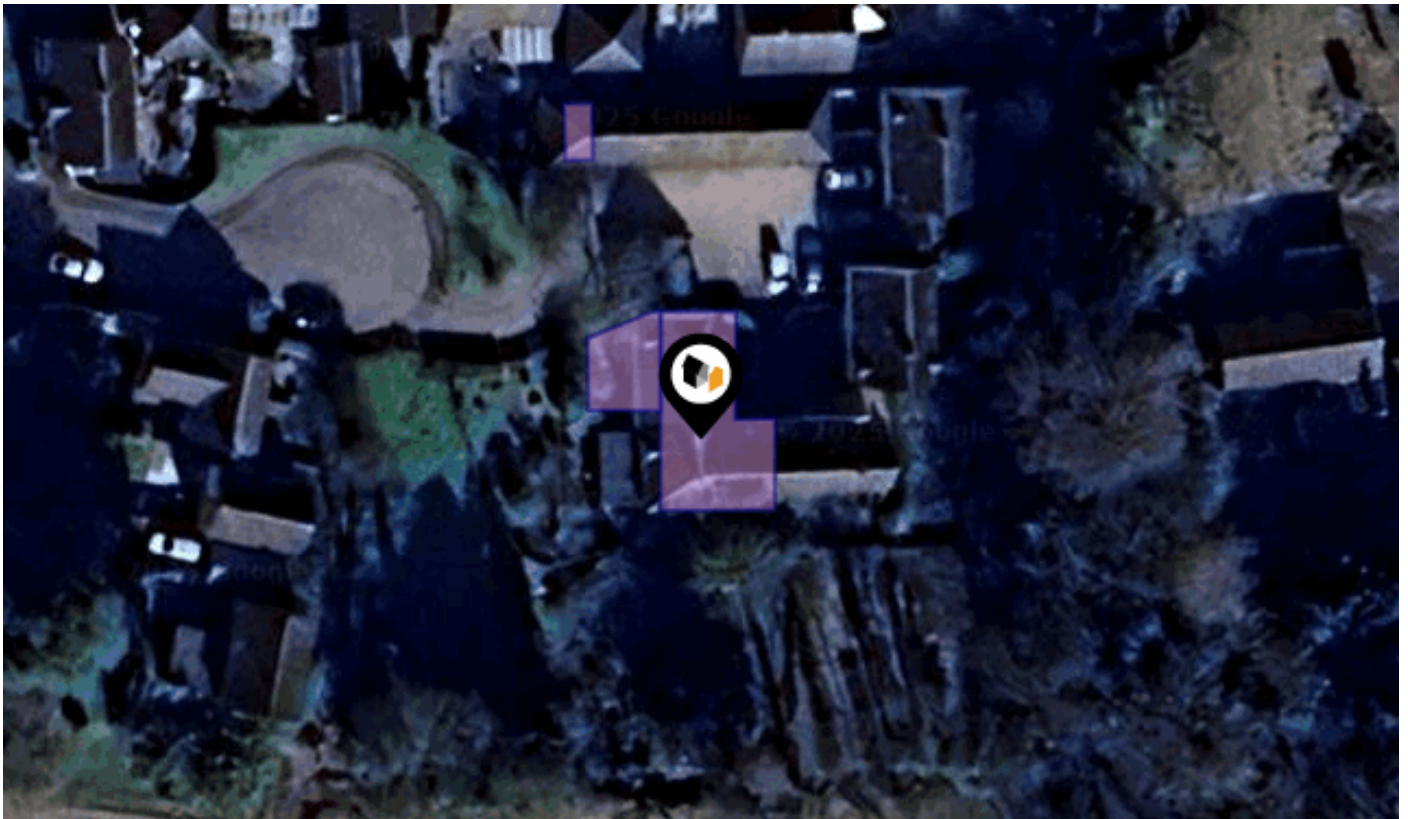




## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14<sup>th</sup> August 2025



## RECTORY GARDENS, HINGHAM, NORWICH, NR9

### Chilterns

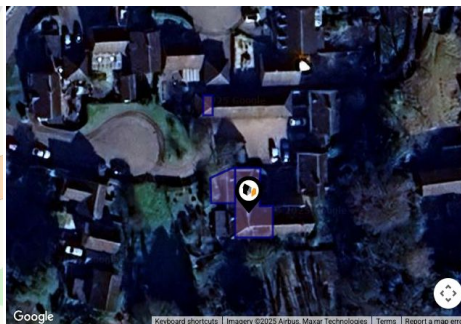
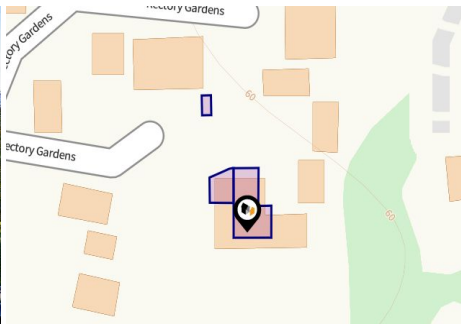
14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co





## Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	02/09/1984
Floor Area:	592 ft <sup>2</sup> / 55 m <sup>2</sup>	End Date:	01/01/2983
Plot Area:	0.04 acres	Lease Term:	999 years from 1 January 1984
Year Built :	1983-1990	Term Remaining:	958 years
Council Tax :	Band A		
Annual Estimate:	£1,579		
Title Number:	NK168116		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	36	-
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)

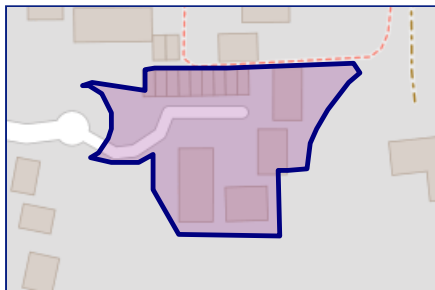


### Satellite/Fibre TV Availability:



## Freehold Title Plan

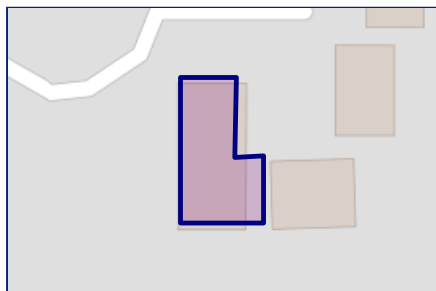
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**NK392224**

## Leasehold Title Plan

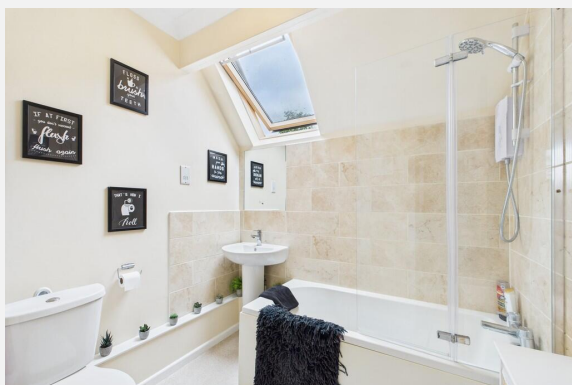
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**NK168116**

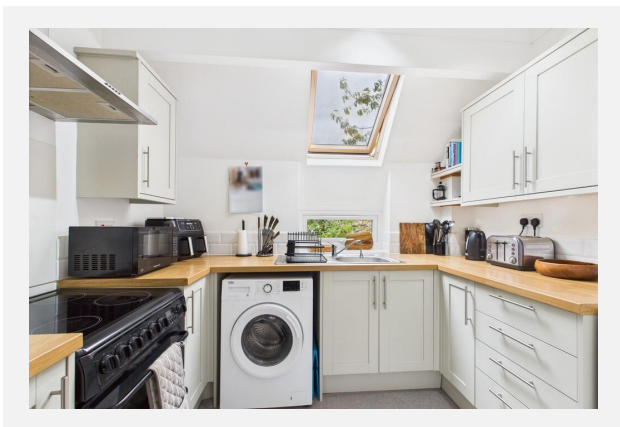
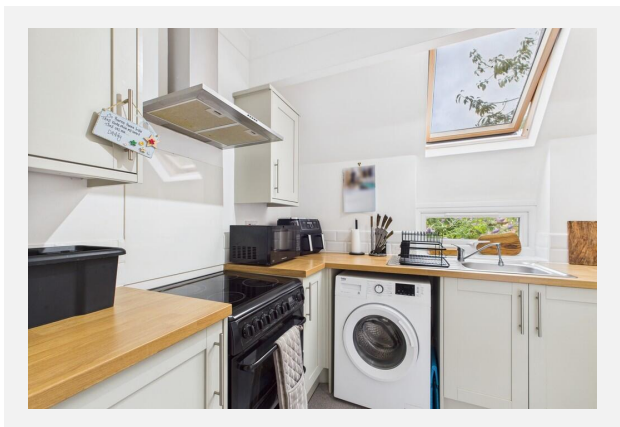
Start Date:	02/09/1984
End Date:	01/01/2983
Lease Term:	999 years from 1 January 1984
Term Remaining:	958 years



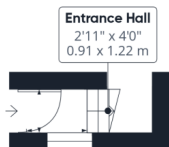






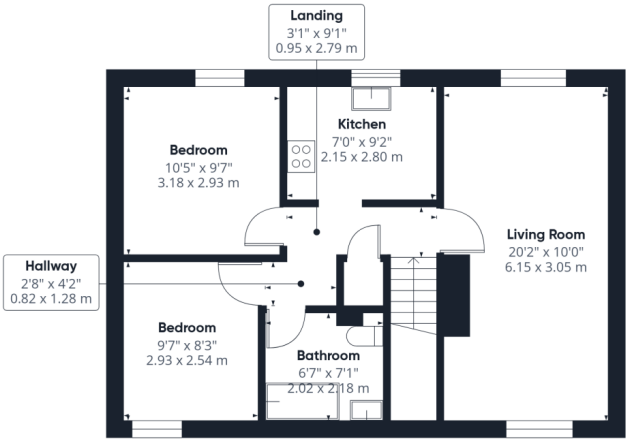


RECTORY GARDENS, HINGHAM, NORWICH, NR9



Approximate total area<sup>(1)</sup>  
563 ft<sup>2</sup>  
52.2 m<sup>2</sup>

Ground Floor

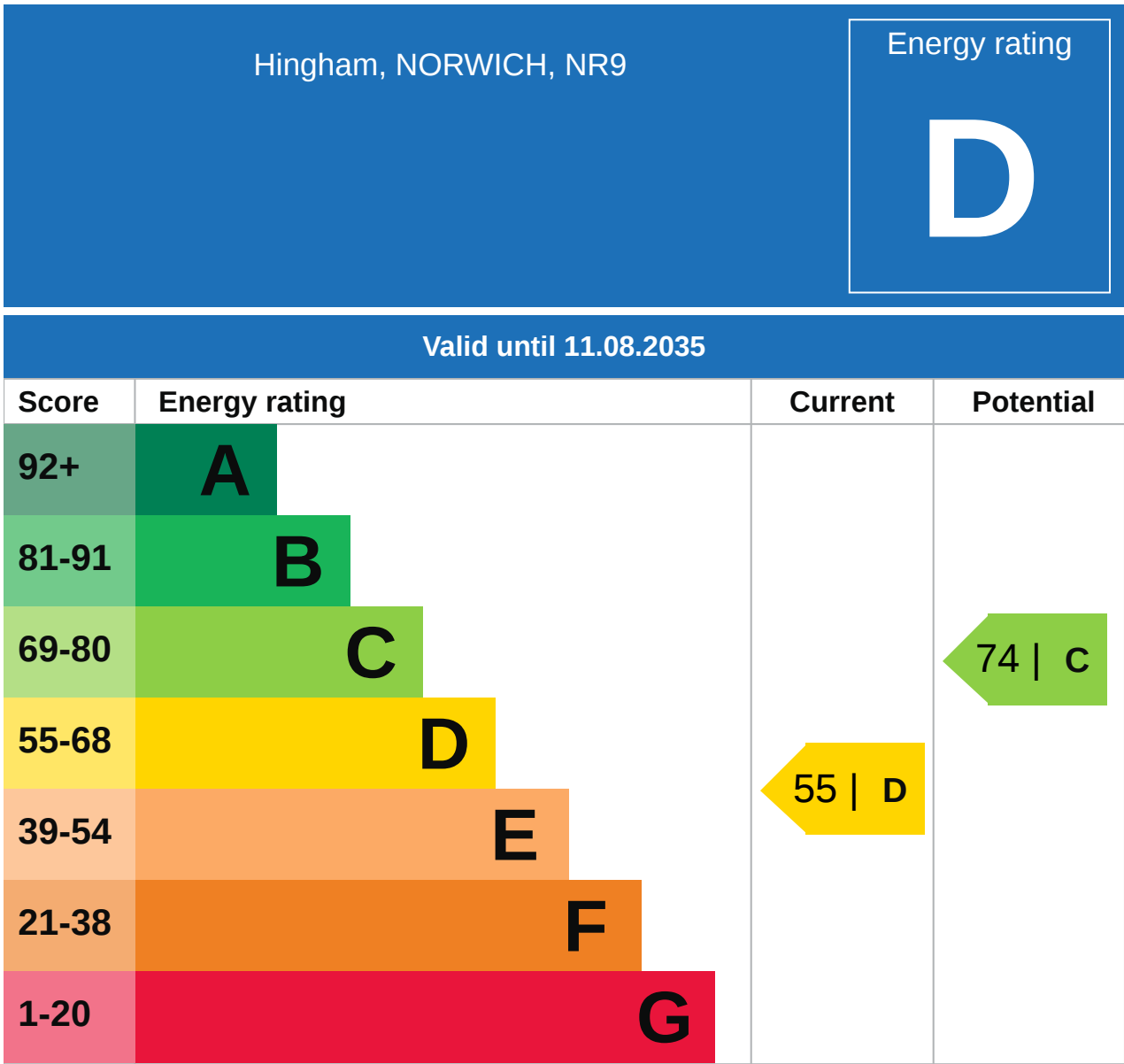


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



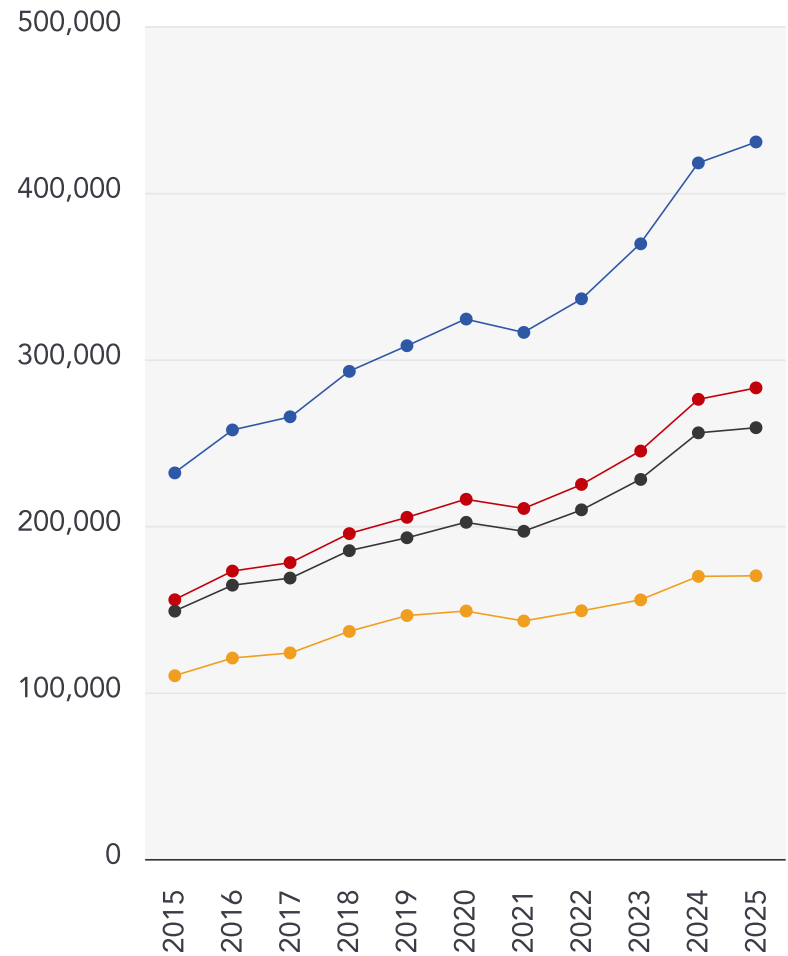


## Additional EPC Data

---

<b>Property Type:</b>	Top-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Energy:</b>	Poor
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	(another dwelling below)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	55 m <sup>2</sup>

10 Year History of Average House Prices by Property Type in NR9



Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

**+74.03%**

Flat

**+54.55%**

This map displays nearby coal mine entrances and their classifications.



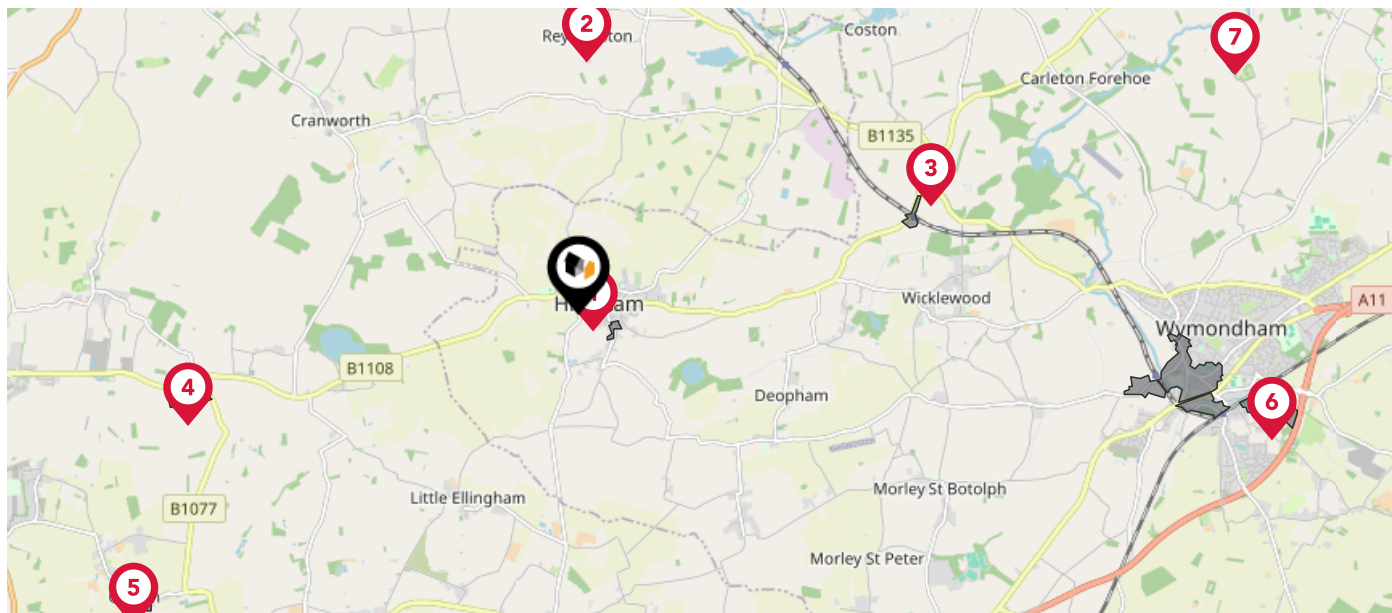
### Mine Entry

- ✕ 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



Hingham



Reymerton



Kimberley



Carbrooke



Caston



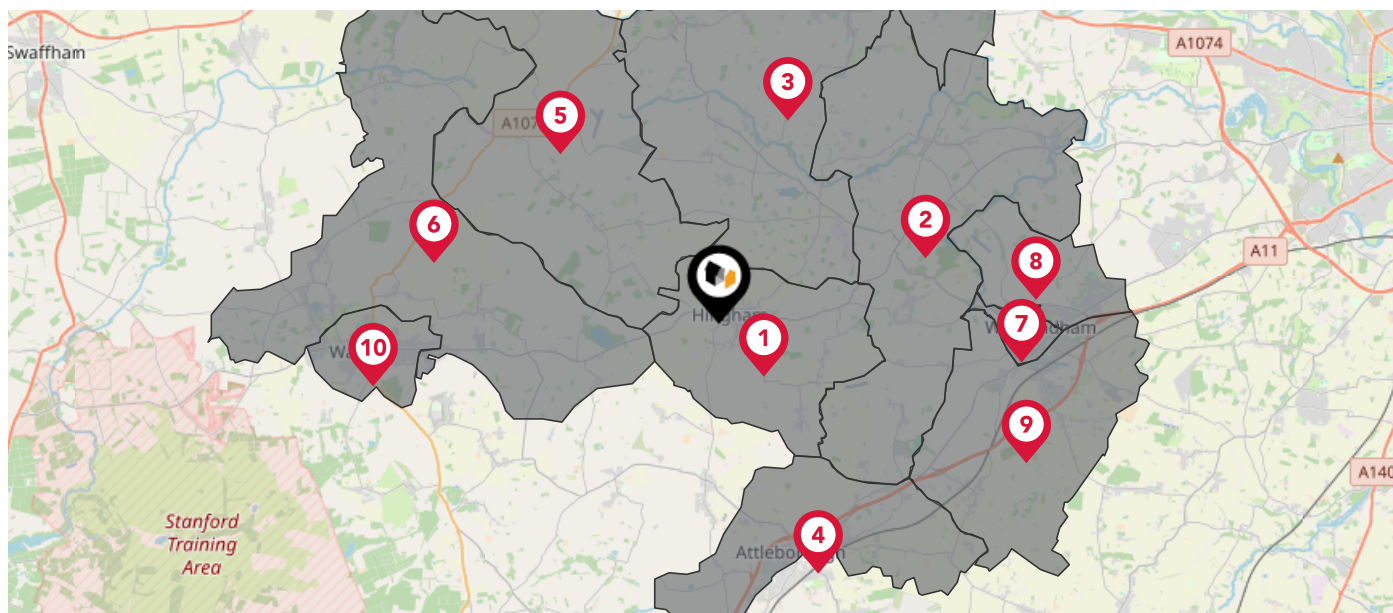
Wymondham



Wramplingham



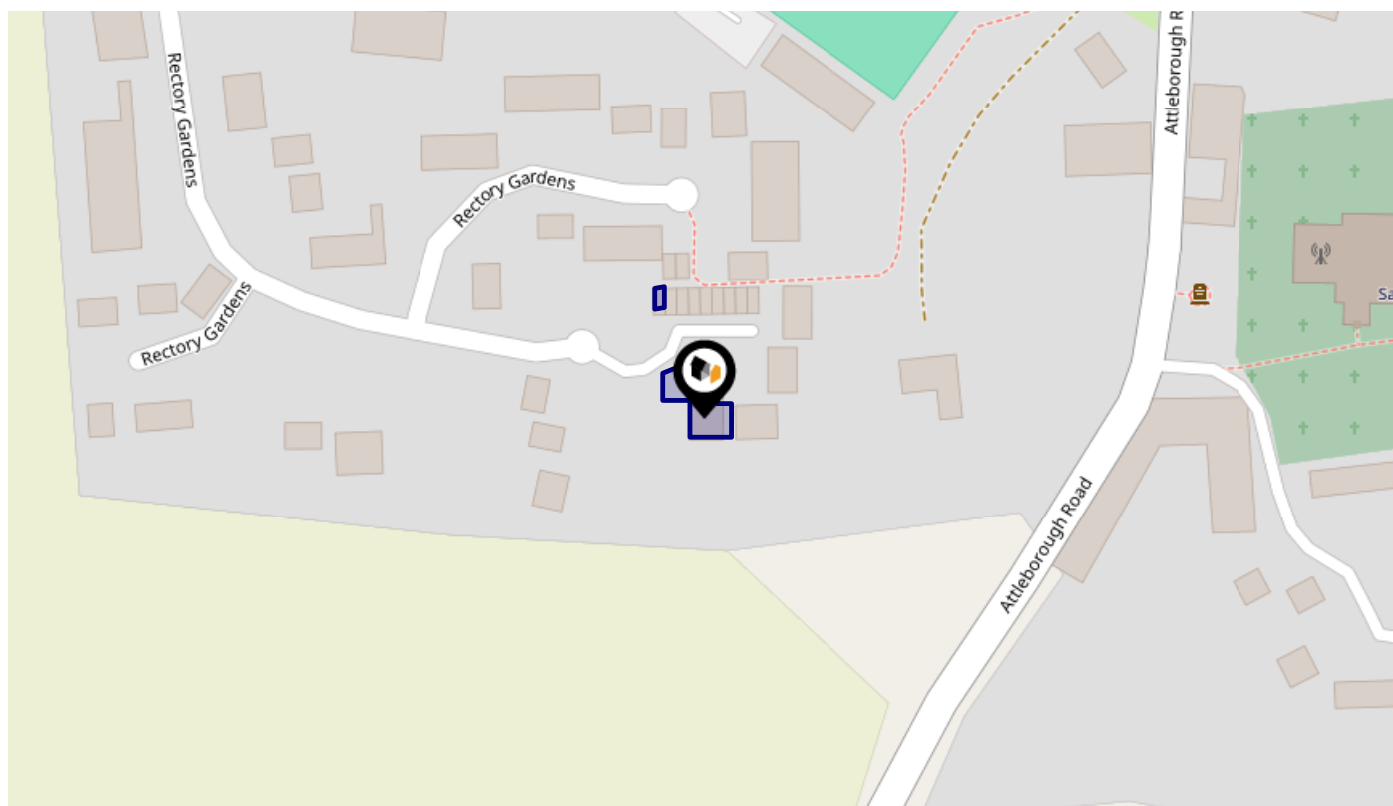
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Hingham & Deopham Ward
- 2 Wicklewood Ward
- 3 Mattishall Ward
- 4 Attleborough Queens & Besthorpe Ward
- 5 Shipdham-with-Scarning Ward
- 6 Saham Toney Ward
- 7 Central Wymondham Ward
- 8 North Wymondham Ward
- 9 South Wymondham Ward
- 10 Watton 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:

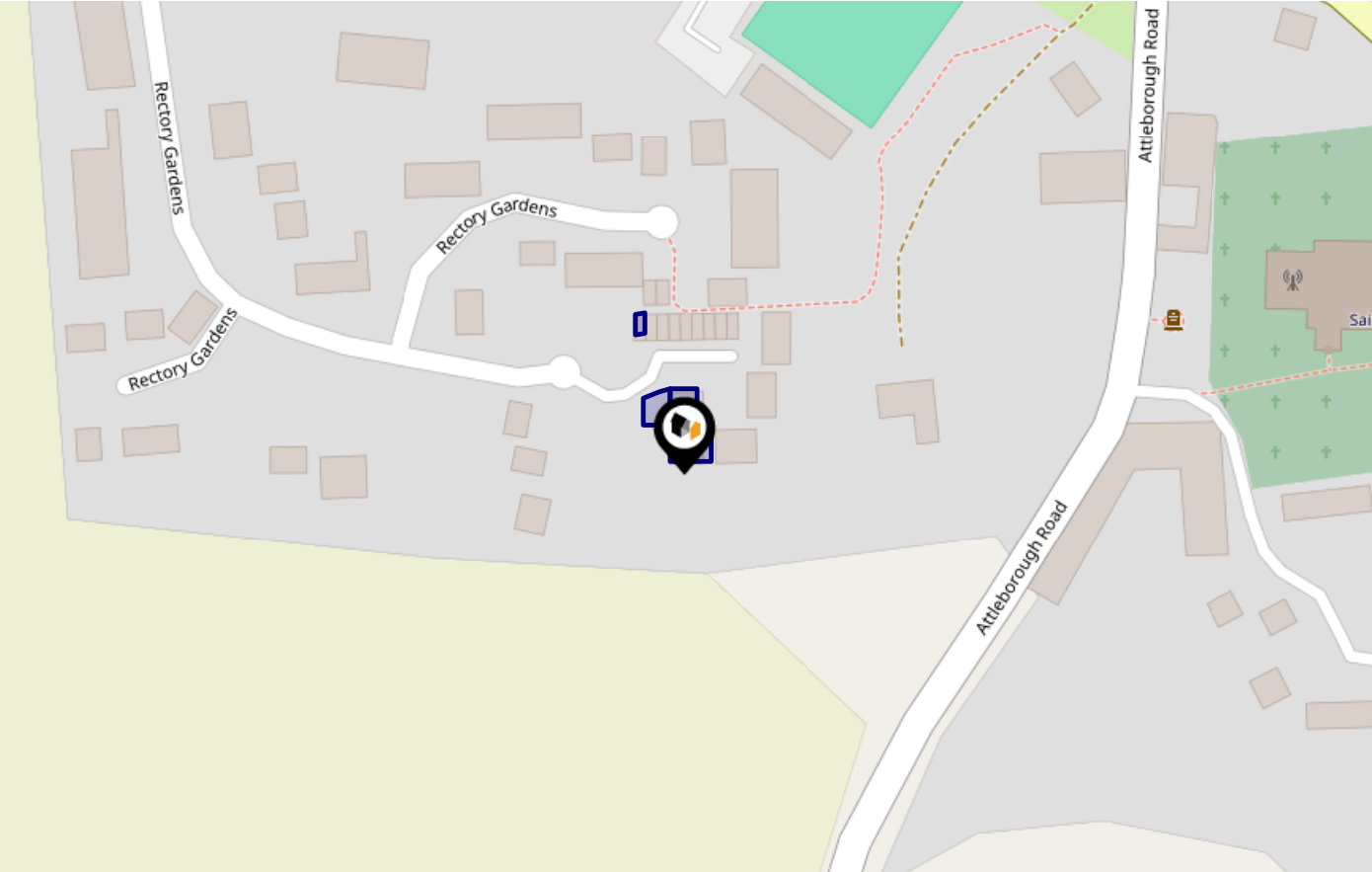
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk





Chilterns

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

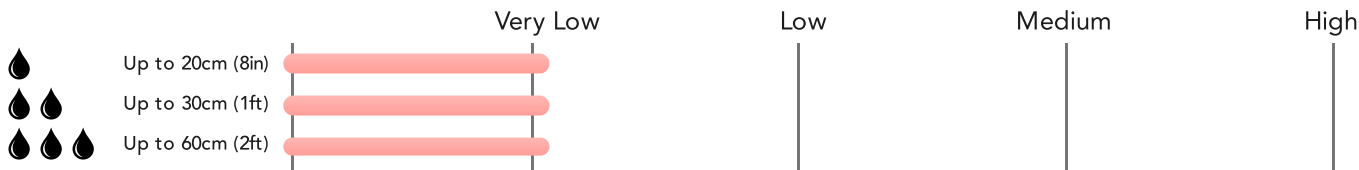


Risk Rating: Very low

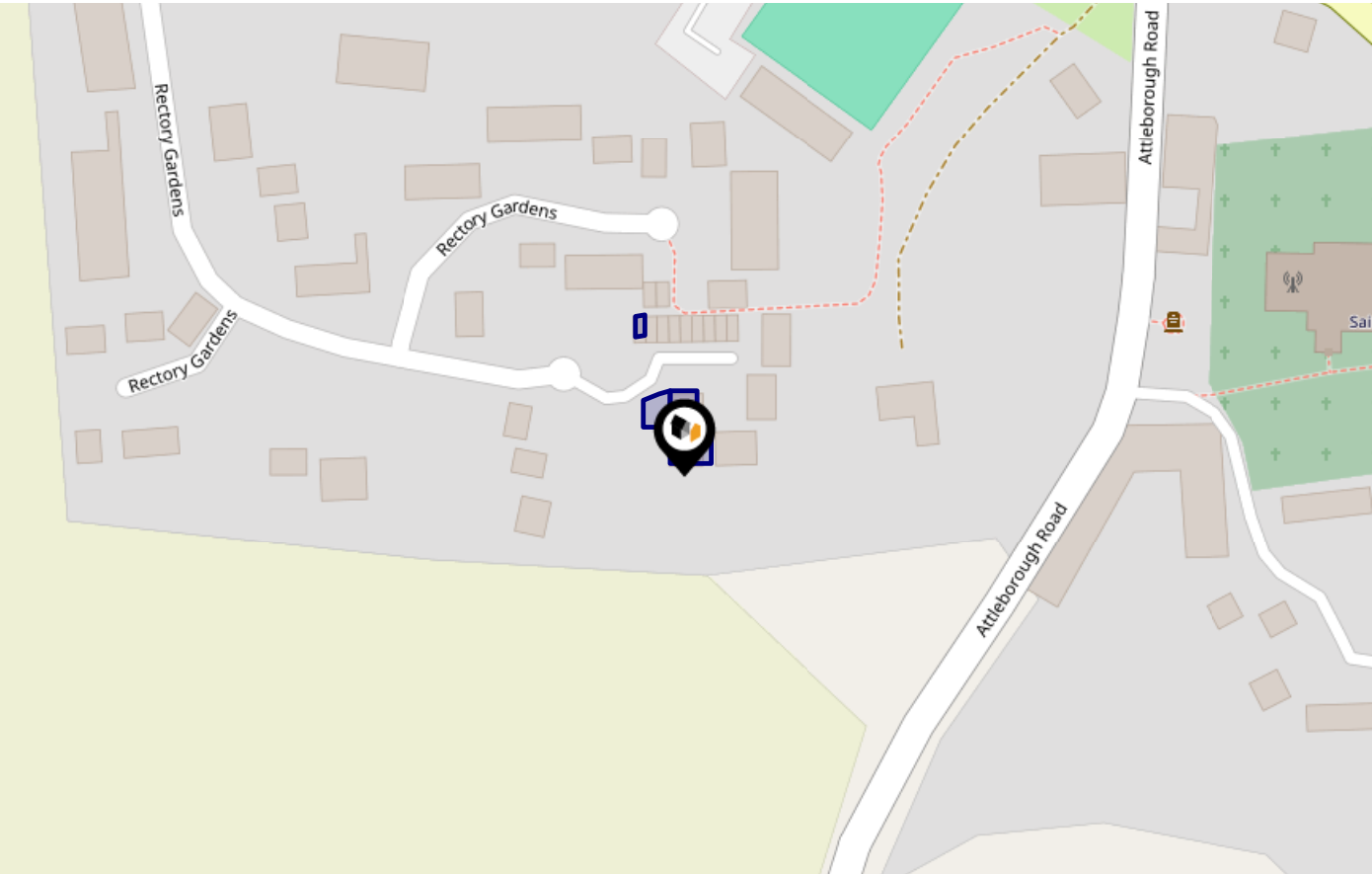
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 (0.1%) 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:



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.

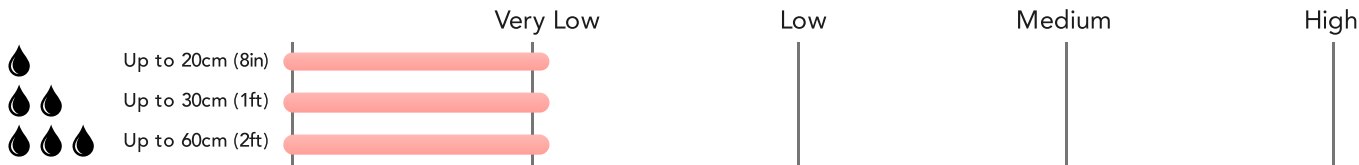


Risk Rating: Very low

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:



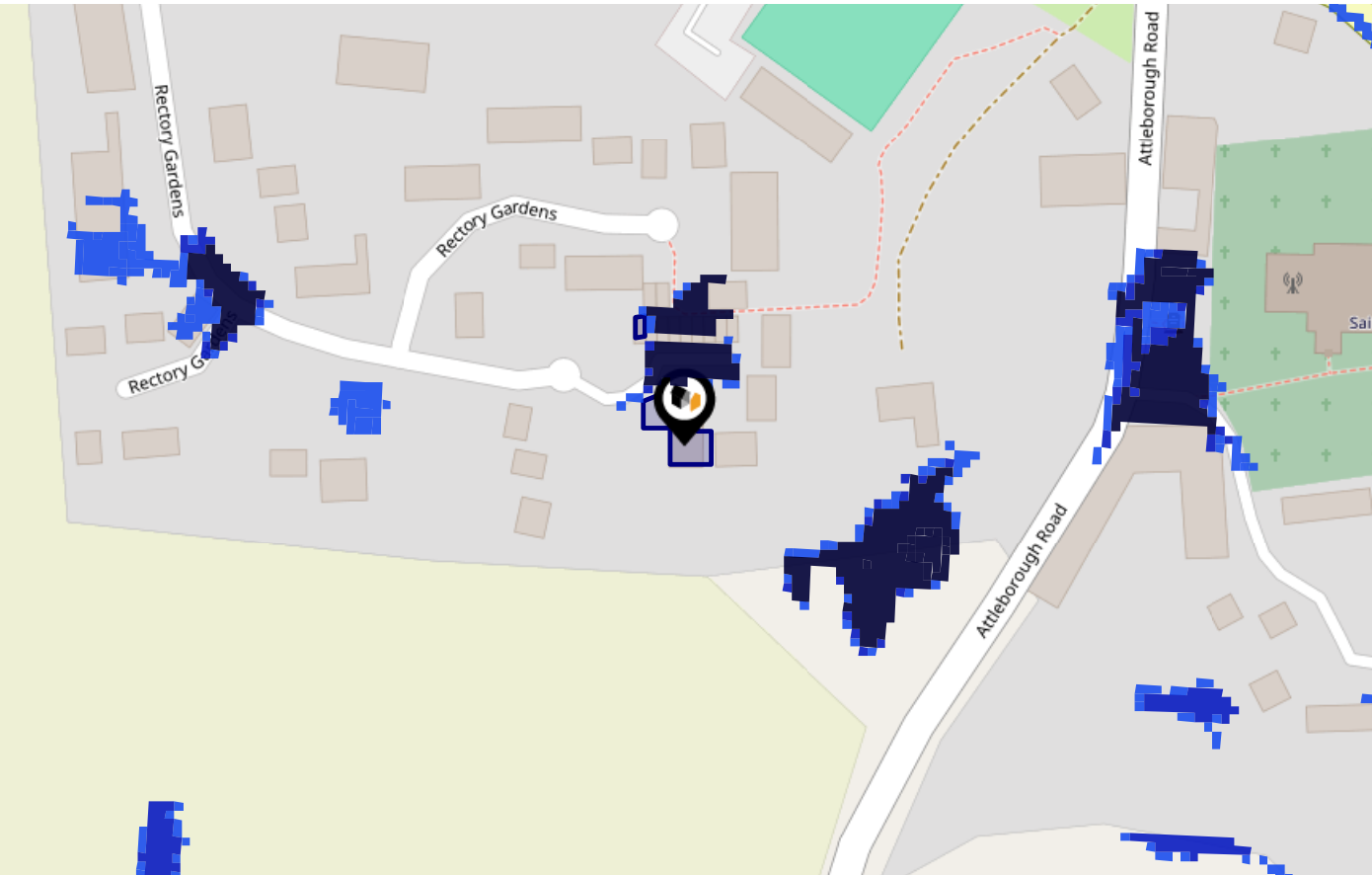


# Flood Risk

## 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.



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.

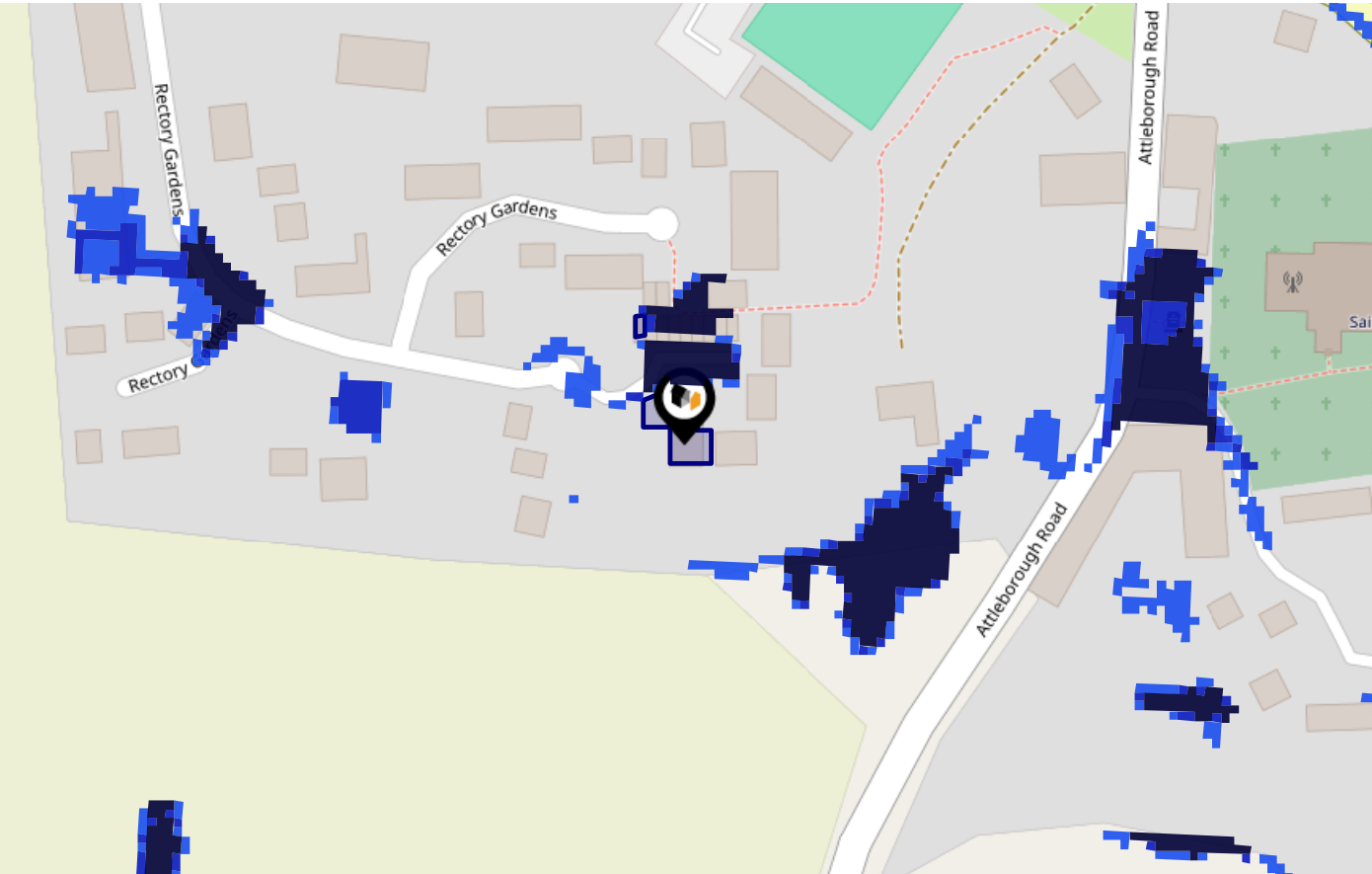
Chance of flooding to the following depths at this property:



# 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.

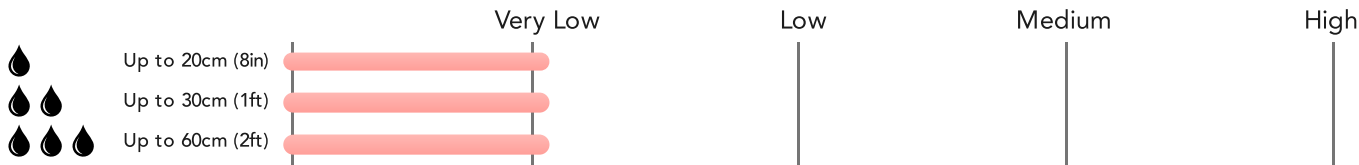


Risk Rating: Very low

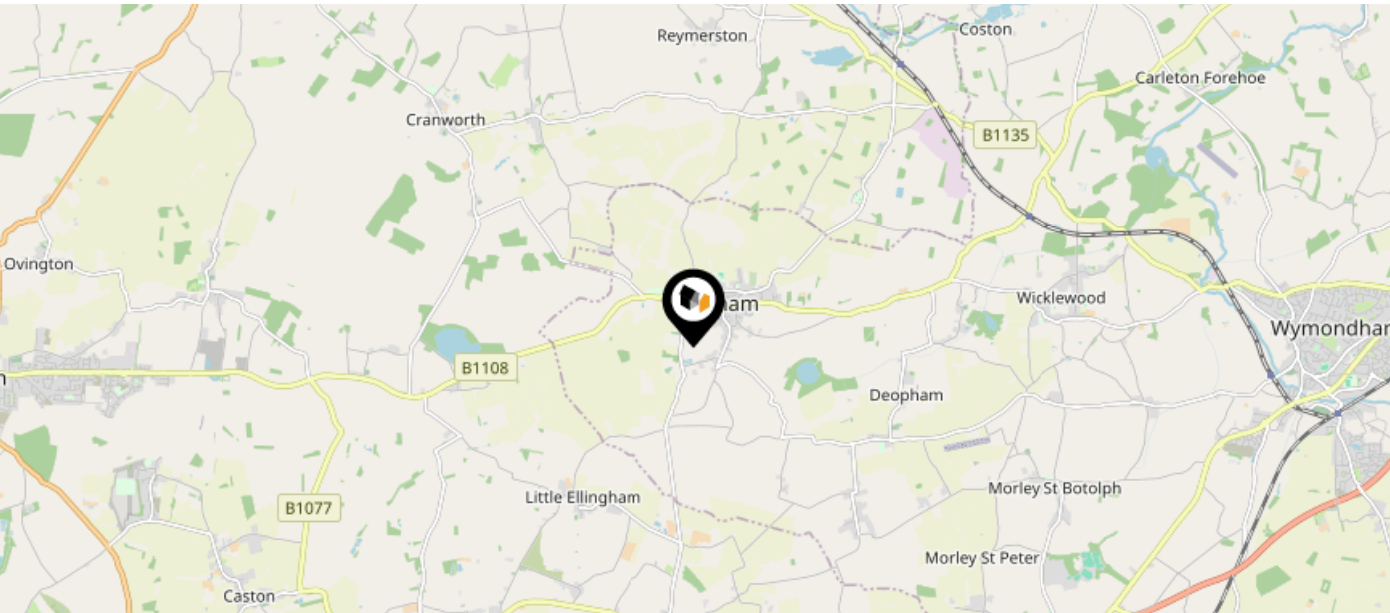
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



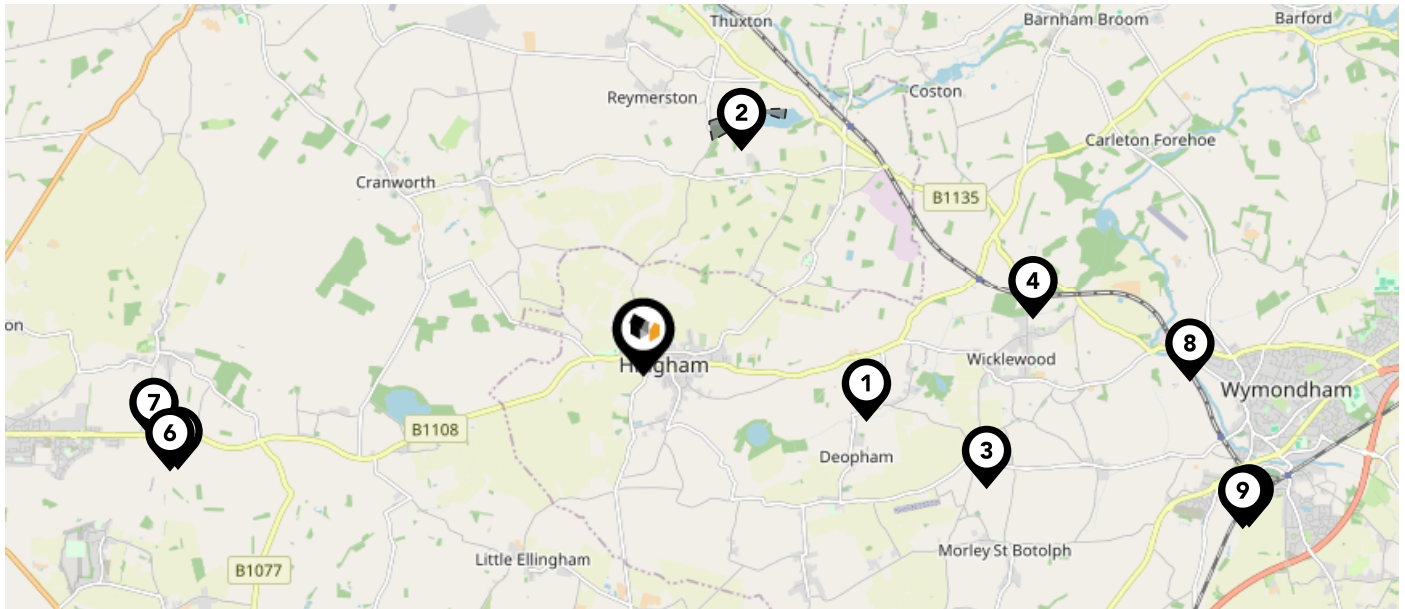
This map displays nearby areas that have been designated as Green Belt...



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.

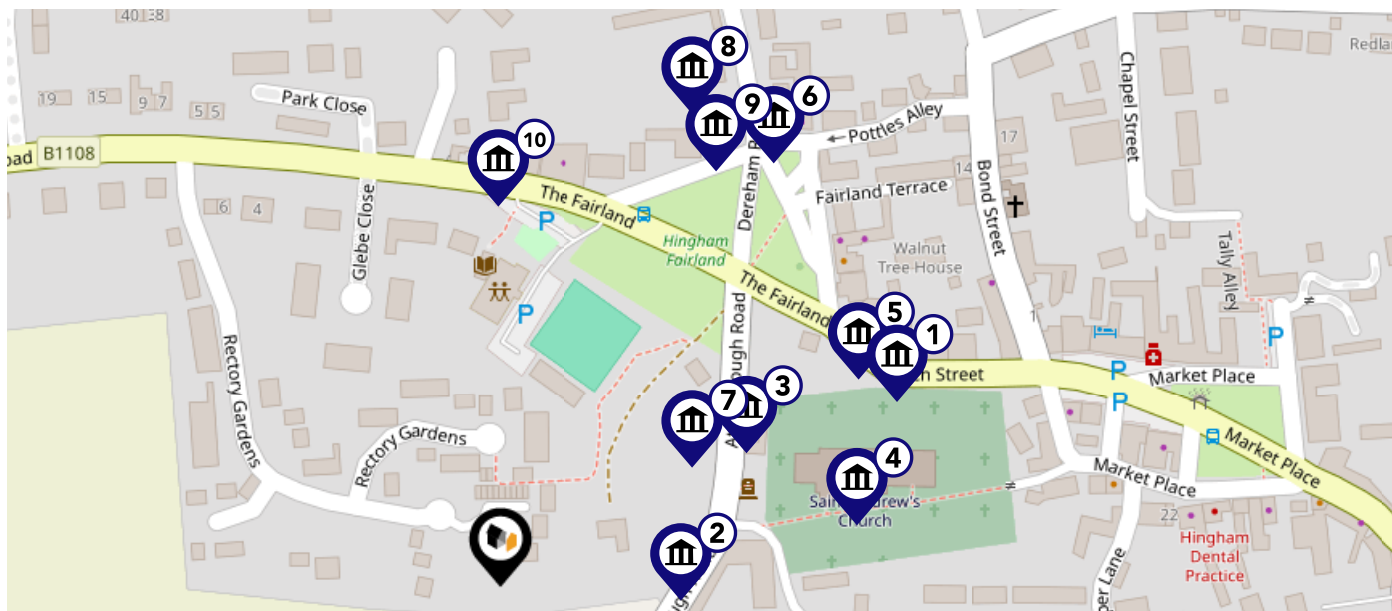












### Nearby Landfill Sites

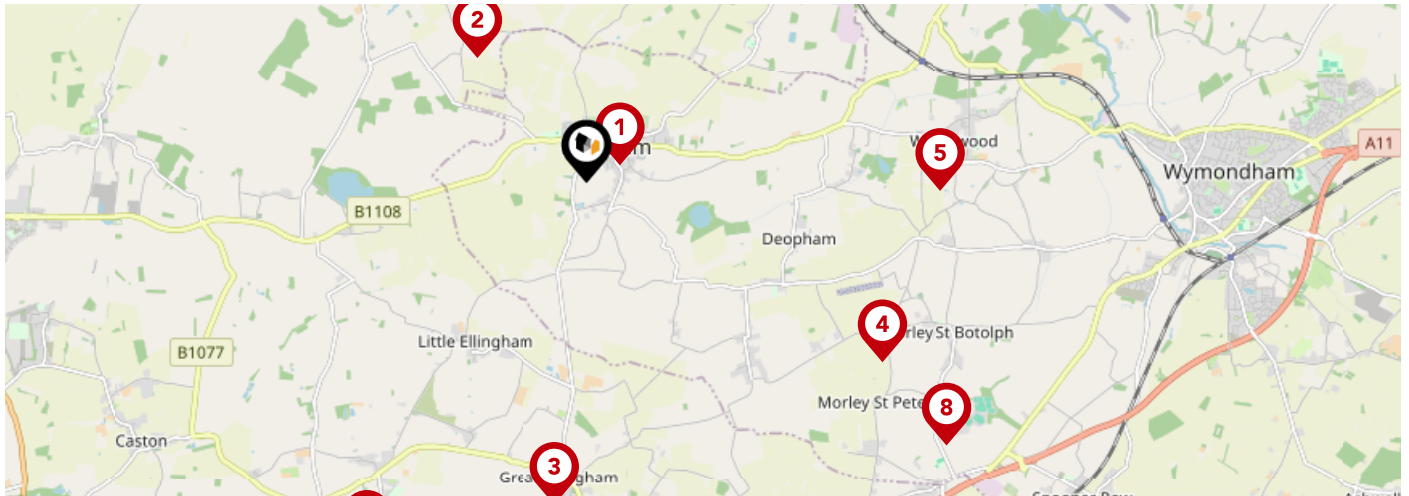
1	Council Tip-Hall Lane, Hackford, Norwich, Norfolk	Historic Landfill	
2	Near Caveley Hall-Reymerston	Historic Landfill	
3	High Oak-Wicklewood, Ketteringham, Norwich, Norfolk	Historic Landfill	
4	Warren Hill-Wicklewood Road, Kimberley	Historic Landfill	
5	Carbrooke Landfill Site-Junction Of Mill Lane / Norwich Road, Carbrooke, Norfolk	Historic Landfill	
6	Carbrooke-Carbrooke, Breckland, Norfolk	Historic Landfill	
7	EA/EPR/WP3999NZ/V003	Active Landfill	
8	Chapel Lane-Wymondham, Norfolk	Historic Landfill	
9	Strayground Lane-Wymondham, Norfolk	Historic Landfill	
10	Stayground Lane-Wymondham	Historic Landfill	



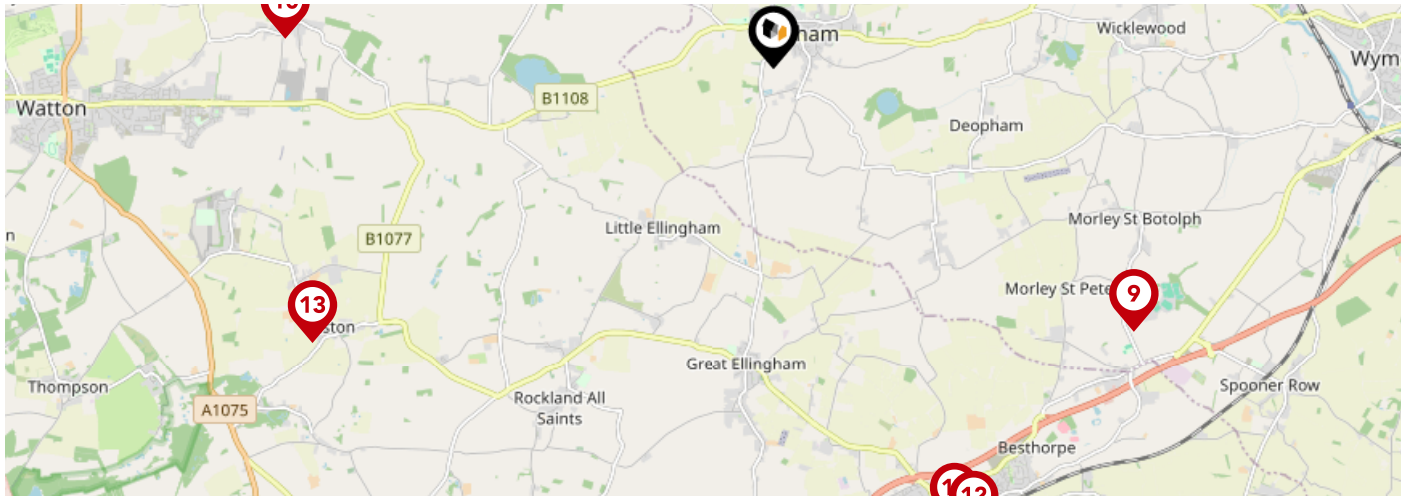
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



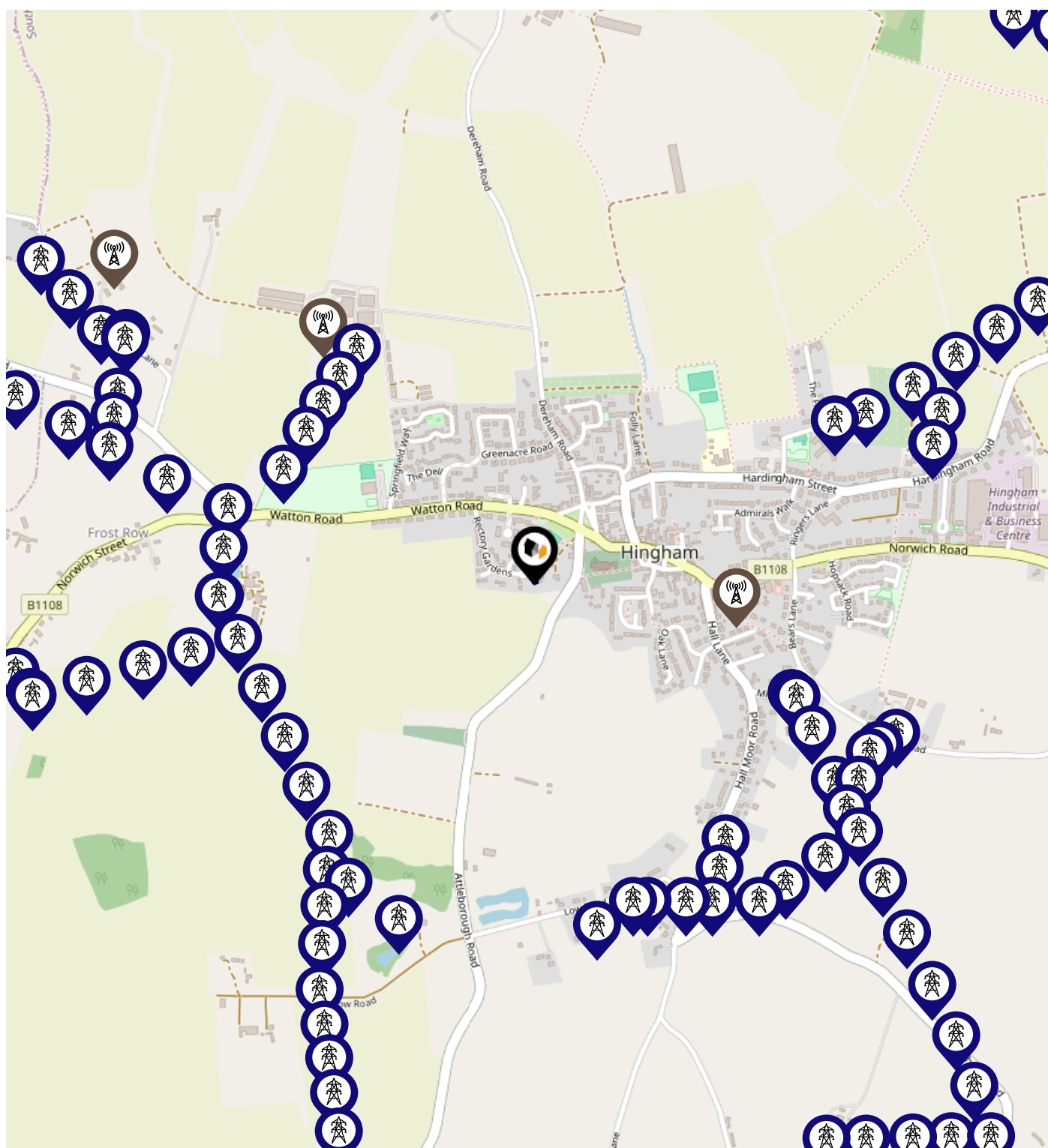
Listed Buildings in the local district		Grade	Distance
	1051174 - 5, Church Street	Grade II	0.1 miles
	1170699 - Garden Wall And Gates To Former Rectory	Grade II	0.1 miles
	1050448 - St Andrew's Lodge	Grade II	0.1 miles
	1051162 - Church Of St. Andrew	Grade I	0.1 miles
	1305631 - Fairland House	Grade II	0.1 miles
	1051177 - 8, The Fairland	Grade II	0.1 miles
	1050447 - Stables To Former Rectory	Grade II	0.1 miles
	1171265 - The Limes	Grade II	0.1 miles
	1171304 - Anundave	Grade II	0.1 miles
	1372834 - 1 And 2, The Fairland	Grade II	0.1 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hingham Primary School</b> Ofsted Rating: Good   Pupils: 171   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kingsbrook School</b> Ofsted Rating: Good   Pupils: 14   Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Morley Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 128   Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wicklewood Primary School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 201   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Garvestone Community Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Rocklands Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wymondham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1434   Distance:4.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Peter and St Paul Church of England Primary Academy &amp; Nursery</b> Ofsted Rating: Good   Pupils: 191   Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:4.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Caston Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 72   Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Thomas Bullock Church of England Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 222   Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Barnham Broom Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 110   Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



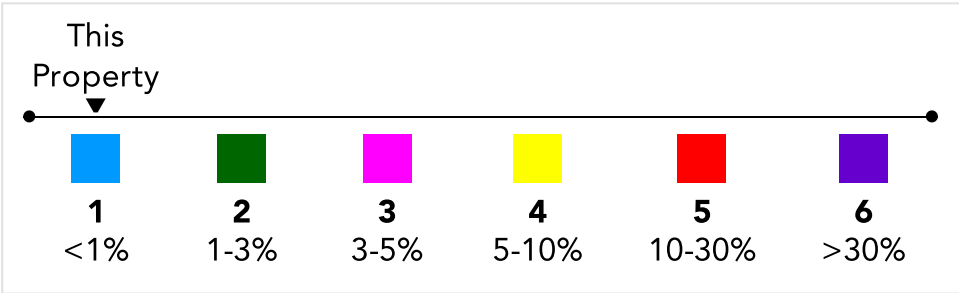
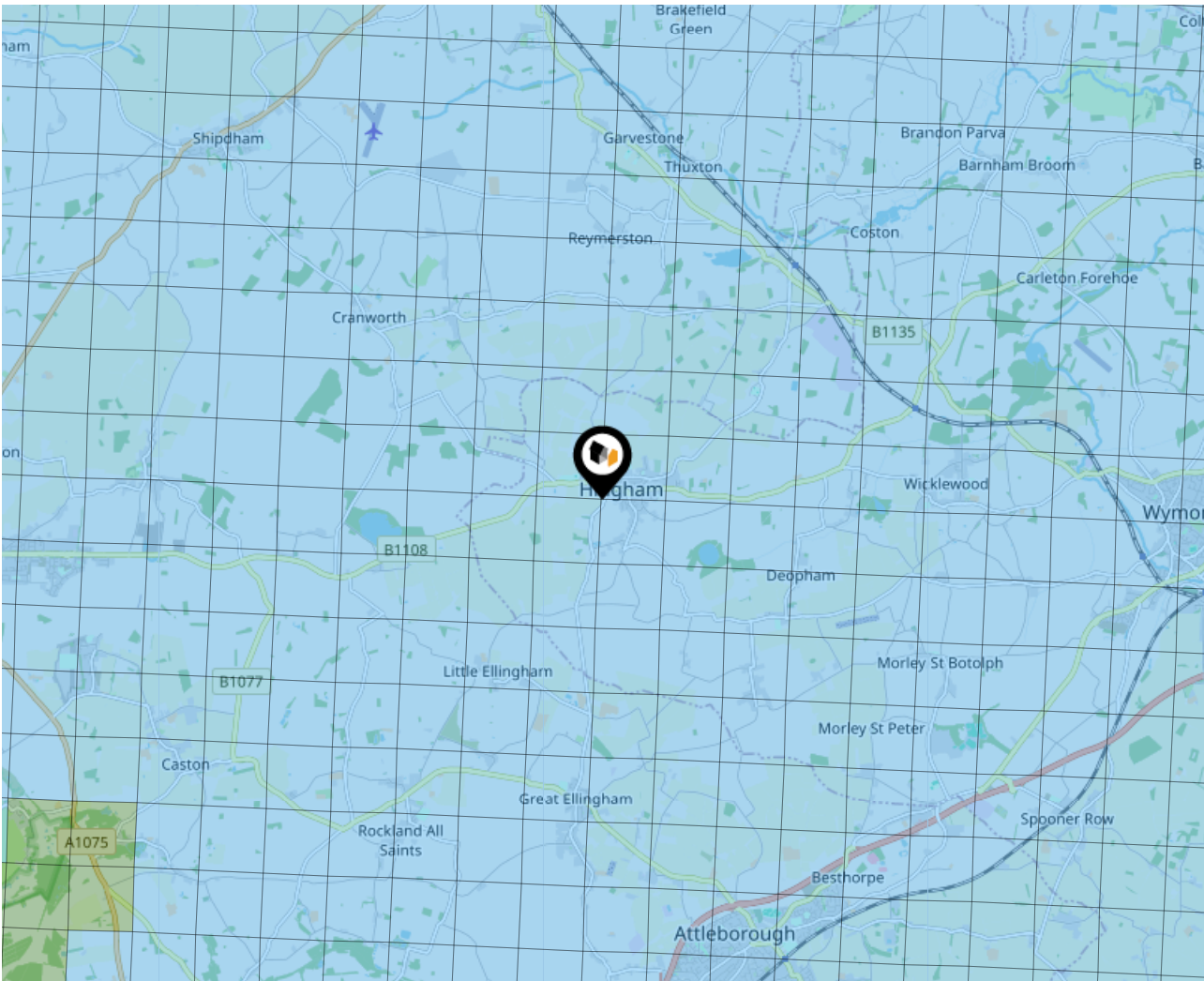
**Key:**

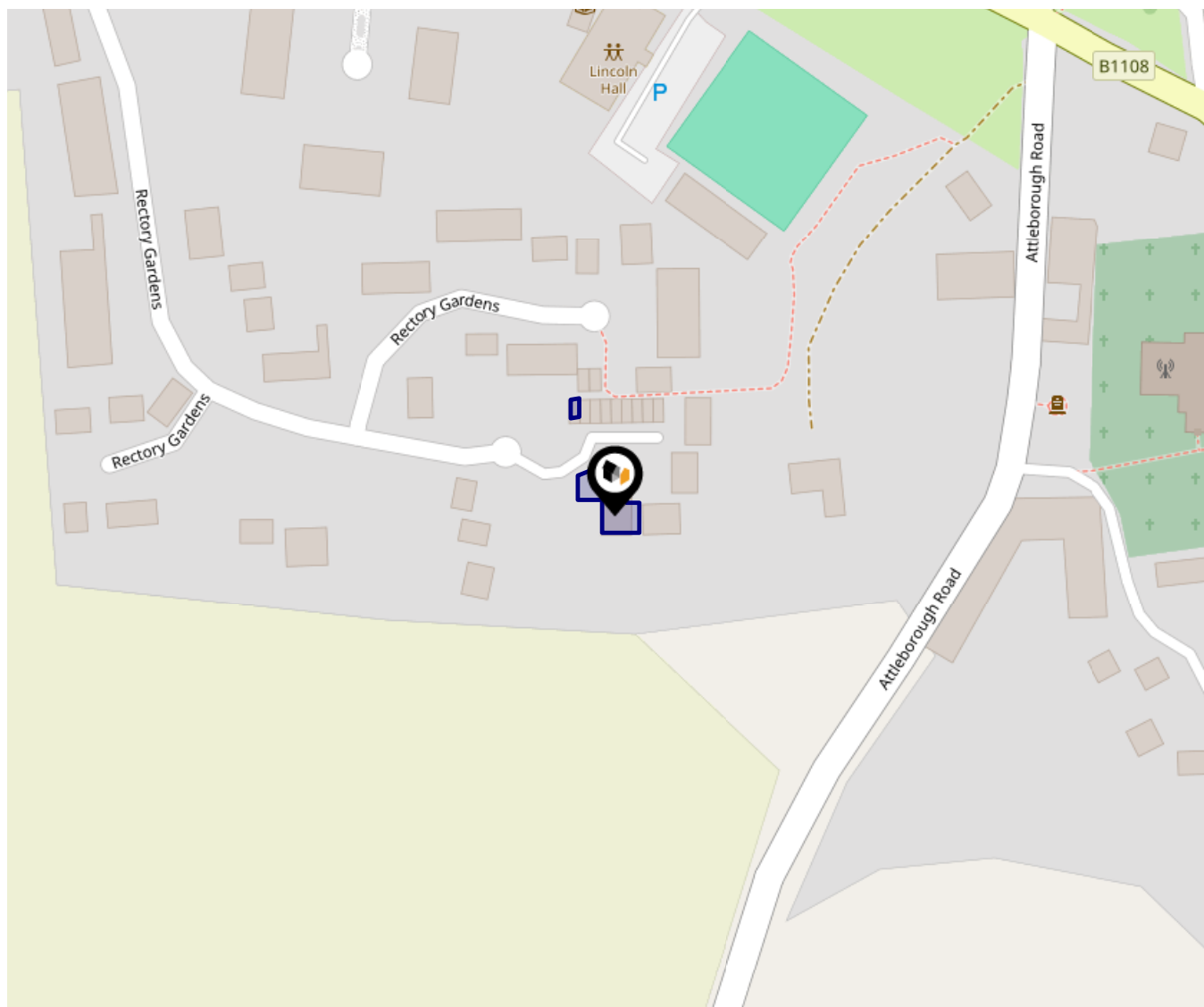
-  Power Pylons
-  Communication Masts



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/m3).





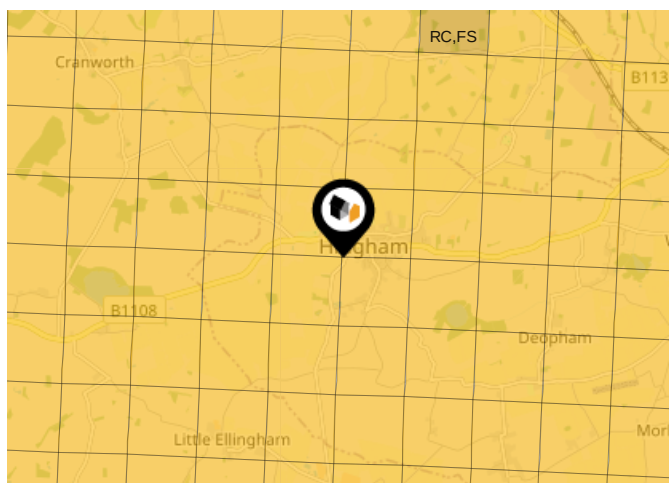
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

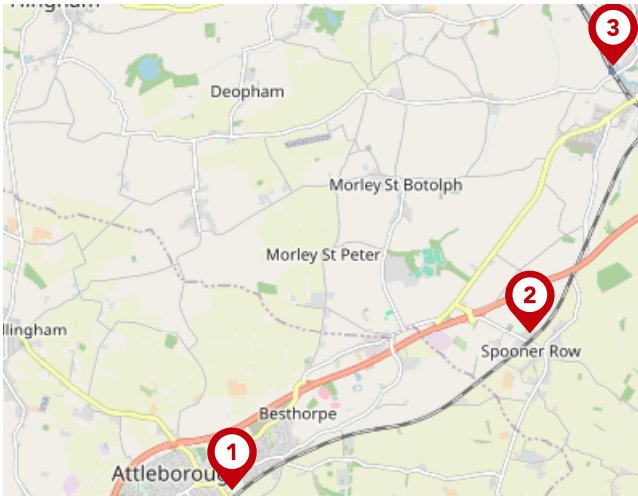
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		






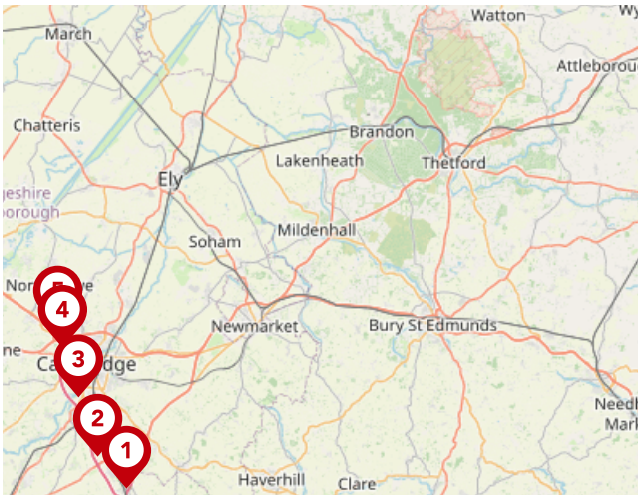
## Primary Classifications (Most Common Clay Types)

<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








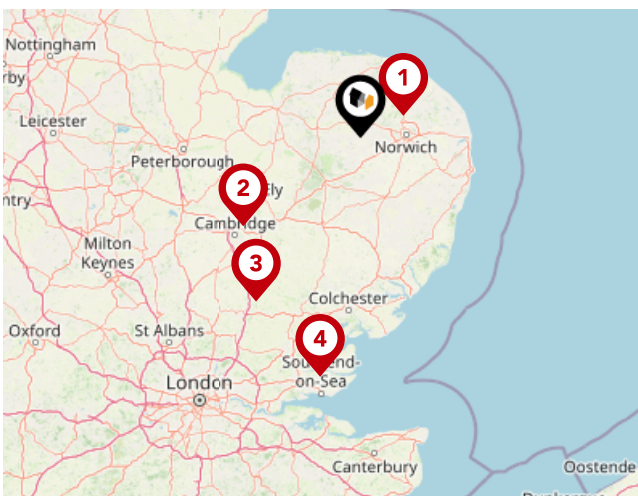
### National Rail Stations

Pin	Name	Distance
	Attleborough Rail Station	4.8 miles
	Spooner Row Rail Station	5.4 miles
	Wymondham Abbey (Mid Norfolk Railway)	5.25 miles







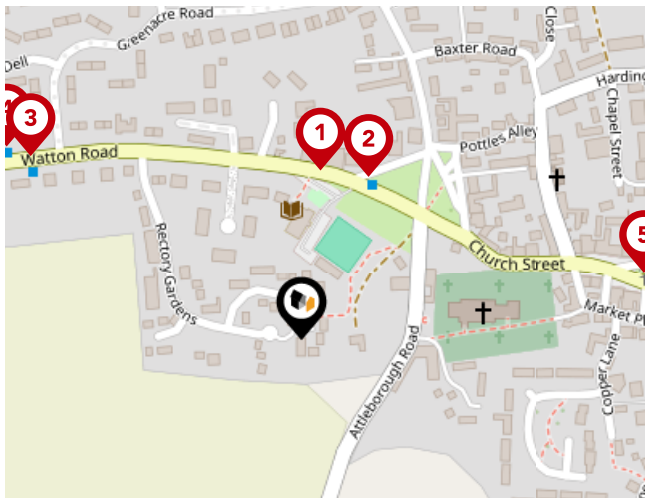
### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	48.94 miles
	M11 J10	48.69 miles
	M11 J11	47.01 miles
	M11 J13	45.76 miles
	M11 J14	45.32 miles



### Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	14 miles
	Cambridge	42.68 miles
	Stansted Airport	56.55 miles
	Southend-on-Sea	70.86 miles



Bus Stops/Stations

Pin	Name	Distance
1	Library	0.1 miles
2	The Fairland	0.1 miles
3	Greenacre Road	0.18 miles
4	Greenacre Road	0.2 miles
5	Bus Shelter	0.2 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.24 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



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/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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Land  
Registry



Valuation Office  
Agency

