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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th August 2026



GARAGE BUNGALOW, LOVERS LANE, LUDHAM, GREAT YARMOUTH, NR29 5PE

Avocado

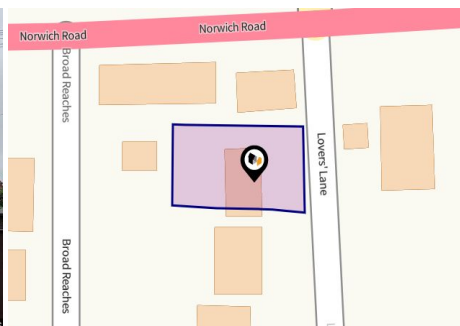
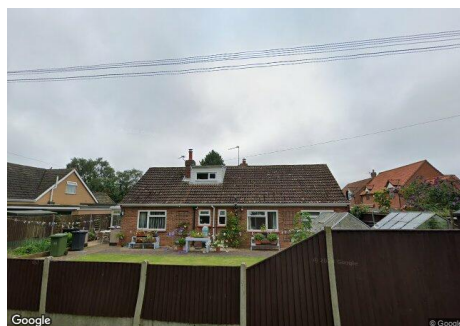
North Norfolk

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Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.16 acres
Council Tax :	Band D
Annual Estimate:	£2,460
Title Number:	NK462730
UPRN:	10034795392
Restrictive Covenants:	No

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)

18	62	-
mb/s	mb/s	mb/s

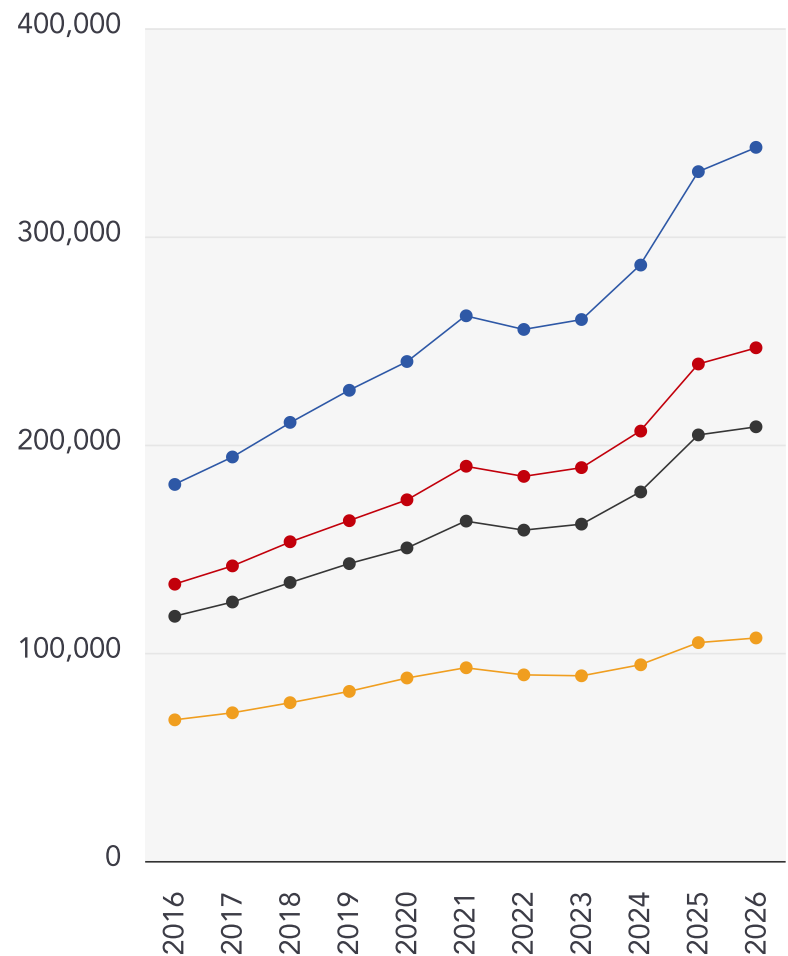
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

+77.44%

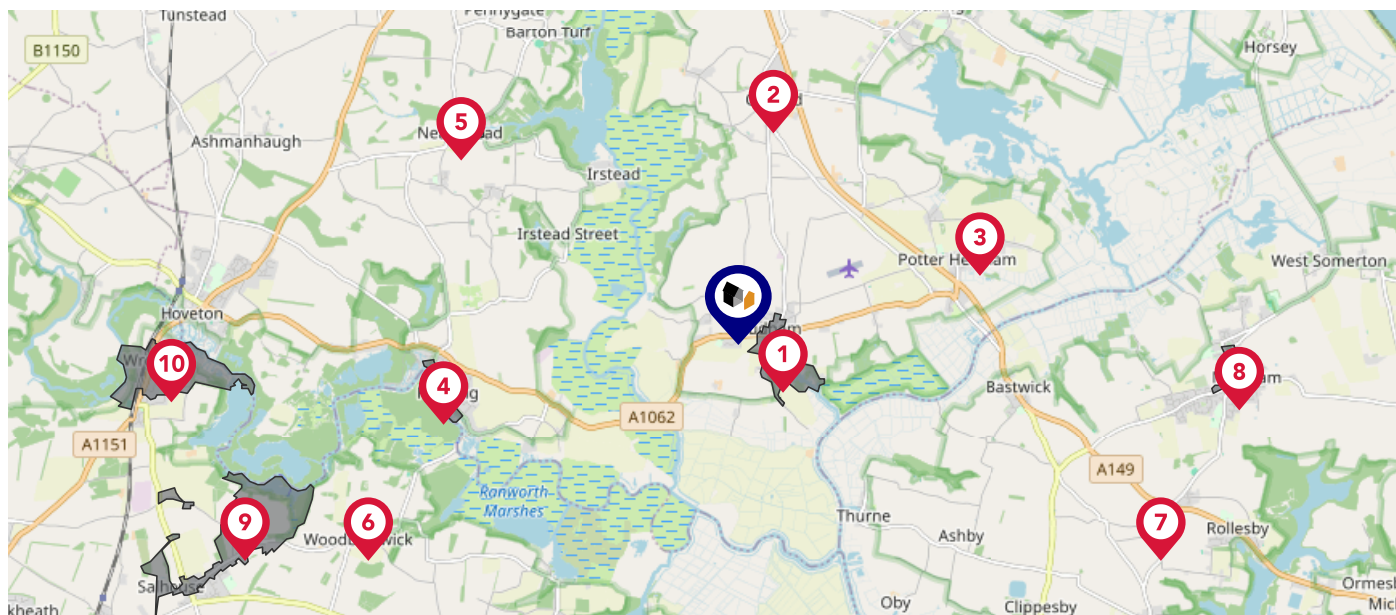
Flat

+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



Ludham



Catfield



Potter Heigham



Horning



Neatishead



Woodbastwick



Rollesby



Marham

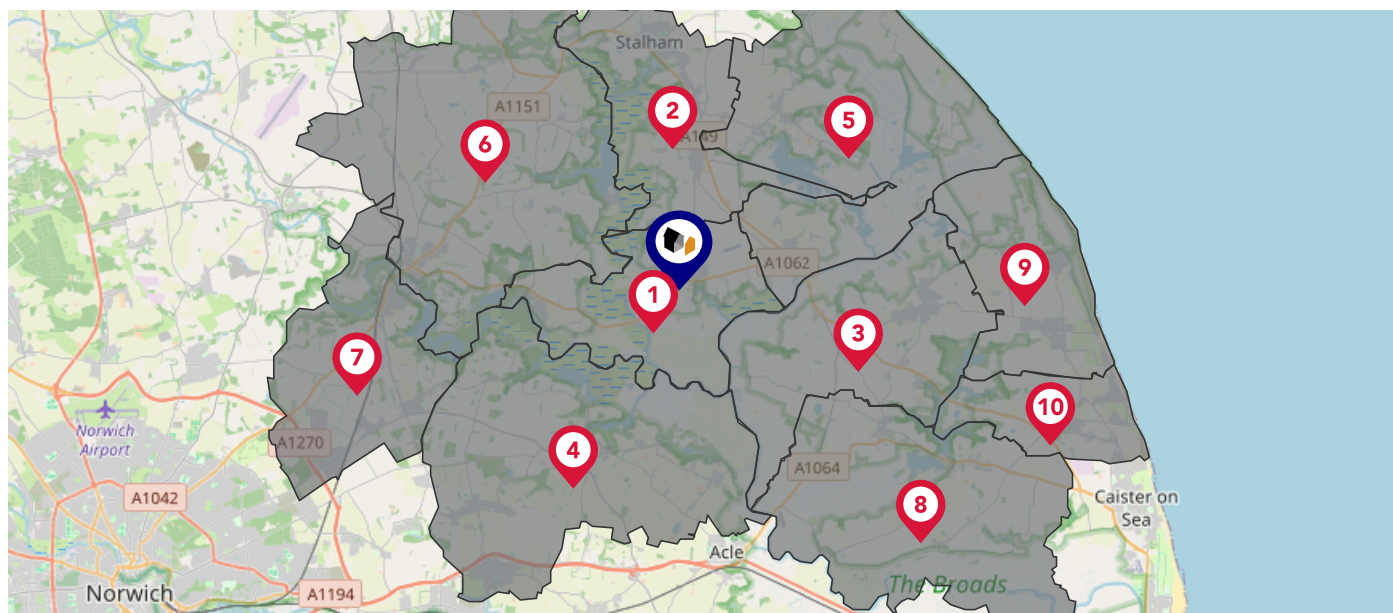


Salhouse



Wroxham

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

St. Benet's Ward

2

Stalham Ward

3

West Flegg Ward

4

Blofield with South Walsham Ward

5

Hickling Ward

6

Hoveton & Tunstead Ward

7

Wroxham Ward

8

Fleggburgh Ward

9

East Flegg Ward

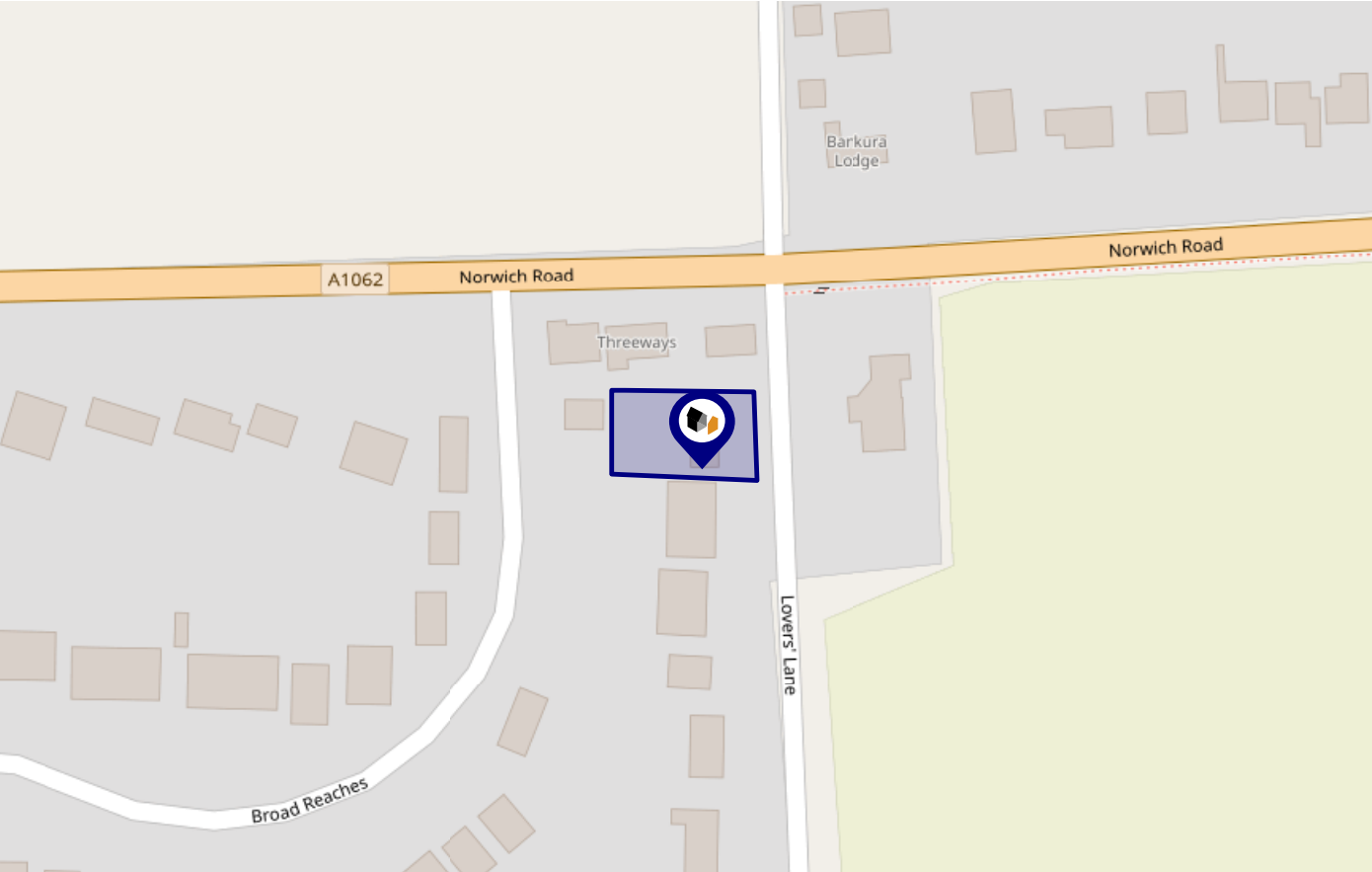
10

Ormesby 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.

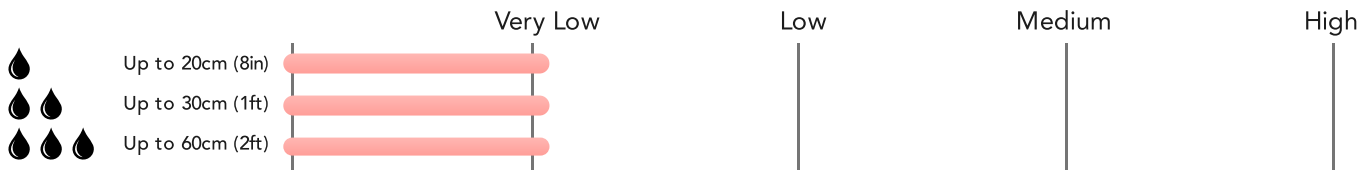


Risk Rating: Very low

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.

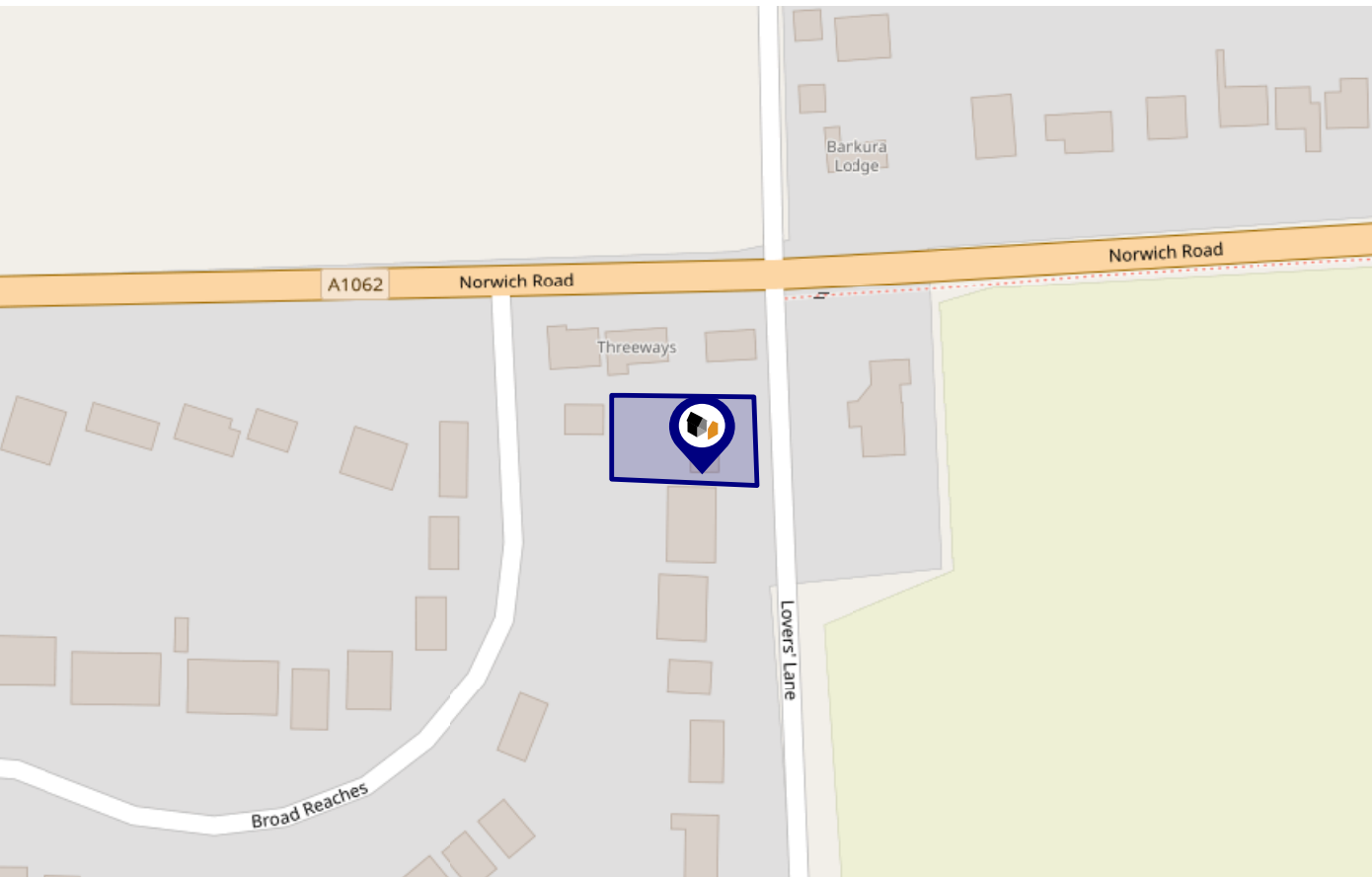
Chance of flooding to the following depths at this property:



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.

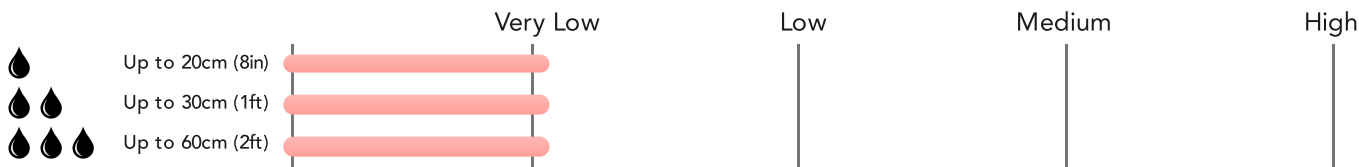


Risk Rating: **Very low**

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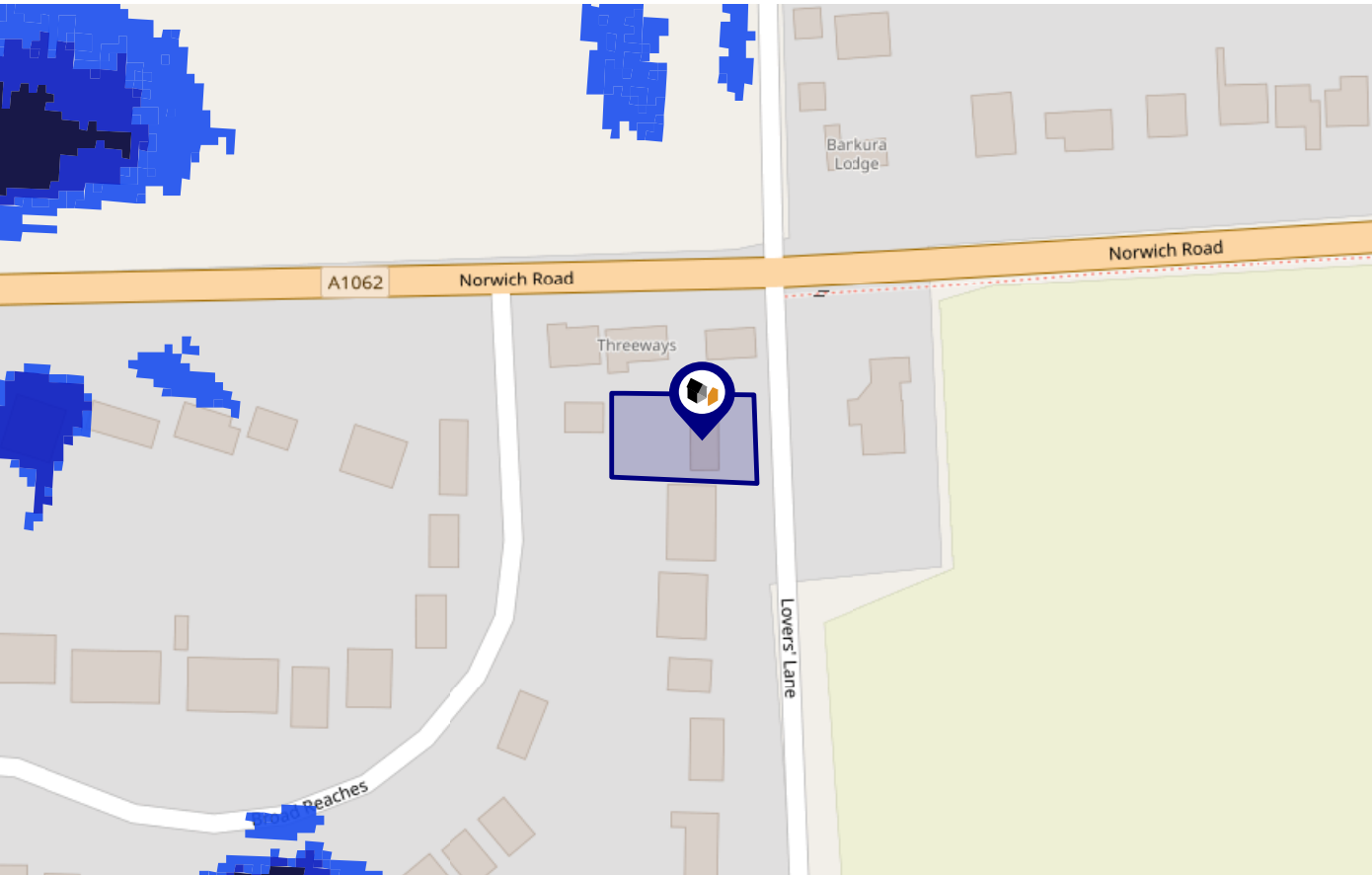
Chance of flooding to the following depths at this property:



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.

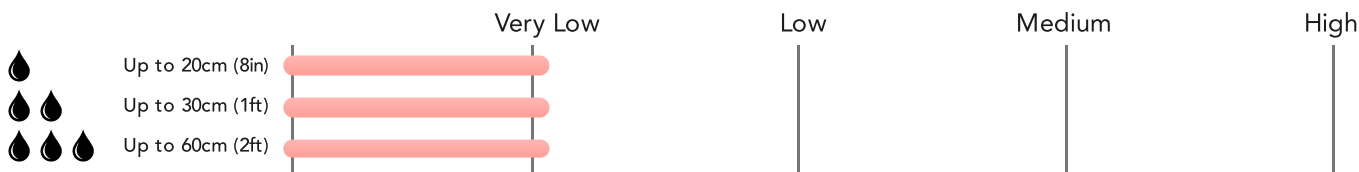


Risk Rating: Very low

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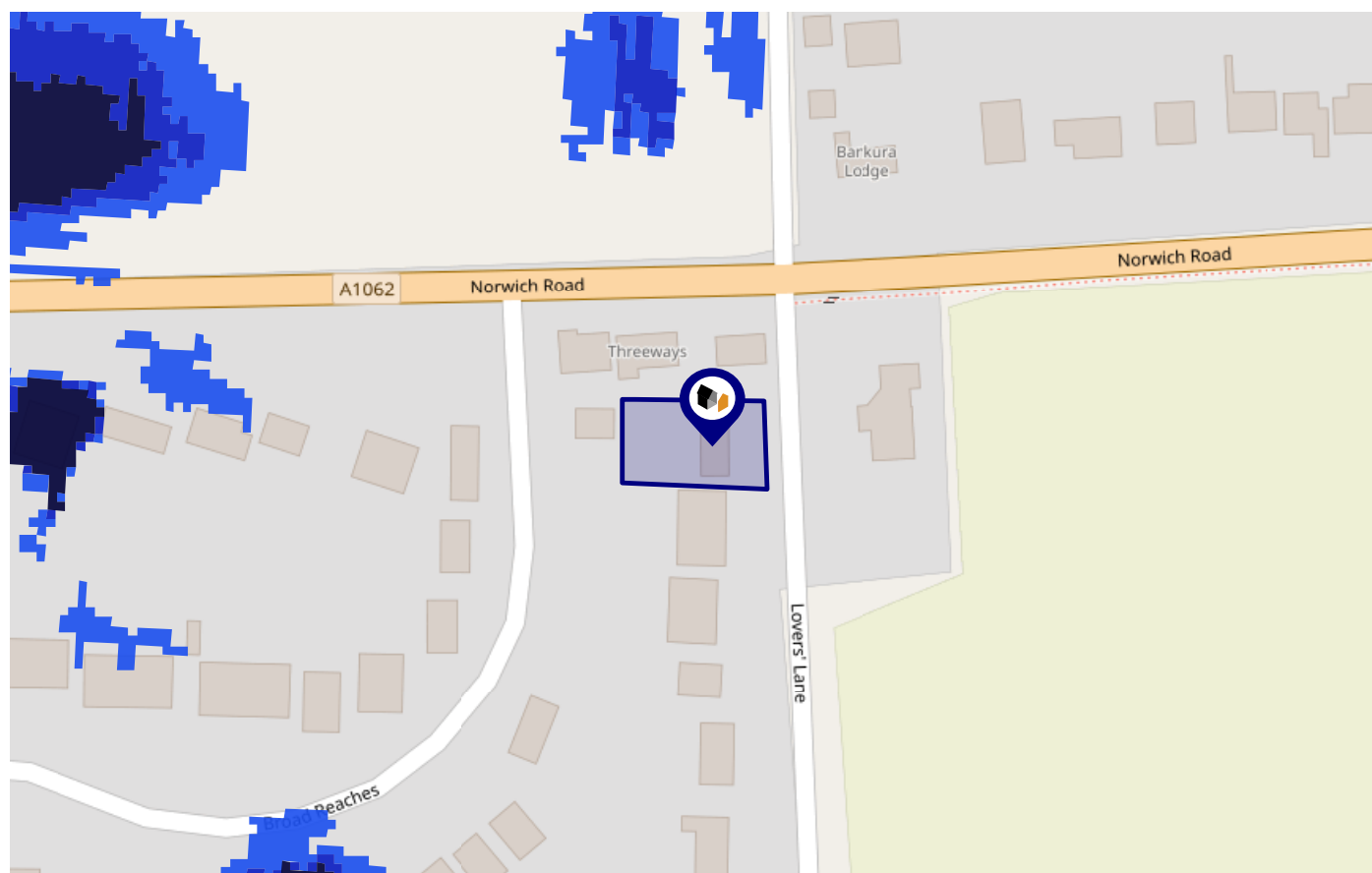
Chance of flooding to the following depths at this property:



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.

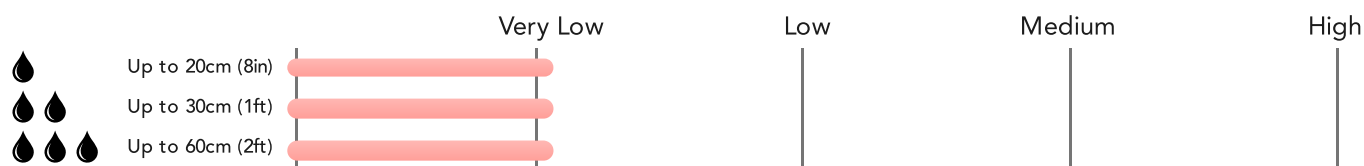


Risk Rating: Very low

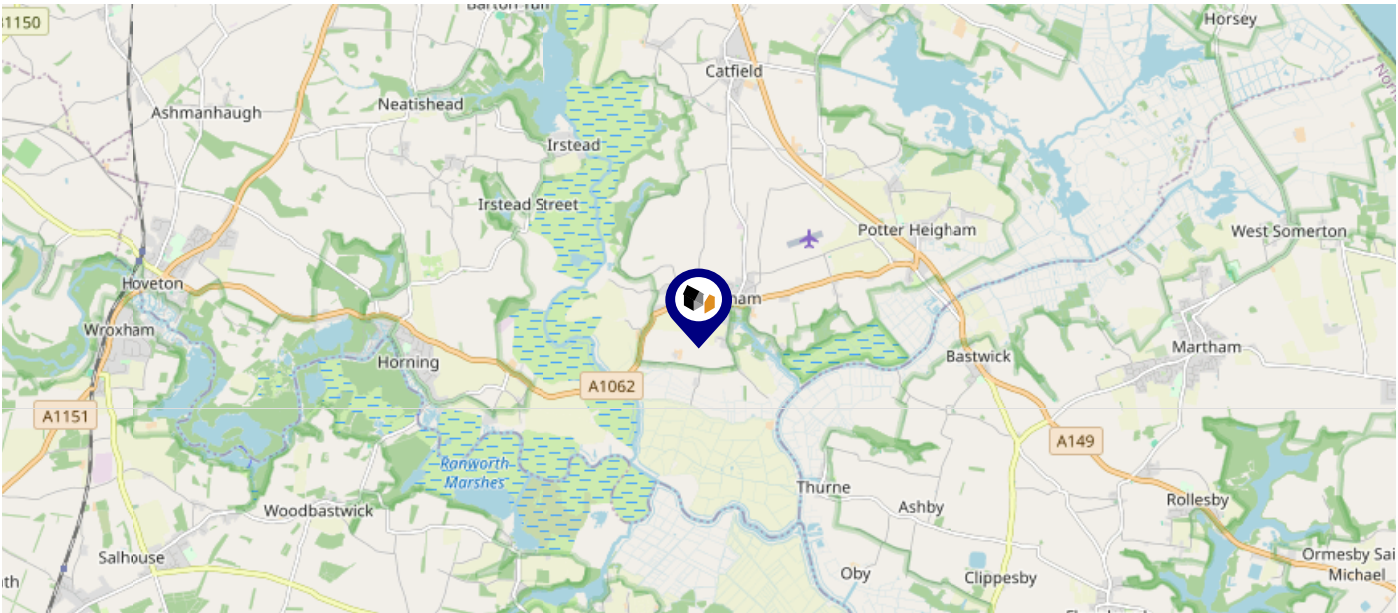
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



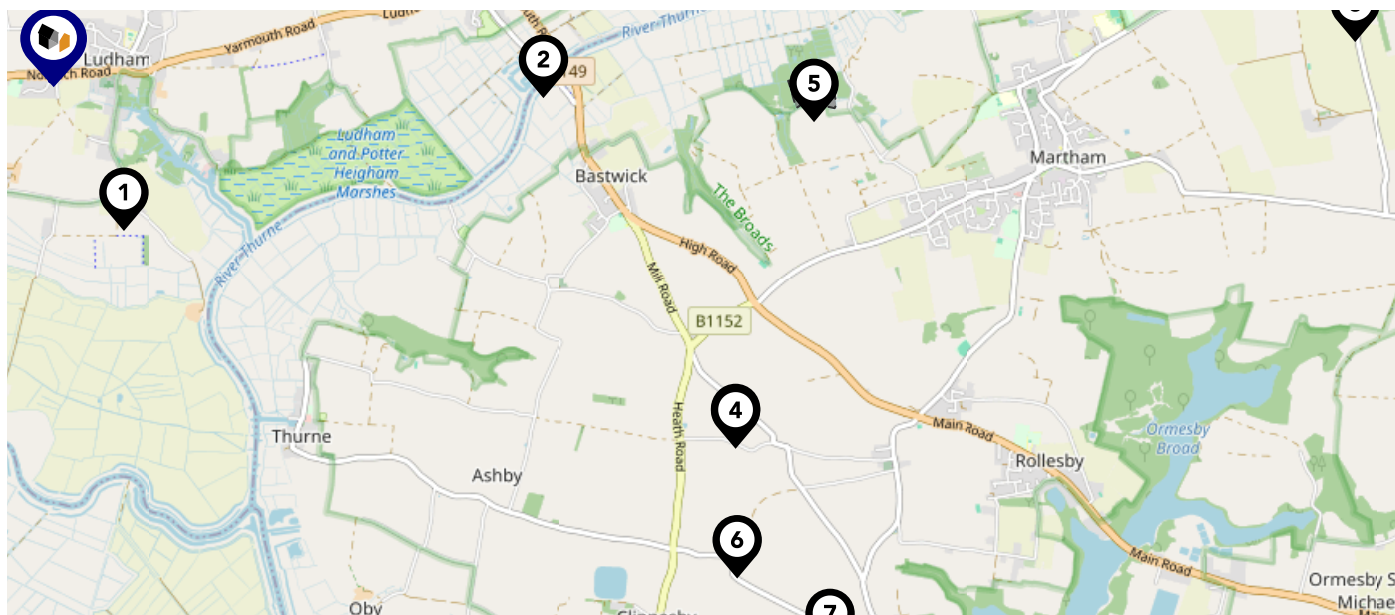
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

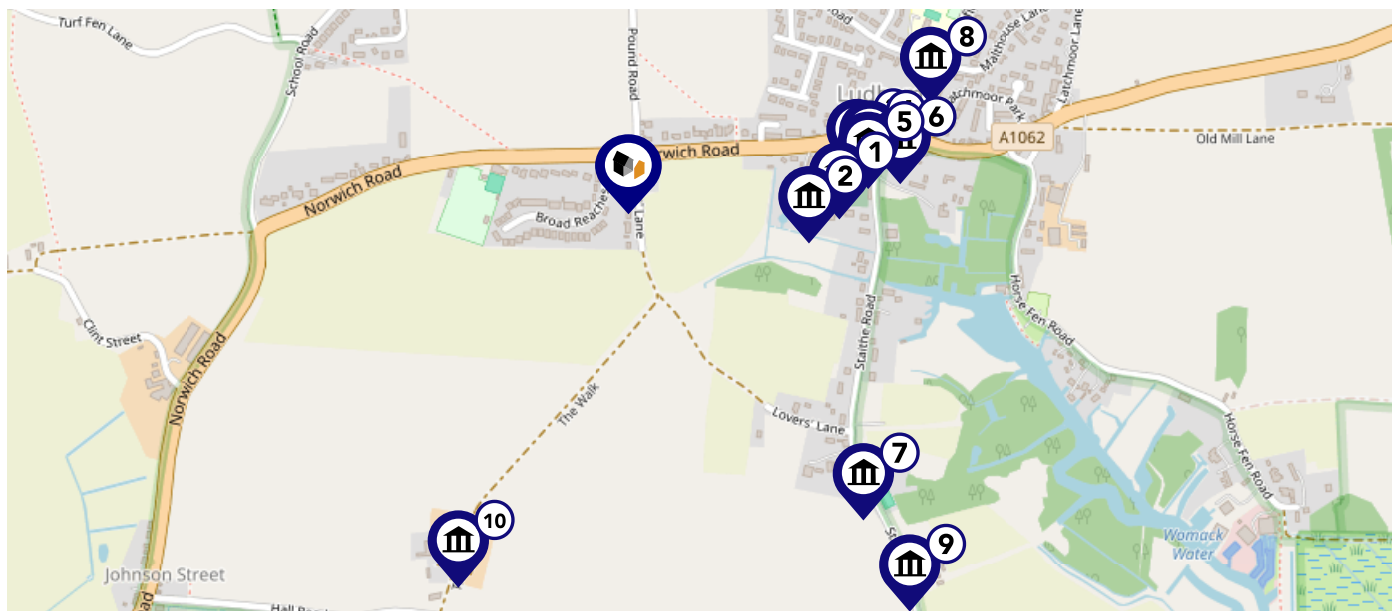
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



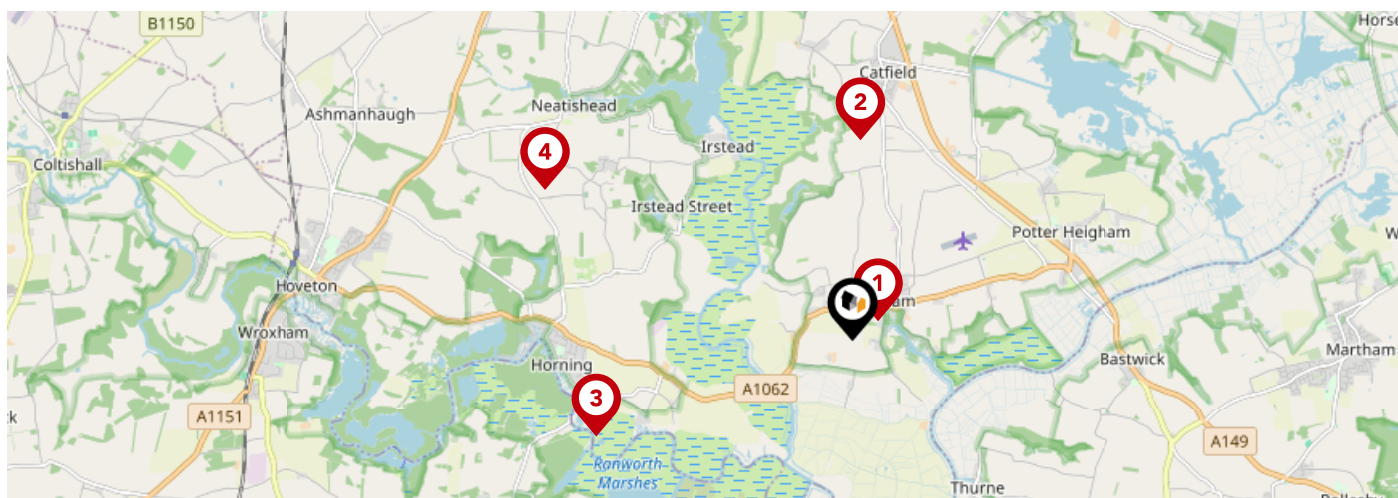
Nearby Landfill Sites

1	Refuse Tip off Hall Common Road-Cold Harbour Road, Ludham, Great Yarmouth	Historic Landfill	
2	Potter Heigham-The Causeway, Potter Heigham, Norfolk	Historic Landfill	
3	The Heath-Rollesby, Norfolk	Historic Landfill	
4	Rollesby Heath-Repps Road, Rollesby, Norfolk	Historic Landfill	
5	Cess Road-Martham, Norfolk	Historic Landfill	
6	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	
7	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	
8	Collis Lane-Somerton, Norfolk	Historic Landfill	

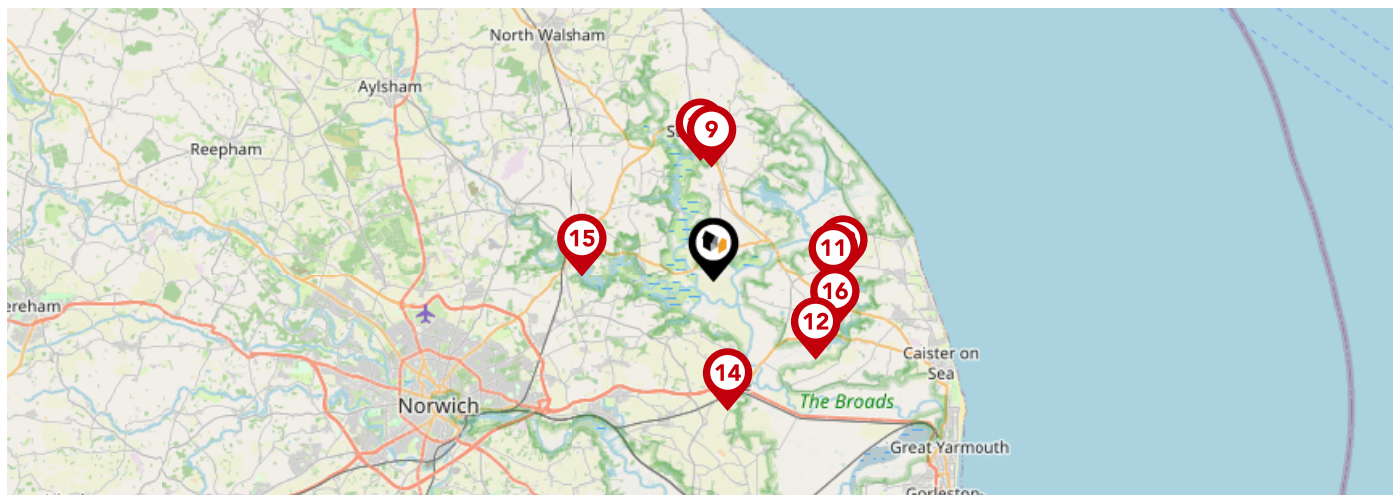
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



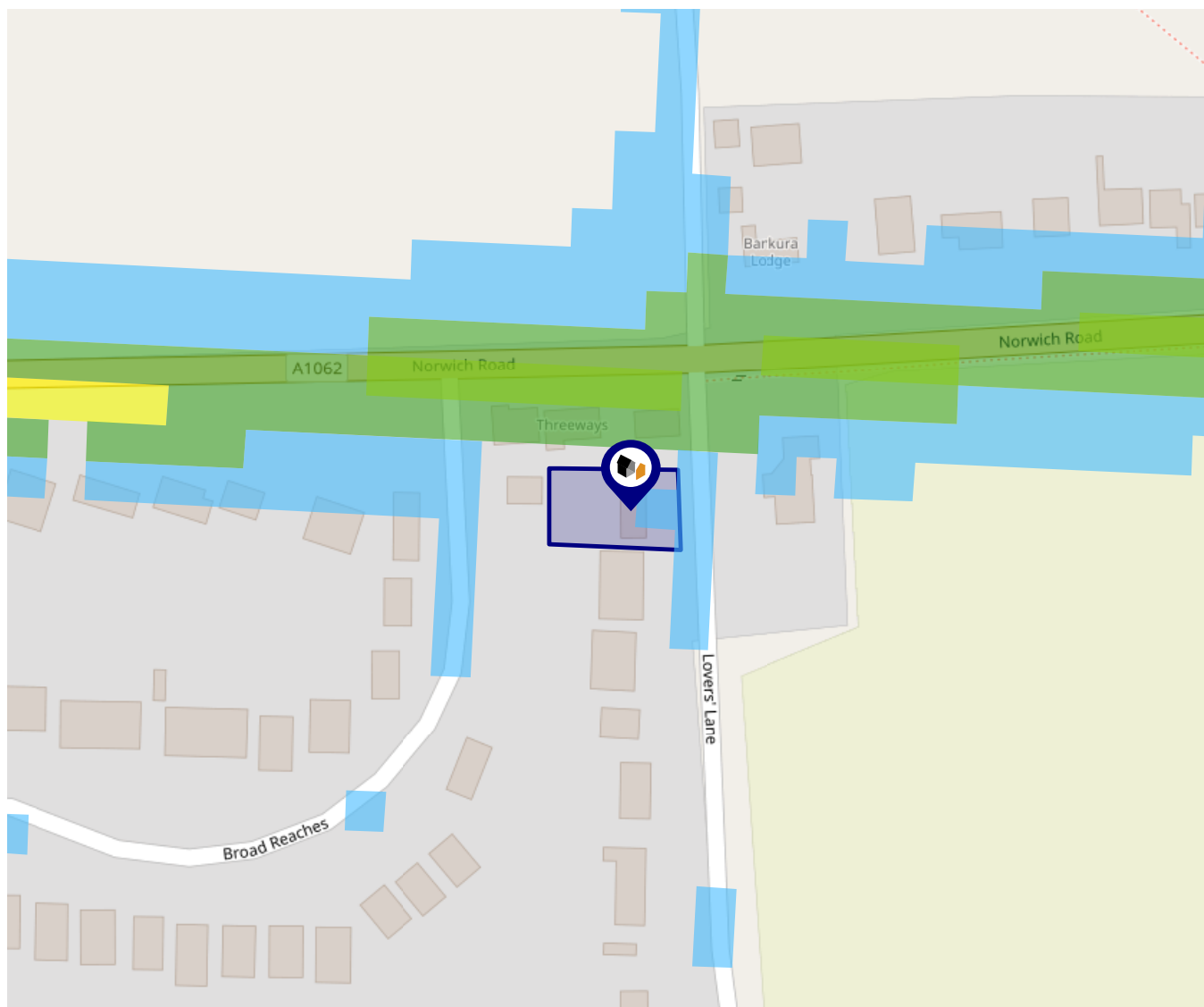
Listed Buildings in the local district		Grade	Distance
	1049913 - Church Of St. Catherine	Grade I	0.2 miles
	1393539 - F.h. Chambers Memorial Approx. 50m. Sw Of South Porch Of Church Of St. Catherine	Grade II	0.2 miles
	1171967 - Church View	Grade II	0.3 miles
	1373442 - Former Saddler's Shop With Cottage Adjoining To West	Grade II	0.3 miles
	1453781 - Ludham War Memorial Cross	Grade II	0.3 miles
	1171993 - 1-5, Yarmouth Road	Grade II	0.3 miles
	1049914 - The Dutch House	Grade II	0.4 miles
	1171903 - The Stores	Grade II	0.4 miles
	1171974 - Hall Common Farmhouse	Grade II	0.5 miles
	1373440 - Barn 100m East Of Ludham Hall	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:0.28	☐	☒	☐	☐	☐
2	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:1.81	☐	☒	☐	☐	☐
3	Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:2.46	☐	☒	☐	☐	☐
4	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:3.08	☐	☒	☐	☐	☐
5	Fairhaven Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 105 Distance:3.13	☐	☒	☐	☐	☐
6	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:3.53	☐	☒	☐	☐	☐
7	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:3.83	☐	☒	☐	☐	☐
8	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:4.11	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:4.11	☐	☒	☐	☐	☐
10	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:4.34	☐	☐	☒	☐	☐
11	Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:4.37	☐	☒	☐	☐	☐
12	Fleggburgh CofE Primary School Ofsted Rating: Good Pupils: 57 Distance:4.66	☐	☒	☐	☐	☐
13	Flegg High Ormiston Academy Ofsted Rating: Requires improvement Pupils: 764 Distance:4.67	☐	☐	☒	☐	☐
14	Acle Academy Ofsted Rating: Good Pupils: 619 Distance:4.68	☐	☐	☒	☐	☐
15	St John's Community Primary School and Nursery Ofsted Rating: Good Pupils: 227 Distance:4.72	☐	☒	☐	☐	☐
16	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:4.73	☐	☒	☐	☐	☐

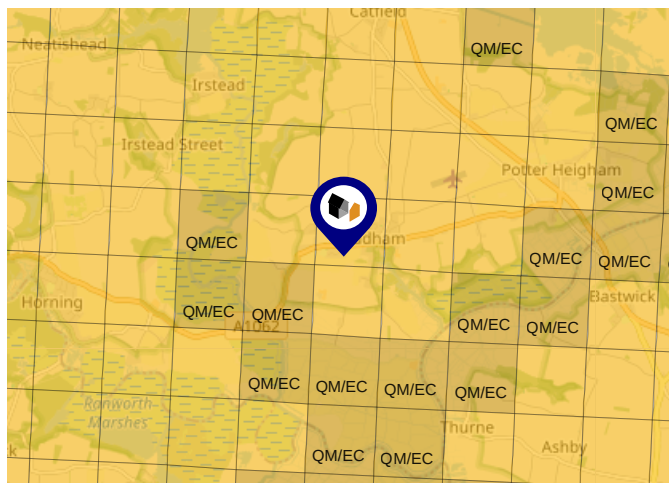


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

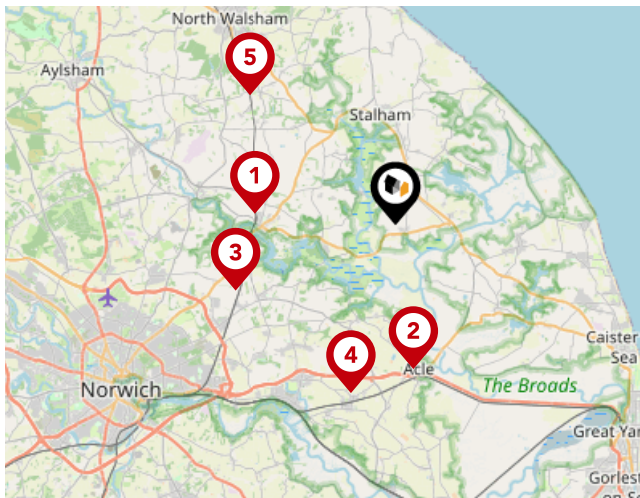
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



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	Hoveton & Wroxham Rail Station	5.03 miles
2	Acle Rail Station	5.2 miles
3	Salhouse Rail Station	6.17 miles
4	Lingwood Rail Station	6.23 miles
5	Worstead Rail Station	6.99 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

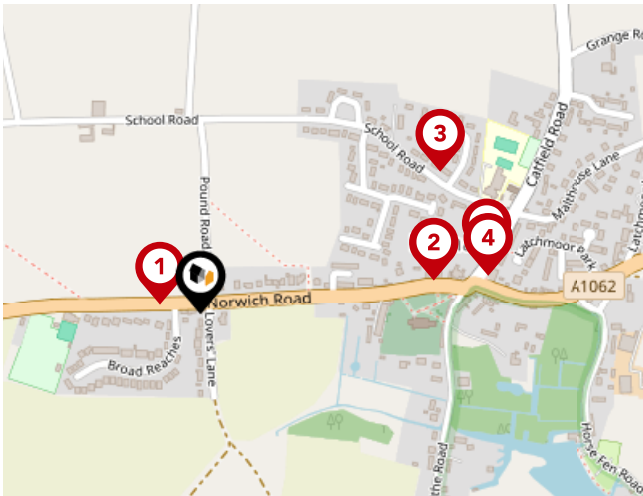


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	10.81 miles

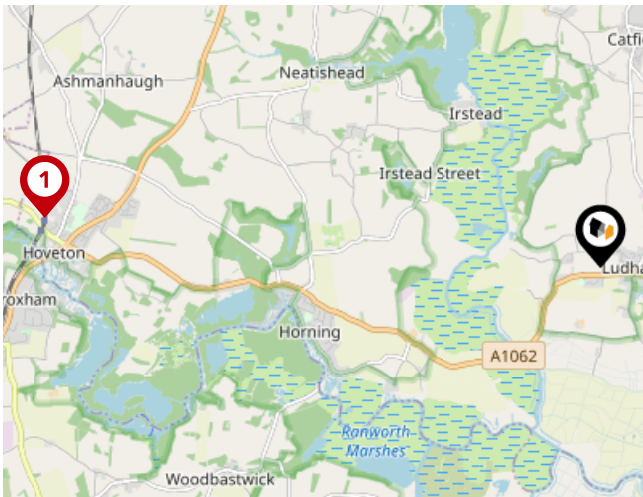
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Reaches	0.04 miles
2	Church	0.26 miles
3	School Road	0.31 miles
4	Church	0.32 miles
5	Kings Arms	0.32 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	5.02 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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