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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd June 2026



**7, CORONATION CLOSE, HAPPISBURGH, NORWICH, NR12
0RL**

Avocado

North Norfolk

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Property

Type:	Semi-Detached	Last Sold Date:	03/04/2008
Bedrooms:	3	Last Sold Price:	£85,000
Plot Area:	0.18 acres	Tenure:	Freehold
Council Tax :	Band B		
Annual Estimate:	£1,913		
Title Number:	NK223222		
UPRN:	100090877132		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		2	1800
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

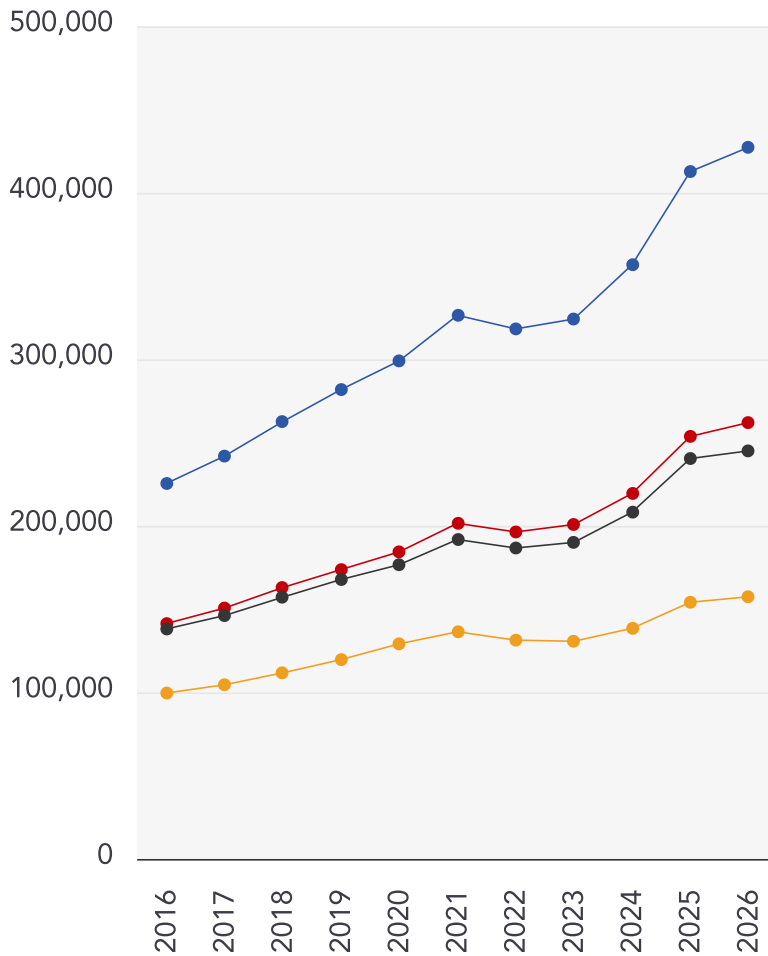


Market

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%

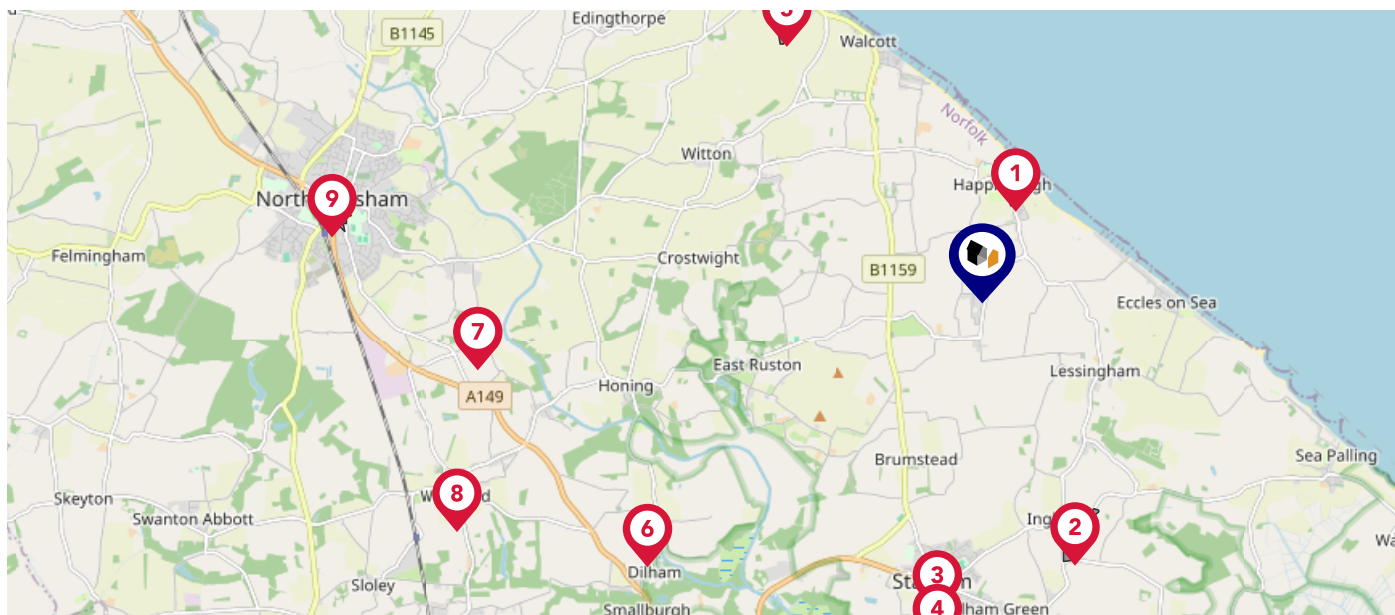
Flat

+58.04%










Maps

Conservation Areas

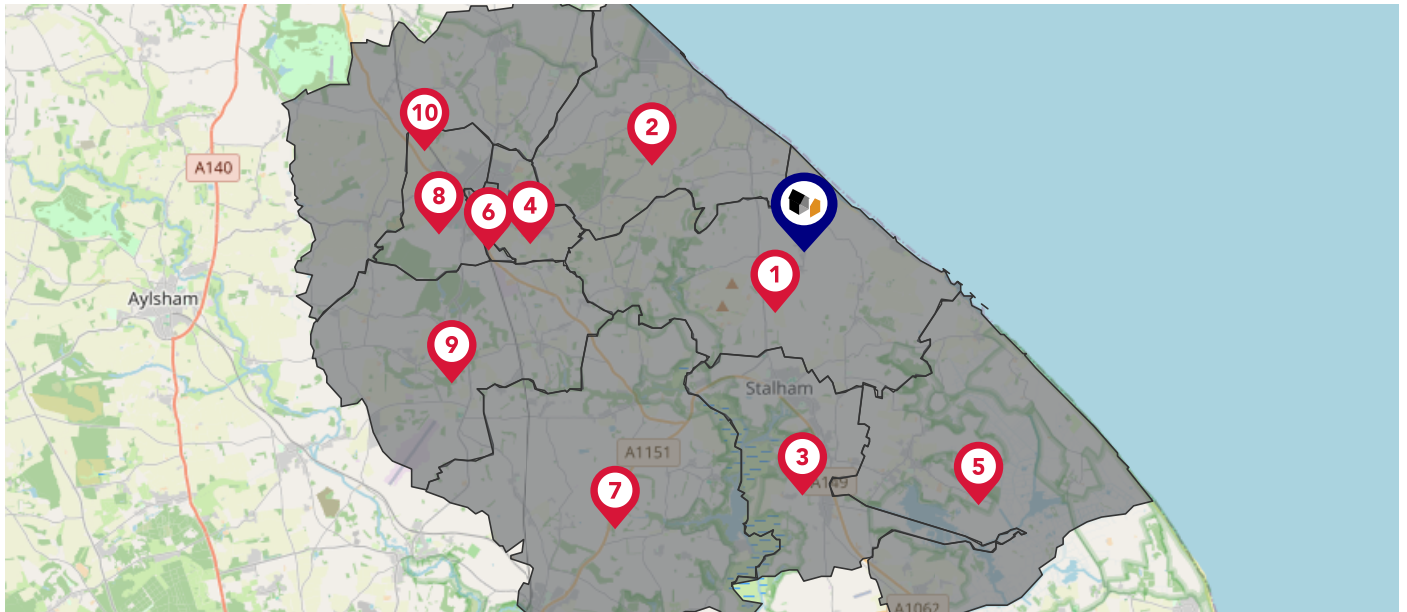
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  Happisburgh
-  Ingham
-  Stalham
-  Stalham Staithe
-  Bacton
-  Dilham
-  Worstead Meeting Hill
-  Worstead
-  North Walsham

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



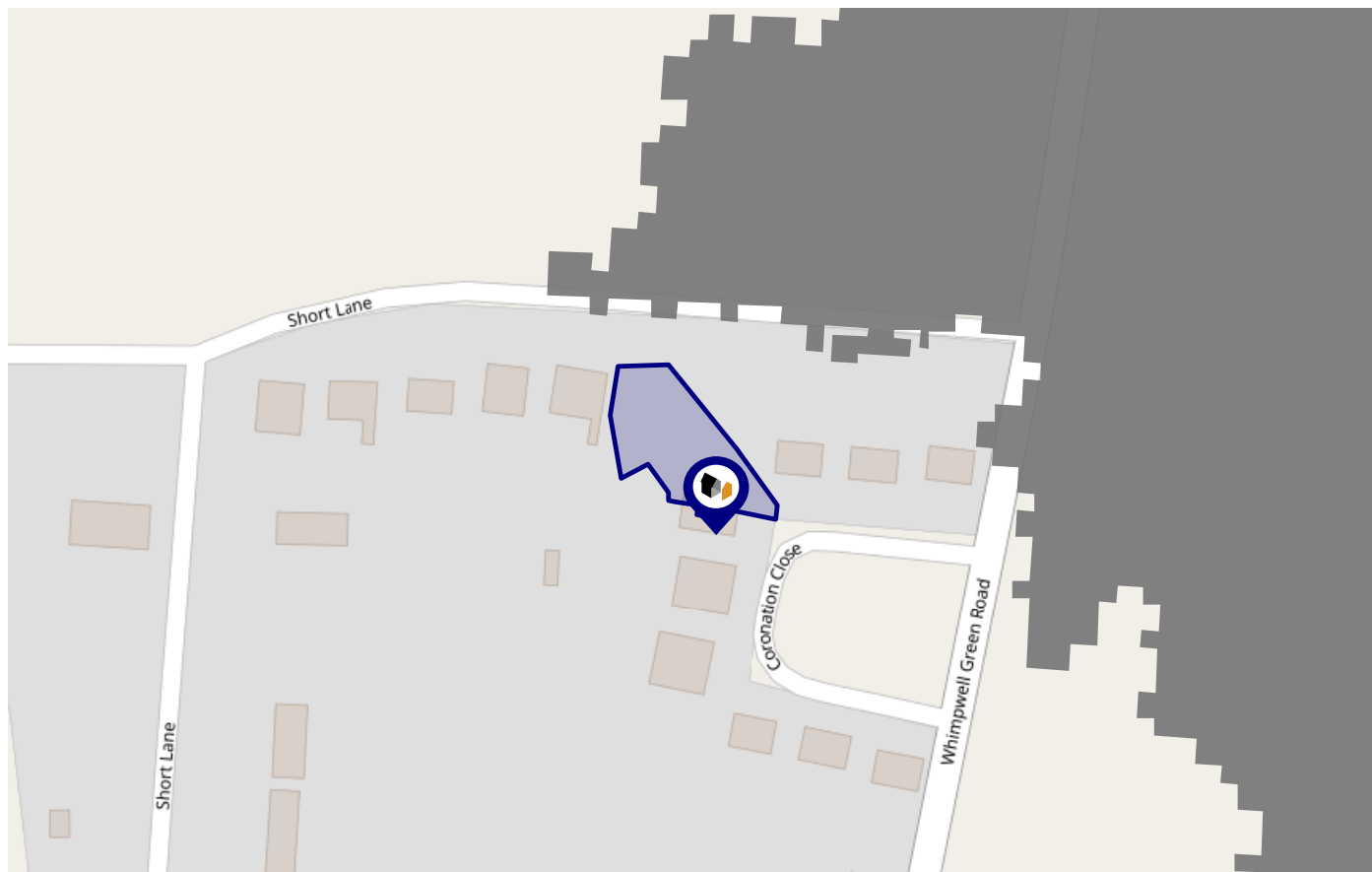
Nearby Council Wards

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

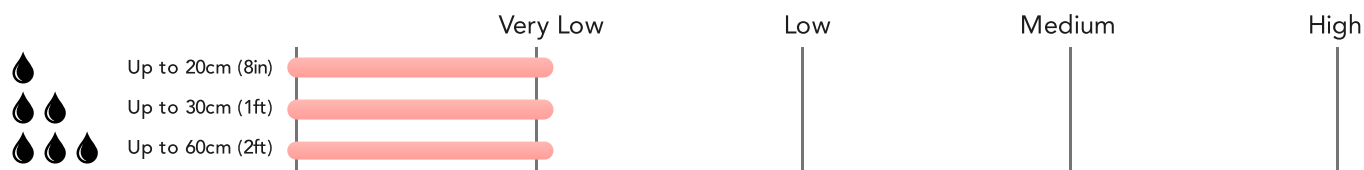


Risk Rating: Very low

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.

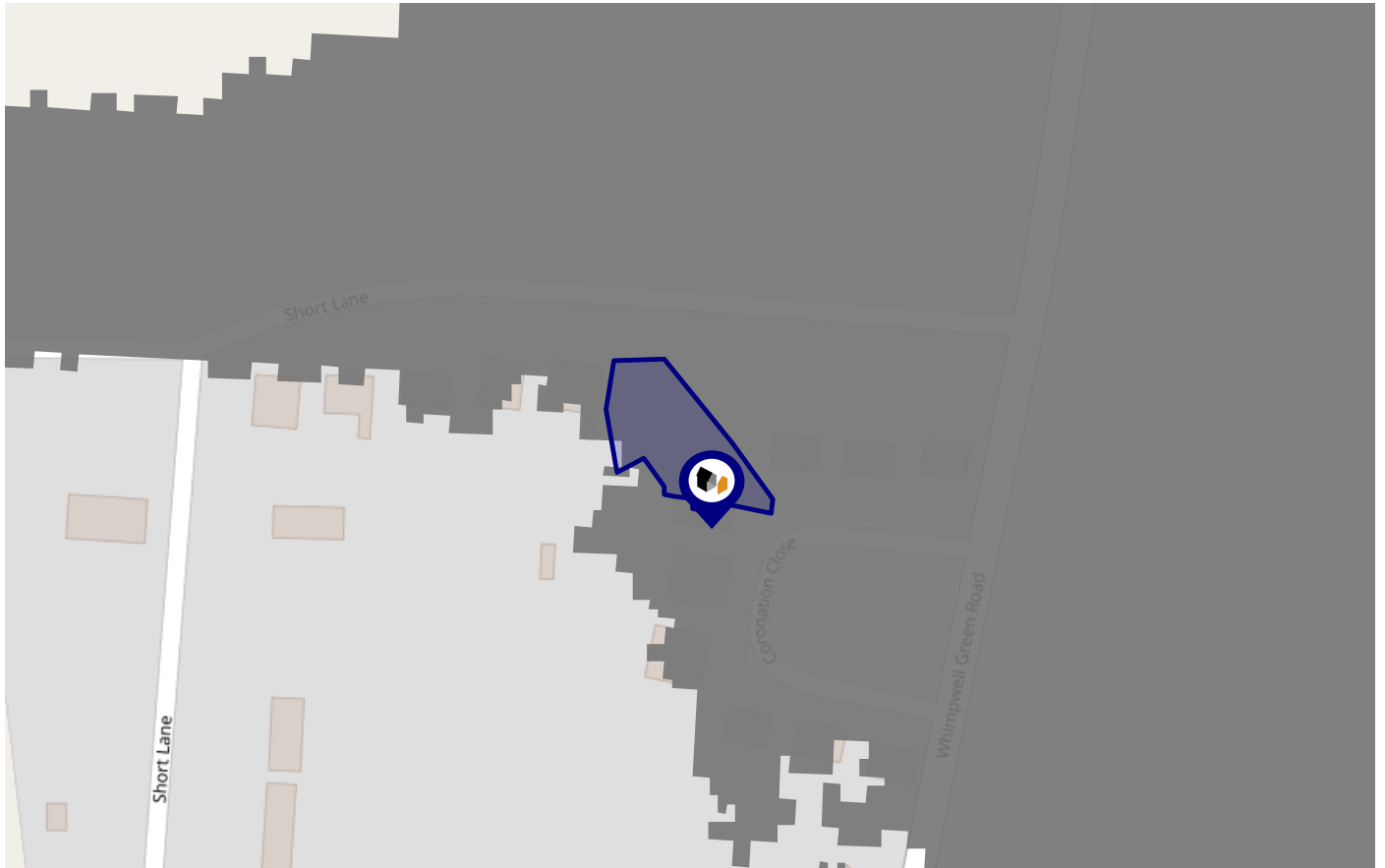
Chance of flooding to the following depths at this property:



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.

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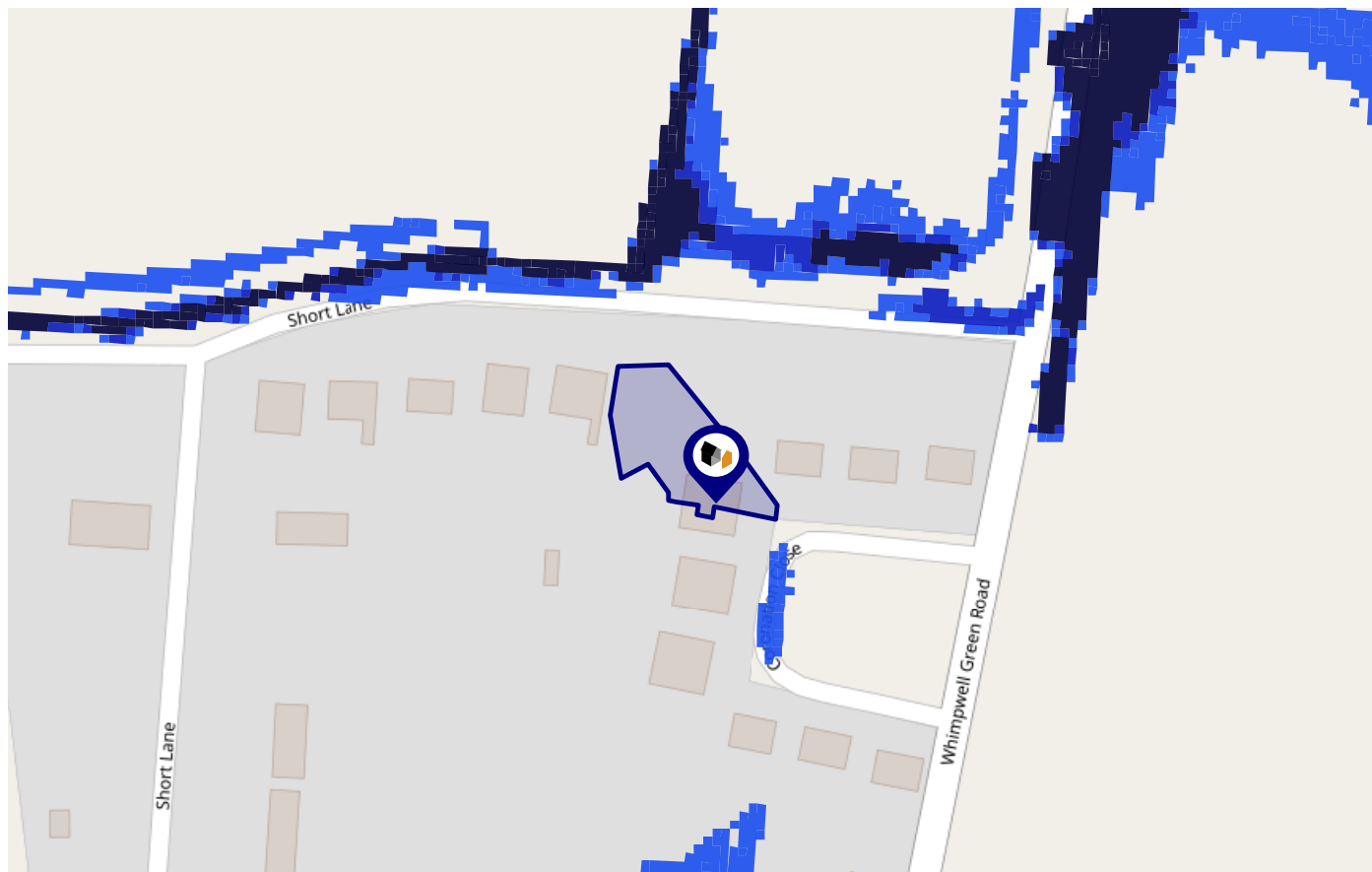
Chance of flooding to the following depths at this property:



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.

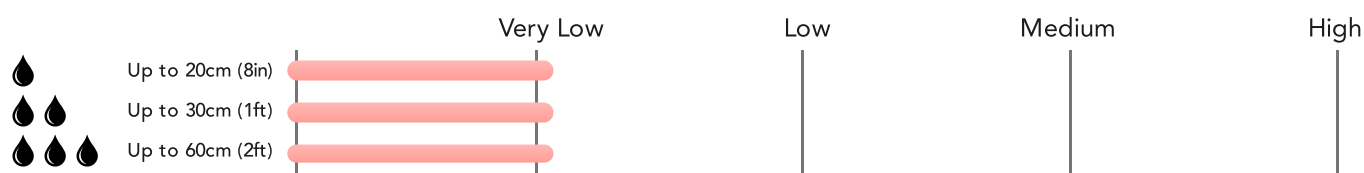


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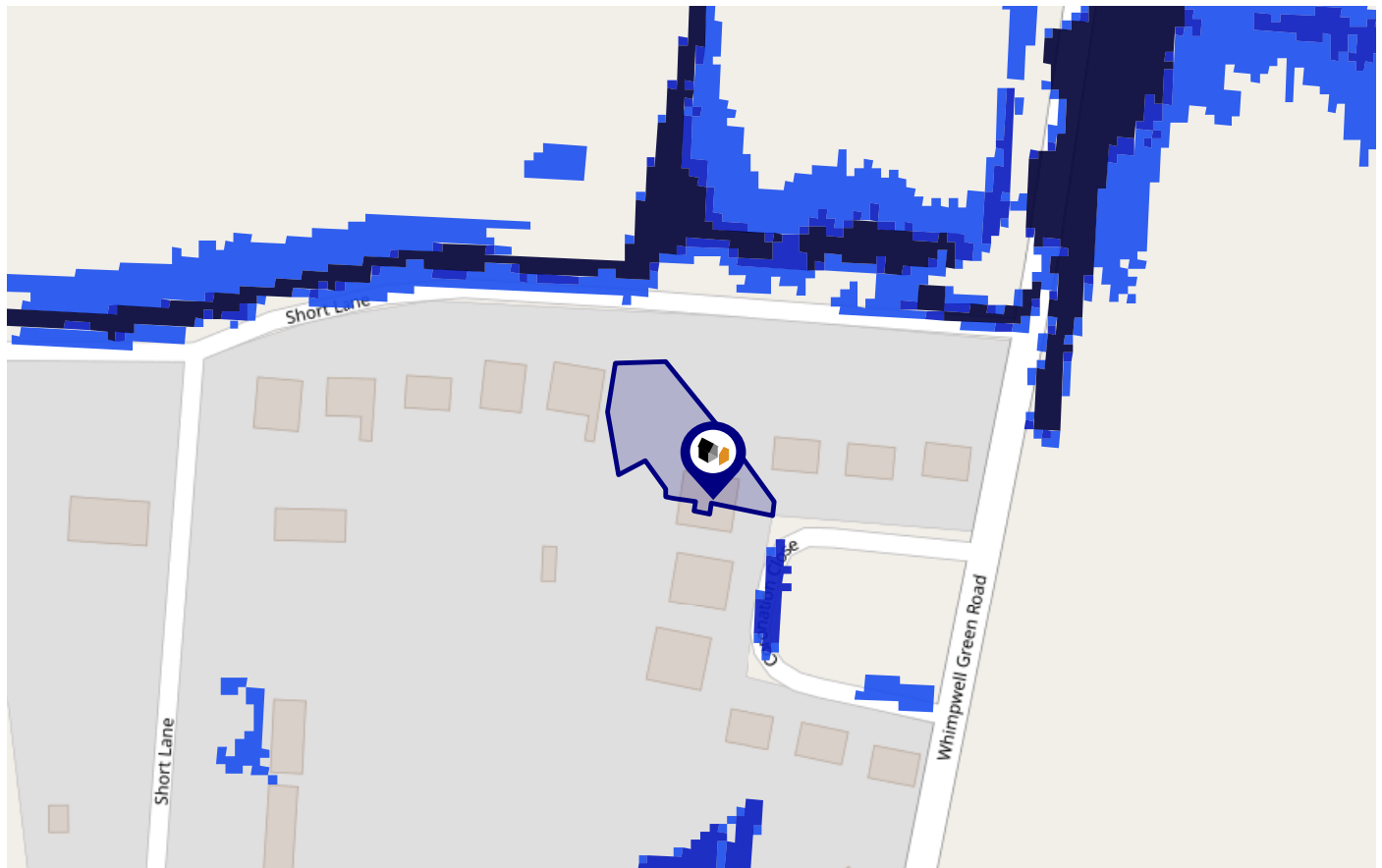
Chance of flooding to the following depths at this property:



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

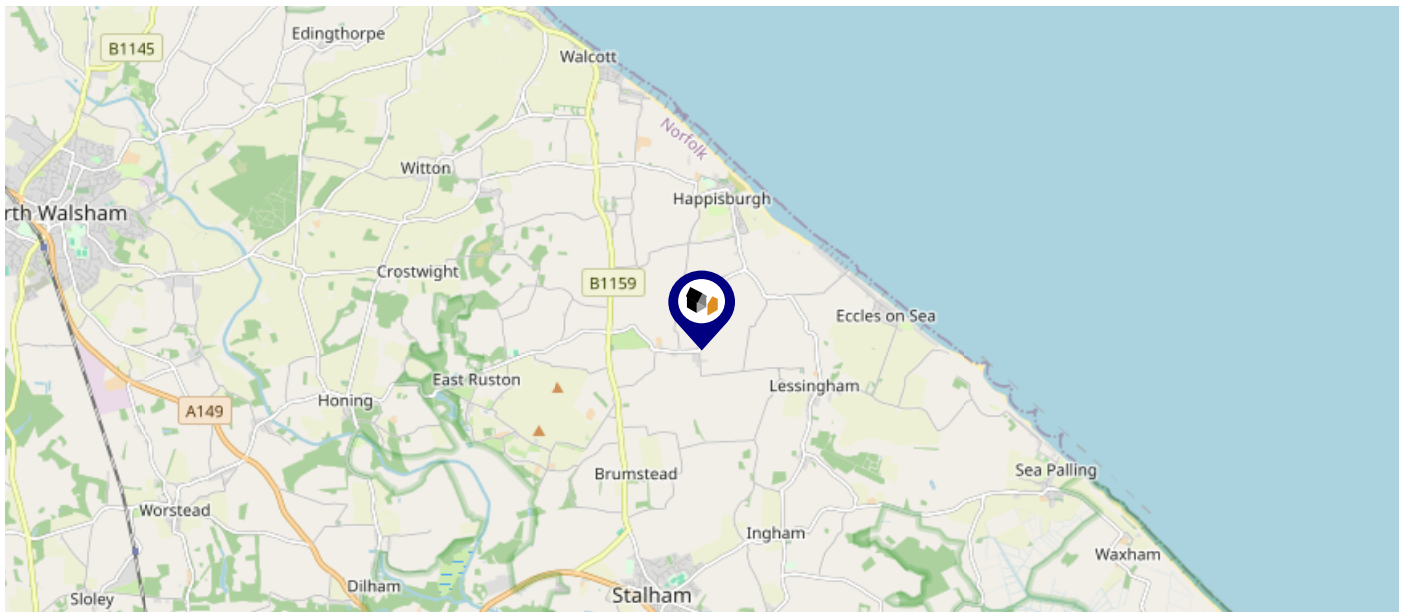
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Chance of flooding to the following depths at this property:



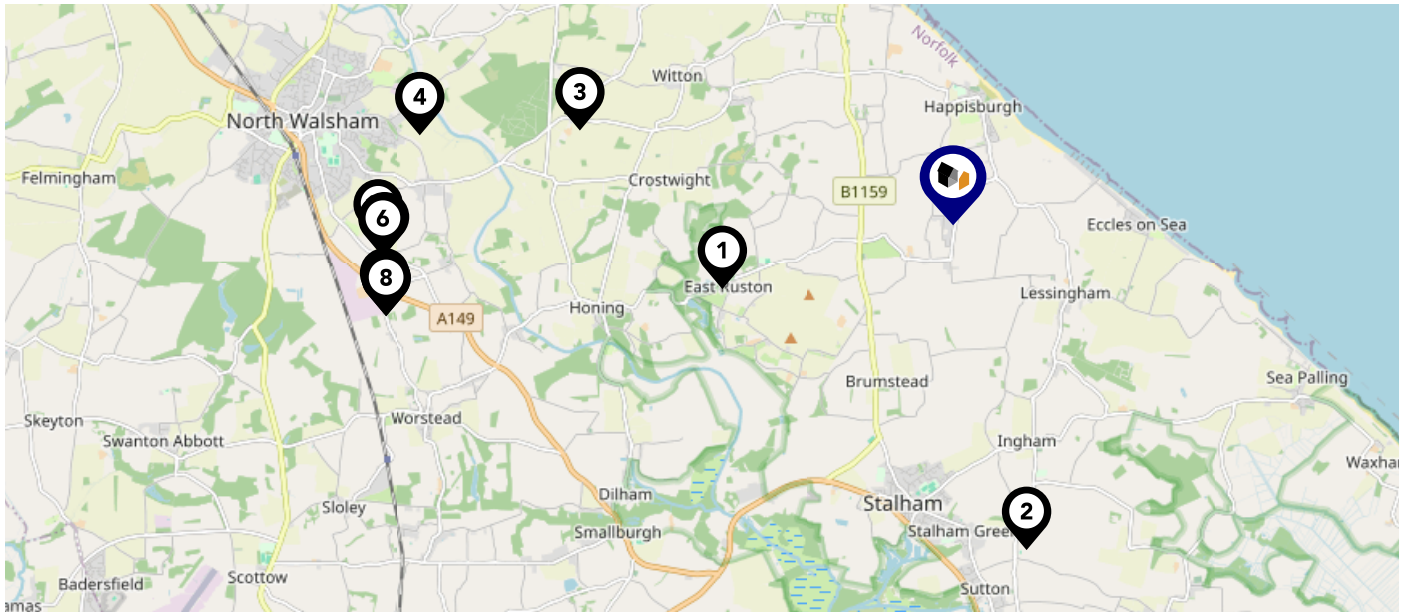
This map displays nearby areas that have been designated as Green Belt...



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.



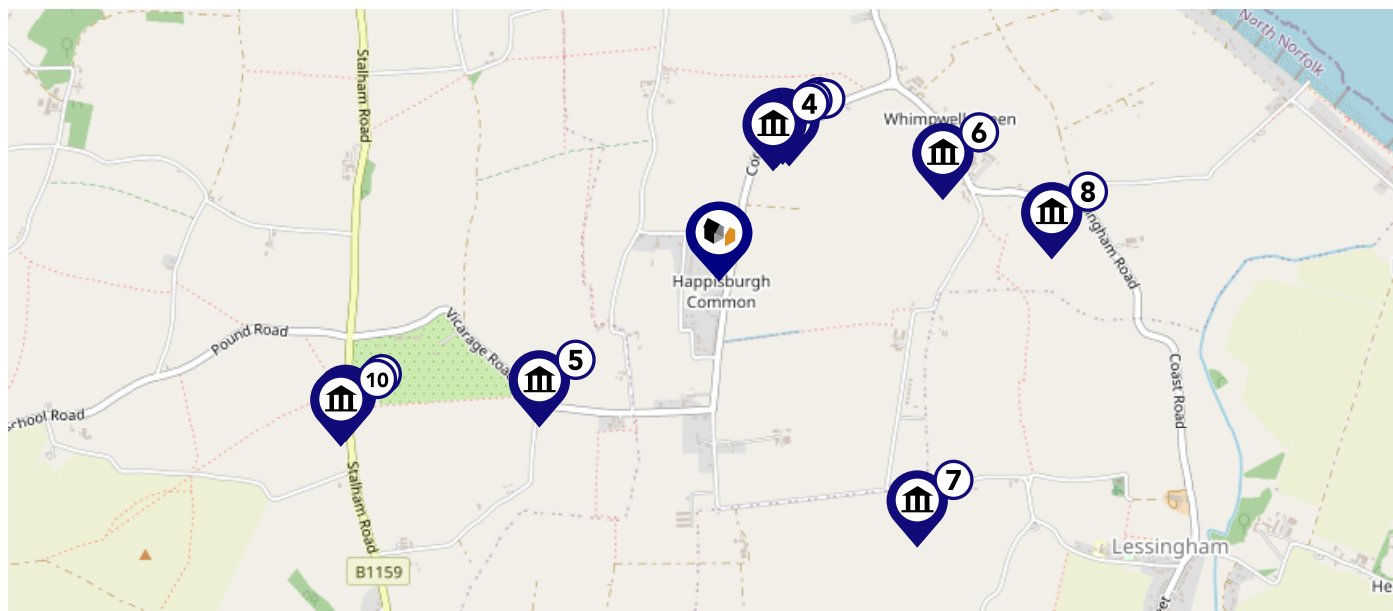
Nearby Landfill Sites

1	Wells Loke-Wells Loke, East Ruston, Norwich	Historic Landfill	
2	Mill Road-Sutton, Norwich, Norfolk	Historic Landfill	
3	Cesspool Disposal Tip-Verona Woods, Witton, Norwich, Norfolk	Historic Landfill	
4	Anchor Road-Spa Common, North Walsham	Historic Landfill	
5	EA/EPR/VP3699NX/V004	Active Landfill	
6	Field No. 788(part)-North Walsham, Norfolk	Historic Landfill	
7	Adjacent To Railway-Sandy Hill Farm, Worstead	Historic Landfill	
8	Sandy Hills-Worstead, Norwich, Norfolk	Historic Landfill	
9	Refuse Tip West of Sandyhill Farm-Worstead, Norwich, Norfolk	Historic Landfill	
10	White Horse Common-Off Field Lane, Old Yarmouth Road, North Walsham, Norfolk	Historic Landfill	

Maps

Listed Buildings

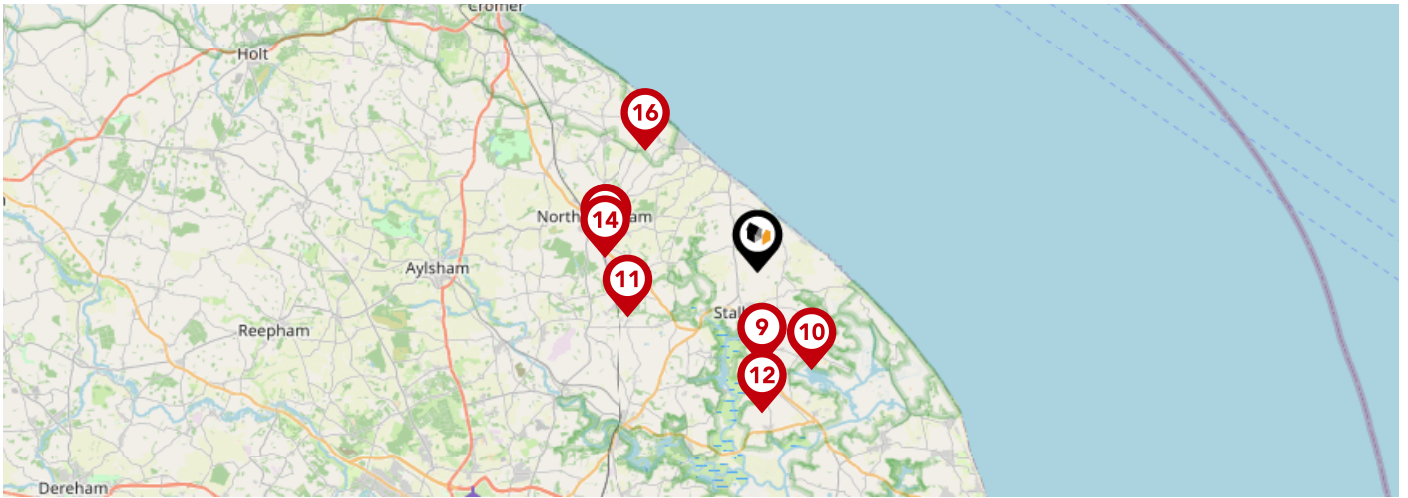
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



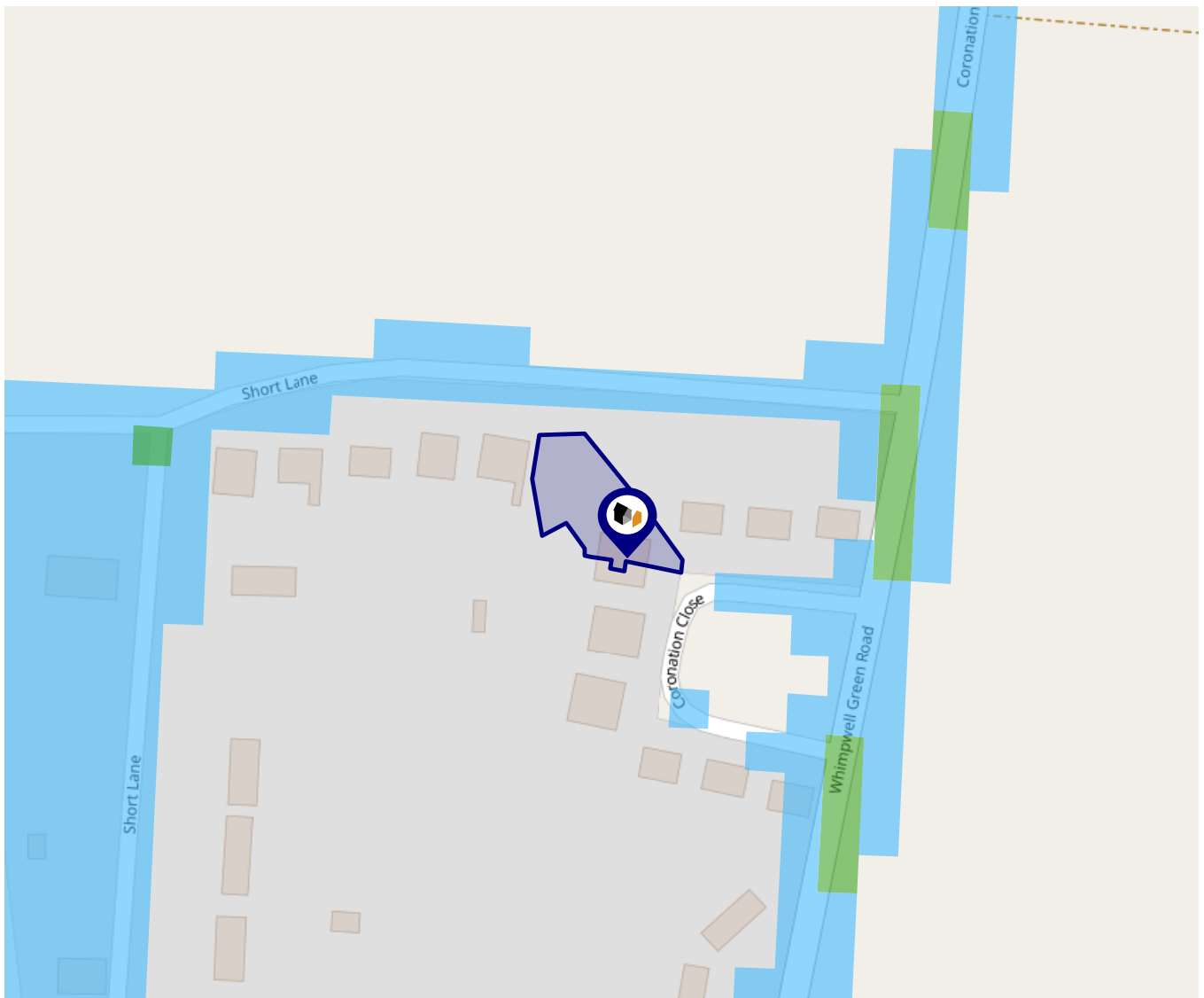
Listed Buildings in the local district	Grade	Distance
1373432 - Barn 120 Metres East Of Manor Farmhouse	Grade II	0.3 miles
1306337 - Barn 70 Metres East Of Manor Farmhouse	Grade II	0.3 miles
1049979 - Barn 25 Metres East Of Manor Farmhouse	Grade II	0.3 miles
1169848 - Manor Farmhouse	Grade II	0.3 miles
1306329 - Whittleton's Farmhouse	Grade II	0.5 miles
1373395 - Holly House	Grade II	0.6 miles
1049354 - Moat Farmhouse	Grade II	0.7 miles
1049980 - Lower Farmhouse	Grade II	0.8 miles
1169839 - Church Of St. Mary	Grade II	0.9 miles
1442619 - East Ruston War Memorial	Grade II	0.9 miles



	Nursery	Primary	Secondary	College	Private
1 Happisburgh CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 All Saints School Ofsted Rating: Good Pupils: 73 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Stalham High School Ofsted Rating: Good Pupils: 482 Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Stalham Infant School and Nursery Ofsted Rating: Good Pupils: 87 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Stalham Academy Ofsted Rating: Good Pupils: 230 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Sutton Church of England Infant Academy Ofsted Rating: Good Pupils:0 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hickling CofE Infants Academy Ofsted Rating: Good Pupils:0 Distance:4.02	<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:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Catfield CofE Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:5.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:5.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:5.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
North Walsham Junior School Ofsted Rating: Good Pupils: 289 Distance:5.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mundesley Infant School Ofsted Rating: Good Pupils: 80 Distance:5.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

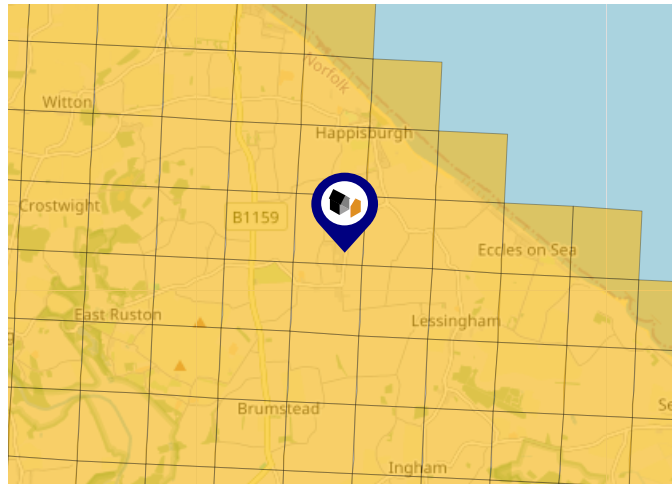


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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



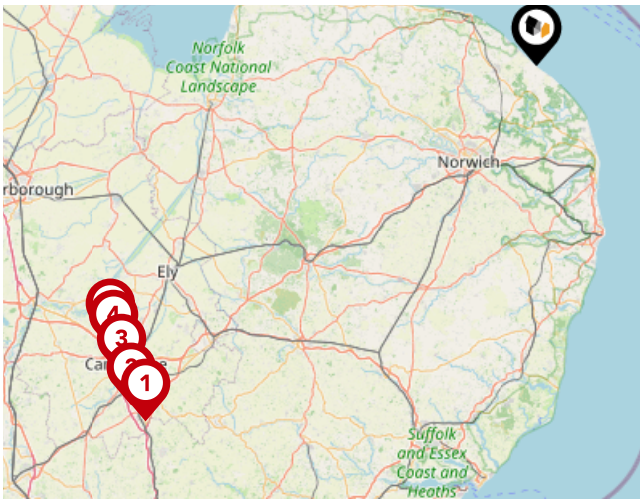
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Worstead Rail Station	5.53 miles
2	North Walsham Rail Station	5.93 miles
3	North Walsham Rail Station	5.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	76.44 miles
2	M11 J10	76.38 miles
3	M11 J11	74.84 miles
4	M11 J13	73.6 miles
5	M11 J14	73.13 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	14.14 miles
2	Cambridge	70.52 miles
3	Southend-on-Sea	92.59 miles
4	Stansted Airport	83.01 miles

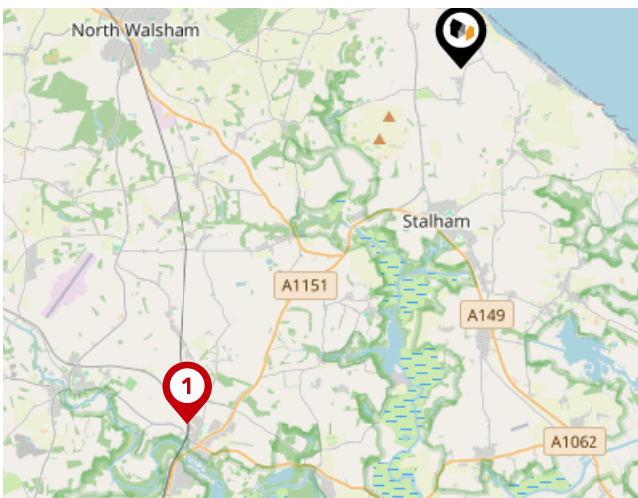
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coronation Close	0.08 miles
2	Vicarage Road	0.36 miles
3	Happisburgh Road	0.4 miles
4	Happisburgh Road	0.55 miles
5	Lighthouse Close	0.79 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	8.04 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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