

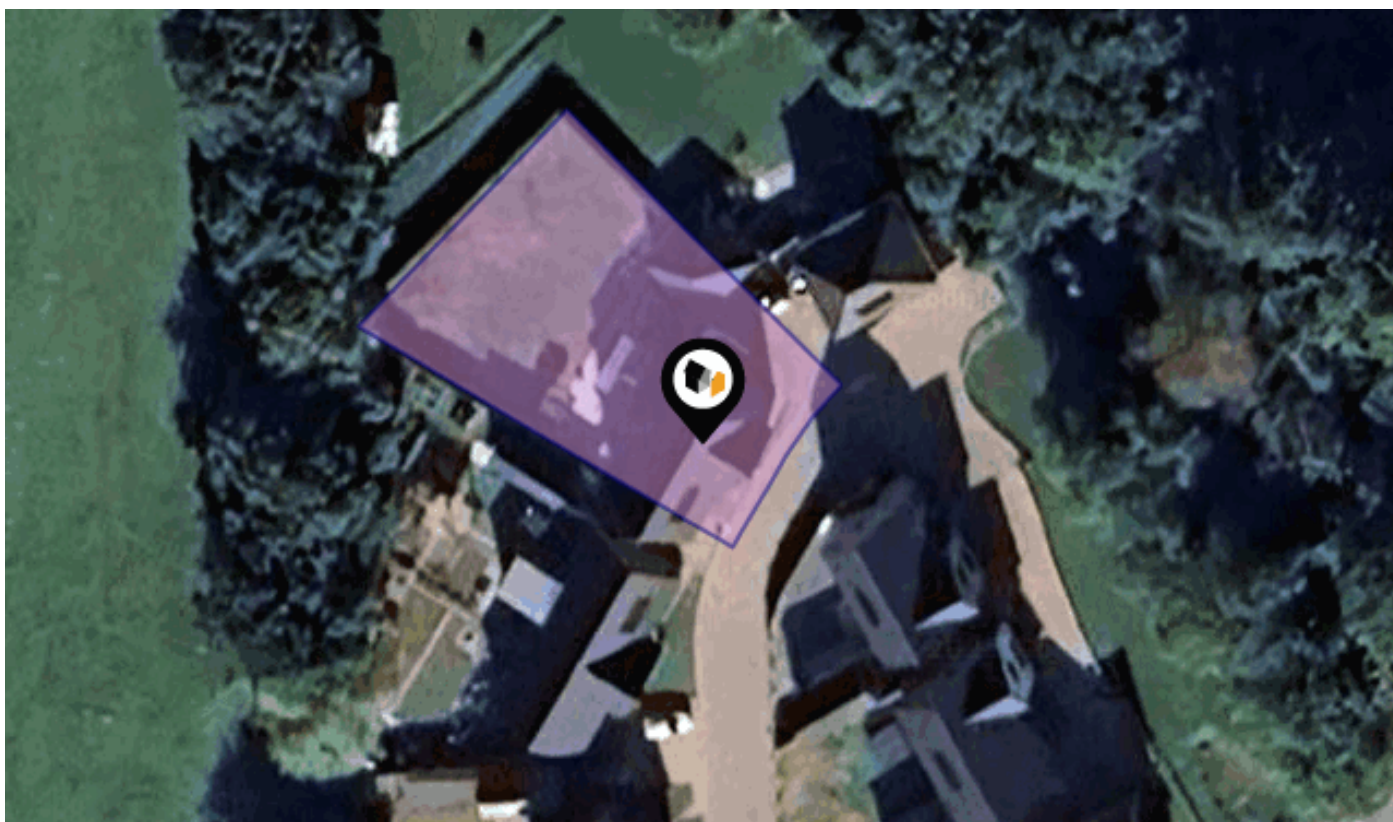


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28th August 2025



GARNIER MEADOW, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

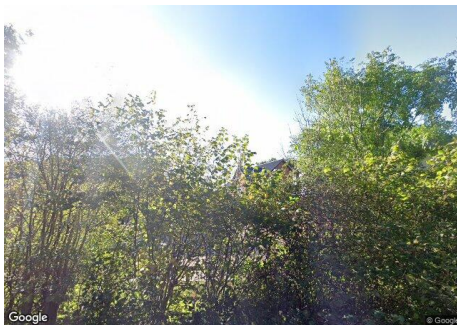
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,034 ft ² / 189 m ²		
Plot Area:	0.17 acres		
Council Tax :	Band E		
Annual Estimate:	£2,846		
Title Number:	NK528391		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	20 mb/s	1800 mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
			
			
			

Planning History

This Address



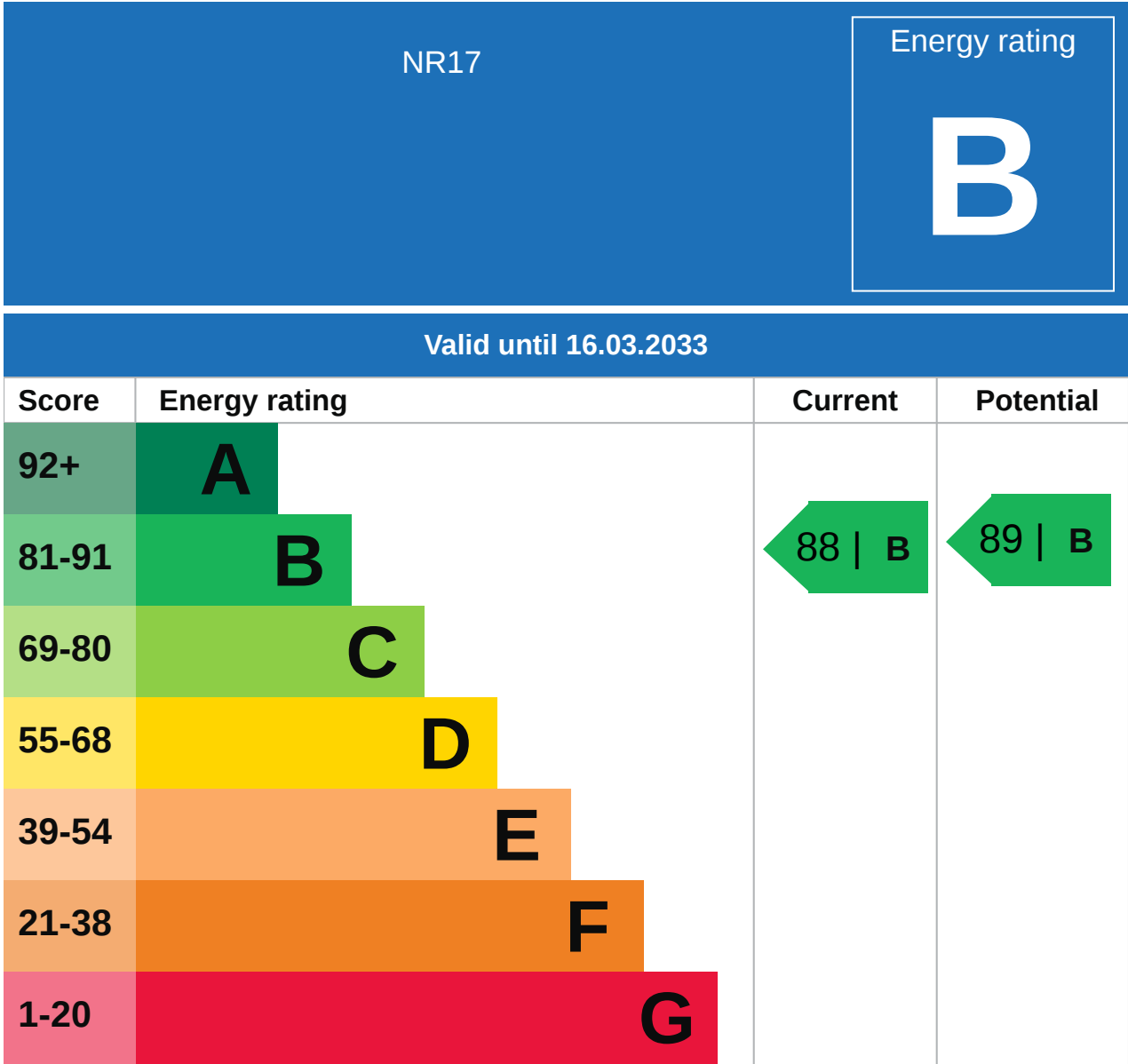
Planning records for: *Garnier Meadow, Attleborough, NR17*

Reference - 3OB/2023/0041/DOB	
Decision:	Permission Conditions/Reasons
Date:	03rd October 2023
Description:	Application to discharge the planning obligation on paragraph 1.4 of schedule 2, part 1 of s106 on 3PL/2018/0791/O











Additional EPC Data

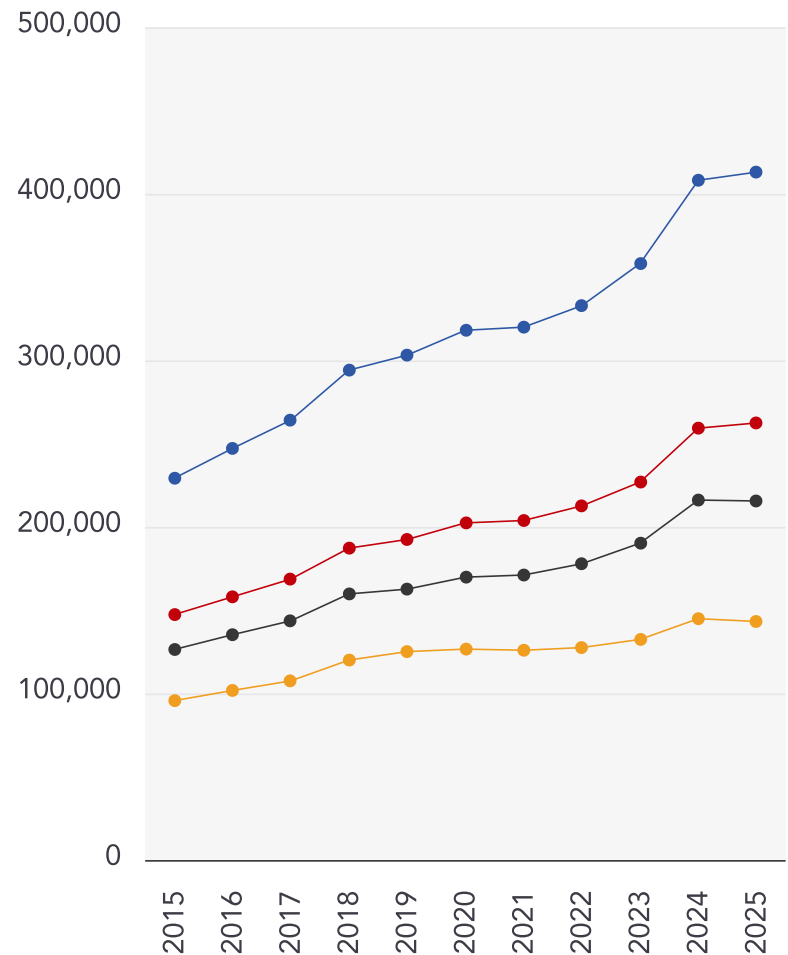
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler & underfloor, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m-Â°K
Total Floor Area:	189 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



Detached

+80.17%

Semi-Detached

+78.07%

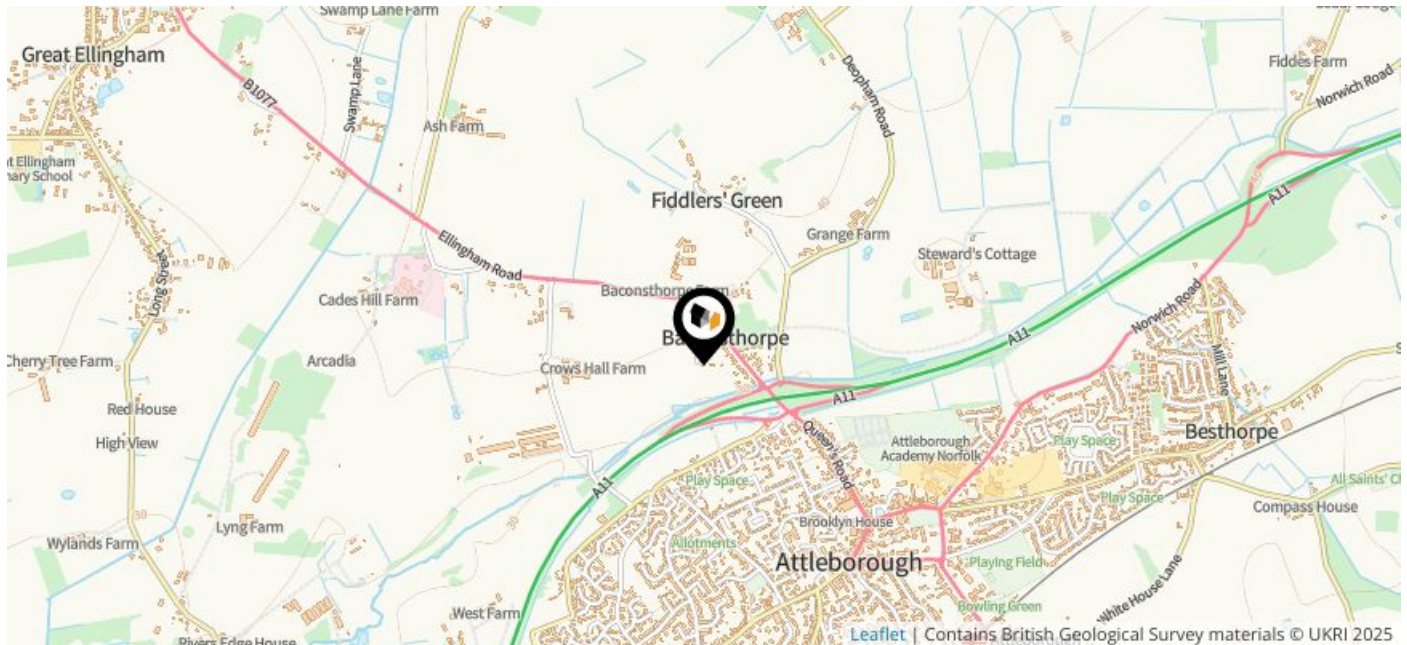
Terraced

+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.

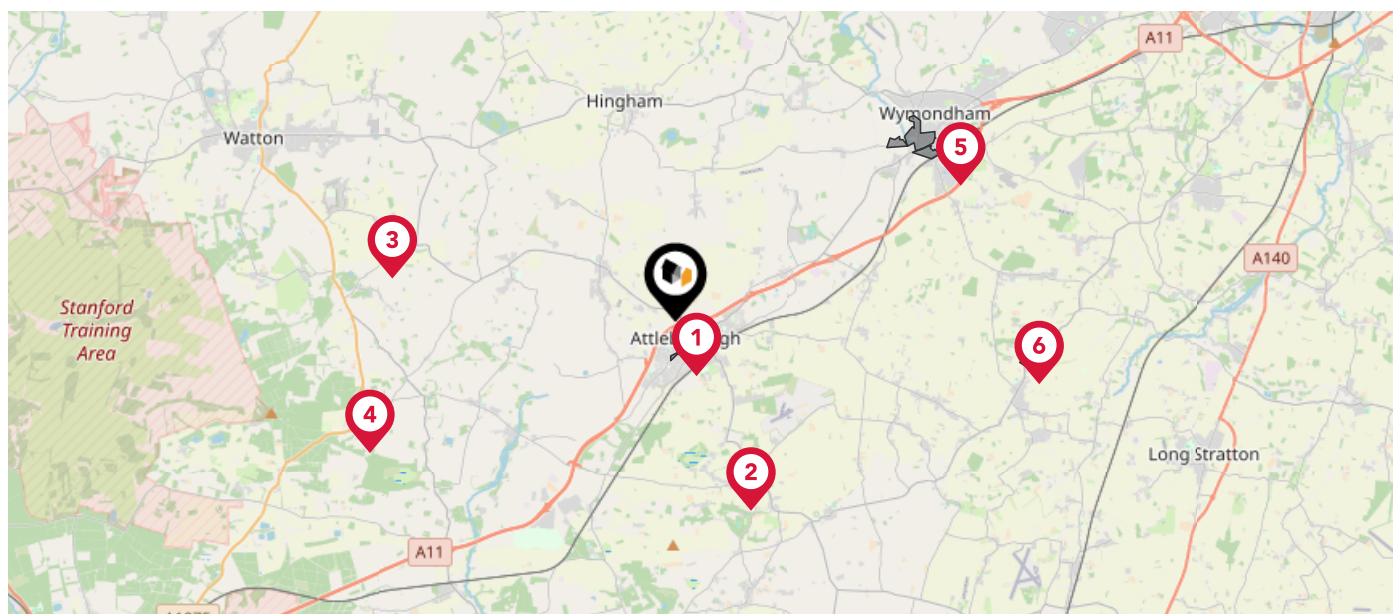
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Attleborough



Old Buckenham



Caston



Hockham

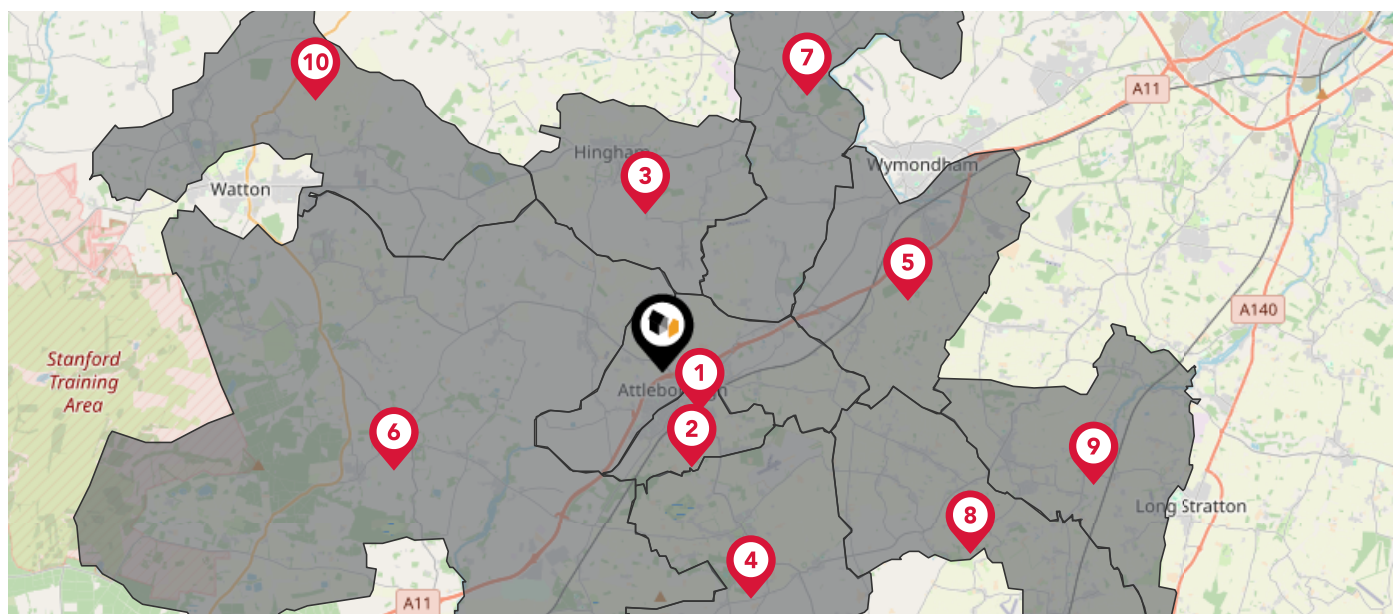


Wymondham



Tacolneston

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



Attleborough Queens & Besthorpe Ward



Attleborough Burgh & Haverscroft Ward



Hingham & Deopham Ward



The Buckenham & Banham Ward



South Wymondham Ward



All Saints & Wayland Ward



Wicklewood Ward



Bunwell Ward

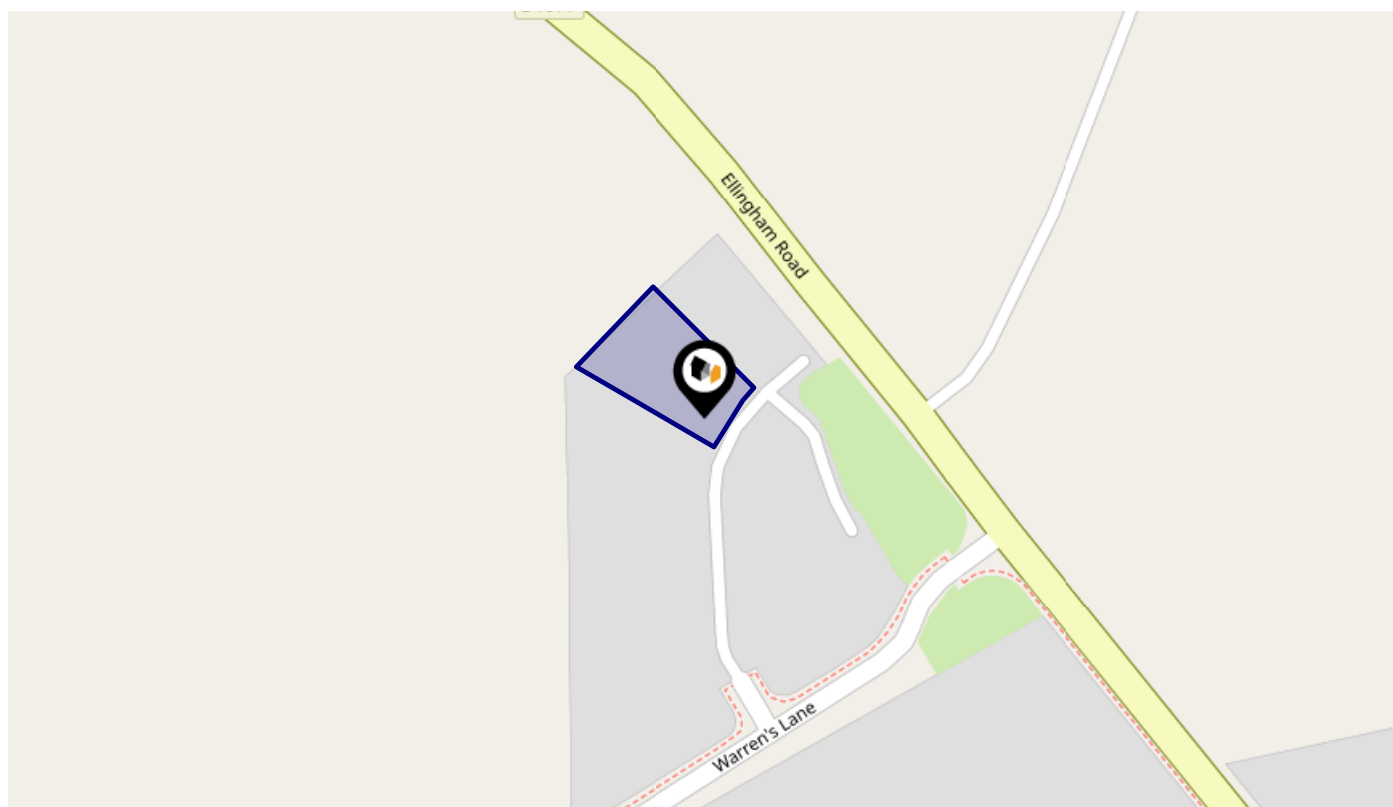


Fornsett Ward



Saham Toney 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.

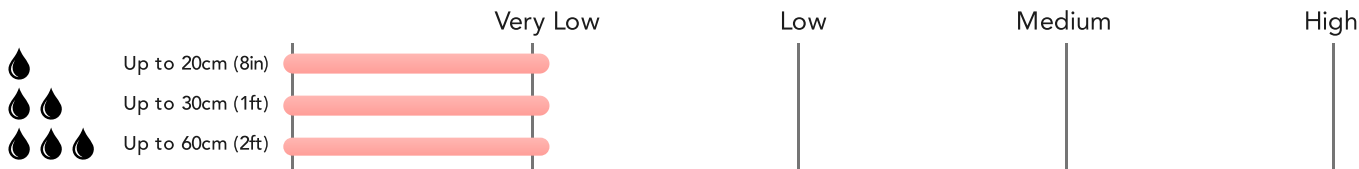


Risk Rating: Very low

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.

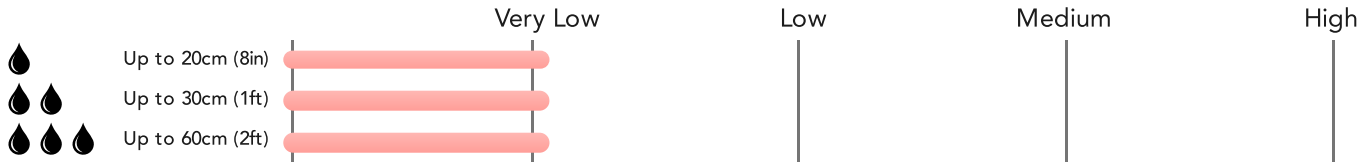


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

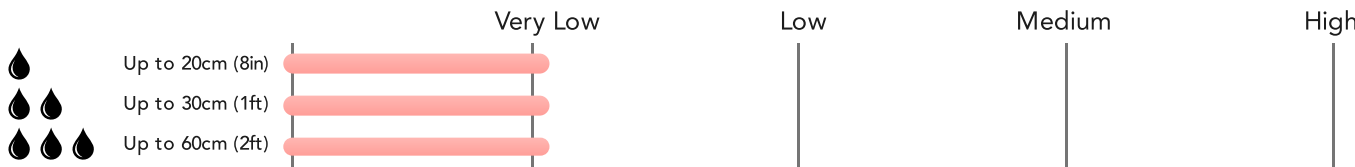


Risk Rating: Very low

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- 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:



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

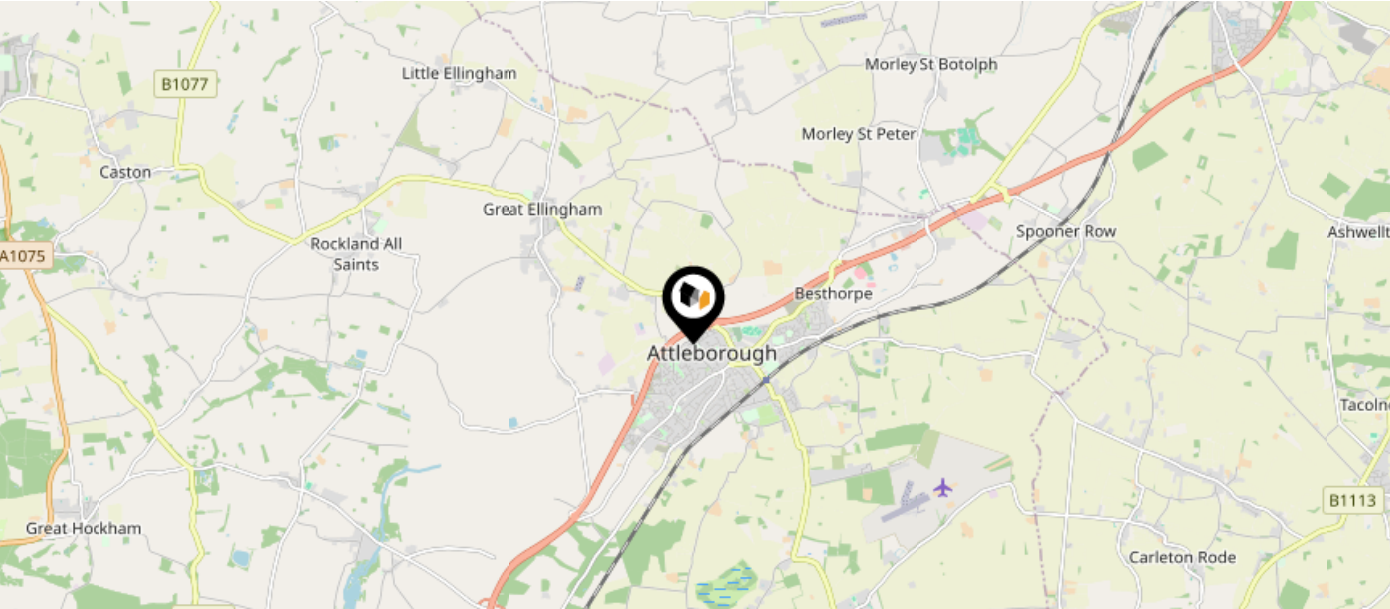
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



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



Nearby Green Belt Land

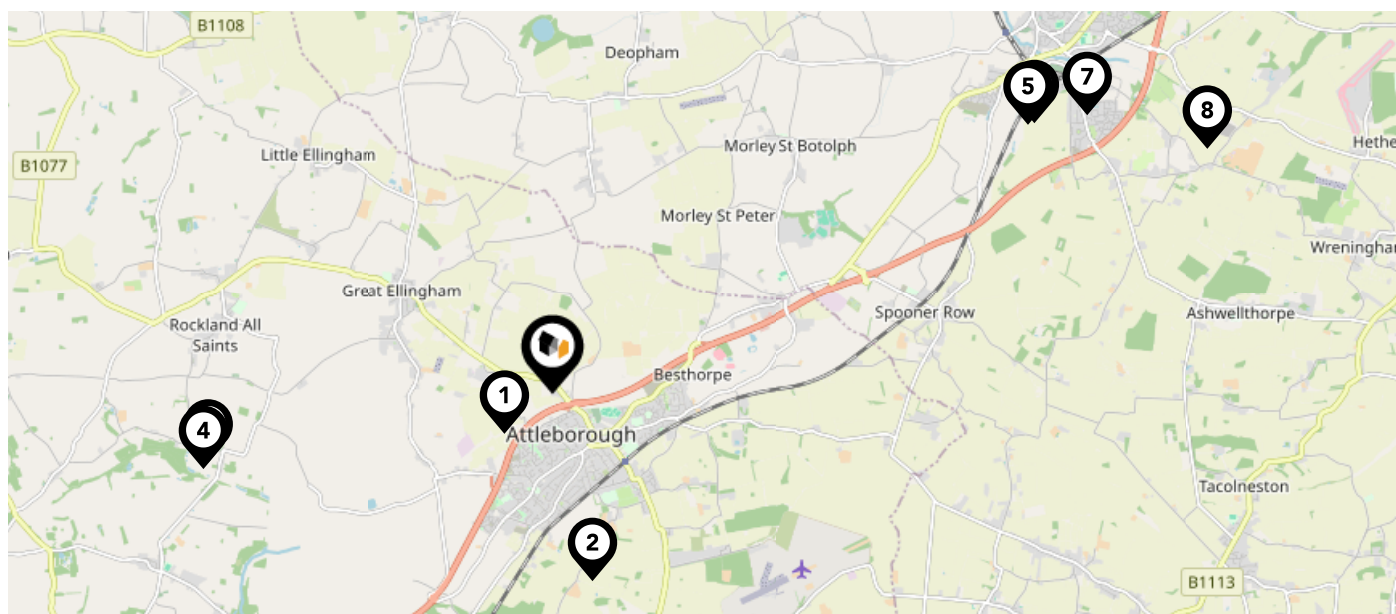
No data available.

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

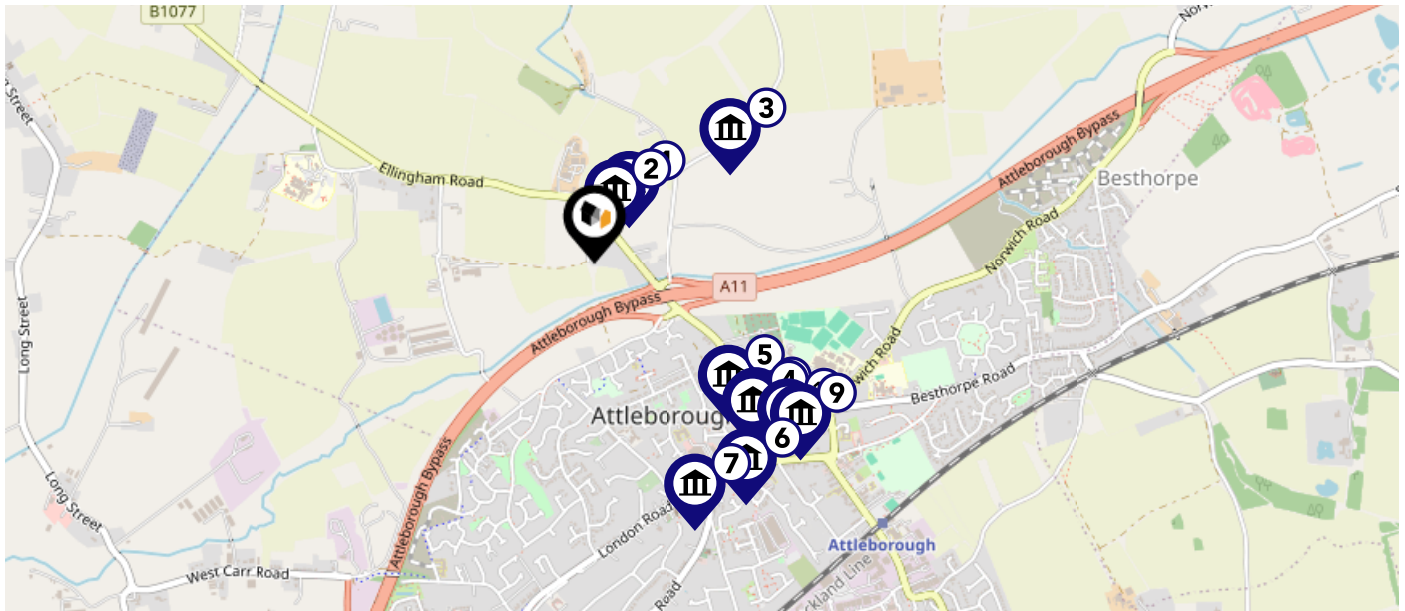
1	Crowshall Lane-Attleborough, Norfolk	Historic Landfill	
2	Attleborough-Attleborough, Norfolk	Historic Landfill	
3	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill	
4	Rocklands-Rocklands, Breckland	Historic Landfill	
5	Strayground Lane-Wymondham, Norfolk	Historic Landfill	
6	Stayground Lane-Wymondham	Historic Landfill	
7	Rightup Road-Silfield, Wymondham	Historic Landfill	
8	Off stanfield Road-Off Stanfield Road, South Side Off Railway Line, Wymondham	Historic Landfill	

Maps

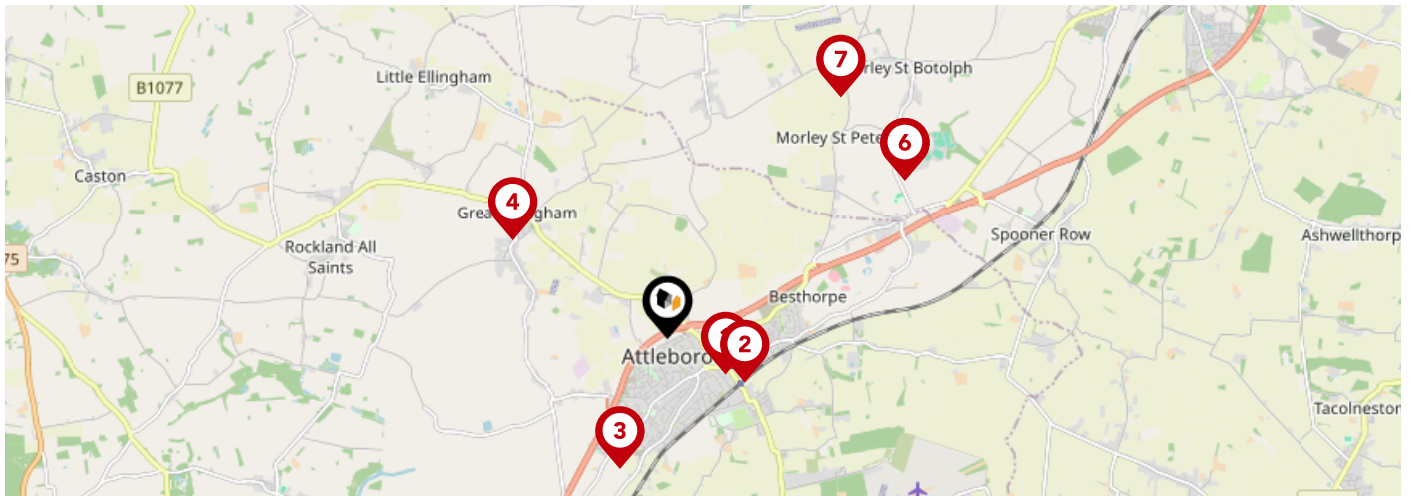
Listed Buildings



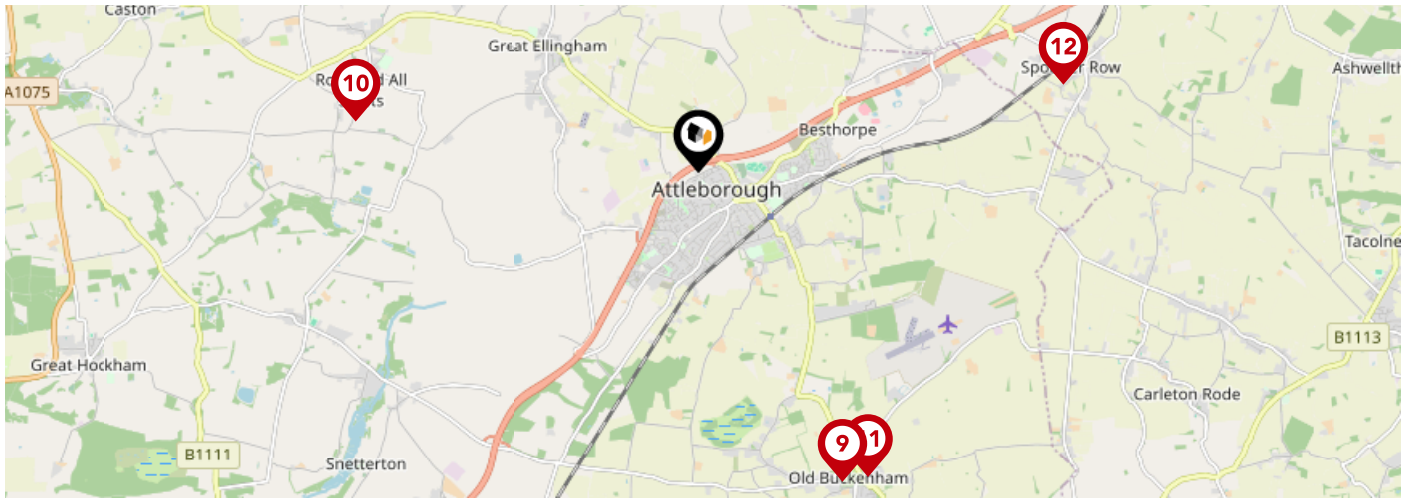
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1342448 - Dovecote 30 Metres East Of Attleborough Lodge	Grade II	0.1 miles
 1077548 - Attleborough Lodge	Grade II	0.1 miles
 1077547 - Grange Farmhouse	Grade II	0.4 miles
 1077552 - A E Bush	Grade II	0.5 miles
 1246638 - The Old Bear Inn	Grade II	0.5 miles
 1077546 - Lamp Cottage And The Homestead	Grade II	0.6 miles
 1342450 - 1 High Street Attleborough Comprising Unit One (also Known As Nan Gibbon's Cottage And The Victorian Cottage) And Unit Two (also Known As Acorn Cottage)	Grade II	0.6 miles
 1342451 - The Doric Restaurant	Grade II	0.6 miles
 1342445 - Church Of St Mary	Grade I	0.6 miles
 1077545 - The Griffin Hotel	Grade II	0.6 miles



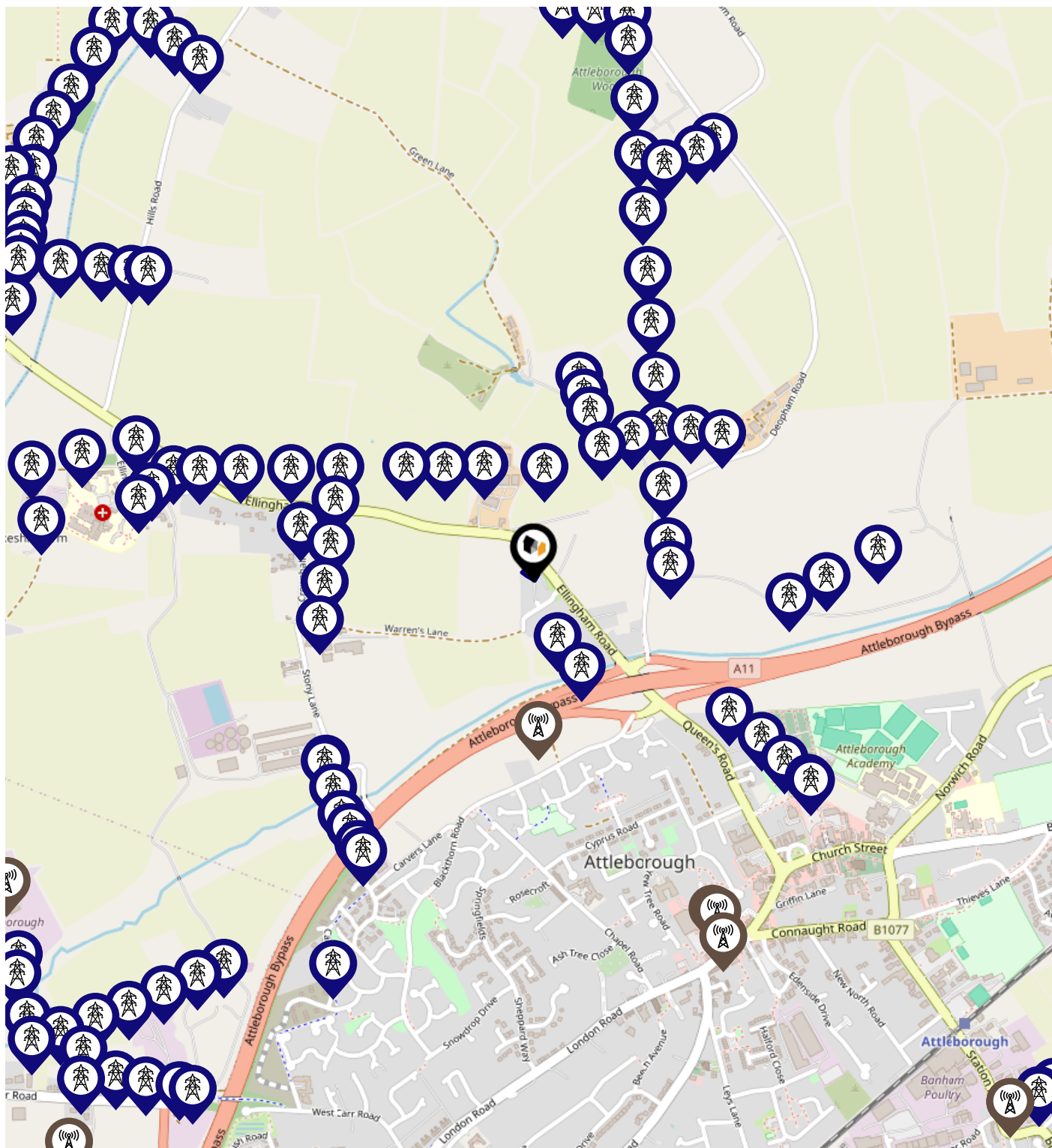
		Nursery	Primary	Secondary	College	Private
1	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:0.6	☐	☐	☒	☐	☐
2	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:0.79	☐	☒	☐	☐	☐
3	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:1.26	☐	☒	☐	☐	☐
4	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:1.66	☐	☒	☐	☐	☐
5	Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:2.57	☐	☒	☐	☐	☐
6	Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:2.57	☐	☐	☒	☐	☐
7	Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:2.68	☐	☒	☐	☐	☐
8	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:3.03	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:3.08	☐	☐	☒	☐	☐
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:3.13	☐	☒	☐	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:3.14	☐	☐	☒	☐	☐
	Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:3.38	☐	☒	☐	☐	☐
	Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:4.05	☐	☒	☐	☐	☐
	Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:4.26	☐	☒	☐	☐	☐
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:4.58	☐	☐	☒	☐	☐
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:4.58	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

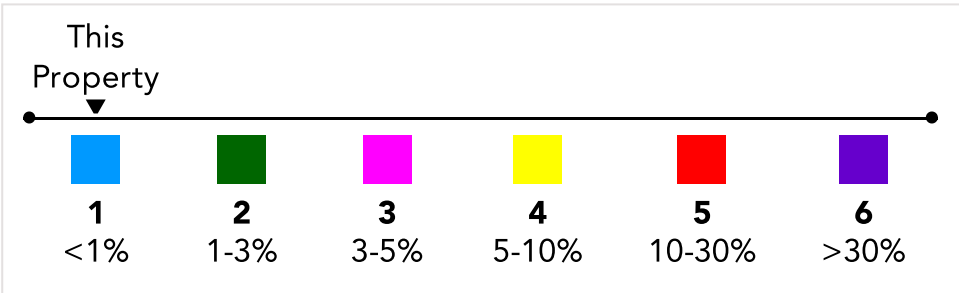
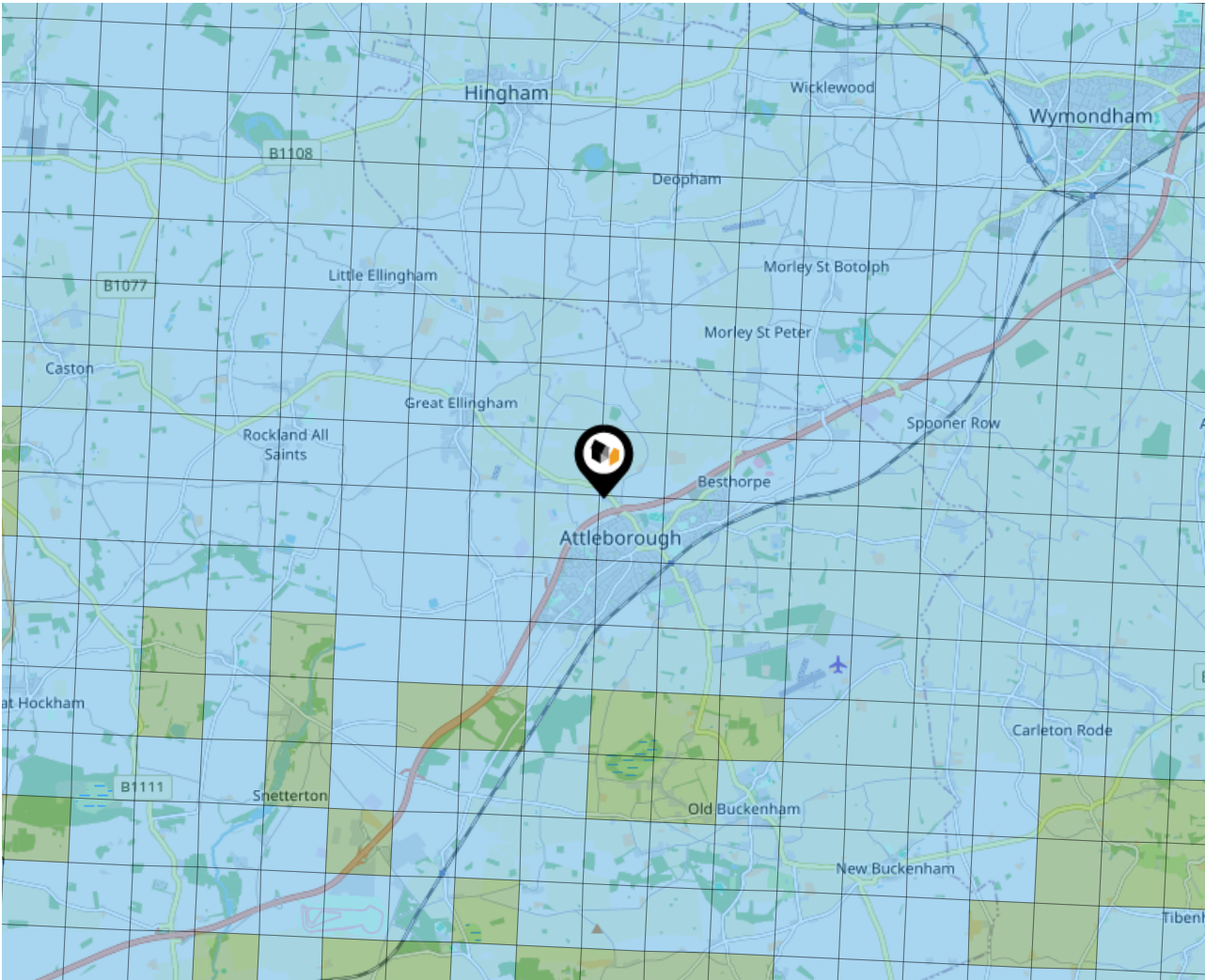


Key:

-  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.

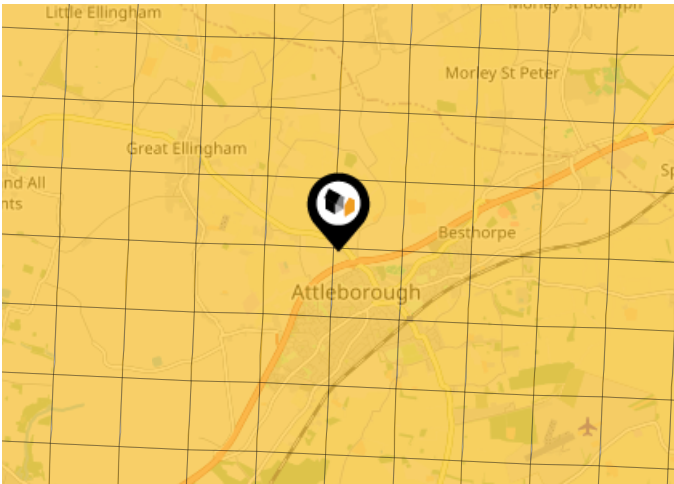
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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:	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		

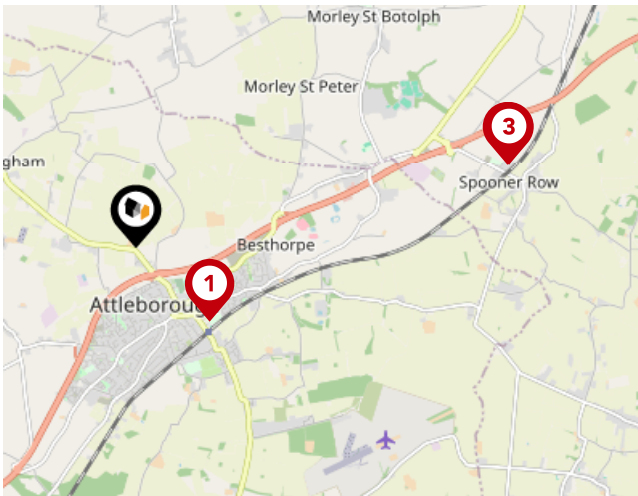


Primary Classifications (Most Common Clay Types)

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

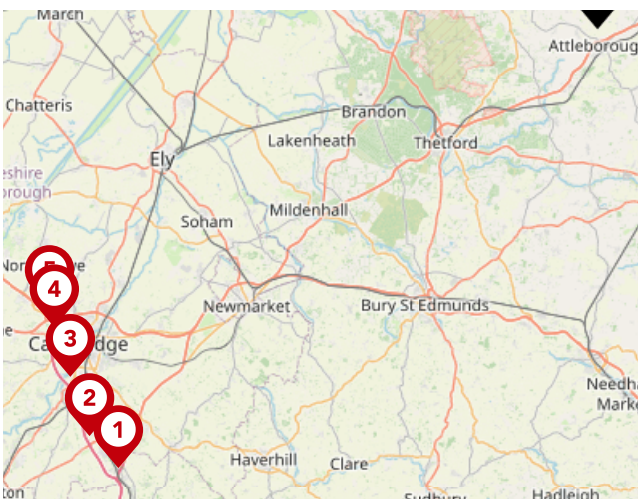
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.93 miles
2	Spooner Row Rail Station	3.42 miles
3	Spooner Row Rail Station	3.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	47.09 miles
2	M11 J10	47.08 miles
3	M11 J11	45.73 miles
4	M11 J13	44.77 miles
5	M11 J14	44.46 miles

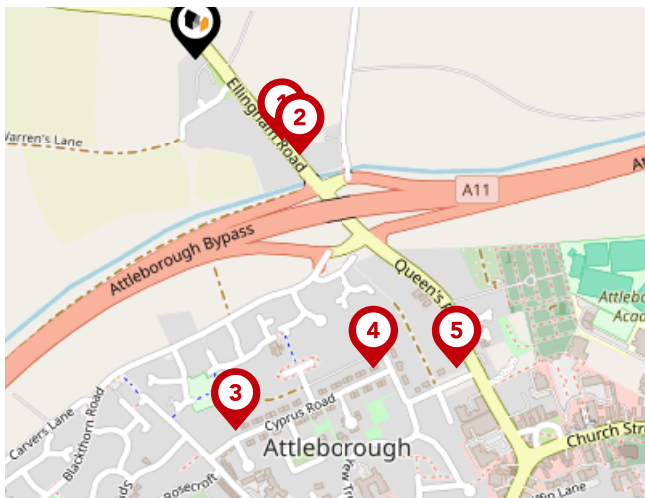


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	15.22 miles
2	Cambridge	41.46 miles
3	Stansted Airport	54.05 miles
4	Southend-on-Sea	67.33 miles

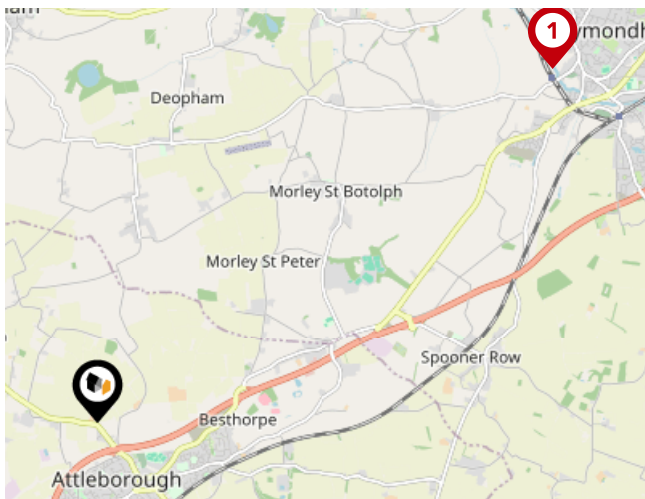
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ellingham Road	0.13 miles
2	Ellingham Road	0.16 miles
3	Short Road	0.42 miles
4	Cyprus Road	0.4 miles
5	Queens Road	0.46 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.18 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 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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?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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