

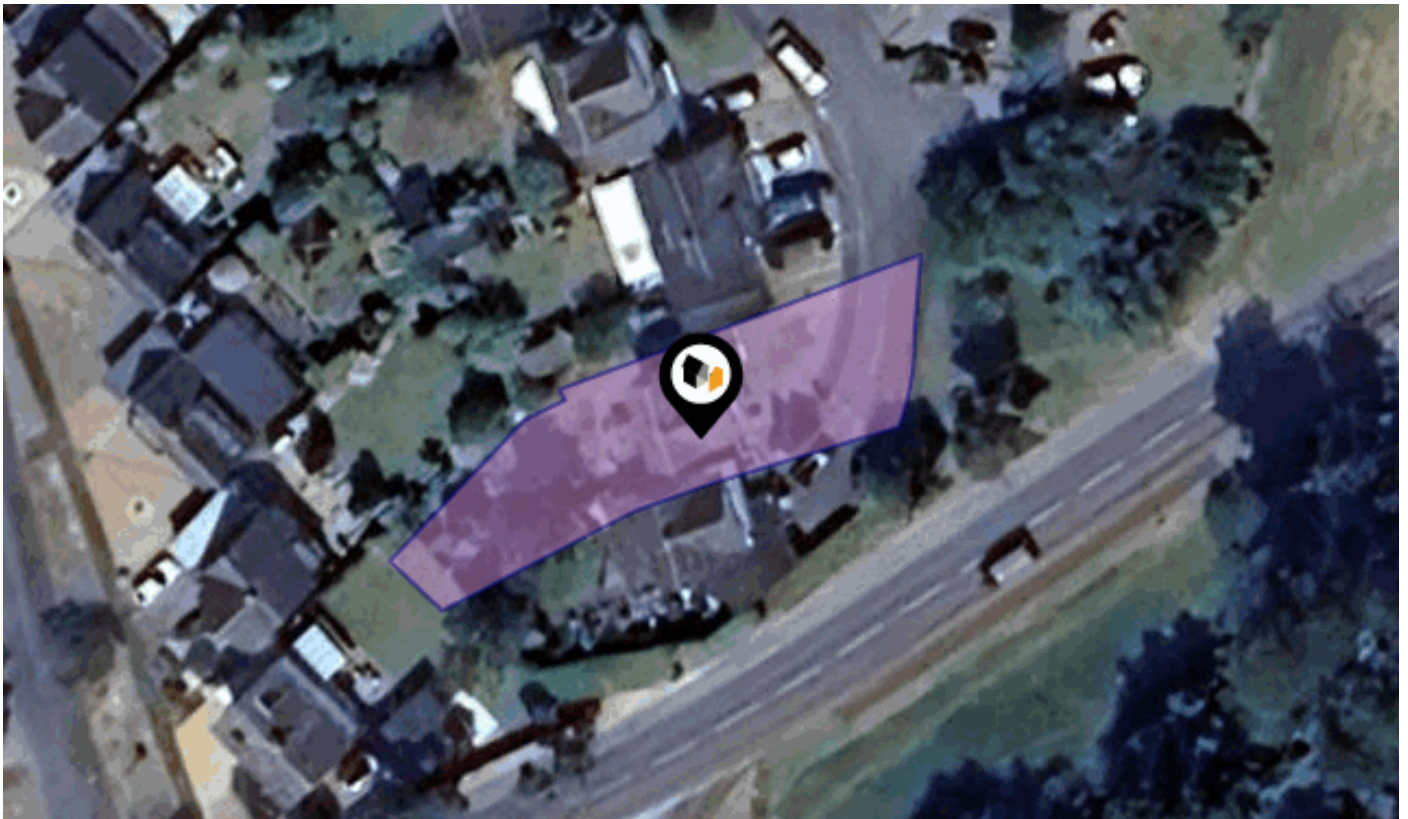


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th August 2025



NUNSGATE, THETFORD, IP24

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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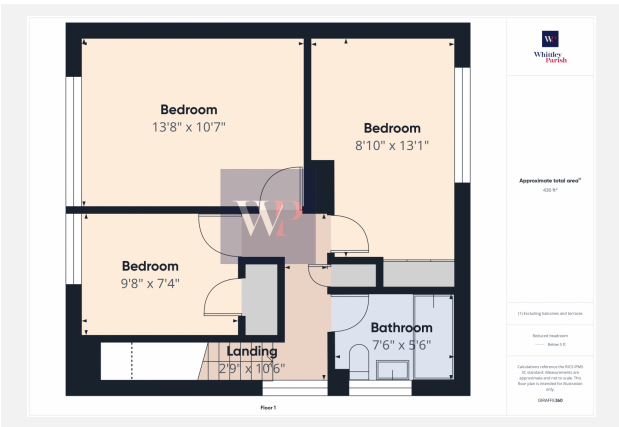
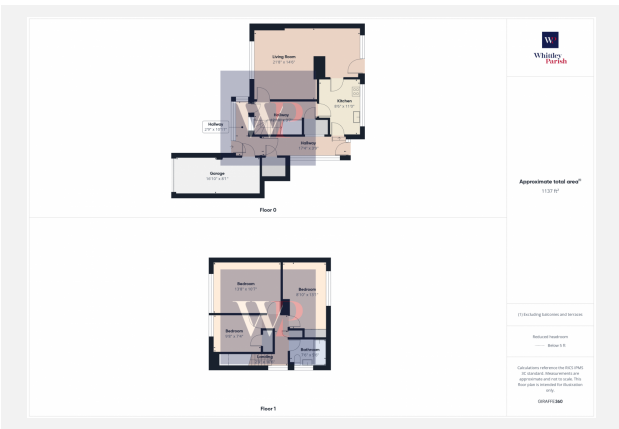
Property

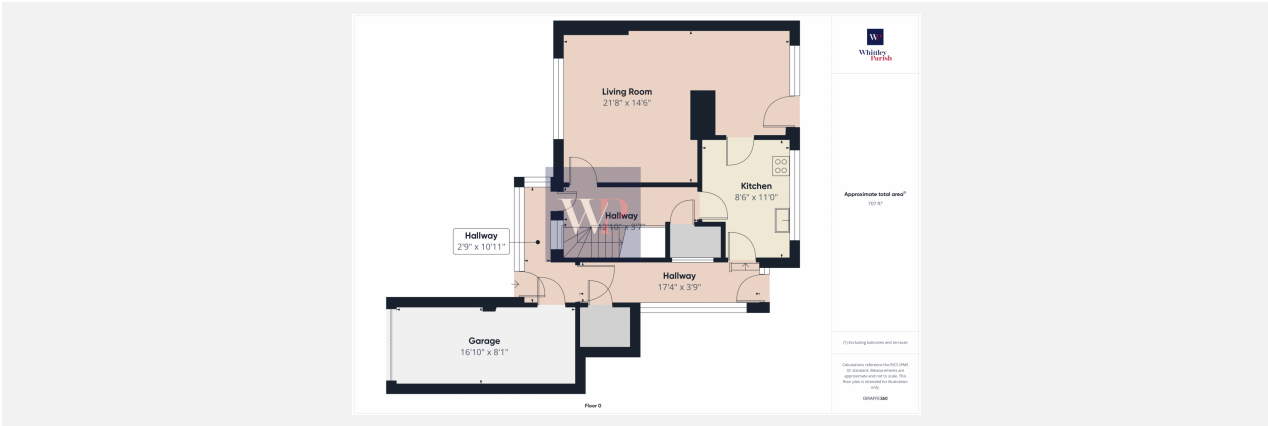
Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.13 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,070		
Title Number:	NK479740		

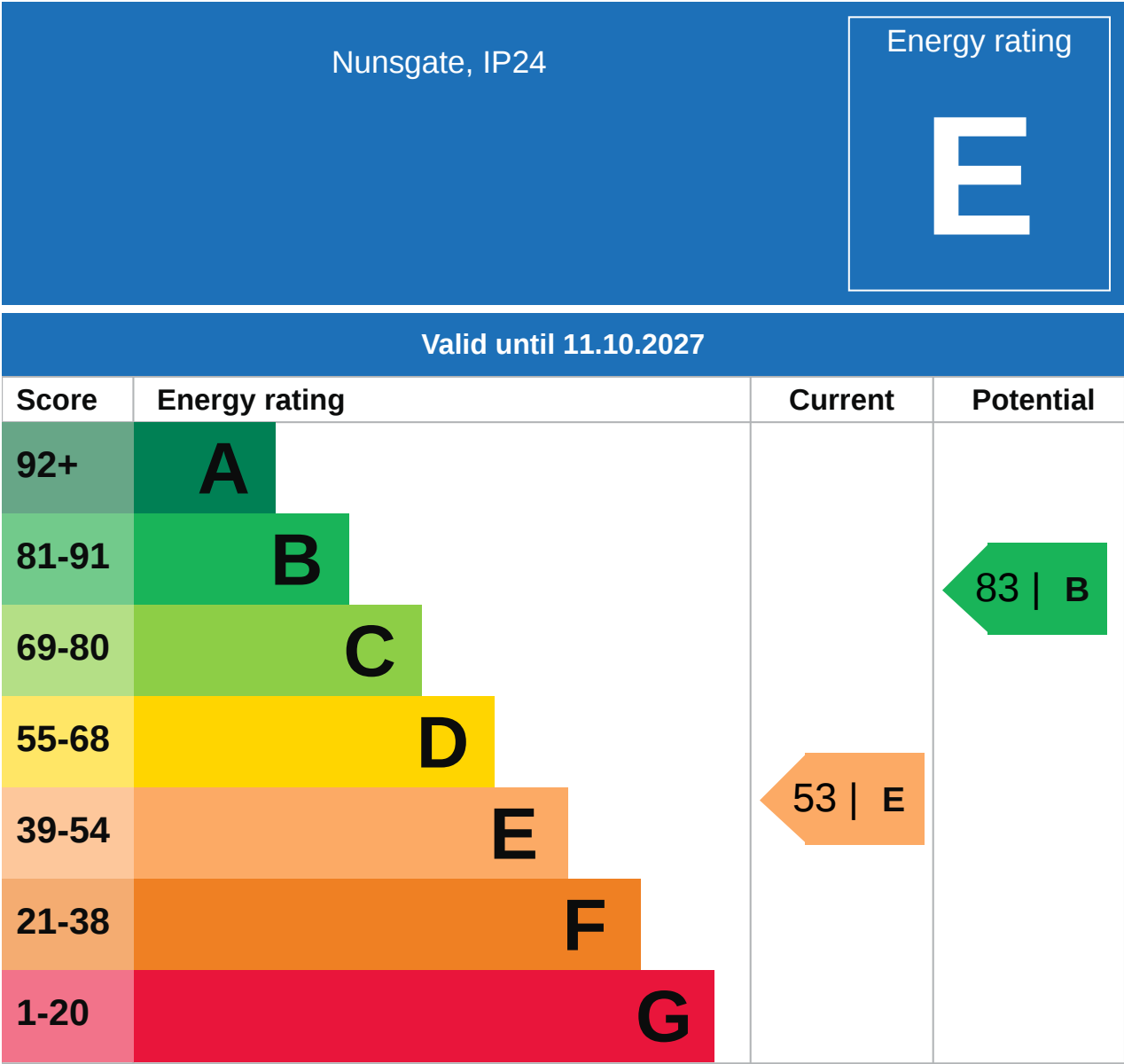
Local Area

Local Authority:	Breckland	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No					
Flood Risk:						
• Rivers & Seas	Very low	9 mb/s	58 mb/s	- mb/s		
• Surface Water	Very low					
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:				
						
						











Additional EPC Data

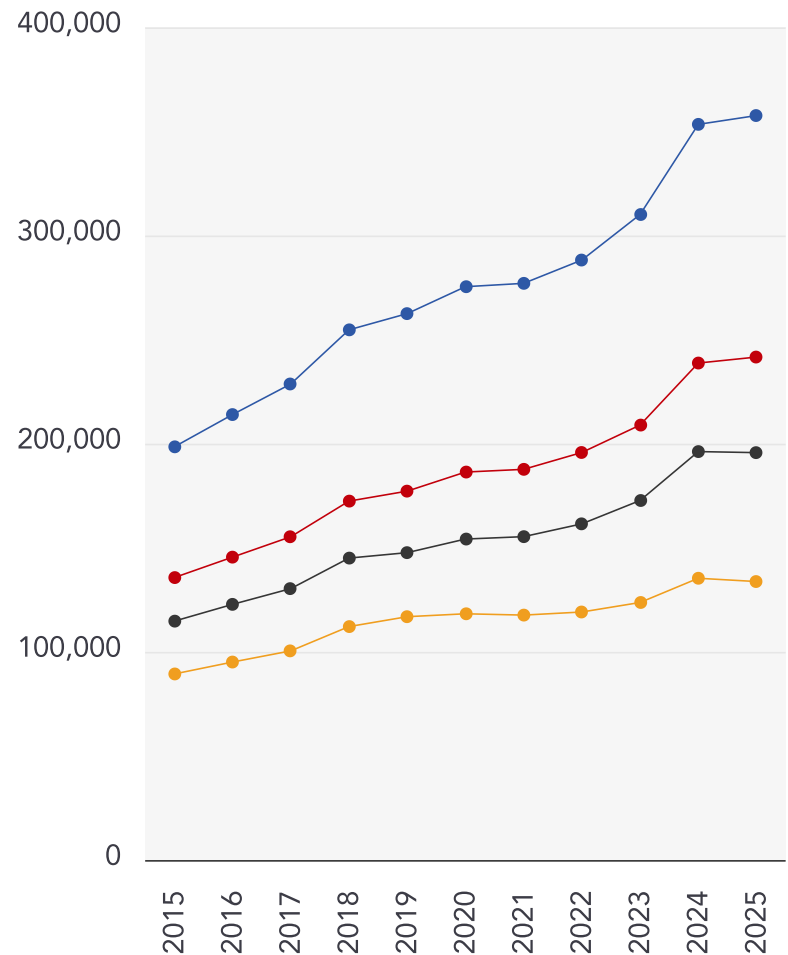
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	86 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP24



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%

This map displays nearby coal mine entrances and their classifications.



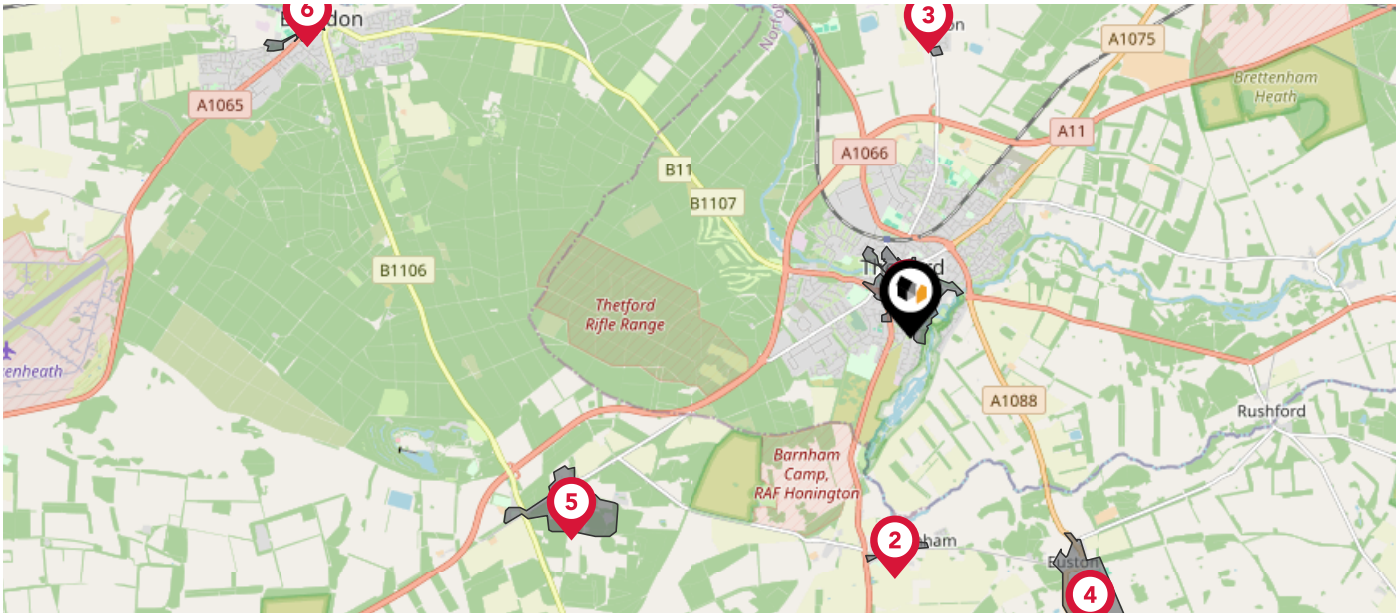
Mine Entry

- ✗ 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.

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



Thetford



Barnham



Croxton



Euston

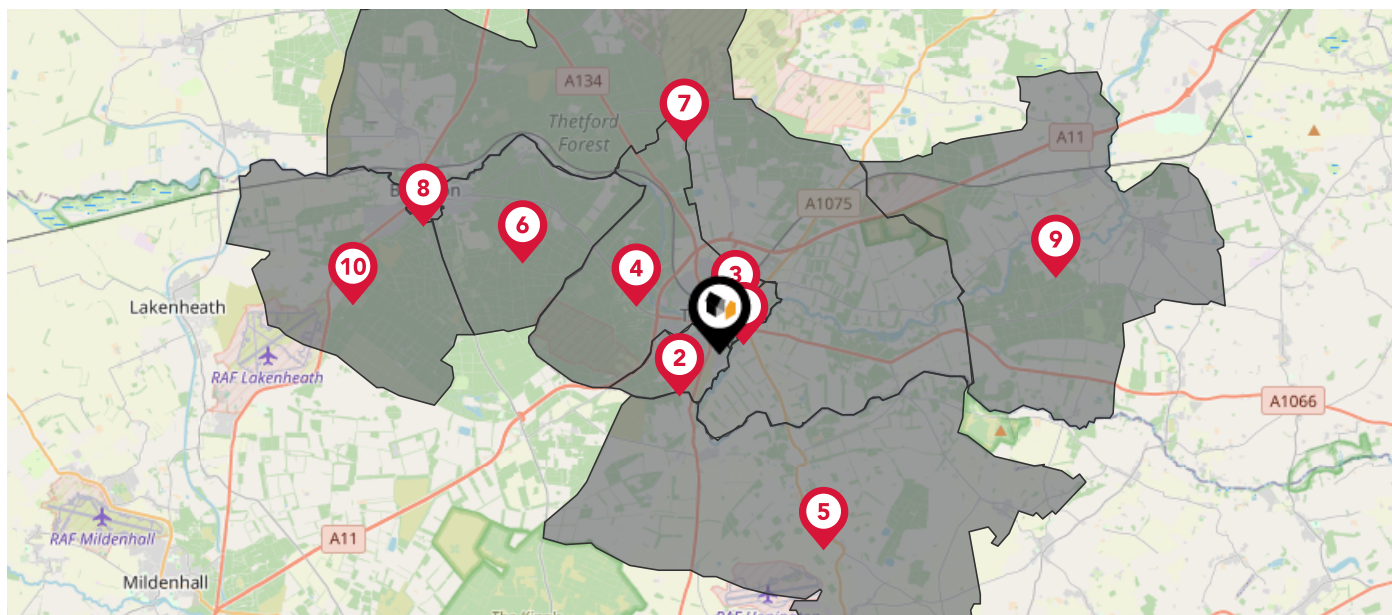


Elveden



Brandon

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



Thetford Castle Ward



Thetford Burrell Ward



Thetford Boudica Ward



Thetford Priory Ward



Bardwell Ward



Brandon East Ward



Forest Ward



Brandon Central Ward

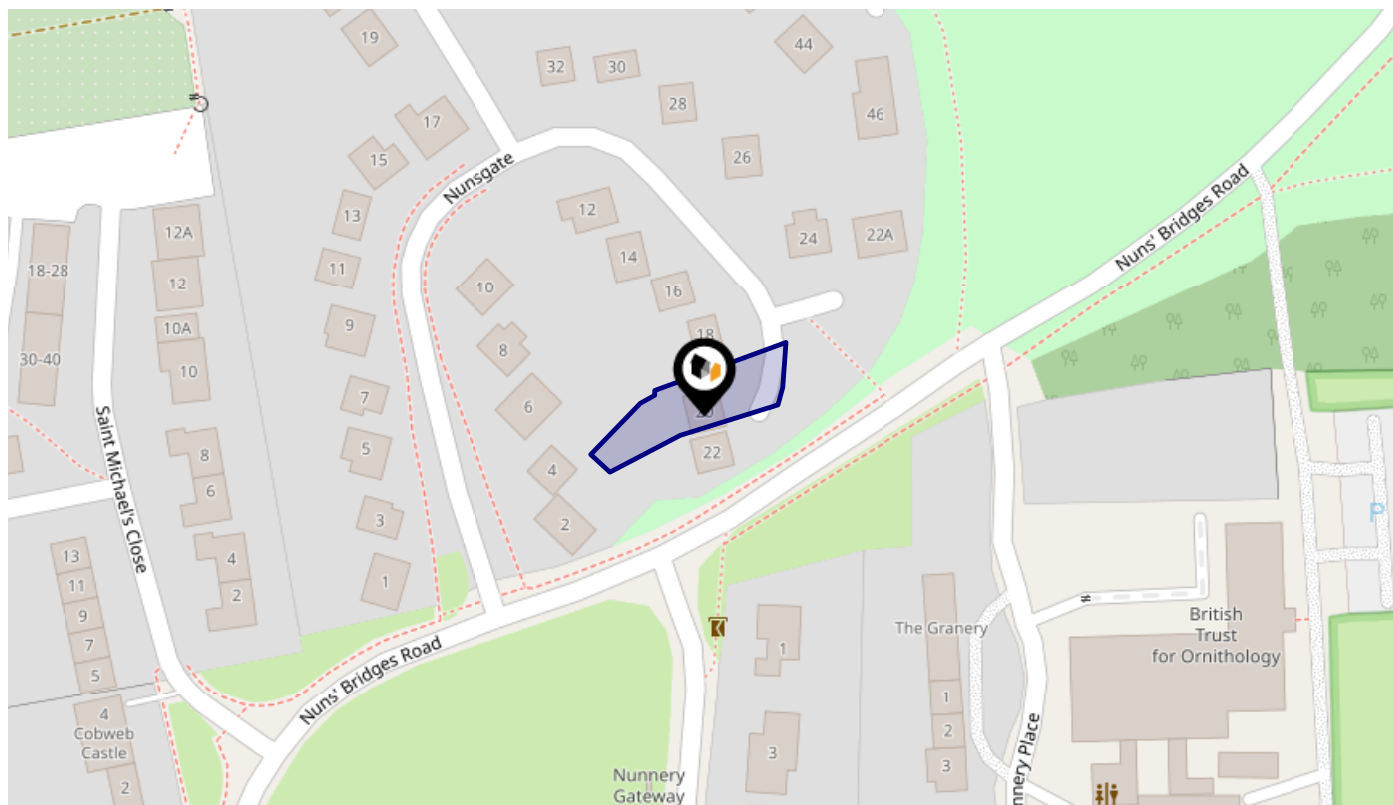


Harling & Heathlands Ward



Brandon West 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.

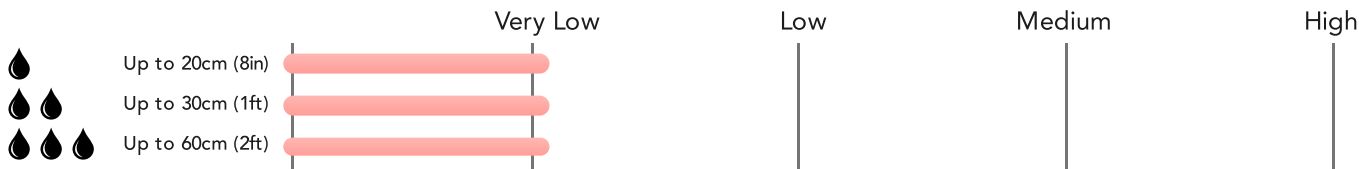


Risk Rating: Very low

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.

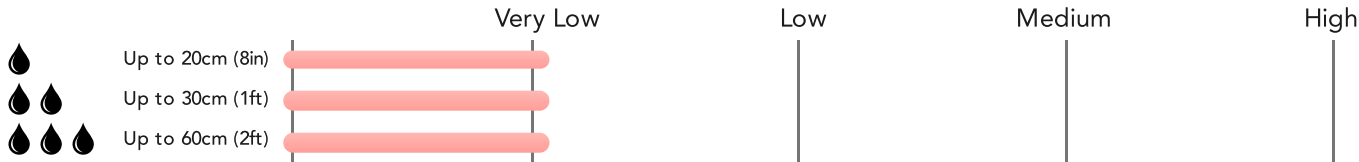


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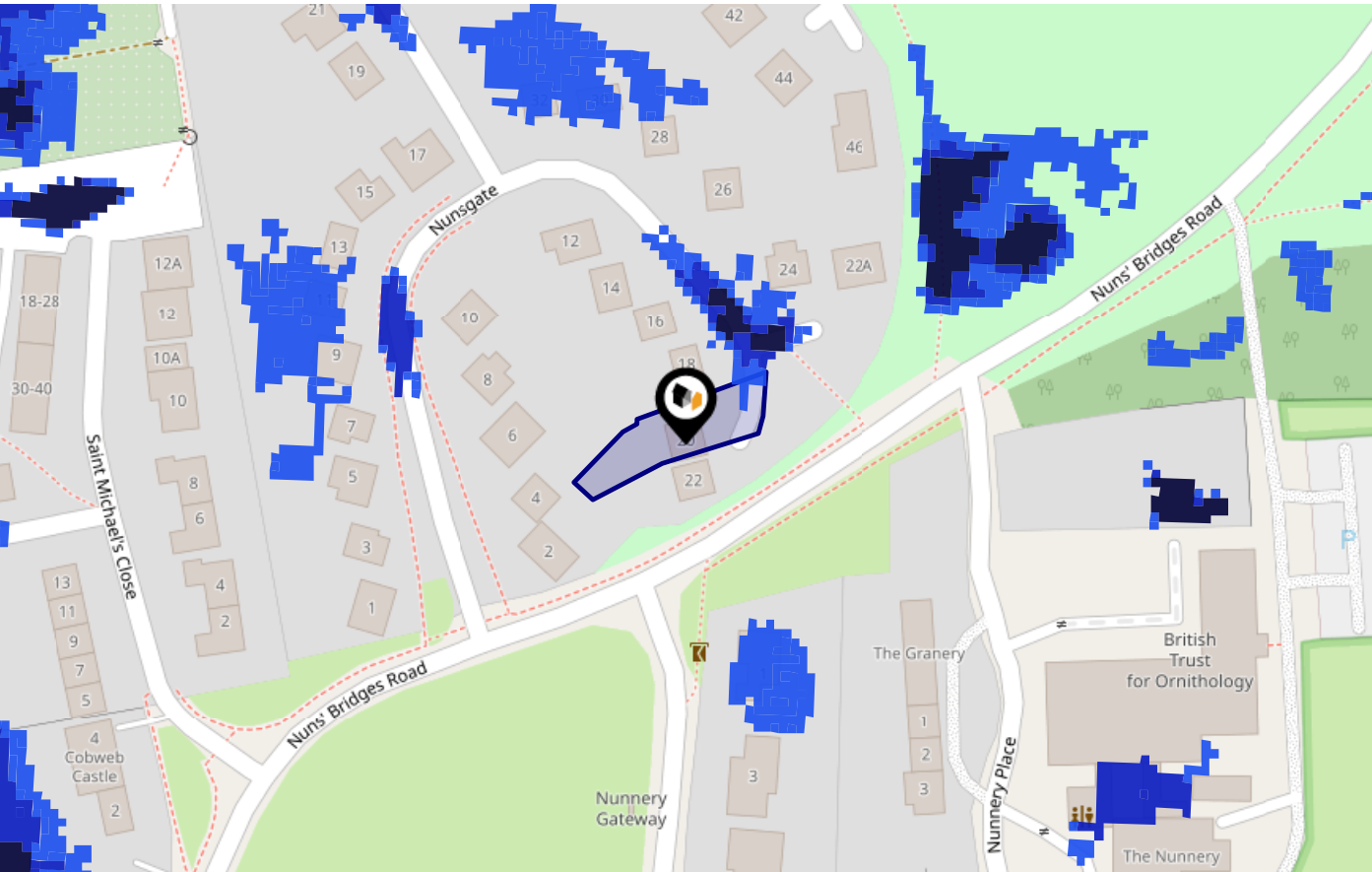


Flood Risk

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.

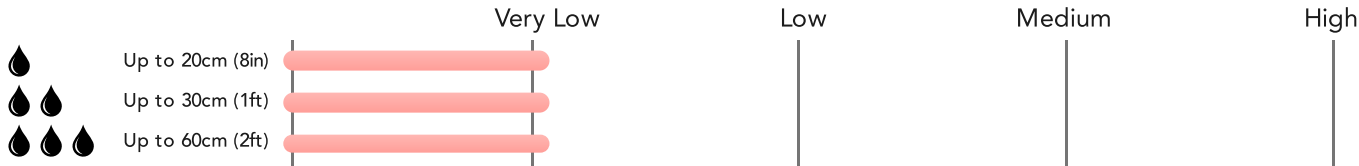


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Chance of flooding to the following depths at this property:

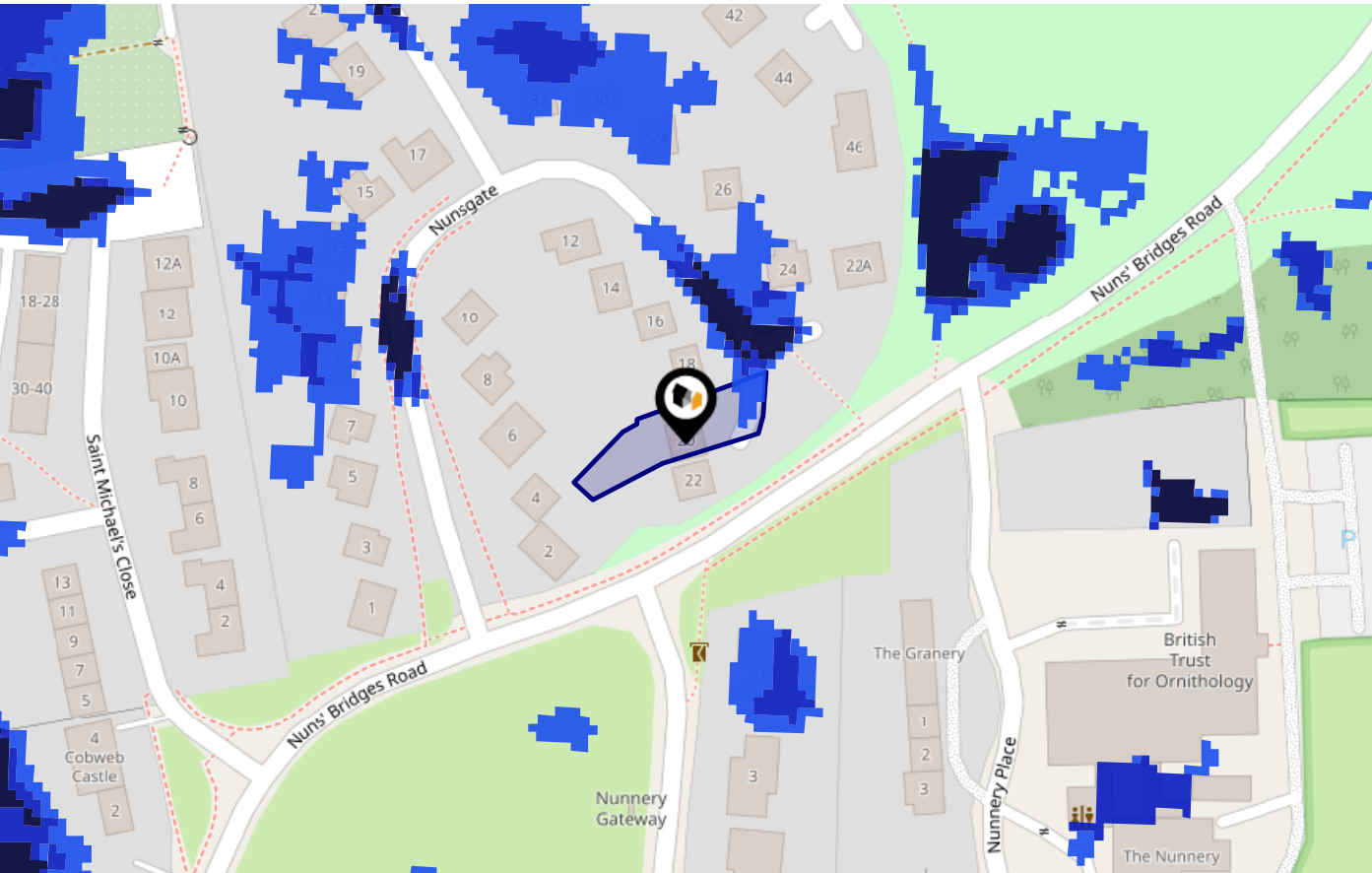


Flood Risk

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

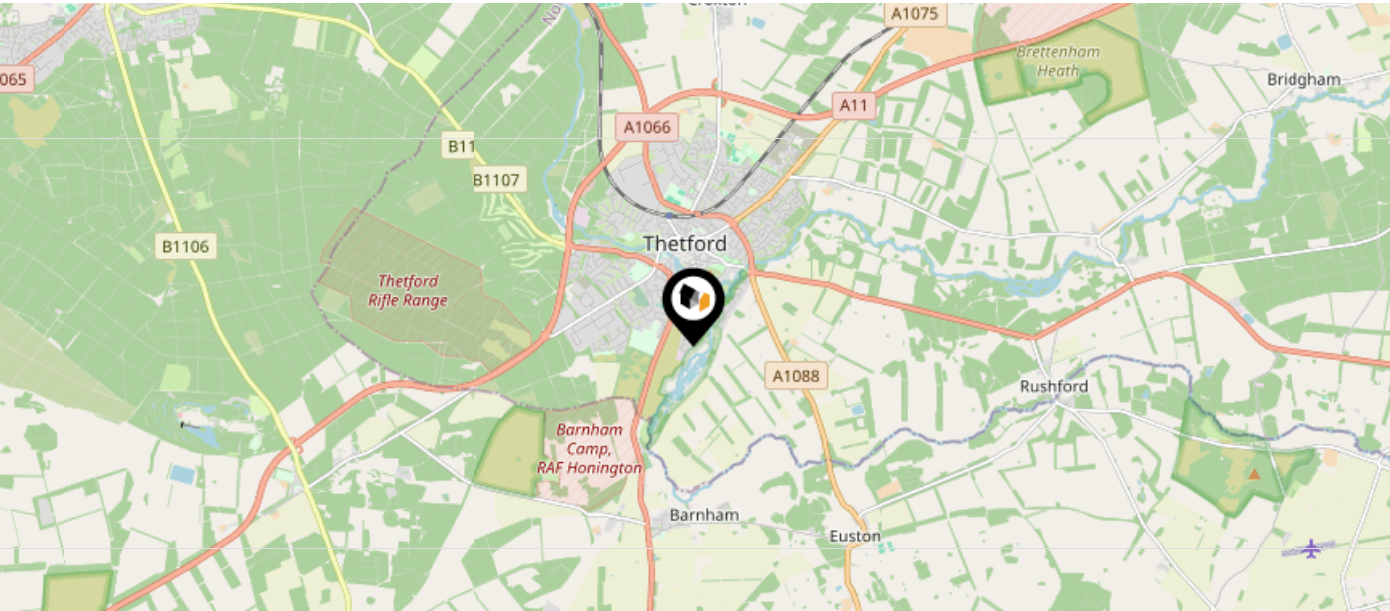
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.



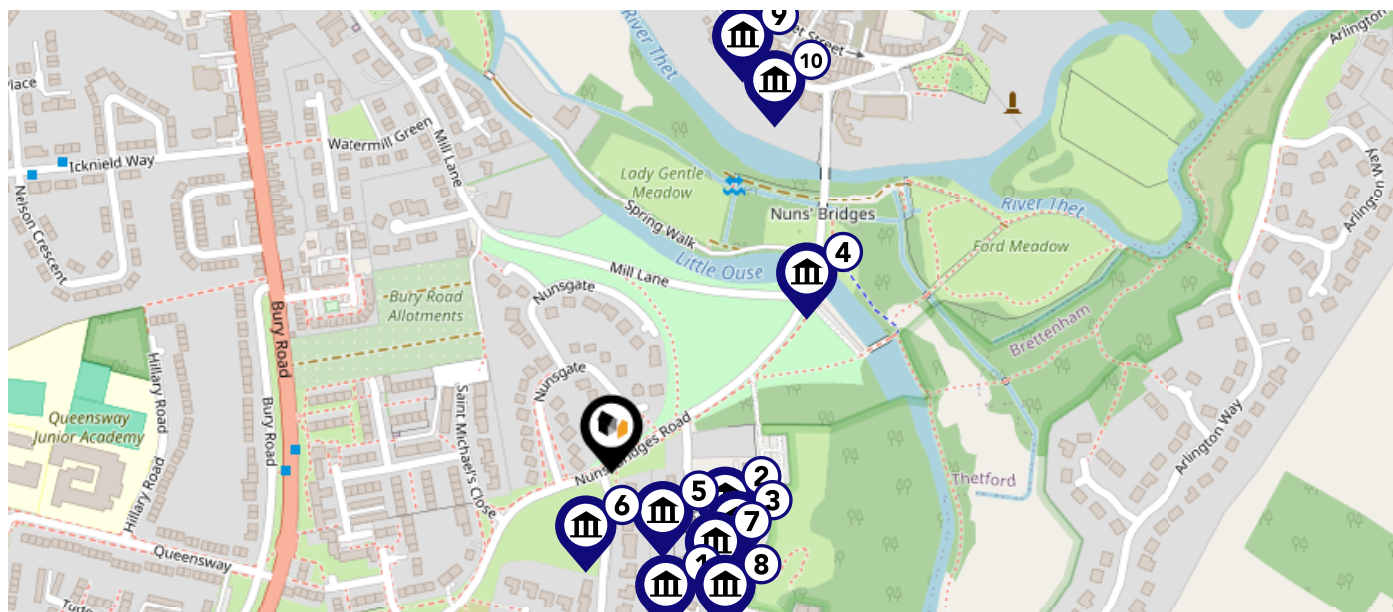
Nearby Landfill Sites		
1	Thetford-Thetford, Breckland	Historic Landfill
2	Thetford-Thetford, Breckland	Historic Landfill
3	Thetford-Thetford, Breckland	Historic Landfill
4	Thetford-Thetford, Breckland	Historic Landfill
5	Land South East of Sewage Works-Thetford, Norfolk	Historic Landfill
6	Thetford-Thetford, Breckland	Historic Landfill
7	Thetford-Thetford, Breckland	Historic Landfill
8	Croxton-Breckland, Norfolk	Historic Landfill
9	Brettanham-Brettanham, Suffolk	Historic Landfill
10	Gravel Hill-Barnham	Historic Landfill

Maps

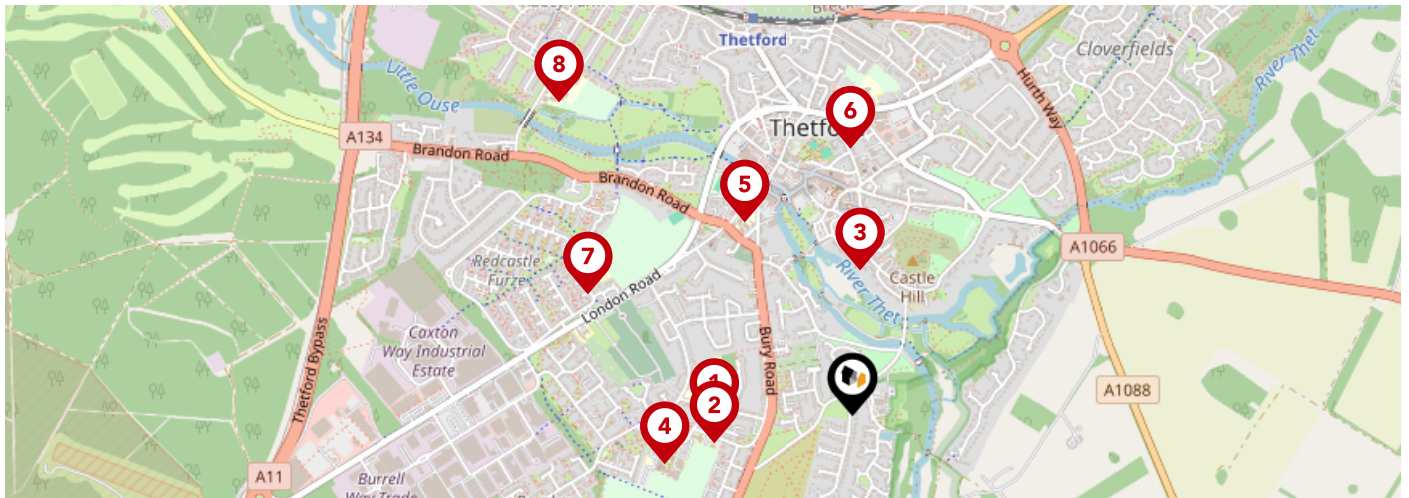
Listed Buildings



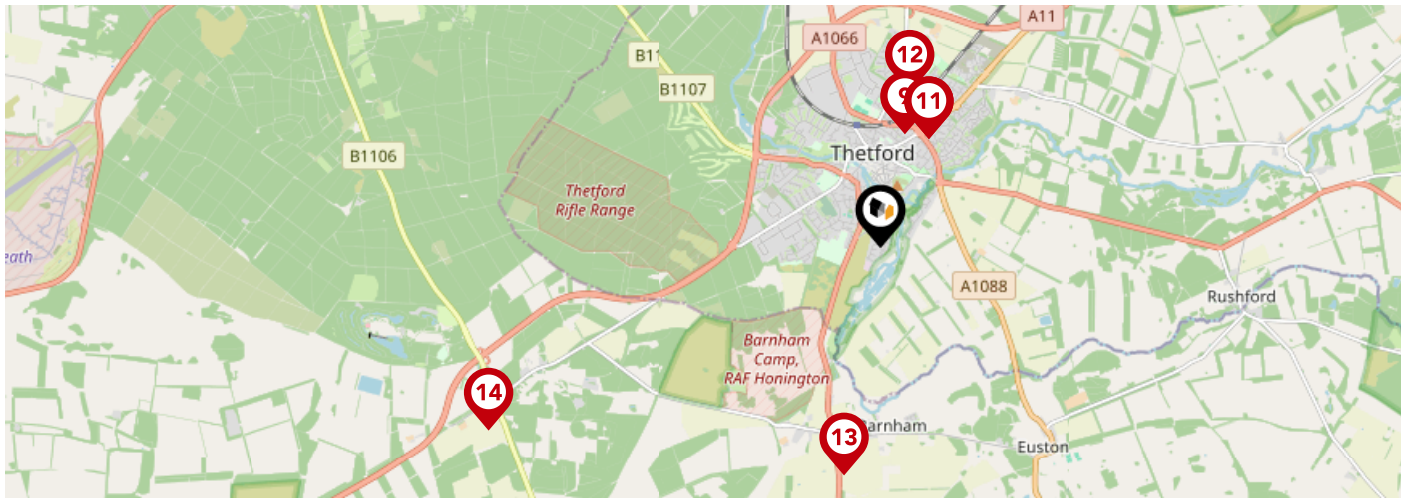
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1195913 - Walls Running South From Numbers 1, 2 And 3 Nunnery Cottages	Grade II	0.1 miles
	1207997 - Nunnery Barn	Grade I	0.1 miles
	1195914 - Office Immediately South Of Nunnery Barn	Grade II	0.1 miles
	1195912 - Nuns Bridge South	Grade II	0.1 miles
	1207988 - 1, 2 And 3 Nunnery Cottages	Grade II	0.1 miles
	1207969 - Nunnery Gateway	Grade II	0.1 miles
	1208030 - The Nunnery	Grade II	0.1 miles
	1195915 - Nunnery Place Ruin Approximately 10 Metres South East Of The Nunnery	Grade II	0.1 miles
	1207662 - 3-9, Ford Street	Grade II	0.2 miles
	1297867 - Boscombe House And Twyford	Grade II	0.2 miles



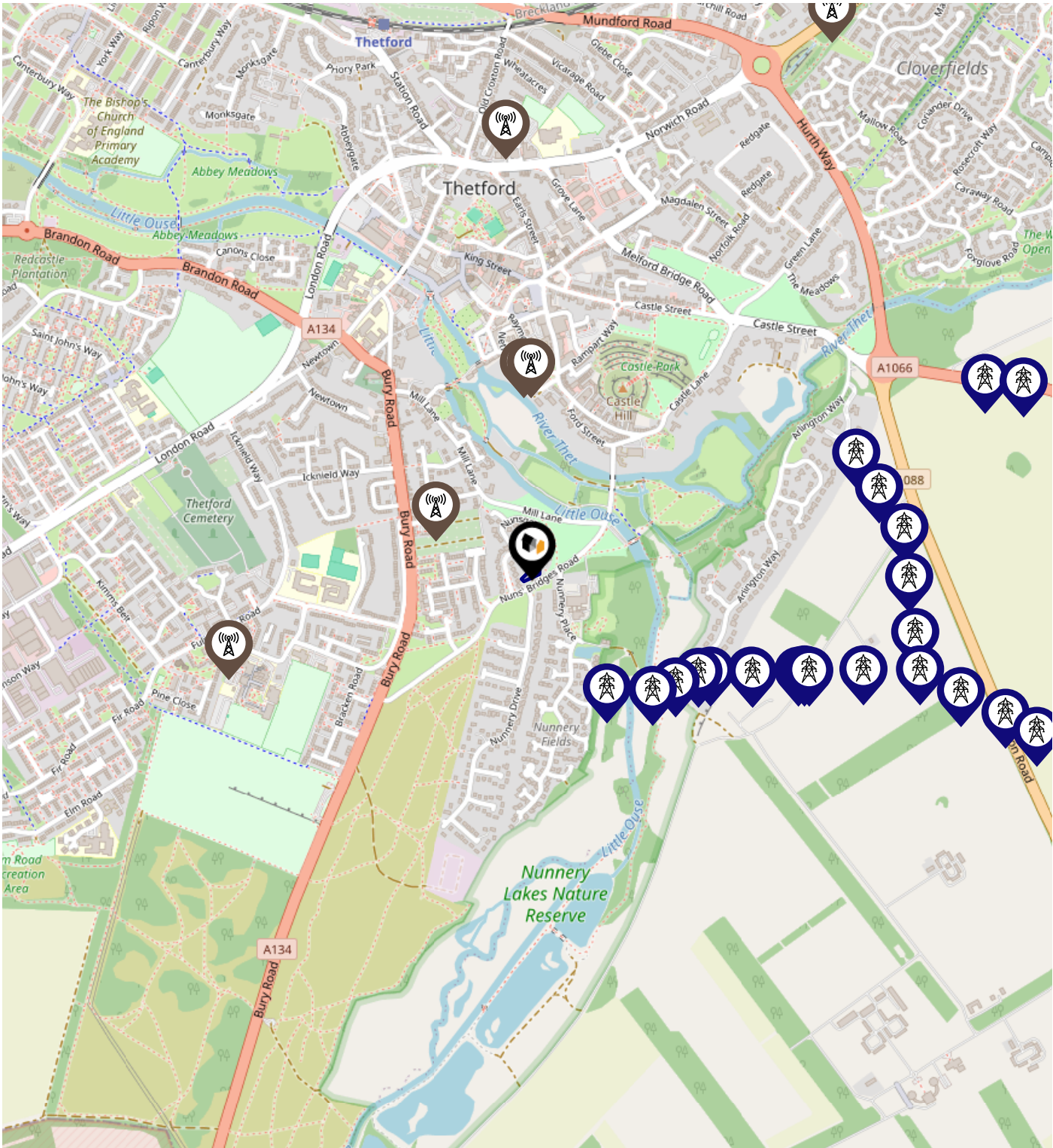
		Nursery	Primary	Secondary	College	Private
1	Diamond Academy Ofsted Rating: Not Rated Pupils: 164 Distance:0.31	☐	☒	☐	☐	☐
2	Queensway Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 148 Distance:0.32	☐	☒	☐	☐	☐
3	The Damara School Ofsted Rating: Good Pupils: 14 Distance:0.33	☐	☐	☒	☐	☐
4	The Pinetree School Ofsted Rating: Good Pupils: 34 Distance:0.44	☐	☐	☒	☐	☐
5	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:0.5	☐	☐	☒	☐	☐
6	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:0.61	☐	☒	☐	☐	☐
7	Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance:0.66	☐	☒	☐	☐	☐
8	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:0.97	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:1.05	☐	☒	☐	☐	☐
	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:1.08	☐	☒	☐	☐	☐
	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:1.08	☐	☒	☐	☐	☐
	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:1.43	☐	☐	☒	☐	☐
	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 154 Distance:2.08	☐	☒	☐	☐	☐
	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 103 Distance:3.92	☐	☒	☐	☐	☐
	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:5.49	☐	☒	☐	☐	☐
	Glade Academy Ofsted Rating: Good Pupils: 219 Distance:5.82	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

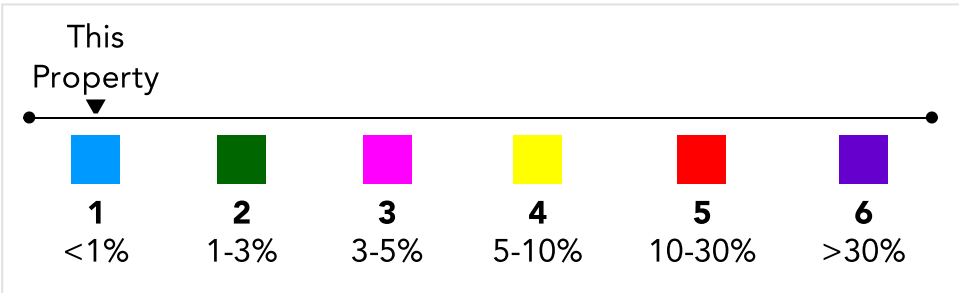
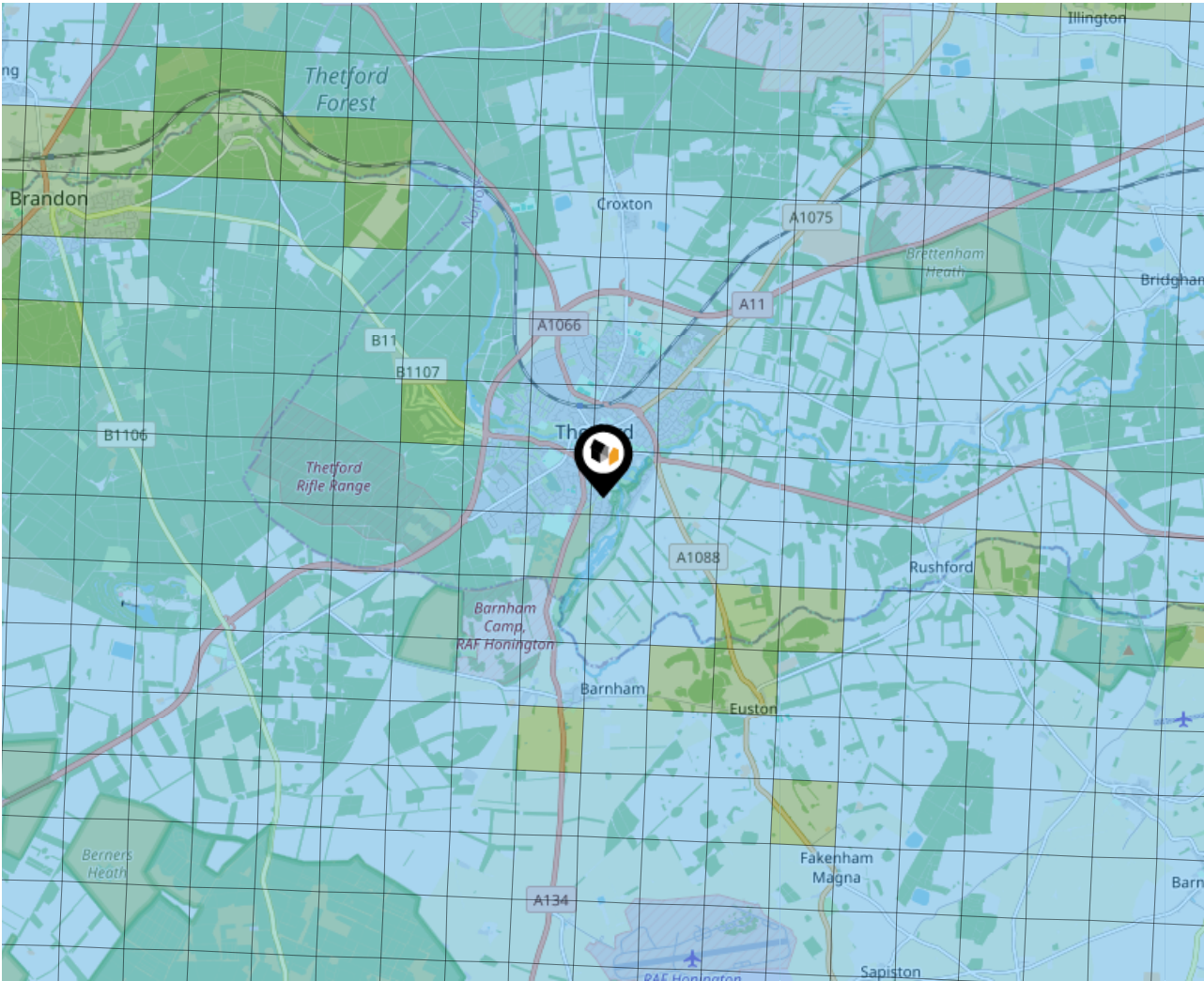


Key:

-  Power Pylons
-  Communication Masts

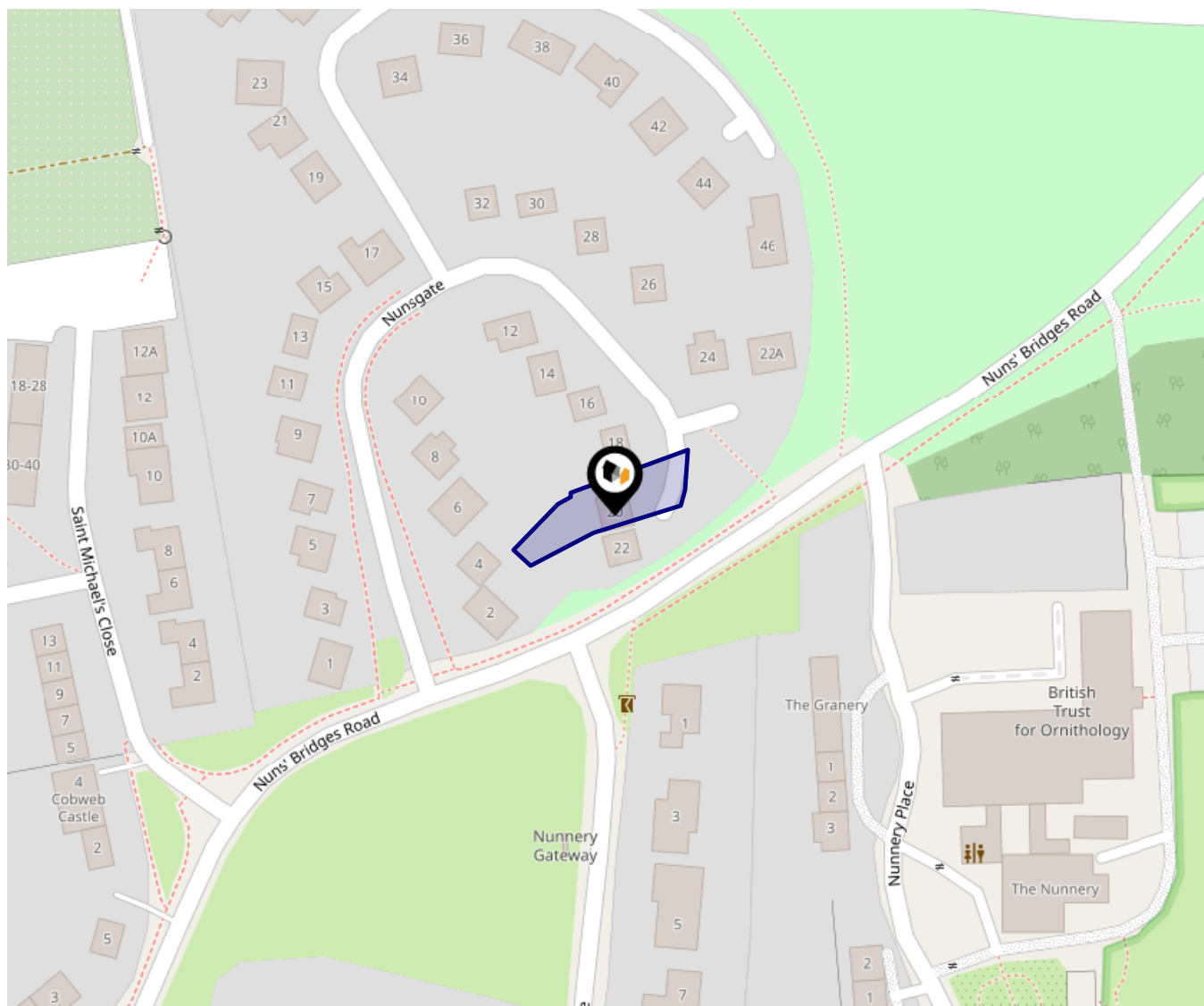
What is Radon?

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



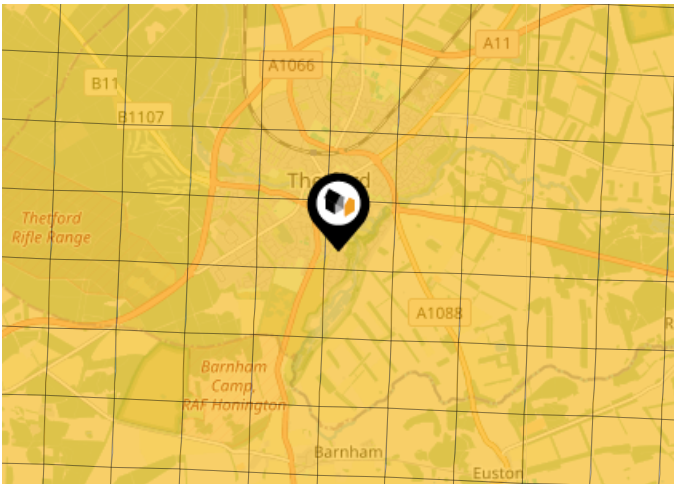
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

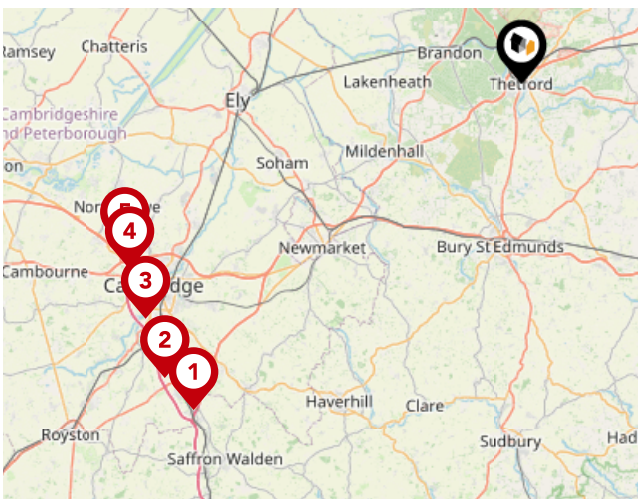
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Thetford Rail Station	0.85 miles
2	Entrance	6.22 miles
3	Harling Road Rail Station	7.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	33.68 miles
2	M11 J10	33.59 miles
3	M11 J11	32.27 miles
4	M11 J13	31.49 miles
5	M11 J14	31.27 miles

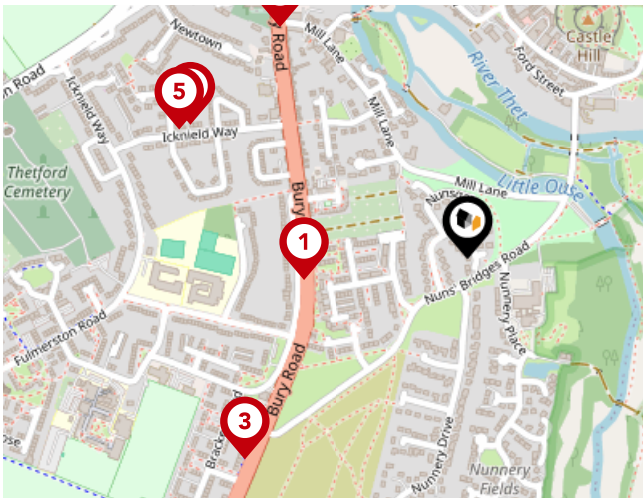


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	28.68 miles
2	Cambridge	28.05 miles
3	Stansted Airport	41.35 miles
4	Southend-on-Sea	58.02 miles

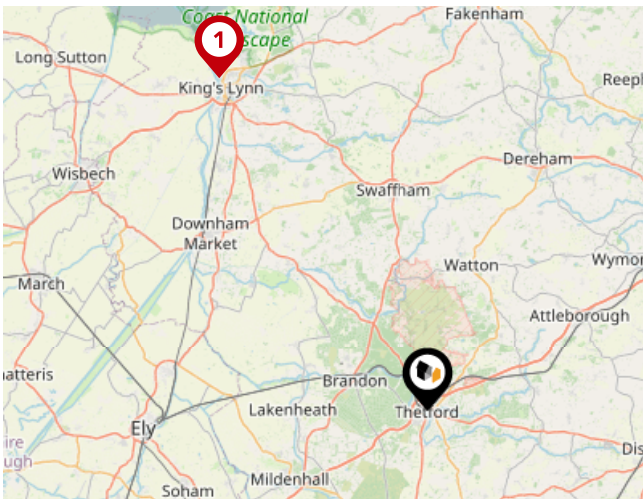
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.19 miles
2	St Marys Church	0.34 miles
3	Bracken Road	0.34 miles
4	Saxon Place	0.35 miles
5	Saxon Place	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	28.4 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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Whittleby Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

nick@whittlebyparish.com

www.whittlebyparish.com

