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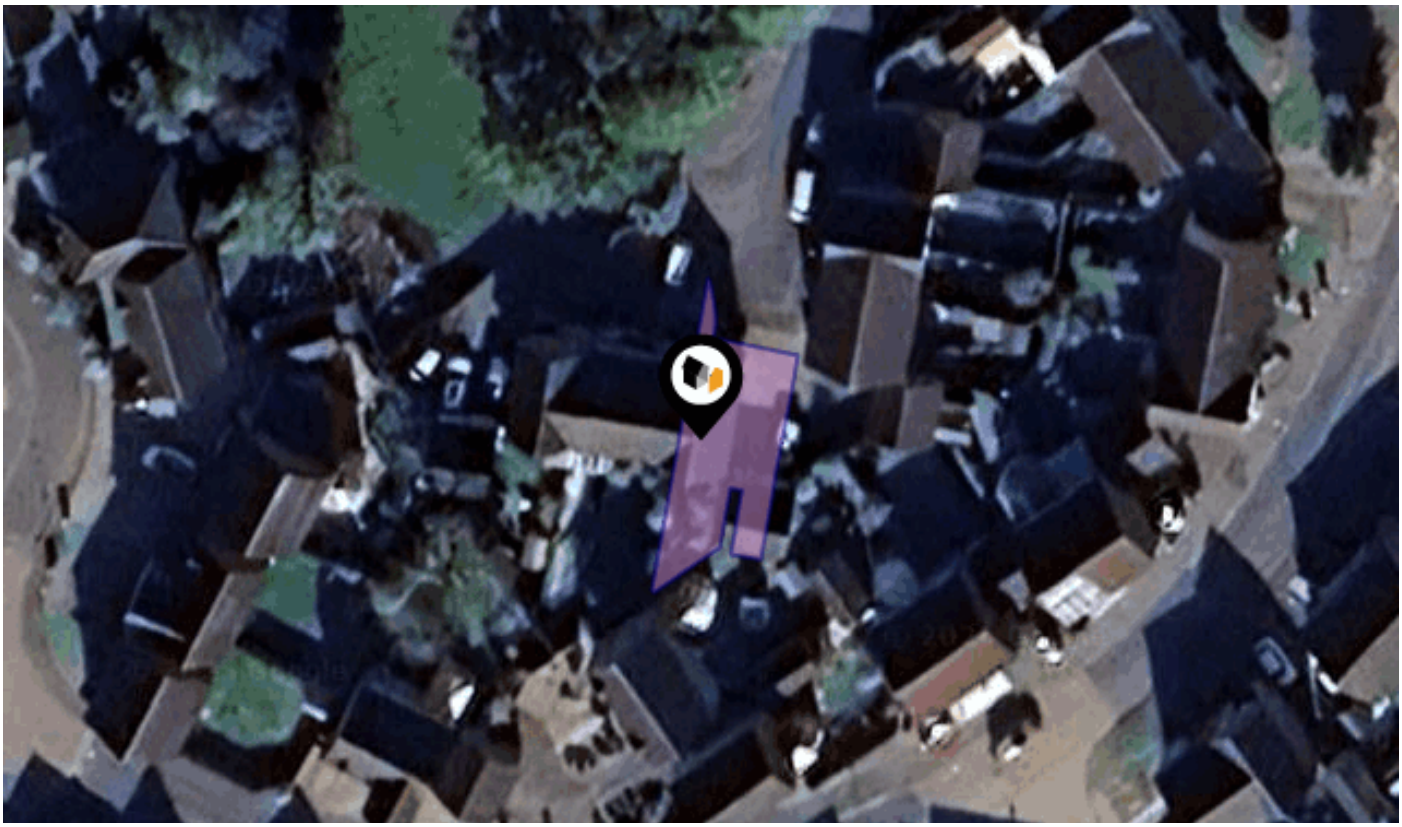
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02nd December 2025



MALLOW CLOSE, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com

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The Property Ombudsman

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Property
Overview

Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Year Built :	1998		
Council Tax :	Band B		
Annual Estimate:	£1,811		
Title Number:	NK222990		

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	50	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

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Gallery
Floorplan

MALLOW CLOSE, ATTLEBOROUGH, NR17

Whitley Parish

Approximate total area(1)
336 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.

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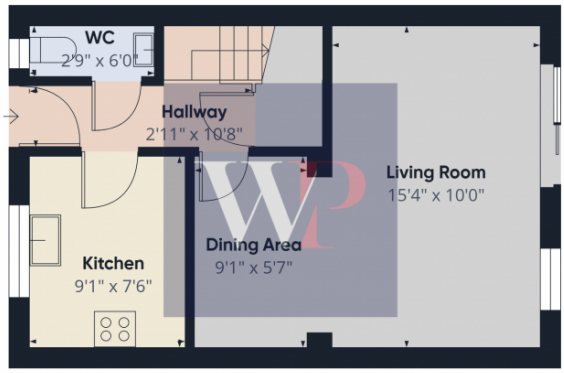
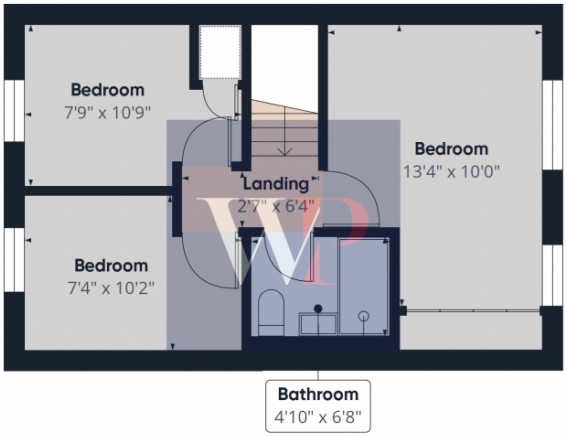
Gallery
Floorplan

MALLOW CLOSE, ATTLEBOROUGH, NR17



Floor 0



Floor 1

Whitley Parish

Approximate total area(1)
703 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.

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Gallery
Floorplan

MALLOW CLOSE, ATTLEBOROUGH, NR17

Whitley Parish

Approximate total area(1)
367 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.

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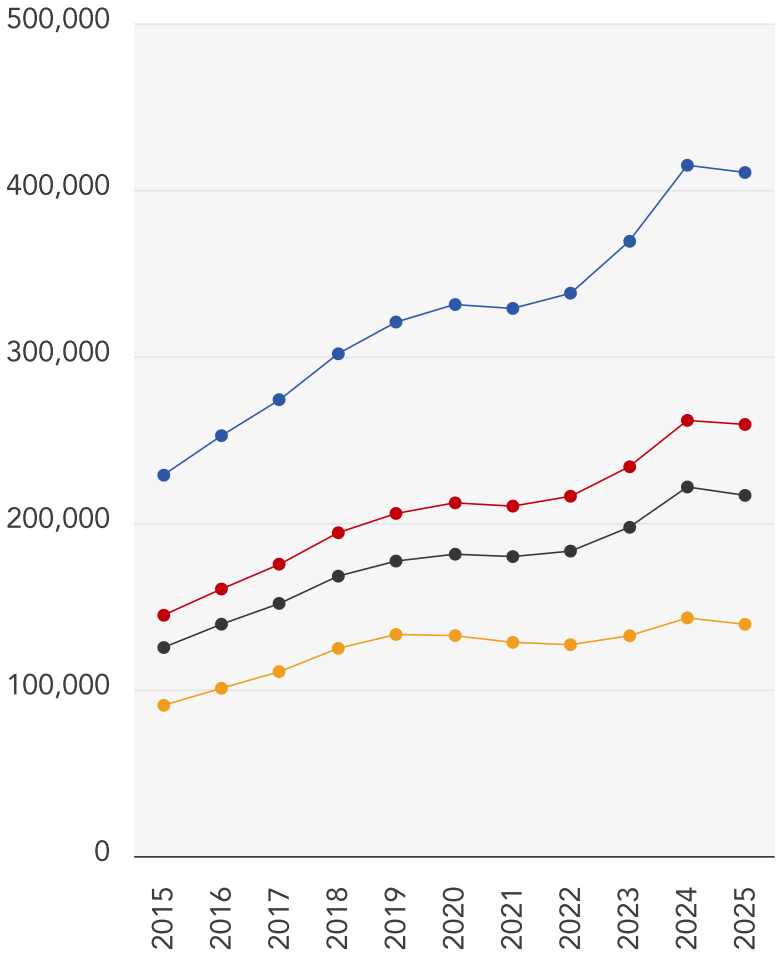
Market
House Price Statistics

10 Year History of Average House Prices by Property Type in NR17



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%

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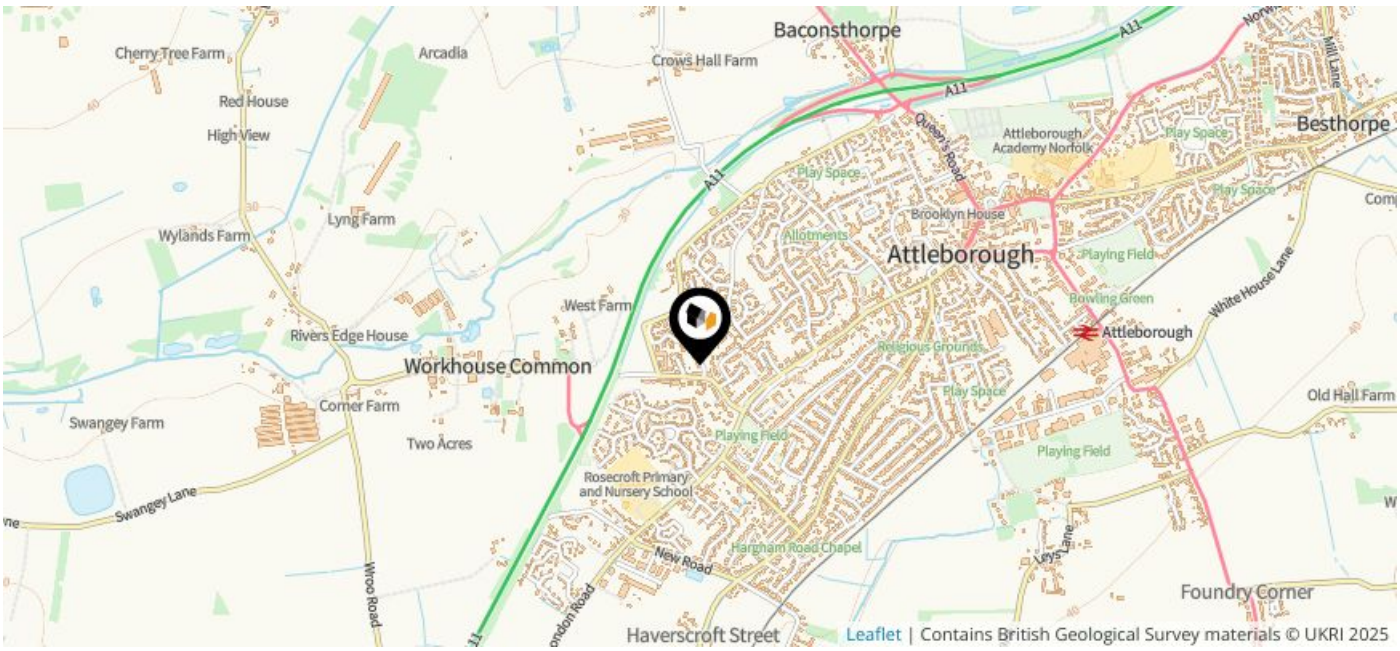
Maps
Coal Mining

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.

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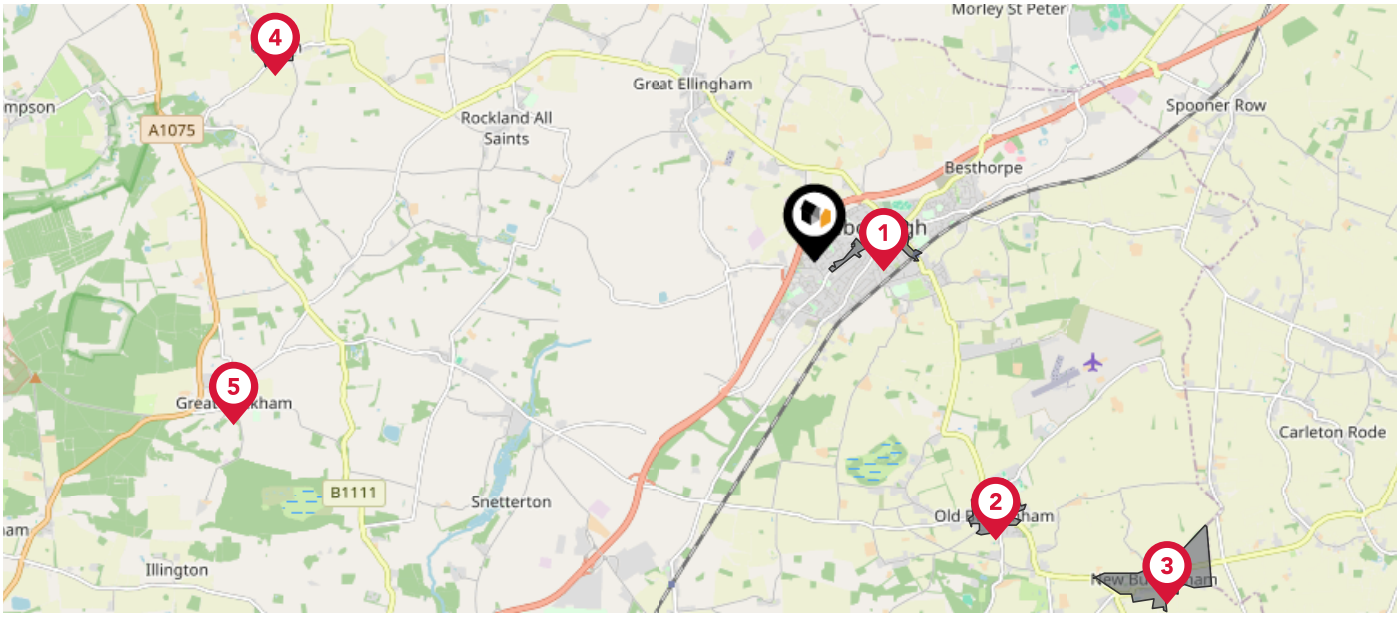
Maps
Conservation Areas

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	Attleborough
2	Old Buckenham
3	New Buckenham
4	Caston
5	Hockham

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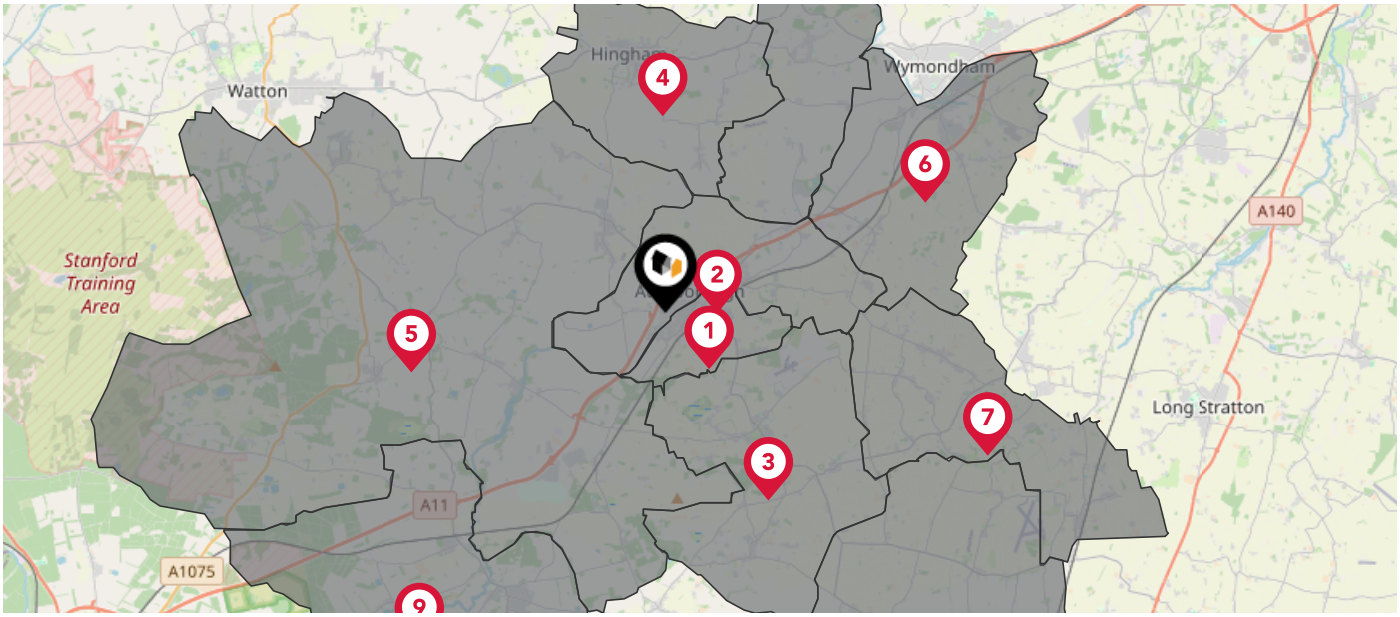
Maps
Council Wards

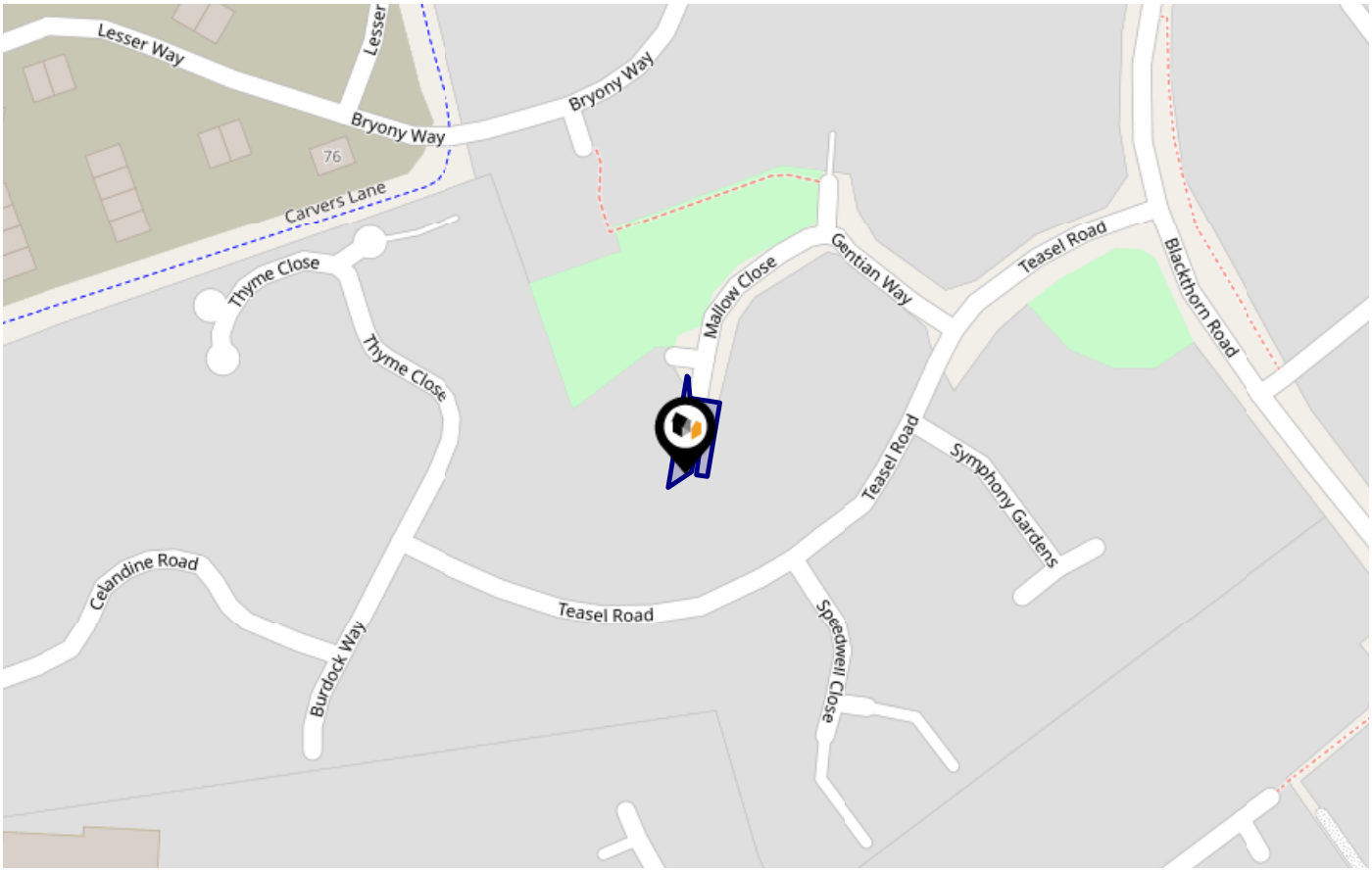
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Attleborough Burgh & Haverscroft Ward
2	Attleborough Queens & Besthorpe Ward
3	The Buckenhams & Banham Ward
4	Hingham & Deopham Ward
5	All Saints & Wayland Ward
6	South Wymondham Ward
7	Bunwell Ward
8	Wicklewood Ward
9	Harling & Heathlands Ward
10	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.

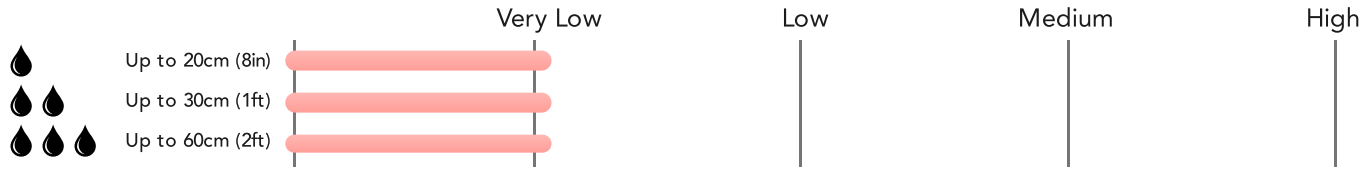


Risk Rating: Very low

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:



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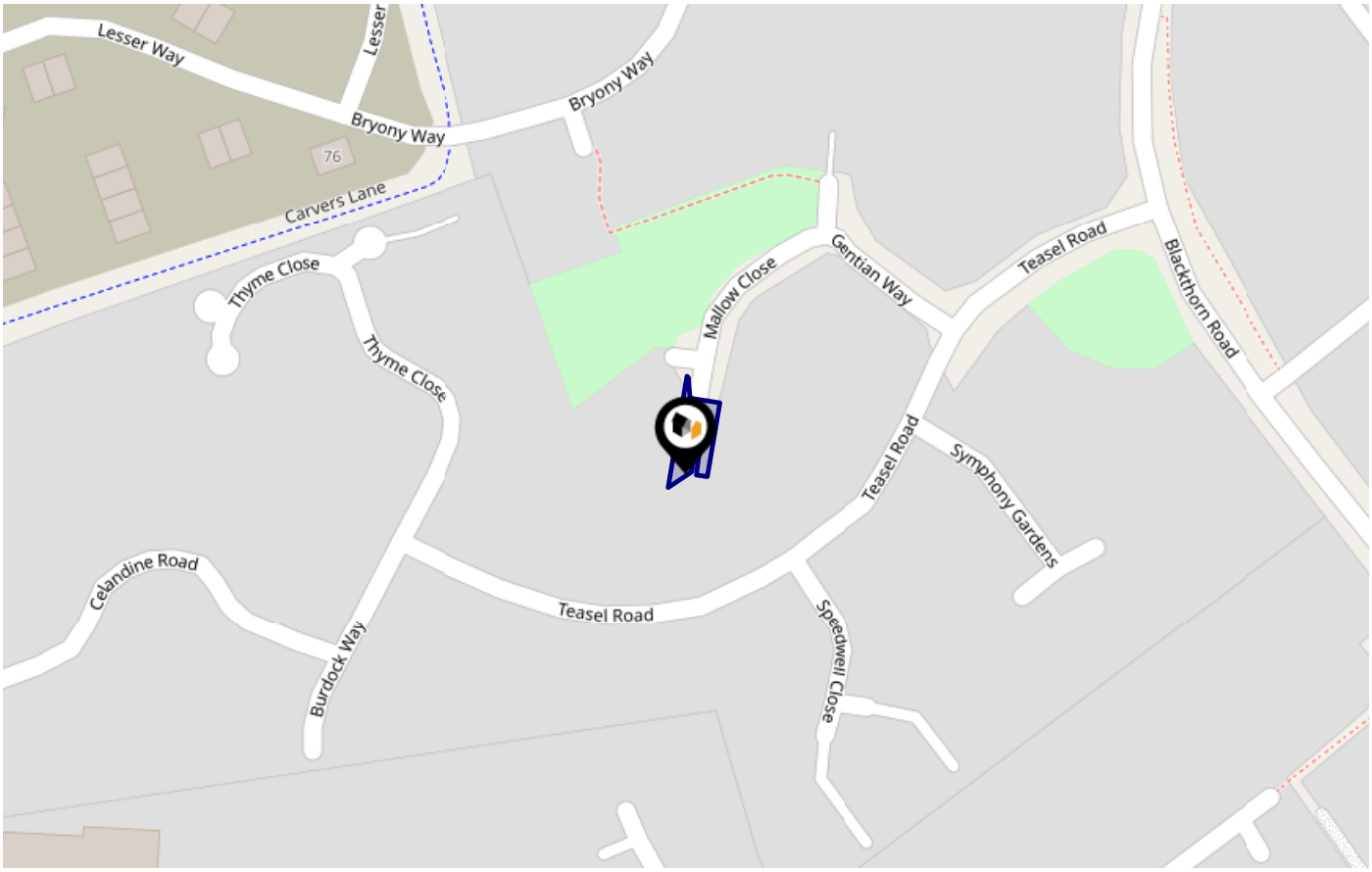
Flood Risk
Rivers & Seas - Climate Change

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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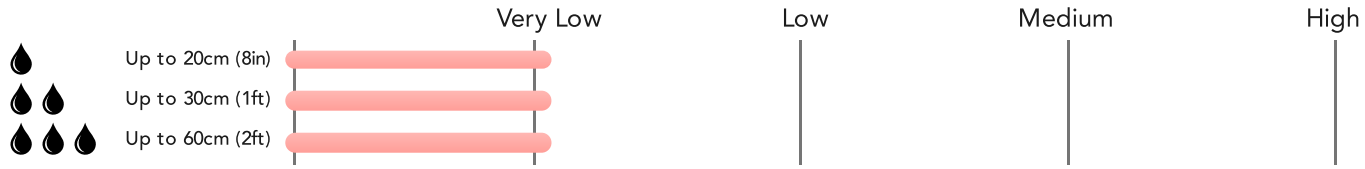

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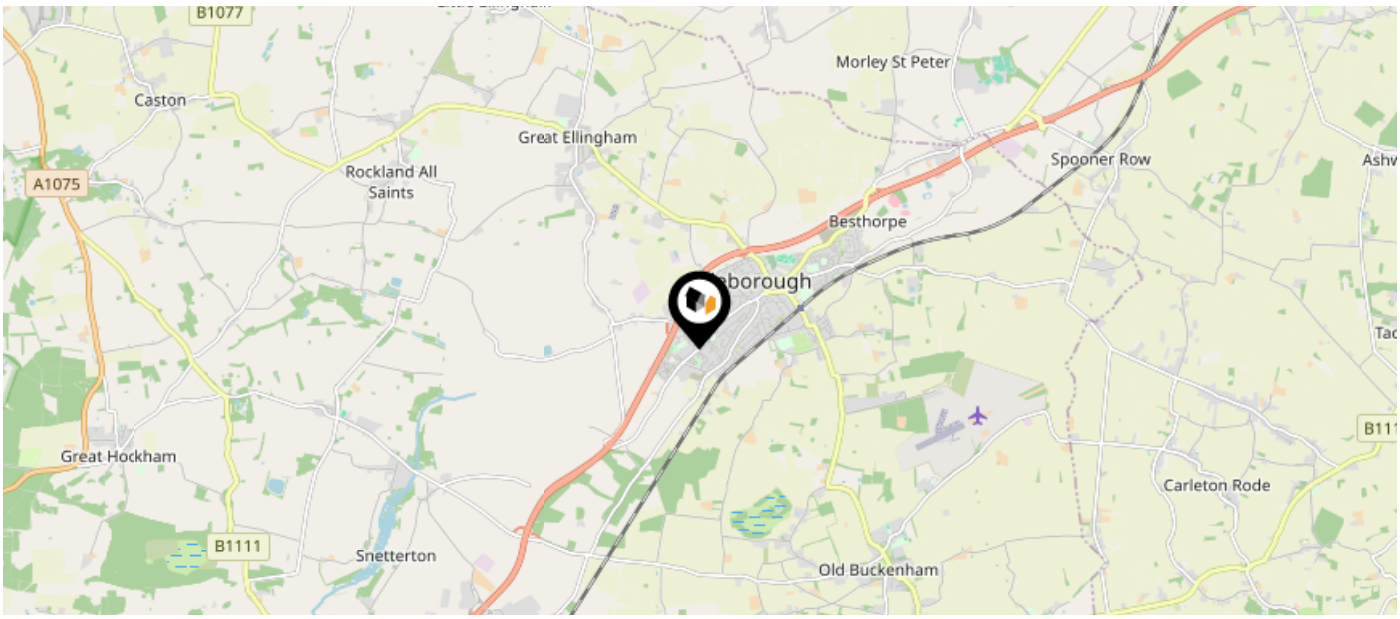
Maps
Green Belt

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



Nearby Green Belt Land

No data available.

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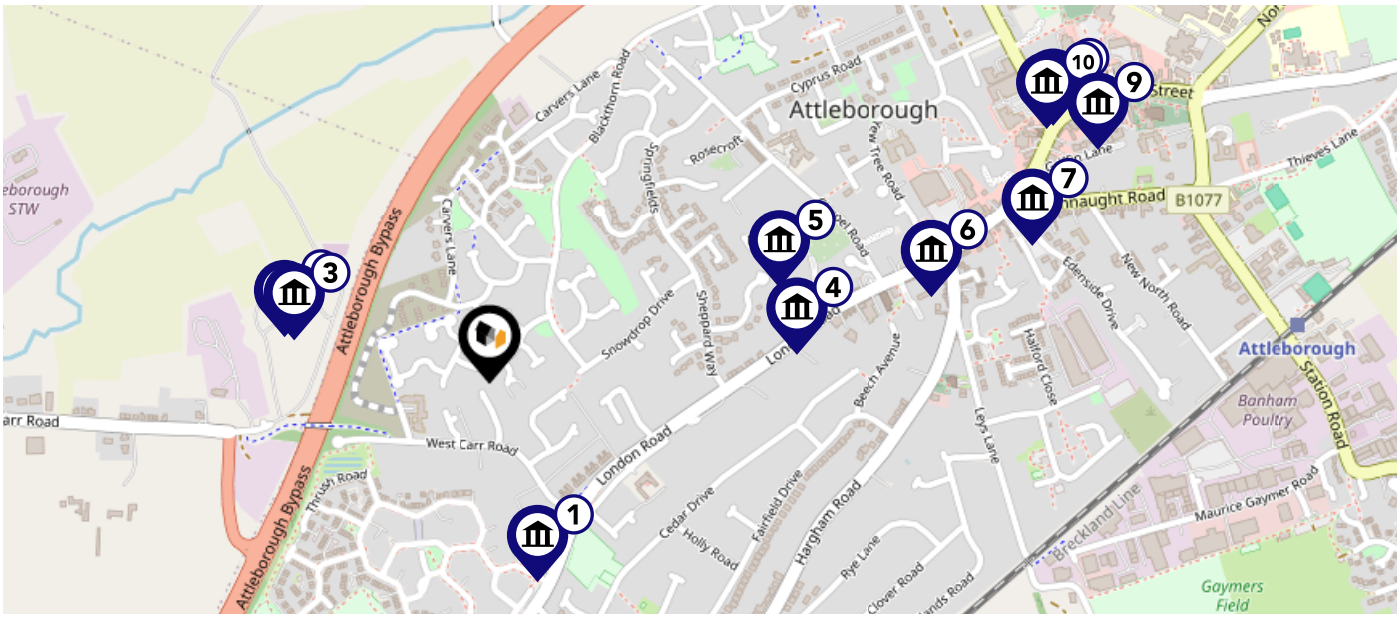
Maps
Listed Buildings

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
1 1389108 - Arosa	Grade II	0.2 miles
2 1169023 - West Farmhouse	Grade II	0.2 miles
3 1077556 - Barn 25 Metres South East Of West Farmhouse	Grade II	0.2 miles
4 1248876 - 1 And 2, Prospect Avenue	Grade II	0.4 miles
5 1068812 - Lushers Cottage	Grade II	0.4 miles
6 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
7 1077546 - Lamp Cottage And The Homestead	Grade II	0.6 miles
8 1342451 - The Doric Restaurant	Grade II	0.7 miles
9 1342446 - Stebbings Ironmongers And Cockings Limited	Grade II	0.7 miles
10 1077552 - A E Bush	Grade II	0.7 miles

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Area
Schools

		Nursery	Primary	Secondary	College	Private
1	**Rosecroft Primary School** Ofsted Rating: Requires improvement | Pupils: 525 | Distance:0.51		✓			
2	**Attleborough Academy** Ofsted Rating: Good | Pupils: 932 | Distance:0.86			✓		
3	**Attleborough Primary School** Ofsted Rating: Requires improvement | Pupils: 378 | Distance:1		✓			
4	**Great Ellingham Primary School** Ofsted Rating: Good | Pupils: 177 | Distance:1.95		✓			
5	**Old Buckenham Primary School and Nursery** Ofsted Rating: Good | Pupils: 194 | Distance:2.59		✓			
6	**Chapel Green School** Ofsted Rating: Good | Pupils: 174 | Distance:2.61			✓		
7	**Old Buckenham High School** Ofsted Rating: Good | Pupils: 492 | Distance:2.72			✓		
8	**Rocklands Community Primary School** Ofsted Rating: Good | Pupils: 71 | Distance:3.07		✓			

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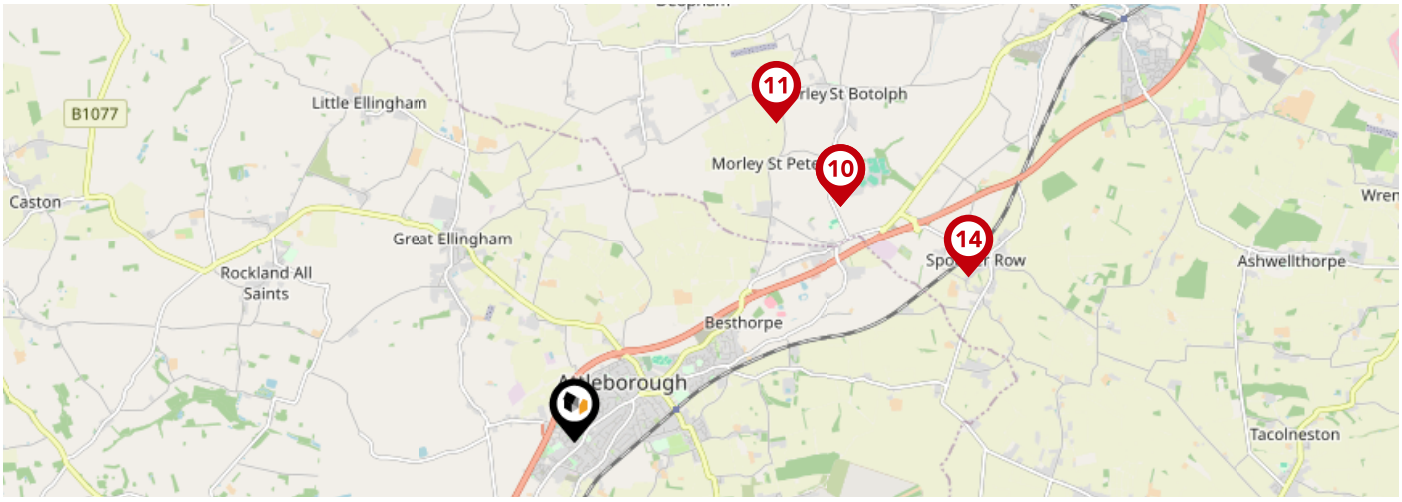
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Wymondham College Prep School** Ofsted Rating: Outstanding | Pupils: 334 | Distance:3.2		✓			
10	**Wymondham College** Ofsted Rating: Outstanding | Pupils: 1434 | Distance:3.2			✓		
11	**Morley Church of England Primary Academy** Ofsted Rating: Good | Pupils: 128 | Distance:3.41		✓			
12	**Aurora White House School** Ofsted Rating: Good | Pupils: 61 | Distance:3.84			✓		
13	**Aurora Eccles School** Ofsted Rating: Not Rated | Pupils: 202 | Distance:3.84			✓		
14	**Spooner Row Primary School** Ofsted Rating: Good | Pupils: 103 | Distance:3.85		✓			
15	**Acorn Park School** Ofsted Rating: Good | Pupils: 128 | Distance:4.43			✓		
16	**Banham Primary School** Ofsted Rating: Outstanding | Pupils: 103 | Distance:4.63		✓			

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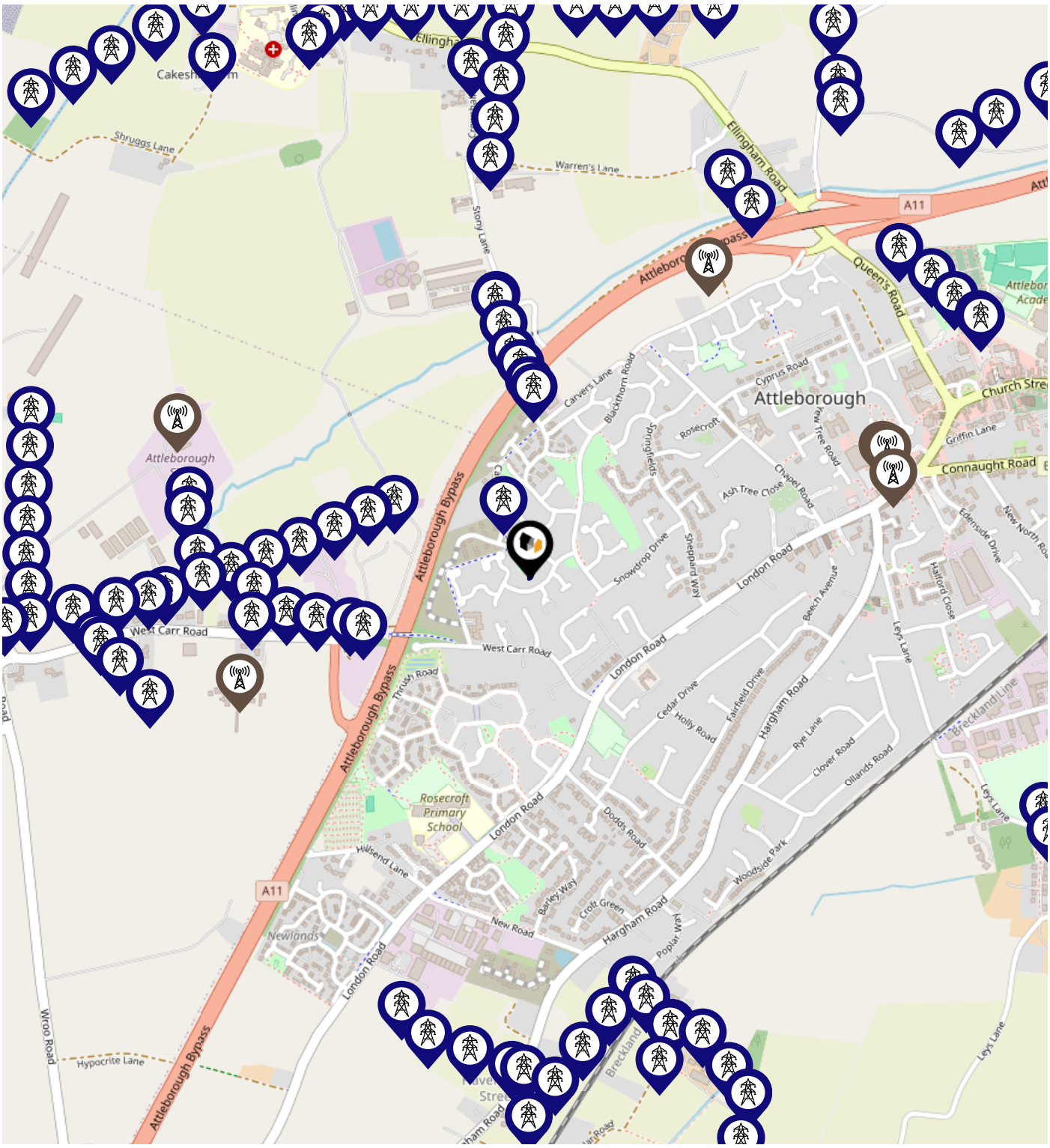
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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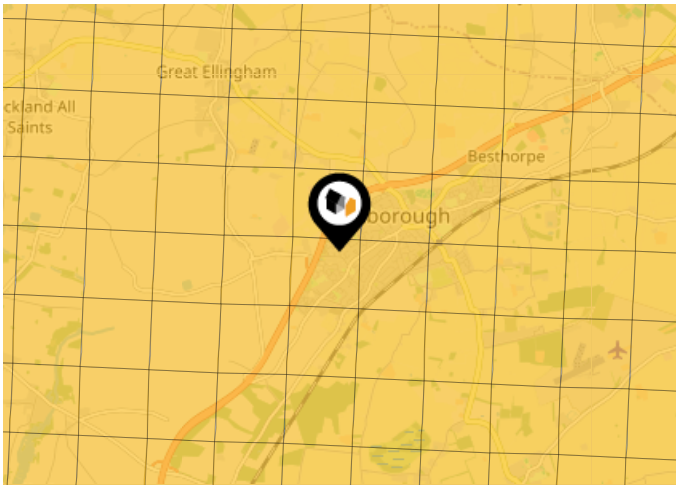
Environment
Soils & Clay

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

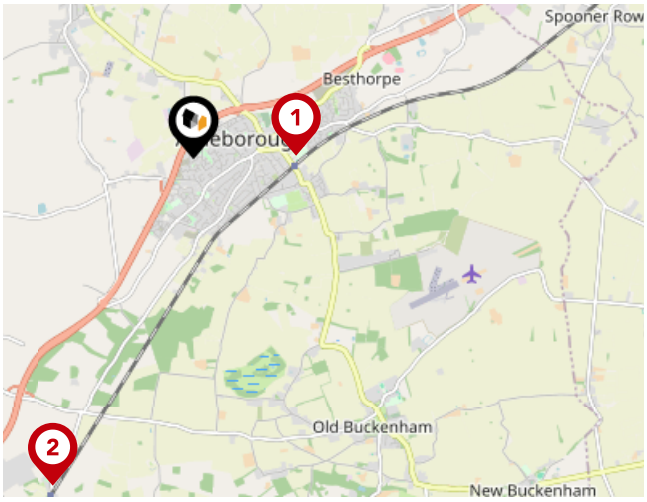
Carbon Content:	NONE	**Soil Texture:**	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

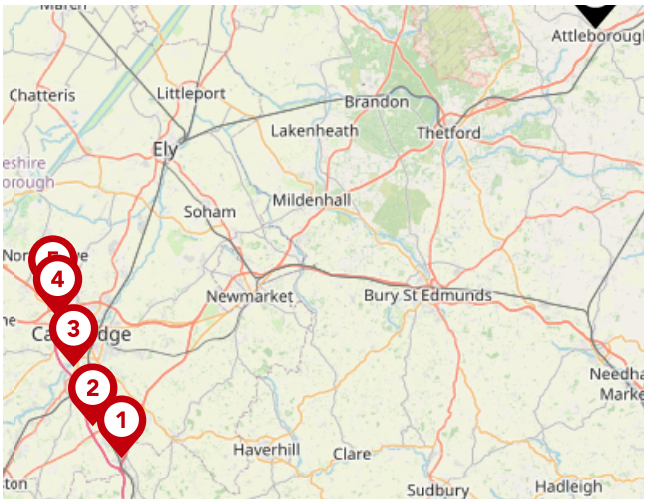
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	0.91 miles
2	Eccles Road Rail Station	3.21 miles
3	Spooner Row Rail Station	3.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.43 miles
2	M11 J10	46.44 miles
3	M11 J11	45.13 miles
4	M11 J13	44.22 miles
5	M11 J14	43.92 miles

Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	15.88 miles
2	Cambridge	40.88 miles
3	Stansted Airport	53.34 miles
4	Southend-on-Sea	66.6 miles

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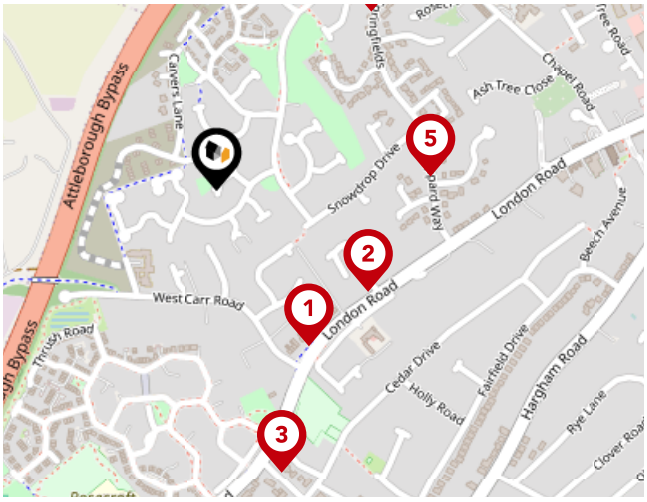
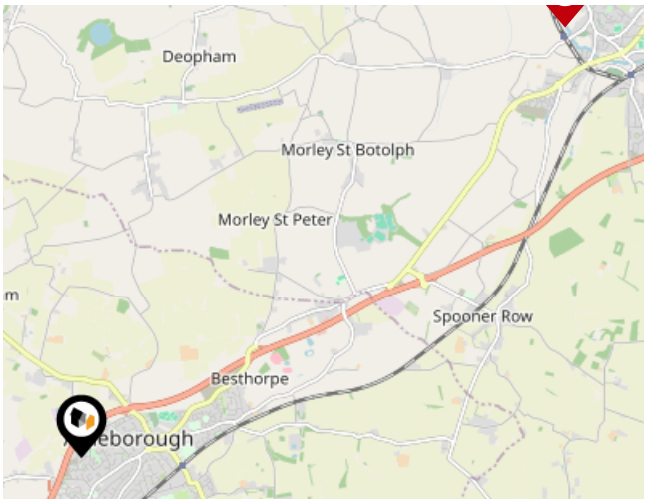
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West Carr Road	0.2 miles
2	police station	0.21 miles
3	London Road	0.33 miles
4	Lavender Close	0.27 miles
5	Watling Road	0.24 miles



Local Connections

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

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Whittley Parish | Attleborough

At Whittley 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.

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Whittley Parish | Attleborough
Testimonials

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 Whitley 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

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Whittley Parish | Attleborough
Data Quality

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Whittley Parish | Attleborough

Suva House, Queens Square Attleborough
NR17 2AF
01953 711839
nick@whittleyparish.com
www.whittleyparish.com

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail