

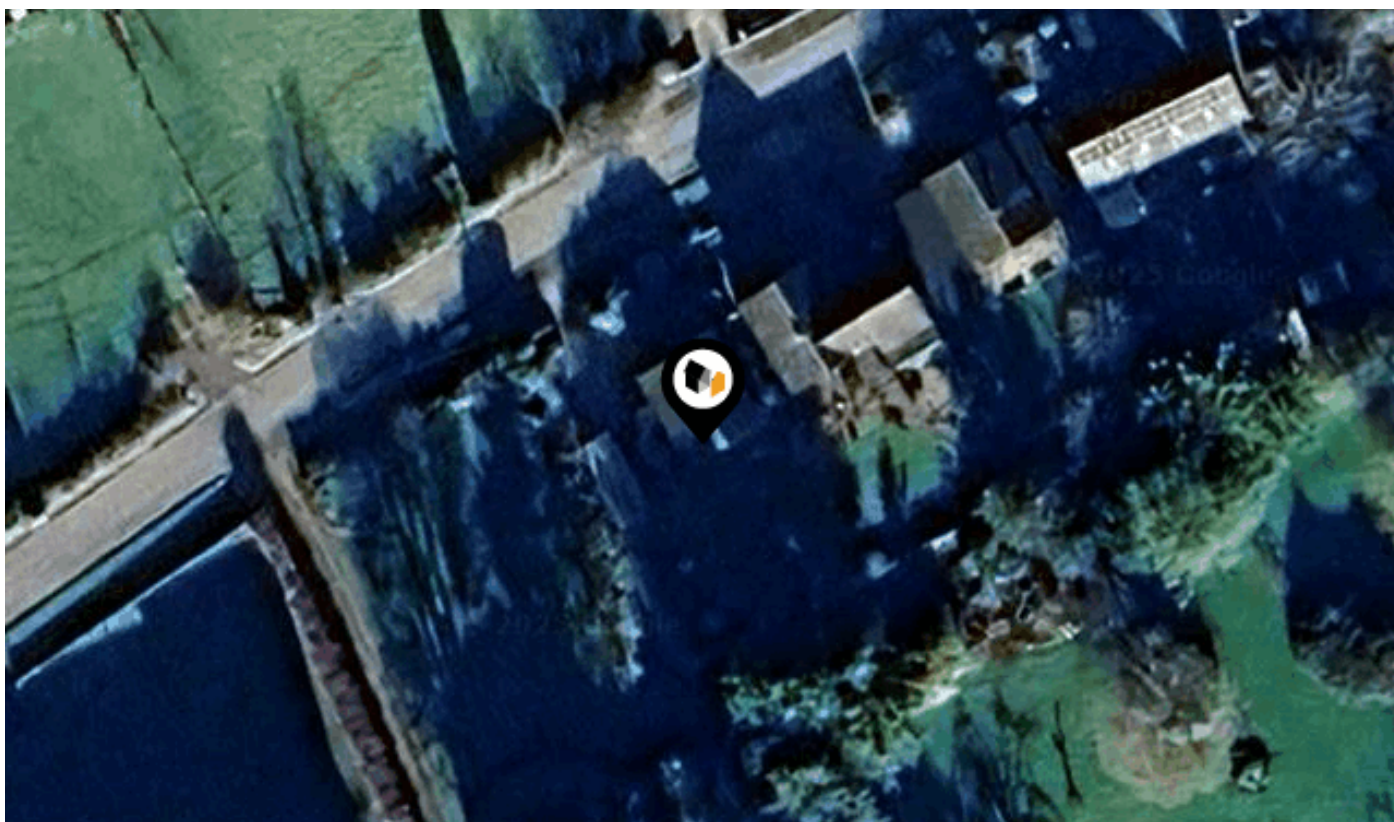


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th June 2025



THE STREET, BRIDGHAM, NORWICH, NR16

Whittle Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

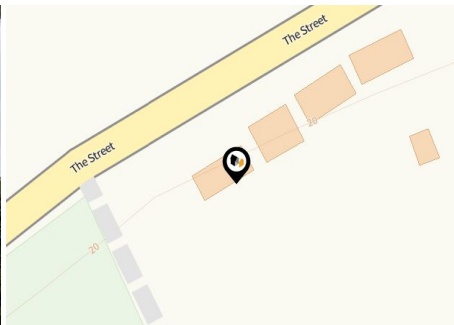
01953 711839

nick@whittleparish.com

www.whittleparish.com



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Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band D
Annual Estimate:	£2,329

Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

1	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



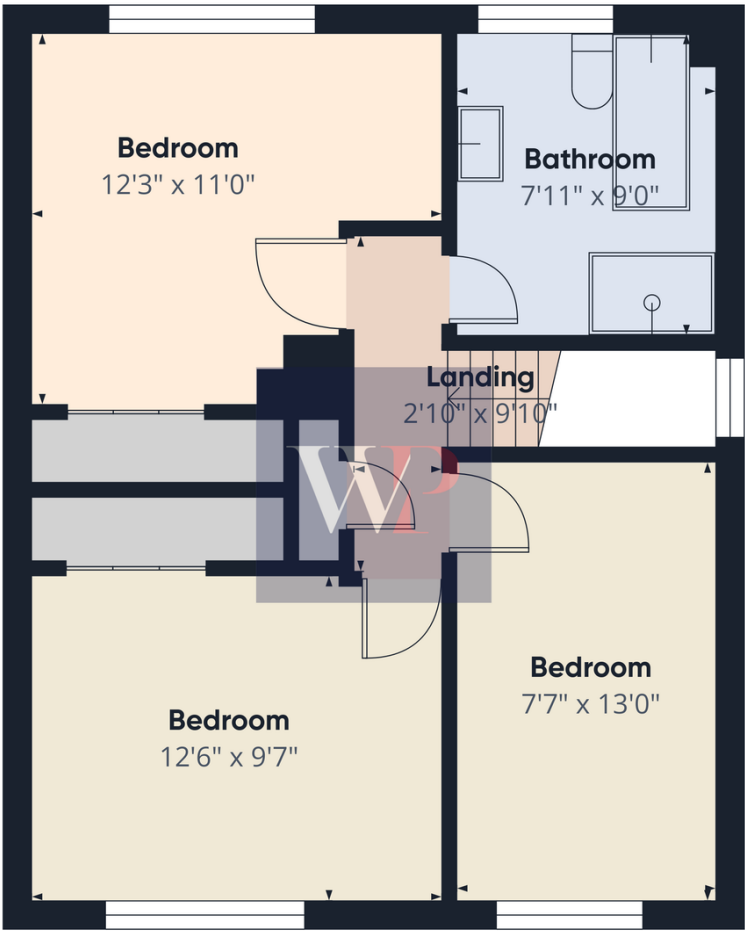
Satellite/Fibre TV Availability:







THE STREET, BRIDGHAM, NORWICH, NR16



Floor 1



Approximate total area[™]
468 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

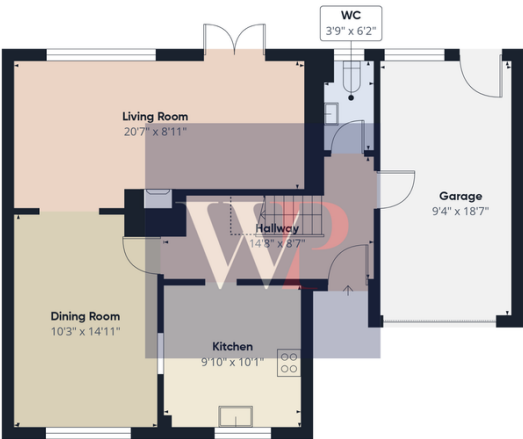
GIRAFFE360

THE STREET, BRIDGHAM, NORWICH, NR16

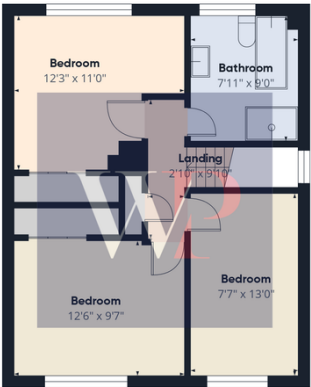




THE STREET, BRIDGHAM, NORWICH, NR16



Floor 0



Floor 1



Approximate total area[®]
1210 ft²
Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Detached

+80.17%

Semi-Detached

+78.07%

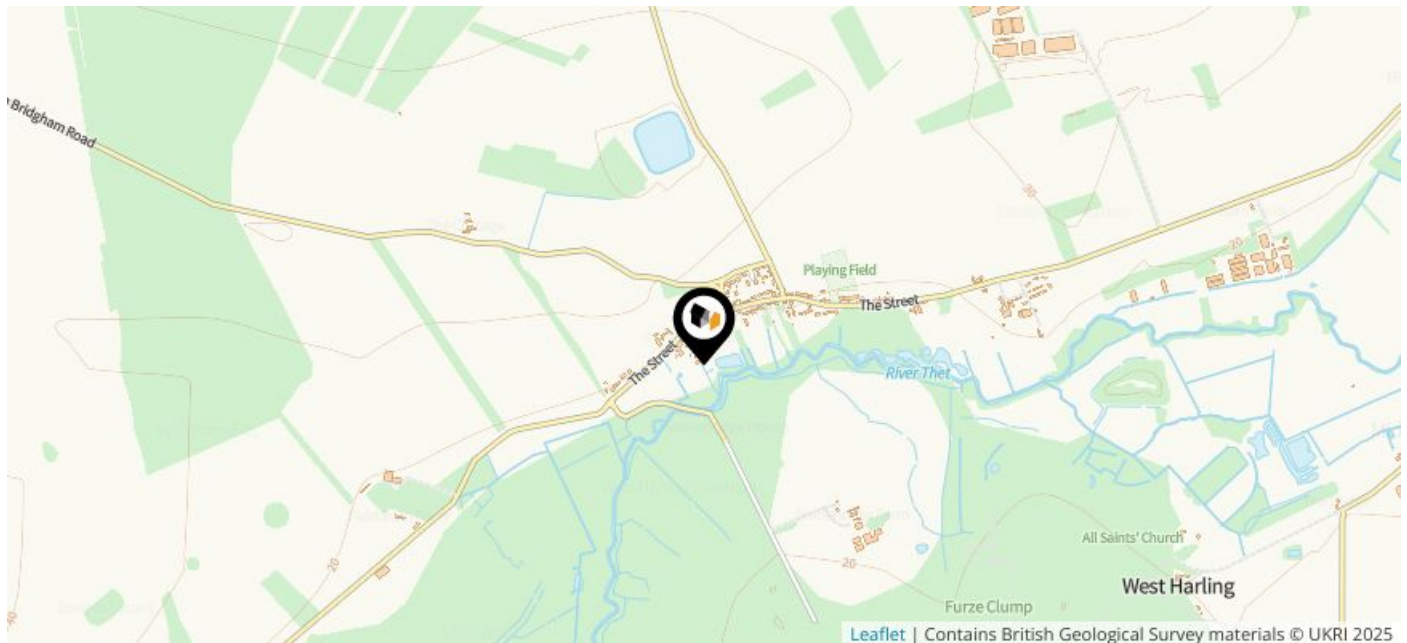
Terraced

+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.

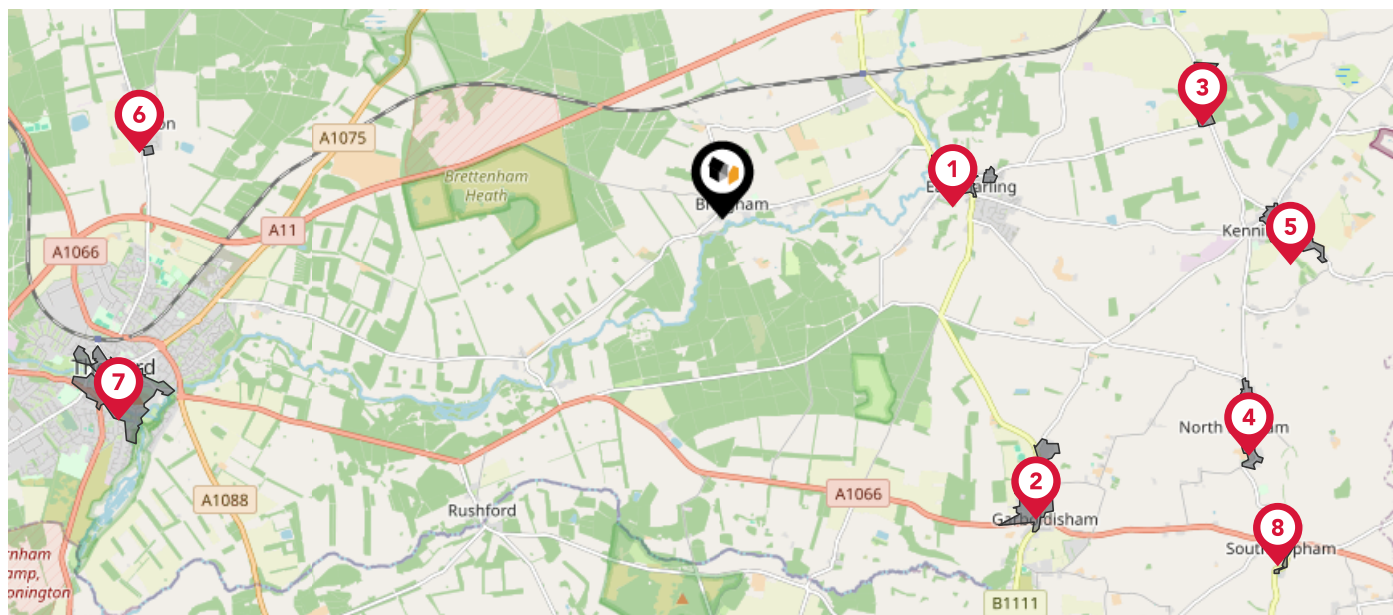
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

1

East Harling

2

Garboldisham

3

Quidenham

4

North Lopham

5

Kenninghall

6

Croxton

7

Thetford

8

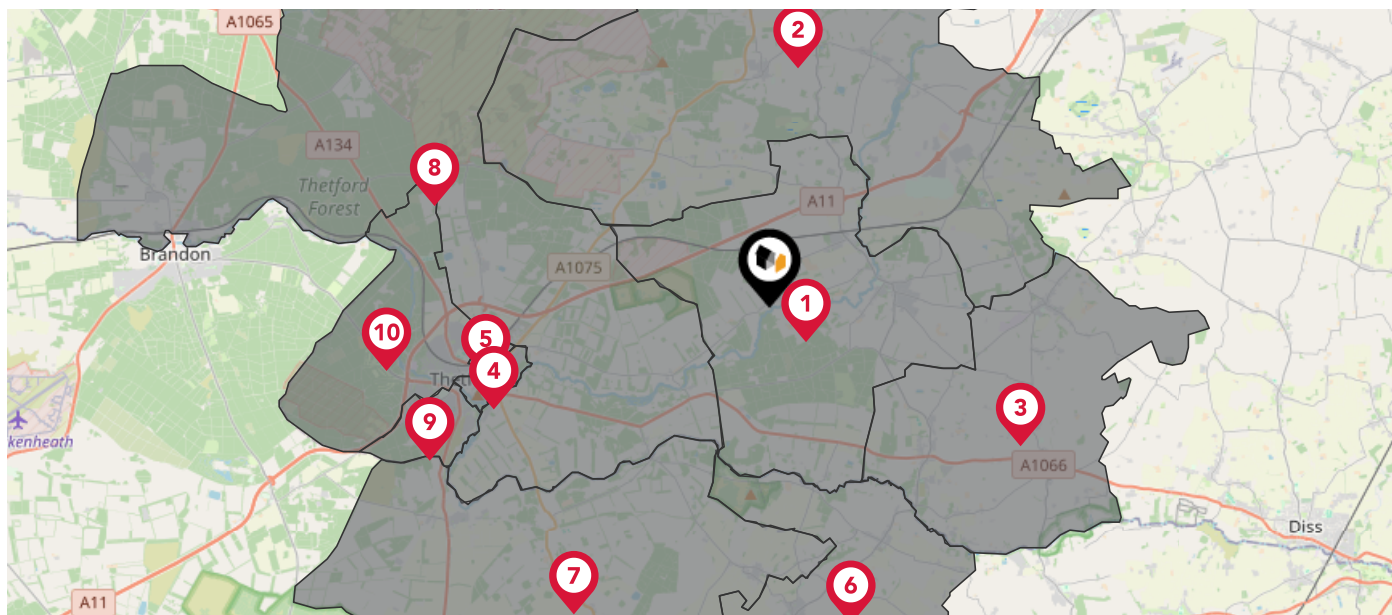
South Lopham

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



Harling & Heathlands Ward



All Saints & Wayland Ward



Guiltcross Ward



Thetford Castle Ward



Thetford Boudica Ward



Barningham Ward



Bardwell Ward



Forest Ward

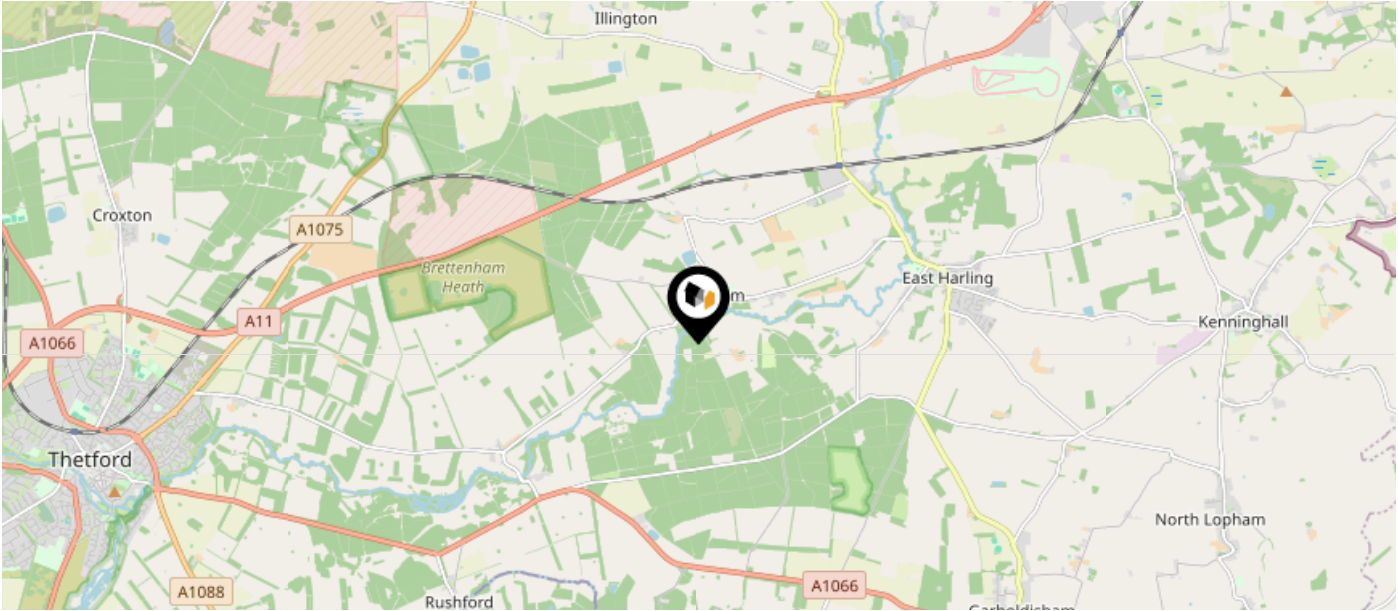


Thetford Burrell Ward



Thetford Priory Ward

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



Nearby Green Belt Land

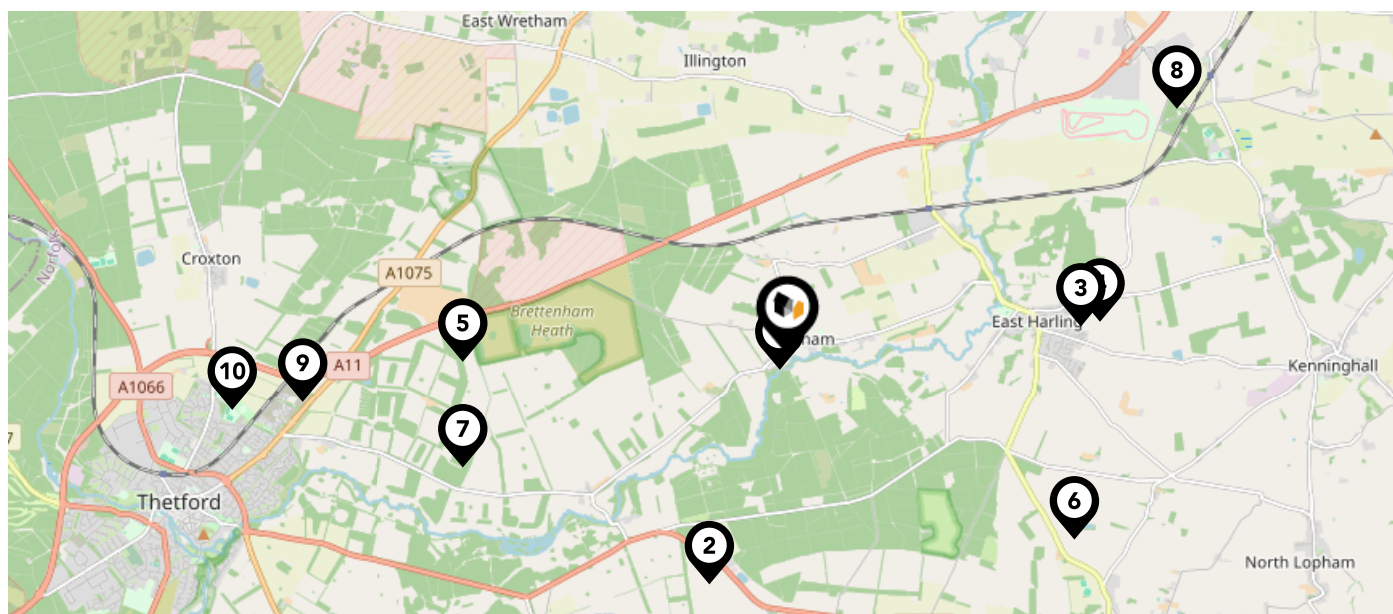
No data available.

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Back Lane-Bridgeham, Breckland	Historic Landfill	
2	East Harling-East Harling, Breckland	Historic Landfill	
3	East Harling-East Harling, Breckland, Norfolk	Historic Landfill	
4	Field Lodge-Eccles Road, East Harling	Historic Landfill	
5	Kilverstone-Kilverstone, Breckland	Historic Landfill	
6	EA/EPR/NP3899NS/A001	Active Landfill	
7	EA/EPR/NP3299NN/A001	Active Landfill	
8	EA/EPR/CP3796SC/V002	Active Landfill	
9	Croxton-Breckland	Historic Landfill	
10	Croxton-Breckland, Norfolk	Historic Landfill	

Maps

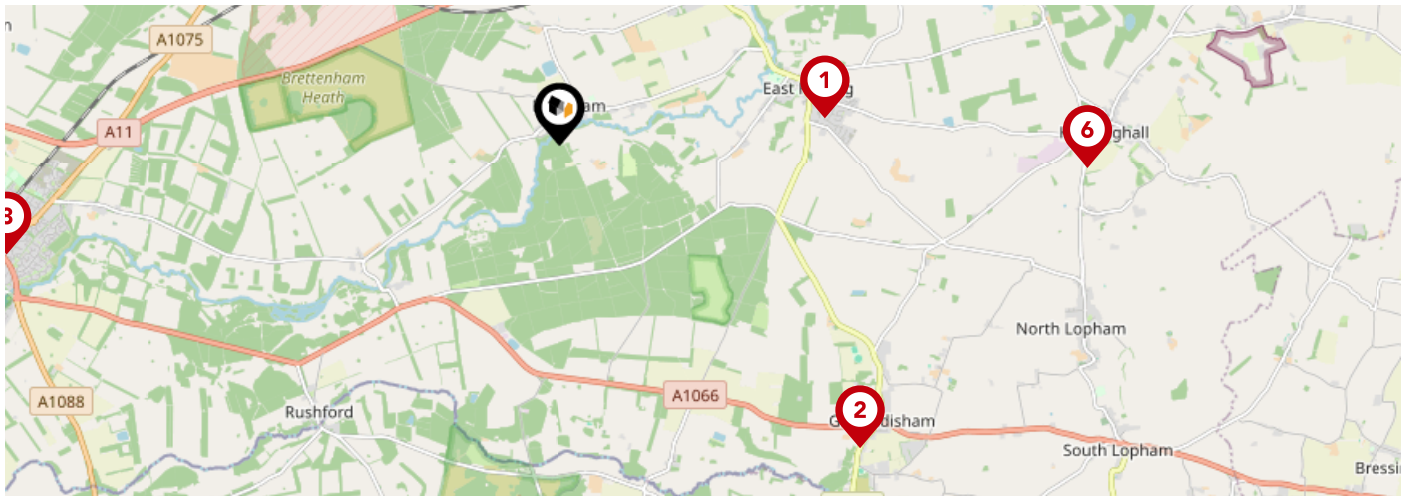
Listed Buildings



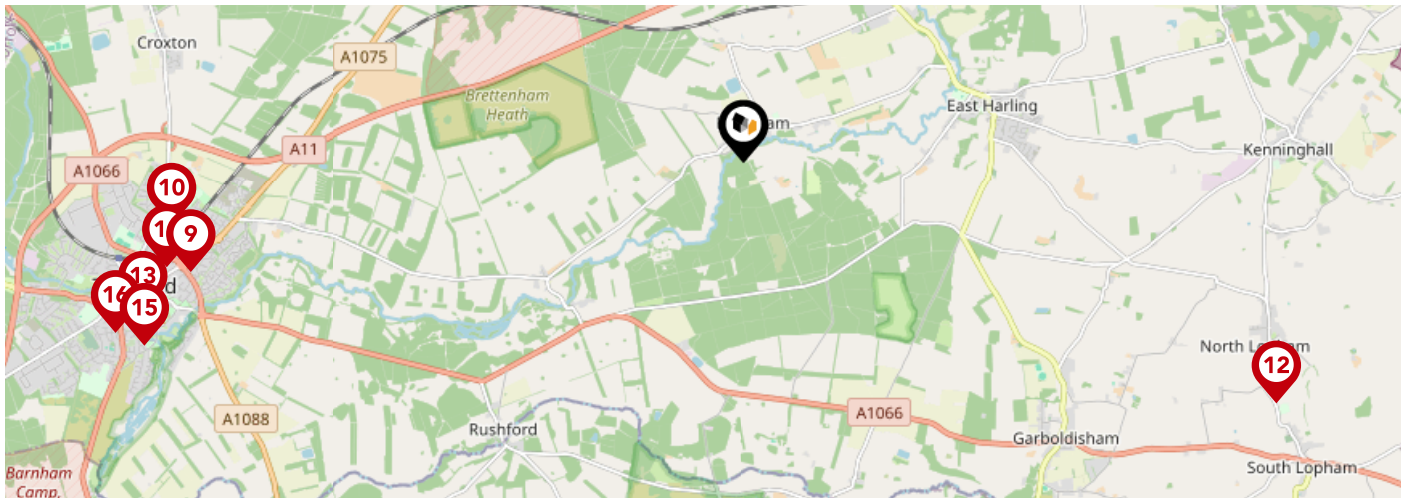
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1076909 - Church Of St Mary	Grade II	0.0 miles
 1456189 - Bridgham War Memorial	Grade II	0.0 miles
 1306056 - Orchard Cottage	Grade II	0.1 miles
 1342785 - The Rectory	Grade II	0.1 miles
 1076911 - Old School House	Grade II	0.1 miles
 1306061 - The Red House	Grade II	0.1 miles
 1076912 - Outbuildings In Yard Of The Red House	Grade II	0.1 miles
 1170453 - The Grove	Grade II	0.5 miles
 1306063 - The Thatched Cottage	Grade II	0.6 miles
 1170457 - Barn 30 Yards East Of Manor Farmhouse	Grade II	0.7 miles



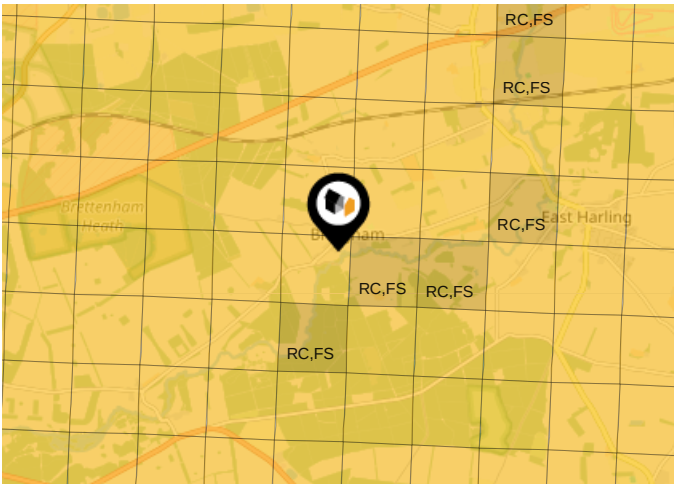
		Nursery	Primary	Secondary	College	Private
1	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:2.42	☐	☒	☐	☐	☐
2	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:3.86	☐	☒	☐	☐	☐
3	Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:4.28	☐	☒	☐	☐	☐
4	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:4.34	☐	☐	☒	☐	☐
5	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:4.34	☐	☐	☒	☐	☐
6	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:4.78	☐	☒	☐	☐	☐
7	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:4.83	☐	☒	☐	☐	☐
8	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:5.08	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:5.08	☐	☒	☐	☐	☐
	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:5.2	☐	☐	☒	☐	☐
	Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:5.29	☐	☒	☐	☐	☐
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:5.3	☐	☒	☐	☐	☐
	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:5.6	☐	☒	☐	☐	☐
	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:5.64	☐	☒	☐	☐	☐
	The Damara School Ofsted Rating: Good Pupils: 14 Distance:5.66	☐	☐	☒	☐	☐
	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:5.87	☐	☐	☒	☐	☐

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)		

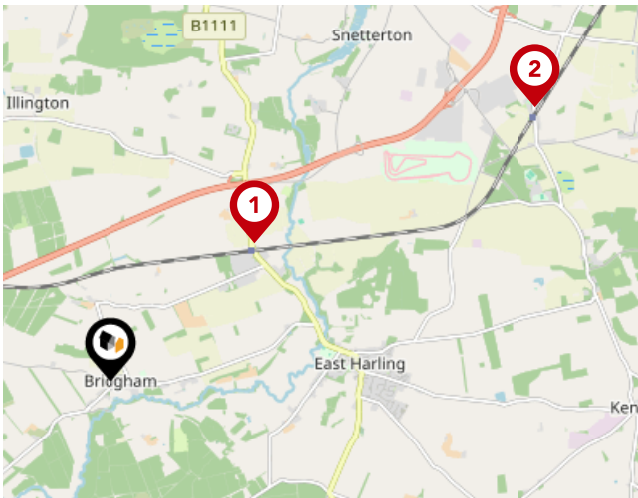


Primary Classifications (Most Common Clay Types)

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

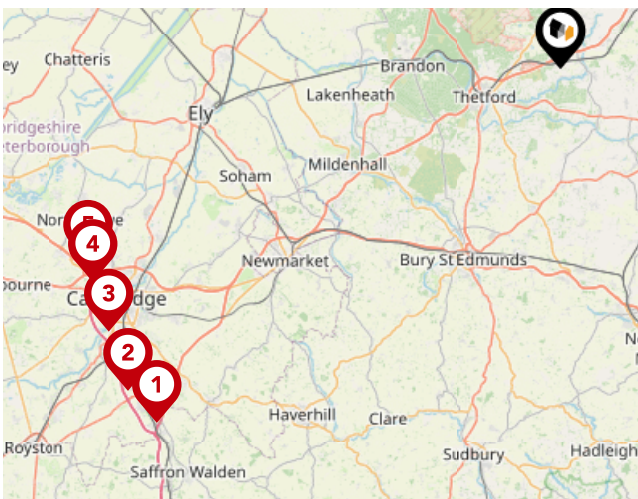
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	1.8 miles
2	Eccles Road Rail Station	4.57 miles
3	Thetford Rail Station	5.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.01 miles
2	M11 J10	39.09 miles
3	M11 J11	37.95 miles
4	M11 J13	37.24 miles
5	M11 J14	37.04 miles

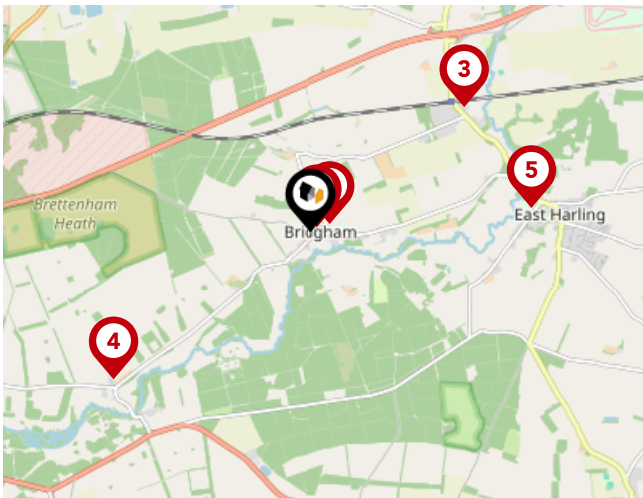


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.32 miles
2	Cambridge	33.76 miles
3	Stansted Airport	45.95 miles
4	Southend-on-Sea	60.43 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.08 miles
2	Chapel Lane	0.18 miles
3	Roudham Road	1.79 miles
4	Post Box	2.22 miles
5	Park Court	2.01 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

Whittleby Parish | Attleborough

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Valuation Office
Agency

