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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16th October 2026



52, NURSERY CLOSE, ACLE, NORWICH, NR13 3EH

Avocado

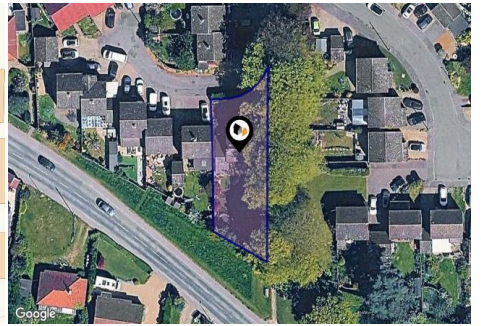
North Norfolk

07921075935

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Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.12 acres
Year Built :	1976-1982
Council Tax :	Band D
Annual Estimate:	£2,438
Title Number:	NK235565
UPRN:	100090817464
Restrictive Covenants:	No

Last Sold Date:	30/06/2017
Last Sold Price:	£300,000
Last Sold £/ft²:	£225
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

27 mb/s	- mb/s

Mobile Coverage:

(based on calls indoors)



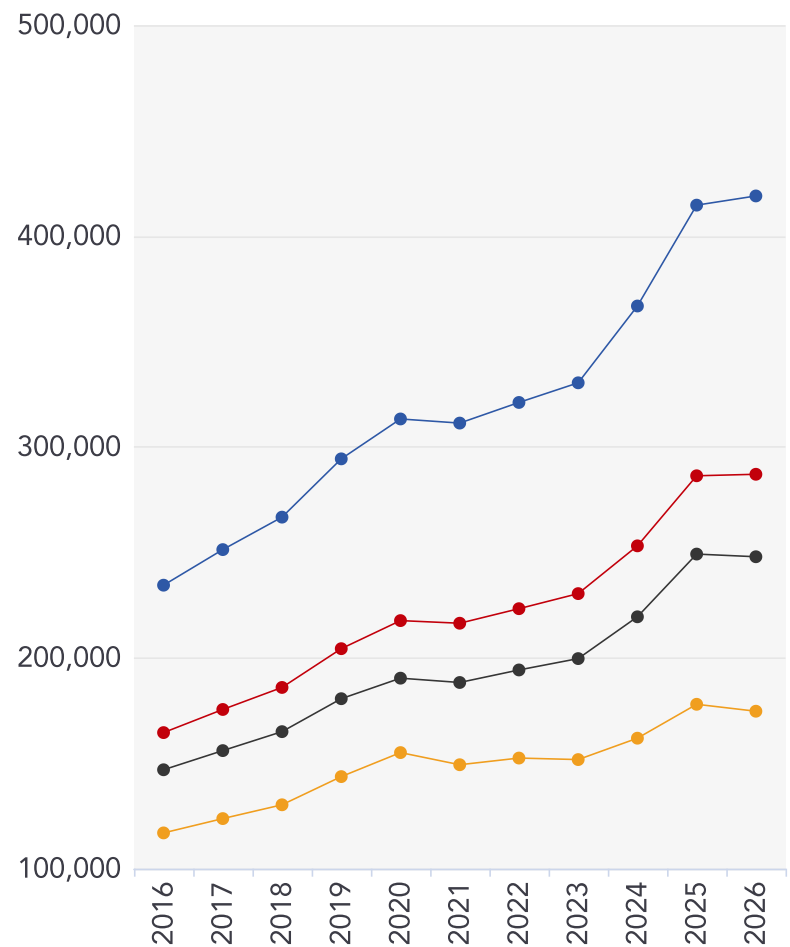
Satellite/Fibre TV Availability:



Planning records for: **52, Nursery Close, Acle, Norwich, NR13 3EH**

Reference - 20171194	
Decision:	Decided
Date:	04th August 2017
Description:	<p>T3-T9 & T13 - Beech - Trim back from applicant's boundary, total removal of 3m(current height approx. 21m, current crown spread approx.15m) T10 - T12 - Species unknown - Trim back from applicant's boundary, total removal of 3m(current height approx. 21m, current crown spread approx.15m)</p>

10 Year History of Average House Prices by Property Type in NR13



Detached

+78.73%

Semi-Detached

+74.45%

Terraced

+68.76%

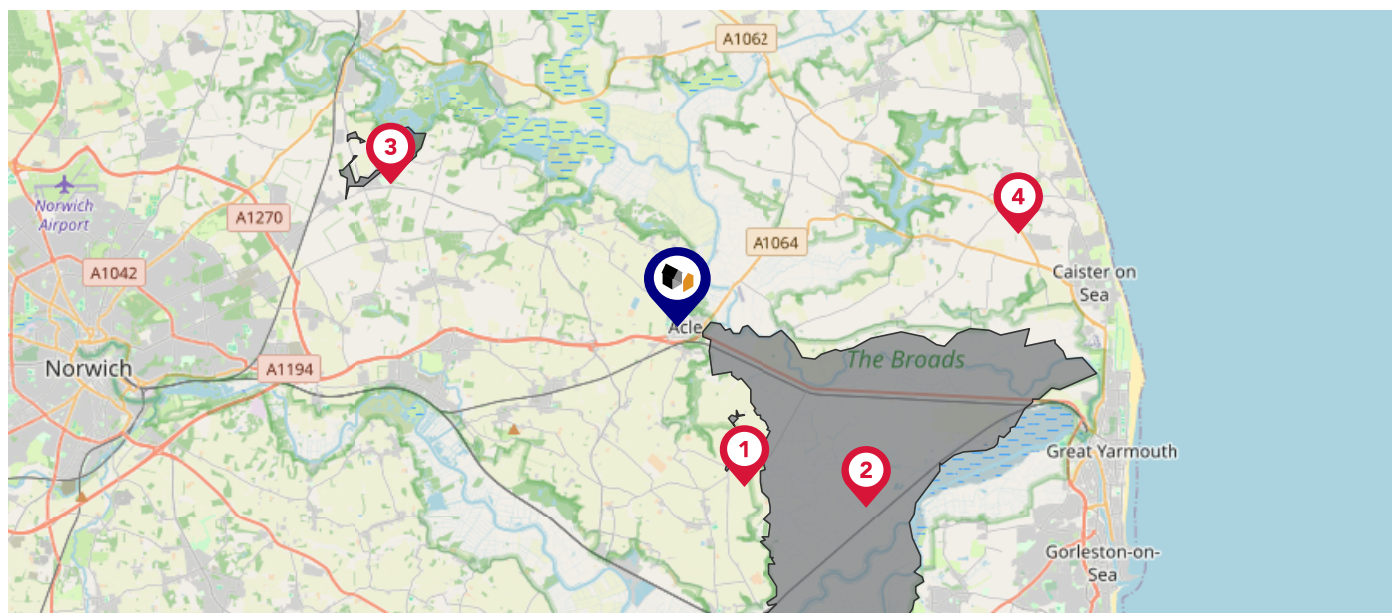
Flat

+49.33%

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



Halvergate and Tunstall



Halvergate Marshes

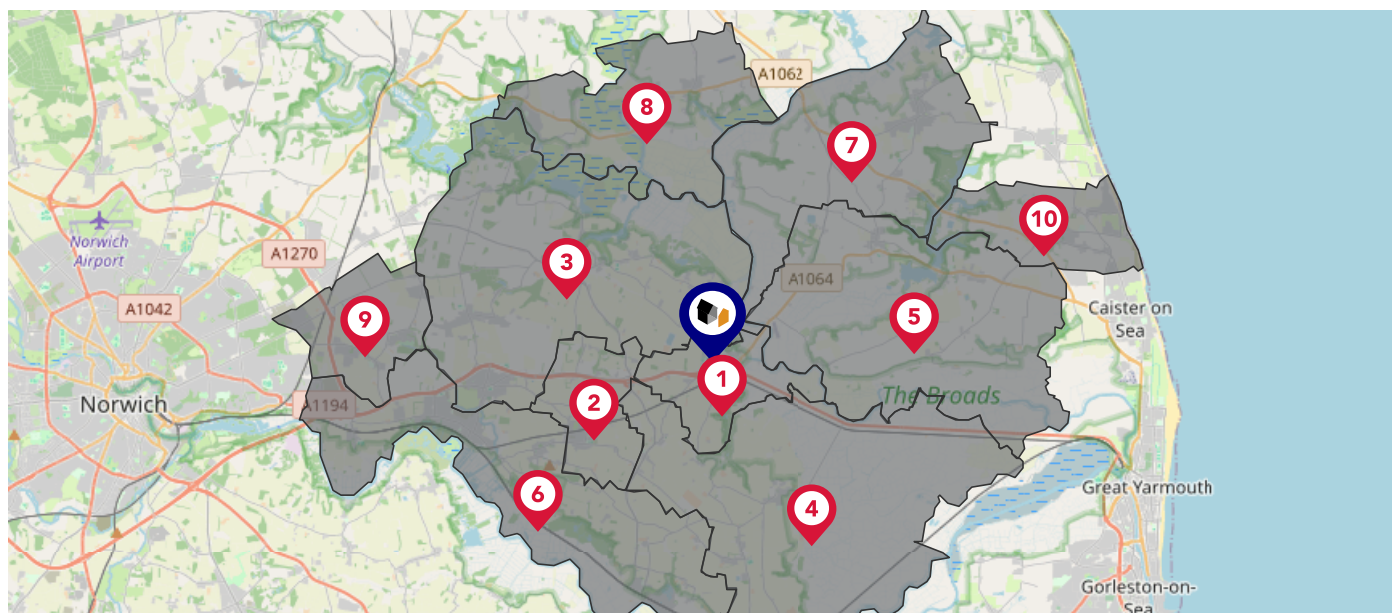


Salhouse



Ormesby St Margaret

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

Acle Ward

2

Burlingham Ward

3

Blofield with South Walsham Ward

4

Marshes Ward

5

Fleggburgh Ward

6

Brundall Ward

7

West Flegg Ward

8

St. Benet's Ward

9

Plumstead Ward

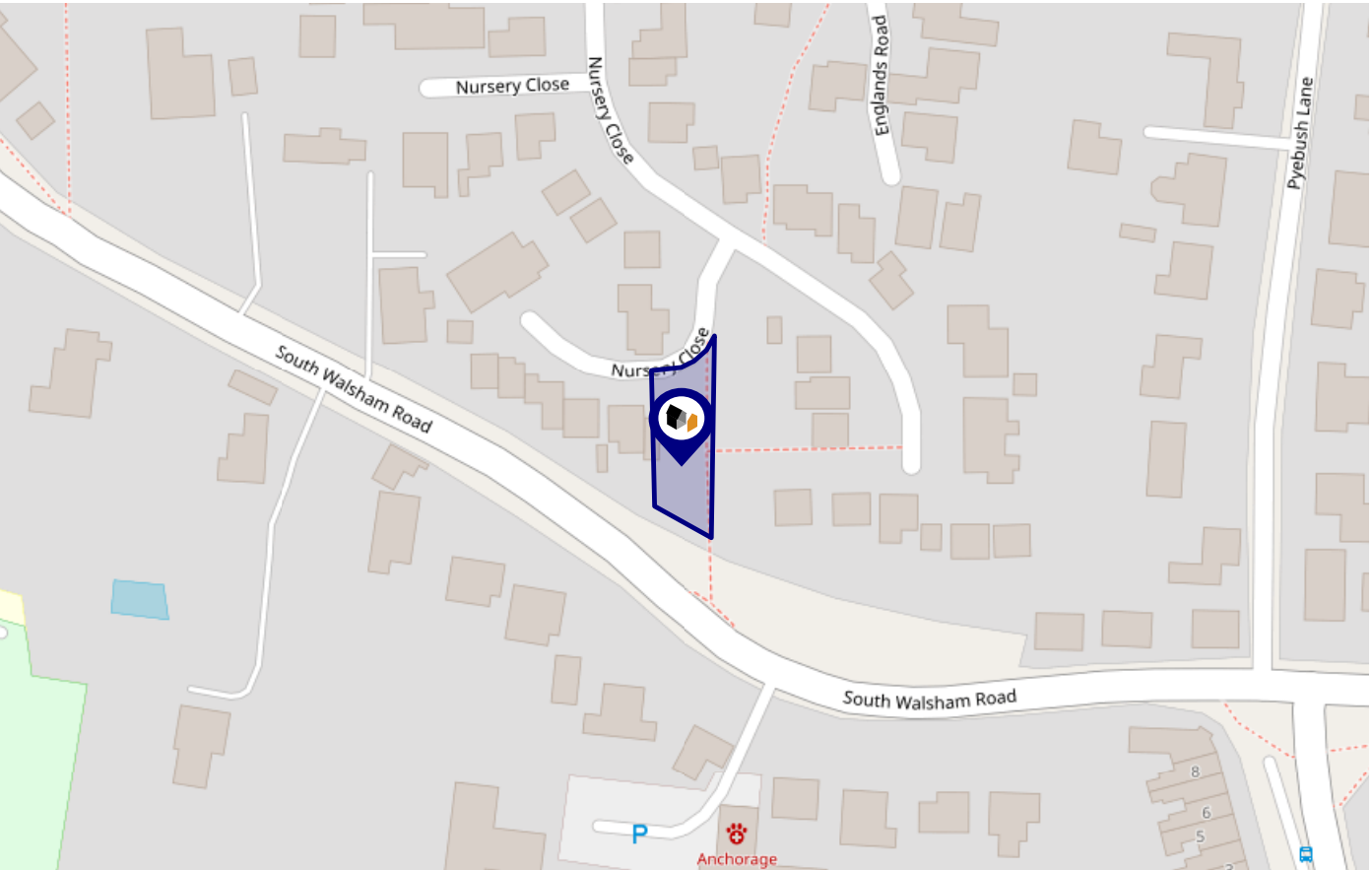
10

Ormesby 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.

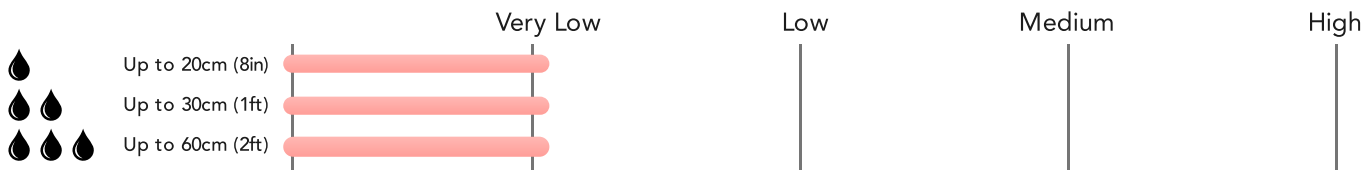


Risk Rating: Very low

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.

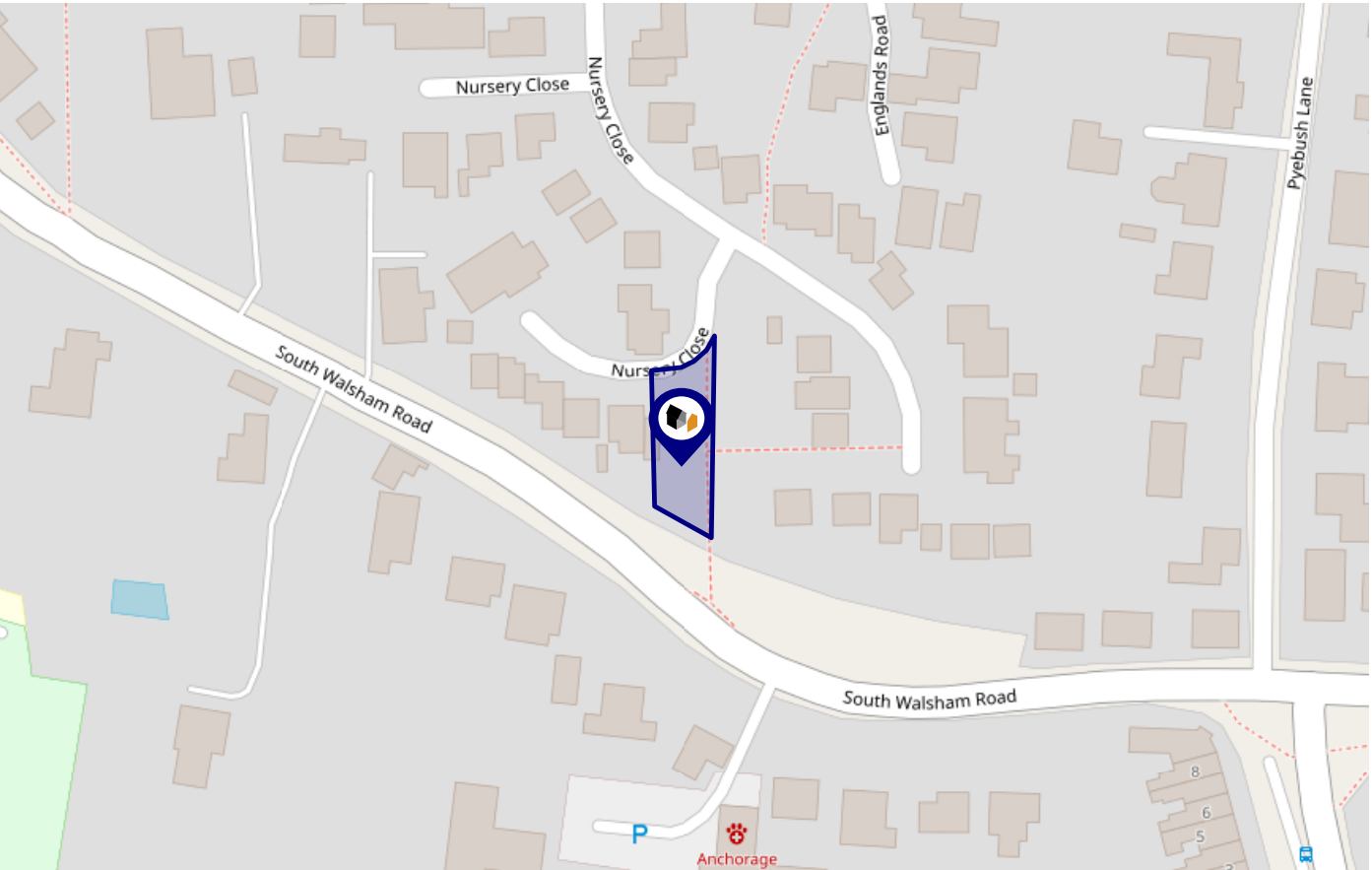
Chance of flooding to the following depths at this property:



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.

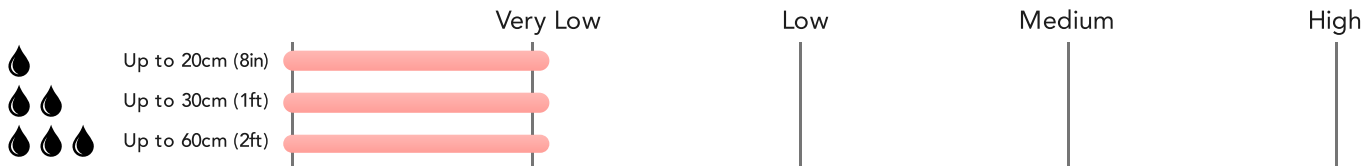


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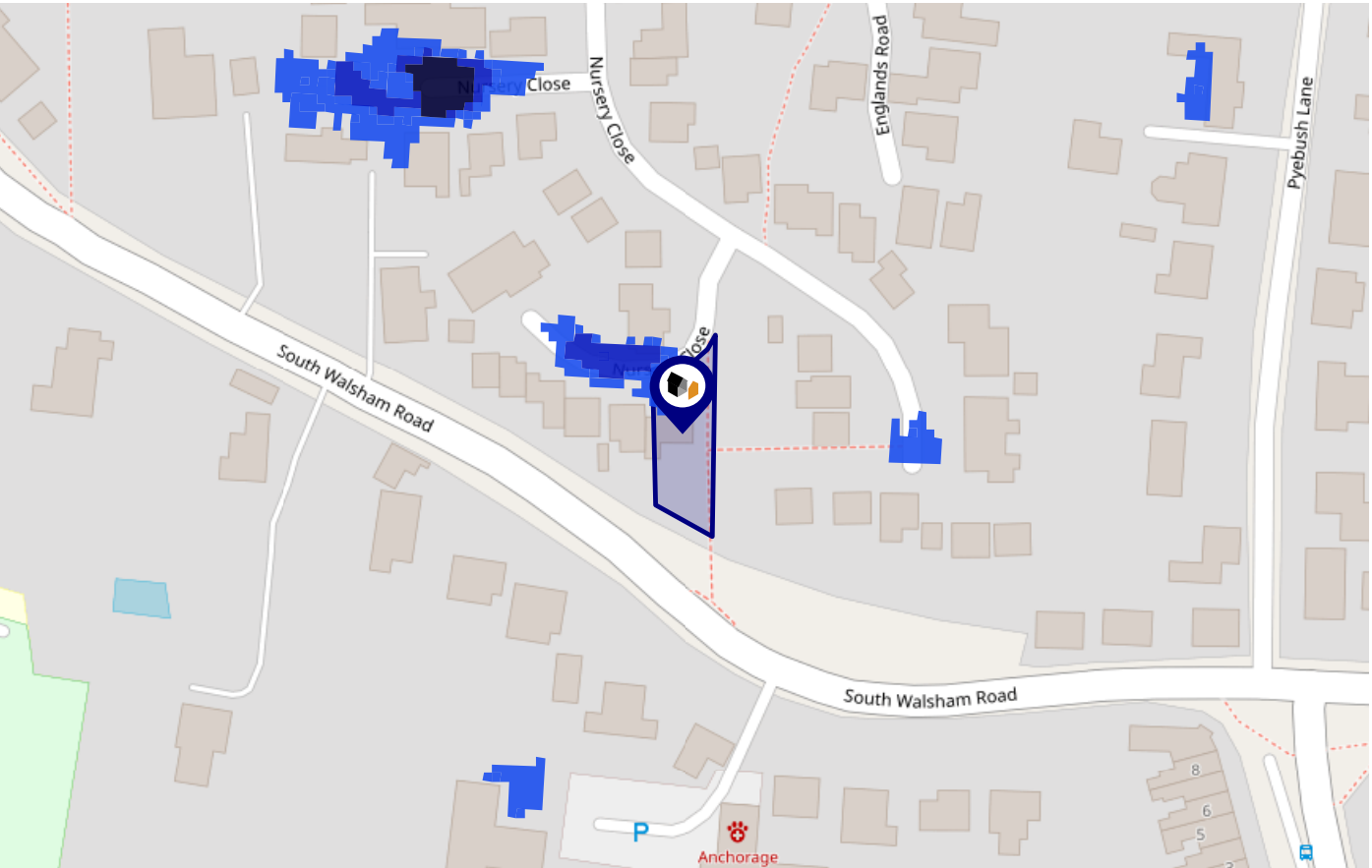
Chance of flooding to the following depths at this property:



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.

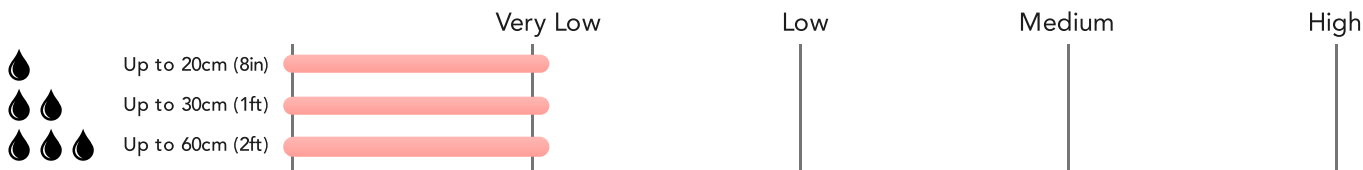


Risk Rating: Very low

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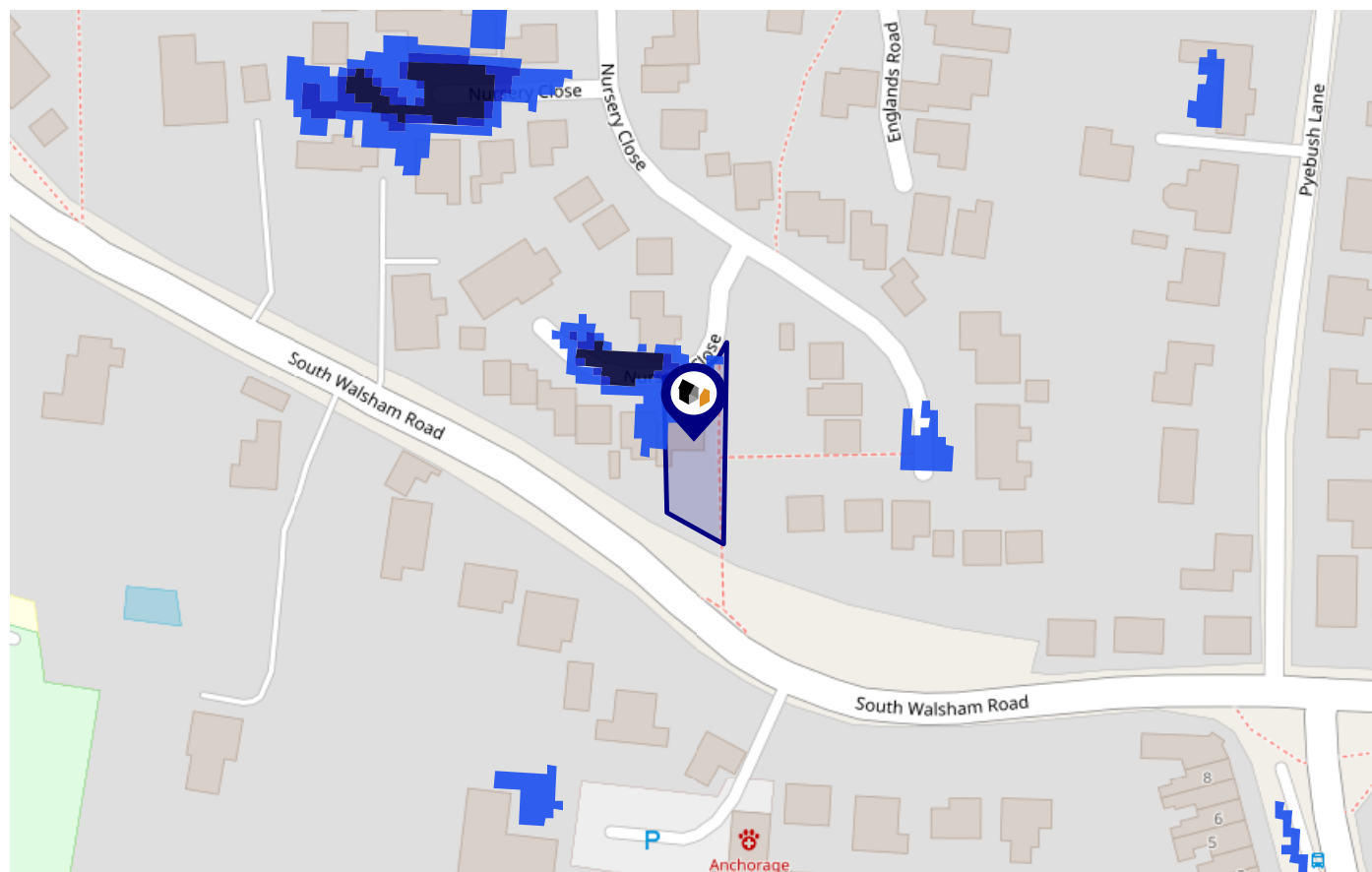
Chance of flooding to the following depths at this property:



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.

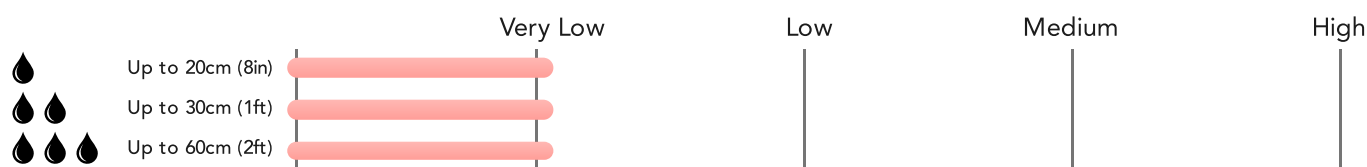


Risk Rating: Very low

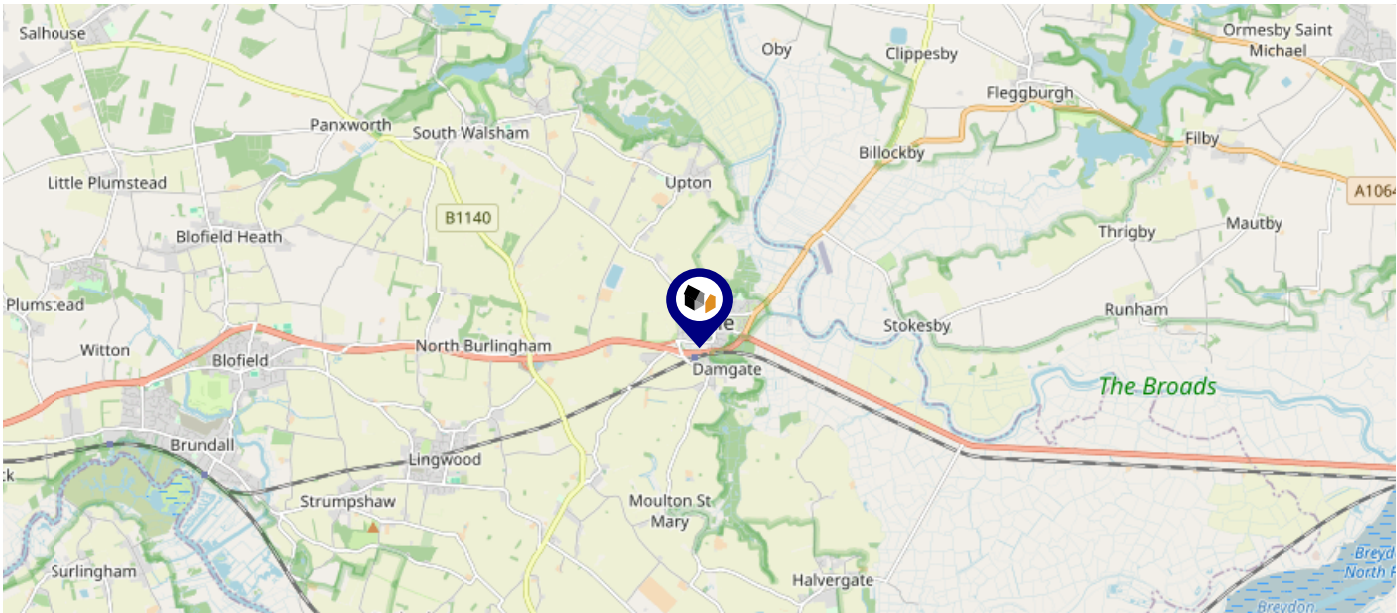
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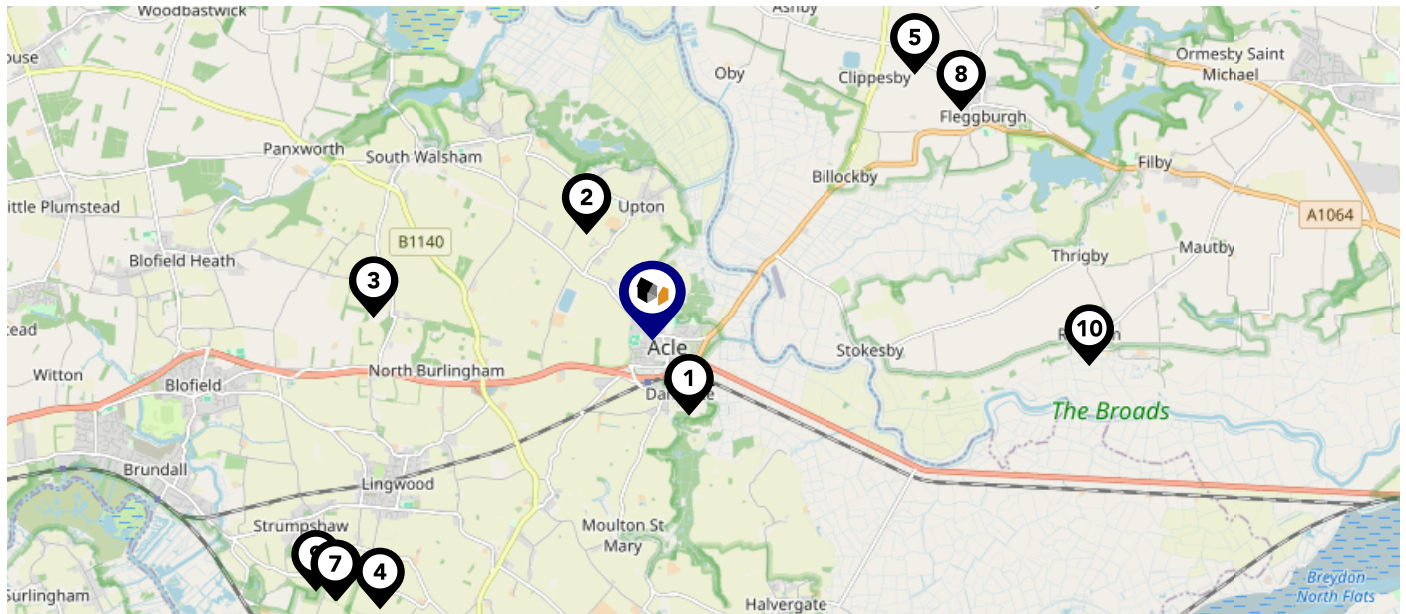
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

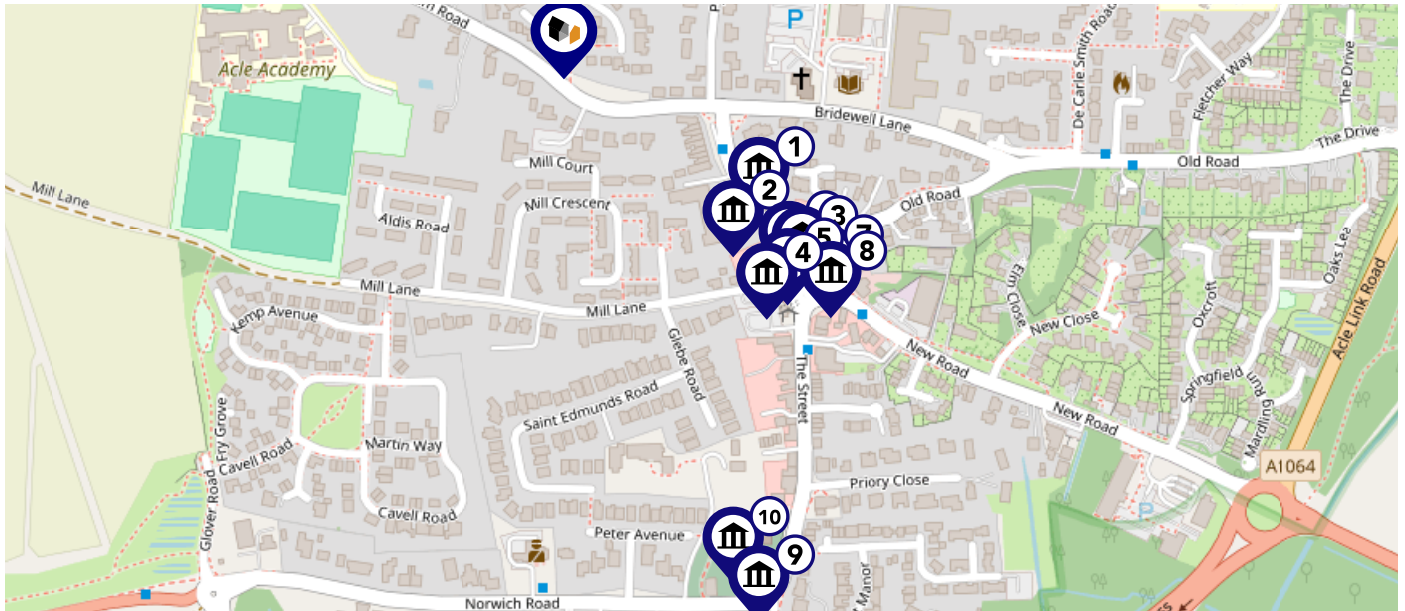
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Damgate Lane-Acle, Norfolk	Historic Landfill	☐
2	Sandpit Plantation-Hanginghill Road, Upton With Fishley	Historic Landfill	☐
3	EA/EPR/NP3999NM/A001	Active Landfill	☒
4	Buckenham Woods-Strumpshaw	Historic Landfill	☐
5	Mill Road-Fleggburgh, Near Norwich, Norfolk	Historic Landfill	☐
6	Buckenham-Near Norwich, Norfolk	Historic Landfill	☐
7	Buckenham Woods-Wood Lane, Strumpshaw	Historic Landfill	☐
8	Mill Lane-Fleggburgh, Great Yarmouth	Historic Landfill	☐
9	Mill Hill -Stone Road-Stumpshaw	Historic Landfill	☐
10	Former Parish Tip-The Street, Runham, Great Yarmouth	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



1372675 - The Bridewell

Grade II

0.1 miles



1152306 - The Limes Including Attached Boundary Wall

Grade II

0.1 miles



1051480 - The Manor House

Grade II

0.2 miles



1051484 - Ivy House, Including Attached Outbuilding

Grade II

0.2 miles



1051479 - Jubilee Memorial

Grade II

0.2 miles



1051481 - The Old White House

Grade II

0.2 miles



1051482 - Calthorpe Cottages

Grade II

0.2 miles



1051483 - Elm Tree House

Grade II

0.2 miles



1429182 - Acle War Memorial

Grade II

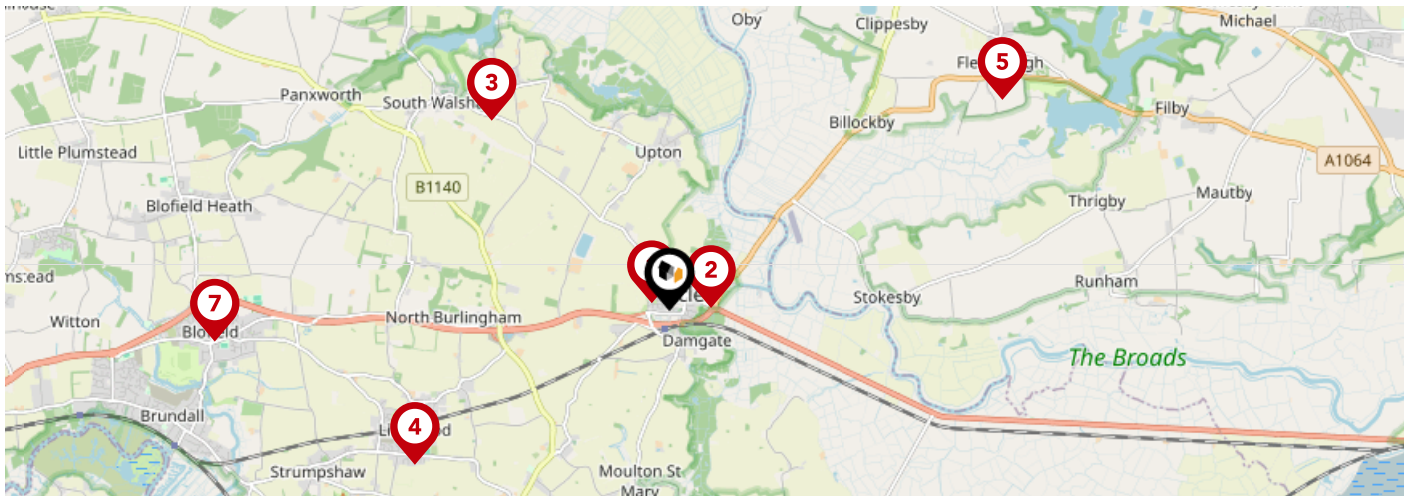
0.3 miles



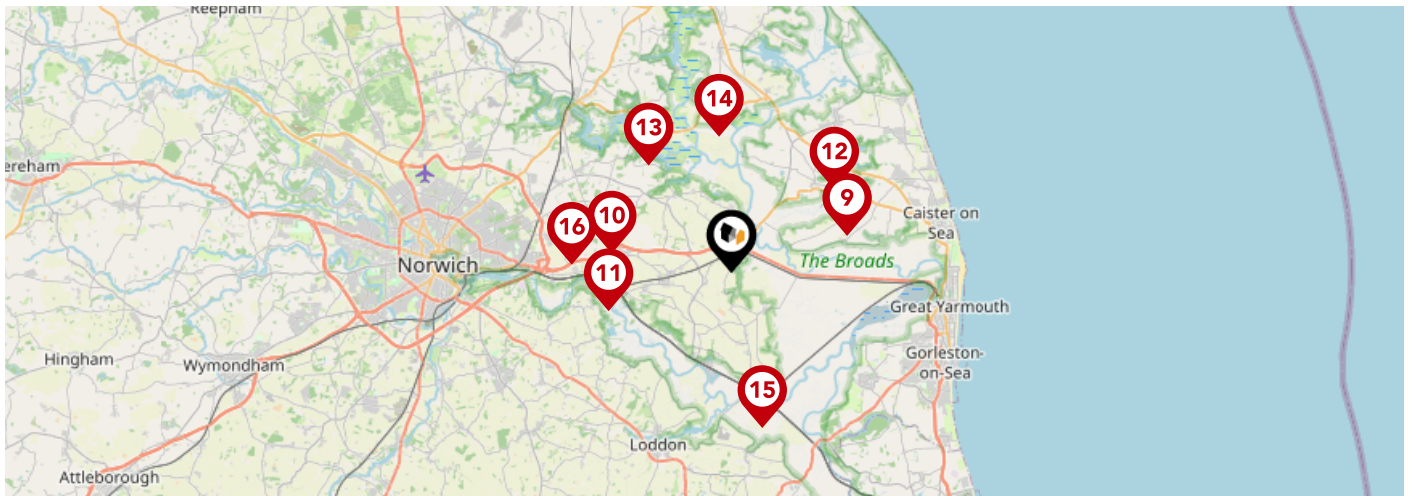
1372674 - Church Of St Edmund

Grade I

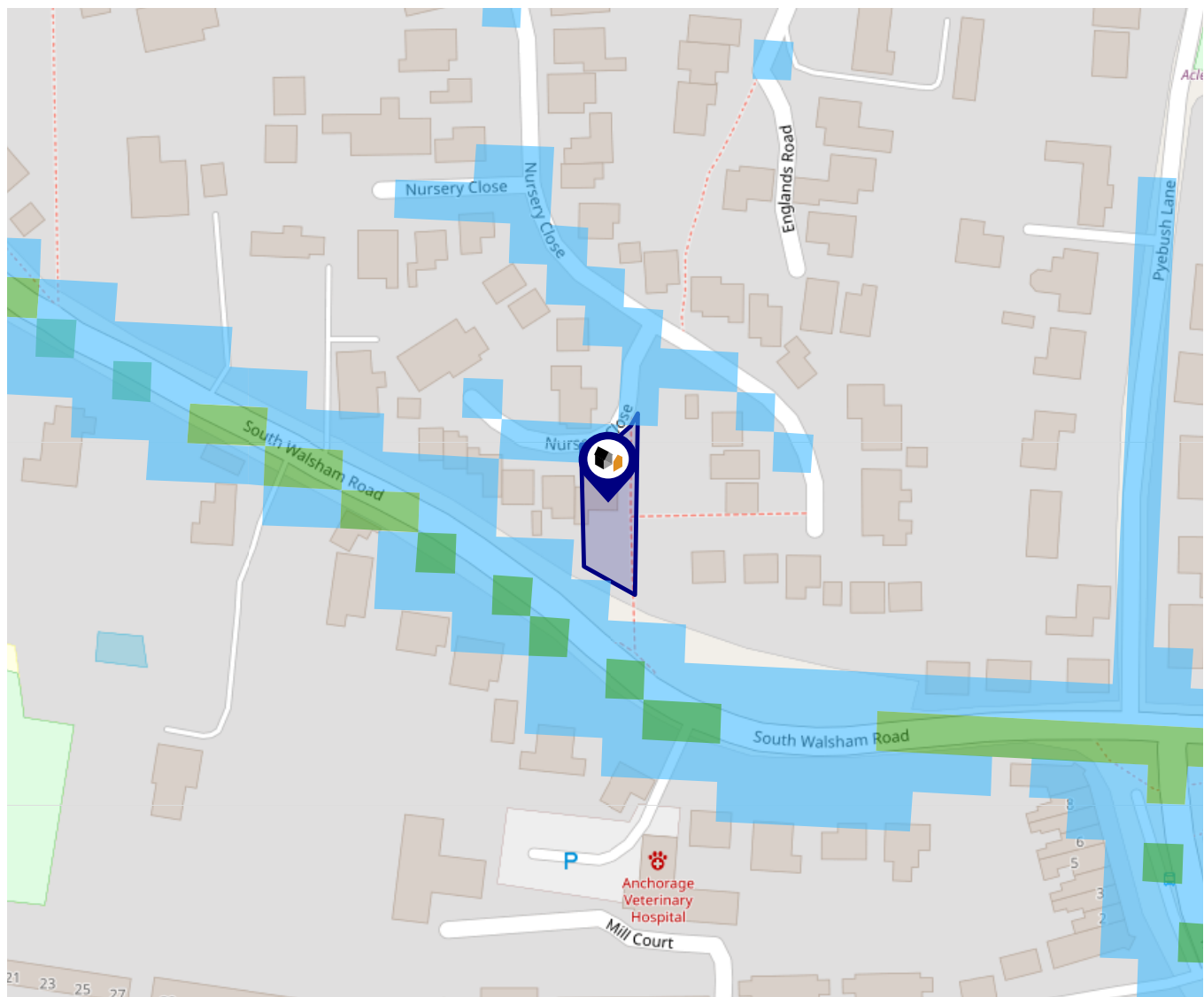
0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Acle Academy Ofsted Rating: Good Pupils: 619 Distance:0.17	☐	☐	☒	☐	☐
2	Acle Church of England Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.38	☐	☒	☐	☐	☐
3	Fairhaven Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 105 Distance:2.34	☐	☒	☐	☐	☐
4	Lingwood Primary Academy Ofsted Rating: Good Pupils: 208 Distance:2.68	☐	☒	☐	☐	☐
5	Fleggburgh CofE Primary School Ofsted Rating: Good Pupils: 57 Distance:3.55	☐	☒	☐	☐	☐
6	Freethorpe Community Primary and Nursery School Ofsted Rating: Good Pupils: 168 Distance:3.74	☐	☒	☐	☐	☐
7	Blofield Primary School Ofsted Rating: Good Pupils: 212 Distance:4.1	☐	☒	☐	☐	☐
8	Cantley Primary School Ofsted Rating: Good Pupils: 54 Distance:4.13	☐	☒	☐	☐	☐



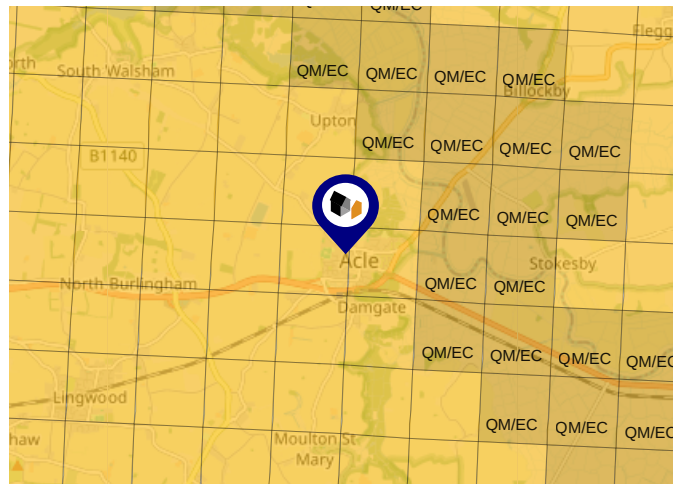
		Nursery	Primary	Secondary	College	Private
9	Filby Primary School Ofsted Rating: Good Pupils: 119 Distance:4.33	☐	☒	☐	☐	☐
10	Hemblington Primary School Ofsted Rating: Good Pupils: 141 Distance:4.35	☐	☒	☐	☐	☐
11	Brundall Primary School Ofsted Rating: Good Pupils: 302 Distance:4.67	☐	☒	☐	☐	☐
12	Rollesby Primary School Ofsted Rating: Good Pupils: 109 Distance:4.76	☐	☒	☐	☐	☐
13	Horning Community Primary School Ofsted Rating: Good Pupils: 39 Distance:4.89	☐	☒	☐	☐	☐
14	Ludham Primary School and Nursery Ofsted Rating: Good Pupils: 105 Distance:4.91	☐	☒	☐	☐	☐
15	Reedham Primary School Ofsted Rating: Good Pupils: 87 Distance:5.72	☐	☒	☐	☐	☐
16	Little Plumstead Church of England Primary Academy Ofsted Rating: Good Pupils: 196 Distance:5.79	☐	☒	☐	☐	☐



- 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:	SAND
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY)		



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

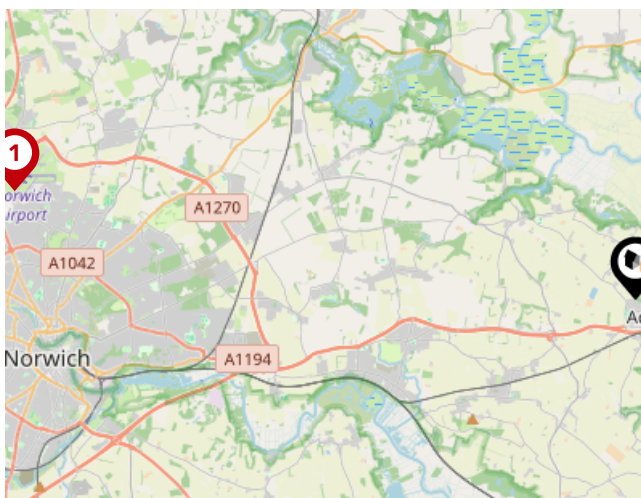


National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	0.45 miles
2	Lingwood Rail Station	2.65 miles
3	Buckenham Rail Station	4.34 miles
4	Cantley Rail Station	4.51 miles
5	Brundall Rail Station	4.67 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

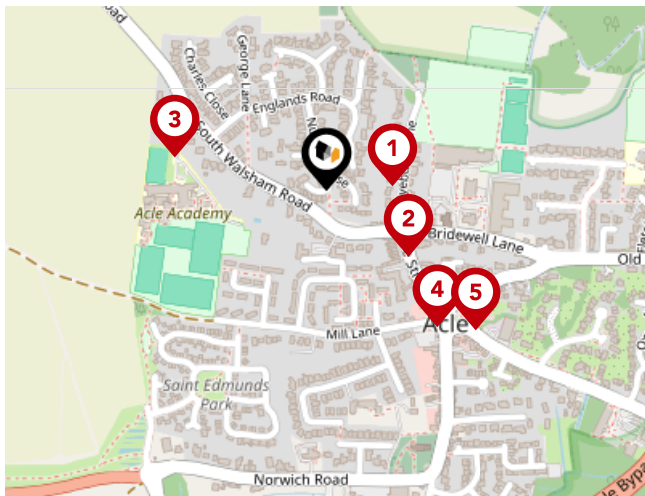


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	11.35 miles

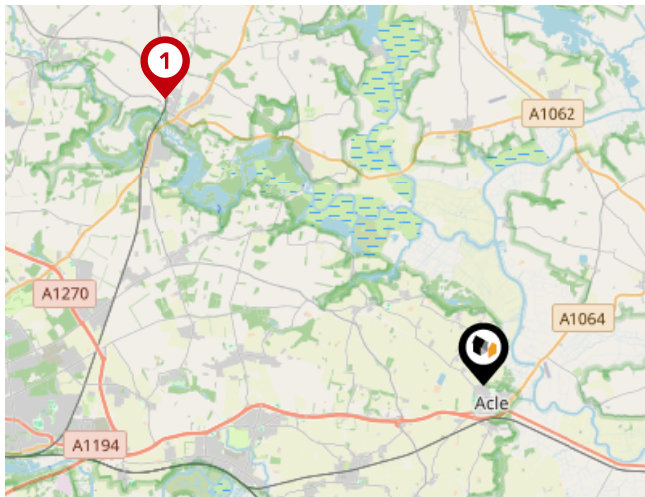
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	South Walsham Road	0.07 miles
2	Crossways Terrace	0.11 miles
3	High School	0.17 miles
4	Kings Head	0.19 miles
5	Broadland Way	0.22 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	7.69 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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