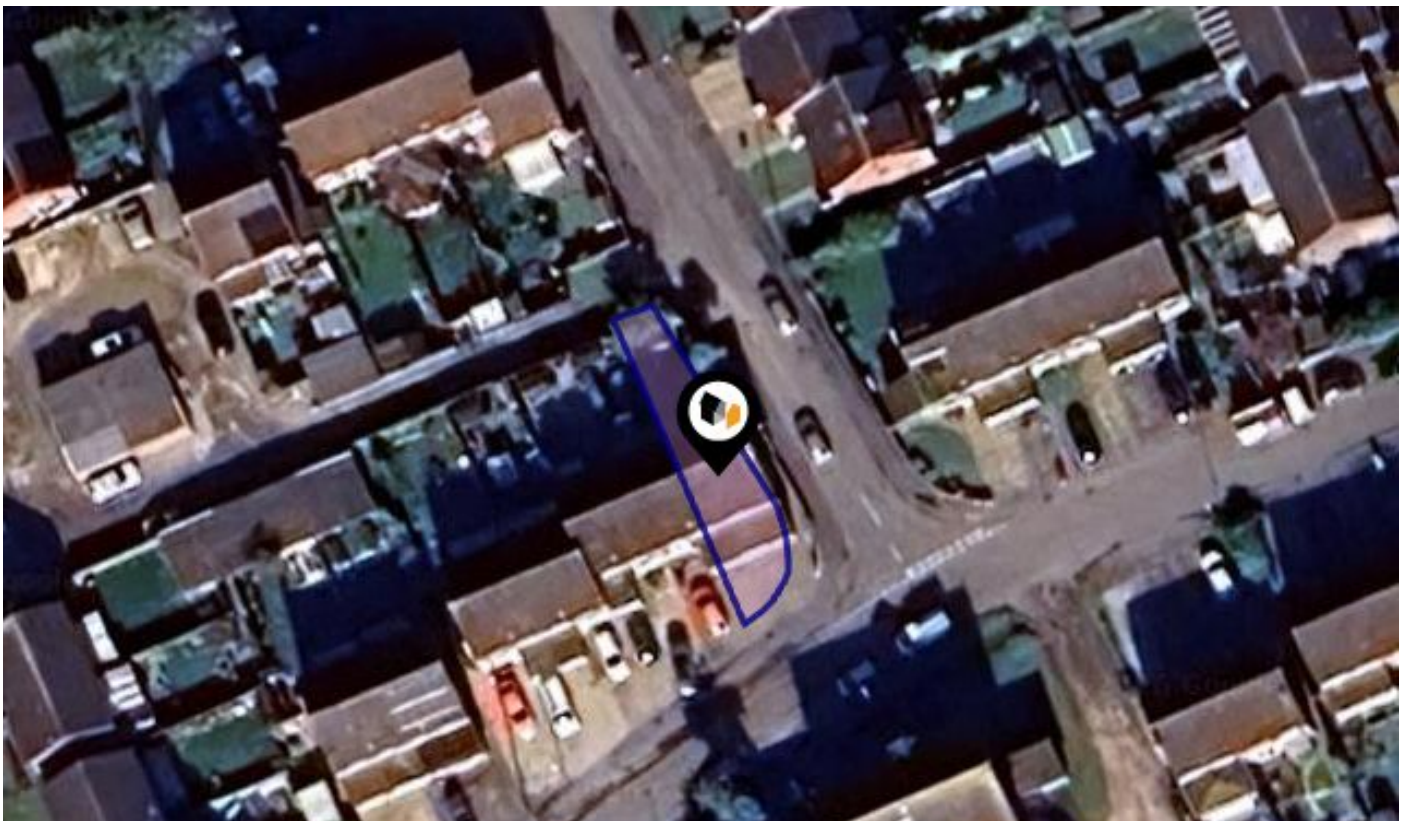




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
Friday 27th March 2026



**1A, HASTINGS WAY, SUTTON, NORWICH, NR12 9RQ**

## Avocado

North Norfolk

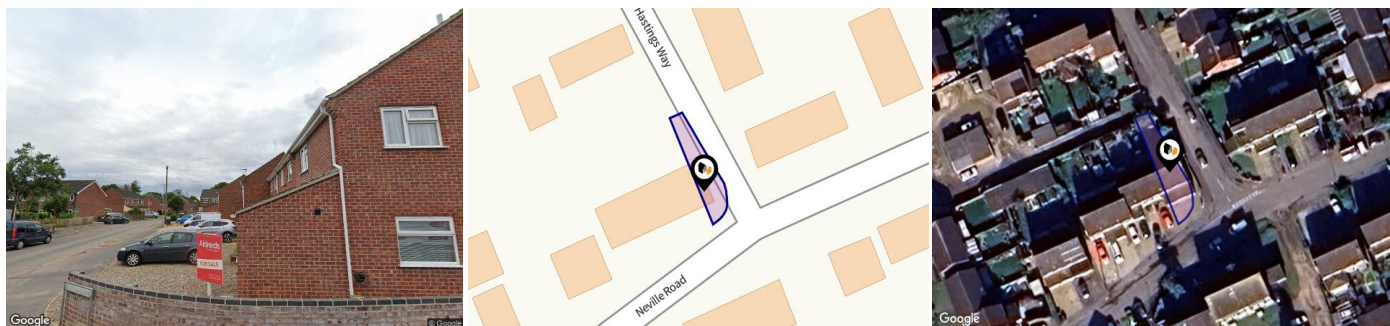
07921075935

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

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

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# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	24/10/2024
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£185,000
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£253
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	2003-2006		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,561		
<b>Title Number:</b>	NK28375		
<b>UPRN:</b>	10034808577		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

<b>Local Authority:</b>	Norfolk	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>13</b>	<b>80</b>	<b>-</b>
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			



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

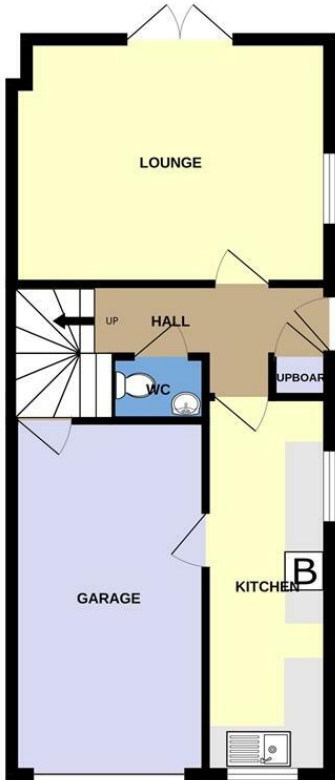


**Satellite/Fibre TV Availability:**



1A, HASTINGS WAY, SUTTON, NORWICH, NR12 9RQ

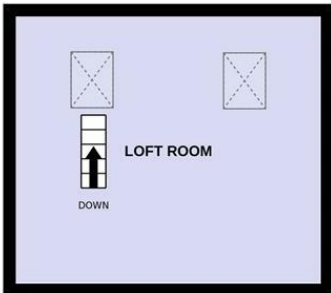
GROUND FLOOR  
47.6 sq.m. (513 sq.ft.) approx.



1ST FLOOR  
32.4 sq.m. (348 sq.ft.) approx.



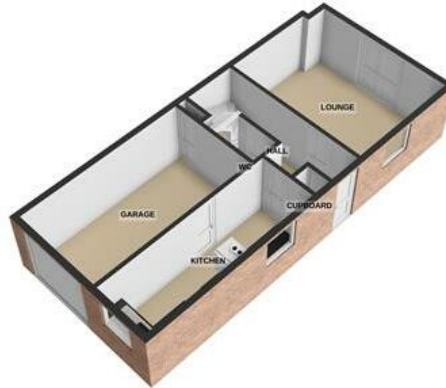
2ND FLOOR  
18.2 sq.m. (196 sq.ft.) approx.



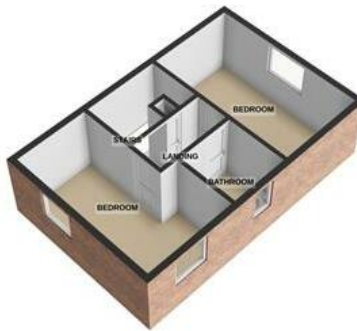
TOTAL FLOOR AREA : 98.2 sq.m. (1057 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

## 1A, HASTINGS WAY, SUTTON, NORWICH, NR12 9RQ

GROUND FLOOR  
47.6 sq.m. (513 sq.ft.) approx.



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32.4 sq.m. (348 sq.ft.) approx.



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18.2 sq.m. (196 sq.ft.) approx.



TOTAL FLOOR AREA: 98.2 sq.m. (1057 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2024

# Property EPC - Certificate

1a, Hastings Way, Sutton, NR12 9RQ

Energy rating

C

Valid until 06.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

---

### Additional EPC Data

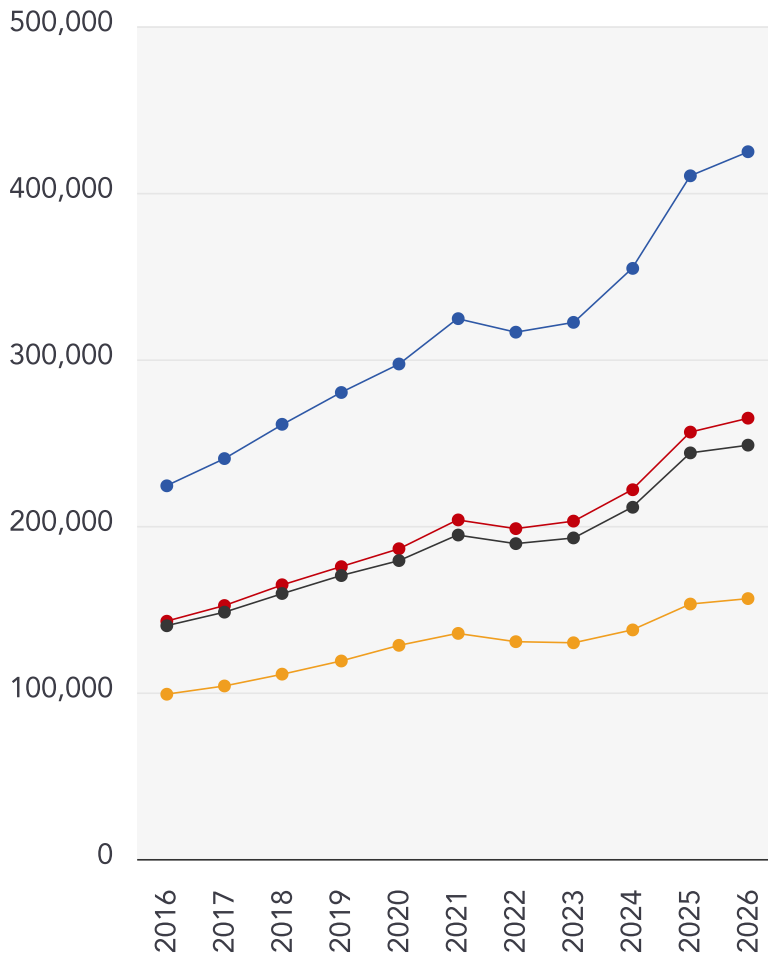
---

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<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>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<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 30% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

# 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%**

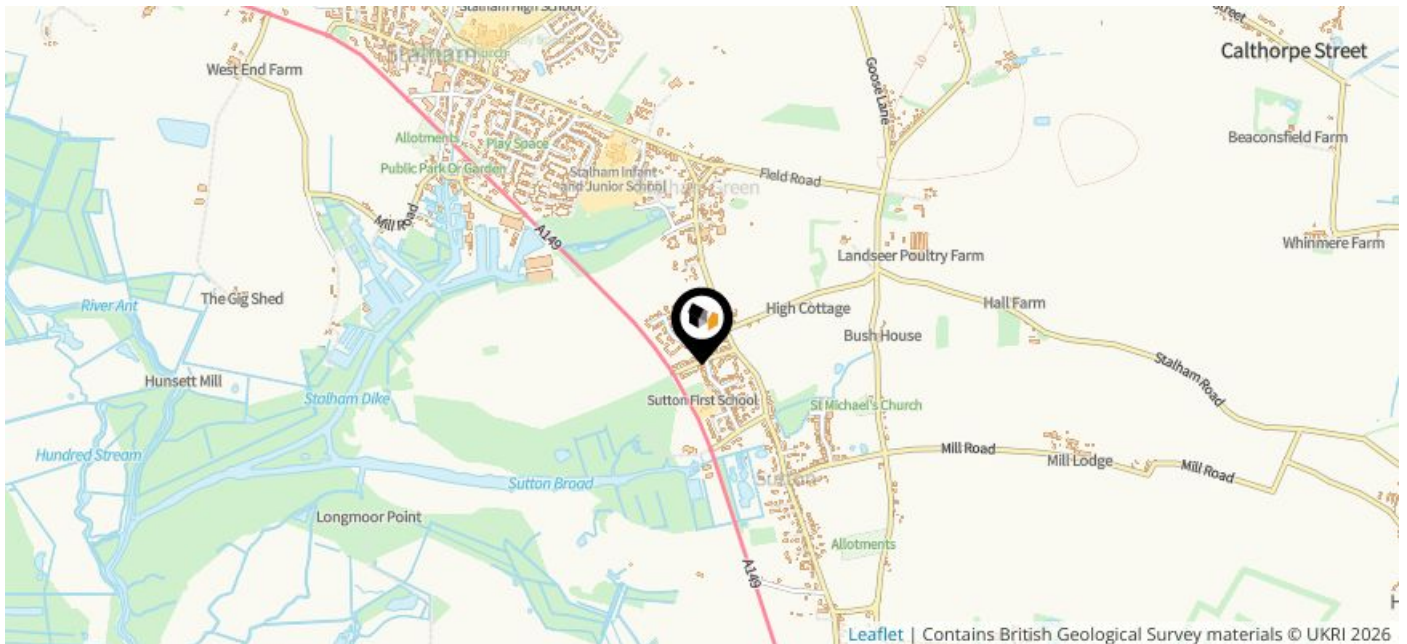
Flat

**+58.04%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

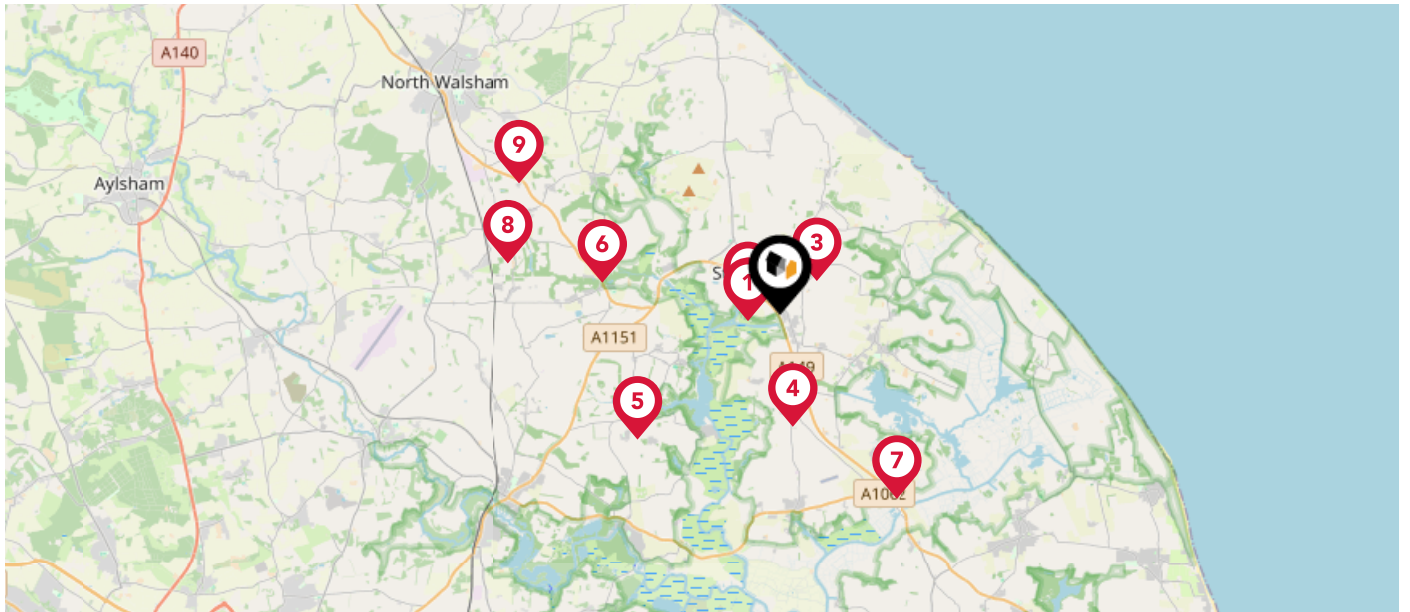
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.










# 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.



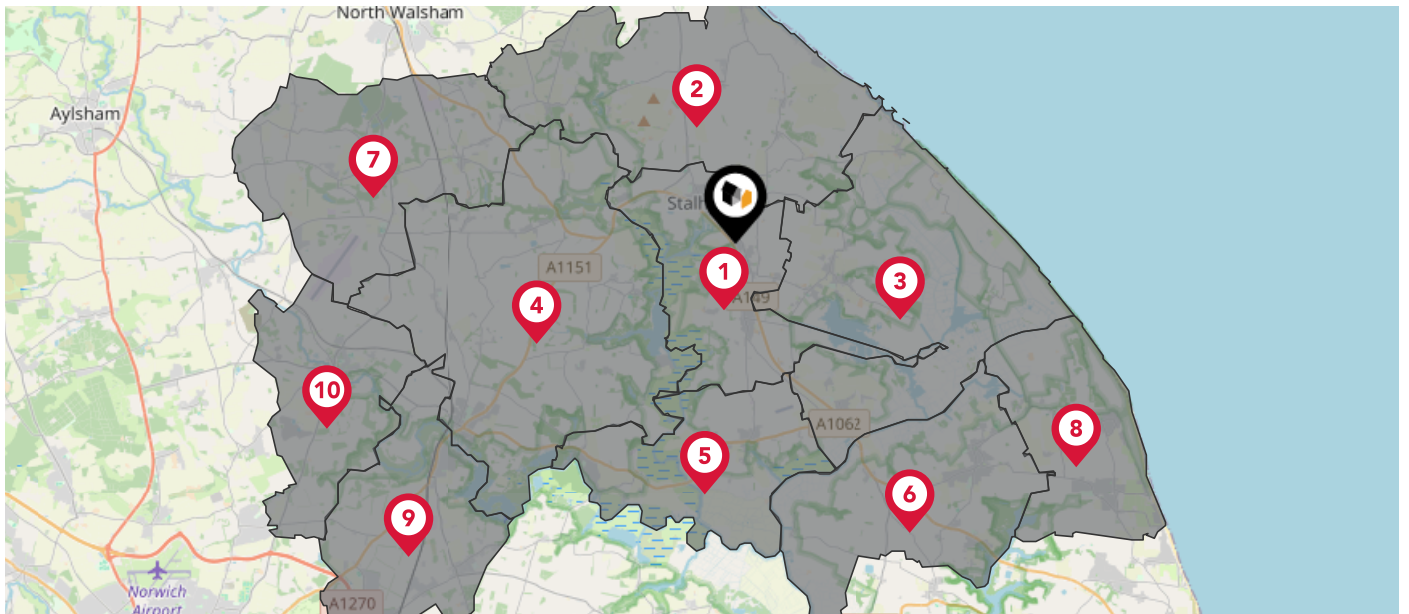
### Nearby Conservation Areas

-  Stalham Staithe
-  Stalham
-  Ingham
-  Catfield
-  Neatishead
-  Dilham
-  Potter Heigham
-  Worstead
-  Worstead Meeting Hill











# Maps

## Council Wards

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



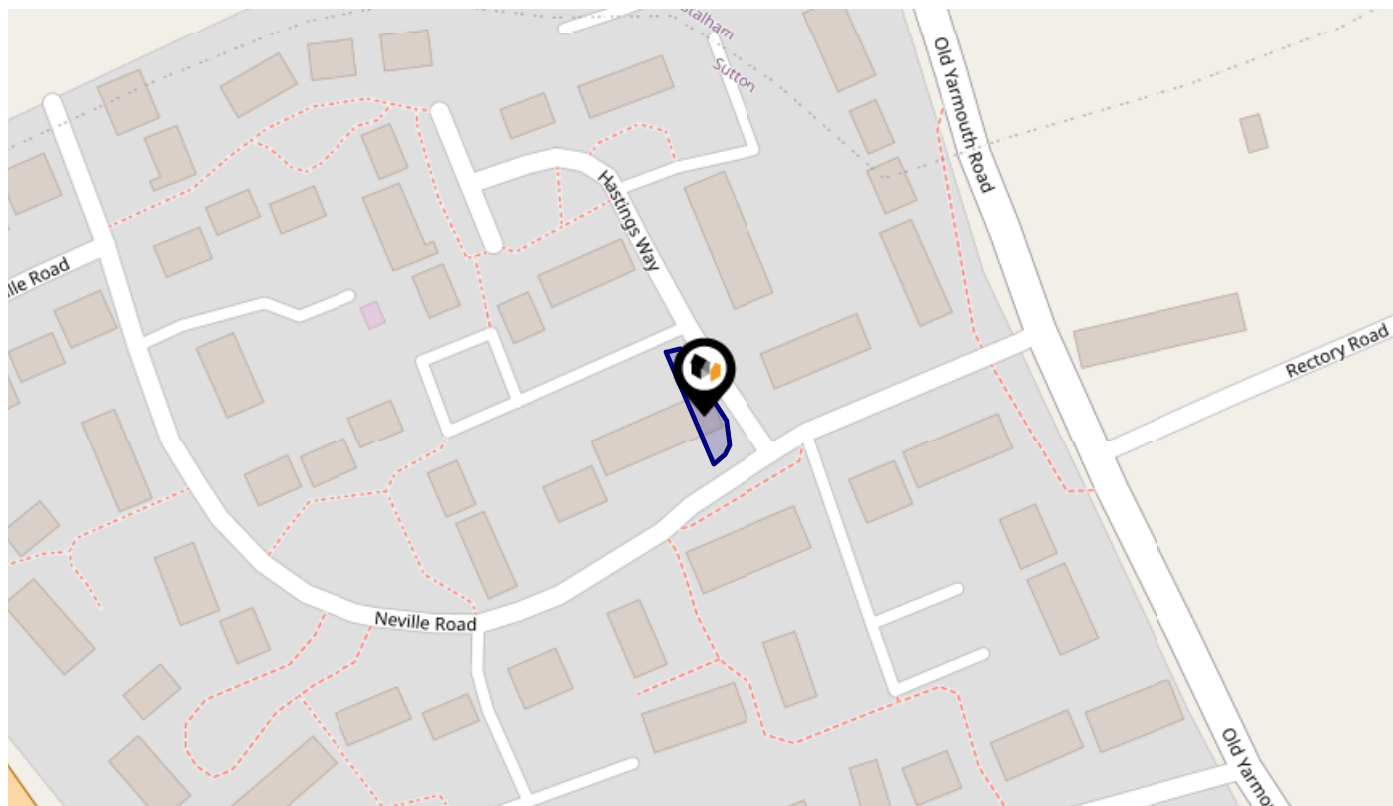
### Nearby Council Wards

-  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

# Maps

## Rail Noise

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.

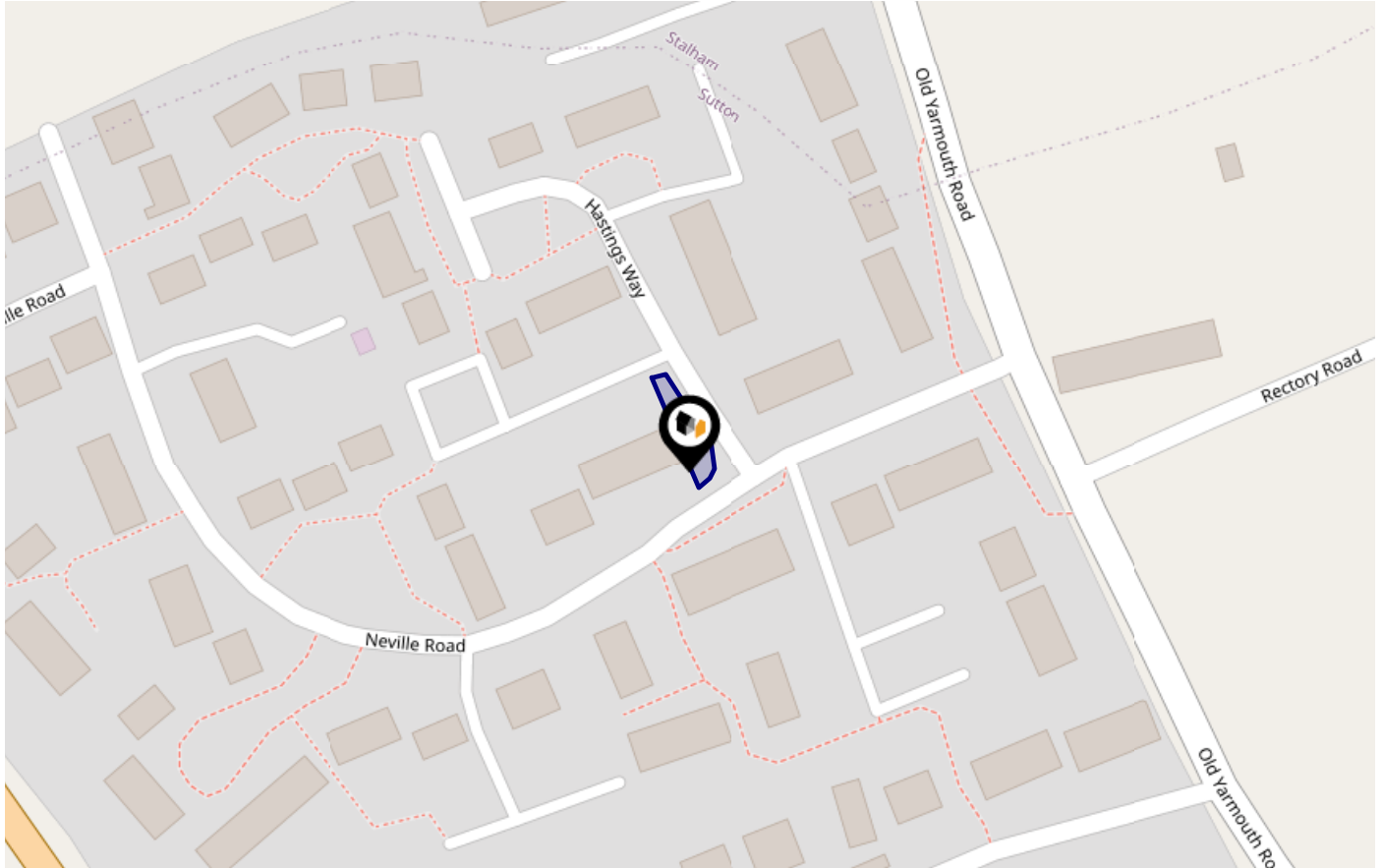
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

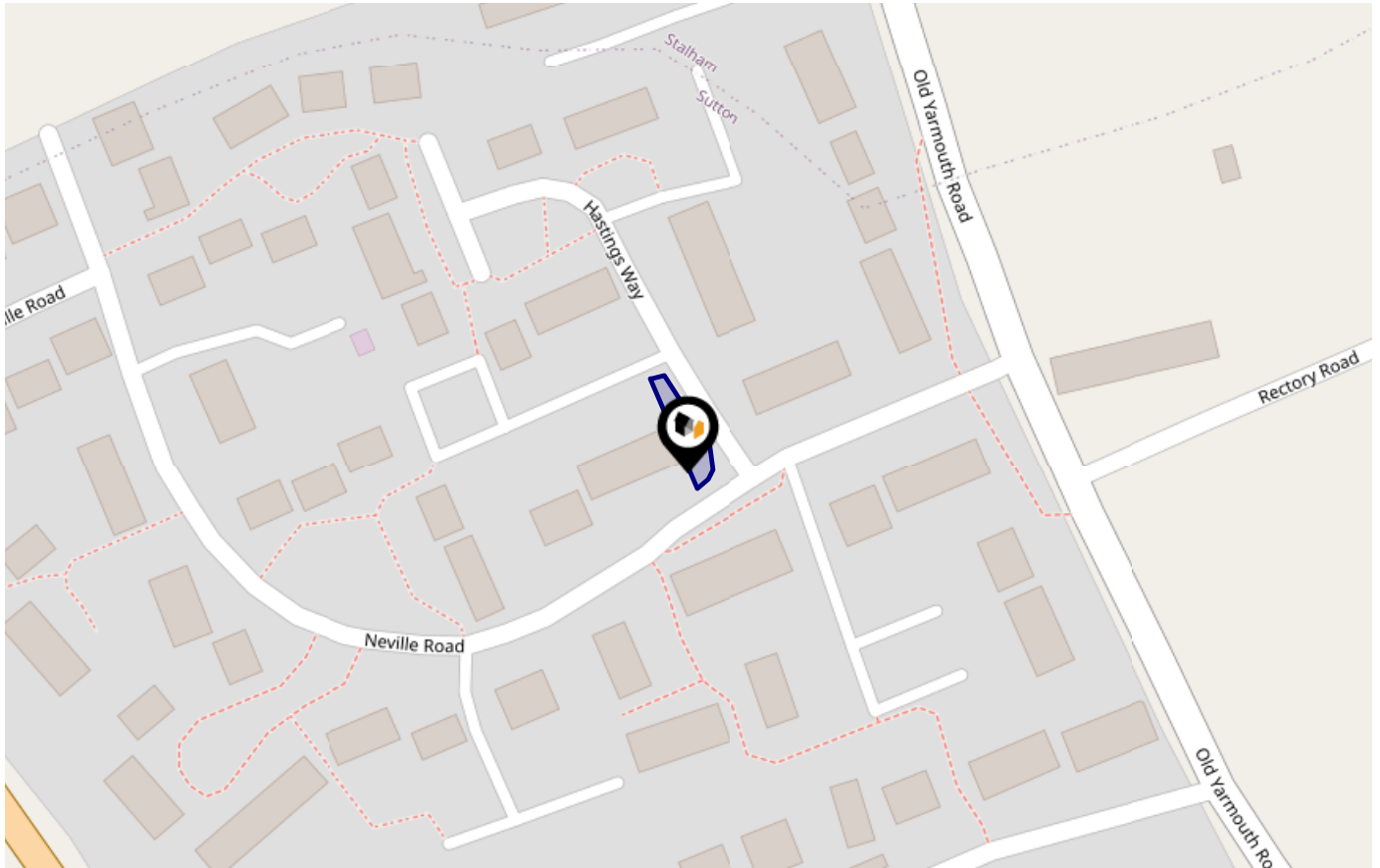
Chance of flooding to the following depths at this property:



# 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.

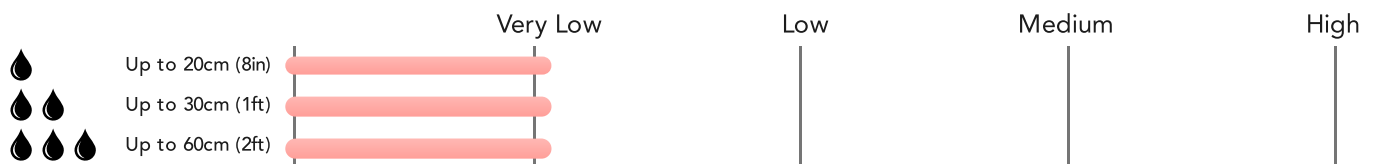


**Risk Rating:** Very low

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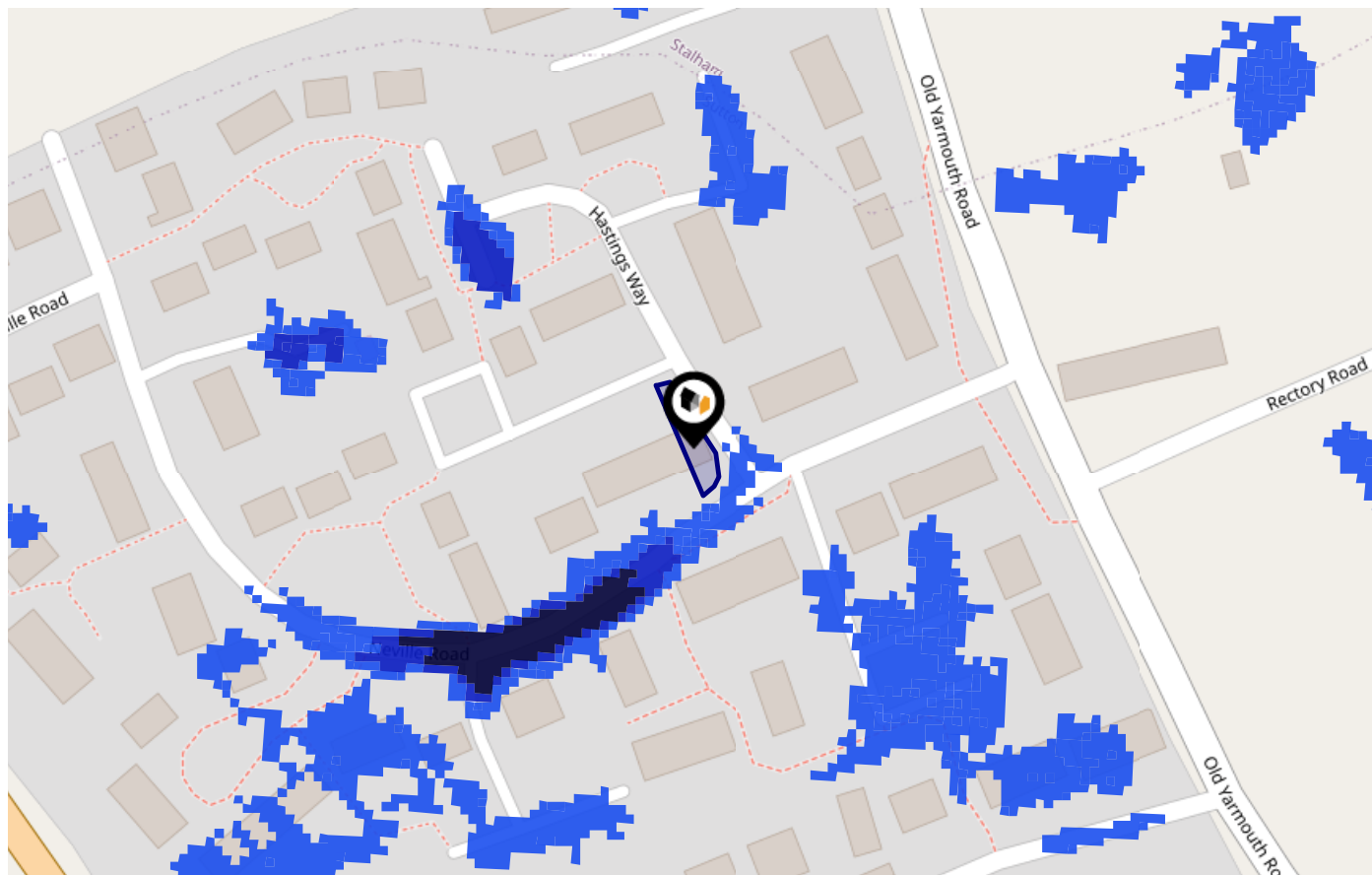
Chance of flooding to the following depths at this property:



# 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.

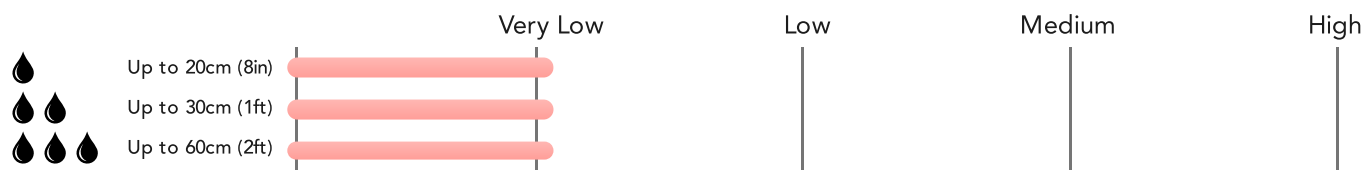


**Risk Rating:** Very low

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.

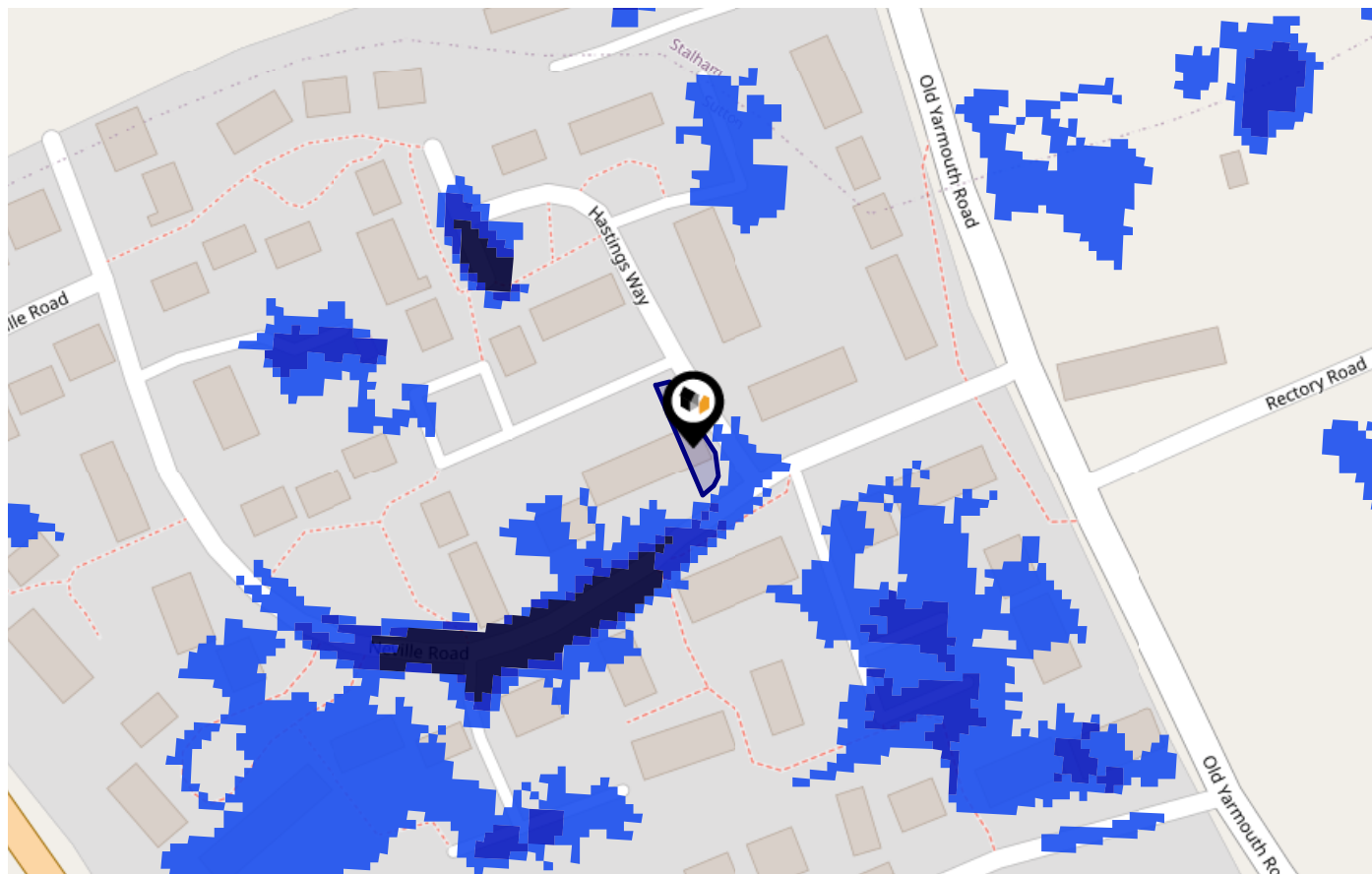
Chance of flooding to the following depths at this property:



# 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.

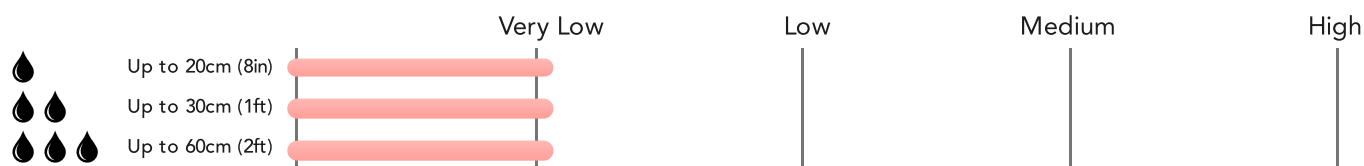


Risk Rating: Very low

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.

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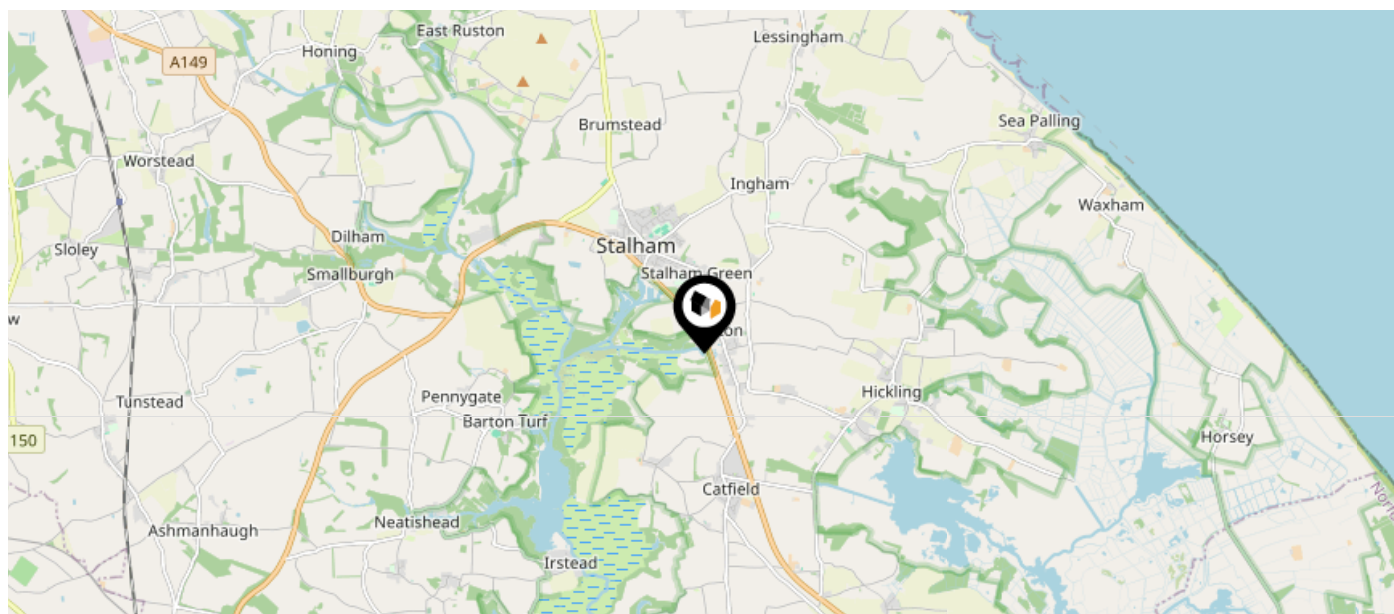
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



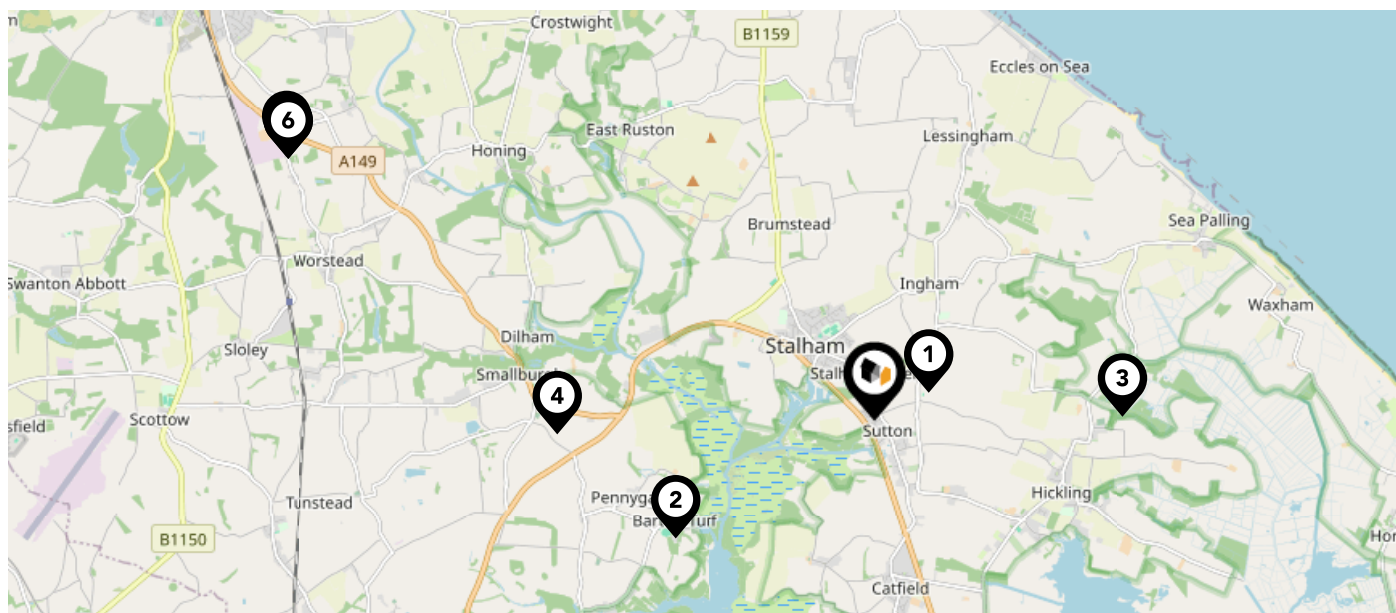
Nearby Green Belt Land

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.



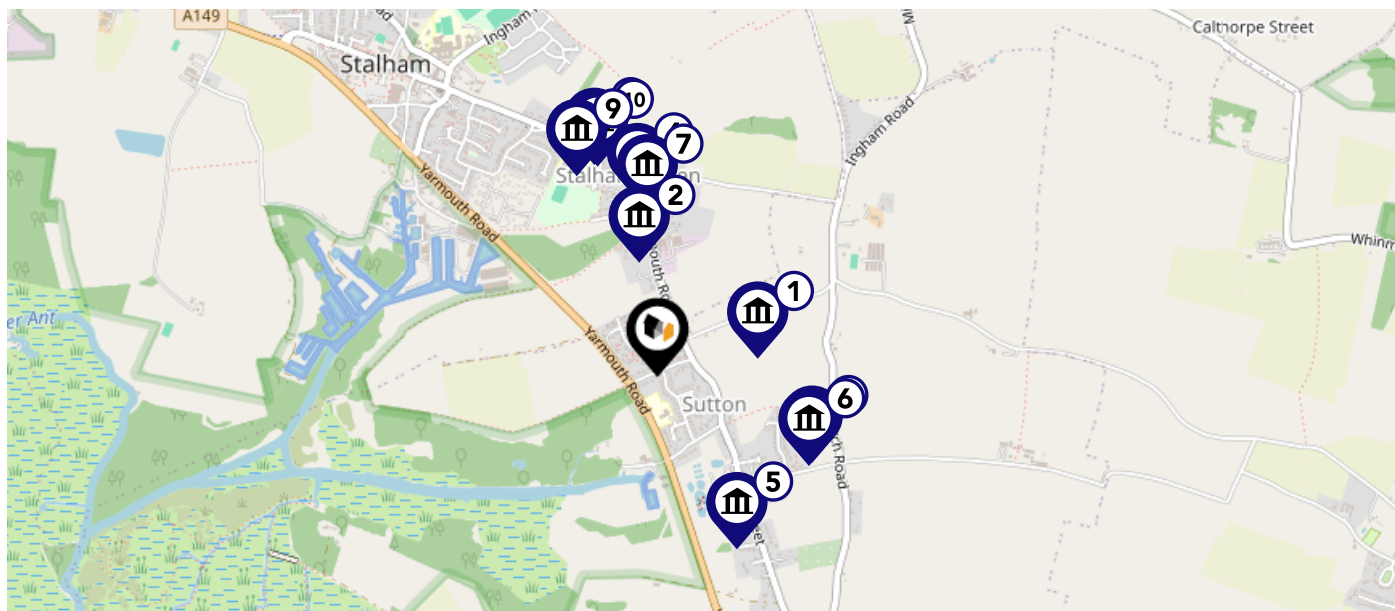
### Nearby Landfill Sites











<b>1</b>	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	
<b>2</b>	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill	
<b>3</b>	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	
<b>4</b>	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill	
<b>5</b>	Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill	
<b>6</b>	Sandy Hills-Worstead, Norwich, Norfolk	Historic Landfill	
<b>7</b>	Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk	Historic Landfill	

# Maps

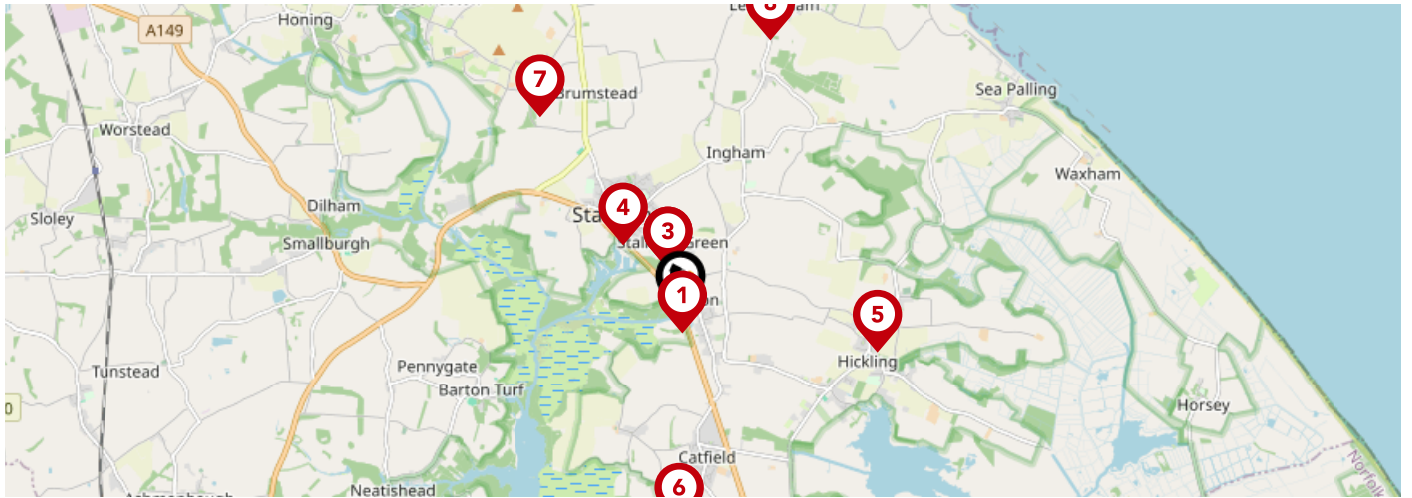
## Listed Buildings

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



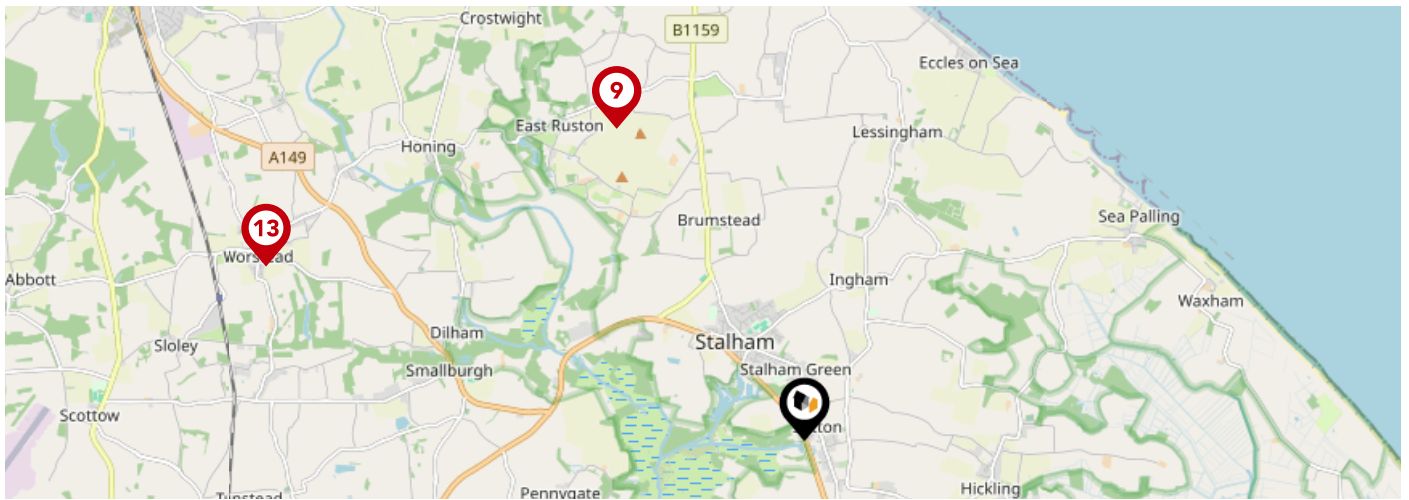
Listed Buildings in the local district	Grade	Distance
 1049327 - High Cottage	Grade II	0.2 miles
 1373724 - The Homestead	Grade II	0.3 miles
 1172607 - Church Of St Michael	Grade II	0.4 miles
 1172601 - Walnut Cottage	Grade II	0.4 miles
 1172624 - Stone Cottage	Grade II	0.4 miles
 1464646 - Sutton War Memorial	Grade II	0.4 miles
 1049366 - The Thatched Cottage	Grade II	0.4 miles
 1049367 - Barn At Stalham Hall Farm	Grade II	0.5 miles
 1305053 - Stalham Hall	Grade II	0.5 miles
 1373725 - Stewards House	Grade II	0.5 miles

# Area Schools



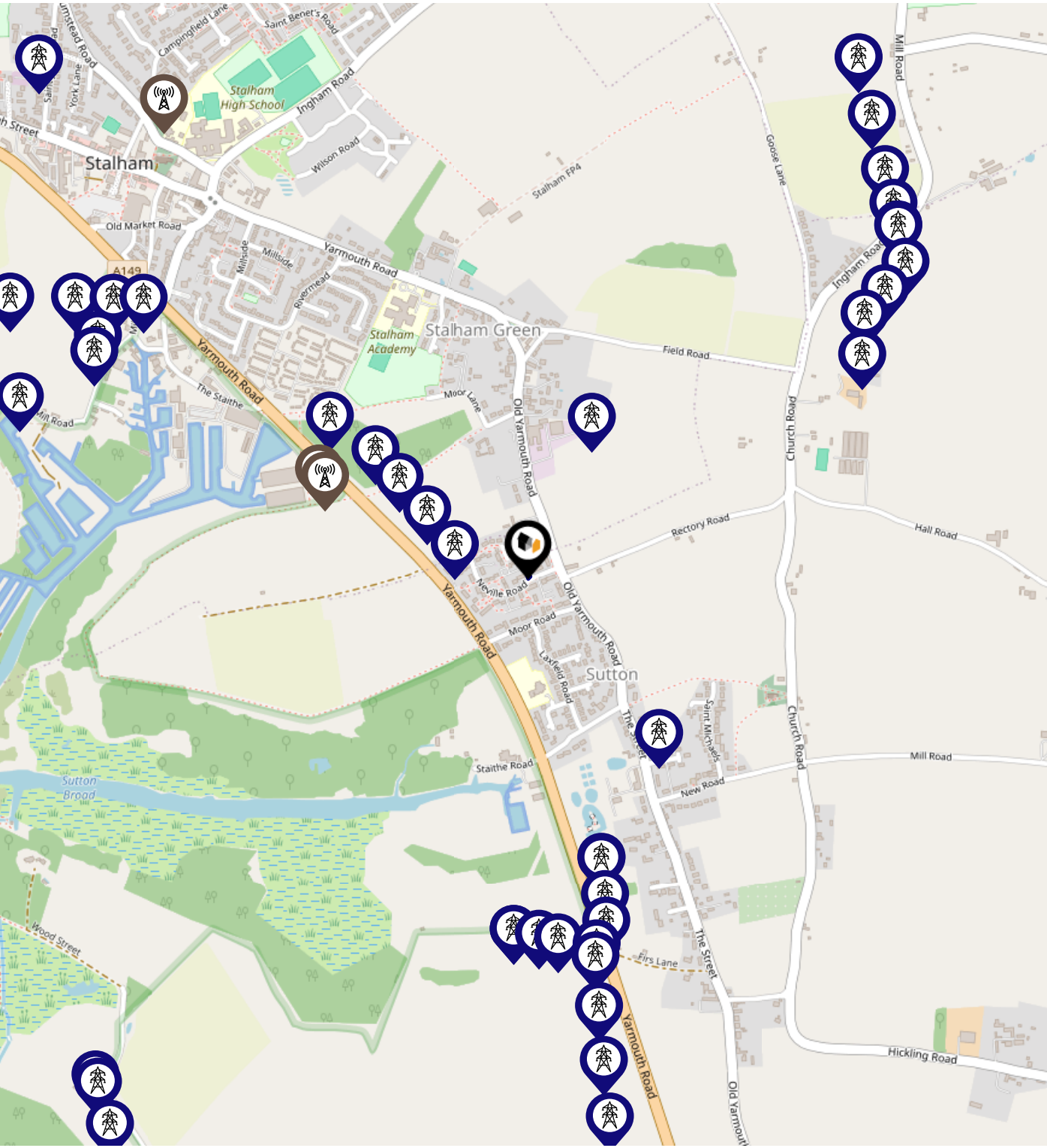
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sutton Church of England Infant Academy</b> Ofsted Rating: Good   Pupils:0   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stalham Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 87   Distance:0.42	<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:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stalham High School</b> Ofsted Rating: Good   Pupils: 482   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hickling CofE Infants Academy</b> Ofsted Rating: Good   Pupils:0   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Catfield CofE Primary Academy</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Stables Independent School</b> Ofsted Rating: Good   Pupils: 18   Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>All Saints School</b> Ofsted Rating: Good   Pupils: 73   Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>East Ruston Infant School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 39   Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Ludham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 105   Distance:3.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Neatishead Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 68   Distance:3.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Happisburgh CofE VA Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:4.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Worstead Church of England Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:5.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Horning Community Primary School</b> Ofsted Rating: Good   Pupils: 39   Distance:5.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Tunstead Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:5.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Martham Academy and Nursery</b> Ofsted Rating: Good   Pupils: 369   Distance:5.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



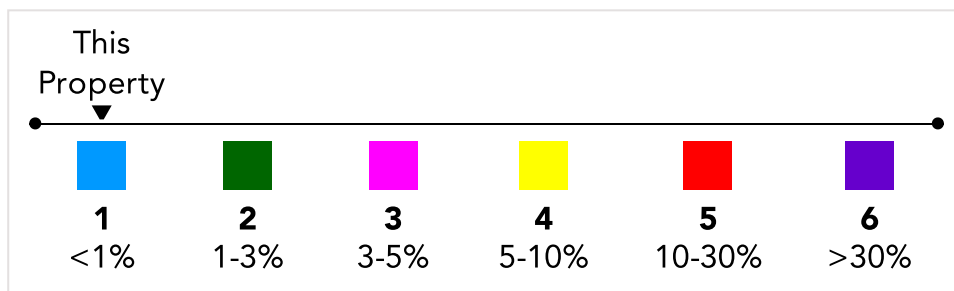
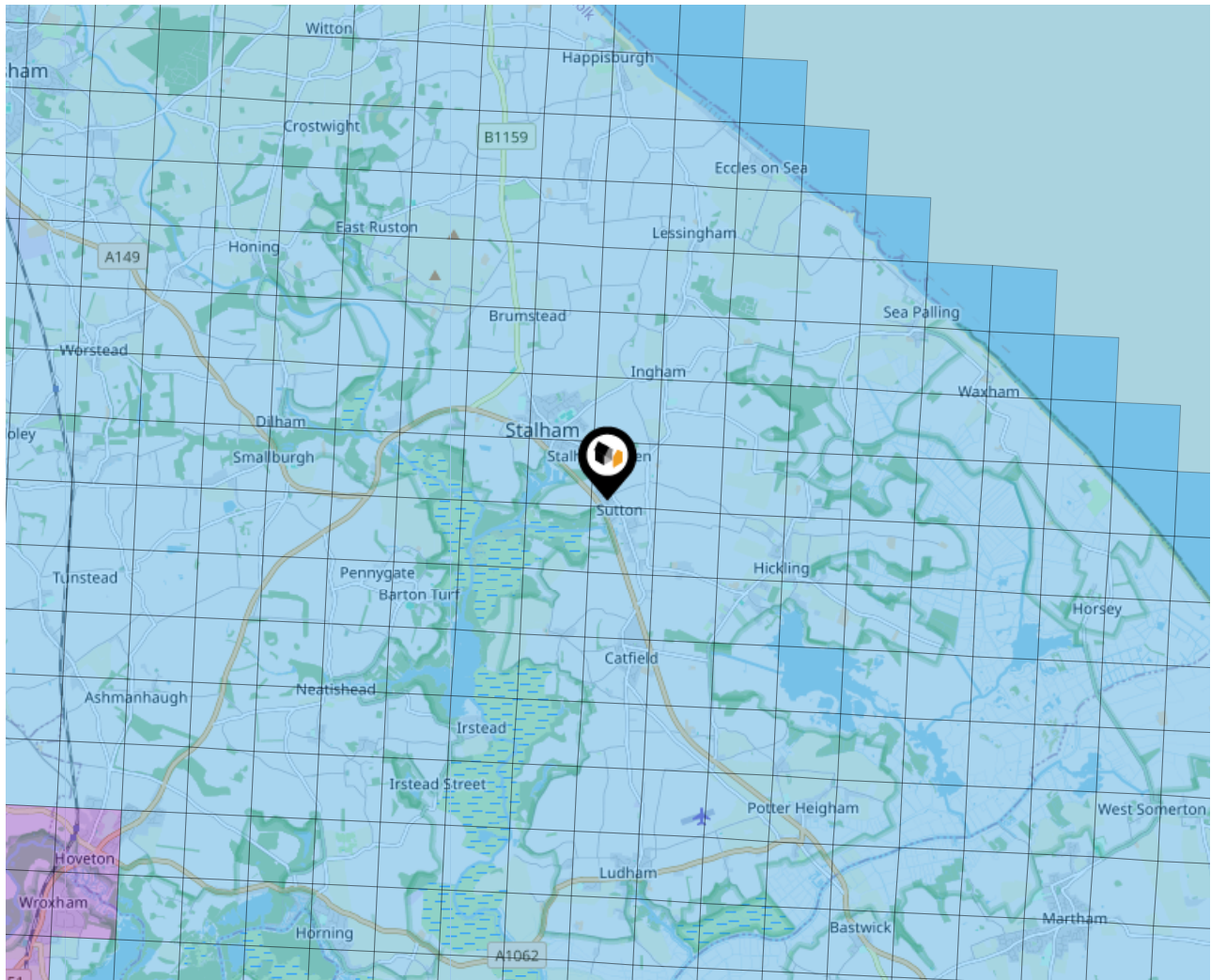
- Key:**
-  Power Pylons
  -  Communication Masts

# Environment

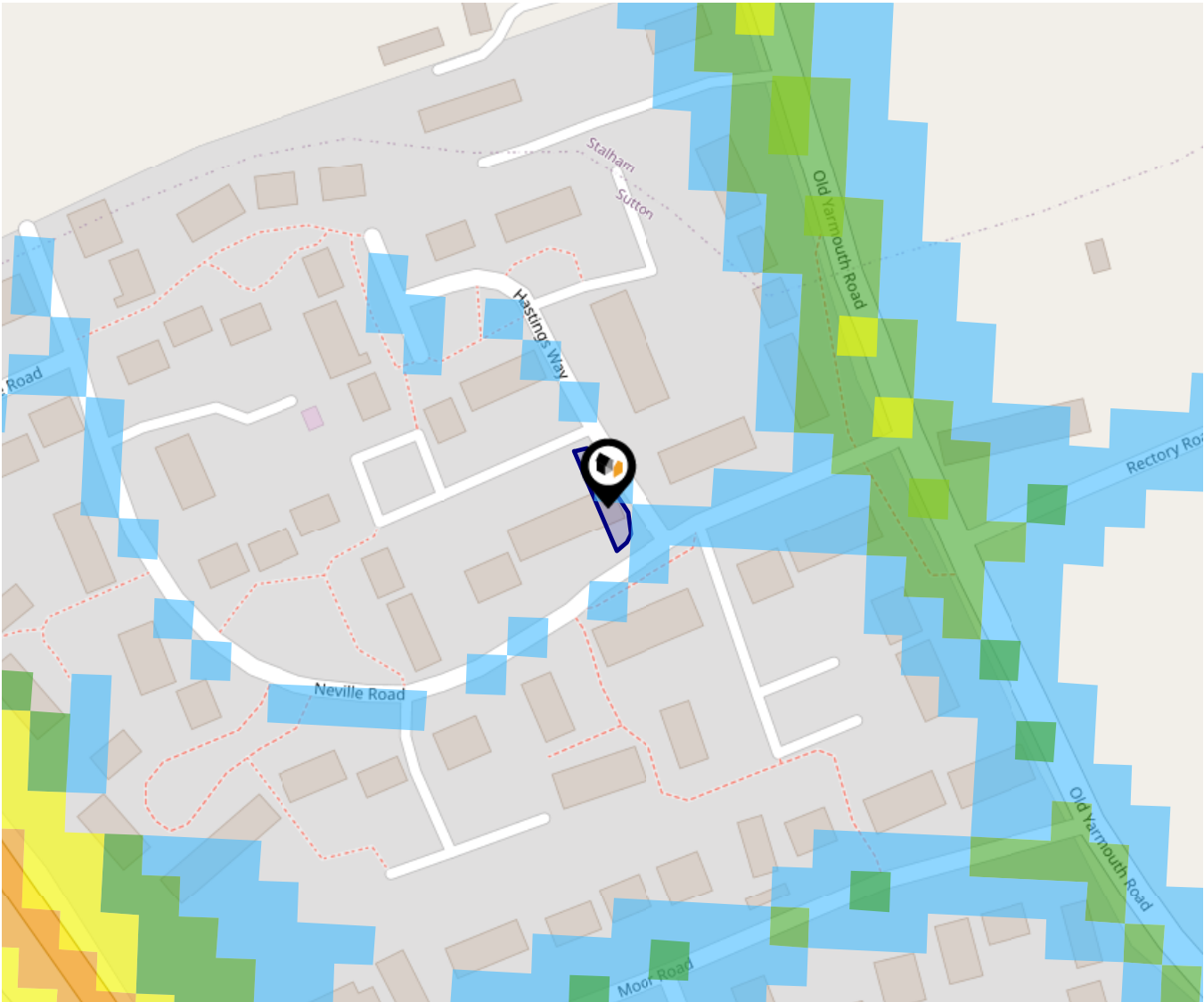
## Radon Gas

### 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



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.

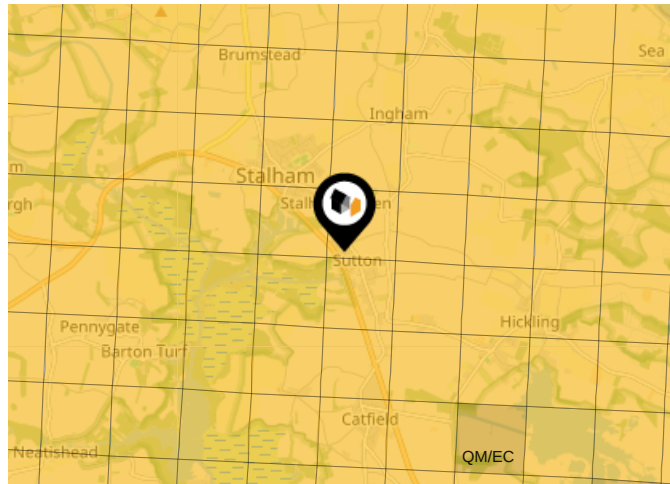
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	SILT TO SAND
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-ARENACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM 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

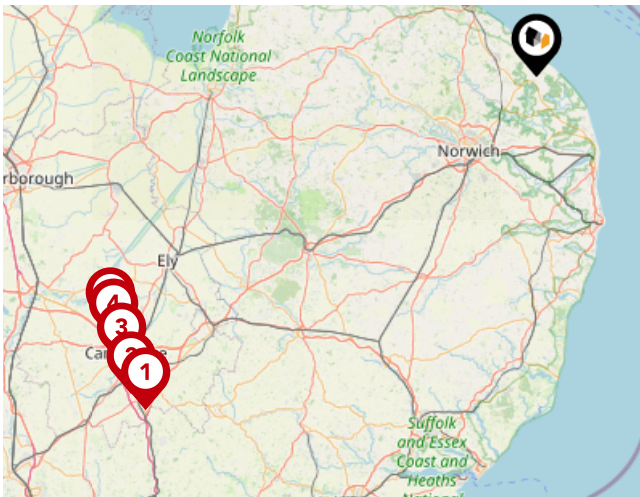
# Area

## Transport (National)



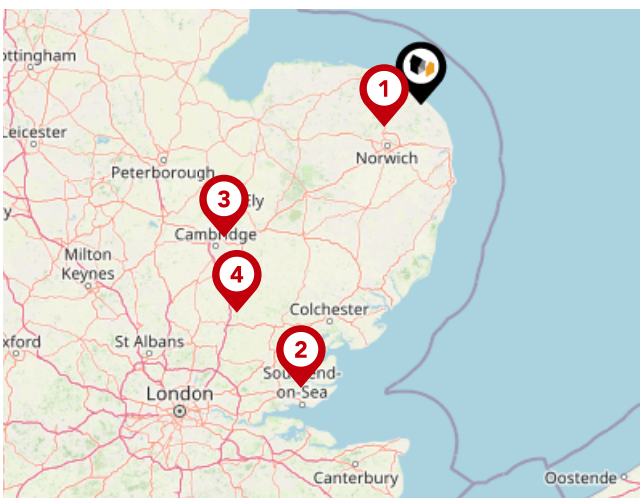
### National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	5.35 miles
2	Hoveton & Wroxham Rail Station	6.06 miles
3	North Walsham Rail Station	7.13 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.49 miles
2	M11 J10	74.54 miles
3	M11 J11	73.15 miles
4	M11 J13	72.05 miles
5	M11 J14	71.63 miles



### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.35 miles
2	Southend-on-Sea	89.73 miles
3	Cambridge	68.86 miles
4	Stansted Airport	80.75 miles

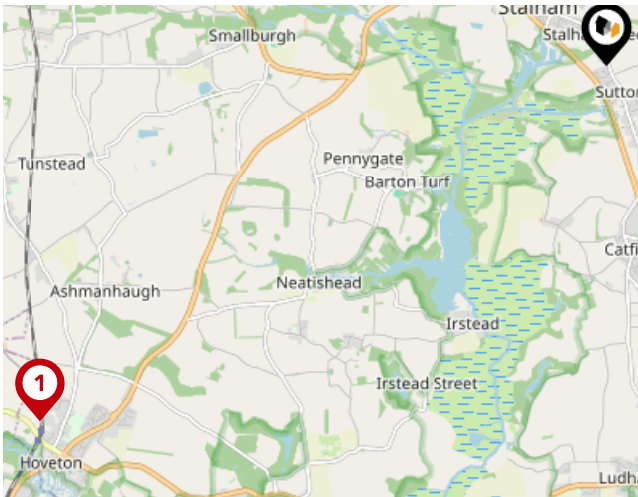
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Neville Road	0.05 miles
2	Neville Road	0.05 miles
3	Moor Road	0.08 miles
4	Elmhurst Avenue	0.35 miles
5	Elmhurst Avenue	0.36 miles



### Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	6 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/>

