

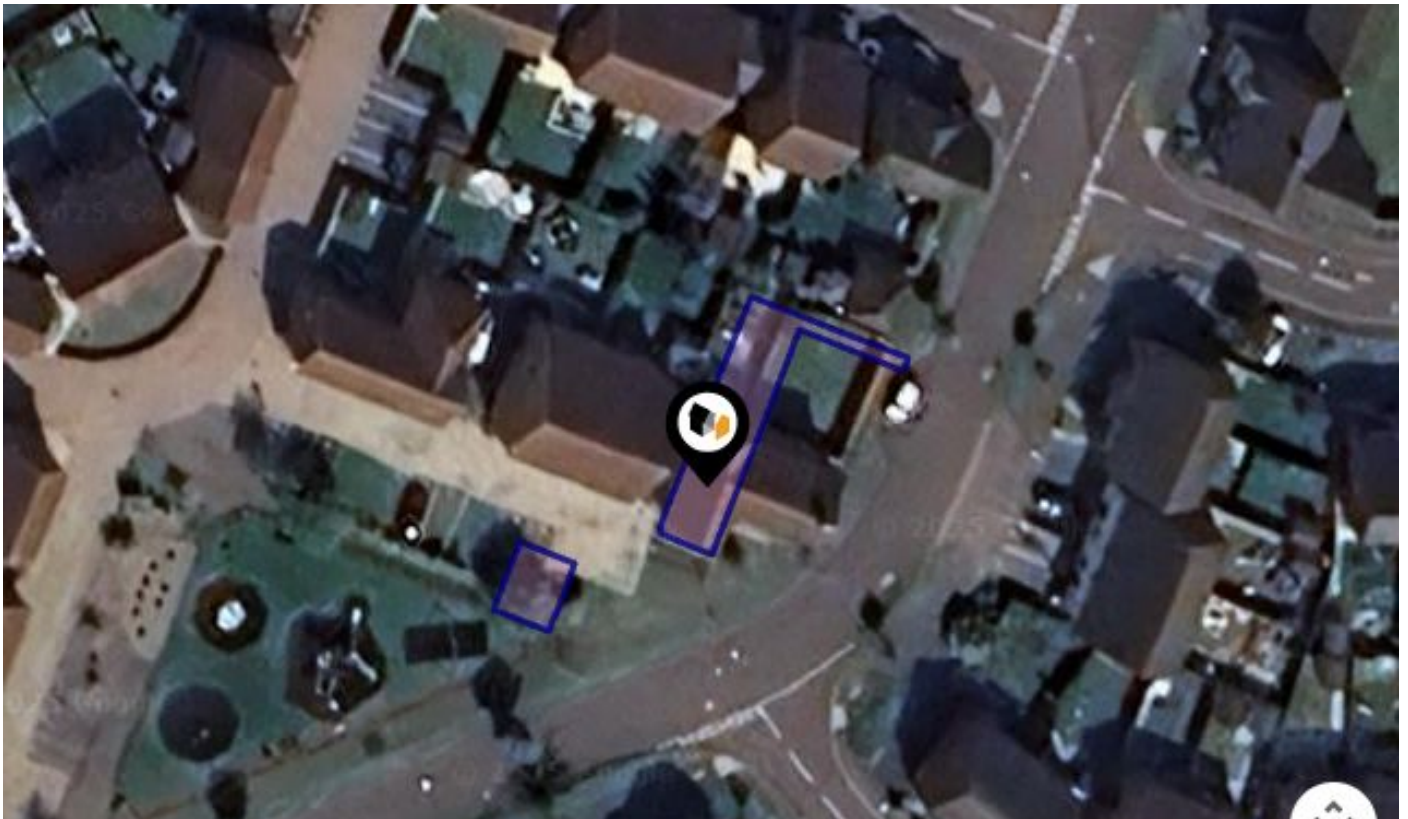


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd October 2025



NOCTULE GROVE, HETHERSETT, NORWICH, NR9

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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 street-view-image



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 721 ft² / 67 m²
Plot Area: 0.04 acres
Council Tax : Band B
Annual Estimate: £1,842
Title Number: NK465177

Tenure: Leasehold
Lease Term: 99 years from and including 29/4/2016
Term Remaining: -

Local Area

Local Authority: Norfolk
Conservation Area: No
Flood Risk:
• Rivers & Seas Very low
• Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



10000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

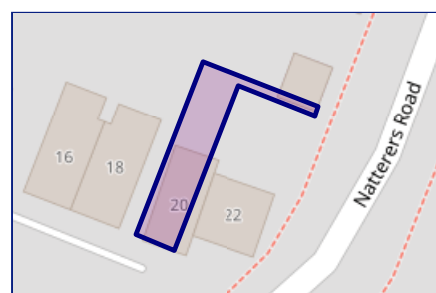


Freehold Title Plan



NK458437

Leasehold Title Plan



NK465177

Start Date: -
End Date: -
Lease Term: 99 years from and including 29/4/2016
Term Remaining: -





NOCTULE GROVE, HETHERSETT, NORWICH, NR9

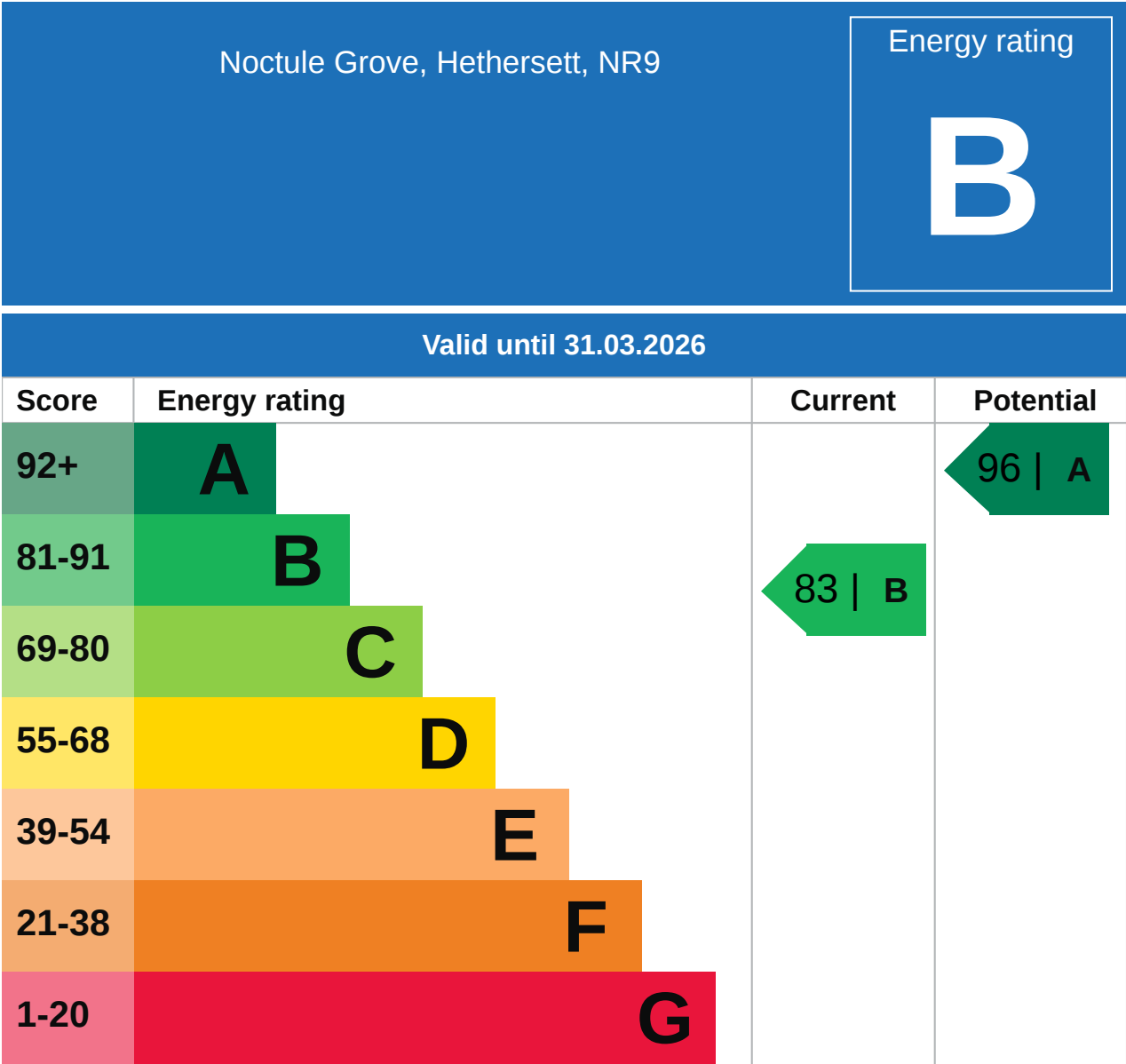


NOCTULE GROVE, HETHERSETT, NORWICH, NR9



NOCTULE GROVE, HETHERSETT, NORWICH, NR9







Additional EPC Data

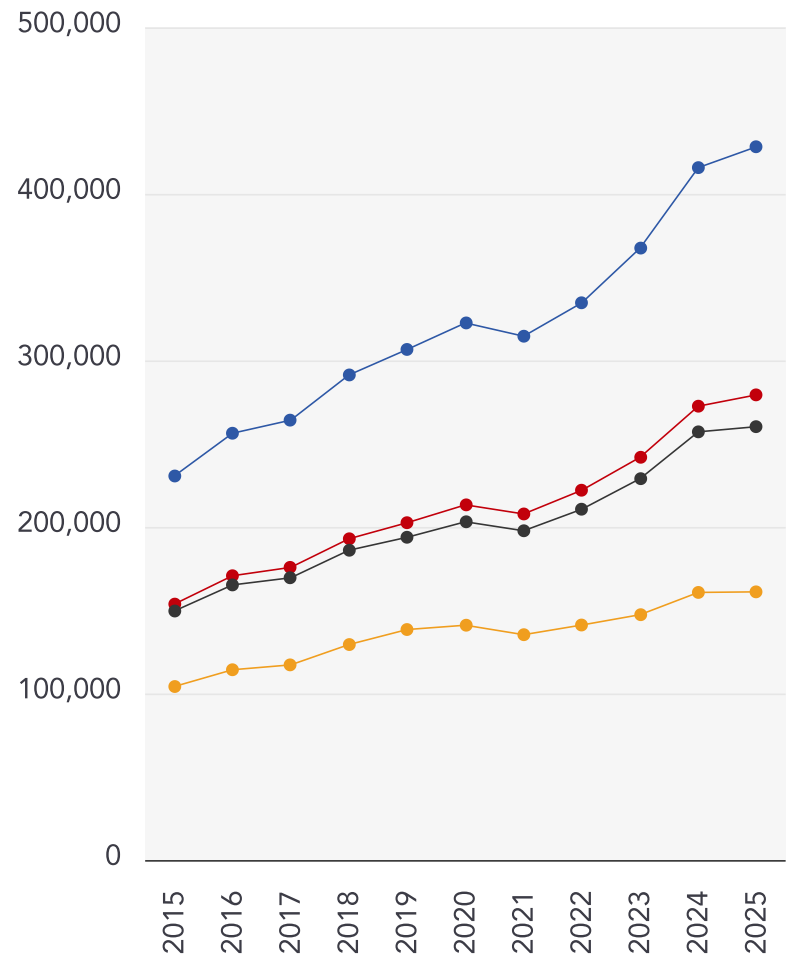
Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, 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 0.15 W/m-Â°K
Total Floor Area:	67 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR9



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.

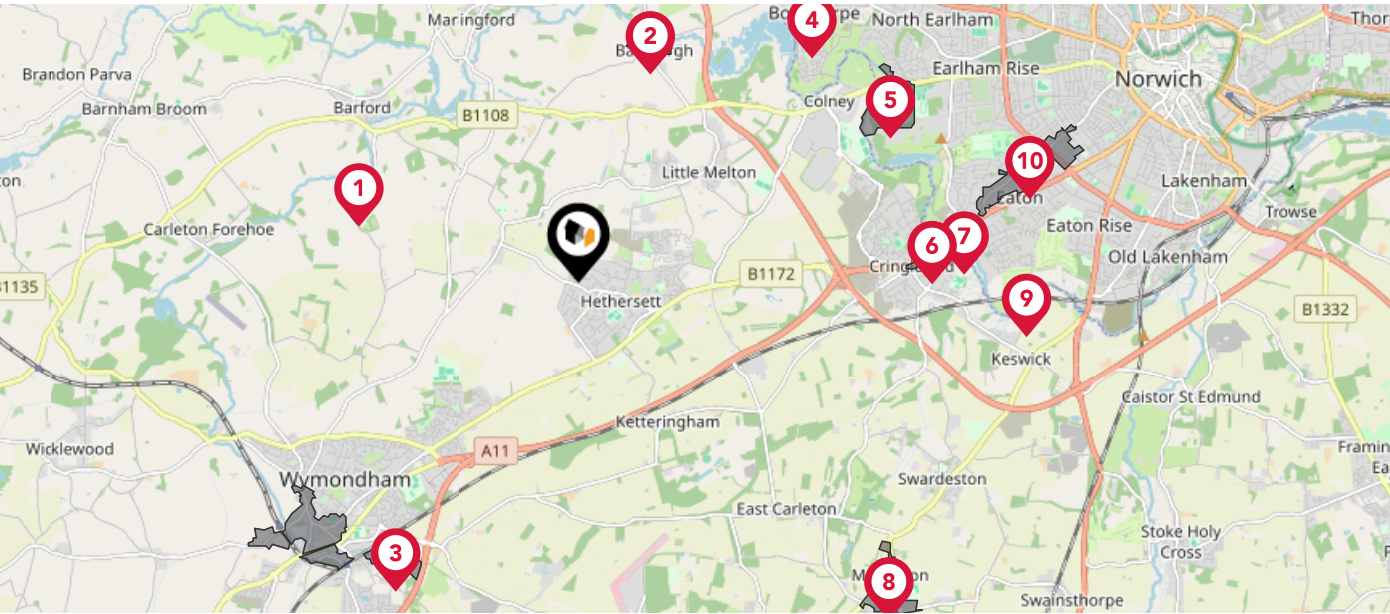
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

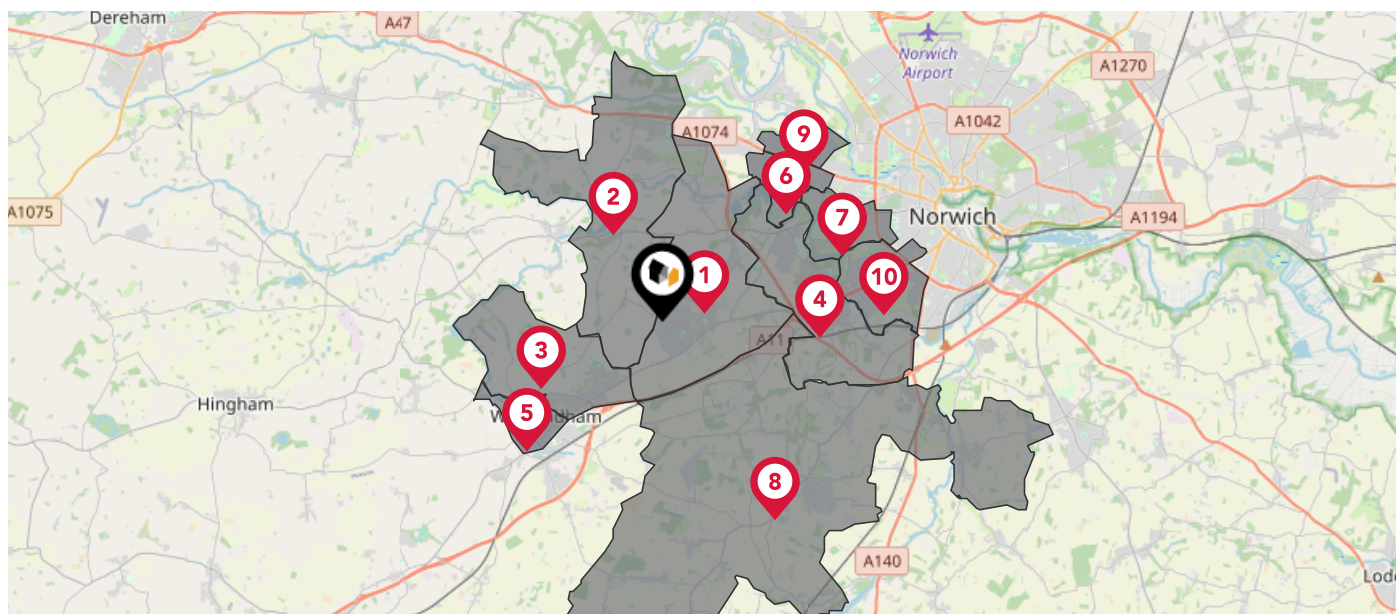


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Wrampingham
2	Bawburgh
3	Wymondham
4	Bowthorpe
5	Earlham
6	Cringleford
7	Eaton
8	Mulbarton
9	Keswick
10	Unthank and Christchurch

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

Hethersett Ward

2

Easton Ward

3

North Wymondham Ward

4

Cringleford Ward

5

Central Wymondham Ward

6

Bowthorpe Ward

7

University Ward

8

Mulbarton & Stoke Holy Cross Ward

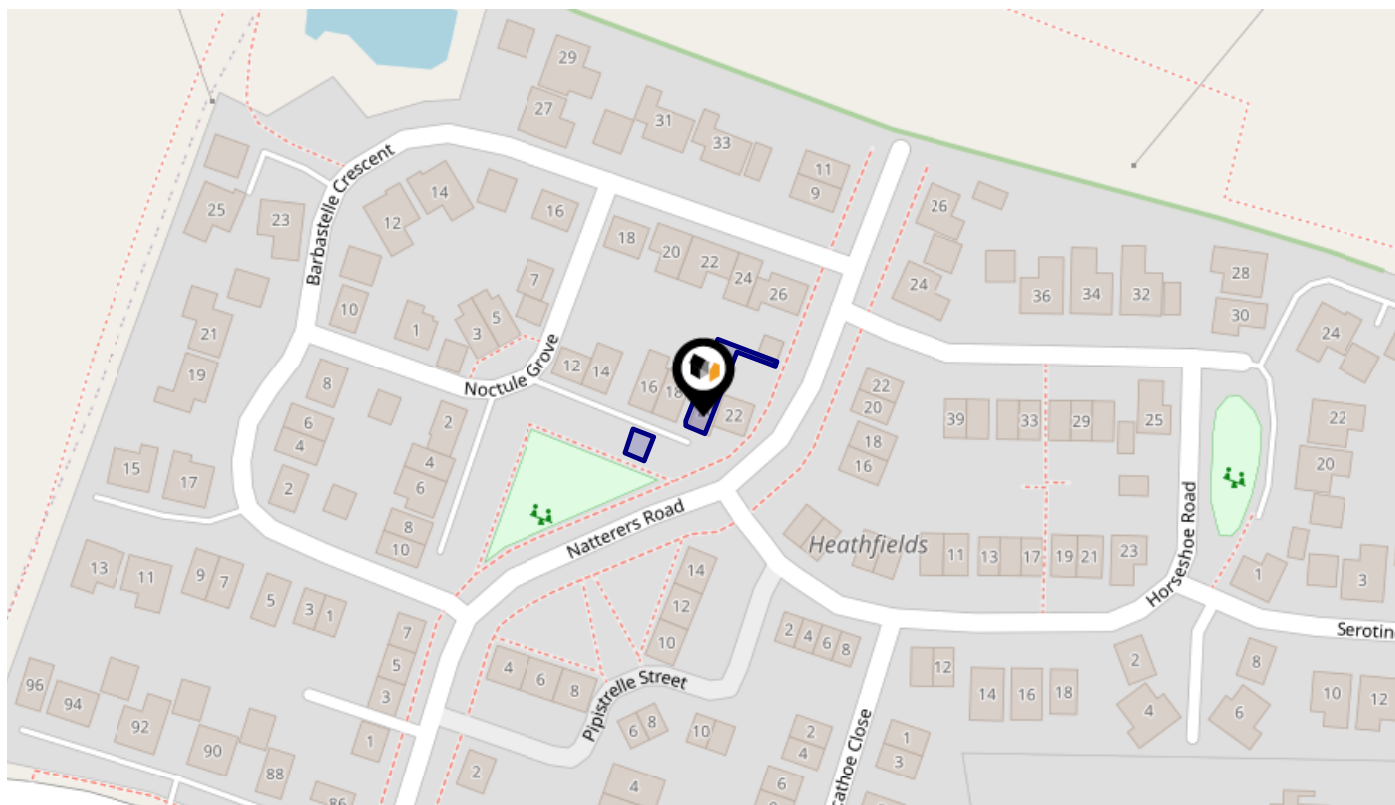
9

New Costessey Ward

10

Eaton 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:

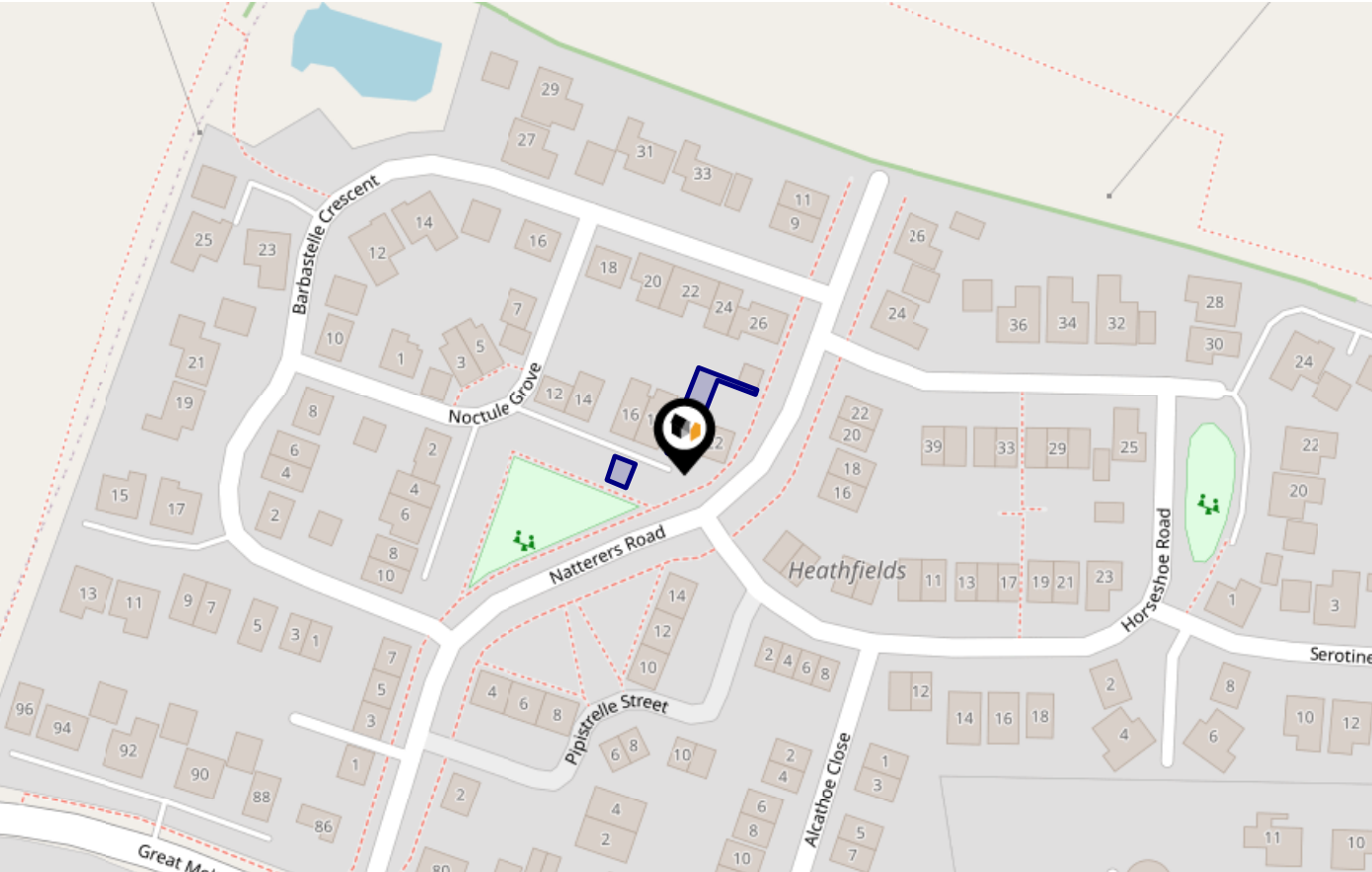
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

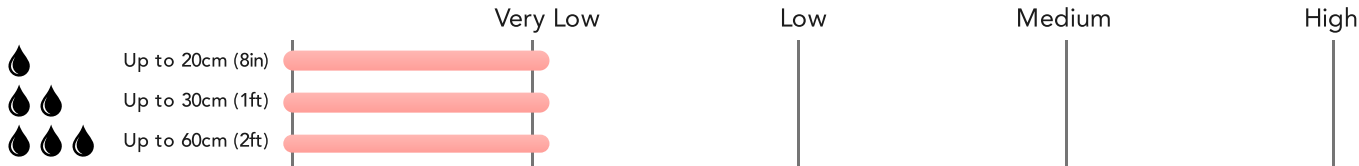


Risk Rating: Very low

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:

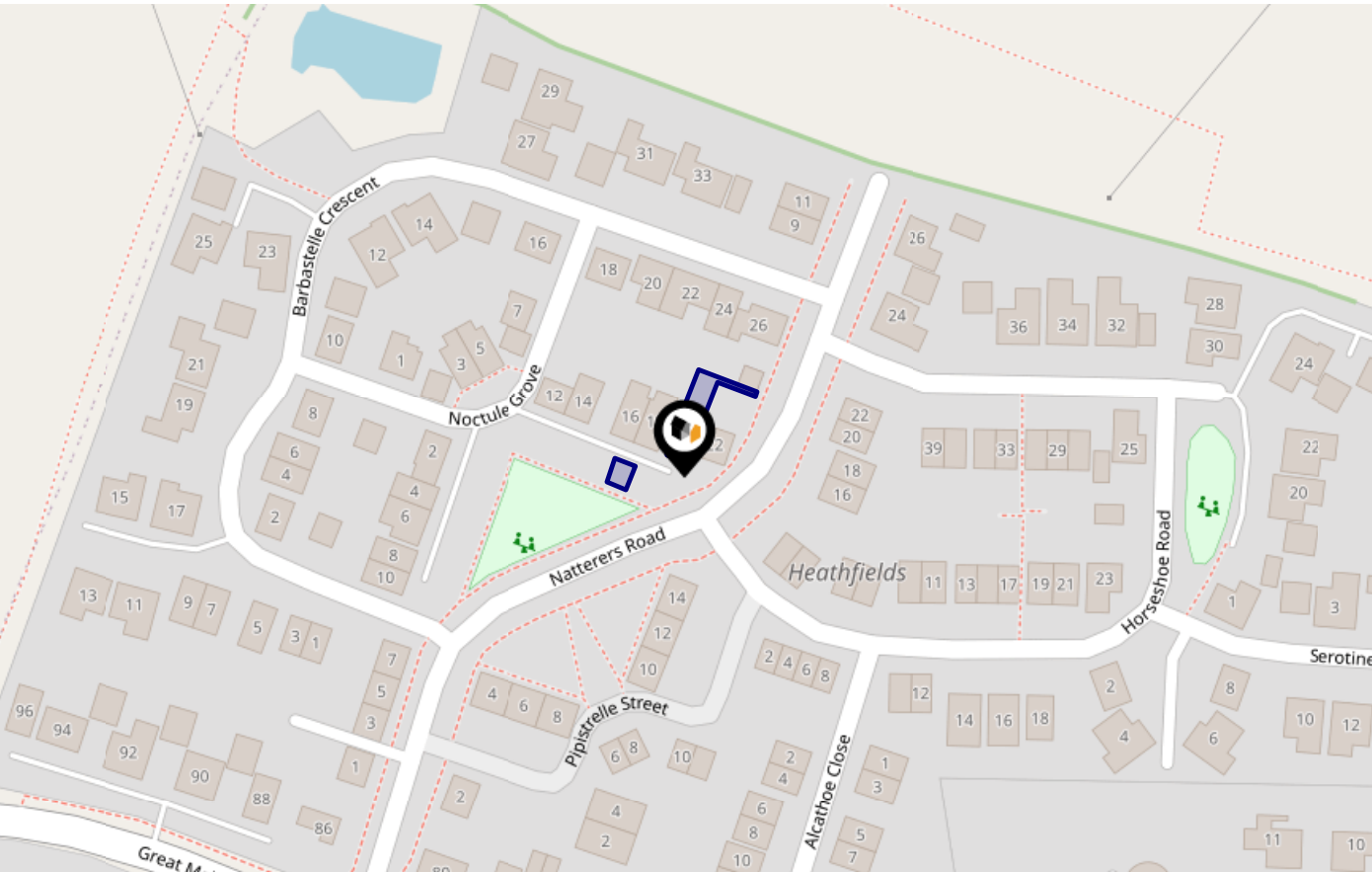


Flood Risk

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.

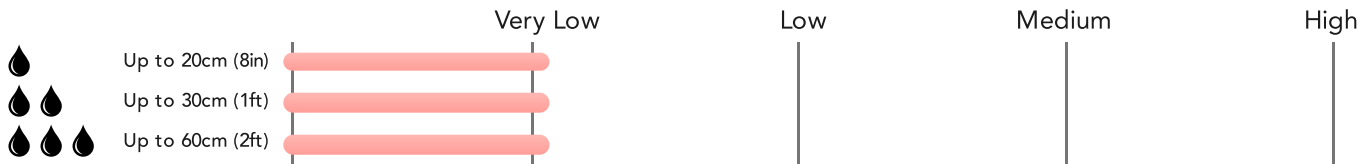


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

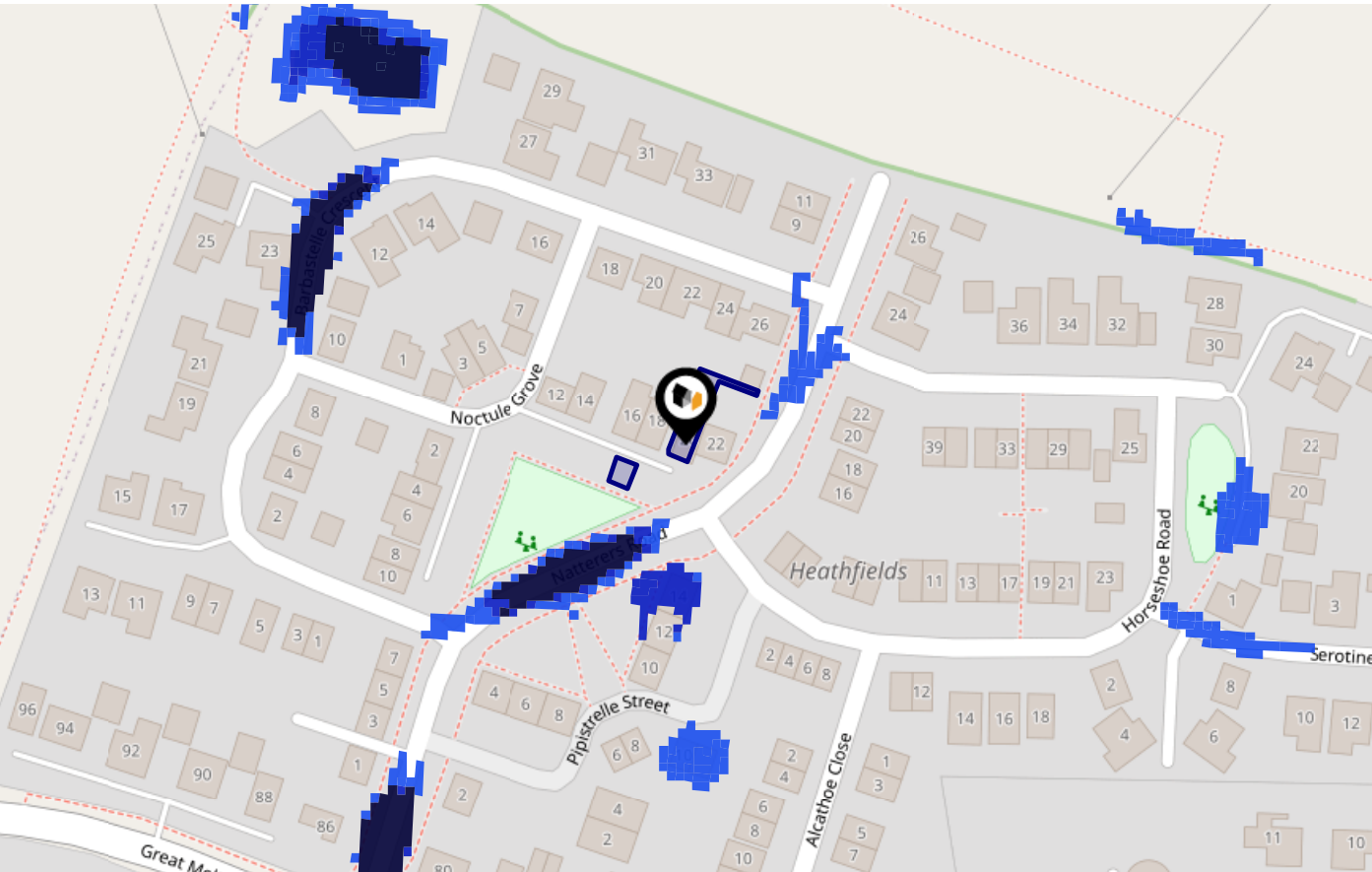


Flood Risk

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.

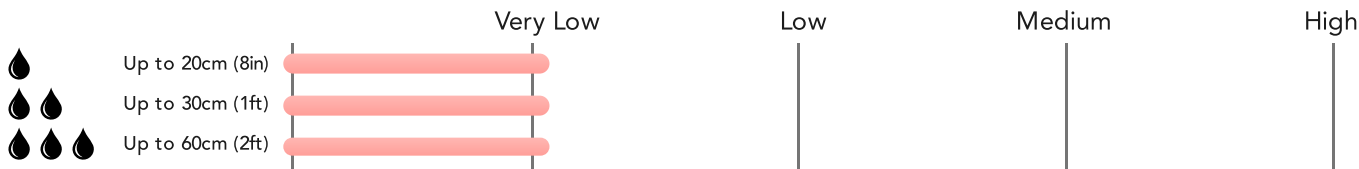


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

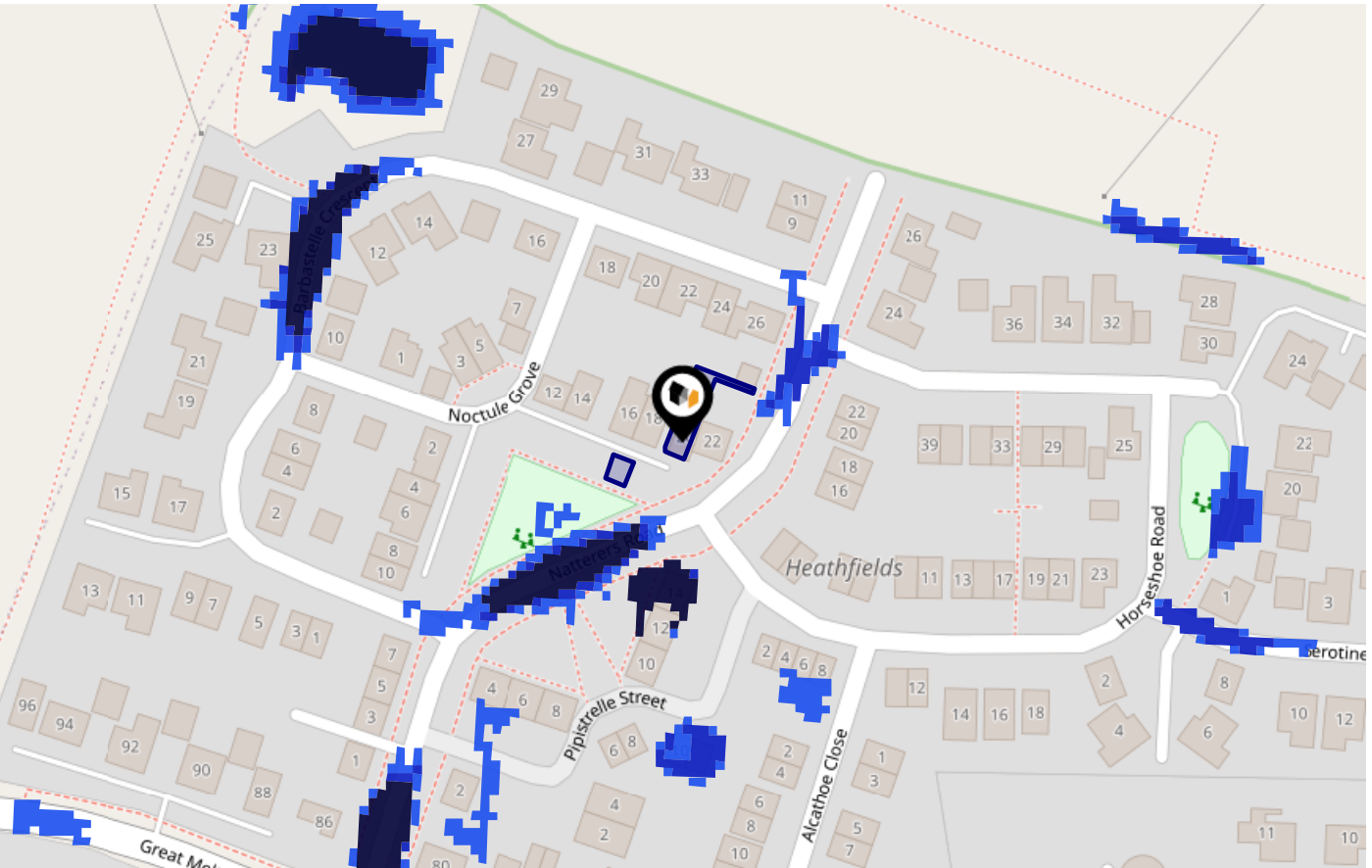


Flood Risk

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.

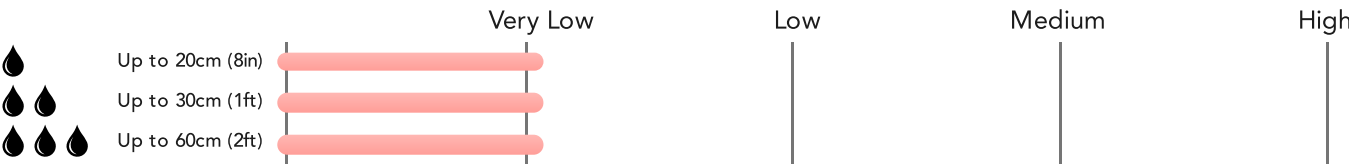


Risk Rating: Very low

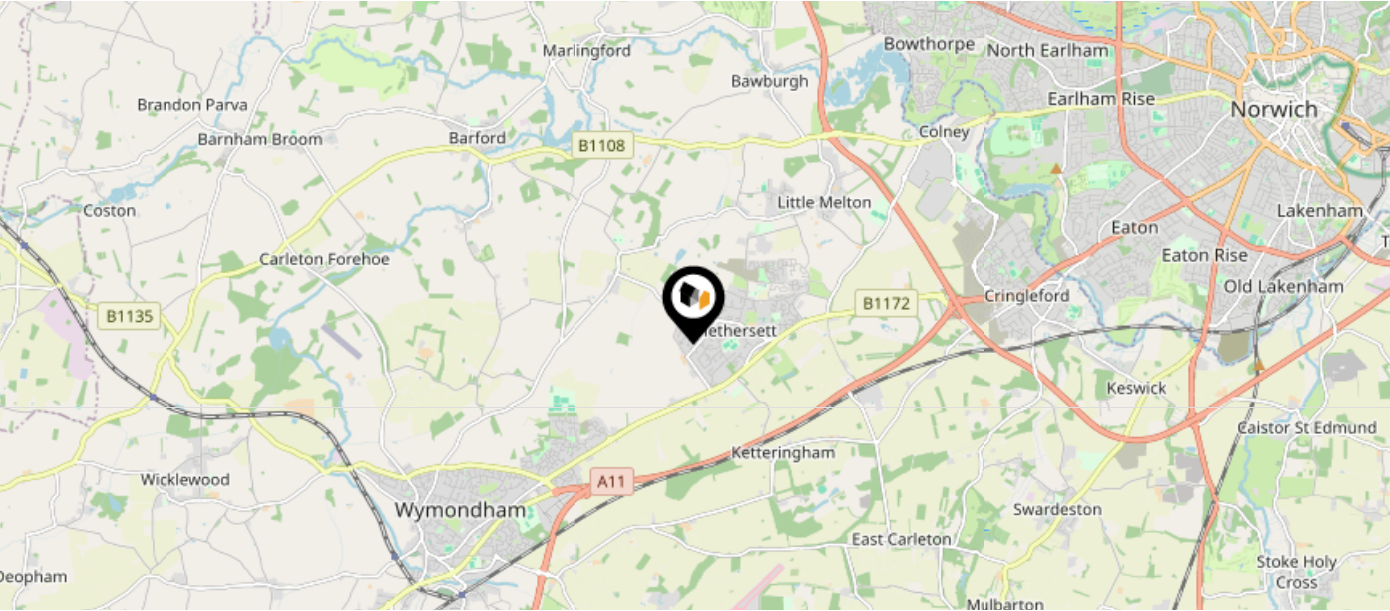
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

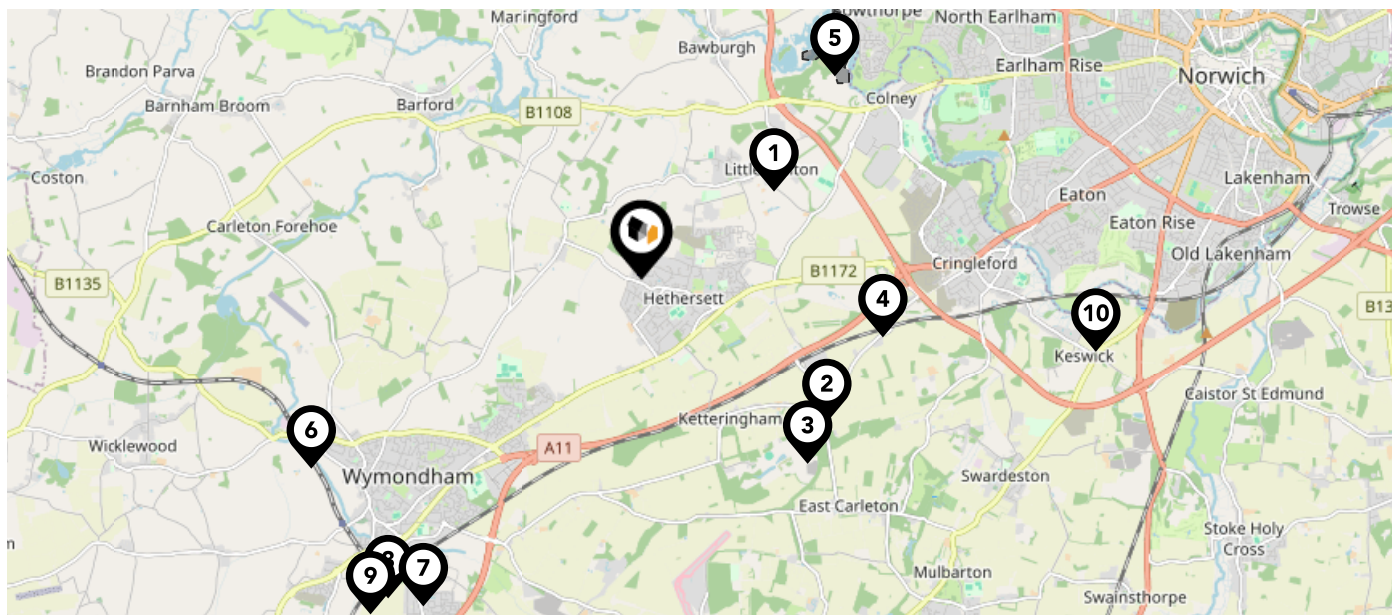
No data available.

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

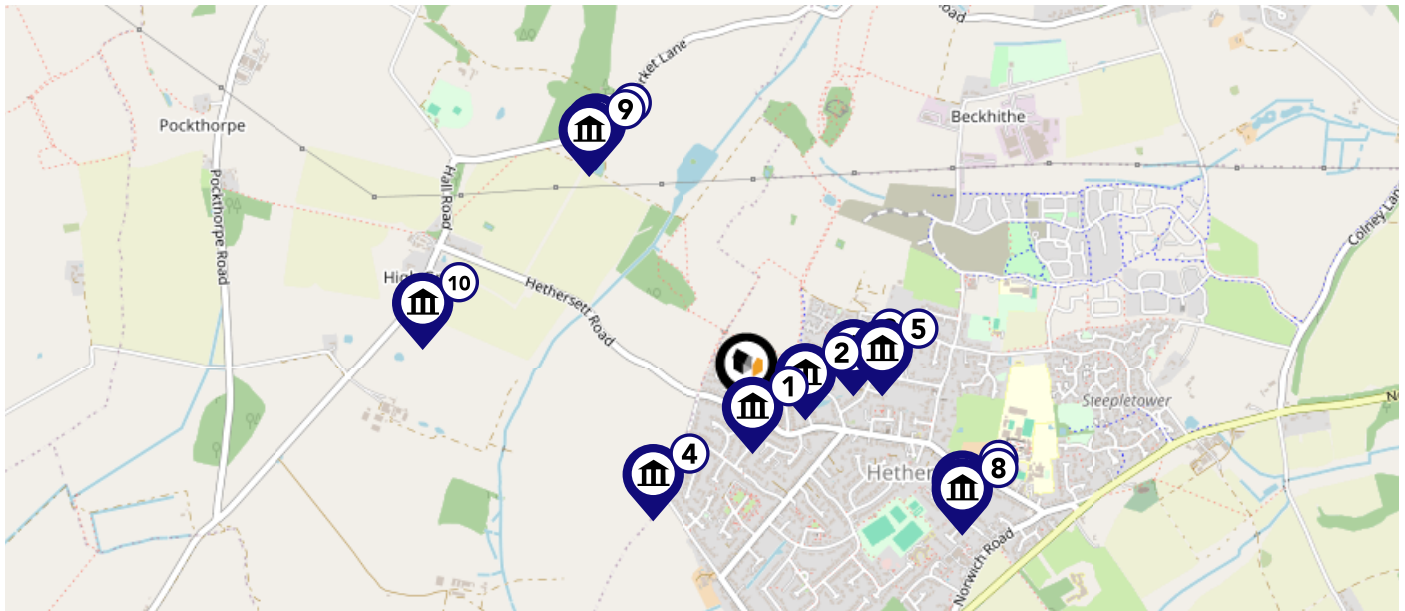
1	The Street-School Lane, Little Melton, Norfolk	Historic Landfill	
2	Central Depot-Heathersett, Norwich, Norfolk	Historic Landfill	
3	Morbays Tip-E Carleston Road, Norwich, Norfolk	Historic Landfill	
4	Cantley Lane-Cringleford, Norwich, Norfolk	Historic Landfill	
5	Colney Quarry, North West of Colney Hall-Watton Road, Colney	Historic Landfill	
6	Chapel Lane-Wymondham, Norfolk	Historic Landfill	
7	Rightup Road-Silfield, Wymondham	Historic Landfill	
8	Wymondham-Strayground Lane,,Wymondham,Norfolk	Historic Landfill	
9	Stayground Lane-Wymondham	Historic Landfill	
10	Keswick Lime Pit-The Lime Works, Keswick	Historic Landfill	

Maps

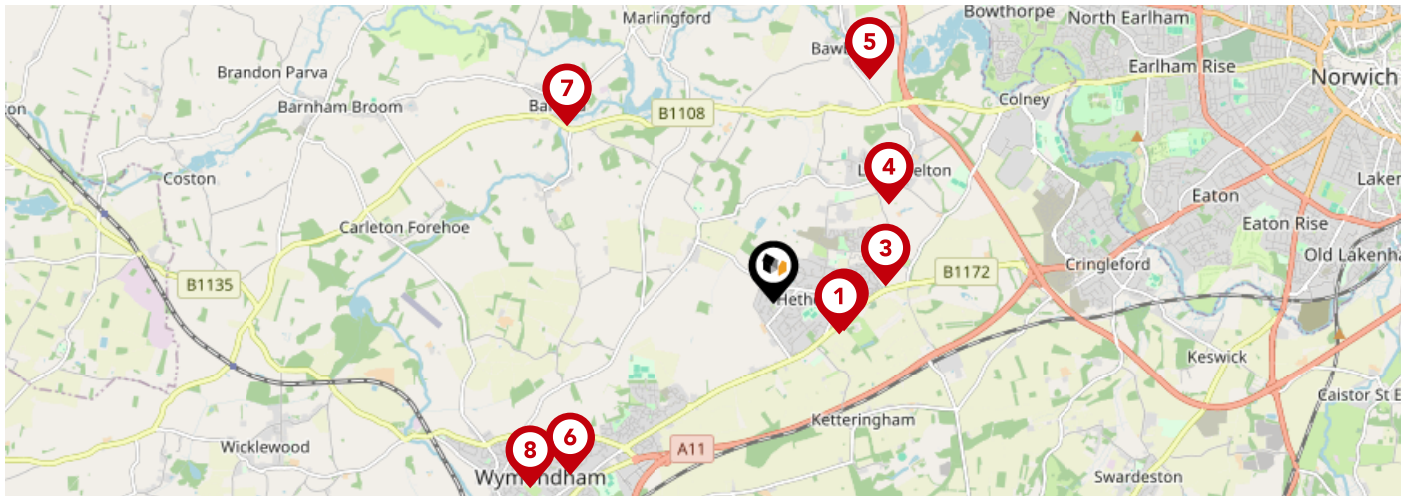
Listed Buildings



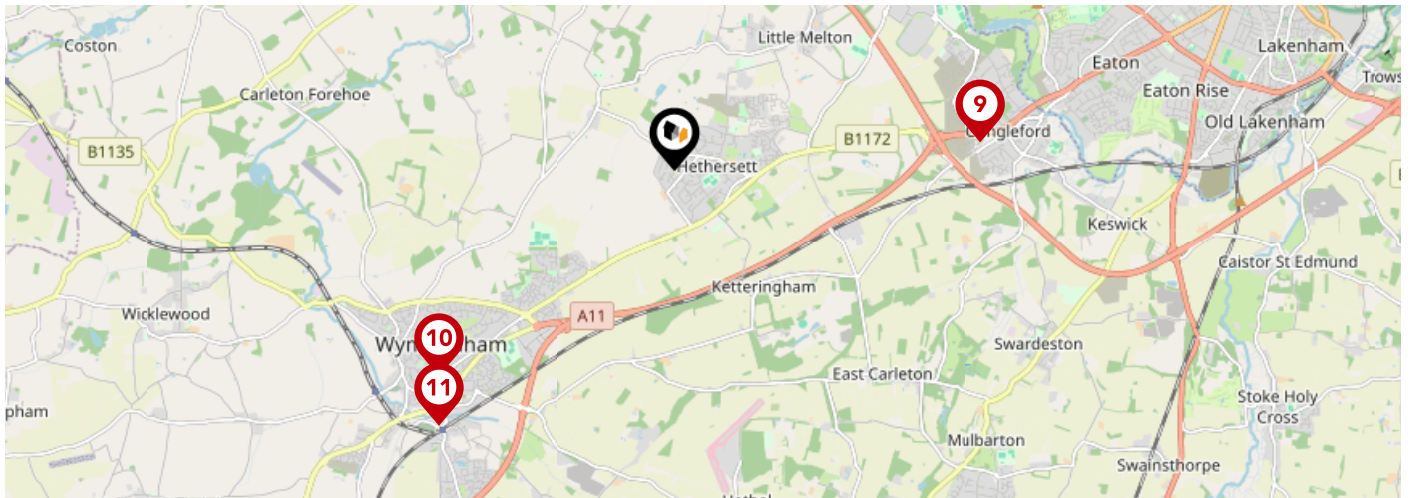
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1306536 - The Hollies	Grade II	0.1 miles
 1050572 - Cedar Grange	Grade II	0.2 miles
 1373153 - Myrtle Cottage	Grade II	0.3 miles
 1050733 - Hill Farmhouse	Grade II	0.3 miles
 1306516 - The Thatched Cottage	Grade II	0.3 miles
 1050731 - Church Of All Saints	Grade II	0.6 miles
 1050537 - Beech Cottage	Grade II	0.6 miles
 1373152 - The Manor House And Manor House Cottage	Grade II	0.6 miles
 1050732 - Remains Of Church Of St Mary	Grade II	0.6 miles
 1050773 - Circle Cottages	Grade II	0.7 miles



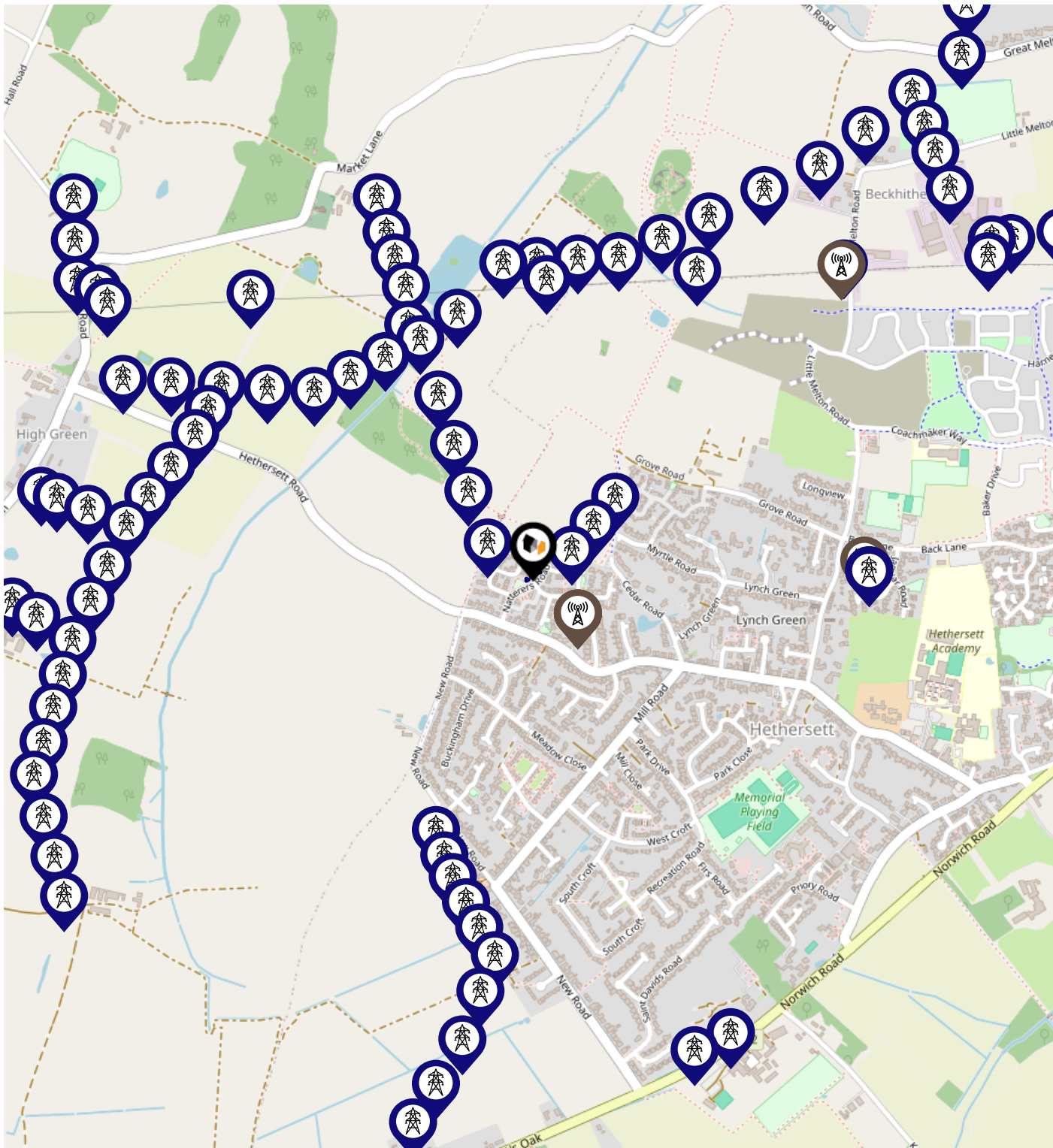
		Nursery	Primary	Secondary	College	Private
1	Hethersett Academy Ofsted Rating: Outstanding Pupils: 1174 Distance:0.65	☐	☐	☒	☐	☐
2	Hethersett VC Primary School Ofsted Rating: Good Pupils: 272 Distance:0.69	☐	☒	☐	☐	☐
3	Hethersett, Woodside Primary & Nursery School Ofsted Rating: Requires improvement Pupils: 488 Distance:1.02	☐	☒	☐	☐	☐
4	Little Melton Primary School Ofsted Rating: Outstanding Pupils: 118 Distance:1.37	☐	☒	☐	☐	☐
5	The Bawburgh School Ofsted Rating: Good Pupils: 101 Distance:2.2	☐	☒	☐	☐	☐
6	Ashleigh Primary School and Nursery, Wymondham Ofsted Rating: Outstanding Pupils: 479 Distance:2.38	☐	☒	☐	☐	☐
7	Barford Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:2.46	☐	☒	☐	☐	☐
8	Robert Kett Primary School Ofsted Rating: Requires improvement Pupils: 567 Distance:2.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Cringleford CE VA Primary School Ofsted Rating: Outstanding Pupils: 449 Distance:2.77	☐	☒	☐	☐	☐
	Wymondham High Academy Ofsted Rating: Good Pupils: 1602 Distance:2.8	☐	☐	☒	☐	☐
	Browick Road Primary and Nursery School Ofsted Rating: Outstanding Pupils: 253 Distance:3.11	☐	☒	☐	☐	☐
	Chapel Break Infant School Ofsted Rating: Outstanding Pupils: 169 Distance:3.2	☐	☒	☐	☐	☐
	The Bridge Easton Ofsted Rating: Not Rated Pupils: 100 Distance:3.2	☐	☐	☒	☐	☐
	St Michael's VA Junior School Ofsted Rating: Good Pupils: 394 Distance:3.25	☐	☒	☐	☐	☐
	St Peter's CofE Primary Academy, Easton Ofsted Rating: Good Pupils: 179 Distance:3.45	☐	☒	☐	☐	☐
	Clover Hill VA Infant and Nursery School Ofsted Rating: Outstanding Pupils: 178 Distance:3.64	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

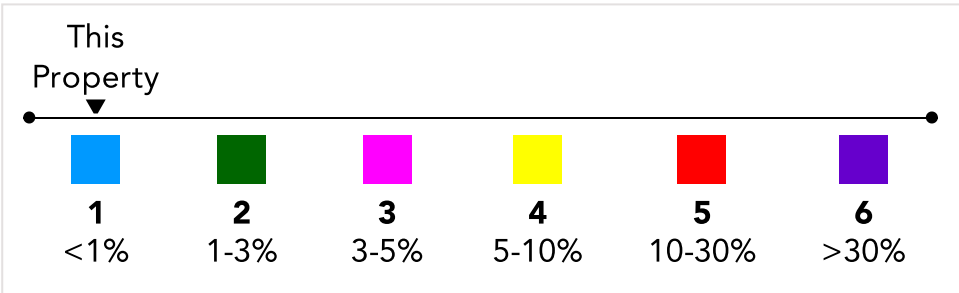
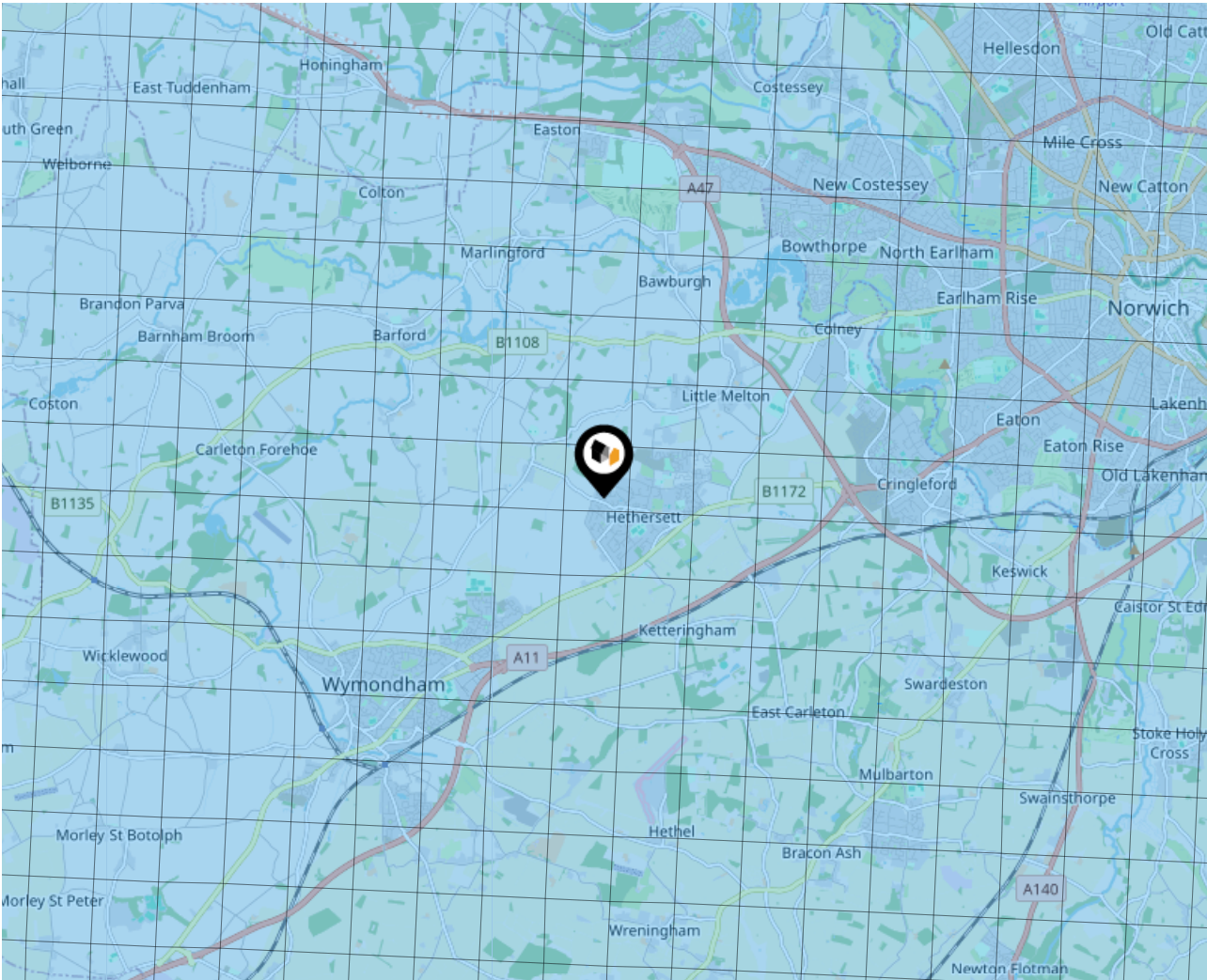


Key:

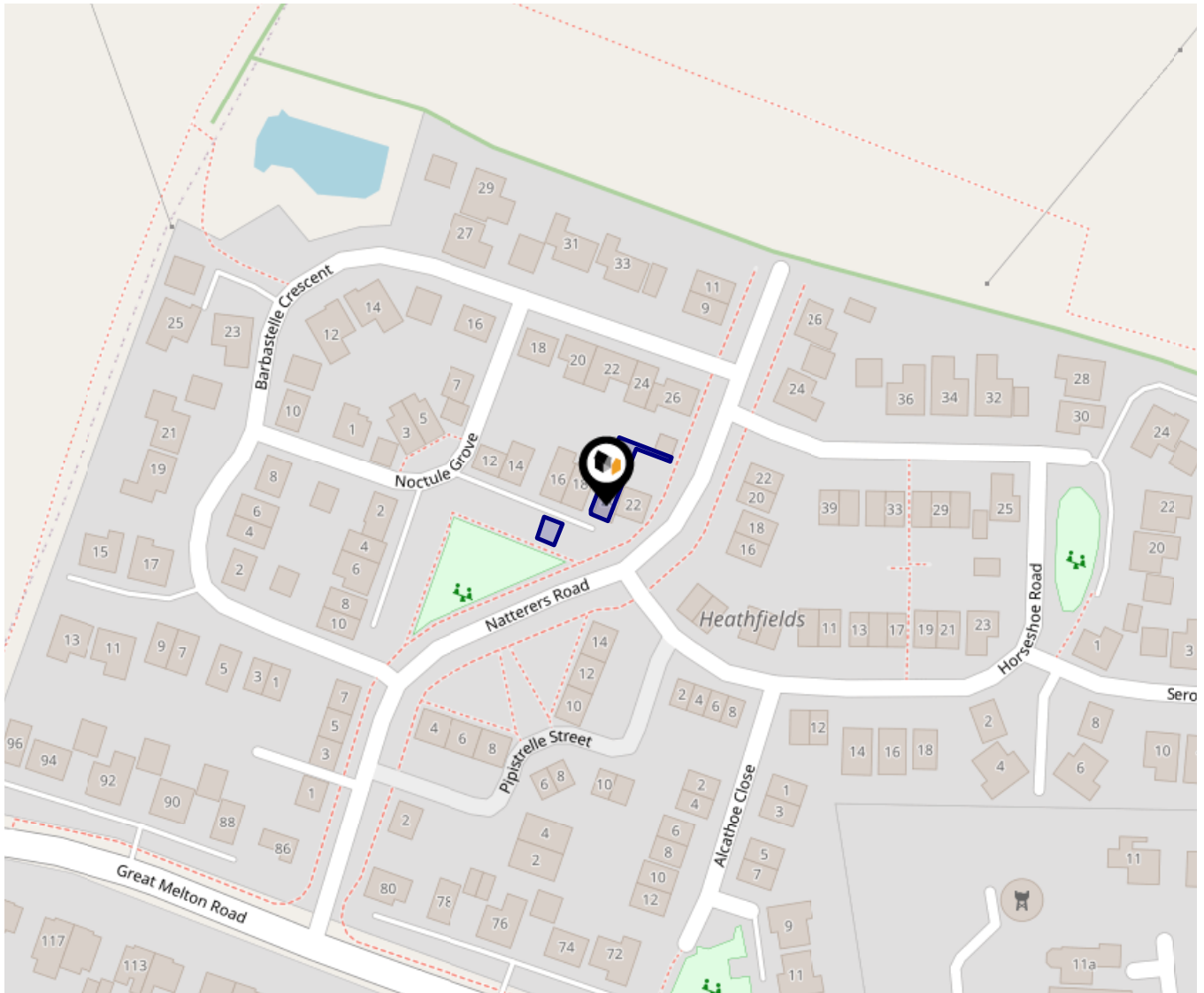
-  Power Pylons
-  Communication Masts

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.

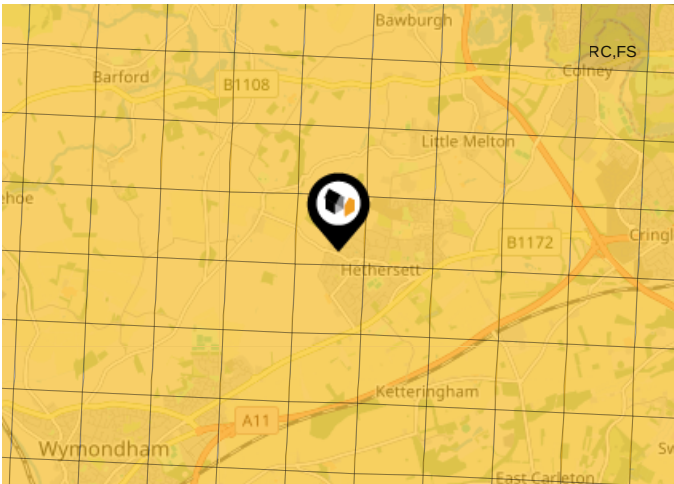
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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		

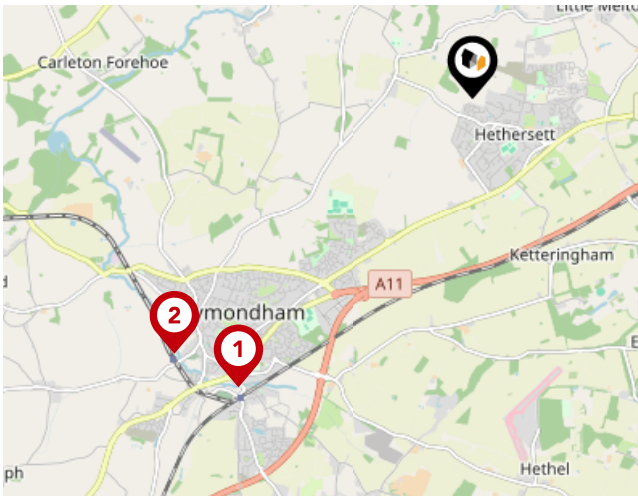


Primary Classifications (Most Common Clay Types)

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

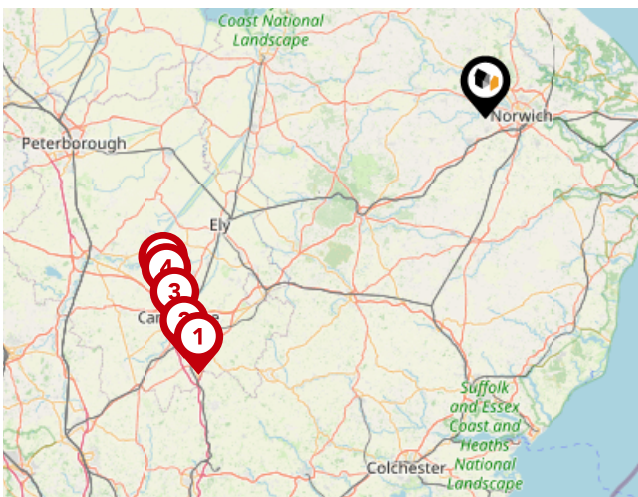
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Rail Station	3.34 miles
2	Wymondham Abbey (Mid Norfolk Railway)	3.52 miles
3	Spooner Row Rail Station	5.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	55.77 miles
2	M11 J10	55.77 miles
3	M11 J11	54.38 miles
4	M11 J13	53.35 miles
5	M11 J14	52.98 miles

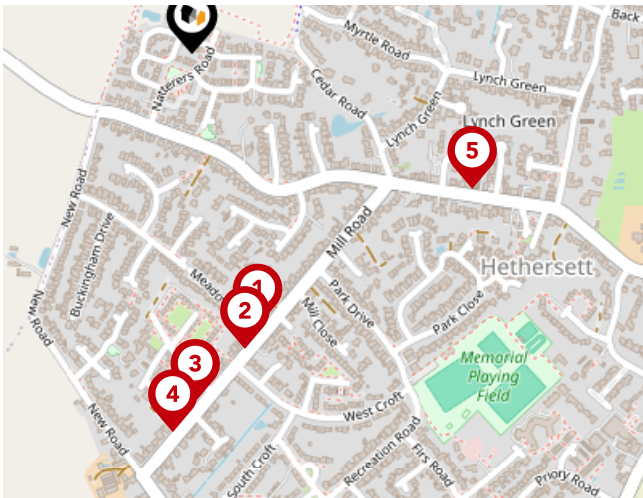


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	6.54 miles
2	Cambridge	50.1 miles
3	Southend-on-Sea	74.21 miles
4	Stansted Airport	62.49 miles

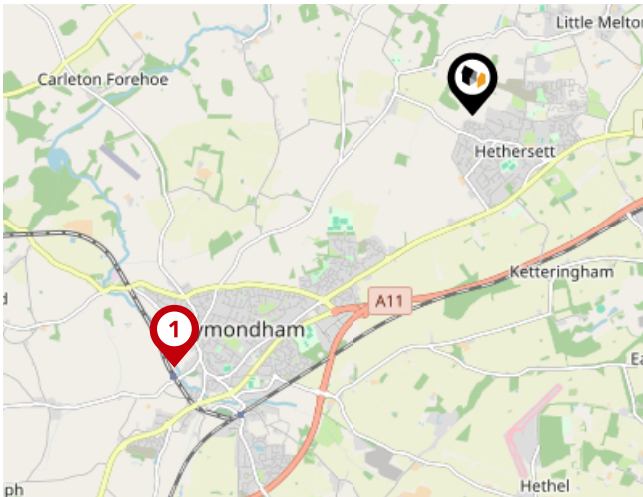
Area

Transport (Local)



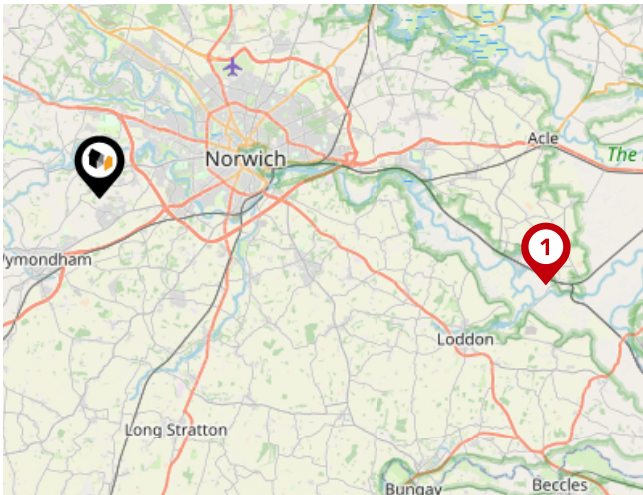
Bus Stops/Stations

Pin	Name	Distance
1	Meadow Close	0.32 miles
2	Meadow Close	0.34 miles
3	Flint House Gardens	0.39 miles
4	Flint House Gardens	0.43 miles
5	Cromwell Close	0.35 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	3.51 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	16.37 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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