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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th July 2026



7, RISING WAY, MARTHAM, GREAT YARMOUTH, NR29 4RN

Avocado

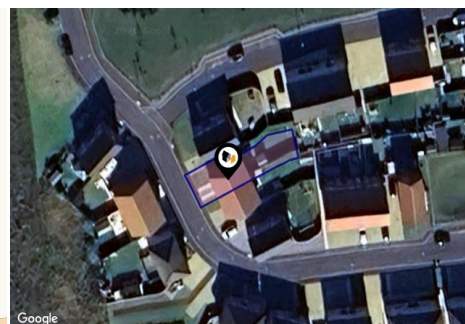
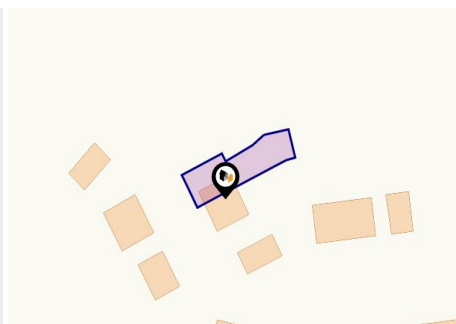
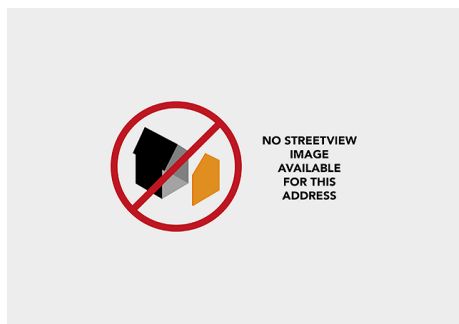
North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.05 acres
Year Built :	2019
Council Tax :	Band B
Annual Estimate:	£1,878
Title Number:	NK525559
UPRN:	10093373749
Restrictive Covenants:	No

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	55 mb/s	1800 mb/s

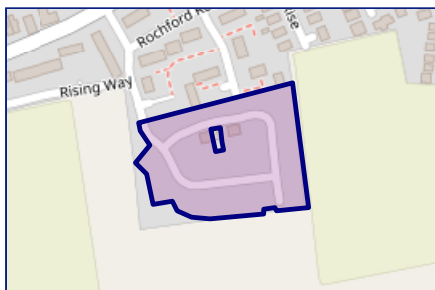
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

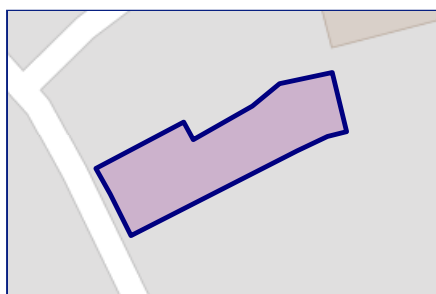


Freehold Title Plan



NK507050

Leasehold Title Plan



NK525559

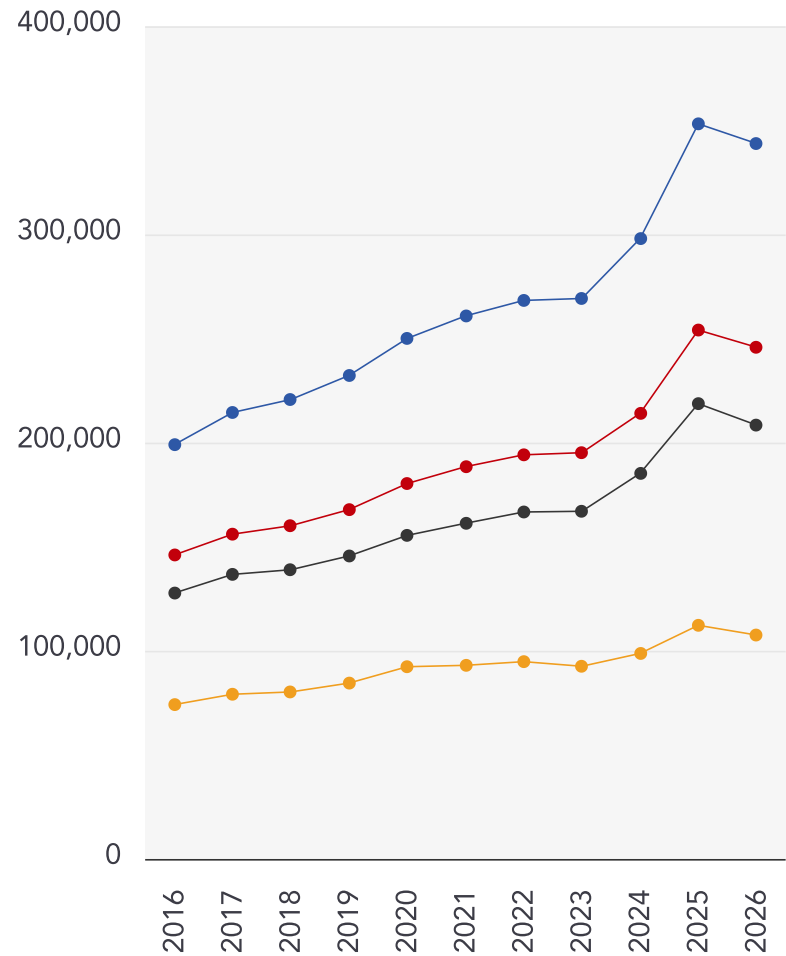
Start Date: 04/12/2022
End Date: 05/12/3012
Lease Term: 990 years from and including 5 December 2022
Term Remaining: 987 years

7 Rising Way, NR29 4RN		Energy rating	
		C	
Valid until 07.06.2032		Certificate number 3600-4887-0932-8103-3623	
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m ² K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² K
Total Floor Area:	77 m ²

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



Detached

+72.67%

Semi-Detached

+68.3%

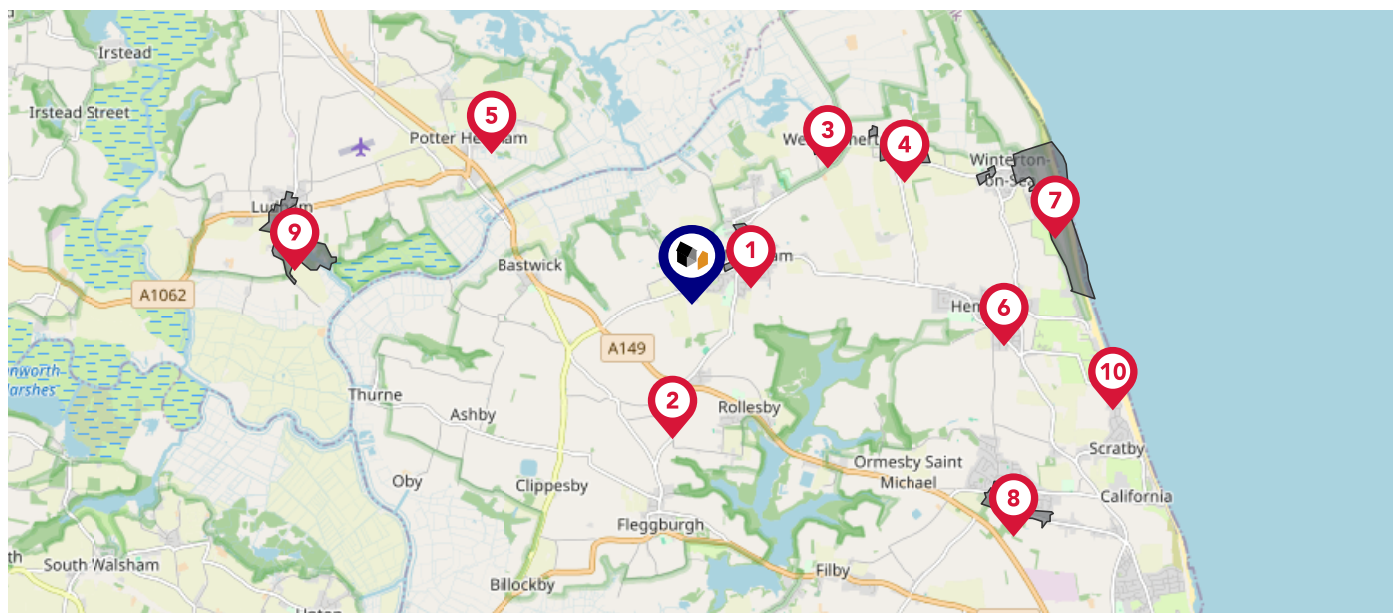
Terraced

+63.16%

Flat

+45.06%

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



Martham



Rollesby



West Somerton



East and West Somerton



Potter Heigham



Hemsby



Winterton-on-Sea



Ormesby St Margaret

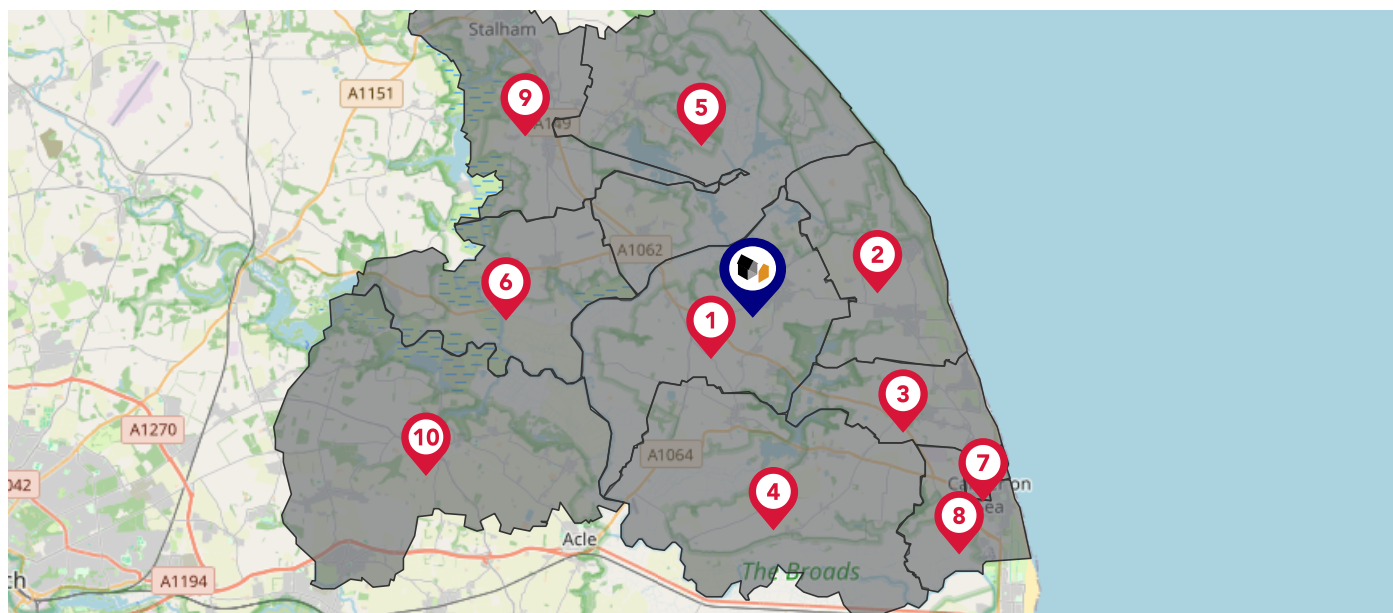


Ludham



No.18 Newport Cottages

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

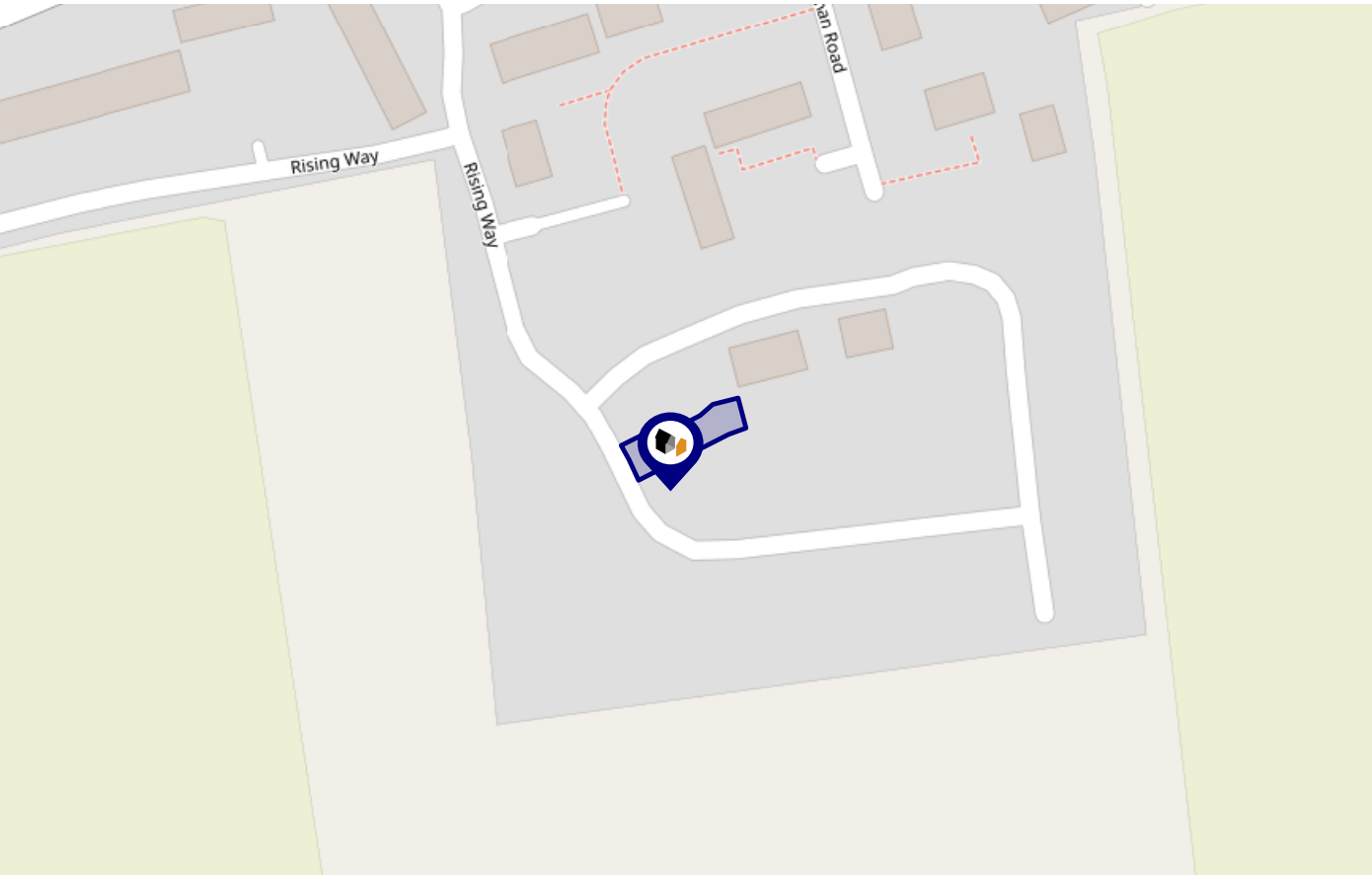
- | | |
|----|----------------------------------|
| 1 | West Flegg Ward |
| 2 | East Flegg Ward |
| 3 | Ormesby Ward |
| 4 | Fleggburgh Ward |
| 5 | Hickling Ward |
| 6 | St. Benet's Ward |
| 7 | Caister North Ward |
| 8 | Caister South Ward |
| 9 | Stalham Ward |
| 10 | Blofield with South Walsham Ward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

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.

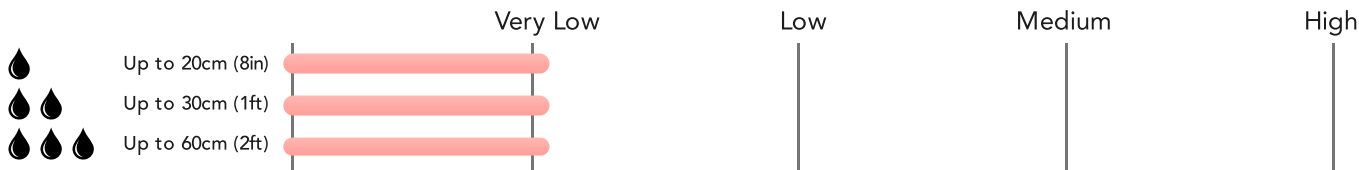


Risk Rating: Very low

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:

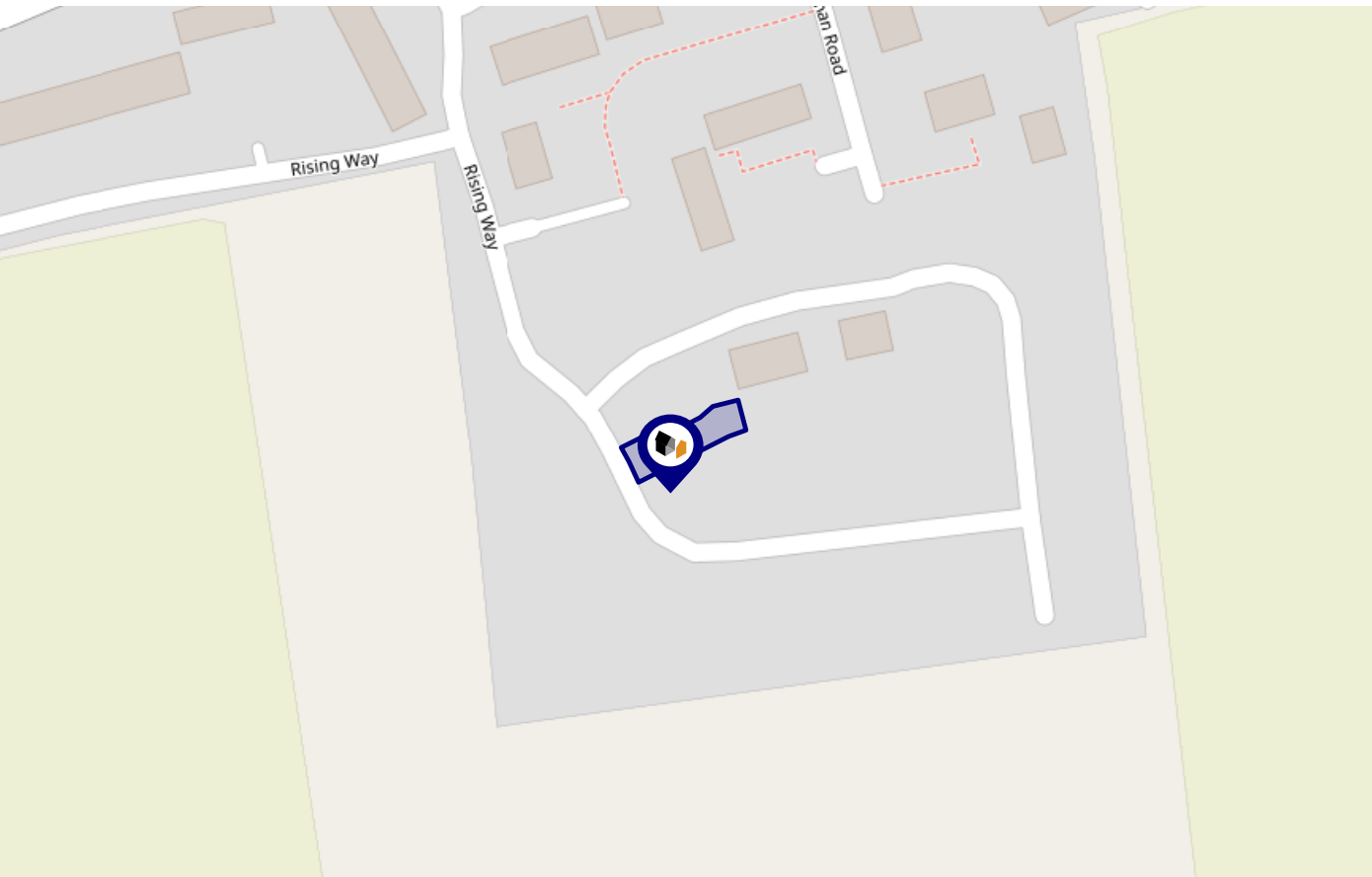


Flood Risk

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.

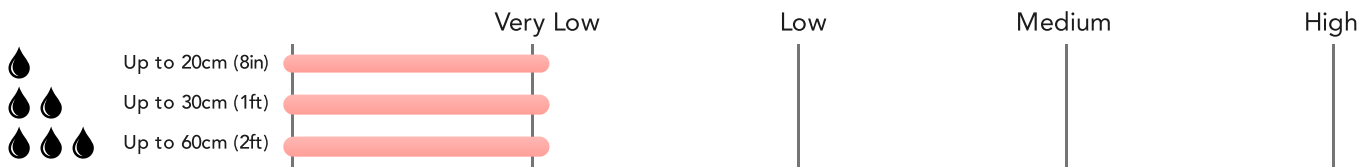


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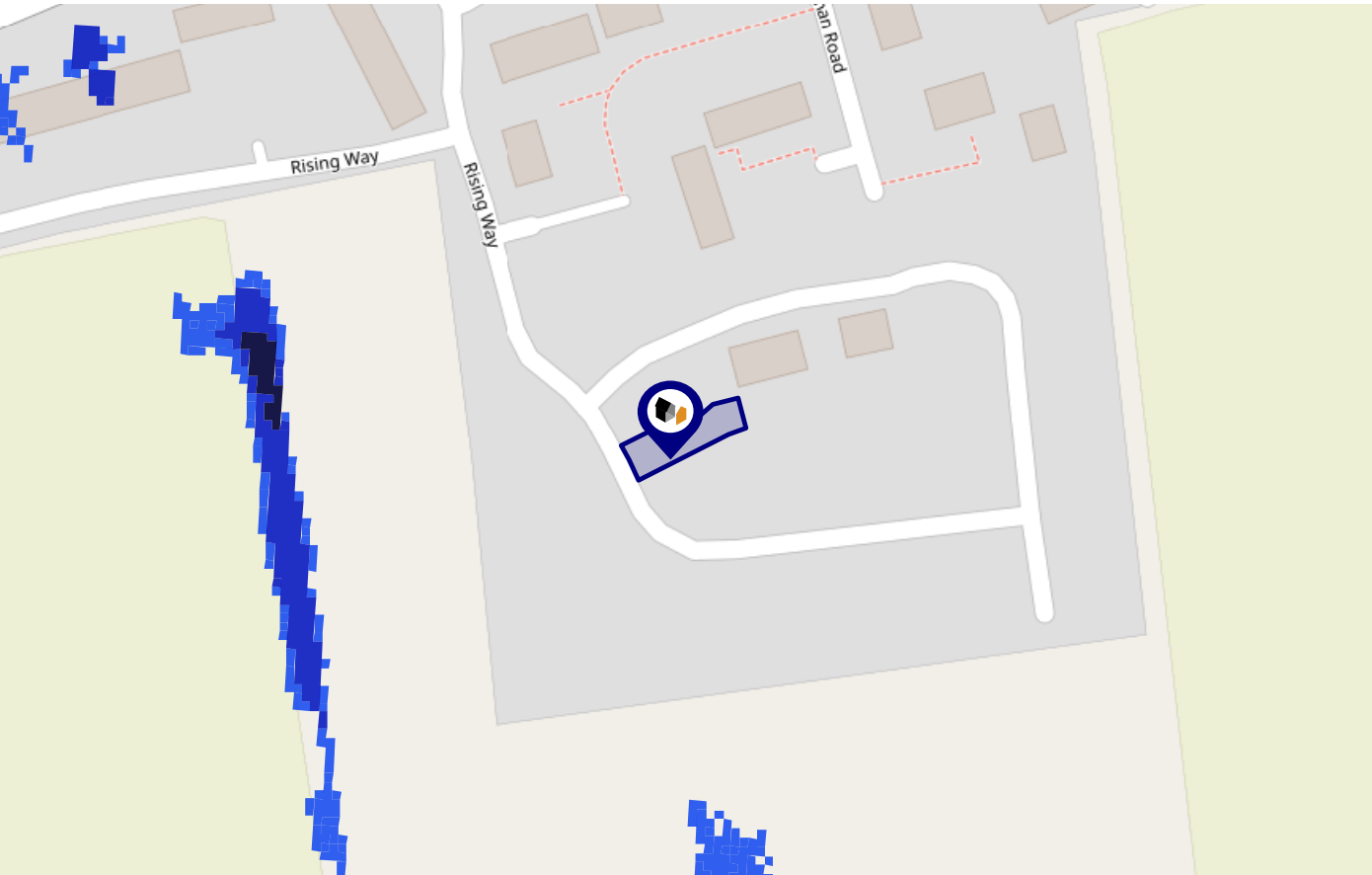
Chance of flooding to the following depths at this property:



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.

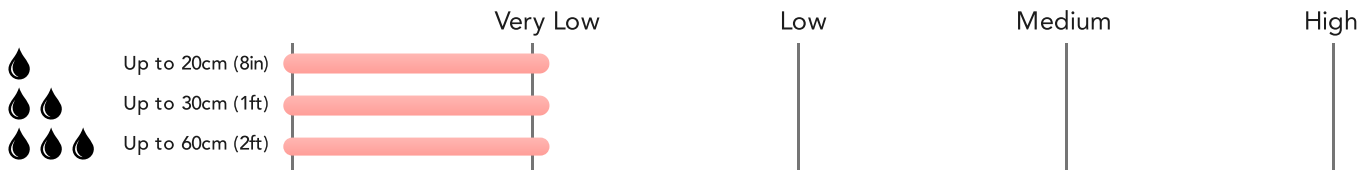


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

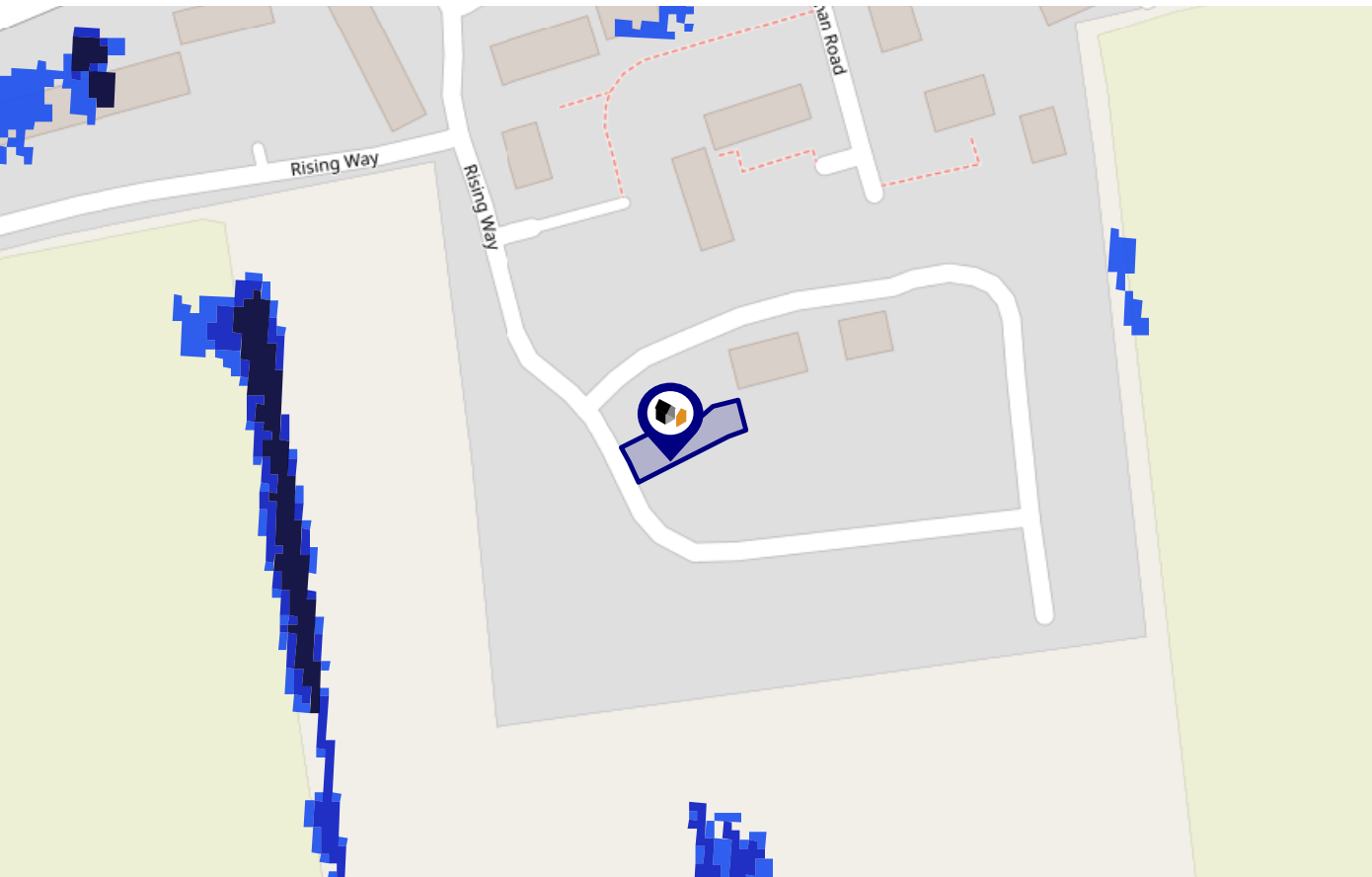


Flood Risk

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.

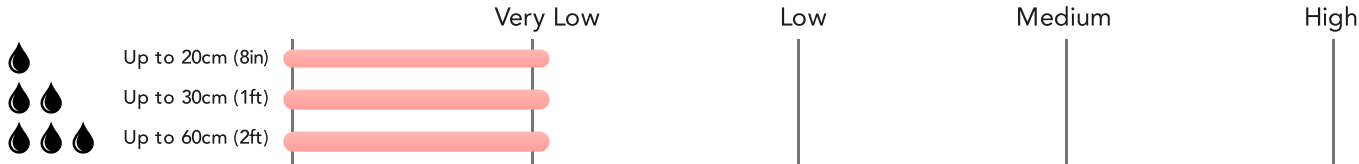


Risk Rating: Very low

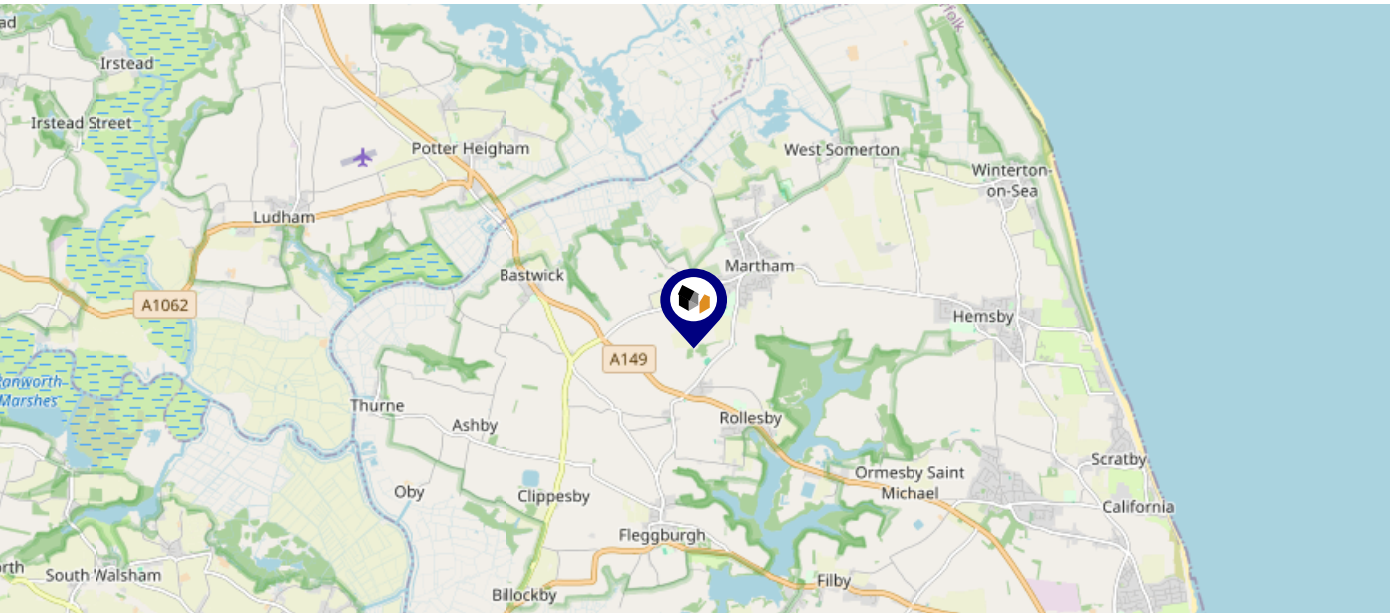
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Chance of flooding to the following depths at this property:



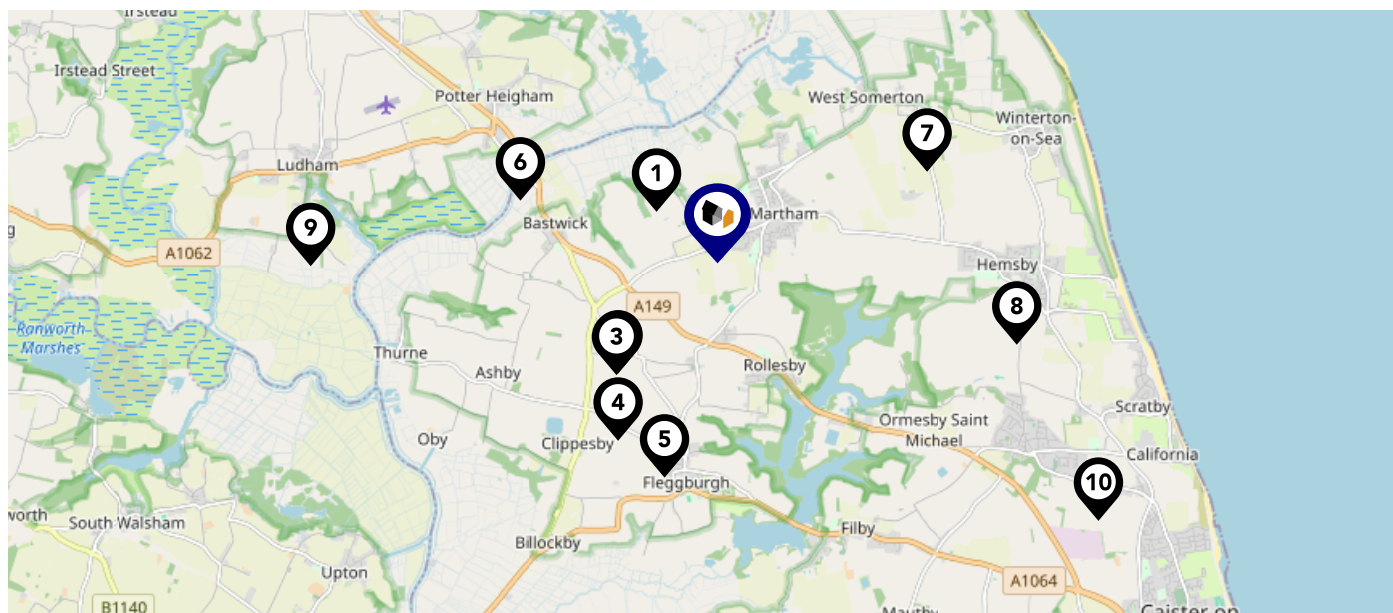
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

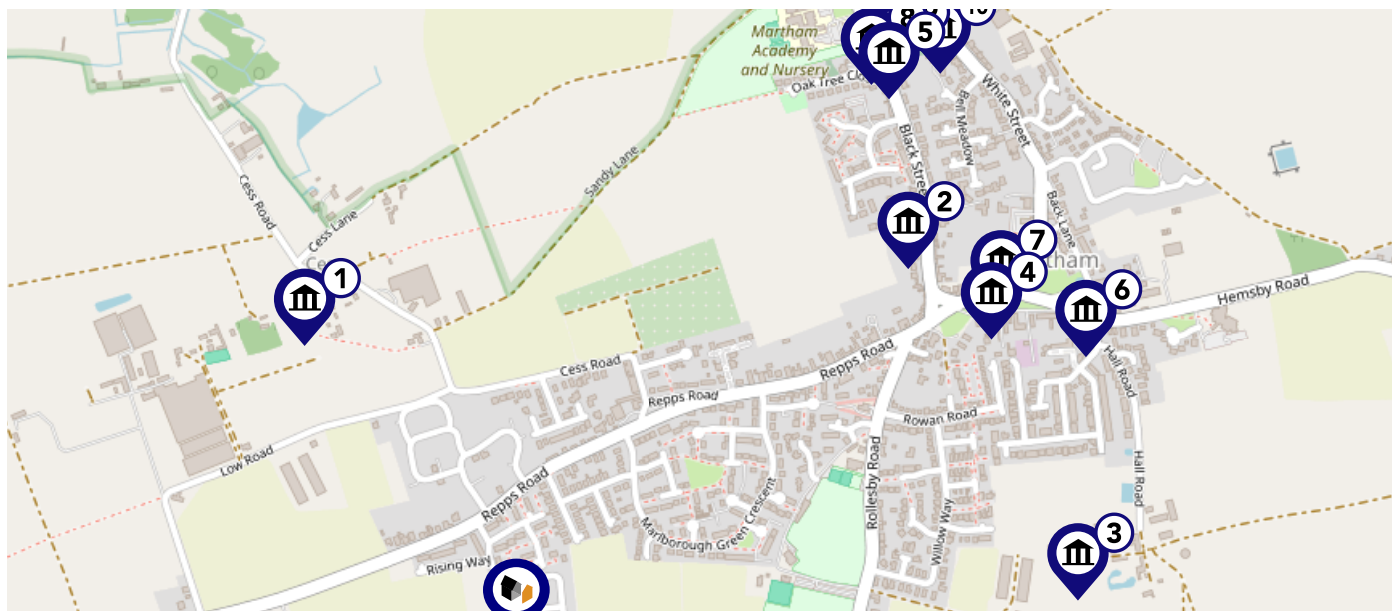
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



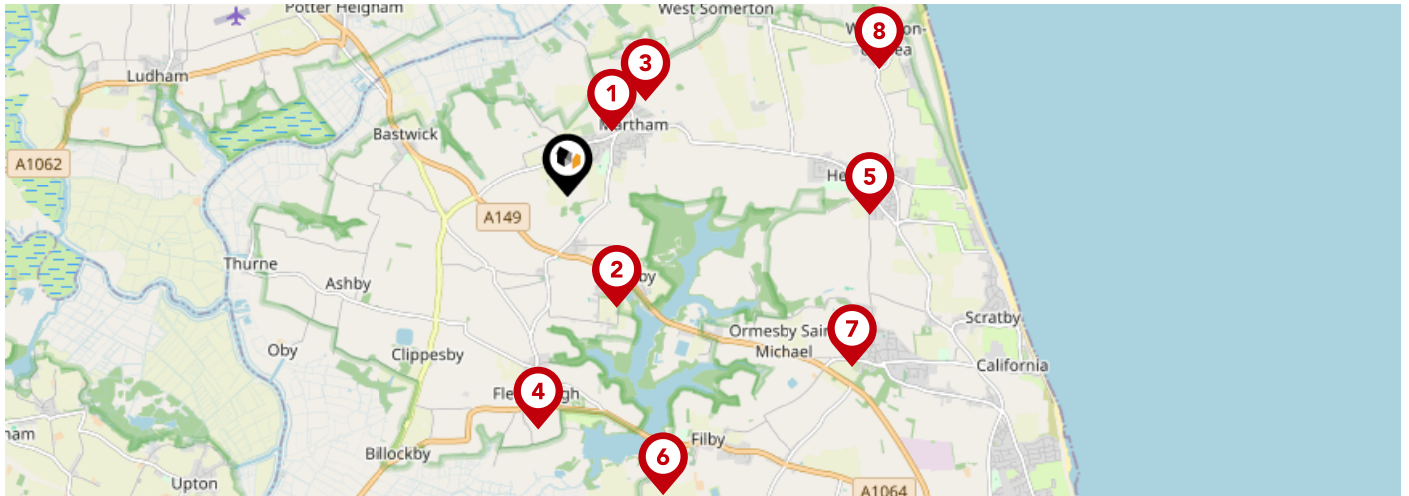
Nearby Landfill Sites

1	Cess Road-Martham, Norfolk	Historic Landfill	
2	The Heath-Rollesby, Norfolk	Historic Landfill	
3	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	
4	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	
5	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	
6	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill	
7	Collis Lane-Somerton, Norfolk	Historic Landfill	
8	Ormesby-Hemsby	Historic Landfill	
9	Refuse Tip off Hall Common Road-Cold Harbour Road, Ludham, Great Yarmouth	Historic Landfill	
10	Behind Brickfield Cott's-Off Yarmouth Road, Ormesby St Margaret	Historic Landfill	

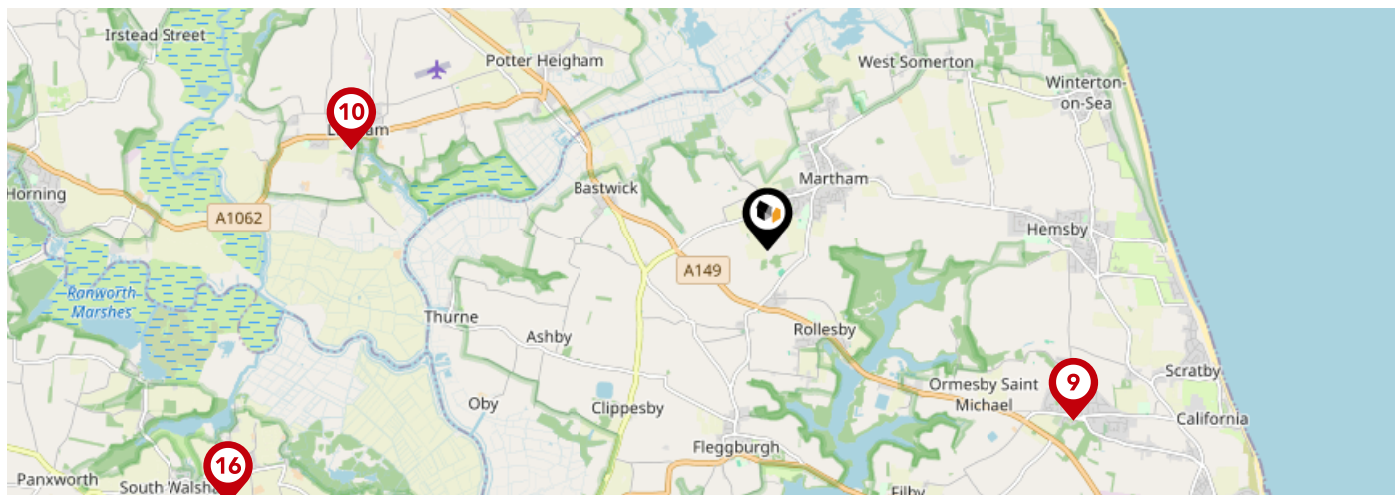
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1152372 - Cess Farmhouse	Grade II	0.4 miles
	1051021 - The Grove	Grade II	0.6 miles
	1051023 - Old Hall Farmhouse	Grade II	0.6 miles
	1051022 - 17, The Green	Grade II	0.6 miles
	1438079 - Martham War Memorial, Churchyard Of St Mary The Virgin	Grade II	0.7 miles
	1152335 - The Gables Farm	Grade II	0.7 miles
	1152386 - Brooklyn House	Grade II	0.7 miles
	1372910 - The Vicarage Including Garden Walls To South	Grade II	0.7 miles
	1152351 - Church Of St. Mary	Grade I	0.8 miles
	1152438 - 60-68, White Street	Grade II	0.8 miles



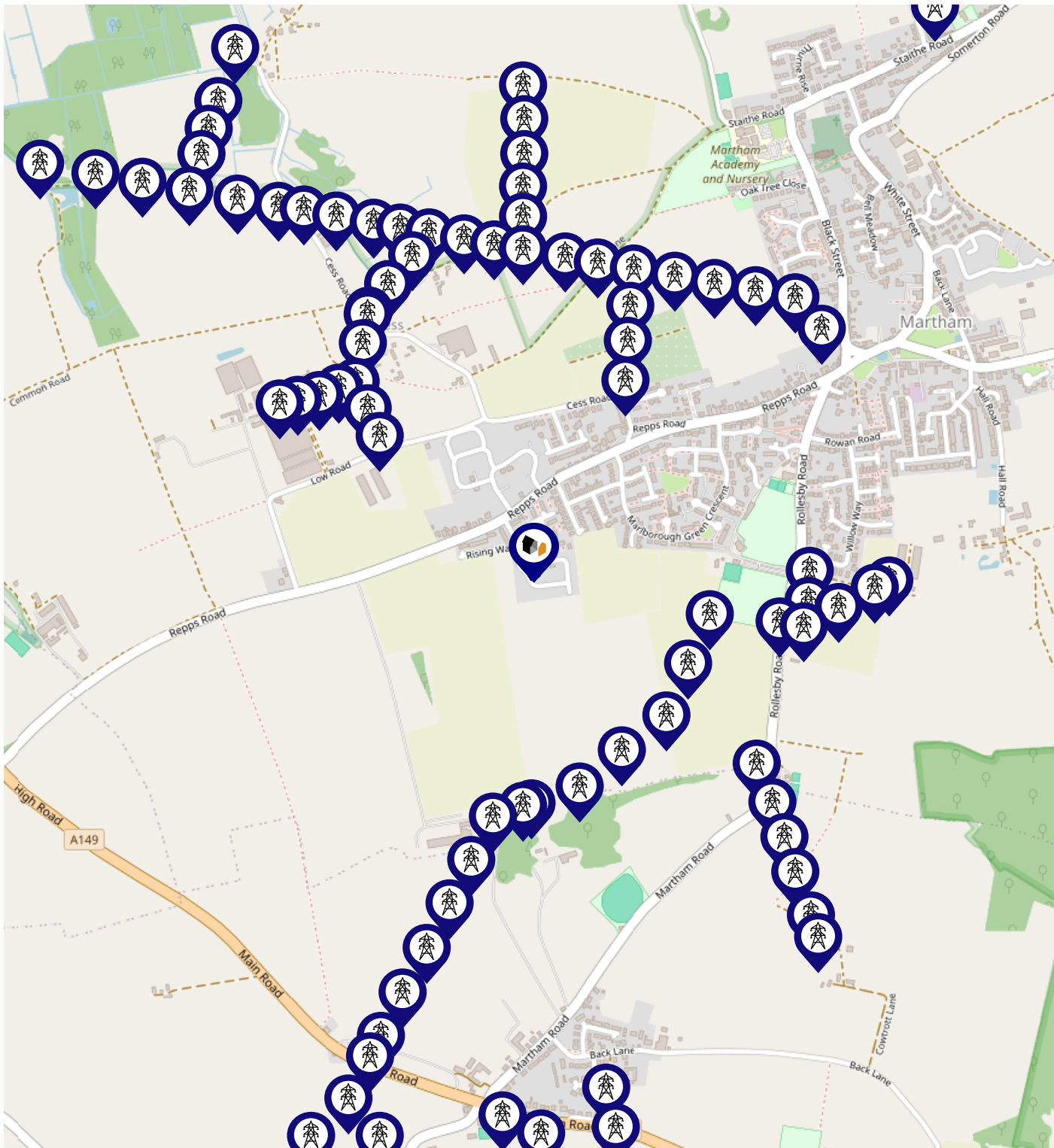
		Nursery	Primary	Secondary	College	Private
1	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:0.72	☐	☒	☐	☐	☐
2	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:1.08	☐	☒	☐	☐	☐
3	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:1.12	☐	☐	☒	☐	☐
4	Fleggburgh CofE Primary School Ofsted Rating: Good Pupils: 57 Distance:2.1	☐	☒	☐	☐	☐
5	Hemsby Primary School Ofsted Rating: Good Pupils: 147 Distance:2.73	☐	☒	☐	☐	☐
6	Filby Primary School Ofsted Rating: Good Pupils: 119 Distance:2.81	☐	☒	☐	☐	☐
7	Ormesby Village Infant School Ofsted Rating: Good Pupils: 99 Distance:2.98	☐	☒	☐	☐	☐
8	Winterton Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 66 Distance:3.04	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Ormesby Village Junior School Ofsted Rating: Good Pupils: 116 Distance:3.14	☐	☒	☐	☐	☐
	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:3.84	☐	☒	☐	☐	☐
	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:4.6	☐	☒	☐	☐	☐
	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:4.64	☐	☒	☐	☐	☐
	Acle Church of England Primary Academy Ofsted Rating: Good Pupils: 185 Distance:4.89	☐	☒	☐	☐	☐
	John Grant School, Caister-on-Sea Ofsted Rating: Outstanding Pupils: 184 Distance:4.95	☐	☐	☒	☐	☐
	Acle Academy Ofsted Rating: Good Pupils: 619 Distance:5.19	☐	☐	☒	☐	☐
	Fairhaven Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 105 Distance:5.36	☐	☒	☐	☐	☐

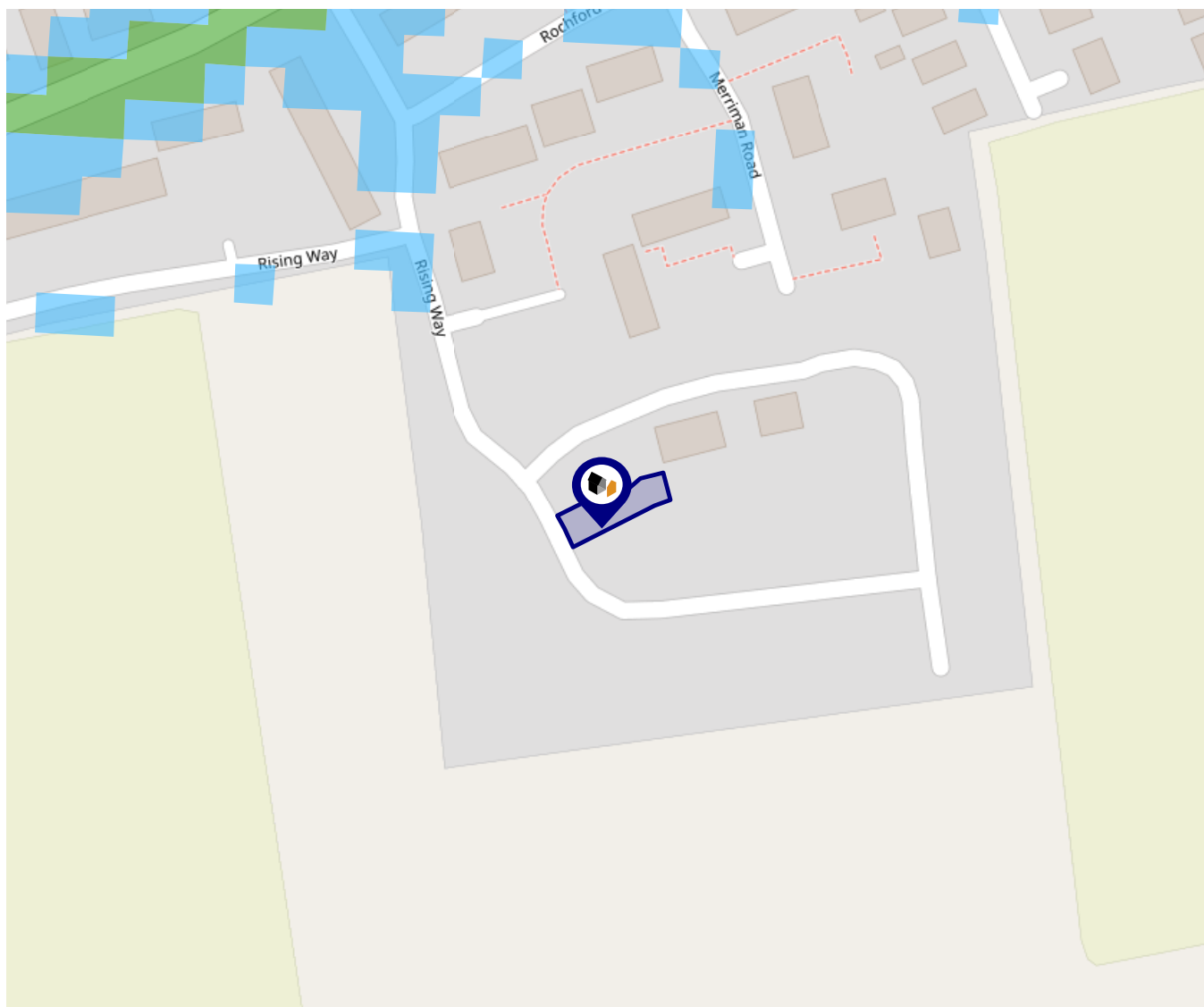
Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

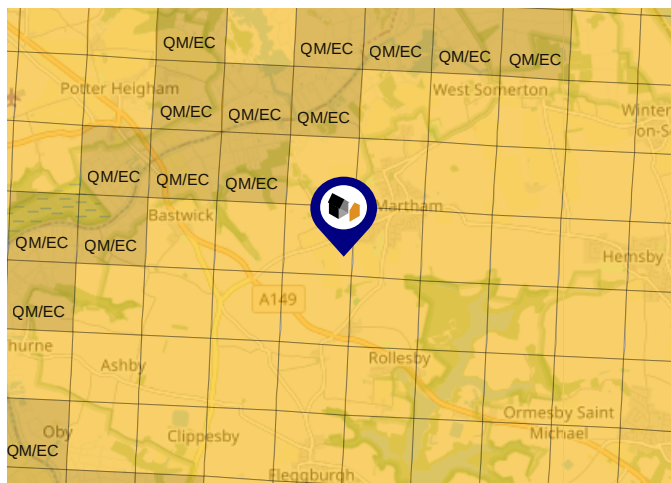


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE(LOW)	Soil Texture:	SILT TO SAND
Parent Material Grain:	MIXED (ARGILLIC- ARENACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY)		

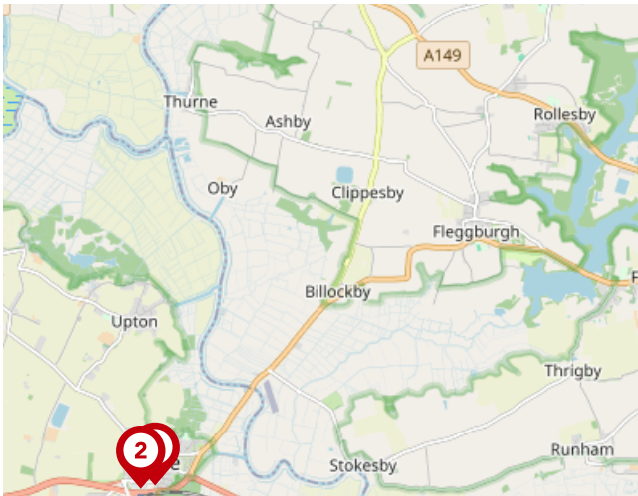


Primary Classifications (Most Common Clay Types)

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

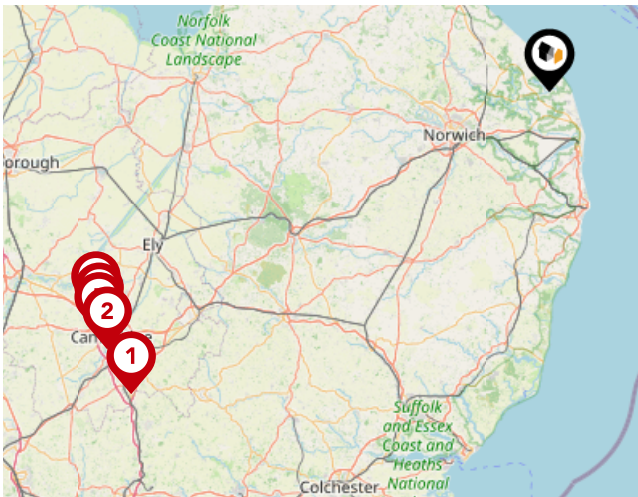
Area

Transport (National)



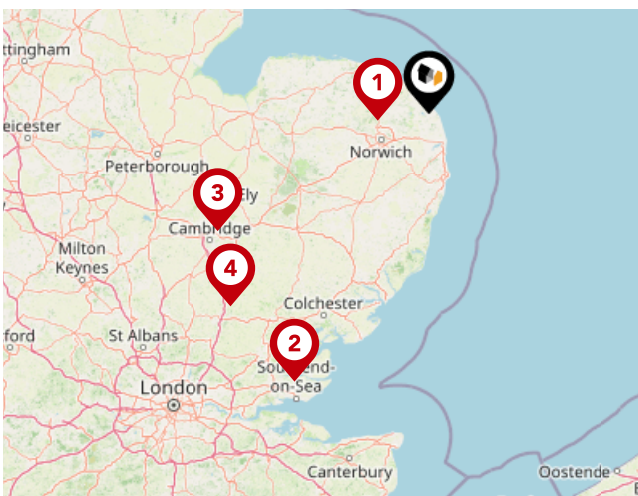
National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	5.43 miles
2	Acle Rail Station	5.52 miles
3	Great Yarmouth Rail Station	7.28 miles



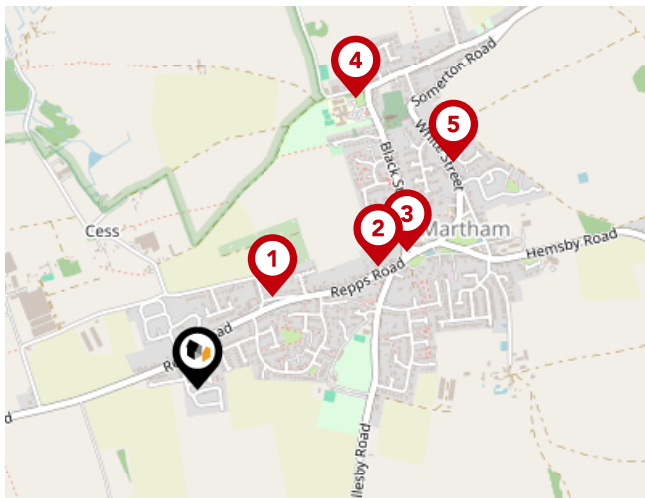
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.86 miles
2	M11 J11	74.11 miles
3	M11 J13	73.29 miles
4	M11 J14	72.99 miles
5	M11 J12	74.15 miles



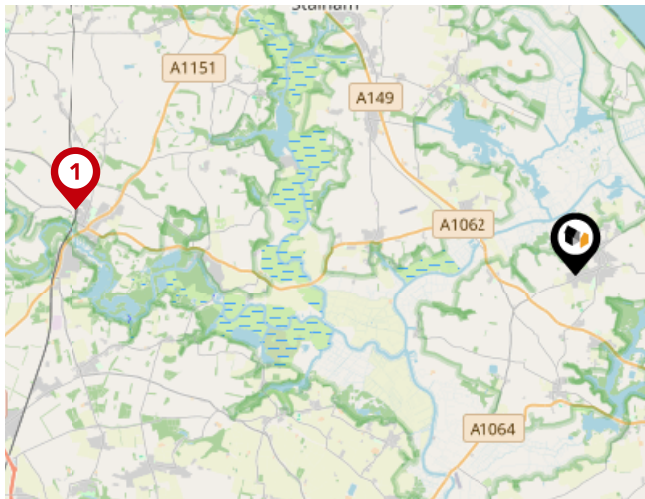
Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	14.57 miles
2	Southend-on-Sea	87.36 miles
3	Cambridge	69.9 miles
4	Stansted Airport	80.28 miles



Bus Stops/Stations

Pin	Name	Distance
1	Cess Road	0.27 miles
2	Rollesby Road	0.49 miles
3	The Green	0.56 miles
4	West Flegg Middle School	0.74 miles
5	Bradfield Drive	0.77 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	9.04 miles

Avocado Data Quality

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