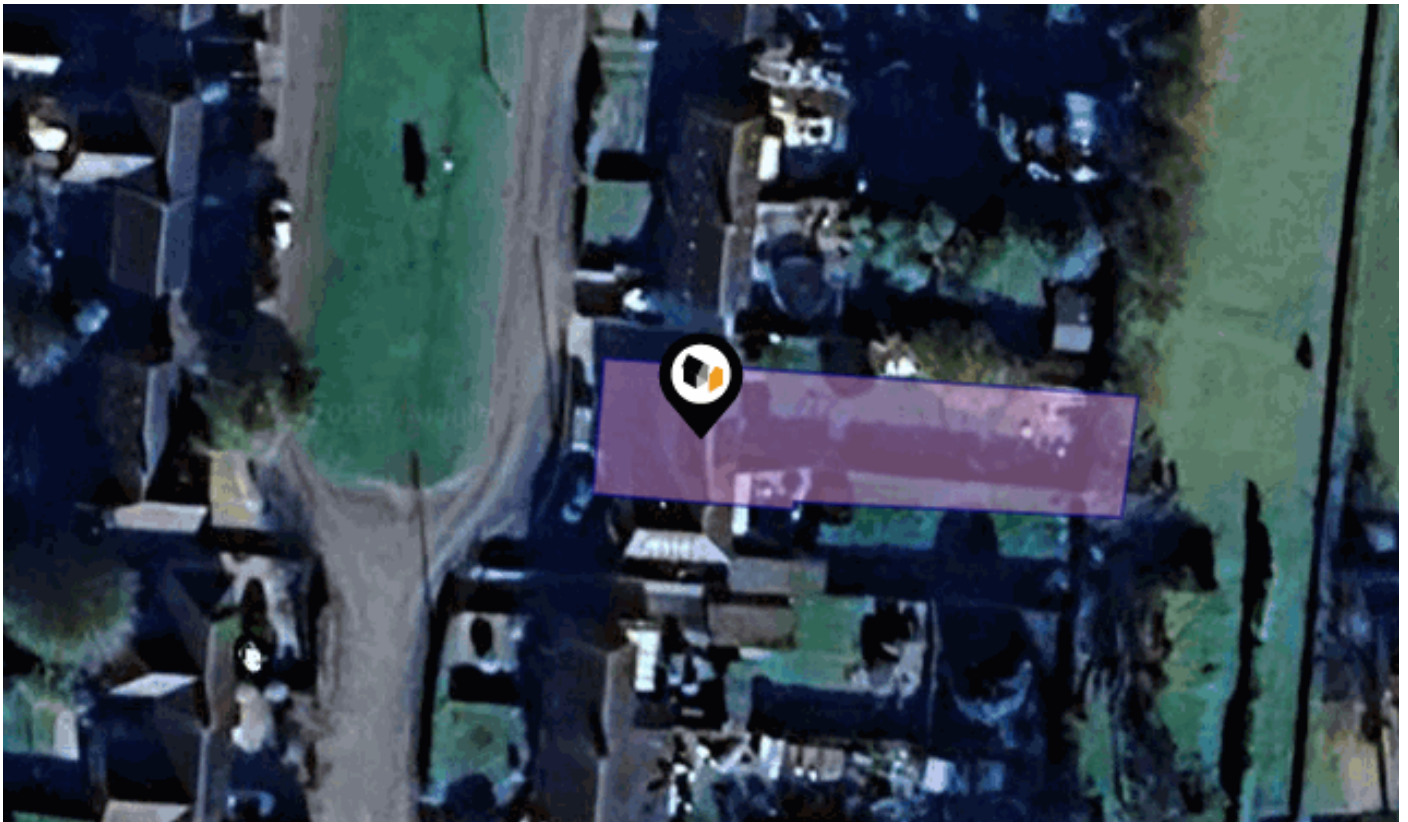




## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02<sup>nd</sup> April 2025



**PEARCES CLOSE, HOCKWOLD, THETFORD, IP26**

### Chilterns

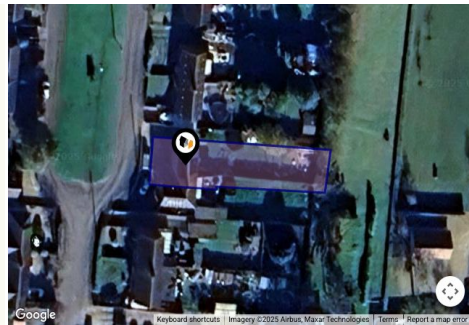
36 High St Brandon IP27 0AQ

01842 813 466

brandon@chilterns.co

www.chilterns.co





### Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>
Plot Area:	0.12 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,546
Title Number:	NK314273

Tenure: Freehold

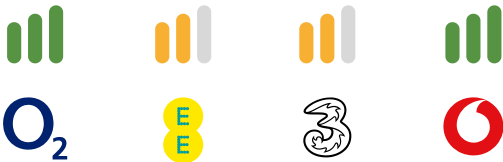
### Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

3	61	-
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Pearces Close, Hockwold, Thetford, IP26*

Reference - 3DC/2024/0014/DOC	
Decision:	Application Permitted
Date:	16th January 2024
Description:	Discharge Of Condition 5 on 3PL/2018/0515/F

Reference - 2024/0125	
Decision:	Application Permitted
Date:	16th January 2024
Description:	AMENDED T1 Oak - Crown reduction. Width - 18m to 16.5m. Height - 17m - 15.5m Reduce branches over the garage to avoid future potential damage to the building, then balance the crown.

Reference - 24/00083/F	
Decision:	Application Permitted
Date:	16th January 2024
Description:	Two storey rear extension and front porch.

Reference - 23/01168/NMA_1	
Decision:	Application Permitted
Date:	24th November 2023
Description:	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 23/01168/F: Two storey rear extension and front porch

Planning records for: *Pearces Close, Hockwold, Thetford, IP26*

**Reference - 23/01168/F**

**Decision:** Awaiting decision

**Date:** 03rd July 2023

**Description:**

Two storey rear extension and front porch

**Reference - 3PL/2024/0048/F**

**Decision:** Application Permitted

**Date:** 16th January 2024

**Description:**

Proposed construction of detached 4 bedroom dwelling with first floor balcony utilising existing access.

**Reference - 23/02105/F**

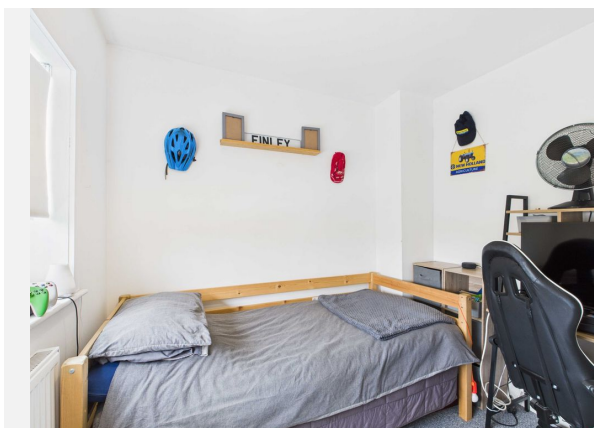
**Decision:** Application Permitted

**Date:** 24th November 2023

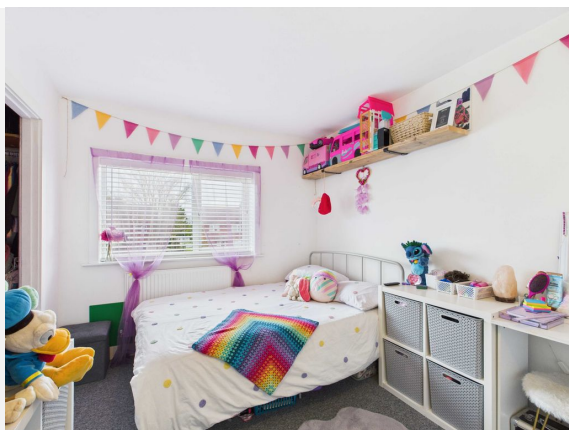
**Description:**

Retrospective erection of Pool House









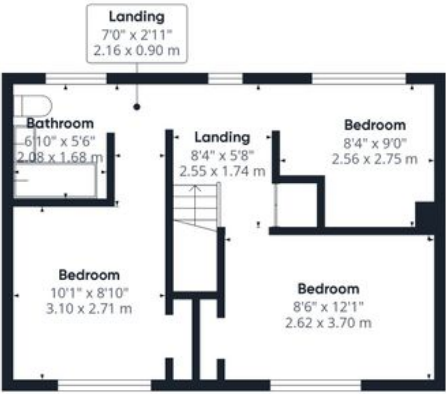




PEARCES CLOSE, HOCKWOLD, THETFORD, IP26



Ground Floor



Floor 1

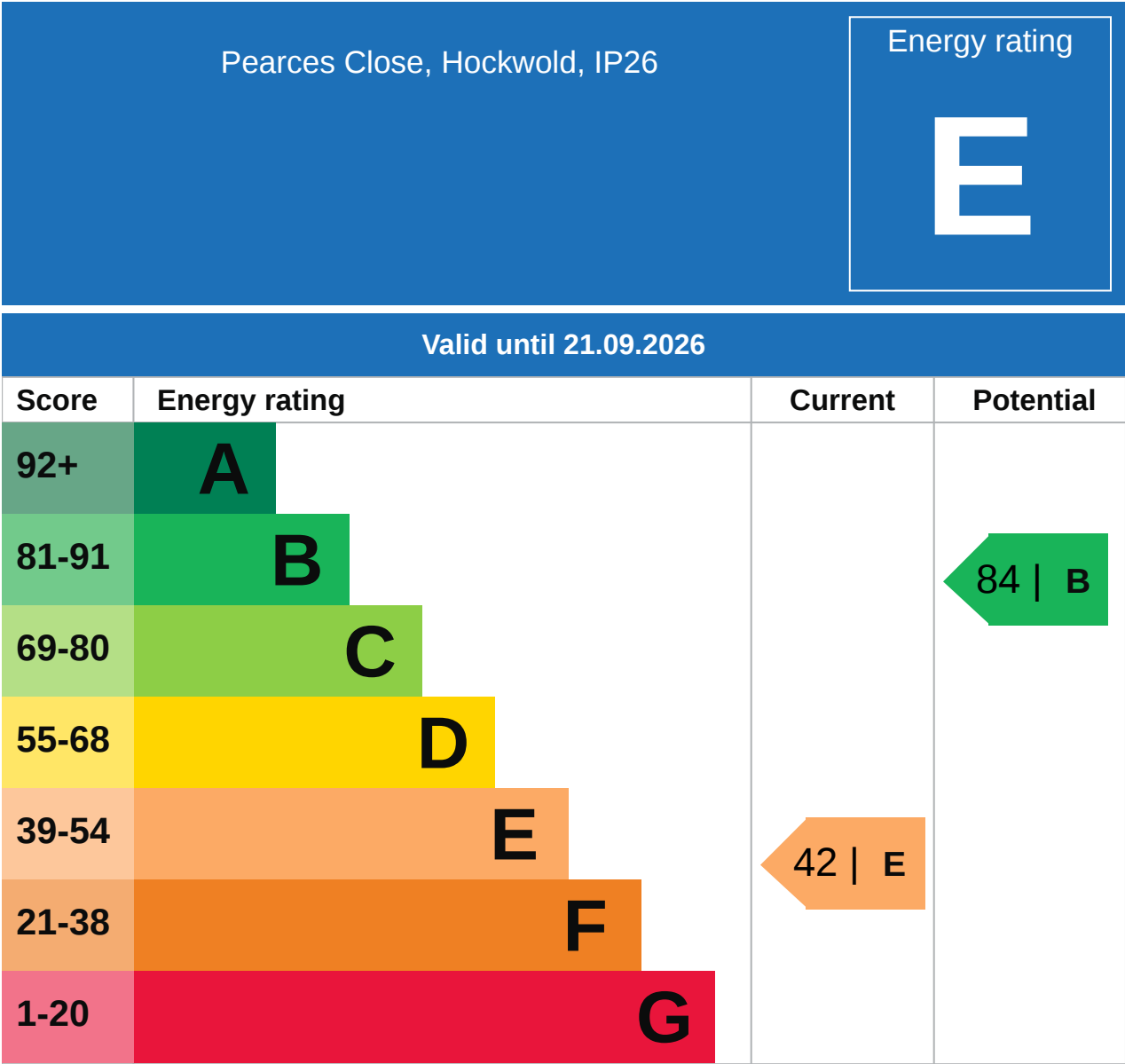
Approximate total area<sup>(1)</sup>  
789.64 ft<sup>2</sup>  
73.36 m<sup>2</sup>

(1) Excluding balconies and terrace

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 IPM 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



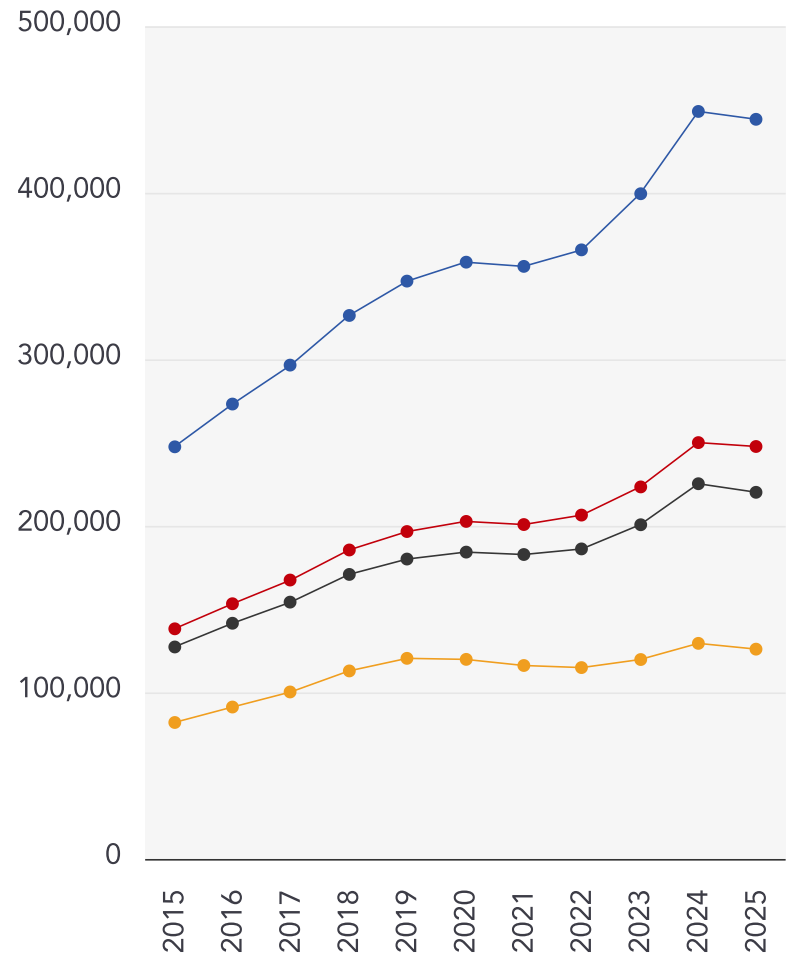
## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	House coal (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 25 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, coal
<b>Main Heating Controls:</b>	No time or thermostatic control of room temperature
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	88 m <sup>2</sup>



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



Detached

**+79.46%**

Semi-Detached

**+79.21%**

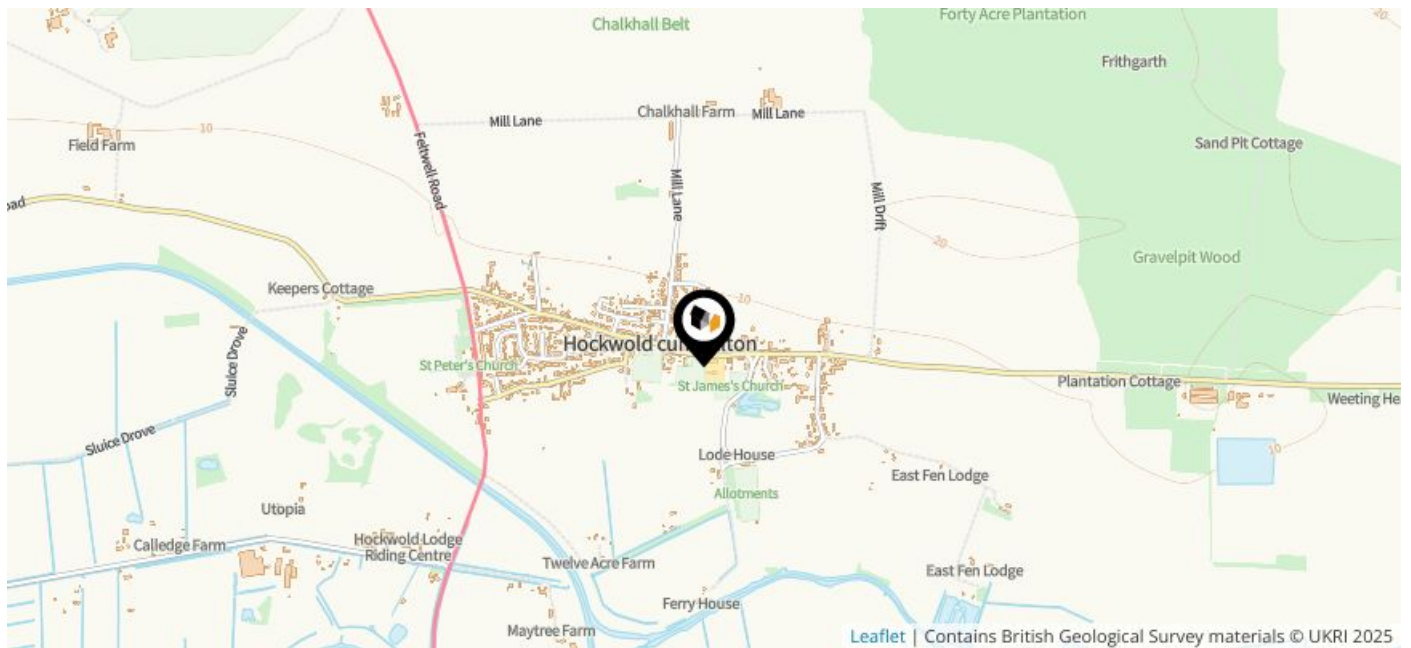
Terraced

**+72.95%**

Flat

**+53.73%**

This map displays nearby coal mine entrances and their classifications.



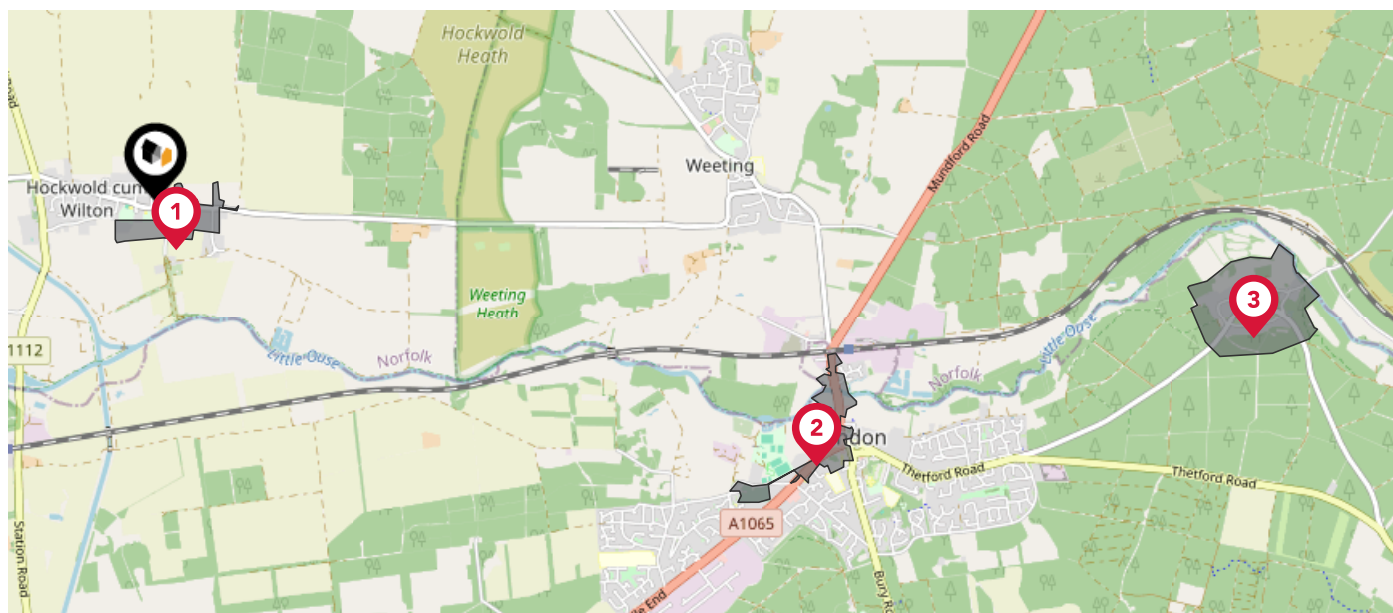
## Mine Entry

- ✕ 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.

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



Hockwold cum Wilton

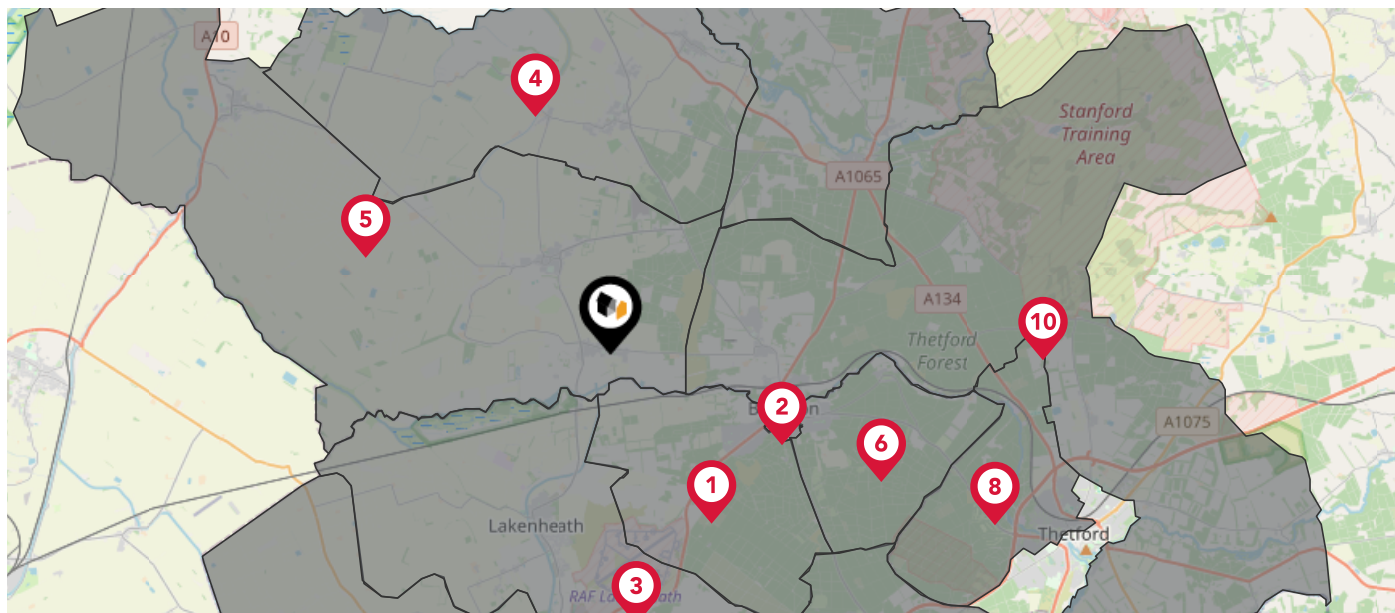


Brandon



Santon Downham

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



Brandon West Ward



Brandon Central Ward



Lakenheath Ward



Methwold Ward



Feltwell Ward



Brandon East Ward



The Rows Ward



Thetford Priory Ward

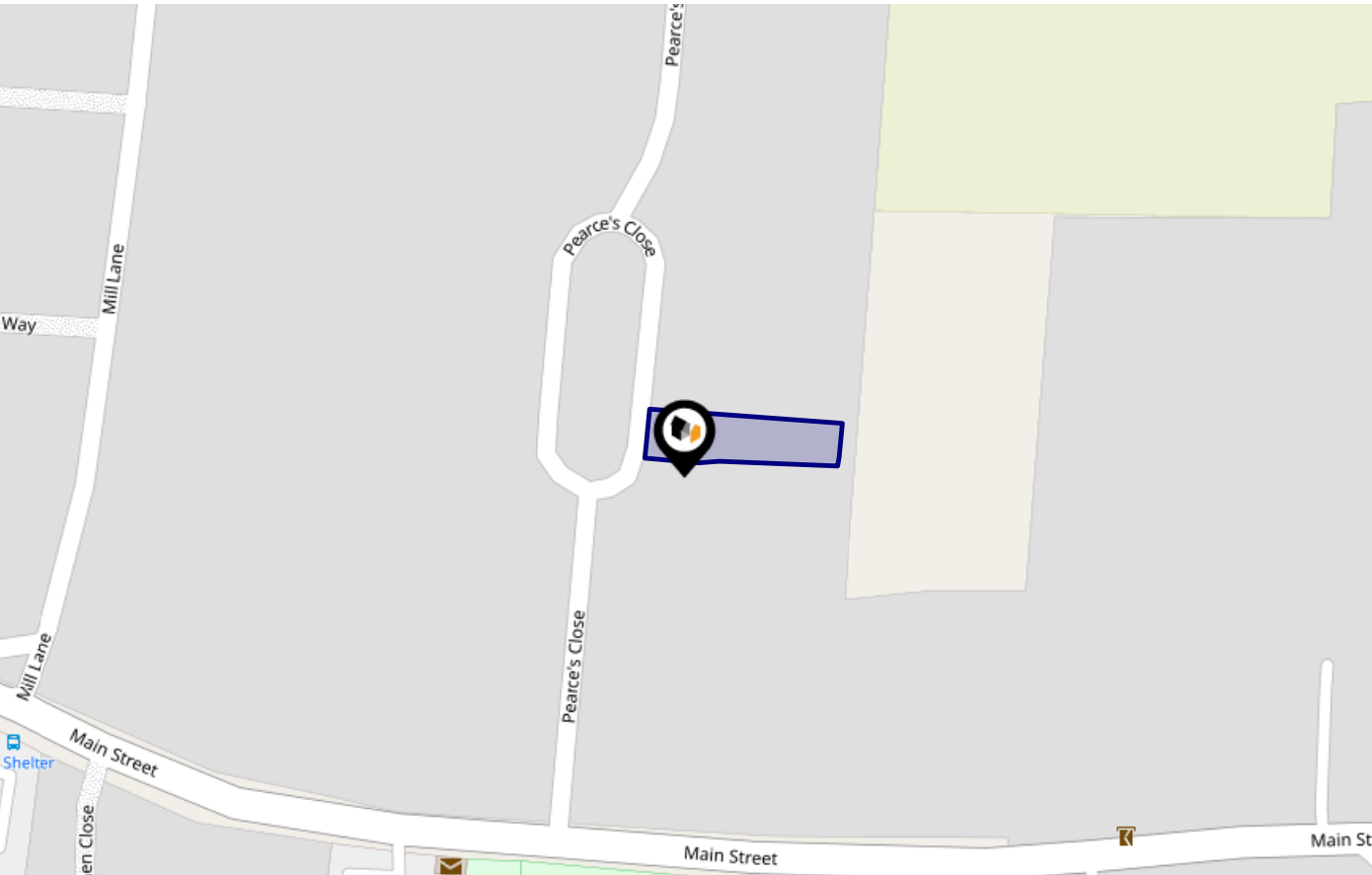


Bedingfeld Ward



Forest Ward

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

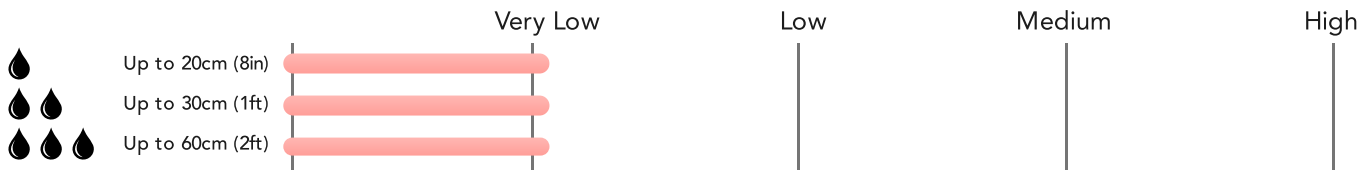


Risk Rating: Very low

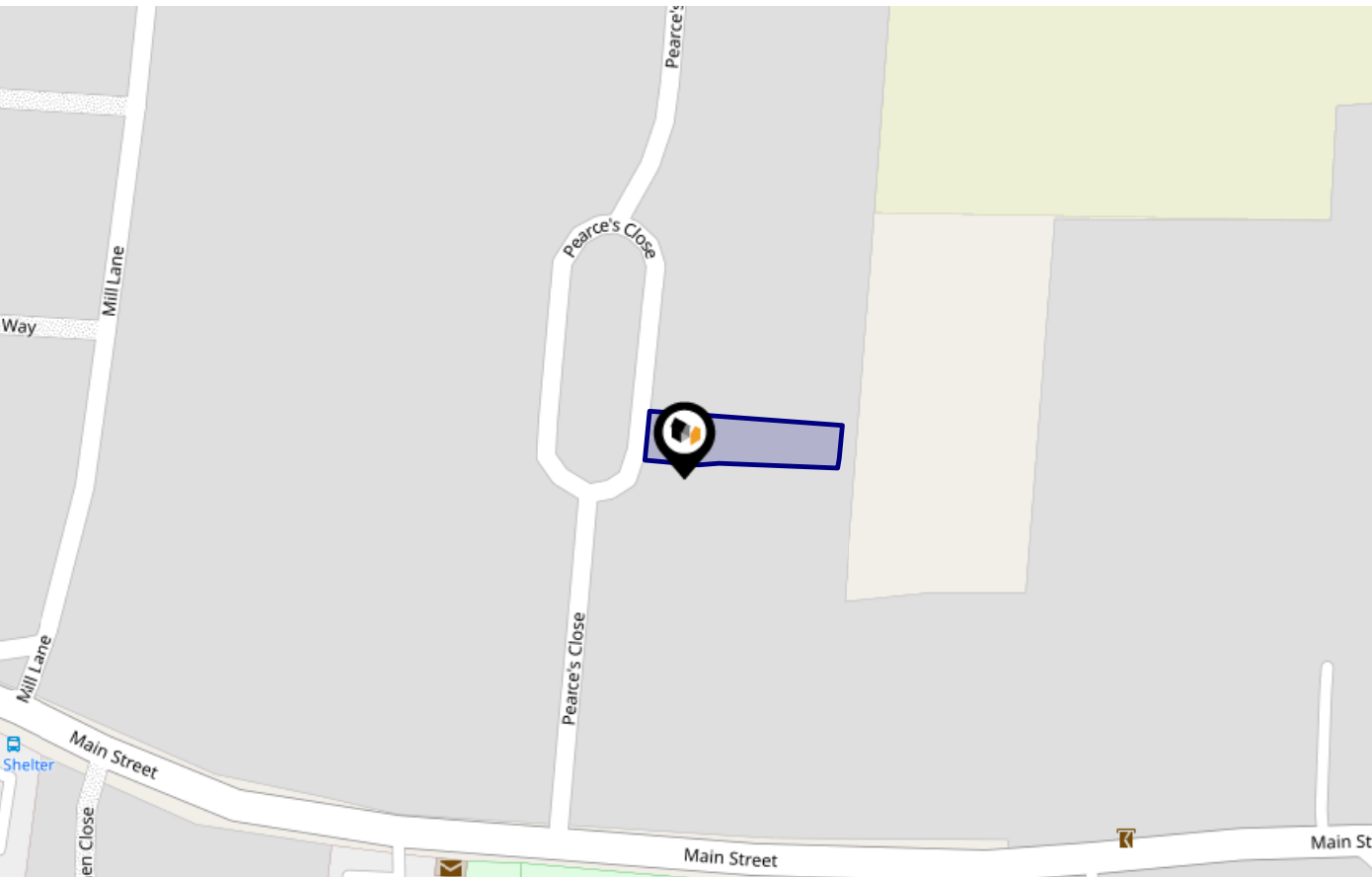
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

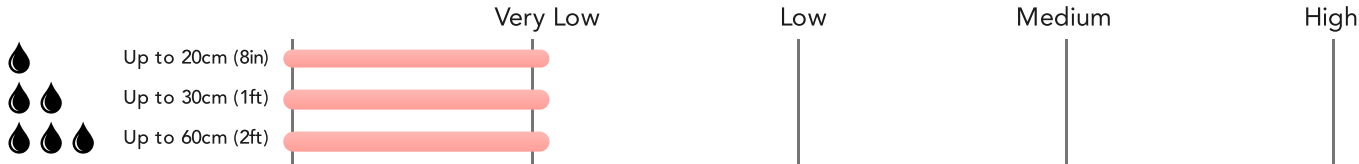


Risk Rating: Very low

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:

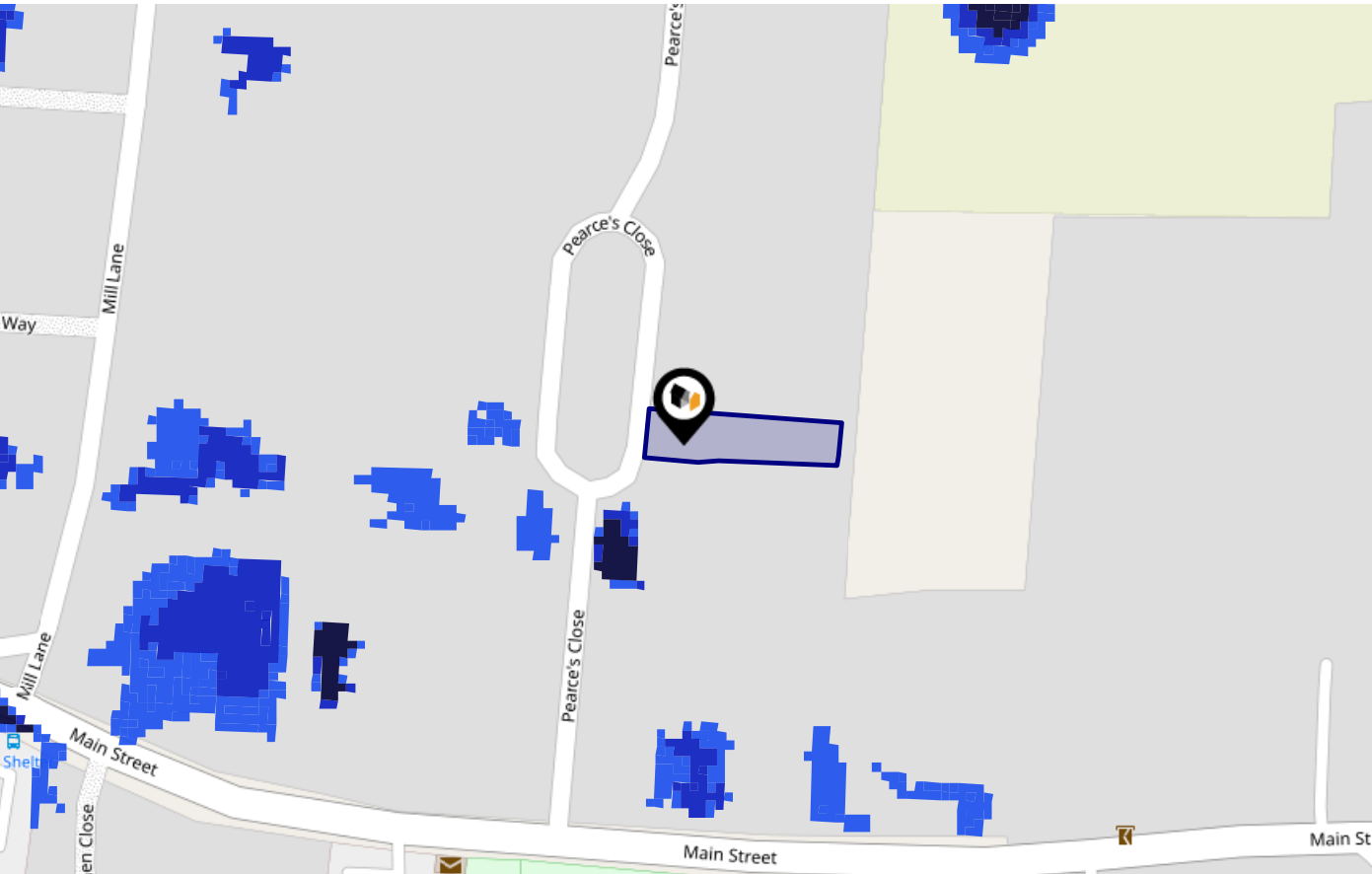




# Flood Risk

## 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.

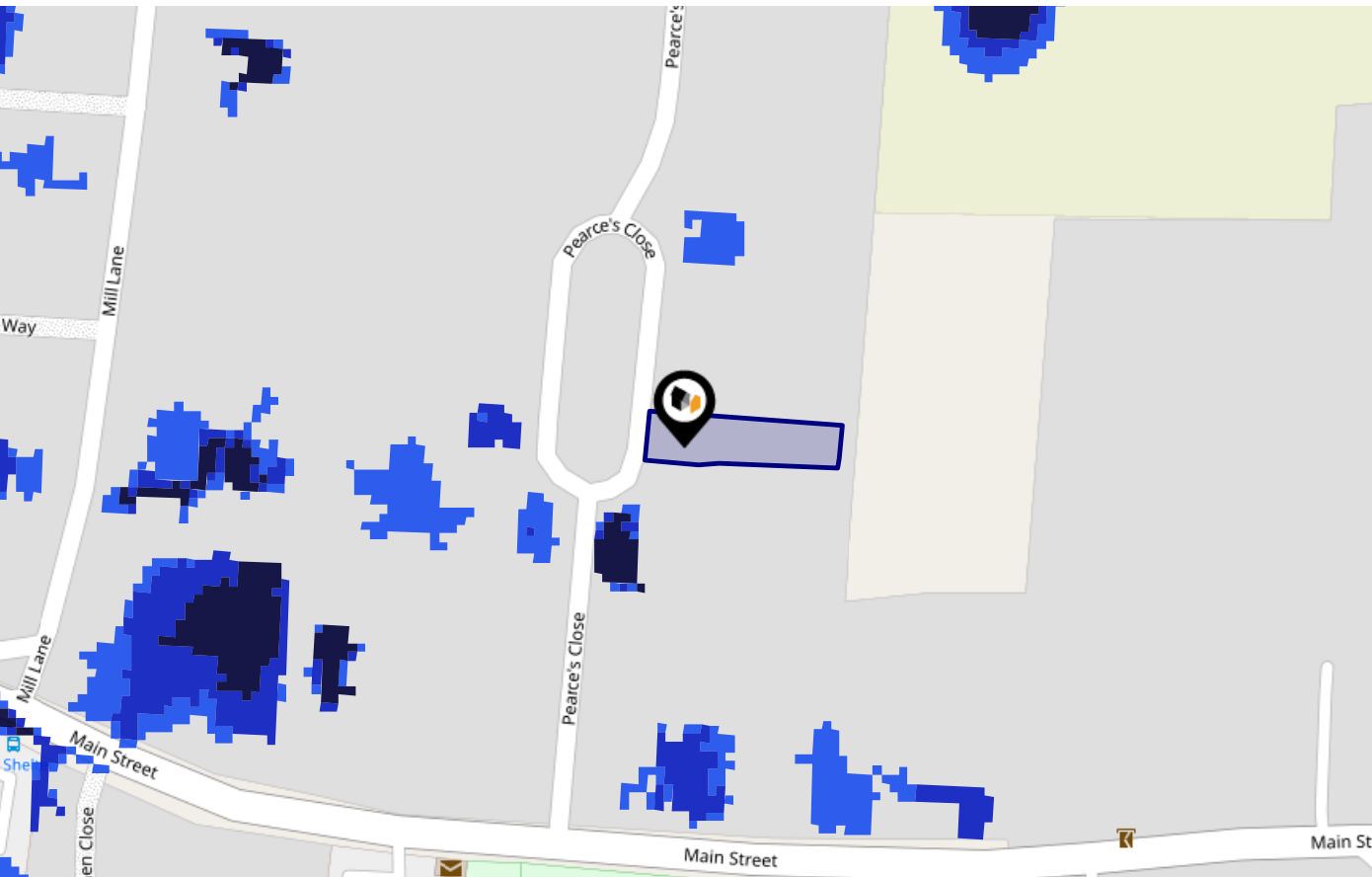
Chance of flooding to the following depths at this property:



# 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.

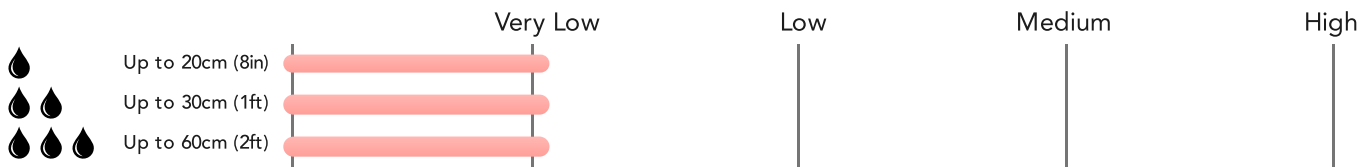


Risk Rating: Very low

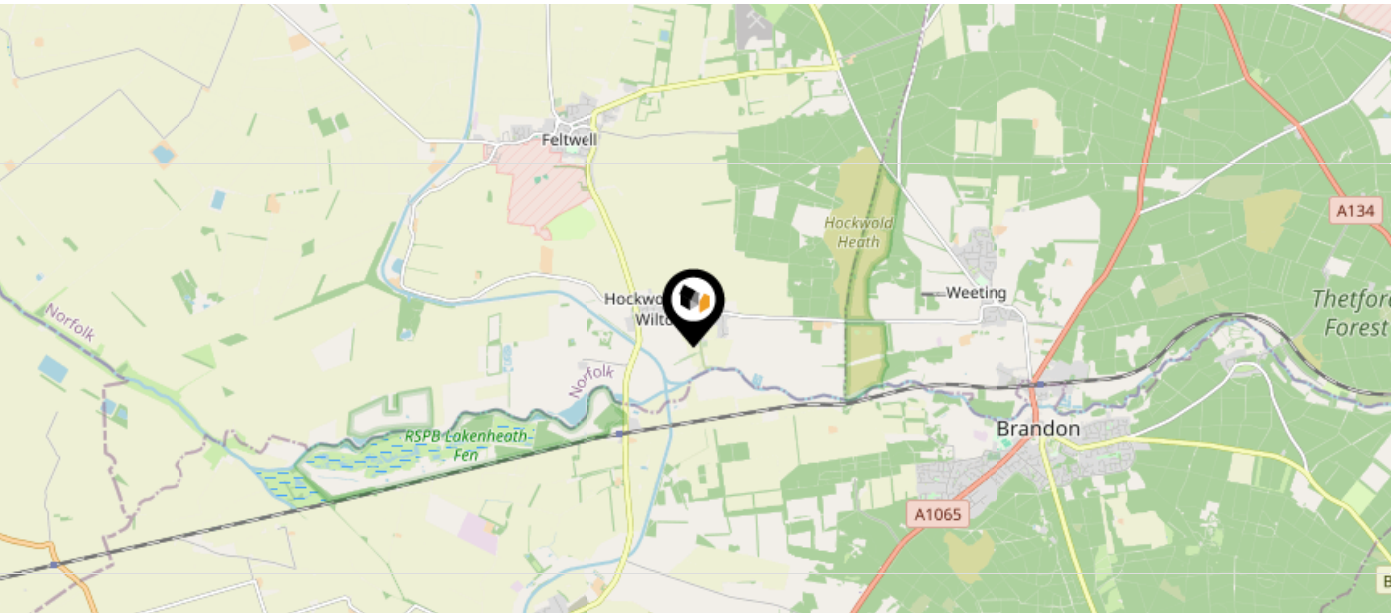
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



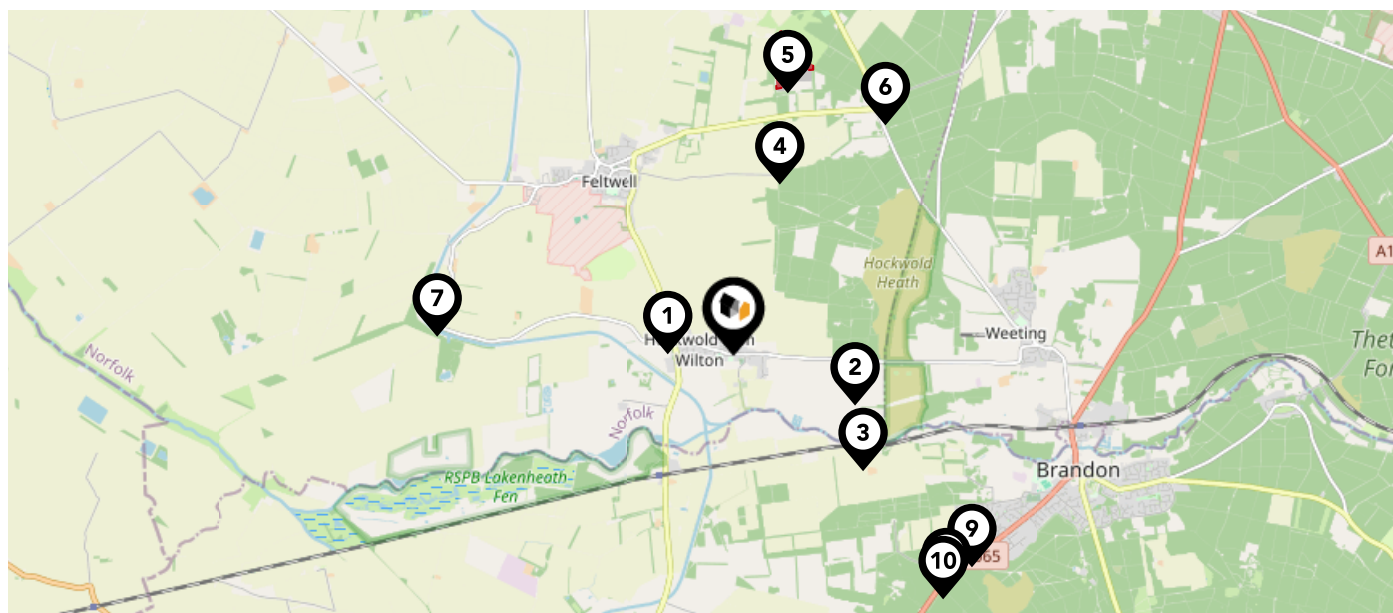
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

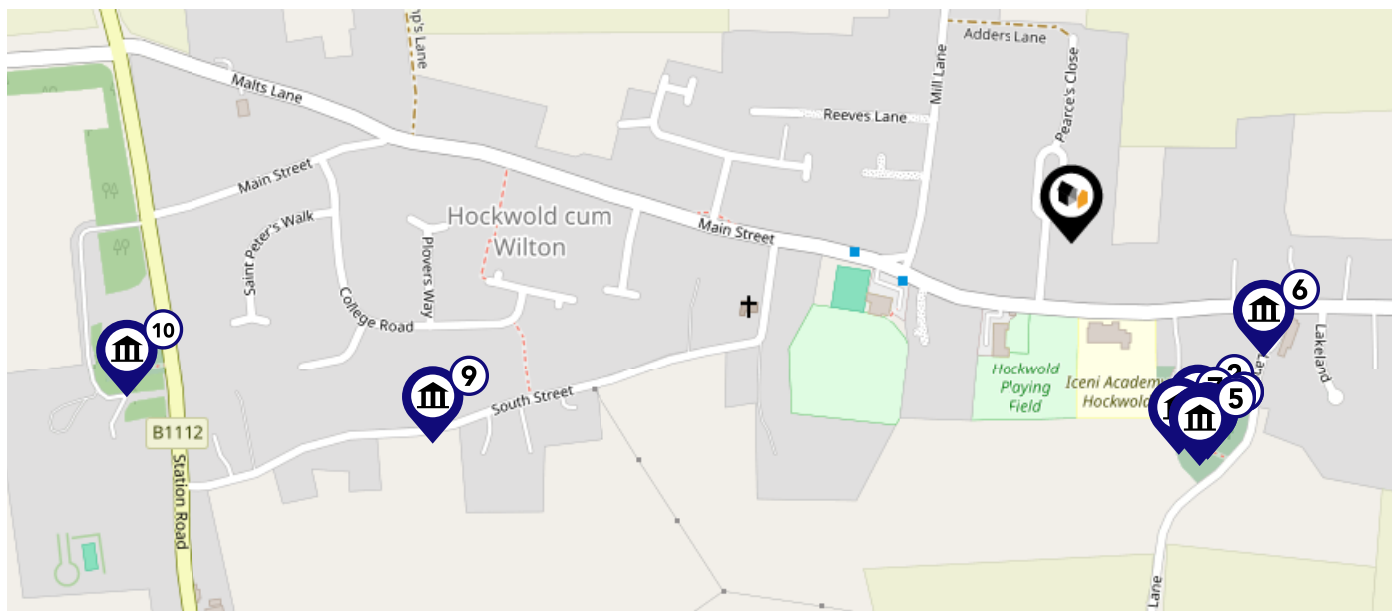
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













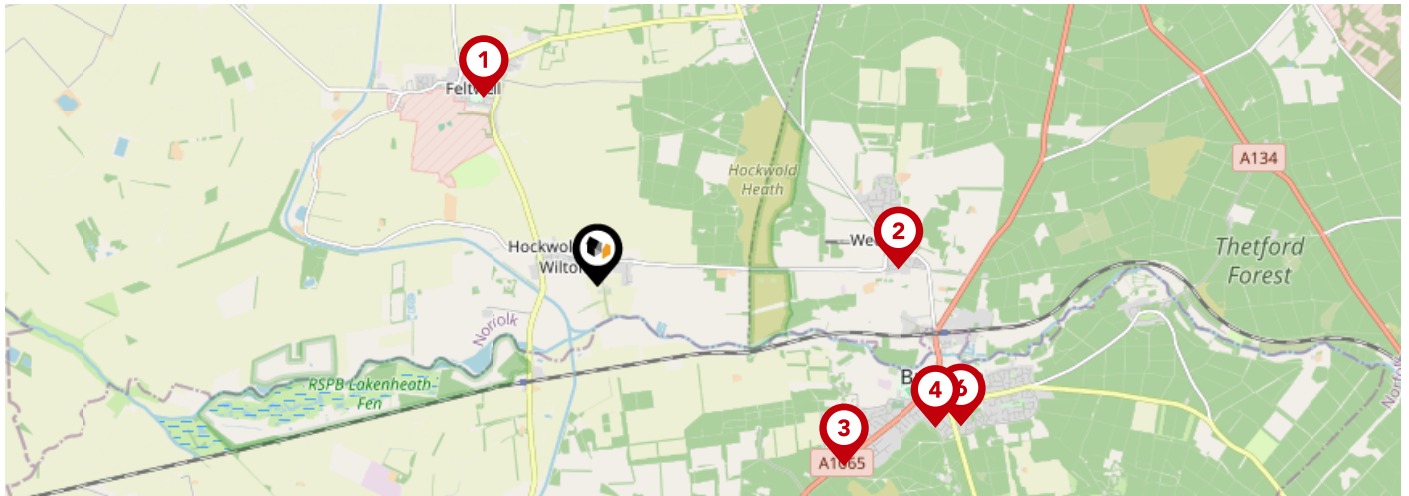
### Nearby Landfill Sites

1	Ex Chalk Pit-Feltwed Road, Hockwold, Norfolk	Historic Landfill	
2	Hockwold To Weeting Road-East of Hockwold cum Wilton, Norfolk	Historic Landfill	
3	Ex Sandpit-Weeting Road, Thetford, Norwich, Norfolk	Historic Landfill	
4	Sandpit off Lodge Road-Feltwell, Norfolk	Historic Landfill	
5	No name provided by source	Active Landfill	
6	Heath Farm-Feltwell	Historic Landfill	
7	Hockwold-Cum-Wilton-Hockwold-Cum-Wilton, Norfolk	Historic Landfill	
8	Brandon Parish Pit-Brandon, Bury St Edmunds, Suffolk	Historic Landfill	
9	Oaklands Drive-Brandon, Suffolk	Historic Landfill	
10	London Road-Brandon, Suffolk	Historic Landfill	

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

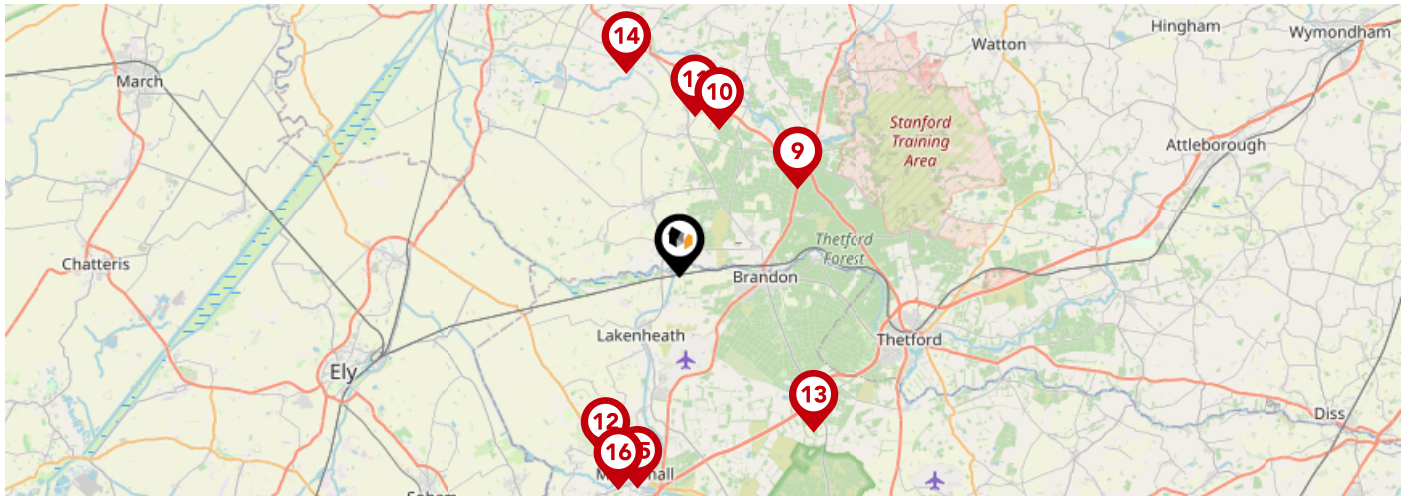










Listed Buildings in the local district		Grade	Distance
	1342366 - Memorial 10 Metres South Of Nave Of Church Of St James	Grade II	0.1 miles
	1077725 - Church Of St James	Grade I	0.1 miles
	1077726 - Monument To Thomas Wetherall 10 Metres South Of Chancel Of Church Of St James	Grade II	0.1 miles
	1306892 - Monument To Elizabeth Wetherall 9 Metres South Of Chancel Of Church Of St James	Grade II	0.1 miles
	1077727 - Memorial 12 Metres South Of Nave Of Church Of St James	Grade II	0.1 miles
	1306861 - Village Cross	Grade II	0.1 miles
	1450859 - Hockwold Cum Wilton War Memorial	Grade II	0.1 miles
	1168709 - Memorial 11 Metres South Of Nave Of Church Of St James	Grade II	0.1 miles
	1342367 - Gainsborough House	Grade II	0.4 miles
	1306877 - Church Of St Peter	Grade I	0.5 miles

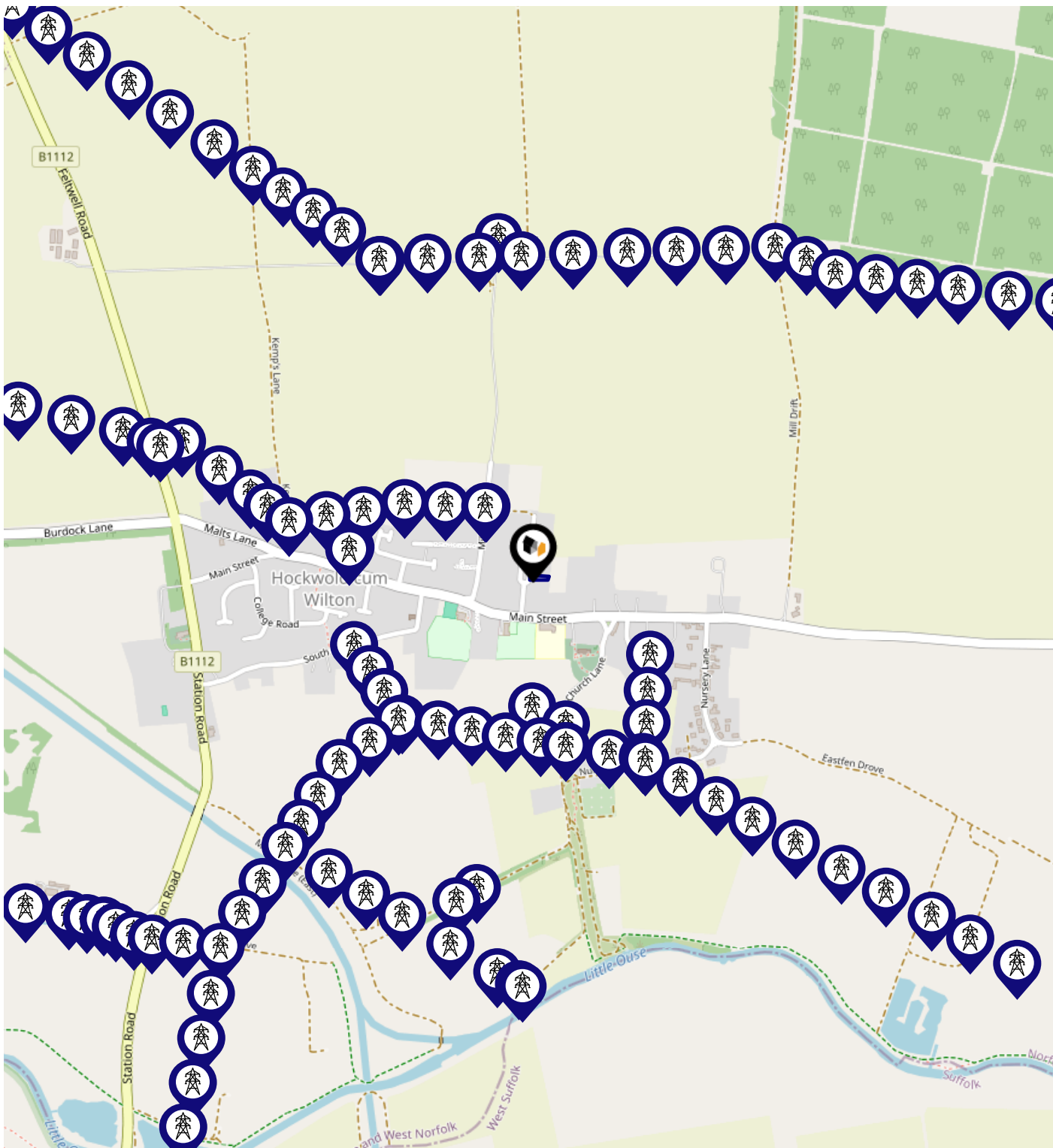


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Edmund de Moundeford VC Primary School, Feltwell</b> Ofsted Rating: Good   Pupils: 175   Distance: 1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Weeting Church of England Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance: 2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Breckland School</b> Ofsted Rating: Good   Pupils: 607   Distance: 2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Forest Academy</b> Ofsted Rating: Good   Pupils: 424   Distance: 3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lakenheath Community Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance: 3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Glade Academy</b> Ofsted Rating: Good   Pupils: 219   Distance: 3.52	<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	<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: 4.17	<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:5.37	<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:5.56	<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:5.86	<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:7.1	<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:7.43	<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:7.61	<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:7.79	<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:7.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

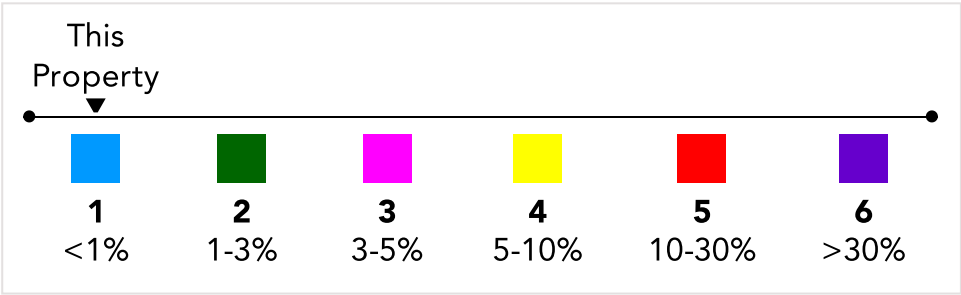
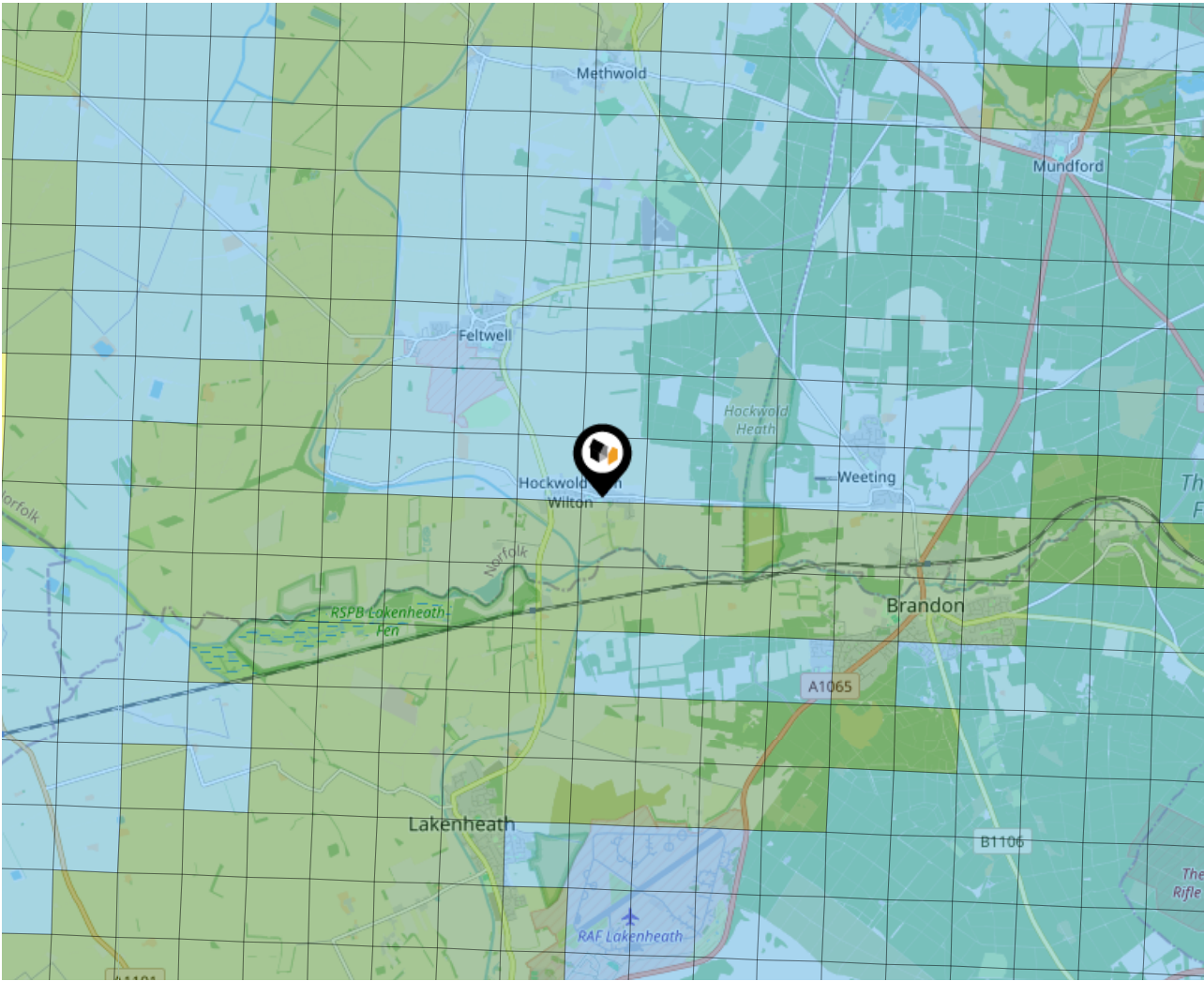


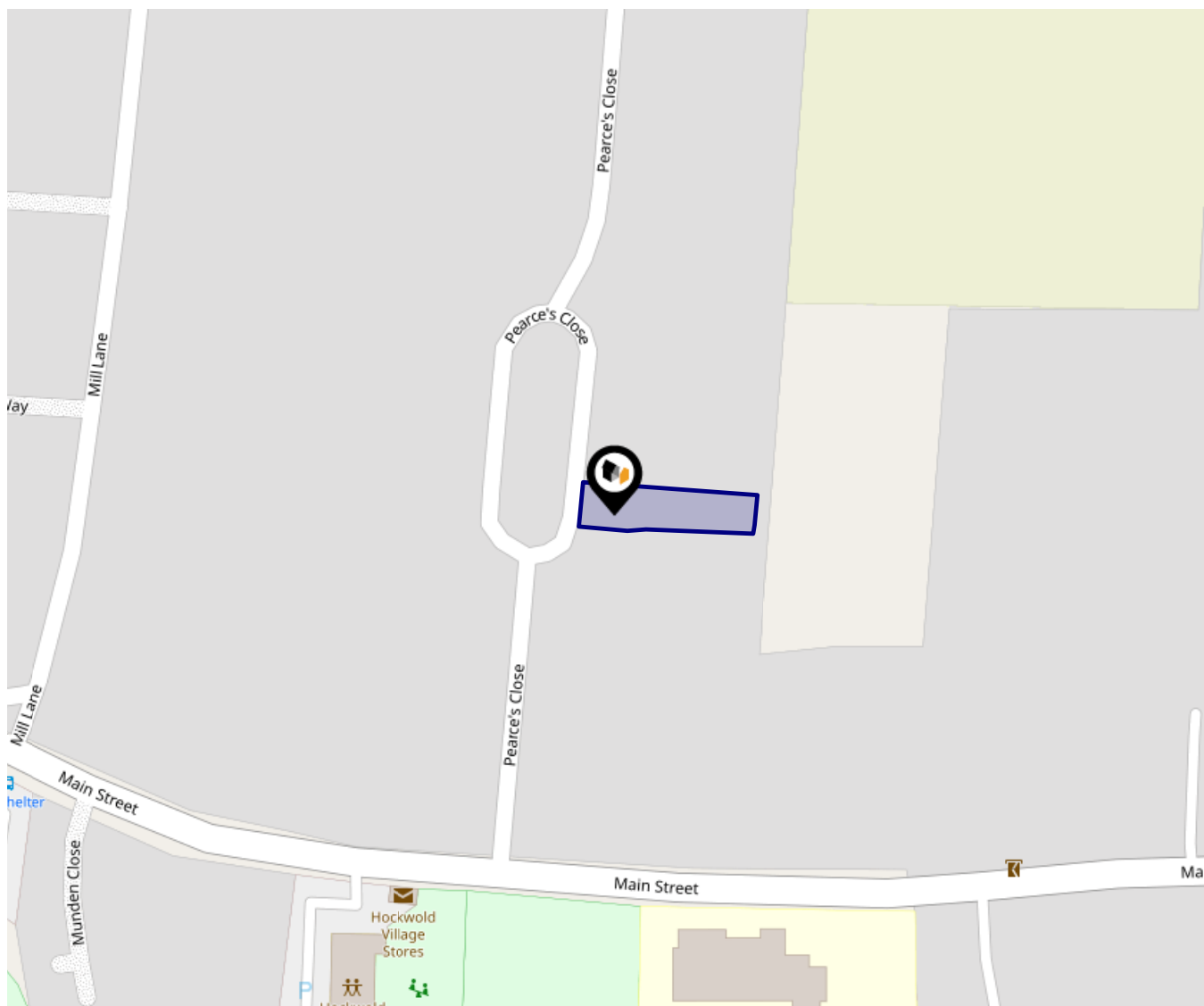
**Key:**

-  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).





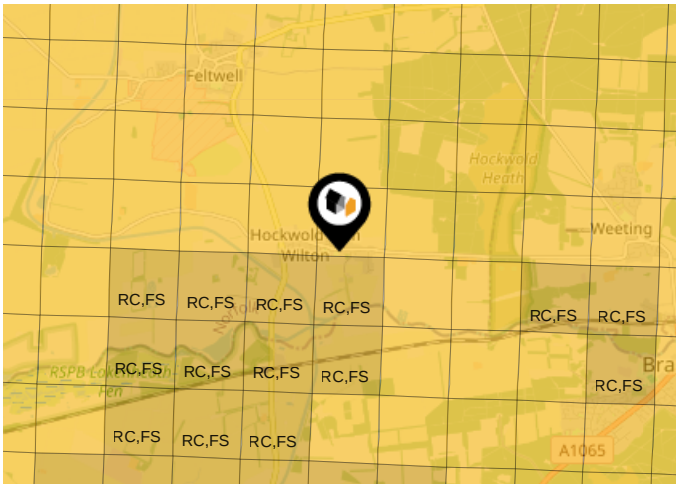
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

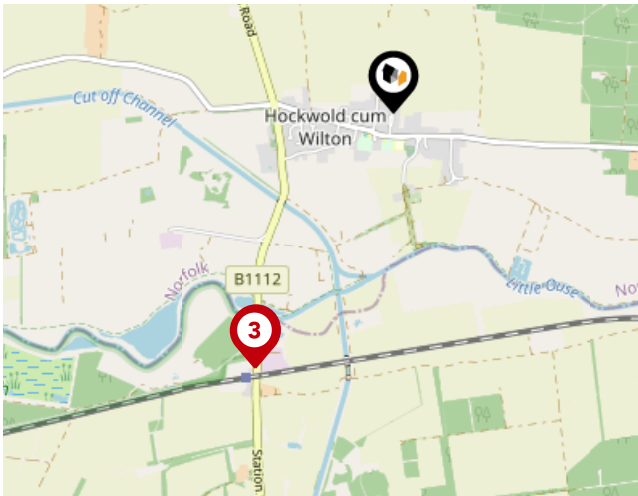
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

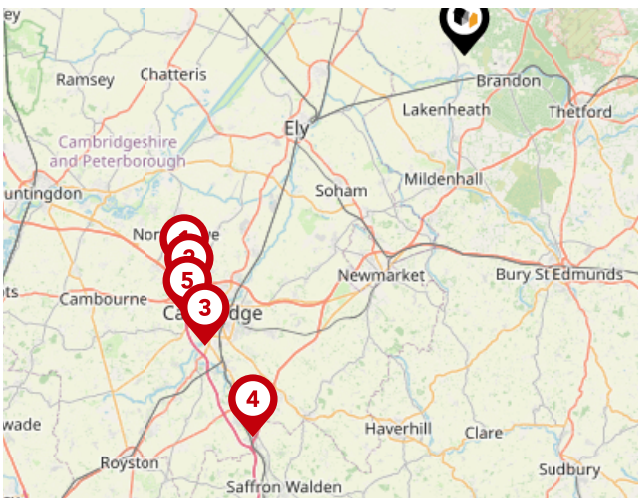
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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





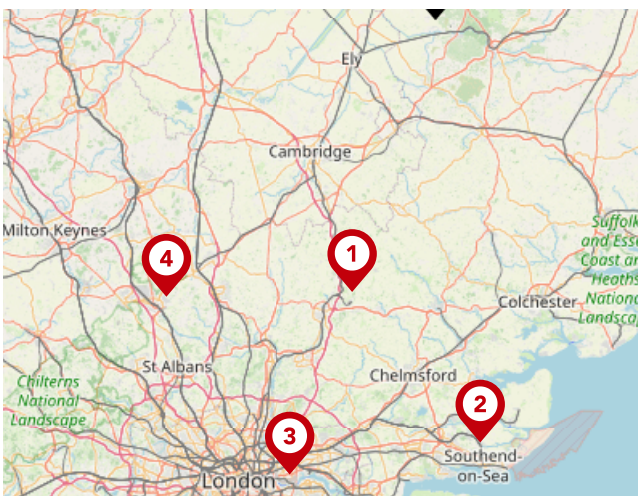
### National Rail Stations

Pin	Name	Distance
1	Entrance1	1.3 miles
2	Entrance2	1.3 miles
3	Lakenheath Rail Station	1.31 miles



### Trunk Roads/Motorways

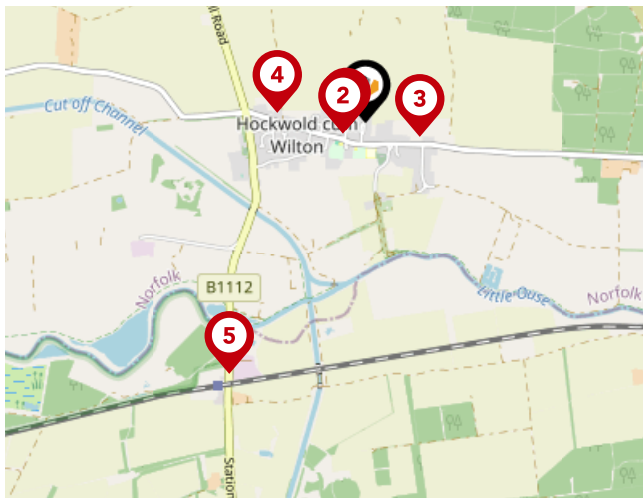
Pin	Name	Distance
1	M11 J14	25.88 miles
2	M11 J13	26.49 miles
3	M11 J11	28.25 miles
4	M11 J9	31.66 miles
5	M11 J12	27.65 miles



### Airports/Helipads

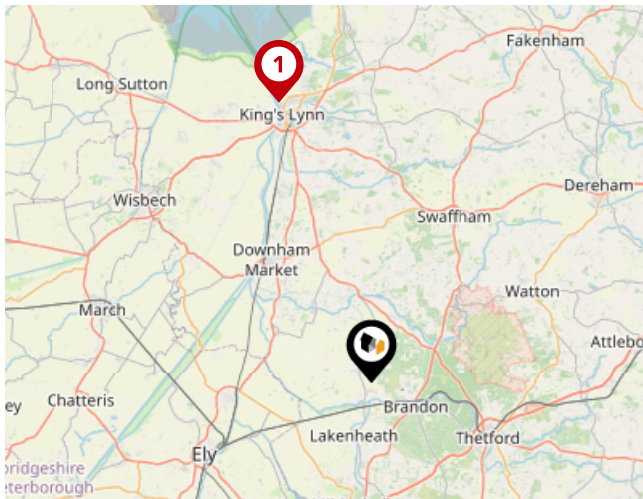
Pin	Name	Distance
1	Stansted Airport	41.58 miles
2	Southend-on-Sea	62.26 miles
3	Silvertown	69.78 miles
4	Luton Airport	56.36 miles





Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.09 miles
2	Bus Shelter	0.11 miles
3	Nursery Lane	0.26 miles
4	Malt Lane	0.4 miles
5	Railway Station	1.29 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	21.32 miles

# 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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# 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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# Chilterns

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Valuation Office  
Agency

