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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th April 2025



WILBY ROAD, ECCLES, NORWICH, NR16

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

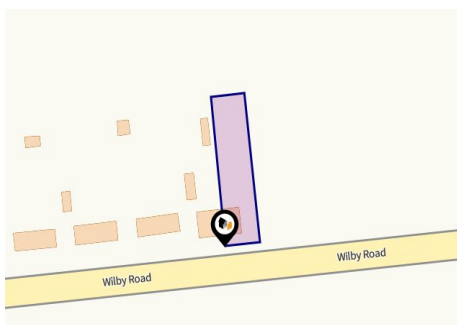
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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Property




Type:	Semi-Detached
Bedrooms:	2
Floor Area:	1,345 ft ² / 125 m ²
Plot Area:	0.18 acres
Year Built :	1976-1982
Council Tax :	Band A
Annual Estimate:	£1,552
Title Number:	NK137427

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)

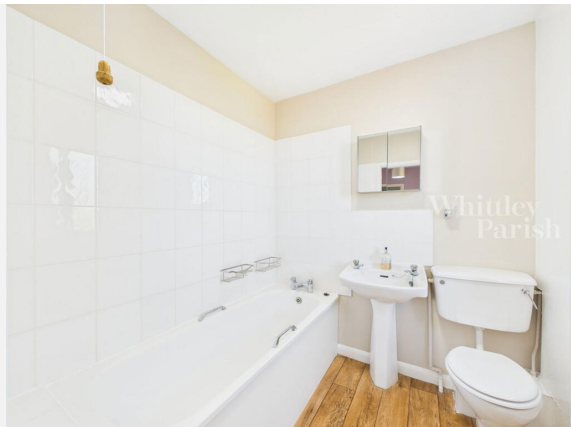
8	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







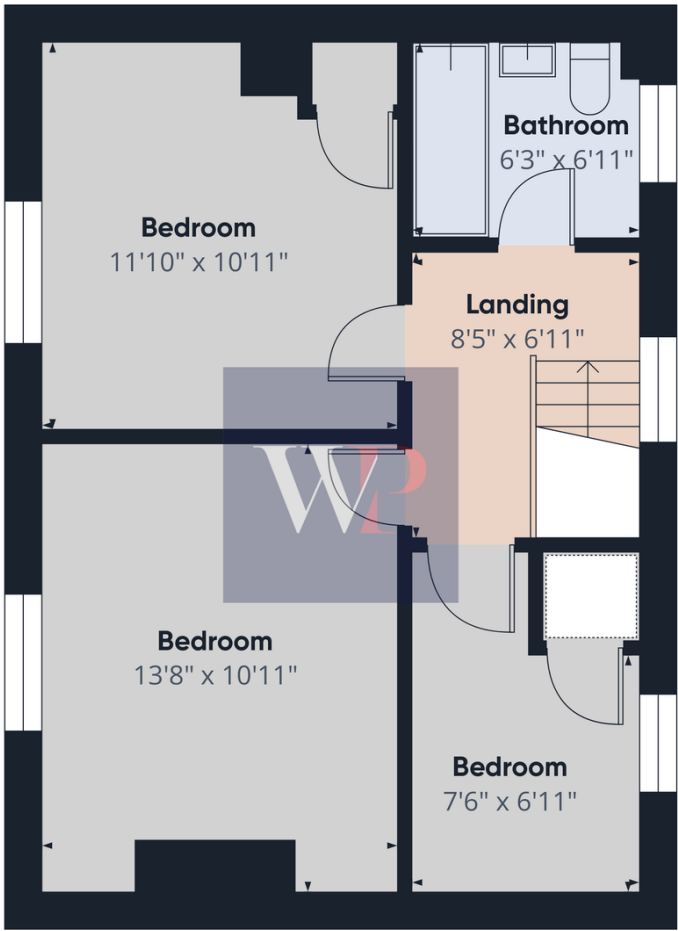




WILBY ROAD, ECCLES, NORWICH, NR16

<div data-bbox="477 486 933 909"></div> <div data-bbox="651 938 761 956">Floor 0 Building 1</div>	<div data-bbox="1364 508 1449 589"></div> <div data-bbox="1329 806 1484 846">Approximate total area[®] 1114.06 ft²</div> <div data-bbox="1353 864 1458 900">Reduced headroom 14.35 ft²</div>
<div data-bbox="550 983 860 1404"></div> <div data-bbox="651 1431 761 1449">Floor 1 Building 1</div>	<div data-bbox="1326 1128 1487 1144">(1) Excluding balconies and terraces</div> <div data-bbox="1361 1182 1452 1218">Reduced headroom Below 5 ft</div> <div data-bbox="1319 1261 1493 1400">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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</div> <div data-bbox="1375 1413 1437 1429">GIRAFFE360</div>

WILBY ROAD, ECCLES, NORWICH, NR16



Floor 1 Building 1



Approximate total area[®]
420.44 ft²

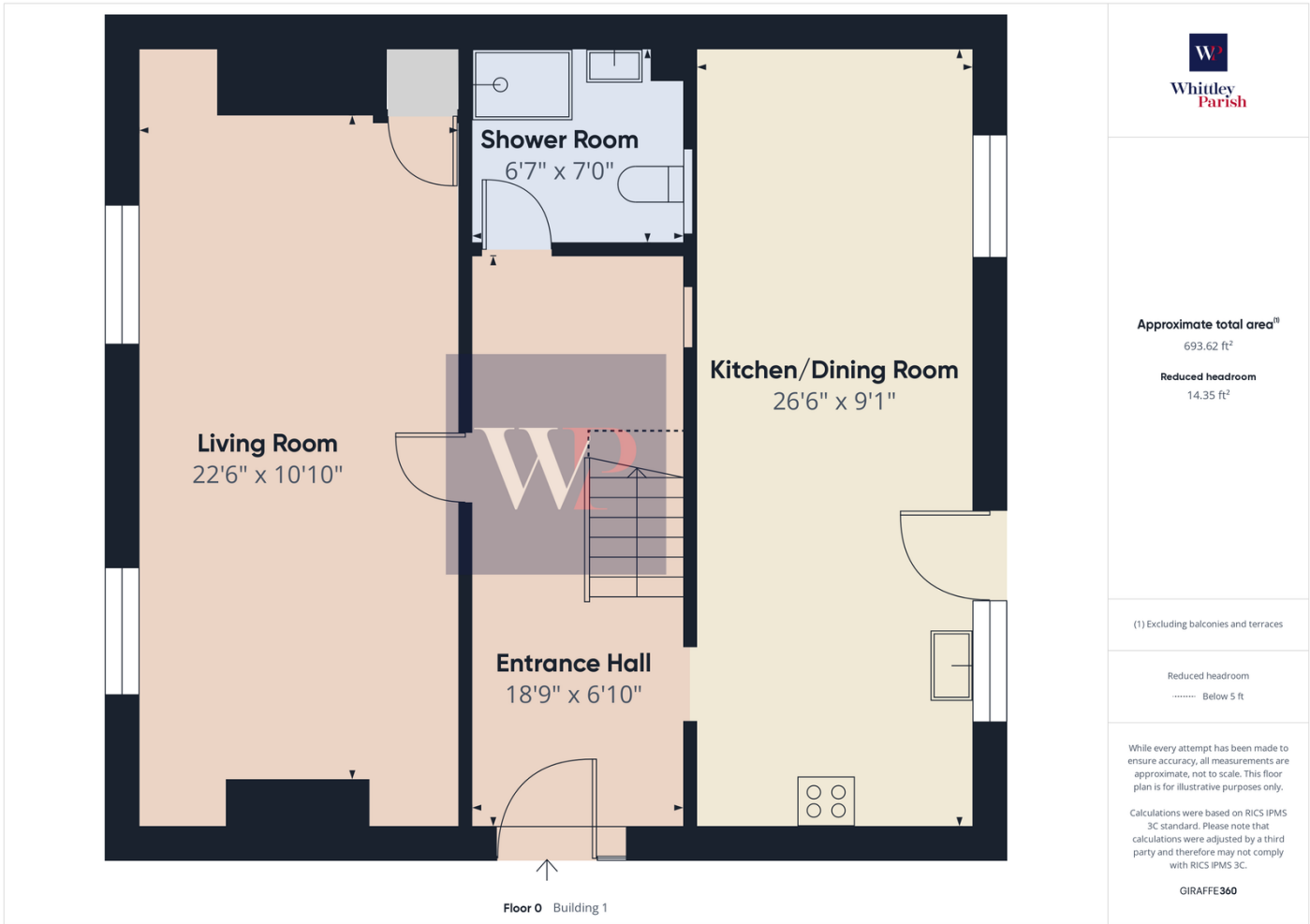
(1) Excluding balconies and terraces

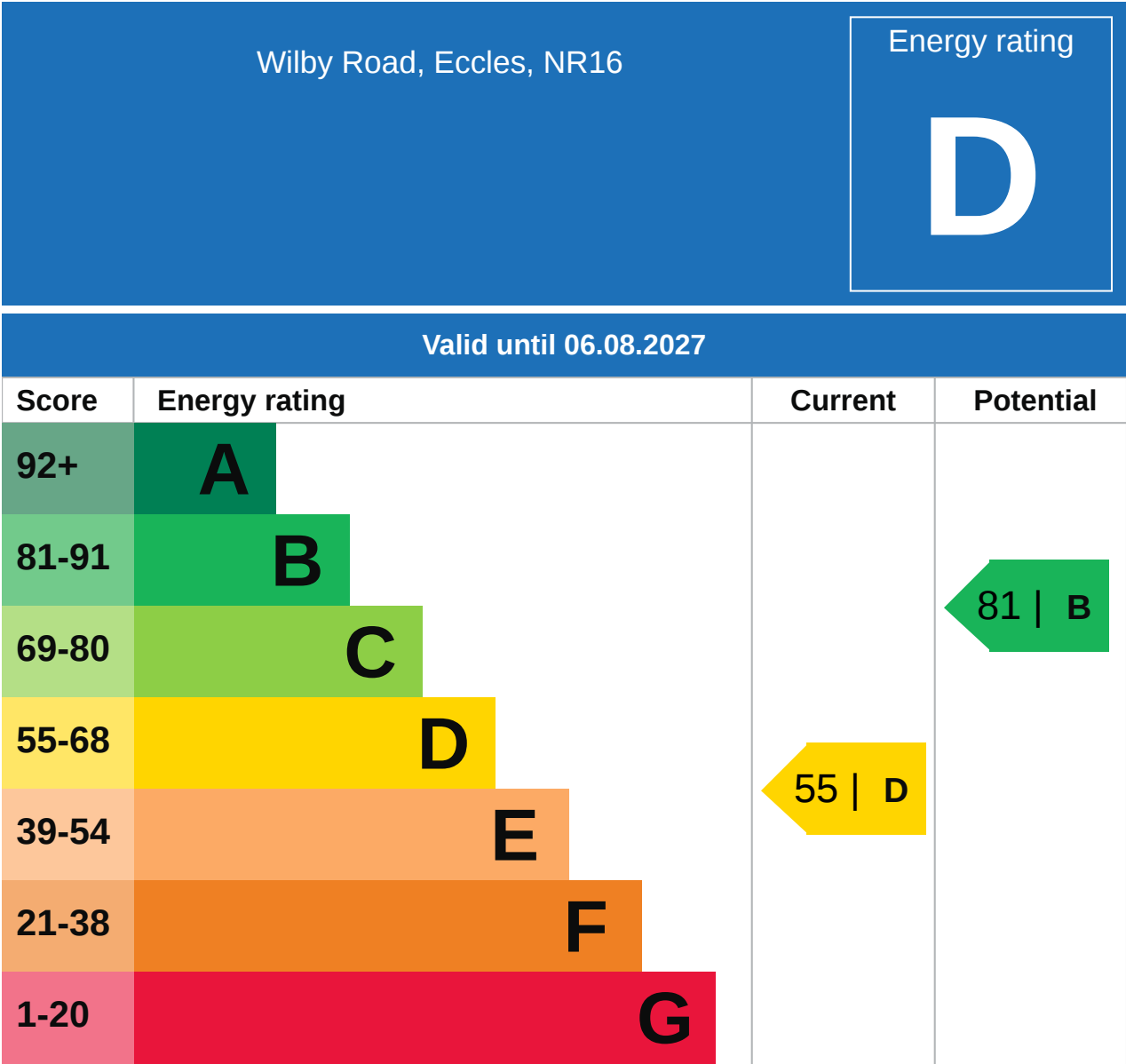
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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Additional EPC Data

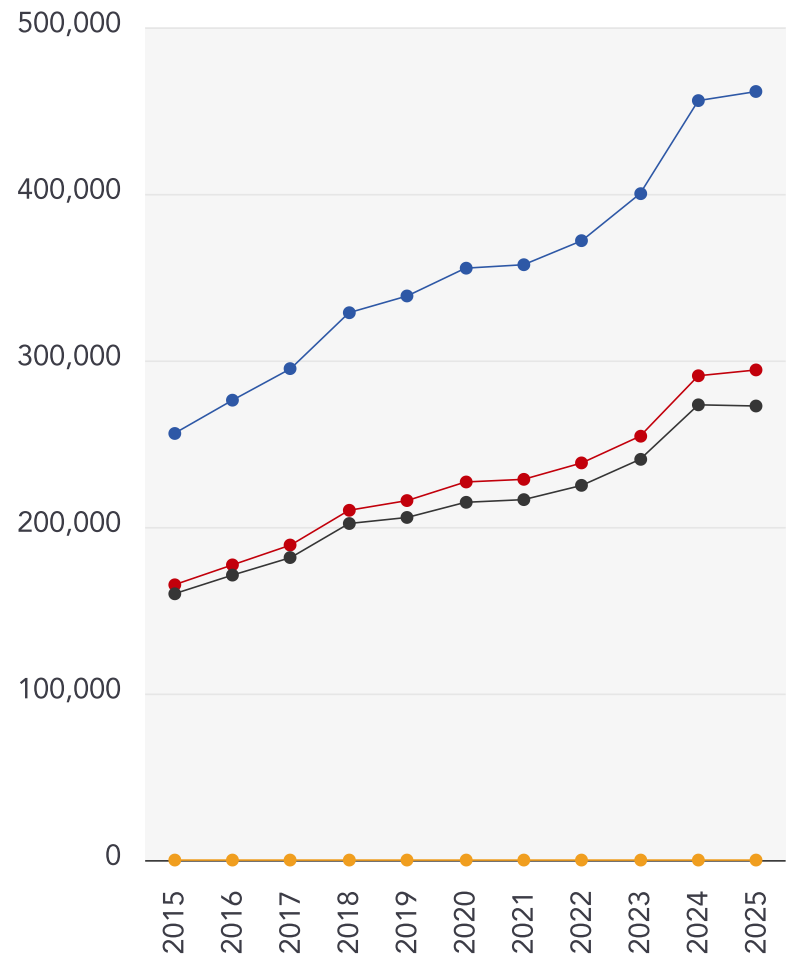
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	FiT application
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 77% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	125 m ²

Market

House Price Statistics



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



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.

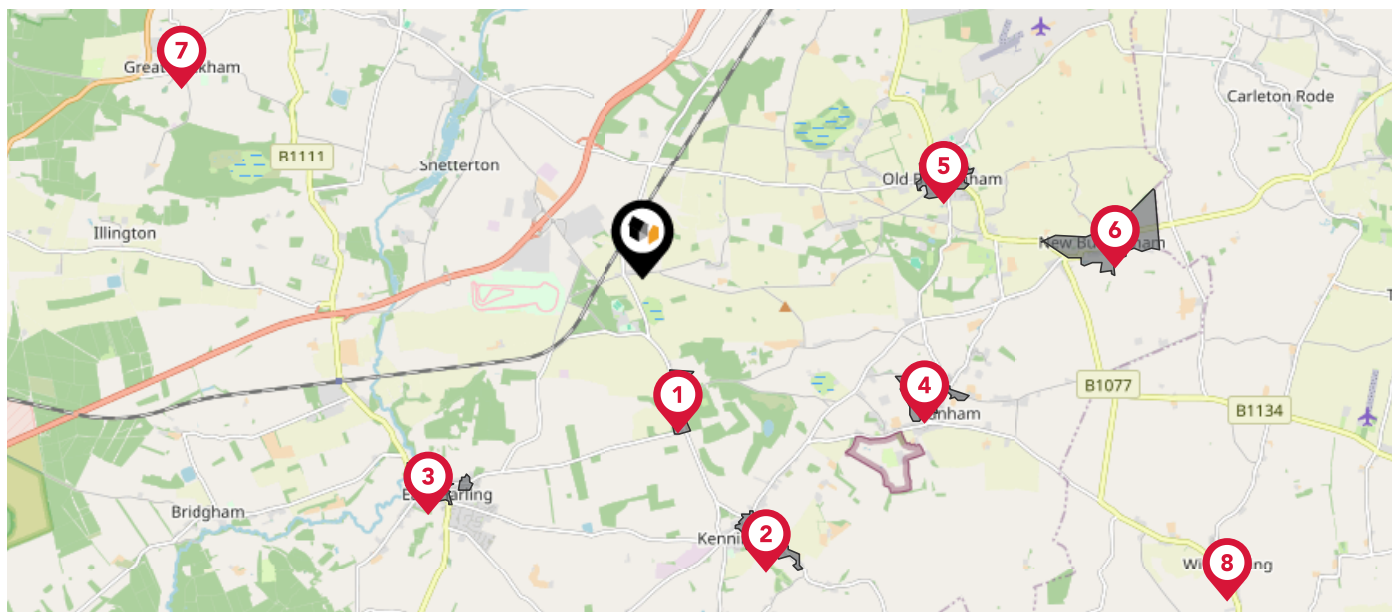
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Quidenham



Kenninghall



East Harling



Banham



Old Buckenham



New Buckenham

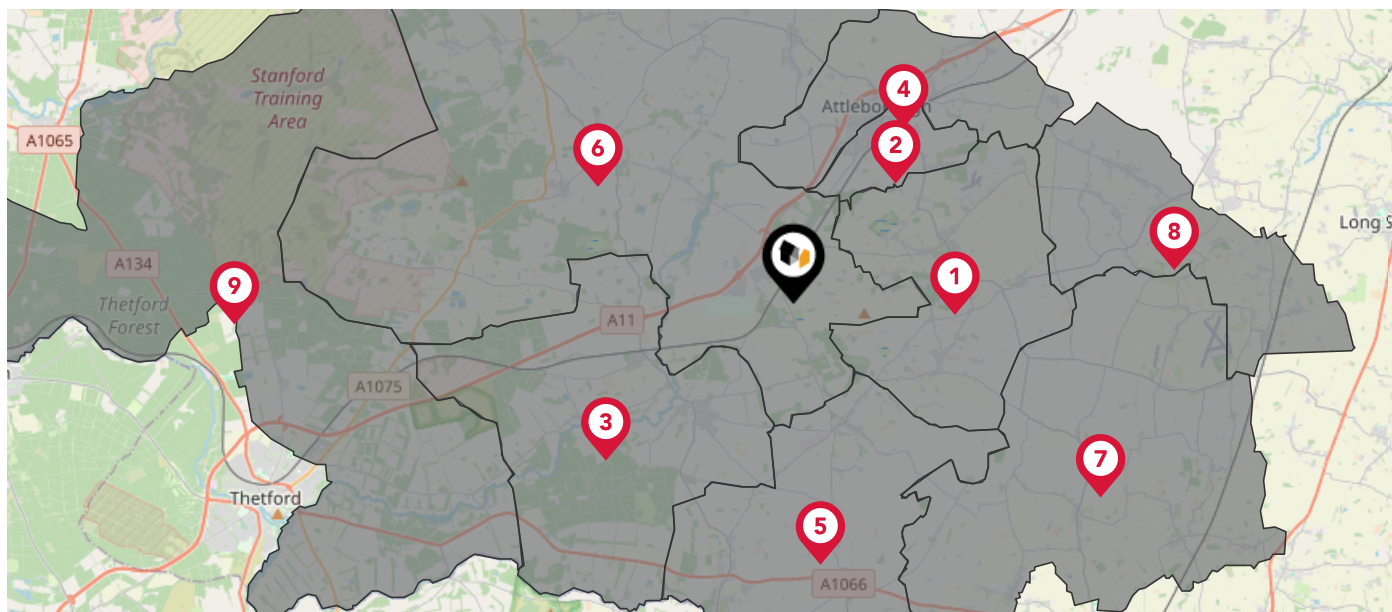


Hockham



Winfarthing

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



The Buckenham & Banham Ward



Attleborough Burgh & Haverscroft Ward



Harling & Heathlands Ward



Attleborough Queens & Besthorpe Ward



Guiltcross Ward



All Saints & Wayland Ward



Bressingham & Burston Ward

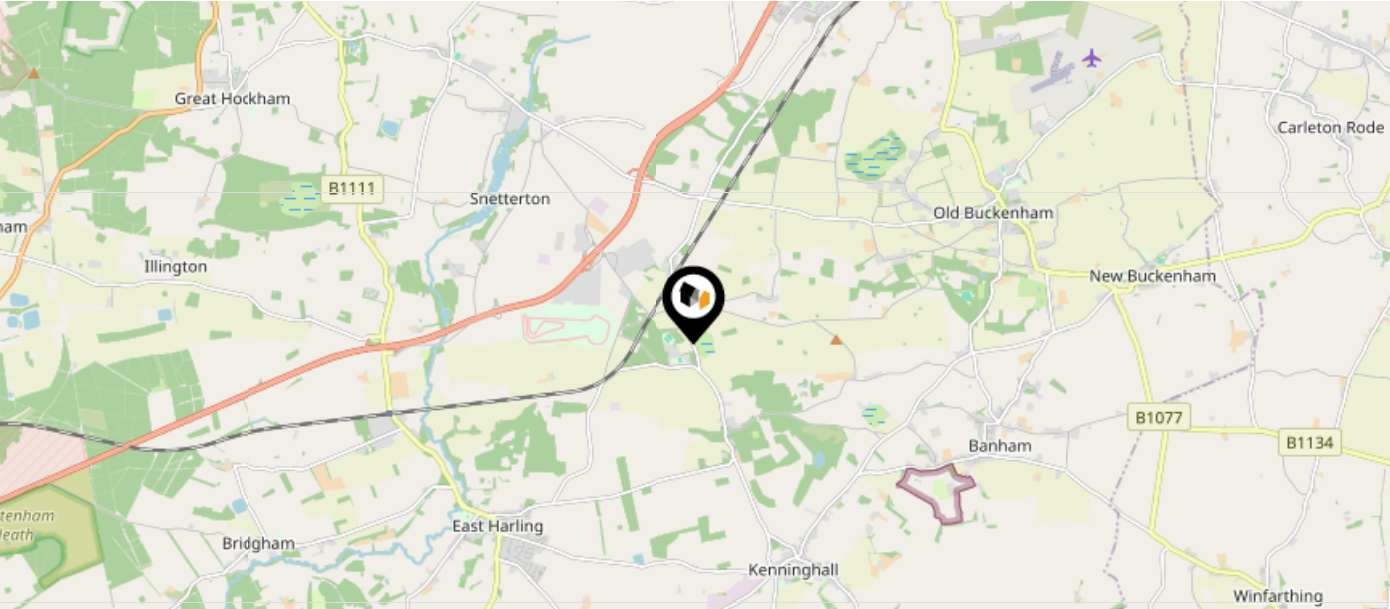


Bunwell Ward



Forest Ward

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



Nearby Green Belt Land

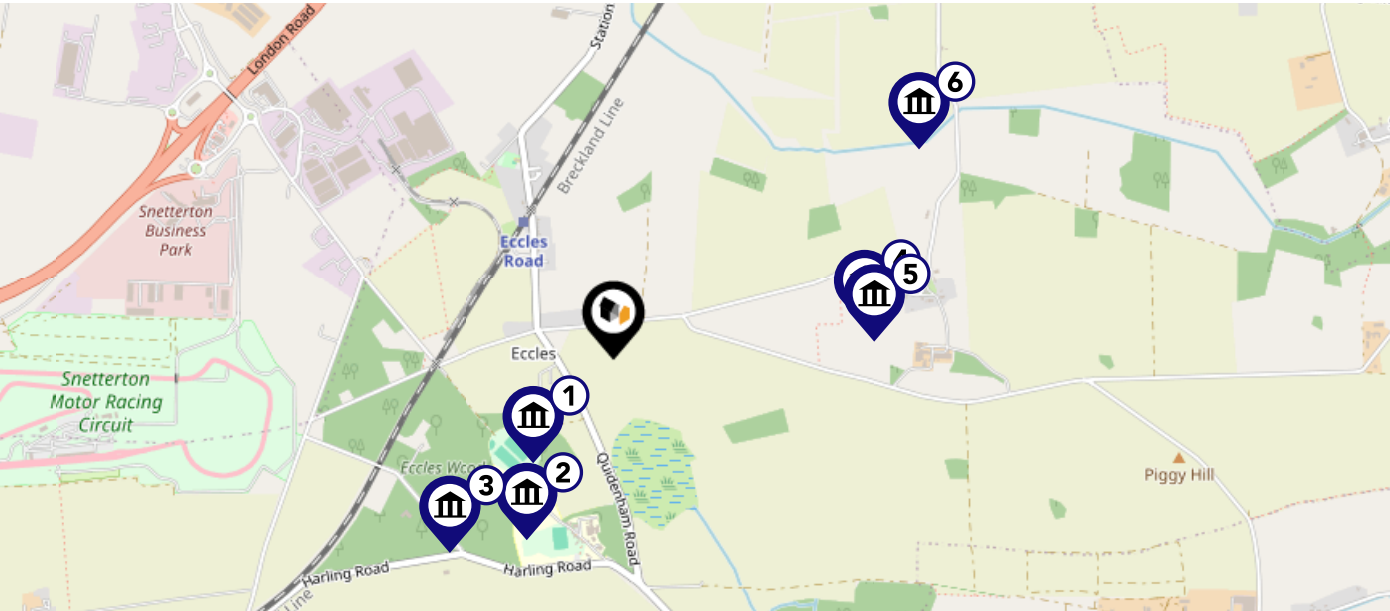
No data available.







Maps

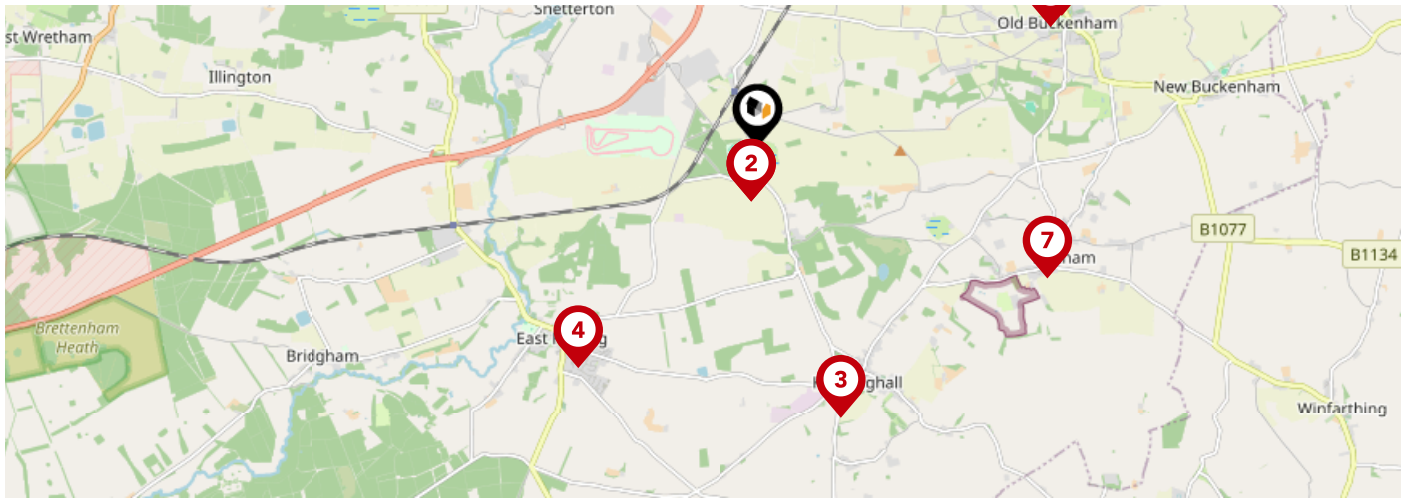
Listed Buildings











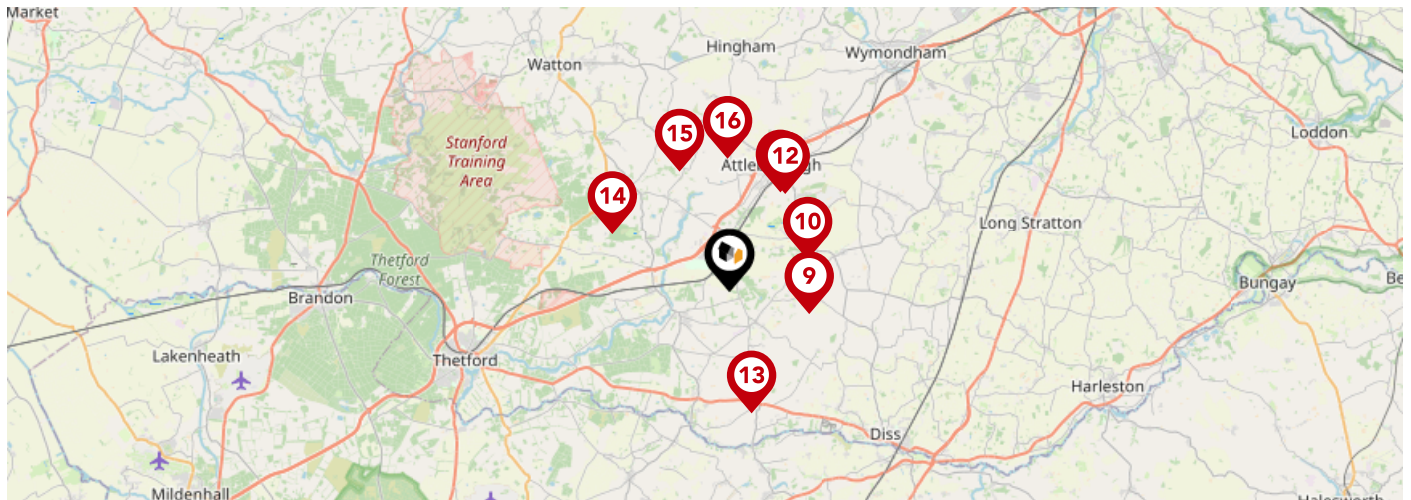
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1077510 - Church Of St Mary	Grade II	0.3 miles
	1077511 - Eccles Hall	Grade II	0.4 miles
	1306505 - Icehouse 280 Metres West Of Eccles Hall	Grade II	0.6 miles
	1306460 - Church Of All Saints	Grade I	0.6 miles
	1077518 - The Old Rectory	Grade II	0.6 miles
	1077519 - Wilby Hall	Grade II	0.9 miles



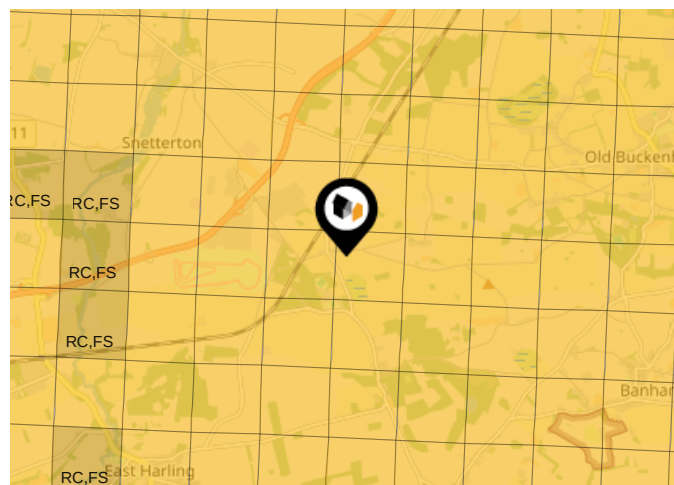
		Nursery	Primary	Secondary	College	Private
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:2.85	<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:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:3.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:4.02	<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:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:4.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:4.77	<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:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

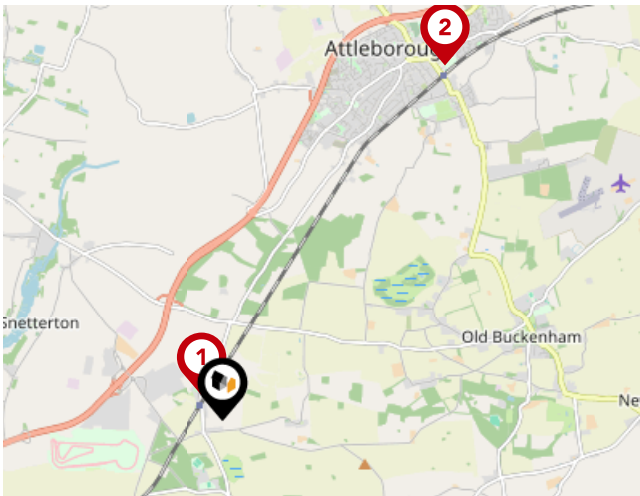


Primary Classifications (Most Common Clay Types)

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

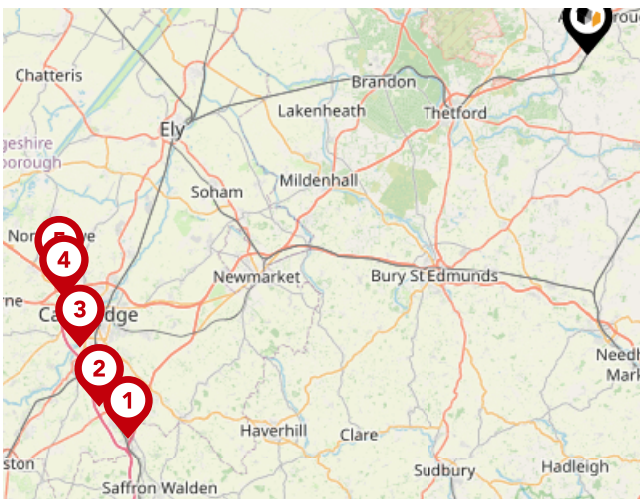
Area

Transport (National)



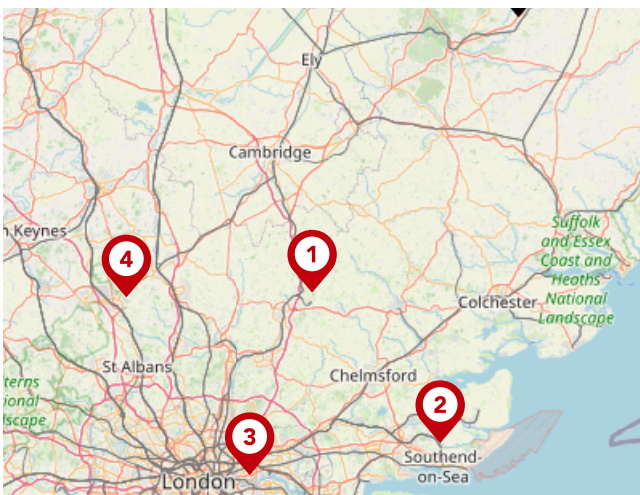
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	0.31 miles
2	Attleborough Rail Station	3.79 miles
3	Wymondham Abbey (Mid Norfolk Railway)	8.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	43.53 miles
2	M11 J10	43.67 miles
3	M11 J11	42.55 miles
4	M11 J13	41.83 miles
5	M11 J14	41.62 miles

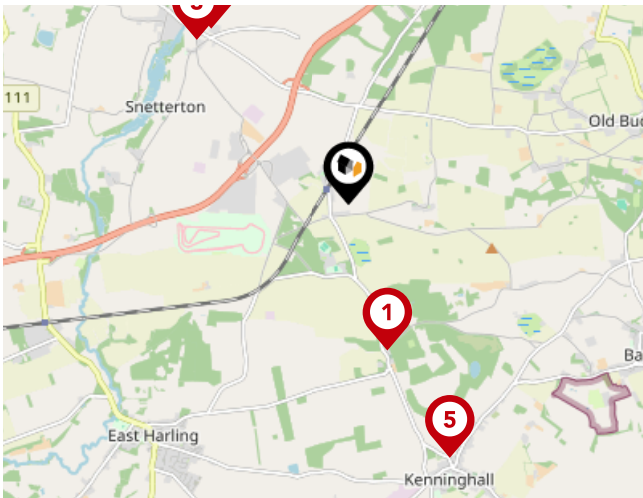


Airports/Helipads






Pin	Name	Distance
1	Stansted Airport	50.15 miles
2	Southend-on-Sea	63.25 miles
3	Silvertown	77.49 miles
4	Luton Airport	70.27 miles

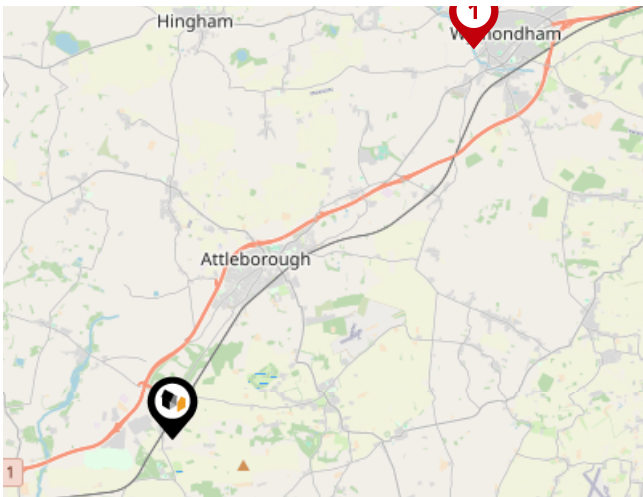
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Home Farm	1.36 miles
	Hargham Road	2.02 miles
	Bus Shelter	2.04 miles
	Bus Shelter	2.04 miles
	Post Office	2.46 miles



Local Connections

Pin	Name	Distance
	Wymondham Abbey (Mid Norfolk Railway)	8.92 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 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

Whittley Parish | Attleborough

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Valuation Office
Agency

