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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 24th April 2026



**CHERITON, THE STREET, CATFIELD, GREAT YARMOUTH,
NR29 5AZ**

Avocado

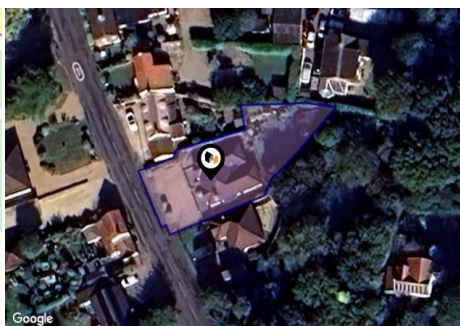
North Norfolk

07921075935

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<https://avocadopropertyagents.co.uk/>





Property

Type:	Detached	Last Sold Date:	03/06/2010
Bedrooms:	3	Last Sold Price:	£239,950
Floor Area:	1,248 ft ² / 116 m ²	Last Sold £/ft²:	£192
Plot Area:	0.18 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,187		
Title Number:	NK360697		
UPRN:	100091327572		
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)

5 mb/s	80 mb/s	1800 mb/s

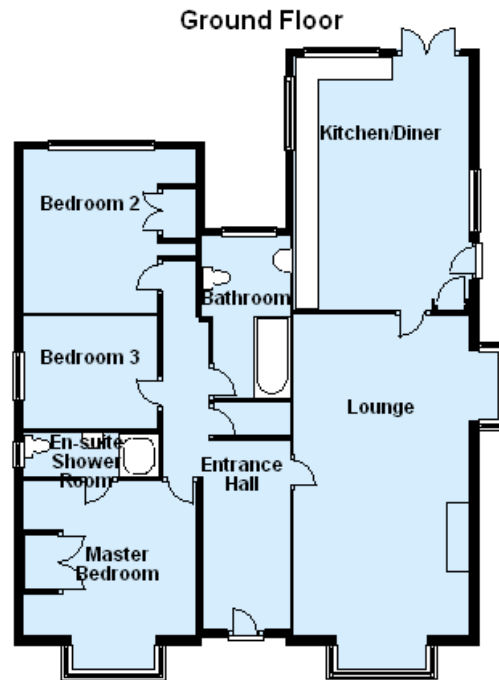
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



**CHERITON, THE STREET, CATFIELD, GREAT YARMOUTH,
NR29 5AZ**



CHERITON, THE STREET, CATFIELD, NR29 5AZ

Energy rating

D

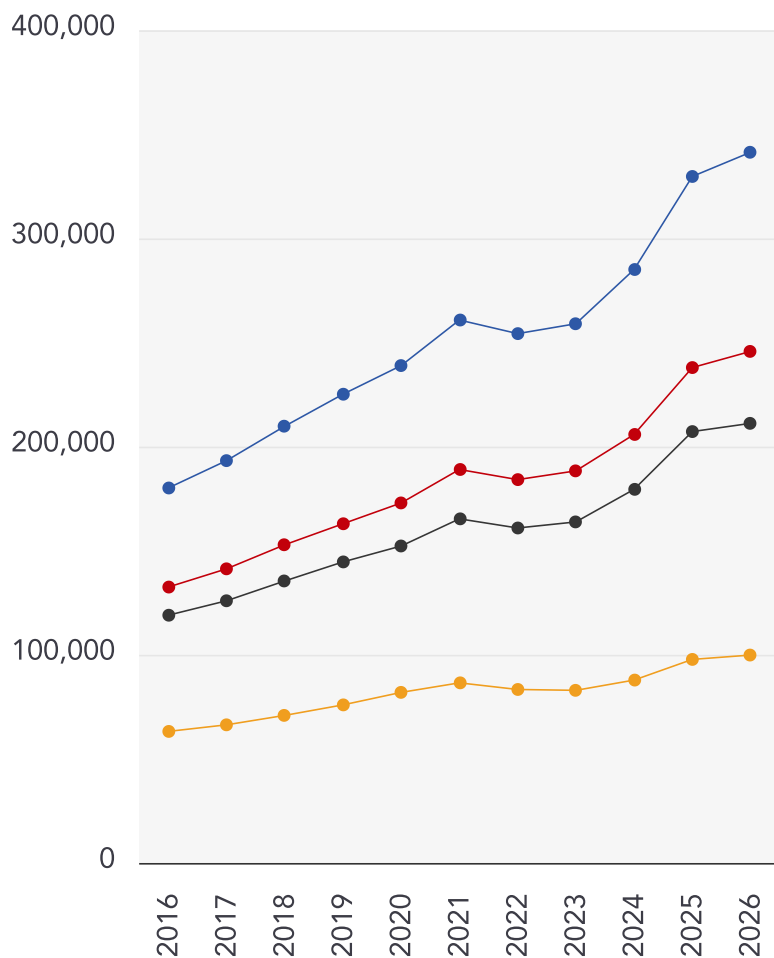
Valid until 01.12.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	70 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 14% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	116 m ²

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



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

+77.44%

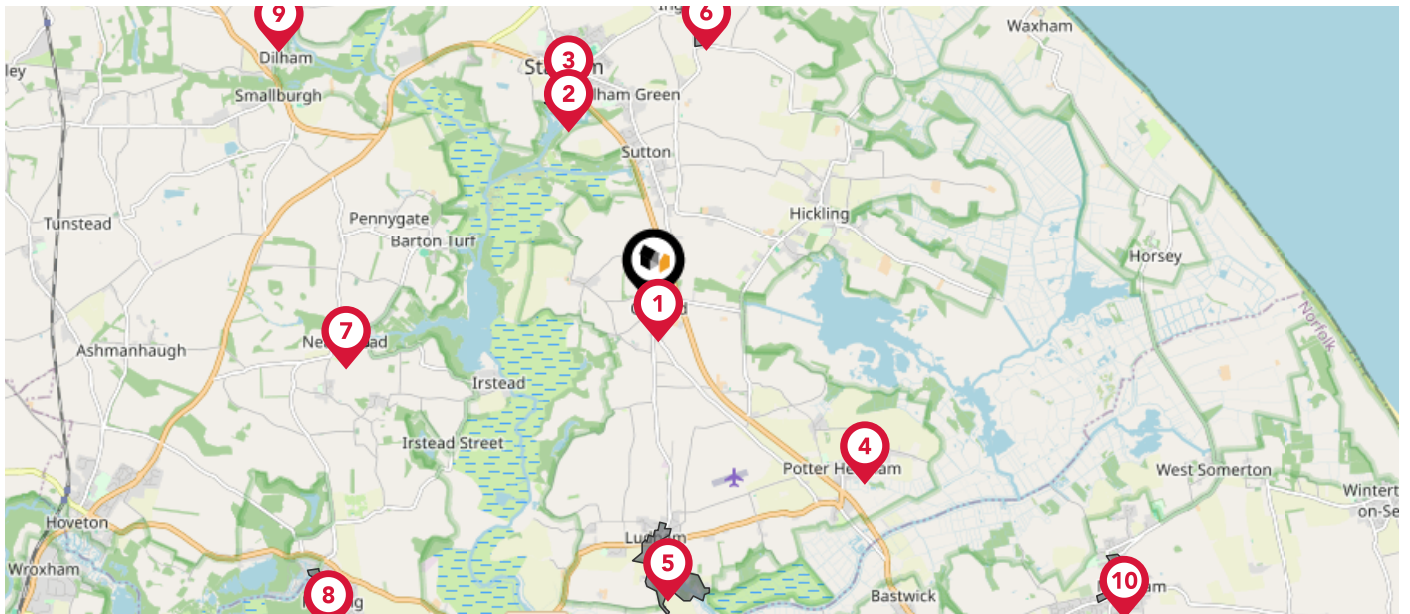
Flat

+58.04%











Maps

Conservation Areas

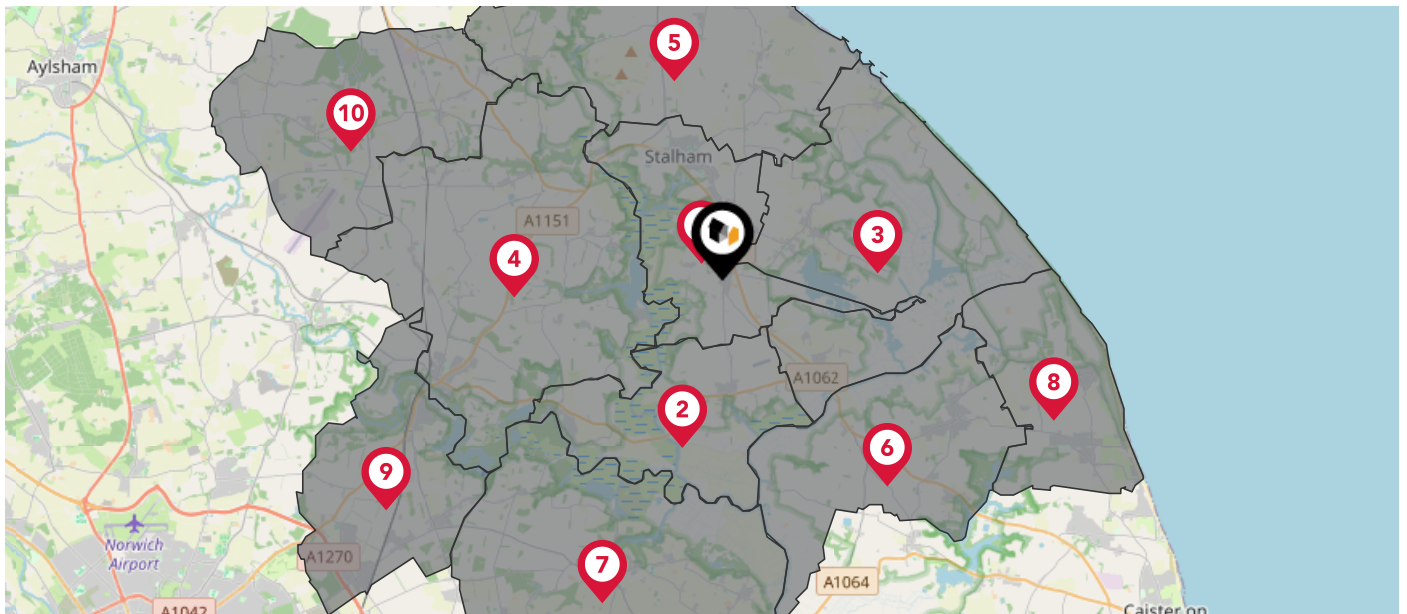
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Catfield
-  2 Stalham Staithe
-  3 Stalham
-  4 Potter Heigham
-  5 Ludham
-  6 Ingham
-  7 Neatishead
-  8 Horning
-  9 Dilham
-  10 Martham

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



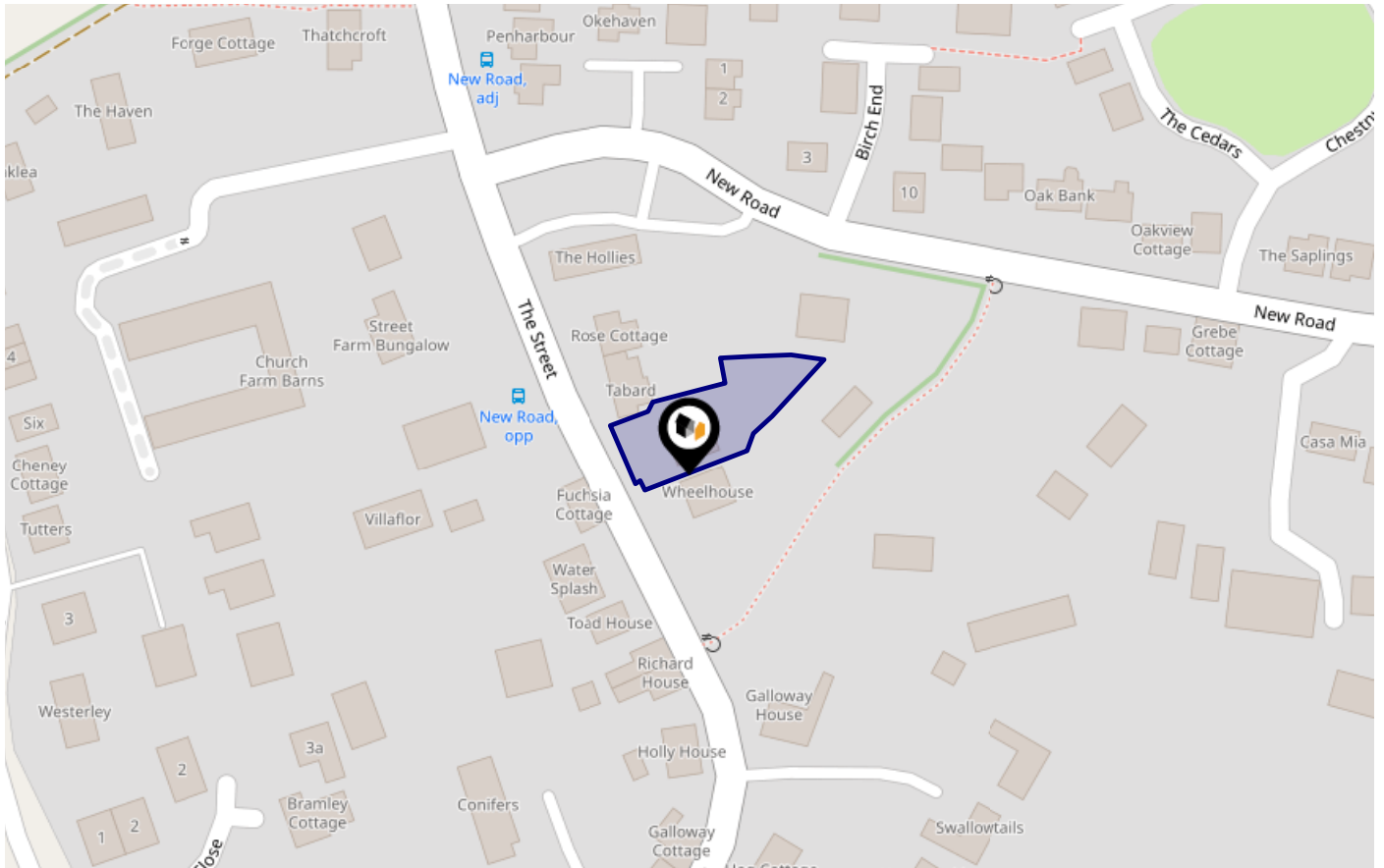
Nearby Council Wards

- 1 Stalham Ward
- 2 St. Benet's Ward
- 3 Hickling Ward
- 4 Hoveton & Tunstead Ward
- 5 Happisburgh Ward
- 6 West Flegg Ward
- 7 Blofield with South Walsham Ward
- 8 East Flegg Ward
- 9 Wroxham Ward
- 10 Worstead 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.

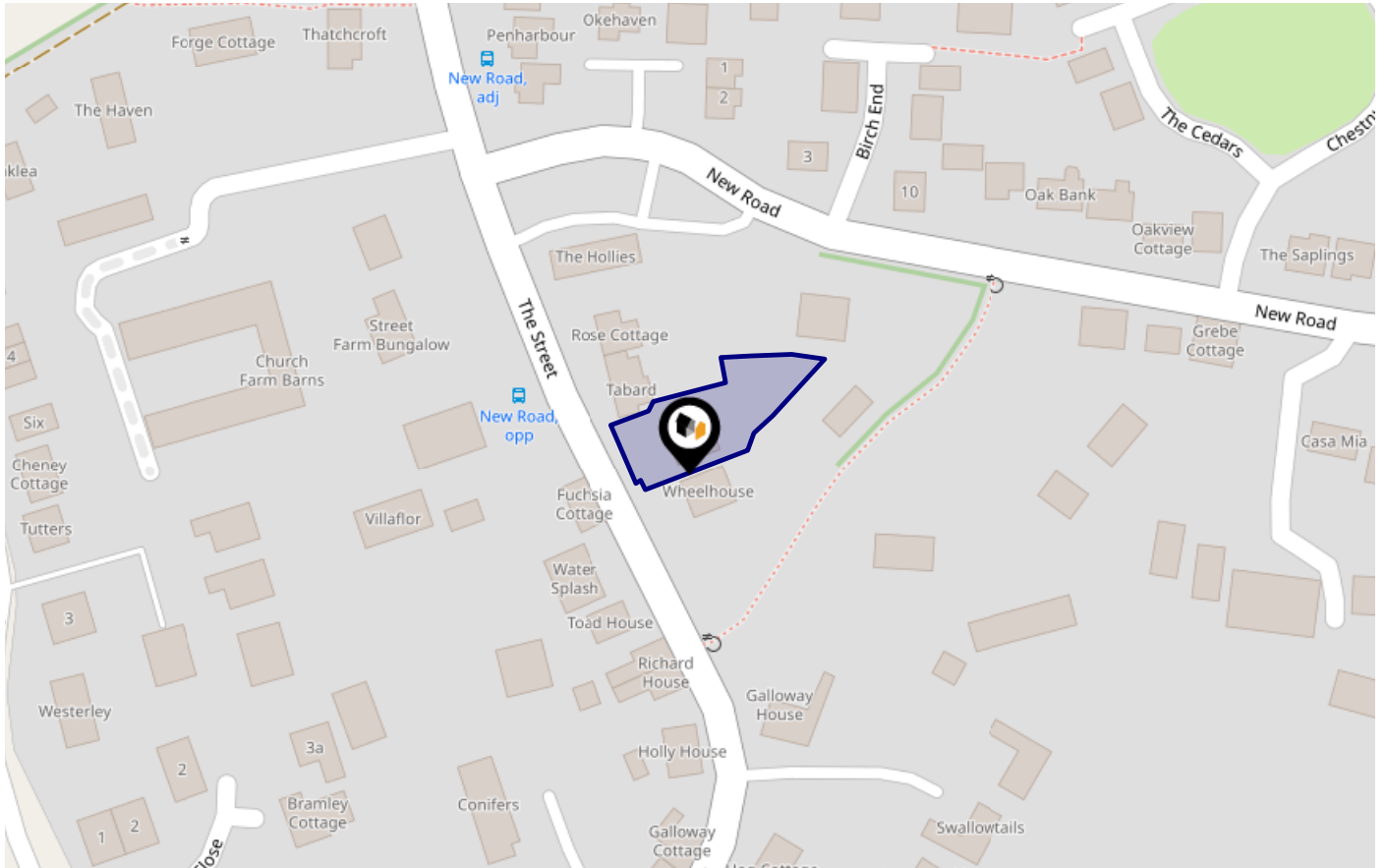
Chance of flooding to the following depths at this property:



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

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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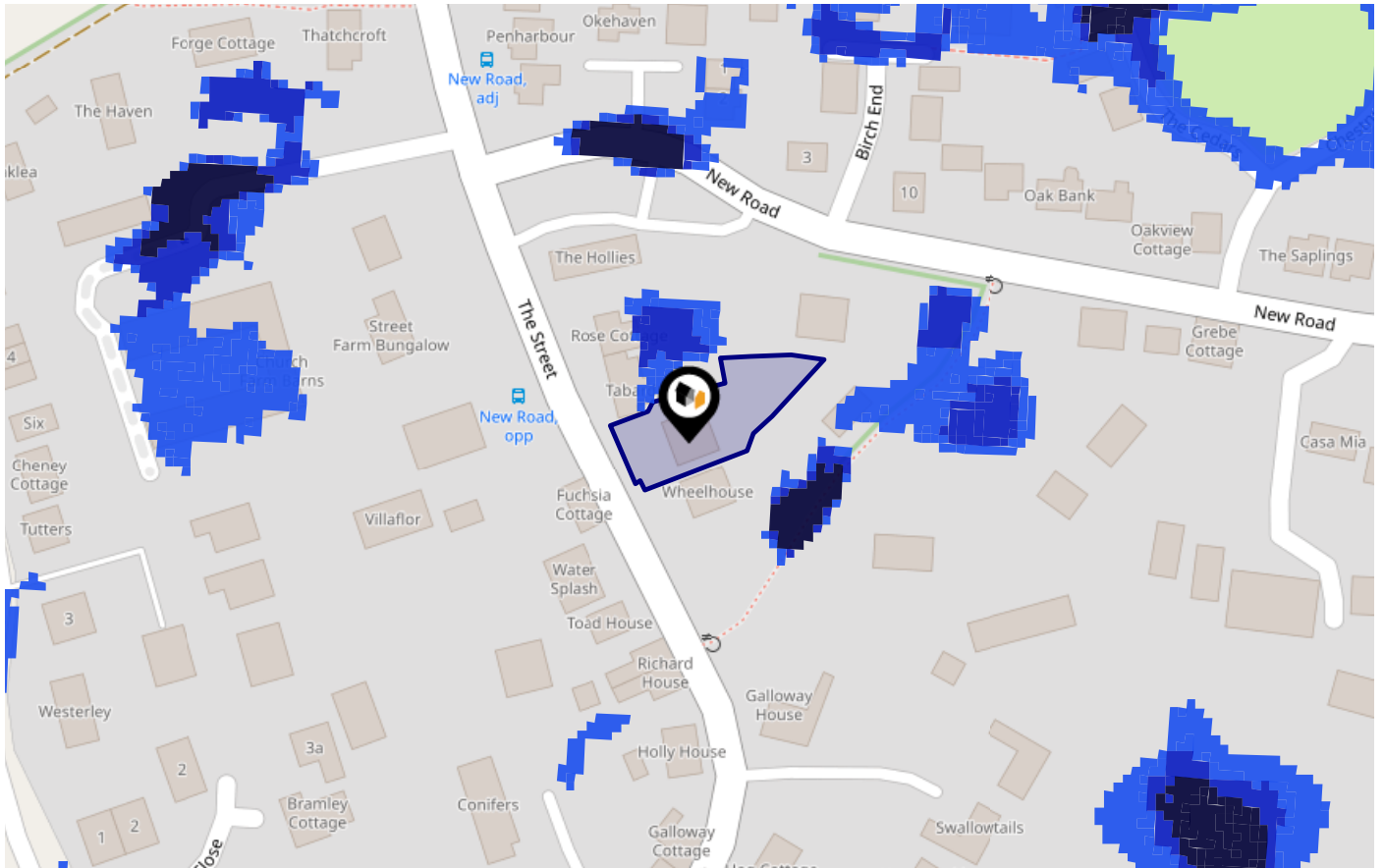
Chance of flooding to the following depths at this property:



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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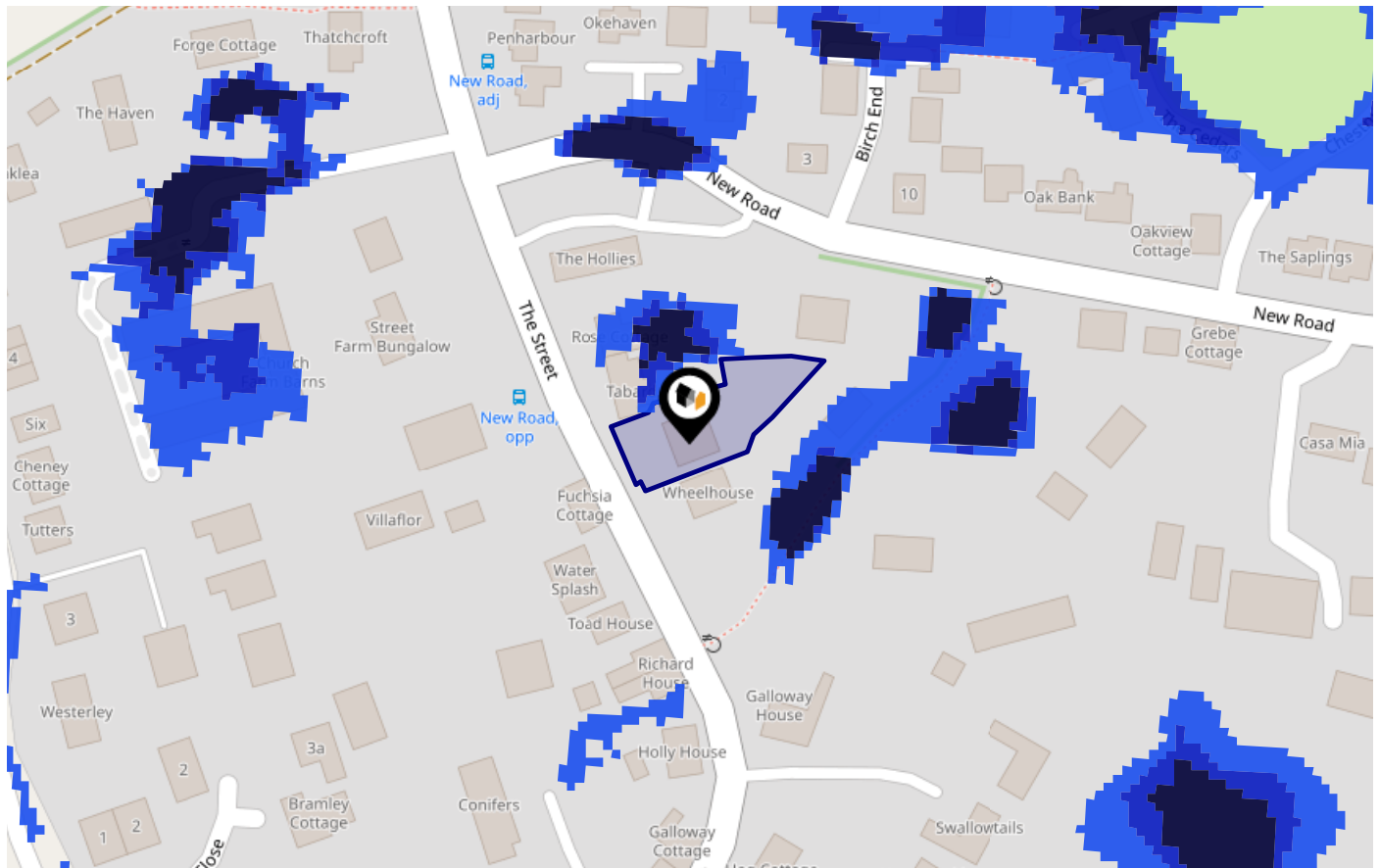
Chance of flooding to the following depths at this property:



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

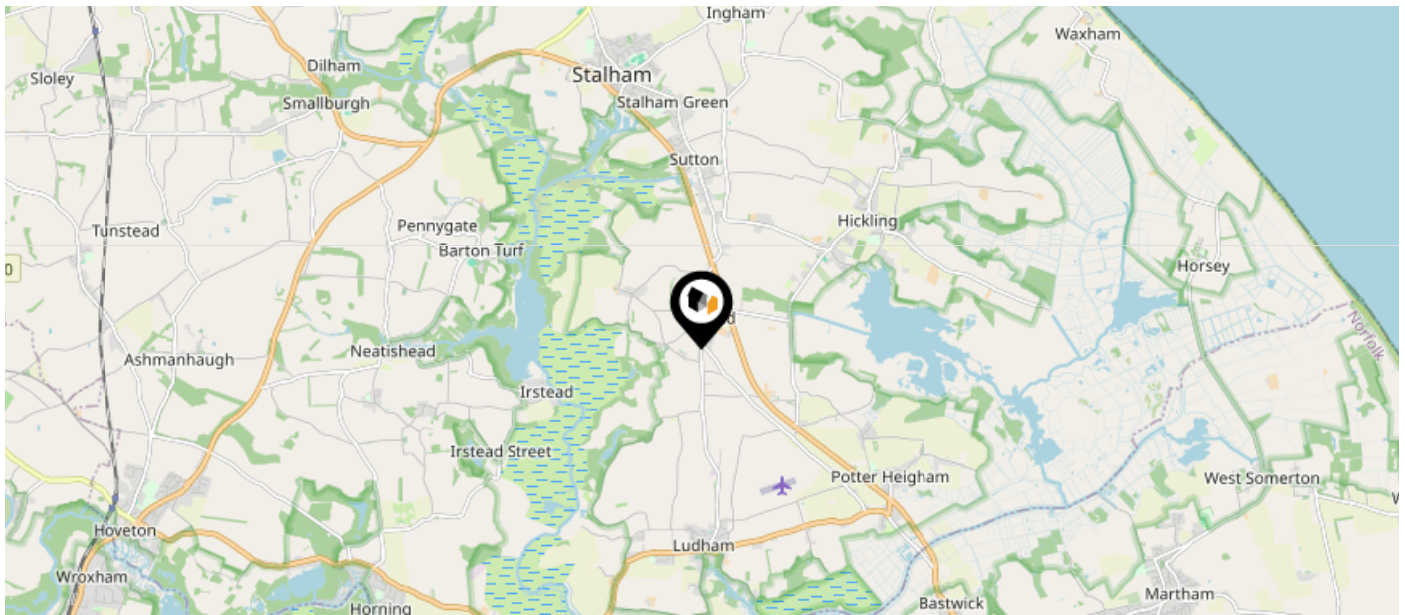
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Chance of flooding to the following depths at this property:



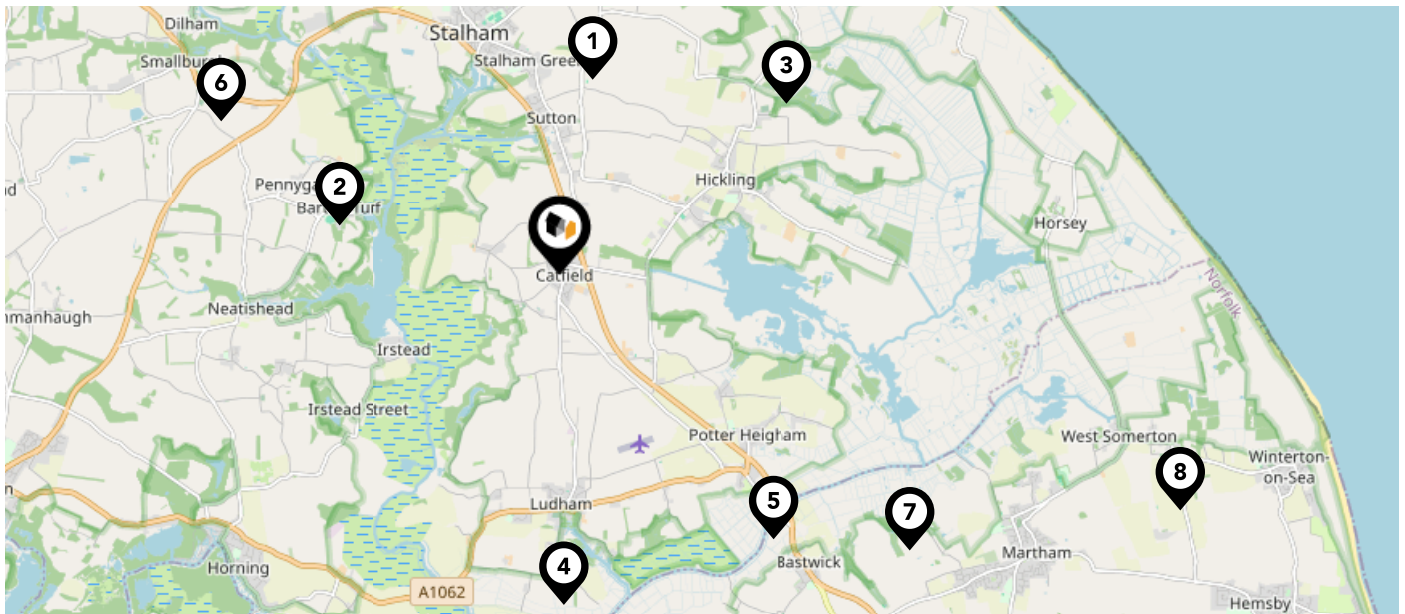
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

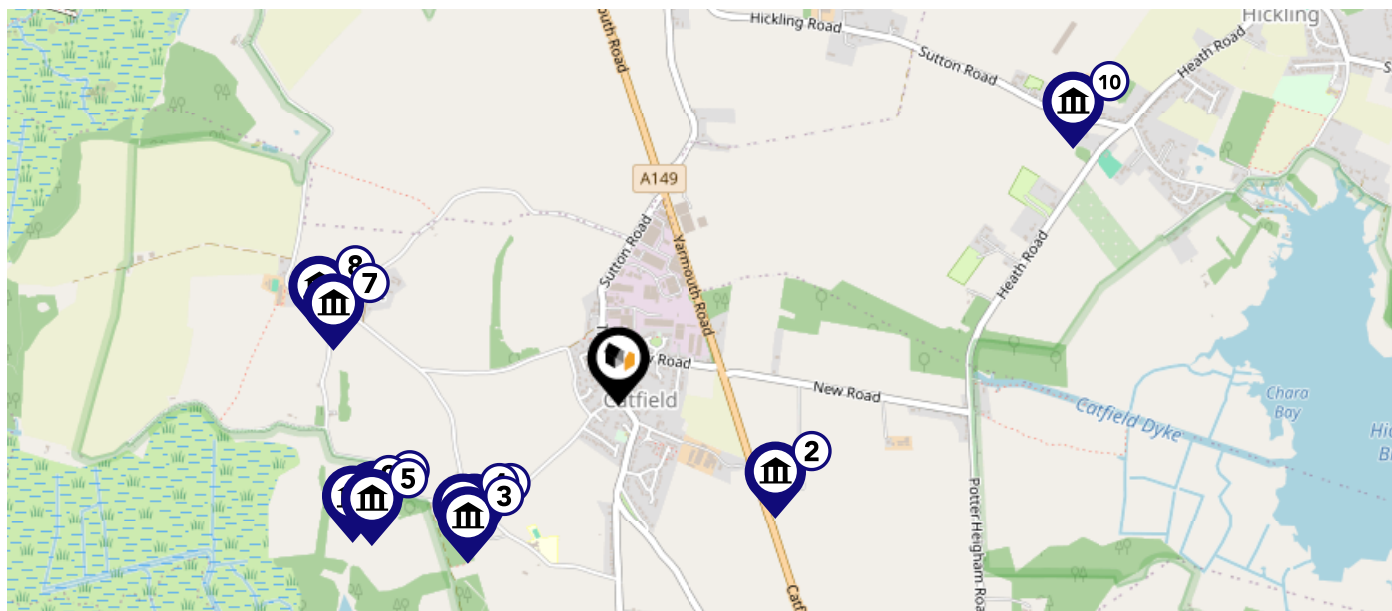
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



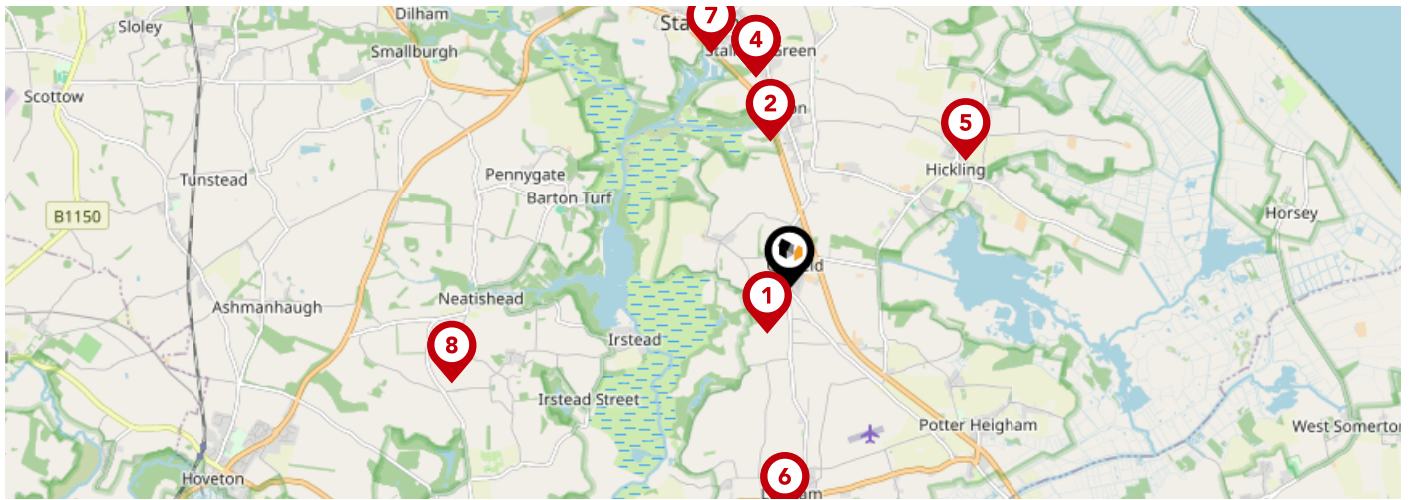
Nearby Landfill Sites

1	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill
2	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill
3	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill
4	Refuse Tip off Hall Common Road-Cold Harbour Road, Ludham, Great Yarmouth	Historic Landfill
5	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill
6	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill
7	Cess Road-Martham, Norfolk	Historic Landfill
8	Collis Lane-Somerton, Norfolk	Historic Landfill

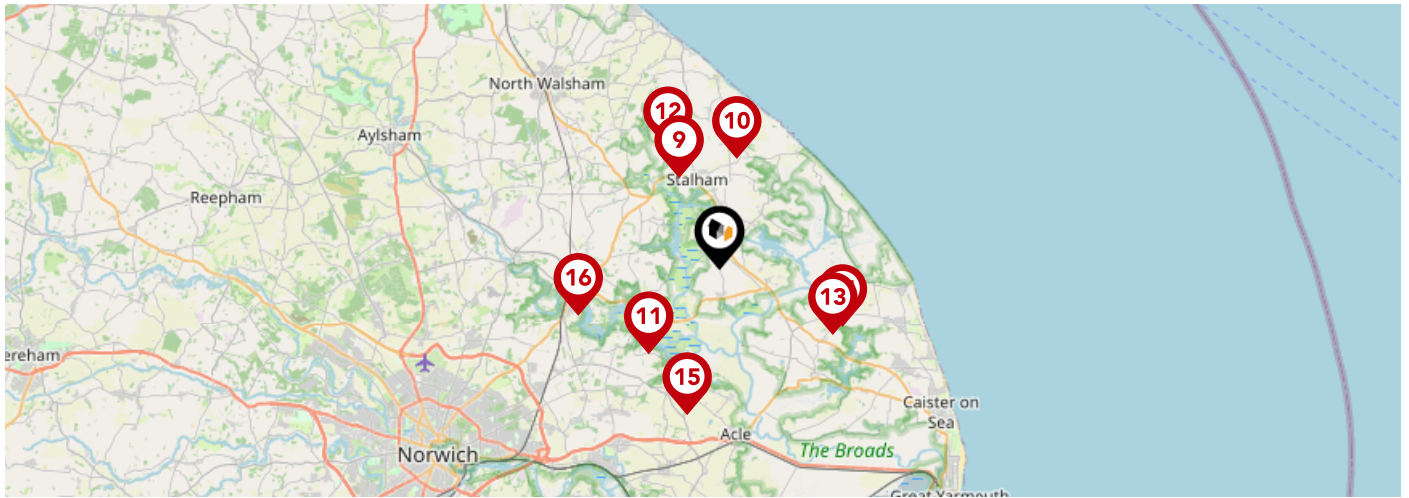
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1049936 - Church Cottage	Grade II	0.4 miles
	1305534 - Heath Farmhouse	Grade II	0.4 miles
	1373413 - Church Of All Saints	Grade I	0.5 miles
	1442402 - Catfield War Memorial	Grade II	0.5 miles
	1171584 - Barn 45m South East Of Catfield Hall	Grade II	0.6 miles
	1049937 - Barn 40m East Of Catfield Hall	Grade II	0.6 miles
	1171609 - Lychgate	Grade II	0.6 miles
	1049939 - Barn At Wood Street Farm	Grade II	0.7 miles
	1171567 - Catfield Hall	Grade II	0.7 miles
	1172287 - Poplar Farmhouse	Grade II	1.2 miles

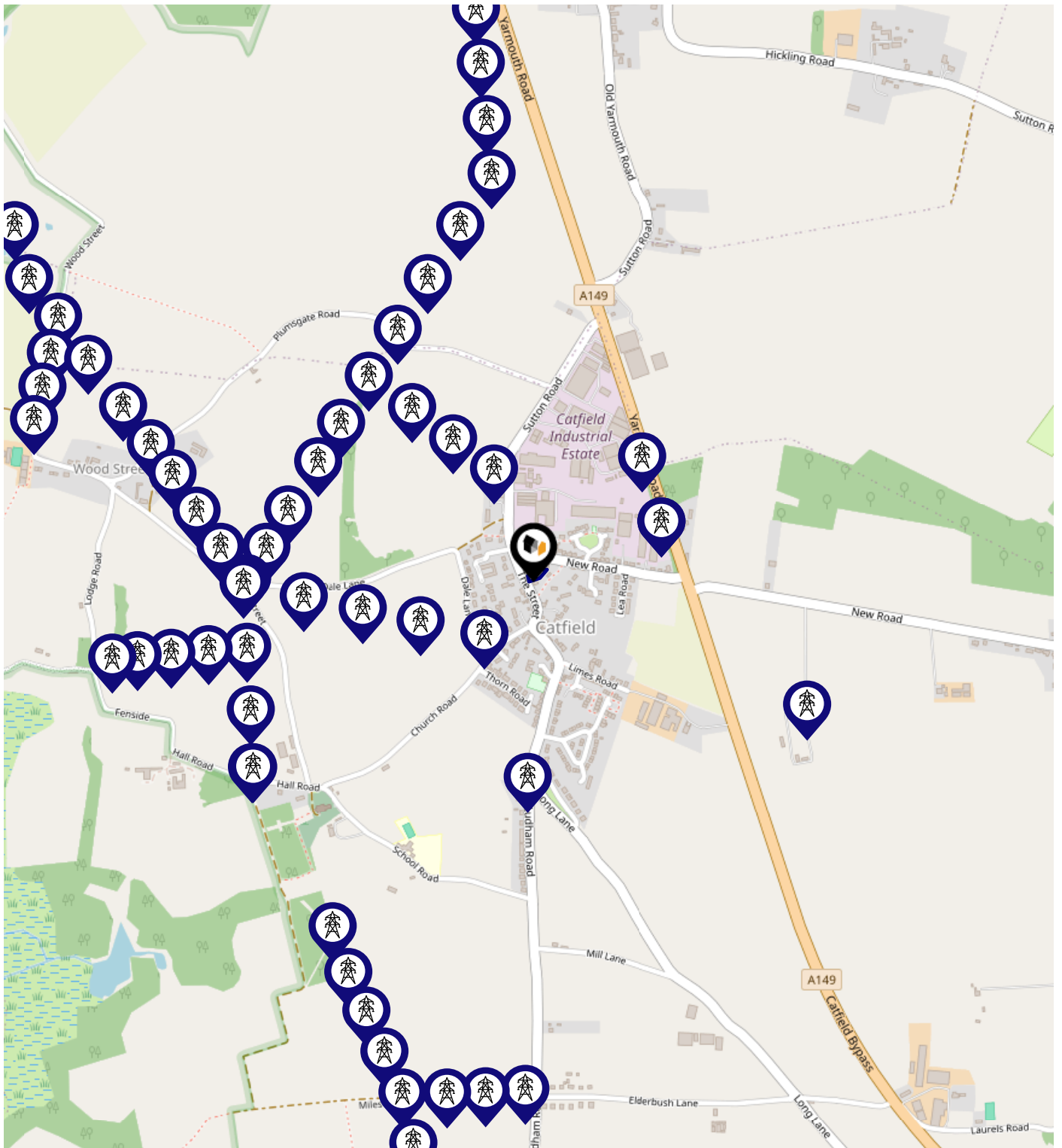


		Nursery	Primary	Secondary	College	Private
1	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:2.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:3.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints School Ofsted Rating: Good Pupils: 73 Distance:4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:4.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairhaven Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 105 Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadland High Ormiston Academy Ofsted Rating: Good Pupils: 761 Distance:5.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

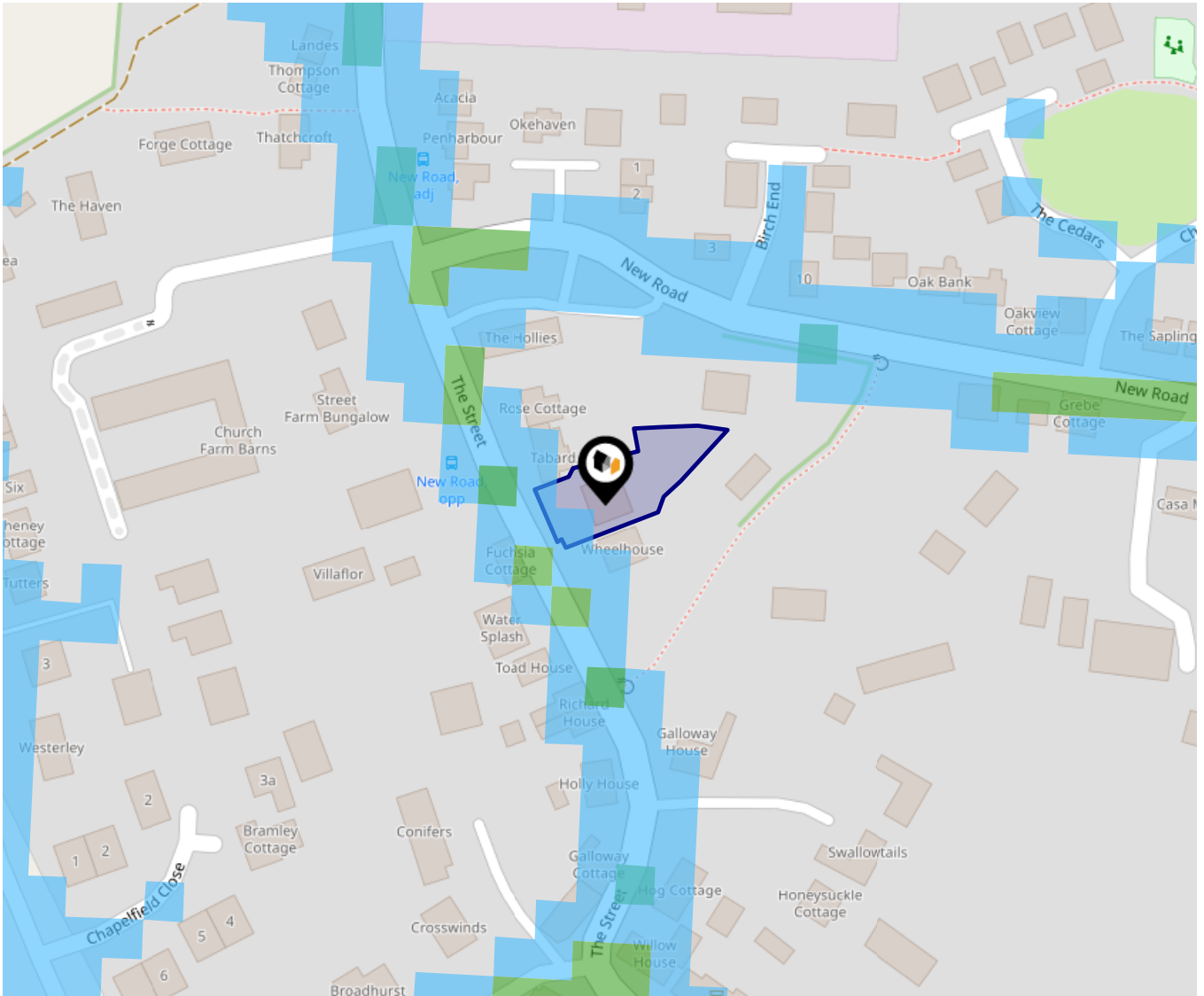
Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise

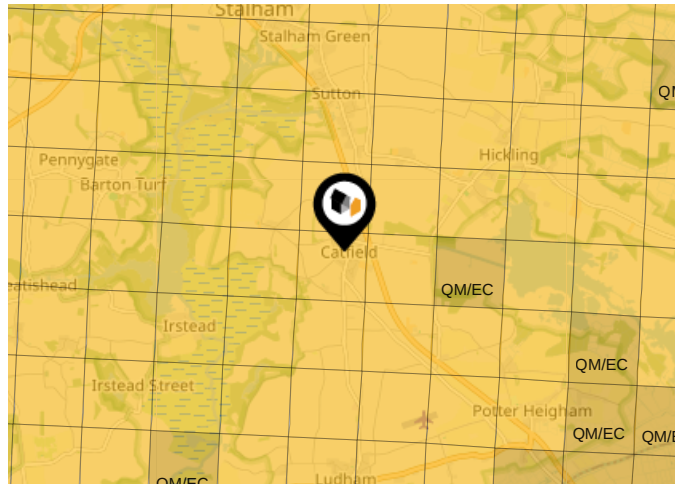


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

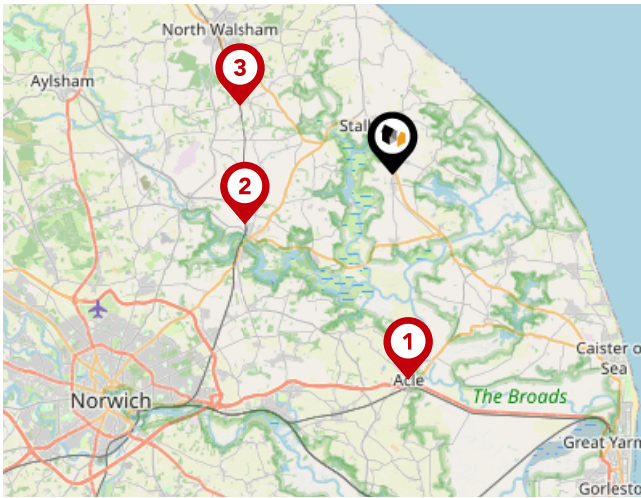
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		



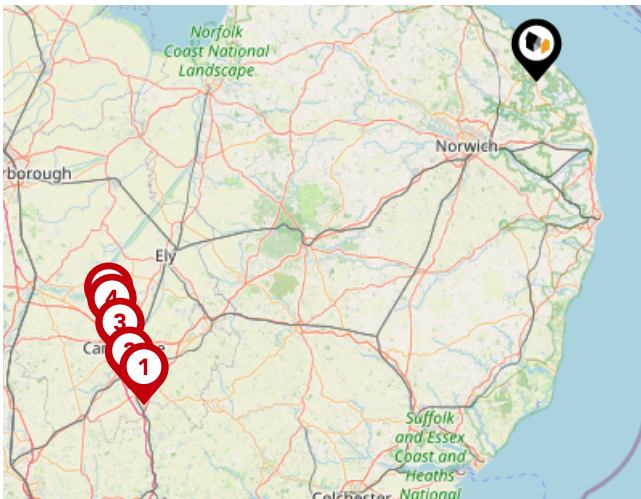
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	7.37 miles
2	Hoveton & Wroxham Rail Station	5.58 miles
3	Worstead Rail Station	5.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.69 miles
2	M11 J10	73.8 miles
3	M11 J11	72.48 miles
4	M11 J13	71.45 miles
5	M11 J14	71.06 miles

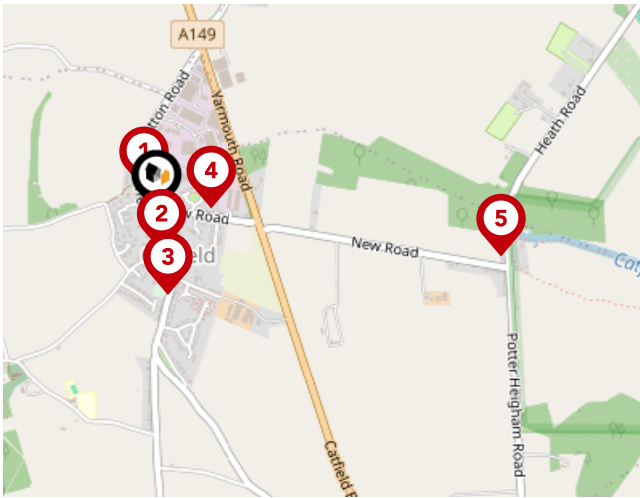


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	11.82 miles
2	Southend-on-Sea	88.44 miles
3	Cambridge	68.21 miles
4	Stansted Airport	79.78 miles

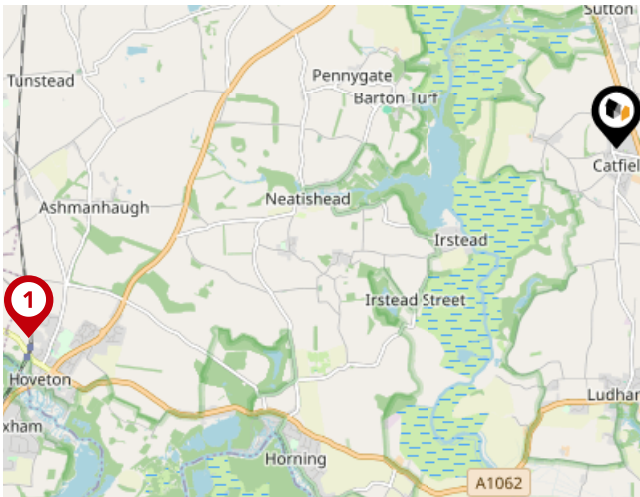
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	New Road	0.06 miles
2	Crown	0.09 miles
3	village hall	0.19 miles
4	Lea Road	0.12 miles
5	Staithe Road	0.78 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	5.54 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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