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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 25th February 2026



46, LYNDFORD ROAD, STALHAM, NORWICH, NR12 9BD

Avocado

North Norfolk

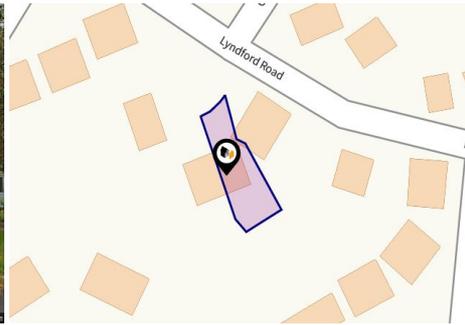
07921075935

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Property Overview



Property

| | | | |
|-------------------------|--|------------------------------------|------------|
| Type: | Semi-Detached | Last Sold Date: | 03/08/2023 |
| Bedrooms: | 4 | Last Sold Price: | £300,000 |
| Floor Area: | 1,259 ft ² / 117 m ² | Last Sold £/ft²: | £238 |
| Plot Area: | 0.06 acres | Tenure: | Freehold |
| Year Built : | 1976-1982 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,821 | | |
| Title Number: | NK85983 | | |
| UPRN: | 100090878566 | | |

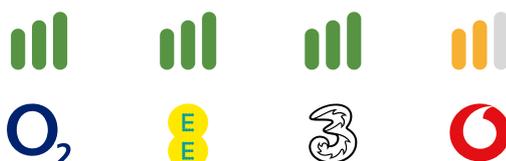
Local Area

| | |
|---------------------------|---------------|
| Local Authority: | North norfolk |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 17 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



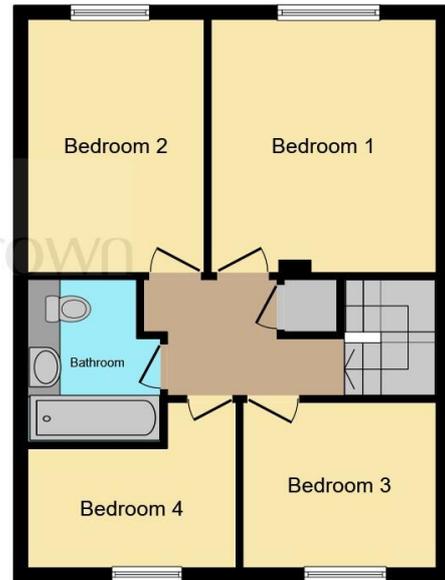
Satellite/Fibre TV Availability:



46, LYNDFORD ROAD, STALHAM, NORWICH, NR12 9BD



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Property EPC - Certificate

46 Lyndford Road, Stalham, NR12 9BD

Energy rating

C

Valid until 27.05.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

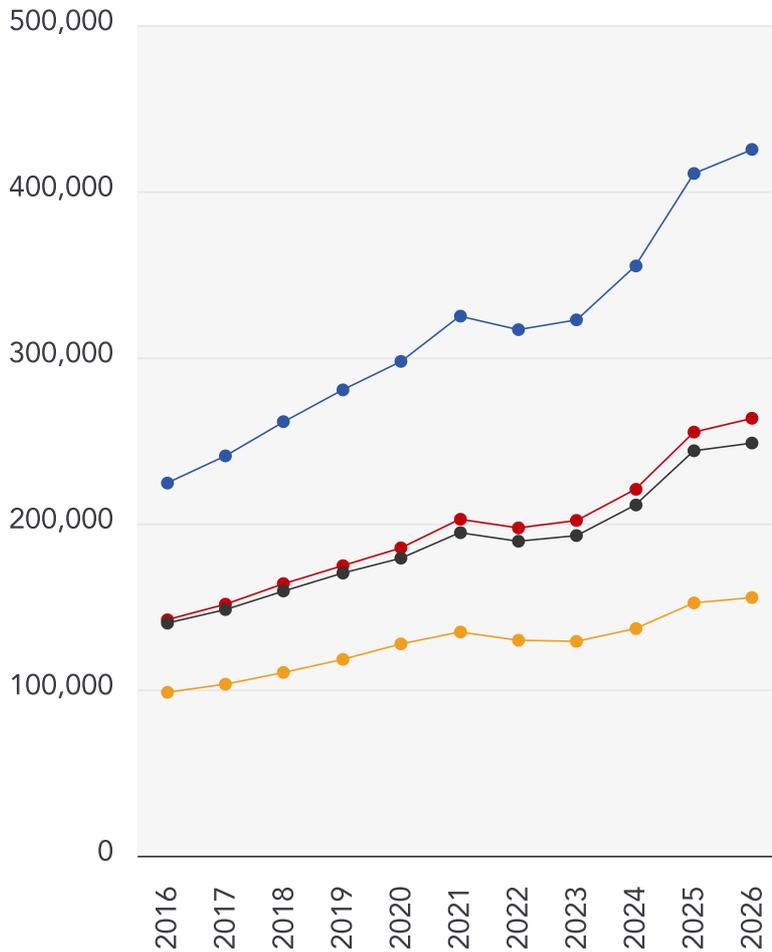
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | ECO assessment |
| Energy Tariff: | Single |
| 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: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 270 mm loft insulation |
| Roof Energy: | Good |
| 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 all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 117 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%

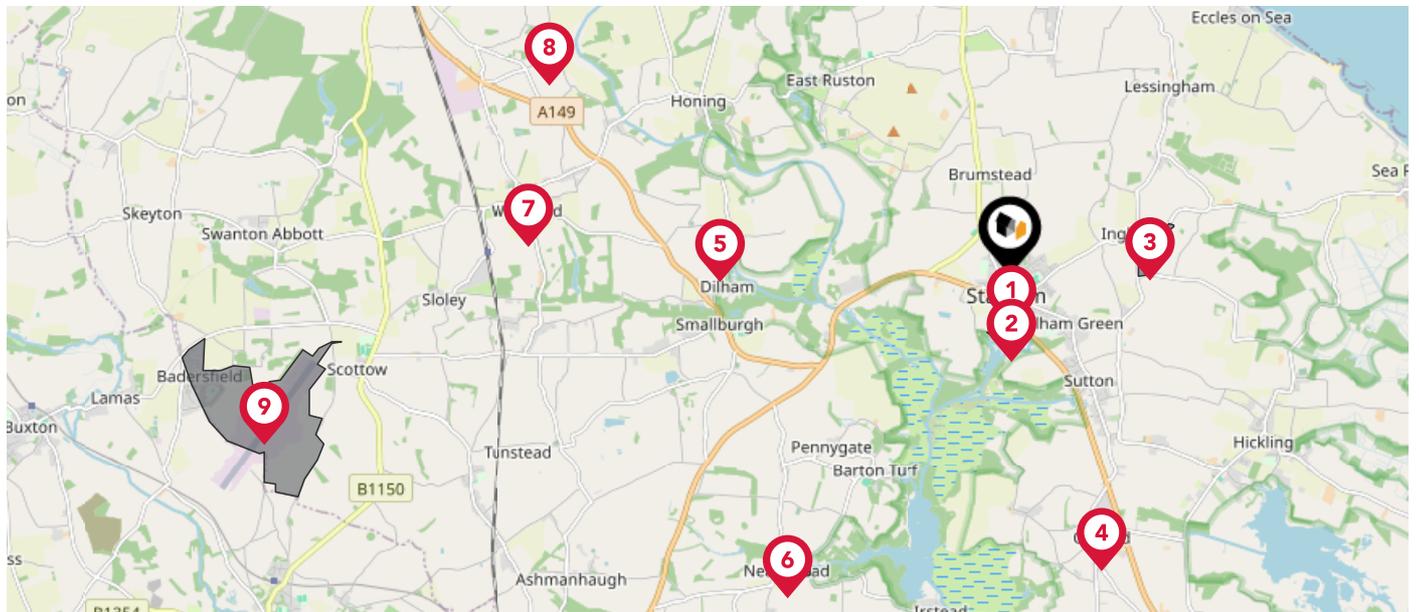
Flat

+58.04%

Maps

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.



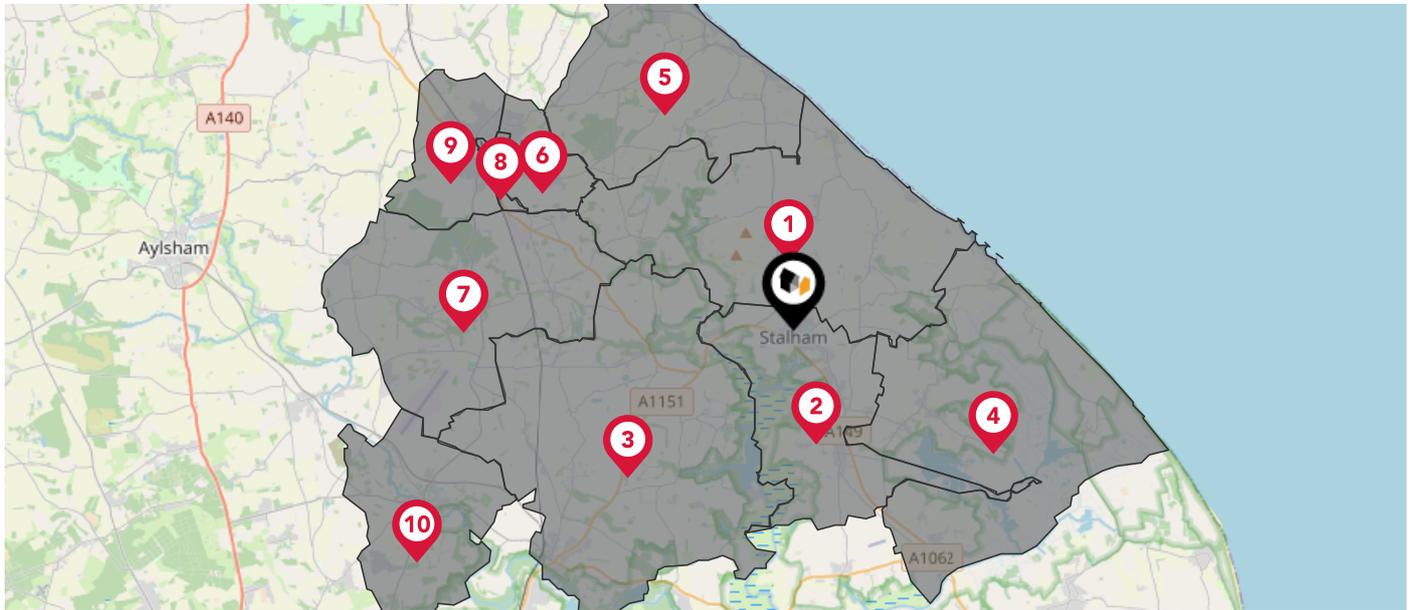
Nearby Conservation Areas

- 1 Stalham
- 2 Stalham Staithe
- 3 Ingham
- 4 Catfield
- 5 Dilham
- 6 Neatishead
- 7 Worstead
- 8 Worstead Meeting Hill
- 9 RAF Coltishall

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



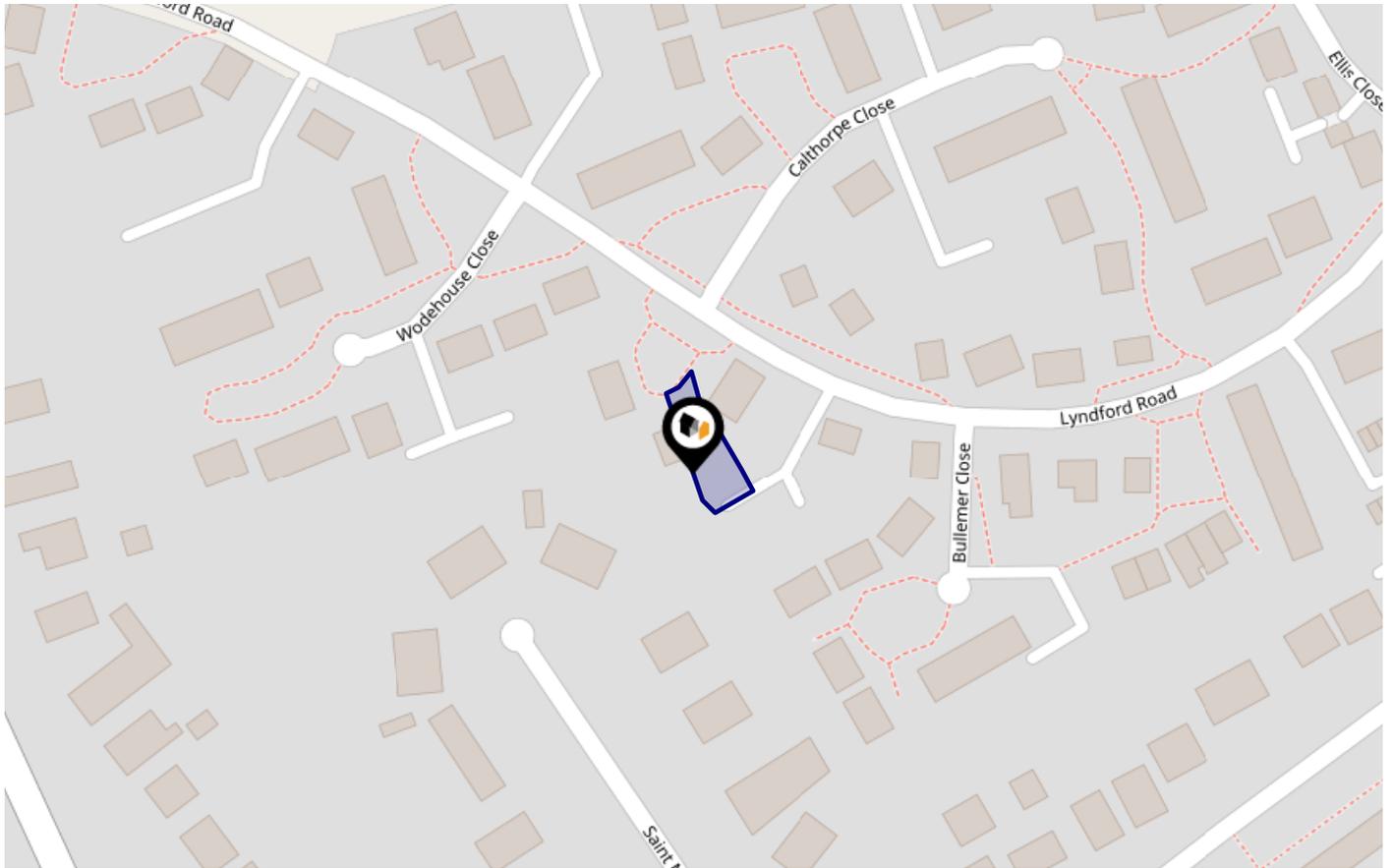
Nearby Council Wards

- 1 Happisburgh Ward
- 2 Stalham Ward
- 3 Hoveton & Tunstead Ward
- 4 Hickling Ward
- 5 Bacton Ward
- 6 North Walsham East Ward
- 7 Worstead Ward
- 8 North Walsham Market Cross Ward
- 9 North Walsham West Ward
- 10 Coltishall 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.

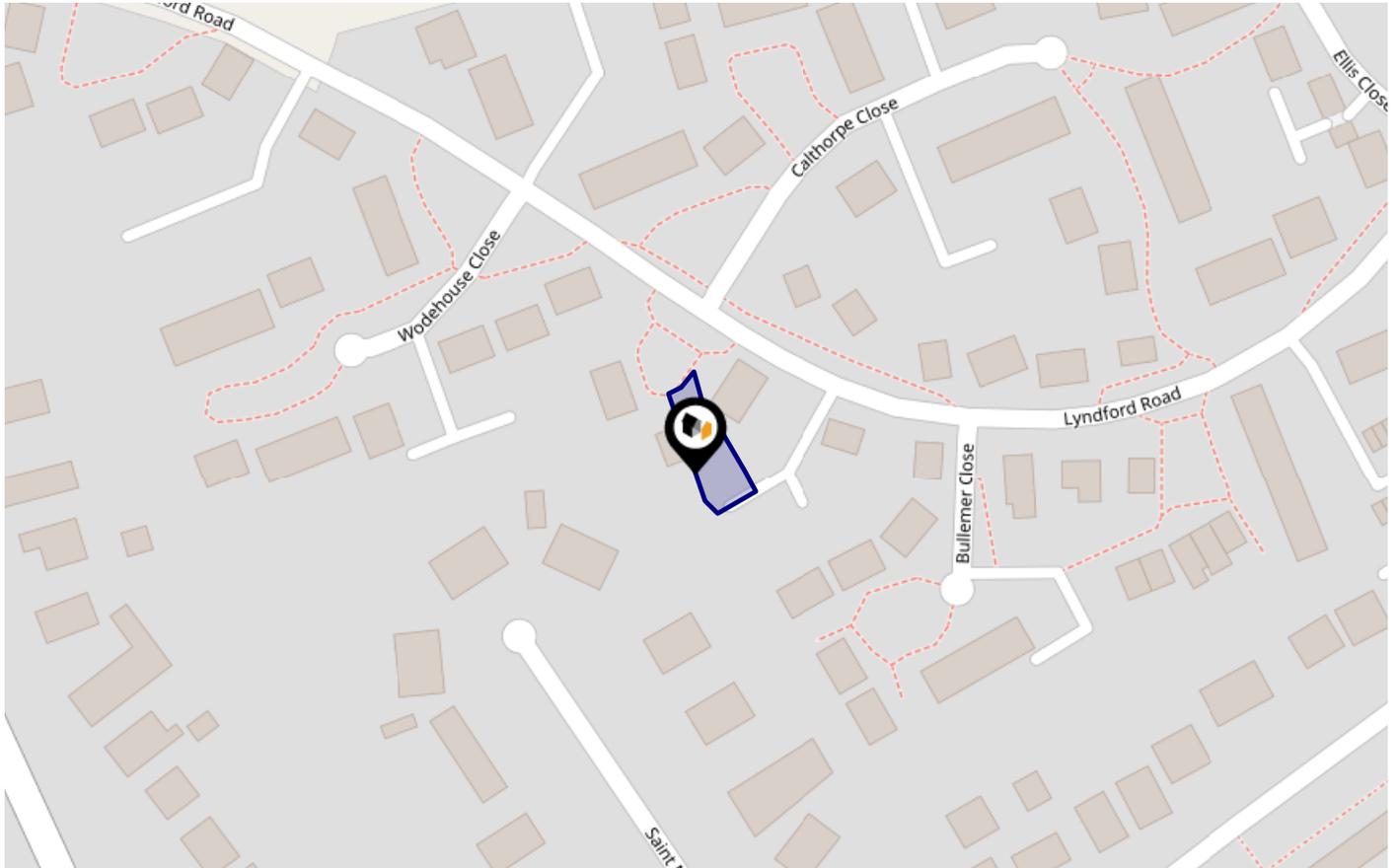
Chance of flooding to the following depths at this property:



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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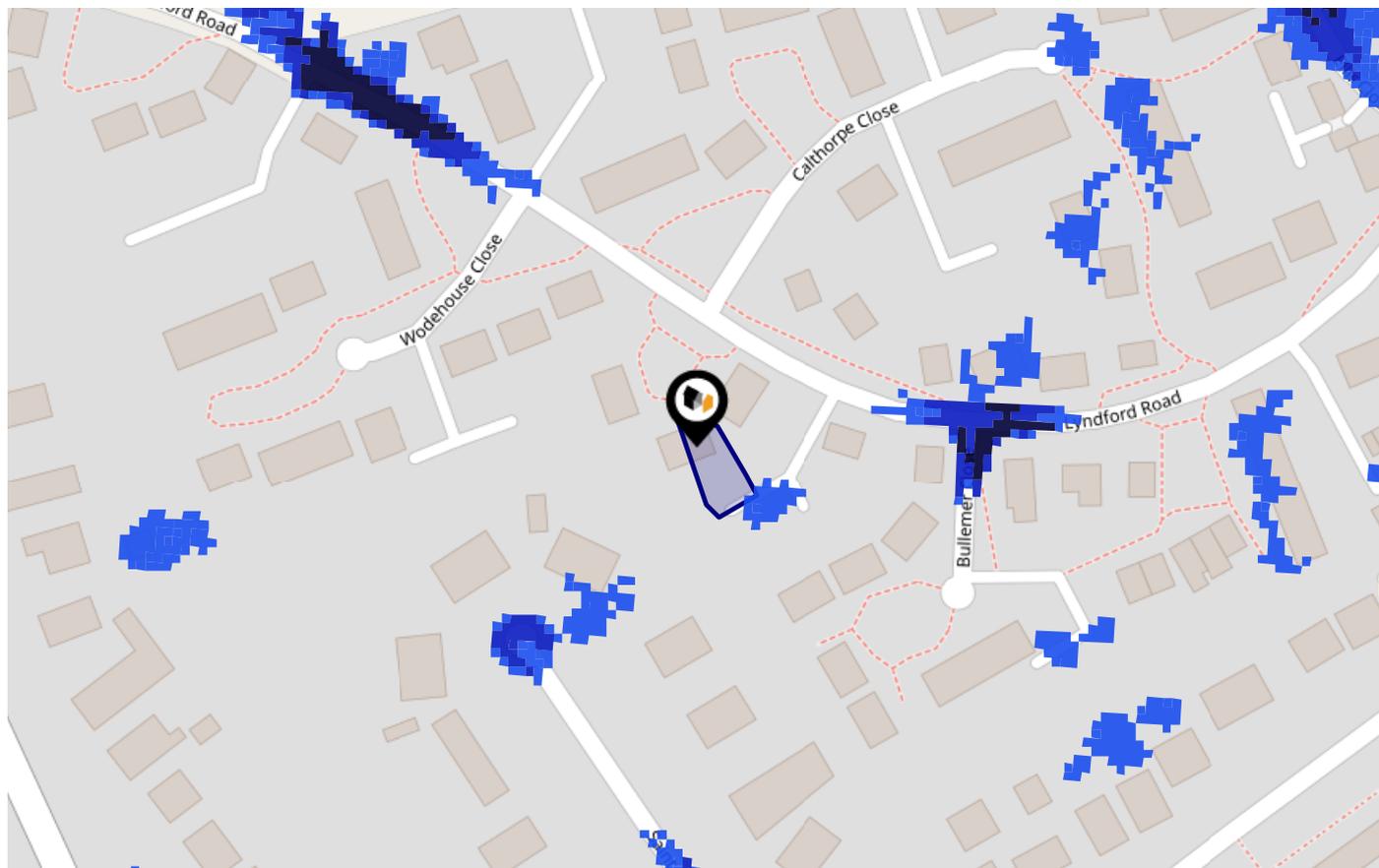
Chance of flooding to the following depths at this property:



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.

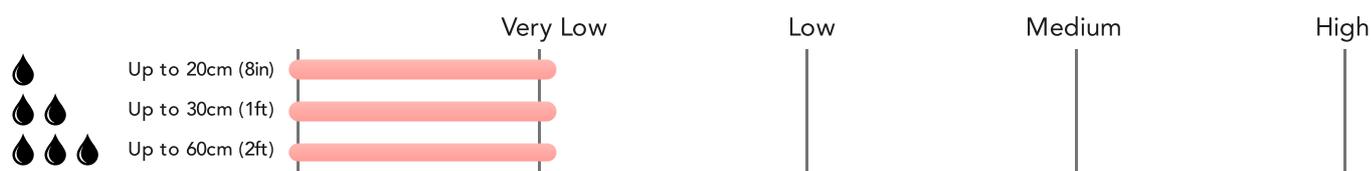


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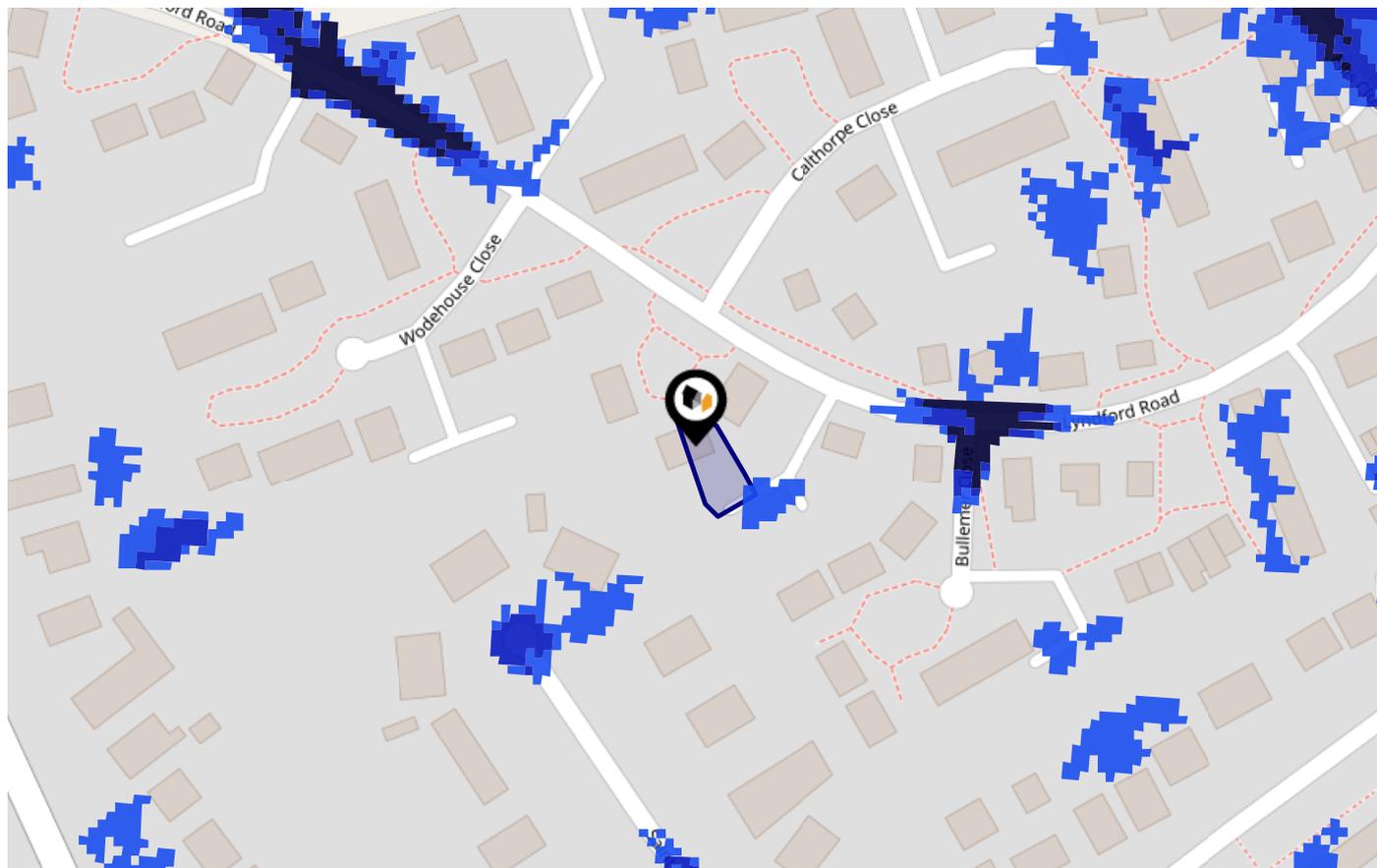
Chance of flooding to the following depths at this property:



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.

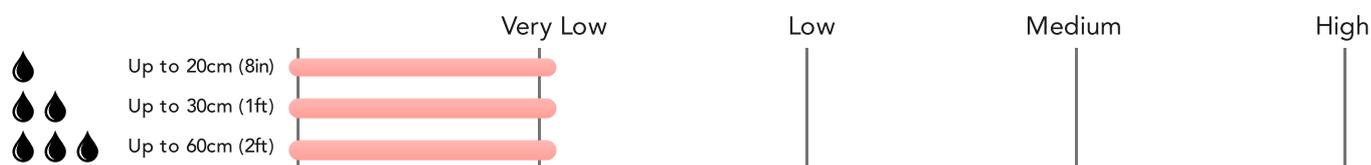


Risk Rating: **Very low**

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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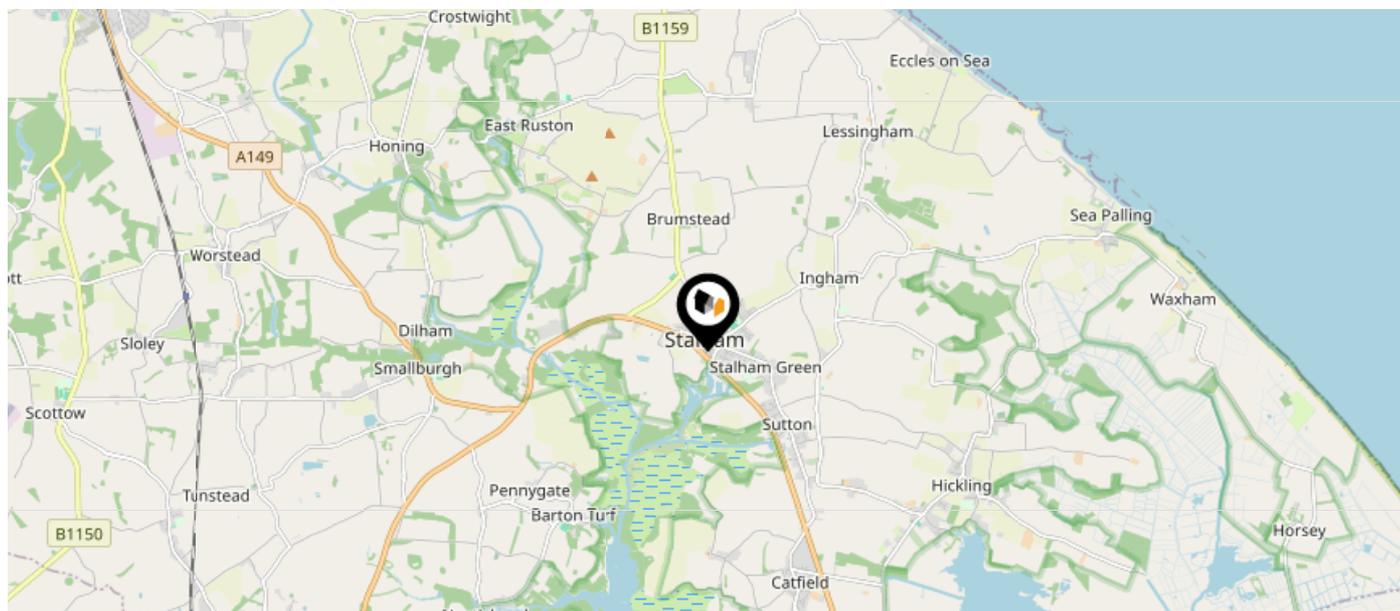
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



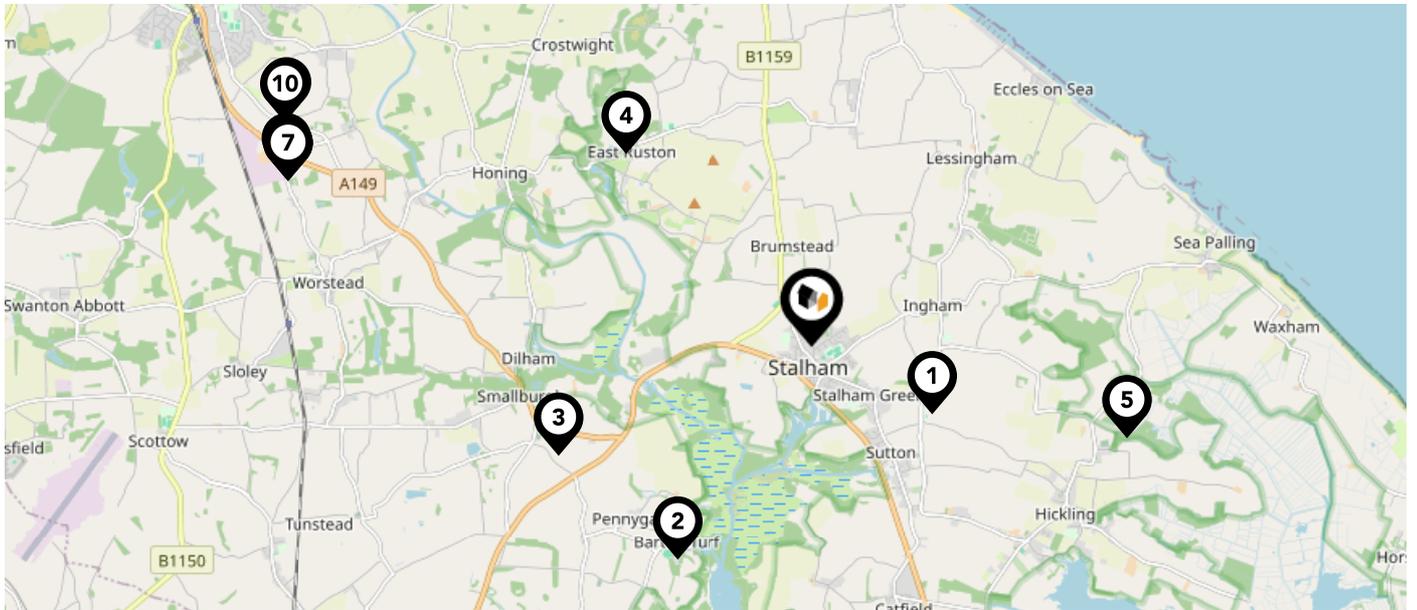
Nearby Green Belt Land

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.



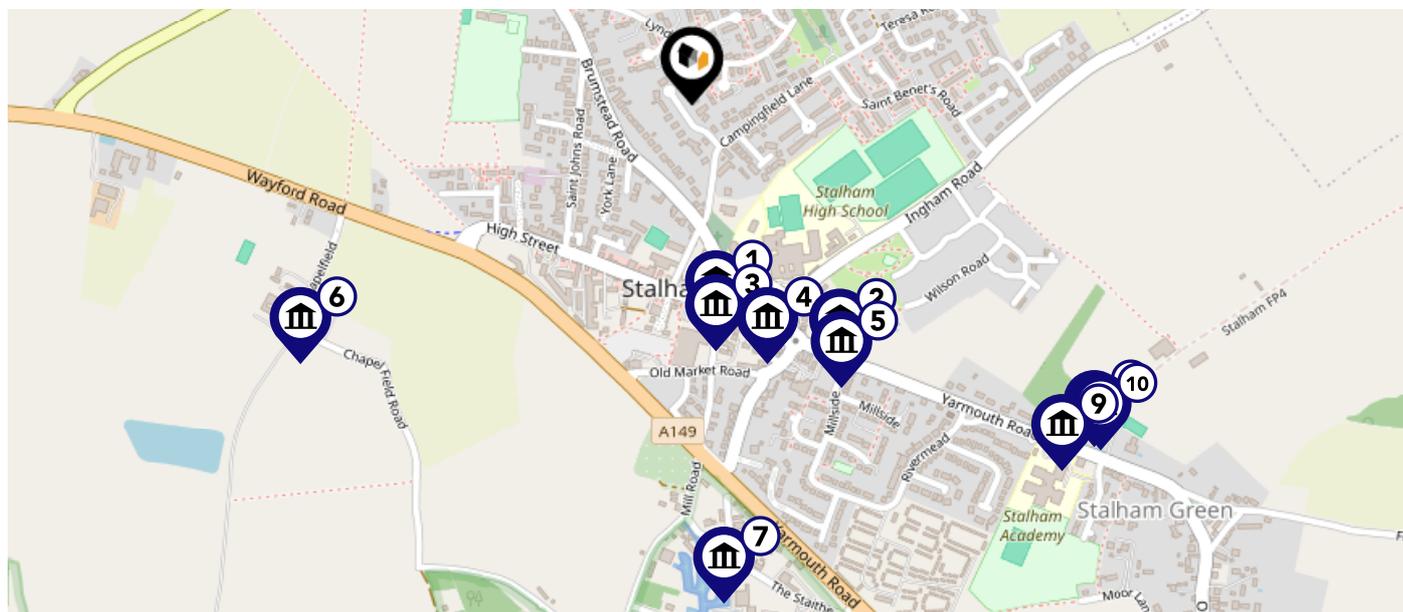
Nearby Landfill Sites

| | | |
|-----------|--|-------------------|
| 1 | Mill Road-Sutton, Norwich, Norfolk | Historic Landfill |
| 2 | Point Farm-Barton Turf, Norwich, Norfolk | Historic Landfill |
| 3 | Nightsoil Disposal Tip-Near Dark Lane, Smallburgh | Historic Landfill |
| 4 | Wells Loke-Wells Loke, East Ruston, Norwich | Historic Landfill |
| 5 | Priory Farm-Near Old Priory off Sea Palling Road, Hickling | Historic Landfill |
| 6 | Adjacent To Railway-Sandy Hill Farm, Worstead | Historic Landfill |
| 7 | Sandy Hills-Worstead, Norwich, Norfolk | Historic Landfill |
| 8 | Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk | Historic Landfill |
| 9 | EA/EPR/VP3699NX/V004 | Active Landfill |
| 10 | Field No. 788(part)-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 |
|---|---|----------|-----------|
|  | 1172564 - Church Of St Mary The Virgin | Grade II | 0.2 miles |
|  | 1373723 - Stable Block At Church Farm | Grade II | 0.3 miles |
|  | 1376141 - Fire Engine House And Village Lock Up | Grade II | 0.3 miles |
|  | 1049364 - Rosedale | Grade II | 0.3 miles |
|  | 1172543 - Church Farmhouse | Grade II | 0.4 miles |
|  | 1049365 - West End Farmhouse | Grade II | 0.5 miles |
|  | 1049368 - The Old Granary | Grade II | 0.6 miles |
|  | 1049367 - Barn At Stalham Hall Farm | Grade II | 0.6 miles |
|  | 1305053 - Stalham Hall | Grade II | 0.6 miles |
|  | 1373725 - Stewards House | Grade II | 0.6 miles |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Stalham High School Ofsted Rating: Good Pupils: 482 Distance:0.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:1.12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | All Saints School Ofsted Rating: Good Pupils: 73 Distance:2.11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:2.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:2.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

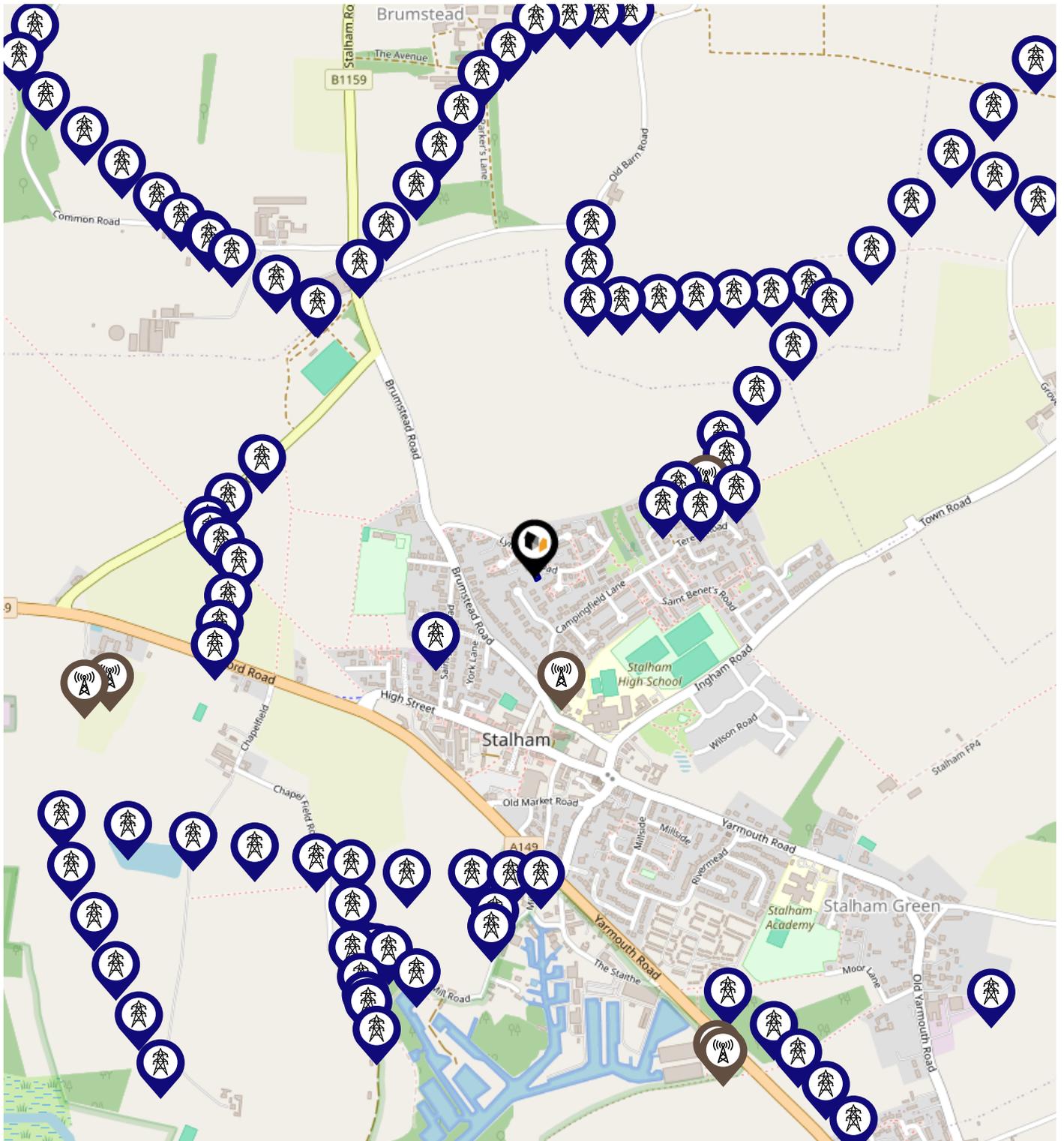
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:2.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:3.92 | <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:4.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:4.46 | <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:5.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Tunstead Primary School Ofsted Rating: Good Pupils: 83 Distance:5.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:5.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

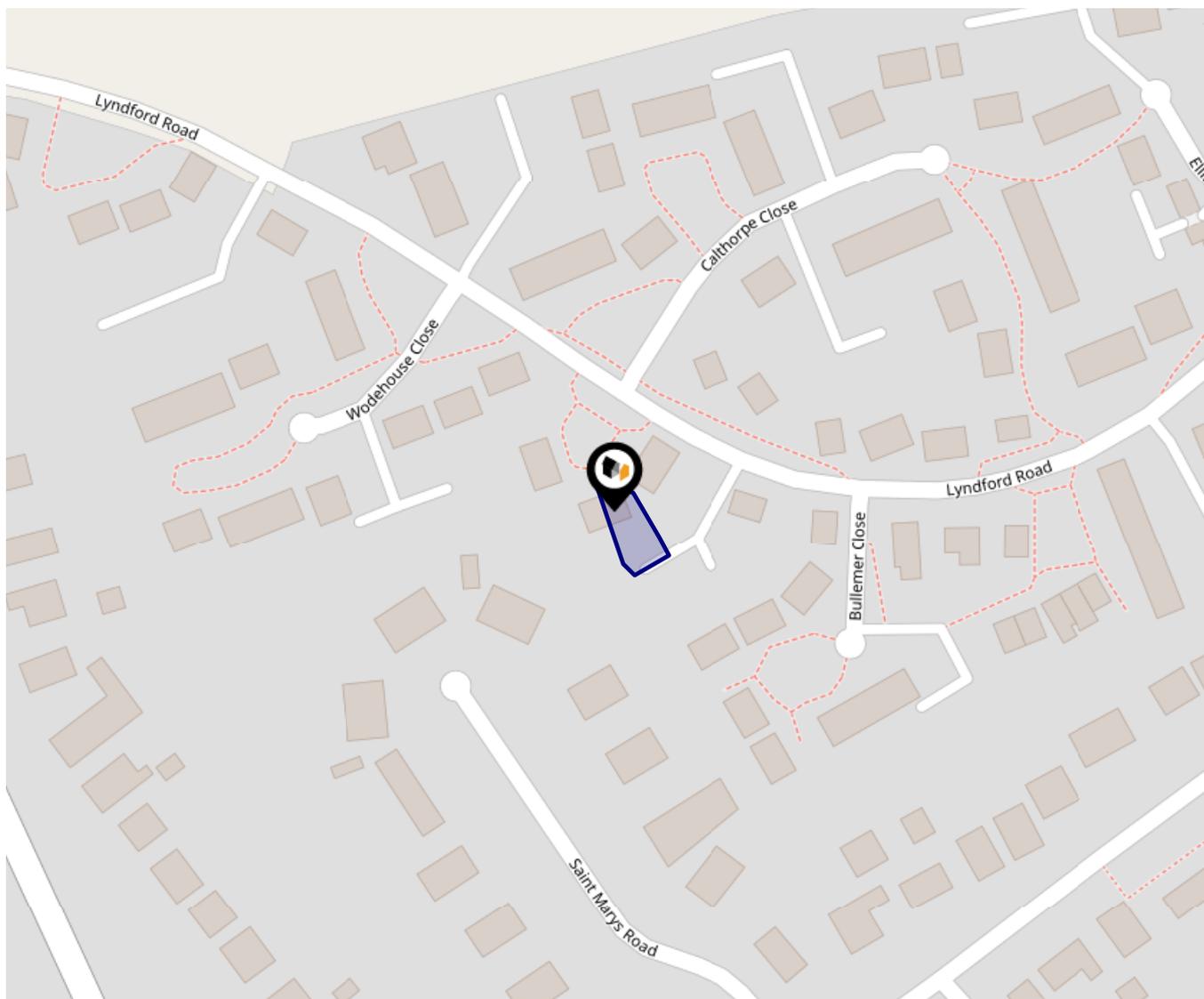


Key:

-  Power Pylons
-  Communication Masts

Local Area

Road Noise



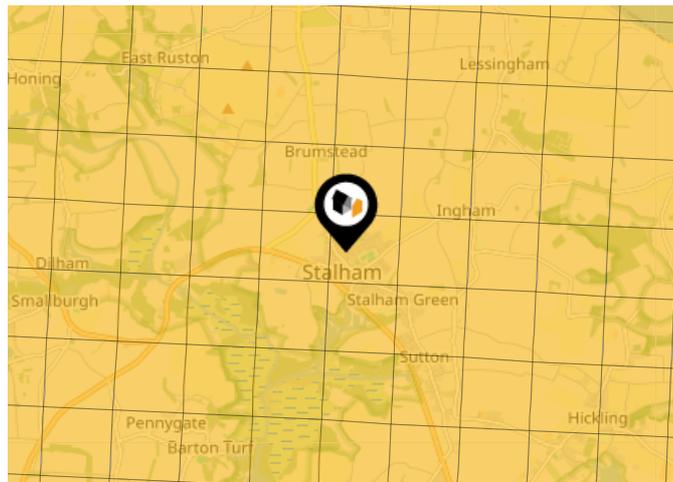
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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: | SILT TO SAND |
| Parent Material Grain: | ARENACEOUS - RUDACEOUS | Soil Depth: | DEEP |
| Soil Group: | MEDIUM(SILTY) TO LIGHT(SILTY) | | |

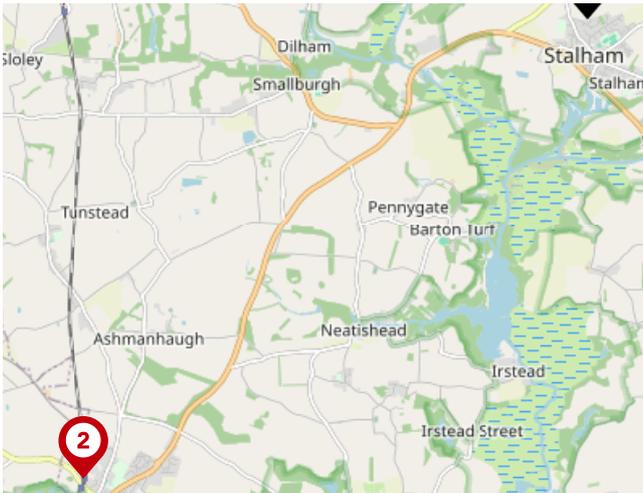


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

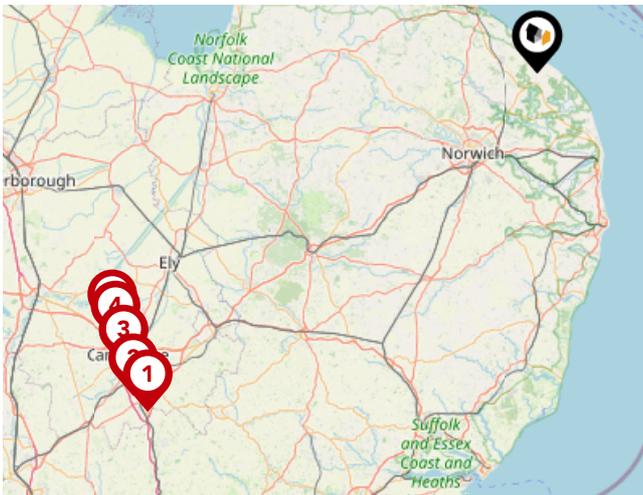
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------------|------------|
| 1 | Worstead Rail Station | 4.67 miles |
| 2 | Hoveton & Wroxham Rail Station | 6.12 miles |
| 3 | North Walsham Rail Station | 6.2 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 74.61 miles |
| 2 | M11 J10 | 74.61 miles |
| 3 | M11 J11 | 73.16 miles |
| 4 | M11 J13 | 72 miles |
| 5 | M11 J14 | 71.57 miles |

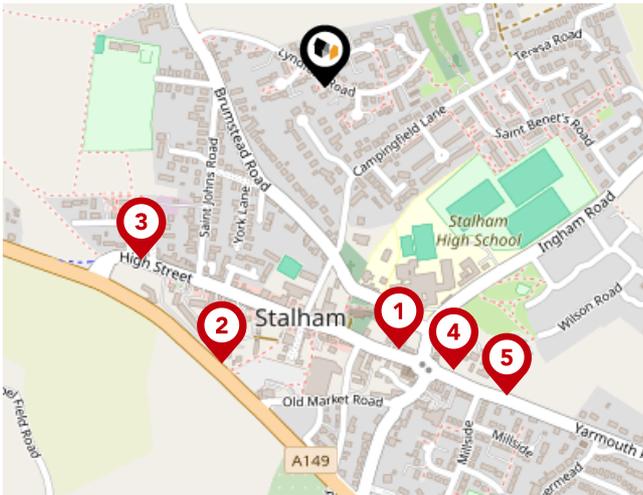


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Norwich International Airport | 12.35 miles |
| 2 | Southend-on-Sea | 90.3 miles |
| 3 | Cambridge | 68.86 miles |
| 4 | Stansted Airport | 81 miles |

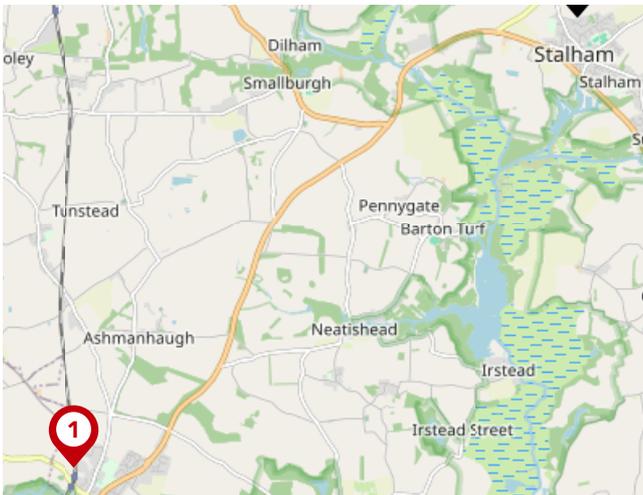
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Baptist Church | 0.31 miles |
| 2 | Tesco | 0.33 miles |
| 3 | Old Railway Station | 0.28 miles |
| 4 | Millside | 0.35 miles |
| 5 | Millside | 0.4 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Hoveton (Bure Valley Railway) | 6.06 miles |

Avocado

Data Quality

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