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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th October 2026



**EVERSLEY, CHEQUERS STREET, EAST RUSTON, NORWICH,
NR12 9JT**

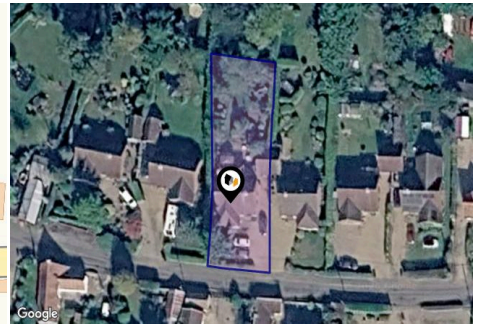
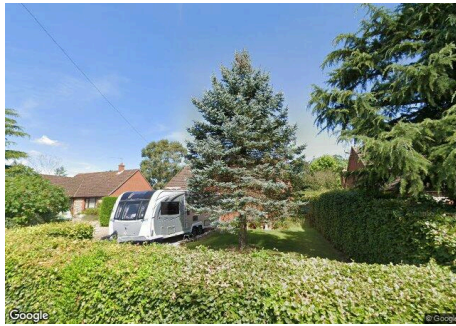
Avocado

North Norfolk

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



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,054 ft ² / 98 m ²
Plot Area:	0.19 acres
Year Built :	1991-1995
Council Tax :	Band C
Annual Estimate:	£2,187
Title Number:	NK111479
UPRN:	100091331636
Restrictive Covenants:	No

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)

6 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

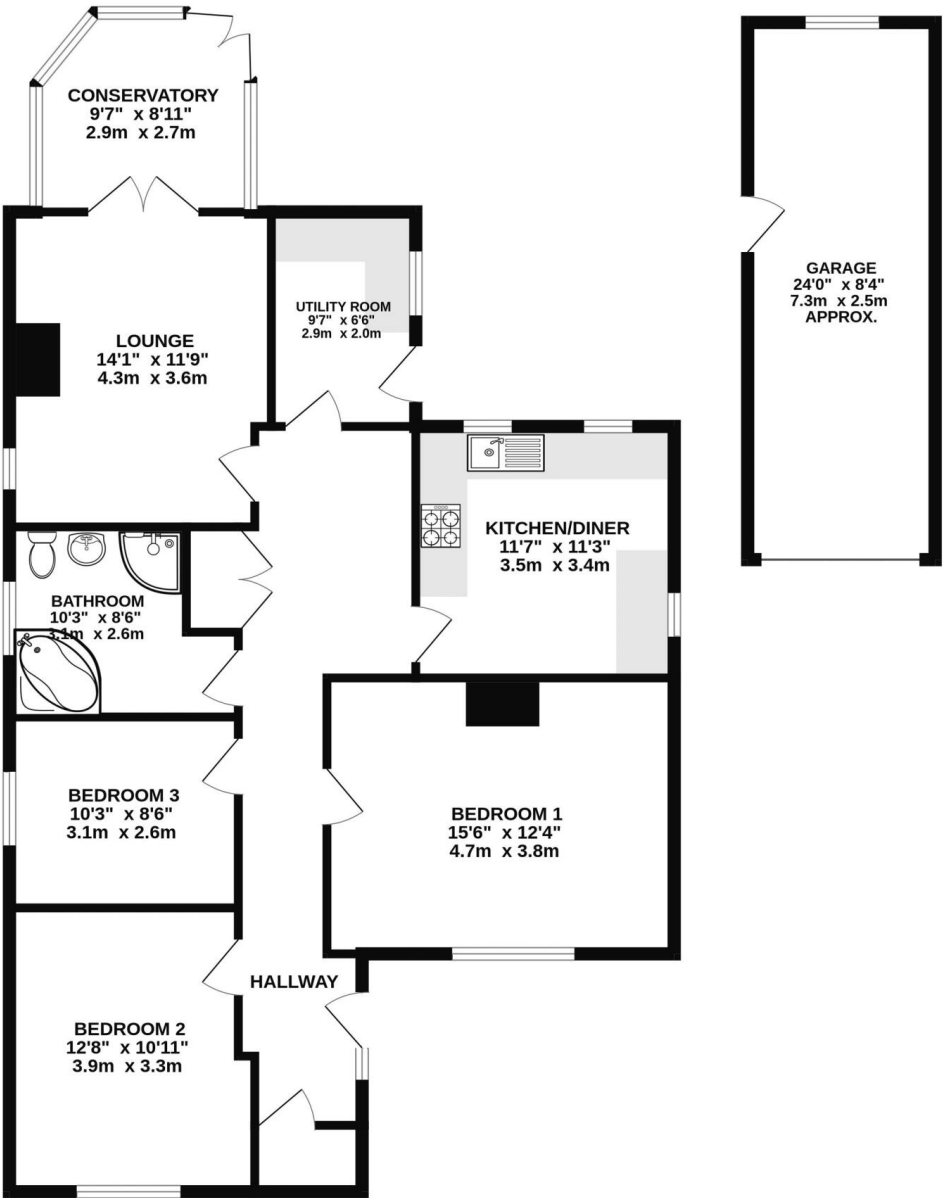


Satellite/Fibre TV Availability:



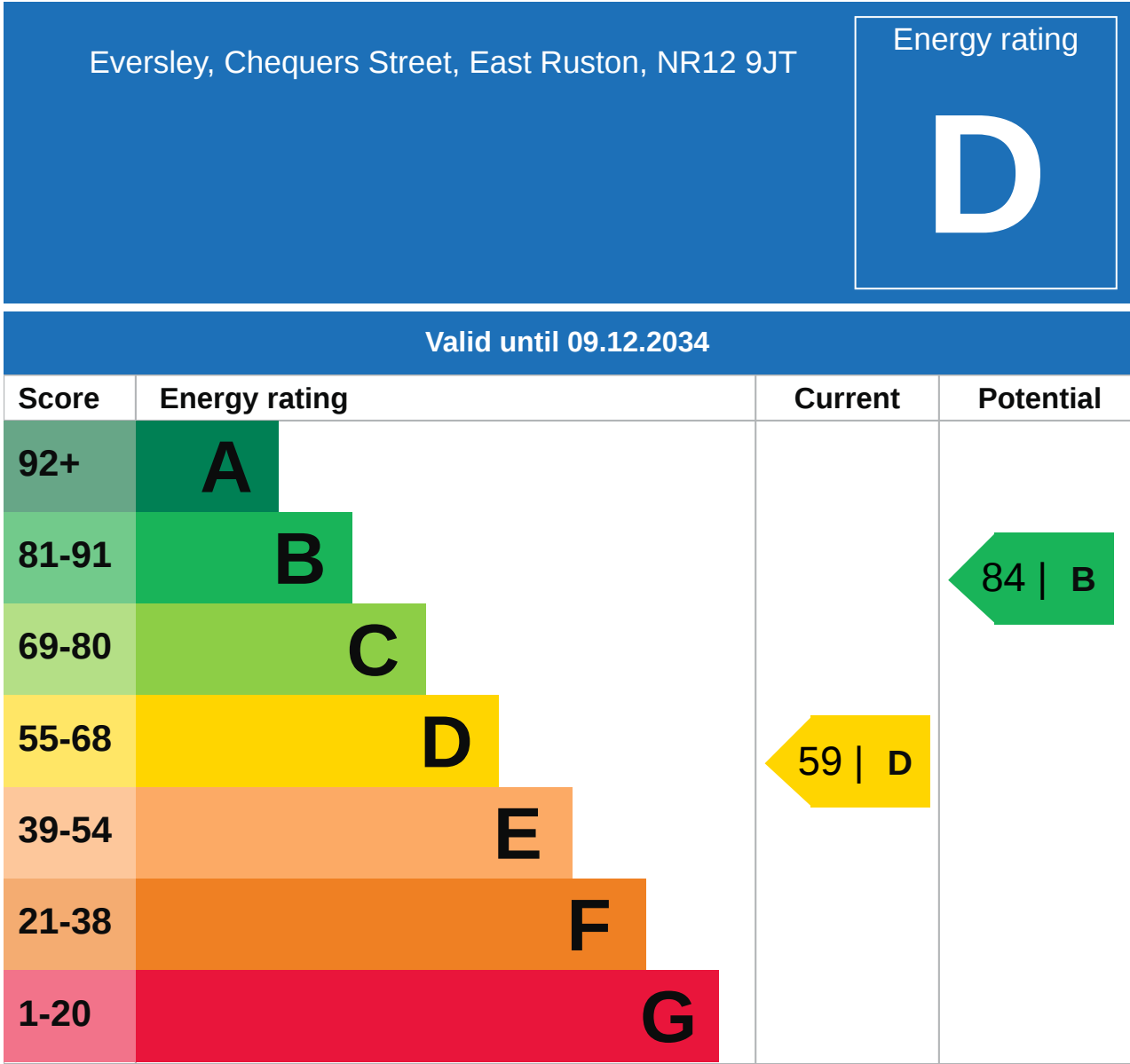
EVERSLEY, CHEQUERS STREET, EAST RUSTON, NORWICH,
NR12 9JT

GROUND FLOOR
1306 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.4 sq.m.) approx.

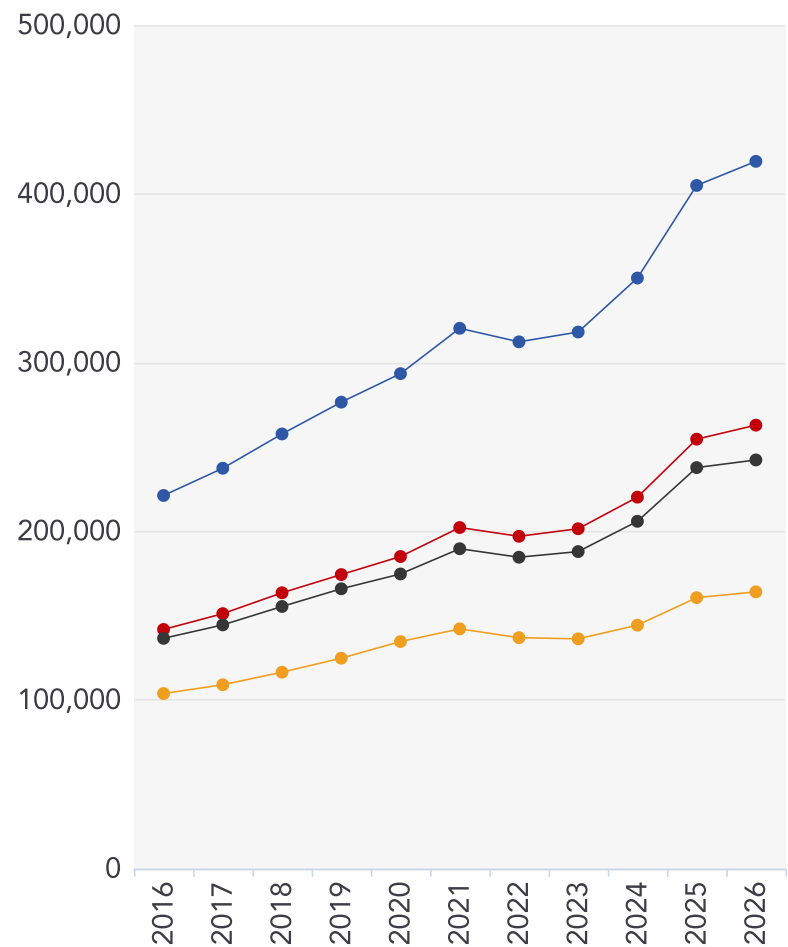
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 m ²

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



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

+77.44%

Flat

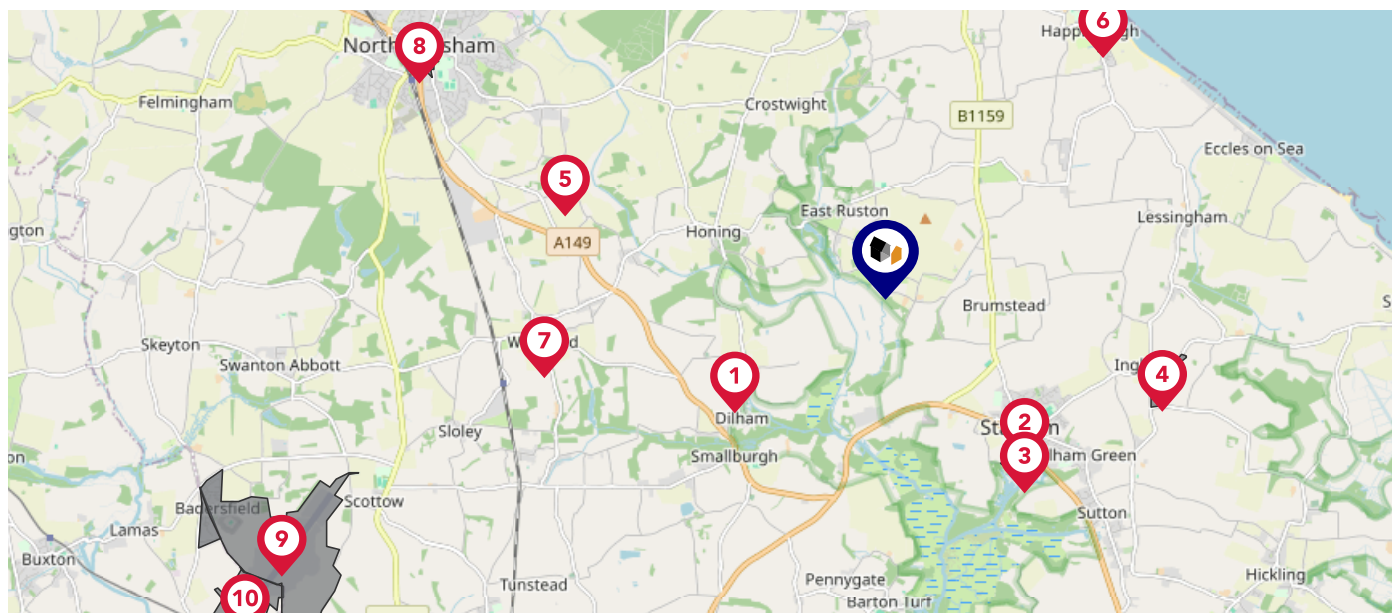
+58.04%

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



Dilham



Stalham



Stalham Staithe



Ingham



Worstead Meeting Hill



Happisburgh



Worstead



North Walsham

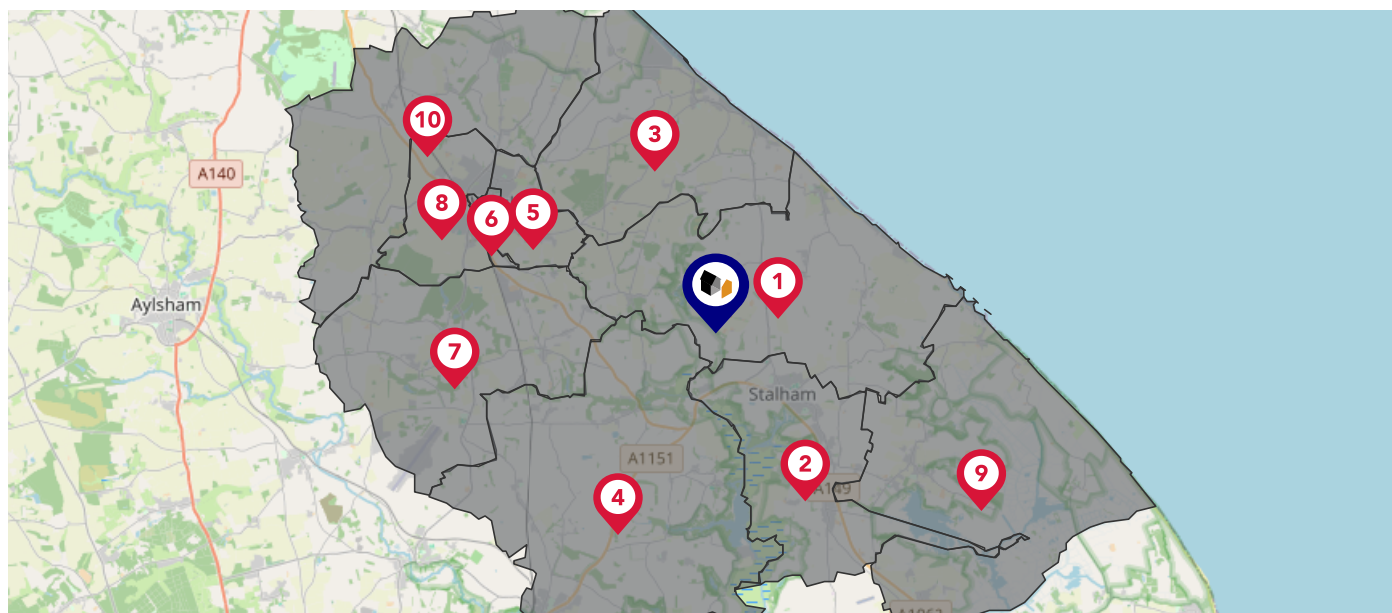


RAF Coltishall



RAF Coltishall

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



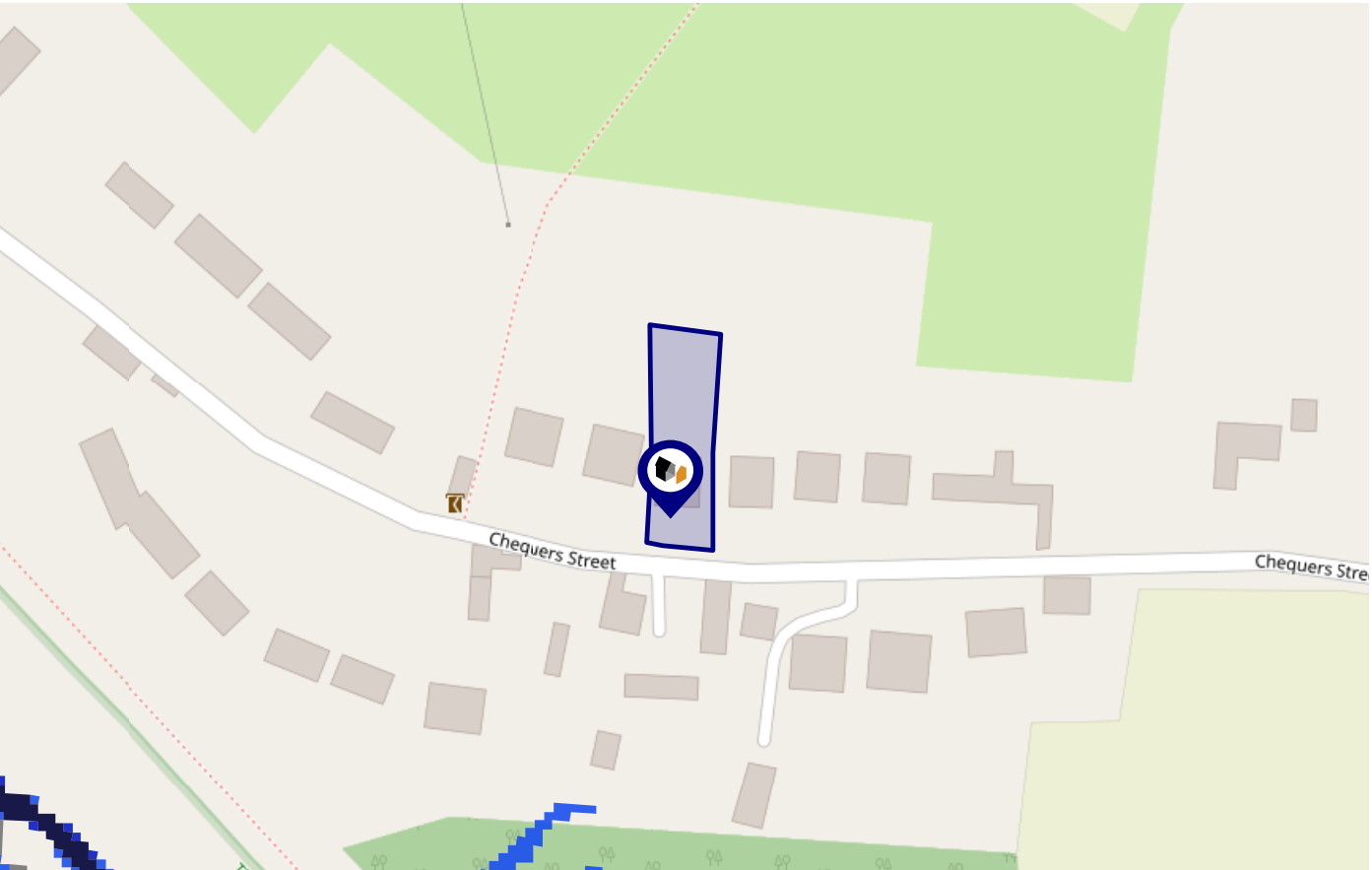
Nearby Council Wards

- | | |
|----|---------------------------------|
| 1 | Happisburgh Ward |
| 2 | Stalham Ward |
| 3 | Bacton Ward |
| 4 | Hoveton & Tunstead Ward |
| 5 | North Walsham East Ward |
| 6 | North Walsham Market Cross Ward |
| 7 | Worstead Ward |
| 8 | North Walsham West Ward |
| 9 | Hickling Ward |
| 10 | 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.

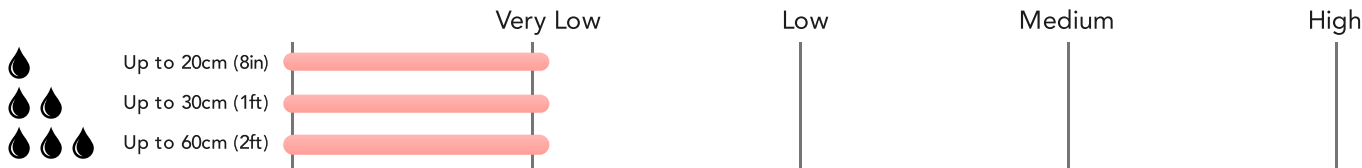


Risk Rating: Very low

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.

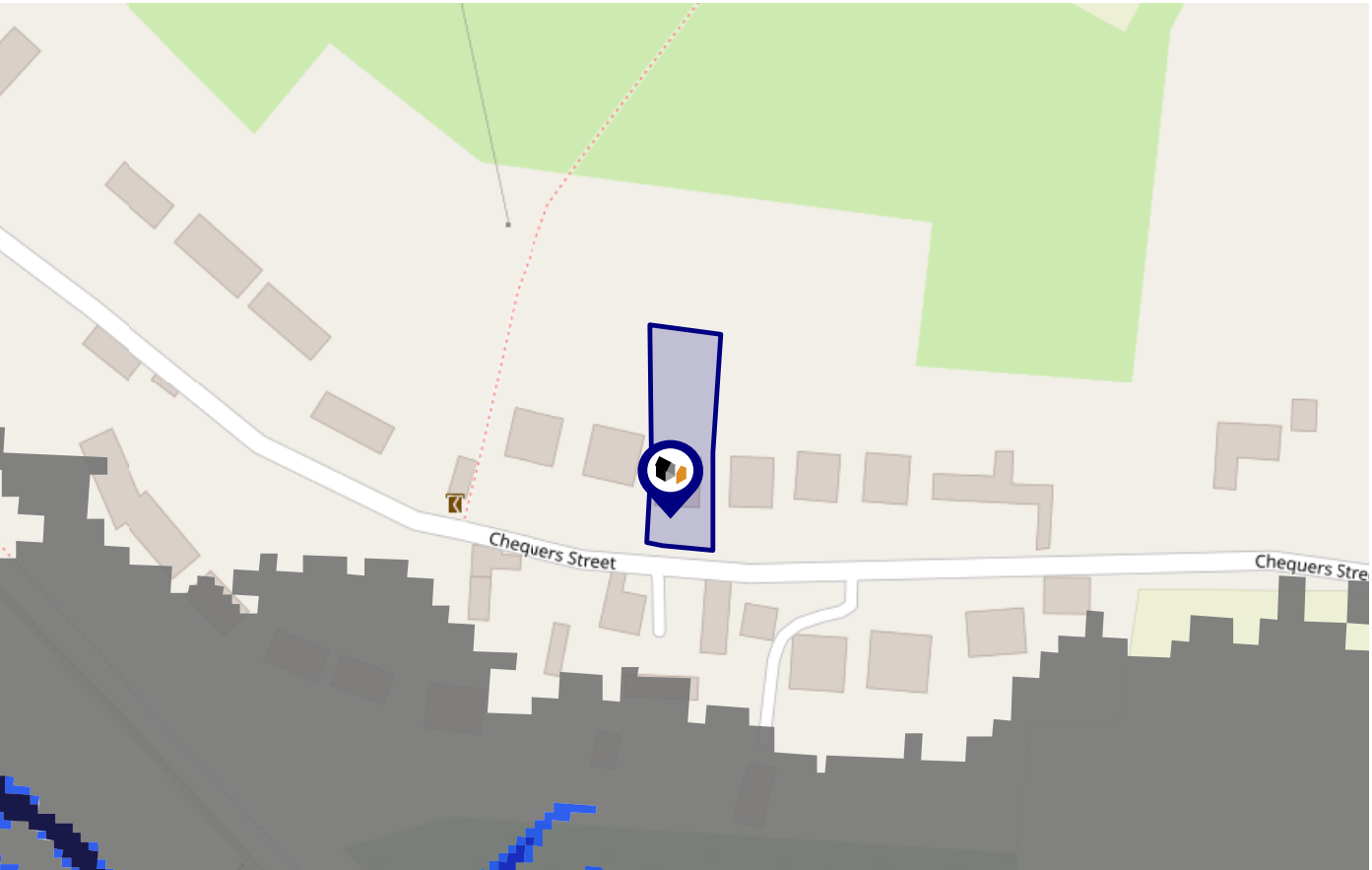
Chance of flooding to the following depths at this property:



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.

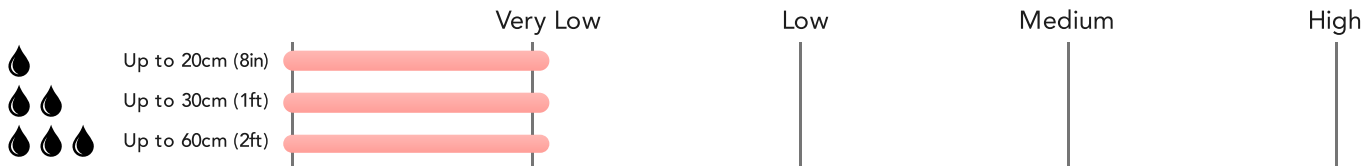


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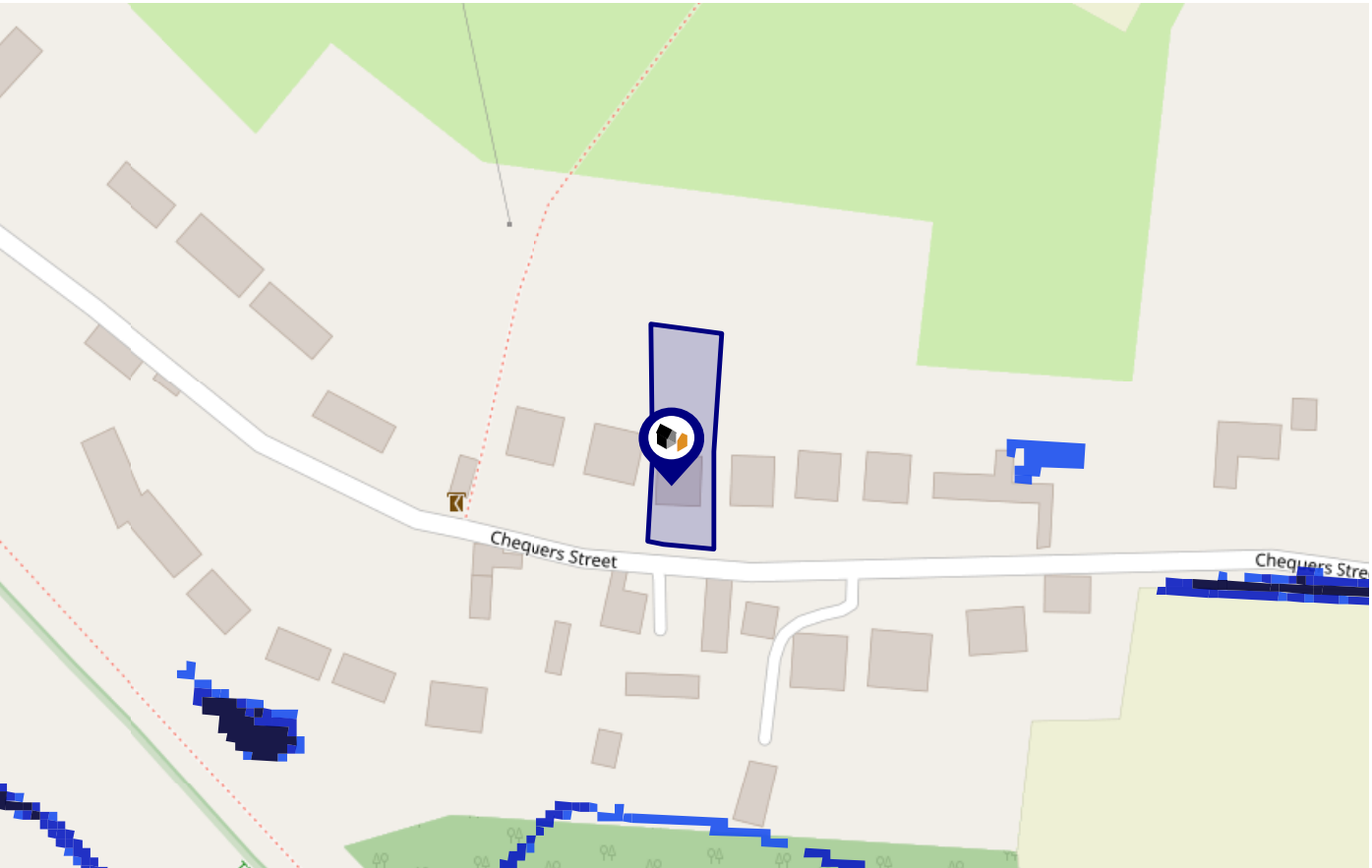
Chance of flooding to the following depths at this property:



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.

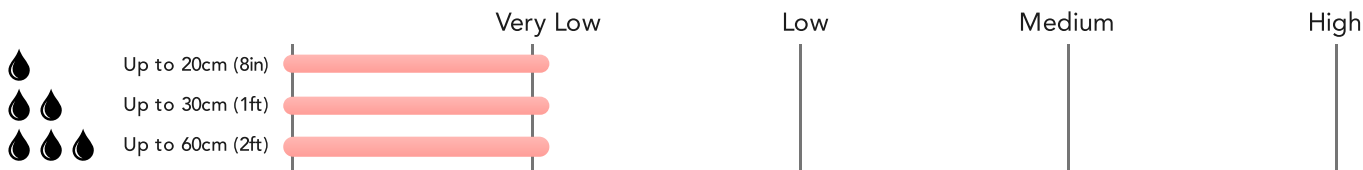


Risk Rating: Very low

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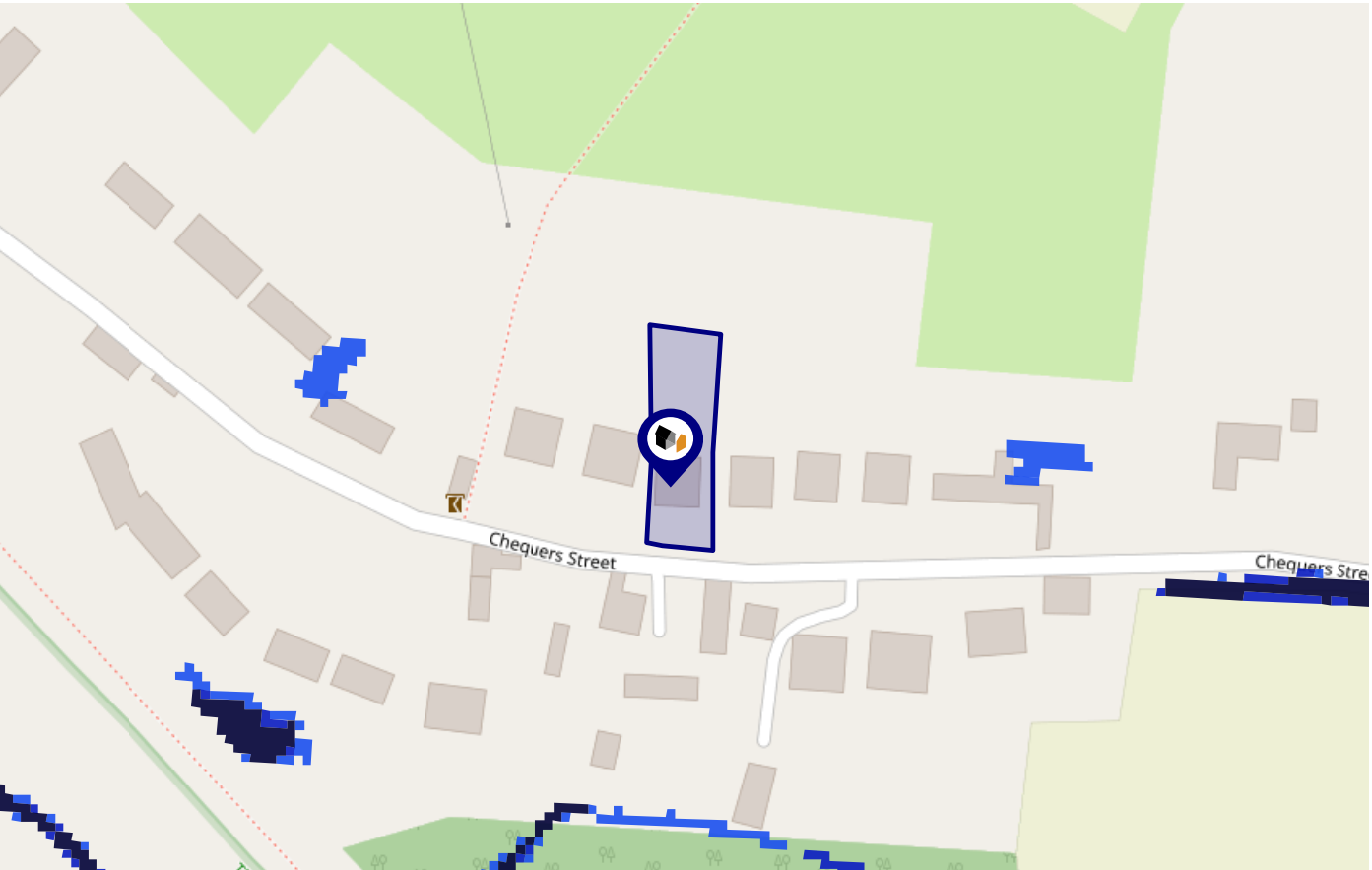


Flood Risk

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.

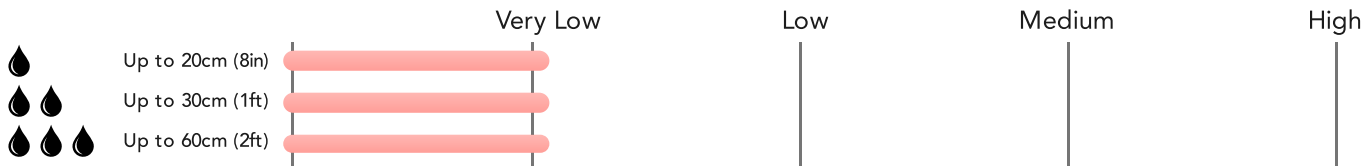


Risk Rating: Very low

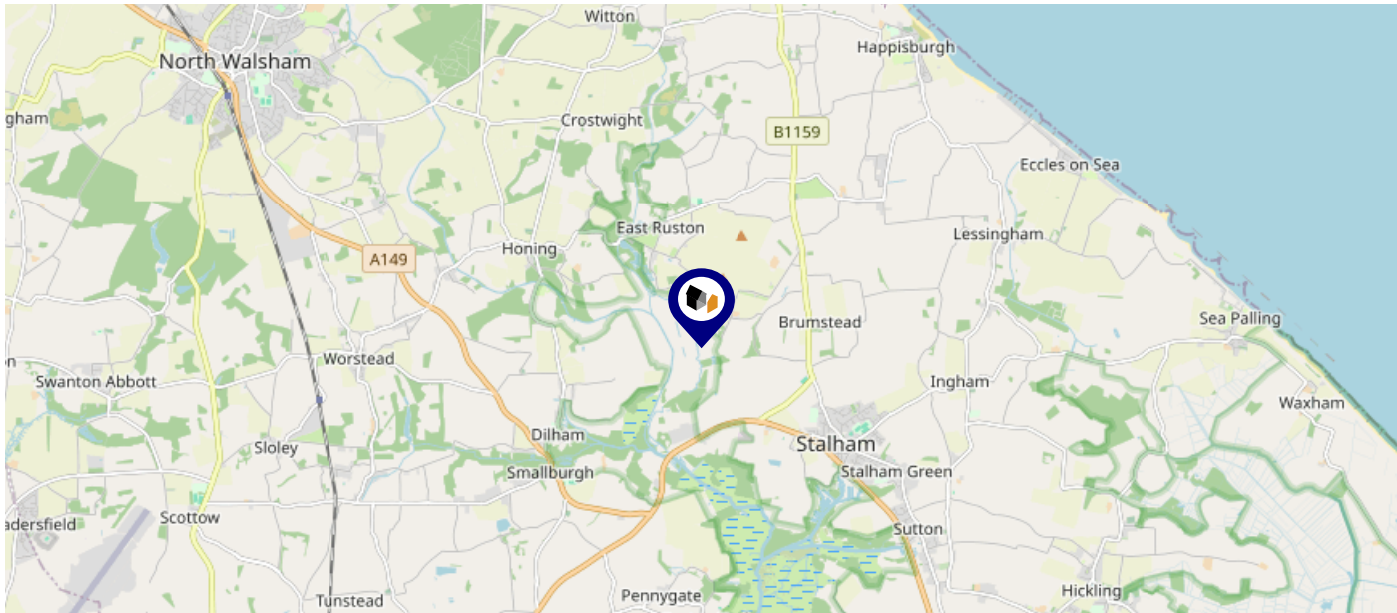
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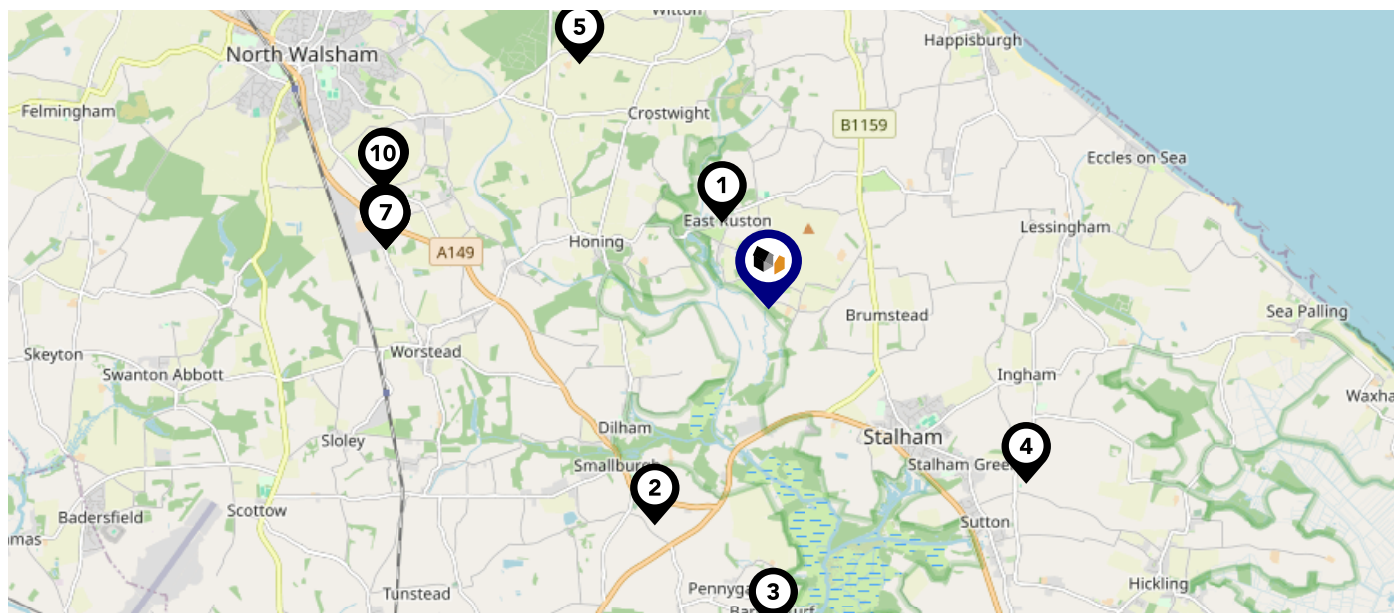
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

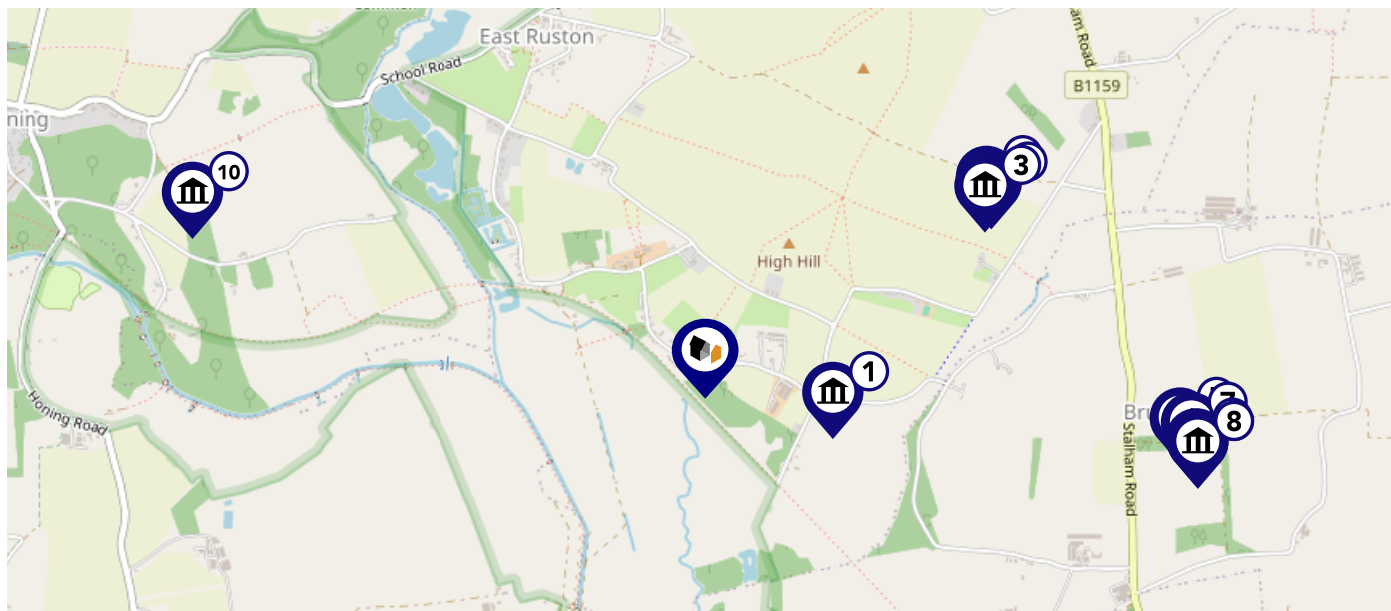
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



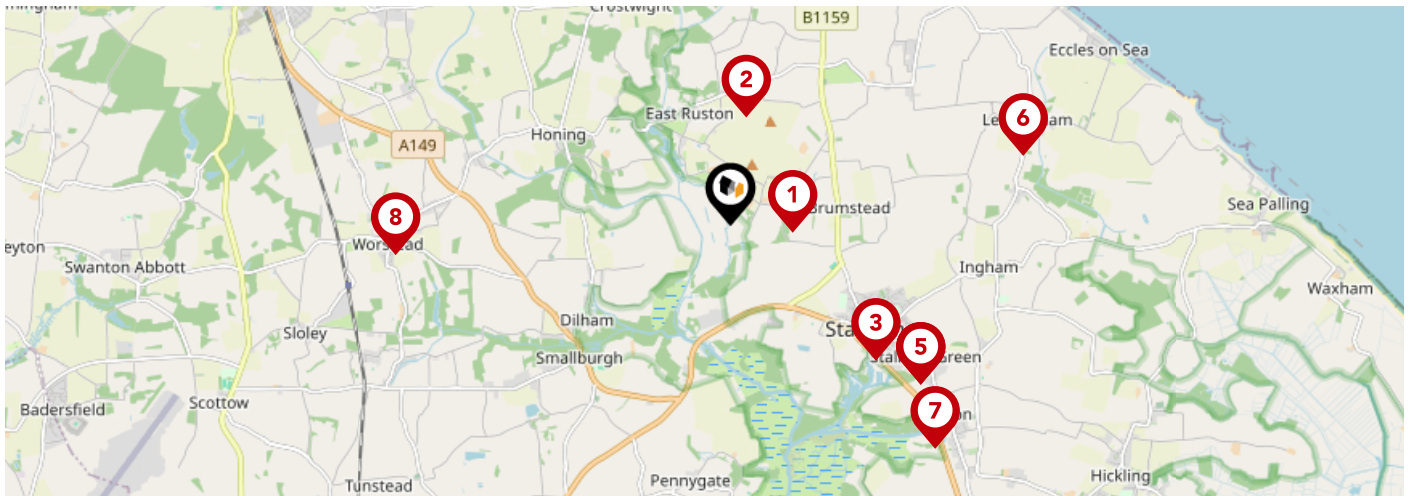
Nearby Landfill Sites

	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill 
	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill 
	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill 
	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill 
	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill 
	Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill 
	Sandy Hills-Worstead, Norwich, Norfolk	Historic Landfill 
	Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk	Historic Landfill 
	EA/EPR/VP3699NX/V004	Active Landfill 
	Field No. 788(part)-North Walsham, Norfolk	Historic Landfill 

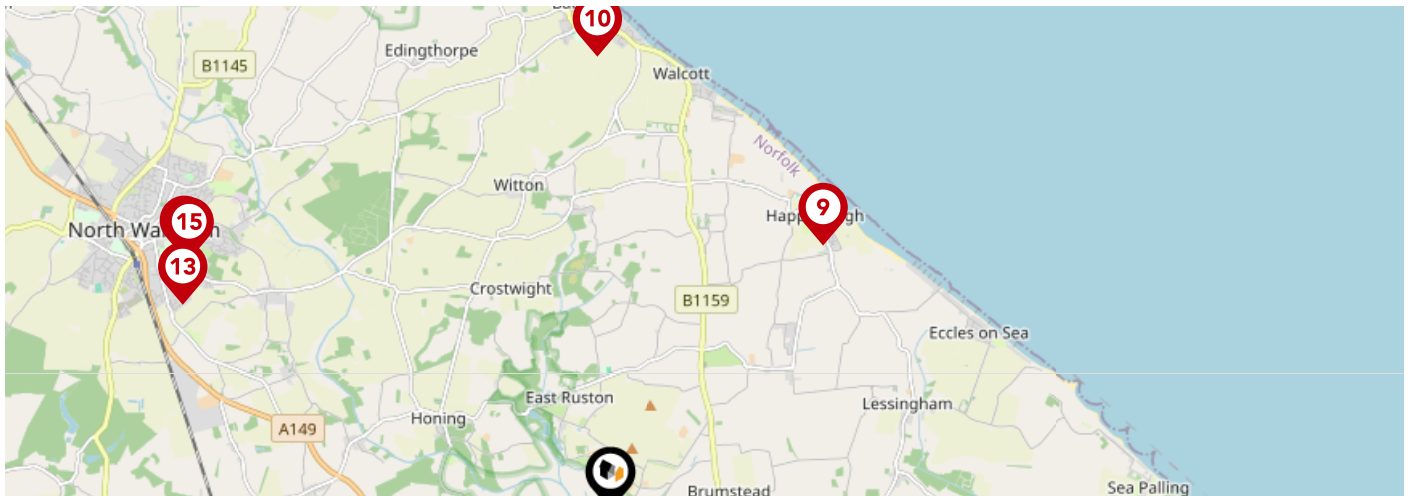
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



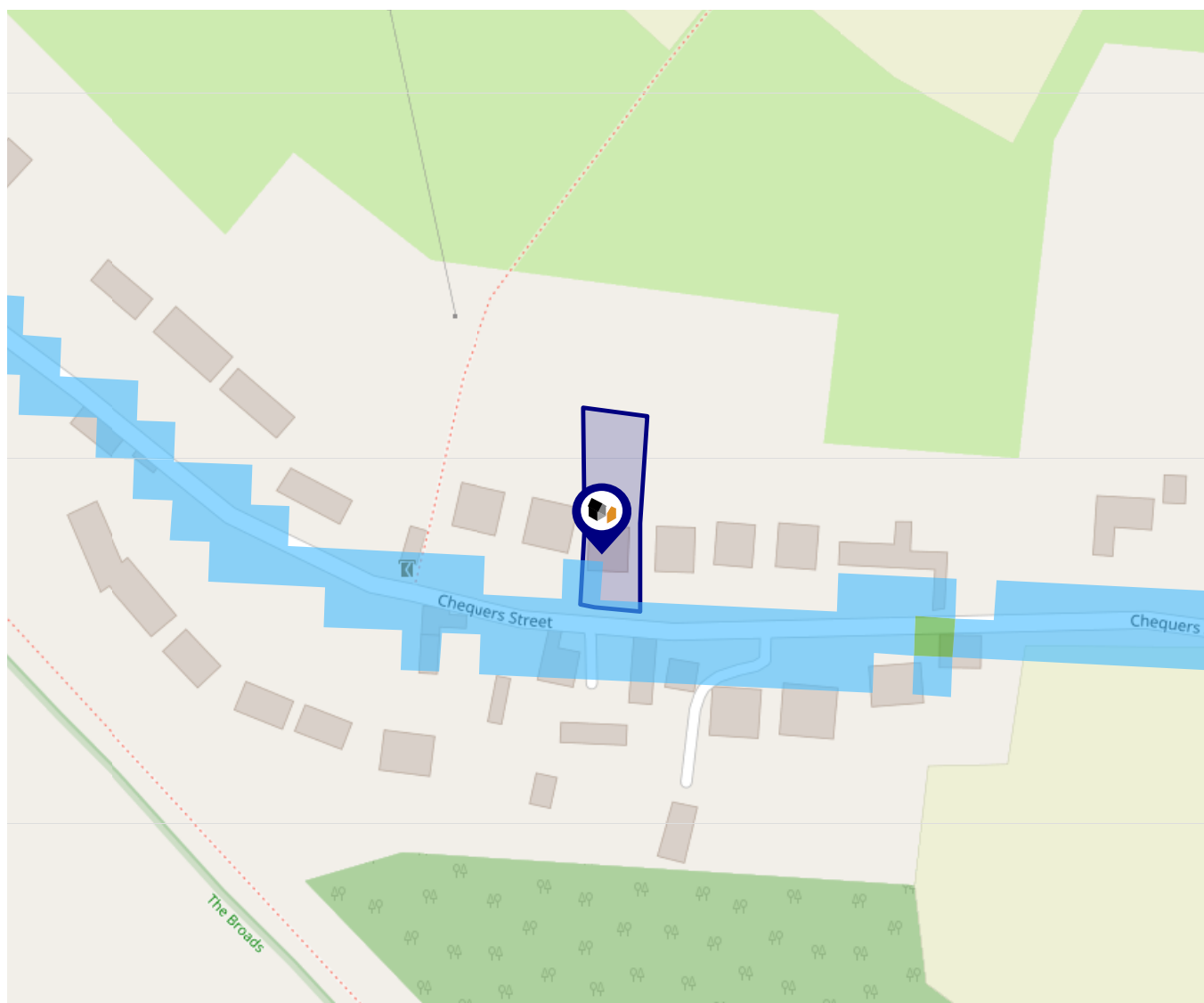
Listed Buildings in the local district		Grade	Distance
	1049976 - Barn 35 Metres East Of Bristows Farmhouse	Grade II	0.3 miles
	1049975 - Barn 20 Metres North East Of Manor Farm	Grade II	0.8 miles
	1306354 - Manor Farmhouse	Grade II	0.8 miles
	1373429 - Barn 40m North Of Manor Farm	Grade II	0.8 miles
	1305235 - 2 Barns At Brumstead Hall Farm	Grade II	1.1 miles
	1049385 - Memorial To Mary Cubett 4 Metres South Of Nave Of Church Of St Peter	Grade II	1.1 miles
	1049383 - Brumstead Hall	Grade II	1.1 miles
	1172242 - Memorial 4 Metres South Of Nave Of Church Of St Peter	Grade II	1.1 miles
	1049384 - Church Of St Peter	Grade II	1.1 miles
	1306293 - Bush Farmhouse	Grade II	1.2 miles



		Nursery	Primary	Secondary	College	Private
1	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:0.56	☐	☐	☒	☐	☐
2	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:0.99	☐	☒	☐	☐	☐
3	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:1.78	☐	☐	☒	☐	☐
4	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:2.21	☐	☒	☐	☐	☐
5	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:2.21	☐	☒	☐	☐	☐
6	All Saints School Ofsted Rating: Good Pupils: 73 Distance:2.69	☐	☐	☒	☐	☐
7	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:2.71	☐	☒	☐	☐	☐
8	Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:3.01	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.04	☐	☒	☐	☐	☐
	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:4.06	☐	☒	☐	☐	☐
	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:4.14	☐	☒	☐	☐	☐
	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:4.19	☐	☒	☐	☐	☐
	North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:4.26	☐	☐	☒	☐	☐
	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:4.28	☐	☒	☐	☐	☐
	North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:4.39	☐	☒	☐	☐	☐
	North Walsham Junior School Ofsted Rating: Good Pupils: 289 Distance:4.44	☐	☒	☐	☐	☐

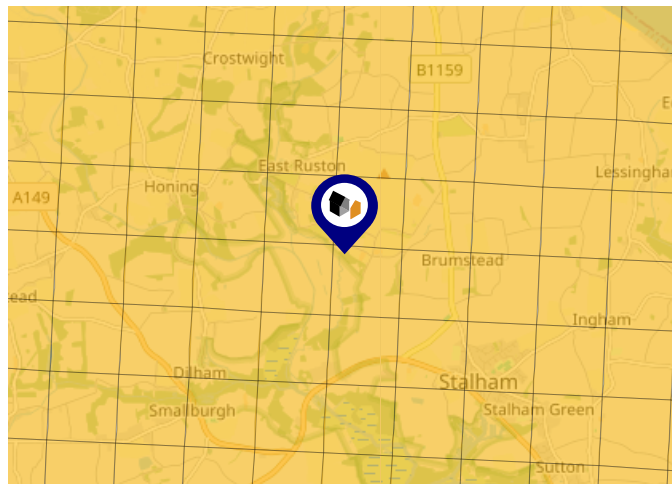


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

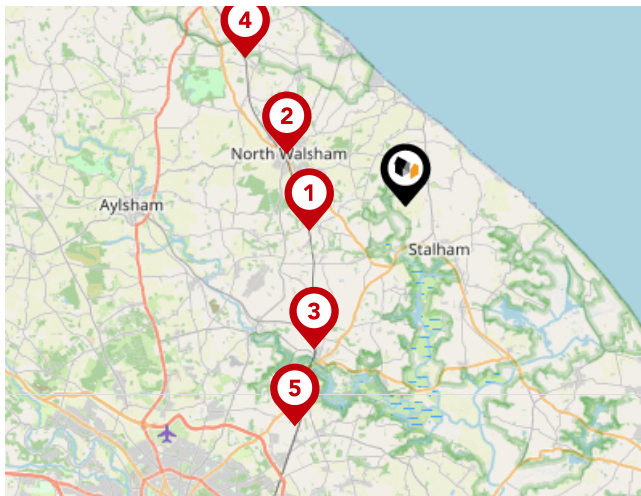
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		



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

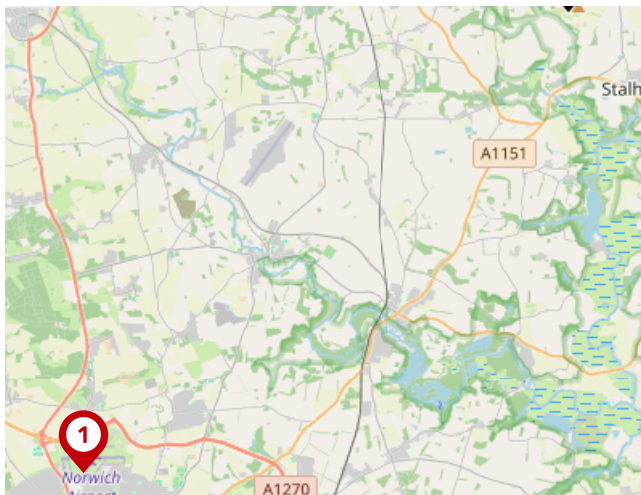


National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	3.53 miles
2	North Walsham Rail Station	4.66 miles
3	Hoveton & Wroxham Rail Station	6.05 miles
4	Gunton Rail Station	7.82 miles
5	Salhouse Rail Station	8.8 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12 miles

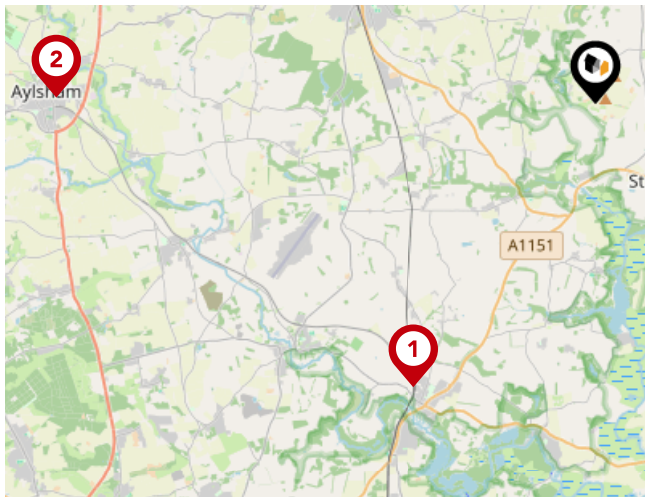
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chequers Street	0.25 miles
2	Silcocks farm	0.73 miles
3	council houses	0.84 miles
4	Butchers Arms	0.85 miles
5	The Loke	0.93 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	6.02 miles
2	Aylsham (Bure Valley Railway)	9.67 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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