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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



**ZERMATT, BUSH ESTATE, ECCLES-ON-SEA, NORWICH,
NR12 0SJ**

Avocado

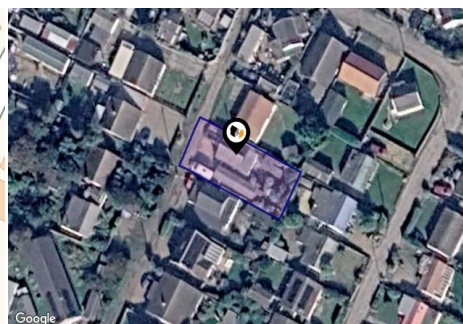
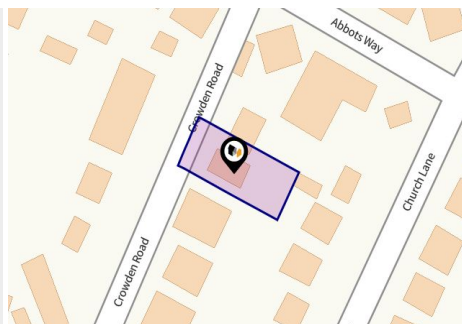
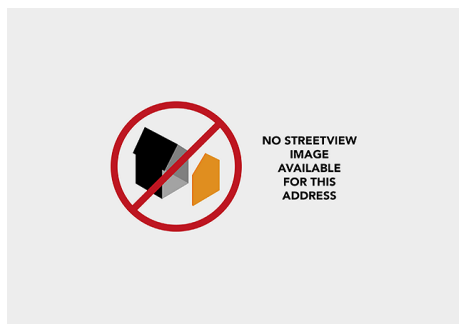
North Norfolk

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Property

Type:	Detached
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,640
Title Number:	NK207544
UPRN:	10034809143
Restrictive Covenants:	Yes

Last Sold Date:	20/02/2013
Last Sold Price:	£70,000
Last Sold £/ft²:	£118
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Zermatt, Crowden Road, Bush Estate, Eccles-on-Sea,
NR12 0SJ

Energy rating

F

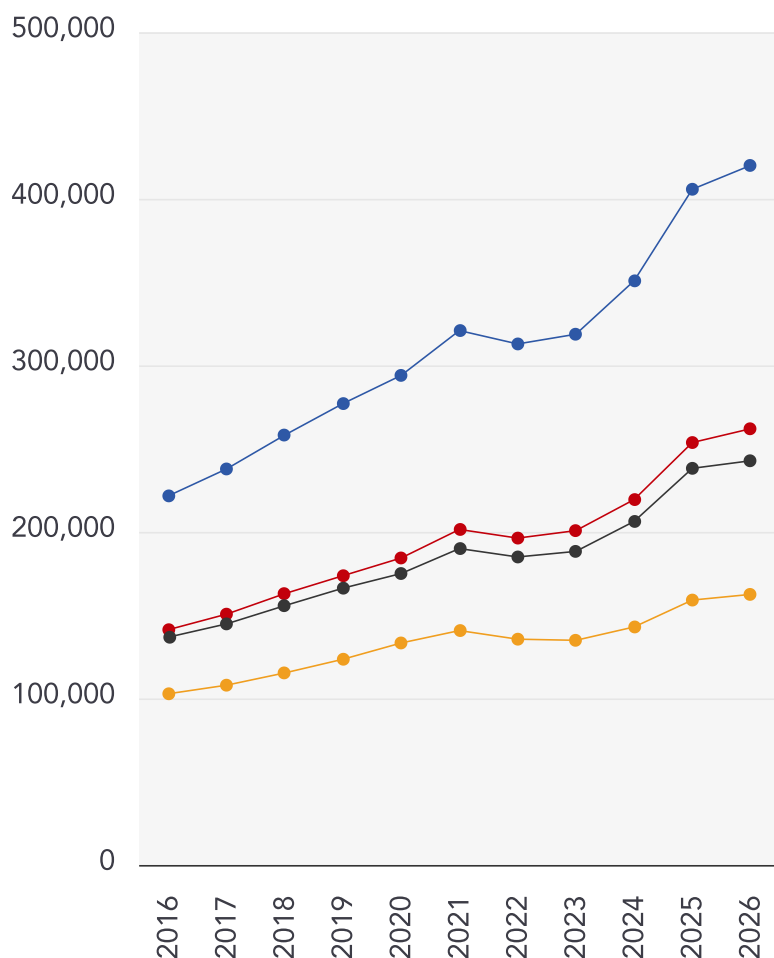
Valid until 06.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	34 F	
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Wood logs
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
Main Heating:	Room heaters, wood logs
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	55 m ²

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



Detached

+89.52%

Semi-Detached

+85.41%

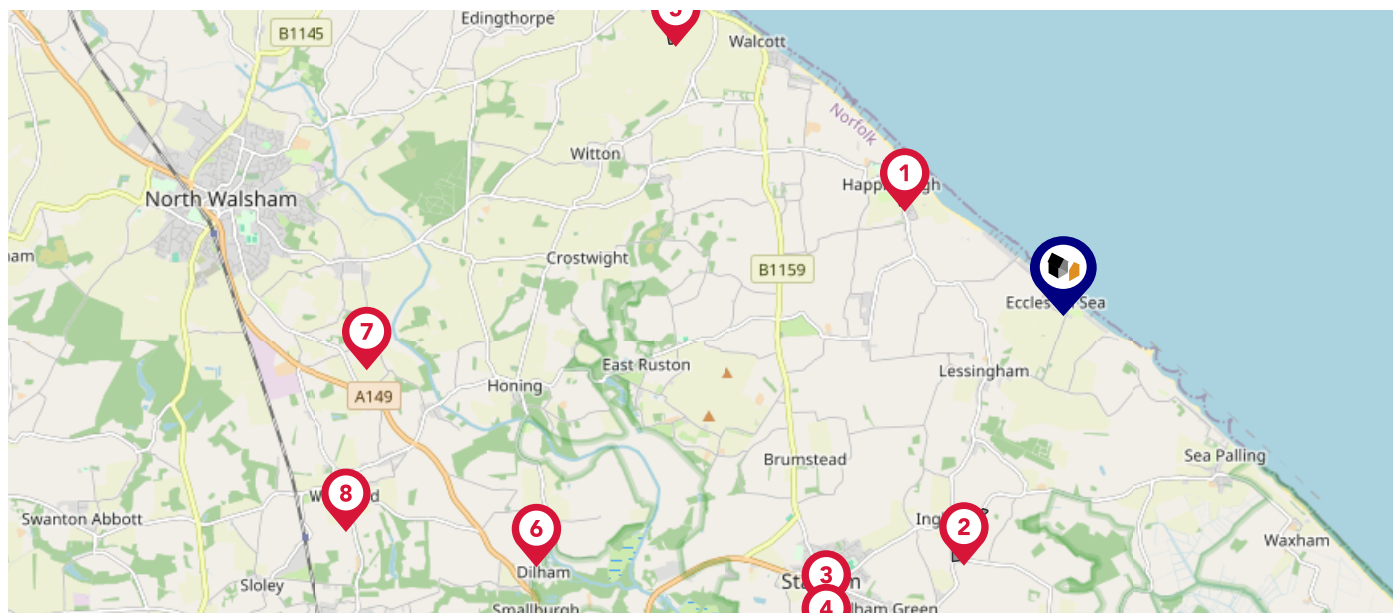
Terraced

+77.44%

Flat

+58.04%

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



Happisburgh



Ingham



Stalham



Stalham Staithe



Bacton



Dilham

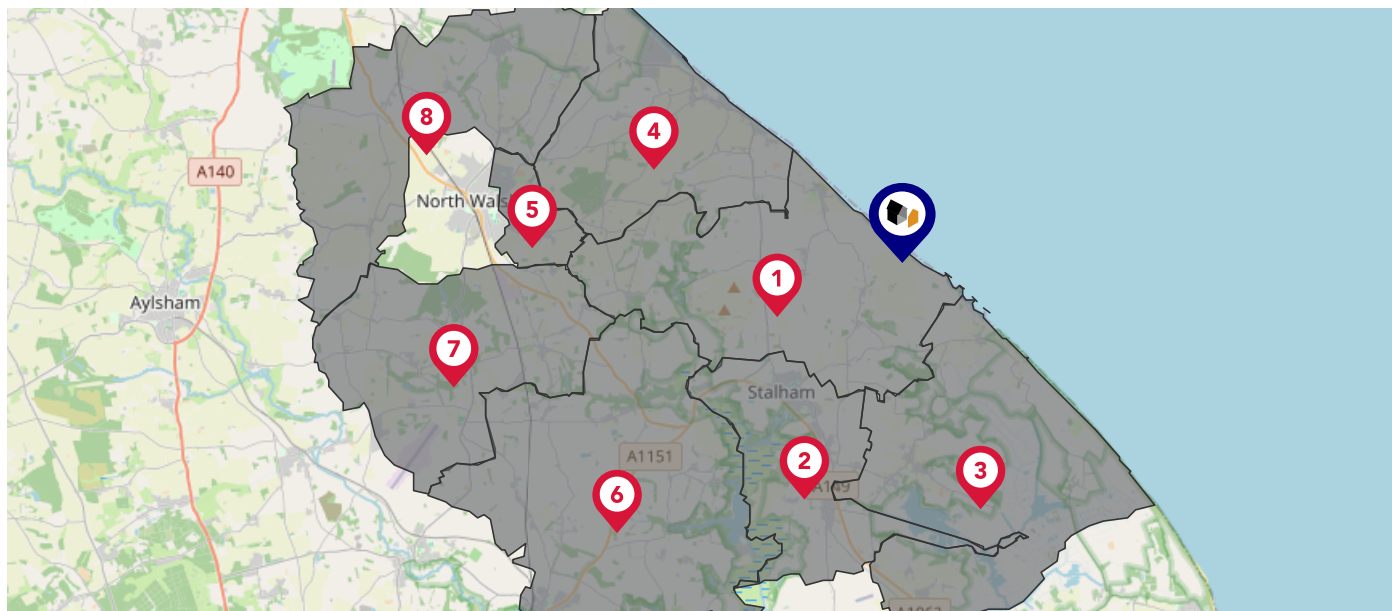


Worstead Meeting Hill



Worstead

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



Happisburgh Ward



Stalham Ward



Hickling Ward



Bacton Ward



North Walsham East Ward



Hoveton & Tunstead Ward



Worstead Ward

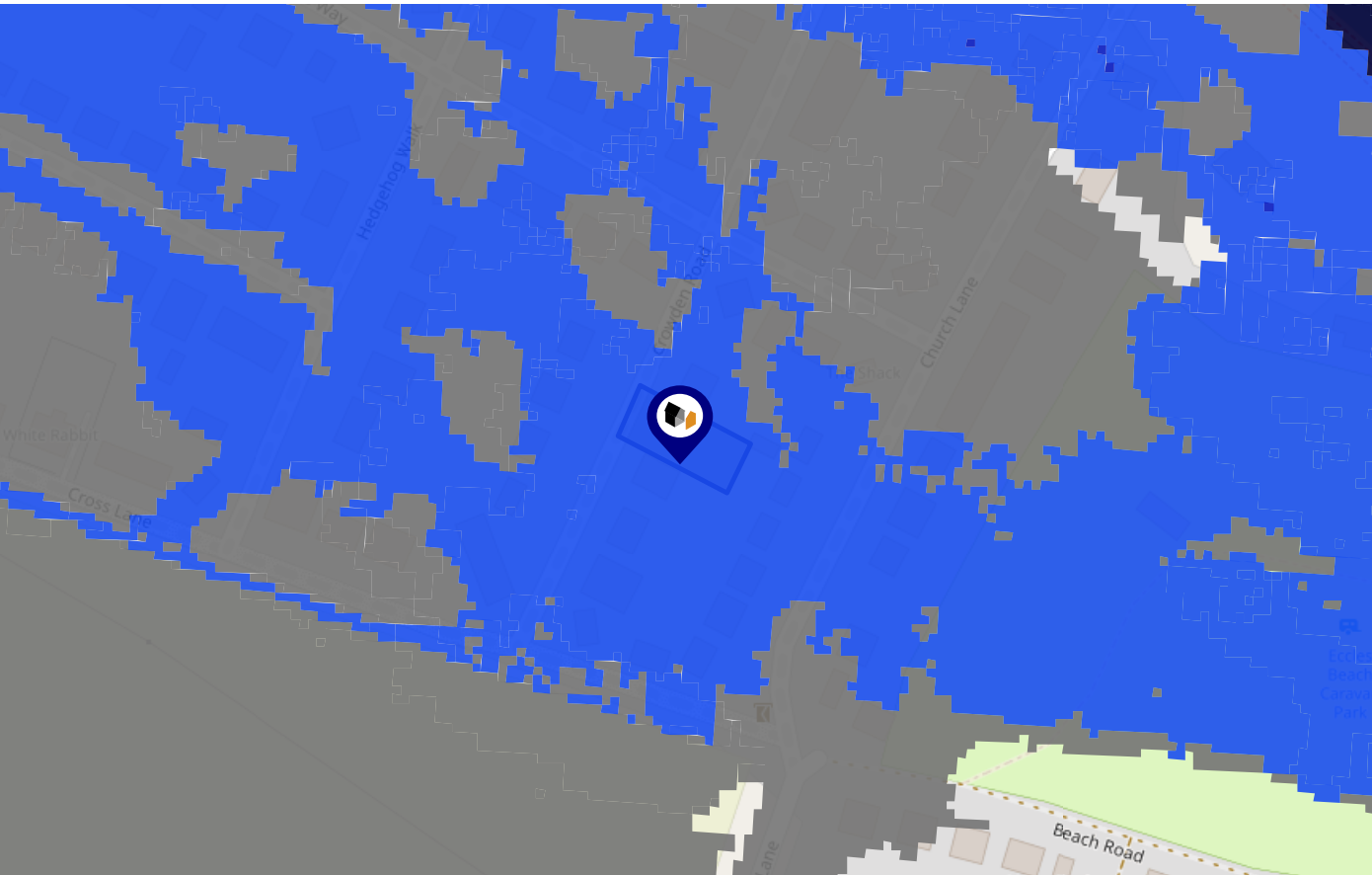


Trunch Ward

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.

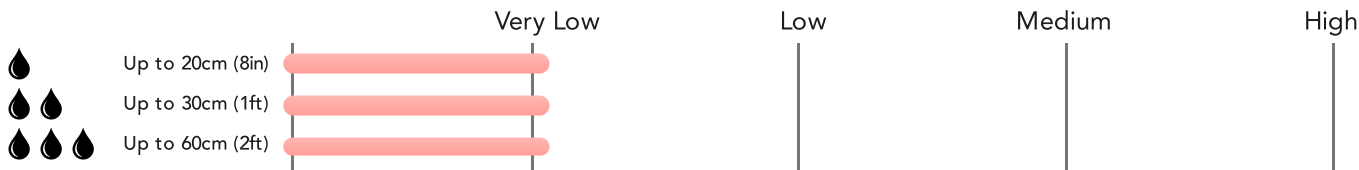


Risk Rating: Low

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:

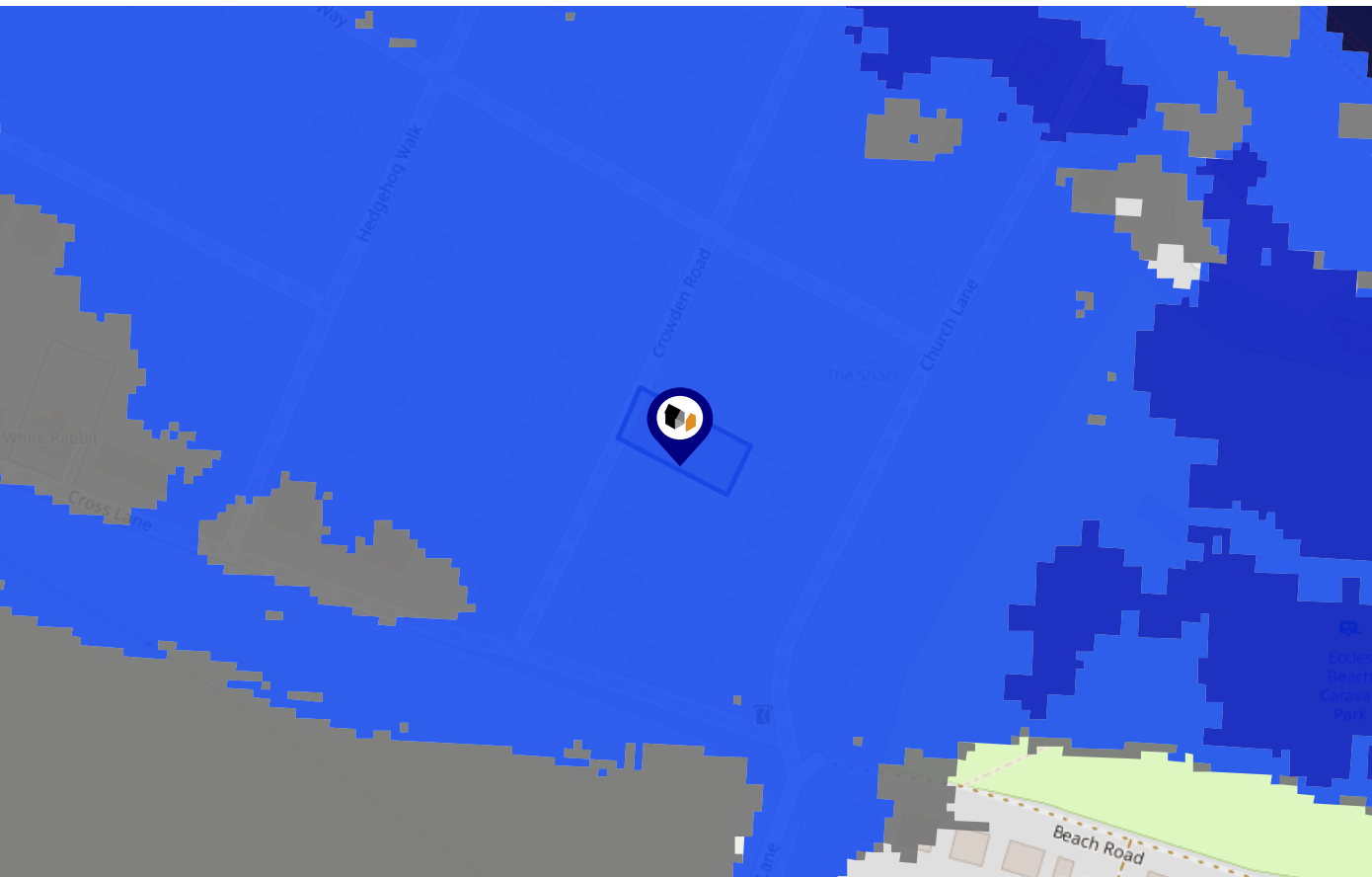


Flood Risk

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.

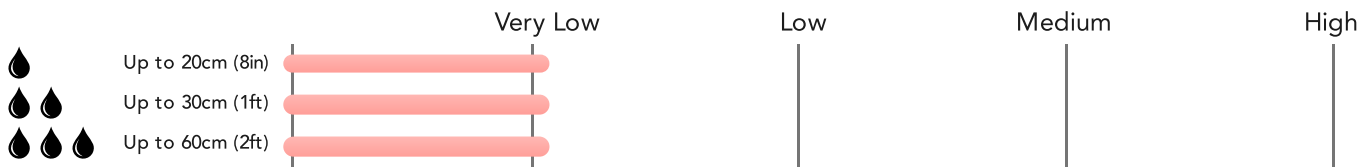


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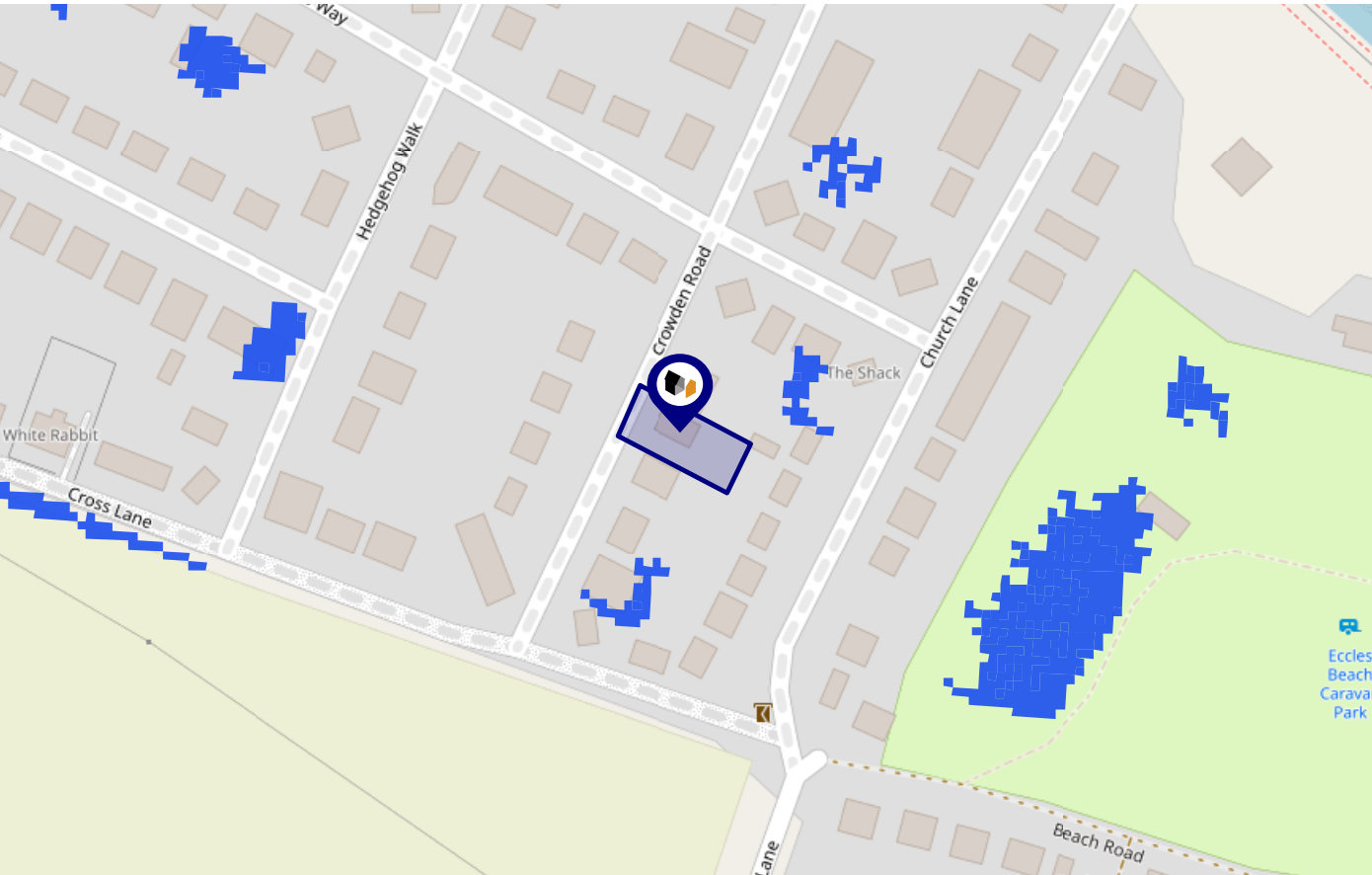
Chance of flooding to the following depths at this property:



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.

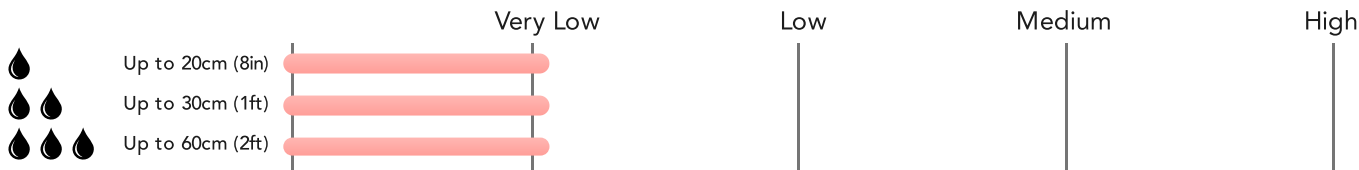


Risk Rating: Very low

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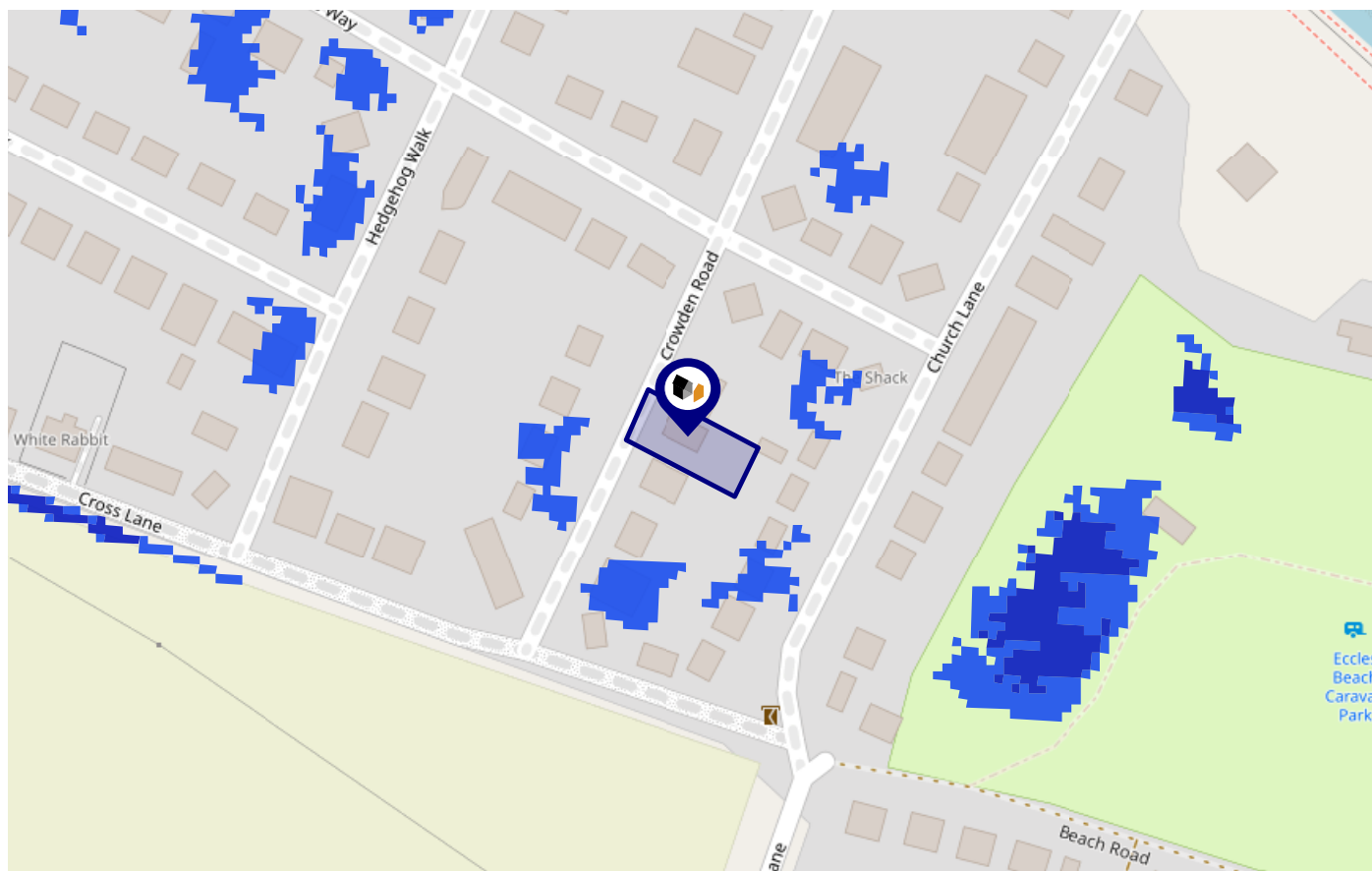
Chance of flooding to the following depths at this property:



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

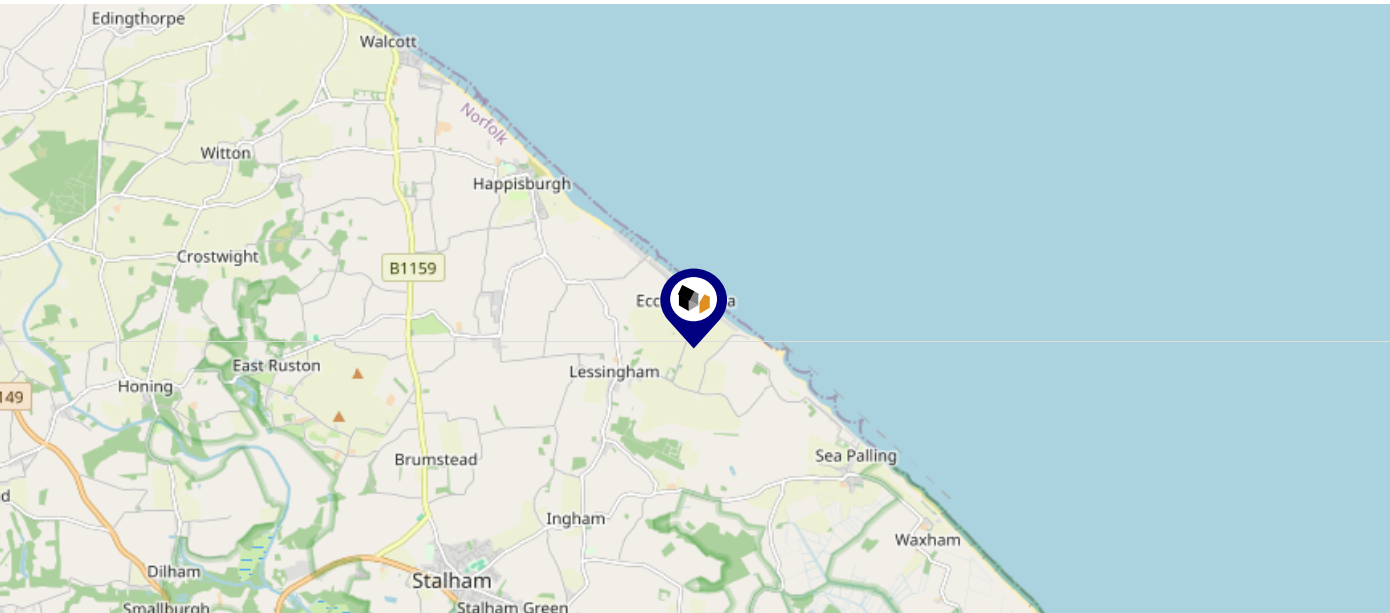
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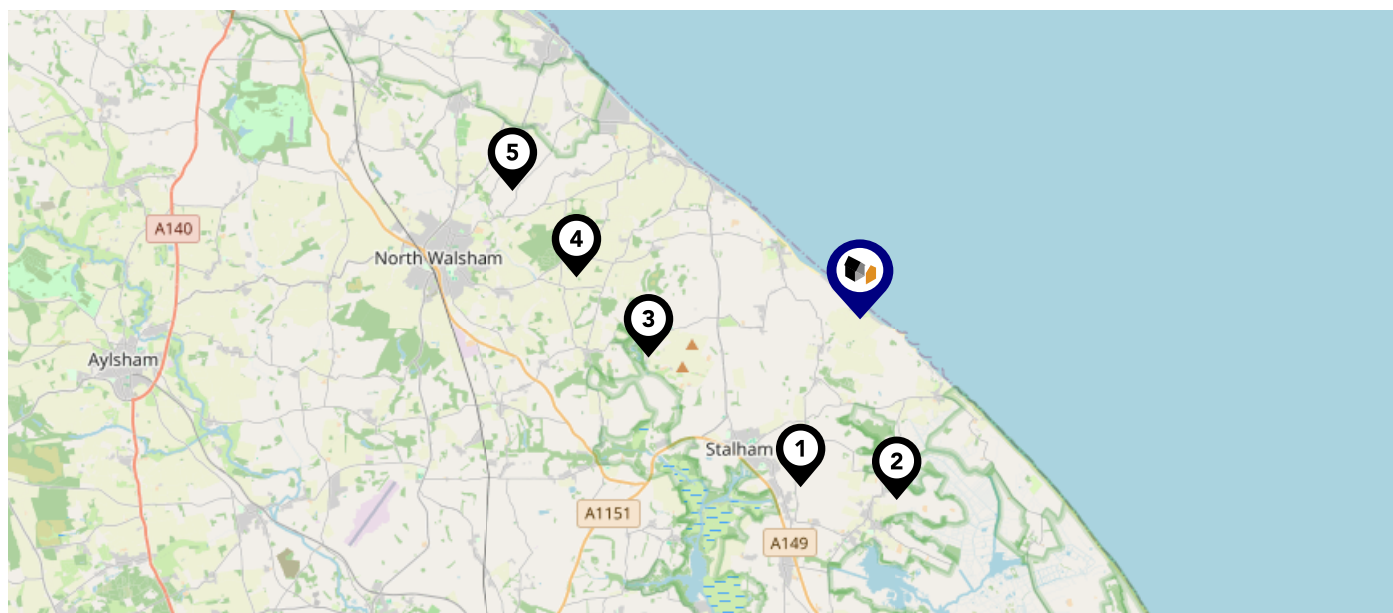
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

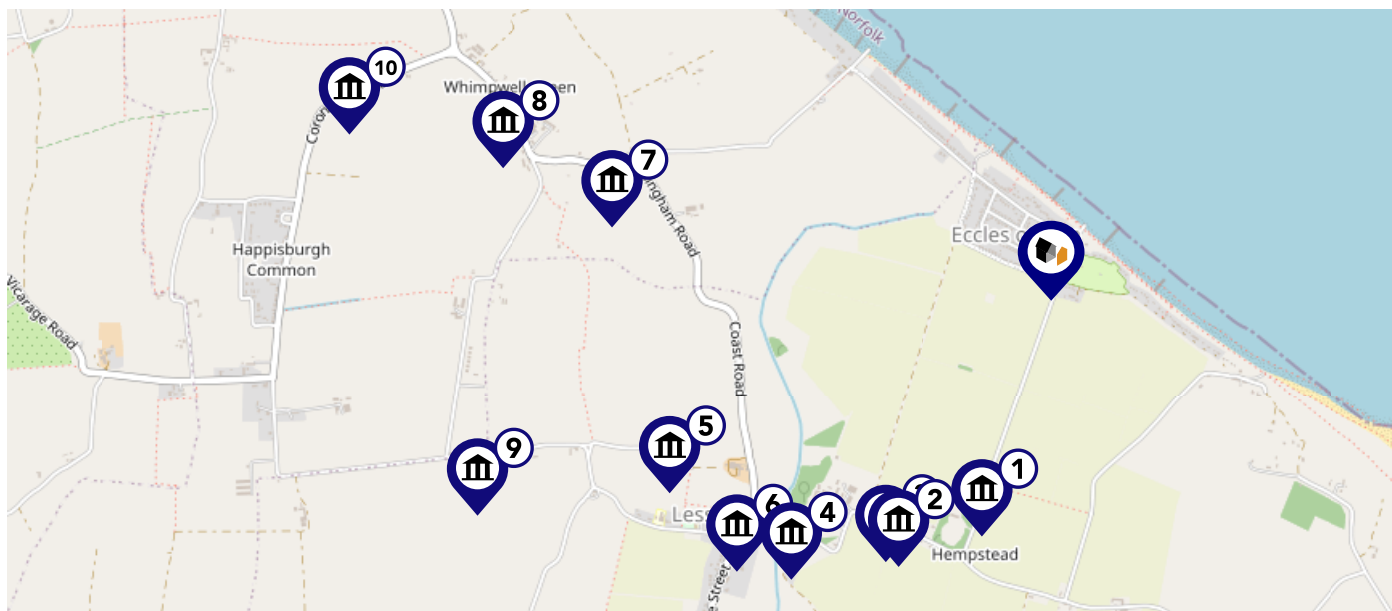
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	
2	Priory Farm-Near Old Priory off Sea Palling Road, Hickling	Historic Landfill	
3	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill	
4	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill	
5	Railway Cutting running under Hall Lane-Hall Lane, Knapton	Historic Landfill	

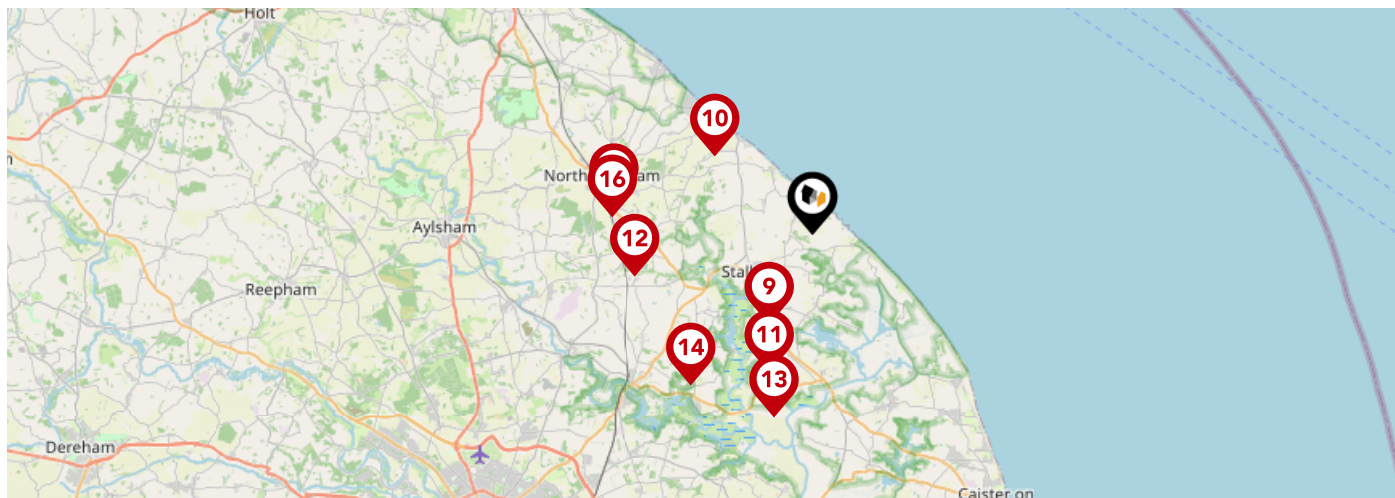
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1373720 - Church Of St Andrew	Grade II	0.5 miles
	1373721 - Crinkle-crankle Wall At Church Farmhouse	Grade II	0.7 miles
	1305135 - Church Farmhouse	Grade II	0.7 miles
	1172446 - The Little Manor House	Grade II	0.8 miles
	1172410 - Church Of All Saints	Grade II	0.9 miles
	1373745 - K6 Telephone Kiosk	Grade II	0.9 miles
	1049980 - Lower Farmhouse	Grade II	1.0 miles
	1373395 - Holly House	Grade II	1.2 miles
	1049354 - Moat Farmhouse	Grade II	1.4 miles
	1373432 - Barn 120 Metres East Of Manor Farmhouse	Grade II	1.6 miles



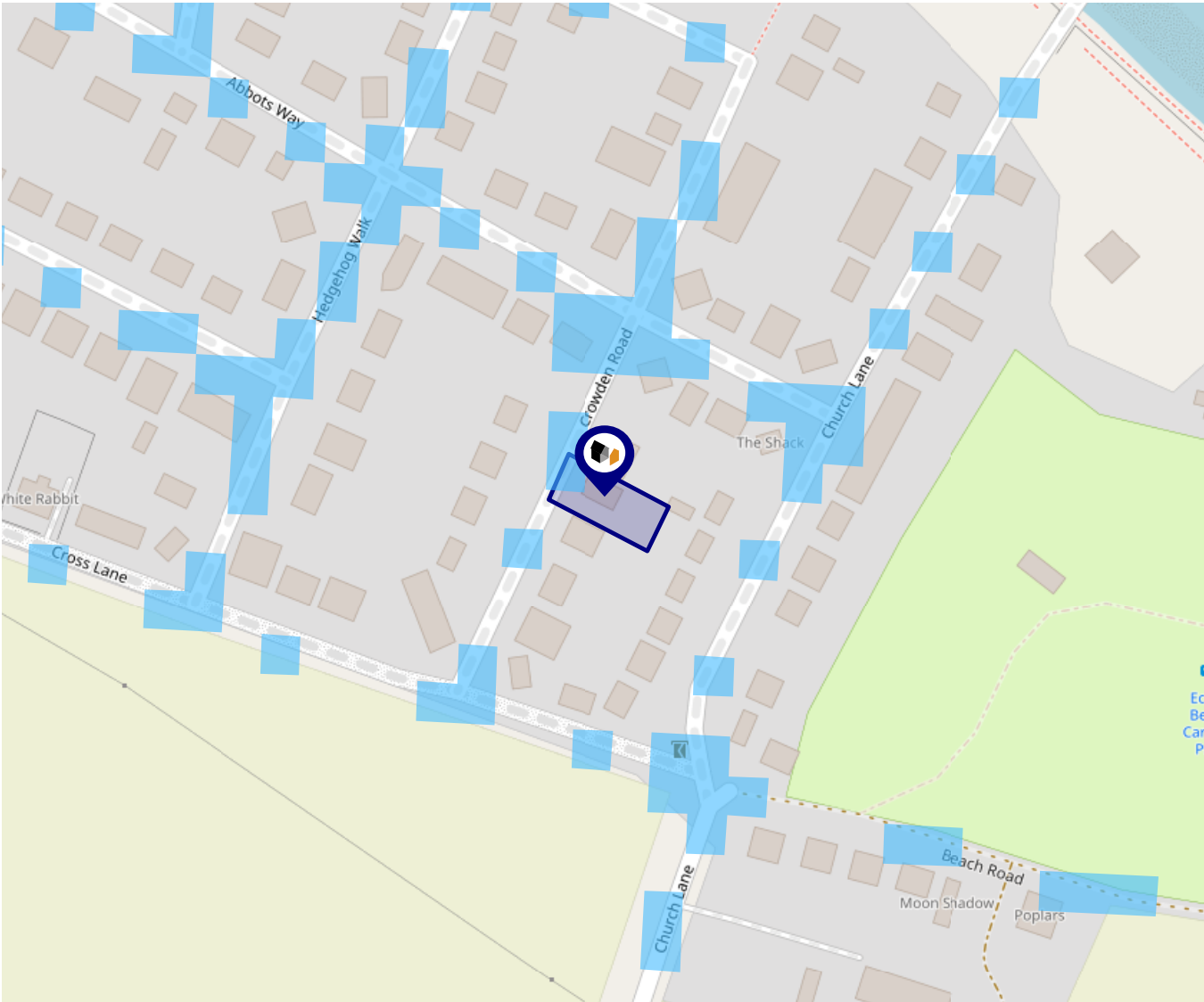
		Nursery	Primary	Secondary	College	Private
1	All Saints School Ofsted Rating: Good Pupils: 73 Distance:0.97	☐	☐	☒	☐	☐
2	Happingburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:1.85	☐	☒	☐	☐	☐
3	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:3.1	☐	☐	☒	☐	☐
4	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:3.14	☐	☒	☐	☐	☐
5	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:3.14	☐	☒	☐	☐	☐
6	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:3.2	☐	☐	☒	☐	☐
7	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:3.25	☐	☒	☐	☐	☐
8	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:3.41	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:3.58	☐	☒	☐	☐	☐
	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:4.49	☐	☒	☐	☐	☐
	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:5.2	☐	☒	☐	☐	☐
	Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:6.55	☐	☒	☐	☐	☐
	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:6.74	☐	☒	☐	☐	☐
	Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:6.96	☐	☒	☐	☐	☐
	North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:7.22	☐	☒	☐	☐	☐
	North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:7.23	☐	☐	☒	☐	☐

Local Area

Road Noise

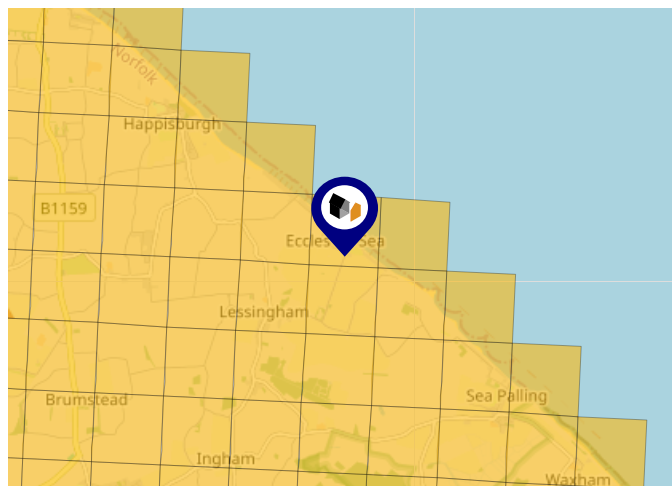


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

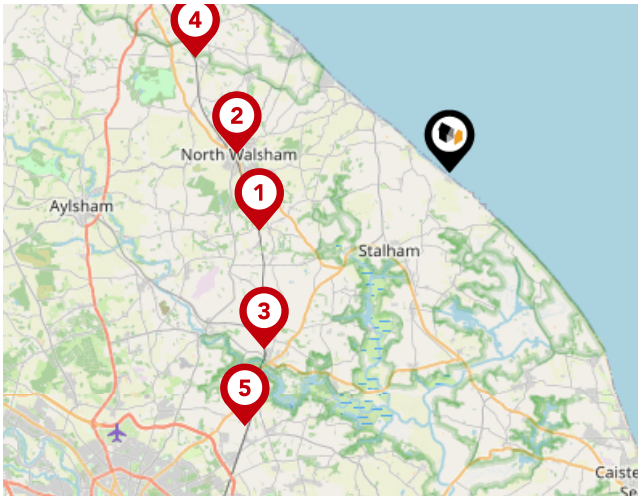
Ground Composition for this Address (Surrounding square kilometer zone around property)

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

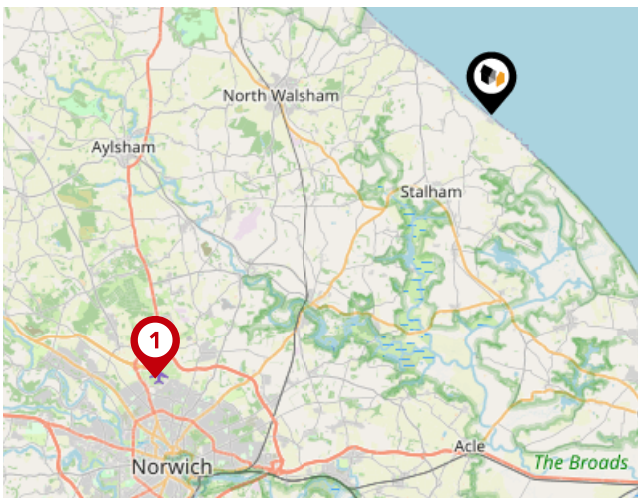


National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	7.11 miles
2	North Walsham Rail Station	7.65 miles
3	Hoveton & Wroxham Rail Station	9.17 miles
4	Gunton Rail Station	9.97 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	15.36 miles

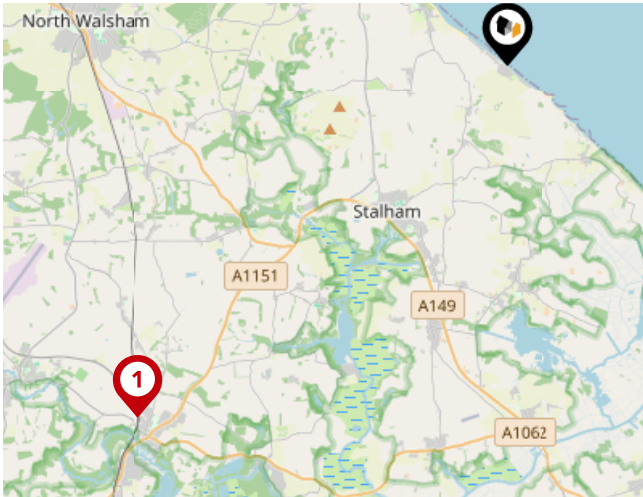
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.05 miles
2	School Road	0.9 miles
3	Chapel Loke	0.9 miles
4	School Cottages	0.93 miles
5	School Road	0.94 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	9.14 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.



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