

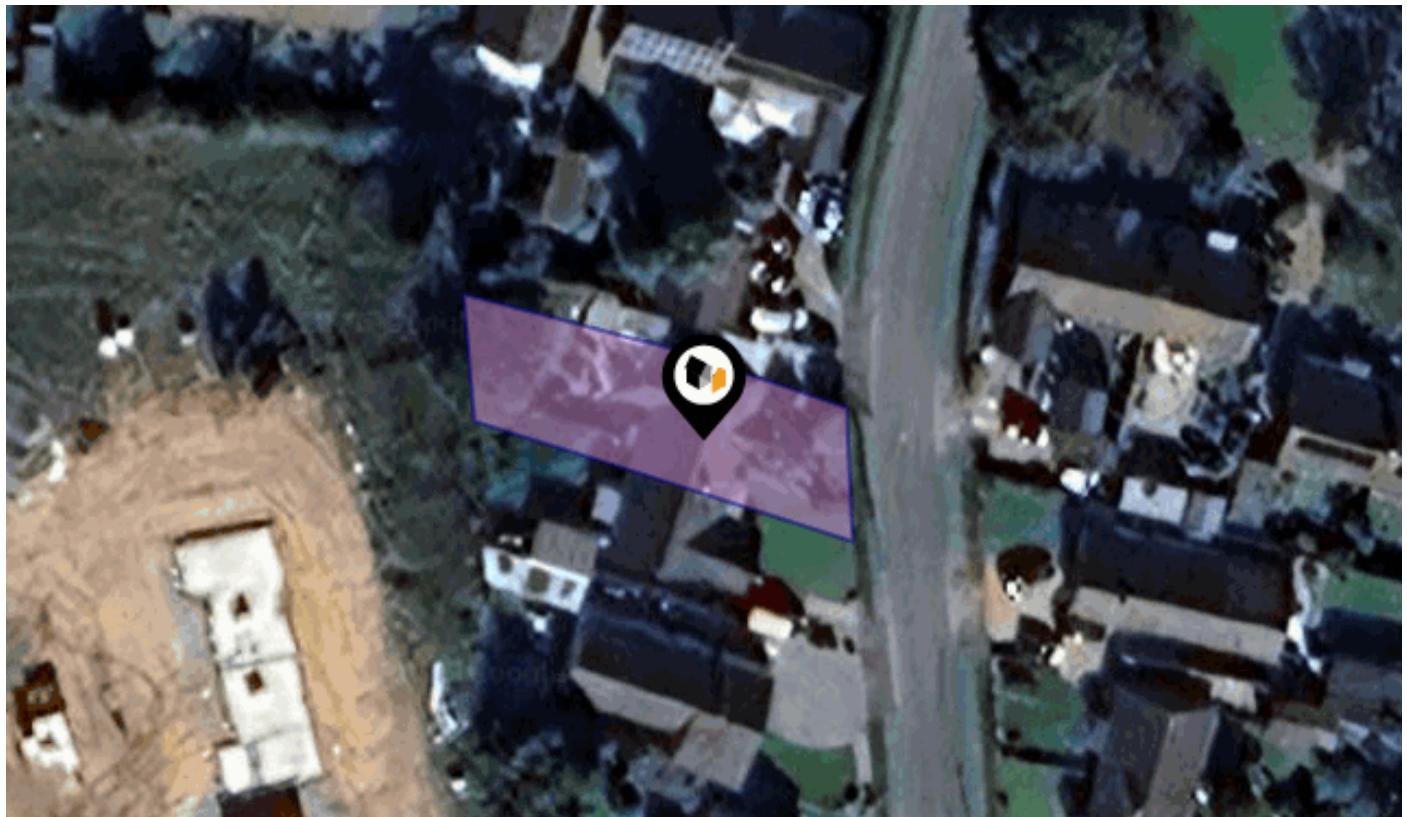


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th February 2026



2, WILLOW WAY, LUDHAM, GREAT YARMOUTH, NR29 5QS

Avocado

North Norfolk

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

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,821
Title Number:	NK3535
UPRN:	100090868562

Last Sold Date:	14/07/2020
Last Sold Price:	£172,000
Last Sold £/ft ² :	£275
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s	66 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

2, Willow Way, Ludham, NR29 5QS

Energy rating

D

Valid until 14.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F		
1-20	G		

Property

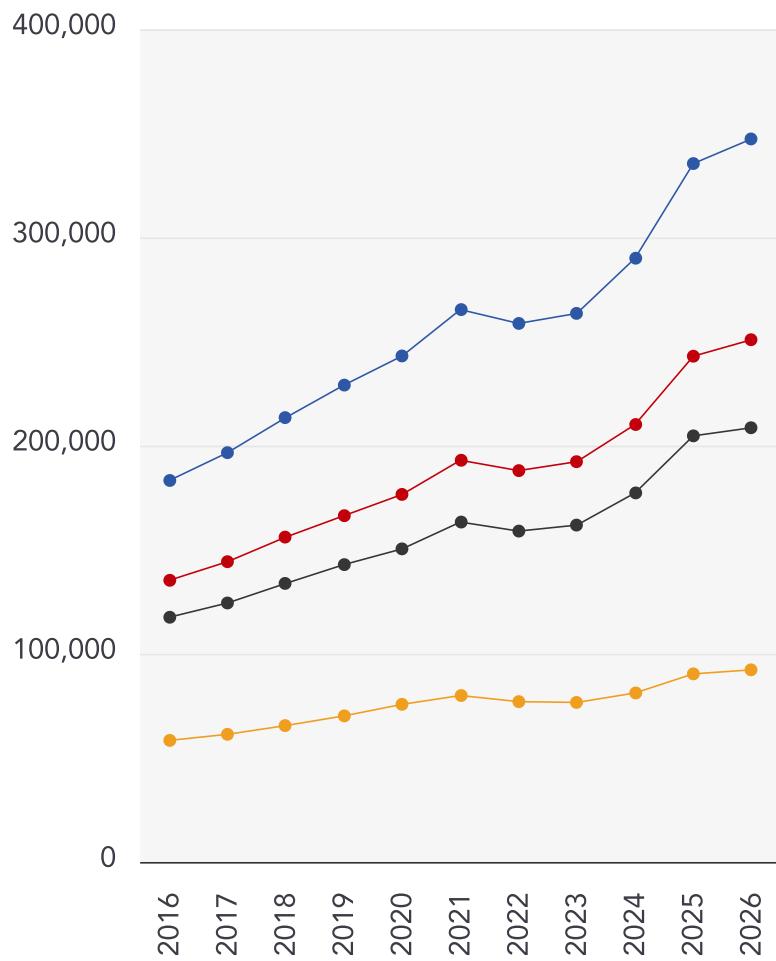
EPC - Additional Data

Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	58 m ²

Market House Price Statistics

10 Year History of Average House Prices by Property Type in NR29



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

+77.44%

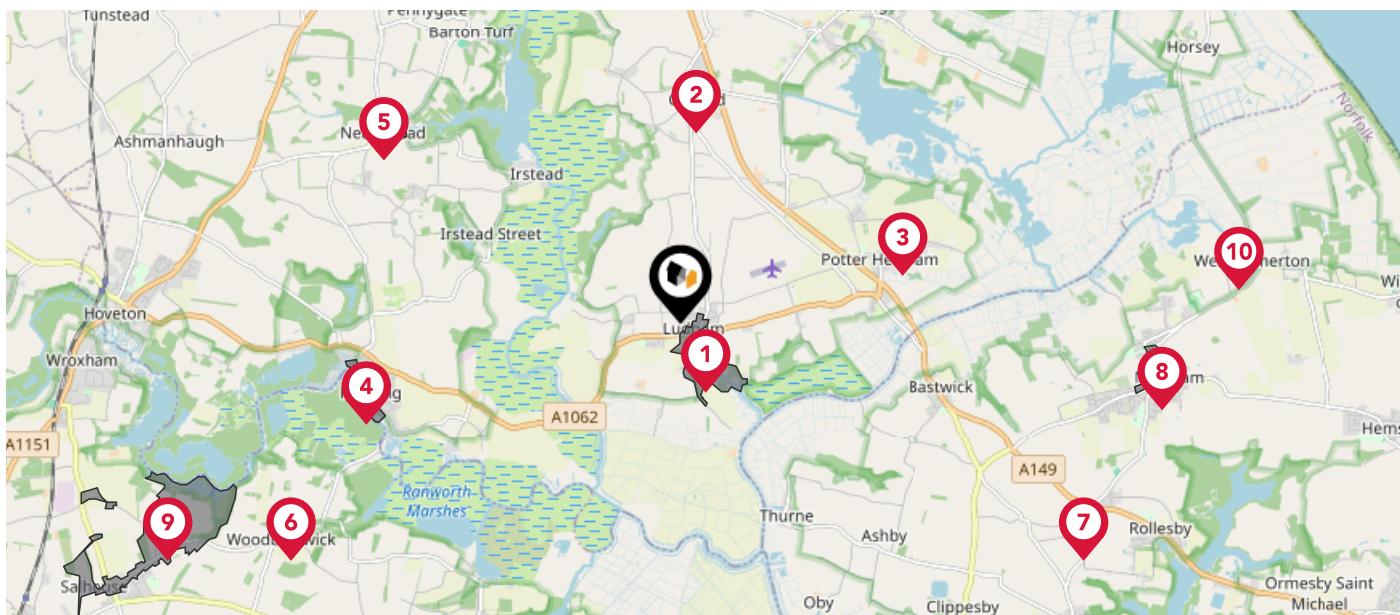
Flat

+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 Ludham



2 Catfield



3 Potter Heigham



4 Horning



5 Neatishead



6 Woodbastwick



7 Rollesby



8 Martham



9 Salhouse

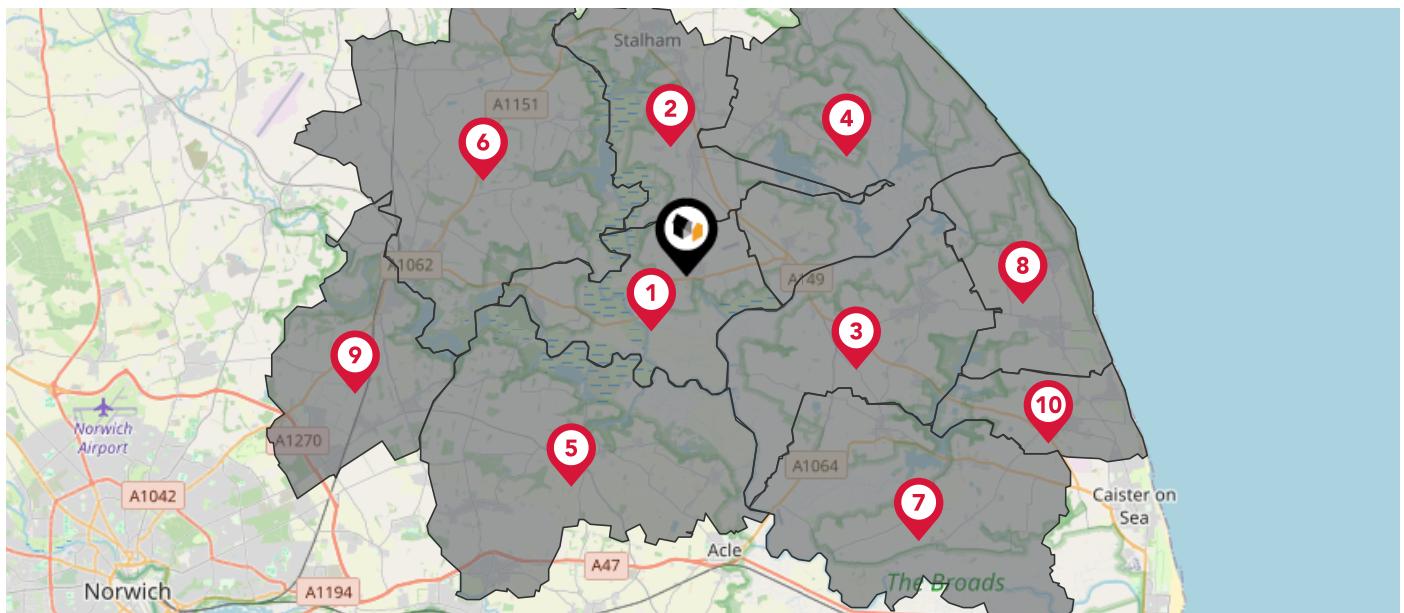


10 West Somerton

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



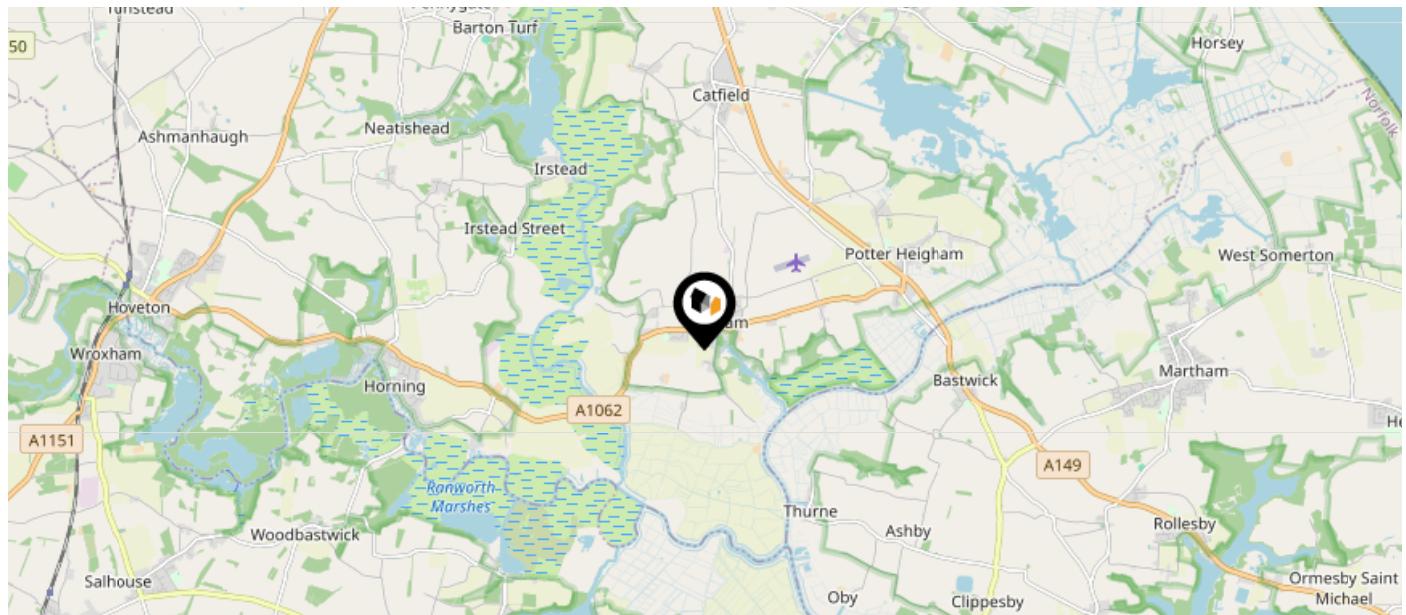
Nearby Council Wards

- 1 St. Benet's Ward
- 2 Stalham Ward
- 3 West Flegg Ward
- 4 Hickling Ward
- 5 Blofield with South Walsham Ward
- 6 Hoveton & Tunstead Ward
- 7 Fleggburgh Ward
- 8 East Flegg Ward
- 9 Wroxham Ward
- 10 Ormesby Ward

Maps

Green Belt

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



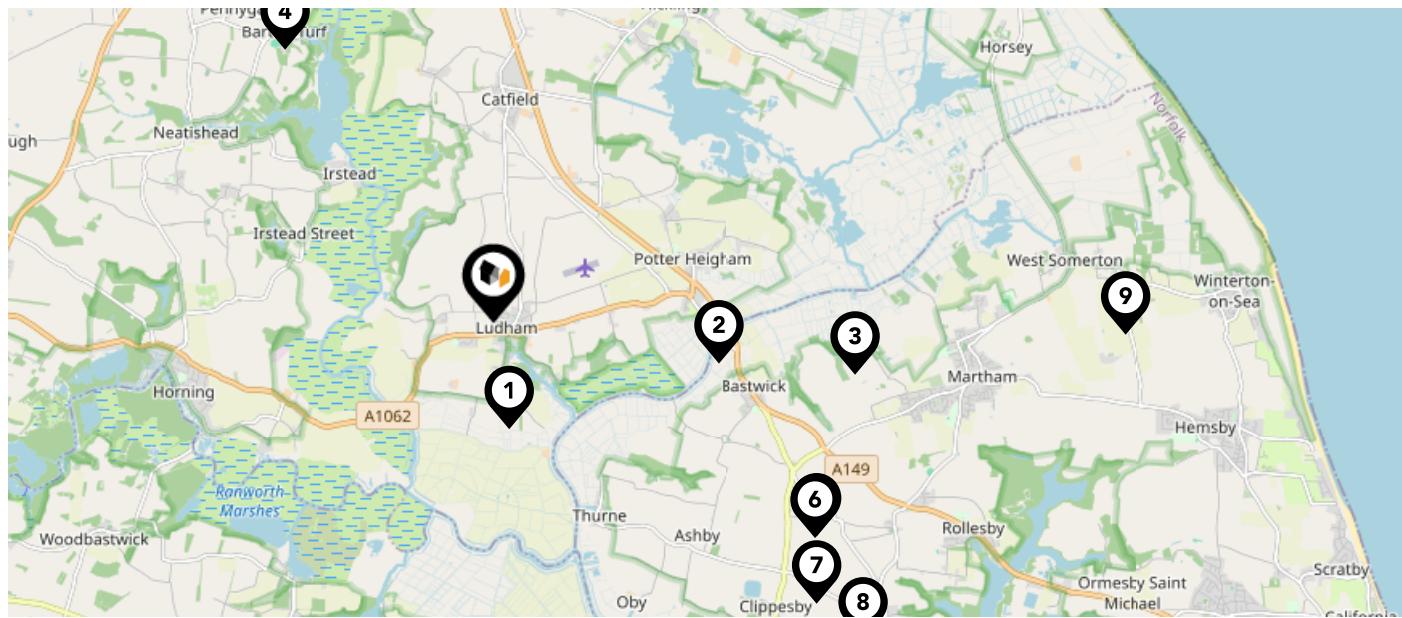
Nearby Green Belt Land

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.



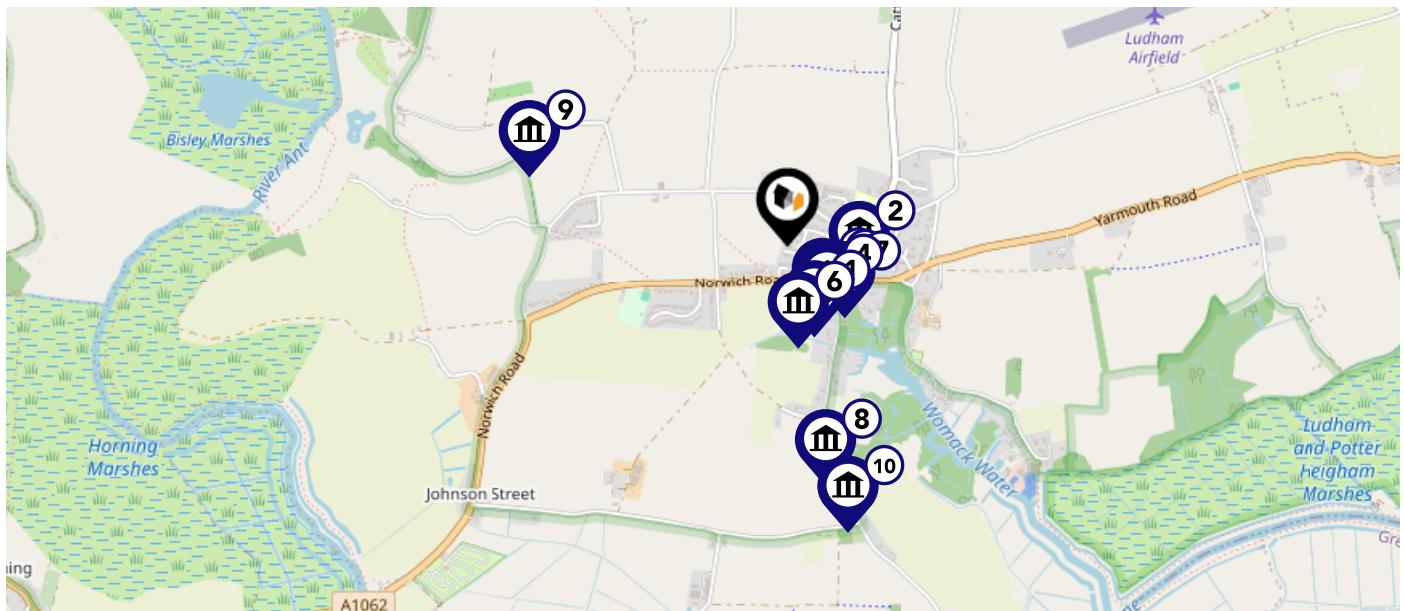
Nearby Landfill Sites

 1	Refuse Tip off Hall Common Road-Cold Harbour Road, Ludham, Great Yarmouth	Historic Landfill <input type="checkbox"/>
 2	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill <input type="checkbox"/>
 3	Cess Road-Martham, Norfolk	Historic Landfill <input type="checkbox"/>
 4	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill <input type="checkbox"/>
 5	The Heath-Rollesby, Norfolk	Historic Landfill <input type="checkbox"/>
 6	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill <input type="checkbox"/>
 7	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill <input type="checkbox"/>
 8	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill <input type="checkbox"/>
 9	Collis Lane-Somerton, Norfolk	Historic Landfill <input type="checkbox"/>

Maps

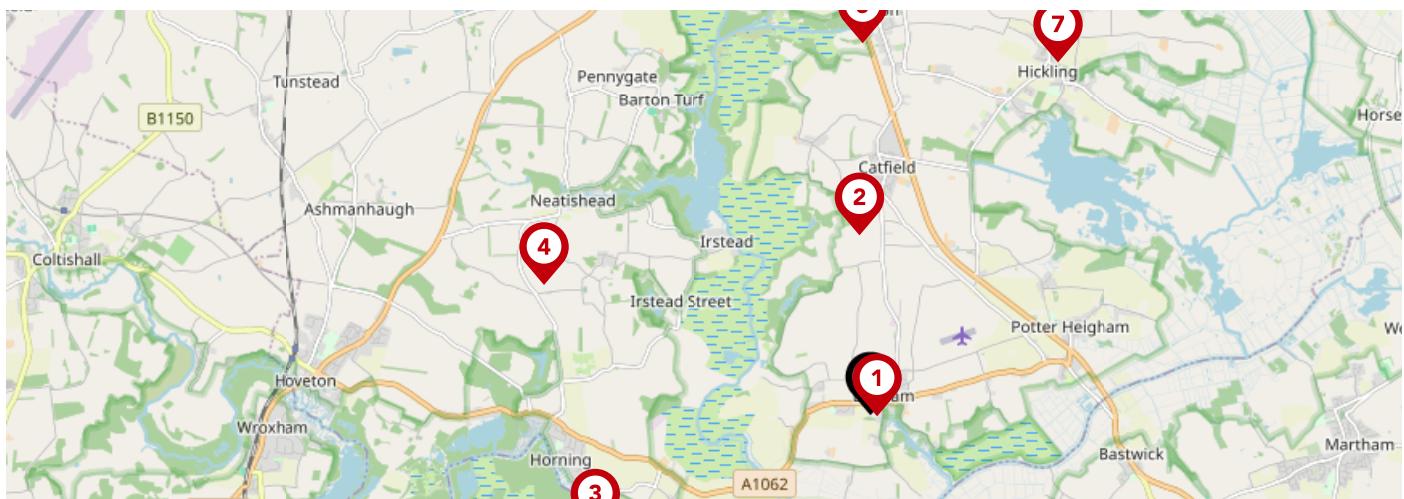
Listed Buildings

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
	1049913 - Church Of St. Catherine	Grade I	0.2 miles
	1171903 - The Stores	Grade II	0.2 miles
	1171967 - Church View	Grade II	0.2 miles
	1453781 - Ludham War Memorial Cross	Grade II	0.2 miles
	1373442 - Former Saddler's Shop With Cottage Adjoining To West	Grade II	0.2 miles
	1393539 - F.h. Chambers Memorial Approx. 50m. Sw Of South Porch Of Church Of St. Catherine	Grade II	0.2 miles
	1171993 - 1-5, Yarmouth Road	Grade II	0.2 miles
	1049914 - The Dutch House	Grade II	0.5 miles
	1049911 - Barn At Pages Farm	Grade II	0.6 miles
	1171974 - Hall Common Farmhouse	Grade II	0.7 miles

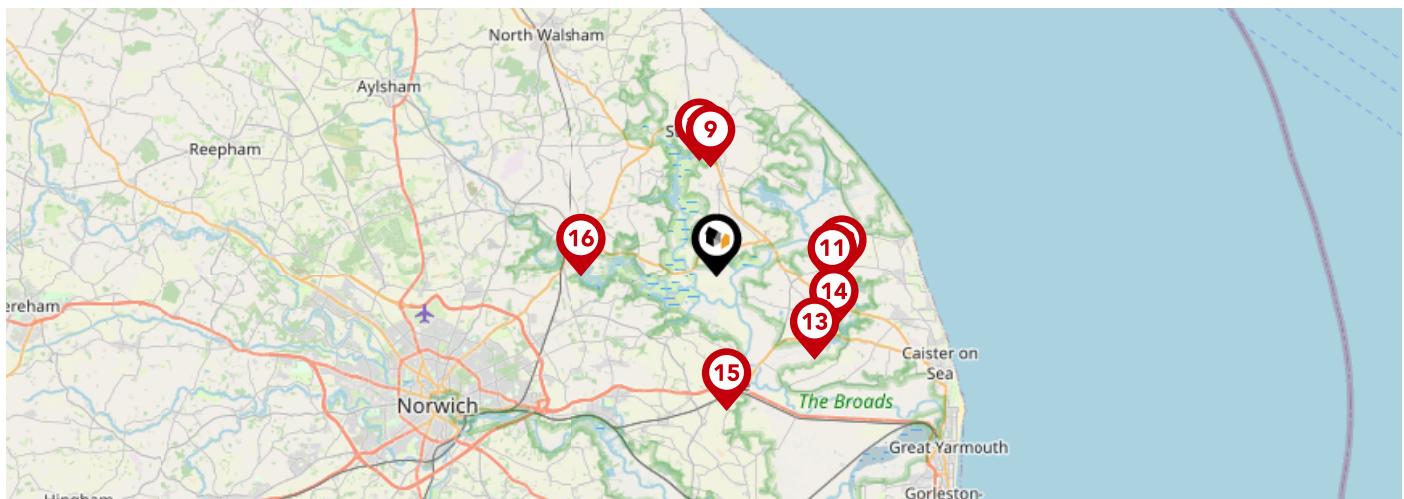
Area Schools



Nursery Primary Secondary College Private

1	Ludham Primary School and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 105 Distance:0.06					
2	Catfield CofE Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils:0 Distance:1.62					
3	Horning Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 39 Distance:2.69					
4	Neatishead Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 68 Distance:3.16					
5	Sutton Church of England Infant Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils:0 Distance:3.34					
6	Fairhaven Church of England Voluntary Aided Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 105 Distance:3.37					
7	Hickling CofE Infants Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils:0 Distance:3.59					
8	Stalham Infant School and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 87 Distance:3.93					

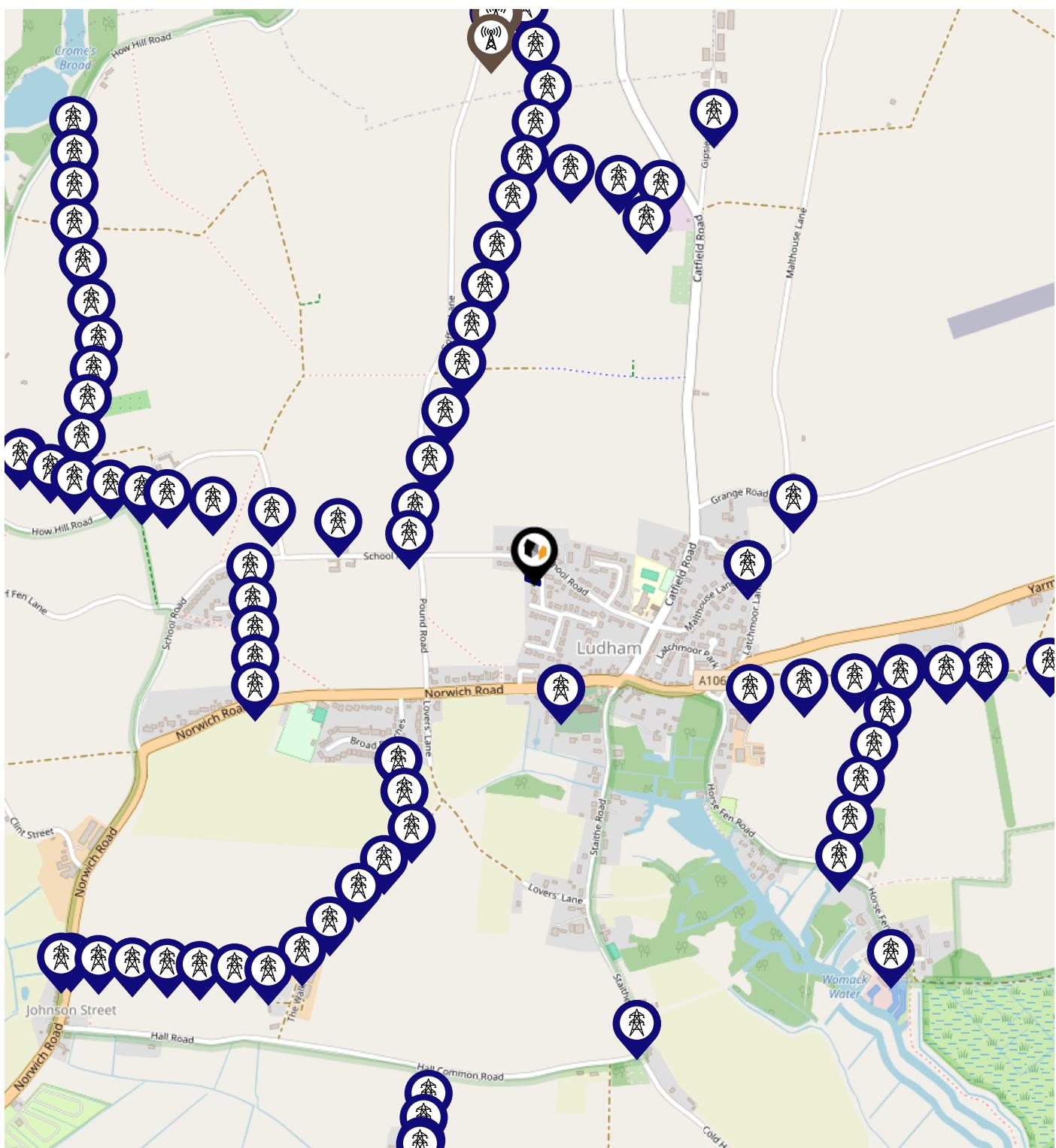
Area Schools



Nursery Primary Secondary College Private

9 Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Stalham High School Ofsted Rating: Good Pupils: 482 Distance:4.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:4.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Fleggburgh CofE Primary School Ofsted Rating: Good Pupils: 57 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Acle Academy Ofsted Rating: Good Pupils: 619 Distance:4.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 St John's Community Primary School and Nursery Ofsted Rating: Good Pupils: 227 Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

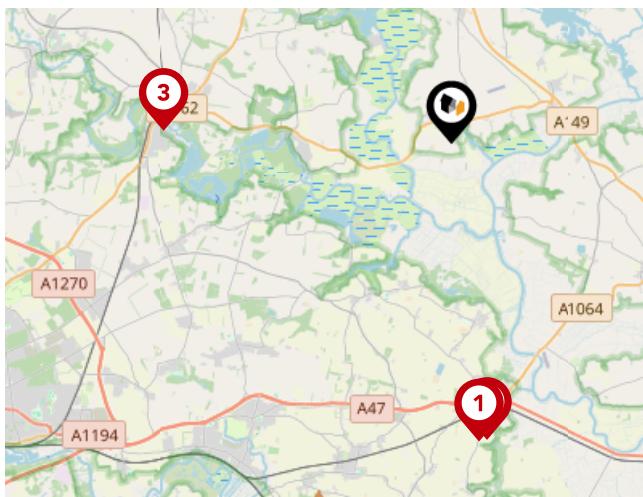
Local Area Masts & Pylons



Key:

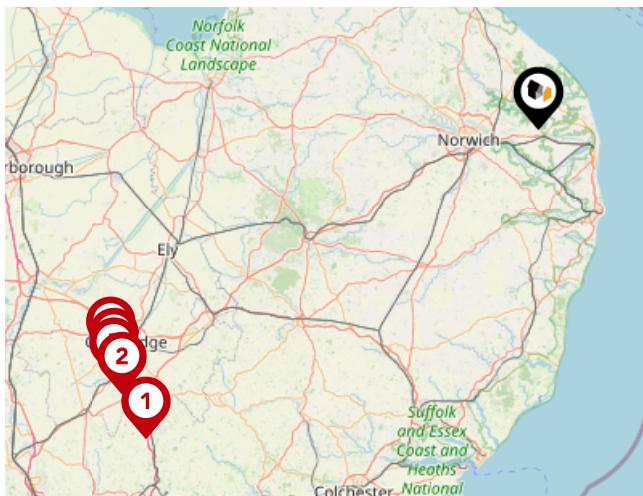
-  Power Pylons
-  Communication Masts

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	5.37 miles
2	Acle Rail Station	5.37 miles
3	Hoveton & Wroxham Rail Station	5.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	72.36 miles
2	M11 J11	71.32 miles
3	M11 J13	70.37 miles
4	M11 J14	70.02 miles
5	M11 J12	71.28 miles



Airports/Helpads

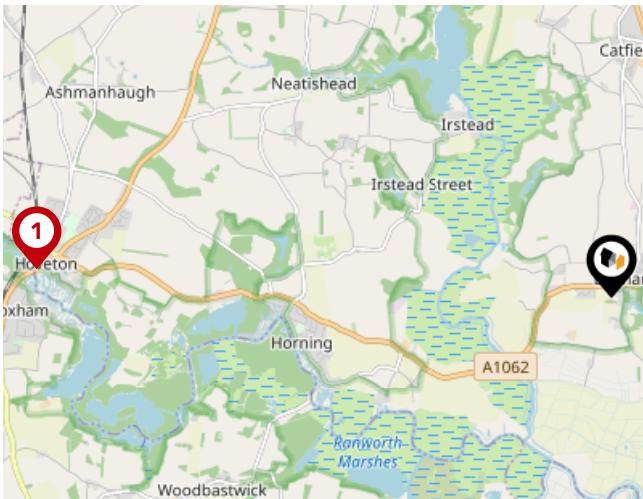
Pin	Name	Distance
1	Norwich International Airport	11.04 miles
2	Southend-on-Sea	86.56 miles
3	Cambridge	67.07 miles
4	Stansted Airport	78.24 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church	0.18 miles
2	Church	0.21 miles
3	Broad Reaches	0.29 miles
4	Stores	1.2 miles
5	Stores	1.26 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	5.18 miles

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Land Registry



Environment Agency

Historic England

Office for National Statistics



Ofcom

Valuation Office Agency

Ofsted

