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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th March 2026



**3, MEADOW CLOSE, HEMSBY, GREAT YARMOUTH, NR29
4HD**

Avocado

North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 645 ft² / 60 m²
Plot Area: 0.07 acres
Council Tax : Band B
Annual Estimate: £1,793
Title Number: NK179985
UPRN: 100090848023

Last Sold Date: 04/07/2024
Last Sold Price: £185,000
Last Sold £/ft²: £286
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)

6 mb/s **75** mb/s **1800** mb/s

Mobile Coverage:
 (based on calls indoors)

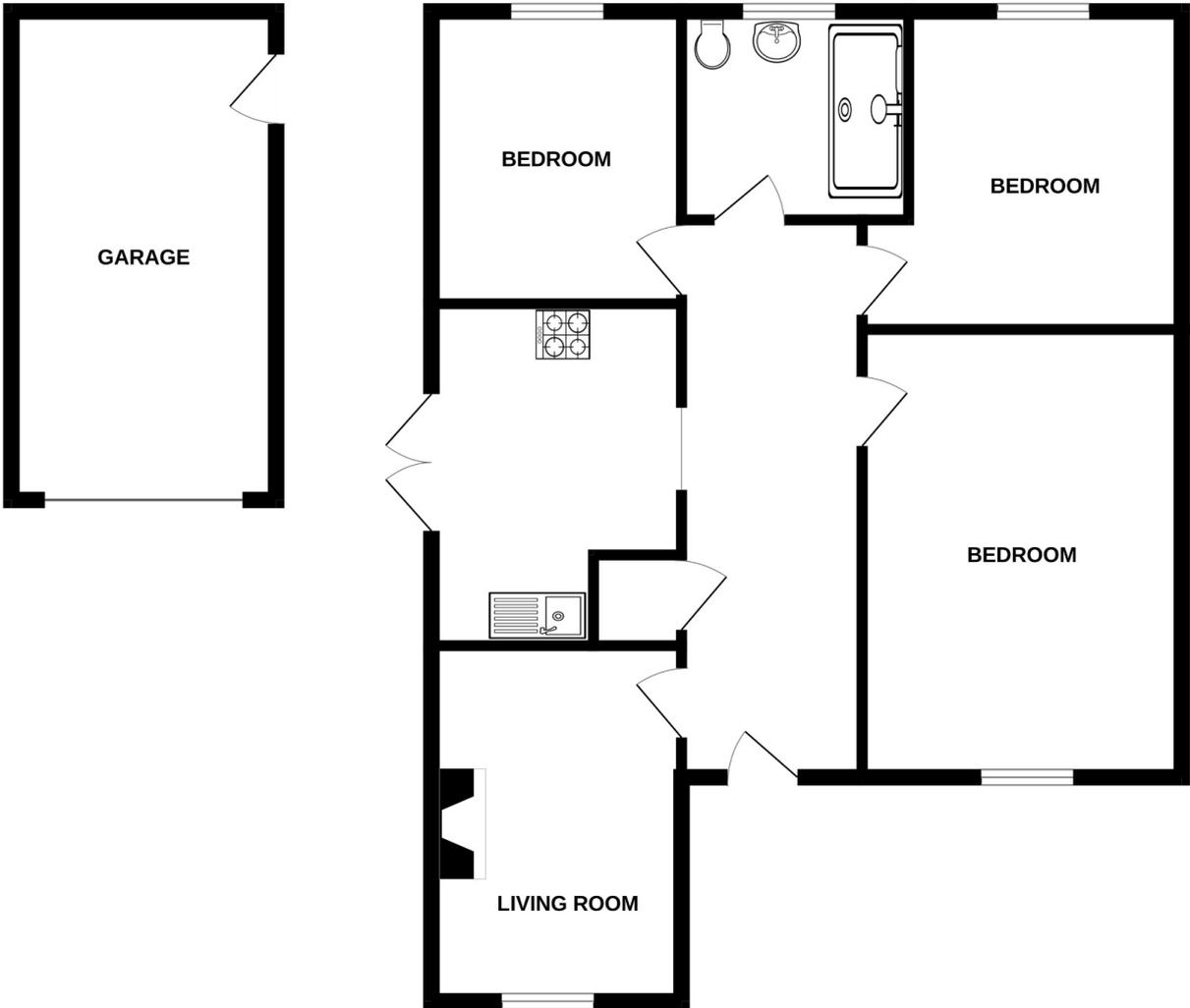


Satellite/Fibre TV Availability:



**3, MEADOW CLOSE, HEMSBY, GREAT YARMOUTH, NR29
4HD**

GROUND FLOOR



MEADOW CLOSE, HEMSBY NR29 4HD

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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Property EPC - Certificate

3 Meadow Close, Hemsby, NR29 4HD

Energy rating

F

Valid until 05.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	29 F	
1-20	G		

Property

EPC - Additional Data

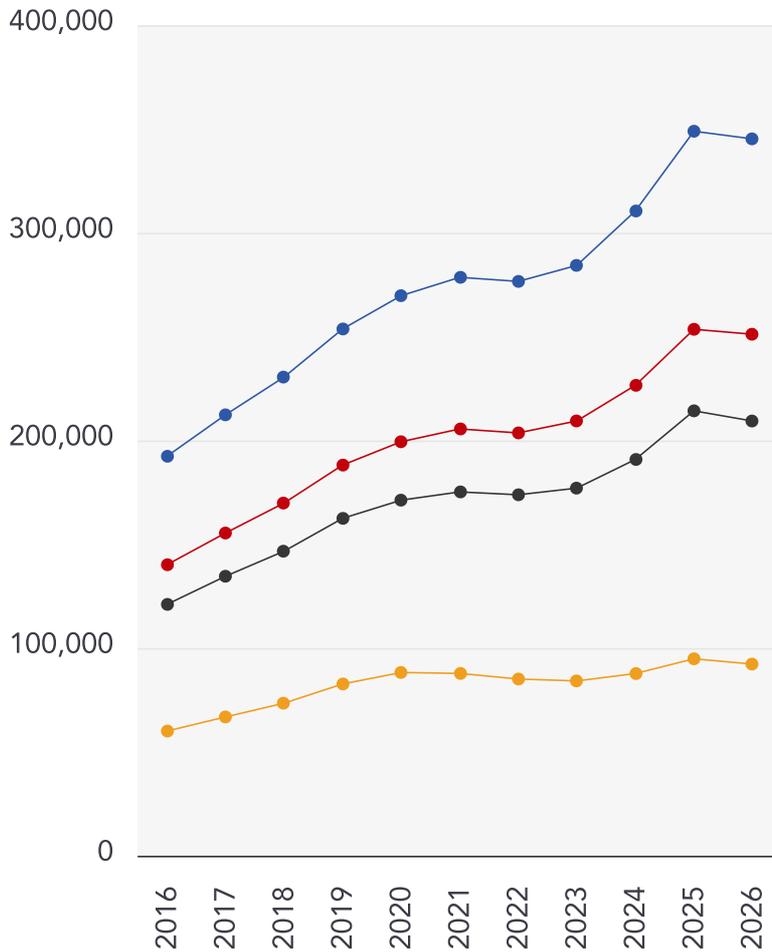
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	60 m ²

Market

House Price Statistics

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%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

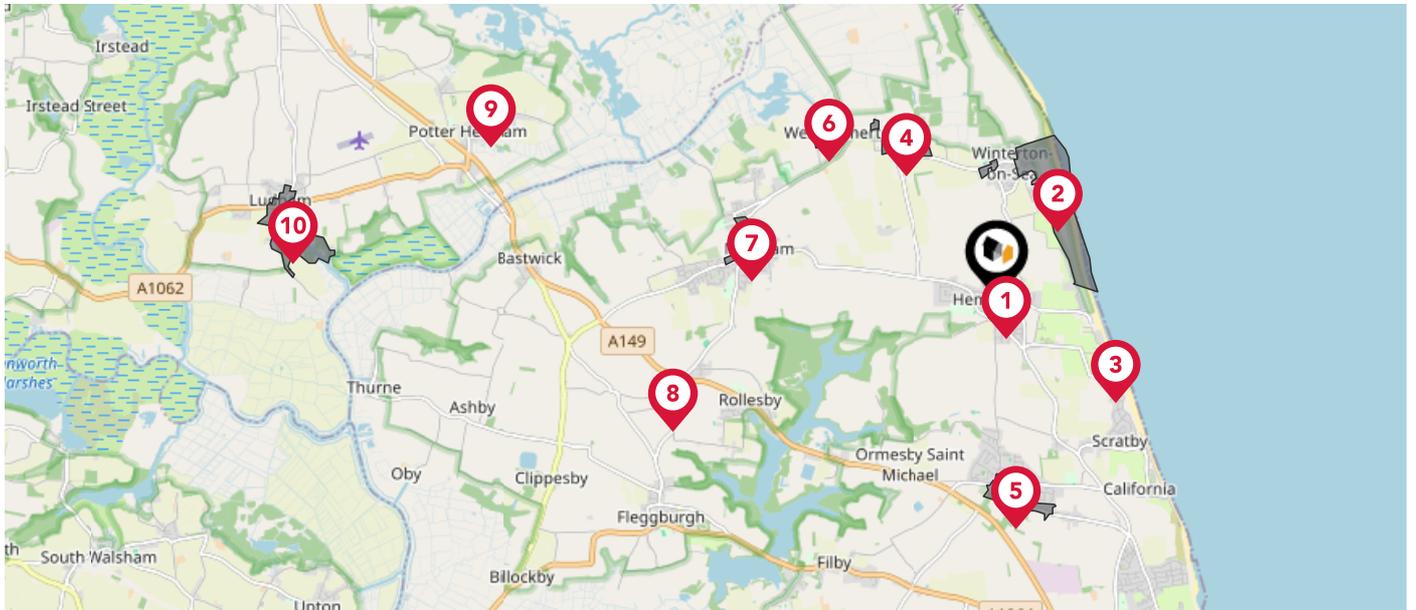
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



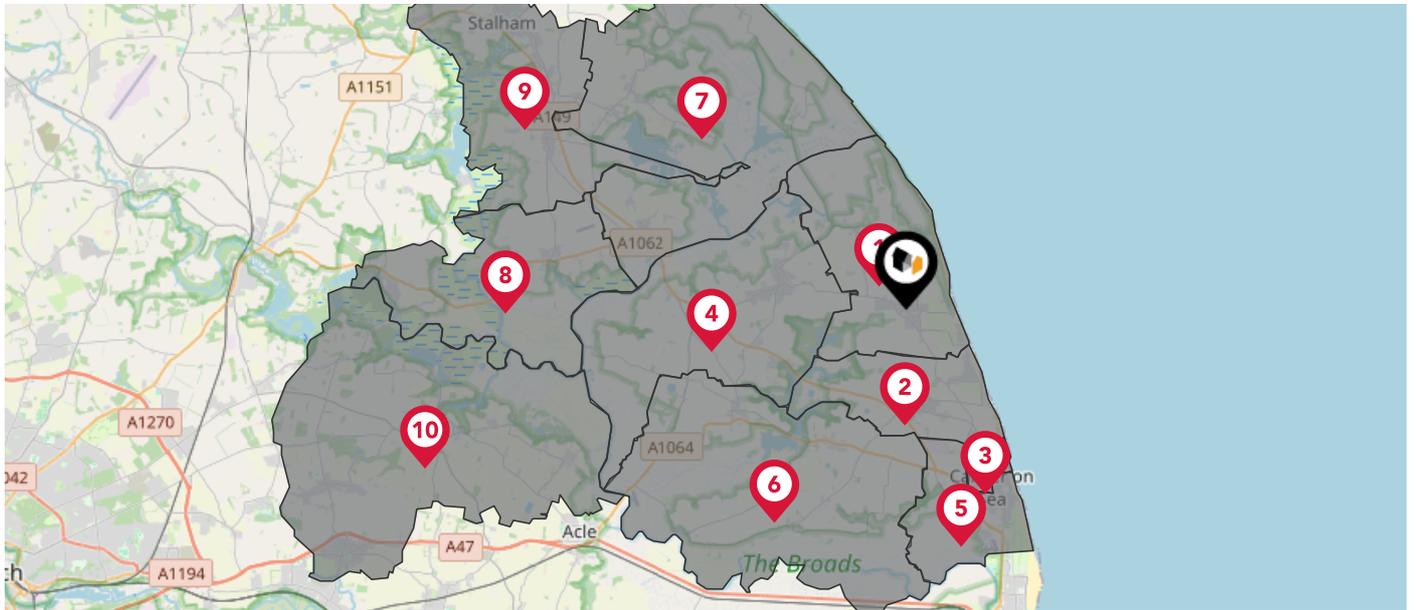
Nearby Conservation Areas

- 1 Hemsby
- 2 Winterton-on-Sea
- 3 No.18 Newport Cottages
- 4 East and West Somerton
- 5 Ormesby St Margaret
- 6 West Somerton
- 7 Martham
- 8 Rollesby
- 9 Potter Heigham
- 10 Ludham

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



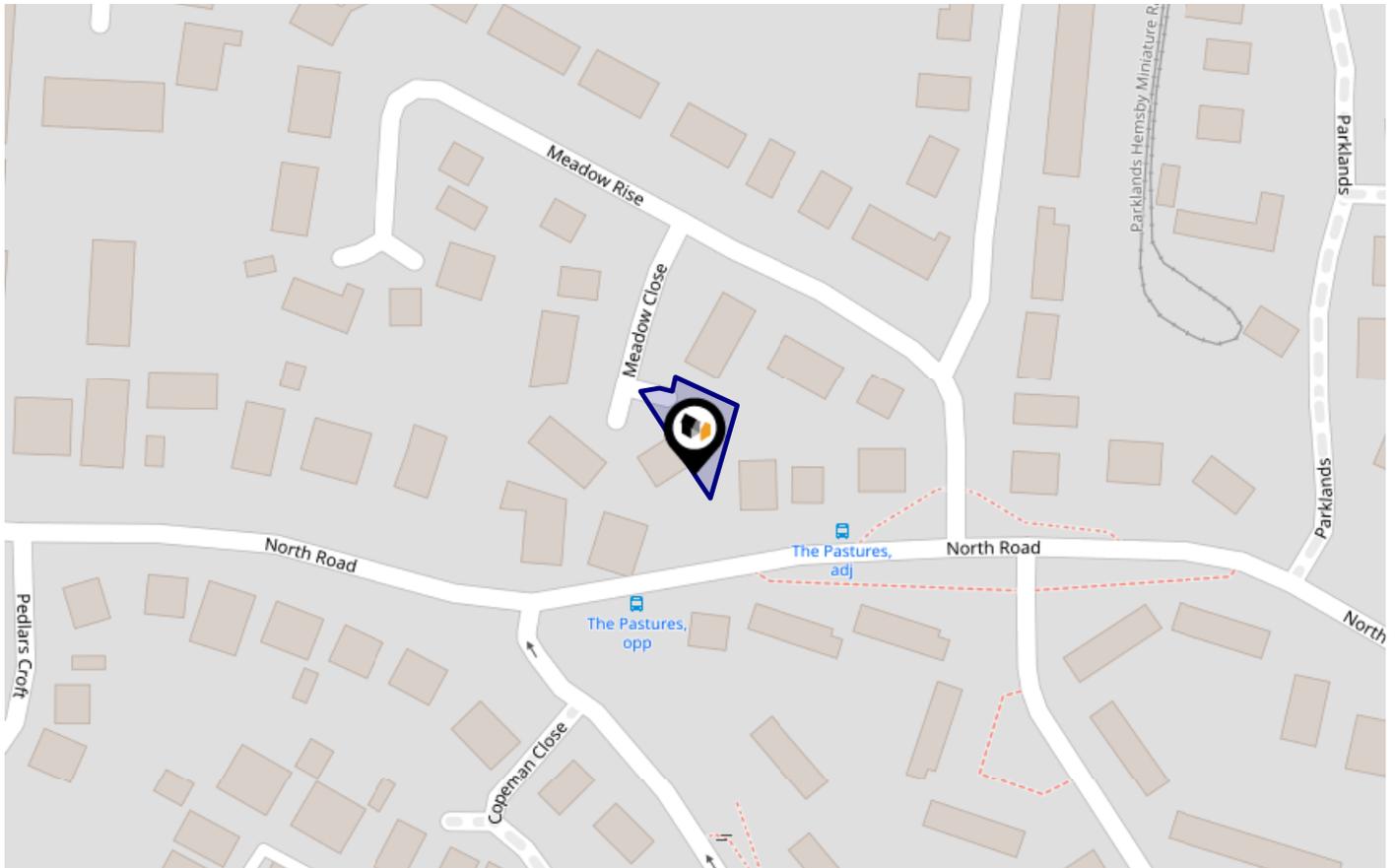
Nearby Council Wards

- 1 East Flegg Ward
- 2 Ormesby Ward
- 3 Caister North Ward
- 4 West Flegg Ward
- 5 Caister South Ward
- 6 Fleggburgh Ward
- 7 Hickling Ward
- 8 St. Benet's Ward
- 9 Stalham 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.

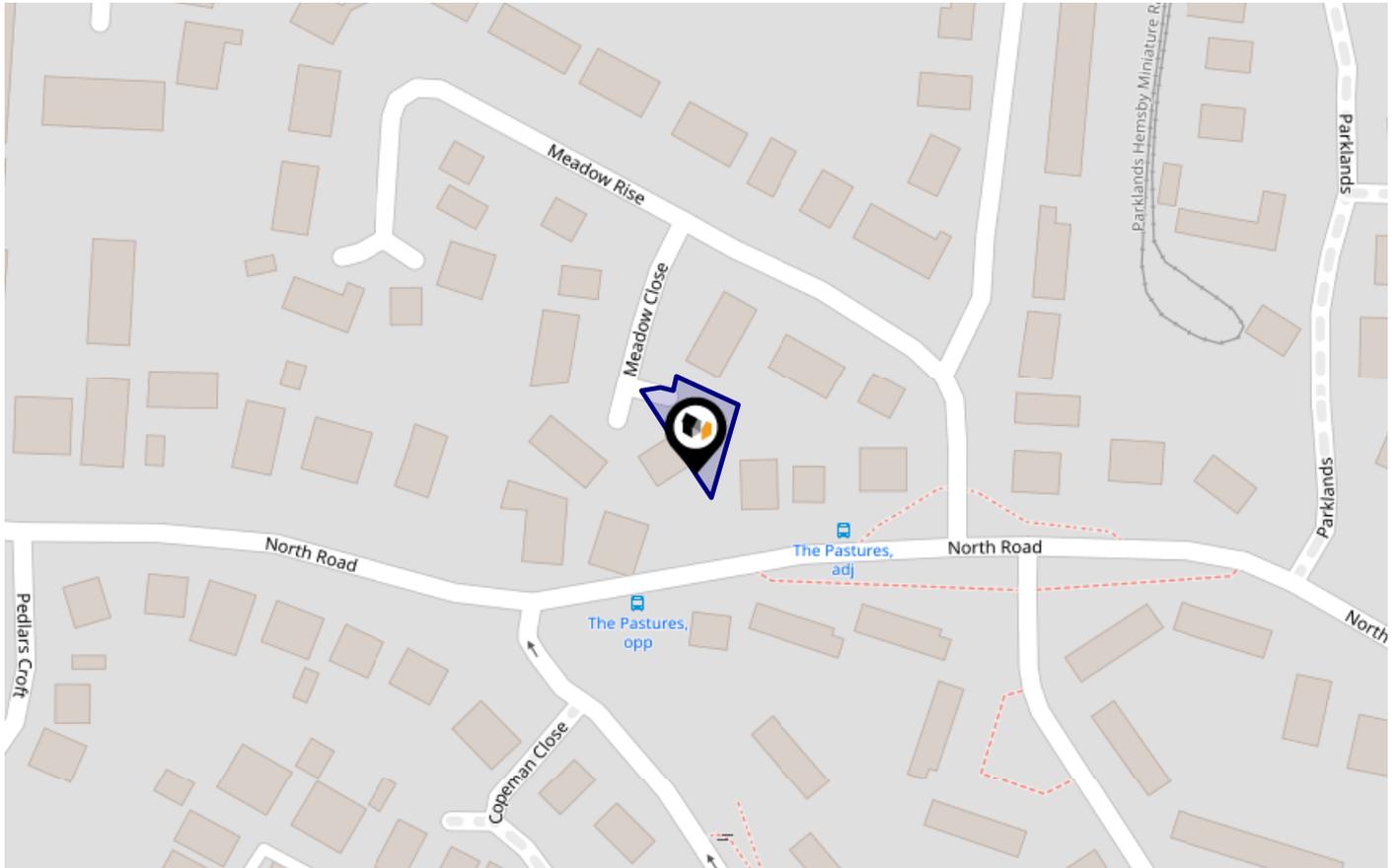
Chance of flooding to the following depths at this property:



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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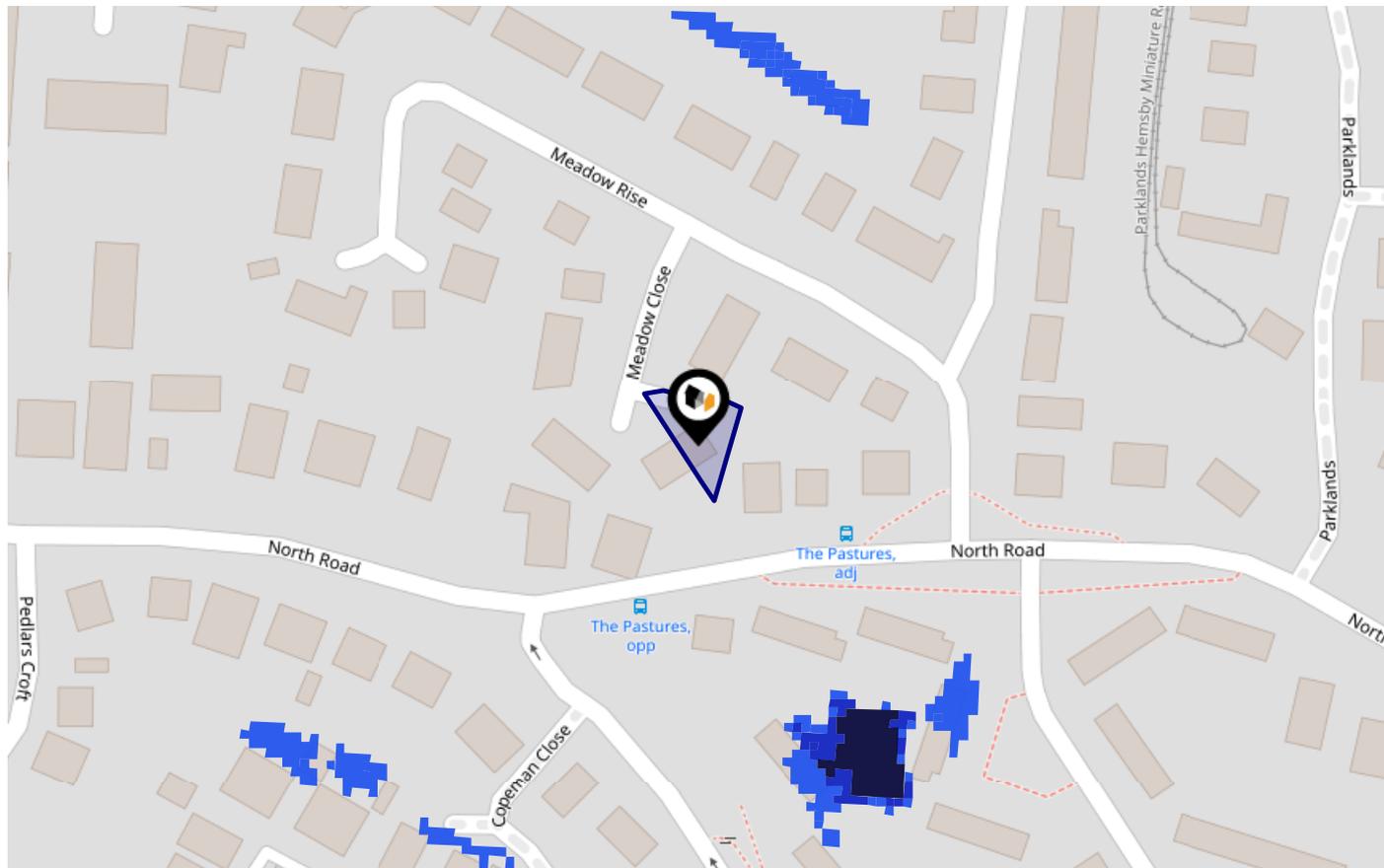
Chance of flooding to the following depths at this property:



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.

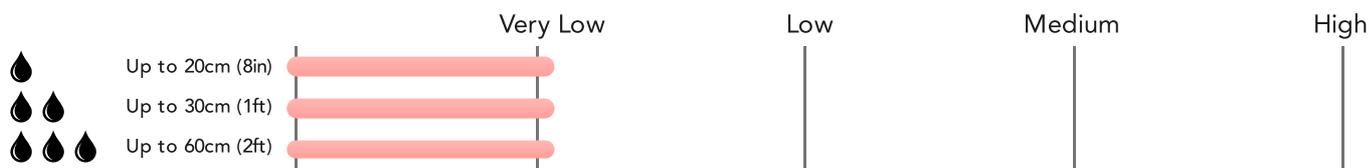


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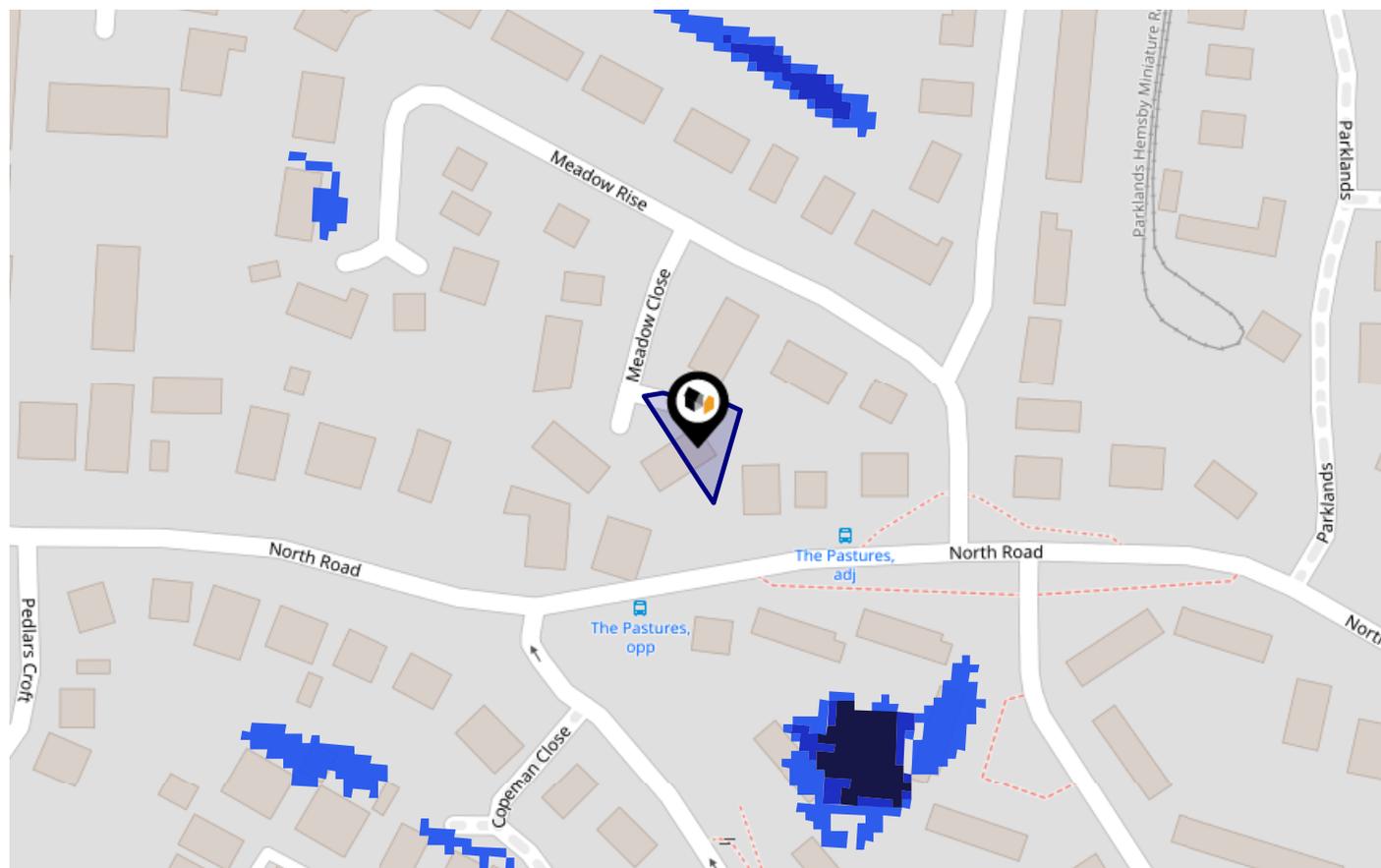
Chance of flooding to the following depths at this property:



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.

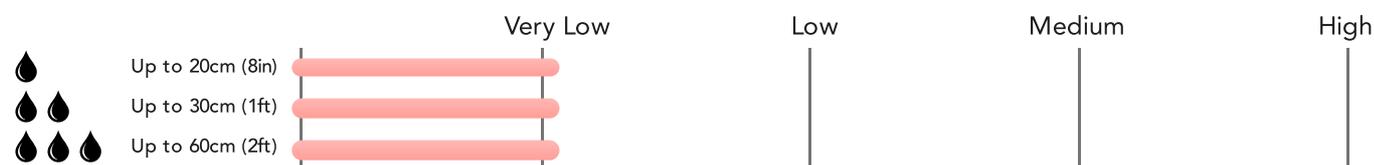


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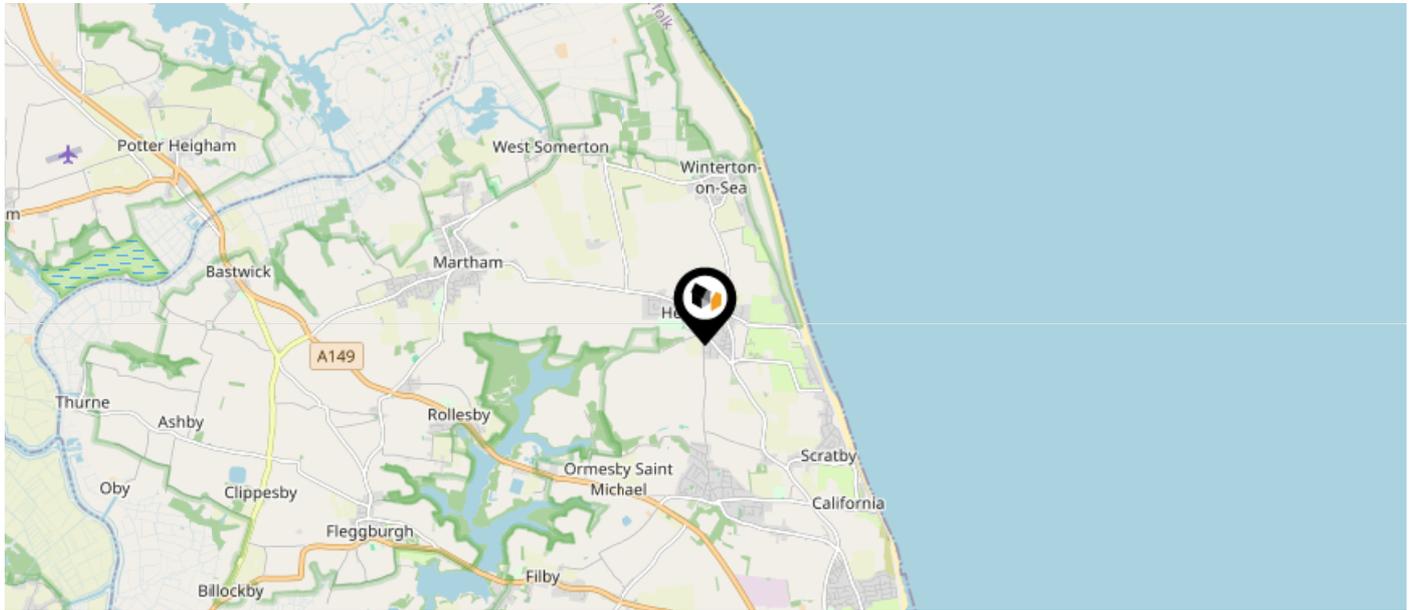
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



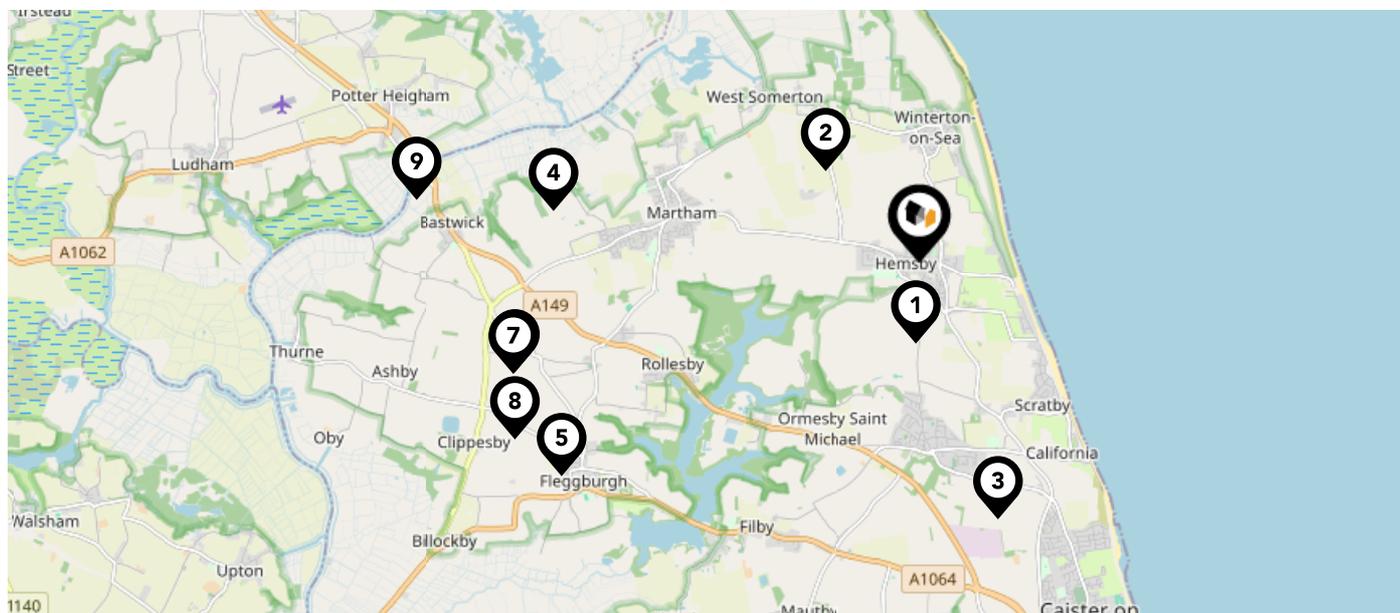
Nearby Green Belt Land

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.



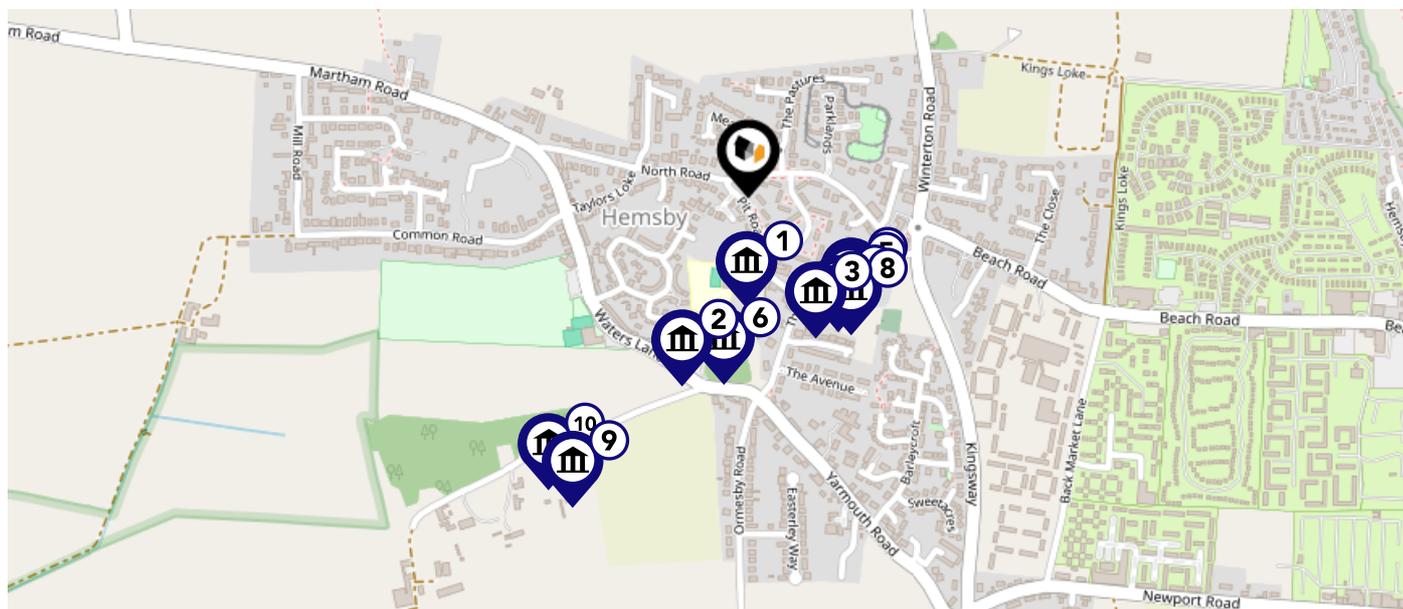
Nearby Landfill Sites

	Ormesby-Hemsby	Historic Landfill 
	Collis Lane-Somerton, Norfolk	Historic Landfill 
	Behind Brickfield Cotts-Off Yarmouth Road, Ormesby St Margaret	Historic Landfill 
	Cess Road-Martham, Norfolk	Historic Landfill 
	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill 
	The Heath-Rollesby, Norfolk	Historic Landfill 
	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill 
	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill 
	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill 

Maps

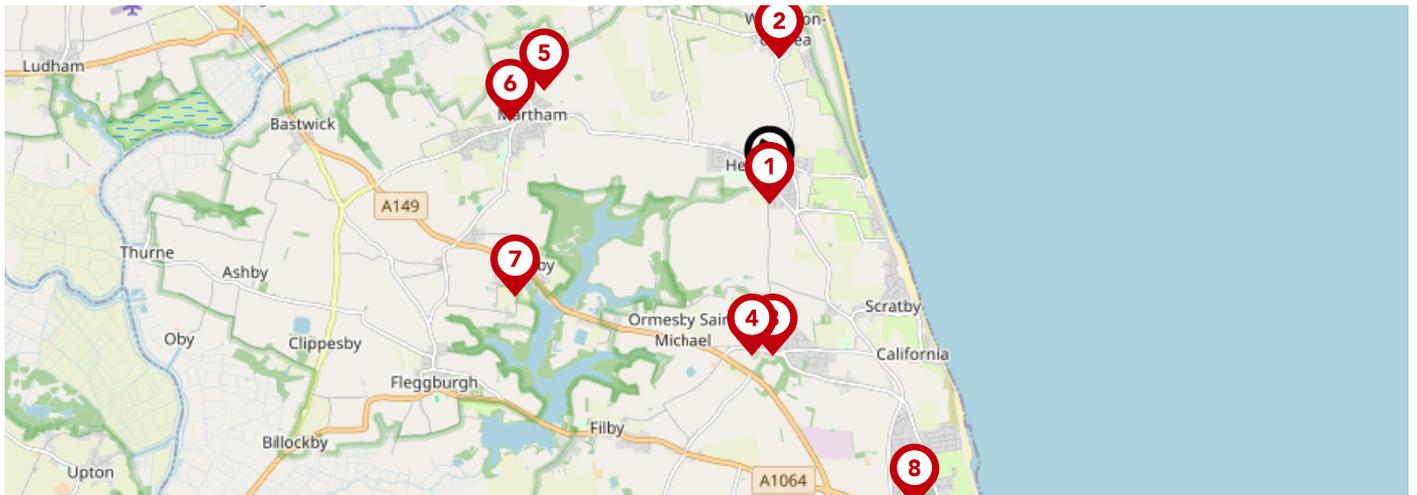
Listed Buildings

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



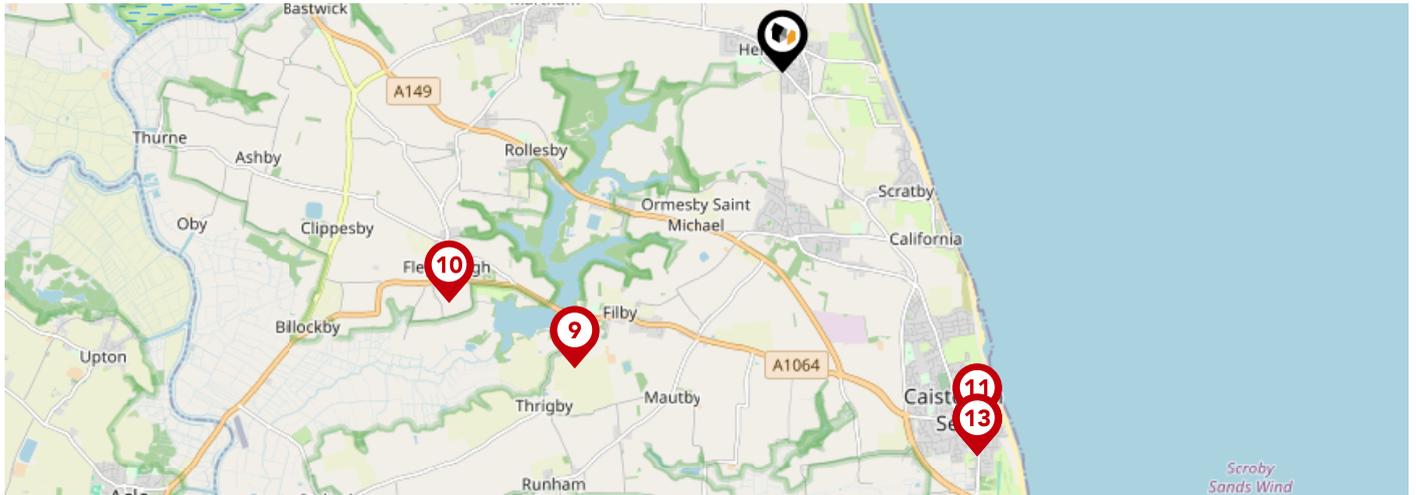
Listed Buildings in the local district	Grade	Distance
 1287565 - Shariot Cottage	Grade II	0.1 miles
 1287567 - Barn At Home Farm	Grade II	0.2 miles
 1287566 - Cross Base In St Mary's Churchyard 40 Metres South West Of Tower	Grade II	0.2 miles
 1227819 - Church Of St. Mary The Virgin	Grade II	0.2 miles
 1216599 - Cross Base In St Mary's Churchyard 45 Metres North Of Chancel	Grade II	0.2 miles
 1216600 - Home Farmhouse	Grade II	0.2 miles
 1446281 - Hemsby War Memorial	Grade II	0.2 miles
 1216598 - Pair Of Coffin Lids One Metre East Of Chancel Of Church Of St Mary	Grade II	0.2 miles
 1216596 - The Chimneys	Grade II	0.4 miles
 1227812 - The Lodge Including Lodge Cottage	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hemsby Primary School Ofsted Rating: Good Pupils: 147 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Winterton Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 66 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ormesby Village Junior School Ofsted Rating: Good Pupils: 116 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ormesby Village Infant School Ofsted Rating: Good Pupils: 99 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	John Grant School, Caister-on-Sea Ofsted Rating: Outstanding Pupils: 184 Distance:3.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

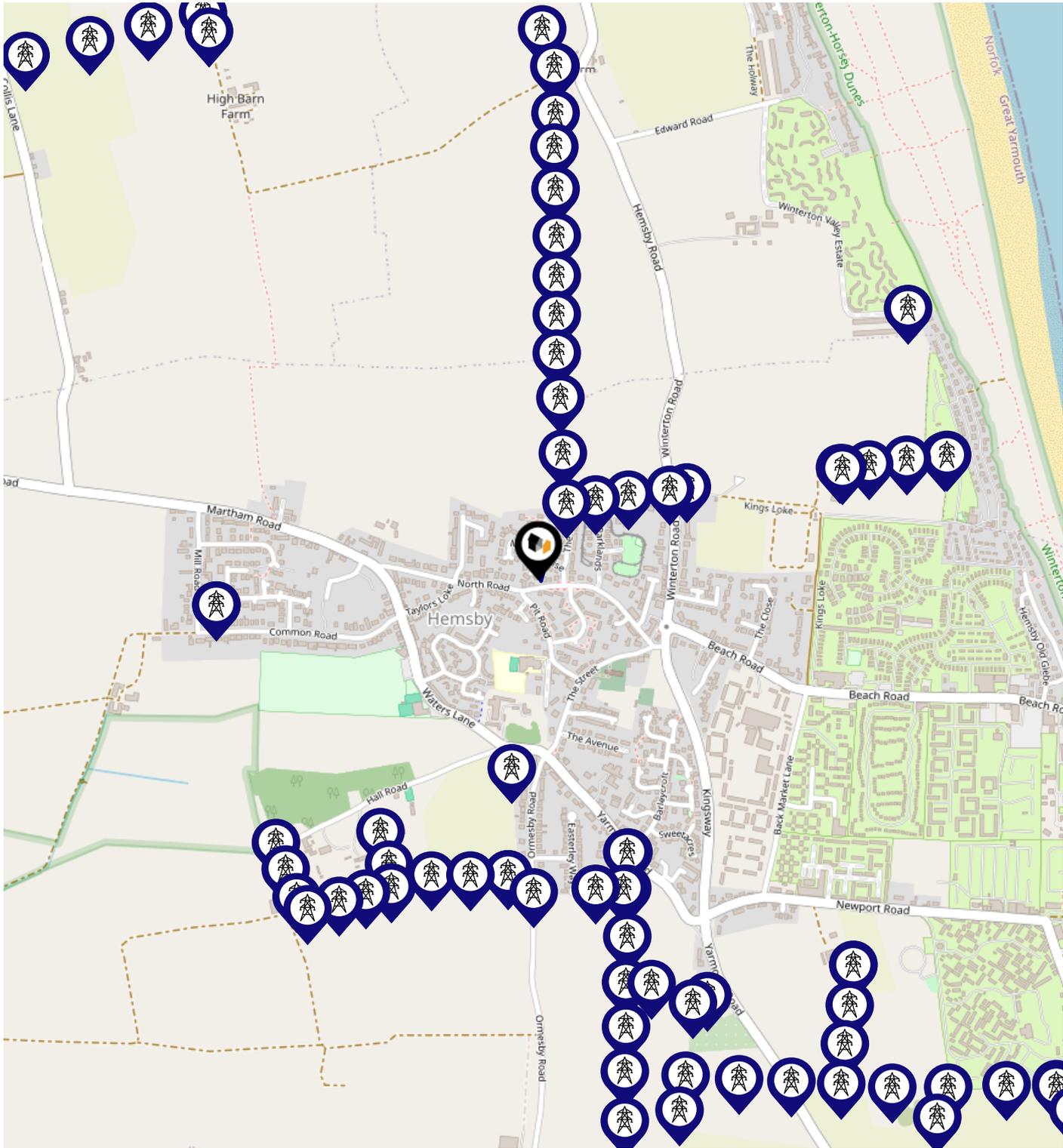
Area Schools



		Nursery	Primary	Secondary	College	Private
	Filby Primary School Ofsted Rating: Good Pupils: 119 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fleggburgh CofE Primary School Ofsted Rating: Good Pupils: 57 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caister Academy Ofsted Rating: Good Pupils: 679 Distance:3.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caister Infant With Nursery School Ofsted Rating: Good Pupils: 228 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caister Junior School Ofsted Rating: Good Pupils: 327 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Denes Primary School and Nursery Ofsted Rating: Good Pupils: 398 Distance:5.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bure Park Specialist Academy Ofsted Rating: Good Pupils: 64 Distance:5.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Yarmouth Charter Academy Ofsted Rating: Good Pupils: 941 Distance:5.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

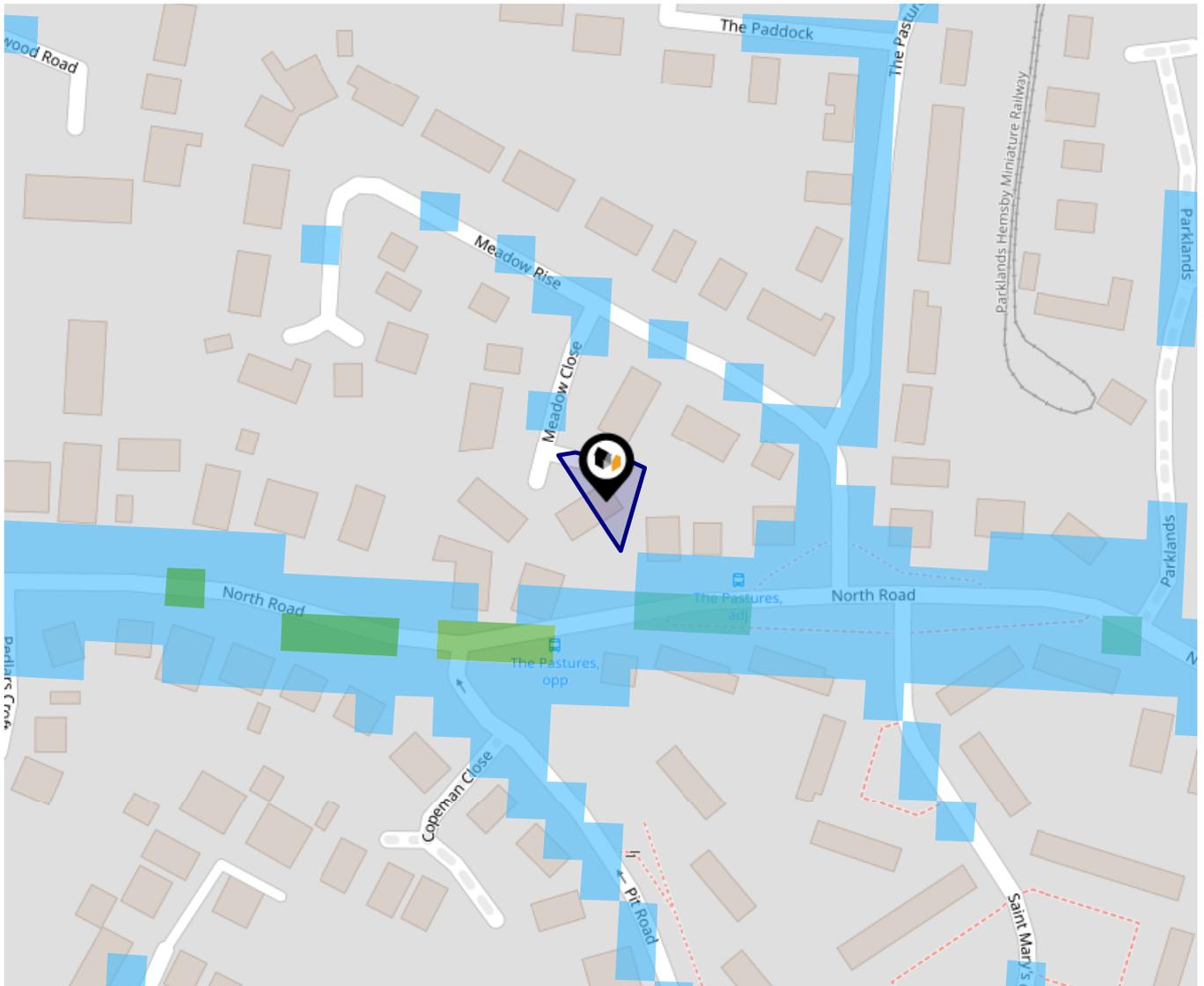
Local Area

Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

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.

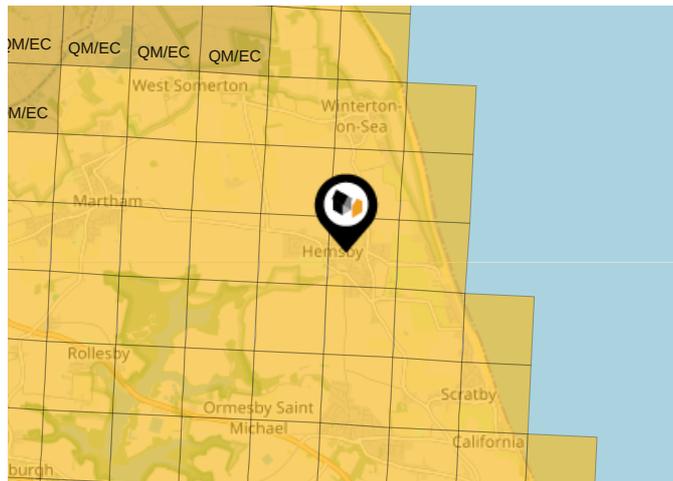
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

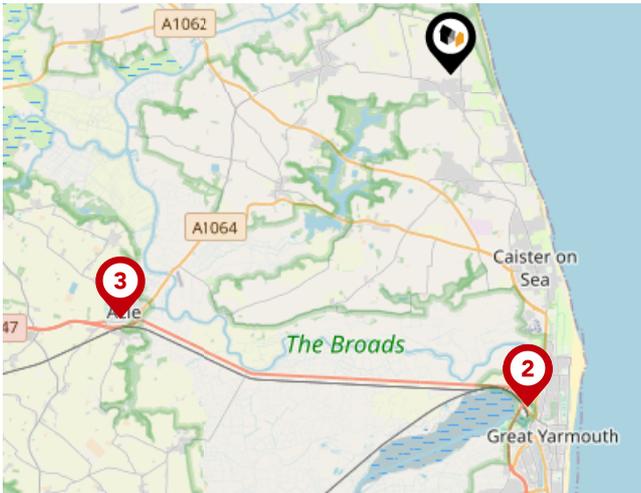


Primary Classifications (Most Common Clay Types)

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	6.15 miles
2	Great Yarmouth Rail Station	6.16 miles
3	Acle Rail Station	7.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	76.49 miles
2	M11 J13	75.73 miles
3	M11 J14	75.46 miles
4	M11 J12	76.58 miles

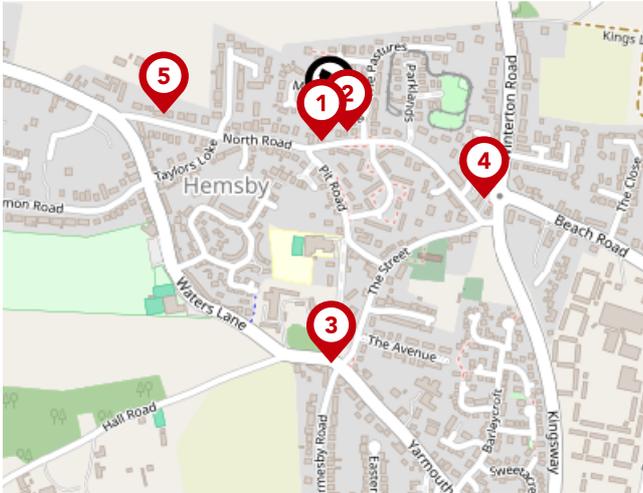


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	17.28 miles
2	Southend-on-Sea	88.63 miles
3	Cambridge	72.3 miles
4	Stansted Airport	82.27 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Pastures	0.03 miles
2	The Pastures	0.03 miles
3	Post Office	0.28 miles
4	Kingsway Shops	0.19 miles
5	Kings Head	0.19 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/>

