

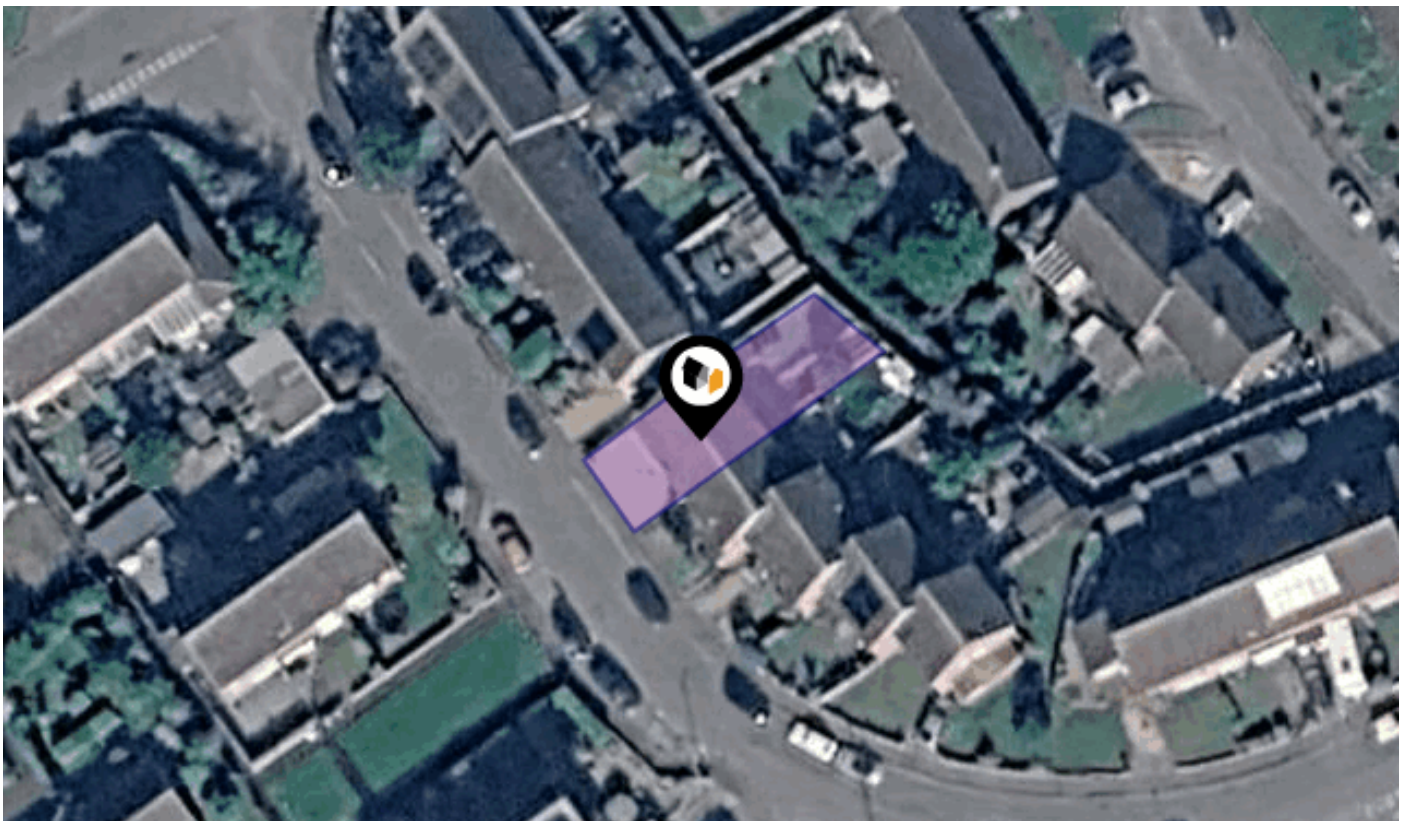


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th June 2026



52, ST. BENETS ROAD, STALHAM, NORWICH, NR12 9DW

Avocado

North Norfolk

07921075935

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Property

Type:	Terraced	Last Sold Date:	02/08/2024
Bedrooms:	3	Last Sold Price:	£217,500
Floor Area:	807 ft ² / 75 m ²	Last Sold £/ft²:	£269
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,913		
Title Number:	NK47012		
UPRN:	10034812213		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	76 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **52, St. Benets Road, Stalham, Norwich, NR12 9DW**

Reference - PF/19/1569	
Decision:	Decided
Date:	16th September 2019
Description:	Erection of single storey front and side extension

52, St. Benets Road, Stalham, NR12 9DW

Energy rating

D

Valid until 26.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

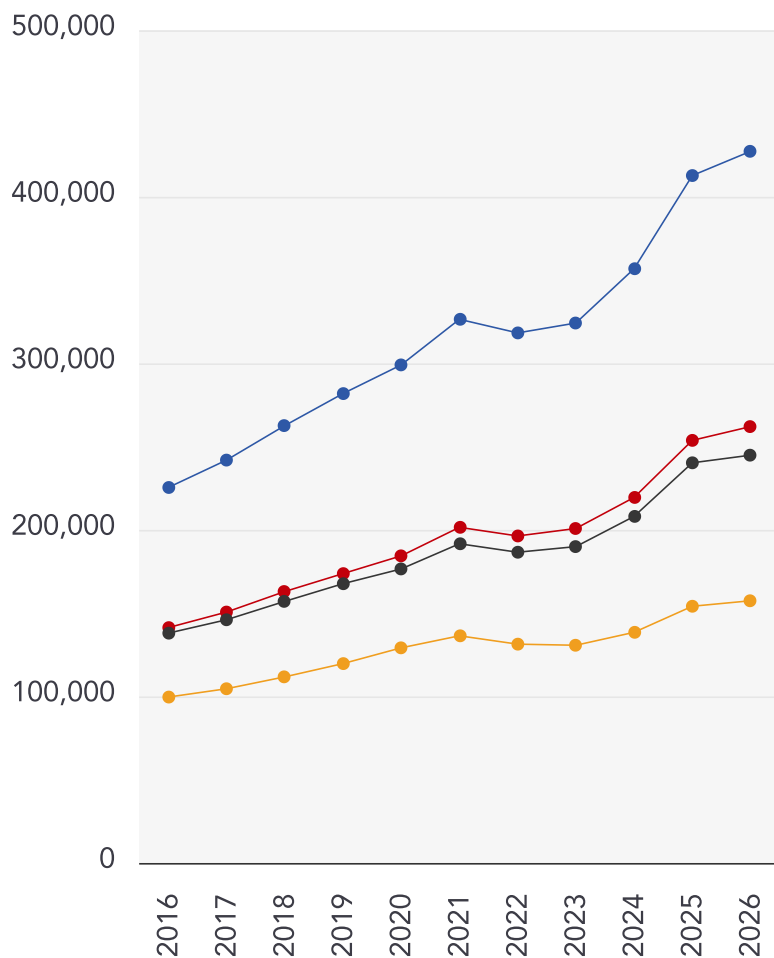
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 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%

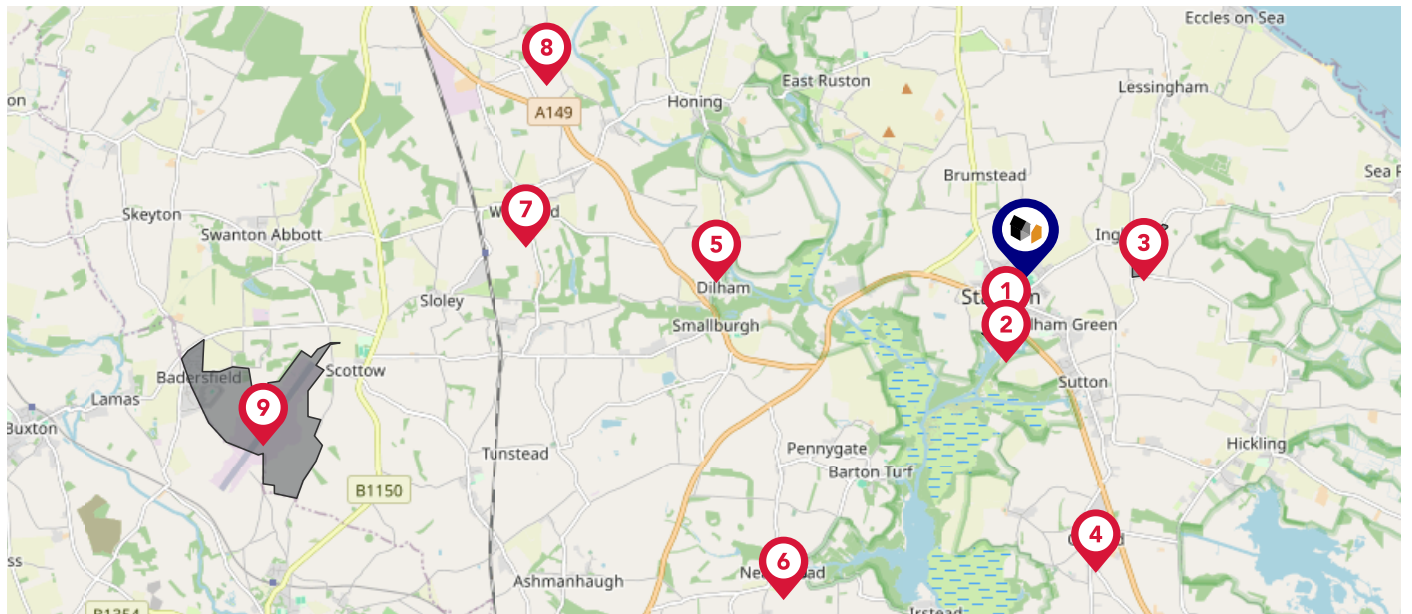
Terraced

+77.44%










Flat

+58.04%

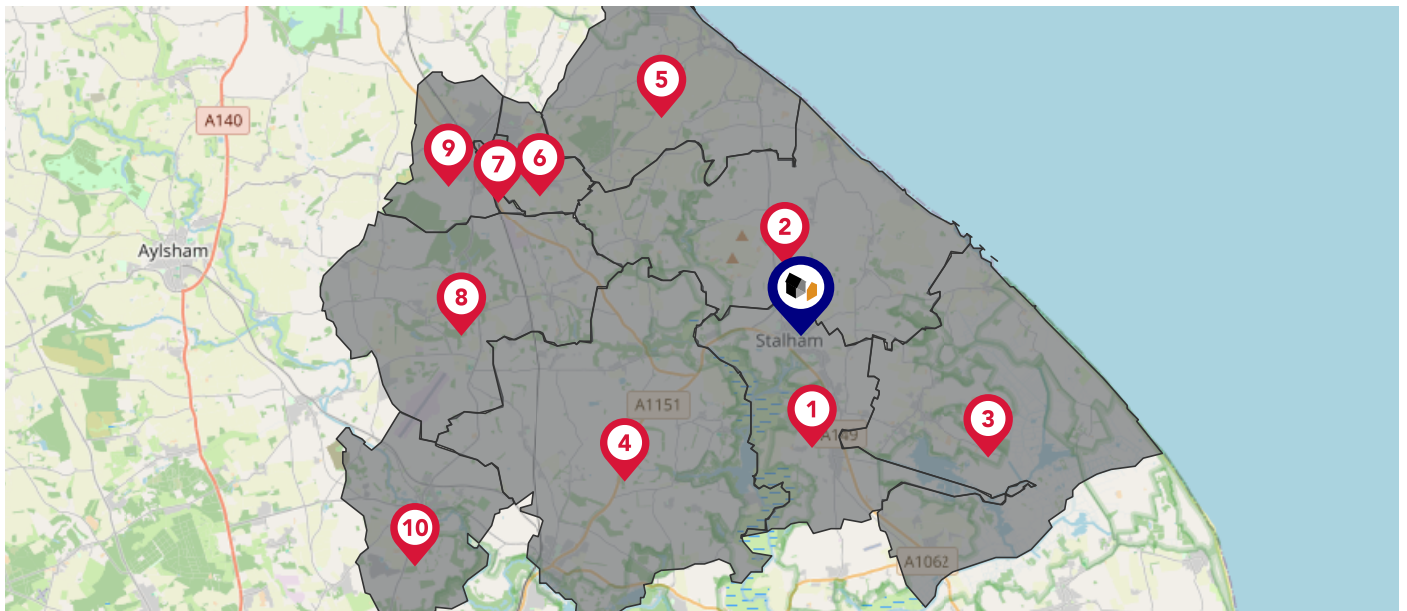
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  Stalham
-  Stalham Staithe
-  Ingham
-  Catfield
-  Dilham
-  Neatishead
-  Worstead
-  Worstead Meeting Hill
-  RAF Coltishall

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



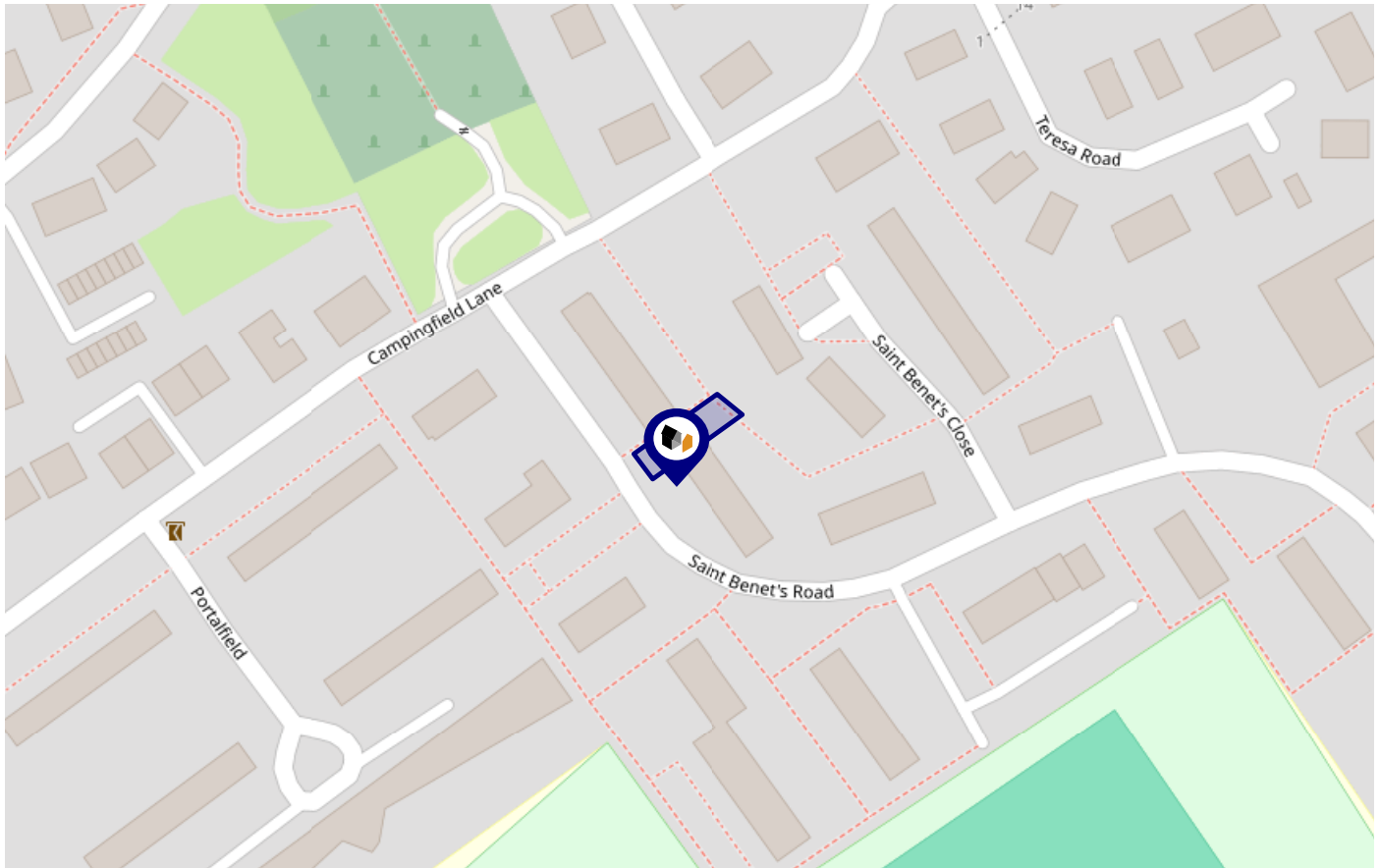
Nearby Council Wards

-  Stalham Ward
-  Happisburgh Ward
-  Hickling Ward
-  Hoveton & Tunstead Ward
-  Bacton Ward
-  North Walsham East Ward
-  North Walsham Market Cross Ward
-  Worstead Ward
-  North Walsham West Ward
-  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.

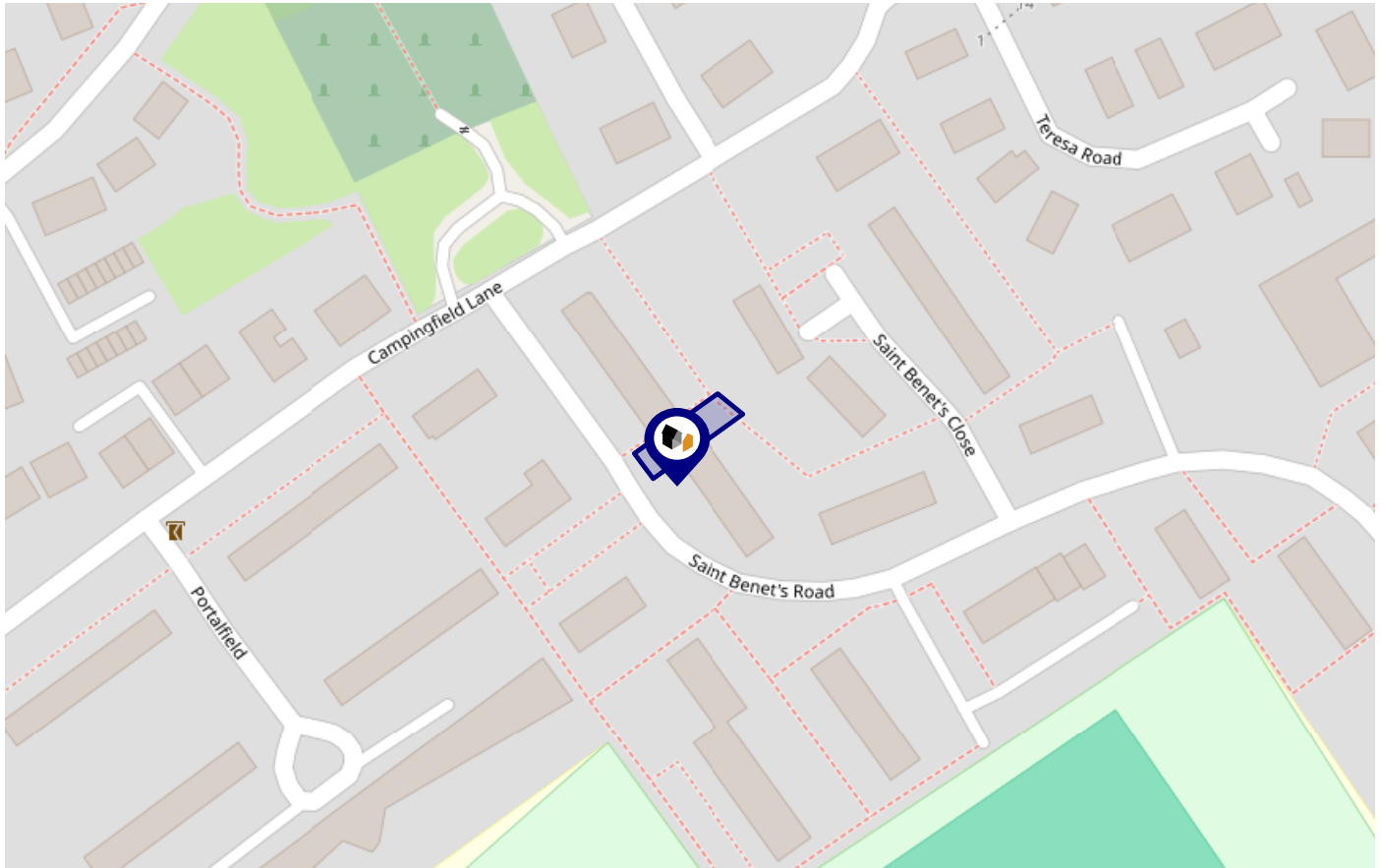
Chance of flooding to the following depths at this property:



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.

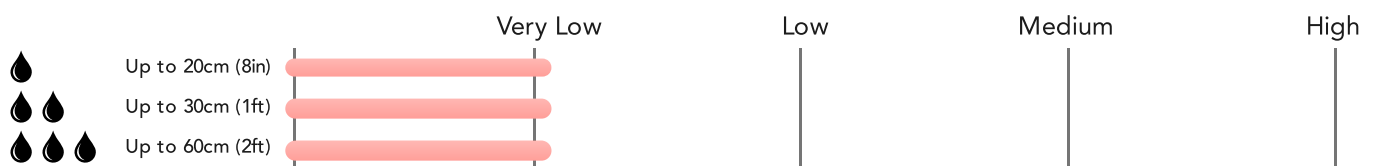


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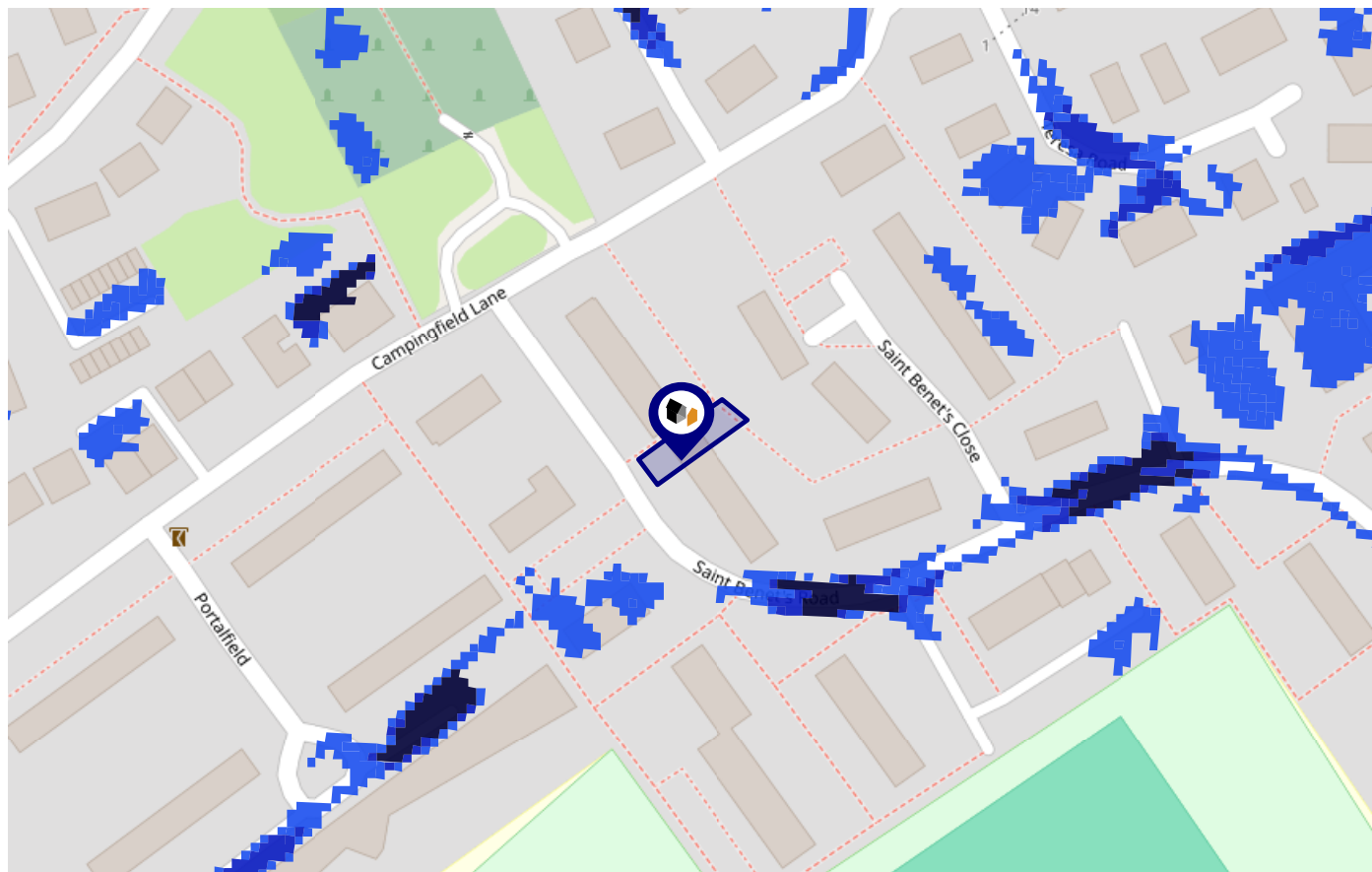
Chance of flooding to the following depths at this property:



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.

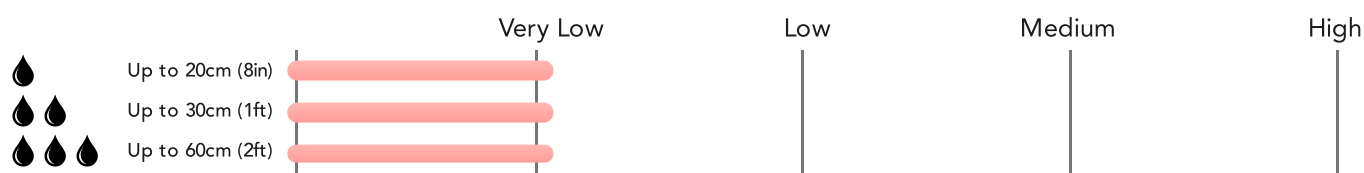


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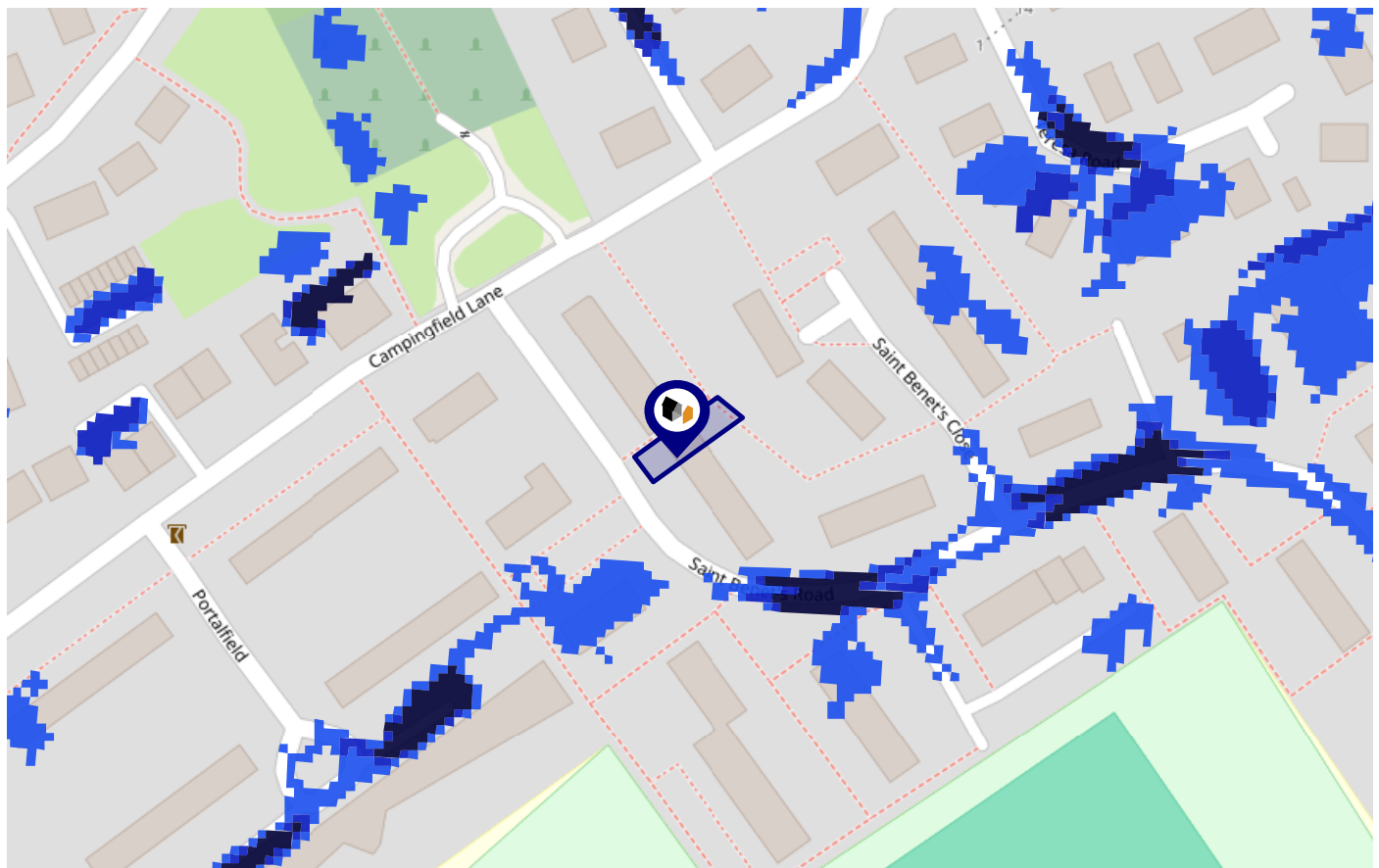
Chance of flooding to the following depths at this property:



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

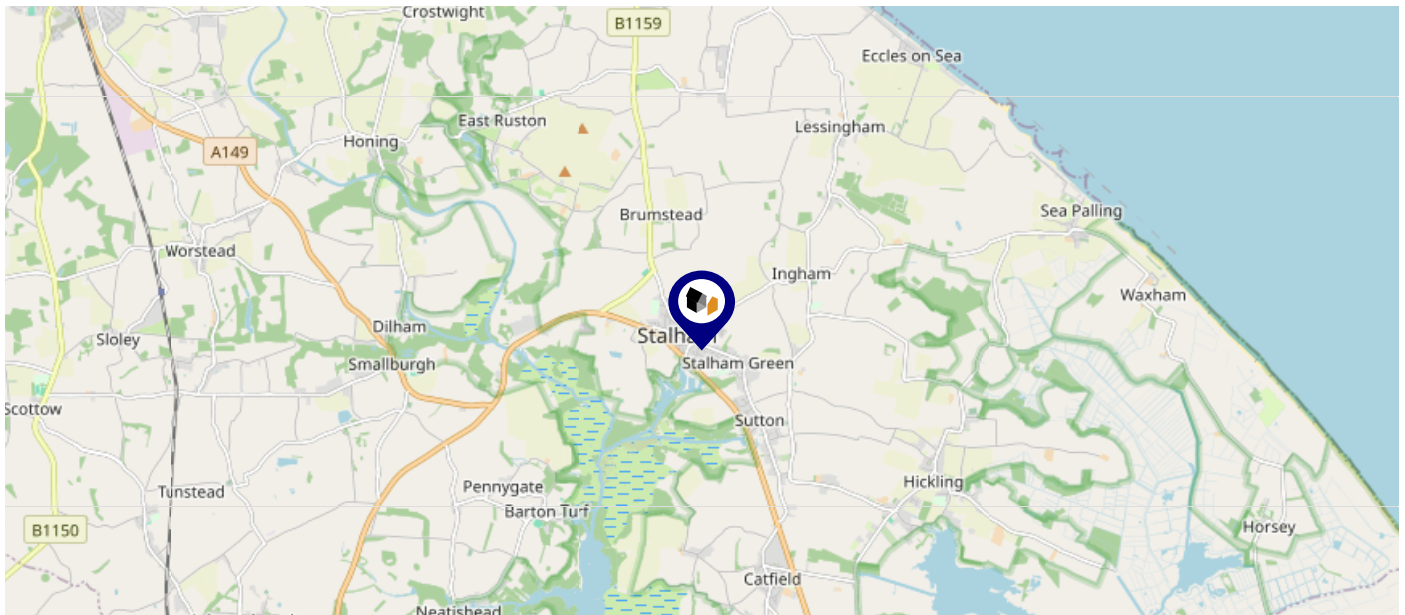
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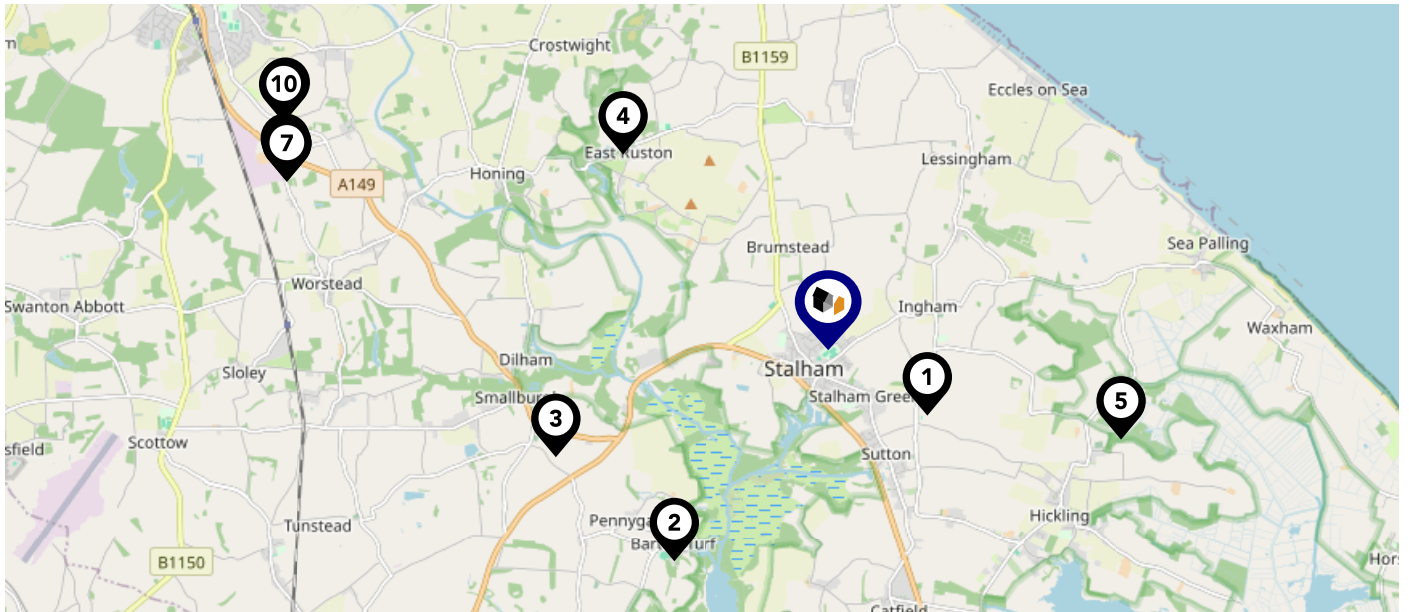
This map displays nearby areas that have been designated as Green Belt...



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.



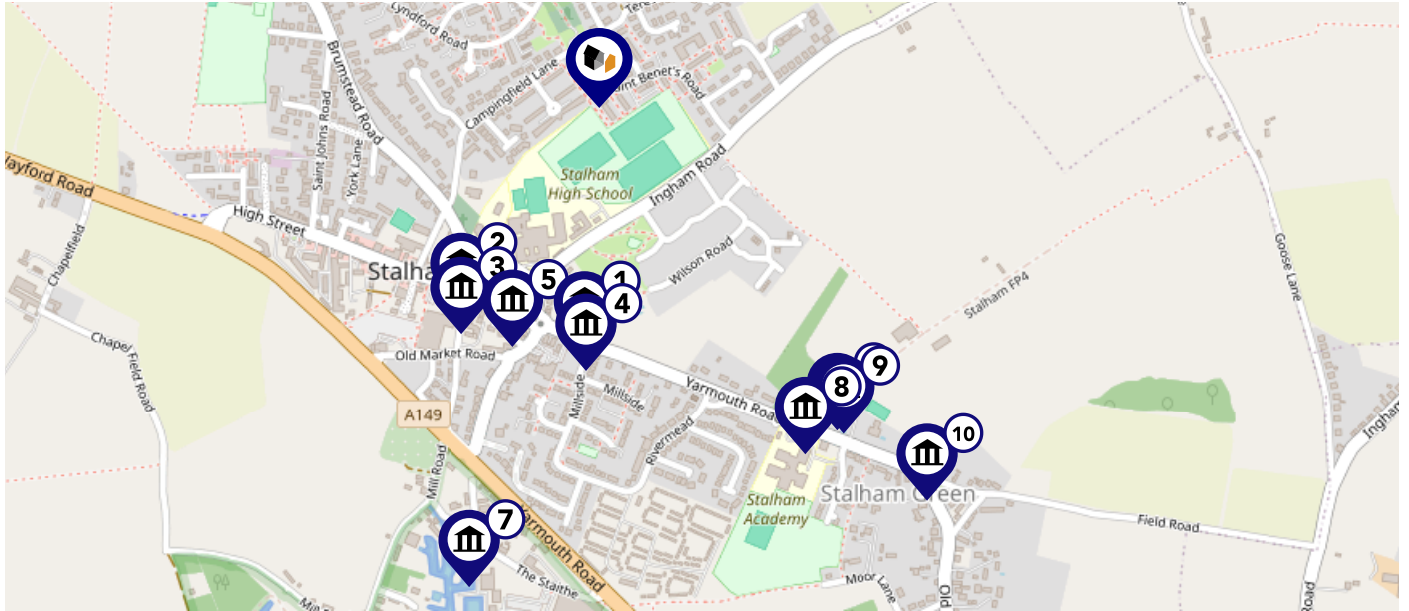
Nearby Landfill Sites

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

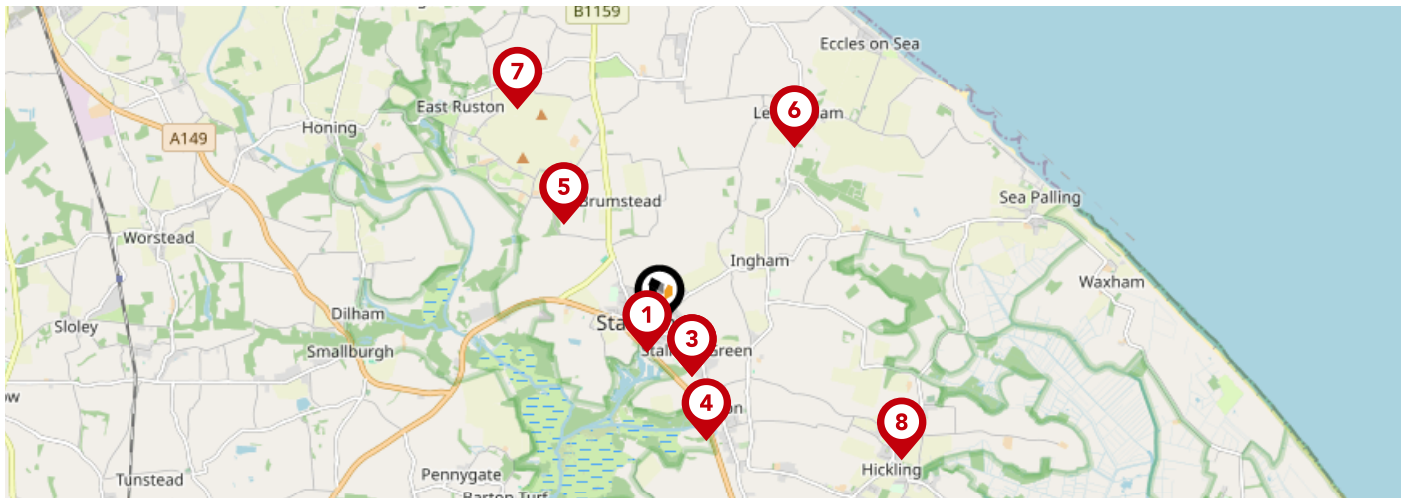
Maps

Listed Buildings

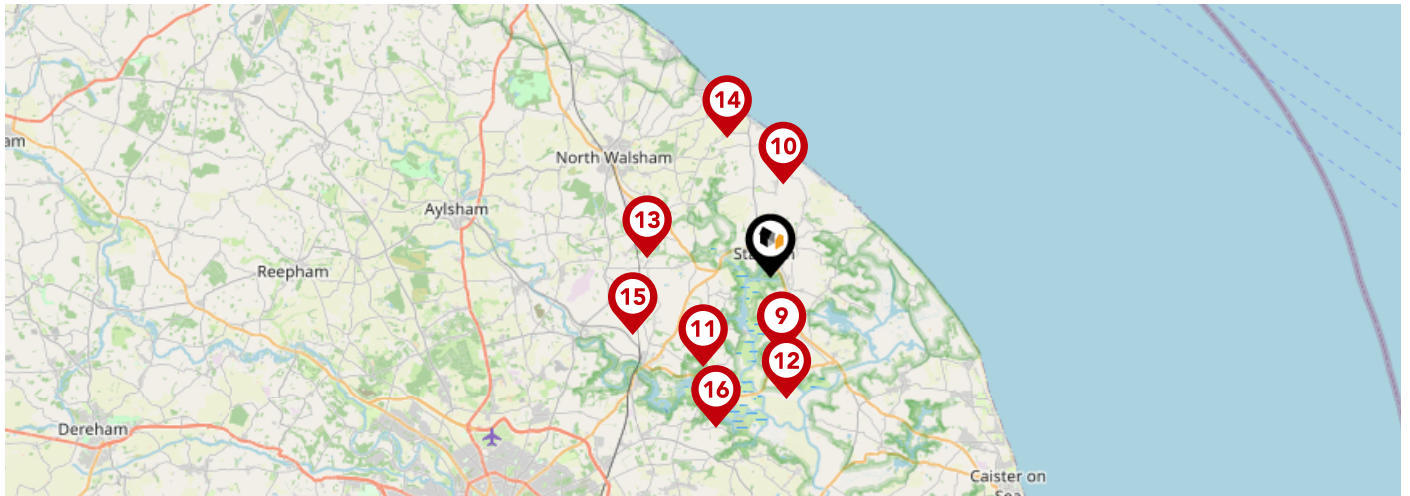
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1373723 - Stable Block At Church Farm	Grade II	0.3 miles
	1172564 - Church Of St Mary The Virgin	Grade II	0.3 miles
	1376141 - Fire Engine House And Village Lock Up	Grade II	0.3 miles
	1172543 - Church Farmhouse	Grade II	0.3 miles
	1049364 - Rosedale	Grade II	0.3 miles
	1049367 - Barn At Stalham Hall Farm	Grade II	0.5 miles
	1049368 - The Old Granary	Grade II	0.5 miles
	1305053 - Stalham Hall	Grade II	0.5 miles
	1373725 - Stewards House	Grade II	0.5 miles
	1172601 - Walnut Cottage	Grade II	0.6 miles

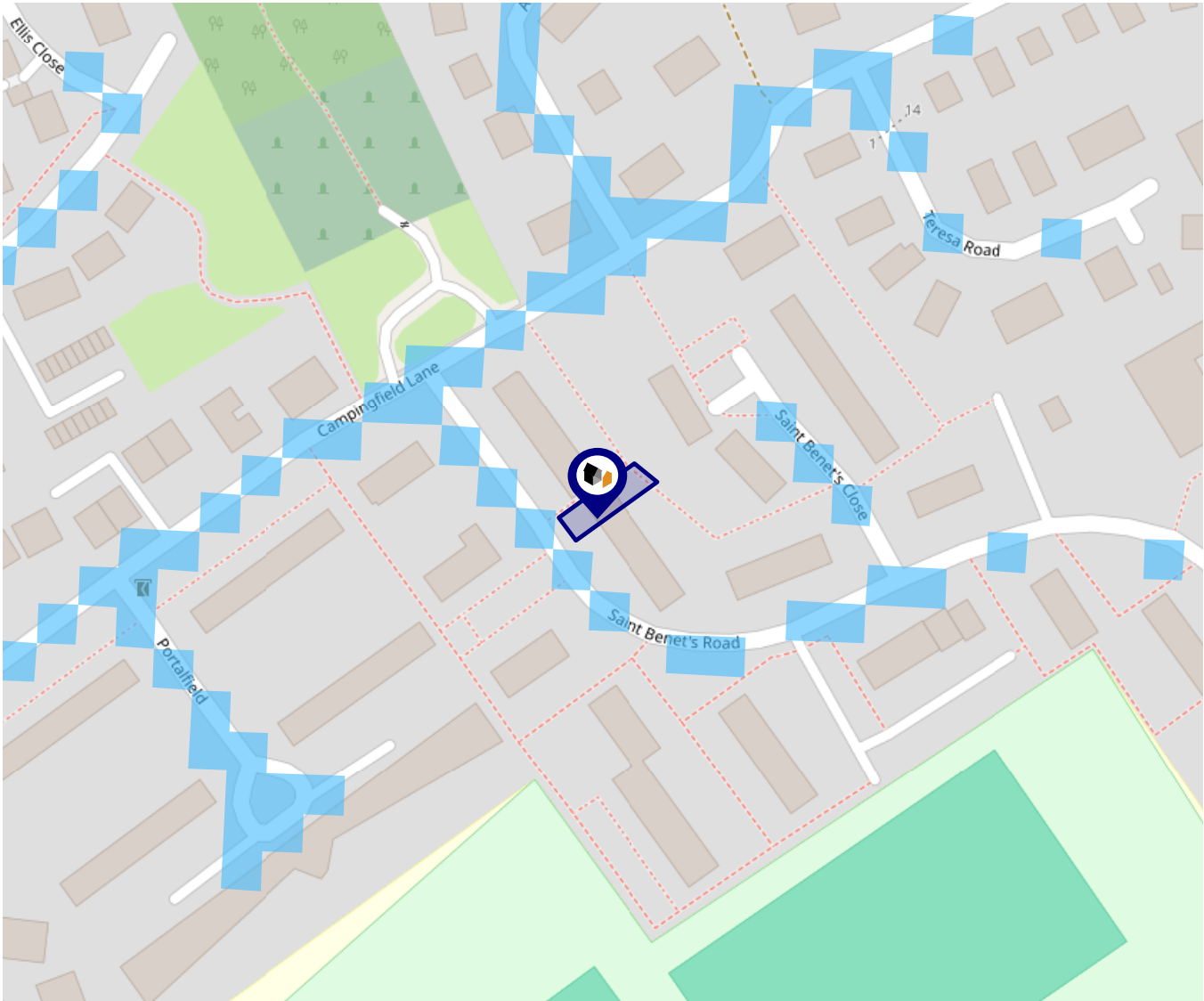


		Nursery	Primary	Secondary	College	Private
1	Stalham High School Ofsted Rating: Good Pupils: 482 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:0.52	<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:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Saints School Ofsted Rating: Good Pupils: 73 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neatishead Church of England Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tunstead Primary School Ofsted Rating: Good Pupils: 83 Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:5.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Road Noise

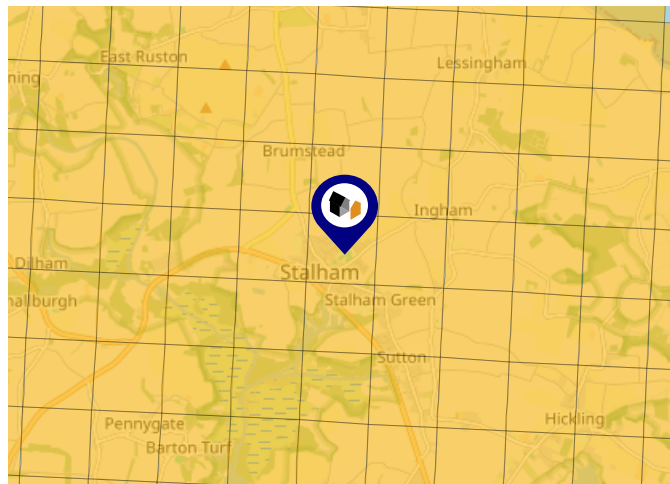


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

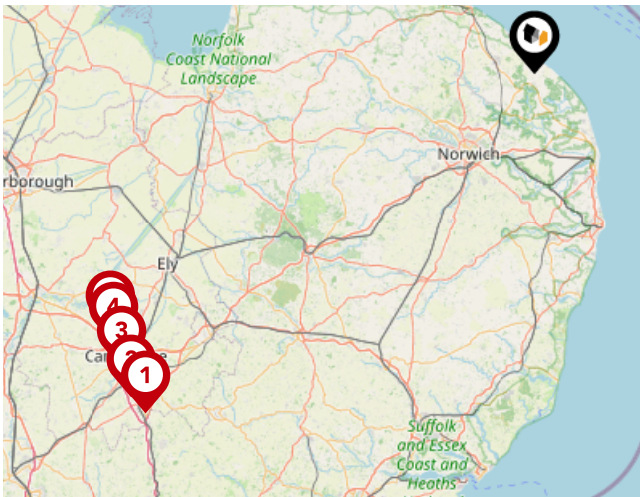
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	4.86 miles
2	Hoveton & Wroxham Rail Station	6.24 miles
3	North Walsham Rail Station	6.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	74.73 miles
2	M11 J10	74.74 miles
3	M11 J11	73.3 miles
4	M11 J13	72.15 miles
5	M11 J14	71.71 miles

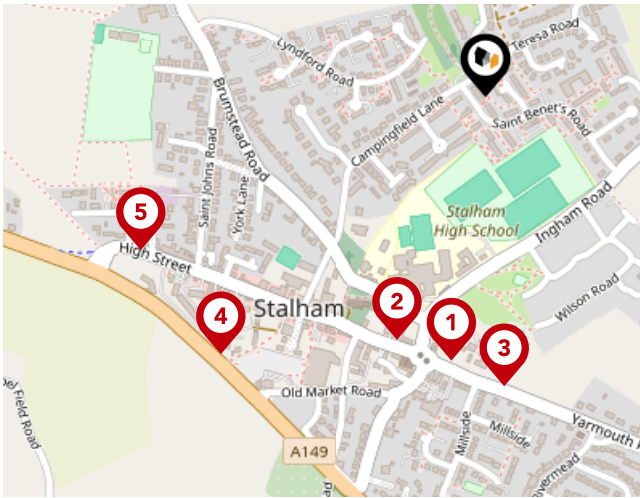


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.48 miles
2	Southend-on-Sea	90.35 miles
3	Cambridge	69 miles
4	Stansted Airport	81.11 miles

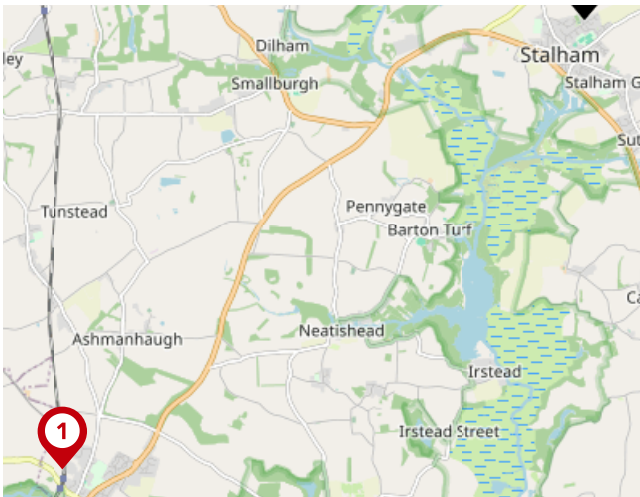
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Millside	0.3 miles
2	Baptist Church	0.29 miles
3	Millside	0.33 miles
4	Tesco	0.41 miles
5	Old Railway Station	0.42 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	6.18 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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