

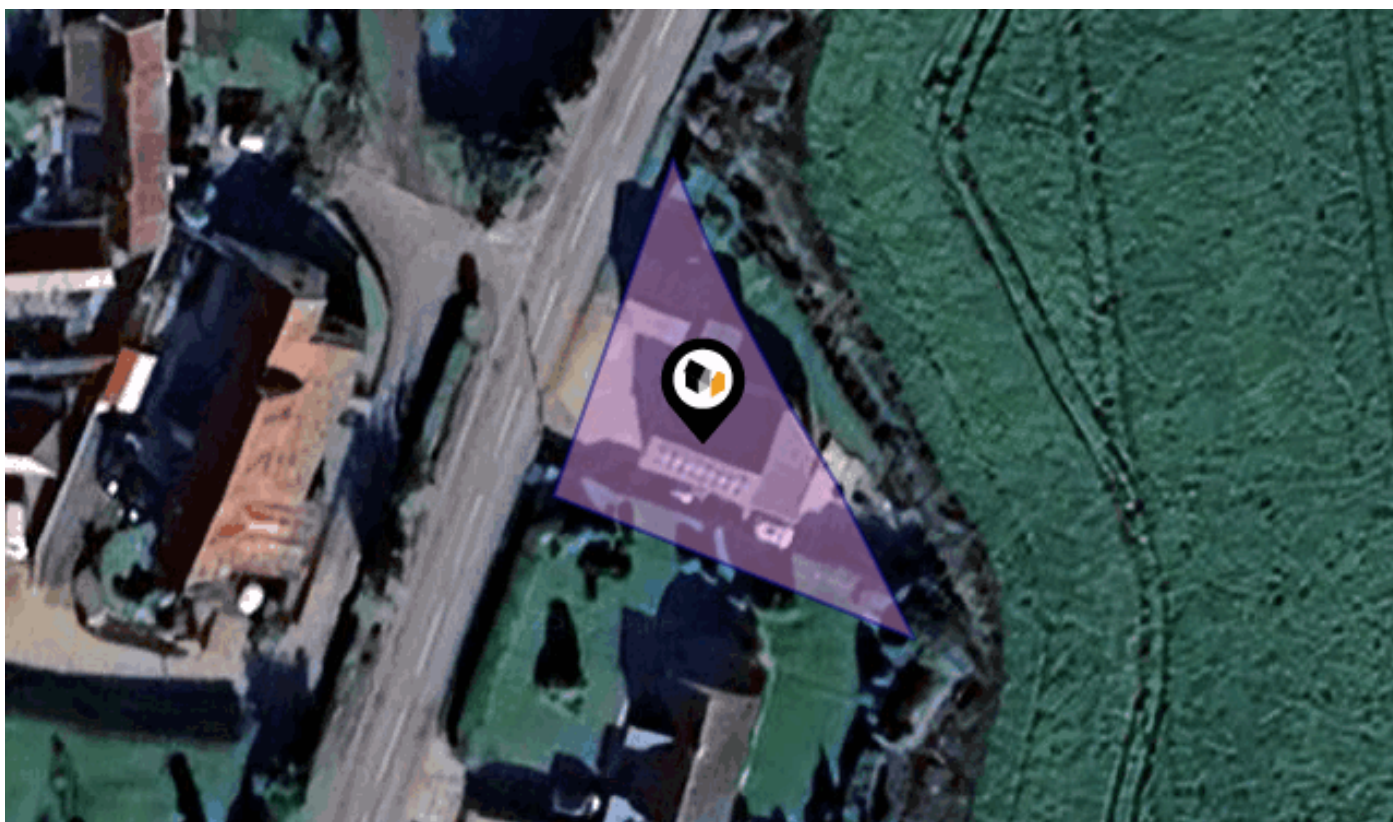


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09<sup>th</sup> July 2025



**THE TURNPIKE, BUNWELL, NORWICH, NR16**

**Whittley Parish | Attleborough**

Suva House, Queens Square Attleborough NR17 2AF

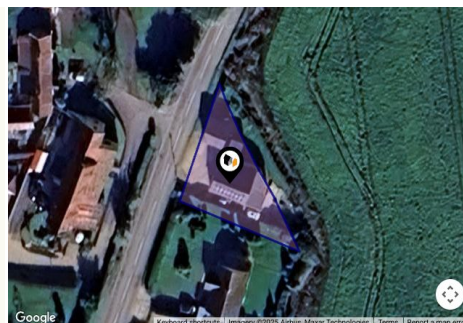
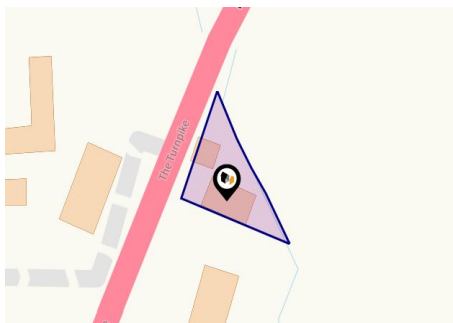
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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## Property




Type:	Detached
Bedrooms:	3
Floor Area:	968 ft <sup>2</sup> / 90 m <sup>2</sup>
Plot Area:	0.11 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,105
Title Number:	NK435546

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

9	32	1000
mb/s	mb/s	mb/s
		

Satellite/Fibre TV Availability:



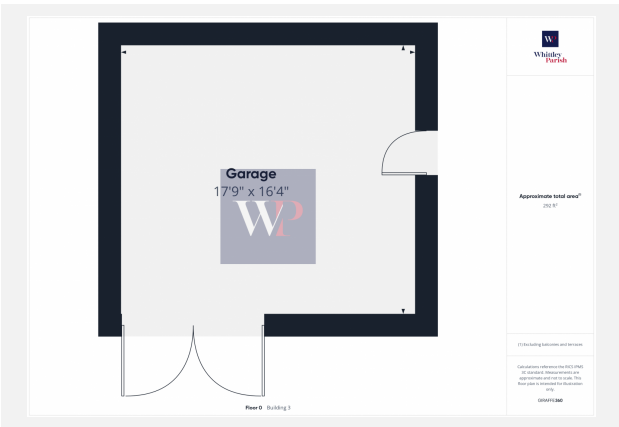
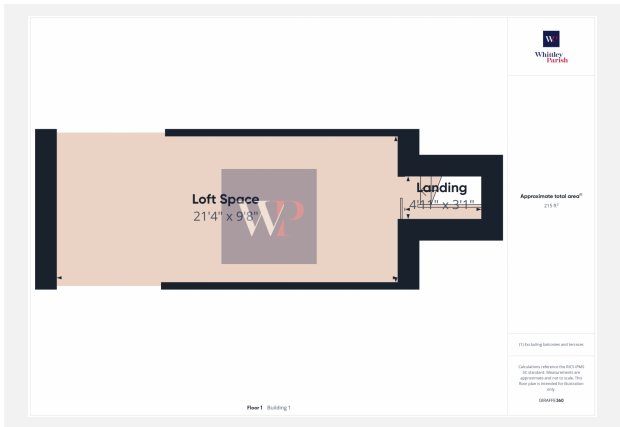
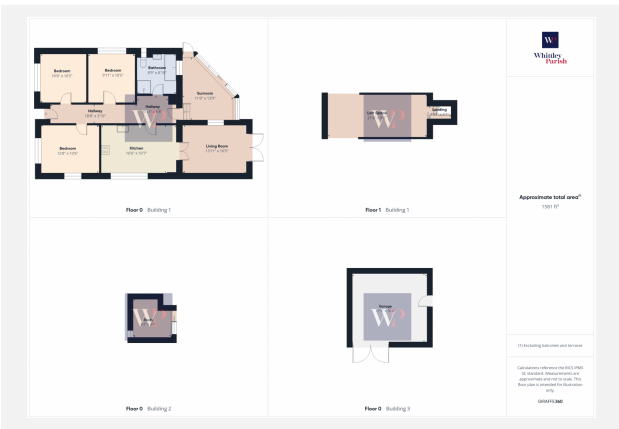
# Planning History

## This Address



Planning records for: *The Turnpike, Bunwell, Norwich, NR16*

Reference - 2015/2600	
Decision:	Decided
Date:	07th December 2015
Description:	Construction of a timber framed double car port.



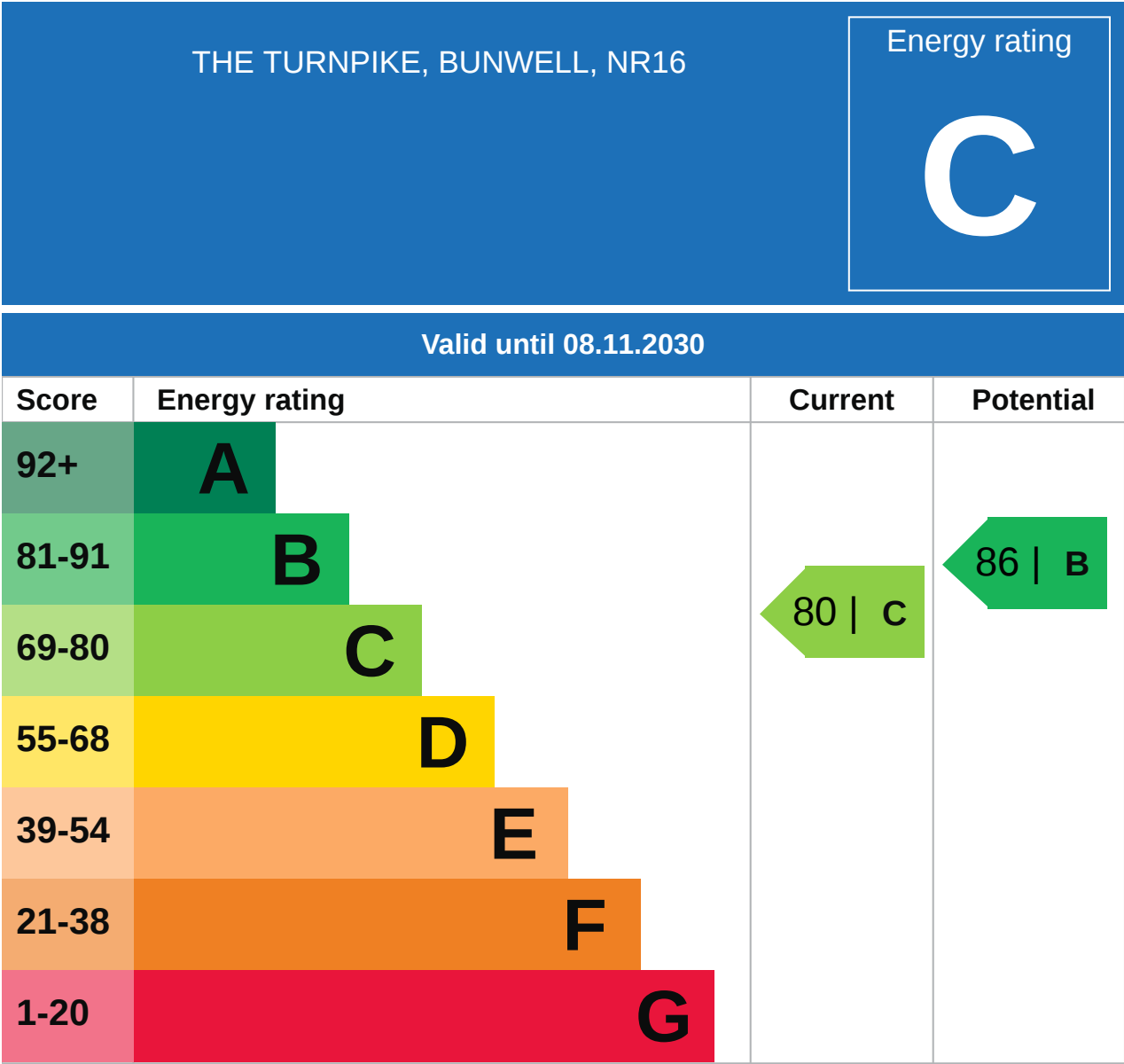
















### Additional EPC Data

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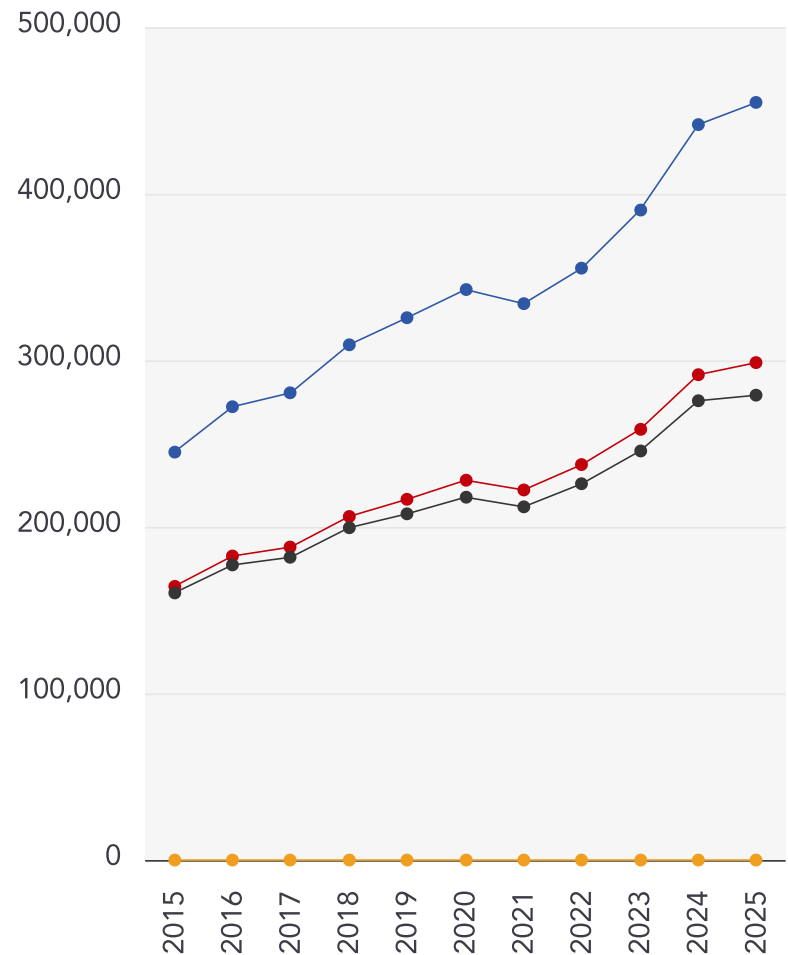
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	90 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+85.73%**

Semi-Detached

**+81.75%**

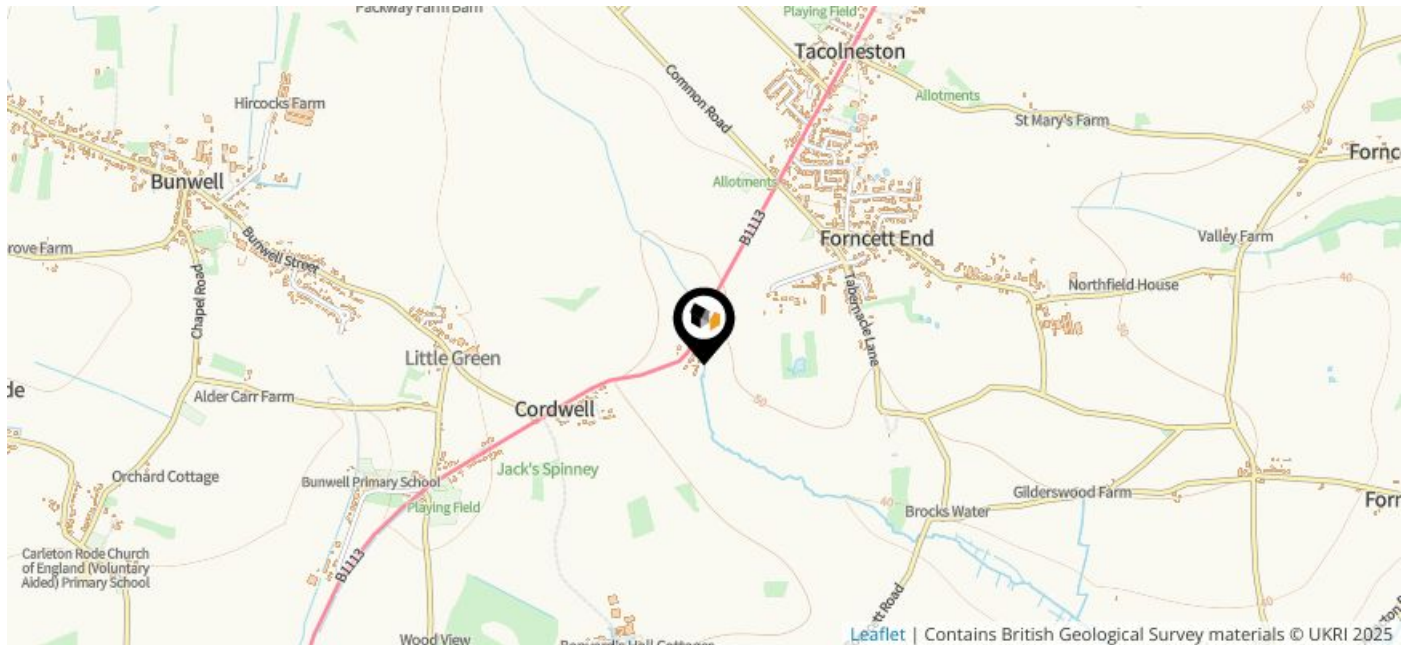
Terraced

**+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.

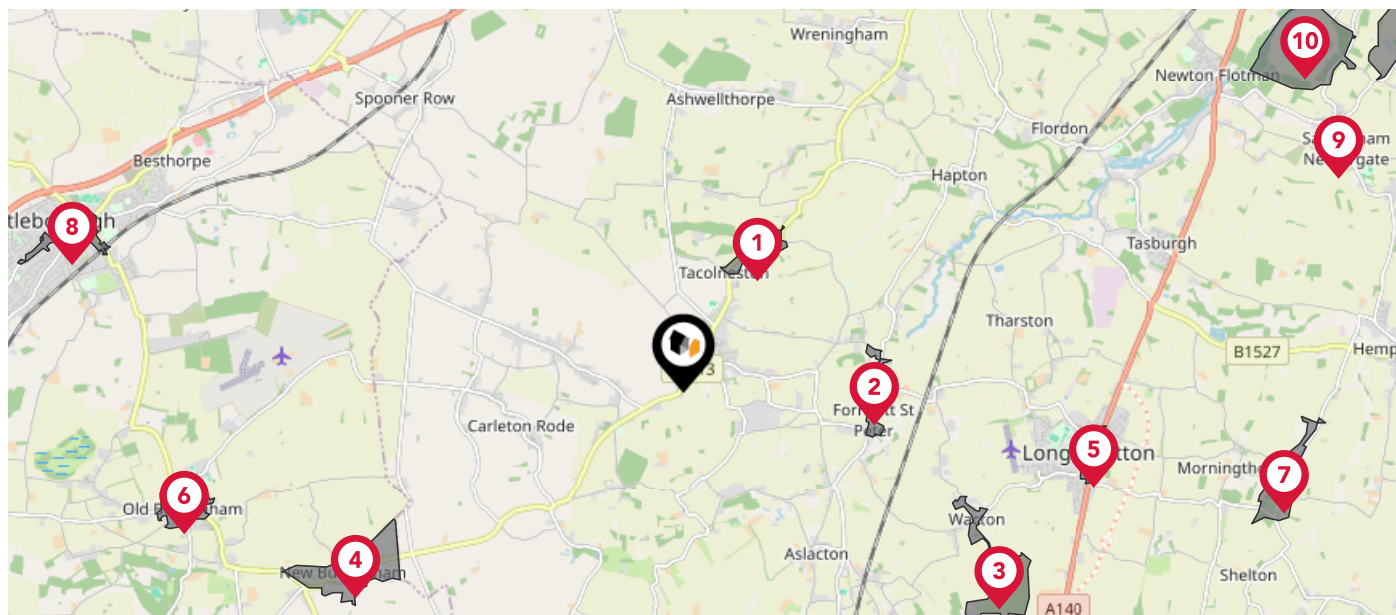
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

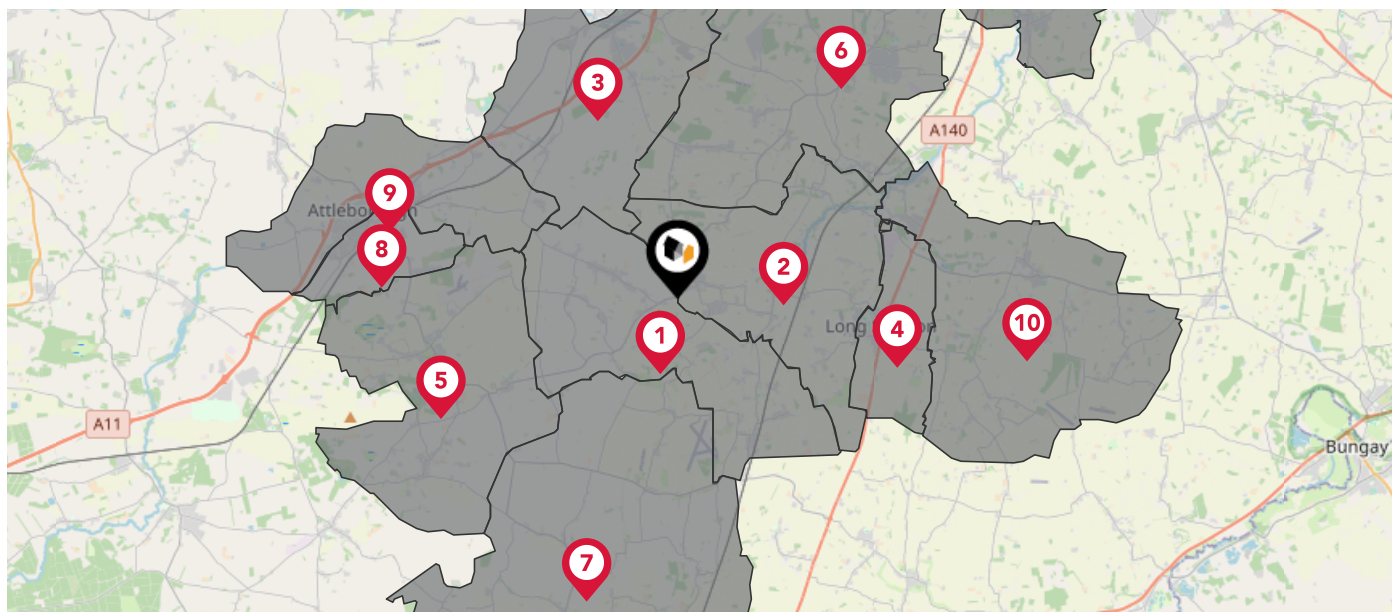


### Nearby Conservation Areas

- 1 Tacolneston
- 2 Fornsett
- 3 Wacton
- 4 New Buckenham
- 5 Long Stratton
- 6 Old Buckenham
- 7 Fritton
- 8 Attleborough
- 9 Saxlingham Nethergate
- 10 Shotesham



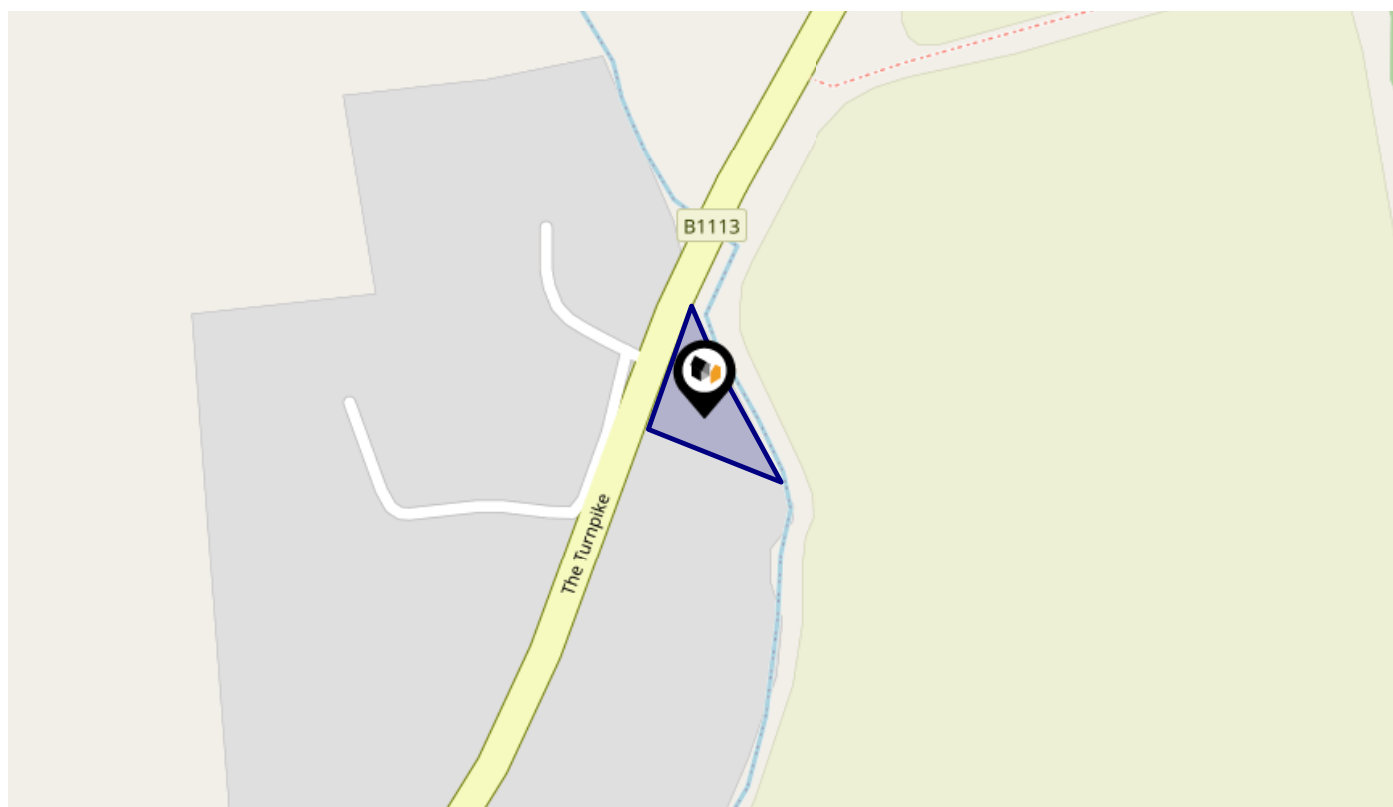
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- |    |                                       |
|----|---------------------------------------|
| 1  | Bunwell Ward                          |
| 2  | Forncett Ward                         |
| 3  | South Wymondham Ward                  |
| 4  | Stratton Ward                         |
| 5  | The Buckenham & Banham Ward           |
| 6  | Mulbarton & Stoke Holy Cross Ward     |
| 7  | Bressingham & Burston Ward            |
| 8  | Attleborough Burgh & Haverscroft Ward |
| 9  | Attleborough Queens & Besthorpe Ward  |
| 10 | Hempnall Ward                         |

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

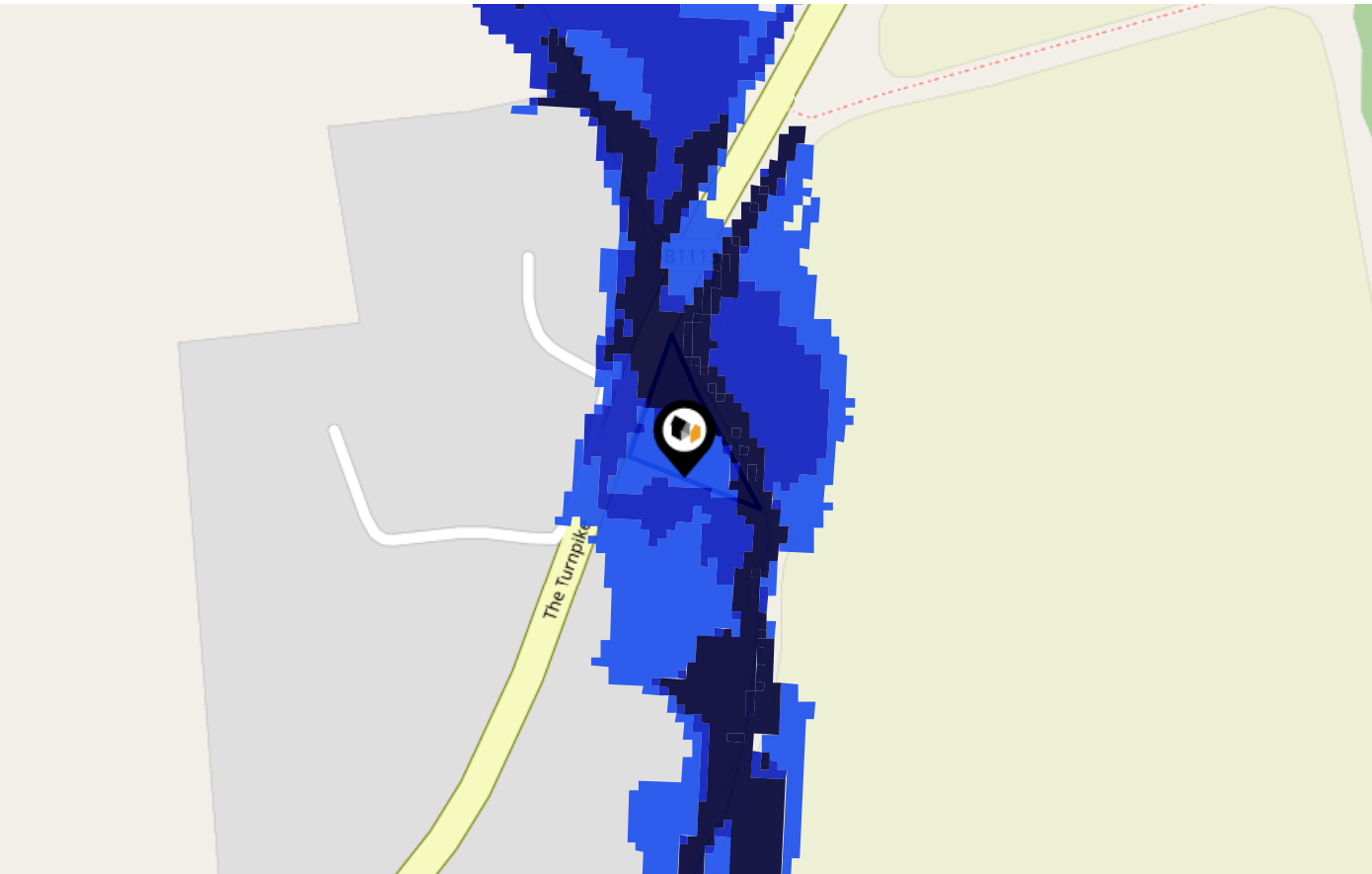
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

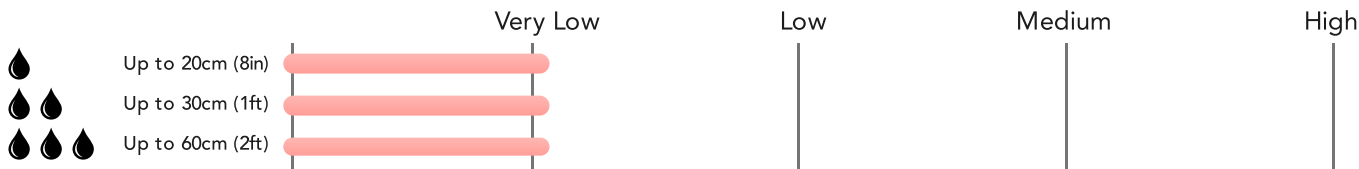


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

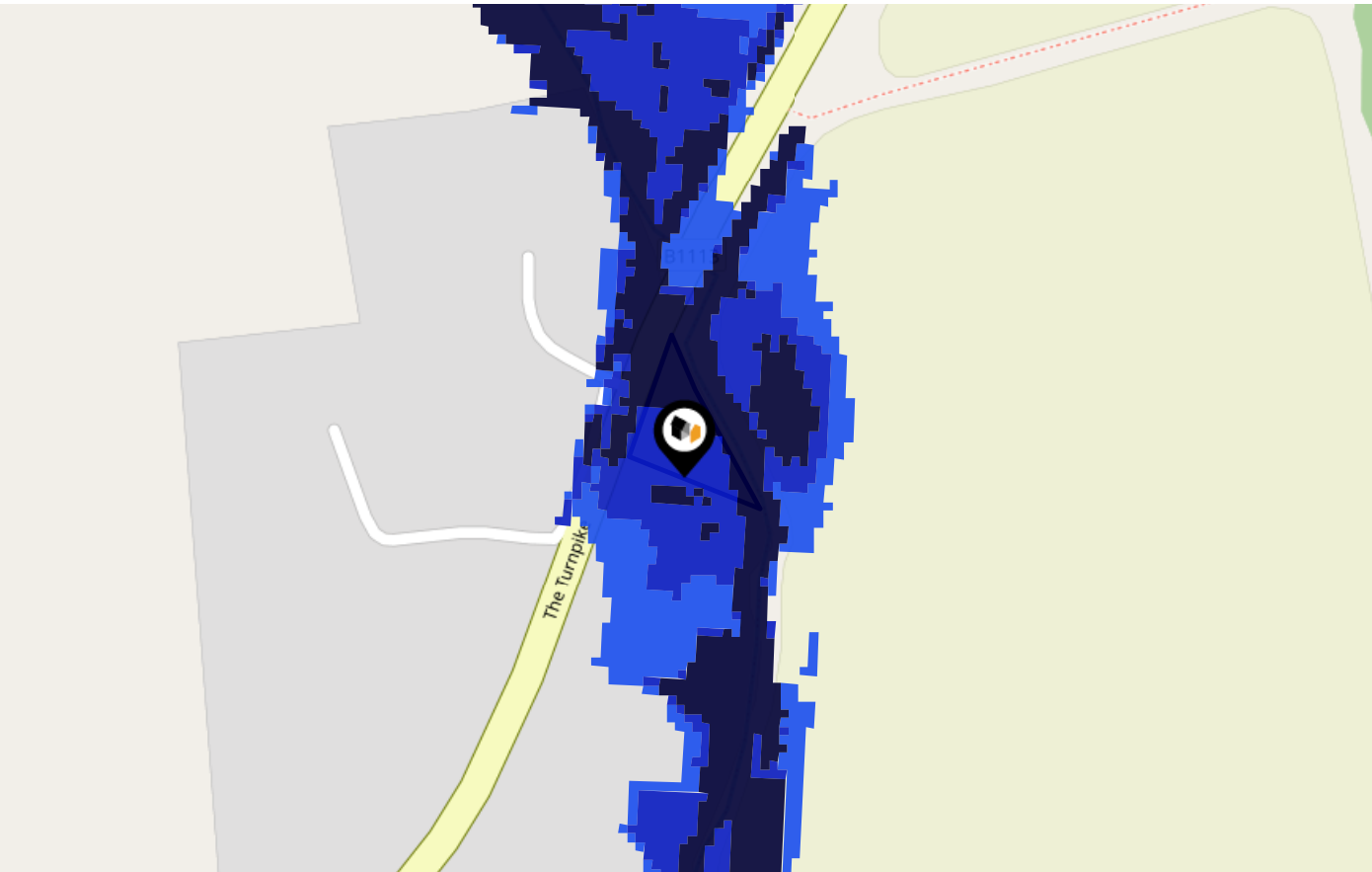


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

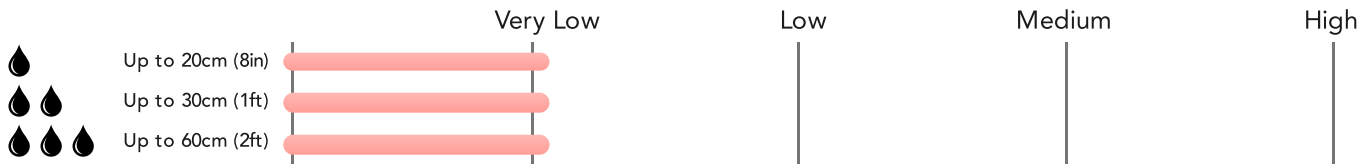


Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



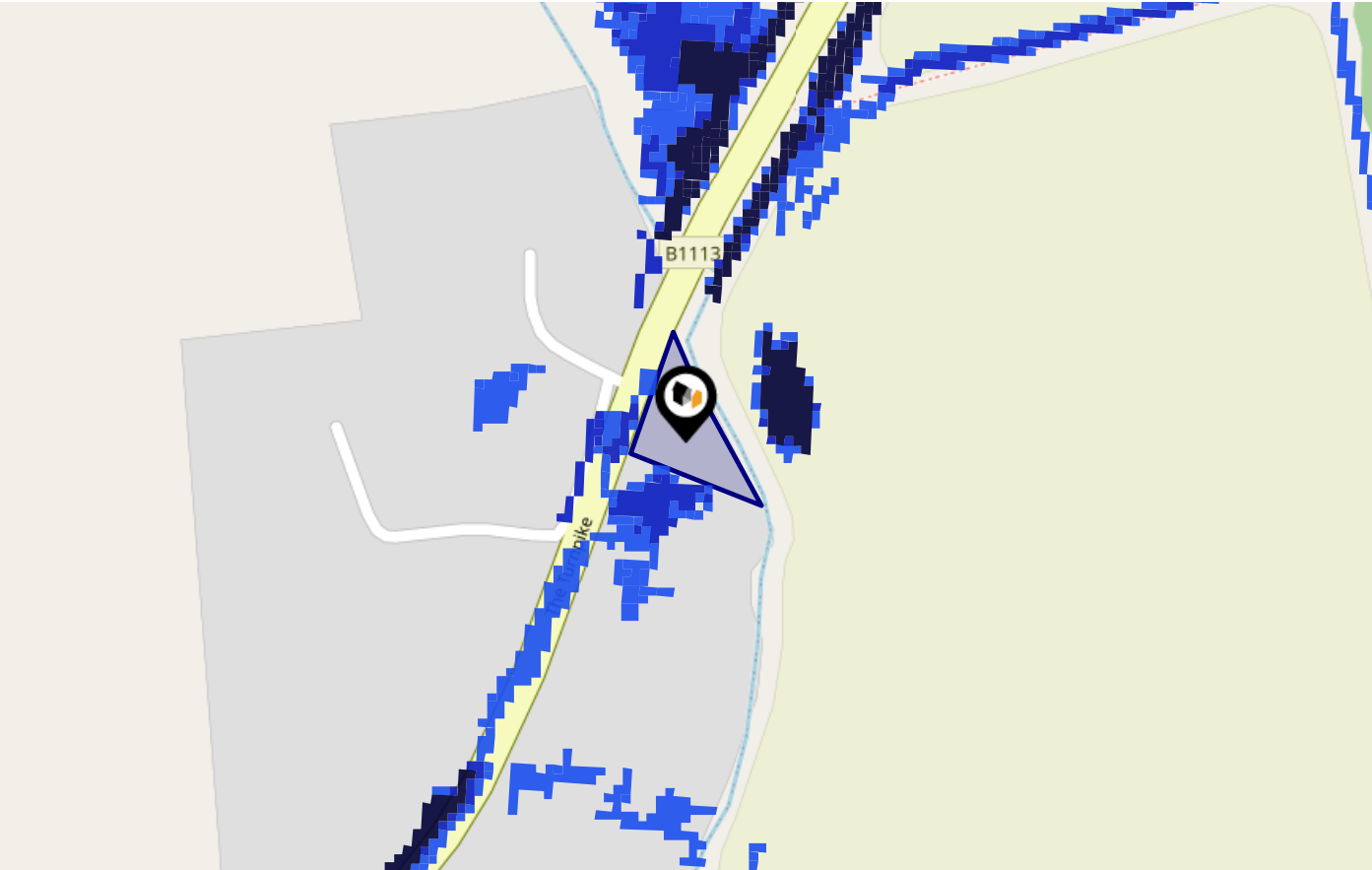


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

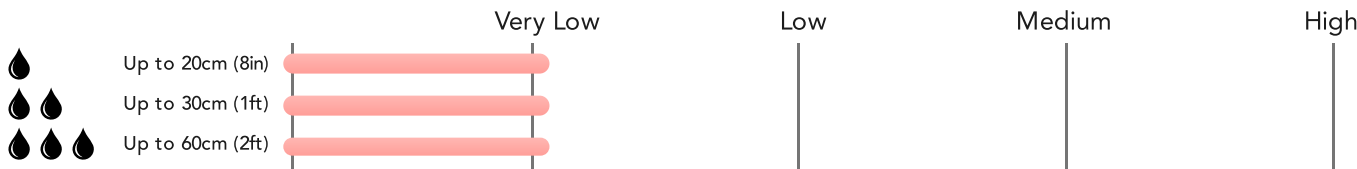


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

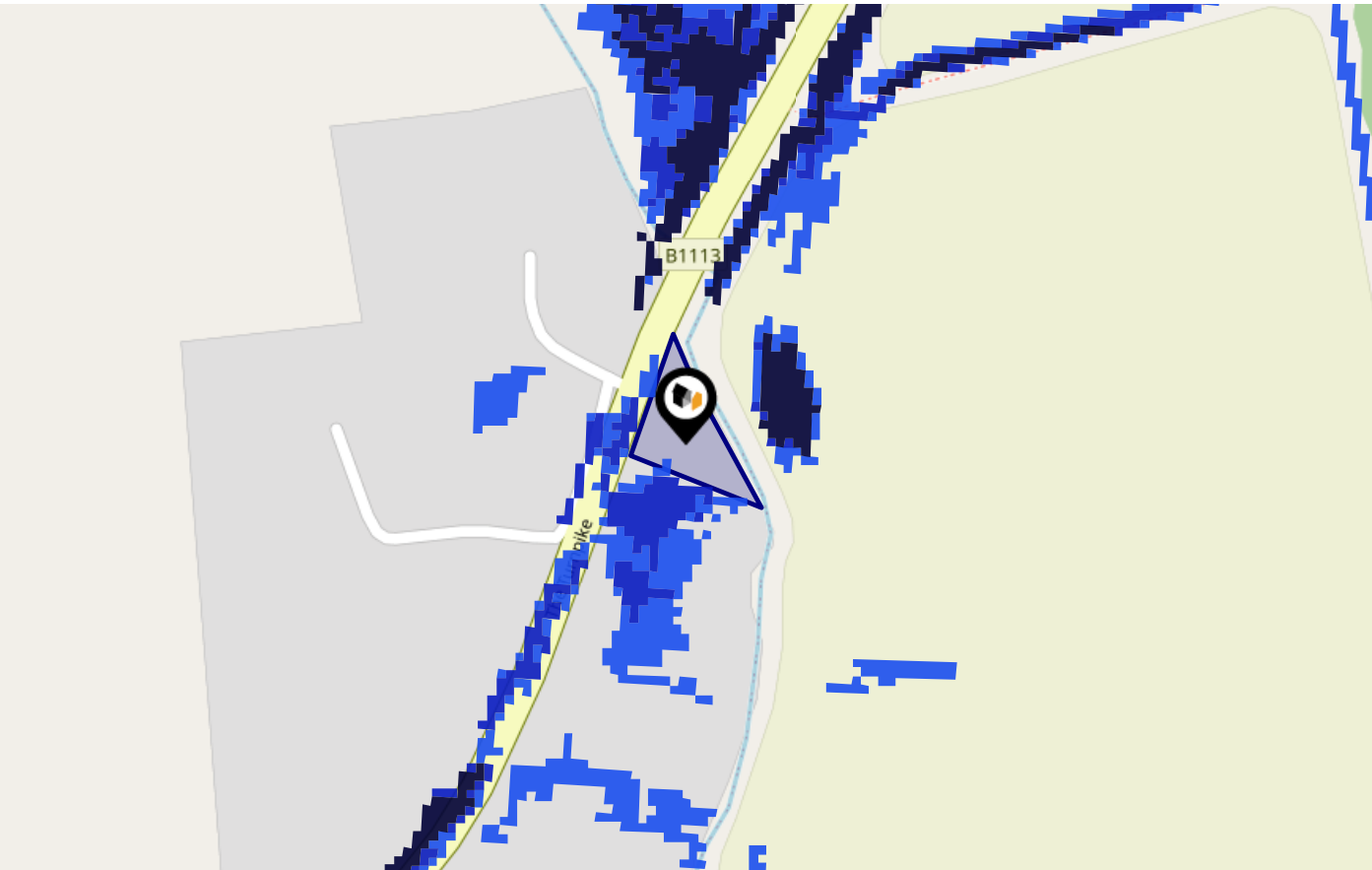


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

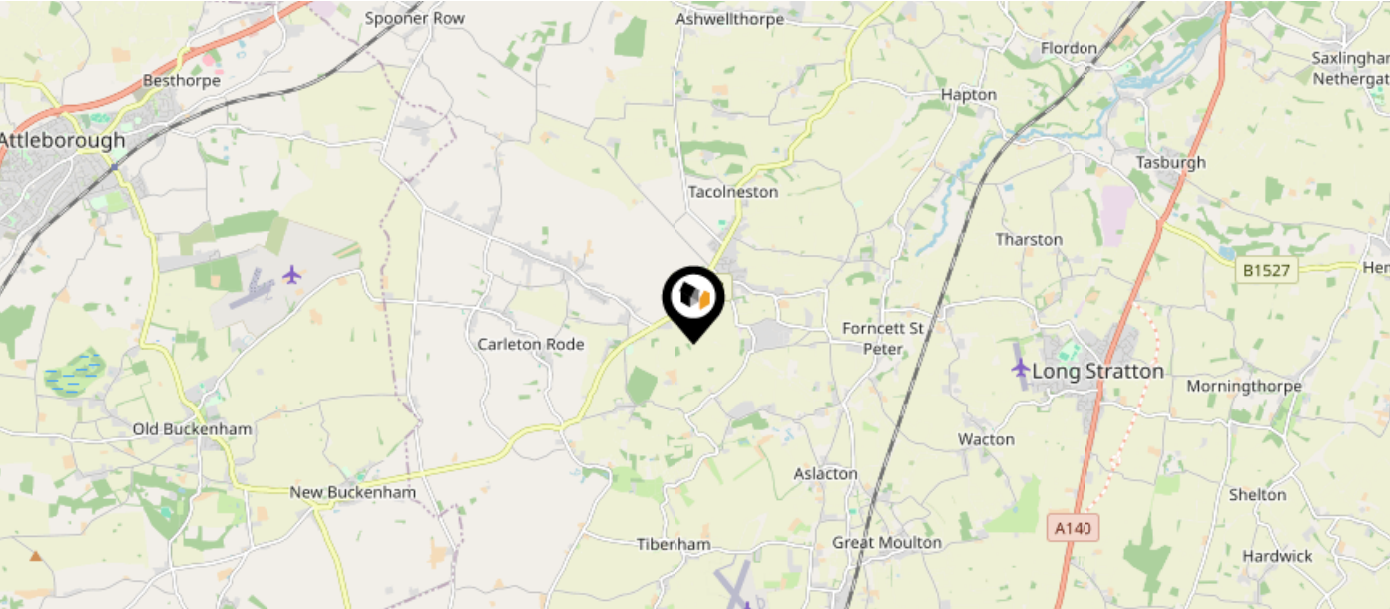
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

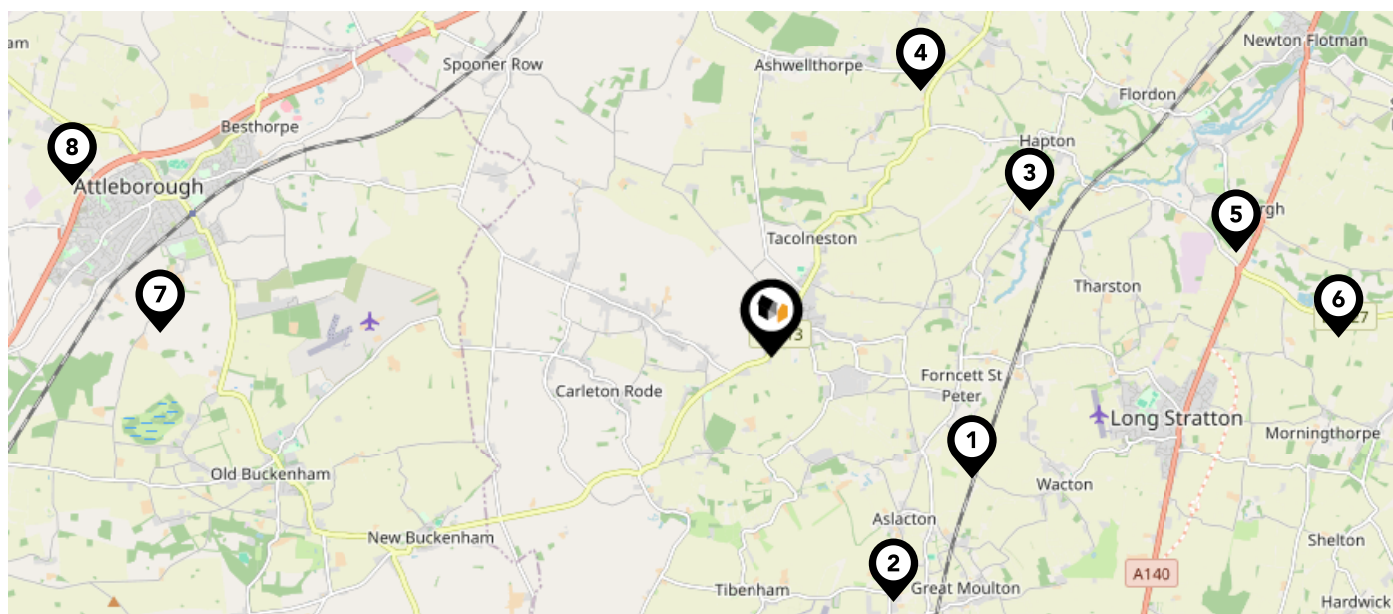
No data available.

# 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	Kill Arney Farm-Forngett-st-peter, Norfolk	Historic Landfill	
2	New Farmhouse-Wash Lane, Aslacton	Historic Landfill	
3	Railway Cutting Running Under Bayes Lane-Bayes Lane, Forngett	Historic Landfill	
4	Off B1135-Ashwellthorpe Road, Ashwellthorpe, Norfolk	Historic Landfill	
5	Thorn Wood-Valley Road, Tasburgh	Historic Landfill	
6	Off B1135-Morningthorpe	Historic Landfill	
7	Attleborough-Attleborough, Norfolk	Historic Landfill	
8	Crowshall Lane-Attleborough, Norfolk	Historic Landfill	

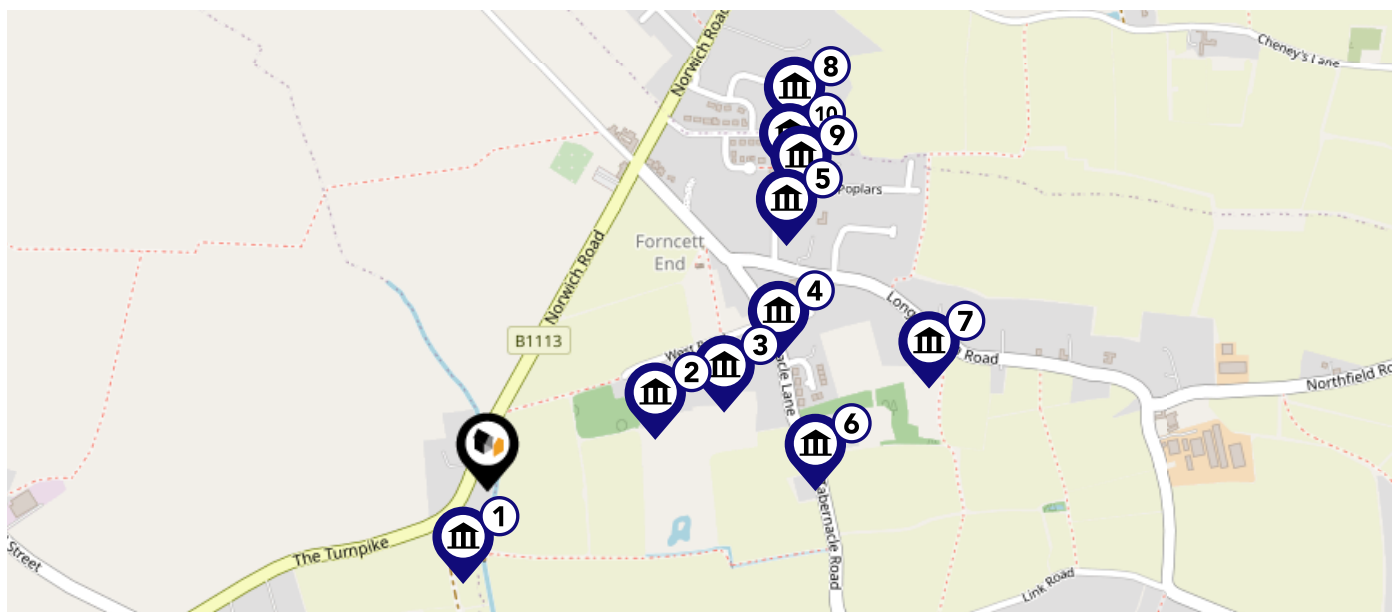












# Maps

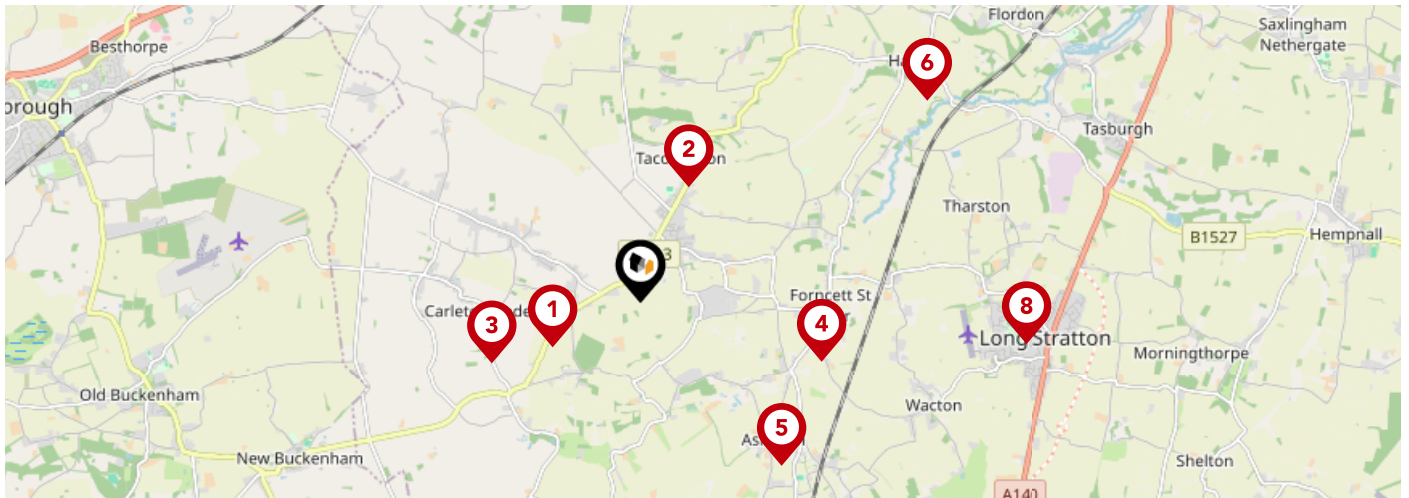
## Listed Buildings



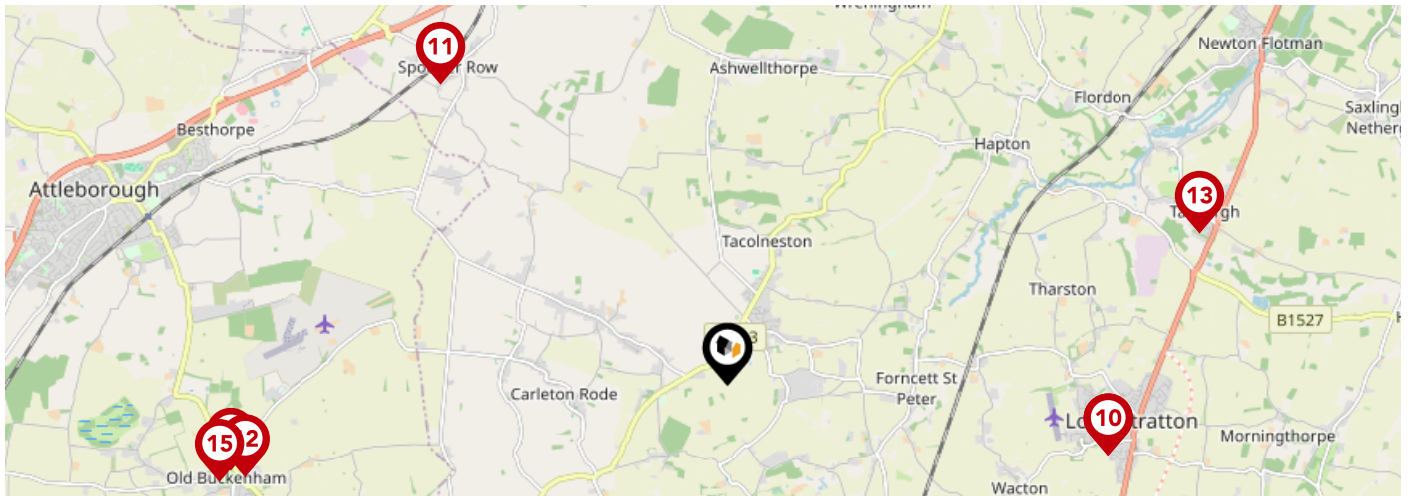
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1171167 - Ebenezer Cottage	Grade II	0.1 miles
 1373245 - Hill Farmhouse	Grade II	0.2 miles
 1152848 - Maltings Farmhouse	Grade II	0.3 miles
 1252706 - Ashdell House	Grade II	0.4 miles
 1050368 - Poplars Farm Cottage	Grade II	0.4 miles
 1373243 - Granville Farmhouse	Grade II	0.4 miles
 1373216 - Chestnut View	Grade II	0.5 miles
 1050074 - Whitehouse Farmhouse Including Adjacent Outbuilding To South-west	Grade II	0.5 miles
 1050369 - 14, Bentley Road	Grade II	0.5 miles
 1050370 - 20-22, Bentley Road	Grade II	0.5 miles



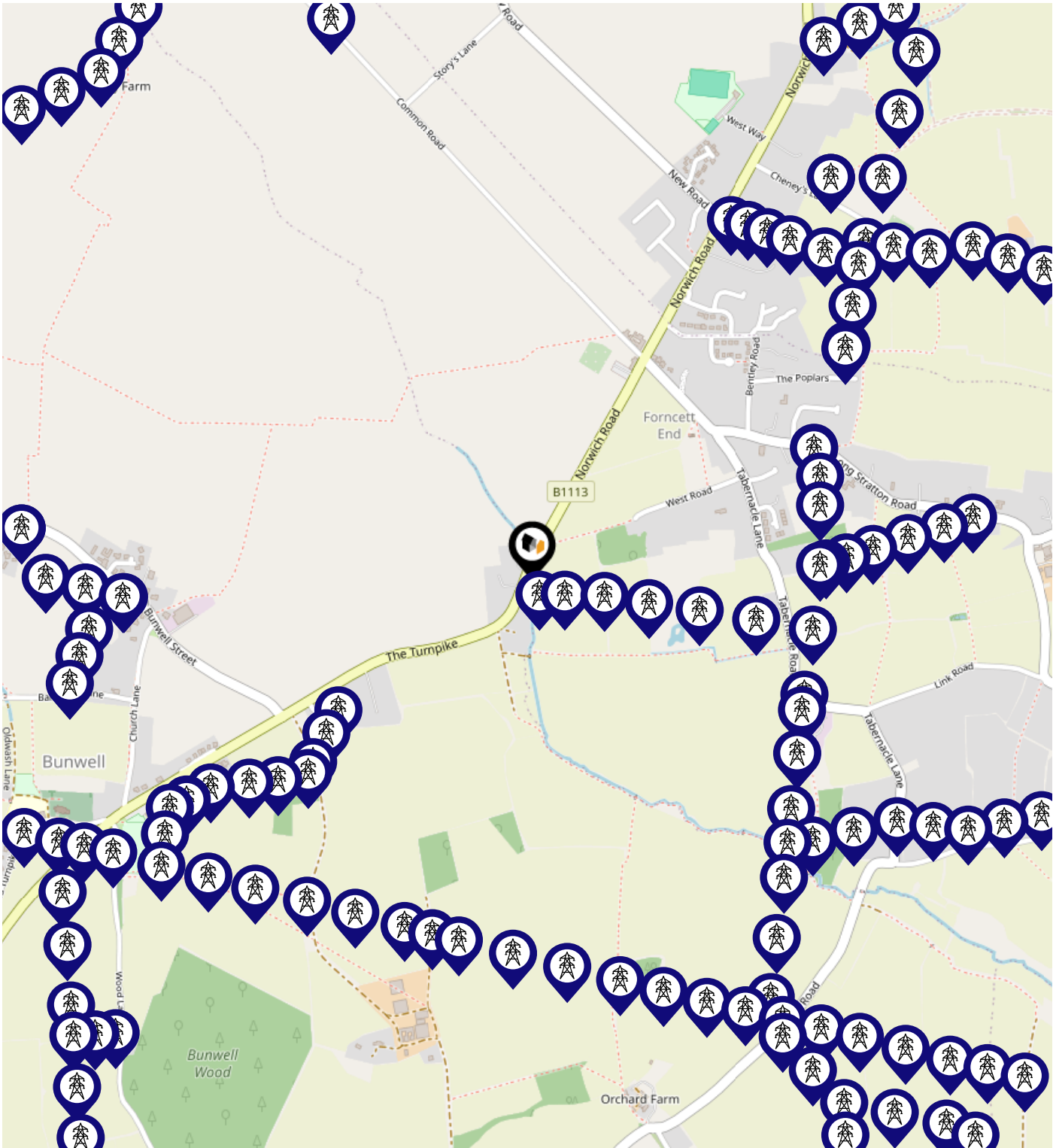
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bunwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 91   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tacolneston Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fornsett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hapton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 24   Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wreningham VC Primary School</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's Church of England Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 176   Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 131   Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 694   Distance:3.51	<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:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:4.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Preston Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:4.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:4.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



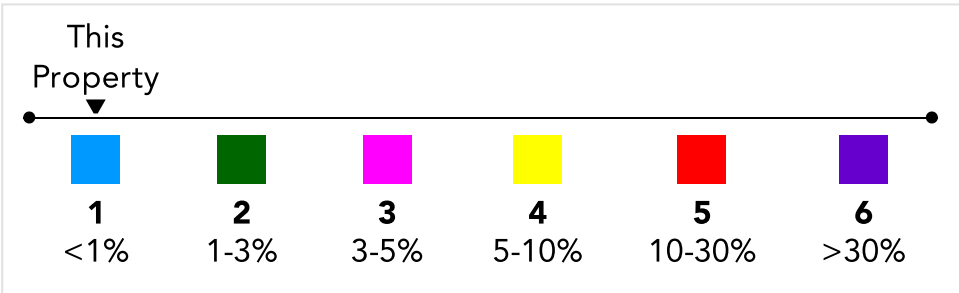
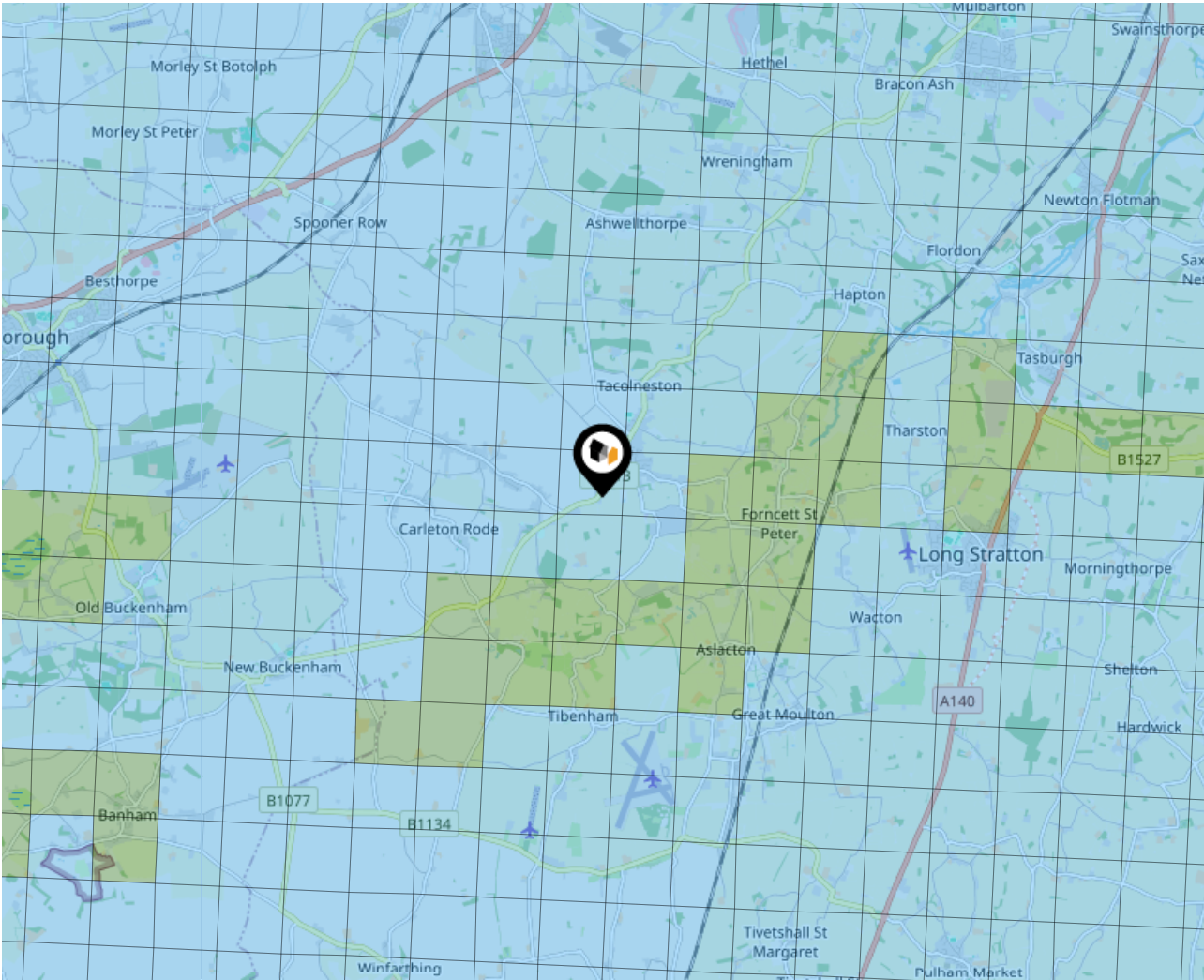
### Key:

- Power Pylons
- Communication Masts



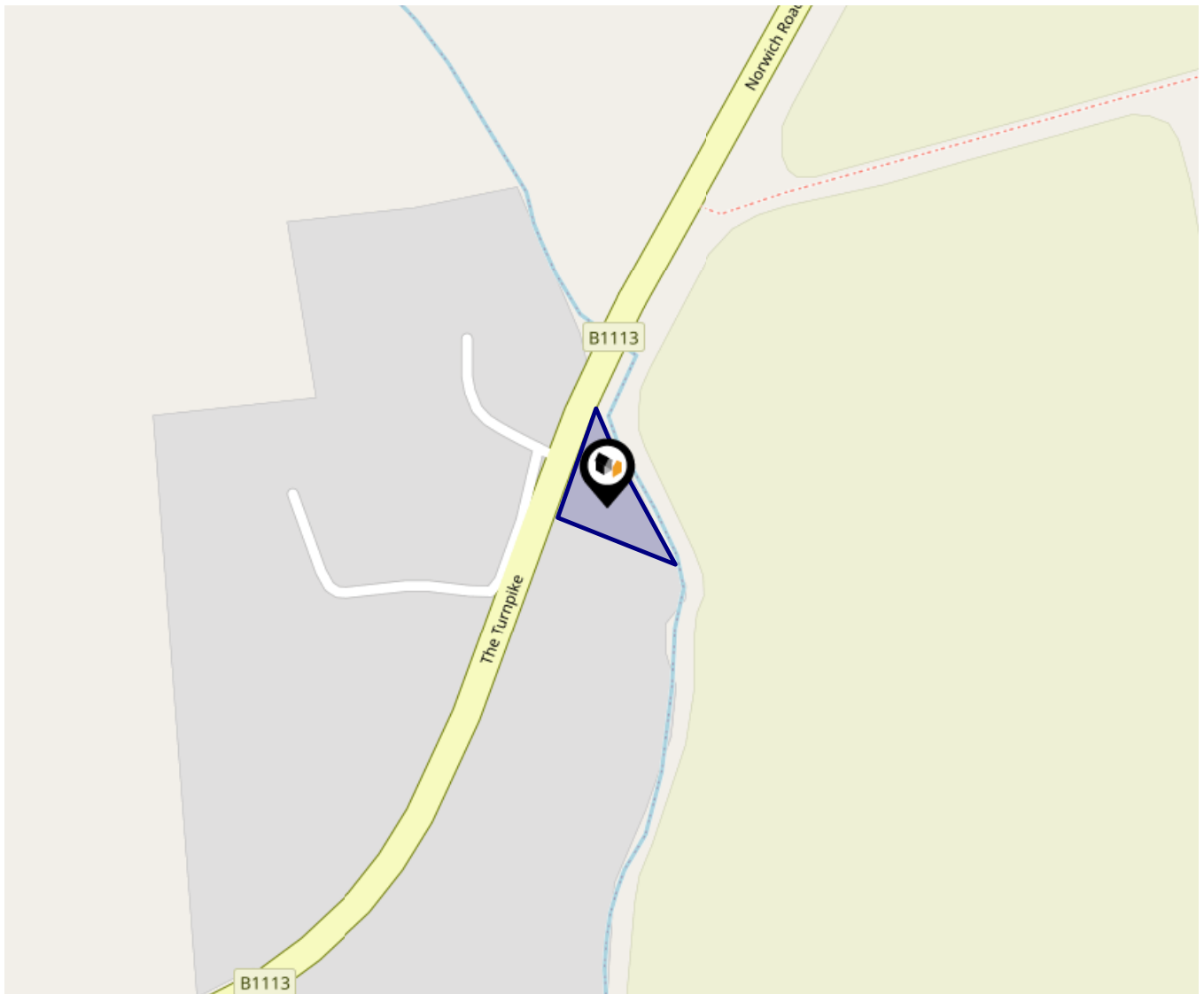
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



# Local Area

## Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

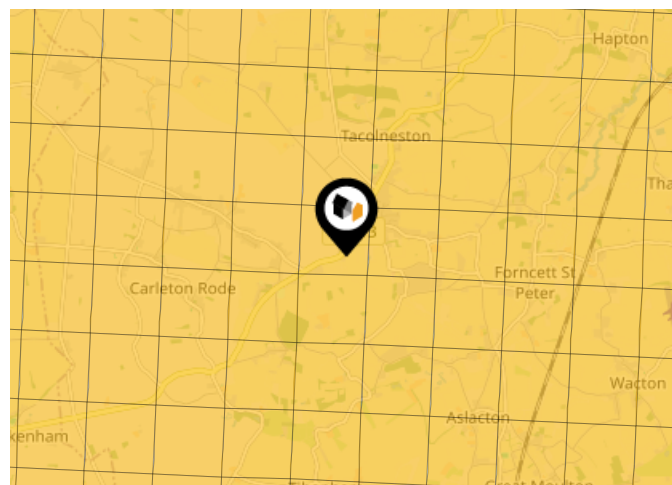
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

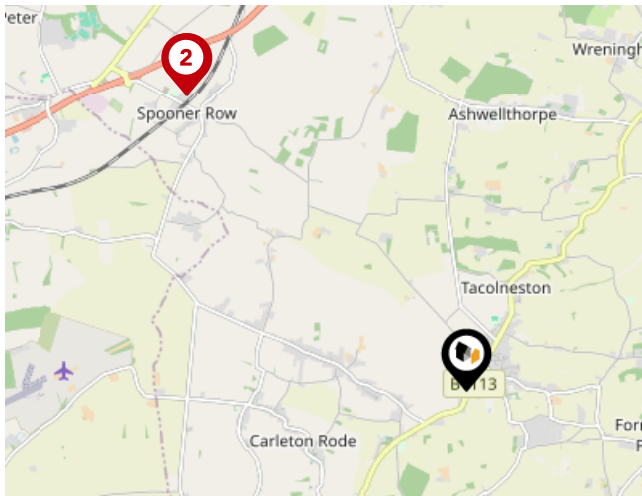


## Primary Classifications (Most Common Clay Types)

<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

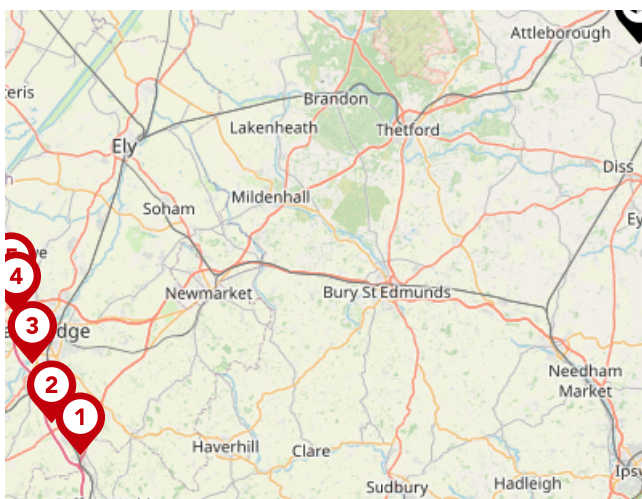
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Spooner Row Rail Station	3.67 miles
2	Spooner Row Rail Station	3.67 miles
3	Wymondham Rail Station	4.92 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	50.45 miles
2	M11 J10	50.76 miles
3	M11 J11	49.84 miles
4	M11 J13	49.24 miles
5	M11 J14	49.05 miles

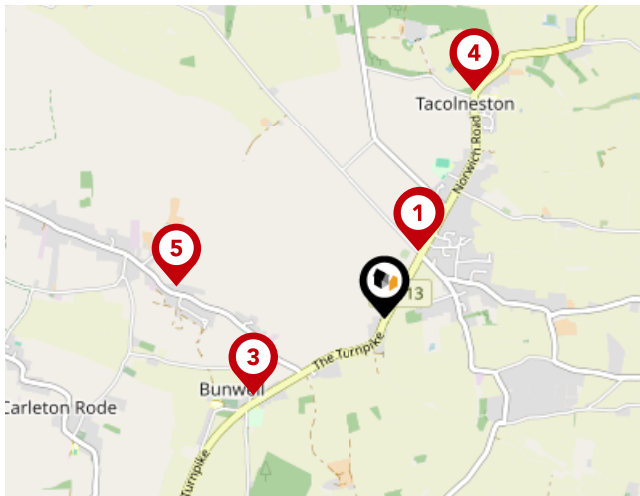


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	13.21 miles
2	Cambridge	45.7 miles
3	Southend-on-Sea	66.88 miles
4	Stansted Airport	56.28 miles

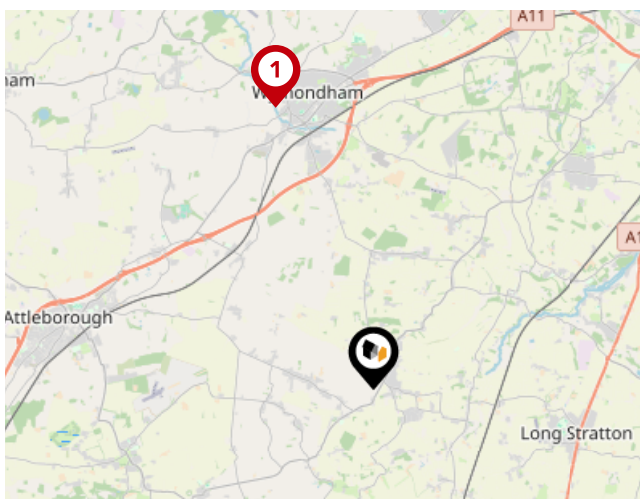
# Area

## Transport (Local)



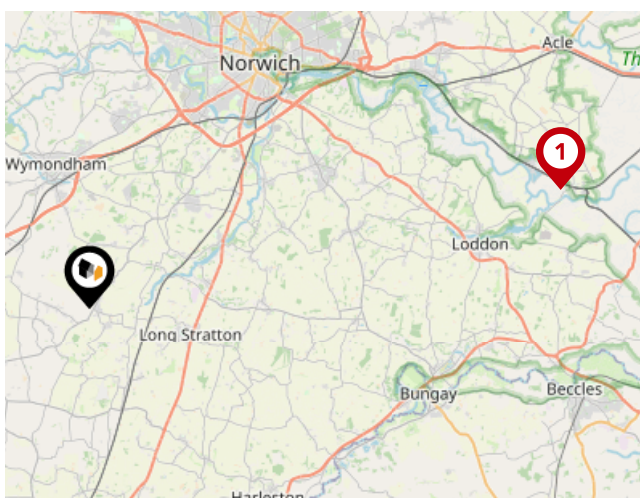
### Bus Stops/Stations

Pin	Name	Distance
1	Jolly Farmers	0.34 miles
2	Jolly Farmers	0.35 miles
3	hall	0.69 miles
4	First School	1.1 miles
5	Greenways	0.95 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.41 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	17.52 miles



### Whittley Parish | Attleborough

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At Whittley 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.



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## 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.



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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.

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