

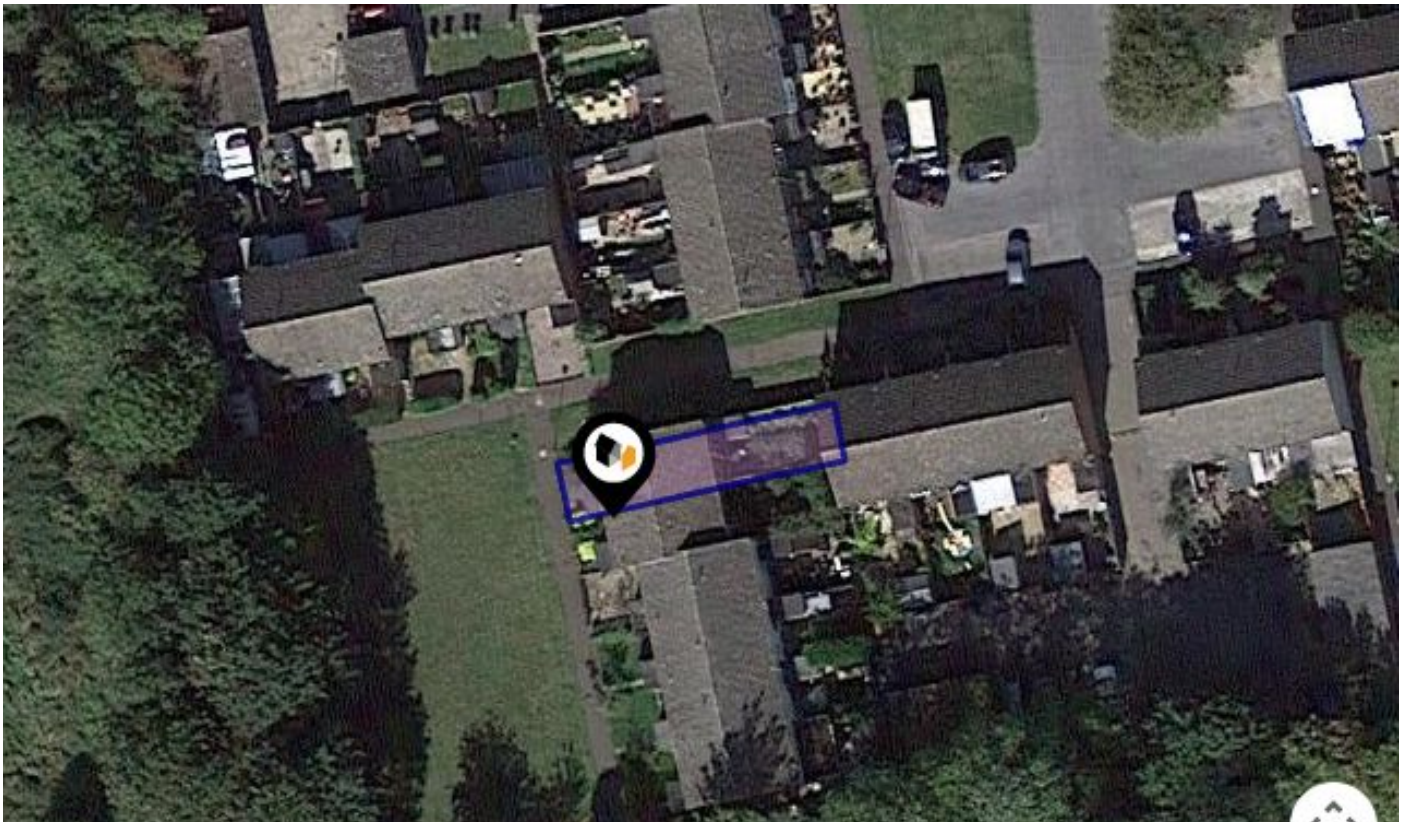


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10<sup>th</sup> April 2025



**STOKES AVENUE, WATTON, THETFORD, IP25**

## Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

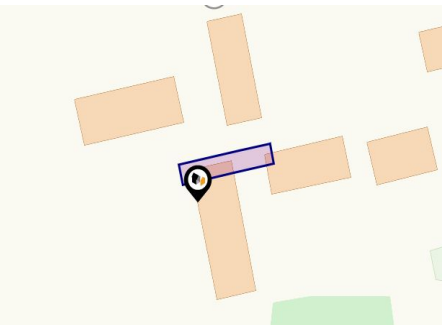
01953 711839

nick@whittleyparish.com

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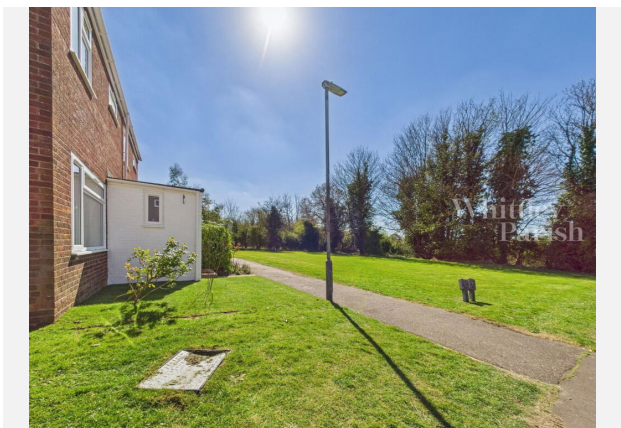
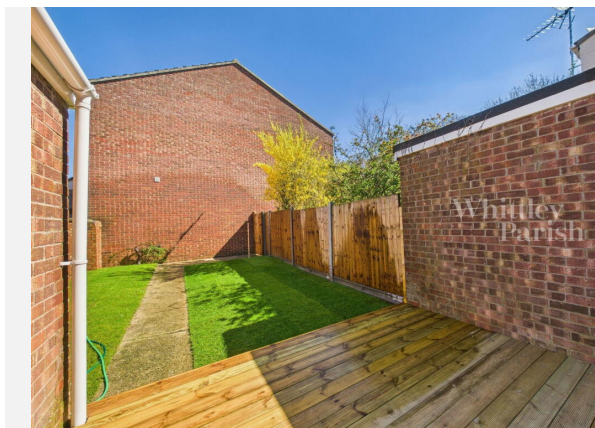
## Property

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

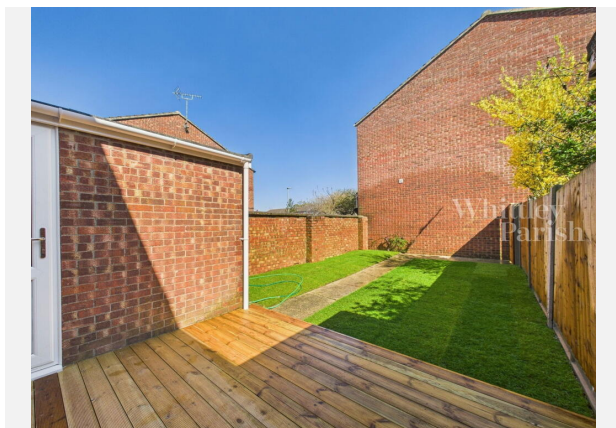
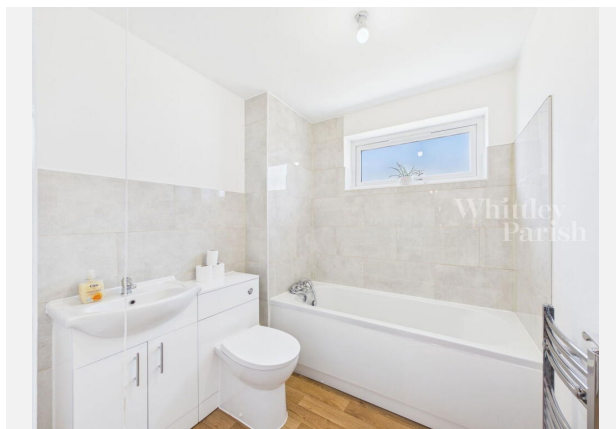
## Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	16 mb/s	80 mb/s	- mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	sky
				Virgin media



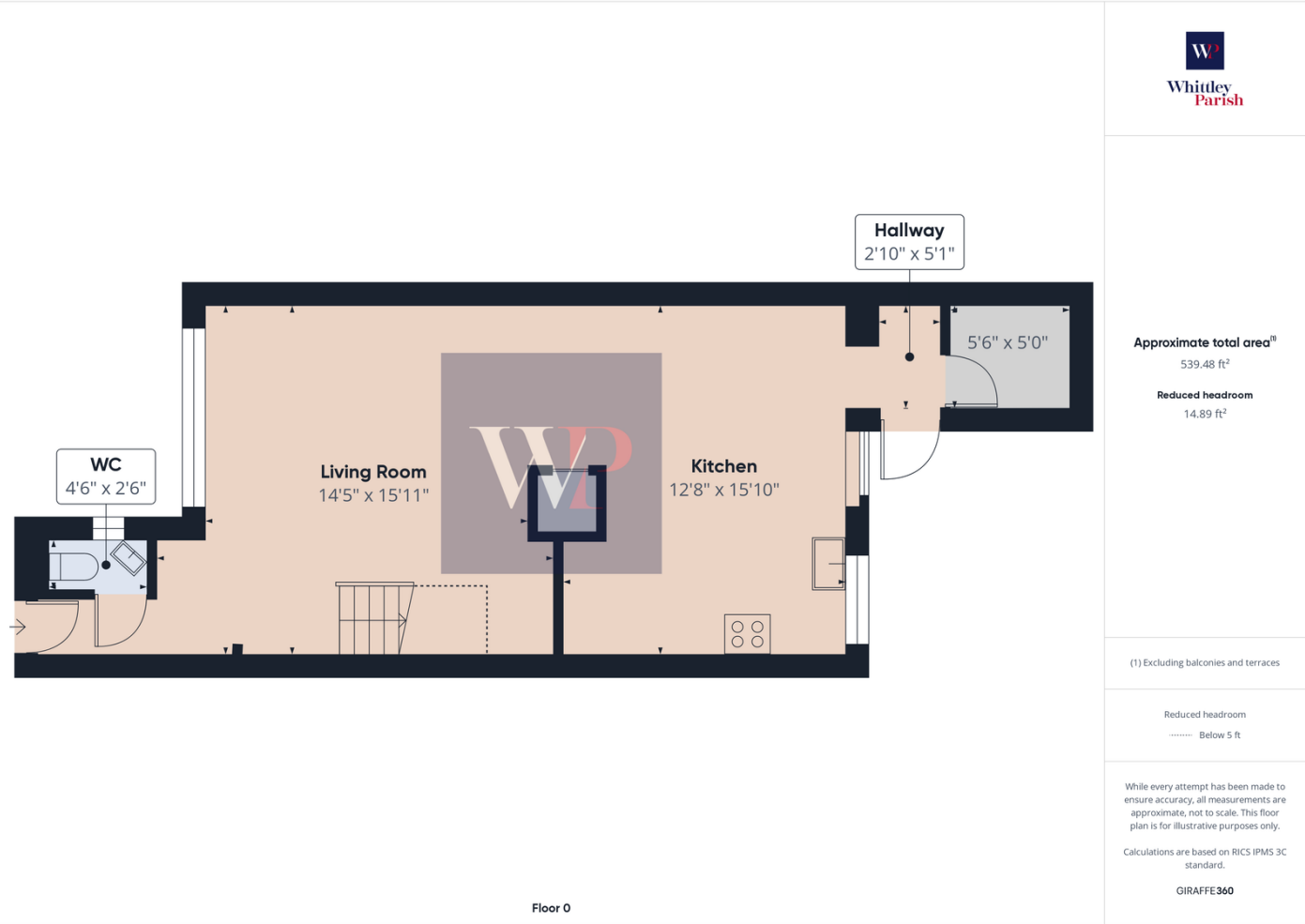








STOKES AVENUE, WATTON, THETFORD, IP25



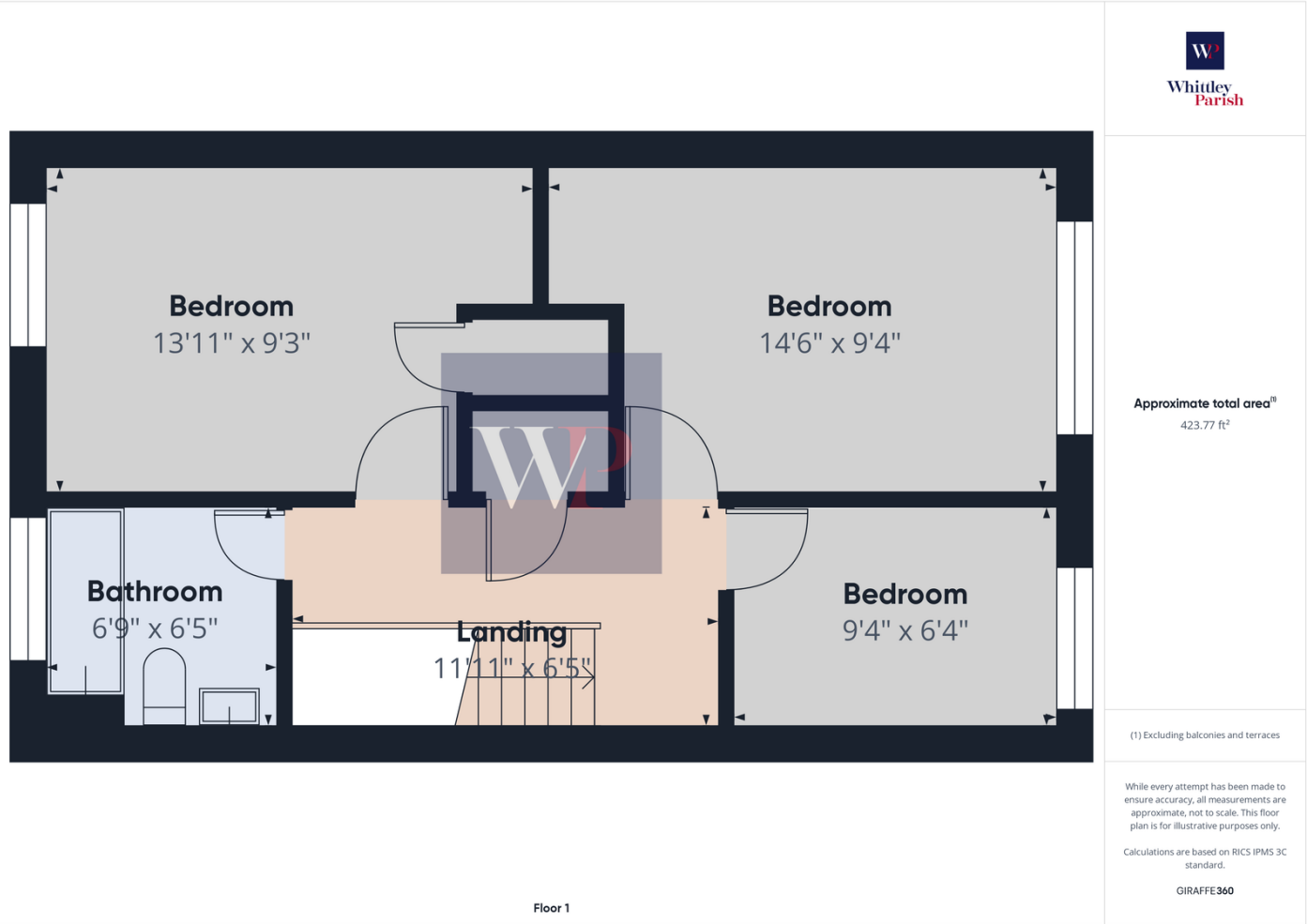


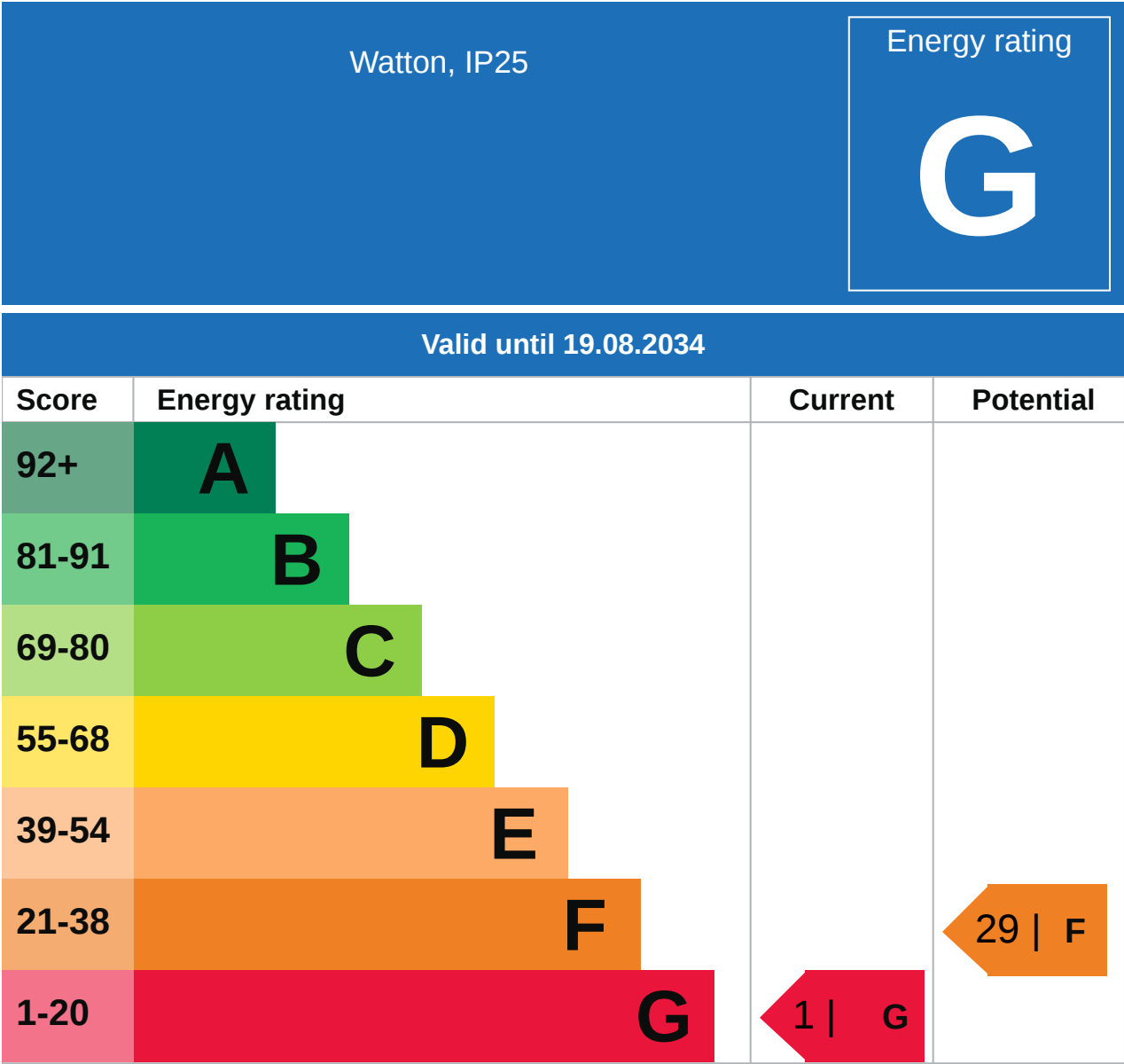
STOKES AVENUE, WATTON, THETFORD, IP25





STOKES AVENUE, WATTON, THETFORD, IP25









### Additional EPC Data

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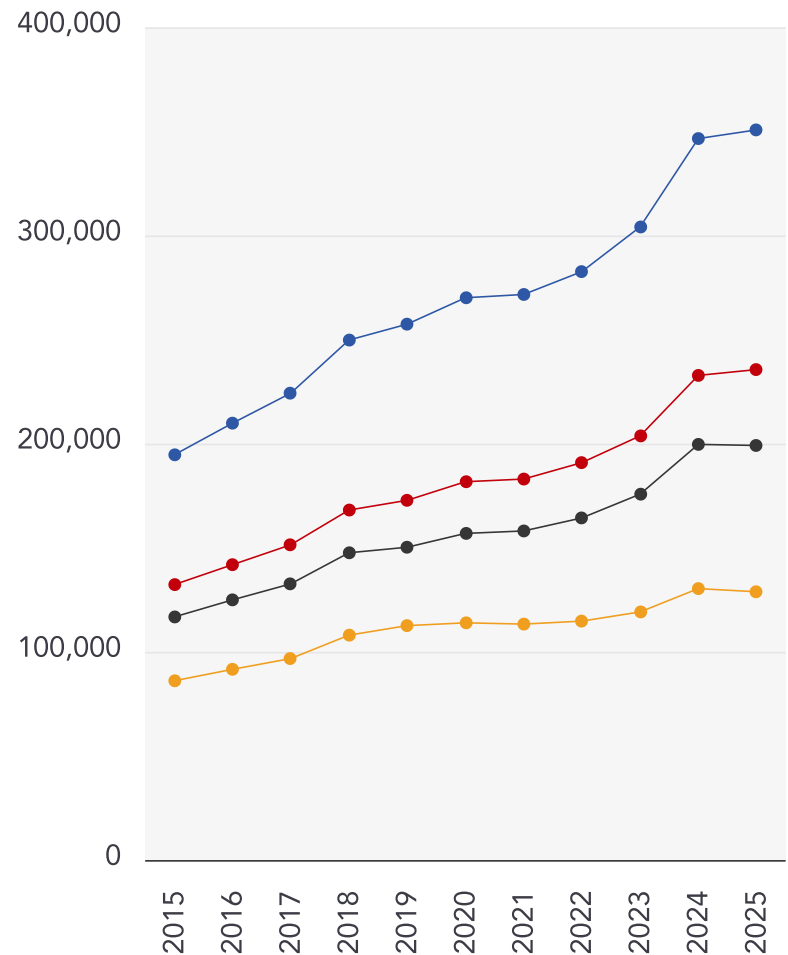
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>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

# 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%**

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.

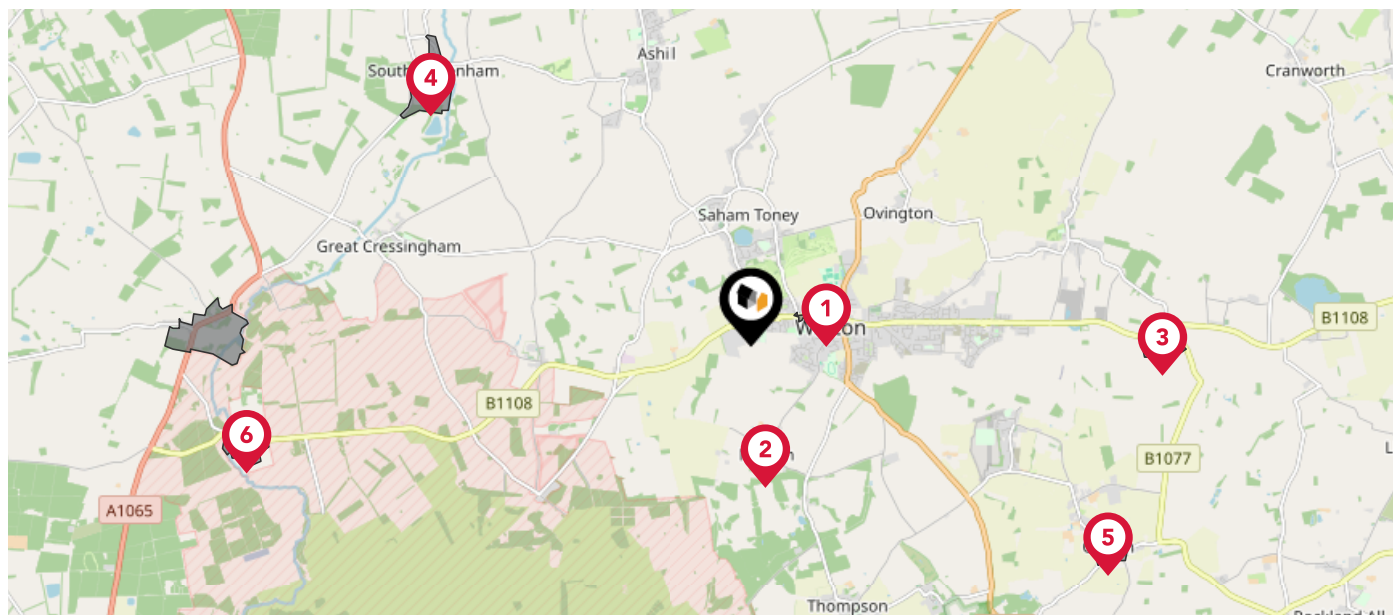
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

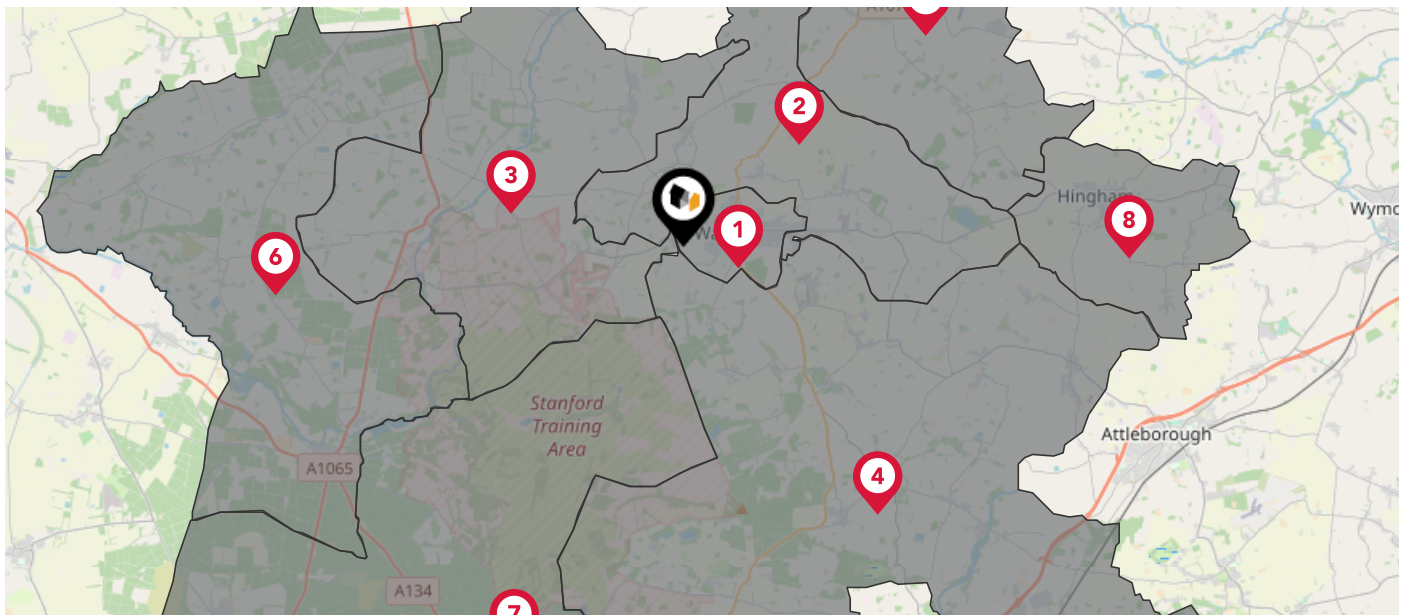


# Maps

## 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



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



Nearby Green Belt Land

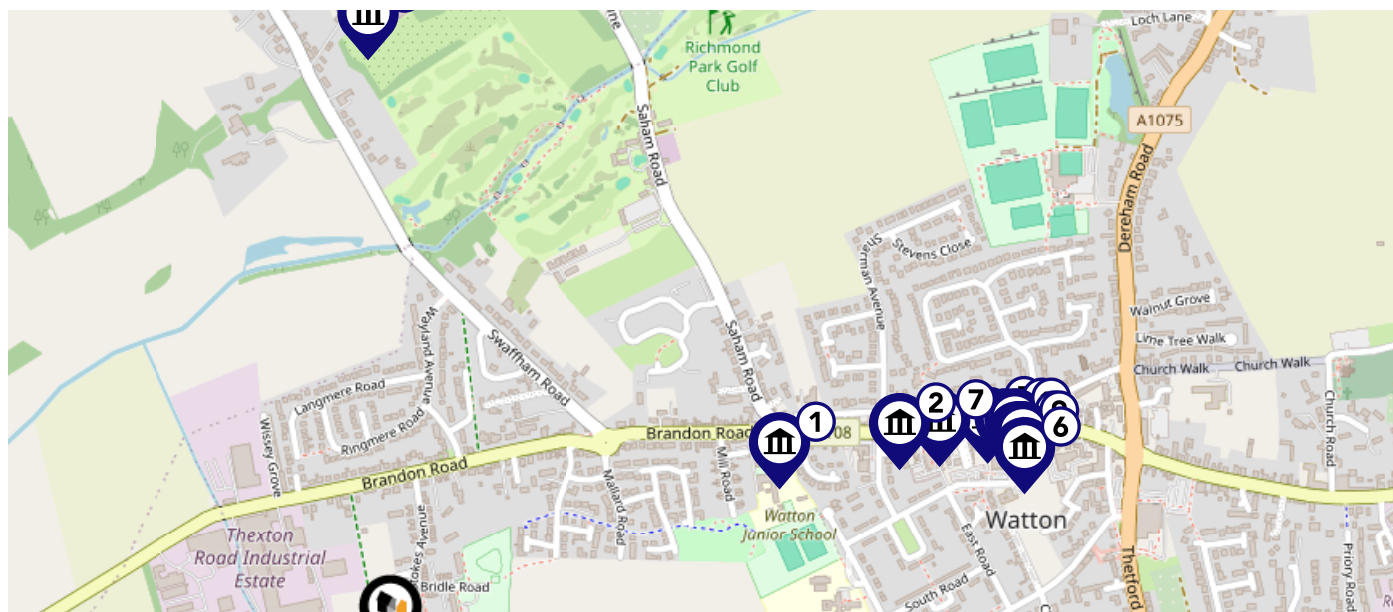
No data available.











# Maps

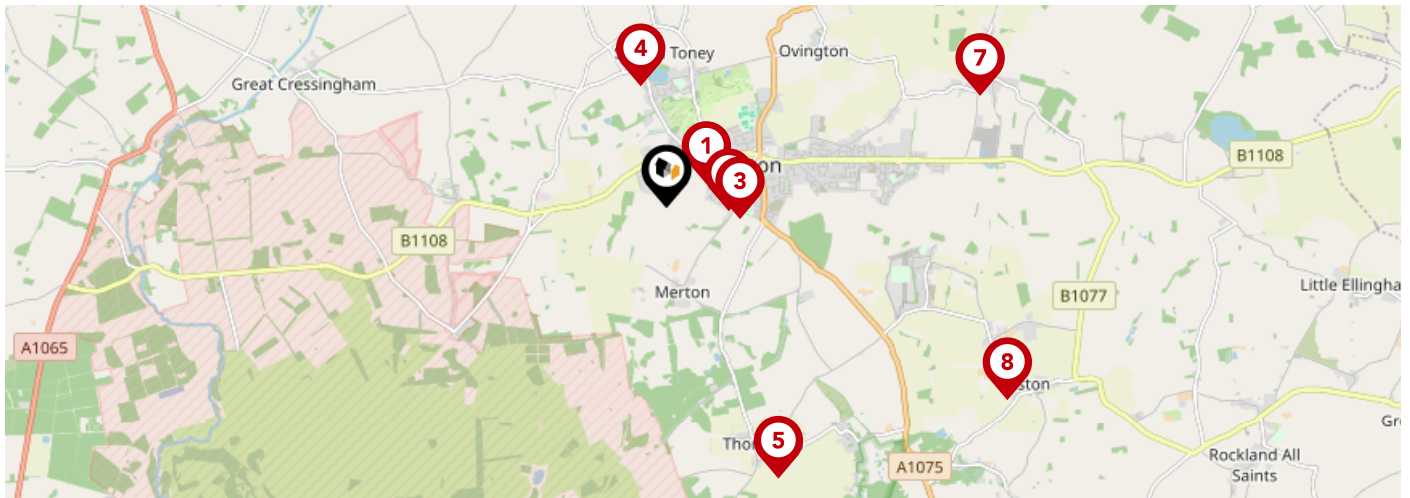
## Listed Buildings











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

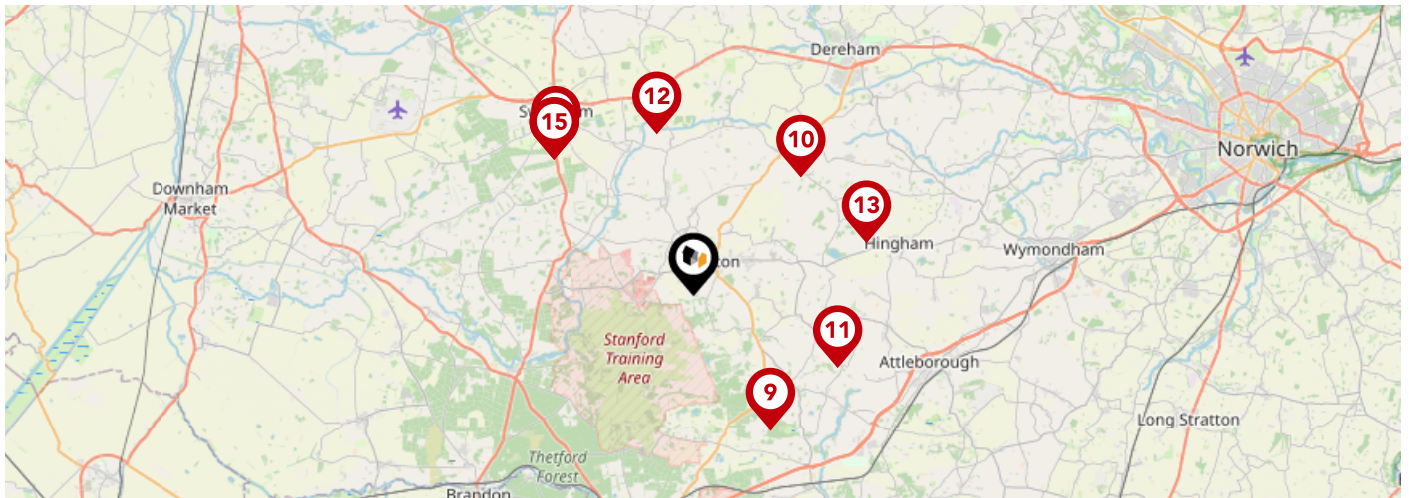










Listed Buildings in the local district	Grade	Distance
 1076775 - 77-83, High Street	Grade II	0.5 miles
 1076778 - 74, 76 And 76a, High Street	Grade II	0.6 miles
 1076776 - 36, High Street	Grade II	0.7 miles
 1153152 - Entrance Arch Leading To No. 21	Grade II	0.7 miles
 1304332 - 44 And 46, High Street	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



		Nursery	Primary	Secondary	College	Private
	<b>Watton Junior School</b> 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"/>
	<b>Watton Westfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 294   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wayland Academy</b> Ofsted Rating: Good   Pupils: 569   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parker's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 85   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thompson Primary School</b> 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"/>
	<b>Ashill Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter and St Paul Church of England Primary Academy &amp; Nursery</b> Ofsted Rating: Good   Pupils: 191   Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caston Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 72   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

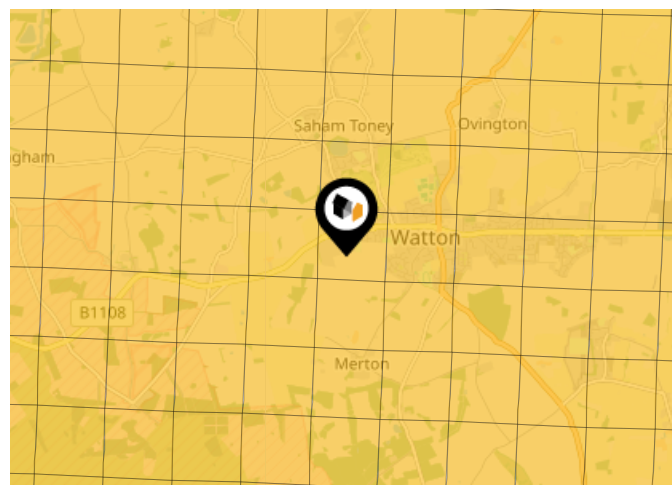




		Nursery	Primary	Secondary	College	Private
	<b>Great Hockham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 110   Distance:5.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thomas Bullock Church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

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

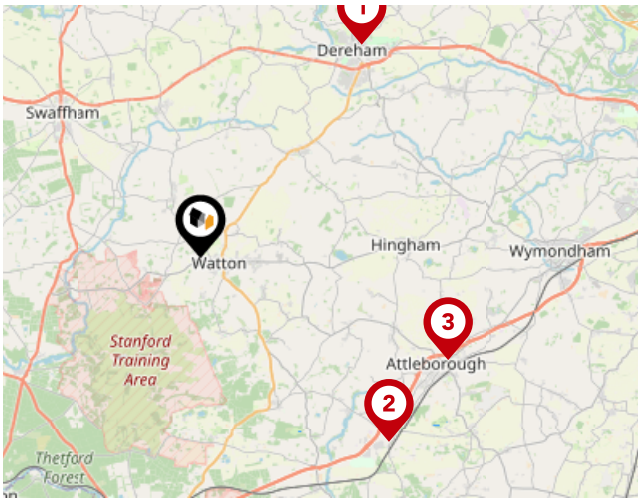


## Primary Classifications (Most Common Clay Types)

<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

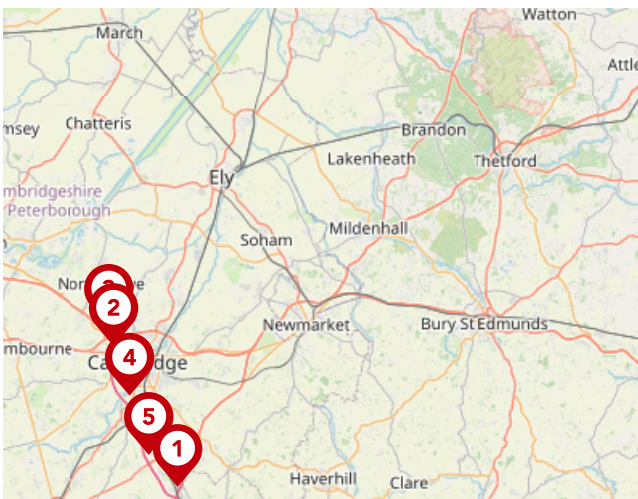
# Area

## 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

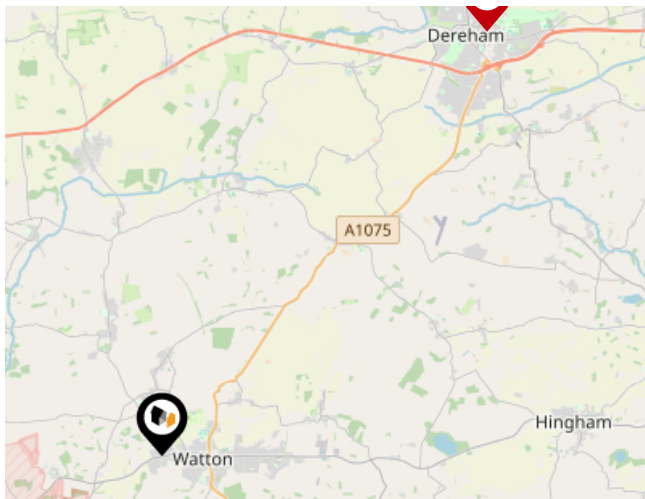
# Area

## 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





### Whittleby Parish | Attleborough

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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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?hl=en

# Whittleby Parish | Attleborough

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Valuation Office  
Agency

