



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th March 2025



MILL STONE GREEN, WRETHAM, THETFORD, IP24

Chilterns

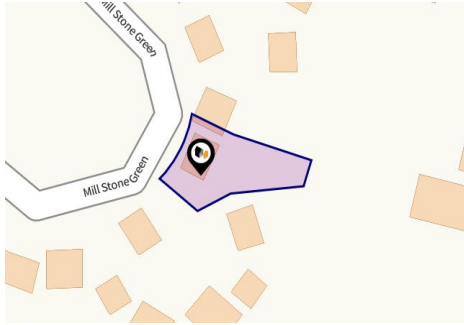
14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.11 acres		
Year Built :	2018		
Council Tax :	Band D		
Annual Estimate:	£2,219		
Title Number:	NK485065		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	61	-
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			







Mill Stone Green, Wretham, IP24

Energy rating

B

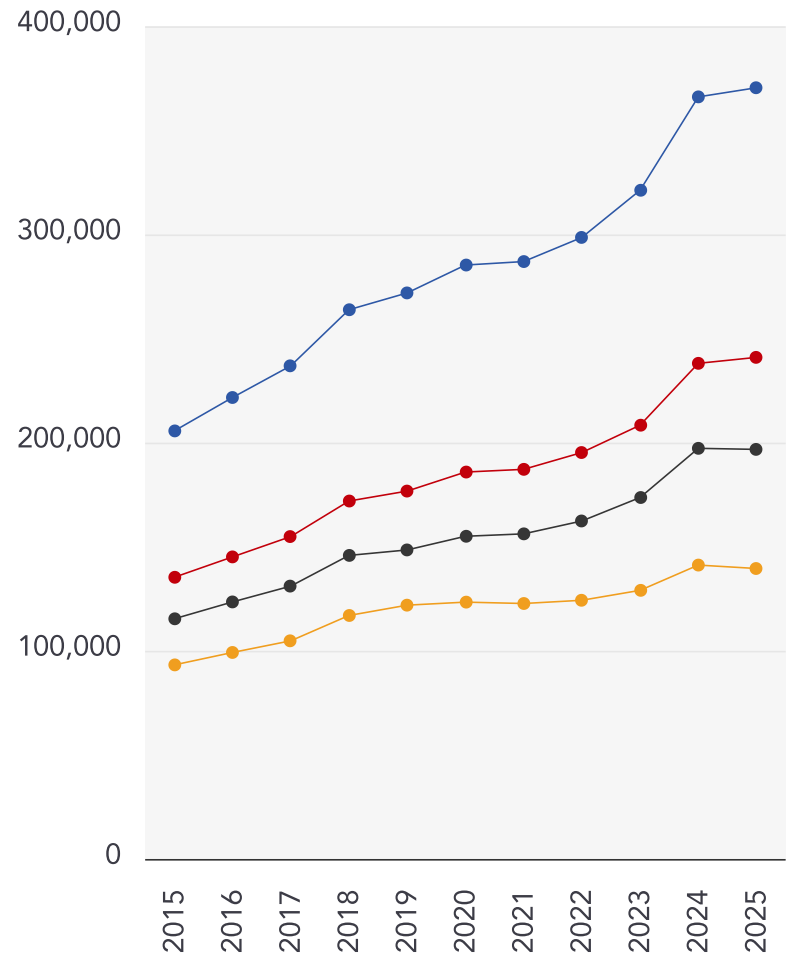
Valid until 26.08.2028

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	109 m ²

10 Year History of Average House Prices by Property Type in IP24



Detached

+80.17%

Semi-Detached

+78.07%

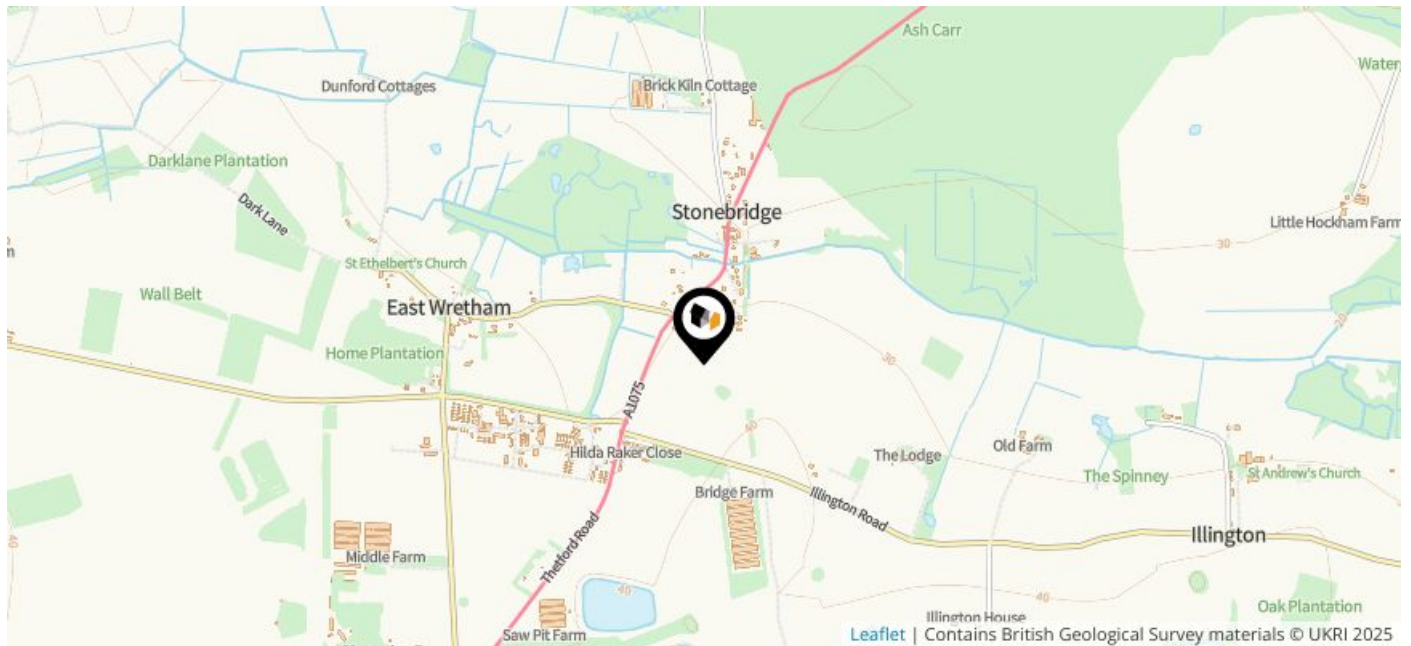
Terraced

+70.53%

Flat

+49.65%

This map displays nearby coal mine entrances and their classifications.



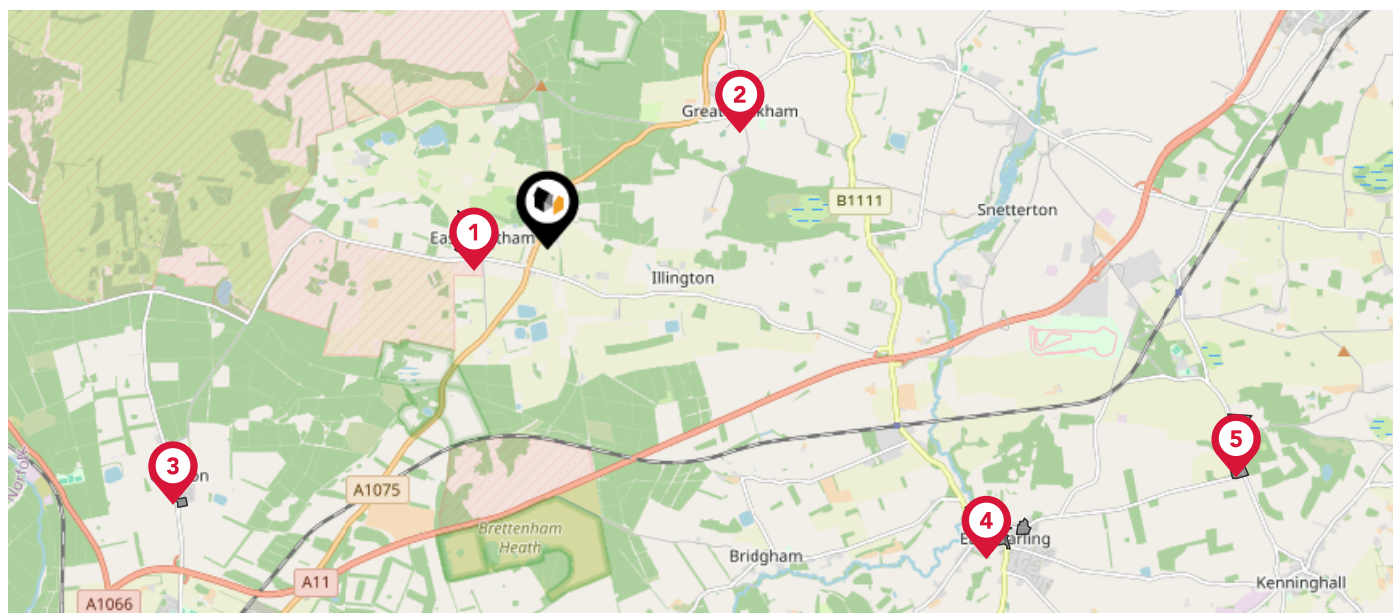
Mine Entry

- ✕ 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



East Wretham



Hockham



Croxton

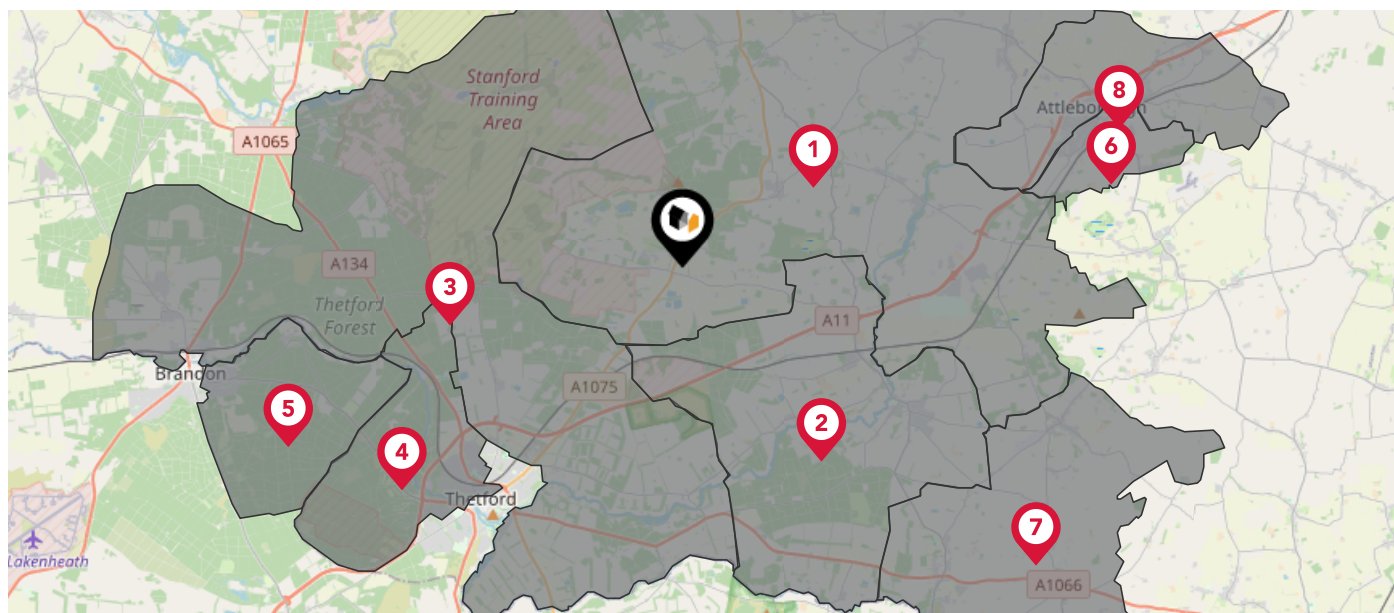


East Harling



Quidenham

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



All Saints & Wayland Ward



Harling & Heathlands Ward



Forest Ward



Thetford Priory Ward



Brandon East Ward



Attleborough Burgh & Haverscroft Ward

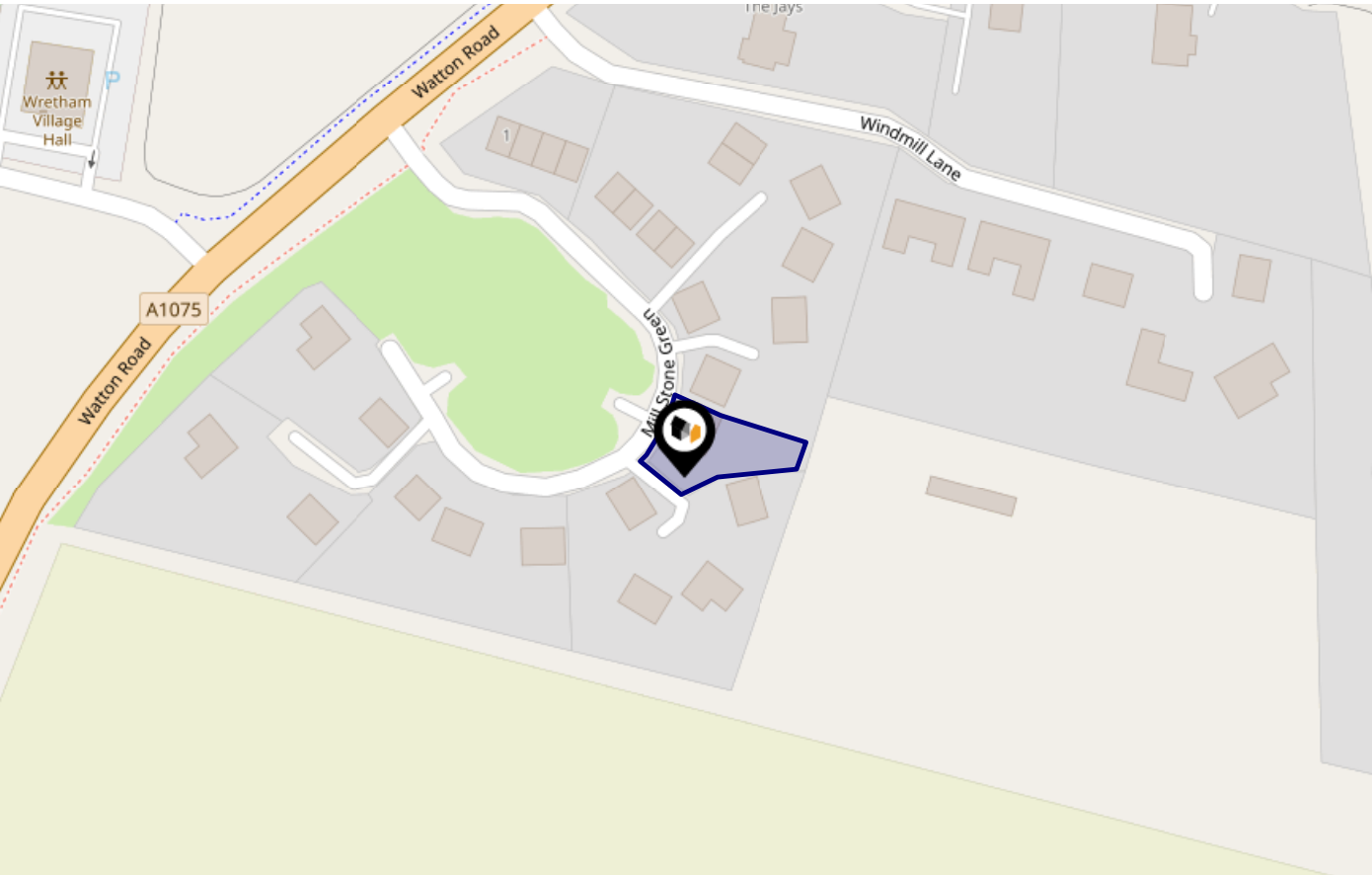


Guiltcross Ward



Attleborough Queens & Besthorpe Ward

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

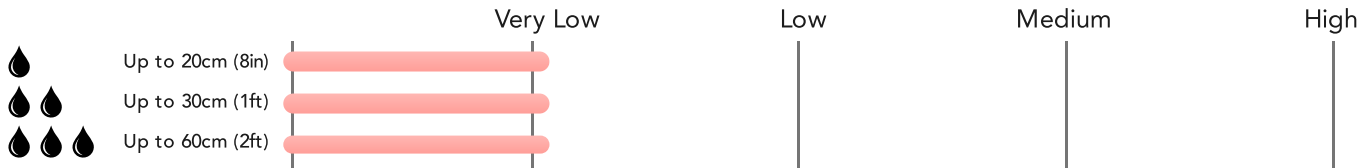


Risk Rating: Very low

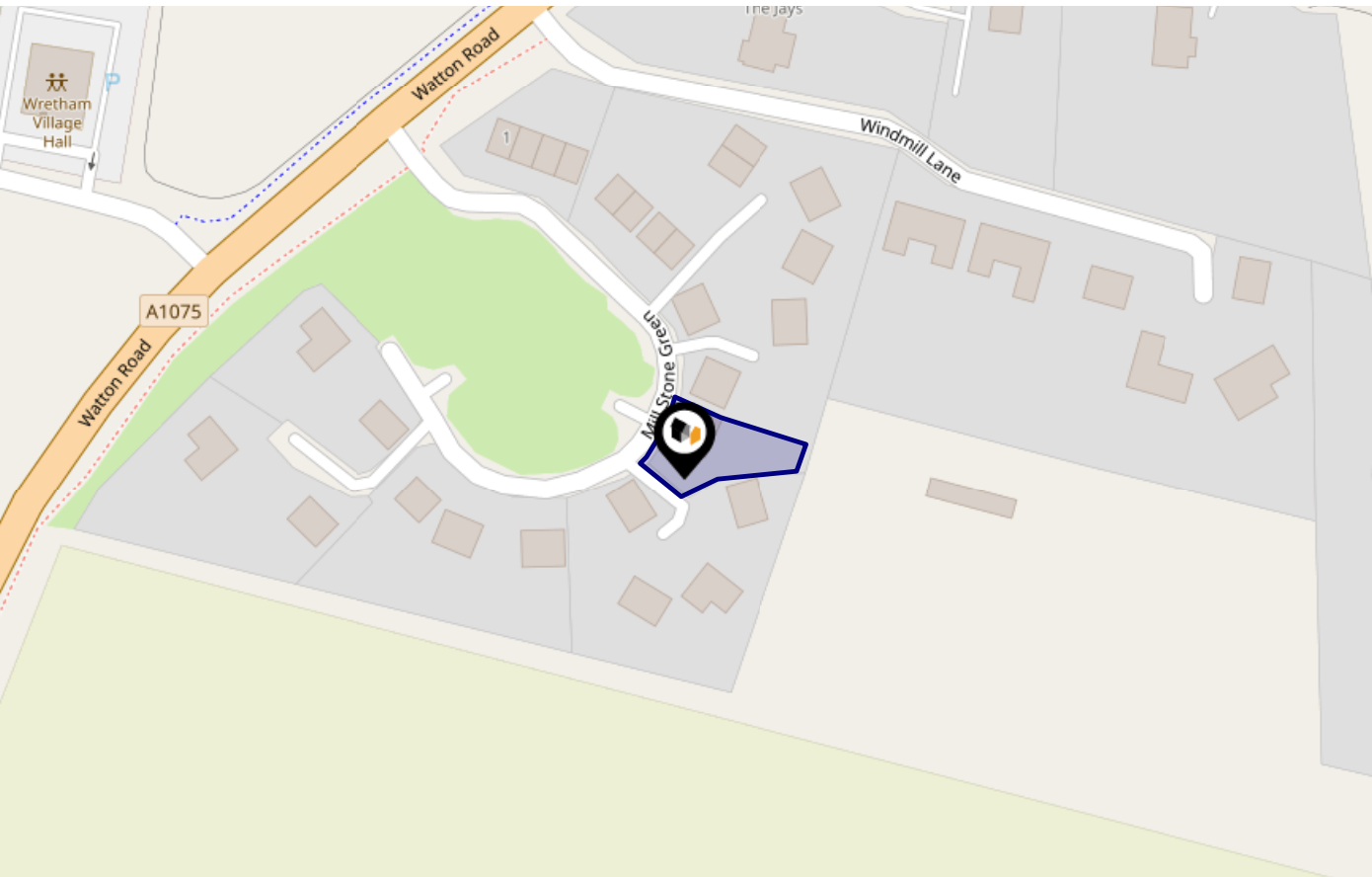
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



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.

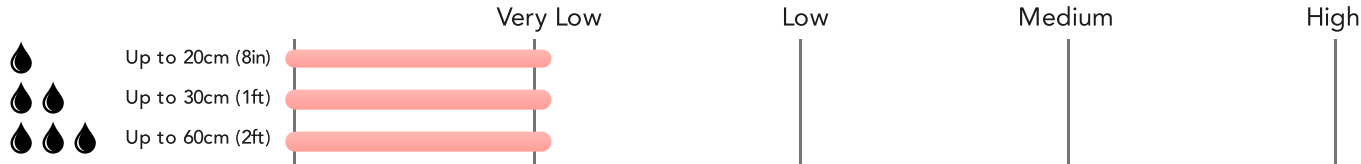


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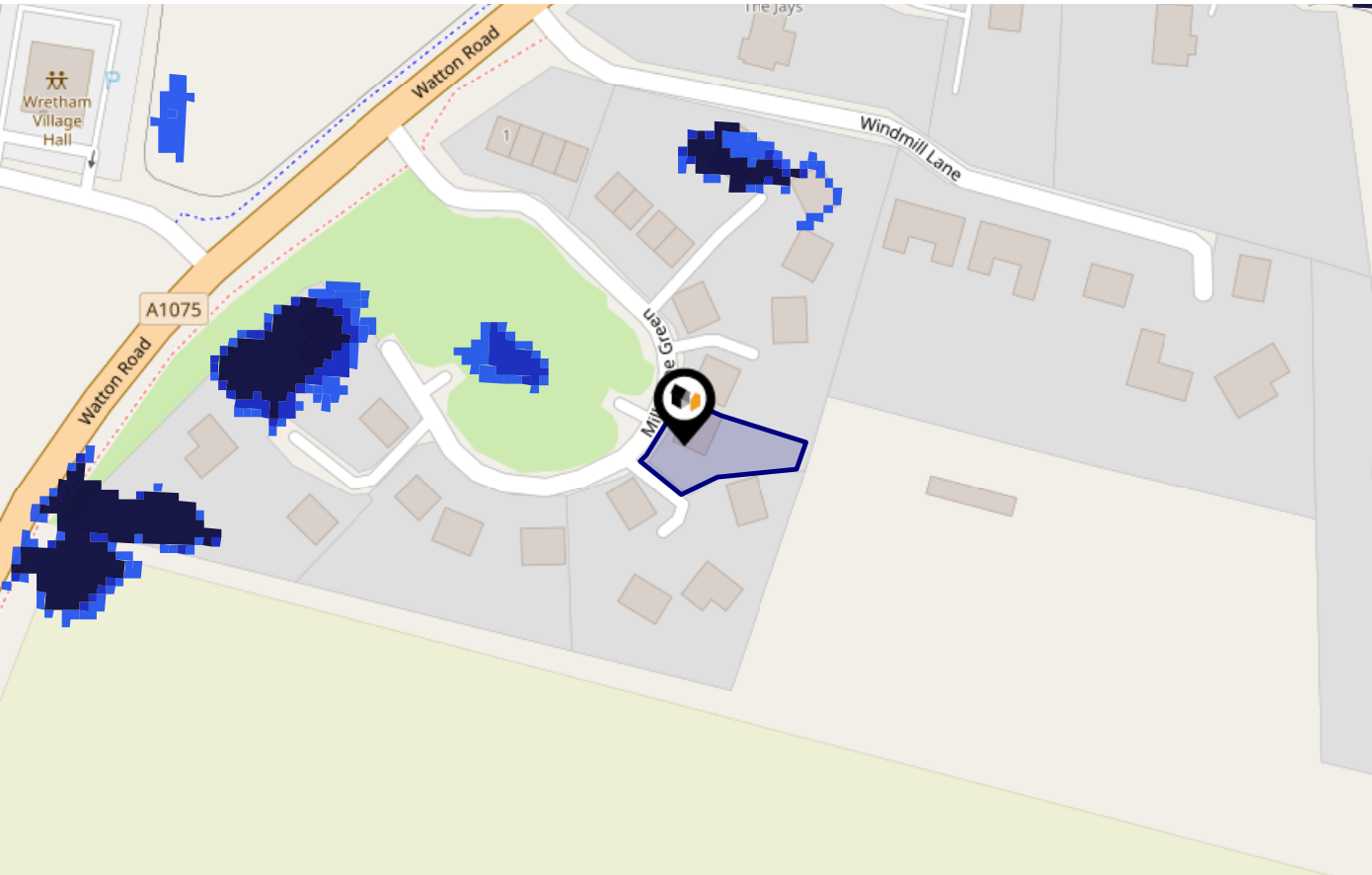


Flood Risk

Surface Water - Flood Risk

Chilterns

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

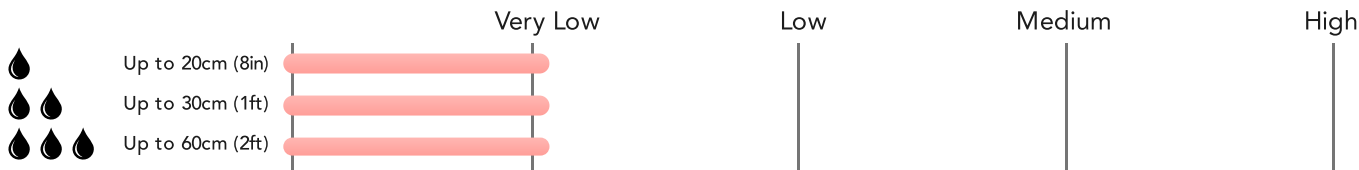


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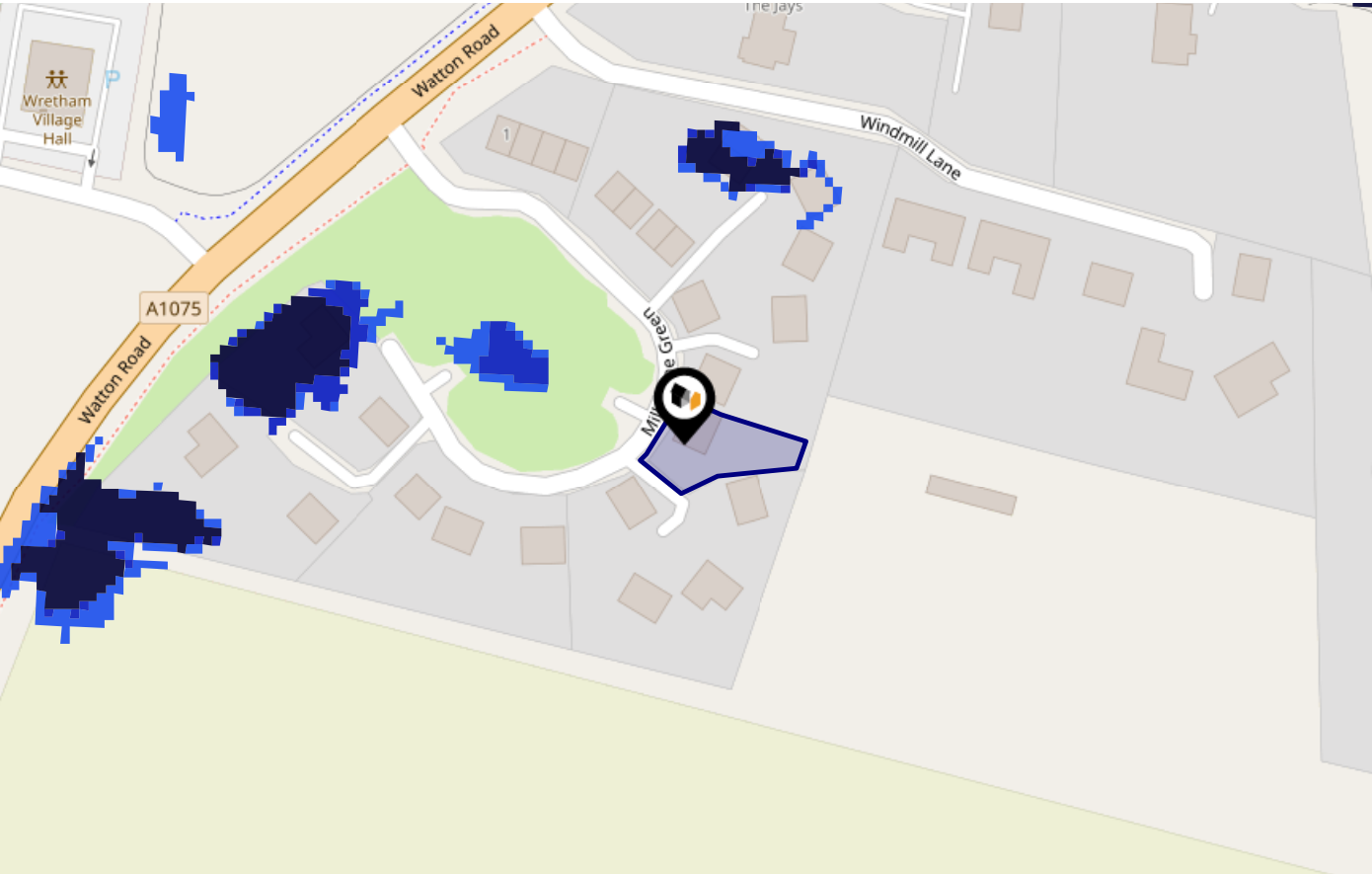
Chance of flooding to the following depths at this property:



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.

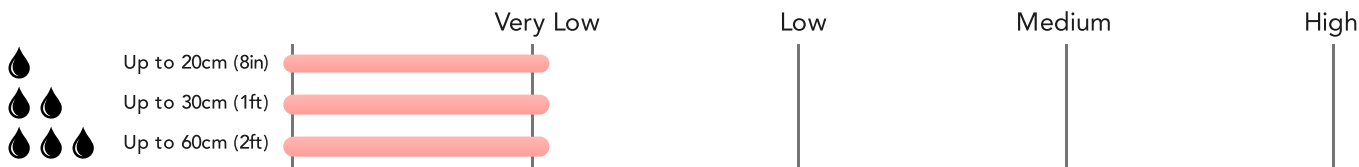


Risk Rating: Very low

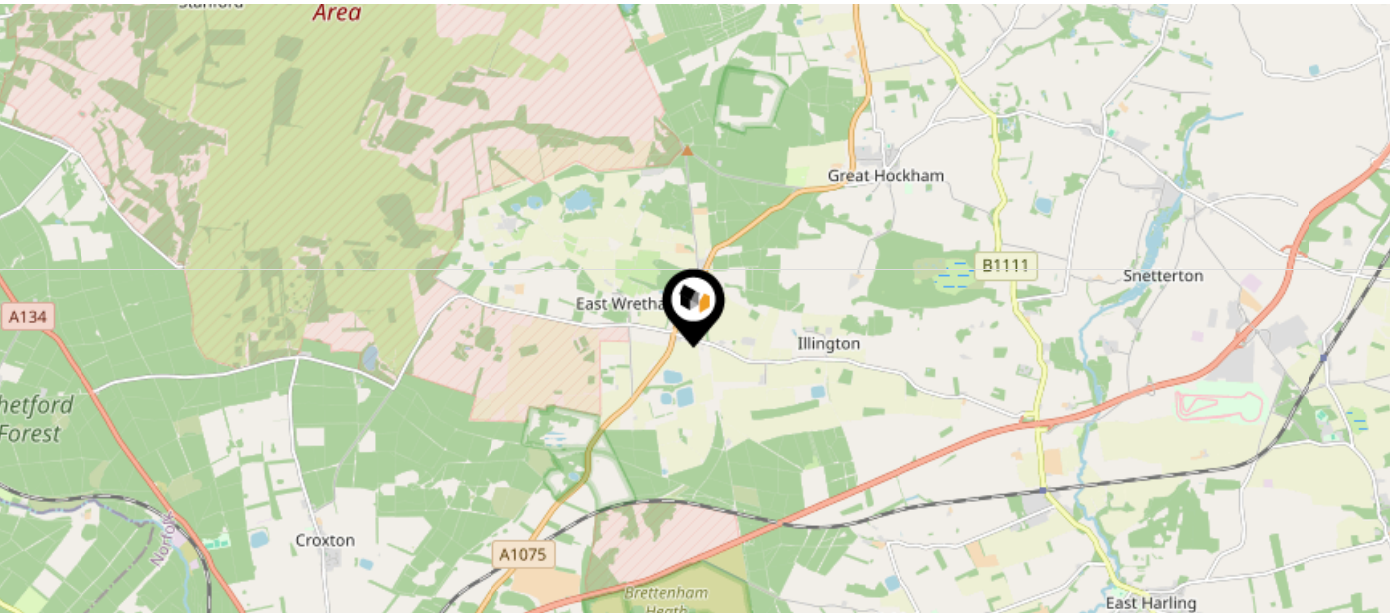
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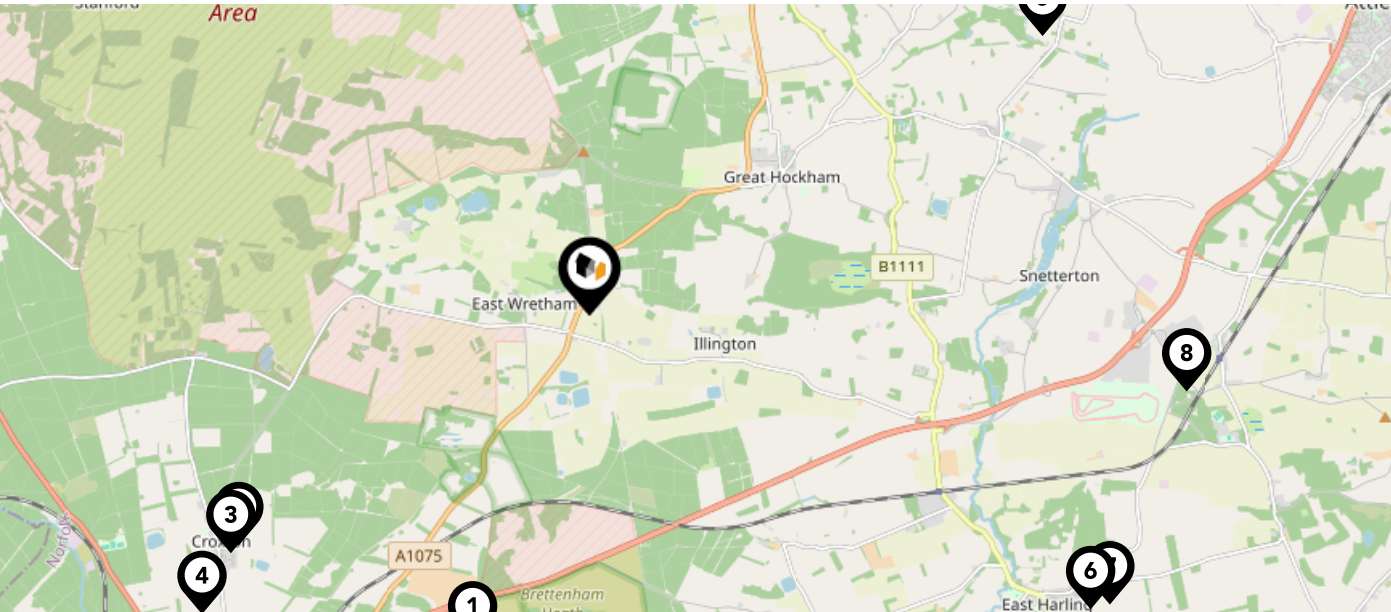
This map displays nearby areas that have been designated as Green Belt...











Nearby Green Belt Land

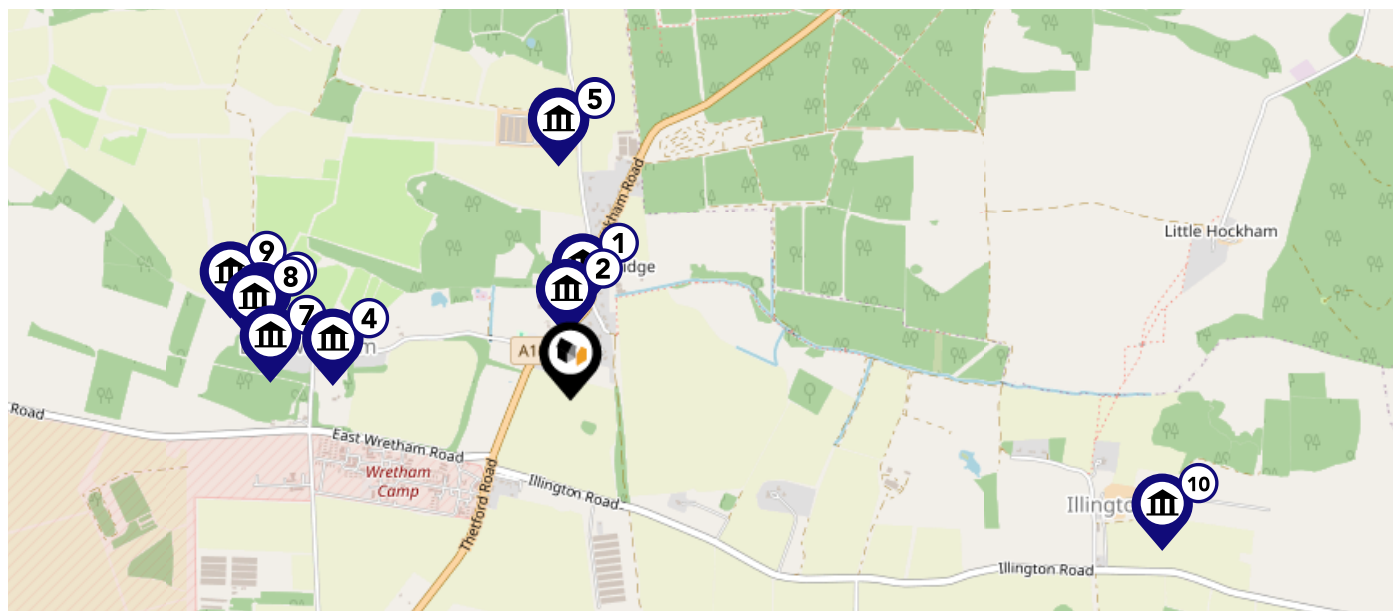
No data available.











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.

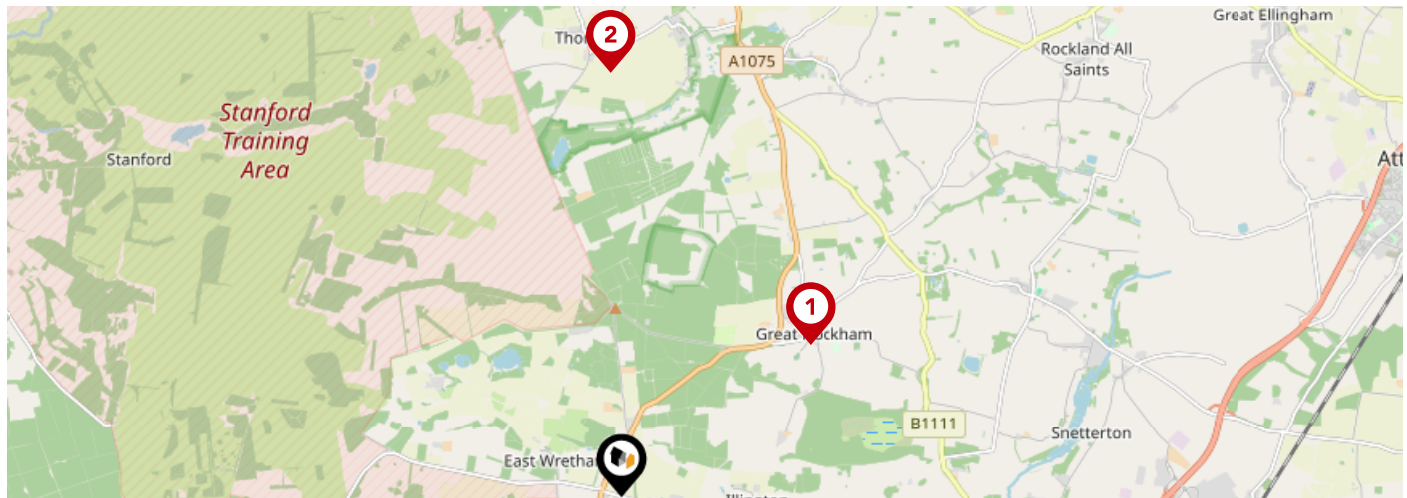


Nearby Landfill Sites		
1	Kilverstone-Kilverstone, Breckland	Historic Landfill 
2	Croxton-Breckland, Norfolk	Historic Landfill 
3	Behind Chapel Farm, Croxton-Breckland, Norfolk	Historic Landfill 
4	Croxton-Breckland, Norfolk	Historic Landfill 
5	Rocklands-Rocklands, Breckland	Historic Landfill 
6	East Harling-East Harling, Breckland, Norfolk	Historic Landfill 
7	Field Lodge-Eccles Road, East Harling	Historic Landfill 
8	EA/EPR/CP3796SC/V002	Active Landfill 

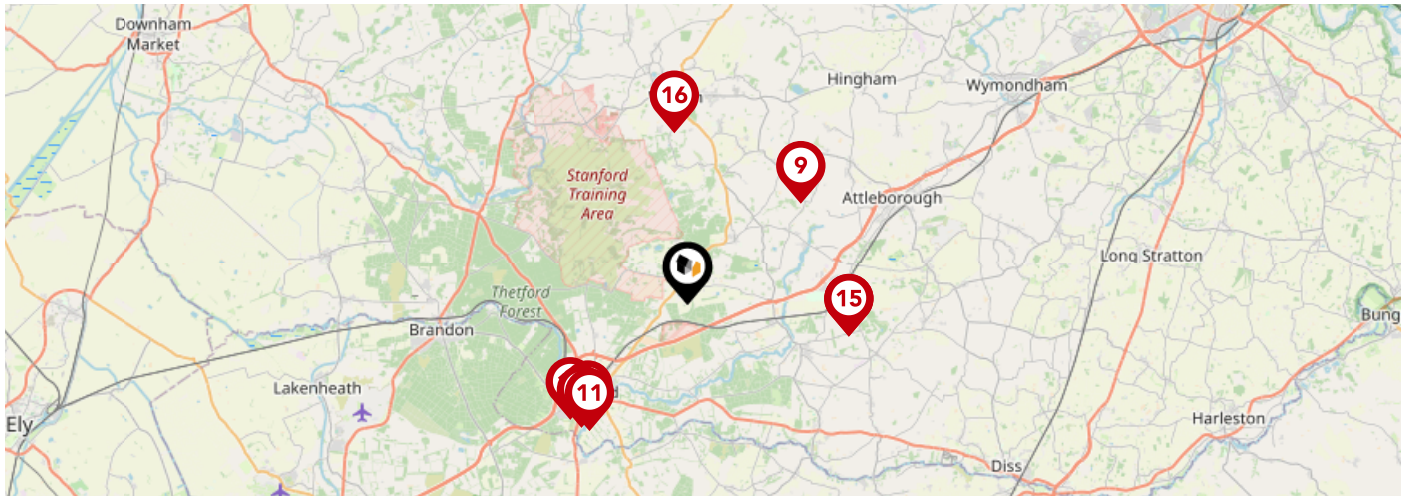
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











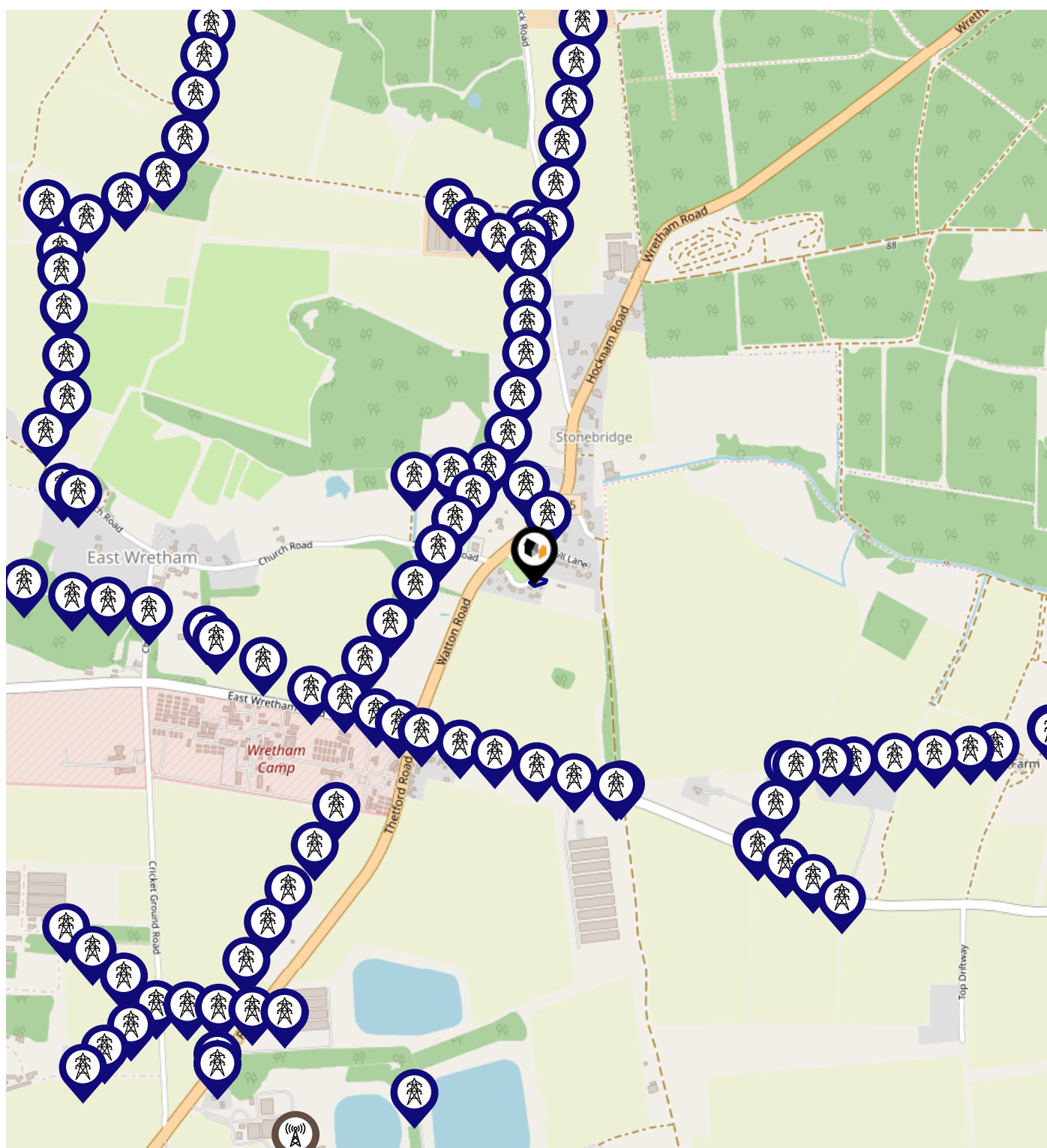
Listed Buildings in the local district		Grade	Distance
	1170639 - Dog And Partridge Inn, 2 Integral Dwelling And Post Office	Grade II	0.2 miles
	1076885 - Water Mill Cottage	Grade II	0.2 miles
	1076882 - Outbuilding 6 Yards To North Of Brick Kiln Cottage	Grade II	0.5 miles
	1305956 - Manor Farmhouse	Grade II	0.5 miles
	1342772 - Brick Kiln Cottage 580 Yards N Of Dog And Partridge Inn	Grade II	0.5 miles
	1170650 - Church Of St Ethelbert	Grade II	0.7 miles
	1076884 - Wretham Lodge	Grade II	0.7 miles
	1437723 - Wretham War Memorial	Grade II	0.7 miles
	1076883 - Long Coggles 150 Yards N.w. Of Church Of St Ethelbert	Grade II	0.8 miles
	1170666 - Church Of St Andrew	Grade II	1.4 miles





		Nursery	Primary	Secondary	College	Private
1	Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:4.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:5.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:5.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Damara School Ofsted Rating: Good Pupils: 14 Distance:5.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:5.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:5.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:5.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:5.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wayland Academy Ofsted Rating: Good Pupils: 569 Distance:6.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

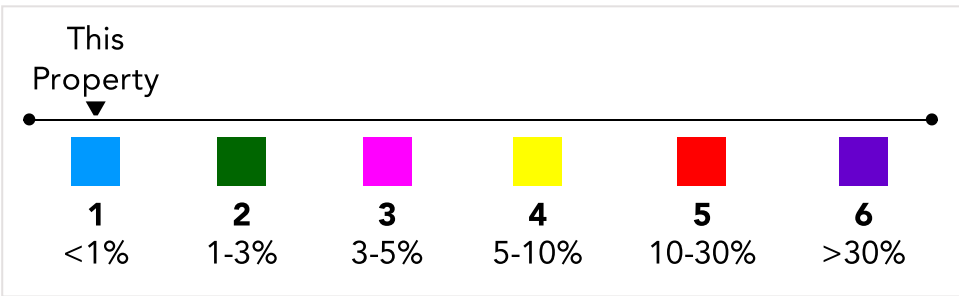
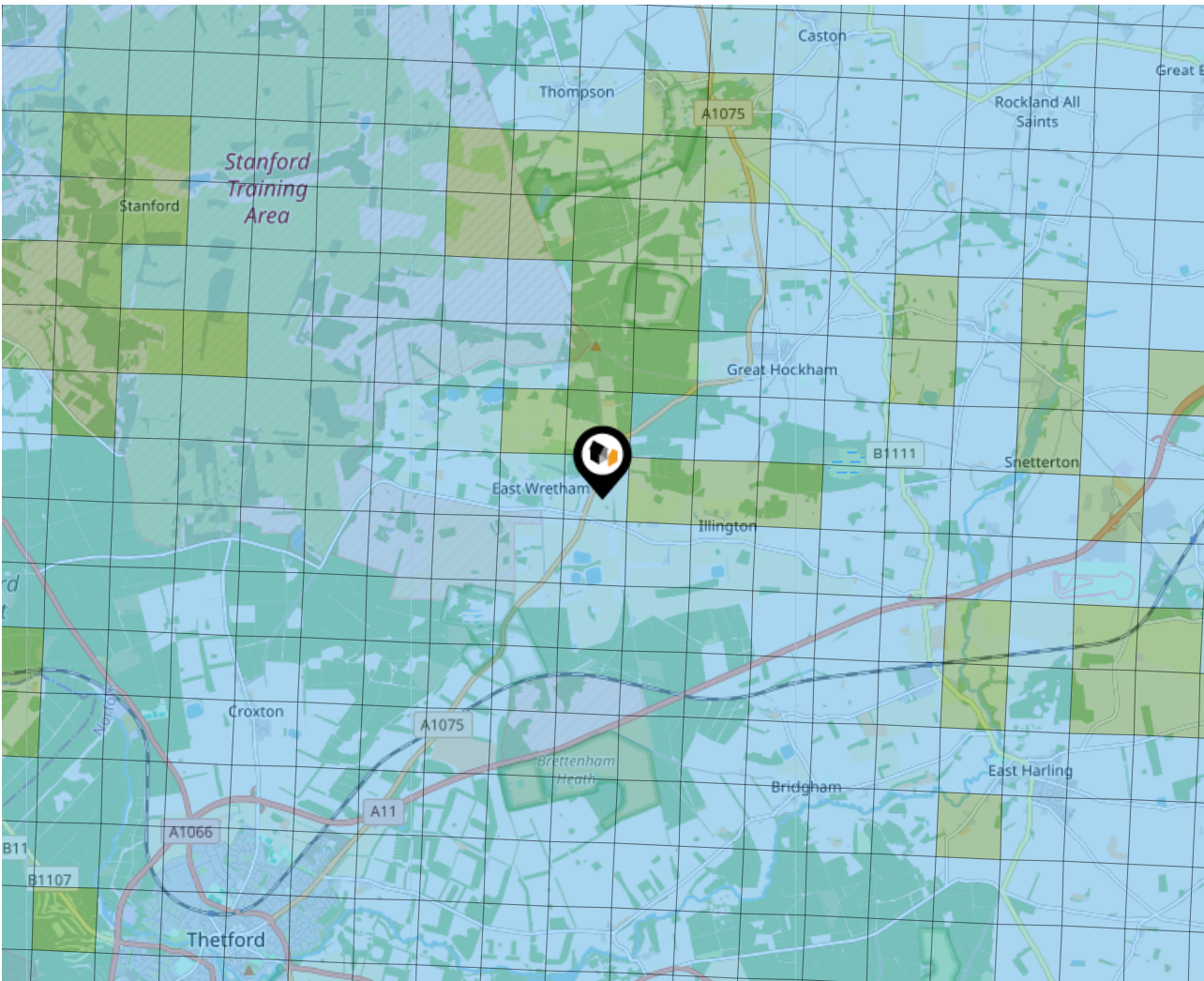


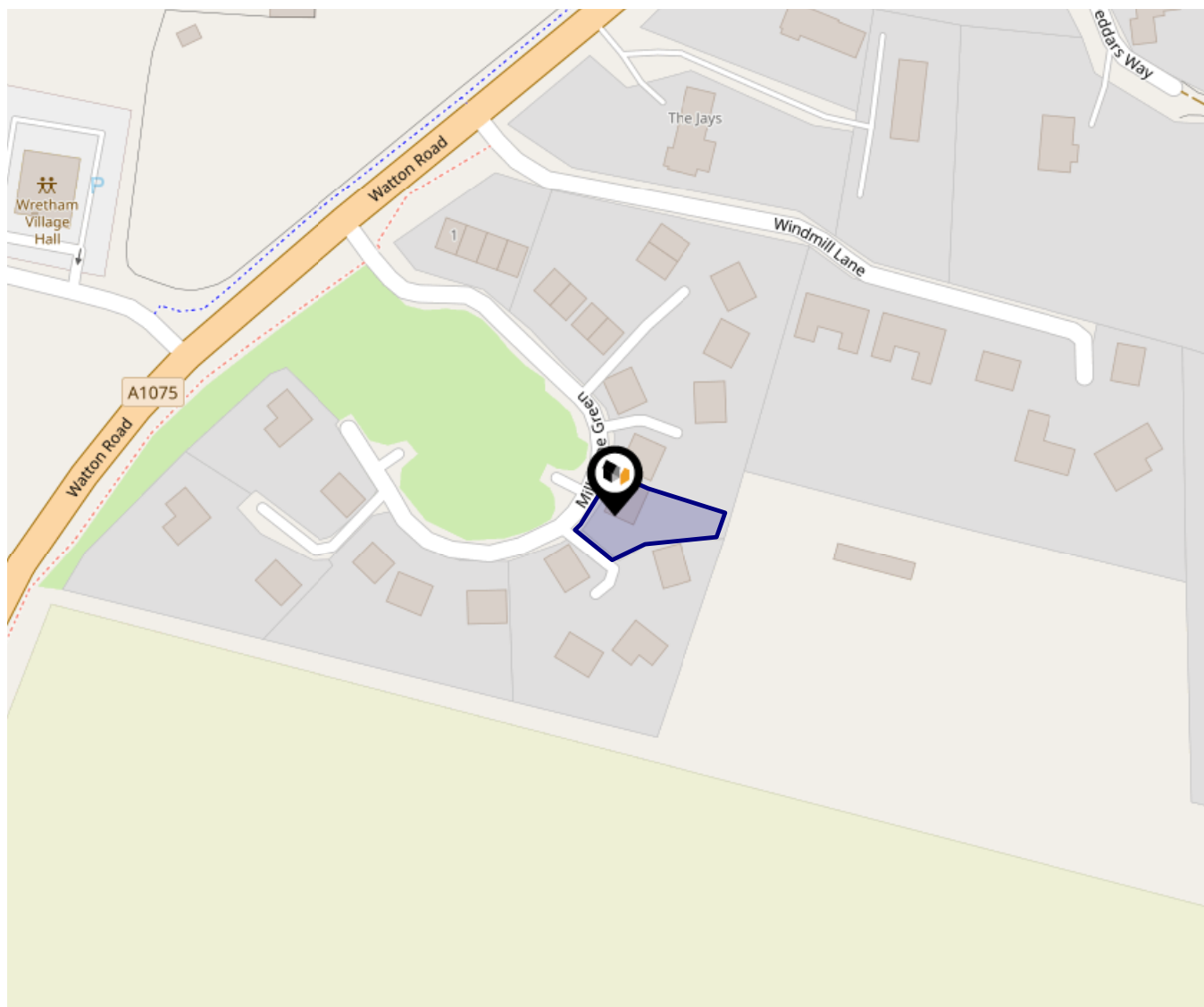
Key:

-  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).





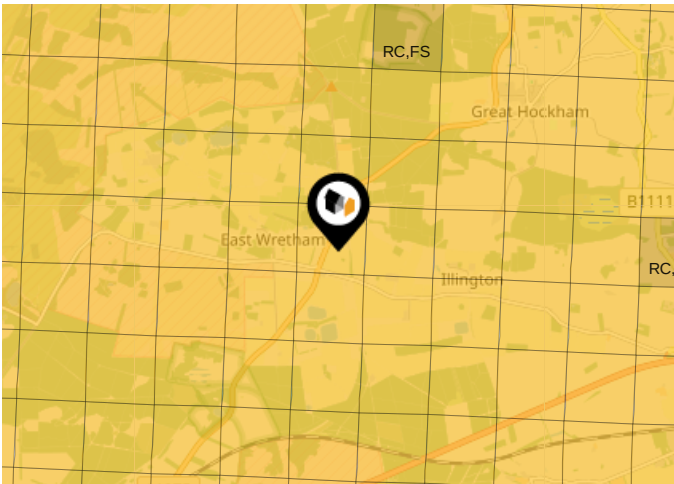
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

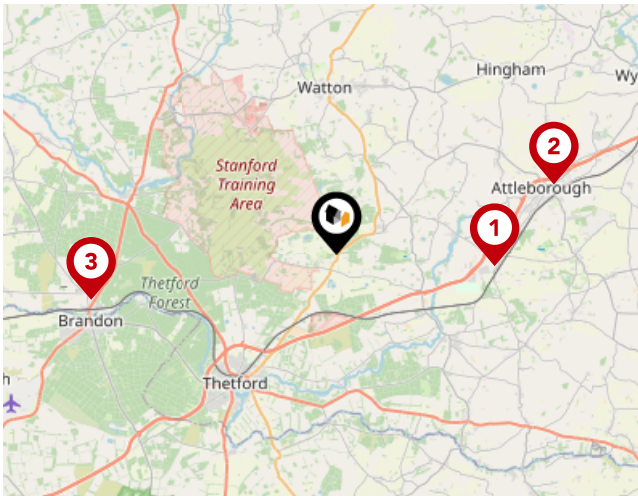
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		






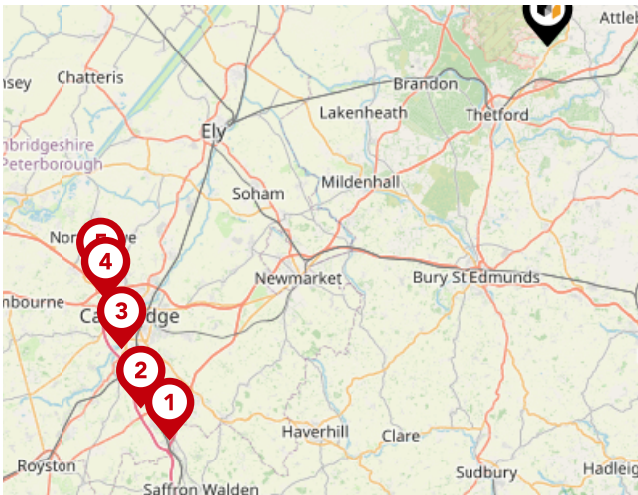
Primary Classifications (Most Common Clay Types)

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








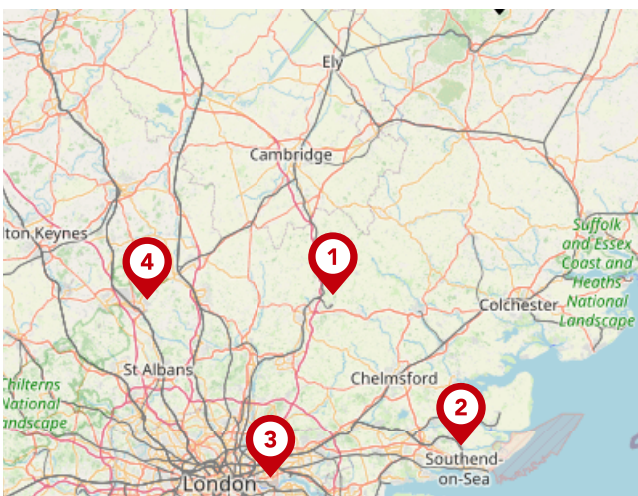
National Rail Stations

Pin	Name	Distance
	Eccles Road Rail Station	5.73 miles
	Attleborough Rail Station	8.3 miles
	Brandon Rail Station	9 miles







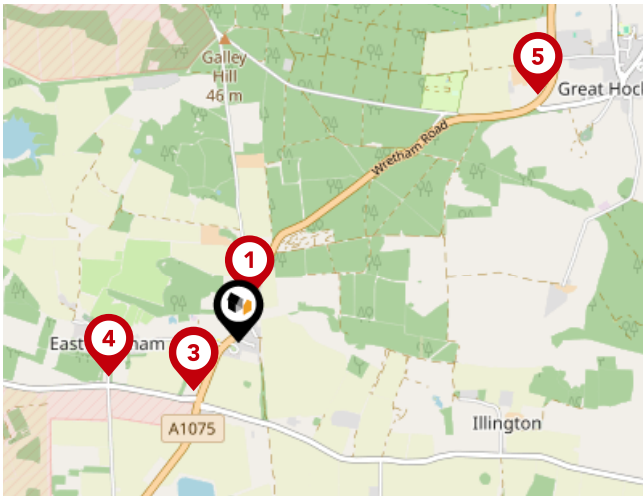
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	39.65 miles
	M11 J10	39.46 miles
	M11 J11	37.93 miles
	M11 J13	36.89 miles
	M11 J14	36.55 miles



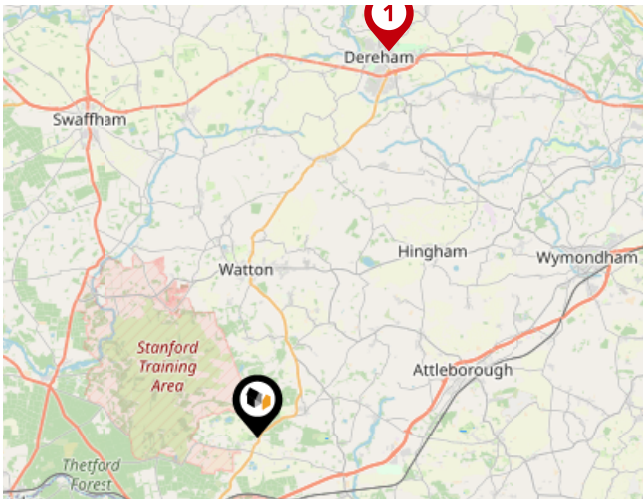
Airports/Helipads

Pin	Name	Distance
	Stansted Airport	47.39 miles
	Southend-on-Sea	63.12 miles
	Silvertown	75.24 miles
	Luton Airport	65.94 miles



Bus Stops/Stations

Pin	Name	Distance
1	Dog & Partridge	0.21 miles
2	Village Sign	0.29 miles
3	Village Sign	0.3 miles
4	Camp	0.6 miles
5	turn	1.76 miles



Local Connections

Pin	Name	Distance
1	Dereham (Mid Norfolk Railway)	14.69 miles

Chilterns

Chilterns

Our association with The Guild of Property Professionals ensures our properties are marketed throughout a network of over 800 offices nationwide, advertising over 65,000 properties, including access to the Guild's prestigious showrooms on London's Park Lane. This gives properties offered through Chilterns unrivalled exposure to the widest market place.

Testimonial 1



I used Chilterns for my entire four years here and had the best experience with them! Everyone I talked to was always kind and professional. The management team that helped me move out of my property was very fair, helpful, and respectful. The entire Chilterns team was great to work with!

Testimonial 2



Would just like to thank Becky and all the other staff at thetford office for helping my daughter and grand daughter find some where to live. Can't recommend them enough went over the extra mile thank you all again.

Testimonial 3



Thanks to chilterns for helping us find our dream home. We have rented from chilterns for the past 3 years and in that time they have been amazing. When looking for our first home we went to all of the estate agents in the surrounding area. The staff at chilterns went above and beyond in professionalism and on a personal level. They did all they could to accommodate our needs and wishes and honestly made the competition look like no competition at all.



/chilternsltd



/chilterns_ltd



/chilternsltd



/company/chilterns-estate-agents

Chilterns

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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Chilterns

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