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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 13th April 2026



**BLACKTHORN COTTAGE, ROLLESBY WAY, HAPPISBURGH,
NORWICH, NR12 0QJ**

Avocado

North Norfolk

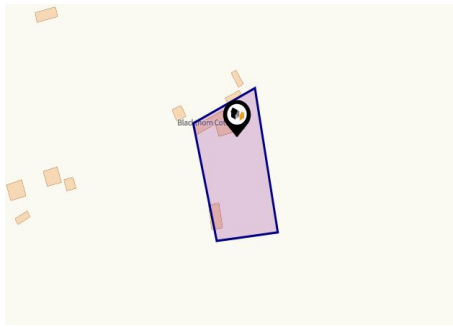
07921075935

daniel.t@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Detached	Last Sold Date:	10/08/1998
Bedrooms:	2	Last Sold Price:	£45,000
Floor Area:	990 ft ² / 92 m ²	Last Sold £/ft²:	£45
Plot Area:	0.69 acres	Tenure:	Freehold
Council Tax :	Band A		
Title Number:	NK26276		
UPRN:	10034814720		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

24 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Blackthorn Cottage, Rollesby Way, Happisburgh,
NORWICH, NR12 0QJ

Energy rating

D

Valid until 30.03.2036

Certificate number
5336-4727-1600-0349-0276

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

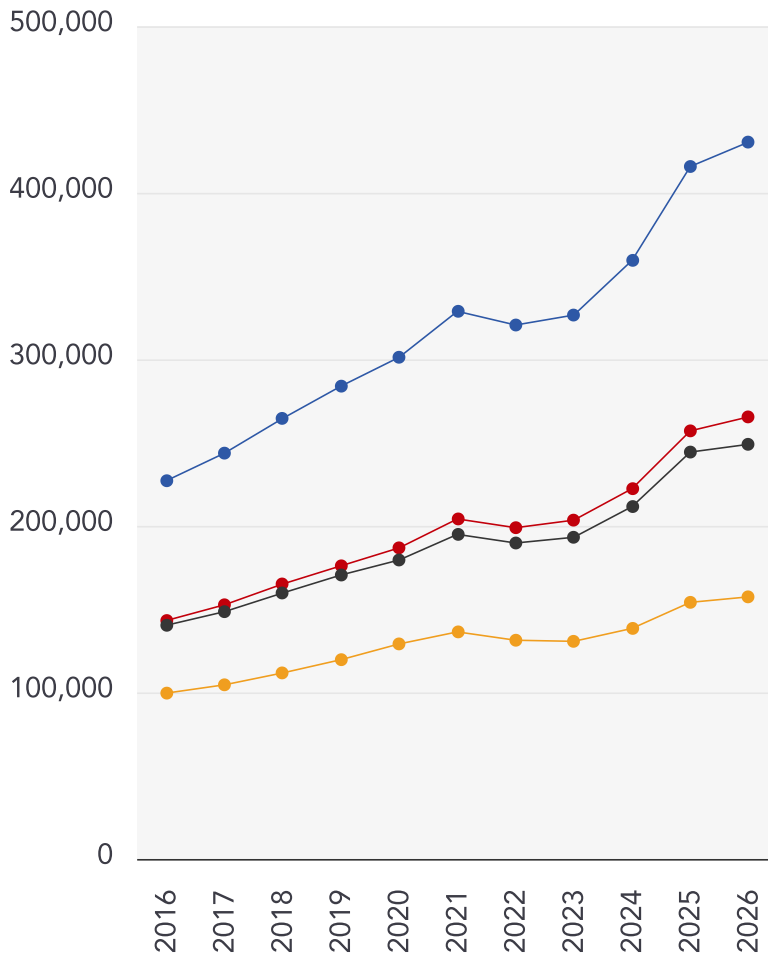
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, LPG
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	92 m ²

Market

House Price Statistics

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%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

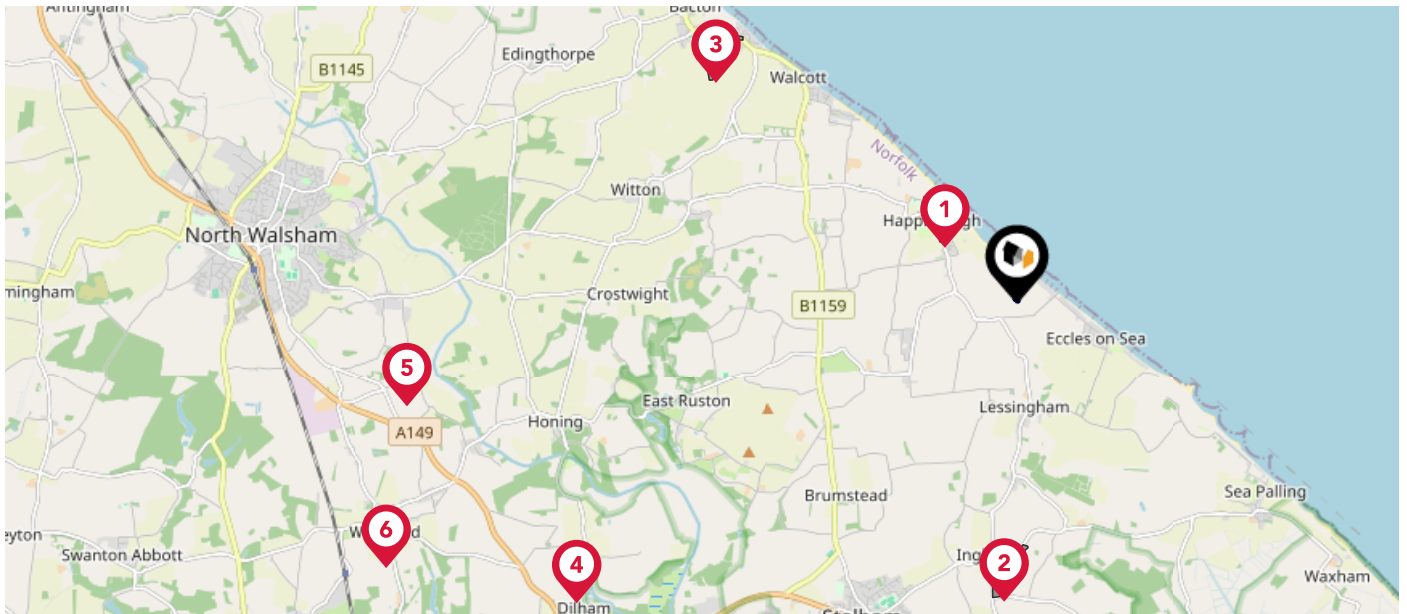
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



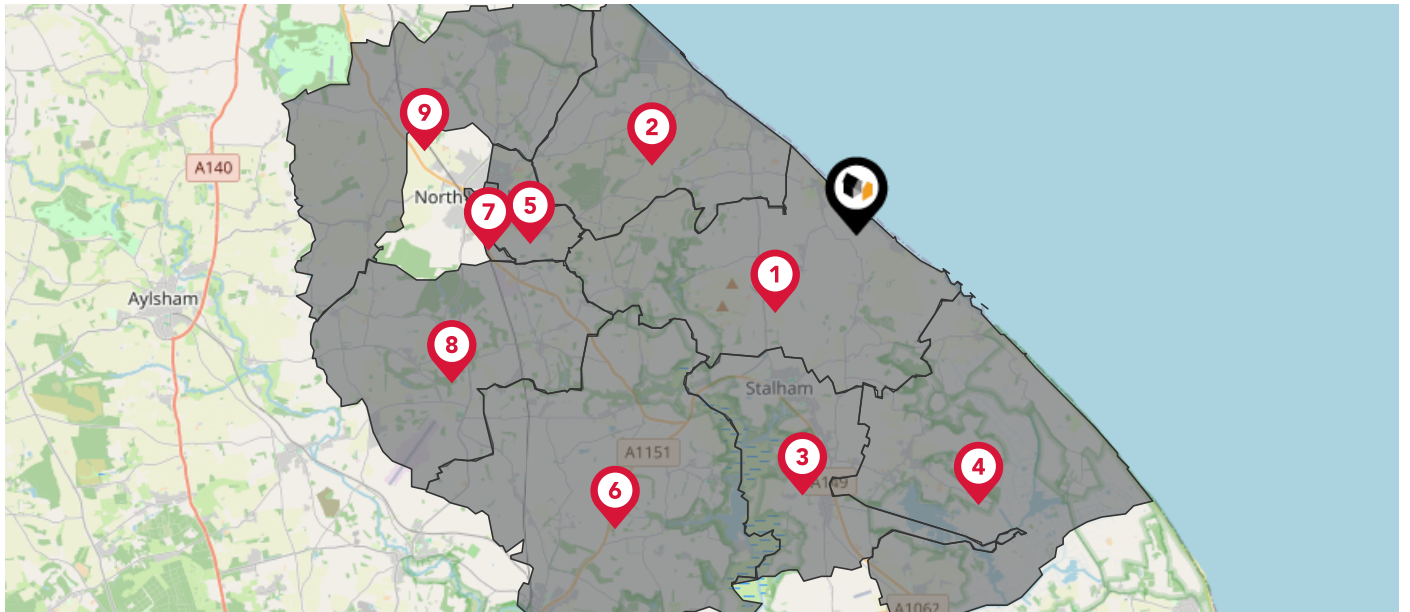
Nearby Conservation Areas

-  Happisburgh
-  Ingham
-  Bacton
-  Dilham
-  Worstead Meeting Hill
-  Worstead










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



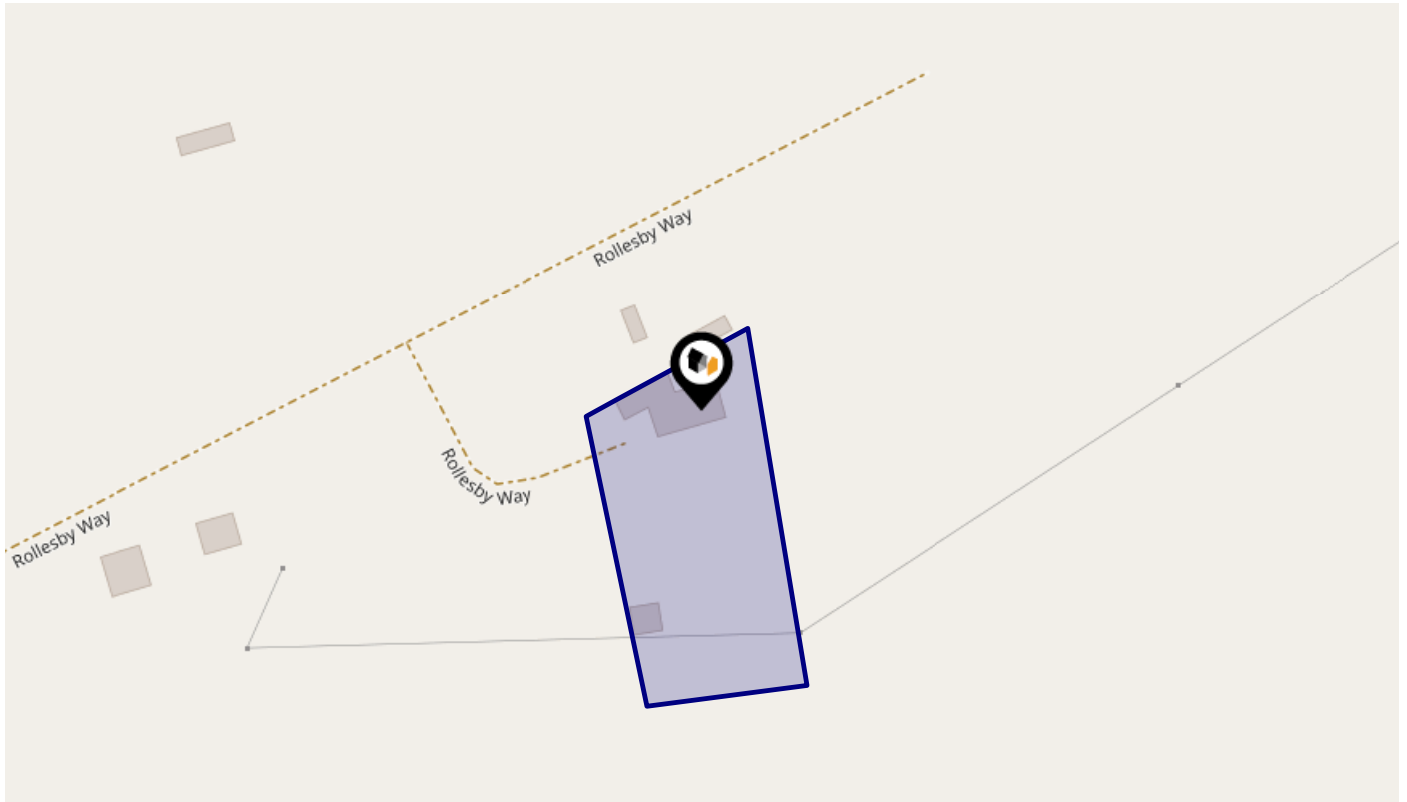
Nearby Council Wards

-  Happisburgh Ward
-  Bacton Ward
-  Stalham Ward
-  Hickling Ward
-  North Walsham East Ward
-  Hoveton & Tunstead Ward
-  North Walsham Market Cross Ward
-  Worstead Ward
-  Trunch Ward

Maps

Rail Noise

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.

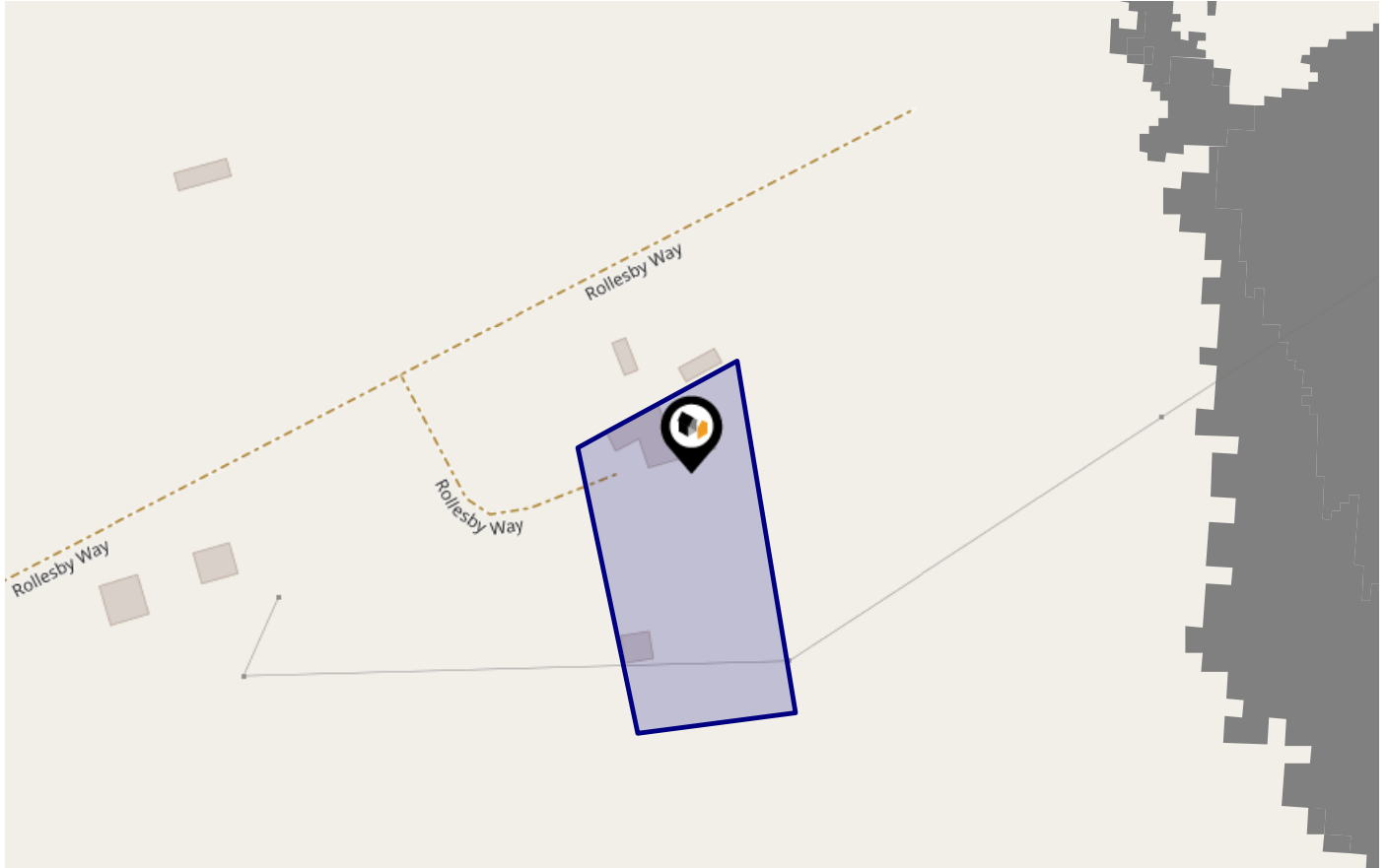
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	■

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.

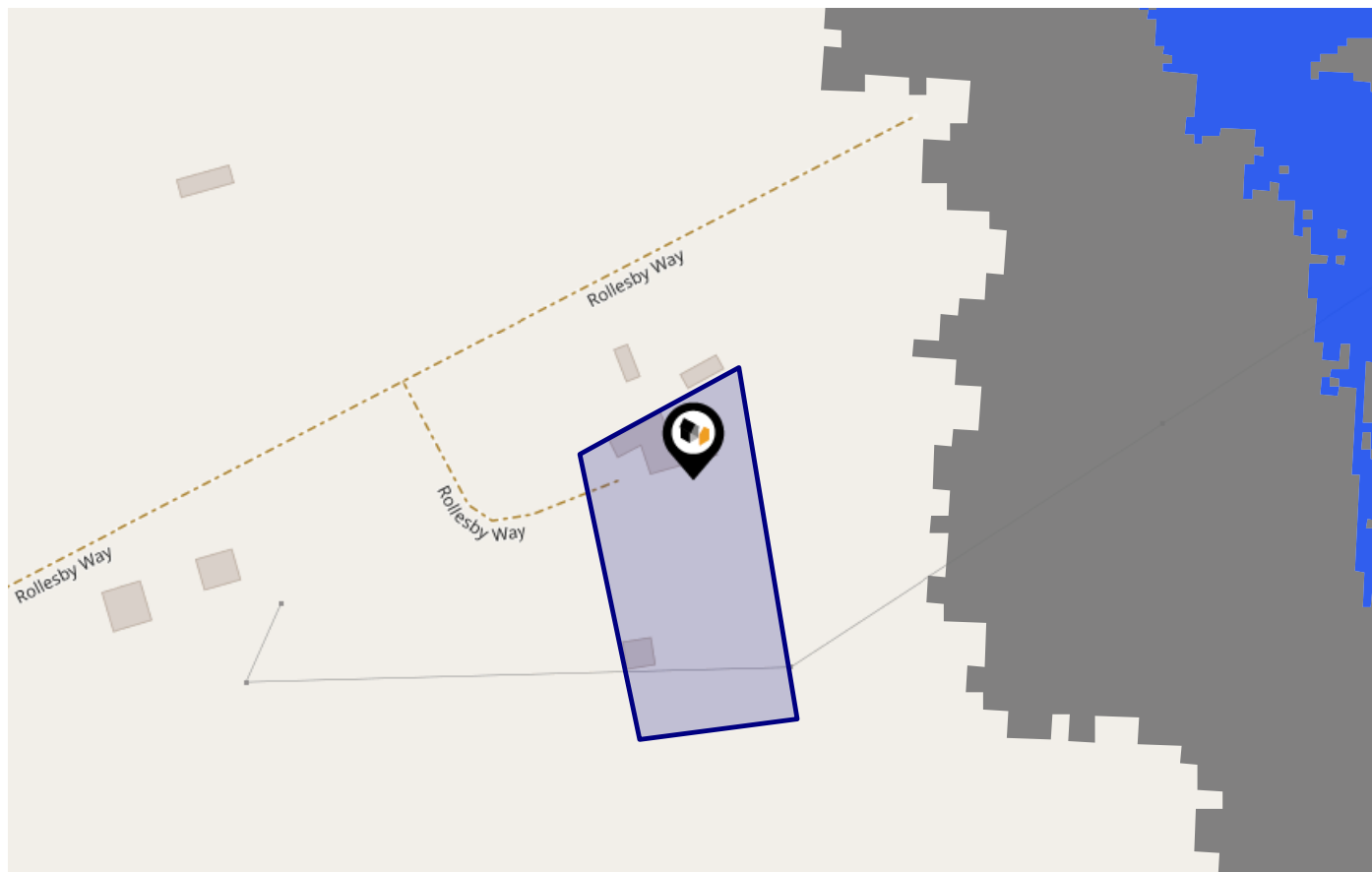
Chance of flooding to the following depths at this property:



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.

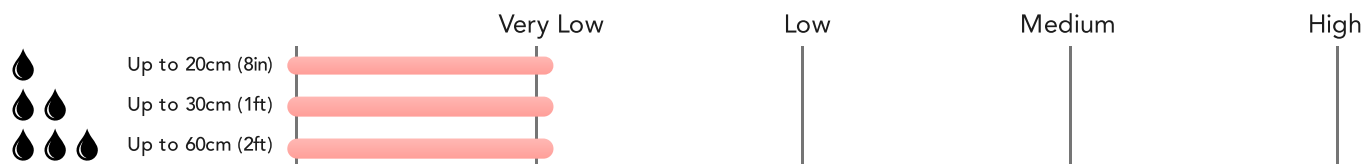


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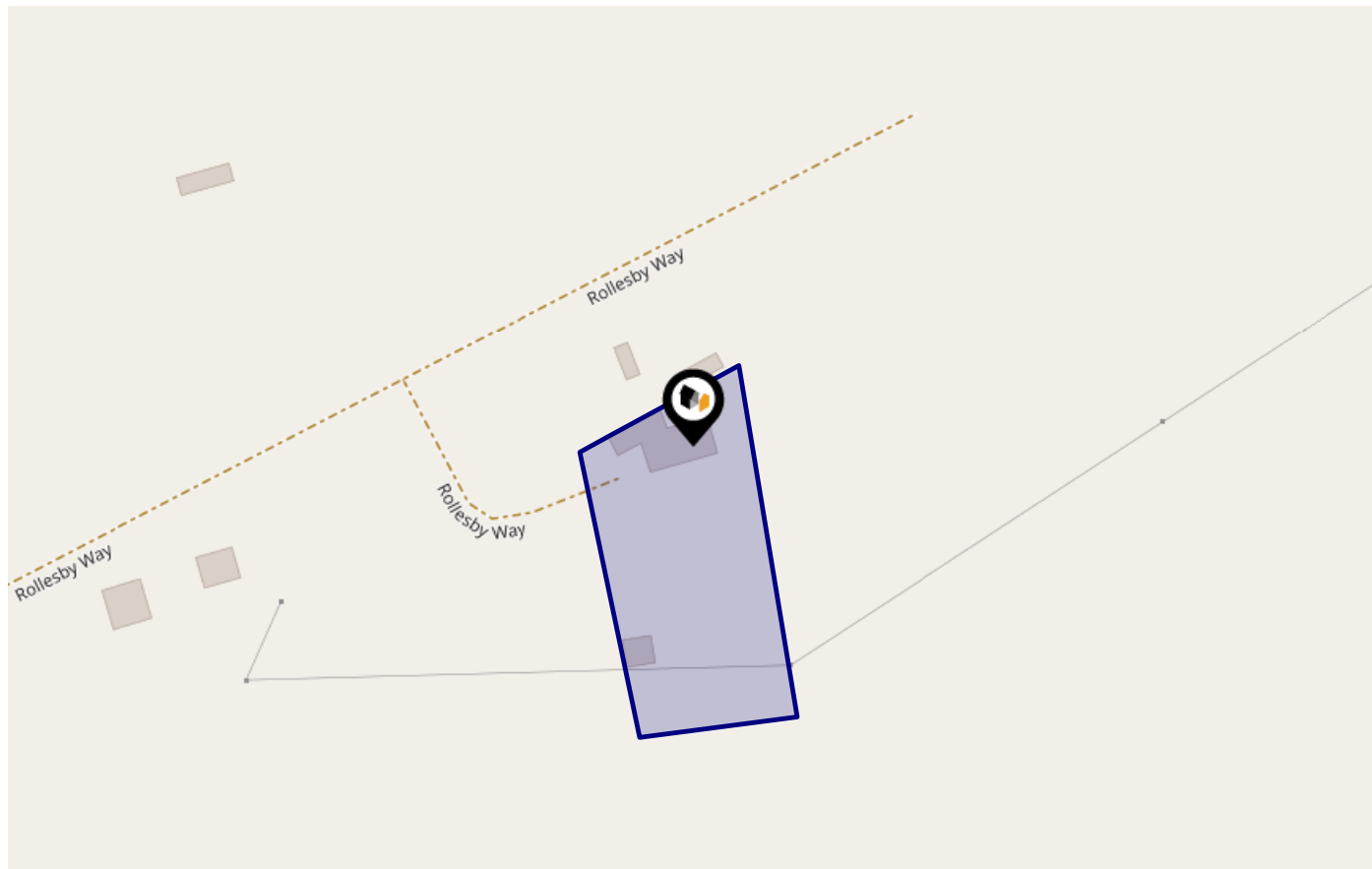
Chance of flooding to the following depths at this property:



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.

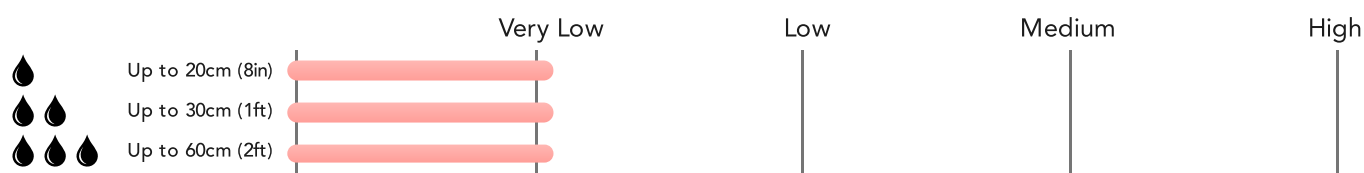


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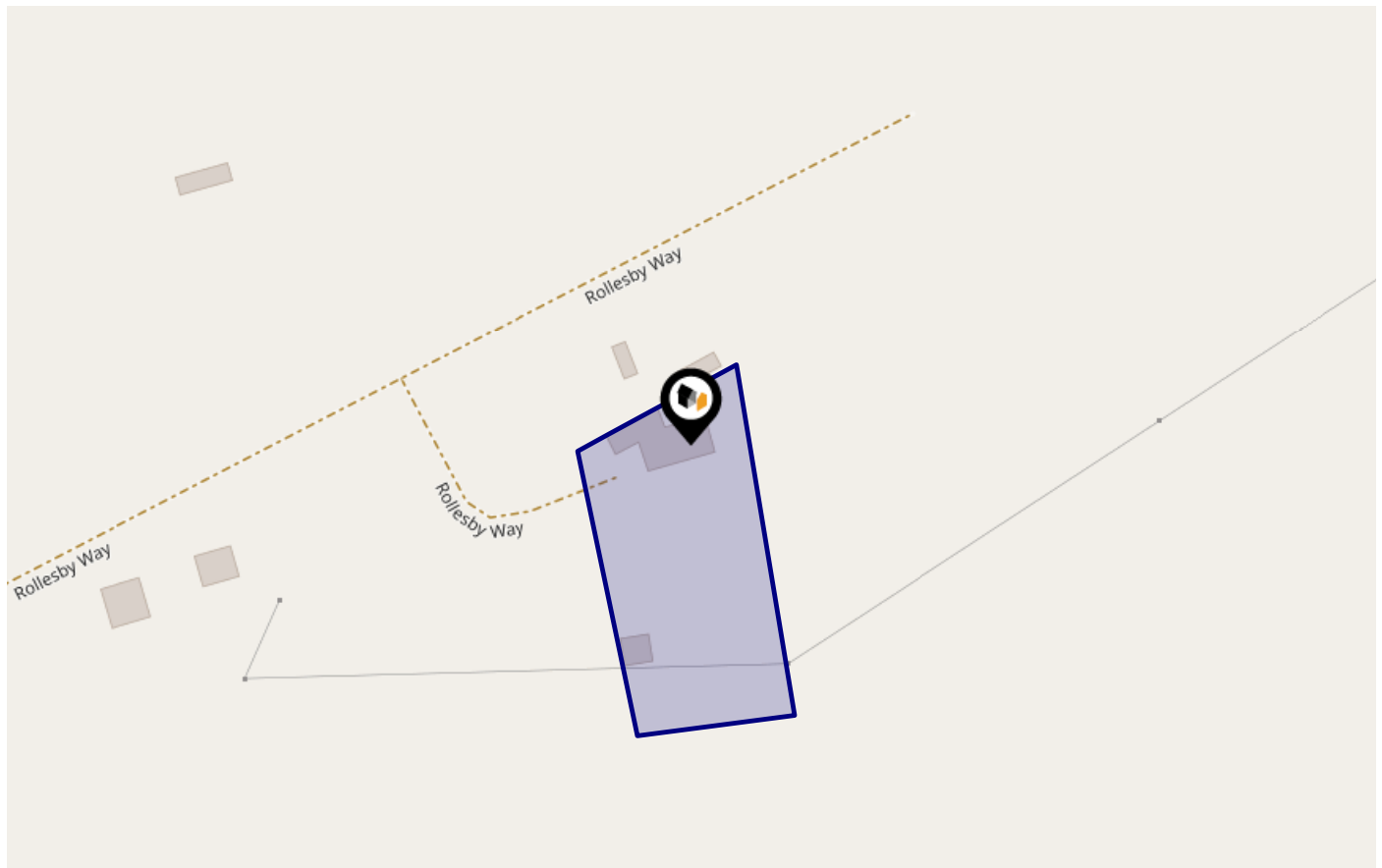
Chance of flooding to the following depths at this property:



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.

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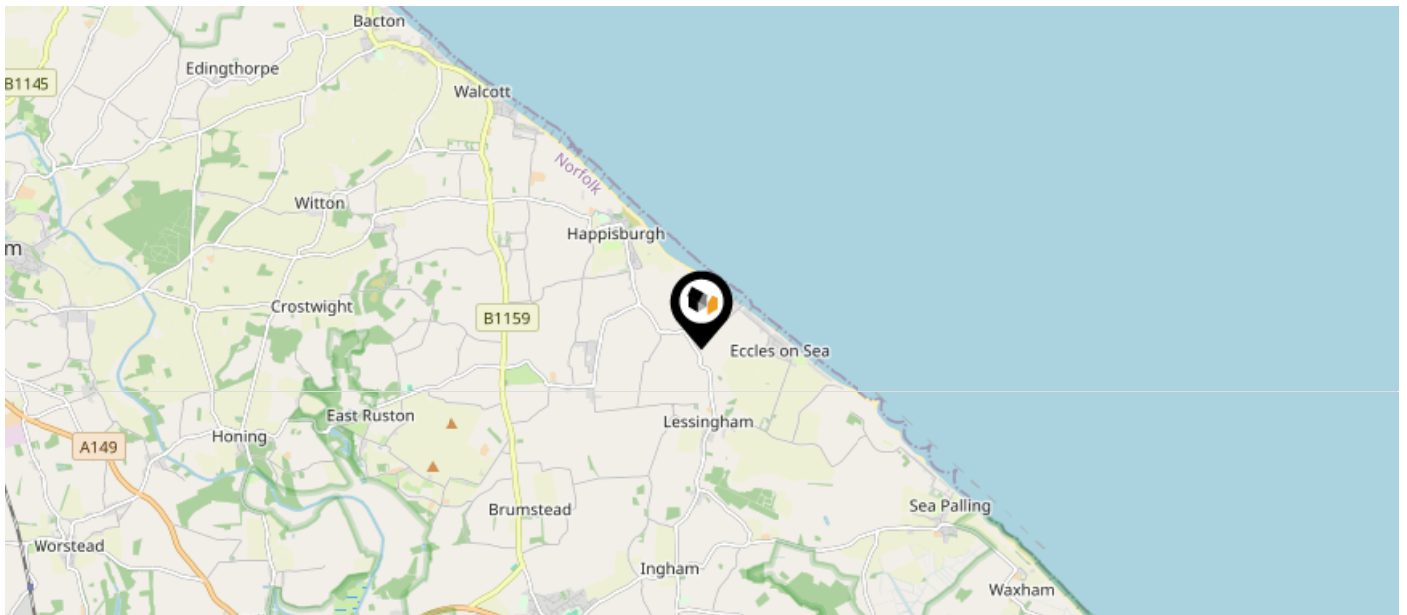
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



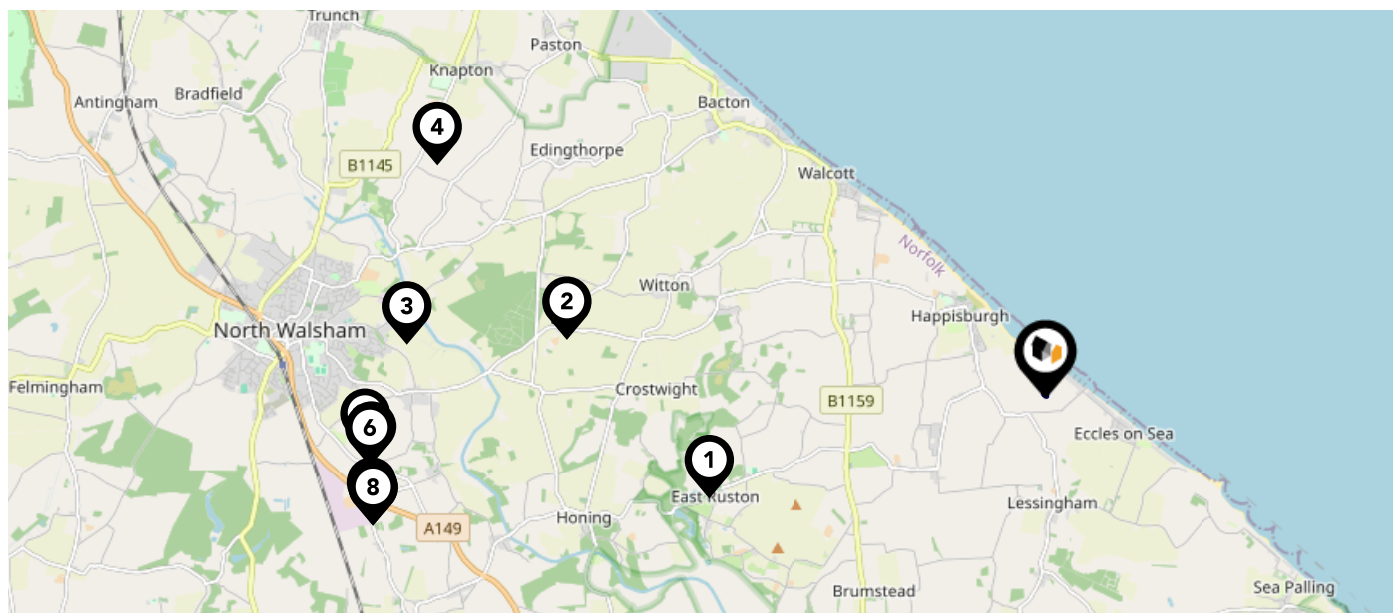
Nearby Green Belt Land

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.



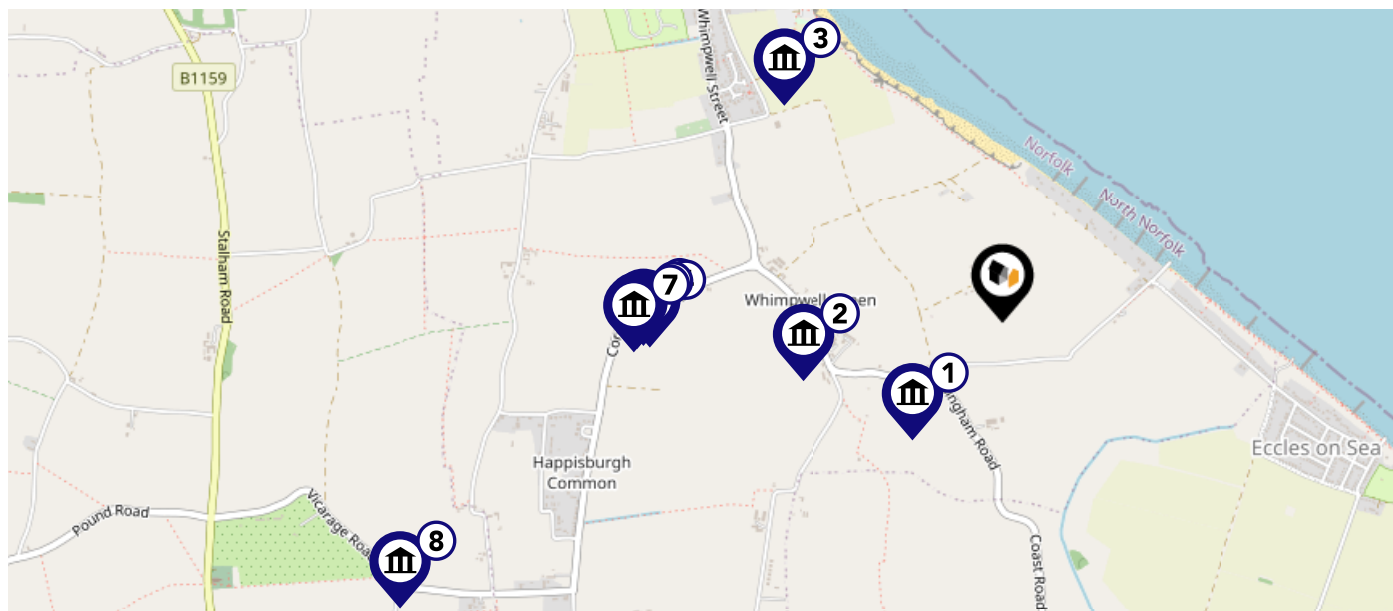
Nearby Landfill Sites









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



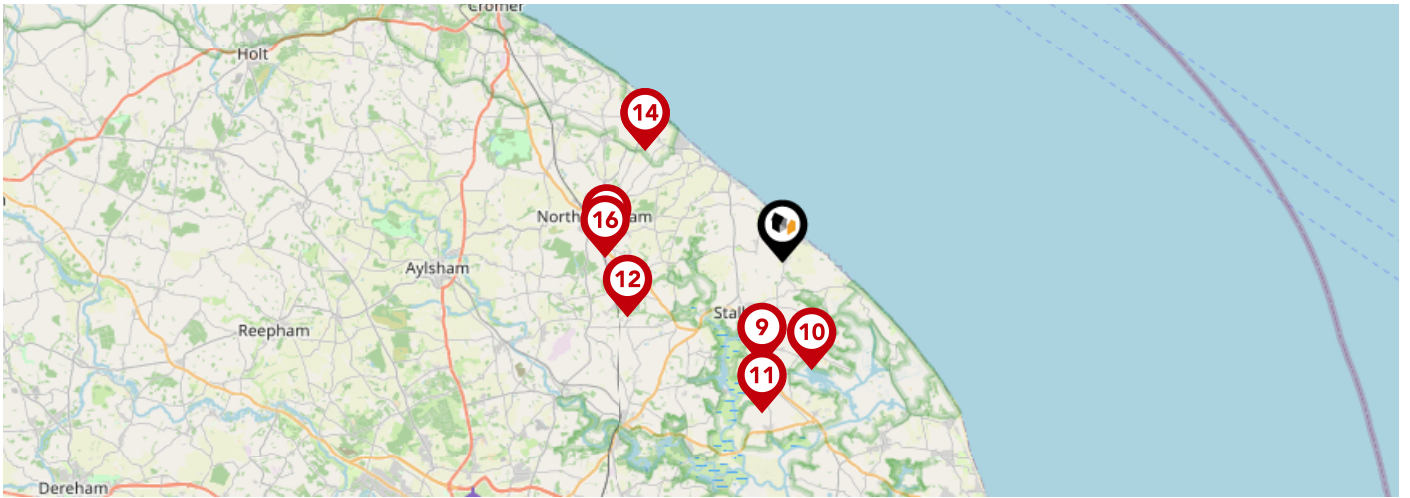
Listed Buildings in the local district		Grade	Distance
	1049980 - Lower Farmhouse	Grade II	0.3 miles
	1373395 - Holly House	Grade II	0.4 miles
	1306338 - Hoppisburgh Lighthouse Lighthouse Cottages	Grade II	0.7 miles
	1373432 - Barn 120 Metres East Of Manor Farmhouse	Grade II	0.8 miles
	1306337 - Barn 70 Metres East Of Manor Farmhouse	Grade II	0.8 miles
	1049979 - Barn 25 Metres East Of Manor Farmhouse	Grade II	0.8 miles
	1169848 - Manor Farmhouse	Grade II	0.8 miles
	1306329 - Whittleton's Farmhouse	Grade II	1.5 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
 Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:0.98		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 All Saints School Ofsted Rating: Good Pupils: 73 Distance:1.03		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:2.55		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:2.66		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stalham High School Ofsted Rating: Good Pupils: 482 Distance:3.14		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:3.21		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:3.21		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:3.61		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

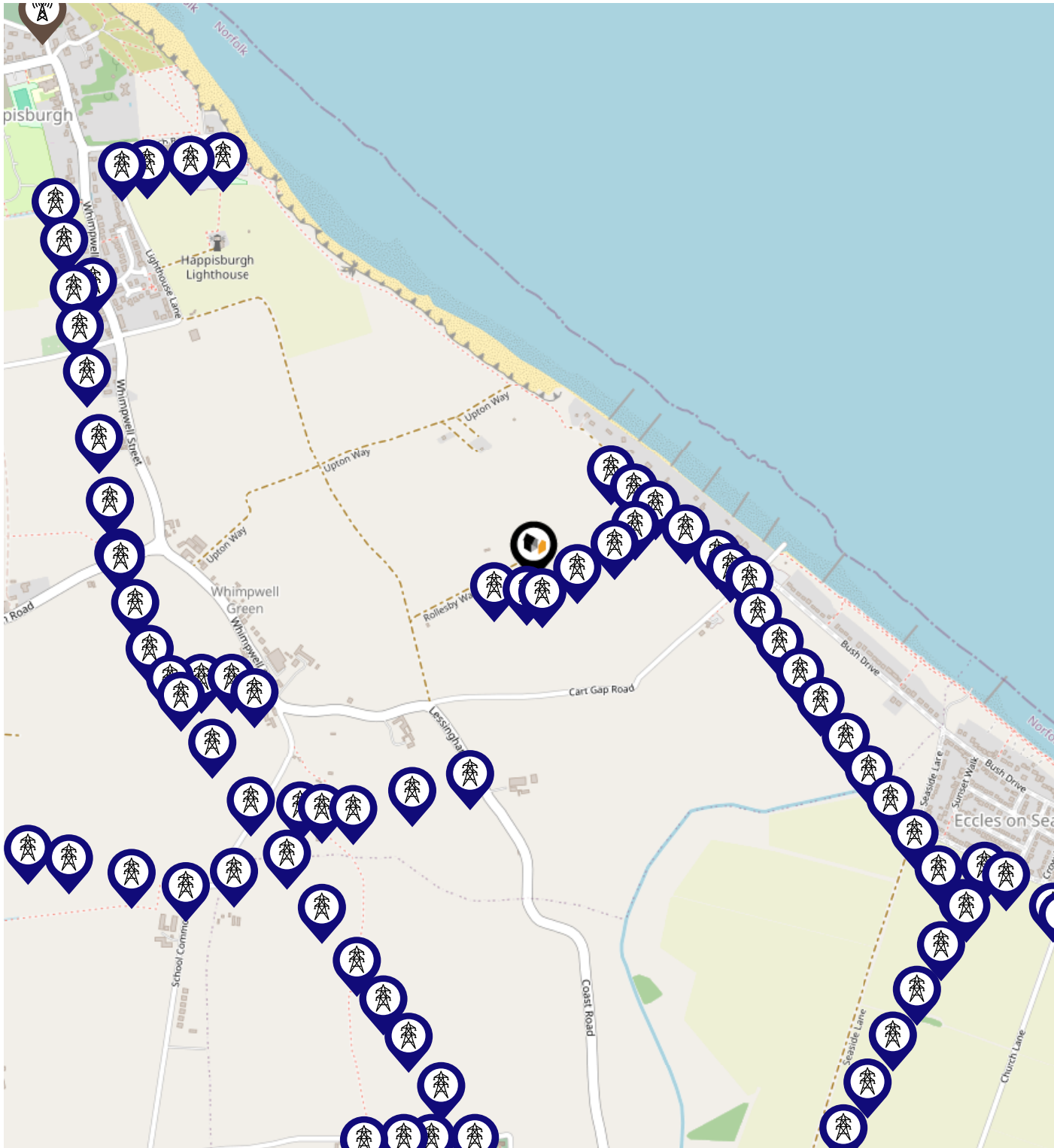
Area Schools





	Nursery	Primary	Secondary	College	Private
 Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:5.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:5.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mundesley Infant School Ofsted Rating: Good Pupils: 80 Distance:6.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mundesley Junior School Ofsted Rating: Good Pupils: 98 Distance:6.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:6.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:6.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

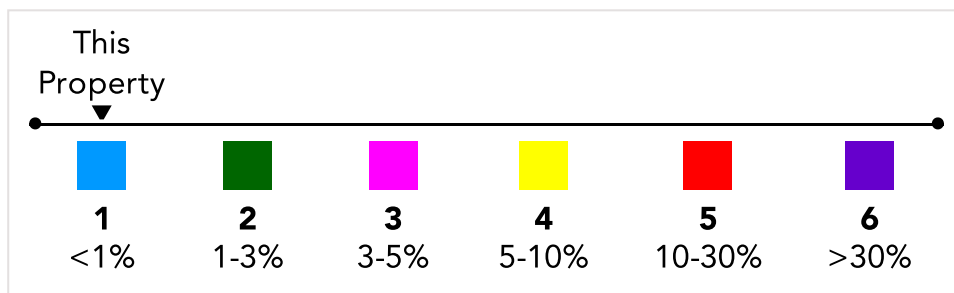
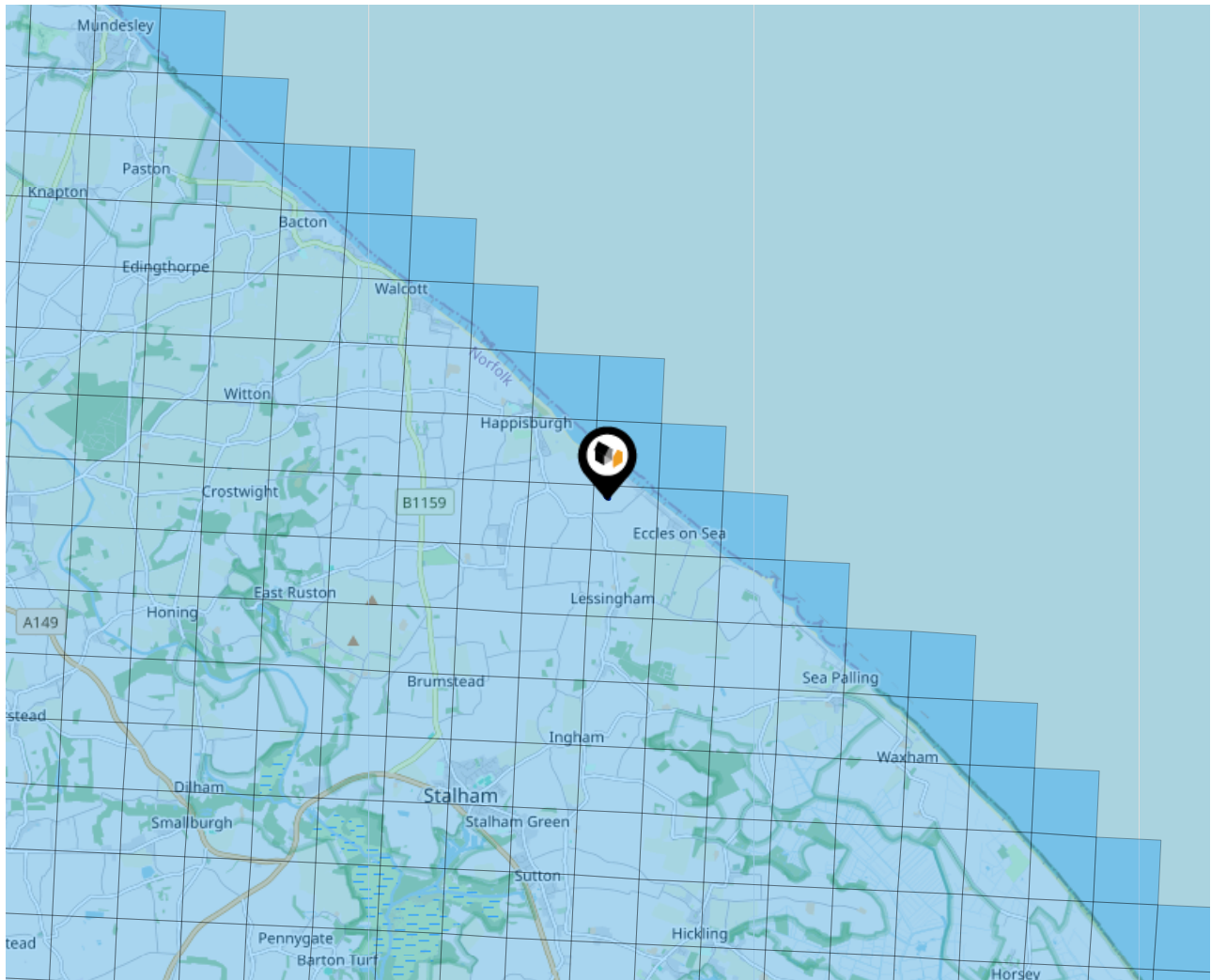
-  Power Pylons
-  Communication Masts

Environment

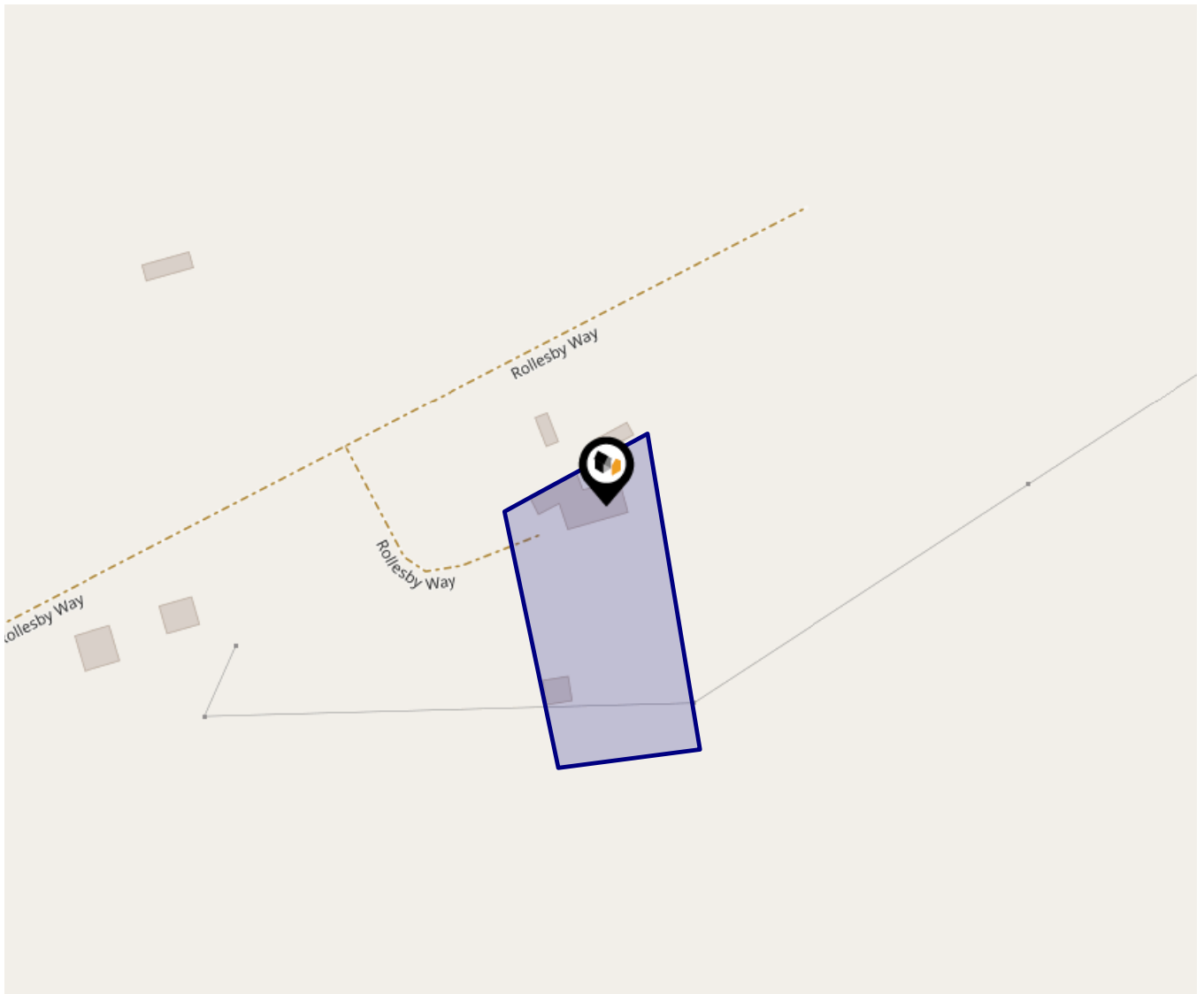
Radon Gas

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).



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.

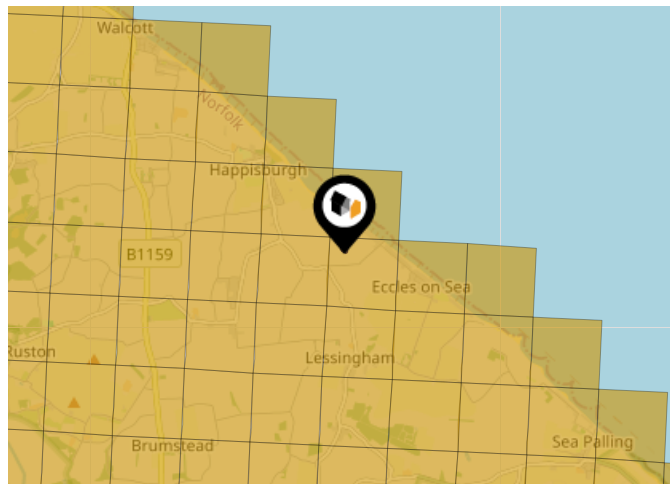
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

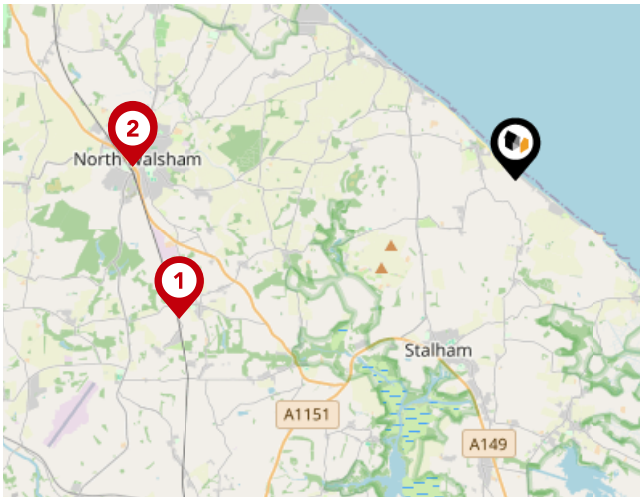


Primary Classifications (Most Common Clay Types)

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

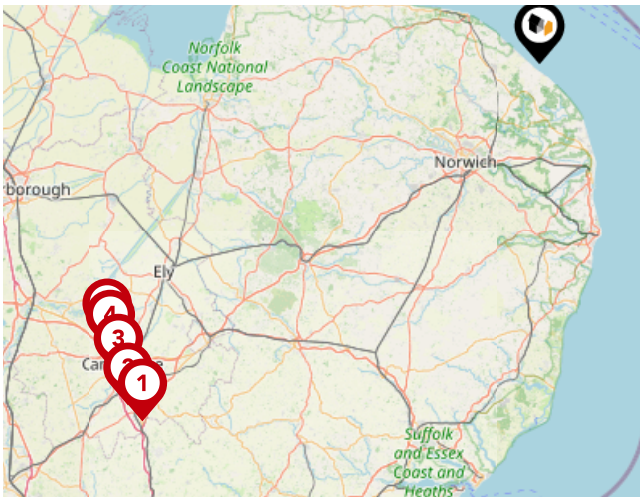
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	6.52 miles
2	North Walsham Rail Station	6.86 miles
3	North Walsham Rail Station	6.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	77.36 miles
2	M11 J10	77.31 miles
3	M11 J11	75.79 miles
4	M11 J13	74.57 miles
5	M11 J14	74.1 miles



Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	15.05 miles
2	Cambridge	71.47 miles
3	Southend-on-Sea	93.24 miles
4	Stansted Airport	83.87 miles

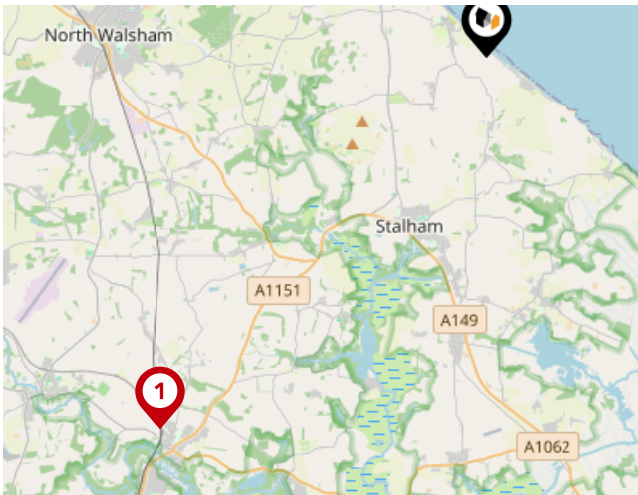
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Happisburgh Road	0.47 miles
2	Lighthouse Close	0.76 miles
3	Lighthouse Close	0.79 miles
4	Post Office	1 miles
5	Coronation Close	1.01 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	8.88 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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Avocado

North Norfolk
07921075935

daniel.t@avocadopropertyagents.co.uk
<https://avocadopropertyagents.co.uk/>

