

The Norfolk Relocation Pack

The 46 towns and villages we cover, compared on price, council tax, trains, distances, broadband and schools, to help you choose a town and plan the move.

Start with the shortlist, not the removals van

Most people trying to move to Norfolk lose weeks comparing the wrong things. This pack puts the 46 places we cover side by side on the figures that decide whether a town works for a household, then walks the move itself, week by week. Every price, council-tax band, broadband figure and distance here comes from the same sources our full guides cite: HM Land Registry, the ONS, Ofcom and the councils. Nothing is a portal estimate.

The four numbers that rule out most towns in an afternoon

Budget. Norfolk runs from about £180,000 (Gorleston-on-Sea) to £625,000 (Burnham Market) on typical sold prices. **Trains.** Only 14 of the 46 towns here have their own station, and fewer run direct to London. **Norwich.** How often you need the city decides how far out you can sensibly go. **Setting.** A working market town and a quiet Broads village are different daily lives, often at a similar price.

The move, week by week

Ten to twelve weeks before

- ☐ Set a realistic budget including stamp duty, conveyancing, a survey and removals, not just the headline price.
- ☐ Shortlist three or four towns from the table overleaf, then read the full guide for each on the site.
- ☐ Instruct a conveyancer early. For a period, thatched, flint, clay-lump or coastal property, ask whether they have handled non-standard construction in Norfolk before.
- ☐ Get a mortgage decision in principle; flag any non-standard construction to the lender up front.

Six to eight weeks before

- ☐ Book a survey suited to the building, not the cheapest tier. Older Norfolk stock (thatch, flint, clay lump, timber frame) needs a full building survey, not a homebuyer report.
- ☐ Compare removals quotes; get at least three, and check they cover your actual moving week.
- ☐ Check broadband at the exact address on Ofcom's checker, especially in rural and Broads villages where the town average hides big gaps.

The moving week and the first month

- ☐ Tell the current and new council tax offices; register for the electoral roll at the new address.
- ☐ Set up water with Anglian Water, and confirm heating: many off-grid Norfolk villages are on heating oil, not mains gas, so arrange a tank fill and a supplier.
- ☐ Register with a GP and, if you have children, confirm the school place and catchment in writing.
- ☐ Learn your bin days and the nearest recycling centre from the district council's site.

The 46 towns, one row each

Typical sold price and Band D council tax to the nearest published figure; road miles to Norwich and to the nearest Norfolk coast; area-average broadband in Mbps; and the count of state schools in or near the town. Station shows whether the town has its own railway station. Full sources are on the last page.

Town	Type	Price	Council tax	Station	To Nwch (mi)	To coast (mi)	Broadband	Schools	Best for
Acle	Broads Village	£245,000	£1,850	Yes	10	10	55	1	Nature lovers
Attleborough	Market Town	£265,000	£1,850	Yes	16	35	70	2	Commuters
Aylsham	Market Town	£310,000	£1,880	No	13	14	55	2	Families
Blofield	Broads Village	£325,000	£1,890	No (nearest: Brundall)	8	12	65	1	Families
Brundall	Broads Village	£340,000	£1,900	Yes	8	14	70	1	Commuters
Burnham Market	Coastal Village	£625,000	£1,840	No	38	2	45	1	Premium coast buyers
Caister-on-Sea	Coastal Town	£195,000	£1,810	No (nearest: Great Yarmouth)	22	0	60	2	Beach lovers
Costessey	Norwich Suburb	£290,000	£1,900	No	4	28	85	2	Commuters
Cringleford	Norwich Suburb	£445,000	£1,910	No	3	25	85	1	School-catchment families
Cromer	Coastal Town	£295,000	£1,870	Yes	23	0	50	2	Retirees
Dereham	Market Town	£250,000	£1,860	No	16	30	60	4	Families
Dersingham	Coastal Village	£295,000	£1,840	No	42	3	55	1	West-coast value
Diss	Market Town	£290,000	£1,880	Yes	22	40	70	2	London commuters
Downham Market	Market Town	£235,000	£1,820	Yes	40	20	55	2	Budget buyers
Drayton	Norwich Suburb	£280,000	£1,910	No	5	27	80	1	Families
Fakenham	Market Town	£250,000	£1,860	No	26	14	50	2	Country living
Gorleston-on-Sea	Coastal Town	£180,000	£1,790	No (nearest: Great Yarmouth)	22	0	65	4	Beach lovers
Great Yarmouth	Coastal Town	£210,000	£1,780	Yes	20	0	65	10	Budget buyers

Town	Type	Price	Council tax	Station	To Nwch (mi)	To coast (mi)	Broadband	Schools	Best for
Happisburgh	Coastal Village	£250,000	£1,870	No	25	0	50	1	Cliff-top character, eyes open
Harleston	Market Town	£290,000	£1,840	No	20	35	45	1	Quiet living
Hellesdon	Norwich Suburb	£270,000	£1,900	No	3	27	90	2	Commuters
Hethersett	Norwich Suburb	£340,000	£1,920	No	6	30	80	2	Families
Hingham	Market Town	£340,000	£1,900	No	14	28	45	1	Quiet living
Holt	Market Town	£370,000	£1,900	No (nearest: Sheringham)	25	4	45	1	Retirees
Hunstanton	Coastal Town	£280,000	£1,830	No (nearest: Kings Lynn)	48	0	45	1	Retirees
Kings Lynn	Market Town	£240,000	£1,850	Yes	45	12	70	8	Budget buyers
Loddon	Market Town	£270,000	£1,870	No	12	20	50	1	Quiet living
Long Stratton	Market Town	£280,000	£1,850	No	10	28	60	1	Budget buyers
Mulbarton	Norwich Suburb	£285,000	£1,910	No	7	28	75	1	Families
North Walsham	Market Town	£250,000	£1,850	Yes	15	8	55	3	Families
Norwich	City	£290,000	£1,900	Yes	0	25	100	42	Young professionals
Poringland	Norwich Suburb	£290,000	£1,910	No	6	22	75	1	Families
Rackheath	Norwich Suburb	£300,000	£1,890	No	5	22	80	1	New build buyers
Reepham	Market Town	£330,000	£1,890	No	13	18	45	1	Country living
Sheringham	Coastal Town	£320,000	£1,870	Yes	27	0	50	2	Retirees
Spixworth	Norwich Village	£305,000	£1,950	No (nearest: Norwich)	5	20	100	2	Families
Sprowston	Norwich Suburb	£255,000	£1,900	No	3	25	90	3	Commuters
Stalham	Broads Village	£250,000	£1,830	No	16	6	45	1	Nature lovers
Swaffham	Market Town	£250,000	£1,840	No	28	28	50	2	Budget buyers
Taverham	Norwich Suburb	£300,000	£1,920	No	6	28	80	2	Families

Town	Type	Price	Council tax	Station	To Nwch (mi)	To coast (mi)	Broadband	Schools	Best for
Thetford	Market Town	£250,000	£1,820	Yes	30	50	65	5	Budget buyers
Thorpe St Andrew	Norwich Suburb	£300,000	£1,910	No	3	23	90	2	Commuters
Watton	Market Town	£240,000	£1,830	No	24	35	50	2	Budget buyers
Wells-next-the-Sea	Coastal Town	£395,000	£1,920	No	32	0	40	1	Second home owners
Wroxham	Broads Village	£320,000	£1,910	Yes	8	14	60	1	Nature lovers
Wymondham	Market Town	£300,000	£1,920	Yes	10	30	80	3	Families

Prices are HM Land Registry sold prices, refreshed quarterly, and track completed sales rather than asking prices.
Read the individual town guide before offering; the table is a filter, not a valuation.

Shortlists, if you already know your priority

If budget leads

The most affordable places we cover, on typical sold price: Gorleston-on-Sea, Caister-on-Sea, Great Yarmouth, Downham Market, Kings Lynn, Watton, Acle, Dereham.

If you need the train

Towns with their own station: Acle, Attleborough, Brundall, Cromer, Diss, Downham Market, Great Yarmouth, Kings Lynn, North Walsham, Norwich, Sheringham, Thetford, Wroxham, Wymondham. The direct London services run from Norwich and Diss to Liverpool Street on the Great Eastern Main Line, and from King's Lynn to King's Cross; everywhere else means a change or a drive to a railhead first.

If you lean on Norwich

Closest to the city, eight road miles or under: Norwich, Cringleford, Hellesdon, Sprowston, Thorpe St Andrew, Costessey, Drayton, Rackheath, Spixworth, Hethersett, Poringland, Taverham, Mulbarton, Blofield, Brundall, Wroxham.

If working from home

Fastest area-average broadband: Norwich, Spixworth, Hellesdon, Sprowston, Thorpe St Andrew, Costessey, Cringleford, Drayton. Always confirm the exact address on Ofcom's checker; rural averages hide slow lines.

If you want the coast

Coastal towns and villages: Burnham Market, Caister-on-Sea, Cromer, Dersingham, Gorleston-on-Sea, Great Yarmouth, Happisburgh, Hunstanton, Sheringham, Wells-next-the-Sea.

If schools come first

Most state schools in or near the town: Norwich, Great Yarmouth, Kings Lynn, Thetford, Dereham, Gorleston-on-Sea, North Walsham, Sprowston, Wymondham. Catchment, not distance, decides a place; confirm it in writing before you commit.

Buying older or non-standard Norfolk stock

Norfolk has an unusually high share of period and non-standard homes: flint, clay lump (earth walls), carrstone in the west, timber frame, and reed-thatched roofs. These homes are part of why people move here, and they take more care to survey and insure than modern stock.

Surveys

A full building survey, not a homebuyer report. Cement render on an earth or flint wall traps damp and does real harm; a surveyor who knows Norfolk stock will flag it. Thatch has its own condition and lifespan questions.

Heating

Off-grid villages are common. Confirm whether the property is on mains gas, oil or a heat pump, and factor a tank fill and a supplier for oil-heated homes.

Insurance and cost

Thatch, listed status and coastal exposure raise premiums and can narrow the market of insurers. Price it before you offer, not after. Ask the vendor for the current policy and any thatch or listed-building history.

Water and flood

Water is Anglian Water across the county. For anything near the coast or the Broads, check the flood context on the individual guide and the official flood map before you offer.

Where the numbers come from

- **House prices** – HM Land Registry Price Paid data, by postcode district, refreshed each quarter. Completed sales, not asking prices.
- **Population** – Office for National Statistics, 2021 Census built-up-area figures.
- **Broadband** – Ofcom Connected Nations, area-averaged. Check the exact address on Ofcom's own checker.
- **Council tax** – the relevant district council's published Band D charge, excluding the police and any parish precept, so the bill in your name will be a little higher.
- **Stations** – National Rail. Direct London services are the Great Eastern Main Line (Norwich and Diss to Liverpool Street) and the King's Lynn line to King's Cross.

A note on how to use this. This pack is a starting filter built from published data, not financial, legal or surveying advice, and not a valuation of any individual property. Prices and figures move; the live guides at norfolklivingguide.co.uk carry the current versions and the full write-up on each town. When you have a shortlist, go and stand in the two or three places on a grey weekday before you commit.

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