

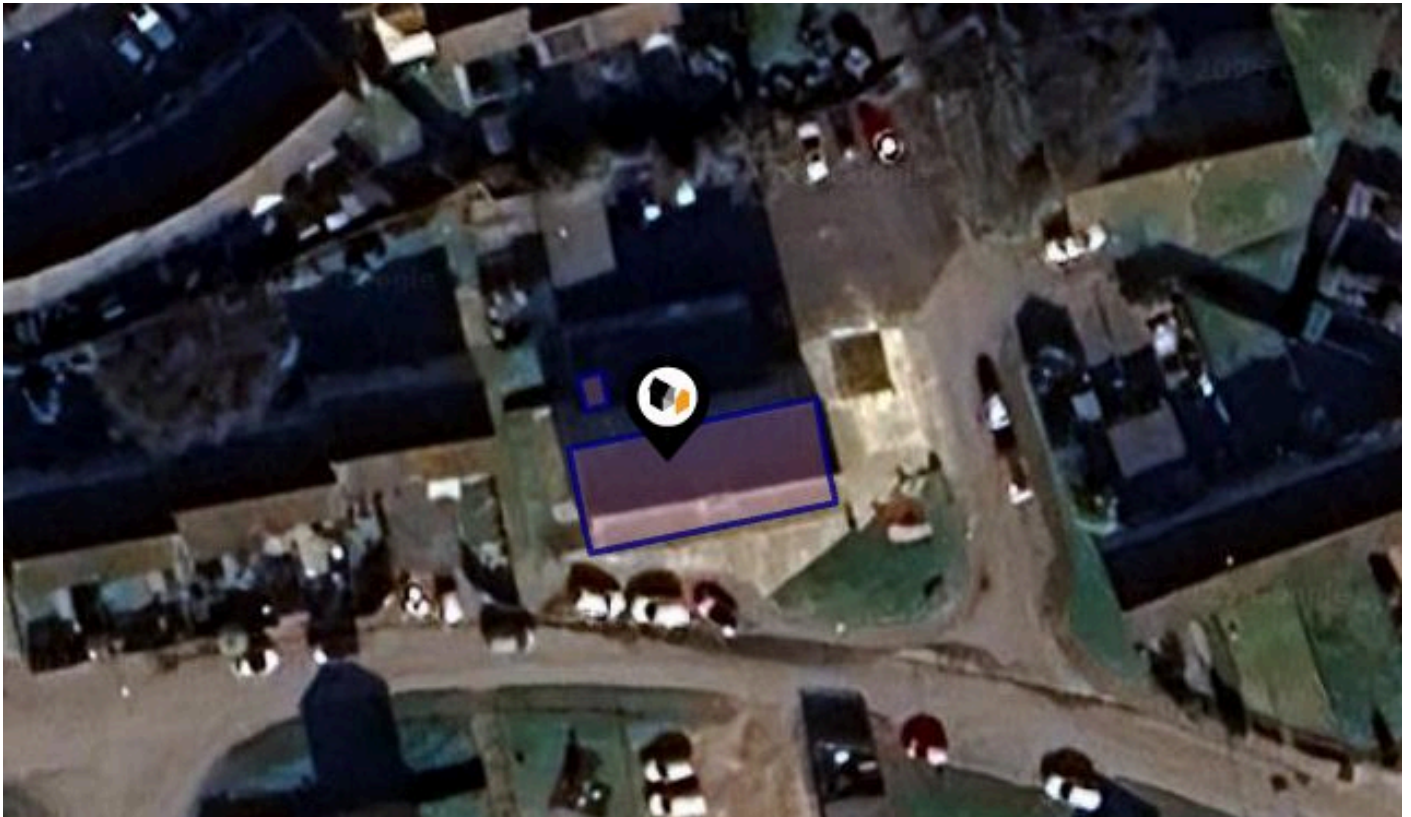


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026



STANLEY ROAD, NORTH WALSHAM, NR28

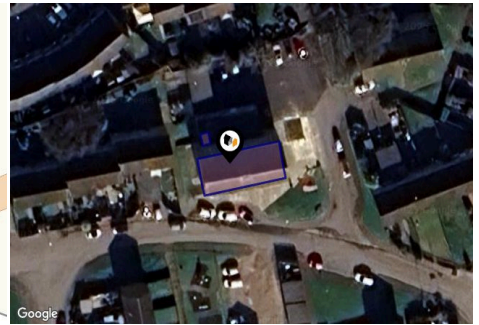
Howards

116 Regent Road, Great Yarmouth, Norfolk, NR30 2AB

01493 509362

gtyarmouth.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	26/05/2005
Floor Area:	731 ft ² / 68 m ²	End Date:	27/05/2130
Plot Area:	0.04 acres	Lease Term:	125 years from 27 May 2005
Year Built :	1967-1975	Term Remaining:	104 years
Council Tax :	Band A		
Annual Estimate:	£1,561		
Title Number:	NK333012		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	45 mb/s	- mb/s

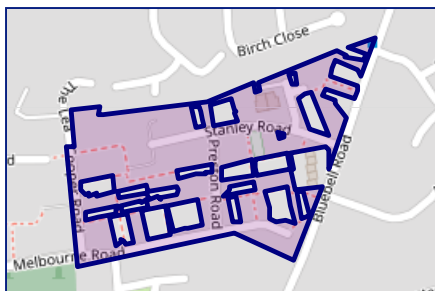
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

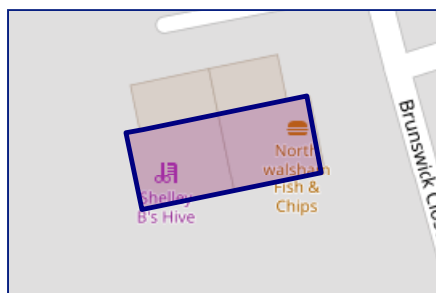


Freehold Title Plan



NK320430

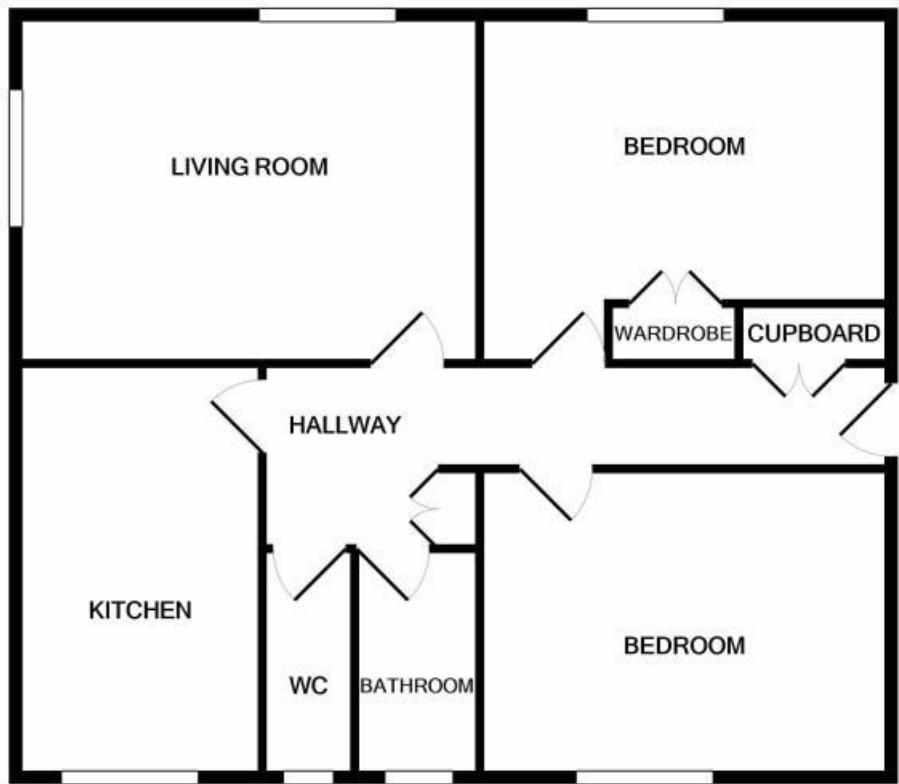
Leasehold Title Plan



NK333012

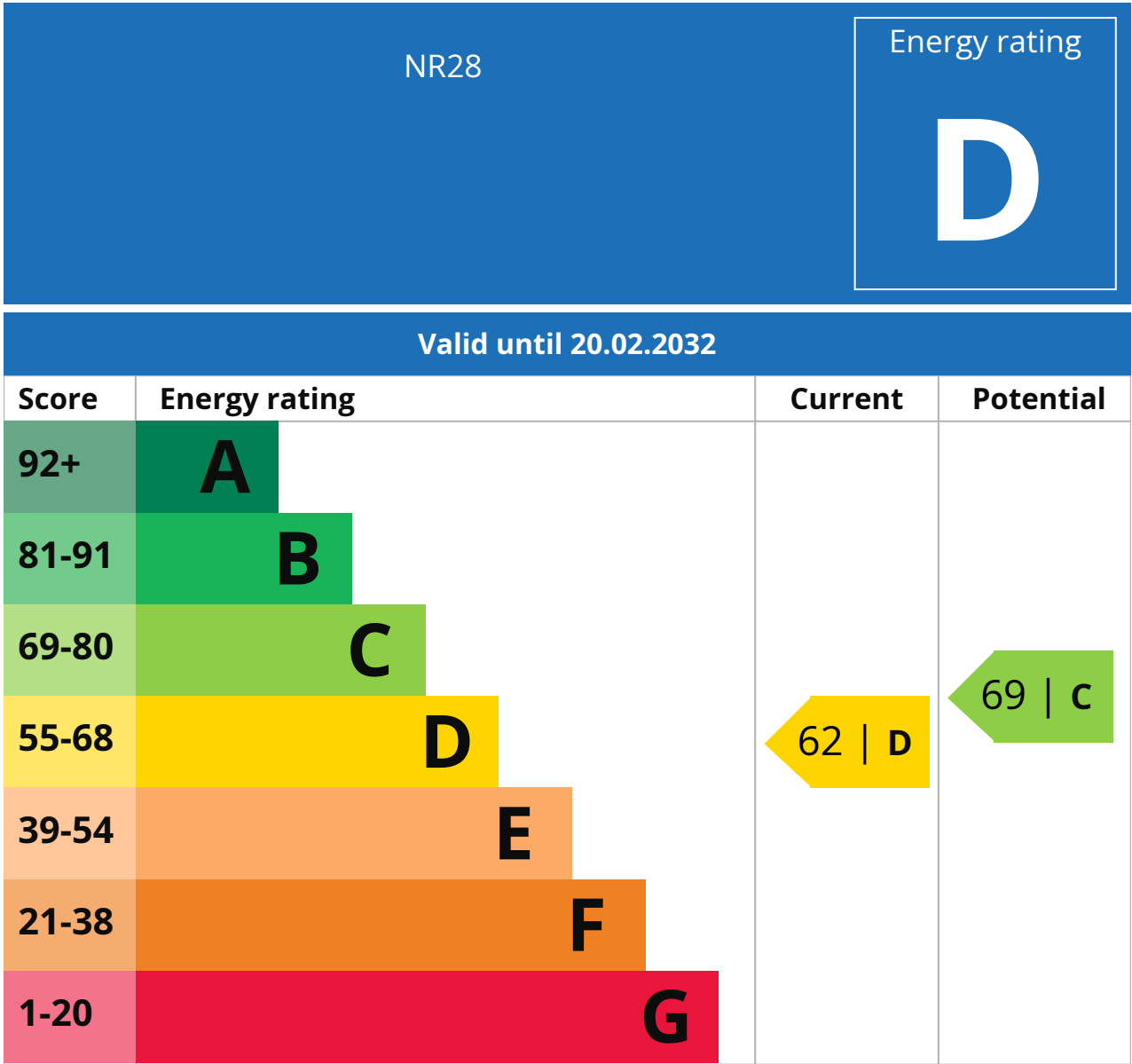
Start Date: 26/05/2005
End Date: 27/05/2130
Lease Term: 125 years from 27 May 2005
Term Remaining: 104 years

STANLEY ROAD, NORTH WALSHAM, NR28



FOR ILLUSTRATION / GUIDANCE ONLY

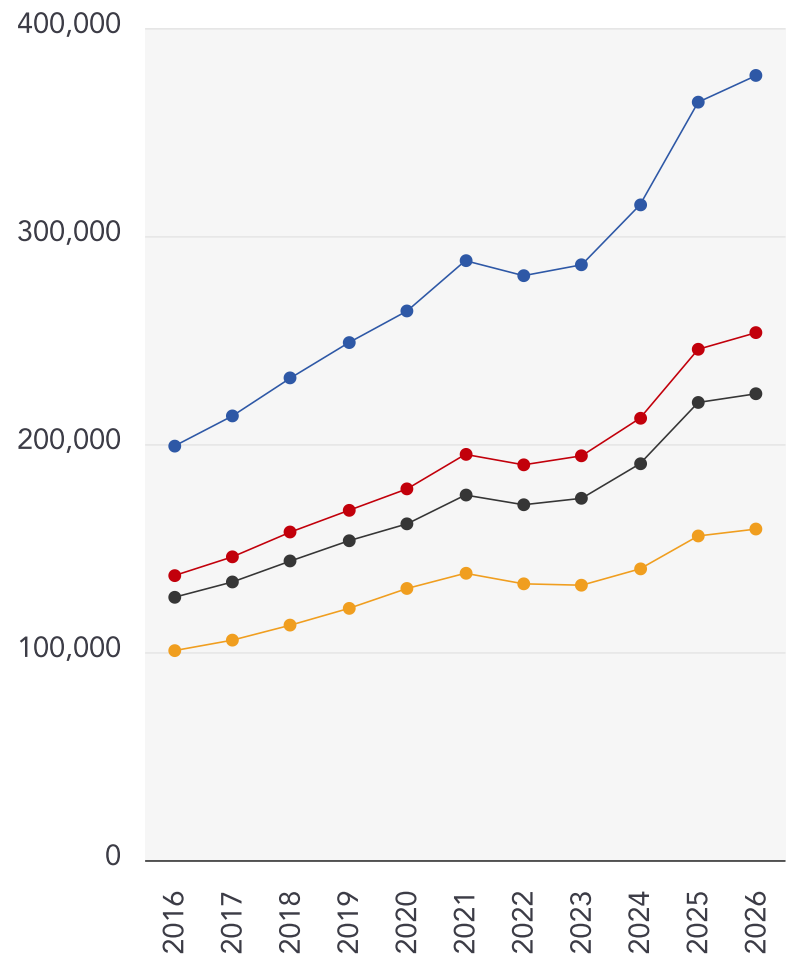
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2022



Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, programmer and room thermostat
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	68 m ²

10 Year History of Average House Prices by Property Type in NR28



Detached

+89.52%

Semi-Detached

+85.41%

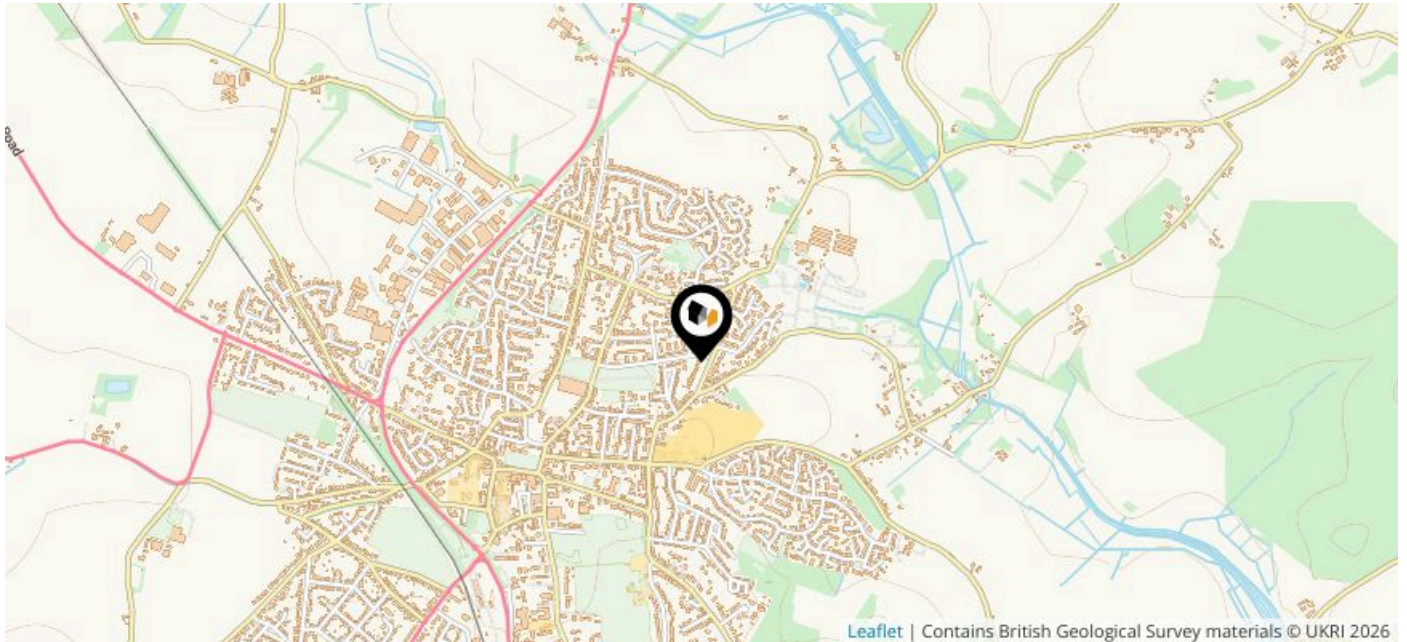
Terraced

+77.44%

Flat

+58.04%

This map displays nearby coal mine entrances and their classifications.



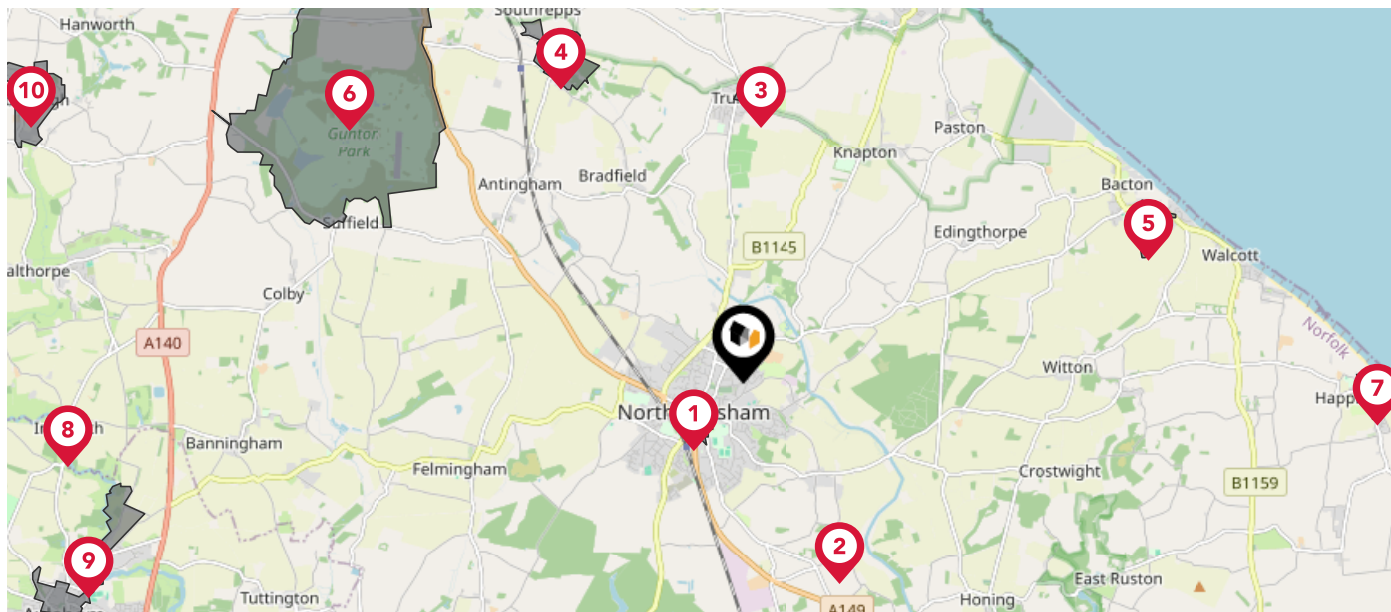
Mine Entry

- ✕ 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.

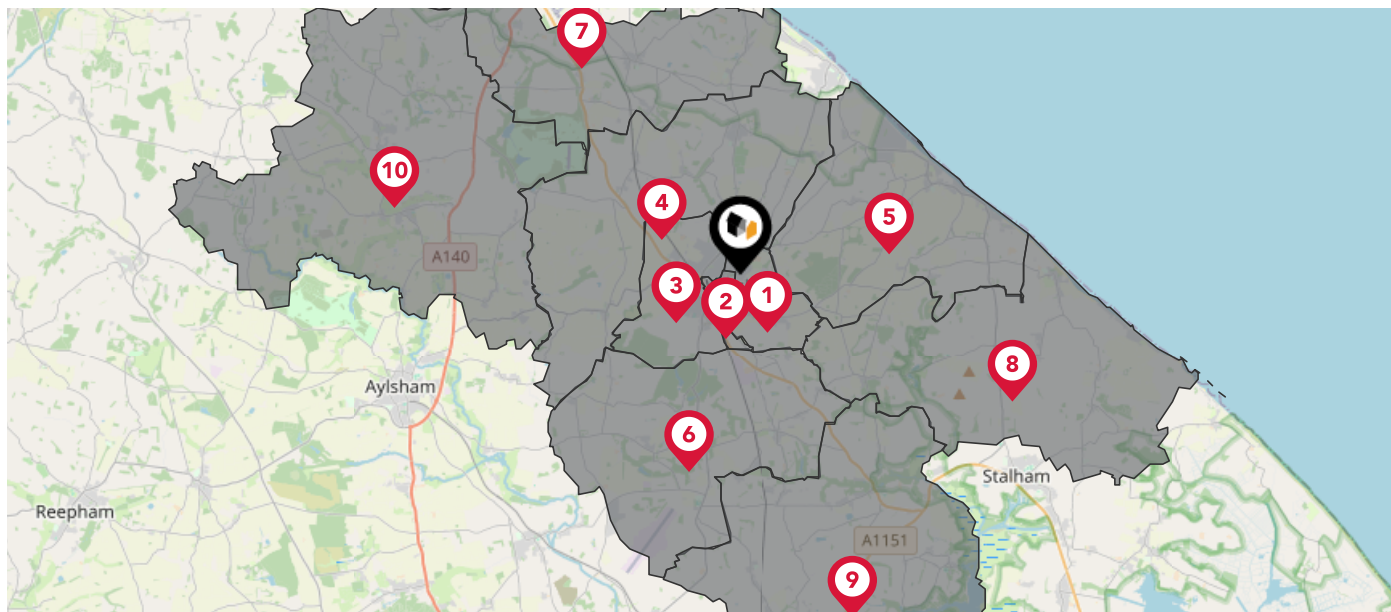
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 North Walsham
- 2 Worstead Meeting Hill
- 3 Trunch
- 4 Southrepps (Lower)
- 5 Bacton
- 6 Gunton Park
- 7 Happisburgh
- 8 Ingworth
- 9 Aylsham
- 10 Aldborough

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



North Walsham East Ward



North Walsham Market Cross Ward



North Walsham West Ward



Trunch Ward



Bacton Ward



Worstead Ward



Roughton Ward



Happisburgh Ward



Hoveton & Tunstead Ward

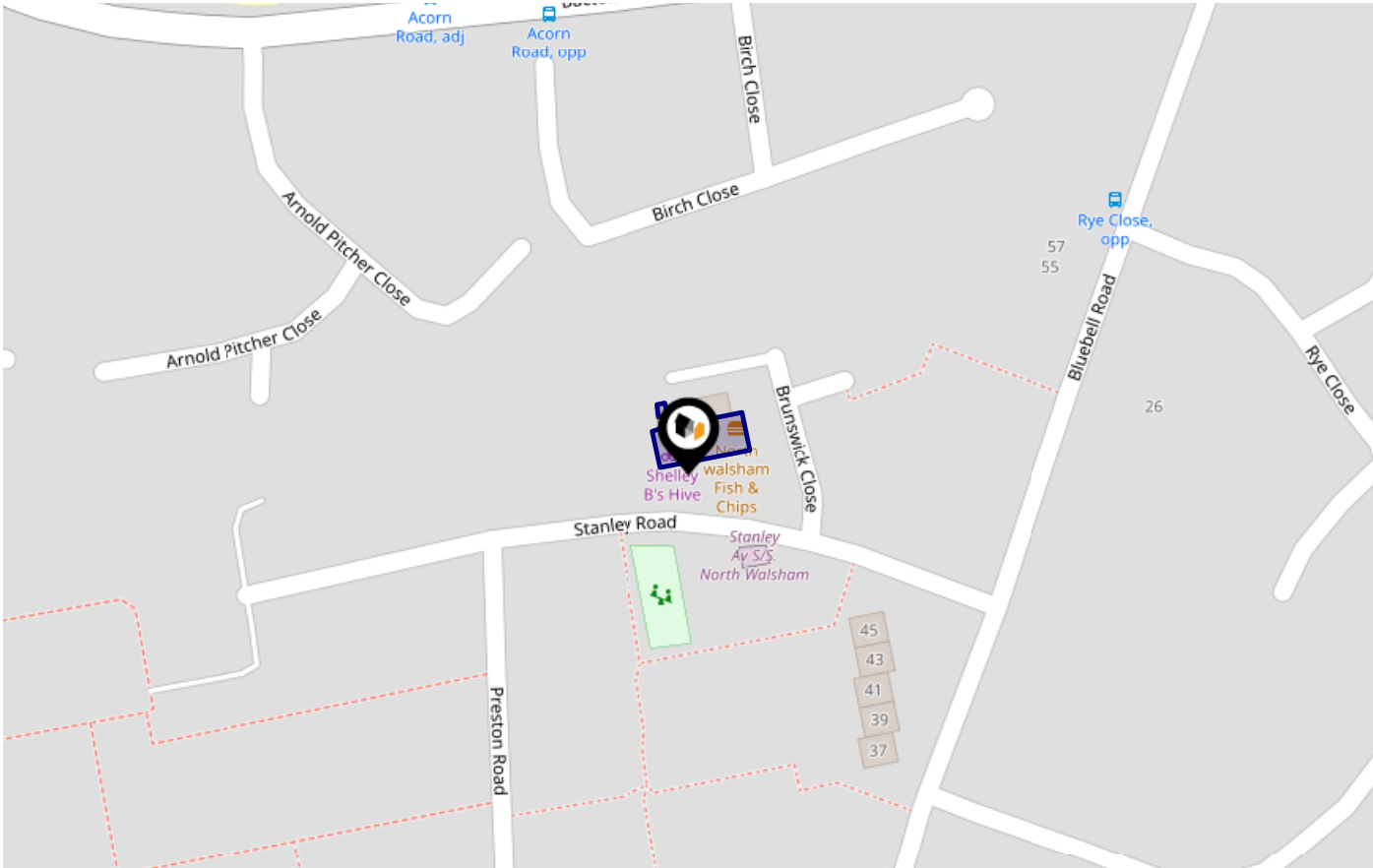


Erpingham Ward

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.

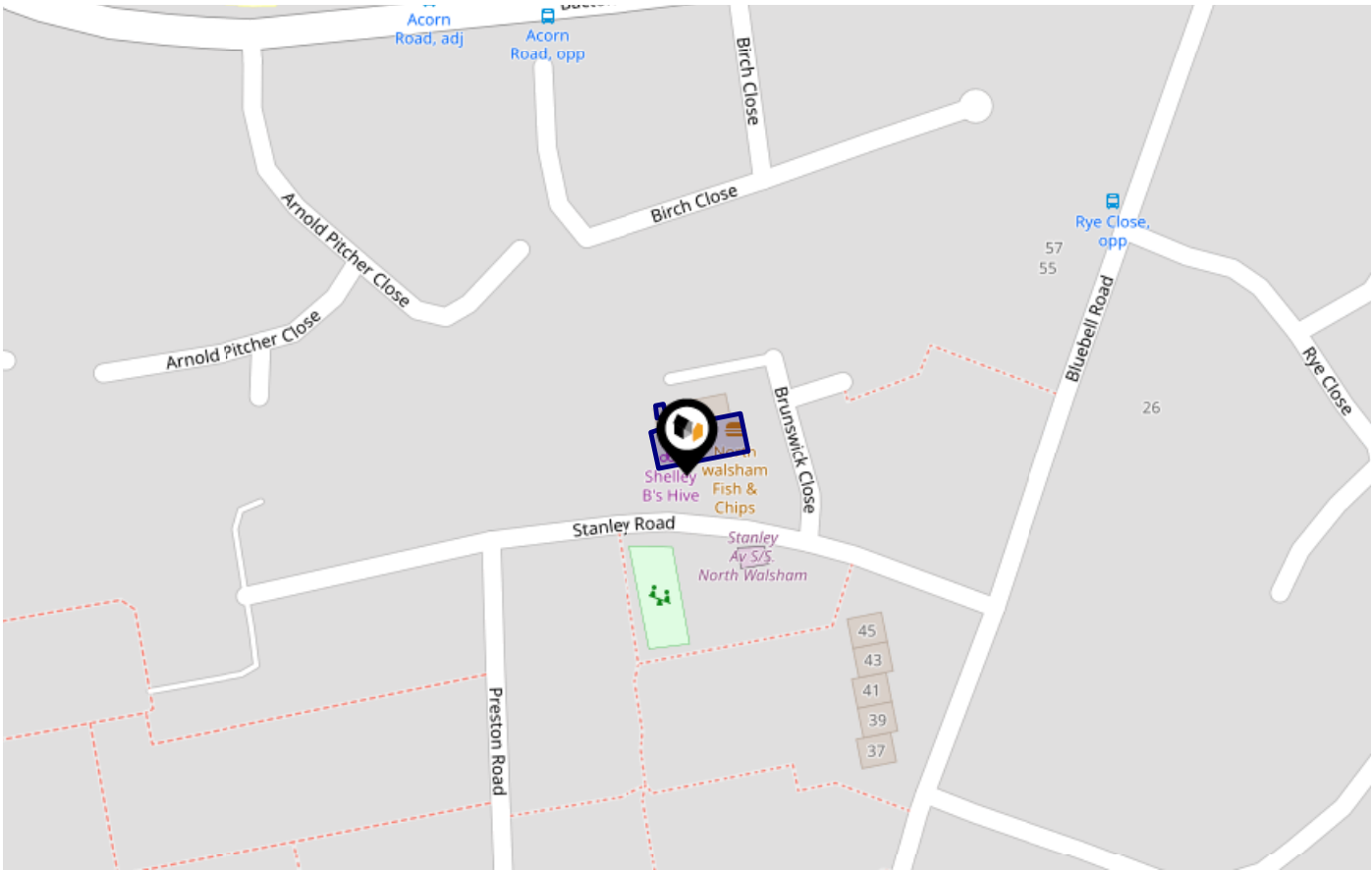
Chance of flooding to the following depths at this property:



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.

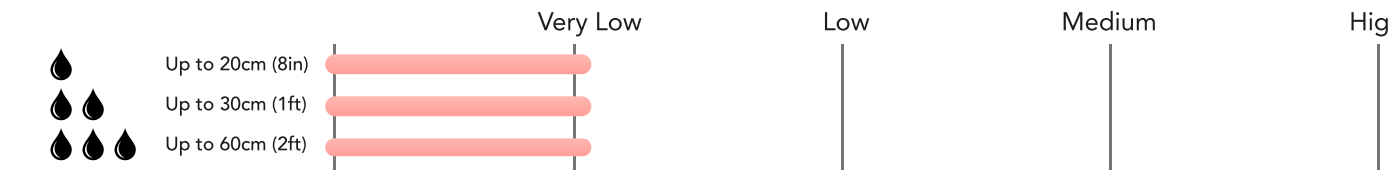


Risk Rating: Very low

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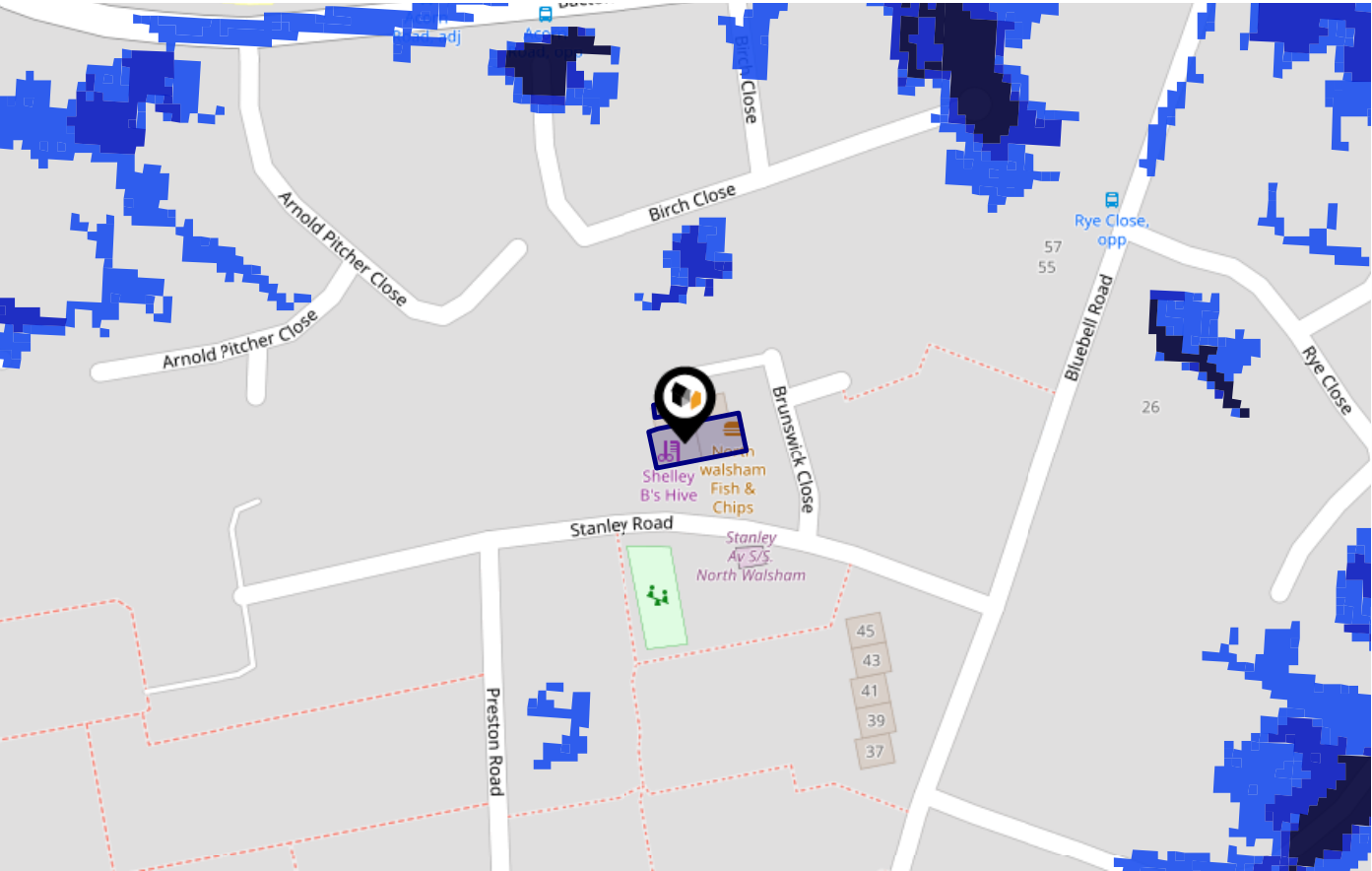
Chance of flooding to the following depths at this property:



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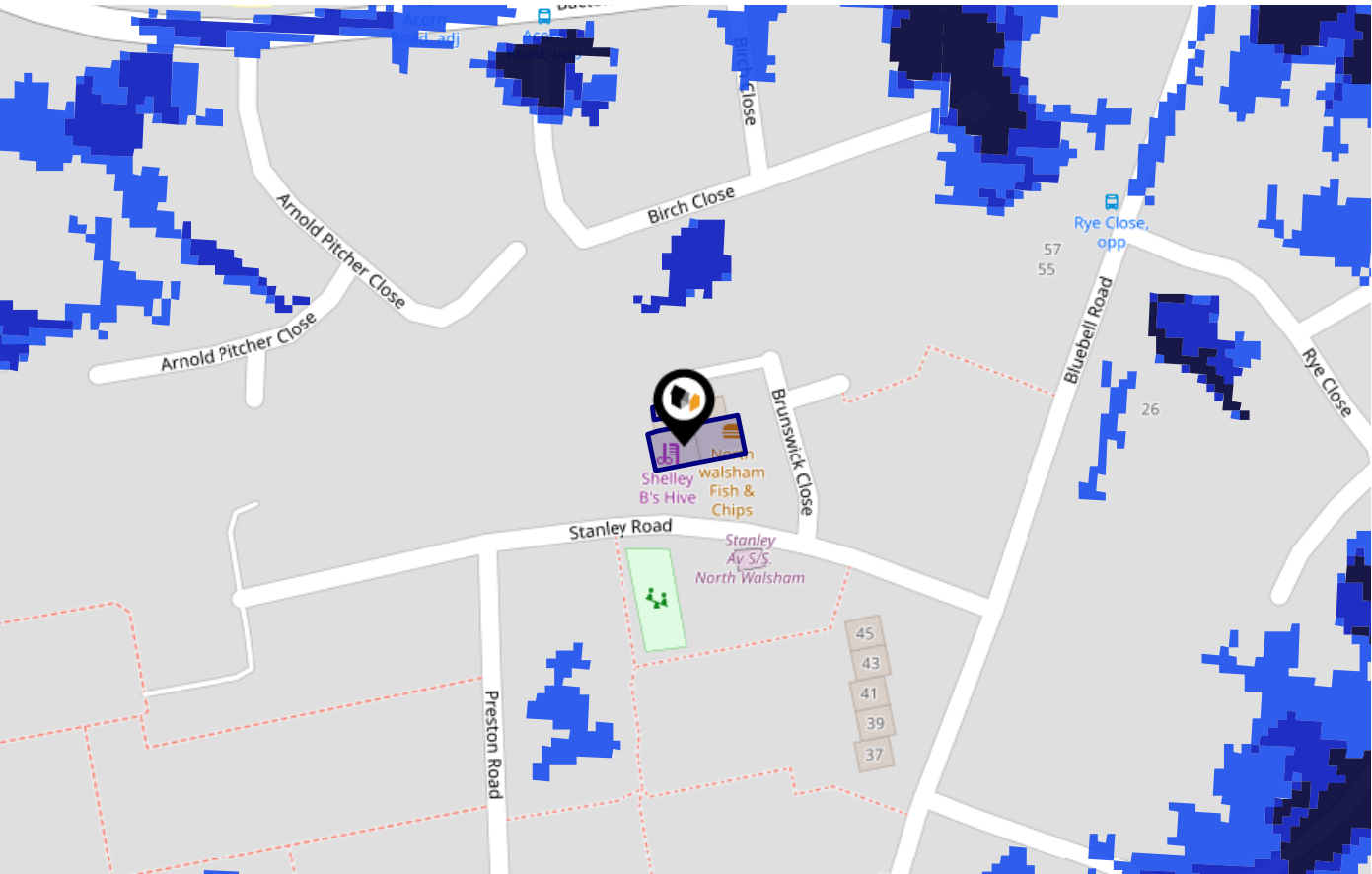
Chance of flooding to the following depths at this property:



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.

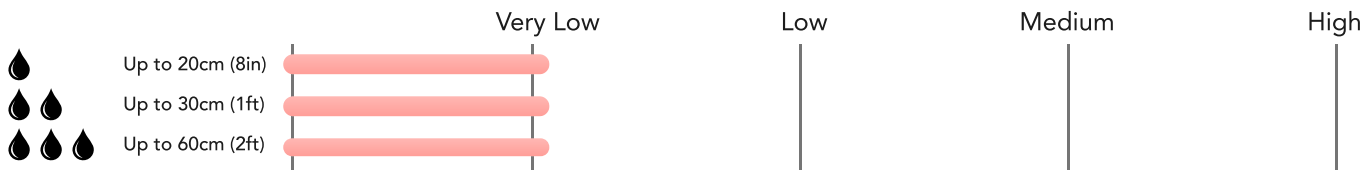


Risk Rating: Very low

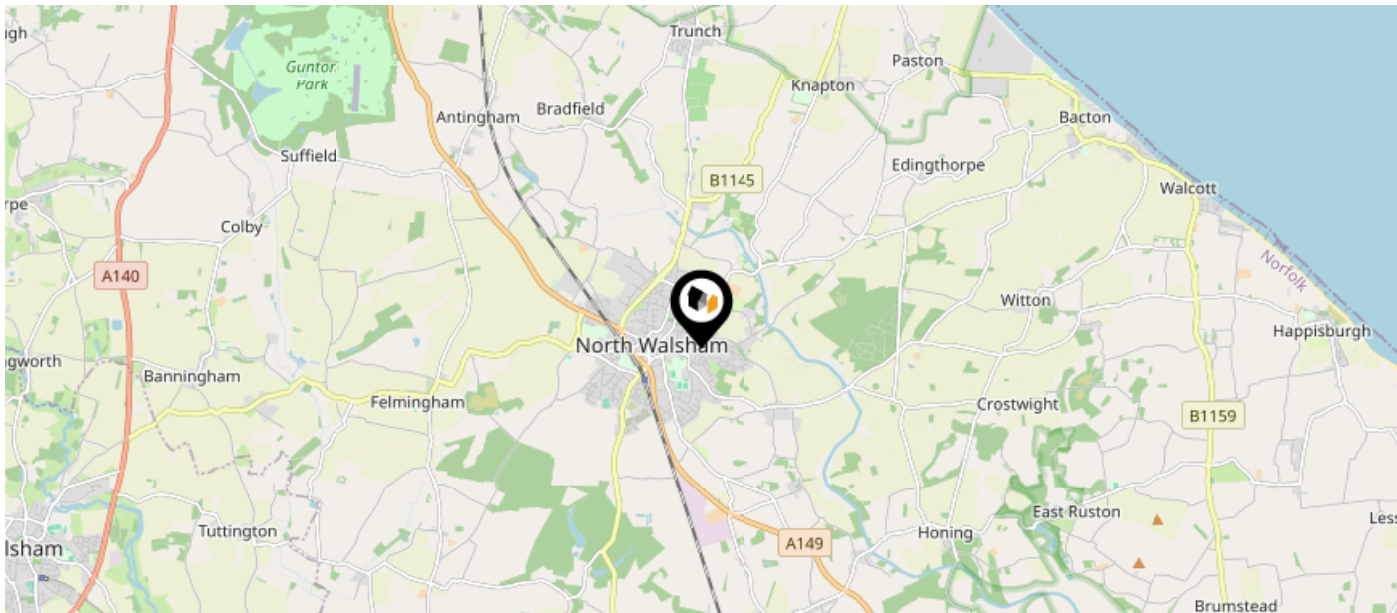
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



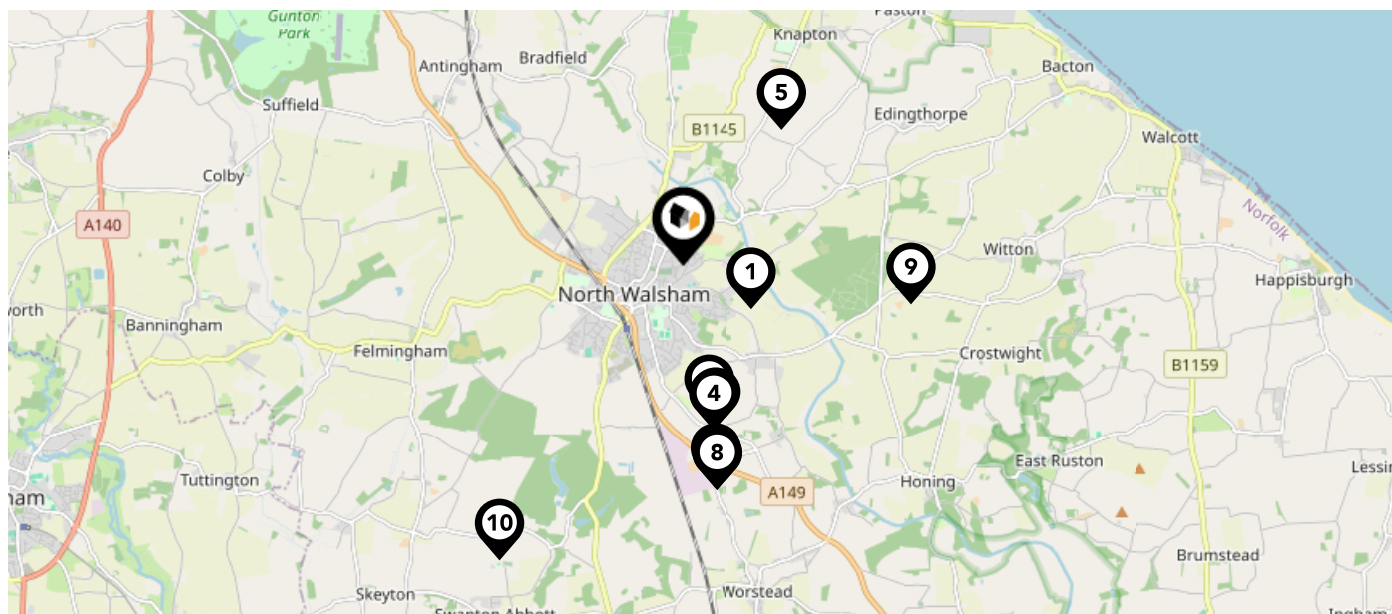
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

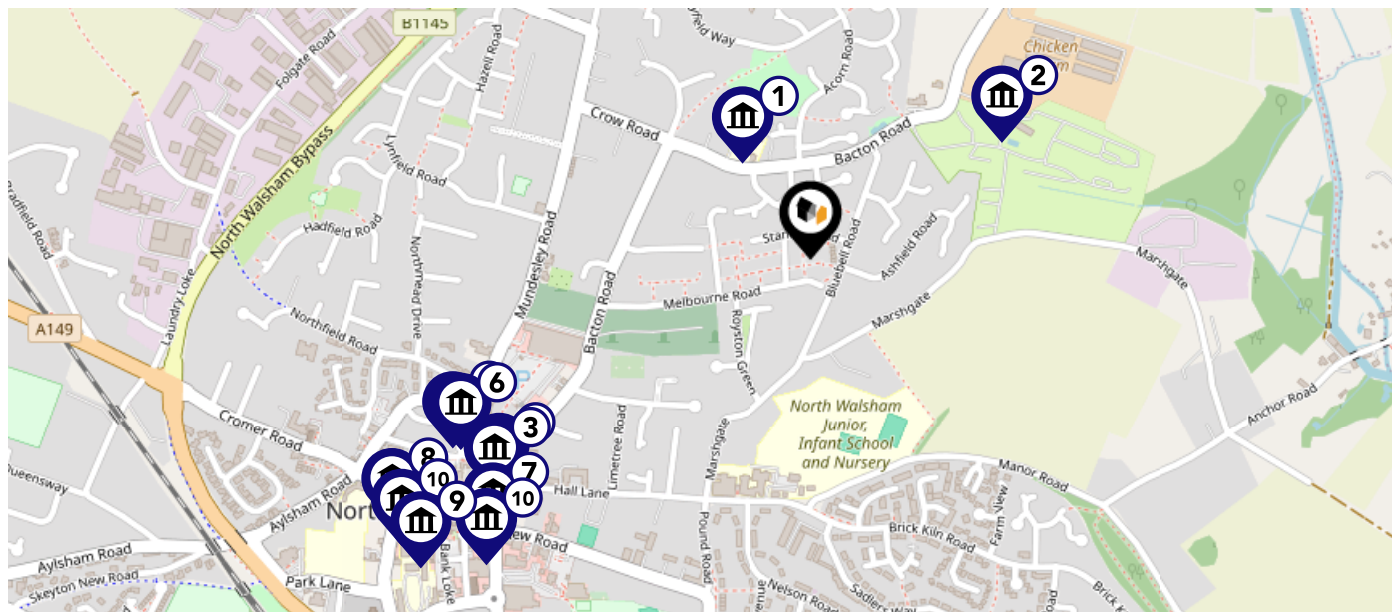
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.














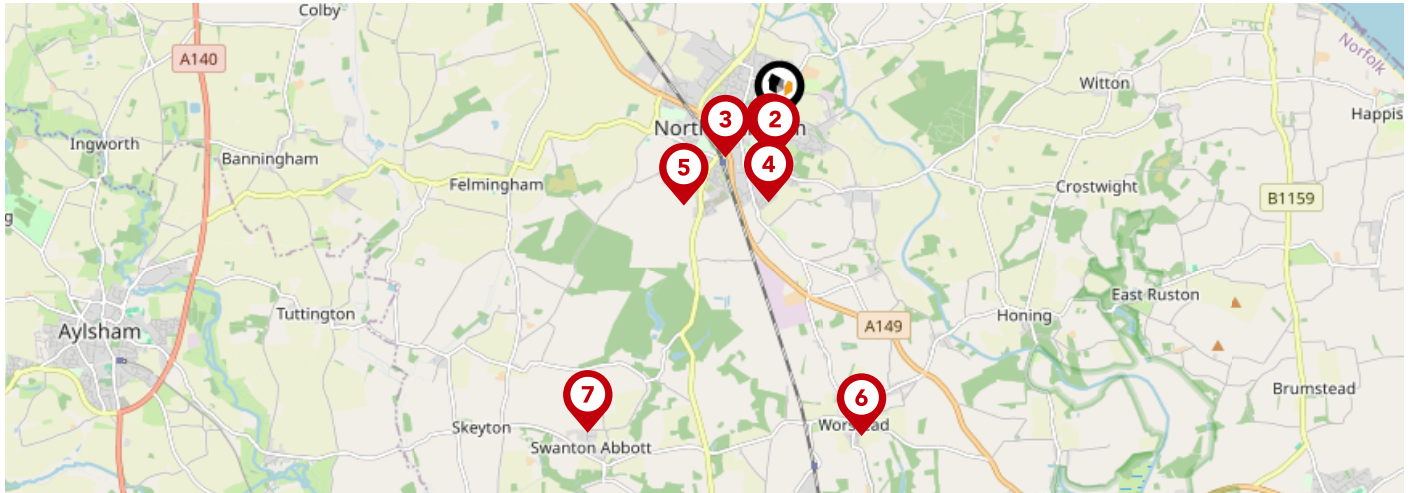
Nearby Landfill Sites

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

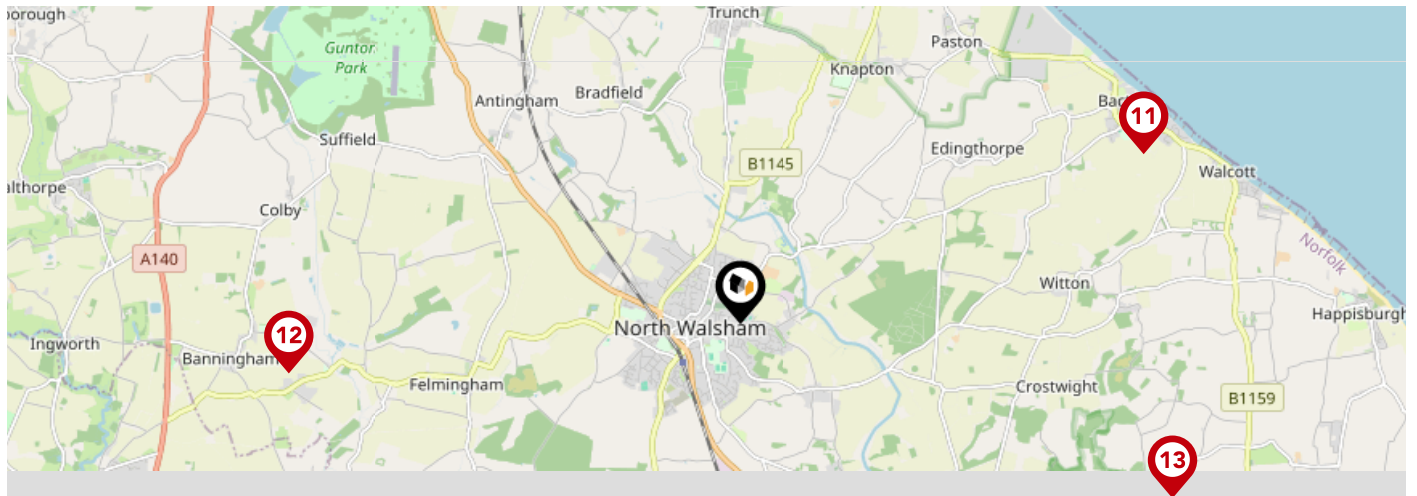
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1039536 - Lyngate House	Grade II	0.1 miles
	1281060 - Melbourne House	Grade II	0.3 miles
	1039535 - 3 And 5, Bacton Road	Grade II	0.4 miles
	1373940 - 7 And 9, Bacton Road	Grade II	0.4 miles
	1281085 - 1 And 3, North Street	Grade II	0.4 miles
	1039488 - Empsom House	Grade II	0.4 miles
	1204354 - The White Swan	Grade II	0.5 miles
	1039524 - 6, Market Street	Grade II	0.5 miles
	1039511 - 15, Market Place	Grade II	0.5 miles
	1039516 - 31, Market Place	Grade II	0.5 miles
	1039483 - 1, New Road	Grade II	0.5 miles



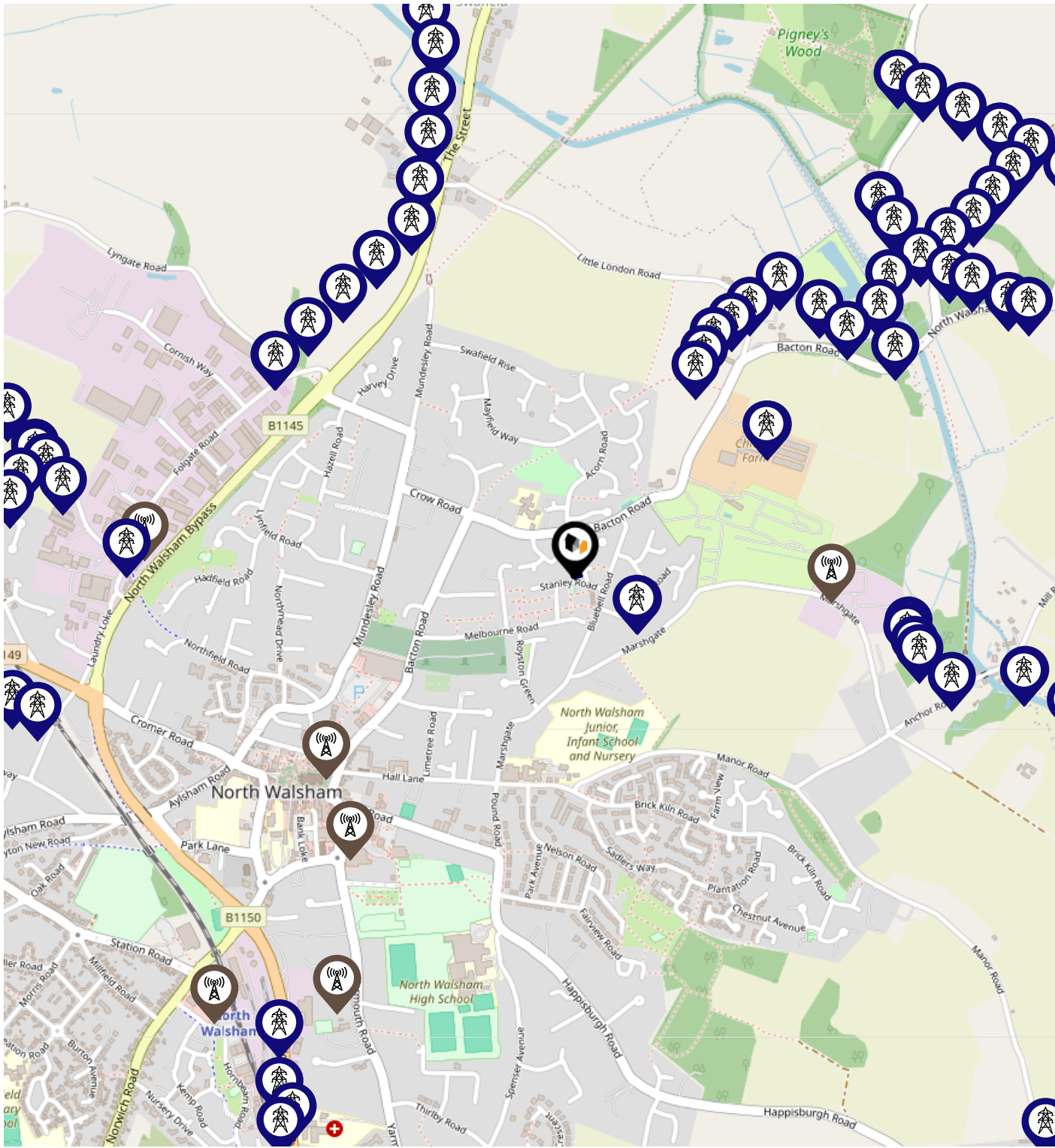
		Nursery	Primary	Secondary	College	Private
1	North Walsham Junior School Ofsted Rating: Good Pupils: 289 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Visiting Teacher Service North Ofsted Rating: Not Rated Pupils:0 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Millfield Primary School Ofsted Rating: Good Pupils: 273 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Worstead Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Swanton Abbott Community Primary School Ofsted Rating: Good Pupils: 63 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Antingham and Southrepps Primary School Ofsted Rating: Good Pupils: 48 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Mundesley Infant School Ofsted Rating: Good Pupils: 80 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Mundesley Junior School Ofsted Rating: Good Pupils: 98 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Colby Primary School Ofsted Rating: Good Pupils: 138 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	East Ruston Infant School & Nursery Ofsted Rating: Good Pupils: 39 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Stables Independent School Ofsted Rating: Good Pupils: 18 Distance:5.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	UET Pathfinder Academy Ofsted Rating: Good Pupils: 362 Distance:5.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Tunstead Primary School Ofsted Rating: Good Pupils: 83 Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

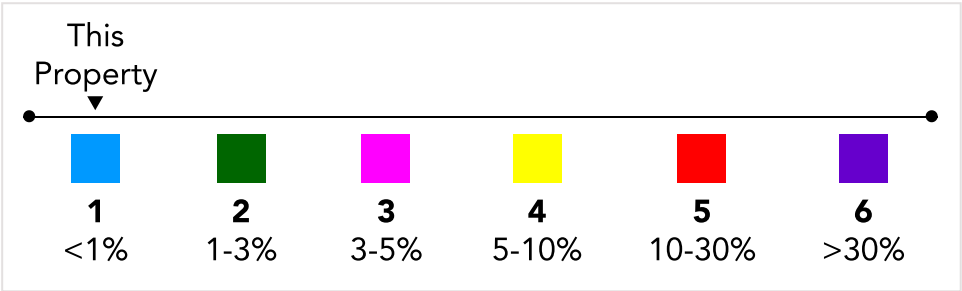
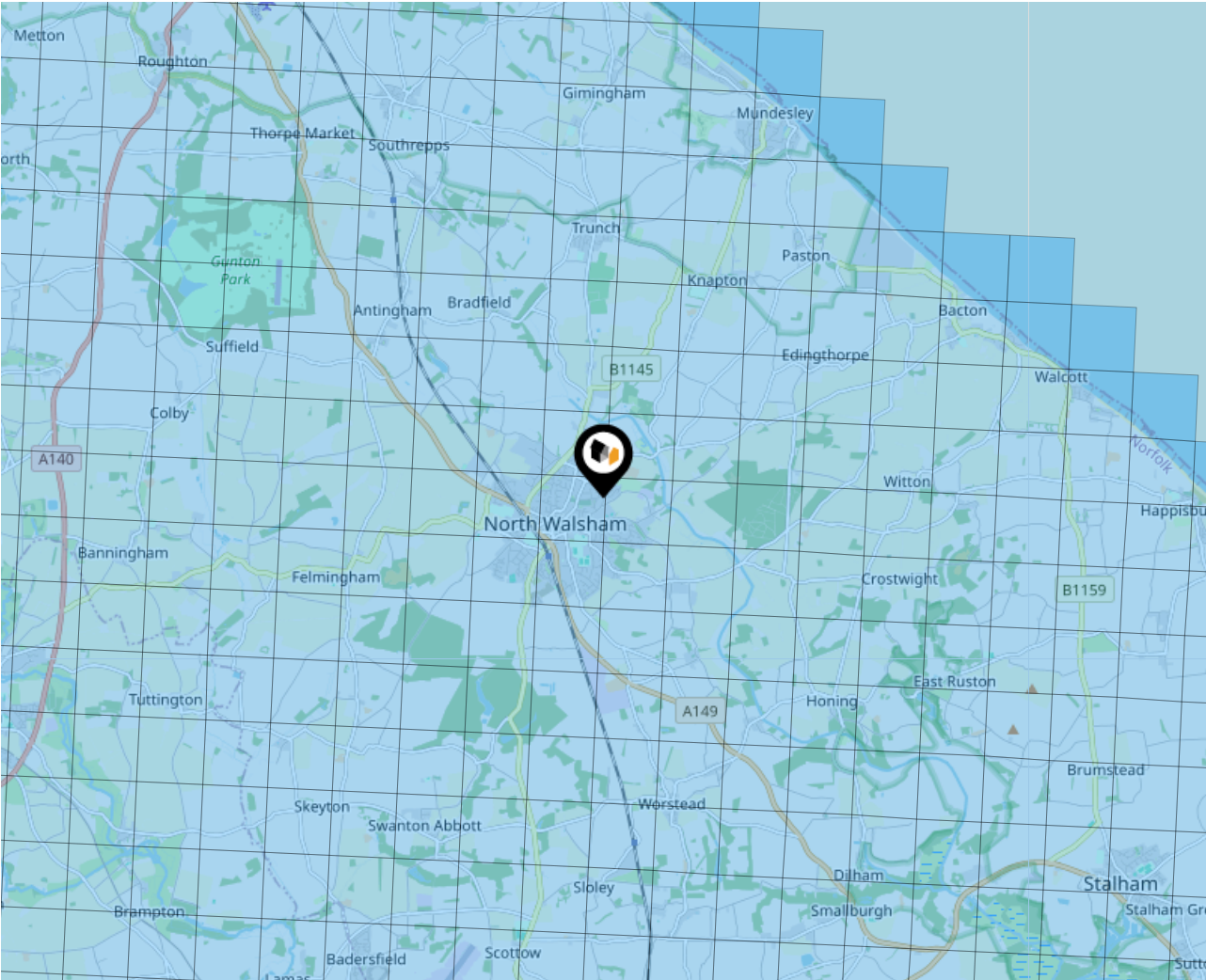


Key:

-  Power Pylons
-  Communication Masts

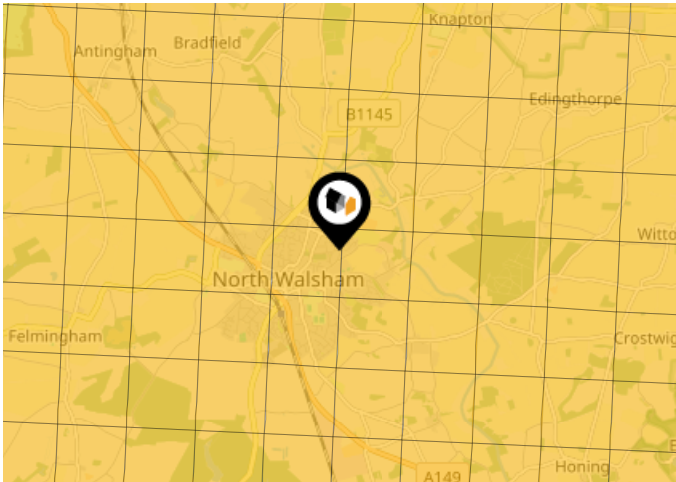
What is Radon?

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).



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

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT		

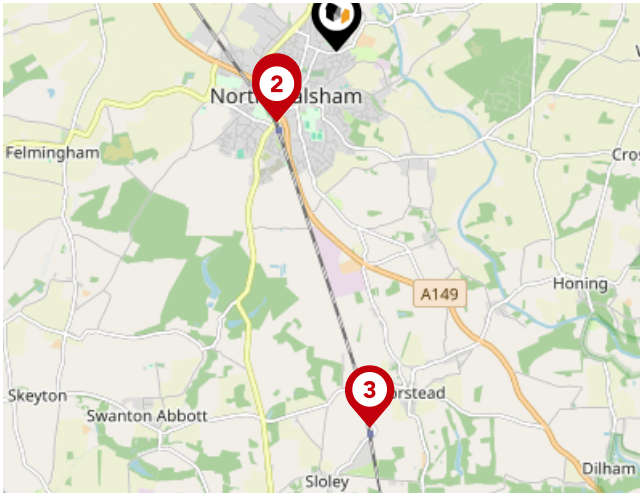


Primary Classifications (Most Common Clay Types)

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

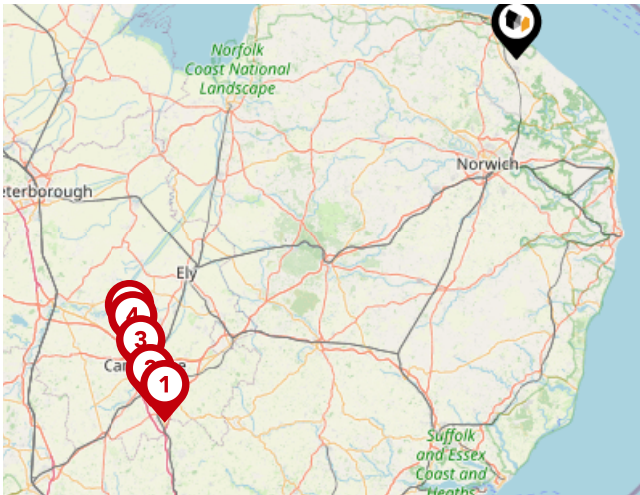
Area

Transport (National)



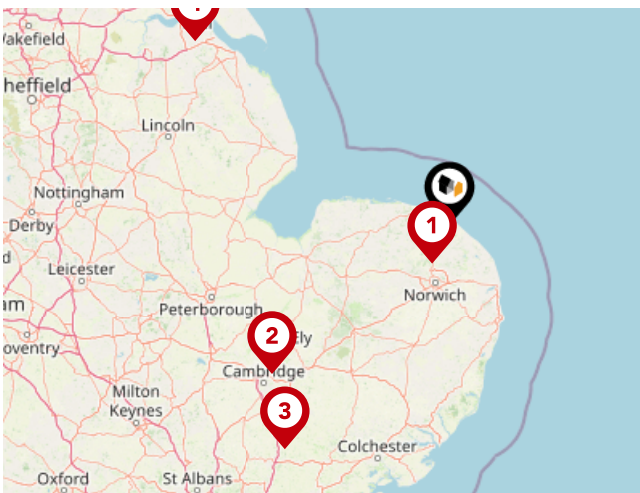
National Rail Stations

Pin	Name	Distance
1	North Walsham Rail Station	0.78 miles
2	North Walsham Rail Station	0.82 miles
3	Worstead Rail Station	3.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	73.36 miles
2	M11 J10	73.12 miles
3	M11 J11	71.33 miles
4	M11 J13	69.89 miles
5	M11 J14	69.34 miles

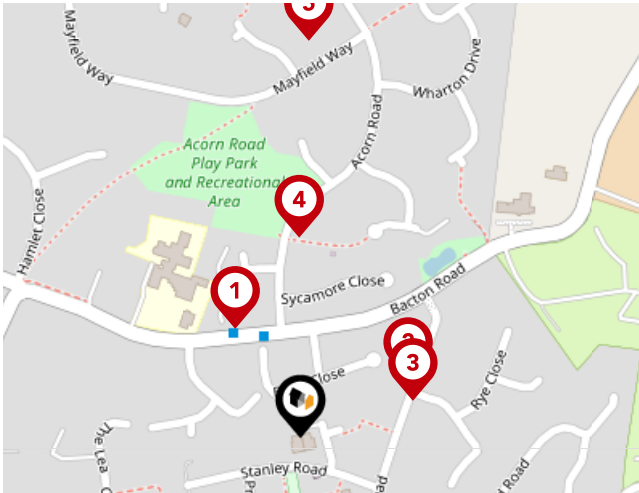


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	11.9 miles
2	Cambridge	66.98 miles
3	Stansted Airport	80.57 miles
4	Humberside Airport	89.29 miles

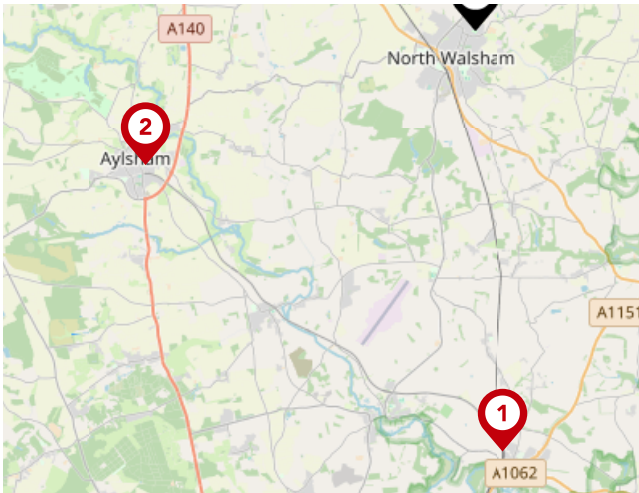
Area

Transport (Local)



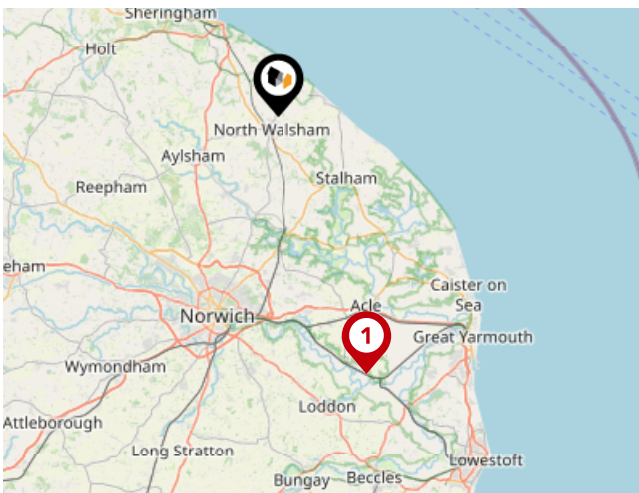
Bus Stops/Stations

Pin	Name	Distance
1	Acorn Road	0.07 miles
2	Rye Close	0.07 miles
3	Rye Close	0.07 miles
4	Sycamore Close	0.11 miles
5	Willow Close	0.22 miles



Local Connections

Pin	Name	Distance
1	Hoveton (Bure Valley Railway)	7.57 miles
2	Aylsham (Bure Valley Railway)	6.4 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	19.62 miles

Howards 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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HOWARDS

Estate Agents since 1926

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www.howards.co.uk

