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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th July 2026



**15, LATCHMOOR PARK, LUDHAM, GREAT YARMOUTH,
NR29 5RA**

Avocado

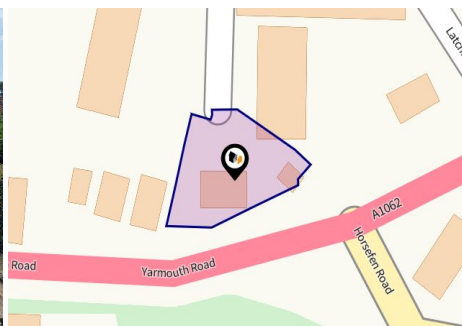
North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.16 acres
Year Built :	1983-1990
Council Tax :	Band E
Annual Estimate:	£3,007
Title Number:	NK54503
UPRN:	100090868236
Restrictive Covenants:	Yes

Last Sold Date:	22/04/2015
Last Sold Price:	£280,000
Last Sold £/ft²:	£191
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17 mb/s	50 mb/s	- mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



15, LATCHMOOR PARK, LUDHAM, GREAT YARMOUTH, NR29 5RA



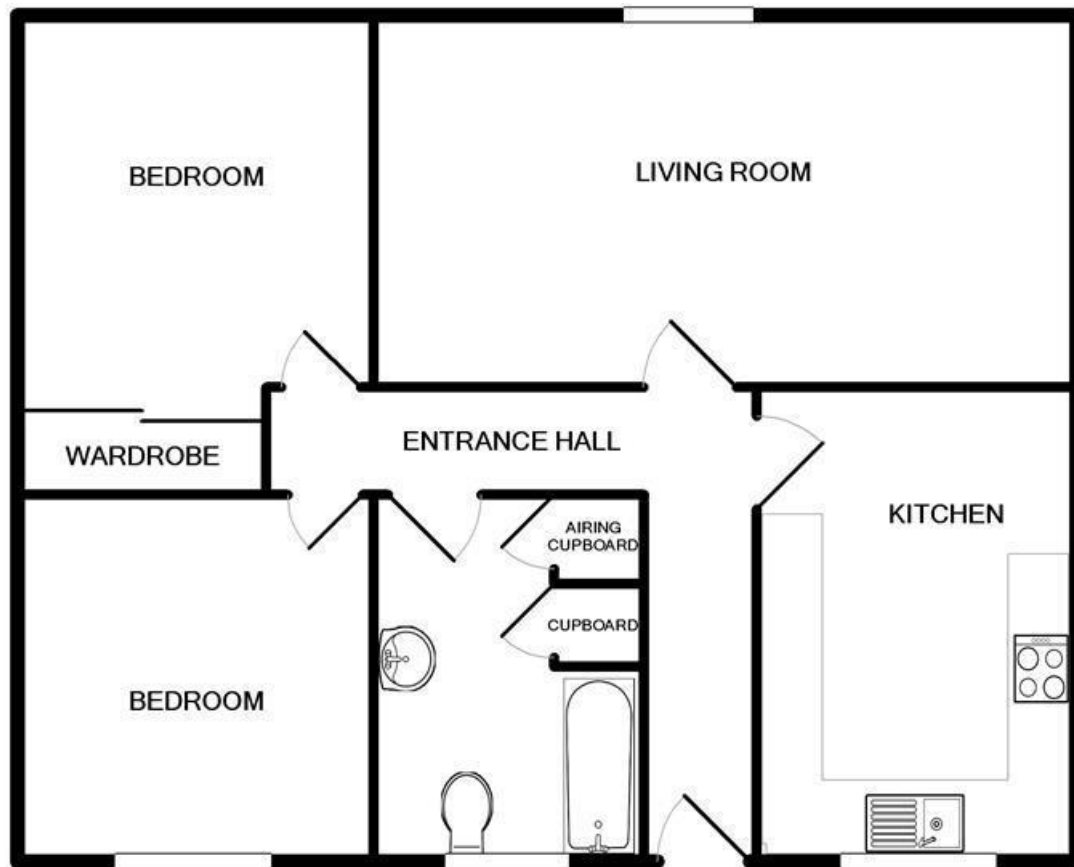
GROUND FLOOR



1ST FLOOR

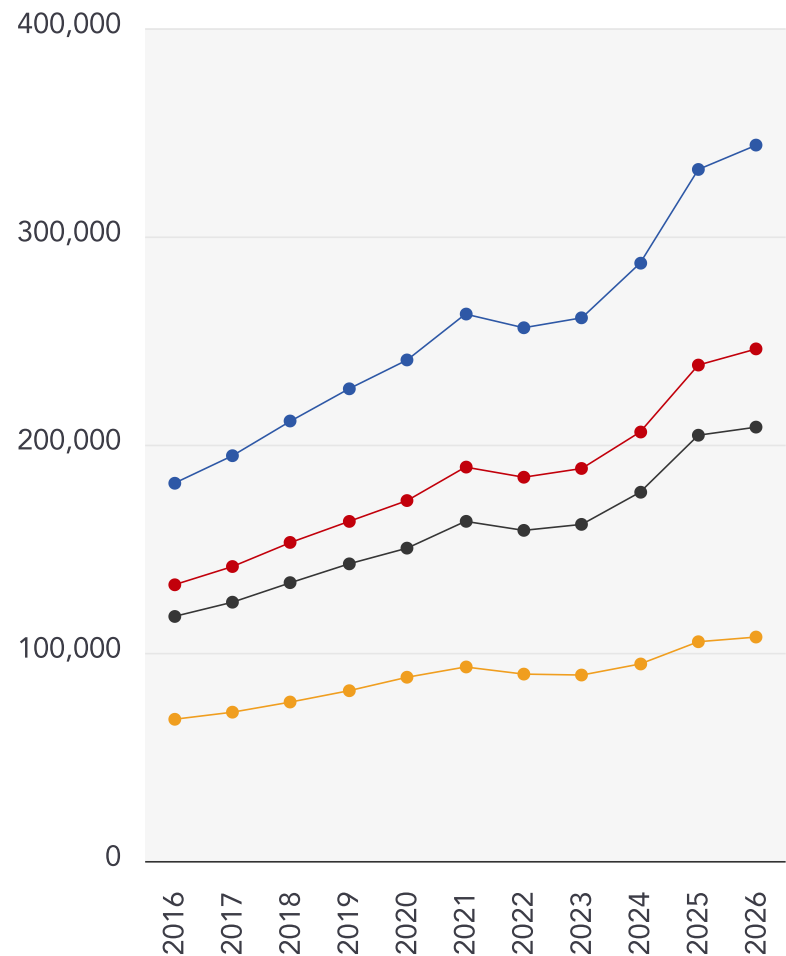
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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10 Year History of Average House Prices by Property Type in NR29



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

+77.44%

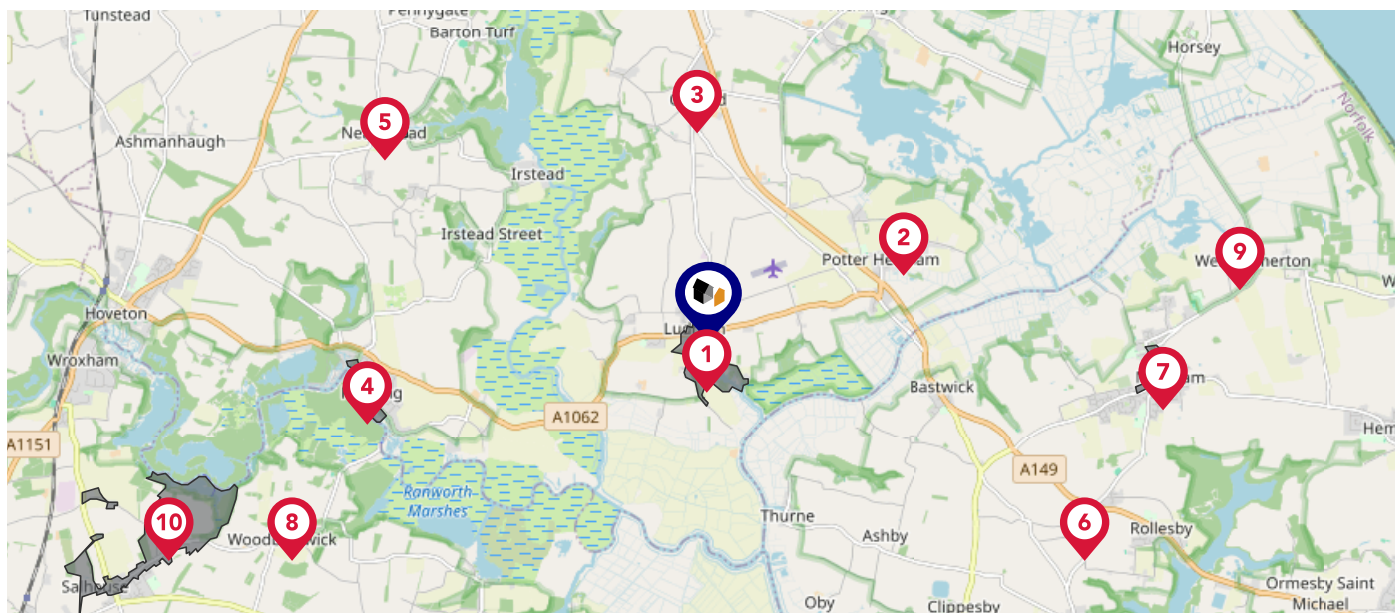
Flat

+58.04%

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



Ludham



Potter Heigham



Catfield



Horning



Neatishead



Rollesby



Martham



Woodbastwick



West Somerton



Salhouse

A map of the Great Yarmouth area, showing the coastline and surrounding regions. The map is divided into several districts, each labeled with a number in a red circle: 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. A central blue pin with a penguin icon is located in the middle of the map, near the A1062 road. The map also shows major roads (A1151, A1062, A1064, A1270, A1042, A1194), the Norwich Airport, and the city of Norwich. The Great Yarmouth area is shaded in grey, and the surrounding areas are in green and yellow. The sea is visible on the right side of the map.

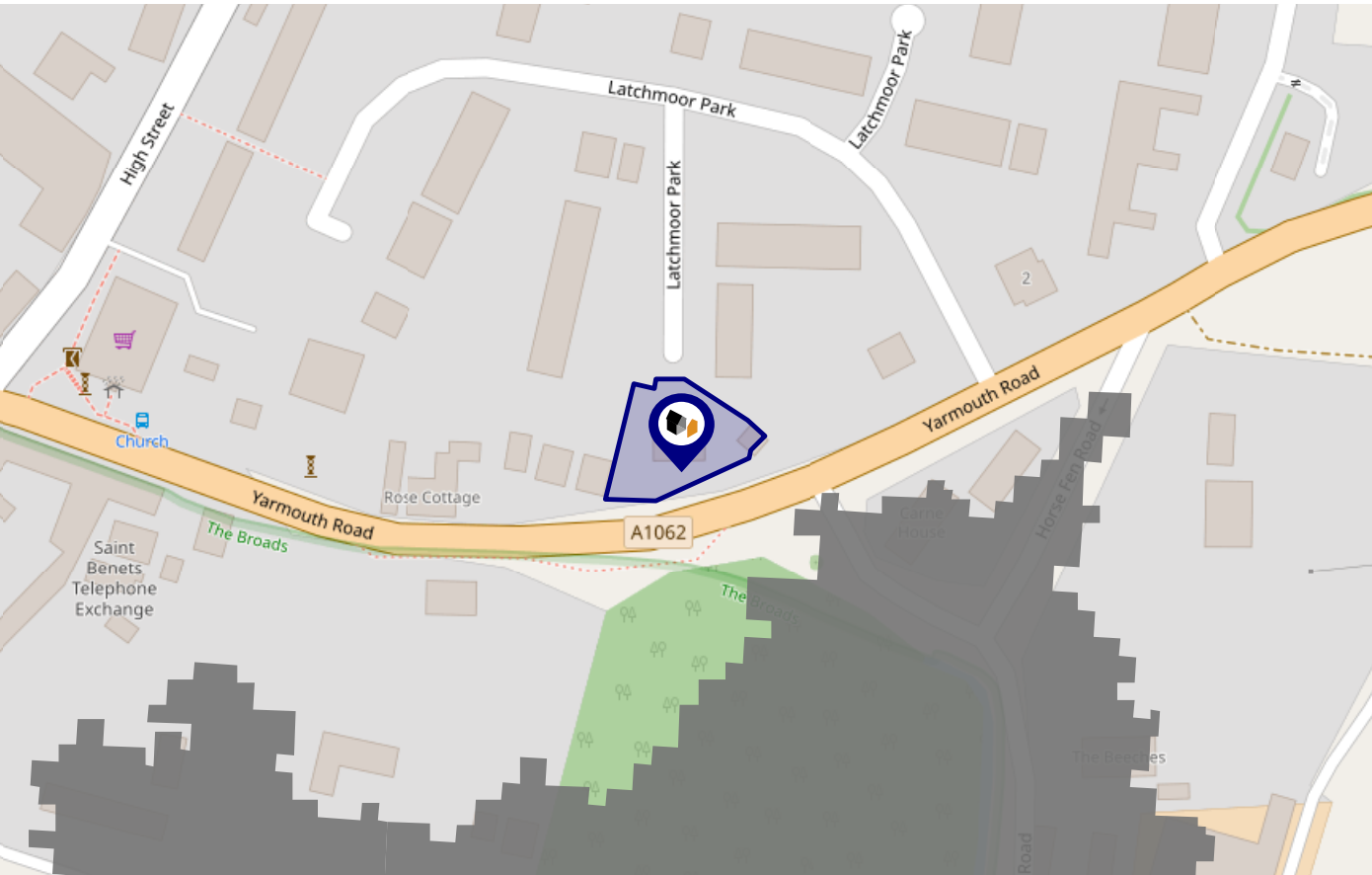


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Flood Risk

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.

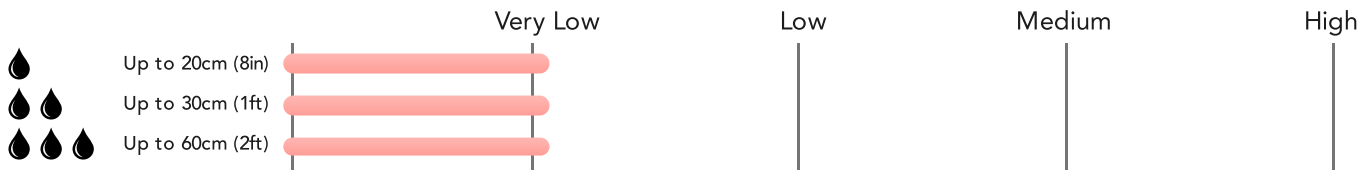


Risk Rating: Very low

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.

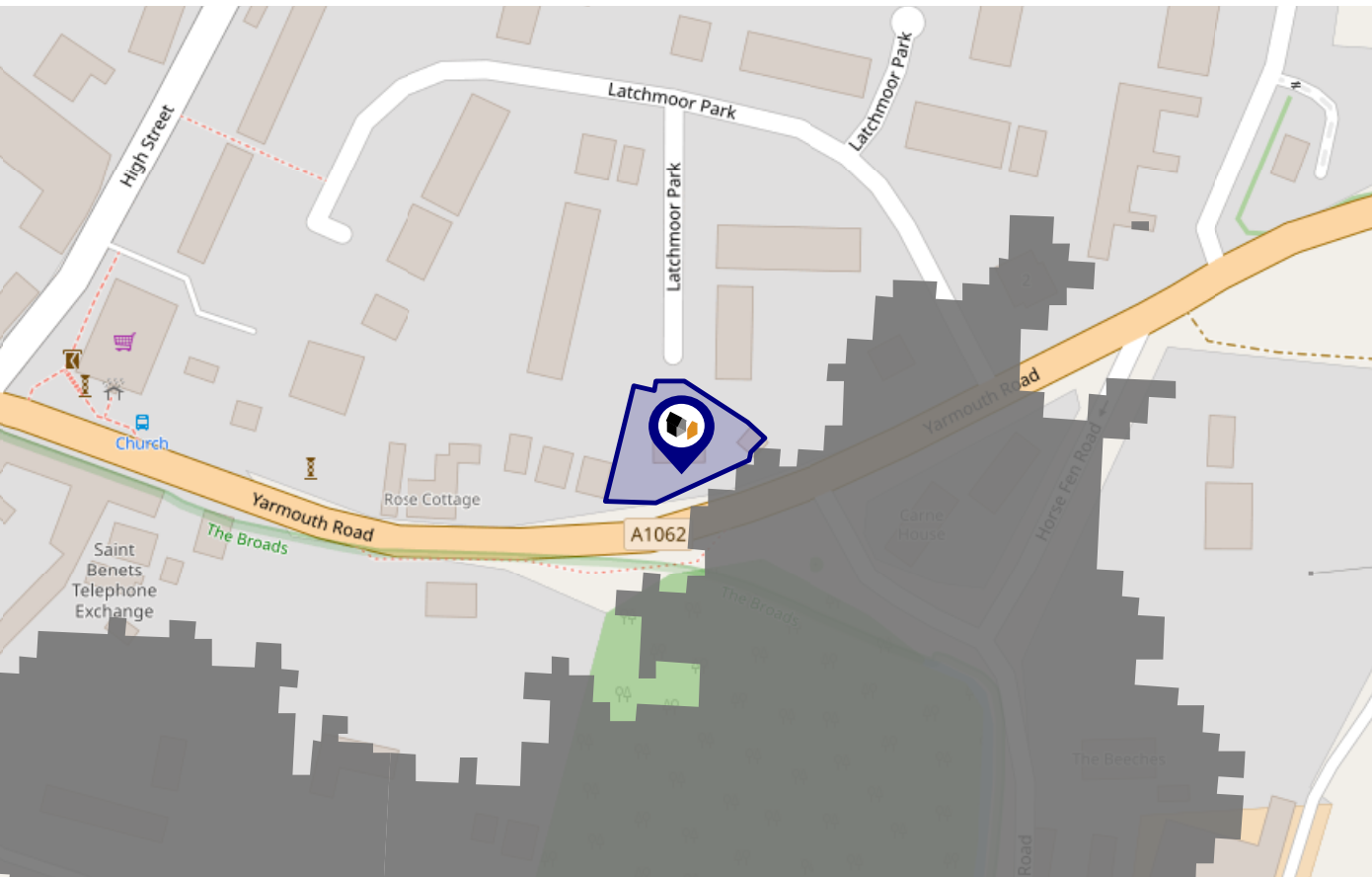
Chance of flooding to the following depths at this property:



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.

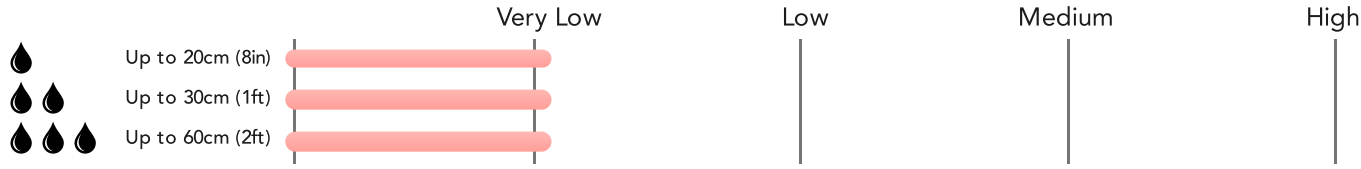


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Chance of flooding to the following depths at this property:

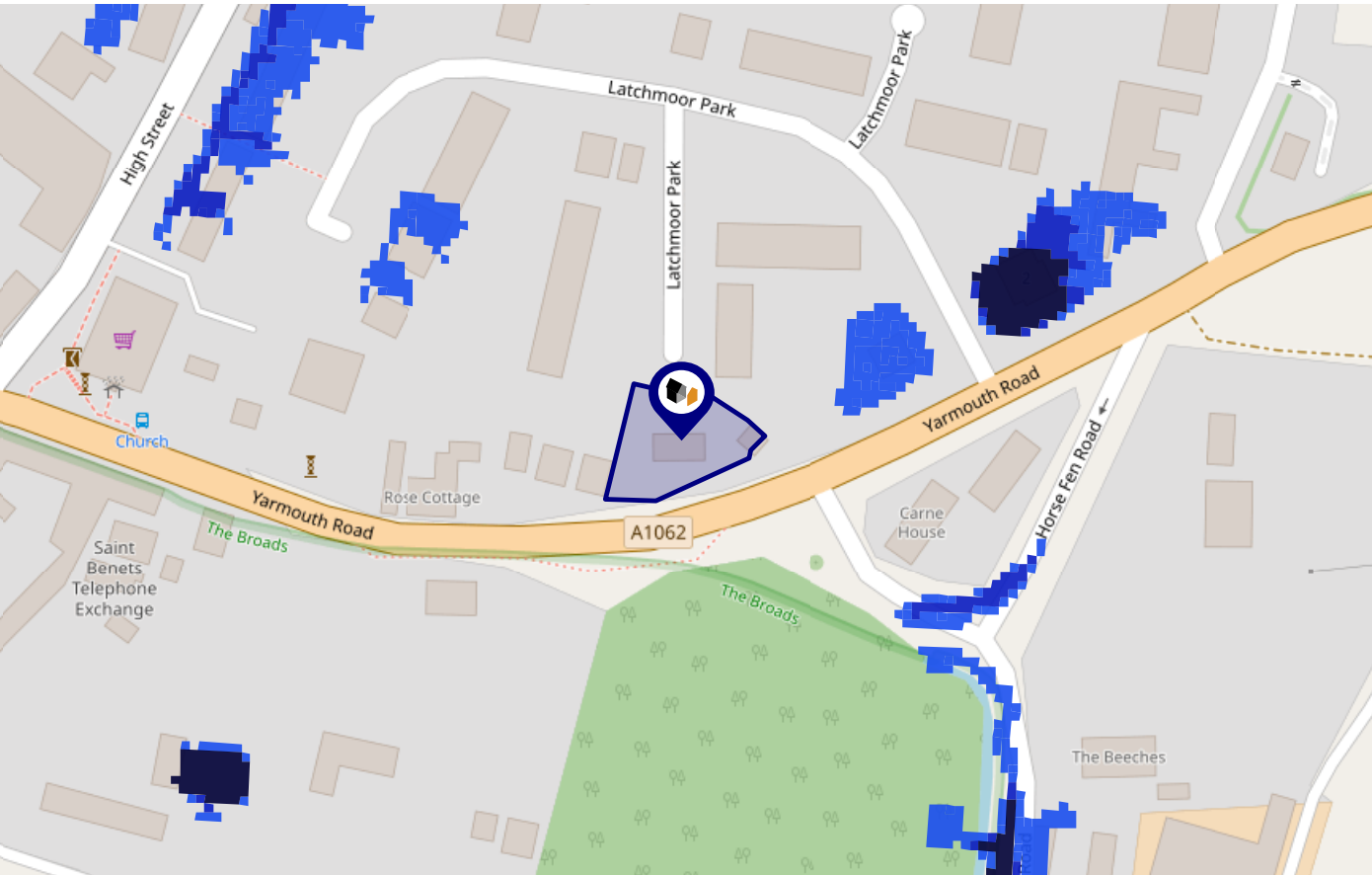


Flood Risk

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.

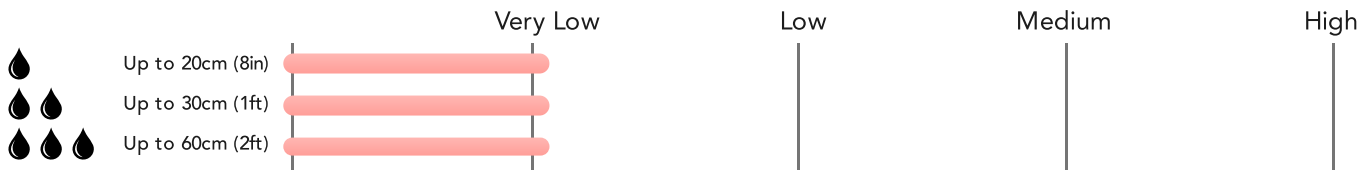


Risk Rating: Very low

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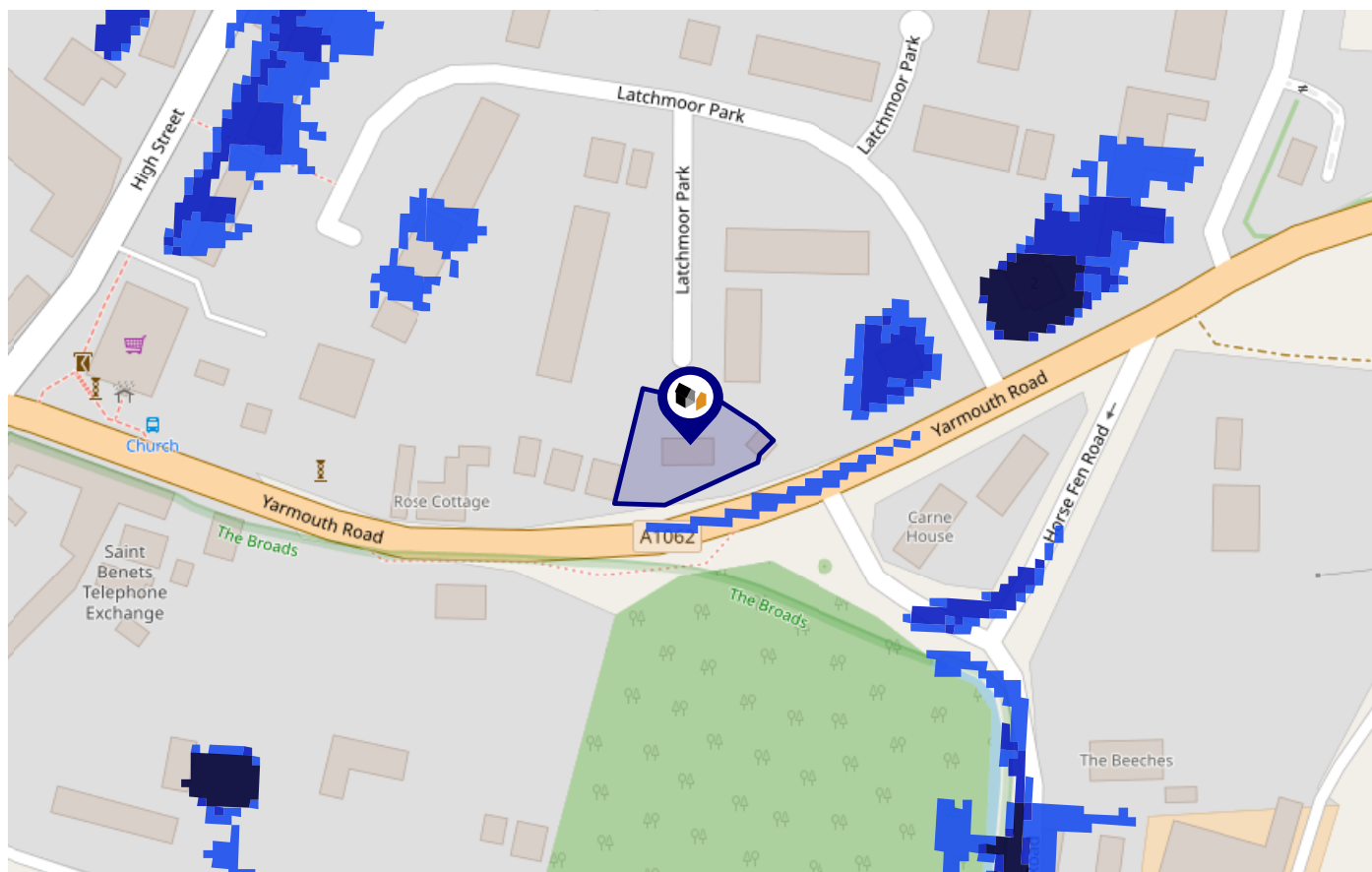
Chance of flooding to the following depths at this property:



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.

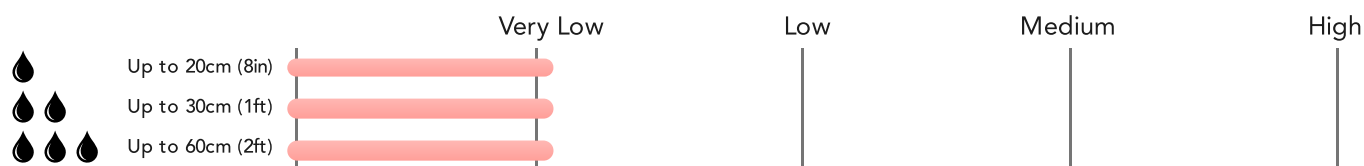


Risk Rating: Very low

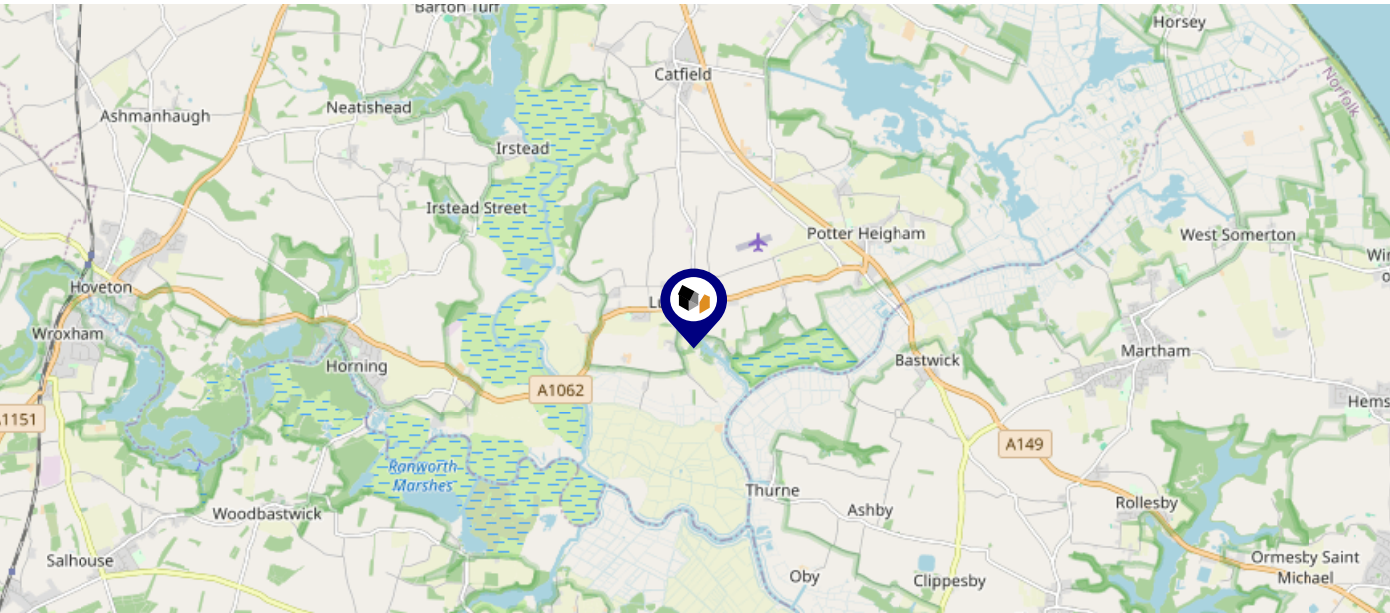
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Chance of flooding to the following depths at this property:



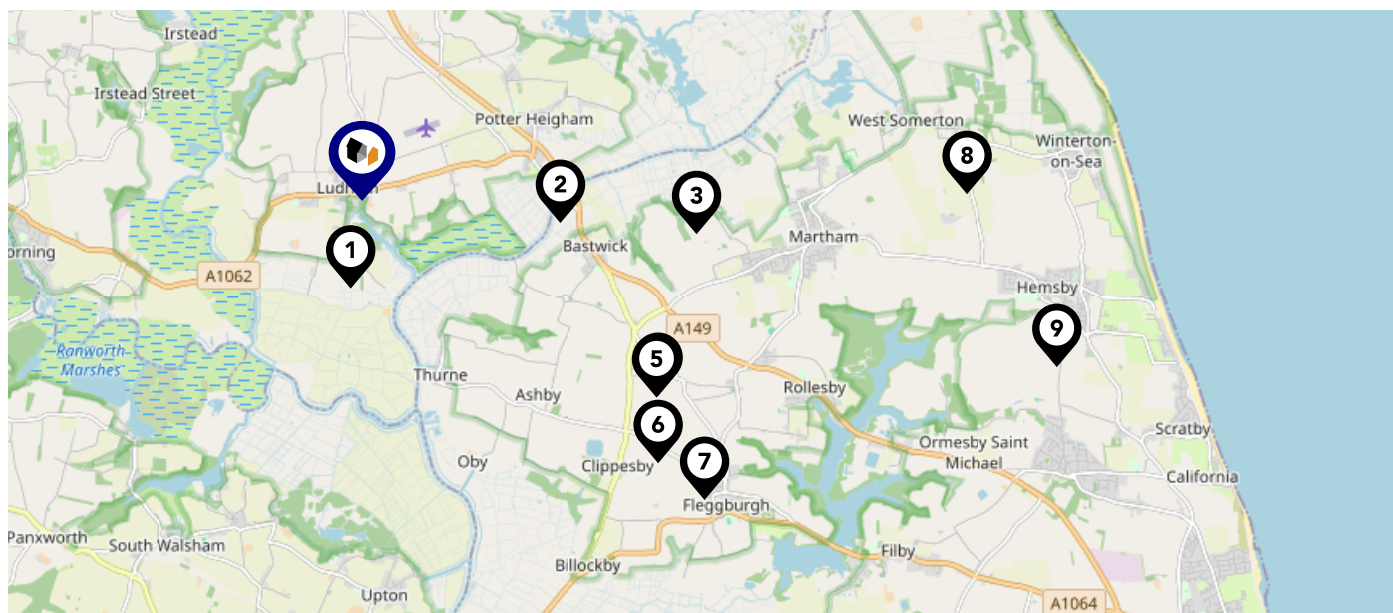
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

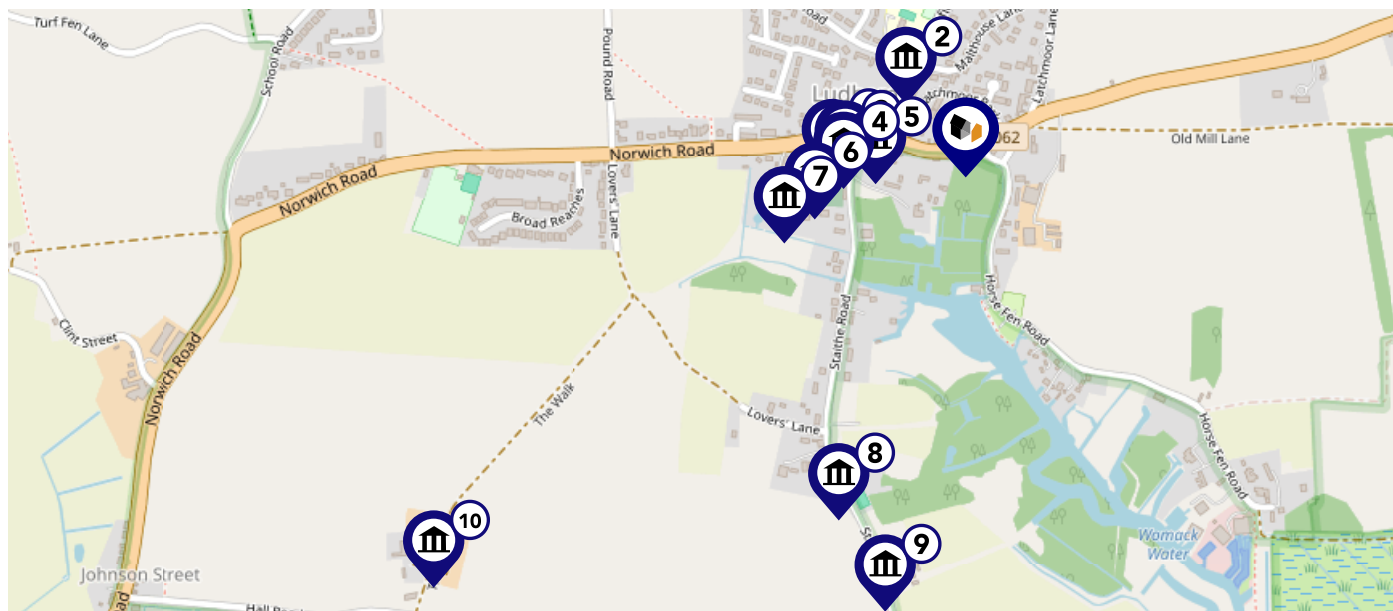
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



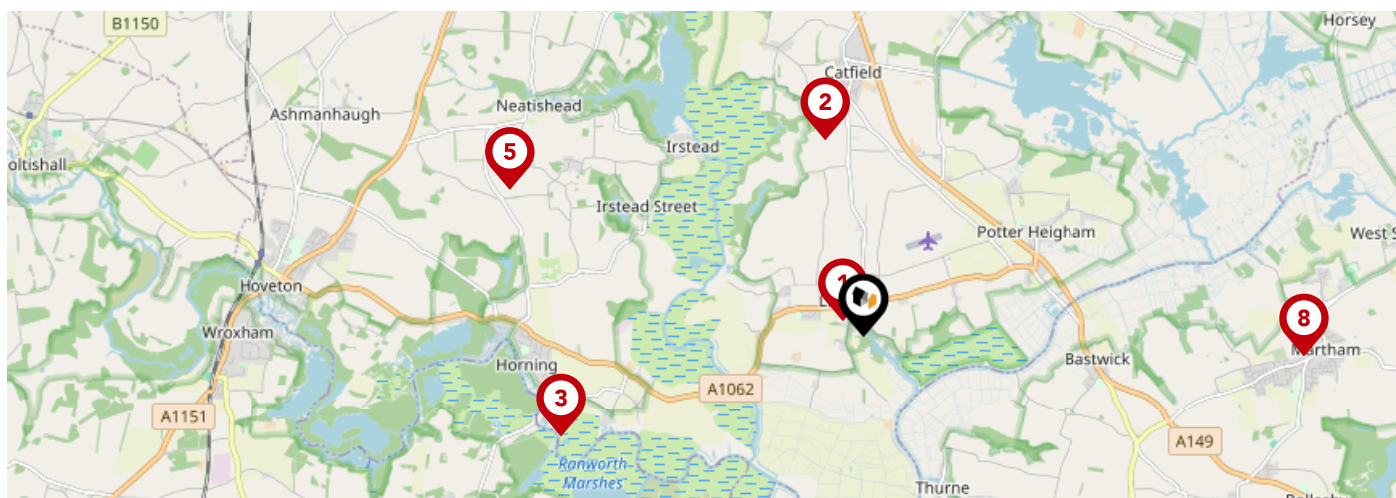
Nearby Landfill Sites

1	Refuse Tip off Hall Common Road-Cold Harbour Road, Ludham, Great Yarmouth	Historic Landfill	
2	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill	
3	Cess Road-Martham, Norfolk	Historic Landfill	
4	The Heath-Rollesby, Norfolk	Historic Landfill	
5	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	
6	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	
7	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	
8	Collis Lane-Somerton, Norfolk	Historic Landfill	
9	Ormesby-Hemsby	Historic Landfill	

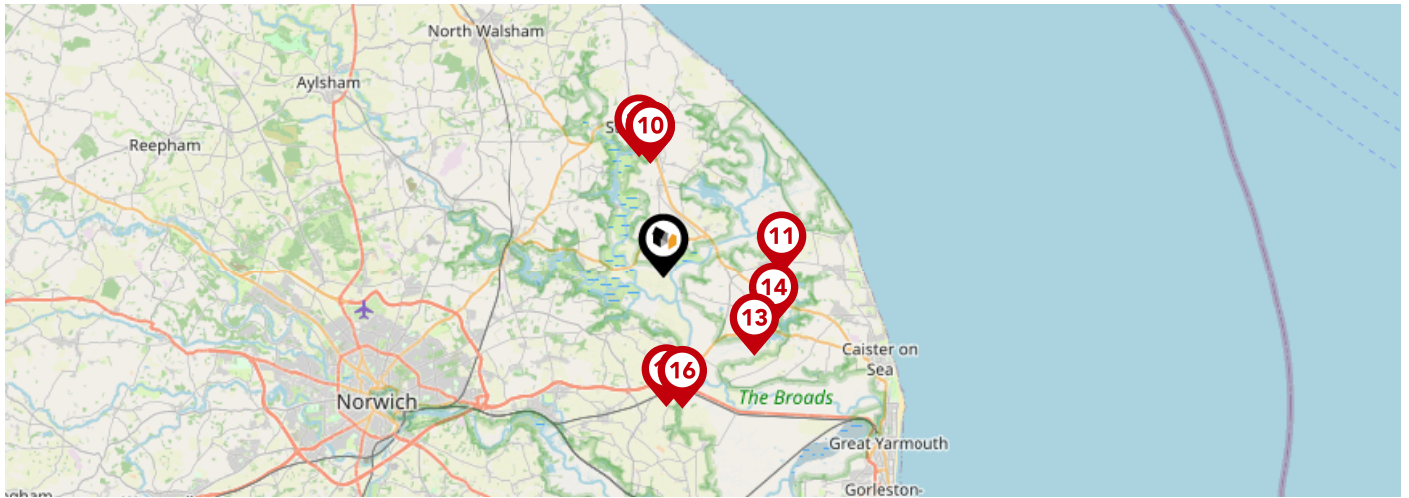
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



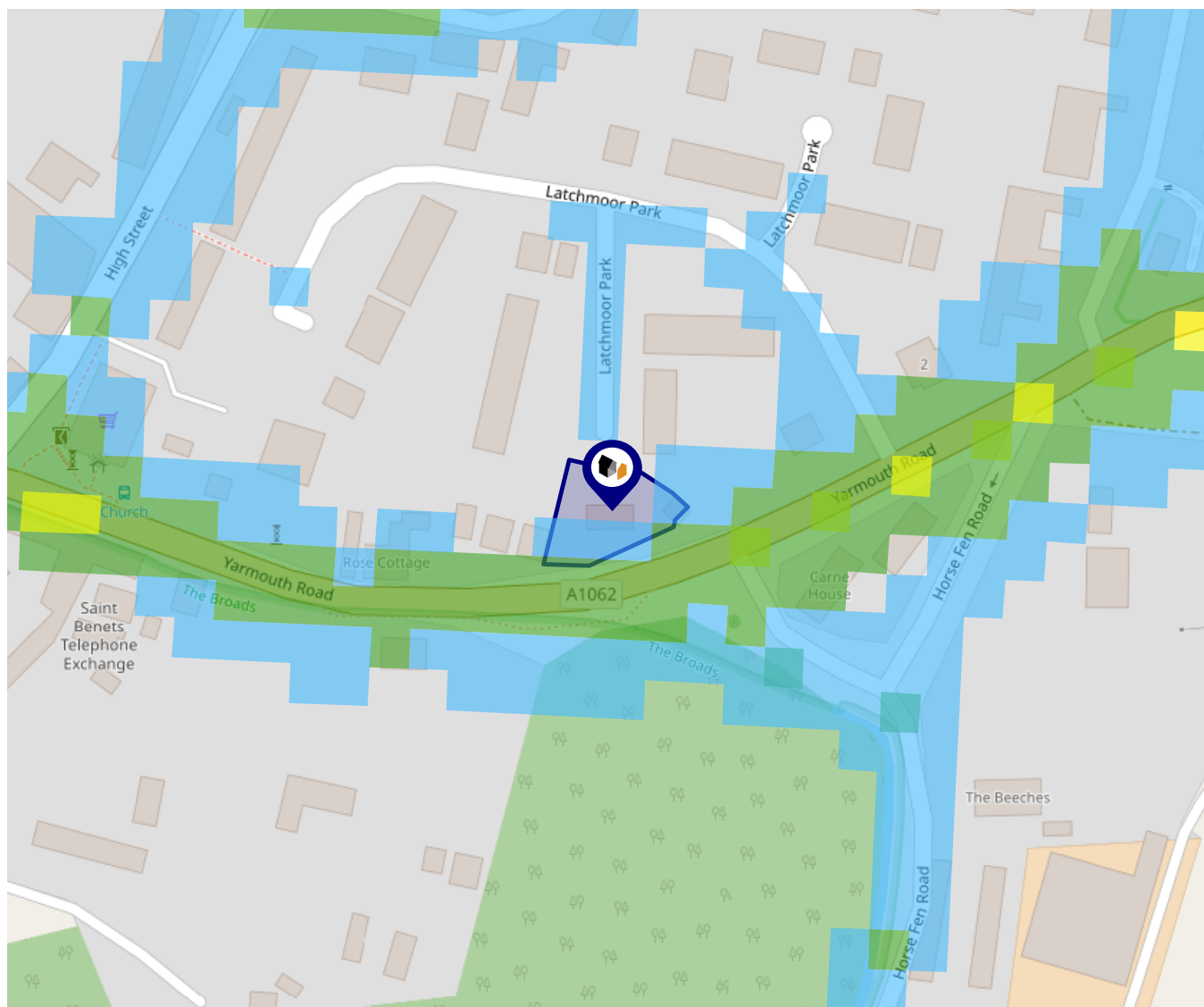
Listed Buildings in the local district		Grade	Distance
	1171967 - Church View	Grade II	0.1 miles
	1171903 - The Stores	Grade II	0.1 miles
	1373442 - Former Saddler's Shop With Cottage Adjoining To West	Grade II	0.1 miles
	1453781 - Ludham War Memorial Cross	Grade II	0.1 miles
	1171993 - 1-5, Yarmouth Road	Grade II	0.1 miles
	1049913 - Church Of St. Catherine	Grade I	0.2 miles
	1393539 - F.h. Chambers Memorial Approx. 50m. Sw Of South Porch Of Church Of St. Catherine	Grade II	0.2 miles
	1049914 - The Dutch House	Grade II	0.4 miles
	1171974 - Hall Common Farmhouse	Grade II	0.5 miles
	1373440 - Barn 100m East Of Ludham Hall	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:0.22	☐	☒	☐	☐	☐
	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:1.8	☐	☒	☐	☐	☐
	Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:2.86	☐	☒	☐	☐	☐
	Fairhaven Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 105 Distance:3.31	☐	☒	☐	☐	☐
	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:3.43	☐	☒	☐	☐	☐
	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:3.5	☐	☒	☐	☐	☐
	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:3.62	☐	☒	☐	☐	☐
	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:3.96	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:4.09	☐	☒	☐	☐	☐
	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:4.09	☐	☒	☐	☐	☐
	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:4.26	☐	☐	☒	☐	☐
	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:4.36	☐	☐	☒	☐	☐
	Fleggburgh CofE Primary School Ofsted Rating: Good Pupils: 57 Distance:4.37	☐	☒	☐	☐	☐
	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:4.37	☐	☒	☐	☐	☐
	Acle Academy Ofsted Rating: Good Pupils: 619 Distance:4.69	☐	☐	☒	☐	☐
	Acle Church of England Primary Academy Ofsted Rating: Good Pupils: 185 Distance:4.77	☐	☒	☐	☐	☐

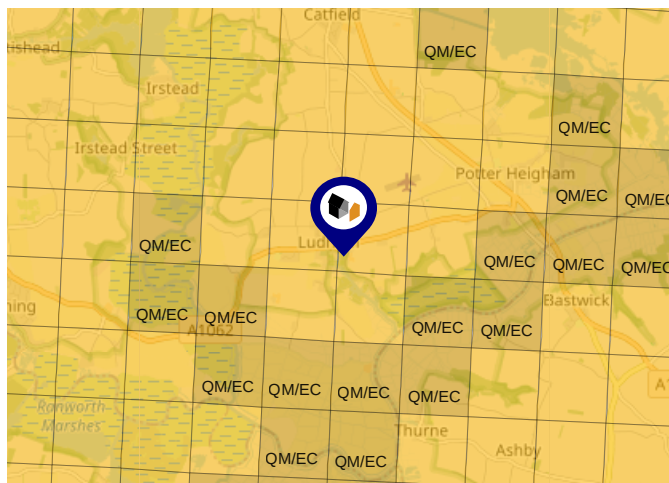


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT		

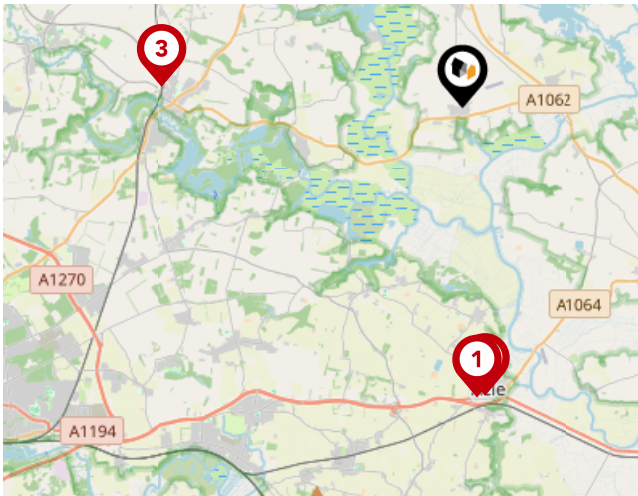


Primary Classifications (Most Common Clay Types)

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

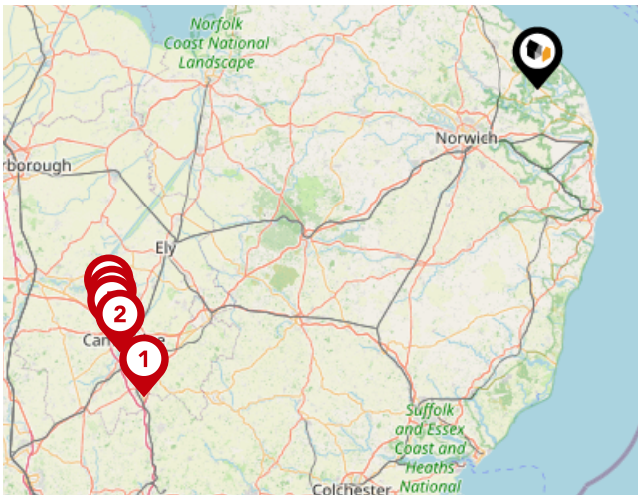
Area

Transport (National)



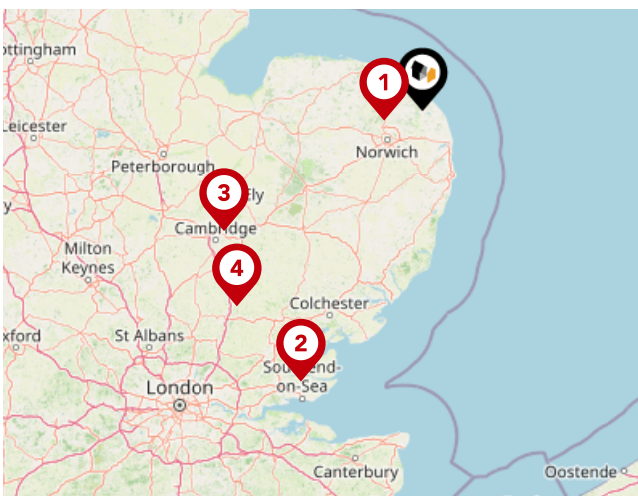
National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	5.21 miles
2	Acle Rail Station	5.2 miles
3	Hoveton & Wroxham Rail Station	5.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	72.46 miles
2	M11 J11	71.44 miles
3	M11 J13	70.5 miles
4	M11 J14	70.16 miles
5	M11 J12	71.41 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	11.23 miles
2	Southend-on-Sea	86.52 miles
3	Cambridge	67.19 miles
4	Stansted Airport	78.3 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church	0.08 miles
2	Church	0.14 miles
3	Broad Reaches	0.46 miles
4	Stores	1.3 miles
5	Stores	1.35 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	5.43 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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Avocado

North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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

