

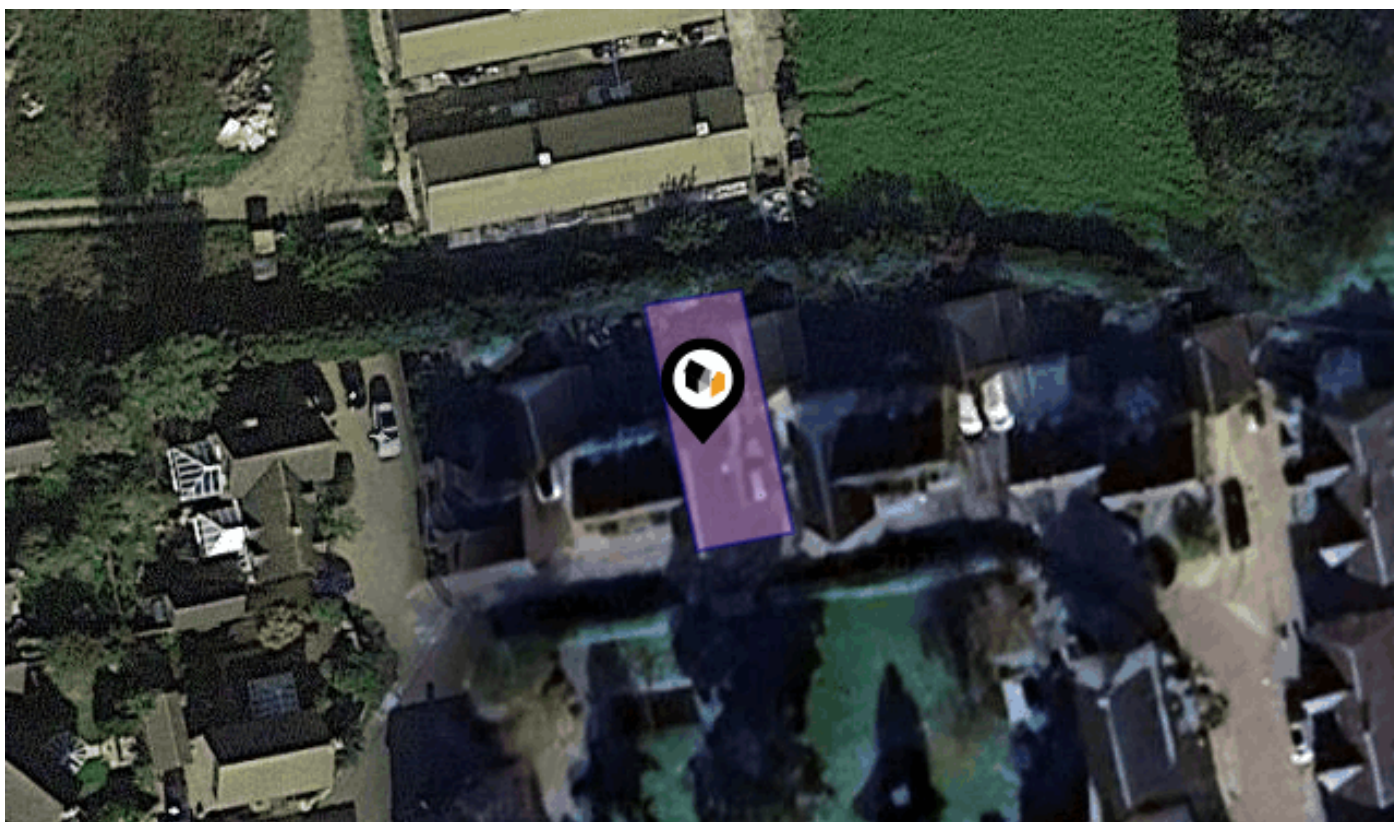


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th March 2025



MUIR DRIVE, HINGHAM, NORWICH, NR9

Whittle Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

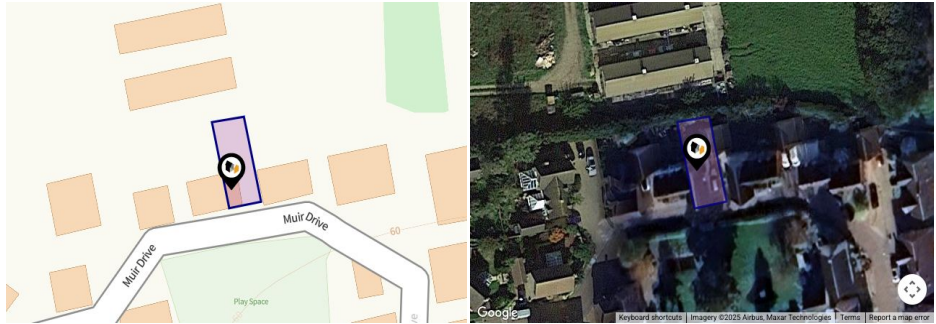
nick@whittleparish.com

www.whittleparish.com



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aprift
Know any property instantly

 street-view-image



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Year Built :	2002		
Council Tax :	Band C		
Annual Estimate:	£2,007		
Title Number:	NK279359		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	44	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

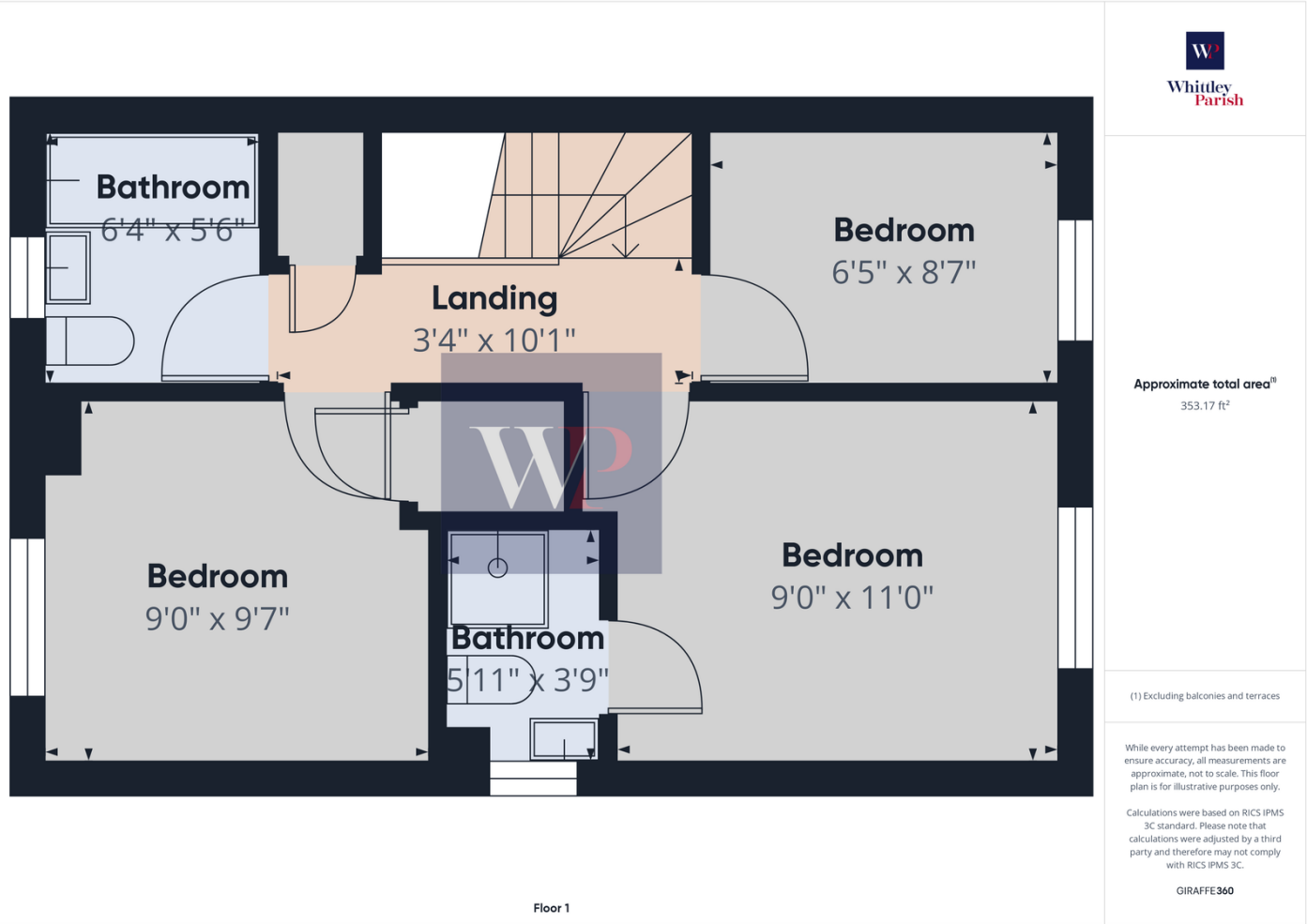








MUIR DRIVE, HINGHAM, NORWICH, NR9



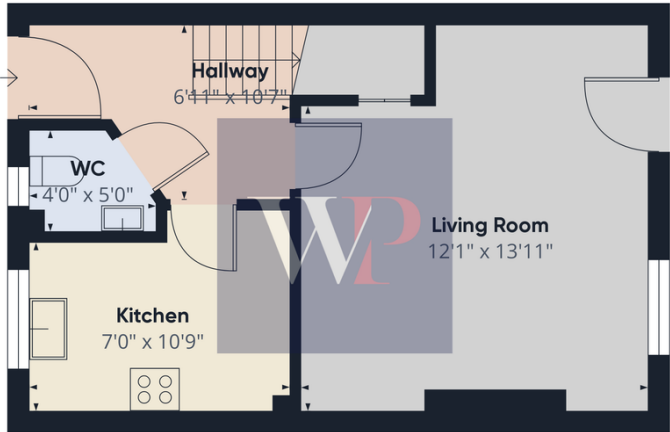


MUIR DRIVE, HINGHAM, NORWICH, NR9

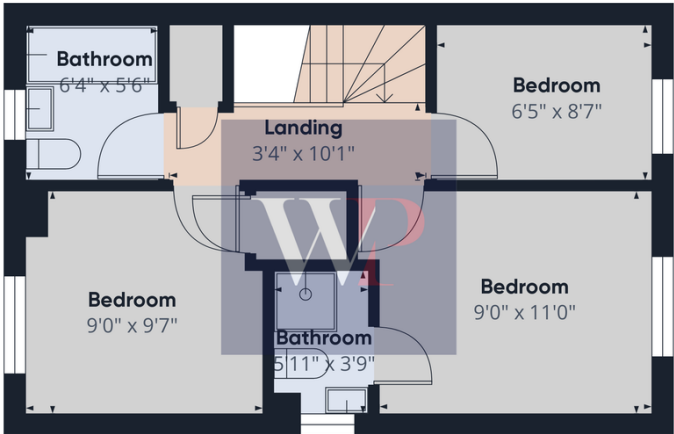




MUIR DRIVE, HINGHAM, NORWICH, NR9



Floor 0



Floor 1



Approximate total area[®]
725.28 ft²

(1) Excluding balconies and terraces

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.

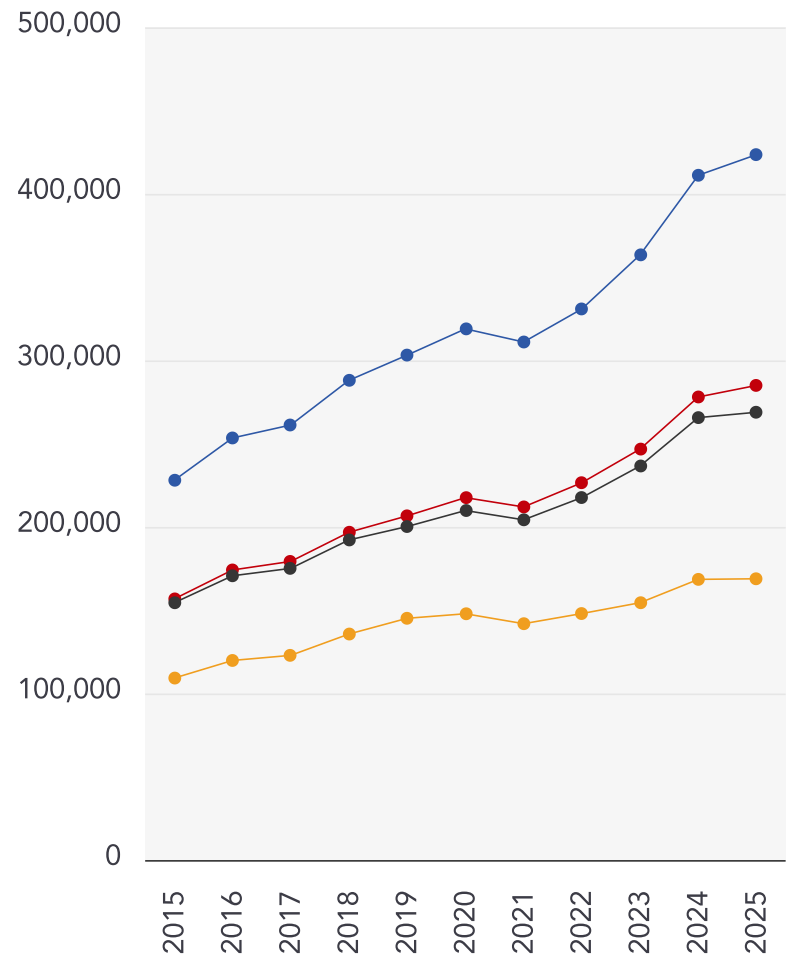
GIRAFFE360

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR9



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%

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.

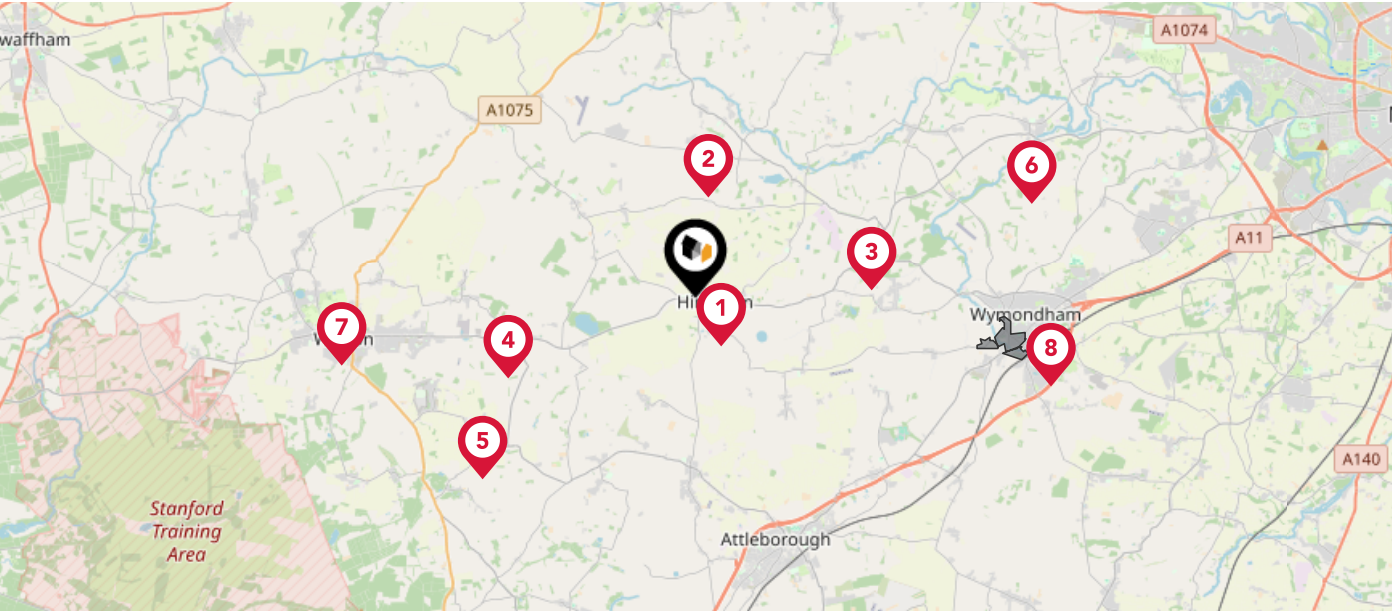
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



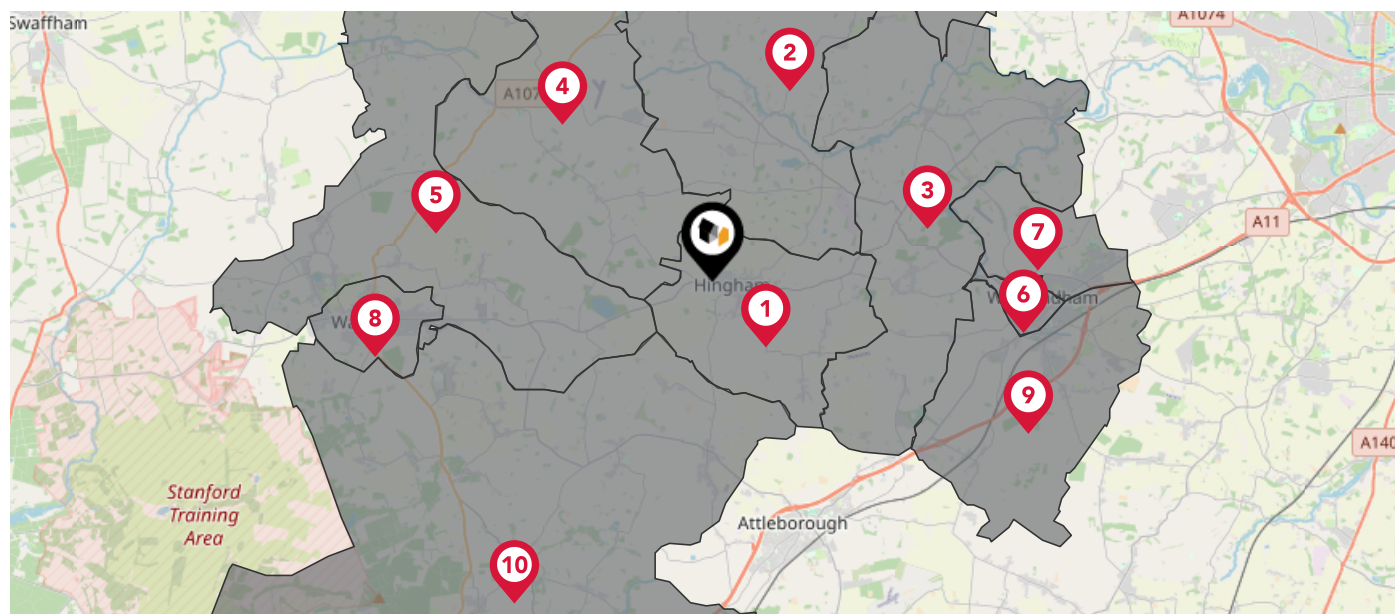
Nearby Conservation Areas	
1	Hingham
2	Reymerston
3	Kimberley
4	Carbrooke
5	Caston
6	Wrampingham
7	Watton
8	Wymondham

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

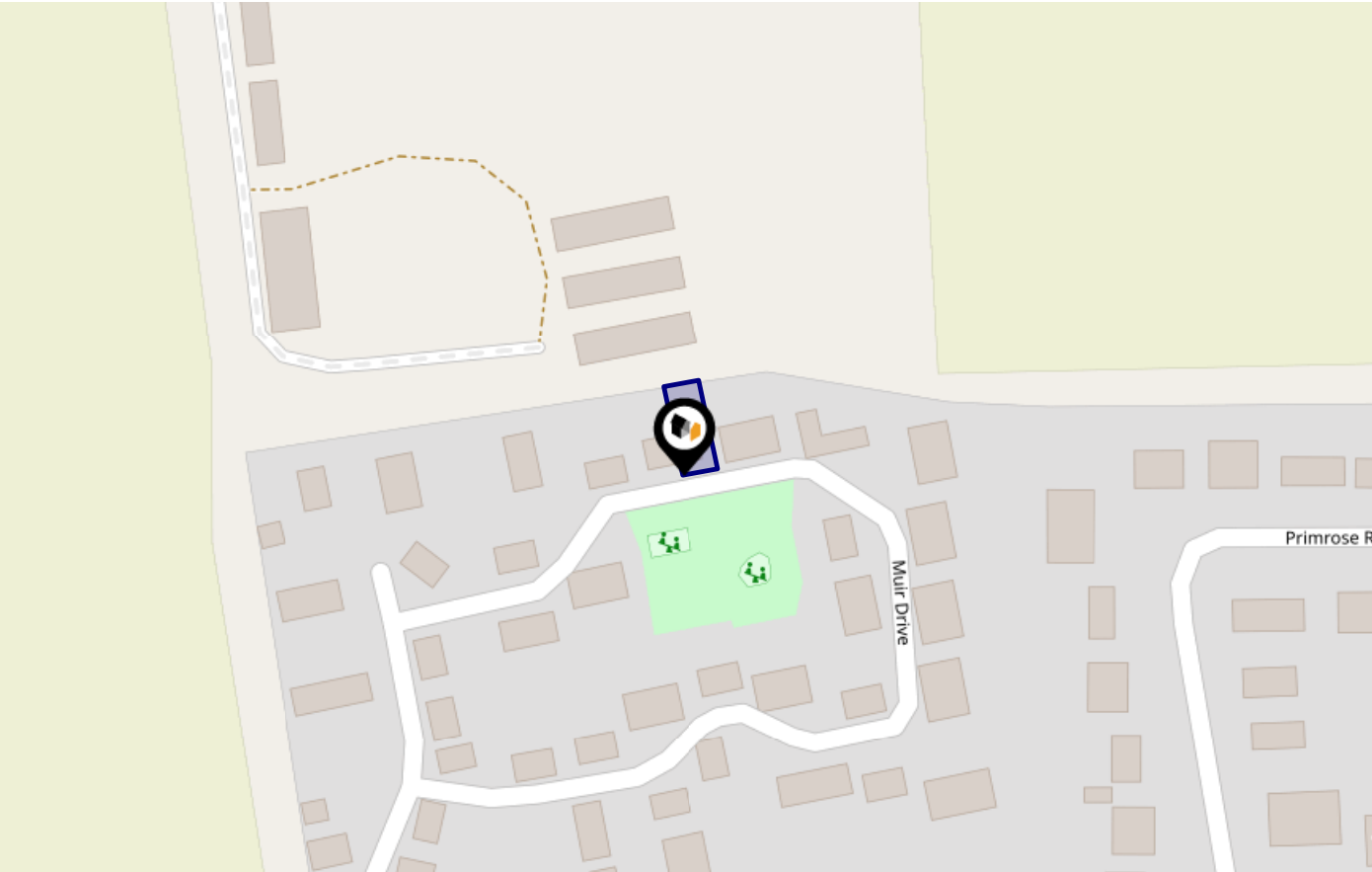
-  Hingham & Deopham Ward
-  Mattishall Ward
-  Wicklewood Ward
-  Shipdham-with-Scarning Ward
-  Saham Toney Ward
-  Central Wymondham Ward
-  North Wymondham Ward
-  Watton Ward
-  South Wymondham Ward
-  All Saints & Wayland Ward

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.

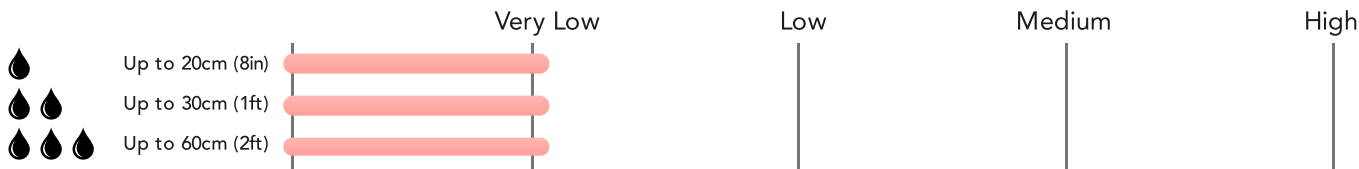


Risk Rating: Very low

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:

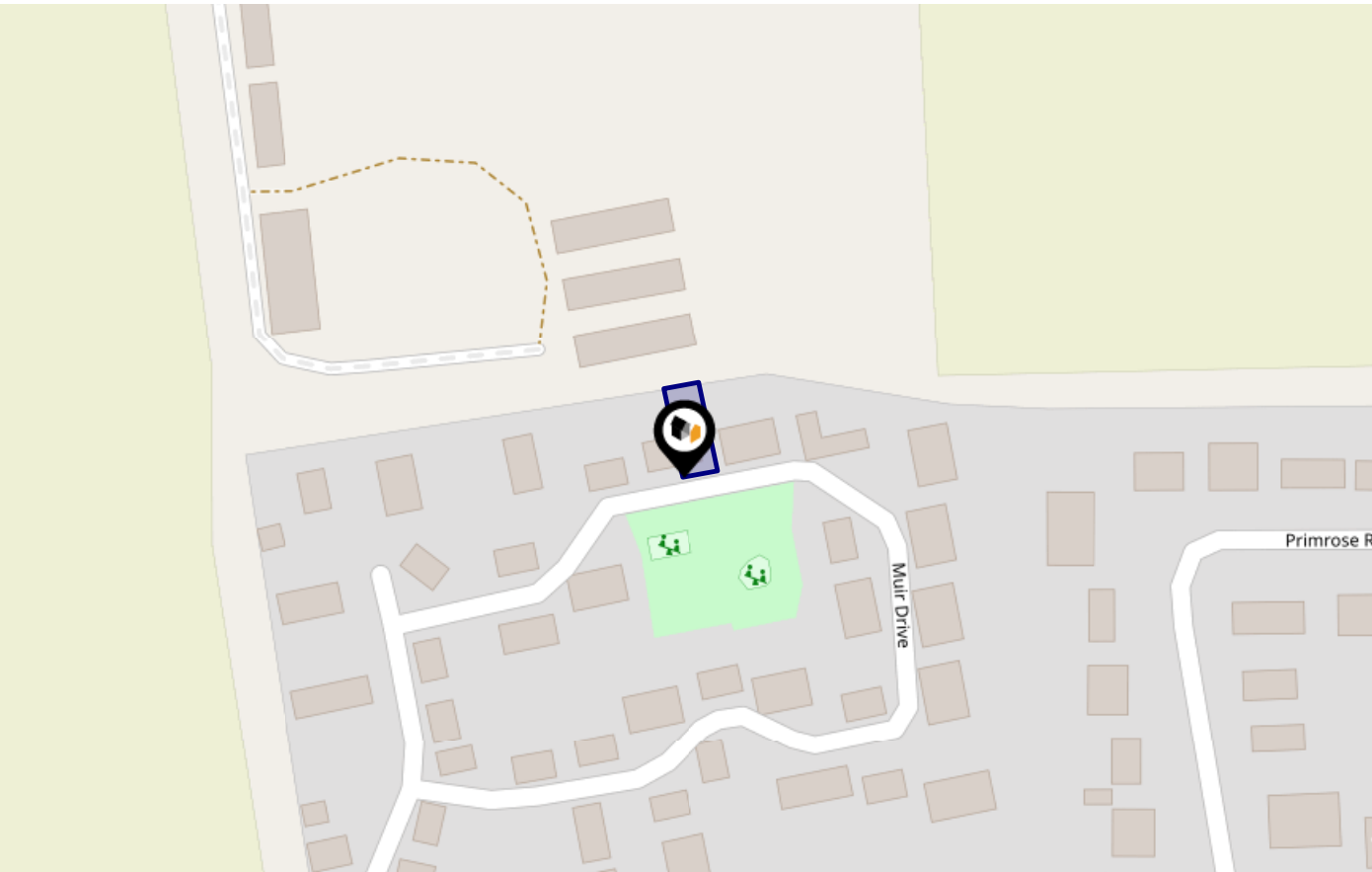


Flood Risk

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.

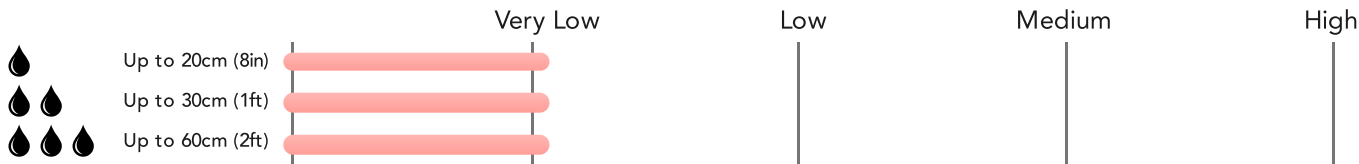


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Chance of flooding to the following depths at this property:

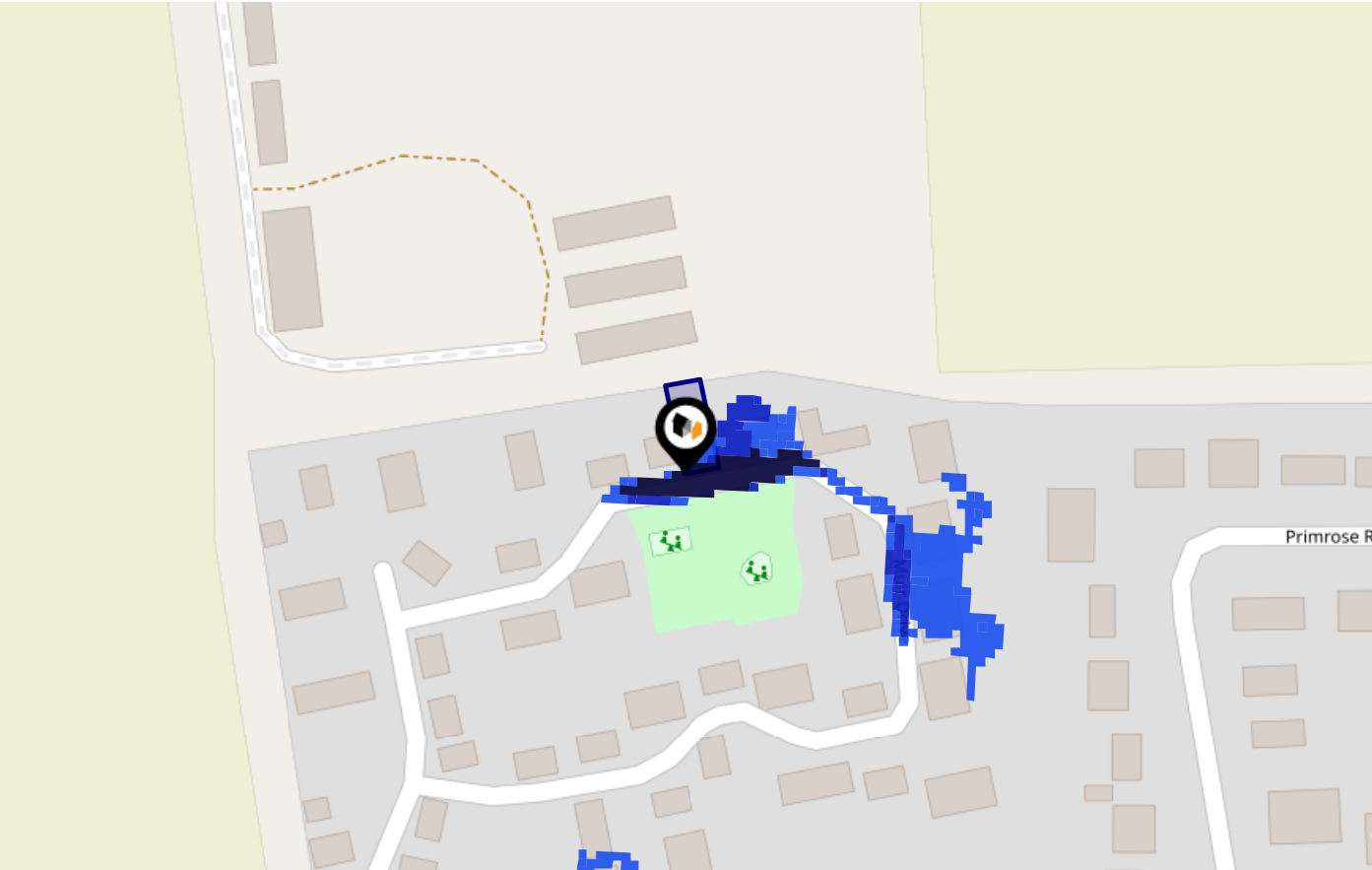


Flood Risk

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.

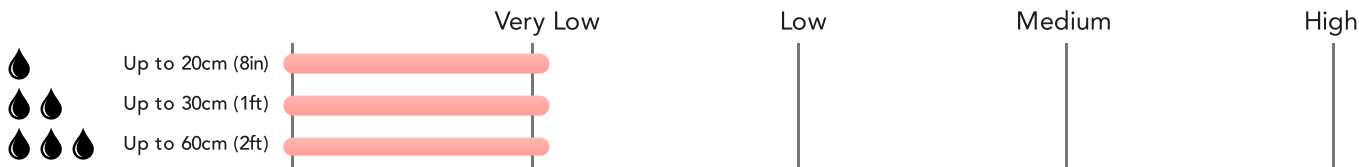


Risk Rating: Low

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:

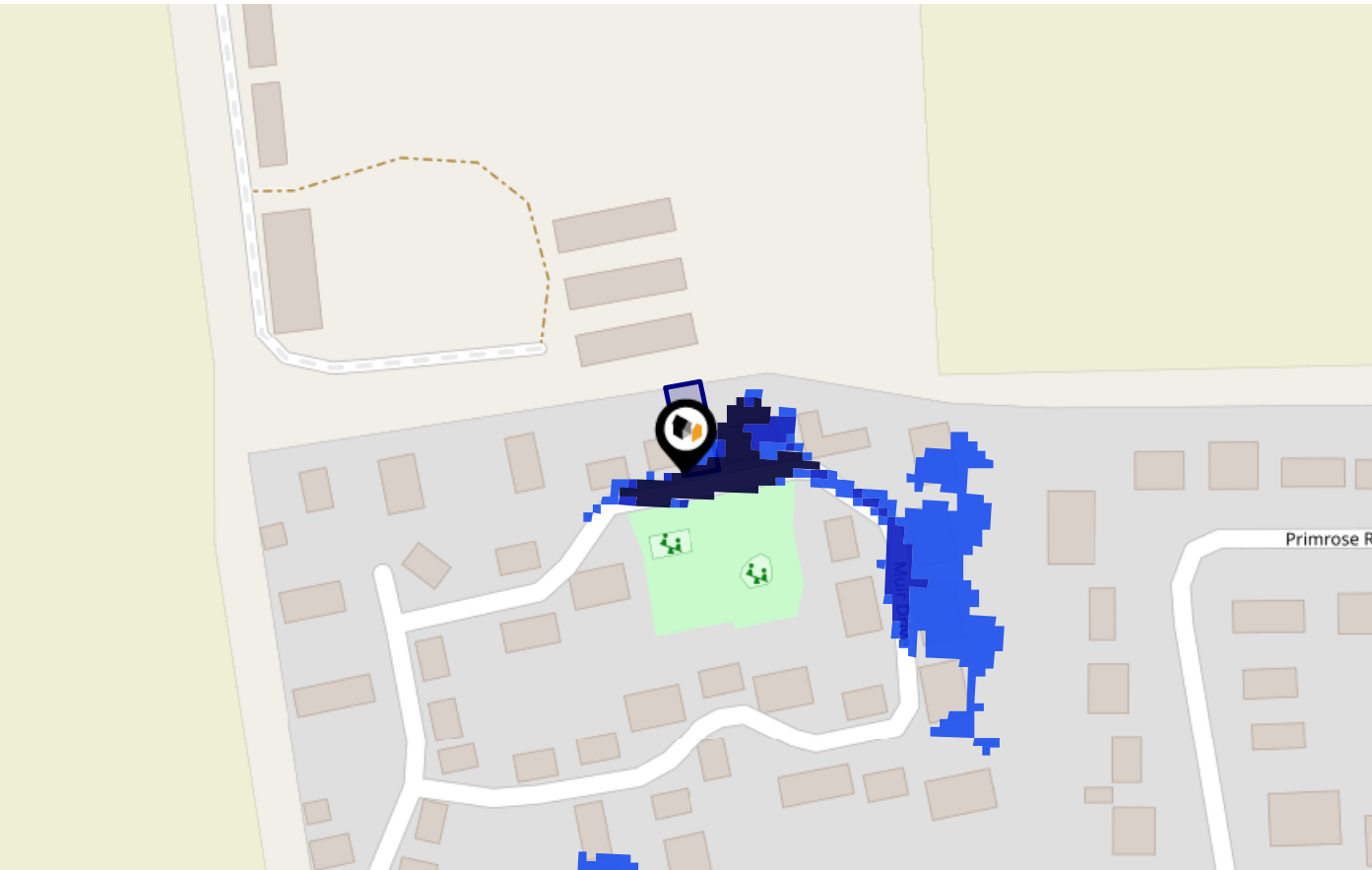


Flood Risk

Surface Water - 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.

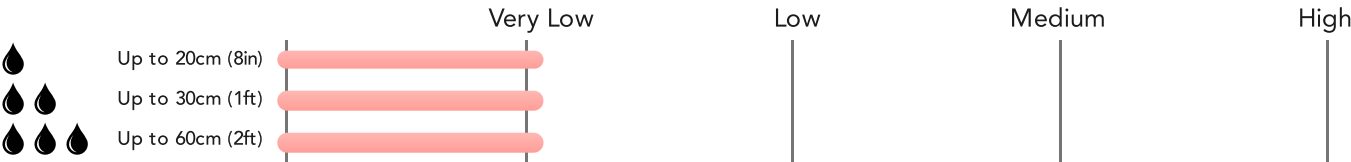


Risk Rating: Low

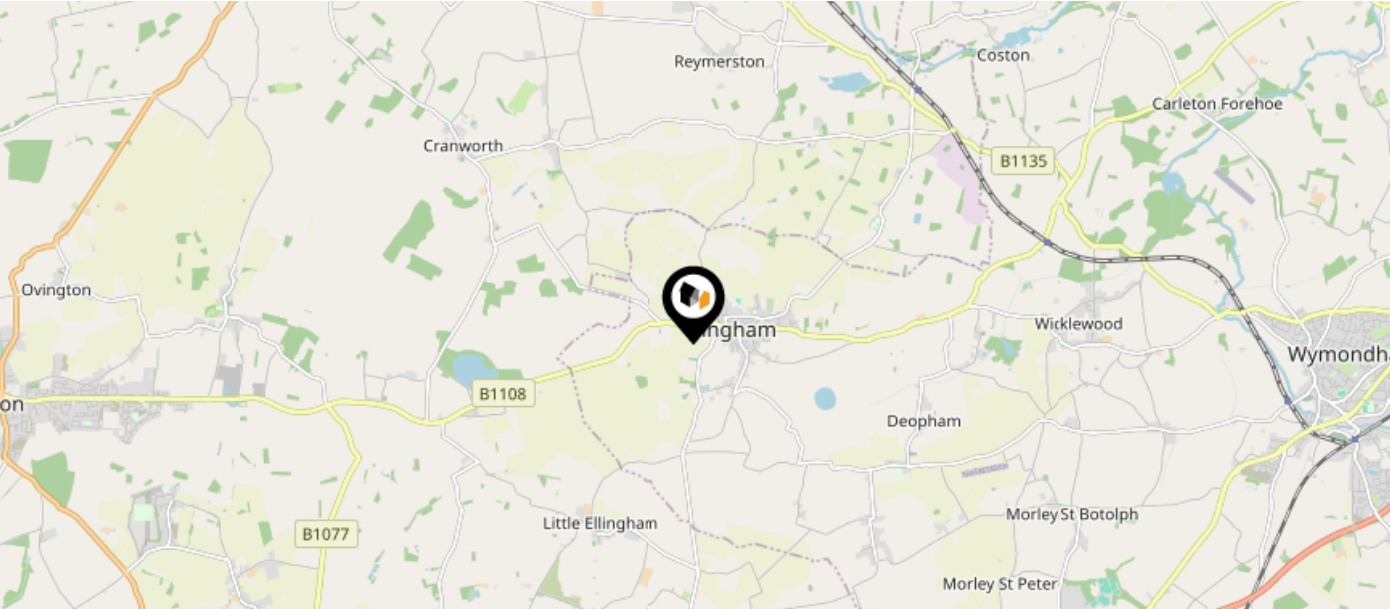
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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

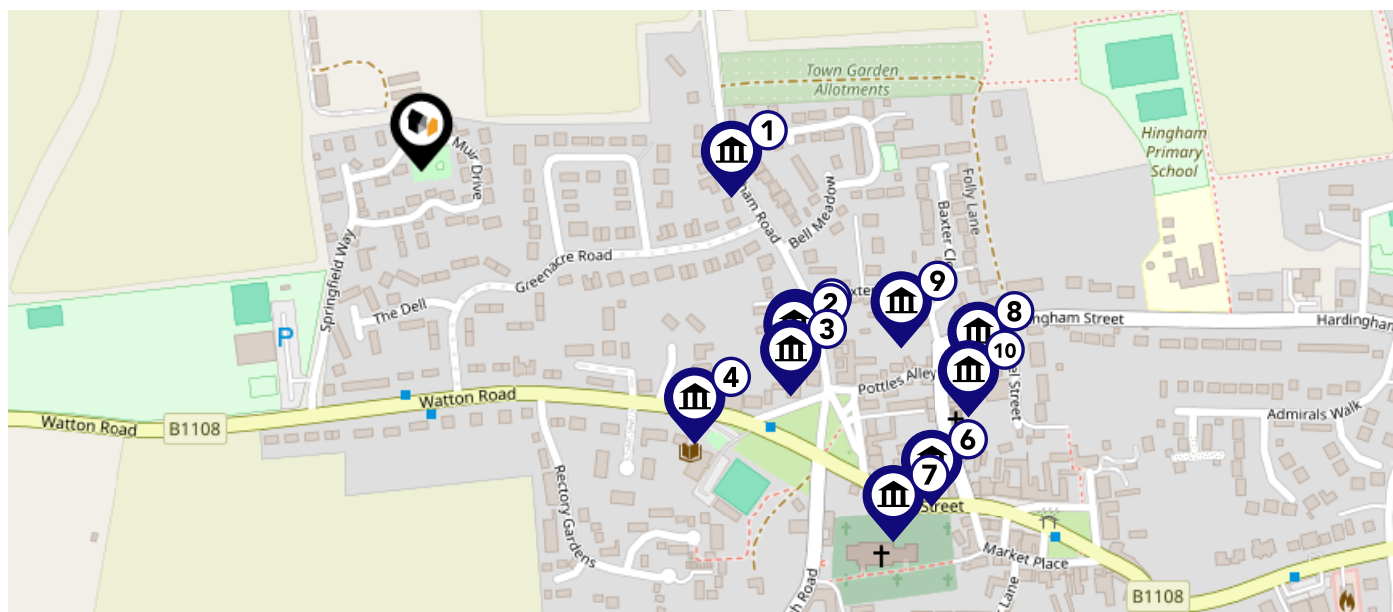
1	Council Tip-Hall Lane, Hackford, Norwich, Norfolk	Historic Landfill	
2	Near Caveley Hall-Reymerton	Historic Landfill	
3	High Oak-Wiklewood, Ketteringham, Norwich, Norfolk	Historic Landfill	
4	Warren Hill-Wiklewood Road, Kimberley	Historic Landfill	
5	Carbrooke Landfill Site-Junction Of Mill Lane / Norwich Road, Carbrooke, Norfolk	Historic Landfill	
6	Carbrooke-Carbrooke, Breckland, Norfolk	Historic Landfill	
7	EA/EPR/WP3999NZ/V003	Active Landfill	
8	Chapel Lane-Wymondham, Norfolk	Historic Landfill	
9	Strayground Lane-Wymondham, Norfolk	Historic Landfill	
10	Stayground Lane-Wymondham	Historic Landfill	











Maps

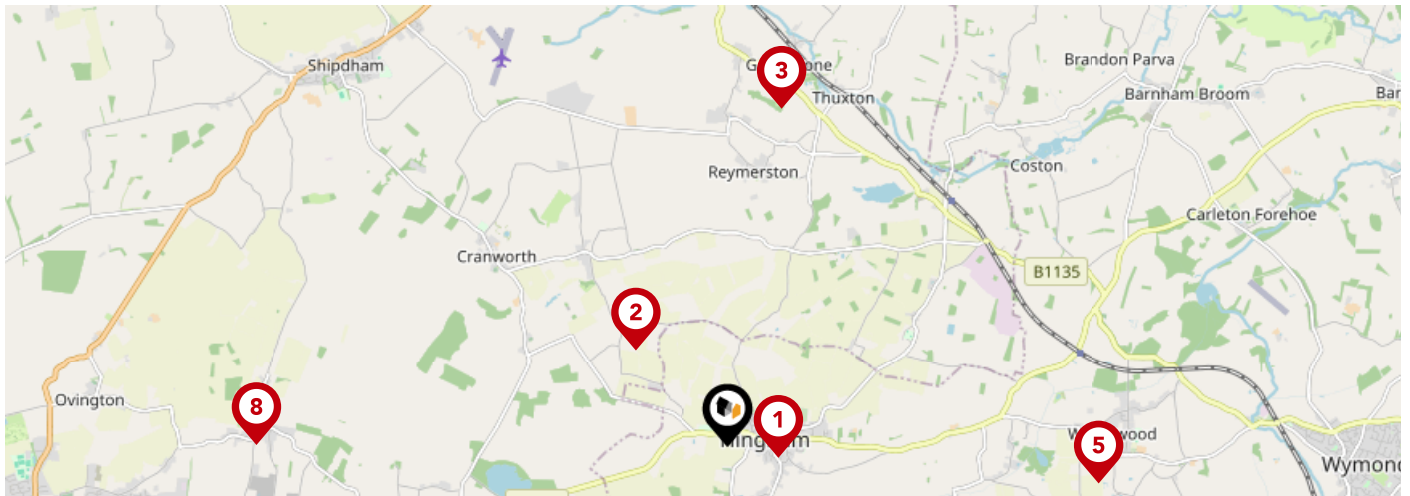
Listed Buildings



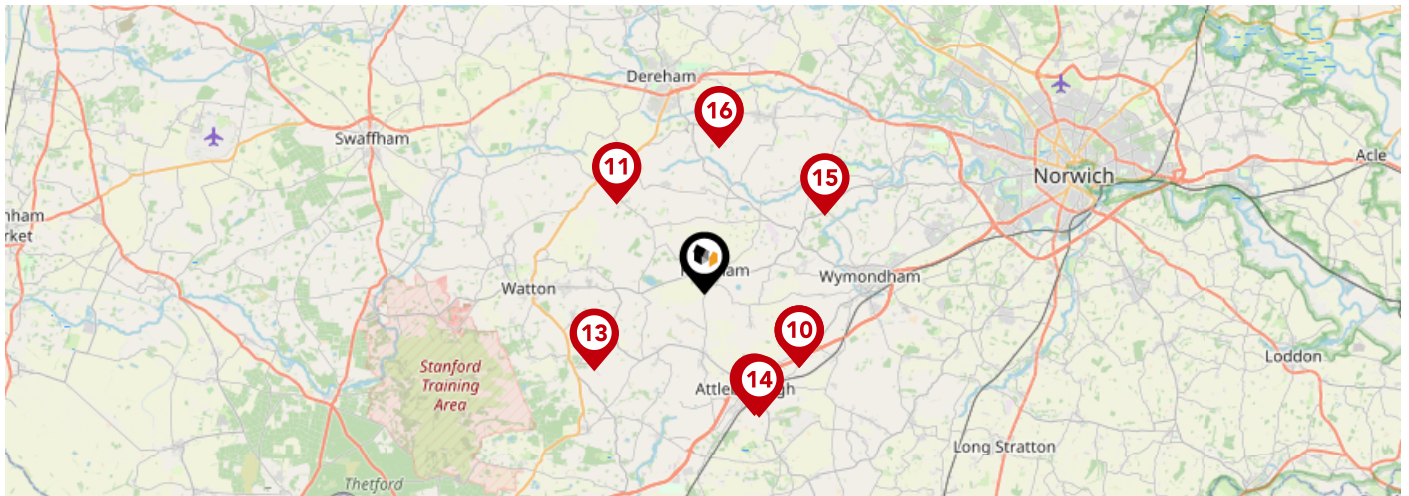
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1171255 - Westview	Grade II	0.2 miles
	1372833 - Eagle Cottage	Grade II	0.2 miles
	1171265 - The Limes	Grade II	0.2 miles
	1372834 - 1 And 2, The Fairland	Grade II	0.2 miles
	1171273 - 6, Dereham Road	Grade II	0.2 miles
	1171115 - 8, Bond Street	Grade II	0.3 miles
	1051174 - 5, Church Street	Grade II	0.3 miles
	1372830 - 1 And 3, Chapel Street	Grade II	0.3 miles
	1051165 - 25 And 27, Baxter Road	Grade II	0.3 miles
	1170920 - Outbuilding Immediately East Of Number 21	Grade II	0.3 miles



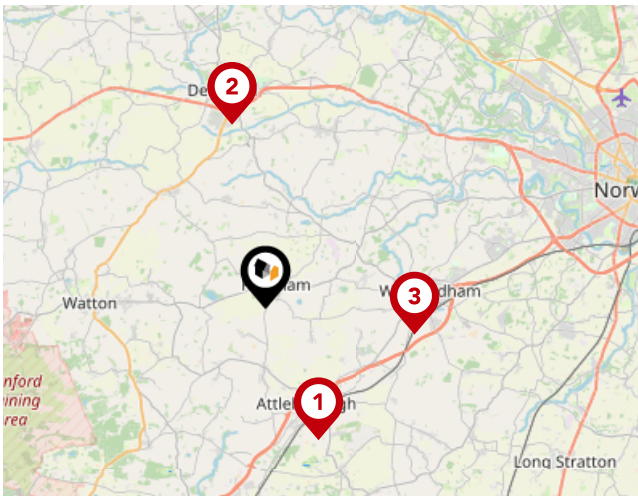
		Nursery	Primary	Secondary	College	Private
1	Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Garvestone Community Primary School Ofsted Rating: Good Pupils: 68 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 191 Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:4.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thomas Bullock Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 222 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:4.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:4.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnham Broom Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 110 Distance:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yaxham Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

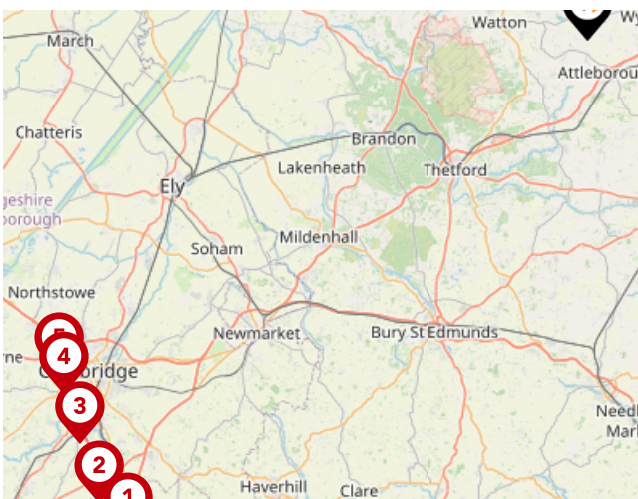
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	5.1 miles
2	(Dereham) Mid Norfolk Railway	6.74 miles
3	Wymondham Abbey (Mid Norfolk Railway)	5.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	49.02 miles
2	M11 J10	48.76 miles
3	M11 J11	47.05 miles
4	M11 J13	45.77 miles
5	M11 J14	45.32 miles

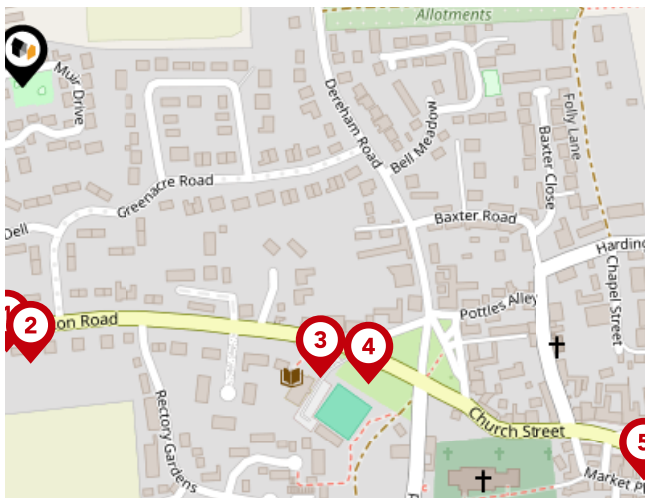


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	56.7 miles
2	Southend-on-Sea	71.08 miles
3	Silvertown	84.43 miles
4	Luton Airport	75.14 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Greenacre Road	0.15 miles
2	Greenacre Road	0.15 miles
3	Library	0.23 miles
4	The Fairland	0.26 miles
5	Bus Shelter	0.41 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.43 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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