

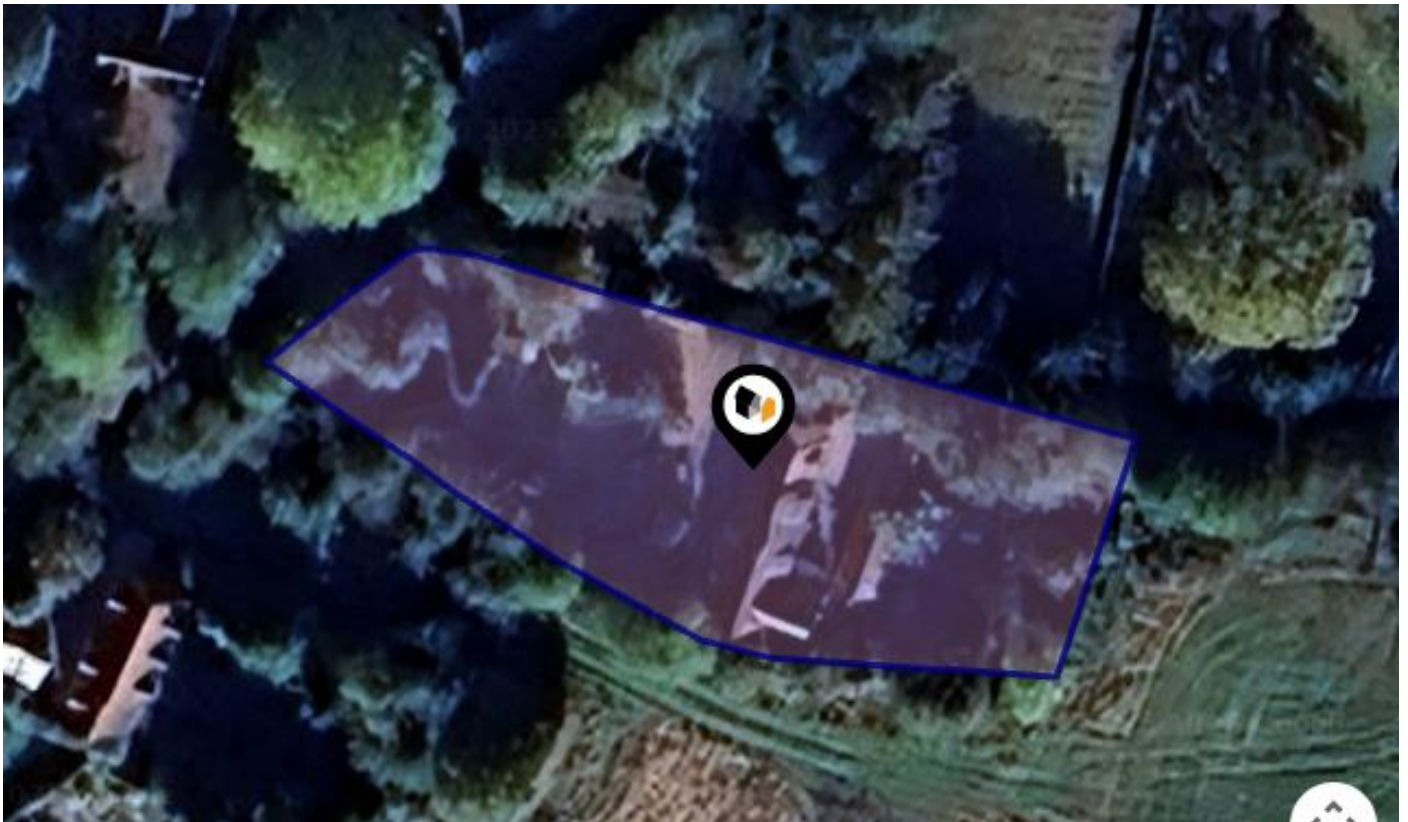


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th April 2025



RECTORY LANE, BUNWELL, NORWICH, NR16

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com

















Powered by
aprift
Know any property instantly



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,689 ft ² / 157 m ²		
Plot Area:	0.36 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,894		
Title Number:	NK410075		

Local Area

Local Authority:	South norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	19 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning History

This Address



Planning records for: *Rectory Lane, Bunwell, Norwich, NR16*

Reference - 2014/1742	
Decision:	Decided
Date:	15th August 2014
Description:	Replacement of windows and doors

Reference - 2013/0069	
Decision:	Decided
Date:	13th December 2012
Description:	To remove softwood windows and doors, replace with traditional hardwood flush casement windows and doors

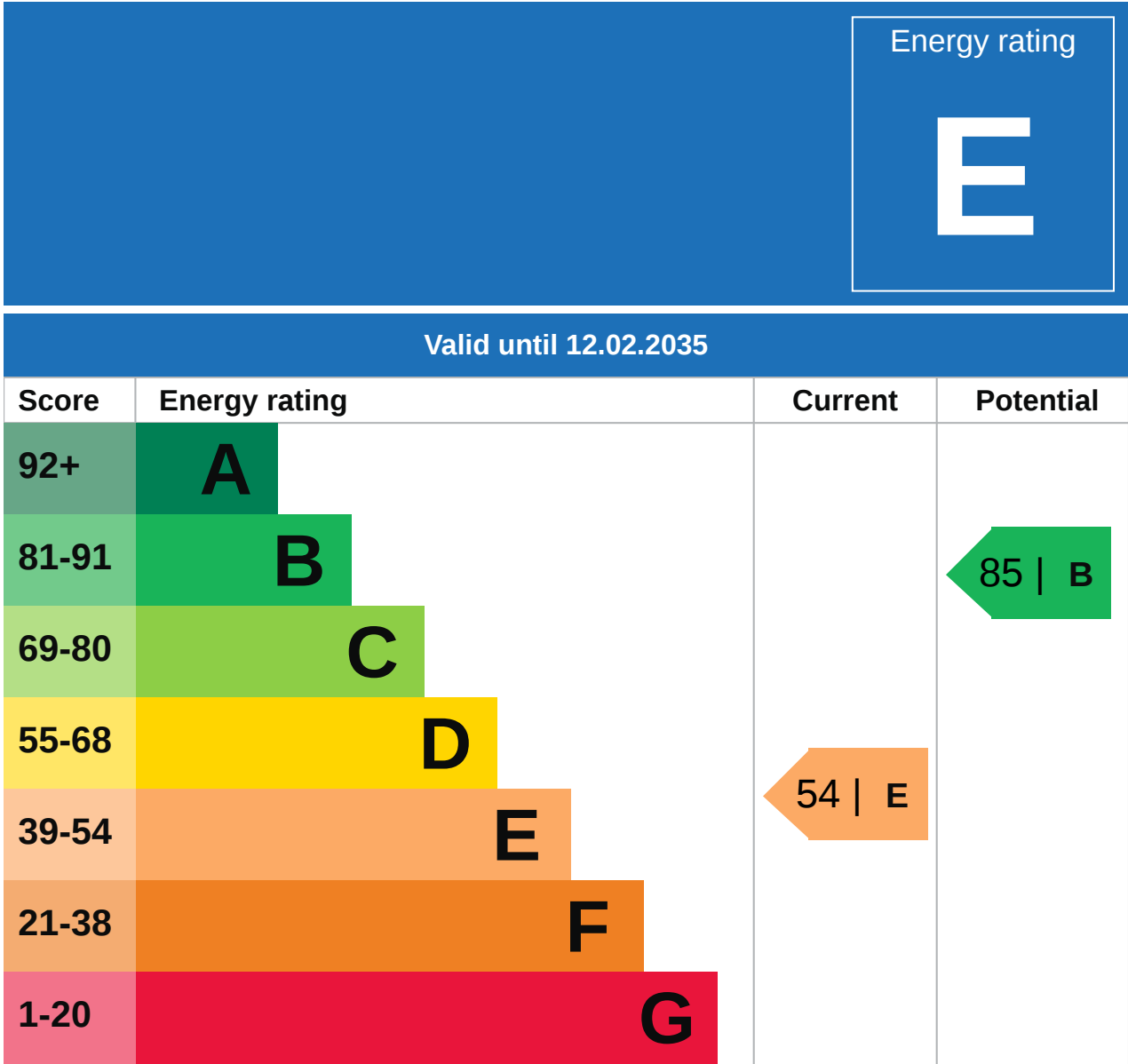
Reference - 2004/0691	
Decision:	Decided
Date:	01st April 2004
Description:	Change of use from residential dwelling to bed & breakfast accomodation









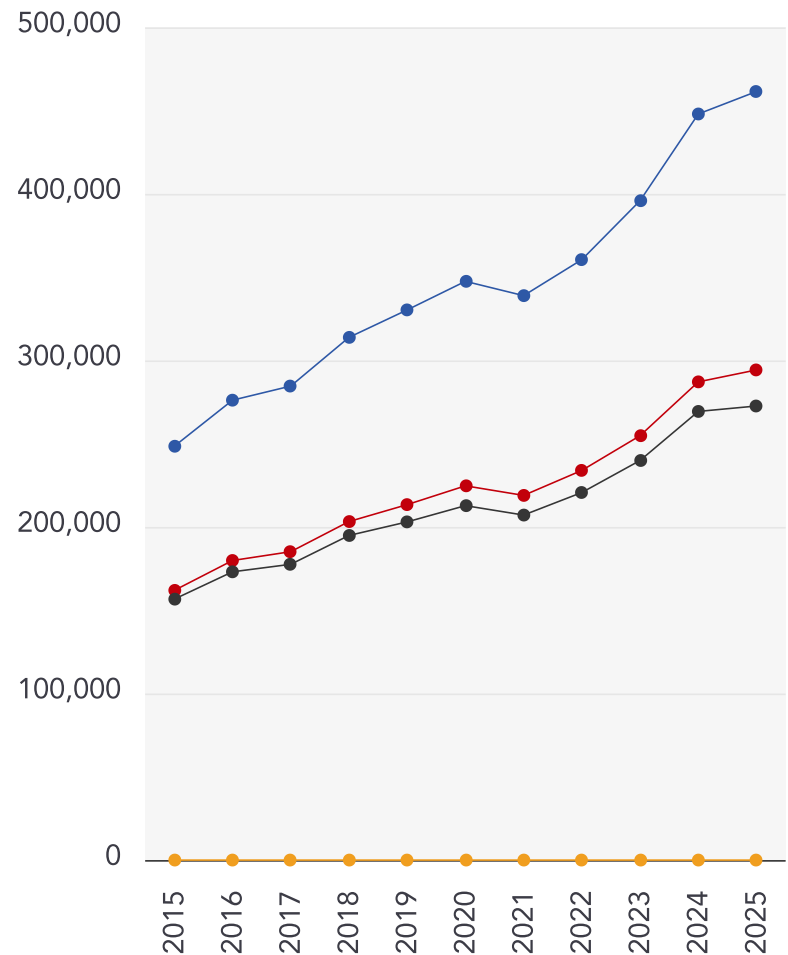


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR16



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.

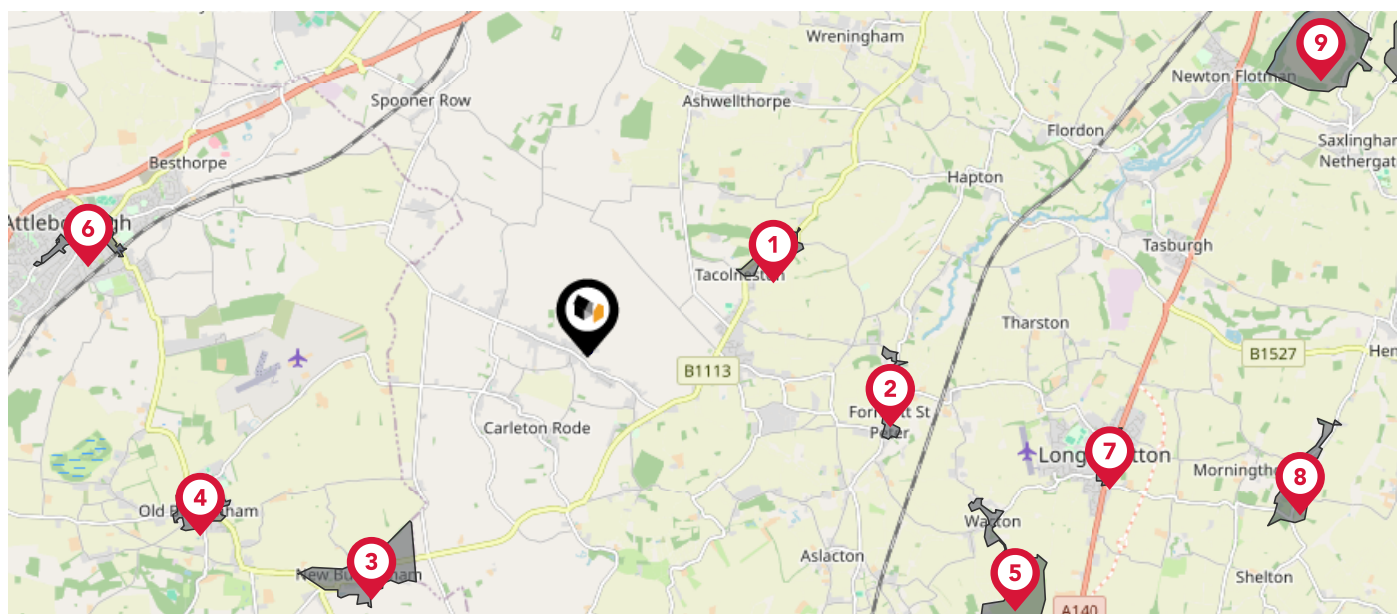
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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



Tacolneston



Fornsett



New Buckenham



Old Buckenham



Wacton



Attleborough



Long Stratton

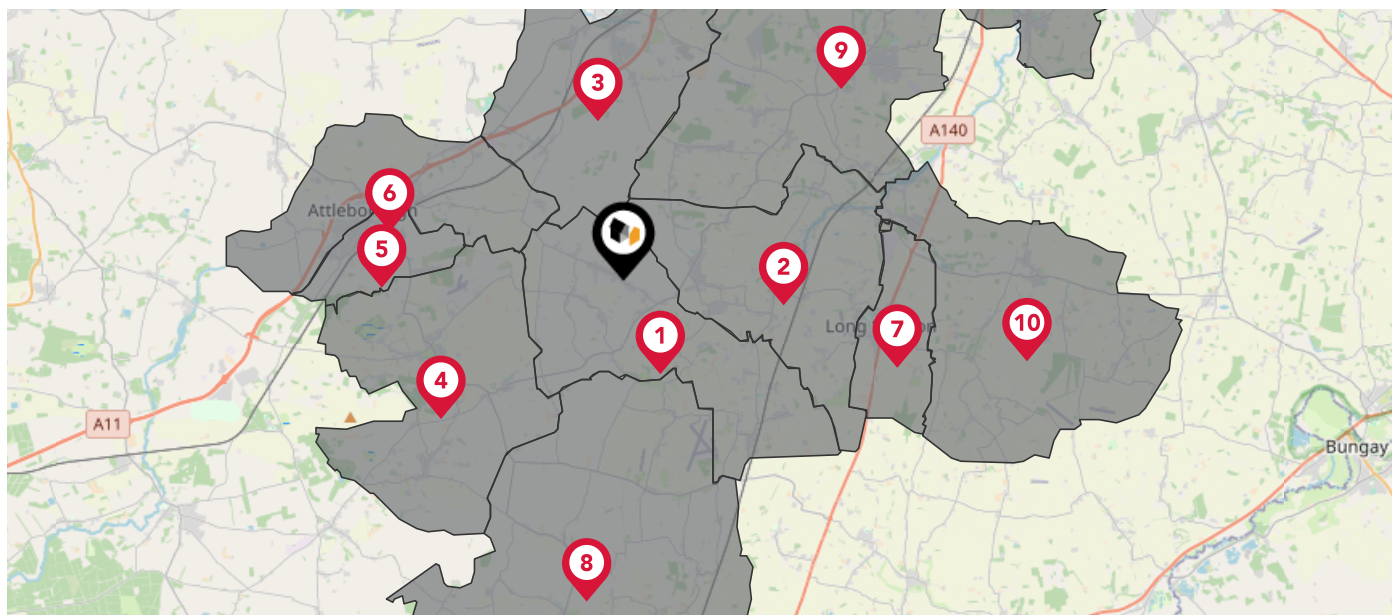


Fritton



Shotesham

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



Bunwell Ward



Fornsett Ward



South Wymondham Ward



The Buckenham & Banham Ward



Attleborough Burgh & Haverscroft Ward



Attleborough Queens & Besthorpe Ward



Stratton Ward



Bressingham & Burston Ward

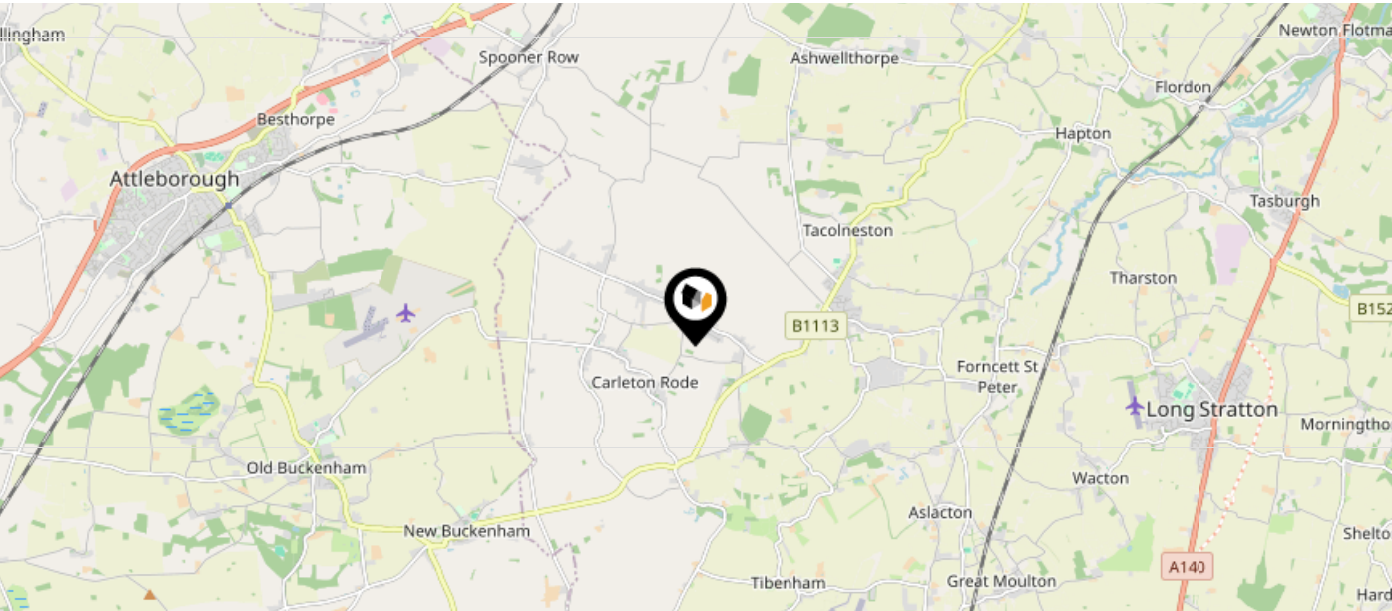


Mulbarton & Stoke Holy Cross Ward



Hempnall Ward

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



Nearby Green Belt Land

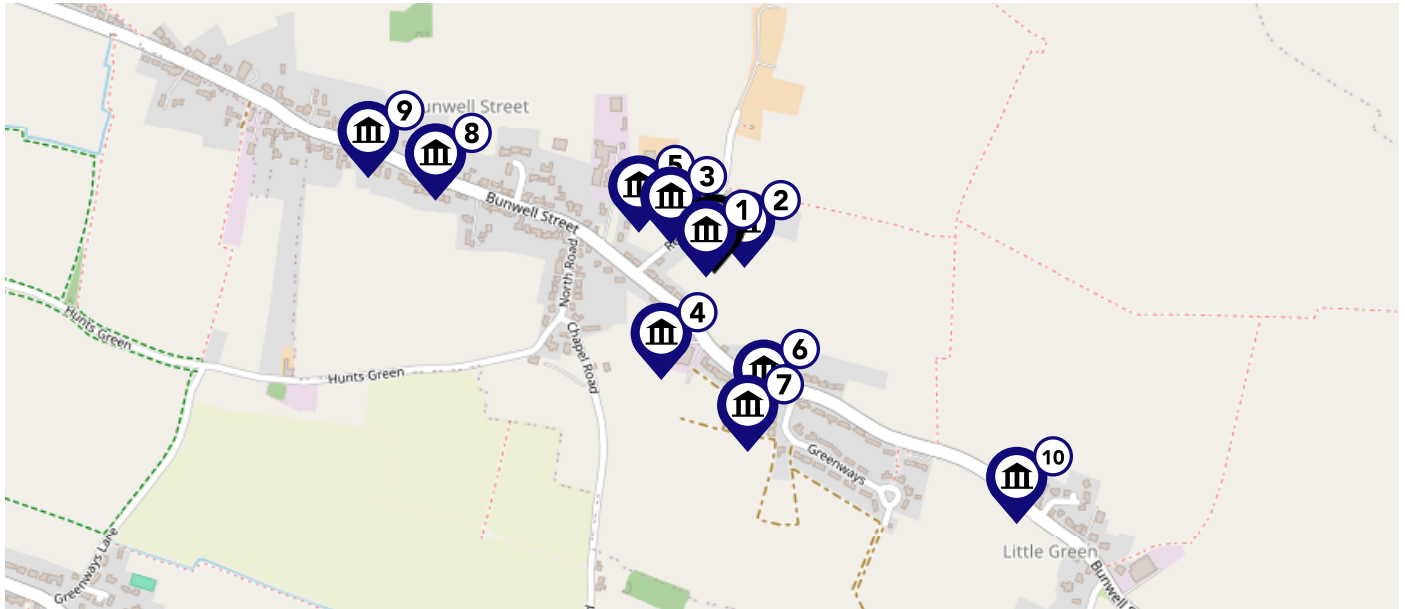
No data available.










Maps

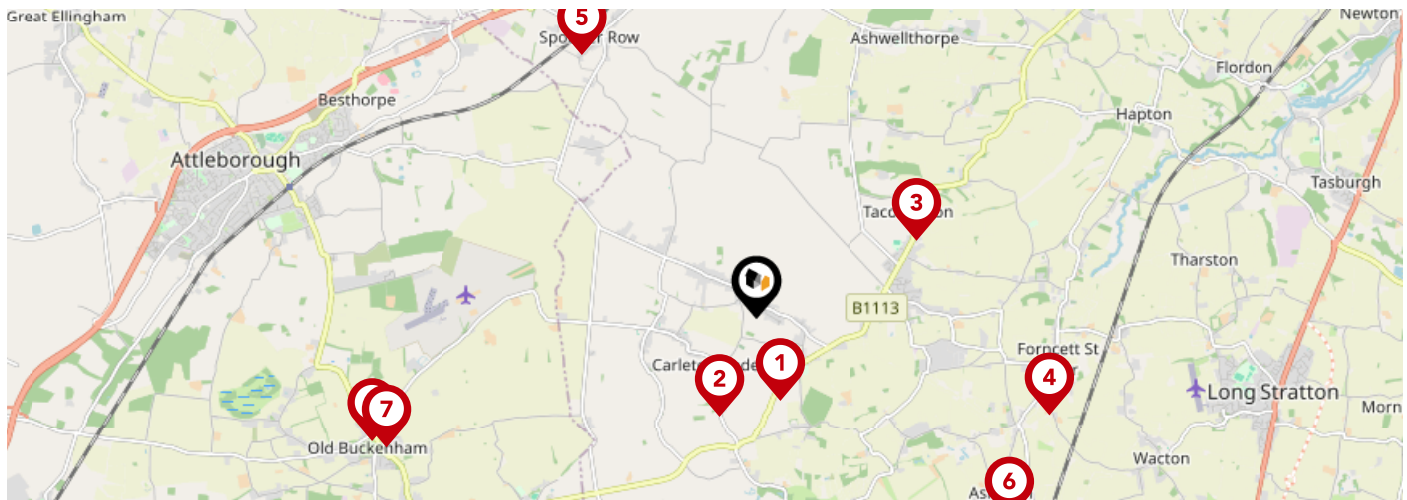
Listed Buildings



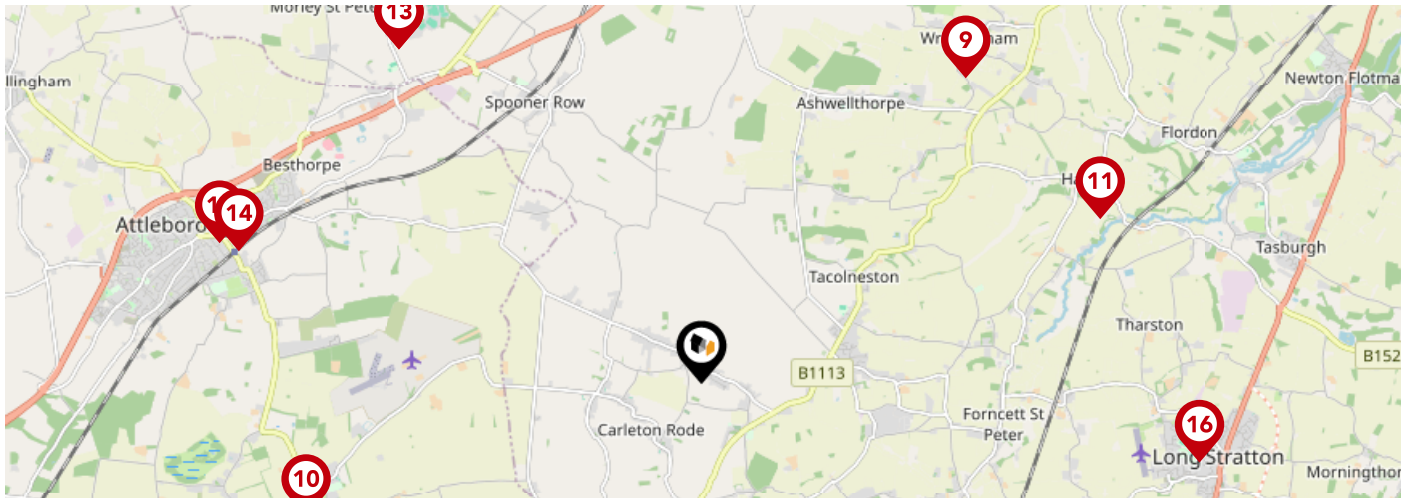
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1171142 - The Cottage	Grade II	0.0 miles
 1049613 - Bunwell Manor Hotel	Grade II	0.0 miles
 1373608 - Old Rectory Farmhouse	Grade II	0.1 miles
 1171100 - Lilac Farmhouse	Grade II	0.1 miles
 1171131 - Rectory Farmhouse	Grade II	0.1 miles
 1171105 - The Thatch Cottage	Grade II	0.2 miles
 1049609 - 2 And 3, Great Green	Grade II	0.2 miles
 1049607 - Orchard House	Grade II	0.3 miles
 1049606 - Sundial Farmhouse	Grade II	0.4 miles
 1171114 - Green Farmhouse	Grade II	0.4 miles



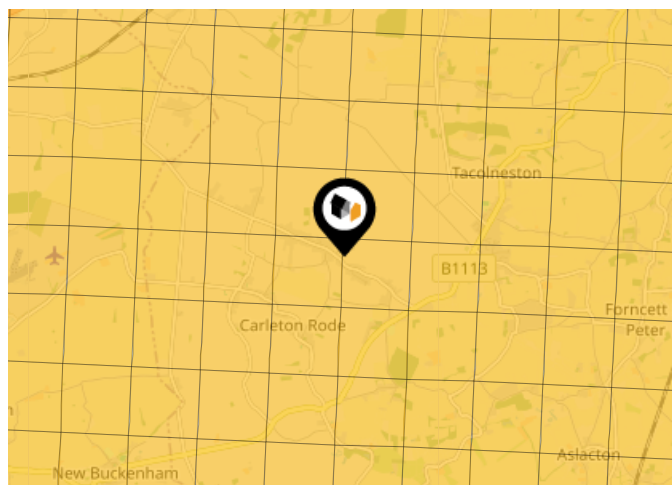
		Nursery	Primary	Secondary	College	Private
1	Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fornett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:3.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:3.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 24 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:4.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:4.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:4.55	<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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

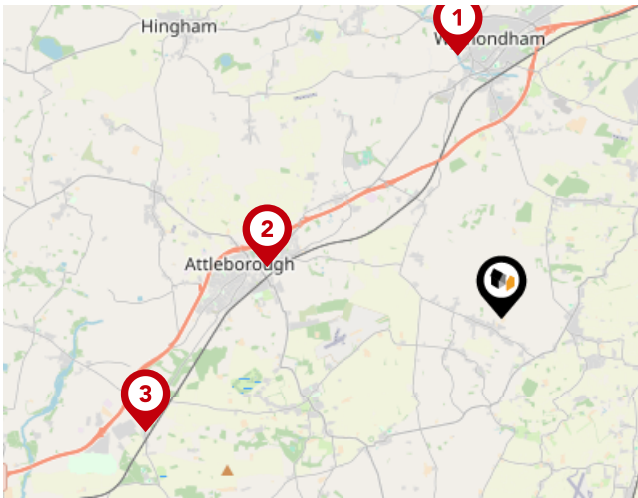


Primary Classifications (Most Common Clay Types)

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

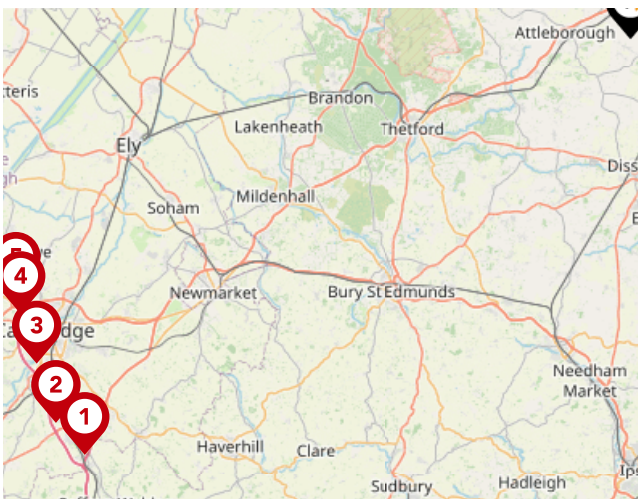
Area

Transport (National)



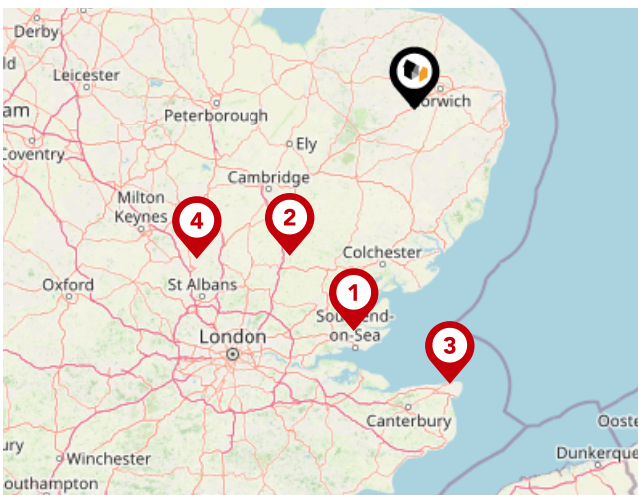
National Rail Stations

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	4.82 miles
2	Attleborough Rail Station	4.32 miles
3	Eccles Road Rail Station	6.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	49.83 miles
2	M11 J10	50.09 miles
3	M11 J11	49.1 miles
4	M11 J13	48.44 miles
5	M11 J14	48.24 miles



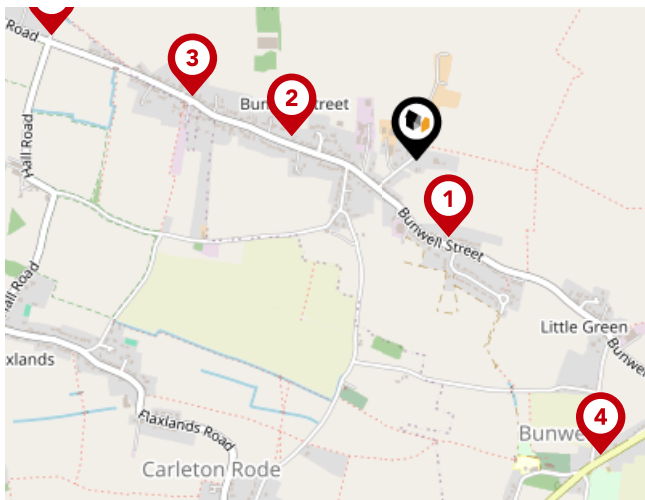
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	66.89 miles
2	Stansted Airport	55.86 miles
3	Manston	80.47 miles
4	Luton Airport	76.7 miles



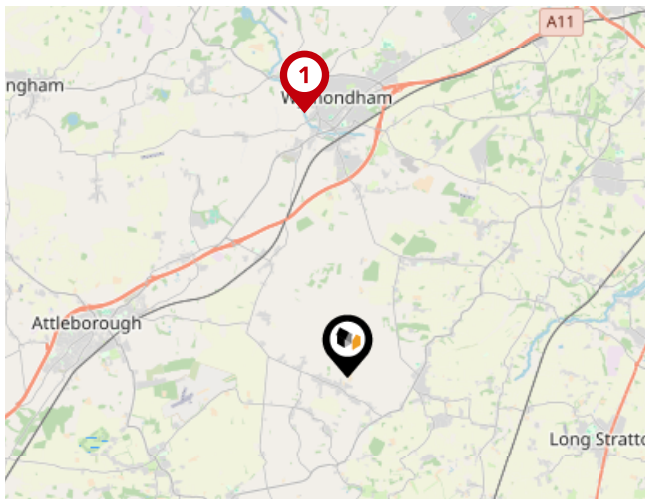
Area

Transport (Local)



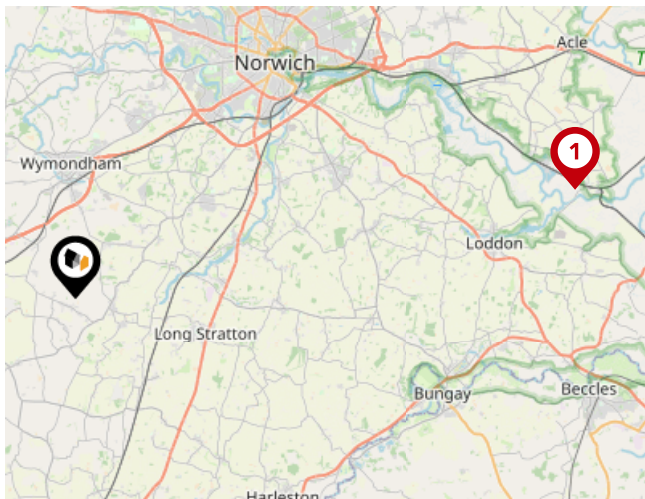
Bus Stops/Stations

Pin	Name	Distance
1	Greenways	0.19 miles
2	Post Office	0.29 miles
3	Days Garage	0.53 miles
4	hall	0.78 miles
5	Hall Road	0.87 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	4.85 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	18.43 miles



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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?hl=en

Whittley Parish | Attleborough

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittley Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com



Valuation Office
Agency

