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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



SHEDDICK COURT, DEREHAM, NR19

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

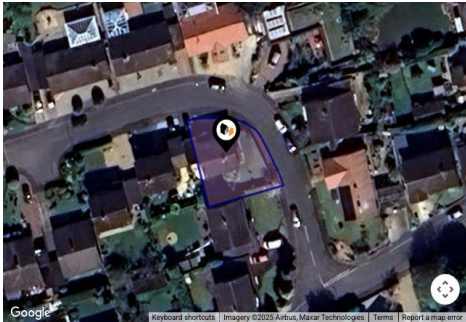
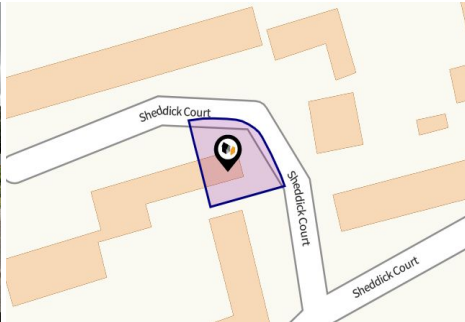
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,329		
Title Number:	NK270649		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	60	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O	sky
				

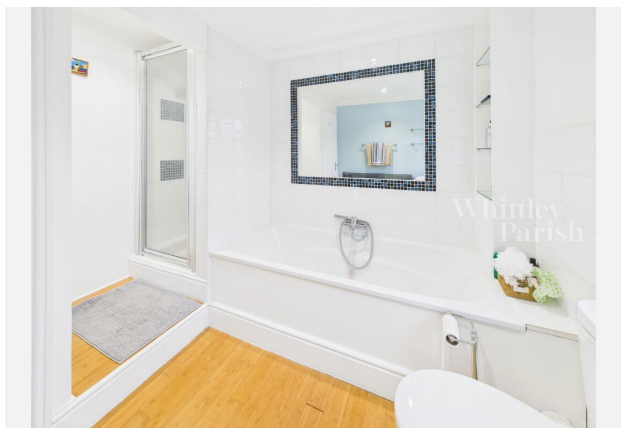
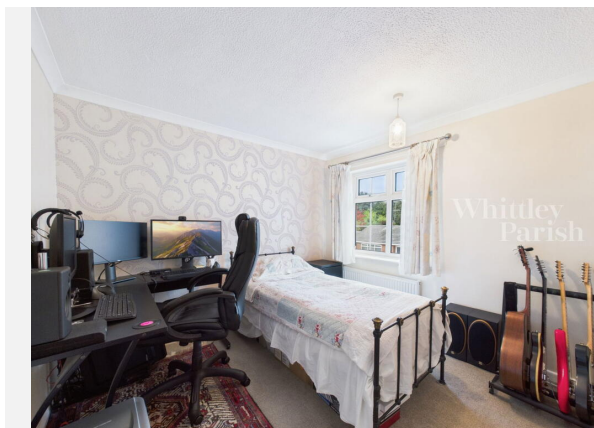
Planning History

This Address



Planning records for: *Sheddick Court, Dereham, NR19*

Reference - 3PL/2021/0433/HOU	
Decision:	Permission Conditions/Reasons
Date:	22nd March 2021
Description:	Erection of close boarded 1.8 metre fence on site boundary to include concrete posts and concrete gravel boards.







SHEDDICK COURT, DEREHAM, NR19





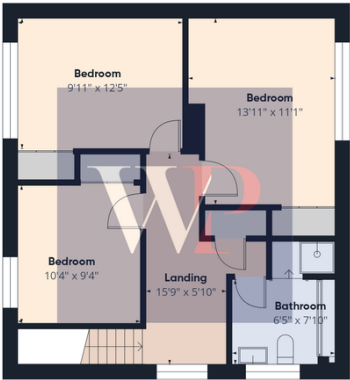
SHEDDICK COURT, DEREHAM, NR19



SHEDDICK COURT, DEREHAM, NR19



Floor 0



Floor 1



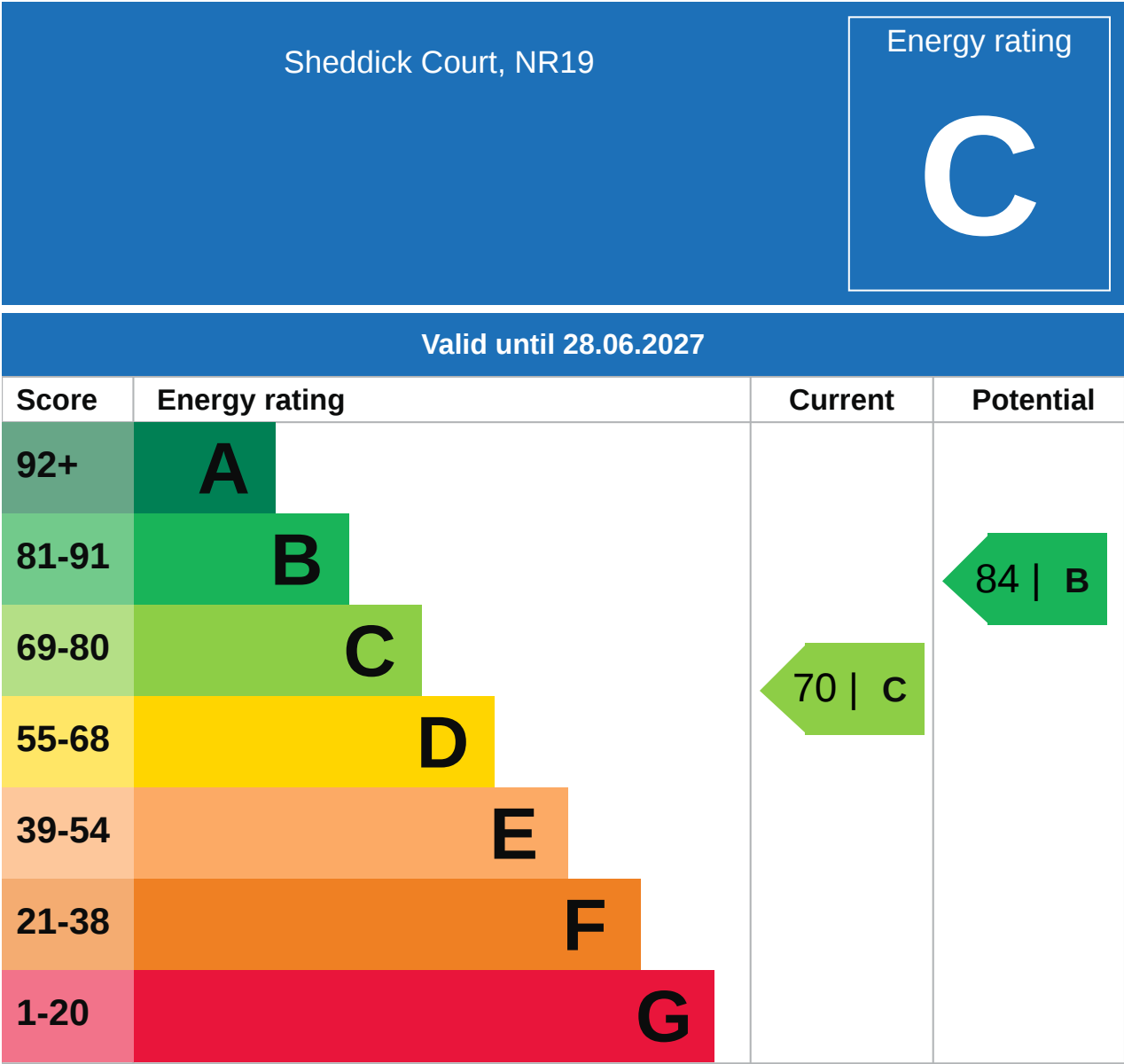
Approximate total area[®]
1243 ft²
Reduced headroom
11 ft²

(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





Additional EPC Data

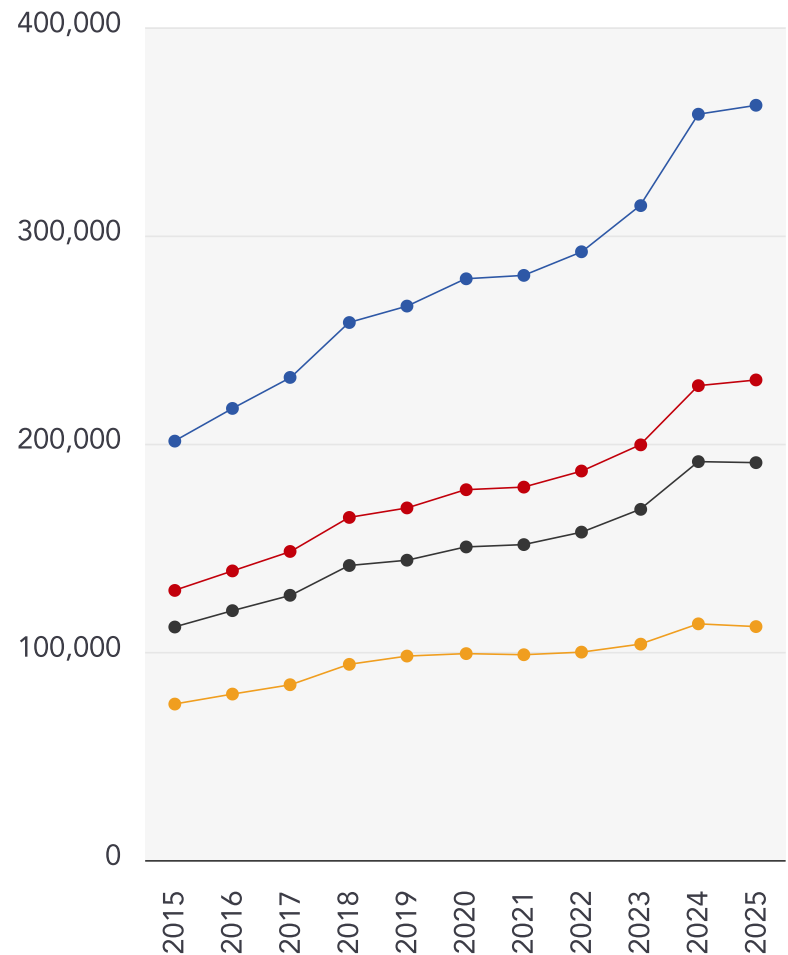
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity 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, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	121 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR19



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.

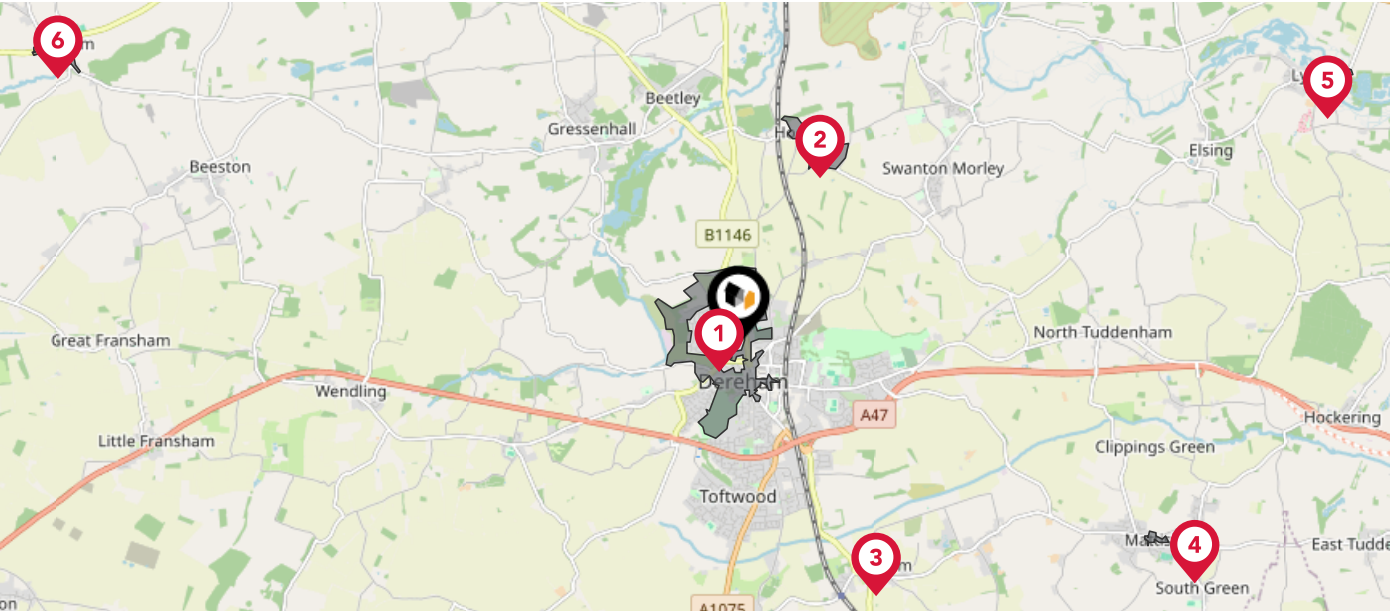
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

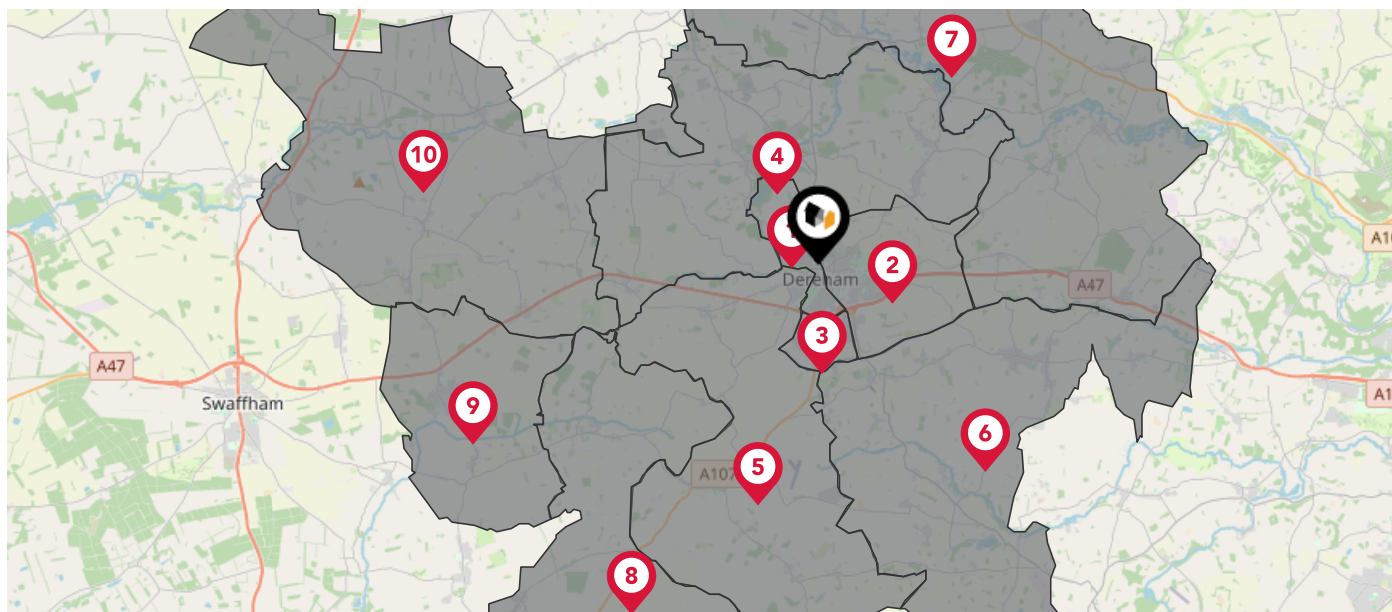


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Dereham
2	Hoe
3	Yaxham
4	Mattishall
5	Lyng
6	Litcham

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



Dereham Withburga Ward



Dereham Neatherd Ward



Dereham Toftwood Ward



Lincoln Ward



Shipdham-with-Scarning Ward



Mattishall Ward



Upper Wensum Ward



Saham Toney Ward

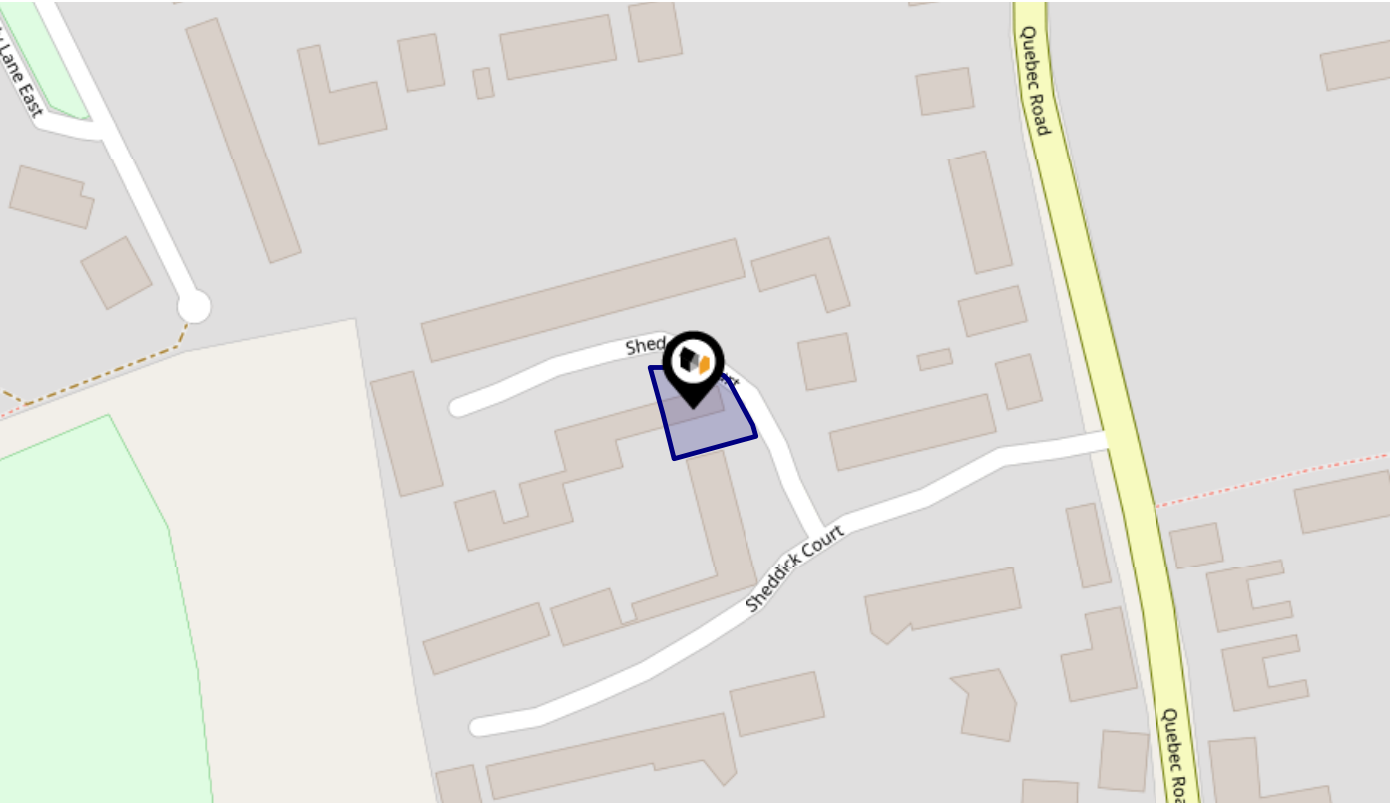


Necton Ward



Launditch Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

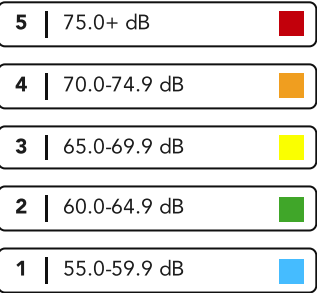


Rail Noise Data

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:

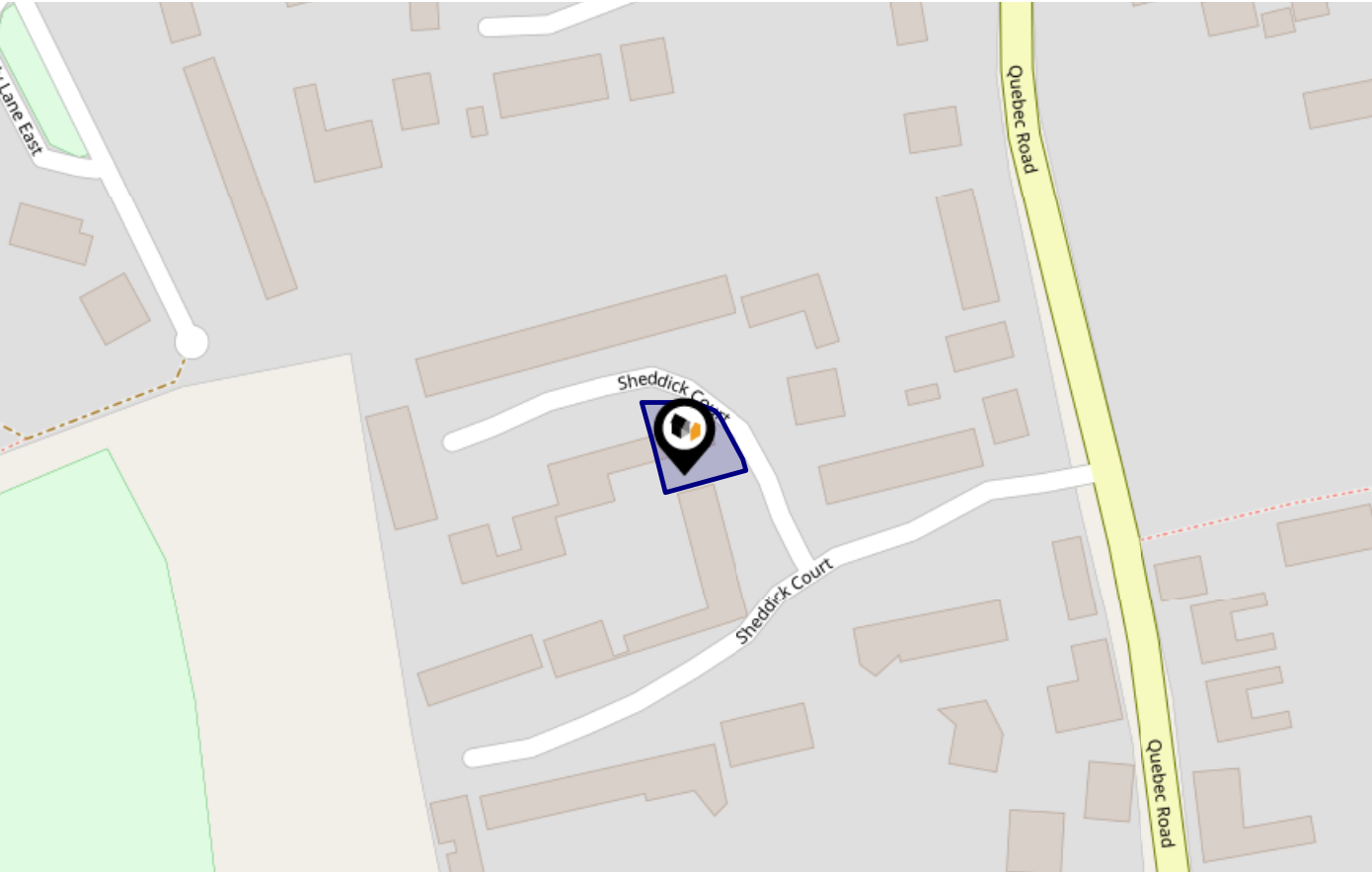


Flood Risk

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.

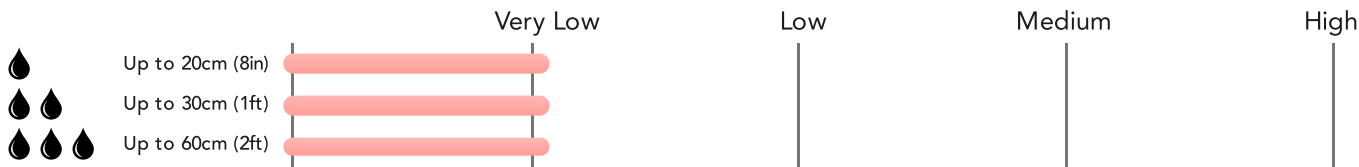


Risk Rating: Very low

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:

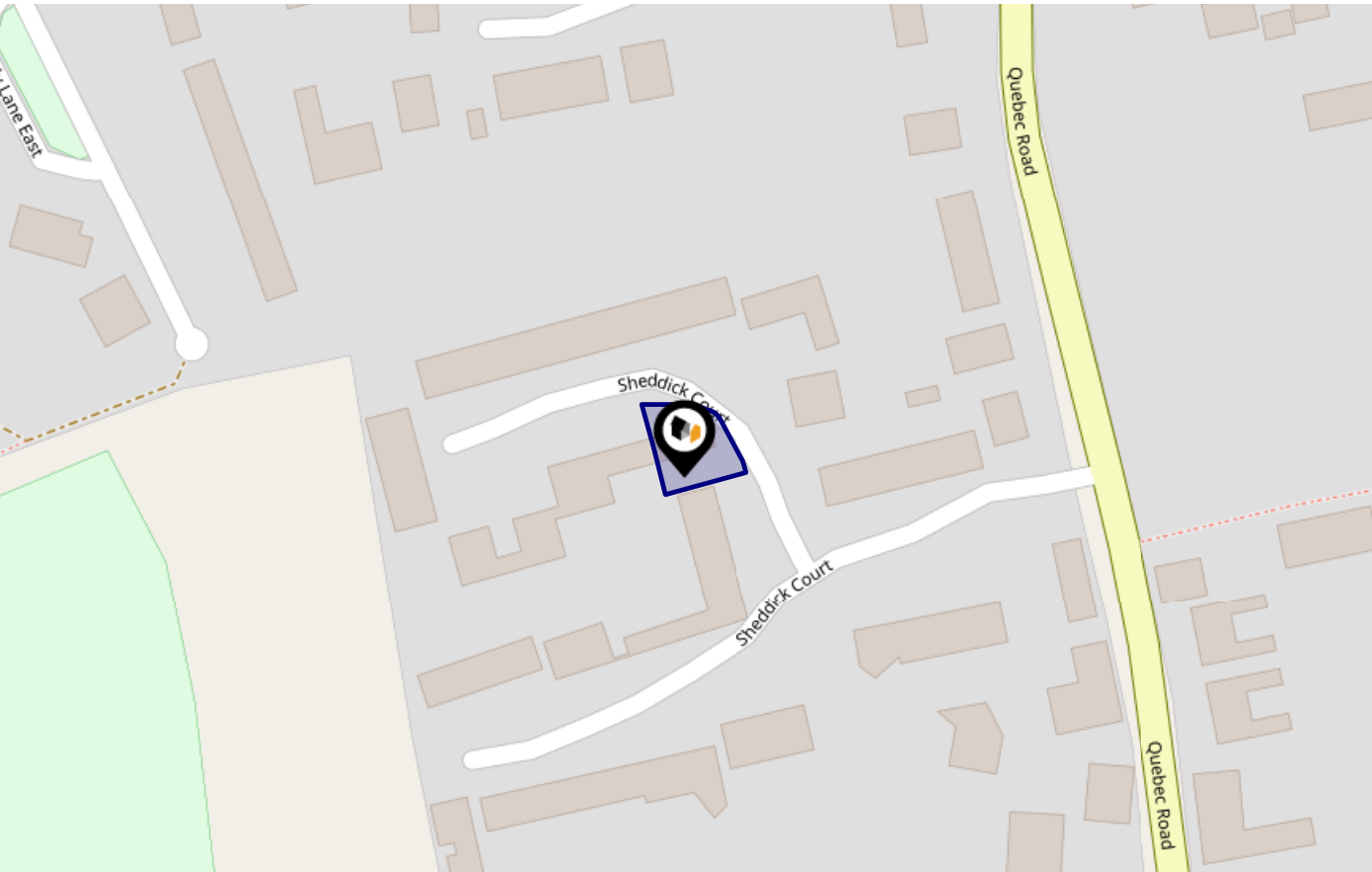


Flood Risk

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.

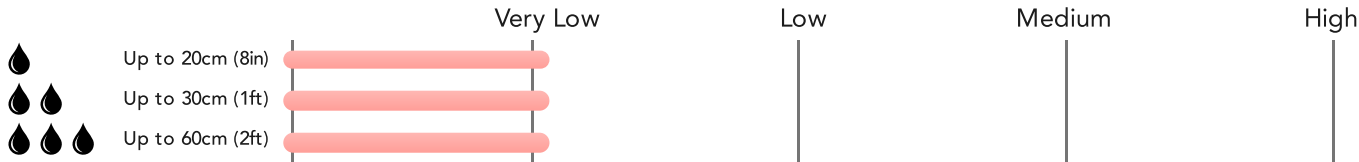


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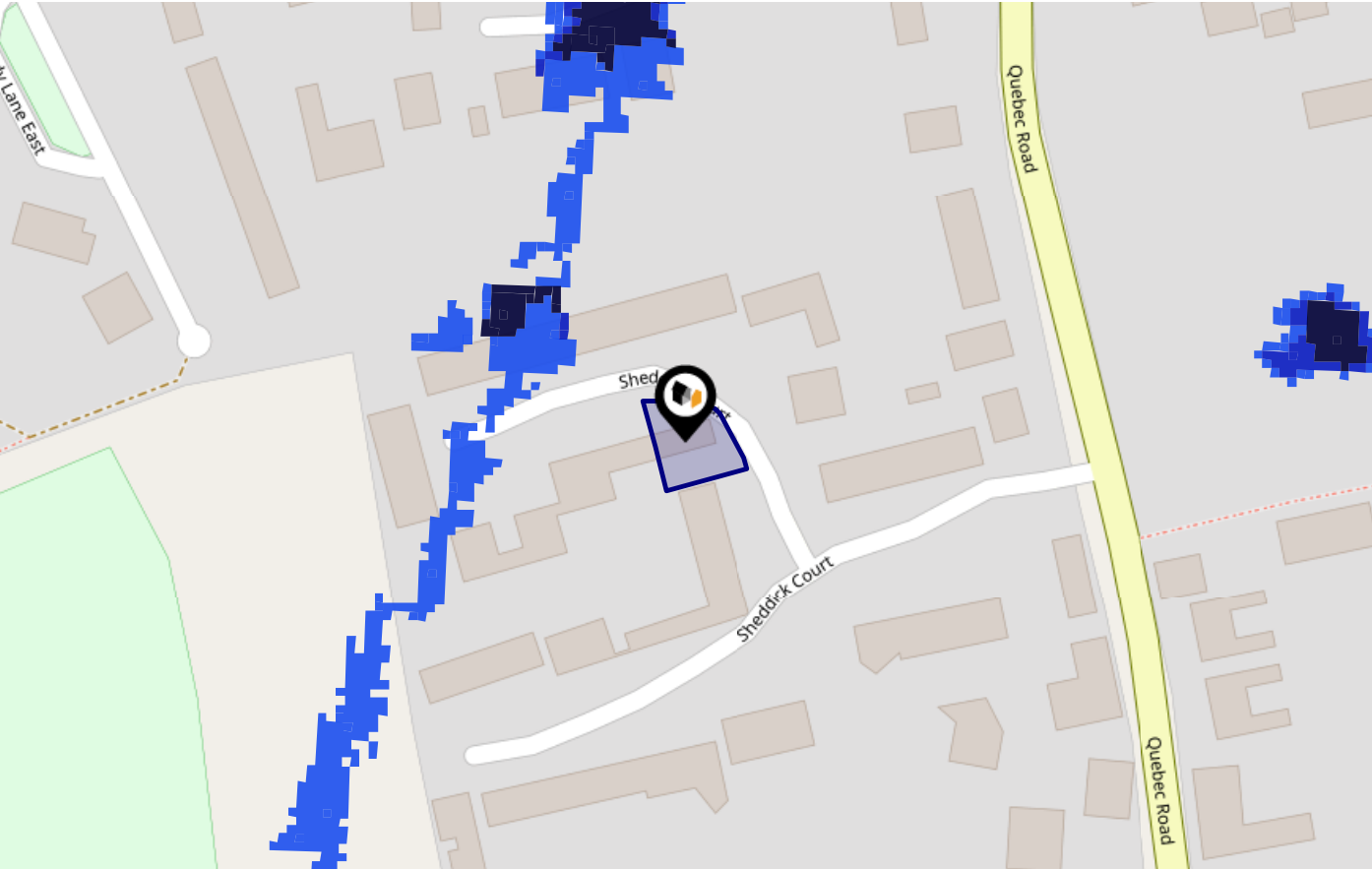


Flood Risk

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.

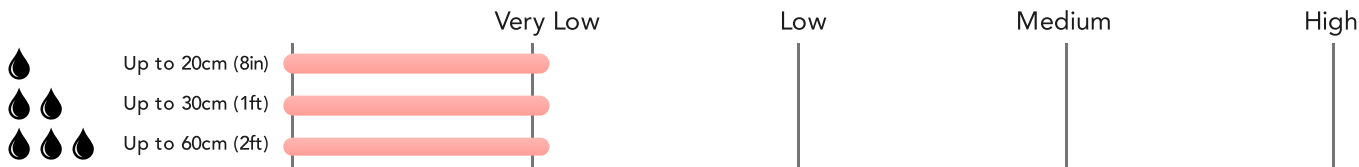


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Chance of flooding to the following depths at this property:

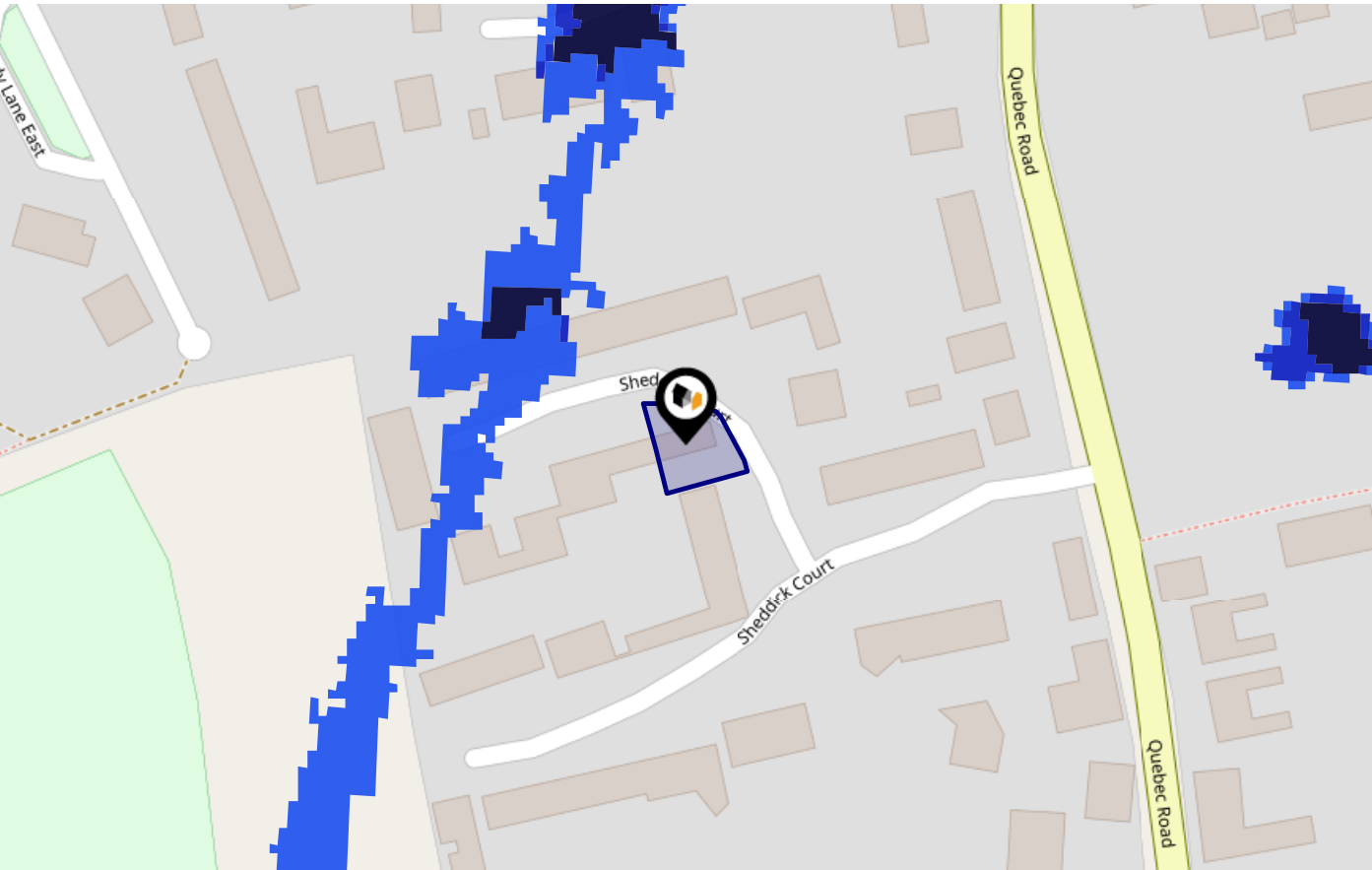


Flood Risk

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.

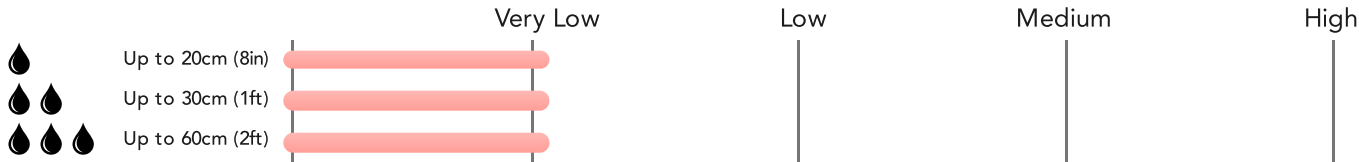


Risk Rating: Very low

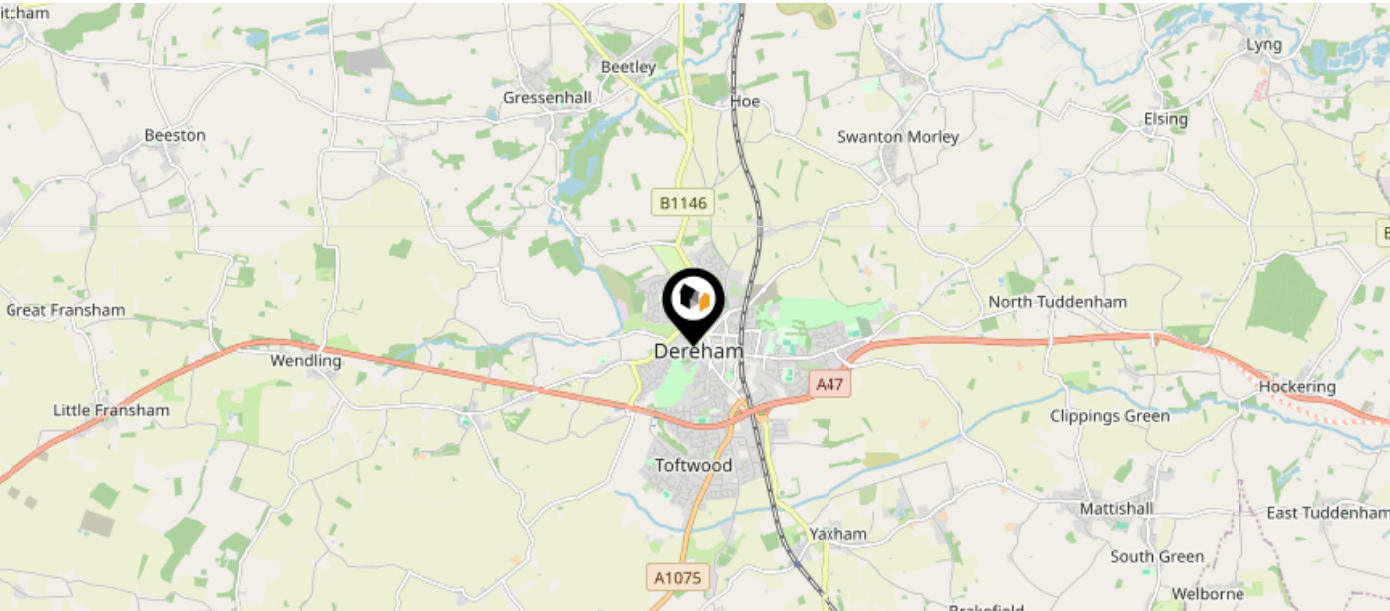
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

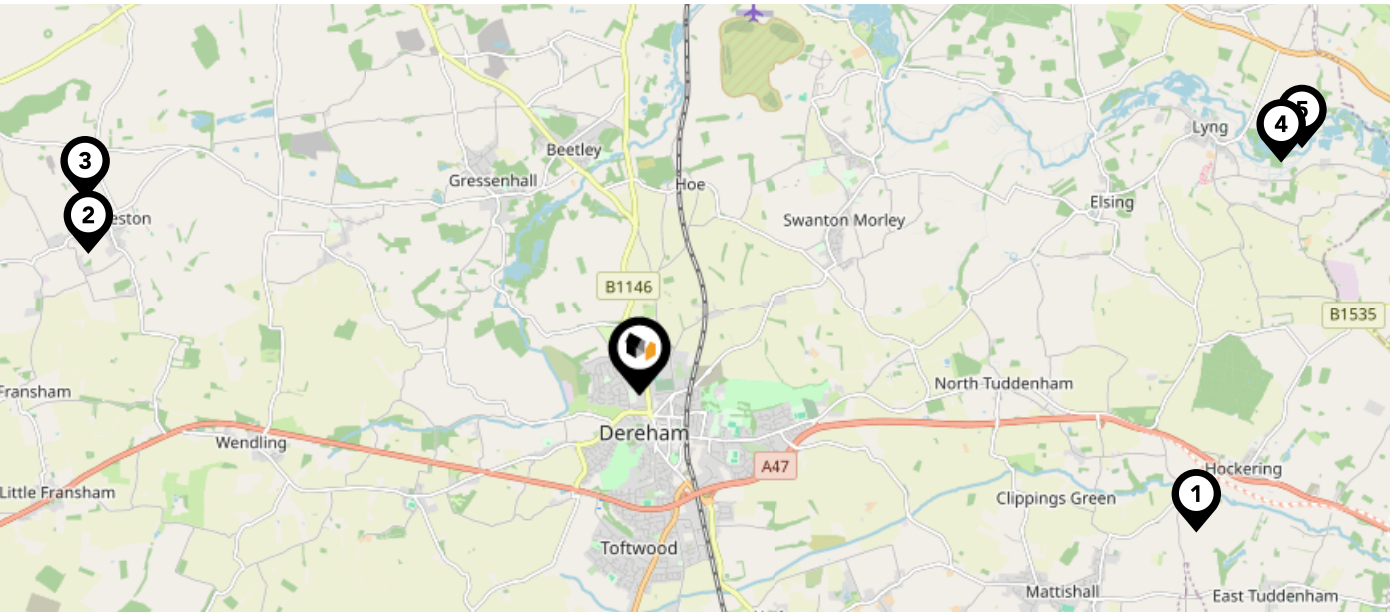
No data available.

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.



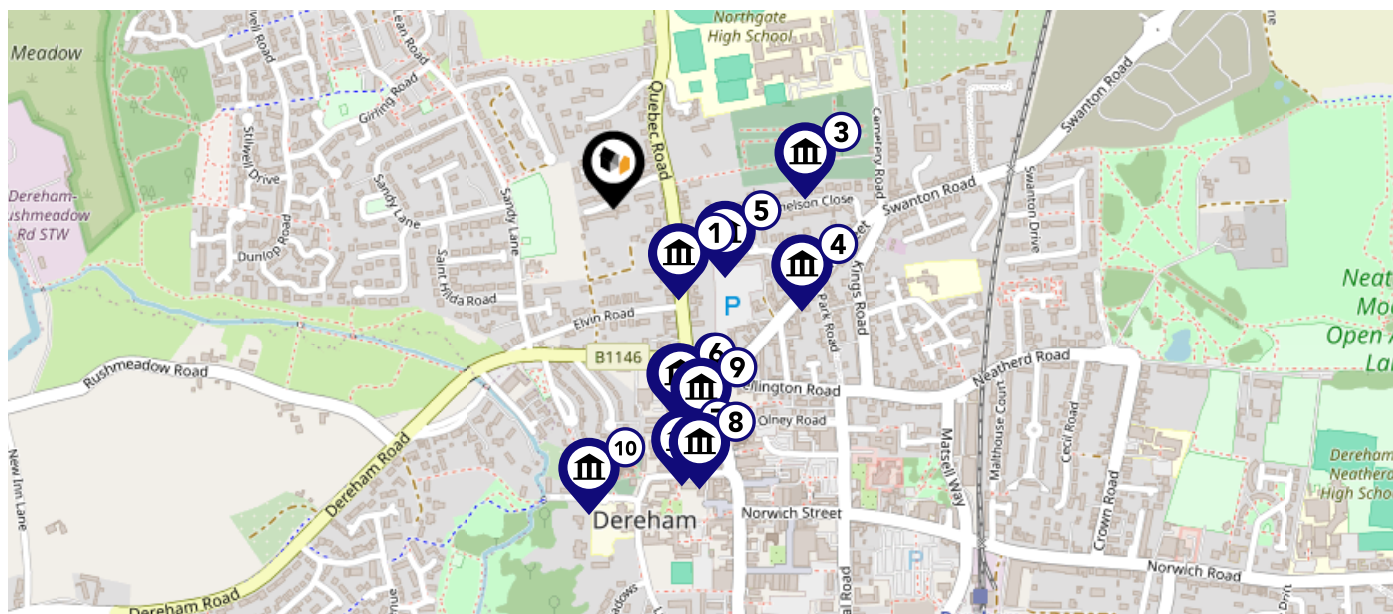
Nearby Landfill Sites		
1	Mattishall-Hockering, Norfolk	Historic Landfill
2	Land off Back Lane-Beeston, Norfolk	Historic Landfill
3	Off Mileham Road-Beeston with Bittering	Historic Landfill
4	EA/EPR/NP3499NA/V004	Active Landfill
5	EA/EPR/VP3499NS/V004	Active Landfill

Maps

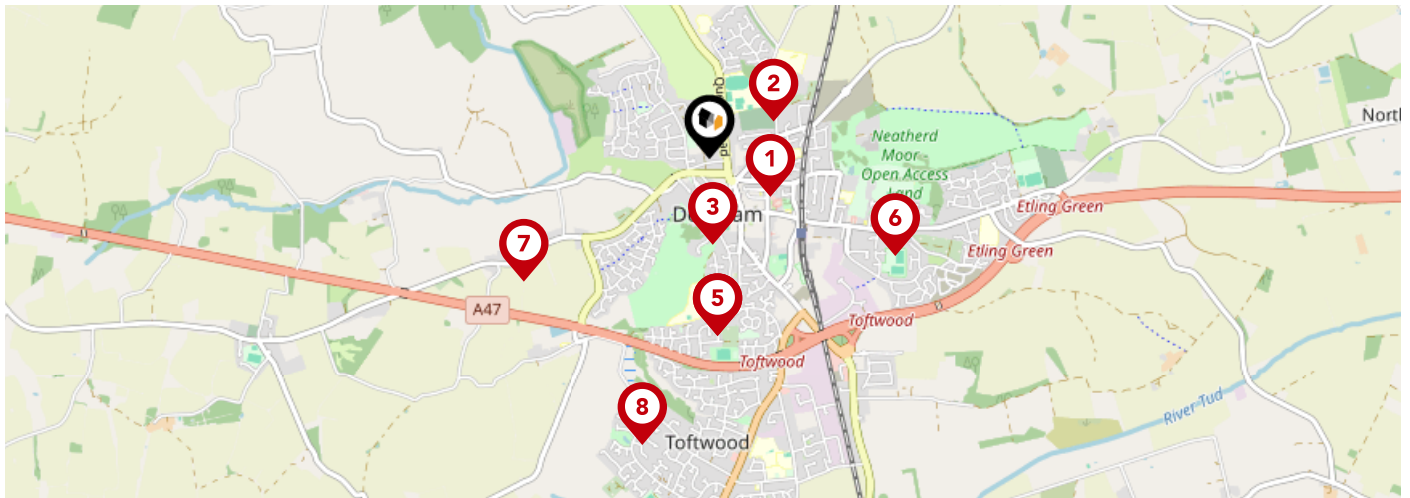
Listed Buildings



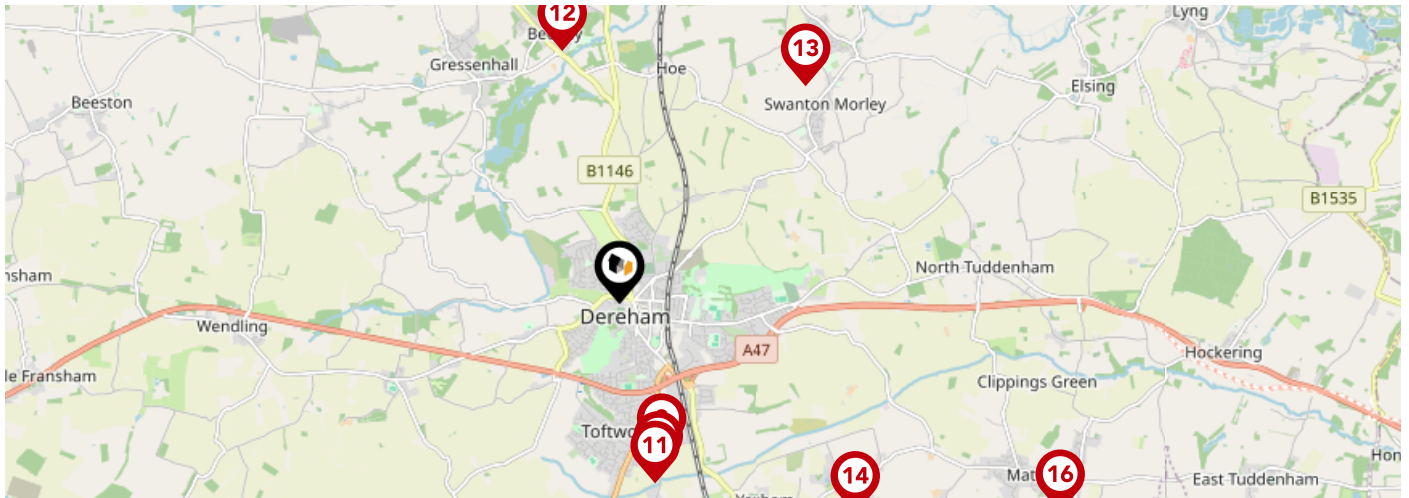
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386074 - Number 12 (connaught Villa) And Number 14 (acacia Villa)	Grade II	0.1 miles
	1077081 - Number 19 Market Place And Number 1 Swaffham Road	Grade II	0.2 miles
	1378799 - Mortuary Chapels	Grade II	0.2 miles
	1378801 - Trinity Methodist Church	Grade II	0.2 miles
	1252818 - Explosives Store 20 Yards South East Of Tudor Lodge	Grade II	0.2 miles
	1378797 - Milestone In Front Of George Hotel	Grade II	0.2 miles
	1077059 - 13 And 15, Quebec Street	Grade II	0.3 miles
	1342685 - 5-8, Market Place	Grade II	0.3 miles
	1393064 - War Memorial	Grade II	0.3 miles
	1077068 - St Withburgas Well (in Churchyard Of St Nicholas Church)	Grade II	0.3 miles



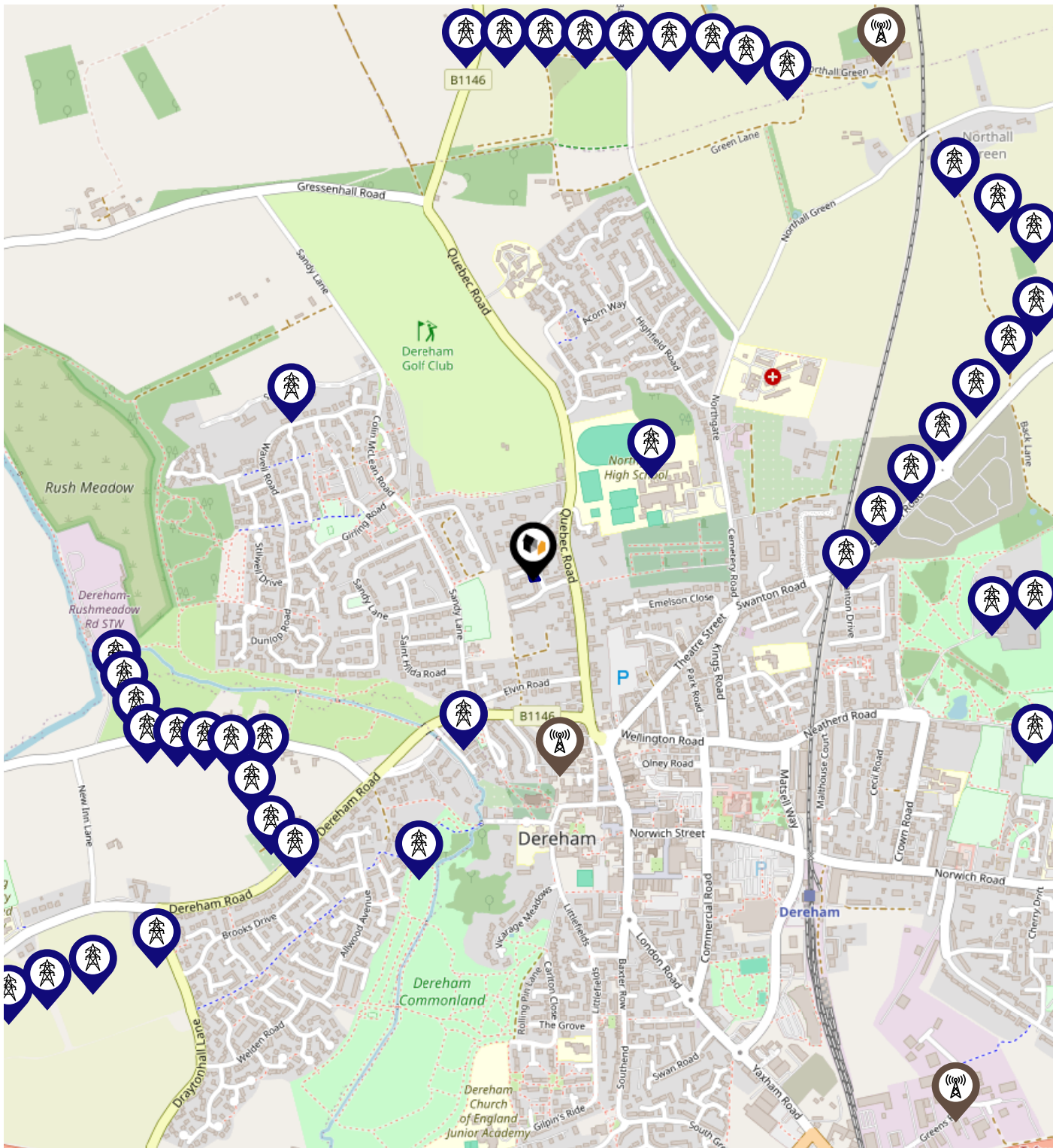
		Nursery	Primary	Secondary	College	Private
1	King's Park Infant School, Dereham Ofsted Rating: Good Pupils: 53 Distance:0.32	☐	☒	☐	☐	☐
2	Northgate High School Ofsted Rating: Good Pupils: 1160 Distance:0.33	☐	☐	☒	☐	☐
3	Dereham Church of England Infant and Nursery Academy Ofsted Rating: Good Pupils: 168 Distance:0.39	☐	☒	☐	☐	☐
4	Dereham Church of England Junior Academy Ofsted Rating: Good Pupils: 415 Distance:0.8	☐	☒	☐	☐	☐
5	Grove House Infant and Nursery School Ofsted Rating: Good Pupils: 99 Distance:0.8	☐	☒	☐	☐	☐
6	Dereham Neatherd High School Ofsted Rating: Good Pupils: 1162 Distance:0.94	☐	☐	☒	☐	☐
7	Scarning Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 403 Distance:1	☐	☒	☐	☐	☐
8	Gresham's School Ofsted Rating: Not Rated Pupils: 909 Distance:1.33	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Fred Nicholson School Ofsted Rating: Good Pupils: 191 Distance:1.41	☐	☐	☒	☐	☐
	Dereham, Toftwood Community Junior School Ofsted Rating: Good Pupils: 342 Distance:1.57	☐	☒	☐	☐	☐
	Toftwood Infant School Ofsted Rating: Good Pupils: 217 Distance:1.64	☐	☒	☐	☐	☐
	St Mary's Community Primary School, Beetley Ofsted Rating: Requires improvement Pupils: 186 Distance:2.34	☐	☒	☐	☐	☐
	Swanton Morley VC Primary School Ofsted Rating: Good Pupils: 178 Distance:2.58	☐	☒	☐	☐	☐
	Yaxham Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:2.83	☐	☒	☐	☐	☐
	Thomas Bullock Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 222 Distance:4.19	☐	☒	☐	☐	☐
	Mattishall Primary School Ofsted Rating: Good Pupils: 181 Distance:4.37	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

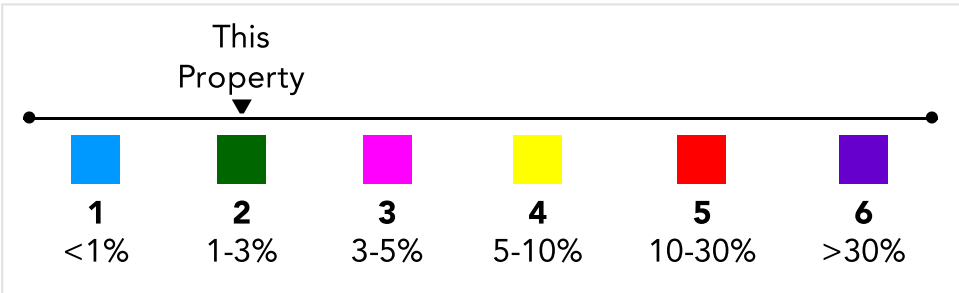
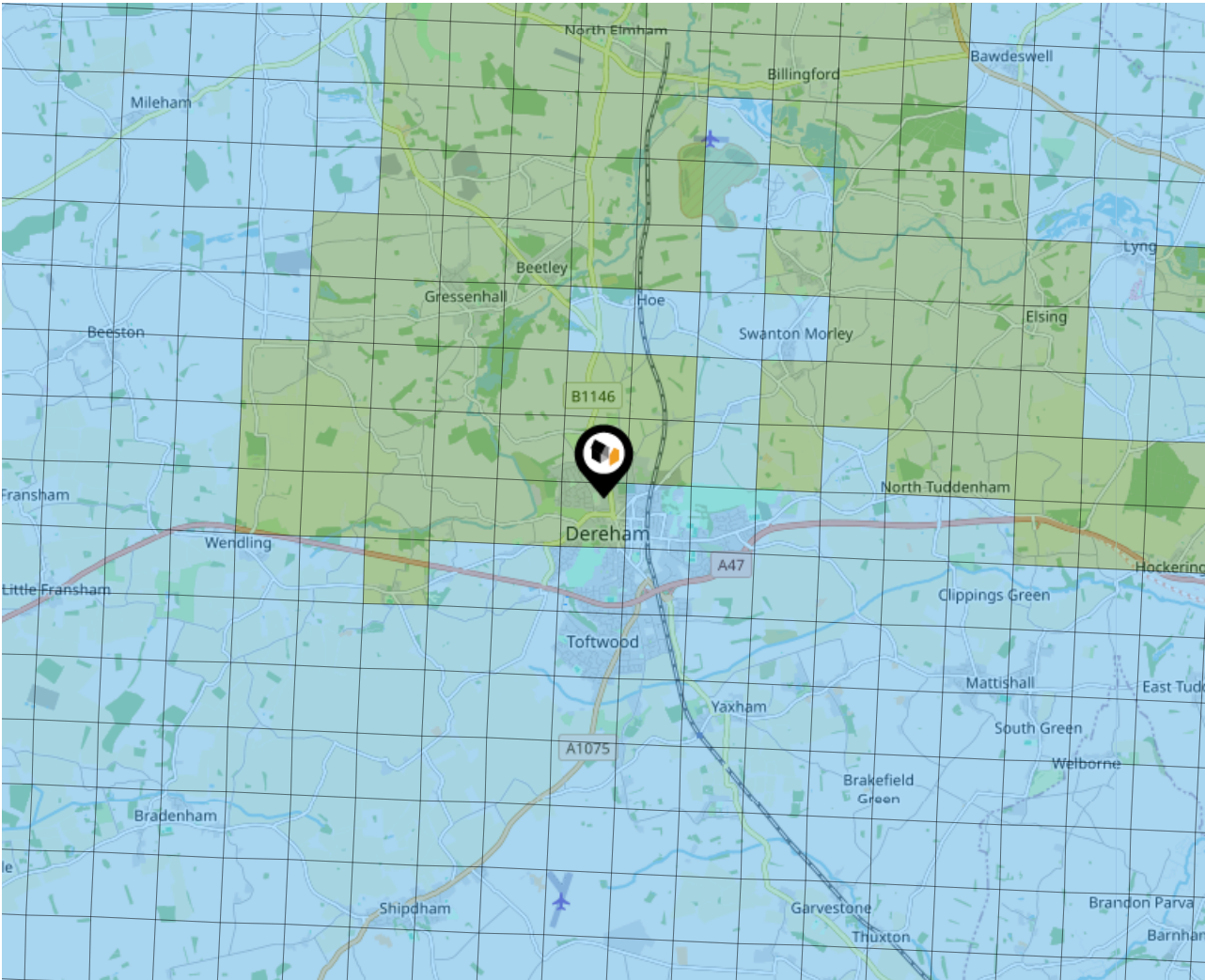


Key:

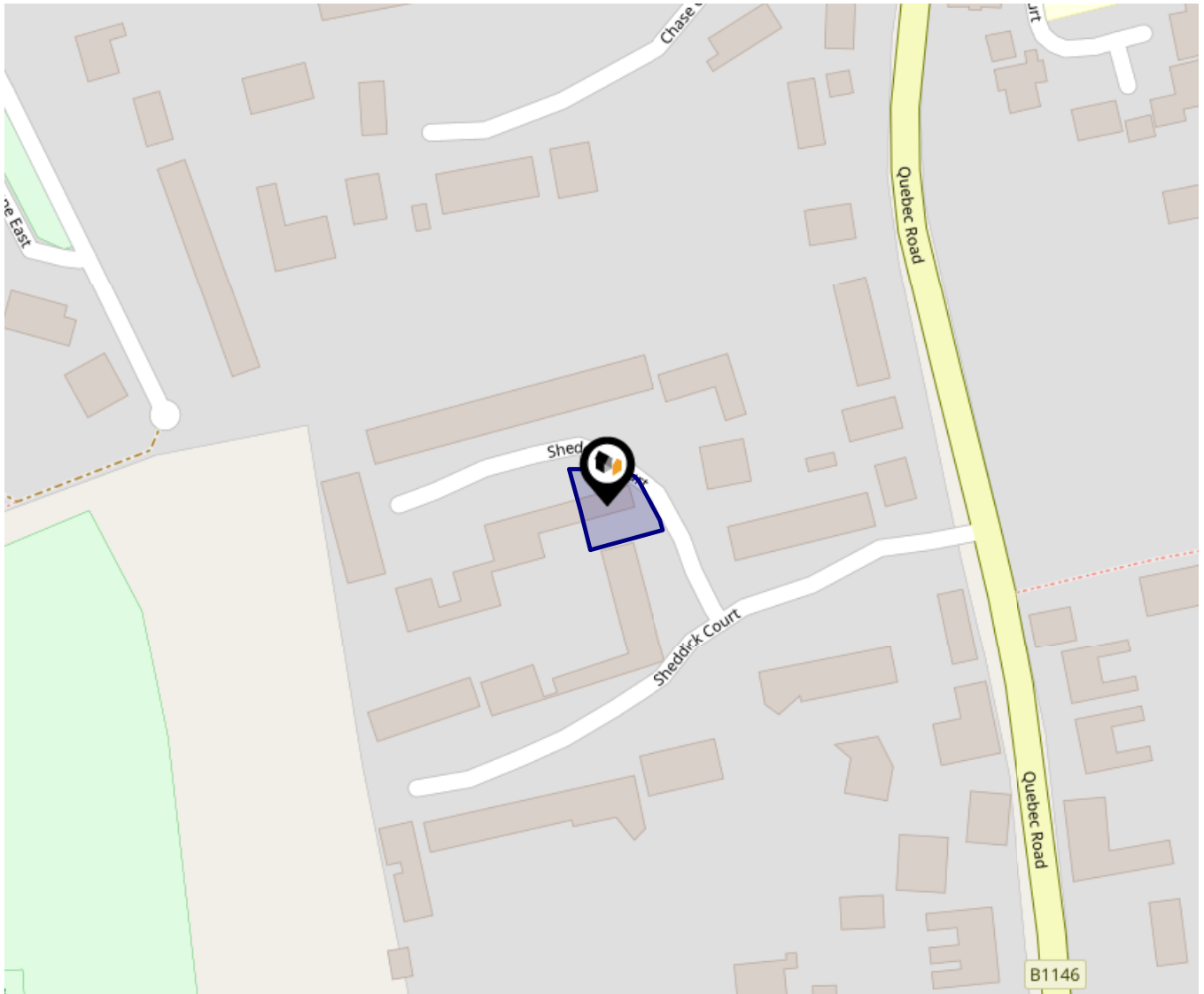
- Power Pylons
- Communication Masts

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



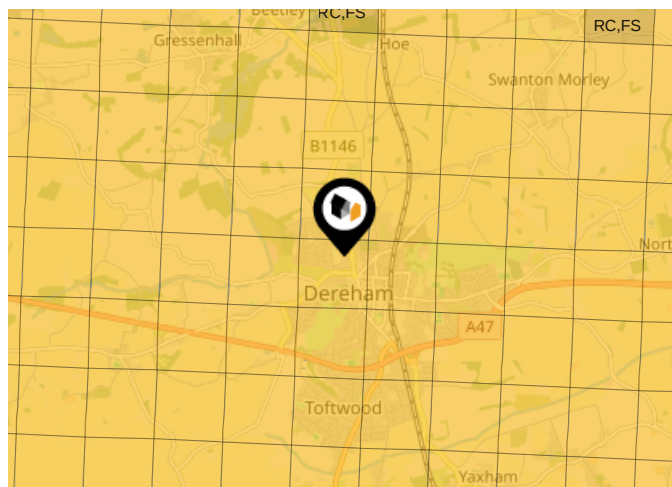
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

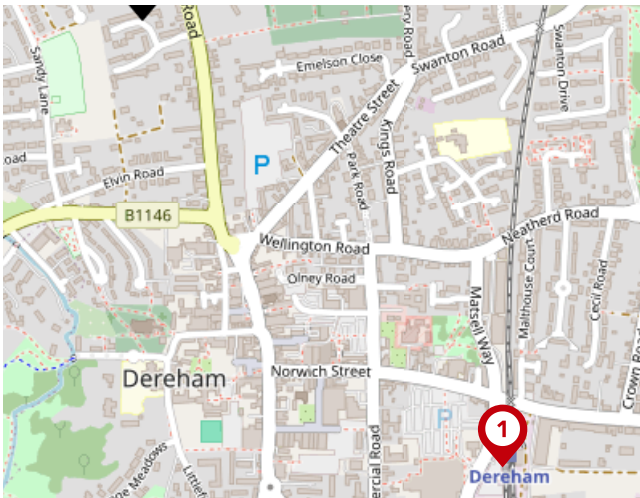


Primary Classifications (Most Common Clay Types)

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

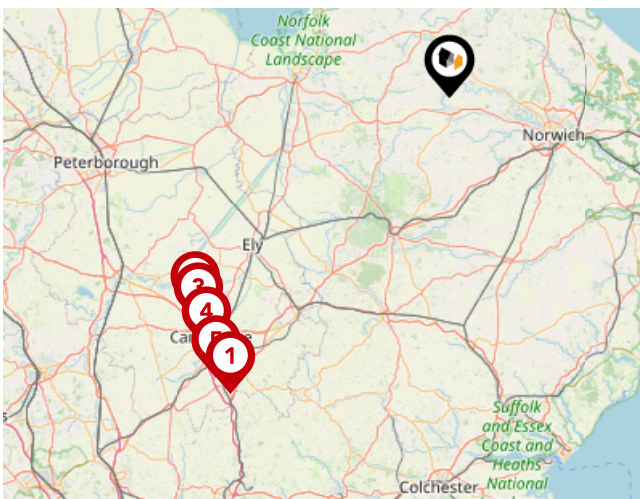
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	(Dereham) Mid Norfolk Railway	0.64 miles
2	Wymondham Abbey (Mid Norfolk Railway)	10.64 miles
3	Wymondham Rail Station	11.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	53.44 miles
2	M11 J14	48.2 miles
3	M11 J13	48.86 miles
4	M11 J11	50.6 miles
5	M11 J10	52.82 miles

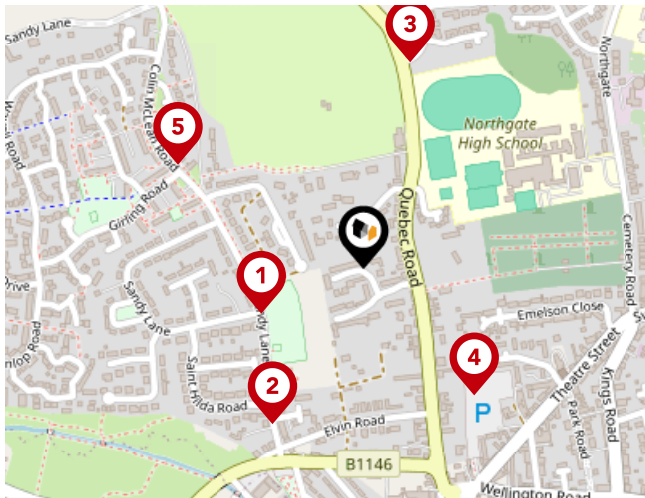


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	14.32 miles
2	Cambridge	46.23 miles
3	Stansted Airport	62.03 miles
4	Southend-on-Sea	77.9 miles

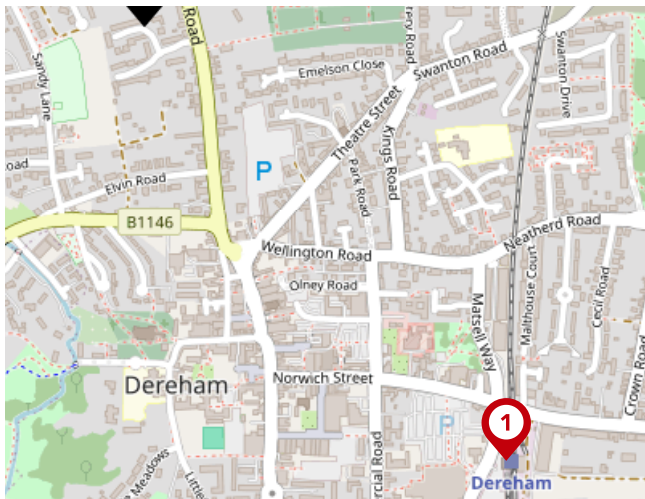
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Playing Field	0.13 miles
2	St Hilda Close	0.2 miles
3	De Narde Road	0.24 miles
4	Cherry Tree	0.19 miles
5	Girling Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Dereham (Mid Norfolk Railway)	0.64 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

Whittley 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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