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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd October 2026



GROSVENOR COTTAGE, STUBB ROAD, HICKLING, NORWICH, NR12 0BN

Avocado

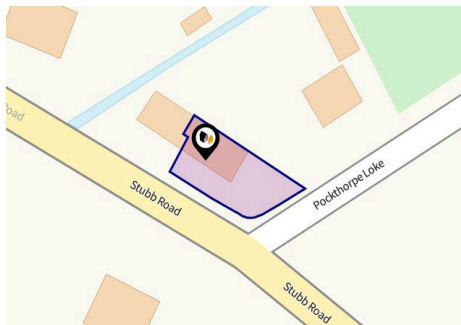
North Norfolk

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Property

Type:	Semi-Detached	Last Sold Date:	04/10/2006
Bedrooms:	3	Last Sold Price:	£116,000
Floor Area:	1,119 ft ² / 104 m ²	Last Sold £/ft²:	£103
Plot Area:	0.1 acres	Tenure:	Freehold
Council Tax :	Band B		
Annual Estimate:	£1,913		
Title Number:	NK244456		
UPRN:	100091334216		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	47 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

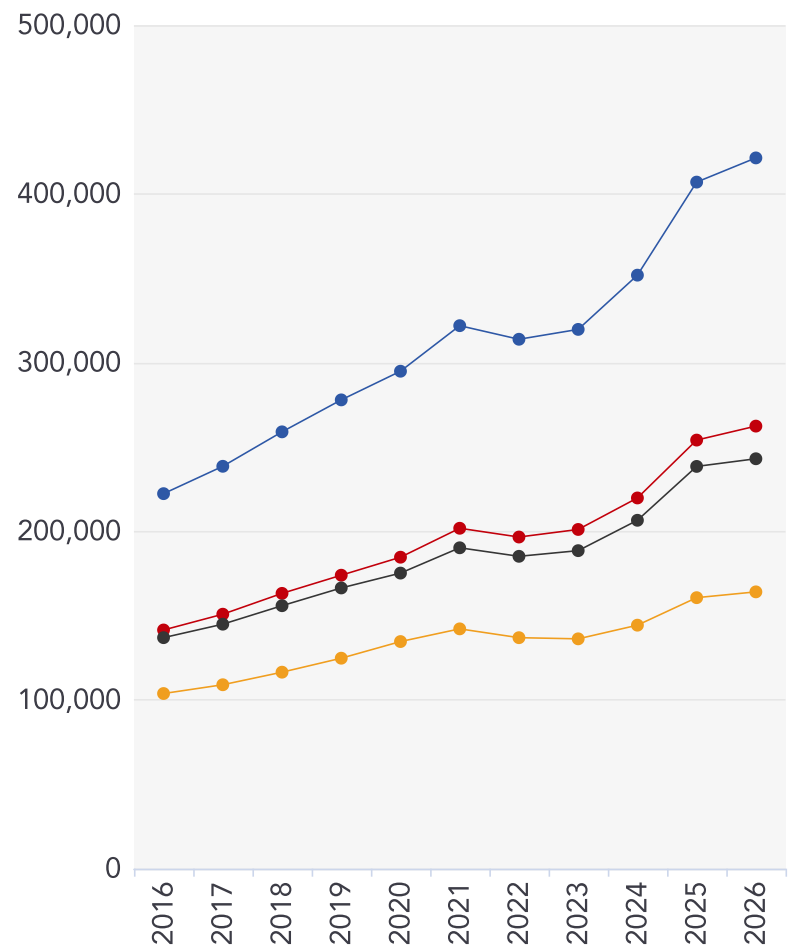


Grosvenor Cottage Stubb Road Hickling NORWICH NR12 0BN		Energy rating G	
Valid until 17.05.2036		Certificate number 22001584082246963563	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	24 F

Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Roof room(s), no insulation (assumed)
Roof Energy:	Roof room(s), no insulation (assumed)
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	104 m ²

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



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

+77.44%

Flat

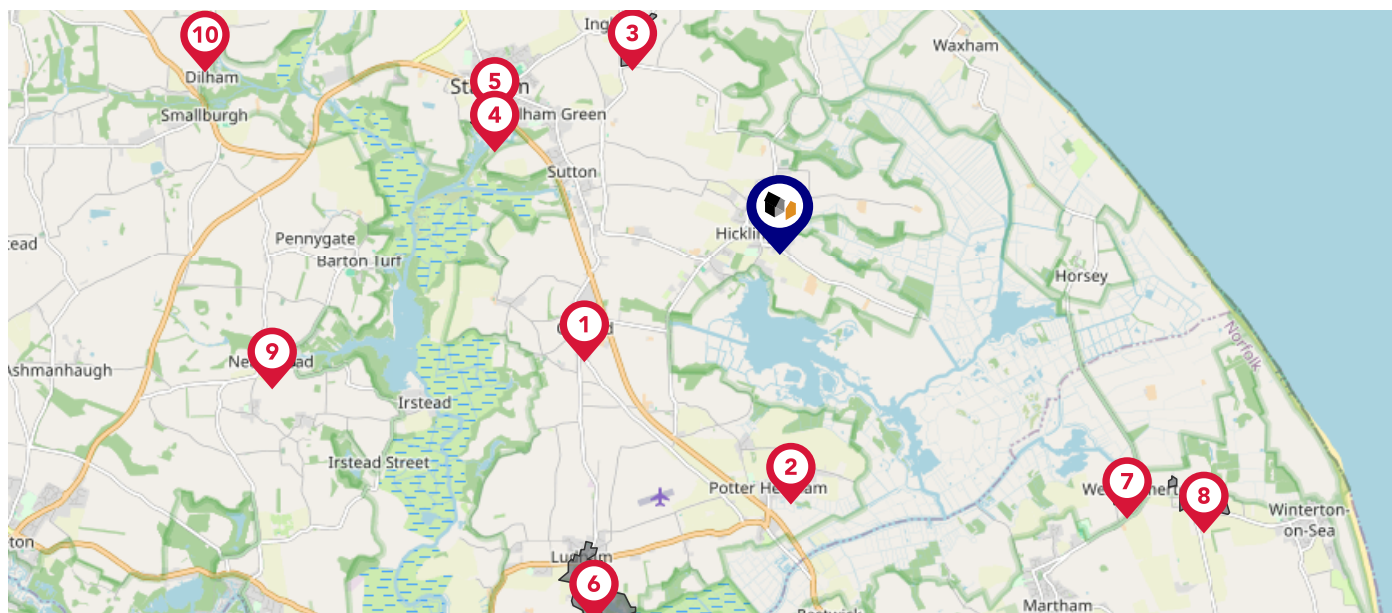
+58.04%

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



Catfield



Potter Heigham



Ingham



Stalham Staithe



Stalham



Ludham



West Somerton



East and West Somerton

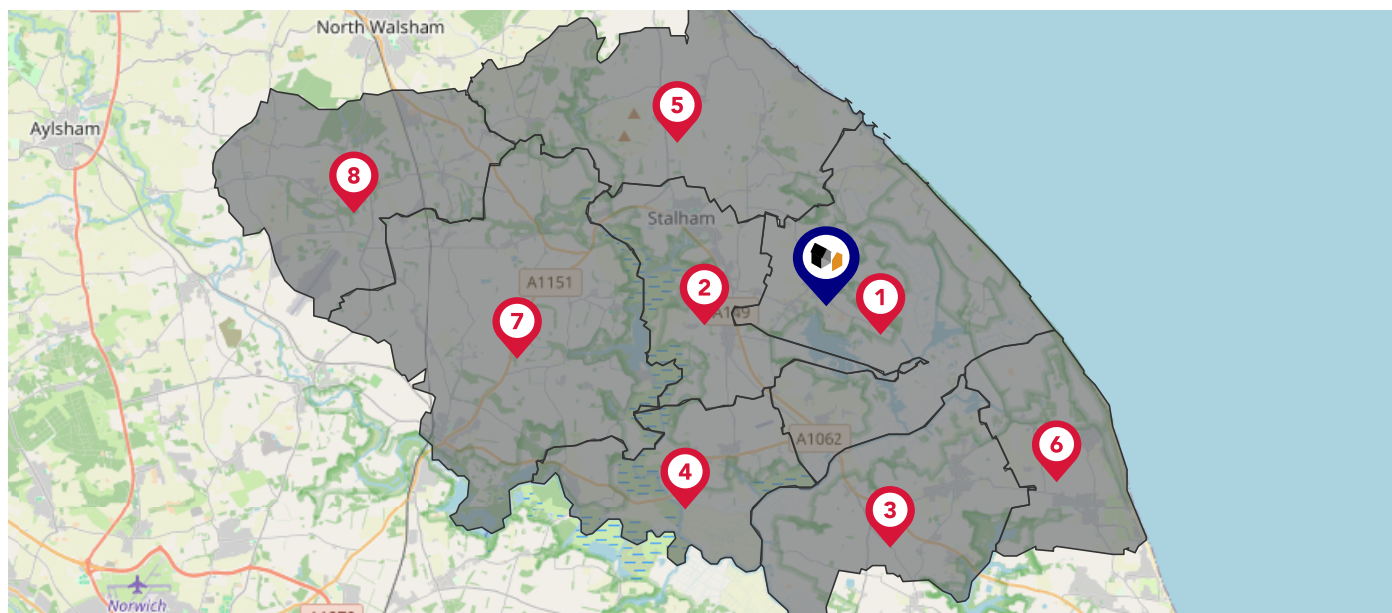


Neatishead



Dilham

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

Hickling Ward

2

Stalham Ward

3

West Flegg Ward

4

St. Benet's Ward

5

Happisburgh Ward

6

East Flegg Ward

7

Hoveton & Tunstead Ward

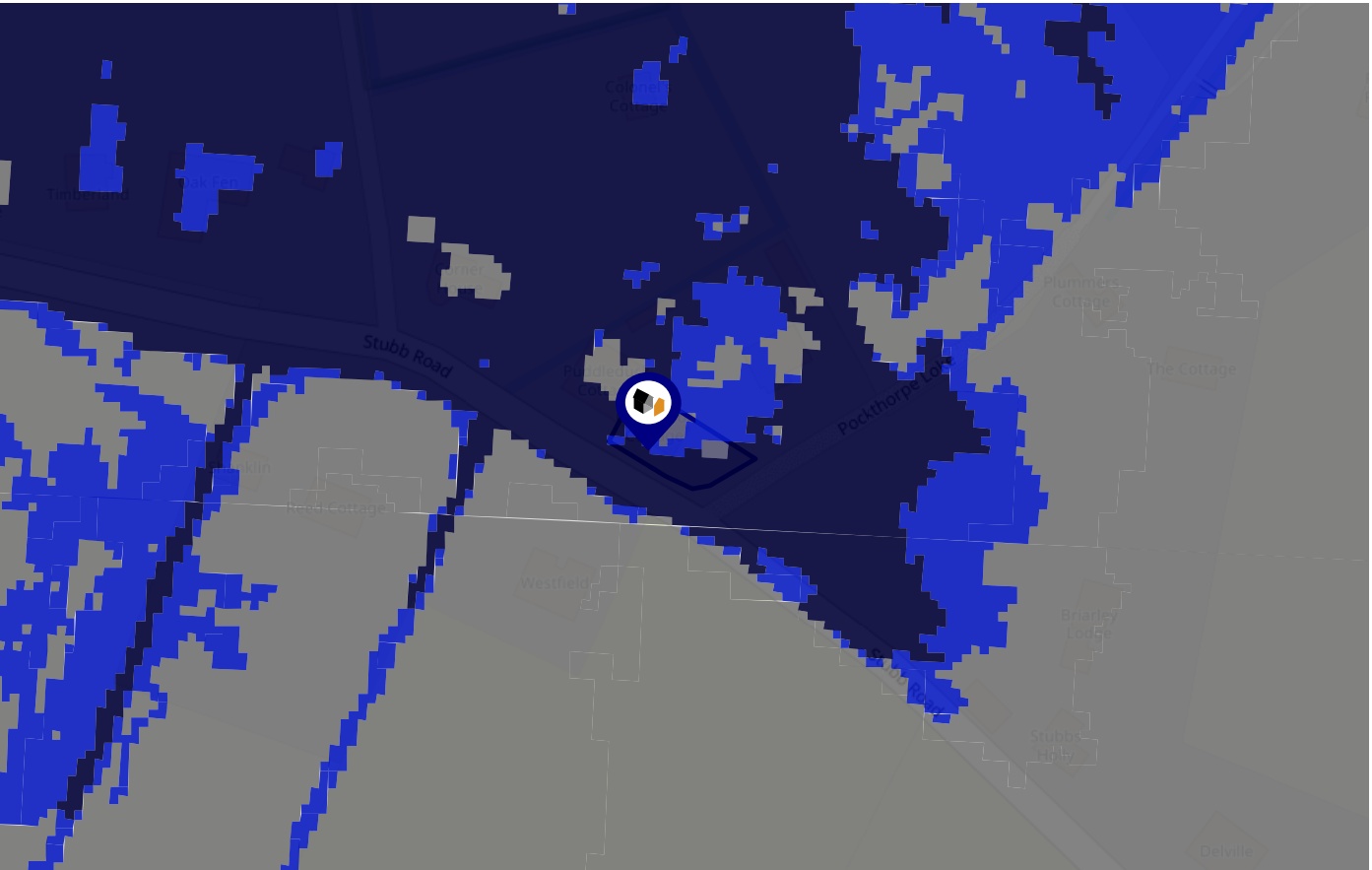
8

Worstead 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.

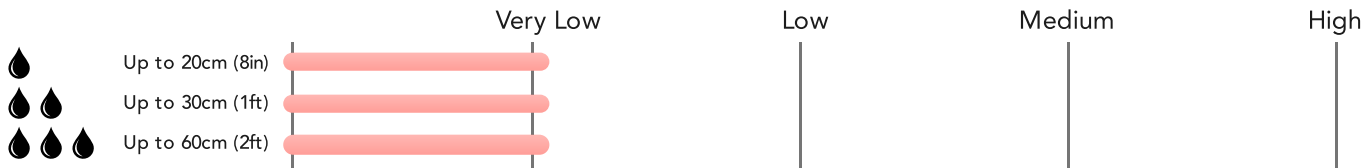


Risk Rating: Very Low

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:



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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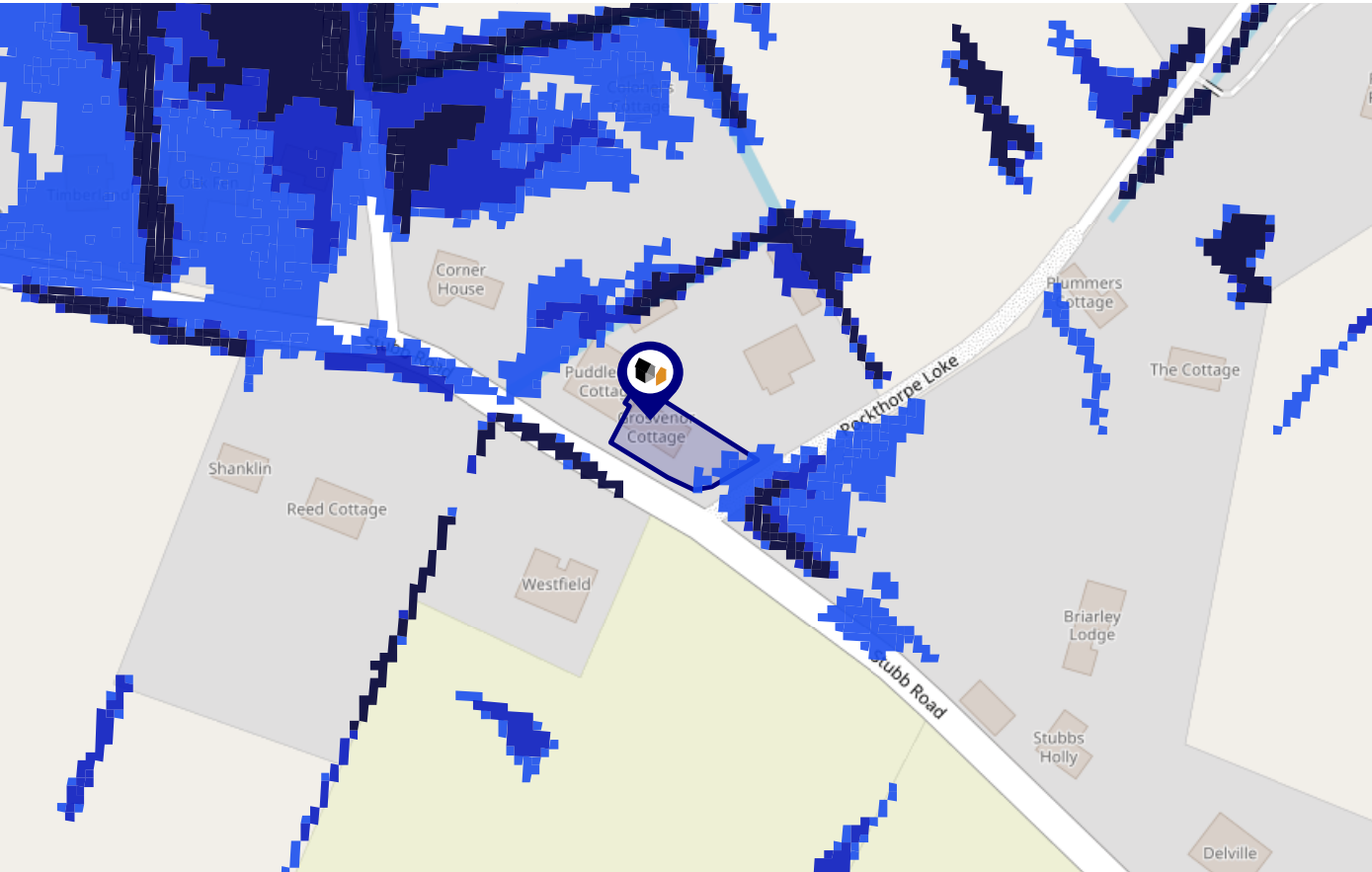
Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Very Low

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.

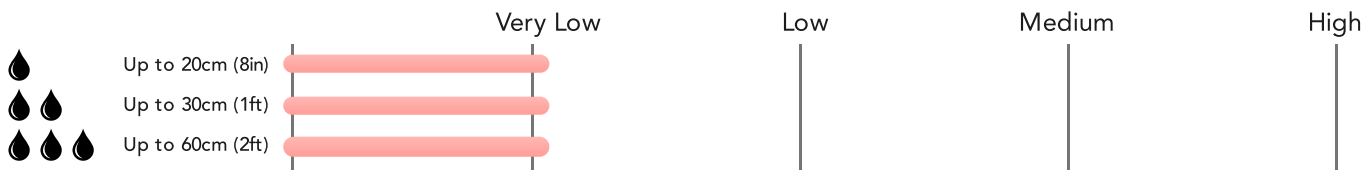


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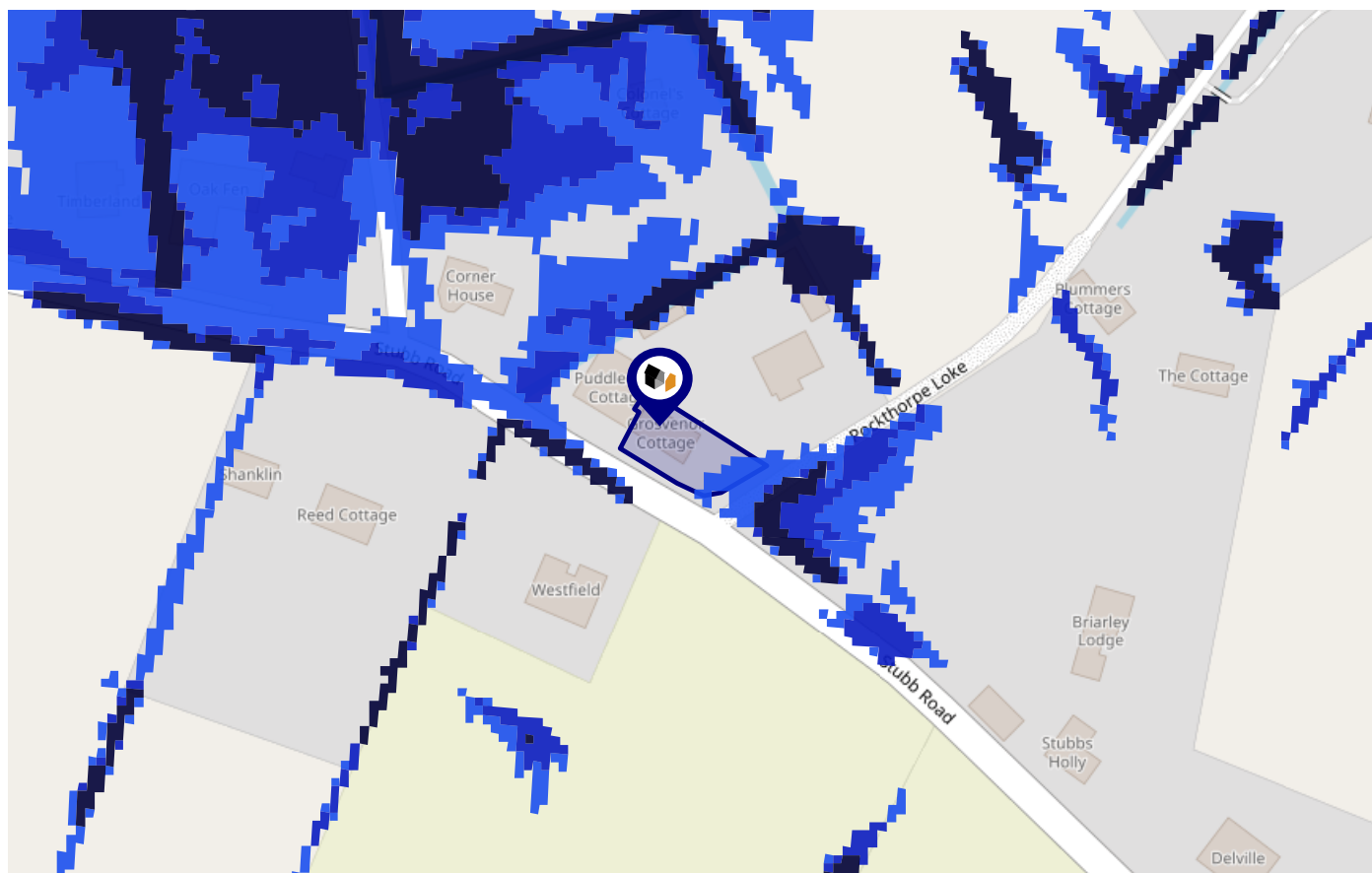


Flood Risk

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.

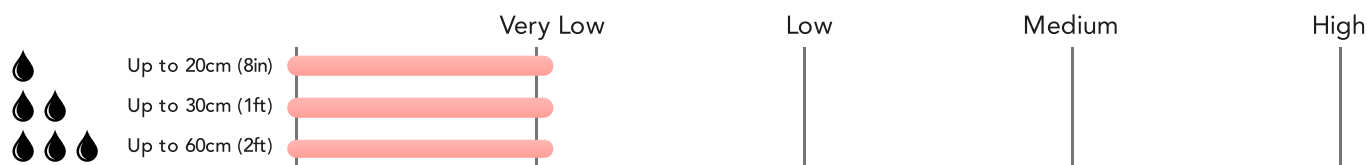


Risk Rating: Very low

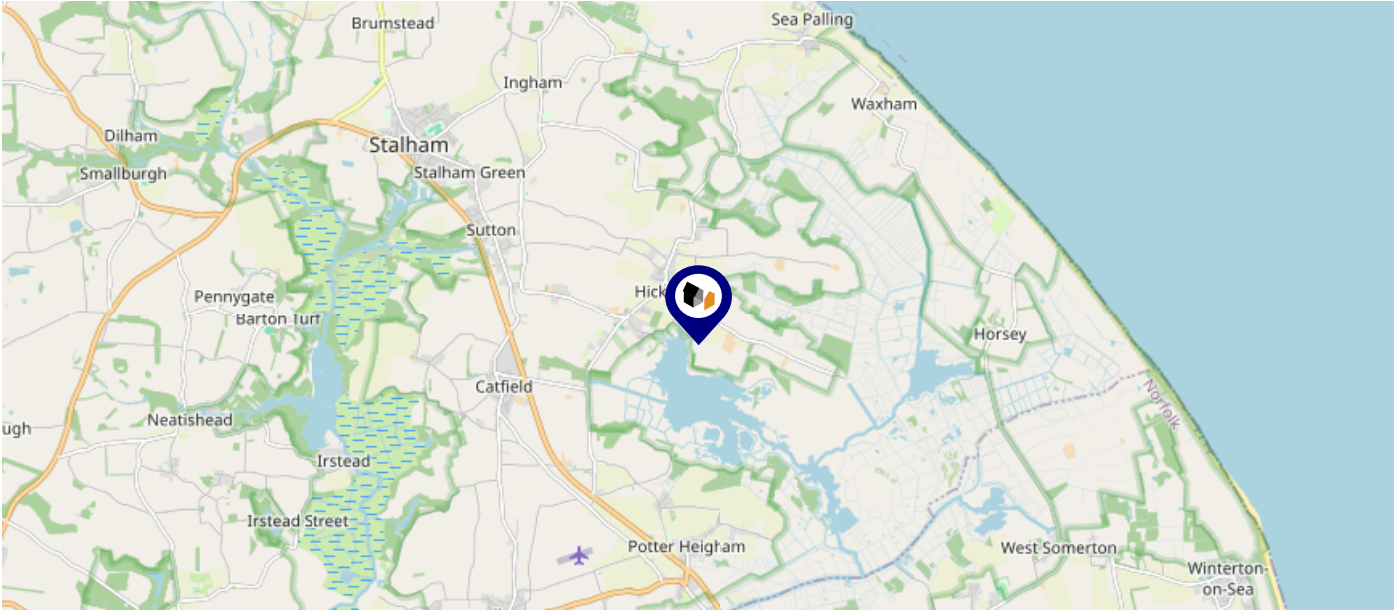
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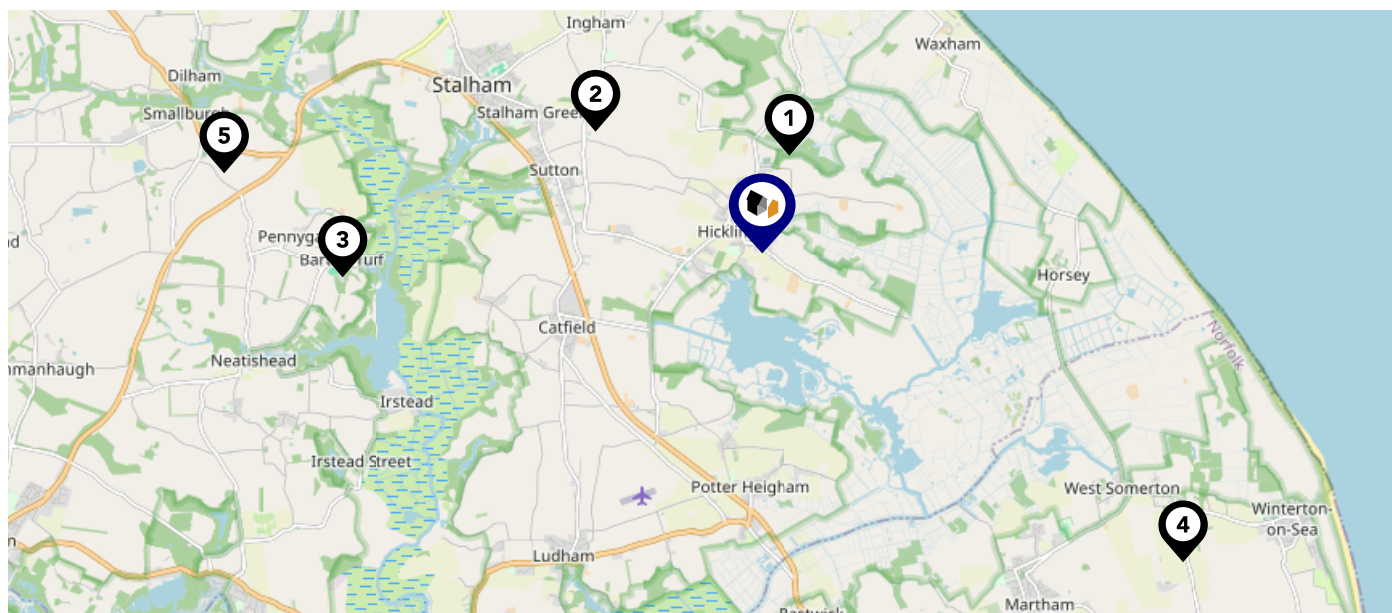
This map displays nearby areas that have been designated as Green Belt...



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.



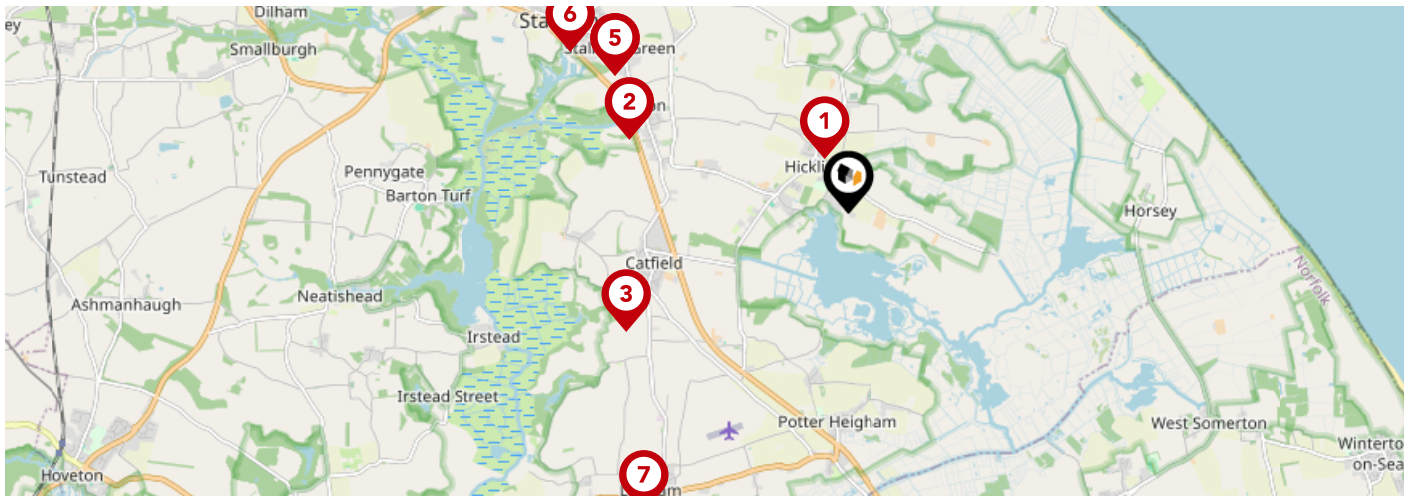
Nearby Landfill Sites

1	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	
2	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	
3	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill	
4	Collis Lane-Somerton, Norfolk	Historic Landfill	
5	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill	

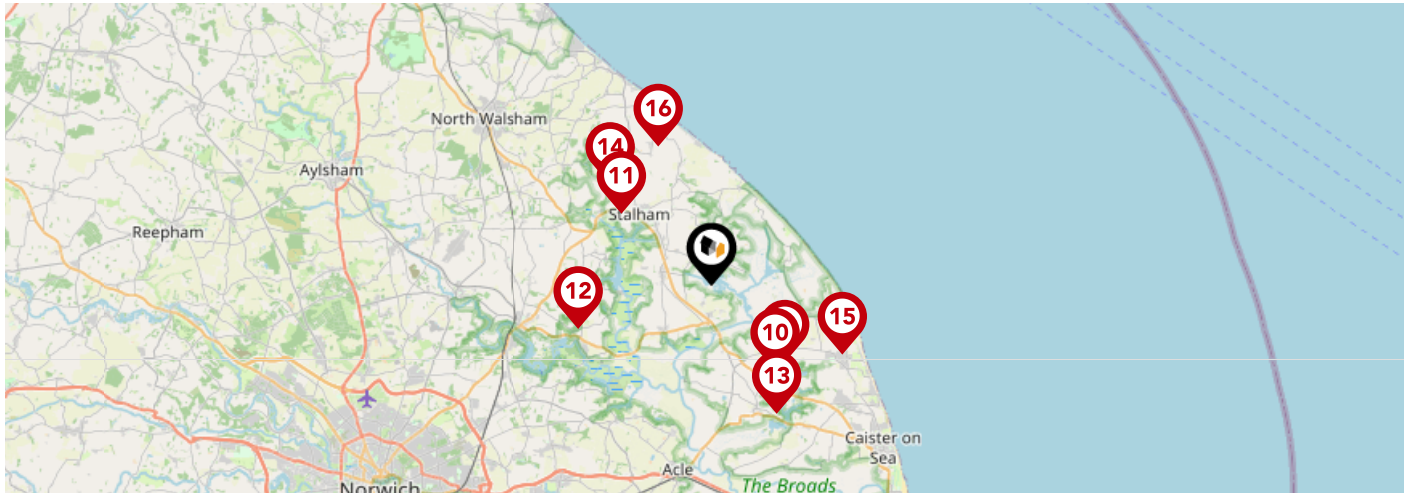
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1373693 - Windmill At Hickling Heath Tg 40862301	Grade II	0.4 miles
	1172297 - High Hill House	Grade II	0.6 miles
	1305206 - Eastfield Farmhouse	Grade II	0.8 miles
	1172287 - Poplar Farmhouse	Grade II	0.8 miles
	1172616 - Granary To Sutton Mill	Grade II	1.3 miles
	1373744 - Sutton Mill House	Grade II	1.3 miles
	1049326 - Sutton Mill	Grade II	1.3 miles
	1172609 - Durrants Farmhouse	Grade II	1.6 miles

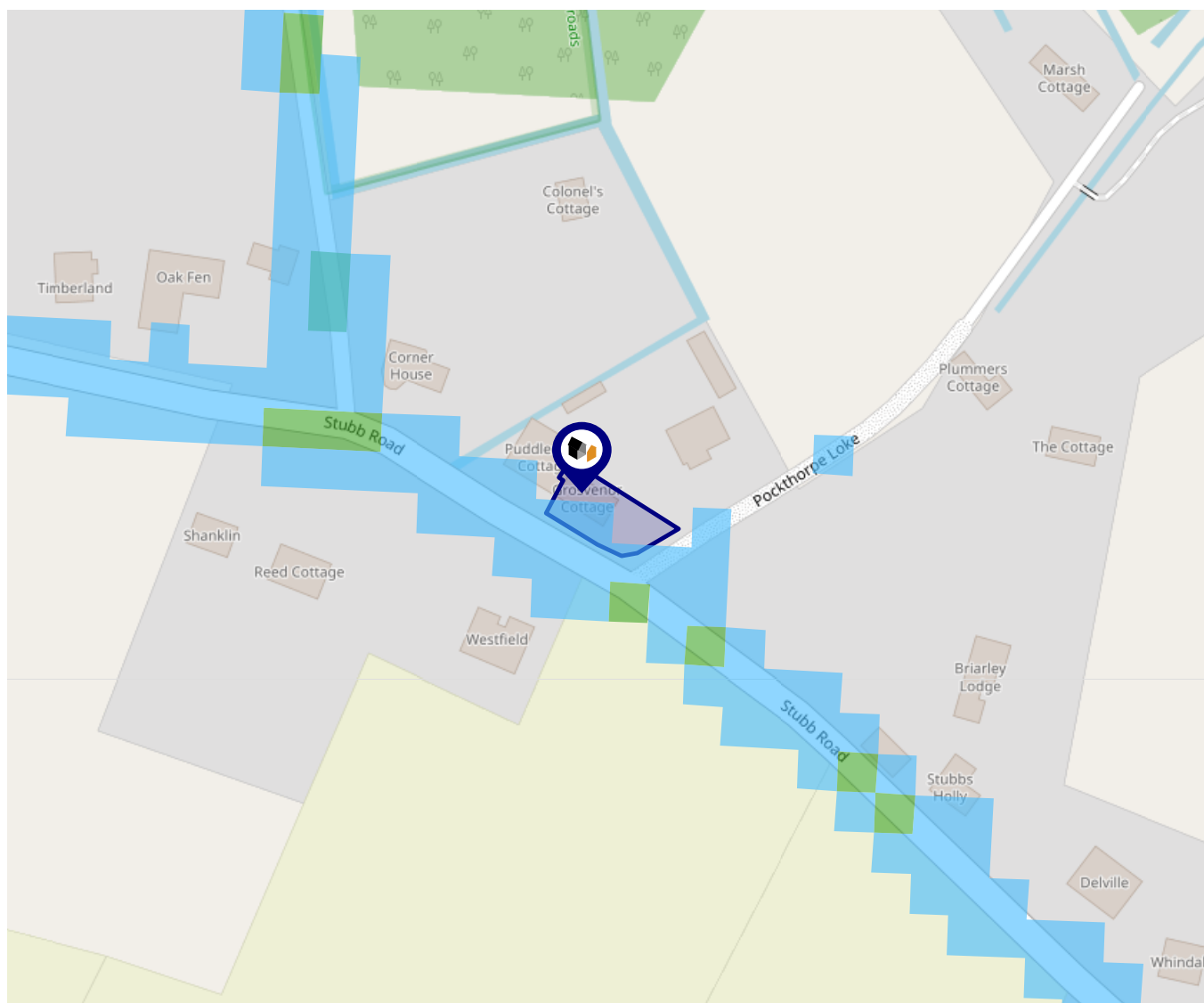


		Nursery	Primary	Secondary	College	Private
1	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:0.53	☐	☒	☐	☐	☐
2	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:2.08	☐	☒	☐	☐	☐
3	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:2.26	☐	☒	☐	☐	☐
4	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:2.44	☐	☒	☐	☐	☐
5	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:2.44	☐	☒	☐	☐	☐
6	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:2.88	☐	☐	☒	☐	☐
7	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:3.26	☐	☒	☐	☐	☐
8	All Saints School Ofsted Rating: Good Pupils: 73 Distance:3.5	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:3.78	☐	☐	☒	☐	☐
10	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:3.79	☐	☒	☐	☐	☐
11	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:4.16	☐	☐	☒	☐	☐
12	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:5.05	☐	☒	☐	☐	☐
13	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:5.15	☐	☒	☐	☐	☐
14	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:5.16	☐	☒	☐	☐	☐
15	Winterton Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 66 Distance:5.31	☐	☒	☐	☐	☐
16	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:5.37	☐	☒	☐	☐	☐

Local Area Road Noise

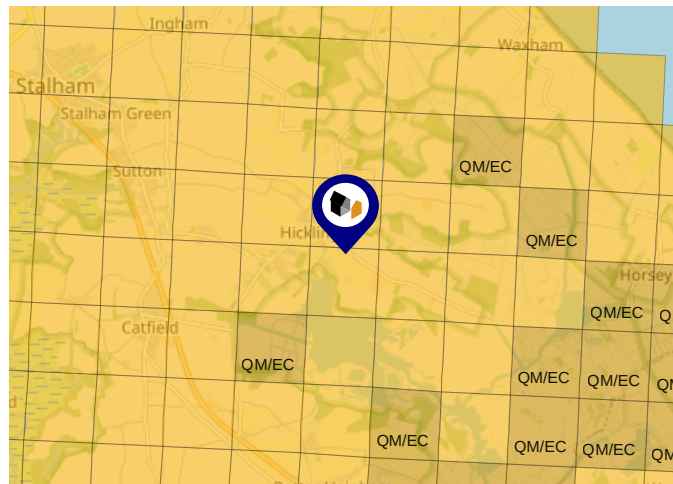


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

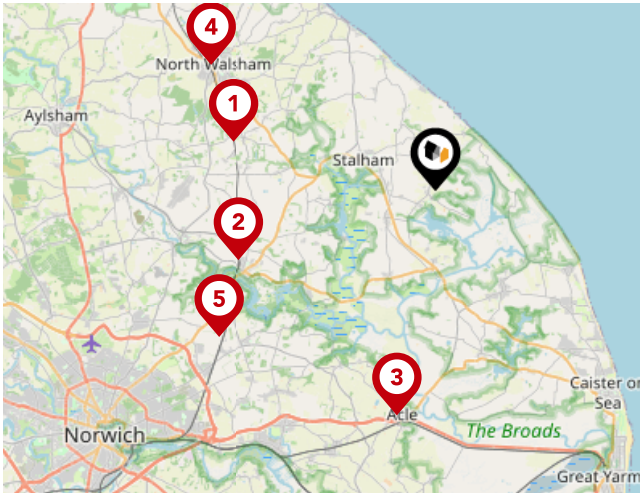
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



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

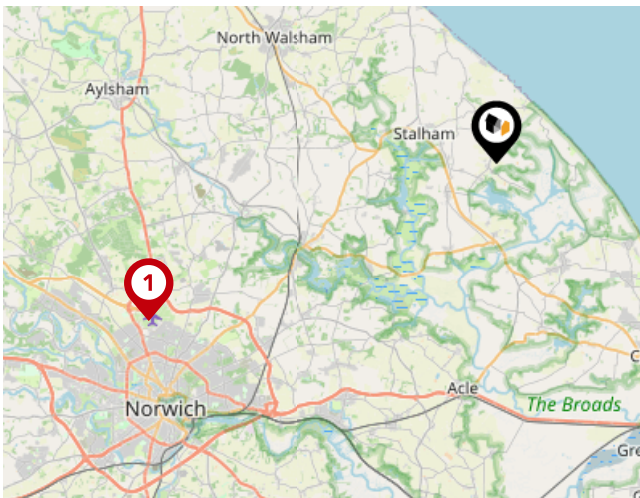


National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	7.46 miles
2	Hoveton & Wroxham Rail Station	7.48 miles
3	Acle Rail Station	8.14 miles
4	North Walsham Rail Station	9.25 miles
5	Salhouse Rail Station	9.35 miles

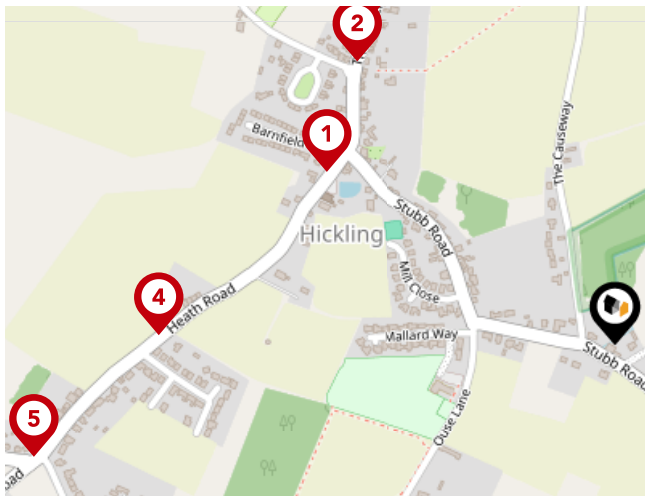
Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.



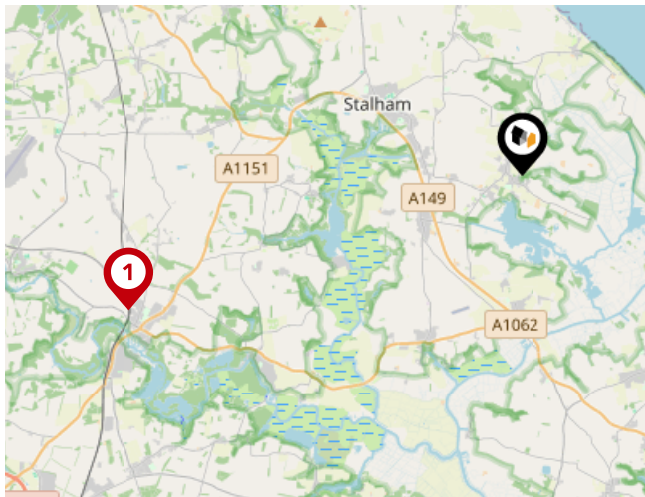
Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	13.71 miles



Bus Stops/Stations

Pin	Name	Distance
1	Methodist Chapel	0.37 miles
2	Post Office	0.42 miles
3	Stores	0.45 miles
4	Broadland Road	0.51 miles
5	Sutton Road	0.66 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	7.45 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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