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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 06th October 2026**



**RIVENDELL, WHIMPWELL STREET, HAPPISBURGH,  
NORWICH, NR12 0QD**

## Avocado

North Norfolk

07921075935

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## Property

|                        |             |
|------------------------|-------------|
| Type:                  | Detached    |
| Bedrooms:              | 3           |
| Plot Area:             | 0.67 acres  |
| Council Tax :          | Band D      |
| Annual Estimate:       | £2,460      |
| Title Number:          | NK355832    |
| UPRN:                  | 10034808733 |
| Restrictive Covenants: | No          |

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

|           |            |           |
|-----------|------------|-----------|
| 7<br>mb/s | 54<br>mb/s | -<br>mb/s |
|           |            |           |

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Rivendell, Whimpwell Street, Happisburgh, Norwich, NR12 0QD**

| Reference - IS2/24/0984 |                                                                       |
|-------------------------|-----------------------------------------------------------------------|
| Decision:               | Decided                                                               |
| Date:                   | 13th May 2024                                                         |
| Description:            | Pre-application advice for the construction of 2no detached dwellings |

| Reference - PF/19/1652 |                                                                                                       |
|------------------------|-------------------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                               |
| Date:                  | 26th September 2019                                                                                   |
| Description:           | Change of use of detached domestic outbuilding to use as sports and remedial massage therapy business |

| Reference - PF/22/0467 |                                                     |
|------------------------|-----------------------------------------------------|
| Decision:              | Decided                                             |
| Date:                  | 22nd February 2022                                  |
| Description:           | Formation of new vehicle access to Whimpwell Street |

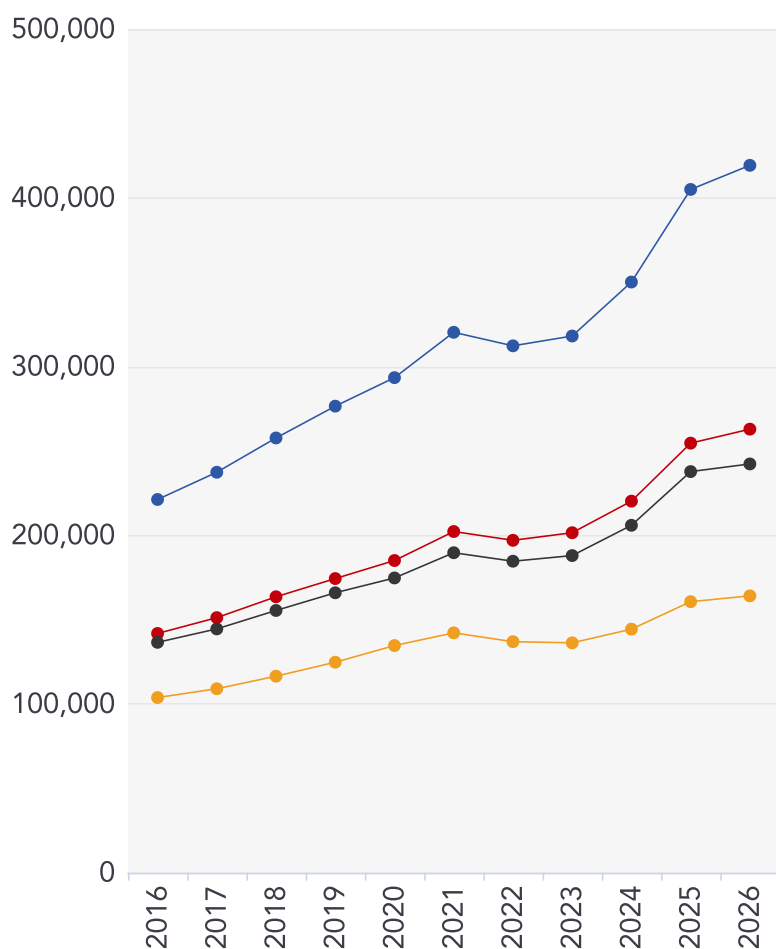
| Rivendell, Whimpwell Road, Happisburgh, NORWICH,<br>NR12 0QD |               | Energy rating<br><b>C</b>                      |               |
|--------------------------------------------------------------|---------------|------------------------------------------------|---------------|
| Valid until 19.06.2018                                       |               | Certificate number<br>8100-7604-5820-6826-3683 |               |
| Score                                                        | Energy rating | Current                                        | Potential     |
| 92+                                                          | <b>A</b>      |                                                |               |
| 81-91                                                        | <b>B</b>      |                                                | 91   <b>B</b> |
| 69-80                                                        | <b>C</b>      | 80   <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

---

|                                      |                                                                    |
|--------------------------------------|--------------------------------------------------------------------|
| <b>Walls:</b>                        | Average thermal transmittance = 0.28 W/m <sup>2</sup> K            |
| <b>Roof:</b>                         | Average thermal transmittance = 0.13 W/m <sup>2</sup> K            |
| <b>Window:</b>                       | Fully double glazed                                                |
| <b>Window Energy:</b>                | Good                                                               |
| <b>Main Heating:</b>                 | Boiler and radiators, oil                                          |
| <b>Main Heating Energy:</b>          | Good                                                               |
| <b>Main Heating Controls:</b>        | Time and temperature zone control                                  |
| <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 37% of fixed outlets                        |
| <b>Lighting Energy:</b>              | Average                                                            |
| <b>Floors:</b>                       | Average thermal transmittance = 0.18 W/m <sup>2</sup> K            |
| <b>Secondary Heating:</b>            | Room heaters, dual fuel (mineral and wood)                         |
| <b>Air Tightness:</b>                | Air permeability 5.93 m <sup>3</sup> /h.m <sup>2</sup> (as tested) |
| <b>Air Tightness Energy:</b>         | Good                                                               |

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



Detached

**+89.52%**

Semi-Detached

**+85.41%**

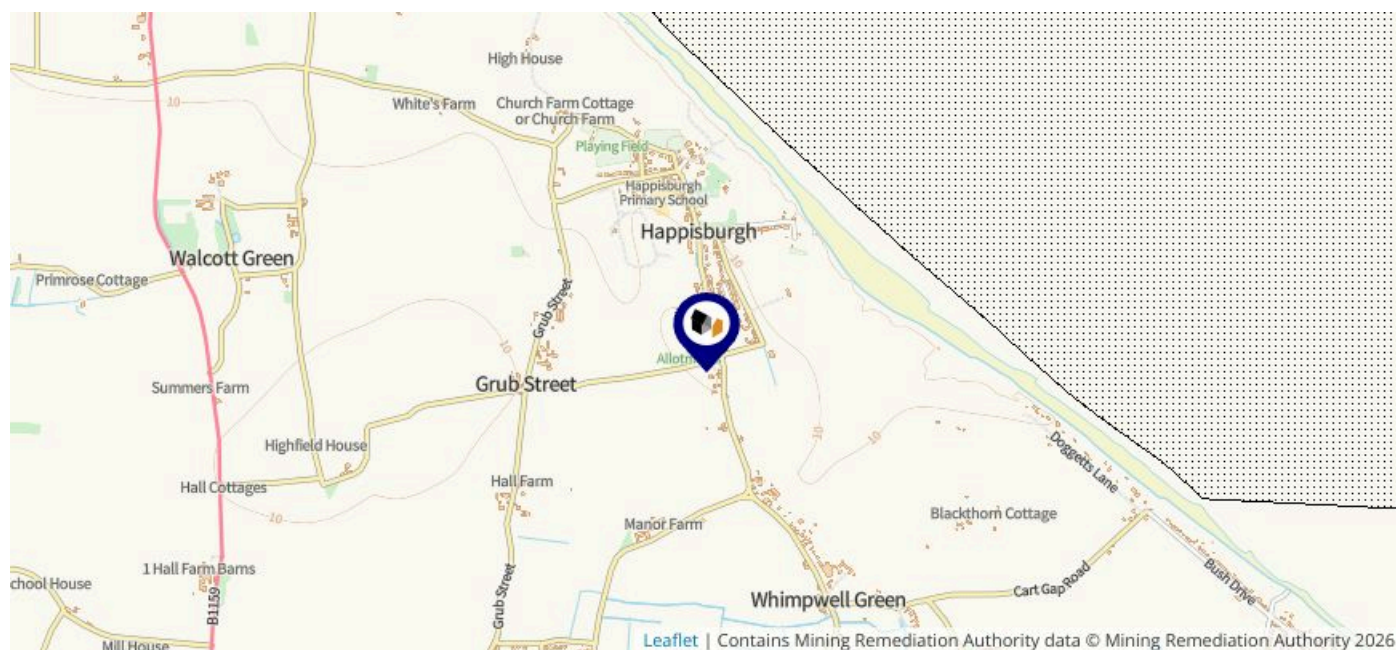
Terraced

**+77.44%**

Flat

**+58.04%**

This map displays nearby coal mine entrances and their classifications.



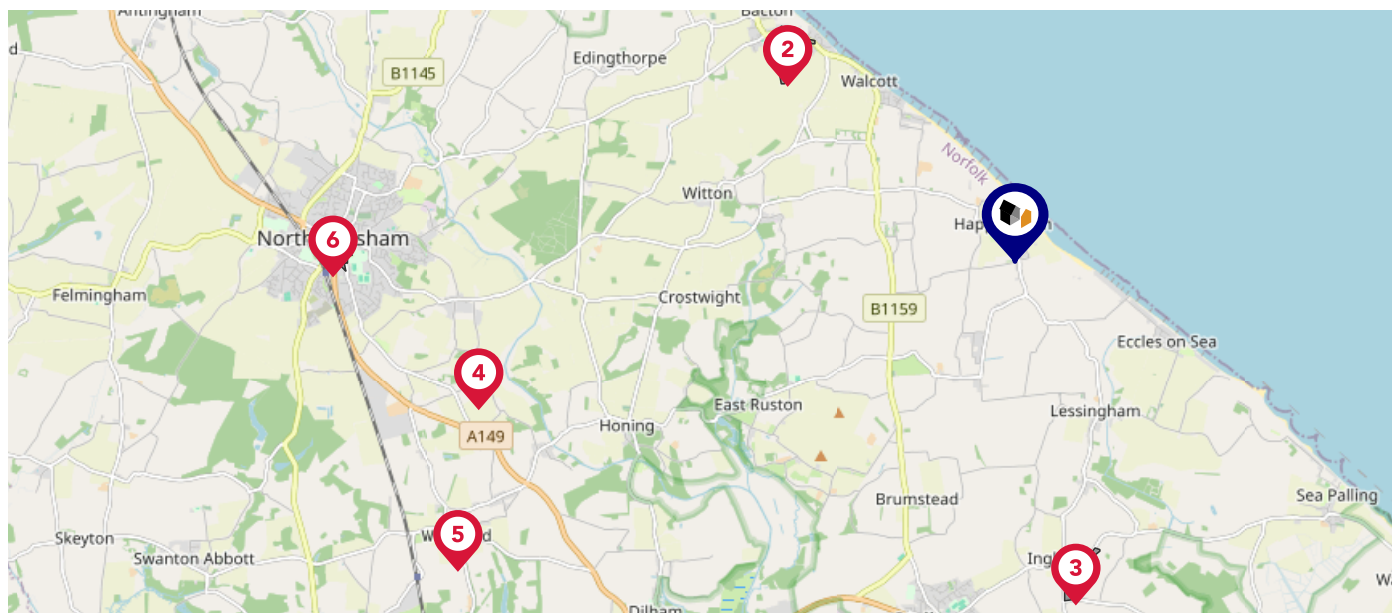
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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



Happisburgh



Bacton



Ingthorpe



Worstead Meeting Hill

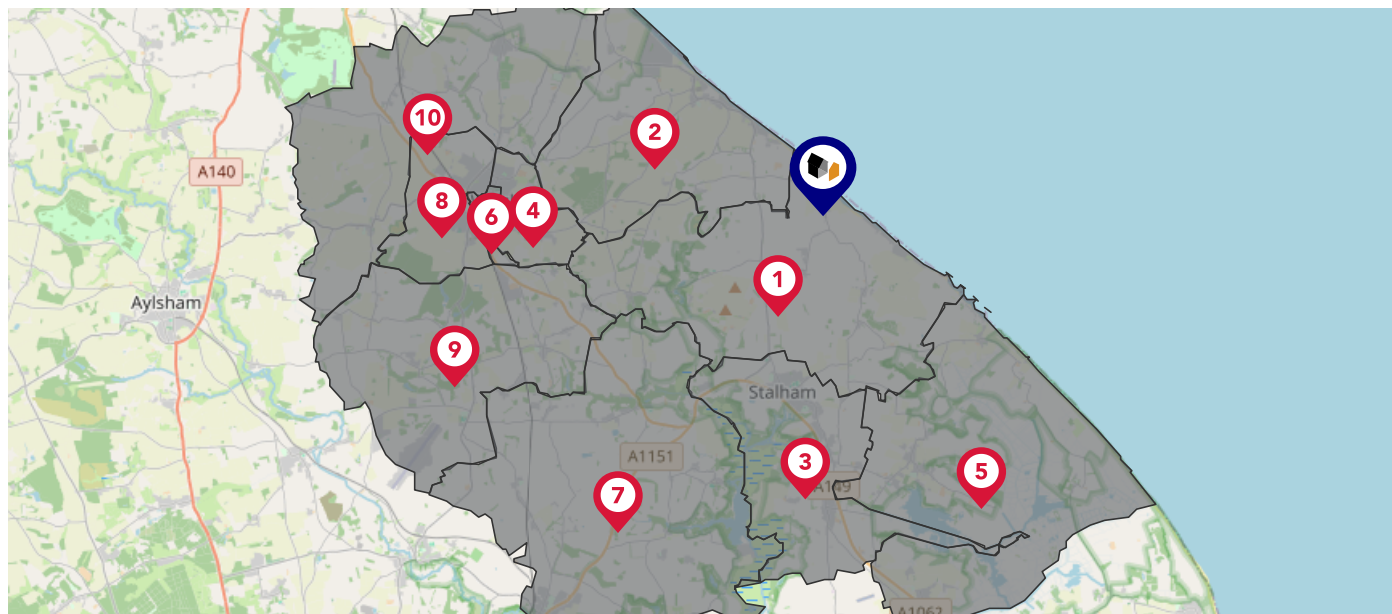


Worstead



North Walsham

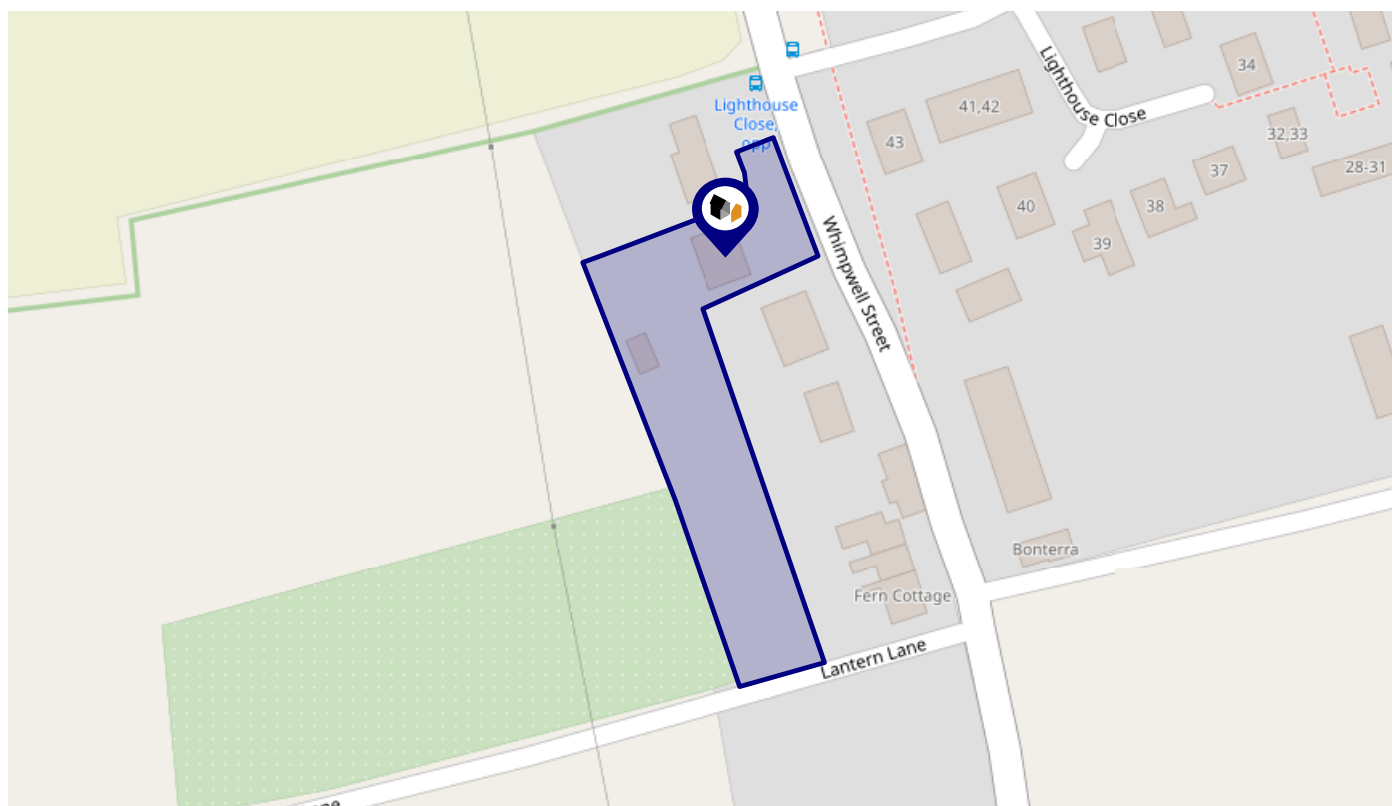
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- |    |                                 |
|----|---------------------------------|
| 1  | Happisburgh Ward                |
| 2  | Bacton Ward                     |
| 3  | Stalham Ward                    |
| 4  | North Walsham East Ward         |
| 5  | Hickling Ward                   |
| 6  | North Walsham Market Cross Ward |
| 7  | Hoveton & Tunstead Ward         |
| 8  | North Walsham West Ward         |
| 9  | Worstead Ward                   |
| 10 | Trunch Ward                     |

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

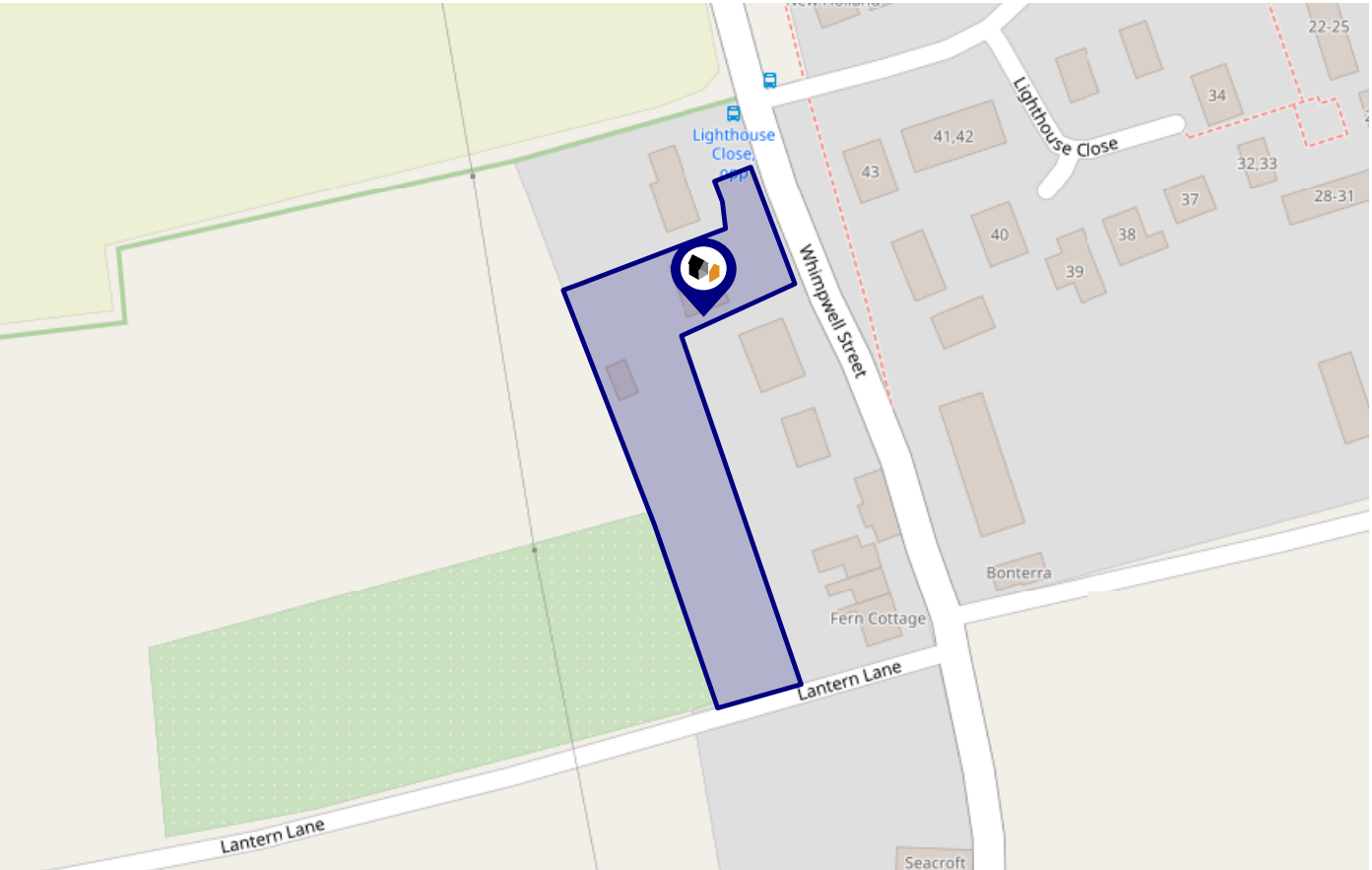
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

# 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.

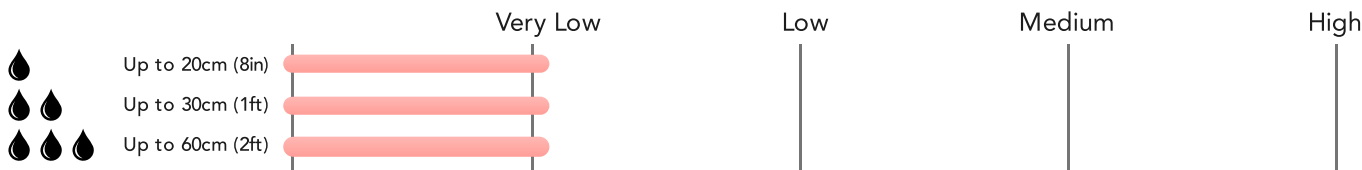


Risk Rating: Very low

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.

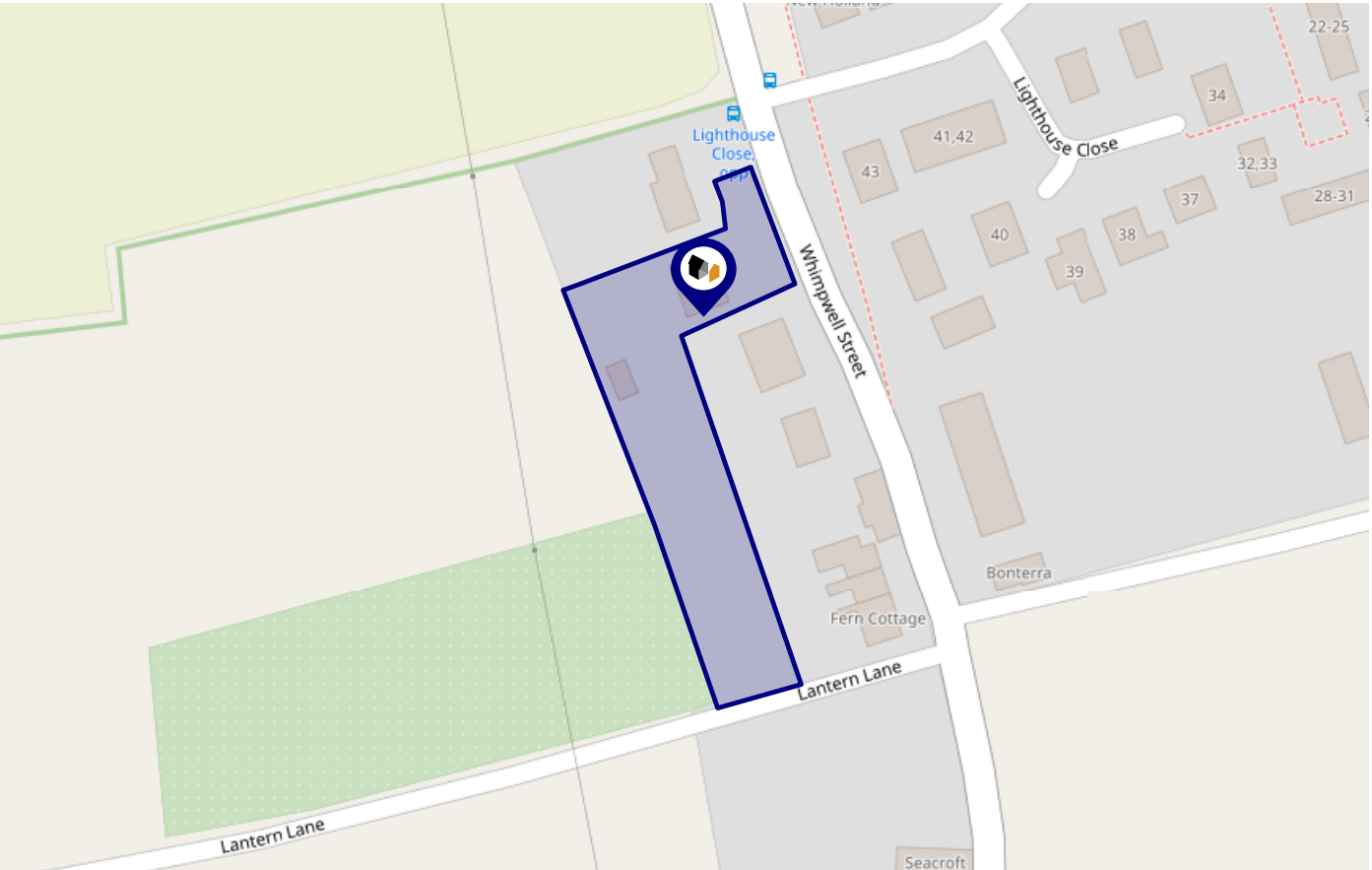
Chance of flooding to the following depths at this property:



# 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.

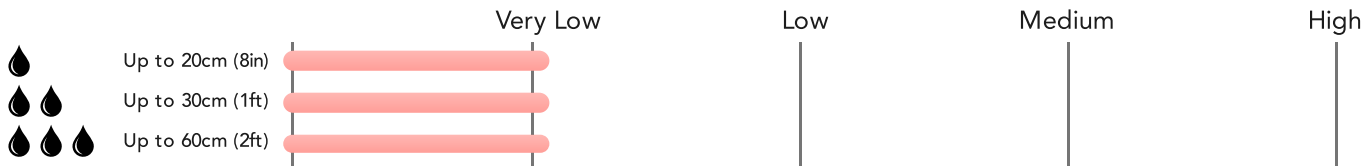


**Risk Rating:** Very low

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.
-  **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.

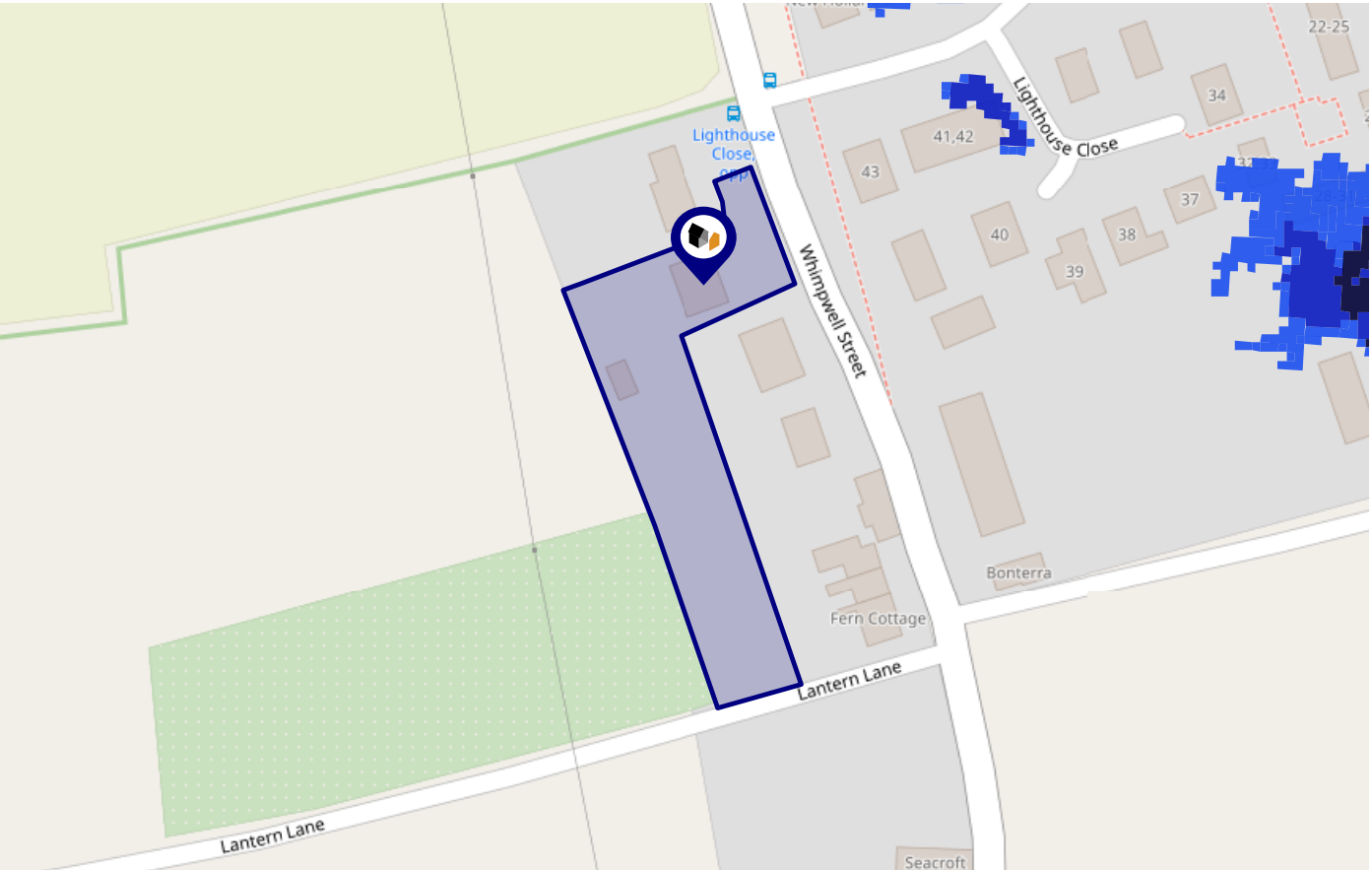
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

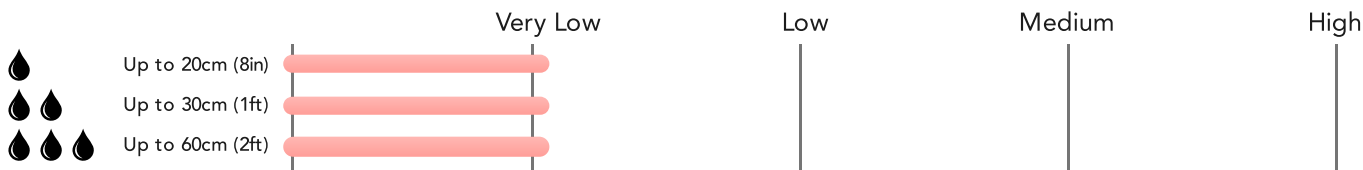


Risk Rating: Very low

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.
-  **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.

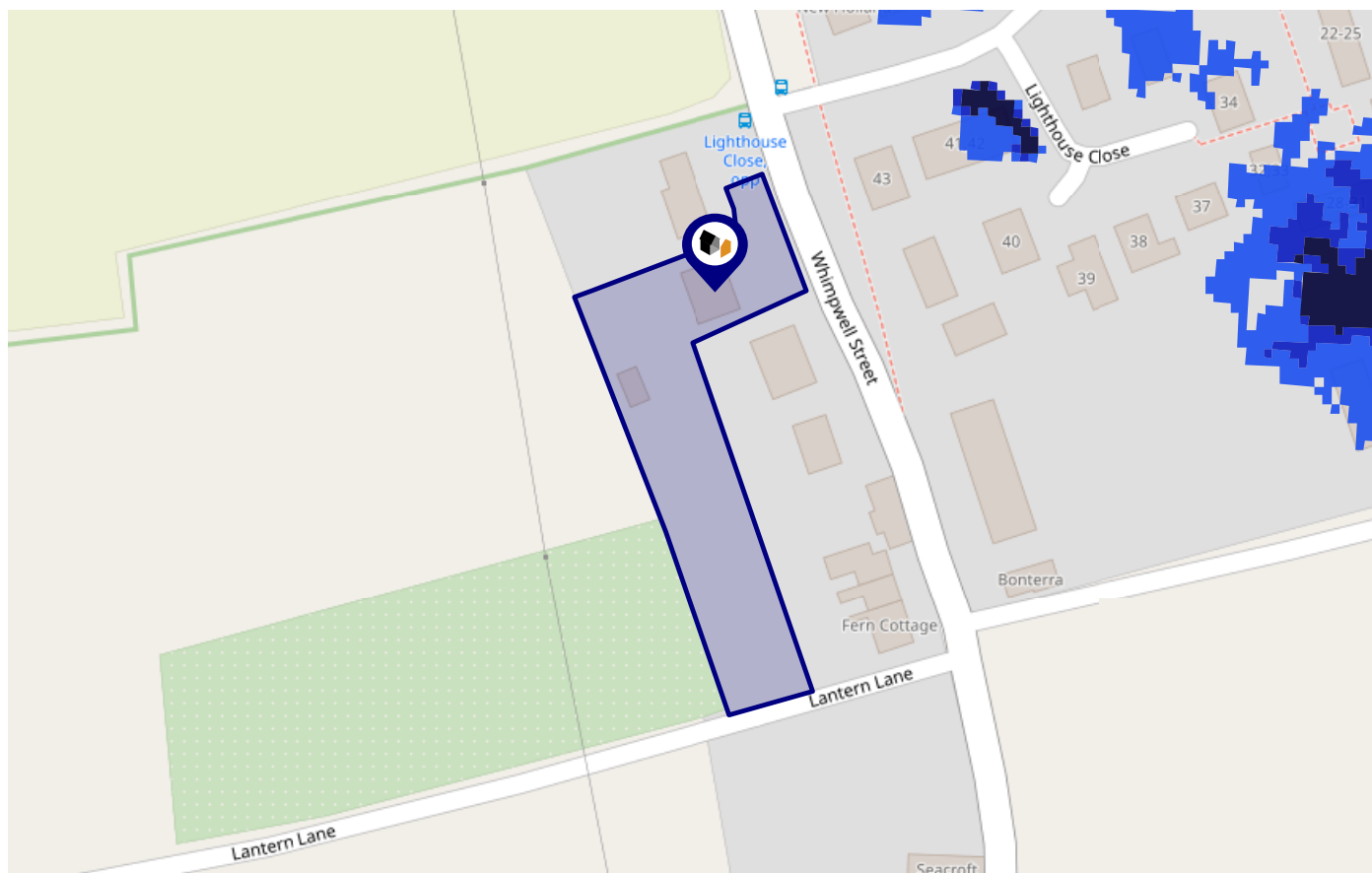
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

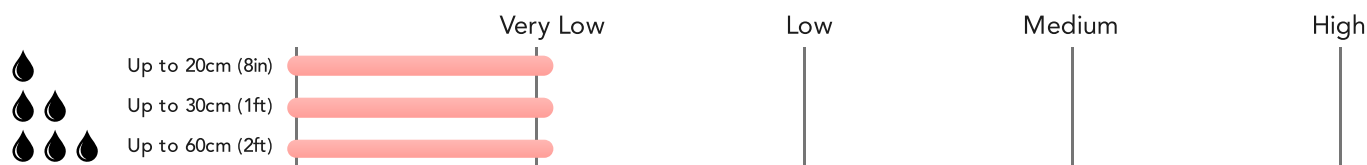


**Risk Rating:** Very low

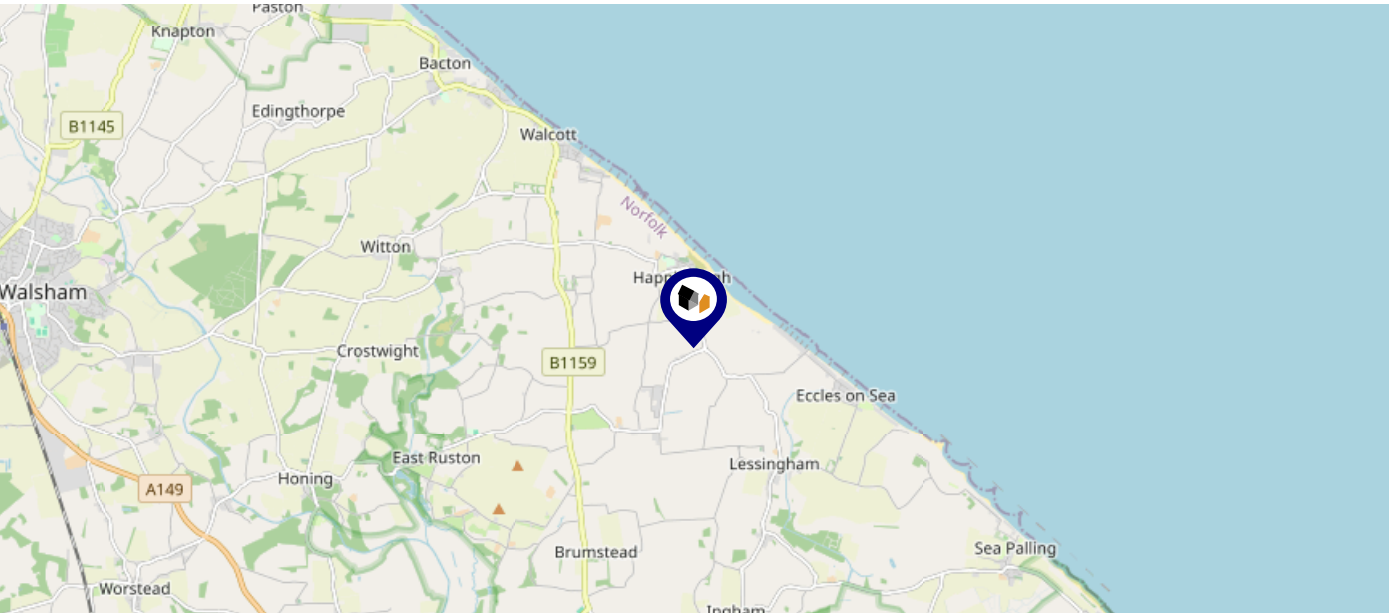
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- 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:



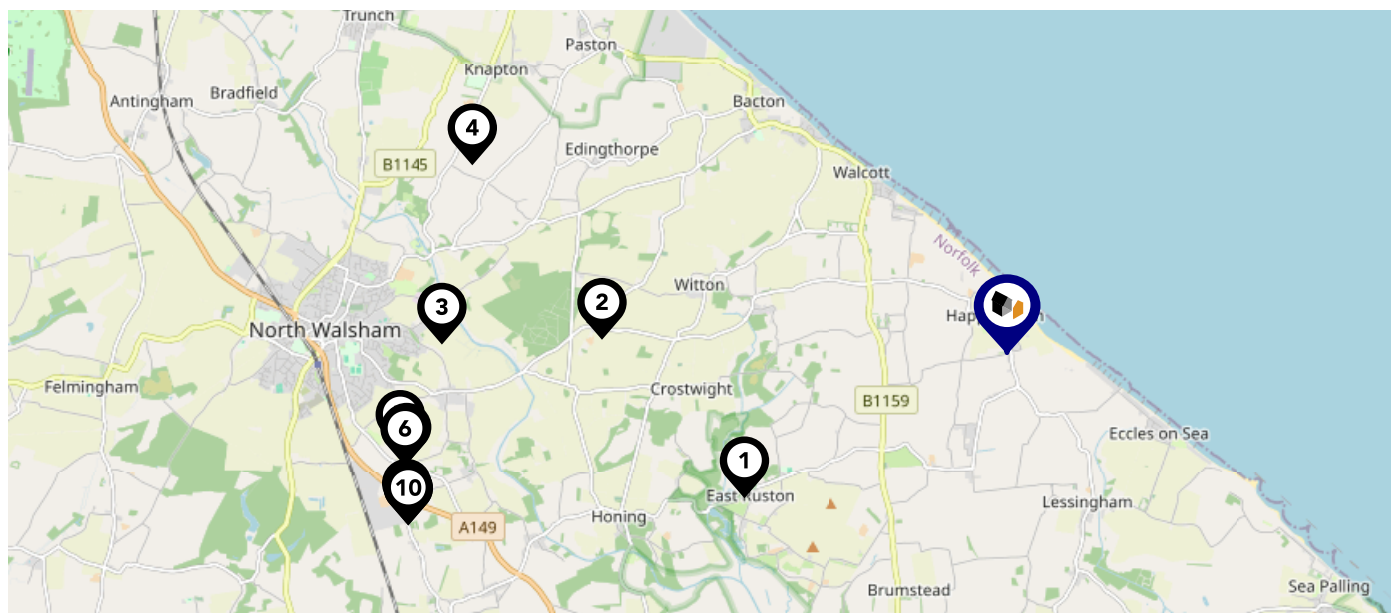
This map displays nearby areas that have been designated as Green Belt...



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.



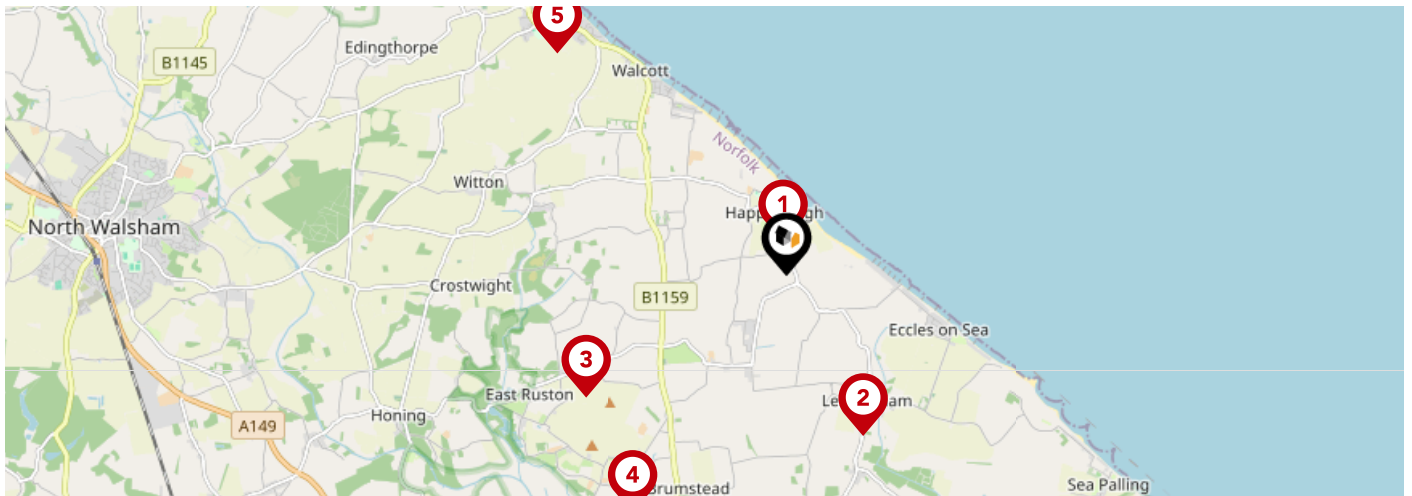
### Nearby Landfill Sites

|                                                                                     |                                                                              |                                                                                                         |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  | Wells Loke-Wells Loke, East Ruston, Norwich                                  | Historic Landfill  |
|  | Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk                 | Historic Landfill  |
|  | Anchor Road-Spa Common, North Walsham                                        | Historic Landfill  |
|  | Railway Cutting running under Hall Lane-Hall Lane, Knapton                   | Historic Landfill  |
|  | EA/EPR/VP3699NX/V004                                                         | Active Landfill    |
|  | Field No. 788(part)-North Walsham, Norfolk                                   | Historic Landfill  |
|  | White Horse Common-Off Field Lane, Old Yarmouth Road, North Walsham, Norfolk | Historic Landfill  |
|  | Adjacent To Railway-Sandy Hill Farm, Worstead                                | Historic Landfill  |
|  | Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk                 | Historic Landfill  |
|  | Sandy Hills-Worstead, Norwich, Norfolk                                       | Historic Landfill  |

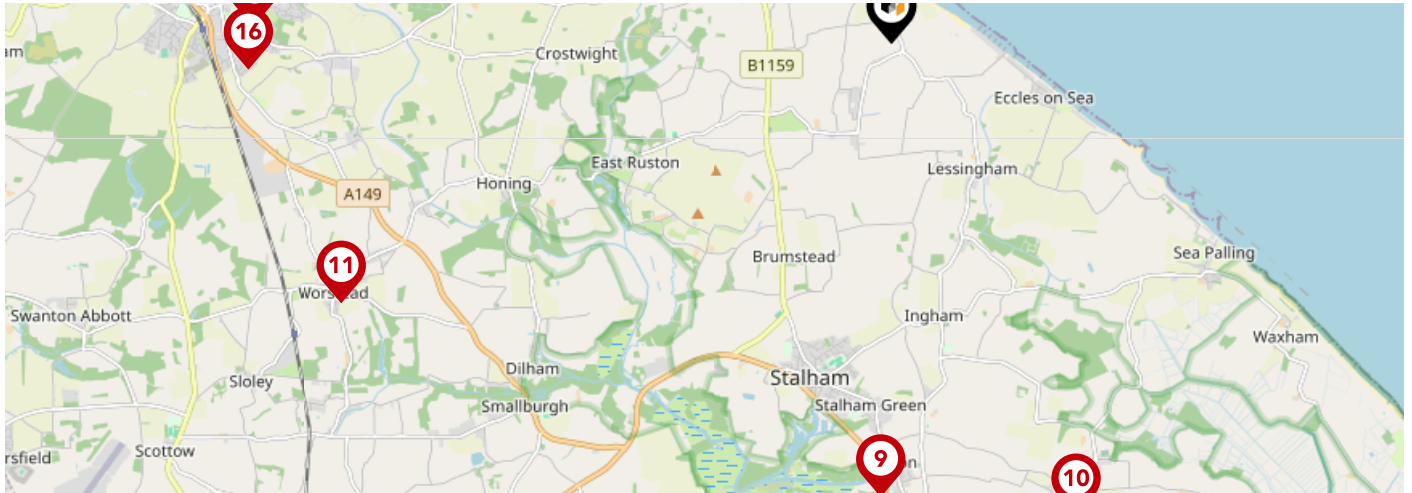
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                              |                                                               | Grade    | Distance  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------|----------|-----------|
|  | 1306338 - Happisburgh Lighthouse Lighthouse Cottages          | Grade II | 0.2 miles |
|  | 1373394 - Encircling Wall To Happisburgh Manor                | Grade II | 0.3 miles |
|  | 1306318 - Happisburgh Manor Including Two Summerhouses        | Grade II | 0.3 miles |
|  | 1049983 - Stable Block To North Of Drive To Happisburgh Manor | Grade II | 0.3 miles |
|  | 1169902 - St. Anne's Including Outhouse                       | Grade II | 0.3 miles |
|  | 1169911 - Stable Block To North Of Drive To Happisburgh Manor | Grade II | 0.3 miles |
|  | 1169843 - Church Of St Mary                                   | Grade I  | 0.4 miles |
|  | 1373431 - The Hill House                                      | Grade II | 0.4 miles |
|  | 1169888 - The Monastery                                       | Grade II | 0.4 miles |
|  | 1049982 - Thrums                                              | Grade II | 0.4 miles |



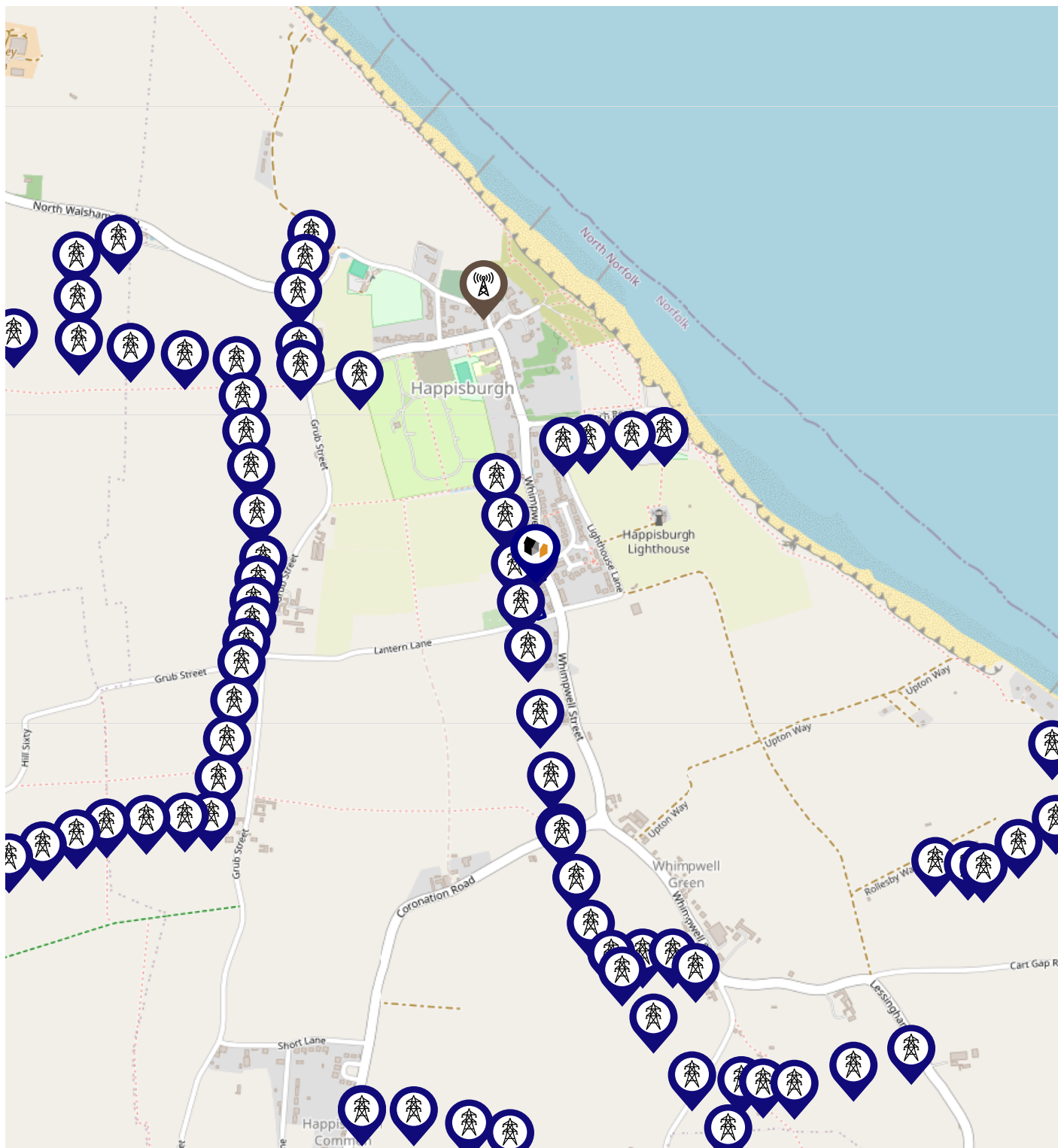
|          |                                                                                                              | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Happisburgh CofE VA Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 57   Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>All Saints School</b><br>Ofsted Rating: Good   Pupils: 73   Distance:1.59                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>East Ruston Infant School &amp; Nursery</b><br>Ofsted Rating: Good   Pupils: 39   Distance:2.1            | <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:2.53                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Bacton Primary School</b><br>Ofsted Rating: Good   Pupils: 72   Distance:2.86                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Stalham High School</b><br>Ofsted Rating: Good   Pupils: 482   Distance:3.33                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Stalham Infant School and Nursery</b><br>Ofsted Rating: Good   Pupils: 87   Distance:3.49                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Stalham Academy</b><br>Ofsted Rating: Good   Pupils: 230   Distance:3.49                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|           |                                                                                                       | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|-------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Sutton Church of England Infant Academy</b><br>Ofsted Rating: Good   Pupils:0   Distance:4.07      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Hickling CofE Infants Academy</b><br>Ofsted Rating: Good   Pupils:0   Distance:4.55                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Worstead Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 108   Distance:5.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Mundesley Infant School</b><br>Ofsted Rating: Good   Pupils: 80   Distance:5.63                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Mundesley Junior School</b><br>Ofsted Rating: Good   Pupils: 98   Distance:5.63                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>North Walsham Infant School</b><br>Ofsted Rating: Good   Pupils: 168   Distance:5.72               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>North Walsham Junior School</b><br>Ofsted Rating: Good   Pupils: 289   Distance:5.76               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>North Walsham High School</b><br>Ofsted Rating: Good   Pupils: 617   Distance:5.78                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

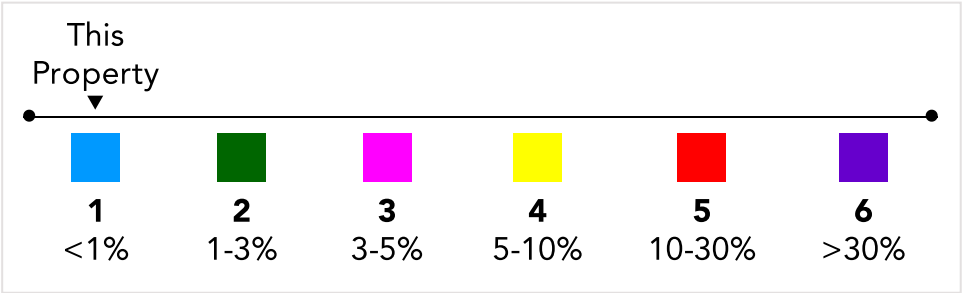
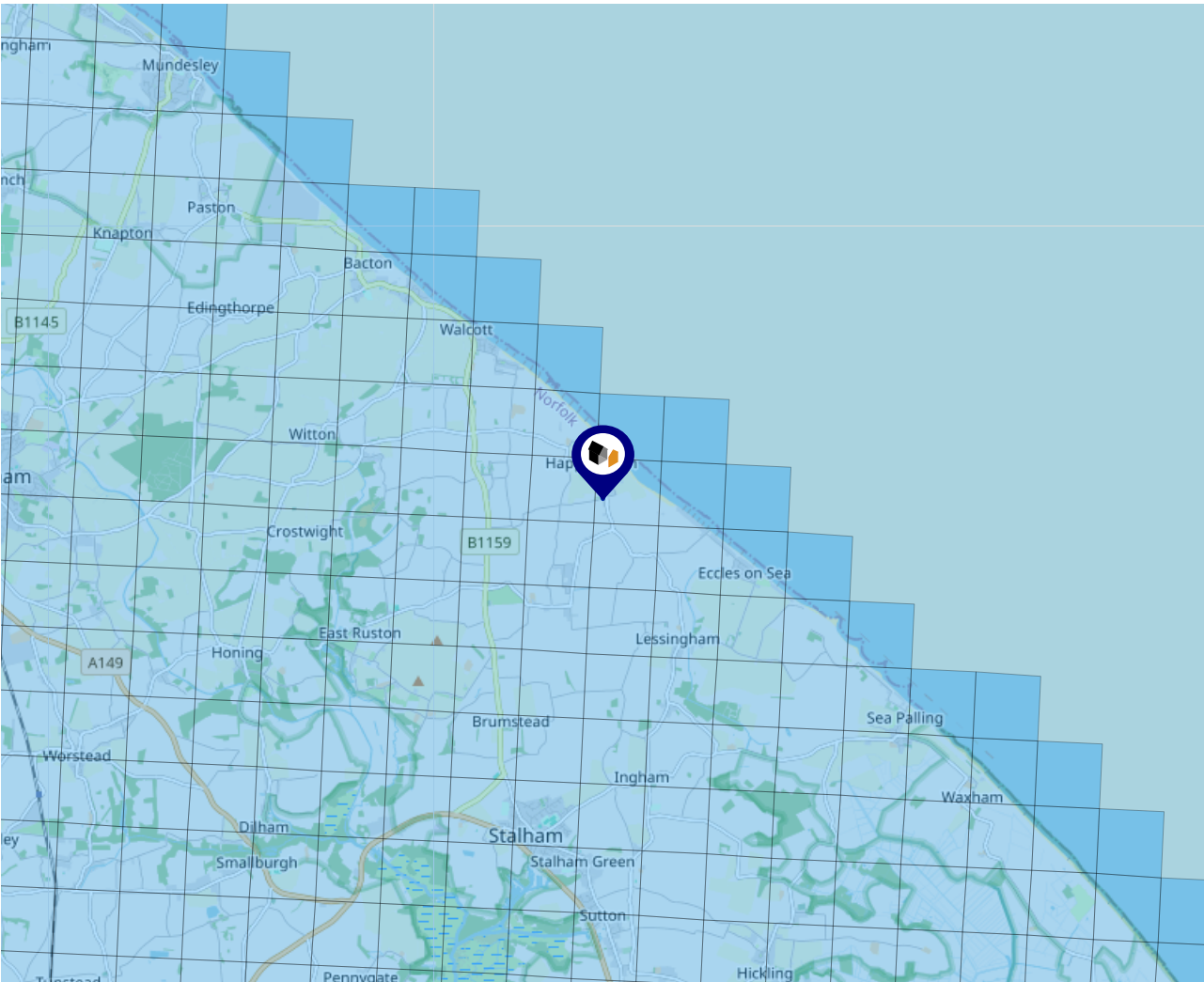


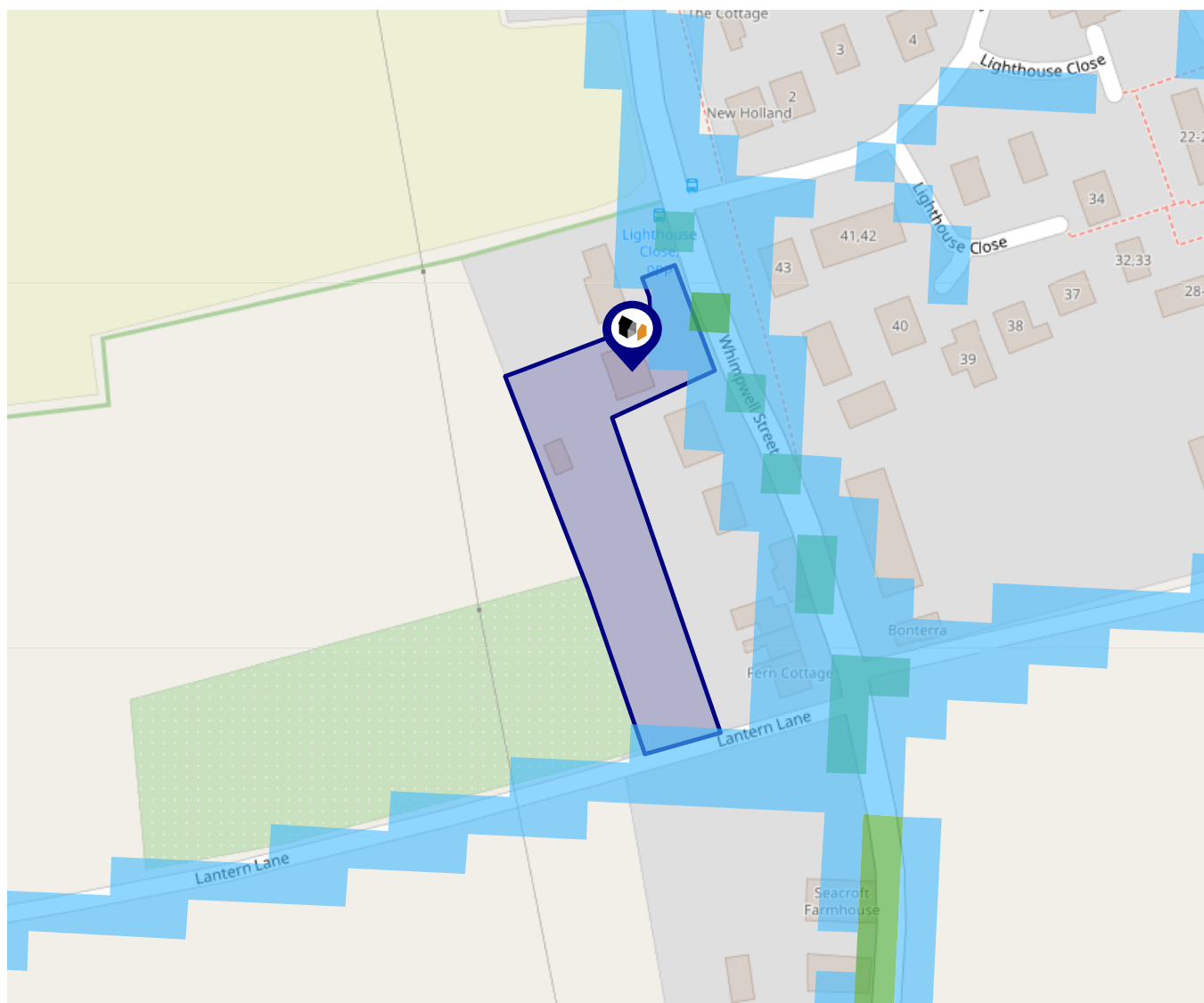
### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



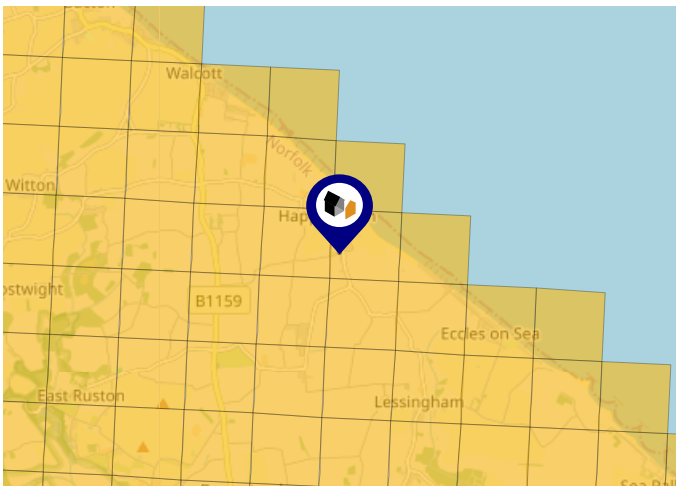


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

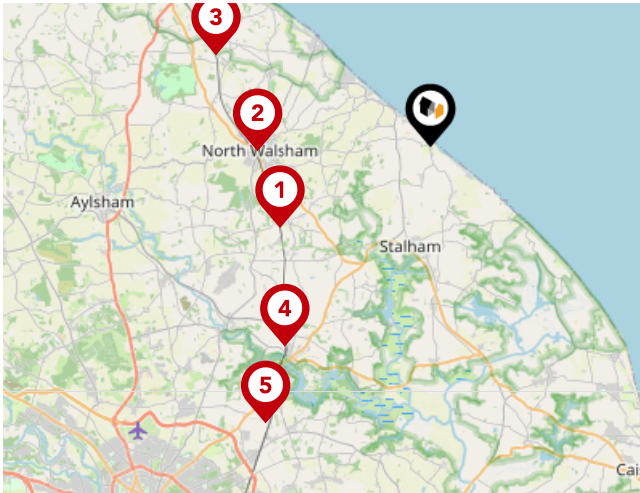
Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                             |                      |              |
|-------------------------------|-----------------------------|----------------------|--------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)               | <b>Soil Texture:</b> | SILT TO SAND |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-ARENACEOUS) | <b>Soil Depth:</b>   | DEEP         |
| <b>Soil Group:</b>            | MEDIUM TO 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                   |

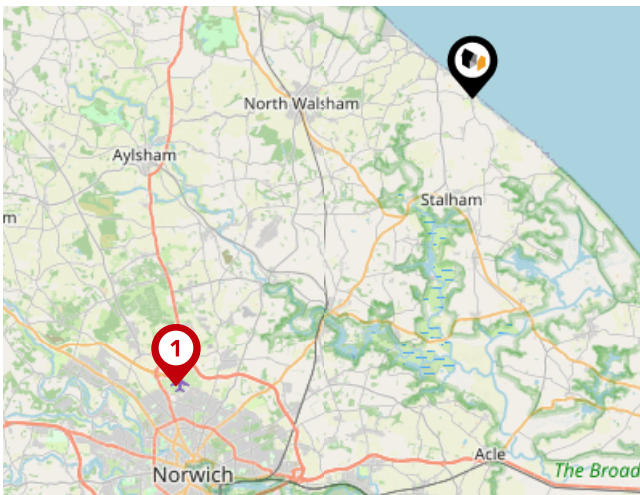


### National Rail Stations

| Pin | Name                           | Distance    |
|-----|--------------------------------|-------------|
| 1   | Worstead Rail Station          | 6.09 miles  |
| 2   | North Walsham Rail Station     | 6.19 miles  |
| 3   | Gunton Rail Station            | 8.32 miles  |
| 4   | Hoveton & Wroxham Rail Station | 8.85 miles  |
| 5   | Salhouse Rail Station          | 11.54 miles |

### Trunk Roads/Motorways

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



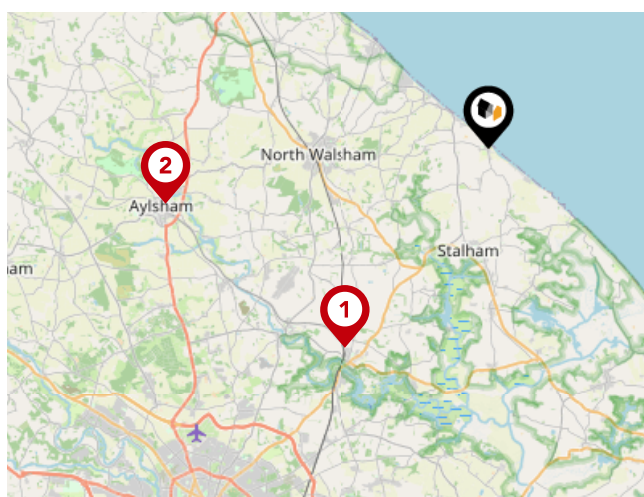
### Airports/Helipads

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Norwich International Airport | 14.82 miles |



### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Lighthouse Close | 0.01 miles |
| 2   | Post Office      | 0.31 miles |
| 3   | Happisburgh Road | 0.48 miles |
| 4   | Coronation Close | 0.83 miles |
| 5   | Vicarage Road    | 1.11 miles |



### Local Connections

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Wroxham (Bure Valley Railway) | 8.82 miles  |
| 2   | Aylsham (Bure Valley Railway) | 11.76 miles |

# Avocado

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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