

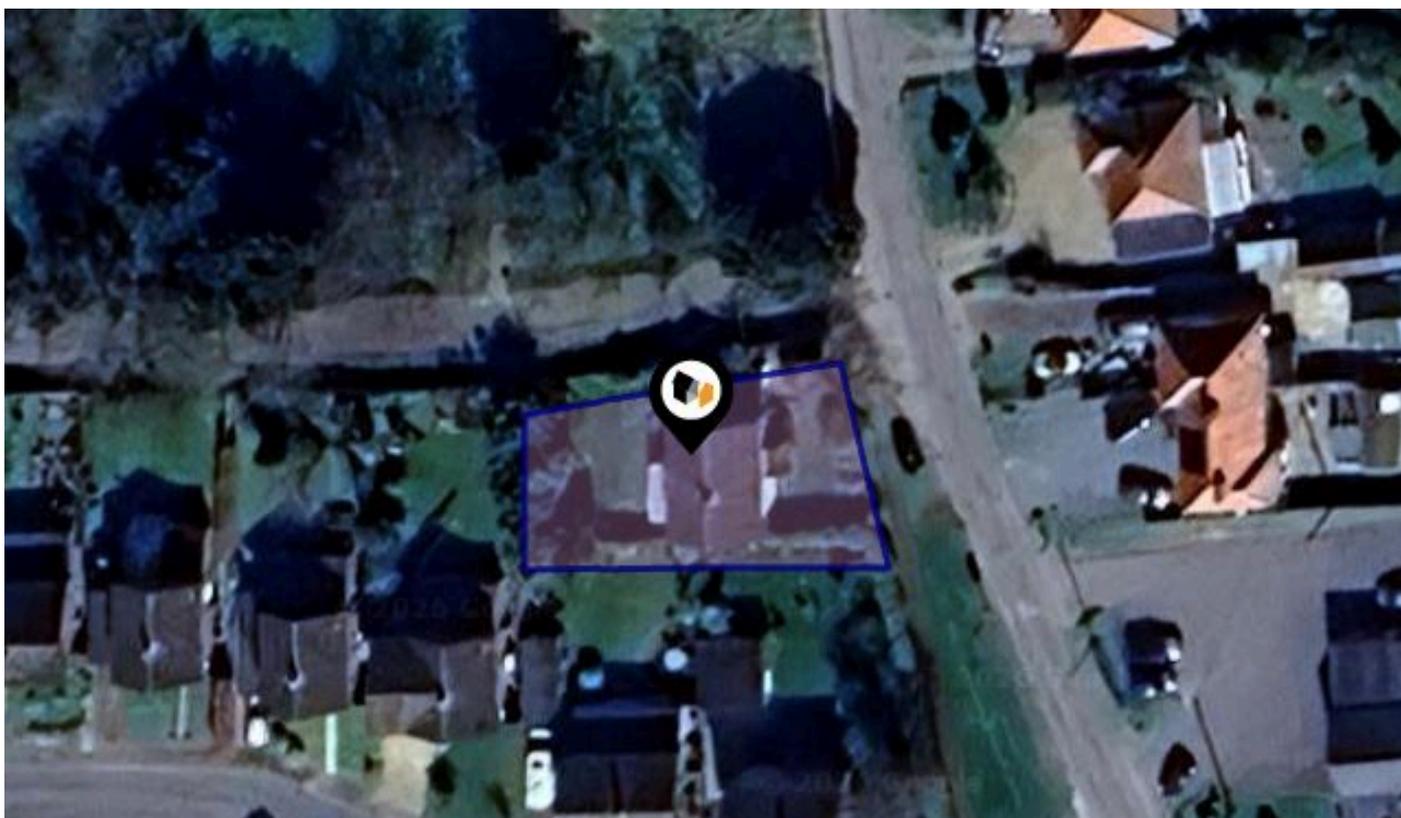


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## KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 24th March 2026**



**CHURCH ROAD, ALPINGTON, NORWICH, NR14**

### Howards

116 Regent Road, Great Yarmouth, Norfolk, NR30 2AB

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



## Property

<b>Type:</b>	Detached House	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,368		
<b>Title Number:</b>	NK327270		

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>67</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



NORFOLK, NORWICH, NR14

Energy rating

**D**

Valid until 23.09.2030

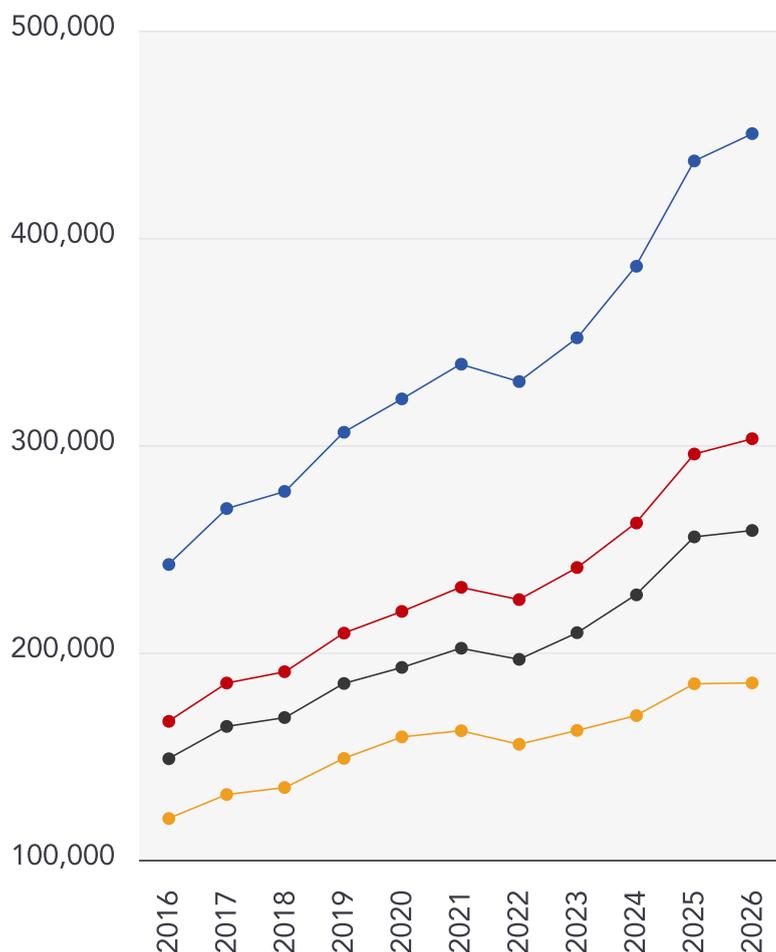
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73   <b>C</b>
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 53% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	100 m <sup>2</sup>

10 Year History of Average House Prices by Property Type in NR14



Detached

**+85.73%**

Semi-Detached

**+81.75%**

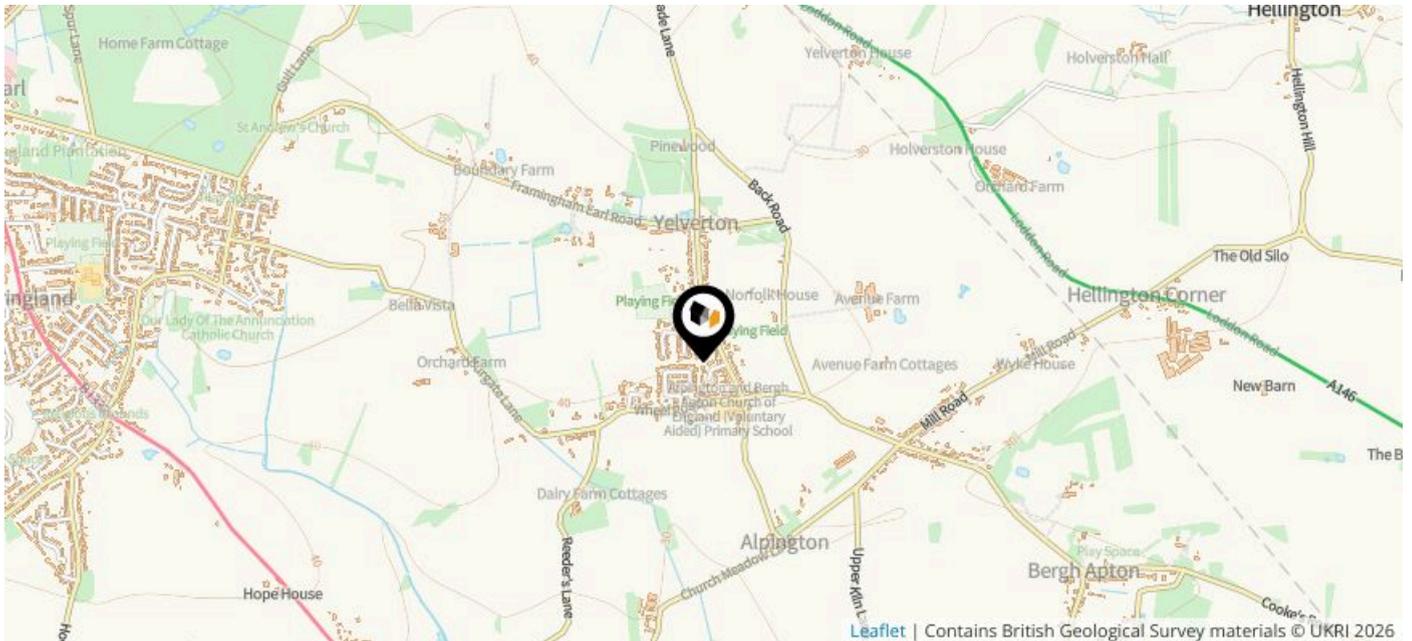
Terraced

**+74.03%**

Flat

**+54.55%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

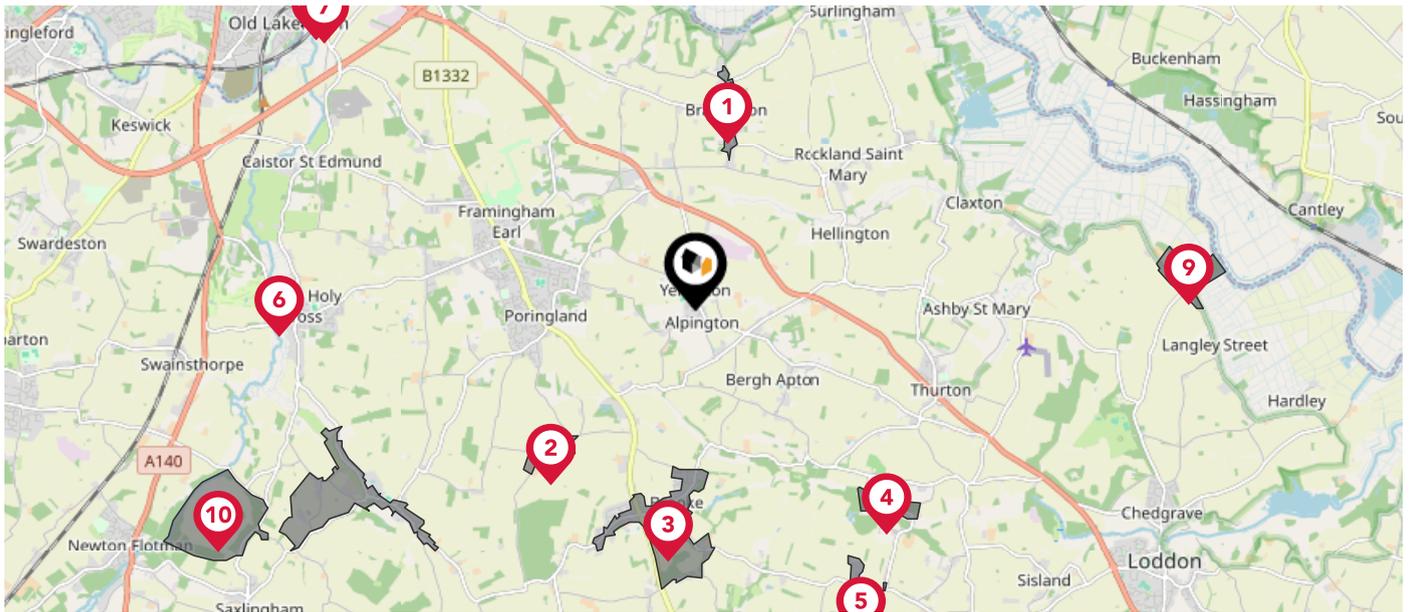
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

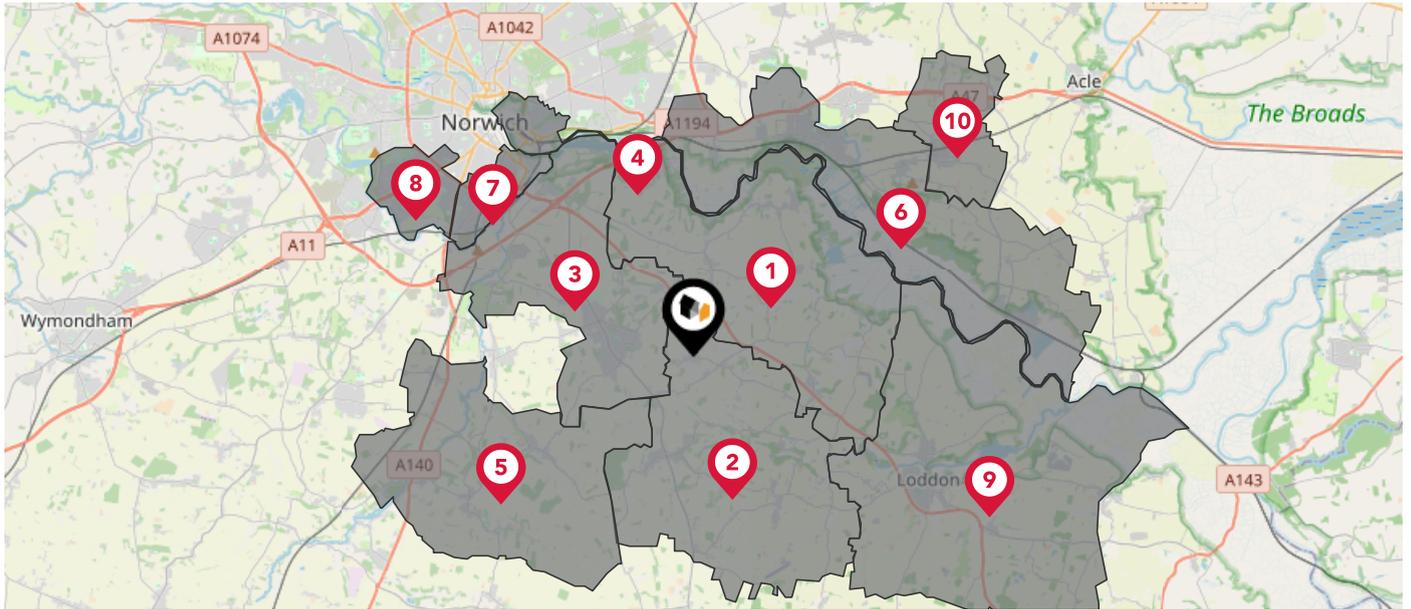
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Bramerton
- 2 Howe
- 3 Brooke
- 4 Bergh Apton
- 5 Seething
- 6 Stoke Holy Cross
- 7 Old Lakenham
- 8 Old Lakenham
- 9 Langley Abbey
- 10 Shotesham

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



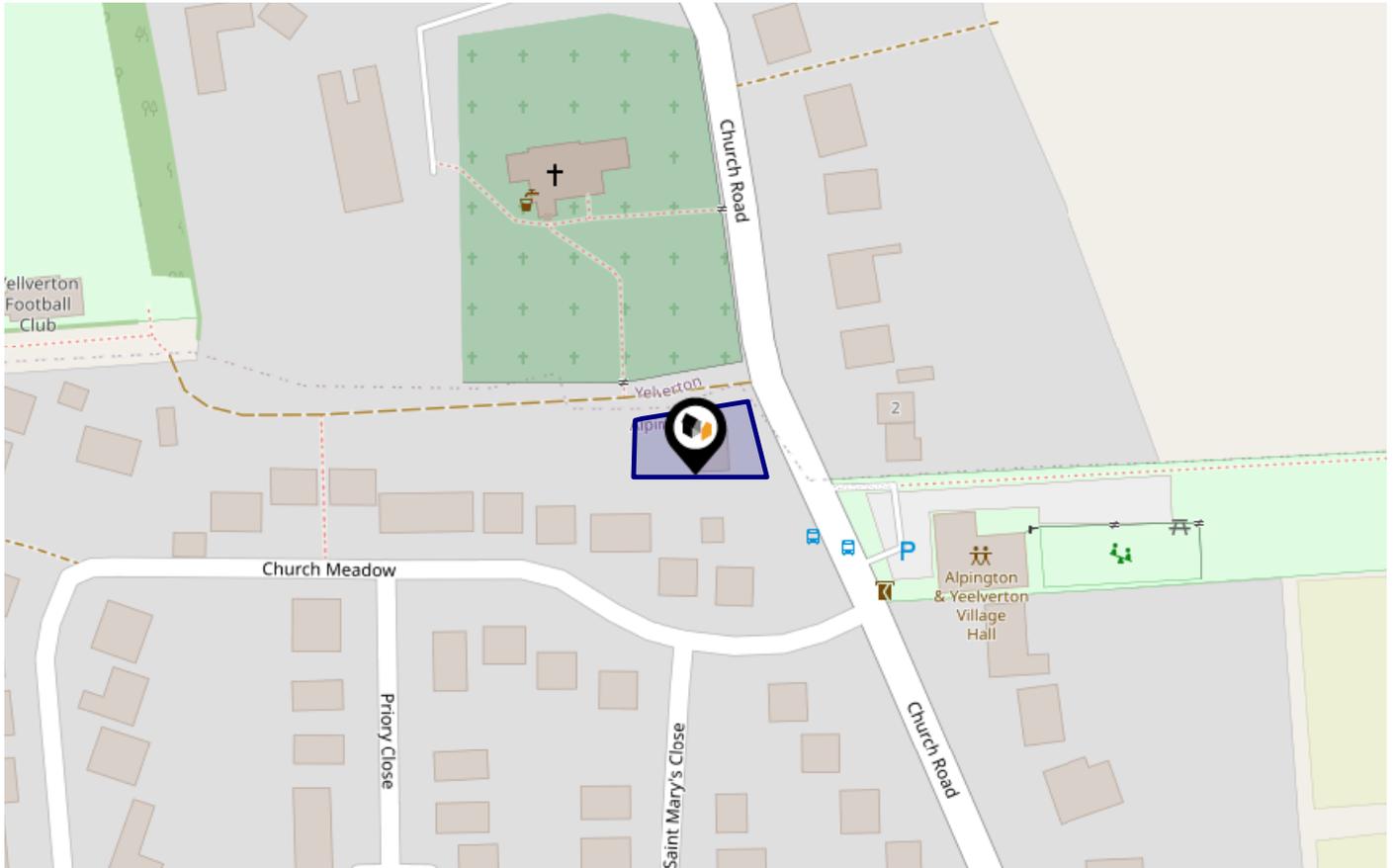
### Nearby Council Wards

-  Rockland Ward
-  Brooke Ward
-  Poringland, Framinghams & Trowse Ward
-  Thorpe Hamlet Ward
-  Newton Flotman Ward
-  Brundall Ward
-  Lakenham Ward
-  Eaton Ward
-  Loddon & Chedgrave Ward
-  Burlingham 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.

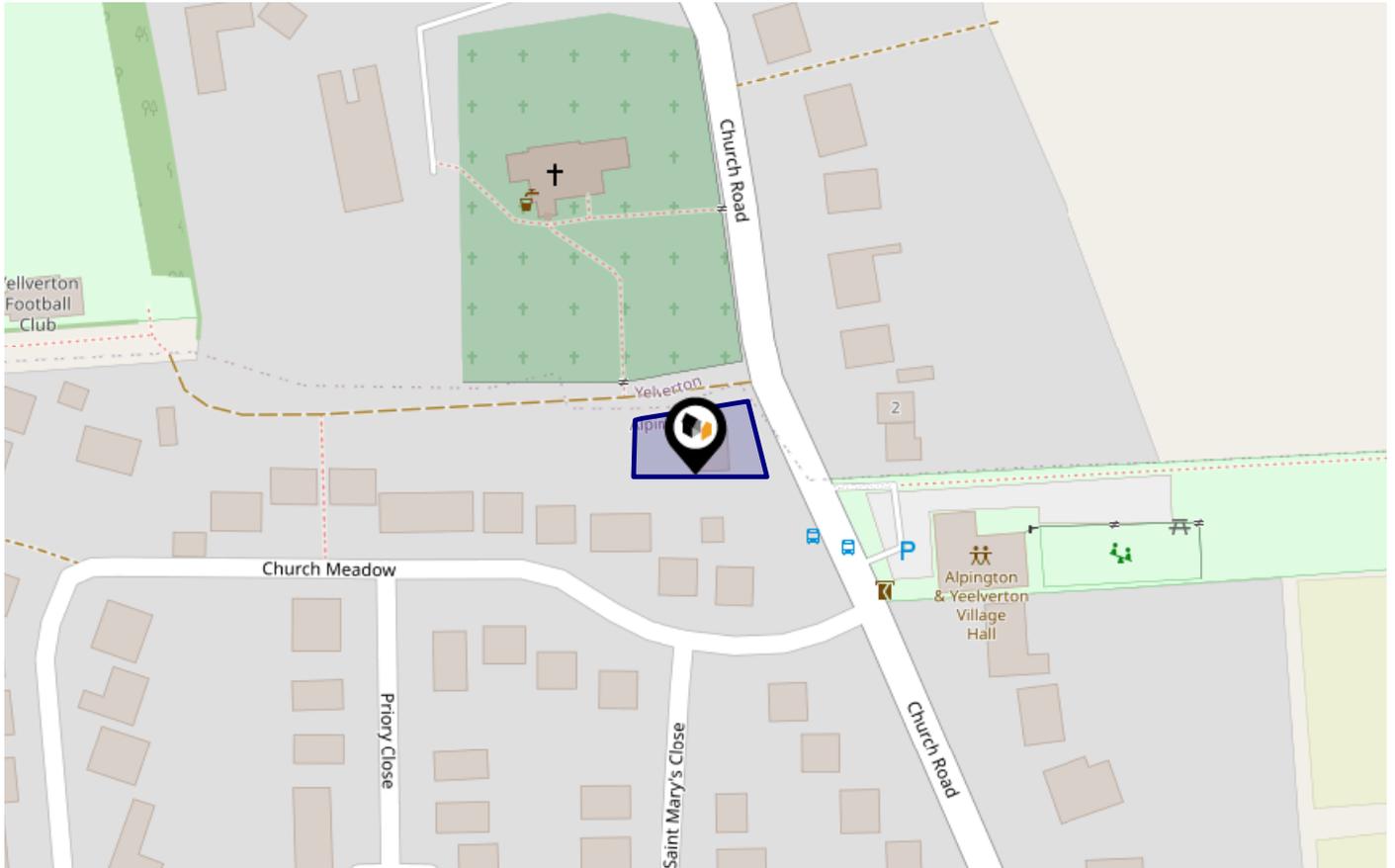
Chance of flooding to the following depths at this property:



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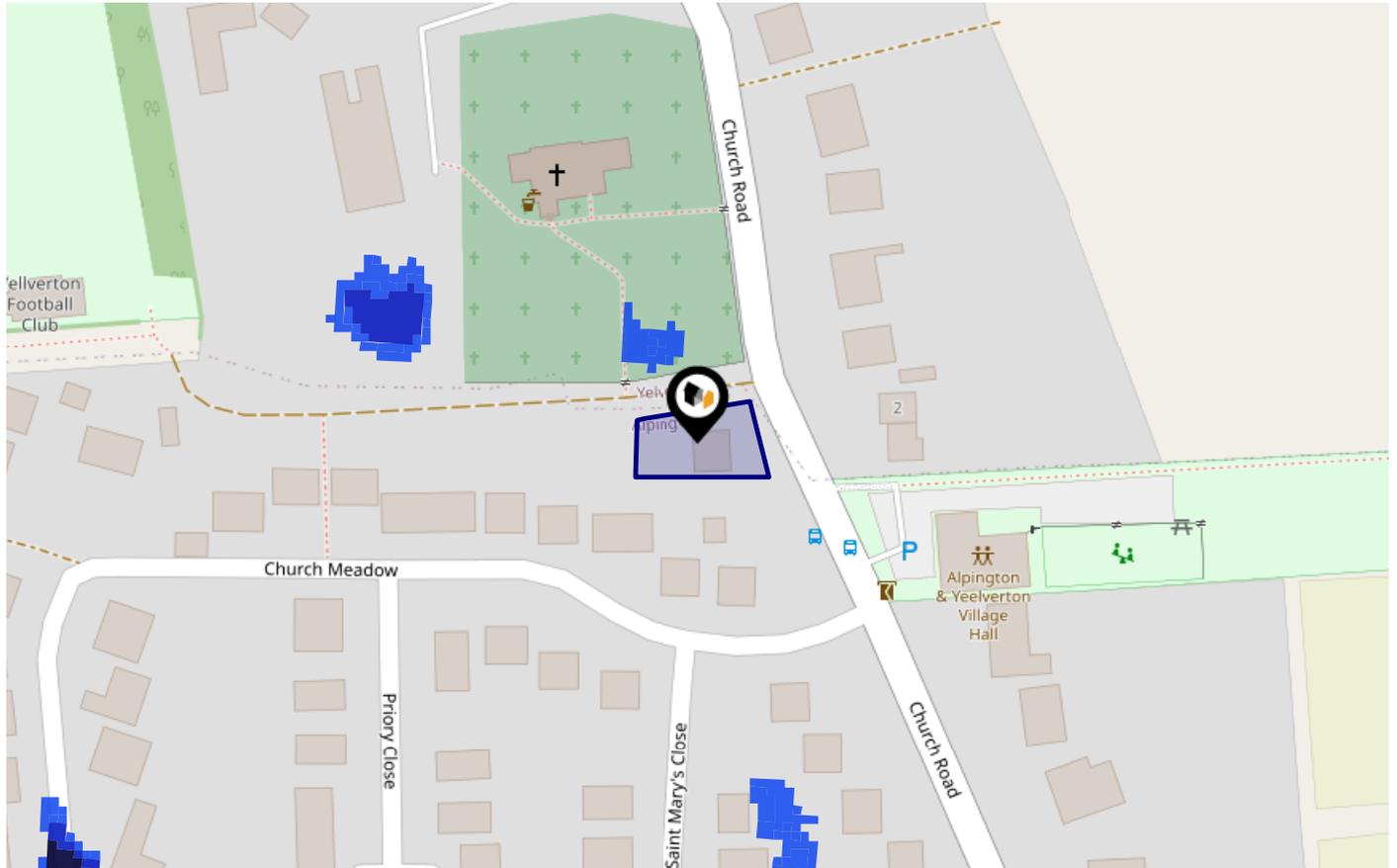
Chance of flooding to the following depths at this property:



# 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**

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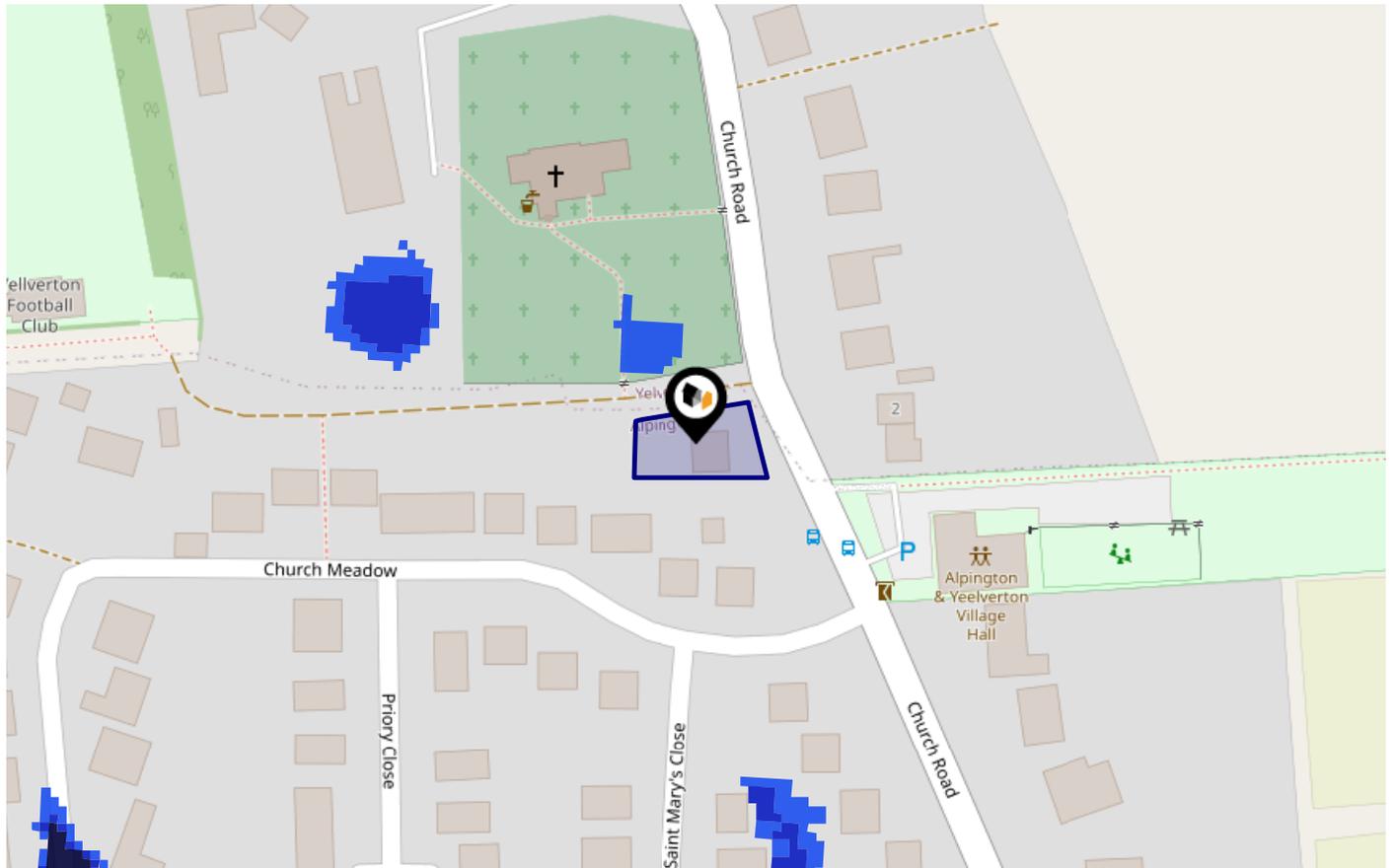
Chance of flooding to the following depths at this property:



# 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**

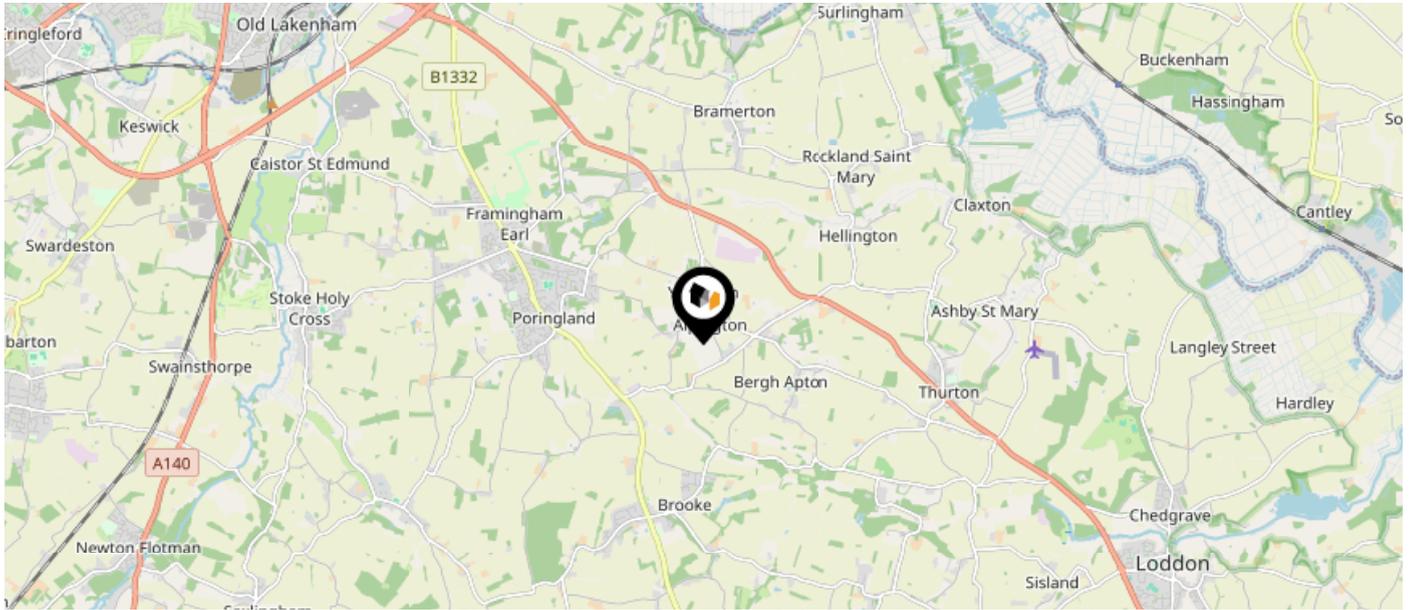
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



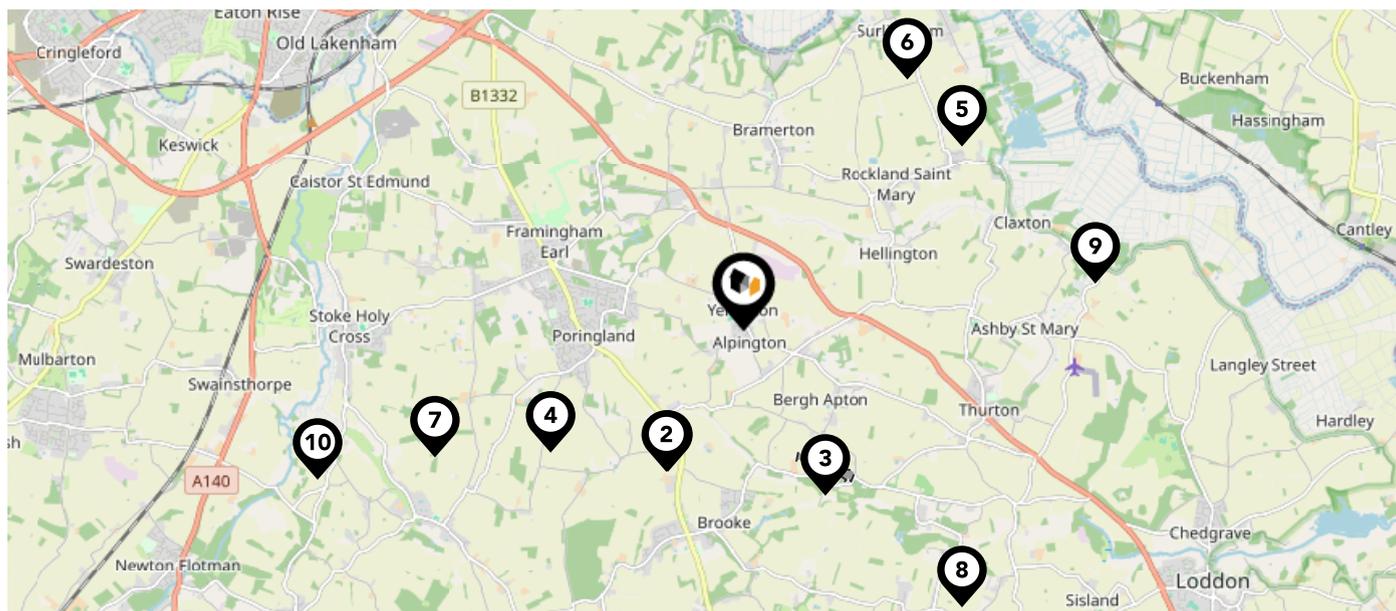
This map displays nearby areas that have been designated as Green Belt...



### 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.



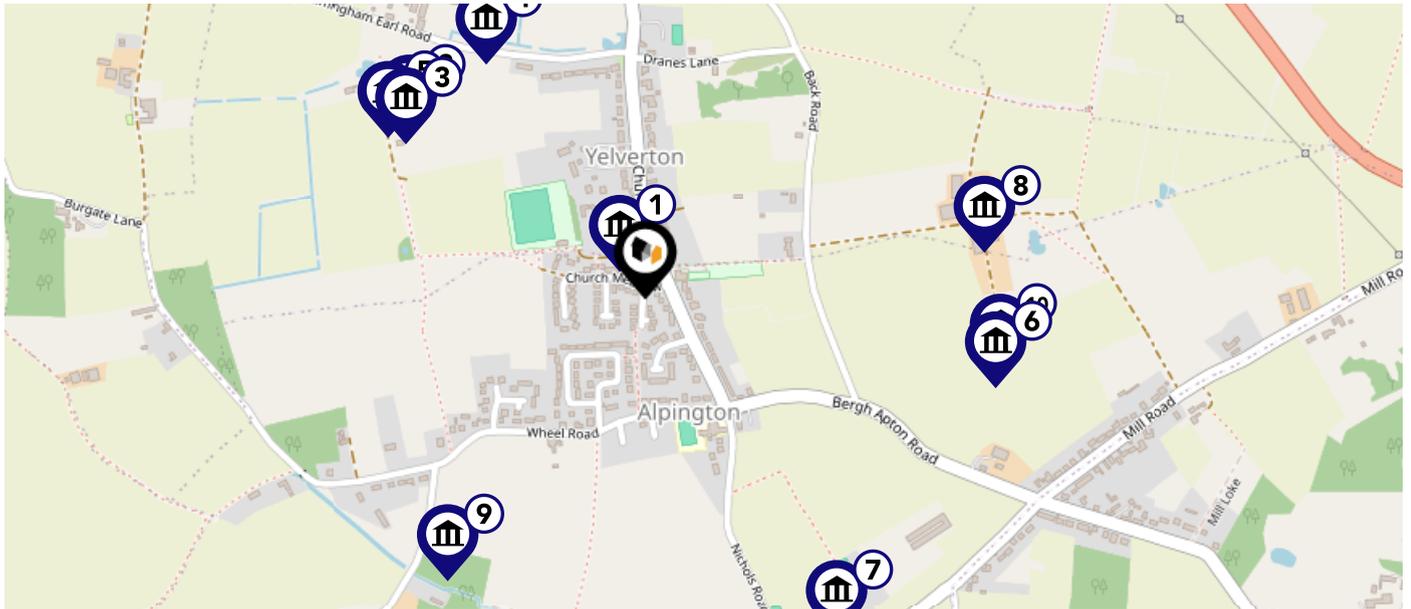
### Nearby Landfill Sites

<b>1</b>	Howe Pits-Norwich Road, Broome, Norwich	Historic Landfill
<b>2</b>	EA/EPR/VP3899NH/A001	Active Landfill
<b>3</b>	Wellbeck Road-Wellbeck Road, Bergh Apton	Historic Landfill
<b>4</b>	Leafyok Lane-Poringland	Historic Landfill
<b>5</b>	West of end of Covey Lane-Rockland St Mary	Historic Landfill
<b>6</b>	Off Mill Road-Orr Green Croft, Surlingham	Historic Landfill
<b>7</b>	Off Track leading to Warren Plantation-Off Track Leading To Warren Plantation, Stoke Holy Cross	Historic Landfill
<b>8</b>	South of Fen Farm-Seething	Historic Landfill
<b>9</b>	South of Mill House-Claxton	Historic Landfill
<b>10</b>	Skeets Farm Lane-Skeets Hill, Shotesham	Historic Landfill

# Maps

## Listed Buildings

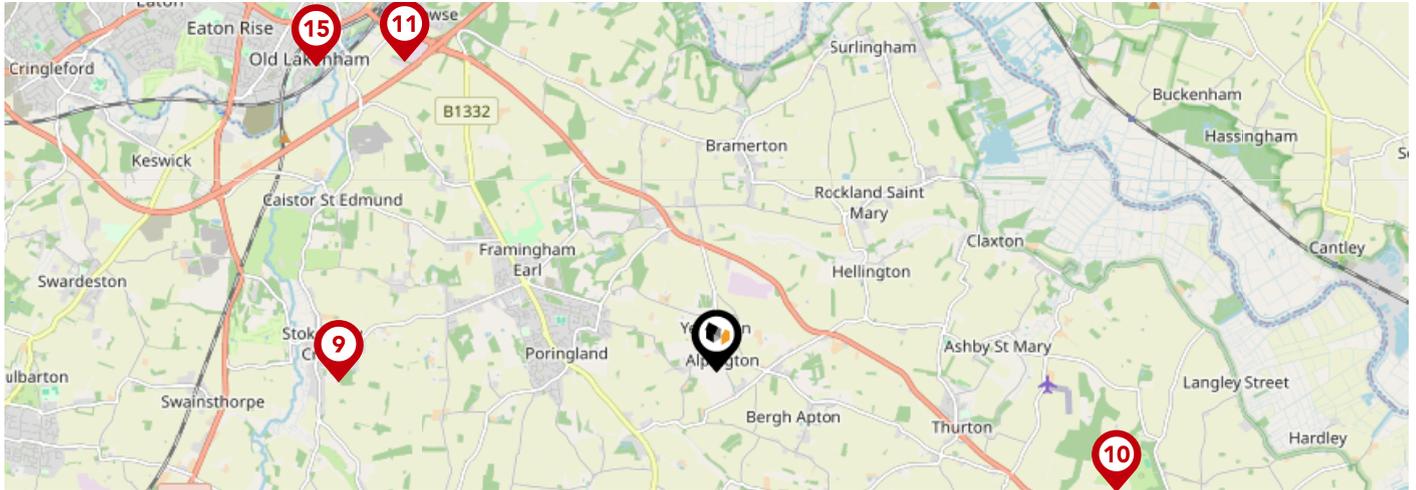
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1050639 - Church Of St Mary	Grade I	0.0 miles
	1306428 - Outbuilding Immediately North East Of Yelverton Hall	Grade II	0.3 miles
	1050640 - Yelverton Hall	Grade II	0.3 miles
	1169615 - Hill House	Grade II	0.3 miles
	1373107 - Stable Block Approximately 15 Metres North West Of Yelverton Hall	Grade II	0.3 miles
	1373113 - Barn Approximately 30 Metres South West Of Avenue Farm Cottages	Grade II	0.4 miles
	1477625 - Appletona, Farmhouse And Cottage	Grade II	0.4 miles
	1373106 - Avenue Farmhouse	Grade II	0.4 miles
	1373076 - Stacey's Cottage	Grade II	0.4 miles
	1050655 - Avenue Farm Cottages	Grade II	0.4 miles

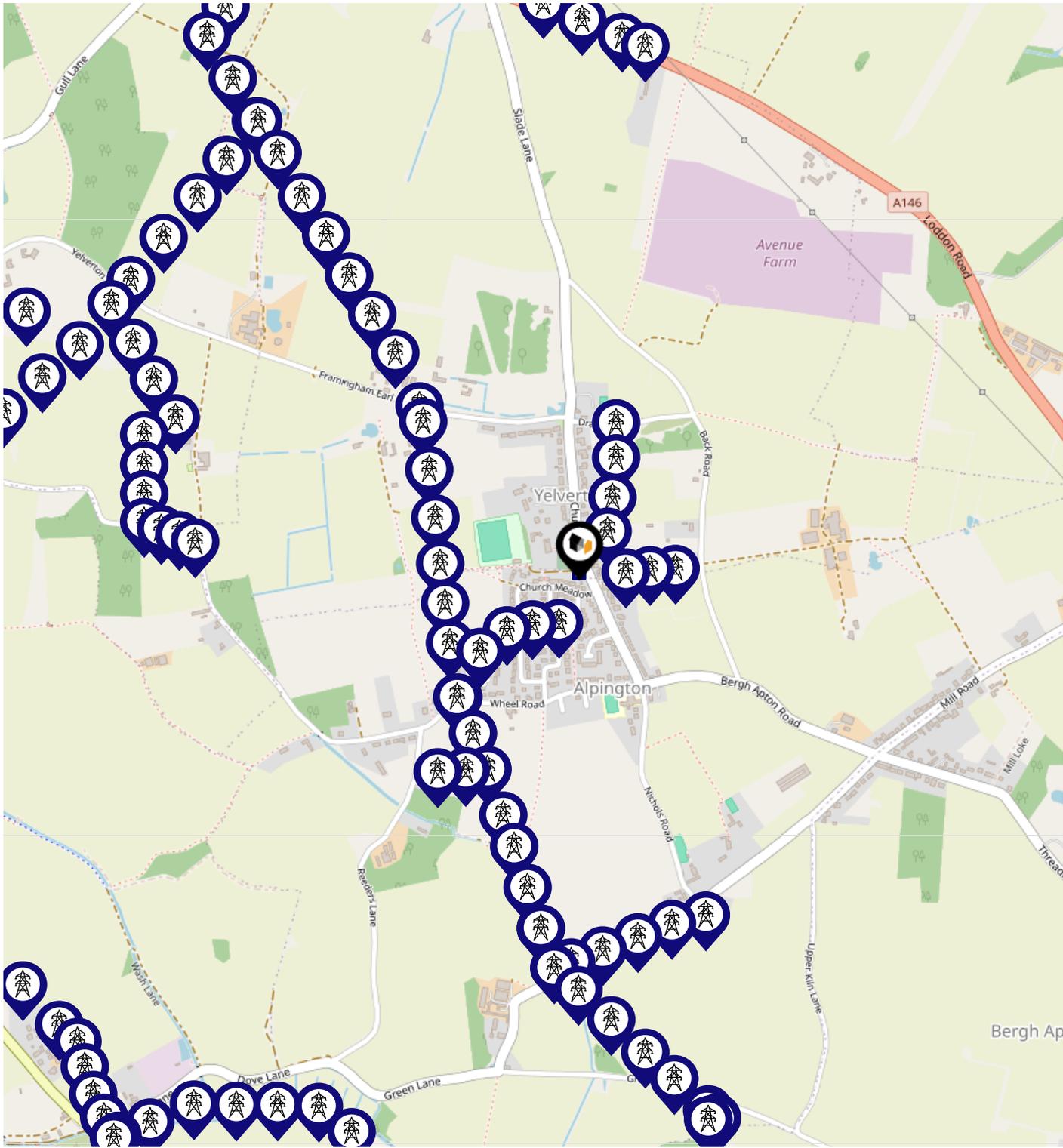


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Alpington and Bergh Apton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 140   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Poringland Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Rockland St Mary Primary School</b> Ofsted Rating: Good   Pupils: 58   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Framingham Earl High School</b> Ofsted Rating: Good   Pupils: 798   Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brooke Voluntary Controlled Church of England Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Thurton Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Seething and Mundham Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Surlingham Primary School</b> Ofsted Rating: Good   Pupils: 56   Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Stoke Holy Cross Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Langley School</b> Ofsted Rating: Not Rated   Pupils: 427   Distance:3.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trowse Primary School</b> Ofsted Rating: Outstanding   Pupils: 182   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hillside Avenue Primary and Nursery School, Thorpe</b> Ofsted Rating: Good   Pupils: 405   Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brundall Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:4.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dussindale Primary School</b> Ofsted Rating: Good   Pupils: 350   Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Edith Cavell Academy and Nursery</b> Ofsted Rating: Good   Pupils: 227   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Loddon Junior School</b> Ofsted Rating: Good   Pupils: 206   Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

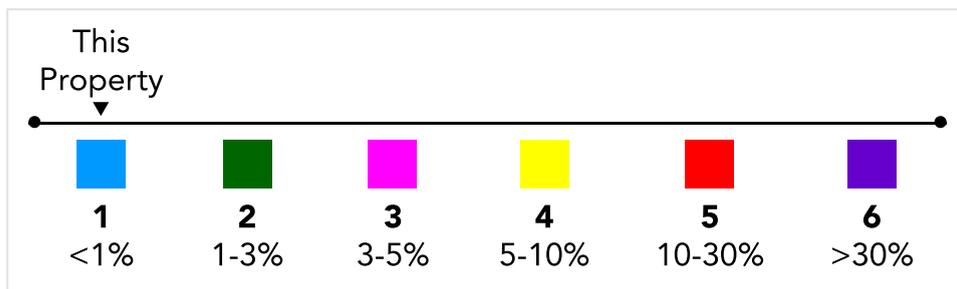
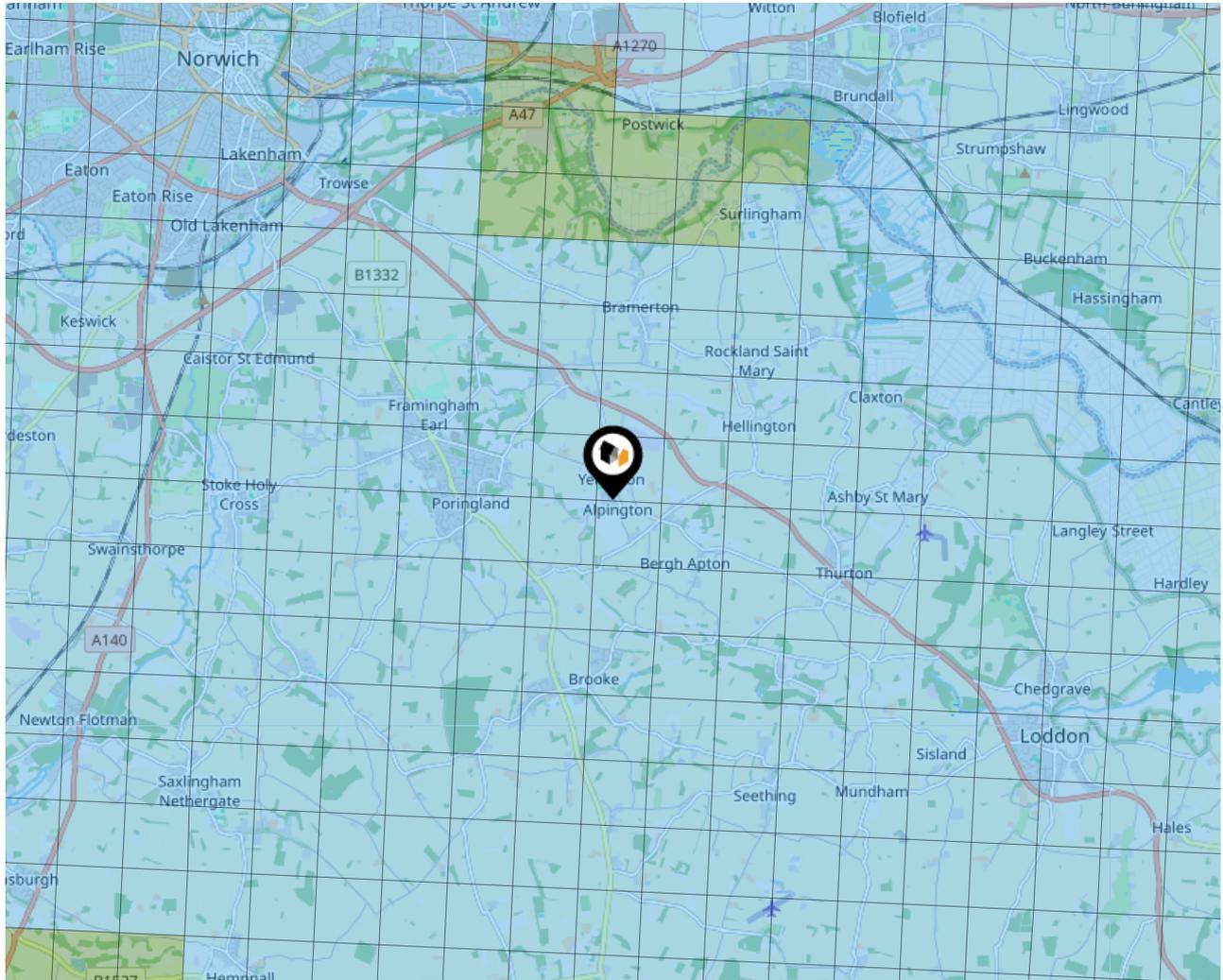


**Key:**

-  Power Pylons
-  Communication Masts

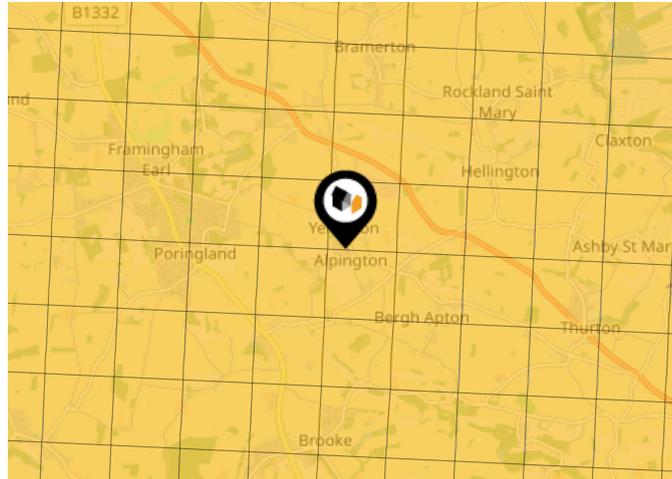
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



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

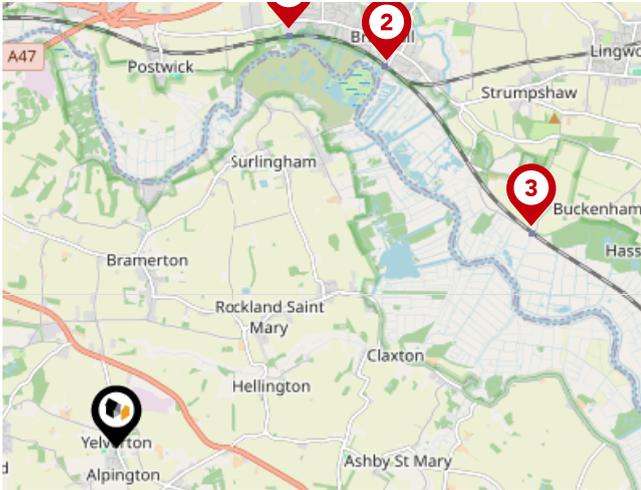
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

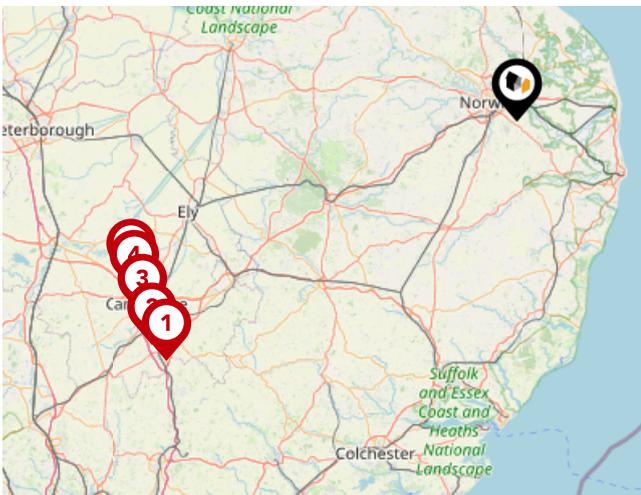
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Brundall Gardens Rail Station	4.09 miles
2	Brundall Rail Station	4.27 miles
3	Buckenham Rail Station	4.23 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	61.43 miles
2	M11 J10	61.81 miles
3	M11 J11	60.93 miles
4	M11 J13	60.31 miles
5	M11 J14	60.1 miles



## Airports/Helipads

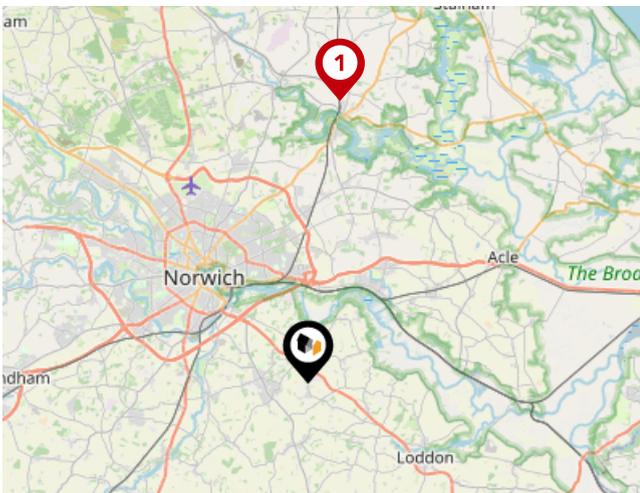
Pin	Name	Distance
1	Norwich International Airport	8.23 miles
2	Southend-on-Sea	74.93 miles
3	Cambridge	56.79 miles
4	Stansted Airport	66.75 miles

# Area Transport (Local)



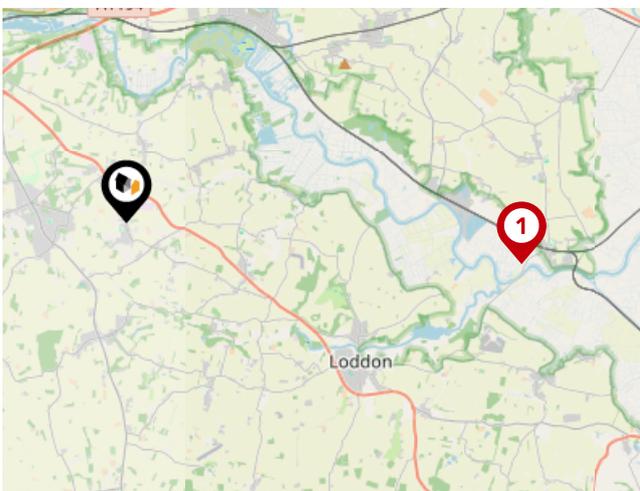
## Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.03 miles
2	Cherrywood	0.14 miles
3	Bus Shelter	0.16 miles
4	village noticeboard	0.64 miles
5	Orchard Farm	0.72 miles



## Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	10.25 miles



## Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	7.13 miles

# Howards 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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# HOWARDS

Estate Agents since 1926

## Howards

116 Regent Road, Great Yarmouth,  
Norfolk, NR30 2AB

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk

