

# Flood risk summary

**Your selected location:** 2 Watering Cottages, Ryston Road, West Dereham, King's Lynn, PE33 9RJ

This information tells you the flood risk of the land around a building, not the building itself.

The highest risk of flooding at this location is from **rivers and the sea**.

## Get flood warnings by text, phone or email

You can [sign up for free flood warnings \(https://www.gov.uk/sign-up-for-flood-warnings\)](https://www.gov.uk/sign-up-for-flood-warnings) and get messages by text, phone or email.

- ▶ [How we assess an area's flood risk](#)
- ▶ [Flood risk and climate change](#)

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

- ▶ [Why flood defences cannot completely prevent flooding](#)

Surface water

[More about your surface water flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low **Low** Medium High

### Yearly chance of flooding between 2040 and 2060

Very low **Low** Medium High

#### What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

### Other flood risks

[More about groundwater and reservoirs \(/ground-water\)](#)

#### Groundwater

Flooding from groundwater is unlikely in this area.

#### Reservoirs

Flooding from reservoirs is unlikely in this area.