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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th November 2026



2, WHITEGATES, LUDHAM, GREAT YARMOUTH, NR29 5PJ

Avocado

North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

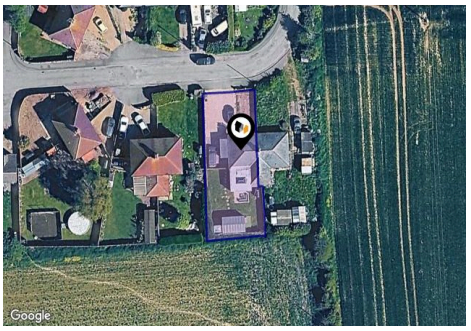
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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	26/03/2025
Bedrooms:	2	**Last Sold Price:**	£295,000
Floor Area:	635 ft^2 / 59 m^2	**Last Sold £/ft^2:**	£464
Plot Area:	0.12 acres	**Tenure:**	Freehold
Year Built :	1930-1949	**Latest FENSA Work:**	09/06/2024 - 3 windows, 1 door
Council Tax :	Band B		
Annual Estimate:	£1,913		
Title Number:	NK212989		
UPRN:	100090868512		
Restrictive Covenants:	Yes		

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)

15 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***2, Whitegates, Ludham, Great Yarmouth, NR29 5PJ***

Reference - PF/22/3016	
Decision:	Decided
Date:	22nd December 2022
Description:	
Rear flat roofed extension (part-retrospective)	

Reference - PF/18/1046	
Decision:	Decided
Date:	04th June 2018
Description:	
Single-storey rear extension and alterations to roof to facilitate use of loft as habitable space	

Gallery
Floorplan

2, WHITEGATES, LUDHAM, GREAT YARMOUTH, NR29 5PJ



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

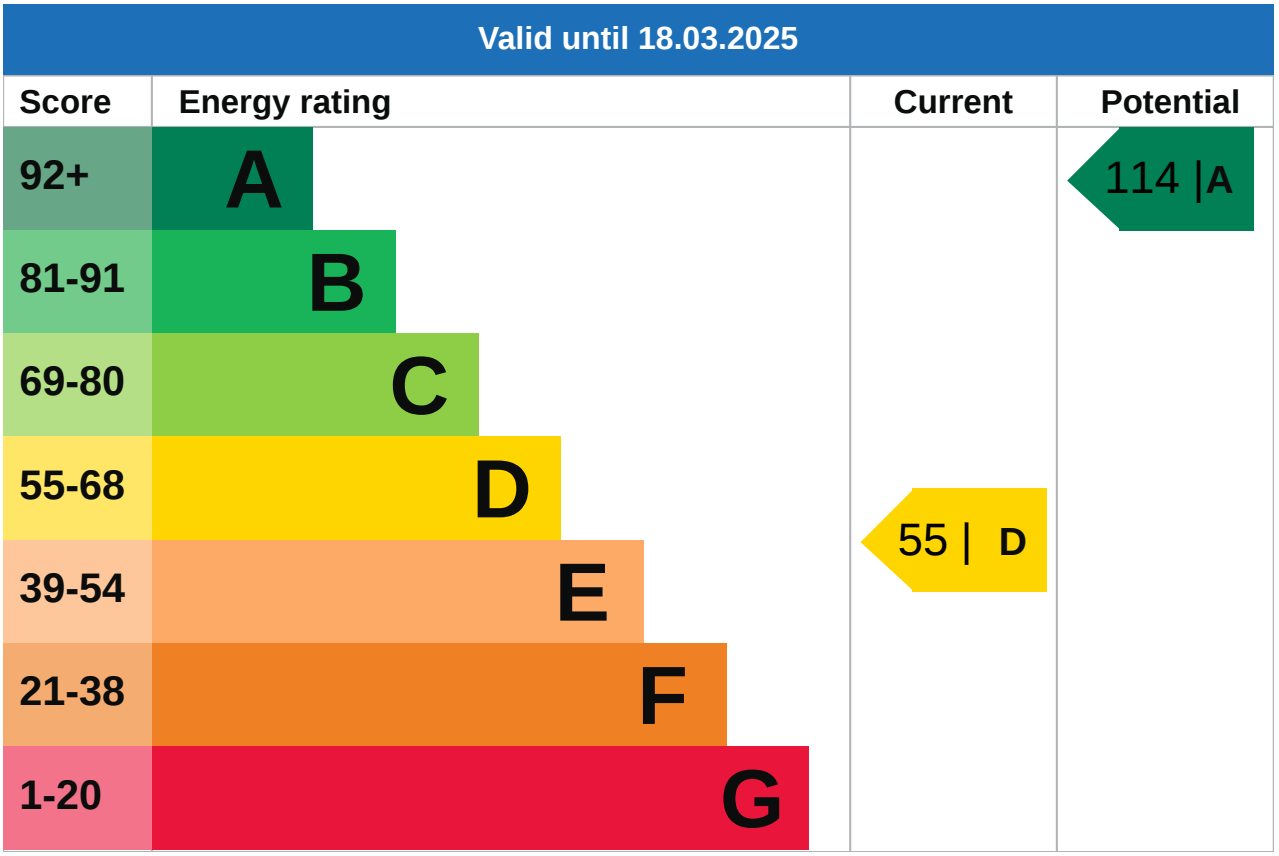
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2, Whitegates, Ludham, NR29 5PJ

Energy rating

D

Valid until 18.03.2025



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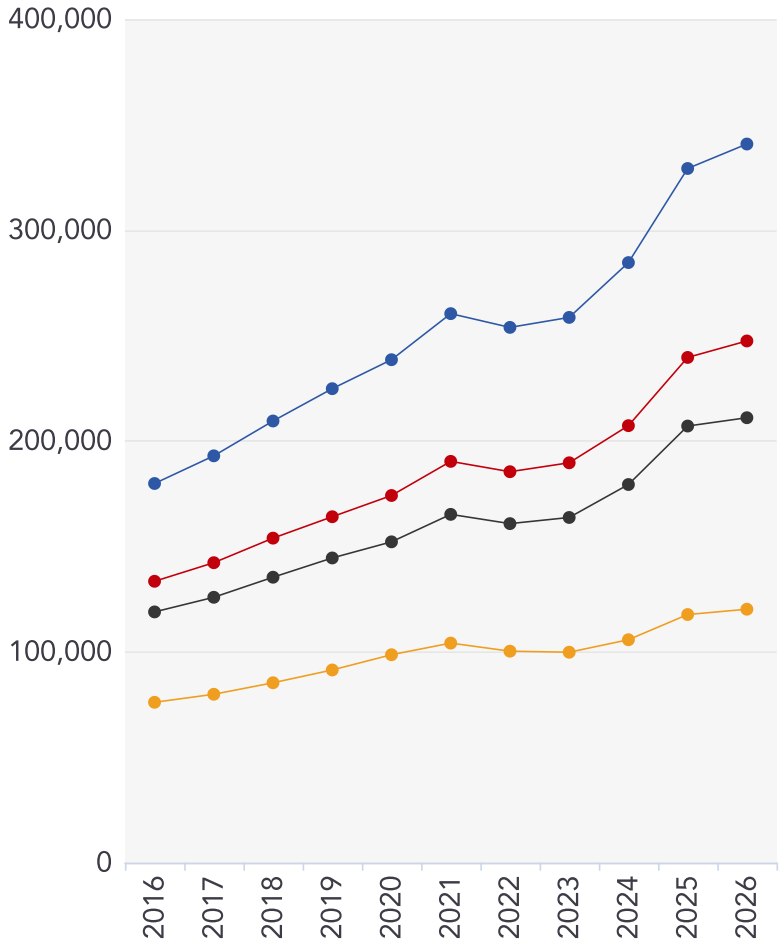
Property
EPC - Additional Data

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
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 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:	77 m^2

Market
House Price Statistics

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



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

+77.44%

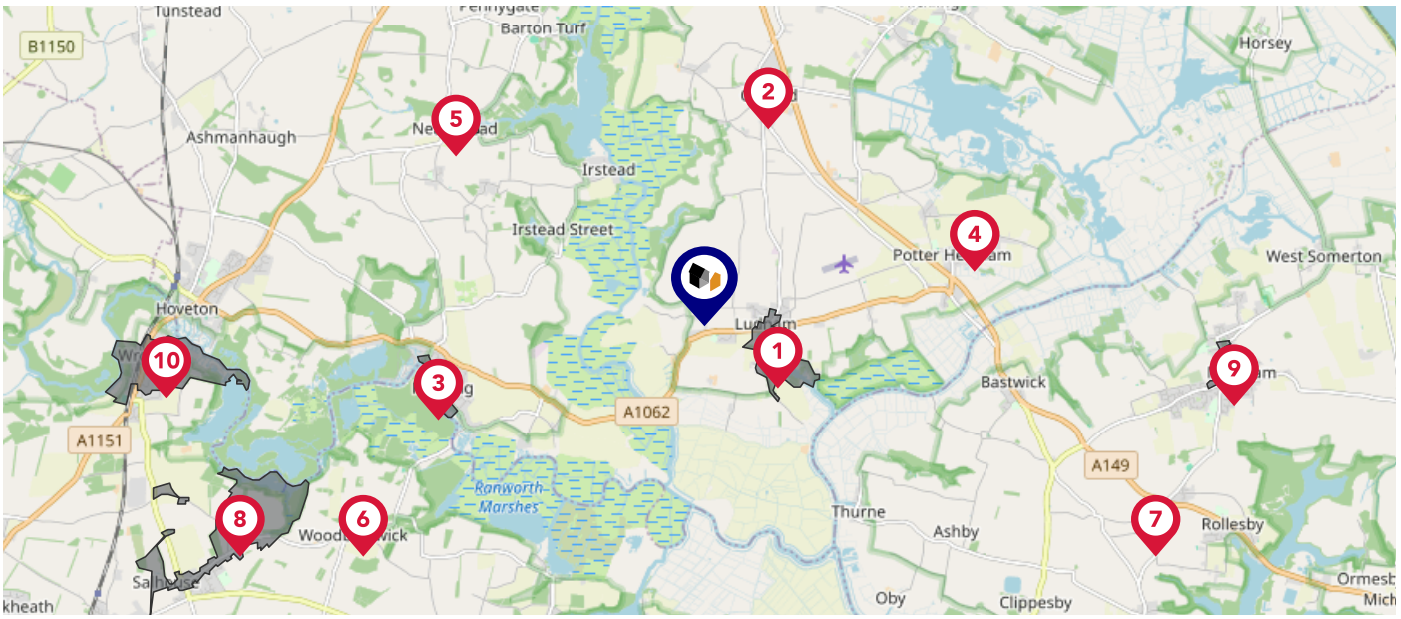
Flat

+58.04%

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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.

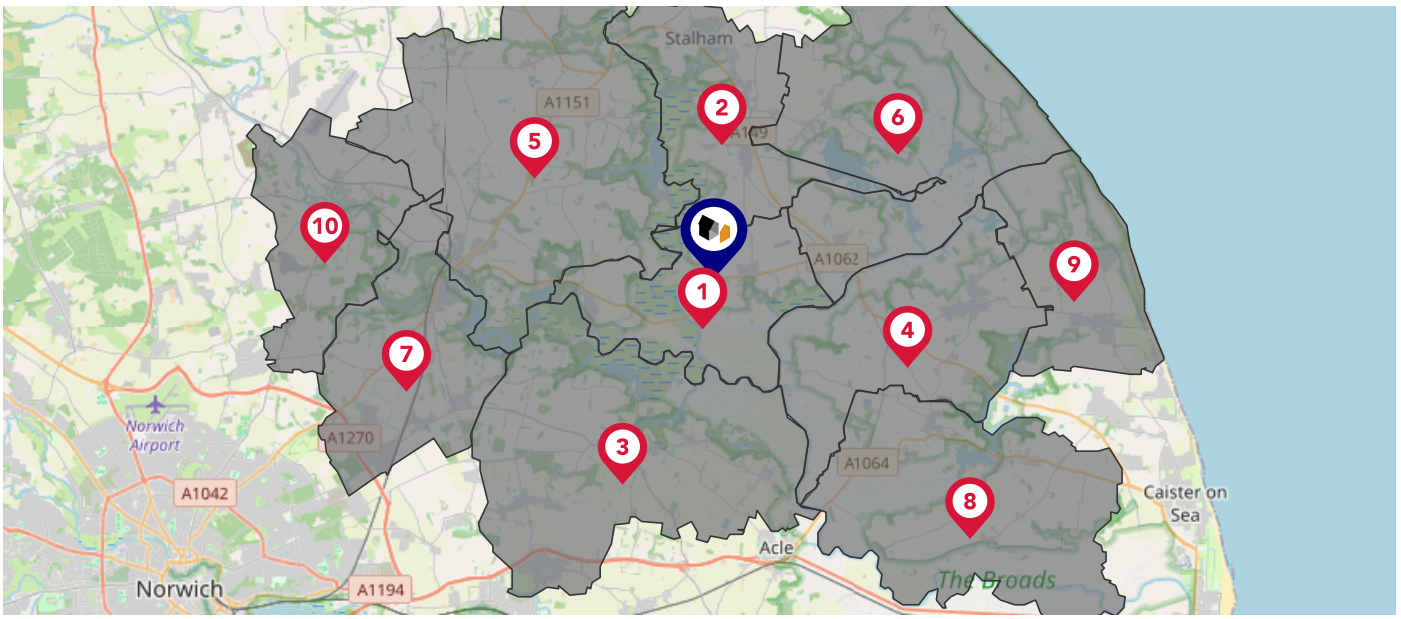


Nearby Conservation Areas	
1	Ludham
2	Catfield
3	Horning
4	Potter Heigham
5	Neatishead
6	Woodbastwick
7	Rollesby
8	Salhouse
9	Martham
10	Wroxham

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Maps
Council Wards

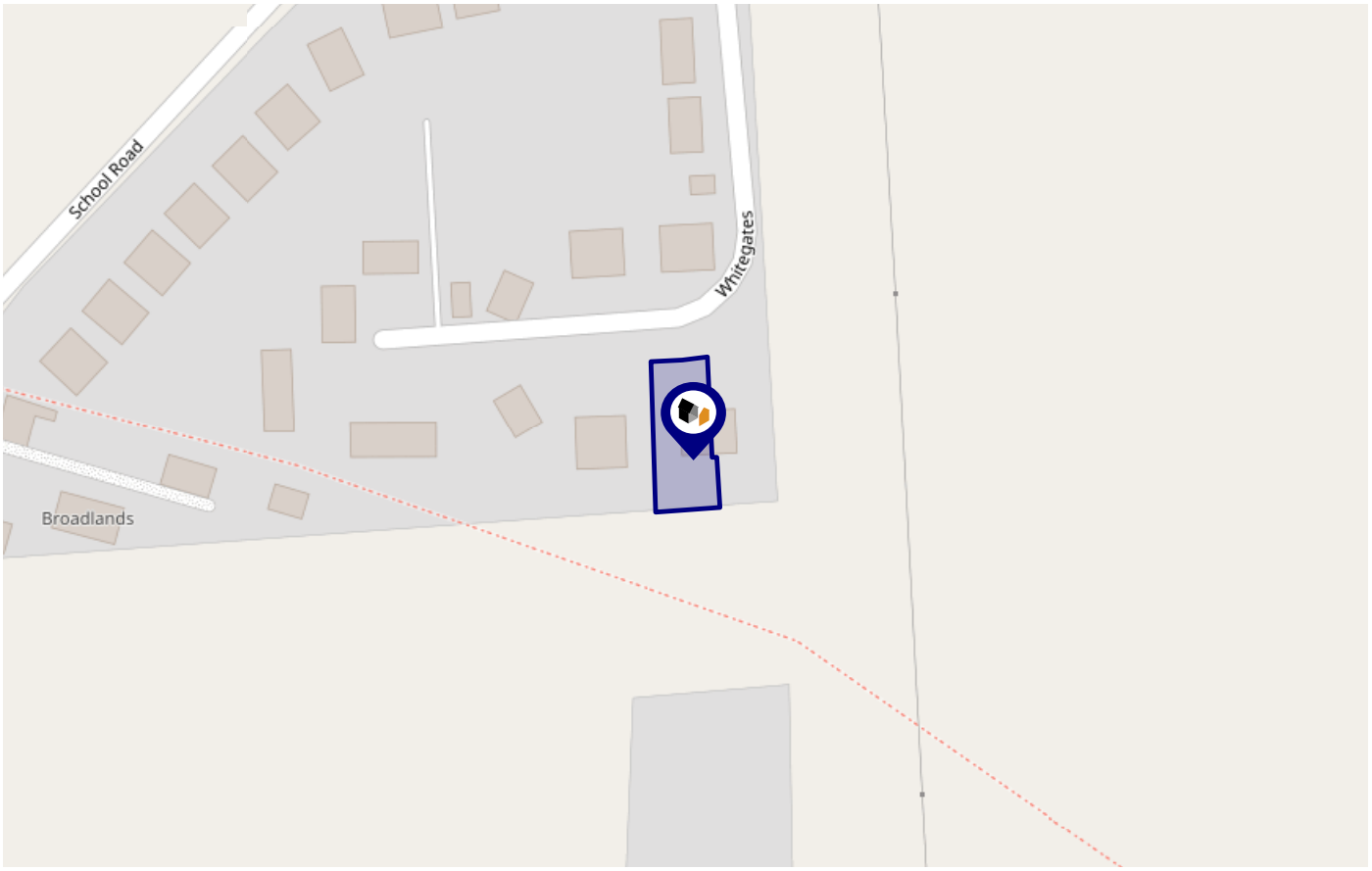
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	St. Benet's Ward
2	Stalham Ward
3	Blofield with South Walsham Ward
4	West Flegg Ward
5	Hoveton & Tunstead Ward
6	Hickling Ward
7	Wroxham Ward
8	Fleggburgh Ward
9	East Flegg 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.

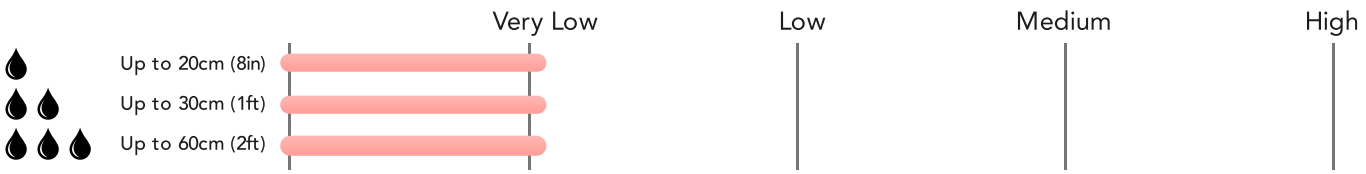


Risk Rating: Very low

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.

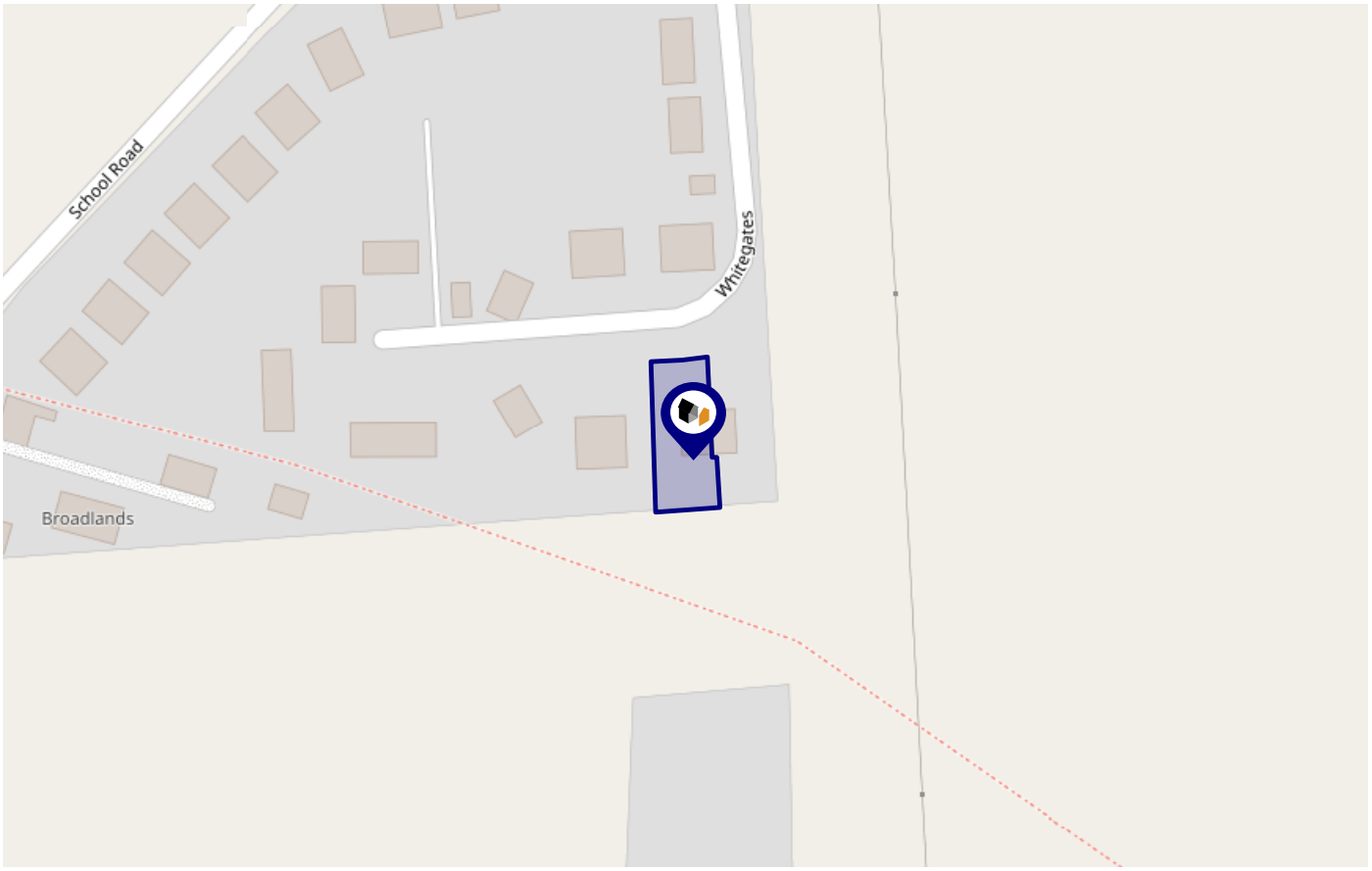
Chance of flooding to the following depths at this property:



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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.

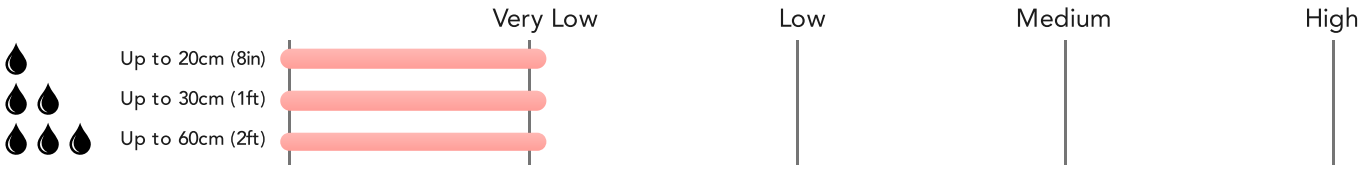


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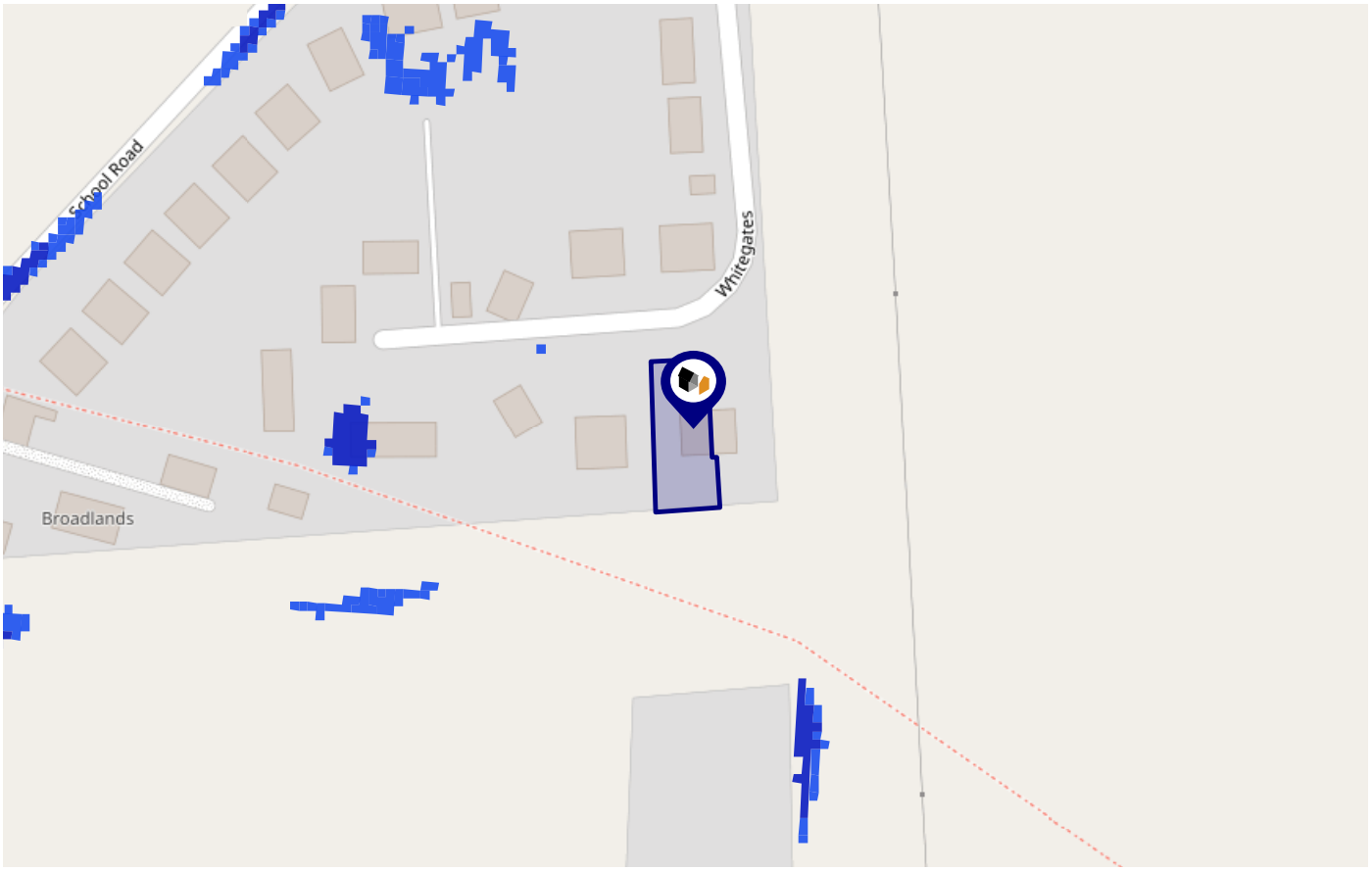
Chance of flooding to the following depths at this property:



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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.

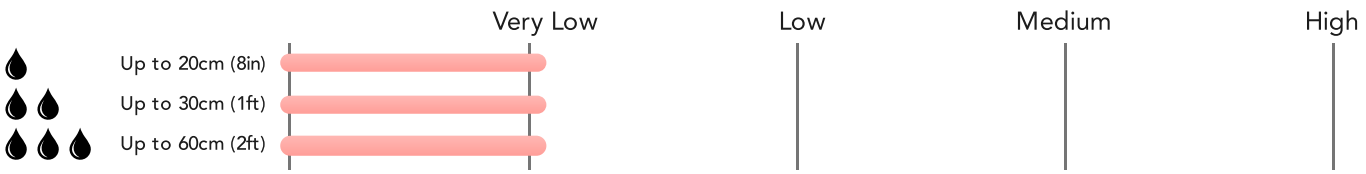


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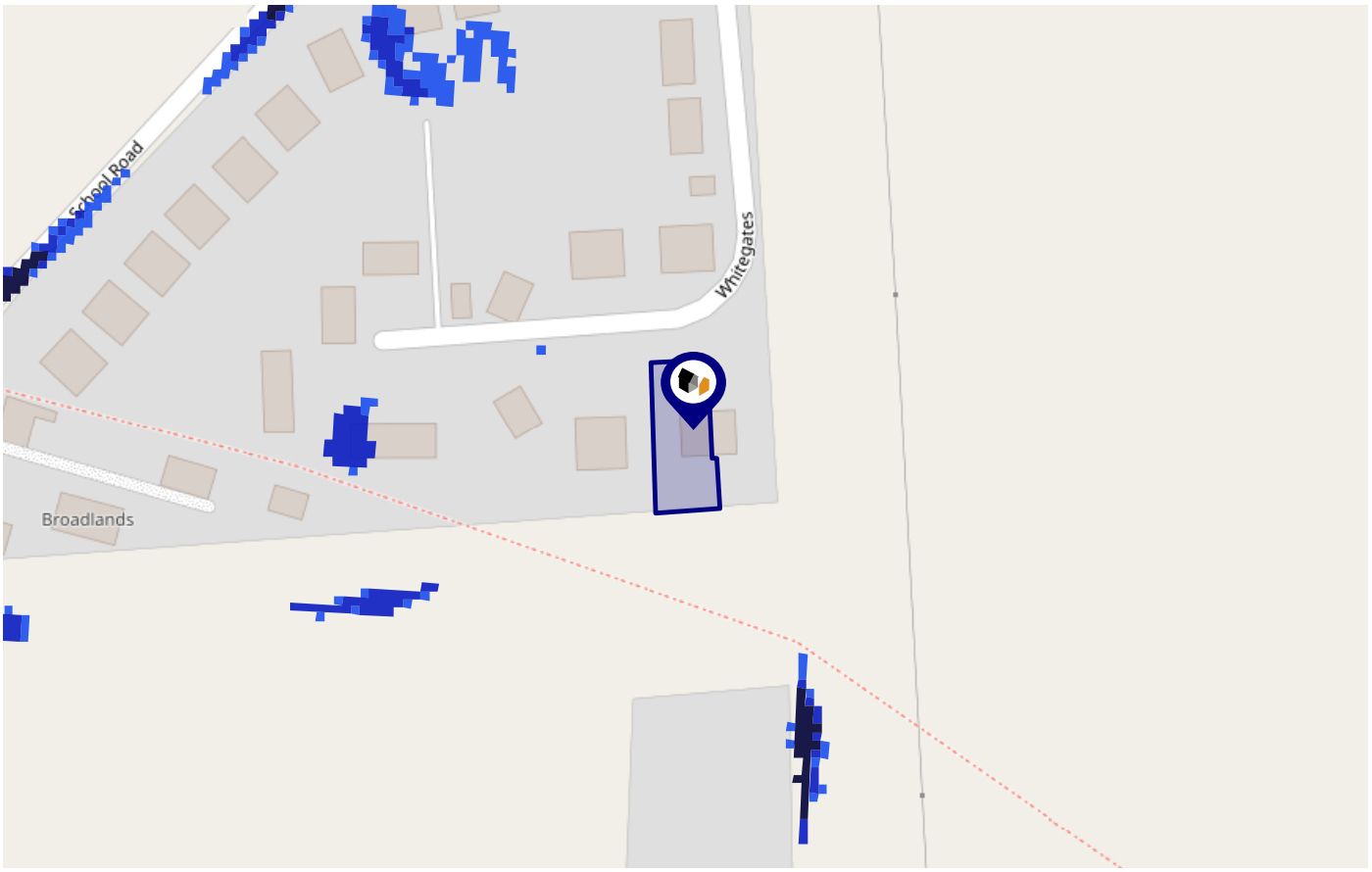
Chance of flooding to the following depths at this property:



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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.

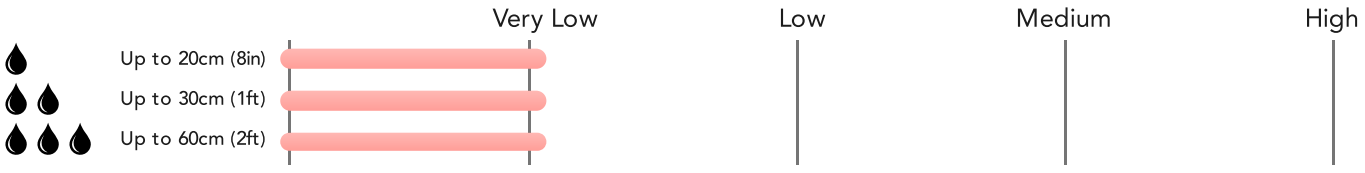


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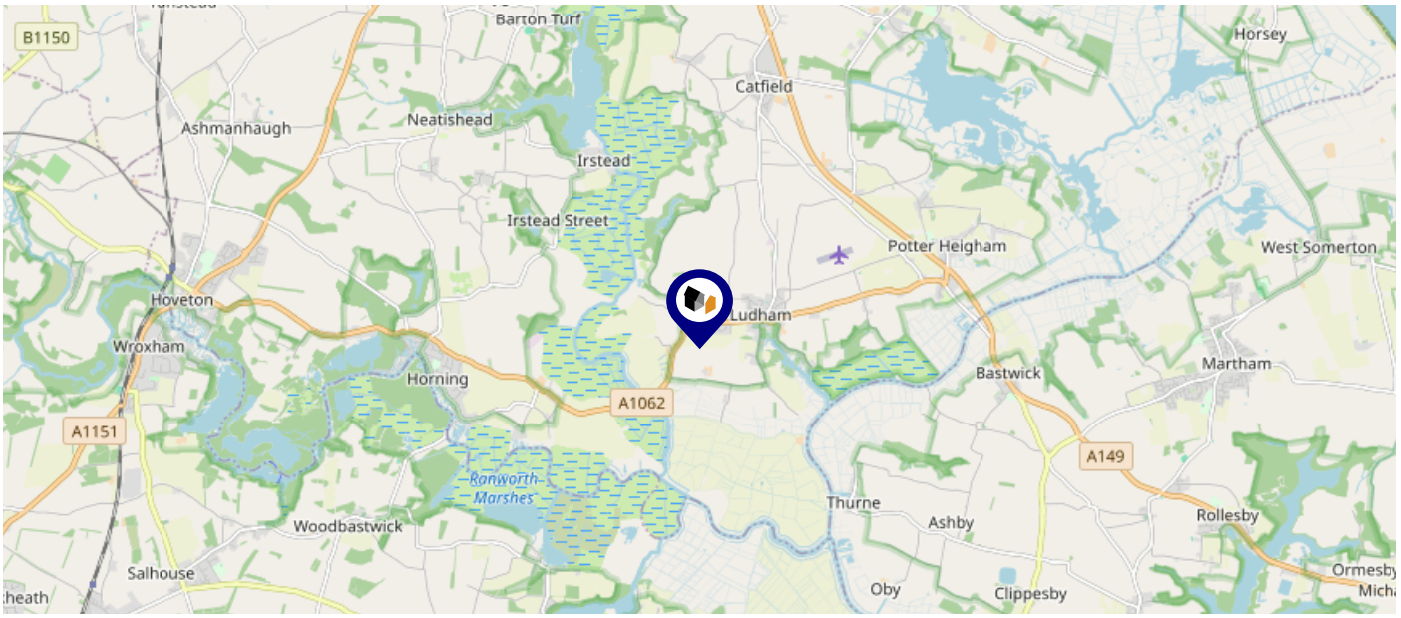
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



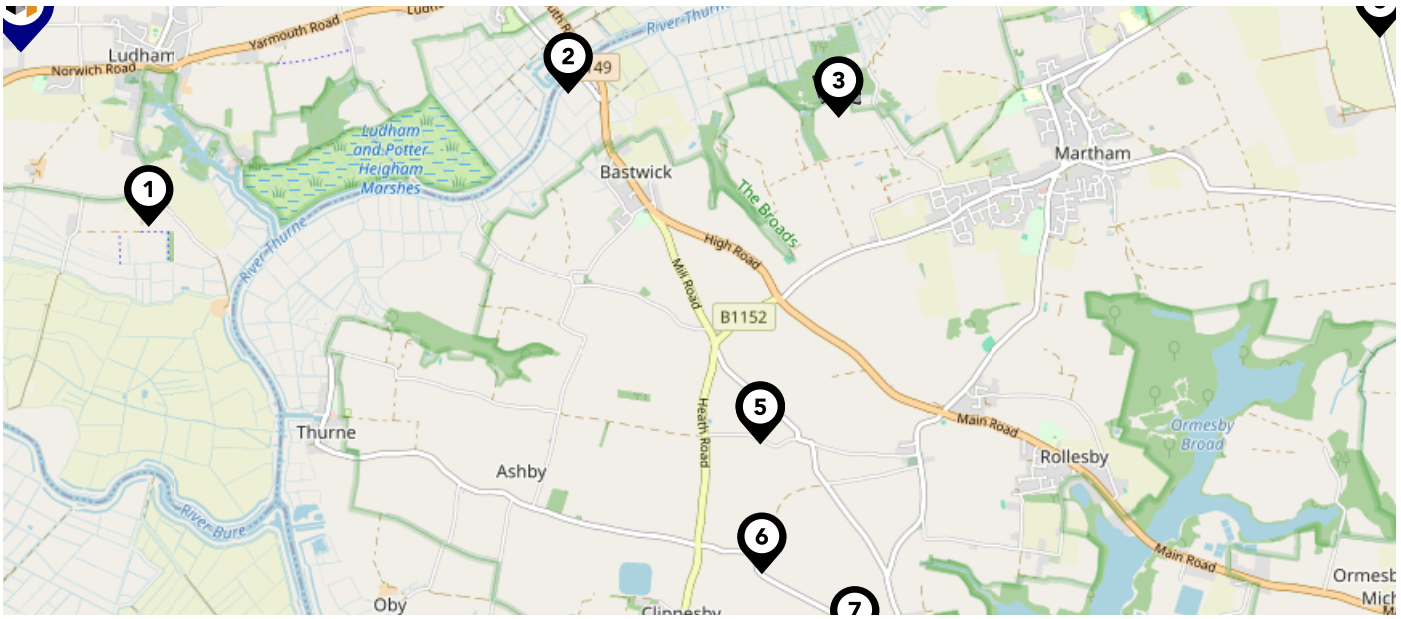
Nearby Green Belt Land

No data available.

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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	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	Cess Road-Martham, Norfolk	Historic Landfill
4	The Heath-Rollesby, Norfolk	Historic Landfill
5	Rollesby Heath-Repps Road, Rollesby, 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

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Maps
Listed Buildings

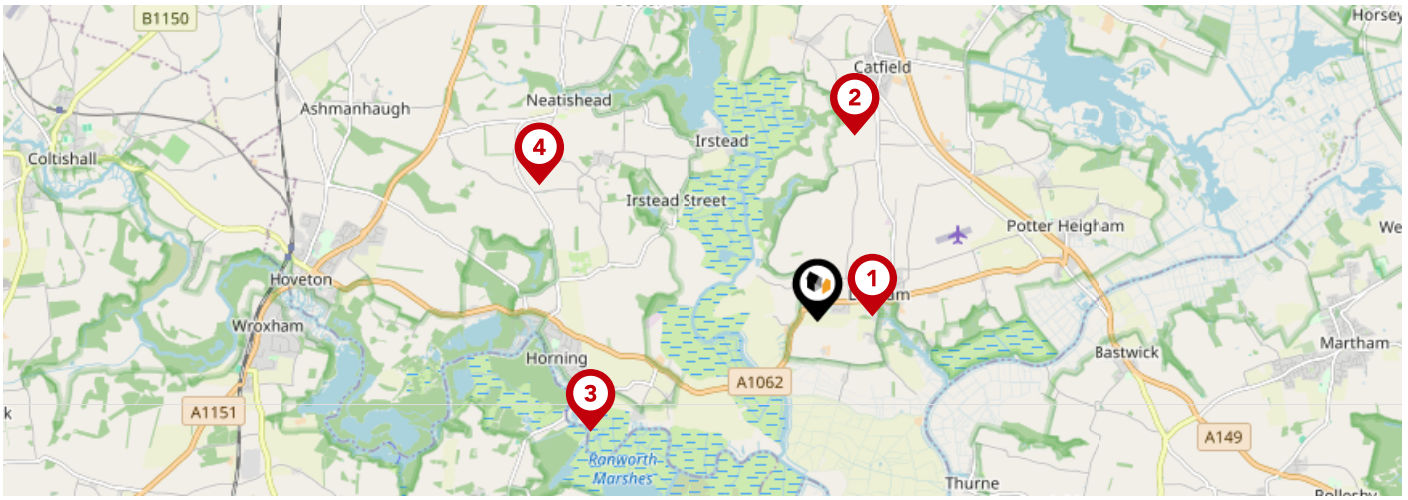
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1049911 - Barn At Pages Farm	Grade II	0.3 miles
2 1171967 - Church View	Grade II	0.5 miles
3 1049913 - Church Of St. Catherine	Grade I	0.5 miles
4 1373441 - Tower Mill At The Mill House	Grade II	0.5 miles
5 1373442 - Former Saddler's Shop With Cottage Adjoining To West	Grade II	0.5 miles
6 1453781 - Ludham War Memorial Cross	Grade II	0.5 miles
7 1393539 - F.h. Chambers Memorial Approx. 50m. Sw Of South Porch Of Church Of St. Catherine	Grade II	0.5 miles
8 1171918 - How Hill House	Grade II	0.6 miles
9 1373440 - Barn 100m East Of Ludham Hall	Grade II	0.6 miles
10 1171939 - The Mill House	Grade II	0.6 miles

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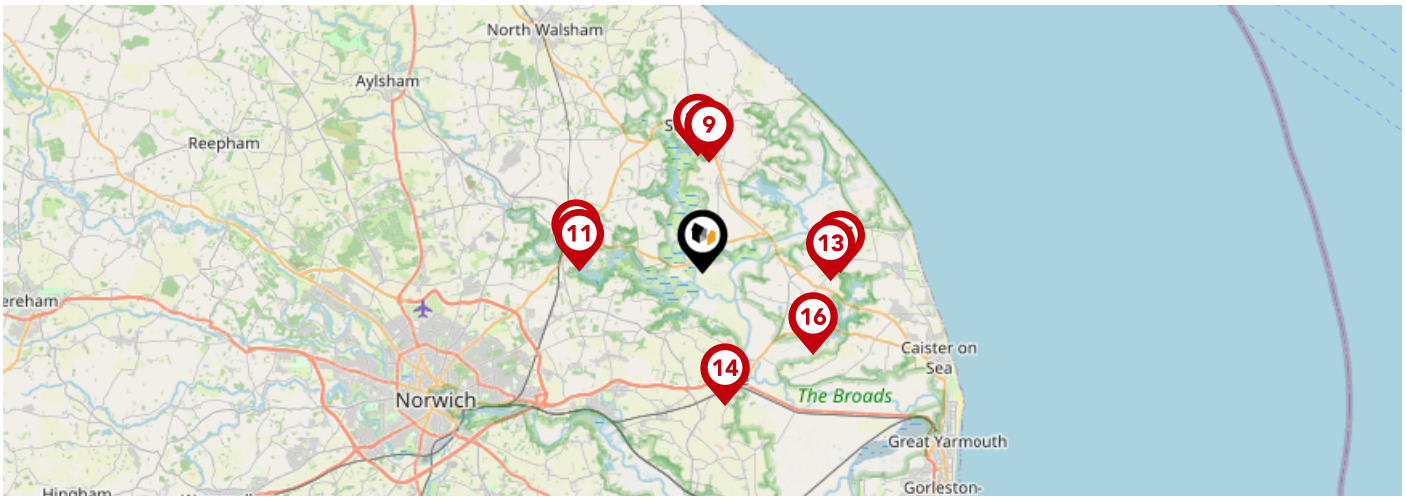
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Ludham Primary School and Nursery Ofsted Rating: Good | Pupils: 105 | Distance:0.49	☐	☑	☐	☐	☐
2 Catfield CofE Primary Academy Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.7	☐	☑	☐	☐	☐
3 Horning Community Primary School Ofsted Rating: Good | Pupils: 39 | Distance:2.28	☐	☑	☐	☐	☐
4 Neatishead Church of England Primary School Ofsted Rating: Outstanding | Pupils: 68 | Distance:2.79	☐	☑	☐	☐	☐
5 Fairhaven Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 105 | Distance:3.21	☐	☑	☐	☐	☐
6 Sutton Church of England Infant Acdemy Ofsted Rating: Good | Pupils:0 | Distance:3.41	☐	☑	☐	☐	☐
7 Hickling CofE Infants Academy Ofsted Rating: Good | Pupils:0 | Distance:3.85	☐	☑	☐	☐	☐
8 Stalham Infant School and Nursery Ofsted Rating: Good | Pupils: 87 | Distance:3.98	☐	☑	☐	☐	☐

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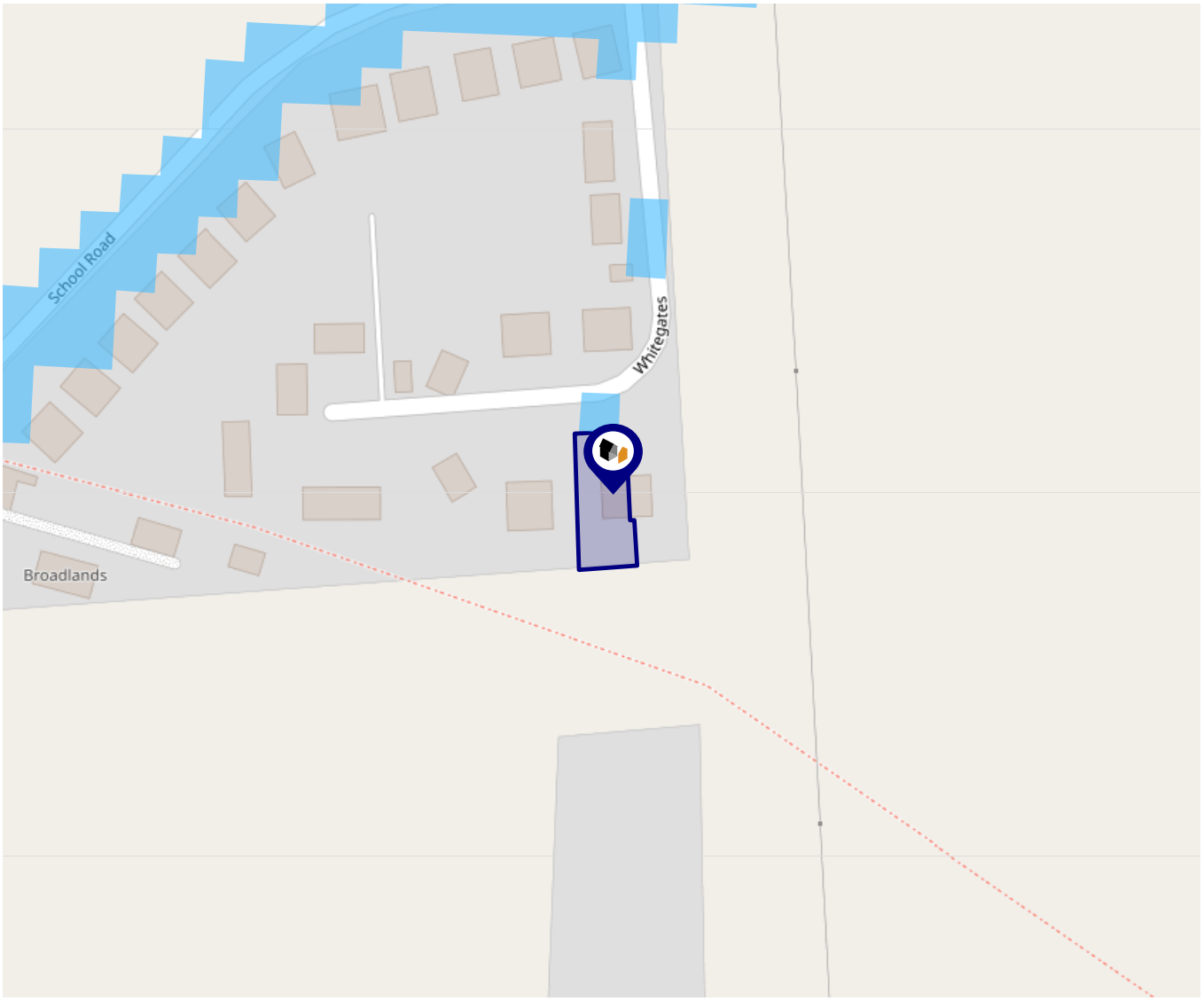
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Stalham Academy** Ofsted Rating: Good | Pupils: 230 | Distance:3.98	☐	☑	☐	☐	☐
10	**Stalham High School** Ofsted Rating: Good | Pupils: 482 | Distance:4.19	☐	☐	☑	☐	☐
11	**St John's Community Primary School and Nursery** Ofsted Rating: Good | Pupils: 227 | Distance:4.46	☐	☑	☐	☐	☐
12	**Broadland High Ormiston Academy** Ofsted Rating: Good | Pupils: 761 | Distance:4.59	☐	☐	☑	☐	☐
13	**Martham Academy and Nursery** Ofsted Rating: Good | Pupils: 369 | Distance:4.63	☐	☑	☐	☐	☐
14	**Acle Academy** Ofsted Rating: Good | Pupils: 619 | Distance:4.85	☐	☐	☑	☐	☐
15	**Flegg High Ormiston Academy** Ofsted Rating: Requires improvement | Pupils: 764 | Distance:4.93	☐	☐	☑	☐	☐
16	**Fleggburgh CofE Primary School** Ofsted Rating: Good | Pupils: 57 | Distance:4.95	☐	☑	☐	☐	☐

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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.

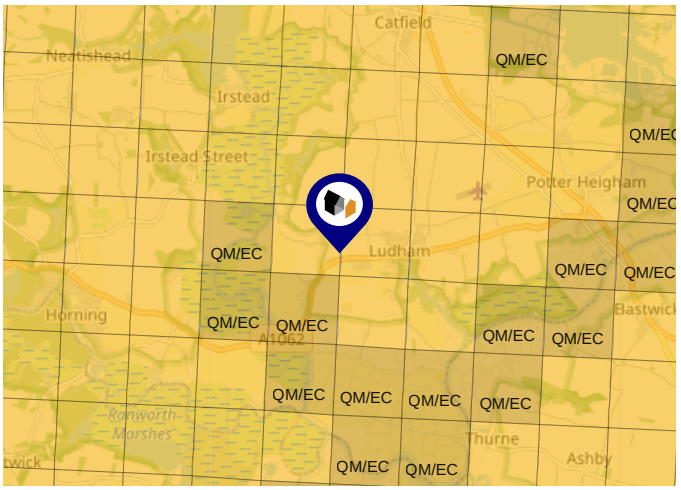
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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		

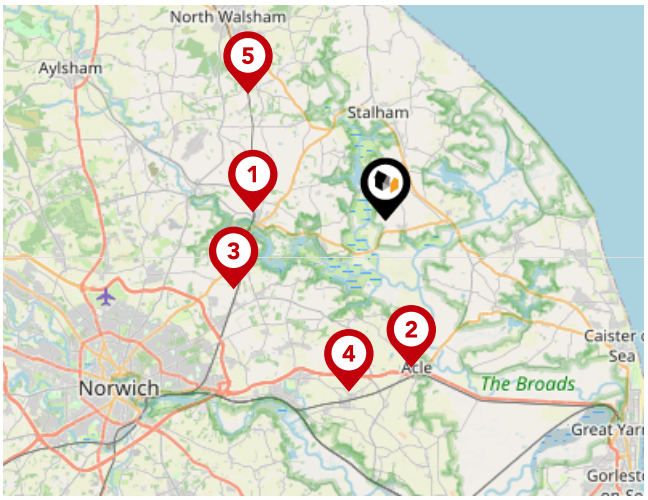


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hoveton & Wroxham Rail Station	4.77 miles
2	Acle Rail Station	5.37 miles
3	Salhouse Rail Station	5.99 miles
4	Lingwood Rail Station	6.3 miles
5	Worstead Rail Station	6.71 miles

Trunk Roads/Motorways

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

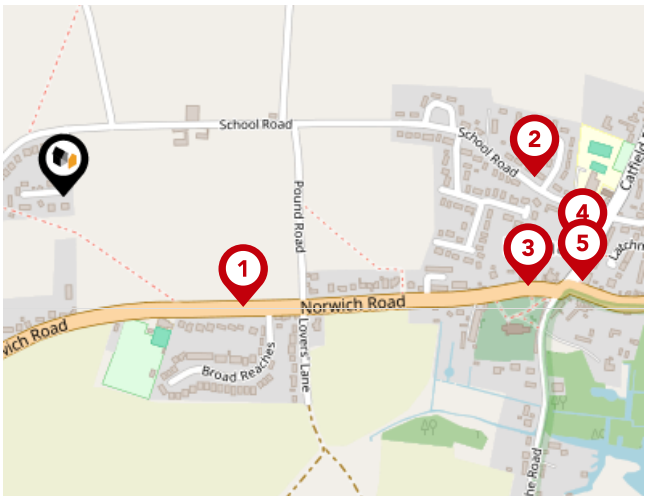


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	10.59 miles

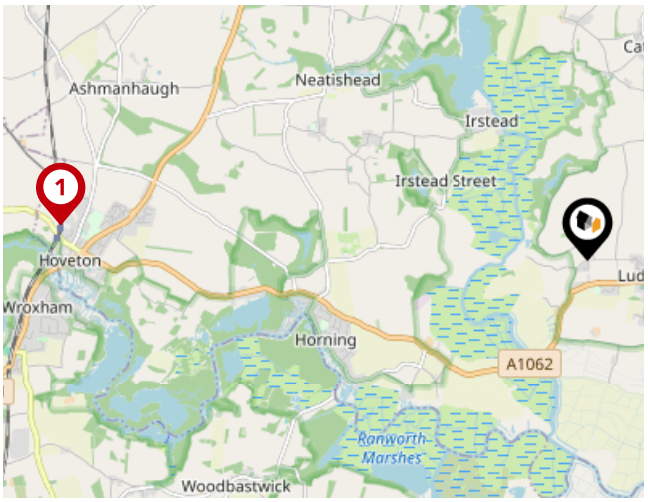
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Reaches	0.23 miles
2	School Road	0.52 miles
3	Church	0.53 miles
4	Kings Arms	0.58 miles
5	Church	0.59 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	4.75 miles

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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