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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



ARUNDELL AVENUE, WYMONDHAM, NR18

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.36 acres		
Council Tax :	Band B		
Annual Estimate:	£1,842		
Title Number:	NK424598		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	70	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:

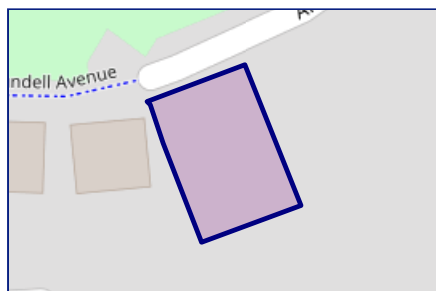
(based on calls indoors)



Satellite/Fibre TV Availability:

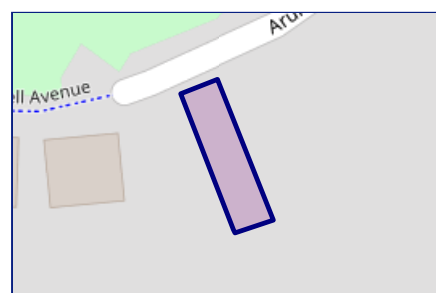


Freehold Title Plan



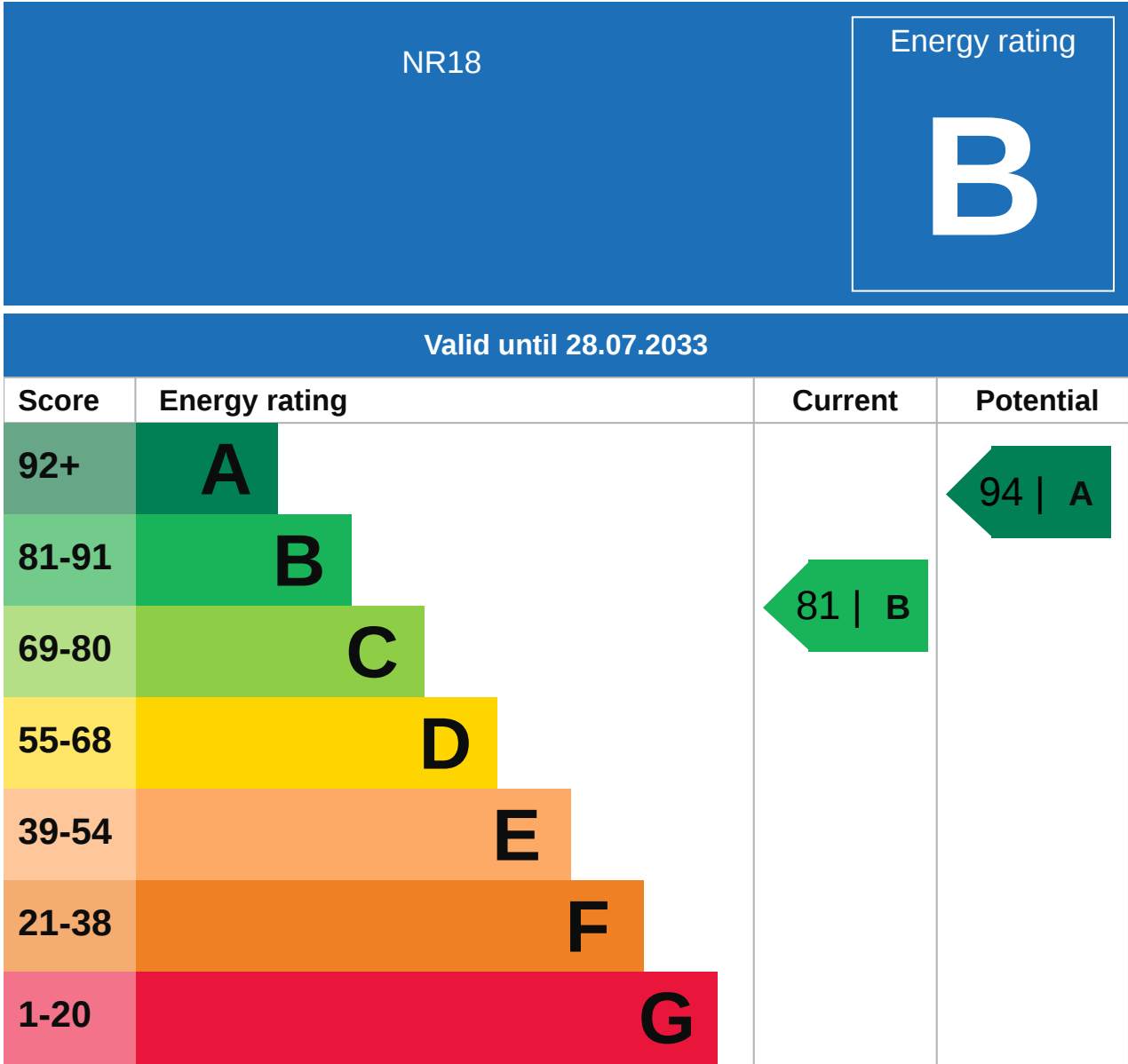
NK424598

Leasehold Title Plan



NK432900

Start Date:	03/10/2013
End Date:	01/04/2128
Lease Term:	125 years from and including 1 April 2003
Term Remaining:	102 years





Additional EPC Data

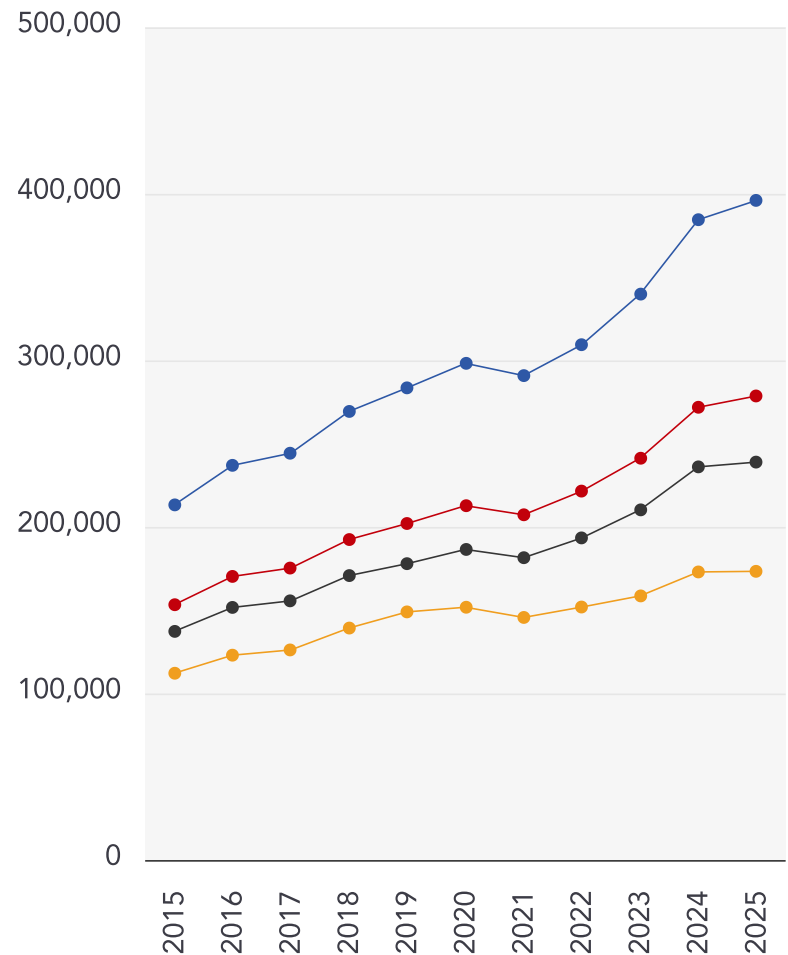
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	71 m ²

Market

House Price Statistics



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



Detached

+85.73%

Semi-Detached

+81.75%

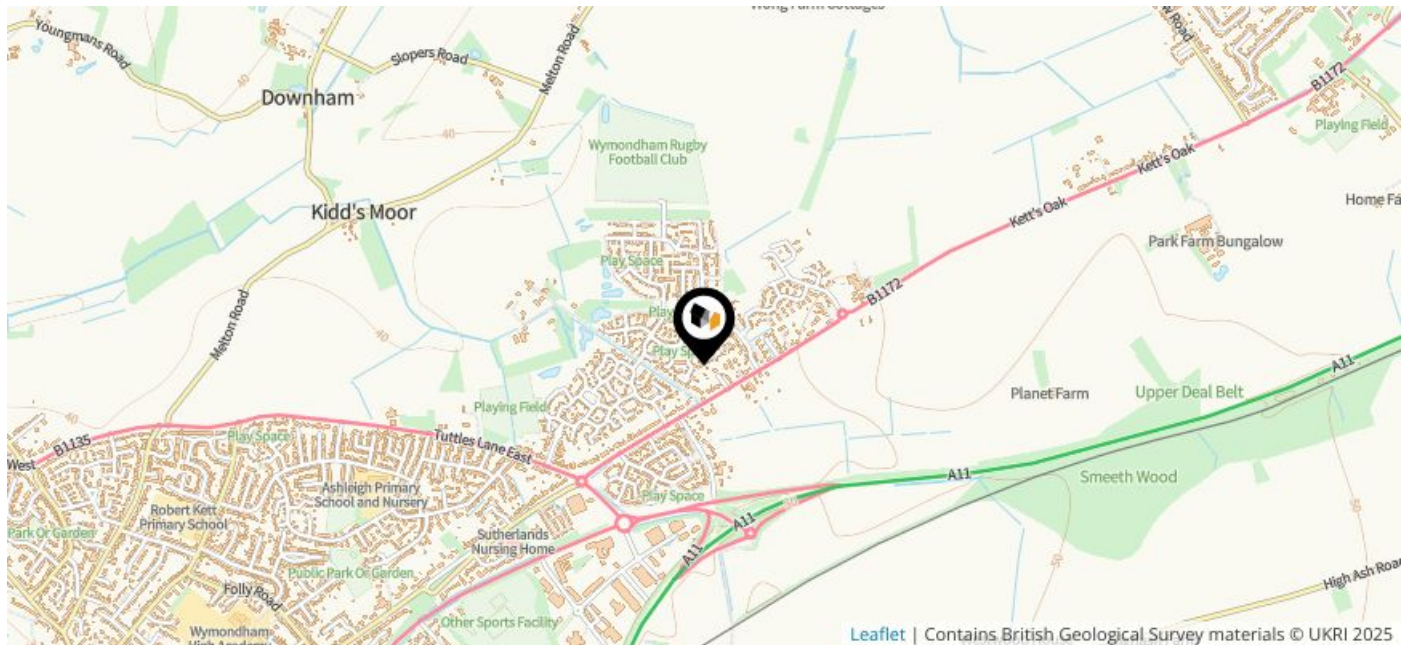
Terraced

+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.

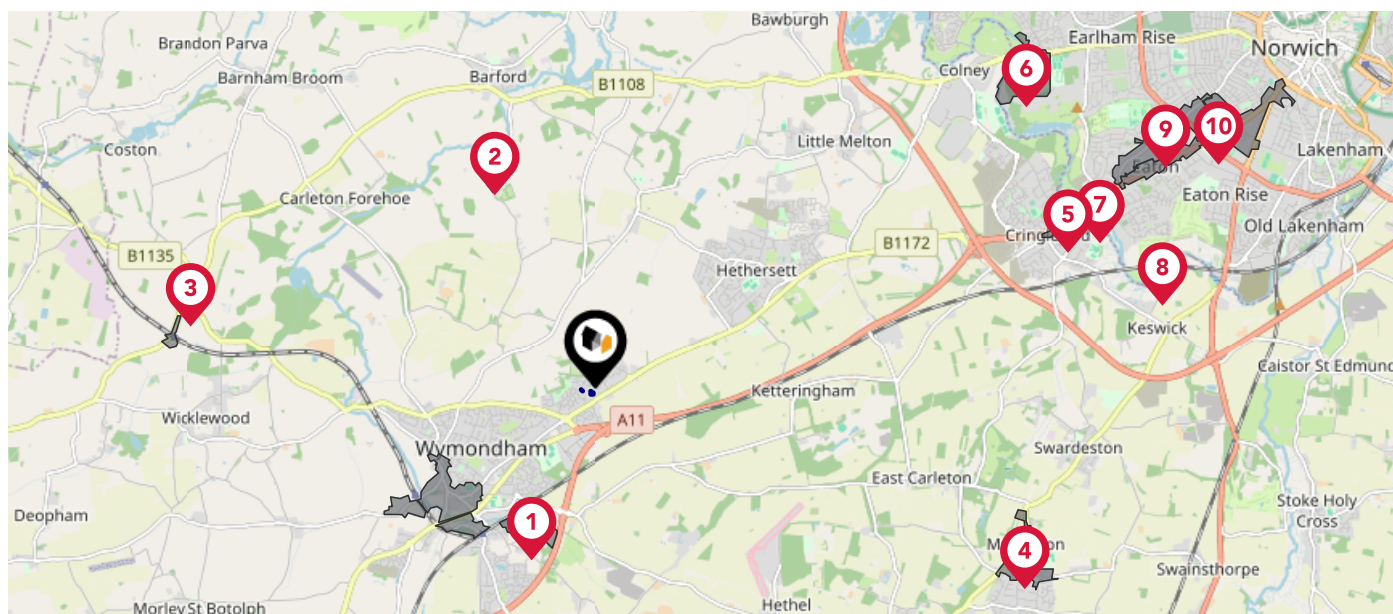
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



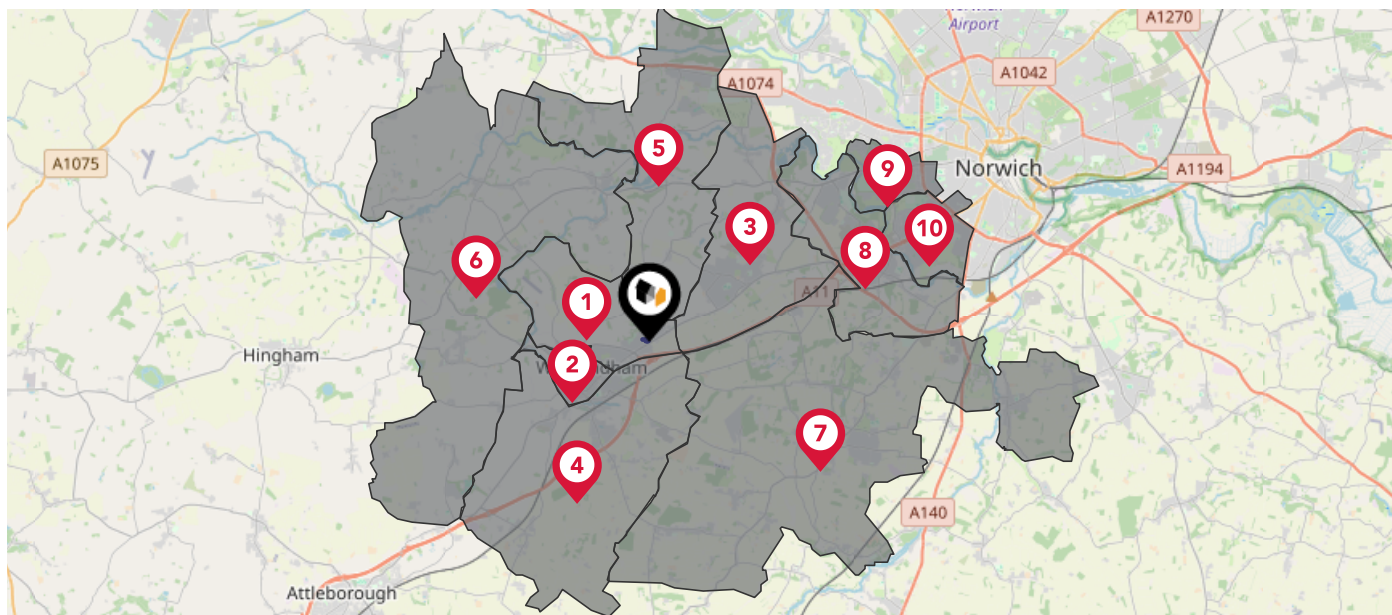
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Wymondham
-  Wramplingham
-  Kimberley
-  Mulbarton
-  Cringleford
-  Earlham
-  Eaton
-  Keswick
-  Unthank and Christchurch
-  Newmarket Road

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

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



Nearby Green Belt Land

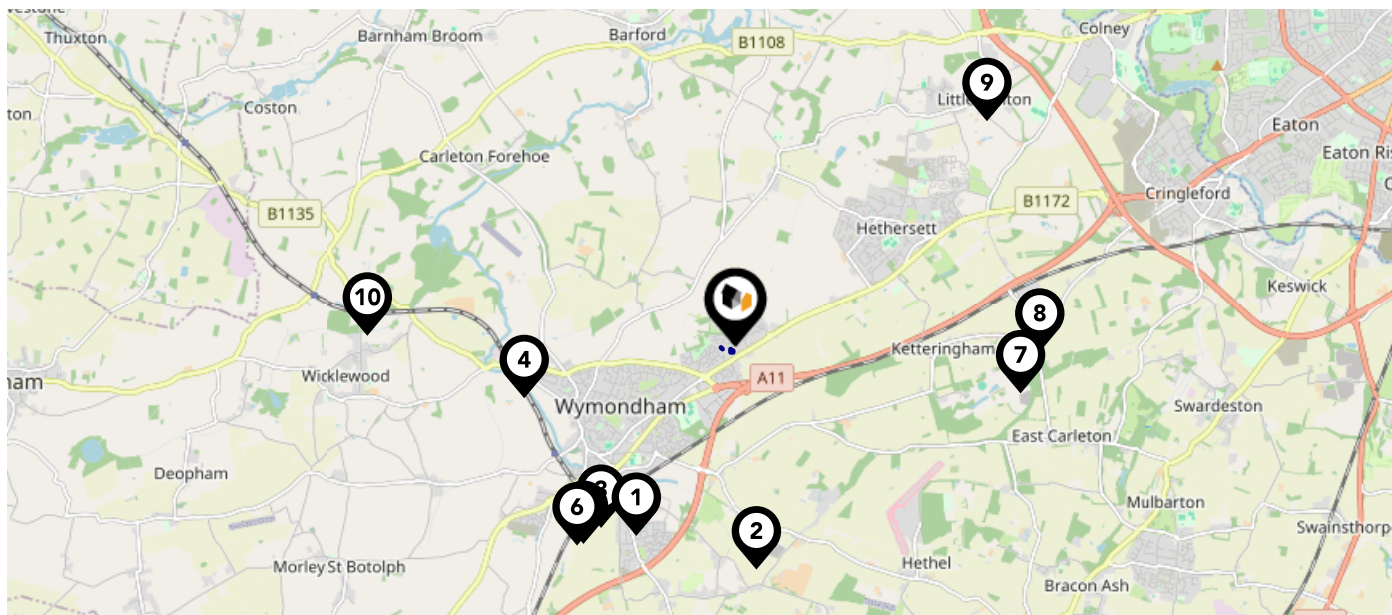
No data available.

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

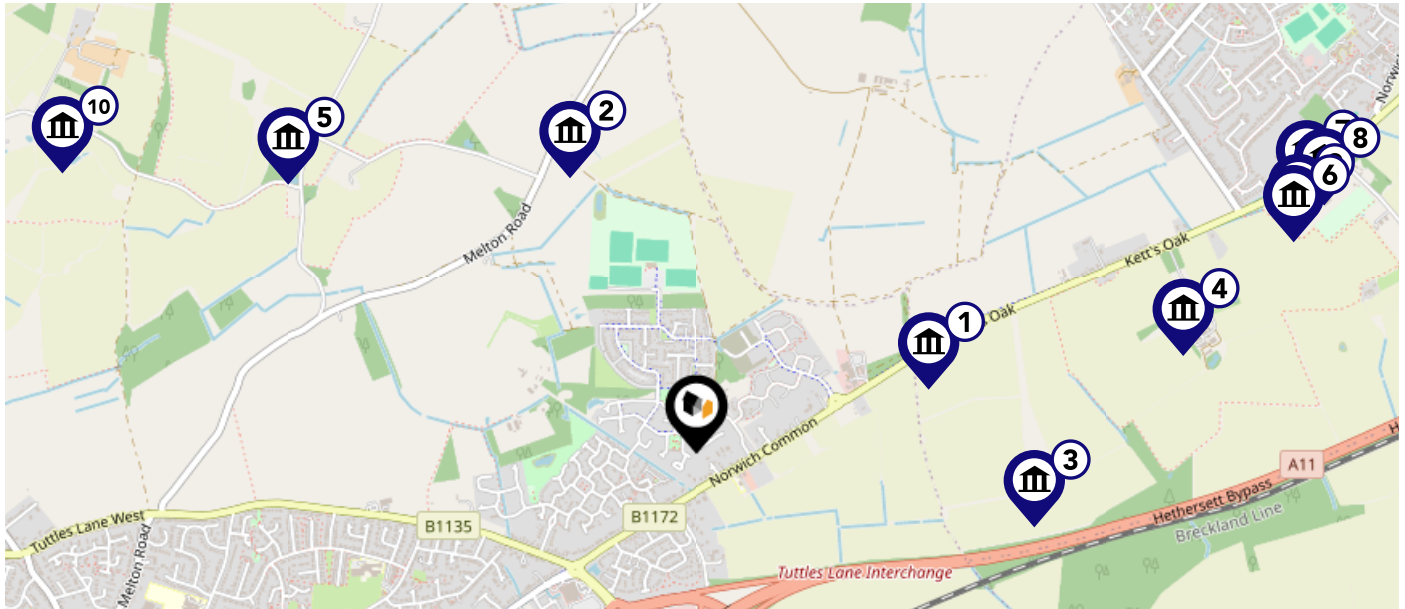
1	Rightup Road-Silfield, Wymondham	Historic Landfill	
2	Off stanfield Road-Off Stanfield Road, South Side Off Railway Line, Wymondham	Historic Landfill	
3	Wymondham-Strayground Lane,,Wymondham,Norfolk	Historic Landfill	
4	Chapel Lane-Wymondham, Norfolk	Historic Landfill	
5	Stayground Lane-Wymondham	Historic Landfill	
6	Strayground Lane-Wymondham, Norfolk	Historic Landfill	
7	Morbays Tip-E Carleston Road, Norwich, Norfolk	Historic Landfill	
8	Central Depot-Heathersett, Norwich, Norfolk	Historic Landfill	
9	The Street-School Lane, Little Melton, Norfolk	Historic Landfill	
10	Warren Hill-Wicklewood Road, Kimberley	Historic Landfill	

Maps

Listed Buildings



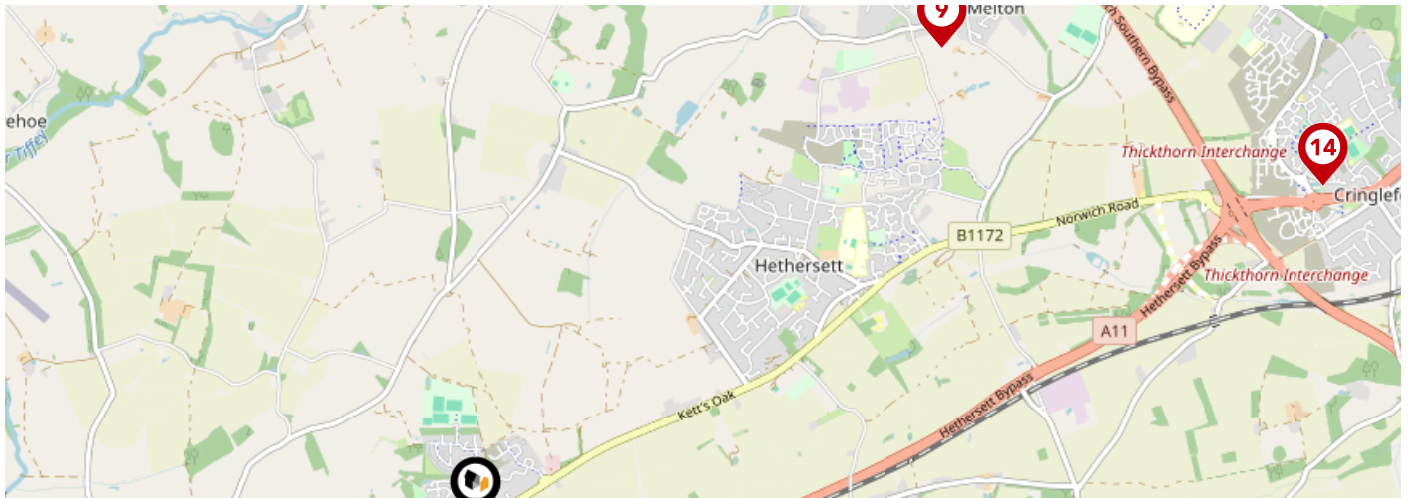
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1169504 - Milestone No 7 At Tg 1385 0352	Grade II	0.6 miles
 1291979 - Oakland Farmhouse	Grade II	0.7 miles
 1050571 - Barn At Planet Farm	Grade II	0.8 miles
 1169658 - Park Farm Hotel At Tg 147 037	Grade II	1.1 miles
 1291801 - Manor Farmhouse	Grade II	1.1 miles
 1169626 - Hethersett Old Hall	Grade II	1.4 miles
 1050536 - Wood Hall And Attached Garden Wall	Grade II	1.5 miles
 1050574 - Milestone No 6 At Tg 1526 0425	Grade II	1.5 miles
 1050576 - Barn Immediately North-east Of Hethersett Old Hall	Grade II	1.5 miles
 1196664 - Wood Farmhouse	Grade II	1.5 miles



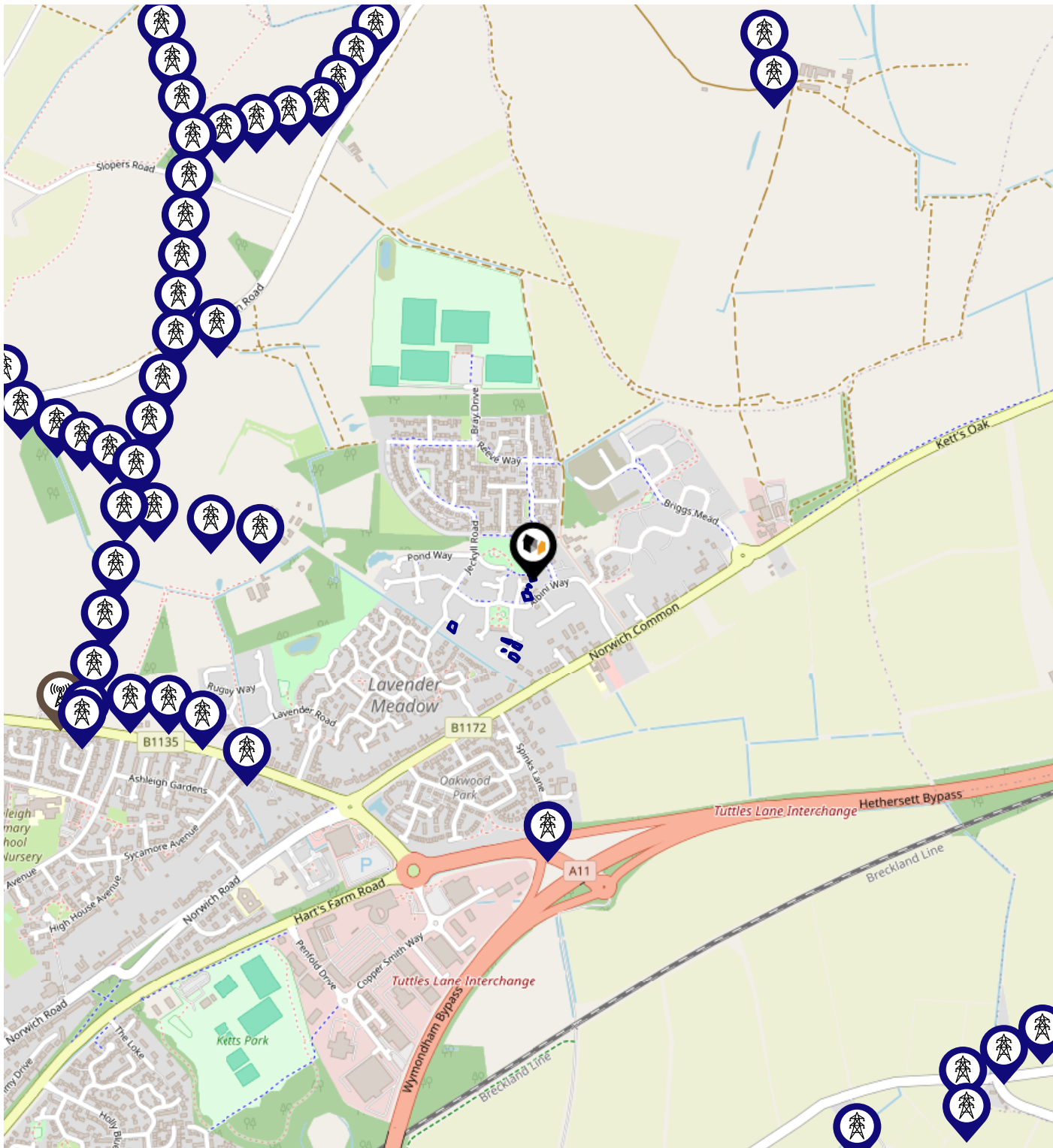
		Nursery	Primary	Secondary	College	Private
1	Ashleigh Primary School and Nursery, Wymondham Ofsted Rating: Outstanding Pupils: 479 Distance:0.82	☐	☒	☐	☐	☐
2	Robert Kett Primary School Ofsted Rating: Requires improvement Pupils: 567 Distance:1.2	☐	☒	☐	☐	☐
3	Wymondham High Academy Ofsted Rating: Good Pupils: 1602 Distance:1.21	☐	☐	☒	☐	☐
4	Browick Road Primary and Nursery School Ofsted Rating: Outstanding Pupils: 253 Distance:1.49	☐	☒	☐	☐	☐
5	Hethersett Academy Ofsted Rating: Outstanding Pupils: 1174 Distance:1.92	☐	☐	☒	☐	☐
6	Hethersett VC Primary School Ofsted Rating: Good Pupils: 272 Distance:1.97	☐	☒	☐	☐	☐
7	Hethersett, Woodside Primary & Nursery School Ofsted Rating: Requires improvement Pupils: 488 Distance:2.5	☐	☒	☐	☐	☐
8	Barford Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:2.95	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Little Melton Primary School Ofsted Rating: Outstanding Pupils: 118 Distance:2.99	☐	☒	☐	☐	☐
	Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:3.41	☐	☒	☐	☐	☐
	Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:3.67	☐	☒	☐	☐	☐
	Barnham Broom Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 110 Distance:3.77	☐	☒	☐	☐	☐
	The Bawburgh School Ofsted Rating: Good Pupils: 101 Distance:3.79	☐	☒	☐	☐	☐
	Cringleford CE VA Primary School Ofsted Rating: Outstanding Pupils: 449 Distance:4.1	☐	☒	☐	☐	☐
	Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:4.2	☐	☒	☐	☐	☐
	Mulbarton Primary School Ofsted Rating: Good Pupils: 409 Distance:4.28	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

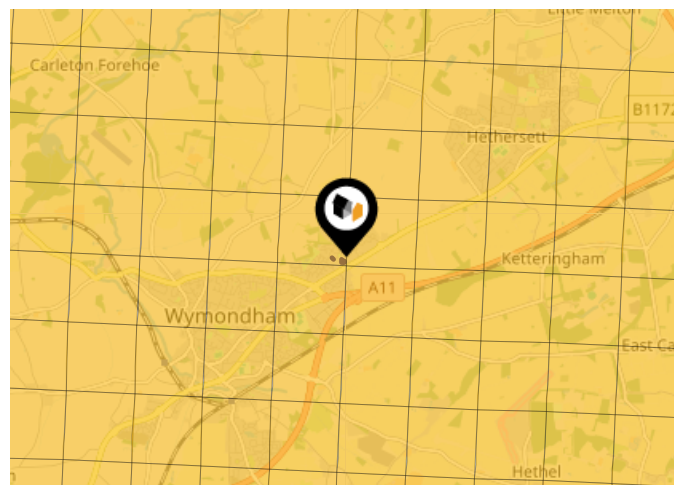


Key:

-  Power Pylons
-  Communication Masts

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		

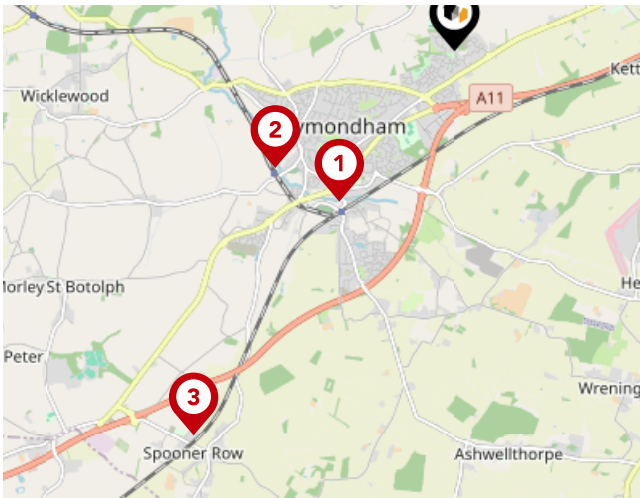


Primary Classifications (Most Common Clay Types)

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

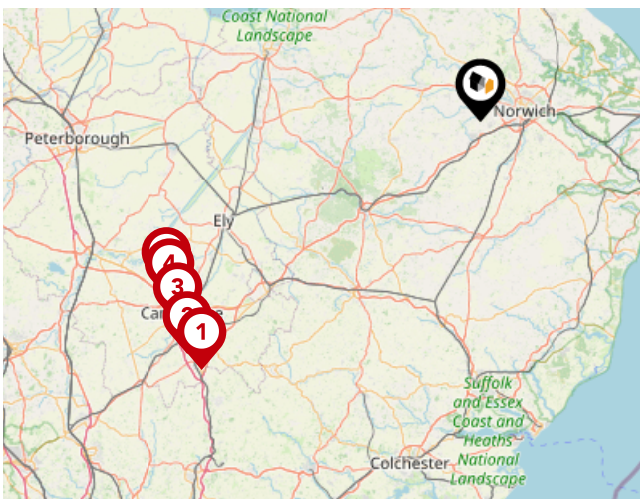
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Wymondham Rail Station	1.71 miles
	Wymondham Abbey (Mid Norfolk Railway)	1.93 miles
	Spooner Row Rail Station	4.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	54.16 miles
	M11 J10	54.17 miles
	M11 J11	52.82 miles
	M11 J13	51.81 miles
	M11 J14	51.46 miles

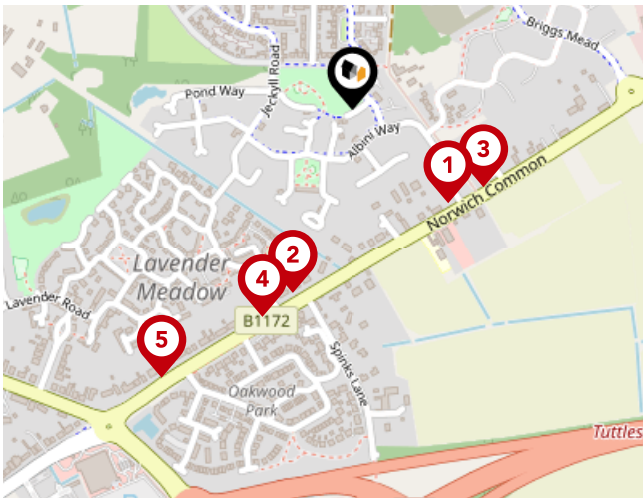


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	8.17 miles
	Cambridge	48.54 miles
	Southend-on-Sea	72.74 miles
	Stansted Airport	60.86 miles

Area

Transport (Local)



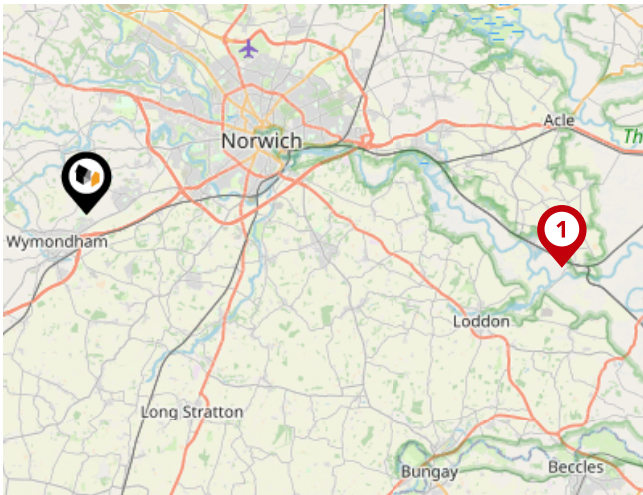
Bus Stops/Stations

Pin	Name	Distance
1	Albini Way	0.15 miles
2	Spinks Lane	0.22 miles
3	Albini Way	0.17 miles
4	Spinks Lane	0.25 miles
5	Tuttles Lane	0.37 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	1.92 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	17.24 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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