

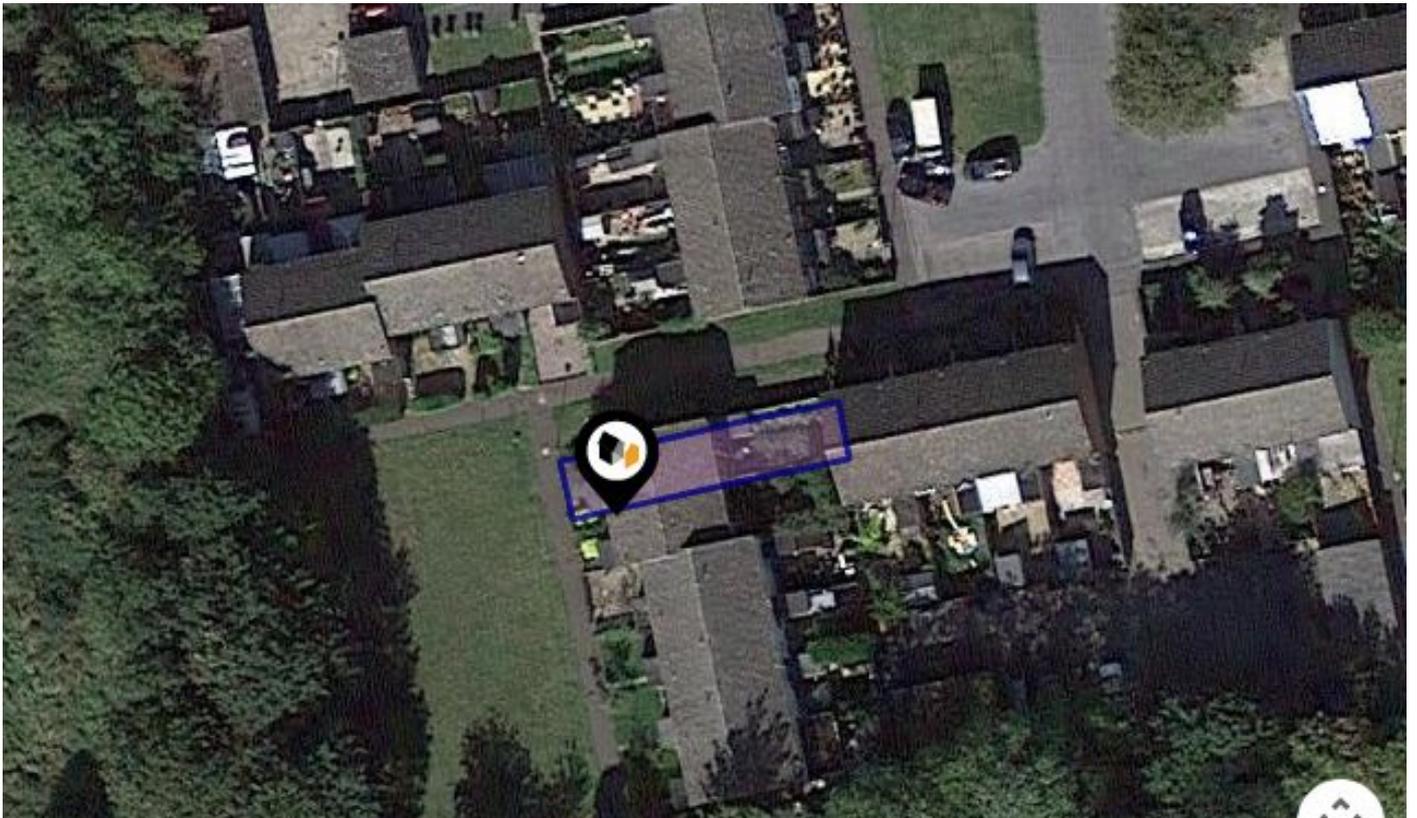


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th April 2025



STOKES AVENUE, WATTON, THETFORD, IP25

Whittley Parish | Attleborough

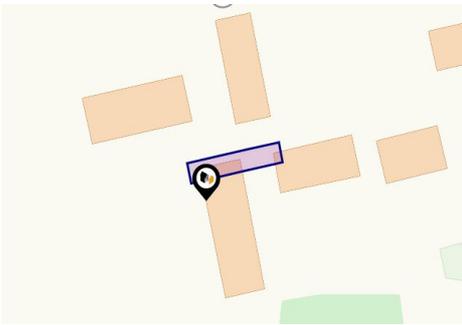
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

Type:	Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.03 acres
Council Tax :	Band A
Annual Estimate:	£1,552
Title Number:	NK55628

Tenure: Freehold

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 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









STOKES AVENUE, WATTON, THETFORD, IP25





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STOKES AVENUE, WATTON, THETFORD, IP25



Property
EPC - Certificate



Watton, IP25

Energy rating

G

Valid until 19.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		29 F
1-20	G	1 G	

Property

EPC - Additional Data



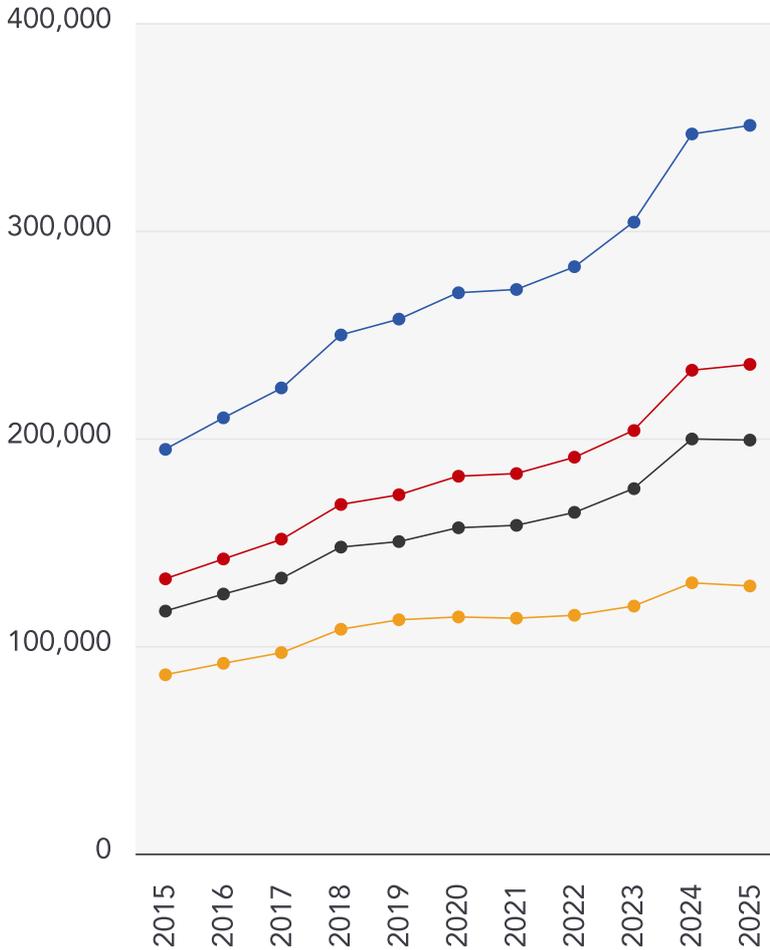
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Warm air, Electricaire
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in IP25



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%

Maps

Coal Mining



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.

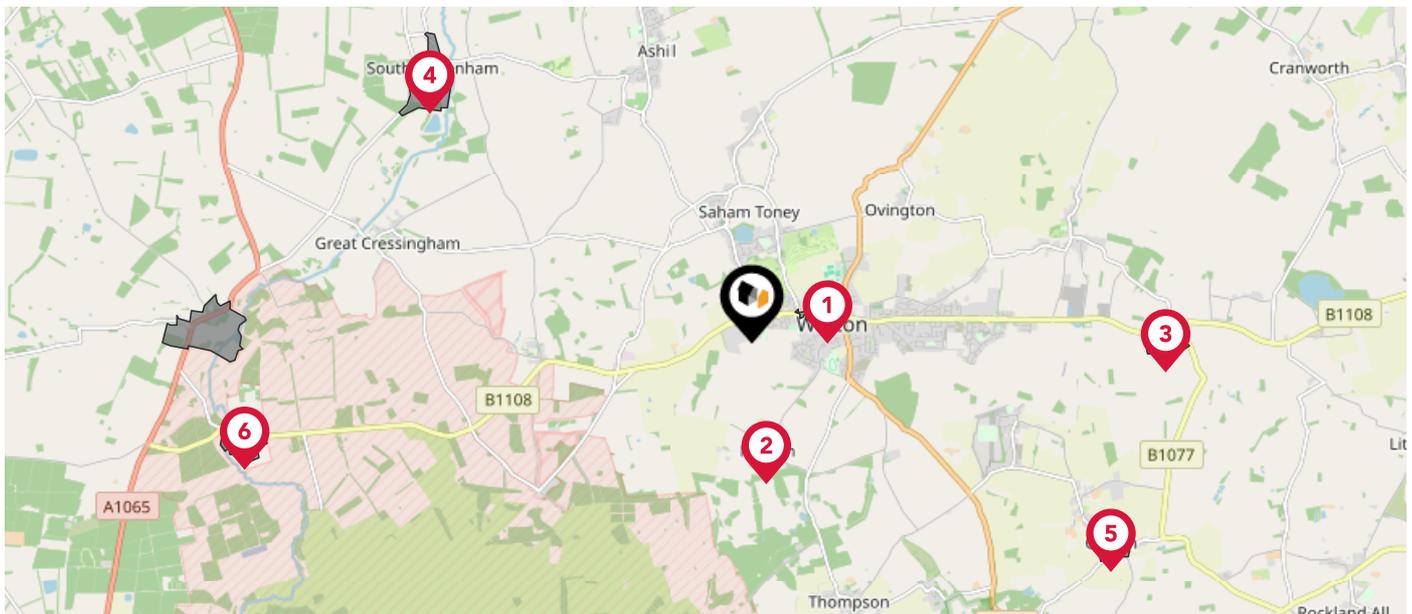
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



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



Watton



Merton



Carbrooke



South Pickenham



Caston



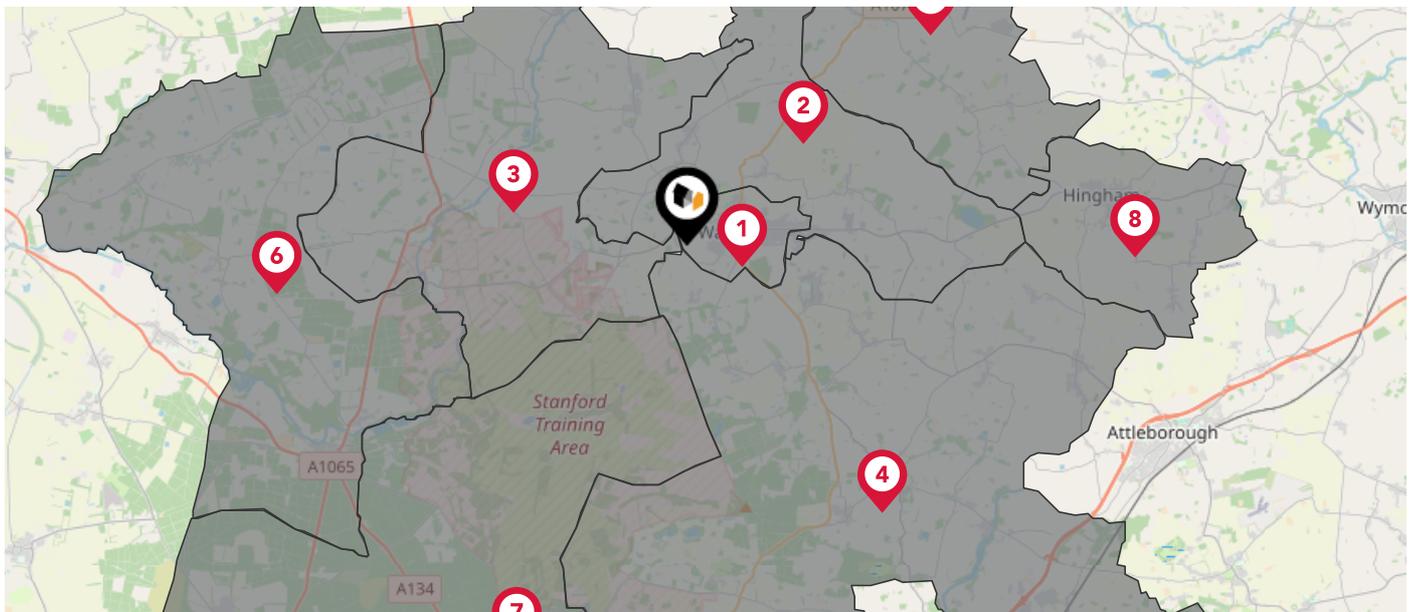
Hilborough

Maps

Council Wards



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

-  Watton Ward
-  Saham Toney Ward
-  Ashill Ward
-  All Saints & Wayland Ward
-  Shipdham-with-Scarning Ward
-  Bedingfeld Ward
-  Forest Ward
-  Hingham & Deopham Ward

Maps

Green Belt



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



Nearby Green Belt Land

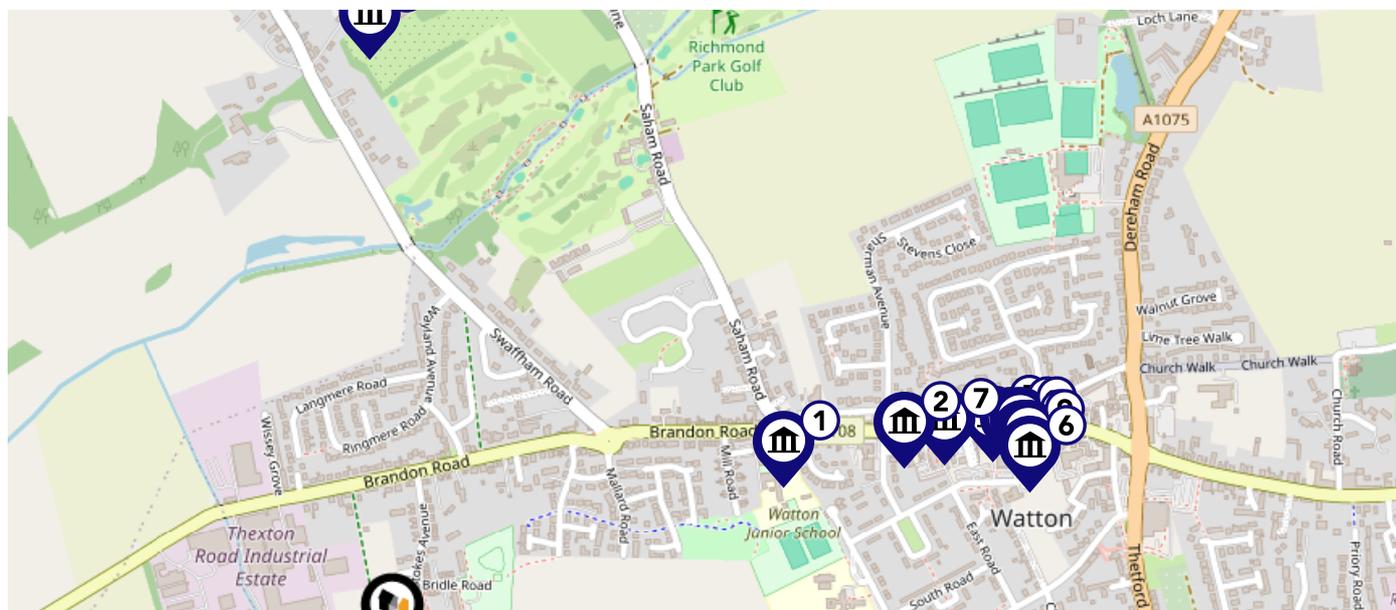
No data available.

Maps

Listed Buildings

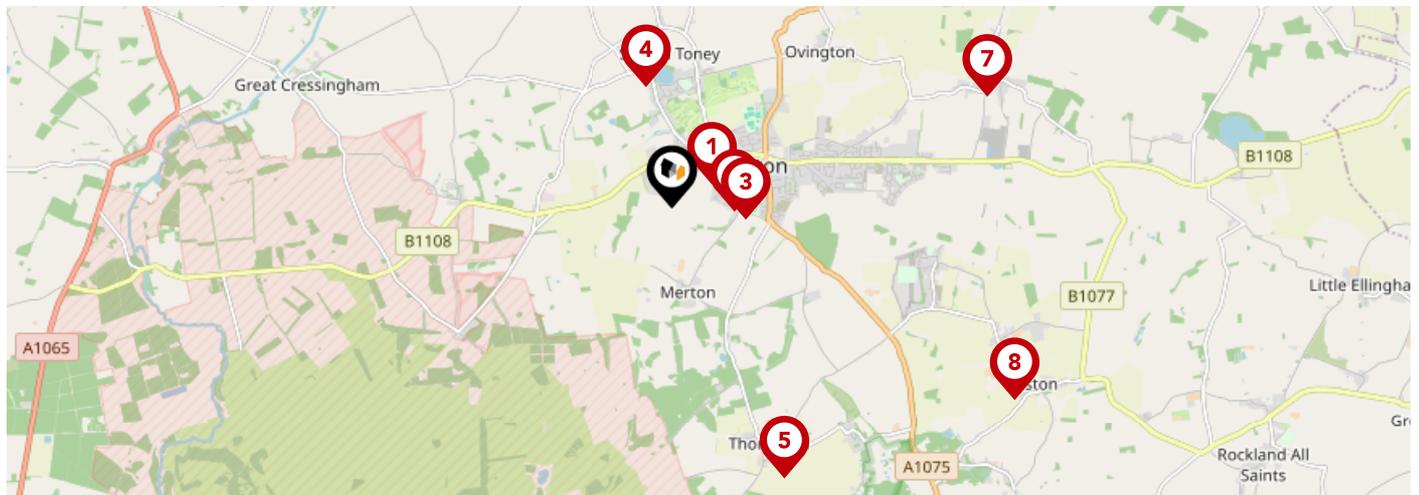


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



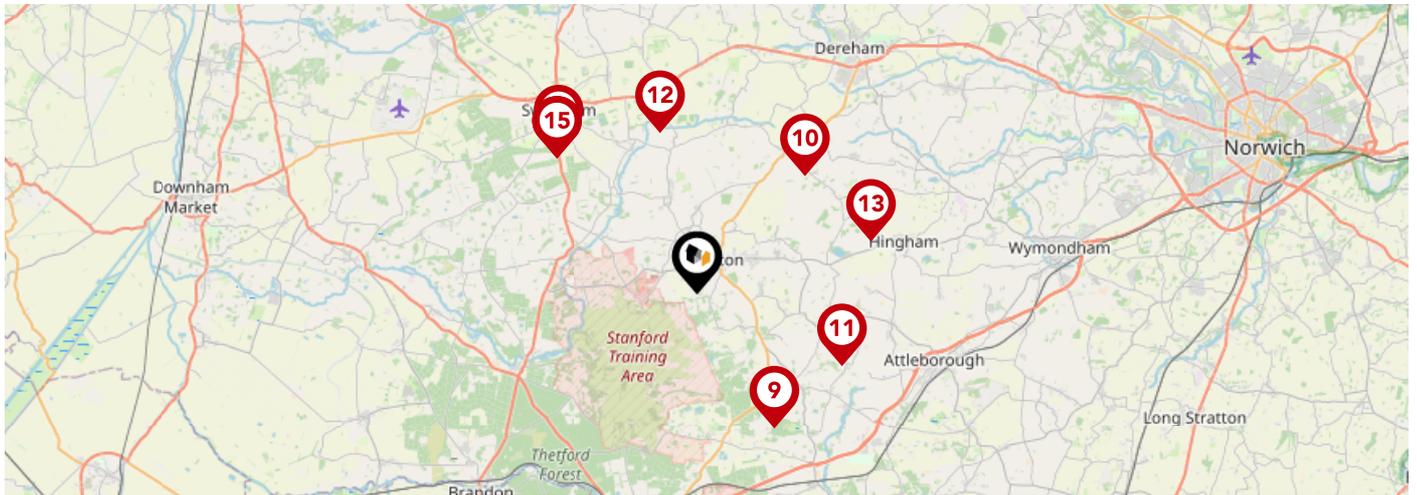
Listed Buildings in the local district	Grade	Distance
 1076775 - 77-83, High Street	Grade II	0.5 miles
 1076778 - 74, 76 And 76a, High Street	Grade II	0.6 miles
 1076776 - 36, High Street	Grade II	0.7 miles
 1153152 - Entrance Arch Leading To No. 21	Grade II	0.7 miles
 1304332 - 44 And 46, High Street	Grade II	0.7 miles
 1076774 - Crown Hotel Stables	Grade II	0.7 miles
 1076777 - 56 And 58, High Street	Grade II	0.7 miles
 1152305 - Barn 30 Metres West Of White Hall	Grade II	0.7 miles
 1076816 - 19, High Street	Grade II	0.7 miles
 1304371 - The Clock Tower	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Watton Junior School Ofsted Rating: Not Rated Pupils: 284 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Watton Westfield Infant and Nursery School Ofsted Rating: Good Pupils: 294 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wayland Academy Ofsted Rating: Good Pupils: 569 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parker's Church of England Primary Academy Ofsted Rating: Good Pupils: 85 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashill Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 191 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

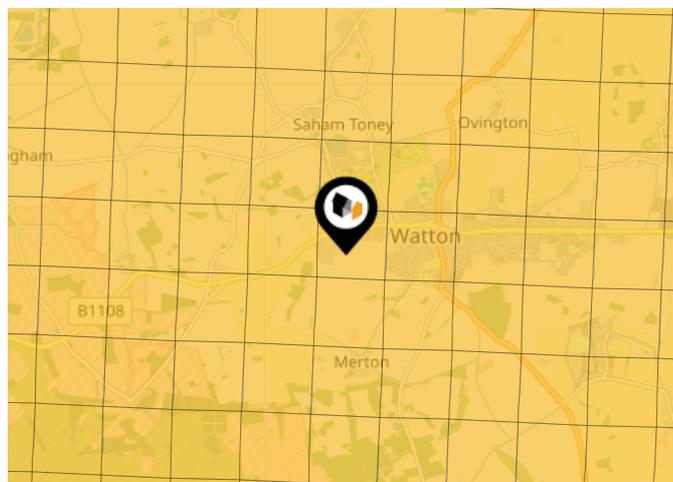


	Nursery	Primary	Secondary	College	Private
<p>9 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:5.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Thomas Bullock Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 222 Distance:5.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Necton VA Primary School Ofsted Rating: Good Pupils: 177 Distance:5.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance:6.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Swaffham CofE Primary Academy Ofsted Rating: Good Pupils: 212 Distance:6.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Nicholas Hamond Academy Ofsted Rating: Good Pupils: 687 Distance:7.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Heartwood CofE VC Primary & Nursery School Ofsted Rating: Good Pupils: 244 Distance:7.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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)		

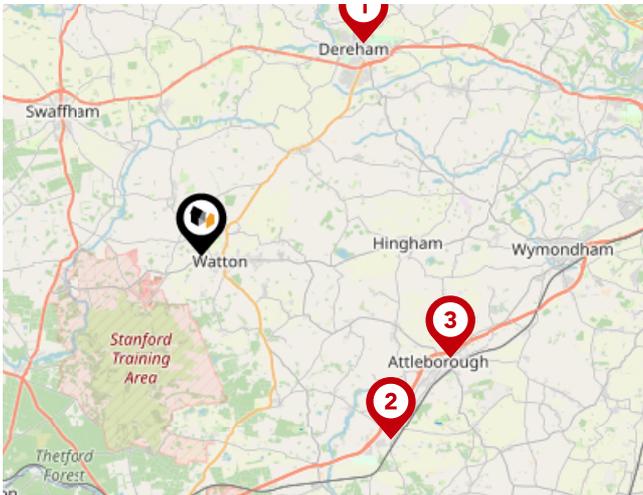


Primary Classifications (Most Common Clay Types)

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

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	(Dereham) Mid Norfolk Railway	9.61 miles
2	Eccles Road Rail Station	9.55 miles
3	Attleborough Rail Station	9.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	43.68 miles
2	M11 J13	39.47 miles
3	M11 J14	38.9 miles
4	M11 J11	41.03 miles
5	M11 J10	43.11 miles



Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	52.35 miles
2	Southend-on-Sea	69.27 miles
3	Silvertown	80.42 miles
4	Luton Airport	69.18 miles

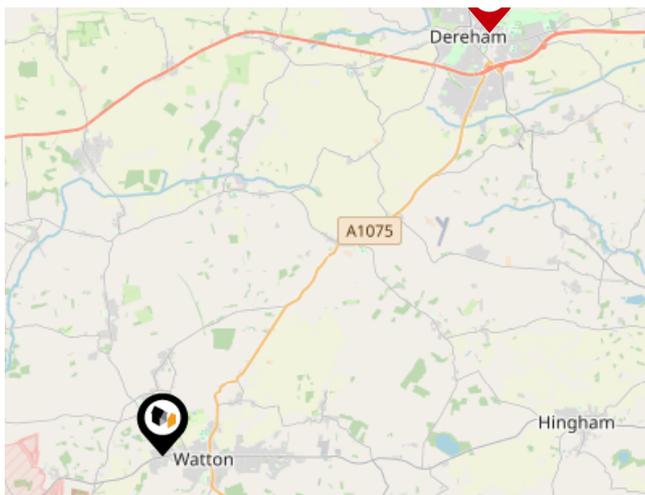
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wayland Avenue	0.21 miles
2	Cranwick Food Factory	0.17 miles
3	Swaffham Road	0.36 miles
4	Wayland High School	0.65 miles
5	East Road	0.65 miles



Local Connections

Pin	Name	Distance
1	Dereham (Mid Norfolk Railway)	9.62 miles



Whittley Parish | Attleborough

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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[/whittleyparish/?hl=en](#)

Whittleby Parish | Attleborough

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Whittleby Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

nick@whittlebyparish.com

www.whittlebyparish.com

