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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th February 2026



15, LAXFIELD ROAD, SUTTON, NORWICH, NR12 9QP

Avocado

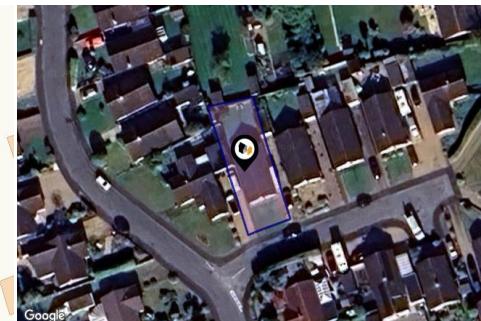
North Norfolk

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

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.09 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,081		
Title Number:	NK14533		
UPRN:	100090878218		

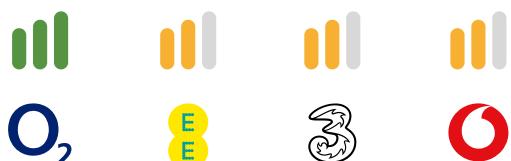
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	75 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

15 Laxfield Road, Sutton, NR12 9QP

Energy rating

D

Valid until 10.01.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

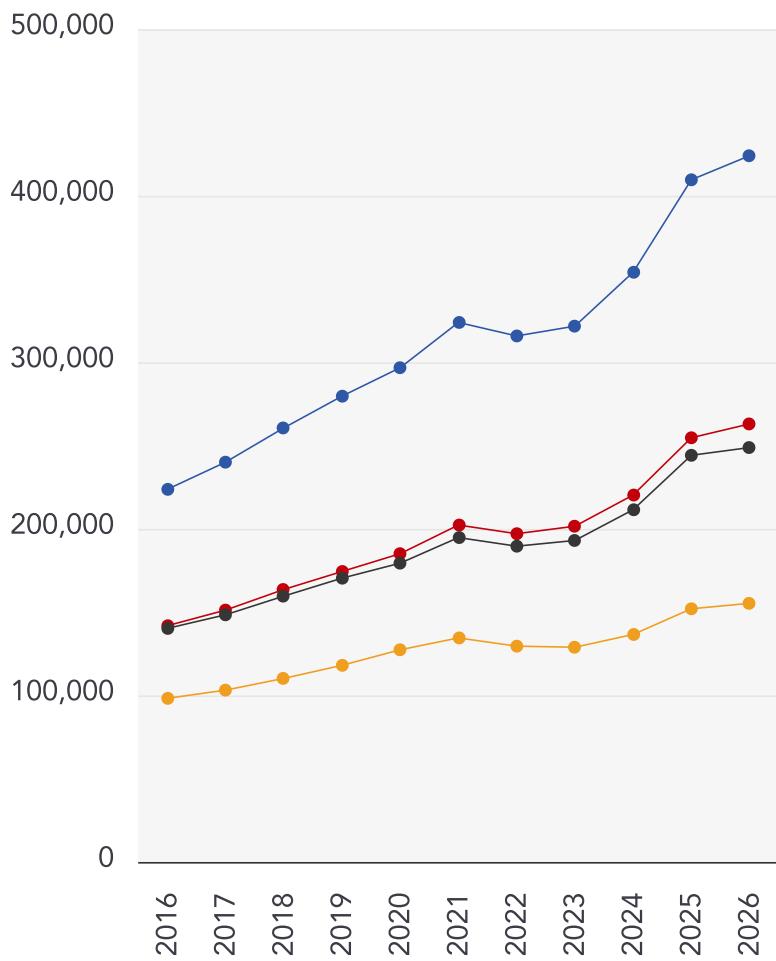
EPC - Additional Data

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 m ²

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%

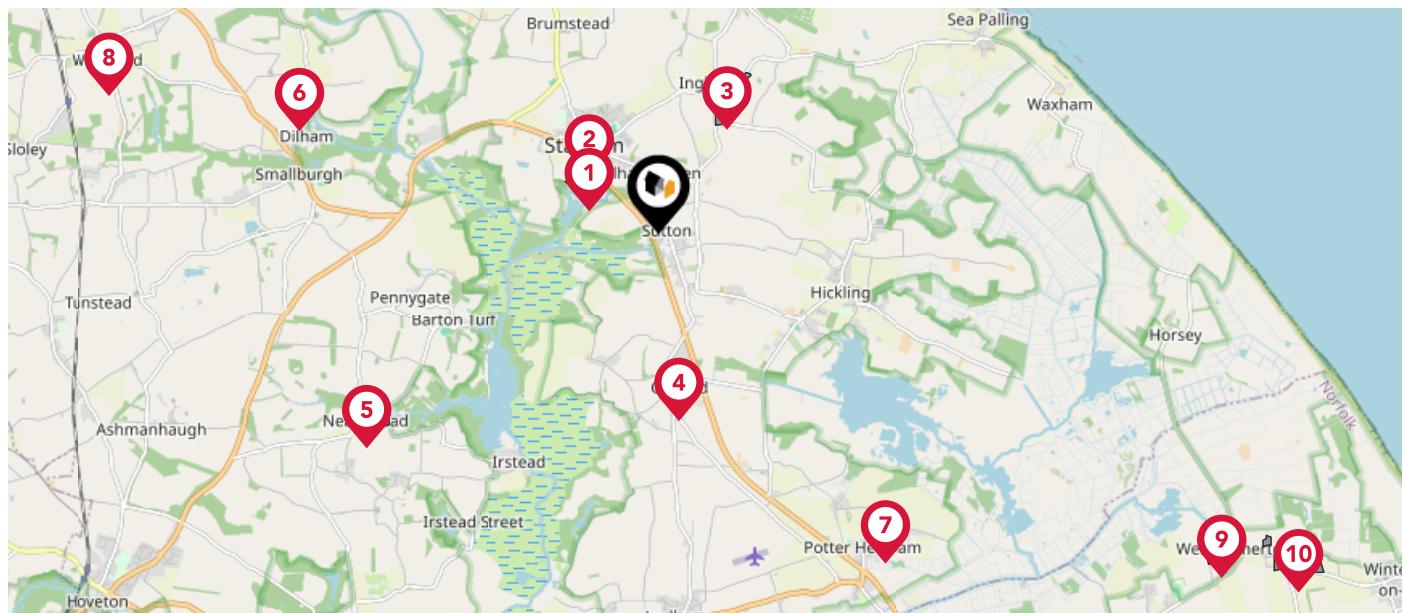
Flat

+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.



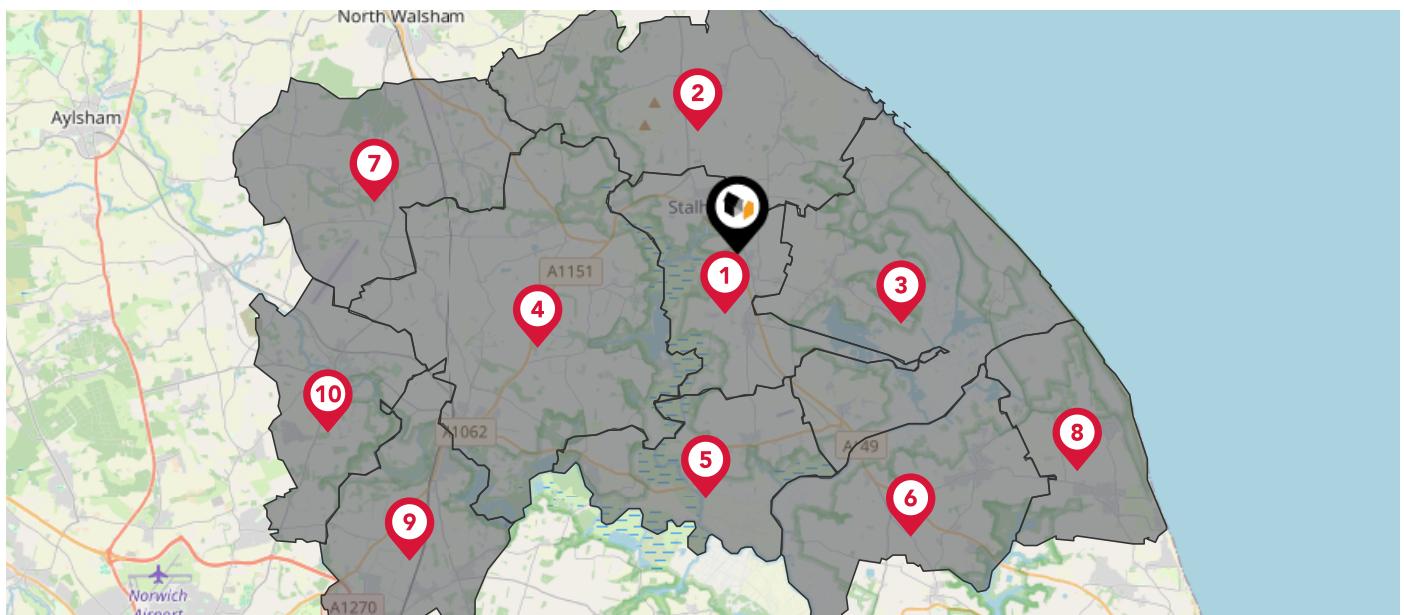
Nearby Conservation Areas

1	Stalham Staithe
2	Stalham
3	Ingham
4	Catfield
5	Neatishead
6	Dilham
7	Potter Heigham
8	Worstead
9	West Somerton
10	East and West Somerton

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



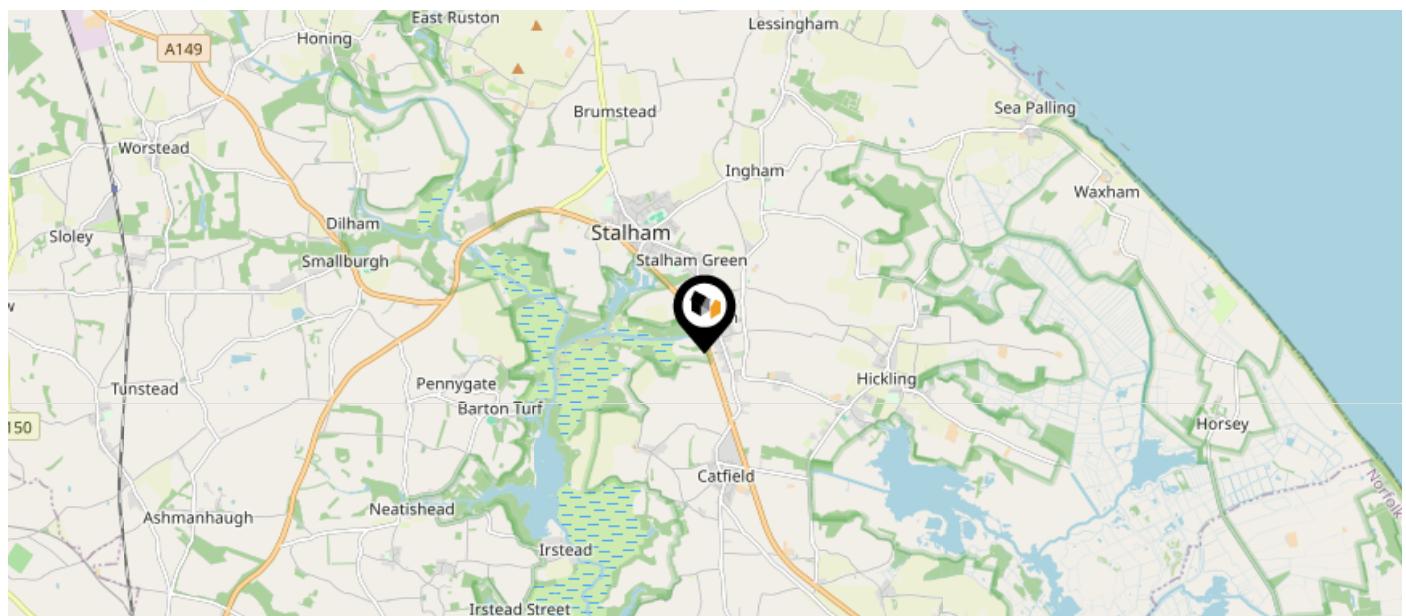
Nearby Council Wards

- 1 Stalham Ward
- 2 Happisburgh Ward
- 3 Hickling Ward
- 4 Hoveton & Tunstead Ward
- 5 St. Benet's Ward
- 6 West Flegg Ward
- 7 Worstead Ward
- 8 East Flegg Ward
- 9 Wroxham Ward
- 10 Coltishall Ward

Maps

Green Belt

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



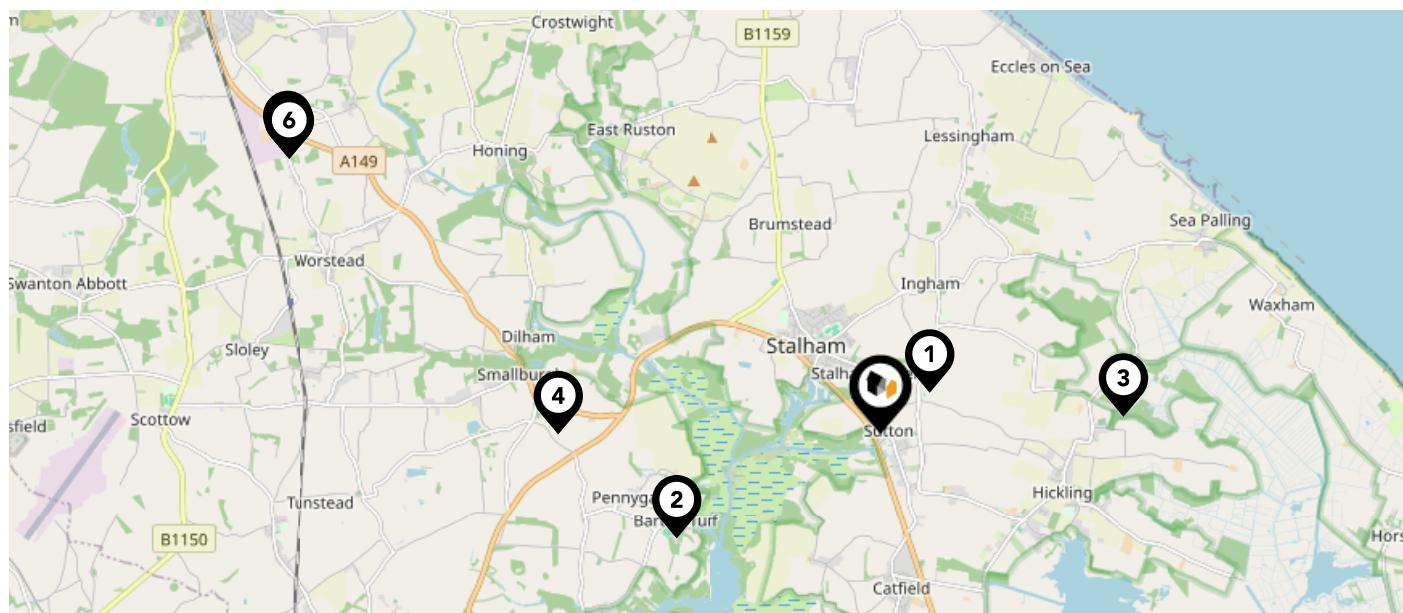
Nearby Green Belt Land

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.



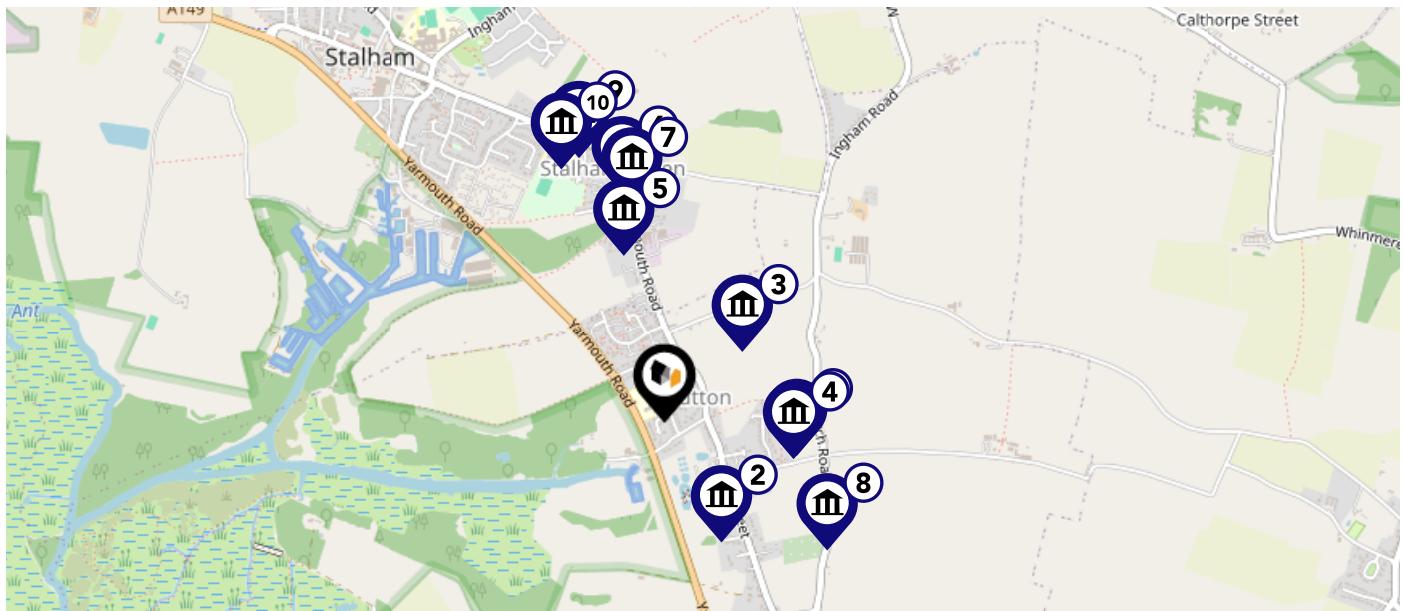
Nearby Landfill Sites

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

Maps

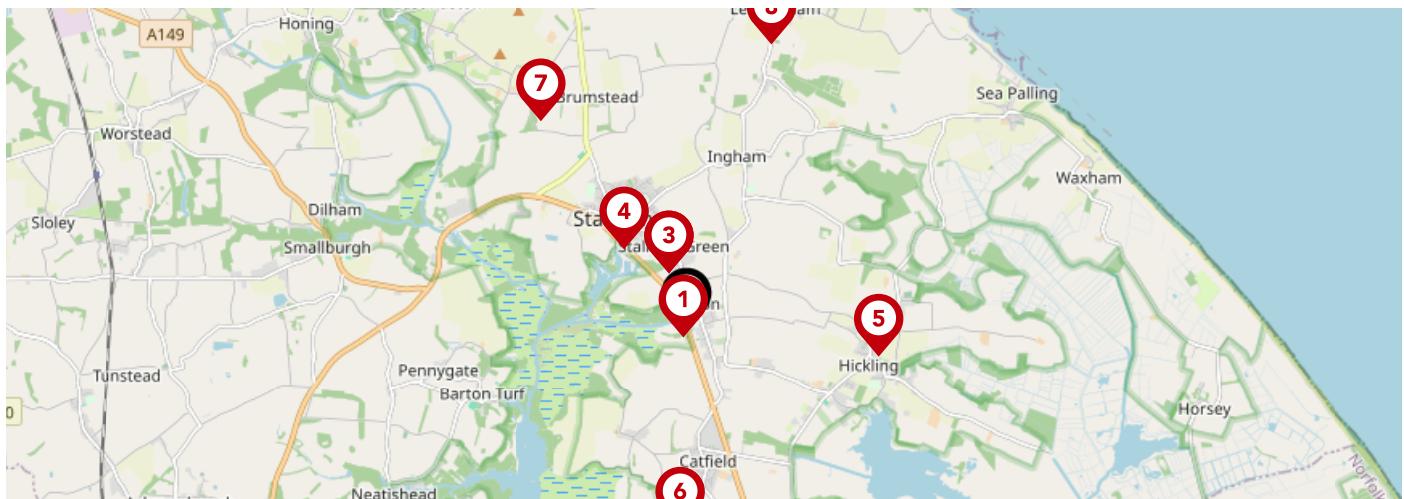
Listed Buildings

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



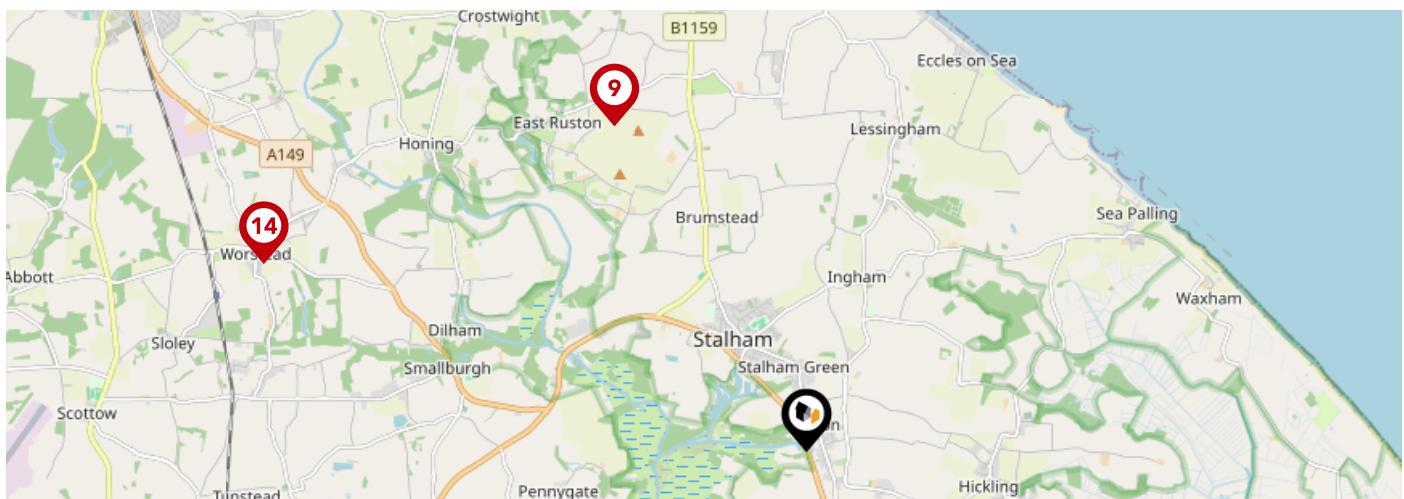
Listed Buildings in the local district	Grade	Distance
 1172607 - Church Of St Michael	Grade II	0.3 miles
 1172624 - Stone Cottage	Grade II	0.3 miles
 1049327 - High Cottage	Grade II	0.3 miles
 1464646 - Sutton War Memorial	Grade II	0.3 miles
 1373724 - The Homestead	Grade II	0.4 miles
 1172601 - Walnut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

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils: 0 Distance: 0.06	<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: 0.55	<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: 0.55	<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: 0.92	<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: 1.74	<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: 1.78	<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: 2.29	<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: 2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

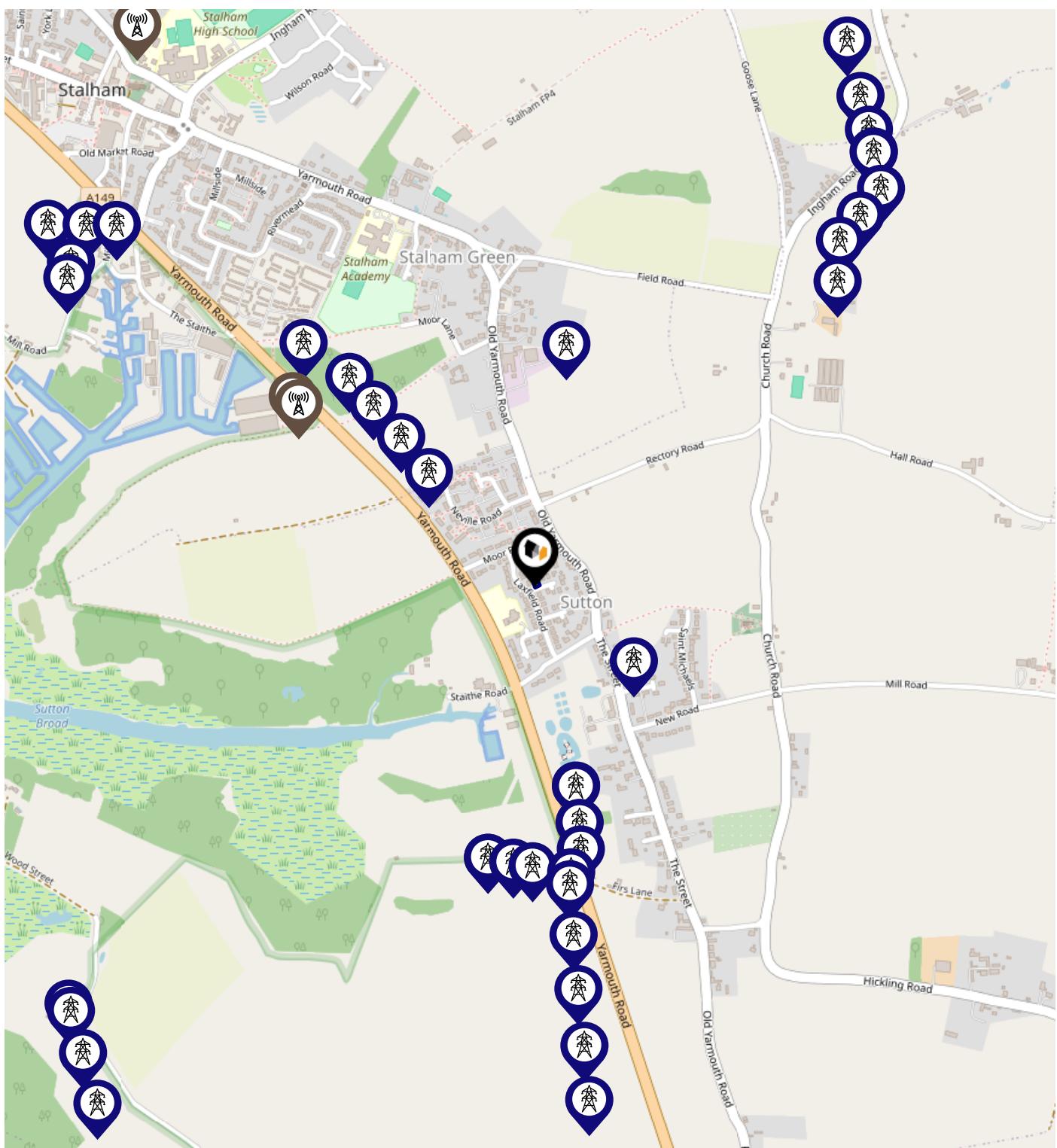
Area Schools



Nursery Primary Secondary College Private

9	East Ruston Infant School & Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 39 Distance:3.39						
10	Ludham Primary School and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 105 Distance:3.42						
11	Neatishead Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 68 Distance:3.64						
12	Happisburgh CofE VA Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 57 Distance:4.31						
13	Horning Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 39 Distance:5.07						
14	Worstead Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 108 Distance:5.15						
15	Tunstead Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 83 Distance:5.51						
16	Martham Academy and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 369 Distance:5.65						

Local Area Masts & Pylons



Key:

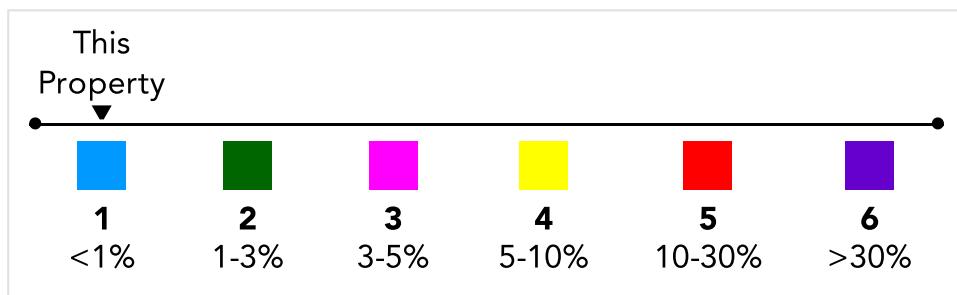
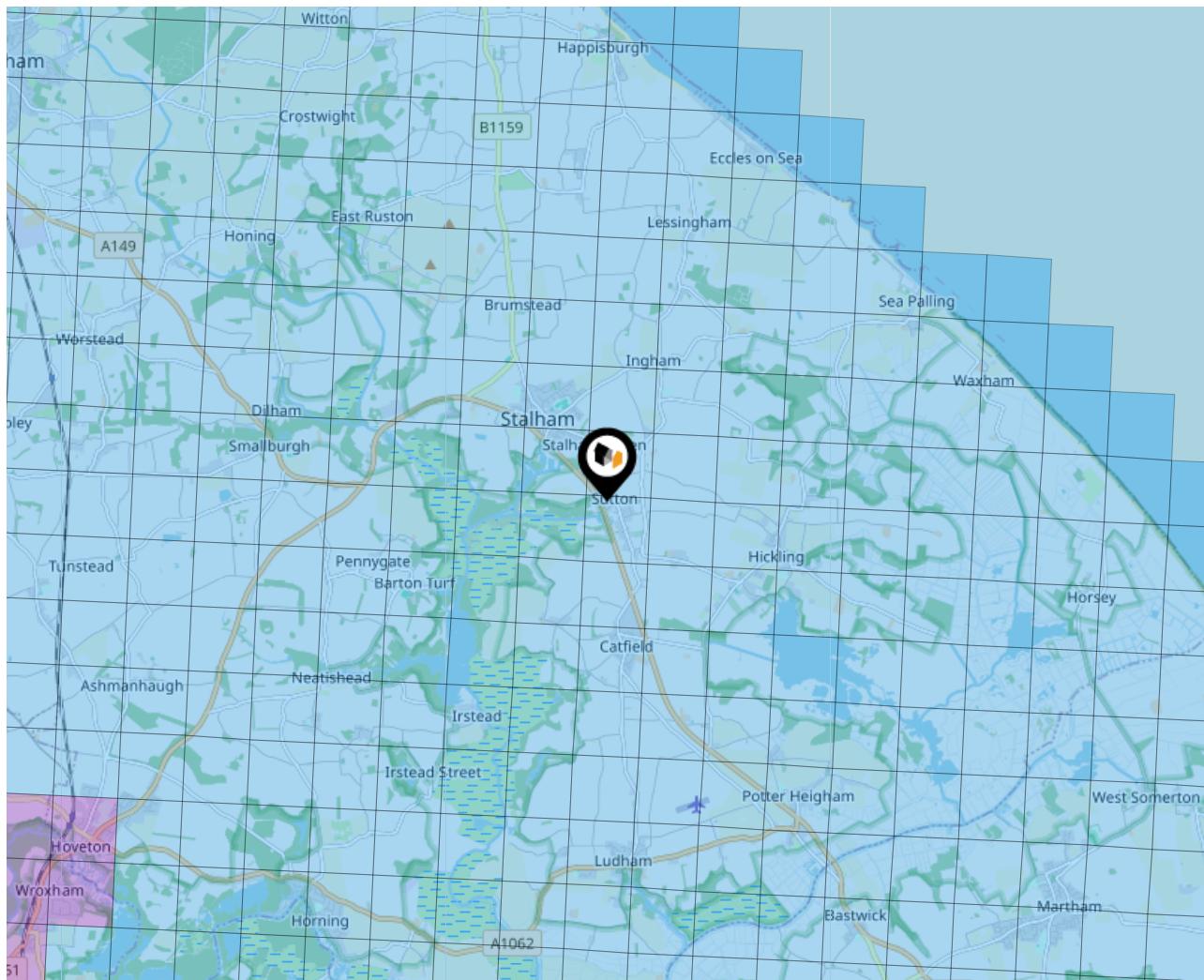
- Power Pylons
- Communication Masts

Environment

Radon Gas

What is Radon?

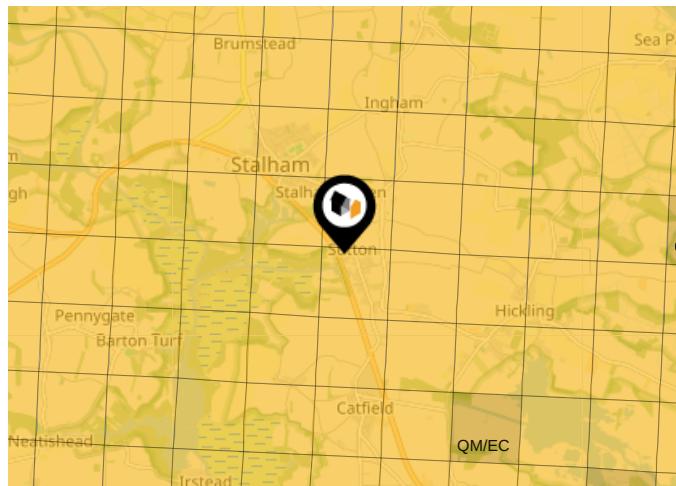
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Environment Soils & Clay

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

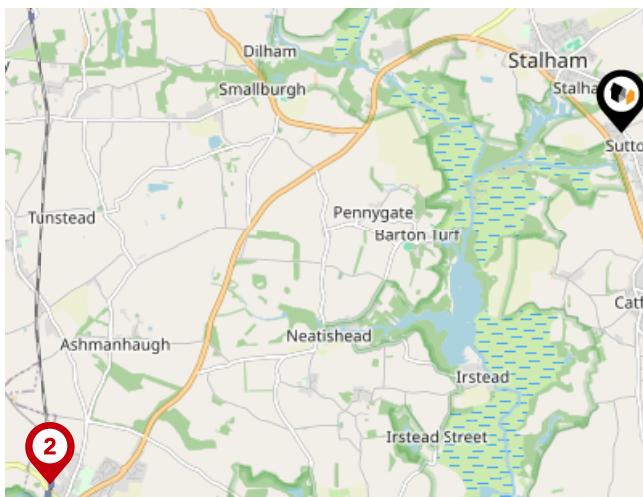
Carbon Content:	VARIABLE(LOW)	Soil Texture:	SILT TO SAND
Parent Material Grain:	MIXED (ARGILLIC- ARENACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY)		



Primary Classifications (Most Common Clay Types)

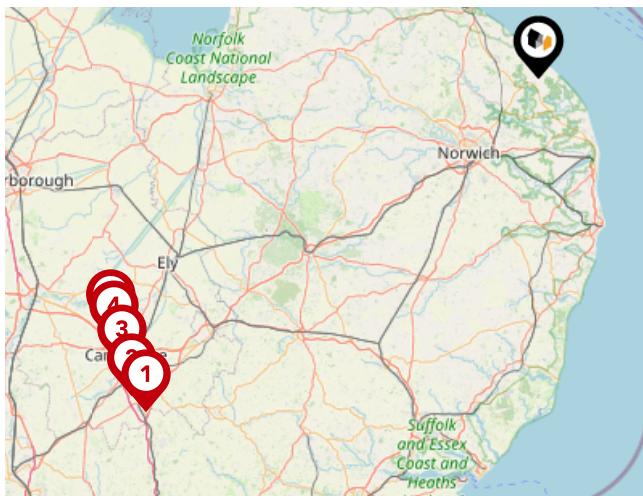
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	5.42 miles
2	Hoveton & Wroxham Rail Station	6.03 miles
3	North Walsham Rail Station	7.24 miles



Trunk Roads/Motorways

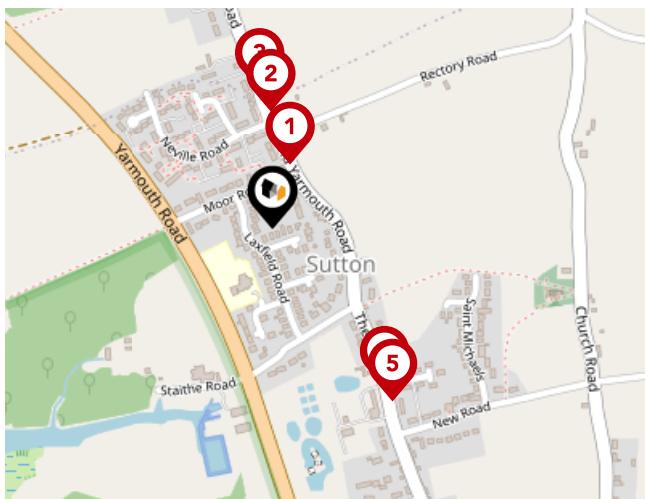
Pin	Name	Distance
1	M11 J9	74.46 miles
2	M11 J10	74.51 miles
3	M11 J11	73.12 miles
4	M11 J13	72.03 miles
5	M11 J14	71.61 miles



Airports/Helipads

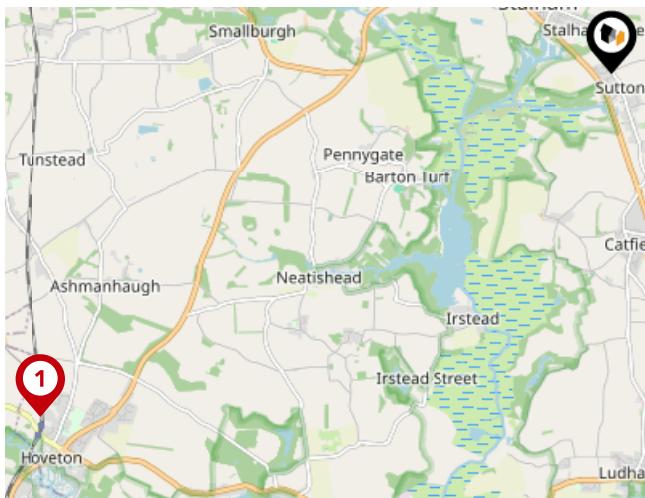
Pin	Name	Distance
1	Norwich International Airport	12.33 miles
2	Southend-on-Sea	89.64 miles
3	Cambridge	68.83 miles
4	Stansted Airport	80.69 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moor Road	0.07 miles
2	Neville Road	0.13 miles
3	Neville Road	0.15 miles
4	Elmhurst Avenue	0.22 miles
5	Elmhurst Avenue	0.24 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	5.98 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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Environment Agency

Historic England

Office for National Statistics



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