

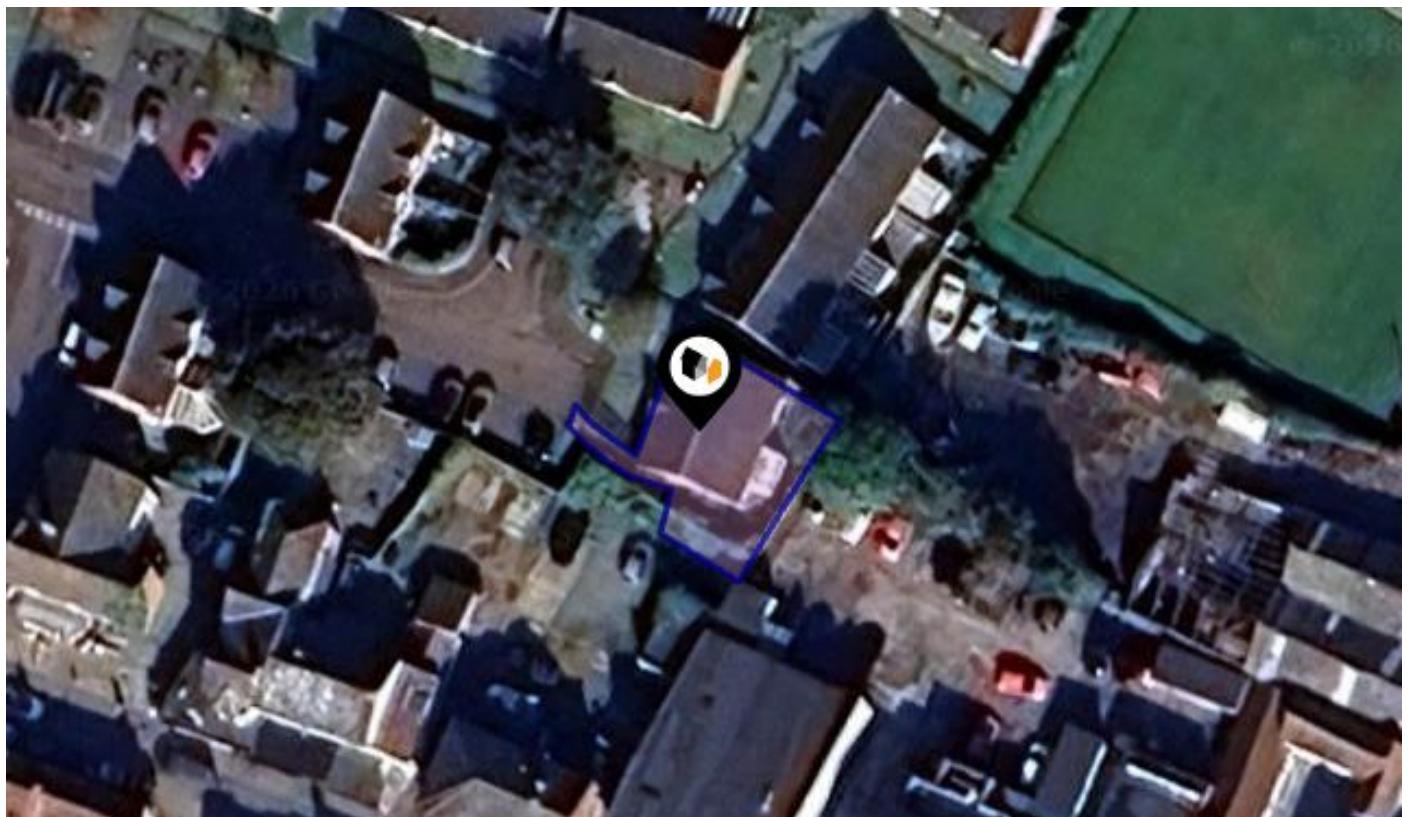


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th February 2026



24, DUNKERLEY COURT, STALHAM, NORWICH, NR12 9EW

Avocado

North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

<https://avocadopropertyagents.co.uk/>

Property Overview



Property

Type:	Detached	Last Sold Date:	03/07/2017
Bedrooms:	2	Last Sold Price:	£176,000
Floor Area:	688 ft ² / 64 m ²	Last Sold £/ft ² :	£255
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£2,081		
Title Number:	NK156286		
UPRN:	10034811791		

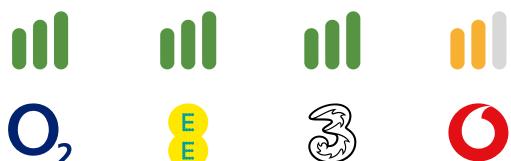
Local Area

Local Authority:	Norfolk
Conservation Area:	Stalham
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

24 DUNKERLEY COURT, STALHAM, NR12 9EW

Energy rating

E

Valid until 29.05.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Property

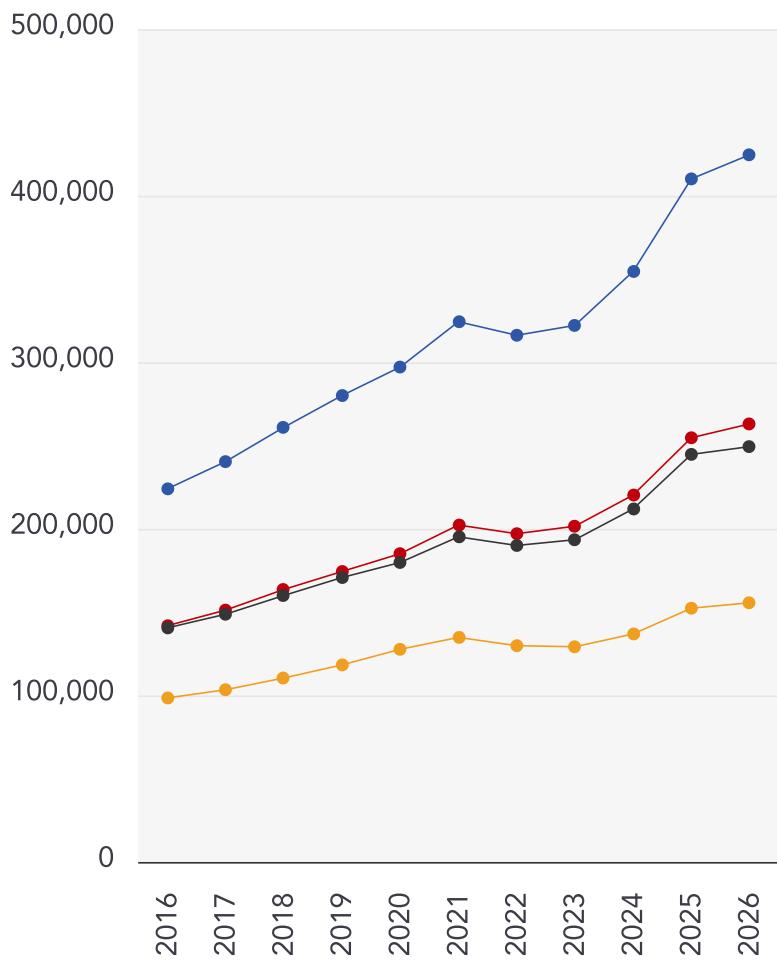
EPC - Additional Data

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 88% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	64 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%

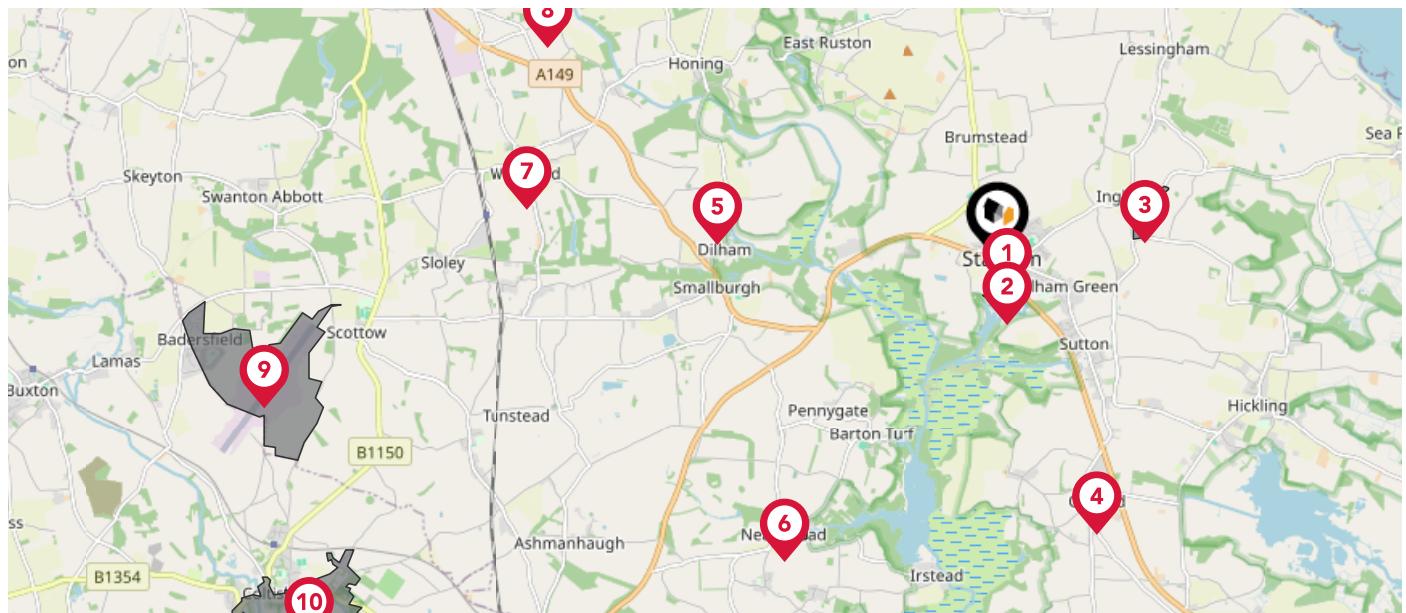
Flat

+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.



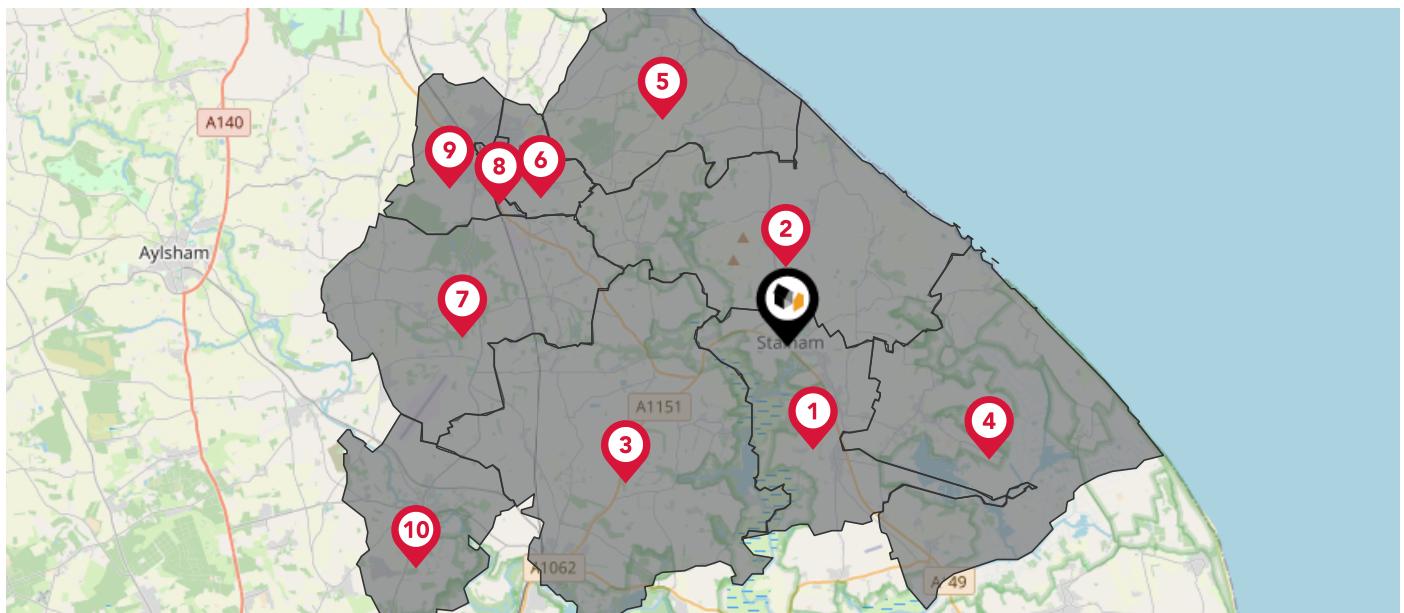
Nearby Conservation Areas

1	Stalham
2	Stalham Staith
3	Ingham
4	Catfield
5	Dilham
6	Neatishead
7	Worstead
8	Worstead Meeting Hill
9	RAF Coltishall
10	Coltishall and Horstead

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 Stalham Ward



2 Happisburgh 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

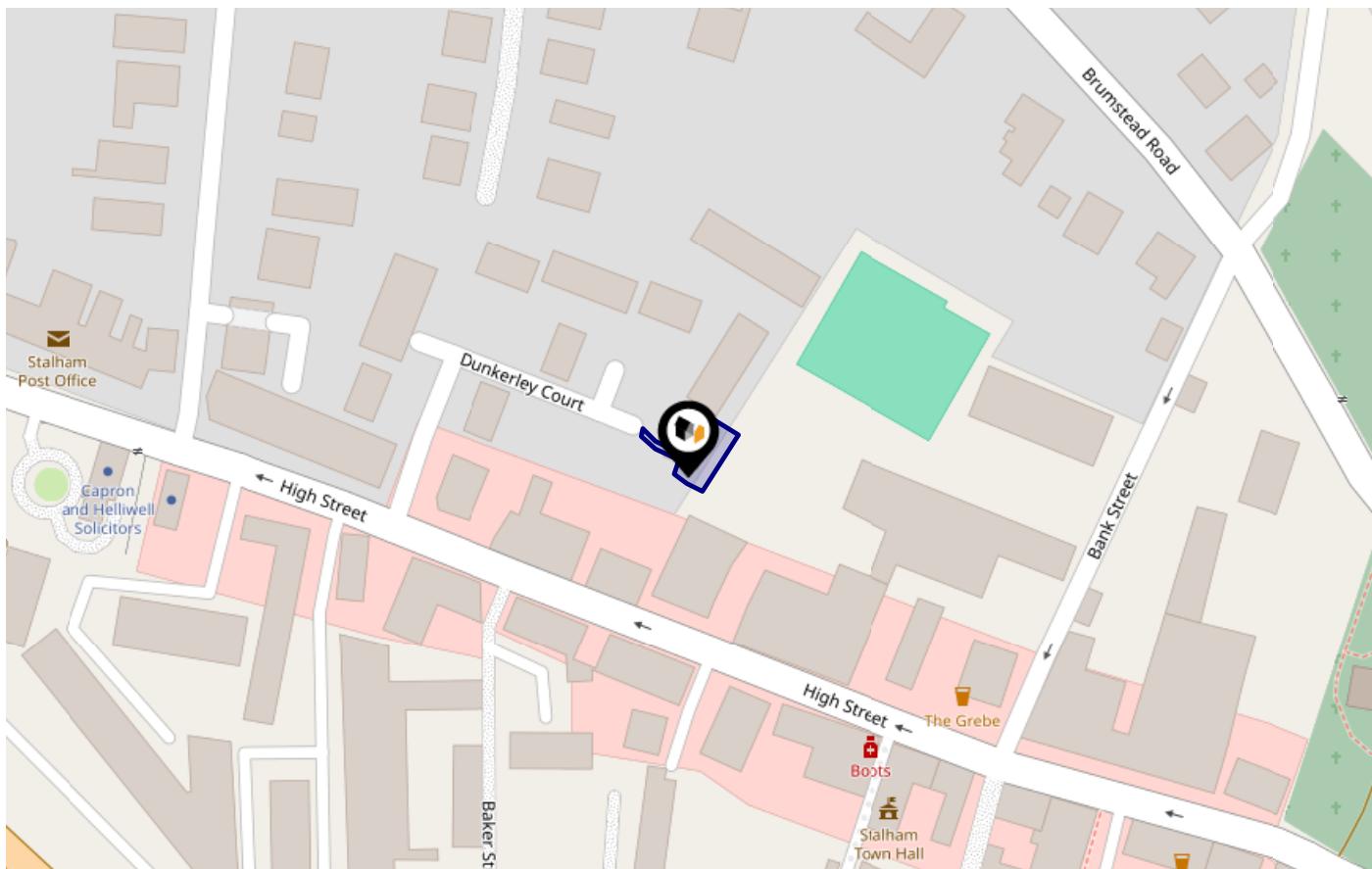


10 Coltishall Ward

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.

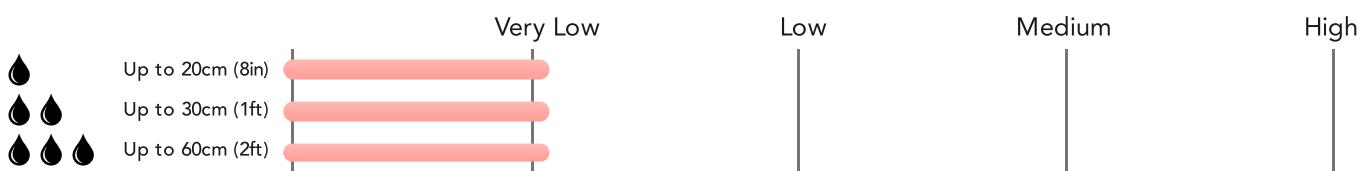


Risk Rating: Very low

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.

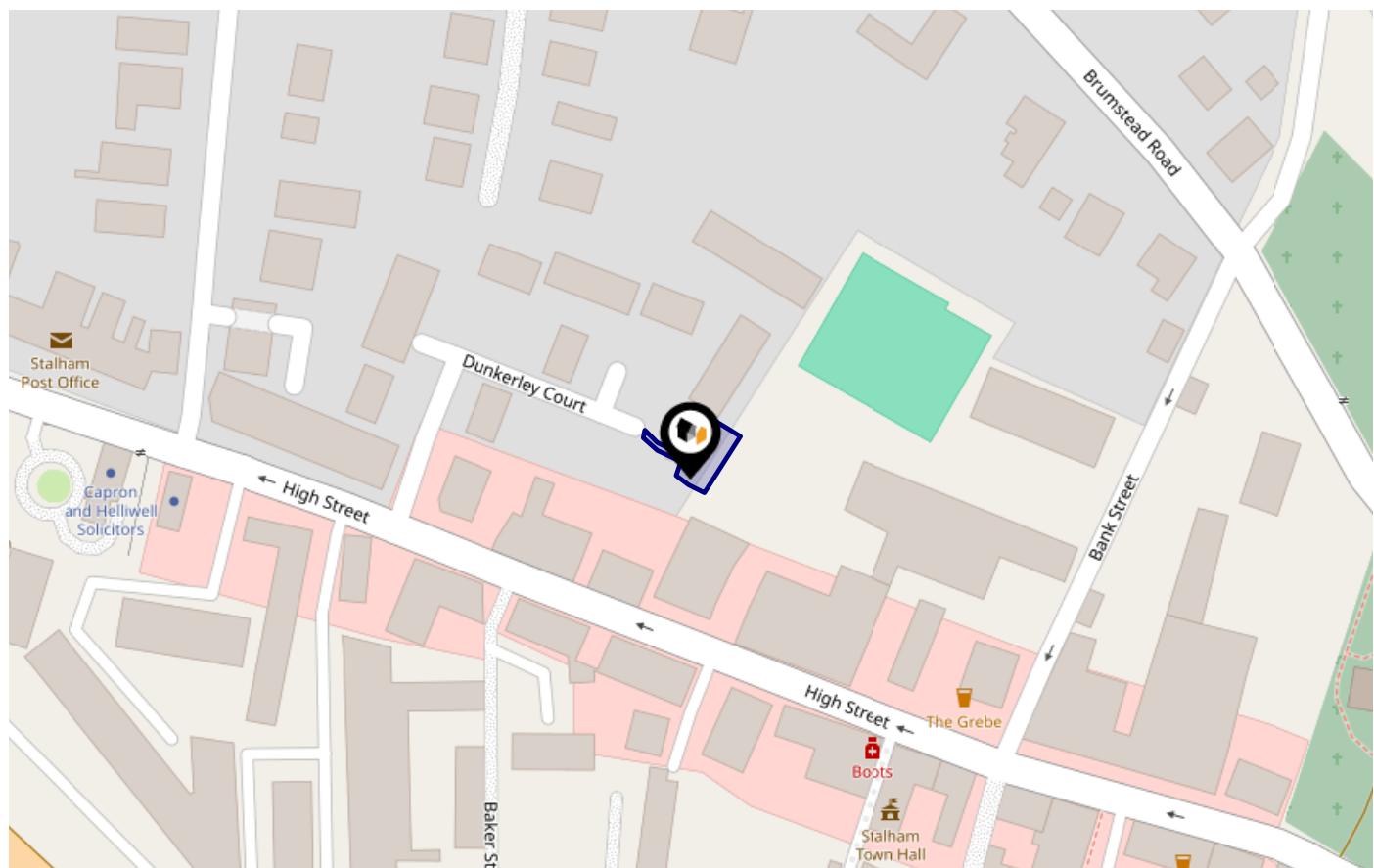
Chance of flooding to the following depths at this property:



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.

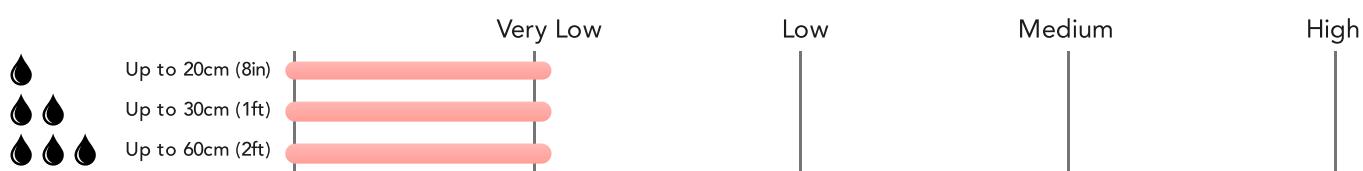


Risk Rating: Very low

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.

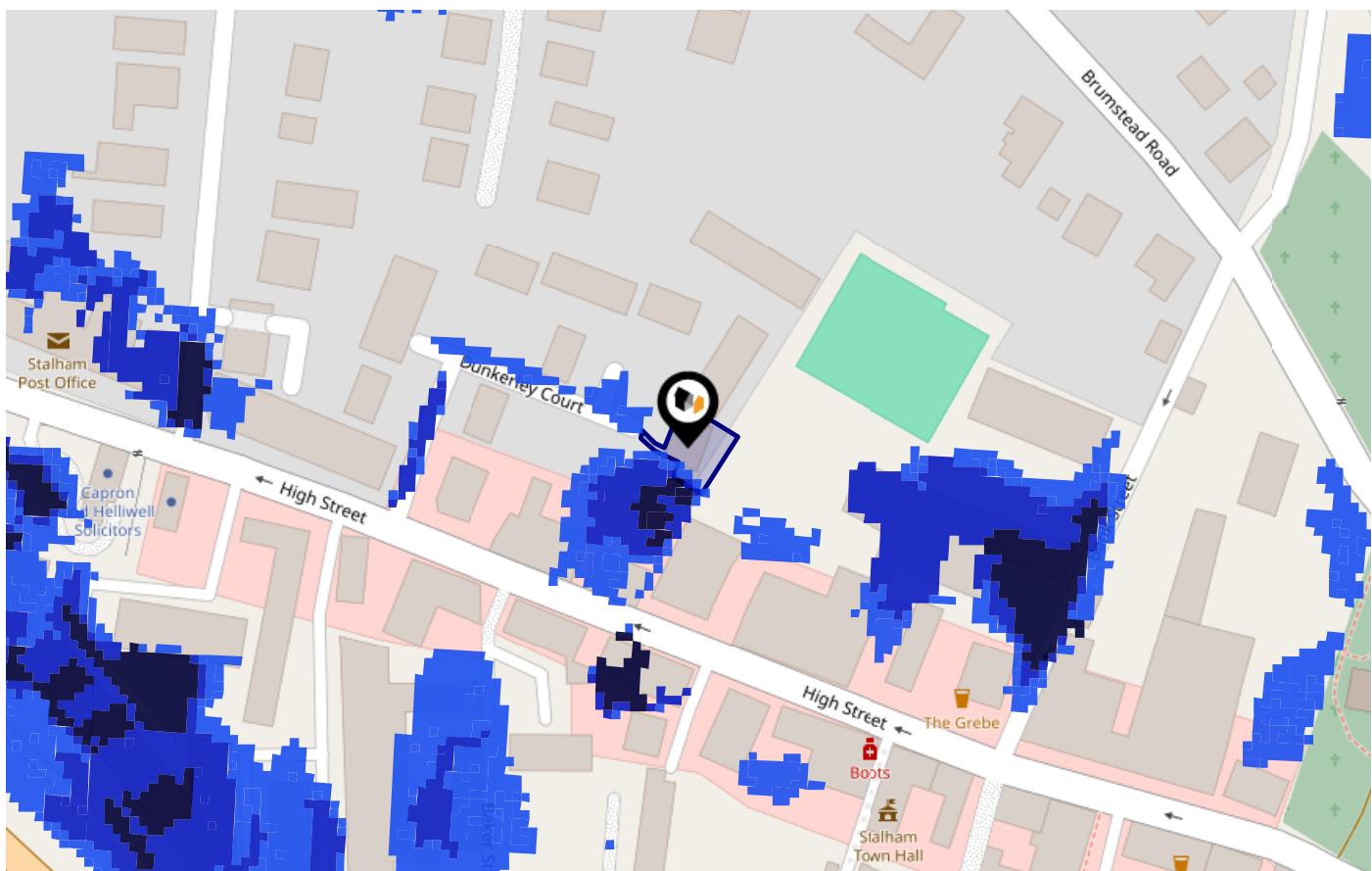
Chance of flooding to the following depths at this property:



Flood Risk

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.

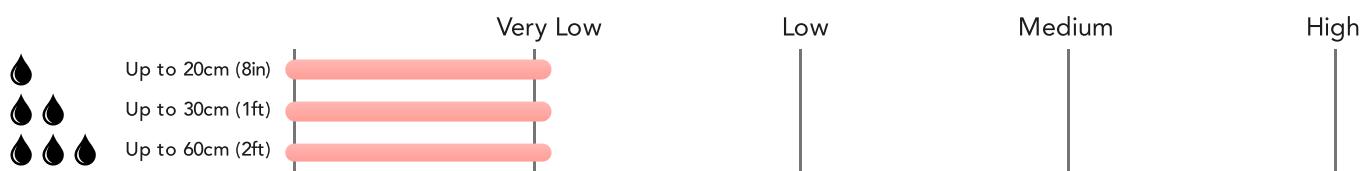


Risk Rating: Very low

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.
- 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.

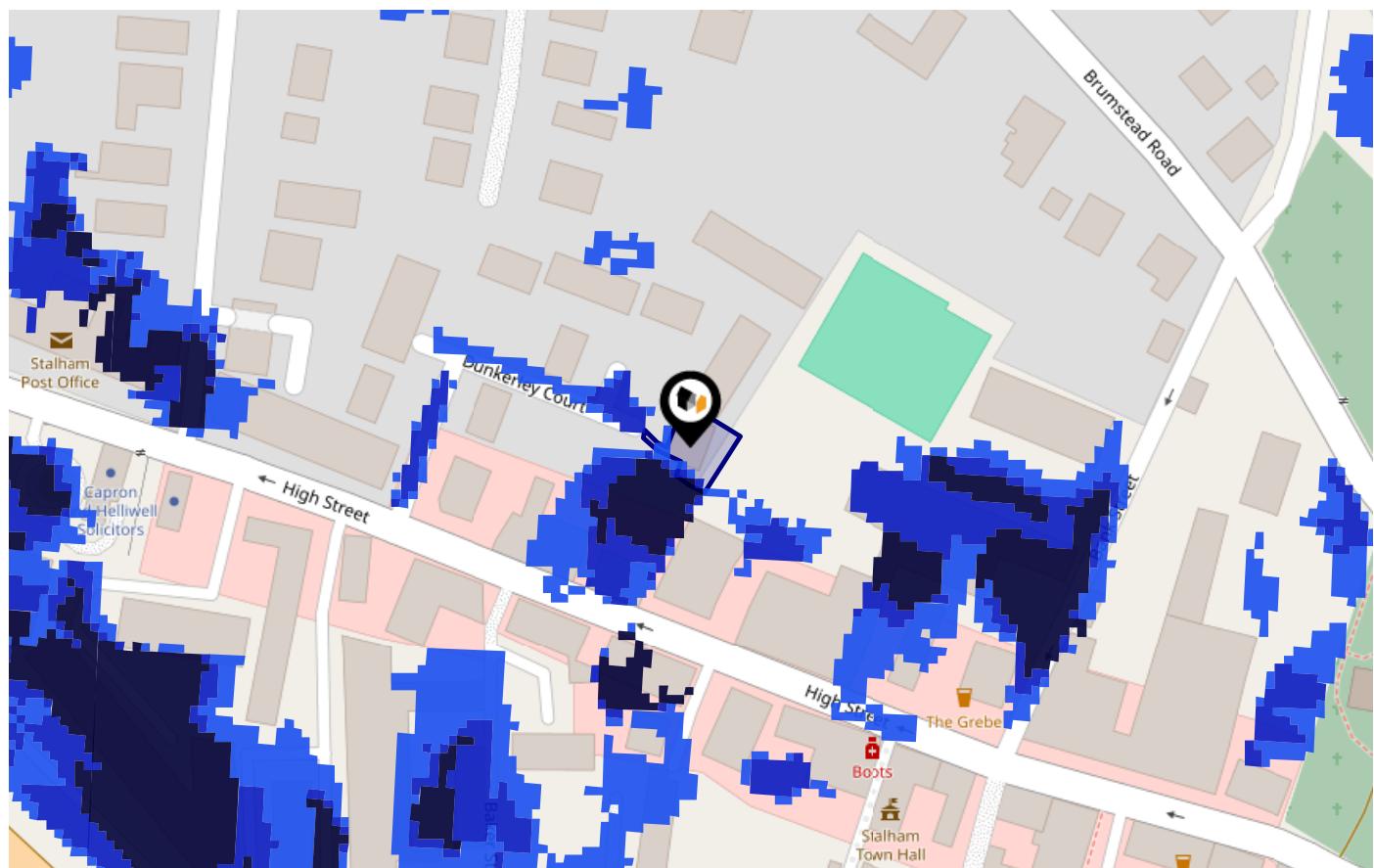
Chance of flooding to the following depths at this property:



Flood Risk

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.

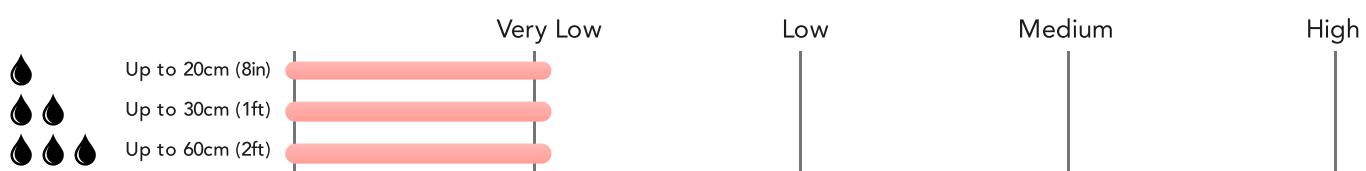


Risk Rating: Very low

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.
- 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.

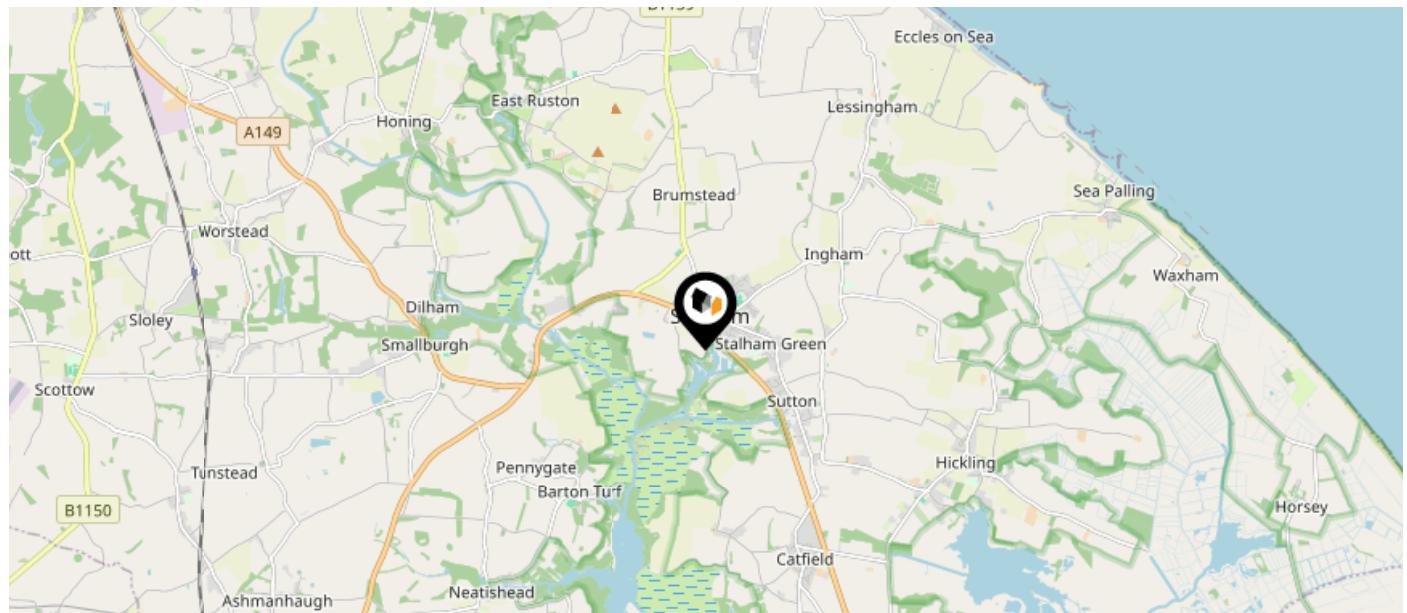
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



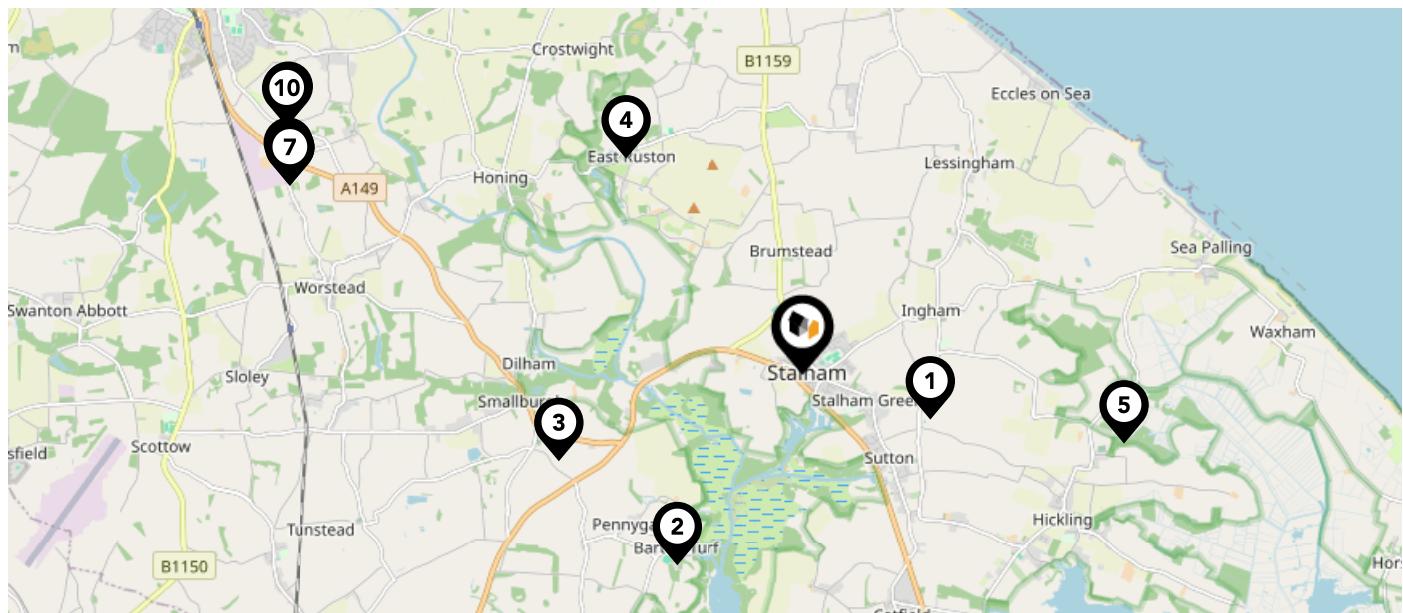
Nearby Green Belt Land

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.



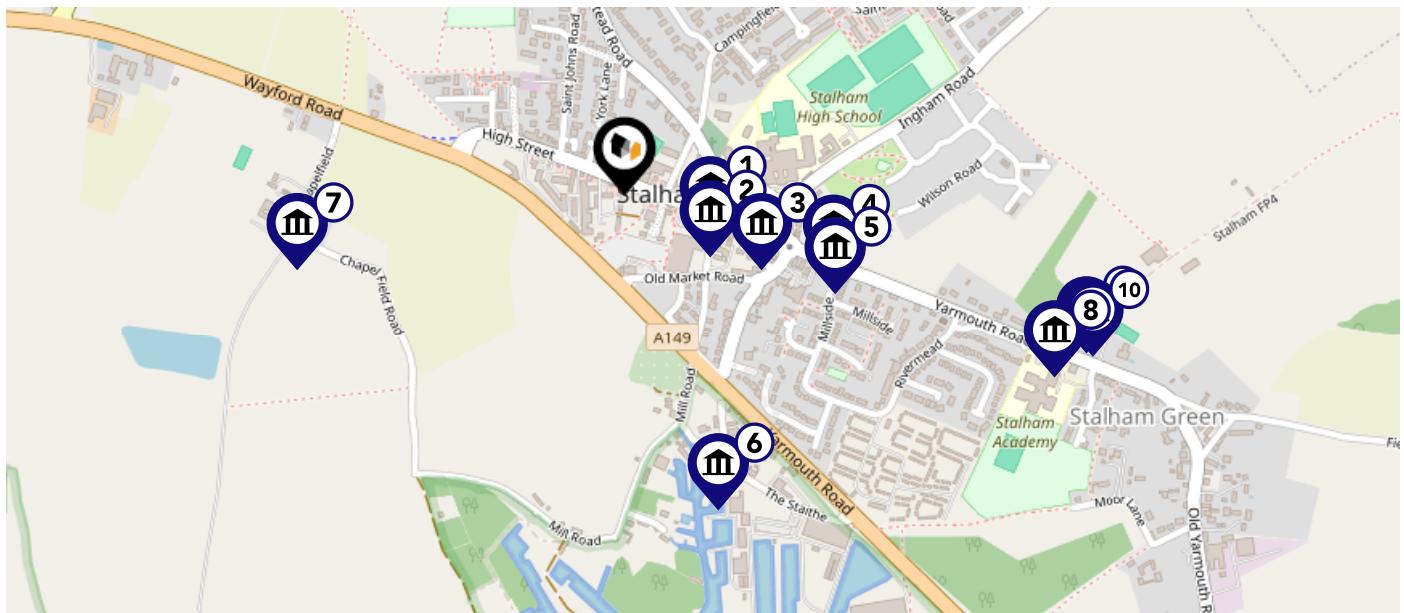
Nearby Landfill Sites

1	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
2	Point Farm-Barton Turf, Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
3	Nightsoil Disposal Tip-Near Dark Lane, Smallburgh	Historic Landfill	<input type="checkbox"/>
4	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill	<input type="checkbox"/>
5	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	<input type="checkbox"/>
6	Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill	<input type="checkbox"/>
7	Sandy Hills-Worstead, Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
8	Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
9	EA/EPR/VP3699NX/V004	Active Landfill	<input checked="" type="checkbox"/>
10	Field No. 788(part)-North Walsham, Norfolk	Historic Landfill	<input type="checkbox"/>

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	0.1 miles
 1376141 - Fire Engine House And Village Lock Up	Grade II	0.1 miles
 1049364 - Rosedale	Grade II	0.2 miles
 1373723 - Stable Block At Church Farm	Grade II	0.3 miles
 1172543 - Church Farmhouse	Grade II	0.3 miles
 1049368 - The Old Granary	Grade II	0.4 miles
 1049365 - West End Farmhouse	Grade II	0.4 miles
 1305053 - Stalham Hall	Grade II	0.5 miles
 1049367 - Barn At Stalham Hall Farm	Grade II	0.6 miles
 1373725 - Stewards House	Grade II	0.6 miles

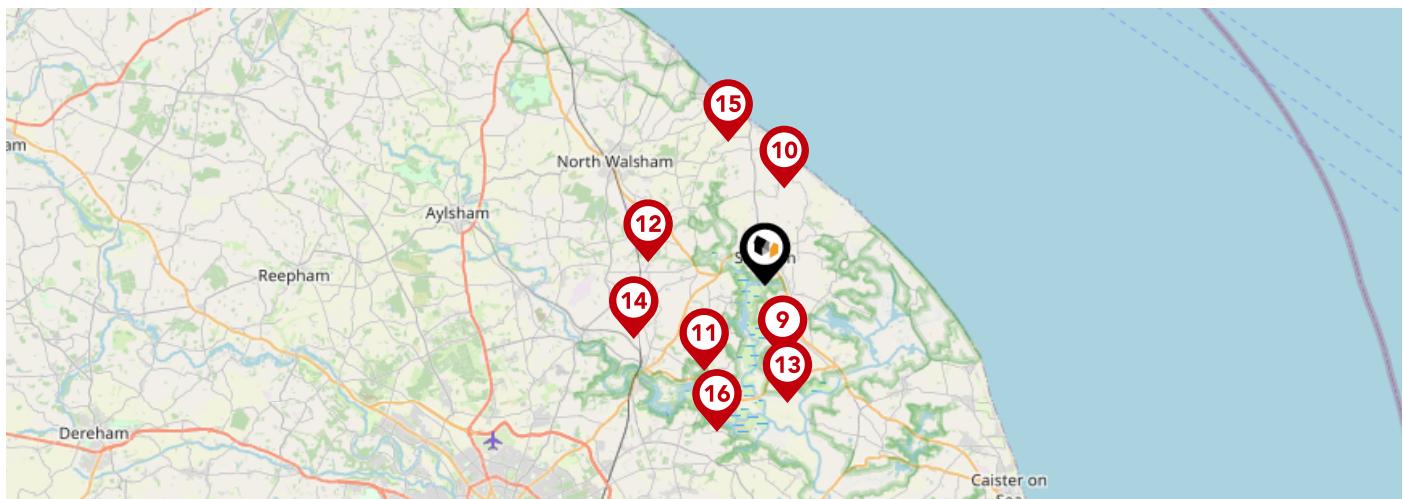
Area Schools



Nursery Primary Secondary College Private

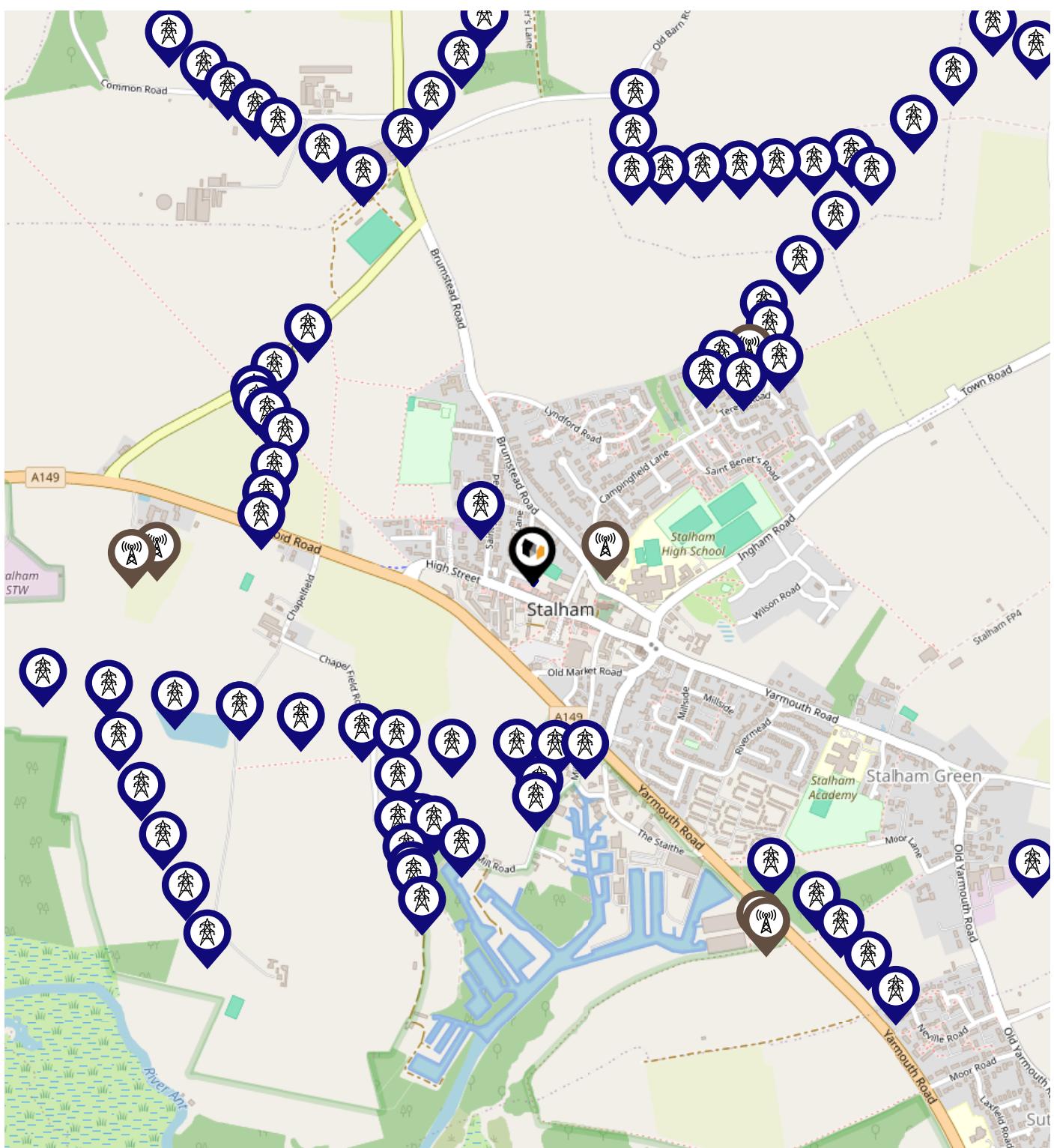
	Stalham High School						
1	Stalham High School					<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 482 Distance:0.15						
2	Stalham Infant School and Nursery				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 87 Distance:0.6						
3	Stalham Academy			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 230 Distance:0.6						
4	Sutton Church of England Infant Academy		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils:0 Distance:1.07						
5	The Stables Independent School			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 18 Distance:1.26						
6	All Saints School			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 73 Distance:2.31						
7	East Ruston Infant School & Nursery		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 39 Distance:2.38						
8	Hickling CofE Infants Academy		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils:0 Distance:2.63						

Area Schools



		Nursery	Primary	Secondary	College	Private
	Catfield CofE Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 0 Distance: 2.64					
	Happisburgh CofE VA Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 57 Distance: 3.61					
	Neatishead Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 68 Distance: 3.71					
	Worstead Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 108 Distance: 4.26					
	Ludham Primary School and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 105 Distance: 4.27					
	Tunstead Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 83 Distance: 5.05					
	Bacton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 72 Distance: 5.38					
	Horning Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 39 Distance: 5.5					

Local Area Masts & Pylons



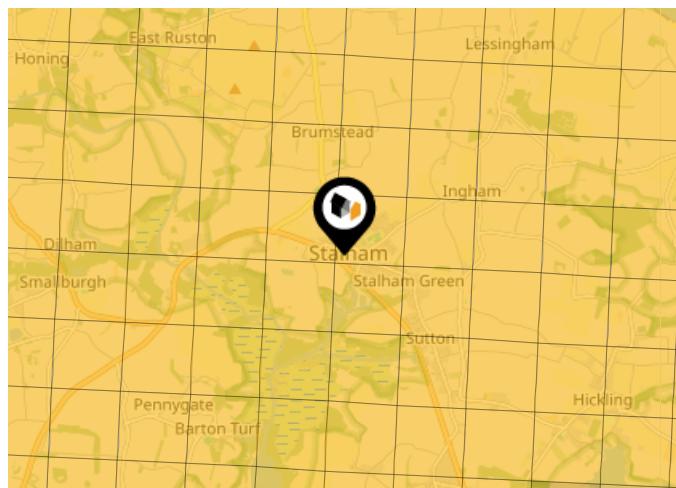
Key:

- Power Pylons
- Communication Masts

Environment Soils & Clay

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

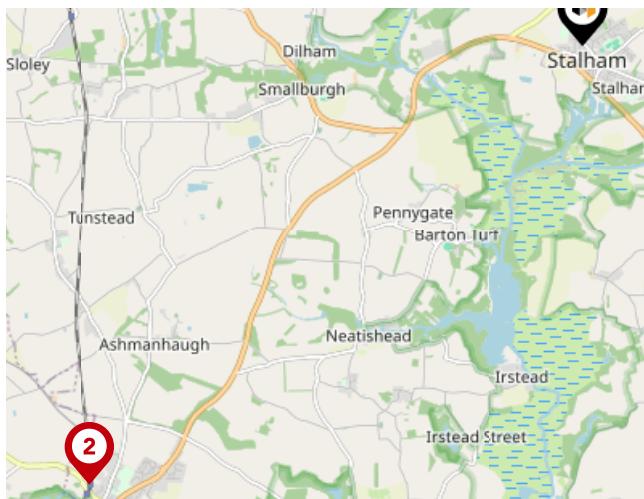
Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		



Primary Classifications (Most Common Clay Types)

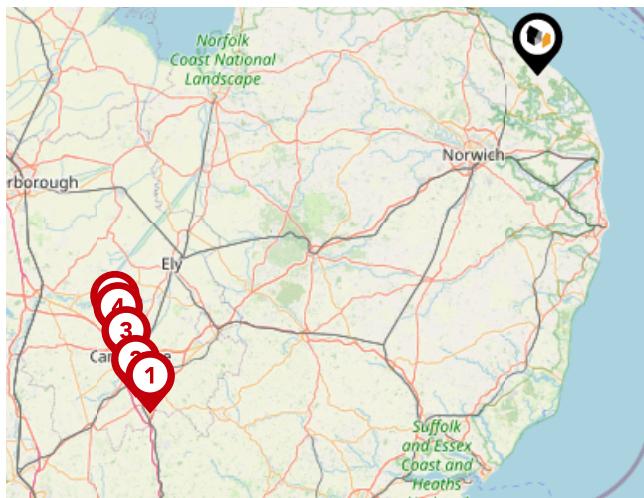
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	4.61 miles
2	Hoveton & Wroxham Rail Station	5.93 miles
3	North Walsham Rail Station	6.24 miles



Trunk Roads/Motorways

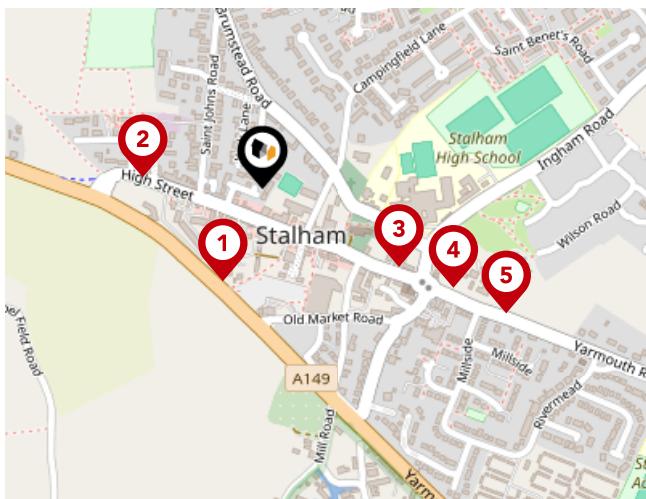
Pin	Name	Distance
1	M11 J9	74.42 miles
2	M11 J10	74.43 miles
3	M11 J11	72.99 miles
4	M11 J13	71.84 miles
5	M11 J14	71.4 miles



Airports/Helipads

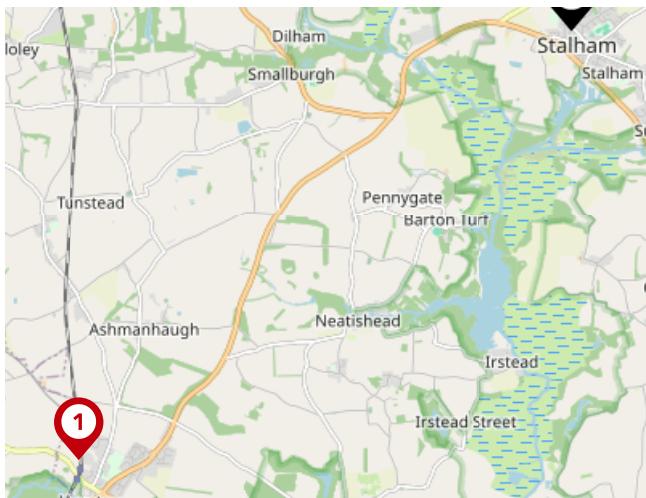
Pin	Name	Distance
1	Norwich International Airport	12.17 miles
2	Southend-on-Sea	90.08 miles
3	Cambridge	68.68 miles
4	Stansted Airport	80.8 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tesco	0.11 miles
2	Old Railway Station	0.14 miles
3	Baptist Church	0.18 miles
4	Millside	0.24 miles
5	Millside	0.31 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	5.87 miles

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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Avocado

North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

<https://avocadopropertyagents.co.uk/>



Land Registry



Environment Agency

Historic England

Office for National Statistics



Ofcom

Valuation Office Agency

Ofsted

