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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th November 2026



MY WAY, BUSH ESTATE, ECCLES-ON-SEA, NORWICH, NR12 0SX

Avocado

North Norfolk

07921075935

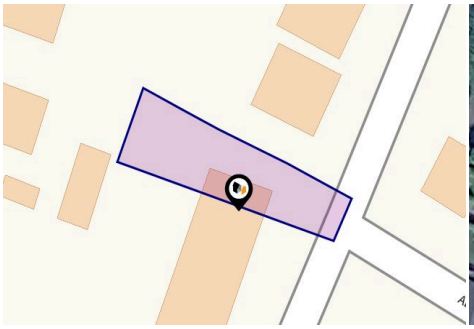
daniel.t@avocadopropertyagents.co.uk

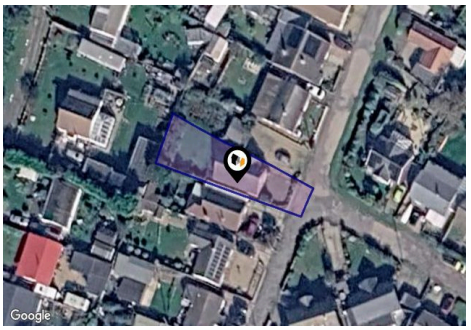
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Property Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,162 ft^2 / 108 m^2		
Plot Area:	0.09 acres		
Year Built :	1996-2002		
Council Tax :	Band B		
Annual Estimate:	£1,913		
Title Number:	NK209065		
UPRN:	10034810912		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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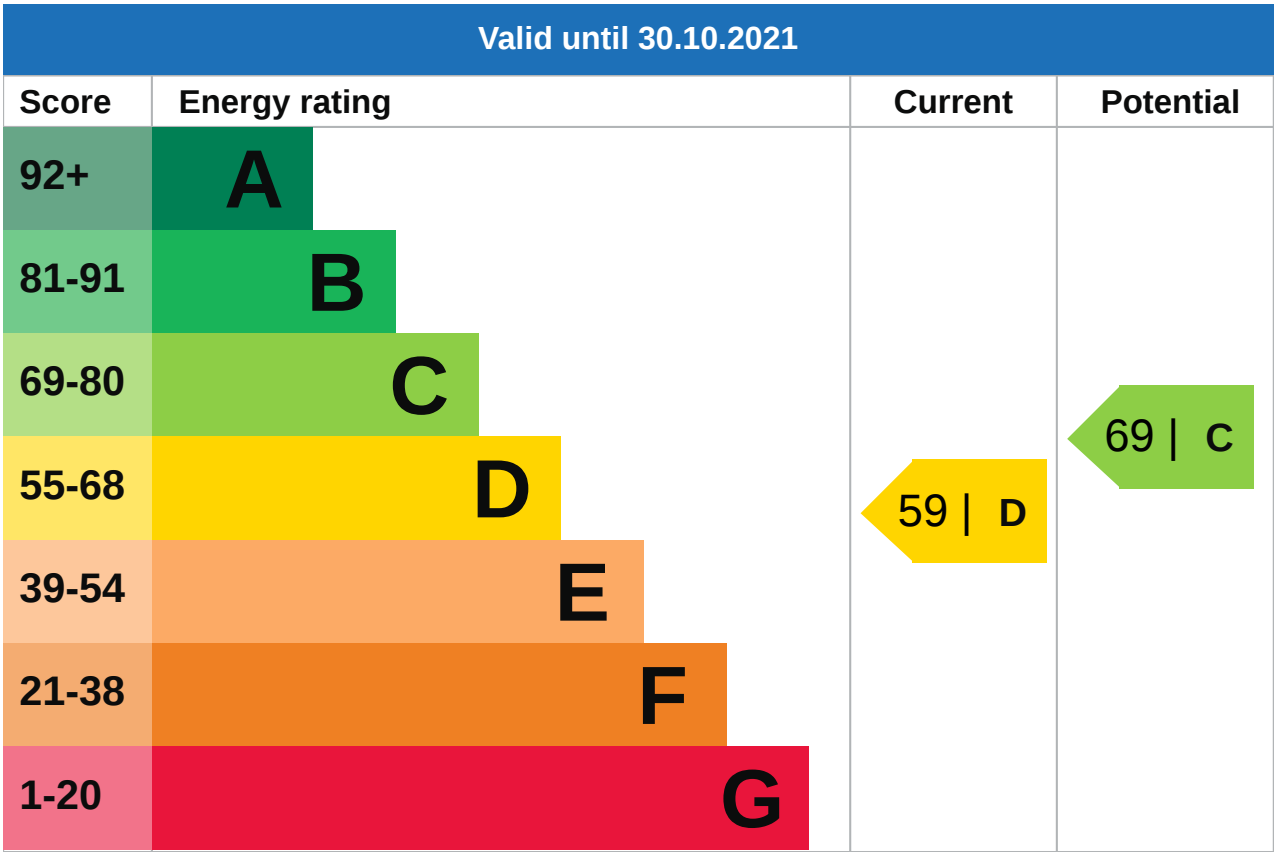
Property
EPC - Certificate

MY WAY, SUNSET WALK, ECCLES-ON-SEA, NR12 0SX

Energy rating

D

Valid until 30.10.2021



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Property
EPC - Additional Data

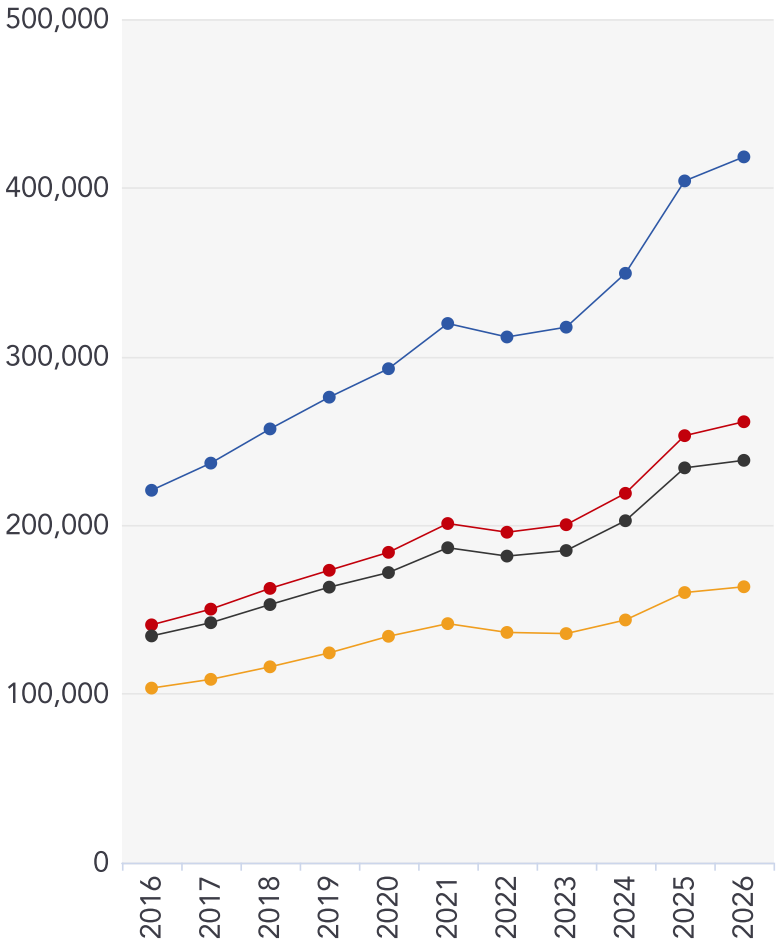
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 23% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	108 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in NR12



Detached

+89.52%

Semi-Detached

+85.41%

Terraced

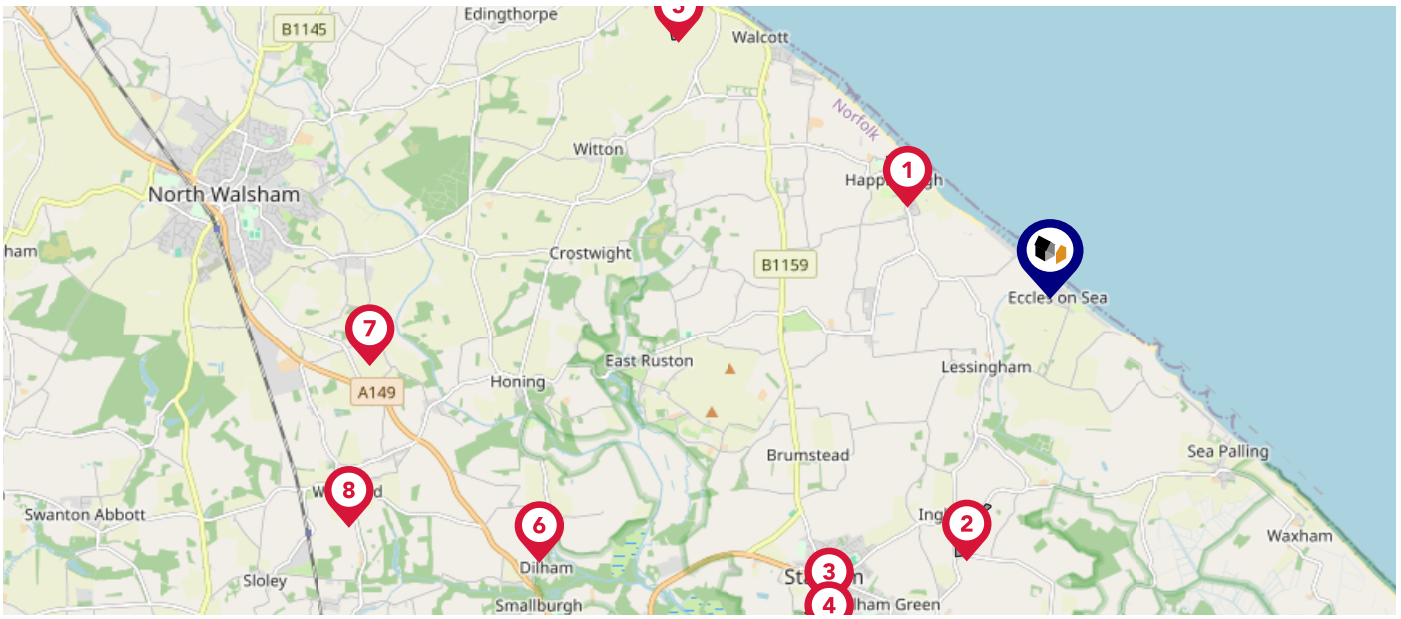
+77.44%

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.

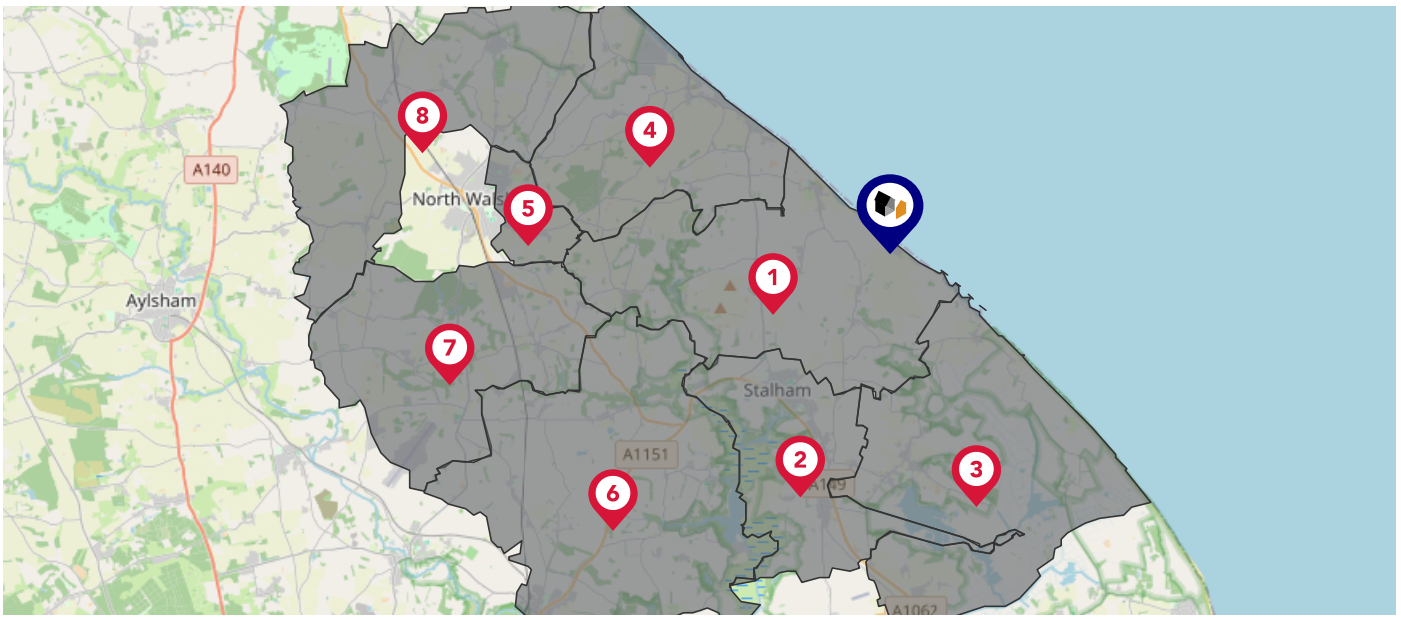


Nearby Conservation Areas	
1	Happisburgh
2	Ingham
3	Stalham
4	Stalham Staithe
5	Bacton
6	Dilham
7	Worstead Meeting Hill
8	Worstead

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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	Happisburgh Ward
2	Stalham Ward
3	Hickling Ward
4	Bacton Ward
5	North Walsham East Ward
6	Hoveton & Tunstead Ward
7	Worstead Ward
8	Trunch Ward

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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.

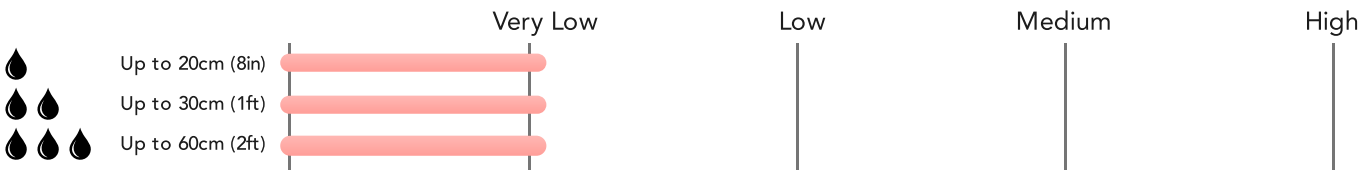


Risk Rating: Low

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.

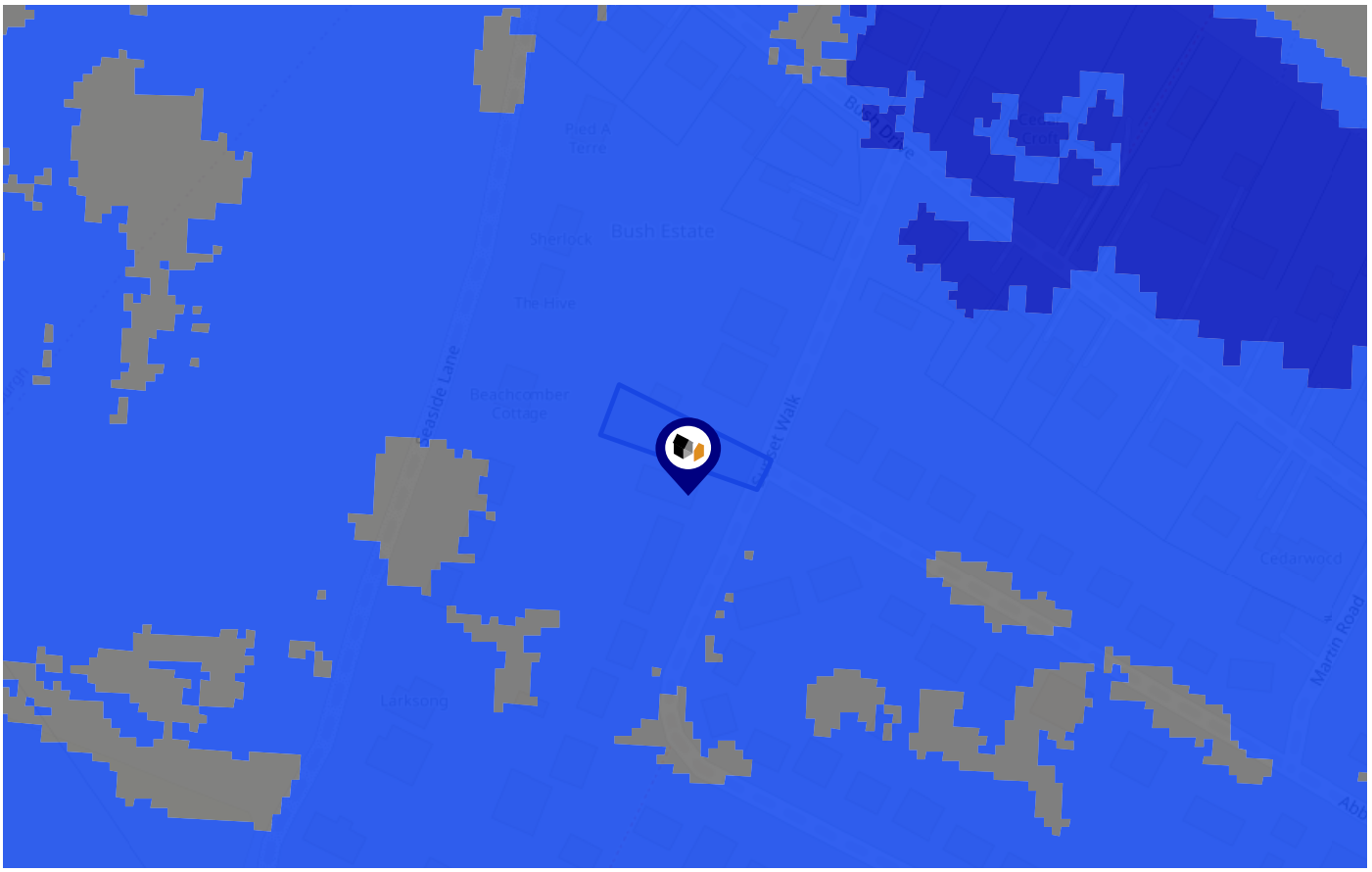
Chance of flooding to the following depths at this property:



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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.

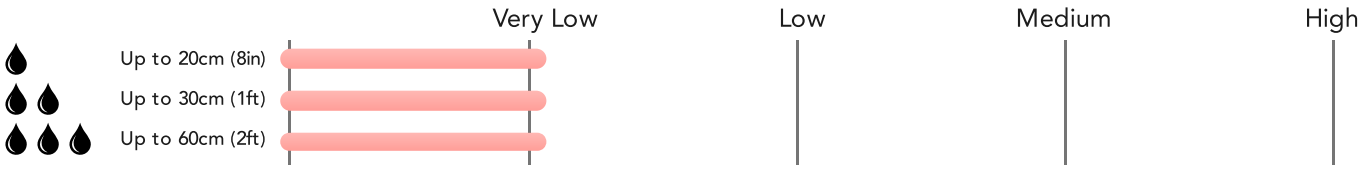


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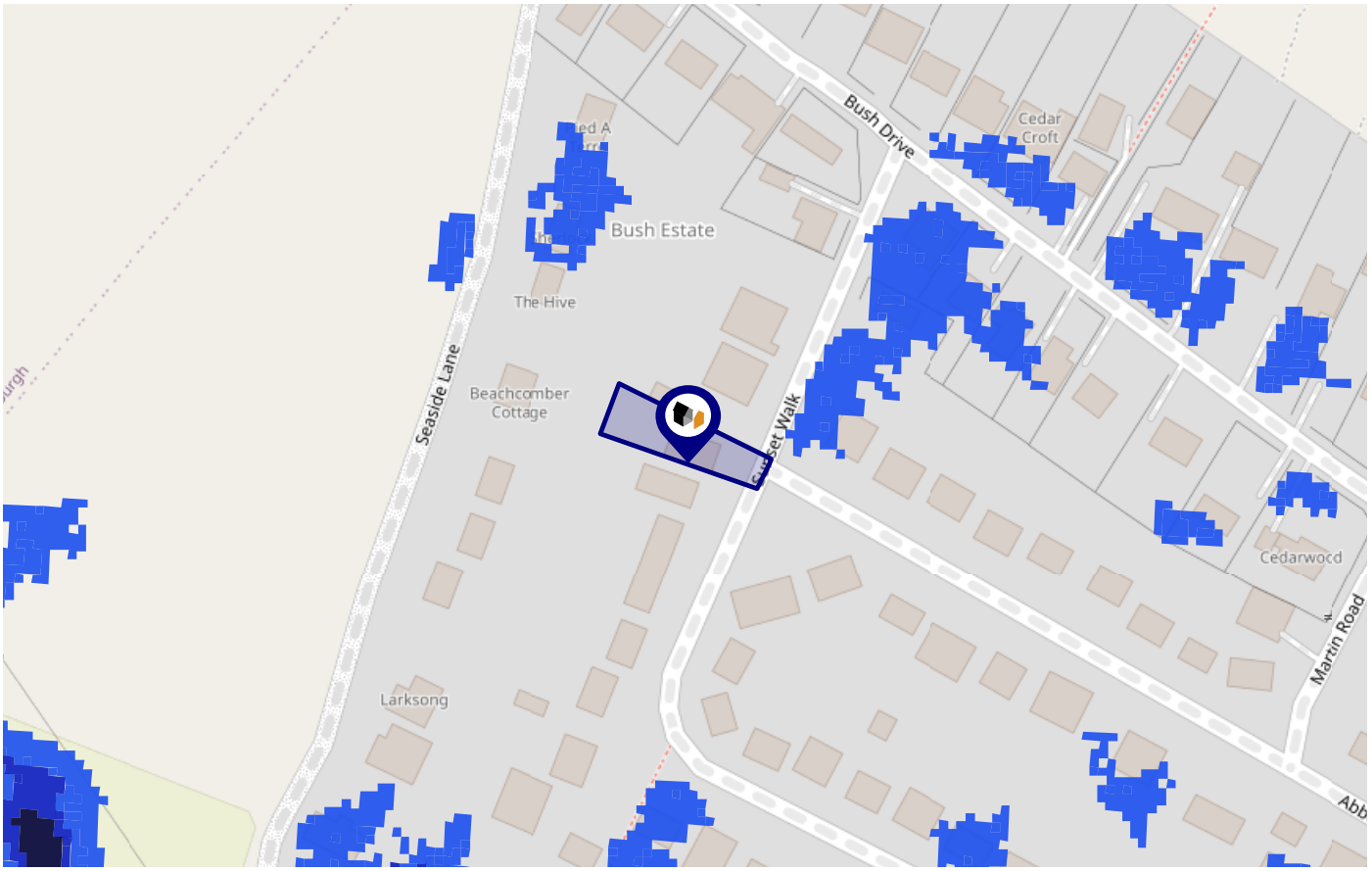
Chance of flooding to the following depths at this property:



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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.

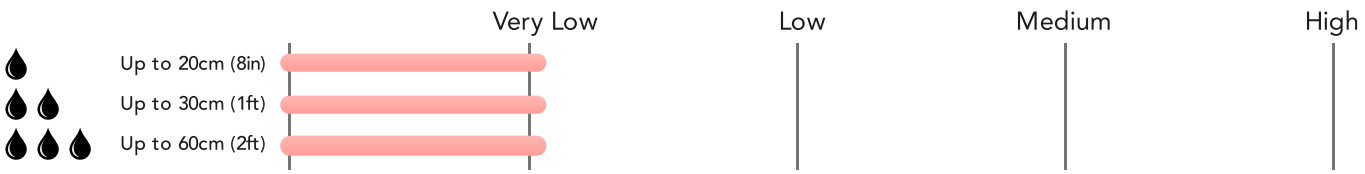


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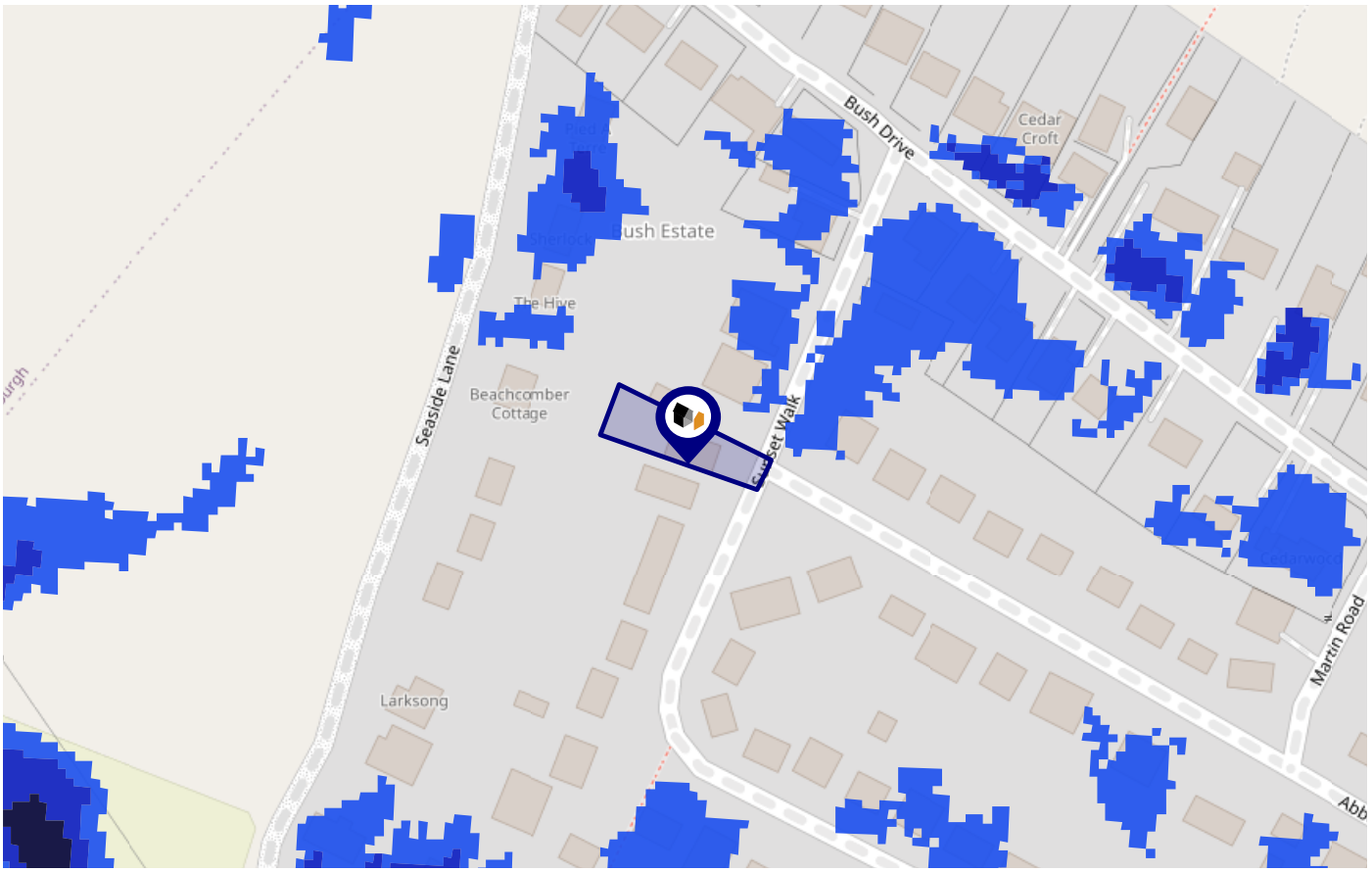
Chance of flooding to the following depths at this property:



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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.

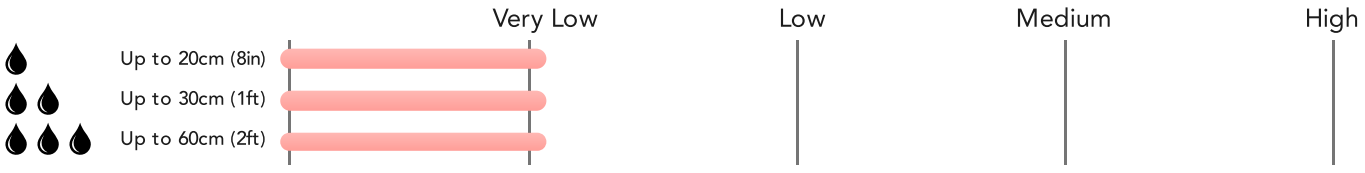


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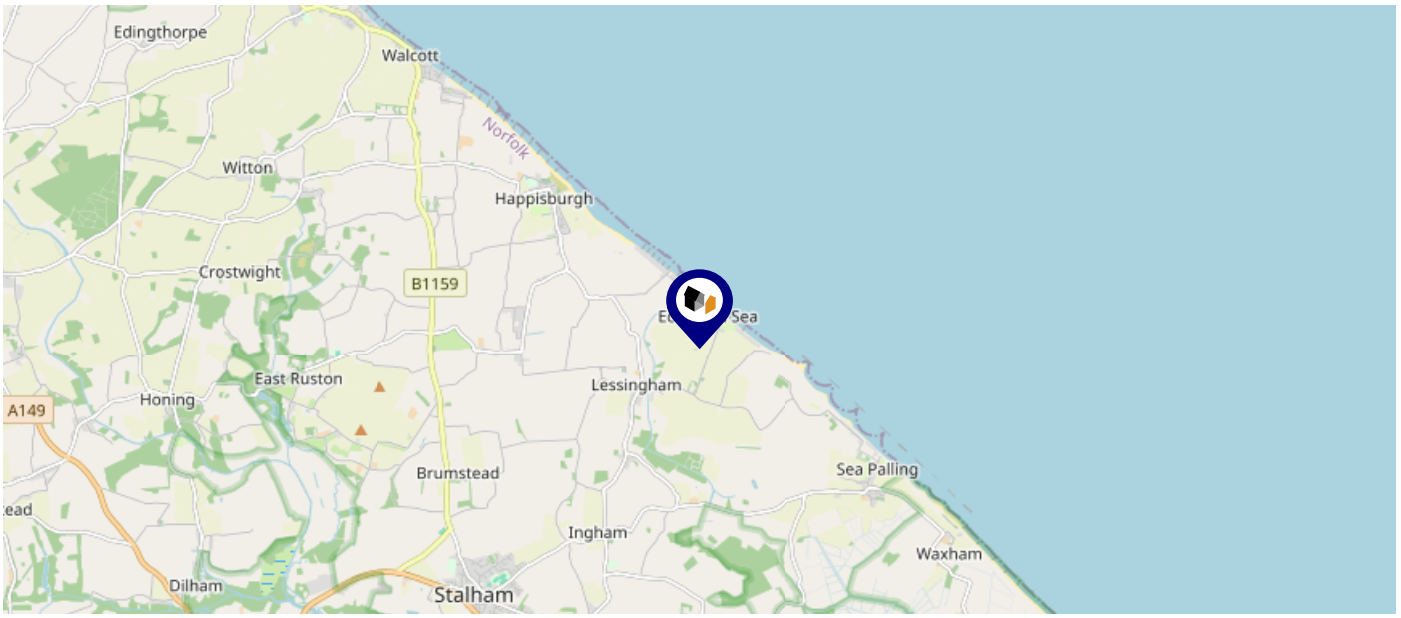
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



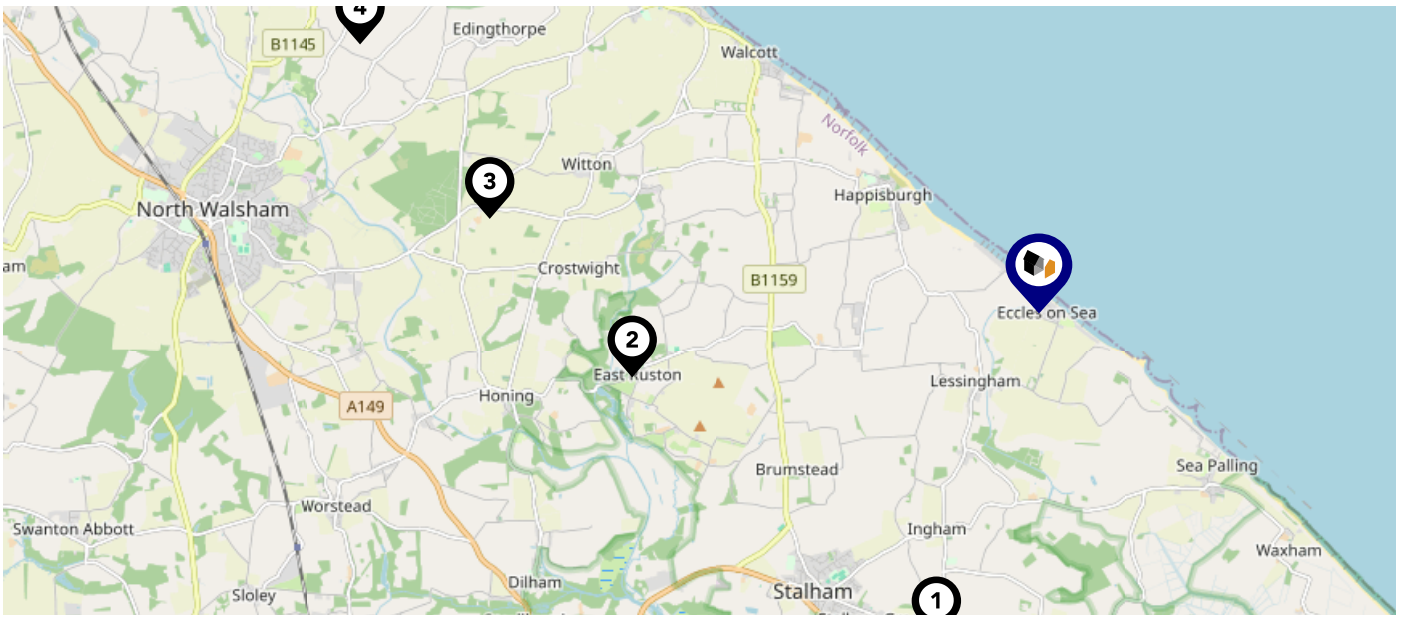
Nearby Green Belt Land

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.

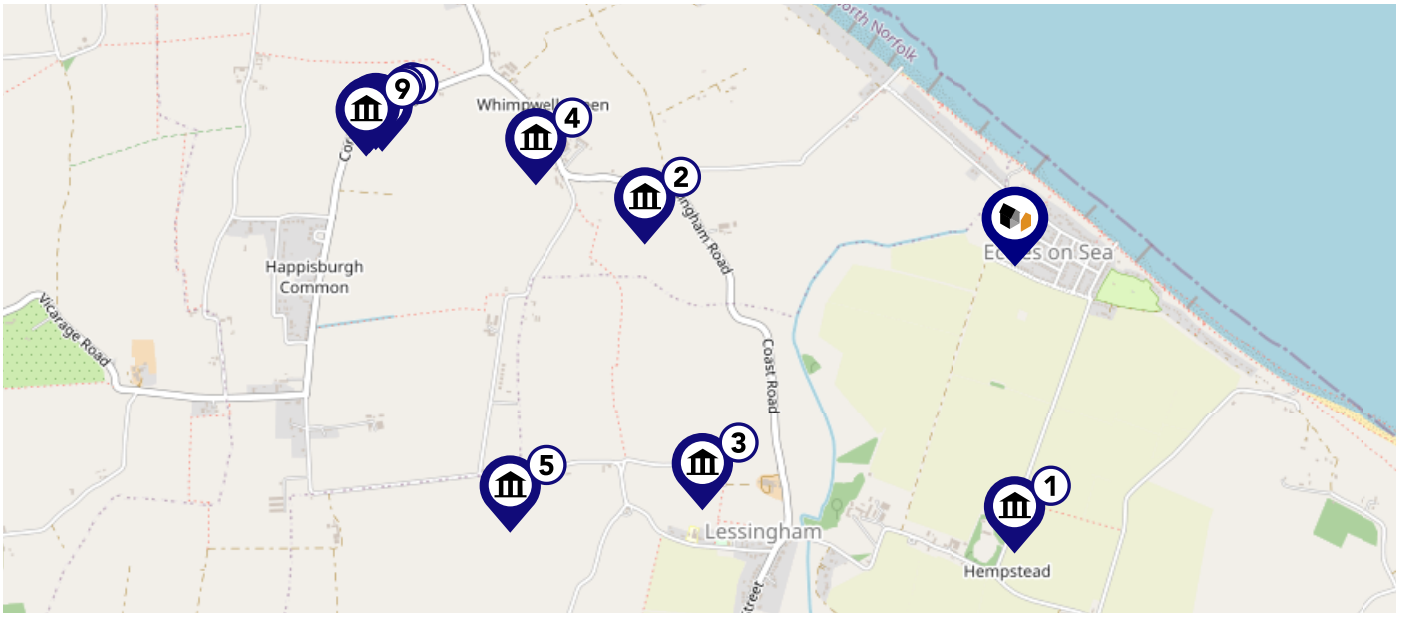


Nearby Landfill Sites

1	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill
2	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill
3	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill
4	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
1 1373720 - Church Of St Andrew	Grade II	0.6 miles
2 1049980 - Lower Farmhouse	Grade II	0.8 miles
3 1172410 - Church Of All Saints	Grade II	0.9 miles
4 1373395 - Holly House	Grade II	1.1 miles
5 1049354 - Moat Farmhouse	Grade II	1.3 miles
6 1373432 - Barn 120 Metres East Of Manor Farmhouse	Grade II	1.4 miles
7 1306337 - Barn 70 Metres East Of Manor Farmhouse	Grade II	1.4 miles
8 1049979 - Barn 25 Metres East Of Manor Farmhouse	Grade II	1.5 miles
9 1169848 - Manor Farmhouse	Grade II	1.5 miles

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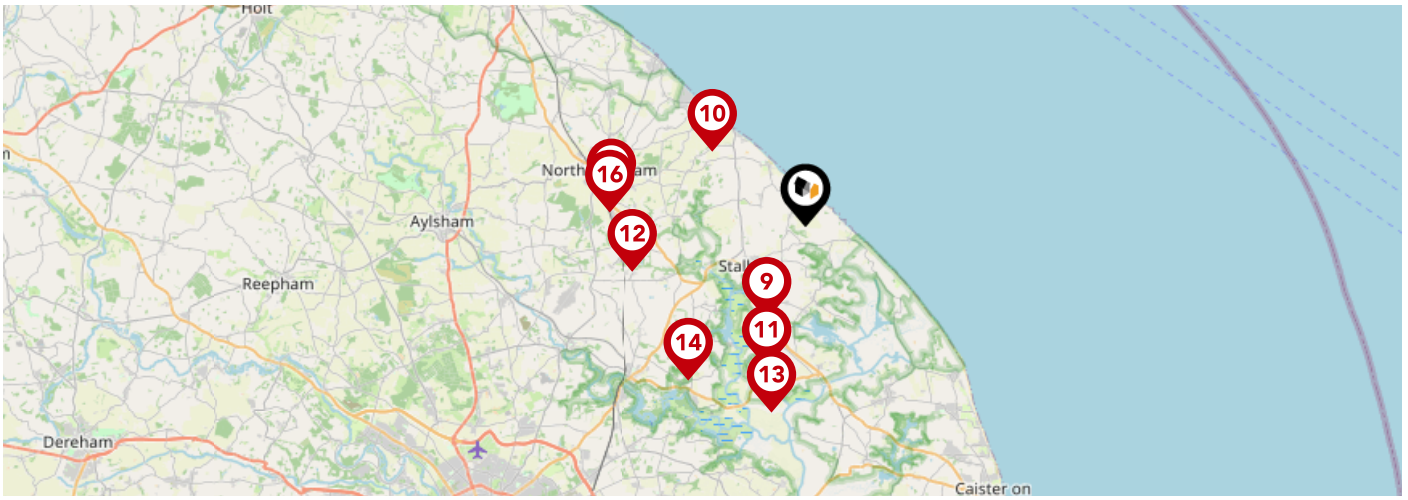
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**All Saints School** Ofsted Rating: Good | Pupils: 73 | Distance:0.94	☐	☐	☑	☐	☐
2	**Happisburgh CofE VA Primary School** Ofsted Rating: Requires improvement | Pupils: 57 | Distance:1.66	☐	☑	☐	☐	☐
3	**The Stables Independent School** Ofsted Rating: Good | Pupils: 18 | Distance:3.01	☐	☐	☑	☐	☐
4	**East Ruston Infant School & Nursery** Ofsted Rating: Good | Pupils: 39 | Distance:3.1	☐	☑	☐	☐	☐
5	**Stalham Infant School and Nursery** Ofsted Rating: Good | Pupils: 87 | Distance:3.16	☐	☑	☐	☐	☐
6	**Stalham Academy** Ofsted Rating: Good | Pupils: 230 | Distance:3.16	☐	☑	☐	☐	☐
7	**Stalham High School** Ofsted Rating: Good | Pupils: 482 | Distance:3.19	☐	☐	☑	☐	☐
8	**Hickling CofE Infants Academy** Ofsted Rating: Good | Pupils:0 | Distance:3.54	☐	☑	☐	☐	☐

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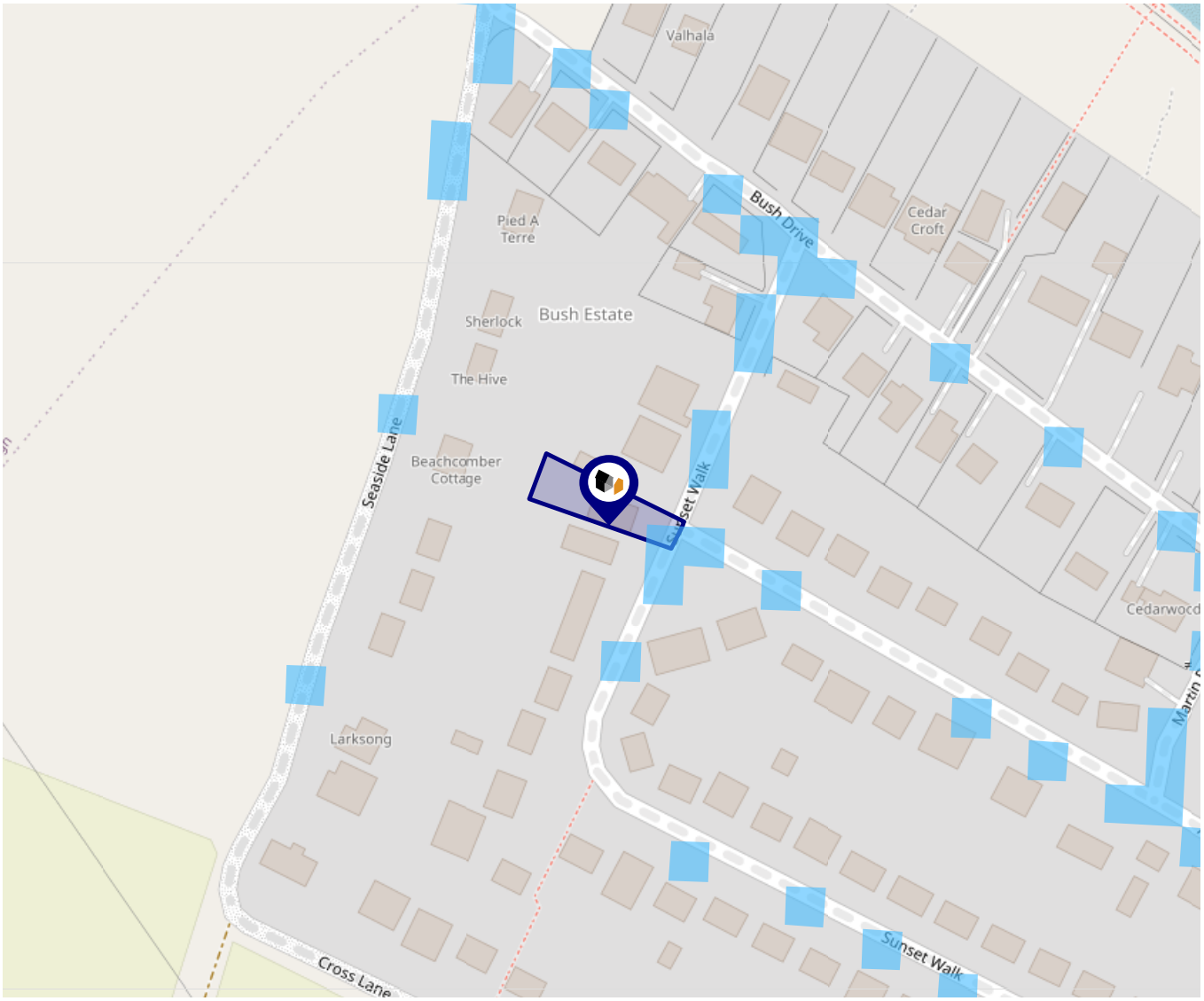
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Sutton Church of England Infant Acdemy** Ofsted Rating: Good | Pupils:0 | Distance:3.63	☐	☑	☐	☐	☐
10	**Bacton Primary School** Ofsted Rating: Good | Pupils: 72 | Distance:4.3	☐	☑	☐	☐	☐
11	**Catfield CofE Primary Academy** Ofsted Rating: Requires improvement | Pupils:0 | Distance:5.27	☐	☑	☐	☐	☐
12	**Worstead Church of England Primary School** Ofsted Rating: Good | Pupils: 108 | Distance:6.42	☐	☑	☐	☐	☐
13	**Ludham Primary School and Nursery** Ofsted Rating: Good | Pupils: 105 | Distance:6.82	☐	☑	☐	☐	☐
14	**Neatishead Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 68 | Distance:6.96	☐	☑	☐	☐	☐
15	**North Walsham Infant School** Ofsted Rating: Good | Pupils: 168 | Distance:7.05	☐	☑	☐	☐	☐
16	**North Walsham High School** Ofsted Rating: Good | Pupils: 617 | Distance:7.07	☐	☐	☑	☐	☐

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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.

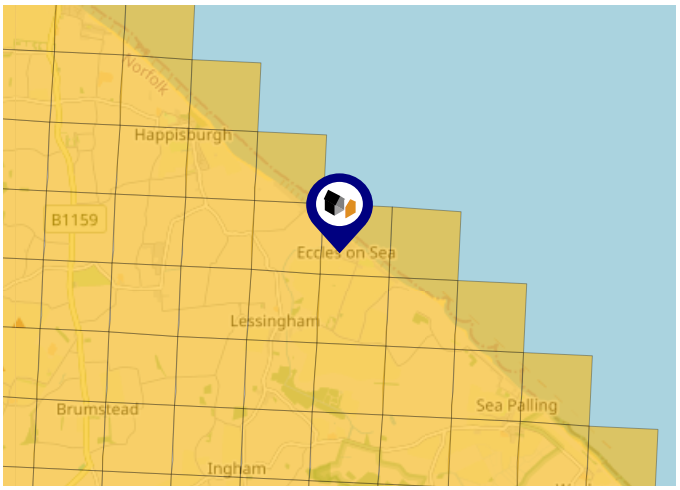
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		

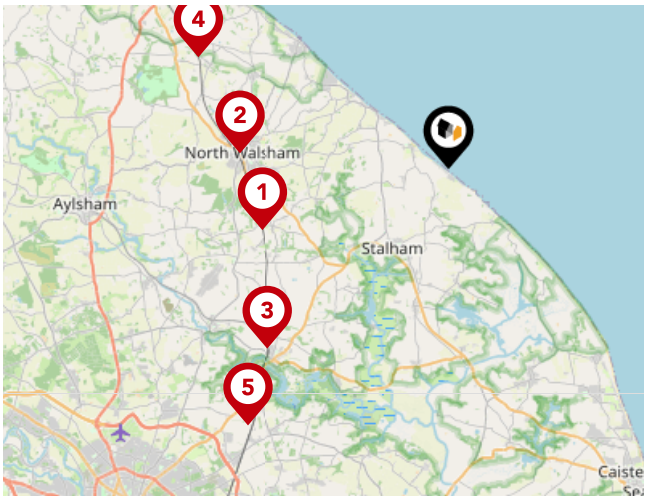


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)

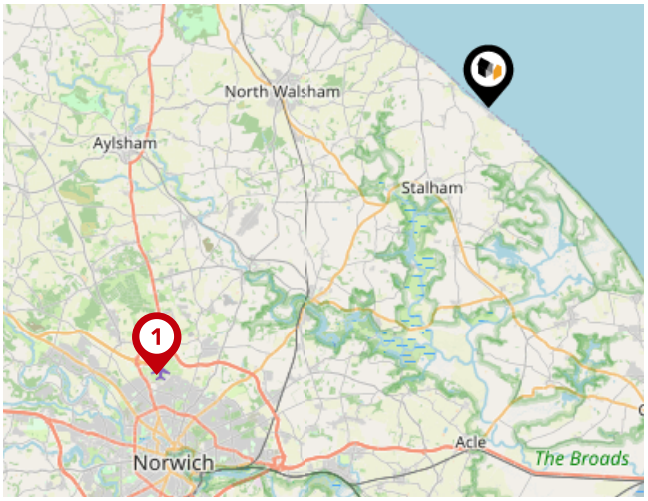


National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	6.99 miles
2	North Walsham Rail Station	7.49 miles
3	Hoveton & Wroxham Rail Station	9.14 miles
4	Gunton Rail Station	9.78 miles
5	Salhouse Rail Station	11.68 miles

Trunk Roads/Motorways

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

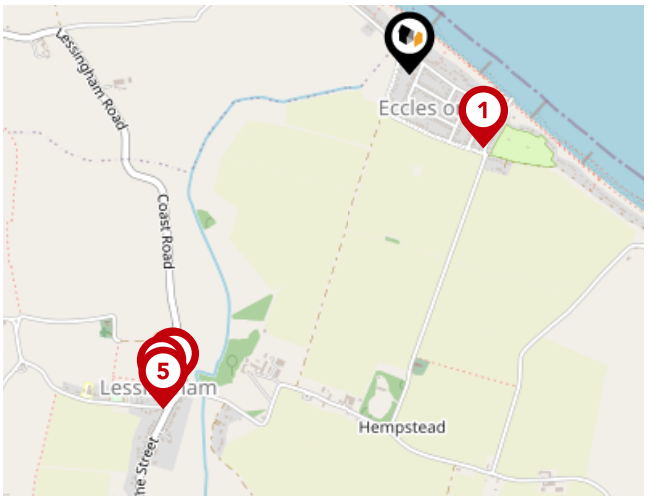


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	15.31 miles

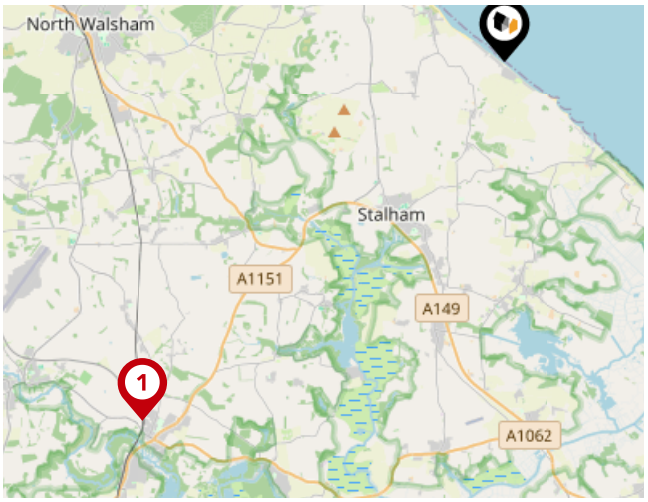
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.23 miles
2	Chapel Loke	0.88 miles
3	School Road	0.88 miles
4	School Cottages	0.91 miles
5	School Road	0.92 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	9.11 miles

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Avocado
Data Quality

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Land Registry

Environment Agency

Historic England

Office for National Statistics

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