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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 17th June 2026**



**25, MANOR CLOSE, BUXTON, NORWICH, NR10 5HR**

## Avocado

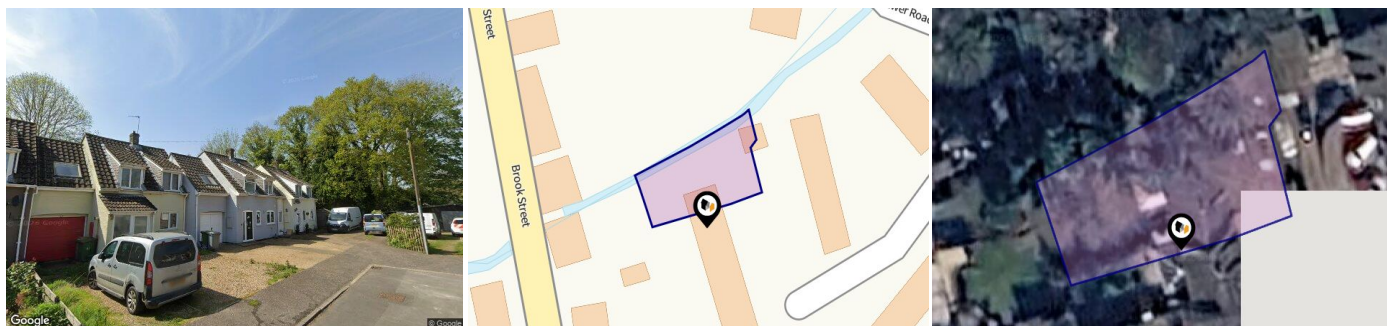
North Norfolk

07921075935

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





## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	13/03/1998
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£42,672
<b>Floor Area:</b>	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£42
<b>Plot Area:</b>	0.12 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,896		
<b>Title Number:</b>	NK29207		
<b>UPRN:</b>	100090813601		
<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	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>80</b> mb/s	<b>5500</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



25, Manor Close, Buxton, NORWICH, NR10 5HR

Energy rating

**C**

Valid until 27.03.2030

Certificate number  
0945-2838-6971-2020-7501

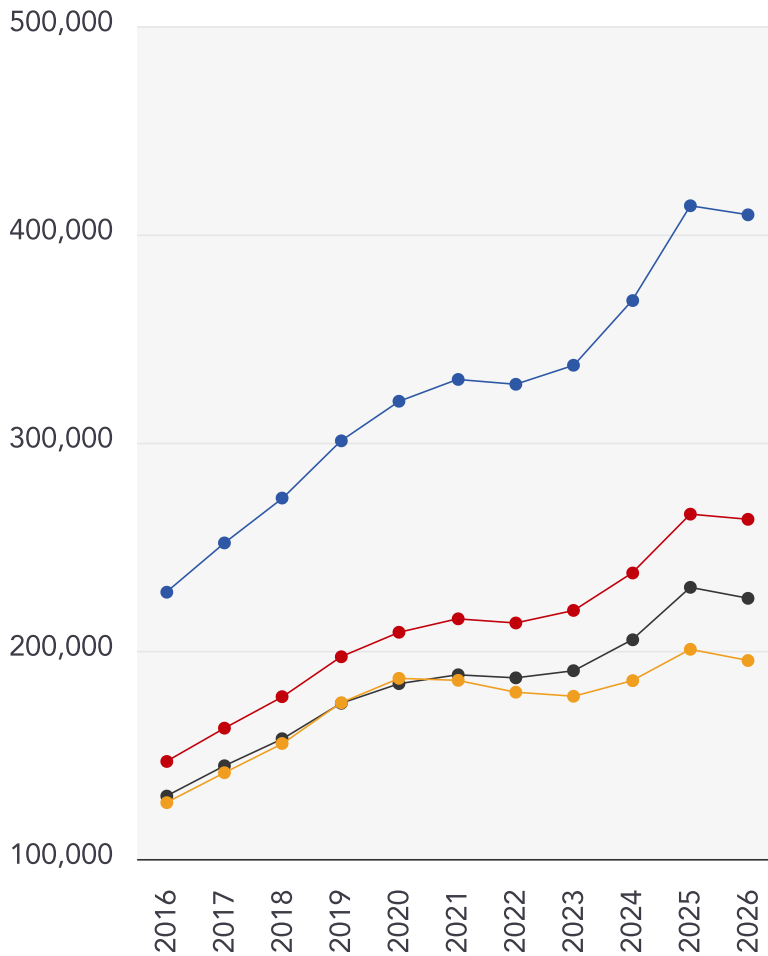
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	69   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 400+ mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	93 m <sup>2</sup>

## 10 Year History of Average House Prices by Property Type in NR10



Detached

**+79.46%**

Semi-Detached

**+79.21%**

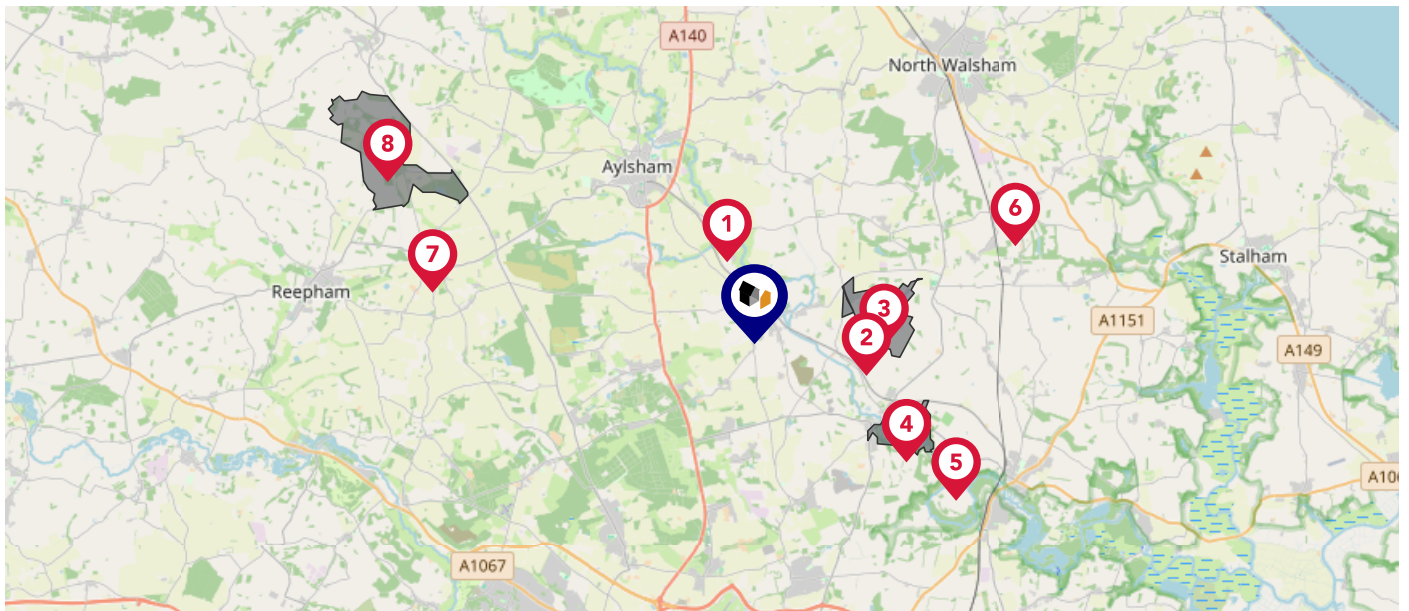
Terraced

**+72.95%**









Flat

**+53.73%**

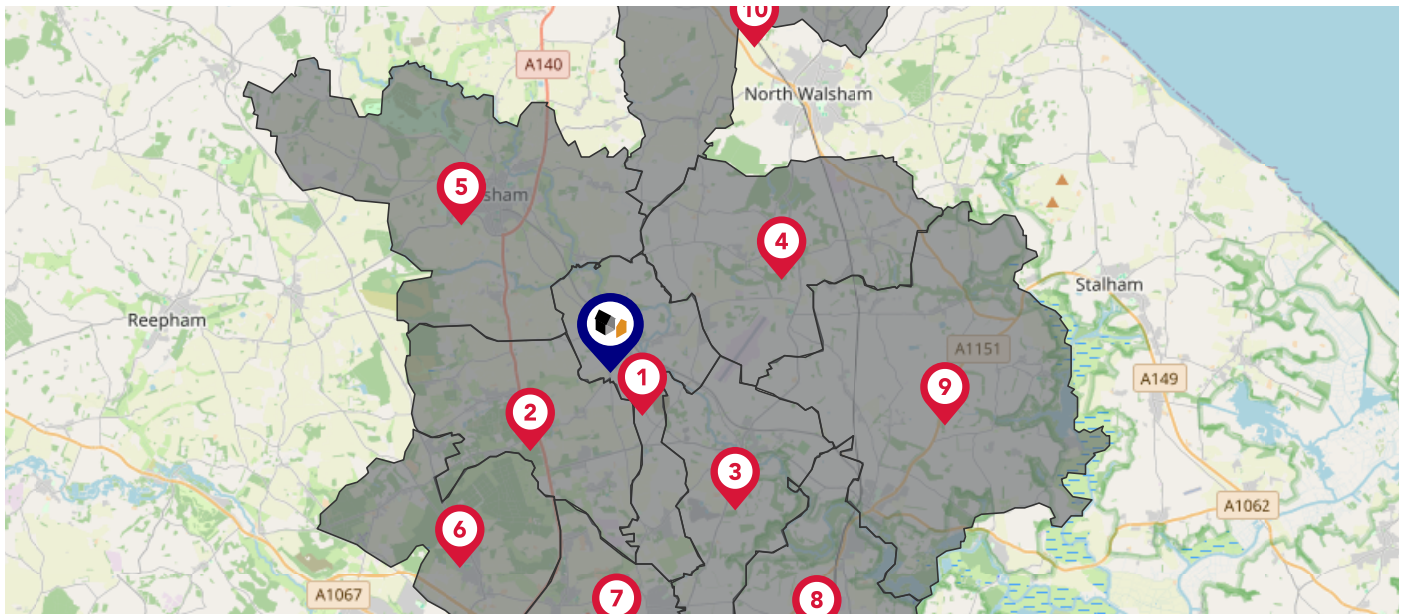
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

-  Burgh next Aylsham
-  RAF Coltishall
-  RAF Coltishall
-  Coltishall and Horstead
-  Belaugh
-  Worstead
-  Cawston
-  Heydon and Salle

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



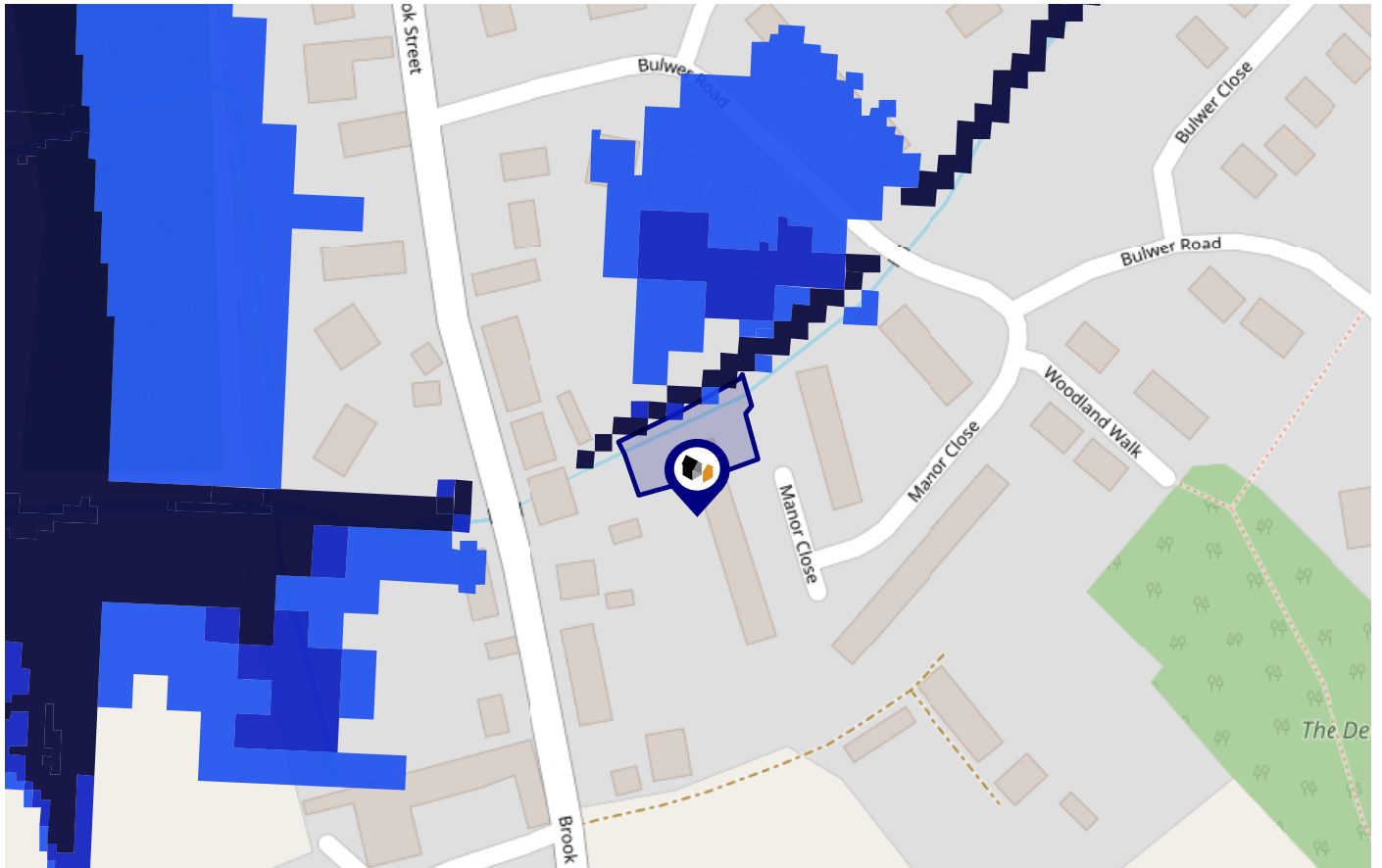
### Nearby Council Wards

-  Buxton Ward
-  Hevingham Ward
-  Coltishall Ward
-  Worstead Ward
-  Aylsham Ward
-  Horsford and Felthorpe Ward
-  Spixworth with St. Faiths Ward
-  Wroxham Ward
-  Hoveton & Tunstead 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.

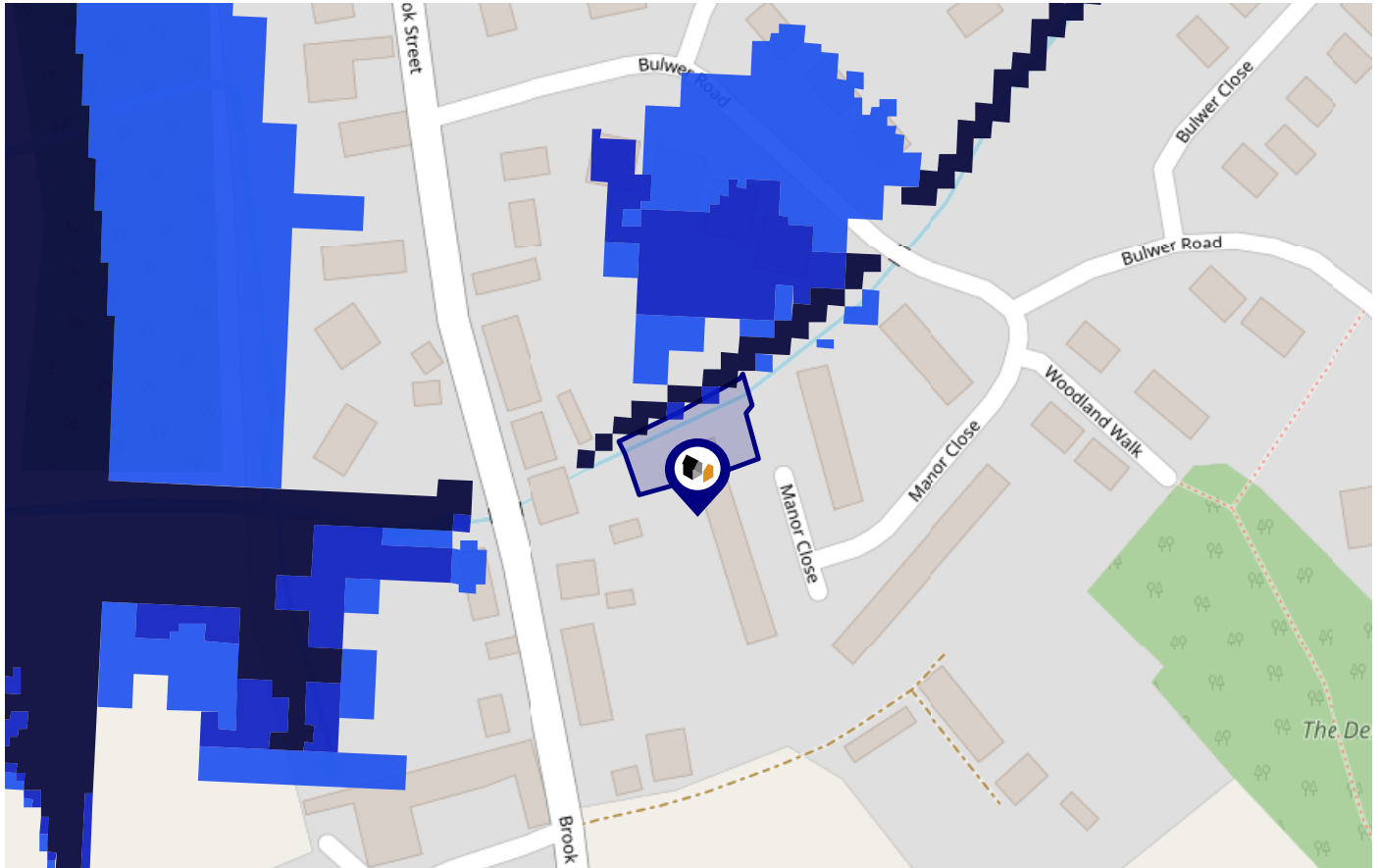
Chance of flooding to the following depths at this property:



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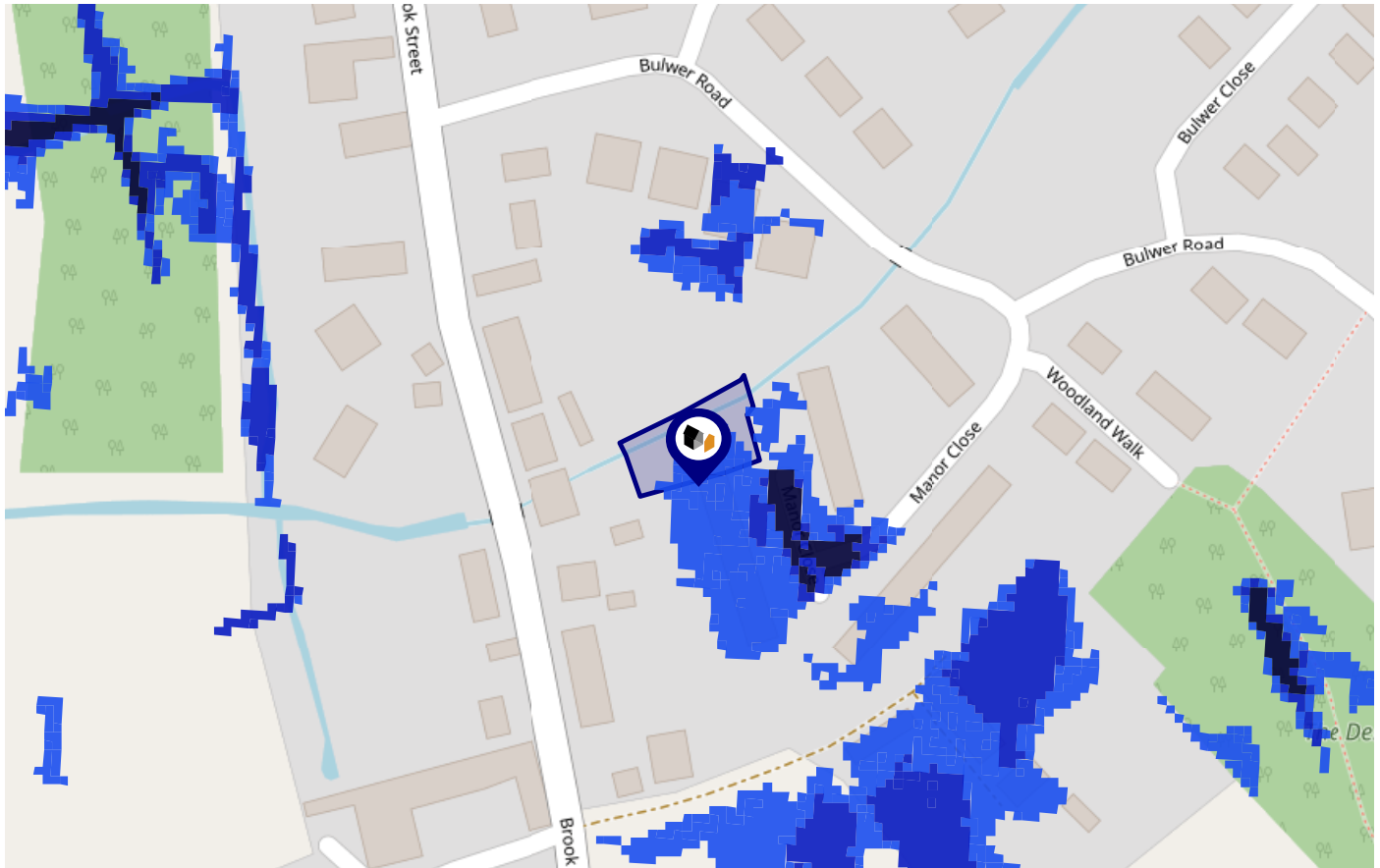
Chance of flooding to the following depths at this property:



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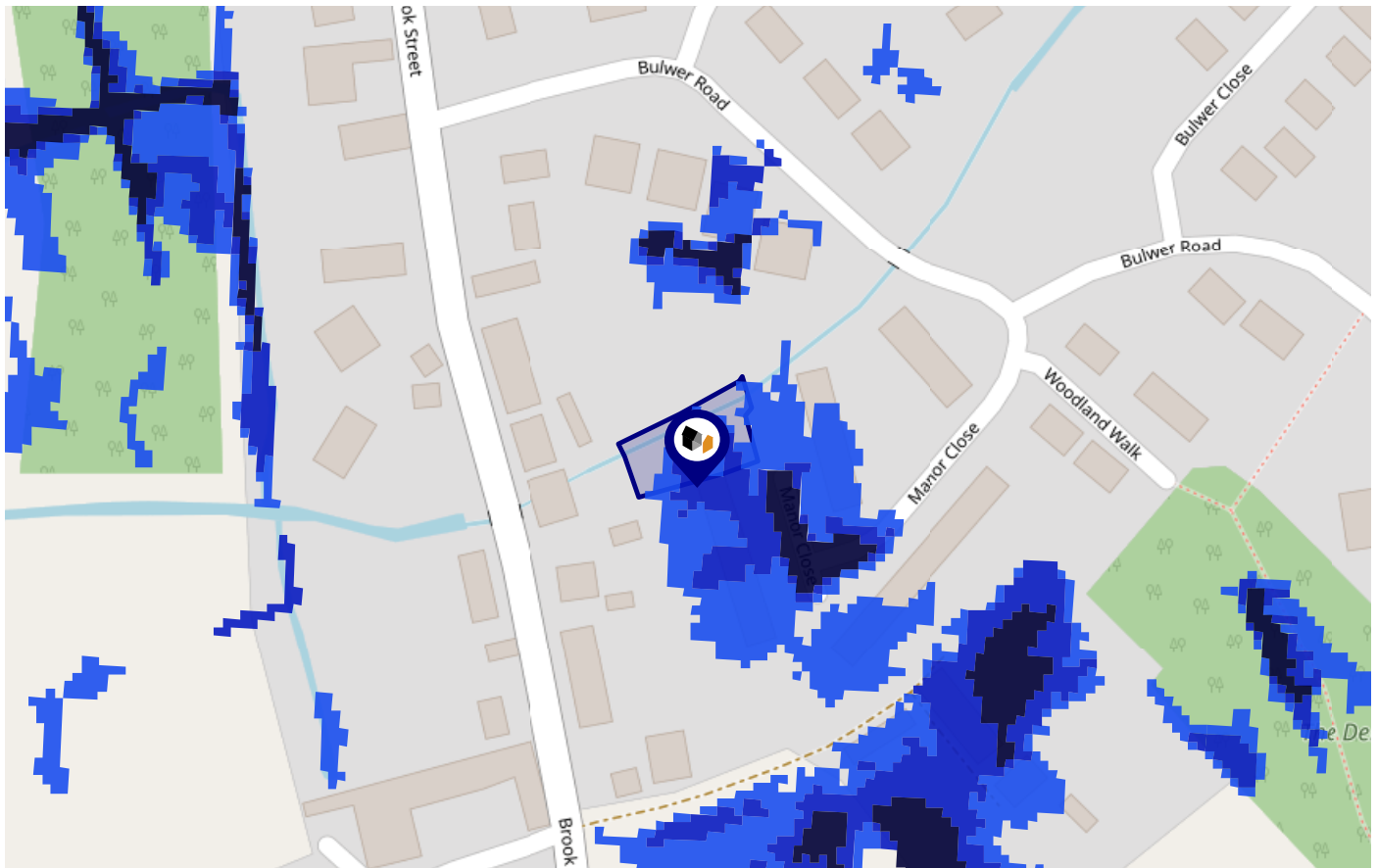
Chance of flooding to the following depths at this property:



# 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: Medium**

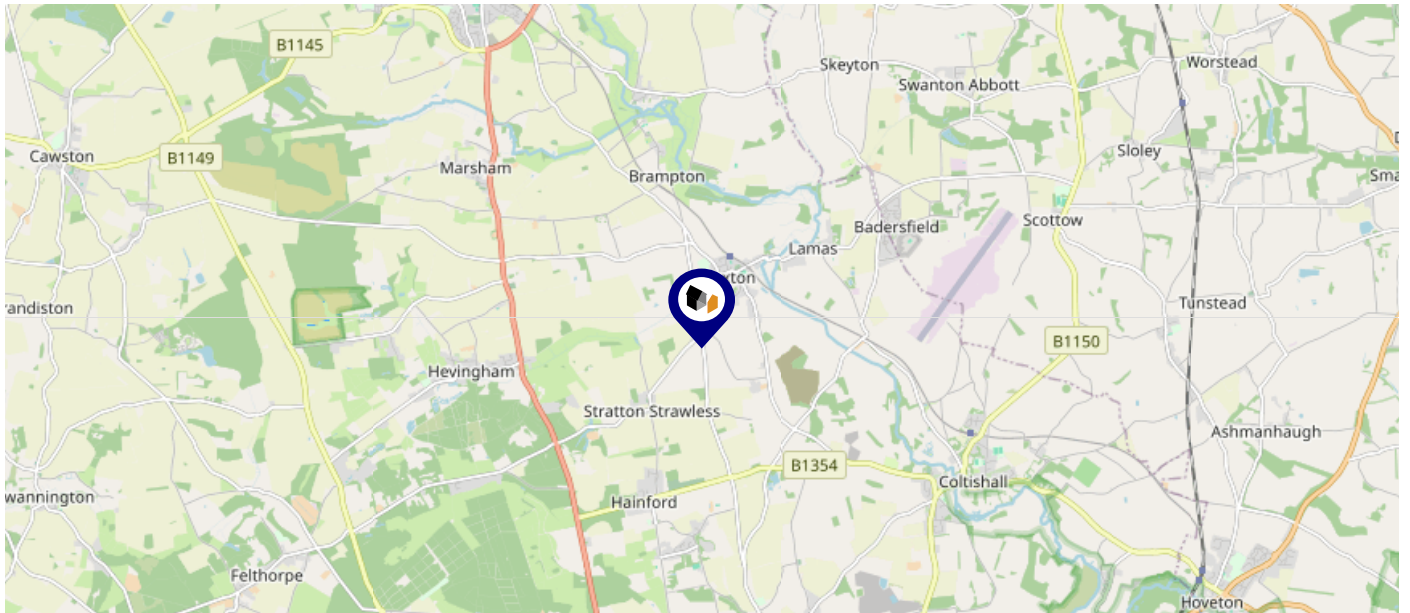
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



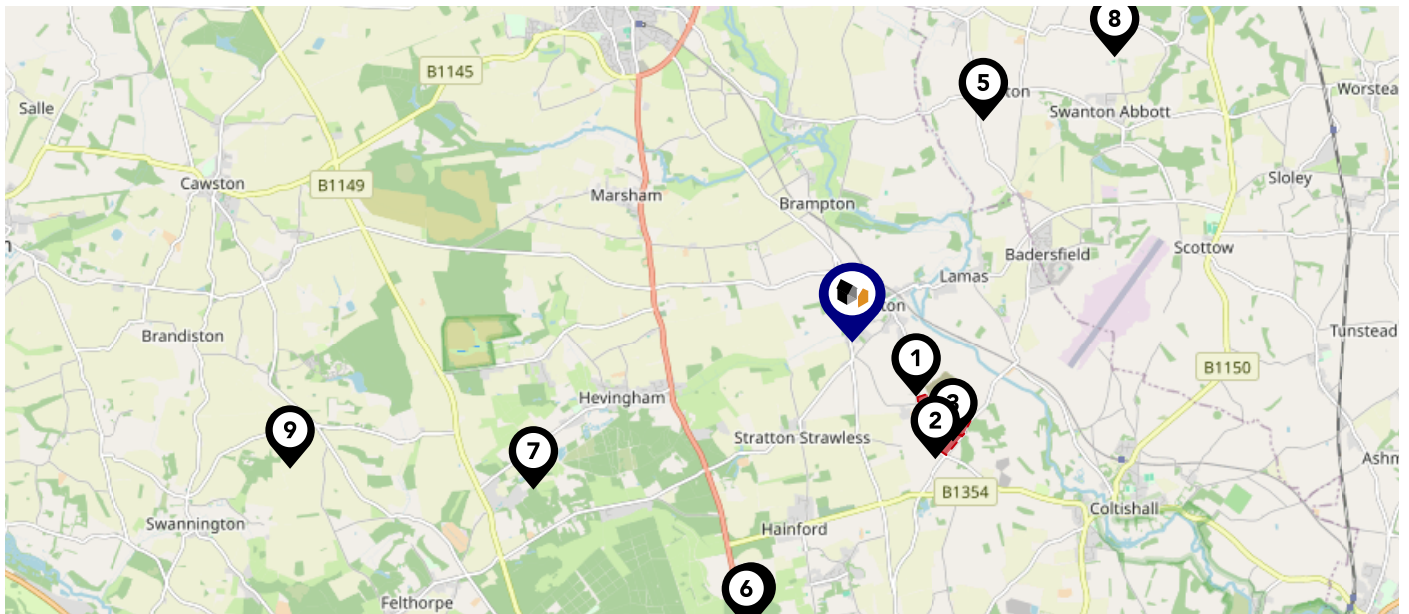
This map displays nearby areas that have been designated as Green Belt...



## 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

<b>1</b>	Buxton-Norfolk	Historic Landfill
<b>2</b>	EA/EPR/JB3007FU/A001	Active Landfill
<b>3</b>	EA/EPR/CP3795SH/T001	Active Landfill
<b>4</b>	Hainford-Cromer Road, Norwich, Hainford, Norfolk	Historic Landfill
<b>5</b>	Tip Rear of Church Skeyton-Aylsham Road, Swanton Abbott, Norfolk	Historic Landfill
<b>6</b>	Stonebeck Plantation-Cromer Road, New Hainford, Norwich	Historic Landfill
<b>7</b>	August Farm-Brick Kiln Road, Hevingham, Norwich	Historic Landfill
<b>8</b>	Refuse Tip at Swanton Hill Common-Swanton Abbott, Norwich, Norfolk	Historic Landfill
<b>9</b>	Furtherpit Plantation-Newstead Farm, Clay Lane, Haveringland, Norwich, Norfolk	Historic Landfill

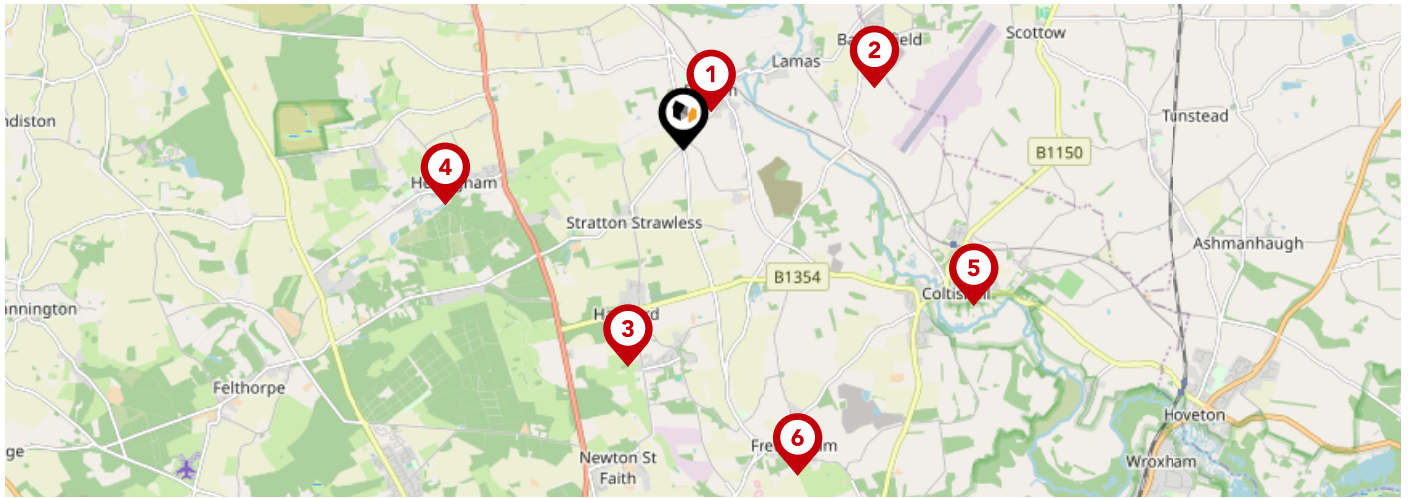
# Maps

## Listed Buildings

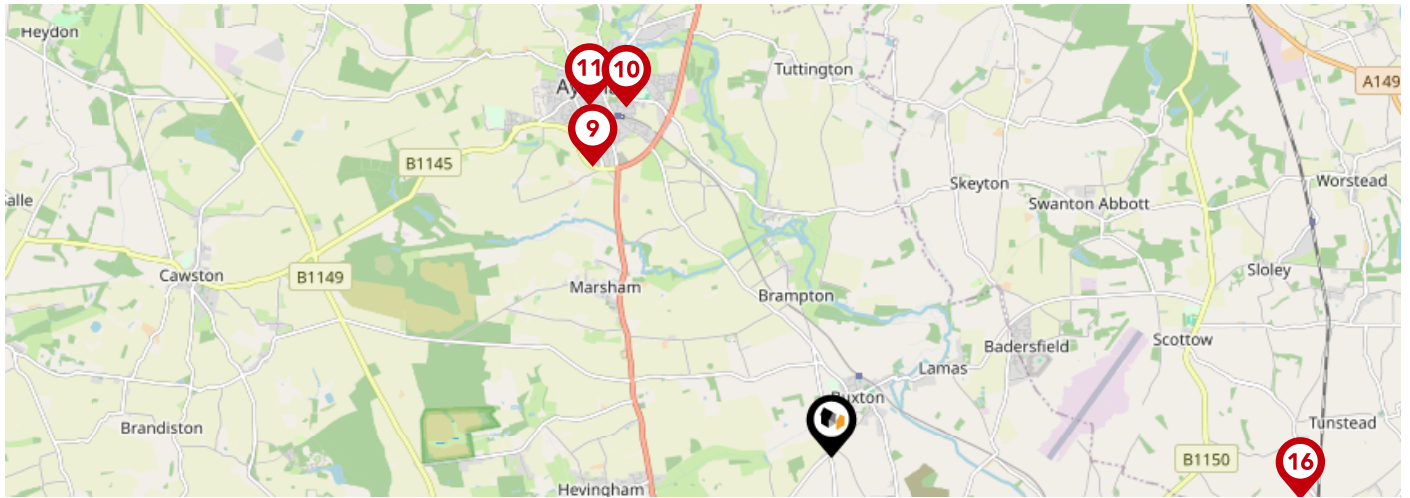
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1372939 - The Thatched Cottages	Grade II	0.0 miles
	1050936 - Ashville And The Old Forge	Grade II	0.0 miles
	1050937 - Dudwick Lodge	Grade II	0.1 miles
	1050938 - Dudwick Cottage	Grade II	0.4 miles
	1442069 - Buxton War Memorial	Grade II	0.4 miles
	1249960 - Church Of St Andrew	Grade II	0.5 miles
	1050942 - Rose Cottage	Grade II	0.5 miles
	1263476 - The White House	Grade II	0.6 miles
	1385726 - Railway Bridge Over River Bure	Grade II	0.6 miles
	1249974 - The Mill House	Grade II	0.7 miles

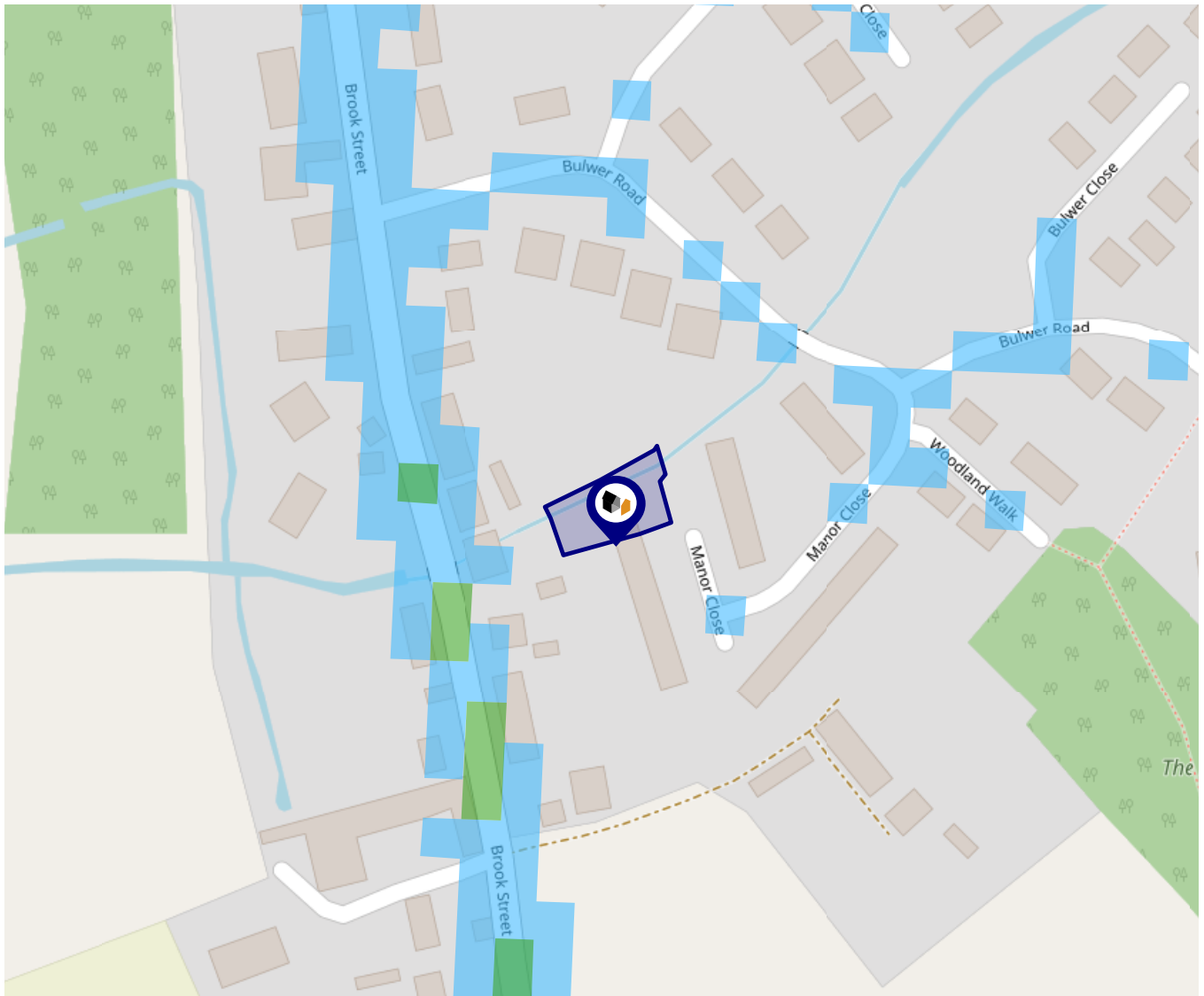


	Nursery	Primary	Secondary	College	Private
<b>1 Buxton Primary School</b> Ofsted Rating: Outstanding   Pupils: 197   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 UET Pathfinder Academy</b> Ofsted Rating: Good   Pupils: 362   Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Hainford VC Primary School</b> Ofsted Rating: Good   Pupils: 73   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Hevingham Primary School</b> Ofsted Rating: Good   Pupils: 95   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Coltishall Primary School</b> Ofsted Rating: Outstanding   Pupils: 201   Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Frettenham Primary School</b> Ofsted Rating: Good   Pupils: 61   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Swanton Abbott Community Primary School</b> Ofsted Rating: Good   Pupils: 63   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Bure Valley School</b> Ofsted Rating: Good   Pupils: 260   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>John of Gaunt Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 190   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aylsham High School</b> Ofsted Rating: Good   Pupils: 1118   Distance:3.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michael's Church of England VA Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 159   Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Faiths CofE Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Horsford CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodland View Junior School</b> Ofsted Rating: Good   Pupils: 146   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spixworth Infant School</b> Ofsted Rating: Good   Pupils: 118   Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tunstead Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Road Noise

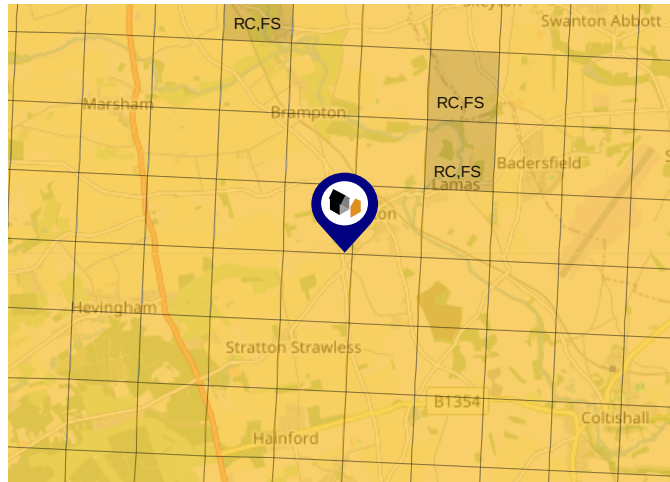


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

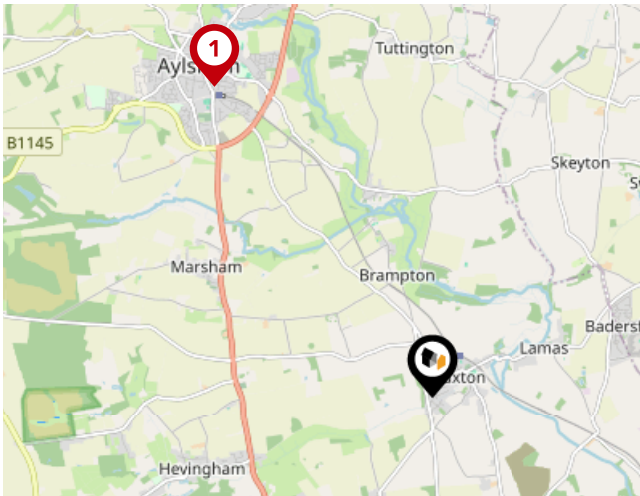
## Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SILT TO SAND
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT		



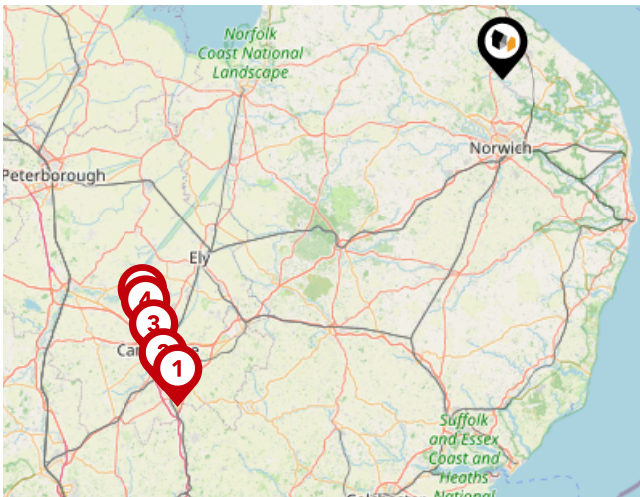
## Primary Classifications (Most Common Clay Types)

<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



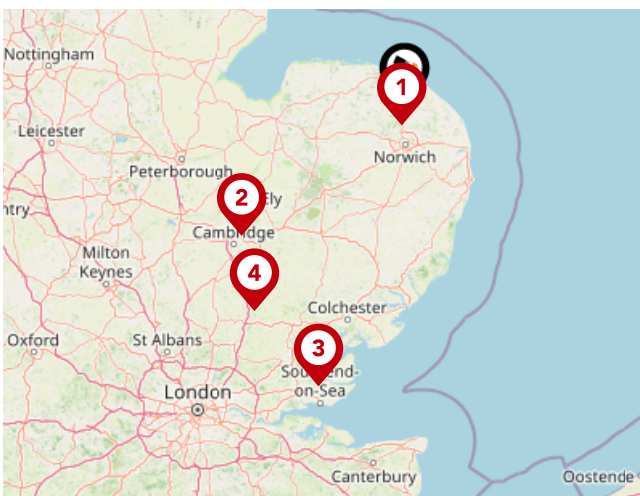
### National Rail Stations

Pin	Name	Distance
1	Aylsham (Bure Valley Railway)	3.41 miles
2	Worstead Rail Station	4.69 miles
3	Hoveton & Wroxham Rail Station	5.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	66.85 miles
2	M11 J10	66.65 miles
3	M11 J11	64.94 miles
4	M11 J13	63.58 miles
5	M11 J14	63.07 miles

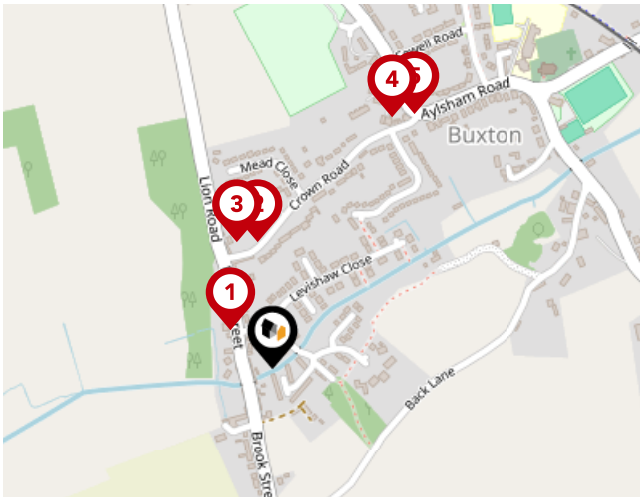


### Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	5.68 miles
2	Cambridge	60.59 miles
3	Southend-on-Sea	85.6 miles
4	Stansted Airport	74 miles

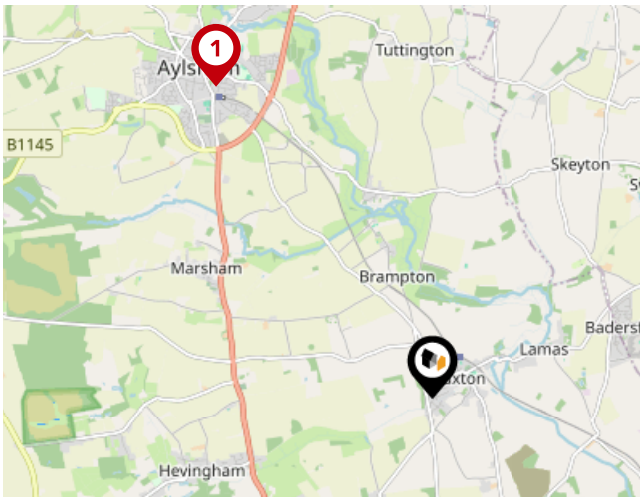
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bulwer Road	0.06 miles
2	Black Lion	0.14 miles
3	Black Lion	0.15 miles
4	Bus Shelter	0.31 miles
5	Bus Shelter	0.33 miles



### Local Connections

Pin	Name	Distance
1	Aylsham (Bure Valley Railway)	3.41 miles
2	Hoveton (Bure Valley Railway)	5.07 miles

# Avocado Data Quality

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