Chilterns
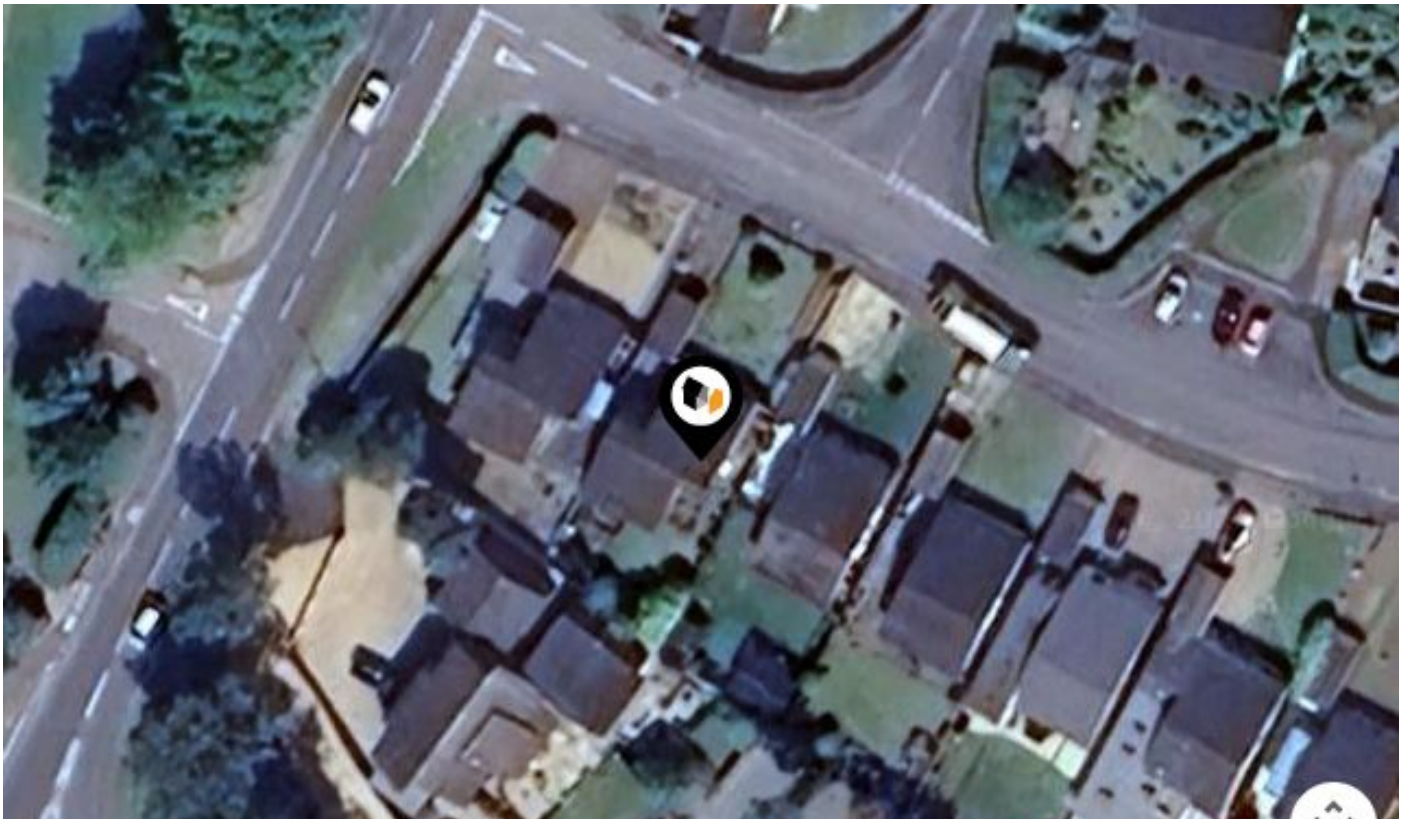
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th May 2025

HIGHLANDS, THETFORD, IP24

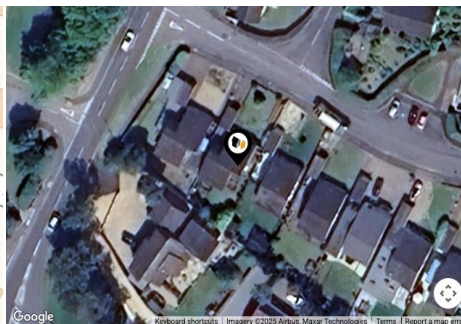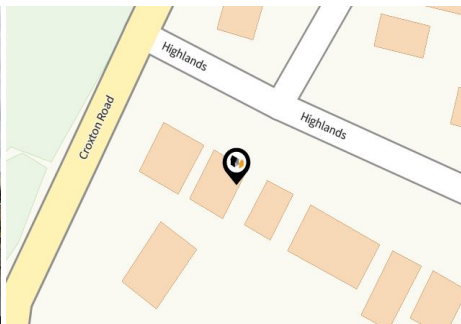Powered by sprift
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Property

Type:	Detached
Bedrooms:	3
Floor Area:	882 ft^2 / 82 m^2
Council Tax :	Band C
Annual Estimate:	£2,070

Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s   **74** mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

IP24

Energy rating

E

Valid until 30.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 | C
55-68	D		
39-54	E	44 | E	
21-38	F		
1-20	G		
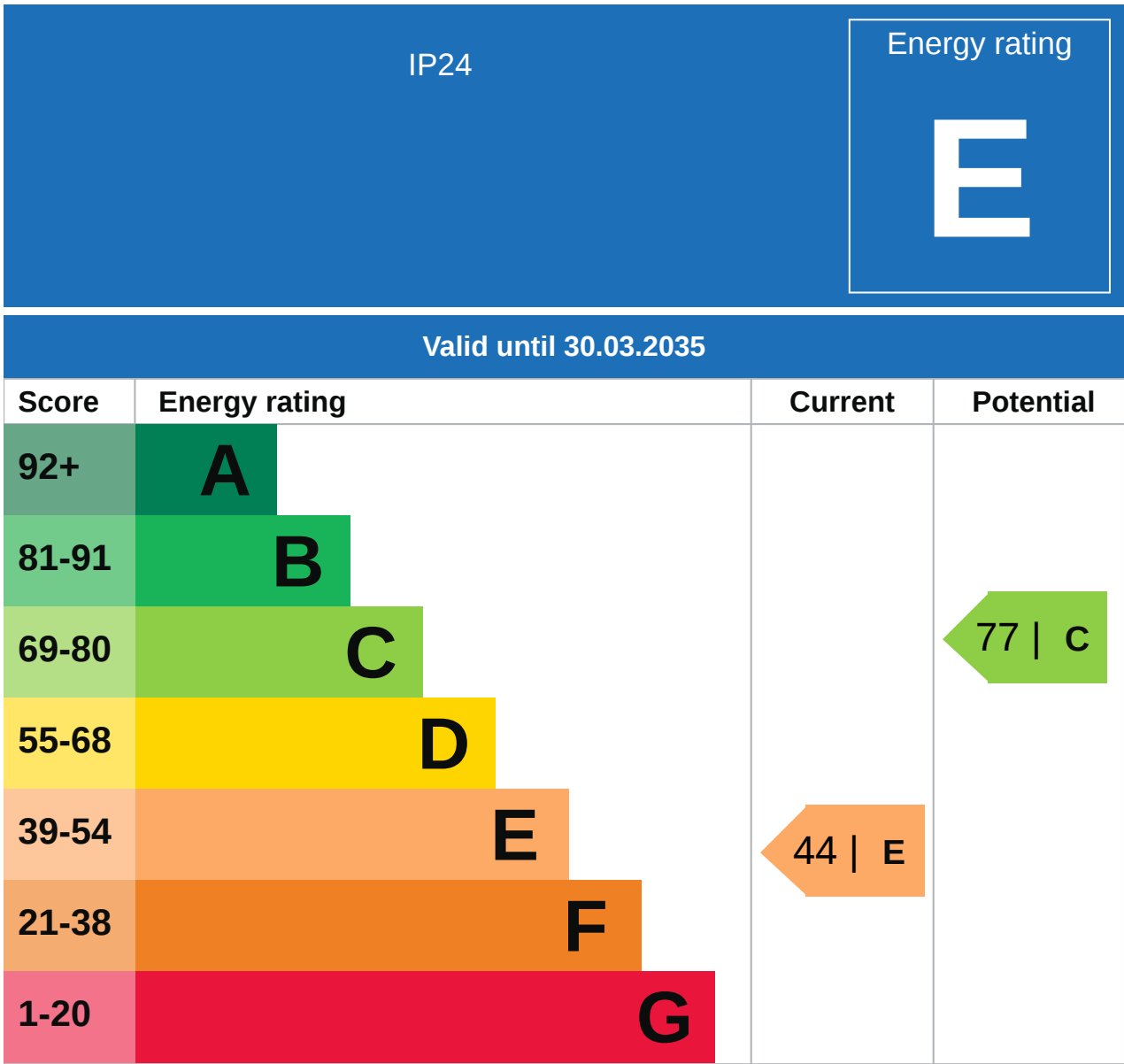
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m^2

Market
House Price Statistics

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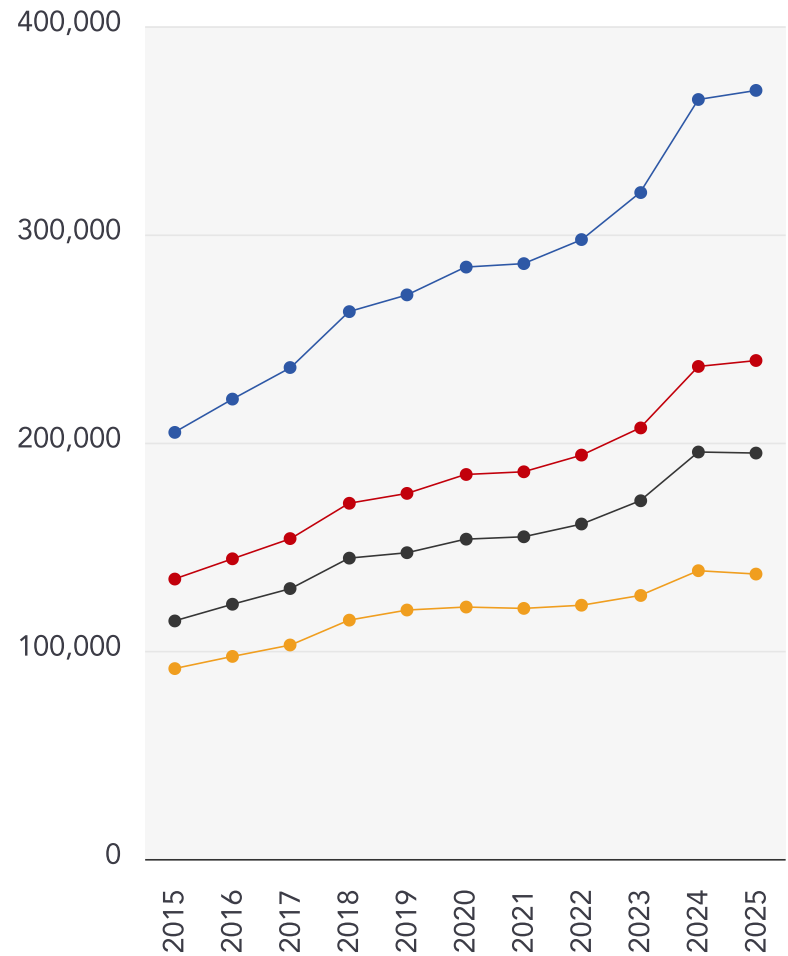
Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%

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Maps
Coal Mining

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.

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.
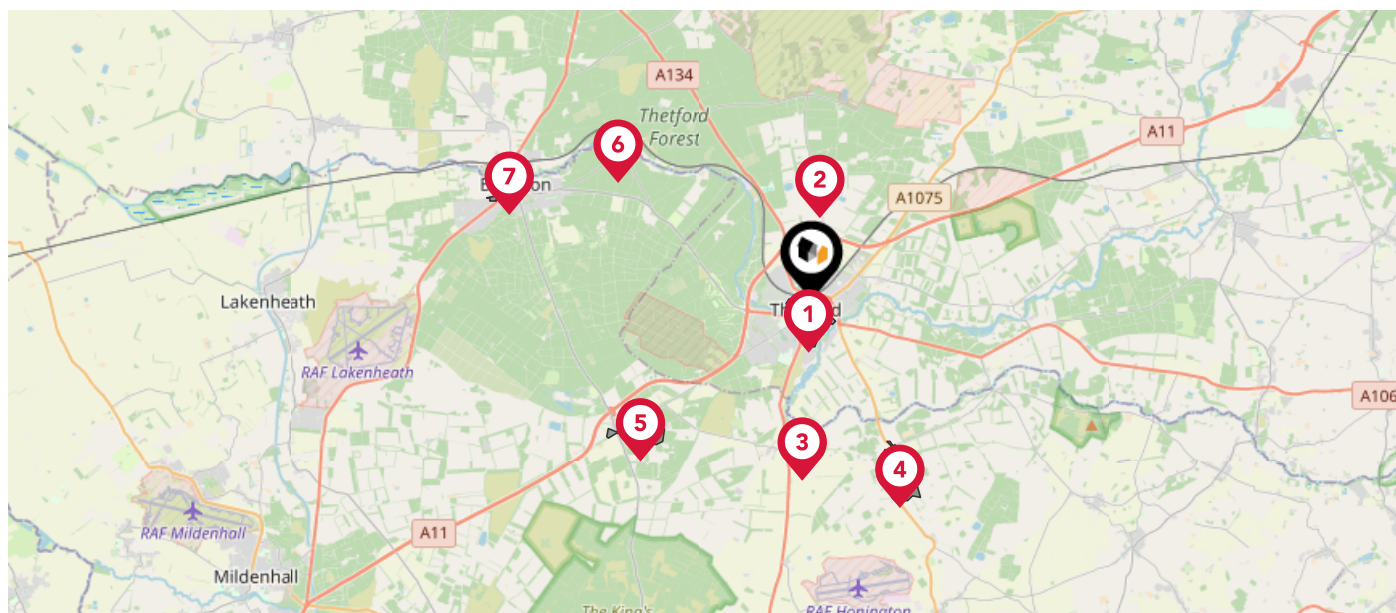
Nearby Conservation Areas

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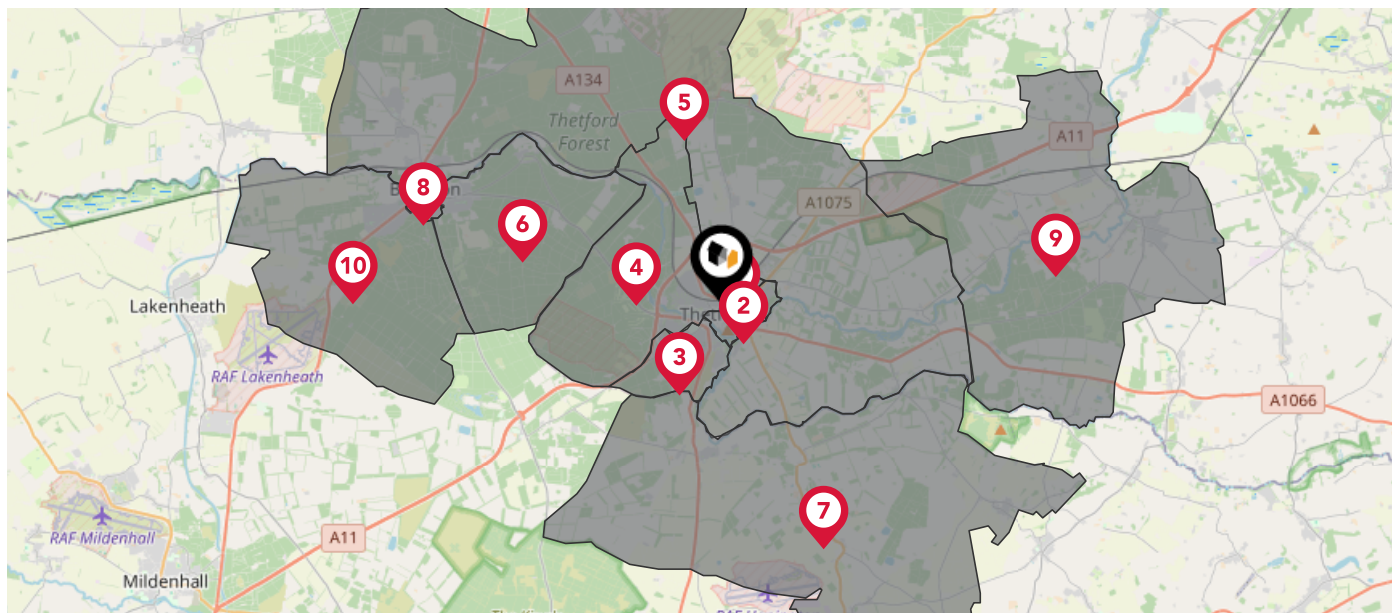
Nearby Council Wards	
1	Thetford Boudica Ward
2	Thetford Castle Ward
3	Thetford Burrell Ward
4	Thetford Priory Ward
5	Forest Ward
6	Brandon East Ward
7	Bardwell Ward
8	Brandon Central Ward
9	Harling & Heathlands Ward
10	Brandon West Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
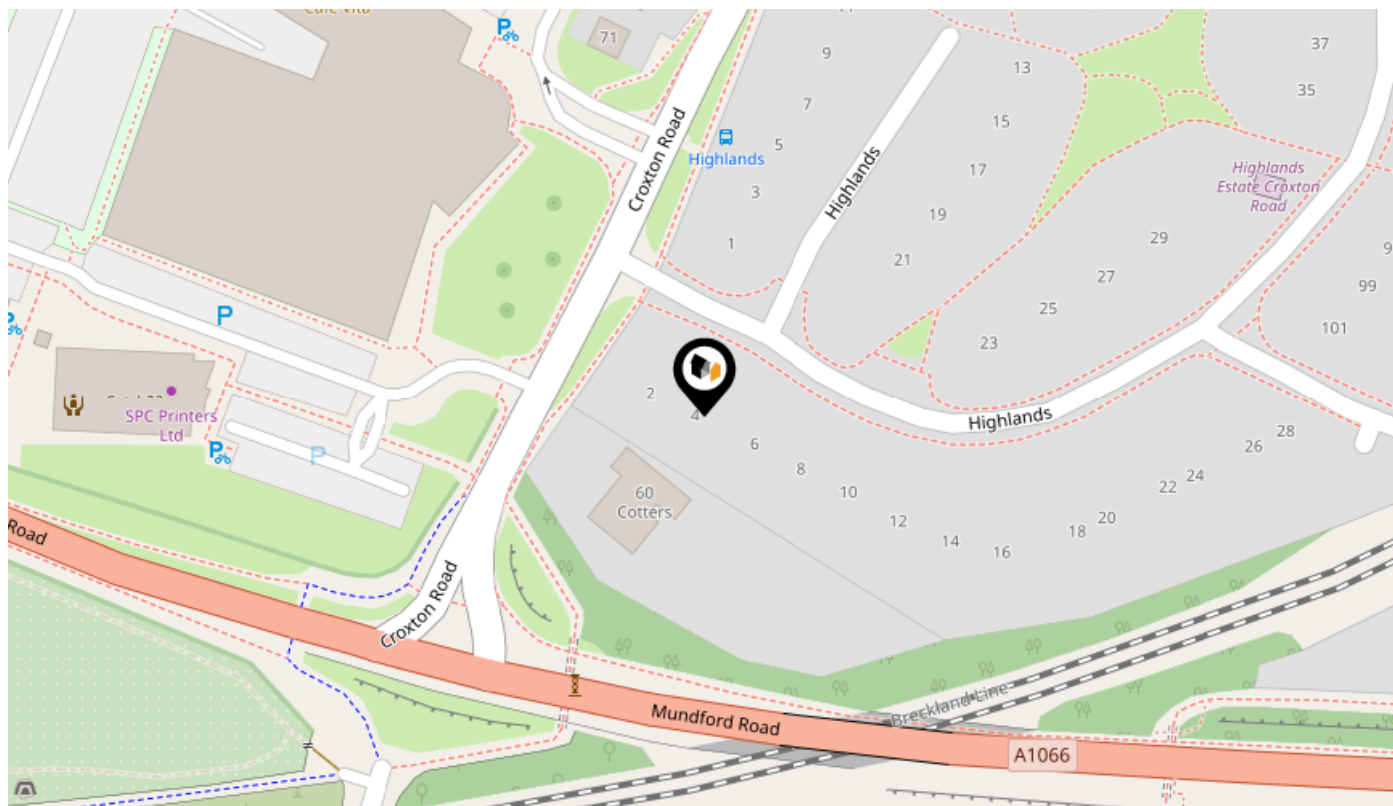
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.
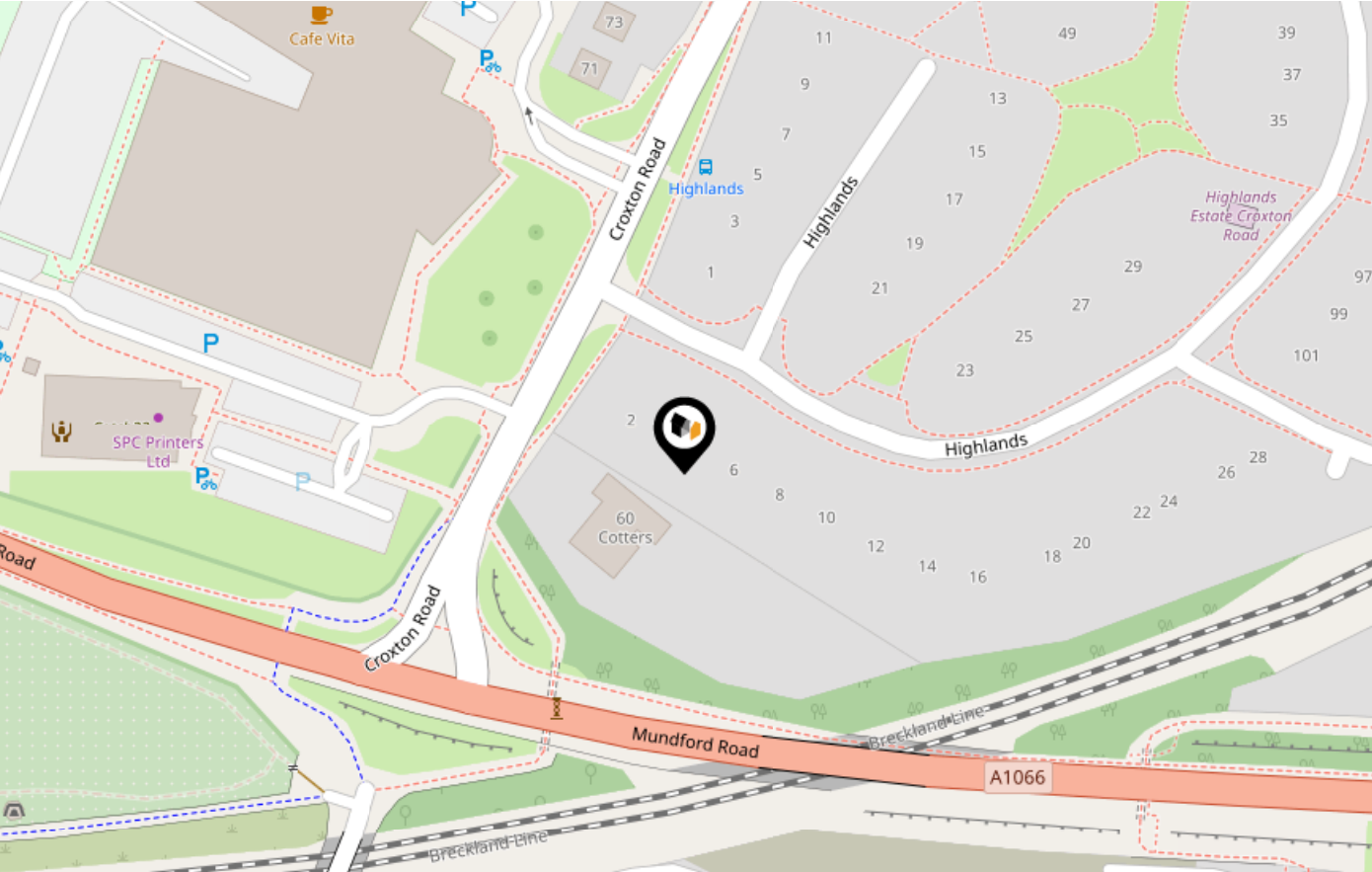
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	■
4	70.0-74.9 dB	■
3	65.0-69.9 dB	■
2	60.0-64.9 dB	■
1	55.0-59.9 dB	■

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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.
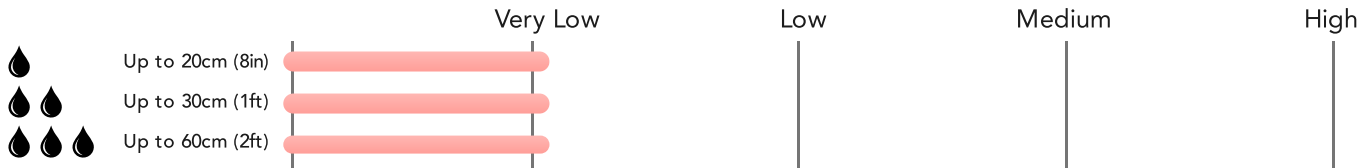

Risk Rating: Very low

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.

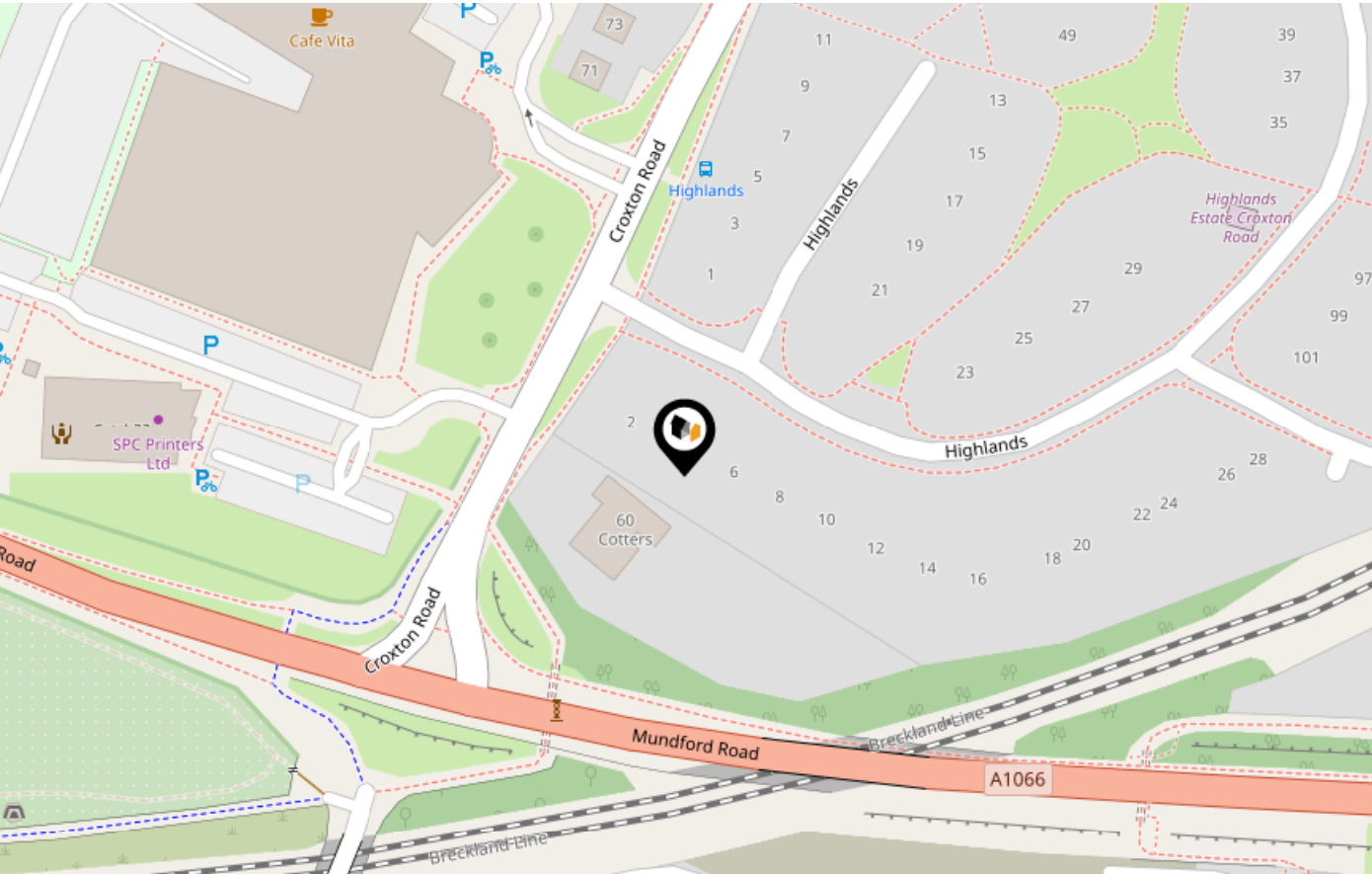**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

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.
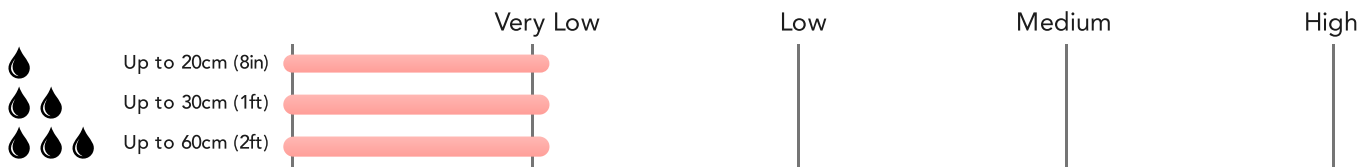

Risk Rating: Very low

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.

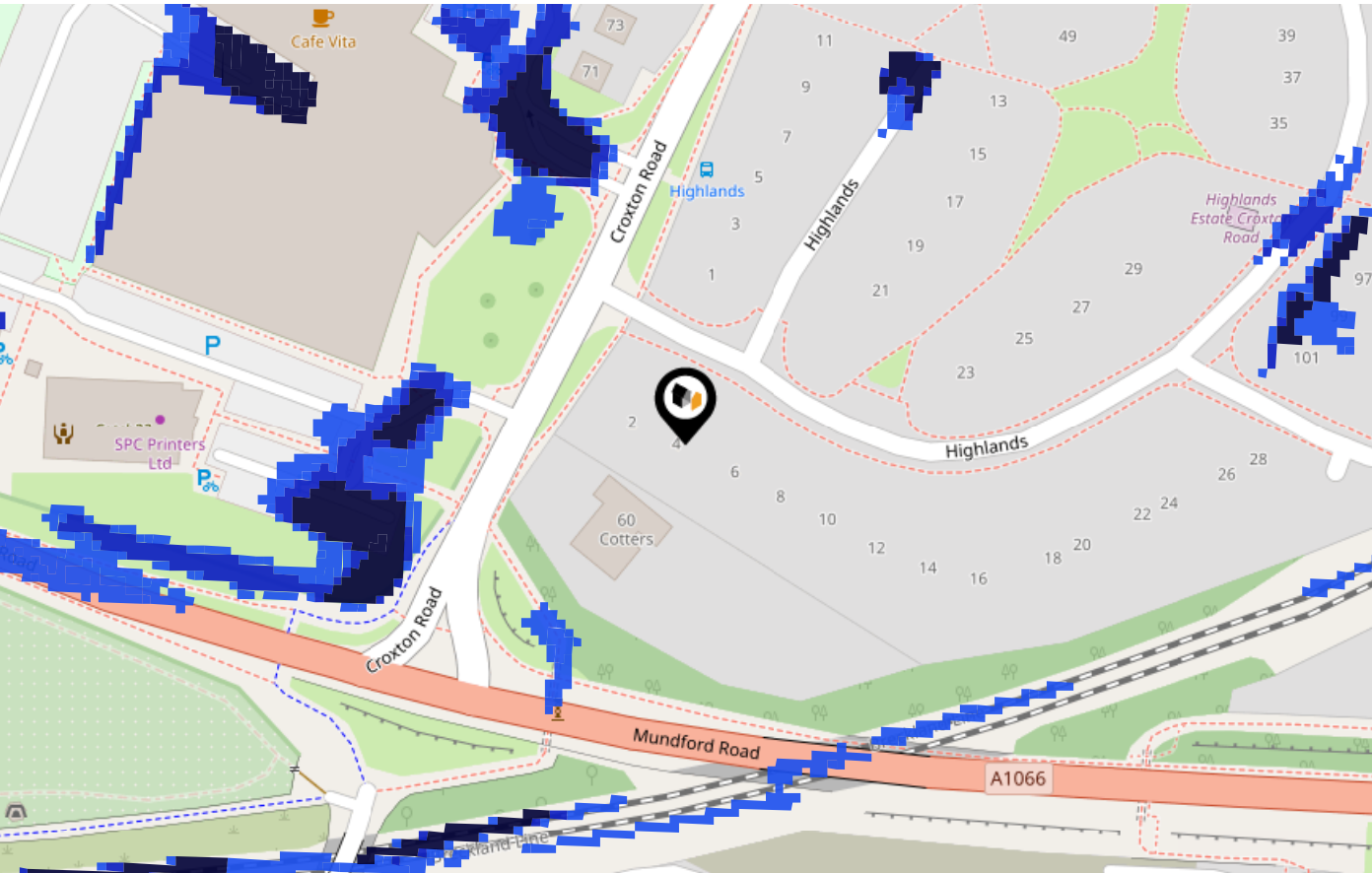**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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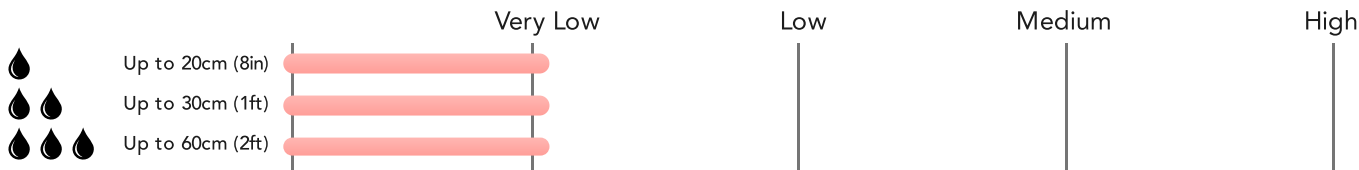

Risk Rating: Very low

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.

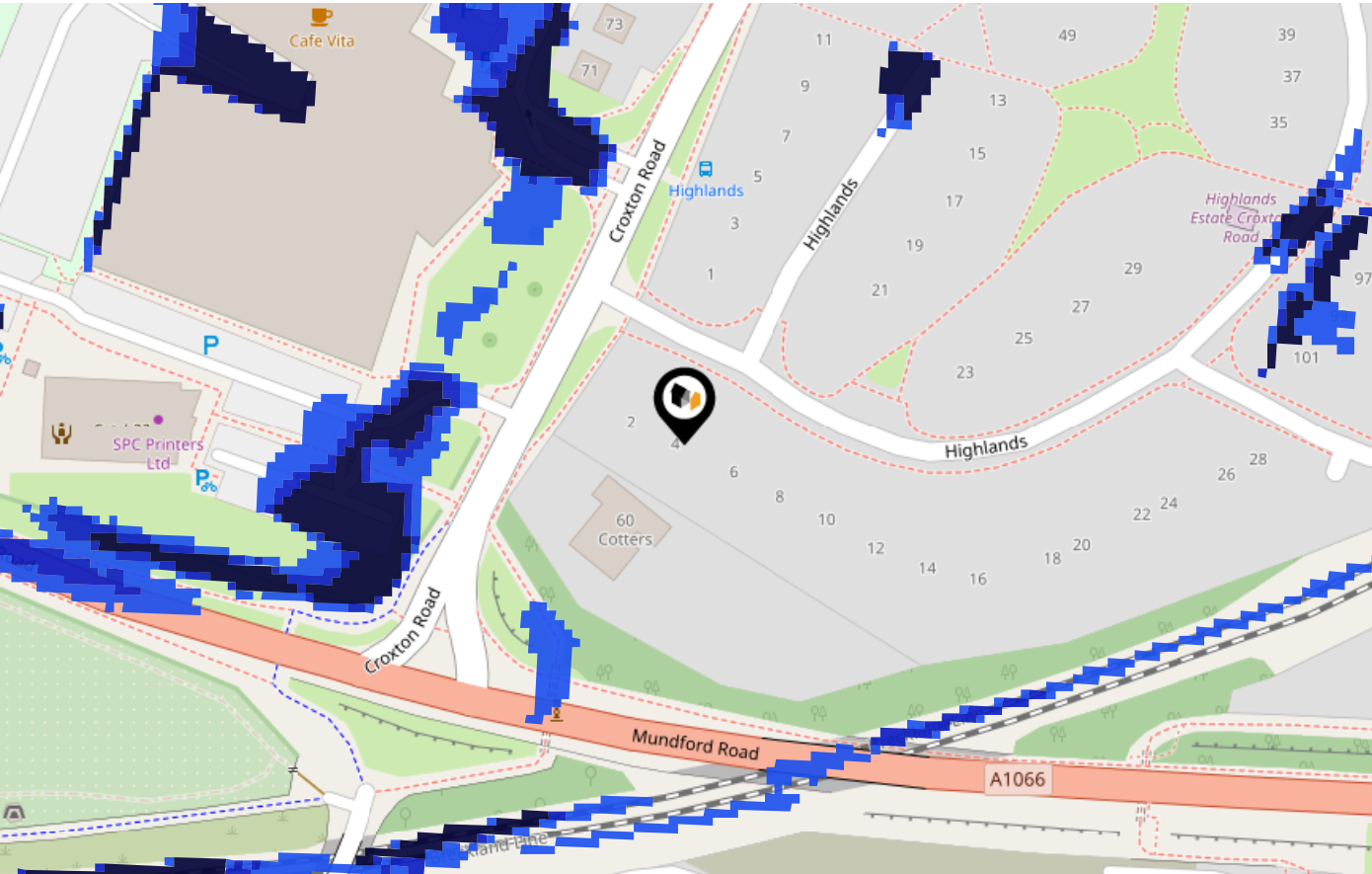■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

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)				

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.
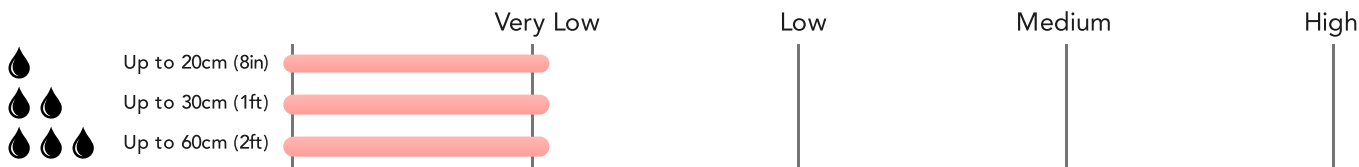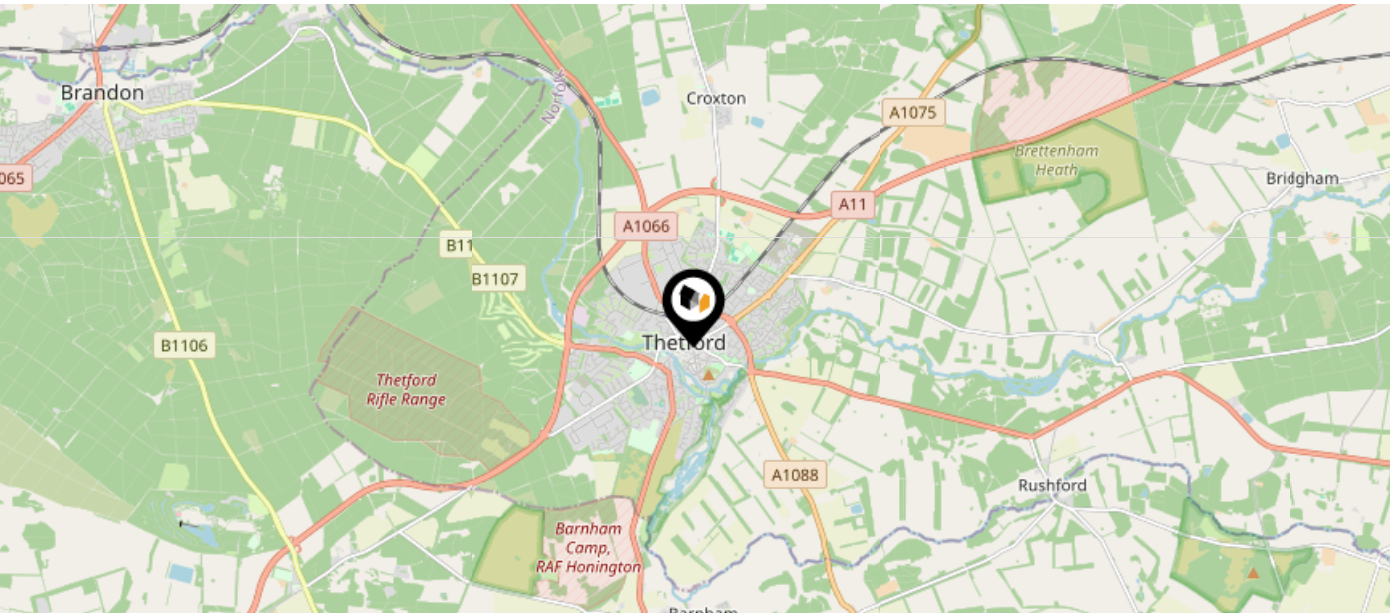

Risk Rating: Very low

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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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.
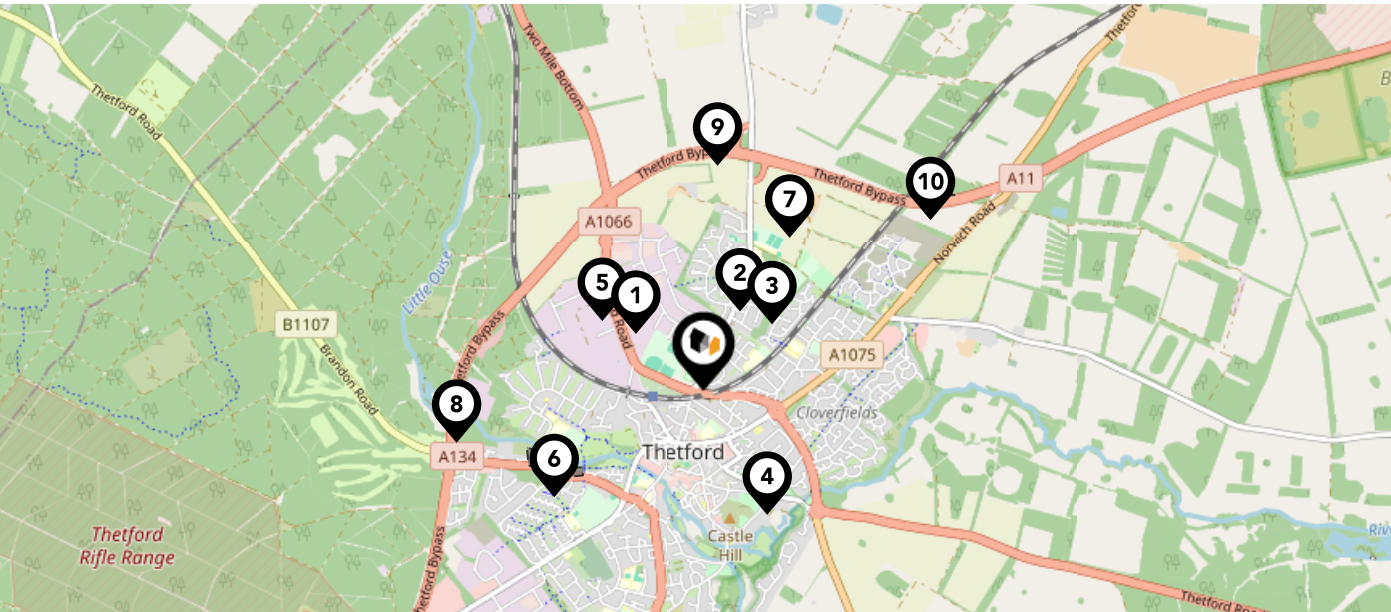

|	Nearby Landfill Sites		
1	Thetford-Thetford, Breckland	Historic Landfill	
2	Thetford-Thetford, Breckland	Historic Landfill	
3	Thetford-Thetford, Breckland	Historic Landfill	
4	Thetford-Thetford, Breckland	Historic Landfill	
5	Thetford-Thetford, Breckland	Historic Landfill	
6	Thetford-Thetford, Breckland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

Chilterns

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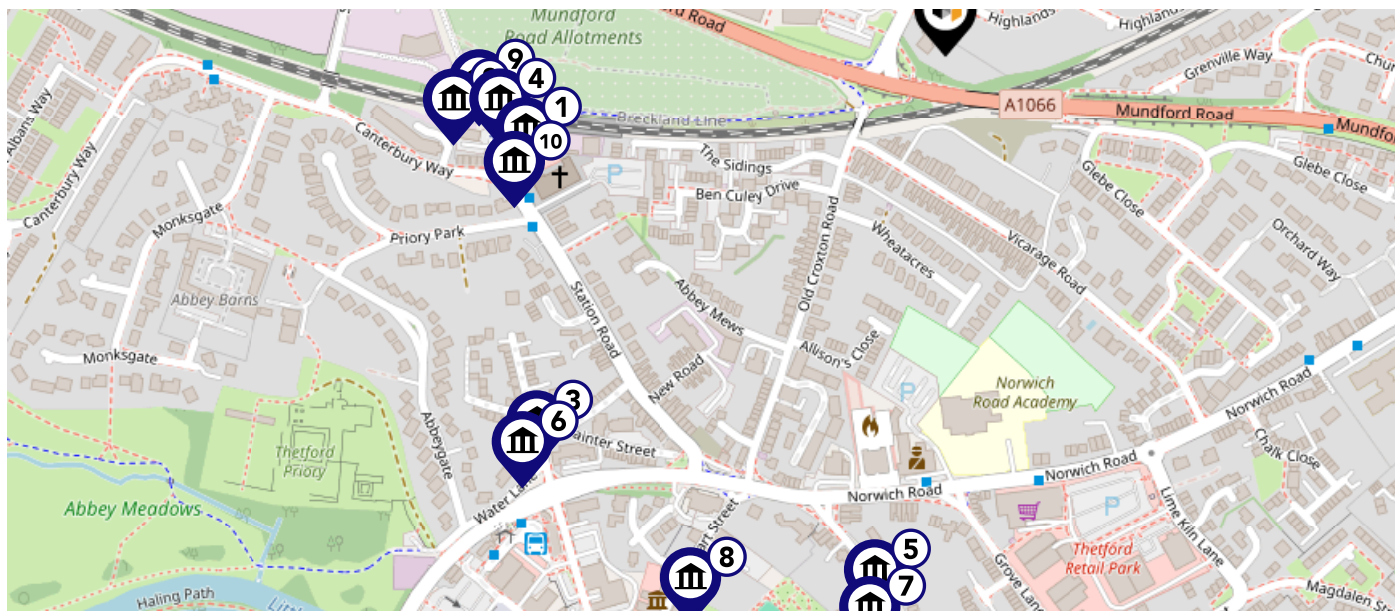

Listed Buildings in the local district	Grade	Distance
1 1219218 - Thetford Railway Station	Grade II	0.2 miles
2 1414027 - Thetford Signal Box	Grade II	0.3 miles
3 1219185 - 62 And 64, St Nicholas Street	Grade II	0.3 miles
4 1415378 - 1-4 Station Cottages	Grade II	0.3 miles
5 1297906 - 40 And 42, Earls' Street	Grade II	0.3 miles
6 1196084 - 37 And 39, St Nicholas Street	Grade II	0.3 miles
7 1207642 - Vine House	Grade II	0.3 miles
8 1219276 - 20, White Hart Street	Grade II	0.3 miles
9 1291604 - Rose Cottage	Grade II	0.3 miles
10 1415365 - The Railway, Formerly Known As The Railway Tavern	Grade II	0.3 miles

Area
Schools
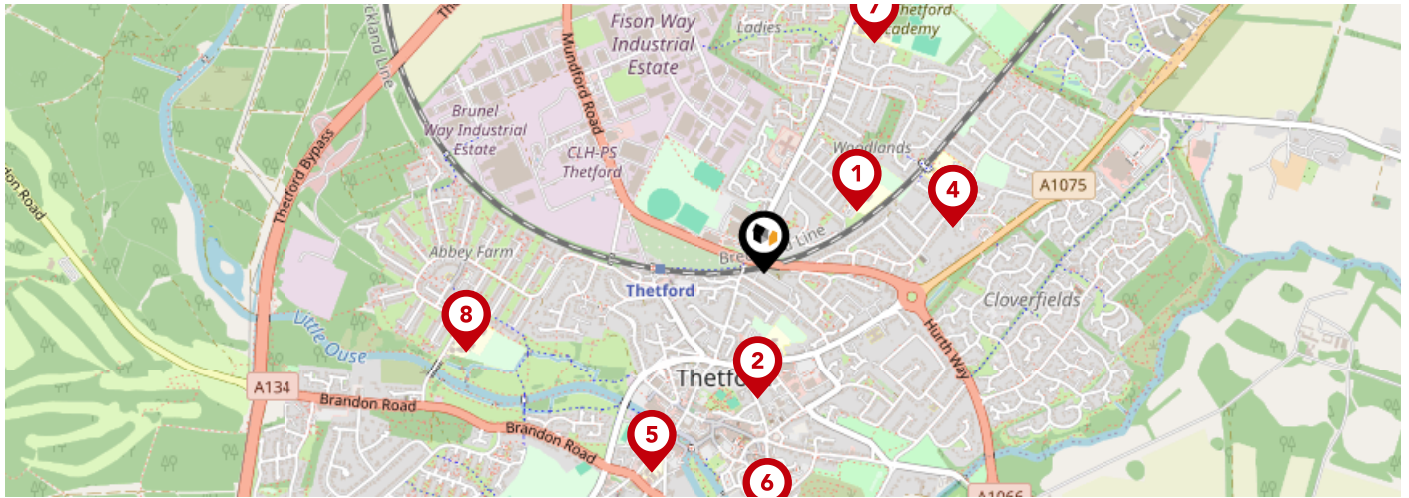
		Nursery	Primary	Secondary	College	Private
1	**Drake Primary School** Ofsted Rating: Good | Pupils: 417 | Distance:0.25	☐	☑	☐	☐	☐
2	**Norwich Road Academy** Ofsted Rating: Requires improvement | Pupils: 339 | Distance:0.28	☐	☑	☐	☐	☐
3	**Raleigh Infant Academy** Ofsted Rating: Good | Pupils: 135 | Distance:0.44	☐	☑	☐	☐	☐
4	**Admirals Academy** Ofsted Rating: Requires improvement | Pupils: 229 | Distance:0.44	☐	☑	☐	☐	☐
5	**Thetford Grammar School** Ofsted Rating: Not Rated | Pupils: 201 | Distance:0.51	☐	☐	☑	☐	☐
6	**The Damara School** Ofsted Rating: Good | Pupils: 14 | Distance:0.56	☐	☐	☑	☐	☐
7	**The Thetford Academy** Ofsted Rating: Good | Pupils: 1305 | Distance:0.58	☐	☐	☑	☐	☐
8	**The Bishop's Church of England Primary Academy** Ofsted Rating: Requires improvement | Pupils: 383 | Distance:0.7	☐	☑	☐	☐	☐
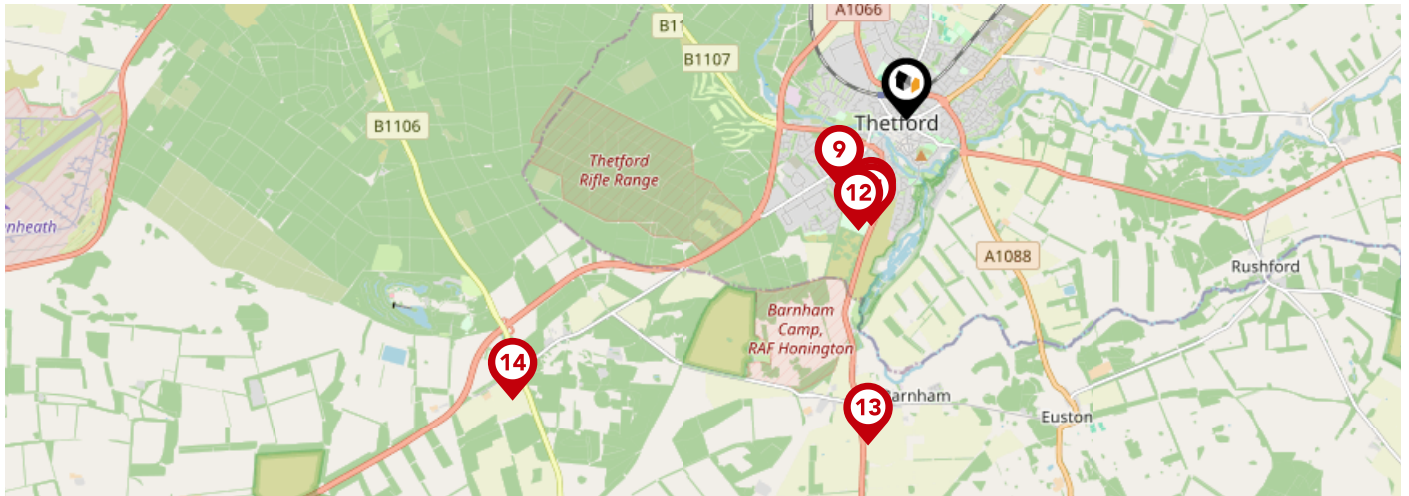
	Nursery	Primary	Secondary	College	Private
9 Redcastle Family School Ofsted Rating: Good | Pupils: 258 | Distance:0.86	☐	☑	☐	☐	☐
10 Diamond Academy Ofsted Rating: Not Rated | Pupils: 164 | Distance:0.95	☐	☑	☐	☐	☐
11 Queensway Infant Academy and Nursery Ofsted Rating: Requires improvement | Pupils: 148 | Distance:1	☐	☑	☐	☐	☐
12 The Pinetree School Ofsted Rating: Good | Pupils: 34 | Distance:1.08	☐	☐	☑	☐	☐
13 Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good | Pupils: 154 | Distance:2.96	☐	☑	☐	☐	☐
14 Elveden Church of England Primary Academy Ofsted Rating: Outstanding | Pupils: 103 | Distance:4.38	☐	☑	☐	☐	☐
15 Glade Academy Ofsted Rating: Good | Pupils: 219 | Distance:5.48	☐	☑	☐	☐	☐
16 Forest Academy Ofsted Rating: Good | Pupils: 424 | Distance:5.7	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
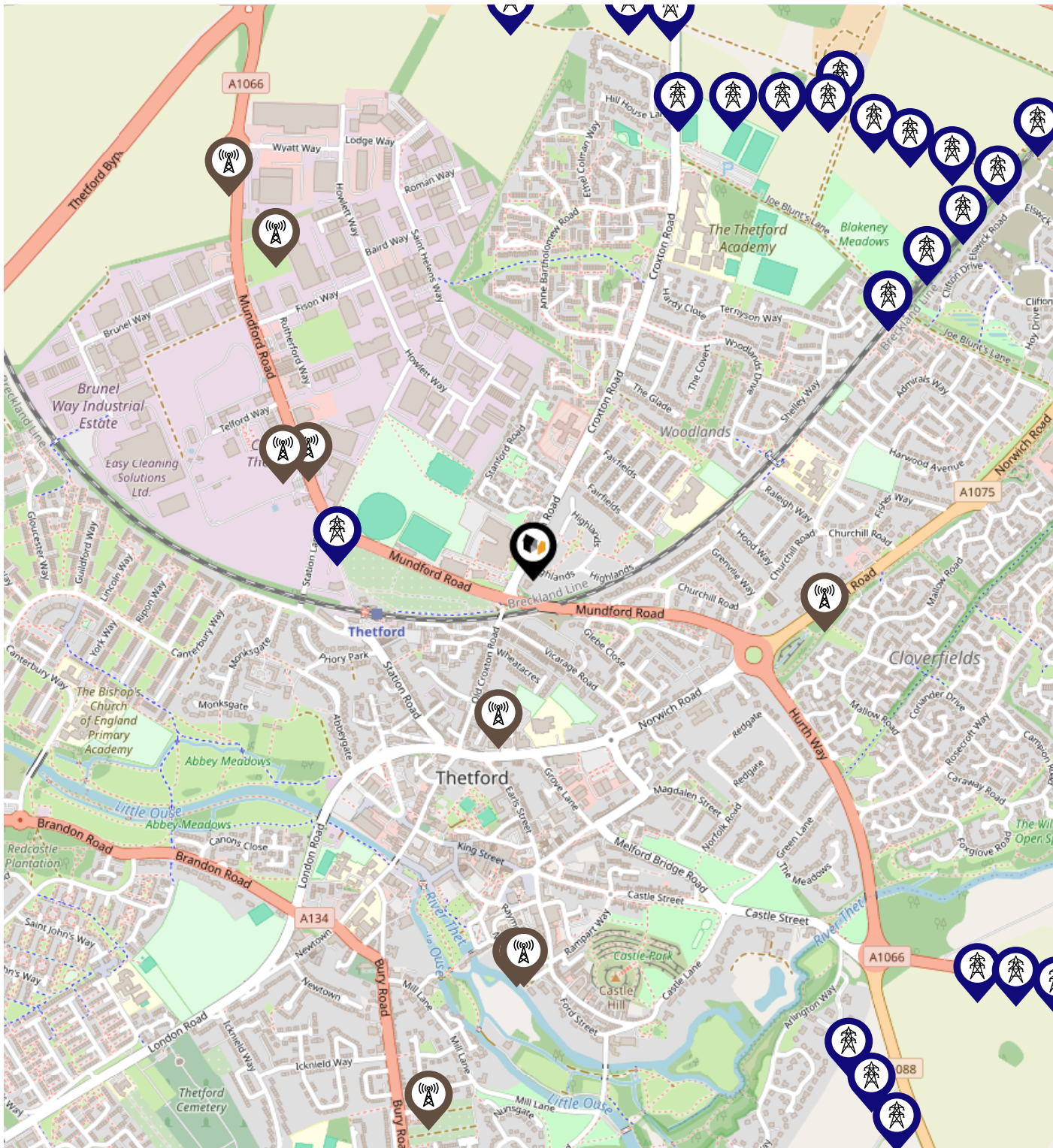
Key:

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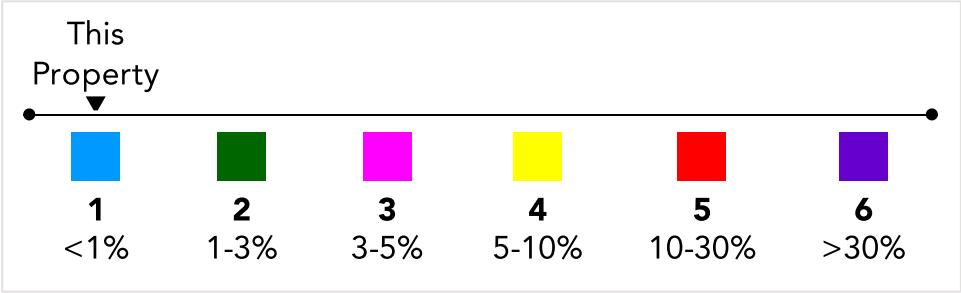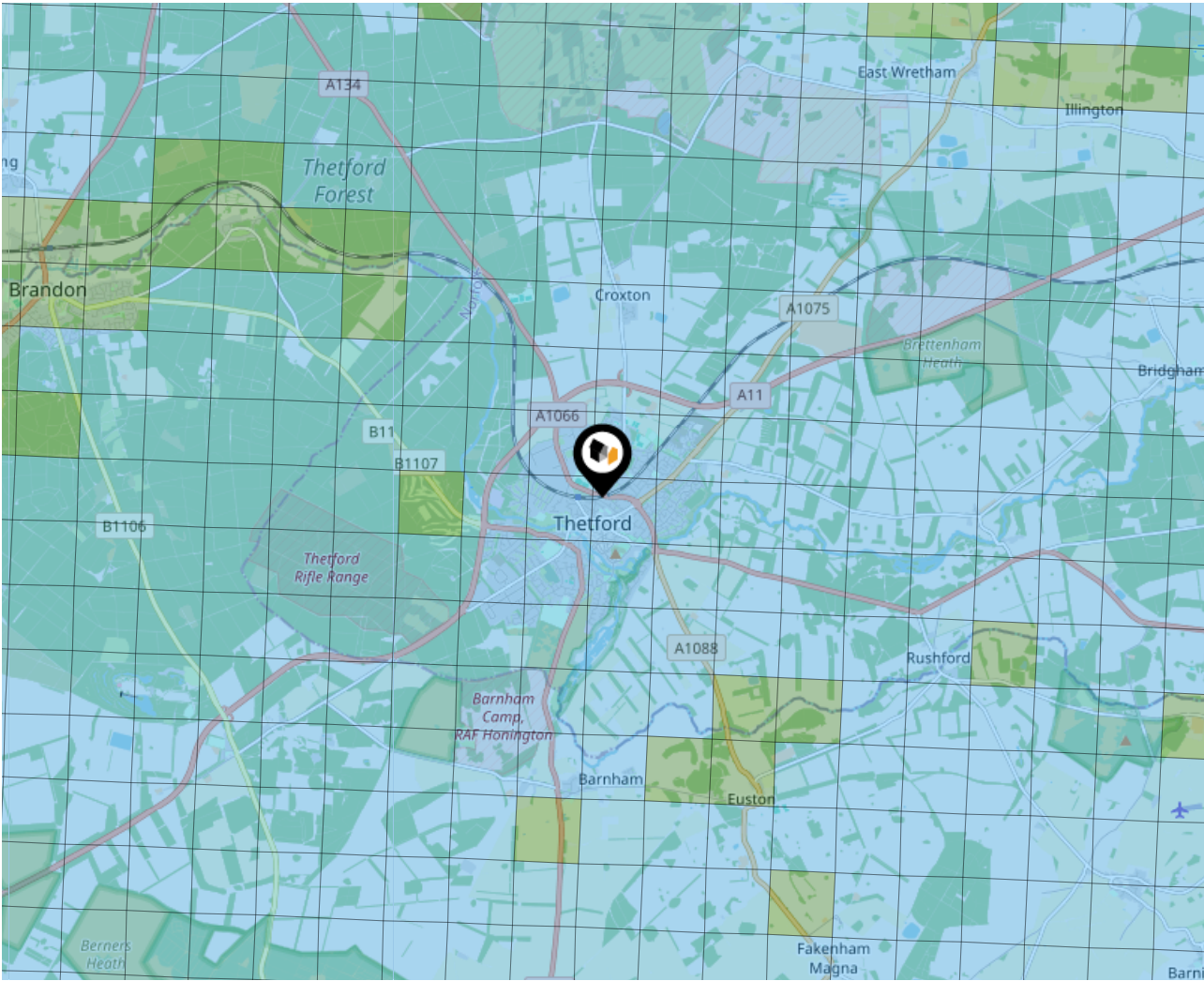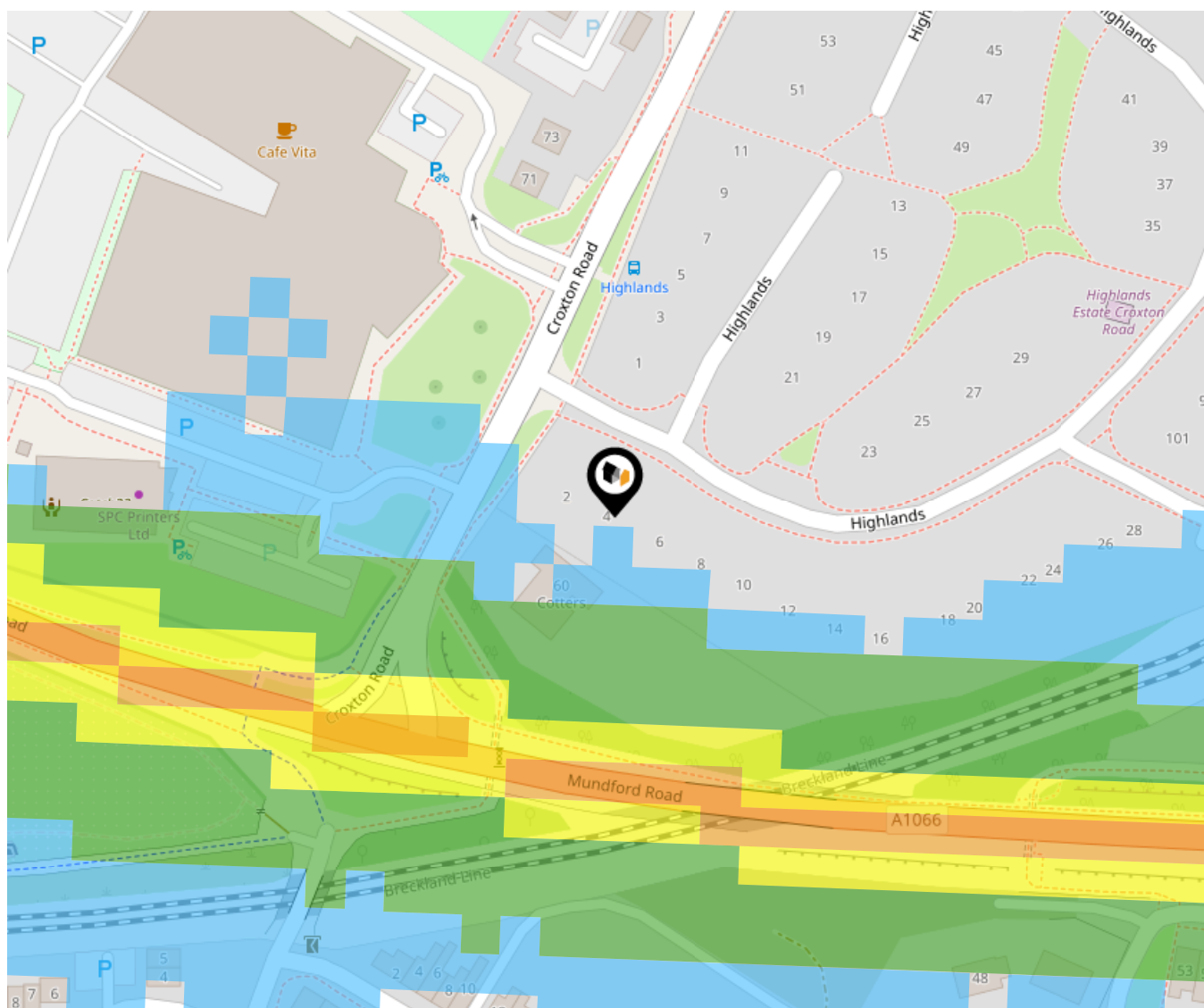
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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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)		
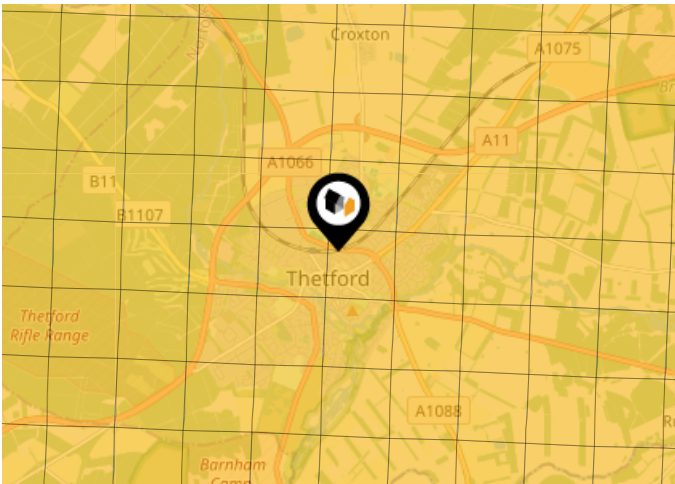
Primary Classifications (Most Common Clay Types)

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	5.82 miles
2	Entrance	5.82 miles
3	Entrance2	9.28 miles
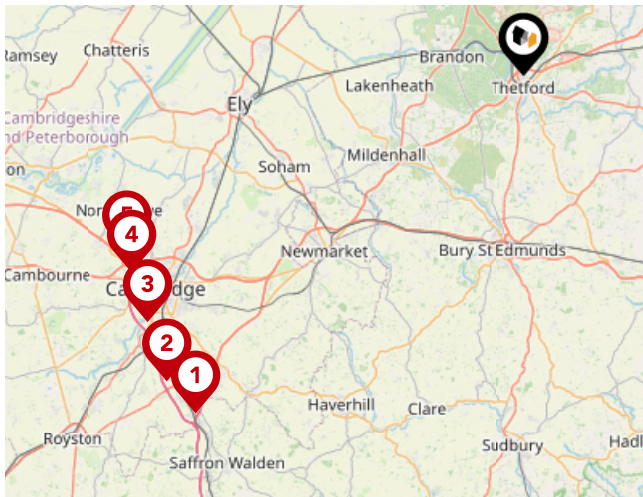
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.32 miles
2	M11 J10	34.17 miles
3	M11 J11	32.76 miles
4	M11 J13	31.88 miles
5	M11 J14	31.63 miles
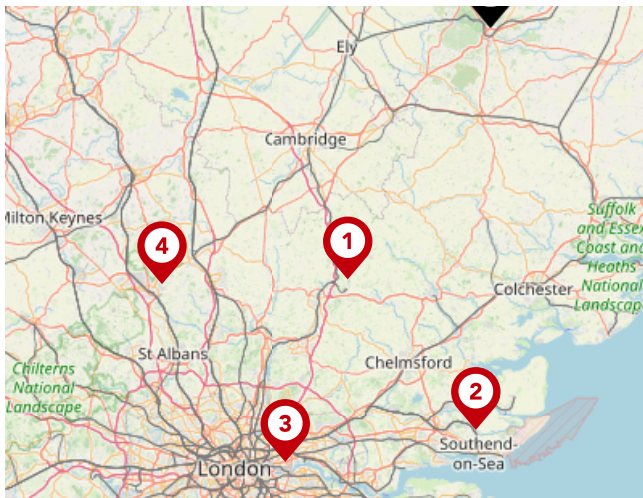
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	42.15 miles
2	Southend-on-Sea	58.9 miles
3	Silvertown	70.09 miles
4	Luton Airport	60.69 miles
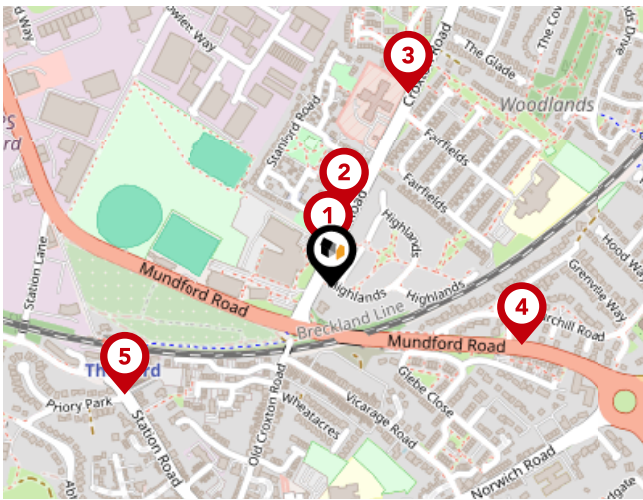
Bus Stops/Stations

Pin	Name	Distance
1	Leisure Centre	0.04 miles
2	Leisure Centre	0.09 miles
3	Fairfields	0.23 miles
4	Glebe Close	0.23 miles
5	Priory Park	0.26 miles

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.

Chilterns
Testimonials

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

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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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thetford@chilterns.co

www.chilterns.co

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail