



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th April 2026



**30, OLD YARMOUTH ROAD, SUTTON, NORWICH, NR12
9QW**

Avocado

North Norfolk

07921075935

daniel.t@avocadopropertyagents.co.uk

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

Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Terraced	Last Sold Date:	07/10/2019
Bedrooms:	3	Last Sold Price:	£150,000
Floor Area:	721 ft ² / 67 m ²	Last Sold £/ft²:	£207
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	1967-1975	Latest FENSA Work:	12/05/2015 - 30 Old Yarmouth Road windows, Sutton doors
Council Tax :	Band B		
Title Number:	NK29896		
UPRN:	100090879317		
Restrictive Covenants:	Yes		
			01/12/2014 - 30 Old Yarmouth Road windows, Sutton doors

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



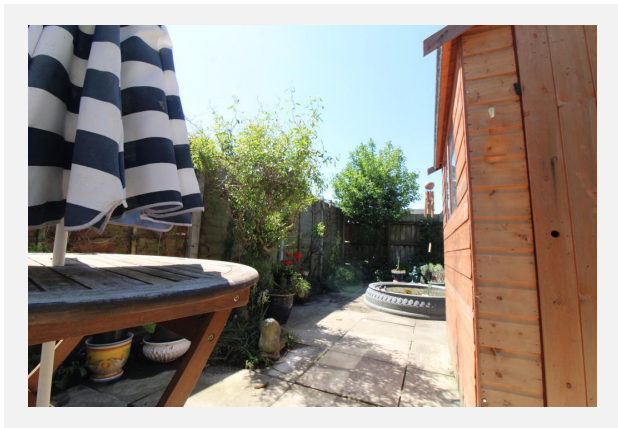
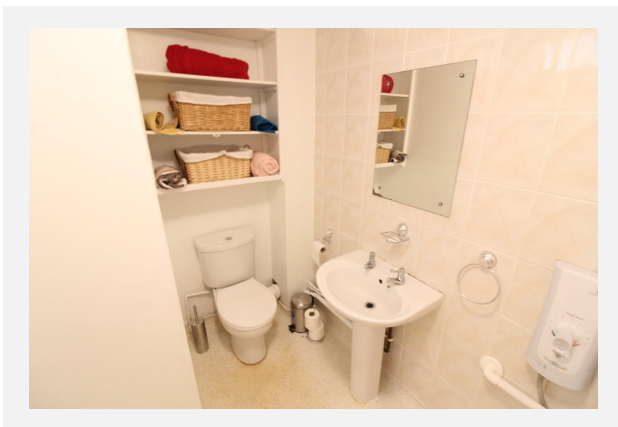
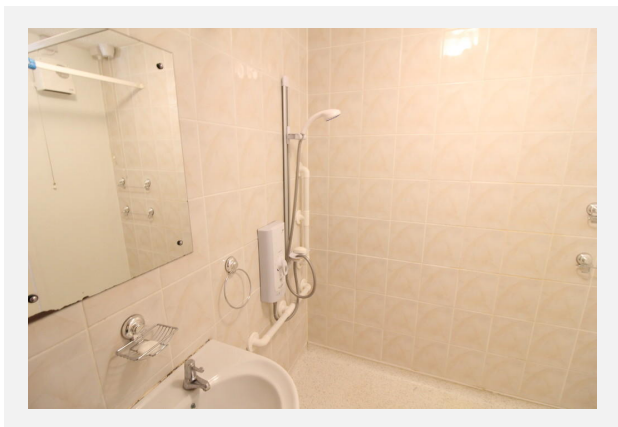
Satellite/Fibre TV Availability:



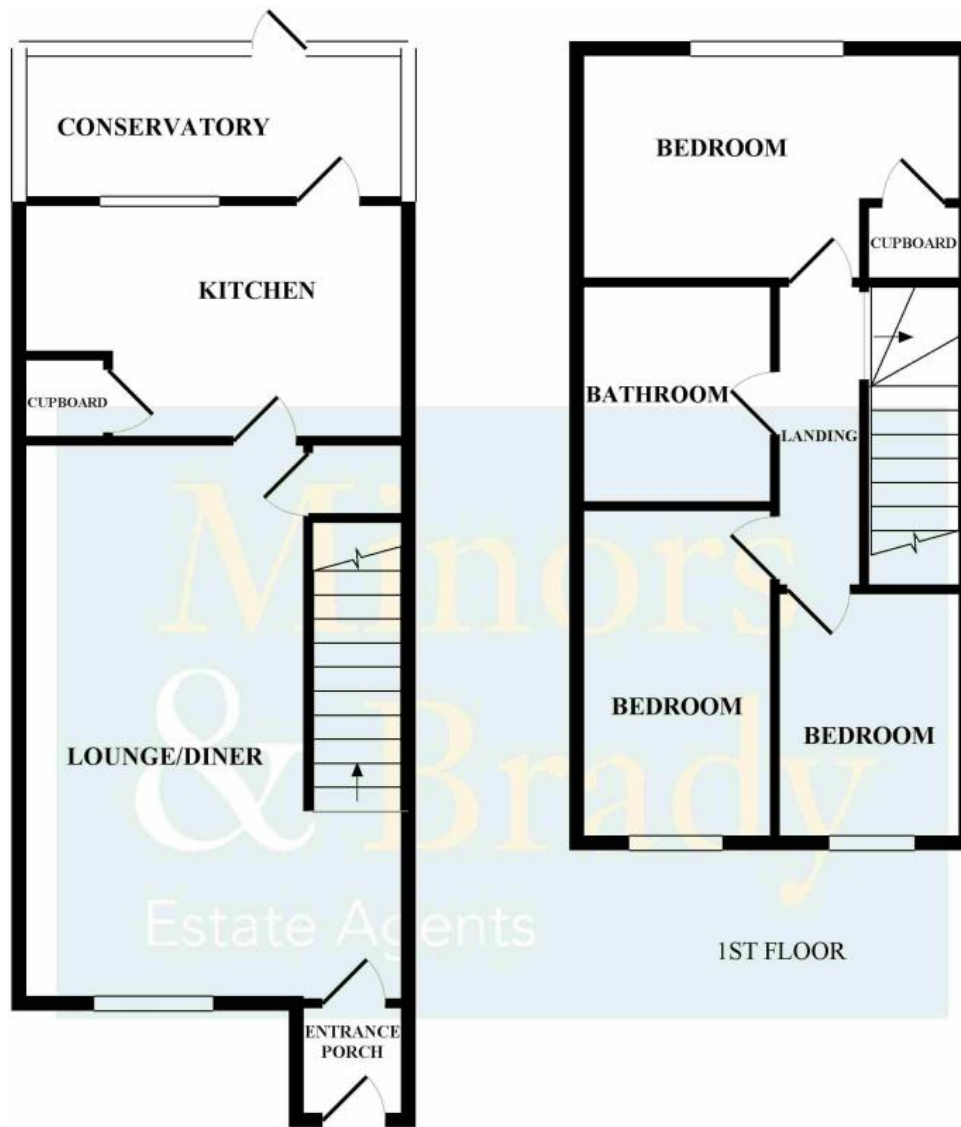
Gallery Photos



Gallery Photos



30, OLD YARMOUTH ROAD, SUTTON, NORWICH, NR12
9QW



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

Property EPC - Certificate

30, Old Yarmouth Road, Sutton, NR12 9QW

Energy rating

E

Valid until 18.09.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

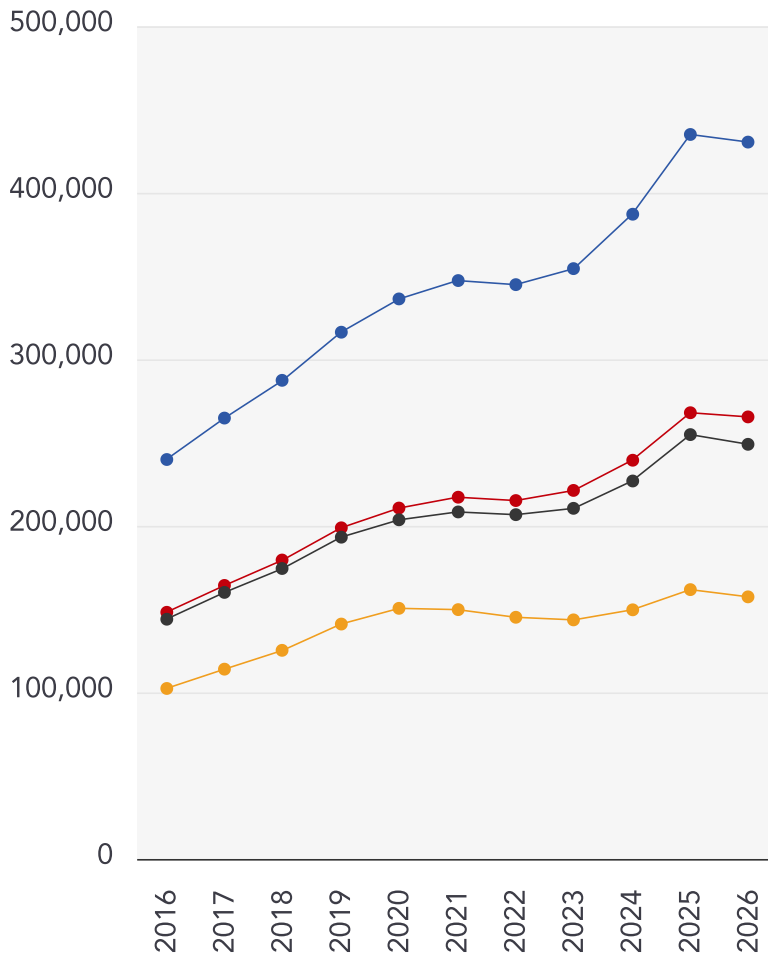
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 m ²

Market

House Price Statistics

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



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

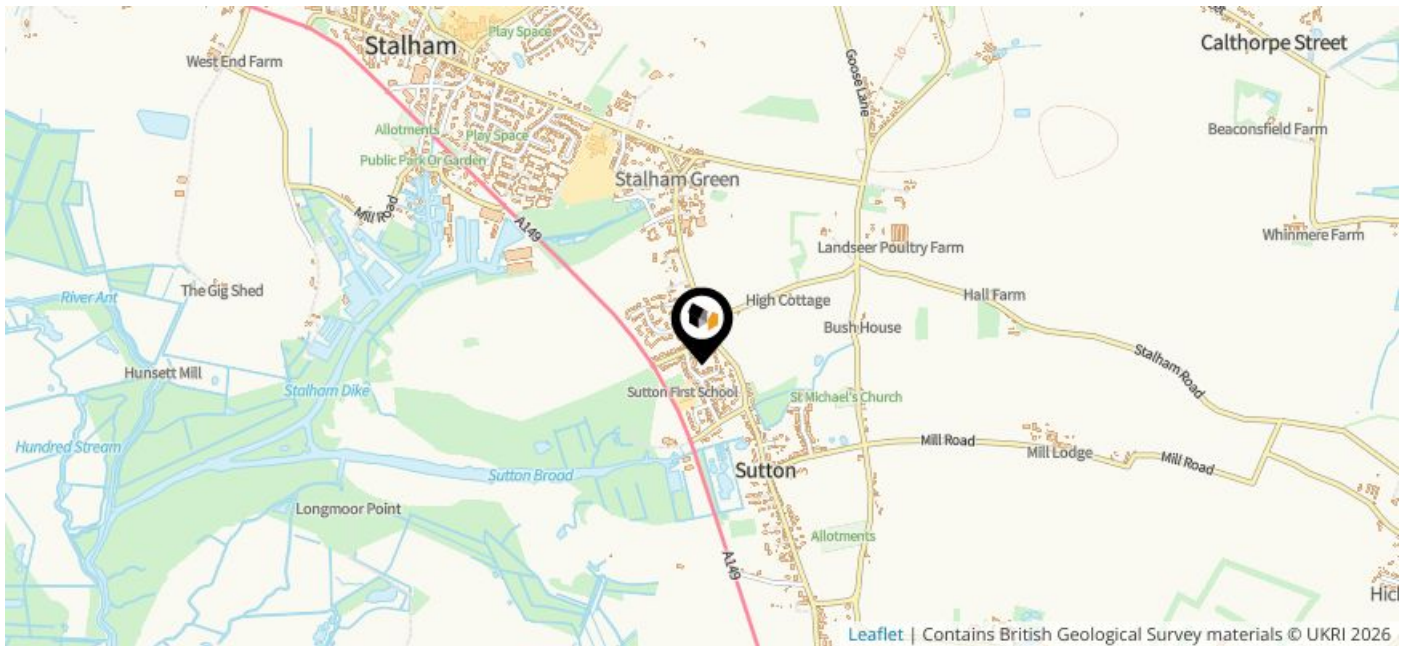
Flat

+53.73%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

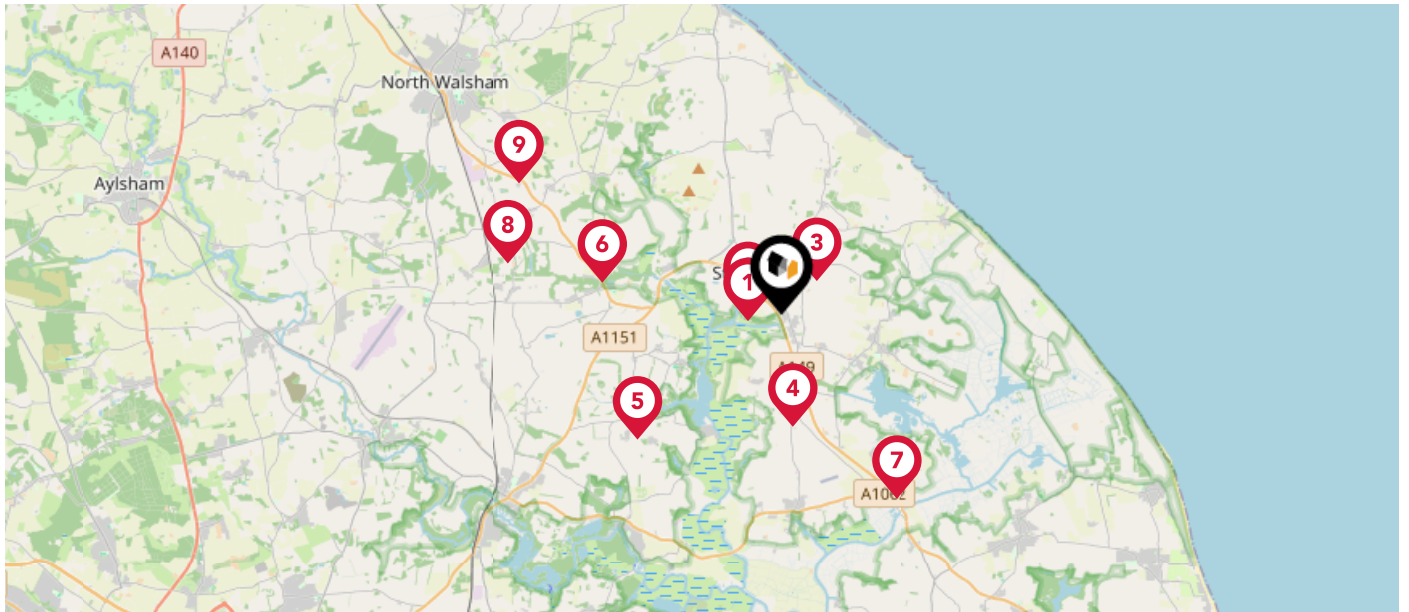
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



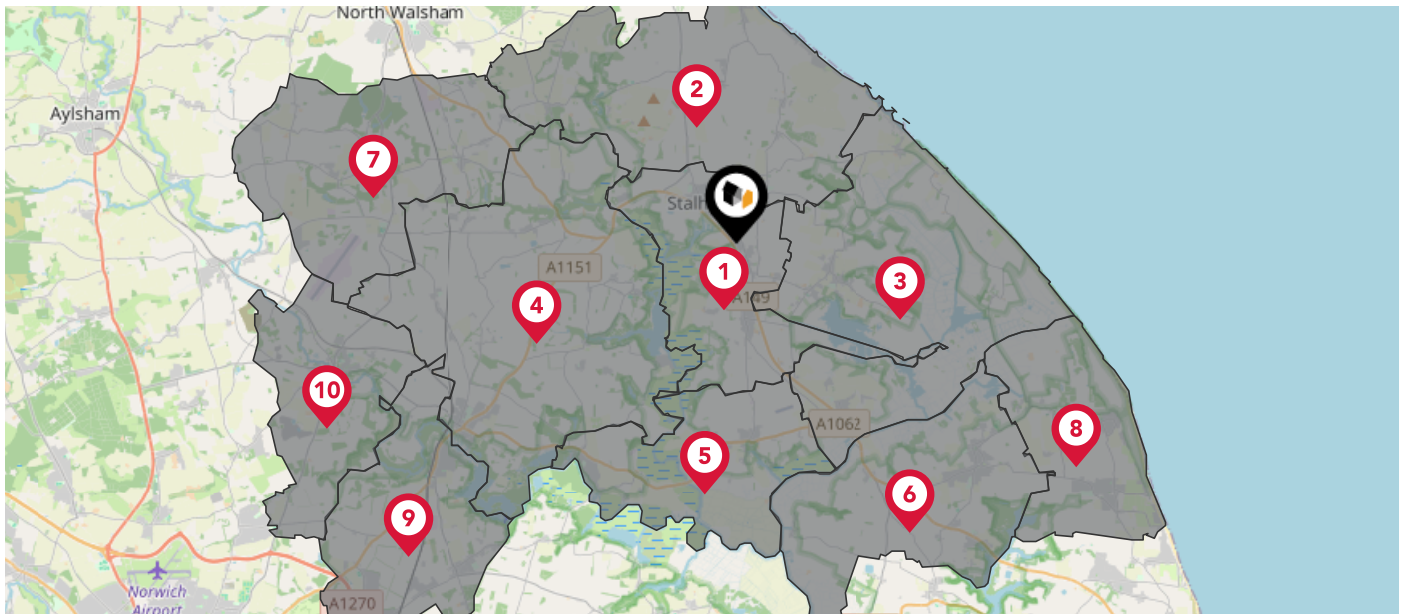
Nearby Conservation Areas

-  Stalham Staithe
-  Stalham
-  Ingham
-  Catfield
-  Neatishead
-  Dilham
-  Potter Heigham
-  Worstead
-  Worstead Meeting Hill











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



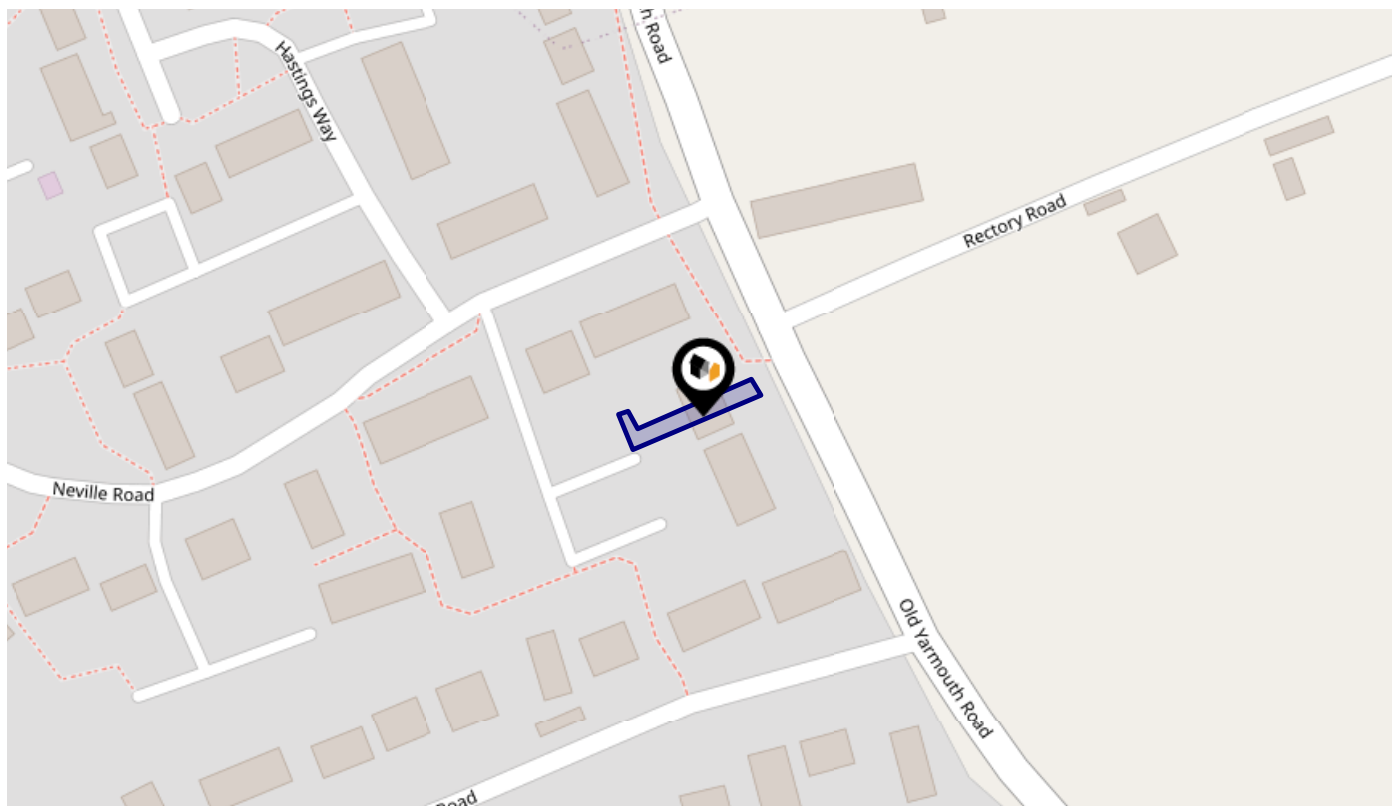
Nearby Council Wards

-  Stalham Ward
-  Happisburgh Ward
-  Hickling Ward
-  Hoveton & Tunstead Ward
-  St. Benet's Ward
-  West Flegg Ward
-  Worstead Ward
-  East Flegg Ward
-  Wroxham Ward
-  Coltishall Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

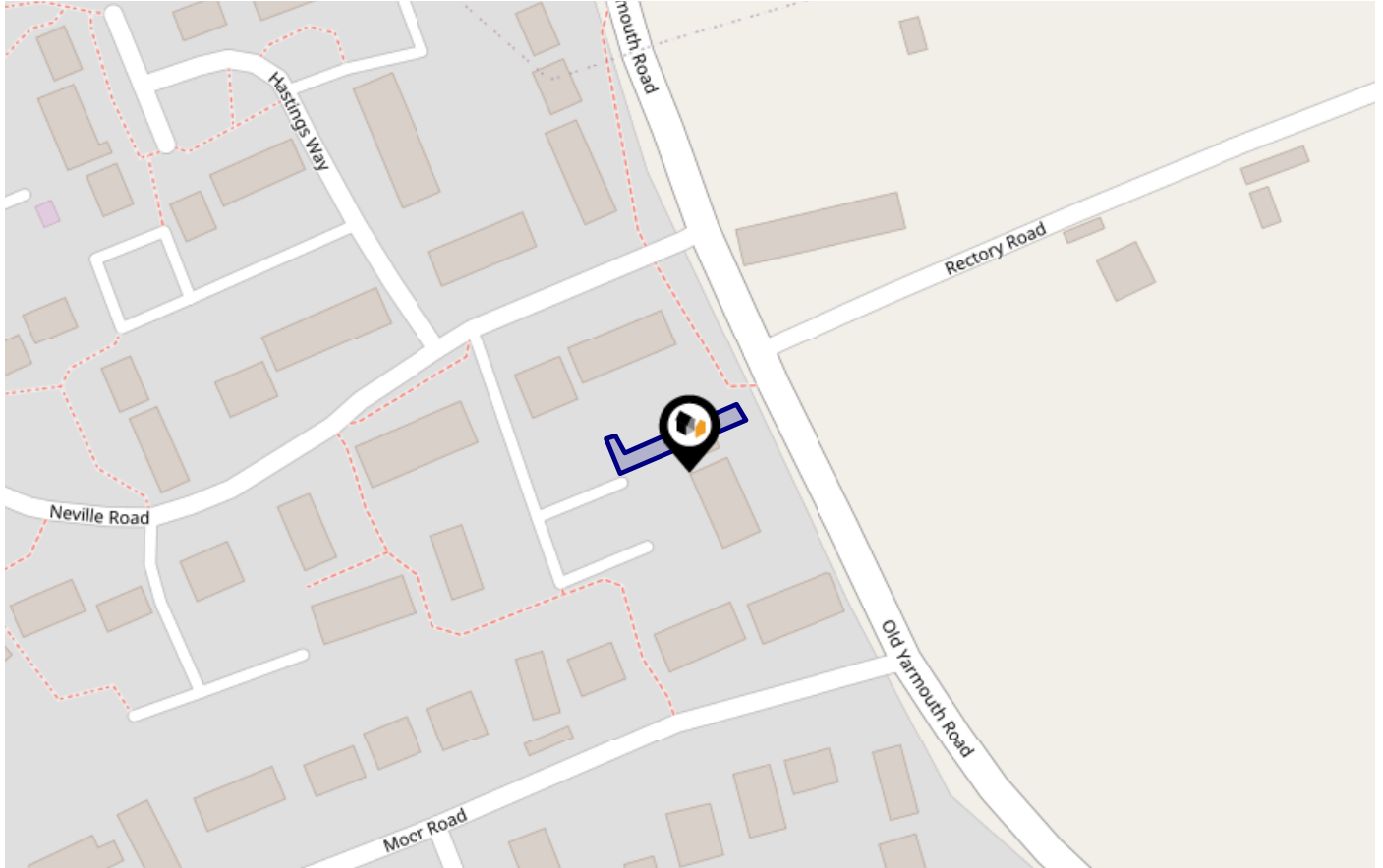
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

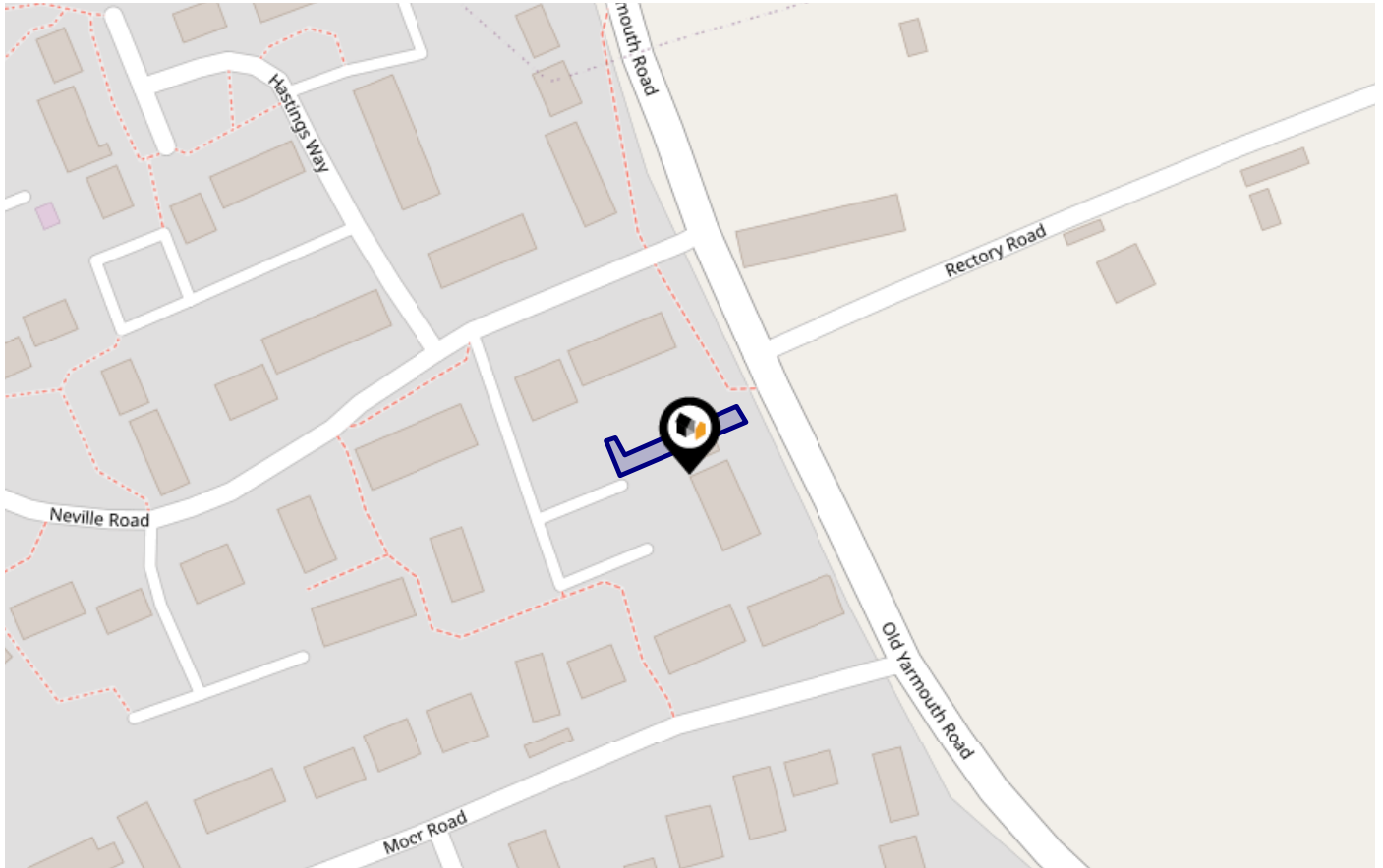
Chance of flooding to the following depths at this property:



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.

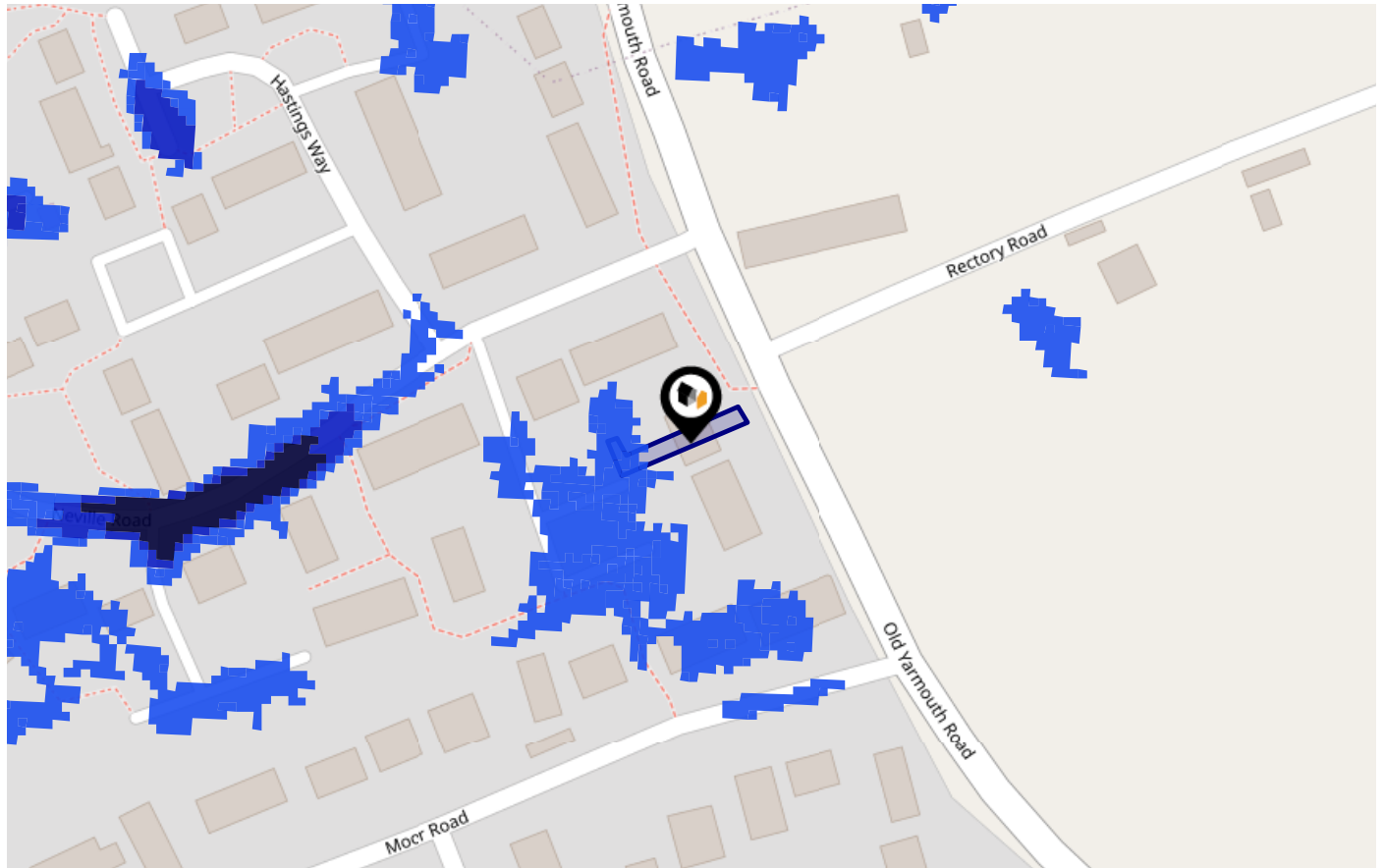
Chance of flooding to the following depths at this property:



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.

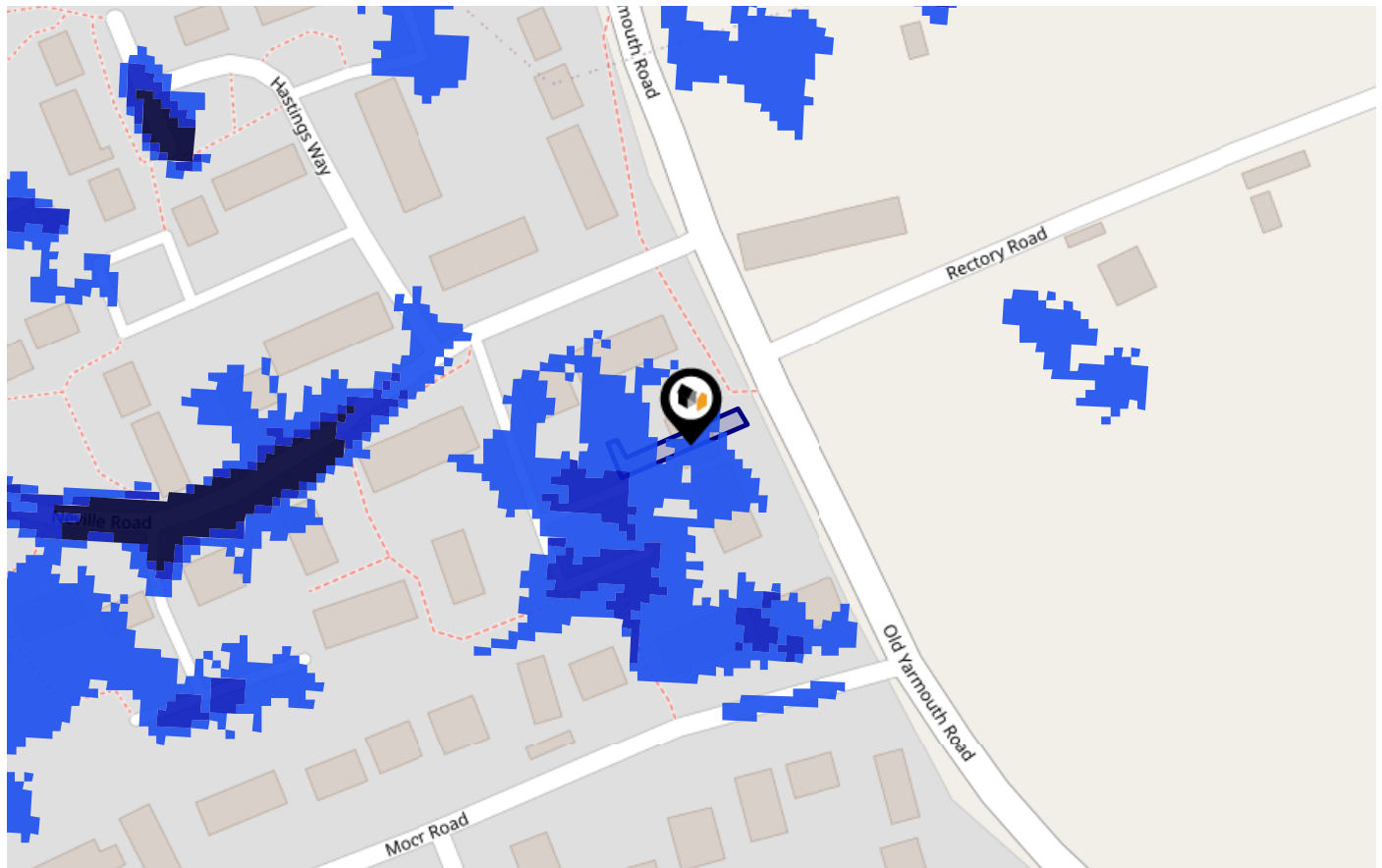
Chance of flooding to the following depths at this property:



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: 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.

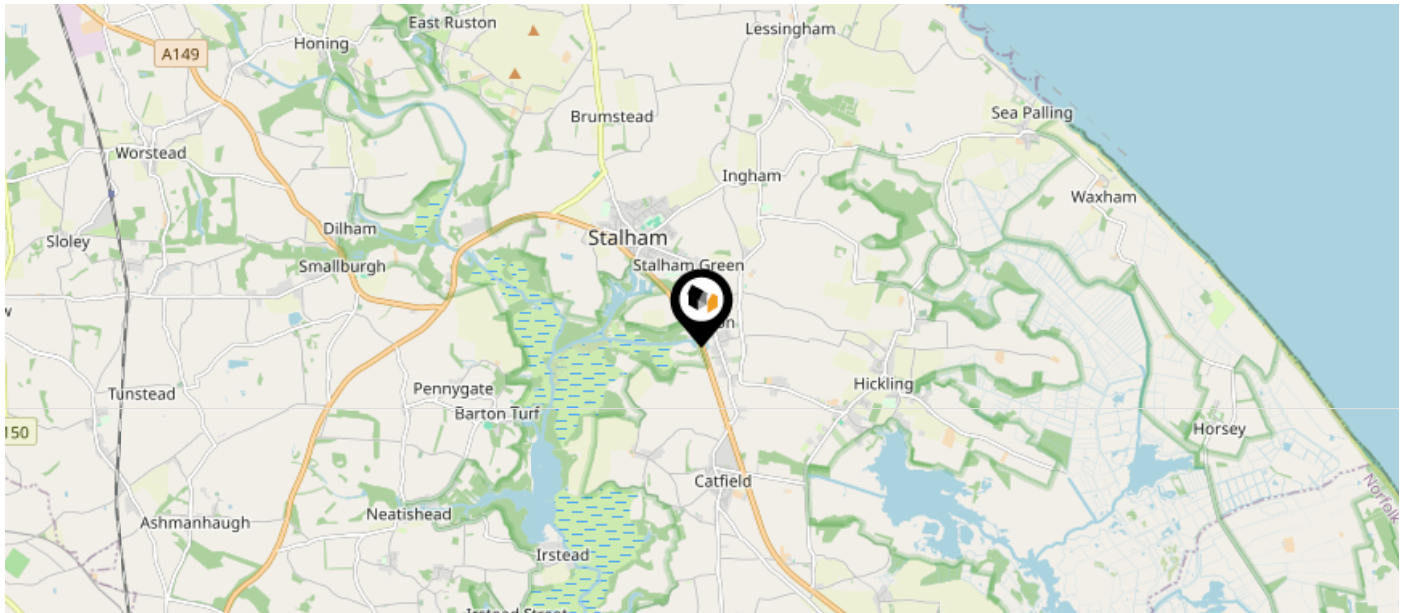
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



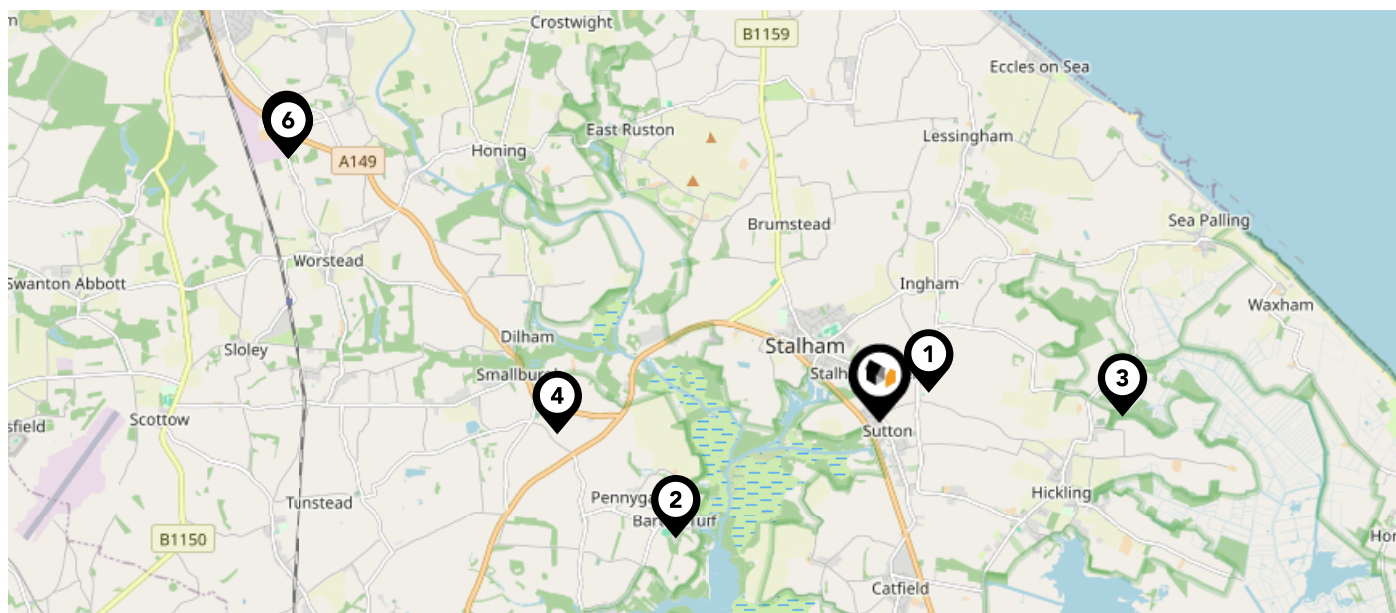
Nearby Green Belt Land

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.



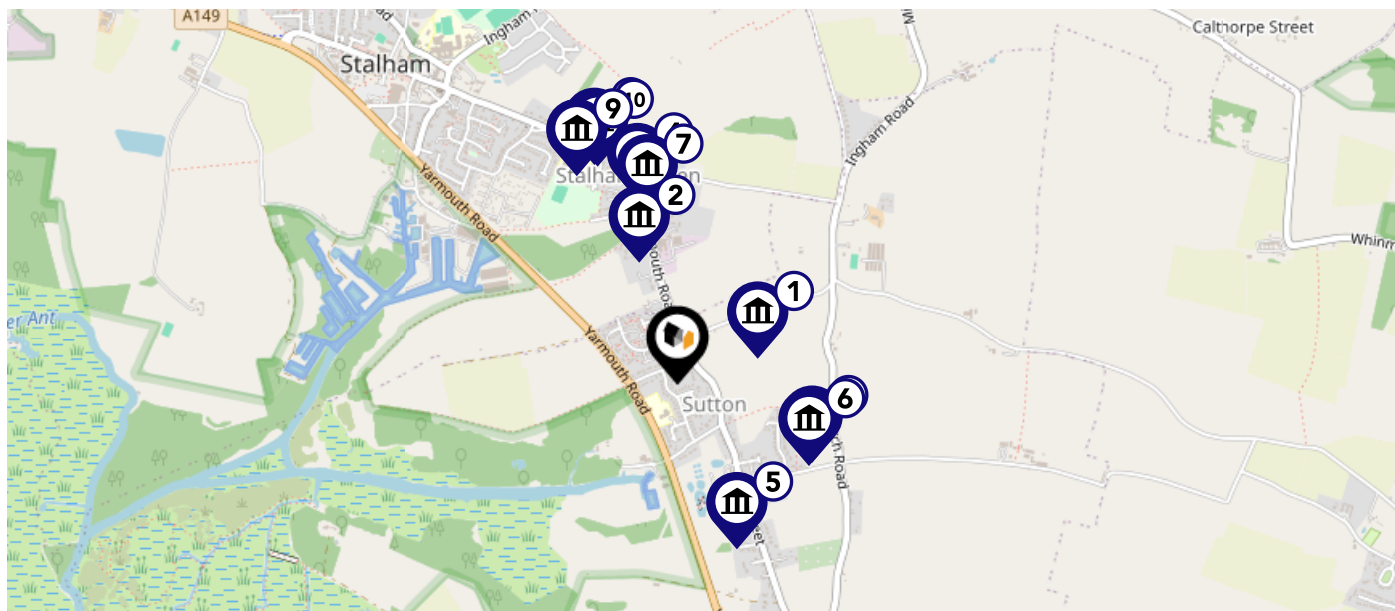
Nearby Landfill Sites











- | | | | |
|----------|--|-------------------|--|
| 1 | Mill Road-Sutton, Norwich, Norfolk | Historic Landfill | |
| 2 | Point Farm-Barton Turf, Norwich, Norfolk | Historic Landfill | |
| 3 | Priory Farm-Near Old Priory off Sea Palling Road, Hickling | Historic Landfill | |
| 4 | Nightsoil Disposal Tip-Near Dark Lane, Smallburgh | Historic Landfill | |
| 5 | Adjacent To Railway-Sandy Hill Farm, Worstead | Historic Landfill | |
| 6 | Sandy Hills-Worstead, Norwich, Norfolk | Historic Landfill | |
| 7 | Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk | Historic Landfill | |

Maps

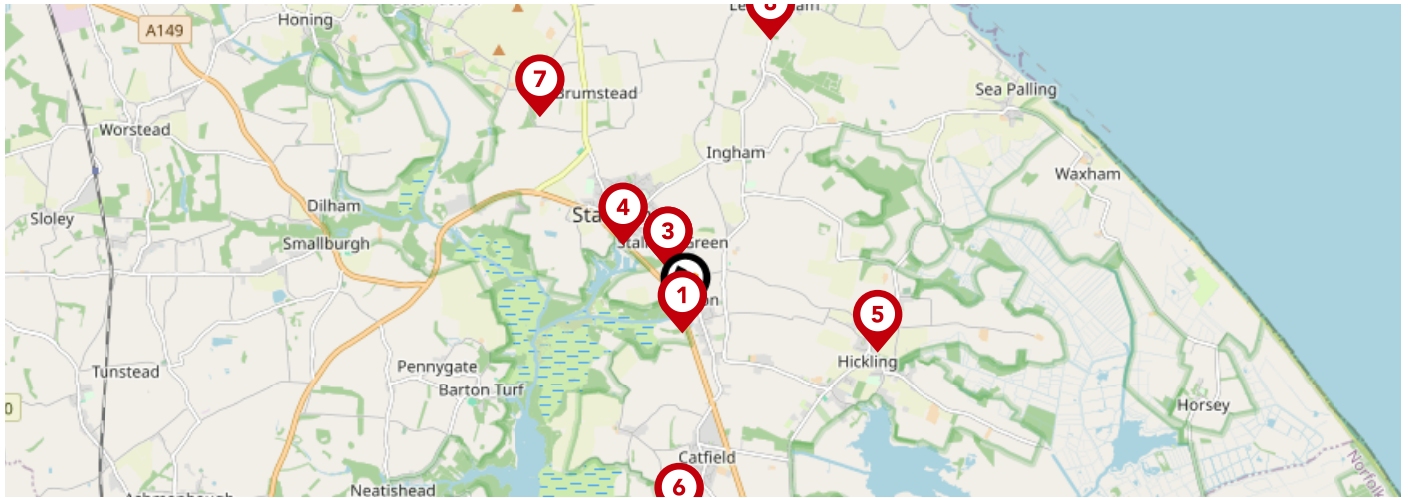
Listed Buildings

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



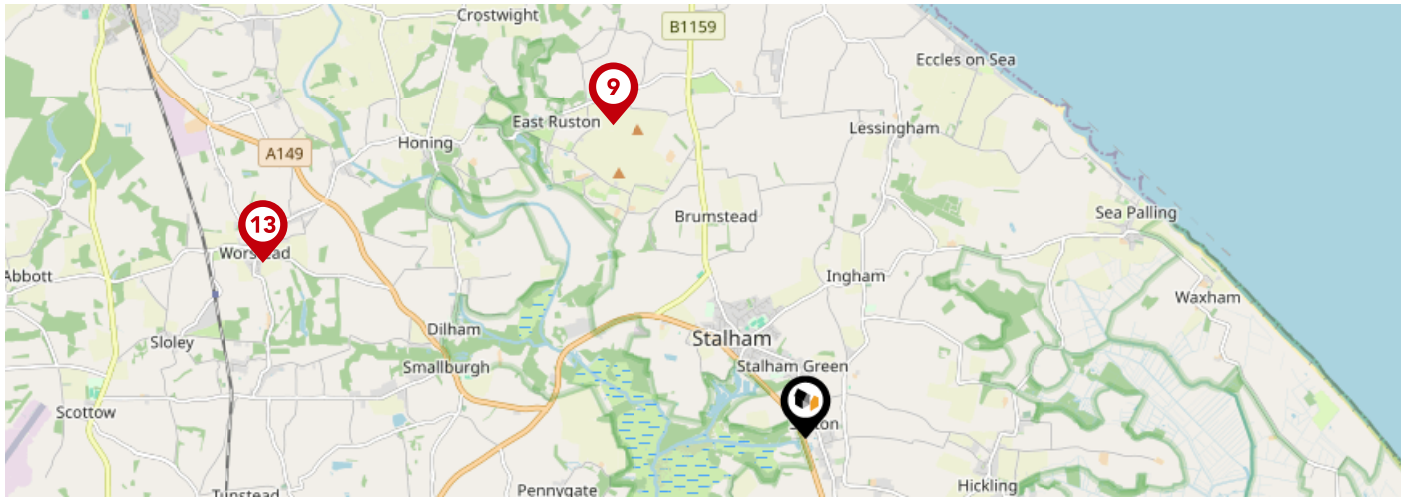
Listed Buildings in the local district	Grade	Distance
 1049327 - High Cottage	Grade II	0.2 miles
 1373724 - The Homestead	Grade II	0.3 miles
 1172607 - Church Of St Michael	Grade II	0.4 miles
 1172601 - Walnut Cottage	Grade II	0.4 miles
 1172624 - Stone Cottage	Grade II	0.4 miles
 1464646 - Sutton War Memorial	Grade II	0.4 miles
 1049366 - The Thatched Cottage	Grade II	0.4 miles
 1049367 - Barn At Stalham Hall Farm	Grade II	0.5 miles
 1305053 - Stalham Hall	Grade II	0.5 miles
 1373725 - Stewards House	Grade II	0.5 miles

Area Schools



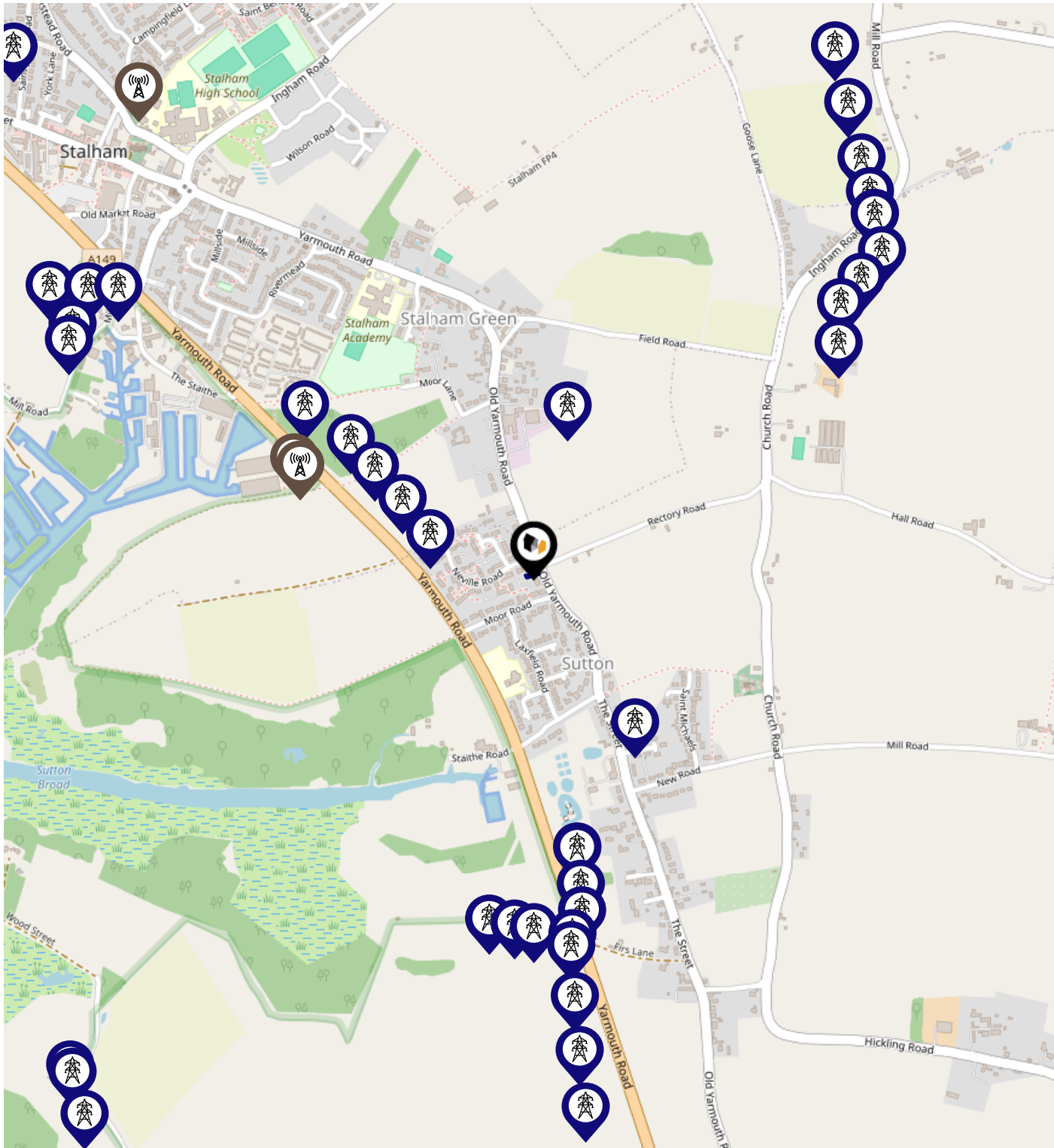
		Nursery	Primary	Secondary	College	Private
1	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Saints School Ofsted Rating: Good Pupils: 73 Distance:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:3.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:3.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:5.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:5.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Tunstead Primary School Ofsted Rating: Good Pupils: 83 Distance:5.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Martham Academy and Nursery Ofsted Rating: Good Pupils: 369 Distance:5.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

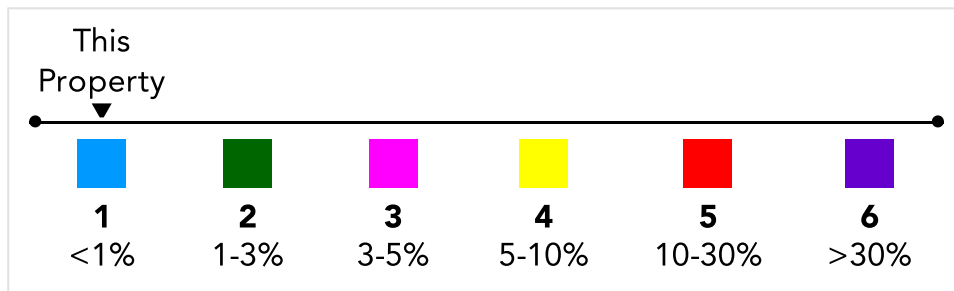
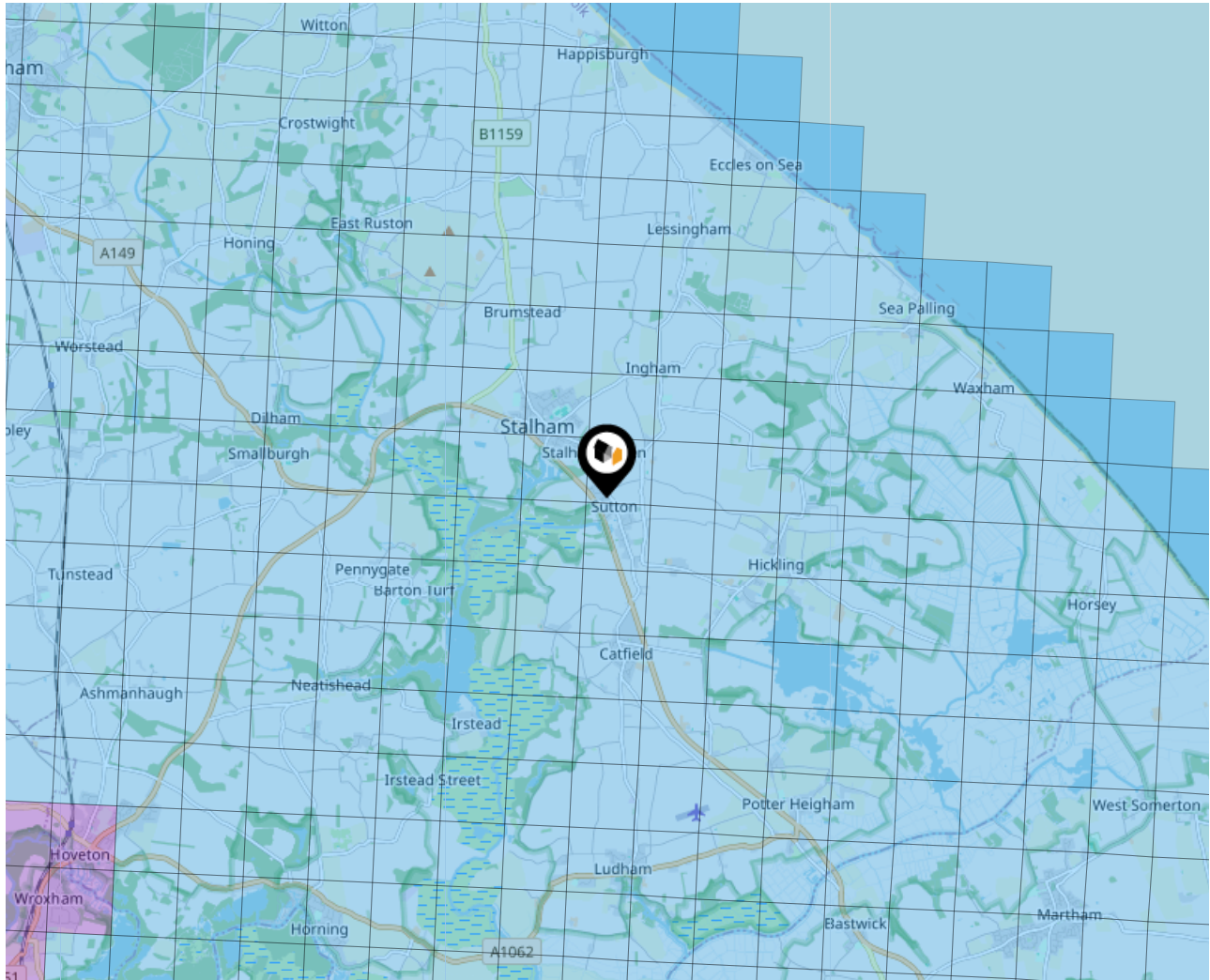
-  Power Pylons
-  Communication Masts

Environment

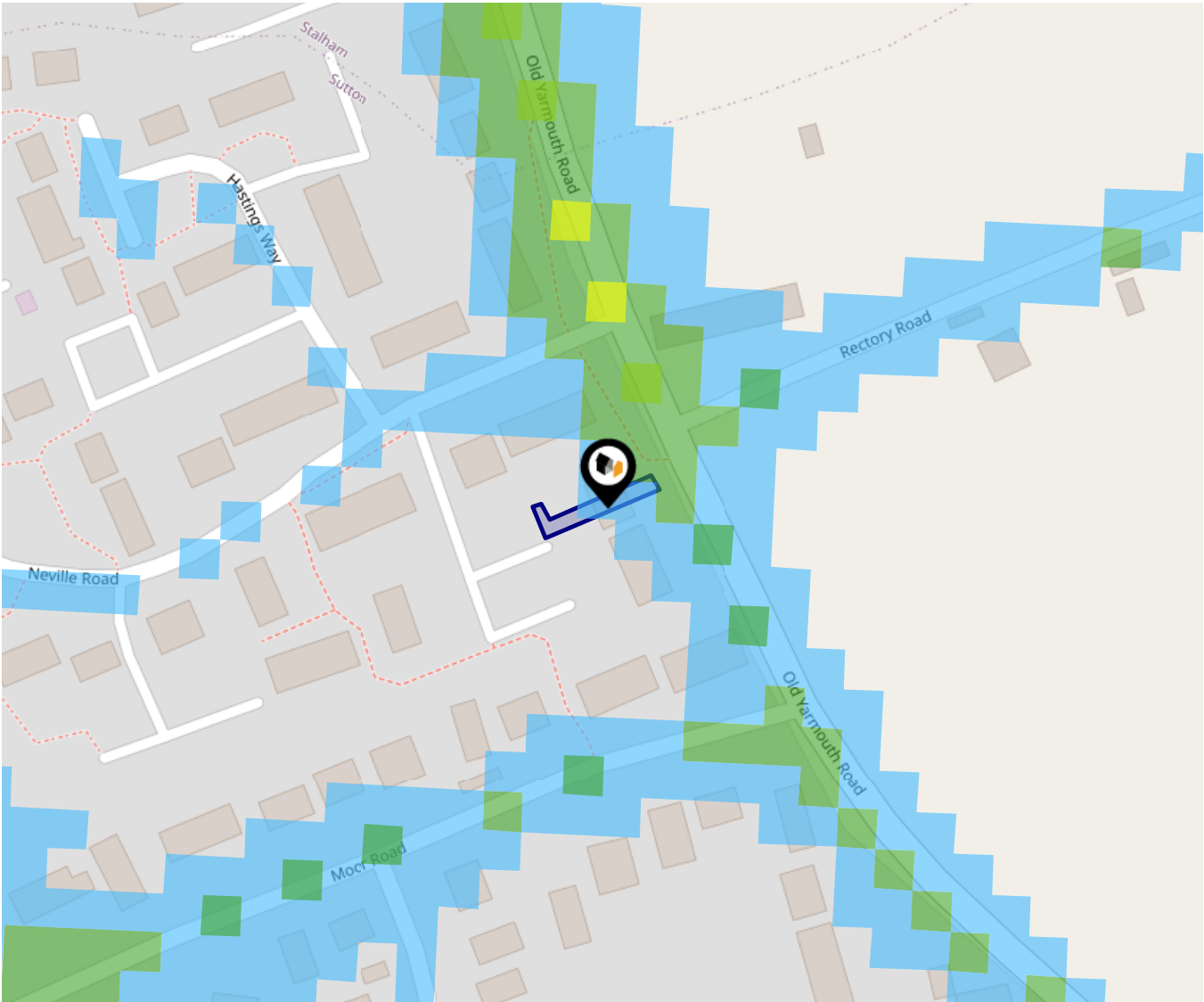
Radon Gas

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/m³).



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.

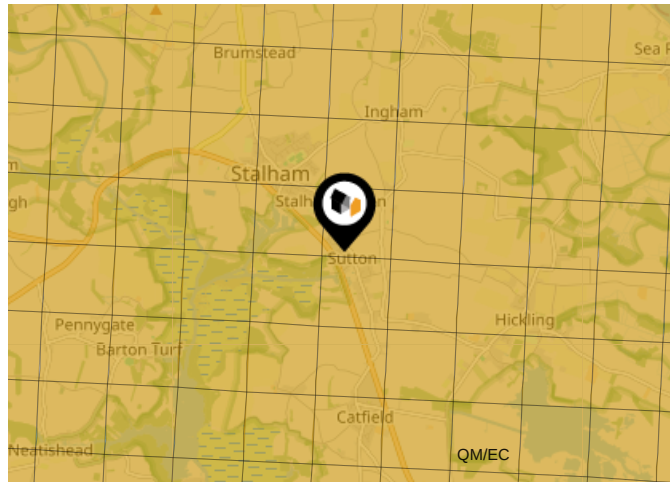
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	SILT TO SAND
Parent Material Grain:	MIXED (ARGILLIC-ARENACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY)		

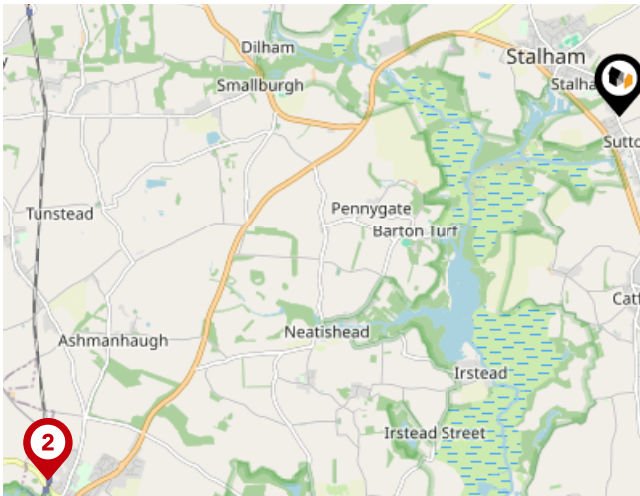


Primary Classifications (Most Common Clay Types)

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

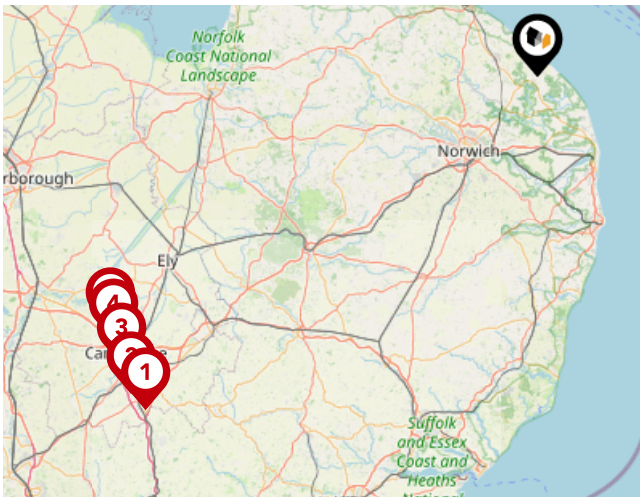
Area

Transport (National)



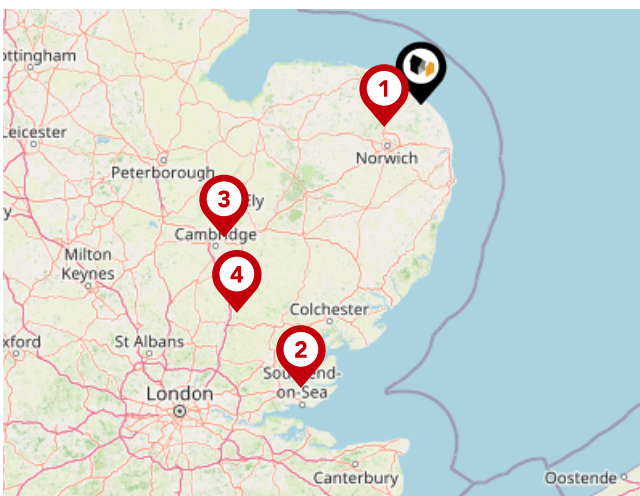
National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	5.4 miles
2	Hoveton & Wroxham Rail Station	6.08 miles
3	North Walsham Rail Station	7.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.52 miles
2	M11 J10	74.57 miles
3	M11 J11	73.18 miles
4	M11 J13	72.07 miles
5	M11 J14	71.66 miles



Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	12.38 miles
2	Southend-on-Sea	89.73 miles
3	Cambridge	68.89 miles
4	Stansted Airport	80.76 miles

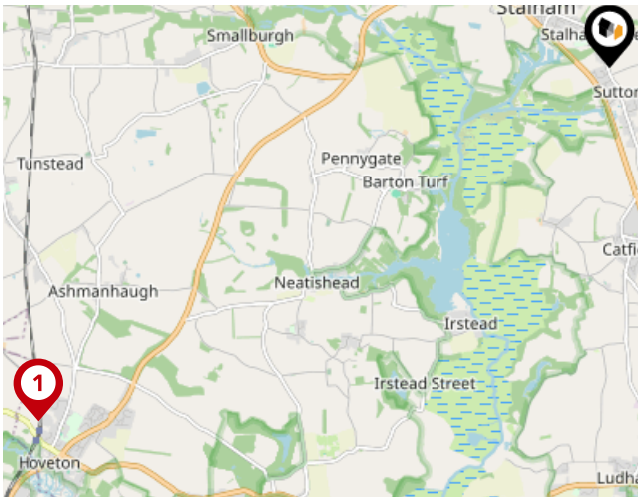
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Neville Road	0.03 miles
2	Moor Road	0.04 miles
3	Neville Road	0.05 miles
4	Elmhurst Avenue	0.31 miles
5	Elmhurst Avenue	0.32 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	6.03 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.



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/>

