

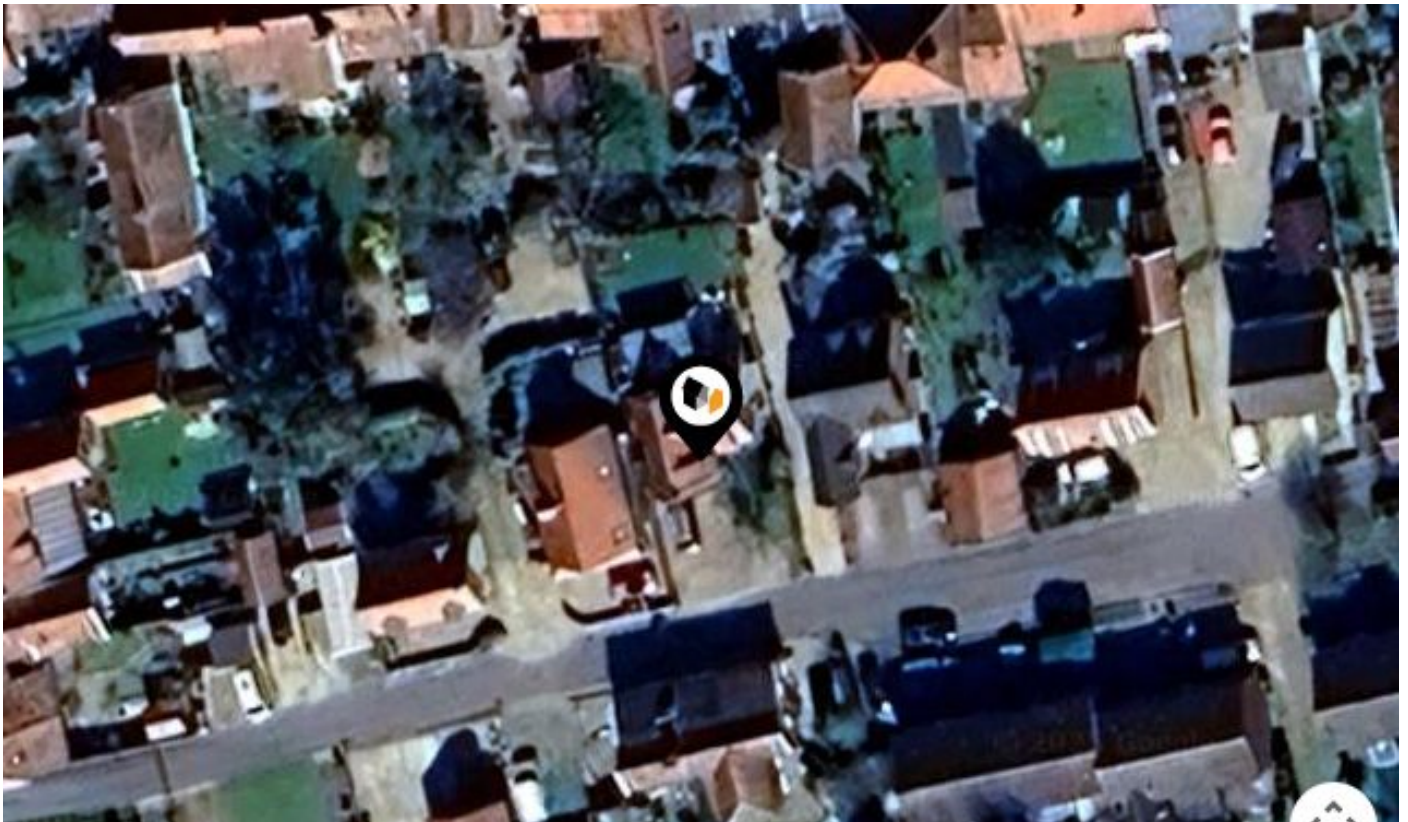


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th August 2025



MARSH LANE, NEW BUCKENHAM, NORWICH, NR16

Whittle Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

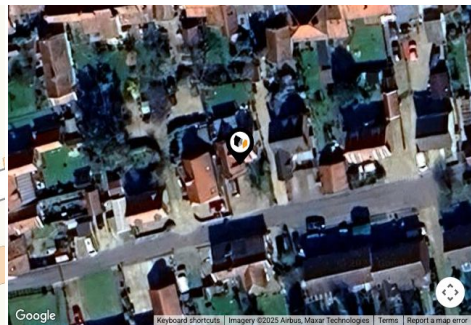
01953 711839

nick@whittleparish.com

www.whittleparish.com



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Property

Type:	Detached
Bedrooms:	4
Council Tax :	Band B
Annual Estimate:	£1,811

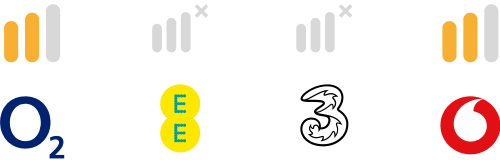
Local Area

Local Authority:	Norfolk
Conservation Area:	New Buckenham
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	70 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

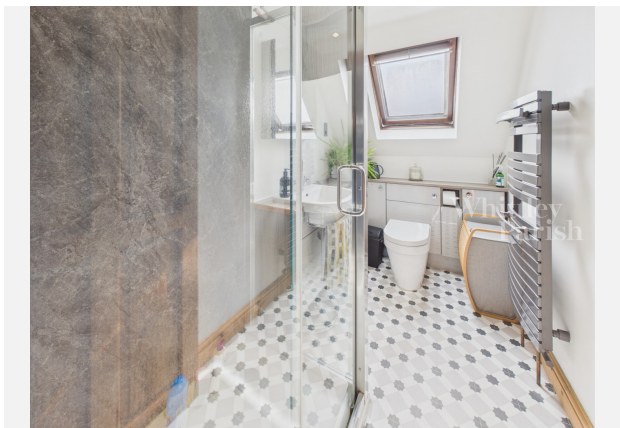
This Address



Planning records for: *Marsh Lane, New Buckenham, Norwich, NR16*

Reference - 3PL/2020/0294/HOU	
Decision:	Permission Conditions/Reasons
Date:	17th March 2020
Description:	Single Storey Rear Extension.

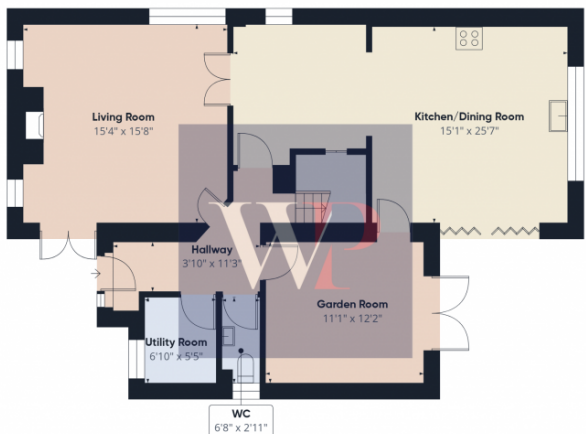




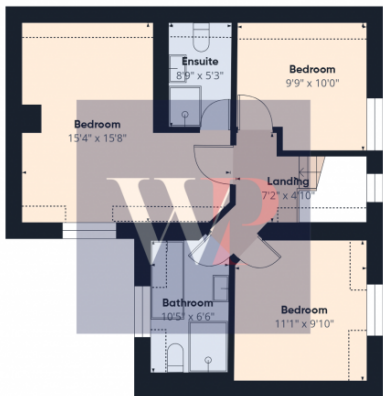




MARSH LANE, NEW BUCKENHAM, NORWICH, NR16



Floor 0



Floor 1



Approximate total area[®]
1408 ft²
Reduced headroom
60 ft²

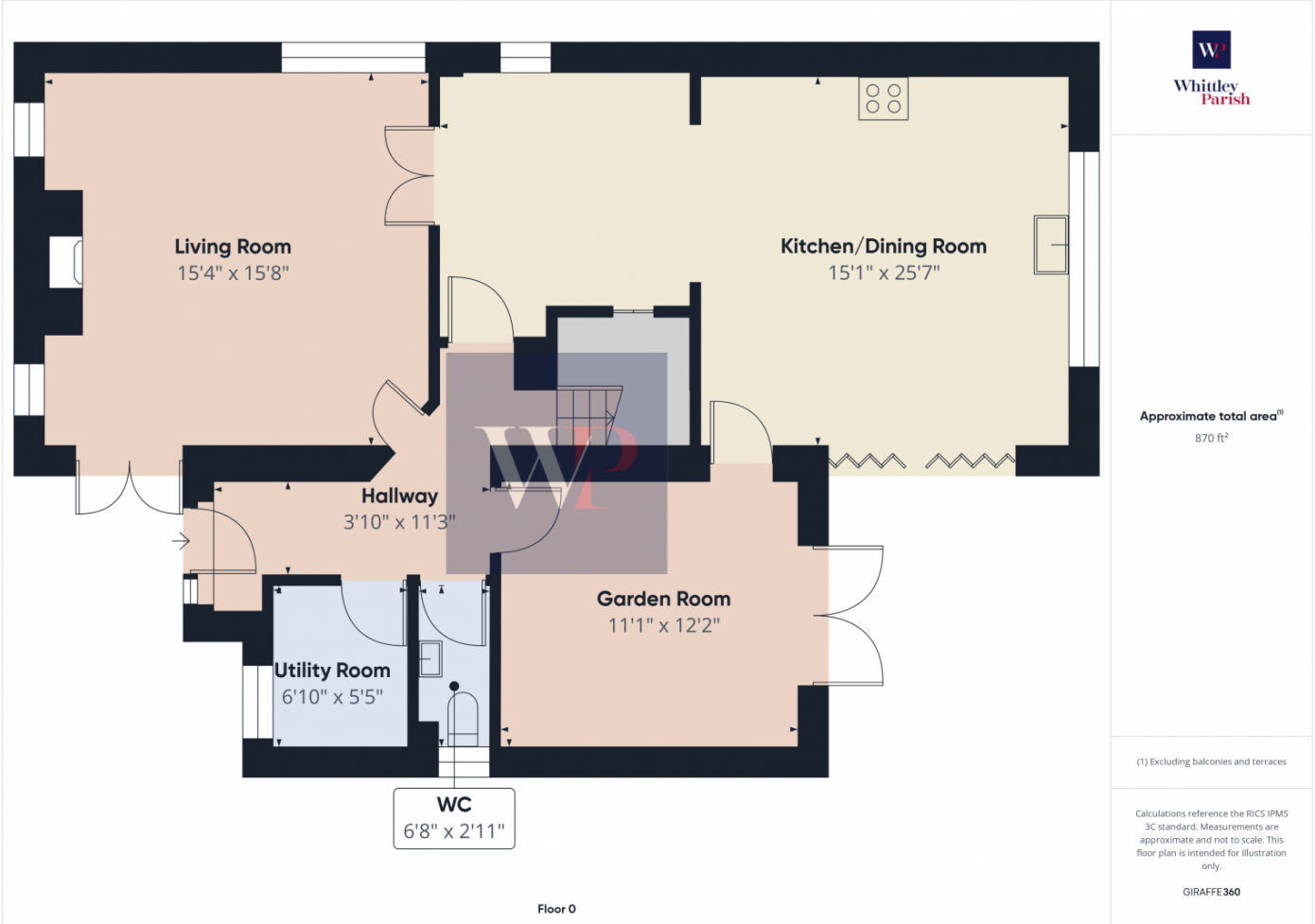
(1) Excluding balconies and terraces

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

MARSH LANE, NEW BUCKENHAM, NORWICH, NR16



MARSH LANE, NEW BUCKENHAM, NORWICH, NR16

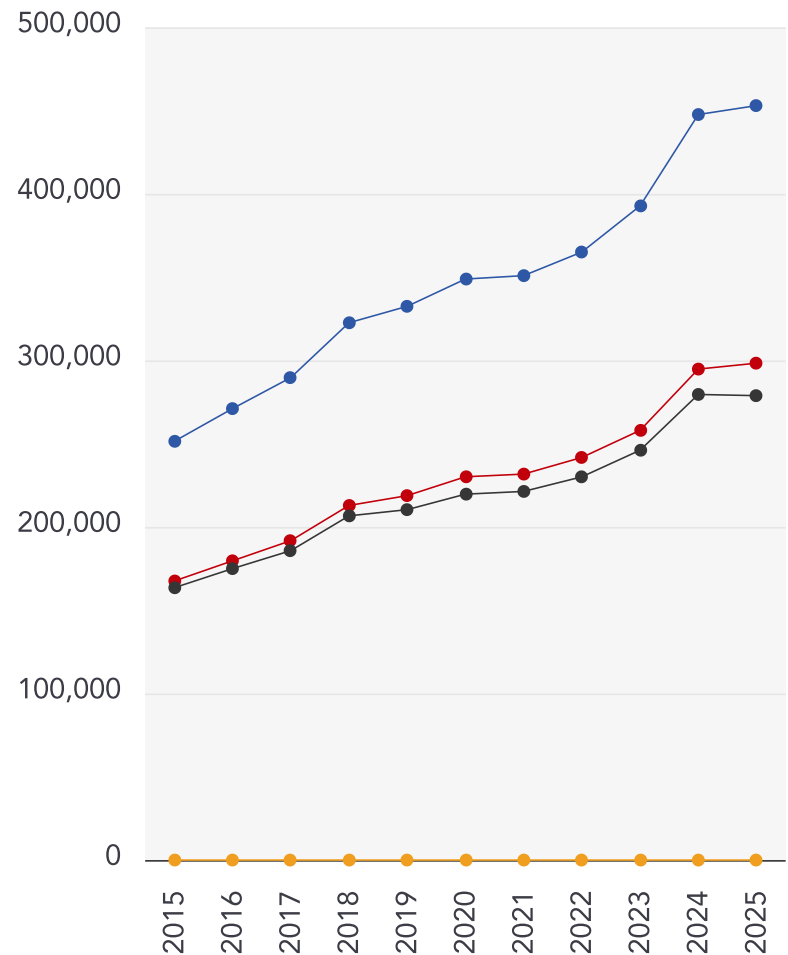


Market

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.

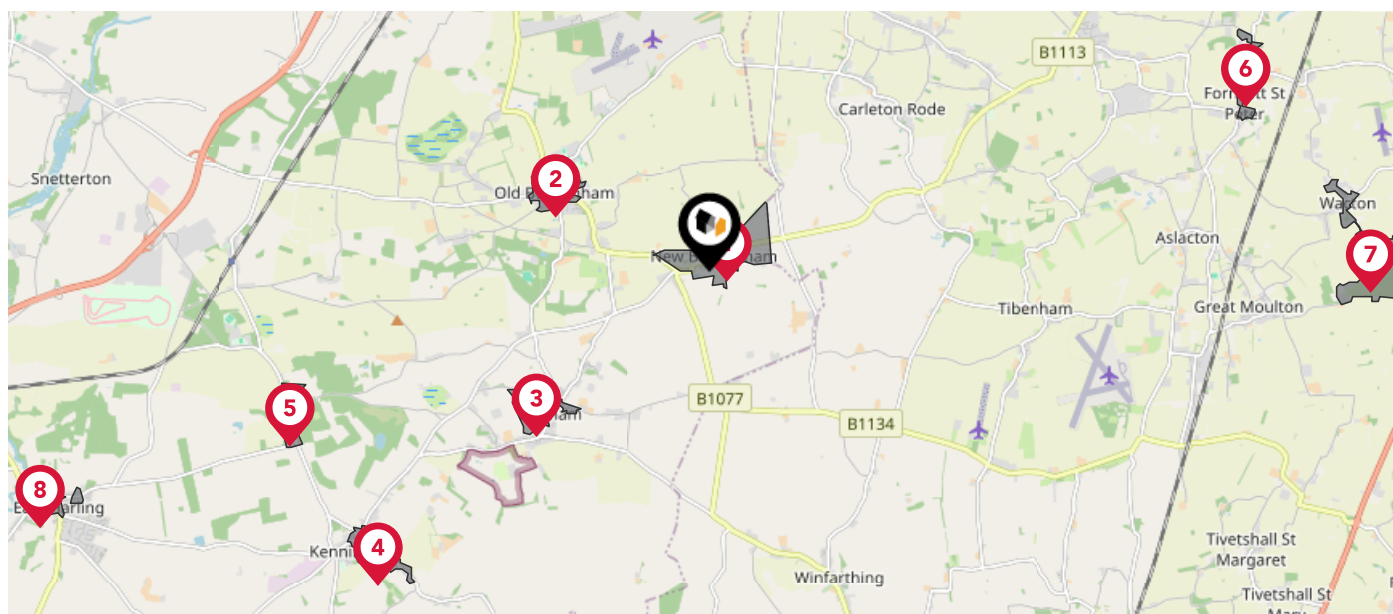
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



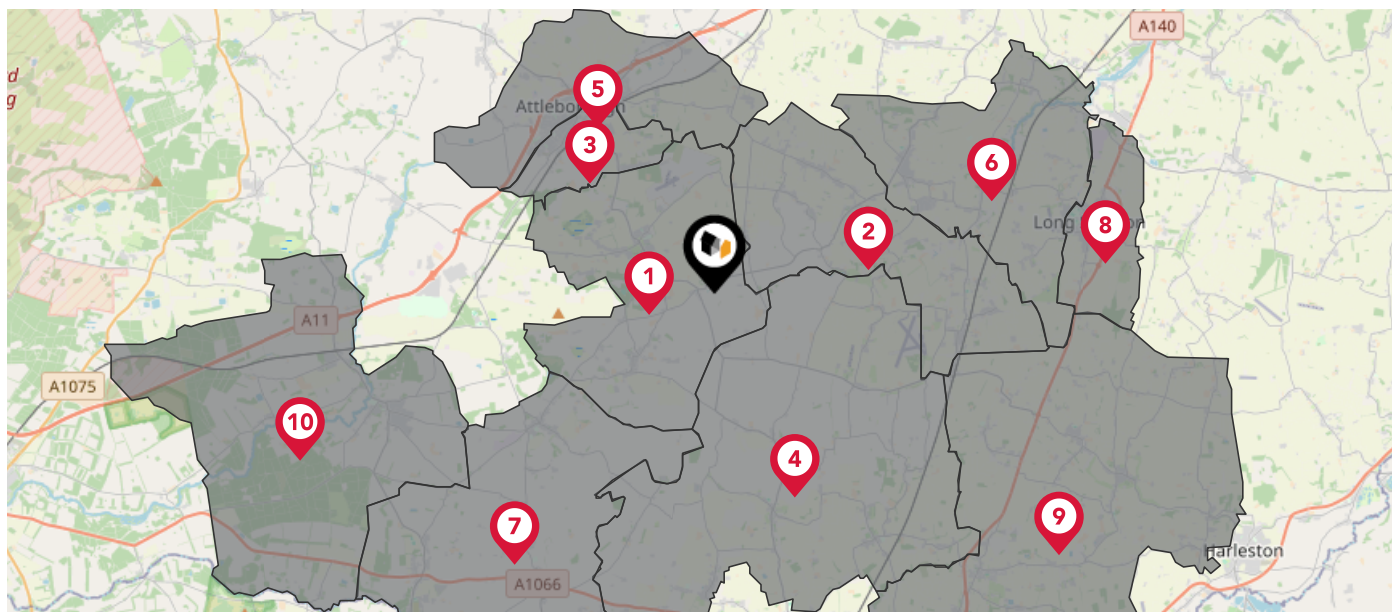
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|---|---------------|
| 1 | New Buckenham |
| 2 | Old Buckenham |
| 3 | Banham |
| 4 | Kenninghall |
| 5 | Quidenham |
| 6 | Forncett |
| 7 | Wacton |
| 8 | East Harling |

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

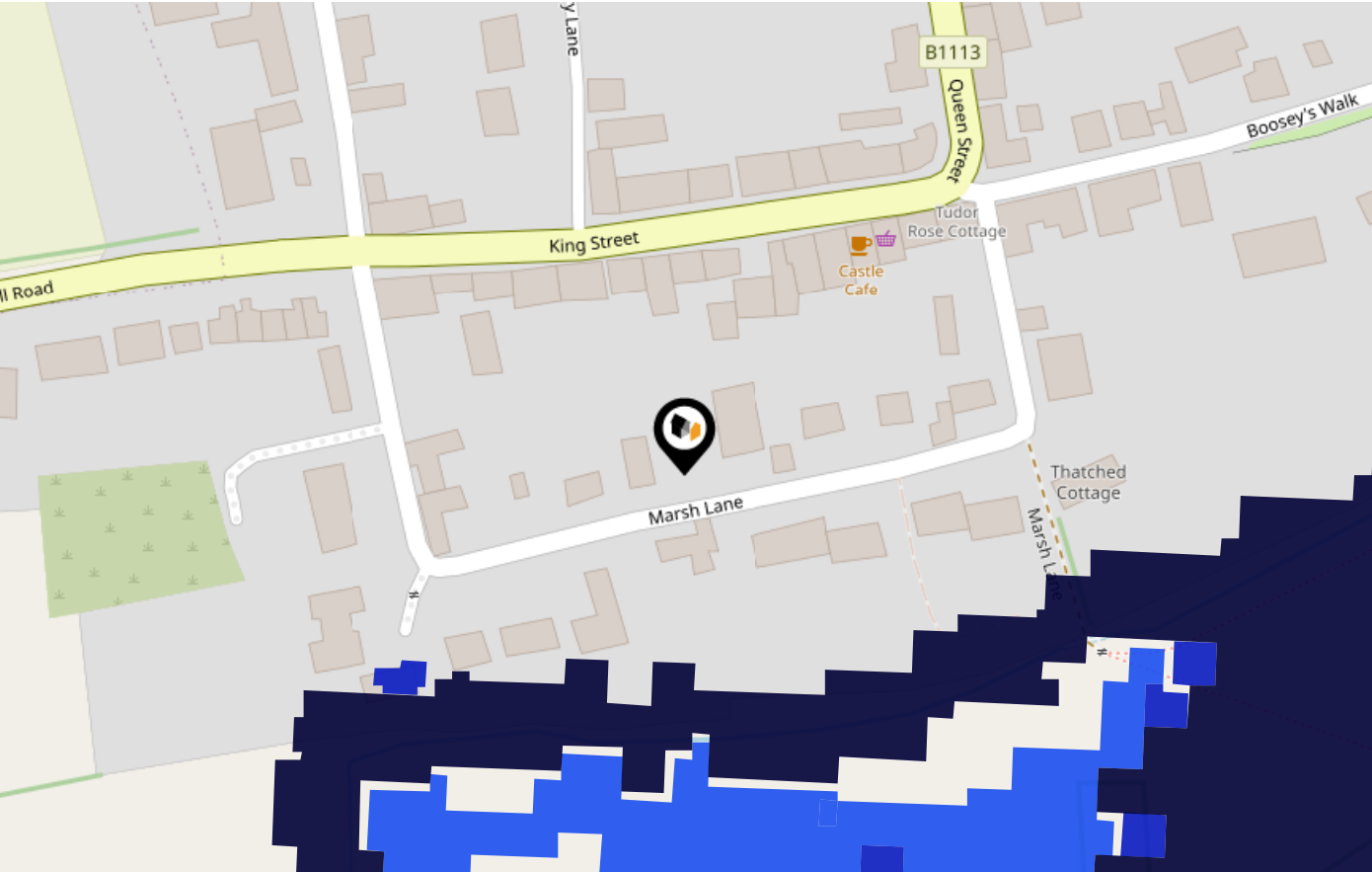
-  The Buckenham & Banham Ward
-  Bunwell Ward
-  Attleborough Burgh & Haverscroft Ward
-  Bressingham & Burston Ward
-  Attleborough Queens & Besthorpe Ward
-  Fornsett Ward
-  Guiltcross Ward
-  Stratton Ward
-  Beck Vale, Dickleburgh & Scole Ward
-  Harling & Heathlands Ward

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.

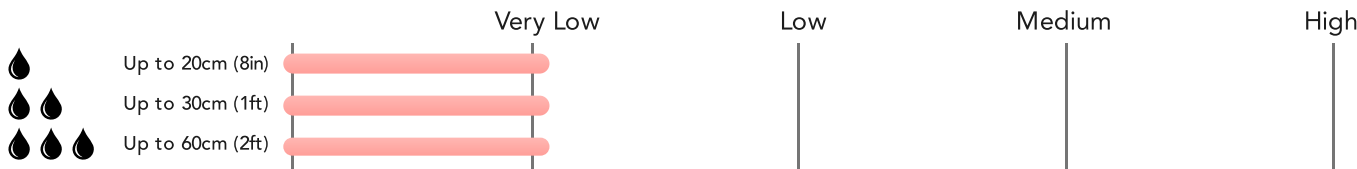


Risk Rating: Very low

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:

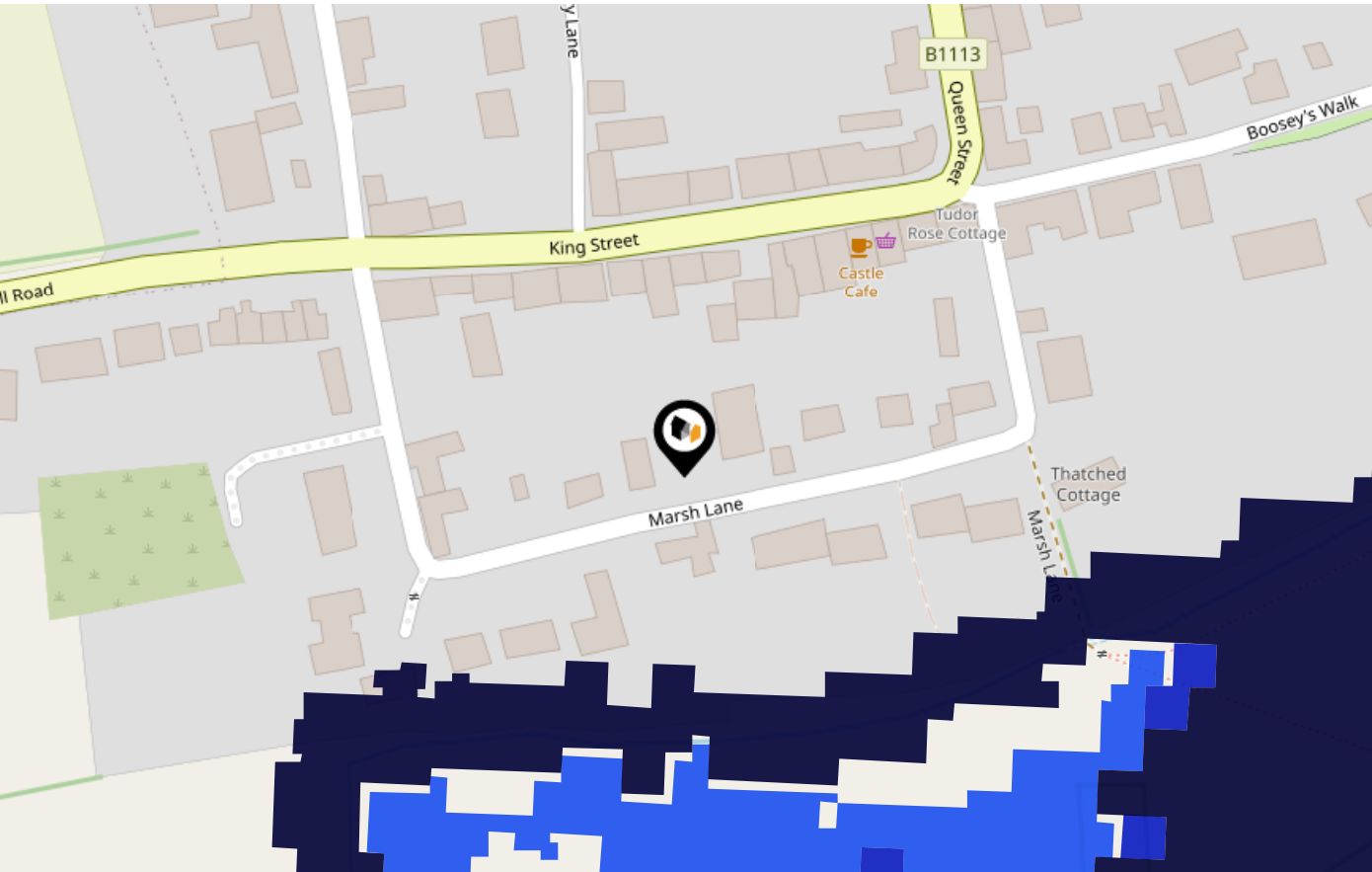


Flood Risk

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.

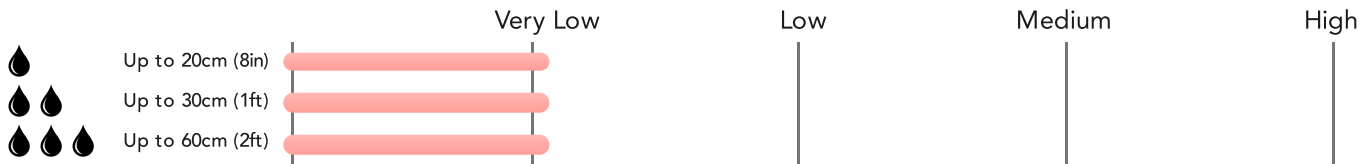


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Chance of flooding to the following depths at this property:

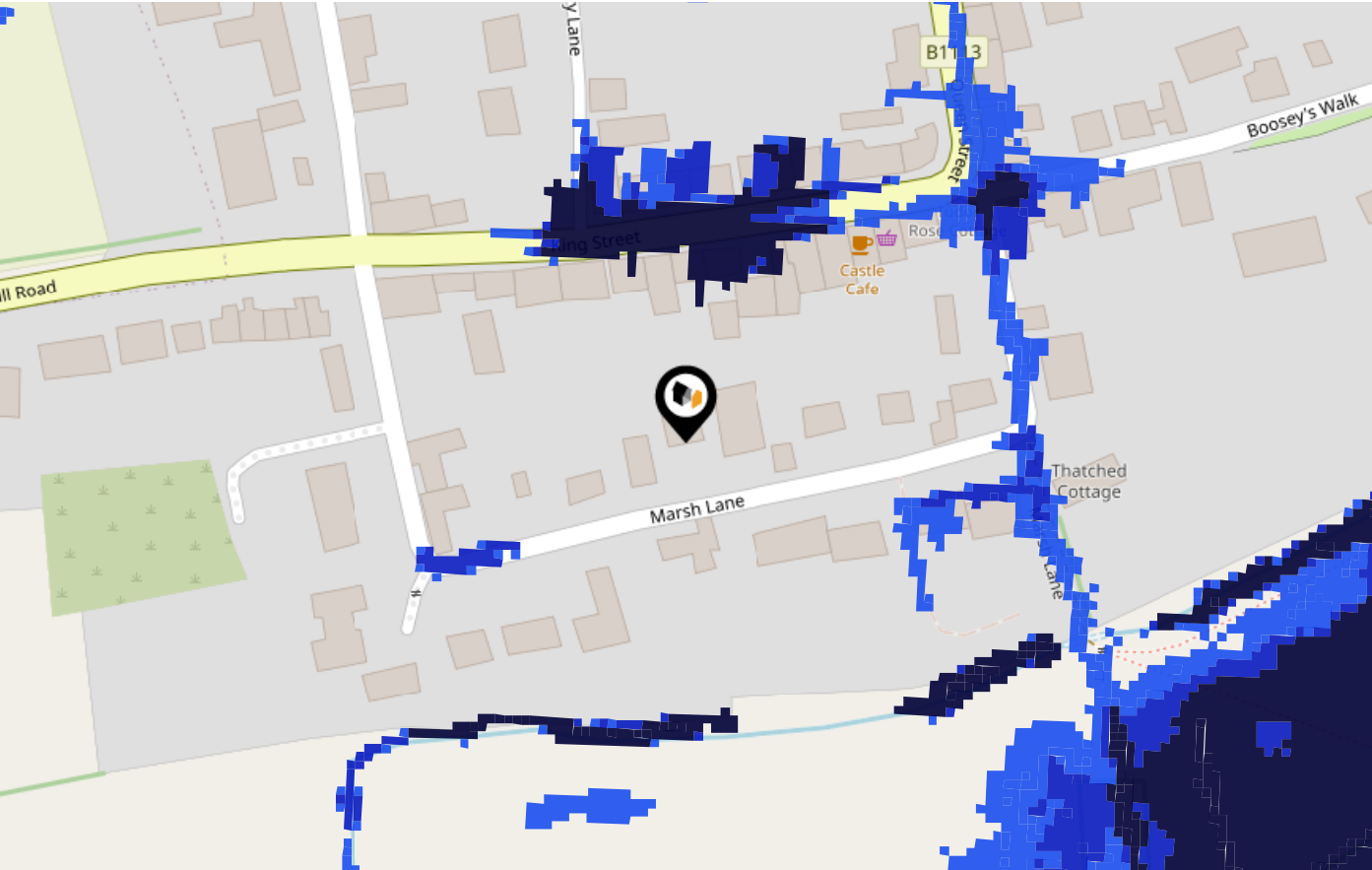


Flood Risk

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.

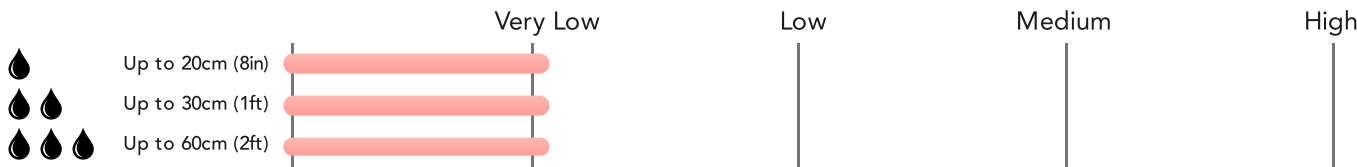


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

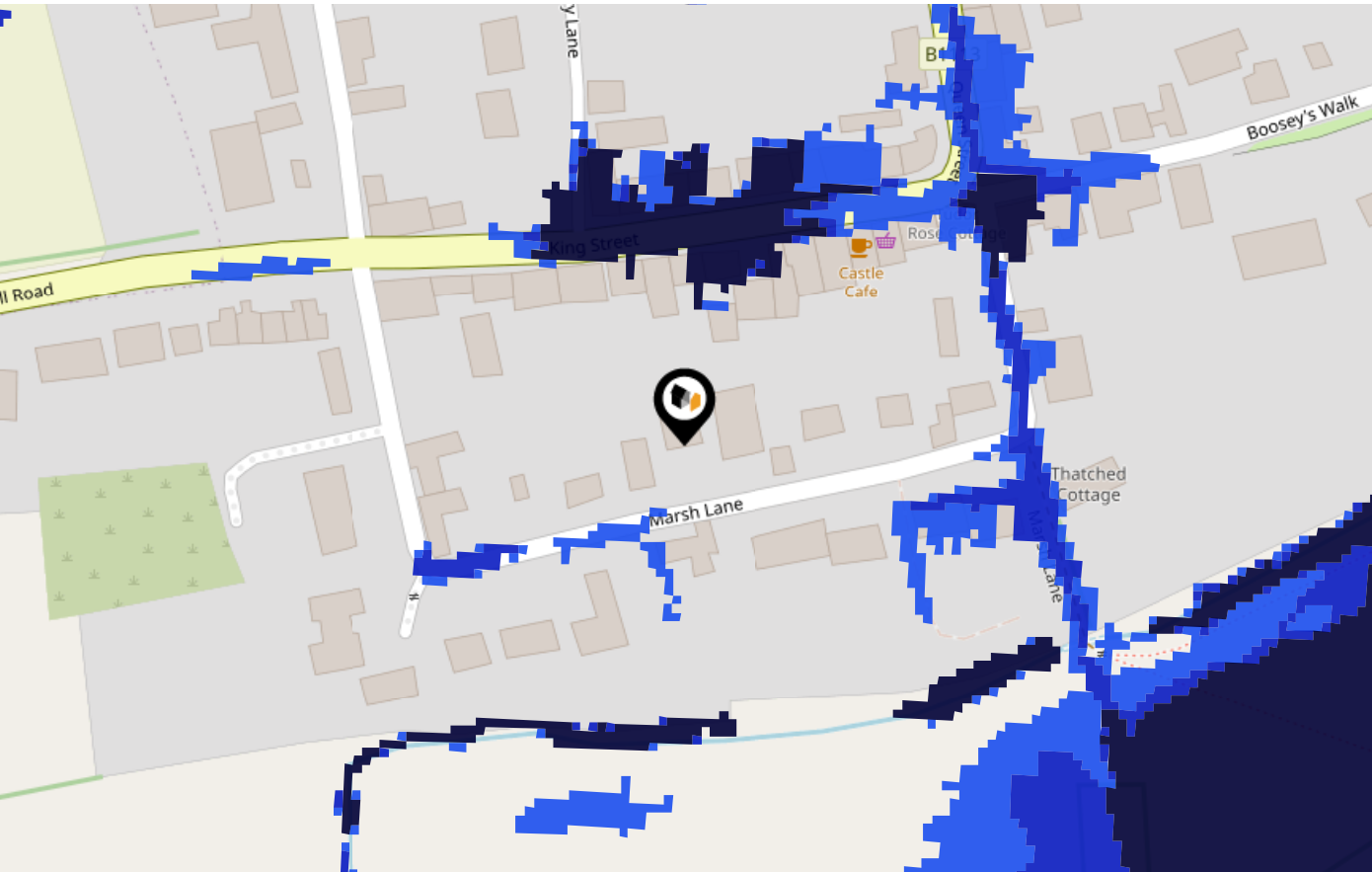


Flood Risk

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.

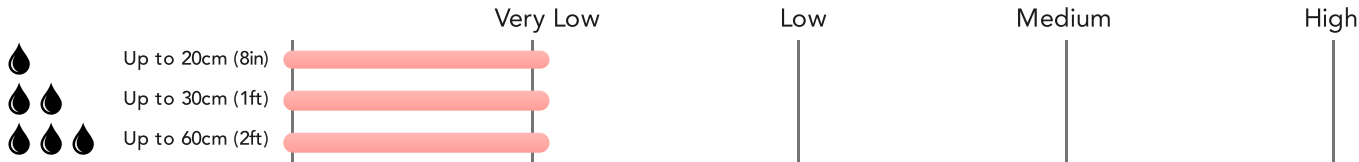


Risk Rating: Very low

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

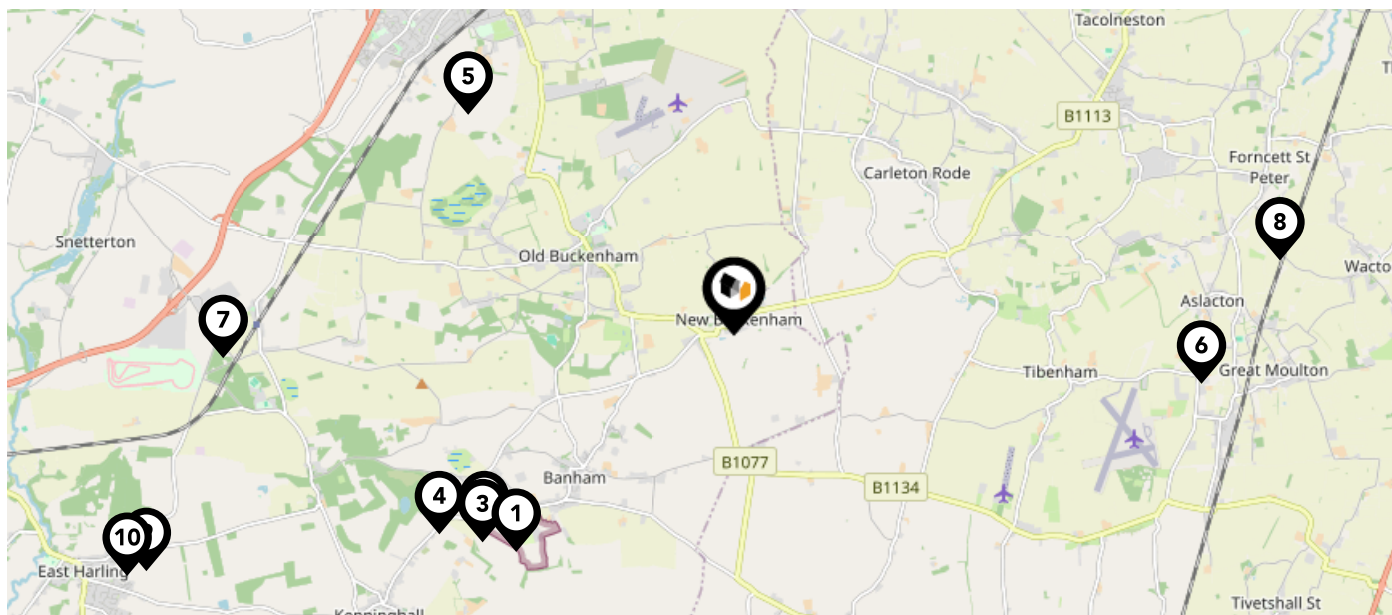
No data available.

Maps

Landfill Sites



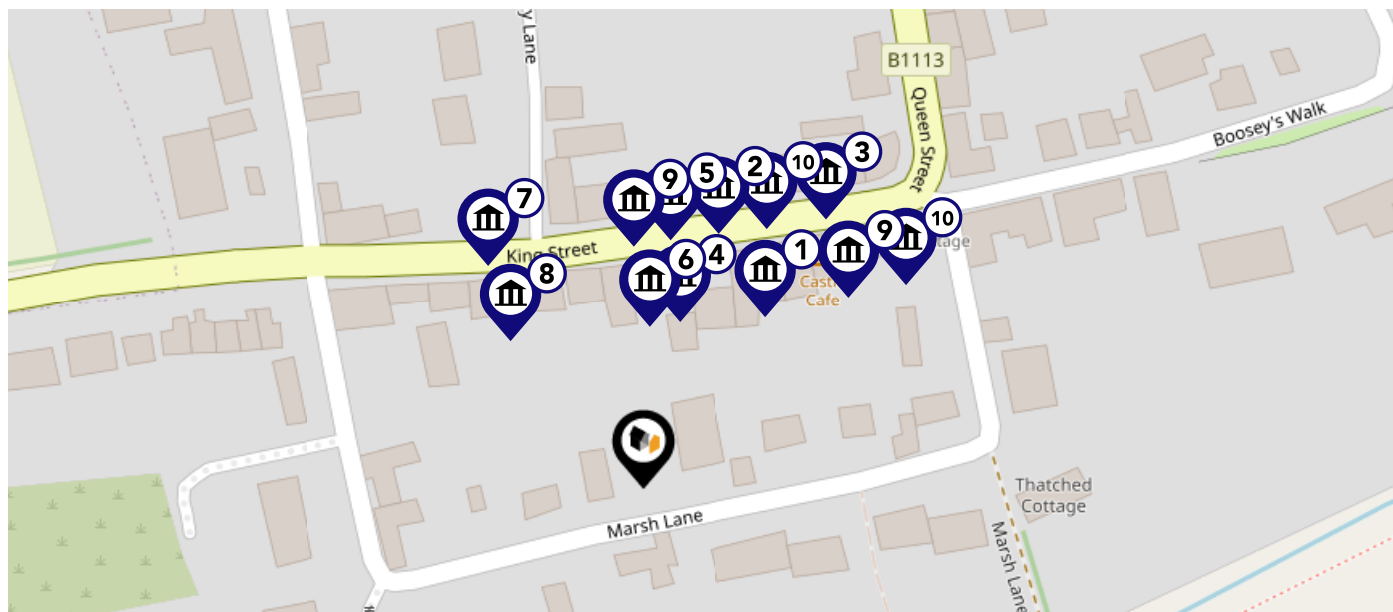
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

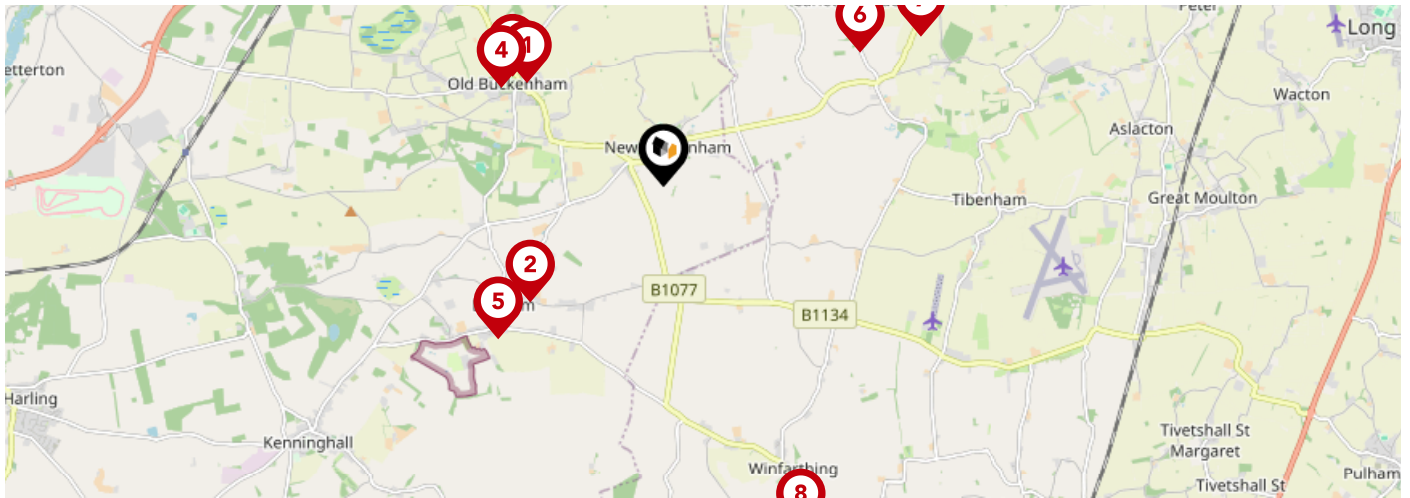
	Banham Zoo-Banham	Historic Landfill	
	Banham Zoo-Banham	Historic Landfill	
	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill	
	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill	
	Attleborough-Attleborough, Norfolk	Historic Landfill	
	New Farmhouse-Wash Lane, Aslacton	Historic Landfill	
	EA/EPR/CP3796SC/V002	Active Landfill	
	Kill Arney Farm-Forngett-st-peter, Norfolk	Historic Landfill	
	Field Lodge-Eccles Road, East Harling	Historic Landfill	
	East Harling-East Harling, Breckland, Norfolk	Historic Landfill	

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

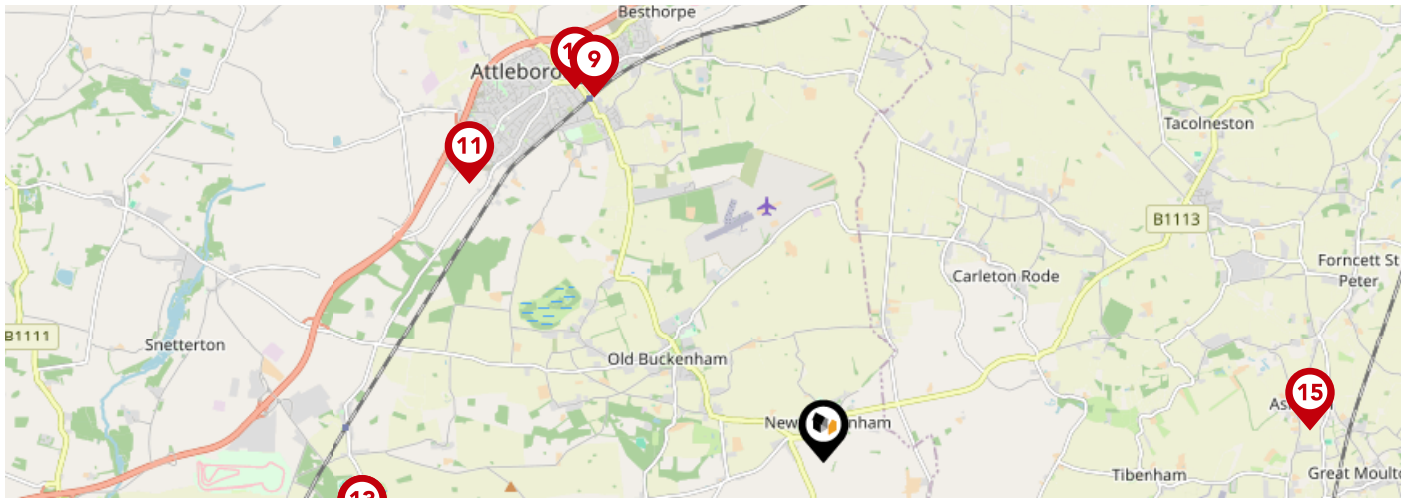


Listed Buildings in the local district		Grade	Distance
	1306630 - King's Quality Stores	Grade II	0.0 miles
	1342479 - Senton And Red Roof	Grade II	0.0 miles
	1169215 - Range Comprising New Buckenham Antiques And Post Office	Grade II	0.0 miles
	1169240 - Bakehouse Pottery	Grade II	0.0 miles
	1306656 - Eastell Cottage	Grade II	0.0 miles
	1077532 - Bakehouse Cottage	Grade II	0.0 miles
	1169189 - The Old White Horse Inn	Grade II	0.0 miles
	1077533 - The Cottage, Diken Cottage, The Beams	Grade II	0.0 miles
	1077530 - Houses West Of Eastell Cottage	Grade II	0.0 miles
	1342480 - Tudor Rose Cottage	Grade II	0.0 miles
	1248606 - Range Of 3 Houses West Of Tudor Rose Cottage	Grade II	0.0 miles
	1077531 - Fairview	Grade II	0.0 miles

KFB - Key Facts For Buyers



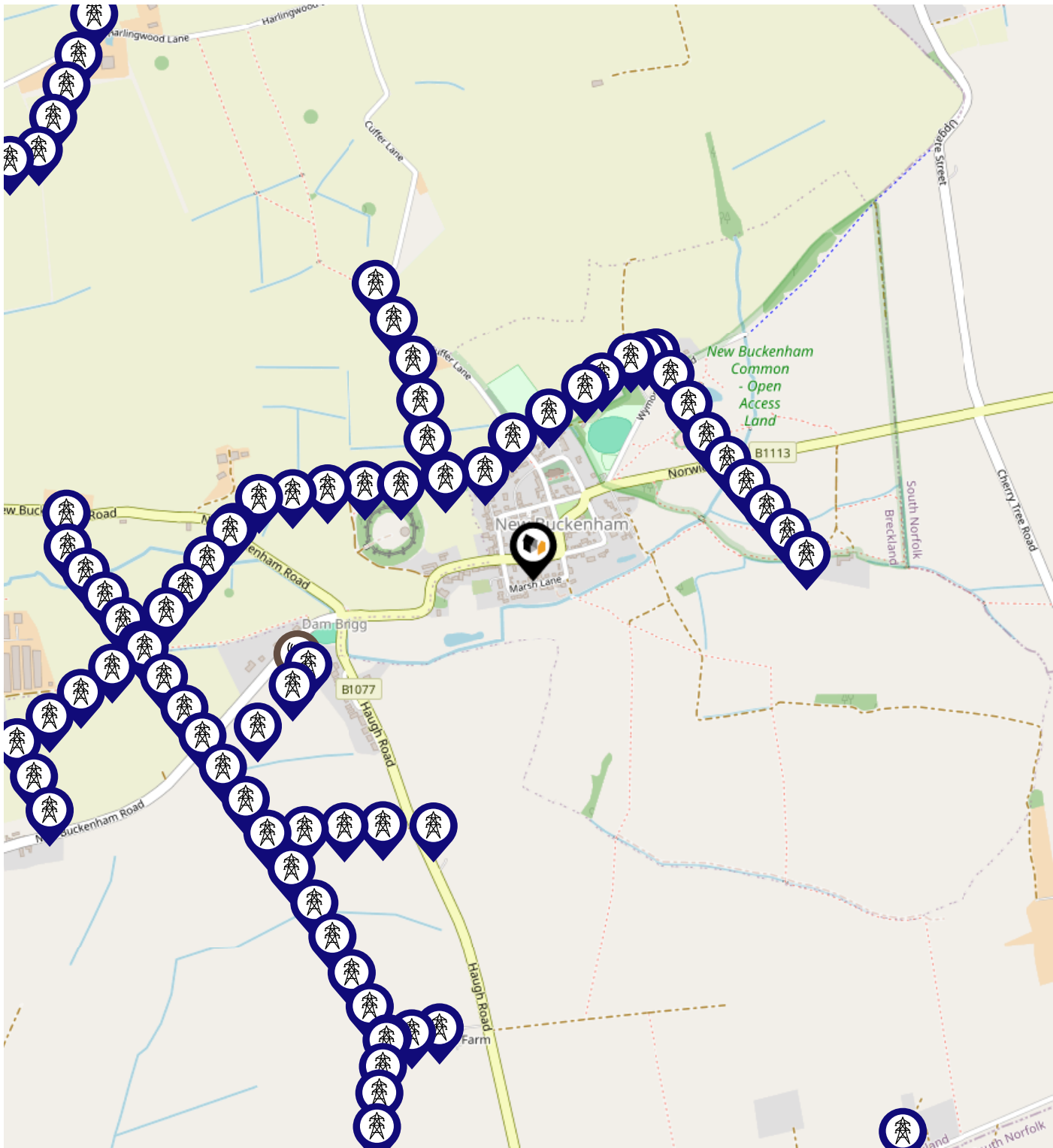
		Nursery	Primary	Secondary	College	Private
1	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:1.56	☐	☐	☒	☐	☐
2	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:1.59	☐	☐	☒	☐	☐
3	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:1.69	☐	☒	☐	☐	☐
4	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:1.72	☐	☐	☒	☐	☐
5	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:2.02	☐	☒	☐	☐	☐
6	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:2.16	☐	☒	☐	☐	☐
7	Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:2.7	☐	☒	☐	☐	☐
8	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:3.34	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:3.89	☐	☒	☐	☐	☐
	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:4.06	☐	☐	☒	☐	☐
	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:4.07	☐	☒	☐	☐	☐
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:4.22	☐	☐	☒	☐	☐
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:4.22	☐	☐	☒	☐	☐
	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:4.27	☐	☒	☐	☐	☐
	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:4.4	☐	☒	☐	☐	☐
	Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:4.51	☐	☒	☐	☐	☐

Local Area

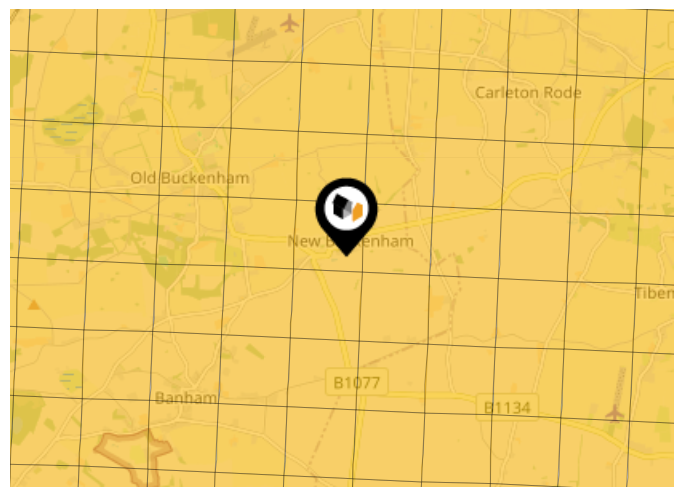
Masts & Pylons



- 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		

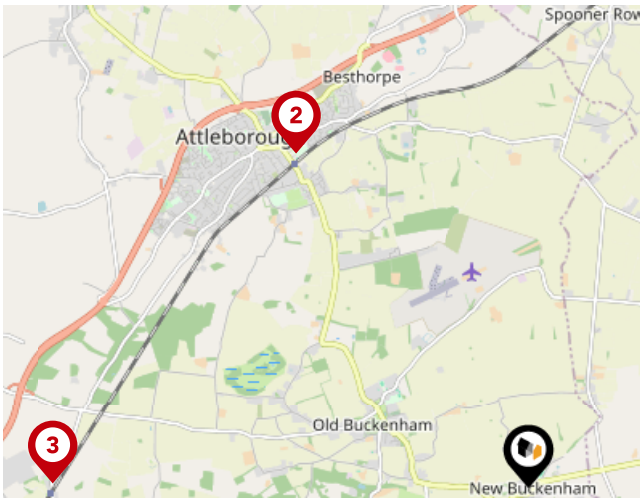


Primary Classifications (Most Common Clay Types)

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

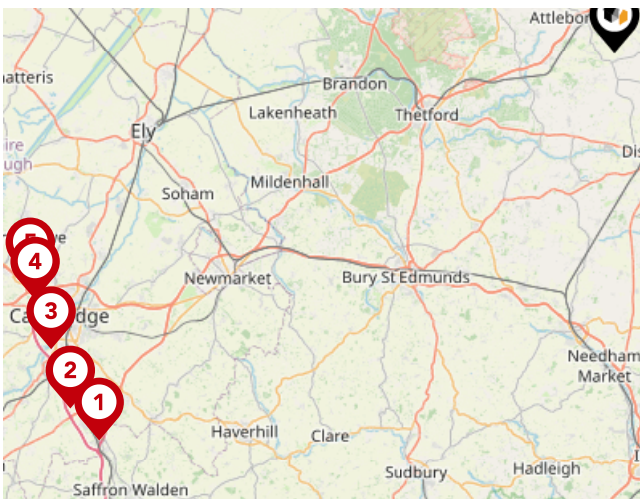
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Spooner Row Rail Station	4.48 miles
2	Attleborough Rail Station	3.69 miles
3	Eccles Road Rail Station	4.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.88 miles
2	M11 J10	47.18 miles
3	M11 J11	46.26 miles
4	M11 J13	45.67 miles
5	M11 J14	45.51 miles

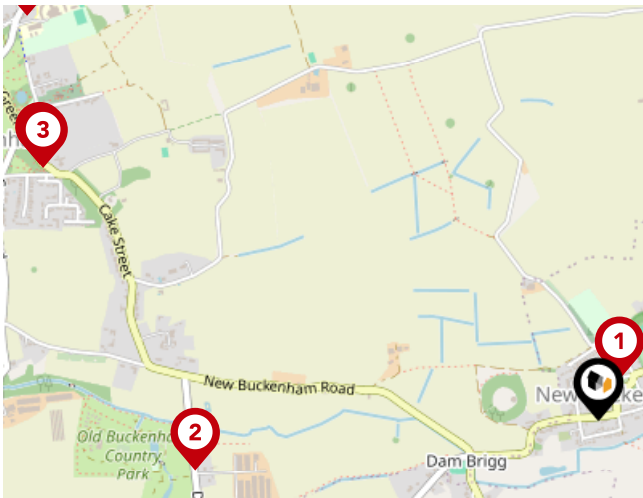


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	16.26 miles
2	Cambridge	42.12 miles
3	Southend-on-Sea	64.33 miles
4	Stansted Airport	52.88 miles

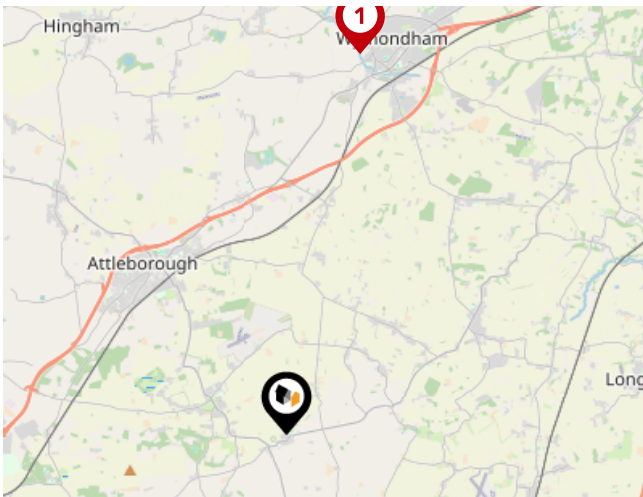
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Green	0.1 miles
2	Country Park	0.92 miles
3	St Andrews Close	1.38 miles
4	St Andrews Close	1.39 miles
5	High School	1.58 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.01 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	21.01 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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