



## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29<sup>th</sup> January 2025



### NURSERY LANE, HOCKWOLD, THETFORD, IP26

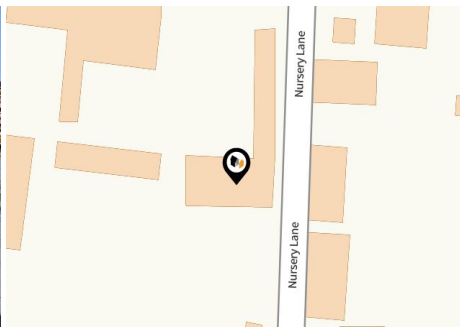
#### Chilterns

36 High St Brandon IP27 0AQ

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Property

Type:	Detached
Bedrooms:	6
Floor Area:	3,692 ft <sup>2</sup> / 343 m <sup>2</sup>
Year Built :	1837-1901
Council Tax :	Band E
Annual Estimate:	£2,708

Local Area

Local Authority:	Norfolk
Conservation Area:	Hockwold cum Wilton
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

2	38	-
mb/s	mb/s	mb/s
		

Mobile Coverage:  
(based on calls indoors)

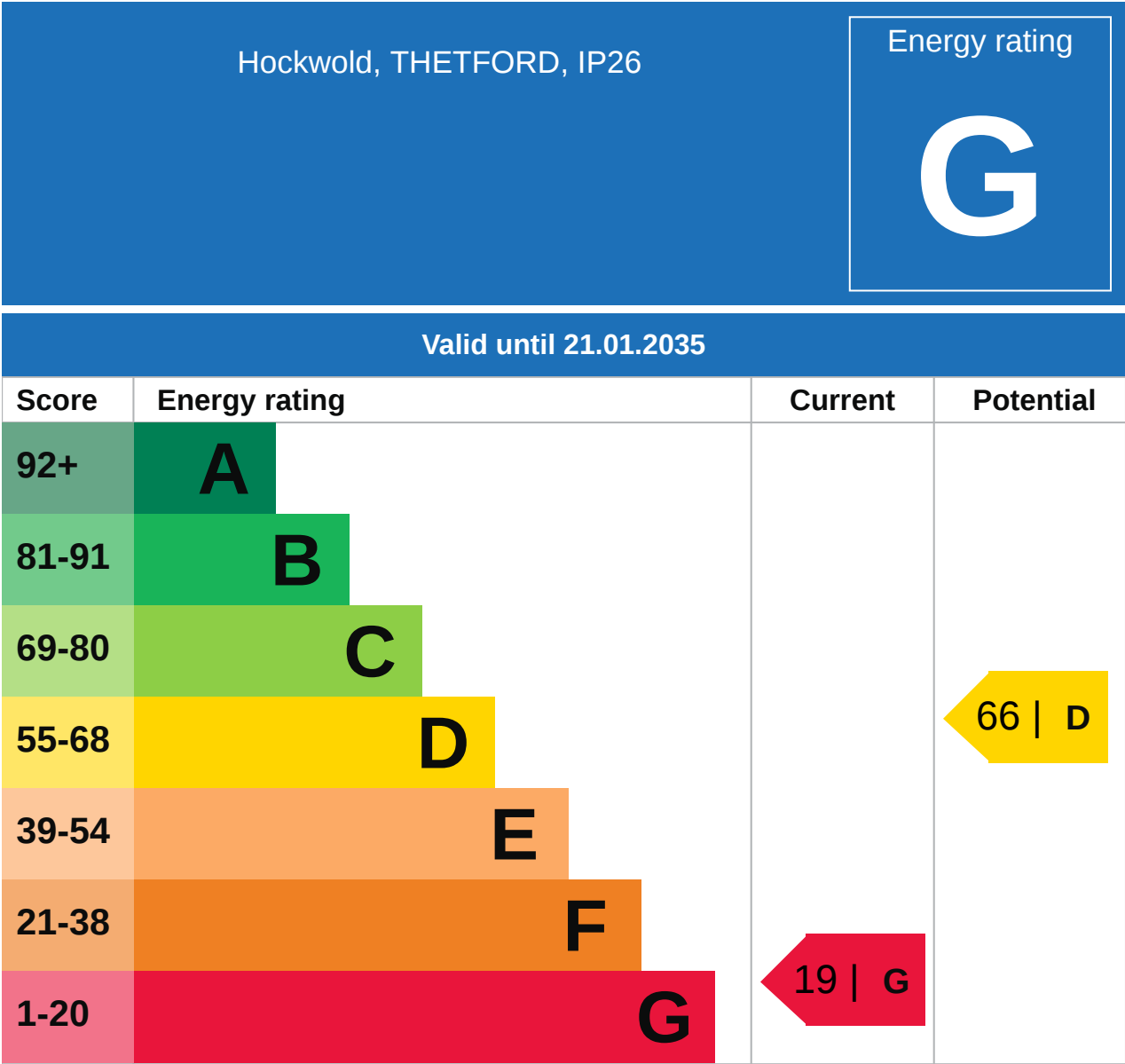
			
O <sub>2</sub>	EE	3	O

Satellite/Fibre TV Availability:

		
BT	sky	Virgin media

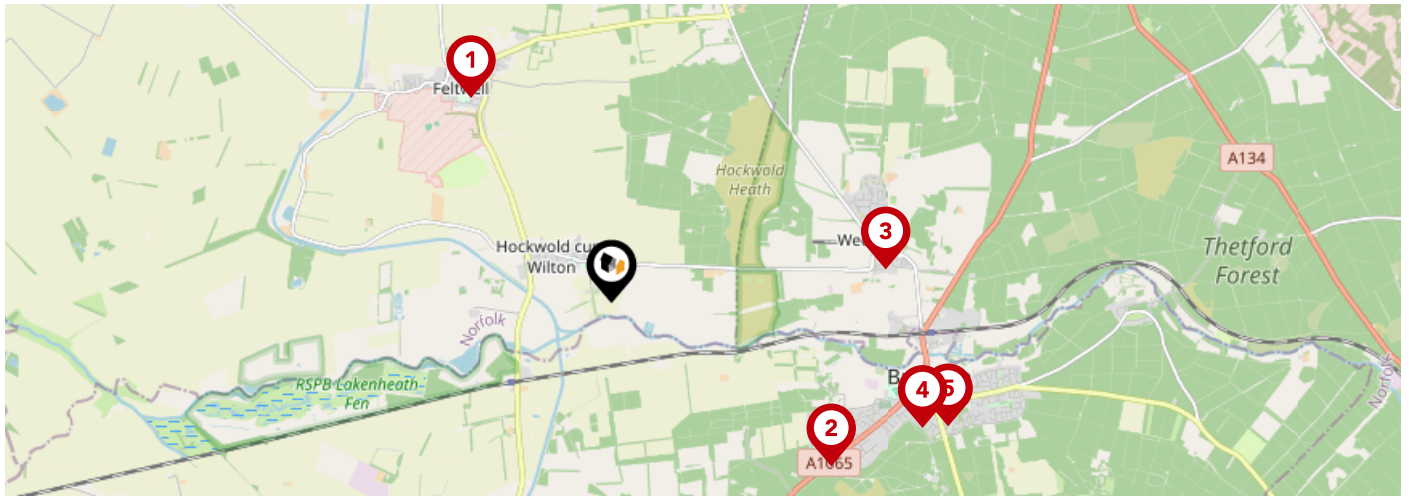
Planning records for: *Nursery Lane, Hockwold, Thetford, IP26*

Reference - 24/01665/F	
Decision:	Awaiting decision
Date:	16th September 2024
Description:	Part Retrospective Application for the proposed widening of the existing vehicular access, replacement 1.8m timber fencing, brick wall end, brick pillars and gates.



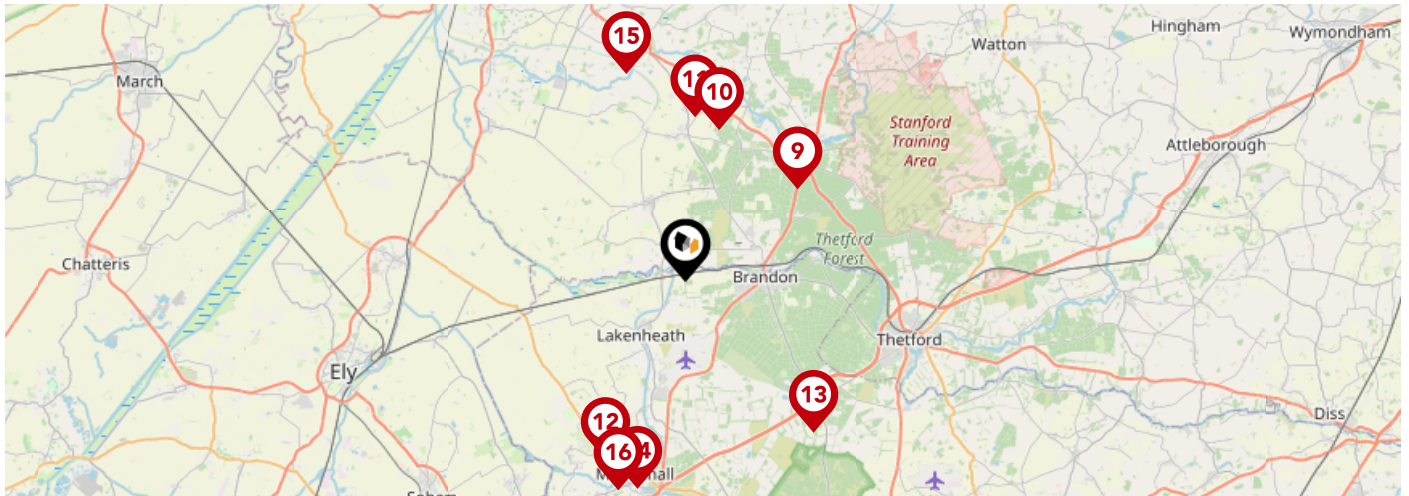
## Additional EPC Data









<b>Property Type:</b>	Detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, no insulation
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 19% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, coal
<b>Total Floor Area:</b>	343 m <sup>2</sup>

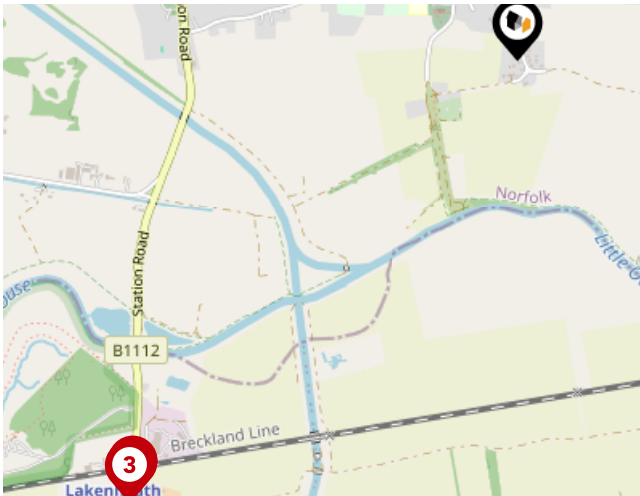


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Edmund de Moundeford VC Primary School, Feltwell</b> Ofsted Rating: Good   Pupils: 175   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breckland School</b> Ofsted Rating: Good   Pupils: 607   Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Weeting Church of England Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Forest Academy</b> Ofsted Rating: Good   Pupils: 424   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Glade Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lakenheath Community Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Duchy of Lancaster Methwold CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 87   Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Iceni Secondary Academy</b> Ofsted Rating: Requires improvement   Pupils: 748   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



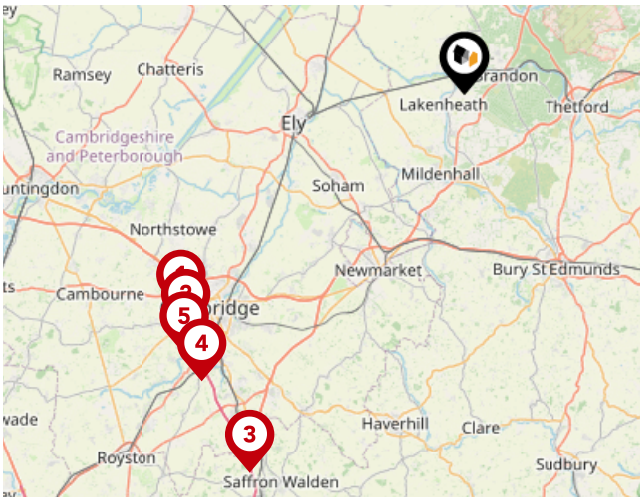


		Nursery	Primary	Secondary	College	Private
	<b>Mundford Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 226   Distance:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Norman Church of England Primary School, Northwold</b> Ofsted Rating: Good   Pupils: 111   Distance:5.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sheridan House School</b> Ofsted Rating: Inadequate   Pupils: 55   Distance:6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beck Row Primary Academy</b> Ofsted Rating: Good   Pupils: 251   Distance:7.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elveden Church of England Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:7.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Heath Academy</b> Ofsted Rating: Good   Pupils: 522   Distance:7.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Academy</b> Ofsted Rating: Good   Pupils: 84   Distance:7.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>On Track Education Mildenhall</b> Ofsted Rating: Good   Pupils: 32   Distance:7.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



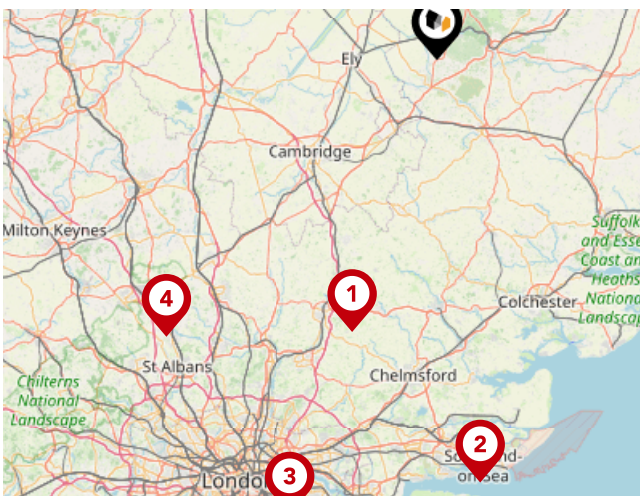
### National Rail Stations

Pin	Name	Distance
1	Entrance1	1.32 miles
2	Entrance2	1.32 miles
3	Lakenheath Rail Station	1.33 miles



### Trunk Roads/Motorways

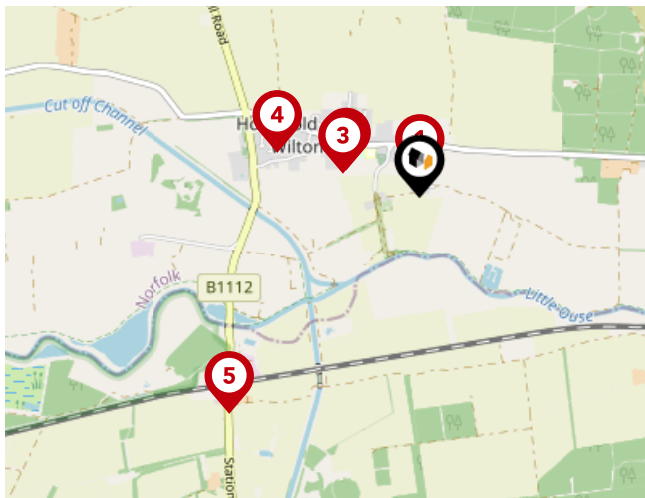
Pin	Name	Distance
1	M11 J14	25.98 miles
2	M11 J13	26.58 miles
3	M11 J9	31.64 miles
4	M11 J11	28.31 miles
5	M11 J12	27.72 miles



### Airports/Helipads

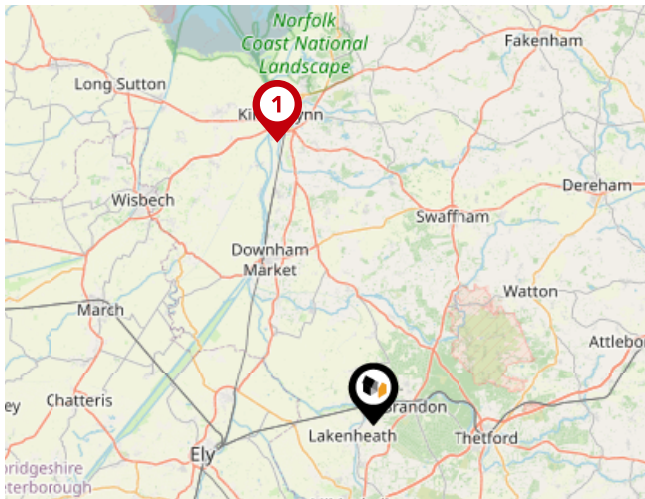
Pin	Name	Distance
1	Stansted Airport	41.51 miles
2	Southend-on-Sea	62.08 miles
3	Silvertown	69.71 miles
4	Luton Airport	56.42 miles





Bus Stops/Stations

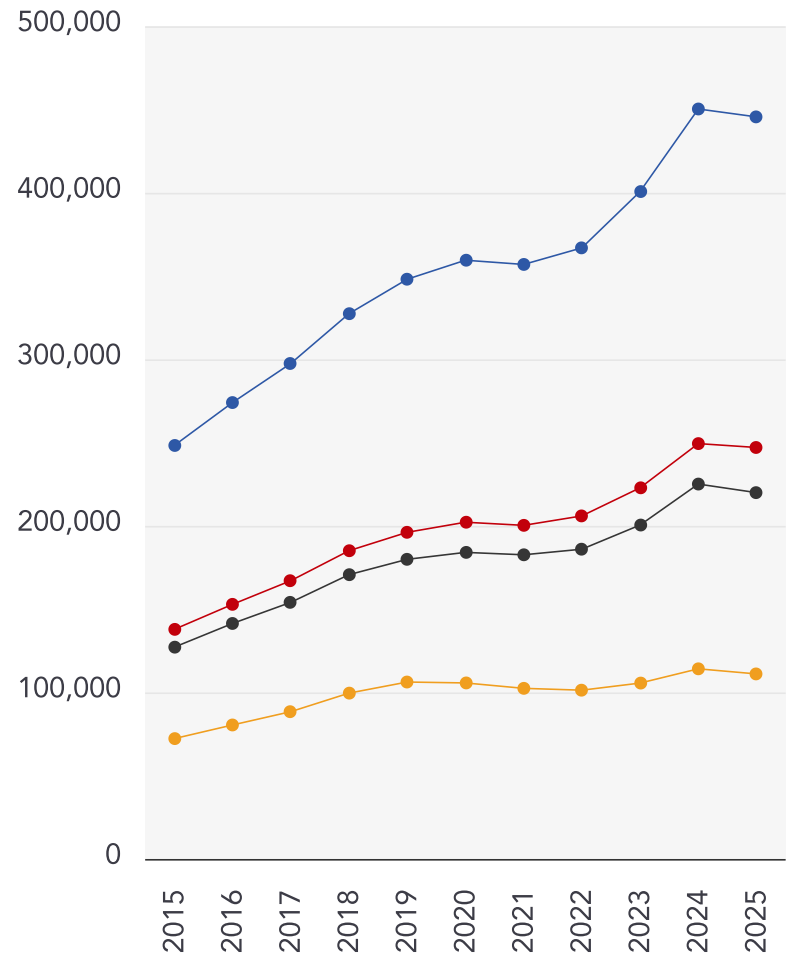
Pin	Name	Distance
1	Nursery Lane	0.09 miles
2	Bus Shelter	0.35 miles
3	Bus Shelter	0.36 miles
4	Malt Lane	0.67 miles
5	Railway Station	1.3 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	21.54 miles

10 Year History of Average House Prices by Property Type in IP26



Detached

**+79.46%**

Semi-Detached

**+79.21%**

Terraced

**+72.95%**

Flat

**+53.73%**

# Chilterns

## Chilterns

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Our association with The Guild of Property Professionals ensures our properties are marketed throughout a network of over 800 offices nationwide, advertising over 65,000 properties, including access to the Guild's prestigious showrooms on London's Park Lane. This gives properties offered through Chilterns unrivalled exposure to the widest market place.

### Testimonial 1



Bought my first house through chilterns, I could not of asked for a better team in Darren and Andrew. This 5 star reviews is truly reflective of the amazing service, effort and hard work they both put into making the sale go forward. There were a number of hurdles (none of which caused by them) that they relentlessly worked through doing everything to make my life easier and informed/advised me every step of the way! 100% recommend these!

### Testimonial 2



Chilterns have provided the most spectacular service whilst dealing with the sale of a late family members property, they handled the sale from start to finish, delicately, efficiently and without a hiccup. Resulting in a smooth process which was greatly appreciated during such a difficult time. Special thanks to Joe, Yannis, Andrew and Darren for their parts played throughout the valuation, sale and completion.

### Testimonial 3



My parents needed to move closer to myself and my sister. Yannis visited the bungalow and from the start focused on the needs of my parents and how he could help. At no point was there any pressure. The price he suggested was higher than other agents. After a few days we agreed to put the bungalow on the market. Andrew visited the house and was polite and exceptionally professional . Andrew, Darren and Emma looked after the sale through myself

### Testimonial 4



Before selling my house, I thought that all estate agents were the same. I was wrong. Unlike the real estate agents from whom I bought my new house, Darren and Andrew at Chilterns have been absolutely fantastic. Supportive, responsive and informative. They expertly dealt with the conveyancers to ensure that the sale was completed when I needed. I wished I could rely on them in the future!



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/company/chilterns-estate-agents

# Chilterns

## 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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Registry



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National Statistics



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Valuation Office  
Agency

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Royal Mail