# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 21st March 2025**



## OLD METHWOLD ROAD, WHITTINGTON, KING'S LYNN, PE33

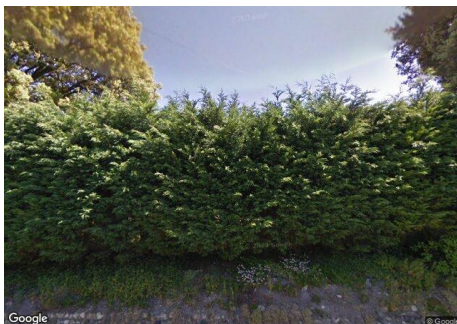# Property
## Overview

## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 6 | | |
| **Floor Area:** | 1,862 ft$^2$ / 173 m$^2$ | | |
| **Plot Area:** | 0.37 acres | | |
| **Year Built :** | 1900-1929 | | |
| **Council Tax :** | Band F | | |
| **Annual Estimate:** | £3,200 | | |
| **Title Number:** | NK191516 | | |

## Local Area

| | |
|---|---|
| **Local Authority:** | Kings lynn and west norfolk |
| **Conservation Area:** | No |
| **Flood Risk:** | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

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

| 11 mb/s | 80 mb/s | - mb/s |
|---|---|---|

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

O2, EE, 3, Vodafone
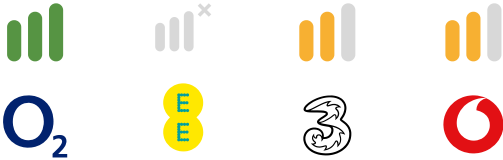
**Satellite/Fibre TV Availability:**

BT ✔   sky ✔   Virgin media ✖
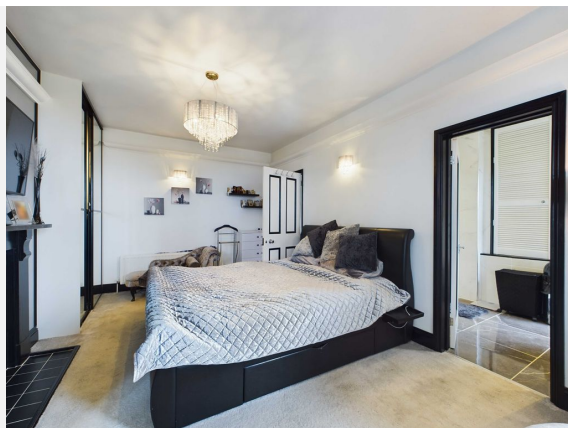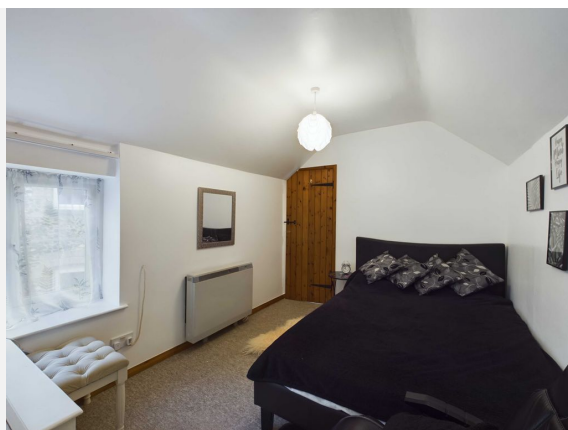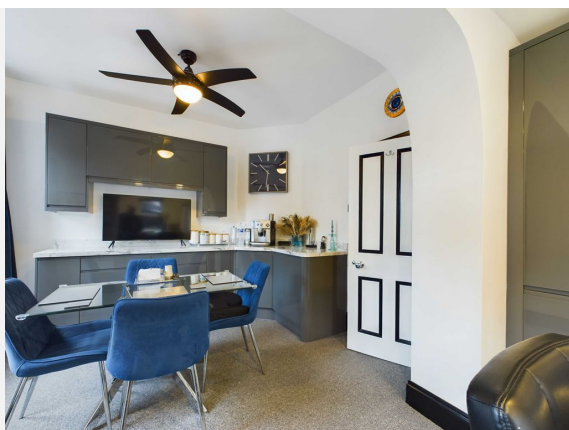
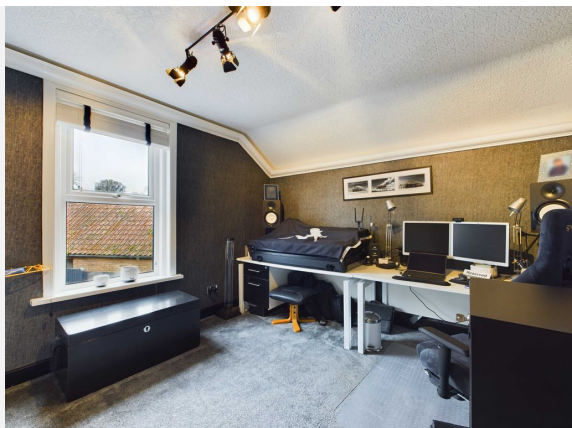Planning records for: *Old Methwold Road, Whittington, King's Lynn, PE33*

| Reference - 2/96/0494/CU | |
| --- | --- |
| **Decision:** | Application Permitted |
| **Date:** | 19th April 1996 |
| **Description:** | |
| Change of use from office accommodation to residential use | |

# Property
## EPC - Certificate

**Chilterns**
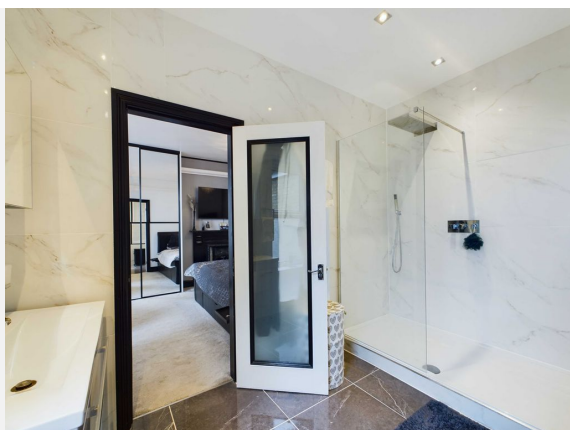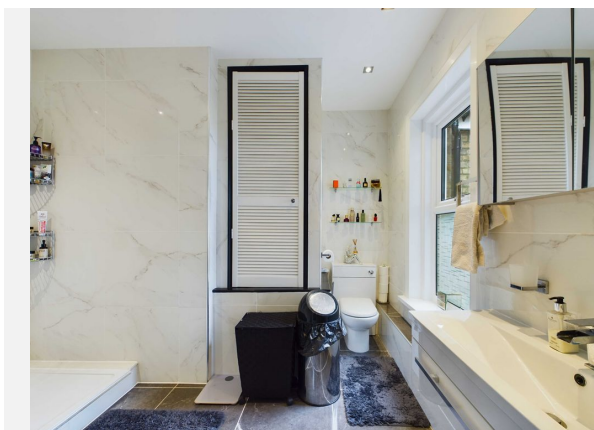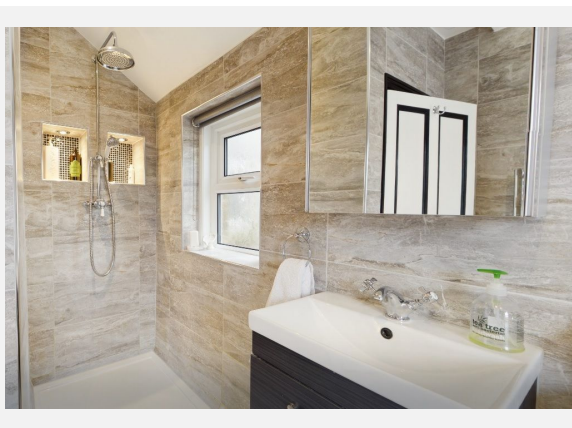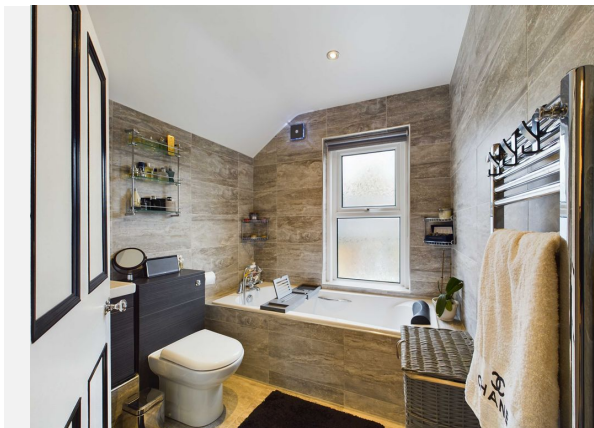
OLD METHWOLD ROAD, WHITTINGTON, PE33

Energy rating

**F**

### Valid until 24.01.2020

| Score | Energy rating | | Current | Potential |
|---|---|---|---|---|
| 92+ | A | | | |
| 81-91 | B | | | |
| 69-80 | C | | | |
| 55-68 | D | | | |
| 39-54 | E | | | |
| 21-38 | F | | 21 \| F | 21 \| F |
| 1-20 | G | | | |

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## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Detached house |
| **Walls:** | Solid brick, as built, no insulation (assumed) |
| **Walls Energy:** | Very poor |
| **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, room thermostat and TRVs |
| **Main Heating Controls Energy:** | Good |
| **Hot Water System:** | From main system, no cylinder thermostat |
| **Hot Water Energy Efficiency:** | Poor |
| **Lighting:** | Low energy lighting in 26% of fixed outlets |
| **Lighting Energy:** | Average |
| **Floors:** | Solid, no insulation (assumed) |
| **Secondary Heating:** | Room heaters, coal |
| **Total Floor Area:** | 173 m$^2$ |

## 10 Year History of Average House Prices by Property Type in PE33
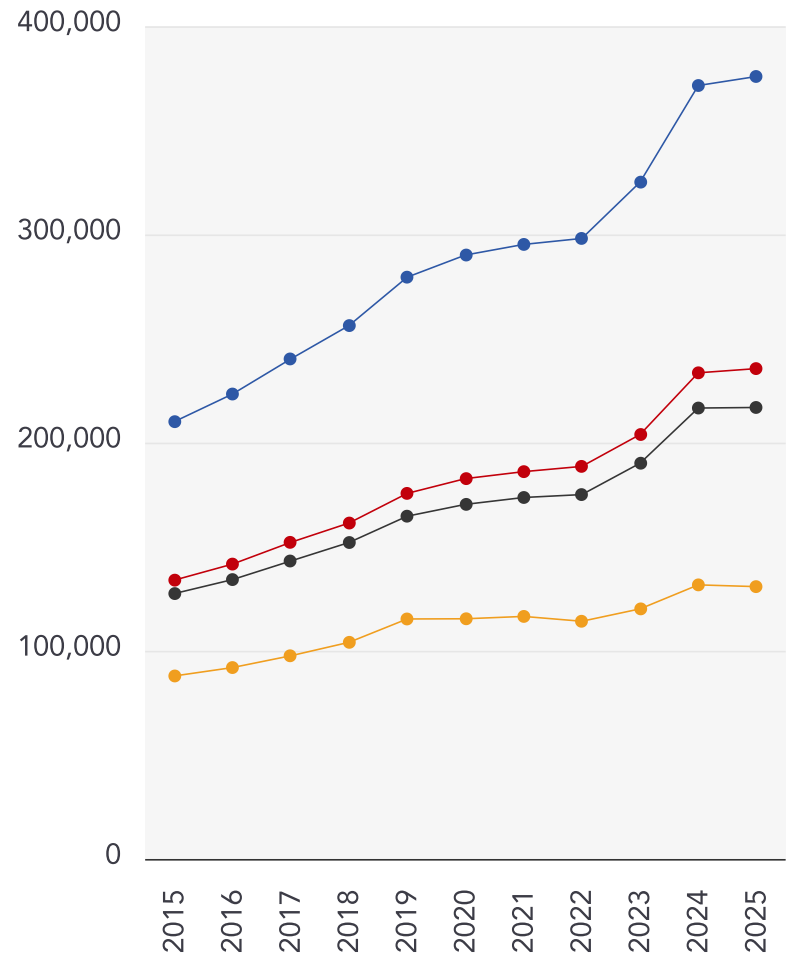


**Detached**

# +78.93%

**Semi-Detached**

# +75.87%

**Terraced**

# +70.12%

**Flat**

# +48.81%

# Maps
## Coal Mining

This map displays nearby coal mine entrances and their classifications.



Leaflet | Contains British Geological Survey materials © UKRI 2025

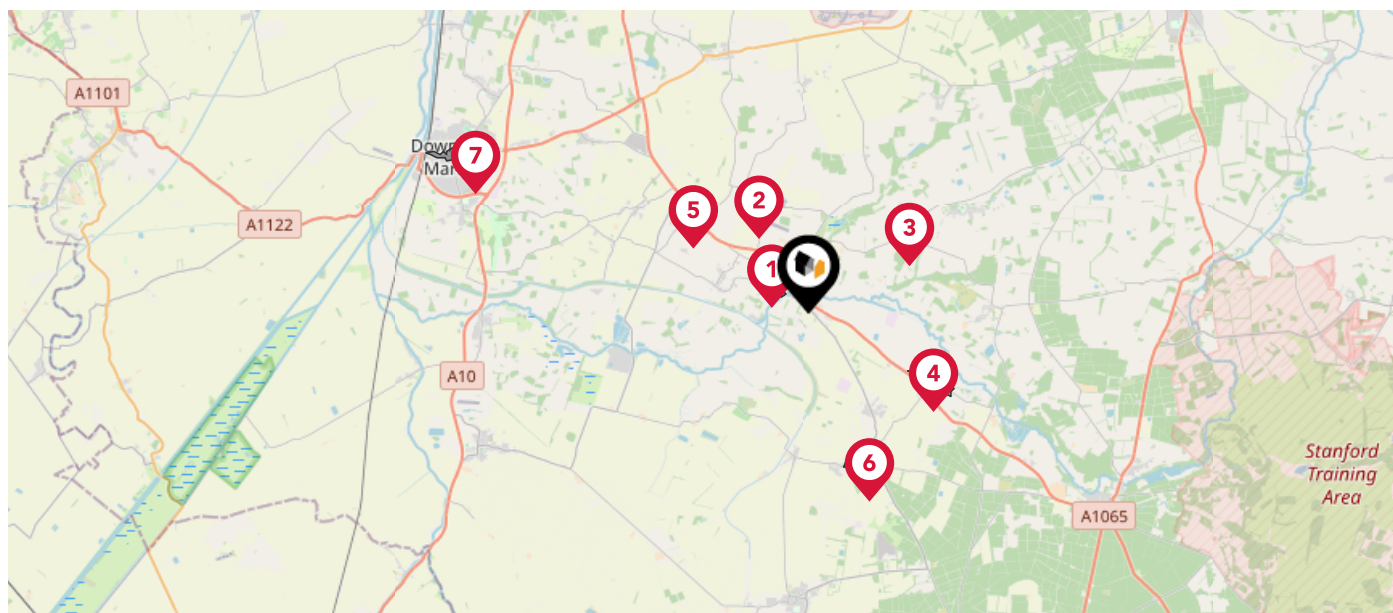### Mine Entry

✕   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 | Stoke Ferry |
| 2 | Boughton |
| 3 | Oxborough |
| 4 | Northwold |
| 5 | Wereham |
| 6 | Methwold |
| 7 | Downham Market |

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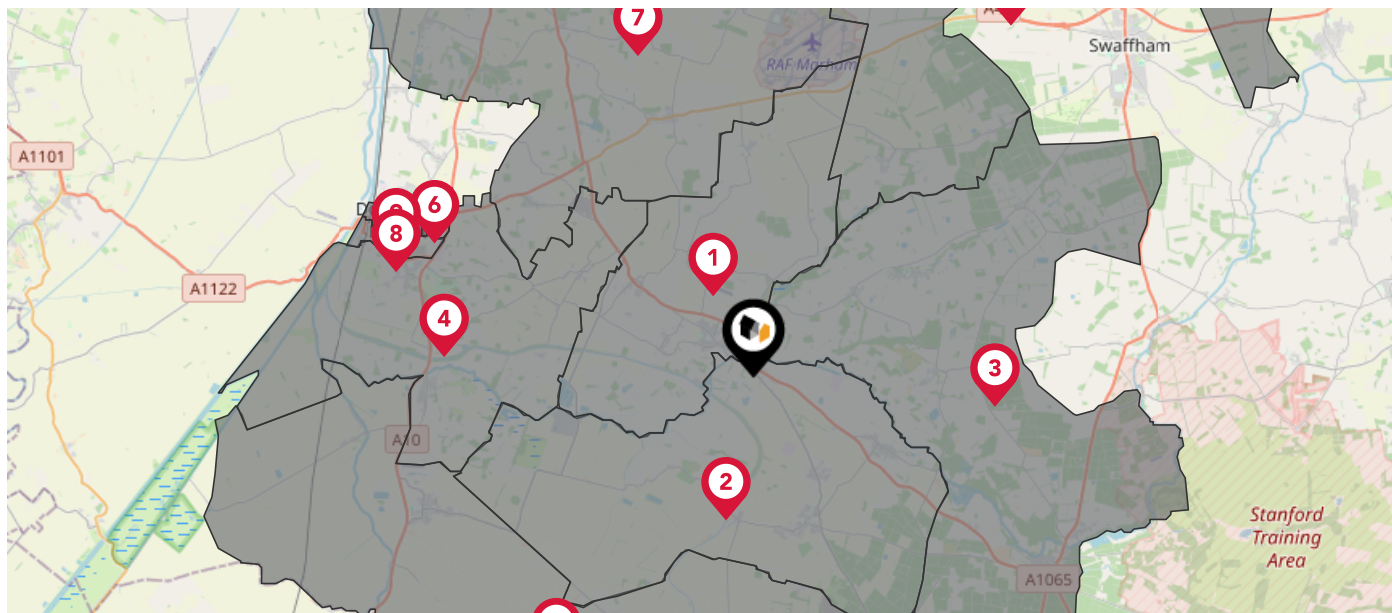
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



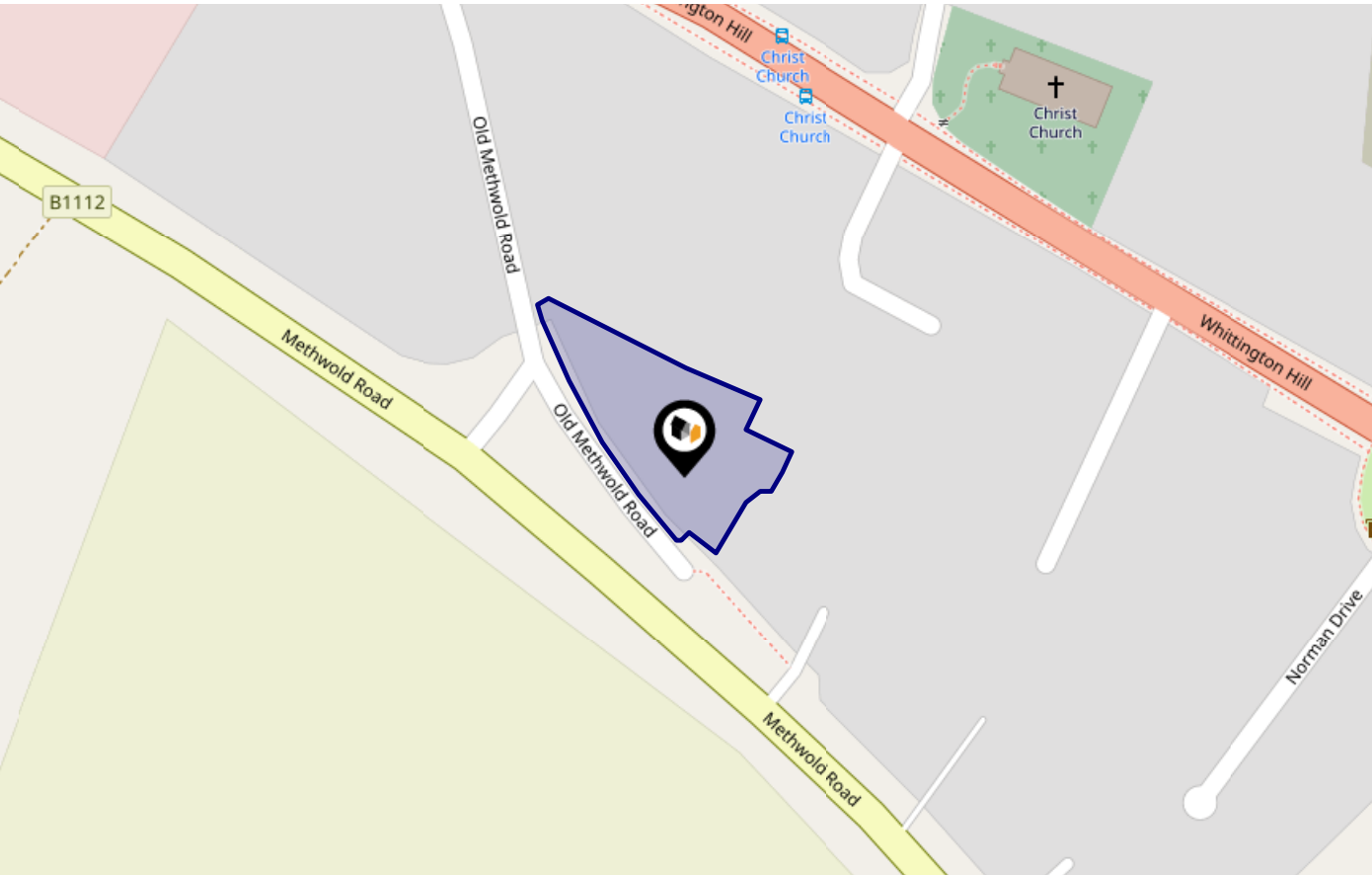| Nearby Council Wards | |
|---|---|
| **1** | Wissey Ward |
| **2** | Methwold Ward |
| **3** | Bedingfeld Ward |
| **4** | Denver Ward |
| **5** | Feltwell Ward |
| **6** | East Downham Ward |
| **7** | Airfield Ward |
| **8** | South Downham Ward |
| **9** | Downham Old Town Ward |
| **10** | Nar Valley 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.
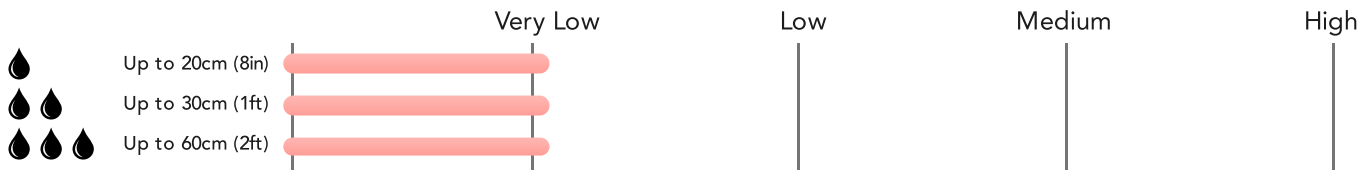


**Risk Rating:   Very low**

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.

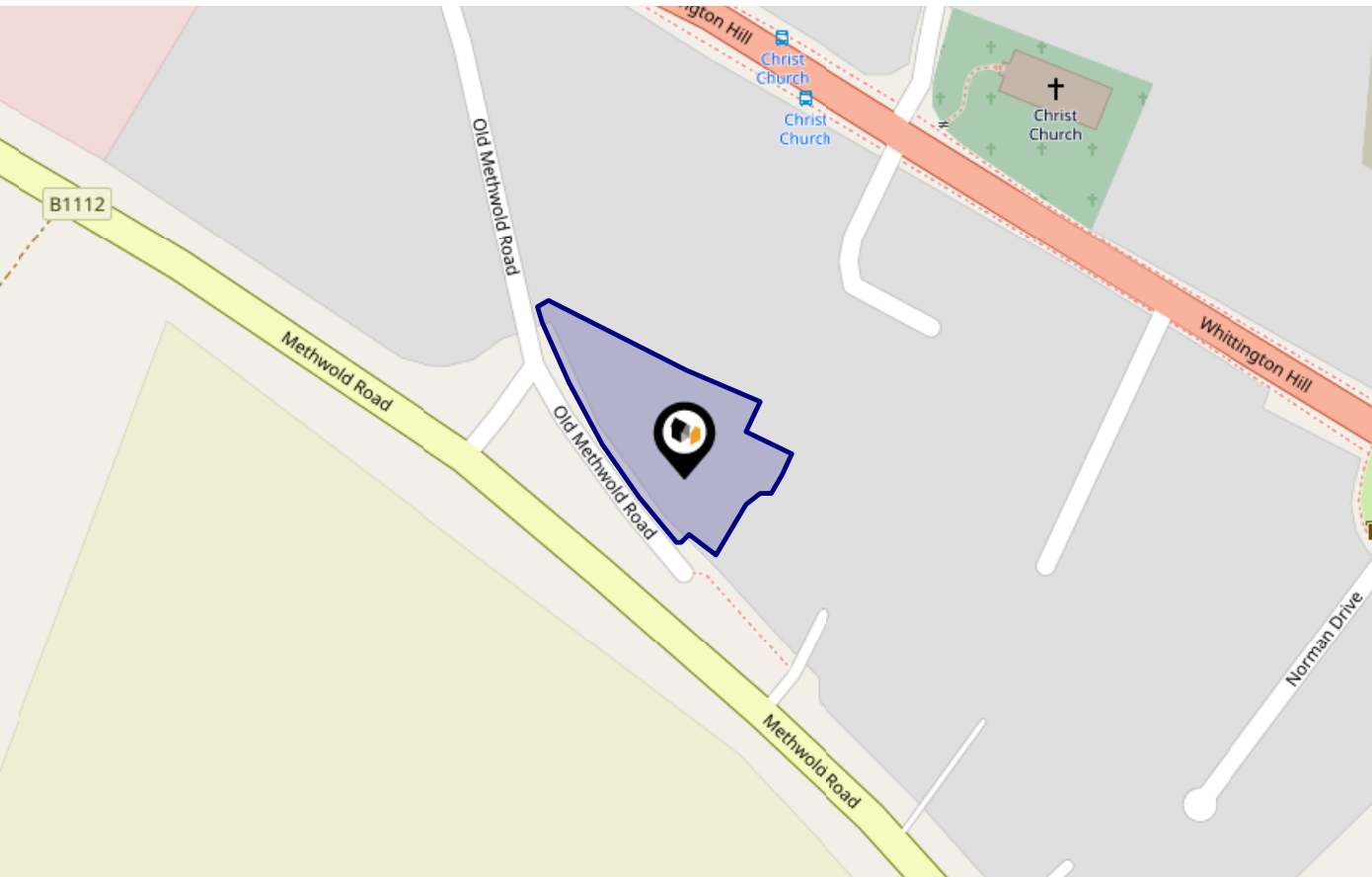- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

|  |  | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 🌢 | Up to 20cm (8in) | | | | |
| 🌢🌢 | Up to 30cm (1ft) | | | | |
| 🌢🌢🌢 | Up to 60cm (2ft) | | | | |

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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.



**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.
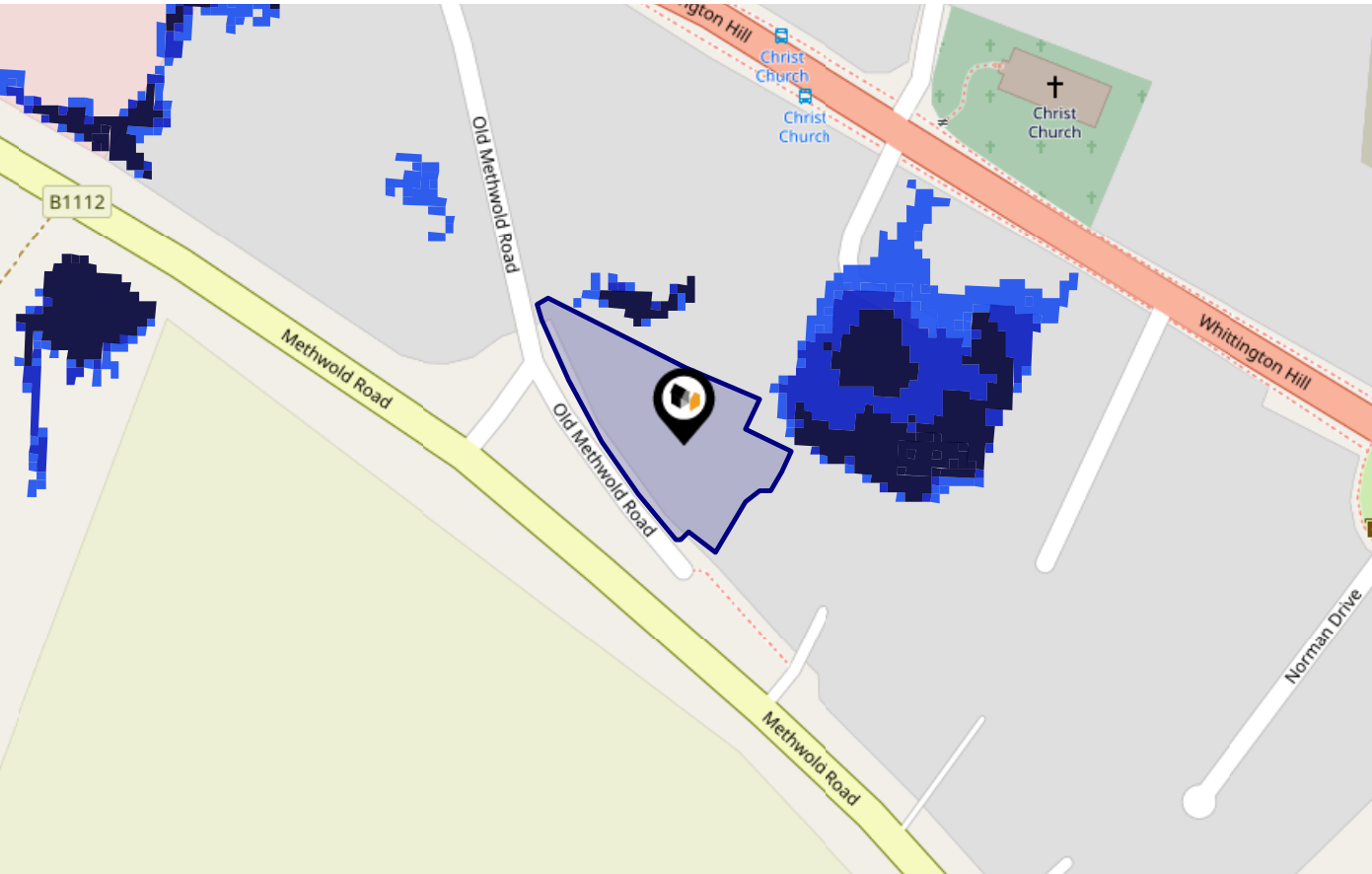- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 💧 | Up to 20cm (8in) | | | | |
| 💧💧 | Up to 30cm (1ft) | | | | |
| 💧💧💧 | Up to 60cm (2ft) | | | | |

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
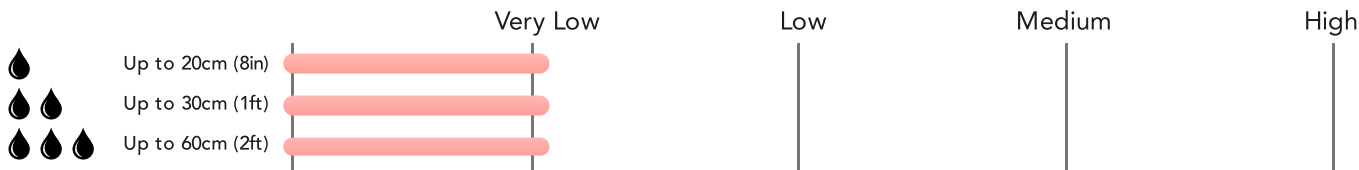


## Risk Rating:   Very low

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.

■ **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.

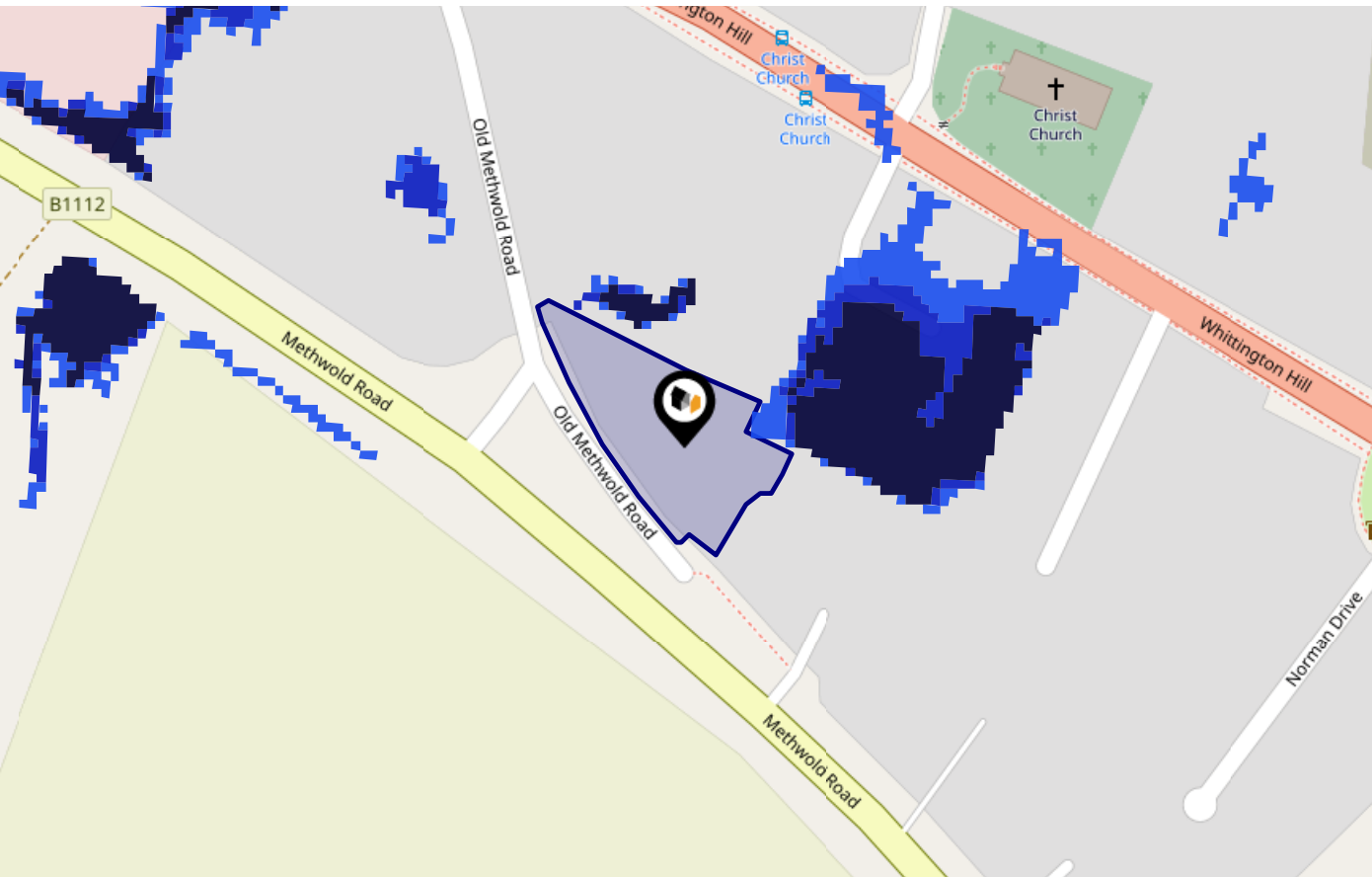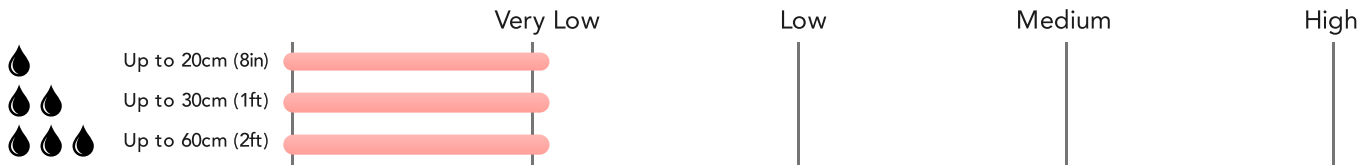Chance of flooding to the following depths at this property:

| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 🖤 Up to 20cm (8in) | | | | | |
| 🖤🖤 Up to 30cm (1ft) | | | | | |
| 🖤🖤🖤 Up to 60cm (2ft) | | | | | |

# Flood Risk
## Surface Water - Climate Change

**Chilterns**

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.
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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:

| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 💧 | Up to 20cm (8in) | | | | |
| 💧💧 | Up to 30cm (1ft) | | | | |
| 💧💧💧 | Up to 60cm (2ft) | | | | |

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# 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.
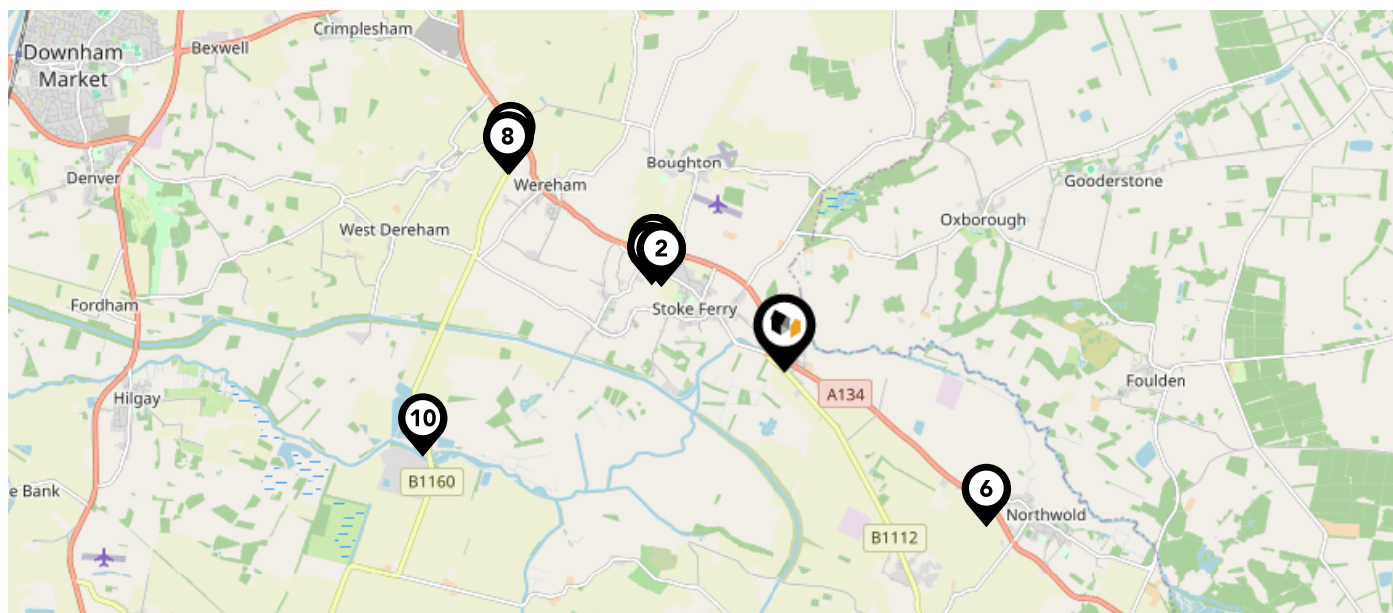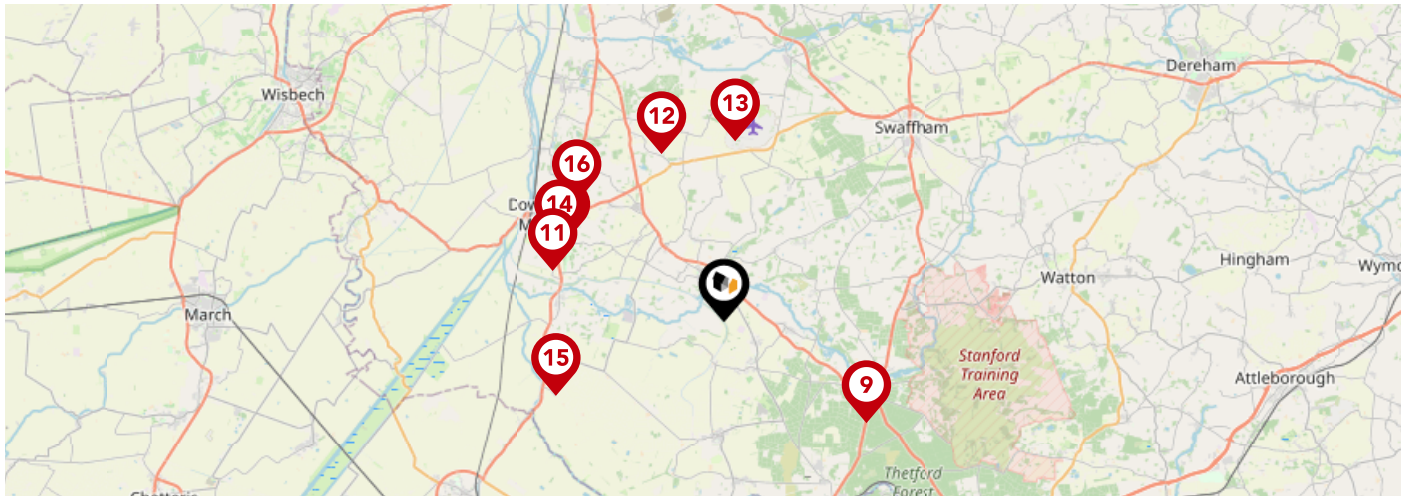


| Nearby Landfill Sites | | |
|---|---|---|
| **1** | Stoke Ferry Landfill South-KING'S LYNN,Lynn Road,Old Gravel Pit,PE33 9ST,Stoke Ferry,Stoke Ferry Landfill South | Historic Landfill |
| **2** | Stoke Ferry Landfill No.3-Stoke Ferry | Historic Landfill |
| **3** | Stoke Ferry Landfill South (closed)-A 134 Lynn Road, Kings Lynn, Stoke Ferry, Norfolk | Historic Landfill |
| **4** | Acacia Waste Ltd - Stoke Ferry Landfill North-The Gravel Pit - Land Ajoining A413, Kings Lynn, Stoke Ferry, Norfolk | Historic Landfill |
| **5** | Stoke Ferry Landfill-Stoke Ferry | Historic Landfill |
| **6** | Northwold-Northwold, Norfolk | Historic Landfill |
| **7** | Anzac Pit-Wereham, Norfolk | Historic Landfill |
| **8** | Lynn Road-Wereham | Historic Landfill |
| **9** | EA/EPR/VP3199ND/A001 | Active Landfill |
| **10** | Wissington Sugar Factory-Wissington, Wereham Fen | Historic Landfill |

# Area
## Schools
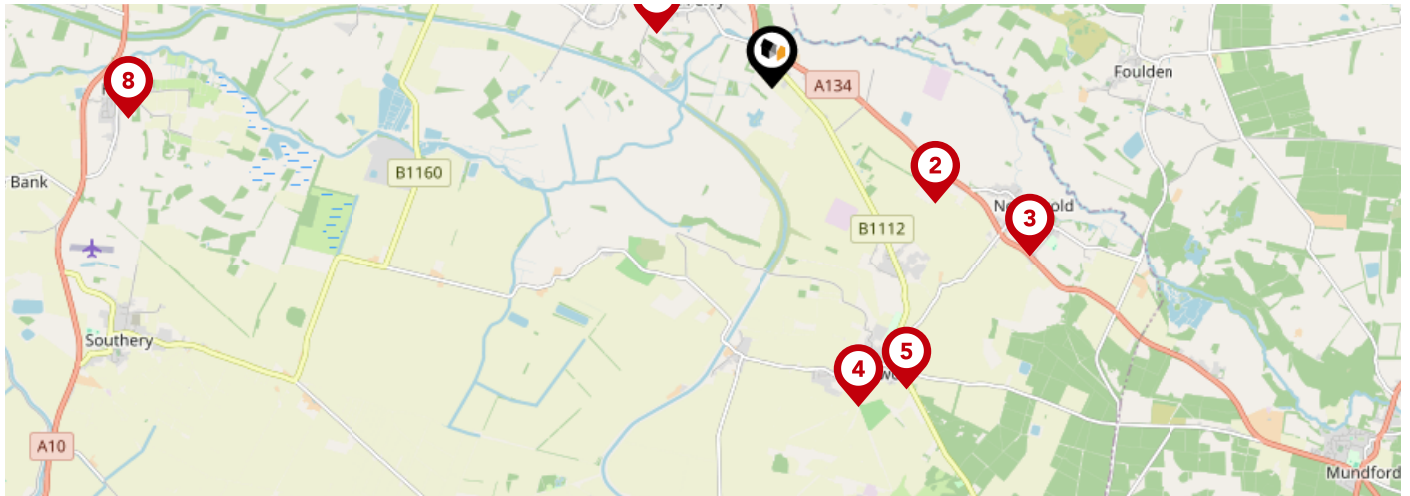
| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1 All Saints Academy**<br>Ofsted Rating: Good  |  Pupils: 84  | Distance:1.15 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **2 Sheridan House School**<br>Ofsted Rating: Inadequate  |  Pupils: 55  | Distance:1.8 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **3 The Norman Church of England Primary School, Northwold**<br>Ofsted Rating: Good  |  Pupils: 111  | Distance:2.78 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **4 Duchy of Lancaster Methwold CofE Primary School**<br>Ofsted Rating: Requires improvement  |  Pupils: 87  | Distance:2.98 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **5 Iceni Secondary Academy**<br>Ofsted Rating: Requires improvement  |  Pupils: 748  | Distance:2.98 | ☐ | ☑ | ☑ | ☐ | ☐ |
| **6 Gooderstone Church of England Primary Academy**<br>Ofsted Rating: Good  |  Pupils: 57  | Distance:3.32 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **7 Edmund de Moundeford VC Primary School, Feltwell**<br>Ofsted Rating: Good  |  Pupils: 175  | Distance:5.18 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8 Hilgay Riverside Academy**<br>Ofsted Rating: Good  |  Pupils: 54  | Distance:5.81 | ☐ | ☑ | ☐ | ☐ | ☐ |

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9 Mundford Church of England Primary Academy** <br> Ofsted Rating: Good  |  Pupils: 226  | Distance:6.34 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10 Downham Market, Hillcrest Primary School** <br> Ofsted Rating: Good  |  Pupils: 440  | Distance:6.35 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11 Denver Voluntary Controlled Primary School** <br> Ofsted Rating: Good  |  Pupils: 106  | Distance:6.42 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12 St Martin At Shouldham Church of England Primary Academy** <br> Ofsted Rating: Outstanding  |  Pupils: 176  | Distance:6.45 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13 Cherry Tree Academy Trust Marham Infant** <br> Ofsted Rating: Requires improvement  |  Pupils: 157  | Distance:6.51 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14 Downham Market Academy** <br> Ofsted Rating: Good  |  Pupils: 1291  | Distance:6.57 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **15 Southery Academy** <br> Ofsted Rating: Good  |  Pupils: 93  | Distance:6.61 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16 Downham Preparatory School and Montessori Nursery** <br> Ofsted Rating: Good  |  Pupils: 99  | Distance:6.79 | ☐ | ☐ | ☑ | ☐ | ☐ |
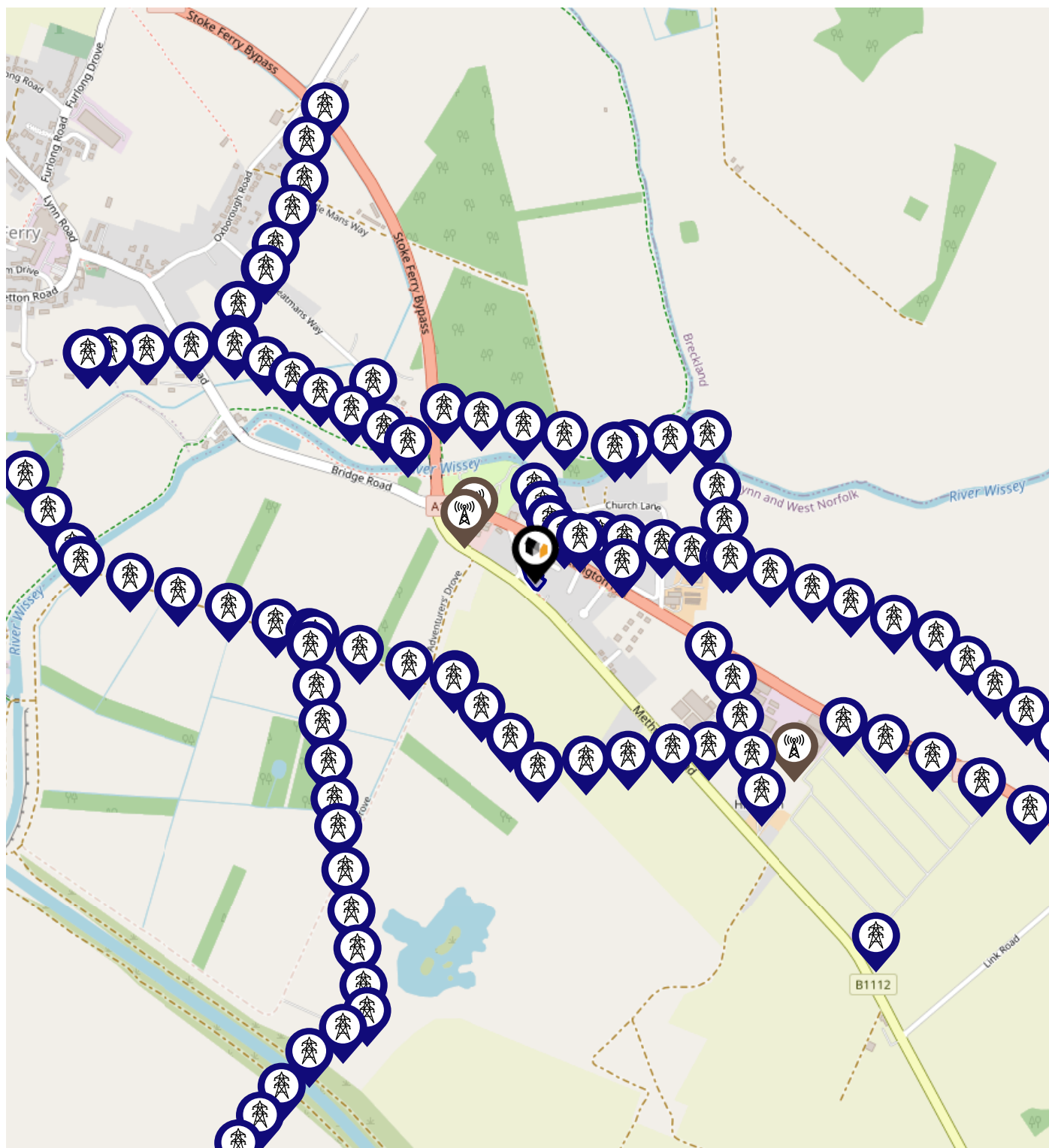
**Key:**

Power Pylons

Communication Masts

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## 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).



This
Property
▼

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| <1% | 1-3% | 3-5% | 5-10% | 10-30% | >30% |
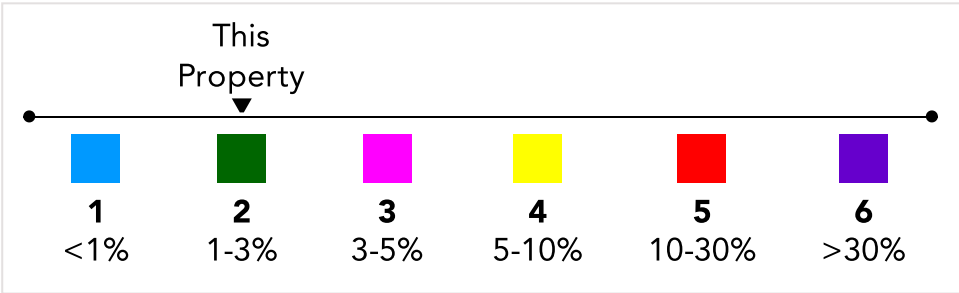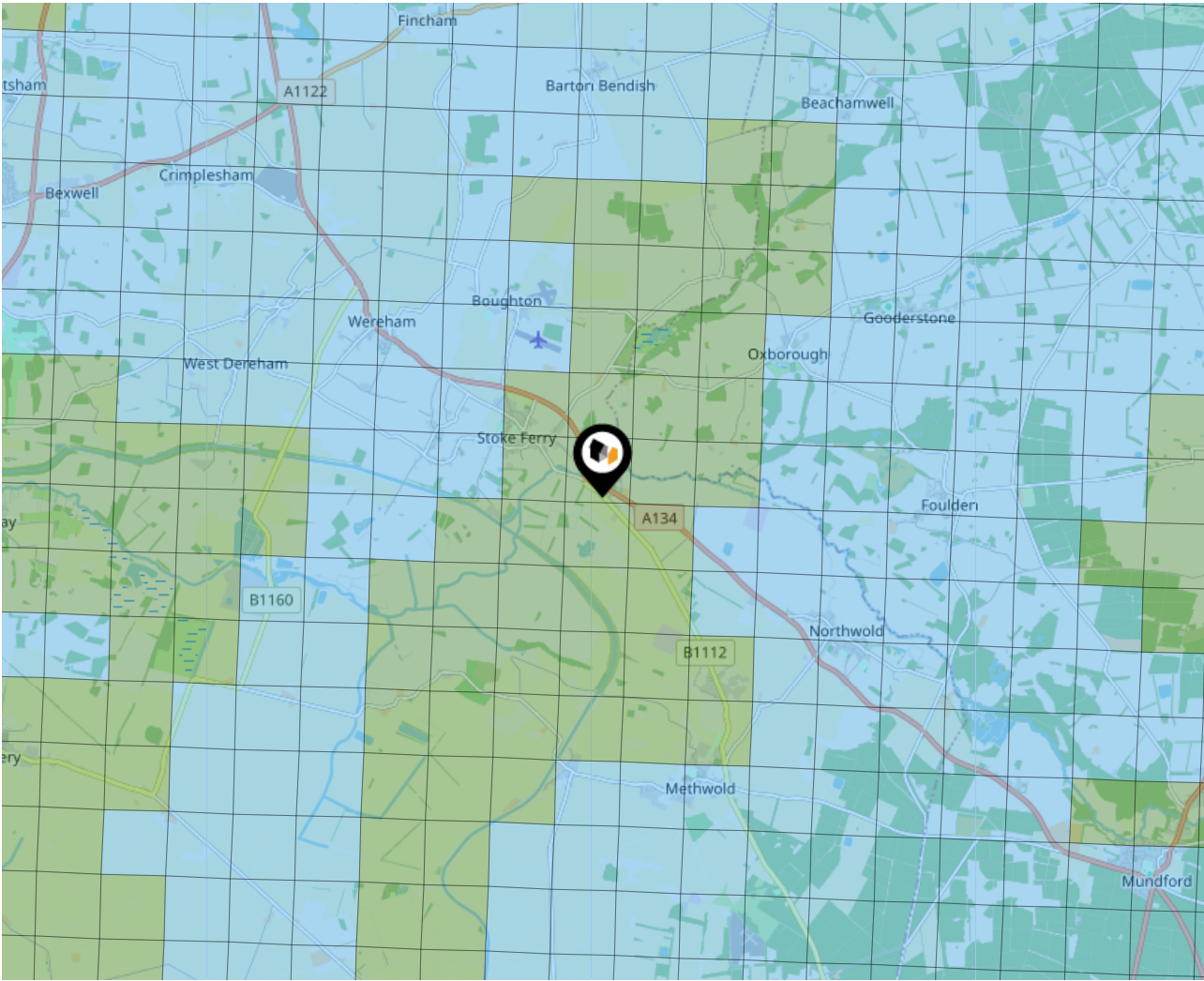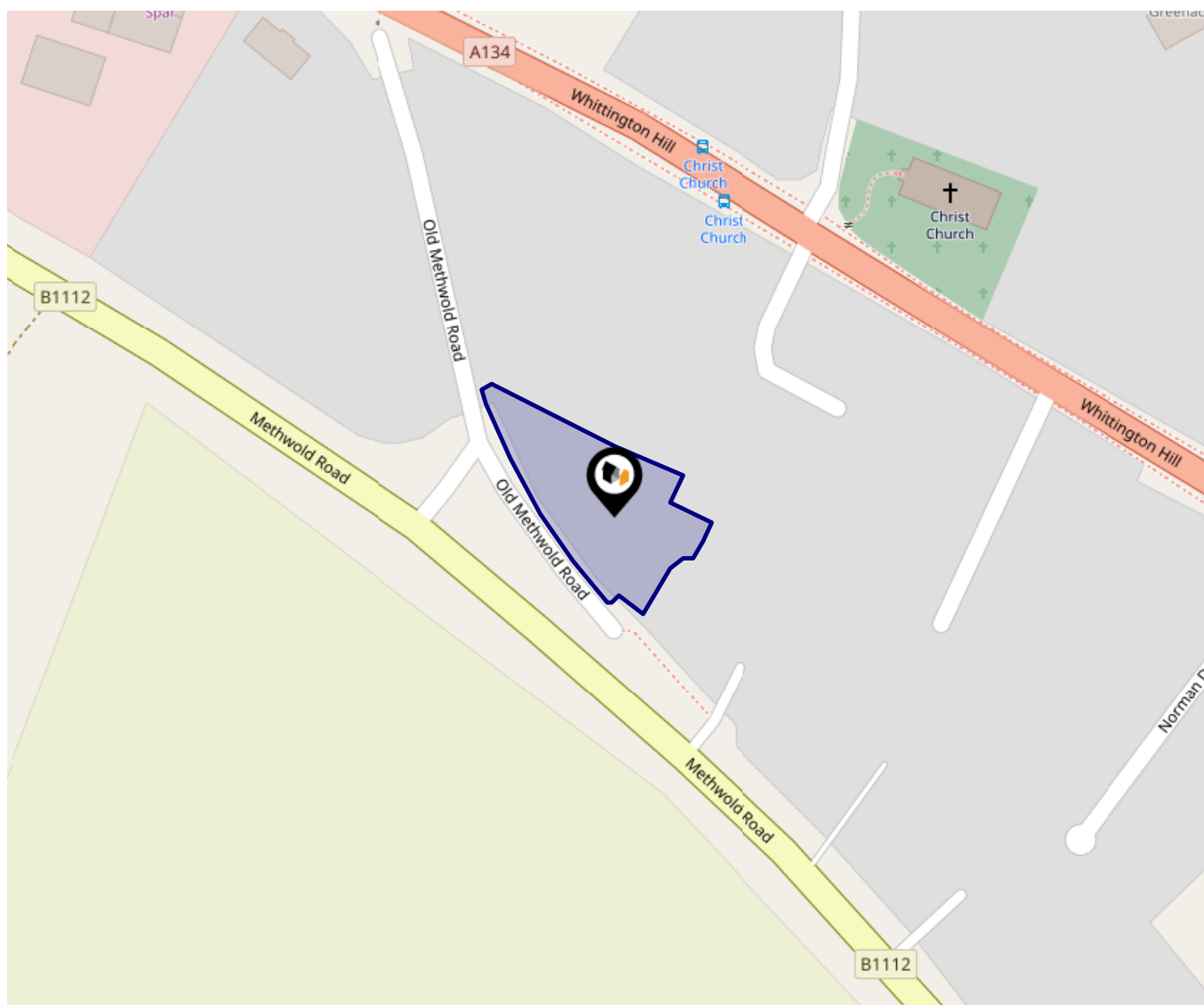
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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# Environment
## Soils & Clay

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

| | | | |
|---|---|---|---|
| **Carbon Content:** | HIGH | **Soil Texture:** | CHALKY CLAY TO CHALKY LOAM |
| **Parent Material Grain:** | ARGILLIC | | |
| **Soil Group:** | ALL | **Soil Depth:** | DEEP-INTERMEDIATE |
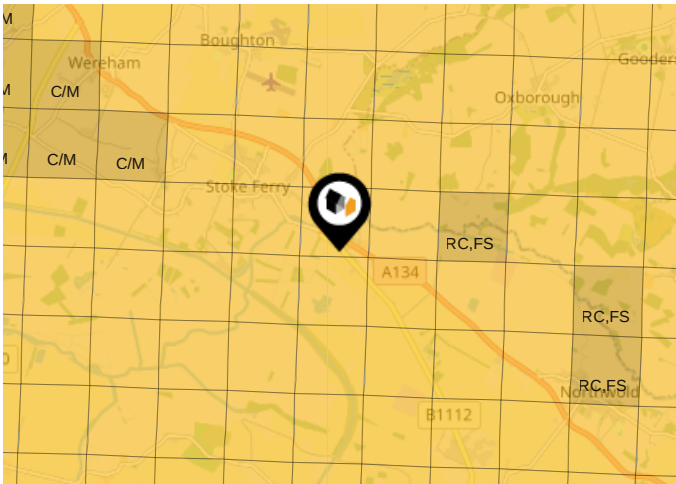


### Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |
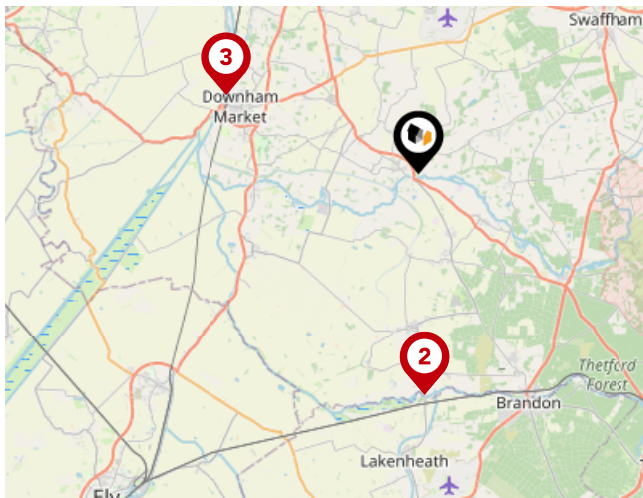
## National Rail Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Entrance1 | 8.02 miles |
| 2 | Entrance2 | 8.02 miles |
| 3 | Downham Market Rail Station | 7.46 miles |
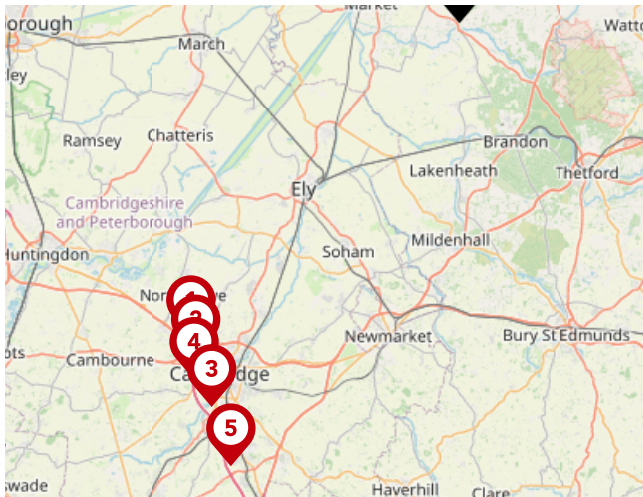


## Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------|----------|
| 1 | M11 J14 | 30.01 miles |
| 2 | M11 J13 | 30.88 miles |
| 3 | M11 J11 | 33.19 miles |
| 4 | M11 J12 | 32.21 miles |
| 5 | M11 J10 | 36.16 miles |
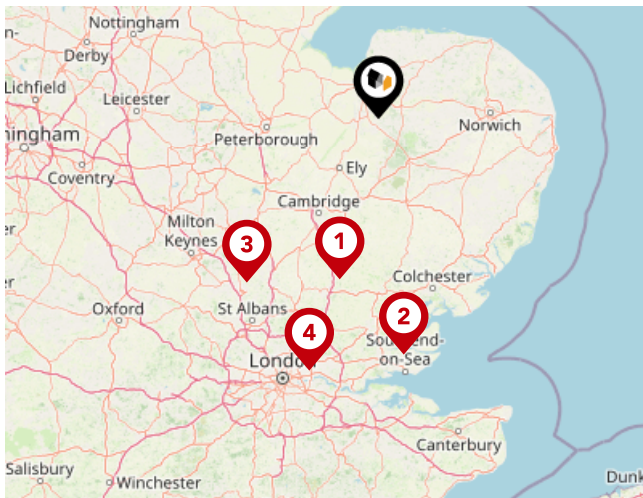


## Airports/Helipads

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Stansted Airport | 47.98 miles |
| 2 | Southend-on-Sea | 69.19 miles |
| 3 | Luton Airport | 60.89 miles |
| 4 | Silvertown | 76.11 miles |
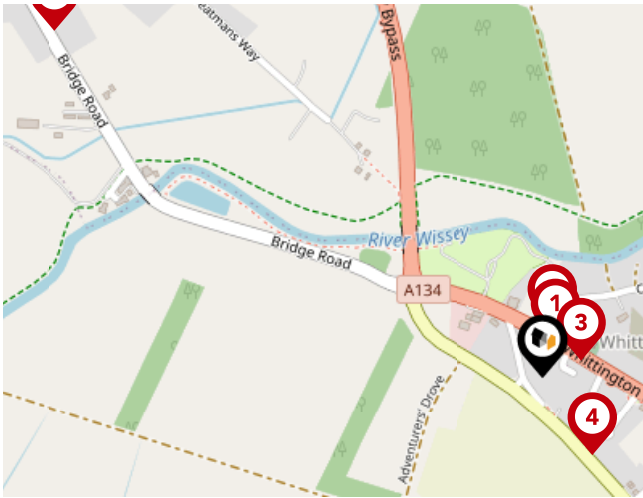
## Bus Stops/Stations



| Pin | Name | Distance |
|-----|------|----------|
| 1 | Christ Church | 0.04 miles |
| 2 | Christ Church | 0.06 miles |
| 3 | Demand Responsive Transport Area | 0.05 miles |
| 4 | Bus Shelter | 0.1 miles |
| 5 | Oxborough Road | 0.67 miles |
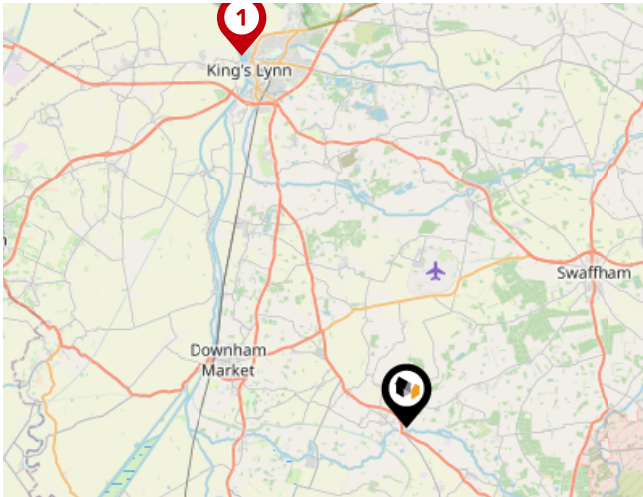
## Ferry Terminals



| Pin | Name | Distance |
|-----|------|----------|
| 1 | West Lynn Ferry Landing | 14.59 miles |

## Chilterns

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.

# Chilterns
## Testimonials

### 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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# 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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