

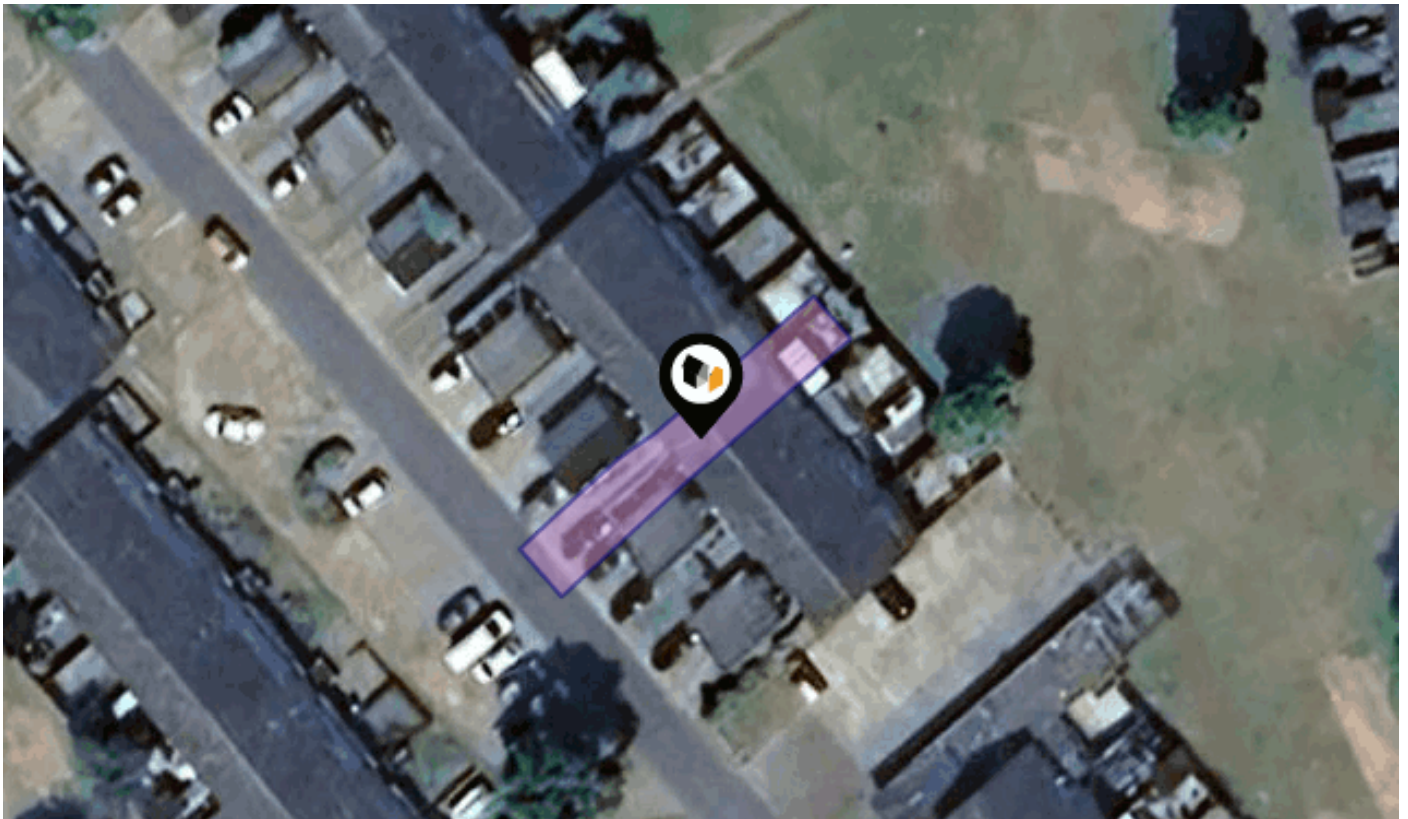


See More Online

## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26<sup>th</sup> March 2025



**ELY WAY, THETFORD, IP24**

### Chilterns

14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1950s		
Council Tax :	Band A		
Annual Estimate:	£1,480		
Title Number:	NK66752		

Local Area

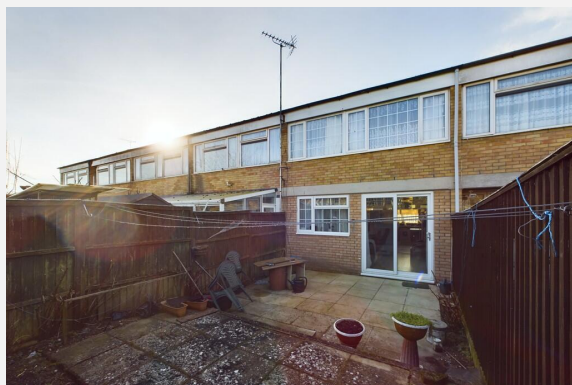
Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	10	80	-
• Surface Water	Very low	mb/s	mb/s	mb/s

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

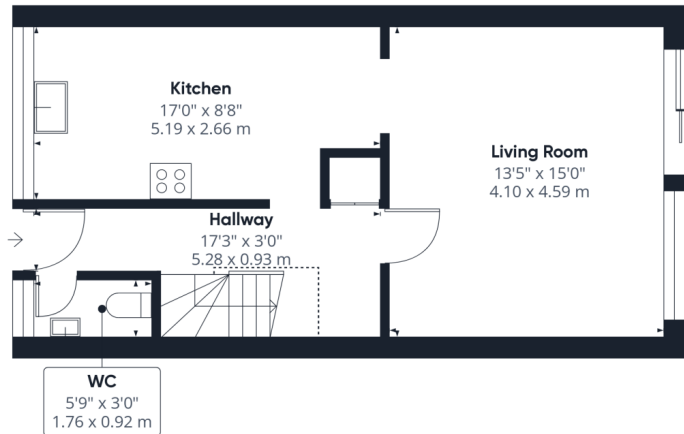




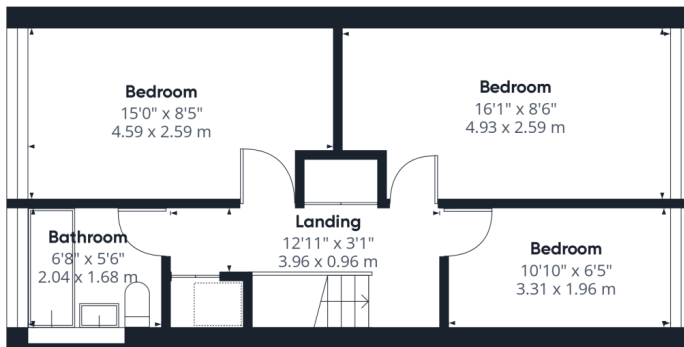




ELY WAY, THETFORD, IP24



Ground Floor



Floor 1

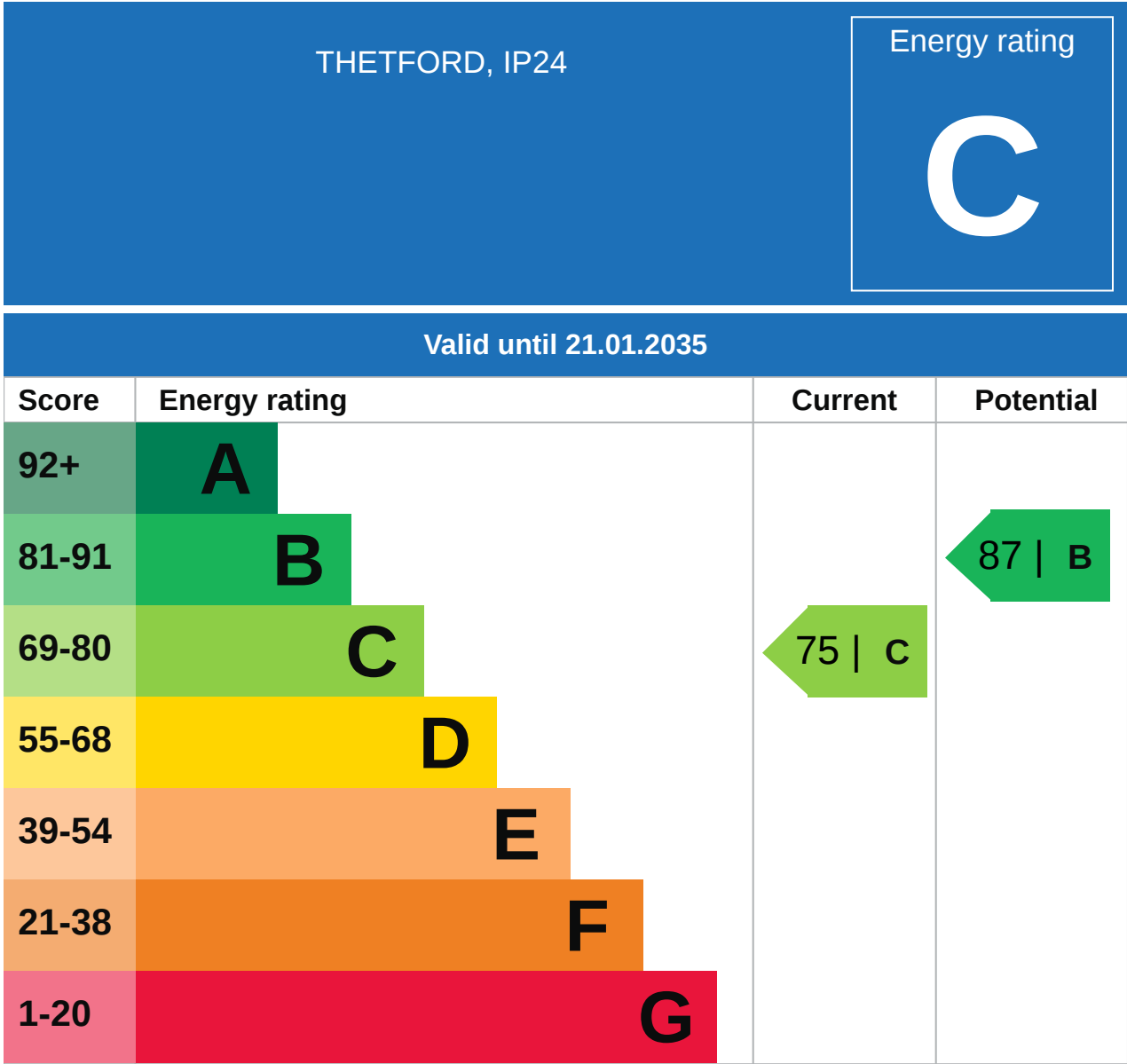
Approximate total area<sup>®</sup>  
895.88 ft<sup>2</sup>  
83.23 m<sup>2</sup>  
Reduced headroom  
14.91 ft<sup>2</sup>  
1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

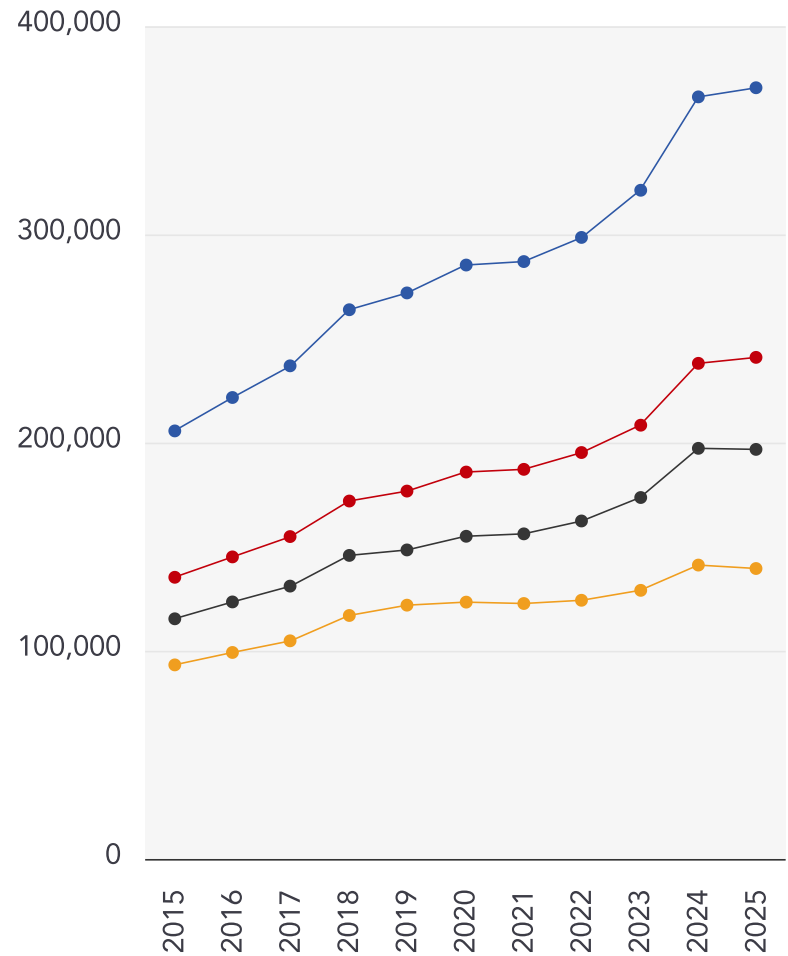


## Additional EPC Data

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<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	88 m <sup>2</sup>

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



Detached

**+80.17%**

Semi-Detached

**+78.07%**

Terraced

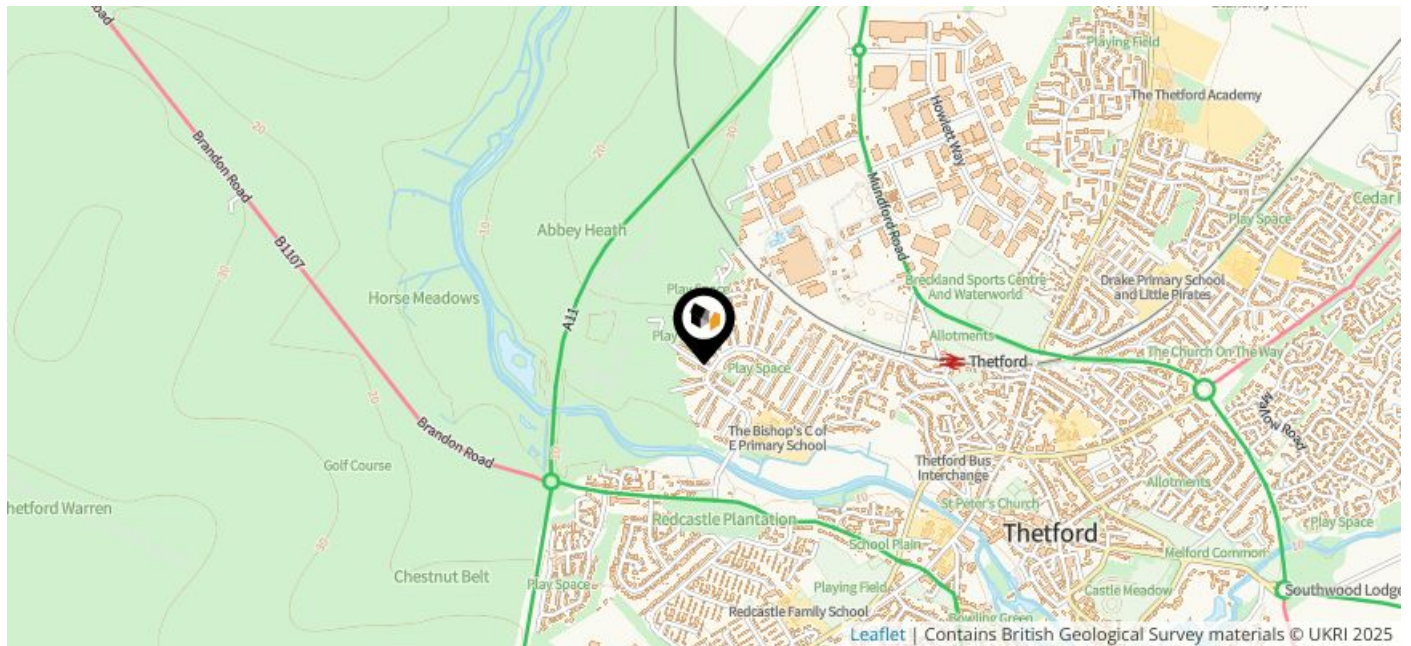
**+70.53%**

Flat

**+49.65%**



This map displays nearby coal mine entrances and their classifications.



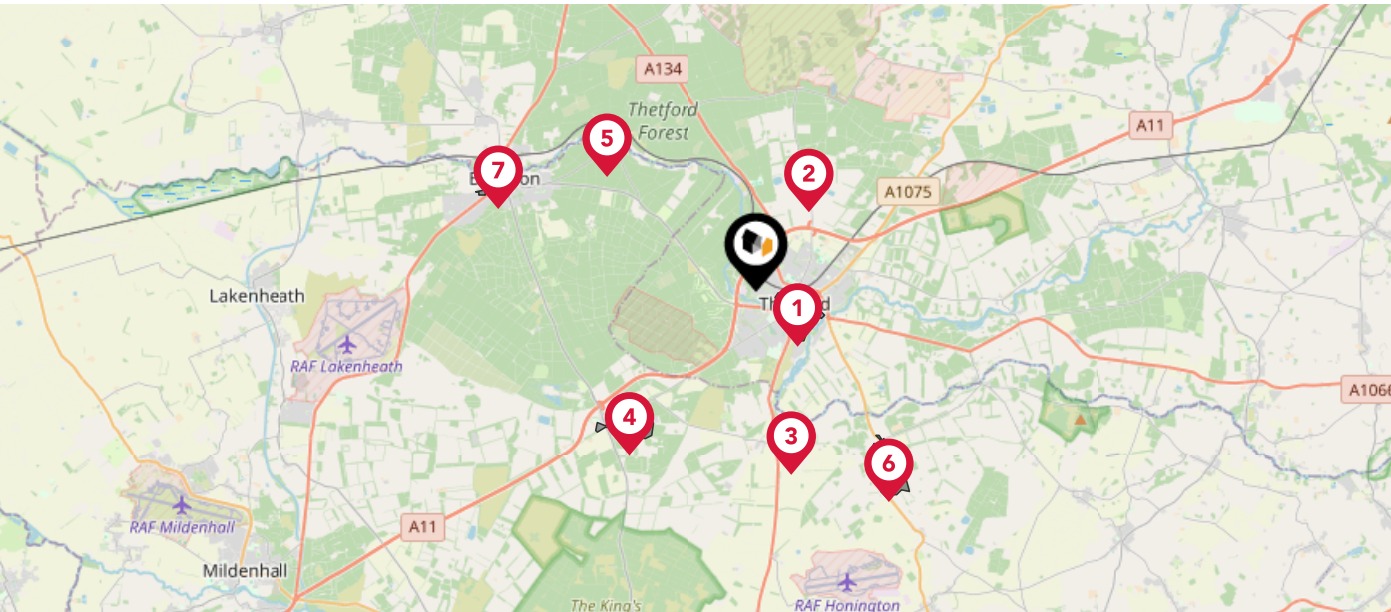
## Mine Entry

- ✕ 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.

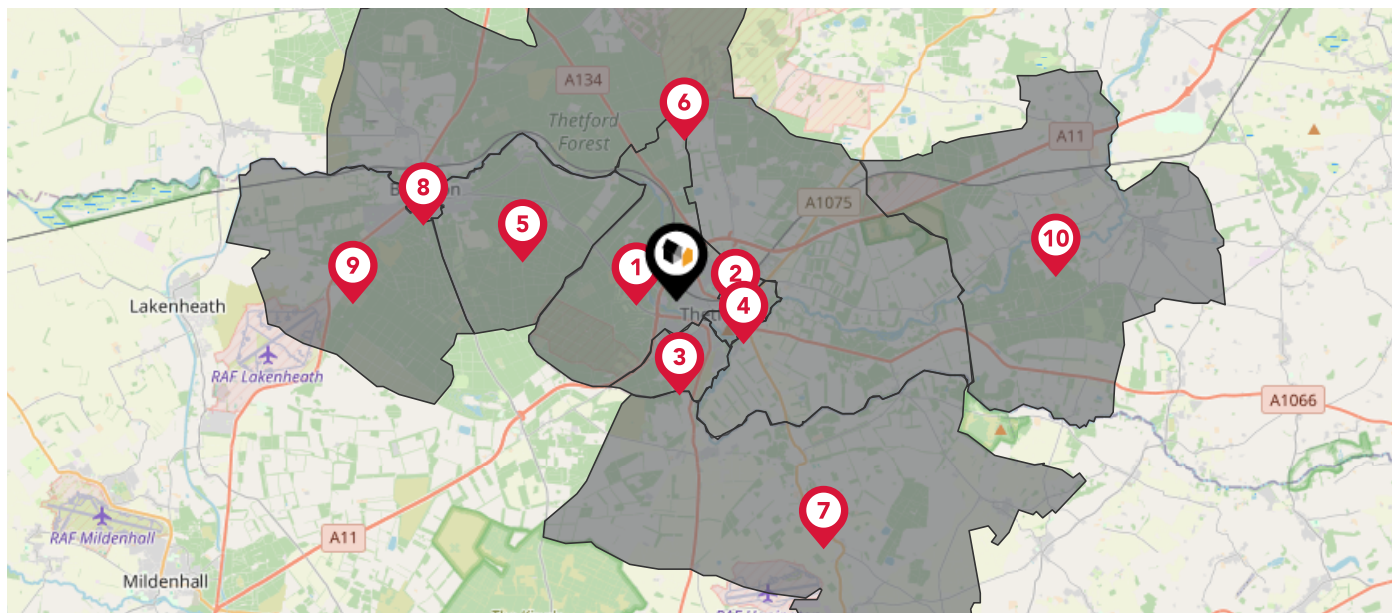
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	
1	Thetford
2	Croxton
3	Barnham
4	Elveden
5	Santon Downham
6	Euston
7	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 Priory Ward

2

Thetford Boudica Ward

3

Thetford Burrell Ward

4

Thetford Castle Ward

5

Brandon East Ward

6

Forest Ward

7

Bardwell Ward

8

Brandon Central Ward

9

Brandon West Ward

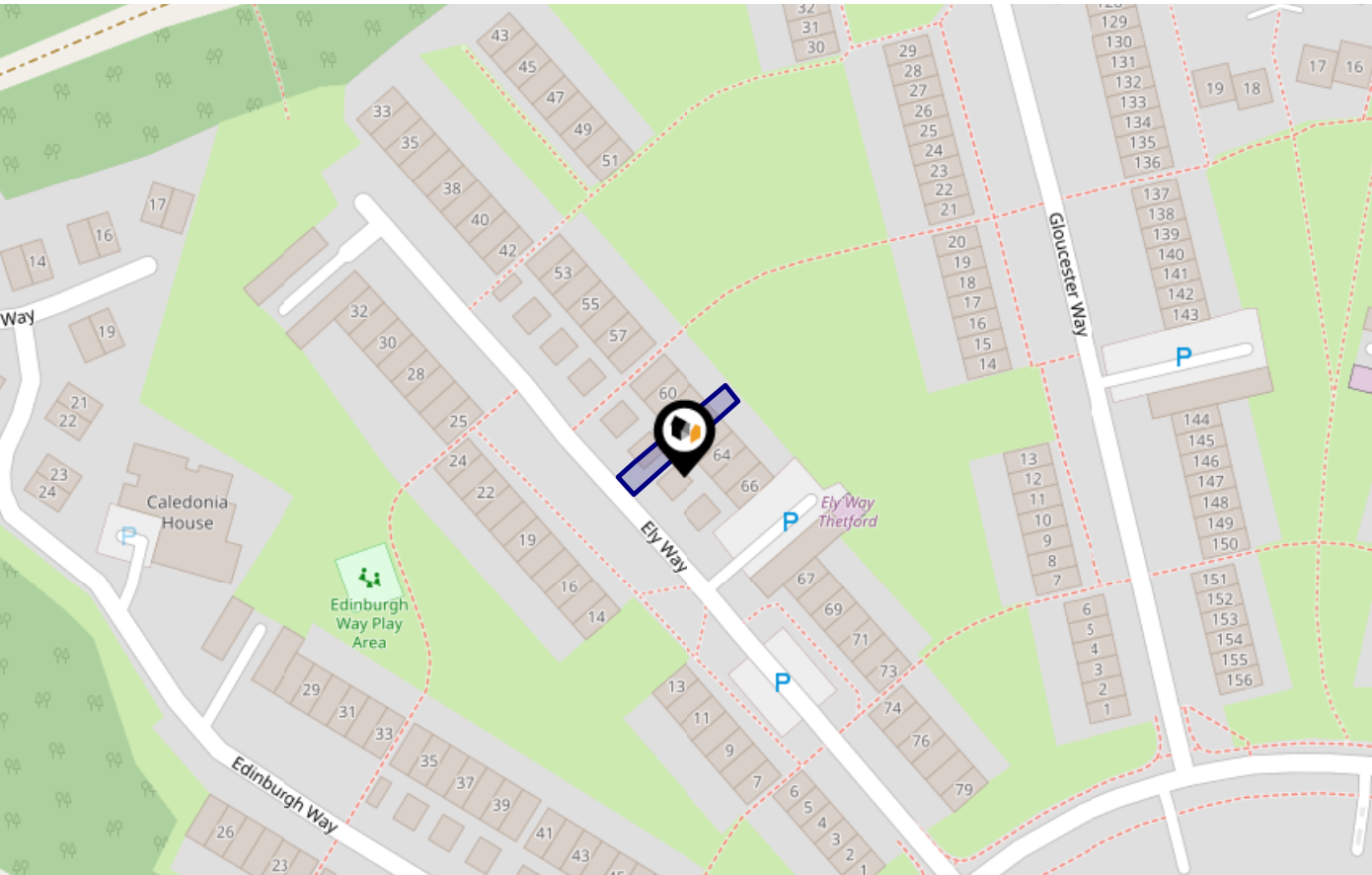
10

Harling & Heathlands 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:

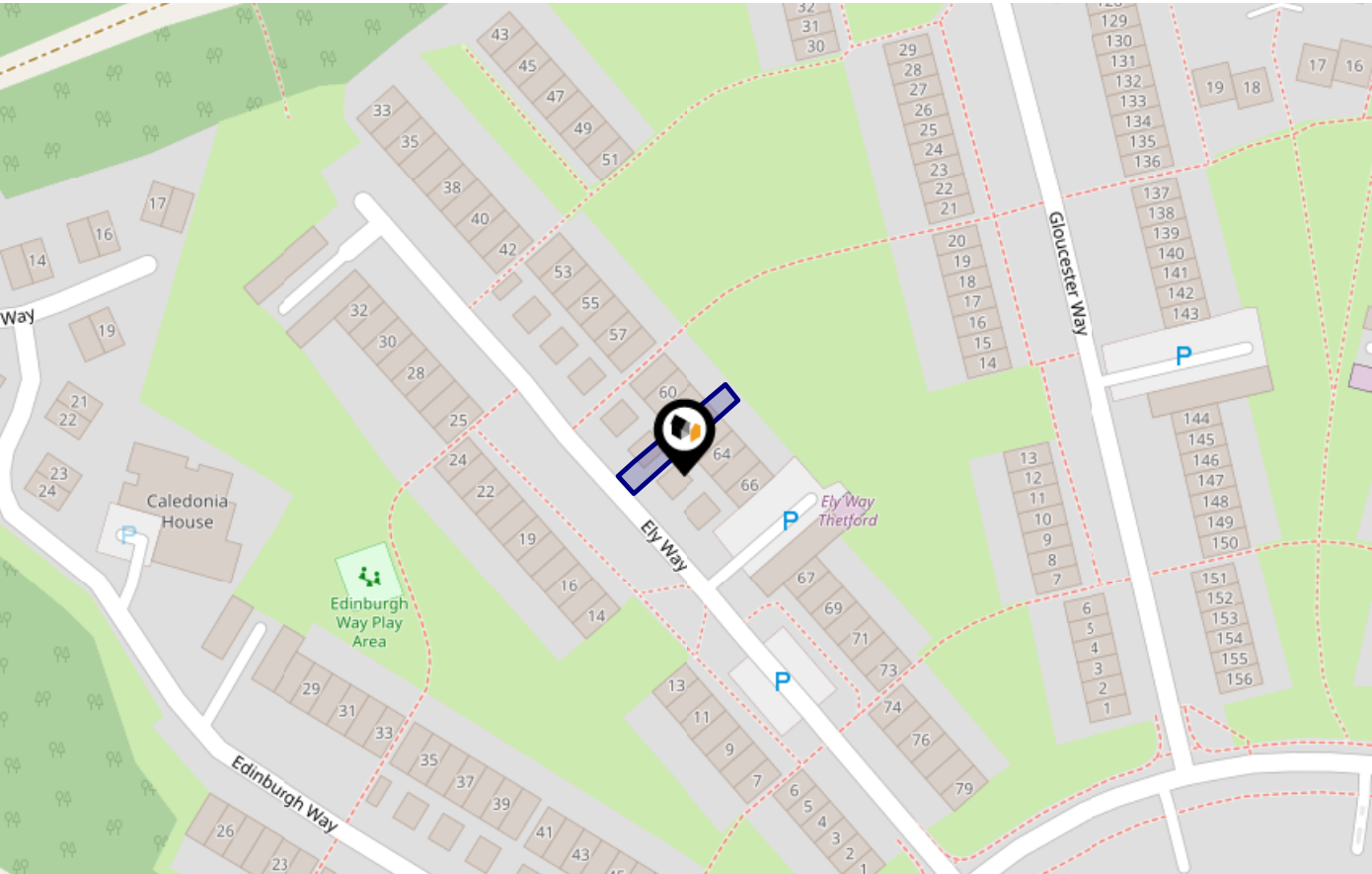




# Flood Risk

## 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.

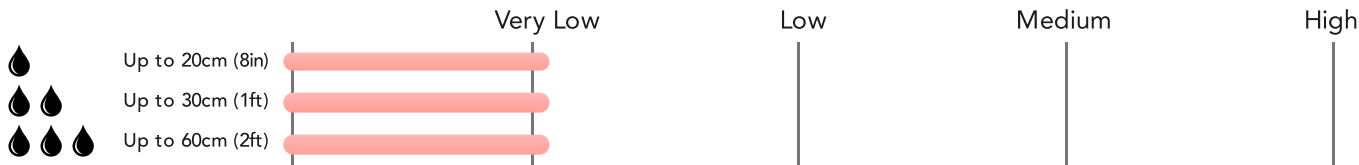


**Risk Rating:** Very low

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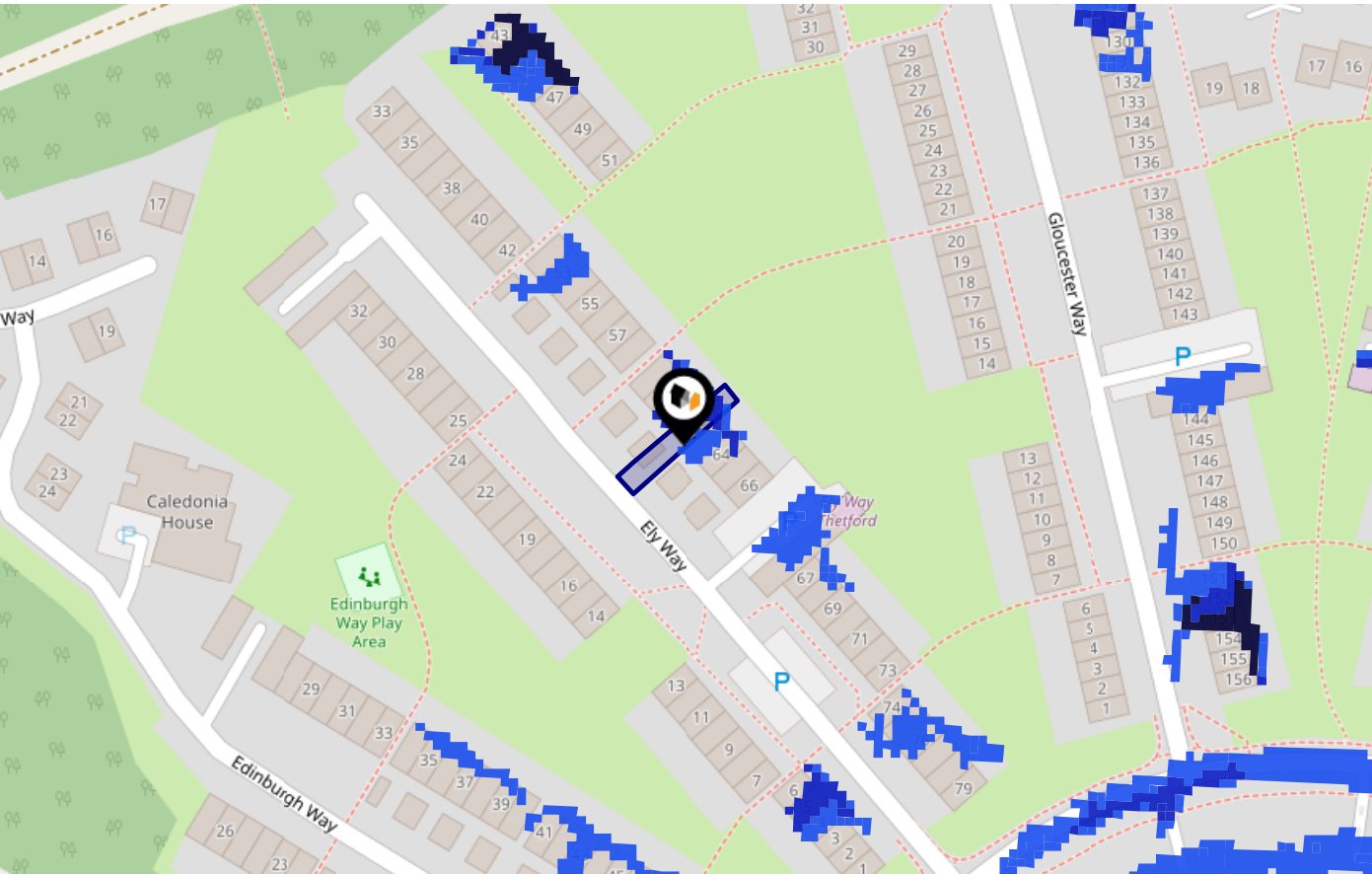
Chance of flooding to the following depths at this property:



# 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.

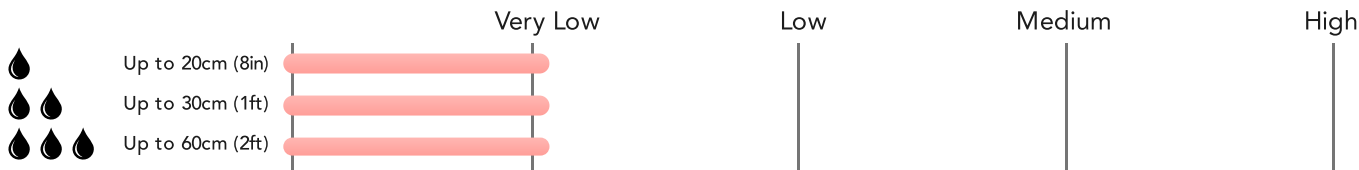


**Risk Rating:** Very low

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Chance of flooding to the following depths at this property:

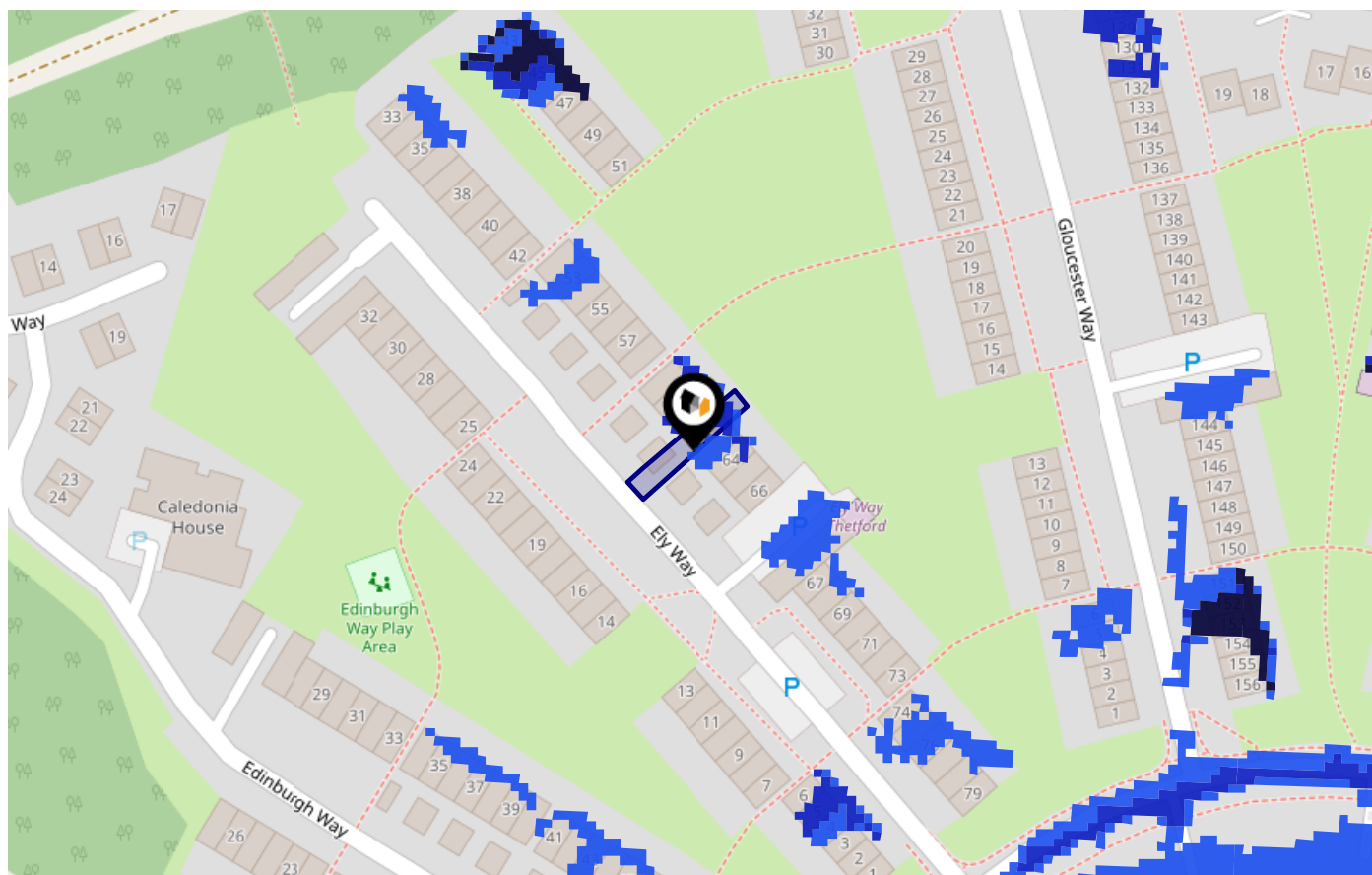


# Flood Risk

## Surface Water - Climate Change

Chilterns

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.

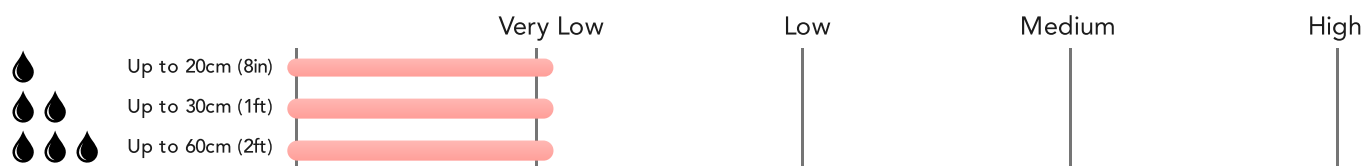


**Risk Rating:** Very low

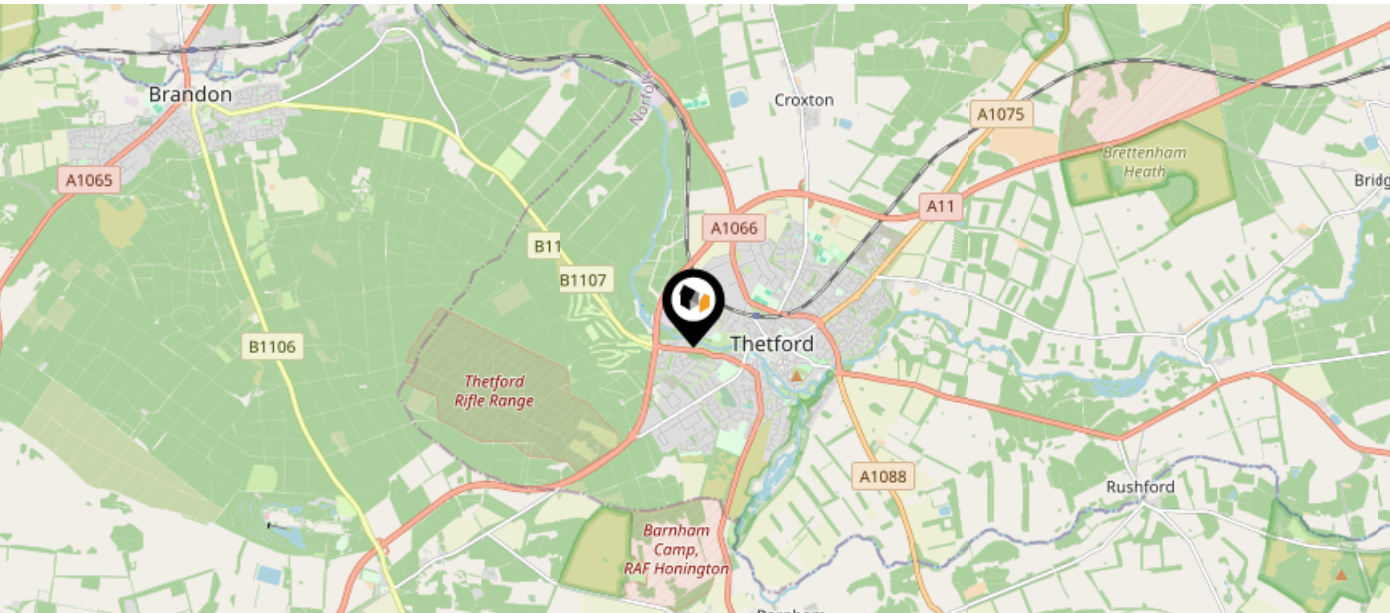
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:



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

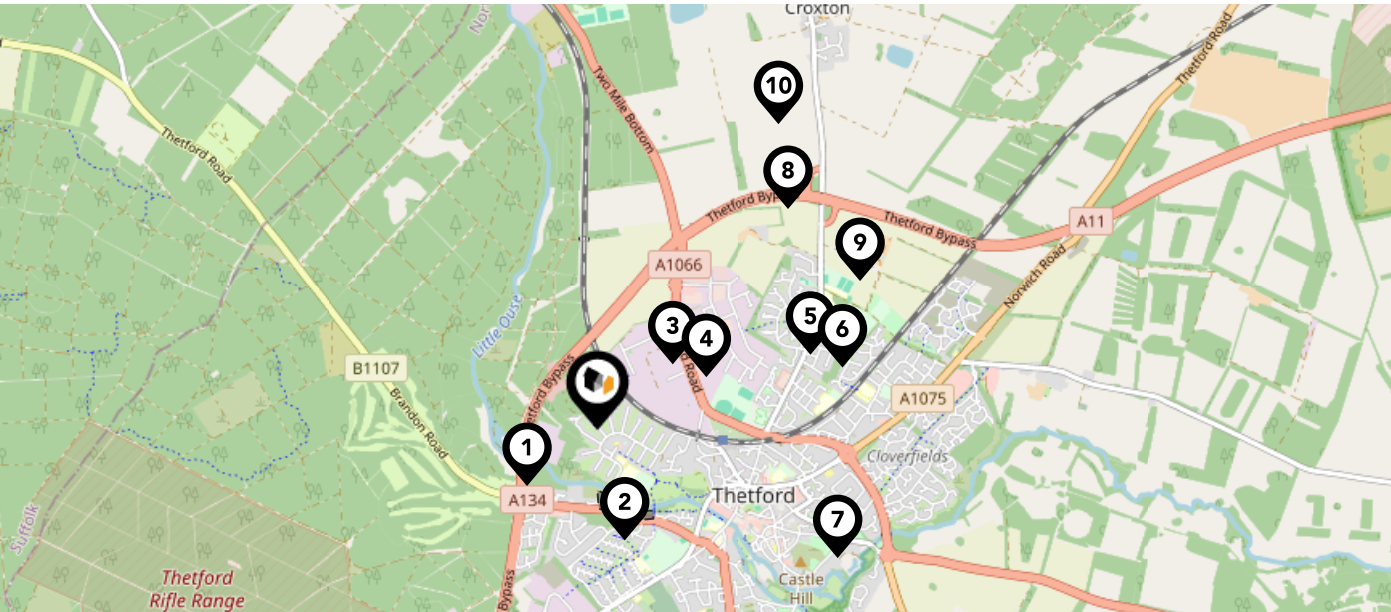


Nearby Green Belt Land

No data available.

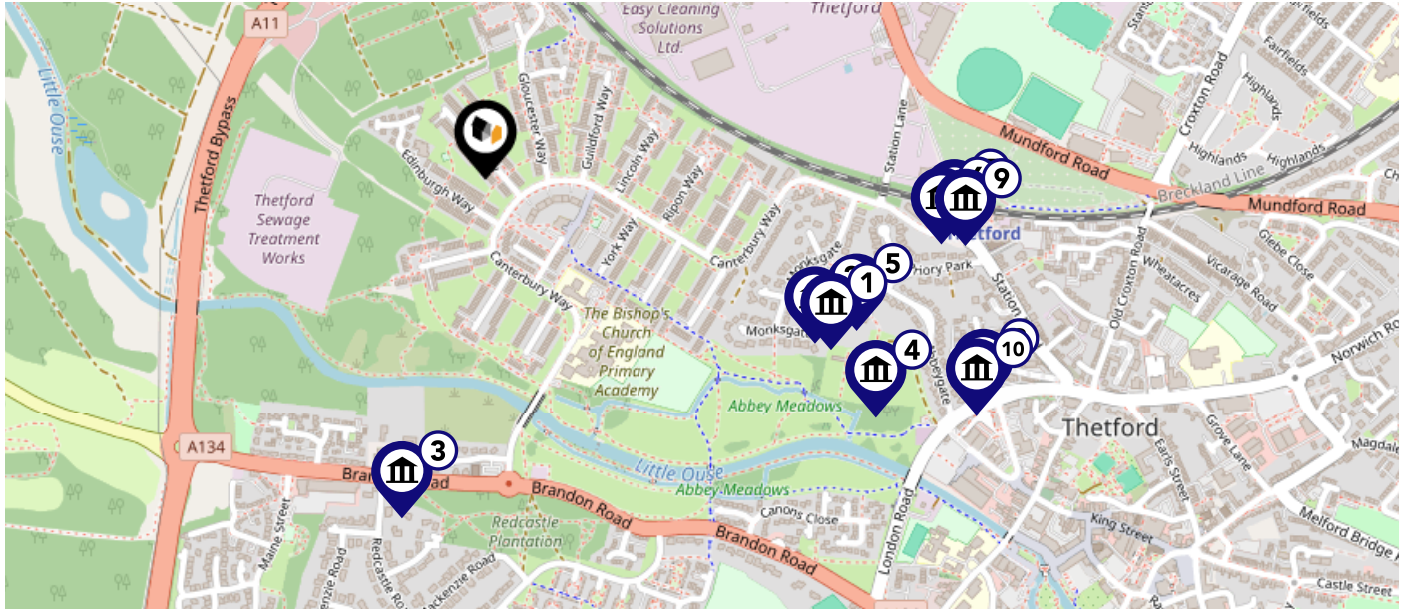












This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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

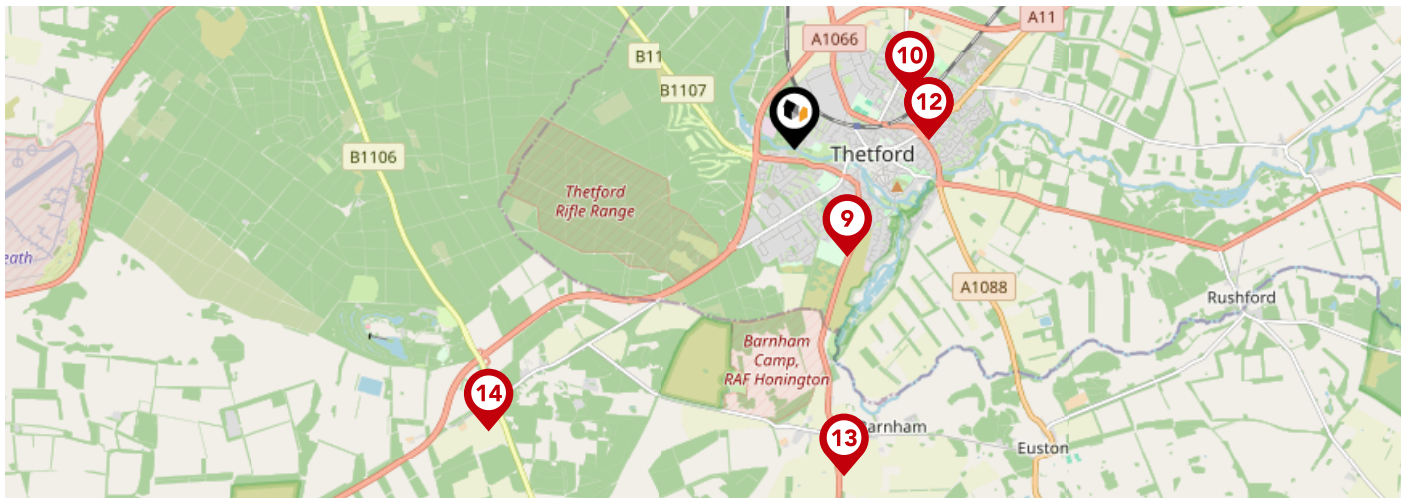
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1207935 - Abbey Farm Cottage	Grade I	0.4 miles
	1297897 - Farm Building To West Of Abbey Farm Cottage	Grade I	0.4 miles
	1195948 - 80 And 81, Brandon Road	Grade II	0.4 miles
	1297875 - Remains Of Priory Of Our Lady Of Thetford Including Prior's Lodging	Grade I	0.5 miles
	1195946 - Priory Gatehouse	Grade I	0.5 miles
	1414027 - Thetford Signal Box	Grade II	0.5 miles
	1291604 - Rose Cottage	Grade II	0.5 miles
	1219185 - 62 And 64, St Nicholas Street	Grade II	0.6 miles
	1415378 - 1-4 Station Cottages	Grade II	0.6 miles
	1196084 - 37 And 39, St Nicholas Street	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Bishop's Church of England Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 383   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Redcastle Family School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Thetford Grammar School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Norwich Road Academy</b> Ofsted Rating: Requires improvement   Pupils: 339   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Damara School</b> Ofsted Rating: Good   Pupils: 14   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Drake Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Diamond Academy</b> Ofsted Rating: Not Rated   Pupils: 164   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Pinetree School</b> Ofsted Rating: Good   Pupils: 34   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



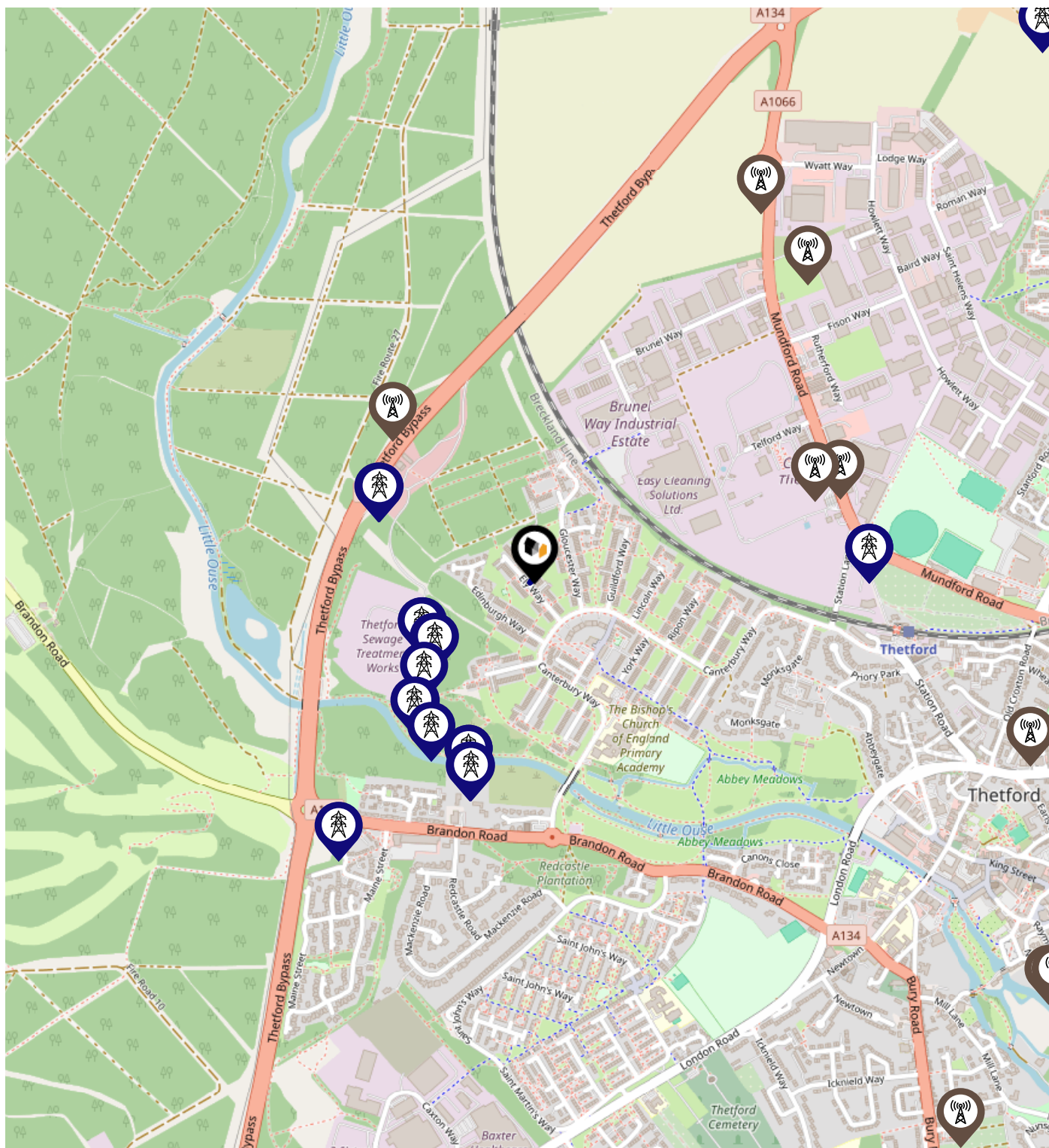
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Queensway Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>The Thetford Academy</b> Ofsted Rating: Good   Pupils: 1305   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Raleigh Infant Academy</b> Ofsted Rating: Good   Pupils: 135   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Admirals Academy</b> Ofsted Rating: Requires improvement   Pupils: 229   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Barnham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Elveden Church of England Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Glade Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Forest Academy</b> Ofsted Rating: Good   Pupils: 424   Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

Chilterns

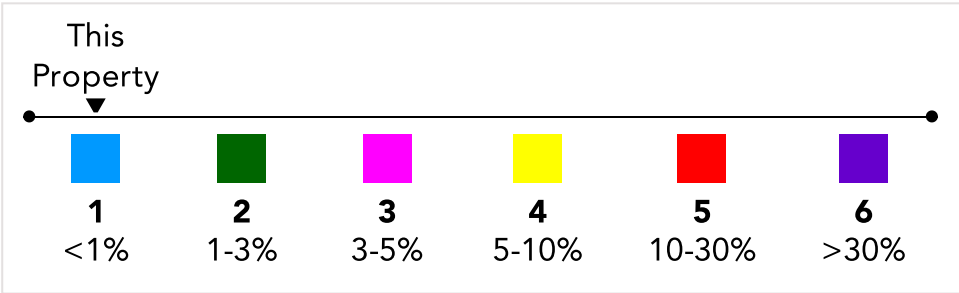
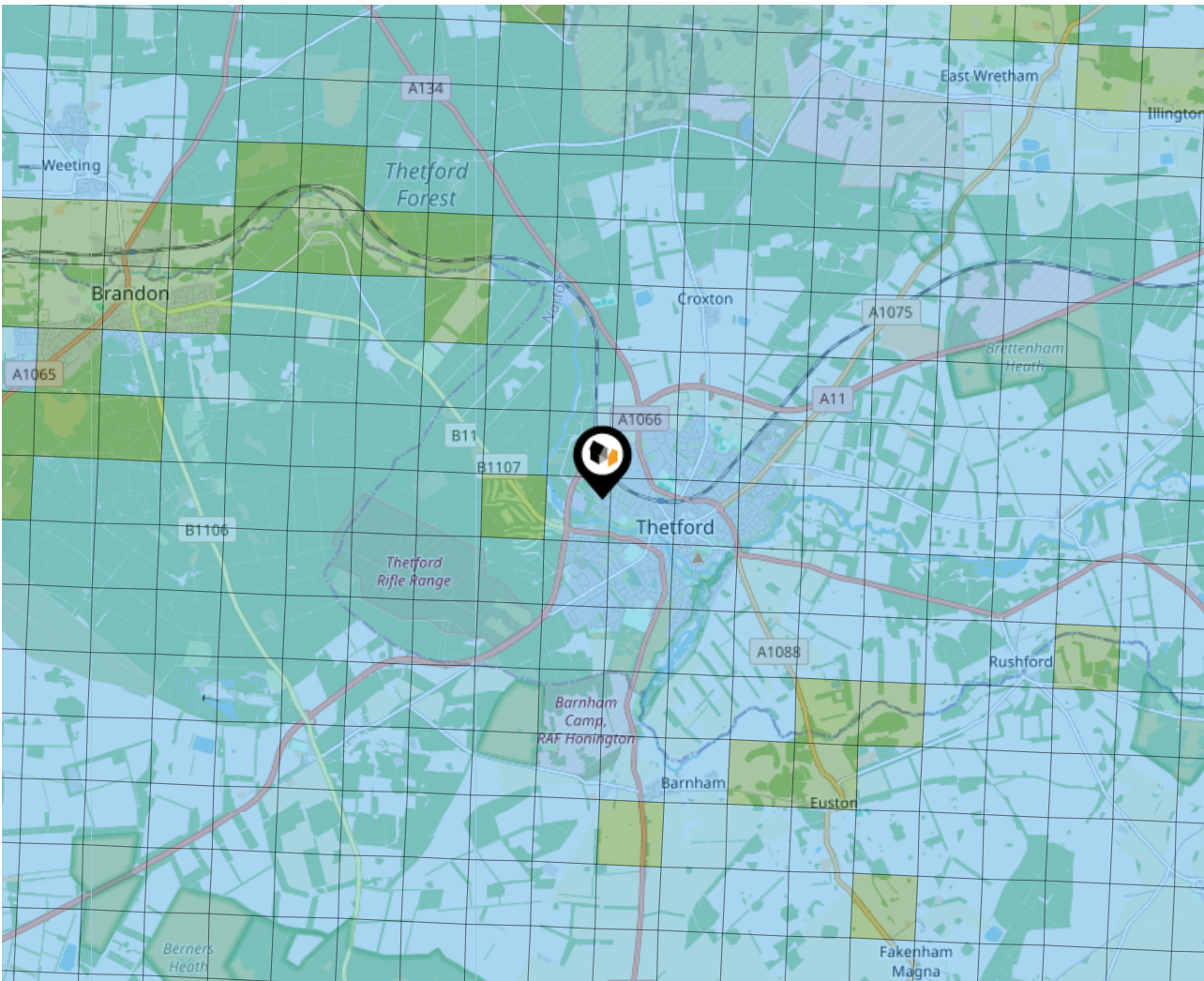


### Key:

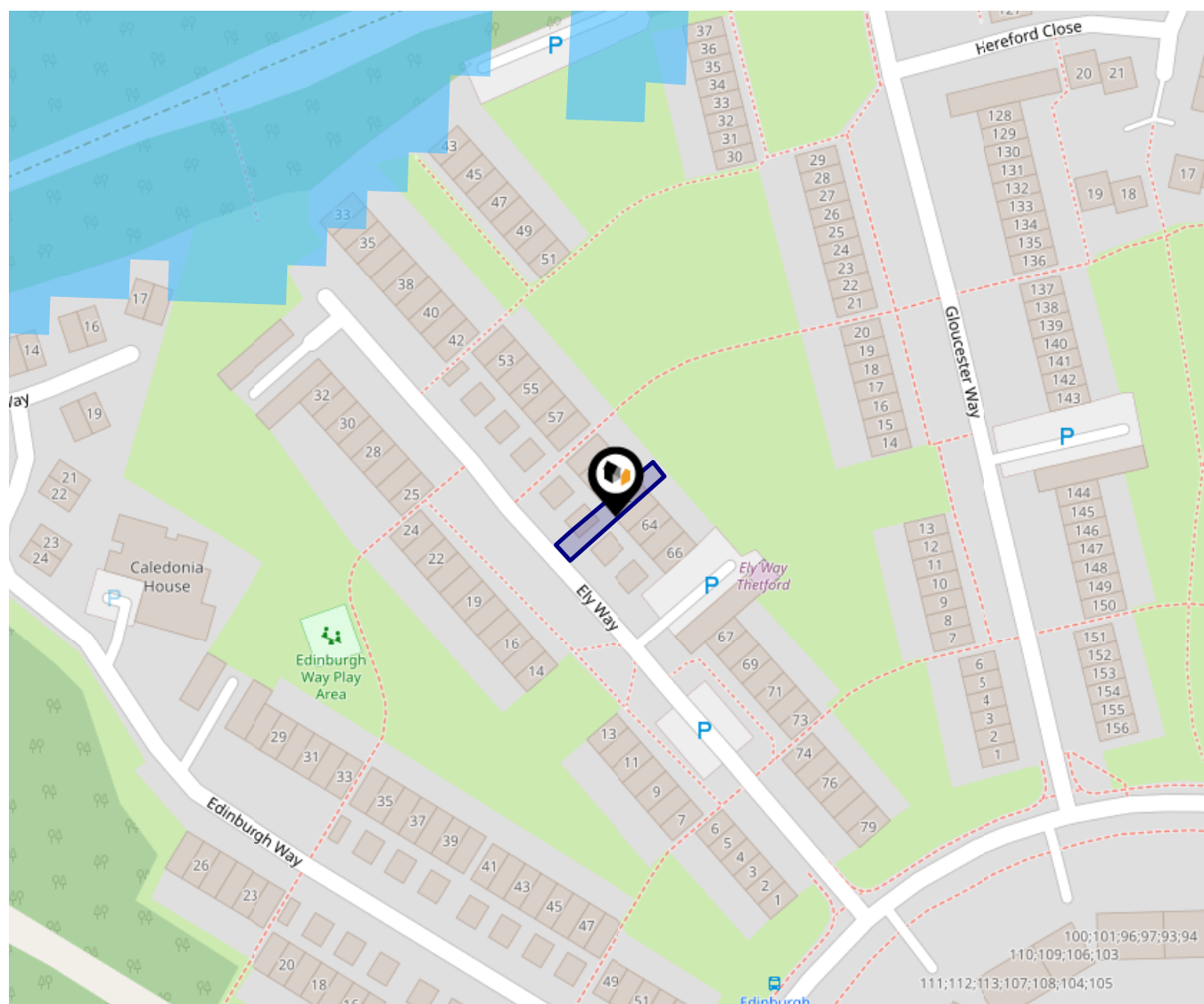
-  Power Pylons
-  Communication Masts

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).







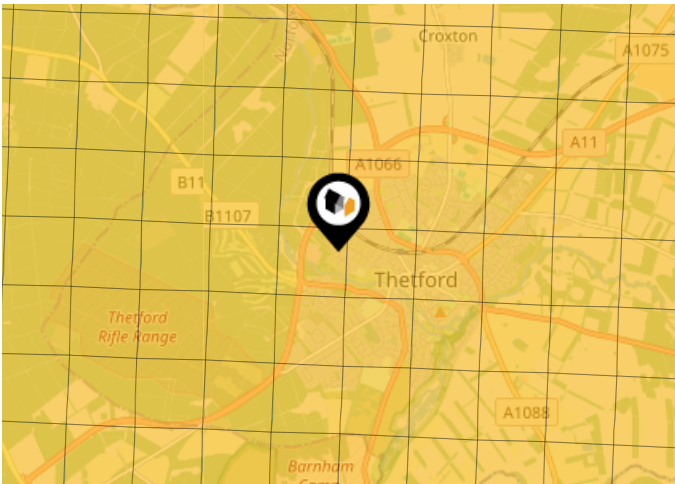
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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



Primary Classifications (Most Common Clay Types)

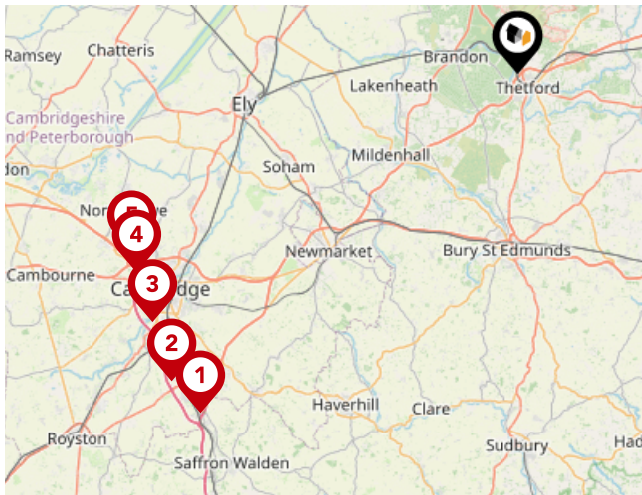
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess





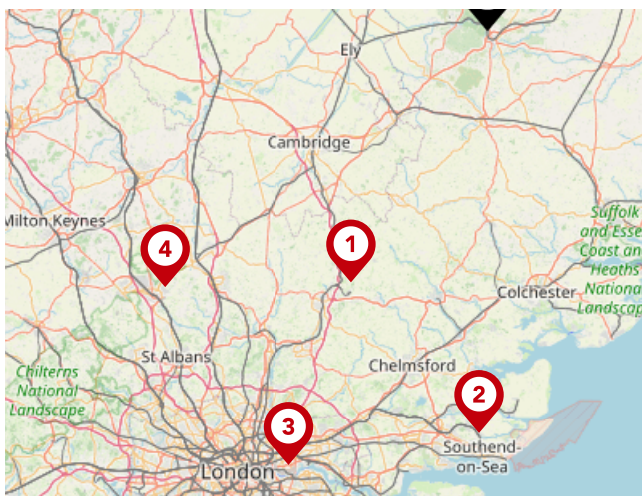
### National Rail Stations

Pin	Name	Distance
	Brandon Rail Station	5.09 miles
	Entrance	5.09 miles
	Entrance2	8.5 miles



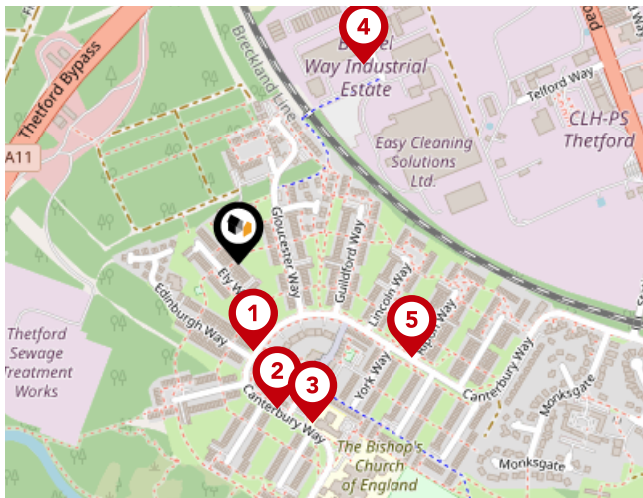
### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	33.78 miles
	M11 J10	33.58 miles
	M11 J11	32.1 miles
	M11 J13	31.18 miles
	M11 J14	30.91 miles



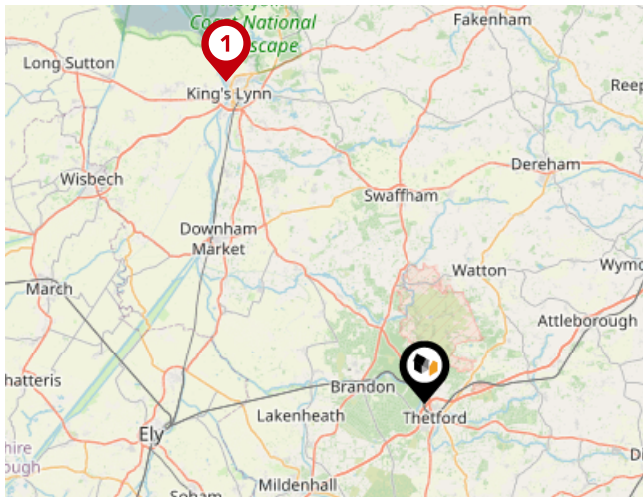
### Airports/Helipads

Pin	Name	Distance
	Stansted Airport	41.78 miles
	Southend-on-Sea	58.9 miles
	Silvertown	69.77 miles
	Luton Airport	60.07 miles



Bus Stops/Stations

Pin	Name	Distance
1	Edinburgh Way	0.1 miles
2	Coventry Way	0.17 miles
3	Coventry Way	0.2 miles
4	Jeyes Factory	0.27 miles
5	Ripon Way	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	27.35 miles

# Chilterns

## Chilterns

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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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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.

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# Chilterns

### **Chilterns**

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thetford@chilterns.co

www.chilterns.co



Valuation Office  
Agency

