

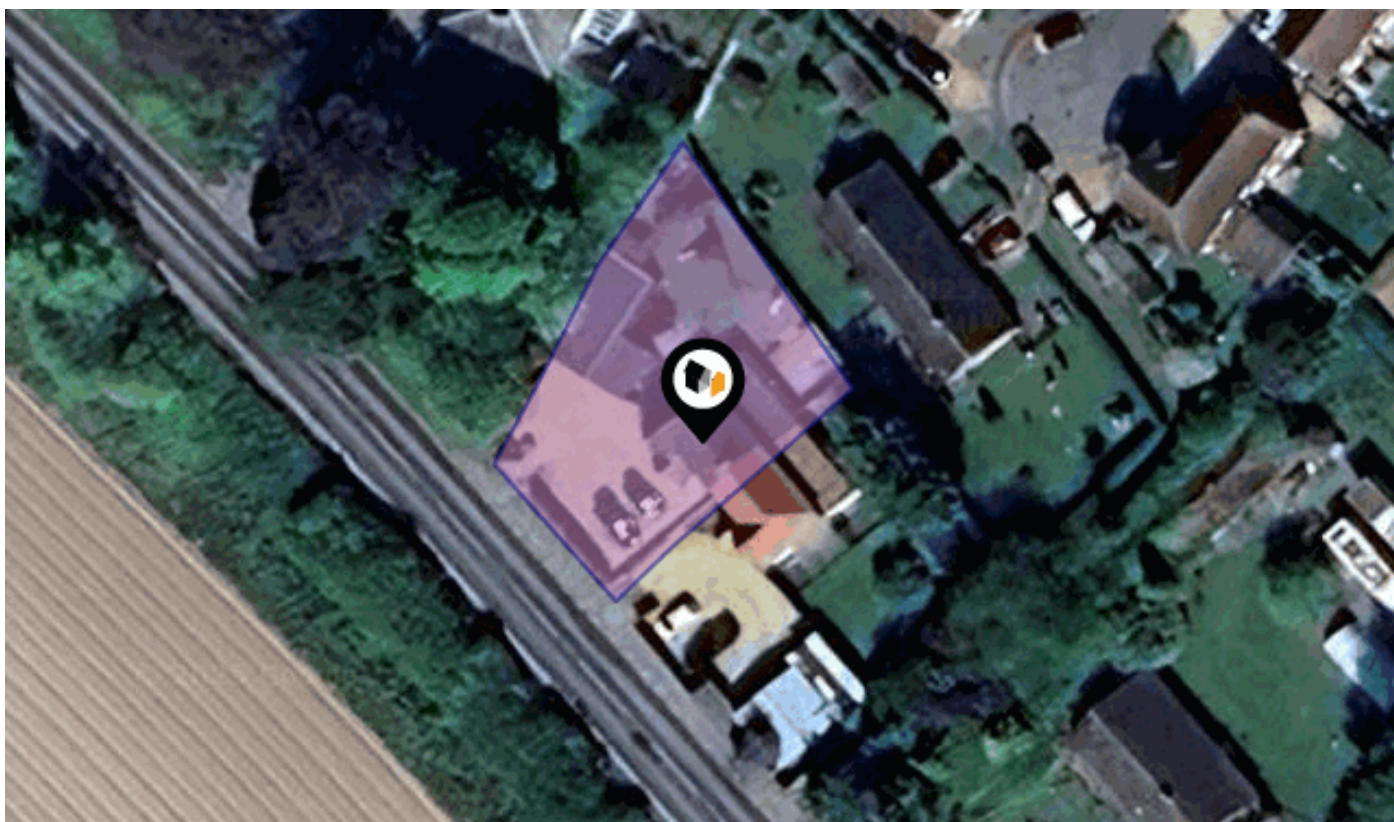


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th November 2025



METHWOLD ROAD, WHITTINGTON, KING'S LYNN, PE33

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com



Powered by
aprift
Know any property instantly



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.14 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,546		
Title Number:	NK353304		

Local Area

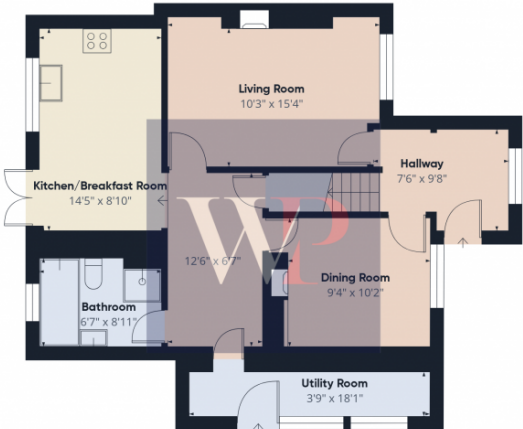
Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	9	77	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O	sky
				



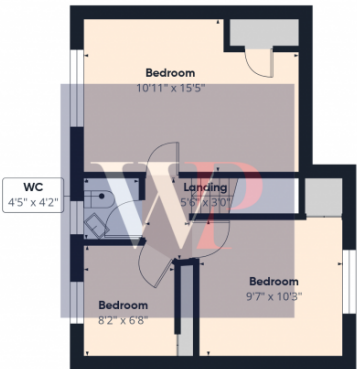




METHWOLD ROAD, WHITTINGTON, KING'S LYNN, PE33



Floor 0 Building 1



Floor 1 Building 1



Approximate total area[®]
1063 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



METHWOLD ROAD, WHITTINGTON, KING'S LYNN, PE33

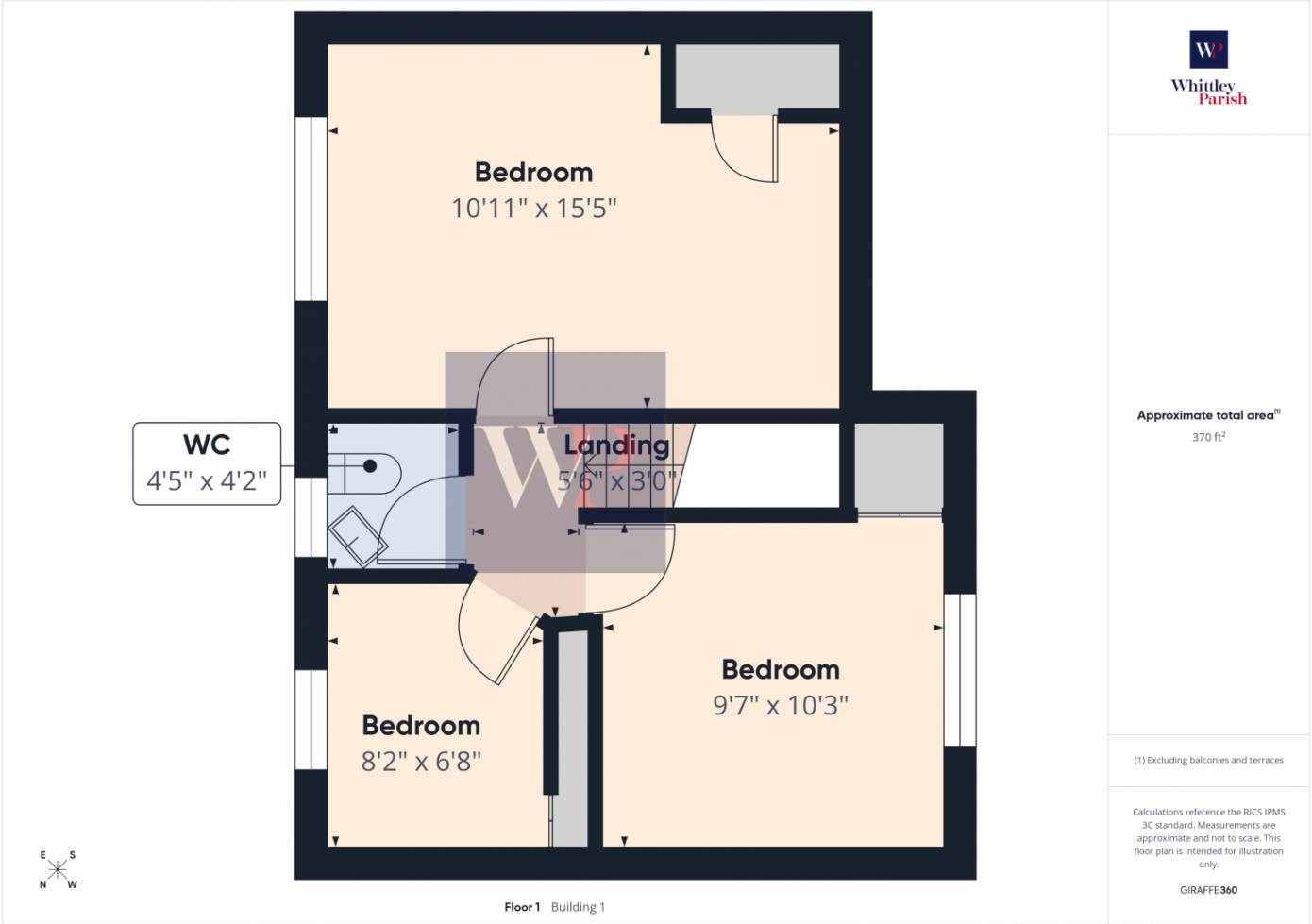




METHWOLD ROAD, WHITTINGTON, KING'S LYNN, PE33

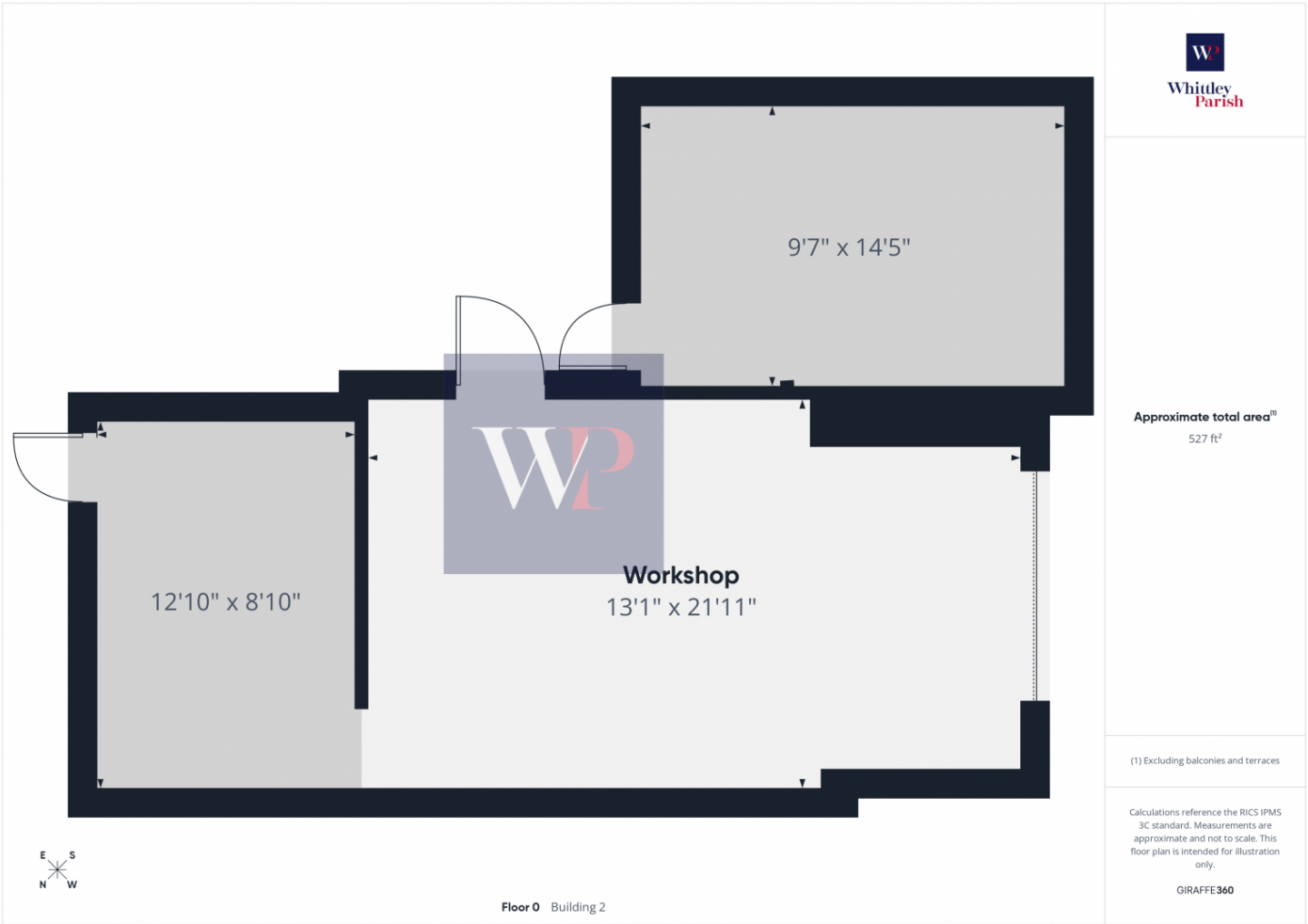


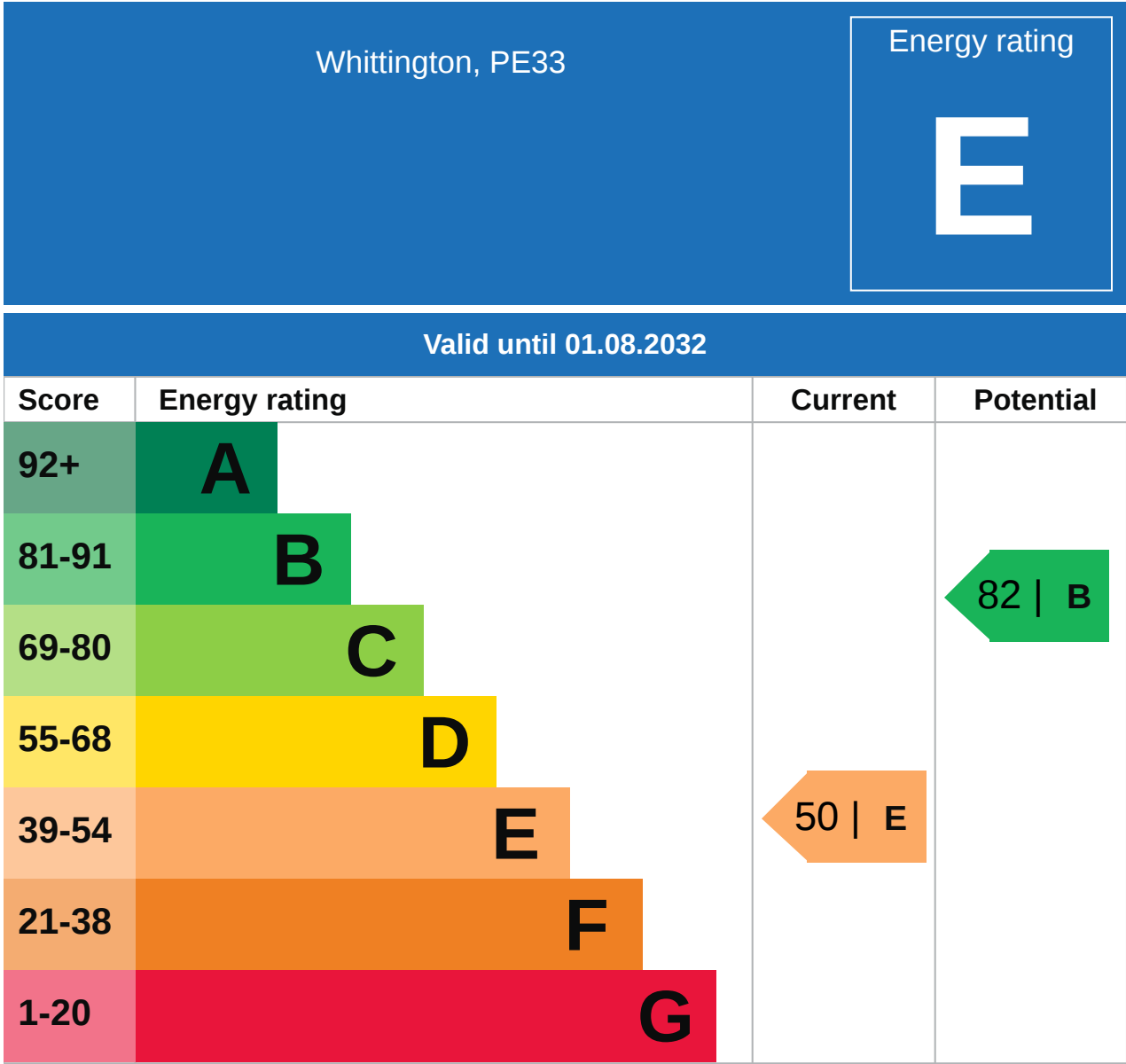
METHWOLD ROAD, WHITTINGTON, KING'S LYNN, PE33





METHWOLD ROAD, WHITTINGTON, KING'S LYNN, PE33







Additional EPC Data

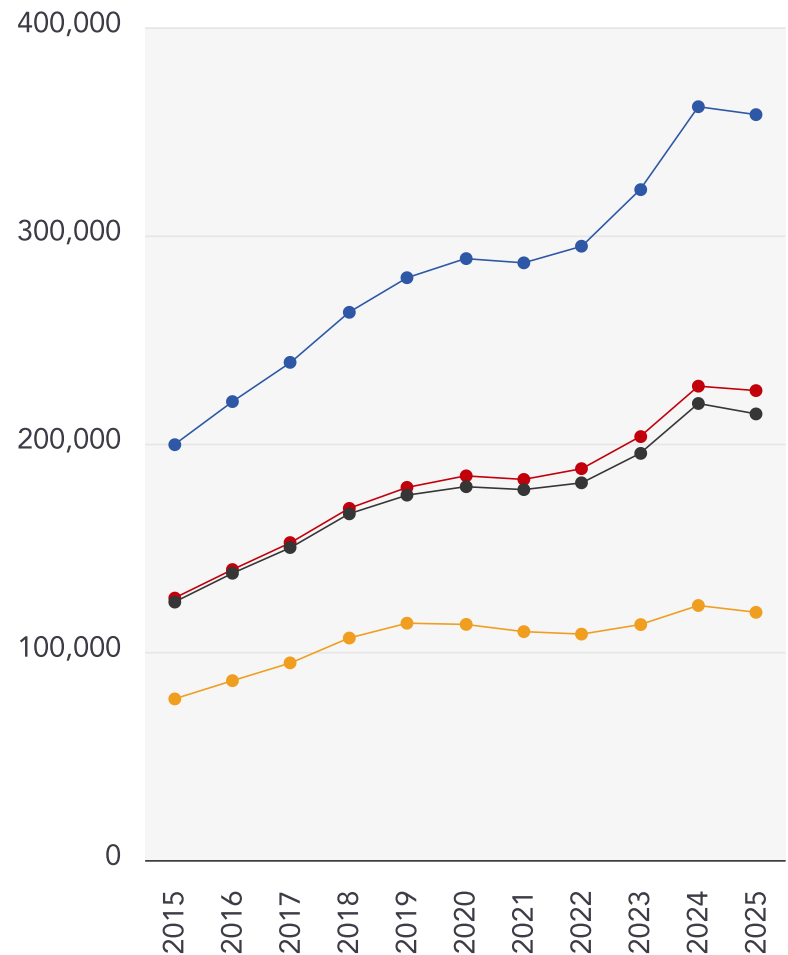
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	106 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PE33



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%

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.

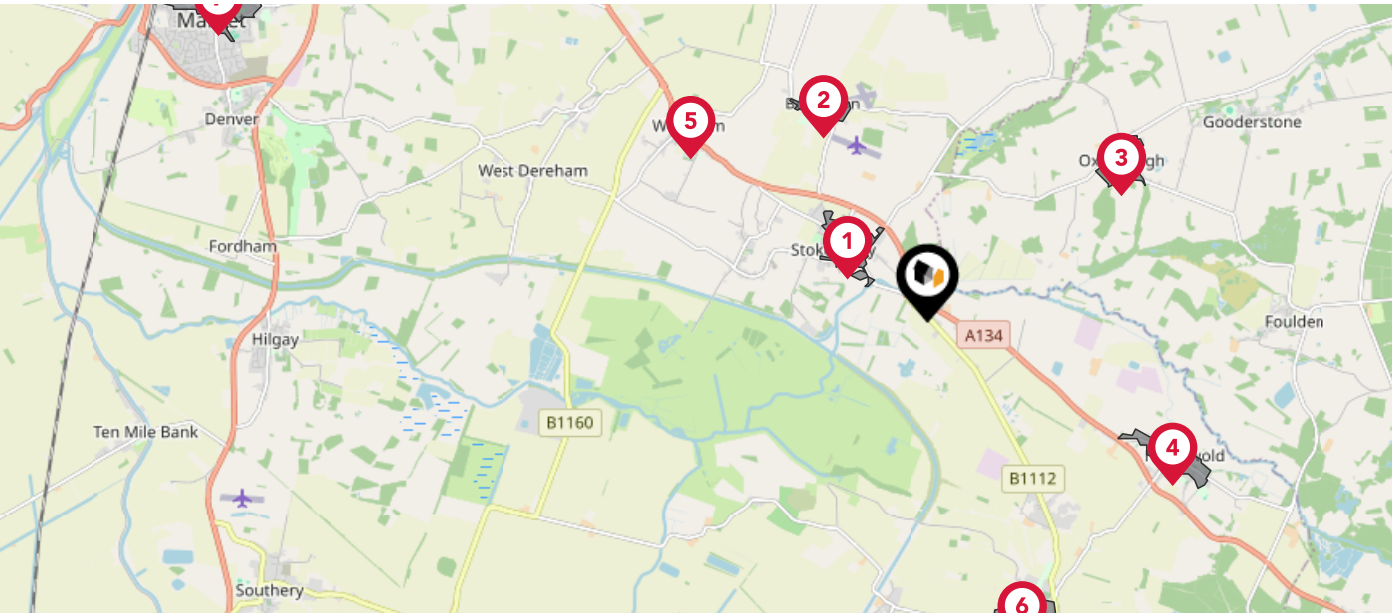
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

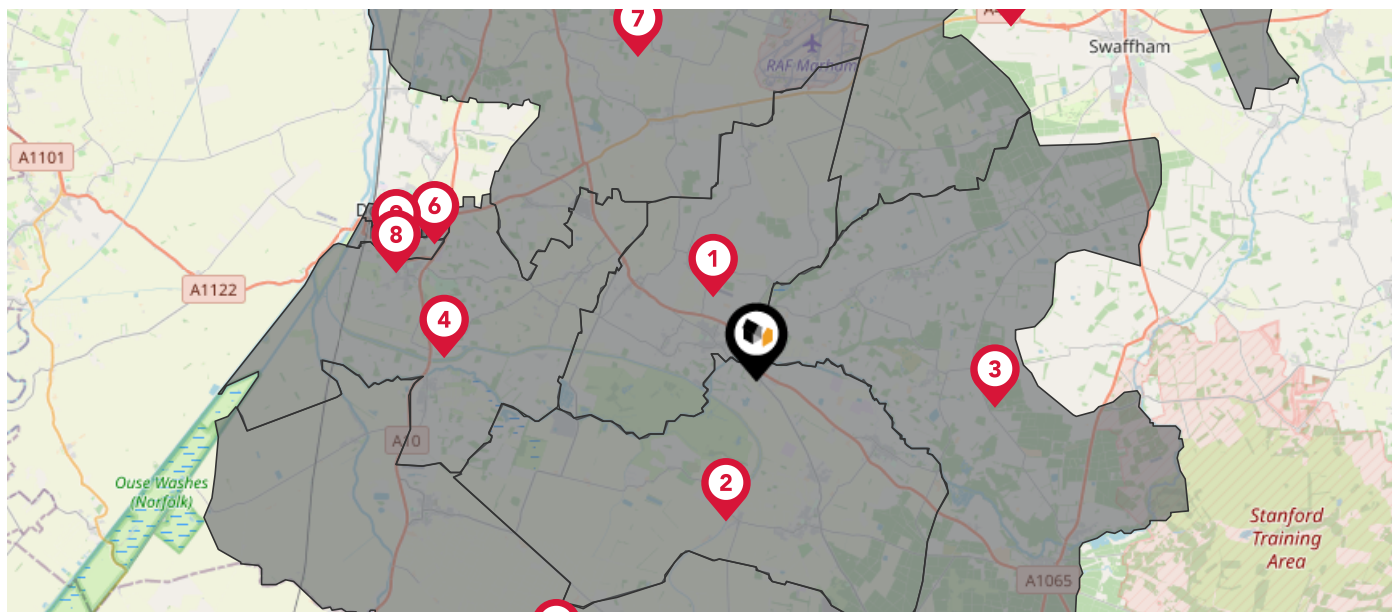


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Stoke Ferry
2	Boughton
3	Oxborough
4	Northwold
5	Wereham
6	Methwold
7	Downham Market

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



Wissey Ward



Methwold Ward



Bedingfeld Ward



Denver Ward



Feltwell Ward



East Downham Ward



Airfield Ward



South Downham Ward

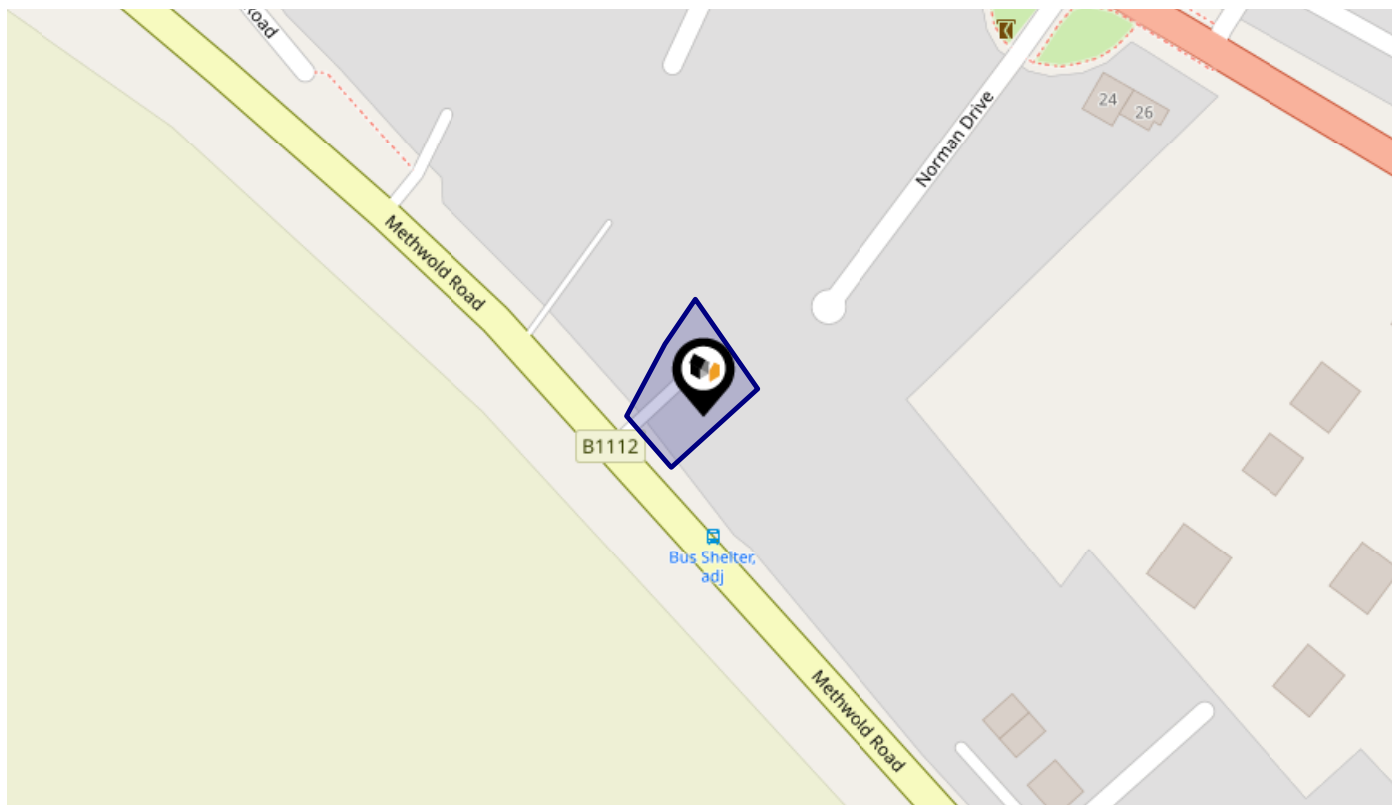


Downham Old Town Ward



Nar Valley 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:

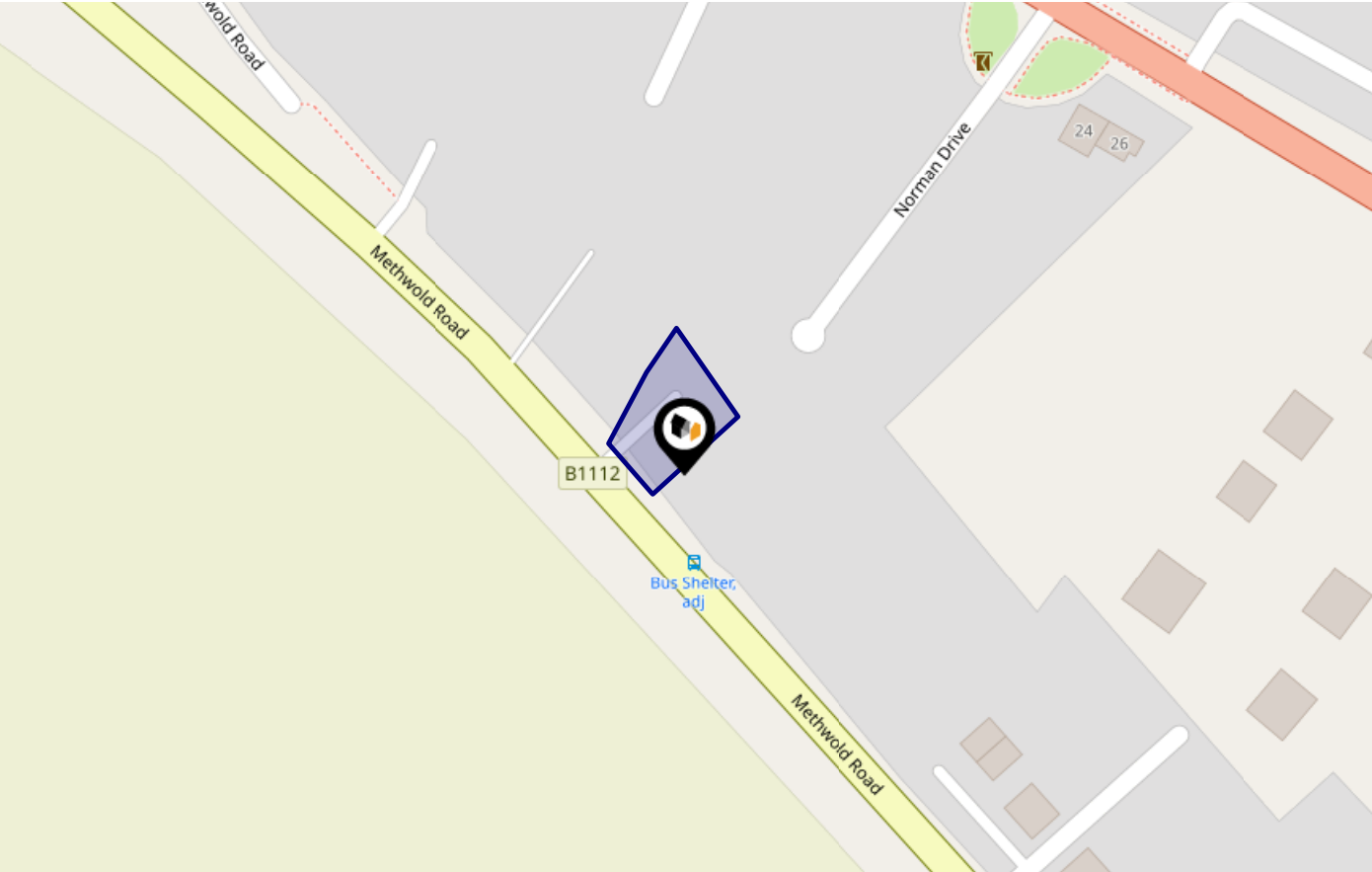
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

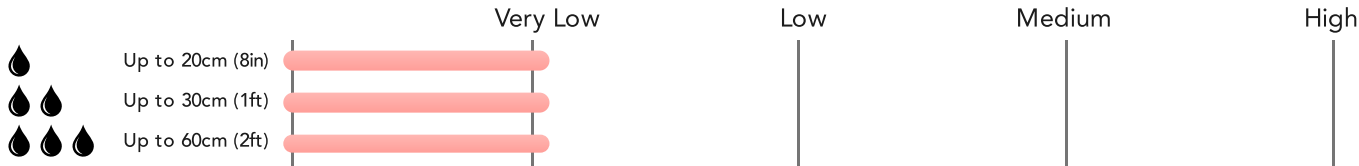


Risk Rating: Very low

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:

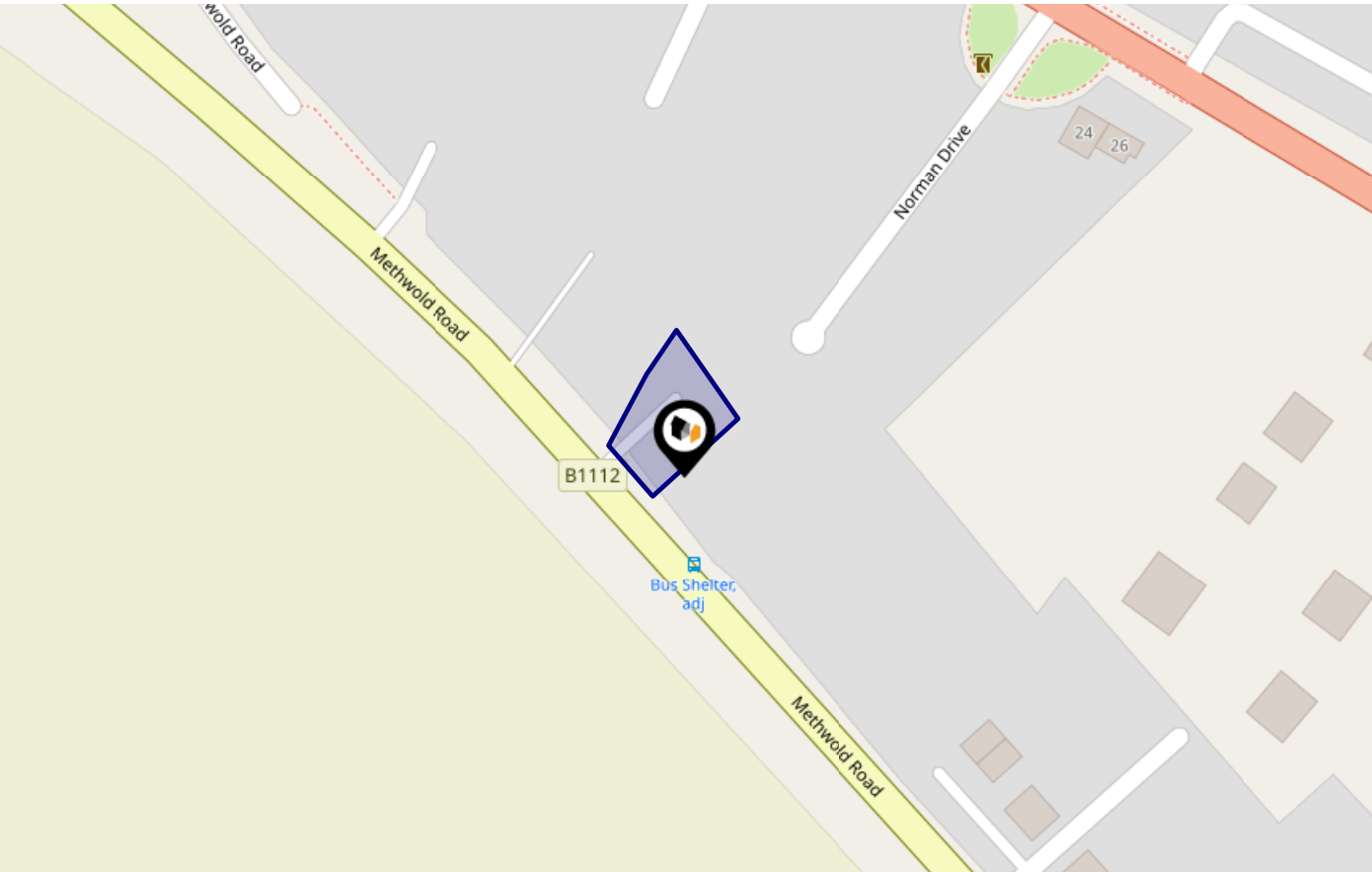


Flood Risk

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.

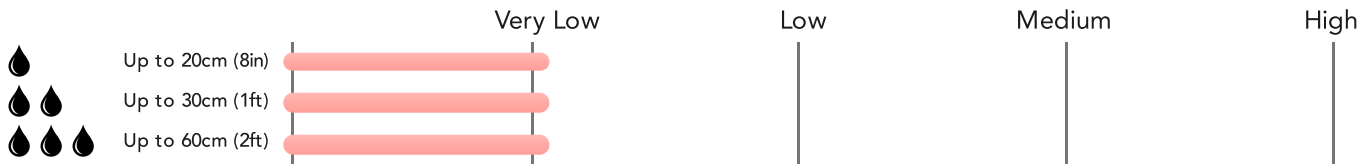


Risk Rating: Very low

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:

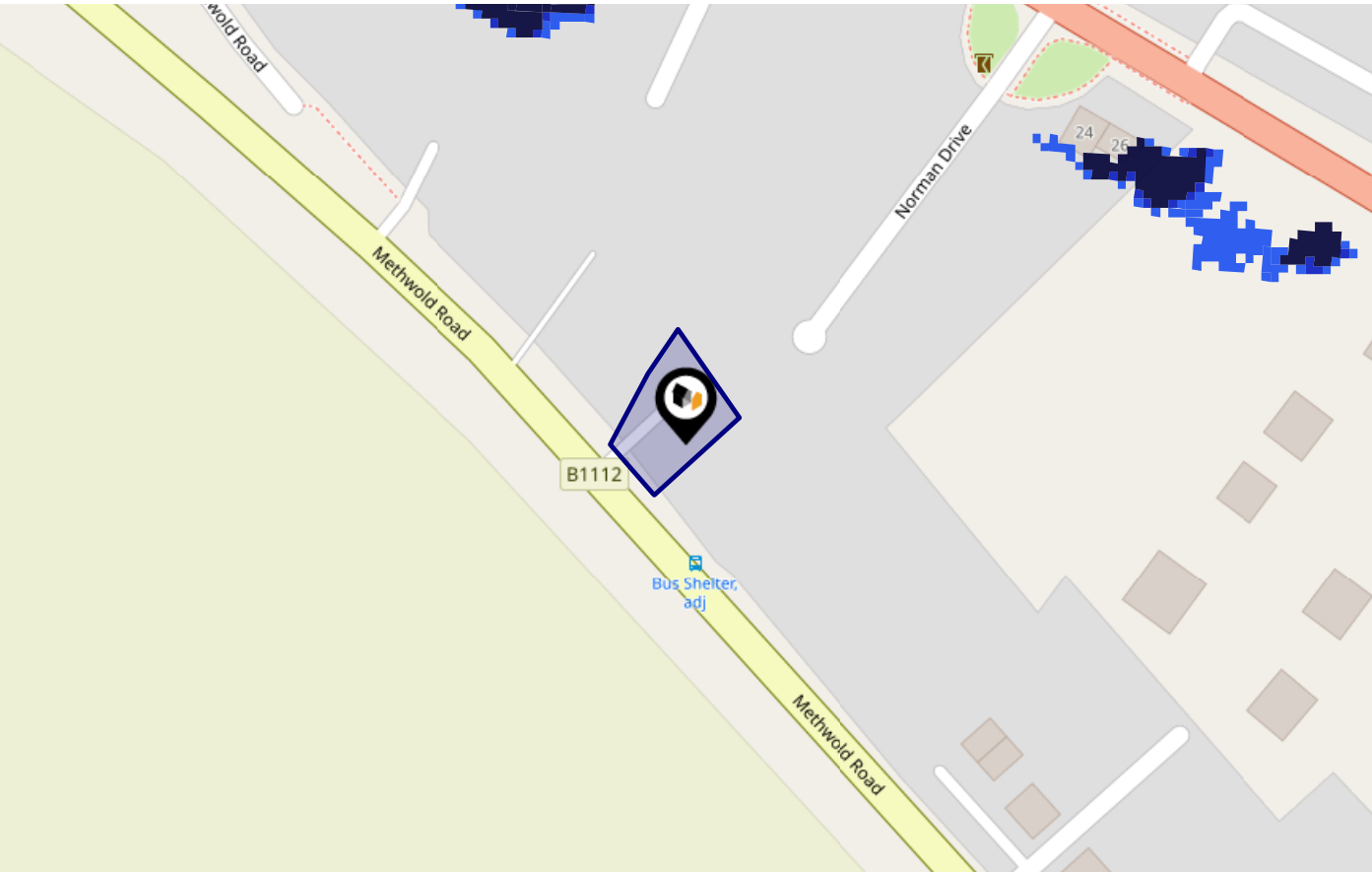


Flood Risk

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.

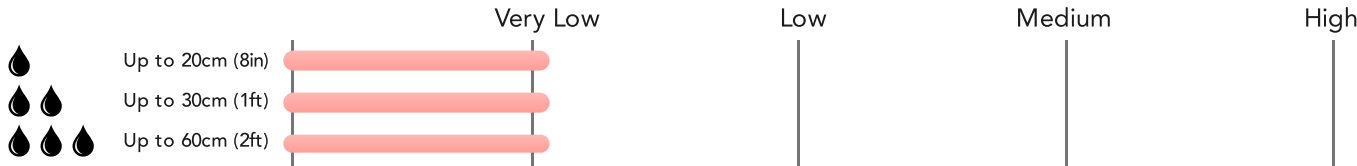


Risk Rating: Very low

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.

- 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:

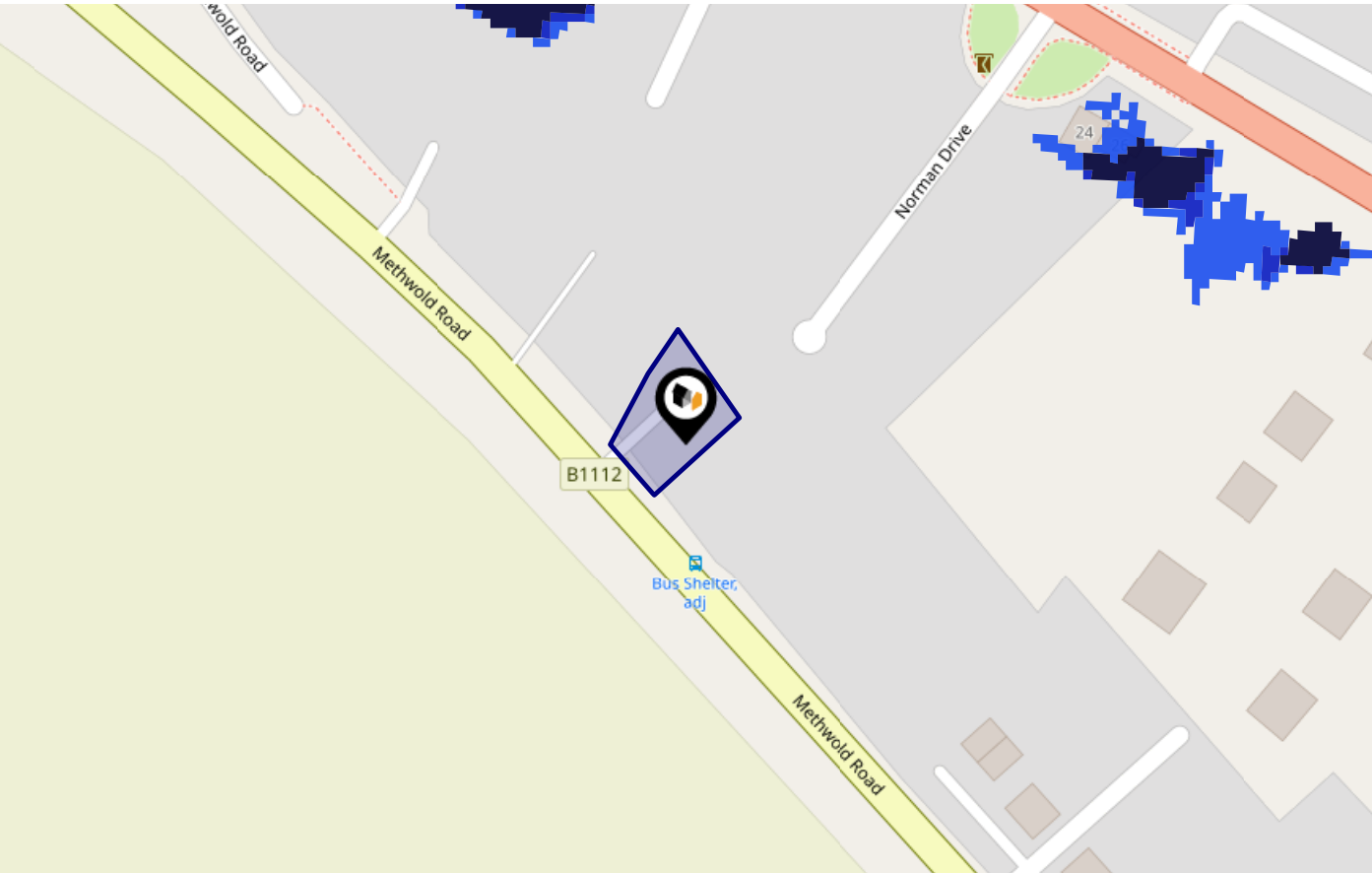


Flood Risk

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.

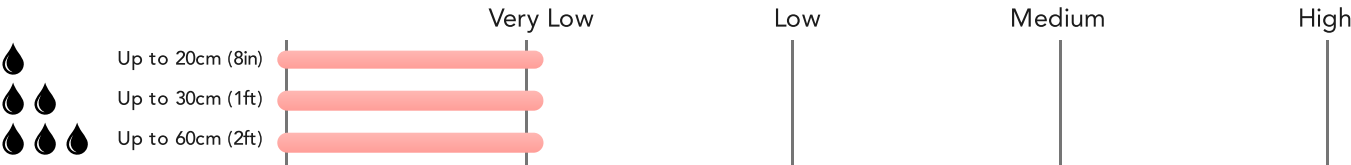


Risk Rating: Very low

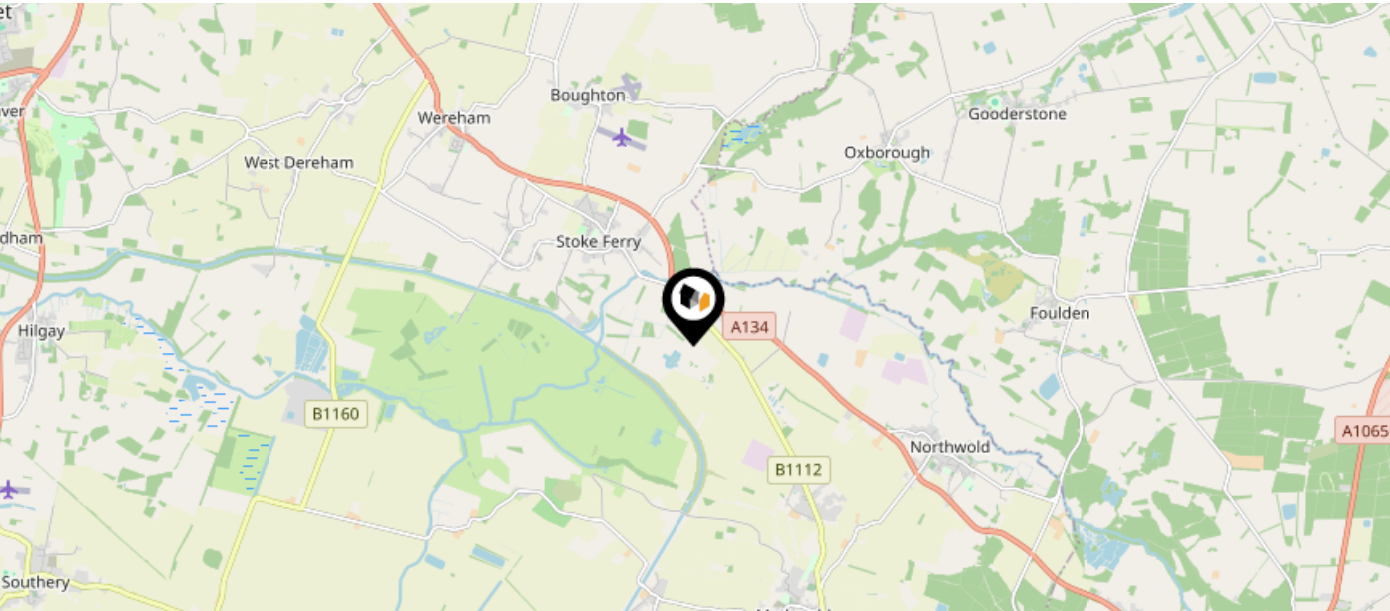
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



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



Nearby Green Belt Land

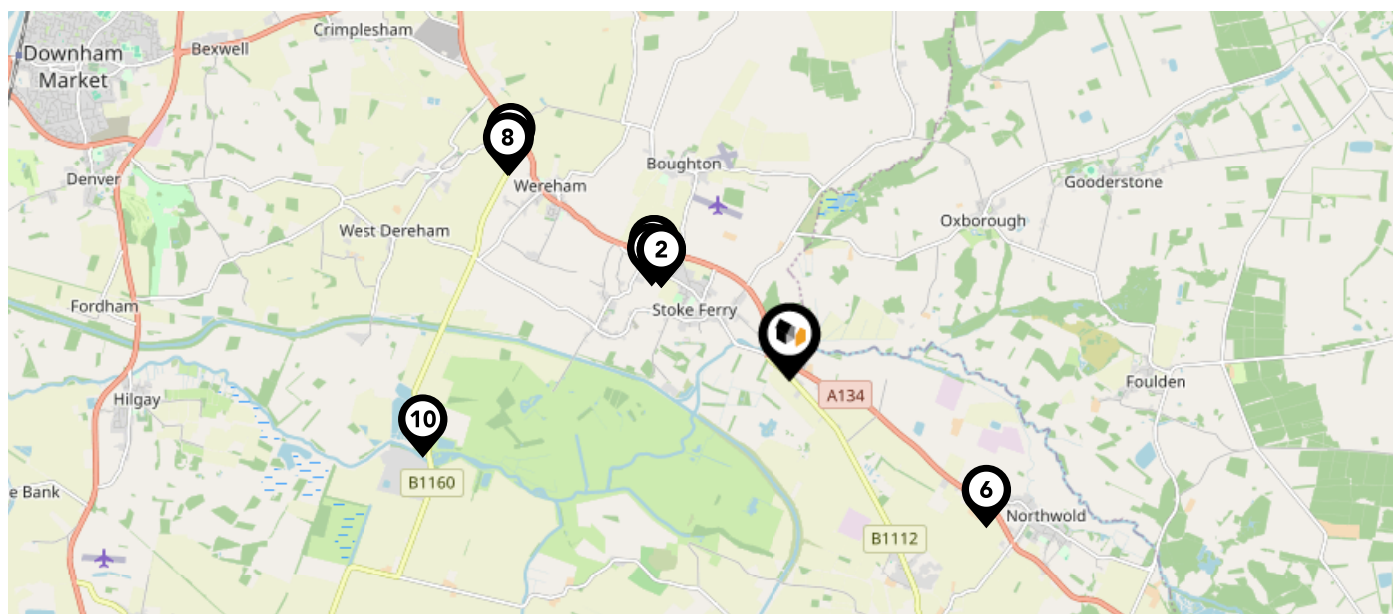
No data available.

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	Stoke Ferry Landfill South-KING'S LYNN, Lynn Road, Old Gravel Pit, PE33 9ST, Stoke Ferry, Stoke Ferry Landfill South	Historic Landfill	
2	Stoke Ferry Landfill No.3-Stoke Ferry	Historic Landfill	
3	Stoke Ferry Landfill South (closed)-A 134 Lynn Road, Kings Lynn, Stoke Ferry, Norfolk	Historic Landfill	
4	Acacia Waste Ltd - Stoke Ferry Landfill North-The Gravel Pit - Land Ajoining A413, Kings Lynn, Stoke Ferry, Norfolk	Historic Landfill	
5	Stoke Ferry Landfill-Stoke Ferry	Historic Landfill	
6	Northwold-Northwold, Norfolk	Historic Landfill	
7	Anzac Pit-Wereham, Norfolk	Historic Landfill	
8	Lynn Road-Wereham	Historic Landfill	
9	EA/EPR/VP3199ND/A001	Active Landfill	
10	Wissington Sugar Factory-Wissington, Wereham Fen	Historic Landfill	

Maps

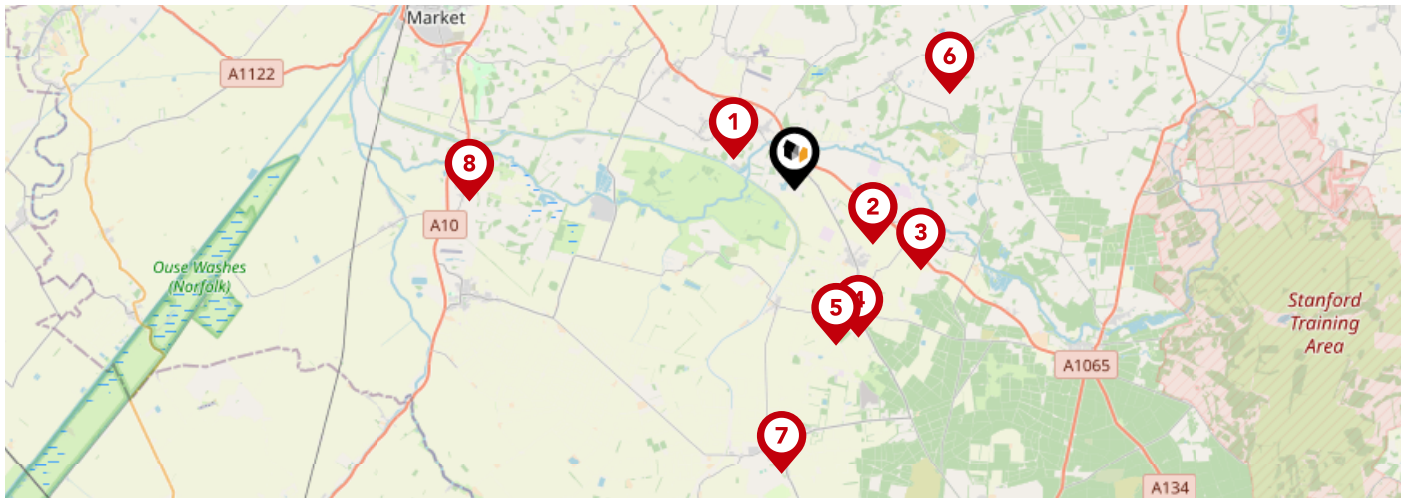
Listed Buildings



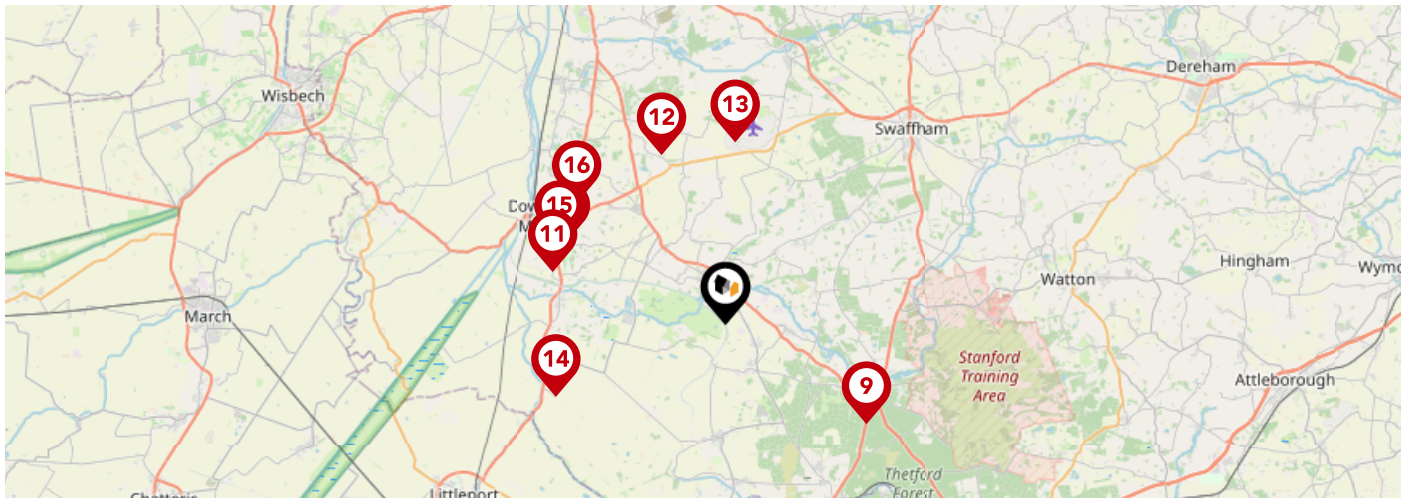
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1456290 - Whittington War Memorial	Grade II	0.1 miles
	1390595 - Christchurch	Grade II	0.1 miles
	1077779 - The Old Granary	Grade II	0.8 miles
	1342373 - Osborne House	Grade II	0.8 miles
	1077746 - Canterbury House	Grade II	0.9 miles
	1306084 - The Pineapple Coach House	Grade II	0.9 miles
	1342375 - Moulsham House	Grade II	0.9 miles
	1342374 - Lodge Cottage	Grade II	0.9 miles
	1077738 - The Lodge	Grade II	0.9 miles
	1077742 - Church Of All Saints	Grade II	0.9 miles



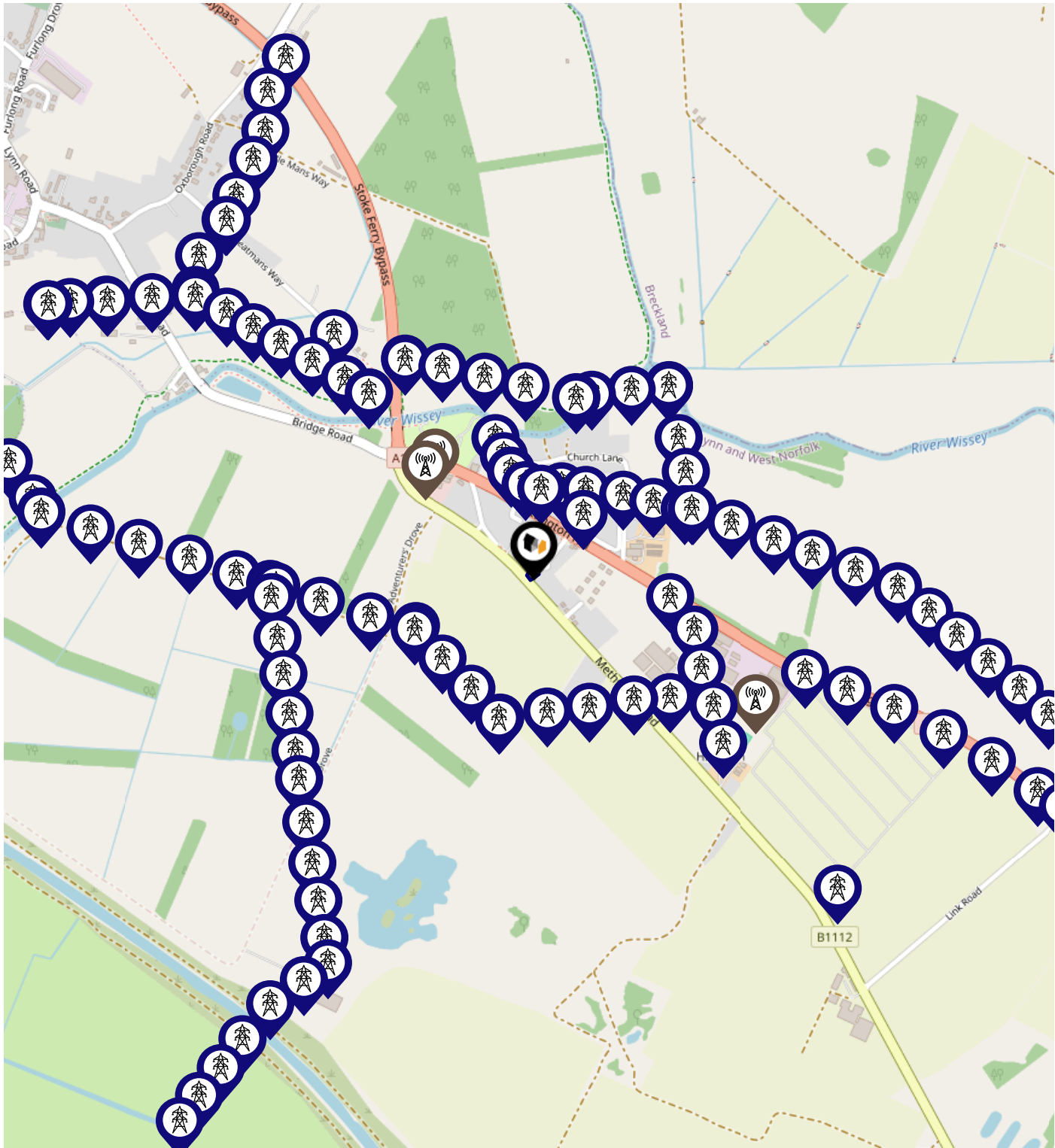
		Nursery	Primary	Secondary	College	Private
1	All Saints Academy Ofsted Rating: Good Pupils: 84 Distance:1.23	☐	☒	☐	☐	☐
2	Sheridan House School Ofsted Rating: Inadequate Pupils: 55 Distance:1.72	☐	☐	☒	☐	☐
3	The Norman Church of England Primary School, Northwold Ofsted Rating: Good Pupils: 111 Distance:2.7	☐	☒	☐	☐	☐
4	Iceni Secondary Academy Ofsted Rating: Requires improvement Pupils: 748 Distance:2.9	☐	☒	☒	☐	☐
5	Duchy of Lancaster Methwold CofE Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:2.9	☐	☒	☐	☐	☐
6	Gooderstone Church of England Primary Academy Ofsted Rating: Good Pupils: 57 Distance:3.31	☐	☒	☐	☐	☐
7	Edmund de Moundeford VC Primary School, Feltwell Ofsted Rating: Good Pupils: 175 Distance:5.11	☐	☒	☐	☐	☐
8	Hilgay Riverside Academy Ofsted Rating: Good Pupils: 54 Distance:5.86	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Mundford Church of England Primary Academy Ofsted Rating: Good Pupils: 226 Distance:6.25	☐	☒	☐	☐	☐
	Downham Market, Hillcrest Primary School Ofsted Rating: Good Pupils: 440 Distance:6.43	☐	☒	☐	☐	☐
	Denver Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 106 Distance:6.5	☐	☒	☐	☐	☐
	St Martin At Shouldham Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 176 Distance:6.53	☐	☒	☐	☐	☐
	Cherry Tree Academy Trust Marham Infant Ofsted Rating: Requires improvement Pupils: 157 Distance:6.57	☐	☒	☐	☐	☐
	Southery Academy Ofsted Rating: Good Pupils: 93 Distance:6.63	☐	☒	☐	☐	☐
	Downham Market Academy Ofsted Rating: Good Pupils: 1291 Distance:6.65	☐	☐	☒	☐	☐
	Downham Preparatory School and Montessori Nursery Ofsted Rating: Good Pupils: 99 Distance:6.88	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

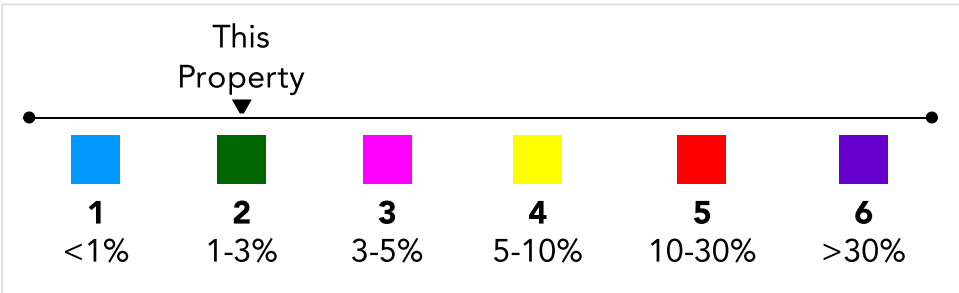
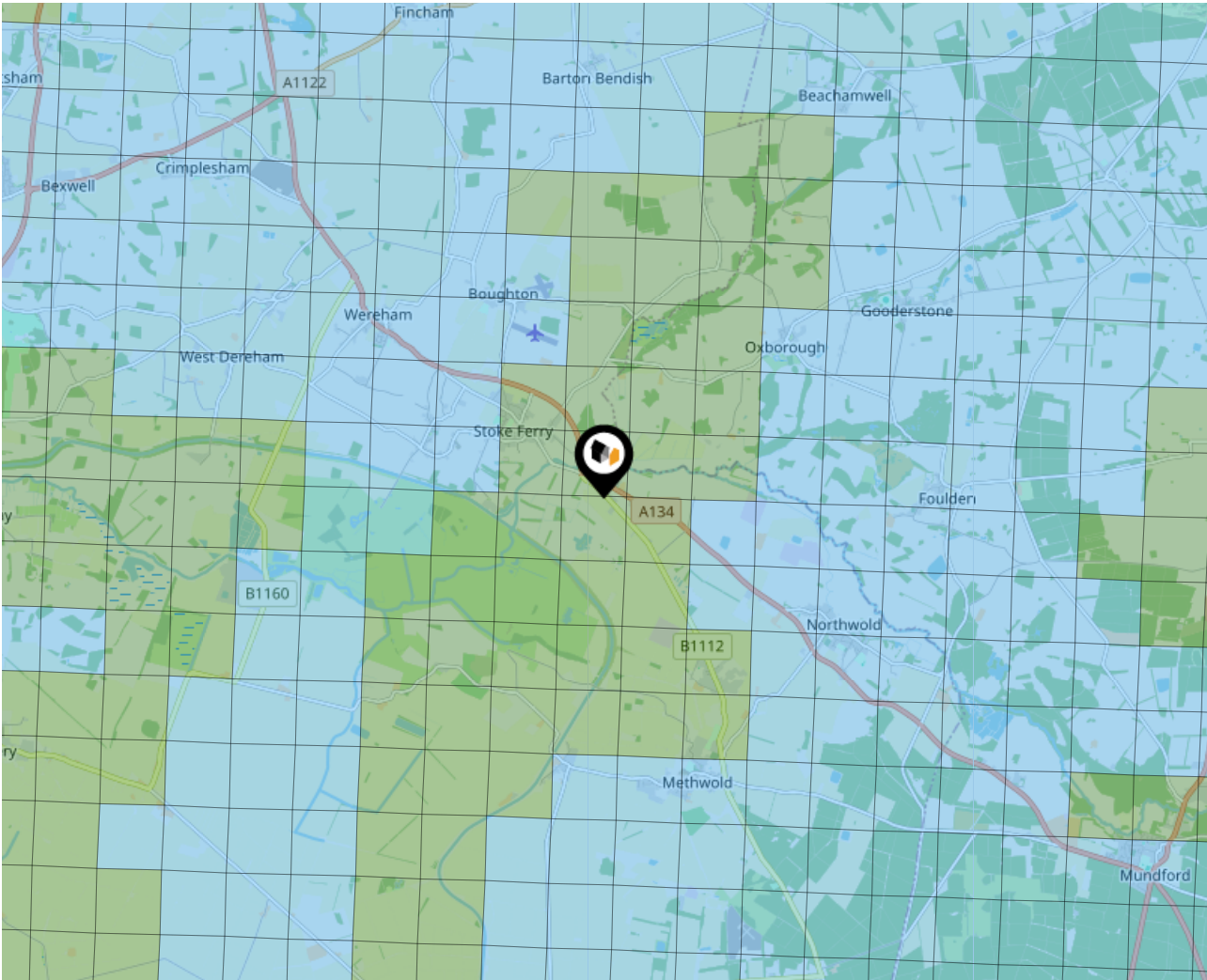


Key:

- Power Pylons
- Communication Masts

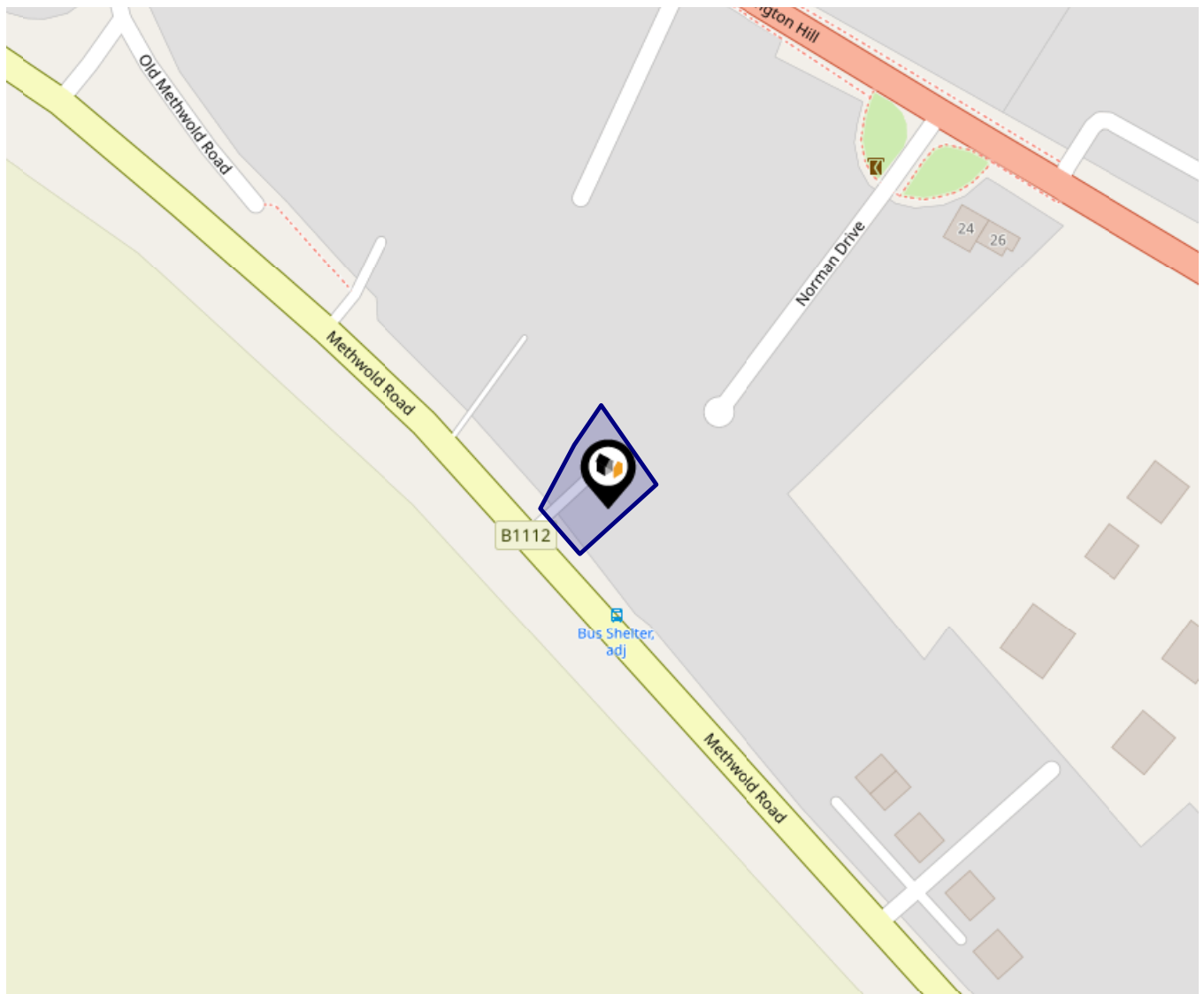
What is Radon?

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



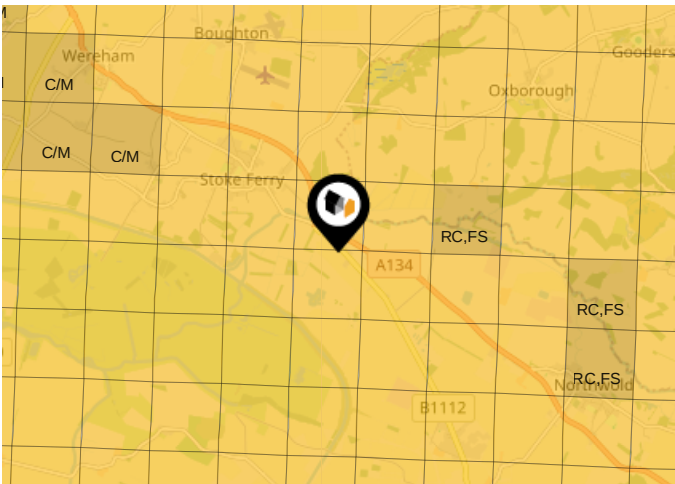
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	ALL	Soil Depth:	DEEP-INTERMEDIATE

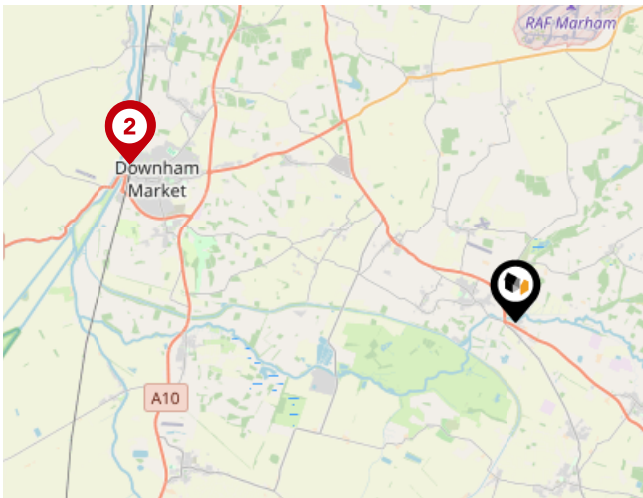


Primary Classifications (Most Common Clay Types)

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

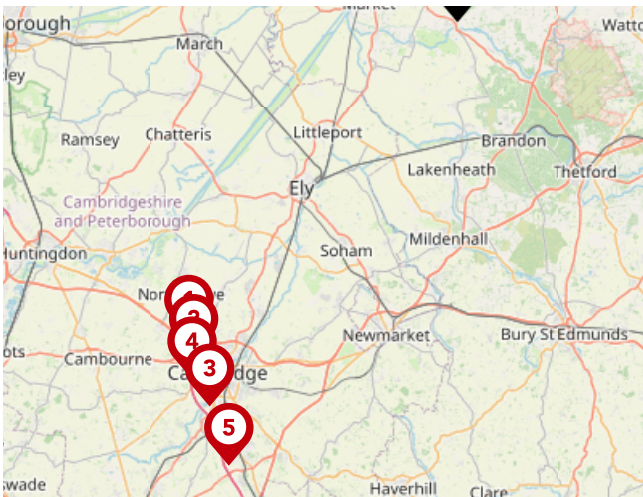
Area

Transport (National)



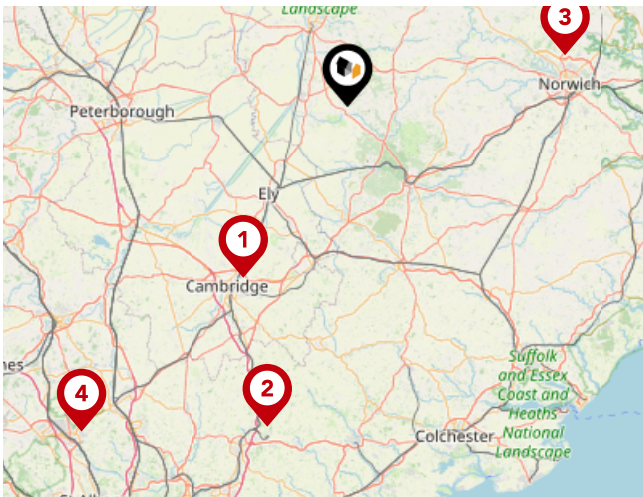
National Rail Stations

Pin	Name	Distance
	Downham Market Rail Station	7.52 miles
	Downham Market Rail Station	7.52 miles
	Downham Market Rail Station	7.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J14	30 miles
	M11 J13	30.87 miles
	M11 J11	33.16 miles
	M11 J12	32.19 miles
	M11 J10	36.13 miles

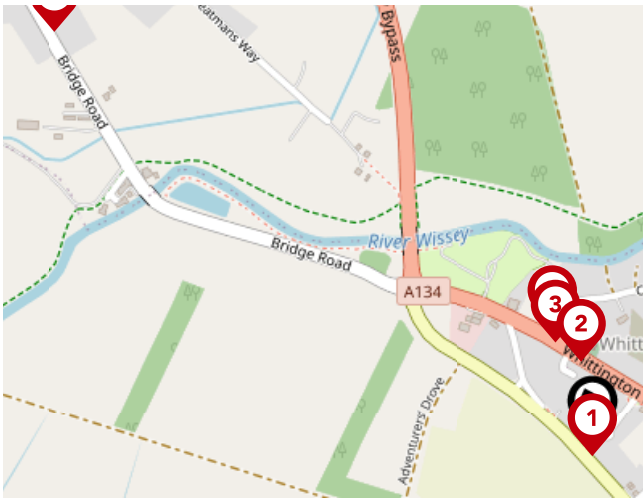


Airports/Helipads

Pin	Name	Distance
	Cambridge	28.89 miles
	Stansted Airport	47.87 miles
	Norwich International Airport	32.25 miles
	Luton Airport	60.92 miles

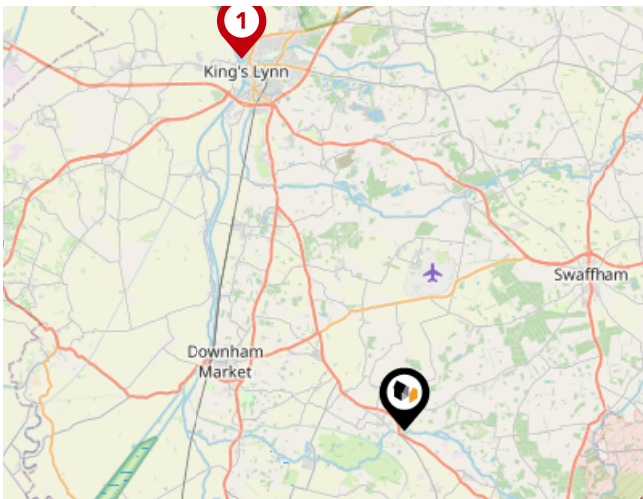
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.02 miles
2	Demand Responsive Transport Area	0.09 miles
3	Christ Church	0.12 miles
4	Christ Church	0.13 miles
5	Oxborough Road	0.76 miles



Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	14.55 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittleby Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

nick@whittlebyparish.com

www.whittlebyparish.com

