

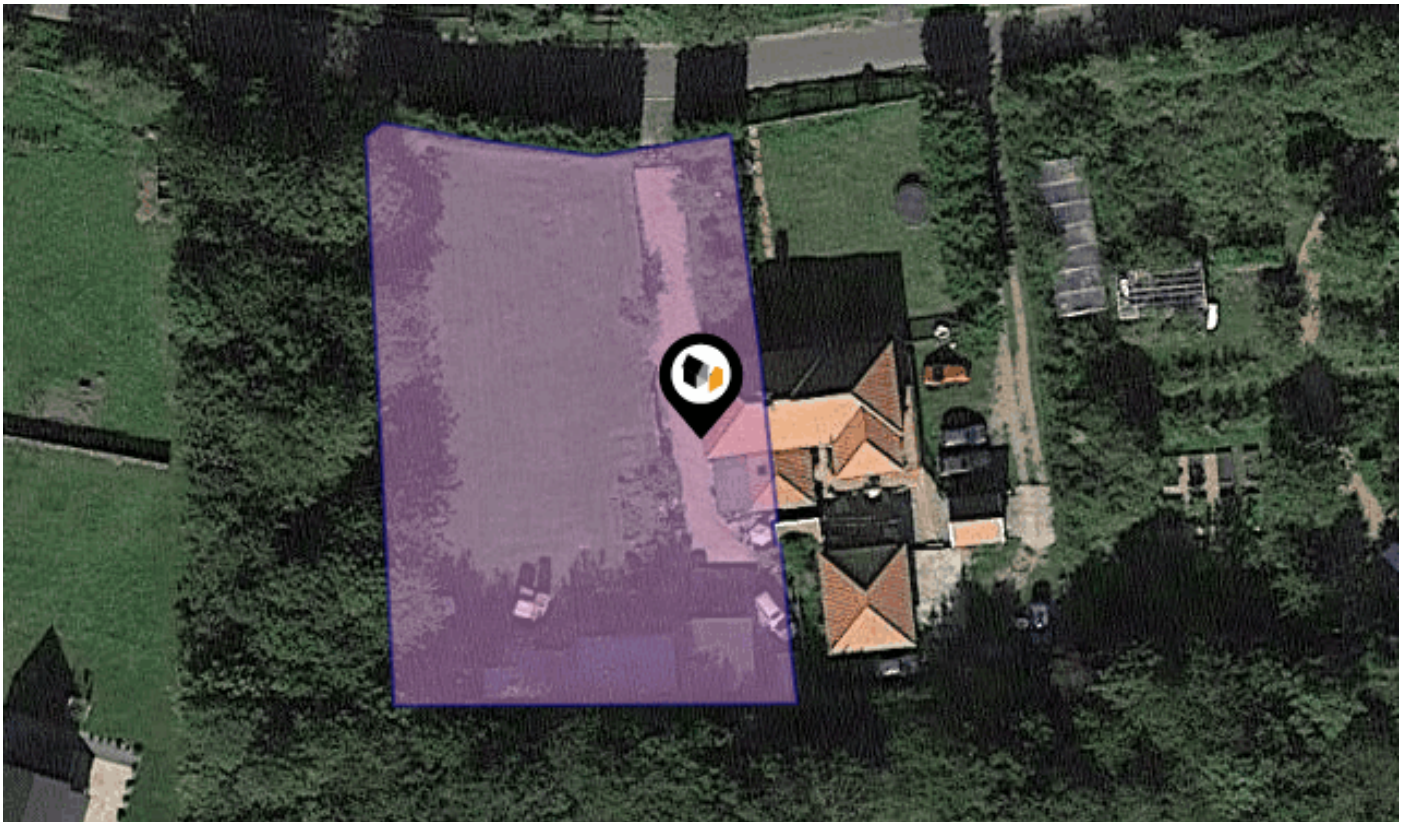


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th June 2024



CHURCH ROAD, WRETHAM, THETFORD, IP24

Whittley Parish | Attleborough

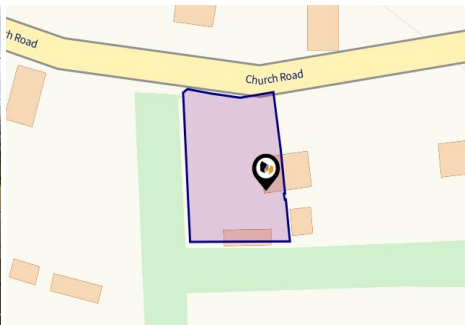
Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleyparish.com

www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.37 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,726		
Title Number:	NK139761		
UPRN:	100091311246		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *10 Manor Cottages, Church Road, Wretham, Thetford, IP24 1RL*

Reference - 3PL/2022/1135/F
Decision: Permission Conditions/Reasons
Date: 06th October 2022
Description: The erection of two detached dwellings (renewal of permission following approval 3PL/2018/1498/F)
Reference - 3PL/2022/1135/VAR
Decision: Undecided (On Hold)
Date: 06th October 2022
Description: Variation of Condition No 2 (Approved plans) on 3PL/2018/1498/F - To change the two approved plots from semi-detached to detached
Reference - 06/22/0869/VCU
Decision: Undecided (On Hold)
Date: 06th October 2022
Description: Variation of condition 2 and removal of condition 4 of pp 06/20/0533/PAD (change of use of agricultural building to dwellinghouse) - amendment to original plans to replace roof using double concrete pantile in onyx black; Asbestos survey
Reference - 20221592
Decision: Permission Conditions/Reasons
Date: 06th October 2022
Description: T1 Oak in front boundary hedge (co-dominated stemmed at approximately 2-2.5 metres previously hidden) to be removed and replaced in a more suitable location

Planning History

This Address

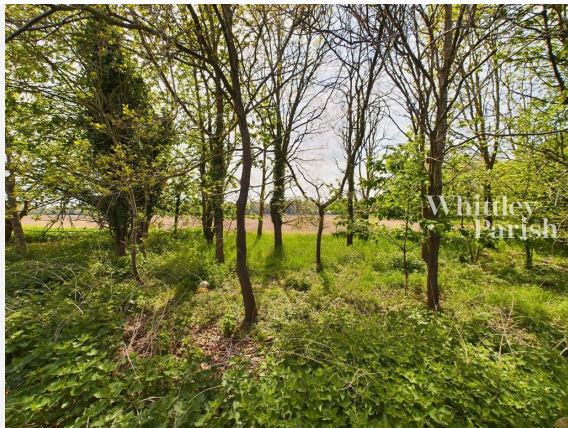


Planning records for: *10 Manor Cottages, Church Road, Wretham, Thetford, IP24 1RL*

Reference - 3PL/2022/0171/VAR	
Decision:	Permission Conditions/Reasons
Date:	14th February 2022
Description:	Removal of condition(s) 7 and 8 on PP 3PL/2018/1498/F

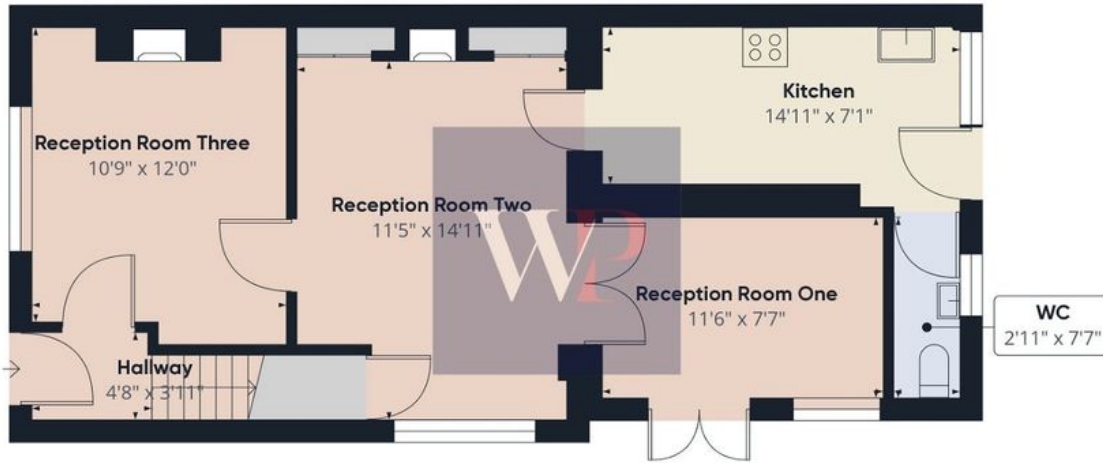








CHURCH ROAD, WRETHAM, THETFORD, IP24



Floor 0



Floor 1



Approximate total area⁽¹⁾
925.57 ft²

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Property
EPC - Certificate



Church Road, Wretham, IP24

Energy rating

E

Valid until 12.07.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



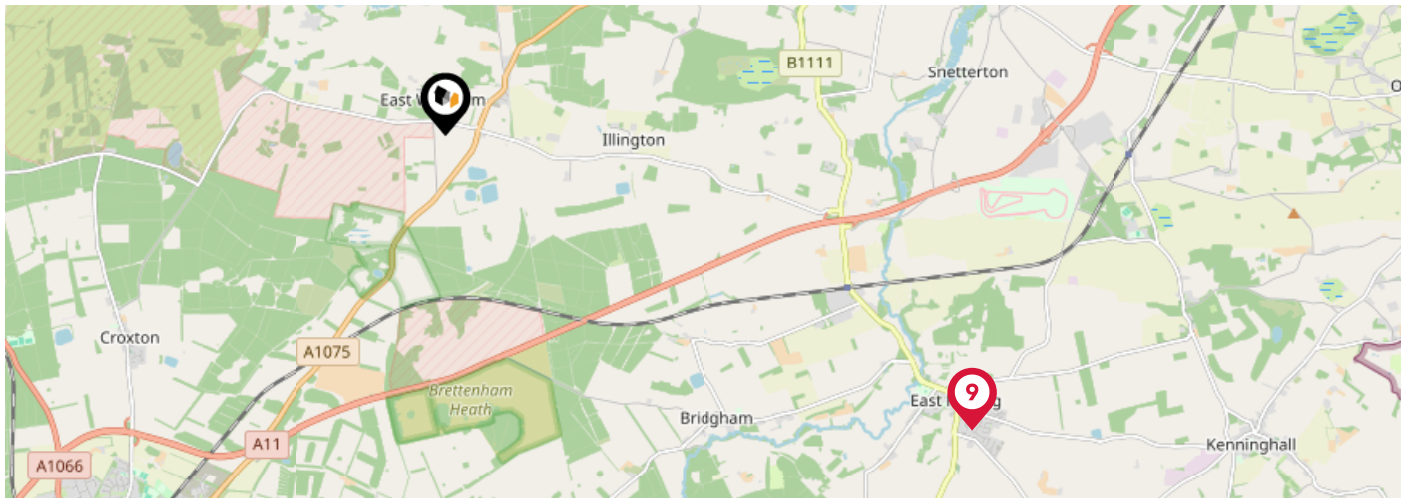
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²



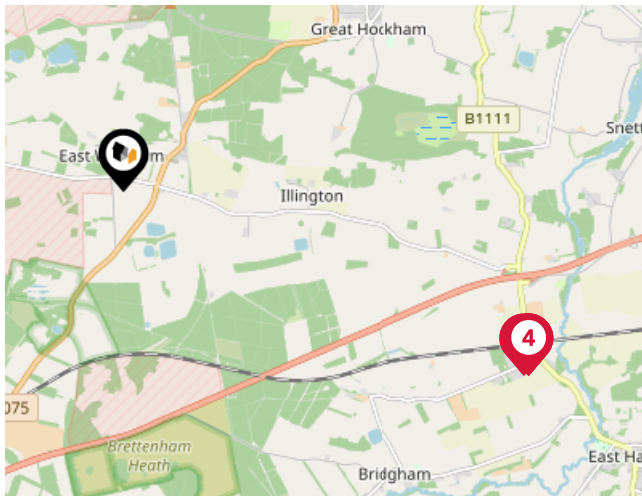
	Nursery	Primary	Secondary	College	Private
<p>1 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 98 Distance:2.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Thompson Primary School Ofsted Rating: Good Pupils: 97 Distance:3.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Thetford Academy Ofsted Rating: Good Pupils: 1121 Distance:4.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Admirals Academy Ofsted Rating: Requires Improvement Pupils: 278 Distance:4.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Raleigh Infant Academy Ofsted Rating: Inadequate Pupils: 237 Distance:4.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Drake Primary School Ofsted Rating: Good Pupils: 405 Distance:4.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Caston Church of England Primary Academy Ofsted Rating: Good Pupils:0 Distance:5.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Norwich Road Academy Ofsted Rating: Requires Improvement Pupils: 344 Distance:5.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



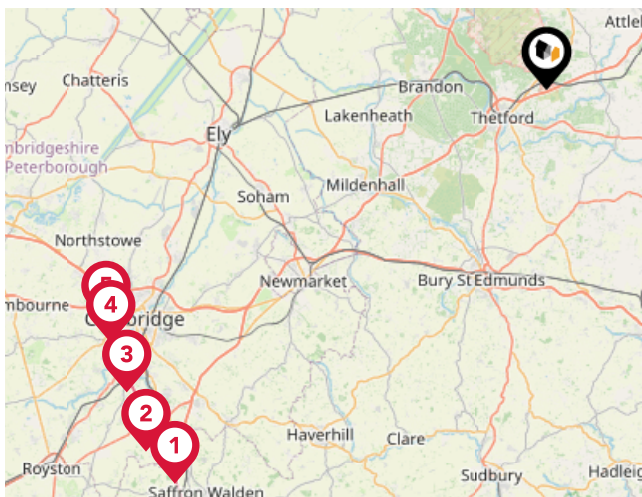
		Nursery	Primary	Secondary	College	Private
	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 234 Distance:5.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 203 Distance:5.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bishop's Church of England Primary Academy Ofsted Rating: Inadequate Pupils: 421 Distance:5.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diamond Academy Ofsted Rating: Inadequate Pupils: 183 Distance:5.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redcastle Family School Ofsted Rating: Good Pupils: 246 Distance:5.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 67 Distance:5.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queensway Infant Academy and Nursery Ofsted Rating: Requires Improvement Pupils: 187 Distance:5.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pinetree School Ofsted Rating: Requires Improvement Pupils: 37 Distance:6.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	3.98 miles
2	Harling Road Rail Station	4.01 miles
3	Harling Road Rail Station	4.01 miles
4	Harling Road Rail Station	4.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.32 miles
2	M11 J10	39.1 miles
3	M11 J11	37.54 miles
4	M11 J13	36.47 miles
5	M11 J14	36.12 miles

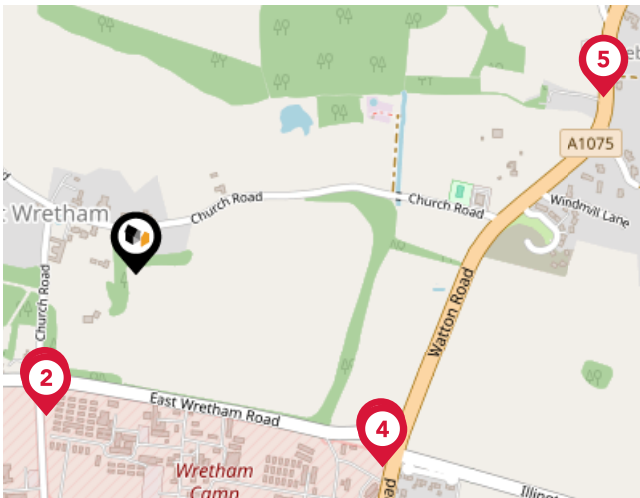


Airports/Helipads

Pin	Name	Distance
1	International Airport	23.22 miles
2	Norwich International Airport	23.22 miles
3	Airport Passenger Terminal	23.28 miles
4	Norwich International Airport	23.28 miles

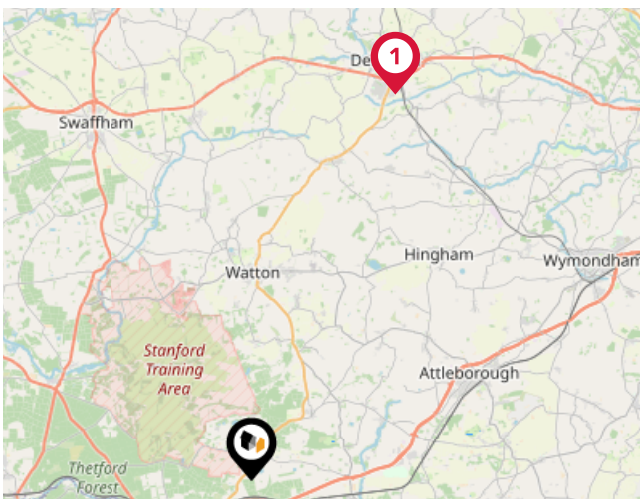
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Camp	0.18 miles
2	Camp	0.19 miles
3	Village Sign	0.35 miles
4	Village Sign	0.35 miles
5	Dog & Partridge	0.56 miles



Local Connections

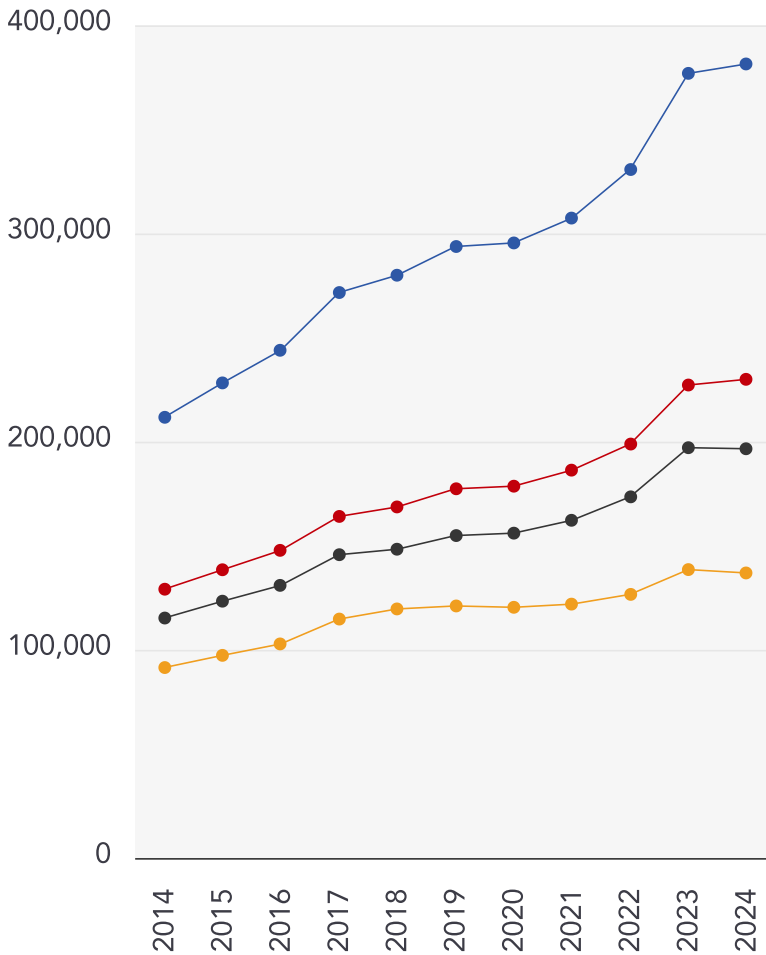
Pin	Name	Distance
1	Dereham (Mid Norfolk Railway)	14.85 miles

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%



Whittleby Parish | Attleborough

At Whittleby Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.



Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

Testimonial 2



We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

Testimonial 3



The whole team at Whittley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.



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Whittleby Parish | Attleborough

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Suva House Queens Square Attleborough
NR17 2AF
01953 711839
alex@whittlebyparish.com
www.whittlebyparish.com

