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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Saturday 21st March 2026**



**PENHARBOUR, THE STREET, CATFIELD, GREAT  
YARMOUTH, NR29 5AZ**

## Avocado

North Norfolk

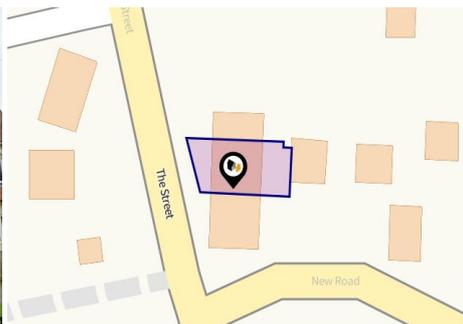
07921075935

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# Property Overview



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Plot Area:</b>	0.08 acres
<b>Year Built :</b>	1996-2002
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,341
<b>Title Number:</b>	NK298081
<b>UPRN:</b>	10034797183
<b>Restrictive Covenants:</b>	Yes

<b>Last Sold Date:</b>	24/11/2010
<b>Last Sold Price:</b>	£180,000
<b>Tenure:</b>	Freehold

## 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>5</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



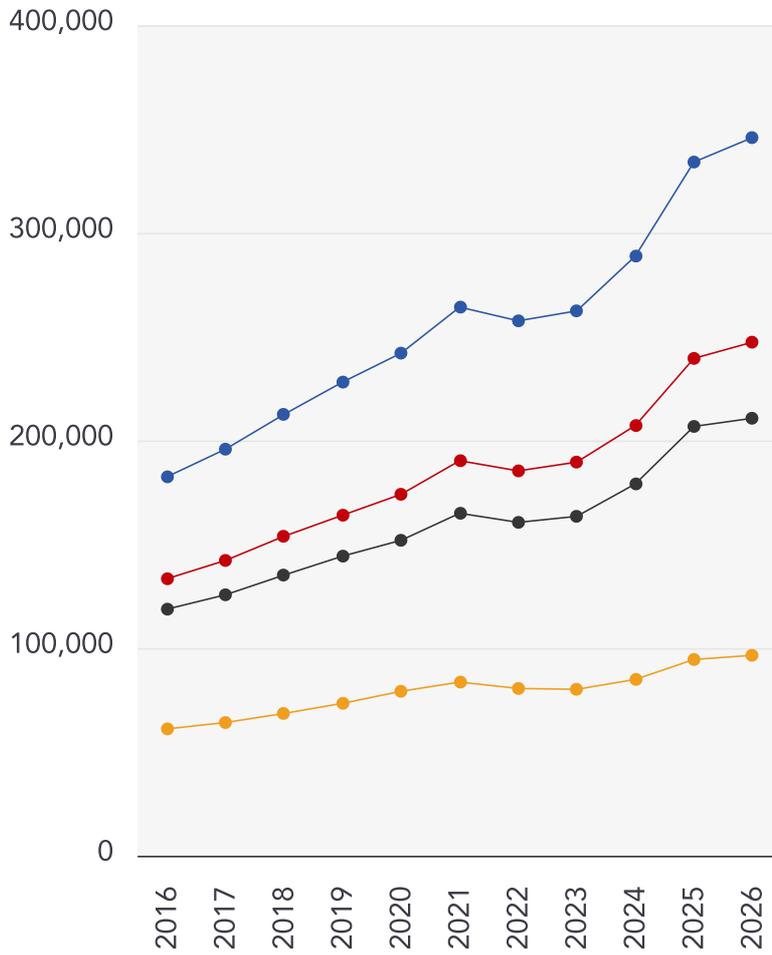
### Satellite/Fibre TV Availability:



# Market

## House Price Statistics

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



Detached

**+89.52%**

Semi-Detached

**+85.41%**

Terraced

**+77.44%**

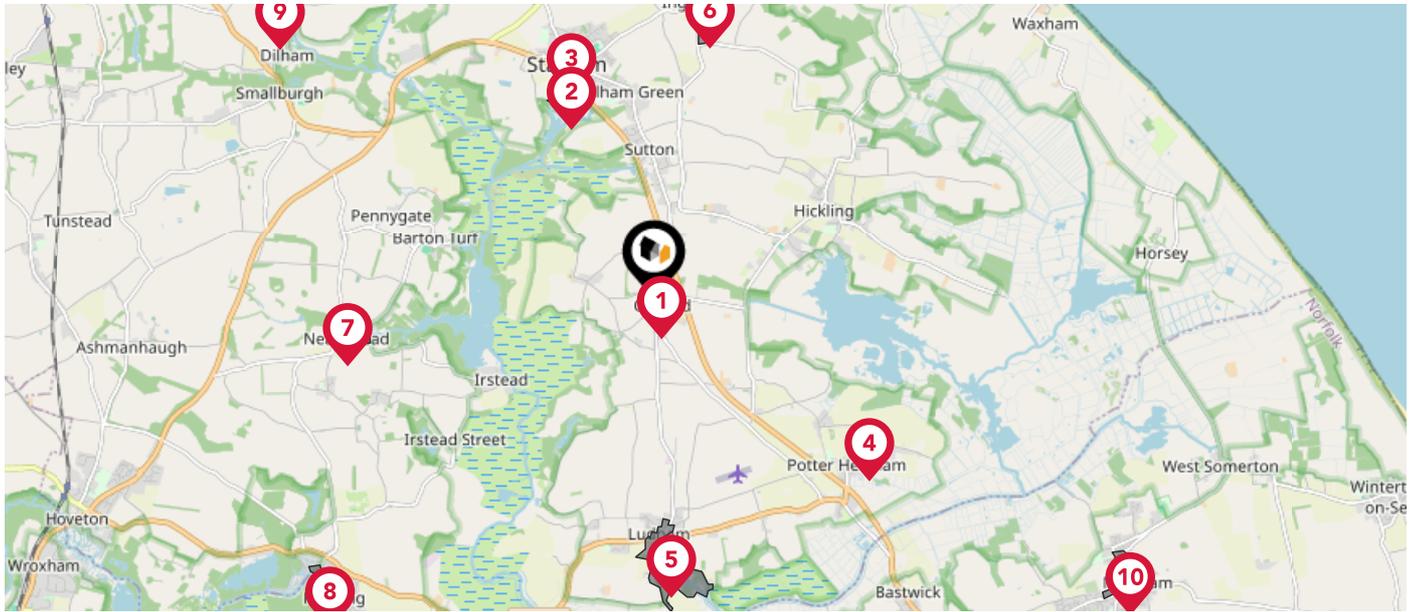
Flat

**+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.



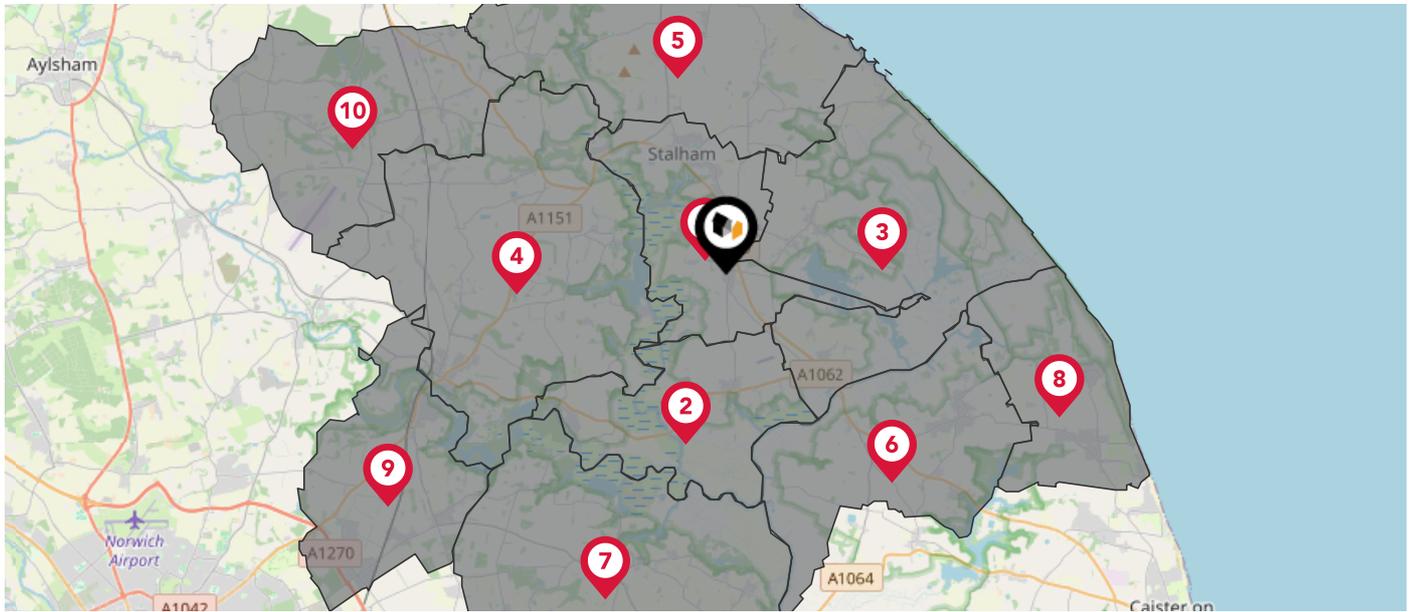
### Nearby Conservation Areas

- 1 Catfield
- 2 Stalham Staithe
- 3 Stalham
- 4 Potter Heigham
- 5 Ludham
- 6 Ingham
- 7 Neatishead
- 8 Horning
- 9 Dilham
- 10 Martham

# Maps

## Council Wards

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



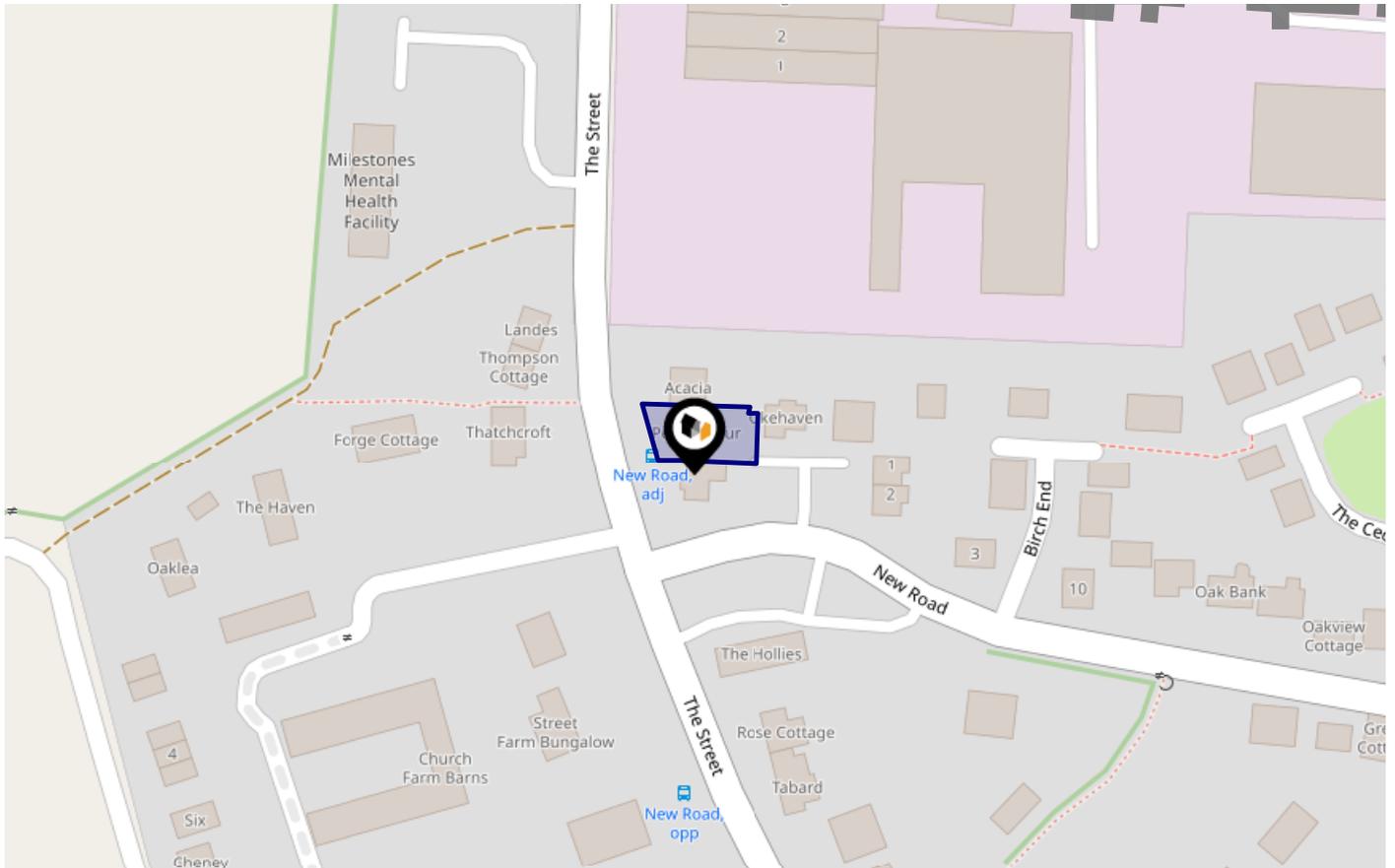
### Nearby Council Wards

- 1 Stalham Ward
- 2 St. Benet's Ward
- 3 Hickling Ward
- 4 Hoveton & Tunstead Ward
- 5 Happisburgh Ward
- 6 West Flegg Ward
- 7 Blofield with South Walsham Ward
- 8 East Flegg Ward
- 9 Wroxham Ward
- 10 Worstead 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.

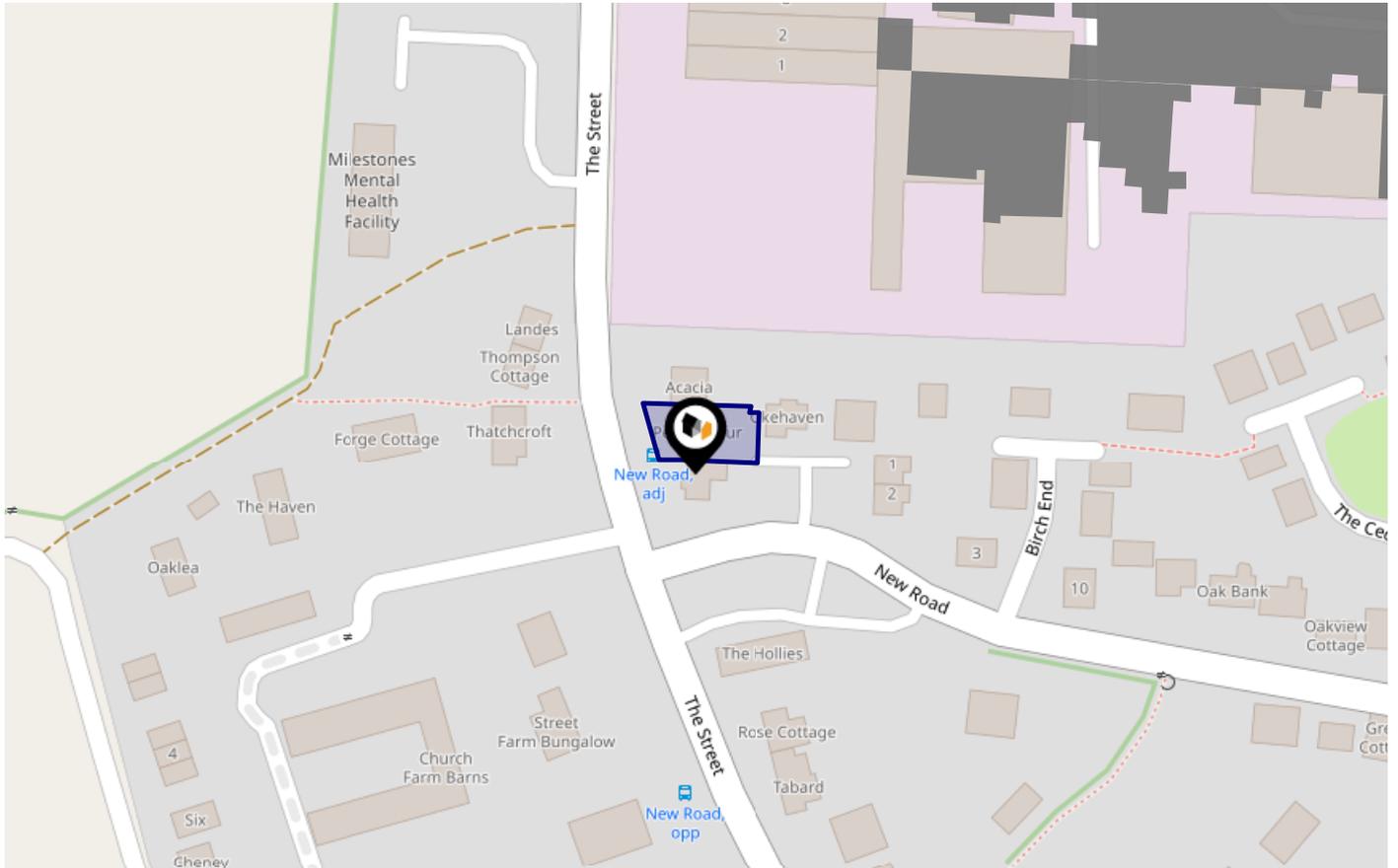
Chance of flooding to the following depths at this property:



# 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.

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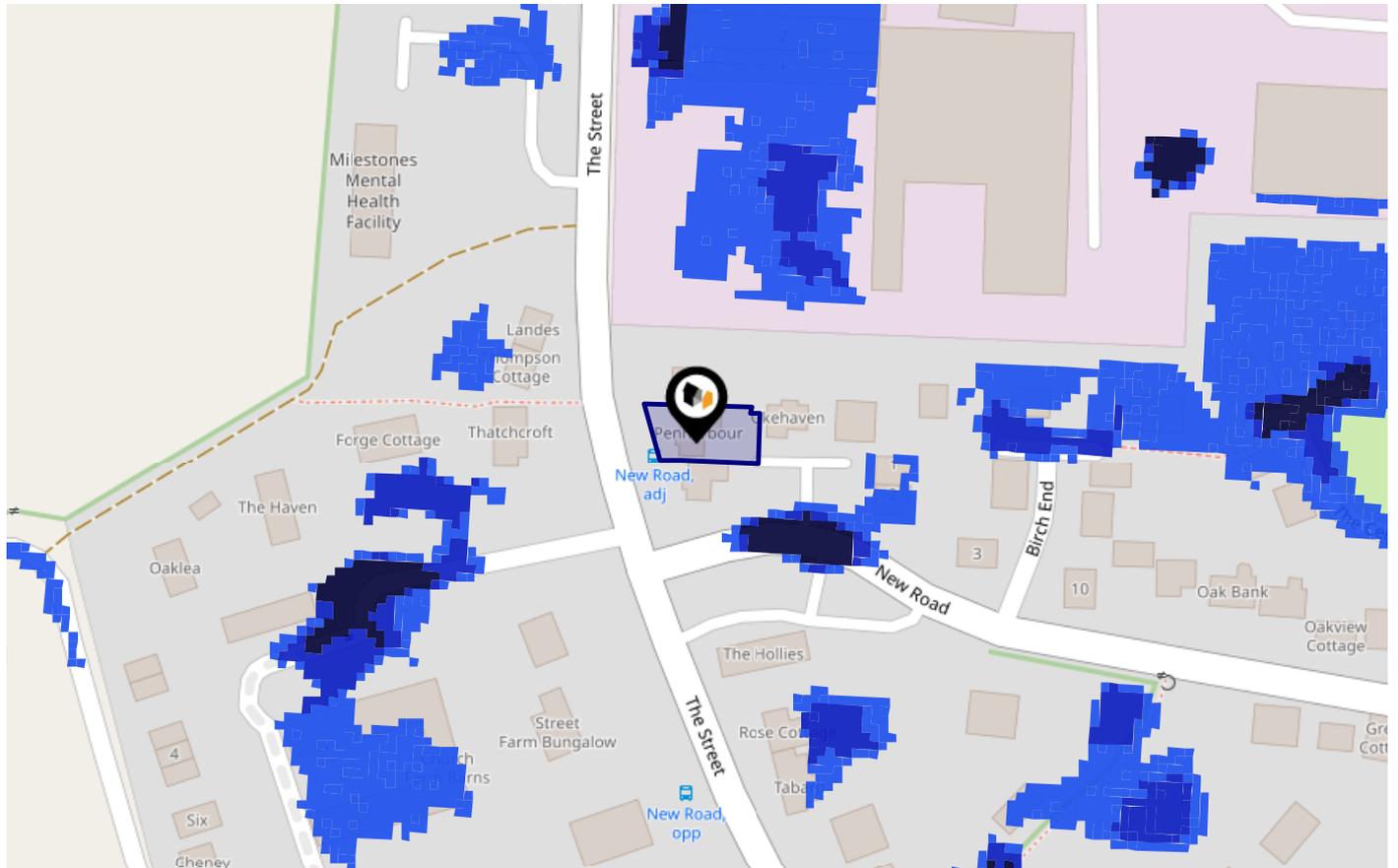
Chance of flooding to the following depths at this property:



# 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

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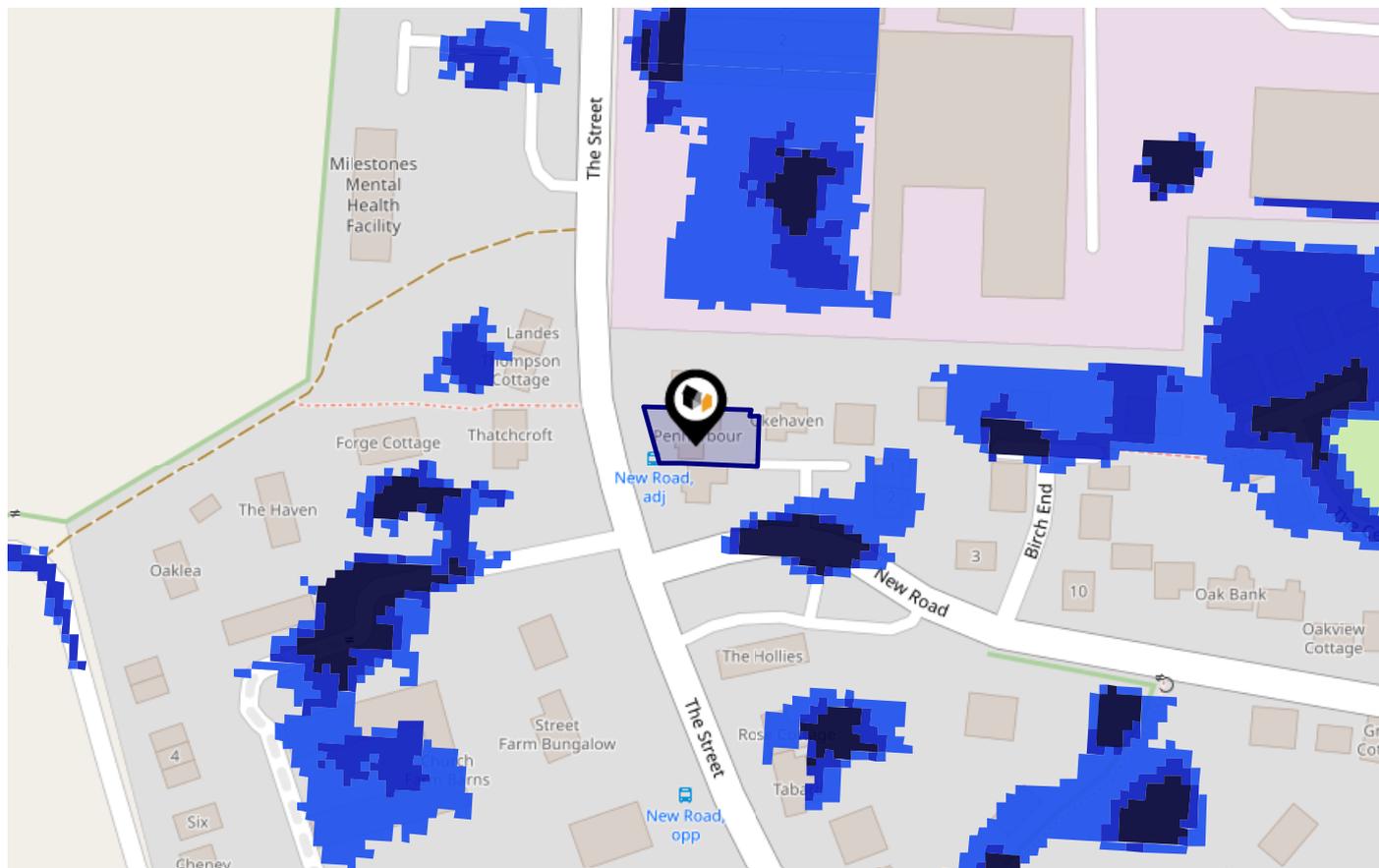
Chance of flooding to the following depths at this property:



# 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.

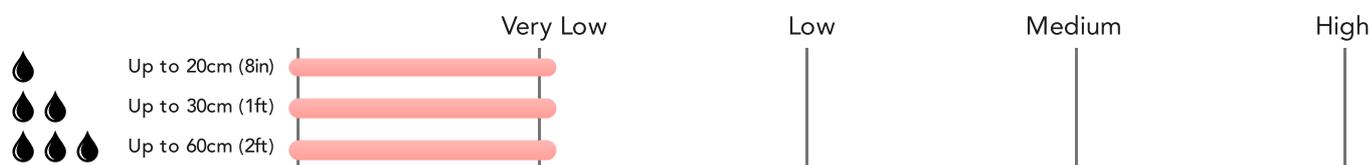


Risk Rating: Very low

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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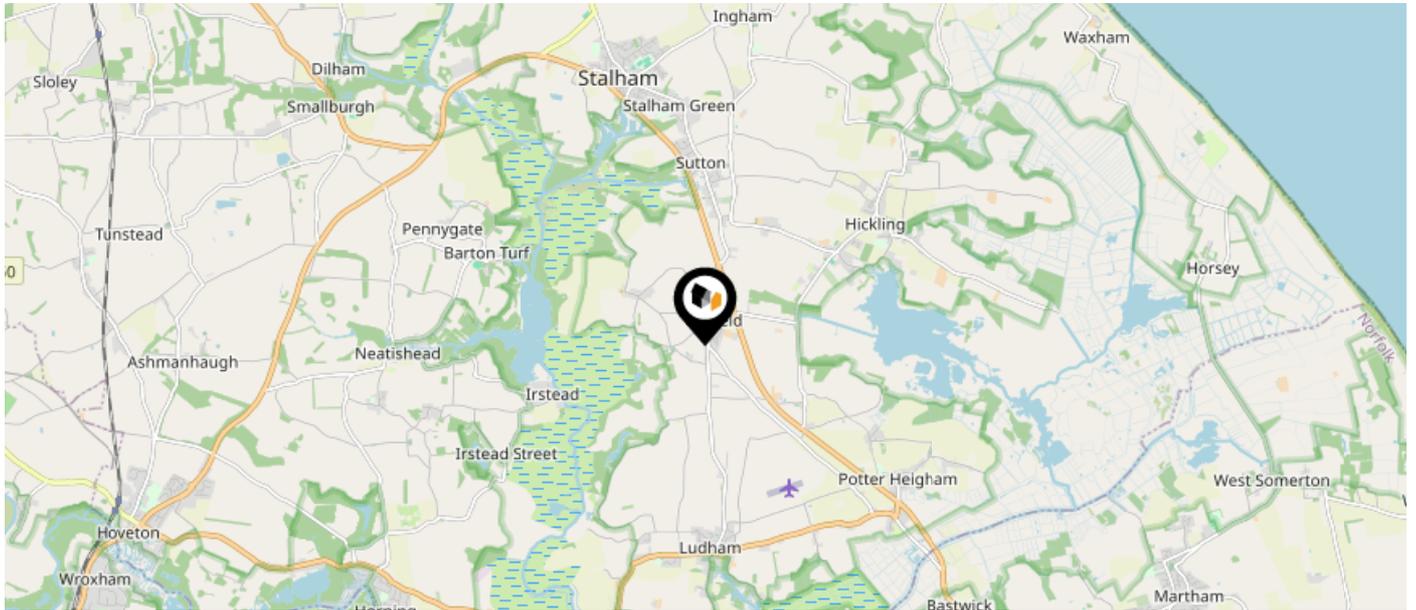
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



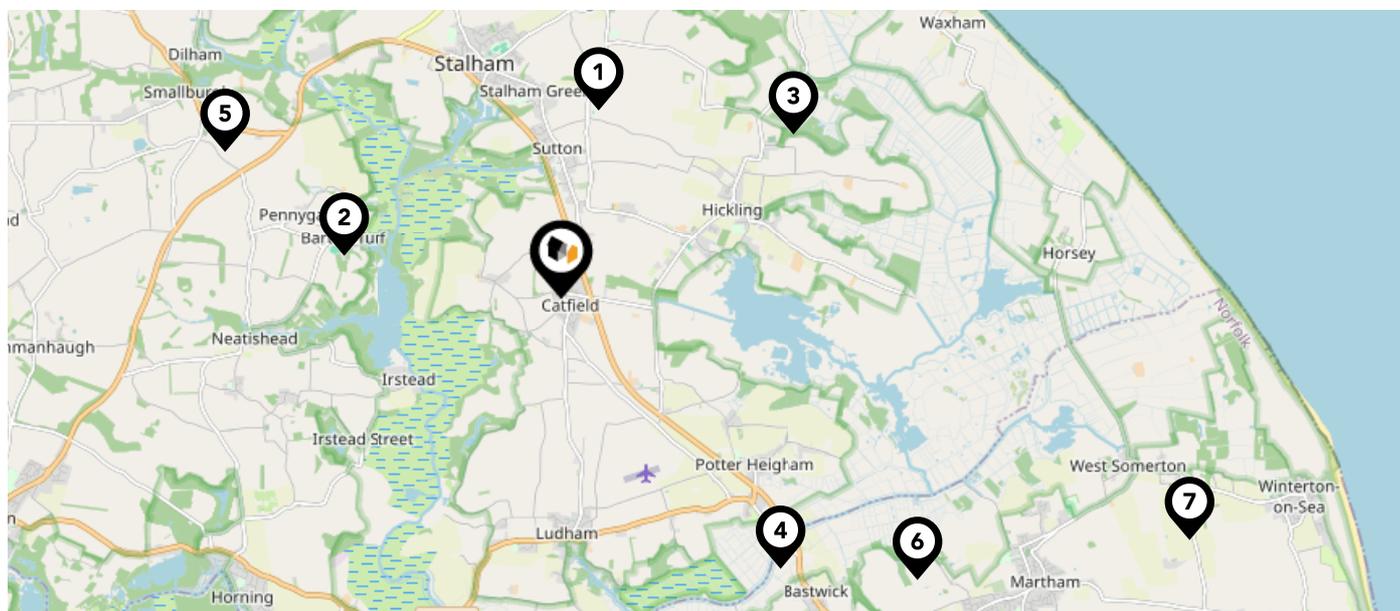
Nearby Green Belt Land

No data available.

# Maps

## Landfill Sites

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.



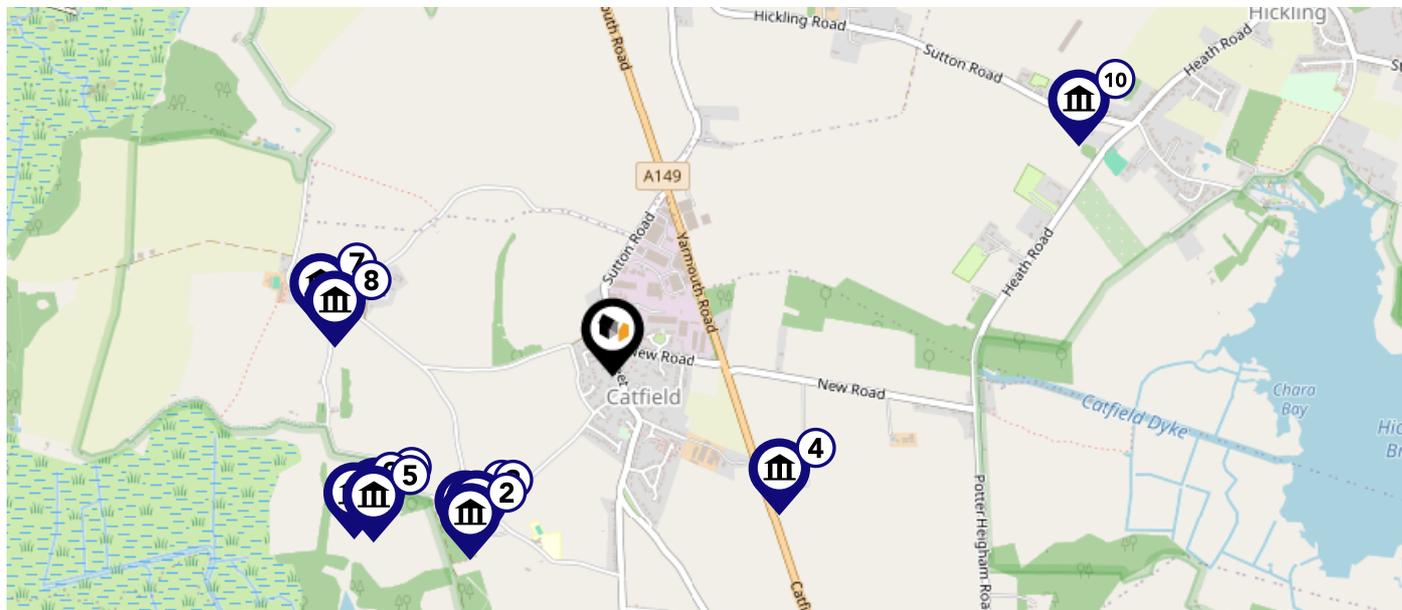
### Nearby Landfill Sites

	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill 
	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill 
	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill 
	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill 
	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill 
	Cess Road-Martham, Norfolk	Historic Landfill 
	Collis Lane-Somerton, Norfolk	Historic Landfill 

# Maps

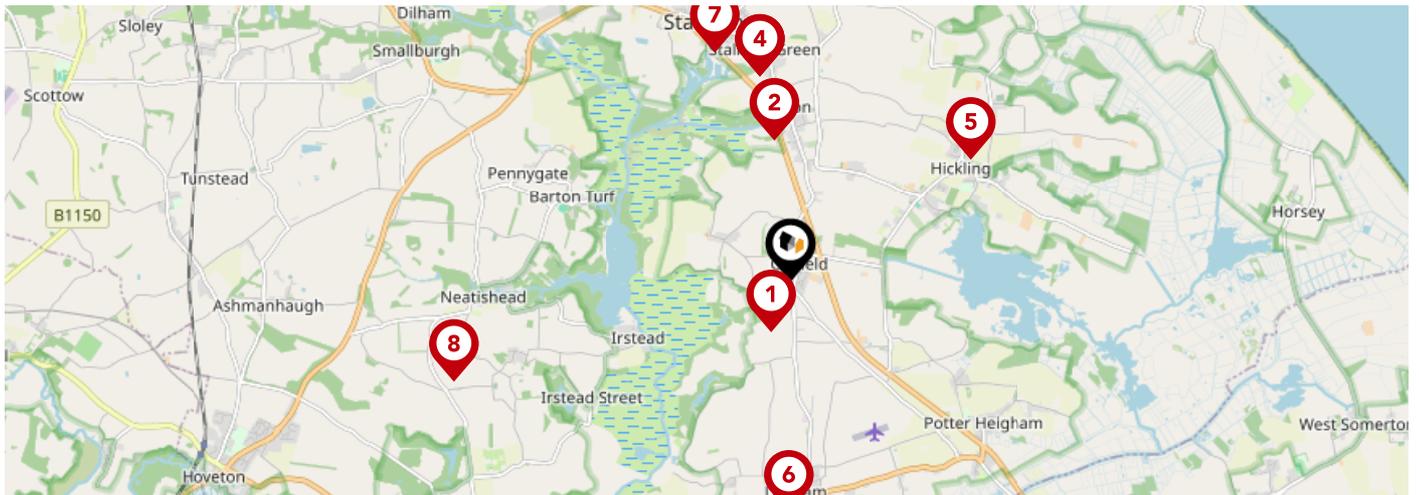
## Listed Buildings

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



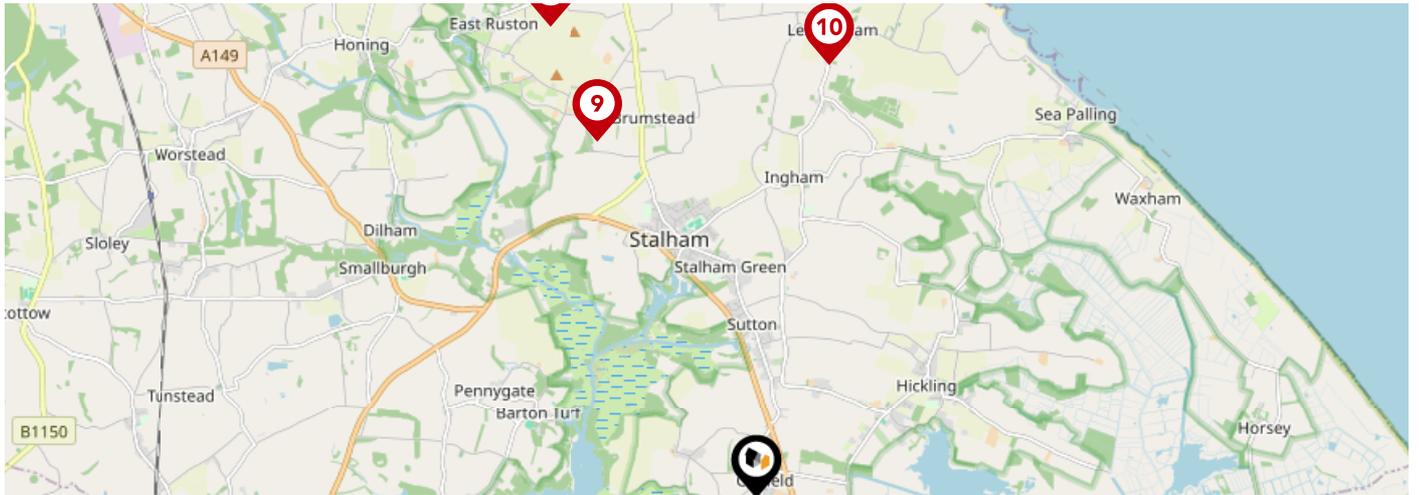
Listed Buildings in the local district		Grade	Distance
	1442402 - Catfield War Memorial	Grade II	0.5 miles
	1373413 - Church Of All Saints	Grade I	0.5 miles
	1049936 - Church Cottage	Grade II	0.5 miles
	1305534 - Heath Farmhouse	Grade II	0.5 miles
	1171584 - Barn 45m South East Of Catfield Hall	Grade II	0.6 miles
	1049937 - Barn 40m East Of Catfield Hall	Grade II	0.6 miles
	1049939 - Barn At Wood Street Farm	Grade II	0.6 miles
	1171609 - Lychgate	Grade II	0.6 miles
	1171567 - Catfield Hall	Grade II	0.7 miles
	1172287 - Poplar Farmhouse	Grade II	1.2 miles

# Area Schools



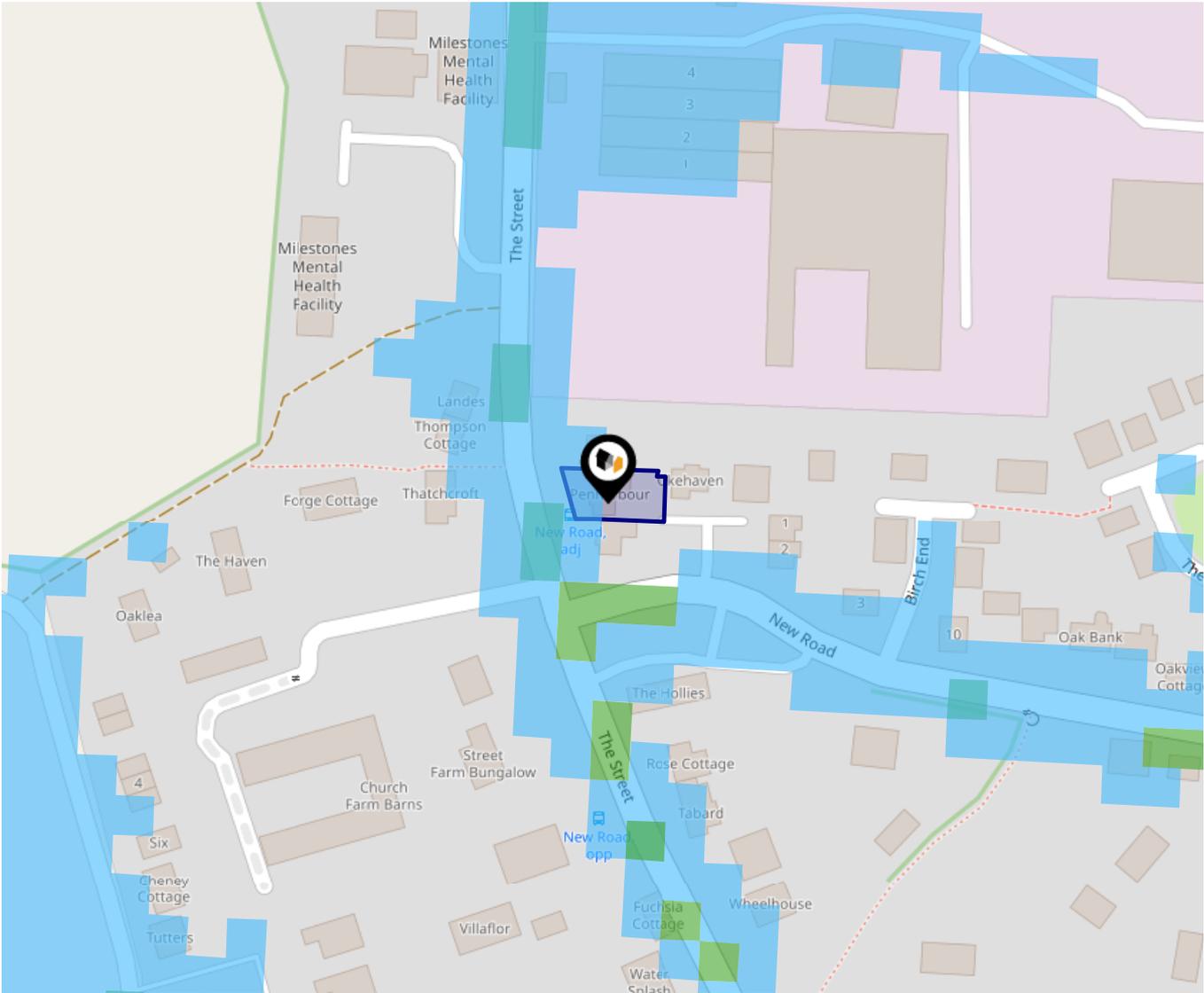
		Nursery	Primary	Secondary	College	Private
 <b>Catfield CofE Primary Academy</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.49		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sutton Church of England Infant Academy</b> Ofsted Rating: Good   Pupils:0   Distance:1.27		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stalham Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 87   Distance:1.86		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stalham Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:1.86		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hickling CofE Infants Academy</b> Ofsted Rating: Good   Pupils:0   Distance:1.94		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ludham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 105   Distance:2.09		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stalham High School</b> Ofsted Rating: Good   Pupils: 482   Distance:2.16		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Neatishead Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 68   Distance:3.14		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>The Stables Independent School</b> Ofsted Rating: Good   Pupils: 18   Distance:3.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints School</b> Ofsted Rating: Good   Pupils: 73   Distance:3.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Horning Community Primary School</b> Ofsted Rating: Good   Pupils: 39   Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>East Ruston Infant School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 39   Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Martham Academy and Nursery</b> Ofsted Rating: Good   Pupils: 369   Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Flegg High Ormiston Academy</b> Ofsted Rating: Requires improvement   Pupils: 764   Distance:4.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broadland High Ormiston Academy</b> Ofsted Rating: Good   Pupils: 761   Distance:5.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Community Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 227   Distance:5.37	<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.

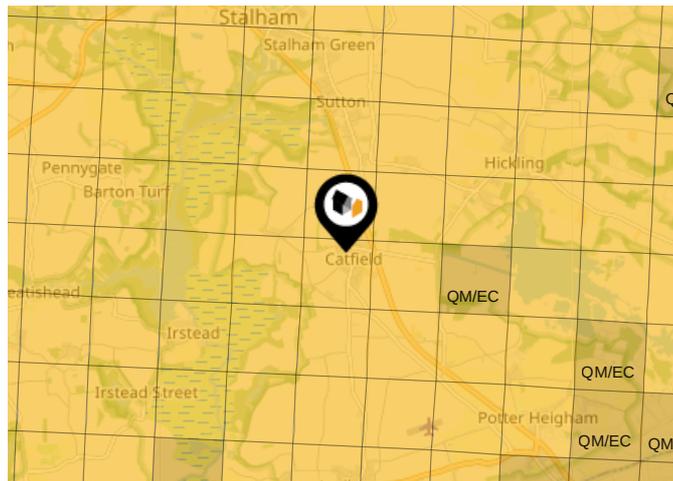
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	PEAT
<b>Parent Material Grain:</b>	PEAT	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

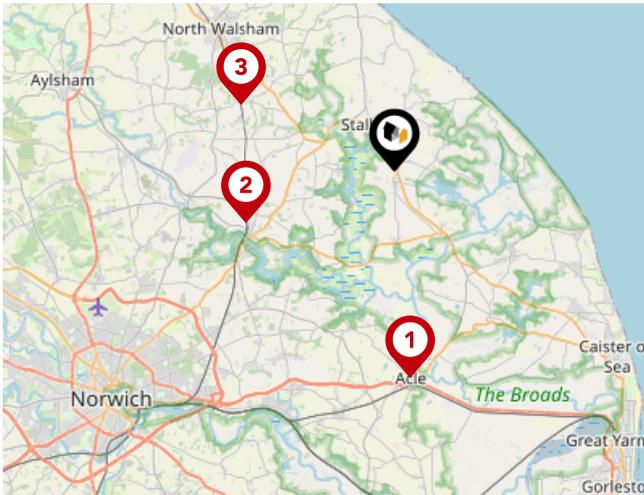


### Primary Classifications (Most Common Clay Types)

<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

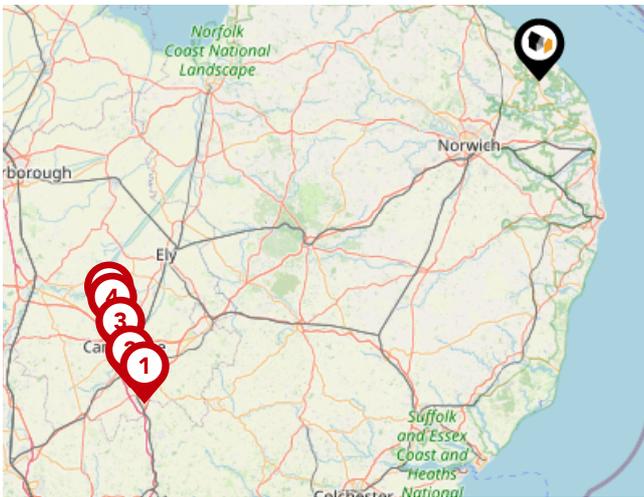
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	7.43 miles
2	Hoveton & Wroxham Rail Station	5.57 miles
3	Worstead Rail Station	5.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.71 miles
2	M11 J10	73.81 miles
3	M11 J11	72.49 miles
4	M11 J13	71.45 miles
5	M11 J14	71.07 miles

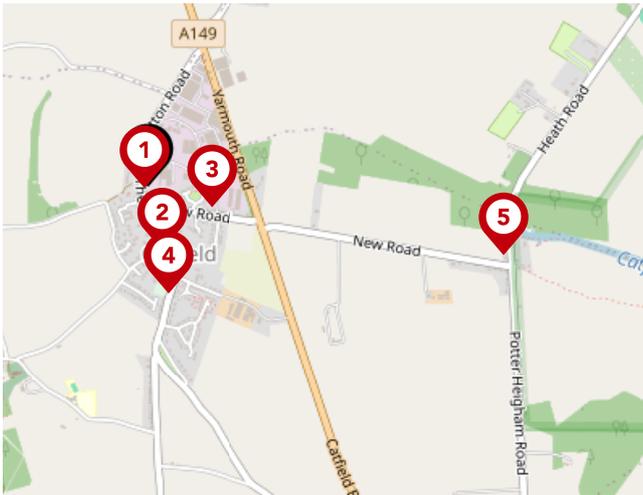


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	11.82 miles
2	Southend-on-Sea	88.48 miles
3	Cambridge	68.22 miles
4	Stansted Airport	79.8 miles

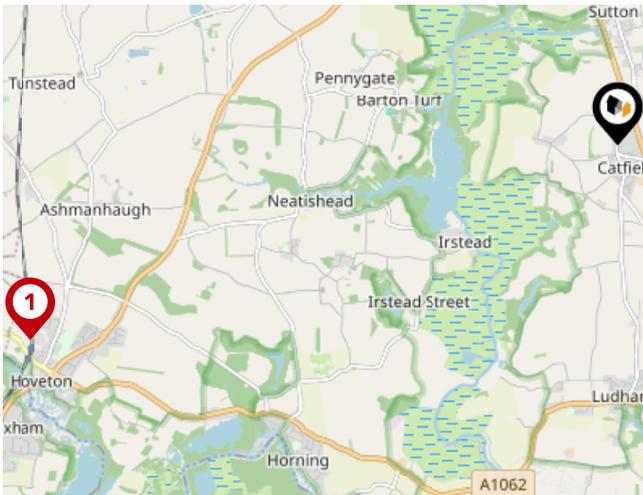
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	New Road	0.01 miles
2	Crown	0.15 miles
3	Lea Road	0.15 miles
4	village hall	0.25 miles
5	Staithe Road	0.81 miles



### Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	5.54 miles

# Avocado

## Data Quality

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