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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



WESTFIELDS, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

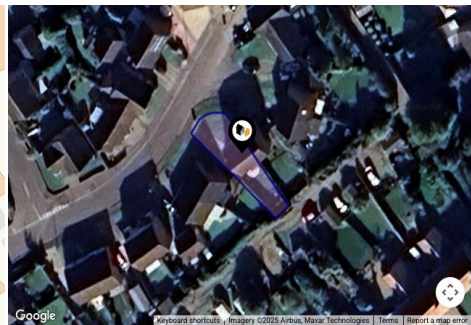
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	602 ft ² / 56 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,811
Title Number:	NK65328

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	80	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







WESTFIELDS, ATTLEBOROUGH, NR17





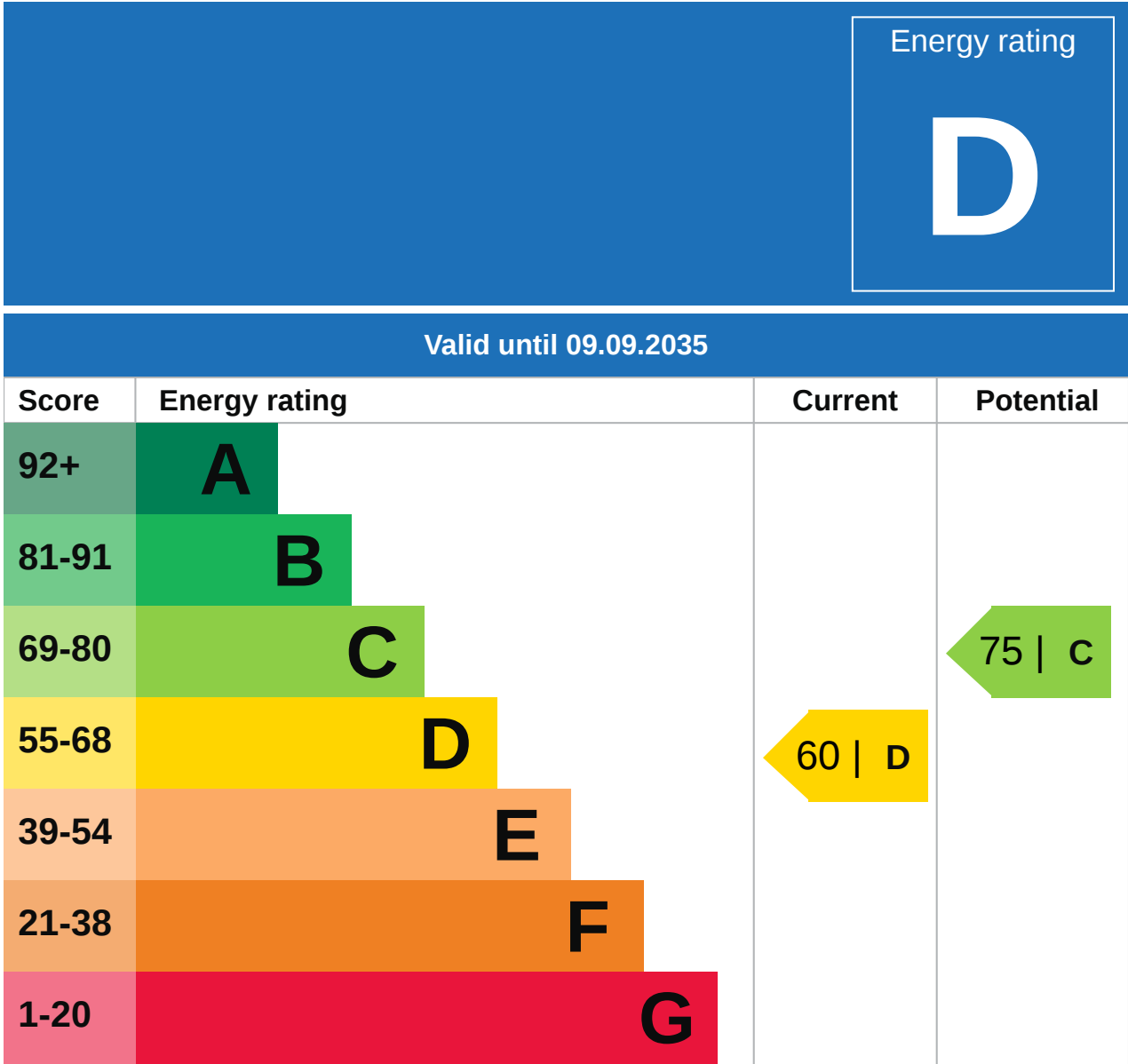
WESTFIELDS, ATTLEBOROUGH, NR17





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Additional EPC Data

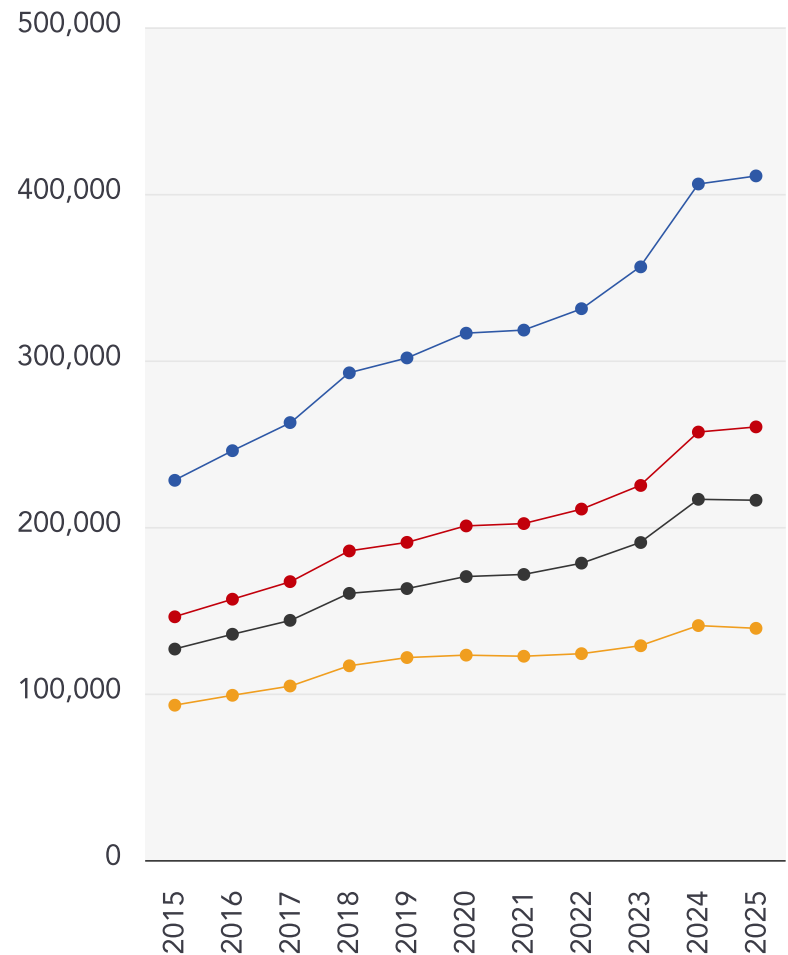
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Pitched, 125 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 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%

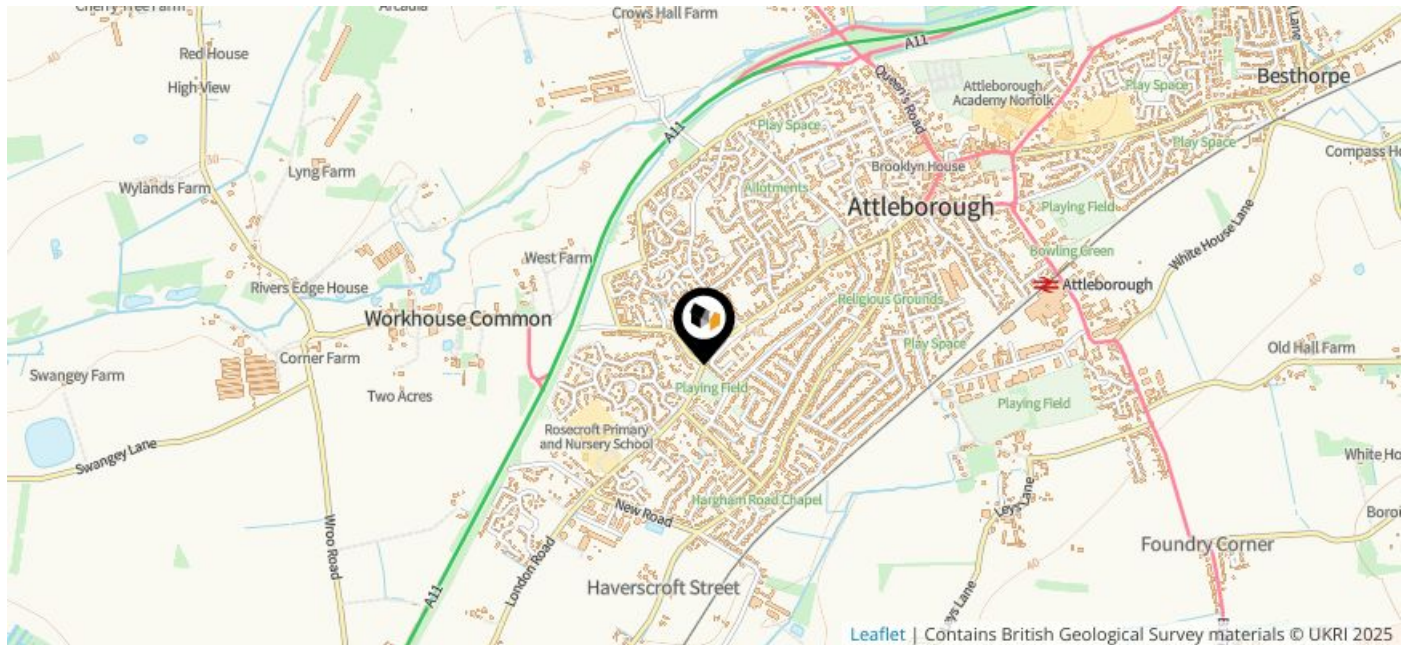
Terraced

+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.

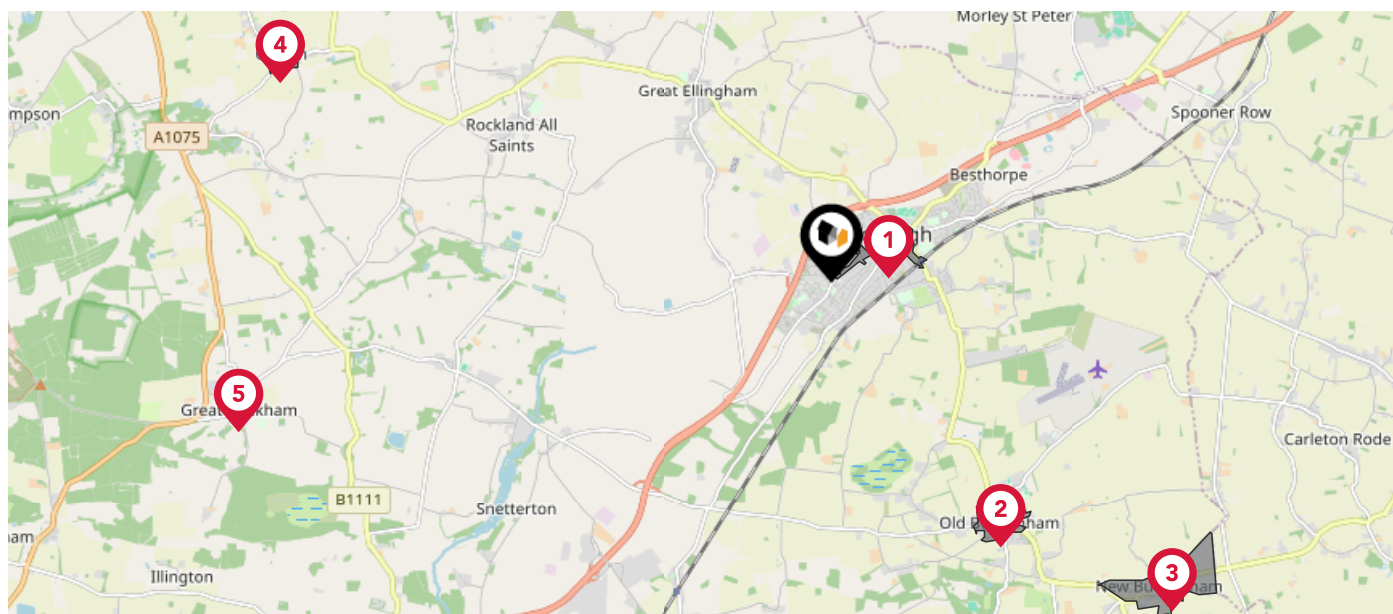
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



New Buckenham



Caston



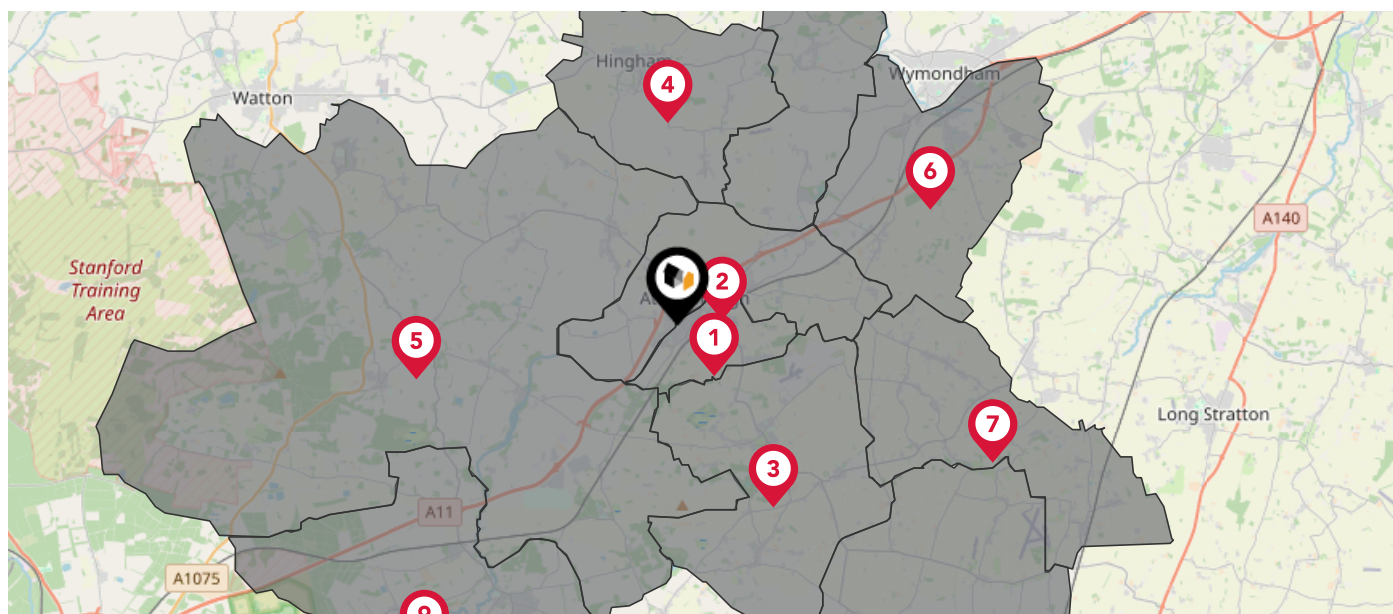
Hockham

Maps

Council Wards



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 Burgh & Haverscroft Ward



Attleborough Queens & Besthorpe Ward



The Buckenham & Banham Ward



Hingham & Deopham Ward



All Saints & Wayland Ward



South Wymondham Ward



Bunwell Ward



Wicklewood Ward



Harling & Heathlands Ward



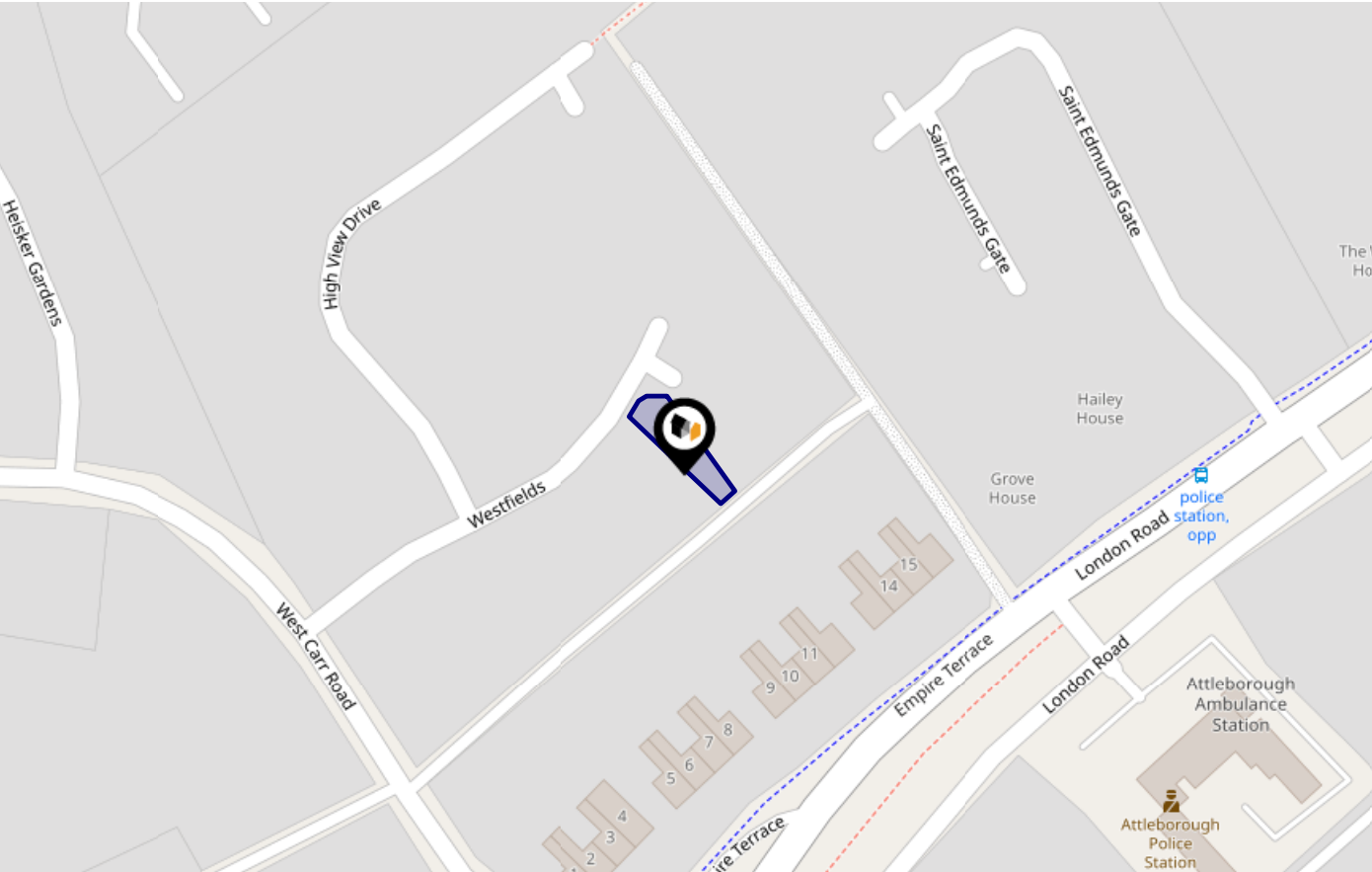
Bressingham & Burston Ward

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.

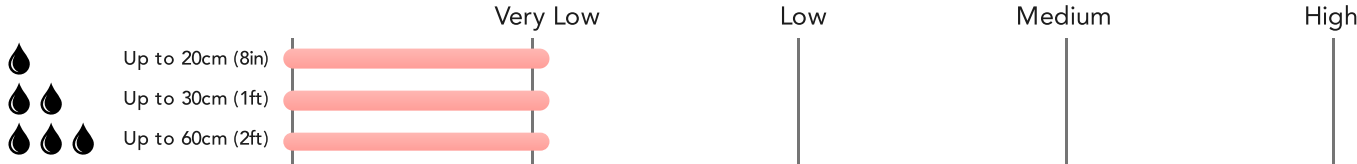


Risk Rating: Very low

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:

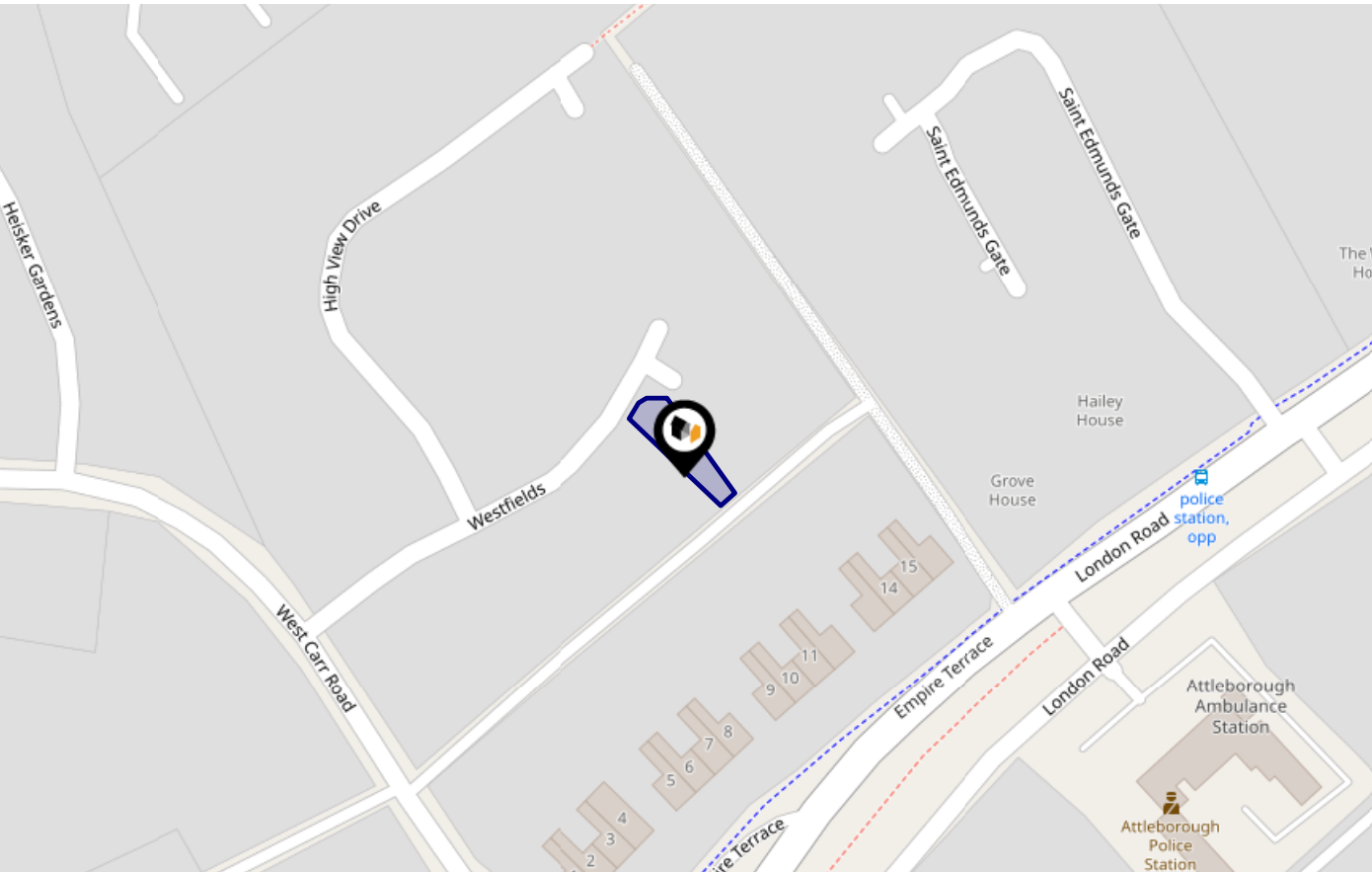


Flood Risk

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.

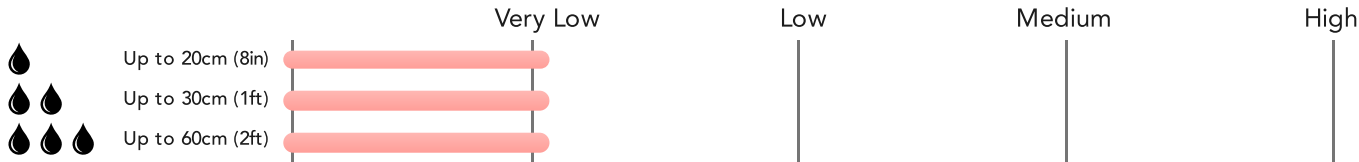


Risk Rating: Very low

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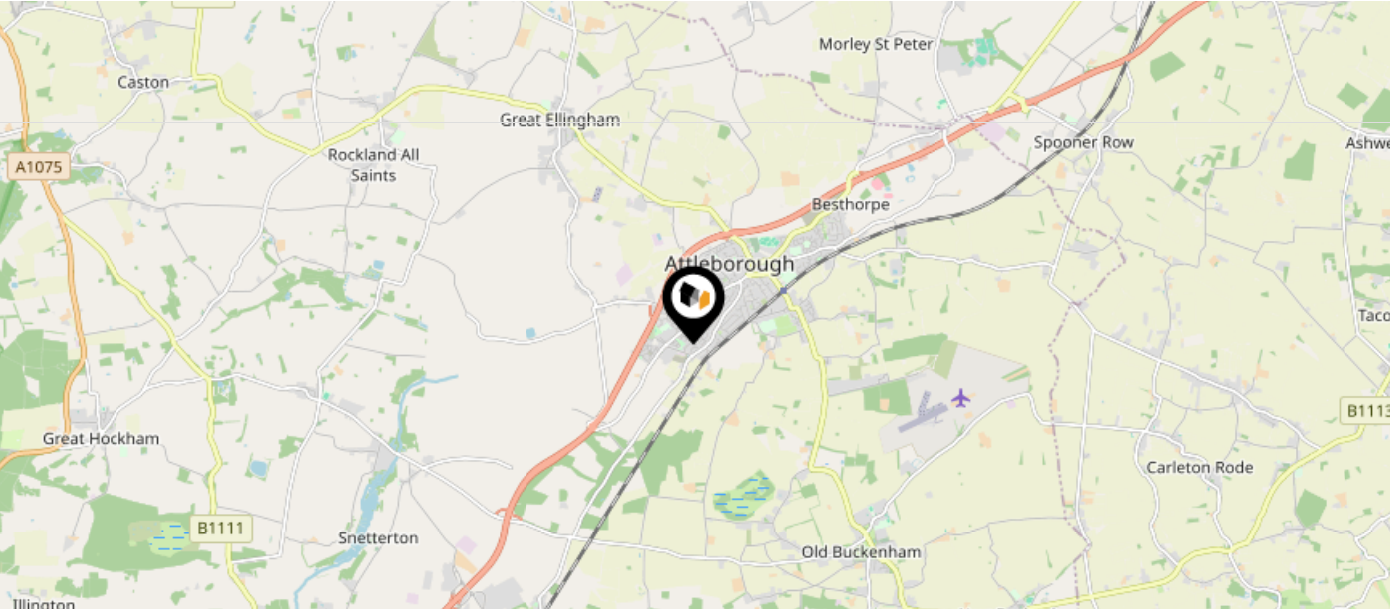
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

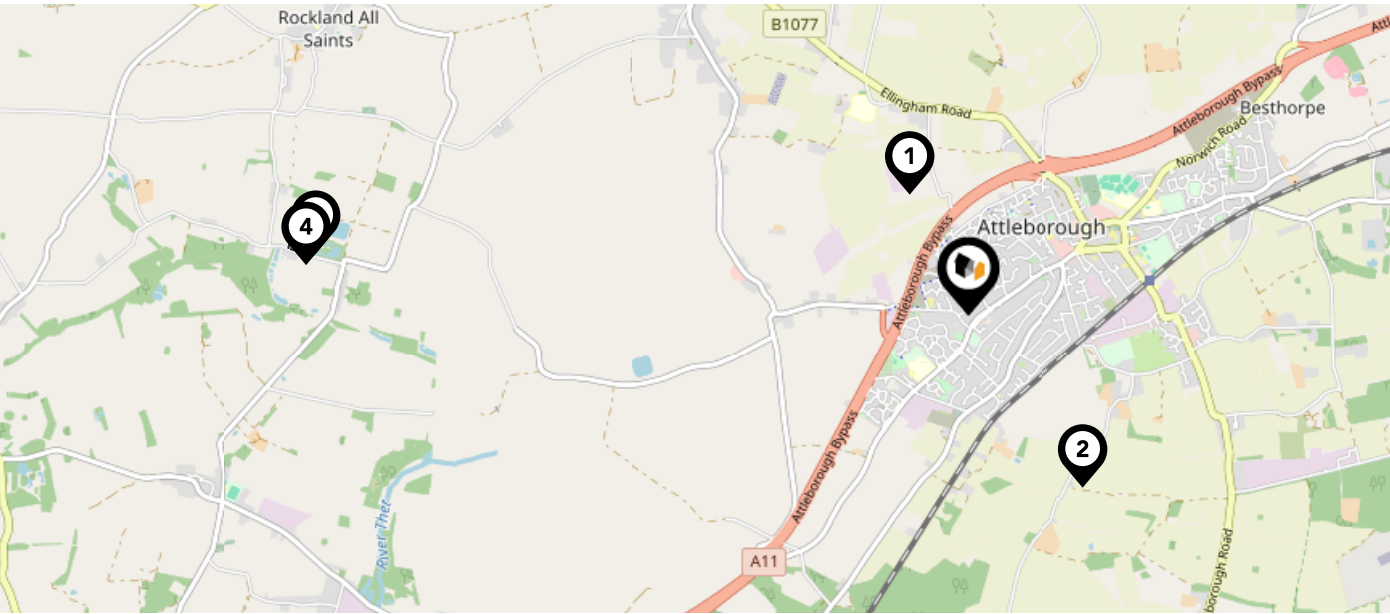
No data available.

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.



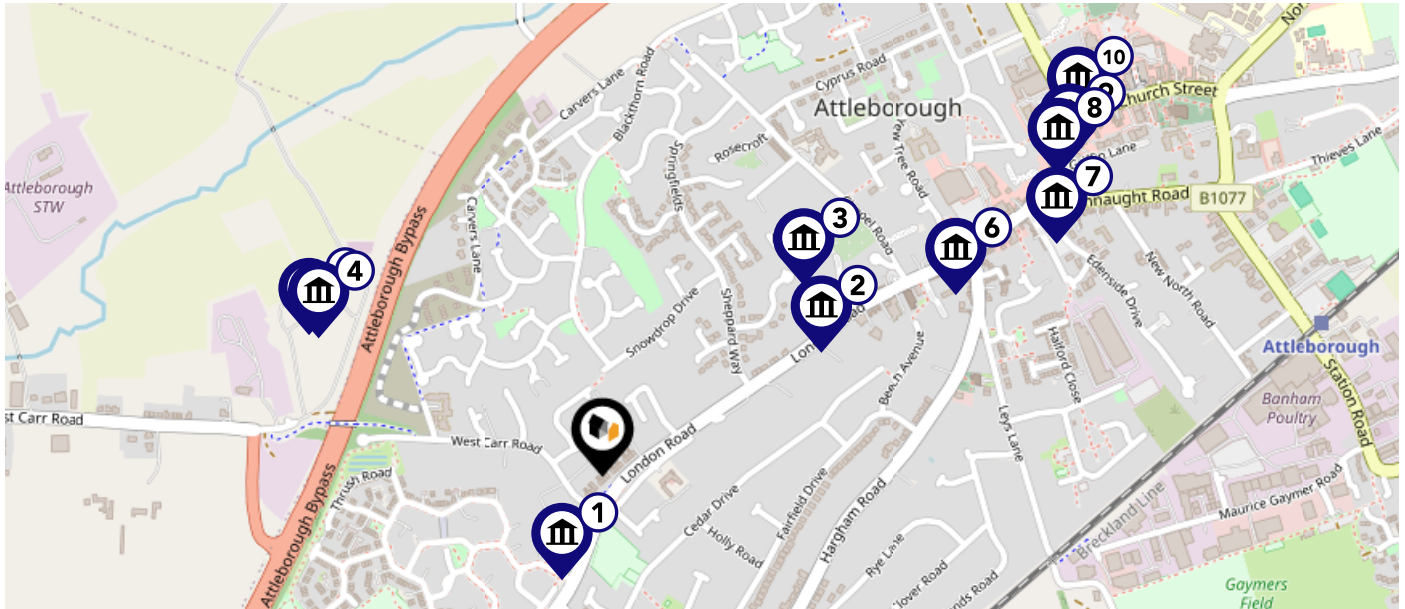
Nearby Landfill Sites		
1	Crowshall Lane-Attleborough, Norfolk	Historic Landfill ☐
2	Attleborough-Attleborough, Norfolk	Historic Landfill ☐
3	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill ☐
4	Rocklands-Rocklands, Breckland	Historic Landfill ☐

Maps

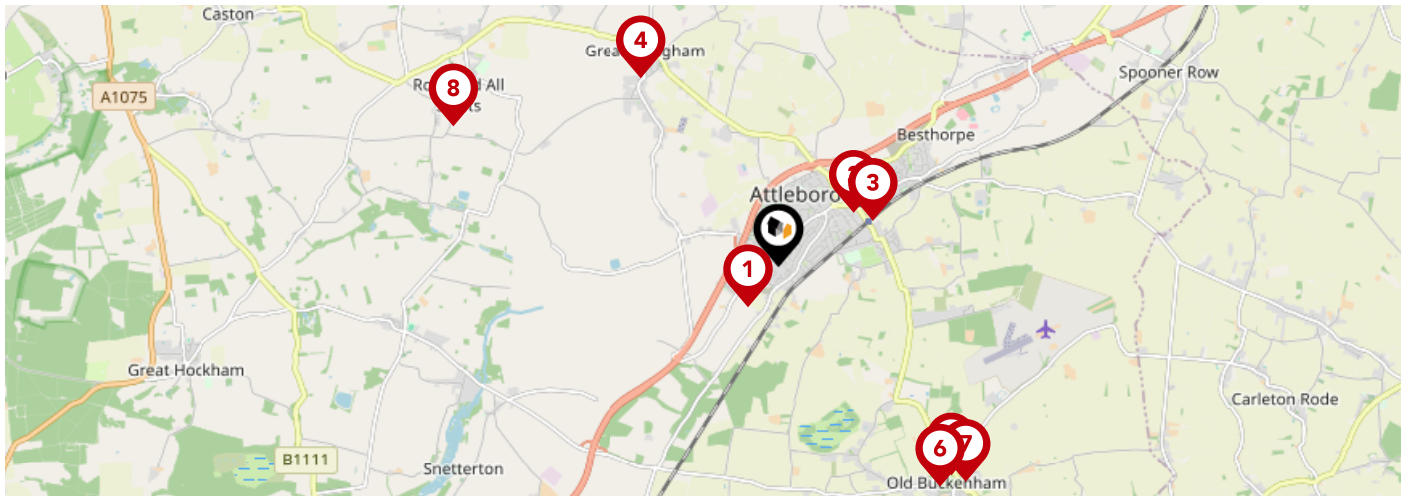
Listed Buildings



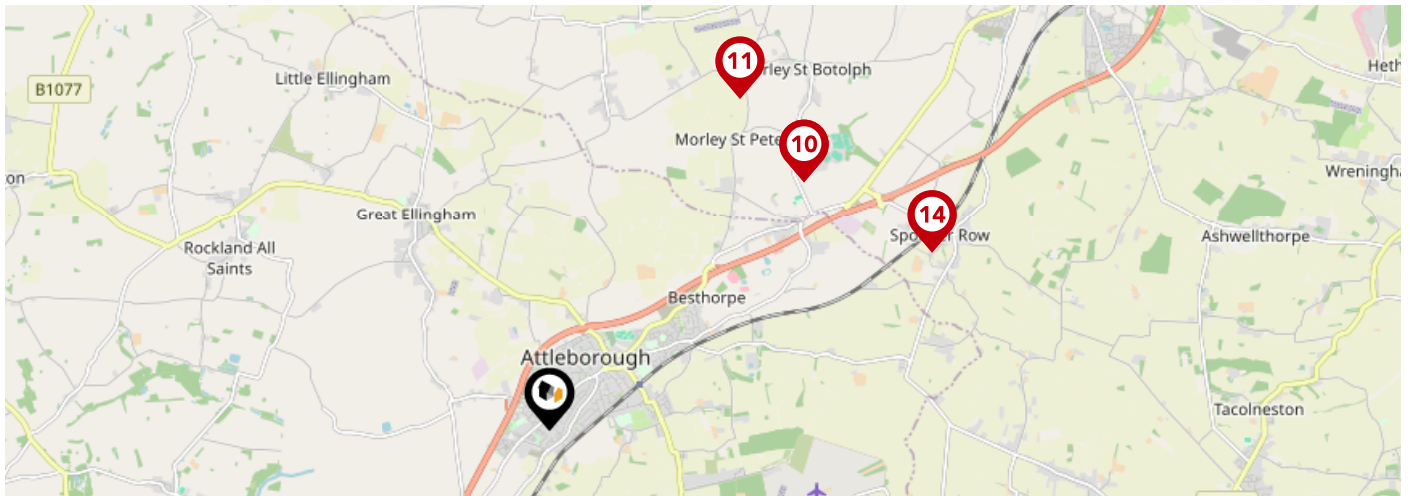
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1389108 - Arosa	Grade II	0.1 miles
 1248876 - 1 And 2, Prospect Avenue	Grade II	0.3 miles
 1068812 - Lushers Cottage	Grade II	0.3 miles
 1077556 - Barn 25 Metres South East Of West Farmhouse	Grade II	0.3 miles
 1169023 - West Farmhouse	Grade II	0.4 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	0.5 miles
 1077546 - Lamp Cottage And The Homestead	Grade II	0.6 miles
 1168968 - Cyprus House	Grade II	0.6 miles
 1453617 - Attleborough War Memorial	Grade II	0.6 miles
 1342451 - The Doric Restaurant	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:0.47	☐	☒	☐	☐	☐
2	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:0.83	☐	☐	☒	☐	☐
3	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:0.95	☐	☒	☐	☐	☐
4	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:2.1	☐	☒	☐	☐	☐
5	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:2.45	☐	☒	☐	☐	☐
6	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:2.47	☐	☐	☒	☐	☐
7	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:2.57	☐	☐	☒	☐	☐
8	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:3.2	☐	☒	☐	☐	☐

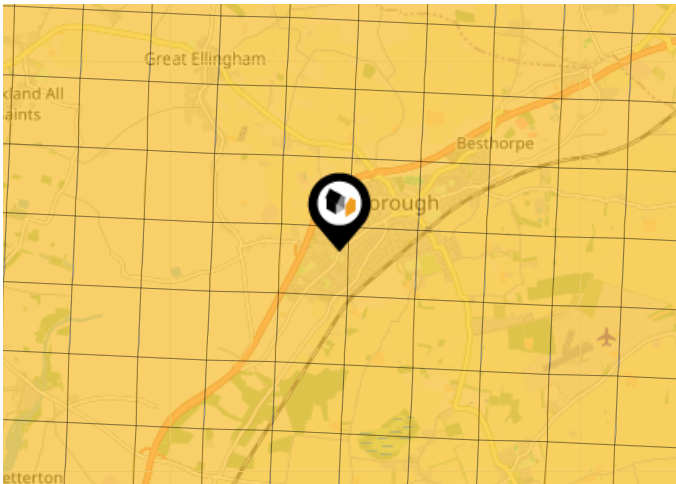


		Nursery	Primary	Secondary	College	Private
	Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:3.2	☐	☒	☐	☐	☐
	Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:3.2	☐	☐	☒	☐	☐
	Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:3.45	☐	☒	☐	☐	☐
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:3.77	☐	☐	☒	☐	☐
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:3.77	☐	☐	☒	☐	☐
	Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:3.8	☐	☒	☐	☐	☐
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:4.29	☐	☐	☒	☐	☐
	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:4.49	☐	☒	☐	☐	☐



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

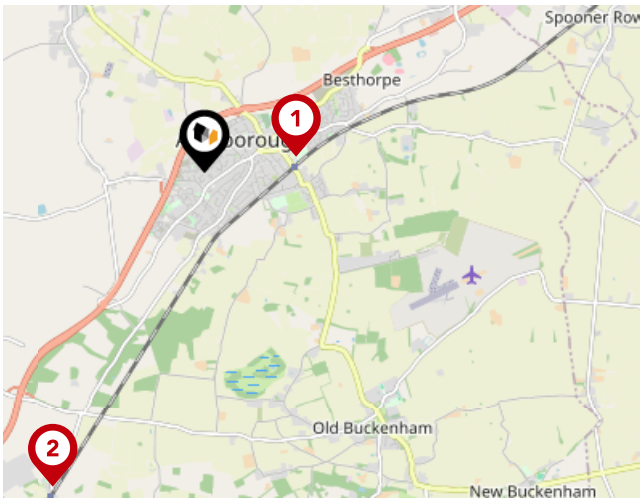


Primary Classifications (Most Common Clay Types)

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

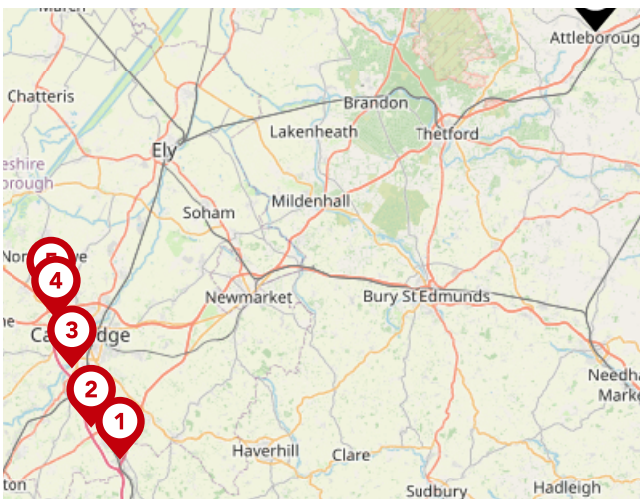
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.83 miles
2	Eccles Road Rail Station	3.15 miles
3	Spooner Row Rail Station	3.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.43 miles
2	M11 J10	46.45 miles
3	M11 J11	45.16 miles
4	M11 J13	44.25 miles
5	M11 J14	43.96 miles

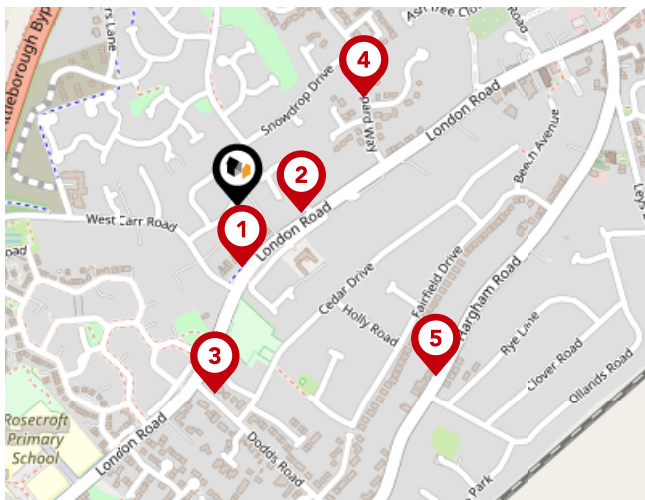


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	15.88 miles
2	Cambridge	40.91 miles
3	Stansted Airport	53.31 miles
4	Southend-on-Sea	66.51 miles

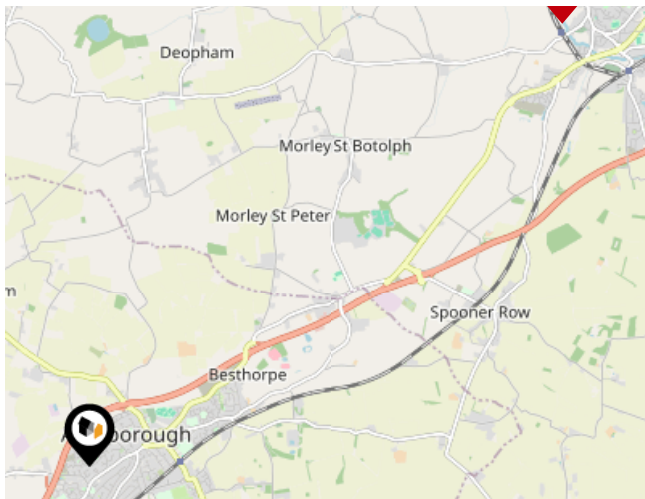
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West Carr Road	0.07 miles
2	police station	0.07 miles
3	London Road	0.21 miles
4	Watling Road	0.19 miles
5	Ollands Road	0.29 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.83 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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