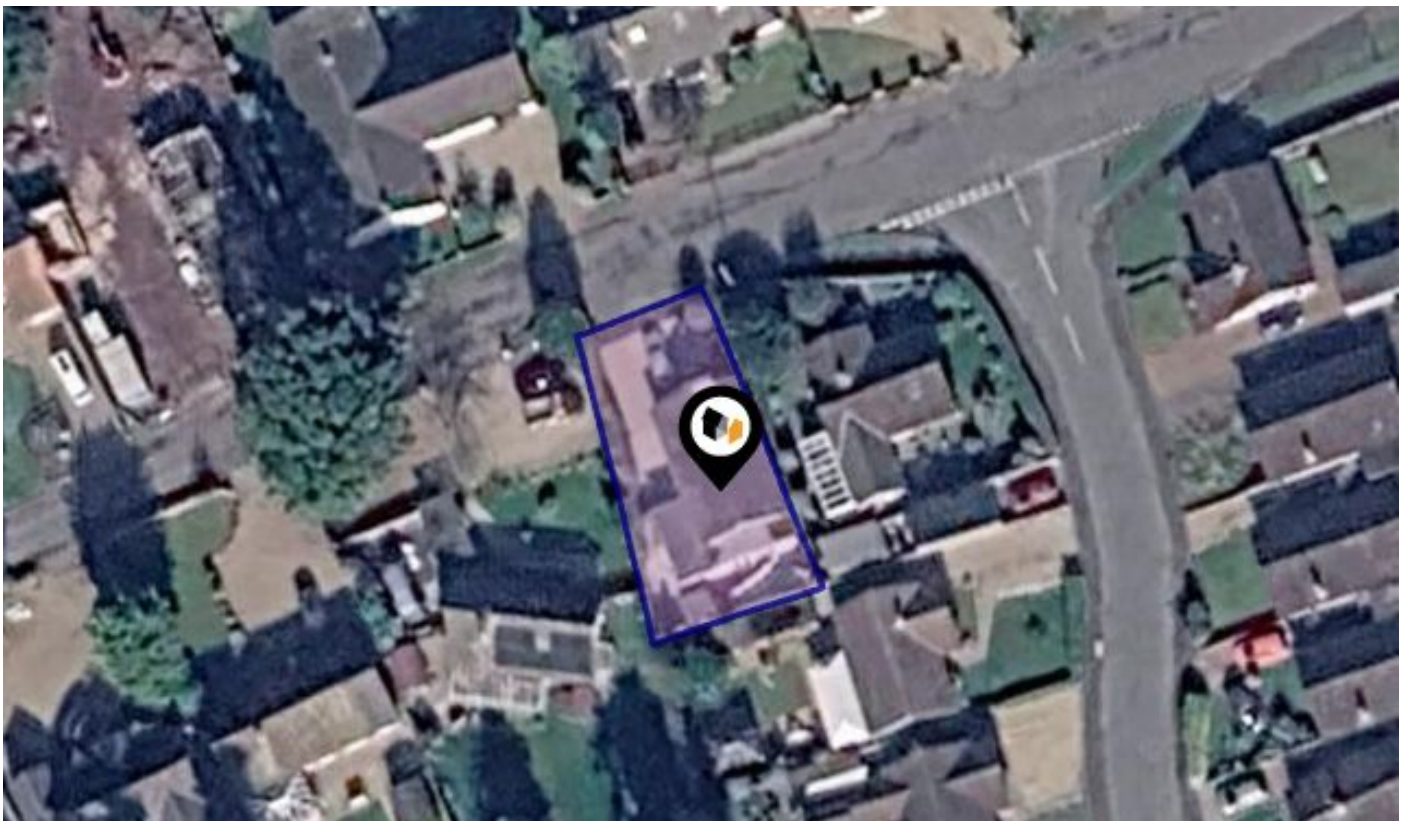




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 15th May 2026



**SHRUBLANDS, MOOR ROAD, SUTTON, NORWICH, NR12
9QN**

Avocado

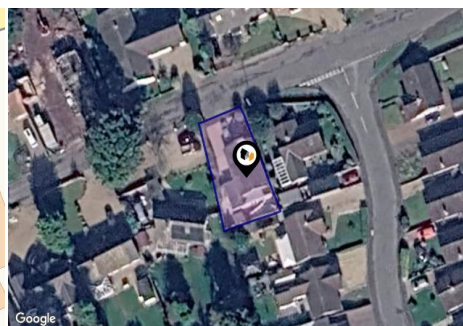
North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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





Property

Type:	Detached
Bedrooms:	2
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,187
Title Number:	NK14064
UPRN:	100091333279
Restrictive Covenants:	Yes

Last Sold Date:	08/11/2023
Last Sold Price:	£290,000
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)

11 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

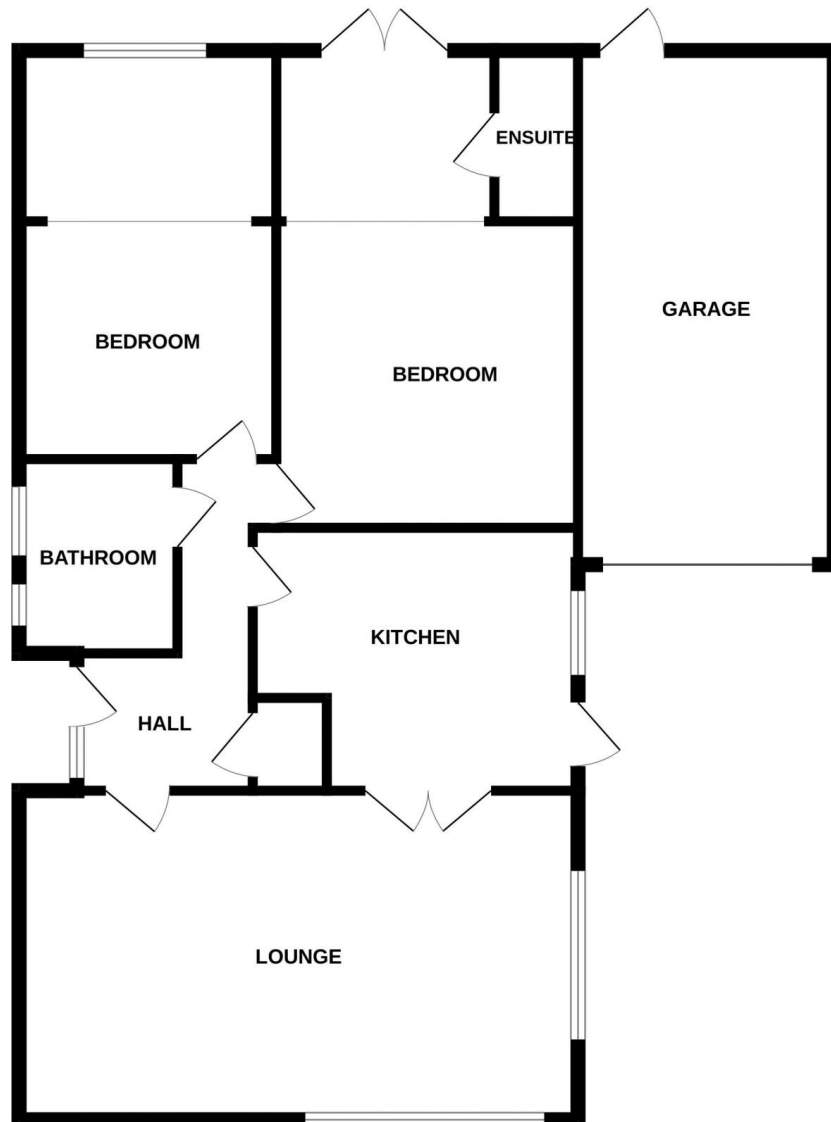


Satellite/Fibre TV Availability:



SHRUBLANDS, MOOR ROAD, SUTTON, NORWICH, NR12 9QN

GROUND FLOOR



MOOR ROAD, SUTTON, NORWICH NR12 9QN

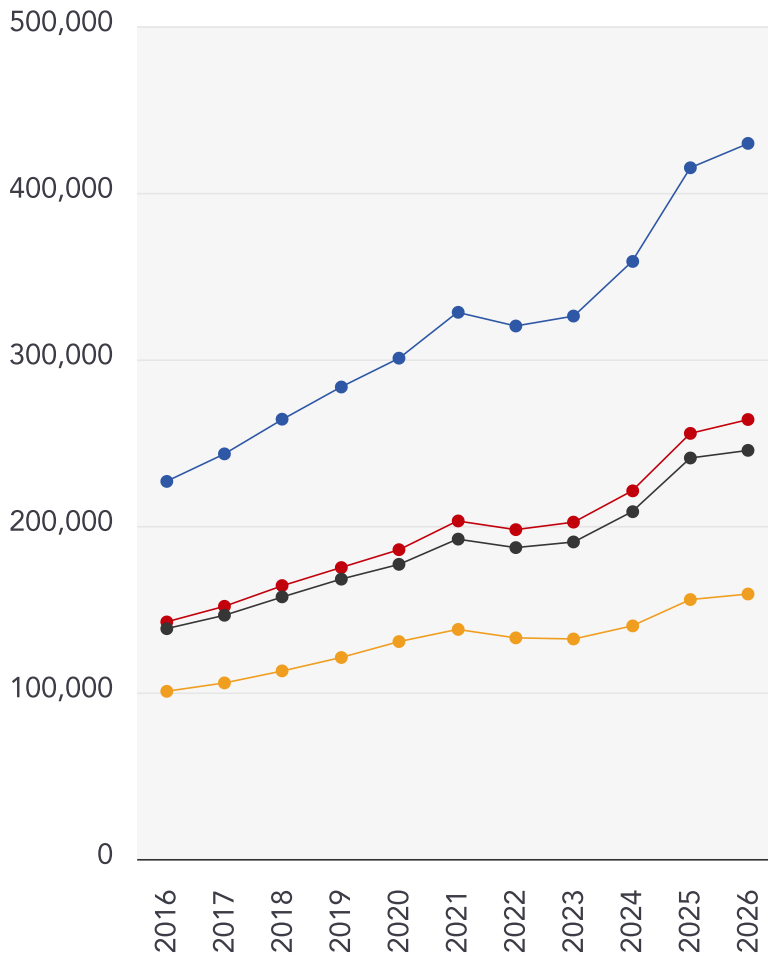
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2023

Market

House Price Statistics



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



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

+77.44%

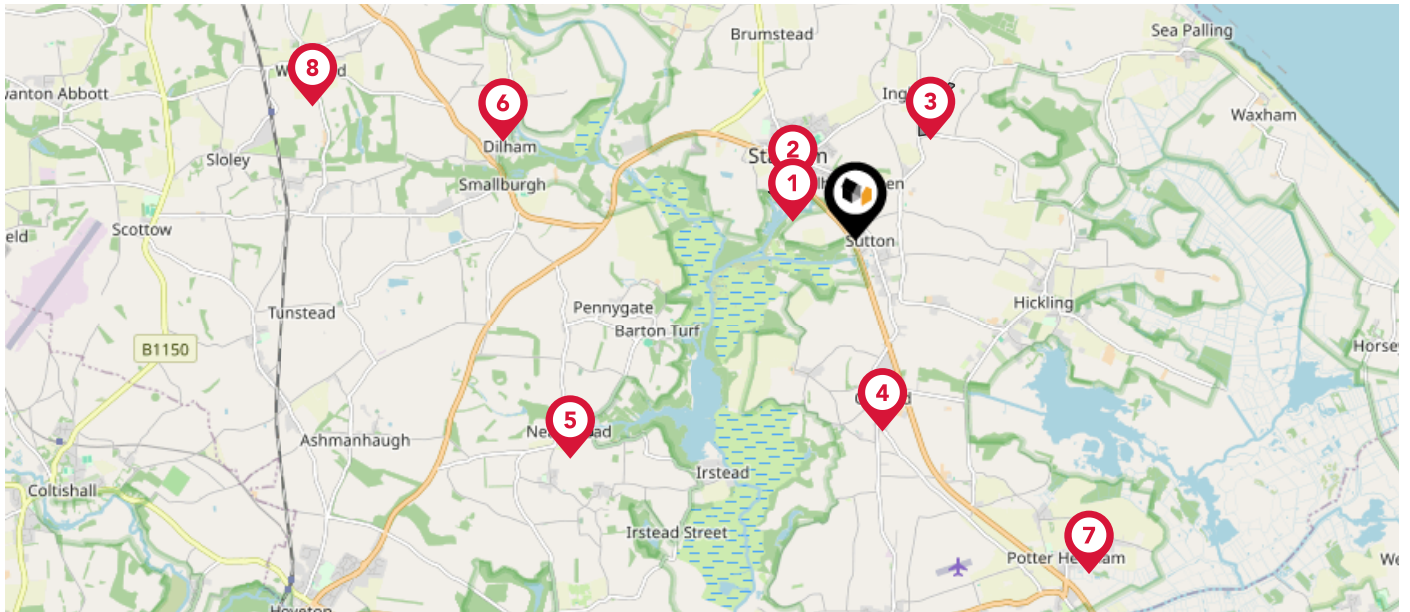
Flat

+58.04%

Maps

Conservation Areas

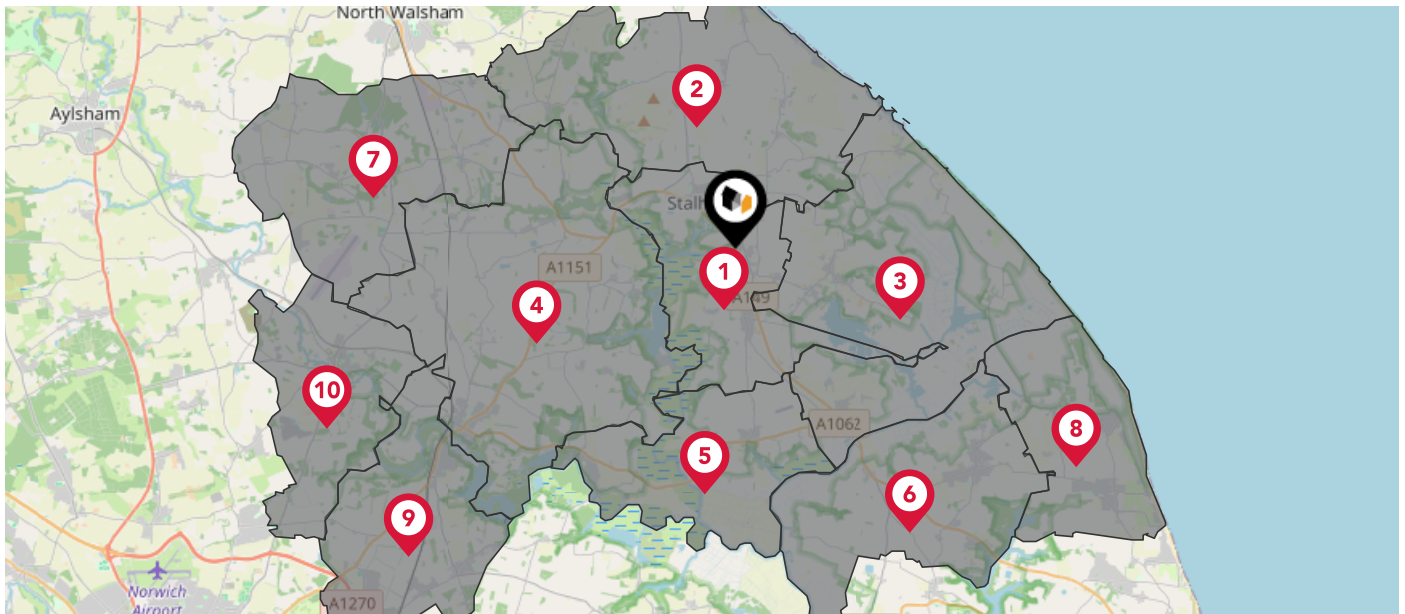
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Stalham Staithe
- 2 Stalham
- 3 Ingham
- 4 Catfield
- 5 Neatishead
- 6 Dilham
- 7 Potter Heigham
- 8 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



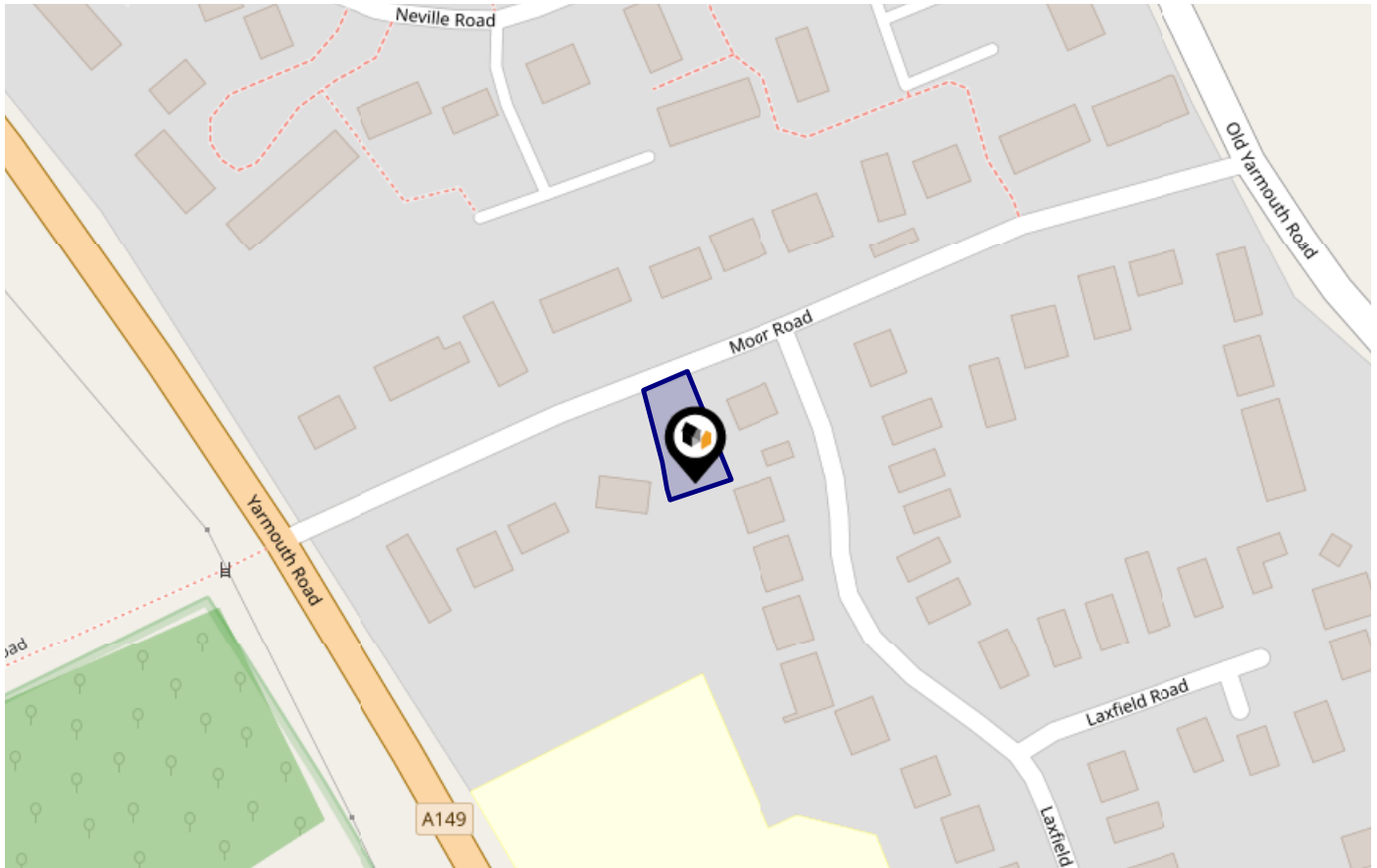
Nearby Council Wards

-  Stalham Ward
-  Happisburgh Ward
-  Hickling Ward
-  Hoveton & Tunstead Ward
-  St. Benet's Ward
-  West Flegg Ward
-  Worstead Ward
-  East Flegg Ward
-  Wroxham 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.

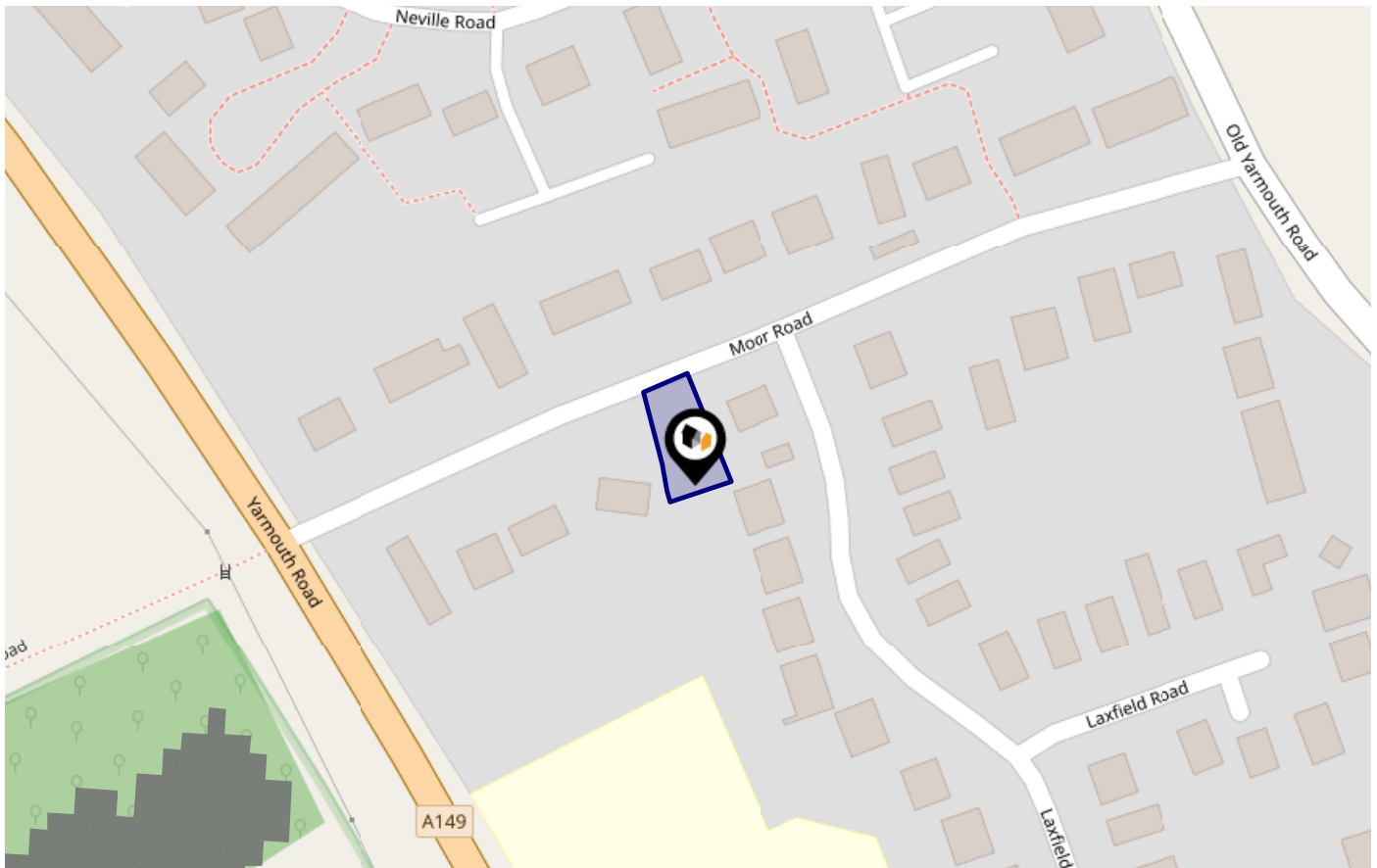
Chance of flooding to the following depths at this property:



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**

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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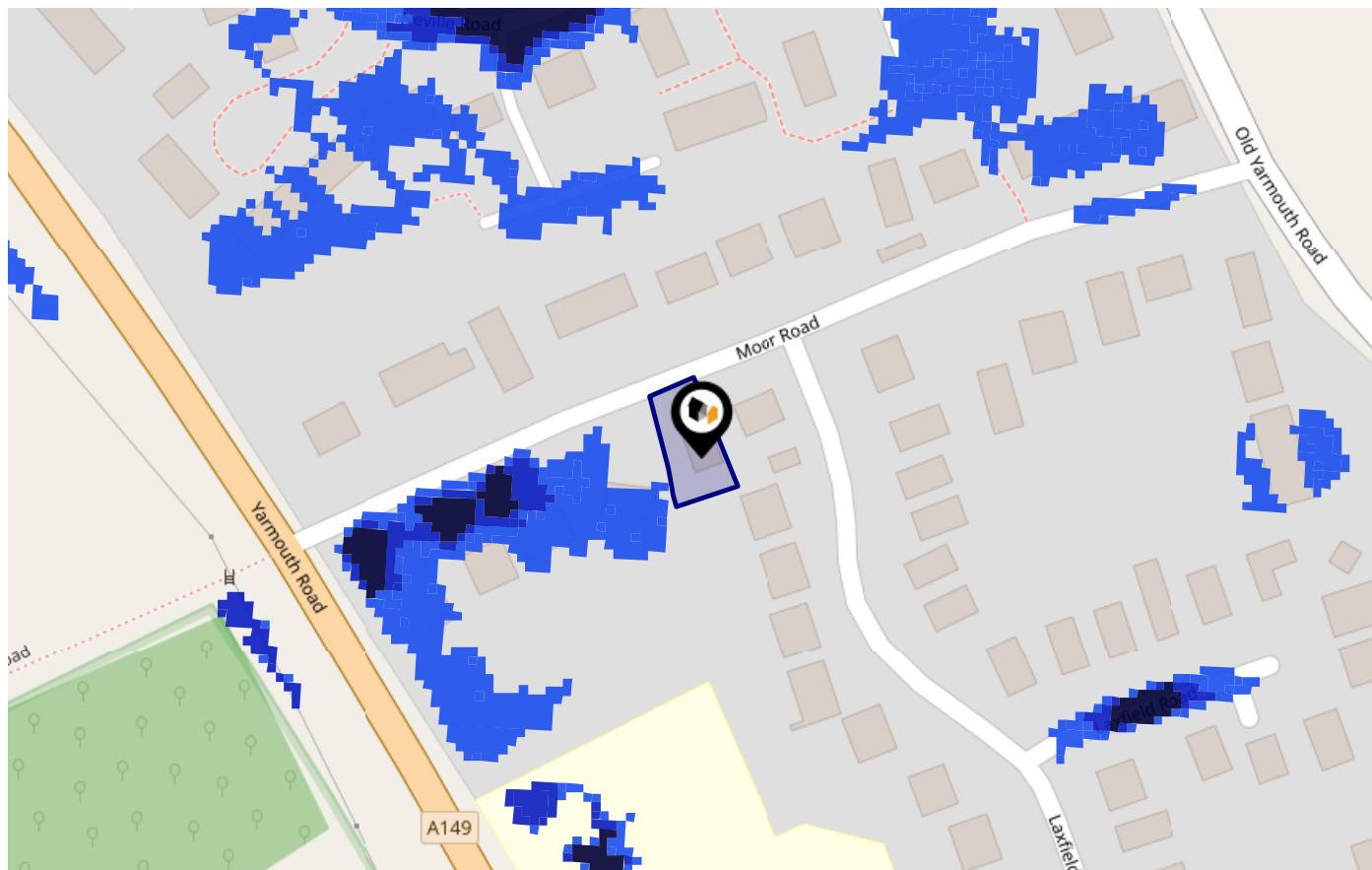
Chance of flooding to the following depths at this property:



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.

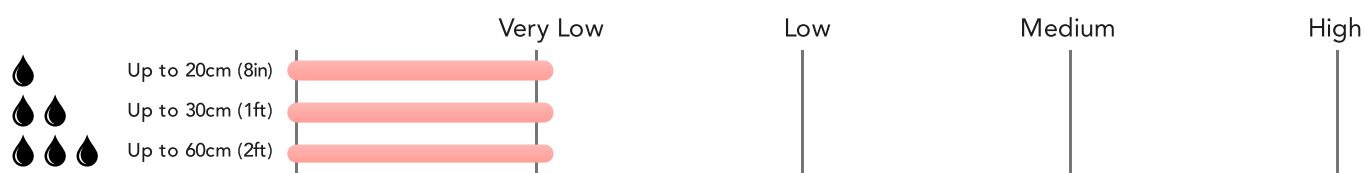


Risk Rating: Very low

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.

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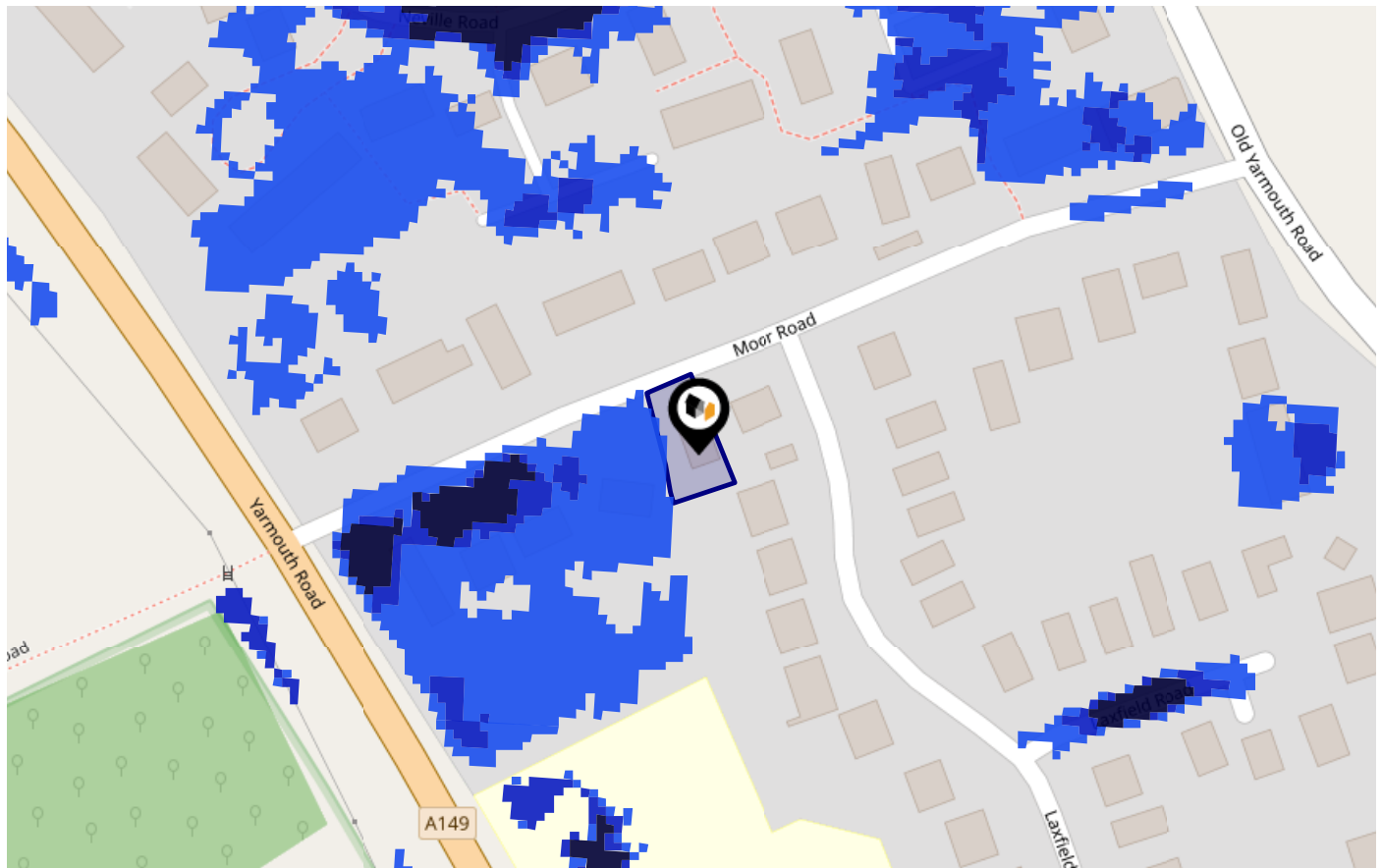
Chance of flooding to the following depths at this property:



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**

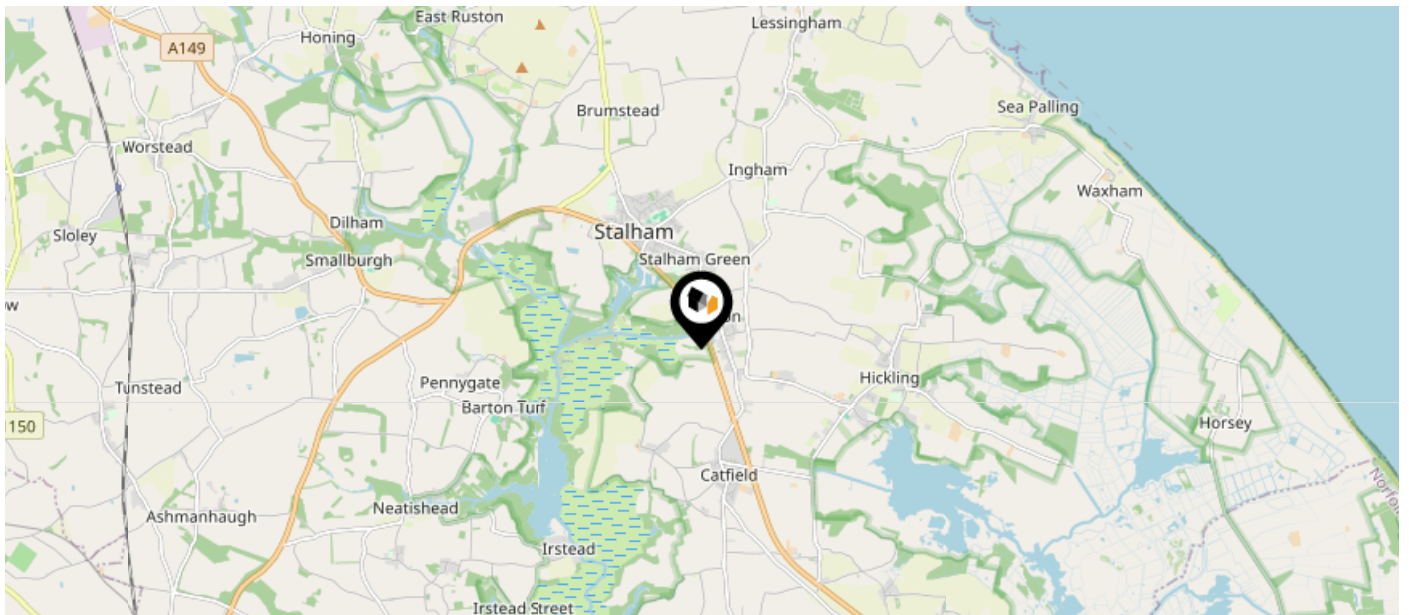
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



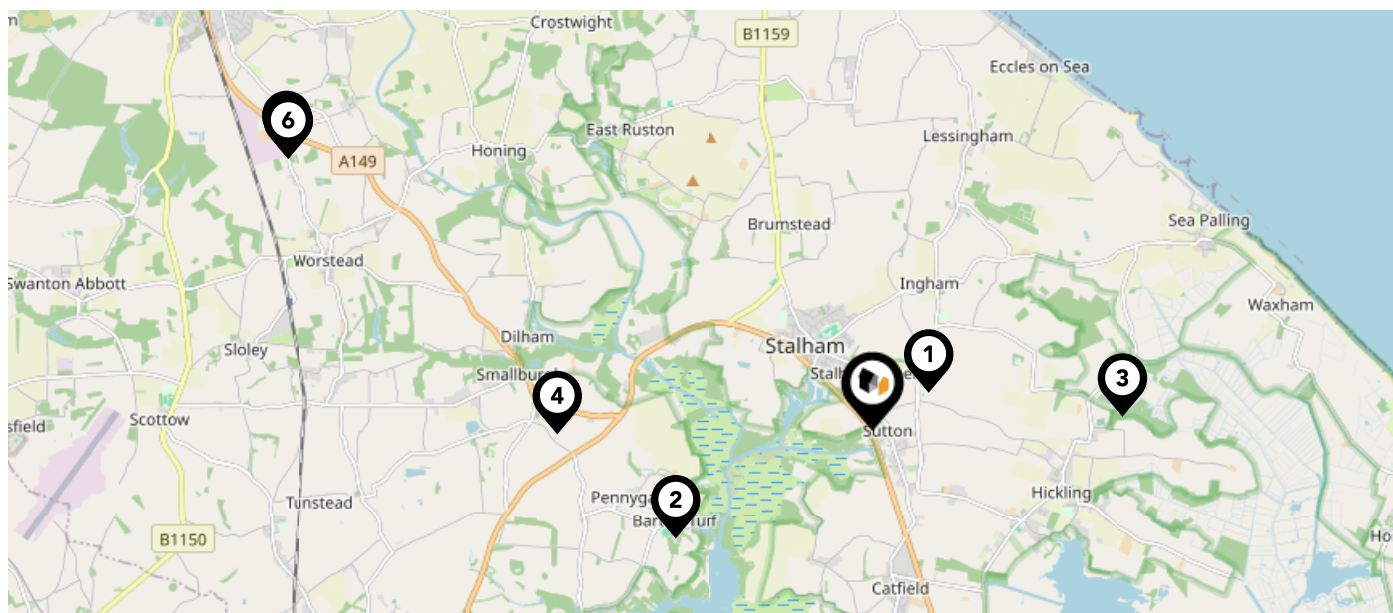
This map displays nearby areas that have been designated as Green Belt...



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	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	
4	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill	
5	Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill	
6	Sandy Hills-Worstead, Norwich, Norfolk	Historic Landfill	
7	Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk	Historic Landfill	

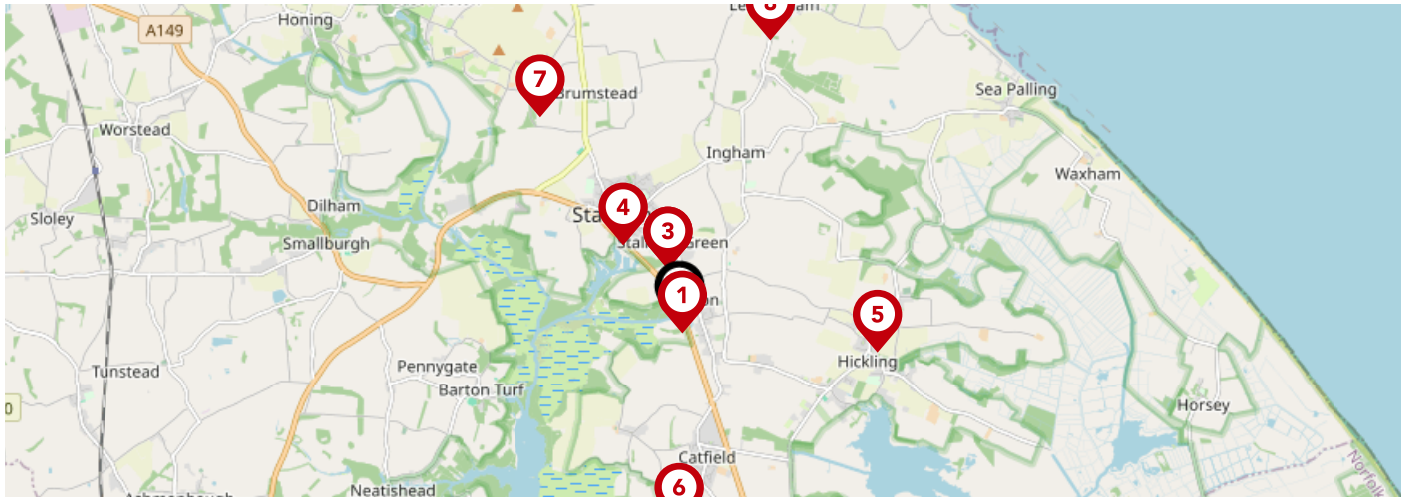
Maps

Listed Buildings

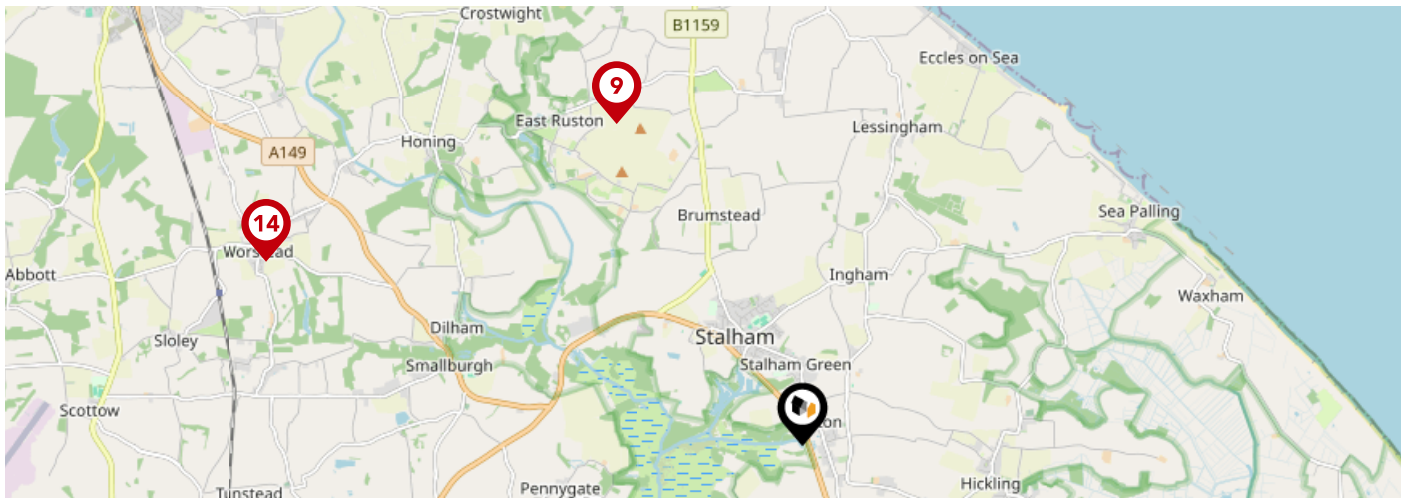
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1172624 - Stone Cottage	Grade II	0.3 miles
 1049327 - High Cottage	Grade II	0.3 miles
 1172607 - Church Of St Michael	Grade II	0.4 miles
 1373724 - The Homestead	Grade II	0.4 miles
 1464646 - Sutton War Memorial	Grade II	0.4 miles
 1172601 - Walnut Cottage	Grade II	0.5 miles
 1172609 - Durrants Farmhouse	Grade II	0.5 miles
 1049366 - The Thatched Cottage	Grade II	0.5 miles
 1049367 - Barn At Stalham Hall Farm	Grade II	0.6 miles
 1305053 - Stalham Hall	Grade II	0.6 miles

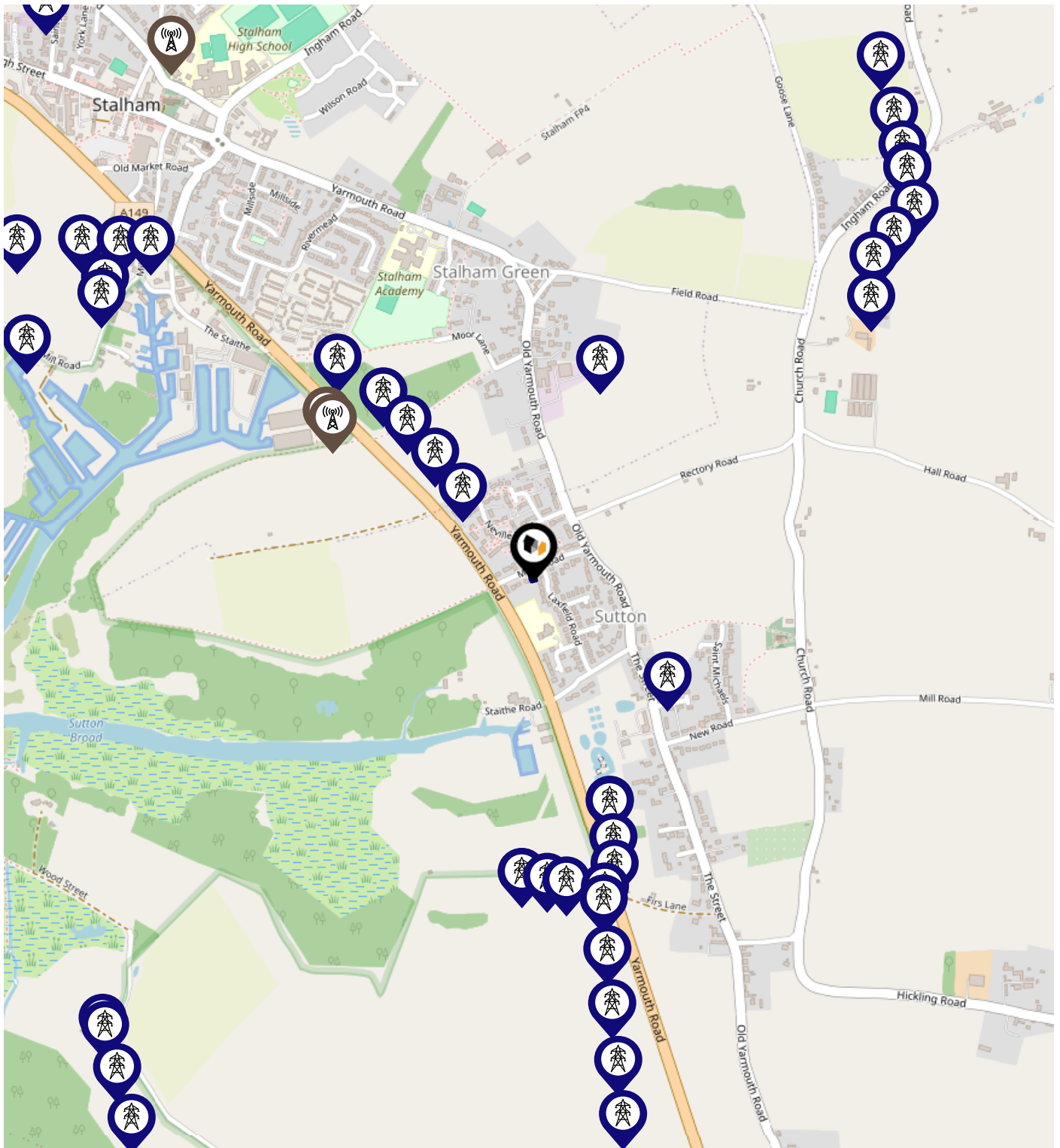


		Nursery	Primary	Secondary	College	Private
1	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stalham Infant School and Nursery Ofsted 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	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Saints School Ofsted Rating: Good Pupils: 73 Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
9 East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:5.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:5.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Tunstead Primary School Ofsted Rating: Good Pupils: 83 Distance:5.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:5.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

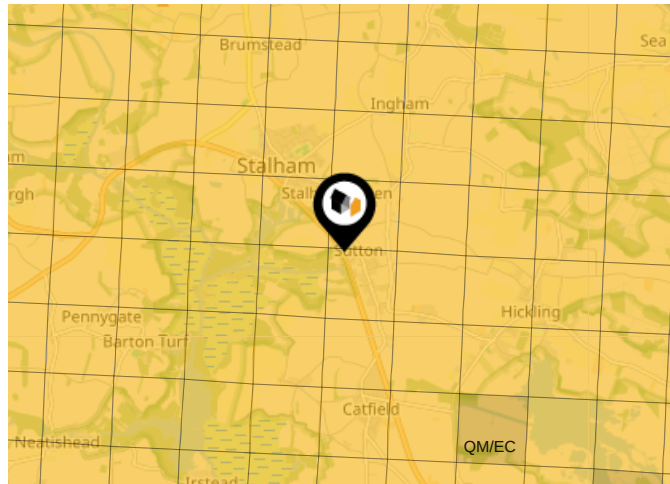


Key:

-  Power Pylons
-  Communication Masts

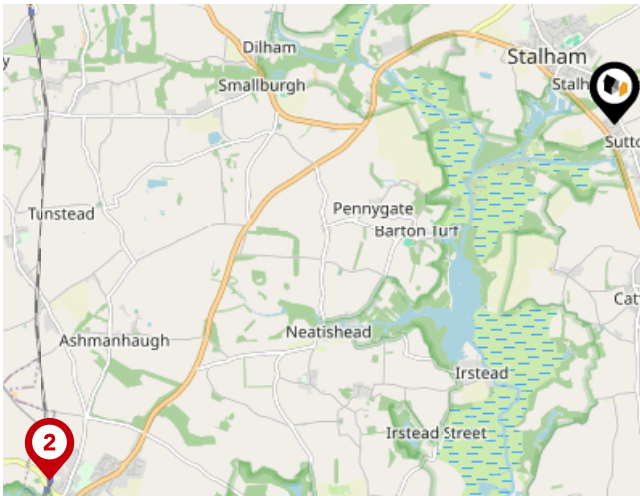
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	SILT TO SAND
Parent Material Grain:	MIXED (ARGILLIC-ARENACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY)		



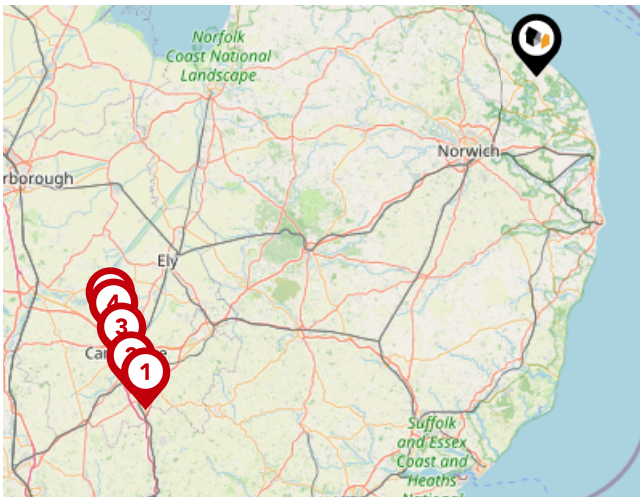
Primary Classifications (Most Common Clay Types)

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



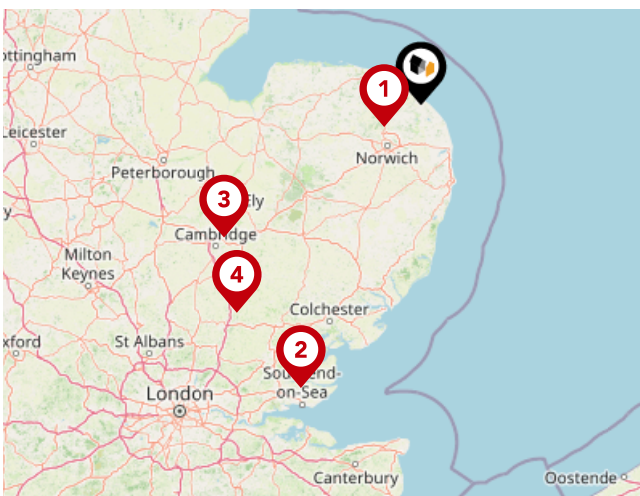
National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	5.36 miles
2	Hoveton & Wroxham Rail Station	6 miles
3	North Walsham Rail Station	7.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.43 miles
2	M11 J10	74.48 miles
3	M11 J11	73.1 miles
4	M11 J13	72 miles
5	M11 J14	71.58 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.3 miles
2	Southend-on-Sea	89.65 miles
3	Cambridge	68.81 miles
4	Stansted Airport	80.68 miles

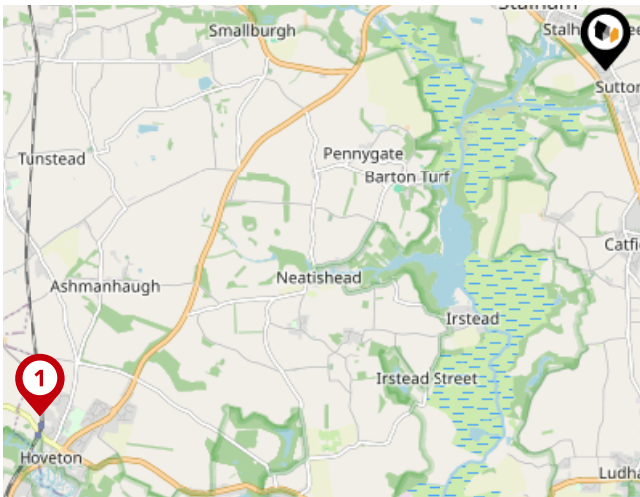
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moor Road	0.08 miles
2	Neville Road	0.11 miles
3	Neville Road	0.13 miles
4	Elmhurst Avenue	0.27 miles
5	Elmhurst Avenue	0.29 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	5.95 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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