

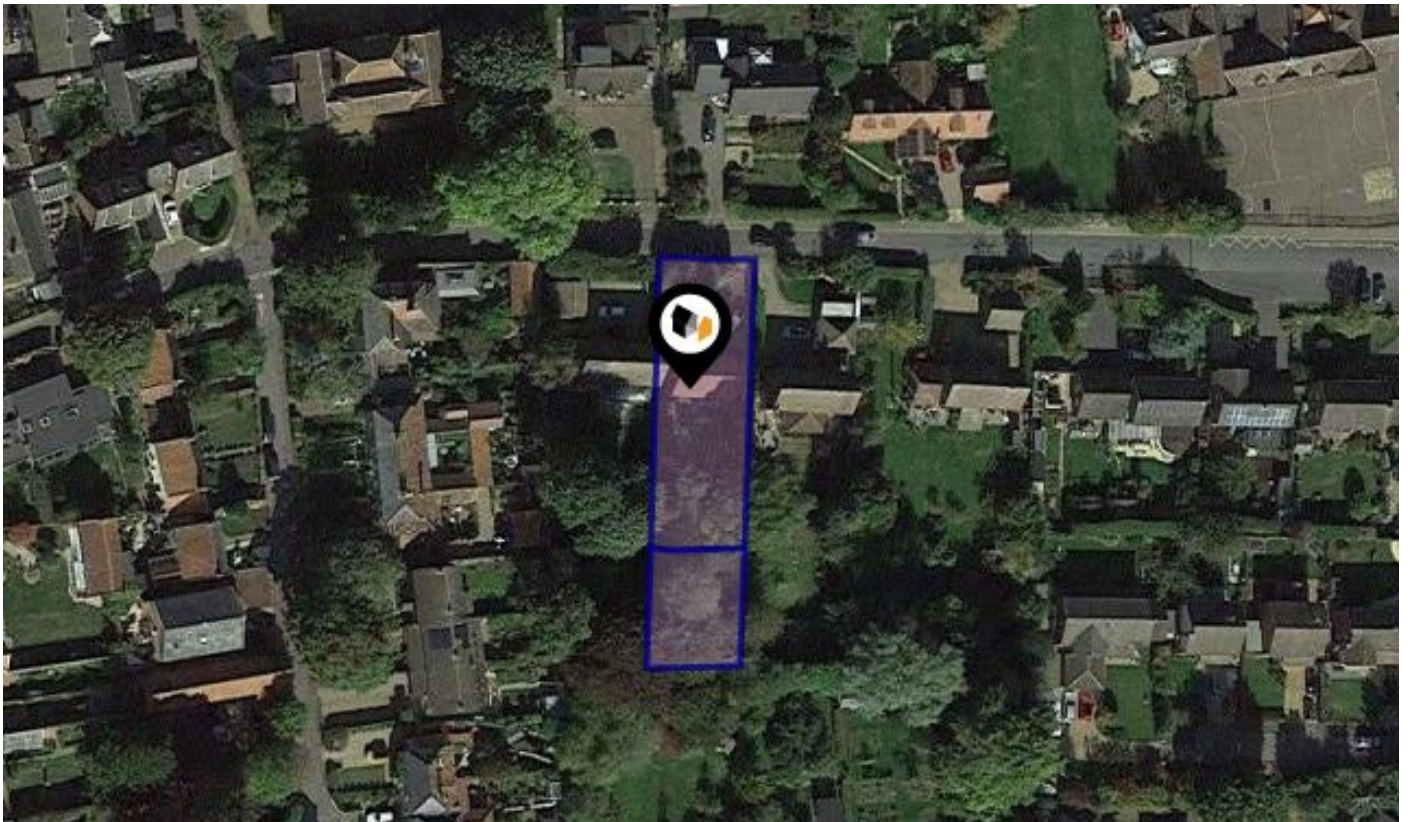


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07<sup>th</sup> October 2024



**HARDINGHAM STREET, HINGHAM, NORWICH, NR9**

## Whittley Parish | Attleborough

Suva House Queens Square Attleborough NR17 2AF

01953 711839

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www.whittleyparish.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.27 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,258		
<b>Title Number:</b>	NK203498		

## Local Area

<b>Local Authority:</b>	Norfolk	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>17</b> mb/s	<b>51</b> mb/s	<b>-</b> mb/s
<b>Flood Risk:</b>				
• Rivers & Seas	No Risk			
• Surface Water	Very Low			

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *Hardingham Street, Hingham, Norwich, NR9*

Reference - 2012/1851	
<b>Decision:</b>	Decided
<b>Date:</b>	04th October 2012
<b>Description:</b>	Eucalyptus - reduce height and spread by 40-50%















## HARDINGHAM STREET, HINGHAM, NORWICH, NR9





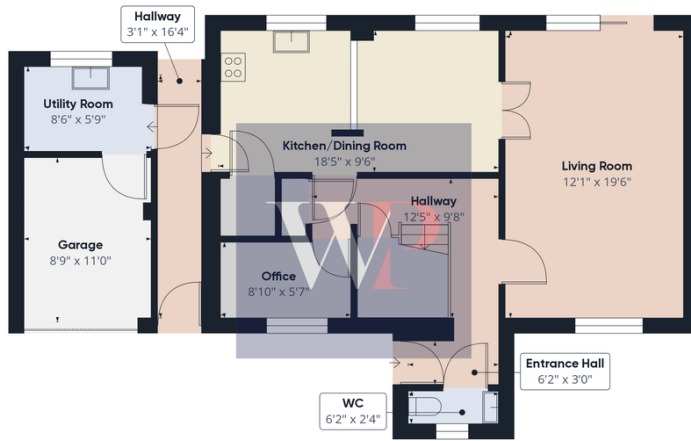
## HARDINGHAM STREET, HINGHAM, NORWICH, NR9



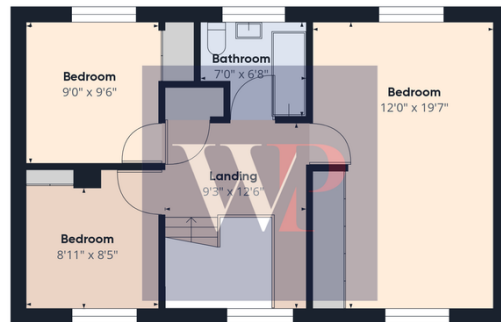




## HARDINGHAM STREET, HINGHAM, NORWICH, NR9



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1374.98 ft<sup>2</sup>

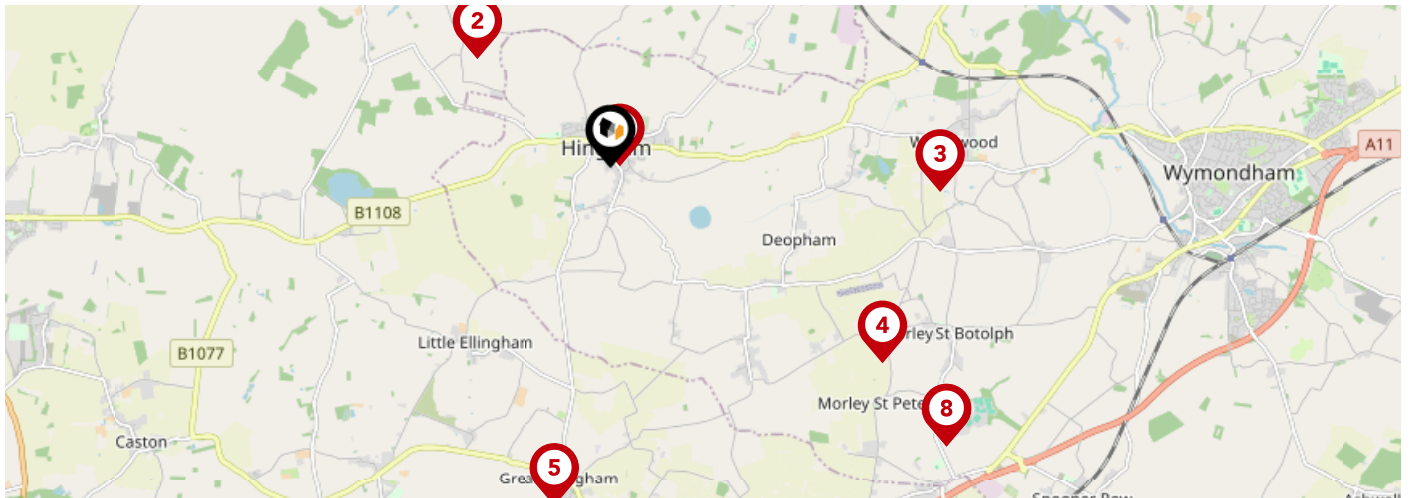
(1) Excluding balconies and terraces

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.

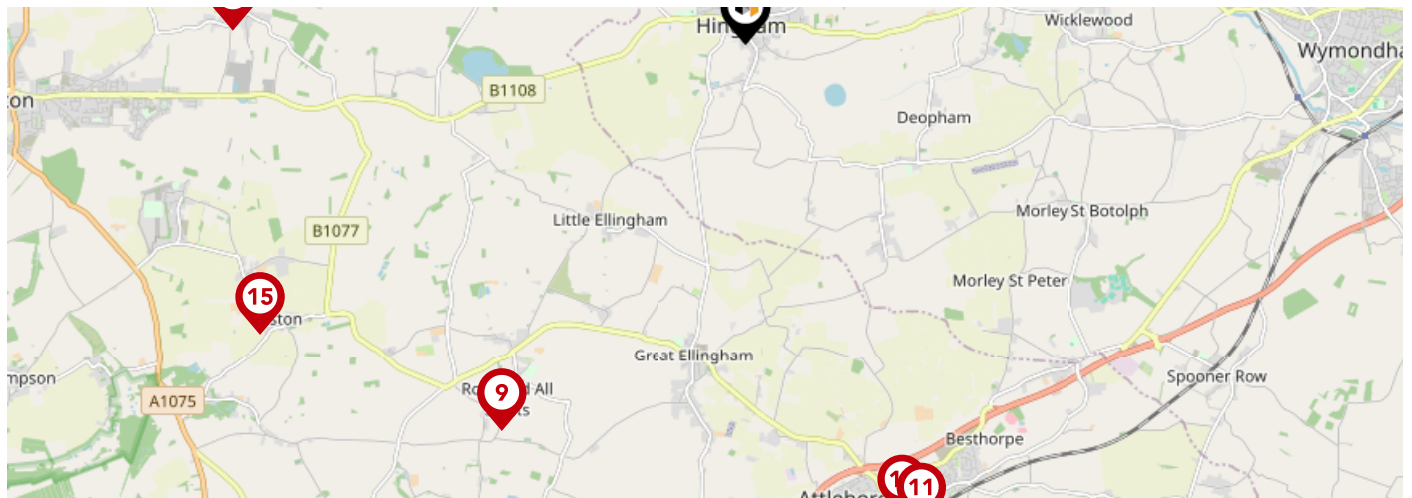
GIRAFFE360

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Hingham Primary School</b> Ofsted Rating: Good   Pupils: 171   Distance:0.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Kingsbrook School</b> Ofsted Rating: Good   Pupils: 14   Distance:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Wicklewood Primary School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 201   Distance:2.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Morley Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 128   Distance:3.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:3.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Garvestone Community Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Wymondham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:3.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1434   Distance:3.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

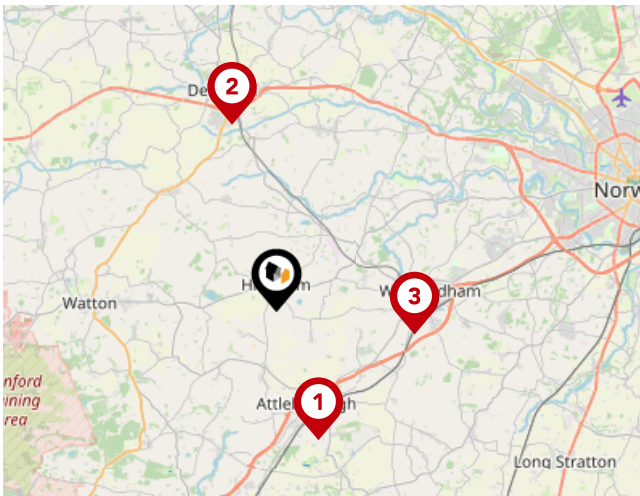
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Rocklands Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:4.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:4.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:4.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Peter and St Paul Church of England Primary Academy &amp; Nursery</b> Ofsted Rating: Good   Pupils: 191   Distance:4.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Thomas Bullock Church of England Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 222   Distance:4.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Barnham Broom Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 110   Distance:4.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Caston Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 72   Distance:5.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:5.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

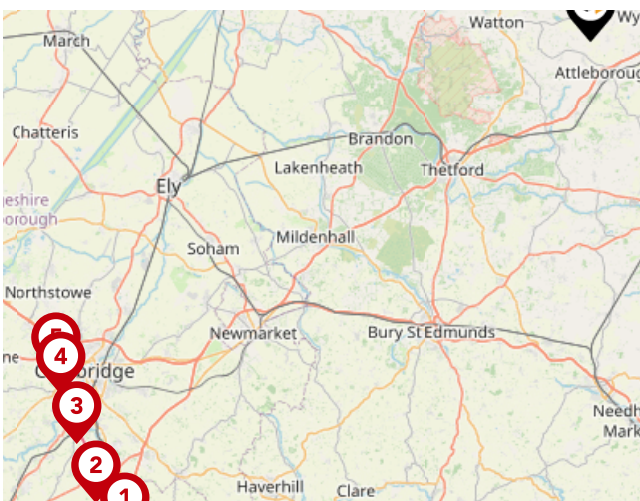


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	4.86 miles
2	(Dereham) Mid Norfolk Railway	6.93 miles
3	Wymondham Abbey (Mid Norfolk Railway)	5.05 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	49.19 miles
2	M11 J10	48.95 miles
3	M11 J11	47.27 miles
4	M11 J13	46.02 miles
5	M11 J14	45.58 miles

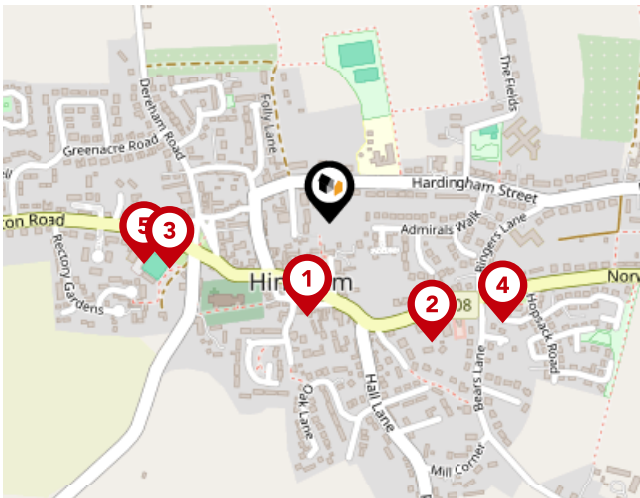


## Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	56.81 miles
2	Southend-on-Sea	71.03 miles
3	Silvertown	84.5 miles
4	Luton Airport	75.36 miles

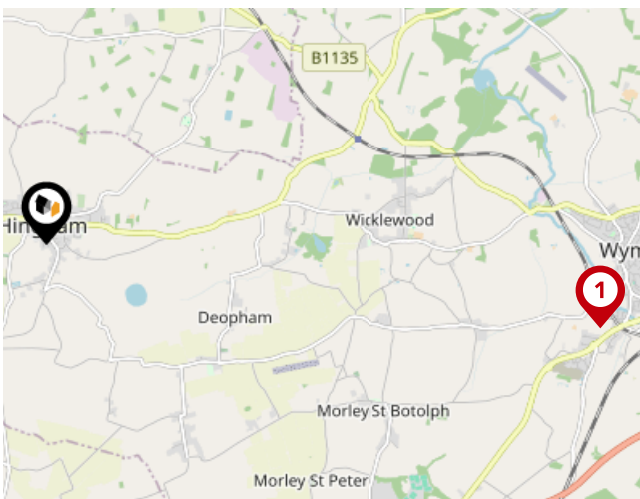
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.11 miles
2	Bears Lane	0.17 miles
3	The Fairland	0.19 miles
4	Ringers Lane	0.22 miles
5	Library	0.21 miles



### Local Connections

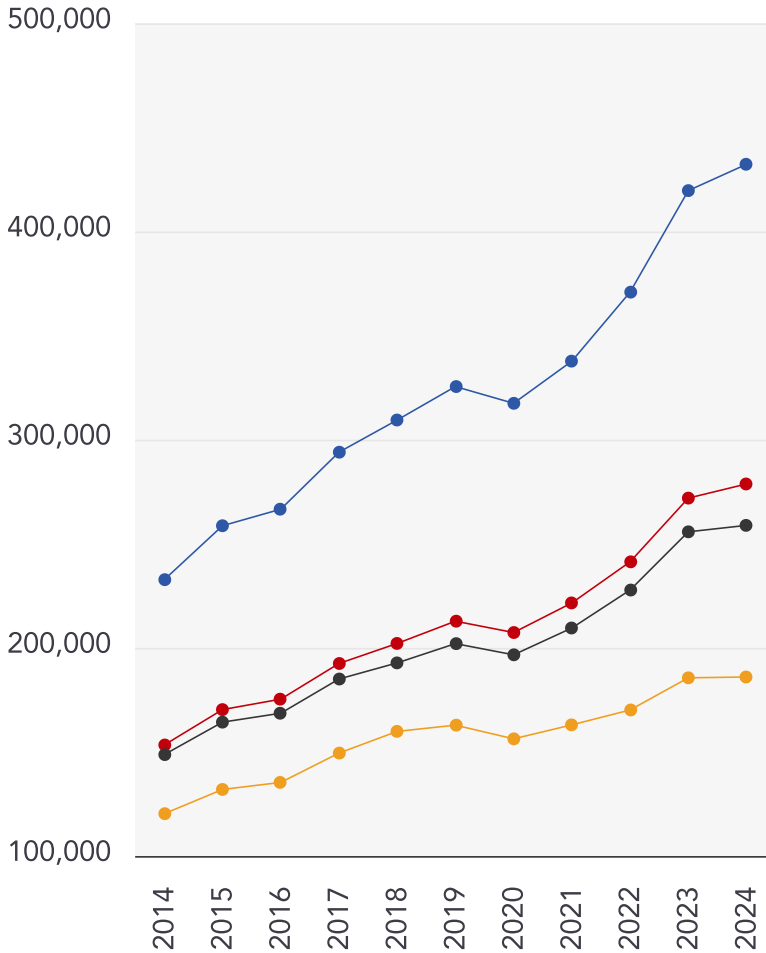
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.04 miles

# Market

## House Price Statistics



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%**





### Whittley Parish | Attleborough

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At Whittley 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.



[/whittleyparishmanagementltd](#)



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# Whittleby Parish | Attleborough

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