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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 28th August 2026**



**LITTLE BIRCHES, ST. JOHNS ROAD, STALHAM, NORWICH,  
NR12 9BQ**

## Avocado

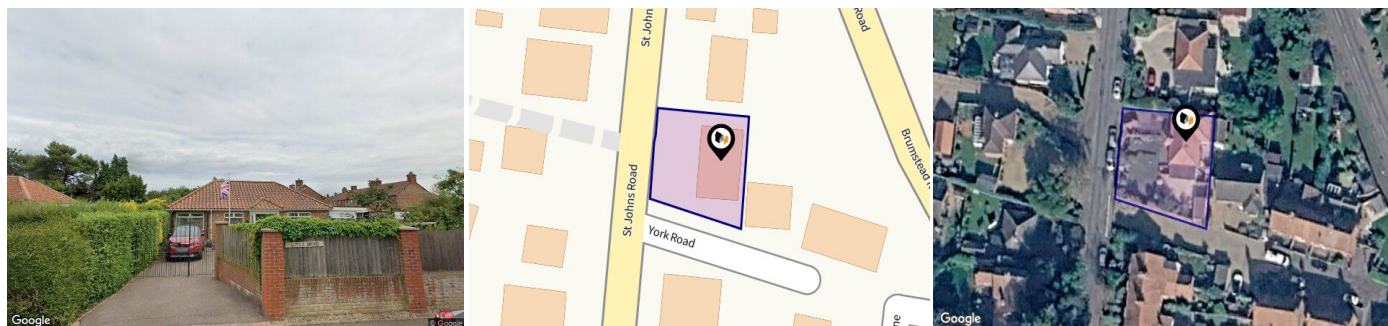
North Norfolk

07921075935

[daniel.t@avocadopropertyagents.co.uk](mailto:daniel.t@avocadopropertyagents.co.uk)

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## Property

|                               |                                            |                                    |            |
|-------------------------------|--------------------------------------------|------------------------------------|------------|
| <b>Type:</b>                  | Detached                                   | <b>Last Sold Date:</b>             | 01/11/2023 |
| <b>Bedrooms:</b>              | 3                                          | <b>Last Sold Price:</b>            | £310,000   |
| <b>Floor Area:</b>            | 1,367 ft <sup>2</sup> / 127 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £226       |
| <b>Plot Area:</b>             | 0.14 acres                                 | <b>Tenure:</b>                     | Freehold   |
| <b>Council Tax :</b>          | Band C                                     |                                    |            |
| <b>Annual Estimate:</b>       | £2,187                                     |                                    |            |
| <b>Title Number:</b>          | NK216249                                   |                                    |            |
| <b>UPRN:</b>                  | 10034812340                                |                                    |            |
| <b>Restrictive Covenants:</b> | Yes                                        |                                    |            |

## Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | Norfolk  |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| • Rivers & Seas           | Very low |
| • Surface Water           | Very low |

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>18</b><br>mb/s                                                                   | <b>80</b><br>mb/s                                                                    | <b>1800</b><br>mb/s                                                                   |
|  |  |  |

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Little Birches, St. Johns Road, Stalham, NR12 9BQ

Energy rating

E

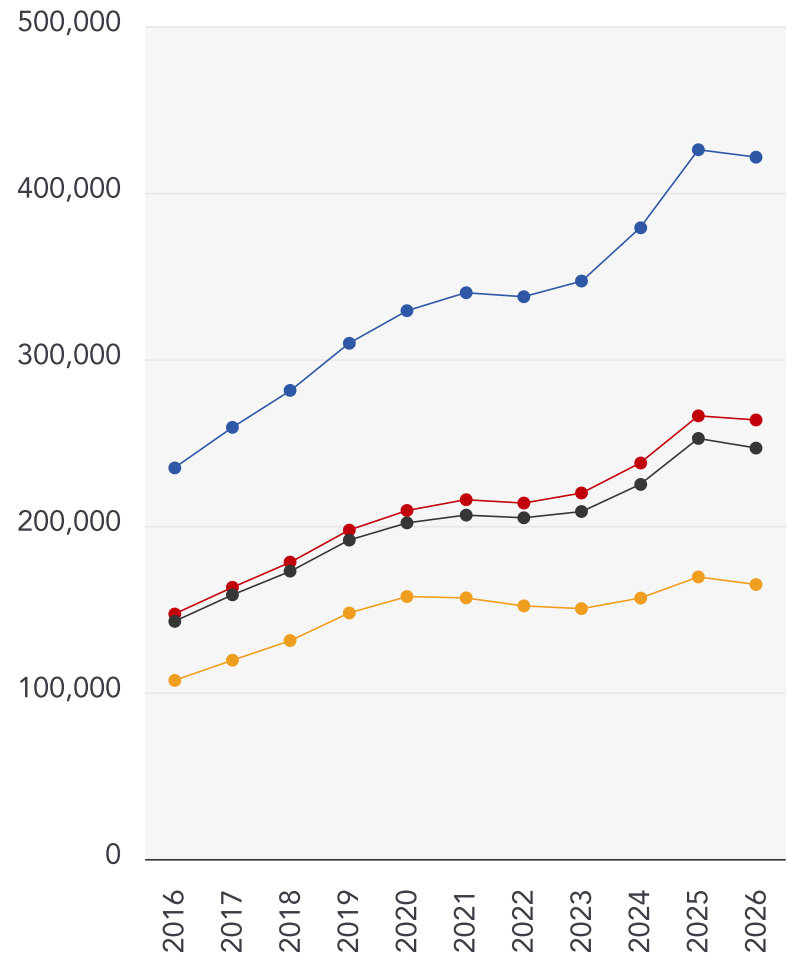
Valid until 01.03.2033

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73   c    |
| 55-68 | D             |         |           |
| 39-54 | E             | 51   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Additional EPC Data

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| <b>Property Type:</b>               | Bungalow                             |
| <b>Build Form:</b>                  | Detached                             |
| <b>Transaction Type:</b>            | Marketed sale                        |
| <b>Energy Tariff:</b>               | Single                               |
| <b>Main Fuel:</b>                   | Oil (not community)                  |
| <b>Main Gas:</b>                    | No                                   |
| <b>Flat Top Storey:</b>             | No                                   |
| <b>Glazing Type:</b>                | Double glazing installed before 2002 |
| <b>Previous Extension:</b>          | 2                                    |
| <b>Open Fireplace:</b>              | 0                                    |
| <b>Ventilation:</b>                 | Natural                              |
| <b>Walls:</b>                       | Cavity wall, filled cavity           |
| <b>Walls Energy:</b>                | Average                              |
| <b>Roof:</b>                        | Pitched, no insulation (assumed)     |
| <b>Roof Energy:</b>                 | Very Poor                            |
| <b>Main Heating:</b>                | Boiler and radiators, oil            |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs |
| <b>Hot Water System:</b>            | From main system                     |
| <b>Hot Water Energy Efficiency:</b> | Average                              |
| <b>Lighting:</b>                    | No low energy lighting               |
| <b>Floors:</b>                      | Solid, no insulation (assumed)       |
| <b>Total Floor Area:</b>            | 127 m <sup>2</sup>                   |

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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

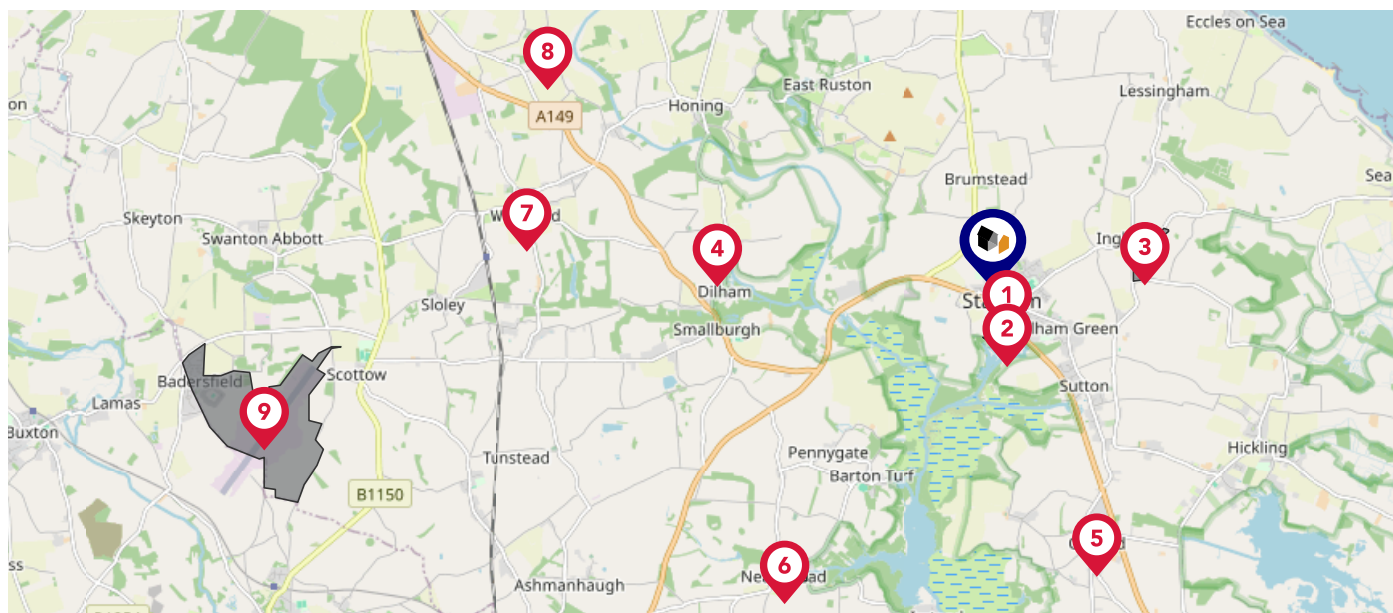
Terraced

**+72.95%**

Flat

**+53.73%**

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.

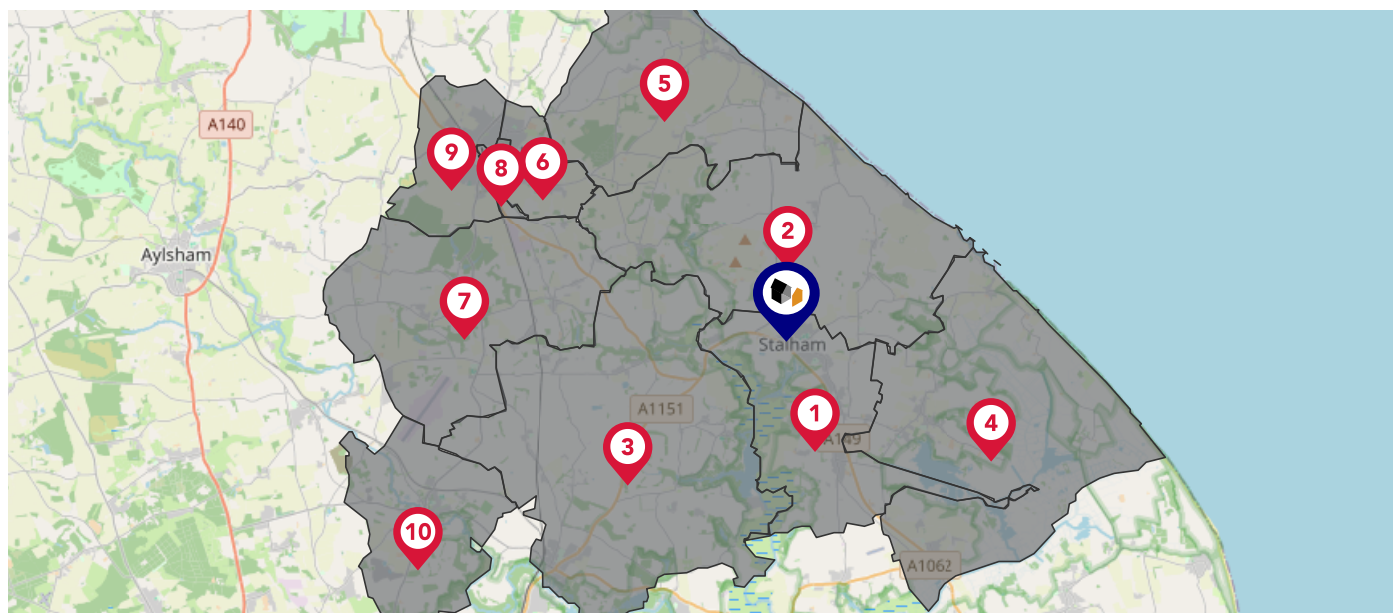


### Nearby Conservation Areas

- |   |                       |
|---|-----------------------|
| 1 | Stalham               |
| 2 | Stalham Staithe       |
| 3 | Ingham                |
| 4 | Dilham                |
| 5 | Catfield              |
| 6 | Neatishead            |
| 7 | Worstead              |
| 8 | Worstead Meeting Hill |
| 9 | 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

Stalham Ward

2

Happisburgh Ward

3

Hoveton & Tunstead Ward

4

Hickling Ward

5

Bacton Ward

6

North Walsham East Ward

7

Worstead Ward

8

North Walsham Market Cross Ward

9

North Walsham West Ward

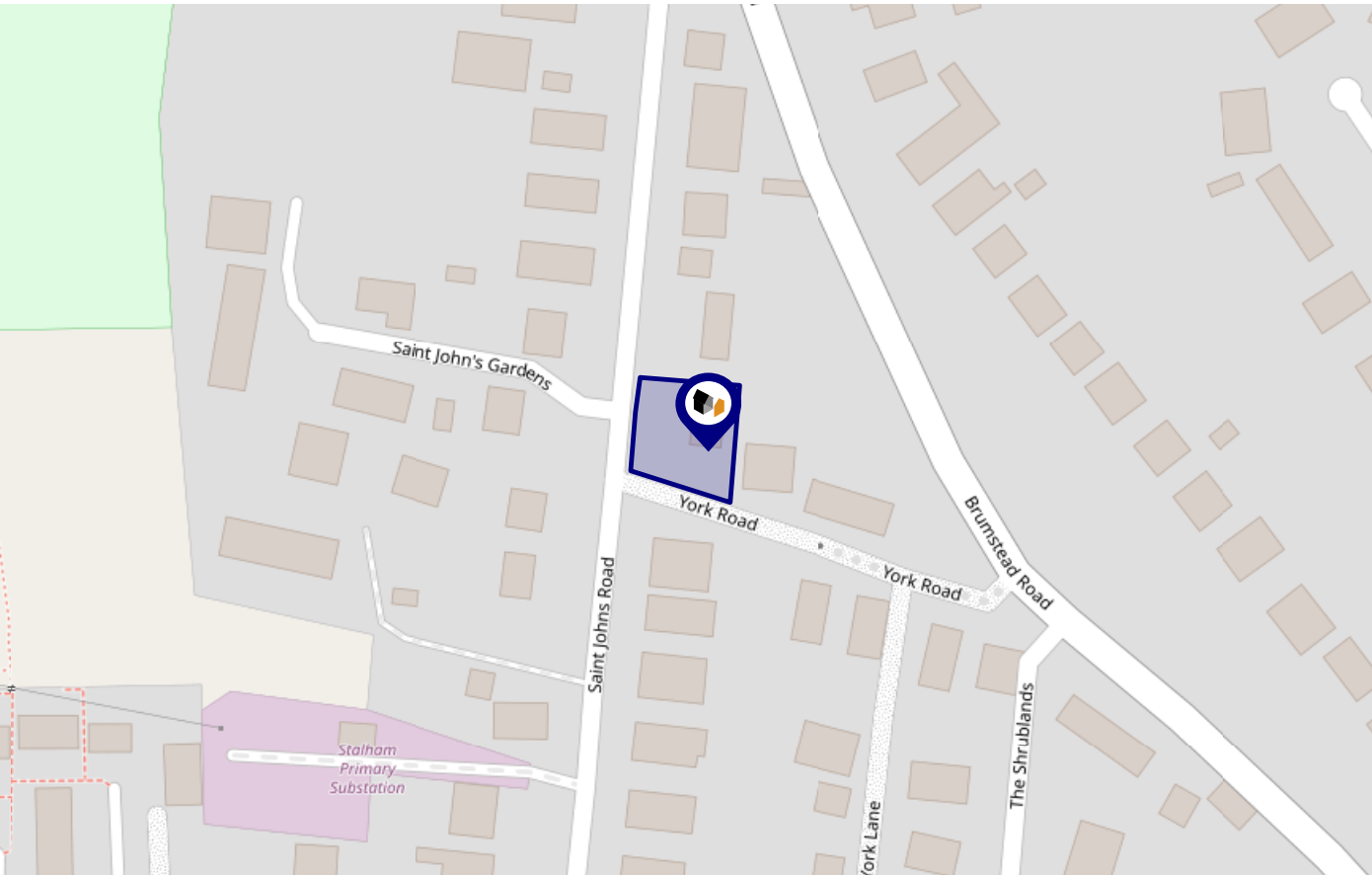
10

Coltishall 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.

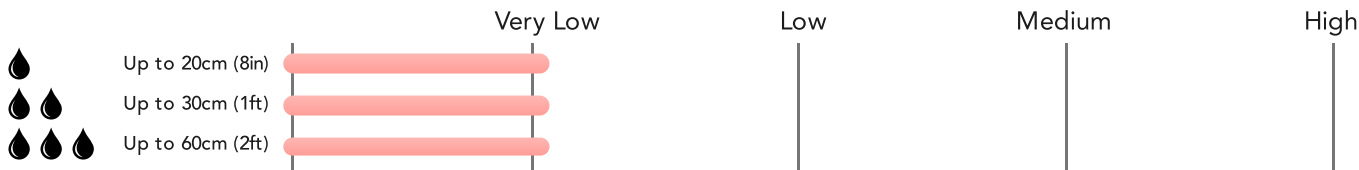


**Risk Rating:** Very low

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:

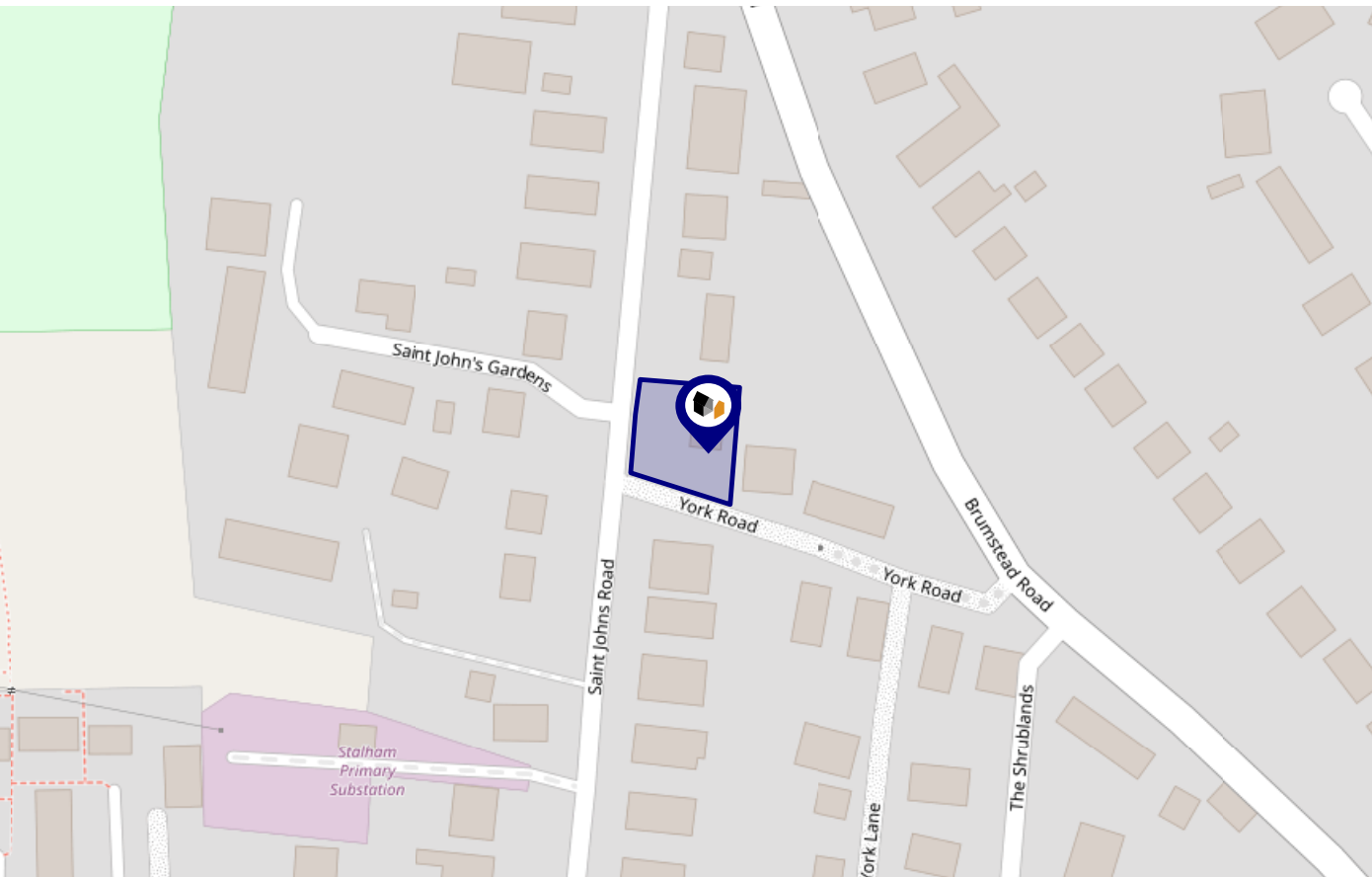




# Flood Risk

## 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.

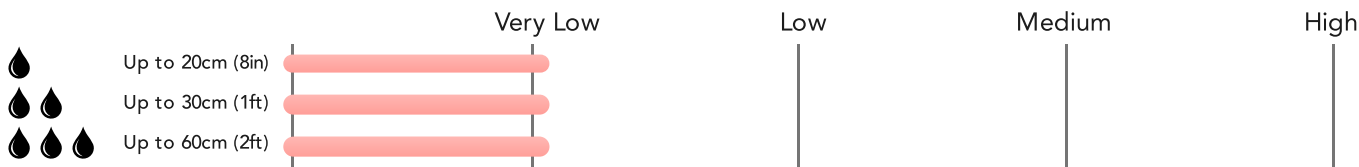


**Risk Rating:** Very low

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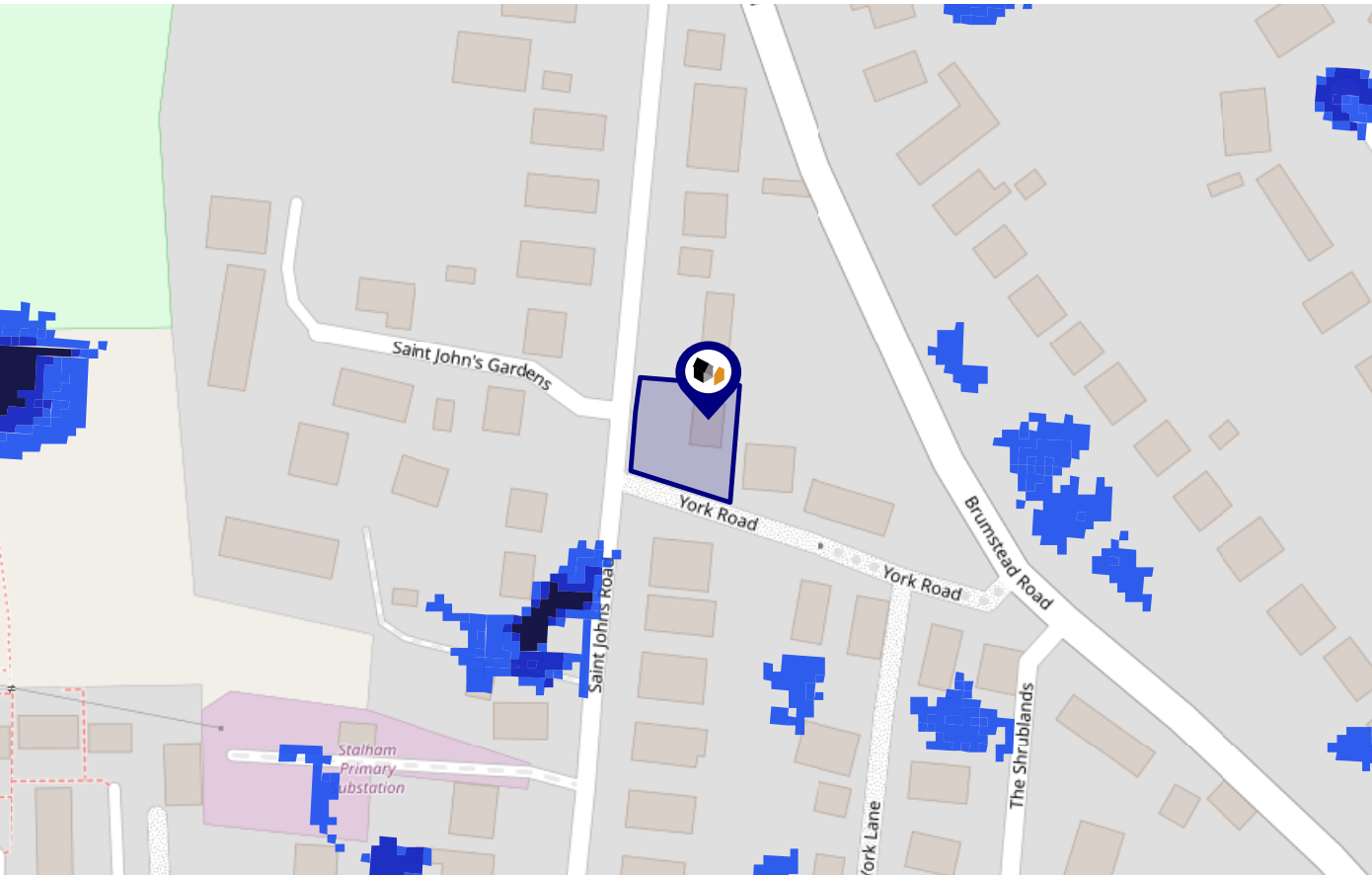
Chance of flooding to the following depths at this property:



# 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.

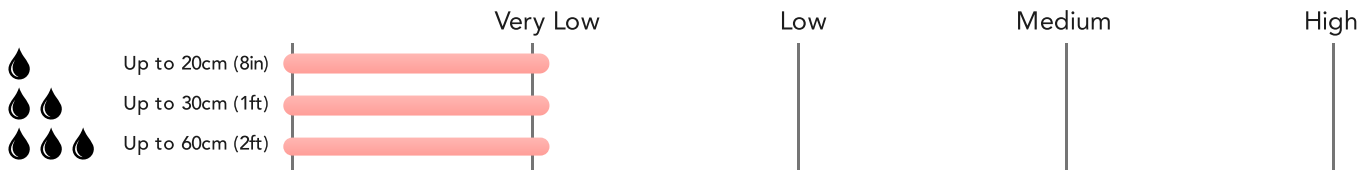


**Risk Rating:** Very low

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-  **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.
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-  **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:

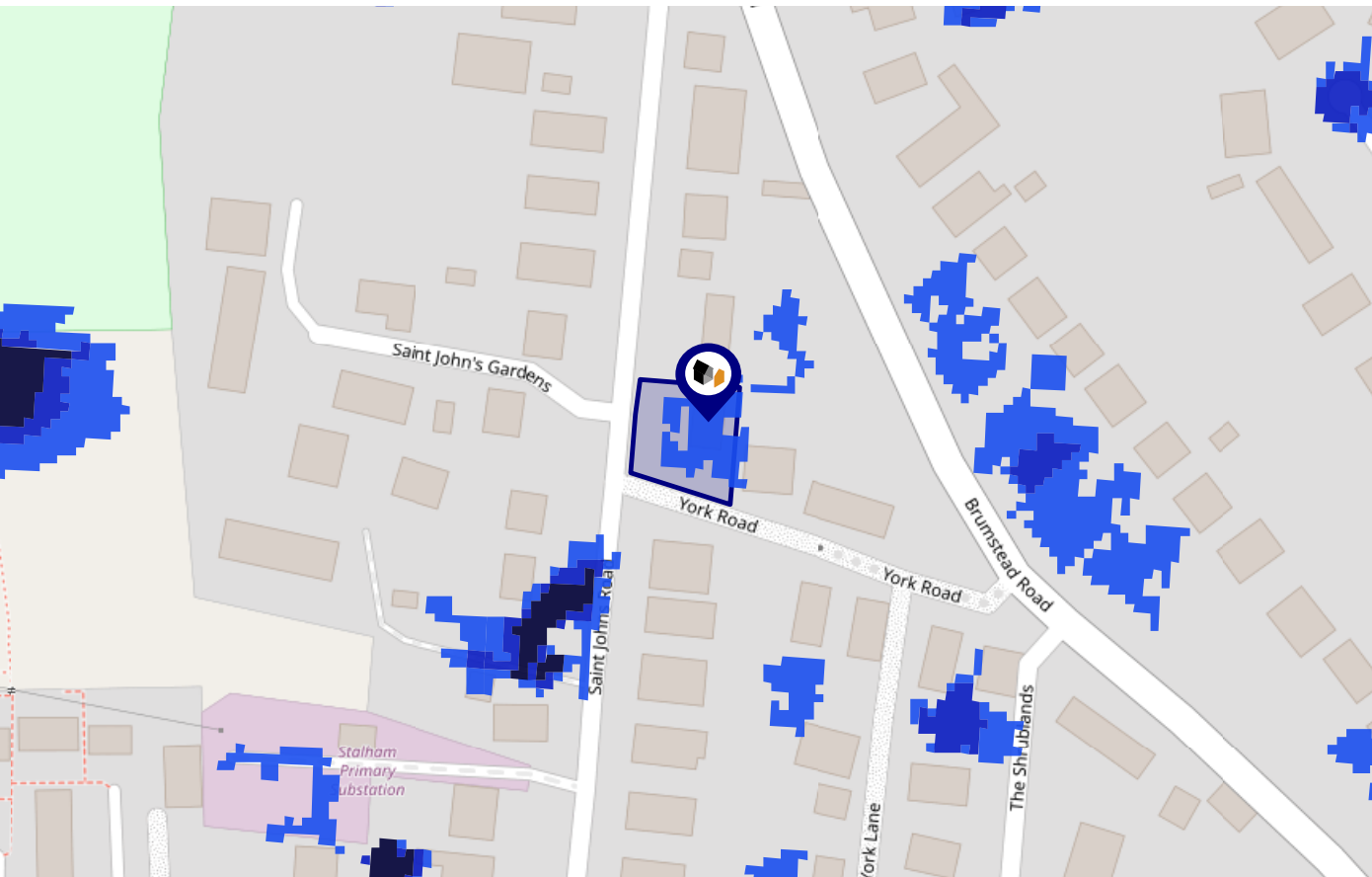


# Flood Risk

## 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.

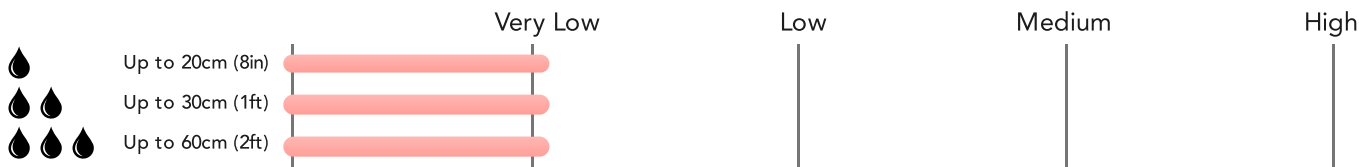


Risk Rating: Low

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.

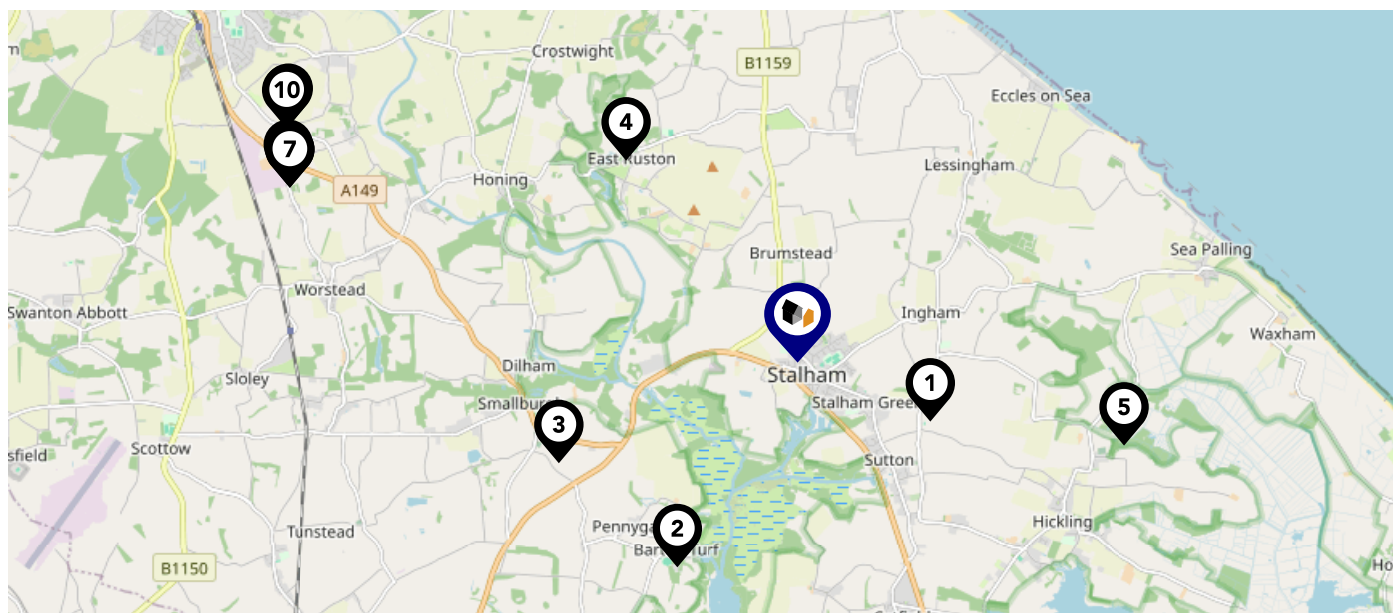
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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.

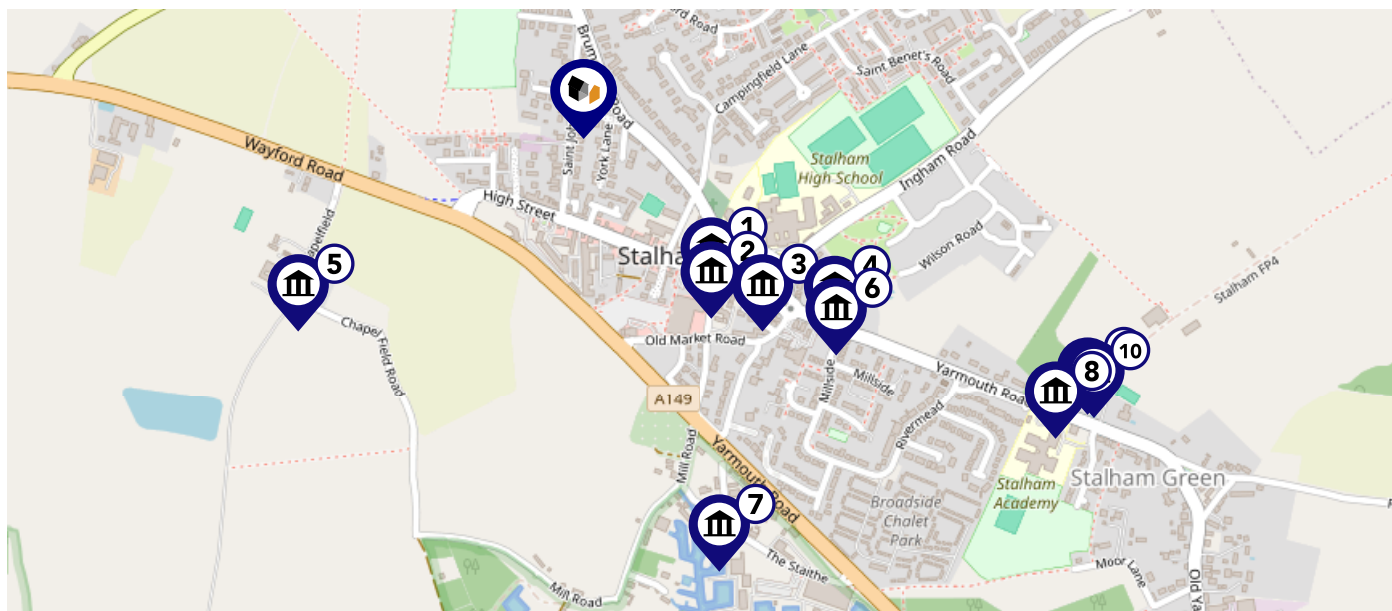


### Nearby Landfill Sites

|                                                                                     |                                                              |                                                                                                         |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  | Mill Road-Sutton, Norwich, Norfolk                           | Historic Landfill  |
|  | Point Farm-Barton Turf, Norwich, Norfolk                     | Historic Landfill  |
|  | Nightsoil Disposal Tip-Near Dark Lane, Smallburgh            | Historic Landfill  |
|  | Wells Loke-Wells Loke, East Ruston, Norwich                  | Historic Landfill  |
|  | Priory Farm-Near Old Priory off Sea Palling Road, Hickling   | 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...

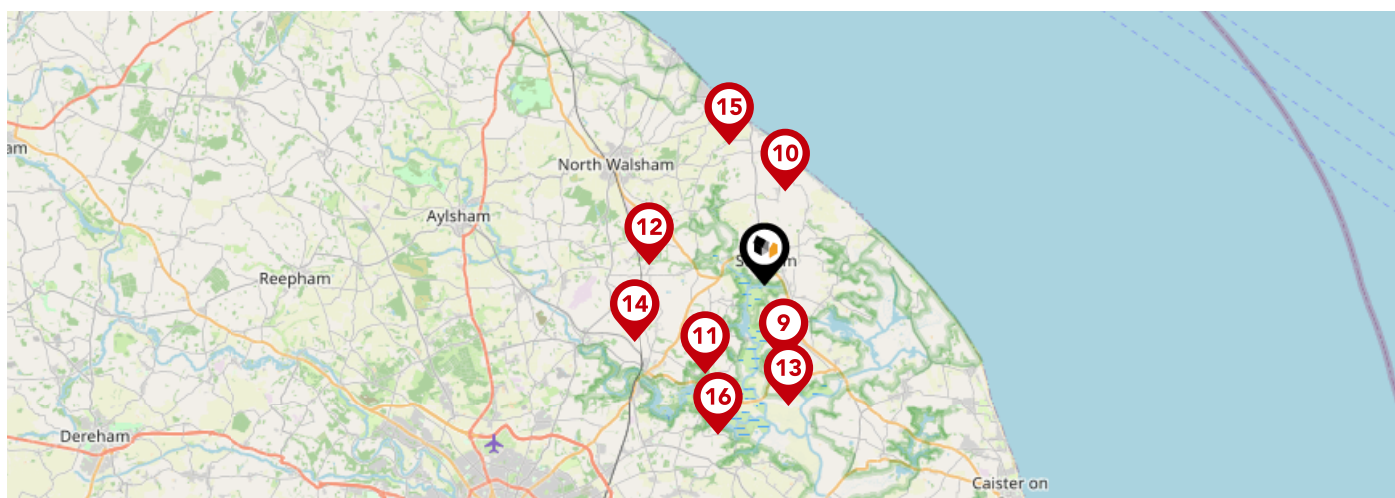


| Listed Buildings in the local district                                              |                                                 | Grade    | Distance  |
|-------------------------------------------------------------------------------------|-------------------------------------------------|----------|-----------|
|  | 1172564 - Church Of St Mary The Virgin          | Grade II | 0.2 miles |
|  | 1376141 - Fire Engine House And Village Lock Up | Grade II | 0.3 miles |
|  | 1049364 - Rosedale                              | Grade II | 0.3 miles |
|  | 1373723 - Stable Block At Church Farm           | Grade II | 0.4 miles |
|  | 1049365 - West End Farmhouse                    | Grade II | 0.4 miles |
|  | 1172543 - Church Farmhouse                      | Grade II | 0.4 miles |
|  | 1049368 - The Old Granary                       | Grade II | 0.5 miles |
|  | 1305053 - Stalham Hall                          | Grade II | 0.6 miles |
|  | 1049367 - Barn At Stalham Hall Farm             | Grade II | 0.7 miles |
|  | 1373725 - Stewards House                        | Grade II | 0.7 miles |





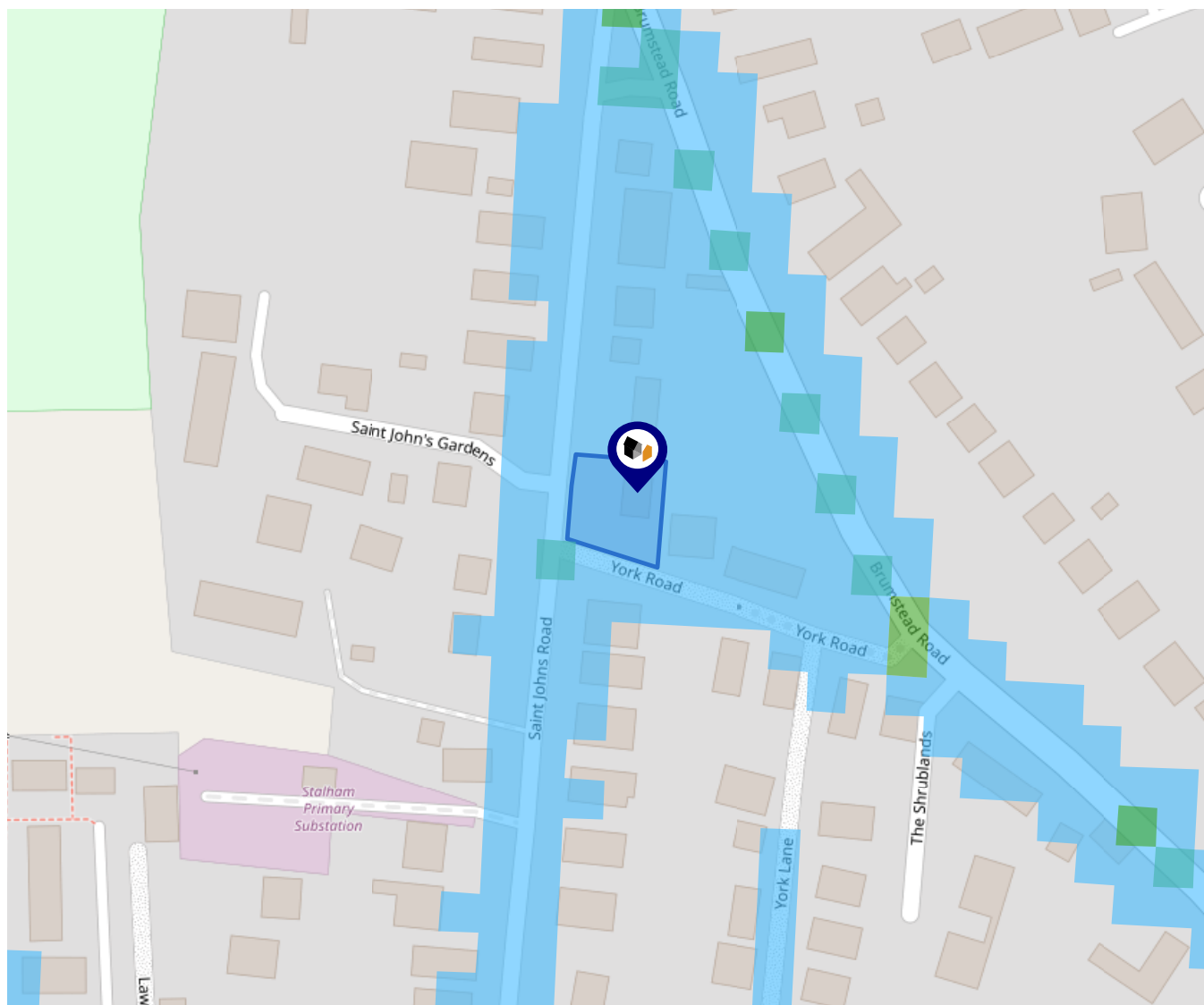
|          |                                                                                                    | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Stalham High School</b><br>Ofsted Rating: Good   Pupils: 482   Distance:0.26                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Stalham Infant School and Nursery</b><br>Ofsted Rating: Good   Pupils: 87   Distance:0.7        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Stalham Academy</b><br>Ofsted Rating: Good   Pupils: 230   Distance:0.7                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Stables Independent School</b><br>Ofsted Rating: Good   Pupils: 18   Distance:1.12          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Sutton Church of England Infant Academy</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.2    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>East Ruston Infant School &amp; Nursery</b><br>Ofsted Rating: Good   Pupils: 39   Distance:2.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>All Saints School</b><br>Ofsted Rating: Good   Pupils: 73   Distance:2.24                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Hickling CofE Infants Academy</b><br>Ofsted Rating: Good   Pupils:0   Distance:2.72             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                               | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|    | <b>Catfield CofE Primary Academy</b><br>Ofsted Rating: Requires improvement   Pupils:0   Distance:2.78        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Happisburgh CofE VA Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 57   Distance:3.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Neatishead Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 68   Distance:3.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Worstead Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 108   Distance:4.19         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ludham Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 105   Distance:4.41                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Tunstead Primary School</b><br>Ofsted Rating: Good   Pupils: 83   Distance:5.06                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bacton Primary School</b><br>Ofsted Rating: Good   Pupils: 72   Distance:5.24                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Horning Community Primary School</b><br>Ofsted Rating: Good   Pupils: 39   Distance:5.61                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Road Noise

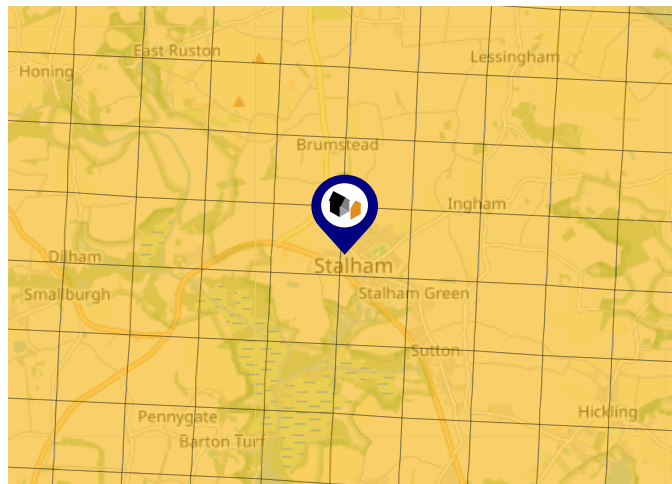


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

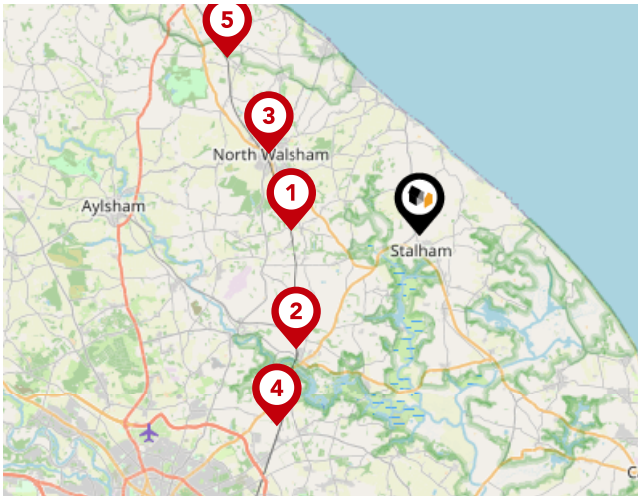
Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                                  |                      |              |
|-------------------------------|----------------------------------|----------------------|--------------|
| <b>Carbon Content:</b>        | NONE                             | <b>Soil Texture:</b> | SILT TO SAND |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP         |
| <b>Soil Group:</b>            | MEDIUM(SILTY) TO<br>LIGHT(SILTY) |                      |              |



## Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

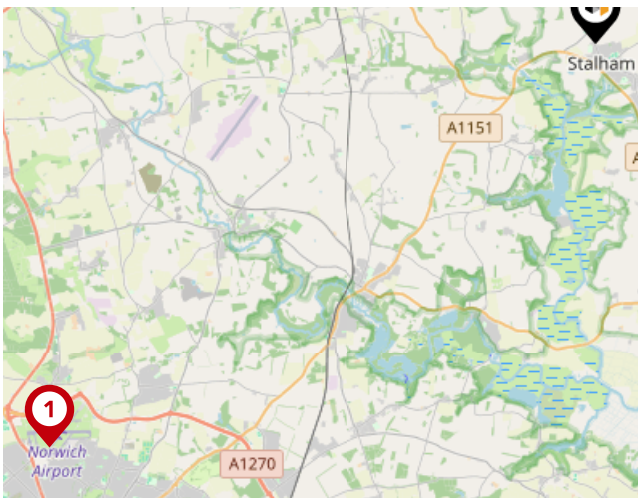


### National Rail Stations

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | Worstead Rail Station          | 4.55 miles |
| 2   | Hoveton & Wroxham Rail Station | 5.98 miles |
| 3   | North Walsham Rail Station     | 6.12 miles |
| 4   | Salhouse Rail Station          | 8.51 miles |
| 5   | Gunton Rail Station            | 9.33 miles |

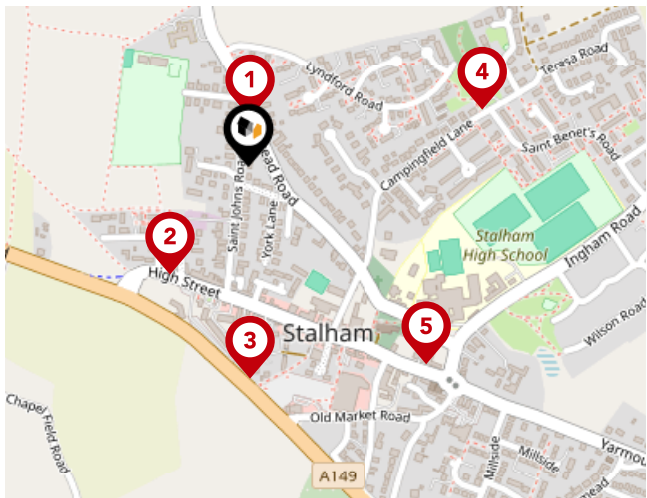
### Trunk Roads/Motorways

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



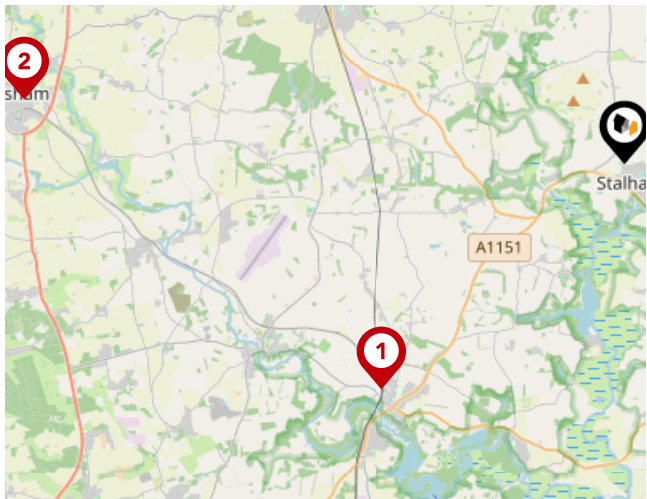
### Airports/Helipads

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Norwich International Airport | 12.19 miles |



Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | St Johns Road       | 0.05 miles |
| 2   | Old Railway Station | 0.15 miles |
| 3   | Tesco               | 0.23 miles |
| 4   | Saint Benets Road   | 0.26 miles |
| 5   | Radio Shop          | 0.29 miles |



Local Connections

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Wroxham (Bure Valley Railway) | 5.95 miles  |
| 2   | Aylsham (Bure Valley Railway) | 10.84 miles |



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### Avocado

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07921075935

[daniel.t@avocadopropertyagents.co.uk](mailto:daniel.t@avocadopropertyagents.co.uk)

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

