

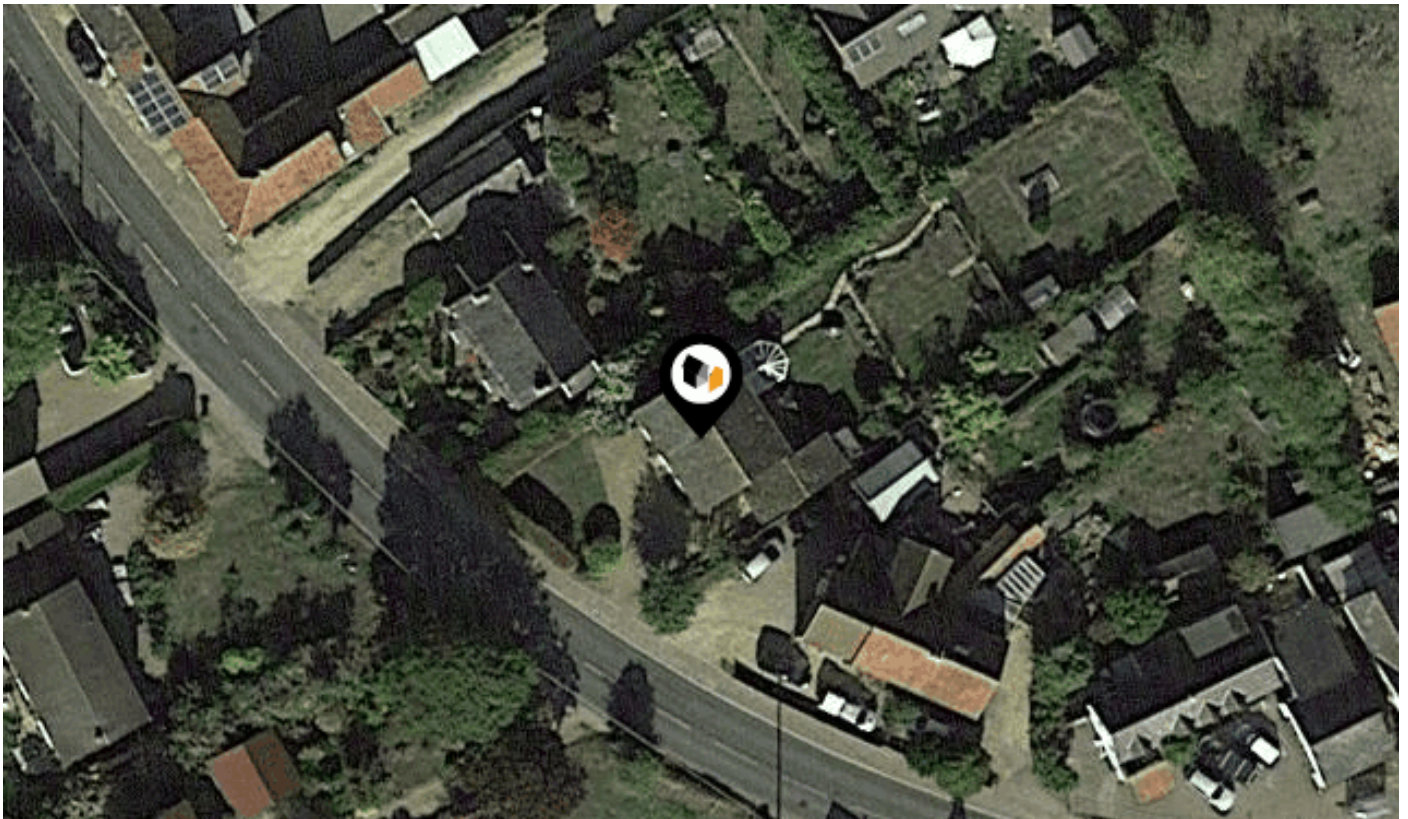


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25<sup>th</sup> March 2025



**ATTLEBOROUGH ROAD, OLD BUCKENHAM,  
ATTLEBOROUGH, NR17**

## Whittle Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

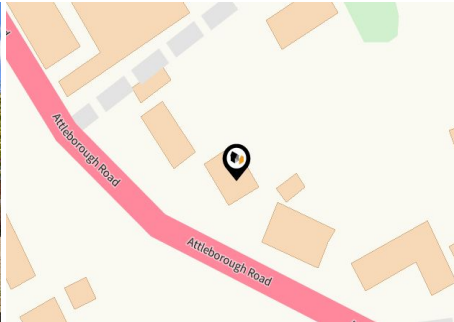
01953 711839

nick@whittleparish.com

www.whittleparish.com



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## Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band E
Annual Estimate:	£2,713

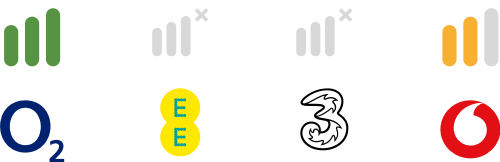
## Local Area

Local Authority:	Norfolk
Conservation Area:	Old Buckenham
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	65 mb/s	- mb/s
		

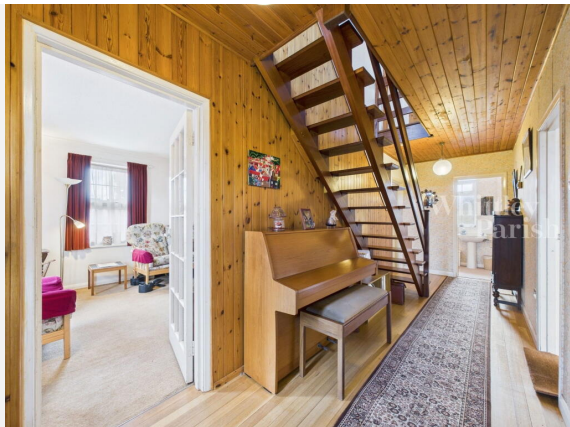
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:











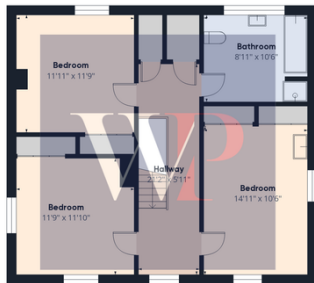




**ATTLEBOROUGH ROAD, OLD BUCKENHAM,  
ATTLEBOROUGH, NR17**



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1822.77 ft<sup>2</sup>  
**Reduced headroom**  
13.9 ft<sup>2</sup>

(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

**ATTLEBOROUGH ROAD, OLD BUCKENHAM,  
ATTLEBOROUGH, NR17**





ATTLEBOROUGH ROAD, OLD BUCKENHAM,  
ATTLEBOROUGH, NR17



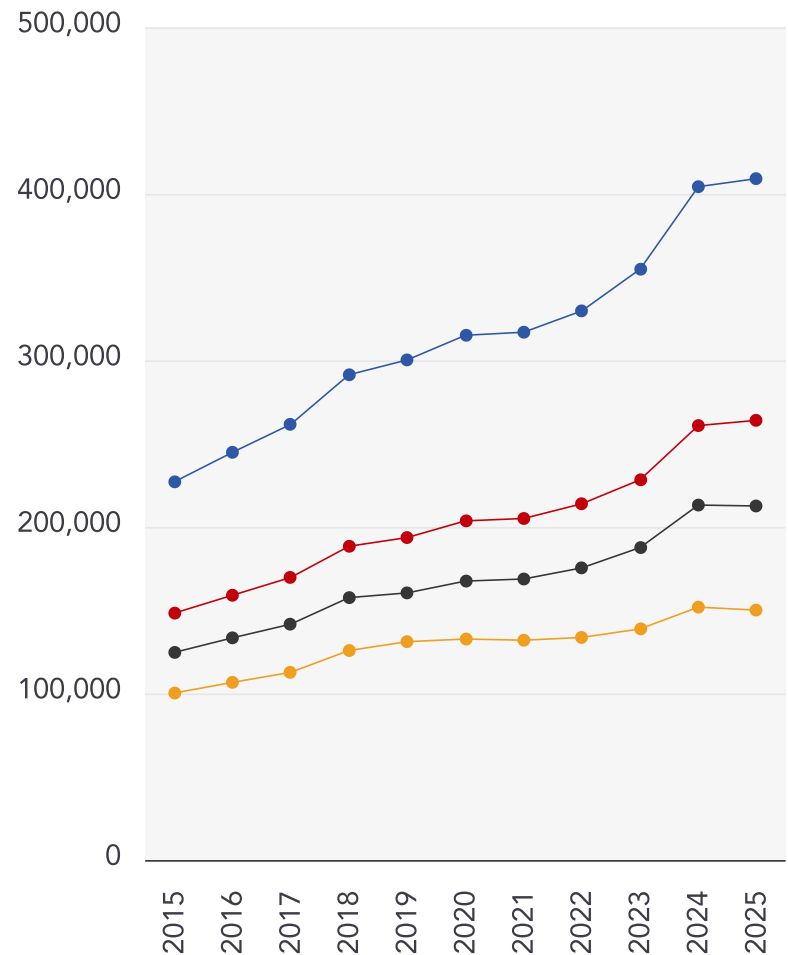


# Market

## House Price Statistics



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



Detached

**+80.17%**

Semi-Detached

**+78.07%**

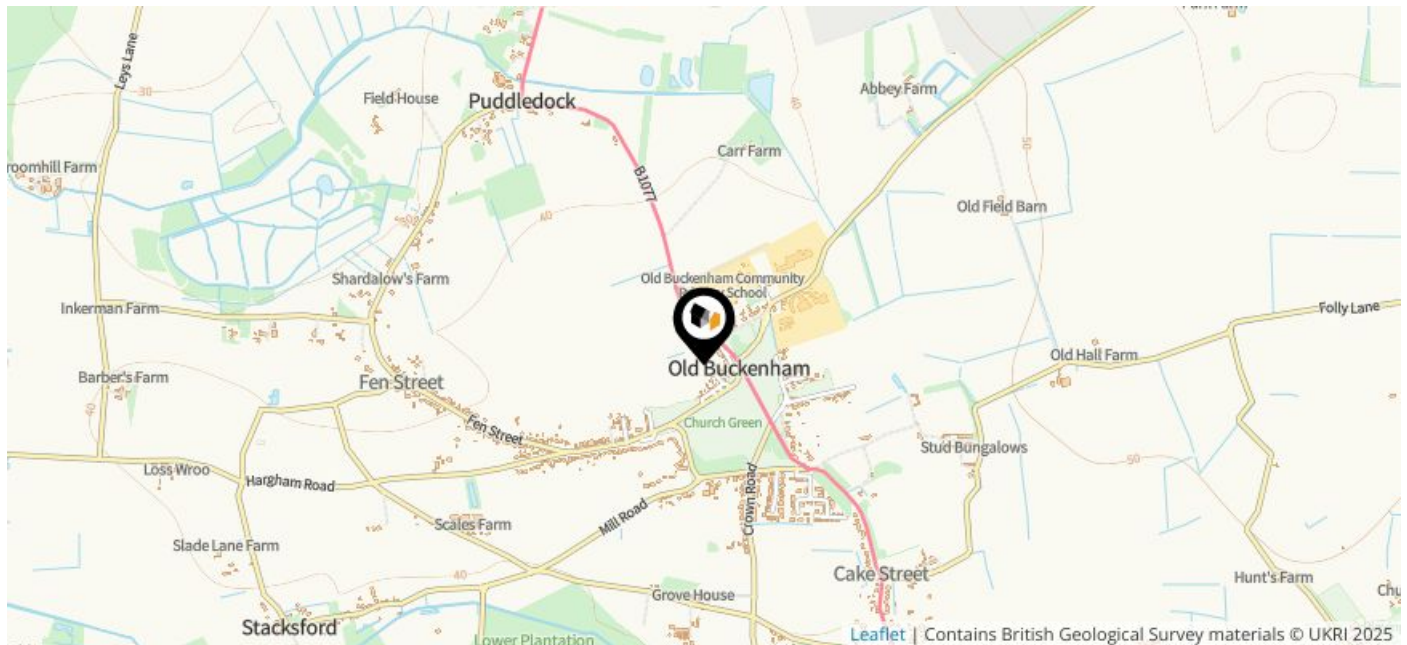
Terraced

**+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.

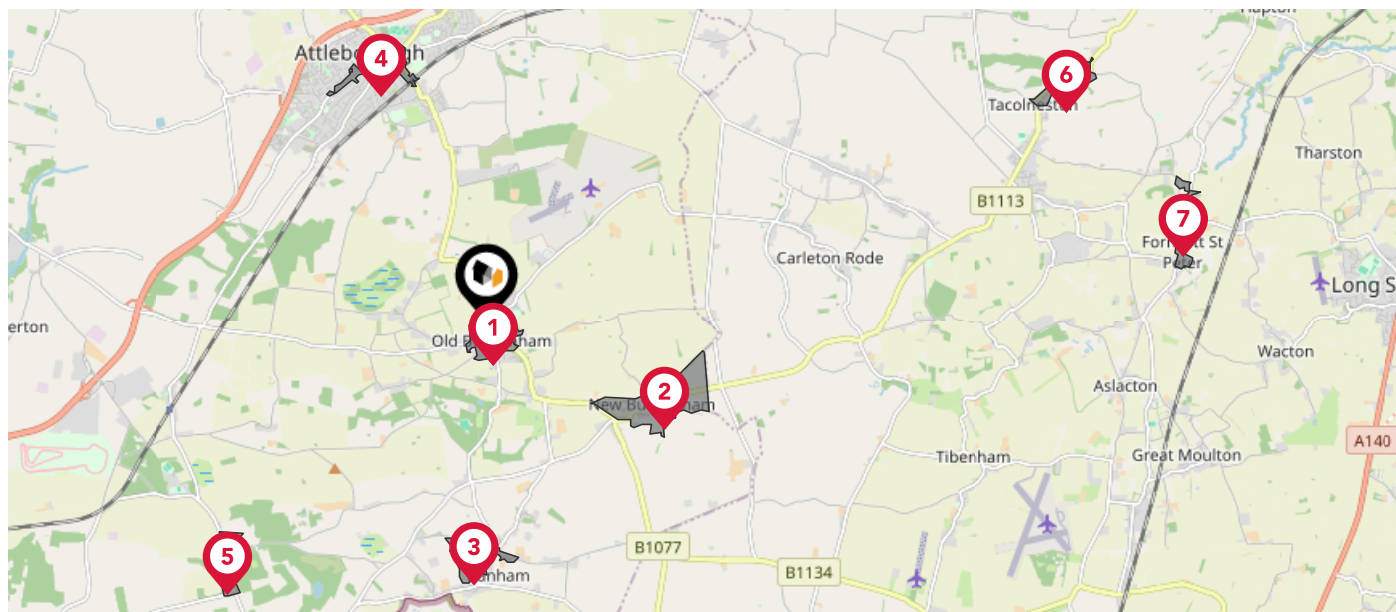
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Old Buckenham



New Buckenham



Banham



Attleborough



Quidenham



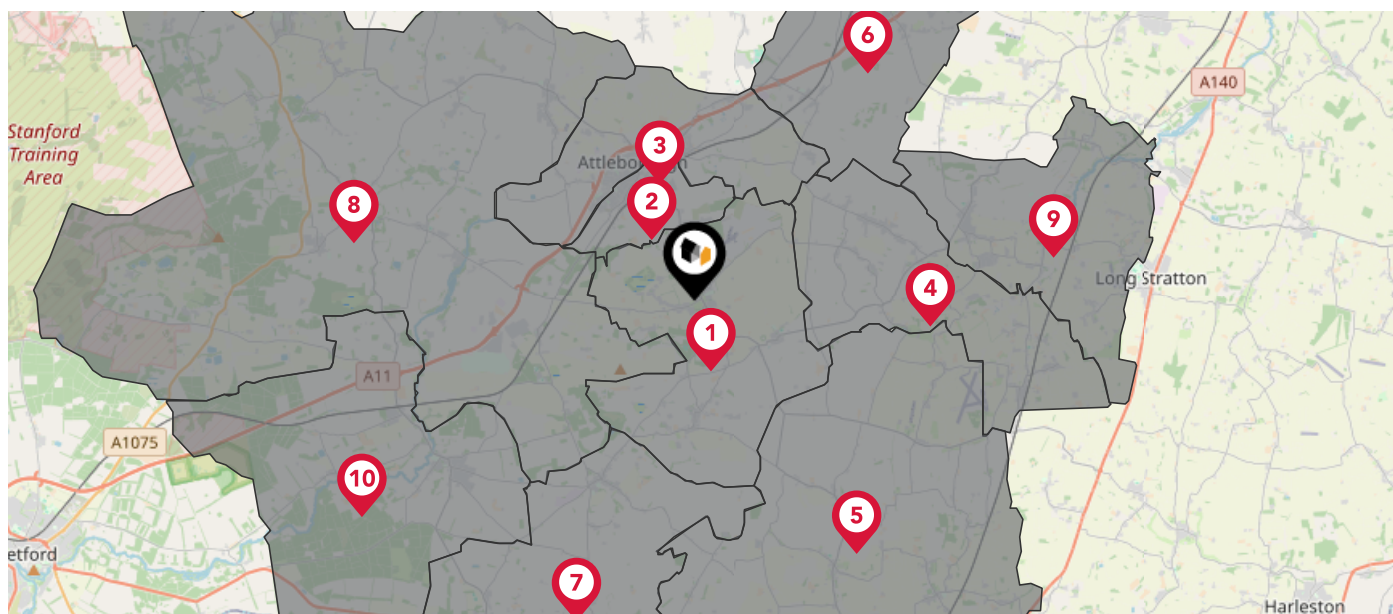
Tacolneston



Forncett



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

The Buckenham & Banham Ward

2

Attleborough Burgh & Haverscroft Ward

3

Attleborough Queens & Besthorpe Ward

4

Bunwell Ward

5

Bressingham & Burston Ward

6

South Wymondham Ward

7

Guiltcross Ward

8

All Saints & Wayland Ward

9

Fornsett Ward

10

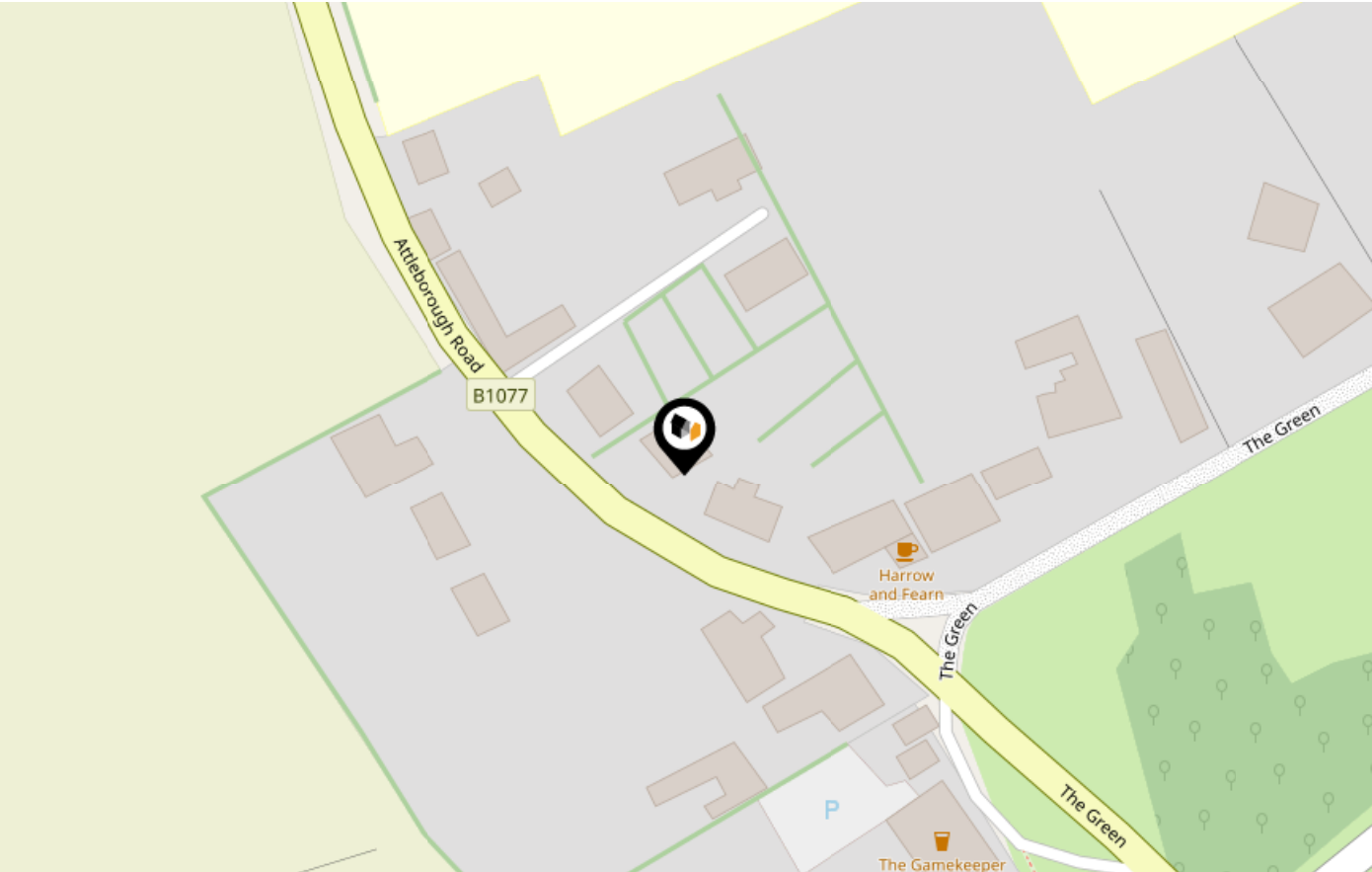
Harling & Heathlands Ward

# 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.

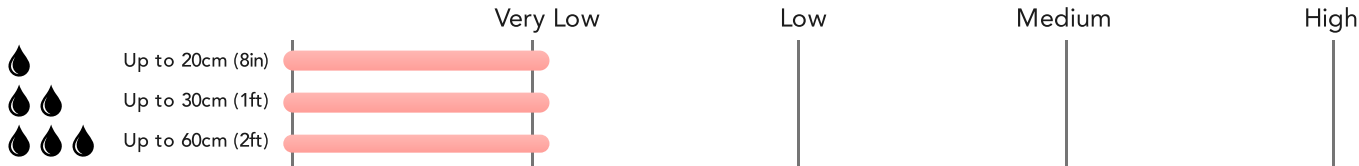


Risk Rating: Very low

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:

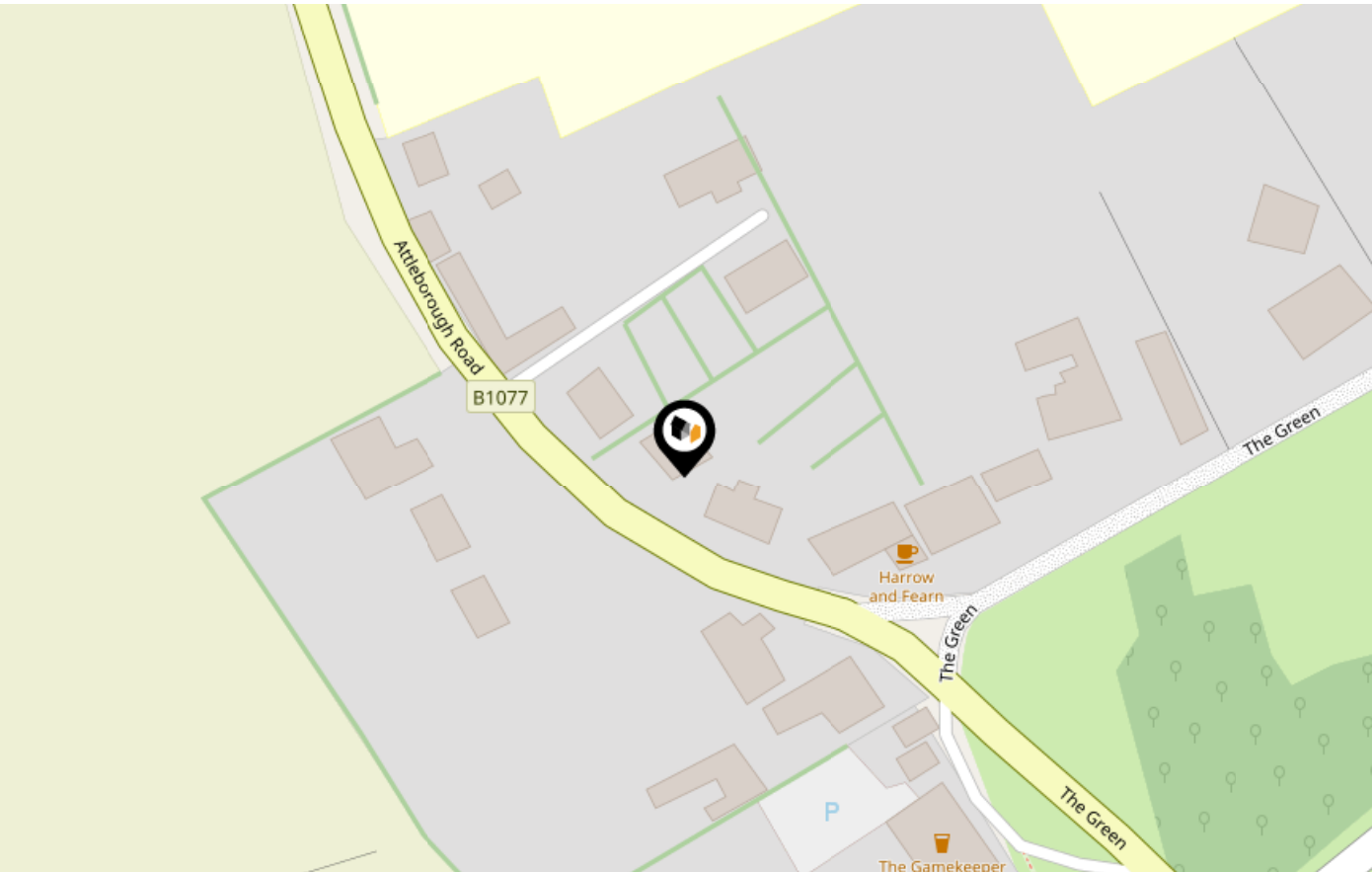


# Flood Risk

## 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.



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.
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Chance of flooding to the following depths at this property:



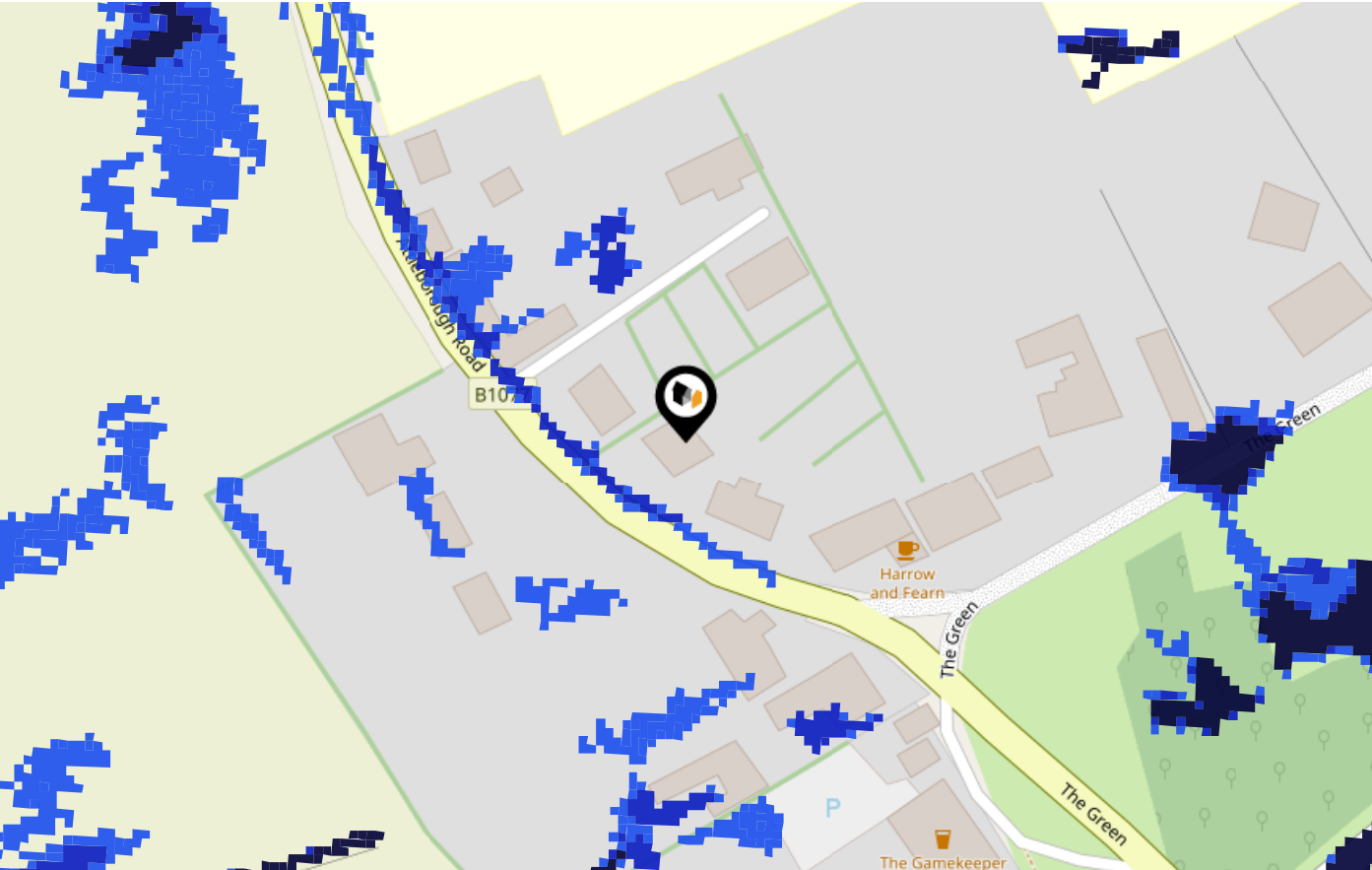


# Flood Risk

## 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.

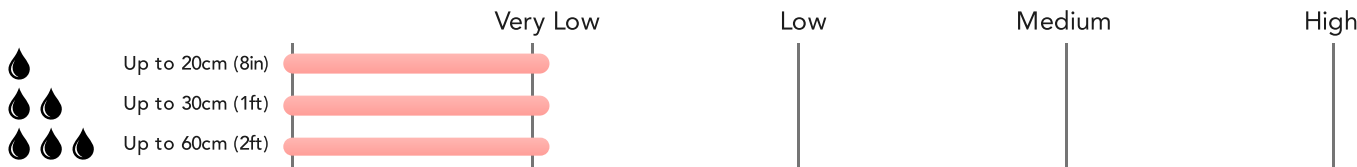


Risk Rating: Very low

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.
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- 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:

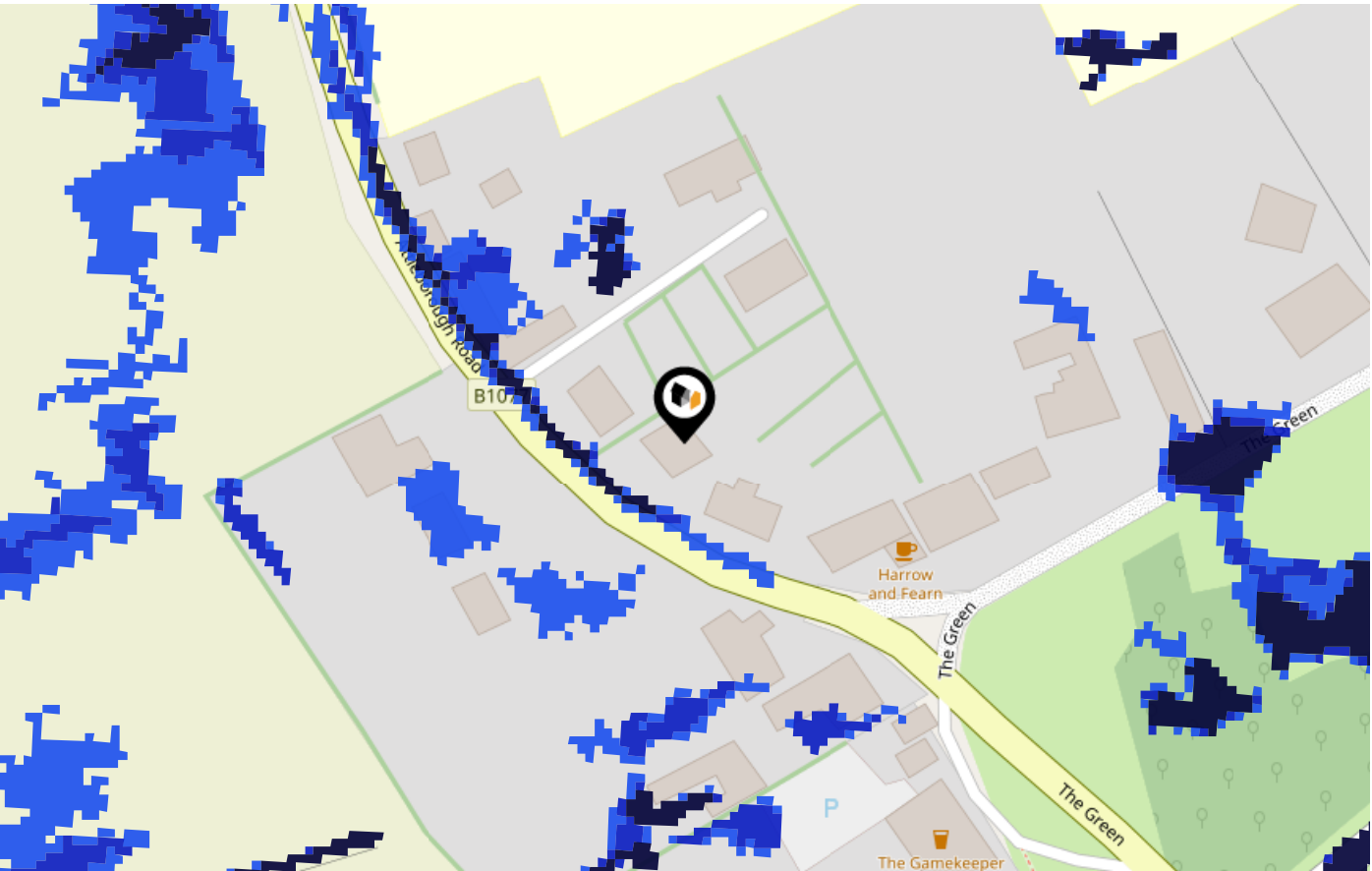


# Flood Risk

## 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.

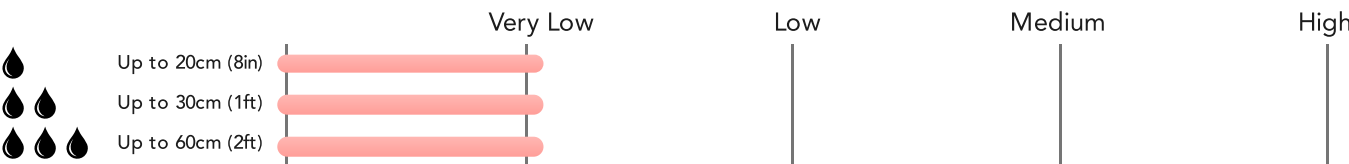


Risk Rating: Very low

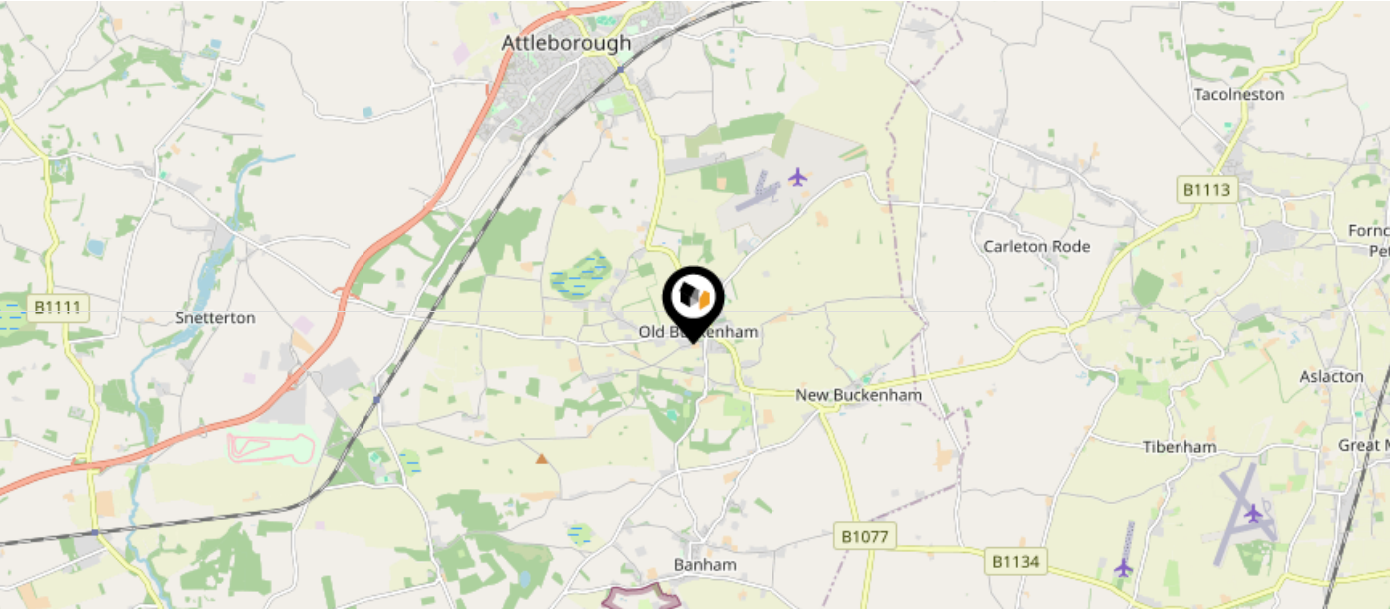
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

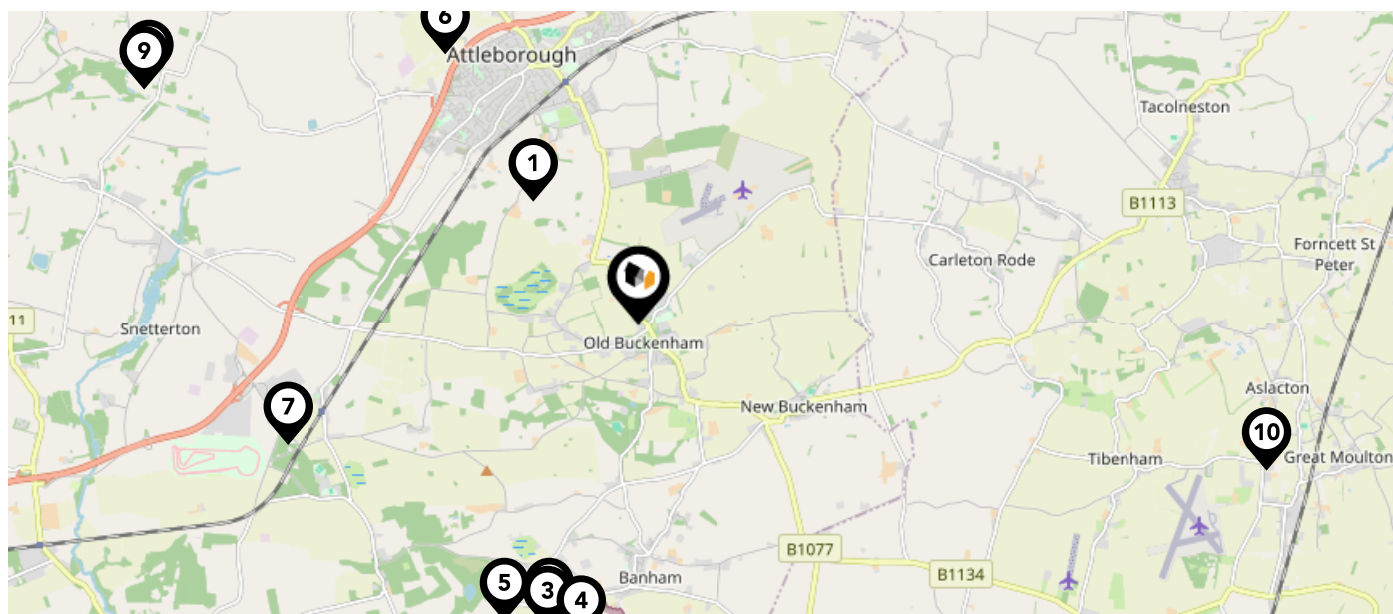


# Maps

## 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

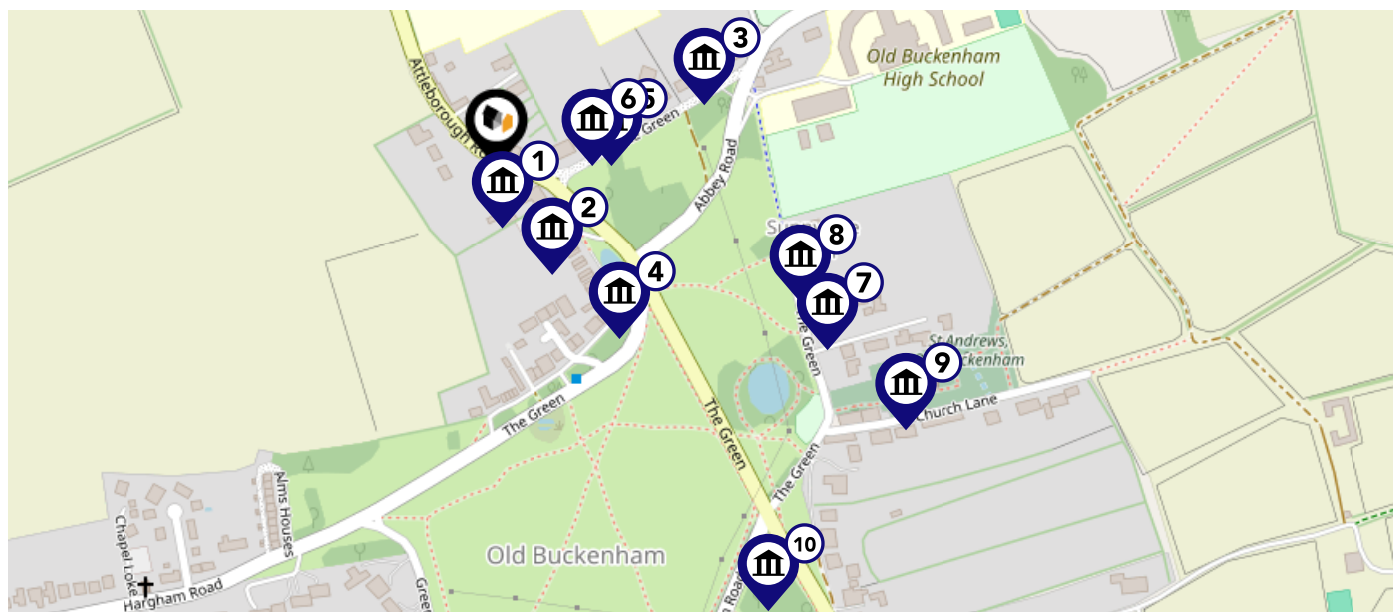
<b>1</b>	Attleborough-Attleborough, Norfolk	Historic Landfill	
<b>2</b>	Banham Zoo-Banham	Historic Landfill	
<b>3</b>	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill	
<b>4</b>	Banham Zoo-Banham	Historic Landfill	
<b>5</b>	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill	
<b>6</b>	Crowshall Lane-Attleborough, Norfolk	Historic Landfill	
<b>7</b>	EA/EPR/CP3796SC/V002	Active Landfill	
<b>8</b>	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill	
<b>9</b>	Rocklands-Rocklands, Breckland	Historic Landfill	
<b>10</b>	New Farmhouse-Wash Lane, Aslacton	Historic Landfill	











# Maps

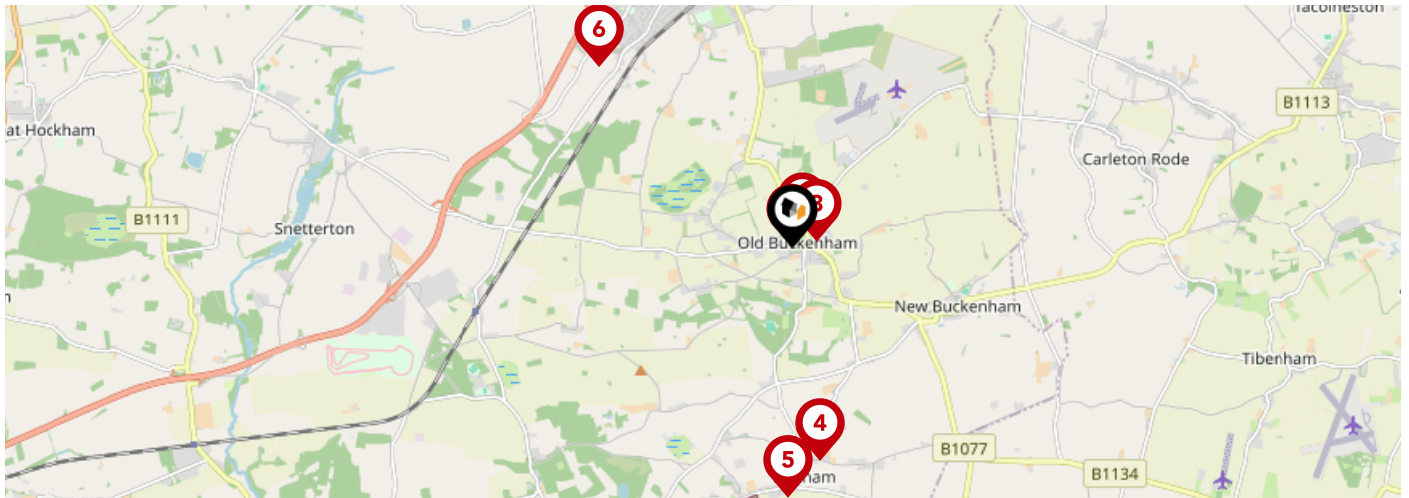
## Listed Buildings



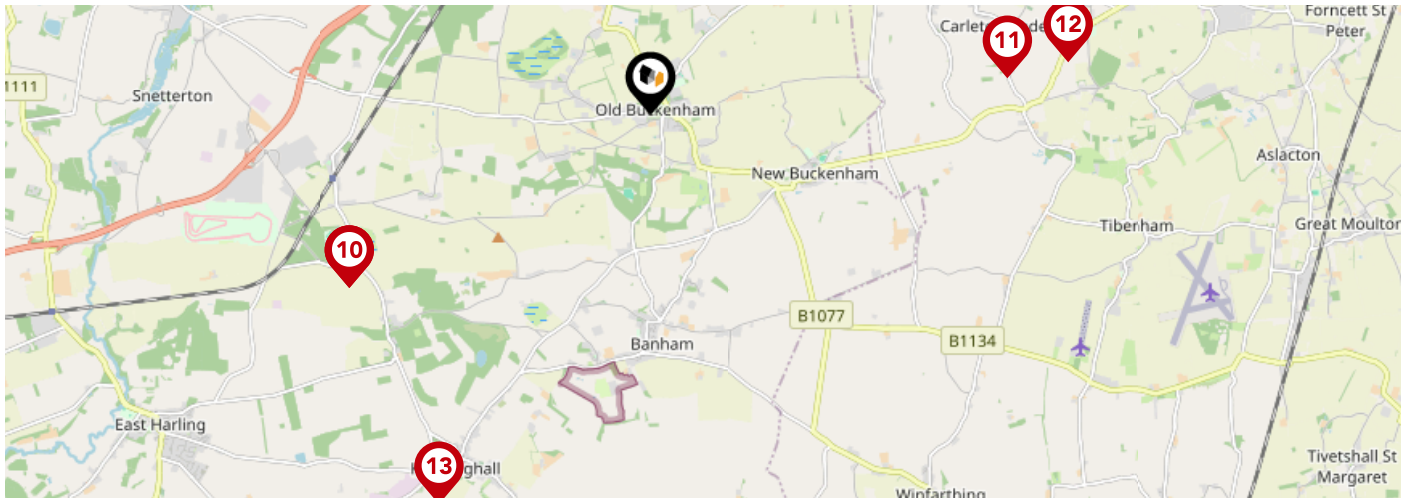
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1342464 - House At North West Corner Including House To North	Grade II	0.0 miles
 1077503 - The Gamekeeper	Grade II	0.1 miles
 1077501 - Baptist Chapel	Grade II	0.1 miles
 1343670 - K6 Kiosk	Grade II	0.1 miles
 1342463 - 3 Cottages In Range 30 Metres East Of Sunnydene	Grade II	0.1 miles
 1077502 - Sunnydene	Grade II	0.1 miles
 1077543 - West View Farmhouse	Grade II	0.2 miles
 1342462 - Sunnyside Farmhouse	Grade II	0.2 miles
 1342465 - Church Of All Saints	Grade I	0.3 miles
 1393878 - War Memorial	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:0.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

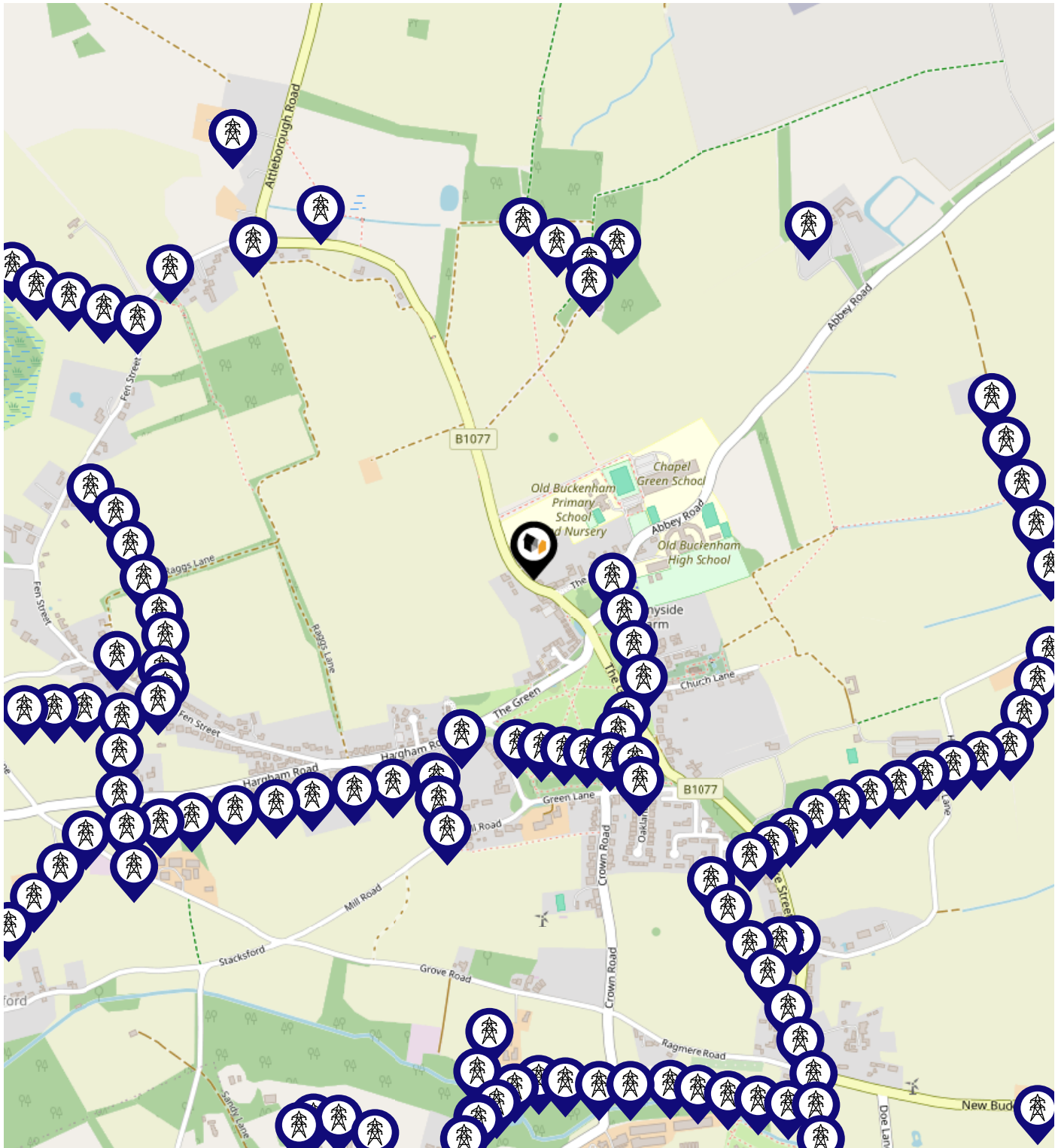


		Nursery	Primary	Secondary	College	Private
	<b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:3.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 202   Distance:3.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bunwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 91   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spooner Row Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1434   Distance:4.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons

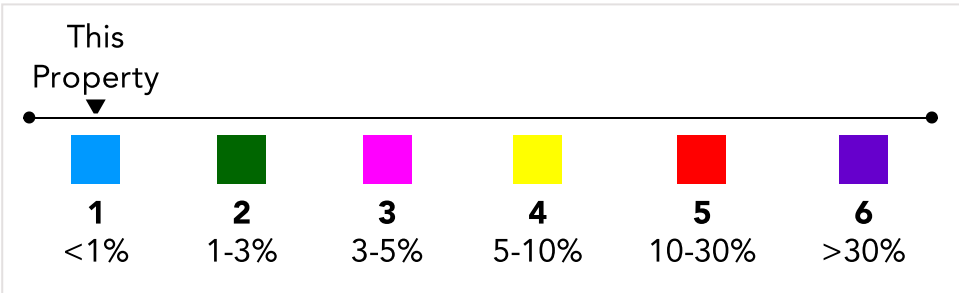
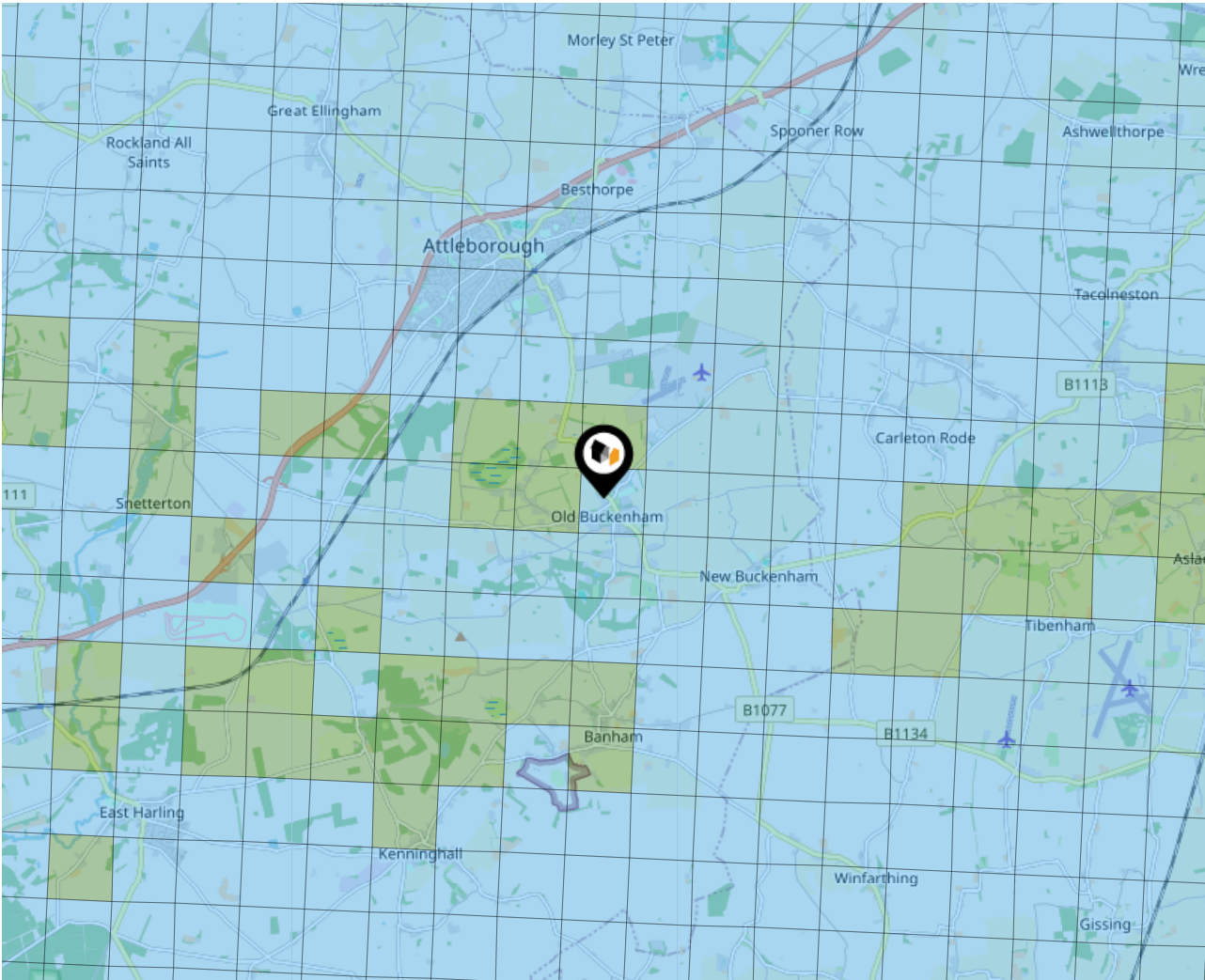


### Key:

- Power Pylons
- Communication Masts

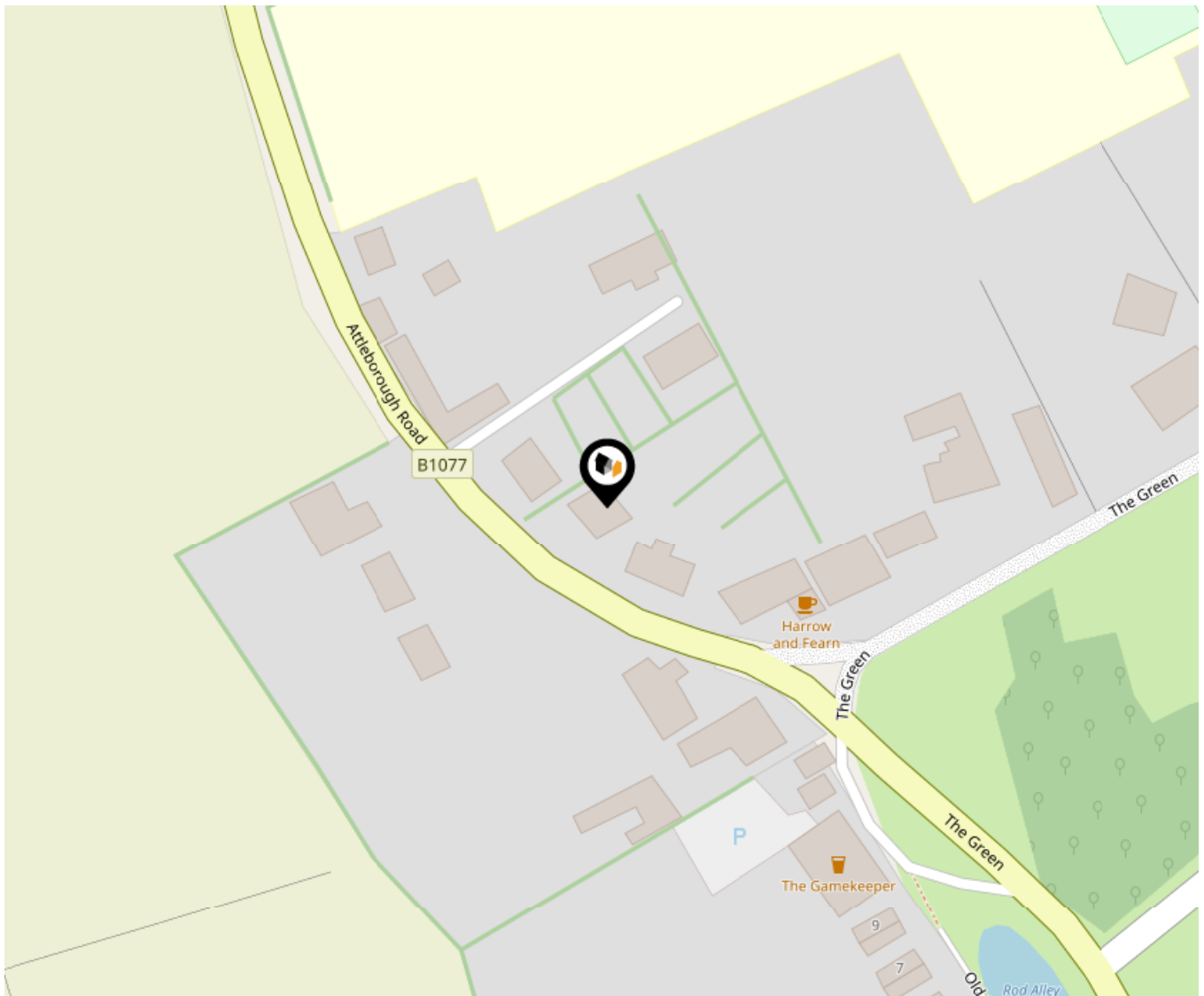
### What is Radon?

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



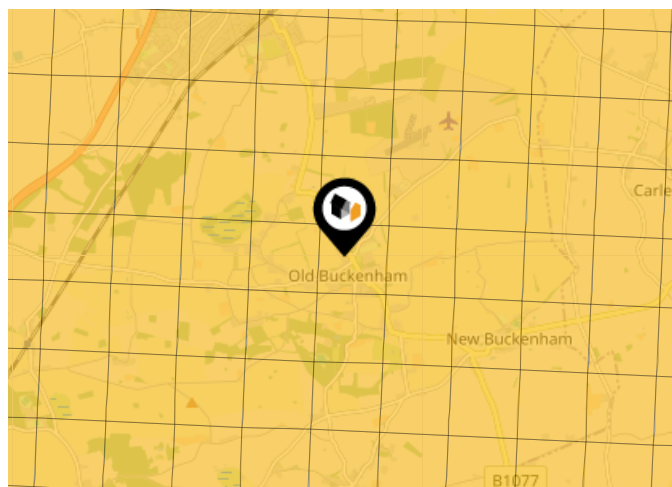
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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



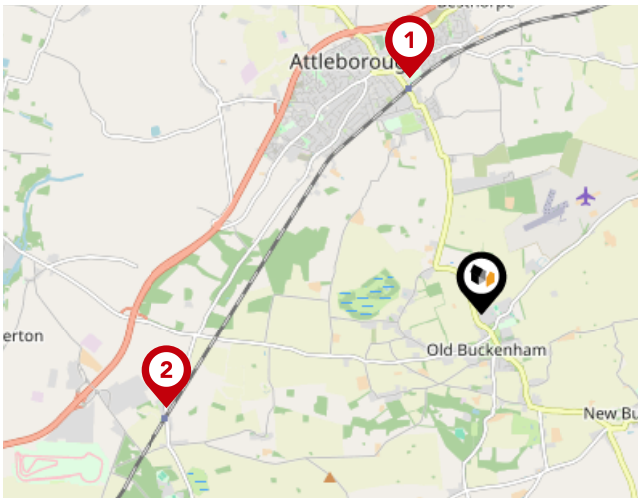
## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



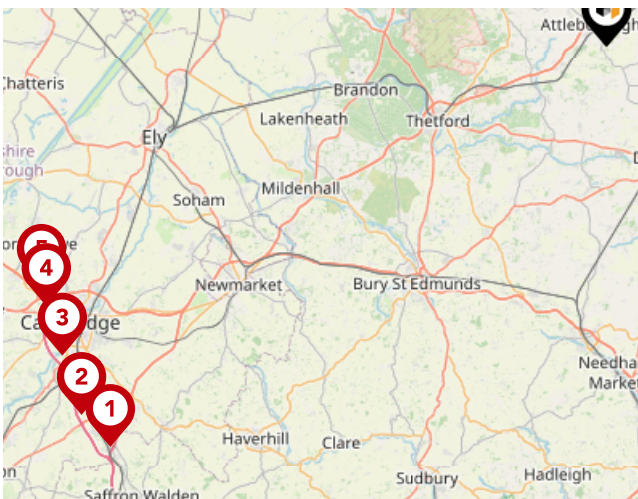
# Area

## Transport (National)



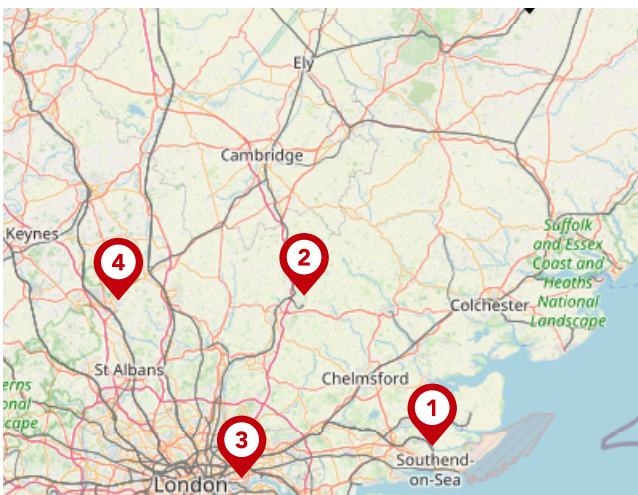
### National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	2.23 miles
2	Eccles Road Rail Station	2.96 miles
3	Wymondham Abbey (Mid Norfolk Railway)	6.58 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.27 miles
2	M11 J10	46.46 miles
3	M11 J11	45.4 miles
4	M11 J13	44.69 miles
5	M11 J14	44.48 miles

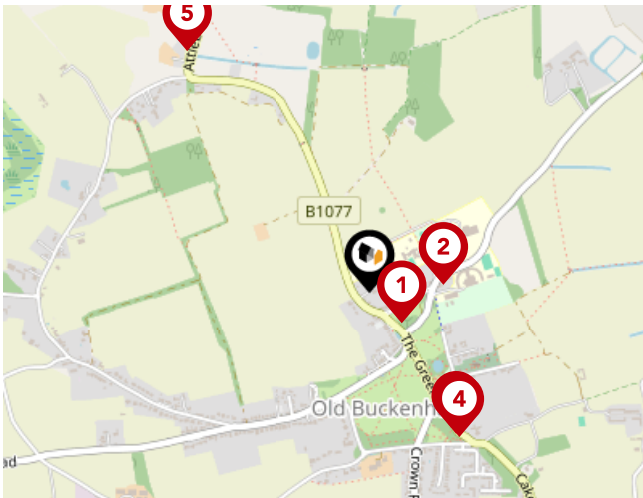


### Airports/Helipads






Pin	Name	Distance
1	Southend-on-Sea	64.85 miles
2	Stansted Airport	52.64 miles
3	Silvertown	79.8 miles
4	Luton Airport	73.07 miles

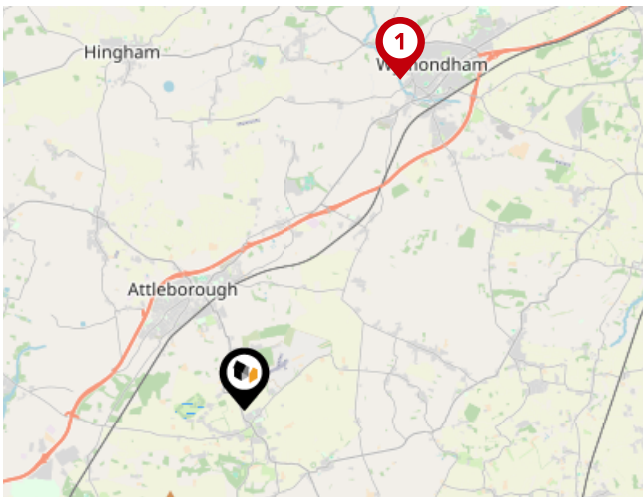
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Green	0.1 miles
	High School	0.17 miles
	St Andrews Close	0.37 miles
	St Andrews Close	0.38 miles
	Puddledock Farm	0.68 miles



### Local Connections

Pin	Name	Distance
	Wymondham Abbey (Mid Norfolk Railway)	6.6 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

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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.

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