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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th September 2026



**THE GRANARY, INGHAM ROAD, STALHAM, NORWICH,
NR12 9RU**

Avocado

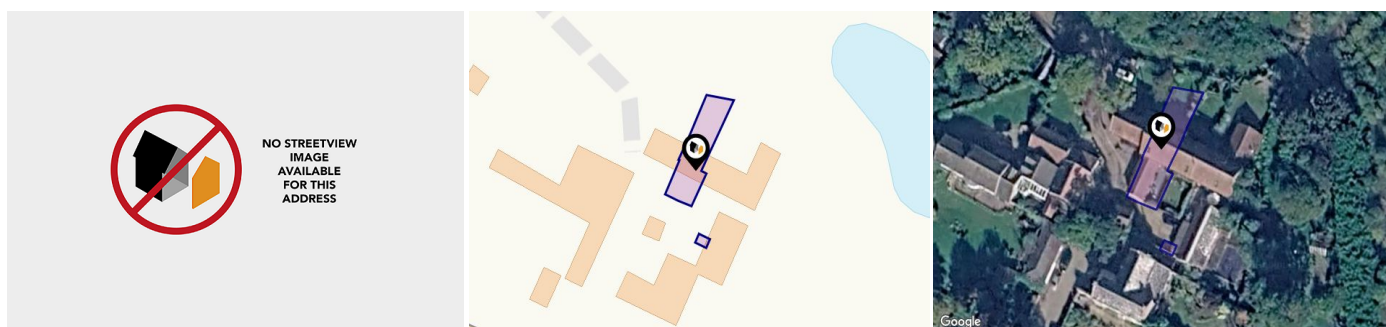
North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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Property

Type:	Terraced	Last Sold Date:	12/11/2015
Bedrooms:	3	Last Sold Price:	£227,000
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,460		
Title Number:	NK435792		
UPRN:	10034808664		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	Stalham	(Standard - Superfast - Ultrafast)	
Flood Risk:		20	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		



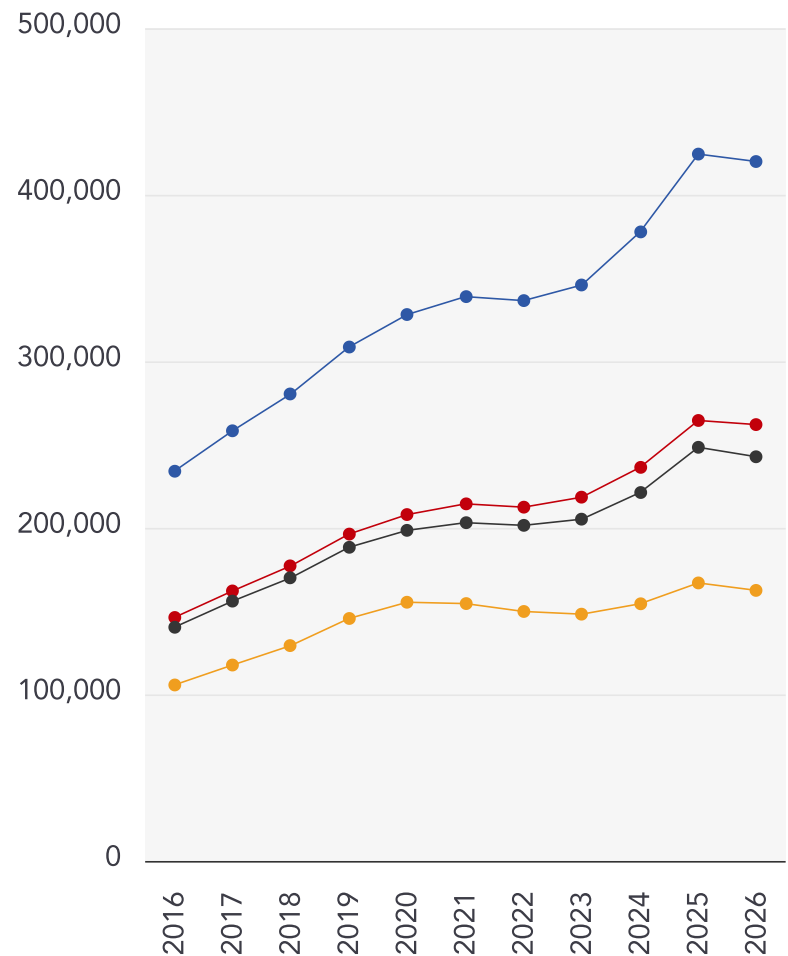
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

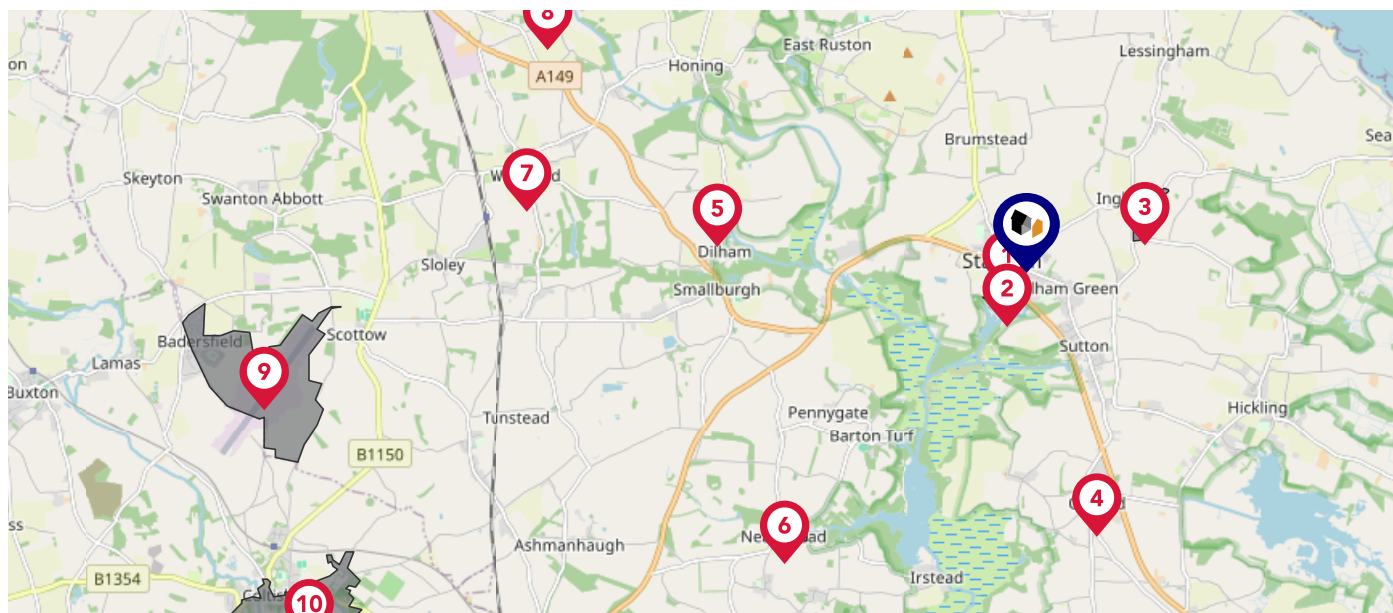
Flat

+53.73%

Maps

Conservation Areas

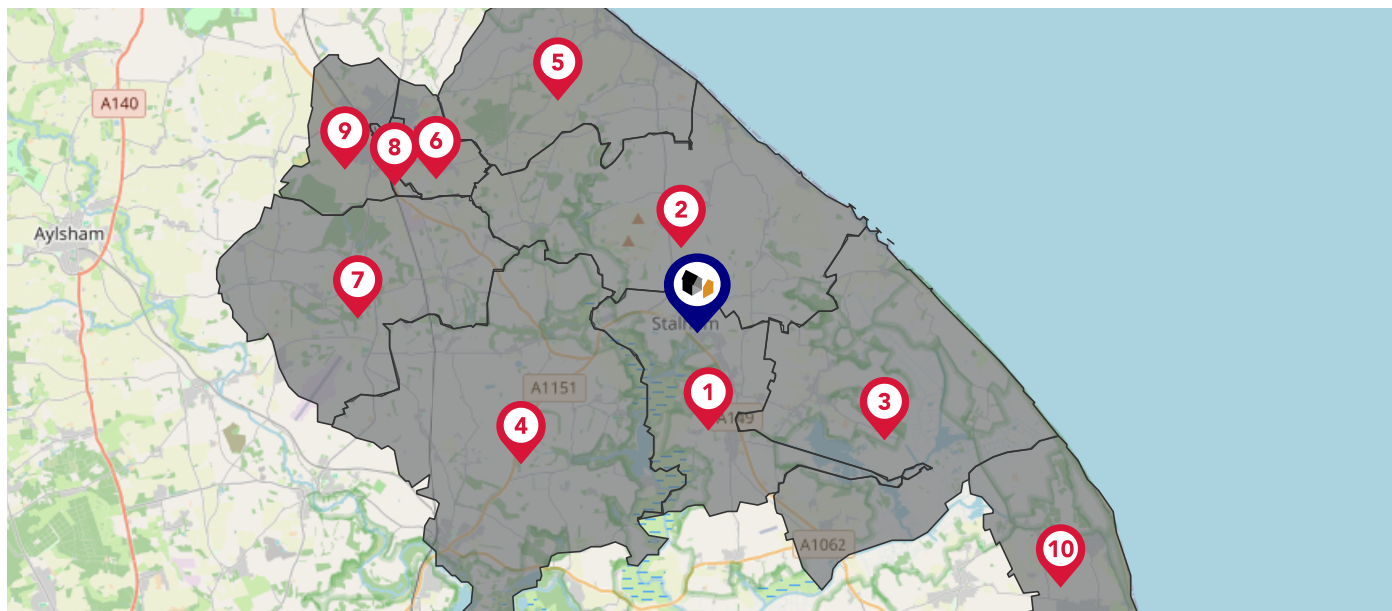
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Stalham
- 2 Stalham Staithe
- 3 Ingham
- 4 Catfield
- 5 Dilham
- 6 Neatishead
- 7 Worstead
- 8 Worstead Meeting Hill
- 9 RAF Coltishall
- 10 Coltishall and Horstead

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



Stalham Ward



Happisburgh Ward



Hickling Ward



Hoveton & Tunstead Ward



Bacton Ward



North Walsham East Ward



Worstead Ward



North Walsham Market Cross Ward



North Walsham West Ward

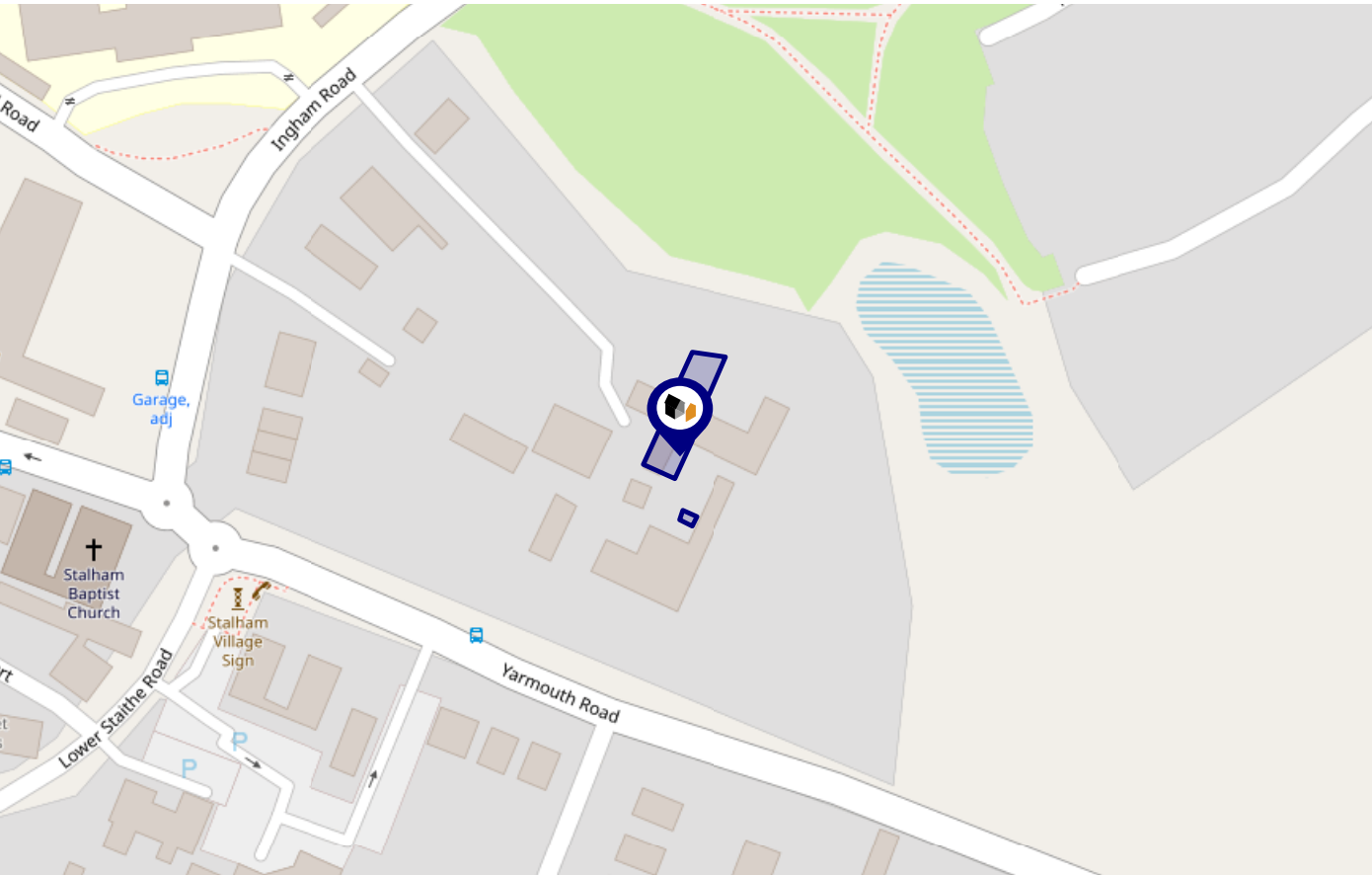


East Flegg Ward

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.

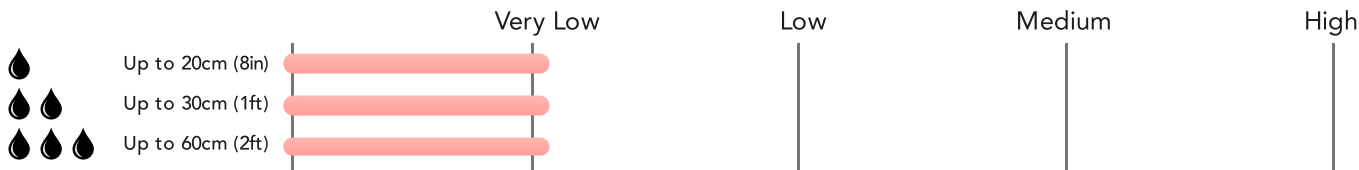


Risk Rating: Very low

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.

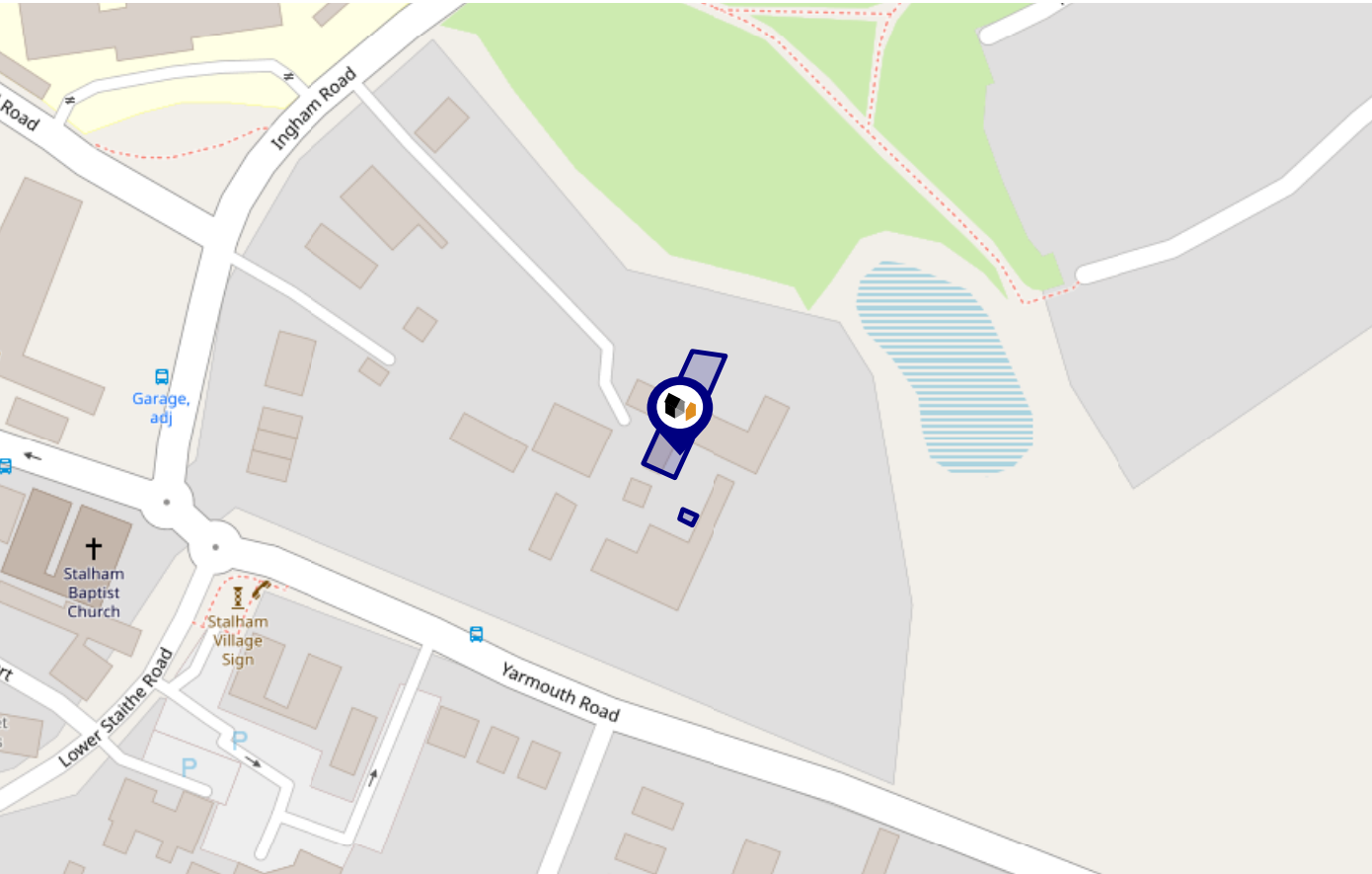
Chance of flooding to the following depths at this property:



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.

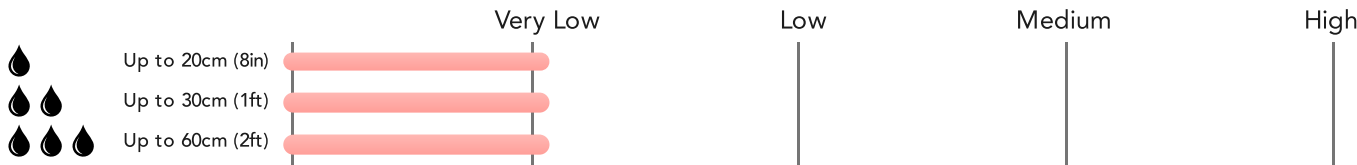


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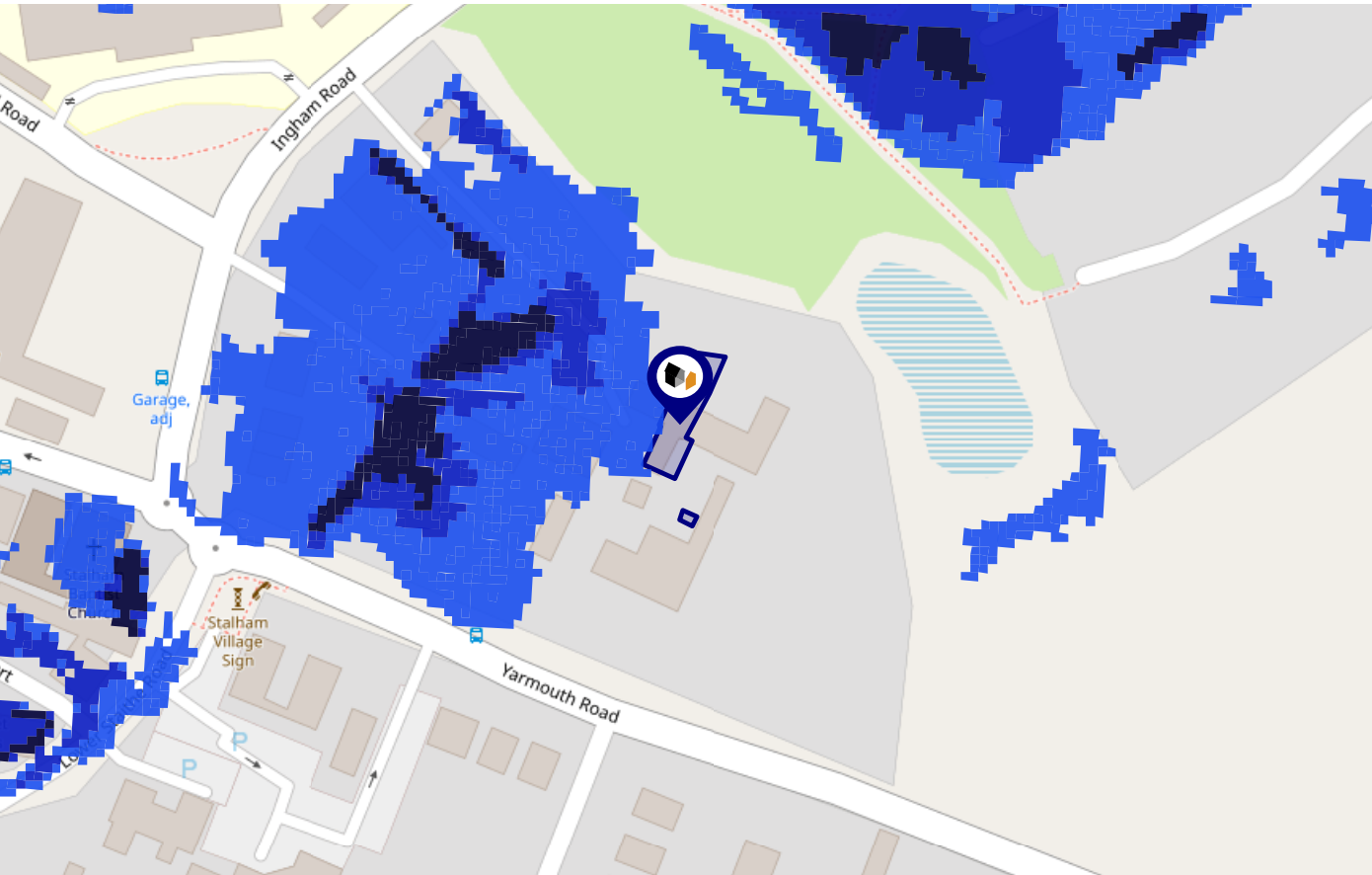
Chance of flooding to the following depths at this property:



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.

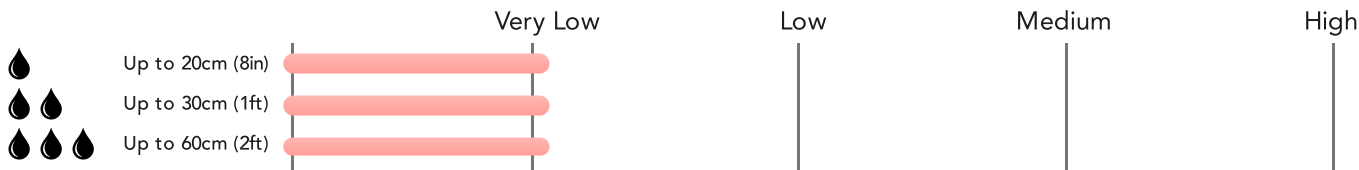


Risk Rating: **Very low**

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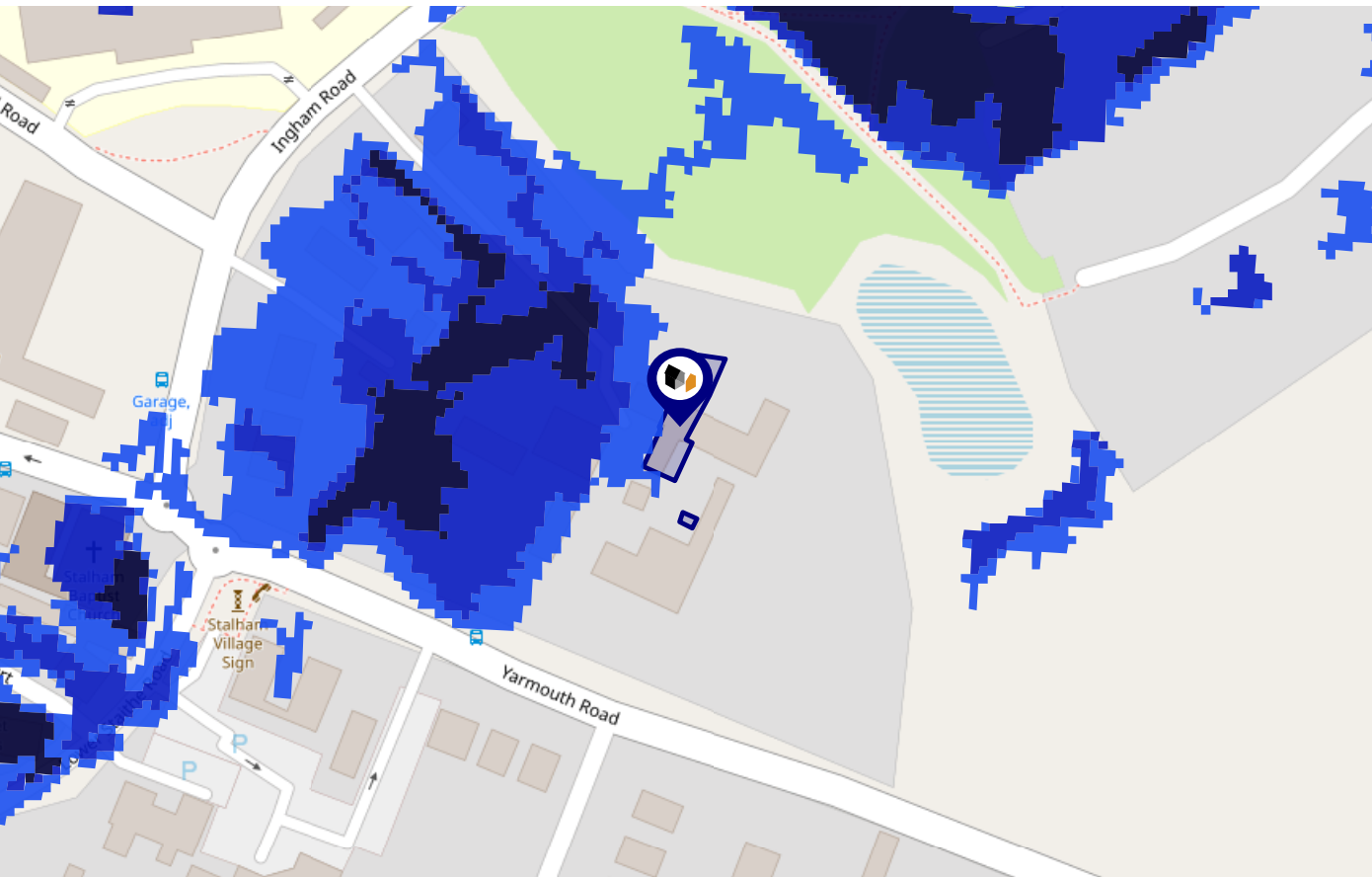


Flood Risk

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.

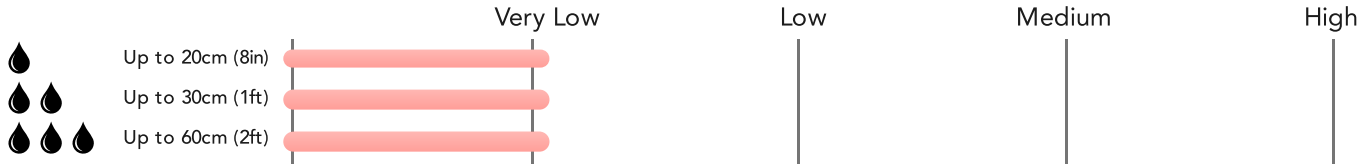


Risk Rating: Very low

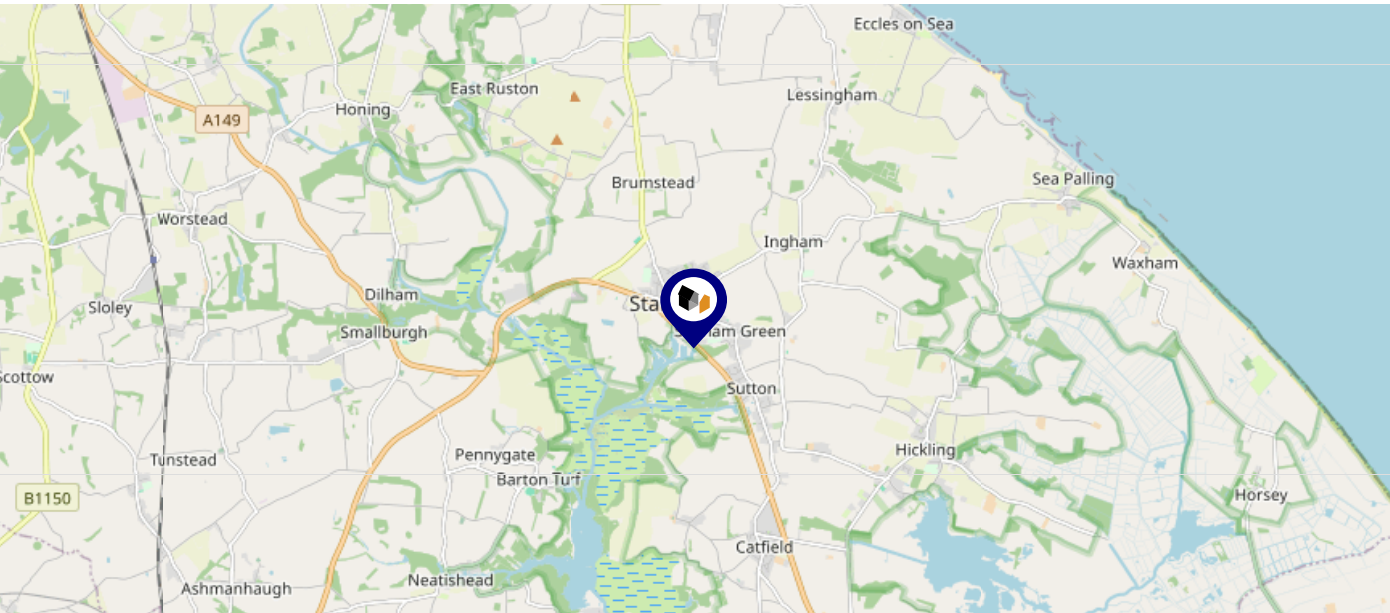
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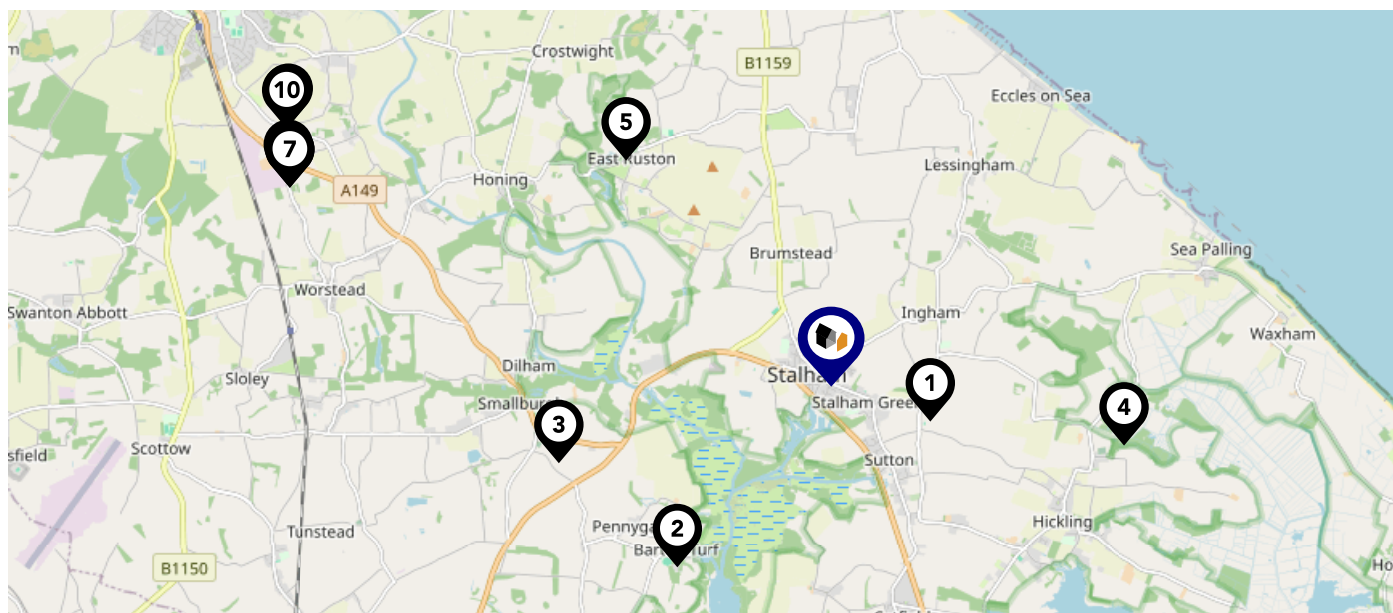
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

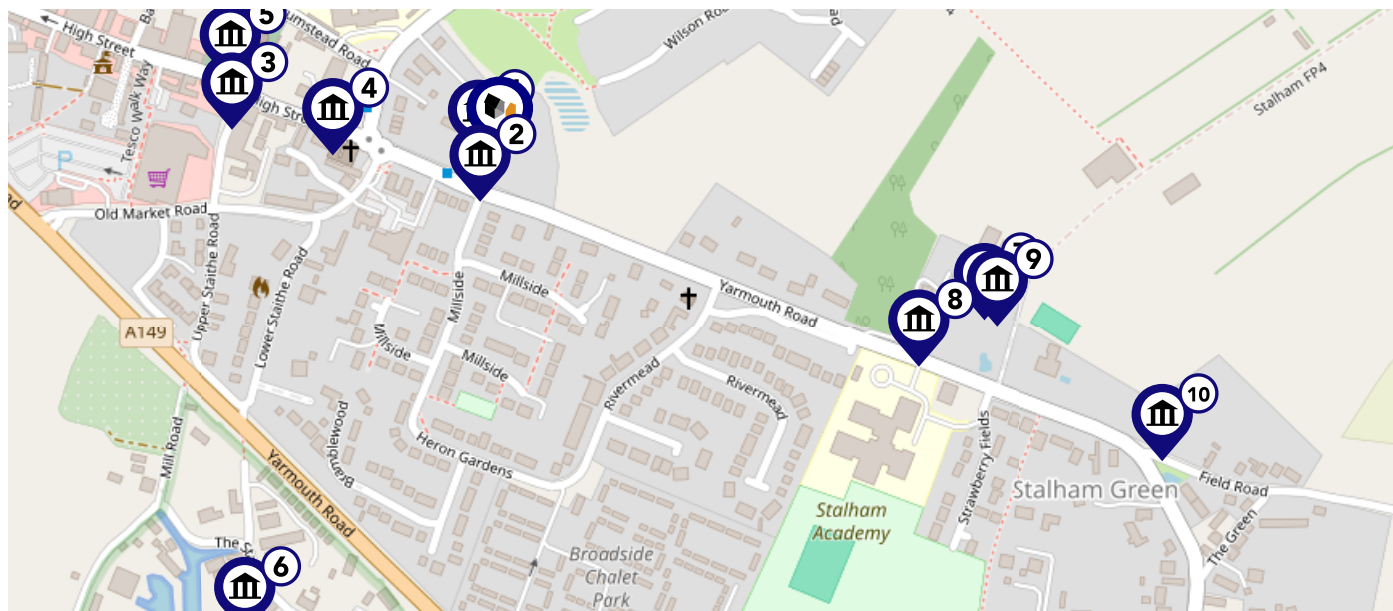
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



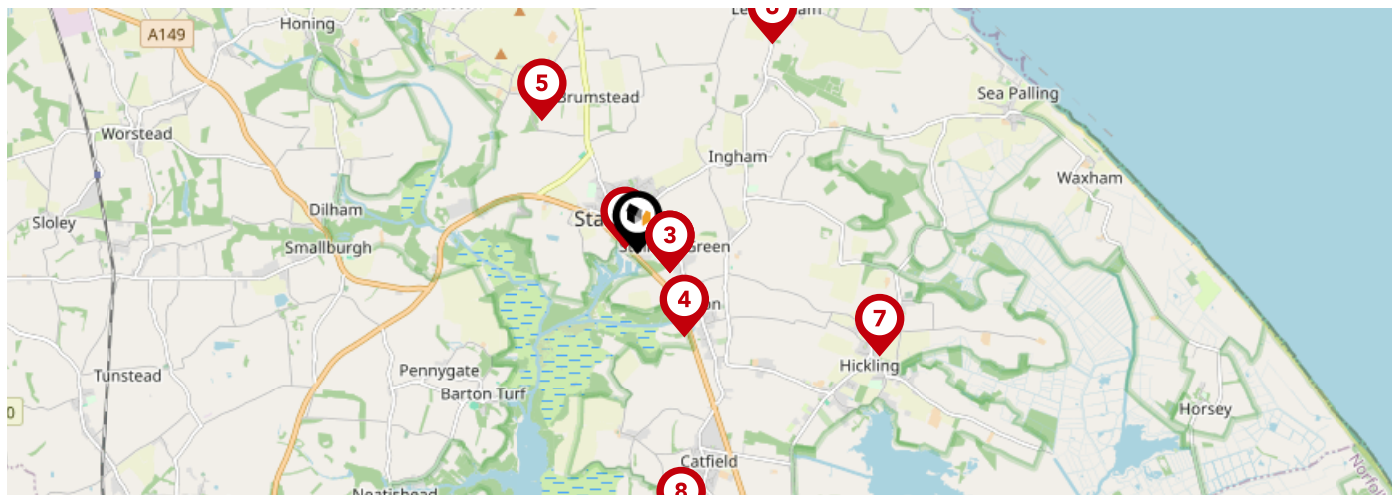
Nearby Landfill Sites

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

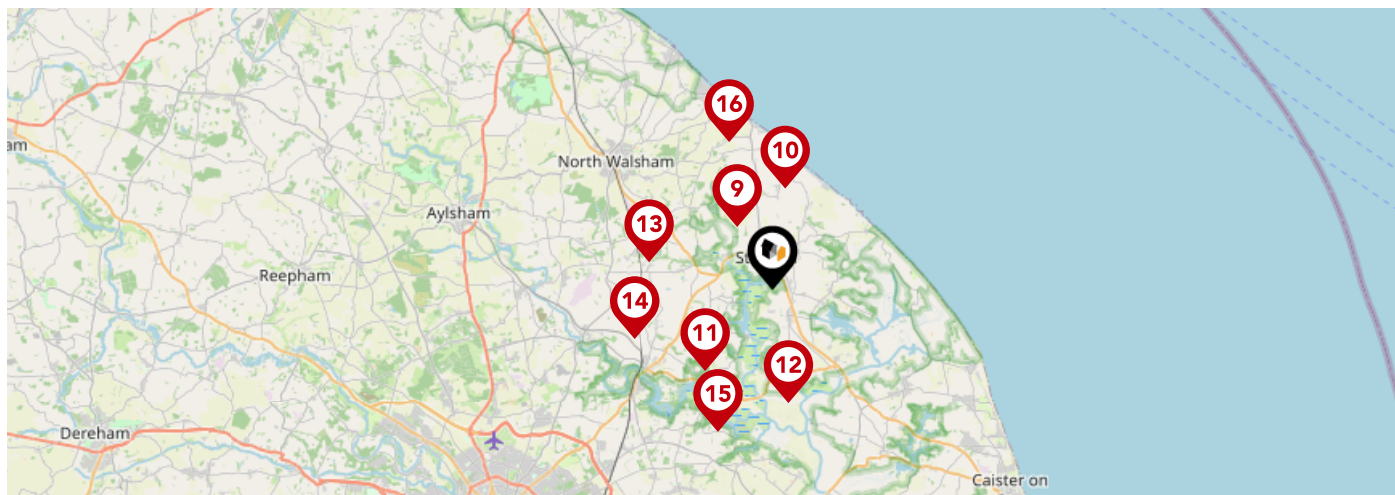
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



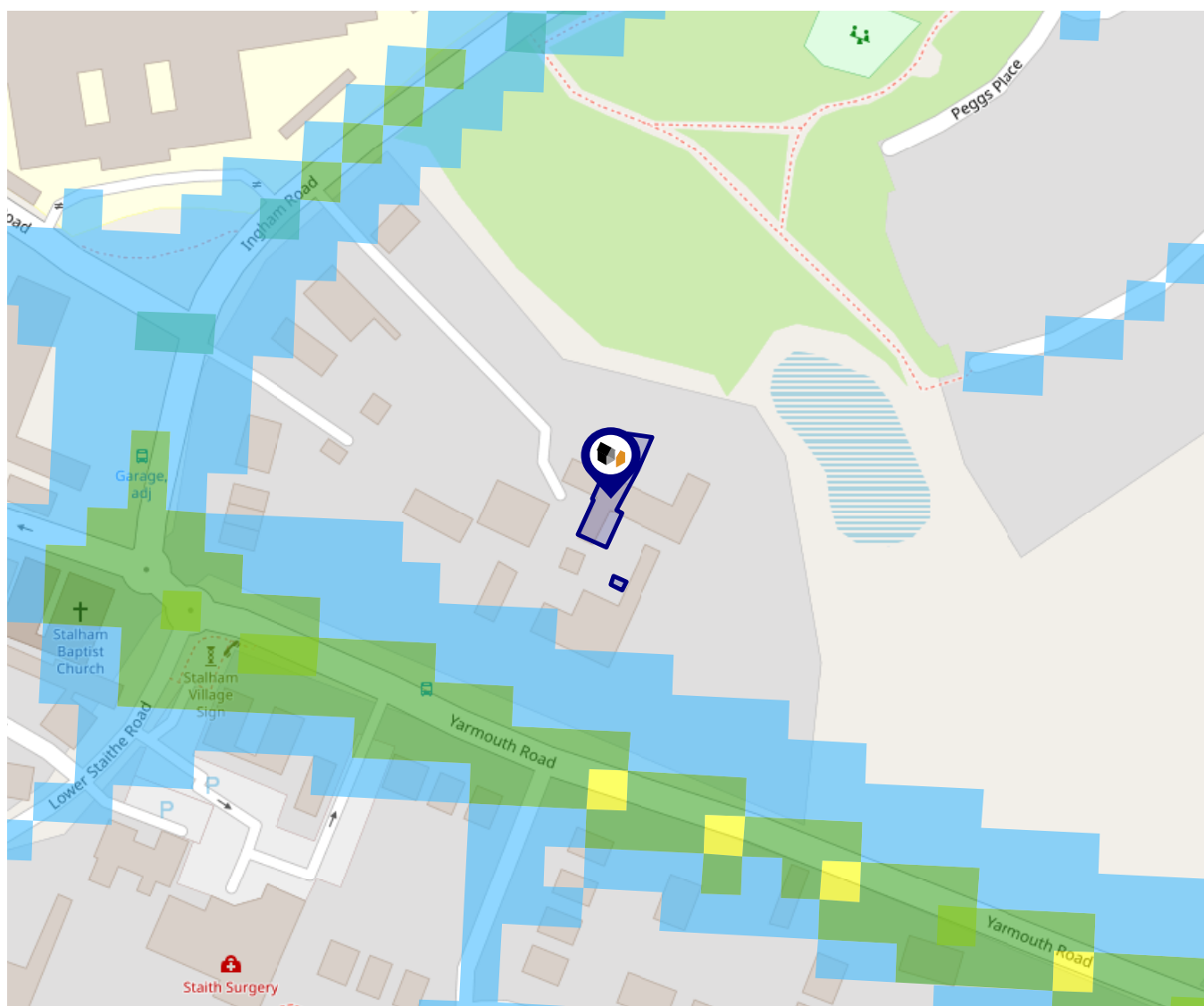
Listed Buildings in the local district		Grade	Distance
	1373723 - Stable Block At Church Farm	Grade II	0.0 miles
	1172543 - Church Farmhouse	Grade II	0.0 miles
	1376141 - Fire Engine House And Village Lock Up	Grade II	0.1 miles
	1049364 - Rosedale	Grade II	0.1 miles
	1172564 - Church Of St Mary The Virgin	Grade II	0.2 miles
	1049368 - The Old Granary	Grade II	0.3 miles
	1049367 - Barn At Stalham Hall Farm	Grade II	0.3 miles
	1305053 - Stalham Hall	Grade II	0.3 miles
	1373725 - Stewards House	Grade II	0.3 miles
	1172601 - Walnut Cottage	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:0.11	☐	☐	☒	☐	☐
2	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:0.33	☐	☒	☐	☐	☐
3	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:0.33	☐	☒	☐	☐	☐
4	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:0.86	☐	☒	☐	☐	☐
5	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:1.47	☐	☐	☒	☐	☐
6	All Saints School Ofsted Rating: Good Pupils: 73 Distance:2.24	☐	☐	☒	☐	☐
7	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:2.36	☐	☒	☐	☐	☐
8	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:2.51	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:2.57	☐	☒	☐	☐	☐
	Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.65	☐	☒	☐	☐	☐
	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:3.8	☐	☒	☐	☐	☐
	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:4.14	☐	☒	☐	☐	☐
	Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:4.52	☐	☒	☐	☐	☐
	Tunstead Primary School Ofsted Rating: Good Pupils: 83 Distance:5.26	☐	☒	☐	☐	☐
	Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:5.51	☐	☒	☐	☐	☐
	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:5.52	☐	☒	☐	☐	☐

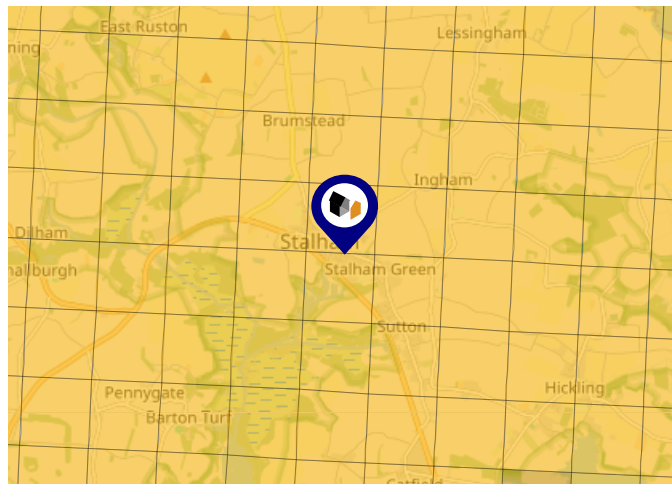


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

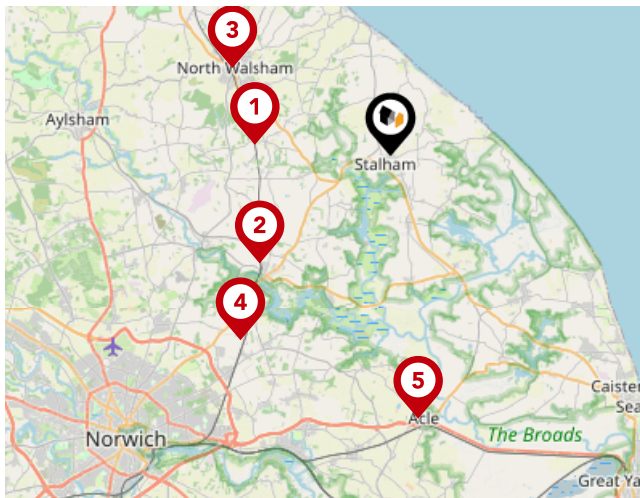
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) 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

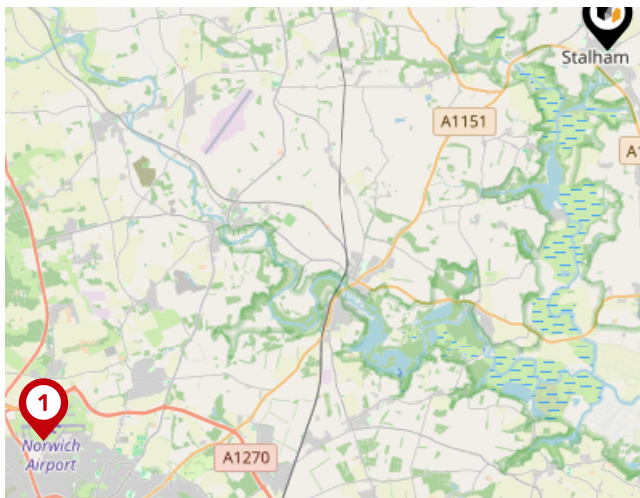


National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	4.86 miles
2	Hoveton & Wroxham Rail Station	6.06 miles
3	North Walsham Rail Station	6.48 miles
4	Salhouse Rail Station	8.52 miles
5	Acle Rail Station	9.48 miles

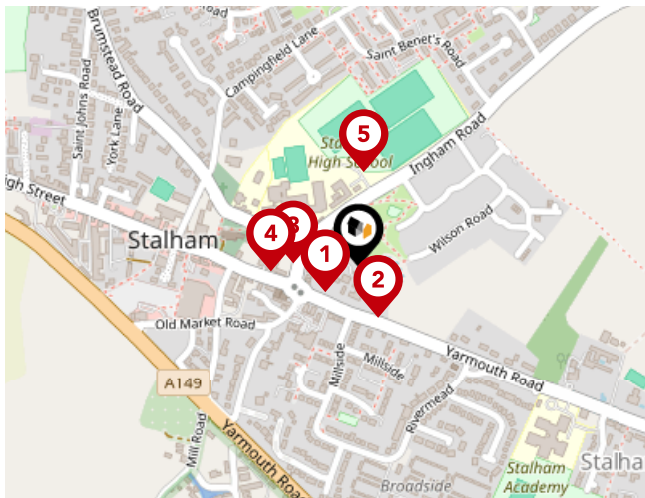
Trunk Roads/Motorways

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



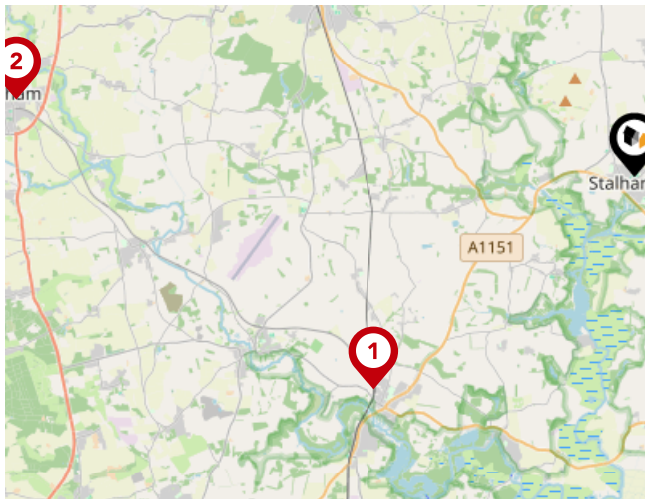
Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.31 miles



Bus Stops/Stations

Pin	Name	Distance
1	Millside	0.04 miles
2	Millside	0.06 miles
3	Garage	0.07 miles
4	Radio Shop	0.09 miles
5	High School Grounds	0.1 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	6.03 miles
2	Aylsham (Bure Valley Railway)	11.17 miles

Avocado Data Quality

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Avocado

North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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

