

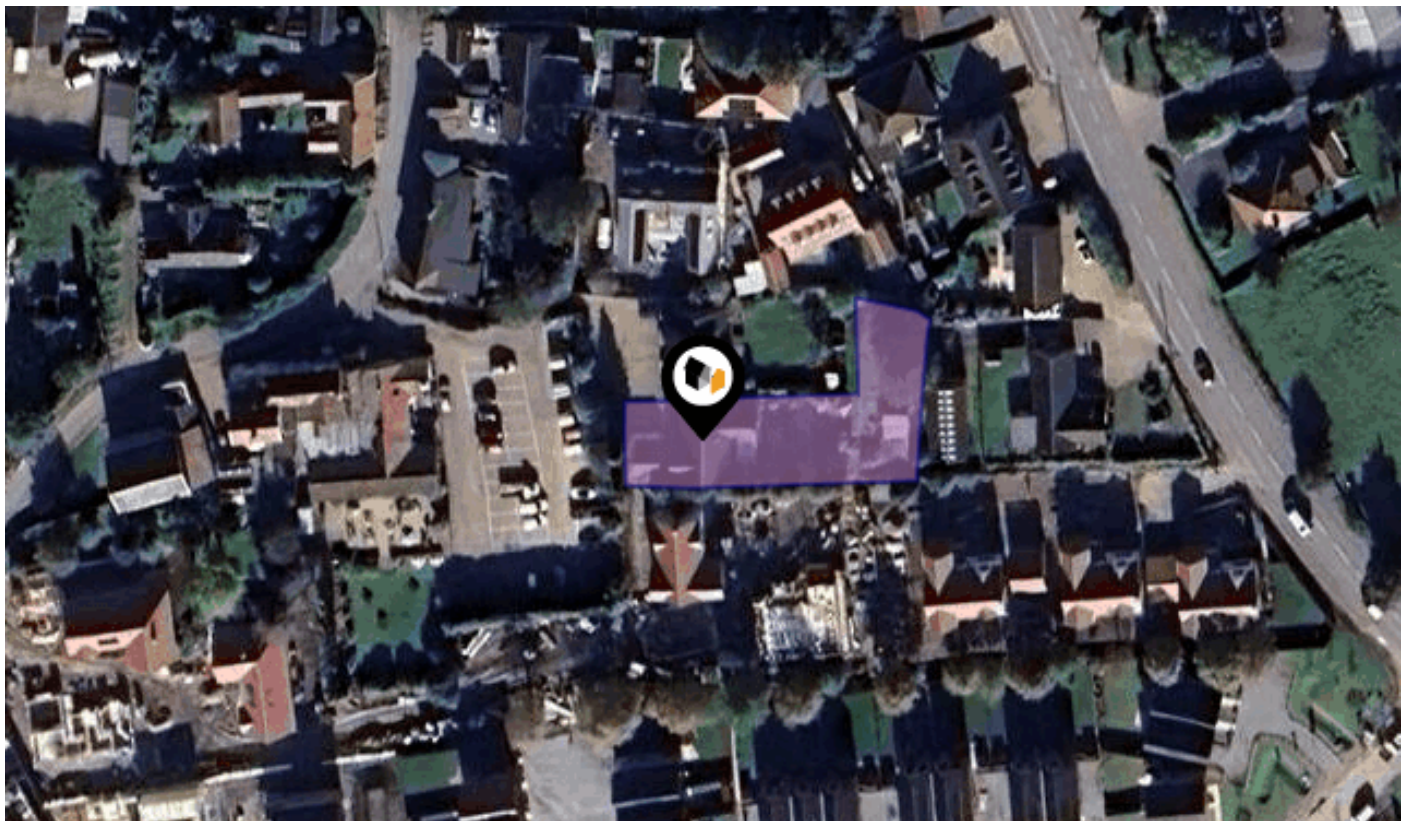


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 22nd March 2025



**CHURCH STREET, GREAT ELLINGHAM, ATTLEBOROUGH,
NR17**

Whittle Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

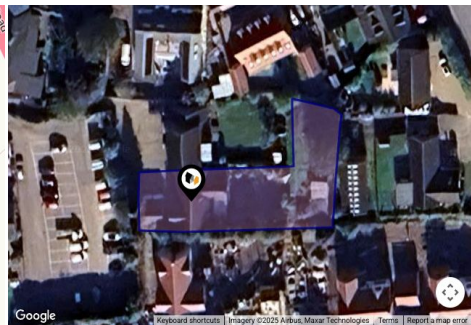
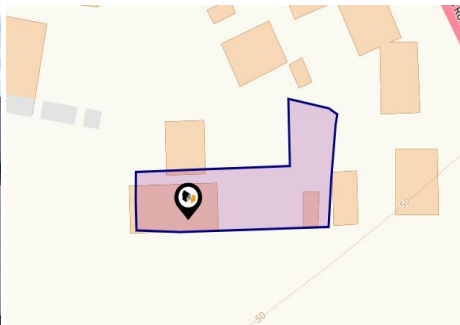
01953 711839

nick@whittleparish.com

www.whittleparish.com



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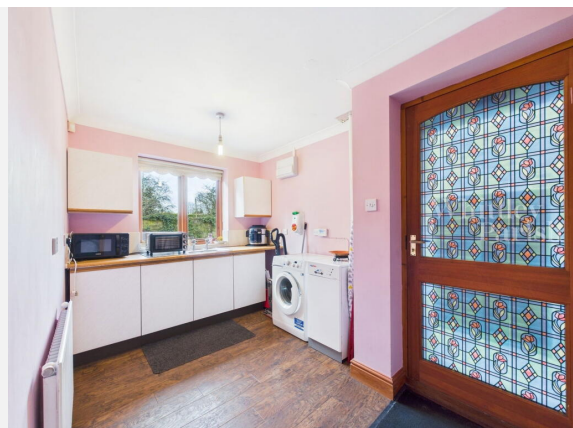
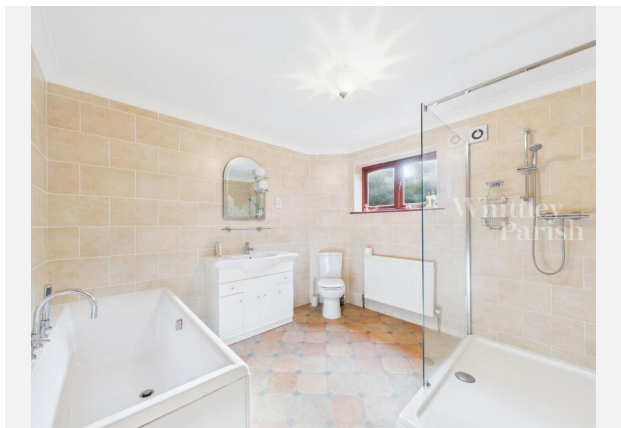
Property

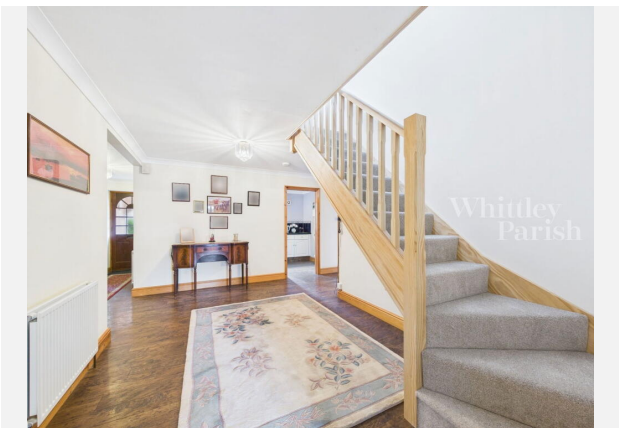
Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,776 ft ² / 165 m ²		
Plot Area:	0.22 acres		
Council Tax :	Band E		
Annual Estimate:	£2,713		
Title Number:	NK224040		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	54	1800
• 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 ₂	sky
				

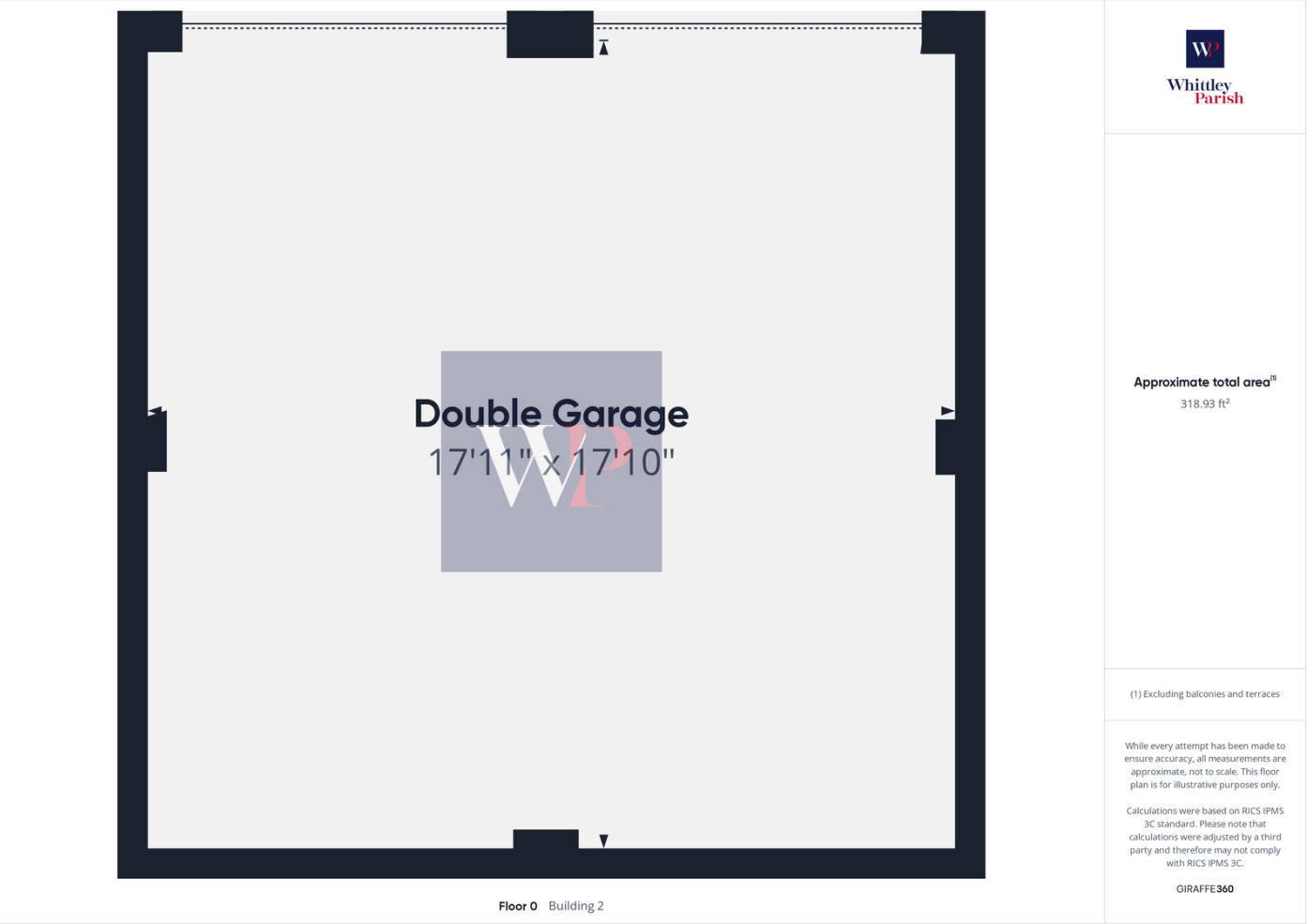








CHURCH STREET, GREAT ELLINGHAM, ATTLEBOROUGH,
NR17



CHURCH STREET, GREAT ELLINGHAM, ATTLEBOROUGH,
NR17



Floor 0 Building 1



Floor 1 Building 1



Approximate total area[®]
1915.56 ft²
Reduced headroom
102.66 ft²

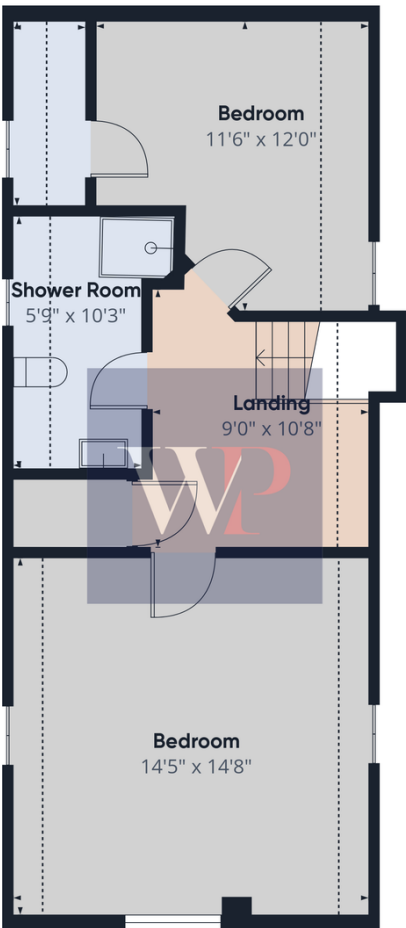
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CHURCH STREET, GREAT ELLINGHAM, ATTLEBOROUGH,
NR17



Floor 1 Building 1



Approximate total area[®]
508.28 ft²
Reduced headroom
92.7 ft²

(1) Excluding balconies and terraces

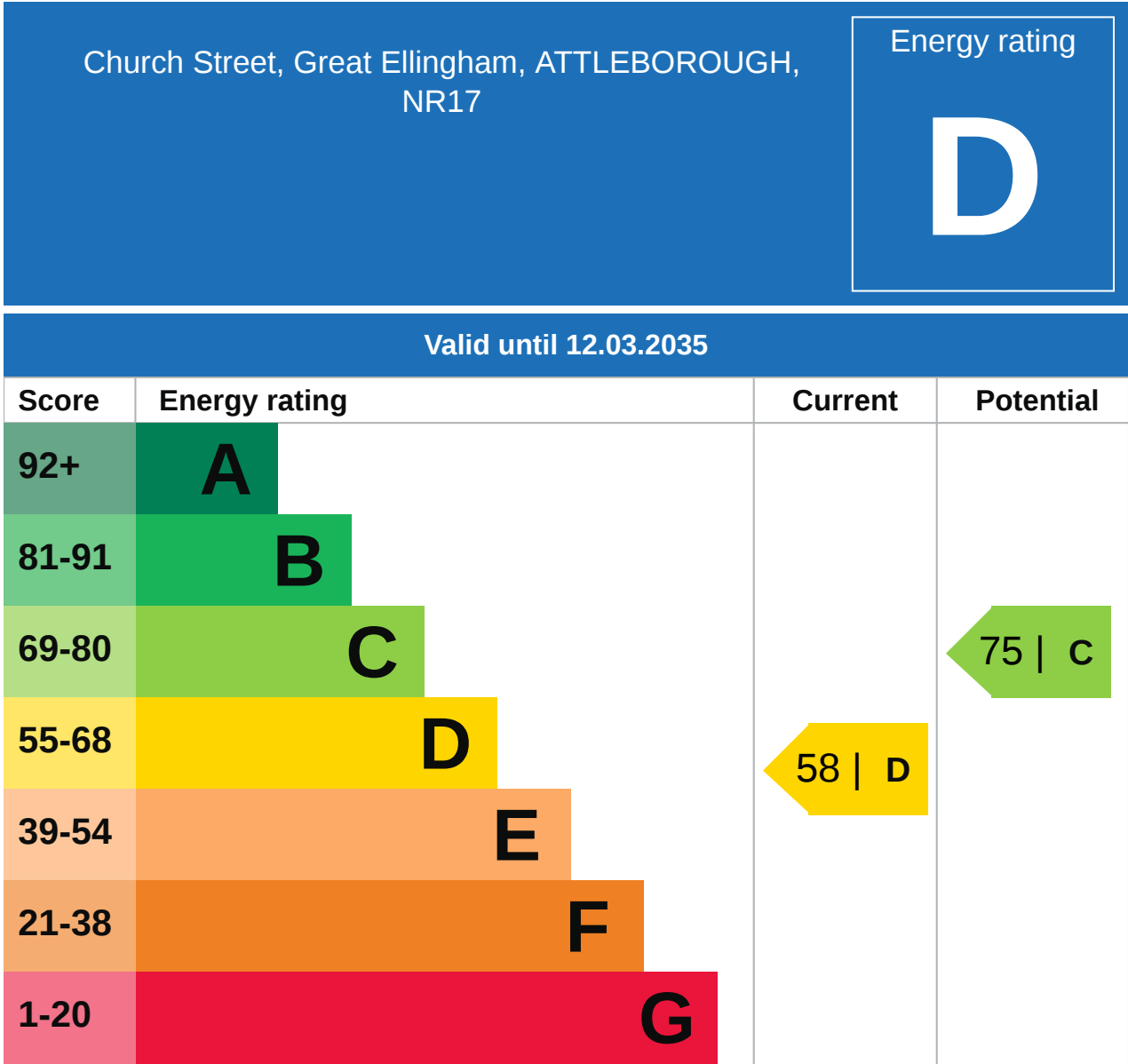
Reduced headroom
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CHURCH STREET, GREAT ELLINGHAM, ATTLEBOROUGH,
NR17







Additional EPC Data

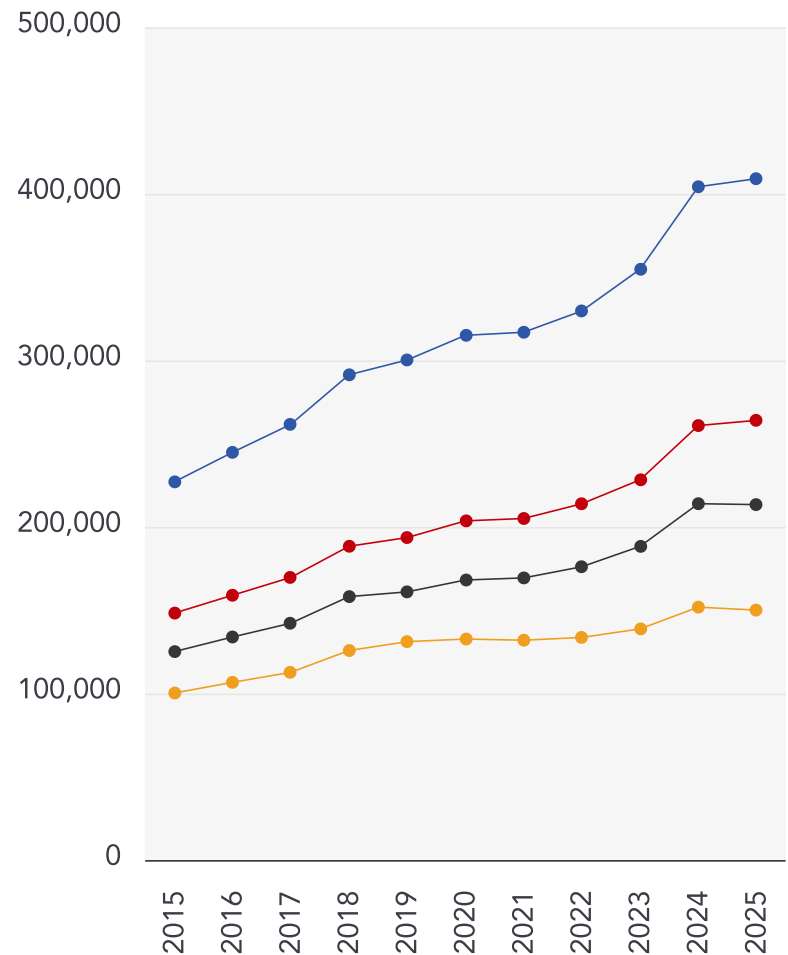
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 65% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, insulated
Secondary Heating:	None
Total Floor Area:	165 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%

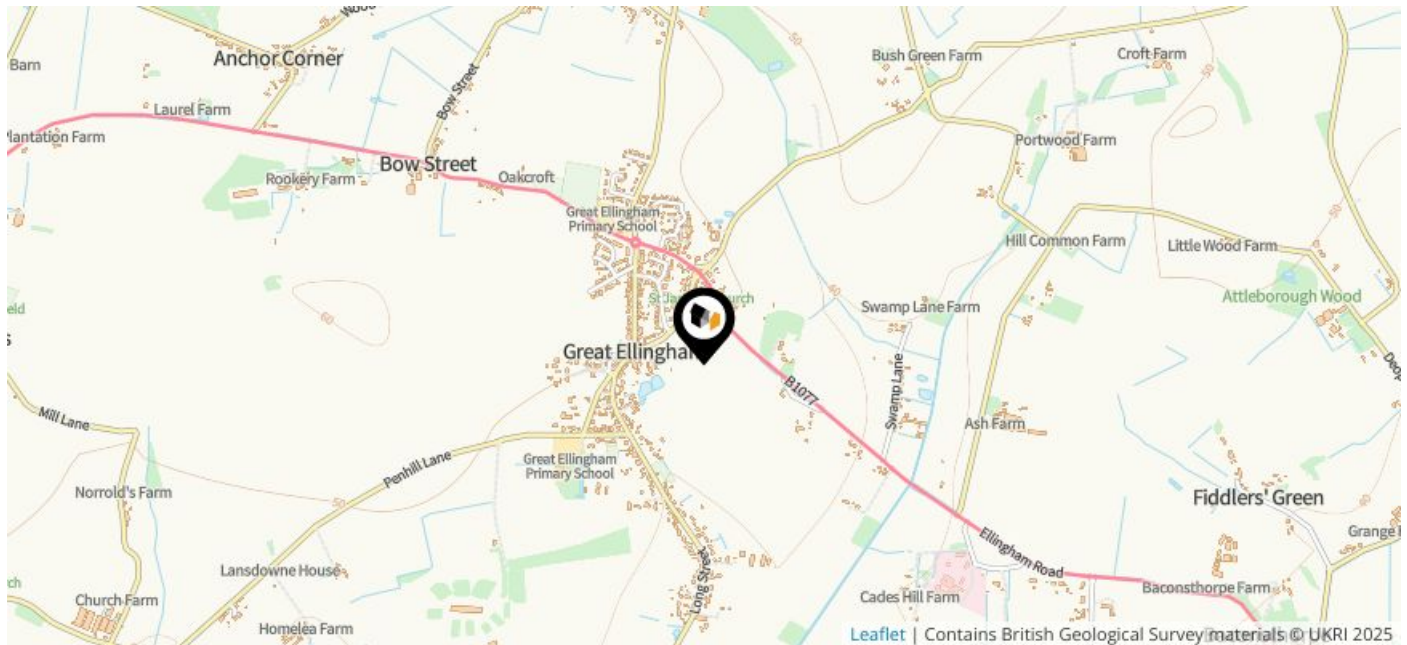
Terraced

+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.

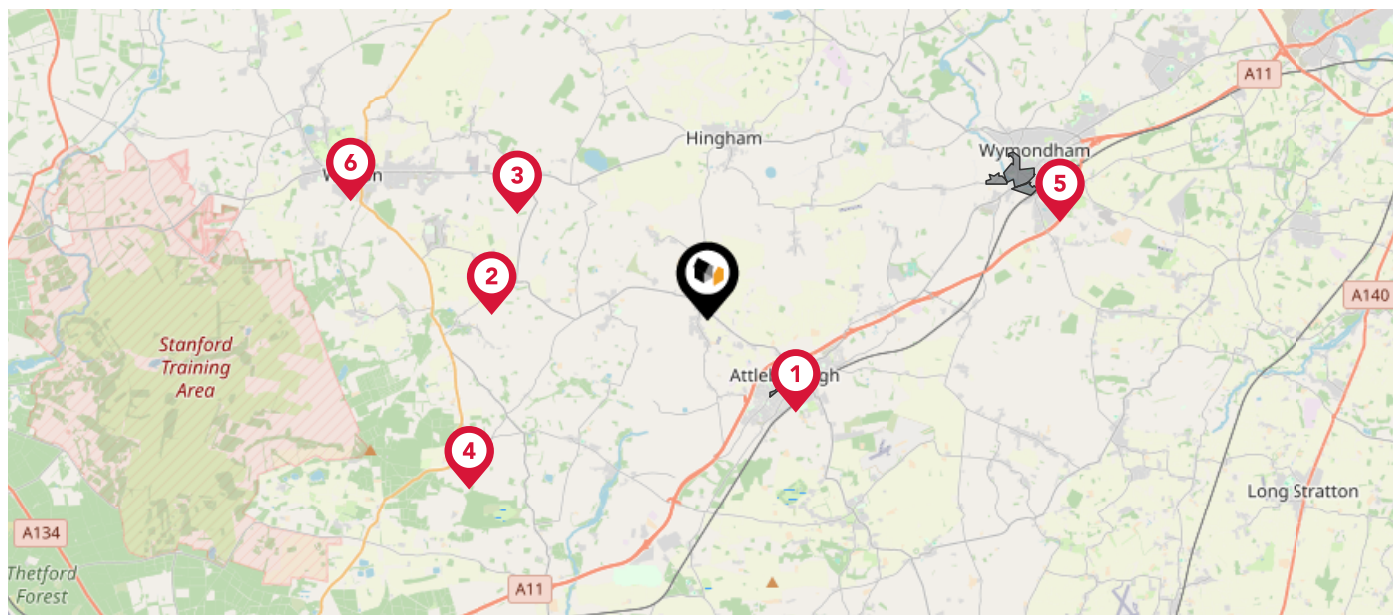
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Caston



Carbrooke



Hockham

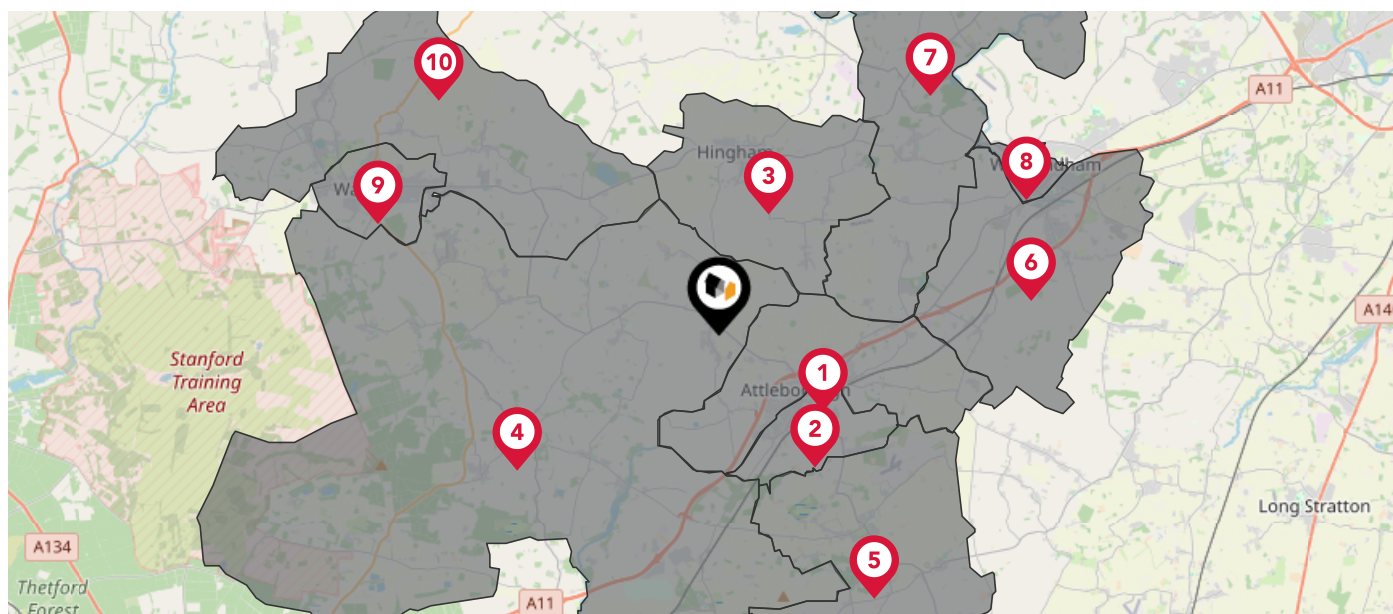


Wymondham



Watton

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

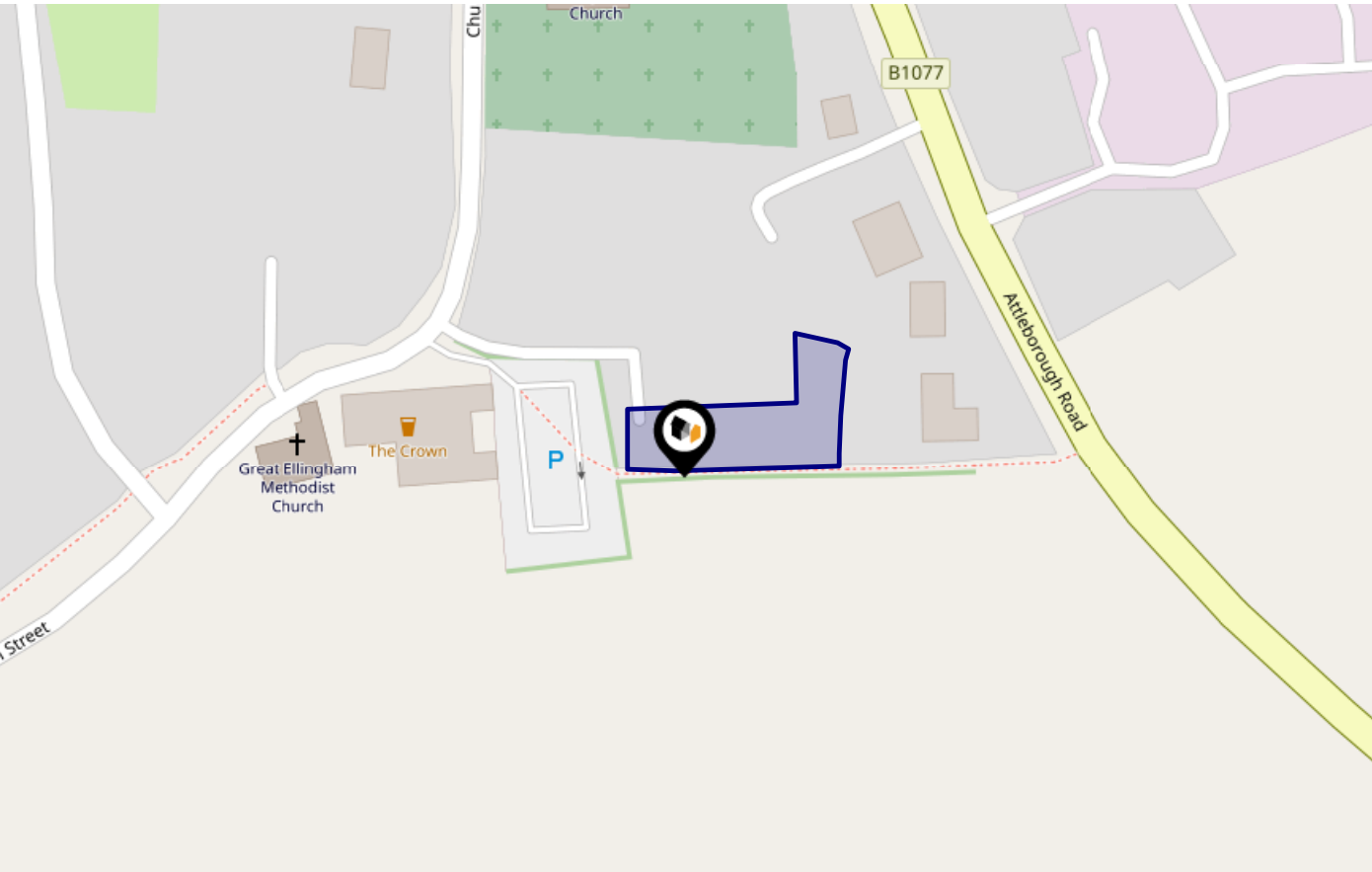
- | | |
|---|---------------------------------------|
|  | Attleborough Queens & Besthorpe Ward |
|  | Attleborough Burgh & Haverscroft Ward |
|  | Hingham & Deopham Ward |
|  | All Saints & Wayland Ward |
|  | The Buckenham & Banham Ward |
|  | South Wymondham Ward |
|  | Wicklewood Ward |
|  | Central Wymondham Ward |
|  | Watton Ward |
|  | Saham Toney 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.

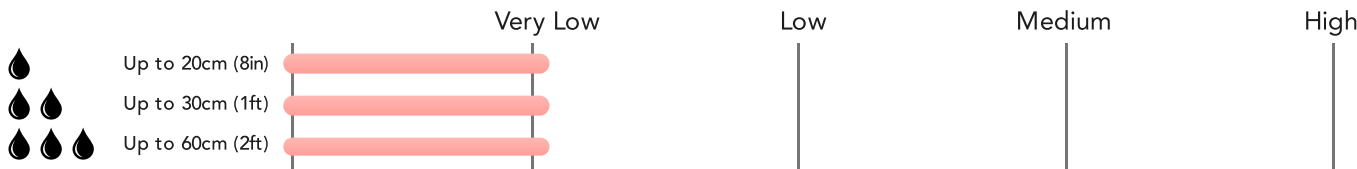


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

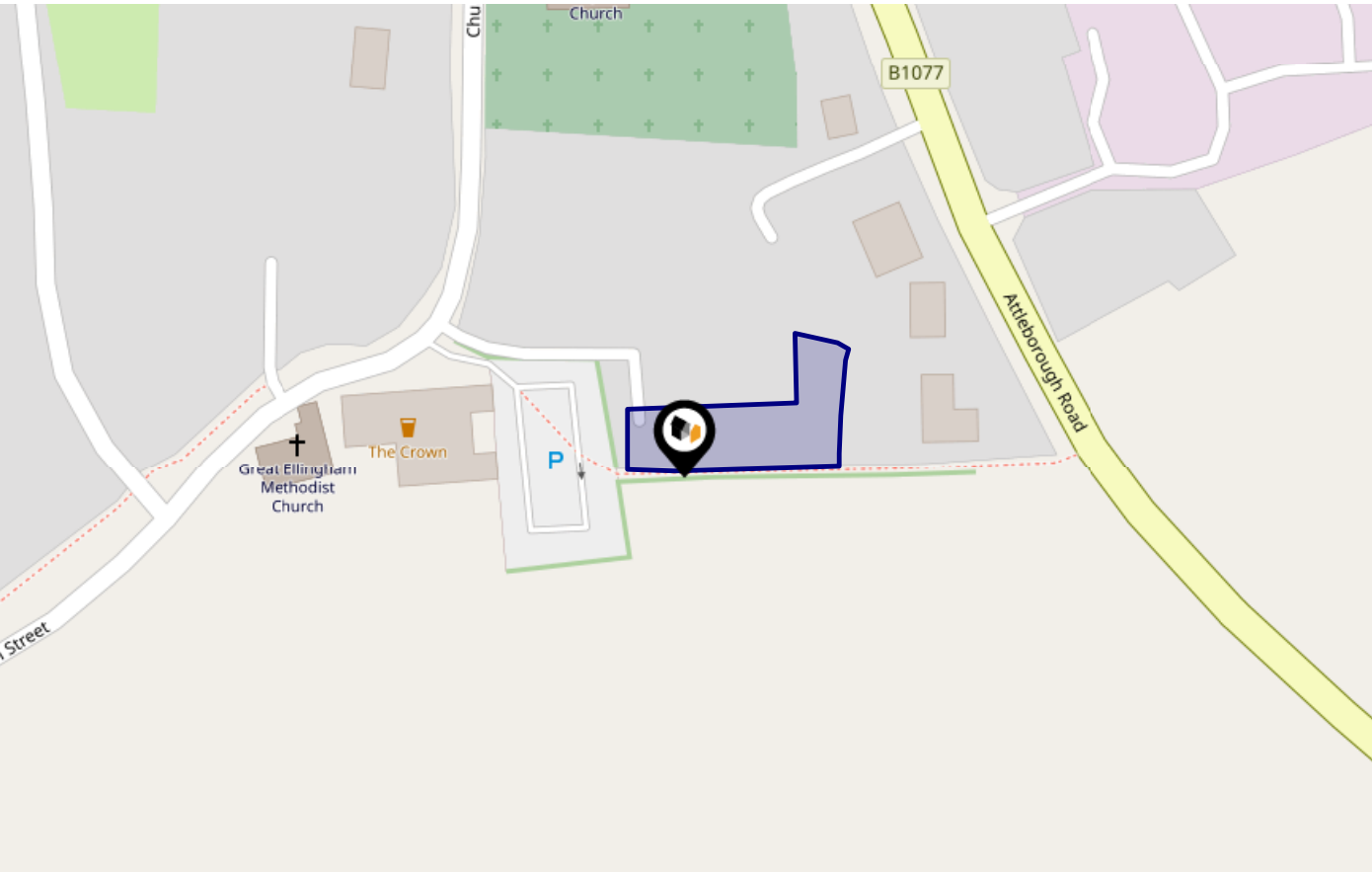


Flood Risk

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.

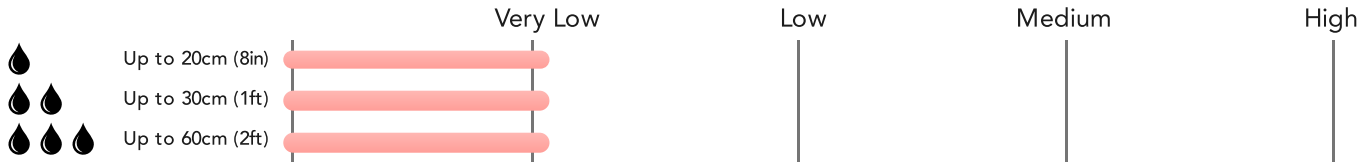


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Chance of flooding to the following depths at this property:

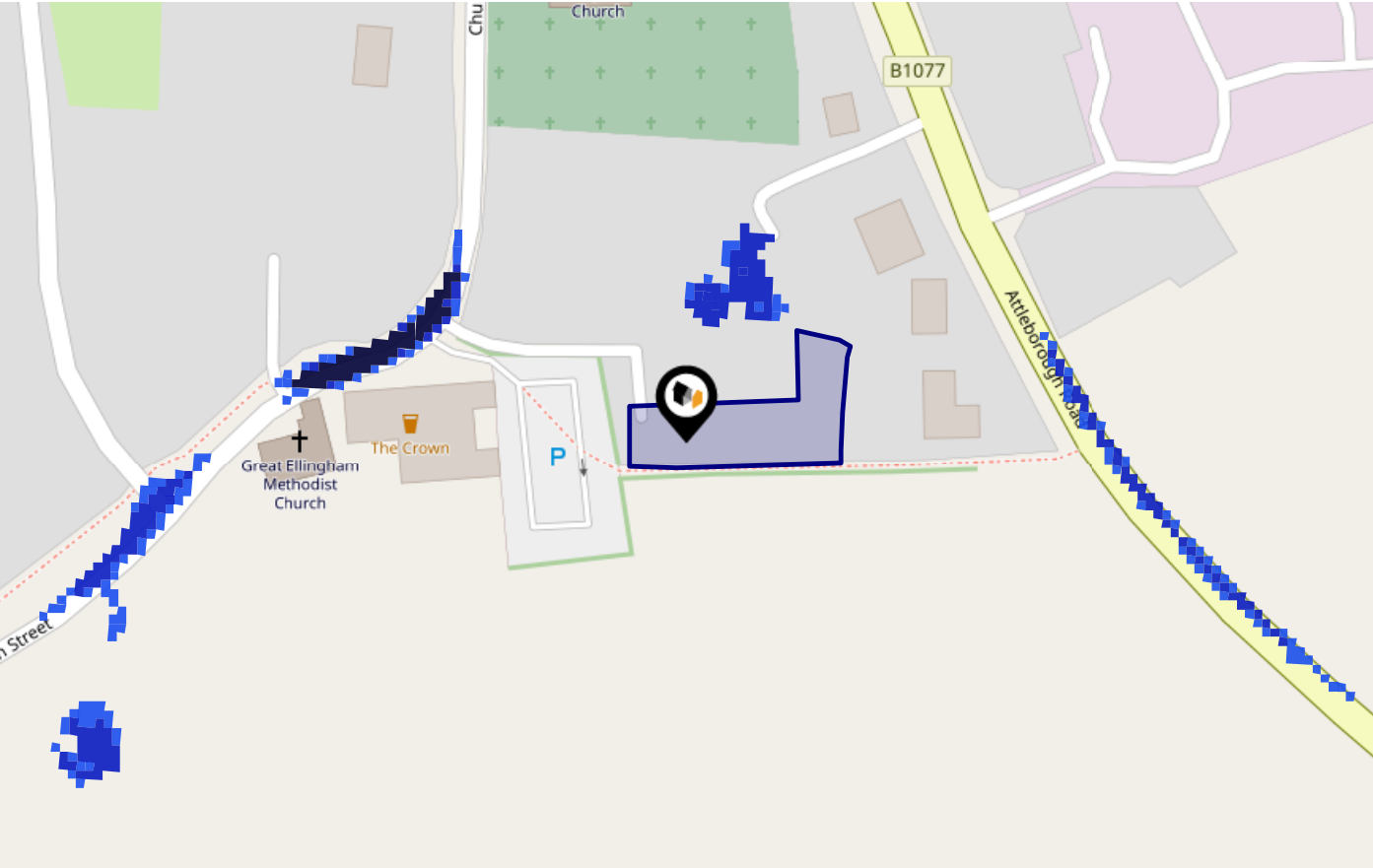


Flood Risk

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.

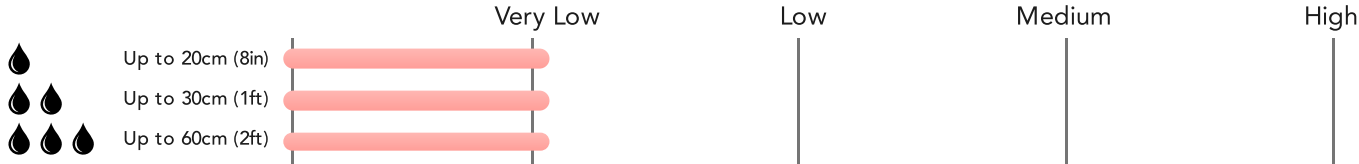


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Chance of flooding to the following depths at this property:

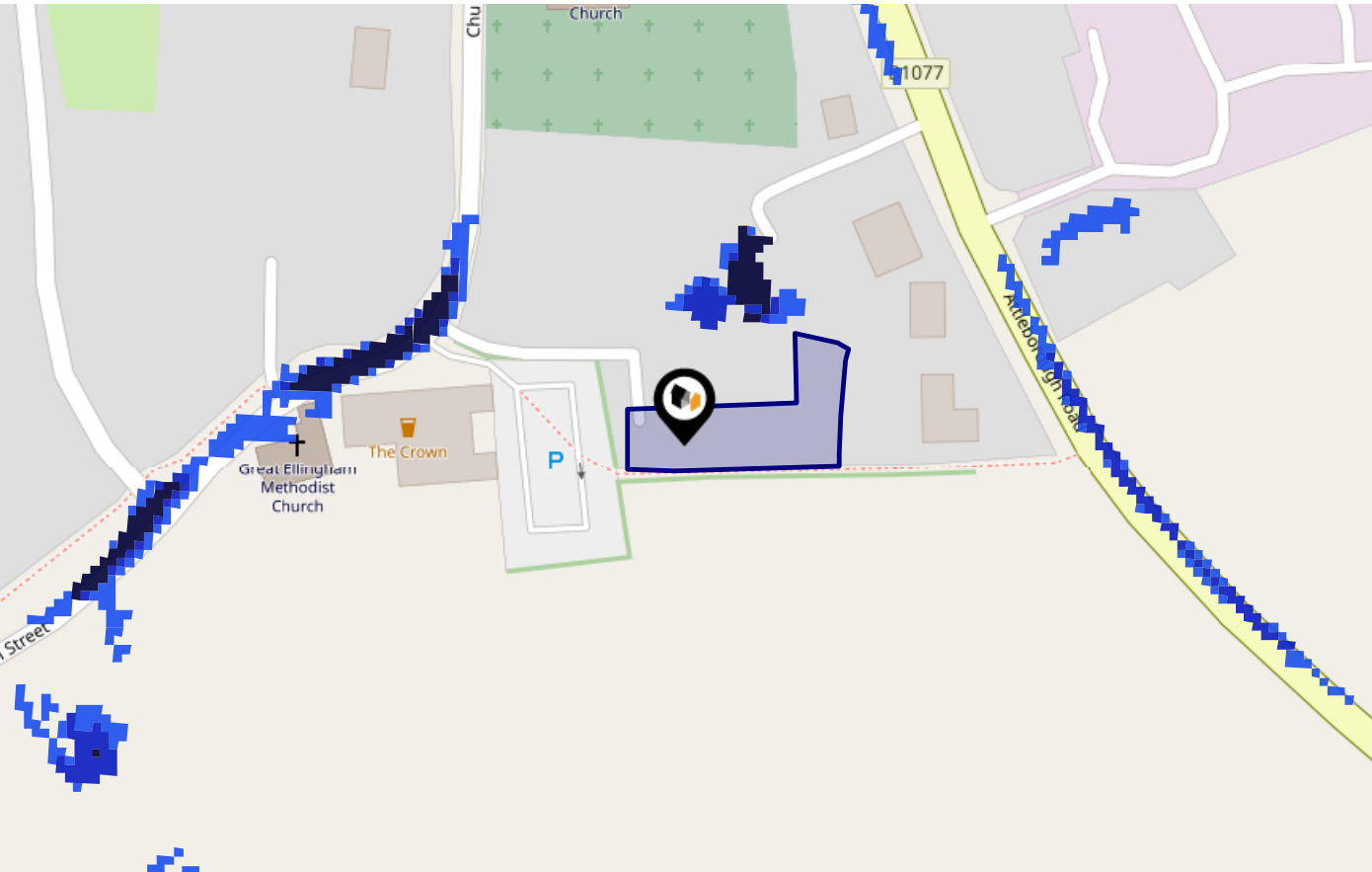


Flood Risk

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.

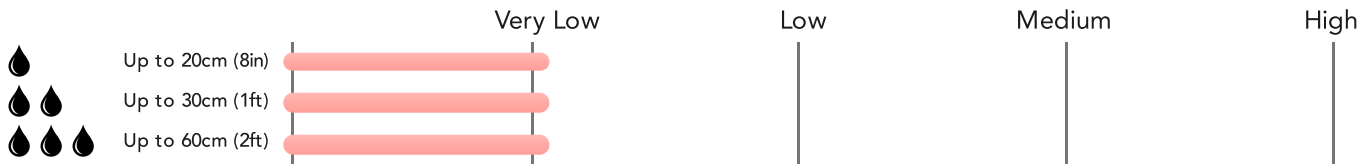


Risk Rating: Very low

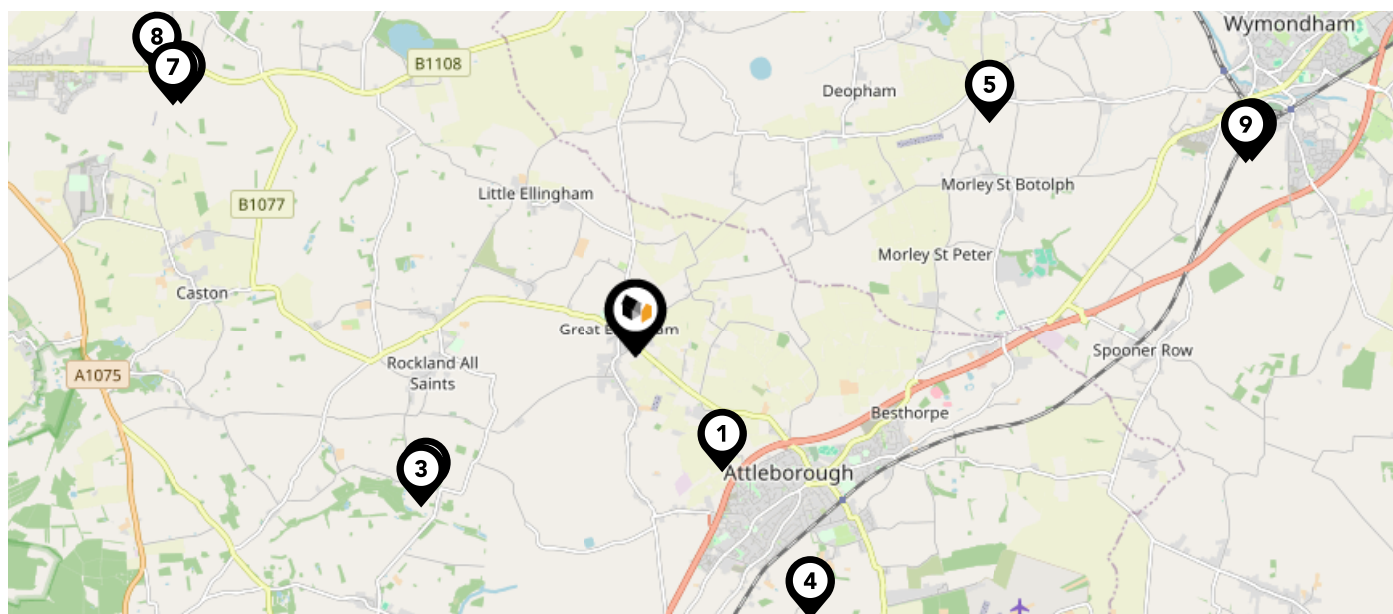
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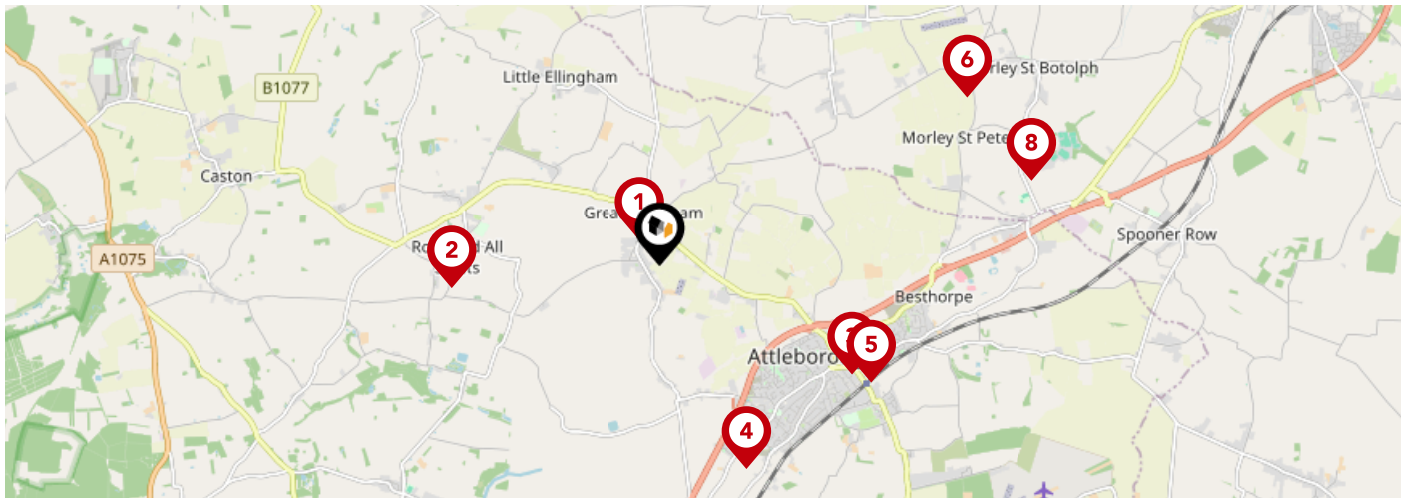


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

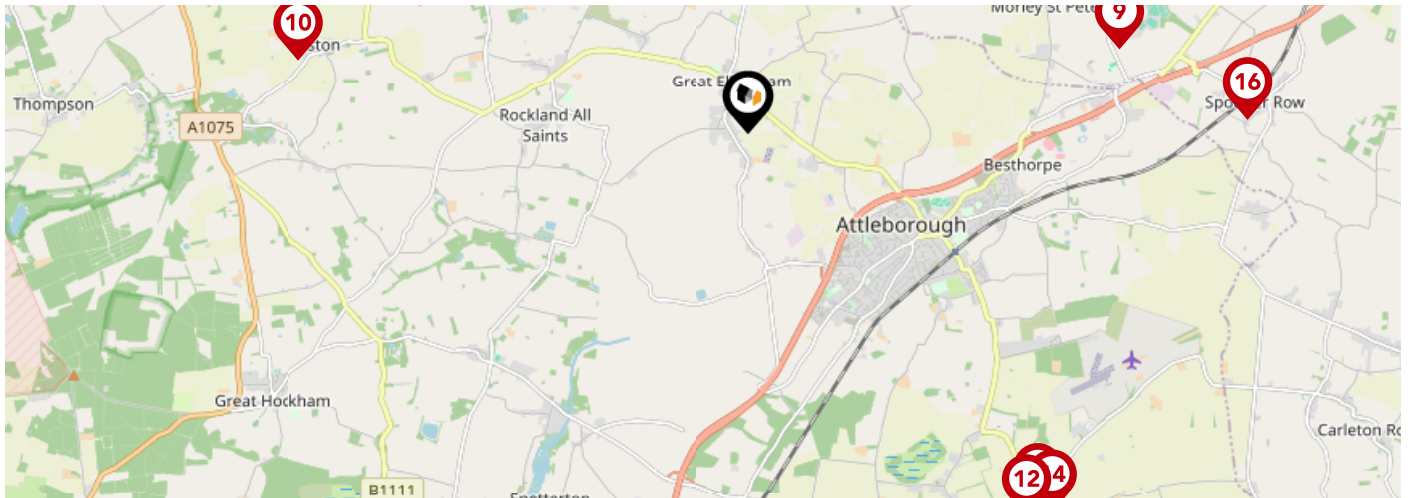


Nearby Landfill Sites

	Crowshall Lane-Attleborough, Norfolk	Historic Landfill 
	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill 
	Rocklands-Rocklands, Breckland	Historic Landfill 
	Attleborough-Attleborough, Norfolk	Historic Landfill 
	High Oak-Wicklewood, Ketteringham, Norwich, Norfolk	Historic Landfill 
	Carbrooke Landfill Site-Junction Of Mill Lane / Norwich Road,Carbrooke,Norfolk	Historic Landfill 
	Carbrooke-Carbrooke, Breckland, Norfolk	Historic Landfill 
	EA/EPR/WP3999NZ/V003	Active Landfill 
	Strayground Lane-Wymondham, Norfolk	Historic Landfill 
	Stayground Lane-Wymondham	Historic Landfill 



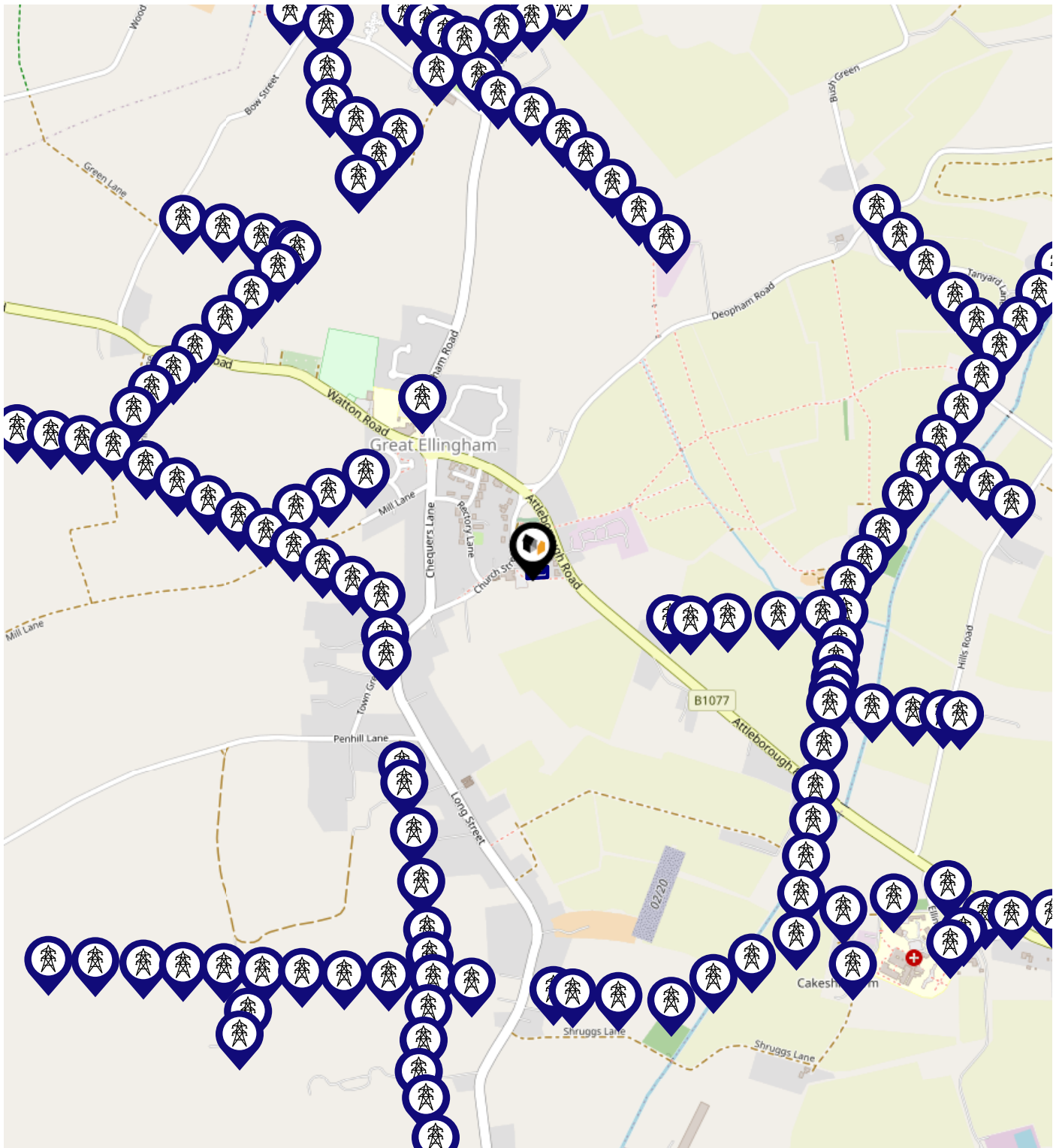
		Nursery	Primary	Secondary	College	Private
1	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:0.29	☐	☒	☐	☐	☐
2	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:1.89	☐	☒	☐	☐	☐
3	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:1.99	☐	☐	☒	☐	☐
4	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:2	☐	☒	☐	☐	☐
5	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:2.19	☐	☒	☐	☐	☐
6	Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:3.16	☐	☒	☐	☐	☐
7	Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:3.32	☐	☒	☐	☐	☐
8	Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:3.43	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:3.43	☐	☐	☒	☐	☐
	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:4.11	☐	☒	☐	☐	☐
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:4.26	☐	☒	☐	☐	☐
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:4.28	☐	☐	☒	☐	☐
	Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance:4.34	☐	☐	☒	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:4.38	☐	☐	☒	☐	☐
	Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:4.49	☐	☒	☐	☐	☐
	Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:4.51	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

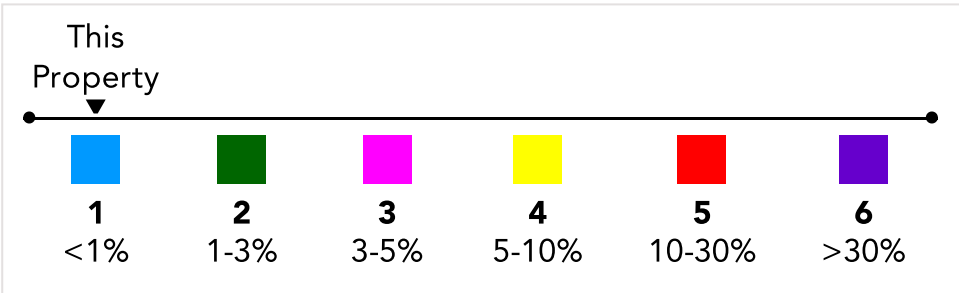
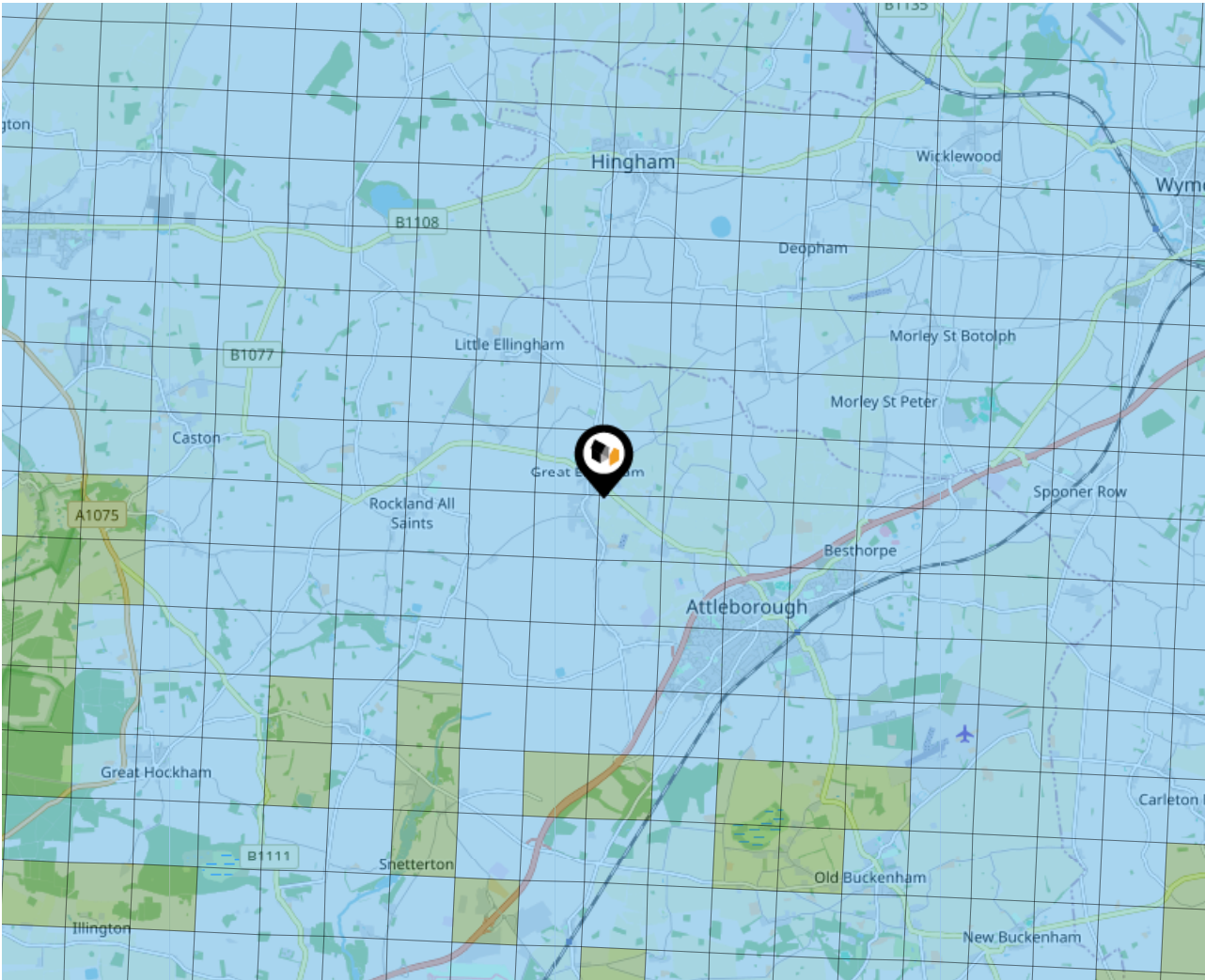


Key:

- Power Pylons
- Communication Masts

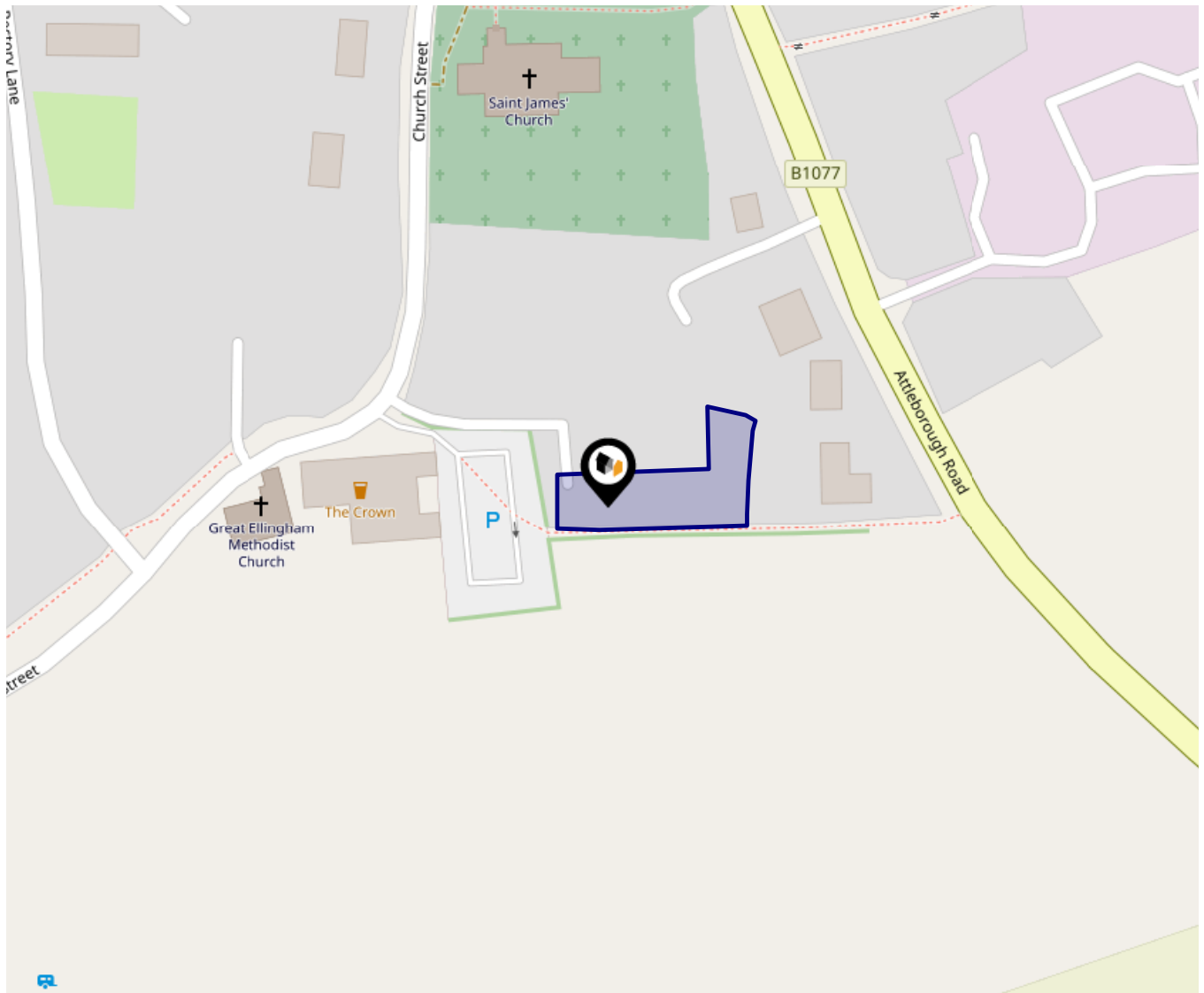
What is Radon?

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



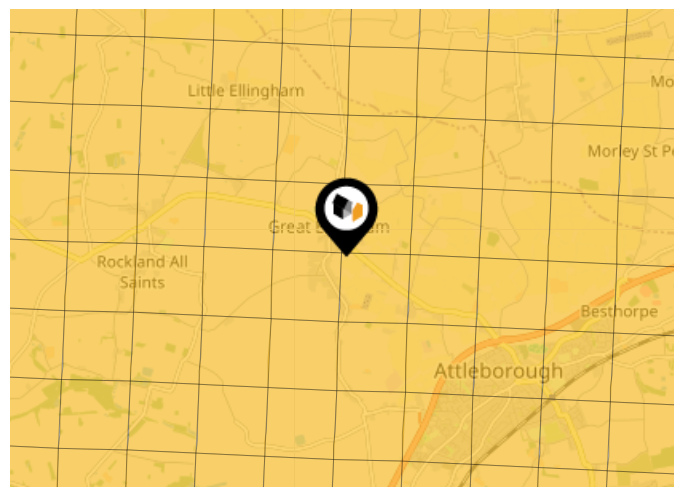
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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		

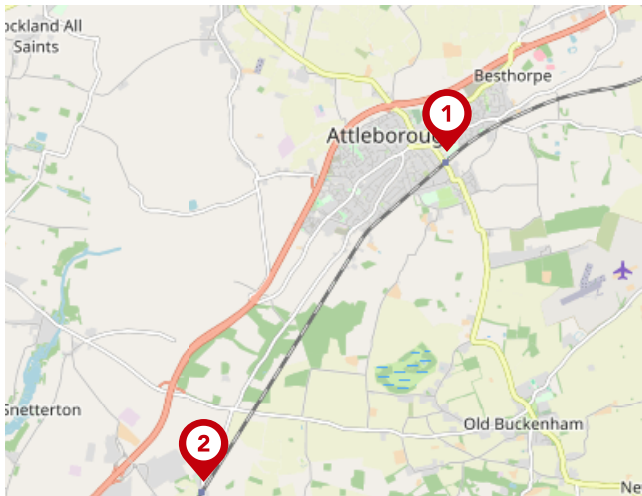


Primary Classifications (Most Common Clay Types)

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

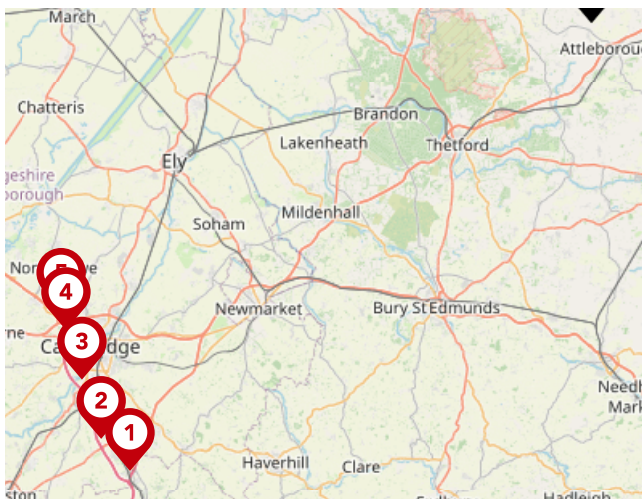
Area

Transport (National)



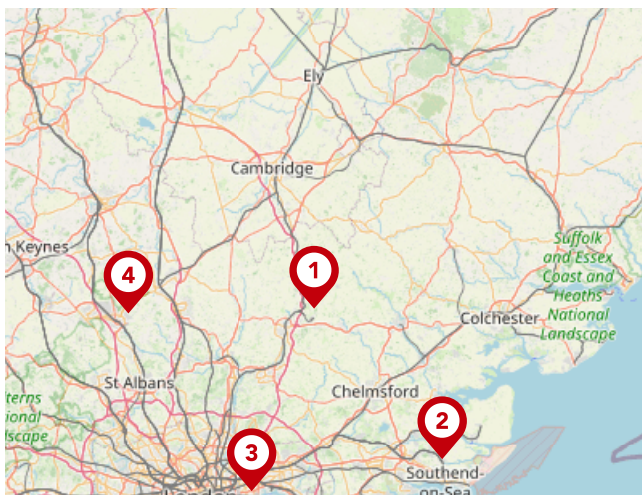
National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	2.3 miles
2	Eccles Road Rail Station	4.32 miles
3	Wymondham Abbey (Mid Norfolk Railway)	5.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.65 miles
2	M11 J10	46.55 miles
3	M11 J11	45.08 miles
4	M11 J13	44.04 miles
5	M11 J14	43.68 miles

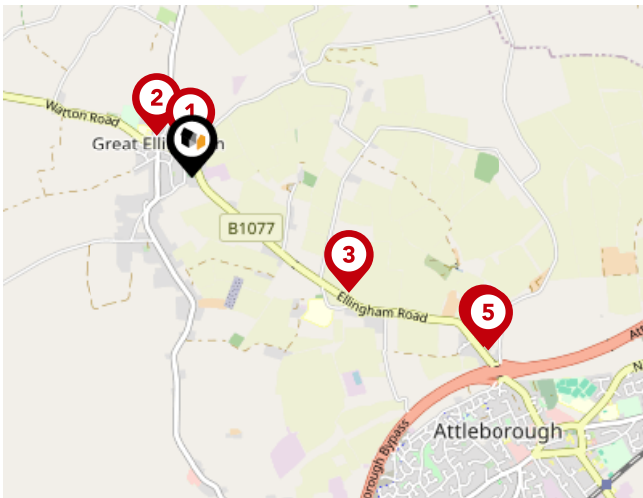


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	53.91 miles
2	Southend-on-Sea	67.75 miles
3	Silvertown	81.49 miles
4	Luton Airport	73.07 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Green	0.12 miles
2	Chequers Lane	0.25 miles
3	St Luke's Health Care	0.88 miles
4	Ellingham Road	1.52 miles
5	Ellingham Road	1.55 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.88 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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?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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Whittleby Parish | Attleborough

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Valuation Office
Agency

