

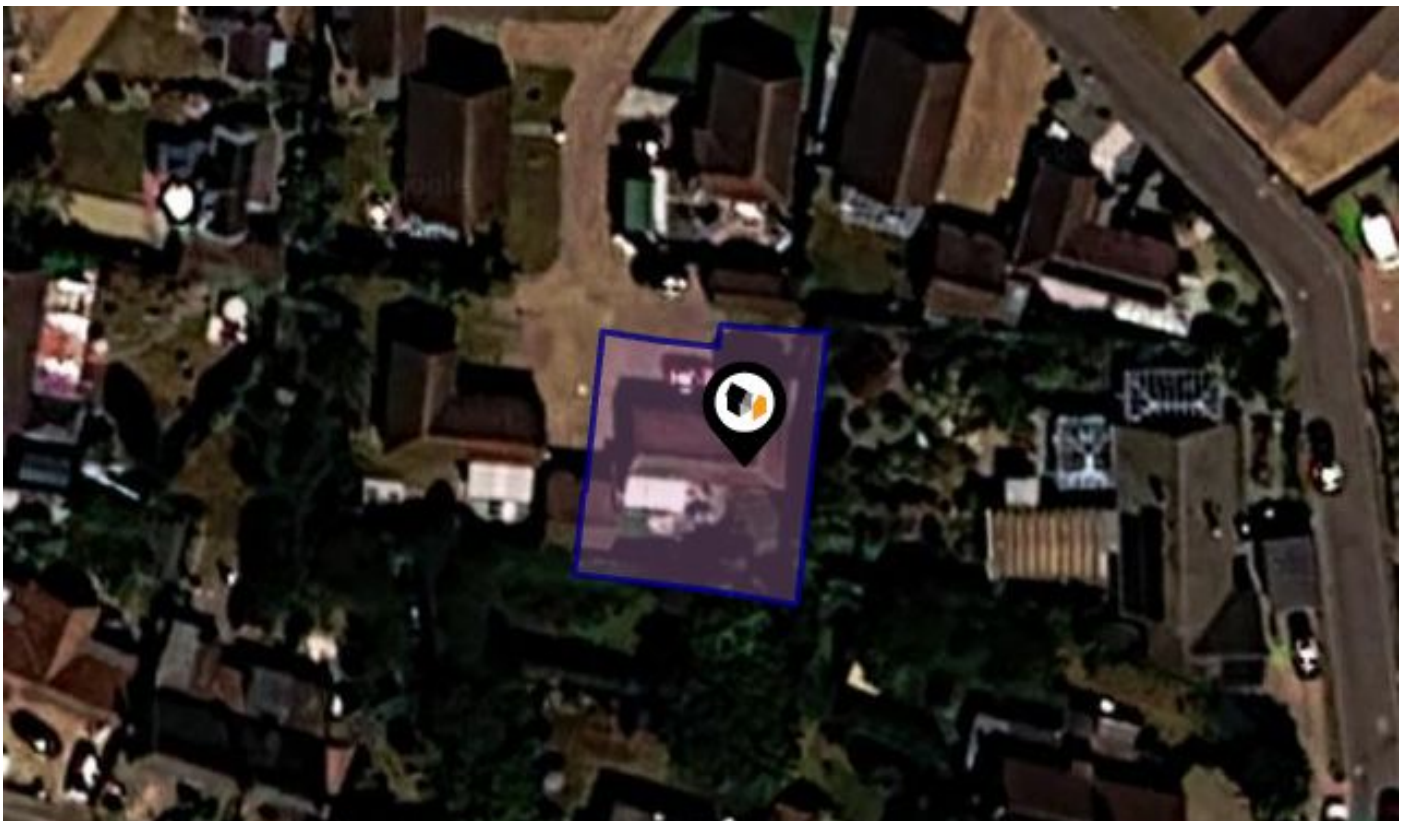


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th June 2026



15, ANNE STANNARD WAY, BACTON, NORWICH, NR12 0HX

Avocado

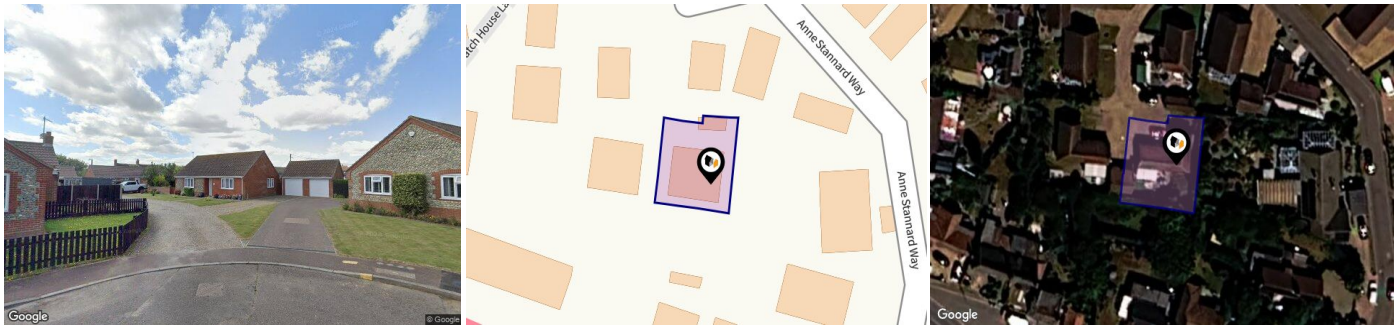
North Norfolk

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Property

Type:	Holiday Let/Accommodation/Short-Term Let Other Than CH01	Last Sold Date:	25/02/2022
Bedrooms:	3	Last Sold Price:	£370,000
Floor Area:	775 ft ² / 72 m ²	Last Sold £/ft²:	£477
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1997		
Council Tax :	Band Deleted		
Title Number:	NK210894		
UPRN:	10034790062		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	8	57	1800
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	Very low			

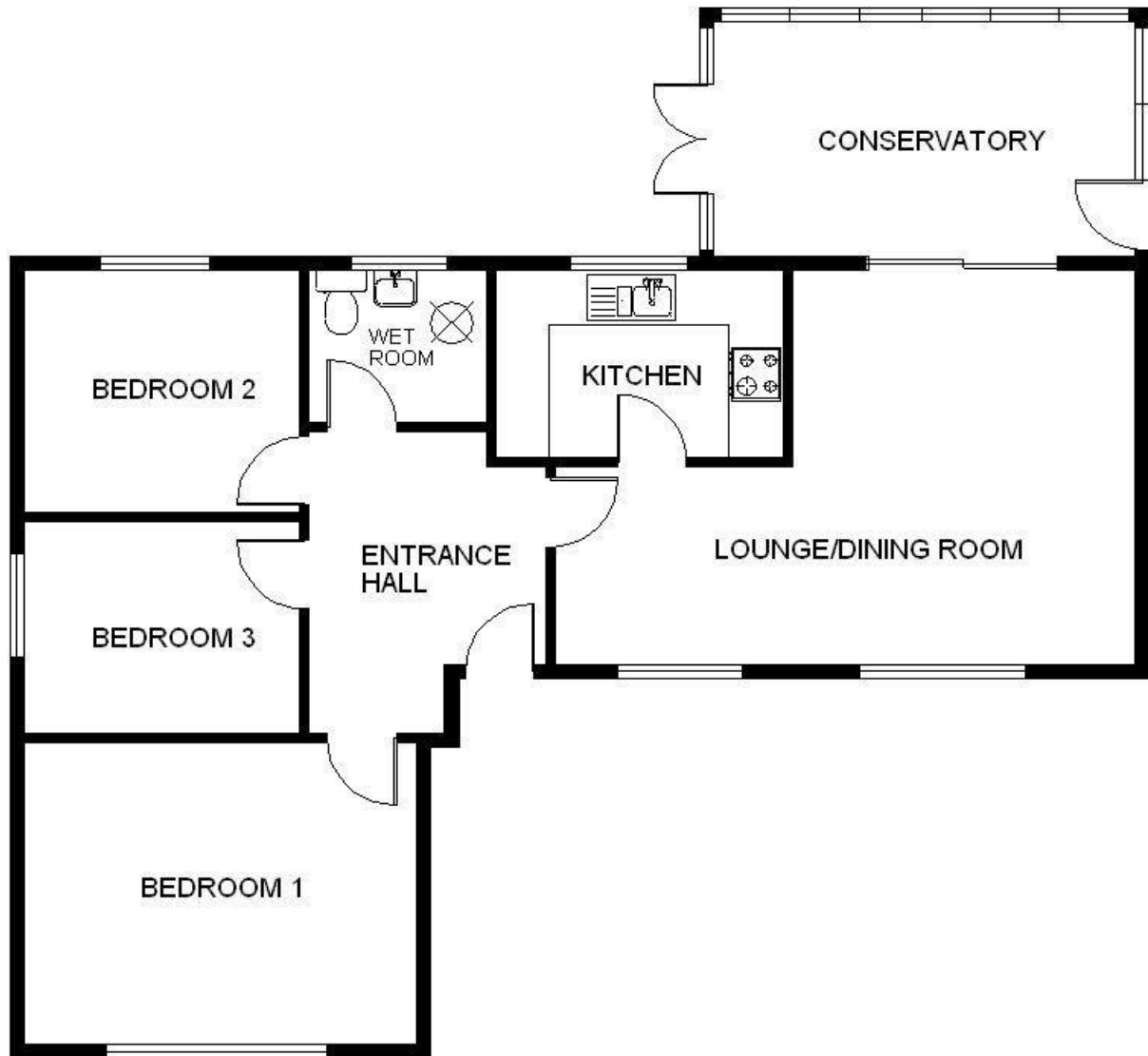
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



**15, ANNE STANNARD WAY, BACTON, NORWICH, NR12
0HX**



15 ANNE STANNARD WAY, BACTON, NR12 0HX

Energy rating

C

Valid until 18.01.2031

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		

Additional EPC Data

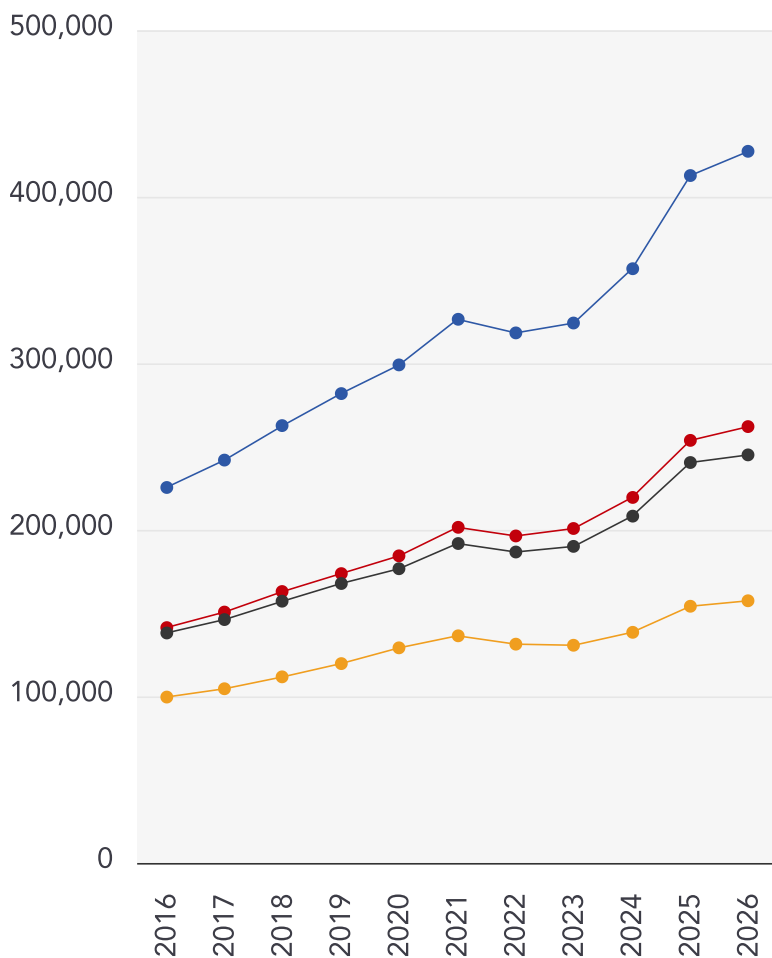
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	72 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%

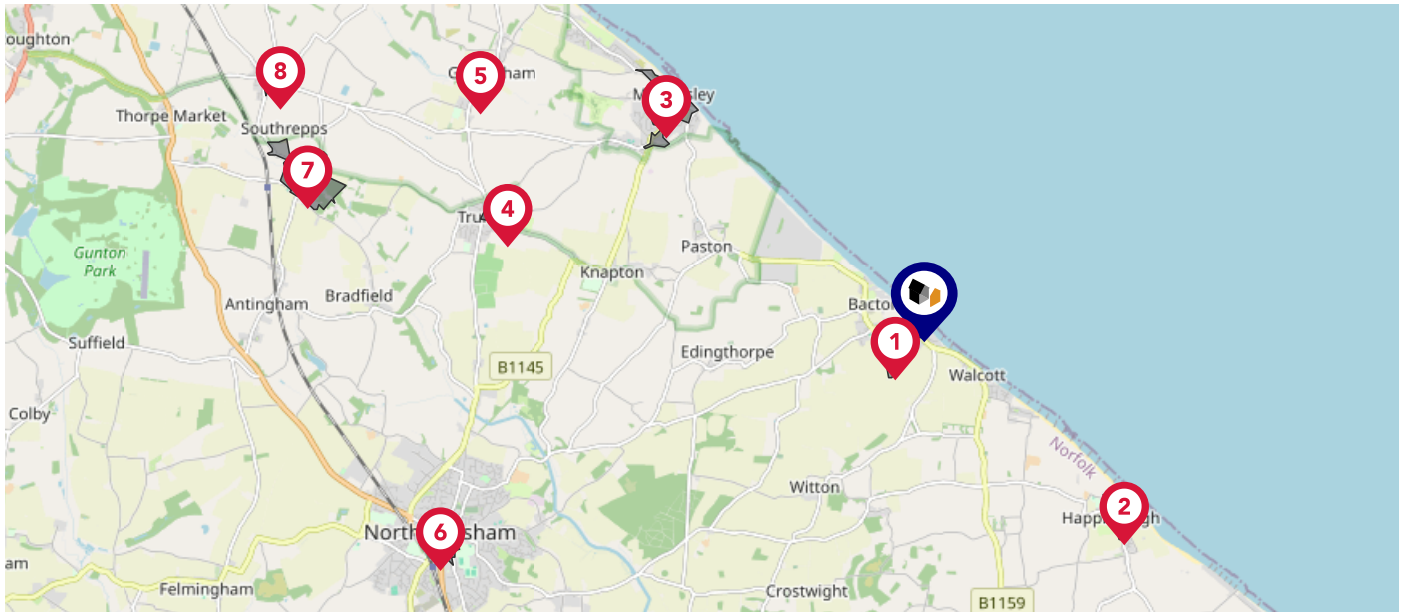
Flat

+58.04%









Maps

Conservation Areas

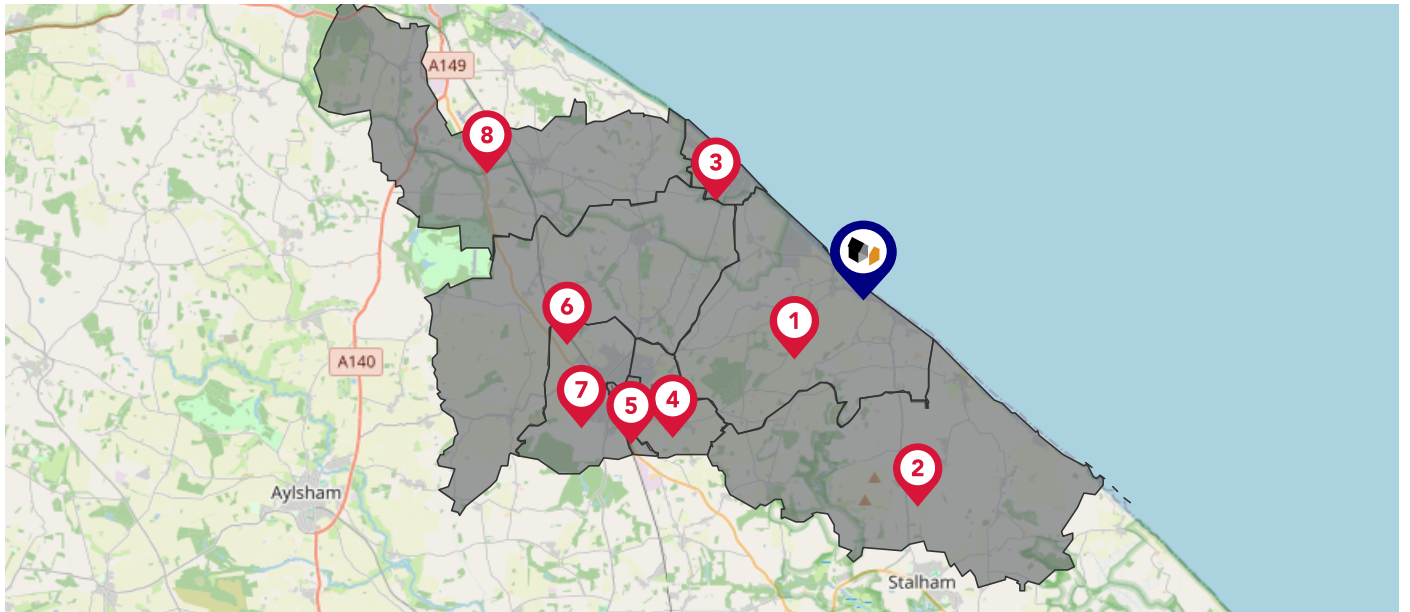
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.











Nearby Conservation Areas

-  Bacton
-  Happisburgh
-  Mundesley
-  Trunch
-  Gimingham
-  North Walsham
-  Southrepps (Lower)
-  Southrepps (Upper)

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



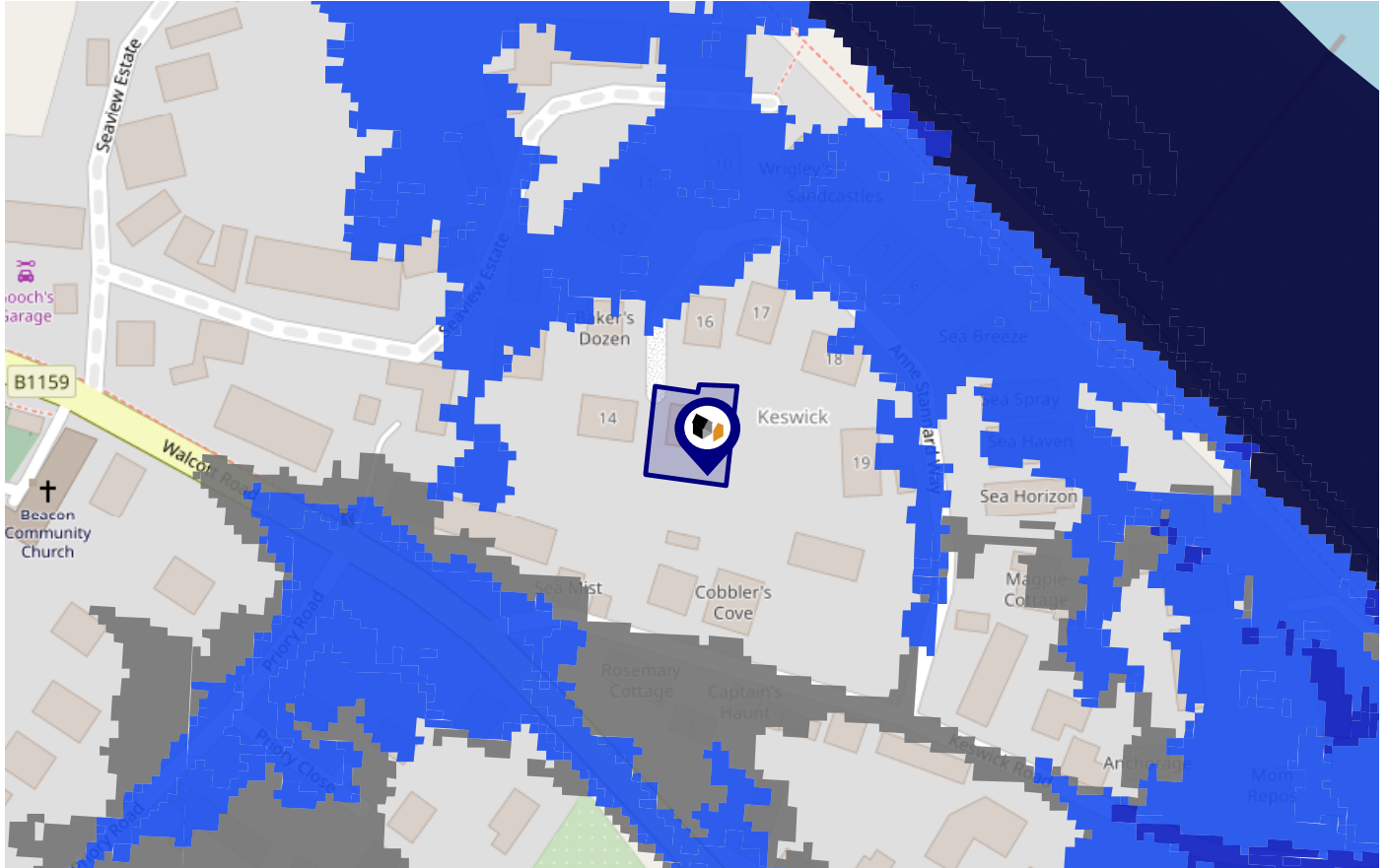
Nearby Council Wards

-  Bacton Ward
-  Happisburgh Ward
-  Mundesley Ward
-  North Walsham East Ward
-  North Walsham Market Cross Ward
-  Trunch Ward
-  North Walsham West Ward
-  Roughton 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.

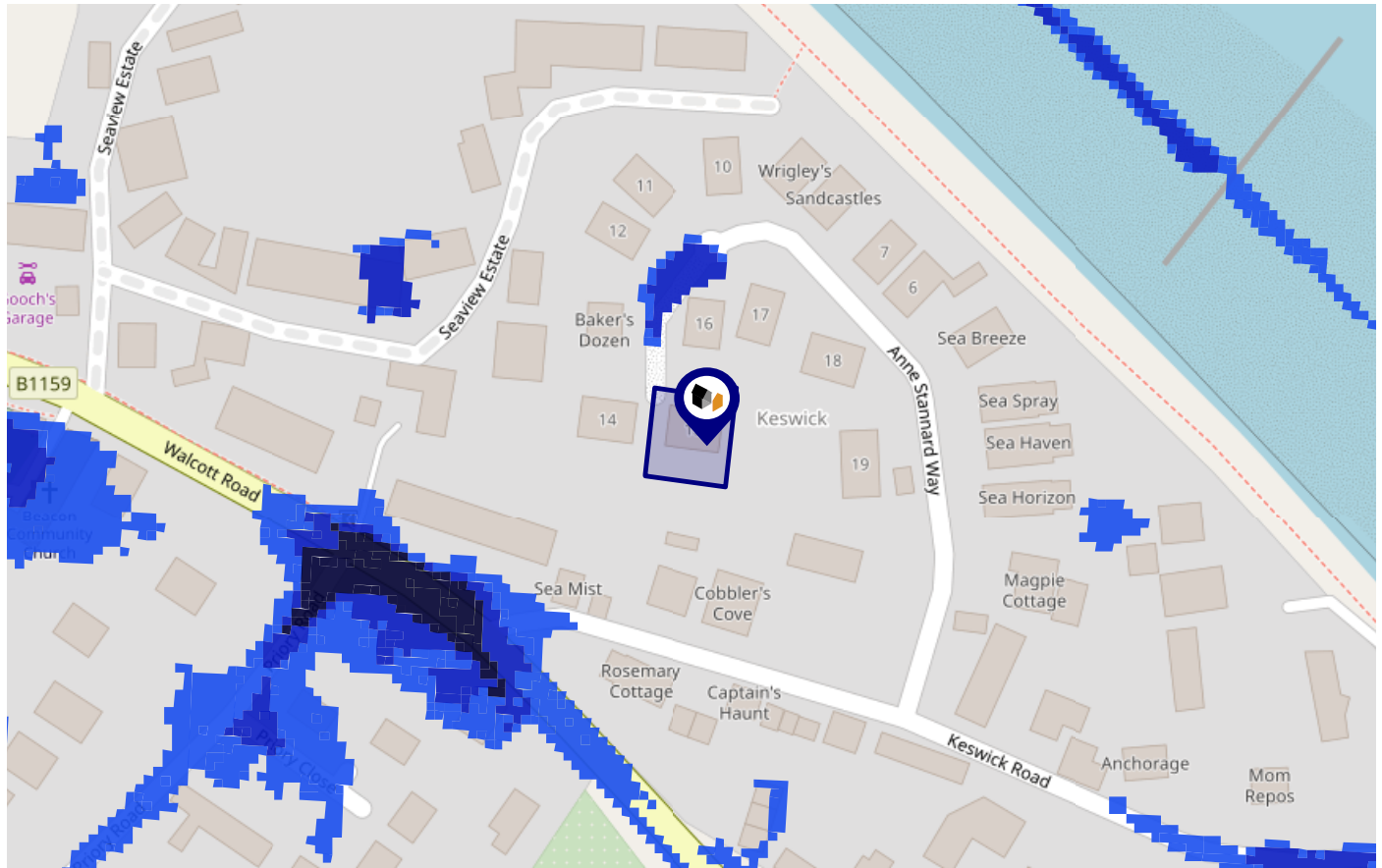
Chance of flooding to the following depths at this property:



Flood Risk

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

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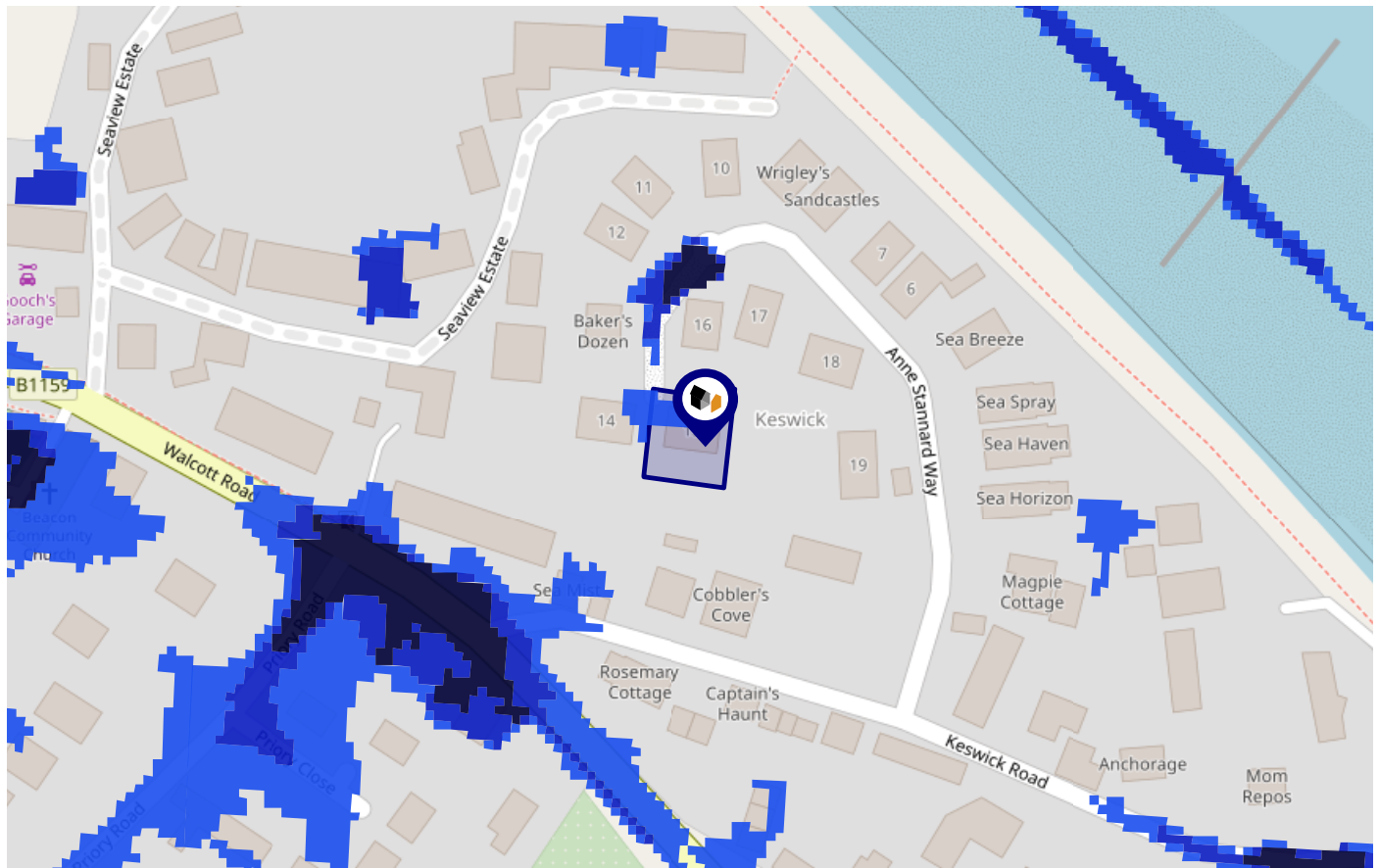
Chance of flooding to the following depths at this property:



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

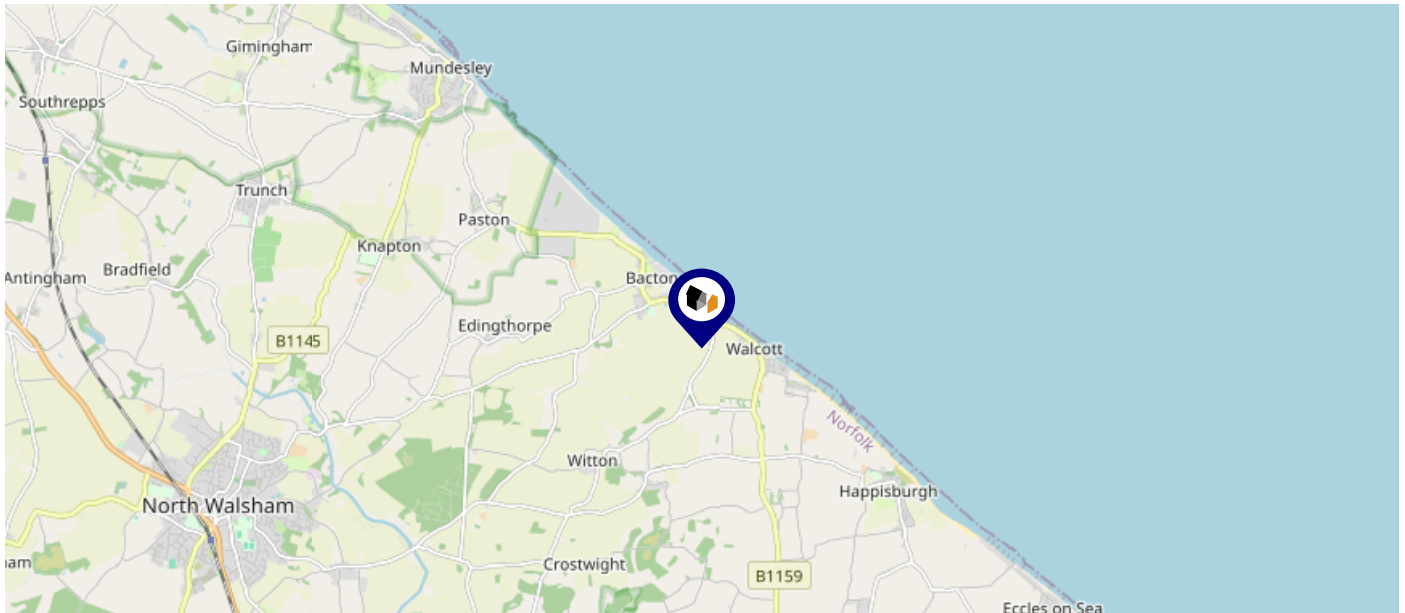
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Chance of flooding to the following depths at this property:



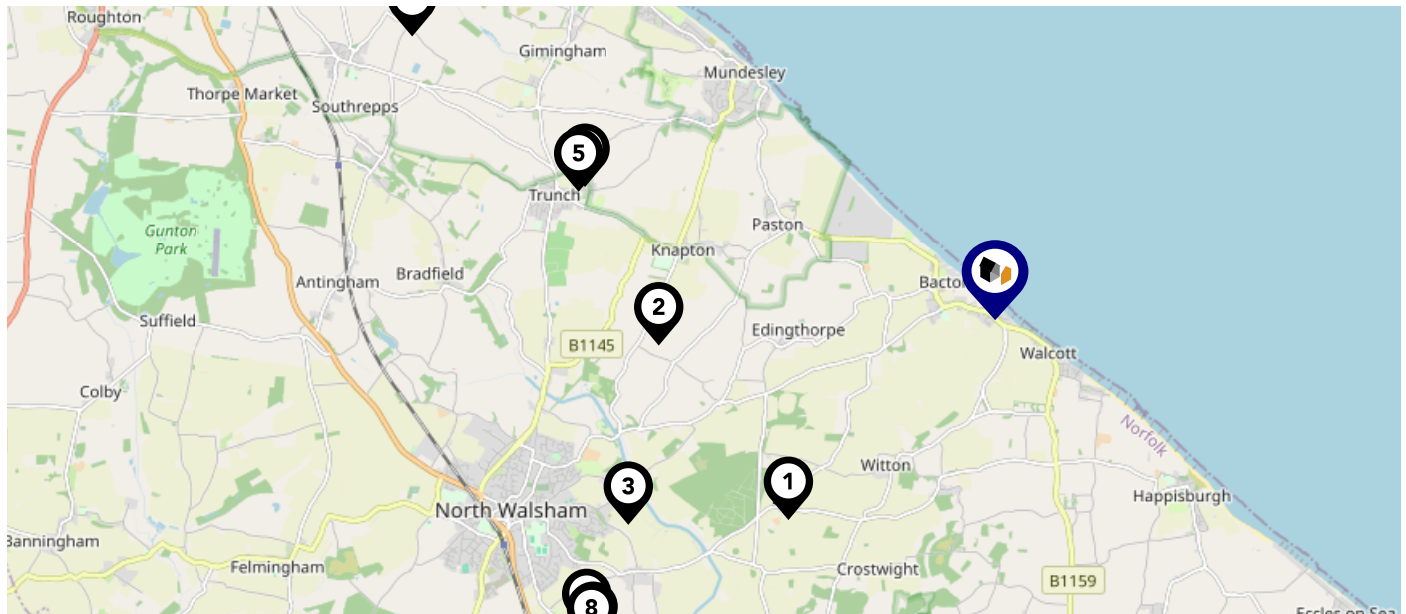
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

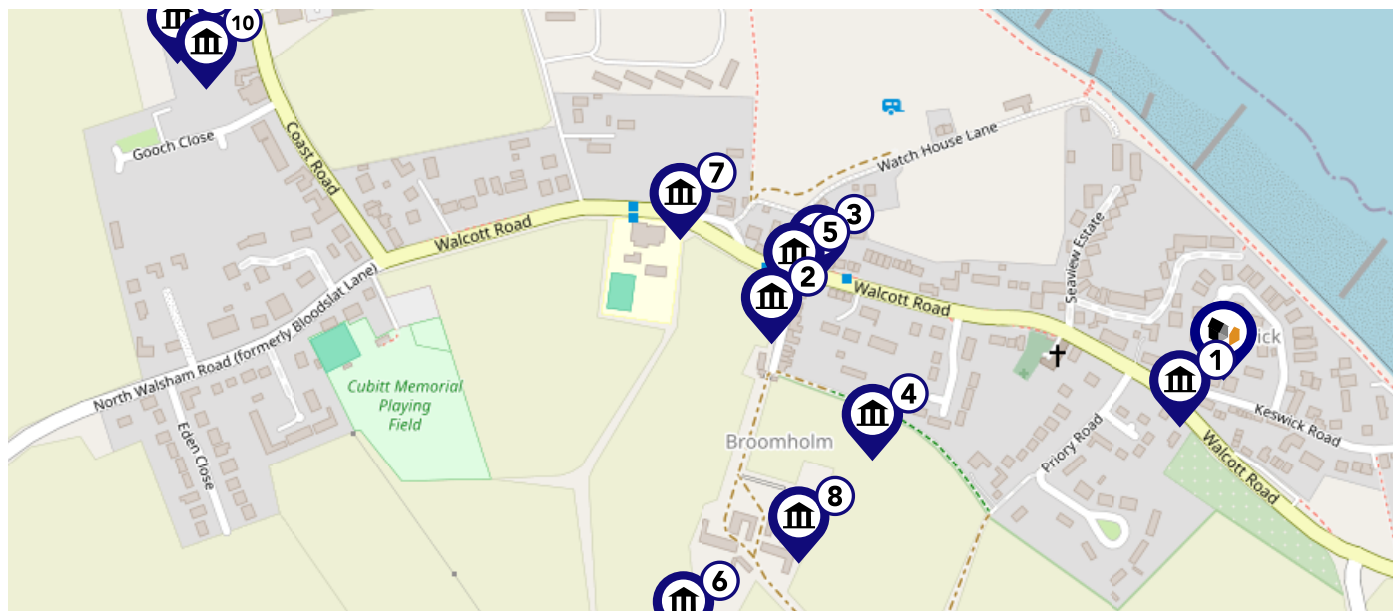
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill <input type="checkbox"/>
2	Railway Cutting running under Hall Lane-Hall Lane, Knapton	Historic Landfill <input type="checkbox"/>
3	Anchor Road-Spa Common, North Walsham	Historic Landfill <input type="checkbox"/>
4	Brick Kiln Road-Trunch	Historic Landfill <input type="checkbox"/>
5	Brick Kiln Road-Brick Kiln Road, Trunch	Historic Landfill <input type="checkbox"/>
6	White Horse Common-Off Field Lane, Old Yarmouth Road, North Walsham, Norfolk	Historic Landfill <input type="checkbox"/>
7	EA/EPR/VP3699NX/V004	Active Landfill <input checked="" type="checkbox"/>
8	Field No. 788(part)-North Walsham, Norfolk	Historic Landfill <input type="checkbox"/>
9	Southrepps-Cromer Road, Trimmingham, North Norfolk	Historic Landfill <input type="checkbox"/>

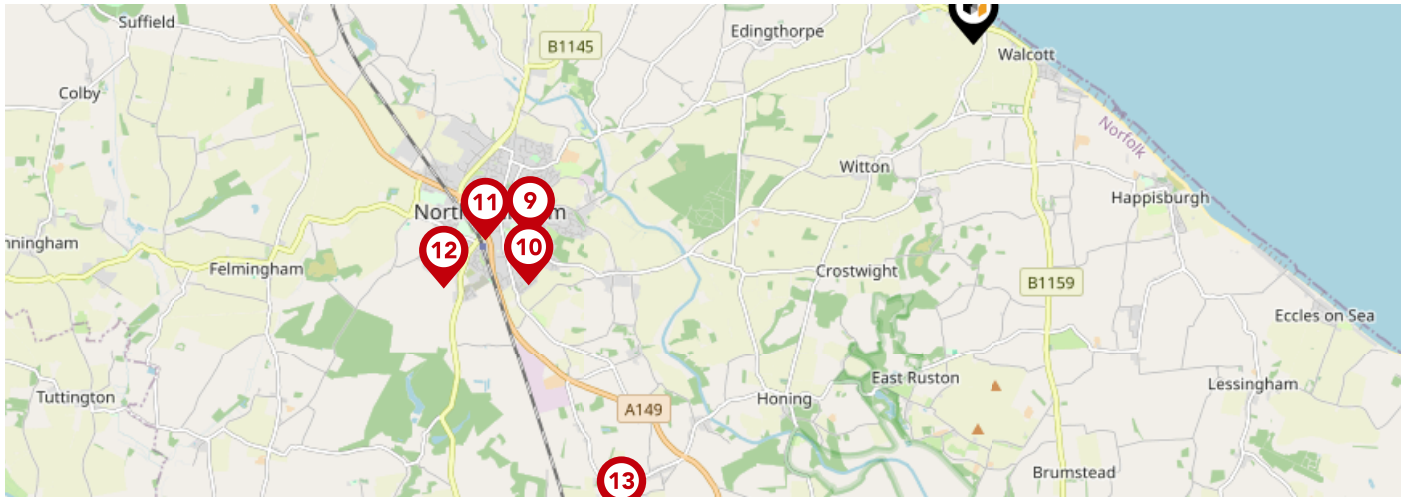
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1049971 - 1-4, Keswick Road	Grade II	0.0 miles
	1049967 - K6 Telephone Kiosk	Grade II	0.2 miles
	1049970 - Barn At Pilgrim House	Grade II	0.2 miles
	1049146 - Bromholm Priory: North Gatehouse And Attached Precinct Wall	Grade II	0.2 miles
	1049969 - The Pilgrim House	Grade II	0.2 miles
	1434160 - Pillbox At Bromholm Priory	Grade II	0.3 miles
	1049968 - Broomholm Garden Cottage	Grade II	0.3 miles
	1373815 - Bromholm Priory Ruins	Grade I	0.3 miles
	1049150 - Barn At Manor Farm	Grade II	0.6 miles
	1373818 - The Manor House	Grade II	0.6 miles

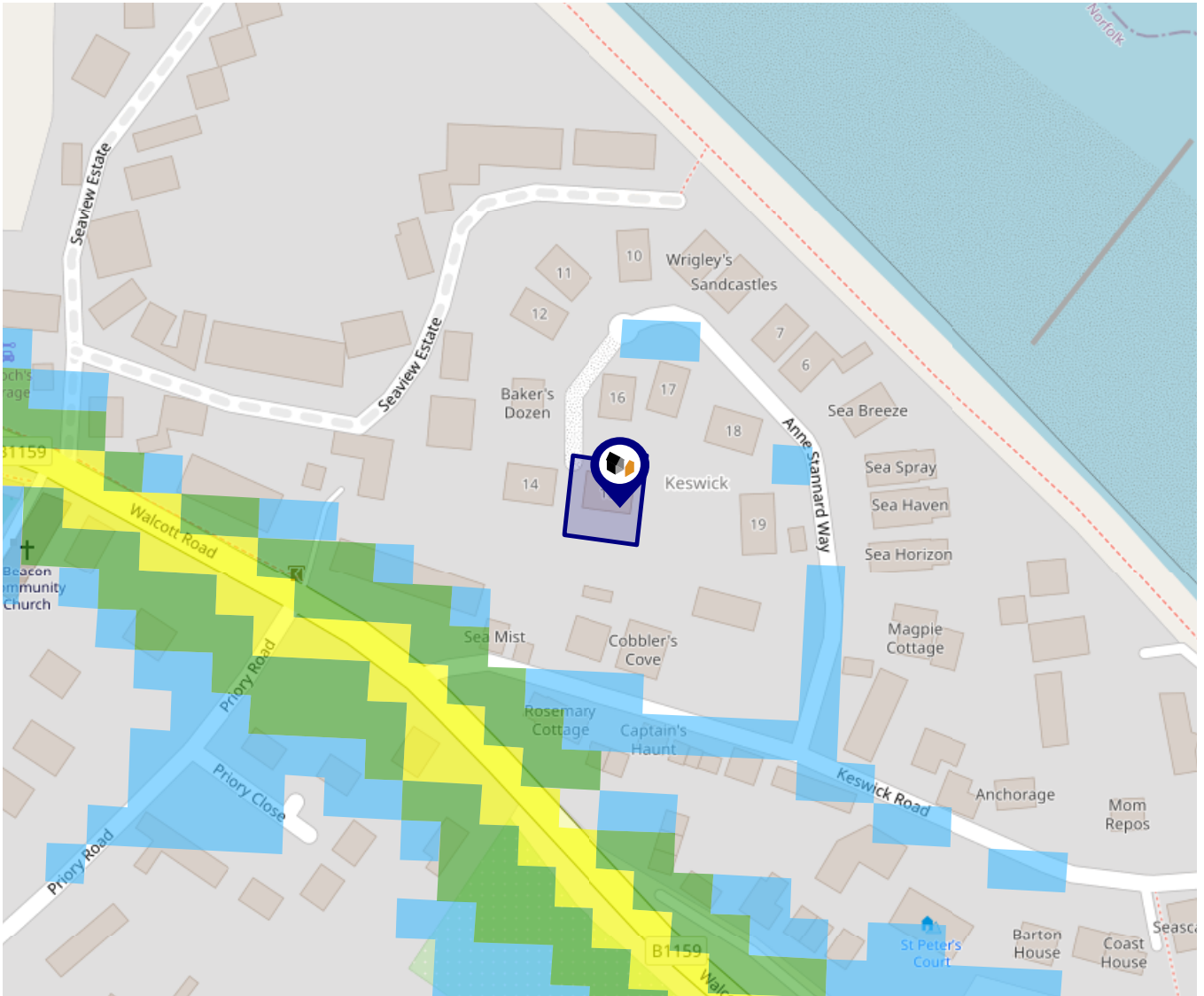


		Nursery	Primary	Secondary	College	Private
1	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mundesley Infant School Ofsted Rating: Good Pupils: 80 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mundesley Junior School Ofsted Rating: Good Pupils: 98 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:4.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Saints School Ofsted Rating: Good Pupils: 73 Distance:4.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	North Walsham Junior School Ofsted Rating: Good Pupils: 289 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:4.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Visiting Teacher Service North Ofsted Rating: Not Rated Pupils:0 Distance:4.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millfield Primary School Ofsted Rating: Good Pupils: 273 Distance:5.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:5.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Road Noise

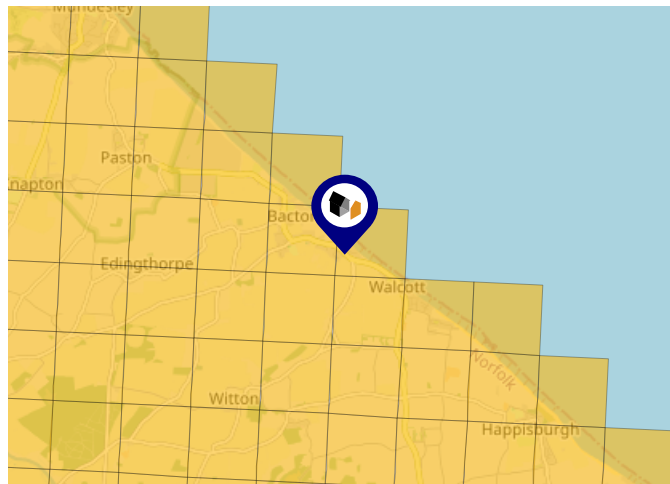


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

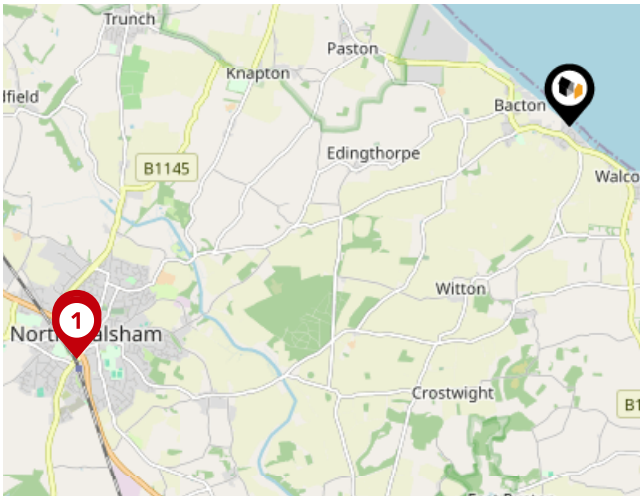
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		



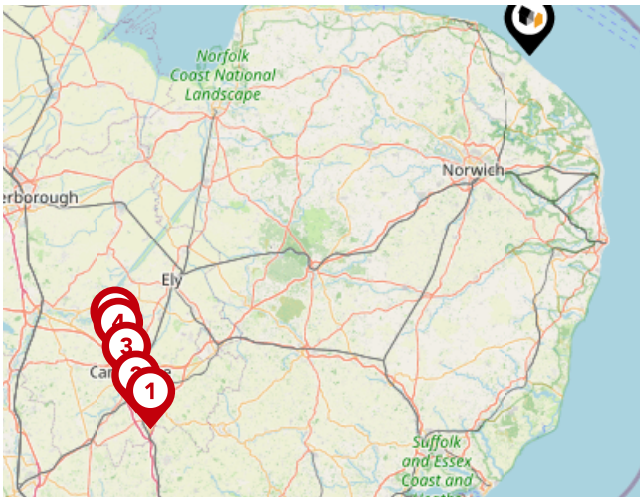
Primary Classifications (Most Common Clay Types)

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



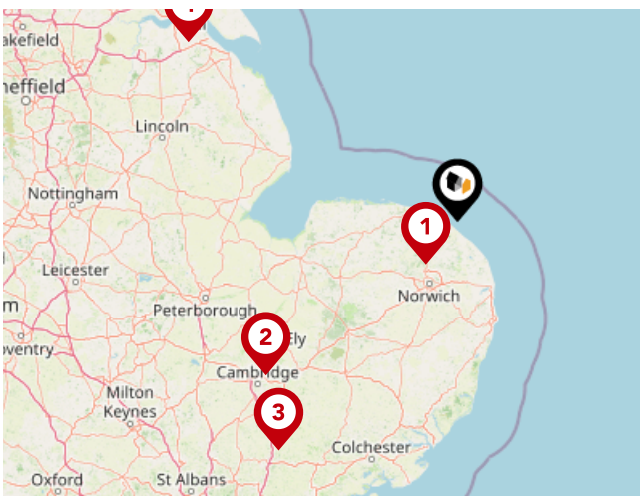
National Rail Stations

Pin	Name	Distance
1	North Walsham Rail Station	4.88 miles
2	North Walsham Rail Station	4.87 miles
3	Worstead Rail Station	6.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	77.15 miles
2	M11 J10	76.97 miles
3	M11 J11	75.26 miles
4	M11 J13	73.88 miles
5	M11 J14	73.35 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	15.13 miles
2	Cambridge	70.92 miles
3	Stansted Airport	84.1 miles
4	Humberside Airport	91.62 miles

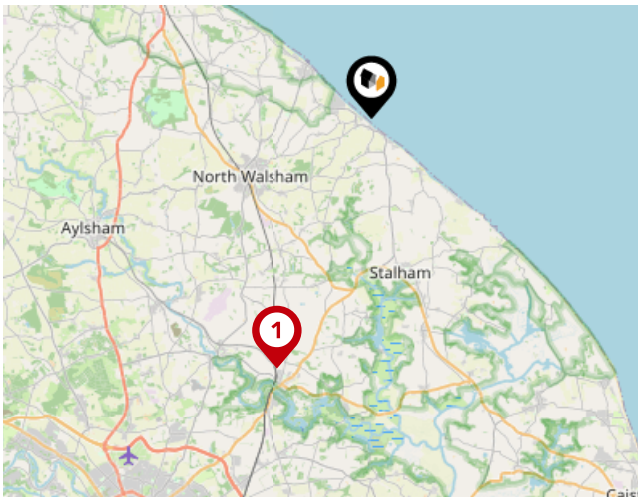
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Priory Road	0.06 miles
2	Abbey Street	0.21 miles
3	Abbey Street	0.25 miles
4	school	0.34 miles
5	Helena Road	0.49 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	9.63 miles

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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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