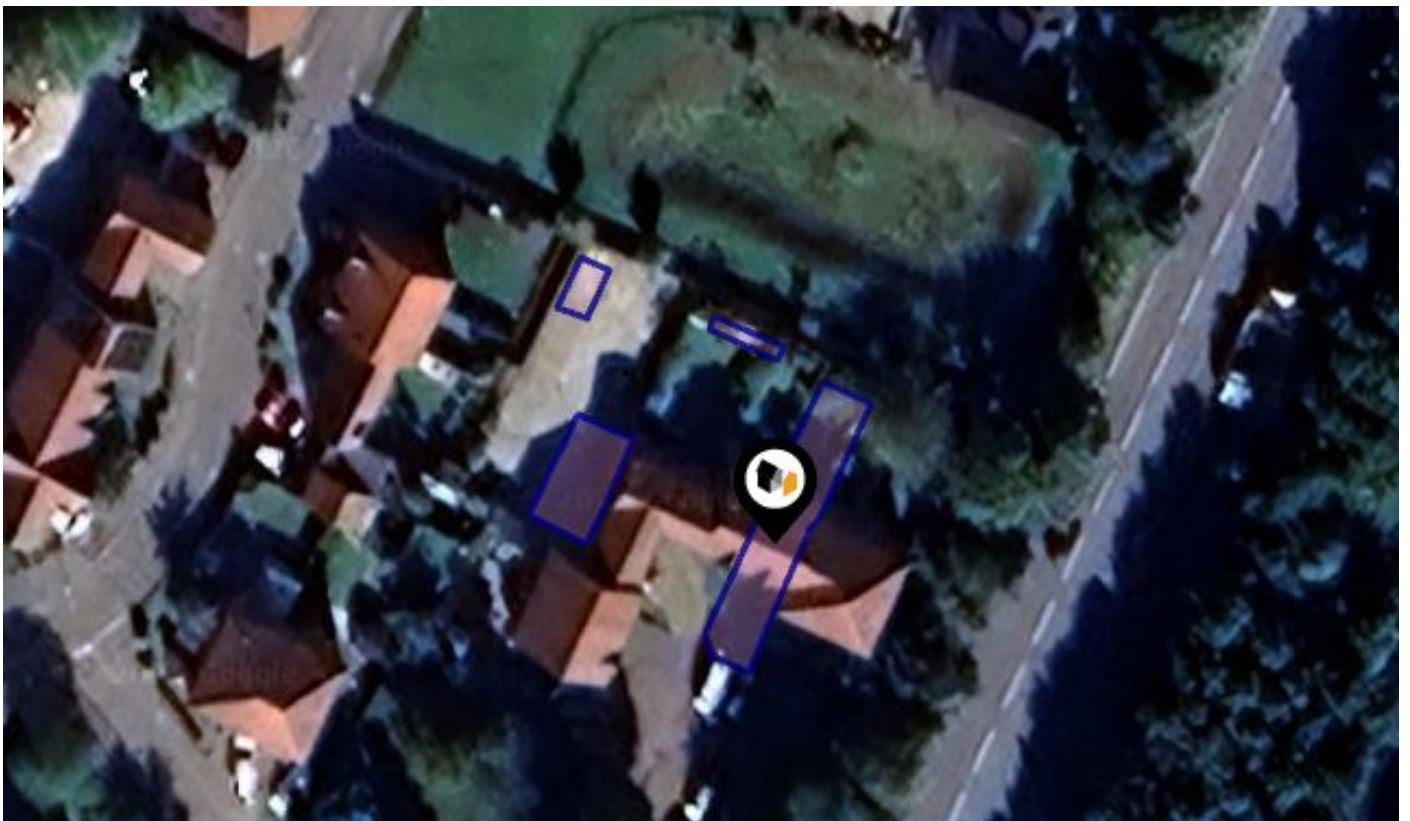




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 22nd April 2026**



**11, MARDLING RUN, ACLE, NORWICH, NR13 3JR**

## Avocado

North Norfolk  
07921075935

daniel.t@avocadopropertyagents.co.uk  
<https://avocadopropertyagents.co.uk/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	05/11/1999
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£45,500
<b>Floor Area:</b>	527 ft <sup>2</sup> / 49 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£86
<b>Plot Area:</b>	0.04 acres	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,896		
<b>Title Number:</b>	NK148102		
<b>UPRN:</b>	100090813805		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

<b>Local Authority:</b>	Norfolk	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>16</b>	<b>80</b>	<b>-</b>
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# 11, MARDLING RUN, ACLE, NORWICH, NR13 3JR



11 Mardling Run, Acle, NR13 3JR

Energy rating

**C**

Valid until 03.12.2035

Certificate number  
24181515268012700870

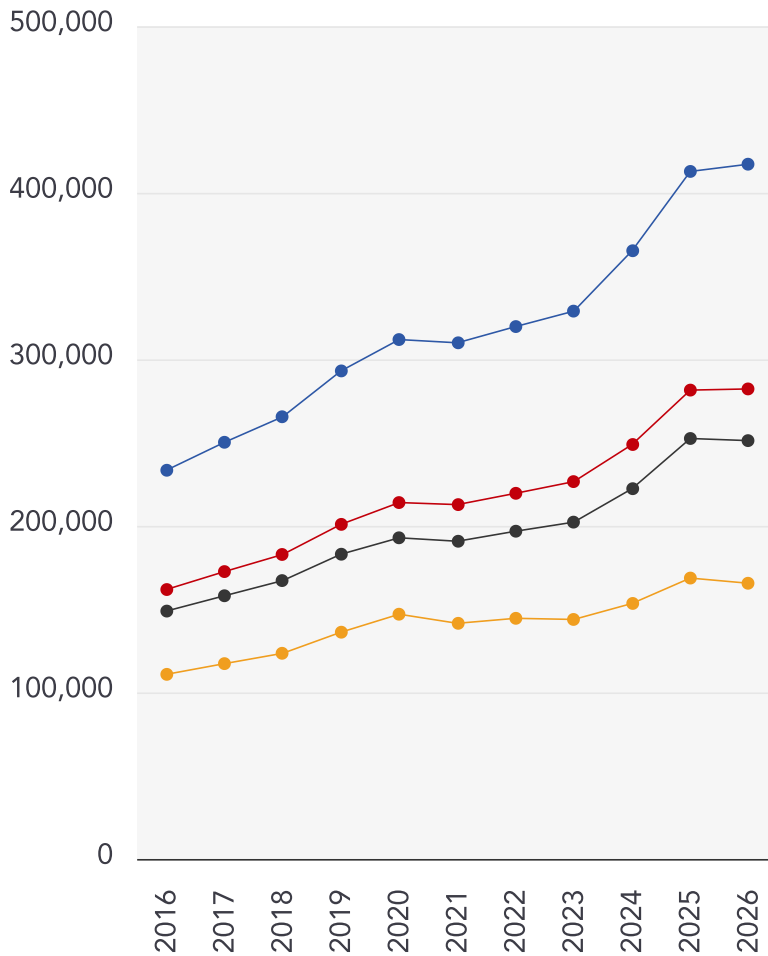
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	49 m <sup>2</sup>

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



Detached

**+78.73%**

Semi-Detached

**+74.45%**

Terraced

**+68.76%**

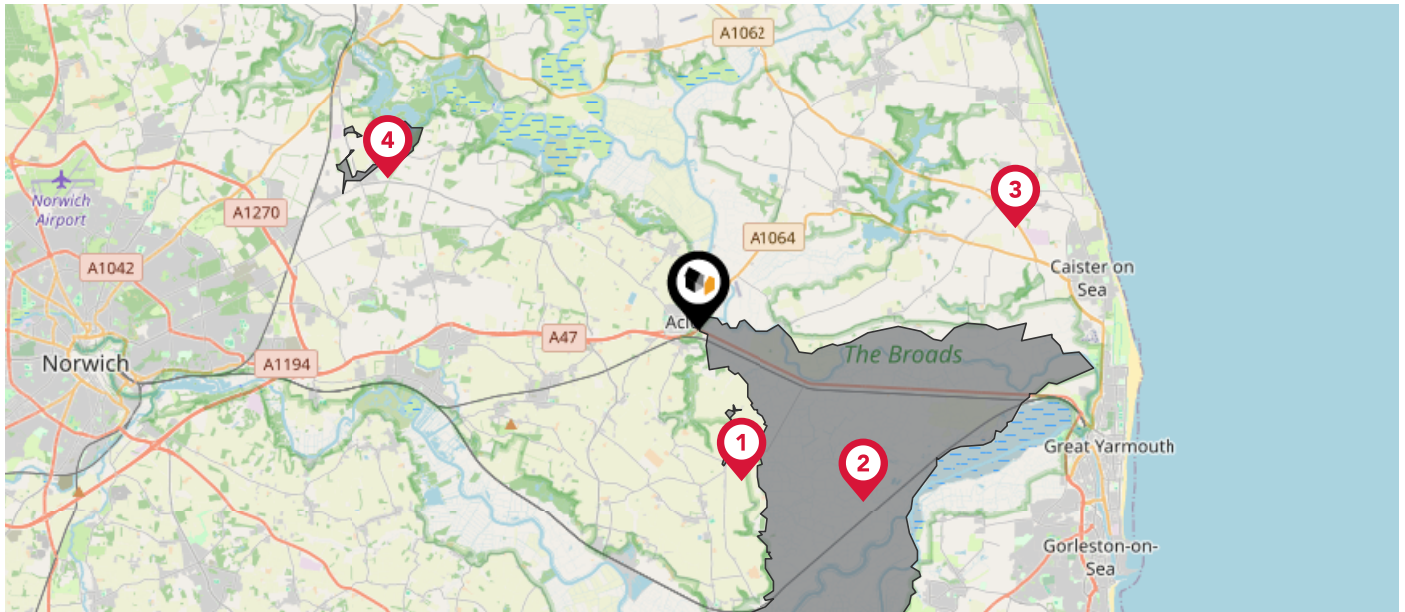
Flat

**+49.33%**





# Maps

## Conservation Areas

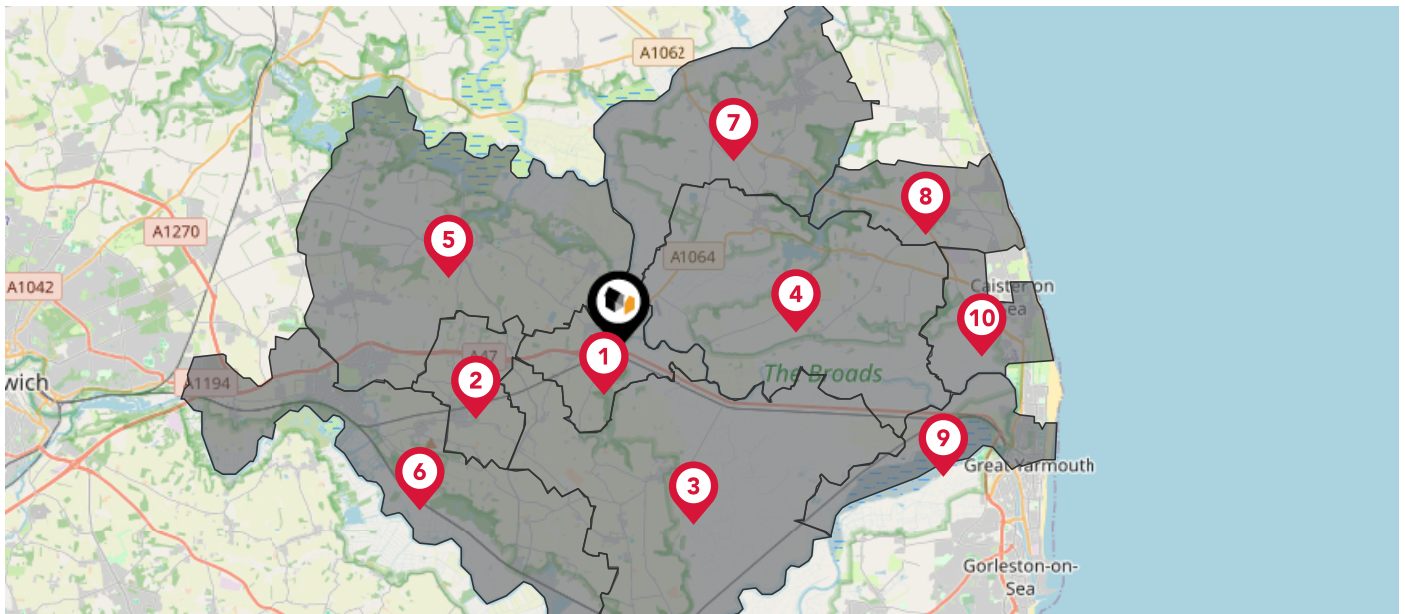
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

-  Halvergate and Tunstall
-  Halvergate Marshes
-  Ormesby St Margaret
-  Salhouse

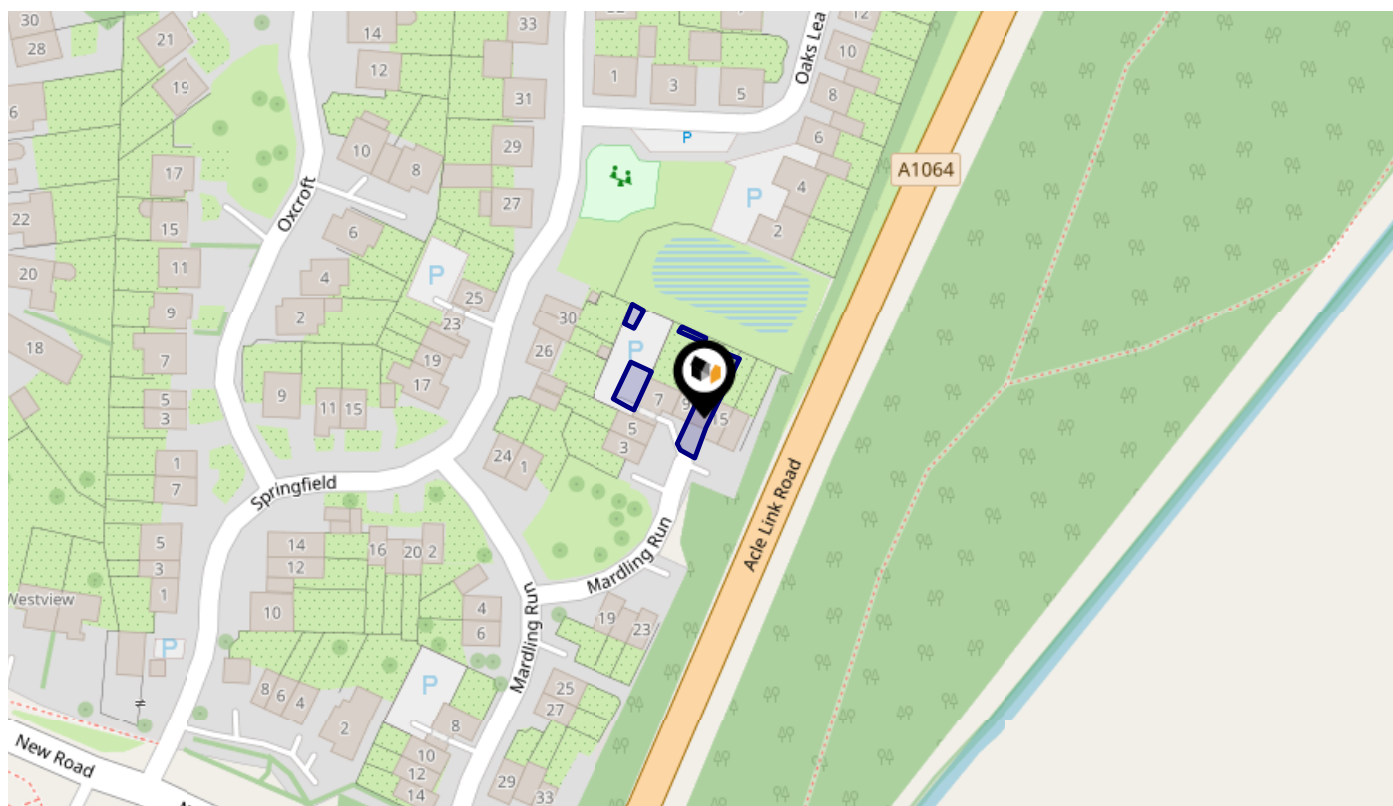
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Acle Ward
-  Burlingham Ward
-  Marshes Ward
-  Fleggburgh Ward
-  Blofield with South Walsham Ward
-  Brundall Ward
-  West Flegg Ward
-  Ormesby Ward
-  Central And Northgate Ward
-  Caister South Ward

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.

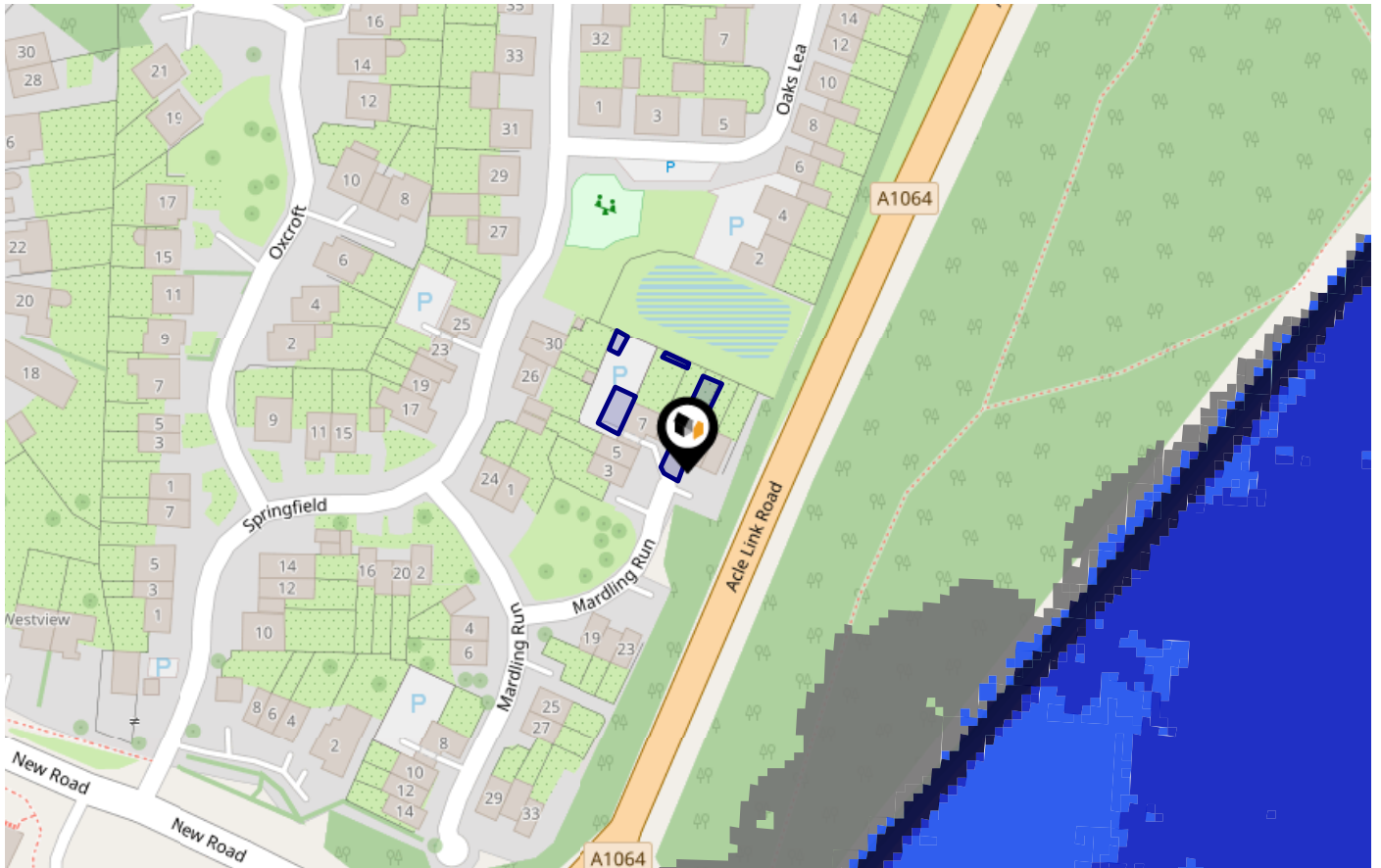
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

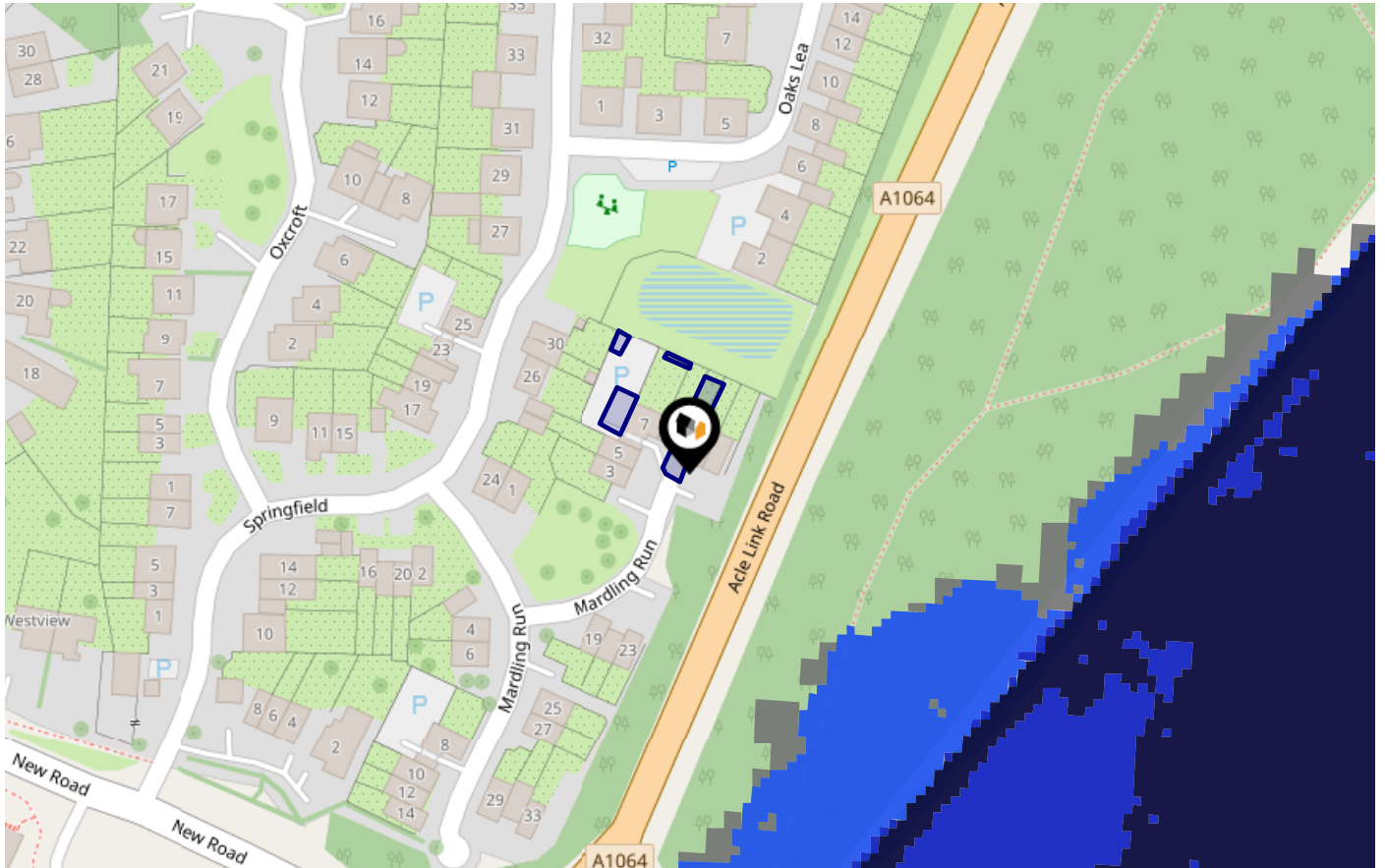
Chance of flooding to the following depths at this property:



# 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.
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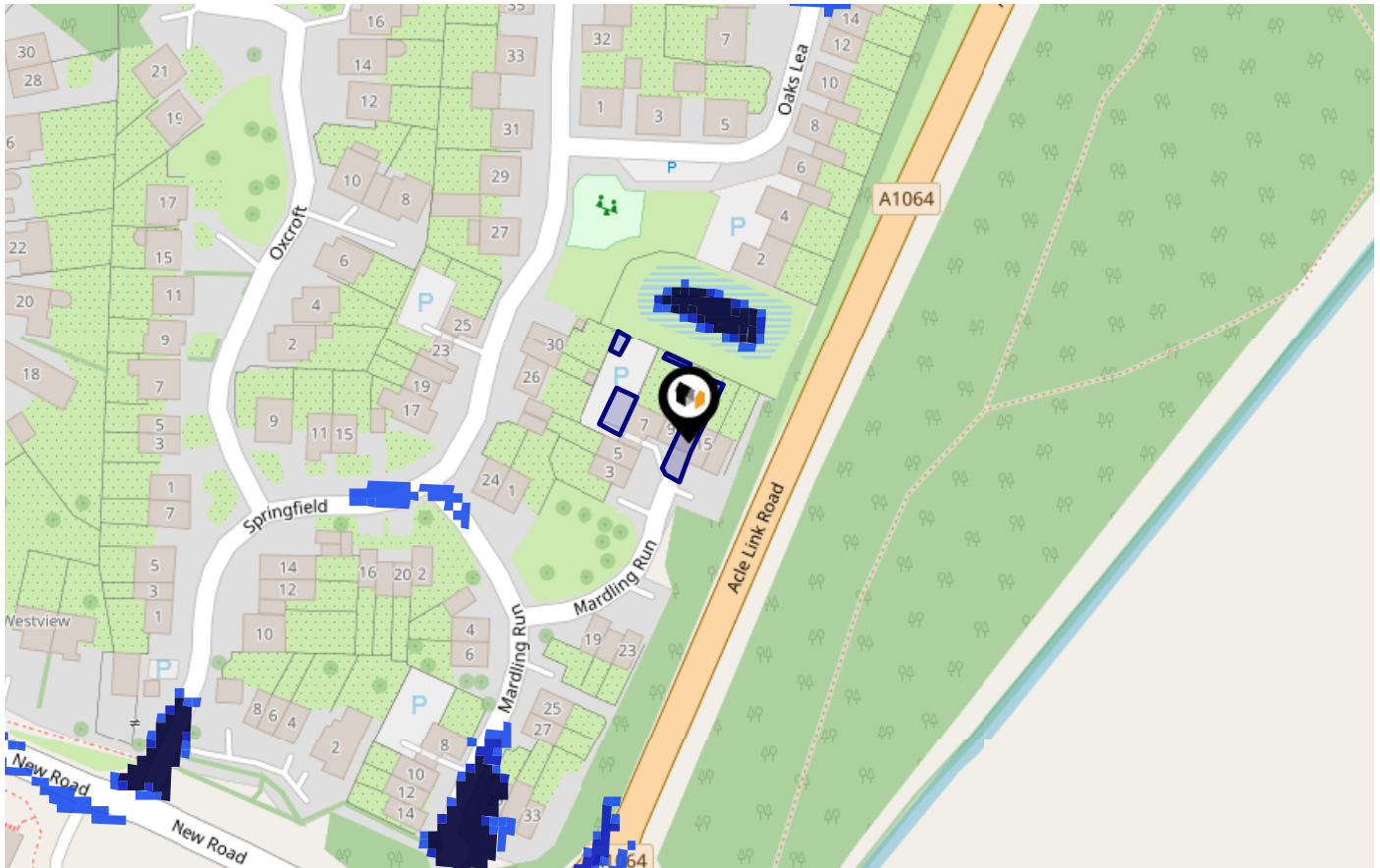
Chance of flooding to the following depths at this property:



# 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**

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.

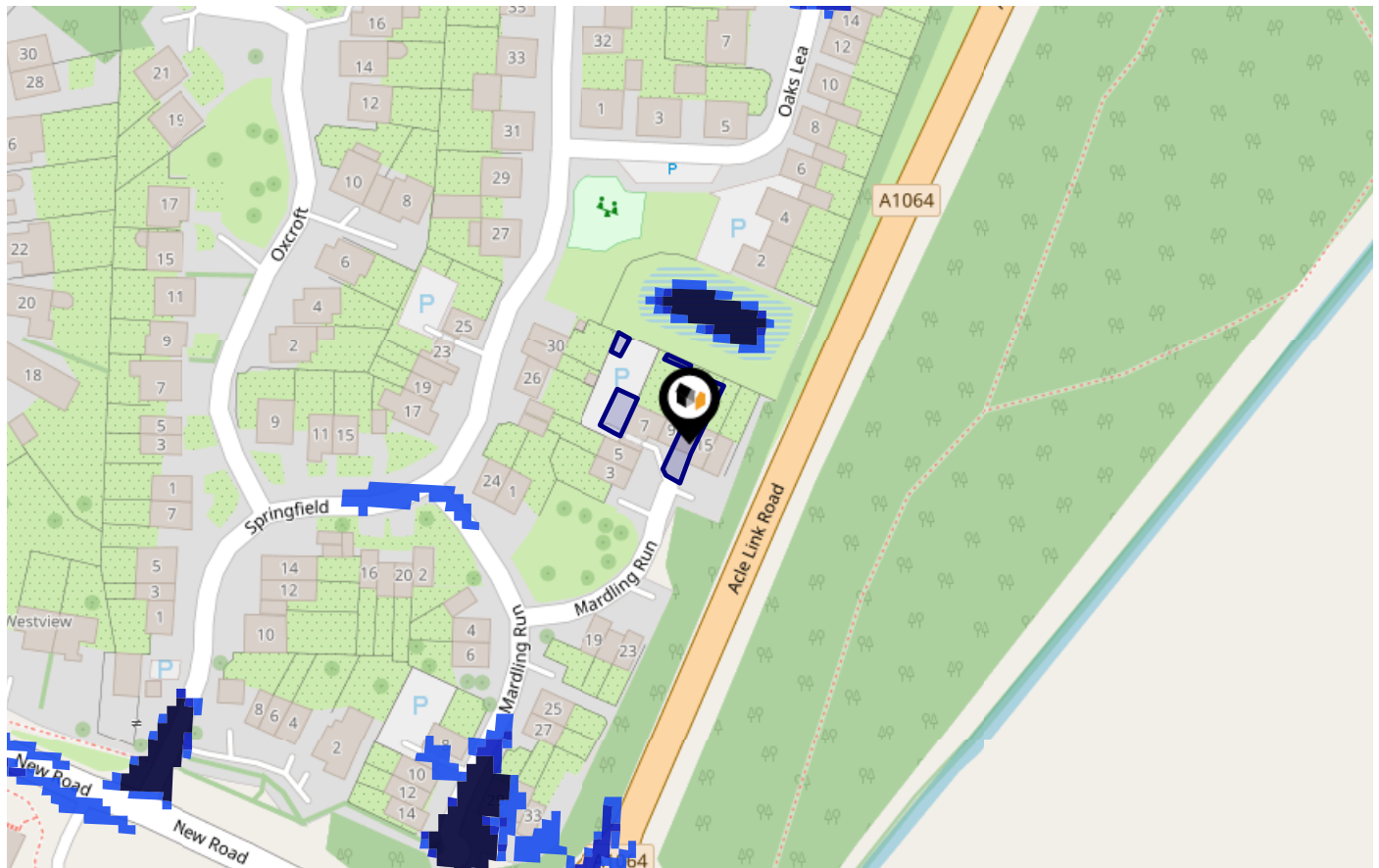
Chance of flooding to the following depths at this property:



# 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:** Very low

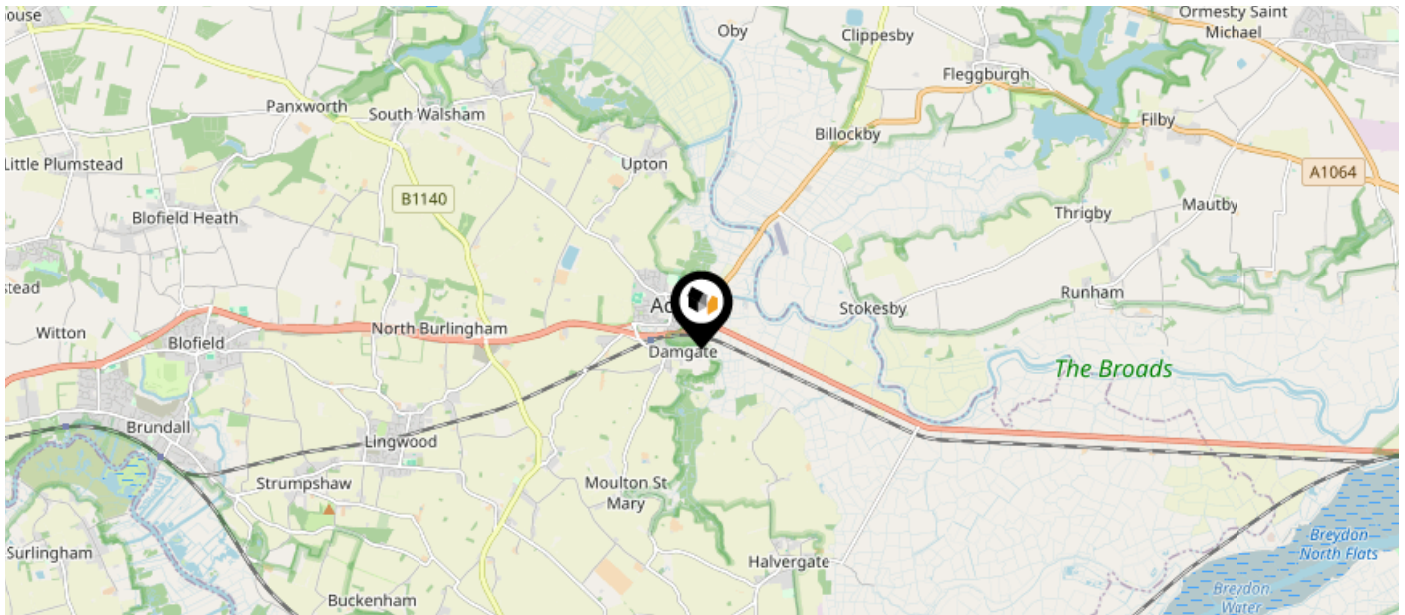
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



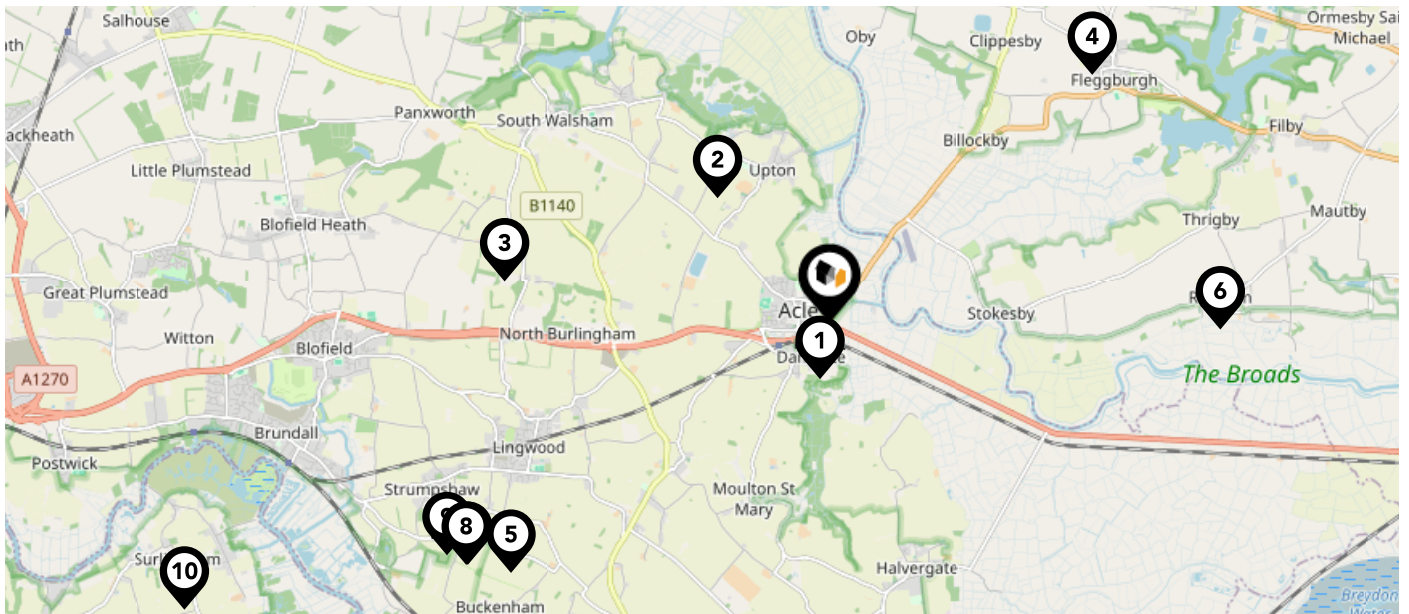
This map displays nearby areas that have been designated as Green Belt...



### 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.



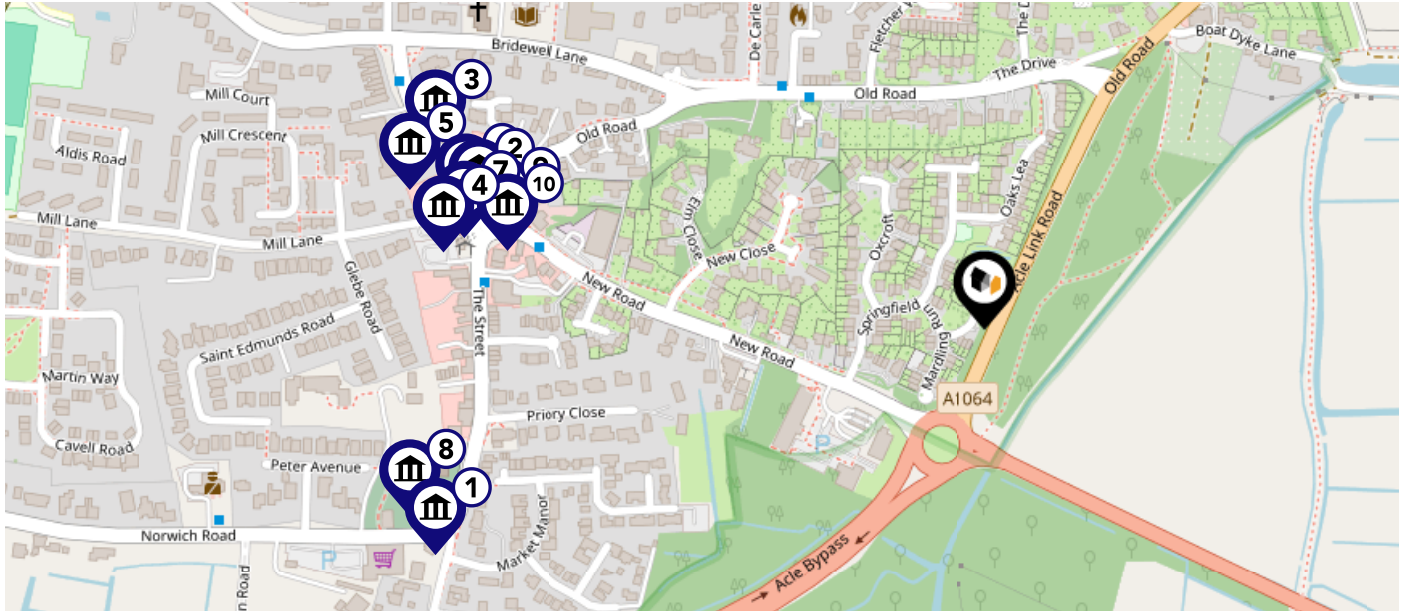
### Nearby Landfill Sites

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

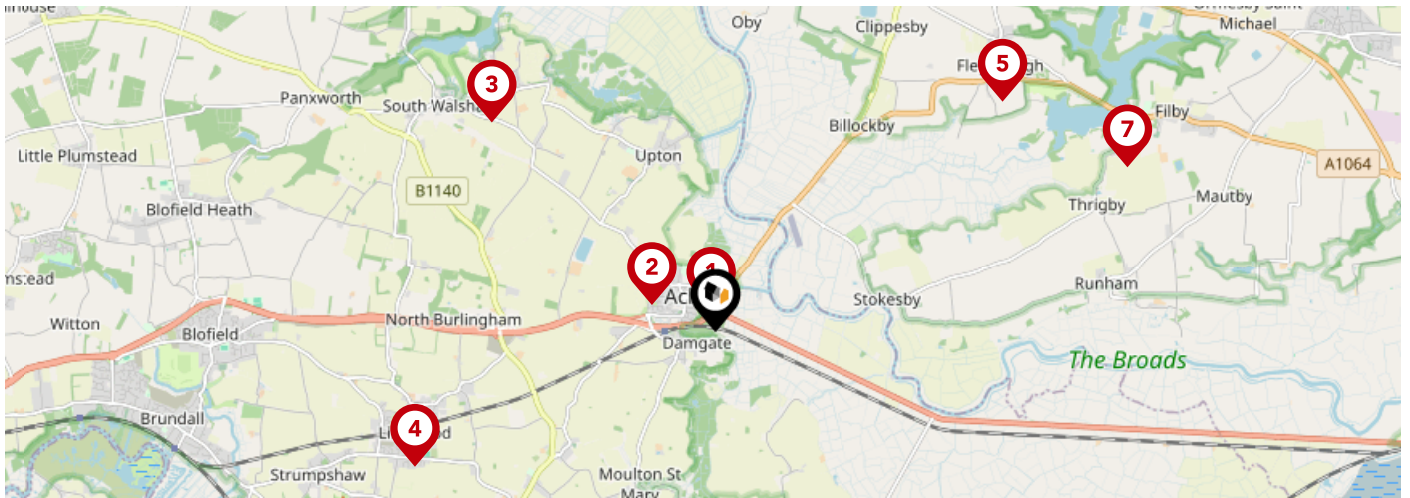
# Maps

## Listed Buildings

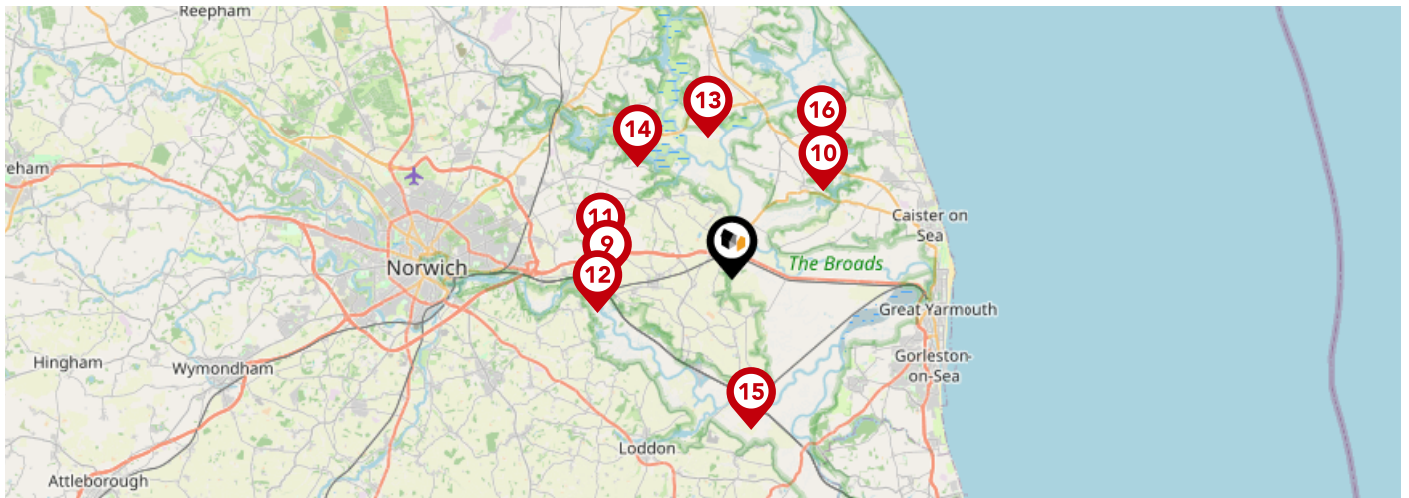
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1429182 - Acle War Memorial	Grade II	0.3 miles
	1051480 - The Manor House	Grade II	0.3 miles
	1372675 - The Bridewell	Grade II	0.3 miles
	1051484 - Ivy House, Including Attached Outbuilding	Grade II	0.3 miles
	1152306 - The Limes Including Attached Boundary Wall	Grade II	0.3 miles
	1051481 - The Old White House	Grade II	0.3 miles
	1051479 - Jubilee Memorial	Grade II	0.3 miles
	1372674 - Church Of St Edmund	Grade I	0.3 miles
	1051482 - Calthorpe Cottages	Grade II	0.3 miles
	1051483 - Elm Tree House	Grade II	0.3 miles

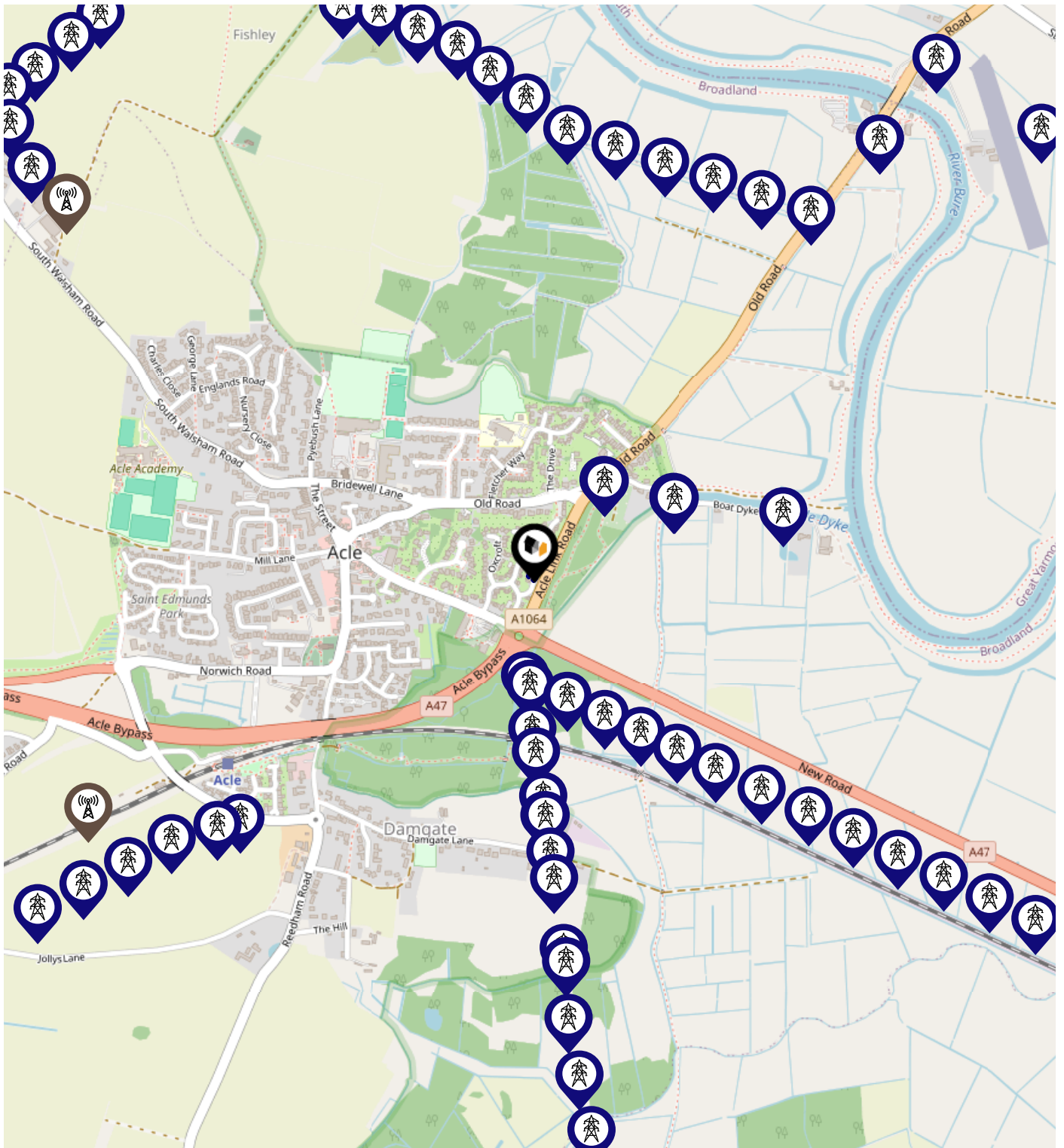


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Acle Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Acle Academy</b> Ofsted Rating: Good   Pupils: 619   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fairhaven Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lingwood Primary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fleggburgh CofE Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Freethorpe Community Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 168   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Filby Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cantley Primary School</b> Ofsted Rating: Good   Pupils: 54   Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Blofield Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rollesby Primary School</b> Ofsted Rating: Good   Pupils: 109   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hemblington Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brundall Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ludham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 105   Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Horning Community Primary School</b> Ofsted Rating: Good   Pupils: 39   Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Reedham Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:5.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Martham Academy and Nursery</b> Ofsted Rating: Good   Pupils: 369   Distance:5.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

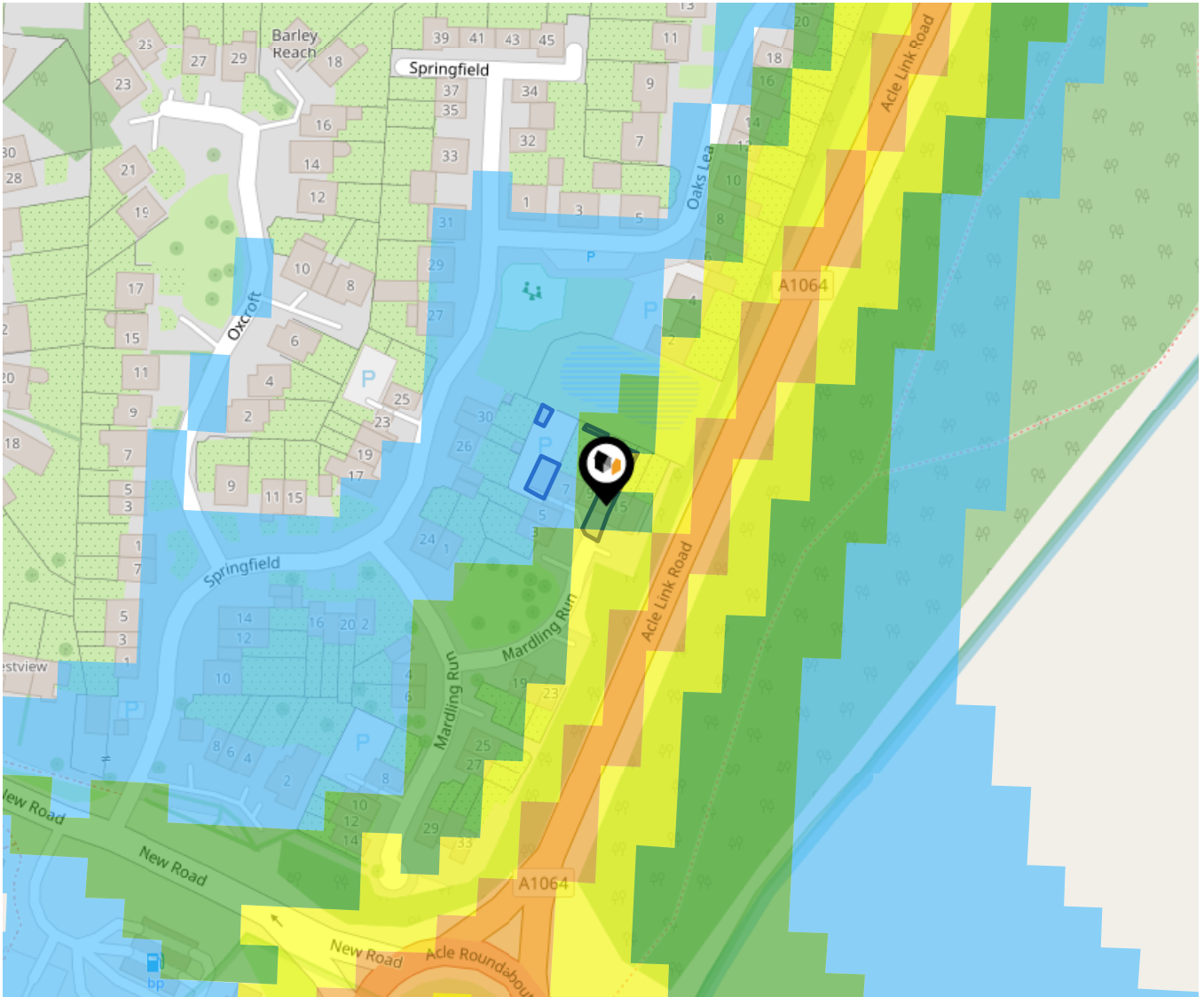
# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

# Local Area Road Noise

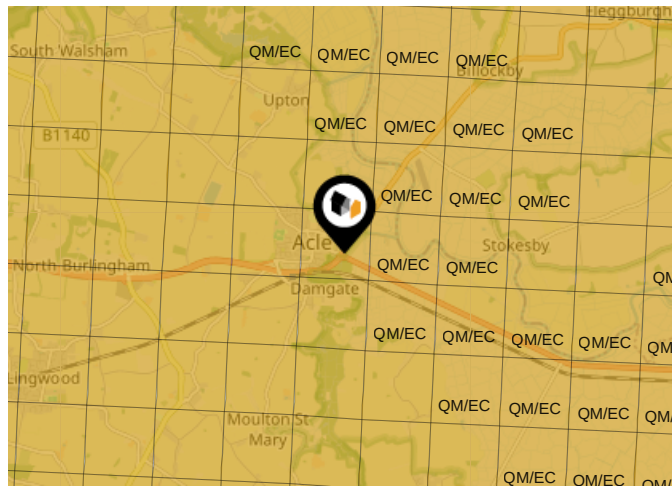


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

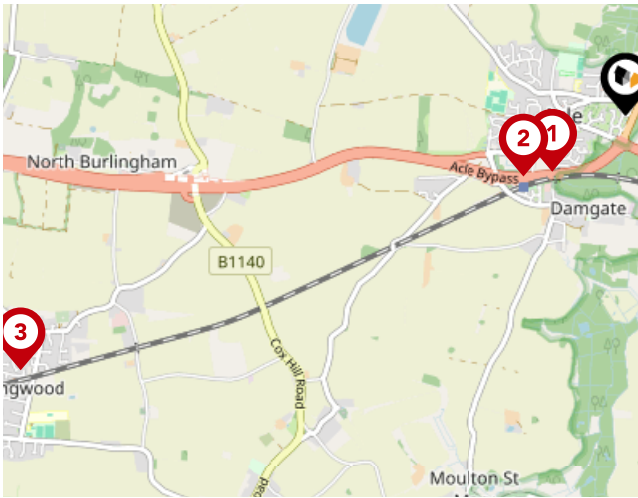
## Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY		



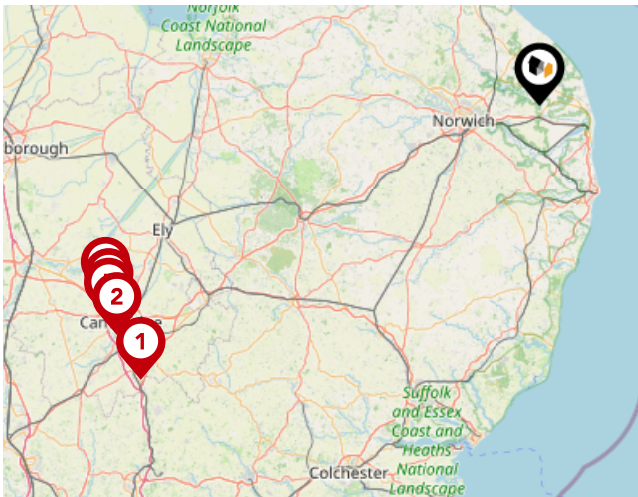
## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



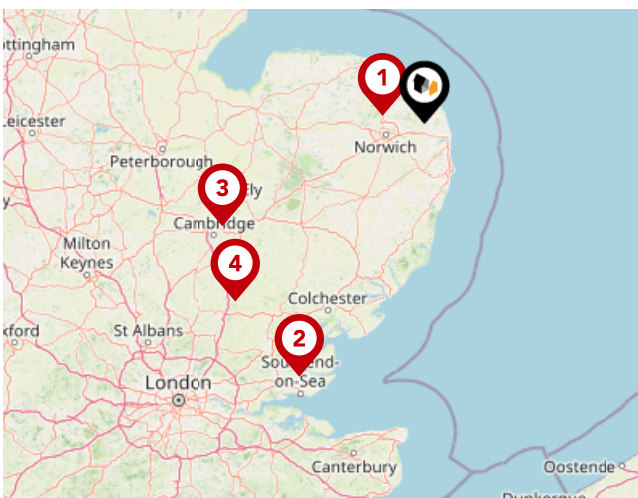
### National Rail Stations

Pin	Name	Distance
1	Acle Rail Station	0.42 miles
2	Acle Rail Station	0.54 miles
3	Lingwood Rail Station	2.96 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	70.17 miles
2	M11 J11	69.63 miles
3	M11 J13	68.93 miles
4	M11 J14	68.69 miles
5	M11 J12	69.75 miles

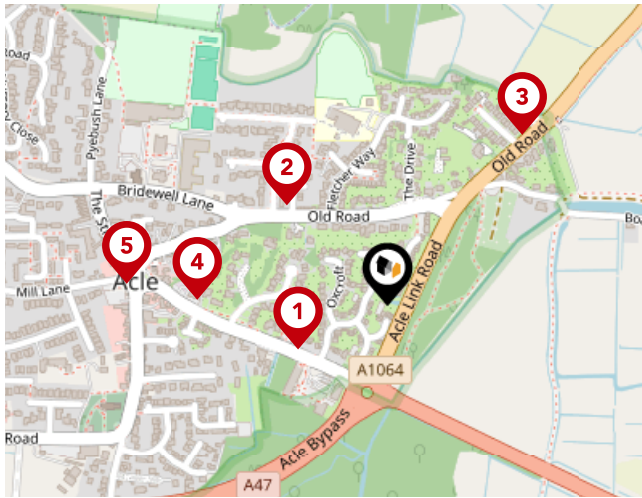


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	11.81 miles
2	Southend-on-Sea	82.38 miles
3	Cambridge	65.46 miles
4	Stansted Airport	75.37 miles

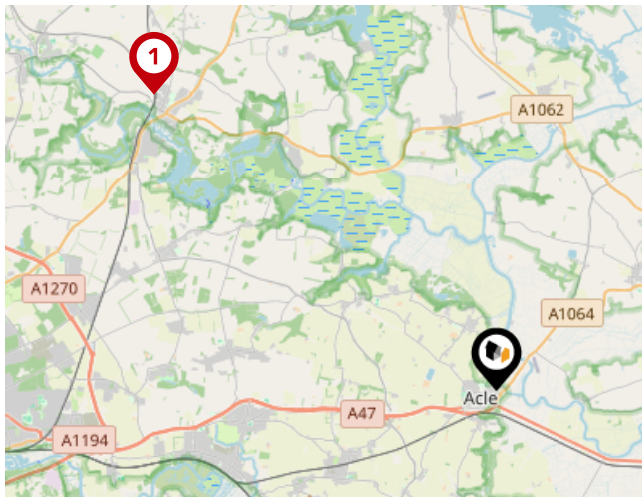
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Travelodge	0.11 miles
2	de Carle Smith Road	0.16 miles
3	Hermitage Close	0.24 miles
4	Broadland Way	0.22 miles
5	Folly Tree House	0.3 miles



### Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	8.14 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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