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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th August 2026



10, SAMPSON ROAD, NORTH WALSHAM, NR28 9AR

Avocado

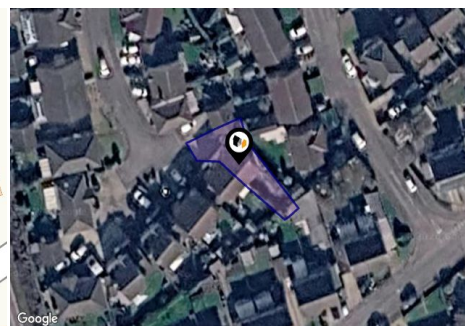
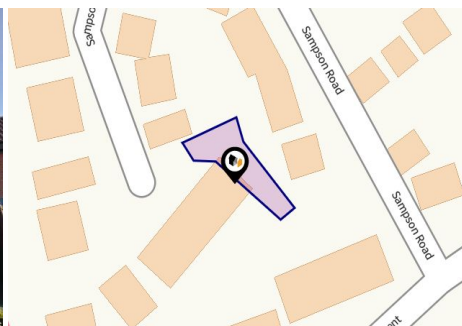
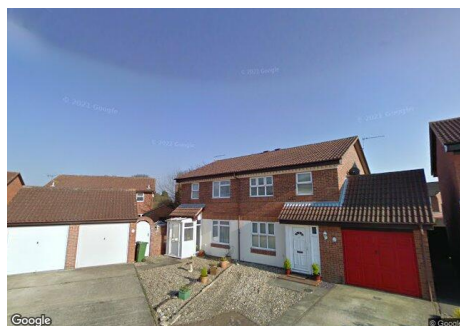
North Norfolk

07921075935

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Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.05 acres
Year Built :	1991-1995
Council Tax :	Band C
Annual Estimate:	£2,187
Title Number:	NK90676
UPRN:	100090875427
Restrictive Covenants:	Yes

Last Sold Date:	10/01/2020
Last Sold Price:	£187,000
Last Sold £/ft²:	£241
Tenure:	Freehold

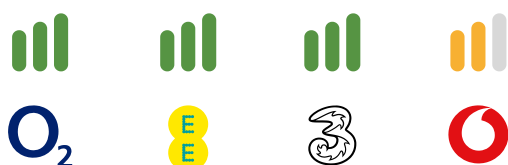
Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	10000 mb/s
		

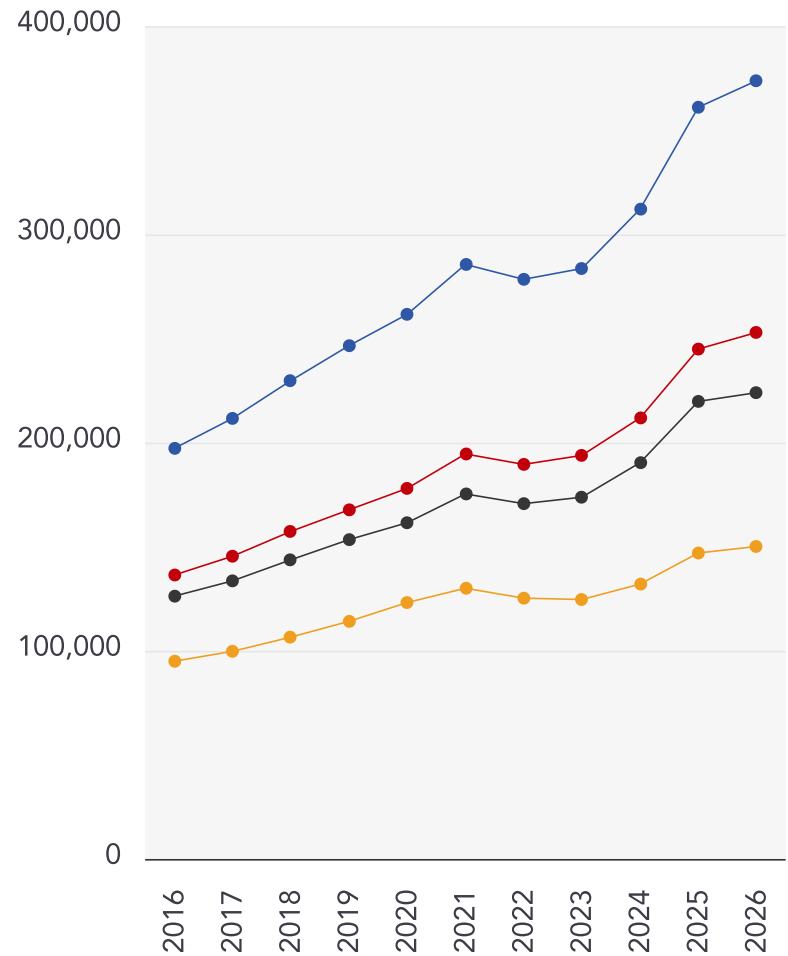
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



10 Year History of Average House Prices by Property Type in NR28



Detached

+89.52%

Semi-Detached

+85.41%

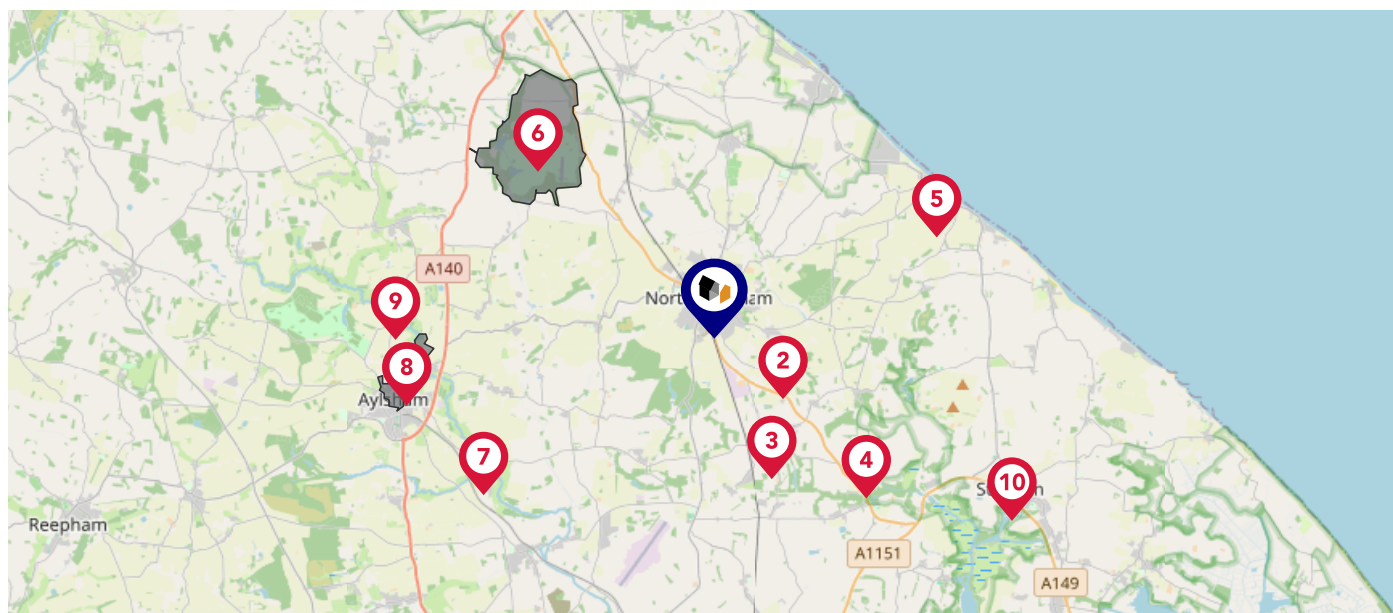
Terraced

+77.44%

Flat

+58.04%

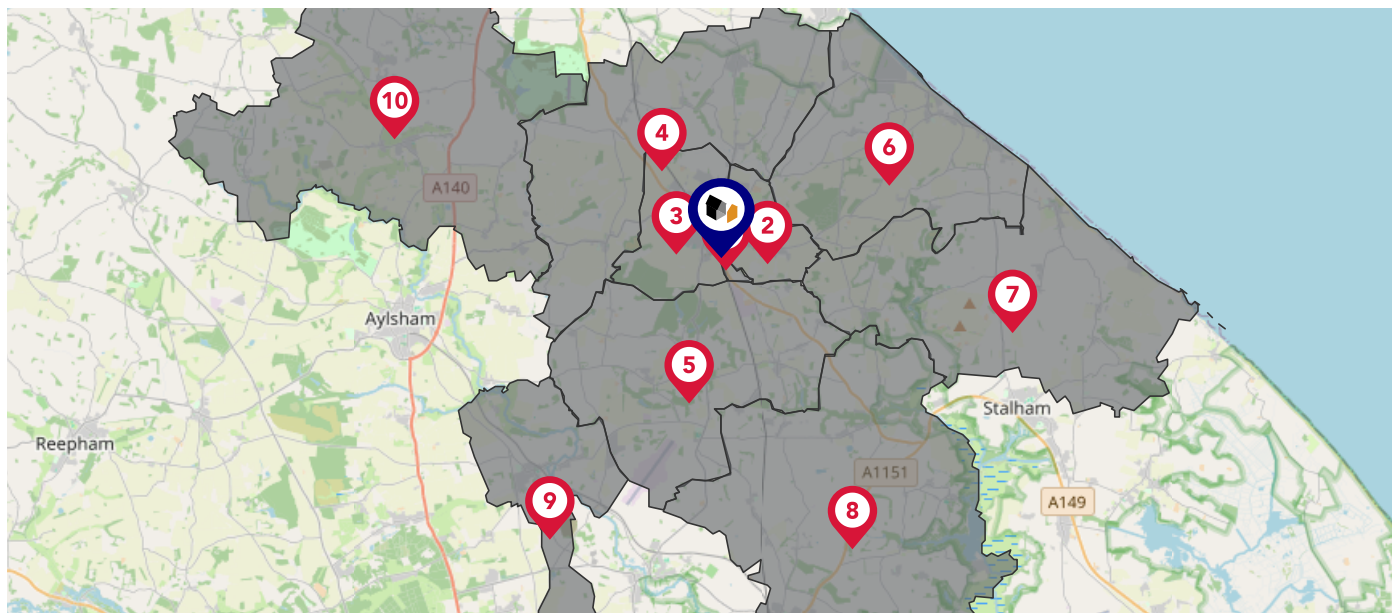
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-----------------------|
| 1 | North Walsham |
| 2 | Worstead Meeting Hill |
| 3 | Worstead |
| 4 | Dilham |
| 5 | Bacton |
| 6 | Gunton Park |
| 7 | Burgh next Aylsham |
| 8 | Aylsham |
| 9 | Ingworth |
| 10 | Stalham |

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



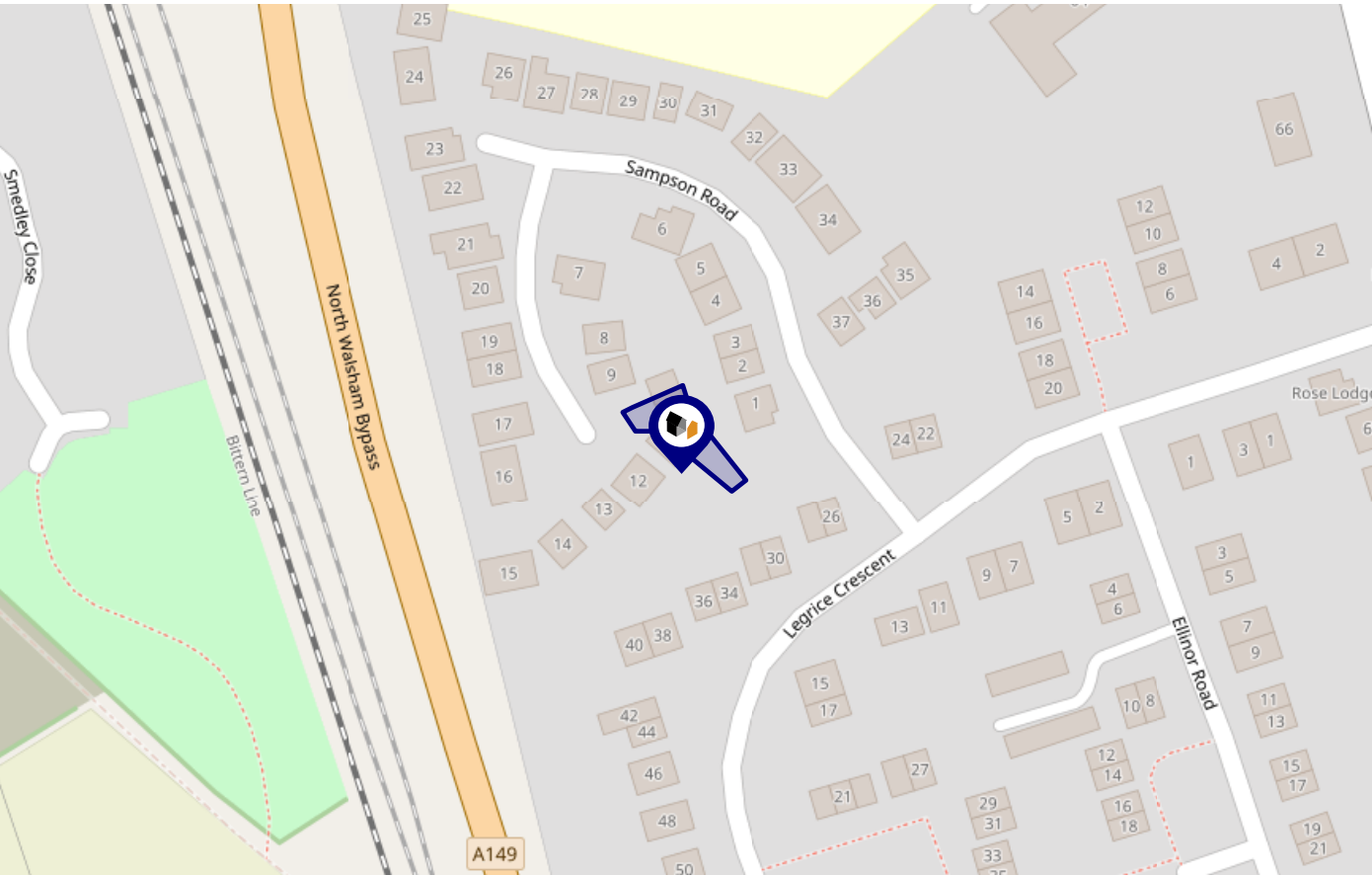
Nearby Council Wards

-  North Walsham Market Cross Ward
-  North Walsham East Ward
-  North Walsham West Ward
-  Trunch Ward
-  Worstead Ward
-  Bacton Ward
-  Happisburgh Ward
-  Hoveton & Tunstead Ward
-  Buxton Ward
-  Erpingham 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.

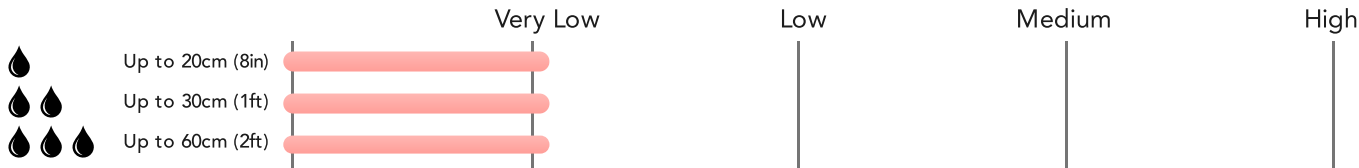


Risk Rating: Very low

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.

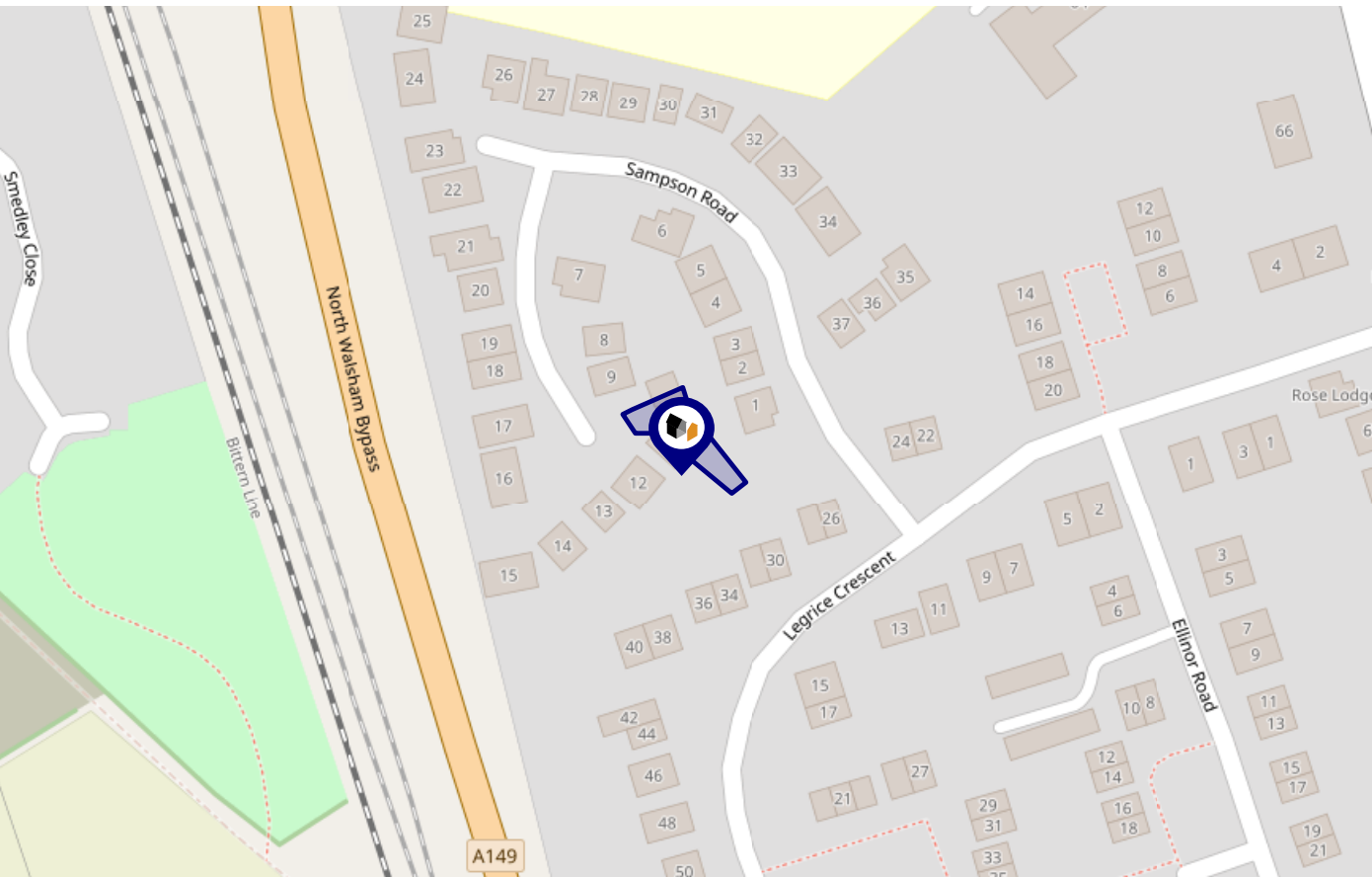
Chance of flooding to the following depths at this property:



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.

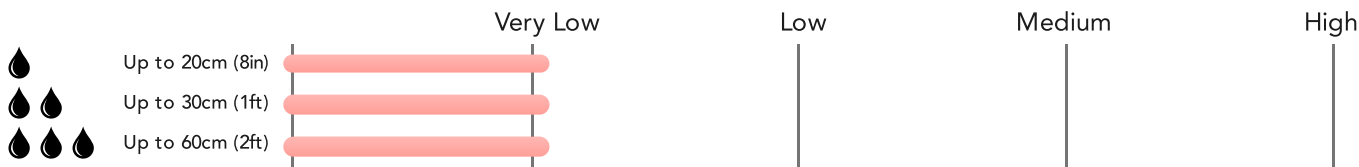


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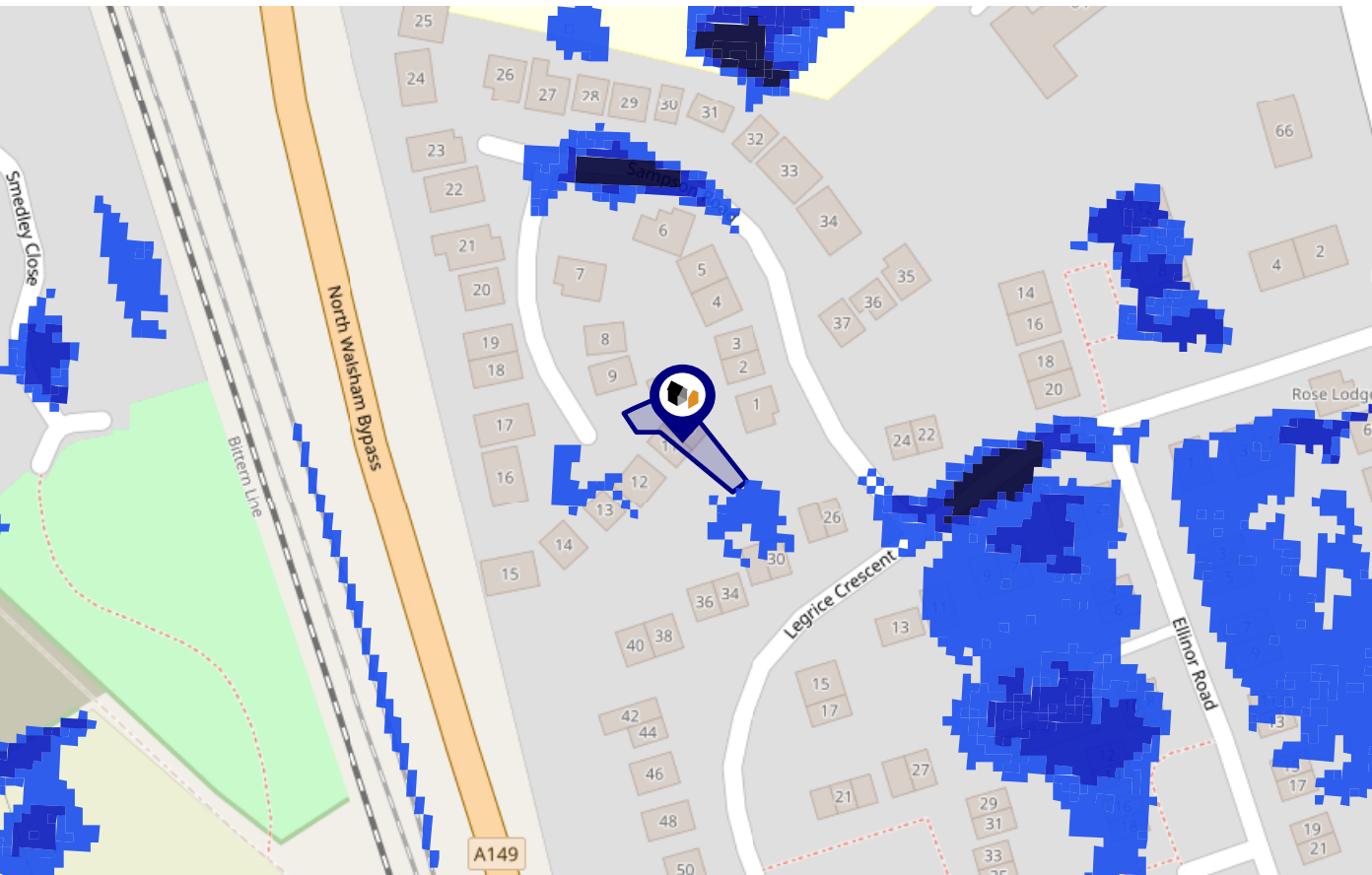
Chance of flooding to the following depths at this property:



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.

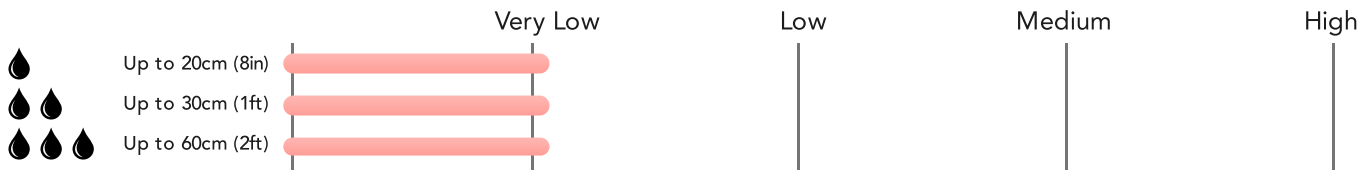


Risk Rating: Very low

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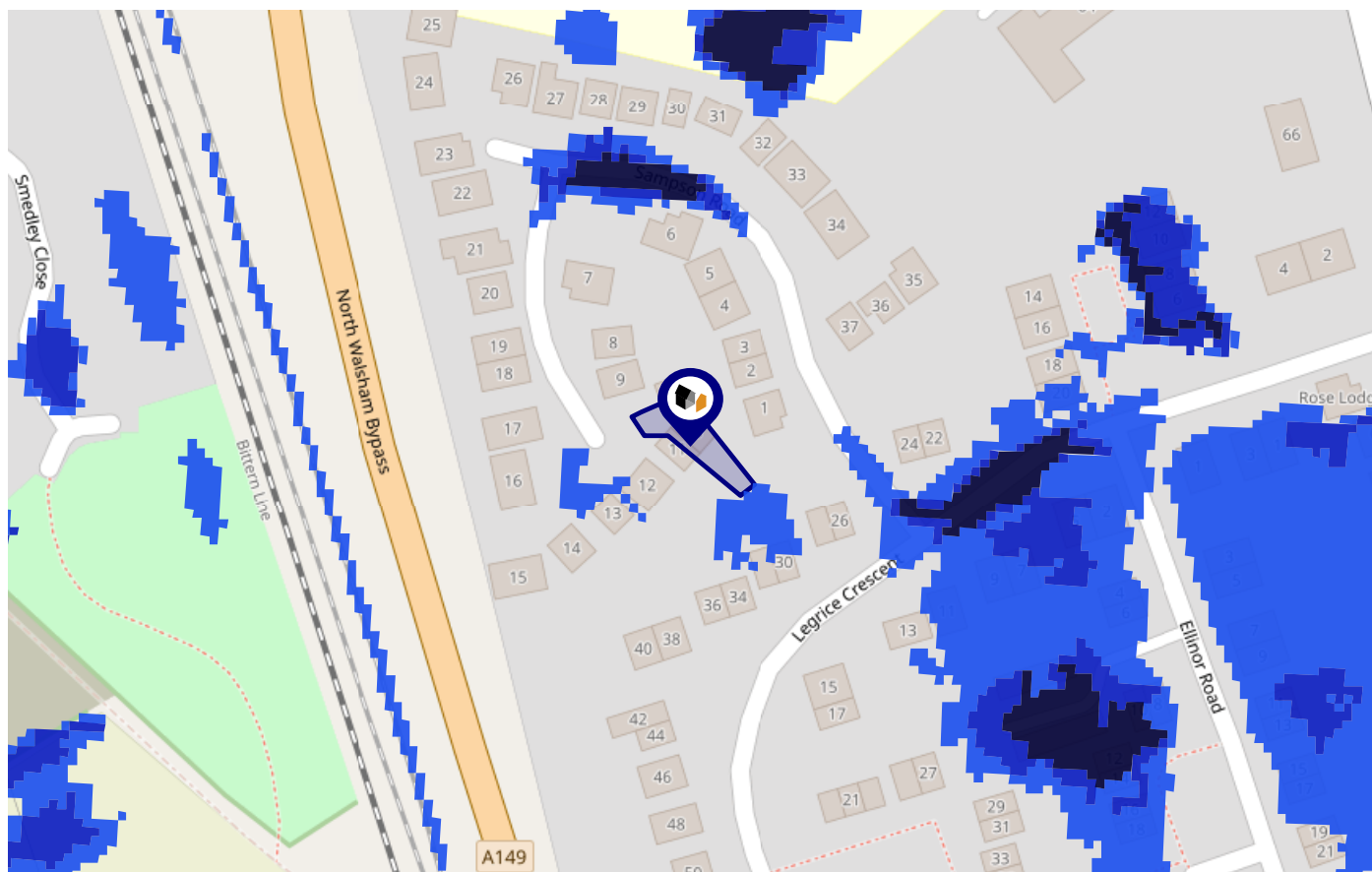
Chance of flooding to the following depths at this property:



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.

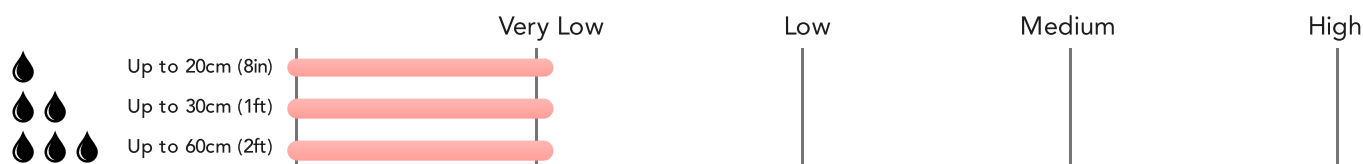


Risk Rating: Very low

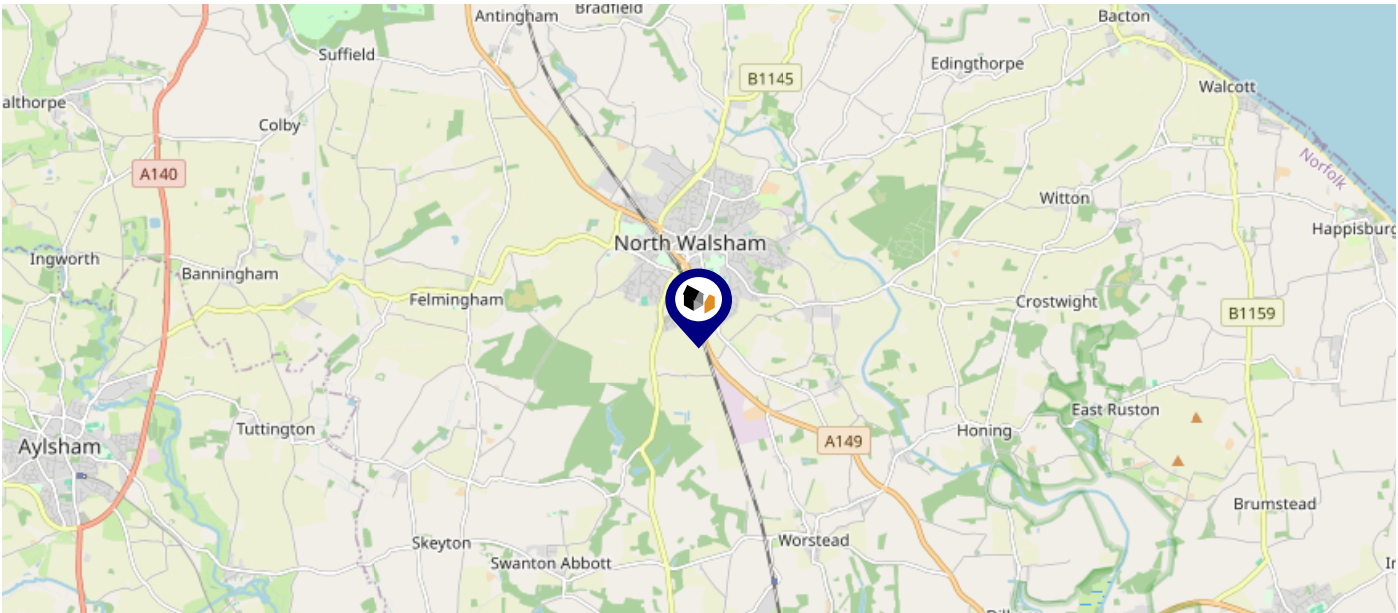
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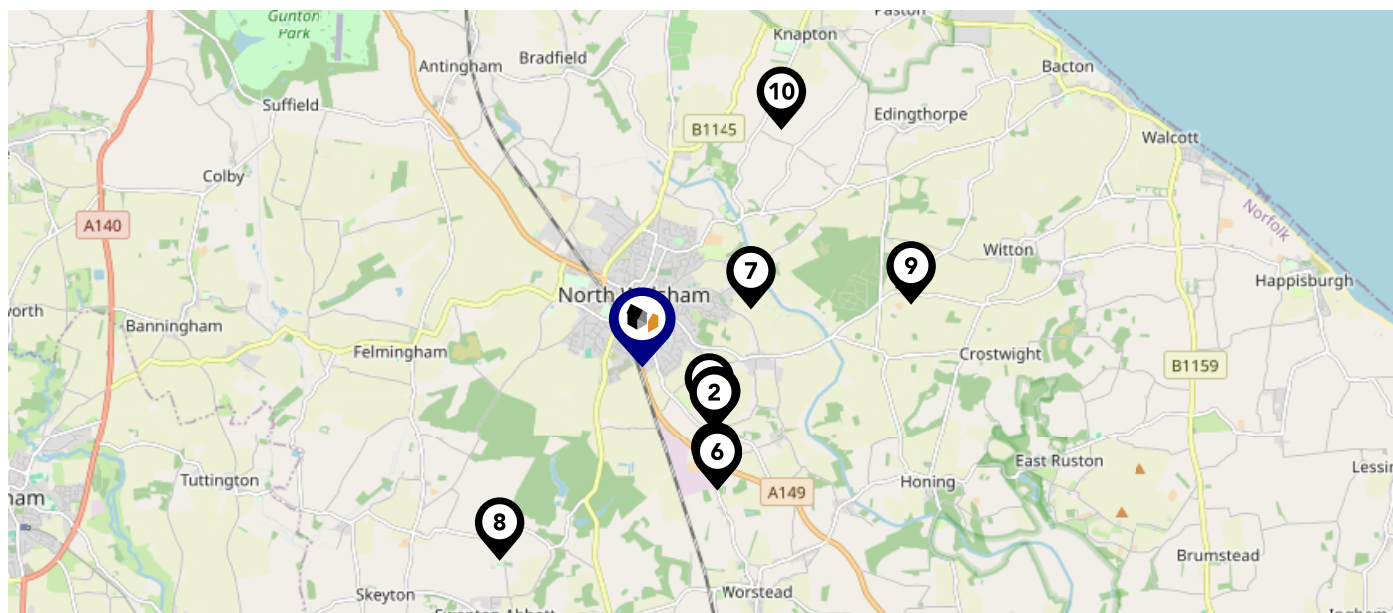
This map displays nearby areas that have been designated as Green Belt...



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.



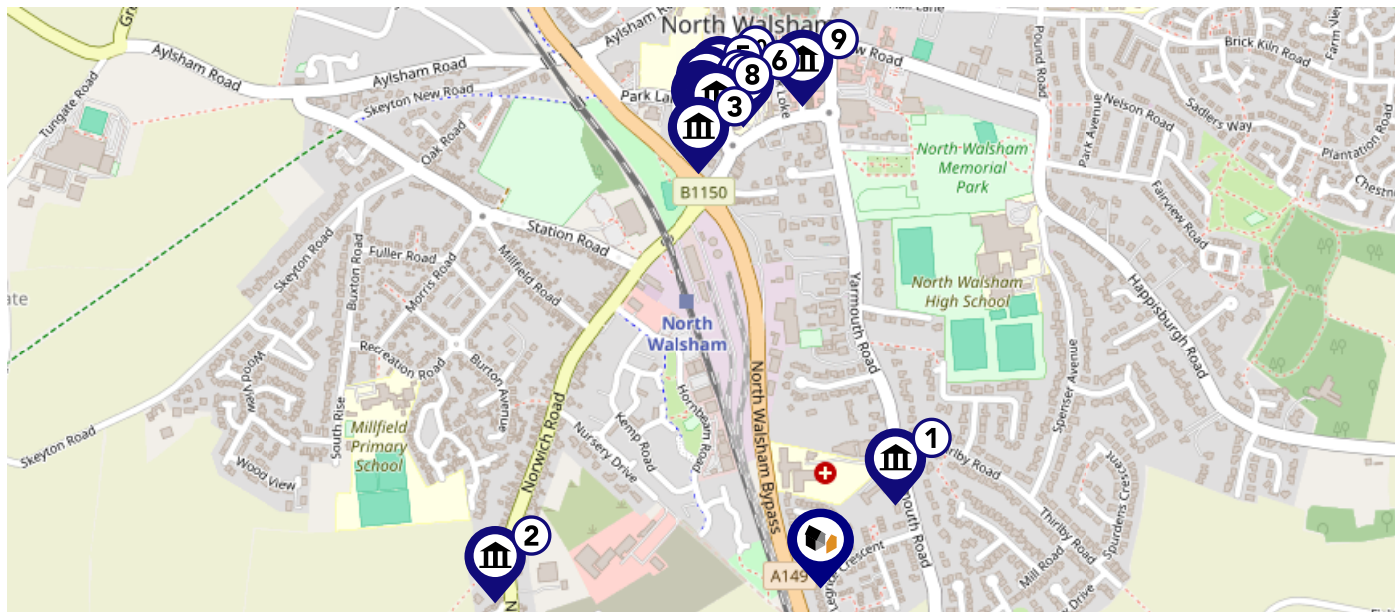
Nearby Landfill Sites

1	White Horse Common-Off Field Lane, Old Yarmouth Road, North Walsham, Norfolk	Historic Landfill	
2	Field No. 788(part)-North Walsham, Norfolk	Historic Landfill	
3	EA/EPR/VP3699NX/V004	Active Landfill	
4	Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk	Historic Landfill	
5	Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill	
6	Sandy Hills-Worstead, Norwich, Norfolk	Historic Landfill	
7	Anchor Road-Spa Common, North Walsham	Historic Landfill	
8	Refuse Tip at Swanton Hill Common-Swanton Abbott, Norwich, Norfolk	Historic Landfill	
9	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill	
10	Railway Cutting running under Hall Lane-Hall Lane, Knapton	Historic Landfill	

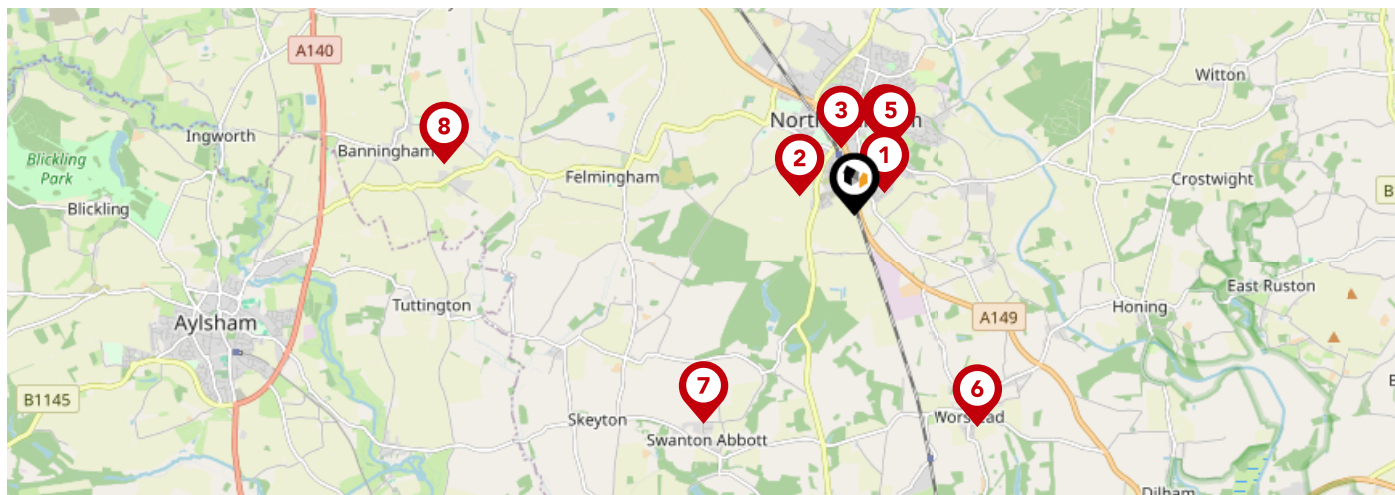
Maps

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
	1039494 - Mill Cottages	Grade II	0.1 miles
	1281090 - Stump Cross	Grade II	0.4 miles
	1096061 - Church Of The Sacred Heart	Grade II	0.5 miles
	1039490 - The Tumbler Wheel	Grade II	0.5 miles
	1373945 - 22 And 24, King's Arms Street	Grade II	0.5 miles
	1039540 - Paston School	Grade II	0.5 miles
	1039543 - 30-34 King's Arms Street	Grade II	0.5 miles
	1204393 - 15, King's Arms Street	Grade II	0.5 miles
	1039506 - Cross Keys Hotel	Grade II	0.5 miles
	1039542 - 7, King's Arms Street	Grade II	0.5 miles

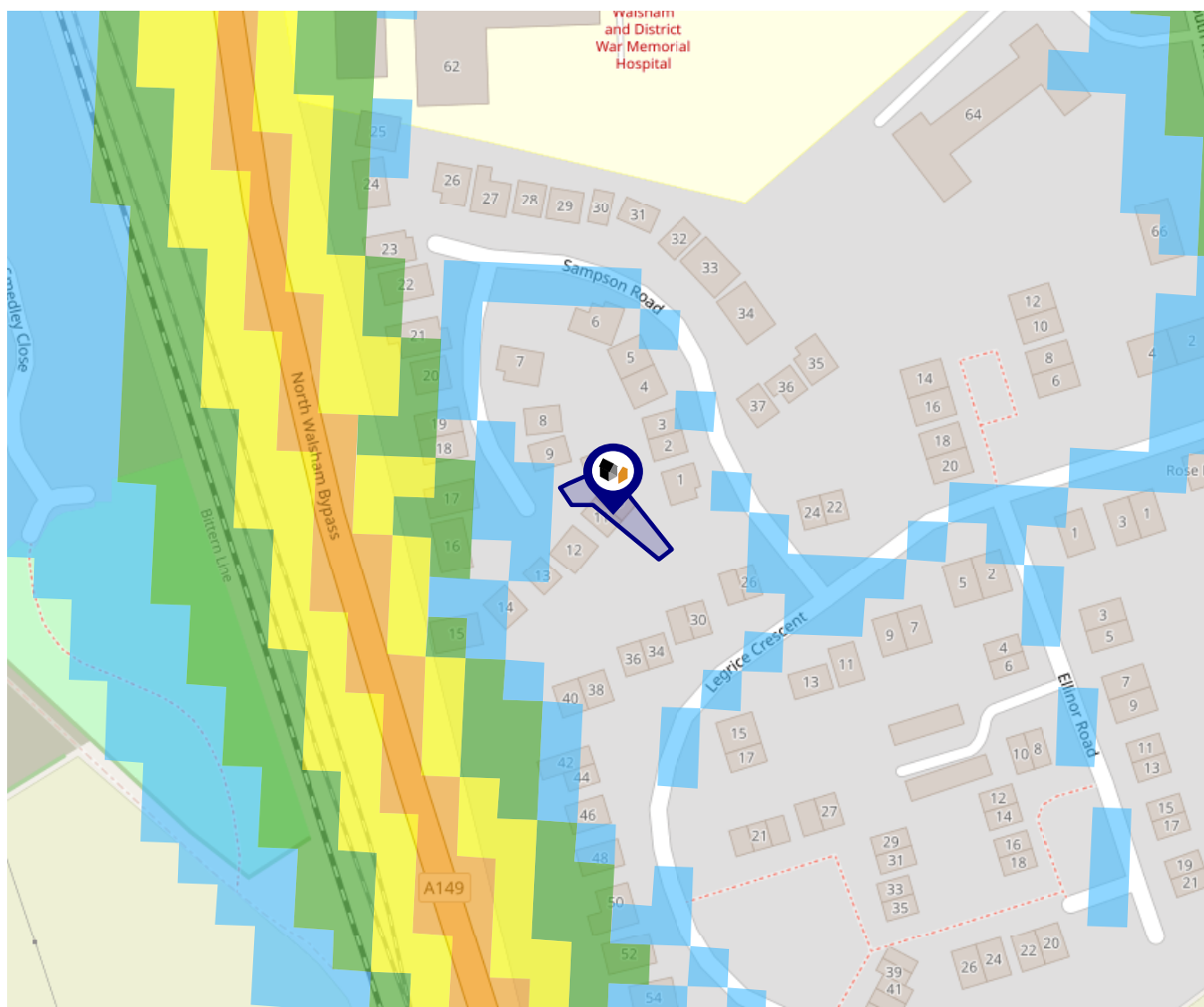


		Nursery	Primary	Secondary	College	Private
1	North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:0.34	☐	☐	☒	☐	☐
2	Millfield Primary School Ofsted Rating: Good Pupils: 273 Distance:0.52	☐	☒	☐	☐	☐
3	Visiting Teacher Service North Ofsted Rating: Not Rated Pupils:0 Distance:0.62	☐	☐	☒	☐	☐
4	North Walsham Junior School Ofsted Rating: Good Pupils: 289 Distance:0.68	☐	☒	☐	☐	☐
5	North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:0.69	☐	☒	☐	☐	☐
6	Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:2.19	☐	☒	☐	☐	☐
7	Swanton Abbott Community Primary School Ofsted Rating: Good Pupils: 63 Distance:2.31	☐	☒	☐	☐	☐
8	Colby Primary School Ofsted Rating: Good Pupils: 138 Distance:3.7	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Antingham and Southrepps Primary School Ofsted Rating: Good Pupils: 48 Distance:3.95	☐	☒	☐	☐	☐
	UET Pathfinder Academy Ofsted Rating: Good Pupils: 362 Distance:4.19	☐	☐	☒	☐	☐
	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:4.29	☐	☒	☐	☐	☐
	Mundesley Infant School Ofsted Rating: Good Pupils: 80 Distance:4.4	☐	☒	☐	☐	☐
	Mundesley Junior School Ofsted Rating: Good Pupils: 98 Distance:4.4	☐	☒	☐	☐	☐
	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:4.66	☐	☒	☐	☐	☐
	Tunstead Primary School Ofsted Rating: Good Pupils: 83 Distance:4.69	☐	☒	☐	☐	☐
	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:4.96	☐	☐	☒	☐	☐

Local Area Road Noise

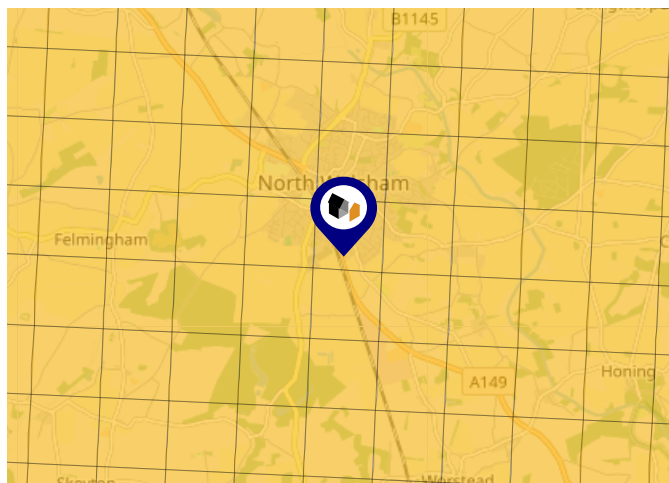


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

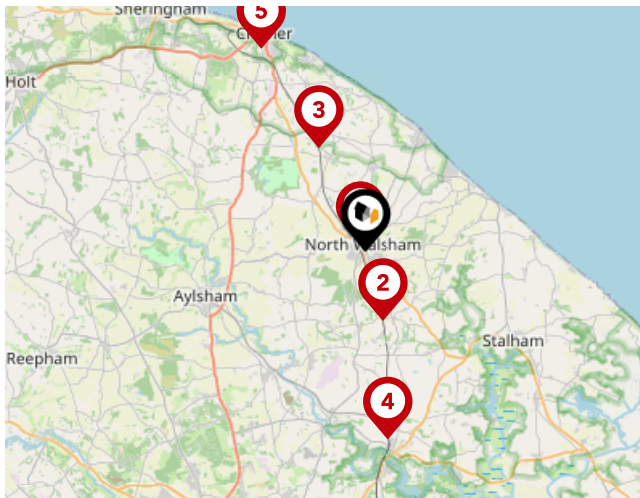
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARGILLIC - ARENACEOUS	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

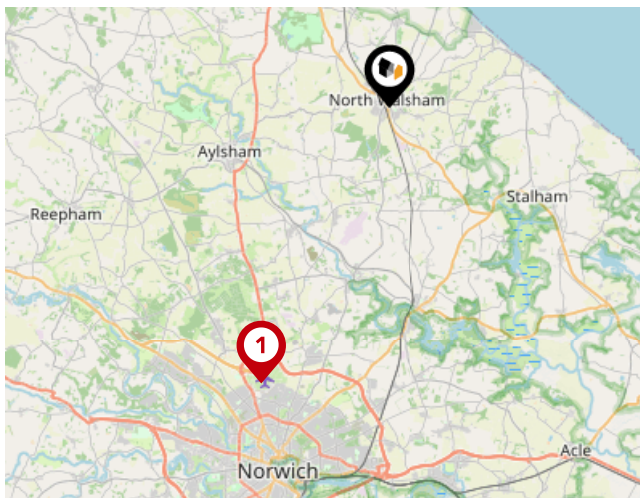


National Rail Stations

Pin	Name	Distance
1	North Walsham Rail Station	0.31 miles
2	Worstead Rail Station	2.53 miles
3	Gunton Rail Station	4.03 miles
4	Hoveton & Wroxham Rail Station	6.77 miles
5	Roughton Road Rail Station	8.14 miles

Trunk Roads/Motorways

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

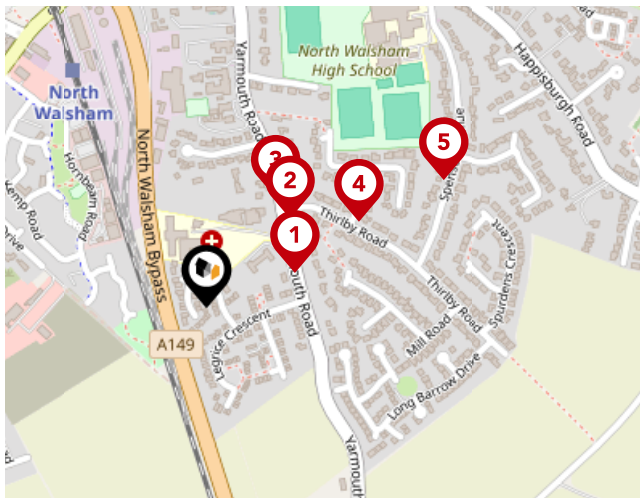


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	10.9 miles
2		10.9 miles

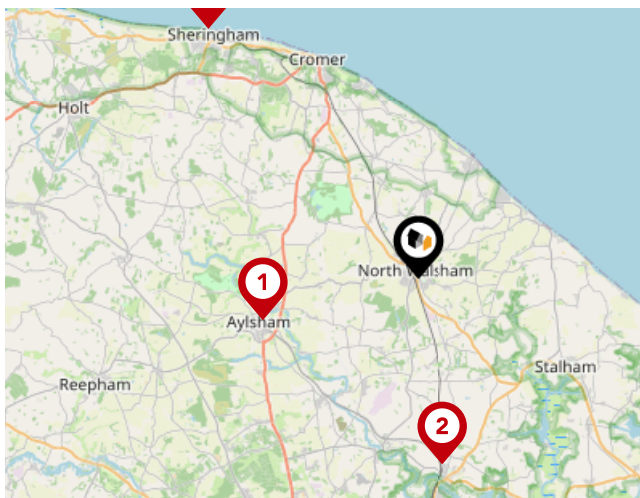
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hospital	0.1 miles
2	Hospital	0.13 miles
3	Thirby Road	0.14 miles
4	Redman Road	0.19 miles
5	Litester Close	0.3 miles



Local Connections

Pin	Name	Distance
1	Aylsham (Bure Valley Railway)	5.76 miles
2	Wroxham (Bure Valley Railway)	6.75 miles
3	Sheringham (North Norfolk Railway)	11.65 miles

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