Chilterns
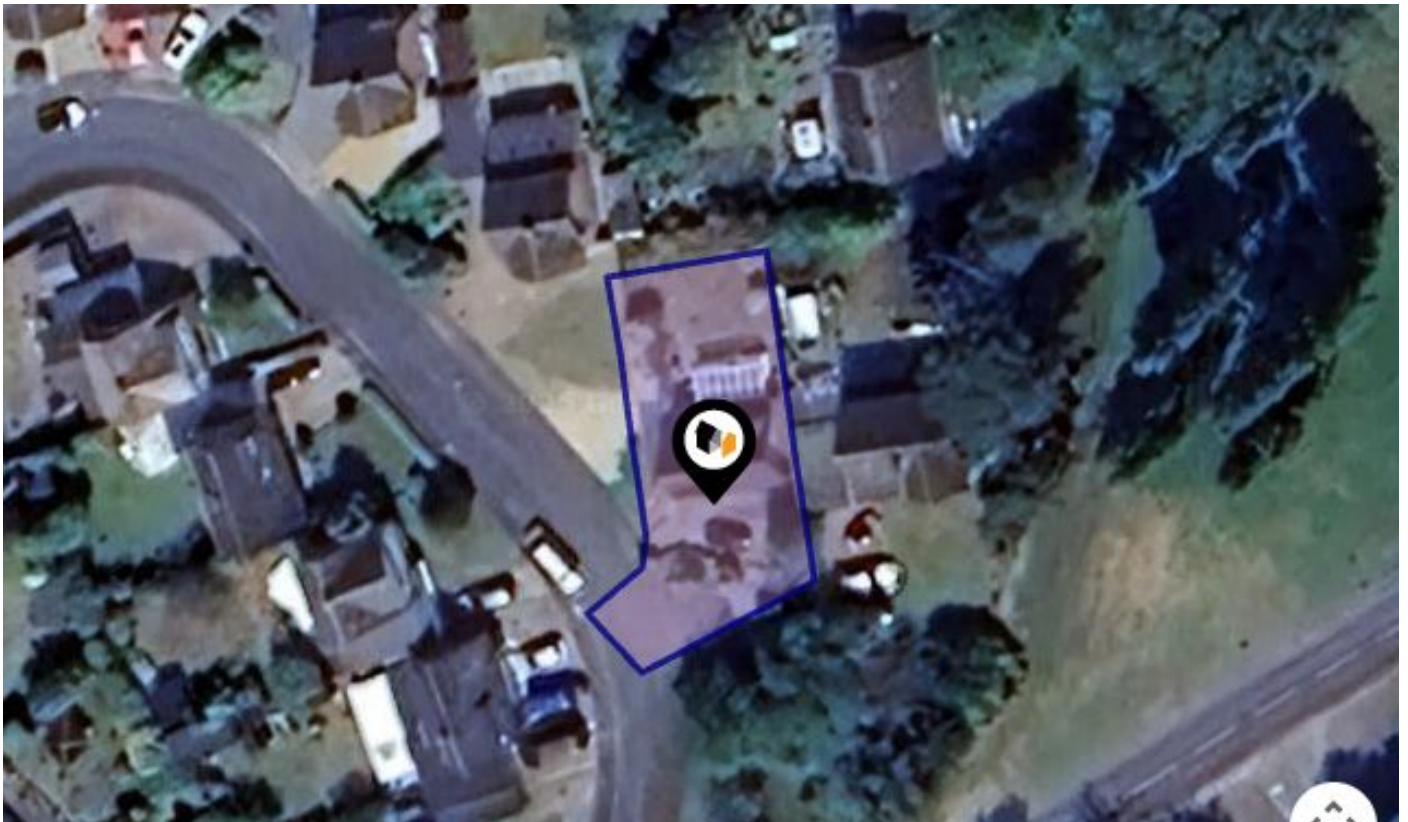
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th March 2025

NUNSGATE, THETFORD, IP24

Property
Overall

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	957 ft^2 / 89 m^2		
Plot Area:	0.11 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK3232		

Local Area

Local Authority:	Breckland
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**51** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
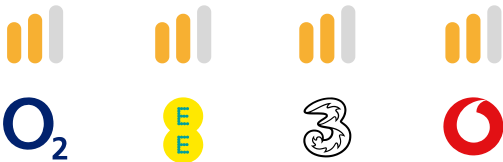
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

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Property
EPC - Certificate

Chilterns

Nunsgate, IP24

Energy rating

D

Valid until 21.02.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 | B
69-80	C		
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

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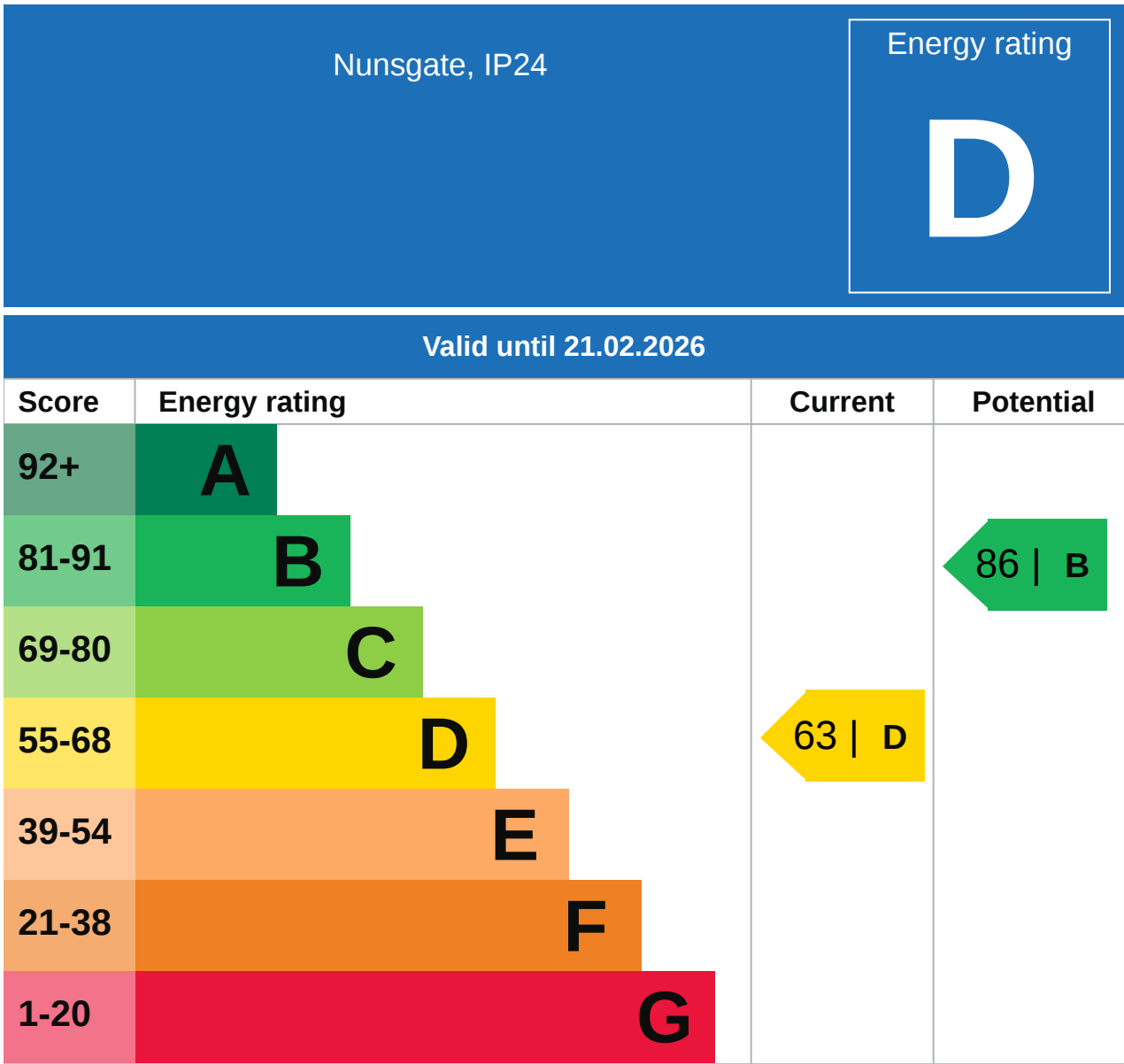
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, filled cavity
Walls Energy:	Good
Roof:	Roof room(s), limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in IP24
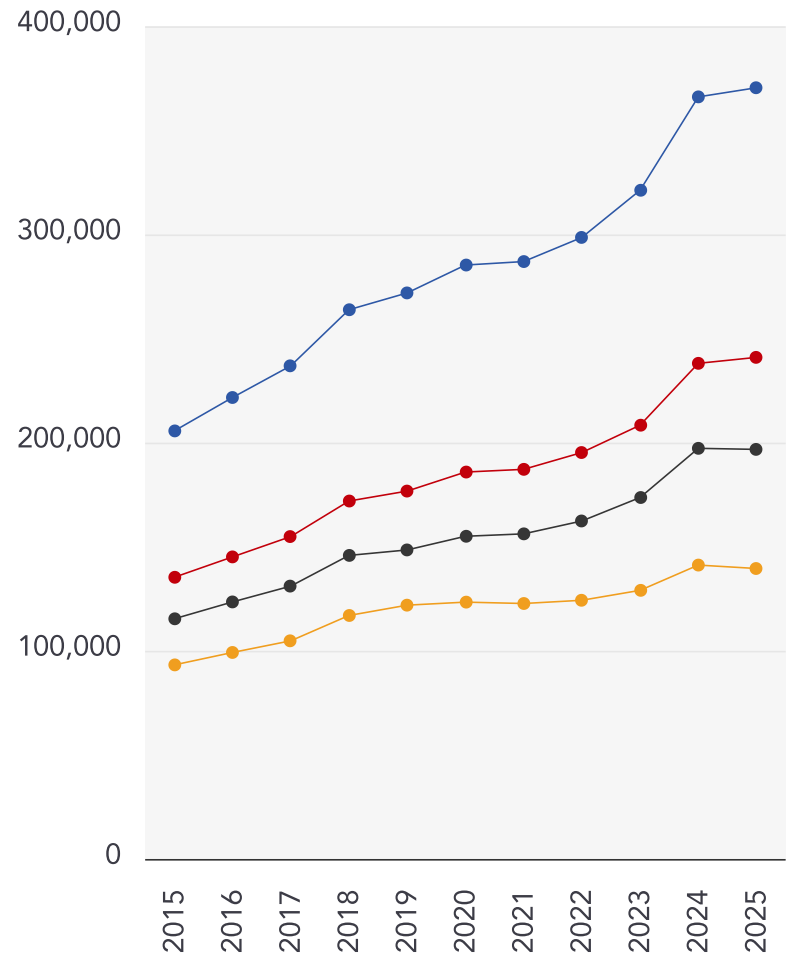
Detached
+80.17%

Semi-Detached
+78.07%

Terraced
+70.53%

Flat
+49.65%

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
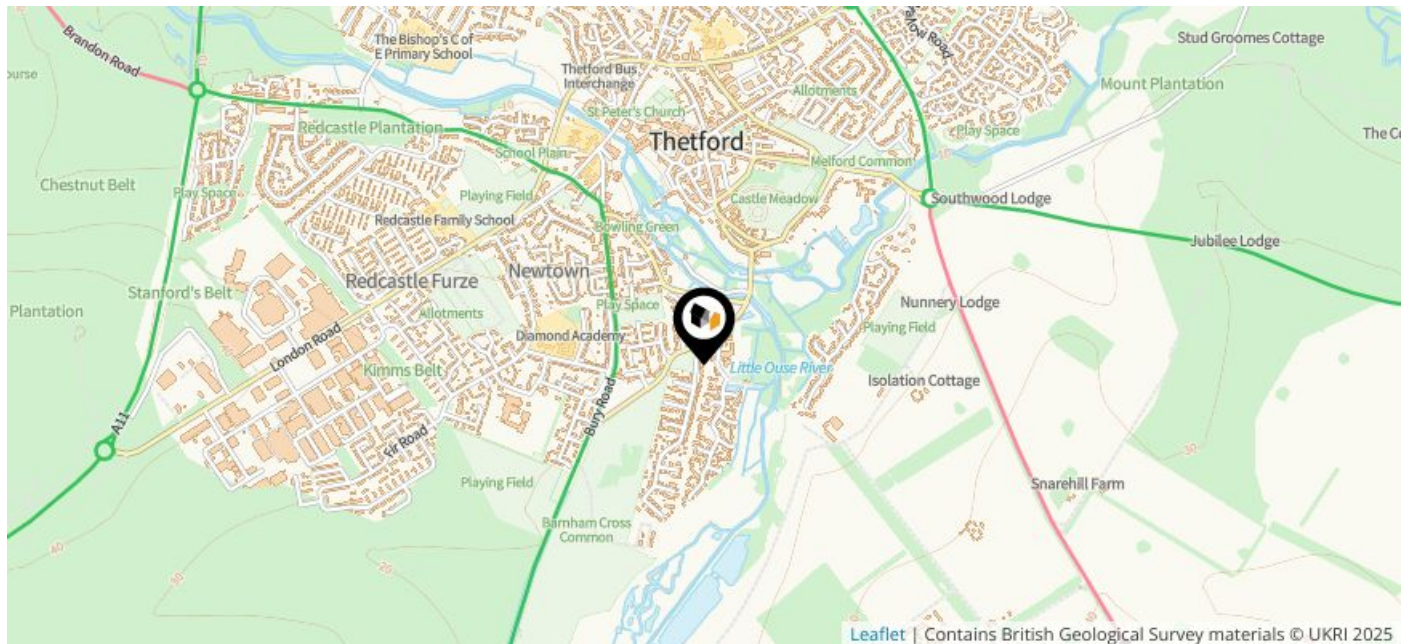
Mine Entry

✕   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.

Conservation Areas

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.
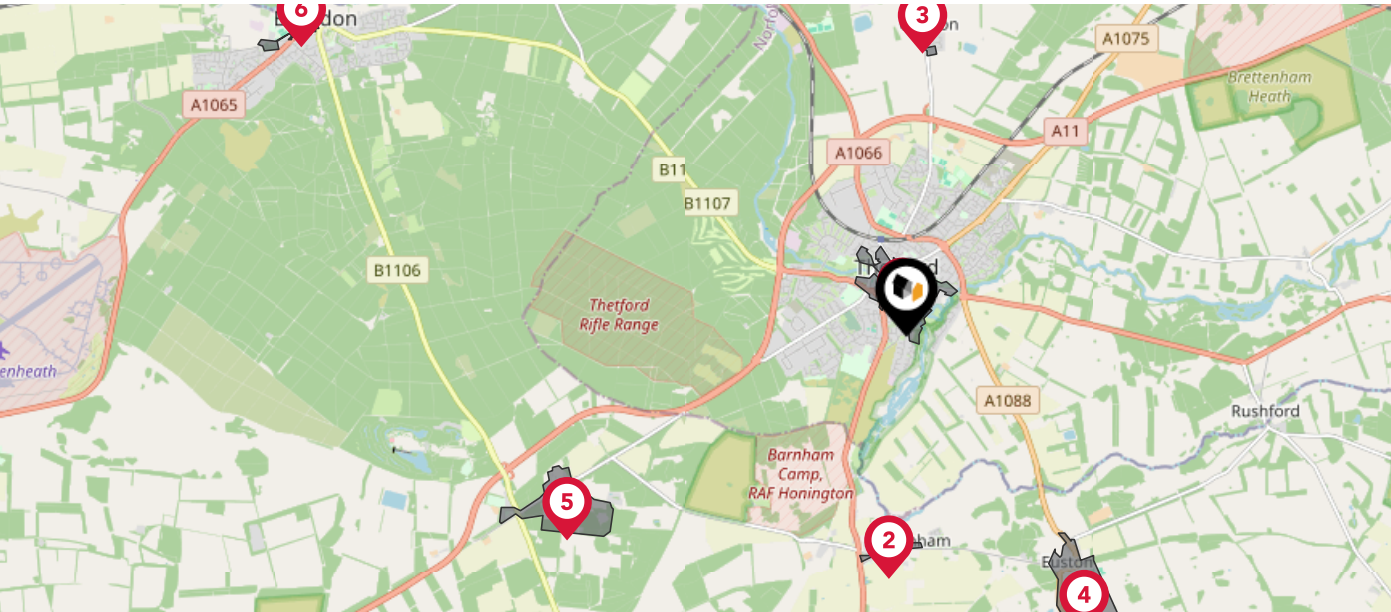
Nearby Conservation Areas

1	Thetford
2	Barnham
3	Croxton
4	Euston
5	Elveden
6	Brandon

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
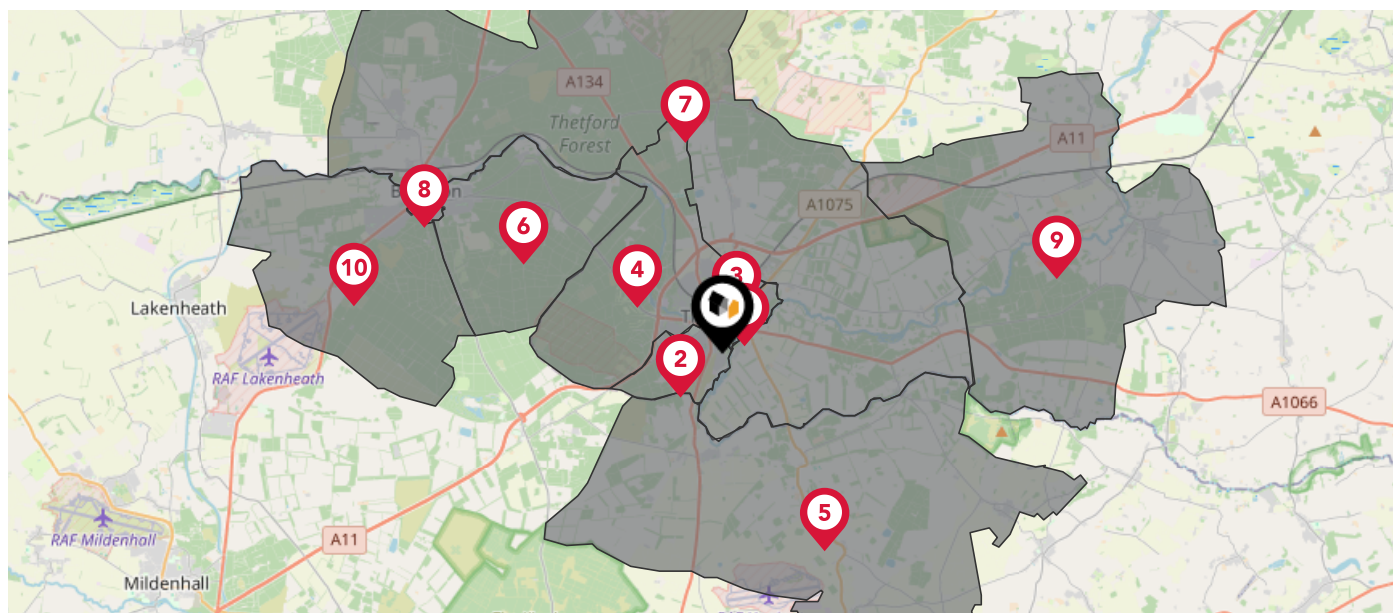
Nearby Council Wards	
1	Thetford Castle Ward
2	Thetford Burrell Ward
3	Thetford Boudica Ward
4	Thetford Priory Ward
5	Bardwell Ward
6	Brandon East Ward
7	Forest Ward
8	Brandon Central Ward
9	Harling & Heathlands Ward
10	Brandon West Ward

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.
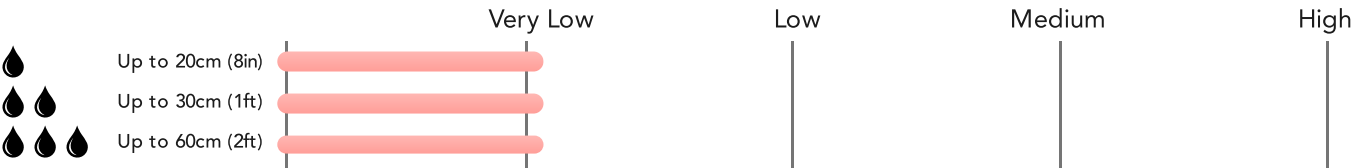

Risk Rating: Very low

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 (0.25%)** in any one year.

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

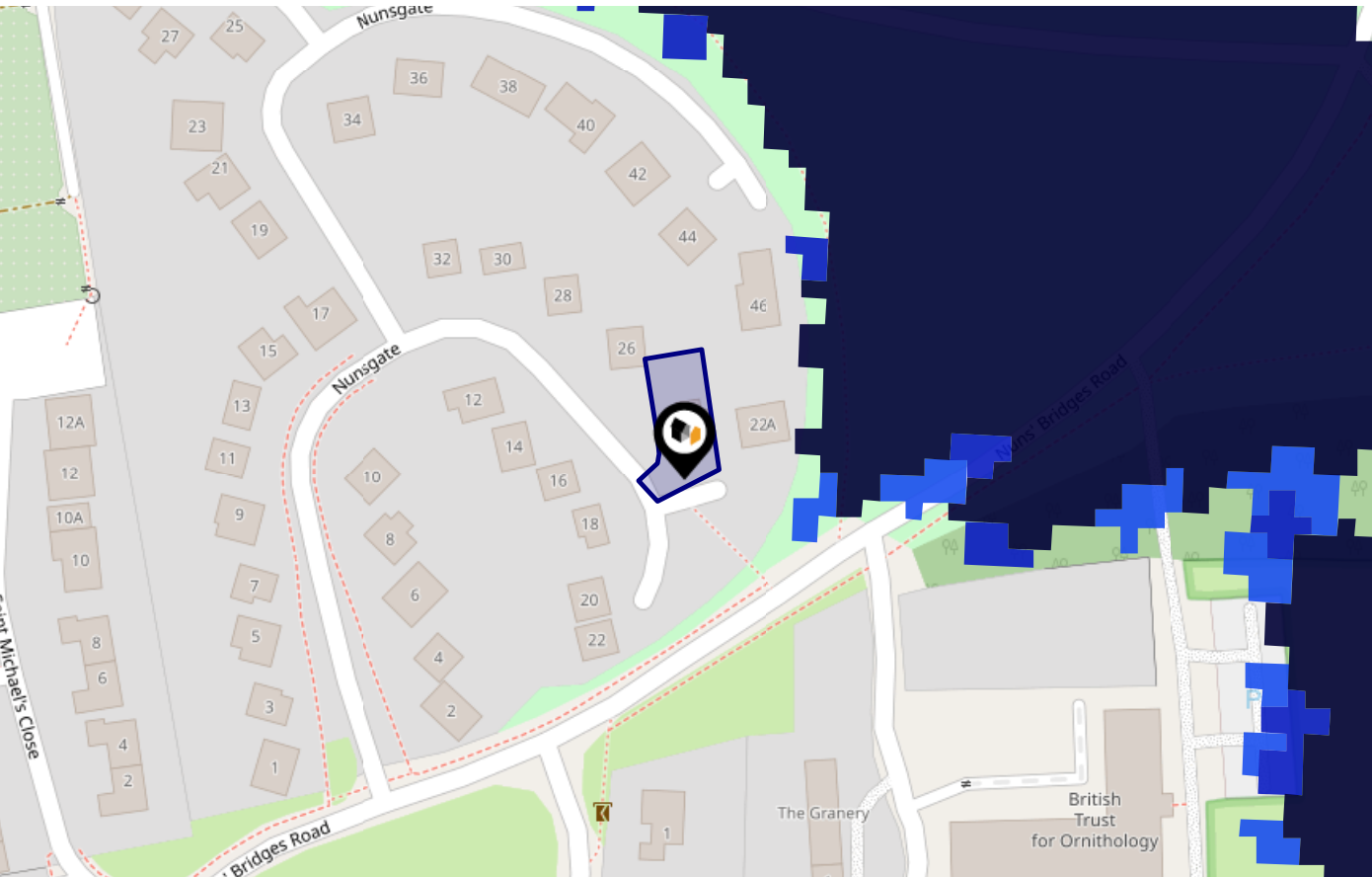Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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.
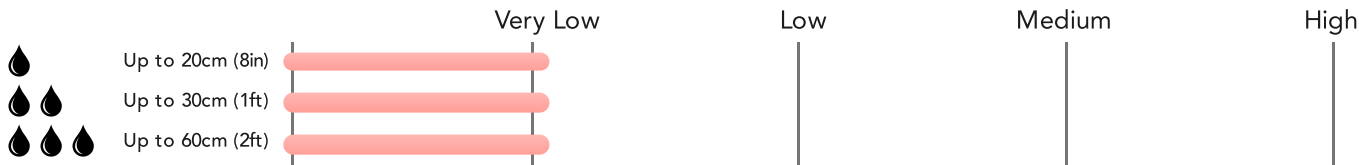

Risk Rating: Very low

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.
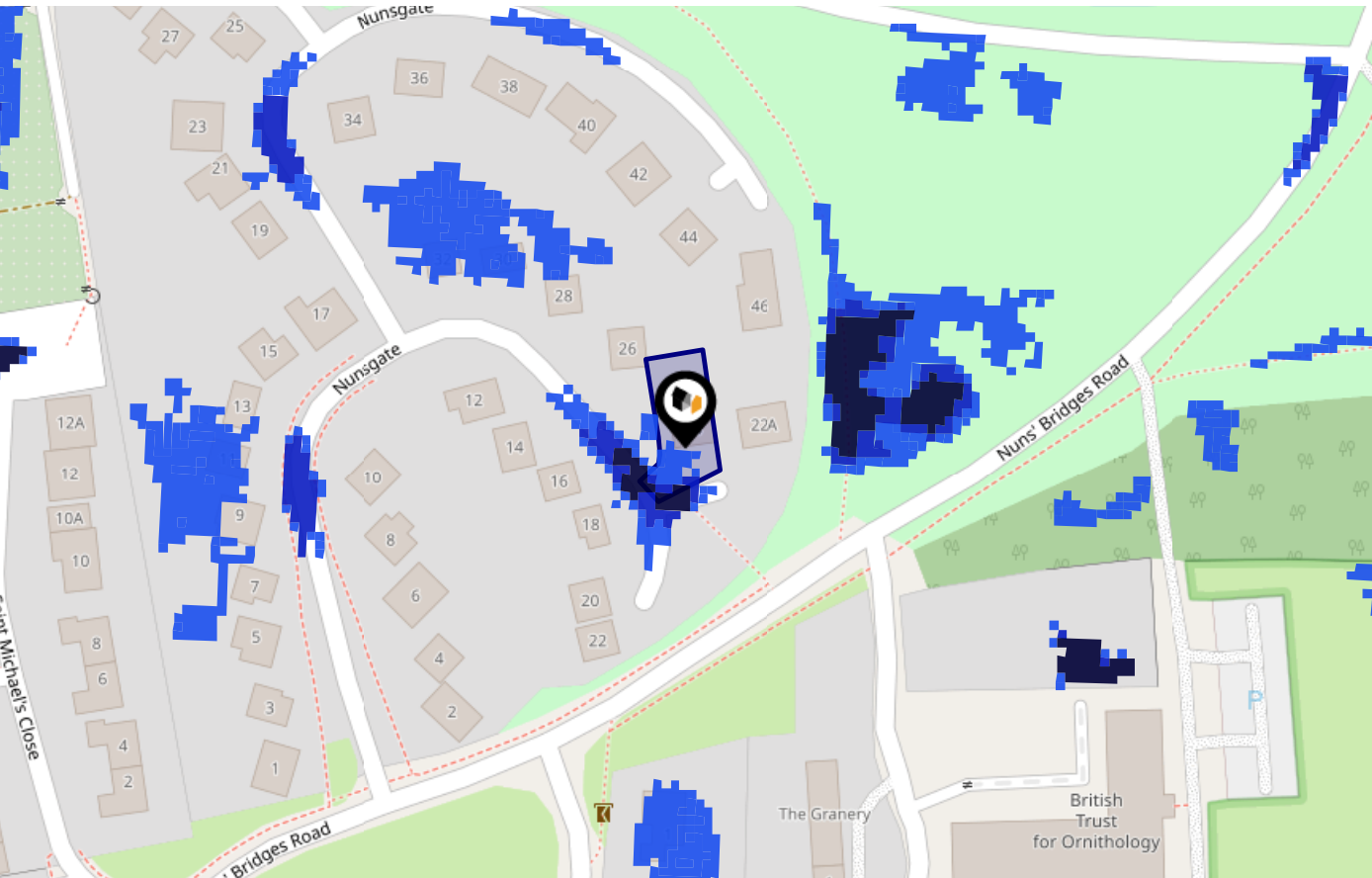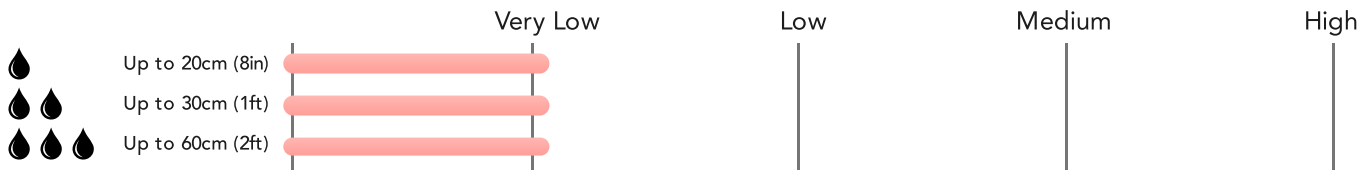- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

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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.

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.

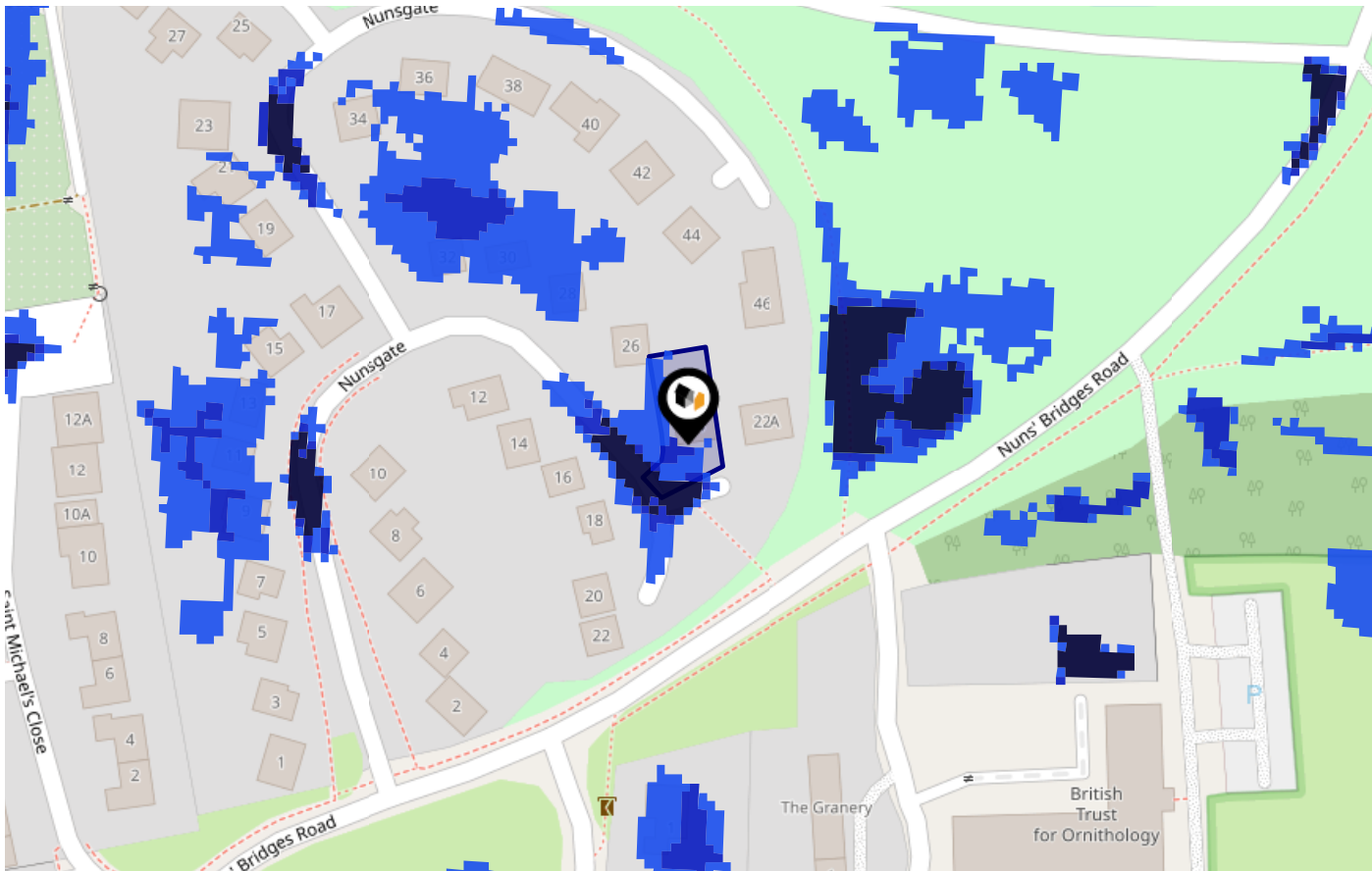Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.
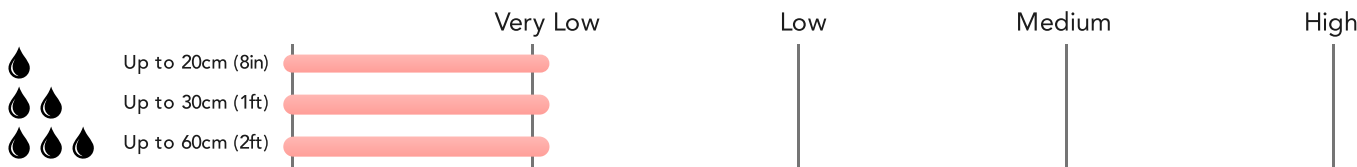

Risk Rating: Very low

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.
- **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:

		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

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Maps
Green Belt

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

Nearby Green Belt Land

No data available.

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Maps
Landfill Sites

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.
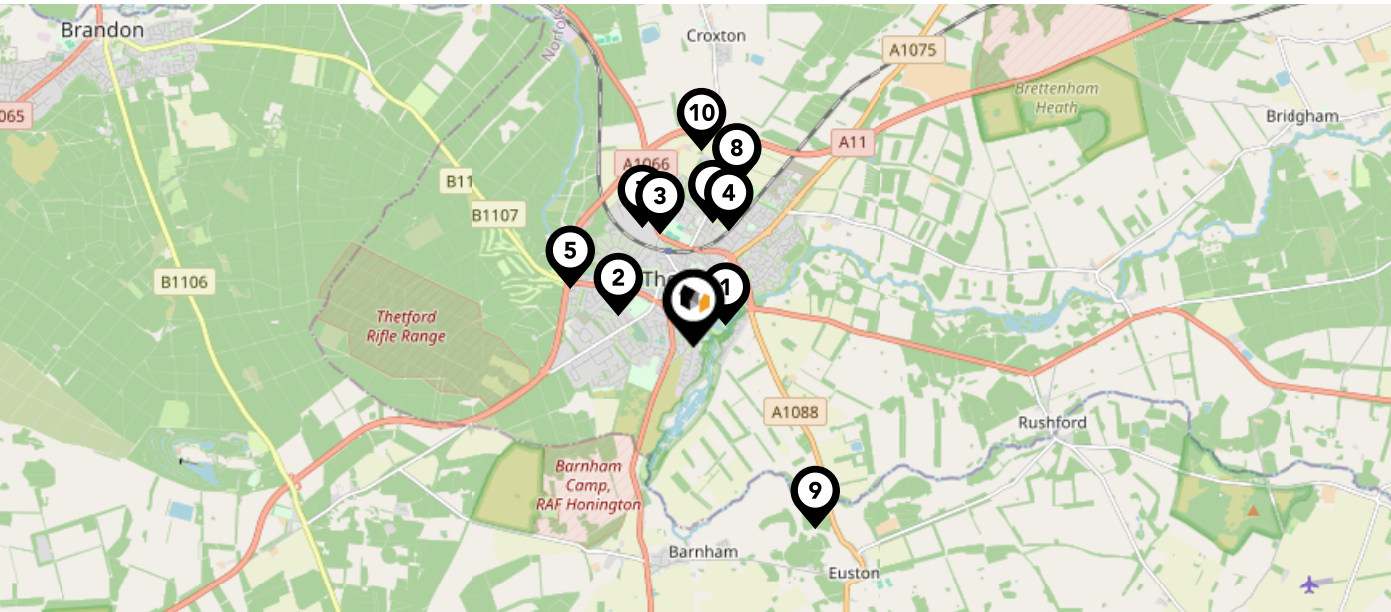

Nearby Landfill Sites		
1	Thetford-Thetford, Breckland	Historic Landfill
2	Thetford-Thetford, Breckland	Historic Landfill
3	Thetford-Thetford, Breckland	Historic Landfill
4	Thetford-Thetford, Breckland	Historic Landfill
5	Land South East of Sewage Works-Thetford, Norfolk	Historic Landfill
6	Thetford-Thetford, Breckland	Historic Landfill
7	Thetford-Thetford, Breckland	Historic Landfill
8	Croxton-Breckland, Norfolk	Historic Landfill
9	Brettanham-Brettanham, Suffolk	Historic Landfill
10	Croxton-Breckland, Norfolk	Historic Landfill

Maps
Listed Buildings

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
① 1195911 - Nuns Bridge Central	Grade II	0.1 miles
② 1195914 - Office Immediately South Of Nunnery Barn	Grade II	0.1 miles
③ 1195912 - Nuns Bridge South	Grade II	0.1 miles
④ 1195913 - Walls Running South From Numbers 1, 2 And 3 Nunnery Cottages	Grade II	0.1 miles
⑤ 1207997 - Nunnery Barn	Grade I	0.1 miles
⑥ 1207969 - Nunnery Gateway	Grade II	0.1 miles
⑦ 1207988 - 1, 2 And 3 Nunnery Cottages	Grade II	0.1 miles
⑧ 1195915 - Nunnery Place Ruin Approximately 10 Metres South East Of The Nunnery	Grade II	0.1 miles
⑨ 1208030 - The Nunnery	Grade II	0.1 miles
⑩ 1207662 - 3-9, Ford Street	Grade II	0.2 miles
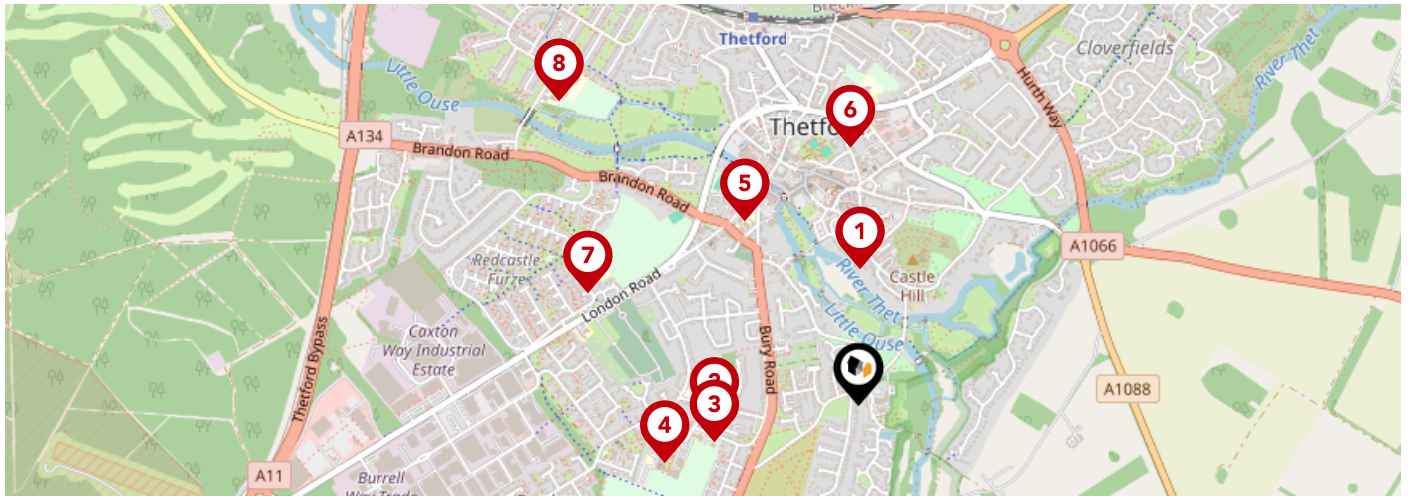
	Nursery	Primary	Secondary	College	Private
1 **The Damara School** Ofsted Rating: Good | Pupils: 14 | Distance:0.31	☐	☐	☑	☐	☐
2 **Diamond Academy** Ofsted Rating: Not Rated | Pupils: 164 | Distance:0.33	☐	☑	☐	☐	☐
3 **Queensway Infant Academy and Nursery** Ofsted Rating: Requires improvement | Pupils: 148 | Distance:0.34	☐	☑	☐	☐	☐
4 **The Pinetree School** Ofsted Rating: Good | Pupils: 34 | Distance:0.45	☐	☐	☑	☐	☐
5 **Thetford Grammar School** Ofsted Rating: Not Rated | Pupils: 201 | Distance:0.49	☐	☐	☑	☐	☐
6 **Norwich Road Academy** Ofsted Rating: Requires improvement | Pupils: 339 | Distance:0.58	☐	☑	☐	☐	☐
7 **Redcastle Family School** Ofsted Rating: Good | Pupils: 258 | Distance:0.66	☐	☑	☐	☐	☐
8 **The Bishop's Church of England Primary Academy** Ofsted Rating: Requires improvement | Pupils: 383 | Distance:0.96	☐	☑	☐	☐	☐
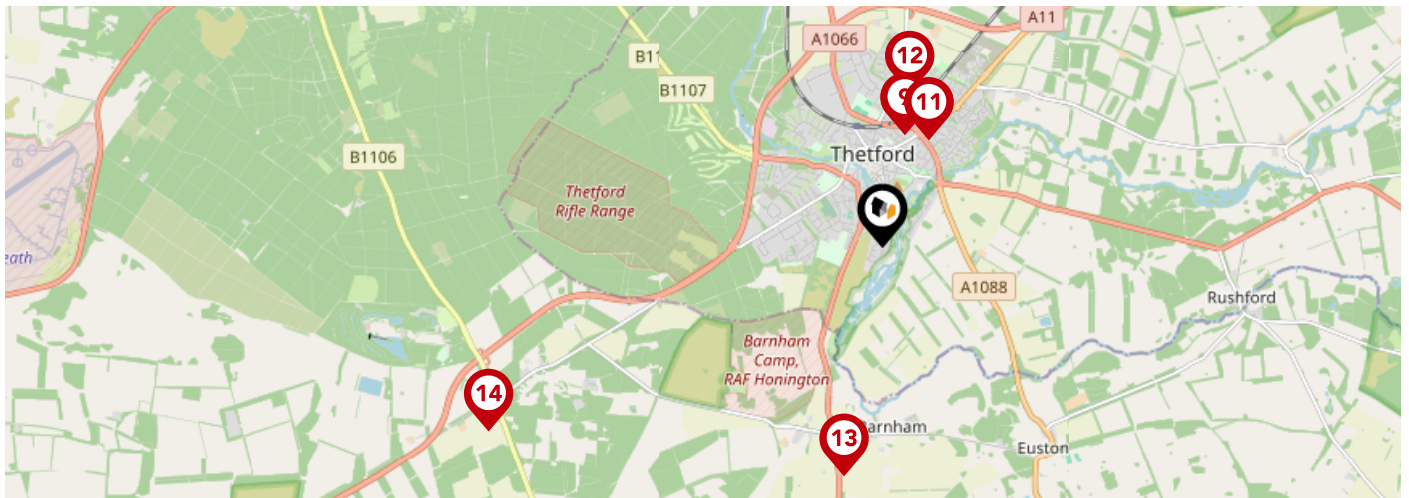
|		Nursery	Primary	Secondary	College	Private
9	**Drake Primary School** Ofsted Rating: Good | Pupils: 417 | Distance:1.03	☐	☑	☐	☐	☐
10	**Raleigh Infant Academy** Ofsted Rating: Good | Pupils: 135 | Distance:1.06	☐	☑	☐	☐	☐
11	**Admirals Academy** Ofsted Rating: Requires improvement | Pupils: 229 | Distance:1.06	☐	☑	☐	☐	☐
12	**The Thetford Academy** Ofsted Rating: Good | Pupils: 1305 | Distance:1.41	☐	☐	☑	☐	☐
13	**Barnham Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 154 | Distance:2.11	☐	☑	☐	☐	☐
14	**Elveden Church of England Primary Academy** Ofsted Rating: Outstanding | Pupils: 103 | Distance:3.95	☐	☑	☐	☐	☐
15	**Honington Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 164 | Distance:5.51	☐	☑	☐	☐	☐
16	**Glade Academy** Ofsted Rating: Good | Pupils: 219 | Distance:5.82	☐	☑	☐	☐	☐
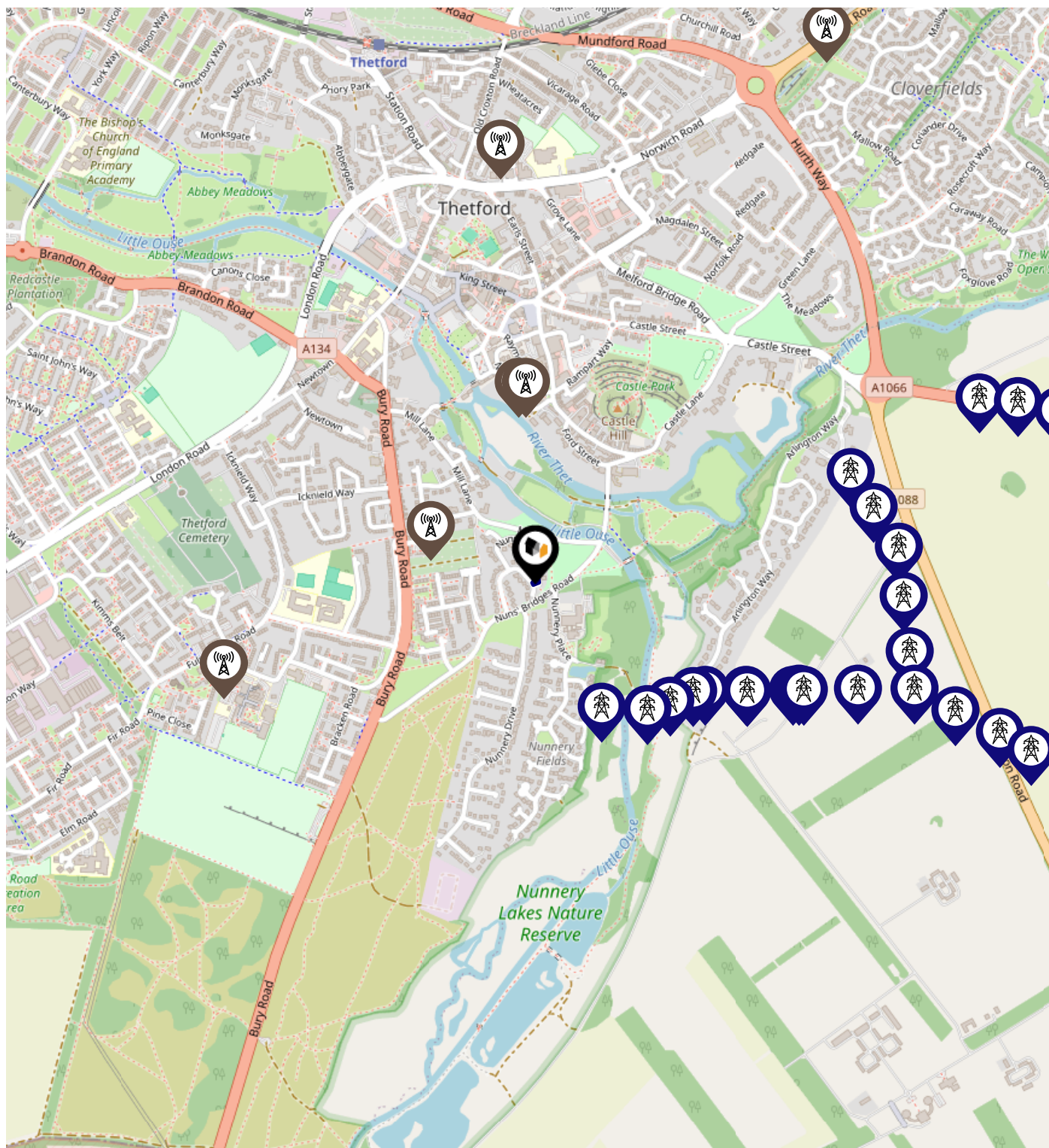
Key:

 Power Pylons

 Communication Masts

Environment
Radon Gas

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 Property					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
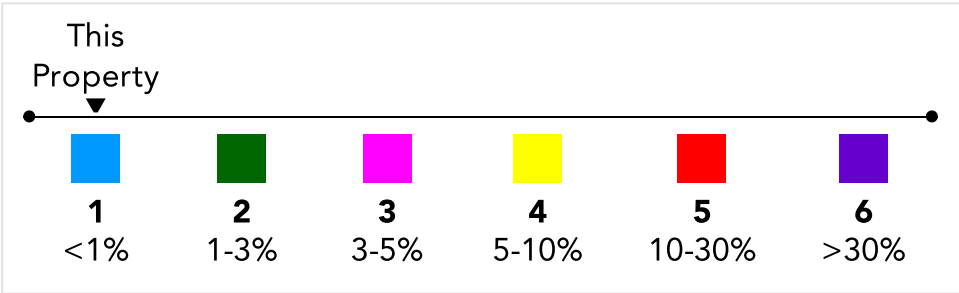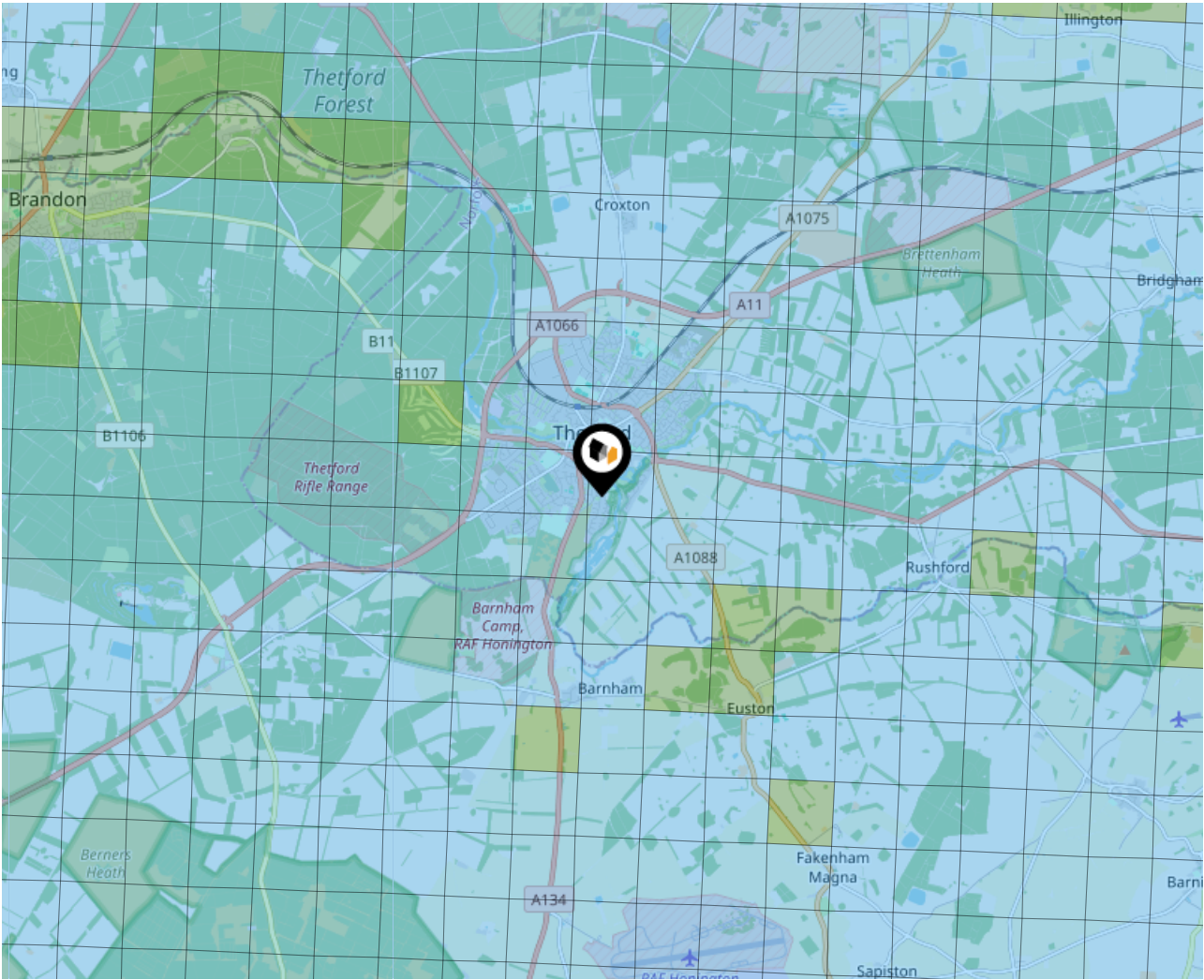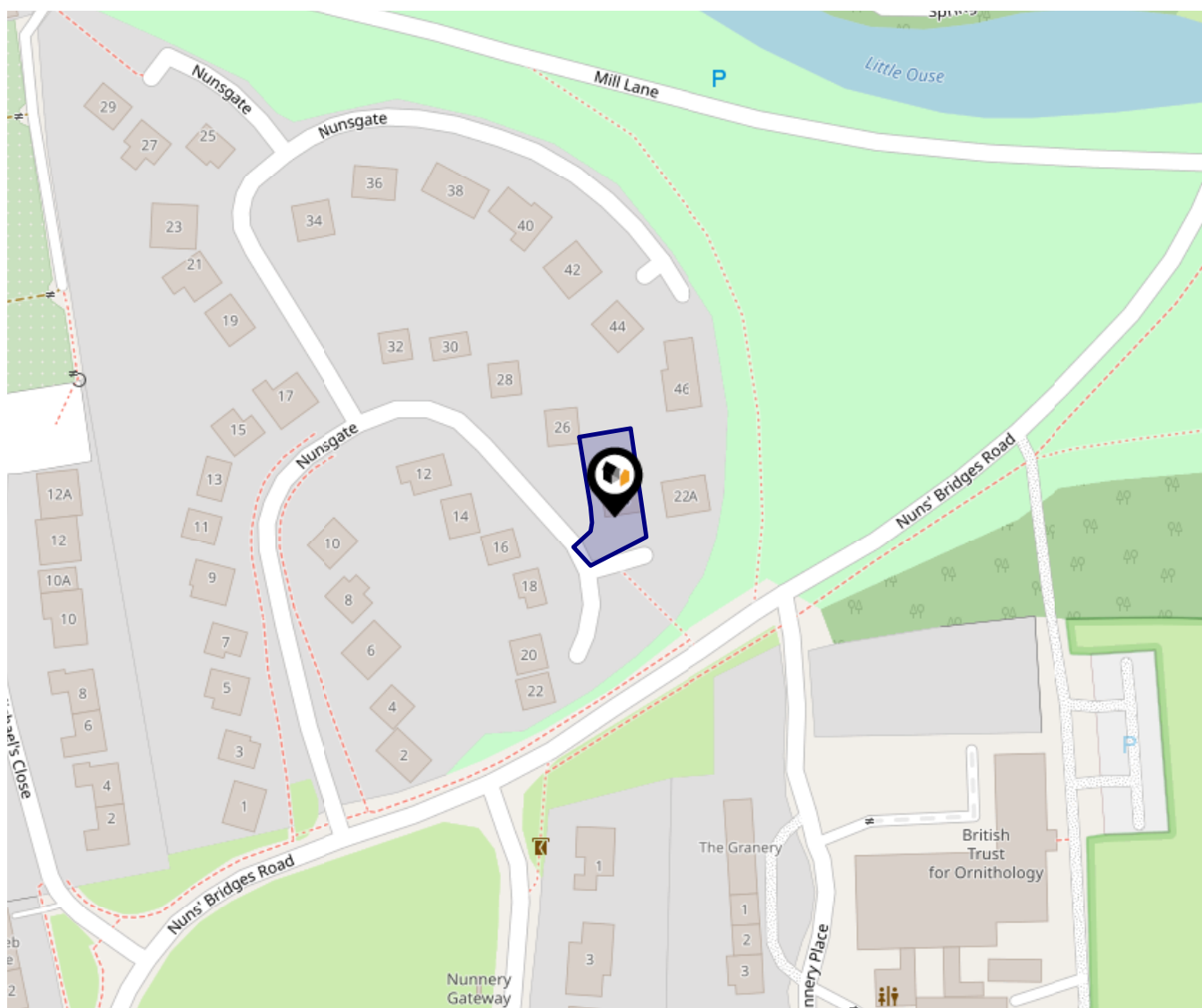
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

Environment
Soils & Clay

## 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)		
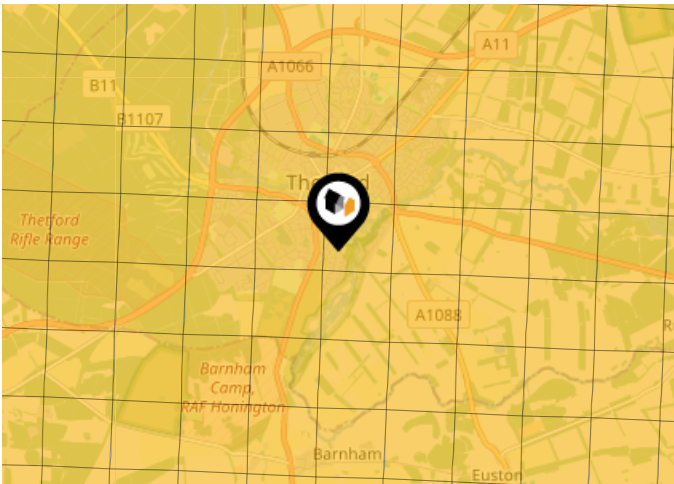
Primary Classifications (Most Common Clay Types)

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
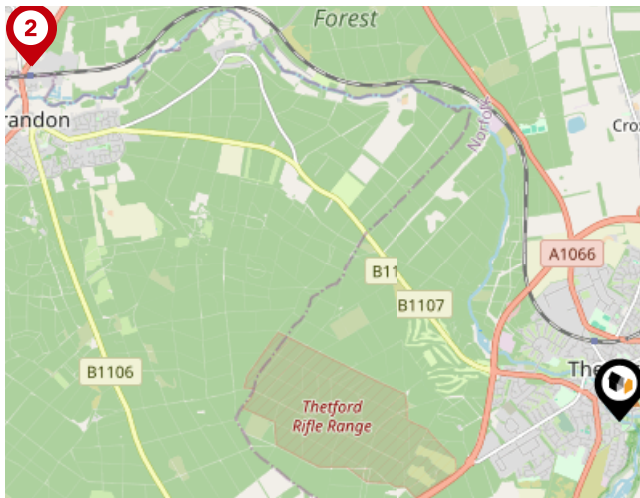
National Rail Stations

Pin	Name	Distance
1	Brandon Rail Station	6.22 miles
2	Entrance	6.22 miles
3	Entrance2	9.5 miles
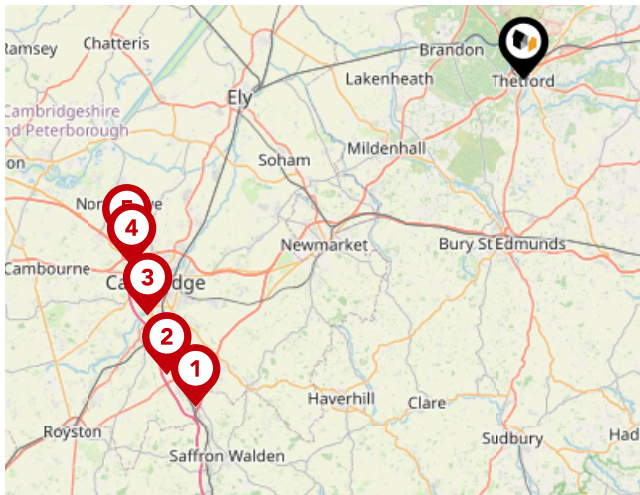
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	33.71 miles
2	M11 J10	33.62 miles
3	M11 J11	32.3 miles
4	M11 J13	31.51 miles
5	M11 J14	31.29 miles
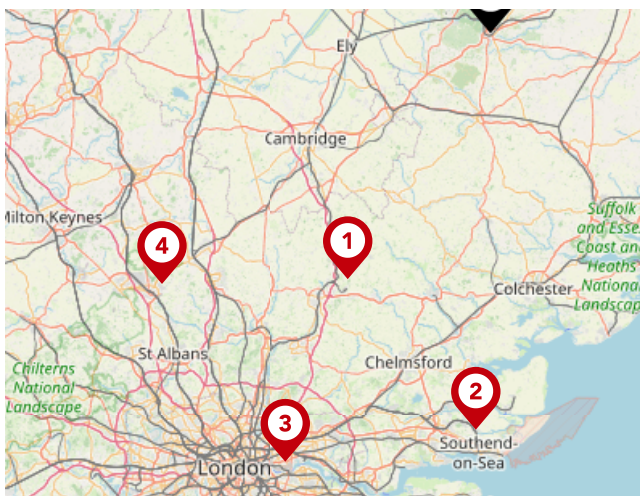
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	41.41 miles
2	Southend-on-Sea	58.04 miles
3	Silvertown	69.31 miles
4	Luton Airport	60.17 miles
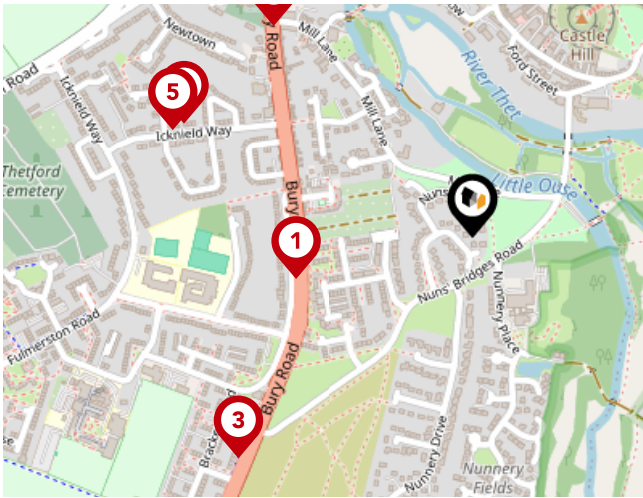
Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.2 miles
2	St Marys Church	0.33 miles
3	Bracken Road	0.36 miles
4	Saxon Place	0.35 miles
5	Saxon Place	0.36 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.

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Testimonial 1

★★★★★

I used Chilterns for my entire four years here and had the best experience with them! Everyone I talked to was alway 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 daugher find some where to live. Can't recommend them enough went over the extra mile thankyou 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Chilterns

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www.chilterns.co

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KFB - Key Facts For Buyers