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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 28th April 2026



6, THE GREEN, HICKLING, NORWICH, NR12 0XH

Avocado

North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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





Property

Type:	Semi-Detached	Last Sold Date:	02/02/2018
Bedrooms:	3	Last Sold Price:	£15,000
Plot Area:	0.11 acres	Last Sold £/ft²:	£15
Year Built :	1930-1949	Tenure:	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,640		
Title Number:	NK477053		
UPRN:	10034815269		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	17	80	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very Low			
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



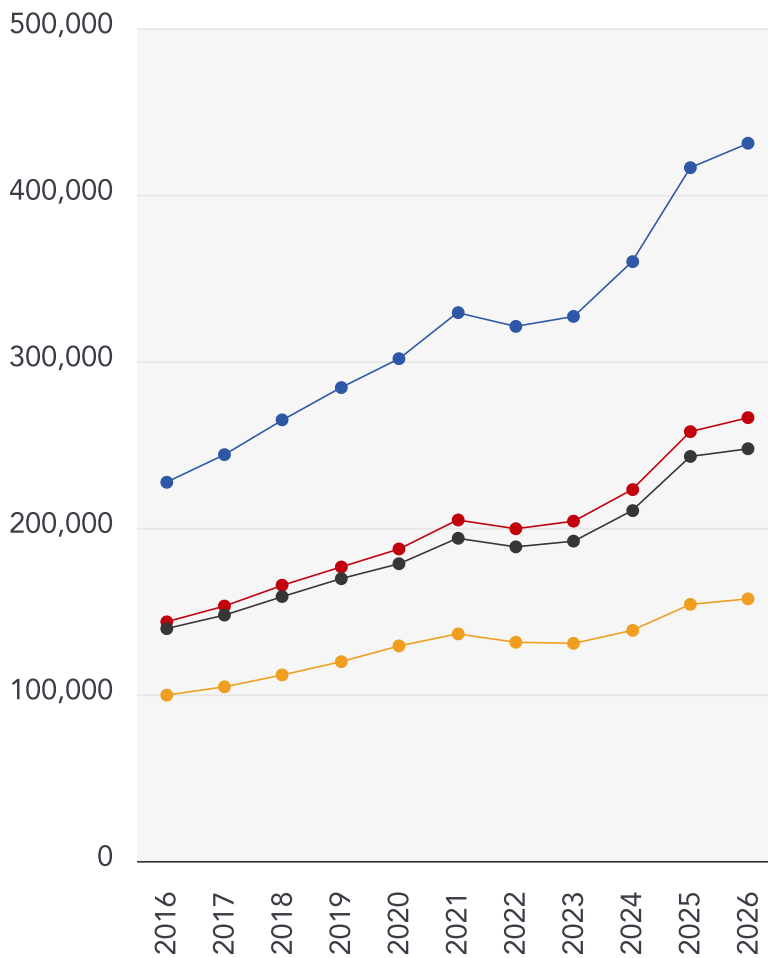
Satellite/Fibre TV Availability:



Planning records for: *6, The Green, Hickling, Norwich, NR12 0XH*

Reference - PF/21/2449	
Decision:	Decided
Date:	10th September 2021
Description:	Erection of two-storey side extension to dwelling and relocation of oil storage tank

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



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

+77.44%

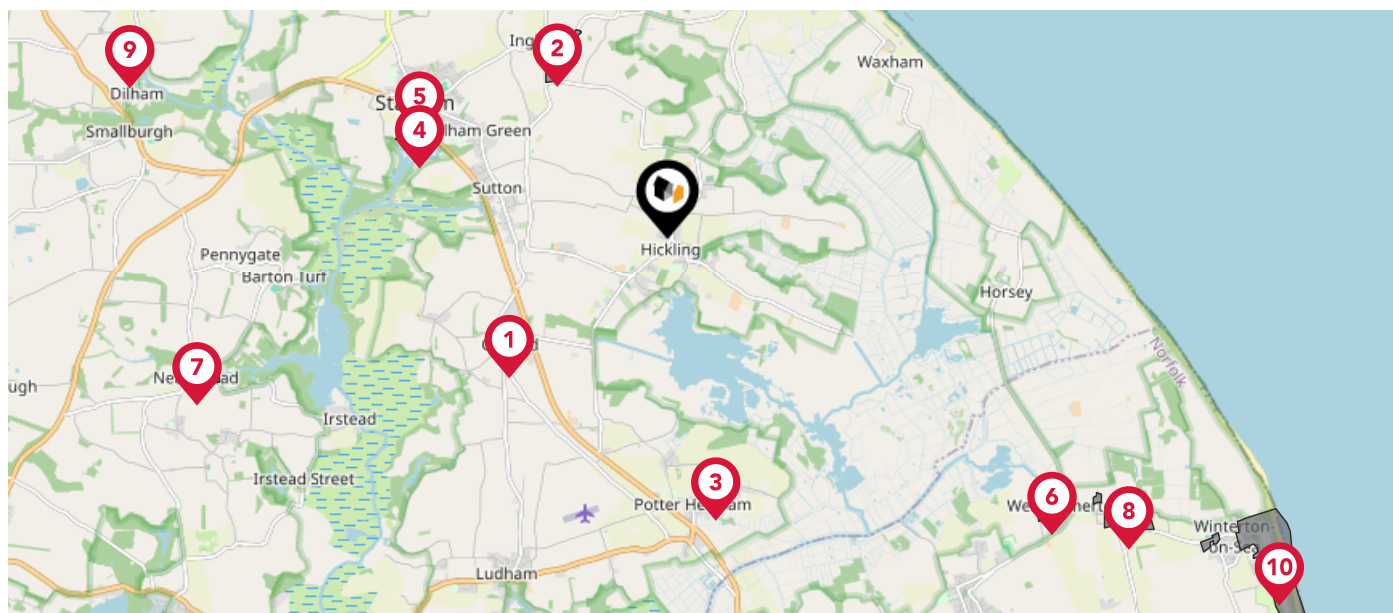
Flat

+58.04%











Maps

Conservation Areas

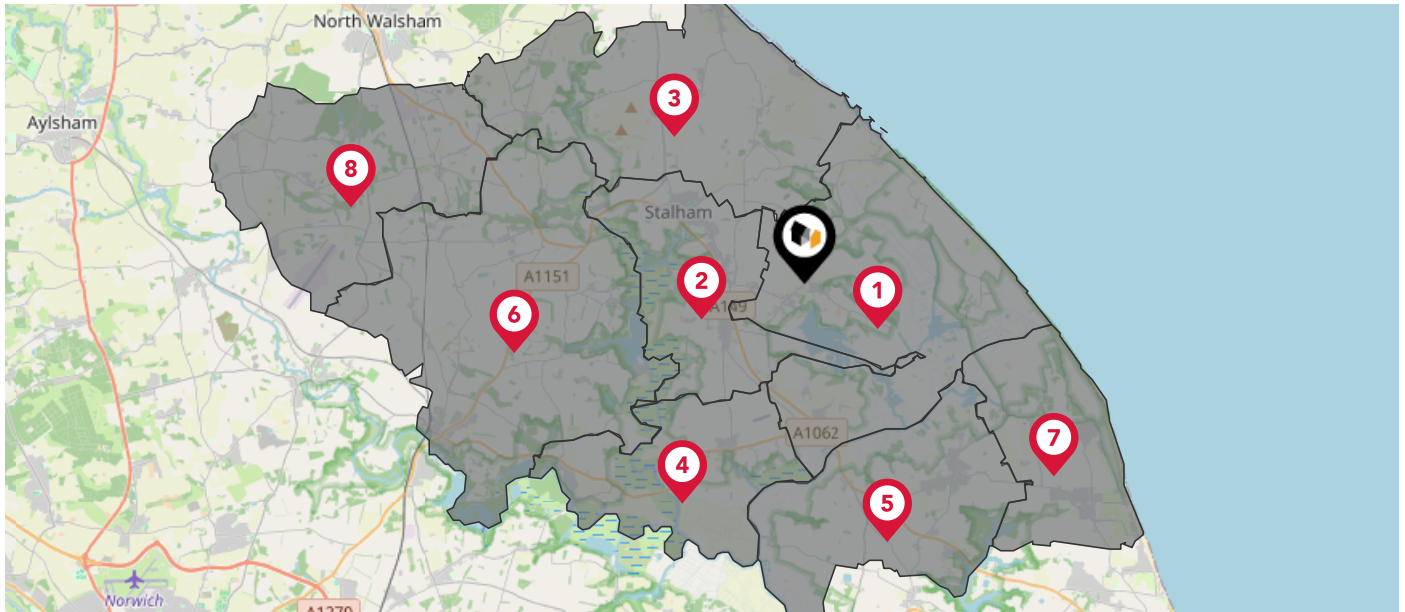
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.











Nearby Conservation Areas

-  Catfield
-  Ingham
-  Potter Heigham
-  Stalham Staithe
-  Stalham
-  West Somerton
-  Neatishead
-  East and West Somerton
-  Dilham
-  Winterton-on-Sea

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



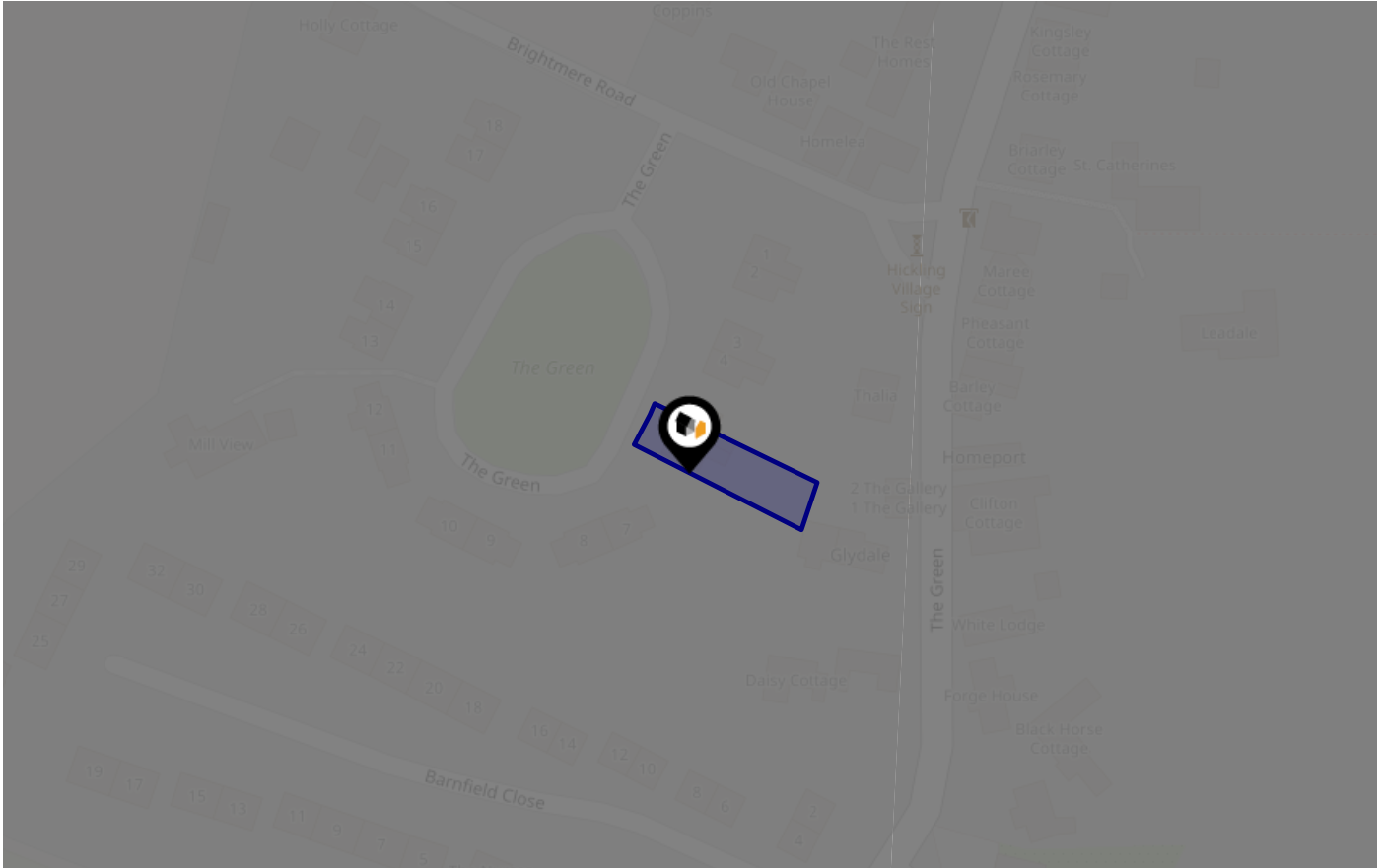
Nearby Council Wards

-  Hickling Ward
-  Stalham Ward
-  Happisburgh Ward
-  St. Benet's Ward
-  West Flegg Ward
-  Hoveton & Tunstead Ward
-  East Flegg Ward
-  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:

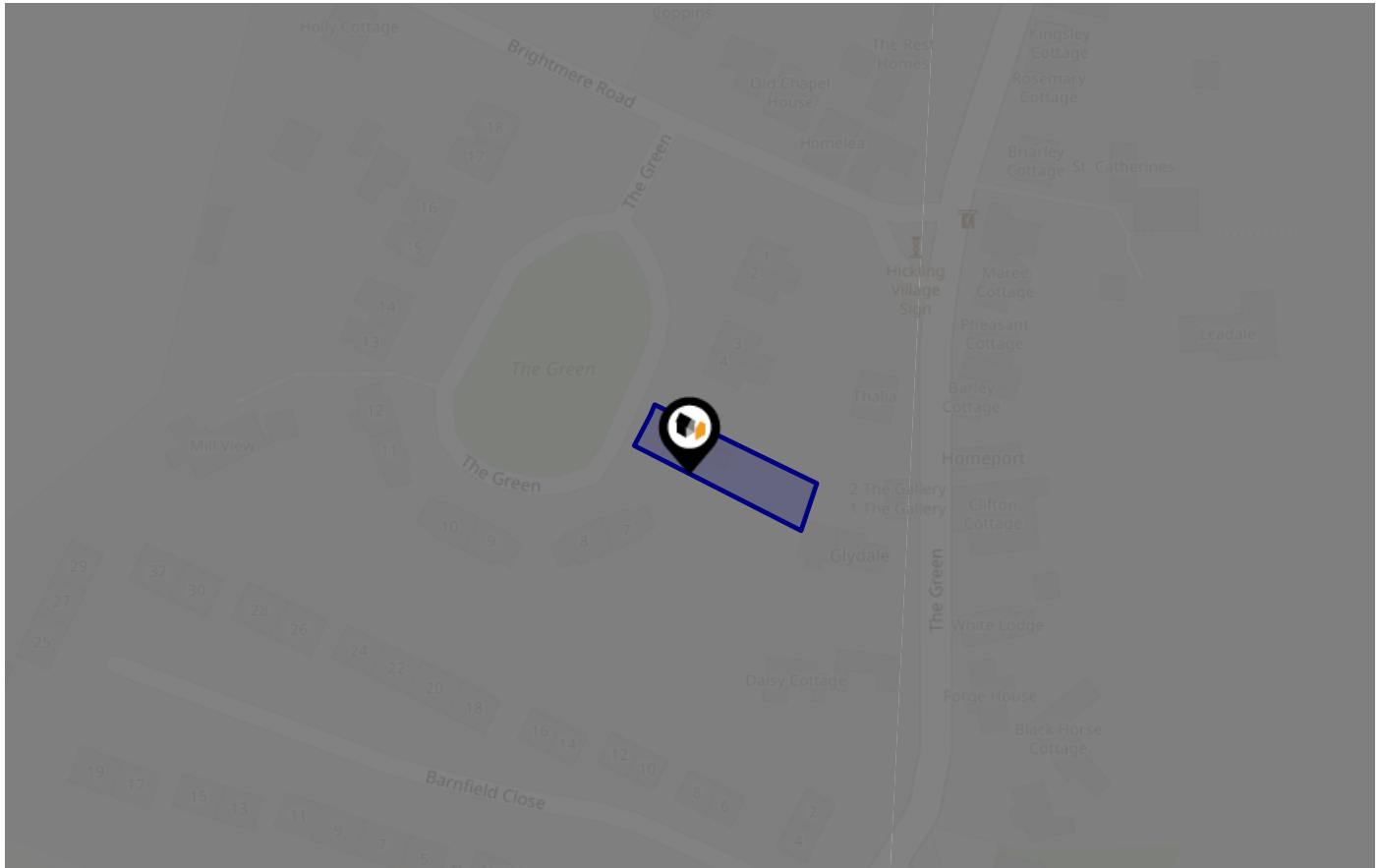


Flood Risk

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.

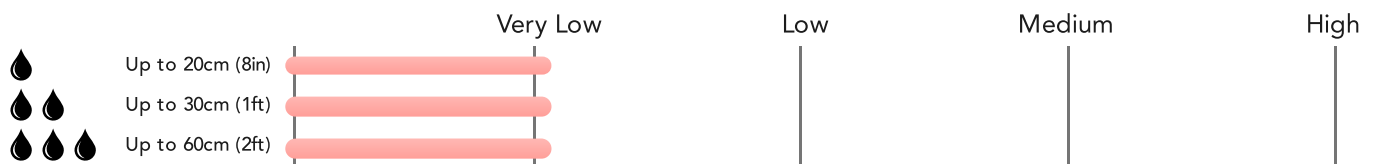


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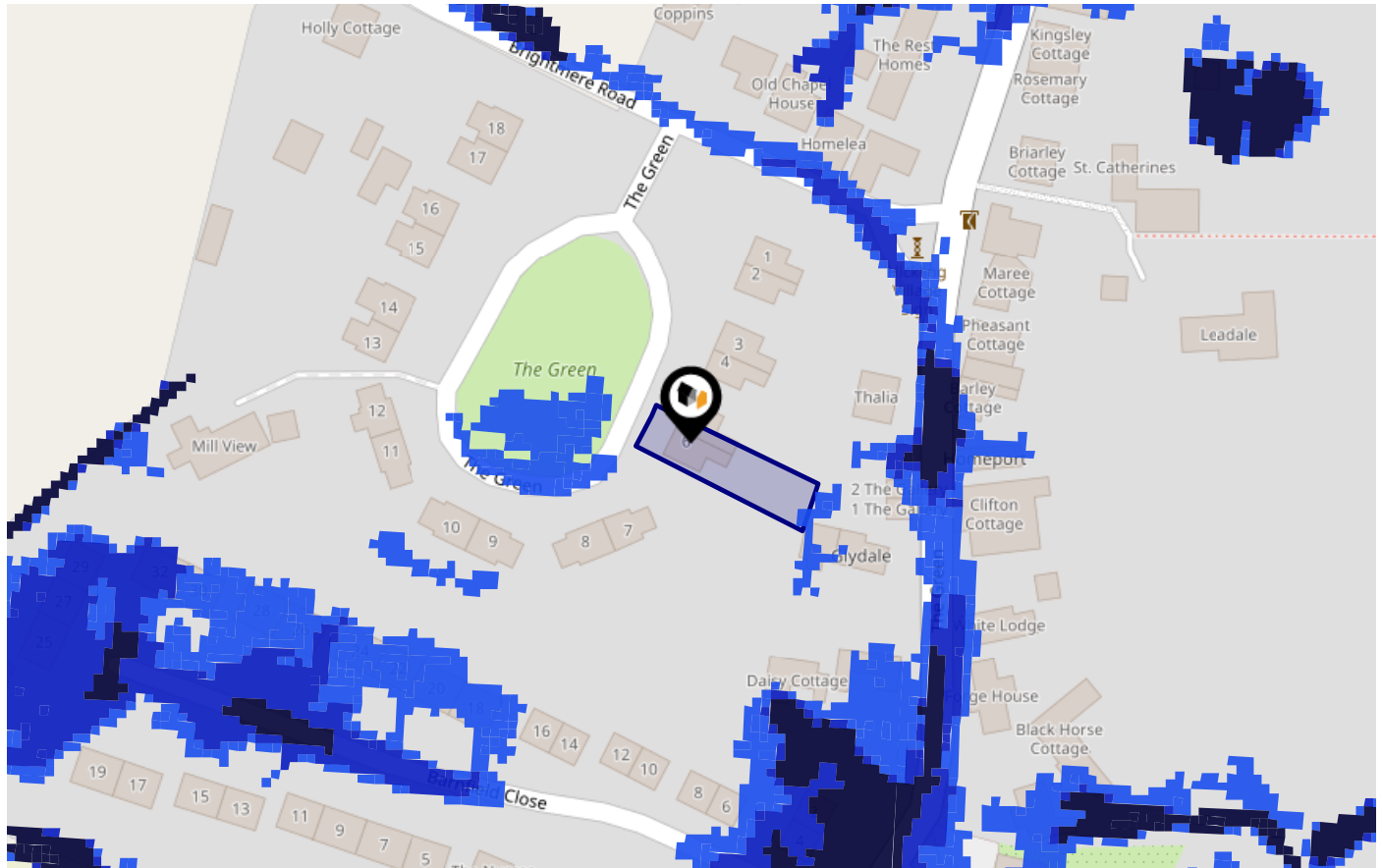
Chance of flooding to the following depths at this property:



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

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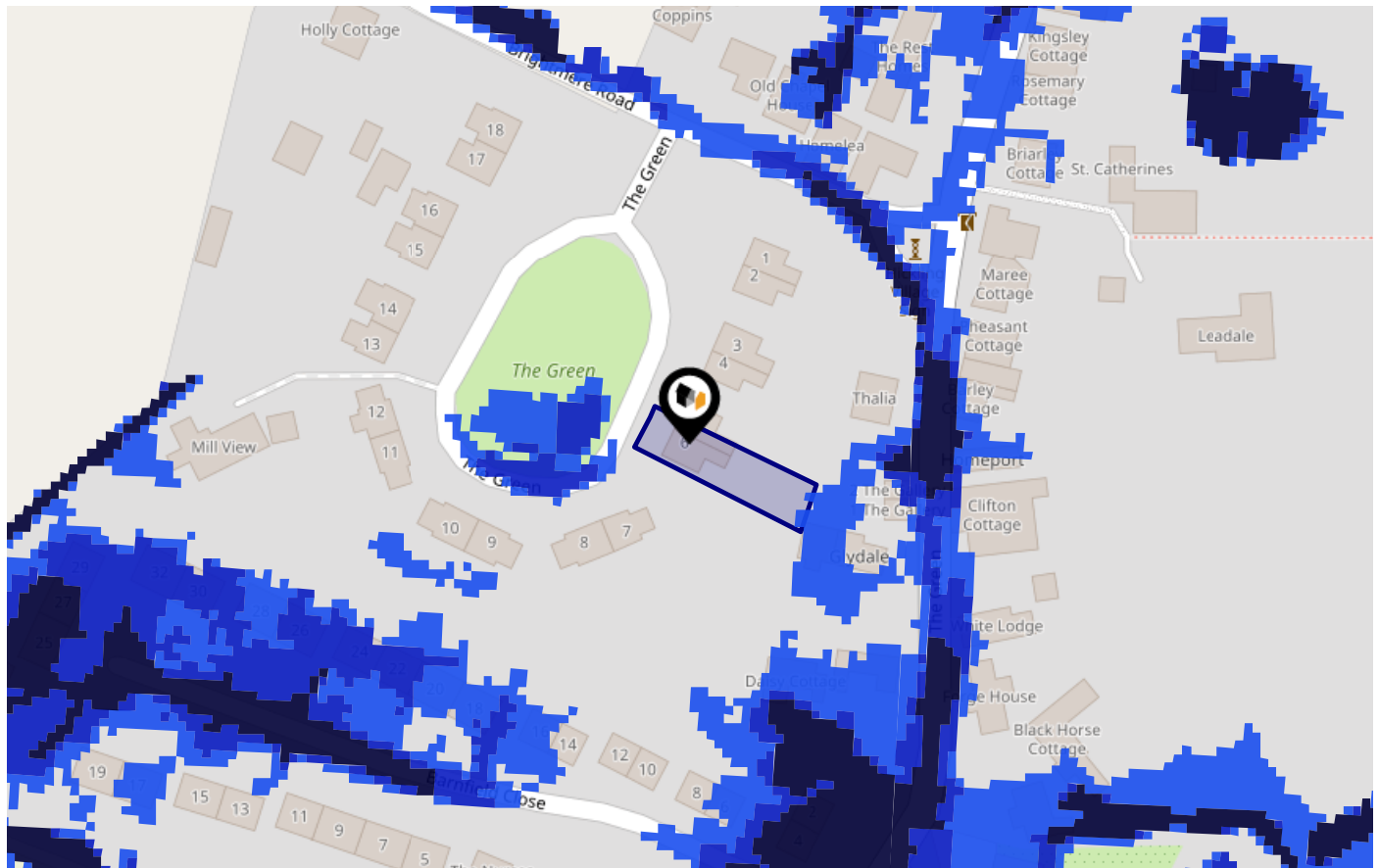


Flood Risk

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.

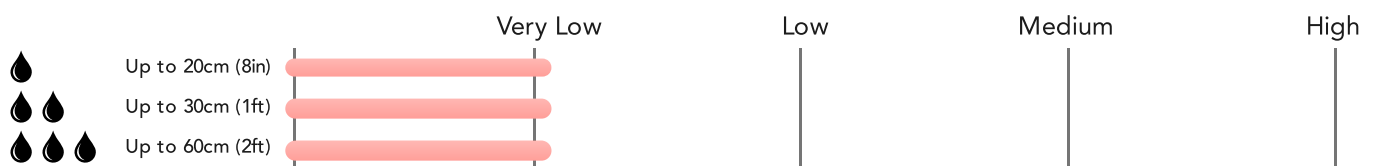


Risk Rating: Very low

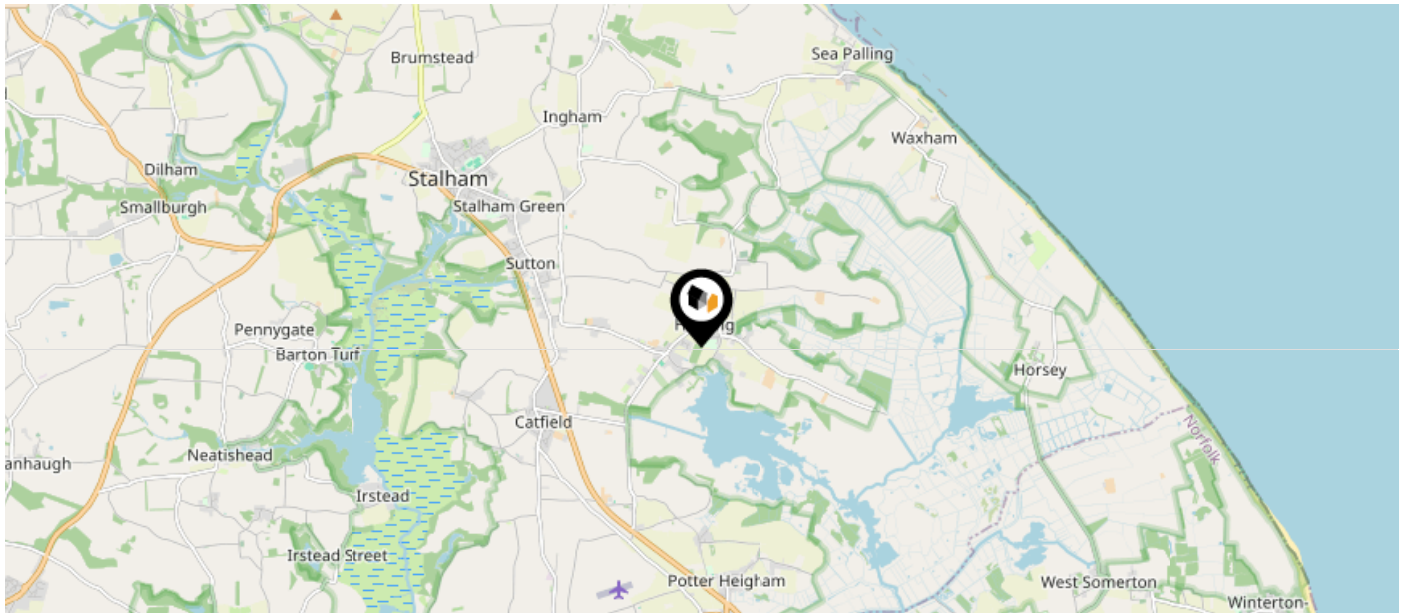
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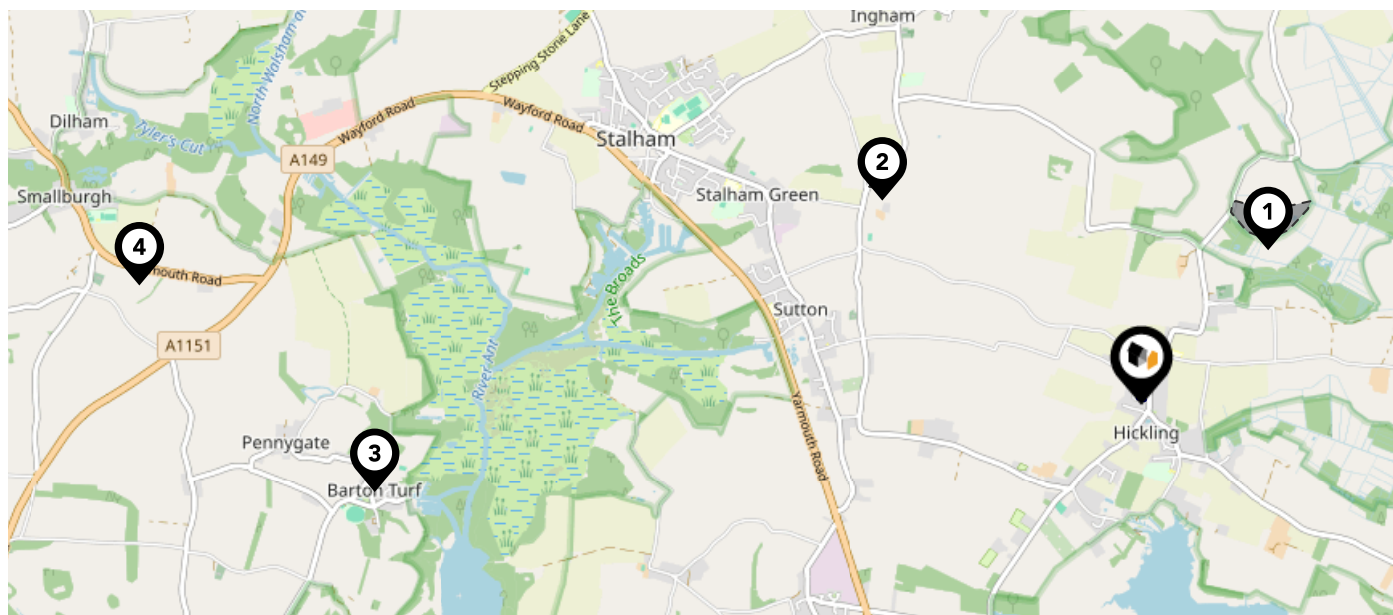
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

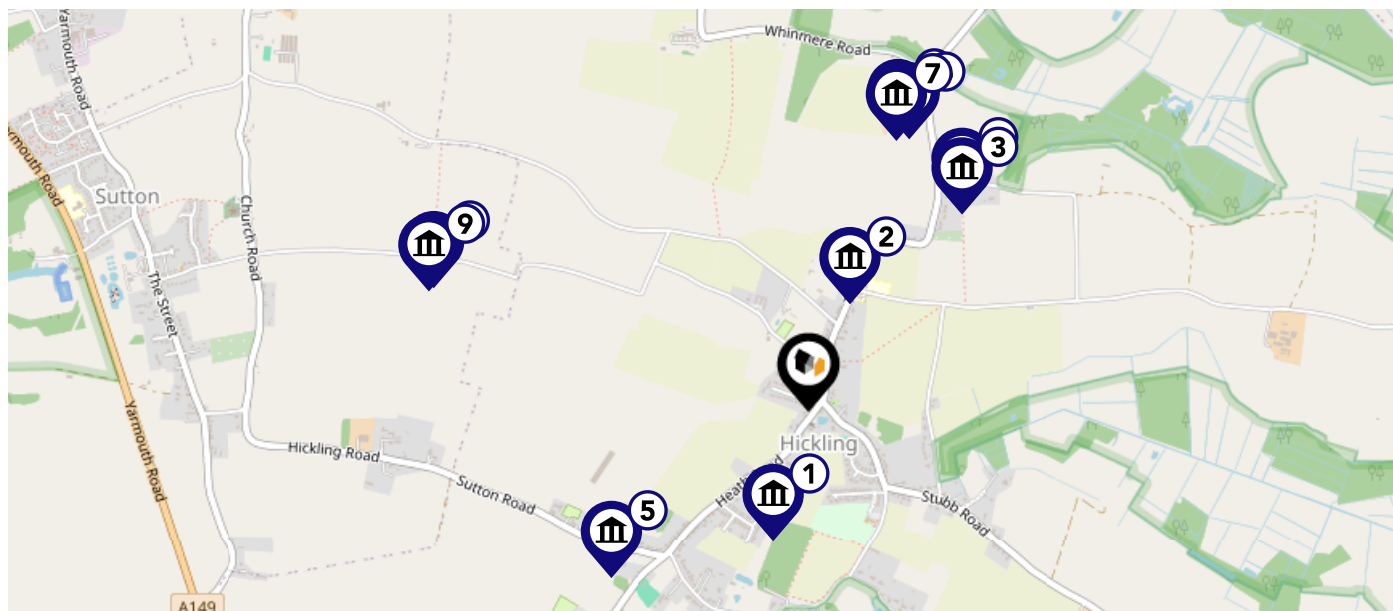
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



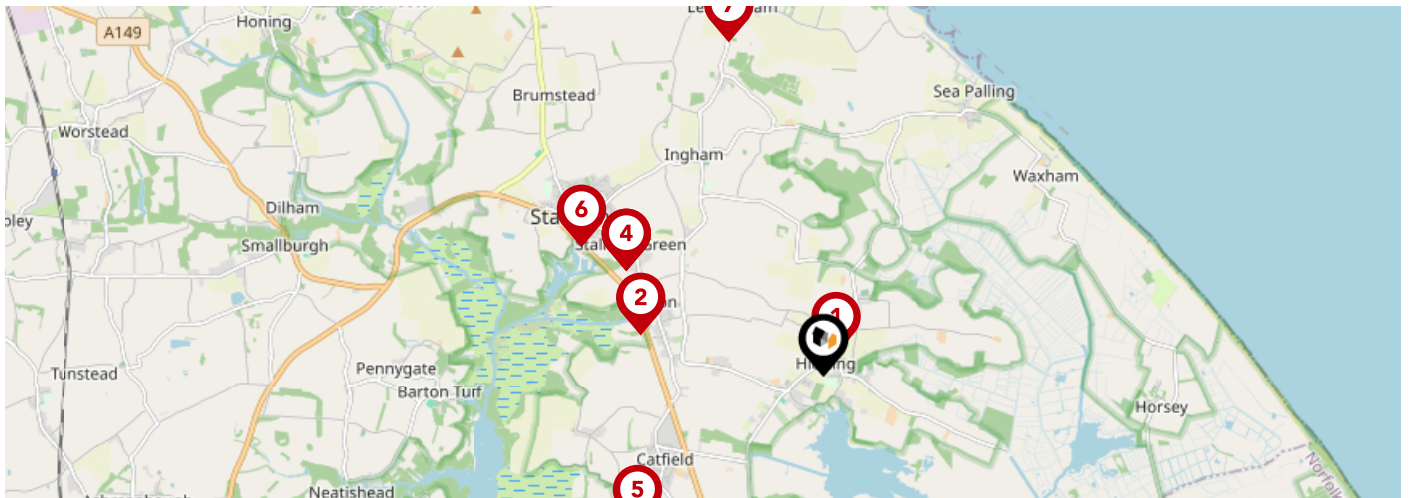
Nearby Landfill Sites

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	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill

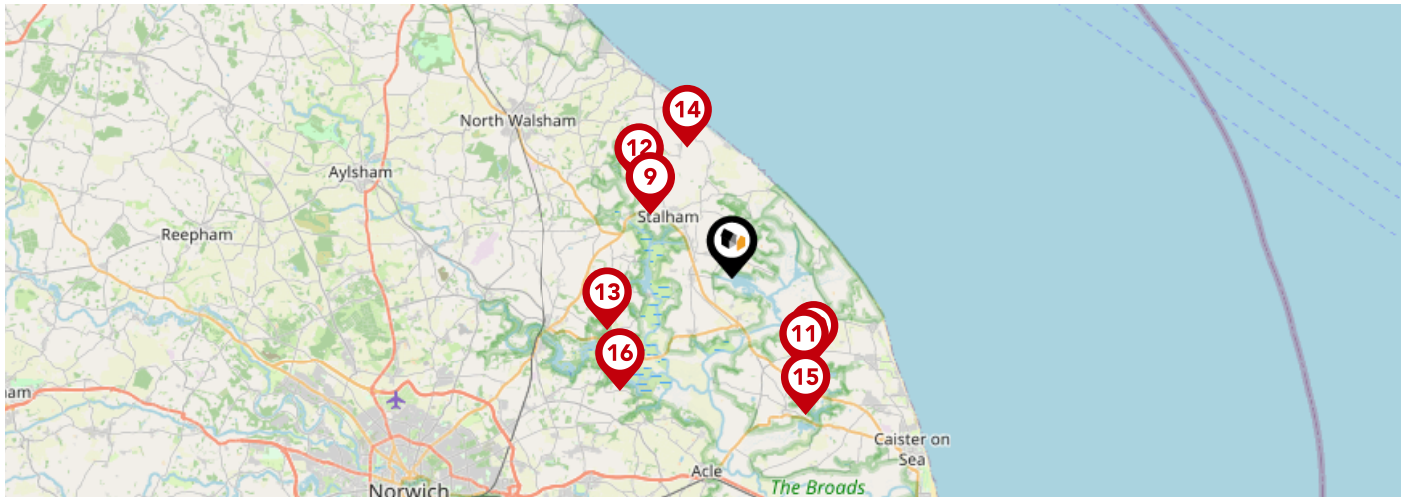
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1373693 - Windmill At Hickling Heath Tg 40862301	Grade II	0.3 miles
	1172297 - High Hill House	Grade II	0.3 miles
	1172305 - Monument To Bygrave And Stone Families 25m South Of Nave Of Church Of St Mary	Grade II	0.6 miles
	1373694 - Church Of St Mary	Grade II	0.6 miles
	1172287 - Poplar Farmhouse	Grade II	0.6 miles
	1373695 - Garden Wall To Hickling Hall	Grade II	0.7 miles
	1049388 - Hickling Hall	Grade II	0.7 miles
	1172316 - Granary To North Of Hickling Hall	Grade II	0.7 miles
	1373744 - Sutton Mill House	Grade II	0.9 miles
	1172616 - Granary To Sutton Mill	Grade II	0.9 miles

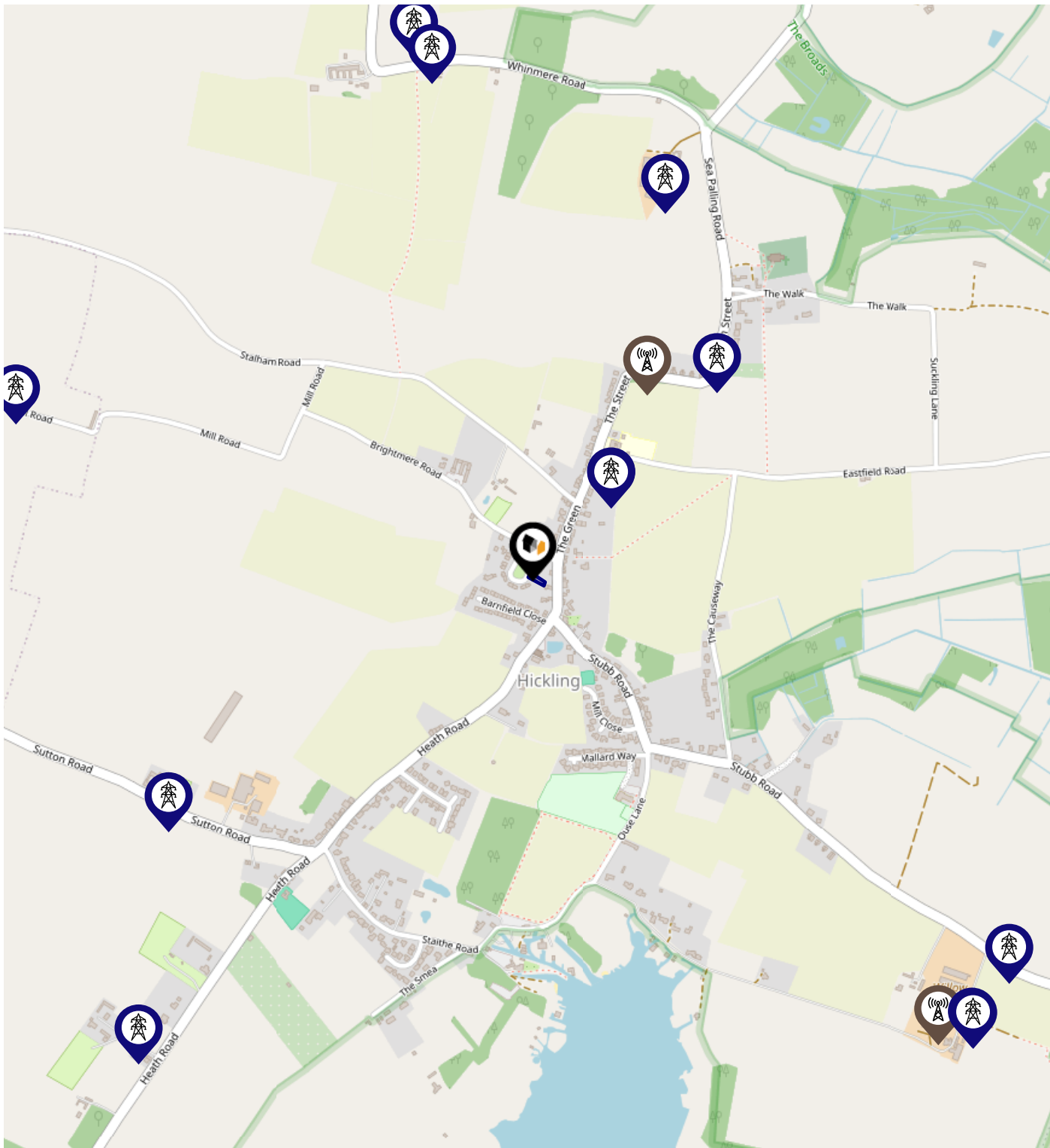


		Nursery	Primary	Secondary	College	Private
1	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:2.45	<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:3.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:3.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:4.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:5.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:5.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

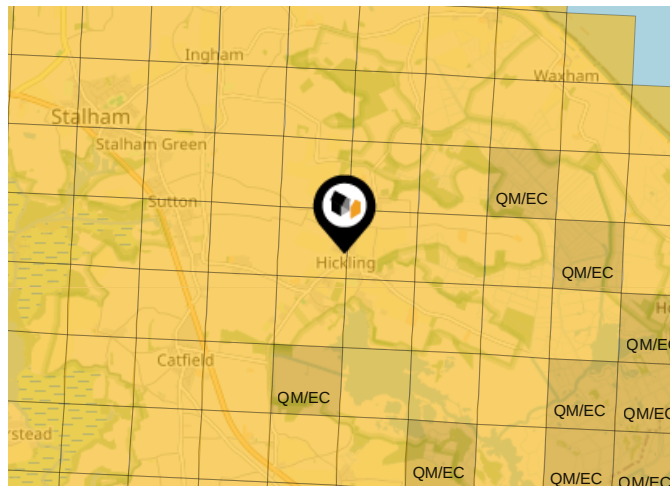


Key:

-  Power Pylons
-  Communication Masts

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		

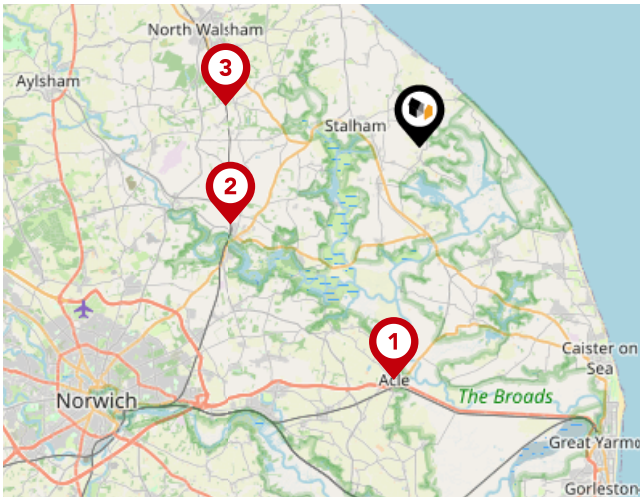


Primary Classifications (Most Common Clay Types)

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

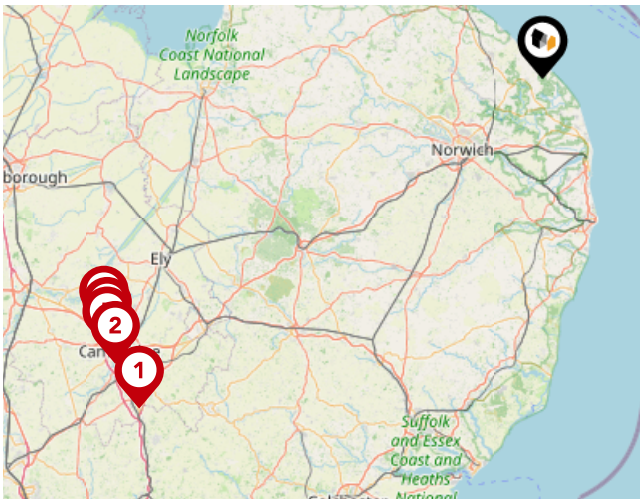
Area

Transport (National)



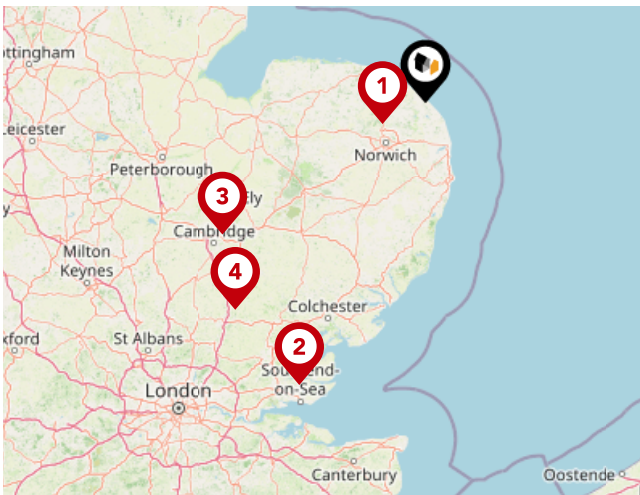
National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	8.35 miles
2	Hoveton & Wroxham Rail Station	7.28 miles
3	Worstead Rail Station	7.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	75.43 miles
2	M11 J11	74.23 miles
3	M11 J13	73.19 miles
4	M11 J14	72.8 miles
5	M11 J12	74.13 miles

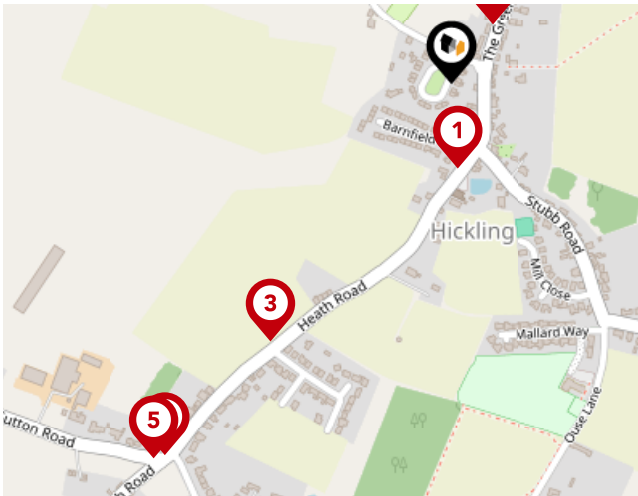


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	13.55 miles
2	Southend-on-Sea	89.9 miles
3	Cambridge	69.95 miles
4	Stansted Airport	81.47 miles

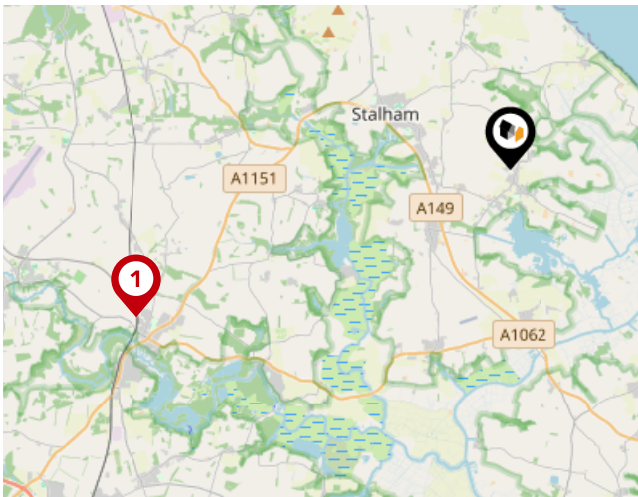
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.09 miles
2	Stores	0.08 miles
3	Broadland Road	0.35 miles
4	Sutton Road	0.53 miles
5	Cross Road	0.54 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	7.24 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/>

