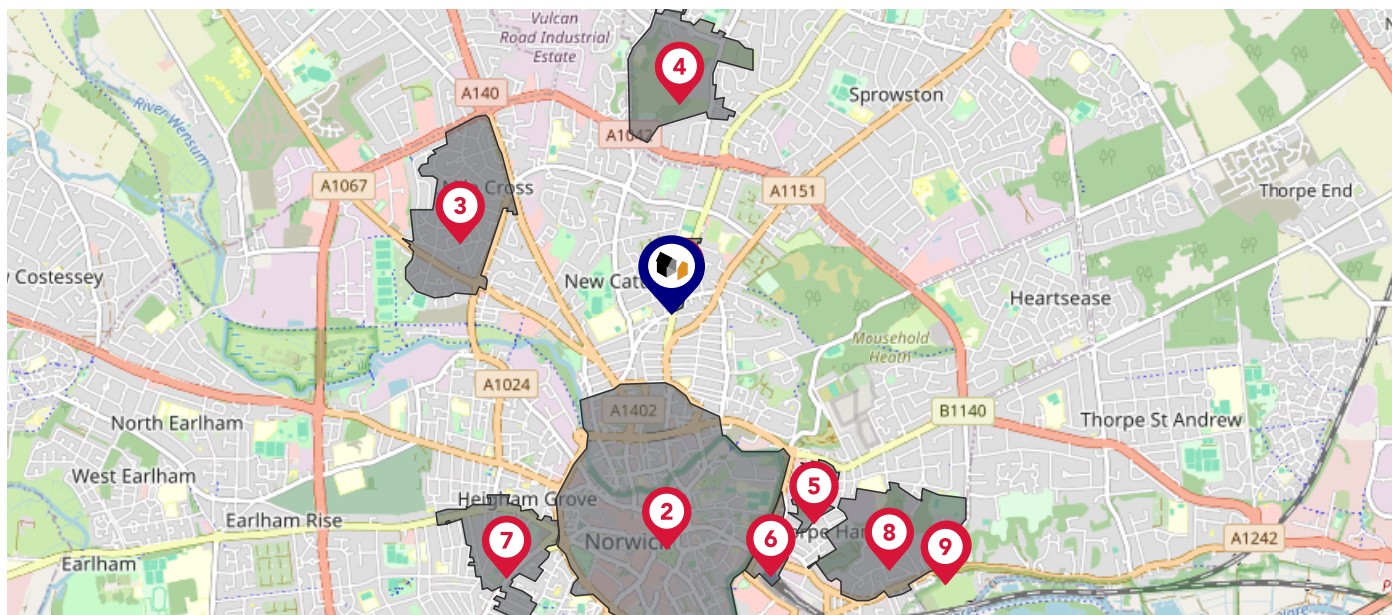
### Mine Entry

- ✕ 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.

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 Sewell

---

- 2 City Centre

---

- 3 Mile Cross

---

- 4 Old Catton

---

- 5 Thorpe Hamlet

---

- 6 St Matthews

---

- 7 Heigham Grove

---

- 8 Thorpe Ridge

---

- 9 TSA Conservation Area

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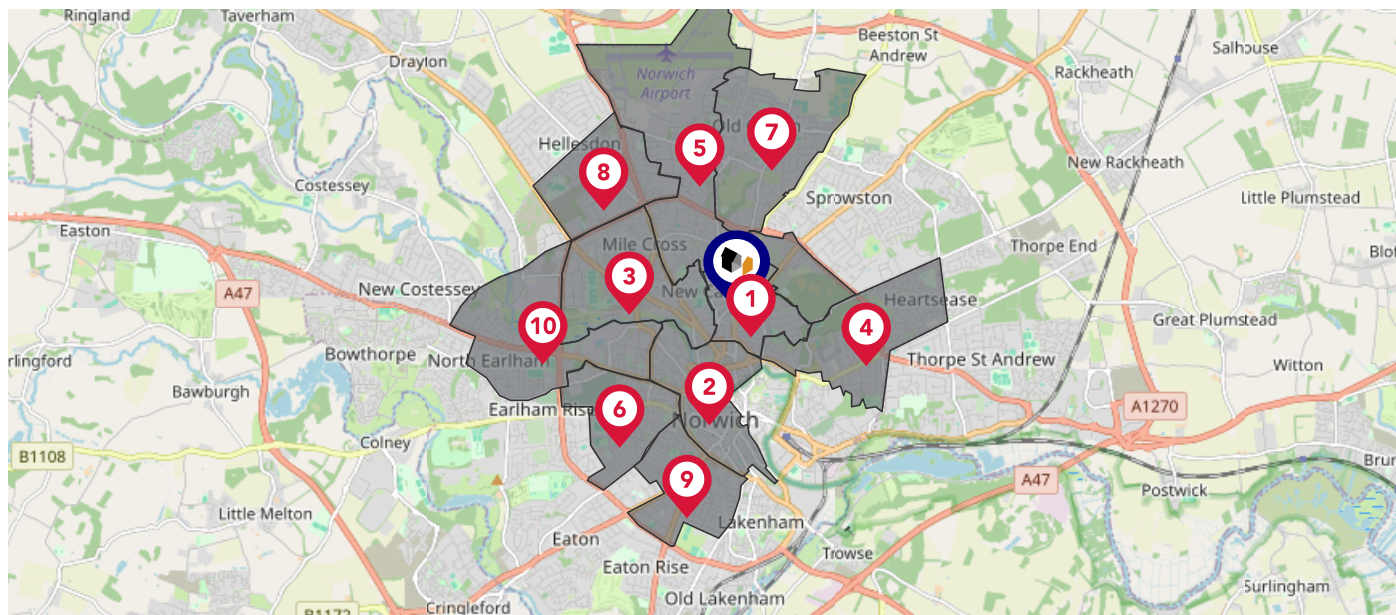
- 10 Thorpe

# Maps

## Council Wards

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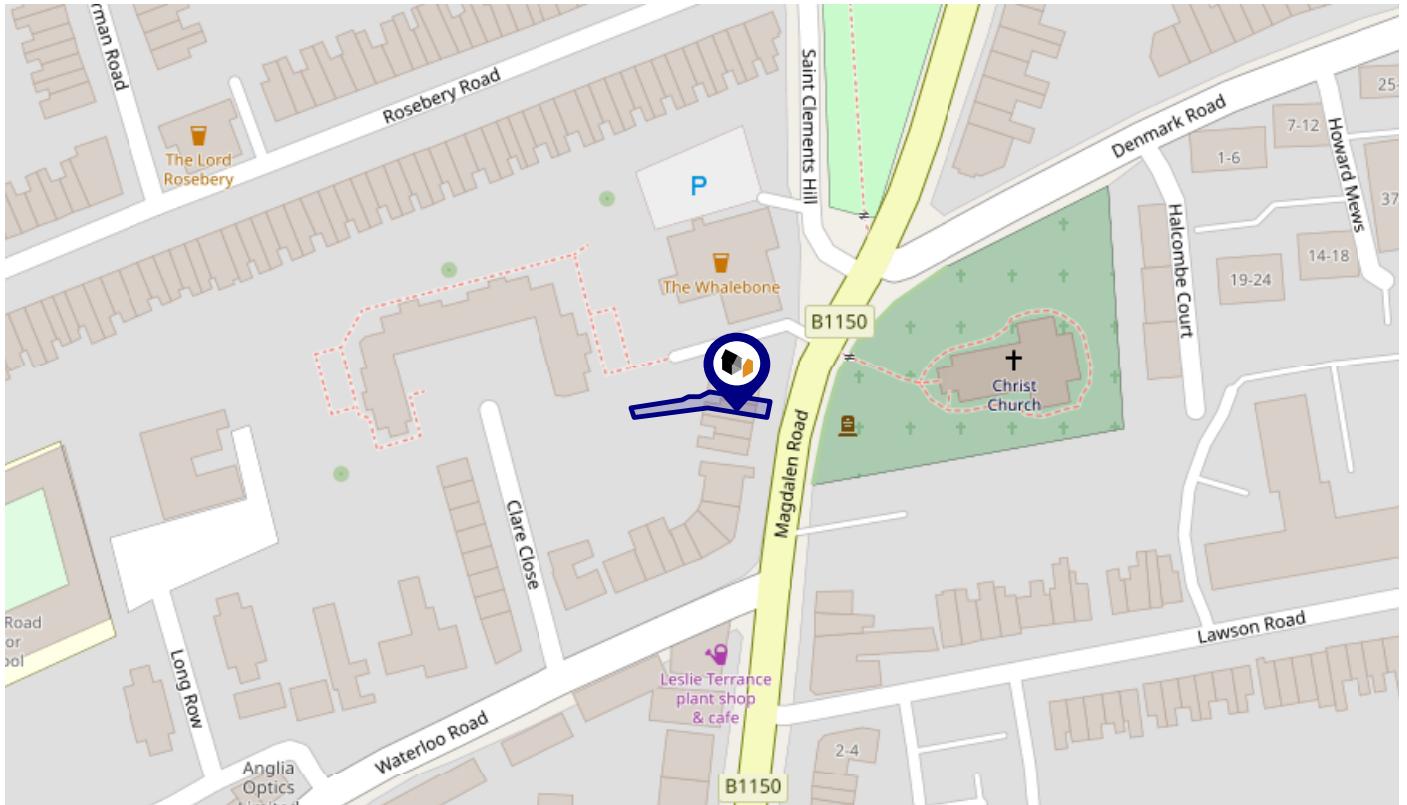
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Sewell Ward
- 2 Mancroft Ward
- 3 Mile Cross Ward
- 4 Crome Ward
- 5 Catton Grove Ward
- 6 Nelson Ward
- 7 Old Catton and Sprowston West Ward
- 8 Hellesdon South East Ward
- 9 Town Close Ward
- 10 Wensum Ward

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.

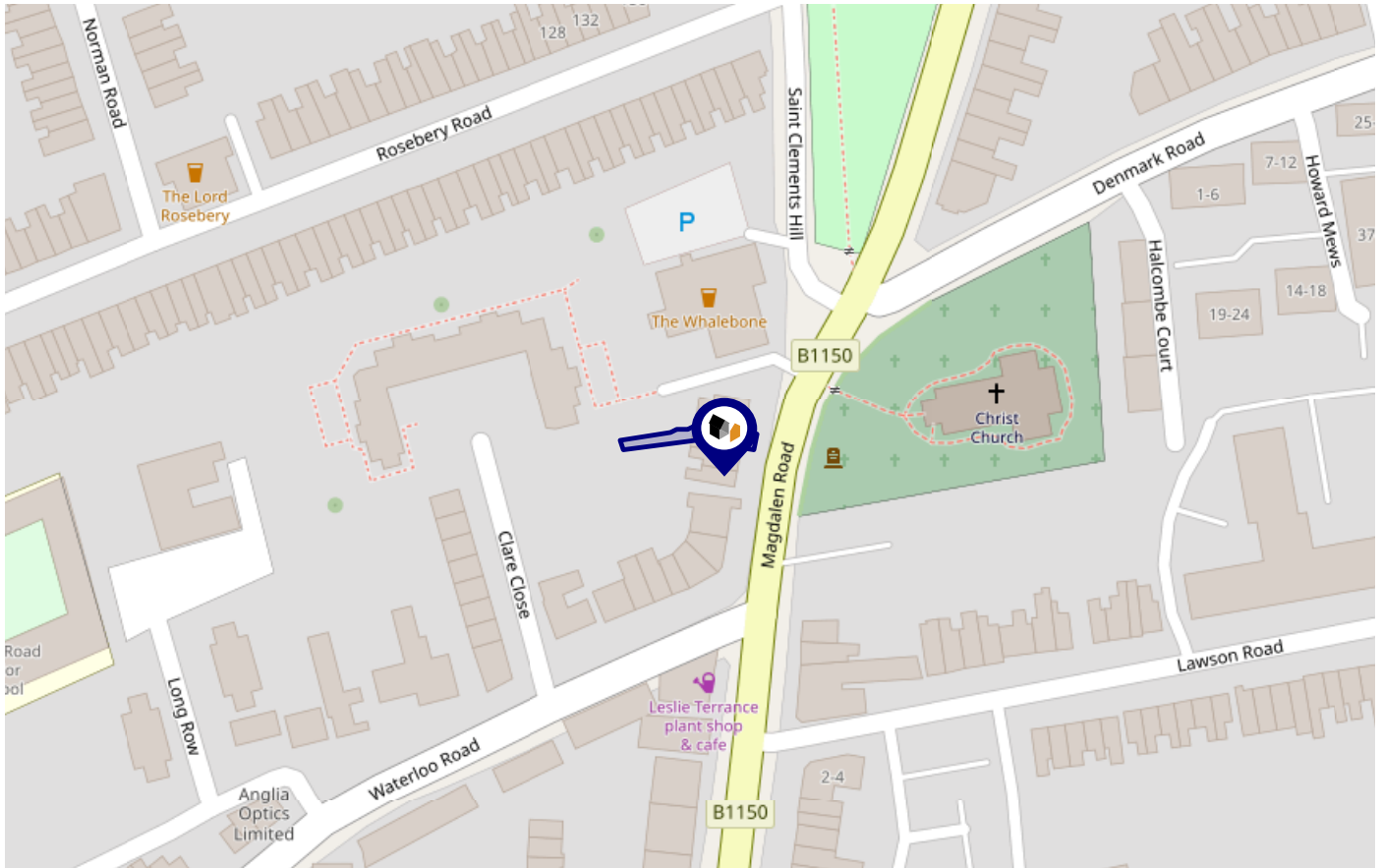
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 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: 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.

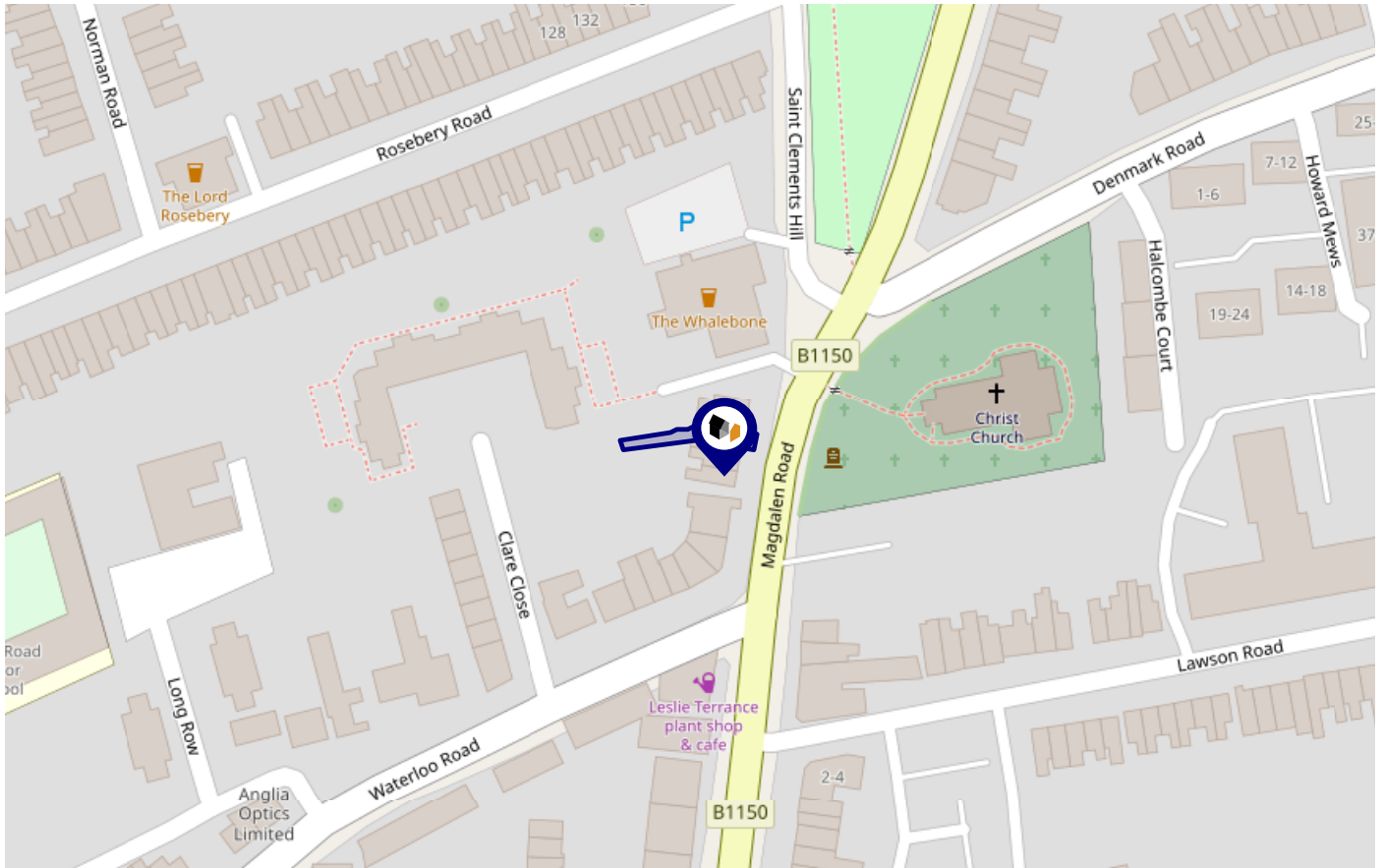
Chance of flooding to the following depths at this property:



# 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.

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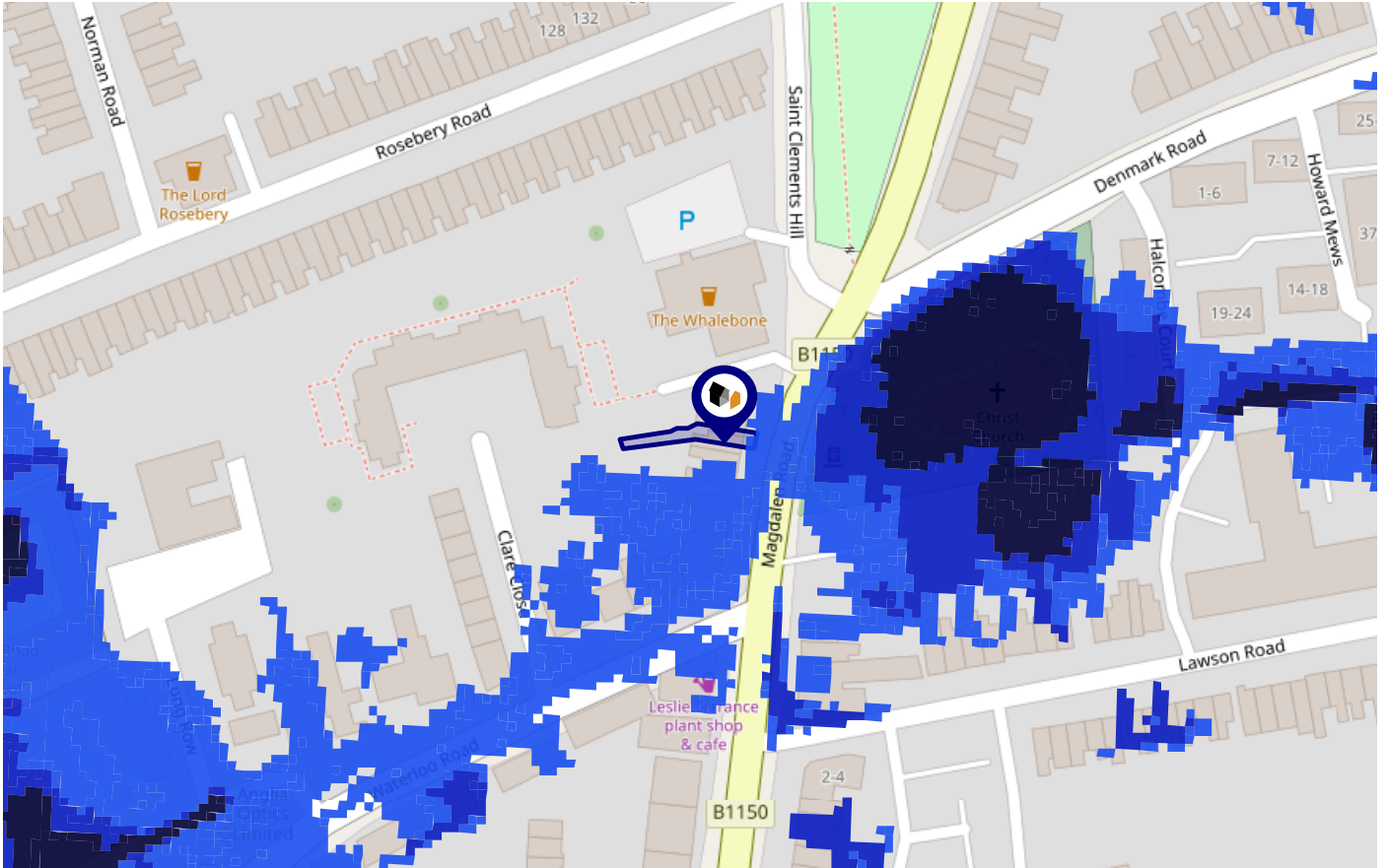
Chance of flooding to the following depths at this property:



# 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.

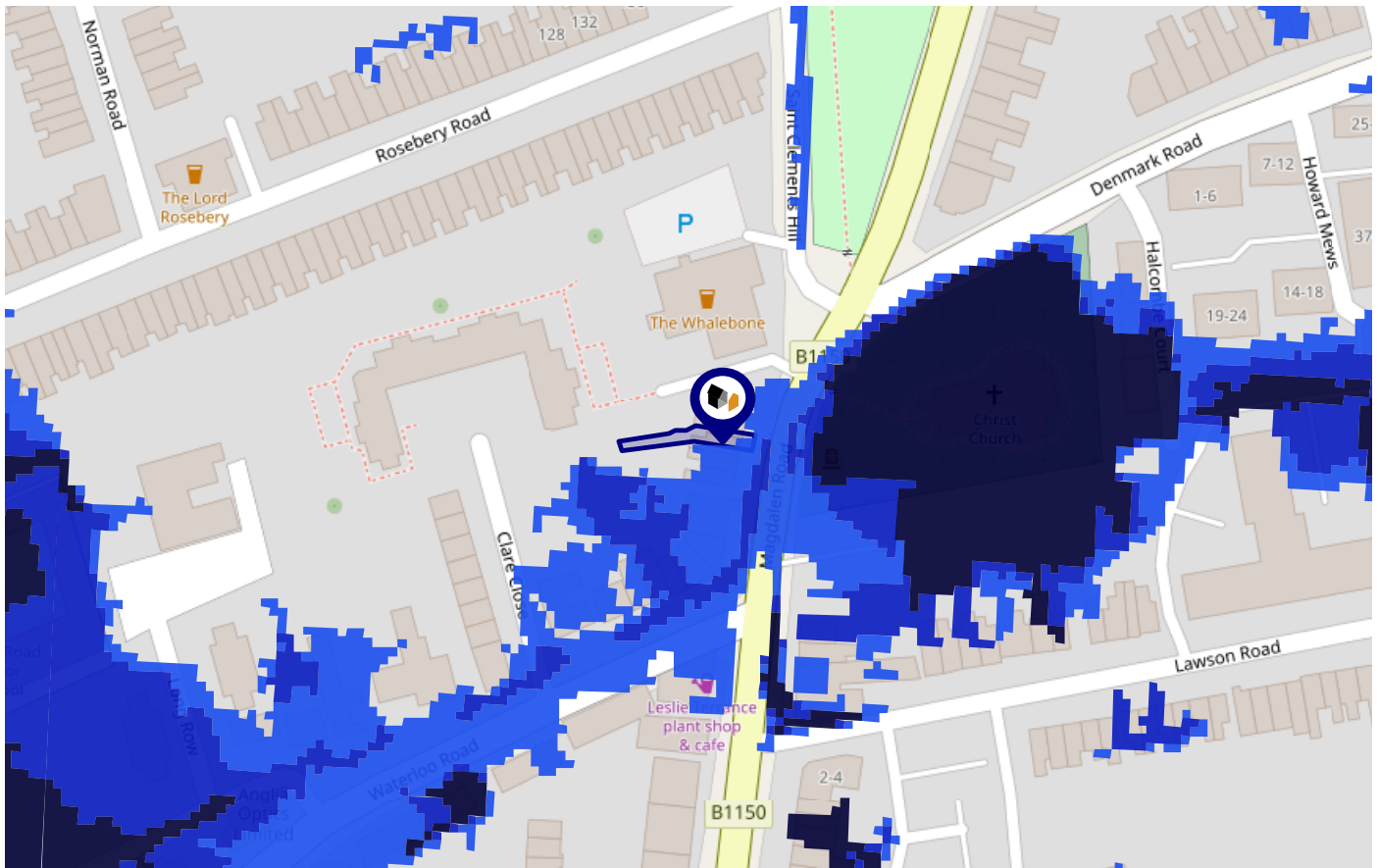
Chance of flooding to the following depths at this property:



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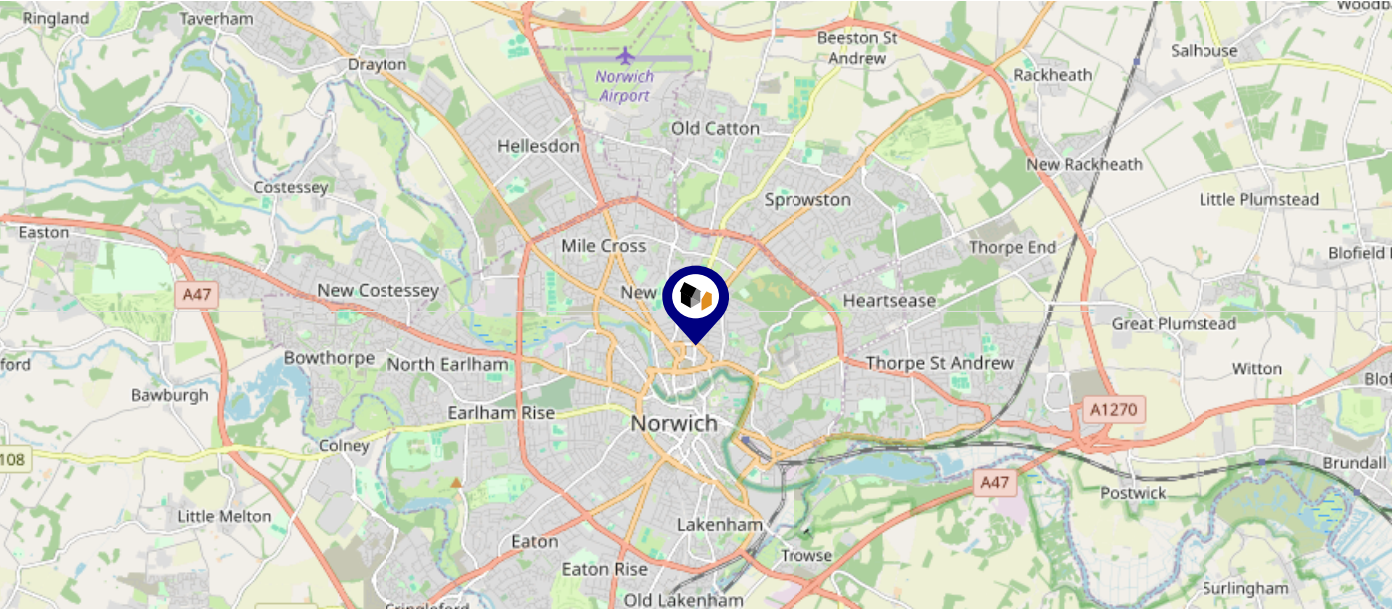
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



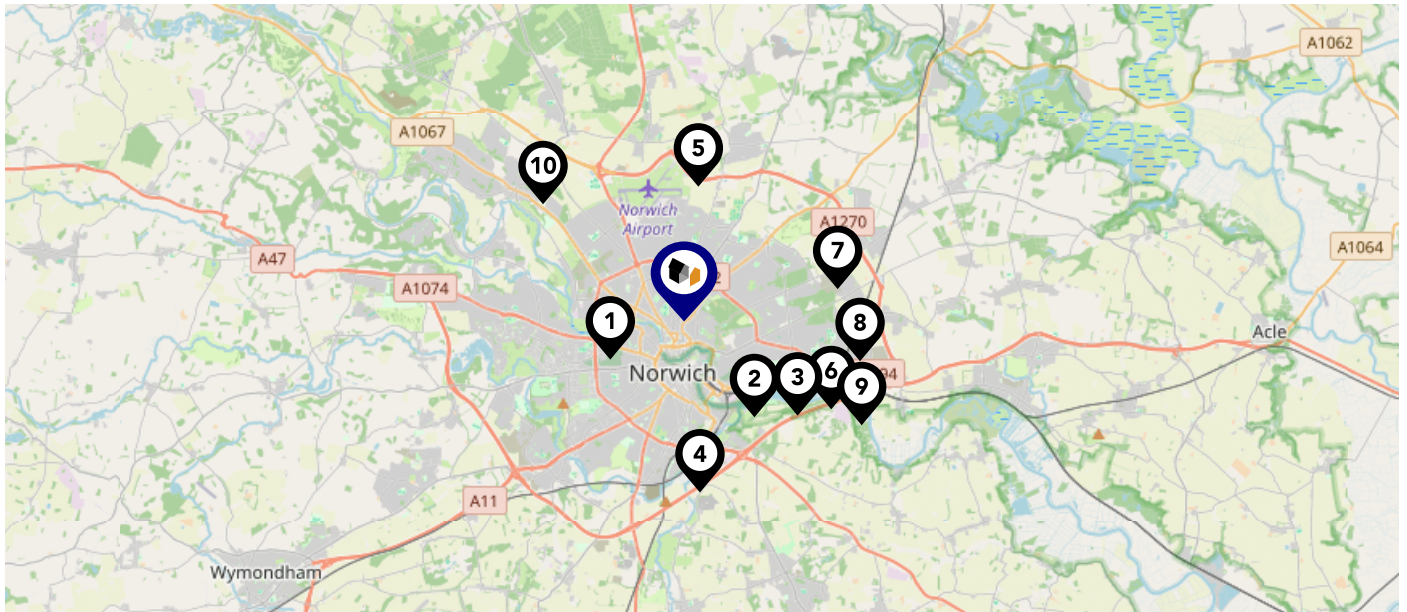
Nearby Green Belt Land

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.



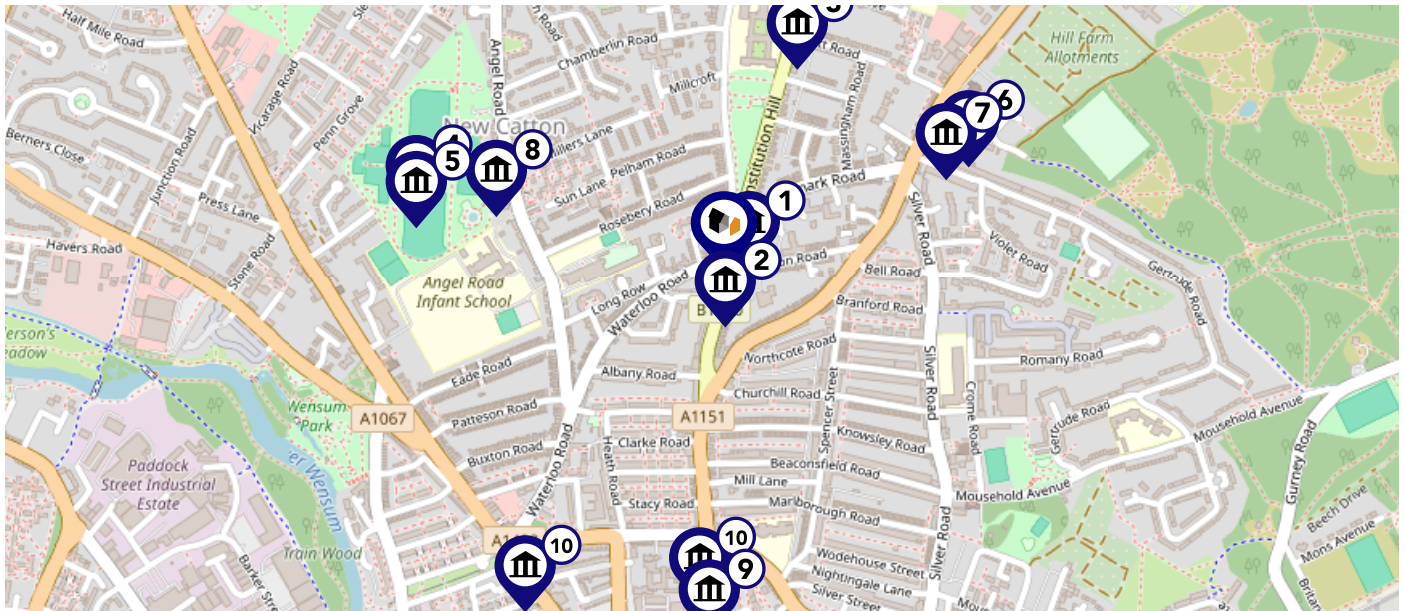
### Nearby Landfill Sites

|    |   |                   |
|----|---|-------------------|
| 1  | Off Waterworks Road-Norwich                                   | Historic Landfill |
| 2  | Between Yarmouth Road and the River Yare-Thorpe St Andrew     | Historic Landfill |
| 3  | Off Yarmouth Road-Near Whitlingham Junction, Thorpe St Andrew | Historic Landfill |
| 4  | Stoke Road-Bixley   | Historic Landfill |
| 5  | EA/EPR/CB3401LP/A001  | Active Landfill   |
| 6  | Yarmouth Road-Thorpe St Andrew                                | Historic Landfill |
| 7  | EA/EPR/FB3107CP/V002  | Active Landfill   |
| 8  | Near Brook Farm-Green Lane, Thorpe St Andrew, Great Plumstead | Historic Landfill |
| 9  | EA/EPR/LP3098VN/V002  | Active Landfill   |
| 10 | Between Hall Lane and Reepham Road-Drayton                    | Historic 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



1051766 - Christ Church

Grade II

0.0 miles



1291814 - Elm Terrace

Grade II

0.1 miles



1372775 - Chaumiere De L'etoile

Grade II

0.2 miles



1068859 - Bandstand At Waterloo Park

Grade II

0.3 miles



1068858 - Central Pergolas And Attached Walls And Steps At Waterloo Park

Grade II

0.3 miles



1024994 - Lime Kiln At Mousehold Court

Grade II

0.3 miles



1051828 - Lazar House

Grade II

0.3 miles



1068857 - Main Gates And Railings To Waterloo Park

Grade II

0.3 miles



1218948 - 137, Magdalen Street

Grade II

0.4 miles



1051895 - 55, St Augustine's Street

Grade II

0.4 miles

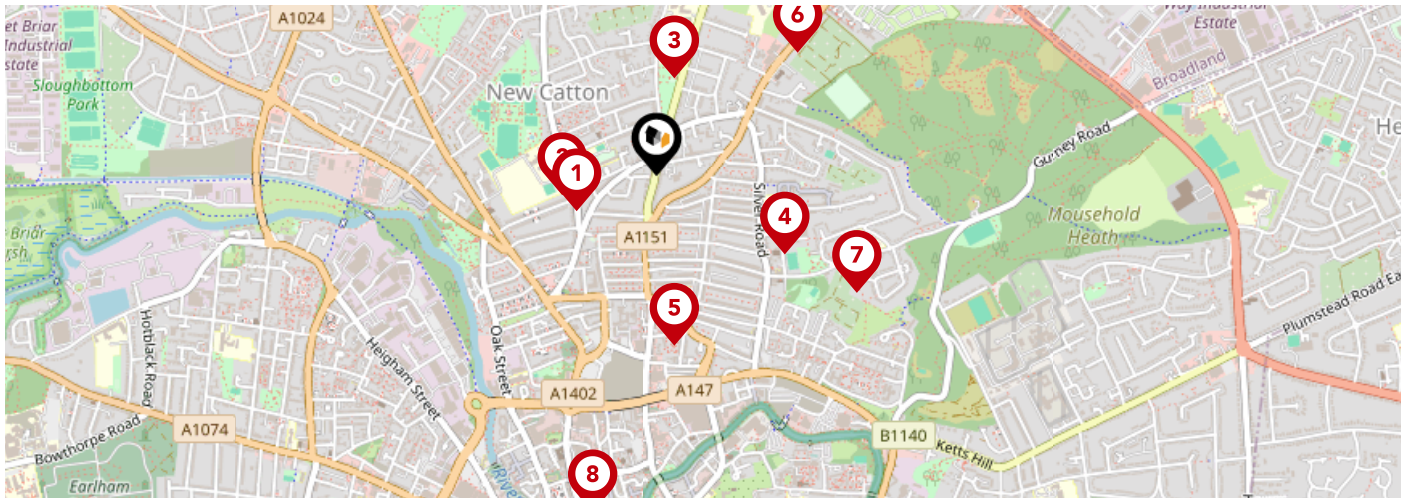


1051197 - 146 And 148, Magdalen Street

Grade II

0.4 miles

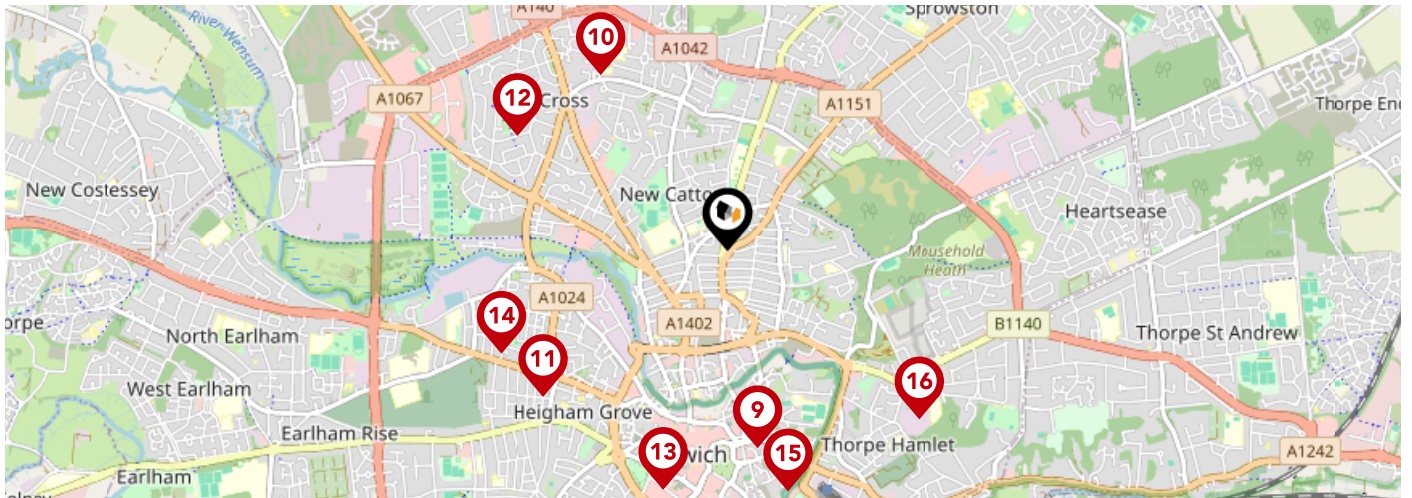
# Area Schools



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Angel Road Junior School</b><br>Ofsted Rating: Requires improvement   Pupils: 219   Distance:0.2           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Angel Road Infant School</b><br>Ofsted Rating: Requires improvement   Pupils: 196   Distance:0.21          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Sewell Park Academy</b><br>Ofsted Rating: Good   Pupils: 778   Distance:0.22                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>George White Junior School</b><br>Ofsted Rating: Good   Pupils: 275   Distance:0.34                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Magdalen Gates Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 202   Distance:0.39         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St. Clements Hill Primary Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 246   Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Mousehold Infant &amp; Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 245   Distance:0.52      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Jane Austen College</b><br>Ofsted Rating: Outstanding   Pupils: 1062   Distance:0.77                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

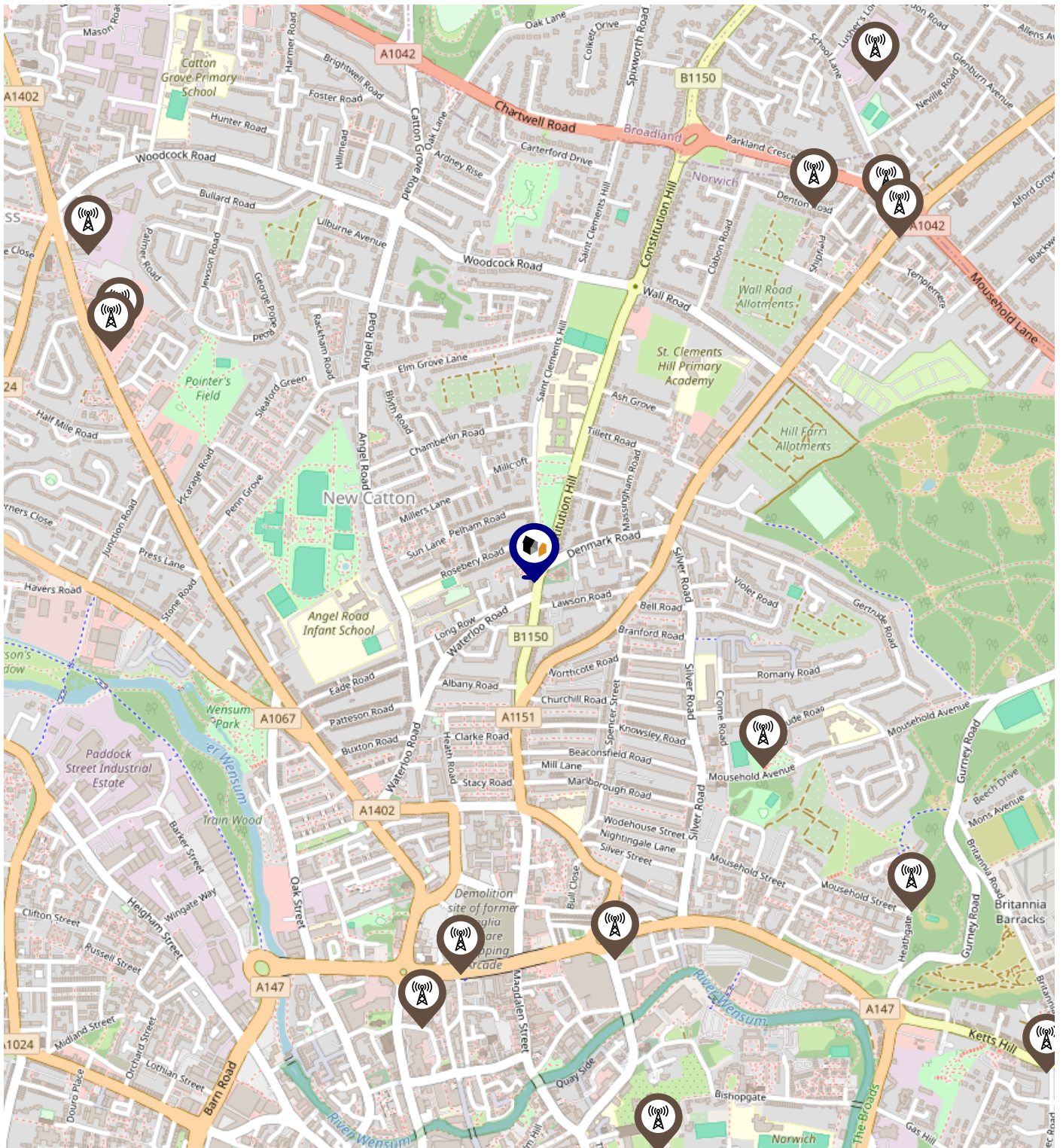
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|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Norwich School</b><br/>Ofsted Rating: Not Rated   Pupils: 1194   Distance:0.9</p>                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Catton Grove Primary School</b><br/>Ofsted Rating: Good   Pupils: 690   Distance:0.98</p>                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>Notre Dame Preparatory School (Norwich) Limited</b><br/>Ofsted Rating: Not Rated   Pupils: 181   Distance:1.06</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>Mile Cross Primary School</b><br/>Ofsted Rating: Outstanding   Pupils: 456   Distance:1.08</p>                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Sir Isaac Newton Sixth Form Free School</b><br/>Ofsted Rating: Outstanding   Pupils: 544   Distance:1.11</p>       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Nelson Infant School</b><br/>Ofsted Rating: Good   Pupils: 131   Distance:1.12</p>                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Charles Darwin Primary School</b><br/>Ofsted Rating: Outstanding   Pupils: 466   Distance:1.12</p>                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Lionwood Junior School</b><br/>Ofsted Rating: Good   Pupils: 260   Distance:1.15</p>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons

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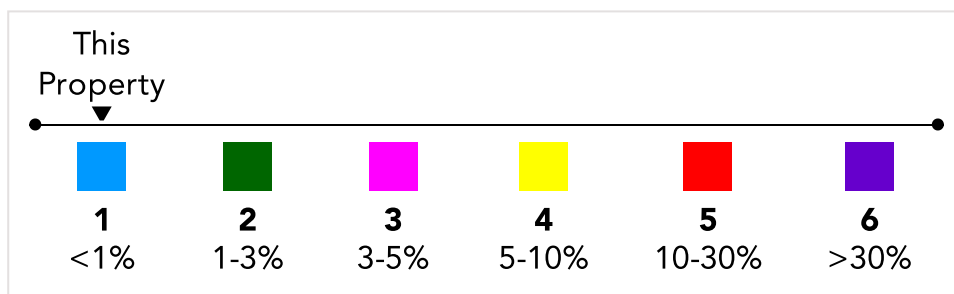
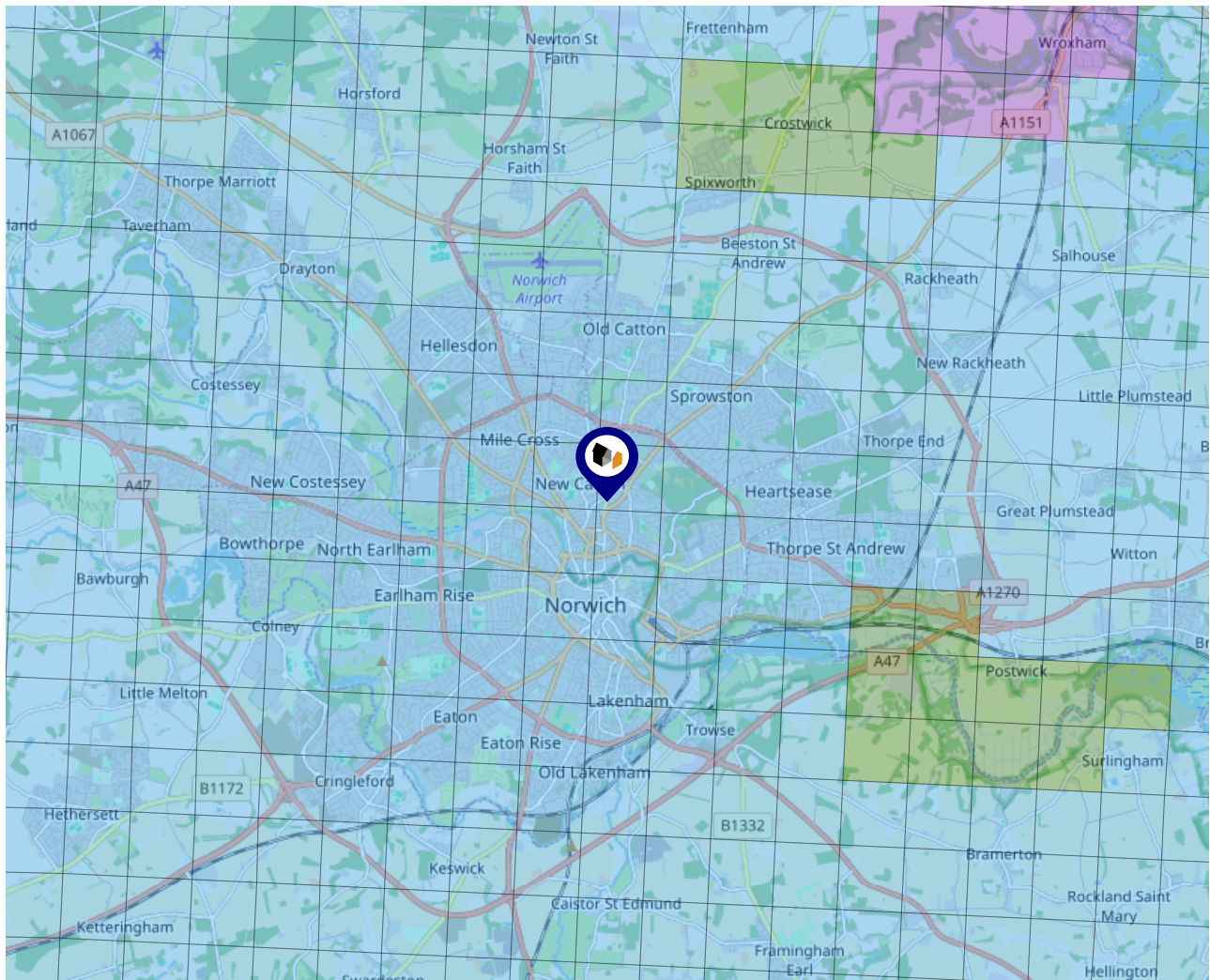


## Key:

-  Power Pylons
-  Communication Masts

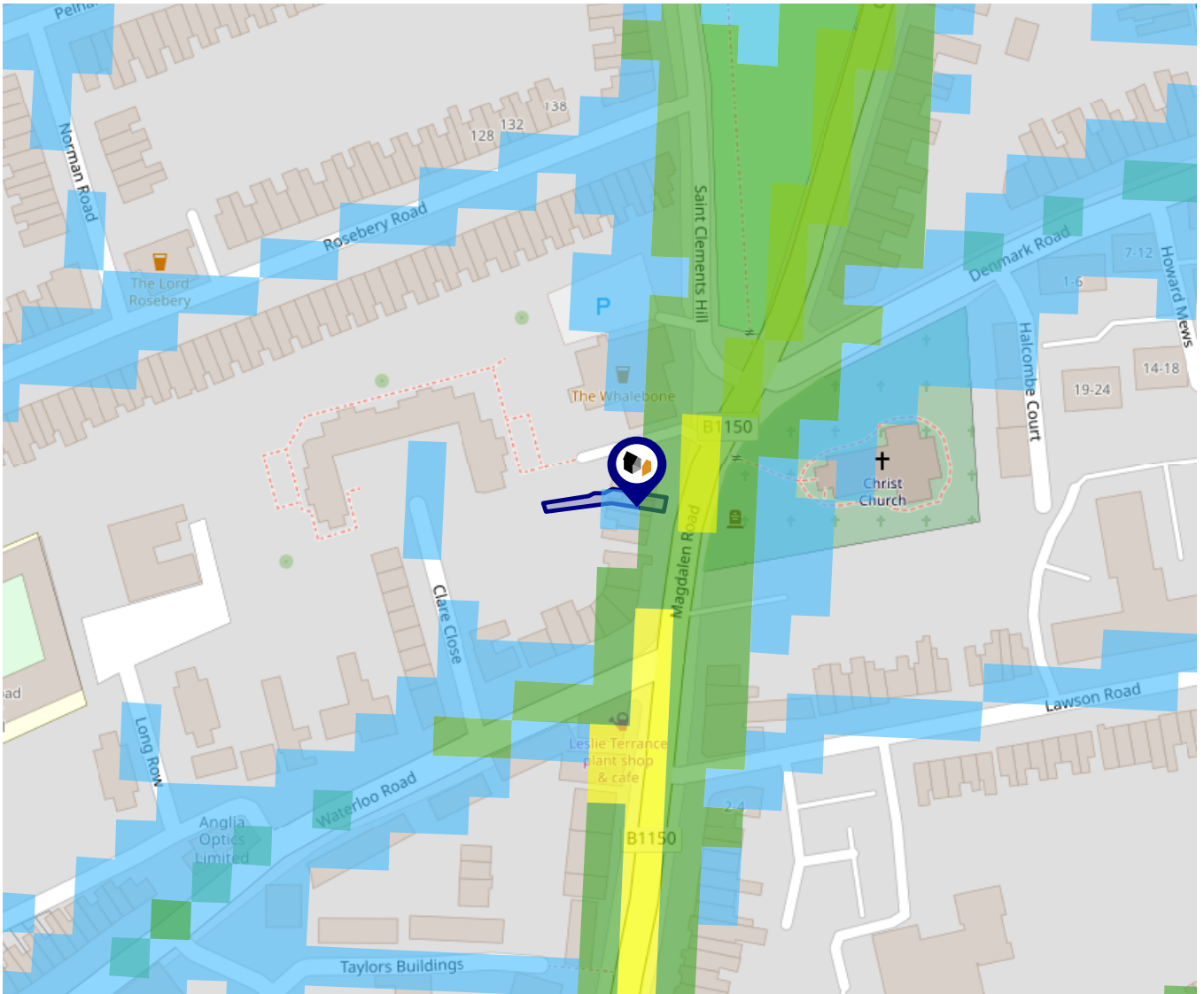
### What is Radon?

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

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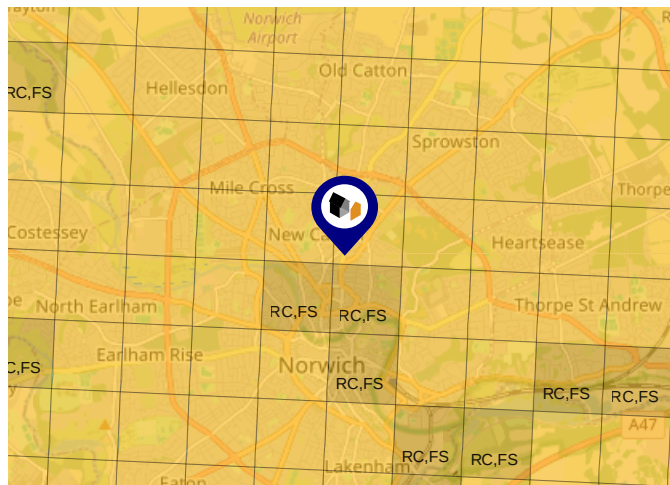


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT                     |                      |                    |

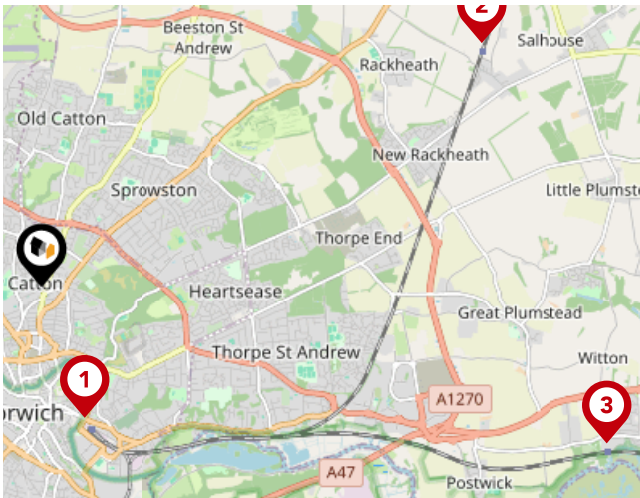


### Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <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                   |

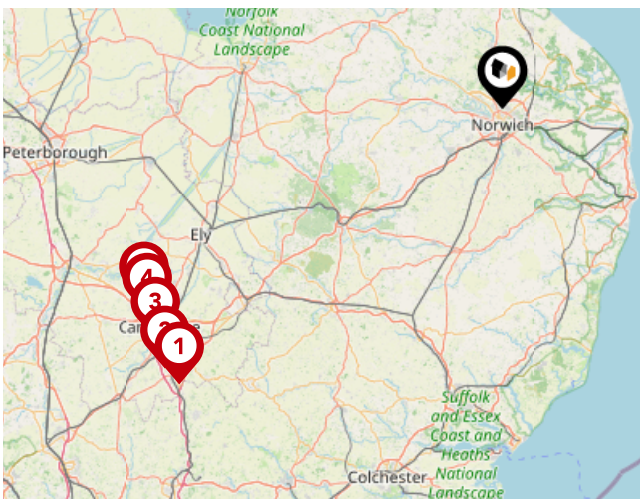
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Norwich Rail Station          | 1.23 miles |
| 2   | Salhouse Rail Station         | 4.53 miles |
| 3   | Brundall Gardens Rail Station | 5.28 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J9  | 61.73 miles |
| 2   | M11 J10 | 61.79 miles |
| 3   | M11 J11 | 60.47 miles |
| 4   | M11 J13 | 59.46 miles |
| 5   | M11 J14 | 59.1 miles  |

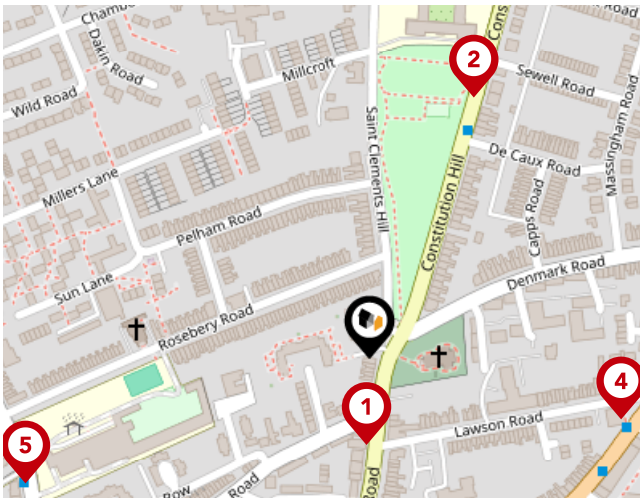


### Airports/HELIPADS

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Norwich International Airport | 1.96 miles  |
| 2   | Cambridge                     | 56.2 miles  |
| 3   | Southend-on-Sea               | 78.52 miles |
| 4   | Stansted Airport              | 68.12 miles |

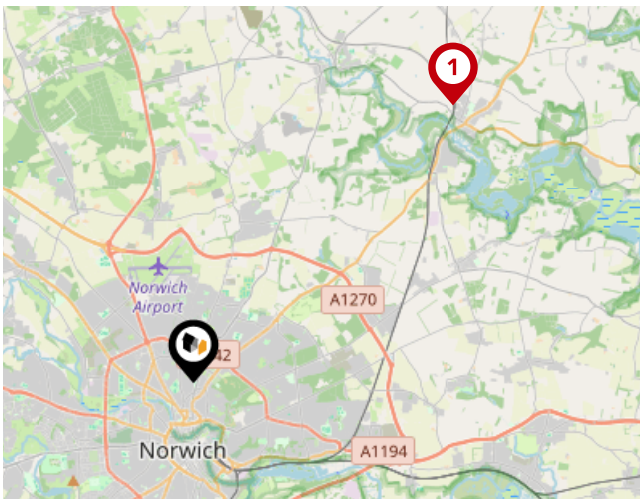
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                     | Distance   |
|-----|--------------------------|------------|
| 1   | Elm Tavern               | 0.05 miles |
| 2   | Sewell Road              | 0.16 miles |
| 3   | Sewell Road              | 0.21 miles |
| 4   | Bell Road                | 0.15 miles |
| 5   | Angel Road Junior School | 0.21 miles |



### Local Connections

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Wroxham (Bure Valley Railway) | 6.84 miles |



### Ferry Terminals

| Pin | Name                | Distance    |
|-----|---------------------|-------------|
| 1   | Reedham Ferry North | 12.18 miles |

# Landwood Group

## 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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