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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd July 2025



KING ROW, SHIPDHAM, THETFORD, IP25

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

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nick@whittleyparish.com

www.whittleyparish.com



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.28 acres		
Council Tax :	Band B		
Annual Estimate:	£1,811		
Title Number:	NK214591		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	3	31	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
						









KING ROW, SHIPDHAM, THETFORD, IP25



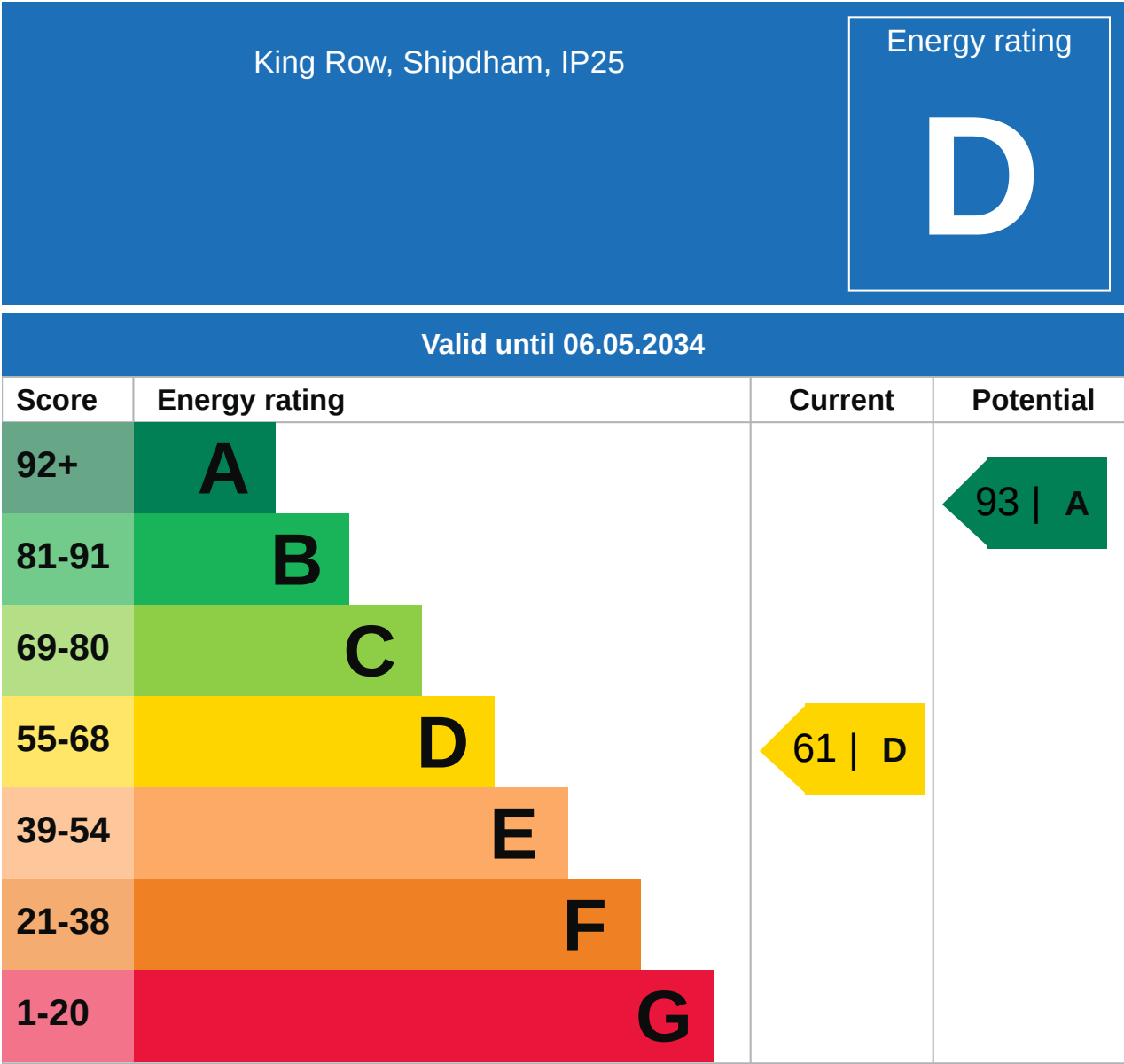
KING ROW, SHIPDHAM, THETFORD, IP25





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Additional EPC Data

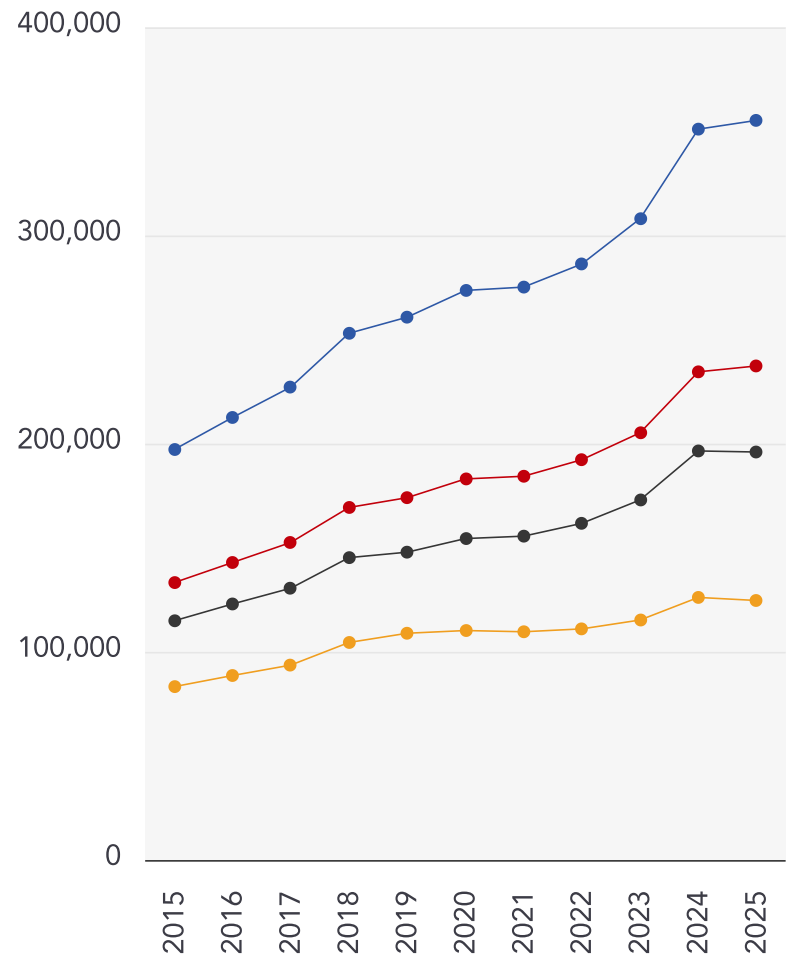
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cob, as built
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all 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 IP25



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.

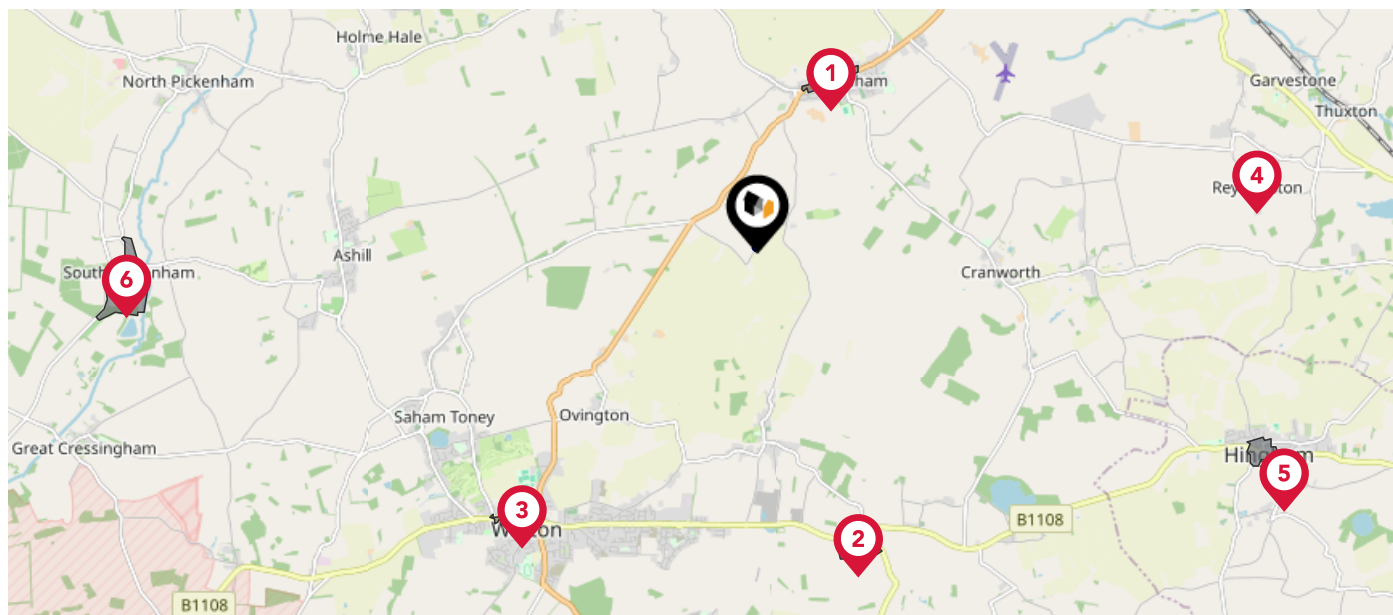
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Shipdham



Carbrooke



Watton



Reymerton



Hingham



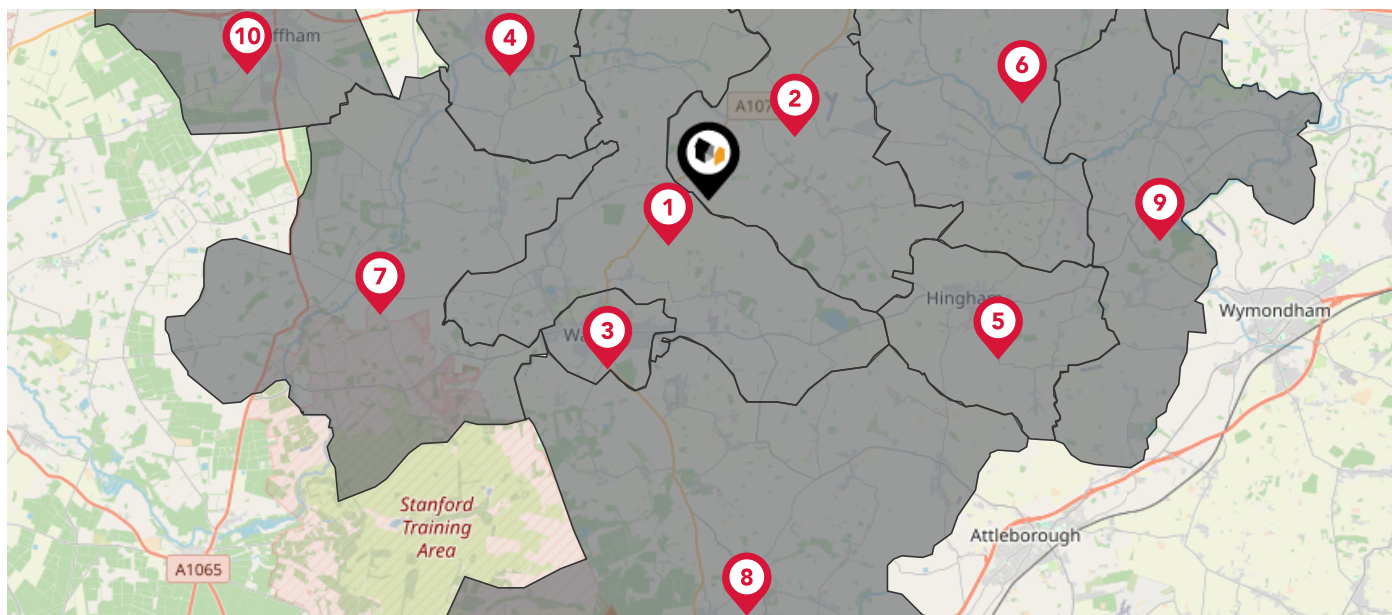
South Pickenham

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



Saham Toney Ward



Shipdham-with-Scarning Ward



Watton Ward



Necton Ward



Hingham & Deopham Ward



Mattishall Ward



Ashill Ward



All Saints & Wayland Ward



Wicklewood Ward



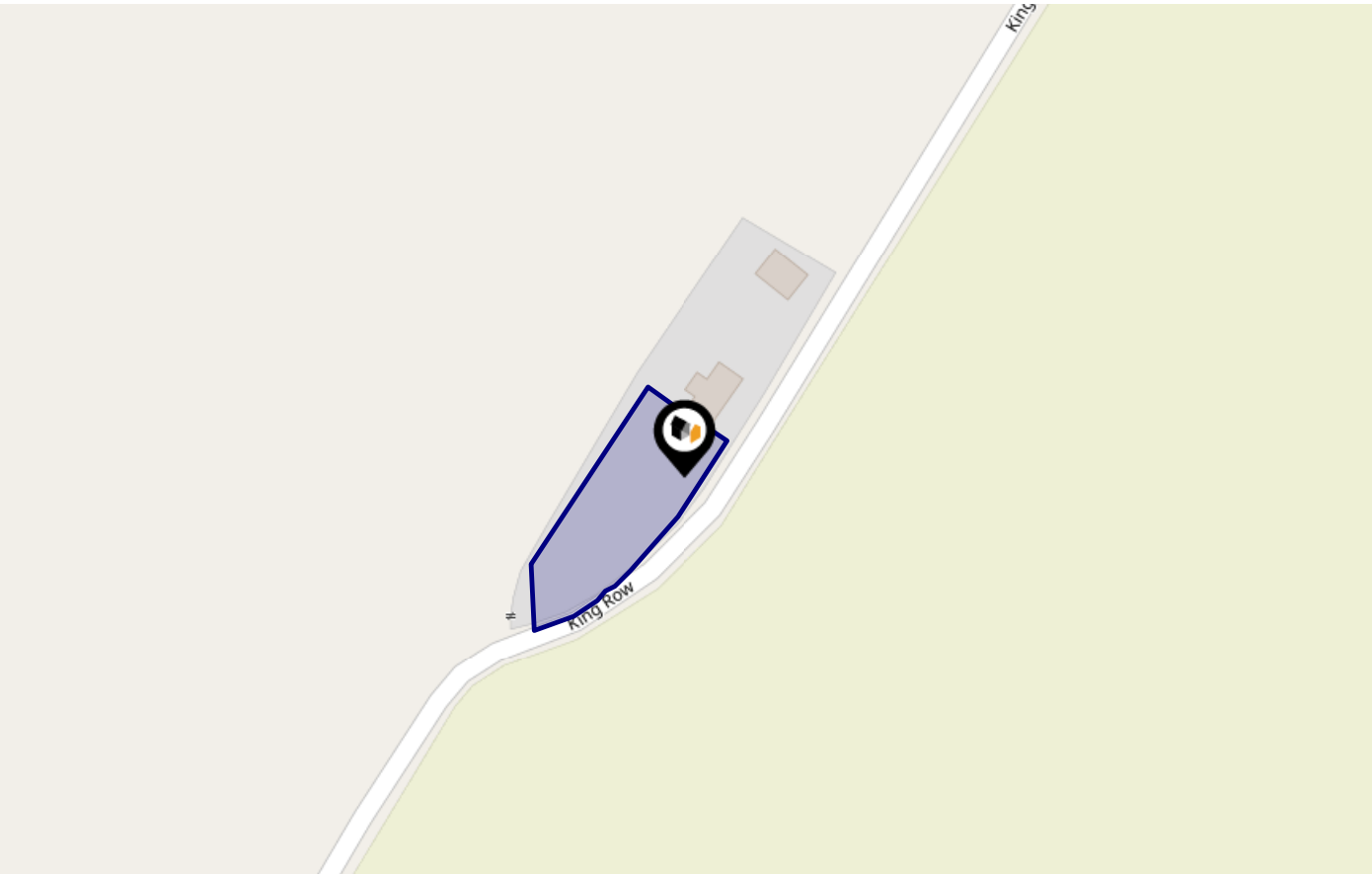
Swaffham Ward

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.

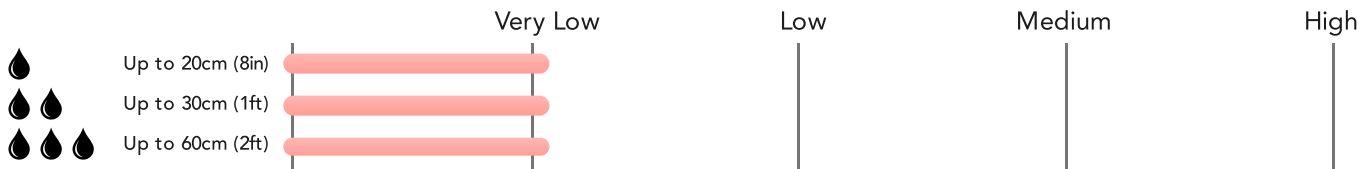


Risk Rating: Very low

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:

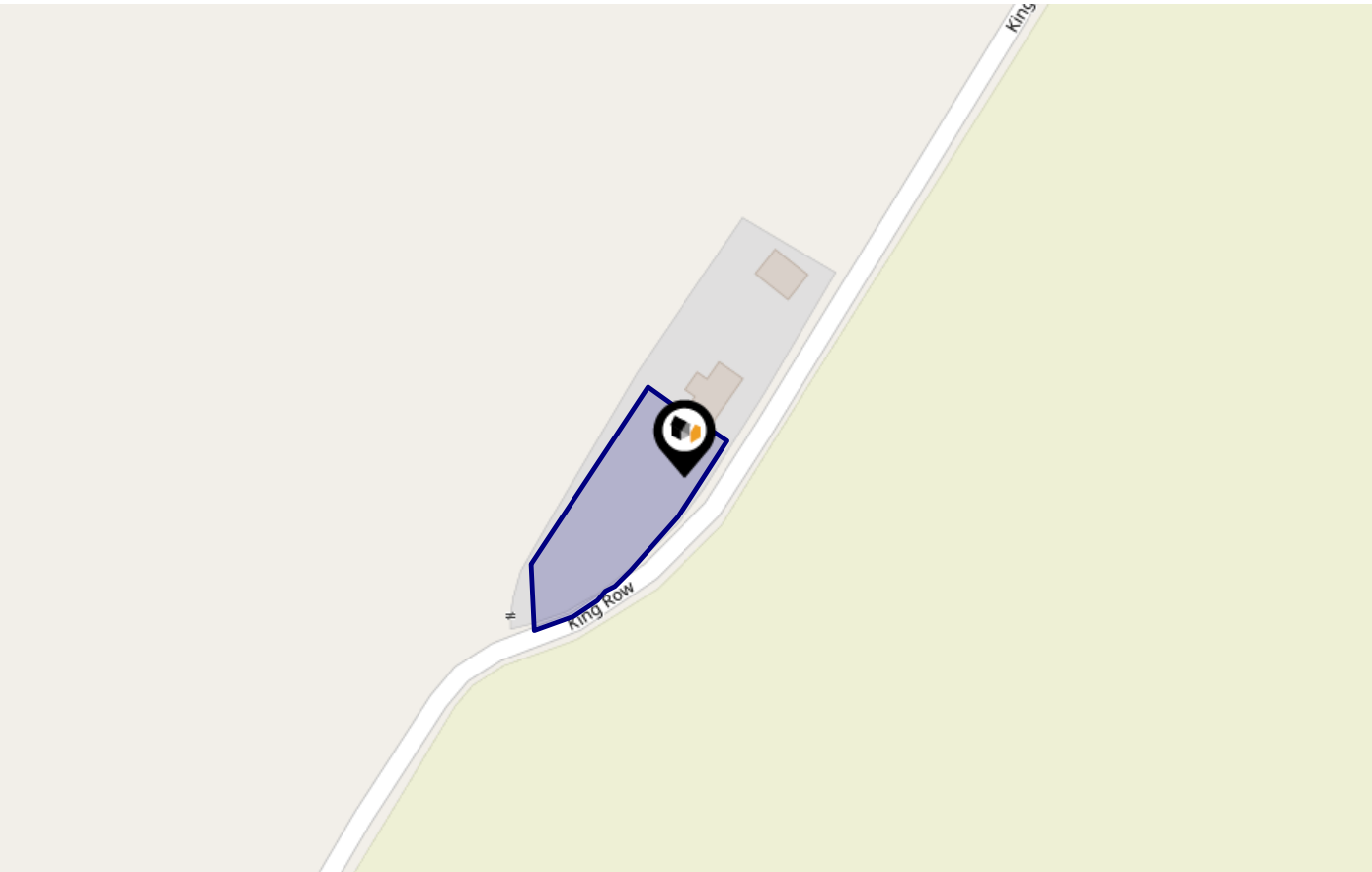


Flood Risk

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.

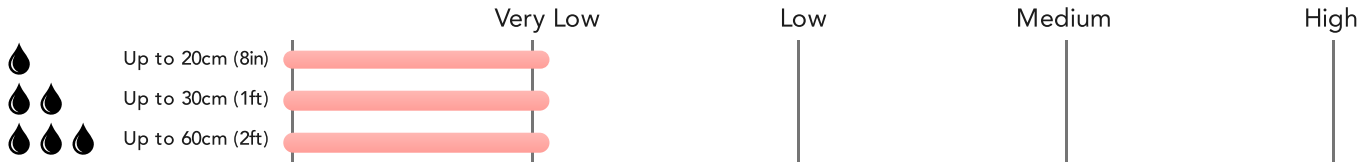


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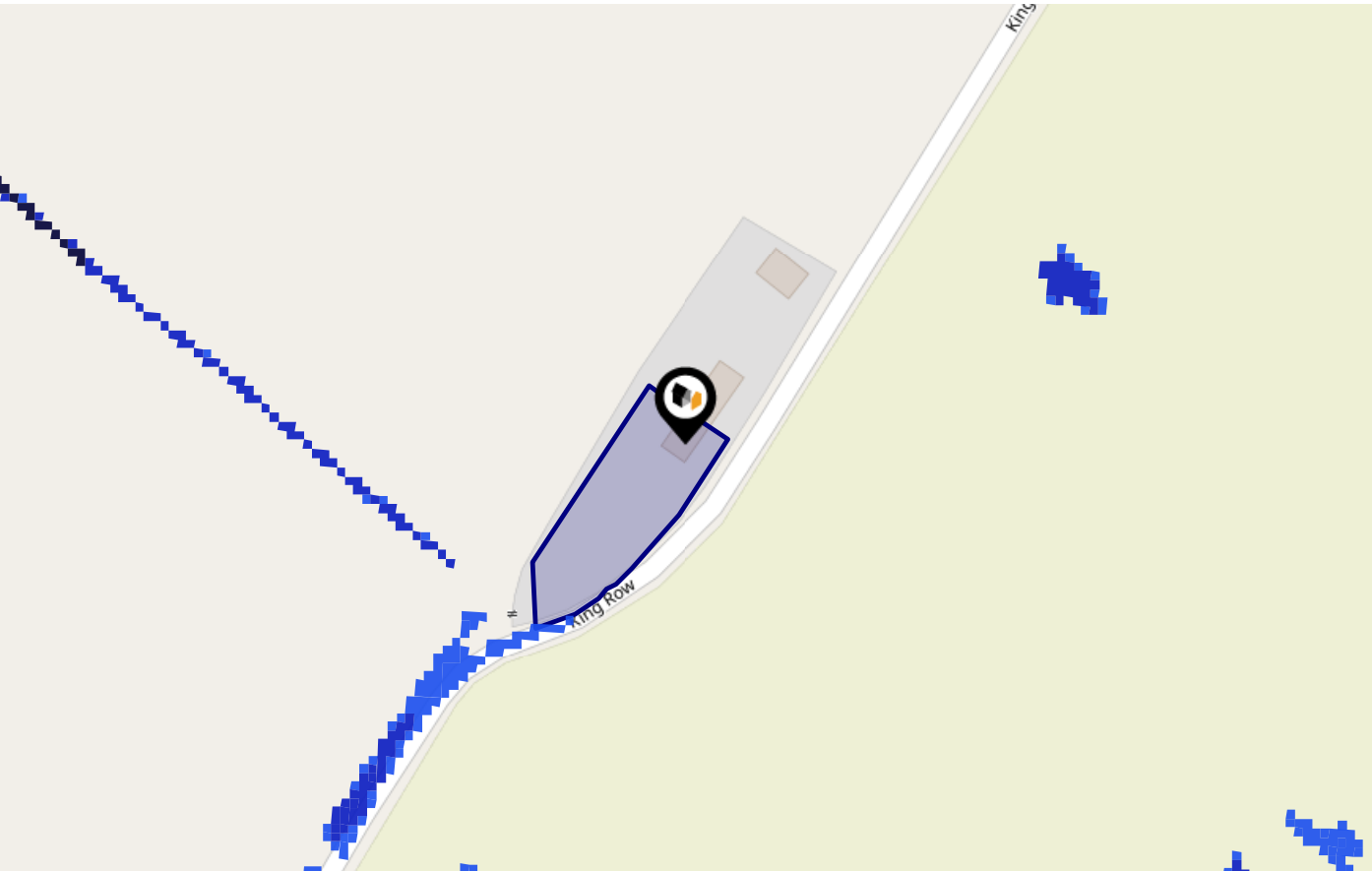


Flood Risk

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.

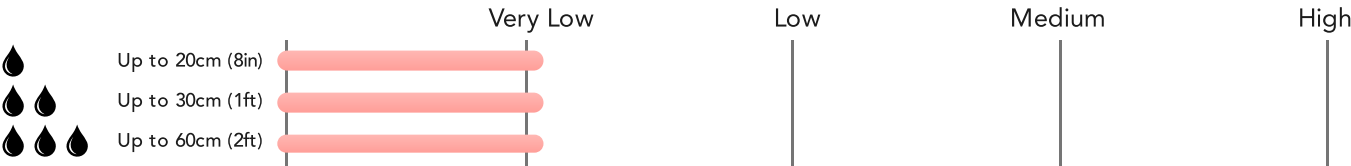


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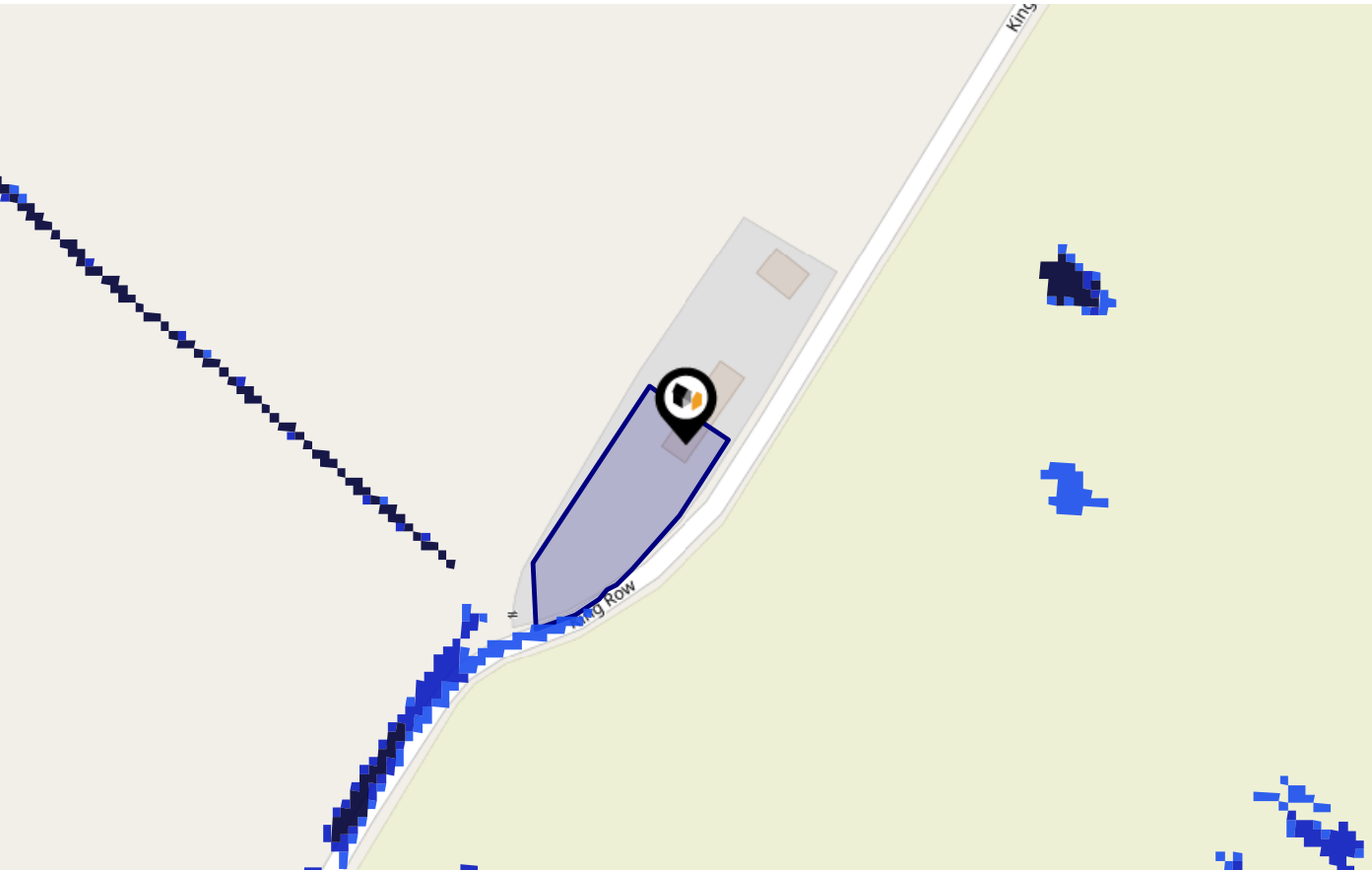


Flood Risk

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.

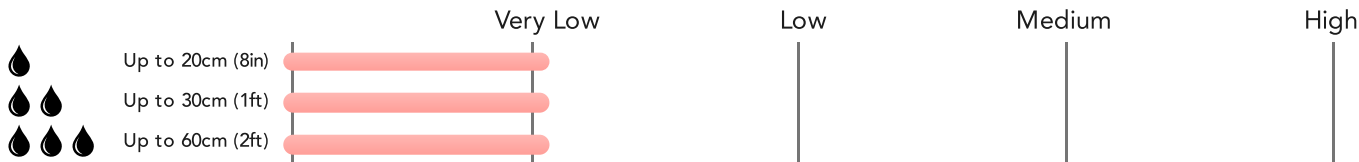


Risk Rating: Very low

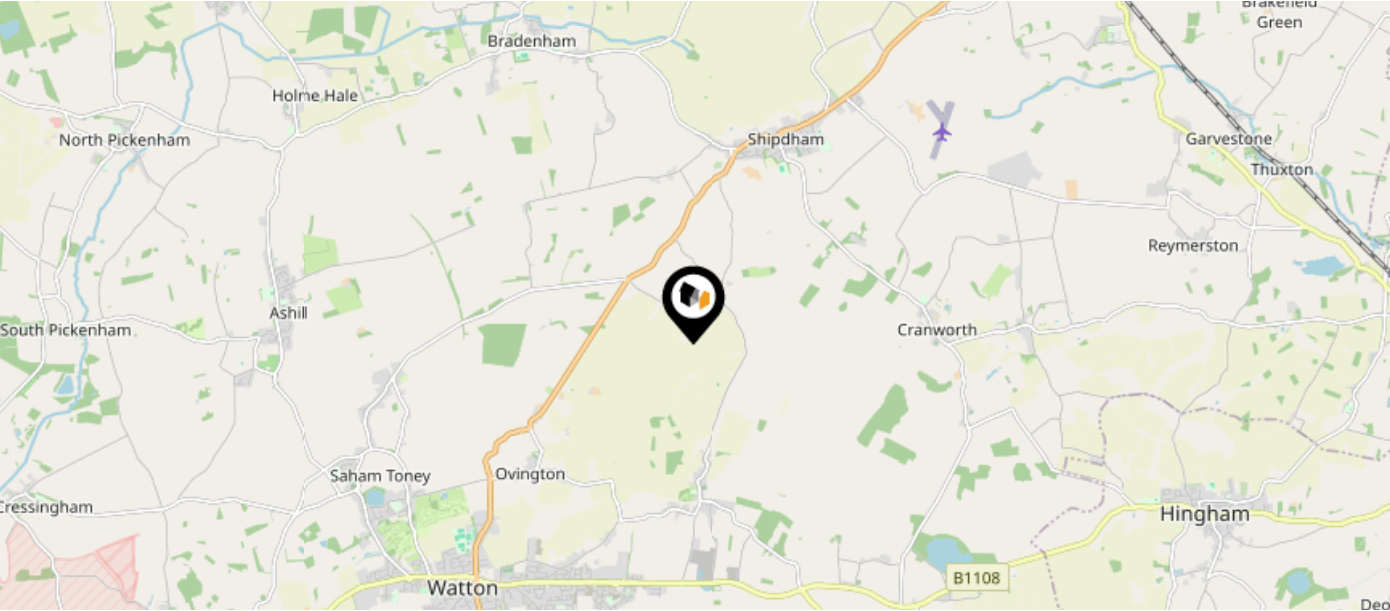
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

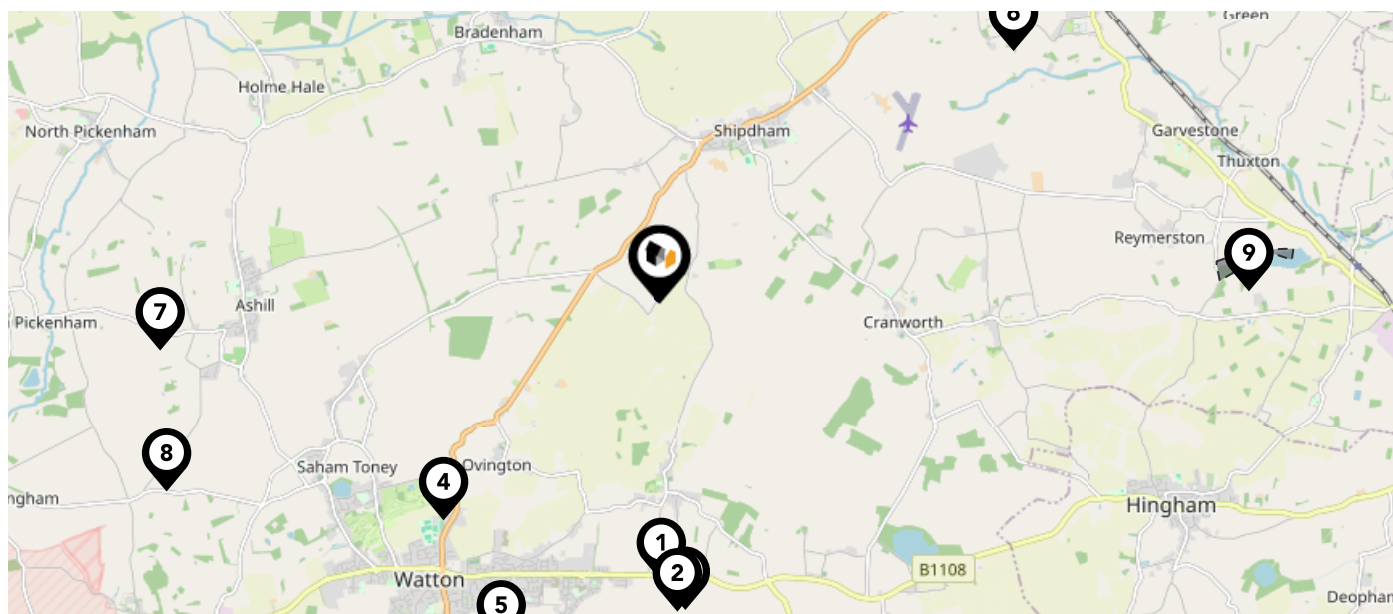
No data available.

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

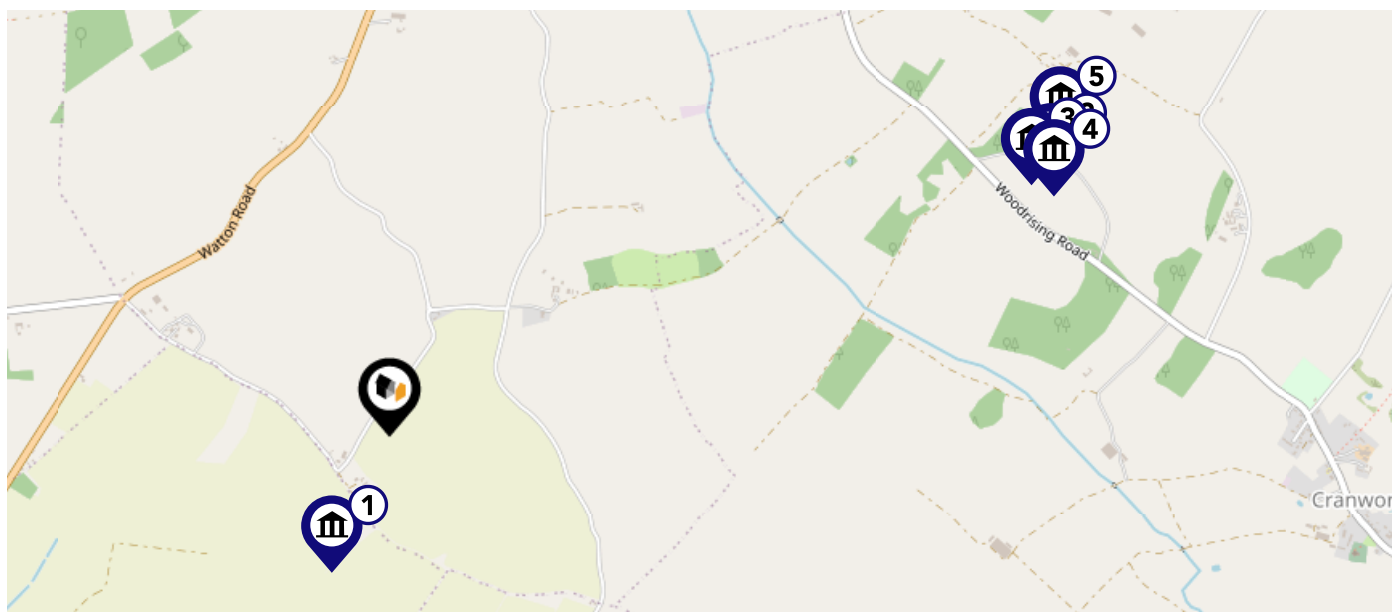
	EA/EPR/WP3999NZ/V003	Active Landfill
	Carbrooke-Carbrooke, Breckland, Norfolk	Historic Landfill
	Carbrooke Landfill Site-Junction Of Mill Lane / Norwich Road,Carbrooke,Norfolk	Historic Landfill
	Ovington Parish Pit-Watton, Breckland, Norfolk	Historic Landfill
	Watton-Watton, Breckland	Historic Landfill
	Field Lane-Westfield, Dereham, Norfolk	Historic Landfill
	Ashill off Norwich Road-Ashill, Norfolk	Historic Landfill
	Land at Low Common-Ashill, Norfolk	Historic Landfill
	Near Caveley Hall-Reymerston	Historic Landfill

Maps

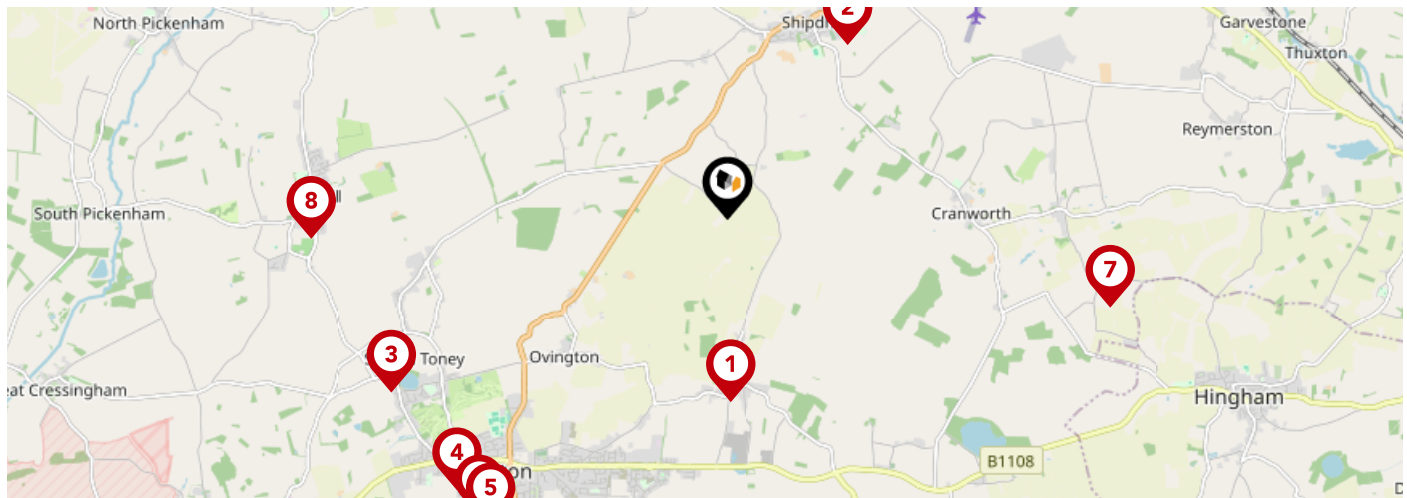
Listed Buildings



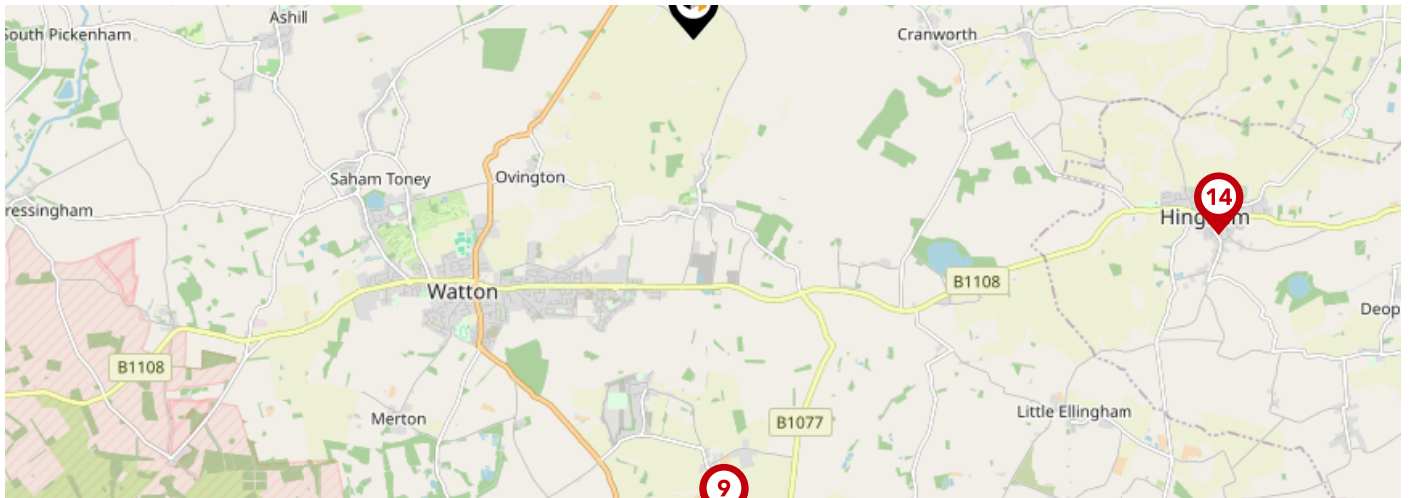
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1076802 - Kingrow Farm House	Grade II	0.3 miles
	1342541 - Garden House 30 Metres North Of Letton Hall	Grade II	1.6 miles
	1305322 - Letton Hall Stables And Walled Garden	Grade II	1.6 miles
	1077342 - Letton Hall	Grade II	1.6 miles
	1077343 - Gazebo Formerly Belonging To Letton Hall Approx. 190 Metres North Of Letton Hall	Grade II	1.7 miles



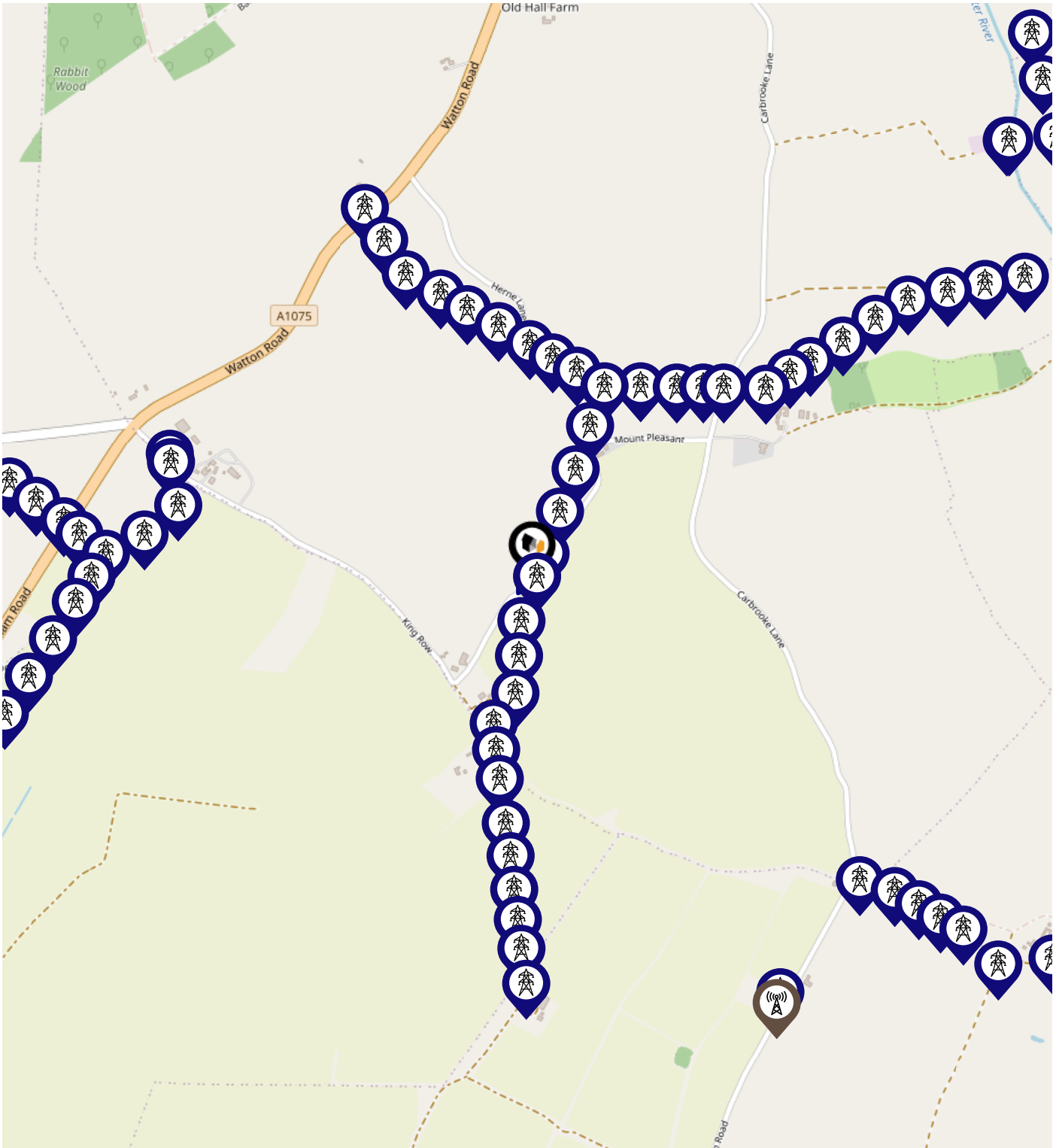
		Nursery	Primary	Secondary	College	Private
1	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 191 Distance: 1.64	☐	☒	☐	☐	☐
2	Thomas Bullock Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 222 Distance: 1.91	☐	☒	☐	☐	☐
3	Parker's Church of England Primary Academy Ofsted Rating: Good Pupils: 85 Distance: 3.41	☐	☒	☐	☐	☐
4	Watton Junior School Ofsted Rating: Not Rated Pupils: 284 Distance: 3.45	☐	☒	☐	☐	☐
5	Wayland Academy Ofsted Rating: Good Pupils: 569 Distance: 3.48	☐	☐	☒	☐	☐
6	Watton Westfield Infant and Nursery School Ofsted Rating: Good Pupils: 294 Distance: 3.5	☐	☒	☐	☐	☐
7	Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance: 3.54	☐	☐	☒	☐	☐
8	Ashill Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance: 3.75	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:4.4	☐	☒	☐	☐	☐
	Gresham's School Ofsted Rating: Not Rated Pupils: 909 Distance:4.79	☐	☐	☒	☐	☐
	Toftwood Infant School Ofsted Rating: Good Pupils: 217 Distance:4.86	☐	☒	☐	☐	☐
	Dereham, Toftwood Community Junior School Ofsted Rating: Good Pupils: 342 Distance:4.95	☐	☒	☐	☐	☐
	Garvestone Community Primary School Ofsted Rating: Good Pupils: 68 Distance:4.95	☐	☒	☐	☐	☐
	Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:5.05	☐	☒	☐	☐	☐
	Fred Nicholson School Ofsted Rating: Good Pupils: 191 Distance:5.09	☐	☐	☒	☐	☐
	Necton VA Primary School Ofsted Rating: Good Pupils: 177 Distance:5.17	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

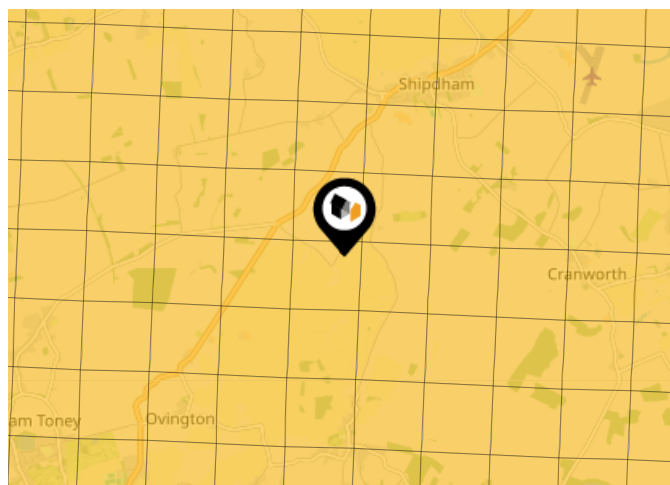


Key:

-  Power Pylons
-  Communication Masts

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		

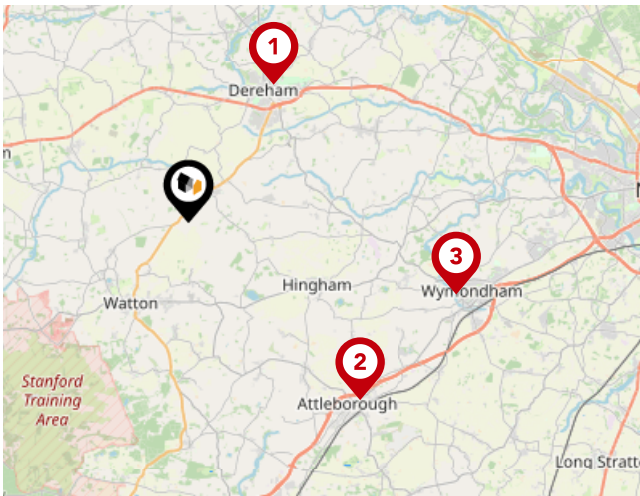


Primary Classifications (Most Common Clay Types)

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

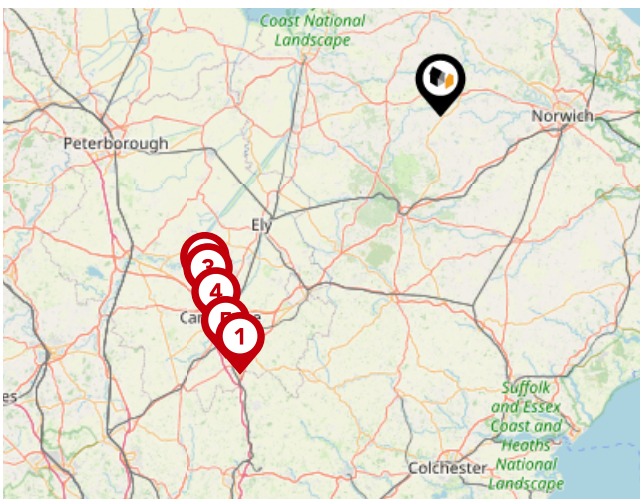
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	(Dereham) Mid Norfolk Railway	5.83 miles
2	Attleborough Rail Station	8.9 miles
3	Wymondham Abbey (Mid Norfolk Railway)	9.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	47.5 miles
2	M11 J14	42.73 miles
3	M11 J13	43.31 miles
4	M11 J11	44.88 miles
5	M11 J10	46.96 miles

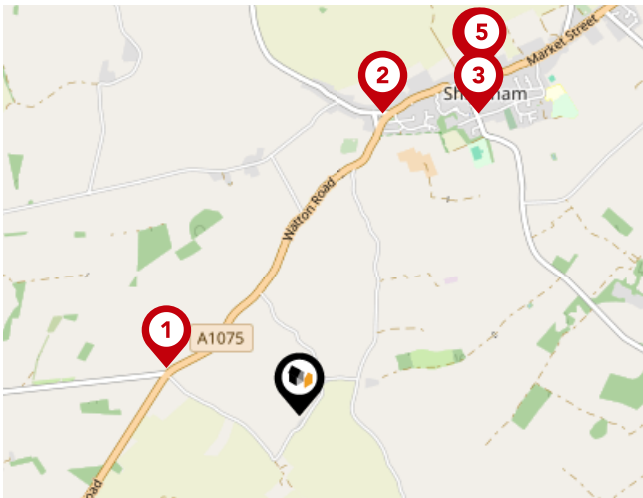


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	17.49 miles
2	Cambridge	40.52 miles
3	Stansted Airport	55.96 miles
4	Southend-on-Sea	72.17 miles

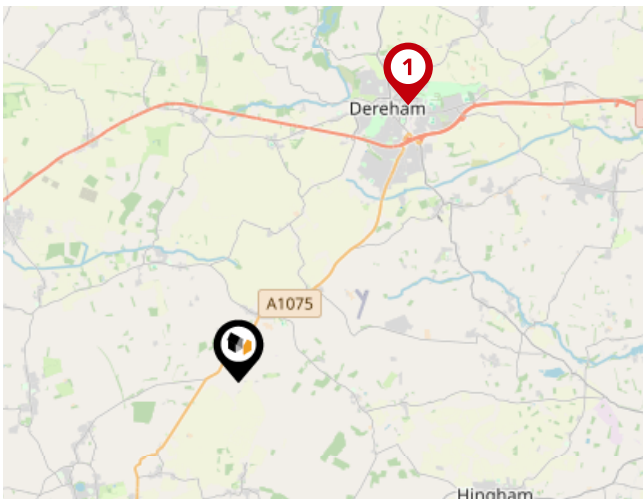
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	King Row Post Box	0.64 miles
2	Threeways Garage	1.41 miles
3	Bullock Close	1.58 miles
4	Post Office	1.75 miles
5	Post Office	1.76 miles



Local Connections

Pin	Name	Distance
1	Dereham (Mid Norfolk Railway)	5.84 miles



Whittley Parish | Attleborough

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 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

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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