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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th July 2026



**75, CALIFORNIA AVENUE, SCRATBY, GREAT YARMOUTH,
NR29 3NS**

Avocado

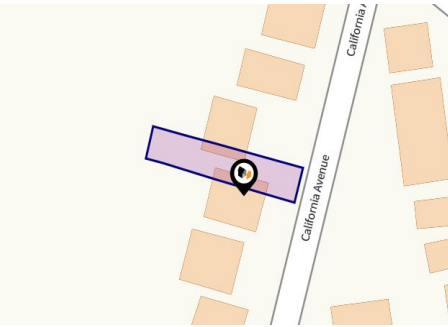
North Norfolk

07921075935

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,065 ft ² / 99 m ²
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,878
Title Number:	NK62133
UPRN:	100090836030
Restrictive Covenants:	Yes

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)

3 mb/s	53 mb/s	1800 mb/s

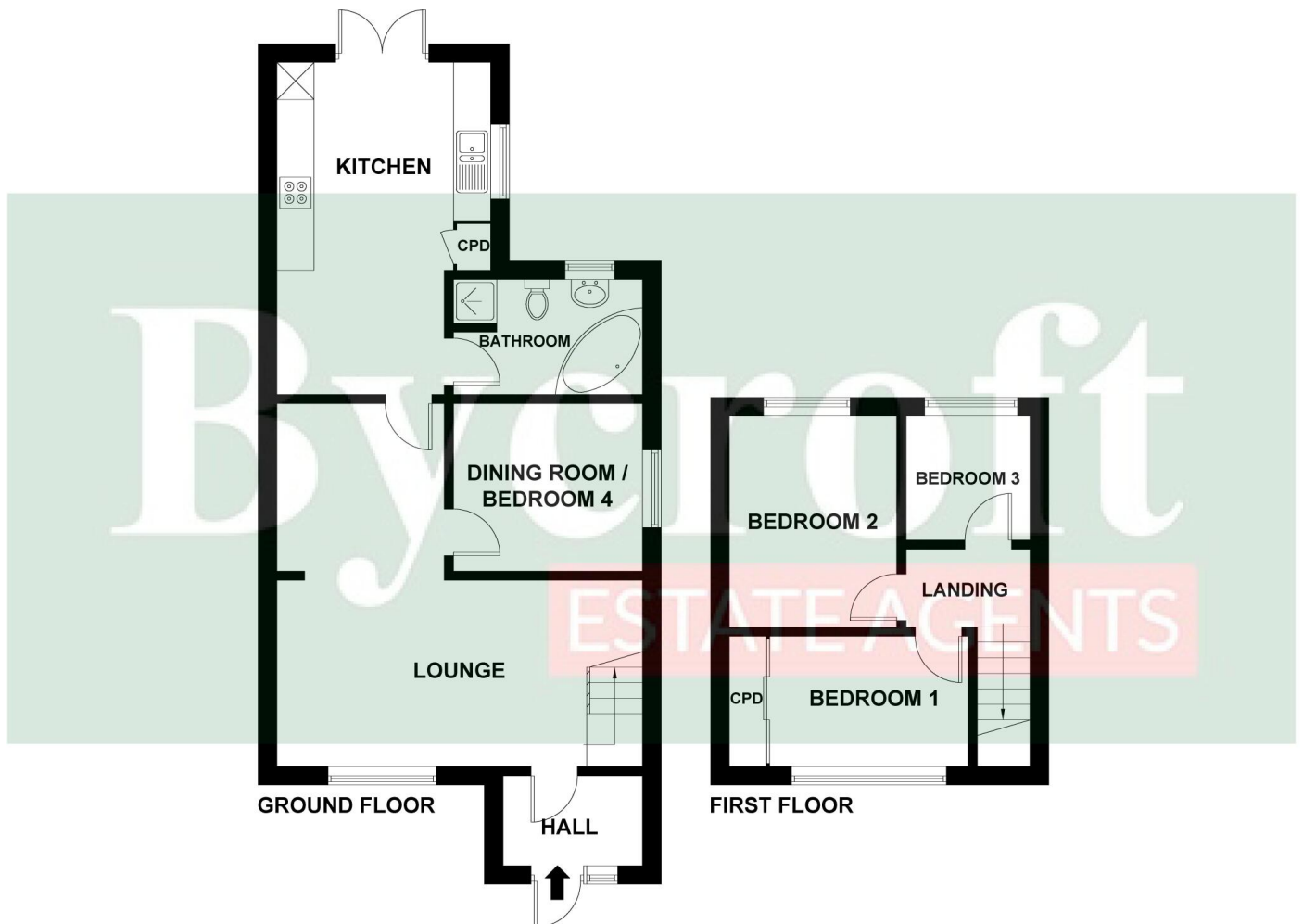
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



**75, CALIFORNIA AVENUE, SCRATBY, GREAT YARMOUTH,
NR29 3NS**



75, California Avenue, Scratby, NR29 3NS

Energy rating

D

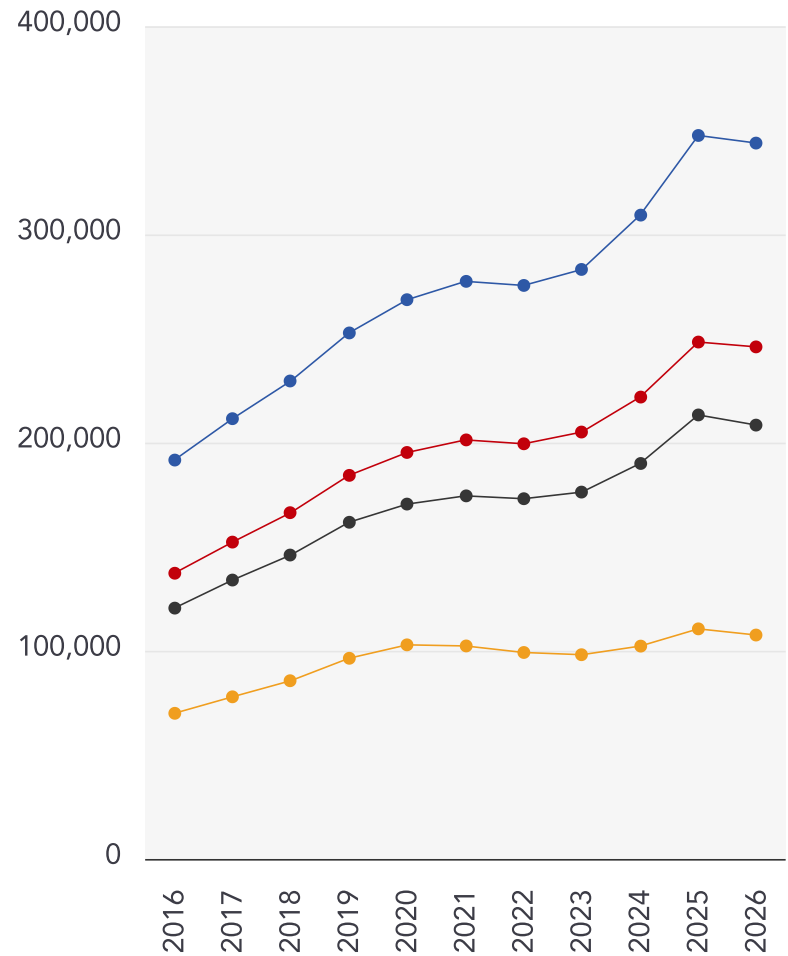
Valid until 12.02.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	FiT application
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 m ²

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



Detached

+79.46%

Semi-Detached

+79.21%

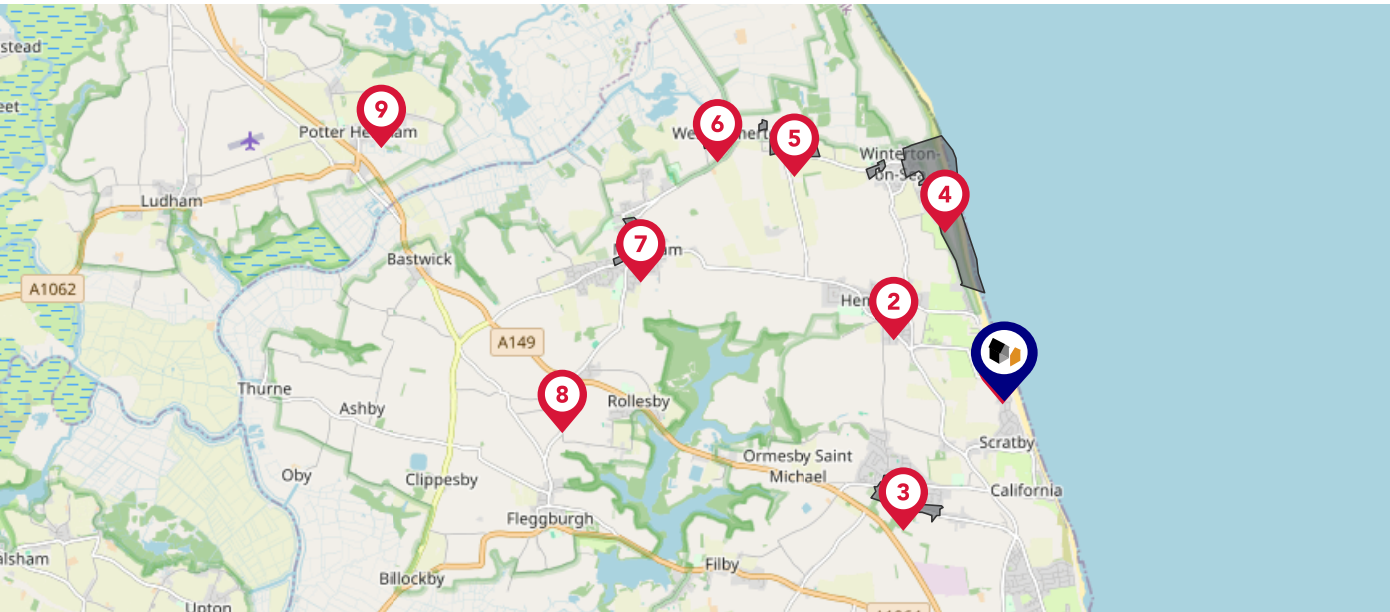
Terraced

+72.95%

Flat

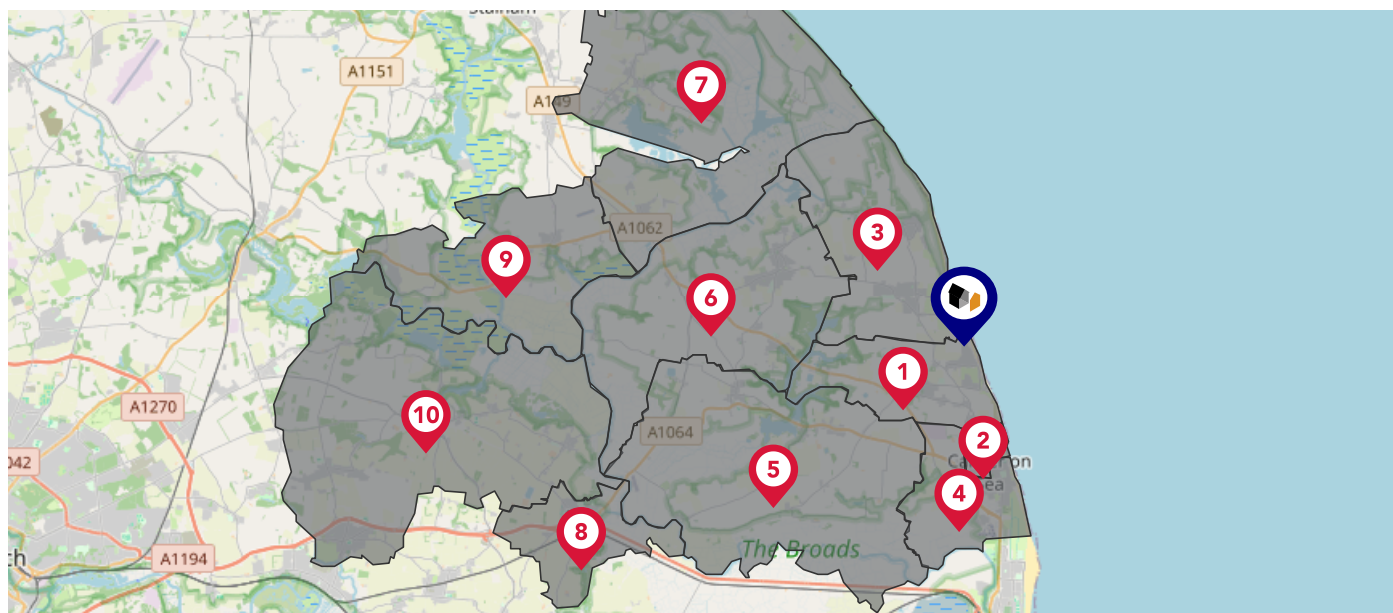
+53.73%

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	
	No.18 Newport Cottages
	Hemsby
	Ormesby St Margaret
	Winterton-on-Sea
	East and West Somerton
	West Somerton
	Martham
	Rollesby
	Potter Heigham

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

Ormesby Ward

2

Caister North Ward

3

East Flegg Ward

4

Caister South Ward

5

Fleggburgh Ward

6

West Flegg Ward

7

Hickling Ward

8

Acle Ward

9

St. Benet's Ward

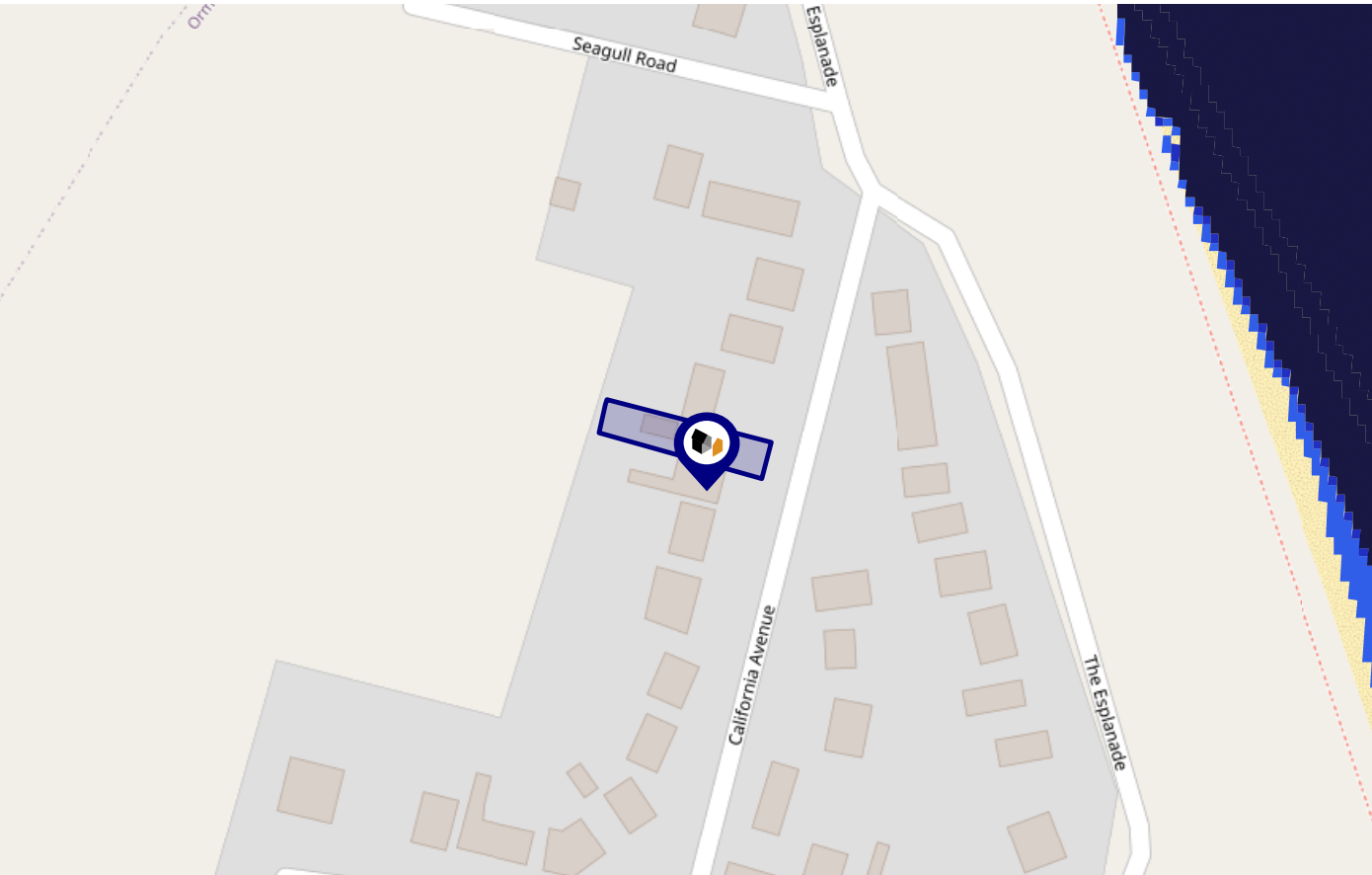
10

Blofield with South Walsham 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.

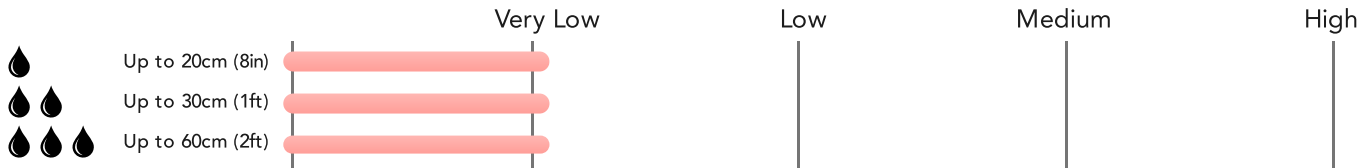


Risk Rating: Very low

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:

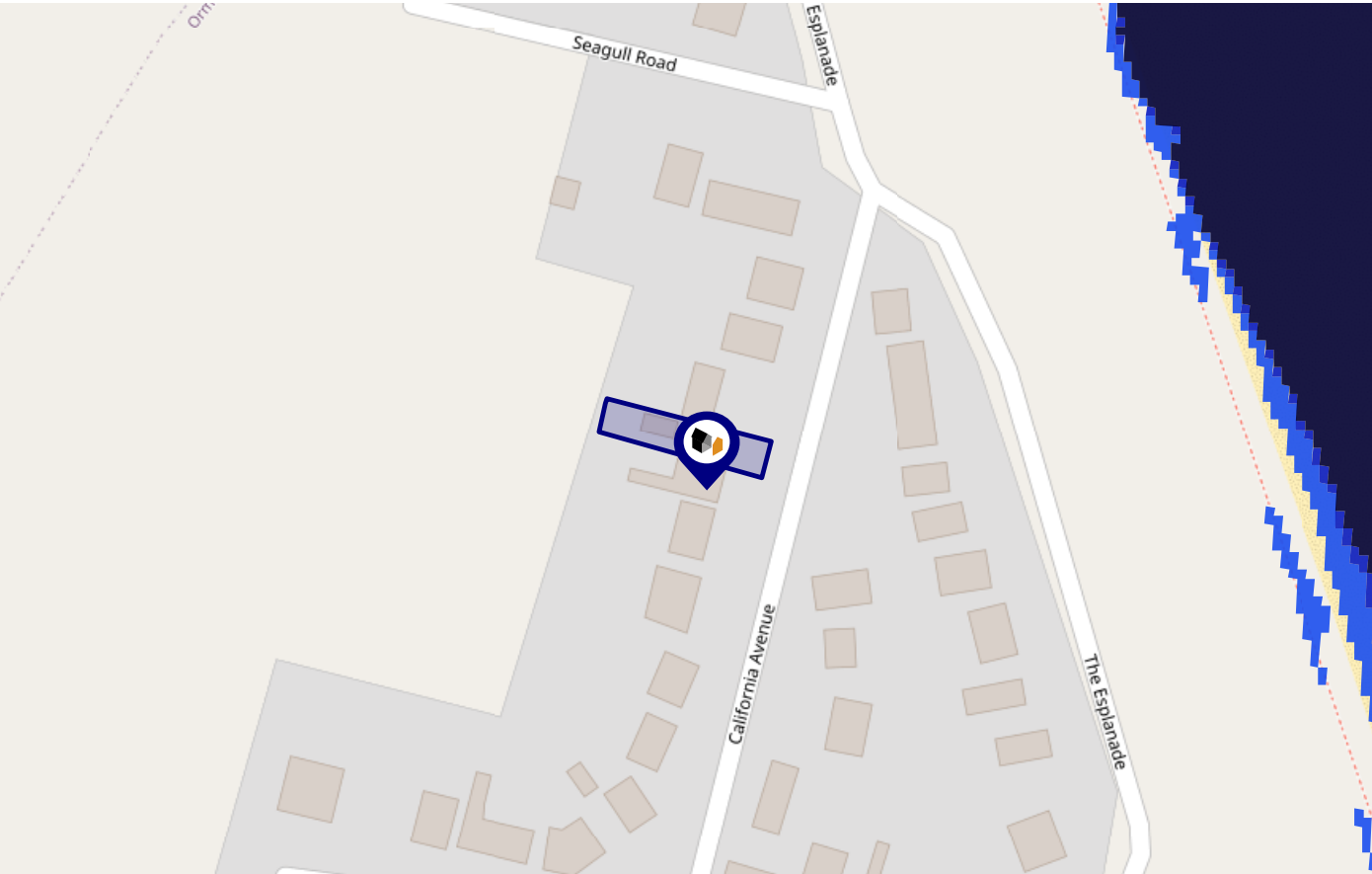


Flood Risk

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.

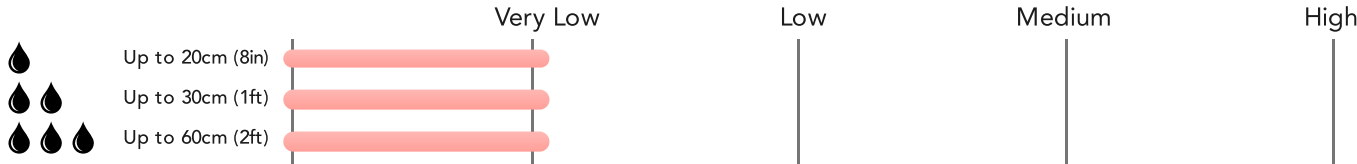


Risk Rating: Very low

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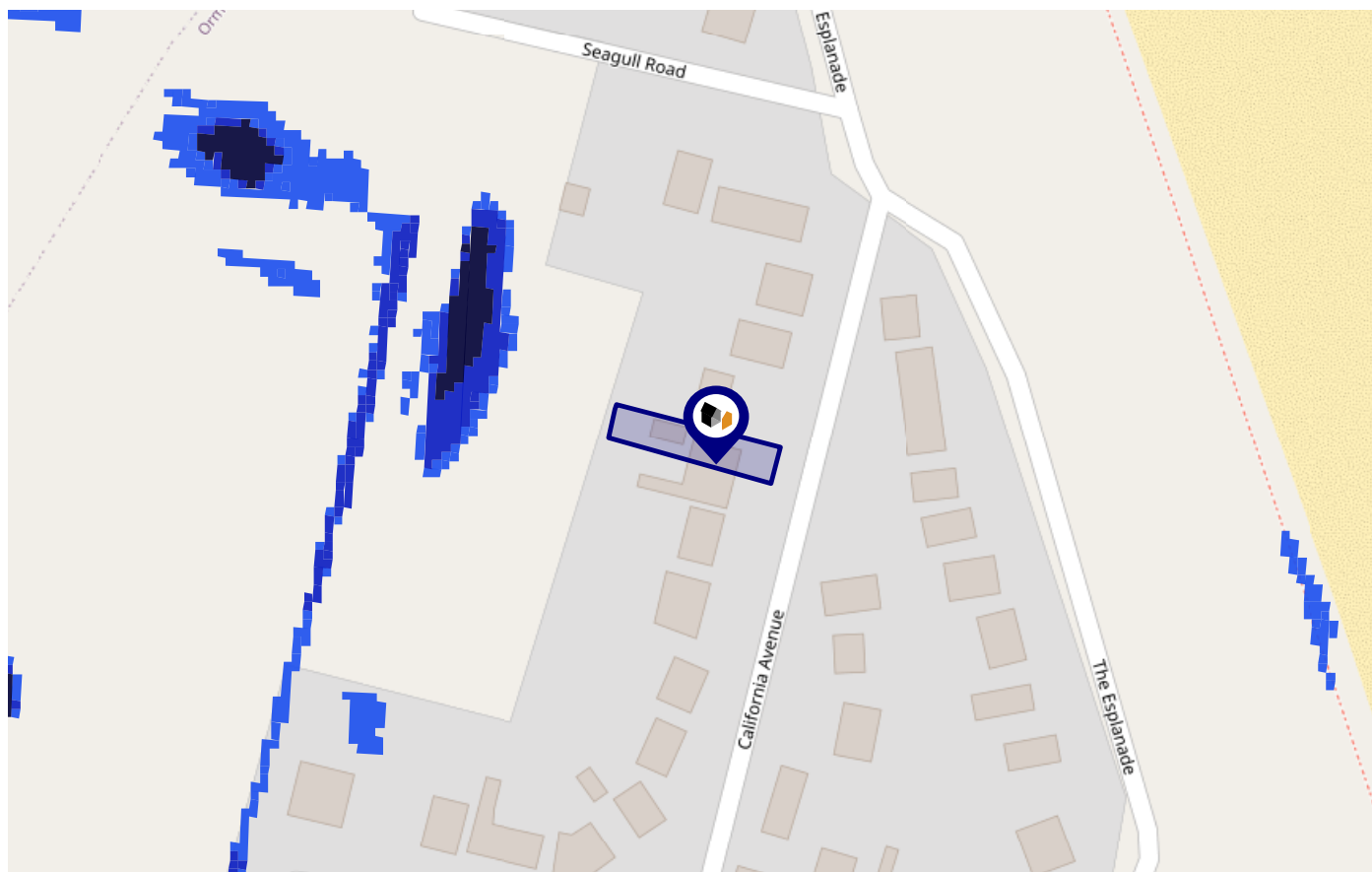
Chance of flooding to the following depths at this property:



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.

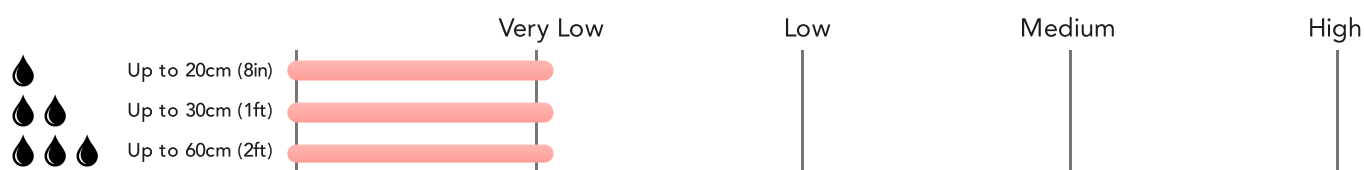


Risk Rating: Very low

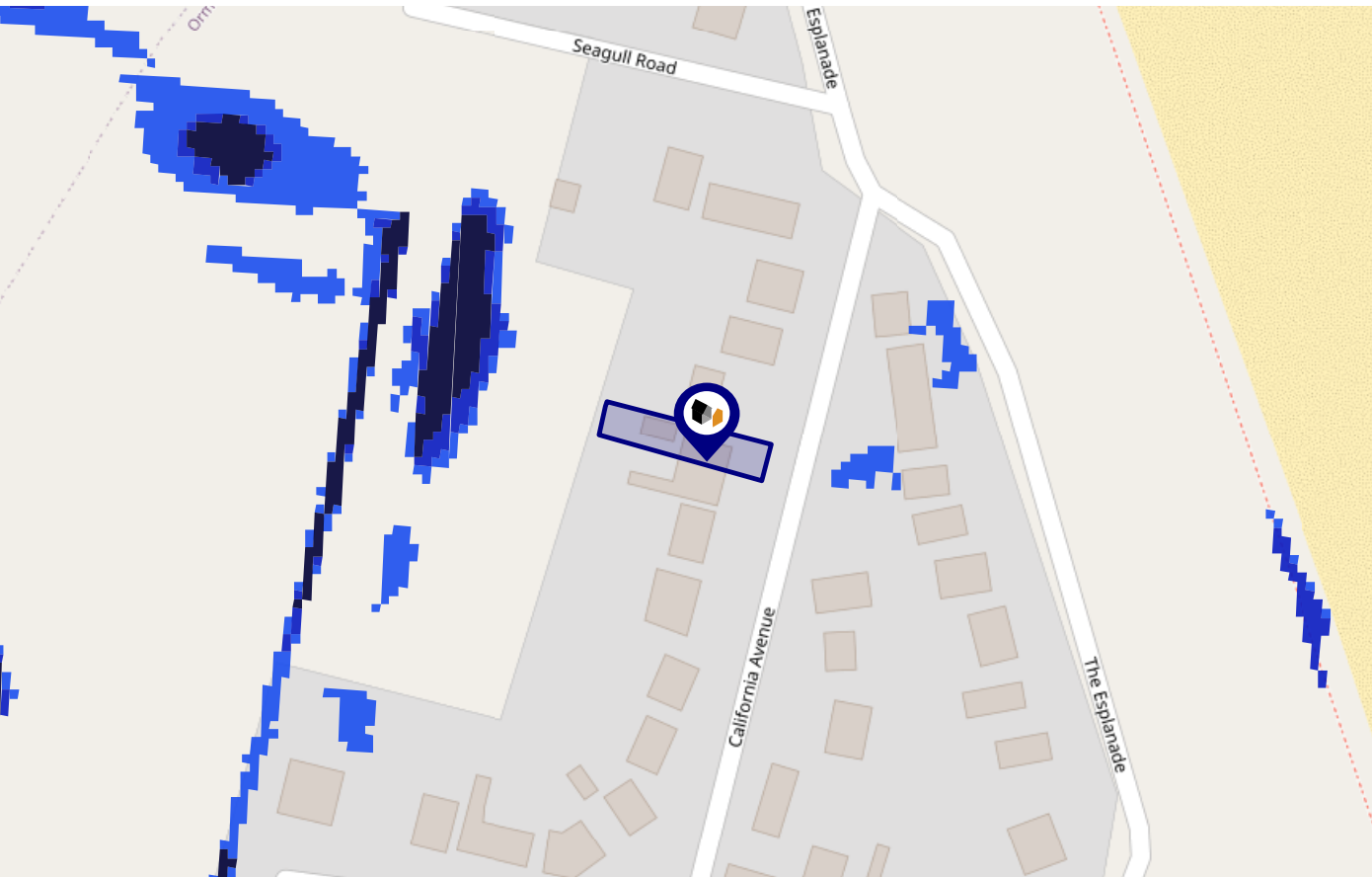
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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 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.

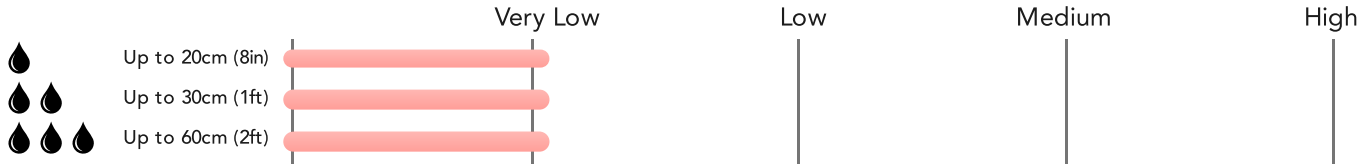


Risk Rating: **Very low**

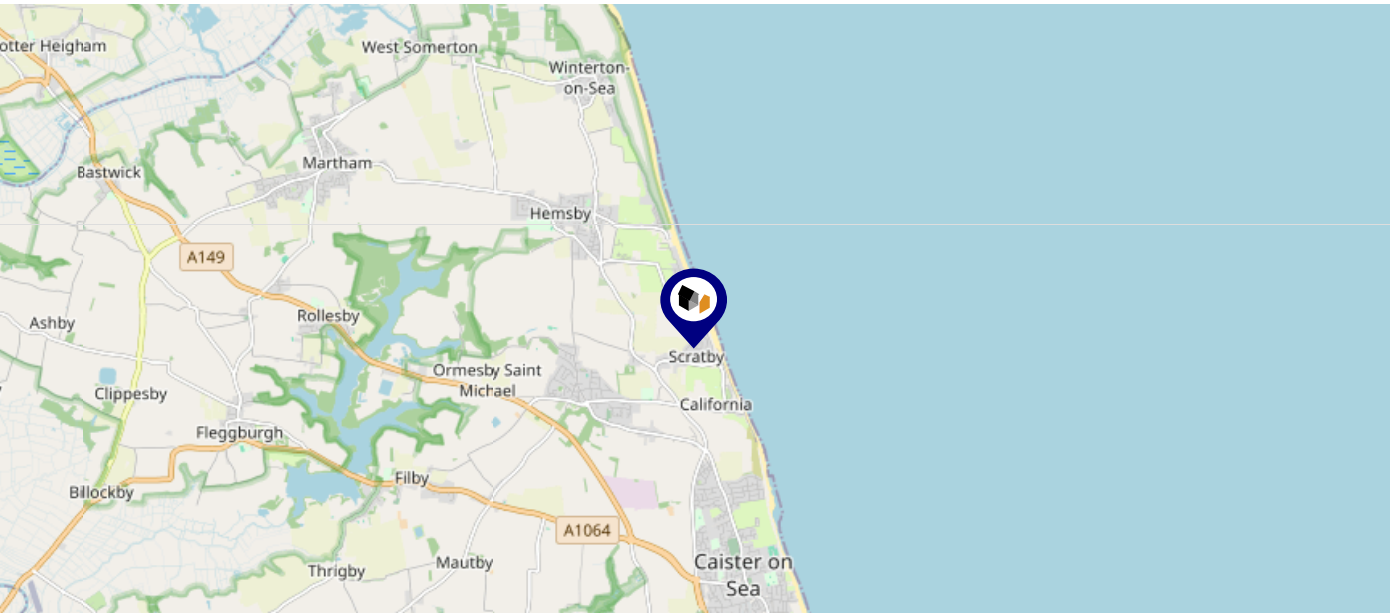
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Chance of flooding to the following depths at this property:



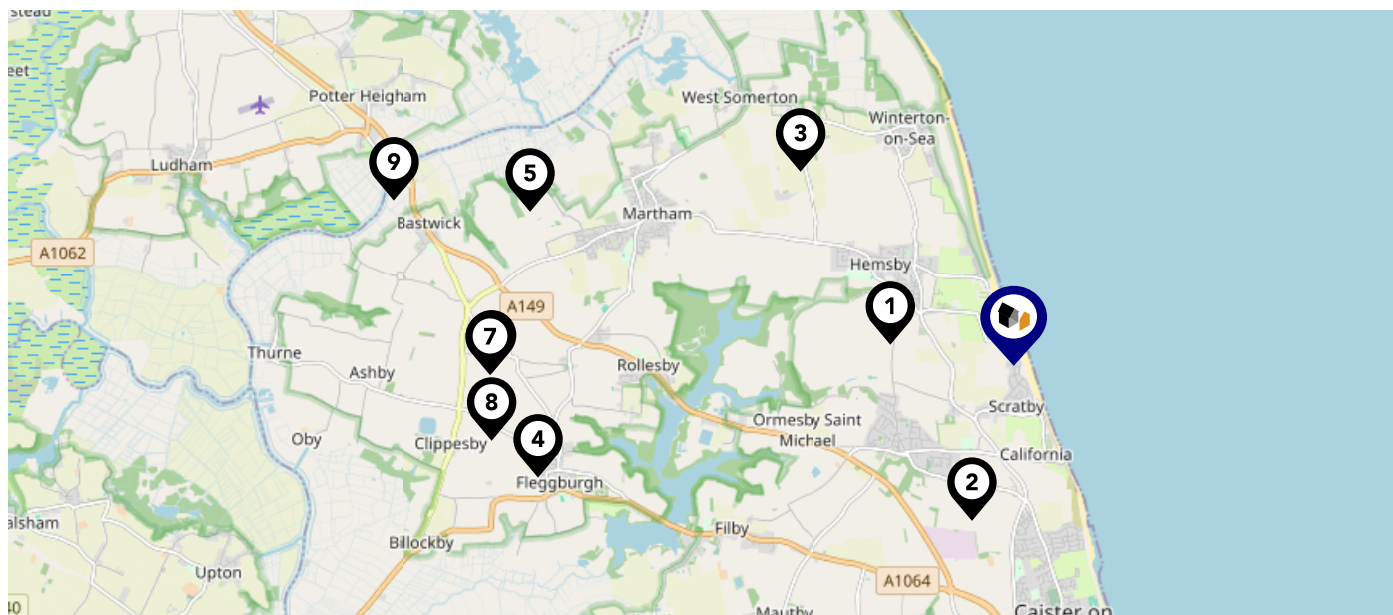
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

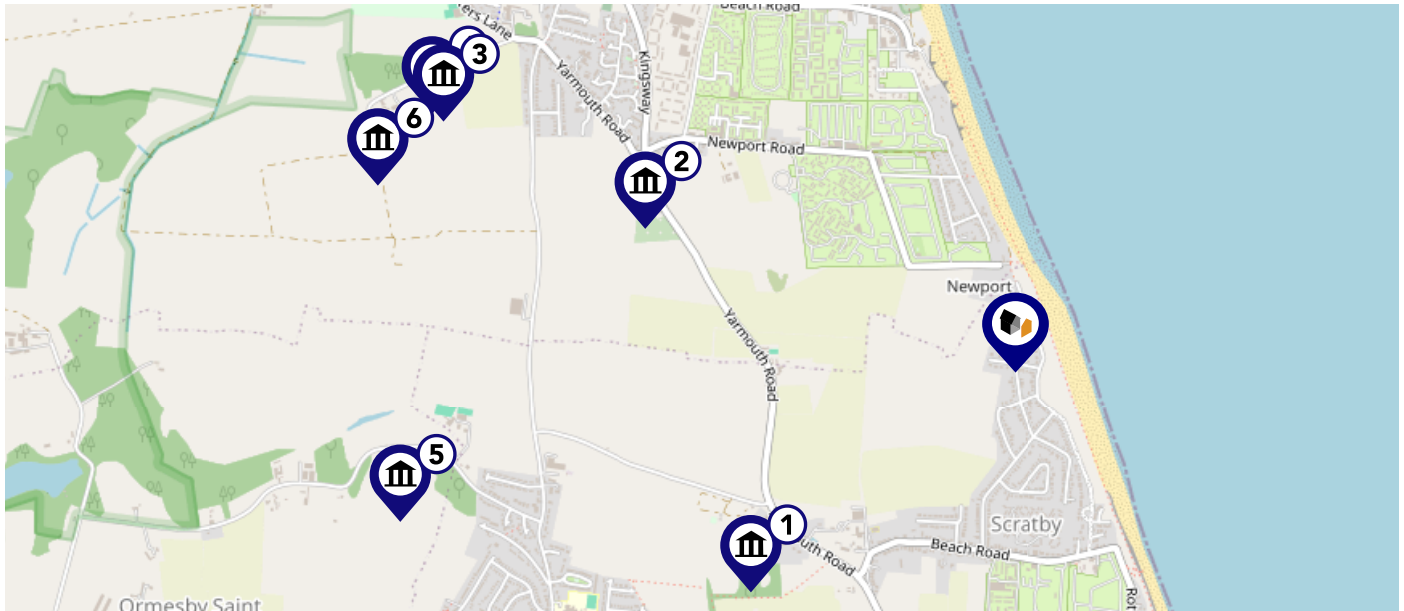
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



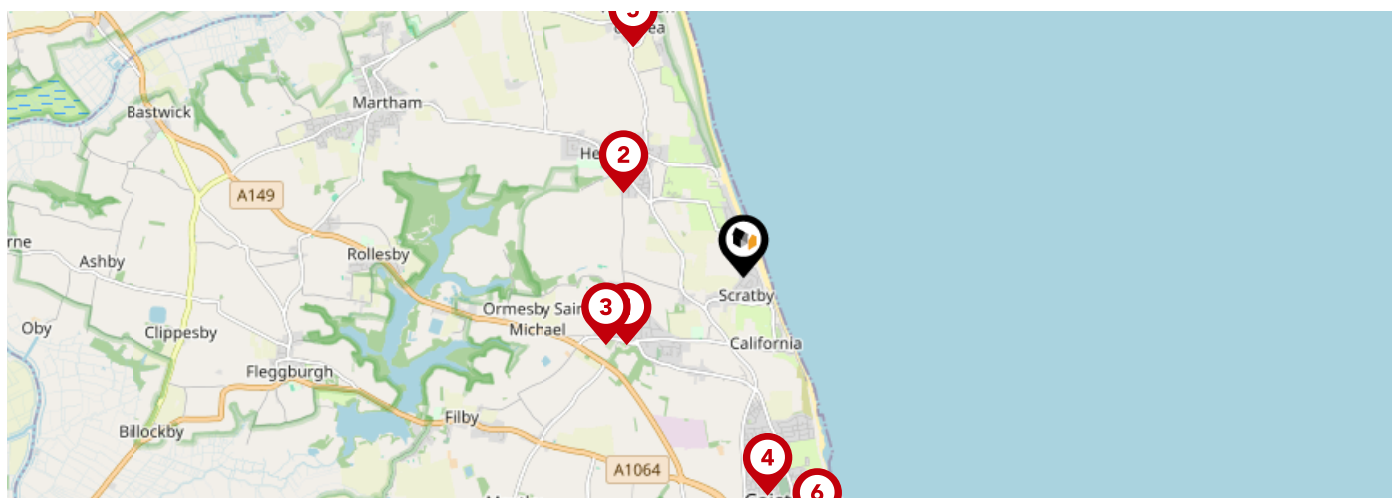
Nearby Landfill Sites

1	Ormesby-Hemsby	Historic Landfill	
2	Behind Brickfield Cotts-Off Yarmouth Road, Ormesby St Margaret	Historic Landfill	
3	Collis Lane-Somerton, Norfolk	Historic Landfill	
4	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	
5	Cess Road-Martham, Norfolk	Historic Landfill	
6	The Heath-Rollesby, Norfolk	Historic Landfill	
7	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	
8	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	
9	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill	

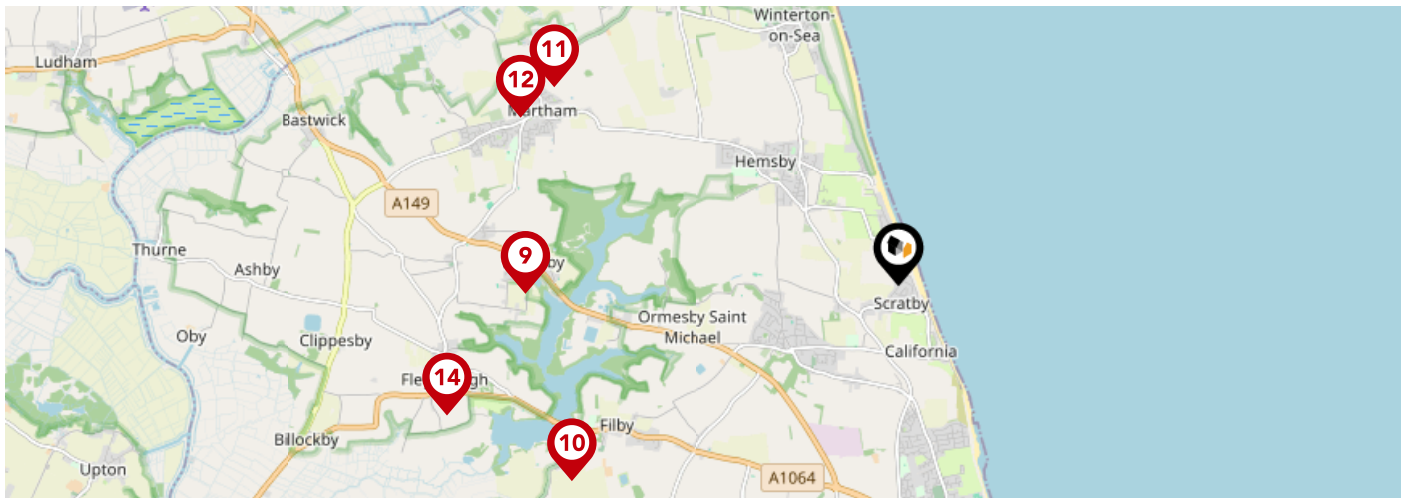
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1216602 - Duncan Hall School	Grade II	0.8 miles
	1216601 - Remains Of Cross Shaft	Grade II	0.9 miles
	1216596 - The Chimneys	Grade II	1.4 miles
	1227812 - The Lodge Including Lodge Cottage	Grade II	1.4 miles
	1287439 - Little Ormesby Hall	Grade II	1.4 miles
	1216597 - Barn At Hall Farm	Grade I	1.5 miles

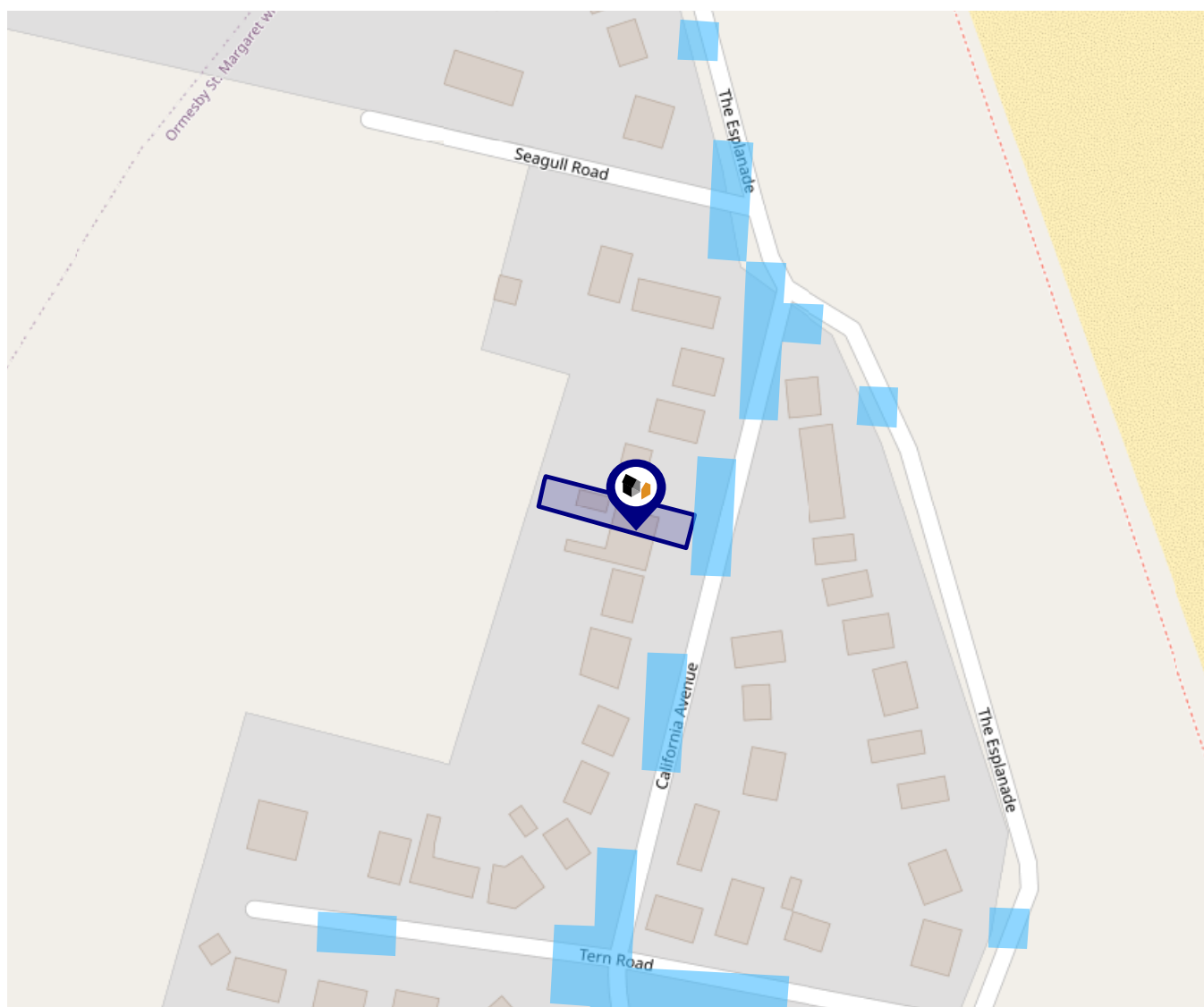


		Nursery	Primary	Secondary	College	Private
1	Ormesby Village Junior School Ofsted Rating: Good Pupils: 116 Distance:1.21	☐	☒	☐	☐	☐
2	Hemsby Primary School Ofsted Rating: Good Pupils: 147 Distance:1.32	☐	☒	☐	☐	☐
3	Ormesby Village Infant School Ofsted Rating: Good Pupils: 99 Distance:1.38	☐	☒	☐	☐	☐
4	John Grant School, Caister-on-Sea Ofsted Rating: Outstanding Pupils: 184 Distance:1.96	☐	☐	☒	☐	☐
5	Winterton Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 66 Distance:2.3	☐	☒	☐	☐	☐
6	Caister Academy Ofsted Rating: Good Pupils: 679 Distance:2.37	☐	☐	☒	☐	☐
7	Caister Infant With Nursery School Ofsted Rating: Good Pupils: 228 Distance:2.63	☐	☒	☐	☐	☐
8	Caister Junior School Ofsted Rating: Good Pupils: 327 Distance:2.63	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:3.36	☐	☒	☐	☐	☐
	Filby Primary School Ofsted Rating: Good Pupils: 119 Distance:3.42	☐	☒	☐	☐	☐
	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:3.57	☐	☐	☒	☐	☐
	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:3.72	☐	☒	☐	☐	☐
	North Denes Primary School and Nursery Ofsted Rating: Good Pupils: 398 Distance:4.09	☐	☒	☐	☐	☐
	Fleggburgh CofE Primary School Ofsted Rating: Good Pupils: 57 Distance:4.22	☐	☒	☐	☐	☐
	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:4.3	☐	☐	☒	☐	☐
	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:4.64	☐	☐	☒	☐	☐

Local Area Road Noise

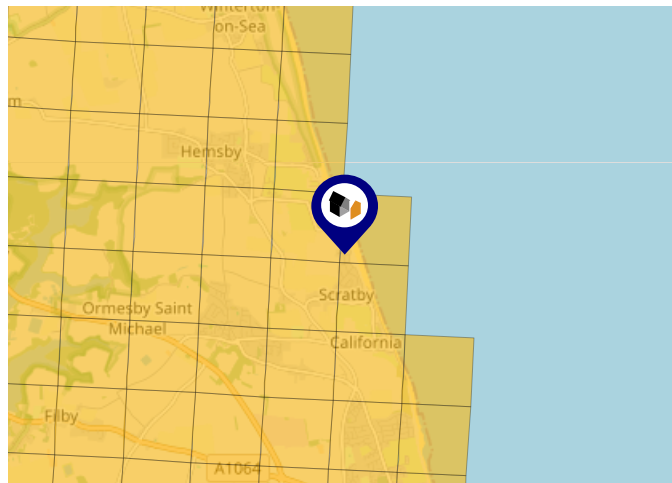


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

Carbon Content:	NONE	Soil Texture:	SAND
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY)		

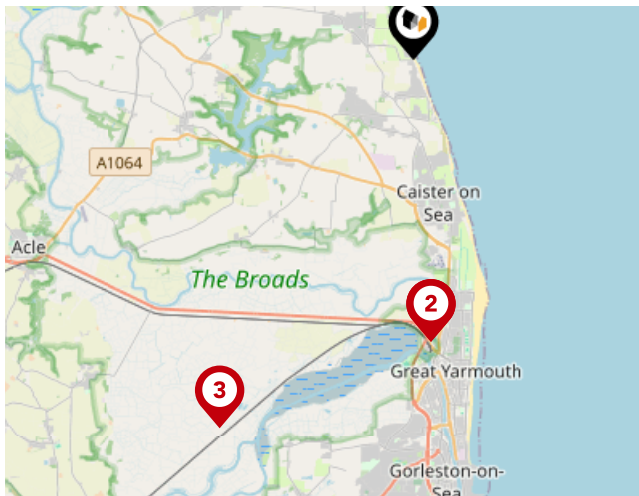


Primary Classifications (Most Common Clay Types)

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

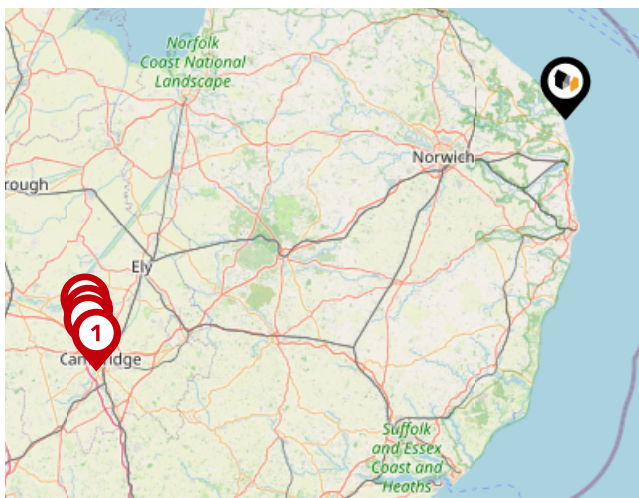
Area

Transport (National)



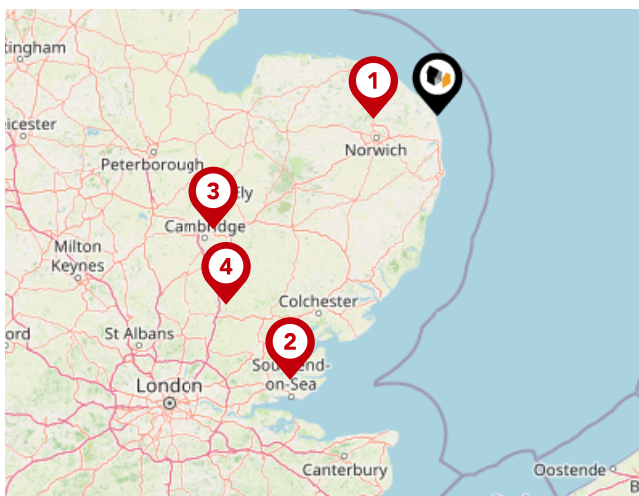
National Rail Stations

Pin	Name	Distance
1	Great Yarmouth Rail Station	5.08 miles
2	Great Yarmouth Rail Station	5.09 miles
3	Berney Arms Rail Station	7.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	77.01 miles
2	M11 J13	76.32 miles
3	M11 J14	76.07 miles
4	M11 J12	77.14 miles

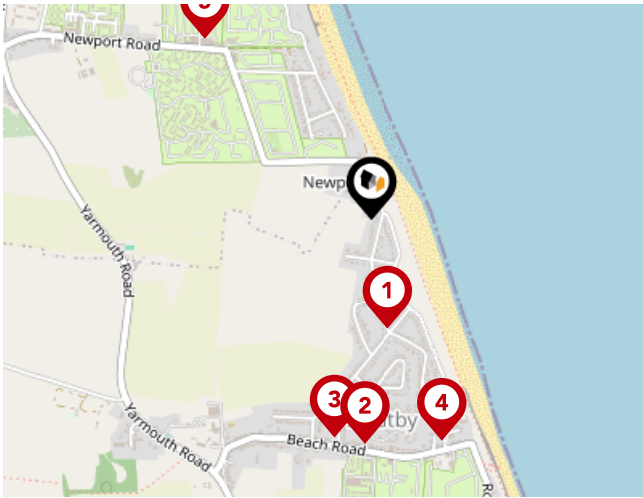


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.28 miles
2	Southend-on-Sea	88.35 miles
3	Cambridge	72.85 miles
4	Stansted Airport	82.47 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	California Avenue	0.25 miles
2	Beach Drive	0.51 miles
3	Beach Drive	0.5 miles
4	The Promenade	0.52 miles
5	Camp	0.55 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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