

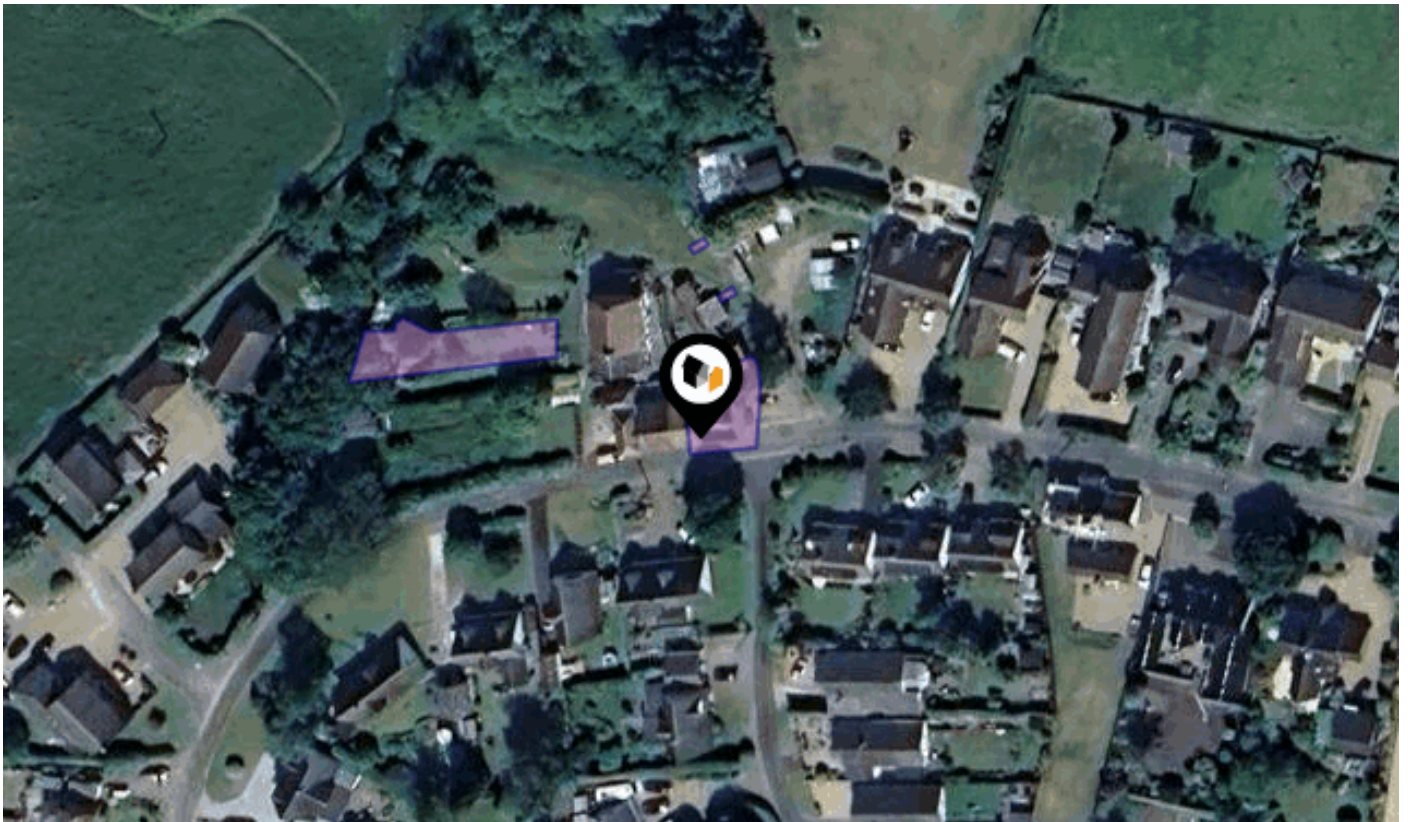


See More Online

## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27<sup>th</sup> March 2025



## TOWER COTTAGES, BARNHAM, THETFORD, IP24

### Chilterns

14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co





## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,259 ft <sup>2</sup> / 117 m <sup>2</sup>
Plot Area:	0.11 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£1,902
Title Number:	SK298342

Tenure: Freehold

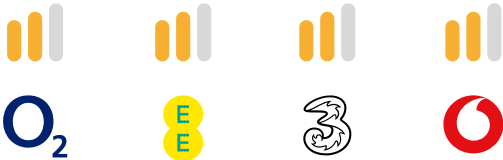
## Local Area

Local Authority:	Suffolk
Conservation Area:	Barnham
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9	78	-
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:











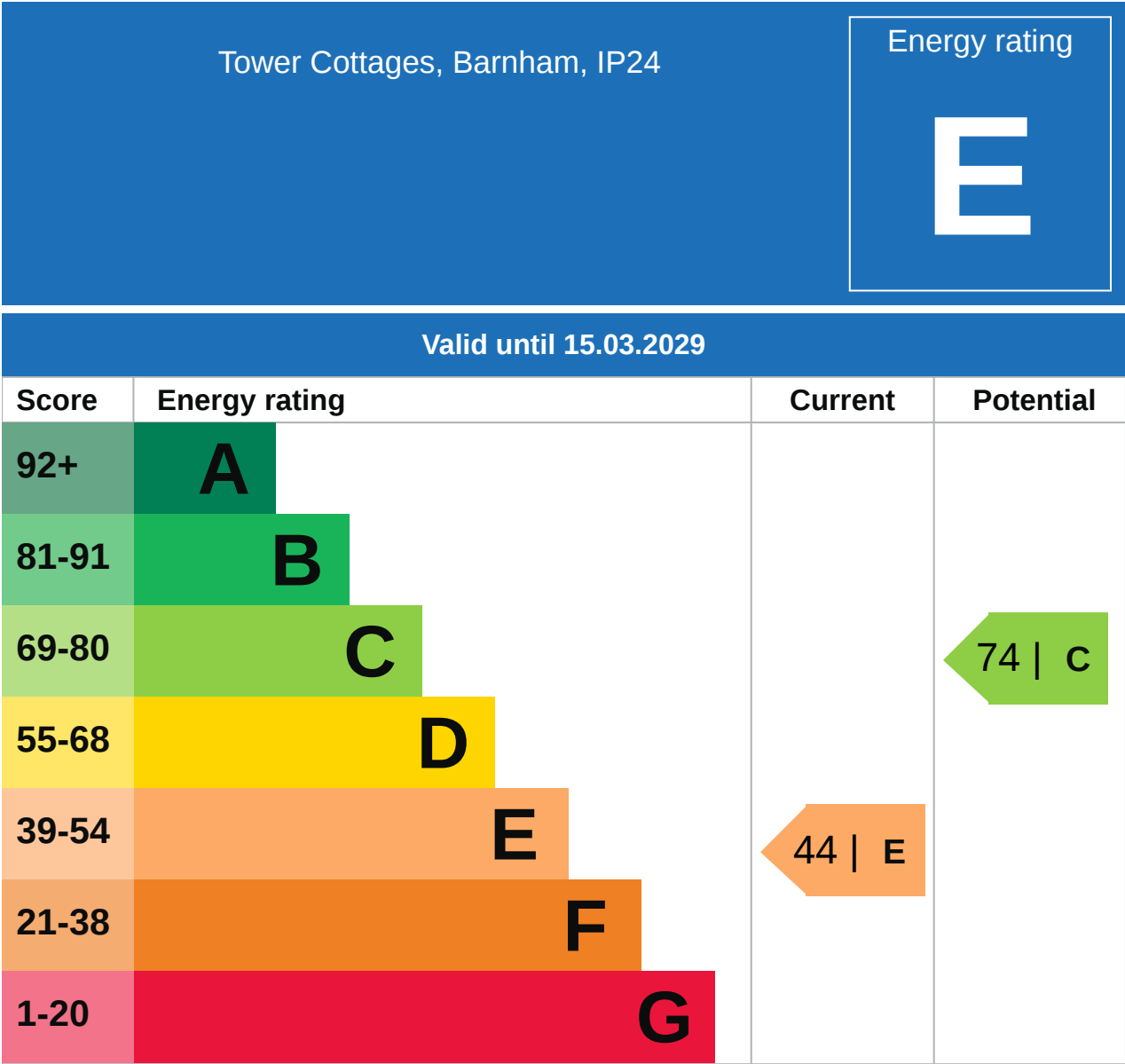












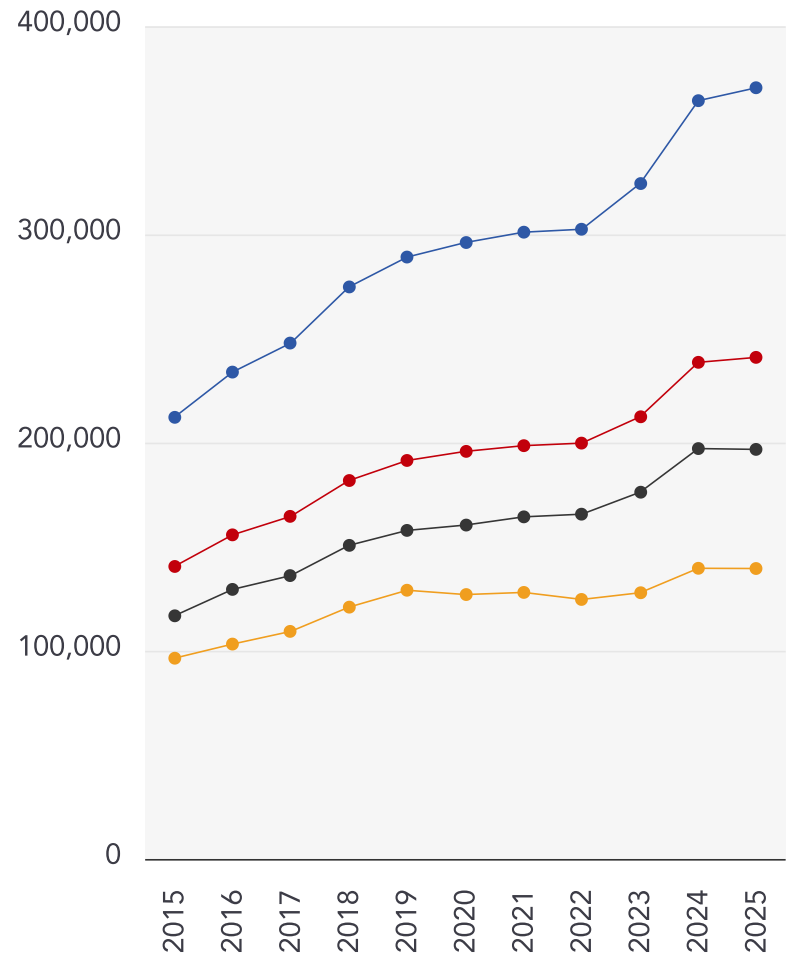


## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	FiT application
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Wood logs
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, wood logs
<b>Main Heating Controls:</b>	TRVs and bypass
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	117 m <sup>2</sup>



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



Detached

**+74.63%**

Semi-Detached

**+71.48%**

Terraced

**+68.43%**

Flat

**+44.68%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

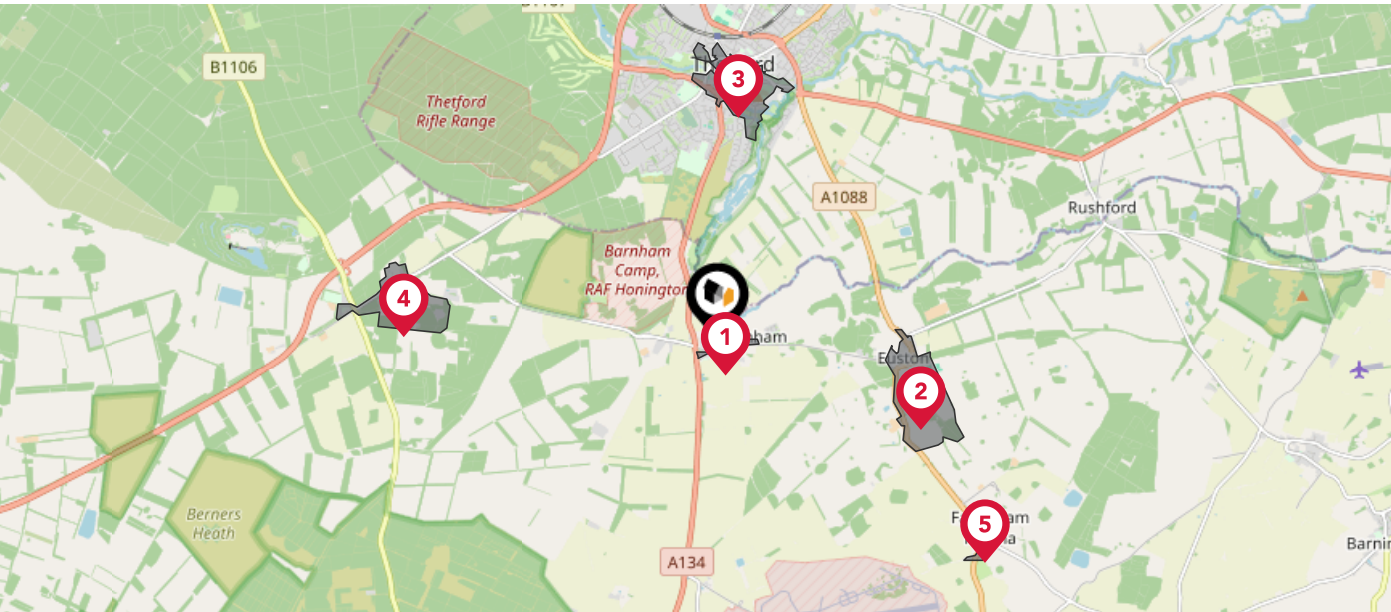
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

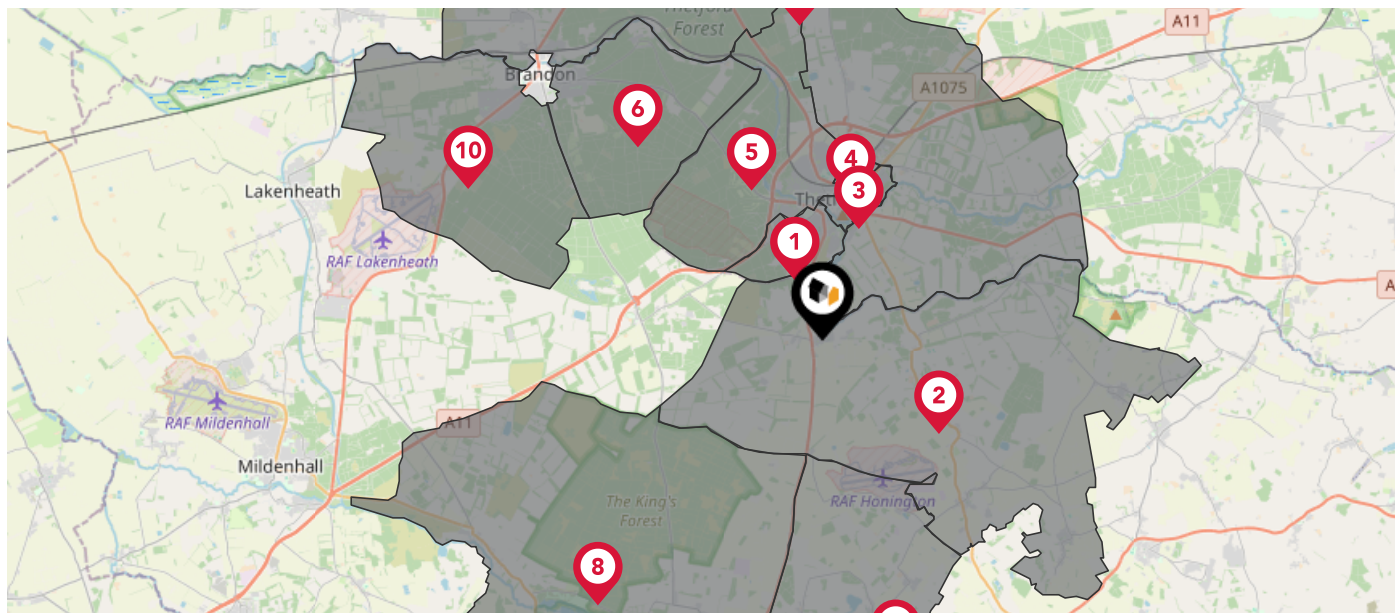


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Barnham
2	Euston
3	Thetford
4	Elveden
5	Fakenham Magna

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

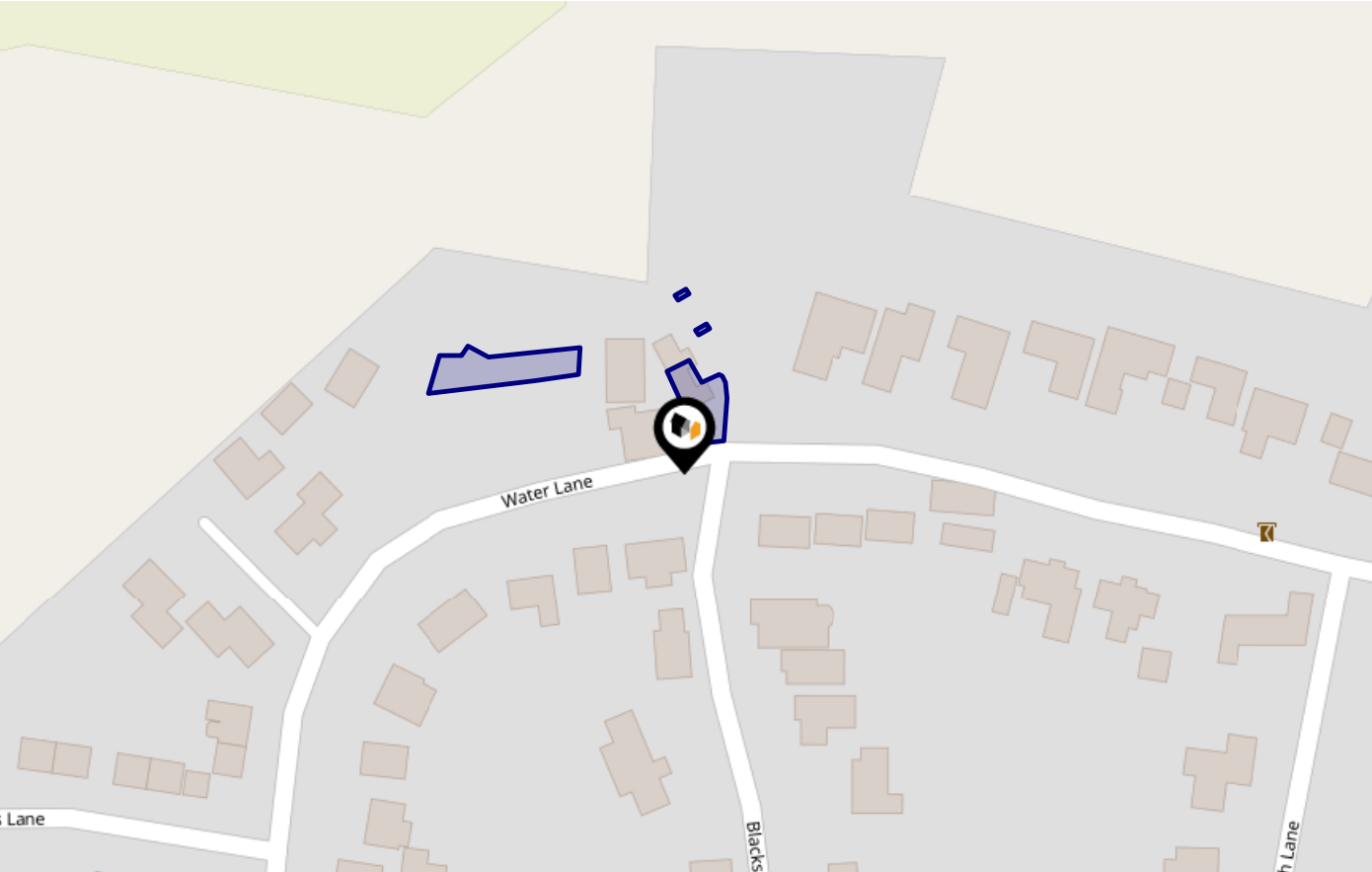
- 1 Thetford Burrell Ward
- 2 Bardwell Ward
- 3 Thetford Castle Ward
- 4 Thetford Boudica Ward
- 5 Thetford Priory Ward
- 6 Brandon East Ward
- 7 Pakenham & Troston Ward
- 8 Risby Ward
- 9 Forest Ward
- 10 Brandon West Ward



# 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.

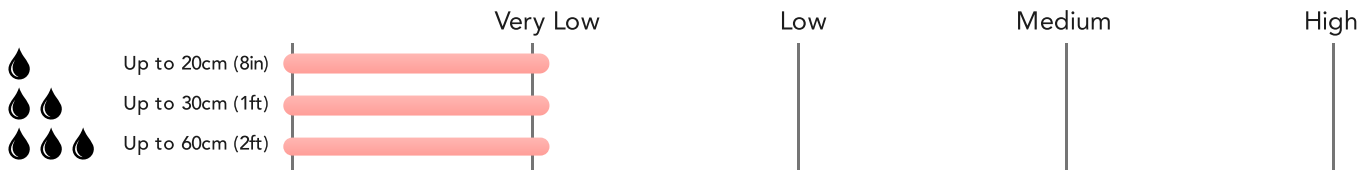


Risk Rating: Very low

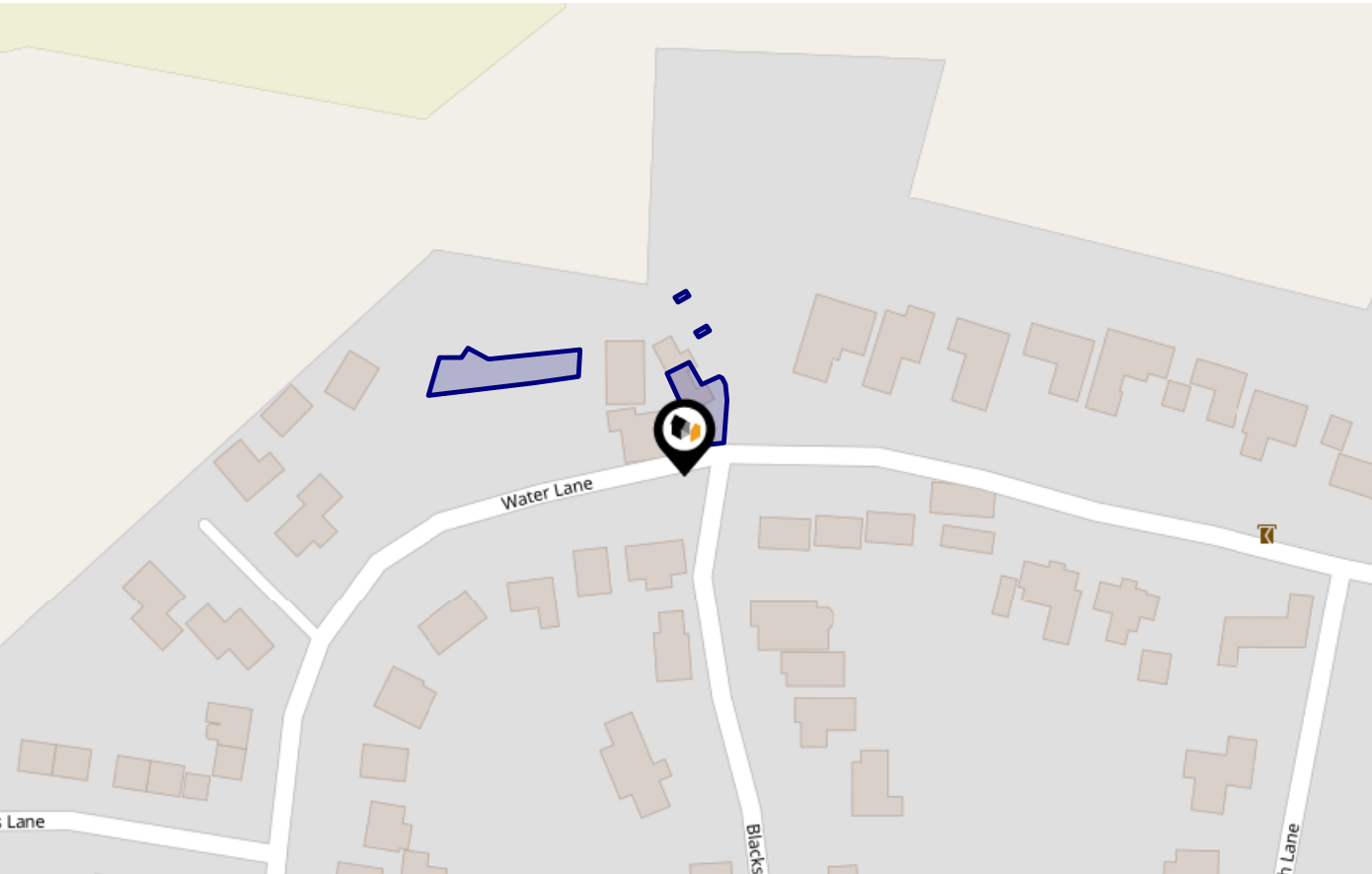
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

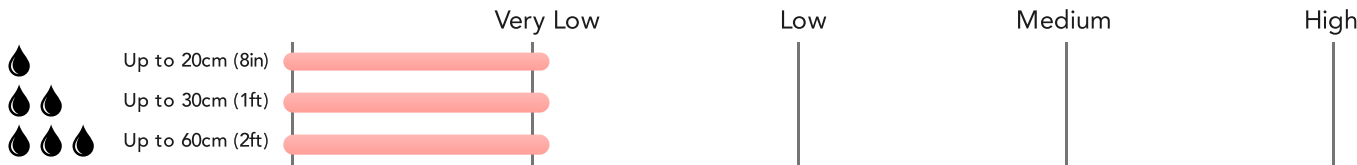


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Chance of flooding to the following depths at this property:

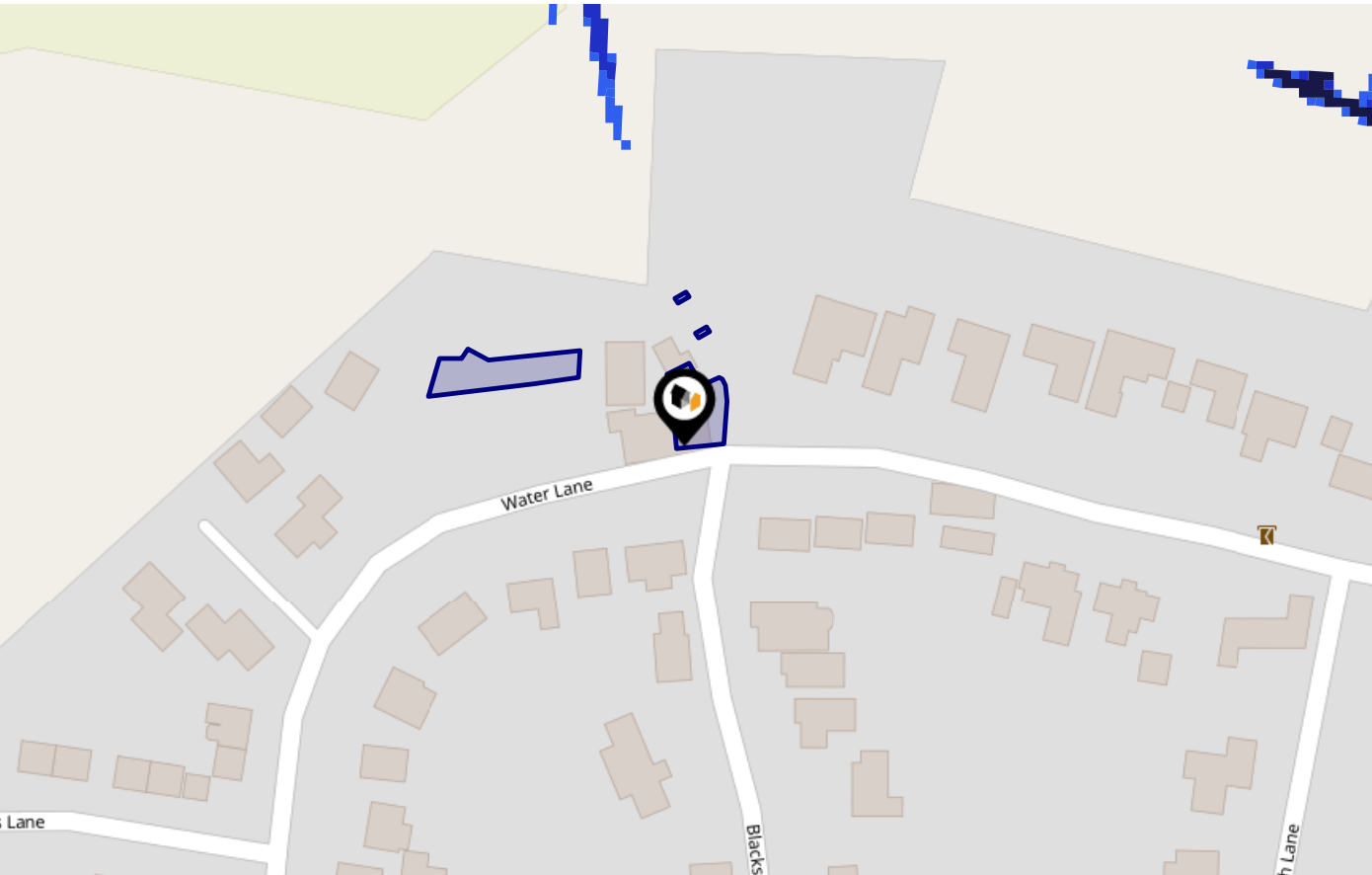




# Flood Risk





## 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.

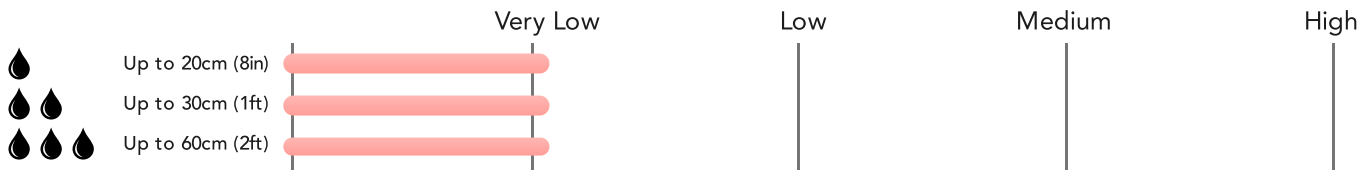


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

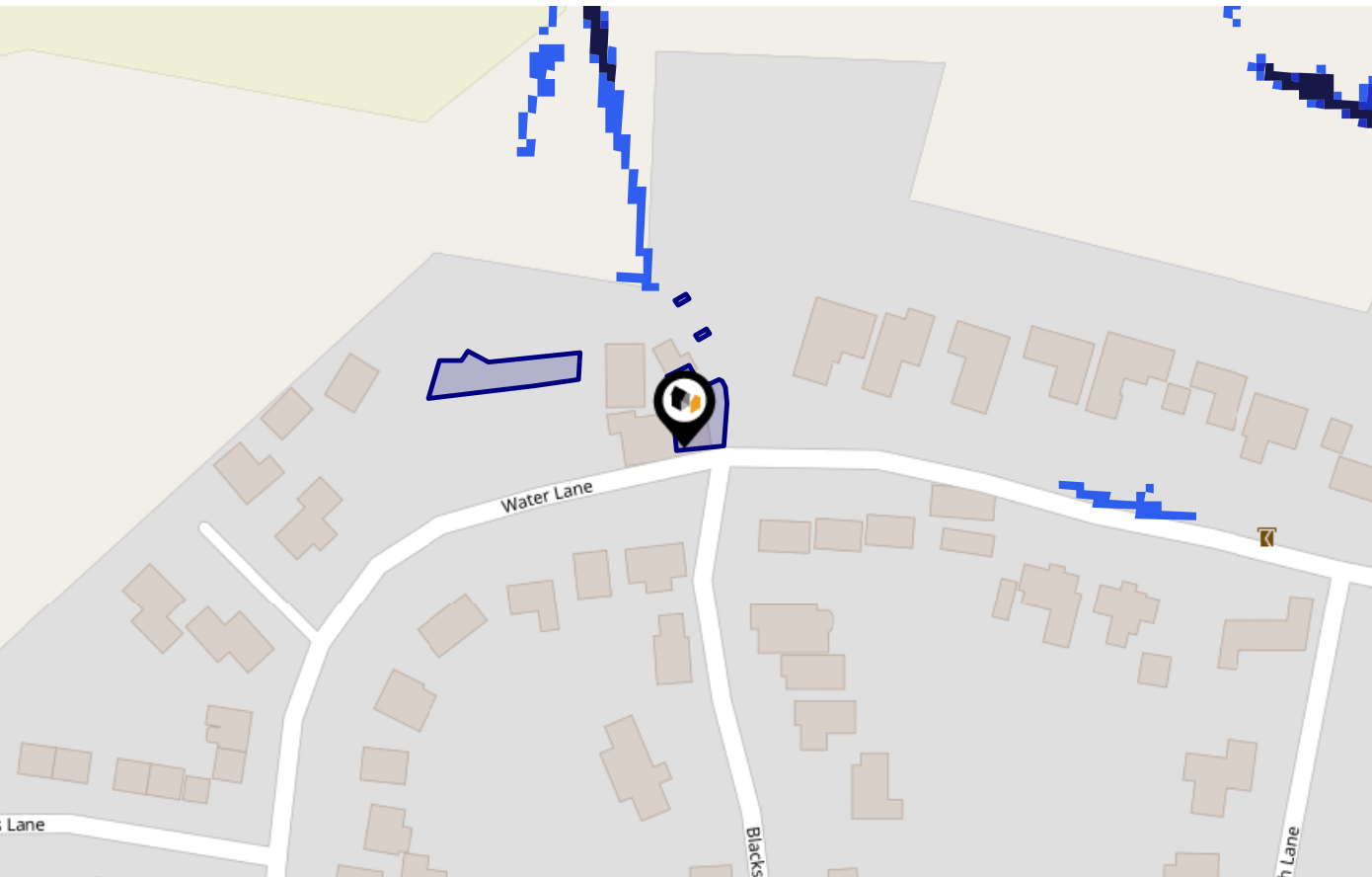


# Flood Risk

## 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.

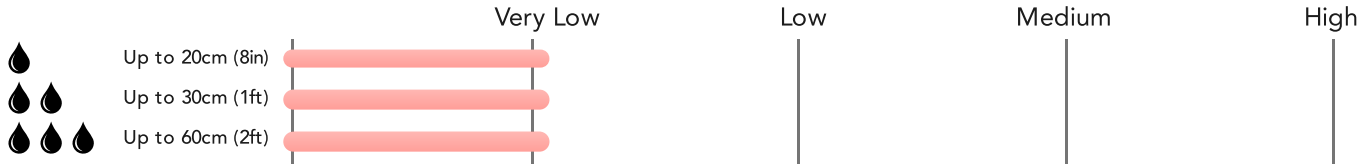


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:





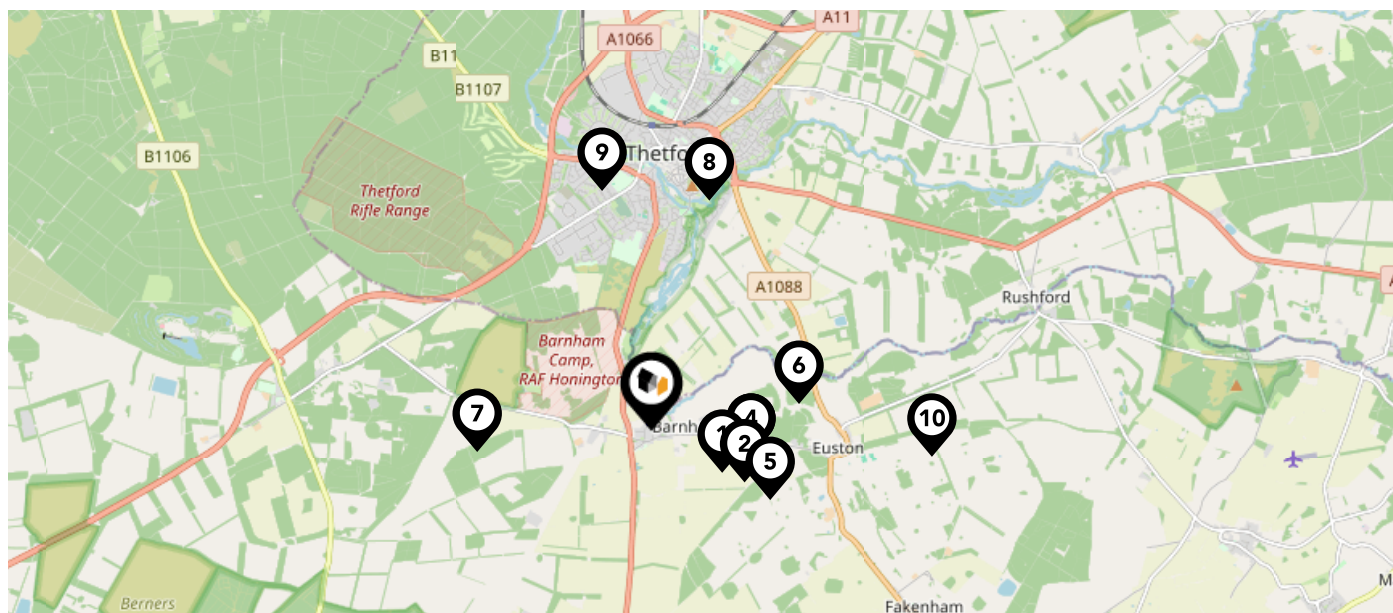
This map displays nearby areas that have been designated as Green Belt...



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.

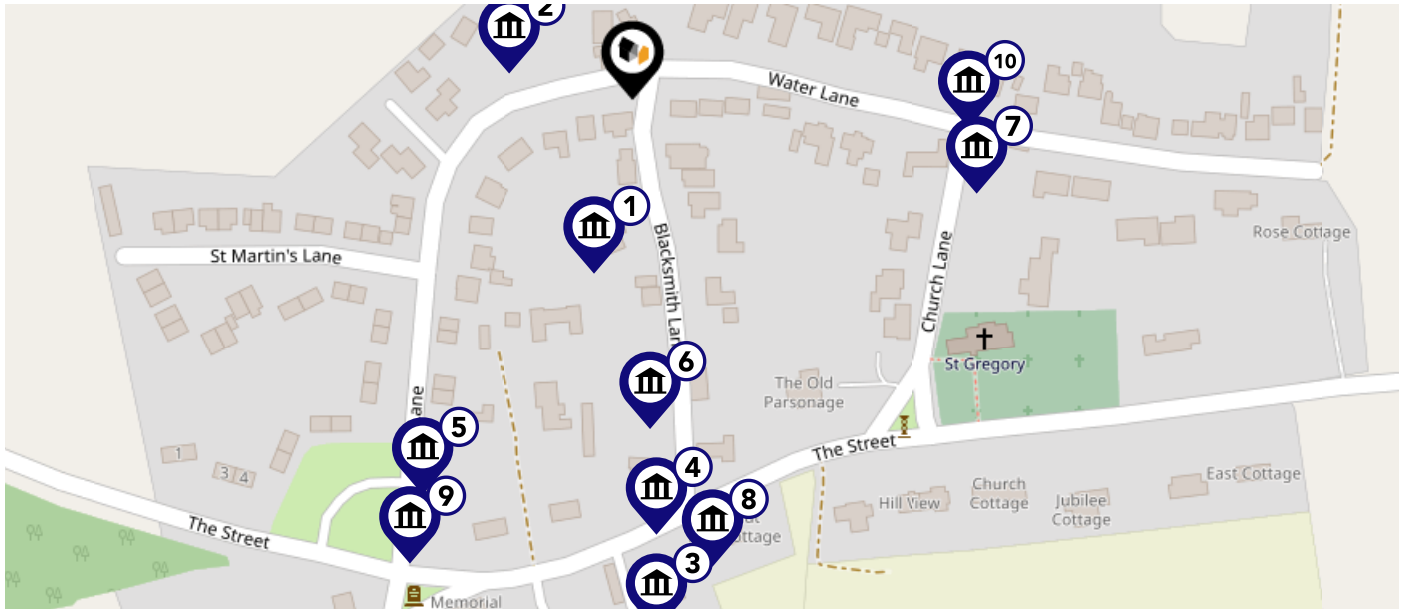












### Nearby Landfill Sites

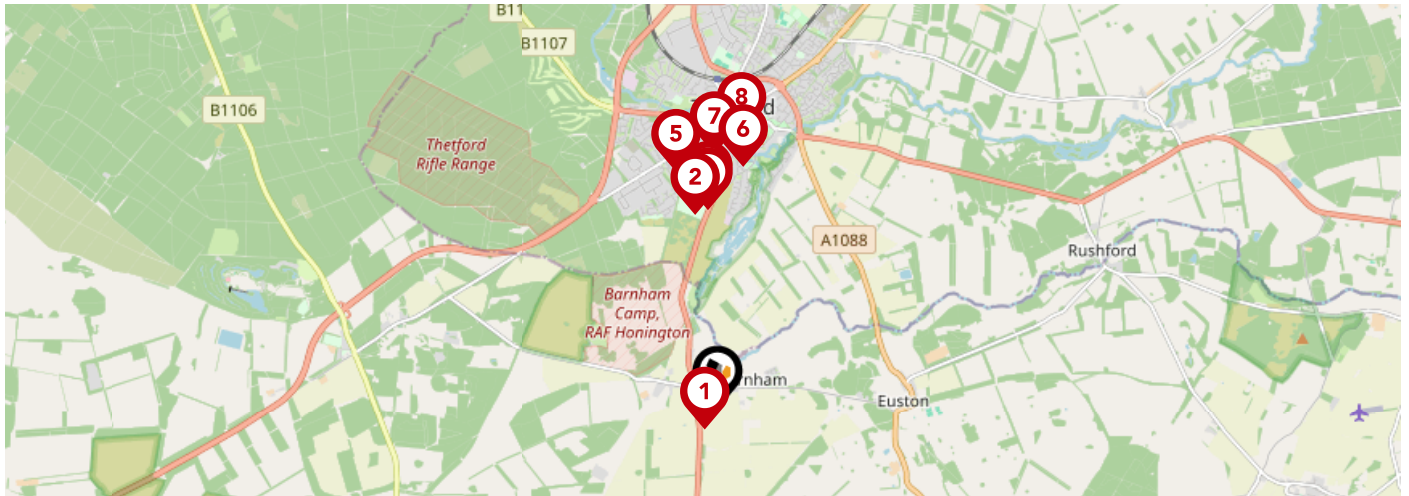
1	Barnham-Opposite Windsor Close, Barnham, Suffolk	Historic Landfill	
2	EA/EPR/FP3295NJ/A001	Active Landfill	
3	Gravel Hill-Barnham	Historic Landfill	
4	EA/EPR/FP3395NP/V002	Active Landfill	
5	Gravel Hill-Barnham	Historic Landfill	
6	Brettanham-Brettanham, Suffolk	Historic Landfill	
7	Barnham Road-Barnham, Norfolk	Historic Landfill	
8	Thetford-Thetford, Breckland	Historic Landfill	
9	Thetford-Thetford, Breckland	Historic Landfill	
10	Upon Land situated at Long Spinney-Euston, Thetford, Norfolk	Historic Landfill	



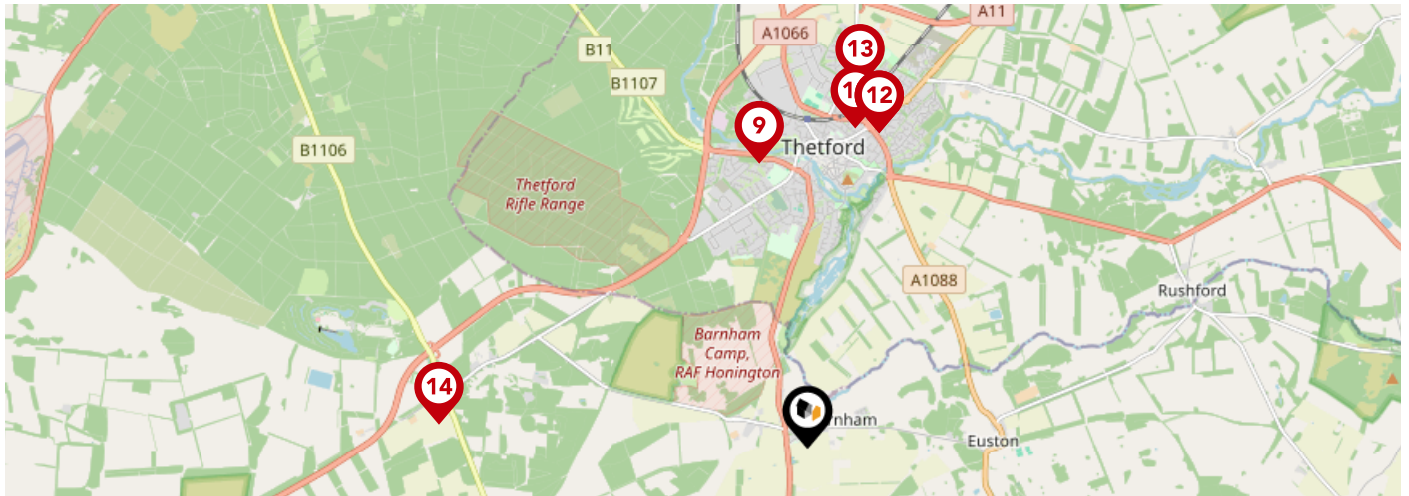
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1031277 - Hambleden	Grade II	0.0 miles
	1194783 - Church Of St Martin	Grade II	0.0 miles
	1194790 - 9 And 10 The Street	Grade II	0.1 miles
	1376933 - Balquholly	Grade II	0.1 miles
	1031282 - 3 And 4 Mill Lane	Grade II	0.1 miles
	1031276 - Blacksmith House	Grade II	0.1 miles
	1376935 - House On North East Corner	Grade II	0.1 miles
	1031283 - Walnut Tree Cottage	Grade II	0.1 miles
	1376937 - 2 Mill Lane	Grade II	0.1 miles
	1376939 - Pryke's Cottage	Grade II	0.1 miles

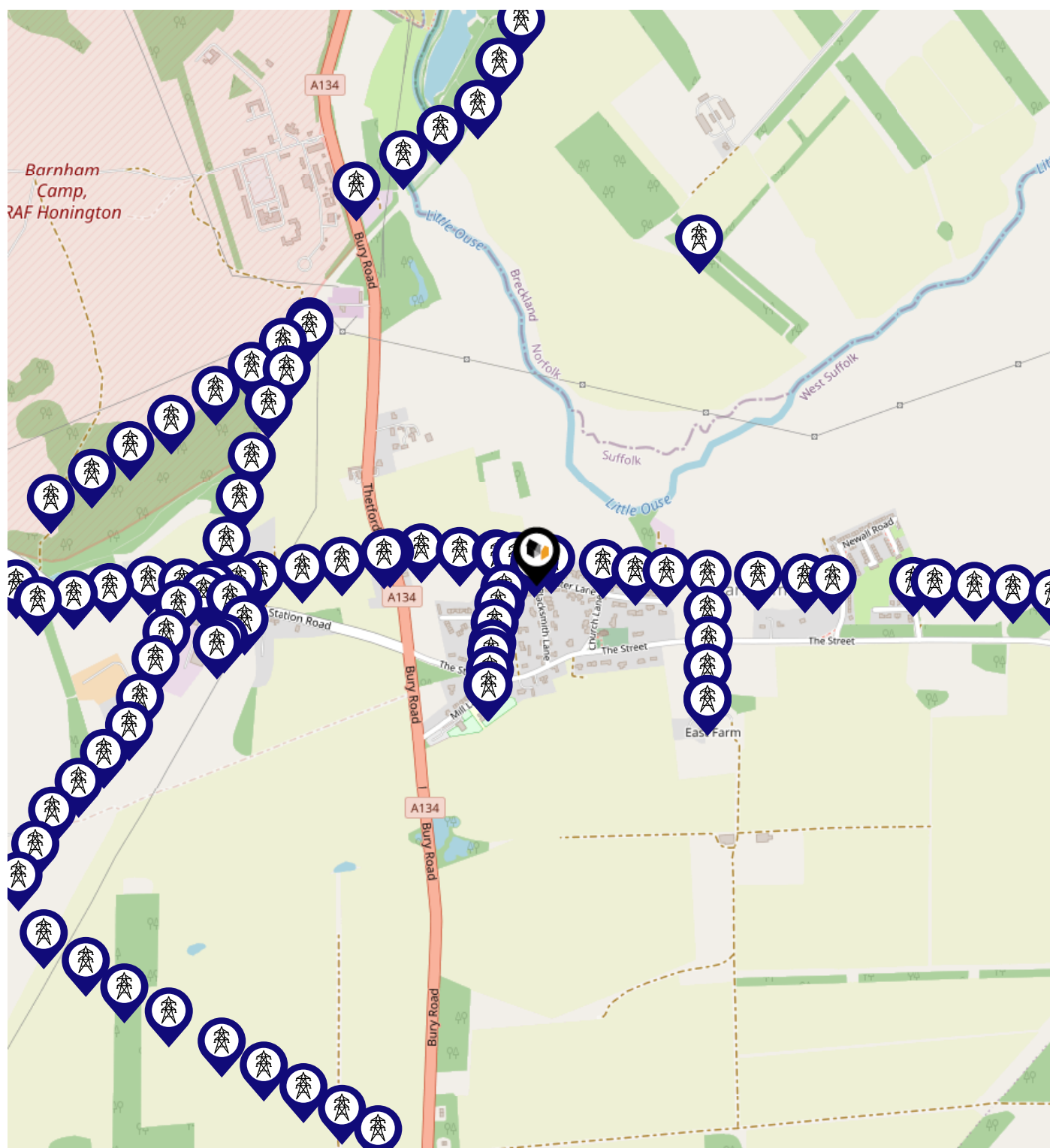


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Barnham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Pinetree School</b> Ofsted Rating: Good   Pupils: 34   Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Queensway Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Diamond Academy</b> Ofsted Rating: Not Rated   Pupils: 164   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Redcastle Family School</b> Ofsted Rating: Good   Pupils: 258   Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Damara School</b> Ofsted Rating: Good   Pupils: 14   Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Thetford Grammar School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Norwich Road Academy</b> Ofsted Rating: Requires improvement   Pupils: 339   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>The Bishop's Church of England Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 383   Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Drake Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Raleigh Infant Academy</b> Ofsted Rating: Good   Pupils: 135   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Admirals Academy</b> Ofsted Rating: Requires improvement   Pupils: 229   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Thetford Academy</b> Ofsted Rating: Good   Pupils: 1305   Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elveden Church of England Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Honington Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bardwell Church of England Primary School</b> Ofsted Rating: Good   Pupils: 59   Distance:5.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



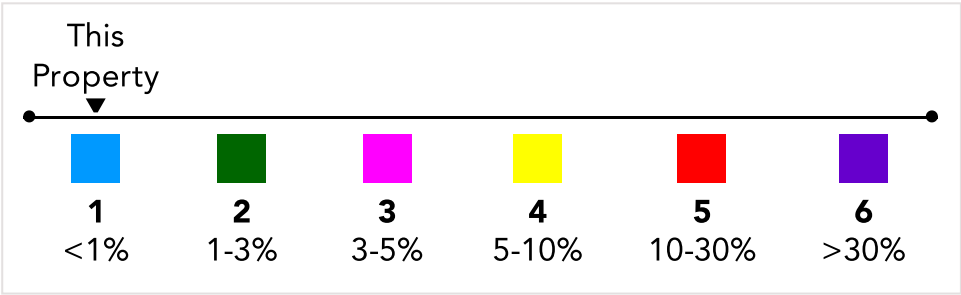
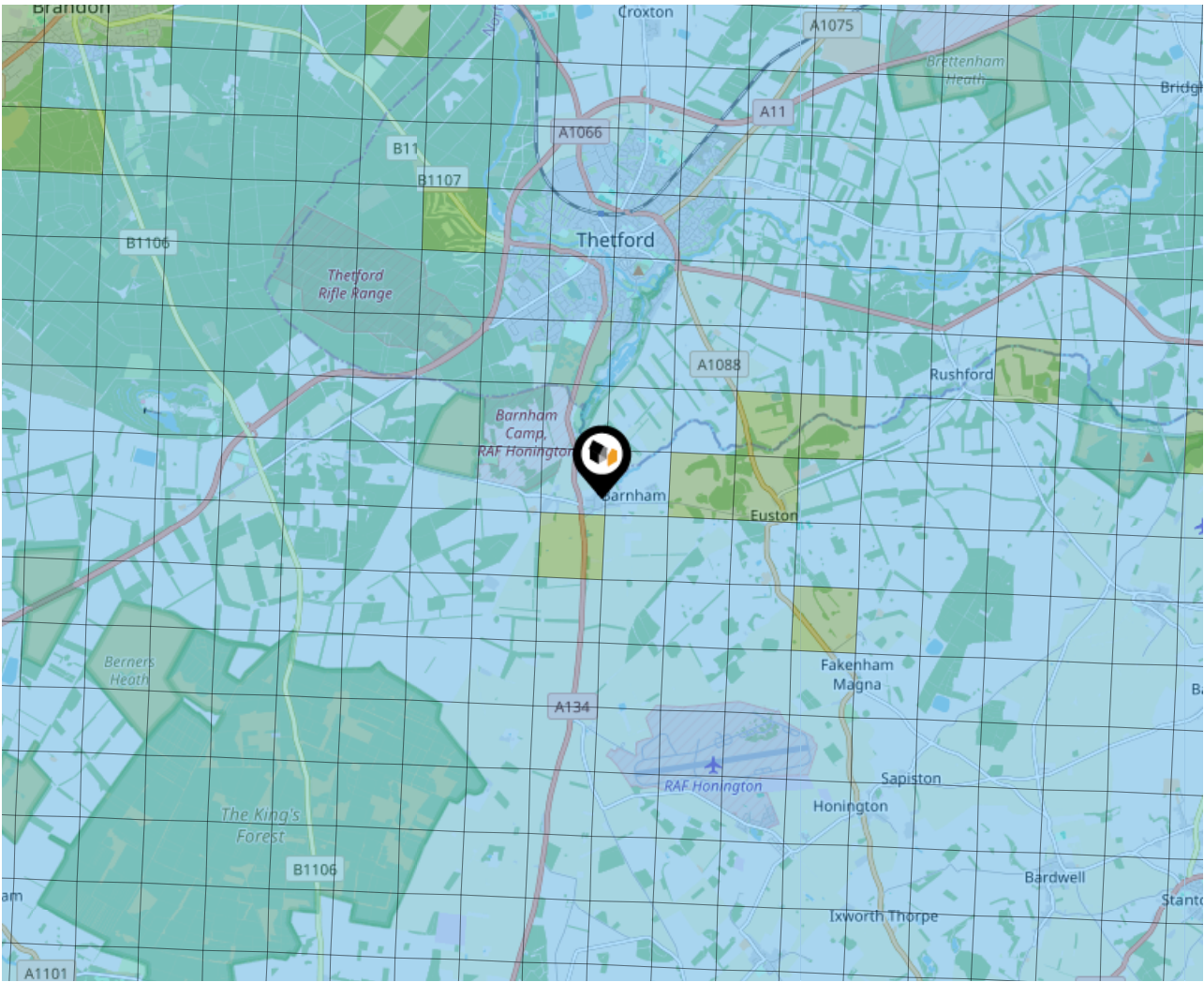


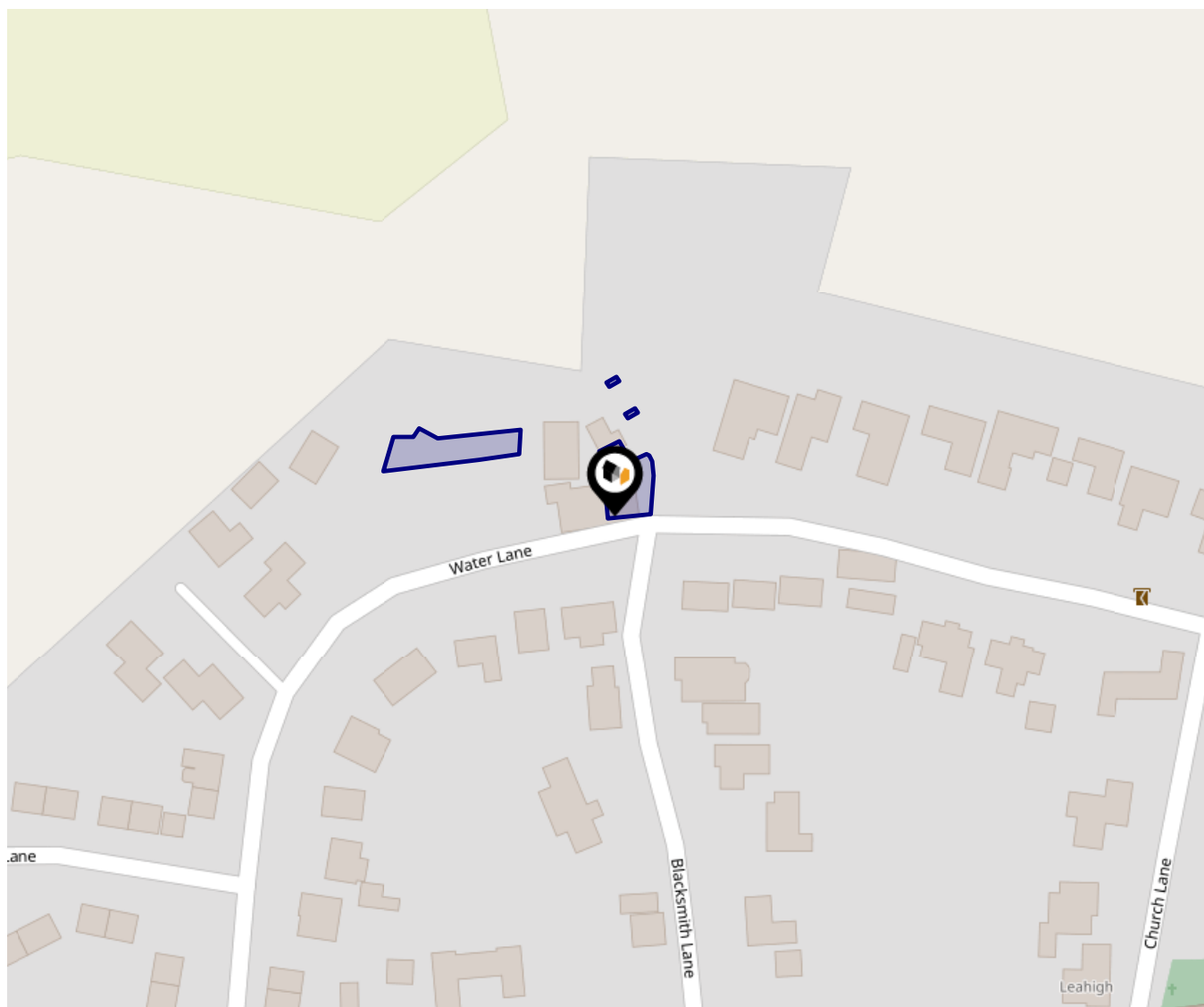
**Key:**

-  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/m<sup>3</sup>).





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.

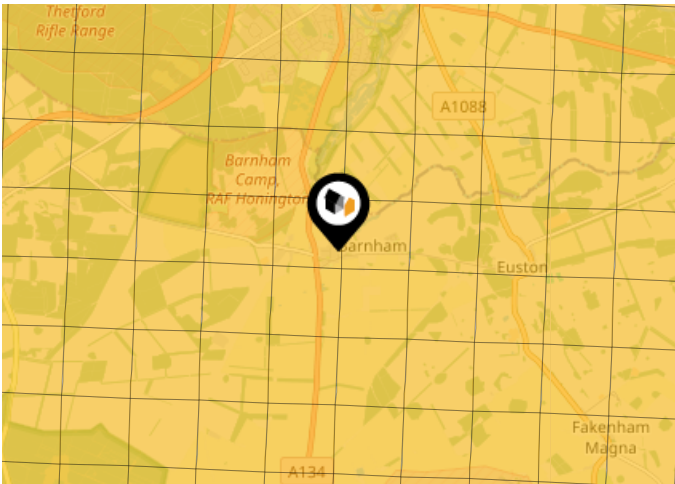
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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



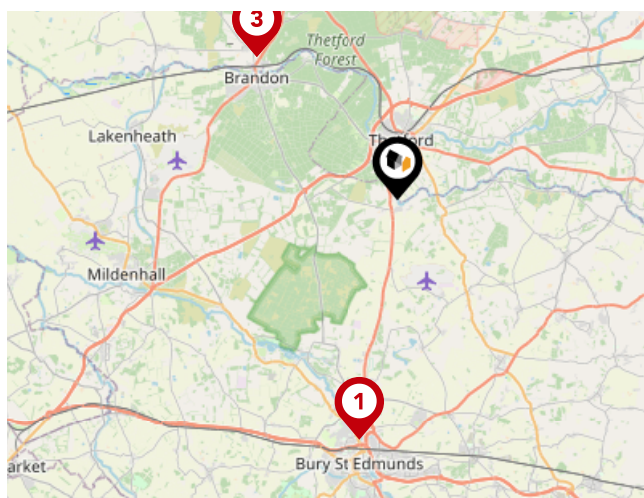
Ground Composition for this Address (Surrounding square kilometer zone around property)

<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)		



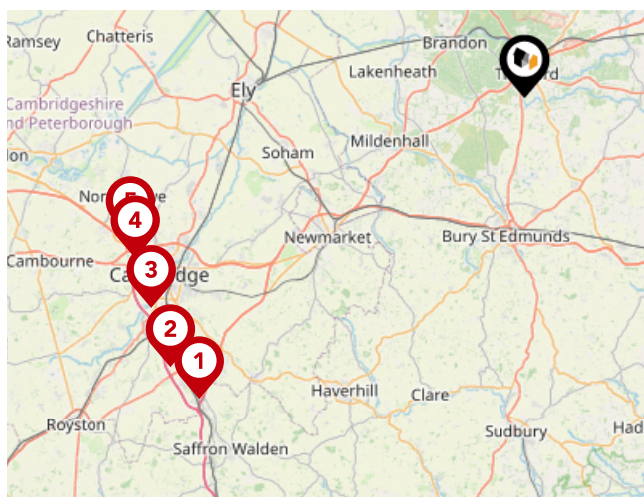
Primary Classifications (Most Common Clay Types)

<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



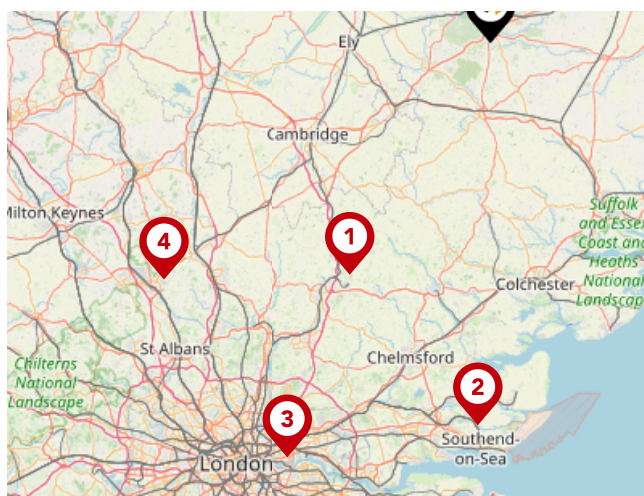
### National Rail Stations

Pin	Name	Distance
1	Bury St Edmunds Rail Station	8.84 miles
2	Brandon Rail Station	7.21 miles
3	Entrance	7.21 miles



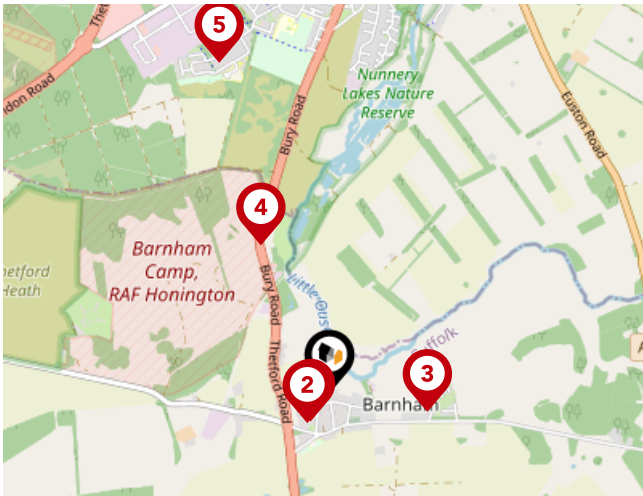
### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	32.23 miles
2	M11 J10	32.26 miles
3	M11 J11	31.13 miles
4	M11 J13	30.53 miles
5	M11 J14	30.4 miles



### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	39.65 miles
2	Southend-on-Sea	56.14 miles
3	Silvertown	67.5 miles
4	Luton Airport	58.85 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mill Lane	0.16 miles
2	Mill Lane	0.17 miles
3	Salmond Drive	0.45 miles
4	RAF Camp	0.73 miles
5	Laburnum Grove	1.57 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 the Bedford office for helping my daughter and grand daughter find somewhere 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.



### **Contains public sector information licensed under the Open Government License v3.0**

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

### **Chilterns**

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Land  
Registry



Historic England



Office for  
National Statistics



**Ofcom**



Valuation Office  
Agency

**Ofsted**



Royal Mail