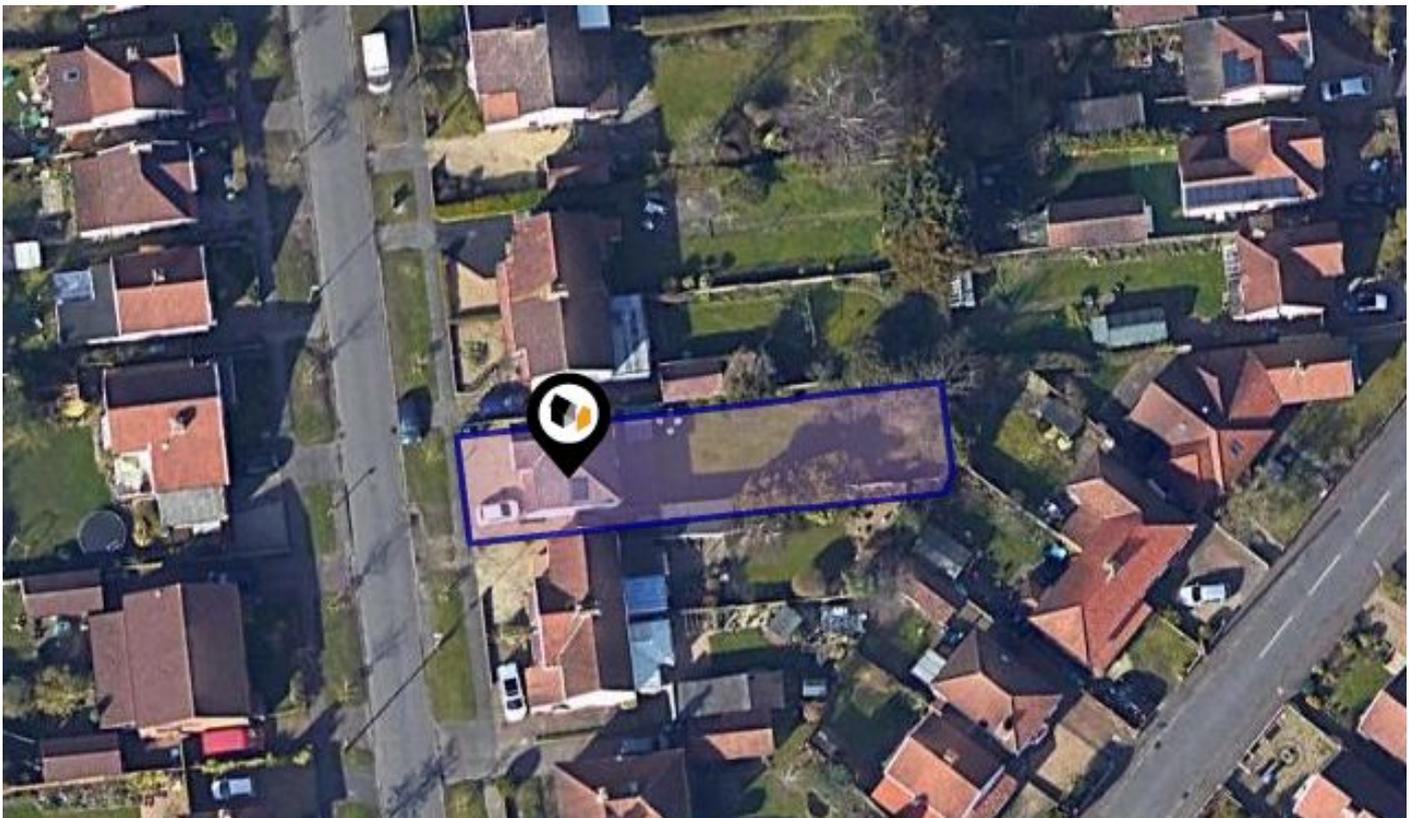# **KFB:** Key Facts For Buyers

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

101, GEORGE BORROW ROAD, NORWICH, NR4 7HU

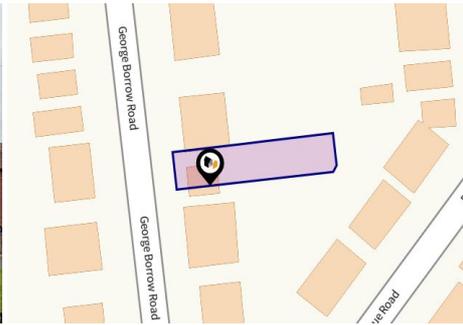**Avocado**

North Norfolk
07921075935
daniel.t@avocadopropertyagents.co.uk
https://avocadopropertyagents.co.uk/

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Property
Overview

Property

Type:	Detached	**Last Sold Date:**	25/05/2007
Bedrooms:	3	**Last Sold Price:**	£238,000
Floor Area:	936 ft^2 / 87 m^2	**Last Sold £/ft^2:**	£254
Plot Area:	0.09 acres	**Tenure:**	Freehold
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,126		
Title Number:	NK334717		
UPRN:	100090901100		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**53** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O$_2$ EE   3   Vodafone
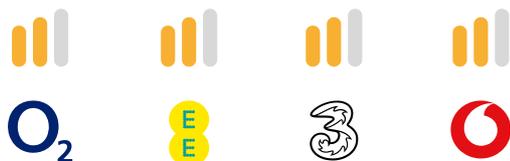
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

101, GEORGE BORROW ROAD, NORWICH, NR4 7HU

GROUND FLOOR

1ST FLOOR

LOUNGE
13'2" x 11'2"
4.01m x 3.40m

KITCHEN
11'2" x 8'1"
3.40m x 2.46m

CUPBOARD

HALLWAY
UP

DINING ROOM
11'6" x 9'10"
3.50m x 3.00m

PORCH

WC
4'7" x 3'8"
1.40m x 1.13m

BEDROOM 1
11'2" x 9'10"
3.40m x 3.00m

BEDROOM 3
10'11" x 7'7"
3.32m x 2.30m

BATHROOM

BEDROOM 2
11'2" x 9'10"
3.40m x 3.00m

DOWN

LANDING
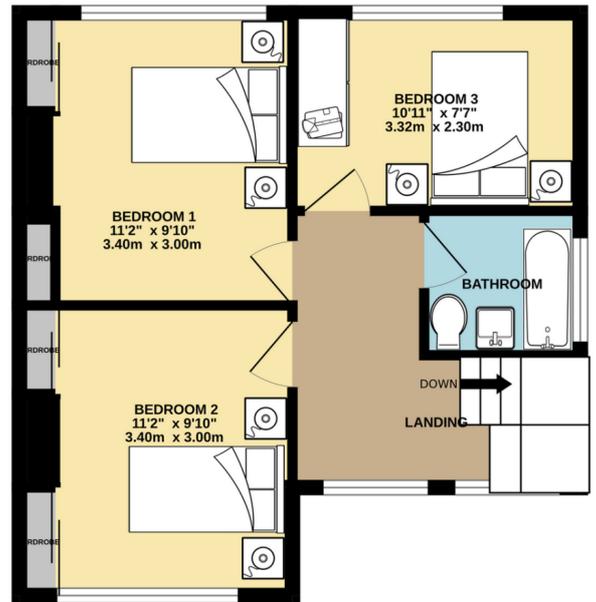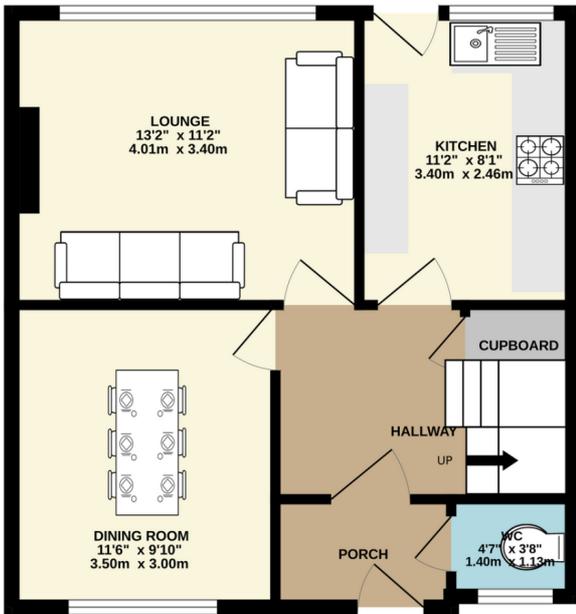
Sefftons
ESTATE & LETTING AGENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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101, George Borrow Road, NR4 7HU

Energy rating

D

Valid until 15.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 | B
69-80	C		
55-68	D	58 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 m^2

10 Year History of Average House Prices by Property Type in NR4
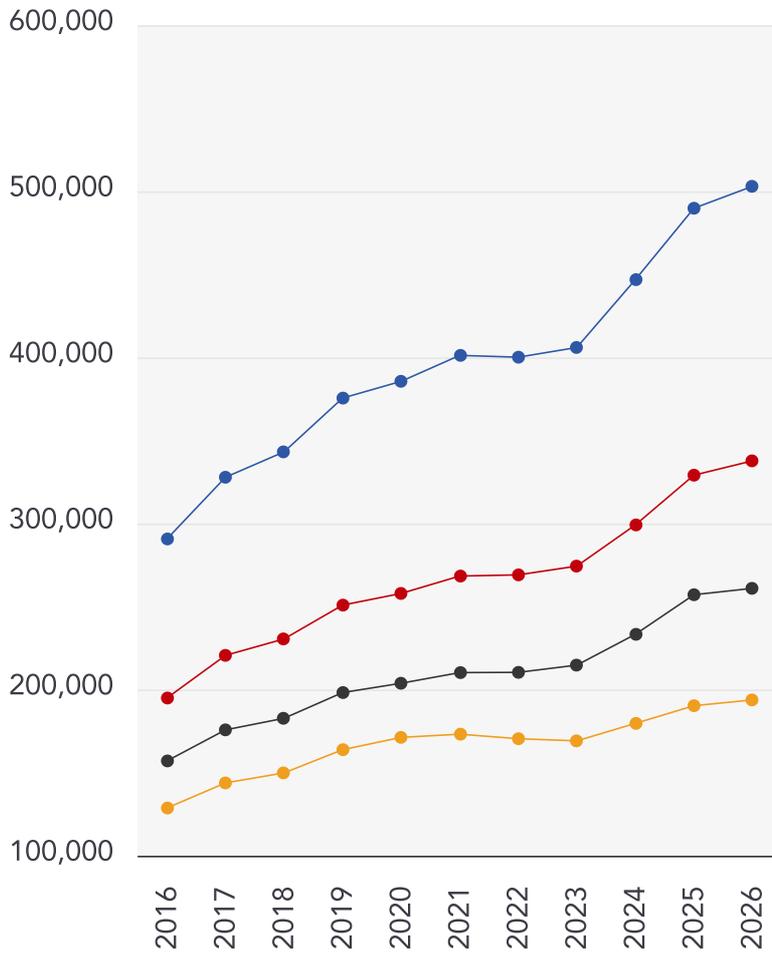
Detached

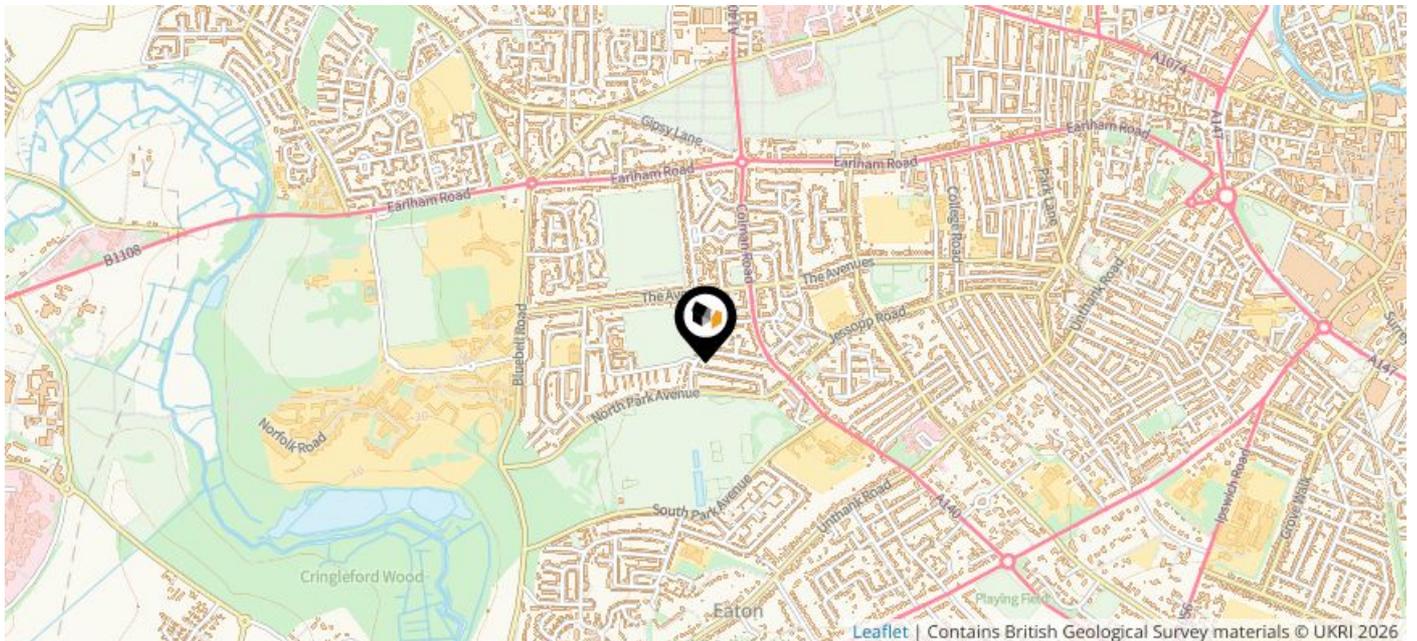**+73.03%**

Semi-Detached

+73.25%

Terraced

+66.16%

Flat

+50.56%

Maps
Coal Mining

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.

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.
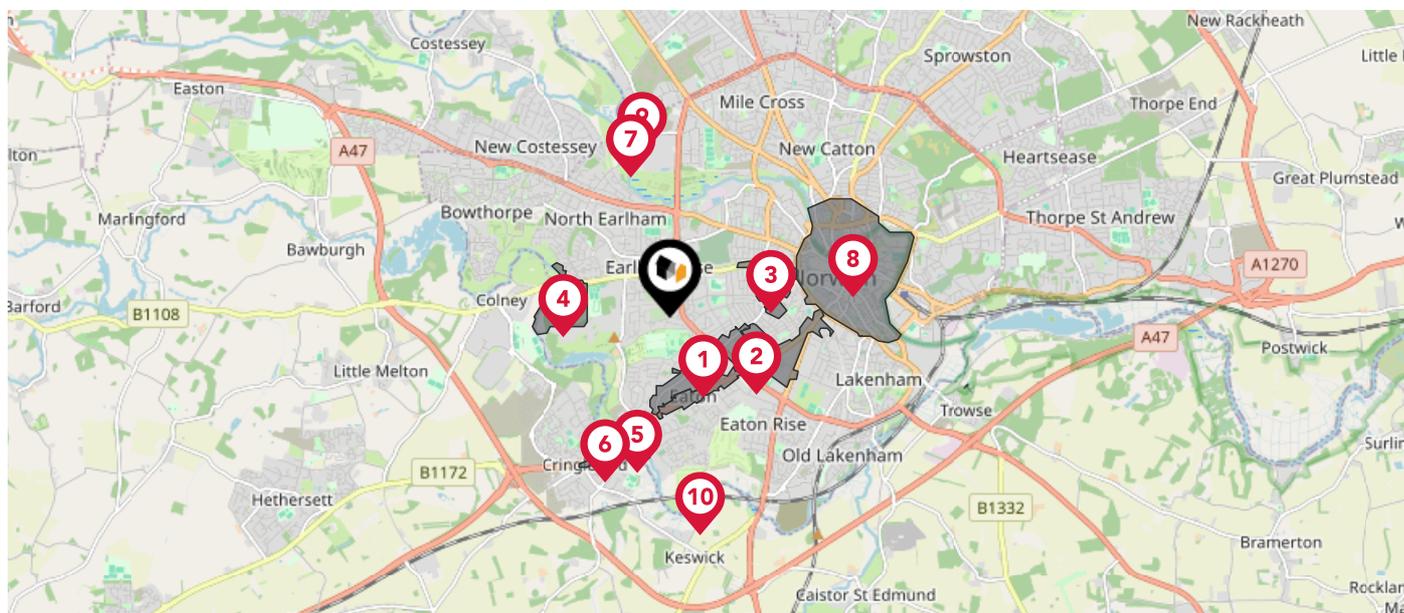

Nearby Conservation Areas	
1	Unthank and Christchurch
2	Newmarket Road
3	Heigham Grove
4	Earlham
5	Eaton
6	Cringleford
7	Hellesdon
8	City Centre
9	Hellesdon
10	Keswick

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
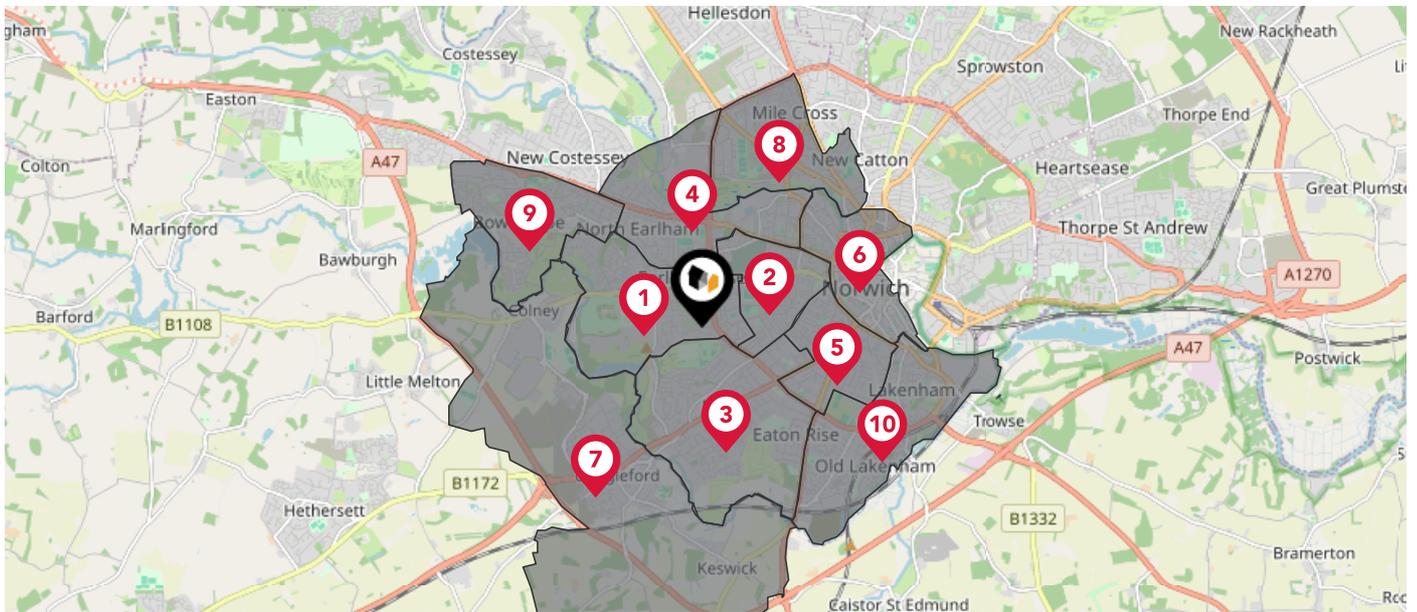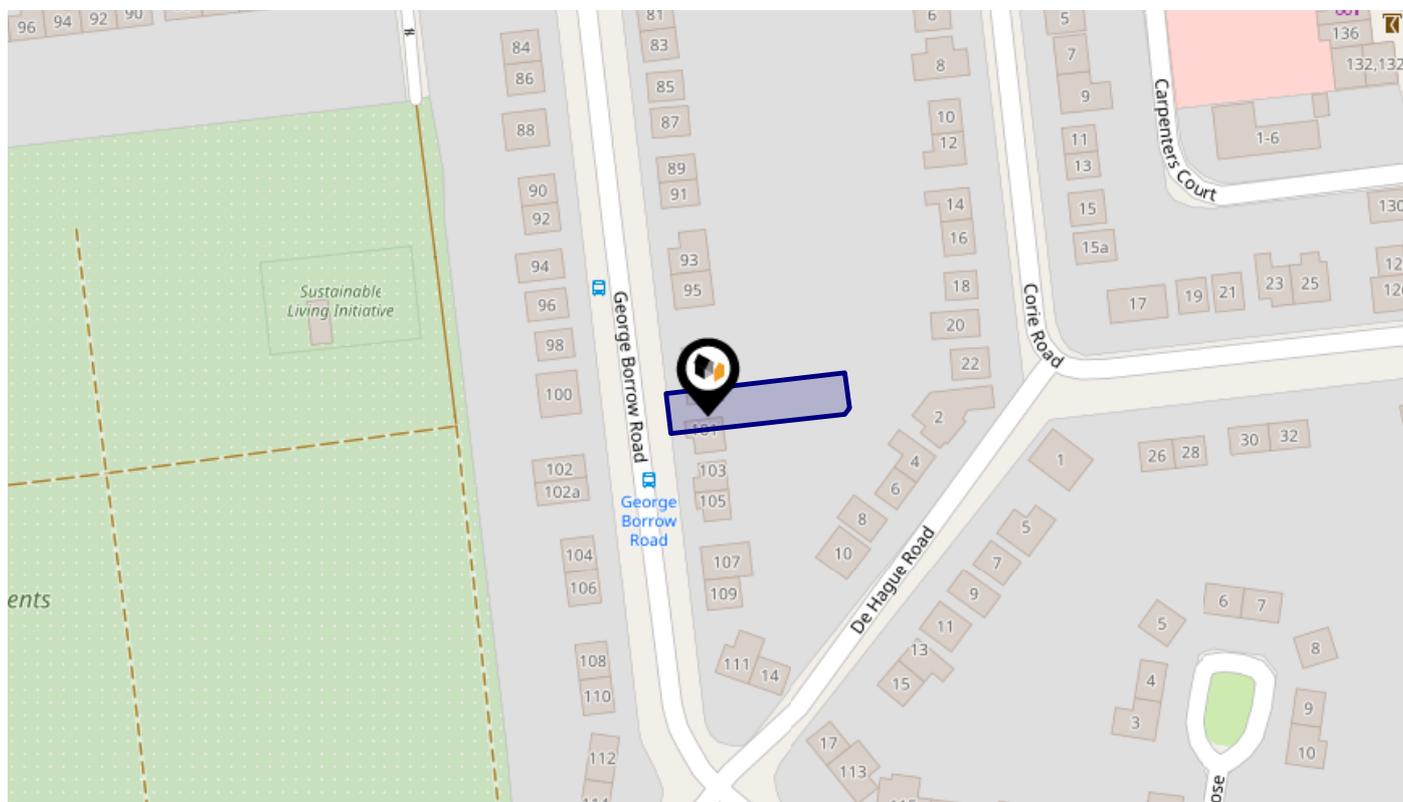

Nearby Council Wards	
1	University Ward
2	Nelson Ward
3	Eaton Ward
4	Wensum Ward
5	Town Close Ward
6	Mancroft Ward
7	Cringleford Ward
8	Mile Cross Ward
9	Bowthorpe Ward
10	Lakenham Ward

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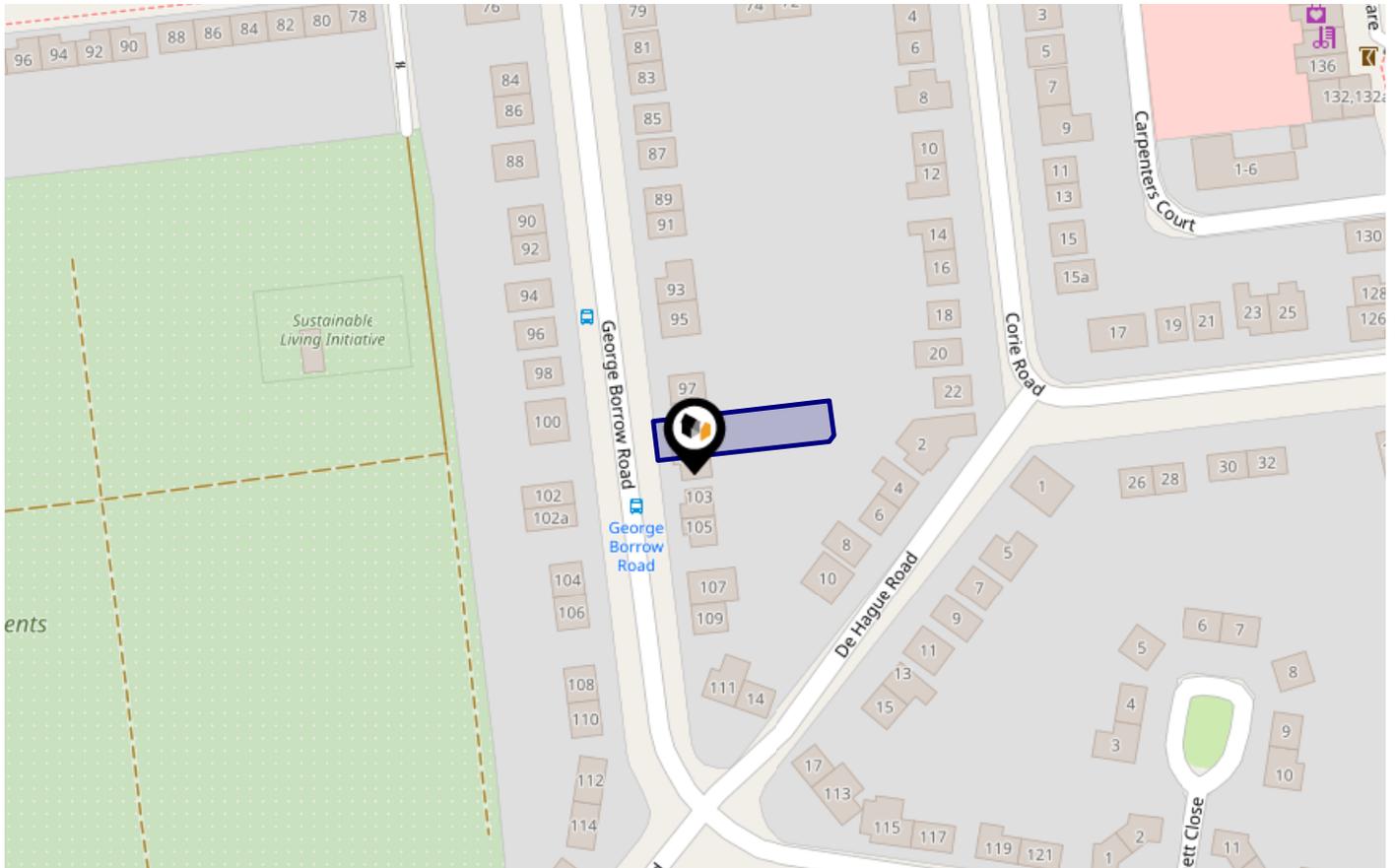
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.

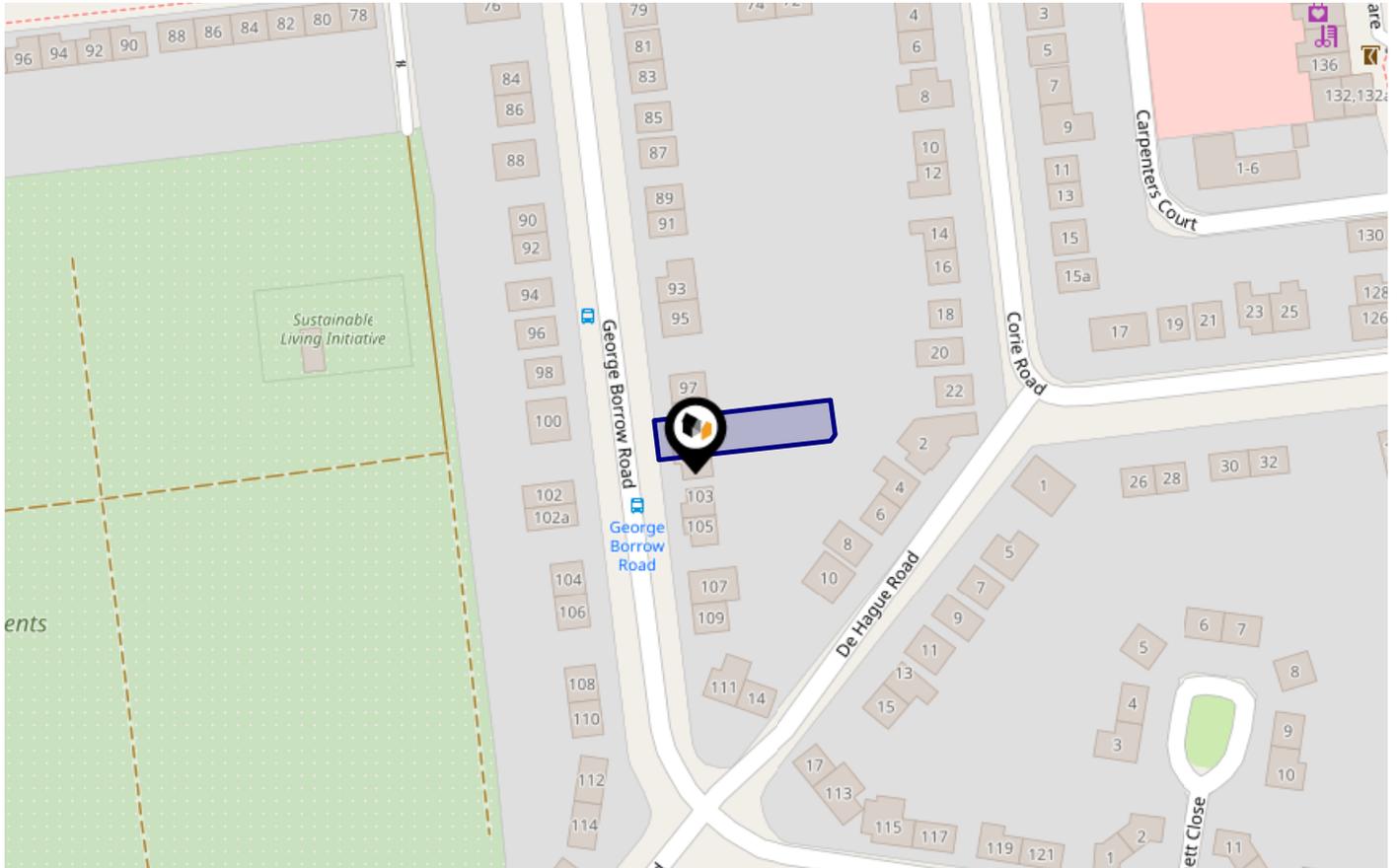■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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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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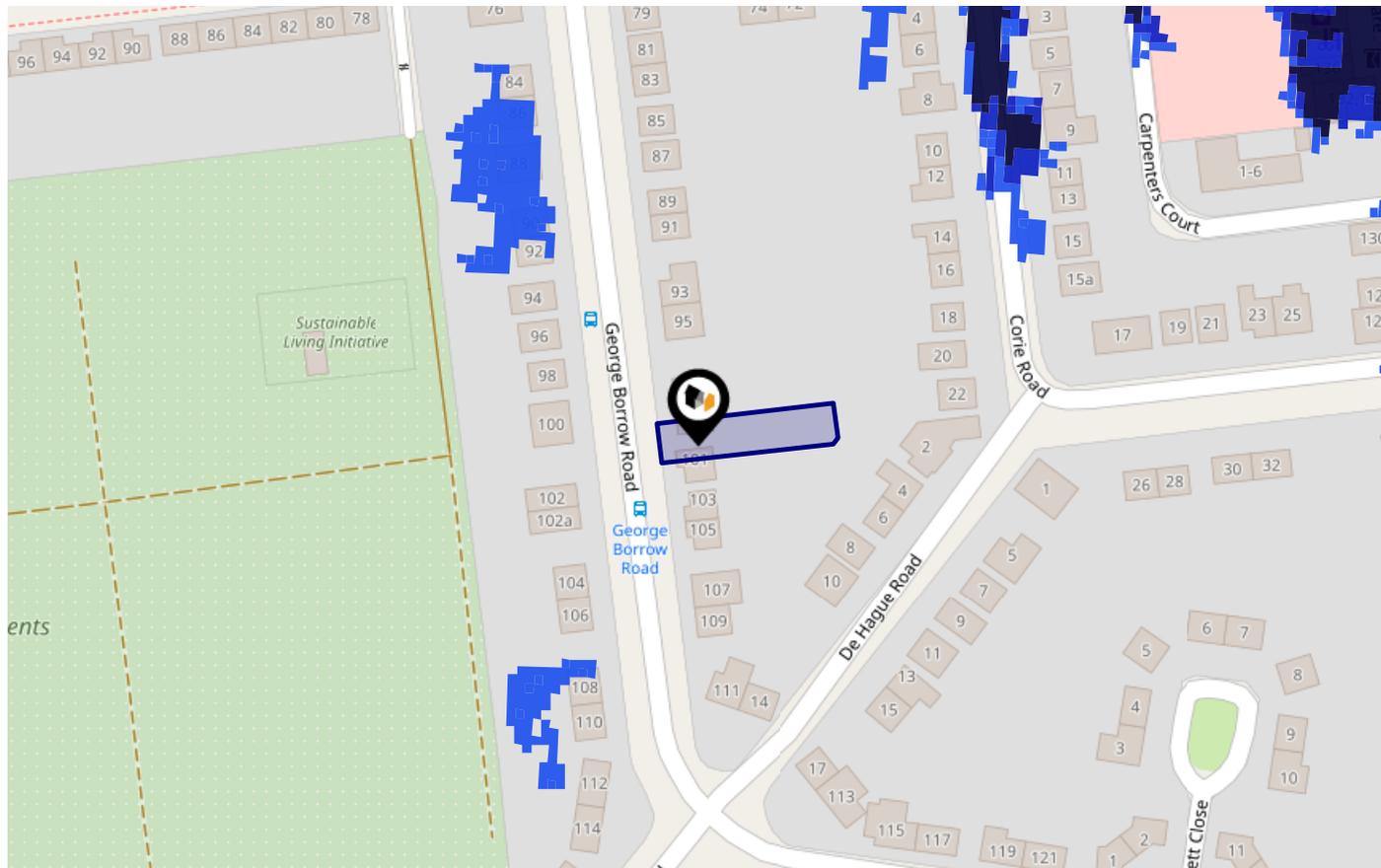**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.
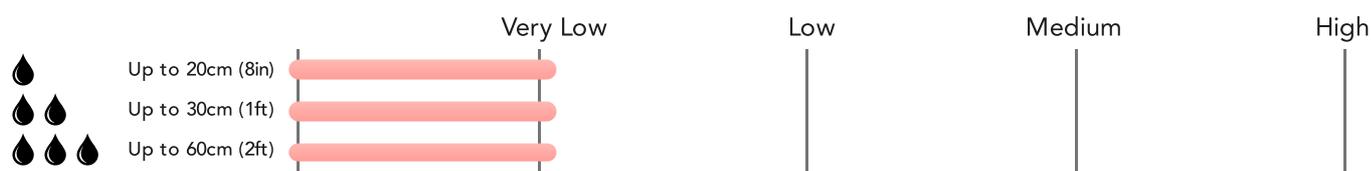

Risk Rating: Very low

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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.

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- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.
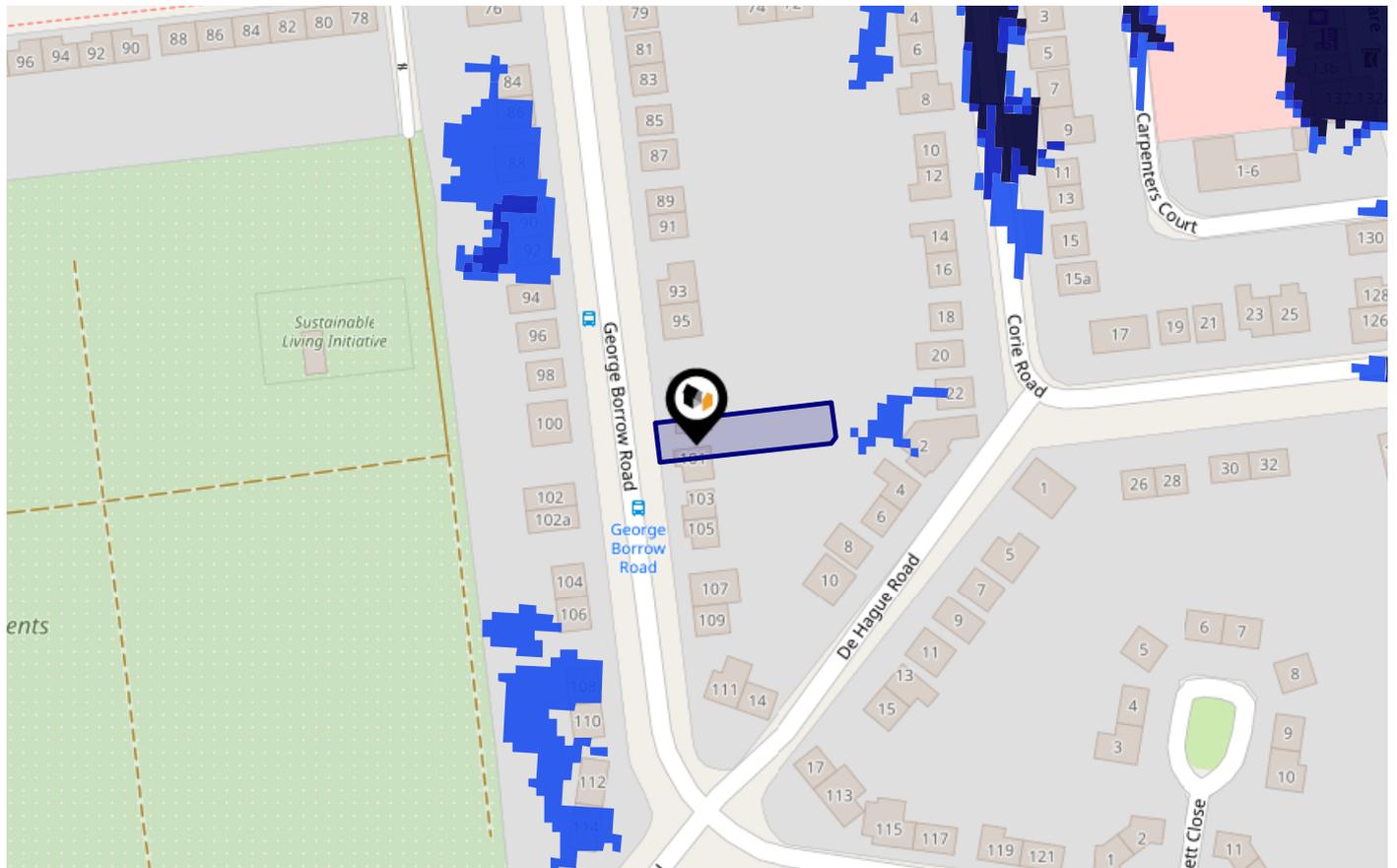
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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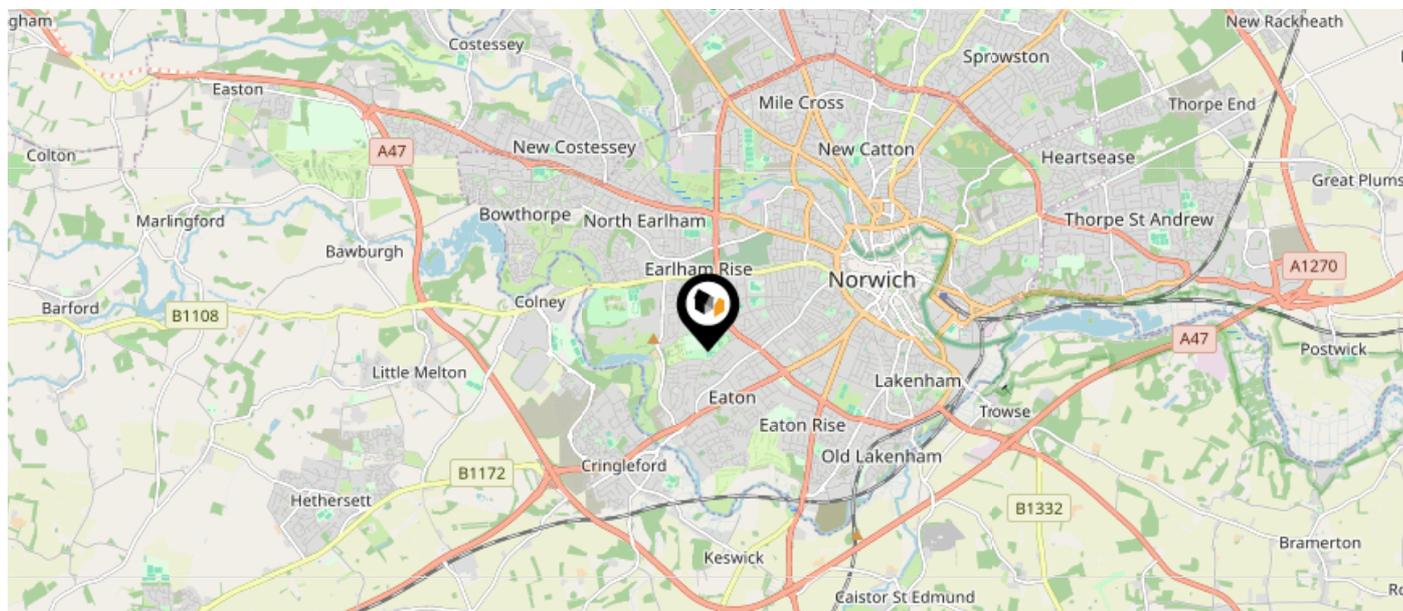
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
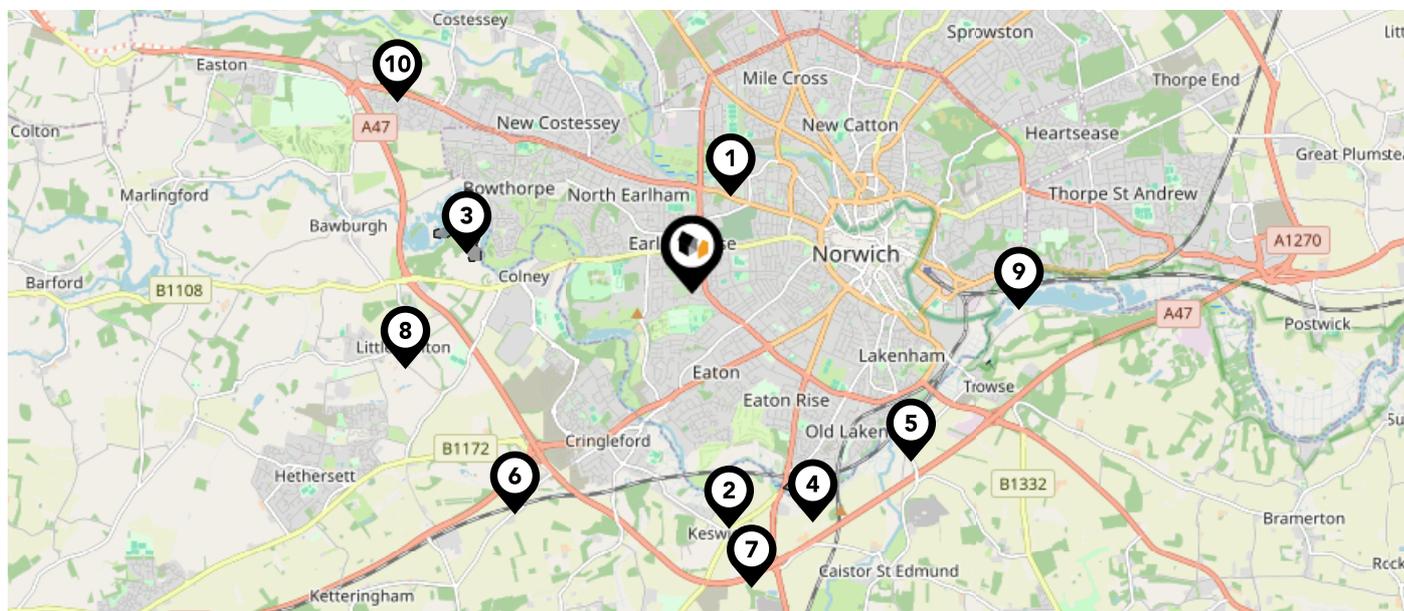

| Nearby Landfill Sites			
1	Off Waterworks Road-Norwich	Historic Landfill	
2	Keswick Lime Pit-The Lime Works, Keswick	Historic Landfill	
3	Colney Quarry, North West of Colney Hall-Watton Road, Colney	Historic Landfill	
4	Harford Bridges-Ipswich Road, Norwich, Norfolk	Historic Landfill	
5	Stoke Road-Bixley	Historic Landfill	
6	Cantley Lane-Cringleford, Norwich, Norfolk	Historic Landfill	
7	Off Mangreen Lane-Swardeston	Historic Landfill	
8	The Street-School Lane, Little Melton, Norfolk	Historic Landfill	
9	Between Yarmouth Road and the River Yare-Thorpe St Andrew	Historic Landfill	
10	EA/EPR/CP3799LF/T001	Active 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...
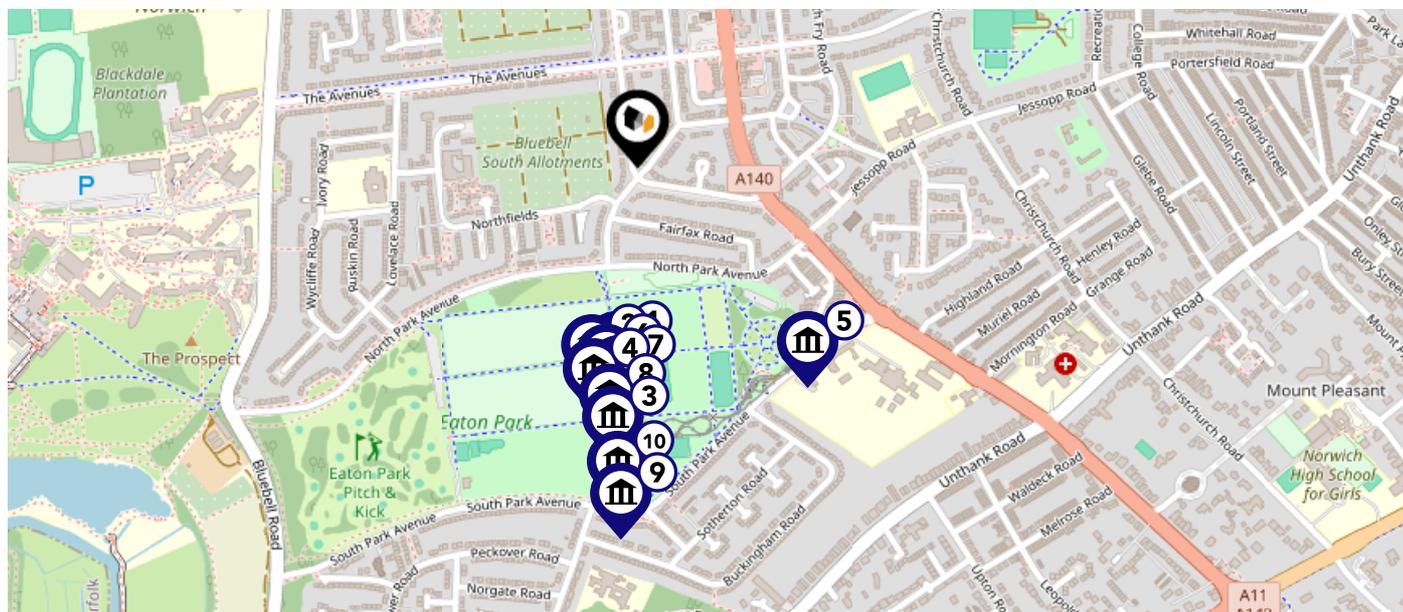
| Listed Buildings in the local district	Grade	Distance
1 1343649 - North East Quadrant Pavilion At Eaton Park	Grade II	0.2 miles
2 1068854 - North West Quadrant Pavilion At Eaton Park	Grade II	0.2 miles
3 1068850 - Mock Bridge At Eaton Park Including Attached Steps, Walls And Piers	Grade II	0.3 miles
4 1343650 - South West Quadrant Pavilion At Eaton Park	Grade II	0.3 miles
5 1319718 - Main Gates To Eaton Park	Grade II	0.3 miles
6 1068852 - Bandstand At Eaton Park	Grade II	0.3 miles
7 1343651 - South East Quadrant Pavilion At Eaton Park	Grade II	0.3 miles
8 1068851 - Lily Pond At Eaton Park	Grade II	0.3 miles
9 1343646 - Water Pavilion At Eaton Park	Grade II	0.4 miles
10 1068849 - Yachting Pond At Eaton Park	Grade II	0.4 miles

Area
Schools
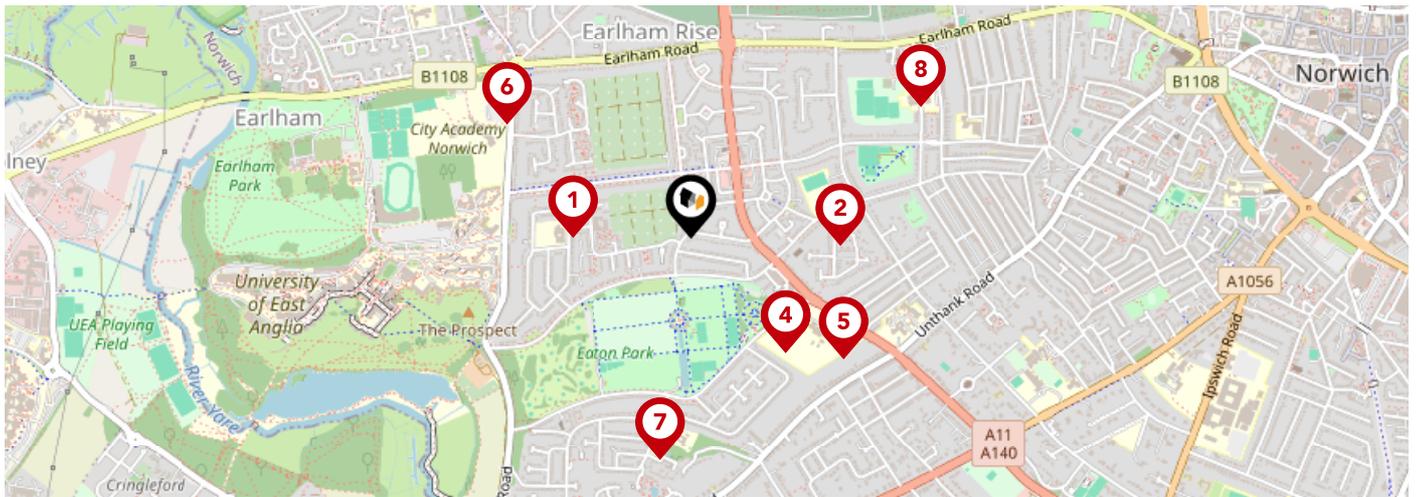
	Nursery	Primary	Secondary	College	Private
1 Bluebell Primary School Ofsted Rating: Good | Pupils: 234 | Distance:0.26	☐	☑	☐	☐	☐
2 St Francis of Assisi Catholic Primary School Ofsted Rating: Good | Pupils: 433 | Distance:0.33	☐	☑	☐	☐	☐
3 The Clare School Ofsted Rating: Outstanding | Pupils: 118 | Distance:0.34	☐	☐	☑	☐	☐
4 Colman Junior School Ofsted Rating: Good | Pupils:0 | Distance:0.34	☐	☑	☐	☐	☐
5 Colman Infant School Ofsted Rating: Outstanding | Pupils:0 | Distance:0.44	☐	☑	☐	☐	☐
6 City Academy Norwich Ofsted Rating: Serious Weaknesses | Pupils: 699 | Distance:0.48	☐	☐	☑	☐	☐
7 Eaton Hall Specialist Academy Ofsted Rating: Good | Pupils: 53 | Distance:0.51	☐	☐	☑	☐	☐
8 Recreation Road Infant School Ofsted Rating: Outstanding | Pupils: 339 | Distance:0.59	☐	☑	☐	☐	☐

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Area
Schools

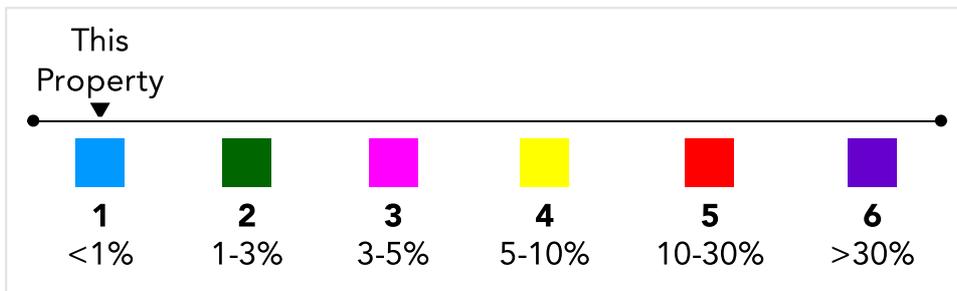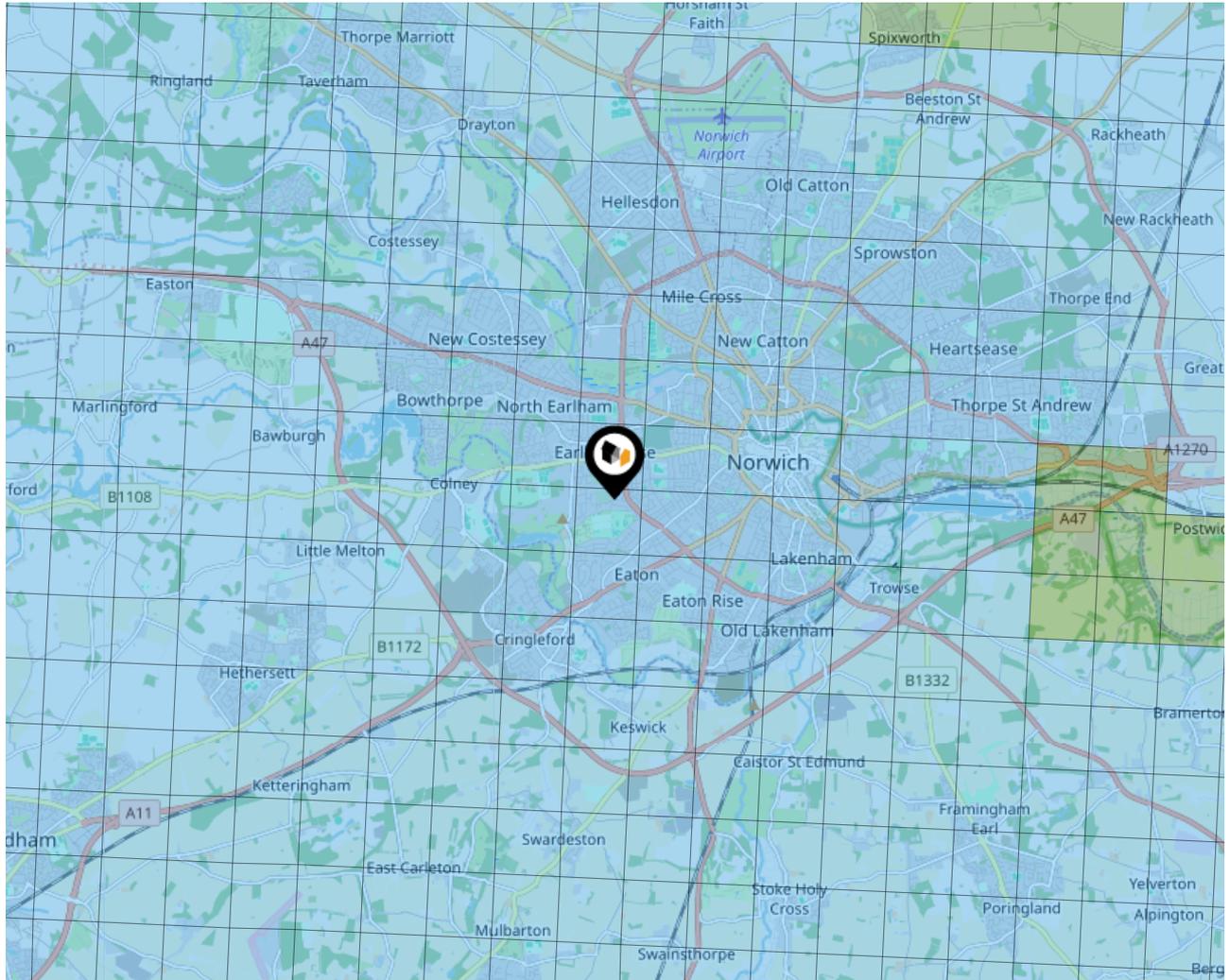|		Nursery	Primary	Secondary	College	Private
9	**The Parkside School, Norwich** Ofsted Rating: Outstanding	Pupils: 181	Distance:0.6	☐	☐	☑	☐	☐
10	**Avenue Junior School** Ofsted Rating: Good	Pupils: 479	Distance:0.64	☐	☑	☐	☐	☐
11	**West Earlham Junior School** Ofsted Rating: Good	Pupils: 243	Distance:0.72	☐	☑	☐	☐	☐
12	**West Earlham Infant and Nursery School** Ofsted Rating: Outstanding	Pupils: 270	Distance:0.72	☐	☑	☐	☐	☐
13	**Henderson Green Primary Academy** Ofsted Rating: Requires improvement	Pupils: 186	Distance:0.72	☐	☑	☐	☐	☐
14	**Norwich High School for Girls** Ofsted Rating: Not Rated	Pupils: 585	Distance:0.87	☐	☐	☑	☐	☐
15	**Red Balloon - Norwich** Ofsted Rating: Not Rated	Pupils: 33	Distance:0.87	☐	☐	☑	☐	☐
16	**Earlham Nursery School** Ofsted Rating: Good	Pupils: 69	Distance:0.99	☑	☐	☐	☐	☐

Local Area
Masts & Pylons
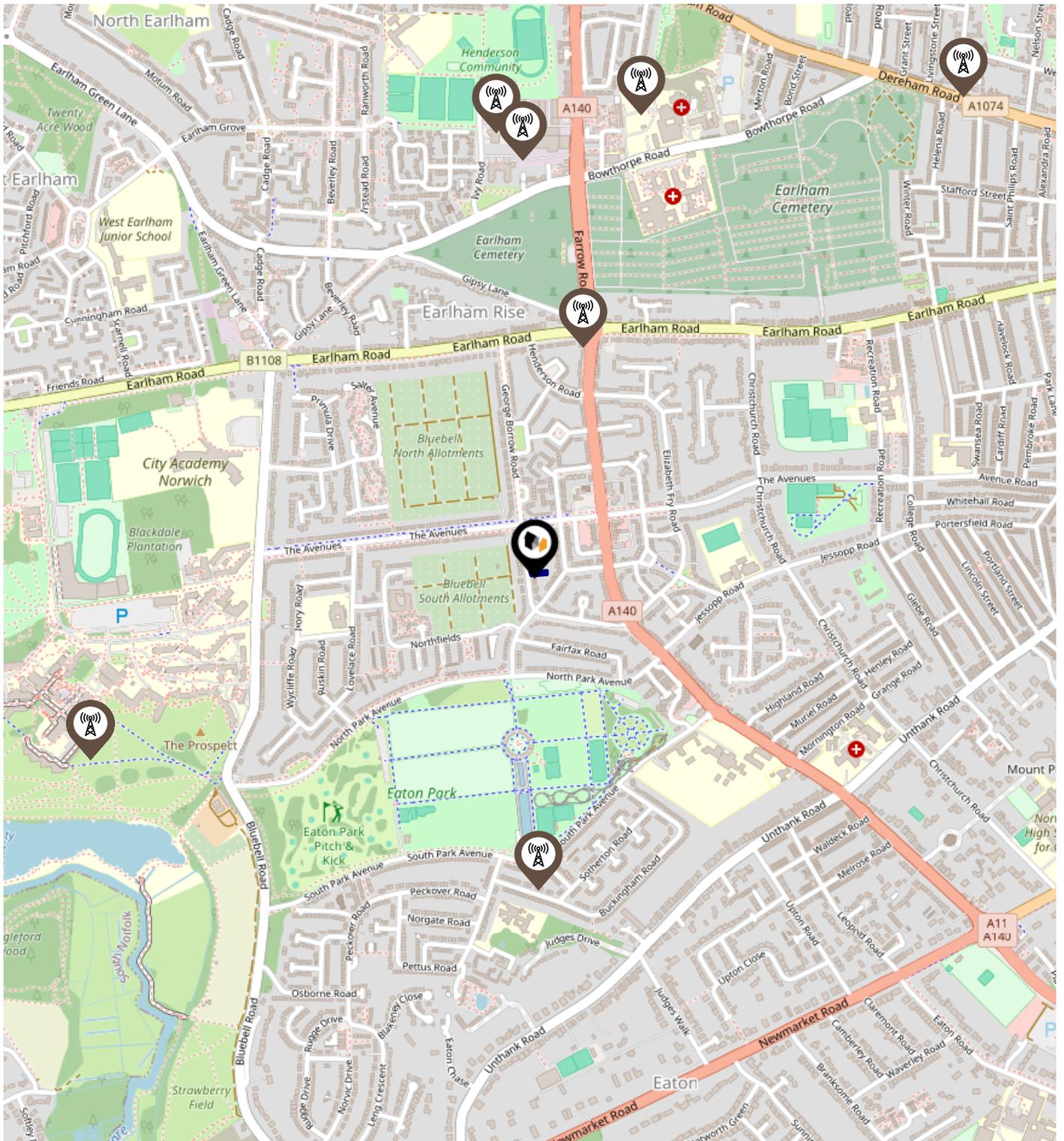
Key:

🗼 Power Pylons

📡 Communication Masts

Environment
Radon Gas

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/m3).

This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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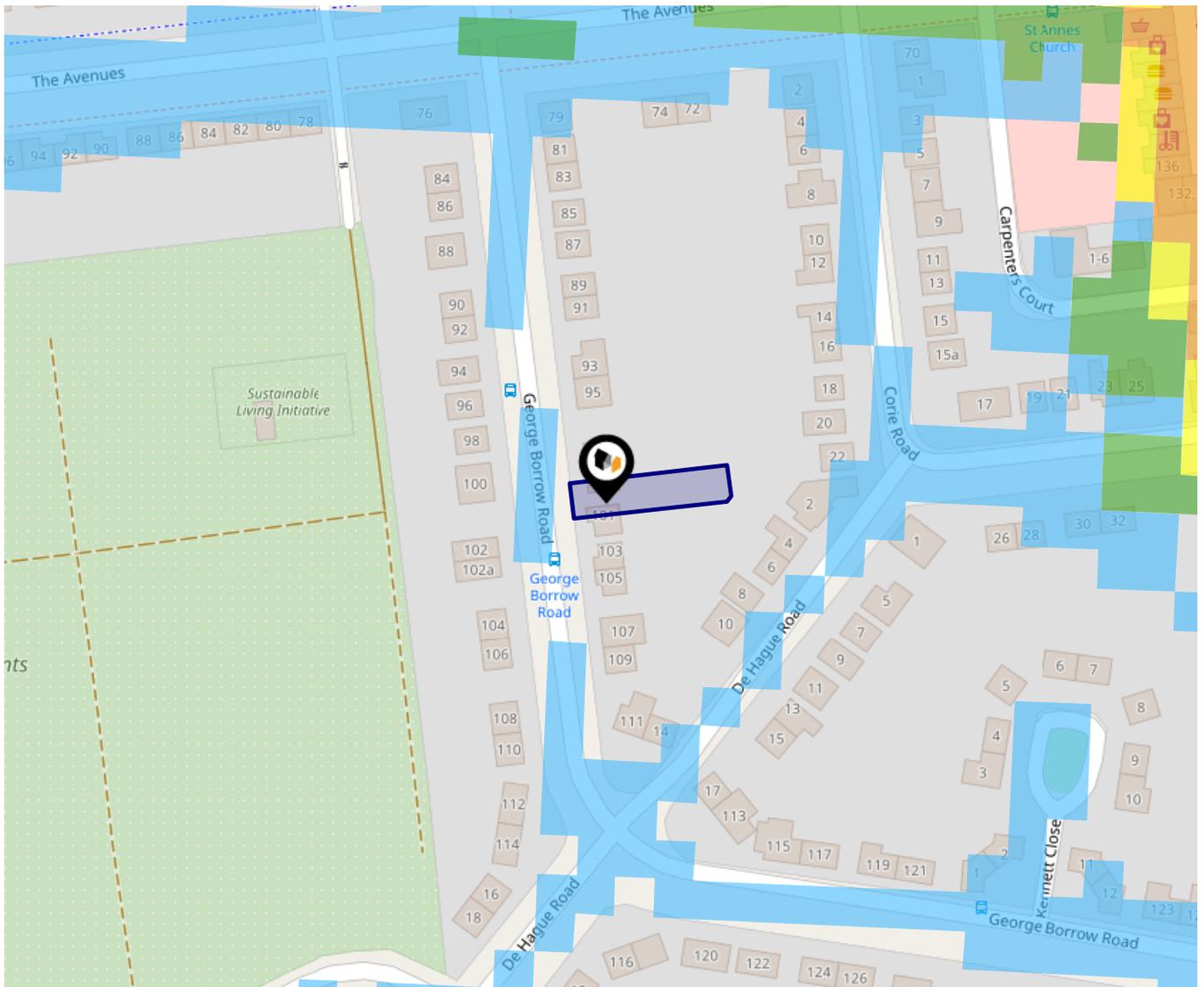
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.
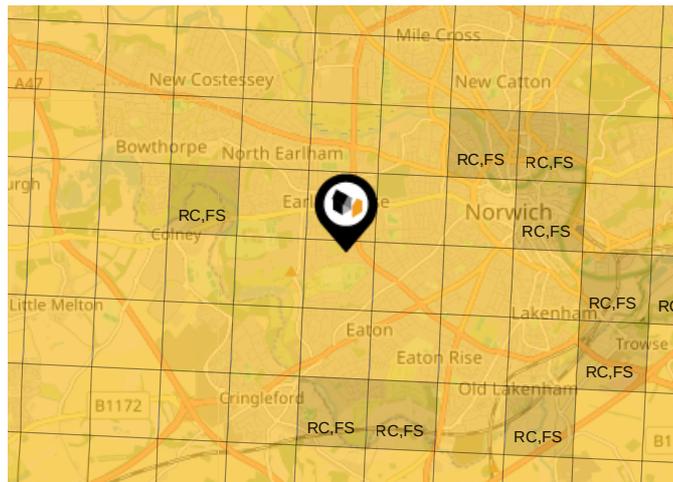
- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Environment
Soils & Clay

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

Carbon Content: NONE

Parent Material Grain: ARENACEOUS - RUDACEOUS

Soil Group: LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SILT TO SAND

Soil Depth: DEEP

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

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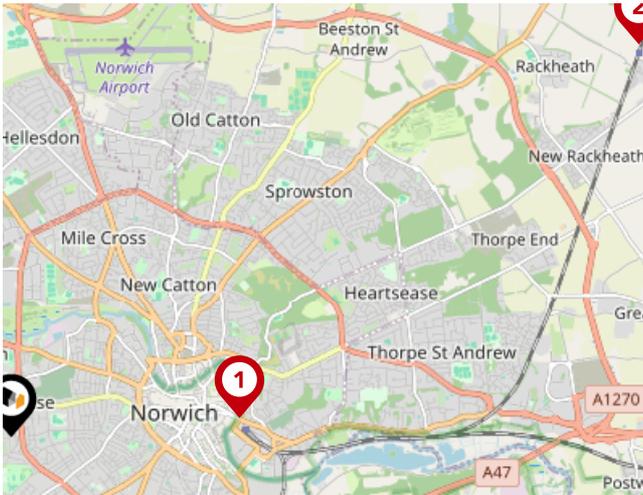
National Rail Stations

Pin	Name	Distance
1	Norwich Rail Station	2.05 miles
2	Salhouse Rail Station	6.64 miles
3	Brundall Gardens Rail Station	6.74 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	59.59 miles
2	M11 J10	59.65 miles
3	M11 J11	58.34 miles
4	M11 J13	57.35 miles
5	M11 J14	57 miles

Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	3.27 miles
2	Cambridge	54.08 miles
3	Southend-on-Sea	76.71 miles
4	Stansted Airport	66.01 miles

Area
Transport (Local)
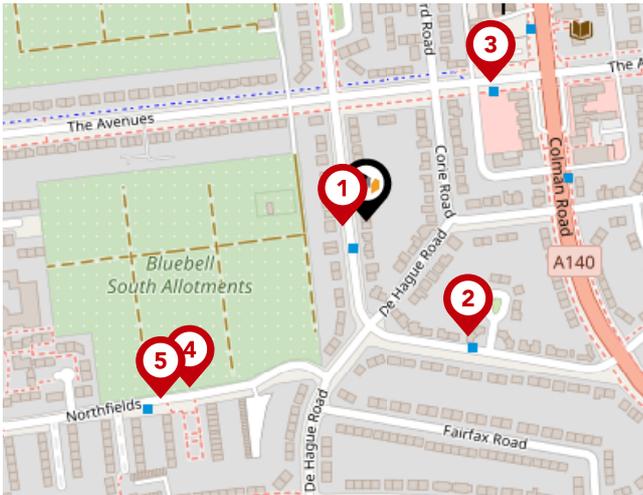
Bus Stops/Stations

Pin	Name	Distance
1	George Borrow Road	0.01 miles
2	Kennett Close	0.09 miles
3	St Annes Church	0.1 miles
4	186	0.14 miles
5	Northfields	0.15 miles
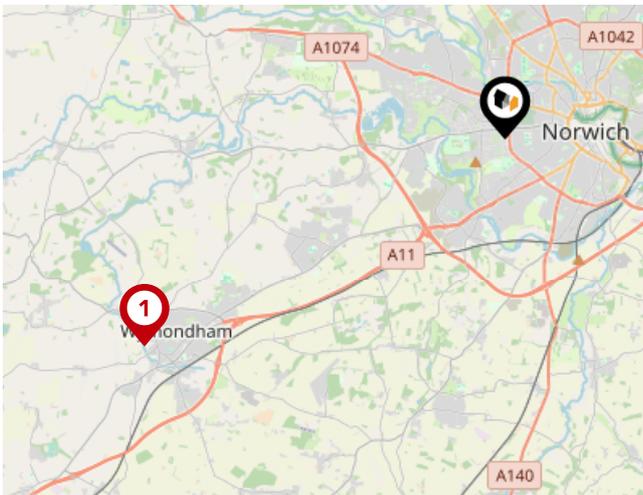
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.46 miles

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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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Avocado

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https://avocadopropertyagents.co.uk/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail