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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 20th February 2026



**OLD HALL, LIGHTHOUSE LANE, HAPPISBURGH, NORWICH,
NR12 0QA**

Avocado

North Norfolk

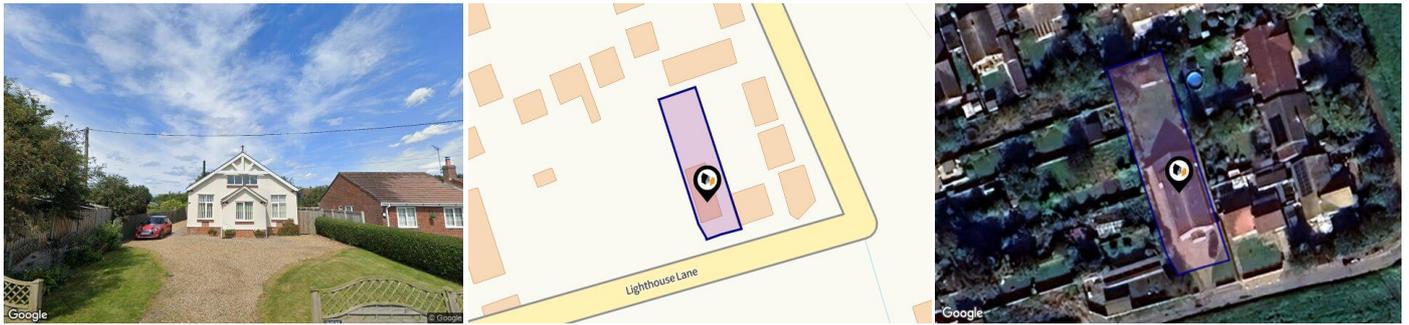
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Property Overview



Property

Type:	Detached	Last Sold Date:	06/09/2021
Bedrooms:	4	Last Sold Price:	£430,000
Floor Area:	2,260 ft ² / 210 m ²	Last Sold £/ft²:	£190
Plot Area:	0.18 acres	Tenure:	Freehold
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£2,861		
Title Number:	NK199700		
UPRN:	10034797457		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		8	61	-
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

OLD HALL, LIGHTHOUSE LANE, HAPPISBURGH,
NR12 0QA

Energy rating

D

Valid until 21.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

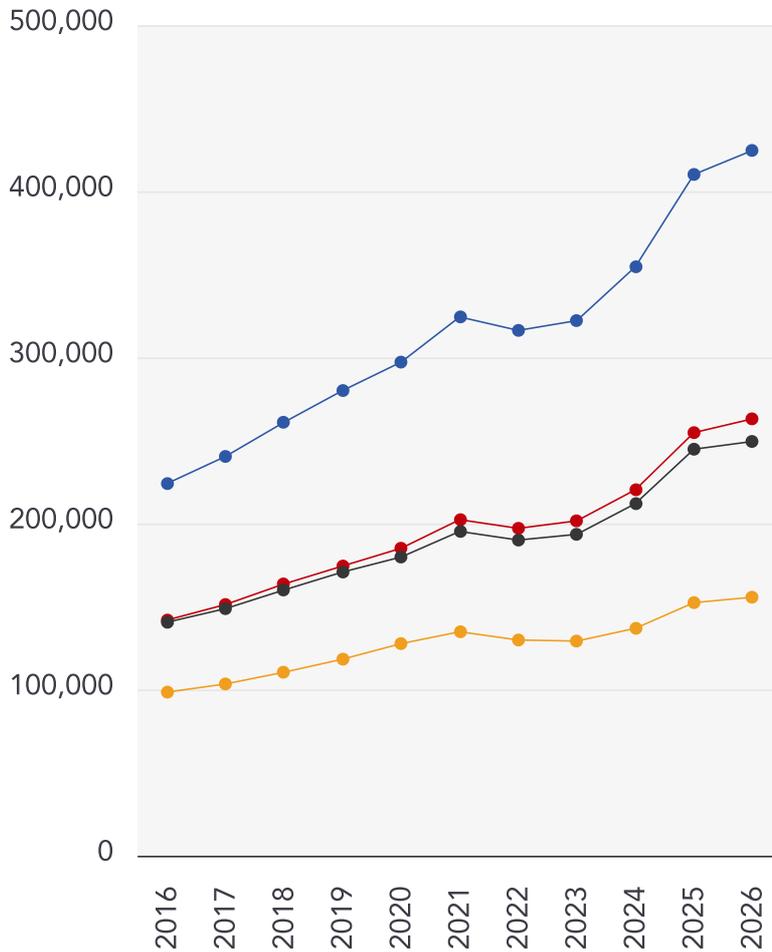
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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 35% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	210 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%

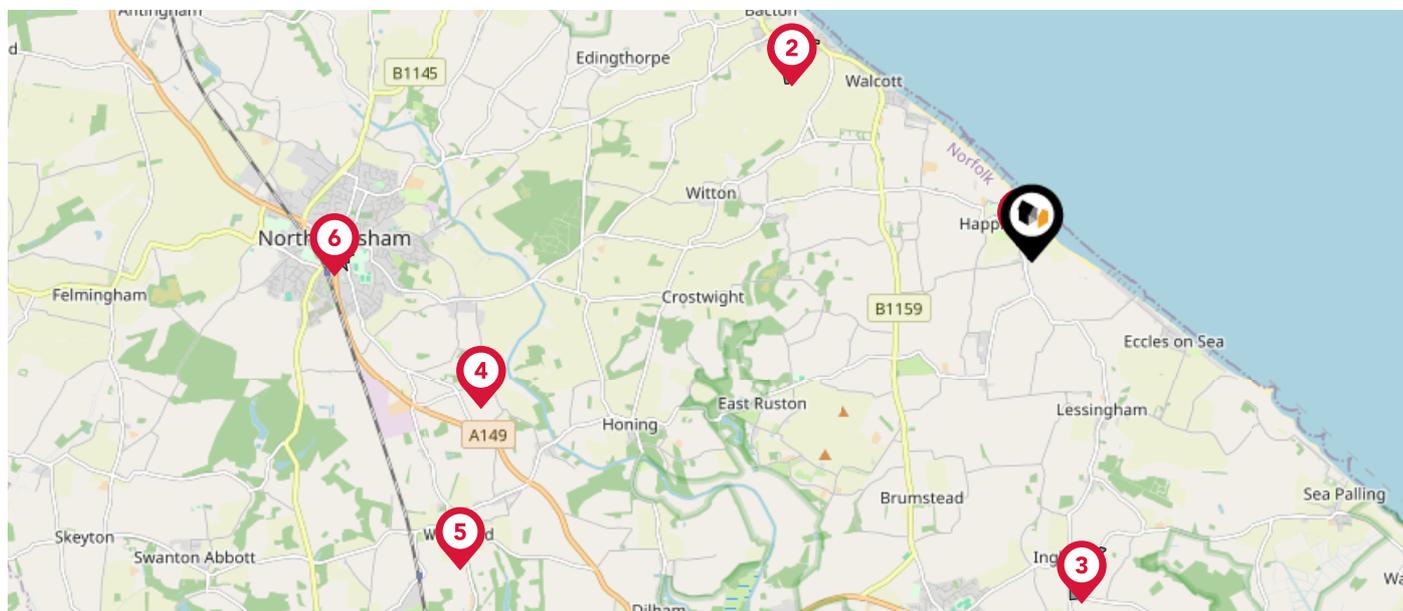
Flat

+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.



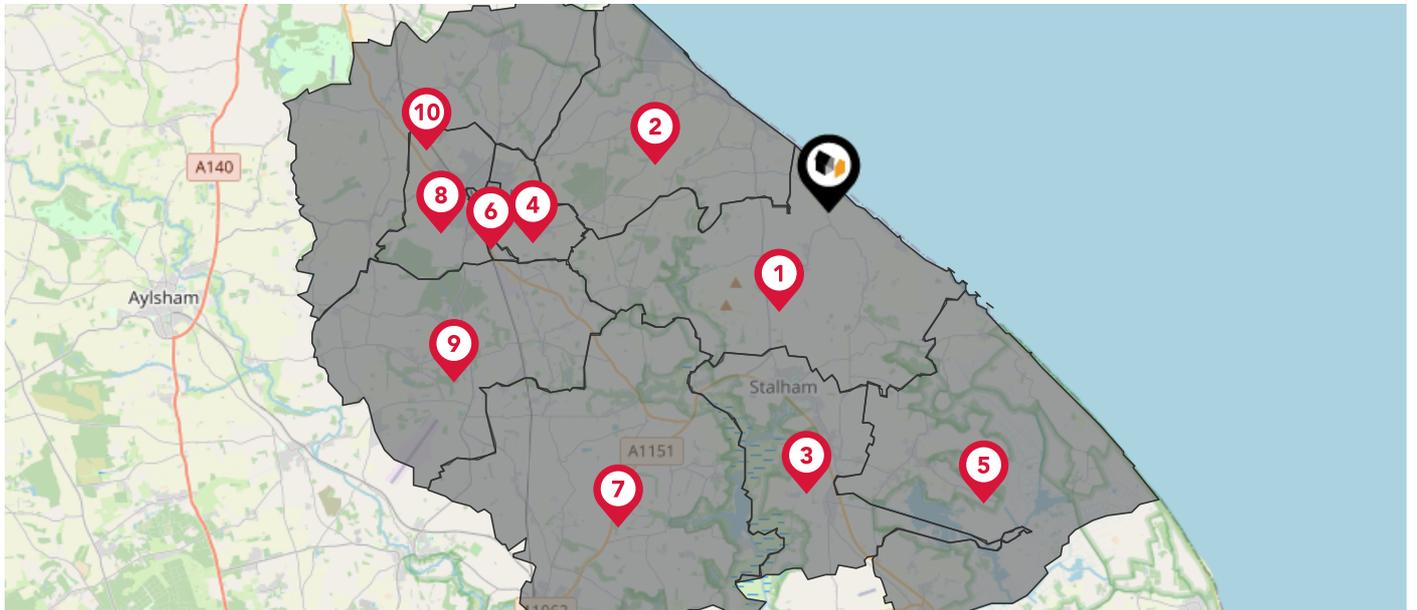
Nearby Conservation Areas

- 1 Happisburgh
- 2 Bacton
- 3 Ingham
- 4 Worstead Meeting Hill
- 5 Worstead
- 6 North Walsham

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



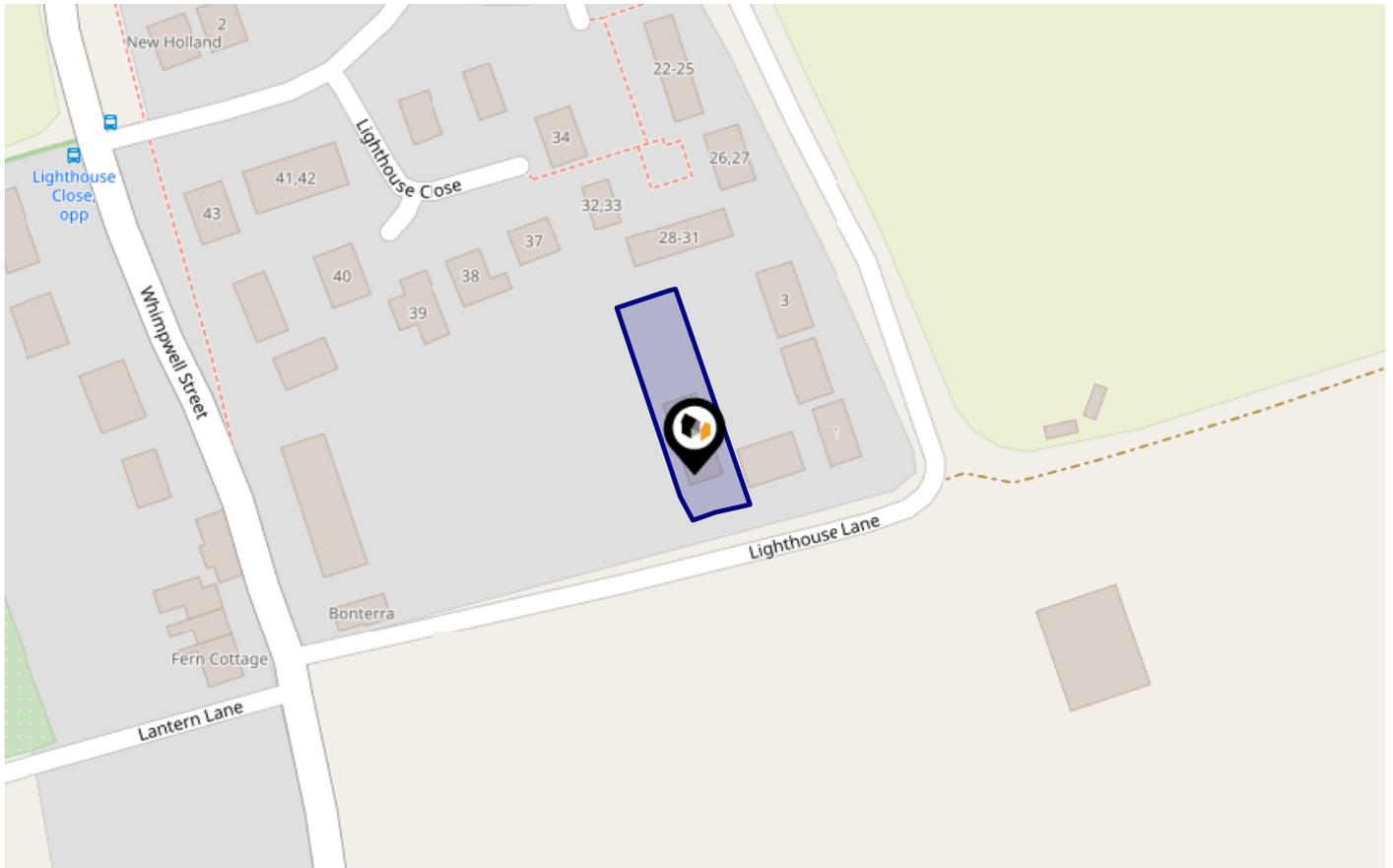
Nearby Council Wards

-  Happisburgh Ward
-  Bacton Ward
-  Stalham Ward
-  North Walsham East Ward
-  Hickling Ward
-  North Walsham Market Cross Ward
-  Hoveton & Tunstead Ward
-  North Walsham West Ward
-  Worstead Ward
-  Trunch 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.

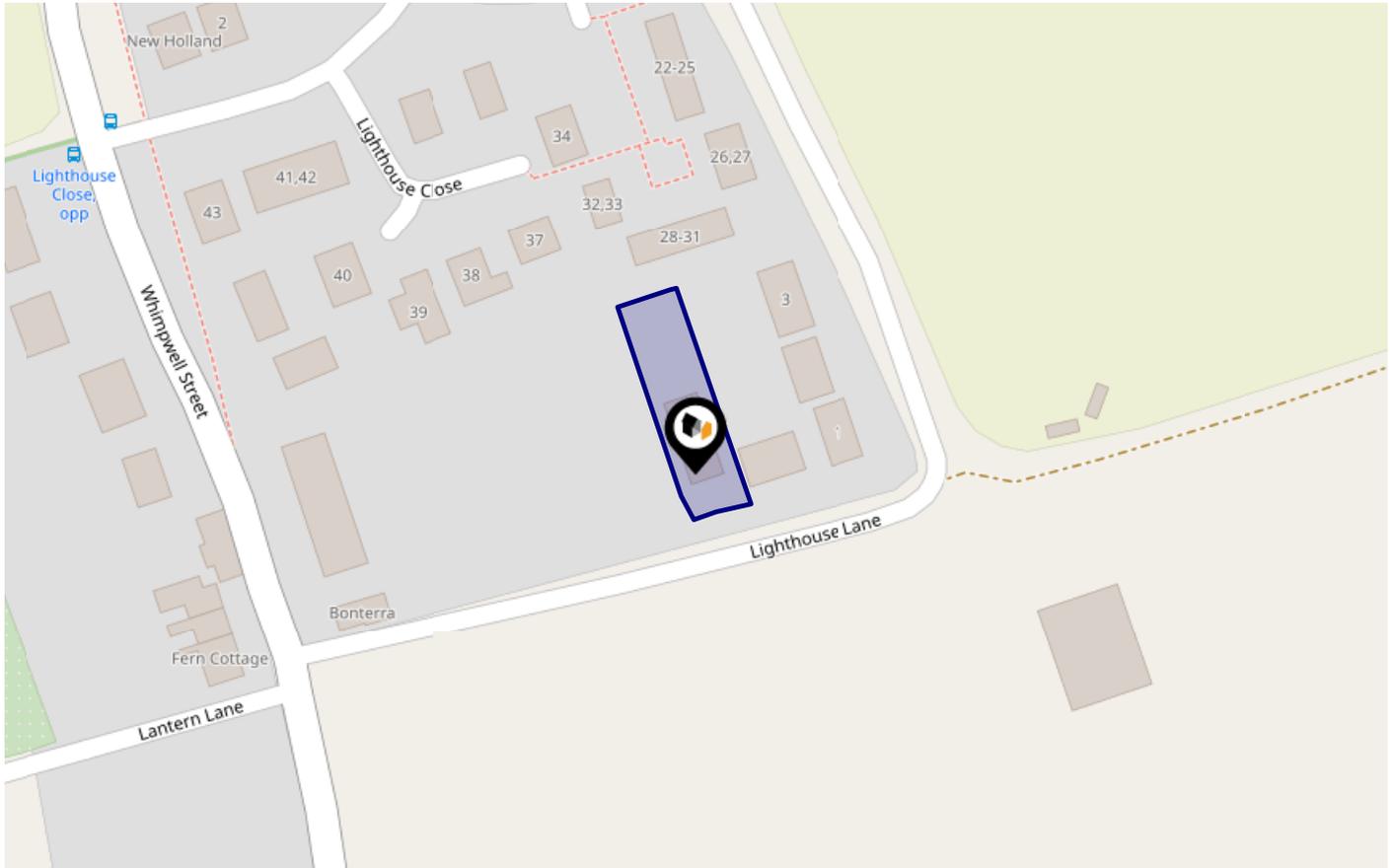
Chance of flooding to the following depths at this property:



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.



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.
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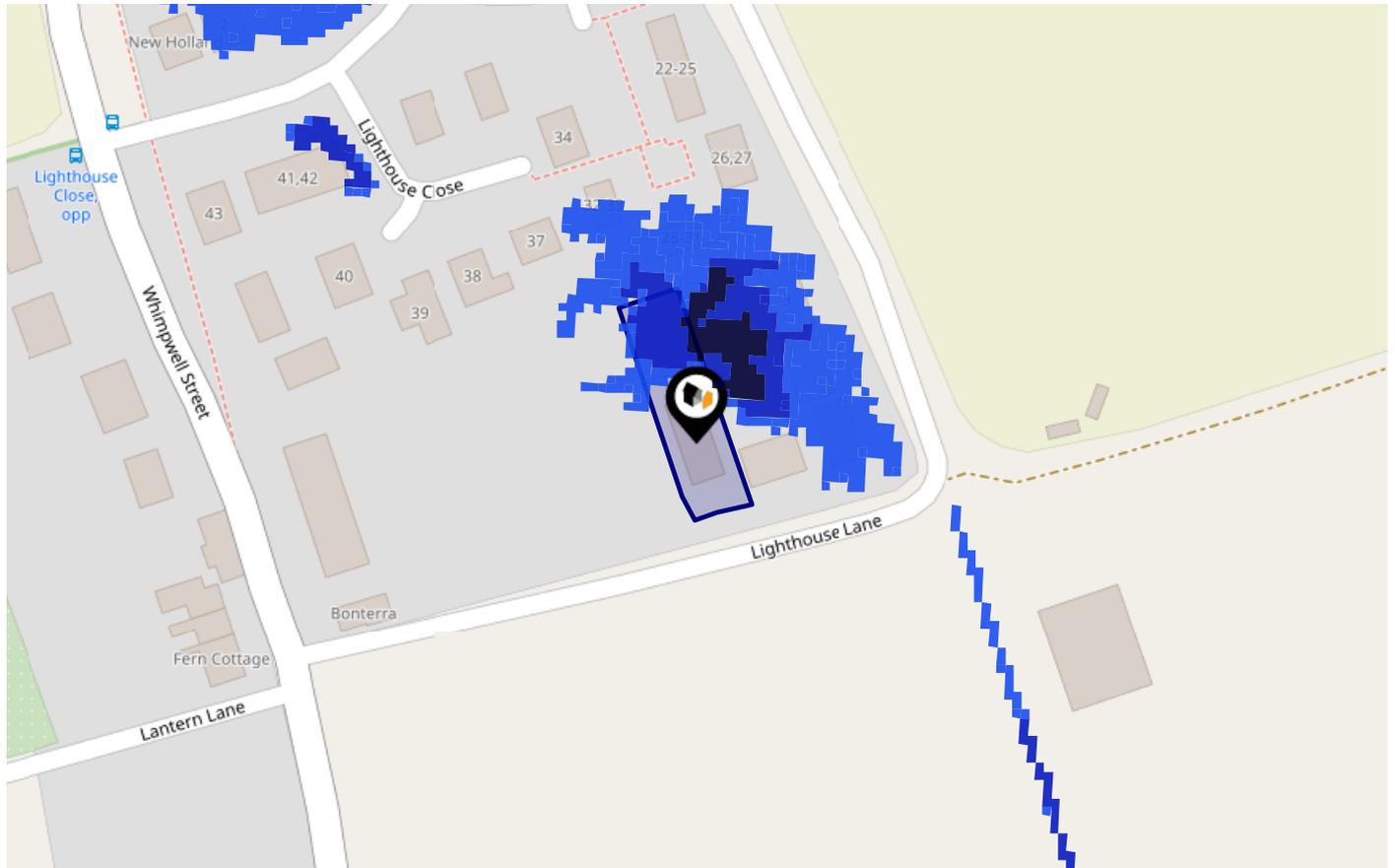
Chance of flooding to the following depths at this property:



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

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.
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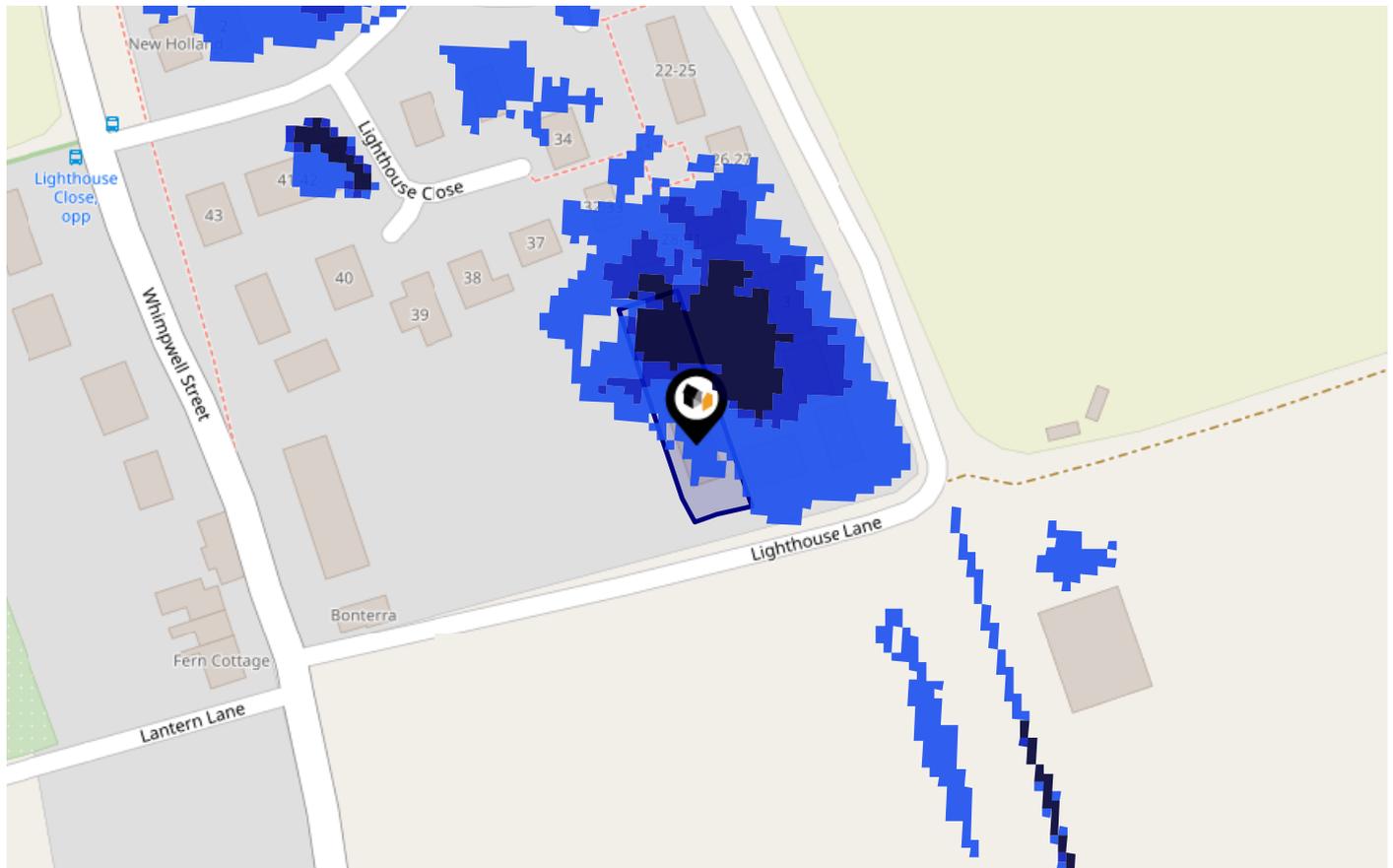
Chance of flooding to the following depths at this property:



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: 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.
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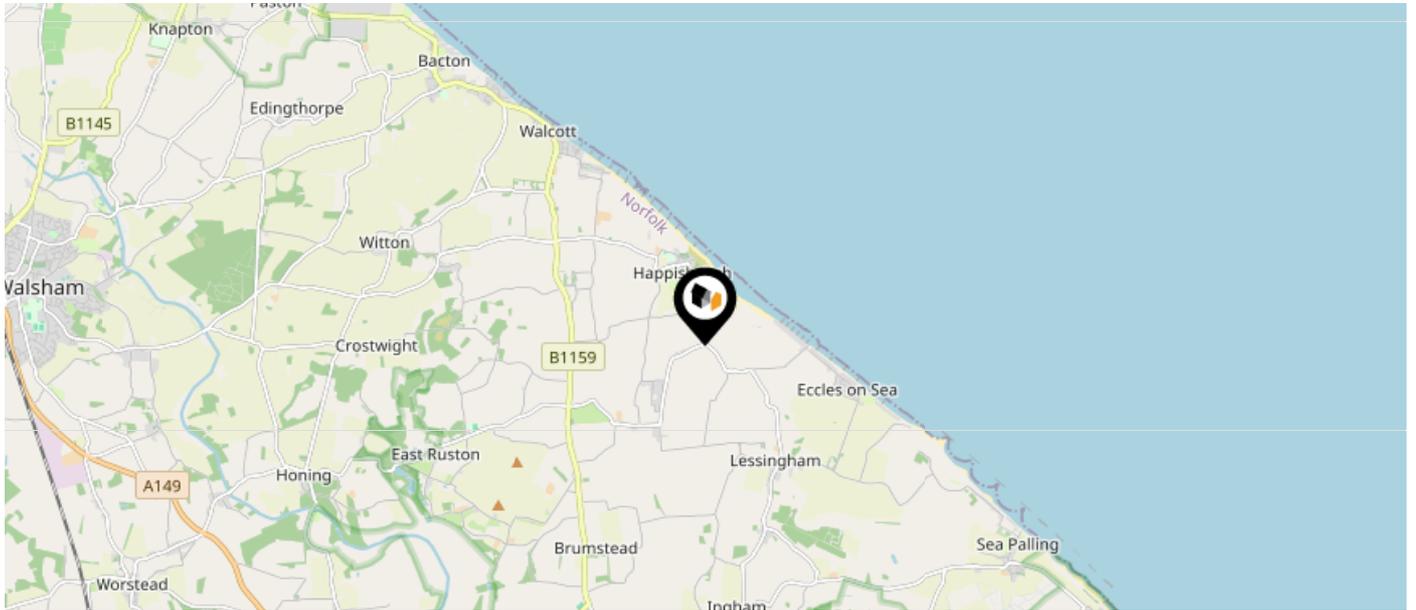
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



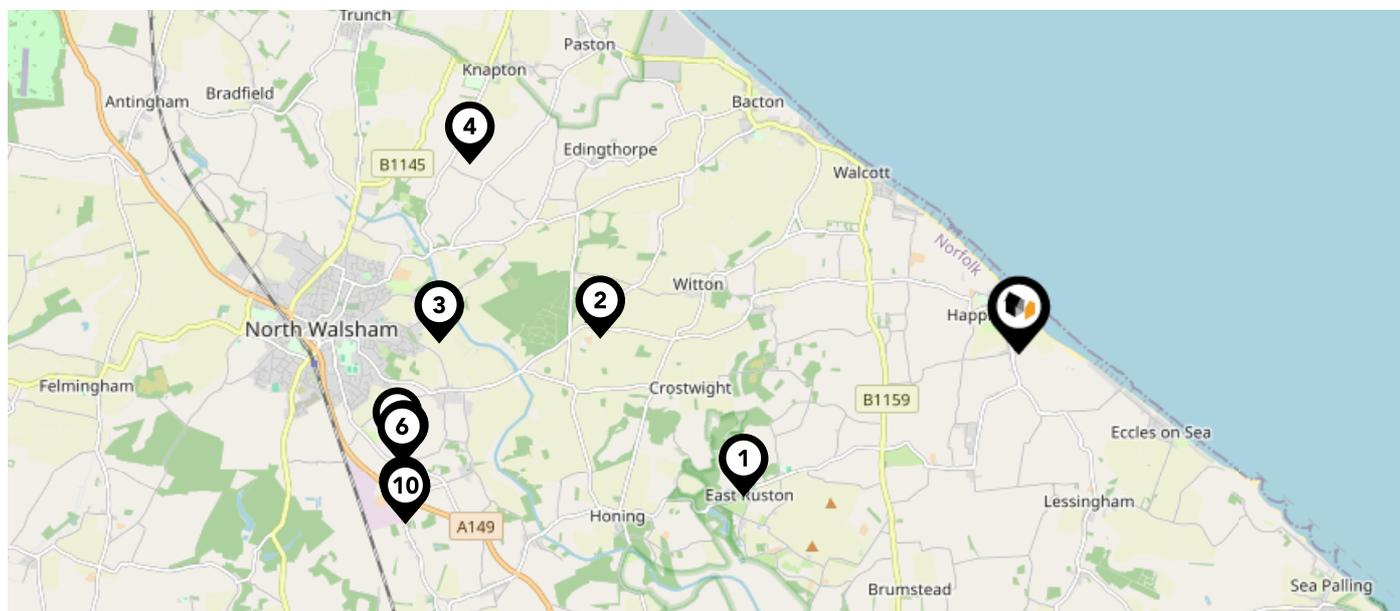
Nearby Green Belt Land

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	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill
2	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill
3	Anchor Road-Spa Common, North Walsham	Historic Landfill
4	Railway Cutting running under Hall Lane-Hall Lane, Knapton	Historic Landfill
5	EA/EPR/VP3699NX/V004	Active Landfill
6	Field No. 788(part)-North Walsham, Norfolk	Historic Landfill
7	White Horse Common-Off Field Lane, Old Yarmouth Road, North Walsham, Norfolk	Historic Landfill
8	Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill
9	Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk	Historic Landfill
10	Sandy Hills-Worstead, Norwich, Norfolk	Historic Landfill

Maps

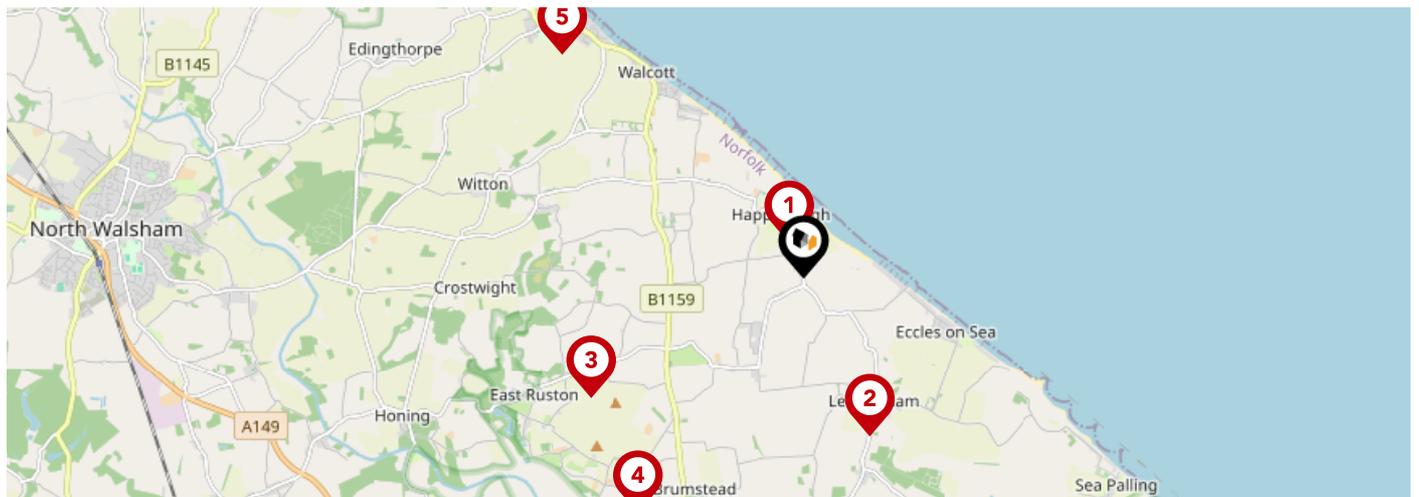
Listed Buildings

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
 1306338 - Happisburgh Lighthouse Lighthouse Cottages	Grade II	0.1 miles
 1373394 - Encircling Wall To Happisburgh Manor	Grade II	0.3 miles
 1306318 - Happisburgh Manor Including Two Summerhouses	Grade II	0.3 miles
 1169902 - St. Anne's Including Outhouse	Grade II	0.3 miles
 1169911 - Stable Block To North Of Drive To Happisburgh Manor	Grade II	0.3 miles
 1049983 - Stable Block To North Of Drive To Happisburgh Manor	Grade II	0.4 miles
 1373431 - The Hill House	Grade II	0.4 miles
 1169888 - The Monastery	Grade II	0.4 miles
 1049982 - Thrums	Grade II	0.4 miles
 1169843 - Church Of St Mary	Grade I	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Saints School Ofsted Rating: Good Pupils: 73 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:2.94	<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:3.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

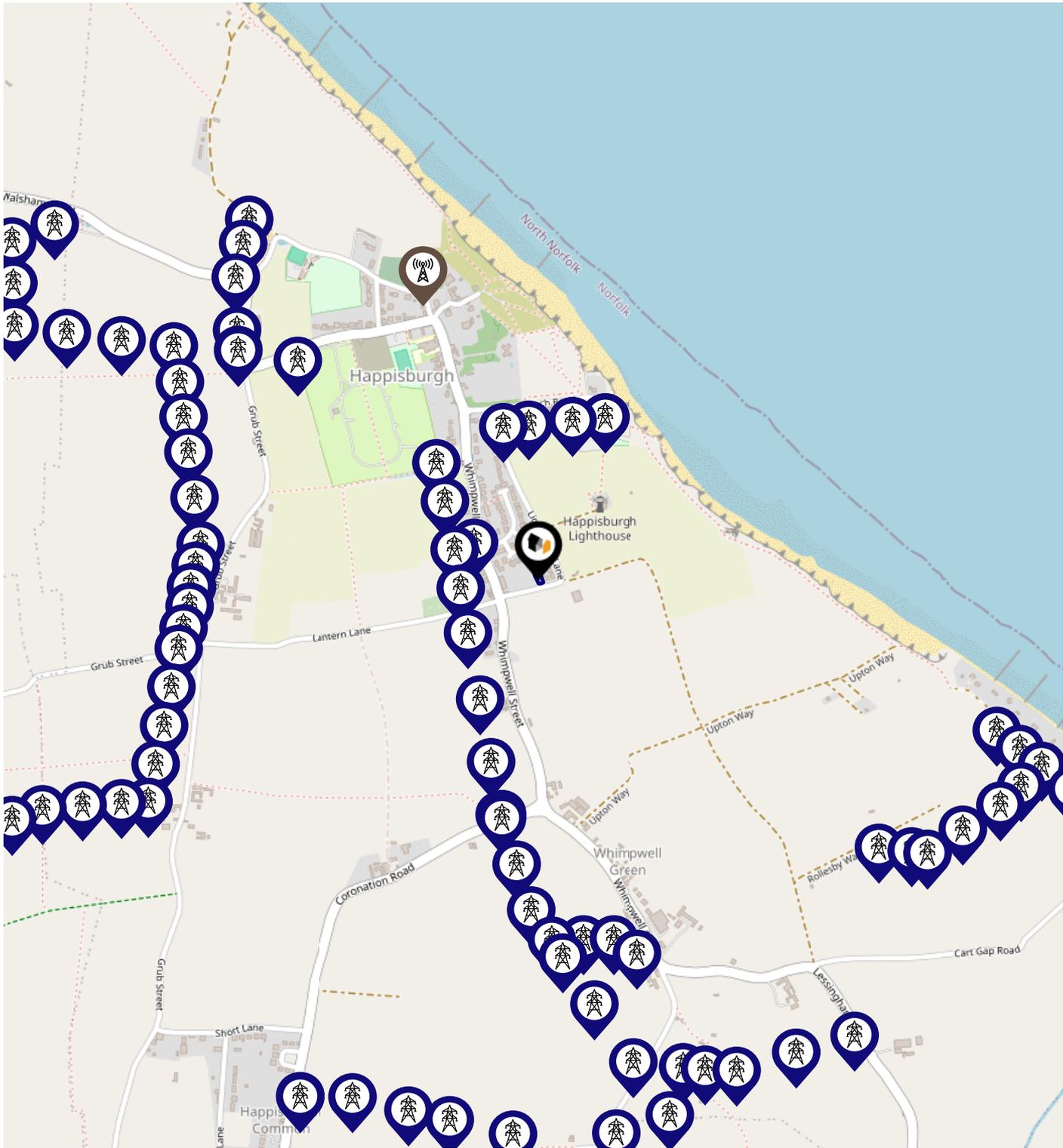
Area Schools



	Nursery	Primary	Secondary	College	Private
 Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:4.5	<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:5.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mundesley Infant School Ofsted Rating: Good Pupils: 80 Distance:5.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mundesley Junior School Ofsted Rating: Good Pupils: 98 Distance:5.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:5.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:5.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 North Walsham Junior School Ofsted Rating: Good Pupils: 289 Distance:5.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

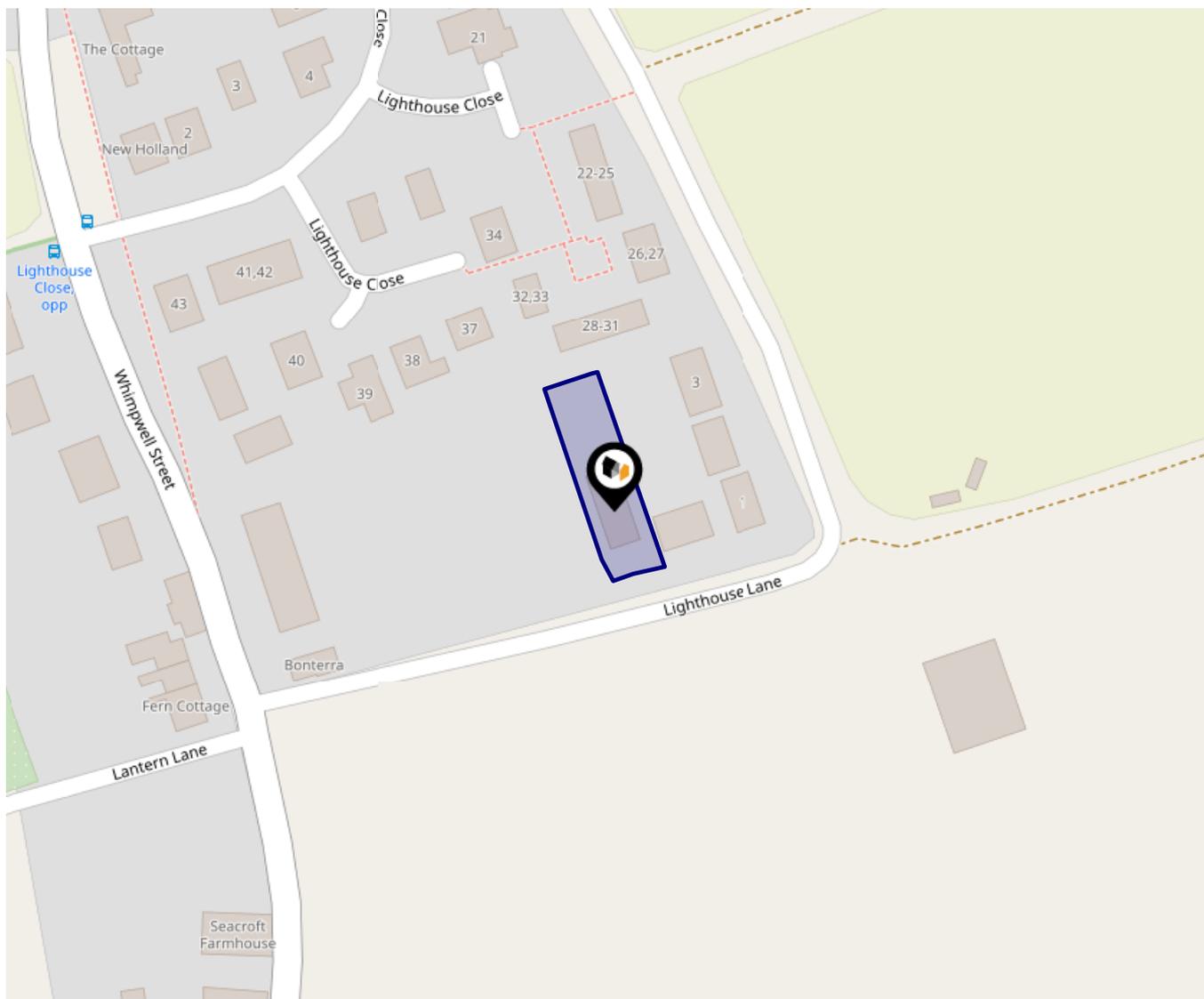
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

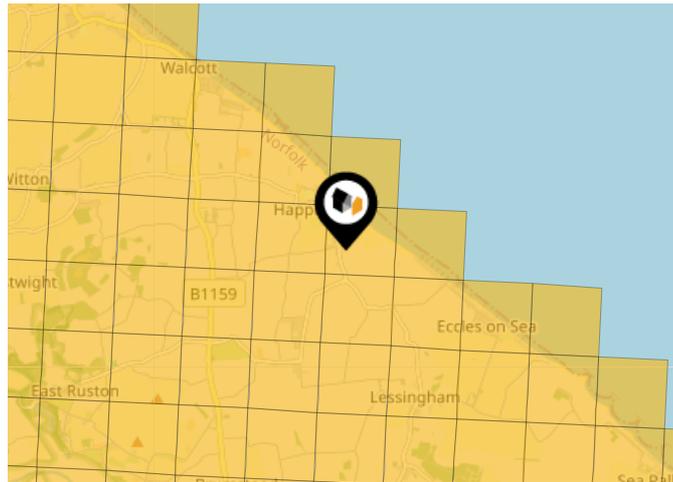
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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)		

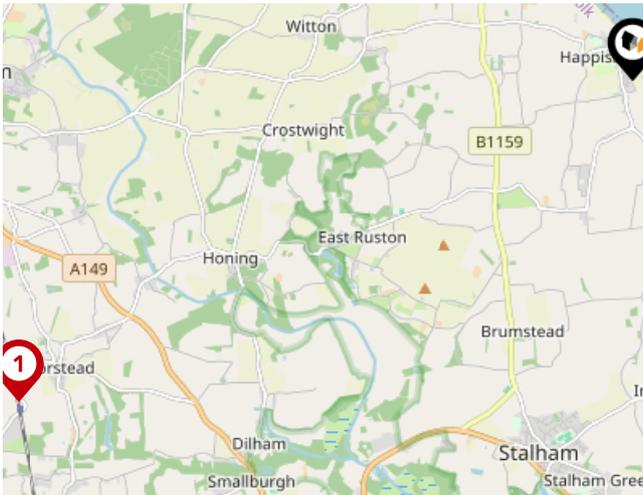


Primary Classifications (Most Common Clay Types)

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

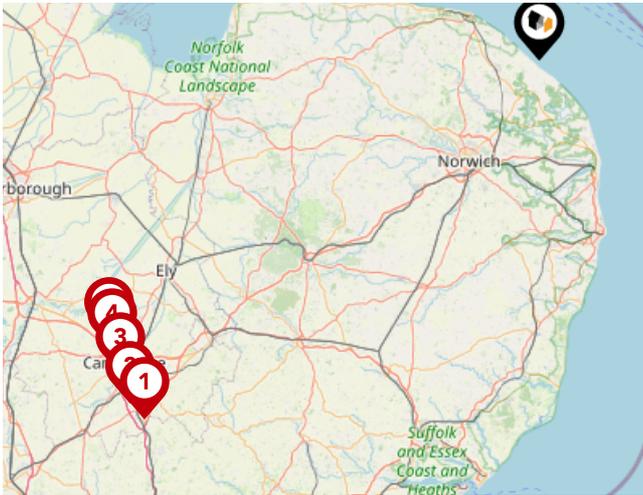
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	6.18 miles
2	North Walsham Rail Station	6.29 miles
3	North Walsham Rail Station	6.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	77.2 miles
2	M11 J10	77.13 miles
3	M11 J11	75.57 miles
4	M11 J13	74.31 miles
5	M11 J14	73.83 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	14.9 miles
2	Cambridge	71.24 miles
3	Southend-on-Sea	93.38 miles
4	Stansted Airport	83.8 miles

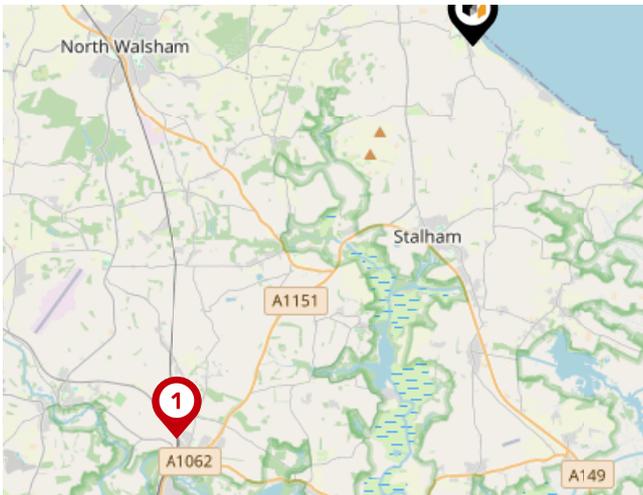
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lighthouse Close	0.08 miles
2	Lighthouse Close	0.11 miles
3	Post Office	0.35 miles
4	Happingburgh Road	0.45 miles
5	Coronation Close	0.86 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	8.83 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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