

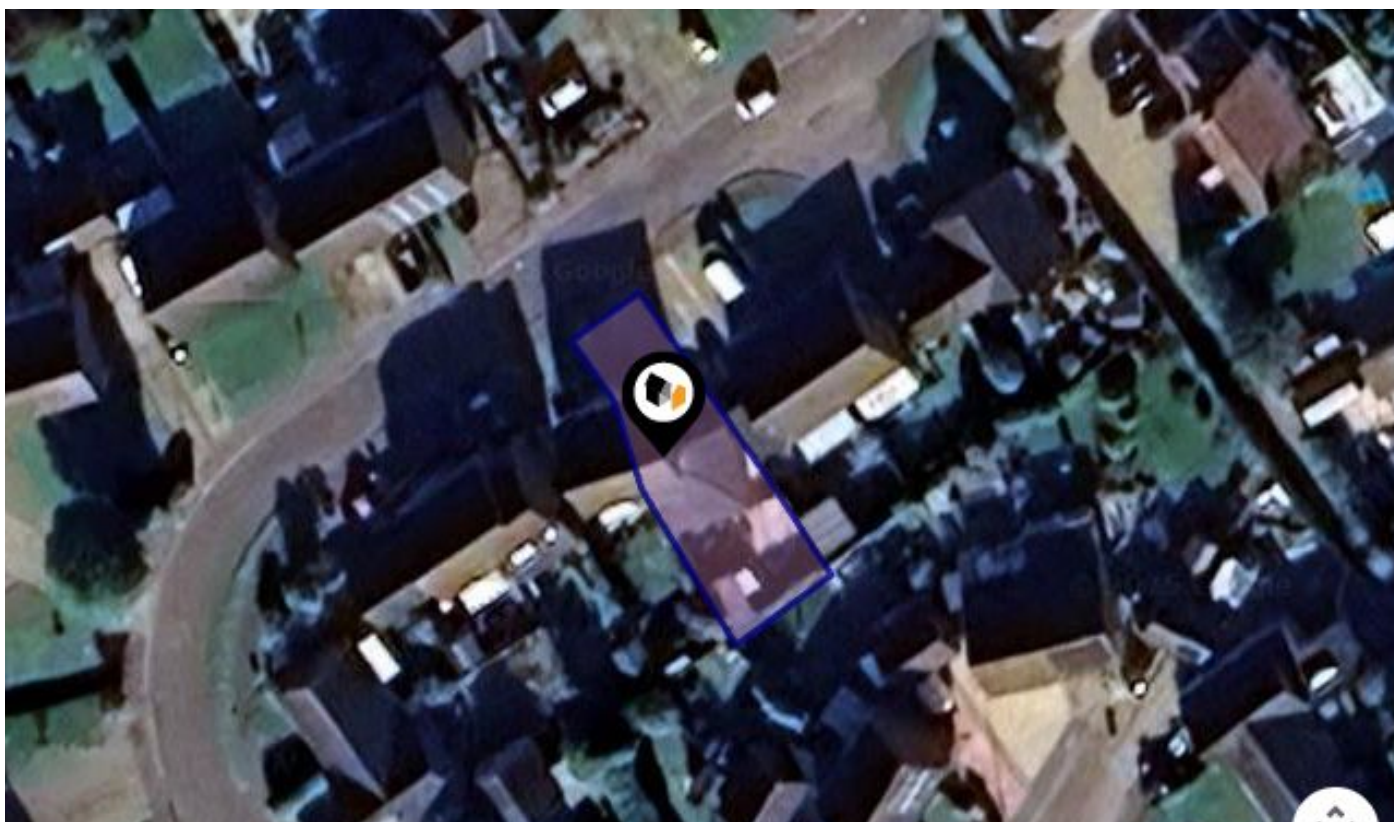


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25<sup>th</sup> April 2025



**HIGH VIEW DRIVE, ATTLEBOROUGH, NR17**

## Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

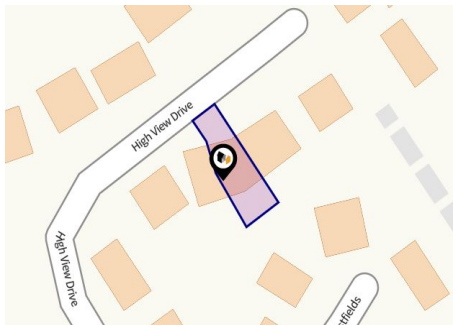
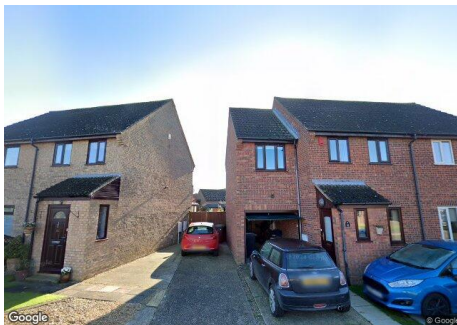
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## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft <sup>2</sup> / 95 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,811		
Title Number:	NK67434		

## Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16	80	10000
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				

# Planning History

## This Address



Planning records for: *High View Drive, Attleborough, NR17*

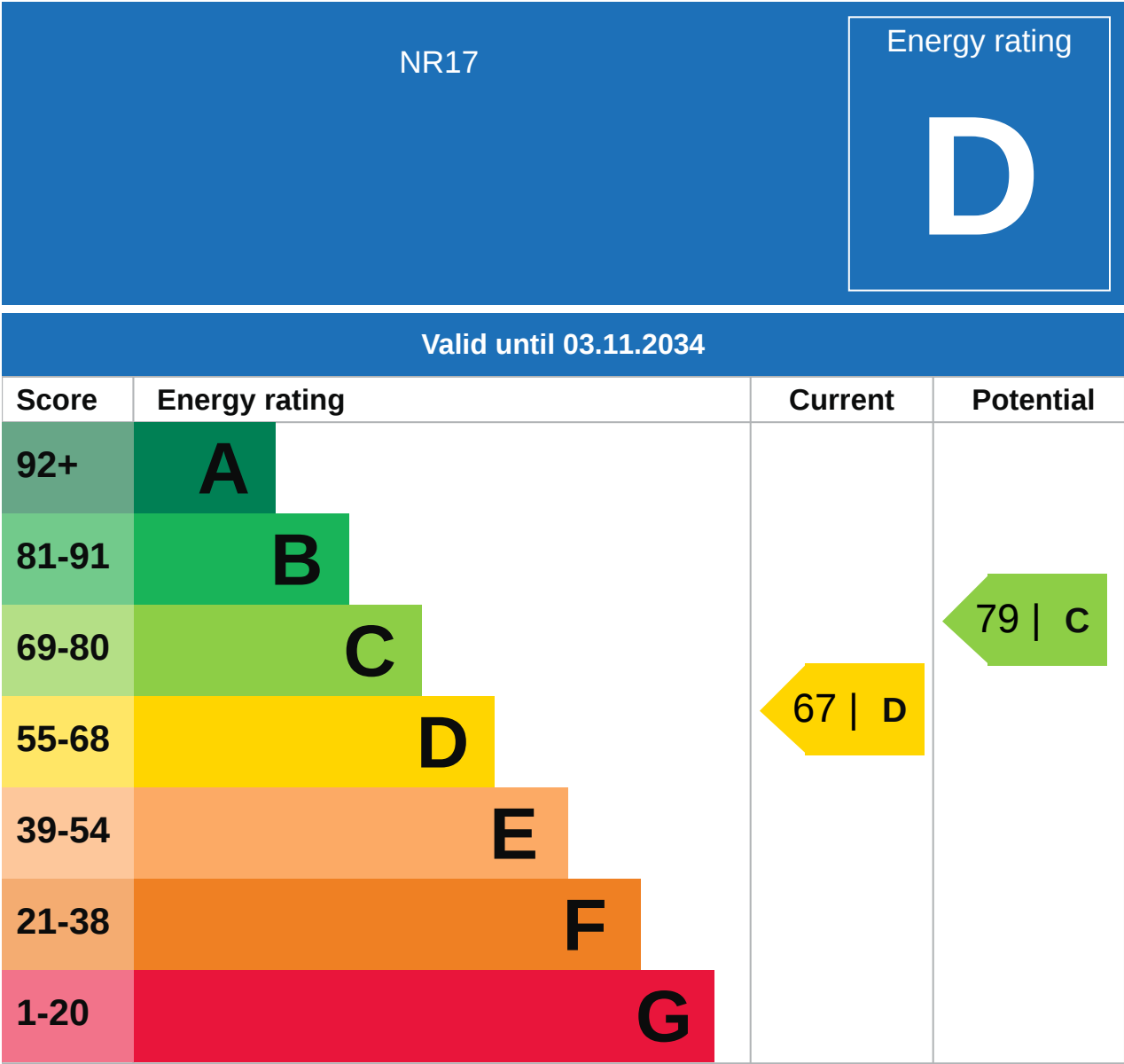
Reference - 3PL/2011/0571/F	
Decision:	Refusal
Date:	01st June 2011
Description:	Proposed single storey front, side and rear extension













### 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>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 88% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	95 m <sup>2</sup>

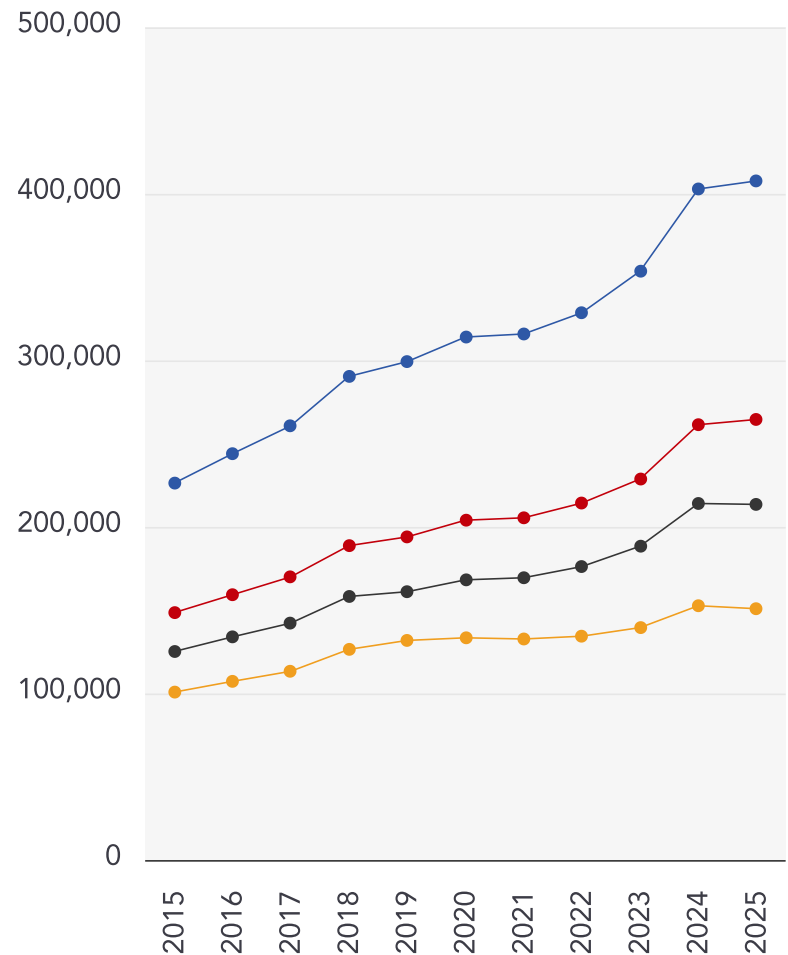


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



Detached

**+80.17%**

Semi-Detached

**+78.07%**

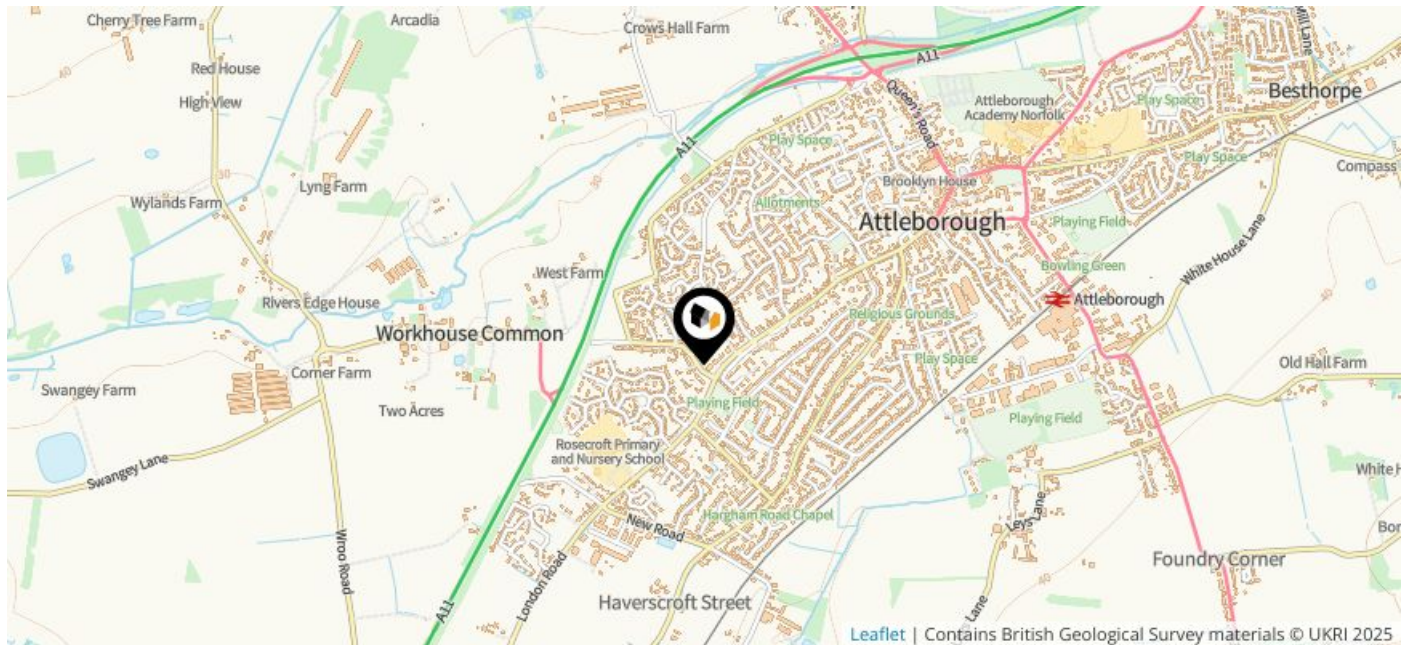
Terraced

**+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.

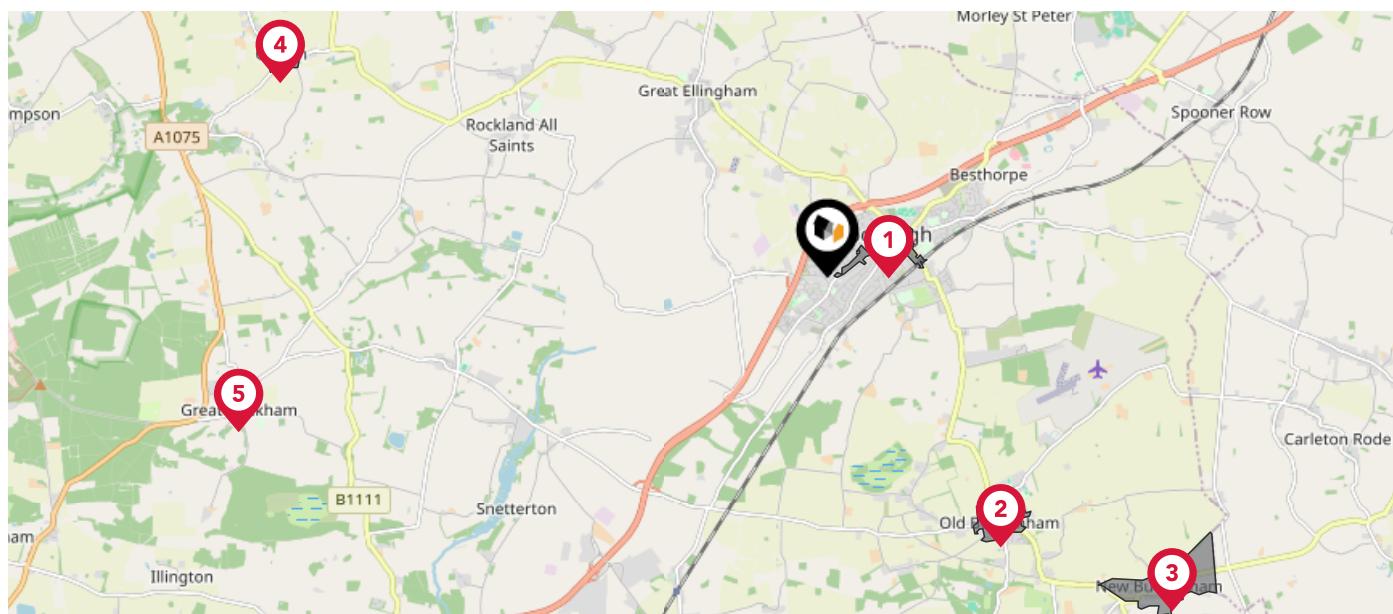
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Attleborough



Old Buckenham



New Buckenham



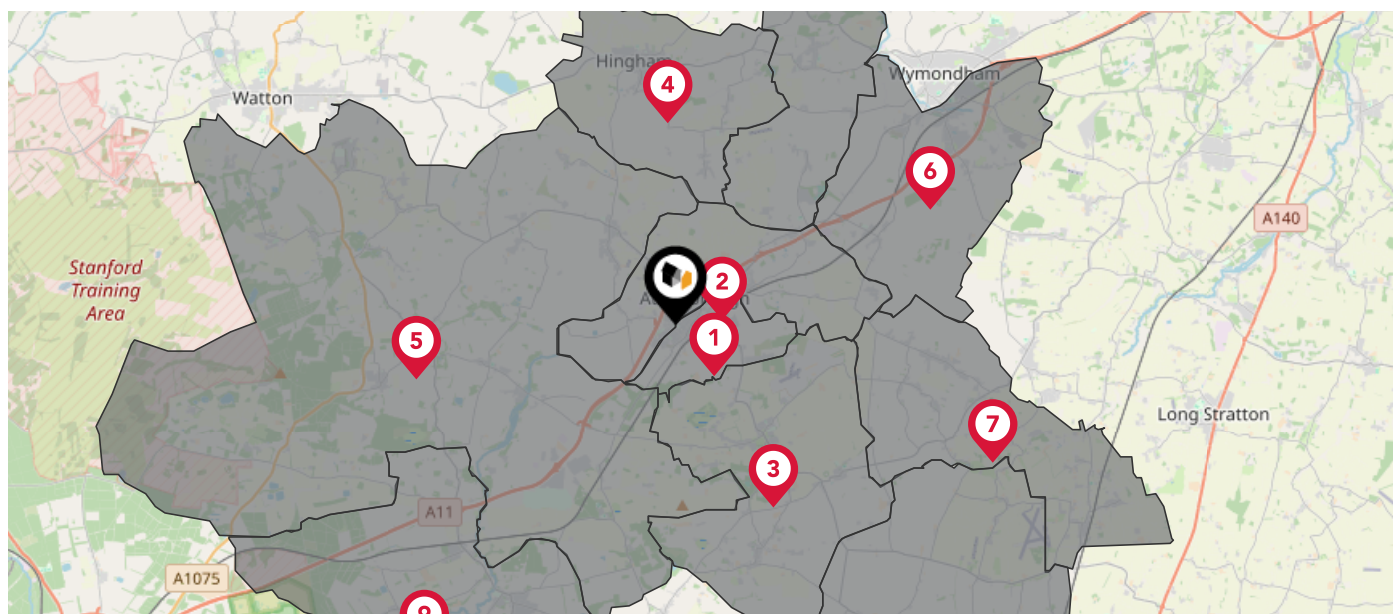
Caston













Hockham



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

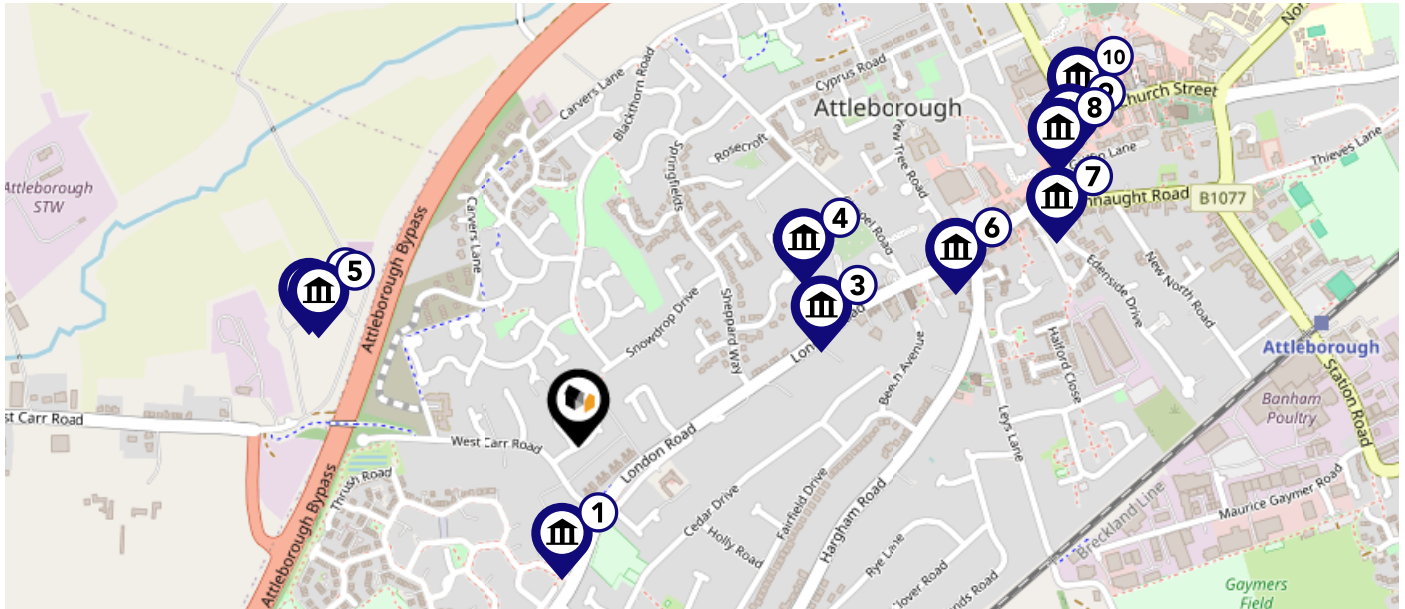
-  1 Attleborough Burgh & Haverscroft Ward
-  2 Attleborough Queens & Besthorpe Ward
-  3 The Buckenham & Banham Ward
-  4 Hingham & Deopham Ward
-  5 All Saints & Wayland Ward
-  6 South Wymondham Ward
-  7 Bunwell Ward
-  8 Wicklewood Ward
-  9 Harling & Heathlands Ward
-  10 Bressingham & Burston Ward


# Maps

## Listed Buildings



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

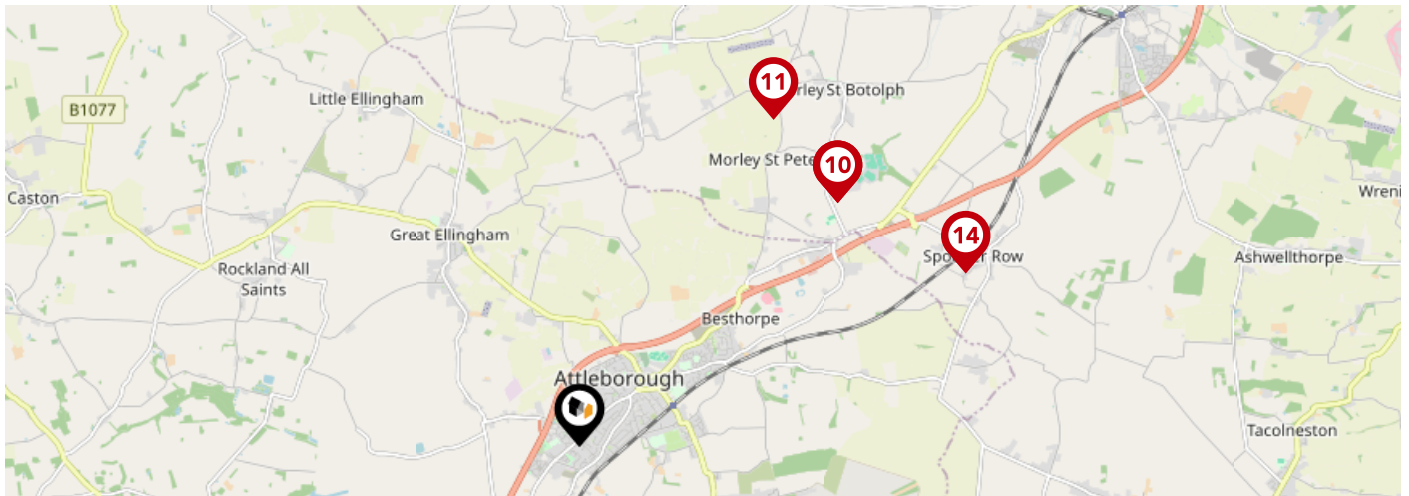










Listed Buildings in the local district	Grade	Distance
 1389108 - Arosa	Grade II	0.1 miles
 1169023 - West Farmhouse	Grade II	0.3 miles
 1248876 - 1 And 2, Prospect Avenue	Grade II	0.3 miles
 1068812 - Lushers Cottage	Grade II	0.3 miles
 1077556 - Barn 25 Metres South East Of West Farmhouse	Grade II	0.3 miles
 1342450 - 1 High Street Attleborough Comprising Unit One (also Known As Nan Gibbon's Cottage And The Victorian Cottage) And Unit Two (also Known As Acorn Cottage)	Grade II	0.5 miles
 1077546 - Lamp Cottage And The Homestead	Grade II	0.6 miles
 1168968 - Cyprus House	Grade II	0.6 miles
 1453617 - Attleborough War Memorial	Grade II	0.6 miles
 1342451 - The Doric Restaurant	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Rocklands Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

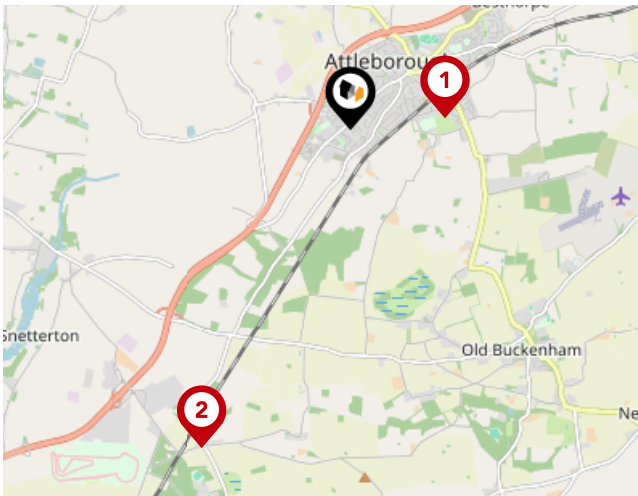




		Nursery	Primary	Secondary	College	Private
	<b>Wymondham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1434   Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 128   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 202   Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spooner Row Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

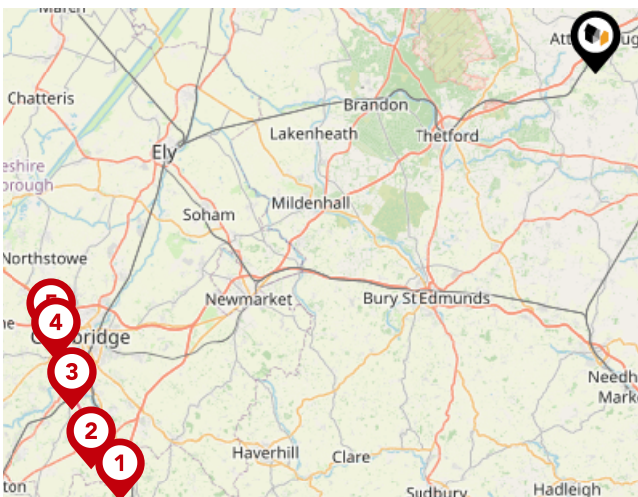
# Area

## Transport (National)



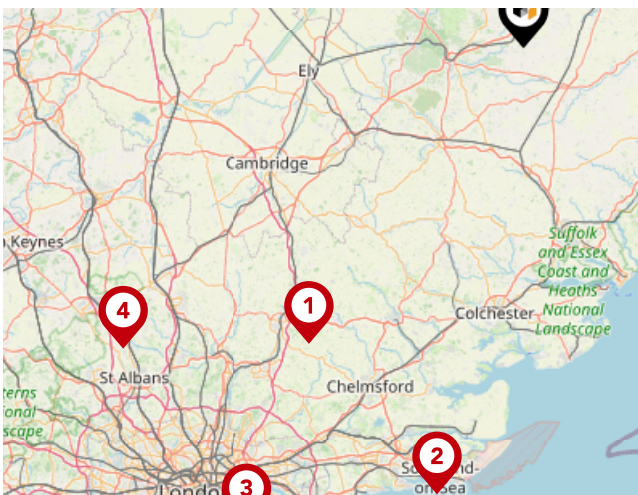
### National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.85 miles
2	Eccles Road Rail Station	3.17 miles
3	Wymondham Abbey (Mid Norfolk Railway)	5.81 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.44 miles
2	M11 J10	46.45 miles
3	M11 J11	45.15 miles
4	M11 J13	44.25 miles
5	M11 J14	43.95 miles

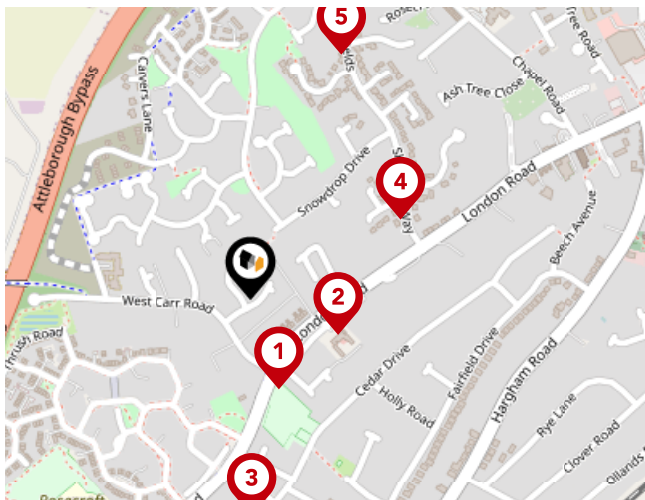


### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	53.34 miles
2	Southend-on-Sea	66.53 miles
3	Silvertown	80.75 miles
4	Luton Airport	73.03 miles

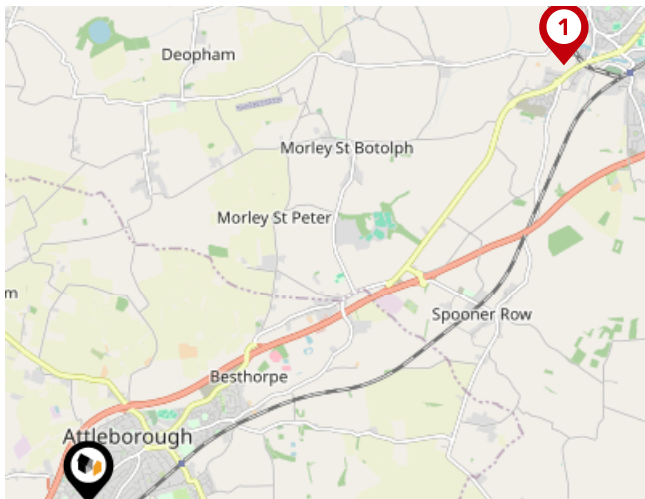
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	West Carr Road	0.11 miles
2	police station	0.11 miles
3	London Road	0.24 miles
4	Watling Road	0.19 miles
5	Lavender Close	0.3 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.83 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 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

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Valuation Office  
Agency

