



## Property Preview

36 Norwich Road, Salhouse, Norwich, NR13 6QG

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7th January 2026

Data you can rely on:



Edwards & Co.

## Key Property Information

Estimated value range	<b>£400k - £525k</b>	Number of bedrooms	<b>4 bedrooms</b>	Floor area	<b>1,475ft<sup>2</sup></b>
		Number of bathrooms	<b>2 bathrooms</b>	Plot size	<b>0.48 acres</b>
		Property type	<b>Detached</b>	Title number	<b>NK185283</b>
		Year built (predicted)	<b>1930-1975</b>		

Tenure	EPC	Council tax
Lease type	<b>Freehold</b>	No EPC available

Utilities	Build
Mains gas	<b>Unknown</b>
Wind turbines	<b>Unknown</b>
Solar panels	<b>Unknown</b>
Mains fuel type	<b>Unknown</b>
Water	<b>Unknown</b>

## Key Property Information

### Outdoor space

Garden direction (est)

**Northwest**

### Air traffic noise

No registered disturbance from air traffic noise

### Tree preservation orders

No registered tree preservation orders on this property.

### Flood risk

Rivers and sea flood risk

**Very low**

Surface water flood risk

**Very low**

### Parking

Off road parking

**Yes (AI predicted)**

### Radon gas

**Low risk (0-1%)**

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## Rights and restrictions

### Restrictive covenants

No covenants

#### **This property does not have any restrictive covenants**

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

#### Why it's important

##### **Usage Limitations**

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

##### **Community Consistency**

Covenants help maintain a uniform look and feel in a community, which can protect property values.

##### **Obligations and Compliance**

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

### Rights of way

#### **There has been no rights of way found on the plot of this property**

0 found **Footpaths**

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found **Bridleways**

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found **Restricted Byways**

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

0 found **Byways Open to All Traffic (BOATs)**

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land Registry 

## Rights and restrictions

### National park

No restrictions found

#### This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

#### Why it's important

##### Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

##### Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

##### Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

### Conservation area

No restrictions found

#### This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

#### Why it's important

##### Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

##### Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

##### Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## Rights and restrictions

### Greenbelt land

No restrictions found

#### This property is not on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

#### Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## Comparable Properties - Sales



£425,000 listed price

**Station Road, Salhouse, NR13**

3 Bed Detached

1292ft<sup>2</sup> (£328.95)



£400,000 listed price

**Mill Road, Salhouse, NR13**

3 Bed Other



2,415ft

£425,000 listed price

**Topcliffe Avenue, Salhouse, Norwich**

3 Bed Detached

1152ft<sup>2</sup> (£368.92)



£525,000 listed price

**Green Lane East, Rackheath, NR13**

5 Bed Detached

732ft<sup>2</sup> (£717.21)



£500,000 listed price

1.0mi

**Brambles, Lower Street, Salhouse, Norfolk**

4 Bed Detached

## Comparable Properties - Completed



£565,000 sold price

**Wood Green, Salhouse, NR13**

4 Bed  
2045ft<sup>2</sup> (£276.28)



£575,000 sold price

**Vera Road, Rackheath, NR13**

5 Bed  
2034ft<sup>2</sup> (£282.69)



£535,000 sold price

**Bernard Close, Rackheath, NR13**

4 Bed  
1765ft<sup>2</sup> (£303.12)



£505,000 sold price

**Crowes Loke, Little Plumstead, NR13**

5 Bed  
1399ft<sup>2</sup> (£360.97)

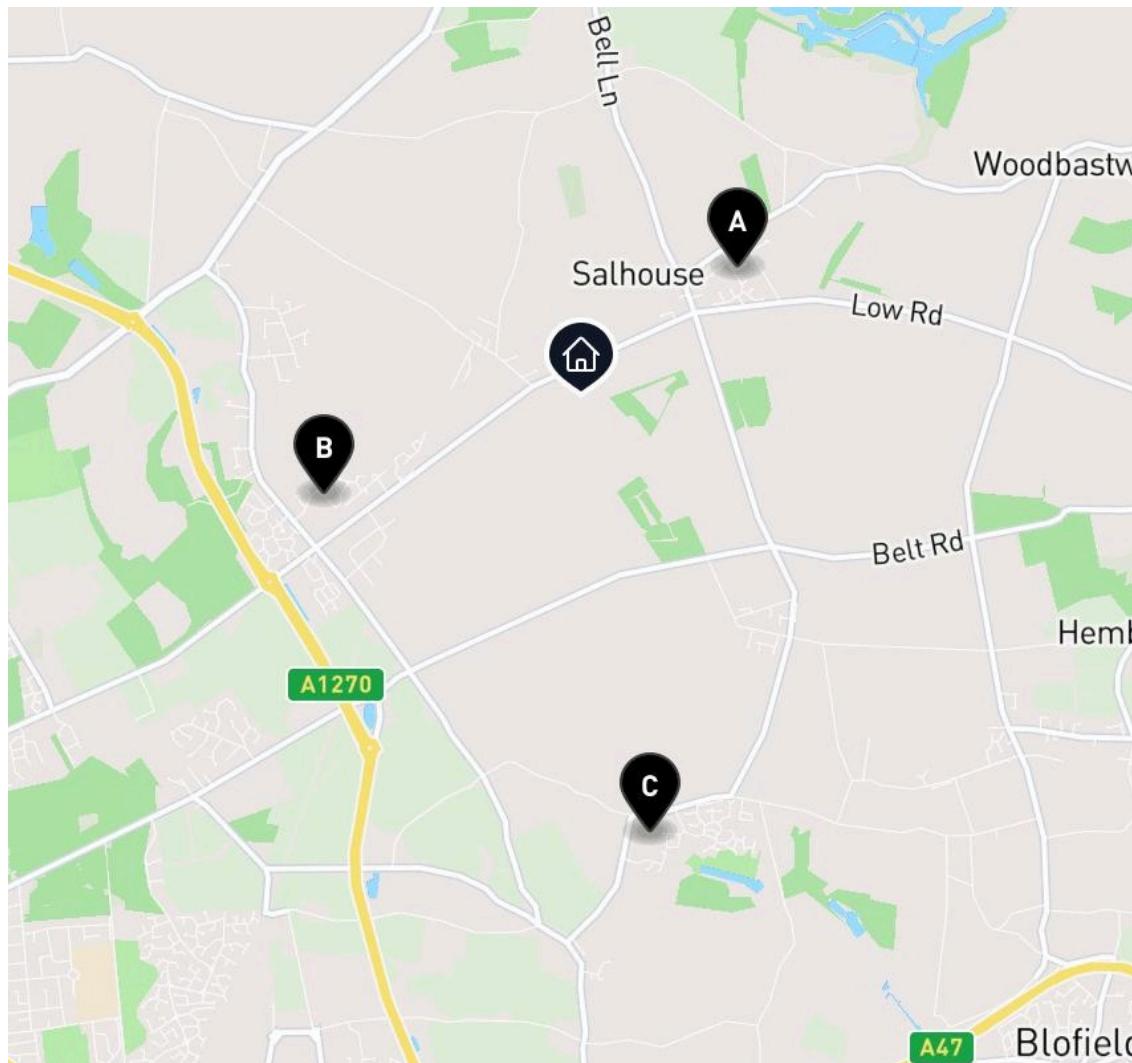


£505,000 sold price

**Bernard Close, Rackheath, NR13**

4 Bed  
2045ft<sup>2</sup> (£246.94)

## Local Education



**A** Salhouse Cofe Primary School  
0.68mi • Nursery

Good

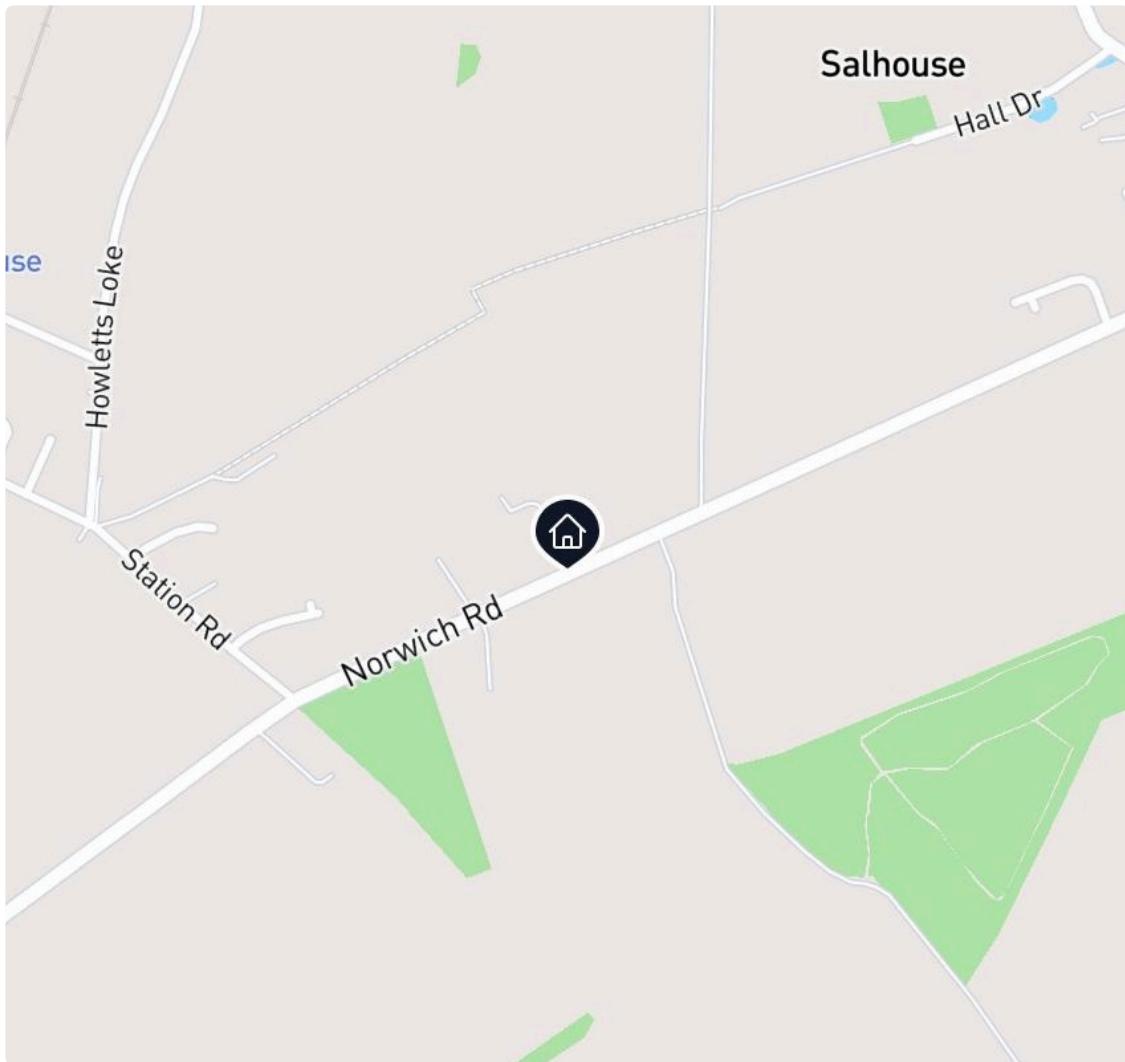
**B** Rackheath Primary School  
1.13mi • Primary

Good

**C** Little Plumstead Church Of England Primary School  
1.87mi • Primary

Good

## Local Transport



## Nearby Planning



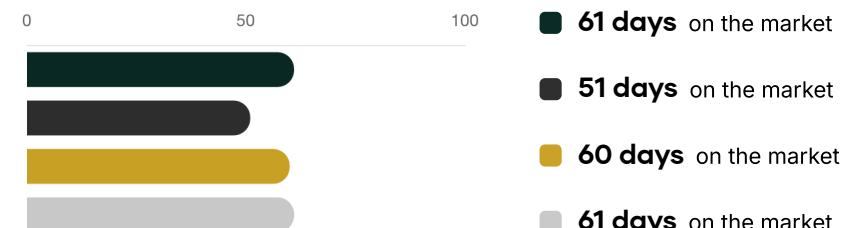
<b>A</b>	Land South Of Norwich Road Salhouse Agricultural Building (Prior Notification)	673ft ⓘ
	Withdrawn	Ref no. 20181503 12-09-2018
<b>B</b>	Land South Of Norwich Road Salhouse NR13 6QG New Agricultural Storage Building - Prior Notification	673ft ⓘ
	Approved	Ref no. 20181671 10-10-2018
<b>C</b>	Black Barn Farm Norwich Road Salhouse Norfolk NR13 705ft ⓘ 6QG Installation of 135 kWp roof-mounted solar PV array.	
	Approved	Ref no. 2024/3756 16-12-2024
<b>D</b>	64 Woodside Norwich Road Salhouse NR13 6QG Single storey front extension.	807ft ⓘ
	Approved	Ref no. 20220942 30-05-2022
<b>E</b>	Wood Farm Norwich Road Salhouse NR13 6JW Erection of Building Comprising Two Light Industrial Units and Associated External Works (Resubmission)	1716ft ⓘ
	Refused	Ref no. 20180146 25-01-2018
<b>F</b>	Salhouse Hall Hall Drive Salhouse NR13 6RT 1. Alterations and Extension to Hall 2. Conversion of Outbuildings to provide 2 No. Units of Holiday Accommodation 3. Temporary Residential Use of...	2700ft ⓘ
	Approved	Ref no. 20172210 22-12-2017

## Sales Market Stats

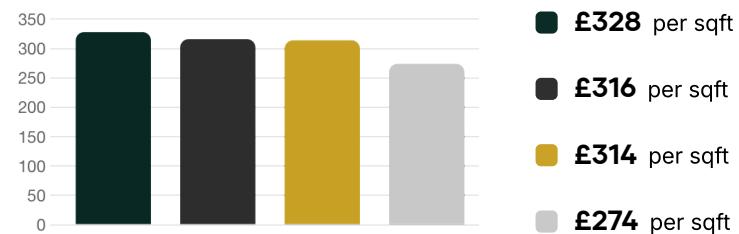
### Average house price changes in the last year (Broadland)

	Jan '25	Apr '25	Jul '25	Oct '25	Dec 25
<b>Detached</b>	£455k	£430k	£460k	£455k	£455k
<b>Semi-Detached</b>	£295k	£280k	£300k	£295k	£295k
<b>Terraced</b>	£260k	£245k	£260k	£260k	£260k
<b>Flats/Maisonettes</b>	£215k	£202k	£216k	£214k	£214k

### Average time on the market (Broadland)



### Average price per sqft (Broadland)



### Volume of sold properties in the last 12 months (Broadland)



■ Detached ■ Semi-Detached ■ Terraced ■ Flats/Maisonettes