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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Saturday 13th June 2026**



**11, THE PADDOCK, HEMSBY, GREAT YARMOUTH, NR29  
4HG**

## Avocado

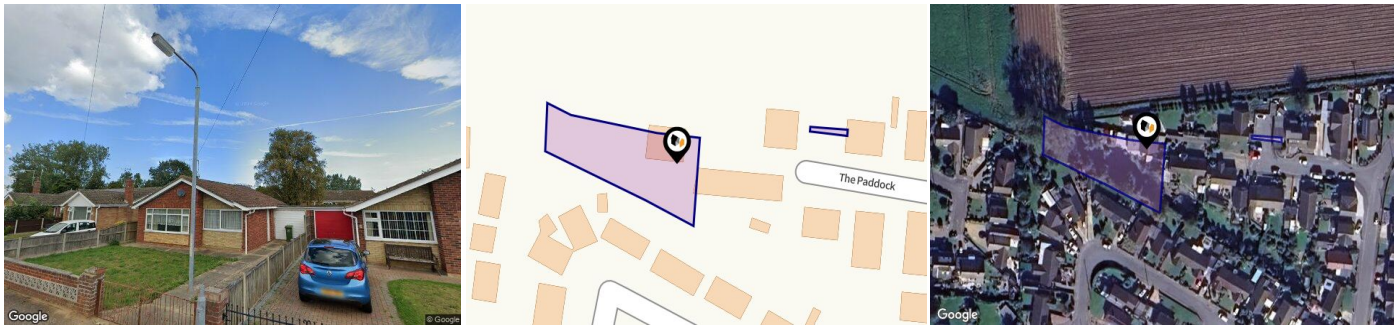
North Norfolk

07921075935

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





## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	11/03/2016
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£166,000
<b>Floor Area:</b>	893 ft <sup>2</sup> / 83 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£220
<b>Plot Area:</b>	0.36 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,878		
<b>Title Number:</b>	NK25615		
<b>UPRN:</b>	100090857562		
<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>6</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



11 The Paddock Hemsby GREAT YARMOUTH NR29  
4HG

Energy rating

**D**

Valid until 10.09.2035

Certificate number  
51356521050007414202

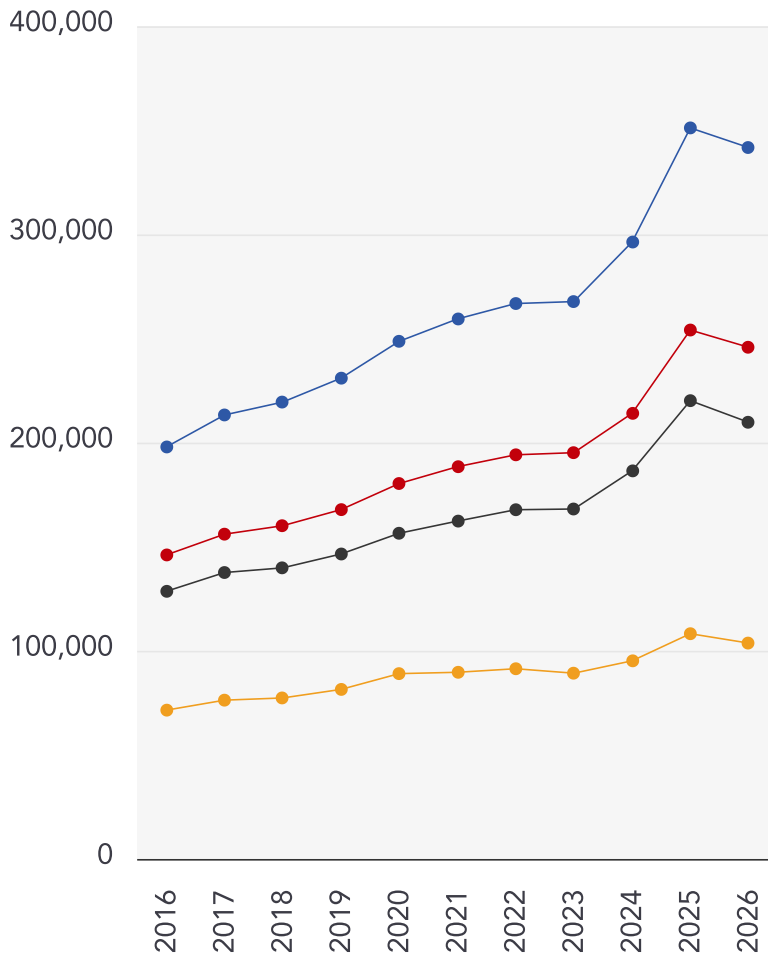
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	64   D	71   C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	Detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Pitched, 250 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	83 m <sup>2</sup>

10 Year History of Average House Prices by Property Type in NR29



Detached

**+72.67%**

Semi-Detached

**+68.3%**

Terraced

**+63.16%**

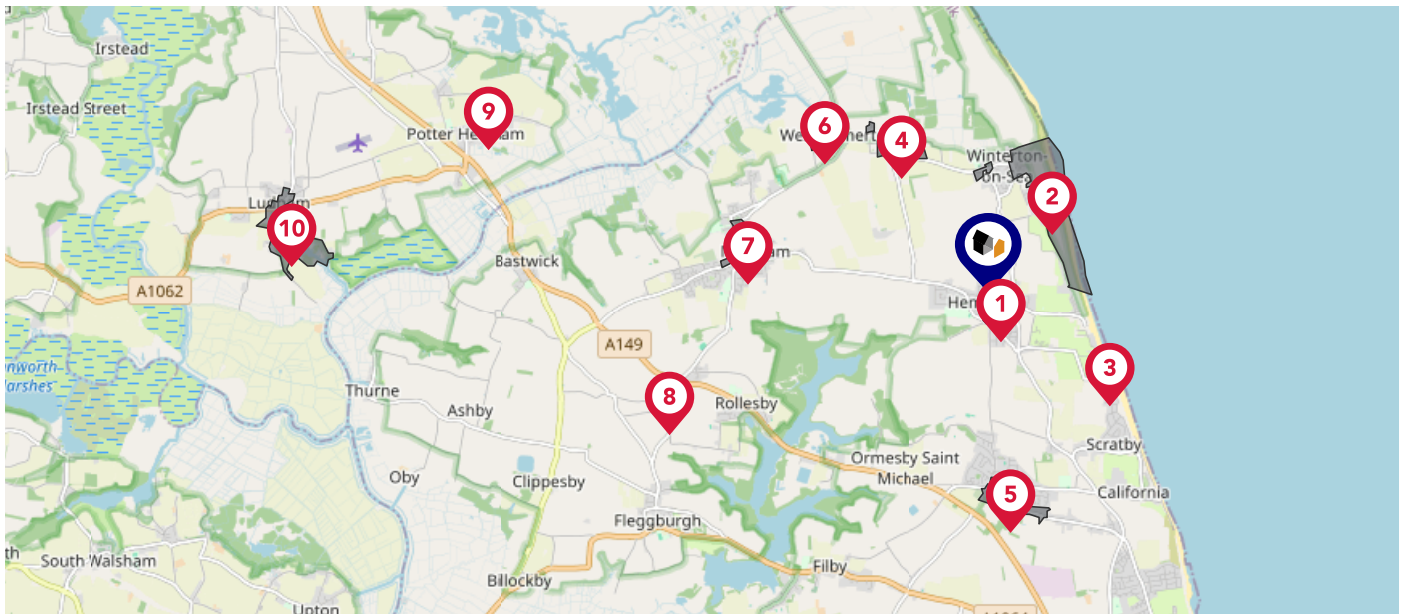
Flat

**+45.06%**

# Maps

## Conservation Areas

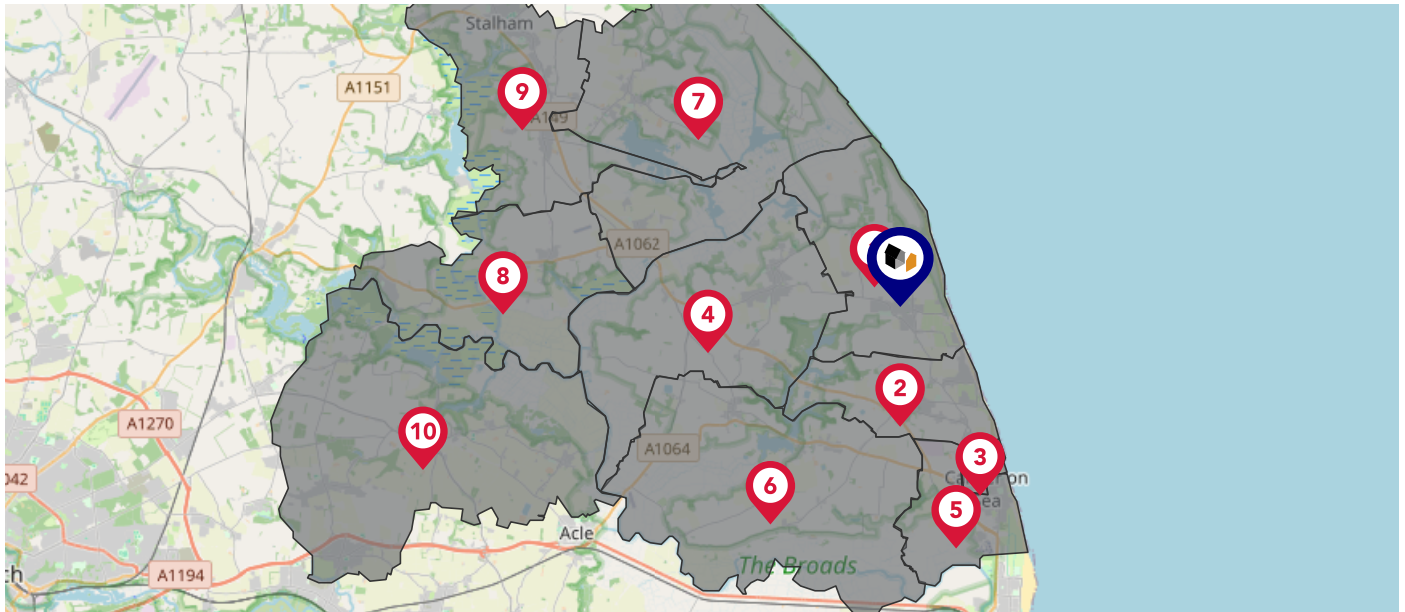
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Hemsby
- 2 Winterton-on-Sea
- 3 No.18 Newport Cottages
- 4 East and West Somerton
- 5 Ormesby St Margaret
- 6 West Somerton
- 7 Martham
- 8 Rollesby
- 9 Potter Heigham
- 10 Ludham

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



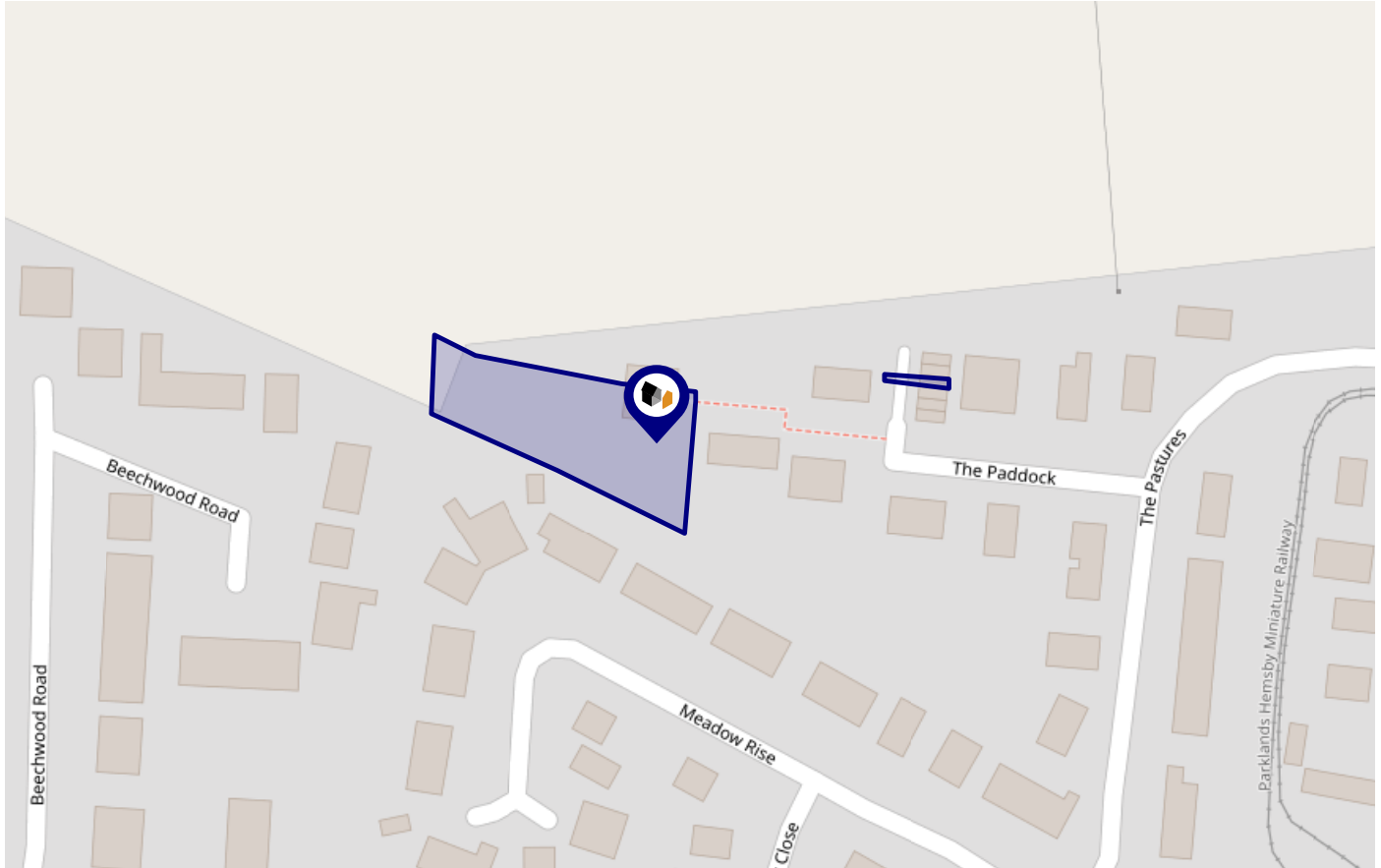
### Nearby Council Wards

- 1 East Flegg Ward
- 2 Ormesby Ward
- 3 Caister North Ward
- 4 West Flegg Ward
- 5 Caister South Ward
- 6 Fleggburgh Ward
- 7 Hickling Ward
- 8 St. Benet's Ward
- 9 Stalham Ward
- 10 Blofield with South Walsham 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.

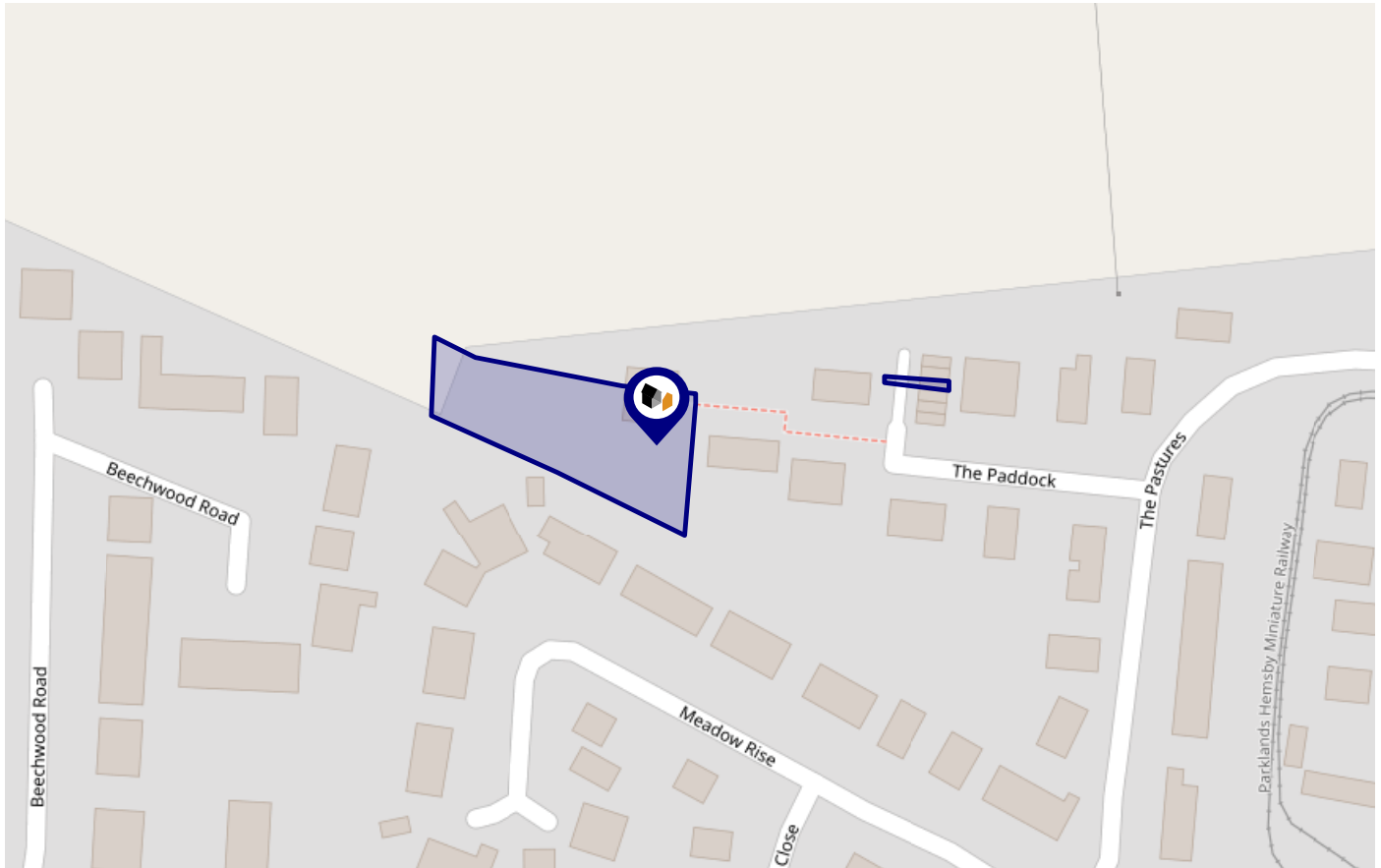
Chance of flooding to the following depths at this property:



# 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.

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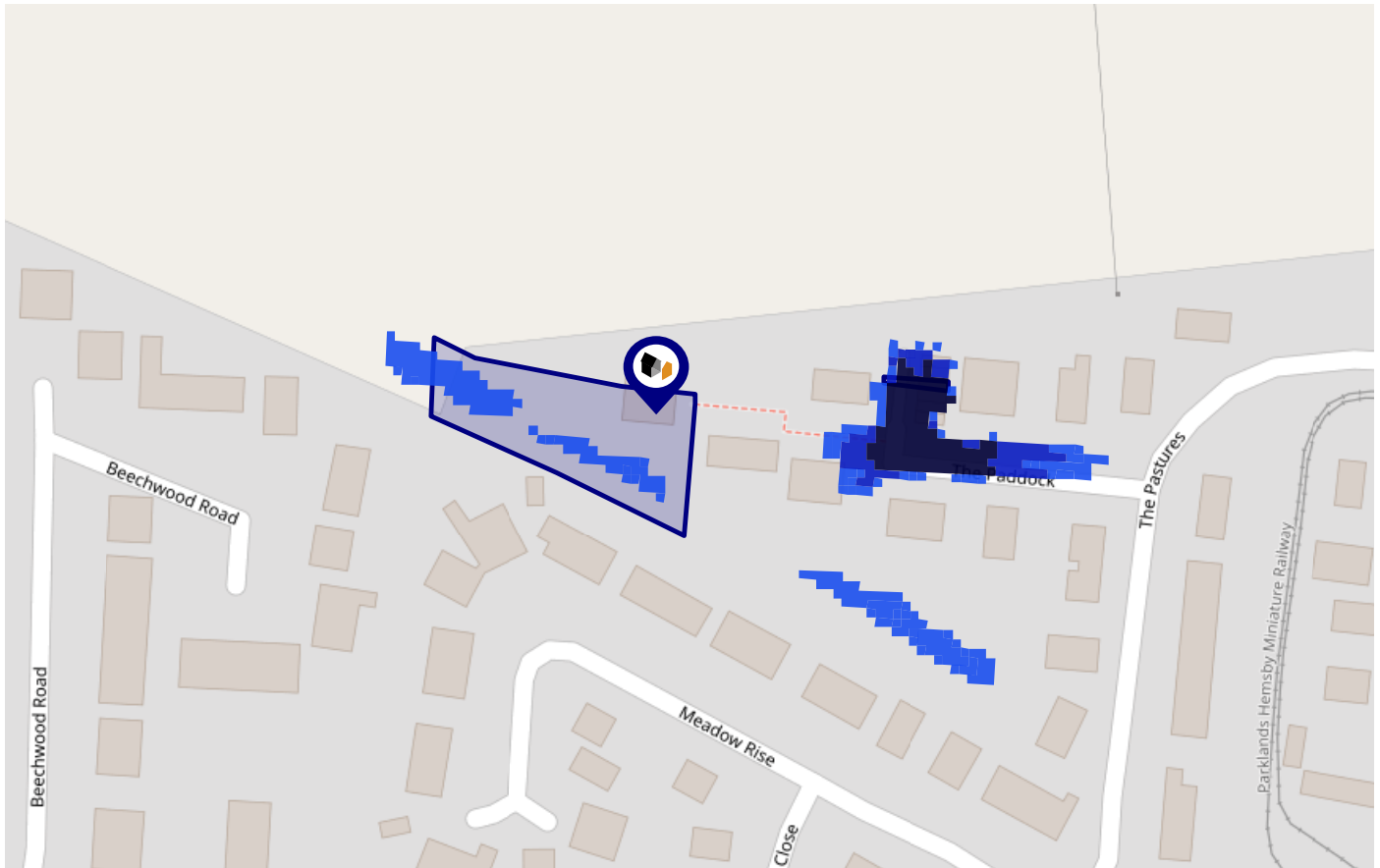
Chance of flooding to the following depths at this property:



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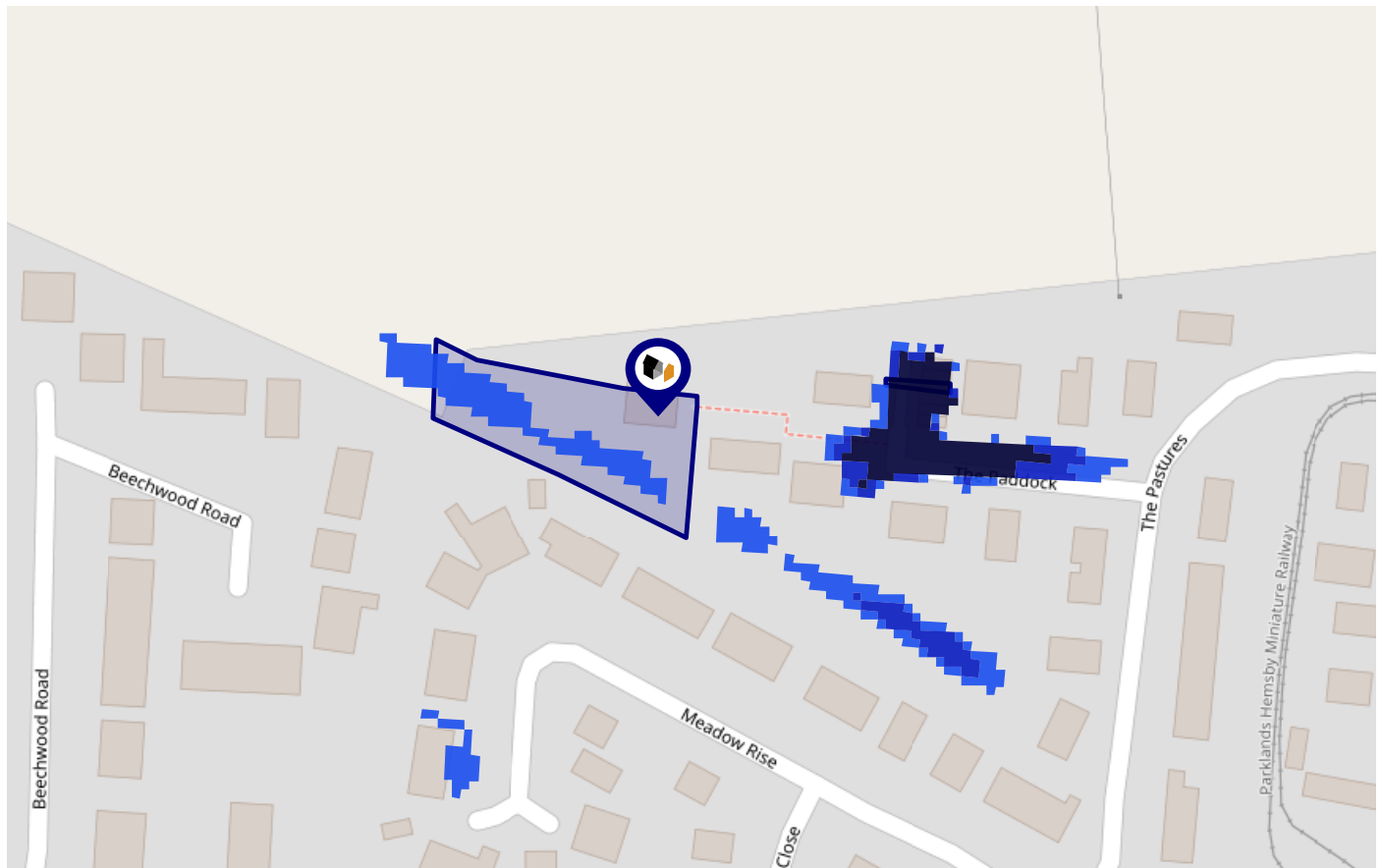
Chance of flooding to the following depths at this property:



# 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**

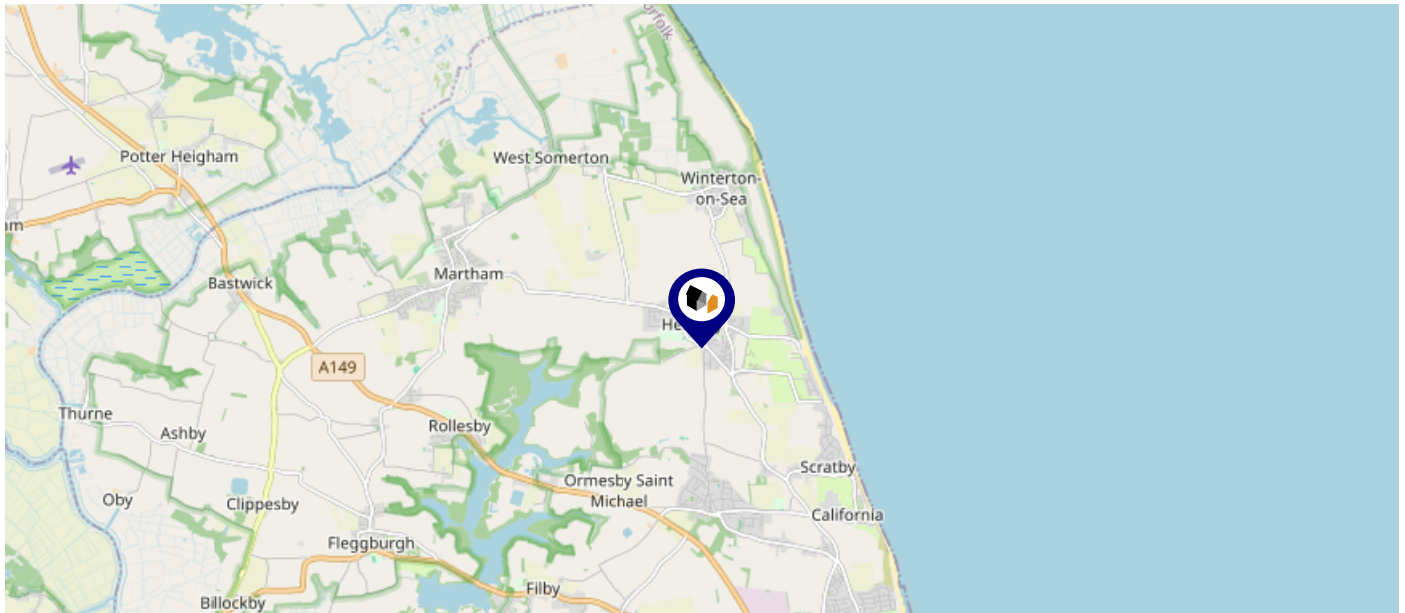
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Chance of flooding to the following depths at this property:



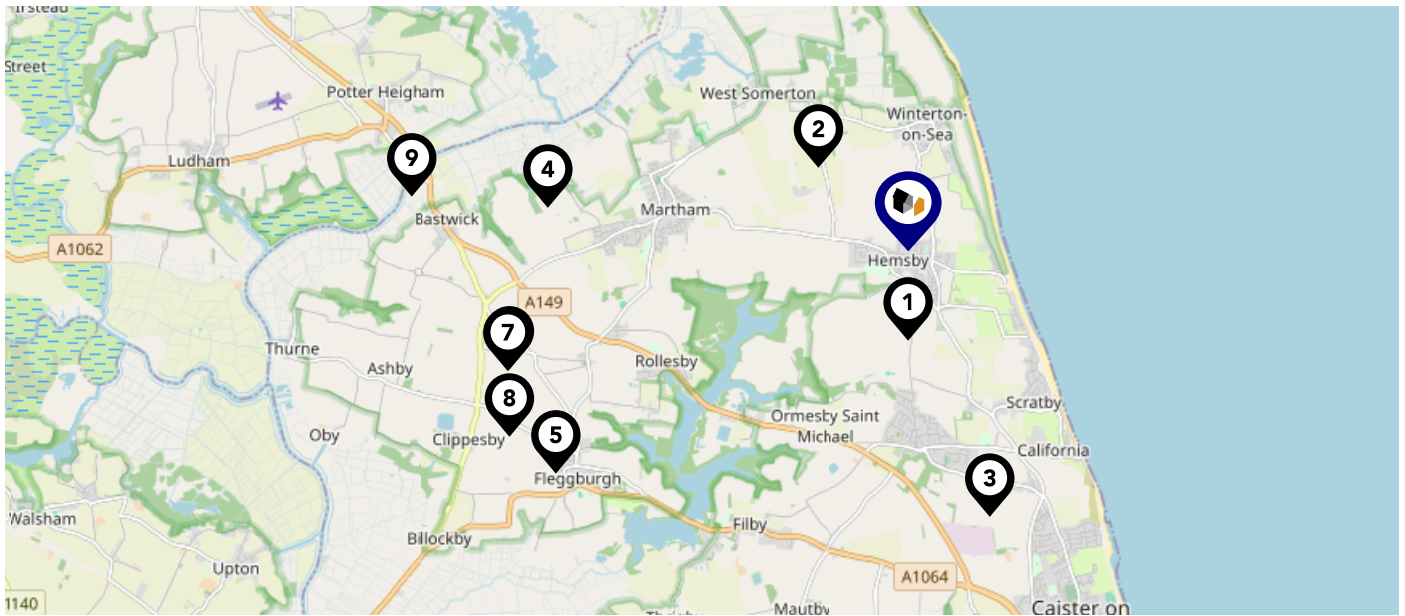
This map displays nearby areas that have been designated as Green Belt...



## 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.



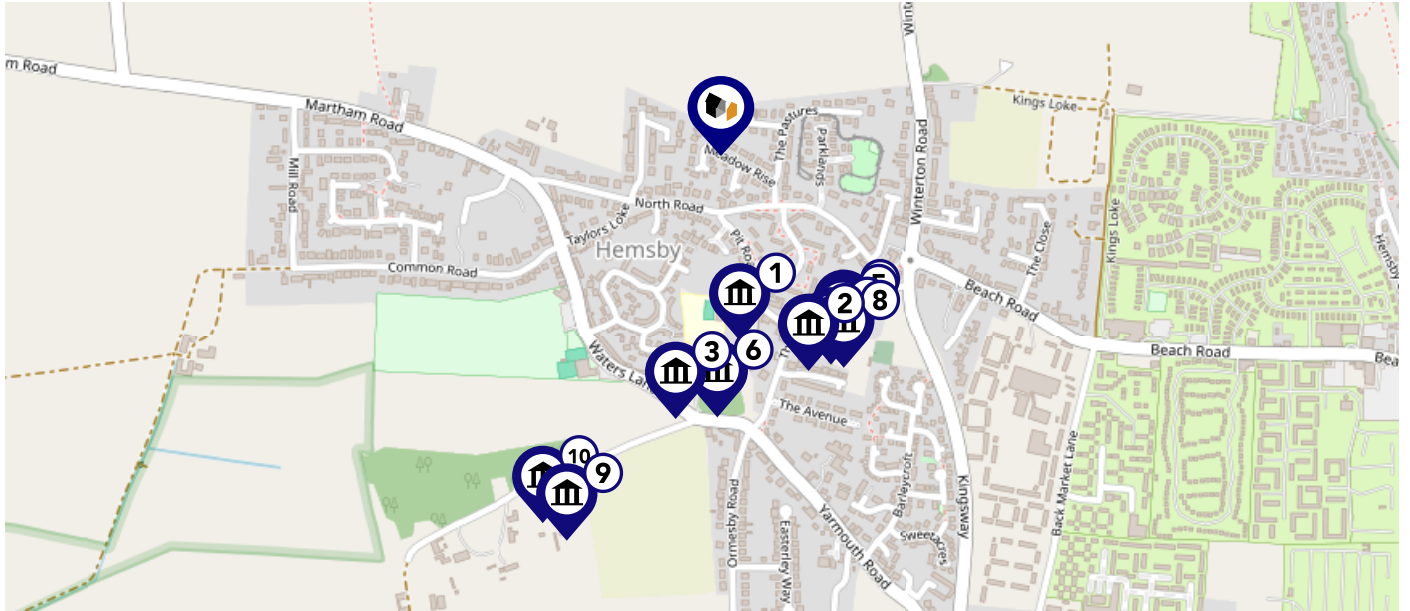
### Nearby Landfill Sites











	Ormesby-Hemsby	Historic Landfill	
	Collis Lane-Somerton, Norfolk	Historic Landfill	
	Behind Brickfield Cotts-Off Yarmouth Road, Ormesby St Margaret	Historic Landfill	
	Cess Road-Martham, Norfolk	Historic Landfill	
	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	
	The Heath-Rollesby, Norfolk	Historic Landfill	
	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	
	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	
	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill	

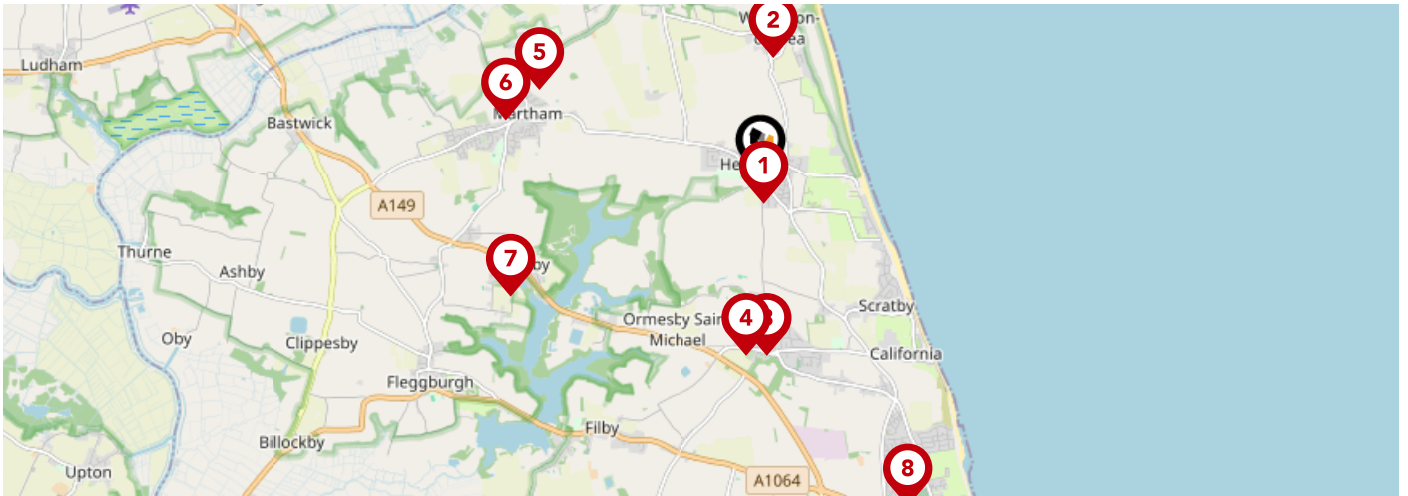
# Maps

## Listed Buildings

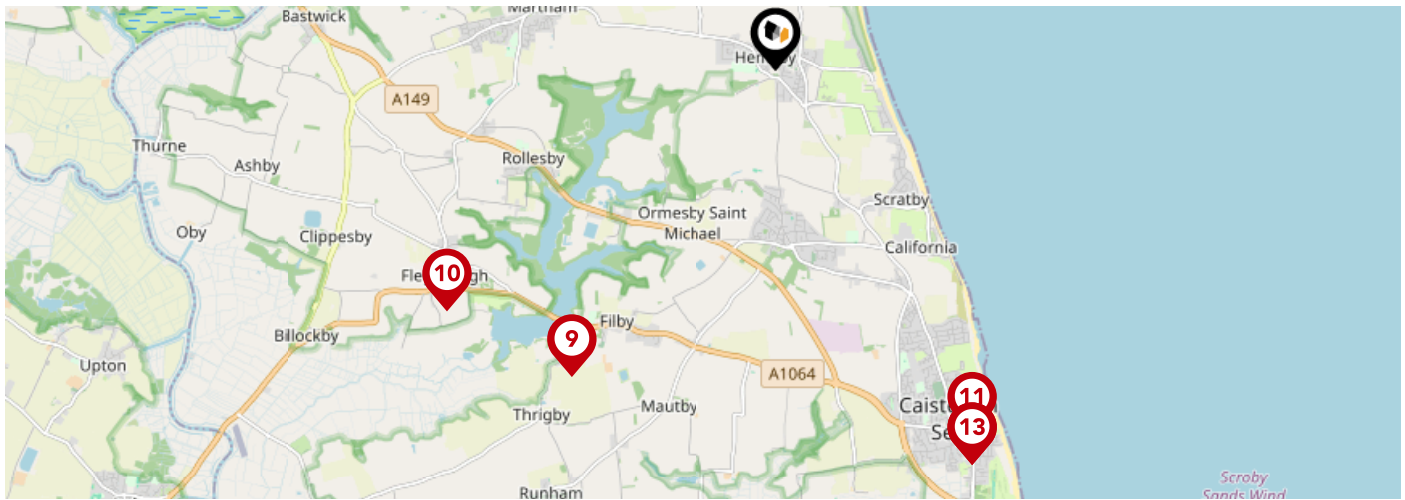
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1287565 - Shariot Cottage	Grade II	0.2 miles
 1287566 - Cross Base In St Mary's Churchyard 40 Metres South West Of Tower	Grade II	0.3 miles
 1287567 - Barn At Home Farm	Grade II	0.3 miles
 1227819 - Church Of St. Mary The Virgin	Grade II	0.3 miles
 1216599 - Cross Base In St Mary's Churchyard 45 Metres North Of Chancel	Grade II	0.3 miles
 1216600 - Home Farmhouse	Grade II	0.3 miles
 1446281 - Hemsby War Memorial	Grade II	0.3 miles
 1216598 - Pair Of Coffin Lids One Metre East Of Chancel Of Church Of St Mary	Grade II	0.3 miles
 1216596 - The Chimneys	Grade II	0.5 miles
 1227812 - The Lodge Including Lodge Cottage	Grade II	0.5 miles

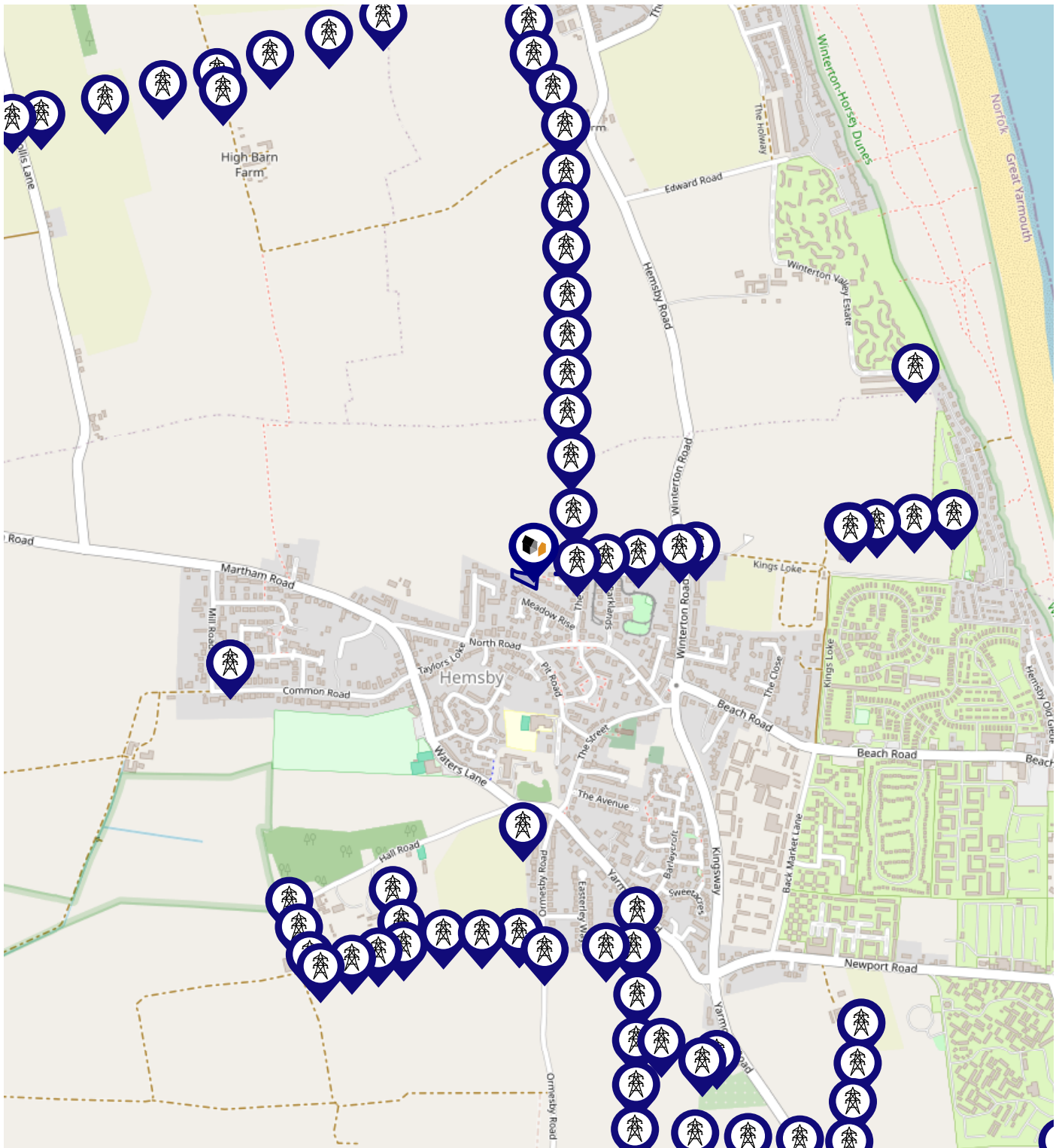


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hemsby Primary School</b> Ofsted Rating: Good   Pupils: 147   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Winterton Primary School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 66   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ormesby Village Junior School</b> Ofsted Rating: Good   Pupils: 116   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ormesby Village Infant School</b> Ofsted Rating: Good   Pupils: 99   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Flegg High Ormiston Academy</b> Ofsted Rating: Requires improvement   Pupils: 764   Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Martham Academy and Nursery</b> Ofsted Rating: Good   Pupils: 369   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Rollesby Primary School</b> Ofsted Rating: Good   Pupils: 109   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>John Grant School, Caister-on-Sea</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:3.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





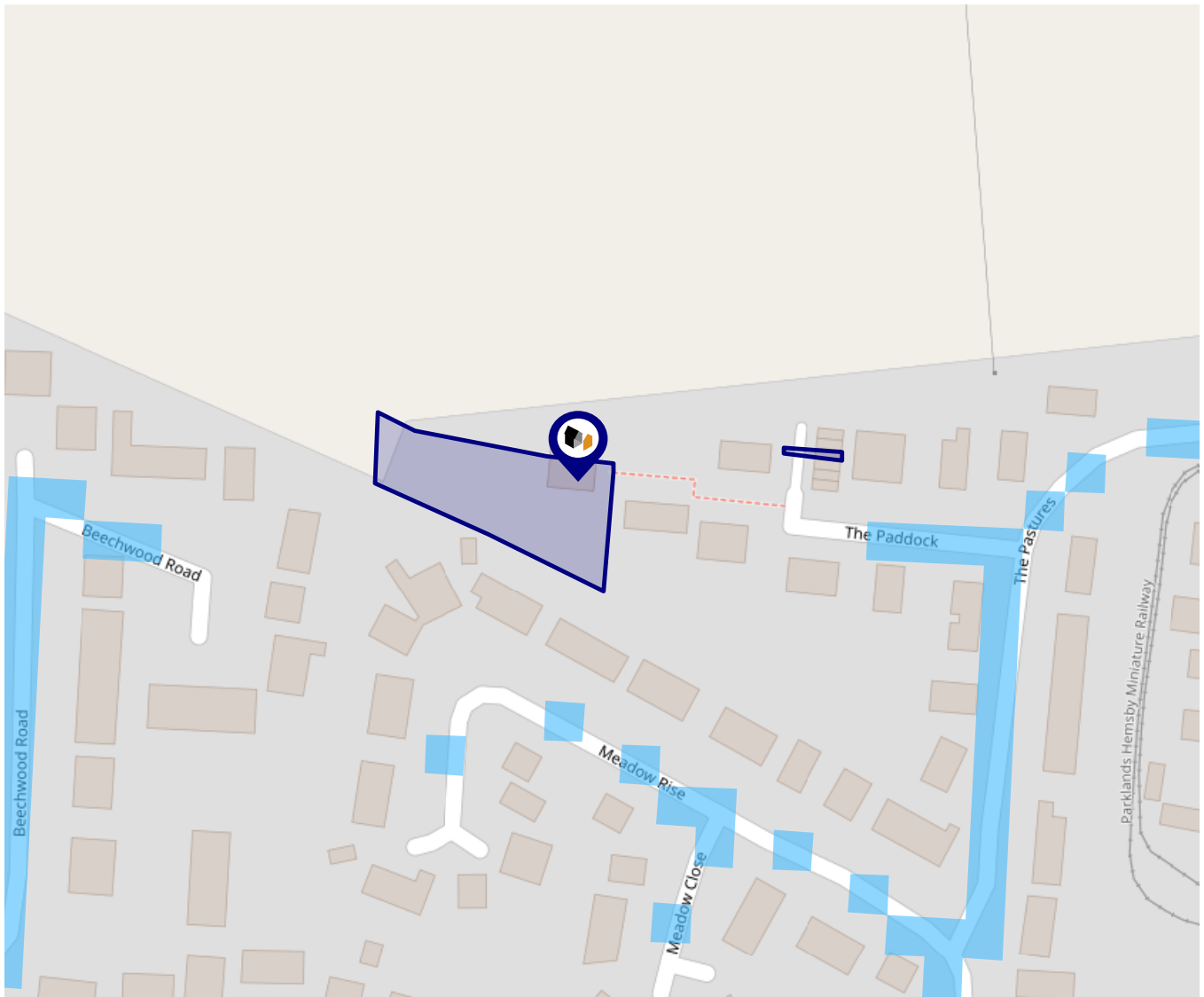
	Nursery	Primary	Secondary	College	Private
<b>Filby Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fleggburgh CofE Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Caister Academy</b> Ofsted Rating: Good   Pupils: 679   Distance:3.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Caister Infant With Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Caister Junior School</b> Ofsted Rating: Good   Pupils: 327   Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>North Denes Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 398   Distance:5.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bure Park Specialist Academy</b> Ofsted Rating: Good   Pupils: 64   Distance:5.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Great Yarmouth Charter Academy</b> Ofsted Rating: Good   Pupils: 941   Distance:5.91	<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

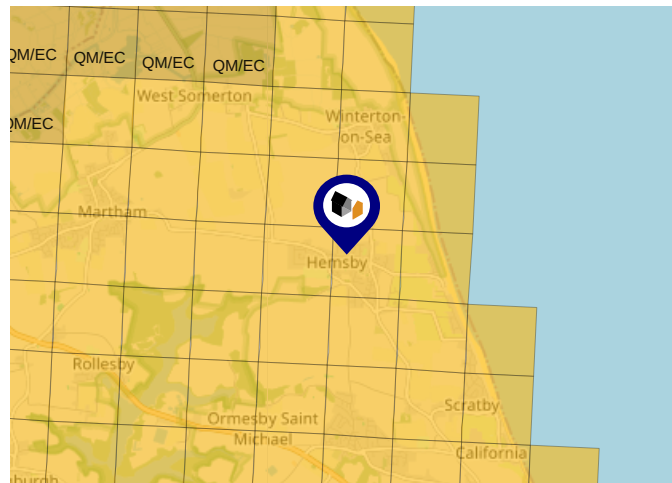


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY)		

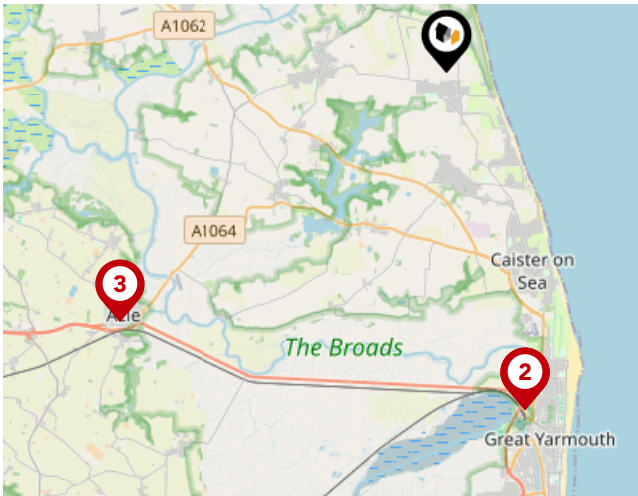


## Primary Classifications (Most Common Clay Types)

<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

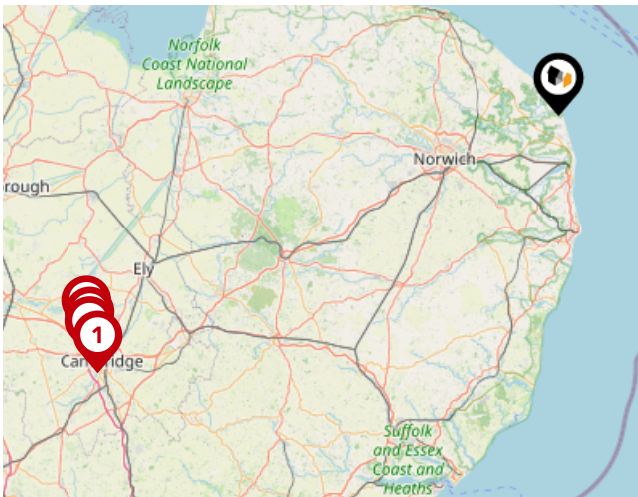
# Area

## Transport (National)



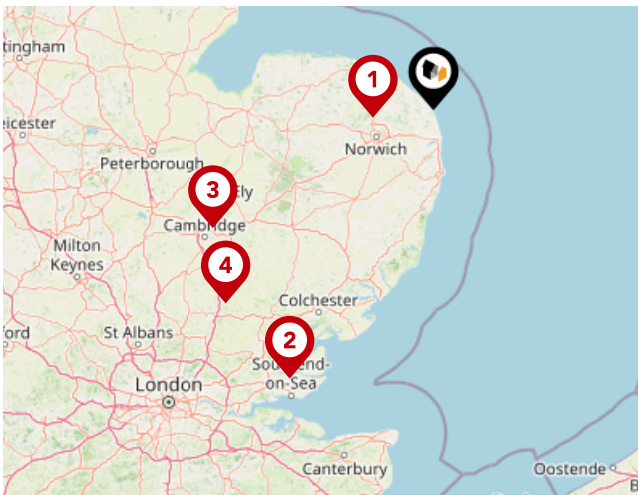
### National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	6.24 miles
2	Great Yarmouth Rail Station	6.24 miles
3	Acle Rail Station	7.39 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	76.51 miles
2	M11 J13	75.75 miles
3	M11 J14	75.47 miles
4	M11 J12	76.59 miles

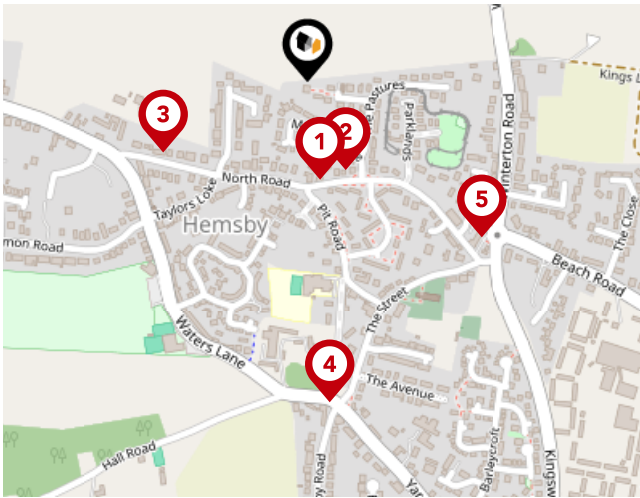


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	17.26 miles
2	Southend-on-Sea	88.69 miles
3	Cambridge	72.32 miles
4	Stansted Airport	82.31 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Pastures	0.11 miles
2	The Pastures	0.11 miles
3	Kings Head	0.18 miles
4	Post Office	0.36 miles
5	Kingsway Shops	0.26 miles

# Avocado

## Data Quality

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