

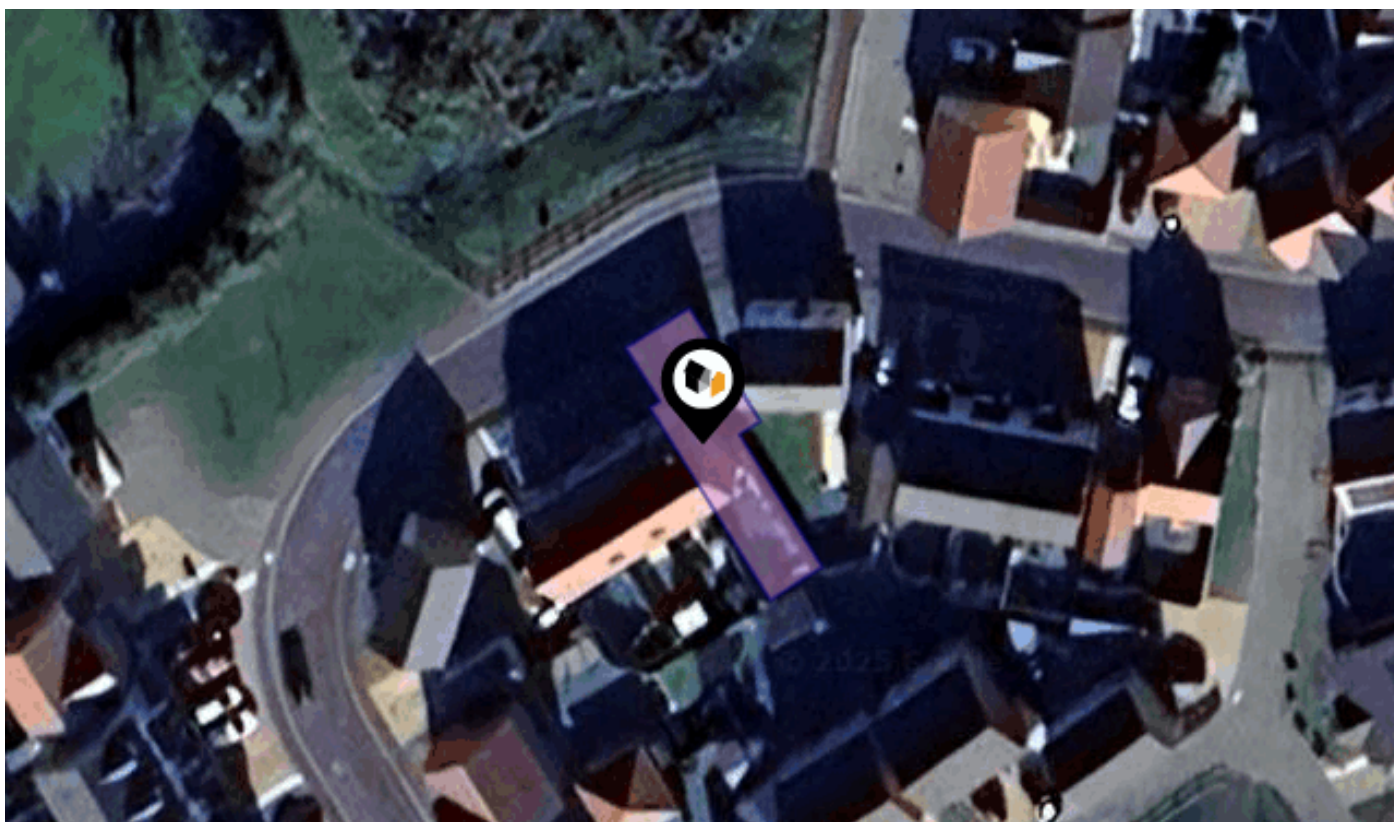


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 20<sup>th</sup> September 2025**



**SHEPPARD DROVE, WYMONDHAM, NR18**

**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:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft <sup>2</sup> / 72 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	2021		
Council Tax :	Band B		
Annual Estimate:	£1,842		
Title Number:	NK510365		

## Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	80 mb/s	900 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O <sub>2</sub>	
				













SHEPPARD DROVE, WYMONDHAM, NR18





**SHEPPARD DROVE, WYMONDHAM, NR18**







SHEPPARD DROVE, WYMONDHAM, NR18



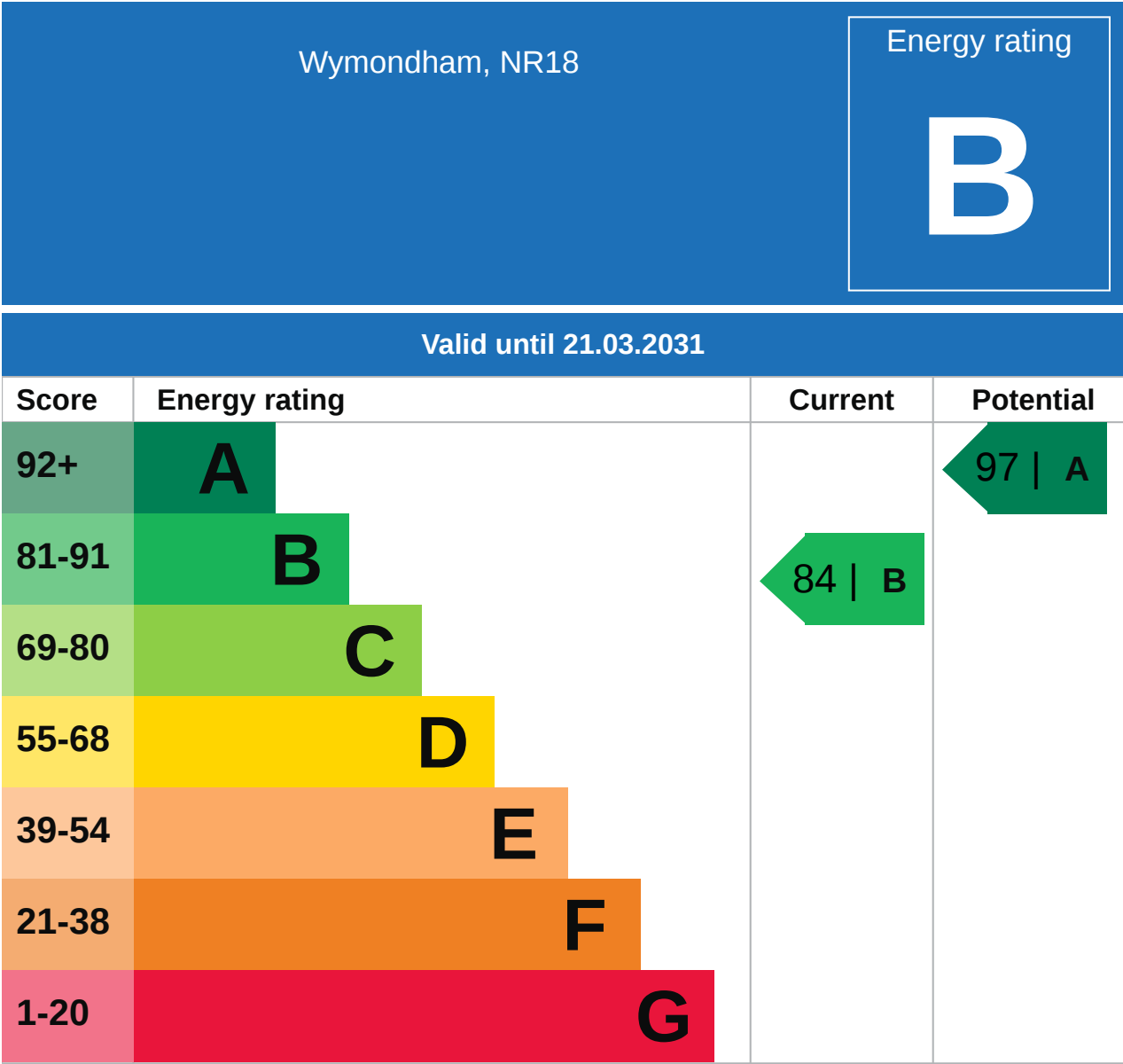




SHEPPARD DROVE, WYMONDHAM, NR18











### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.17 W/m-Â°K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.23 W/m-Â°K
<b>Total Floor Area:</b>	72 m <sup>2</sup>

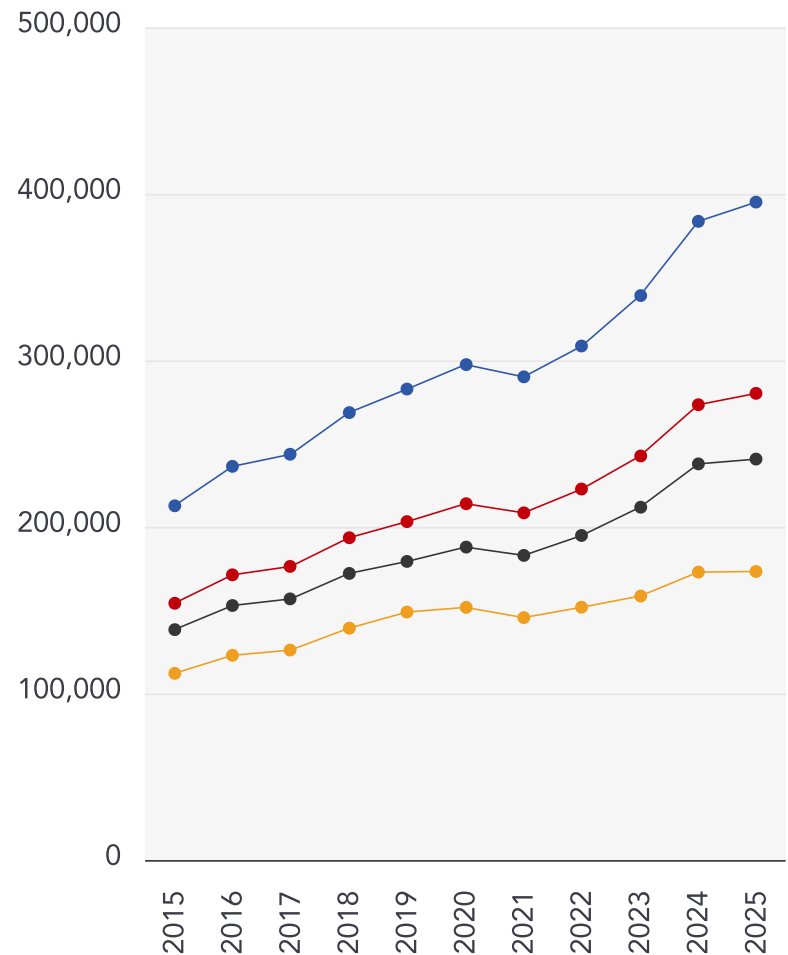


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NR18



Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

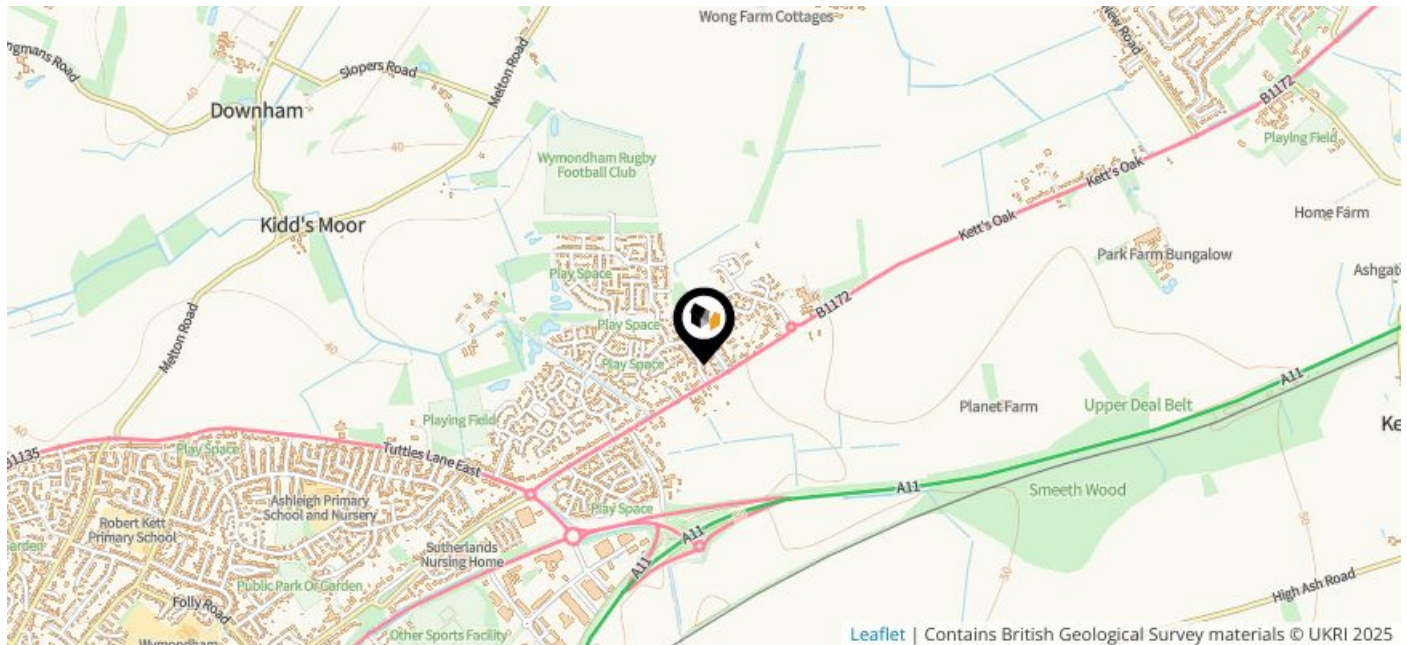
**+74.03%**

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.

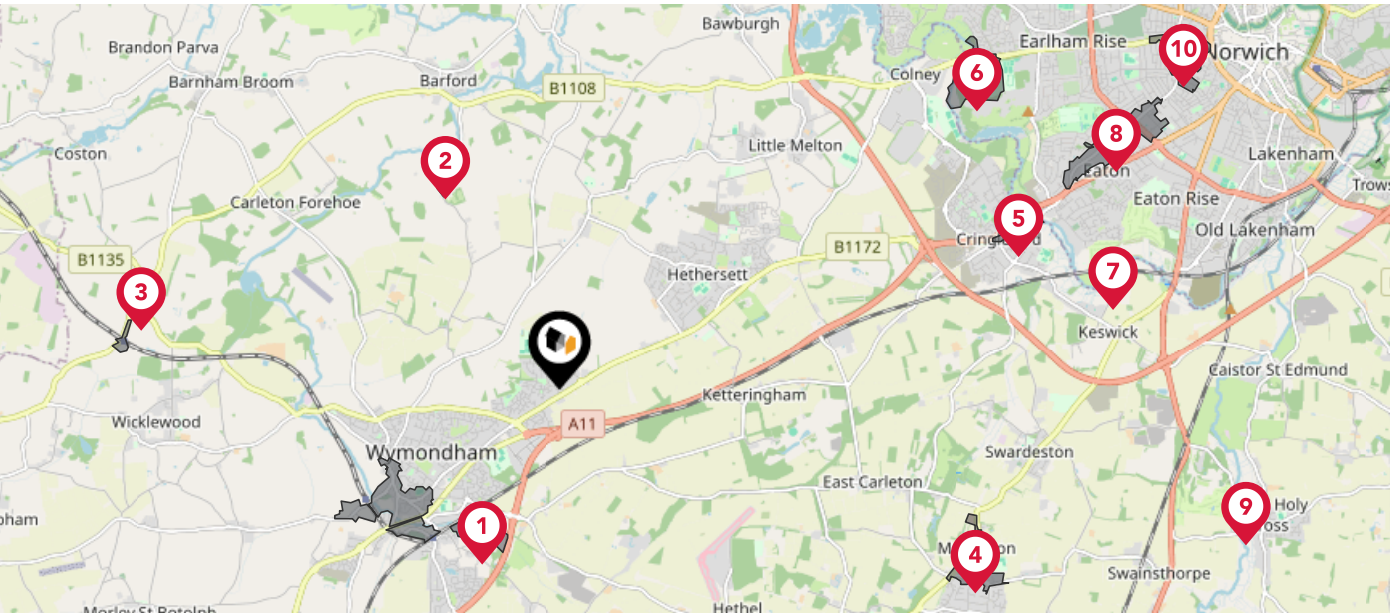


# Maps

## Conservation Areas



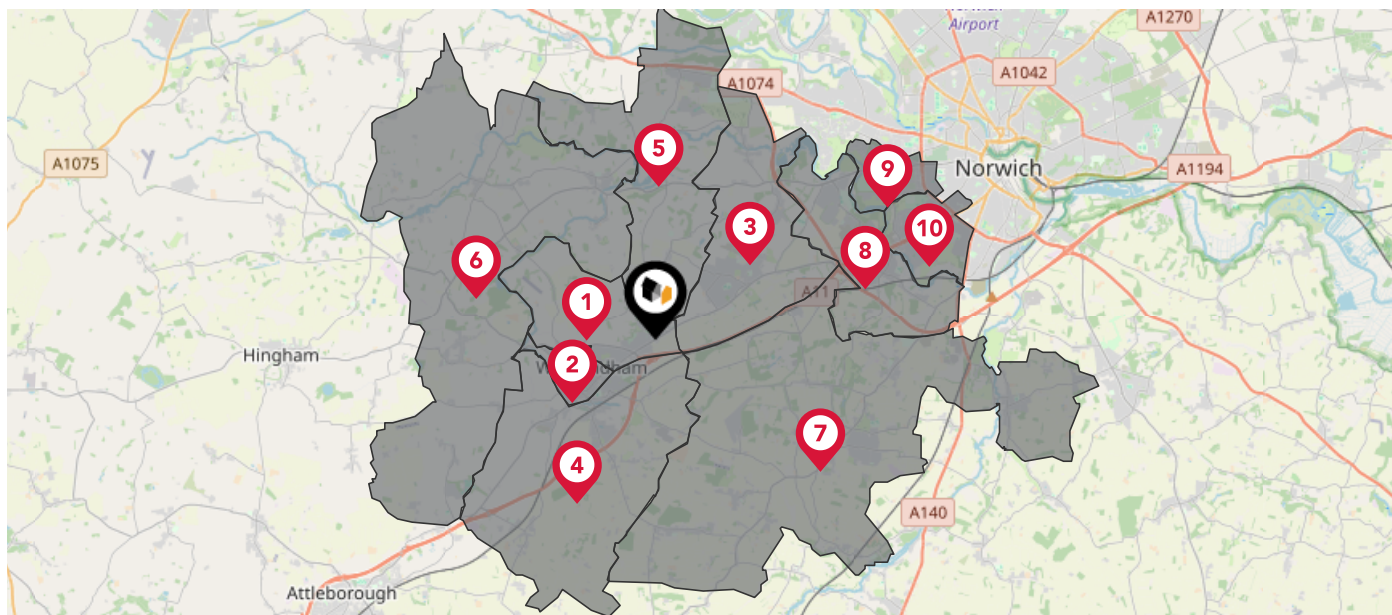
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Wymondham
2	Wrampingham
3	Kimberley
4	Mulbarton
5	Cringleford
6	Earlham
7	Keswick
8	Unthank and Christchurch
9	Stoke Holy Cross
10	Heigham Grove



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

North Wymondham Ward

2

Central Wymondham Ward

3

Hethersett Ward

4

South Wymondham Ward

5

Easton Ward

6

Wicklewood Ward

7

Mulbarton & Stoke Holy Cross Ward

8

Cringleford Ward

9

University Ward

10

Eaton Ward

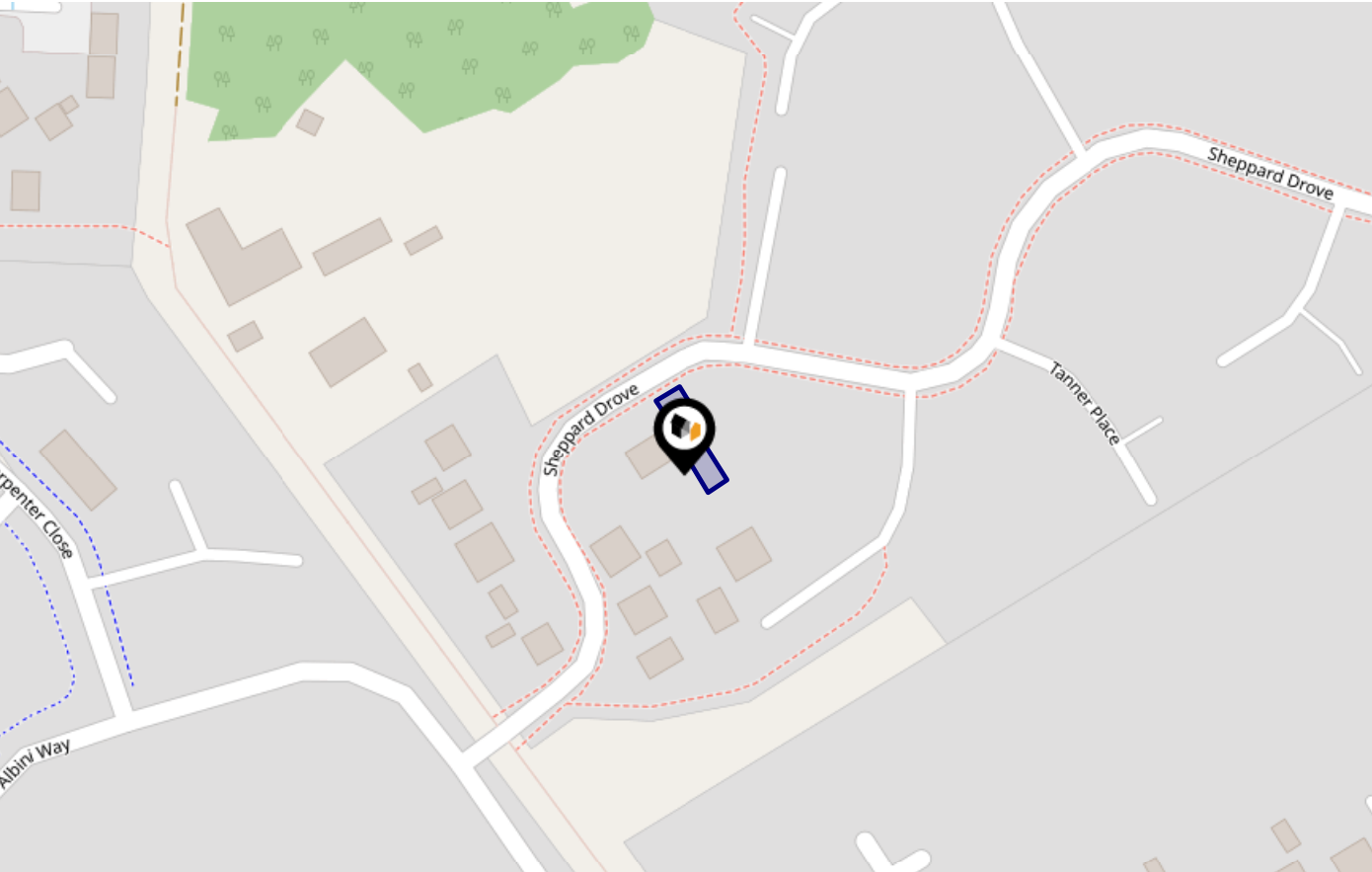


# Flood Risk

## 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.

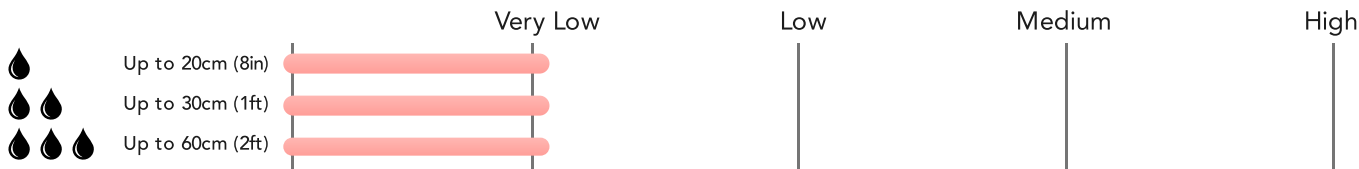


Risk Rating: Very low

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:



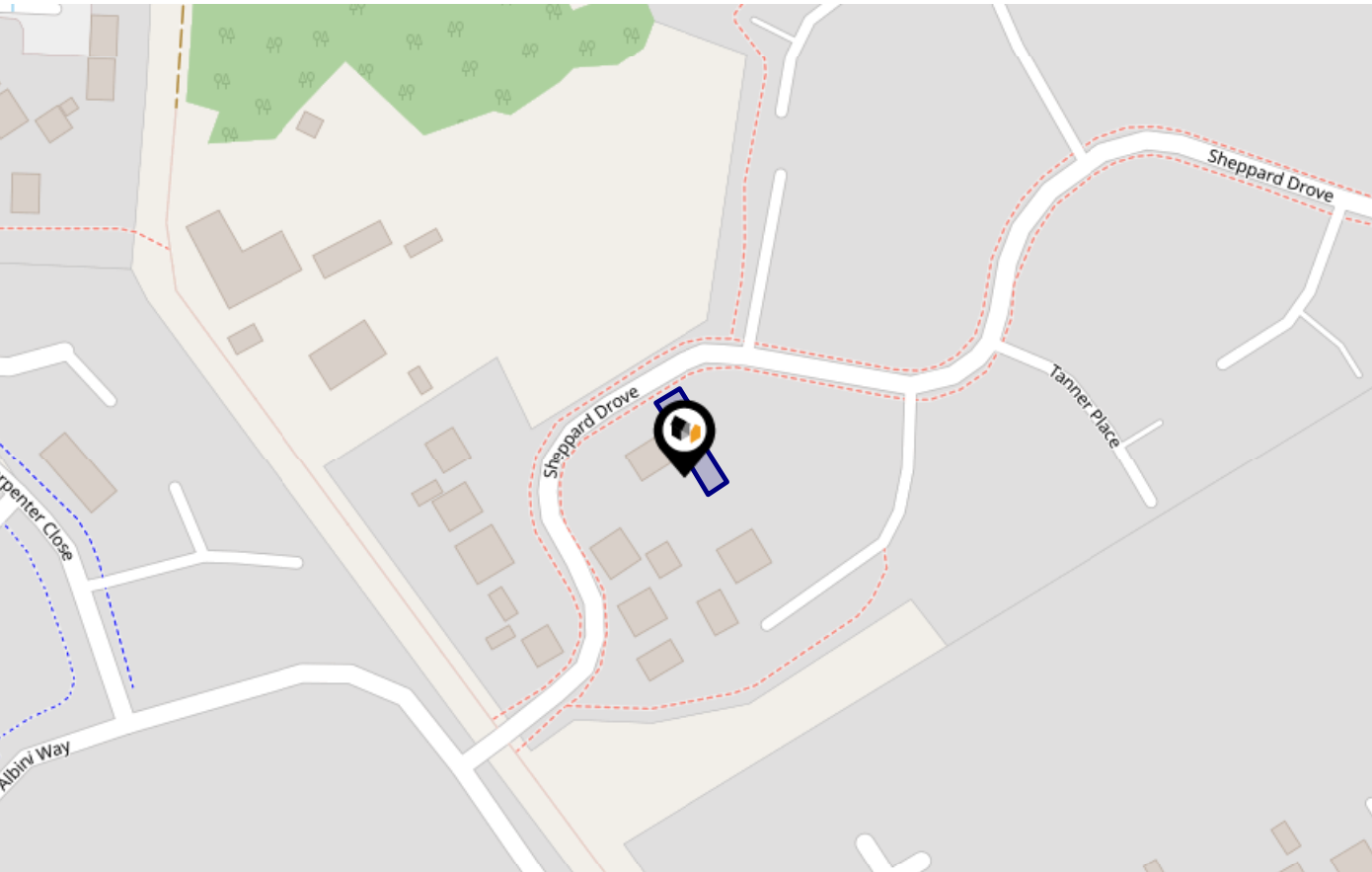


# Flood Risk

## 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.

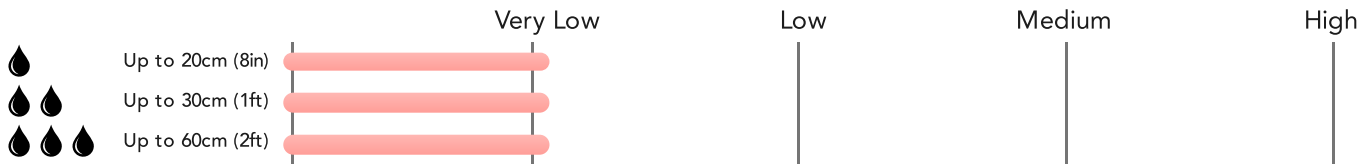


Risk Rating: Very low

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.
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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

	Off stanfield Road-Off Stanfield Road, South Side Off Railway Line, Wymondham	Historic Landfill	
	Rightup Road-Silfield, Wymondham	Historic Landfill	
	Wymondham-Strayground Lane,,Wymondham,Norfolk	Historic Landfill	
	Chapel Lane-Wymondham, Norfolk	Historic Landfill	
	Stayground Lane-Wymondham	Historic Landfill	
	Strayground Lane-Wymondham, Norfolk	Historic Landfill	
	Morbays Tip-E Carleston Road, Norwich, Norfolk	Historic Landfill	
	Central Depot-Heathersett, Norwich, Norfolk	Historic Landfill	
	The Street-School Lane, Little Melton, Norfolk	Historic Landfill	
	Cantley Lane-Cringleford, Norwich, Norfolk	Historic Landfill	

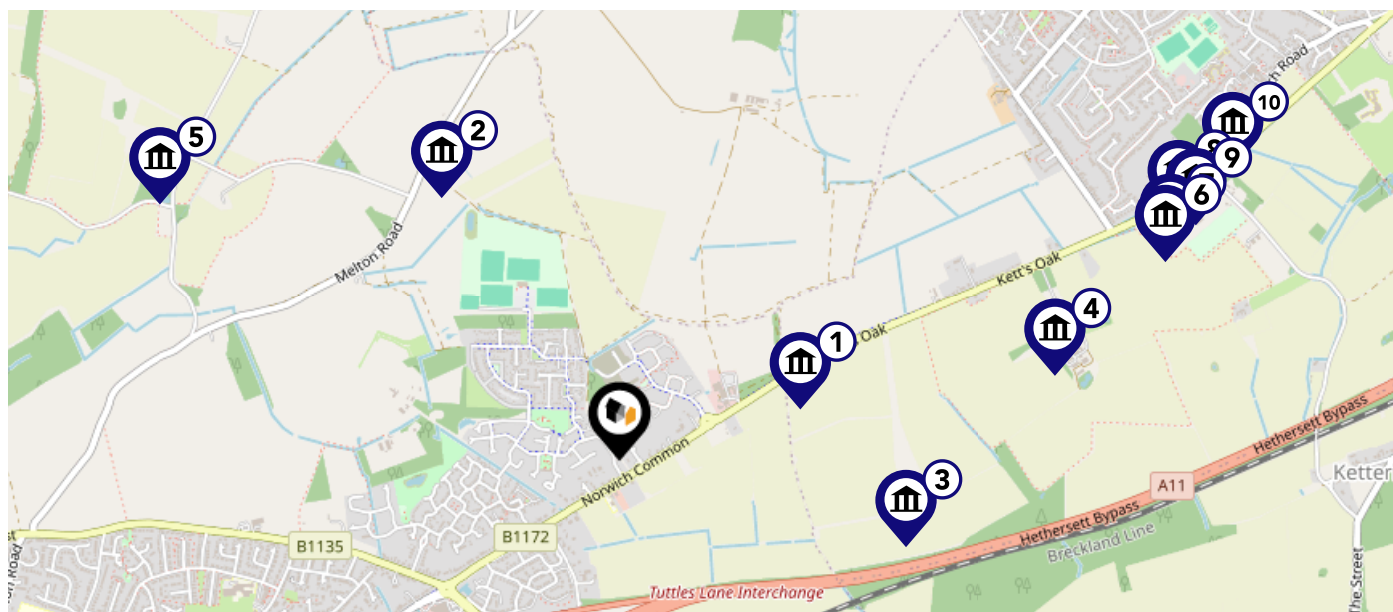


# Maps

## Listed Buildings











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



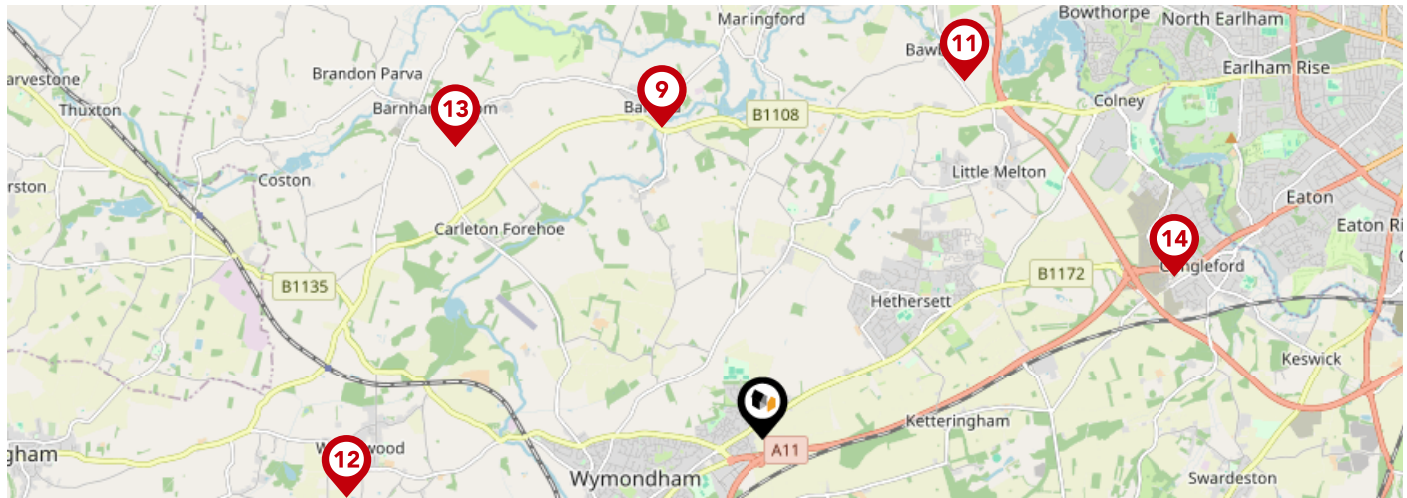
Listed Buildings in the local district		Grade	Distance
	1169504 - Milestone No 7 At Tg 1385 0352	Grade II	0.4 miles
	1291979 - Oakland Farmhouse	Grade II	0.7 miles
	1050571 - Barn At Planet Farm	Grade II	0.7 miles
	1169658 - Park Farm Hotel At Tg 147 037	Grade II	1.0 miles
	1291801 - Manor Farmhouse	Grade II	1.2 miles
	1169626 - Hethersett Old Hall	Grade II	1.3 miles
	1050576 - Barn Immediately North-east Of Hethersett Old Hall	Grade II	1.3 miles
	1050536 - Wood Hall And Attached Garden Wall	Grade II	1.4 miles
	1050574 - Milestone No 6 At Tg 1526 0425	Grade II	1.4 miles
	1306416 - The Priory	Grade II	1.6 miles













		Nursery	Primary	Secondary	College	Private
	<b>Ashleigh Primary School and Nursery, Wymondham</b> Ofsted Rating: Outstanding   Pupils: 479   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Robert Kett Primary School</b> Ofsted Rating: Requires improvement   Pupils: 567   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondham High Academy</b> Ofsted Rating: Good   Pupils: 1602   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Browick Road Primary and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 253   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hethersett Academy</b> Ofsted Rating: Outstanding   Pupils: 1174   Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hethersett VC Primary School</b> Ofsted Rating: Good   Pupils: 272   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hethersett, Woodside Primary &amp; Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 488   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Little Melton Primary School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



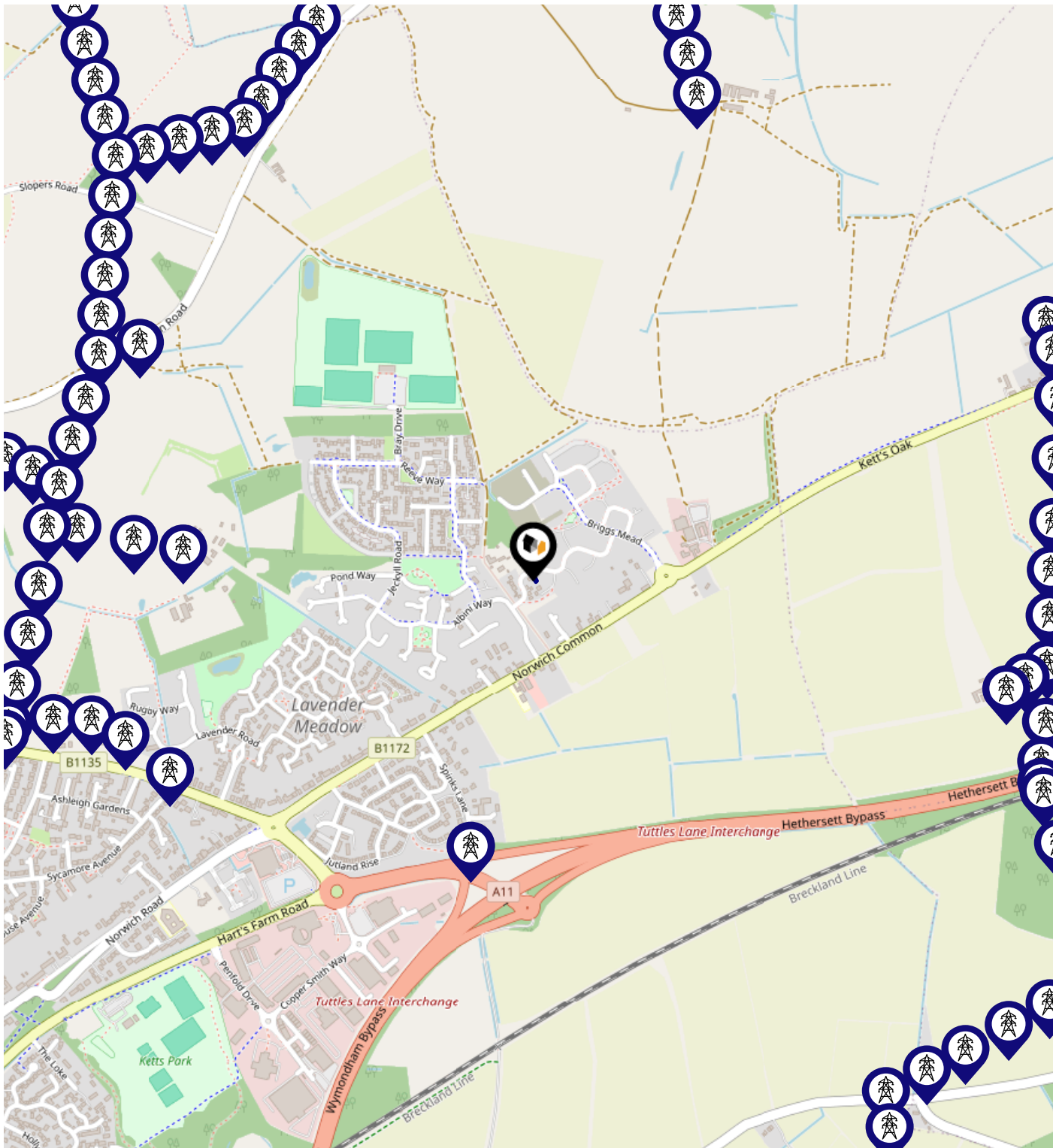


		Nursery	Primary	Secondary	College	Private
	<b>Barford Primary School</b> Ofsted Rating: Requires improvement   Pupils: 91   Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wreningham VC Primary School</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bawburgh School</b> Ofsted Rating: Good   Pupils: 101   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wicklewood Primary School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 201   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnham Broom Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 110   Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cringleford CE VA Primary School</b> Ofsted Rating: Outstanding   Pupils: 449   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mulbarton Primary School</b> Ofsted Rating: Good   Pupils: 409   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spooner Row Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



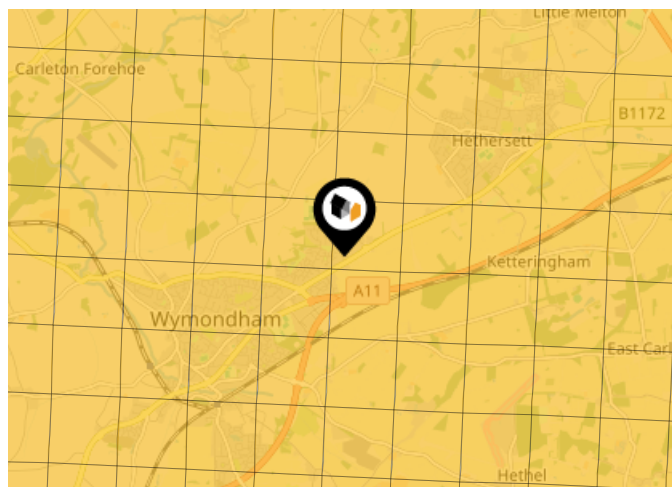
### Key:

-  Power Pylons
-  Communication Masts



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		



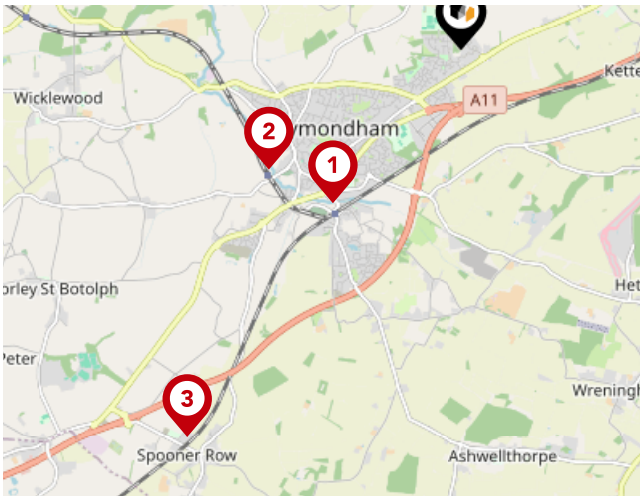
## Primary Classifications (Most Common Clay Types)

<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



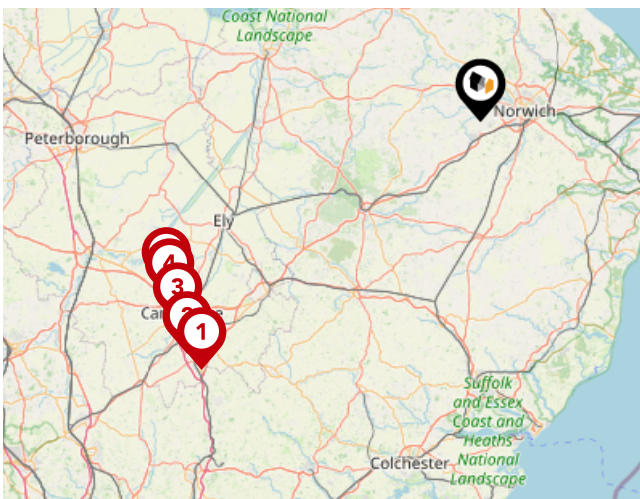
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Wymondham Rail Station	1.81 miles
	Wymondham Abbey (Mid Norfolk Railway)	2.04 miles
	Spooner Row Rail Station	4.28 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	54.27 miles
	M11 J10	54.28 miles
	M11 J11	52.93 miles
	M11 J13	51.93 miles
	M11 J14	51.58 miles



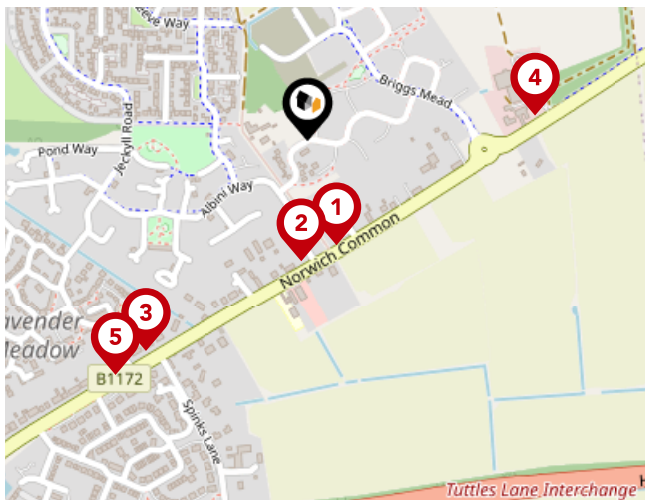
### Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	8.07 miles
	Cambridge	48.66 miles
	Southend-on-Sea	72.8 miles
	Stansted Airport	60.96 miles



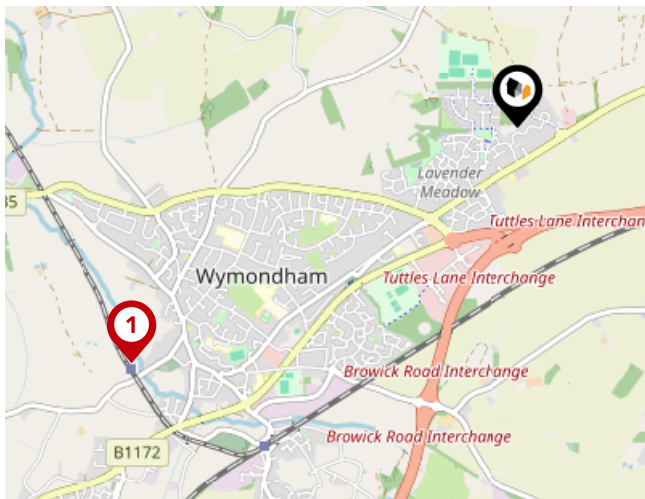
# Area

## Transport (Local)



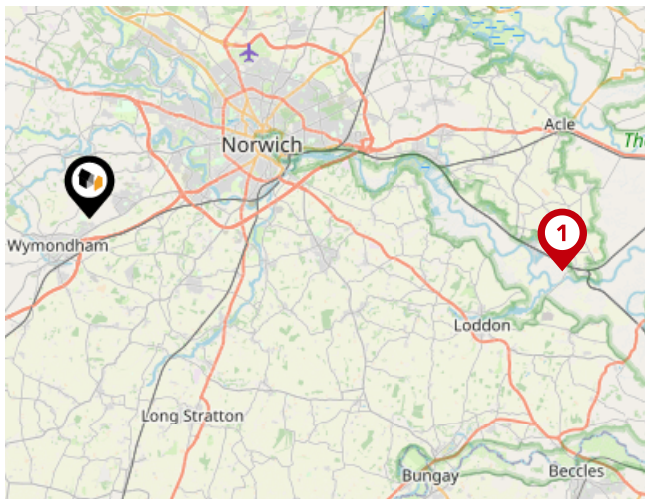
### Bus Stops/Stations

Pin	Name	Distance
1	Albin Way	0.12 miles
2	Albin Way	0.13 miles
3	Spinks Lane	0.3 miles
4	Elm Farm Business Park	0.26 miles
5	Spinks Lane	0.34 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	2.04 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	17.13 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.



/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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