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## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25<sup>th</sup> April 2025



**WILLOW CLOSE, BRANDON, IP27**

### Chilterns

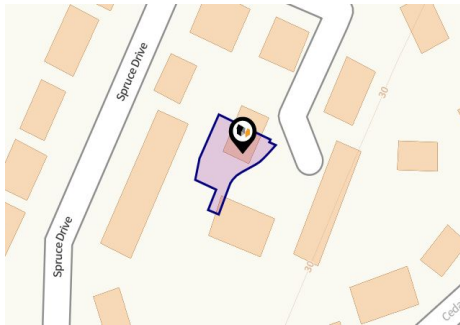
36 High St Brandon IP27 0AQ

01842 813 466

brandon@chilterns.co

www.chilterns.co






















Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	322 ft <sup>2</sup> / 30 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,495		
Title Number:	SK136040		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	70 mb/s	- mb/s
• Surface Water	Very low			

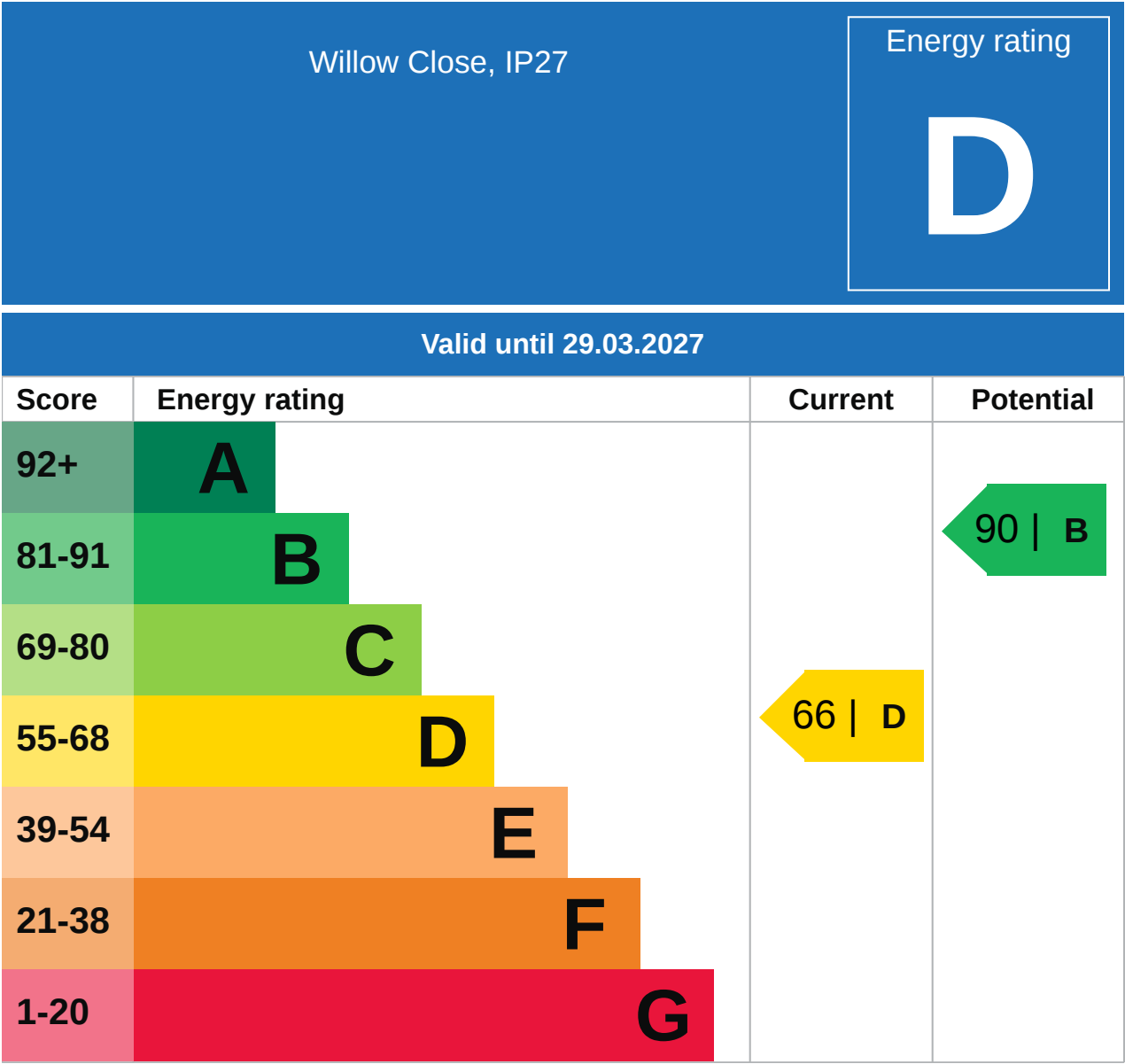
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						









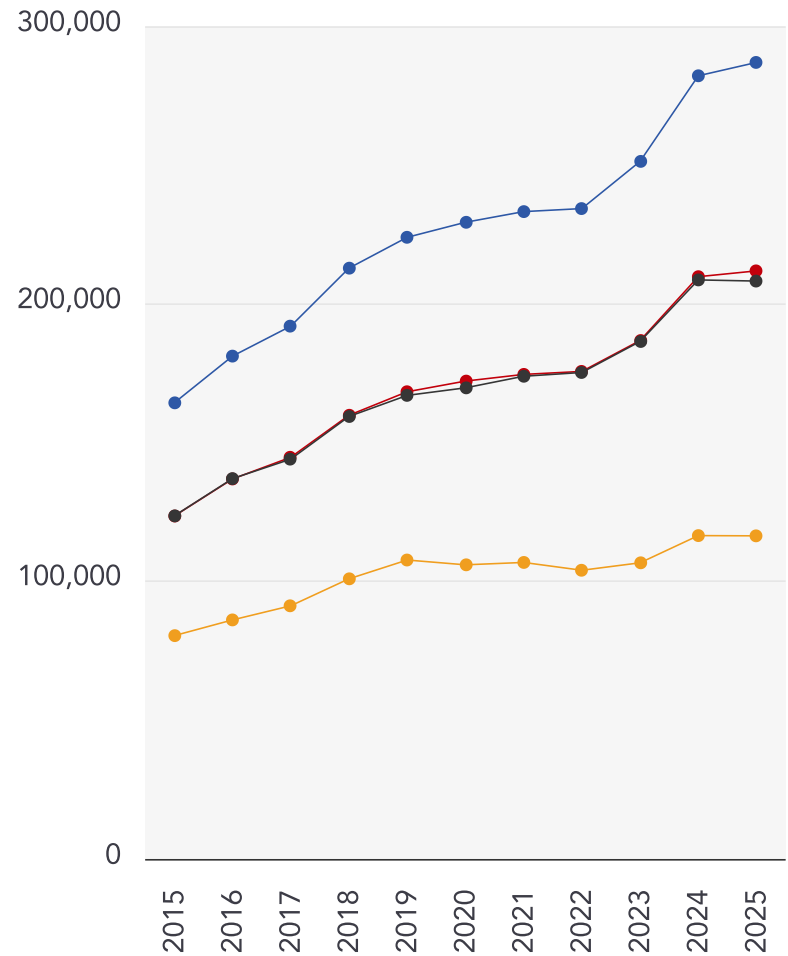


## Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	30 m <sup>2</sup>

10 Year History of Average House Prices by Property Type in IP27



Detached

**+74.63%**

Semi-Detached

**+71.48%**

Terraced

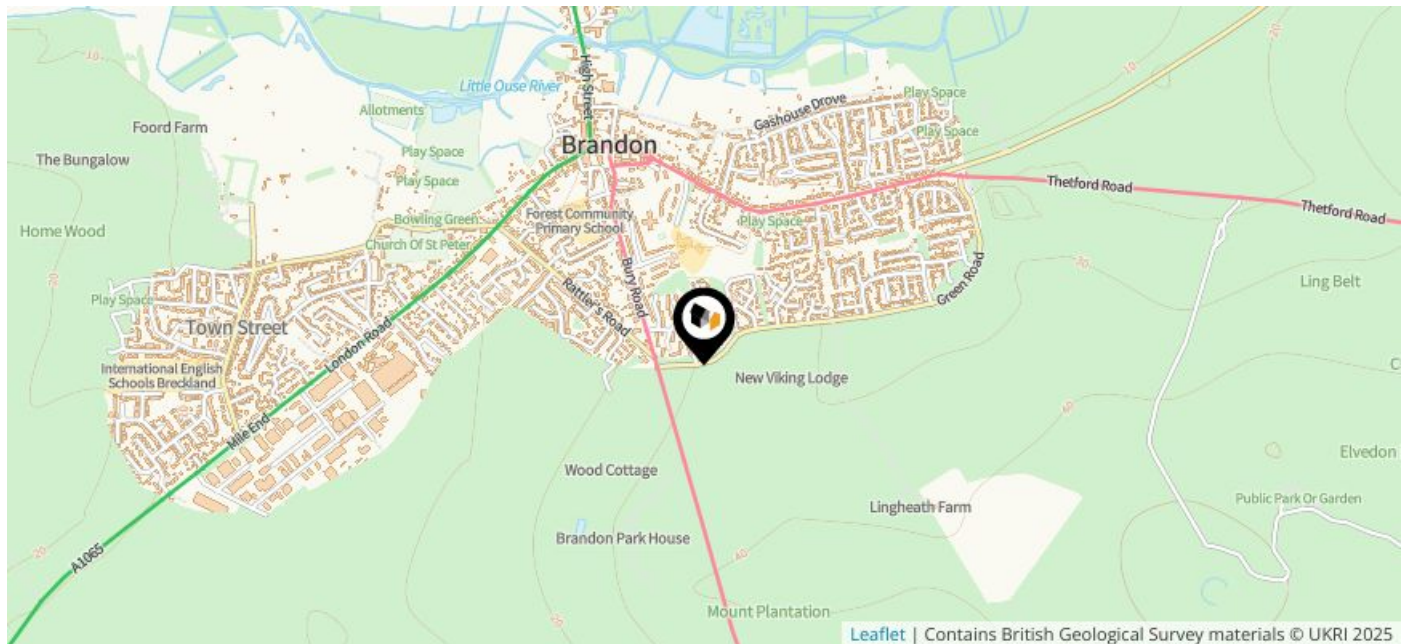
**+68.43%**

Flat

**+44.68%**



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

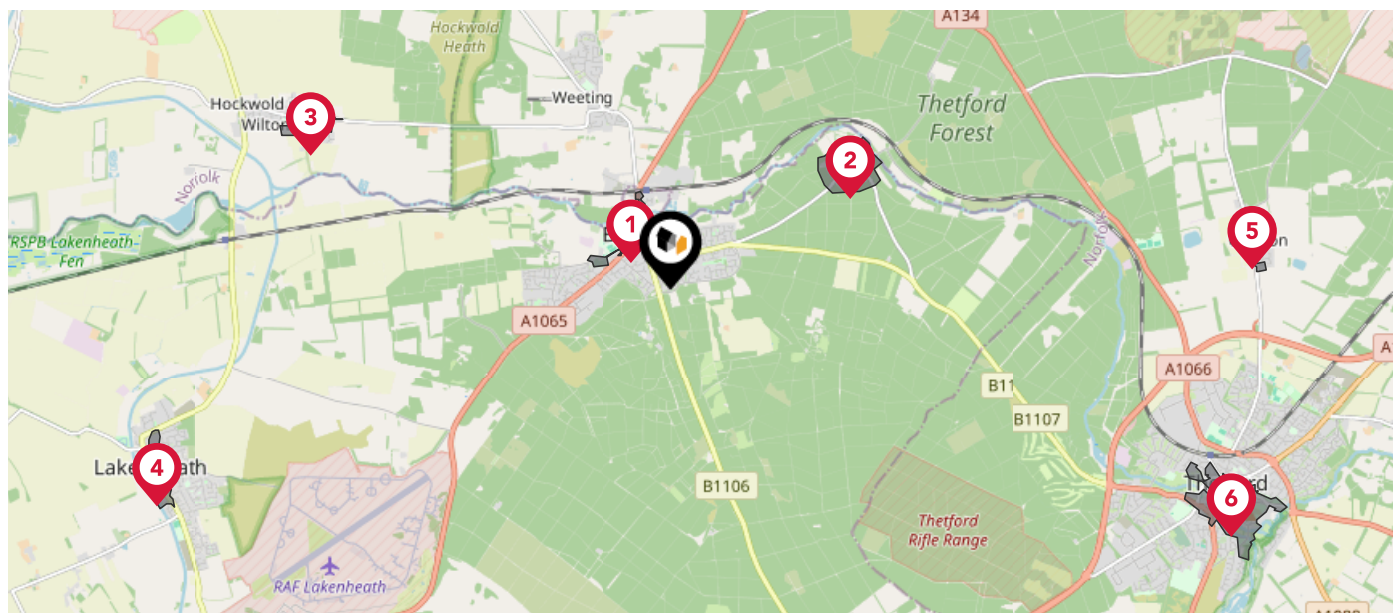
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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



Brandon



Santon Downham



Hockwold cum Wilton



Lakenheath

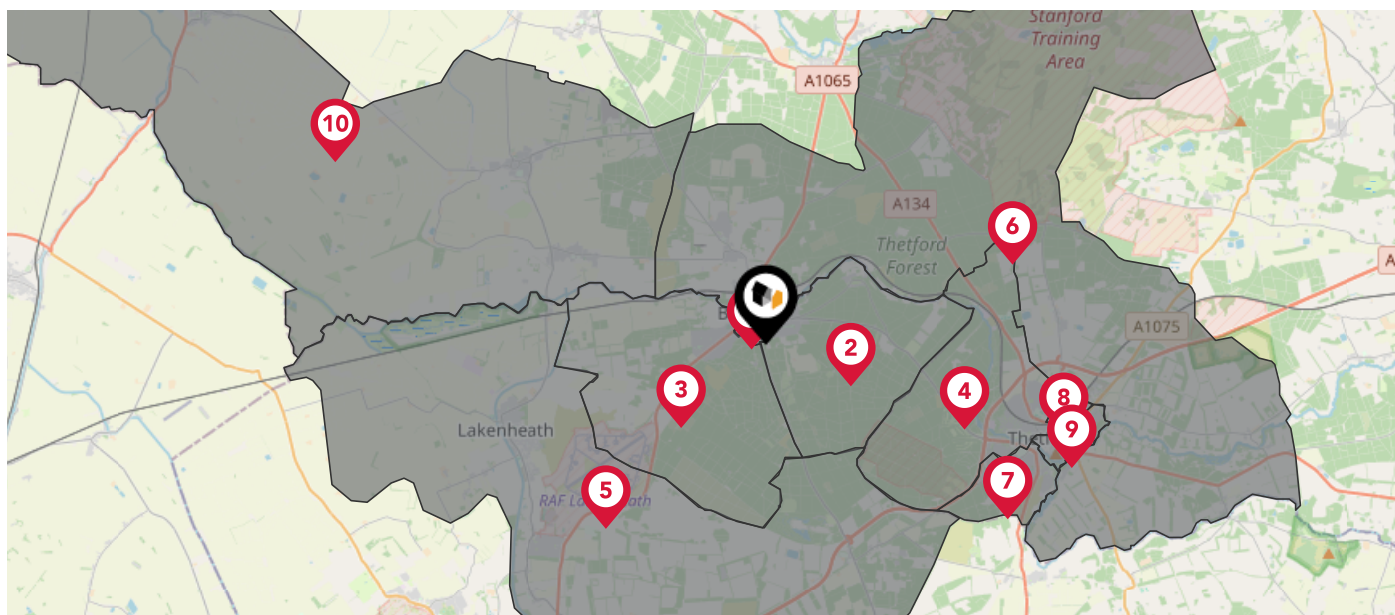


Croxton



Thetford

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 Central Ward



Brandon East Ward



Brandon West Ward



Thetford Priory Ward



Lakenheath Ward



Forest Ward



Thetford Burrell Ward



Thetford Boudica Ward



Thetford Castle Ward



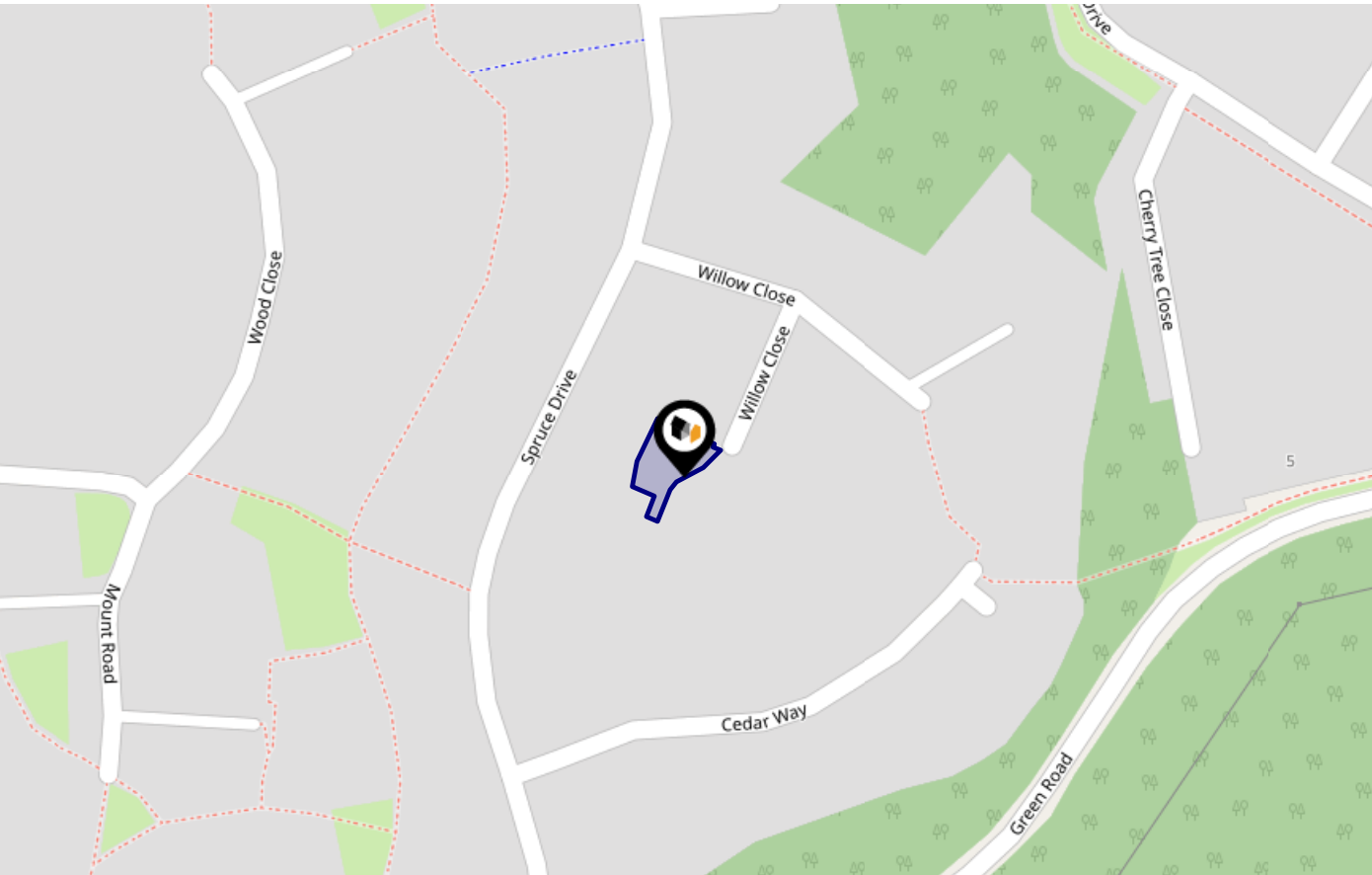
Feltwell Ward

# Flood Risk

## Rivers & Seas - Flood Risk

Chilterns

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:

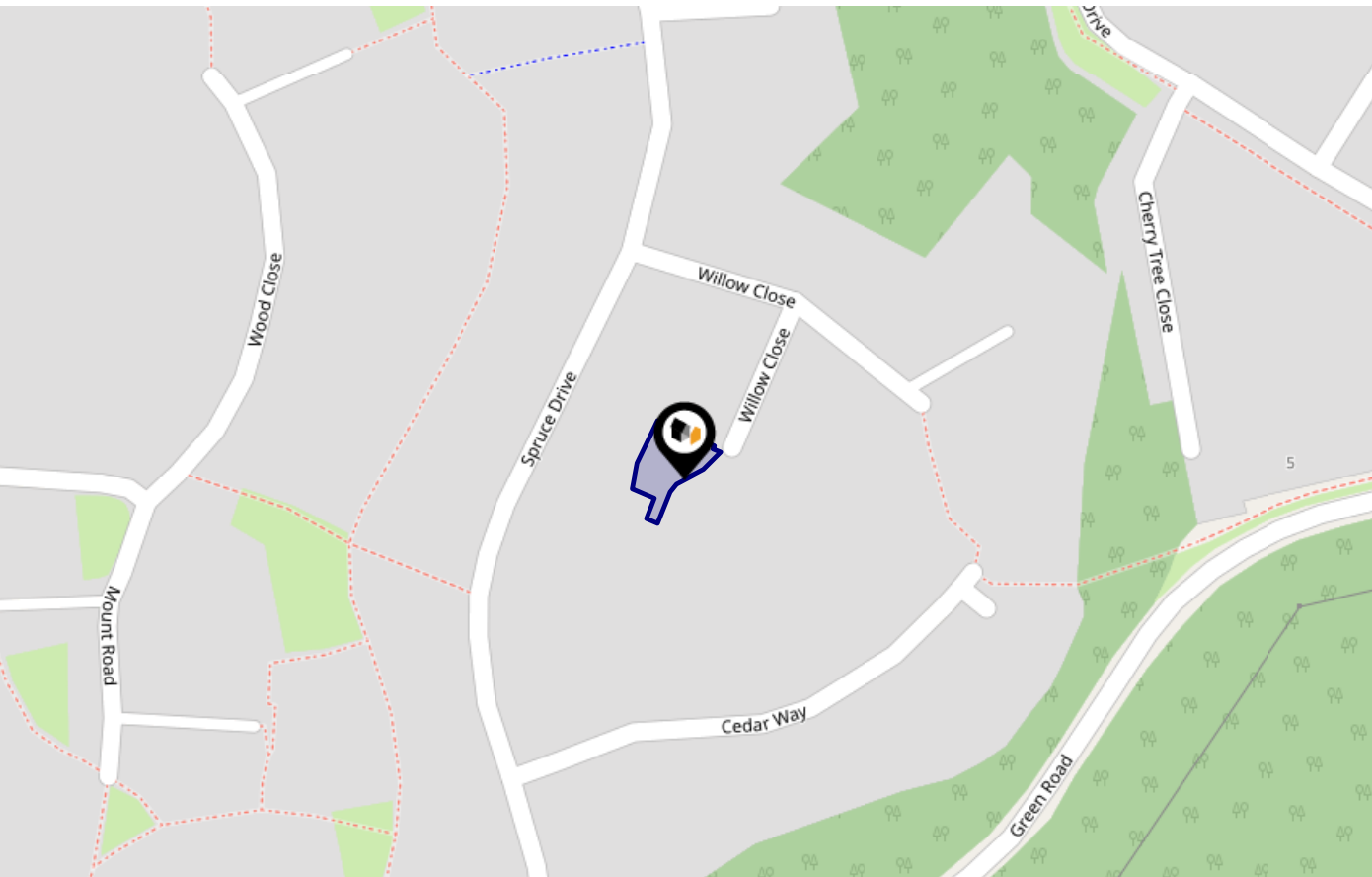




# Flood Risk

## 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.

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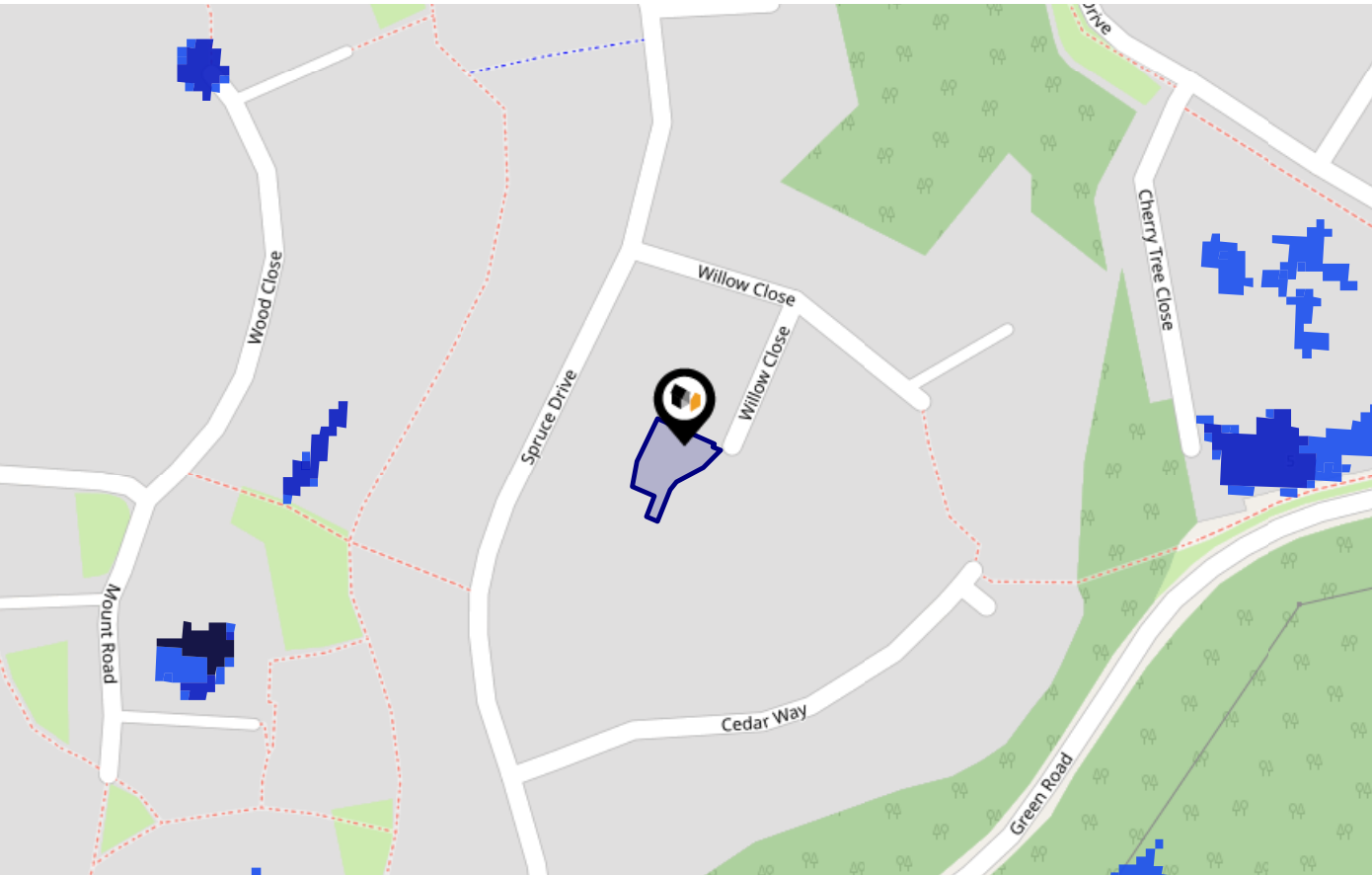
Chance of flooding to the following depths at this property:



# 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.

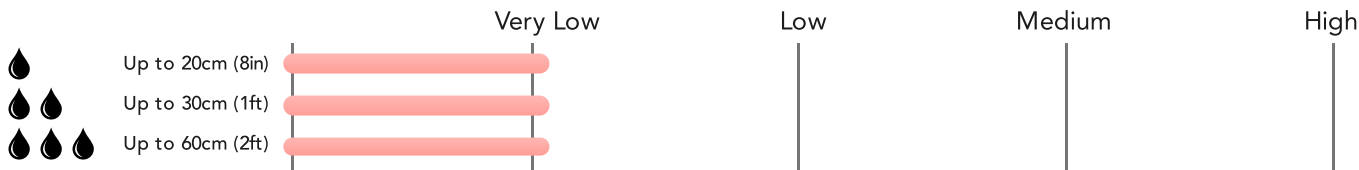


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

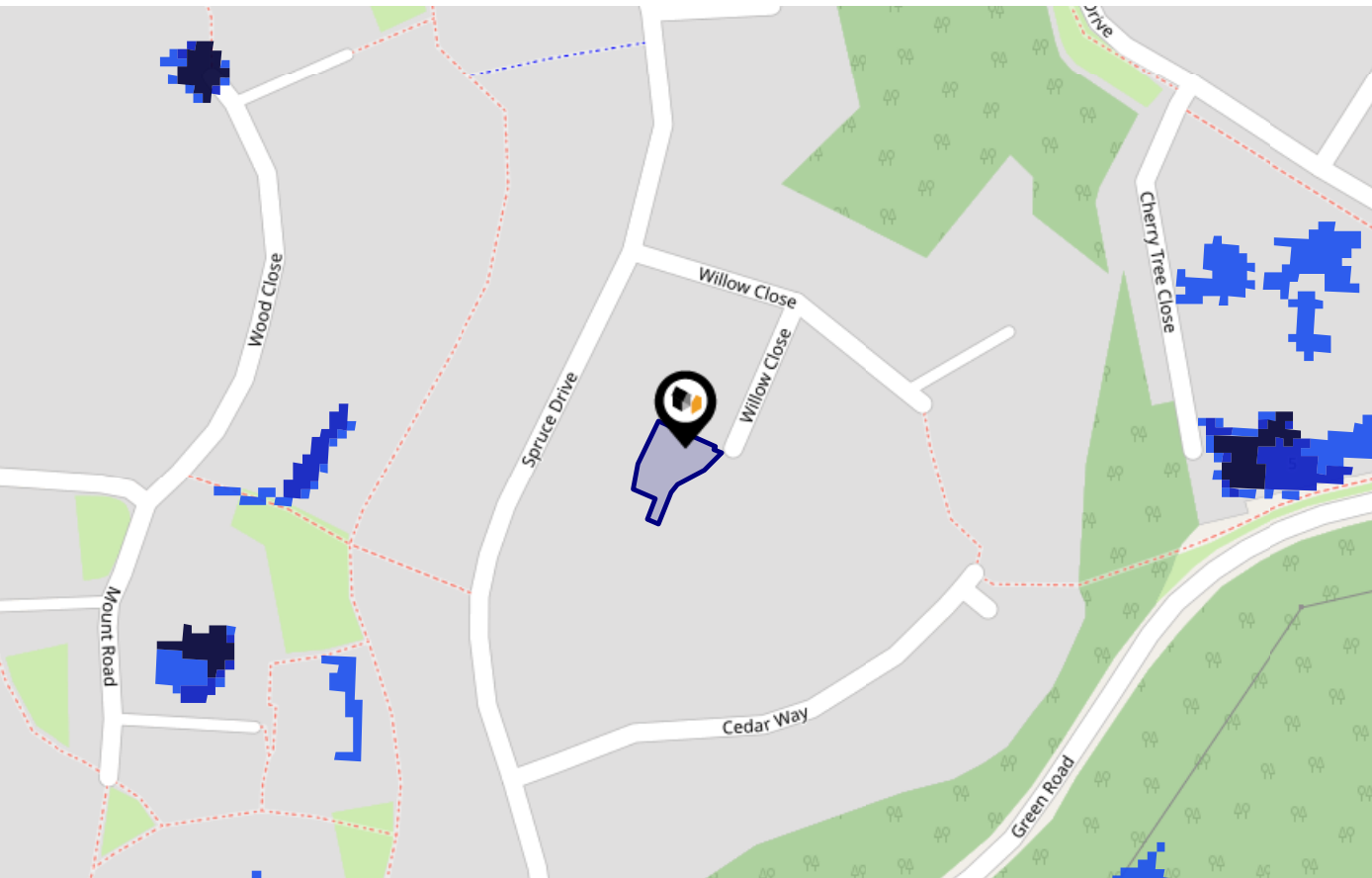


# Flood Risk

## 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.

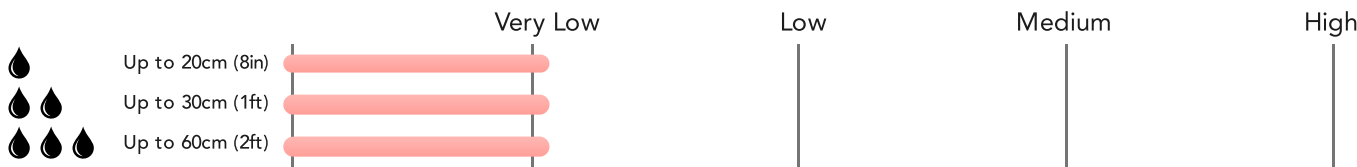


Risk Rating: Very low

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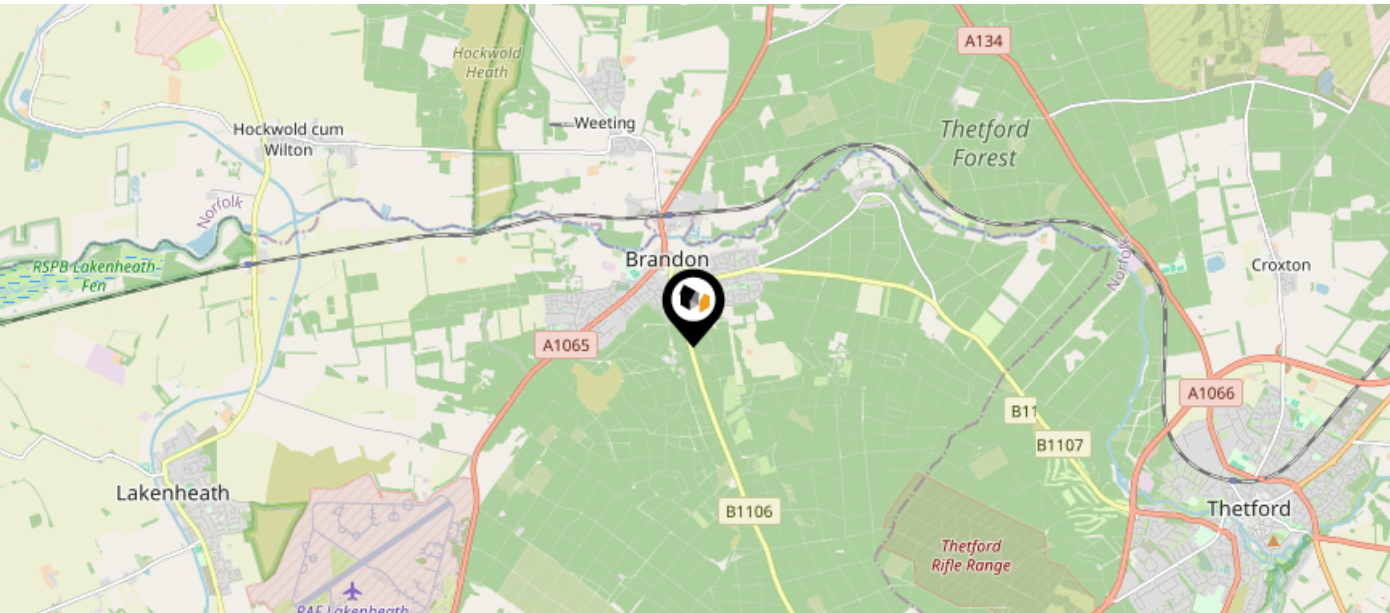
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

No data available.

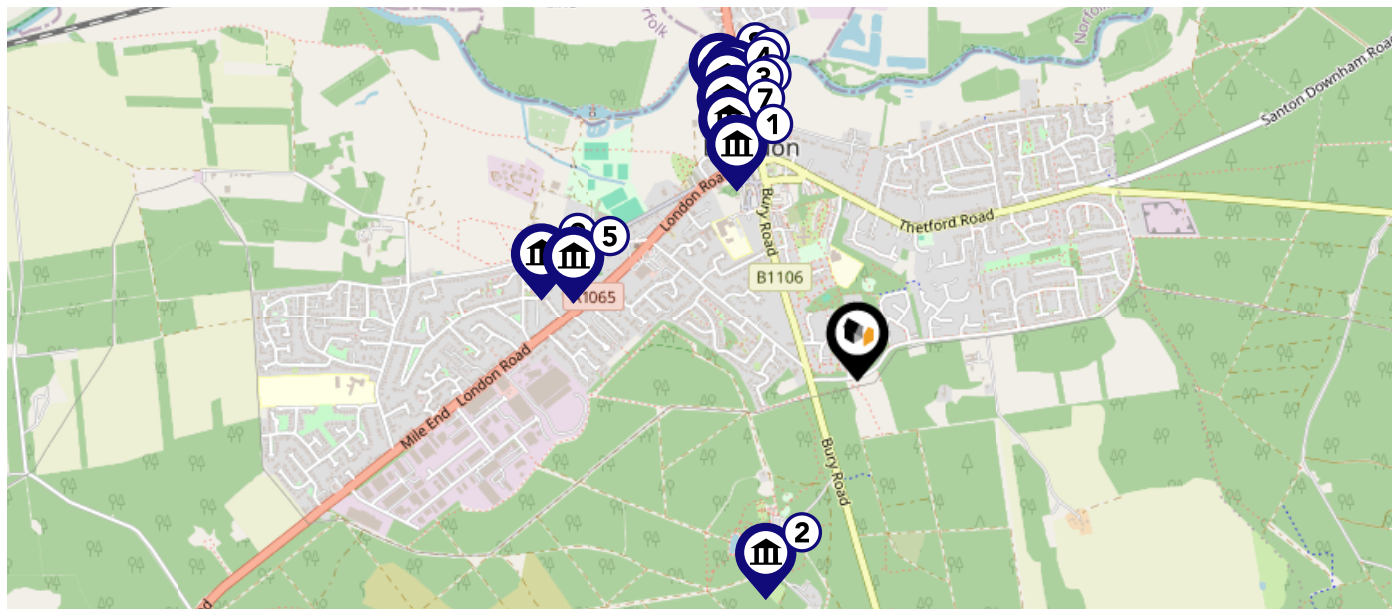
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













### Nearby Landfill Sites

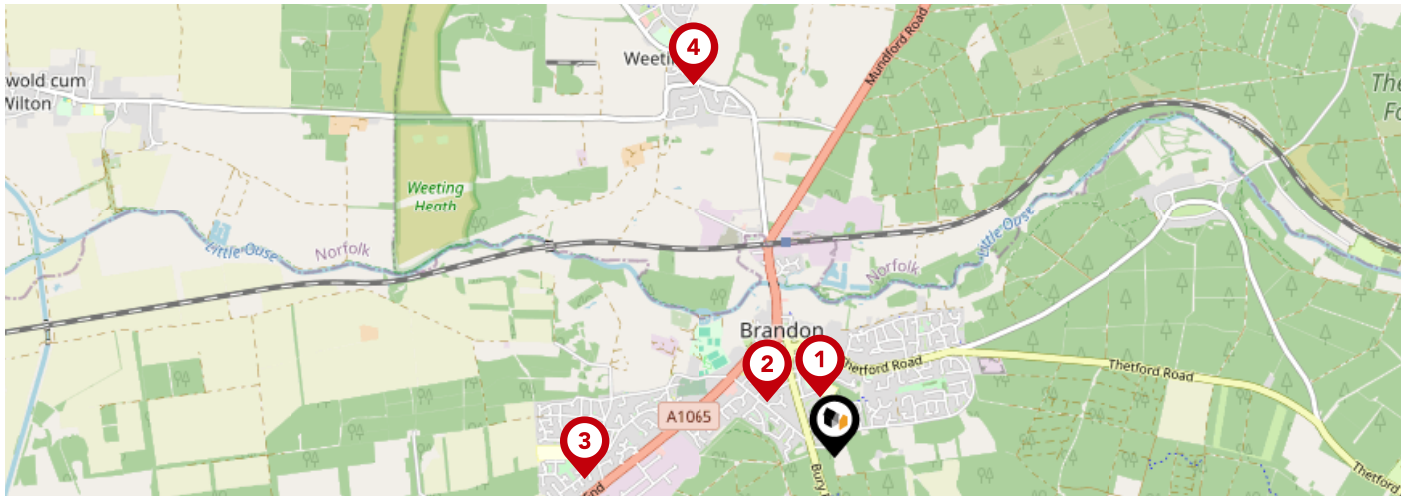
1	Sandgalls-London Road, Brandon, Suffolk	Historic Landfill	
2	Oaklands Drive-Brandon, Suffolk	Historic Landfill	
3	Brandon Parish Pit-Brandon, Bury St Edmunds, Suffolk	Historic Landfill	
4	London Road-Brandon, Suffolk	Historic Landfill	
5	Ex Sandpit-Weeting Road, Thetford, Norwich, Norfolk	Historic Landfill	
6	Hockwold To Weeting Road-East of Hockwold cum Wilton, Norfolk	Historic Landfill	
7	Maids Cross Hill-Lakenheath, Suffolk	Historic Landfill	
8	Land South East of Sewage Works-Thetford, Norfolk	Historic Landfill	
9	Ex Chalk Pit-Feltwed Road, Hockwold, Norfolk	Historic Landfill	
10	Thetford-Thetford, Breckland	Historic Landfill	

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

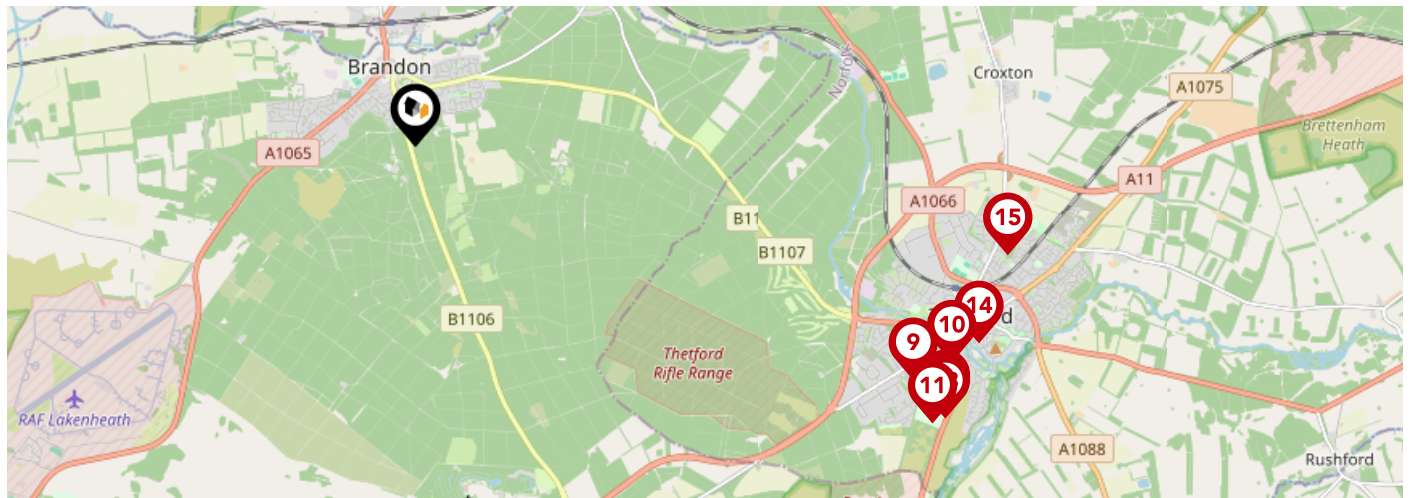










Listed Buildings in the local district		Grade	Distance
	1037593 - Brandon Bargain Centre And Rutters	Grade II	0.5 miles
	1277772 - Brandon Park House	Grade II	0.5 miles
	1037595 - Hellesdon House	Grade II	0.6 miles
	1037594 - Crafton House	Grade II	0.6 miles
	1452510 - Brandon War Memorial	Grade II	0.6 miles
	1193522 - Oak House	Grade II	0.6 miles
	1286025 - C And C Fabrics, Saxon Furnishings, Antiques, And Brandon Motor Cycles	Grade II	0.6 miles
	1193556 - Connaught House	Grade II	0.7 miles
	1037592 - Church Of St Peter	Grade I	0.7 miles
	1351337 - The Limes	Grade II	0.7 miles

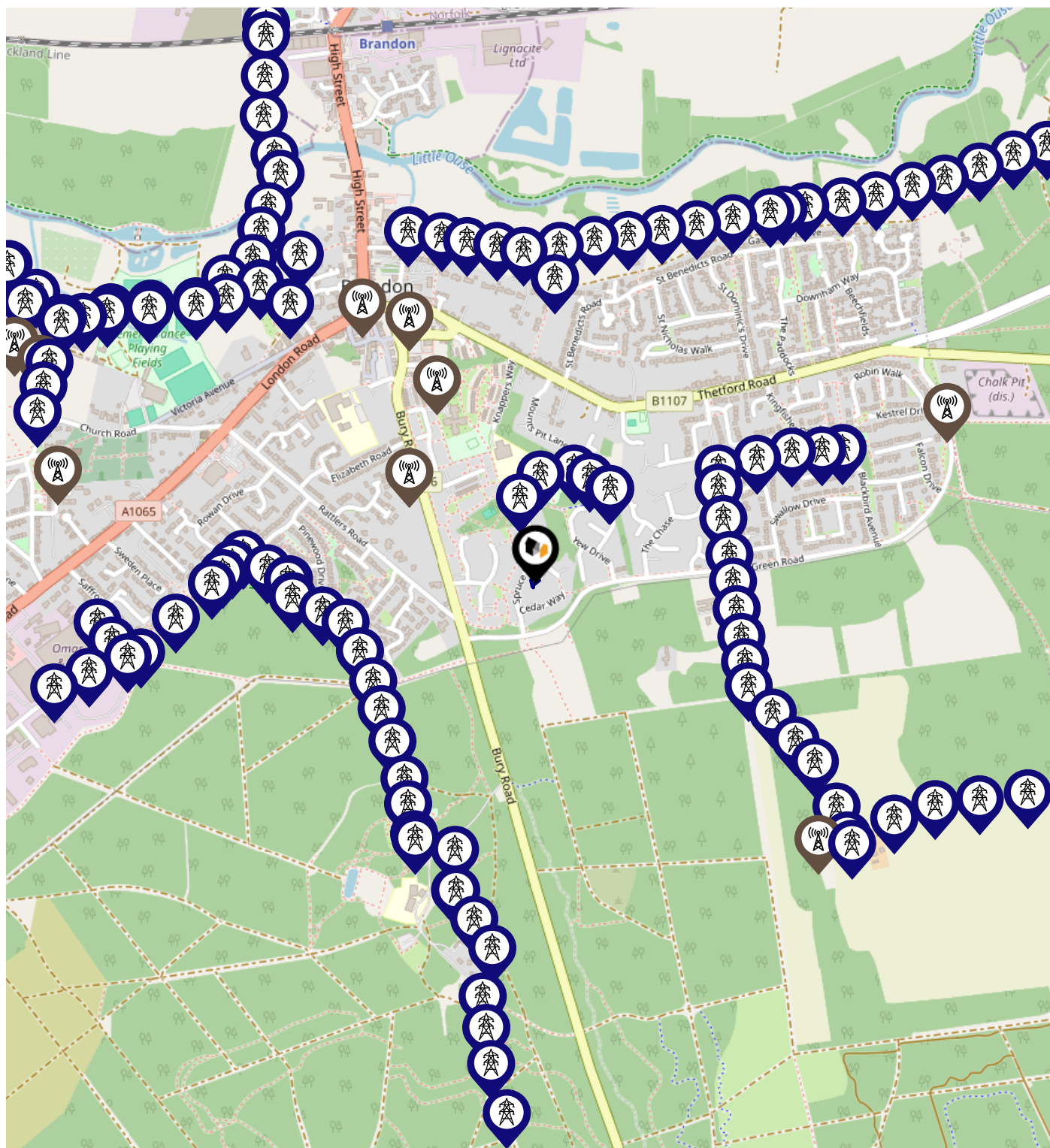






		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Glade Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Forest Academy</b> Ofsted Rating: Good   Pupils: 424   Distance:0.4	<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:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Weeting Church of England Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Elveden Church of England Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Bishop's Church of England Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 383   Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lakenheath Community Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Mundford Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 226   Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Redcastle Family School</b> Ofsted Rating: Good   Pupils: 258   Distance: 4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thetford Grammar School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance: 5.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pinetree School</b> Ofsted Rating: Good   Pupils: 34   Distance: 5.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Diamond Academy</b> Ofsted Rating: Not Rated   Pupils: 164   Distance: 5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queensway Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance: 5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Norwich Road Academy</b> Ofsted Rating: Requires improvement   Pupils: 339   Distance: 5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Thetford Academy</b> Ofsted Rating: Good   Pupils: 1305   Distance: 5.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Edmund de Moundeford VC Primary School, Feltwell</b> Ofsted Rating: Good   Pupils: 175   Distance: 5.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



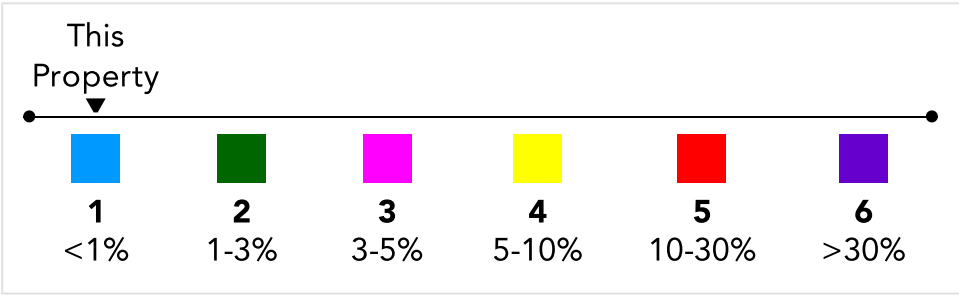
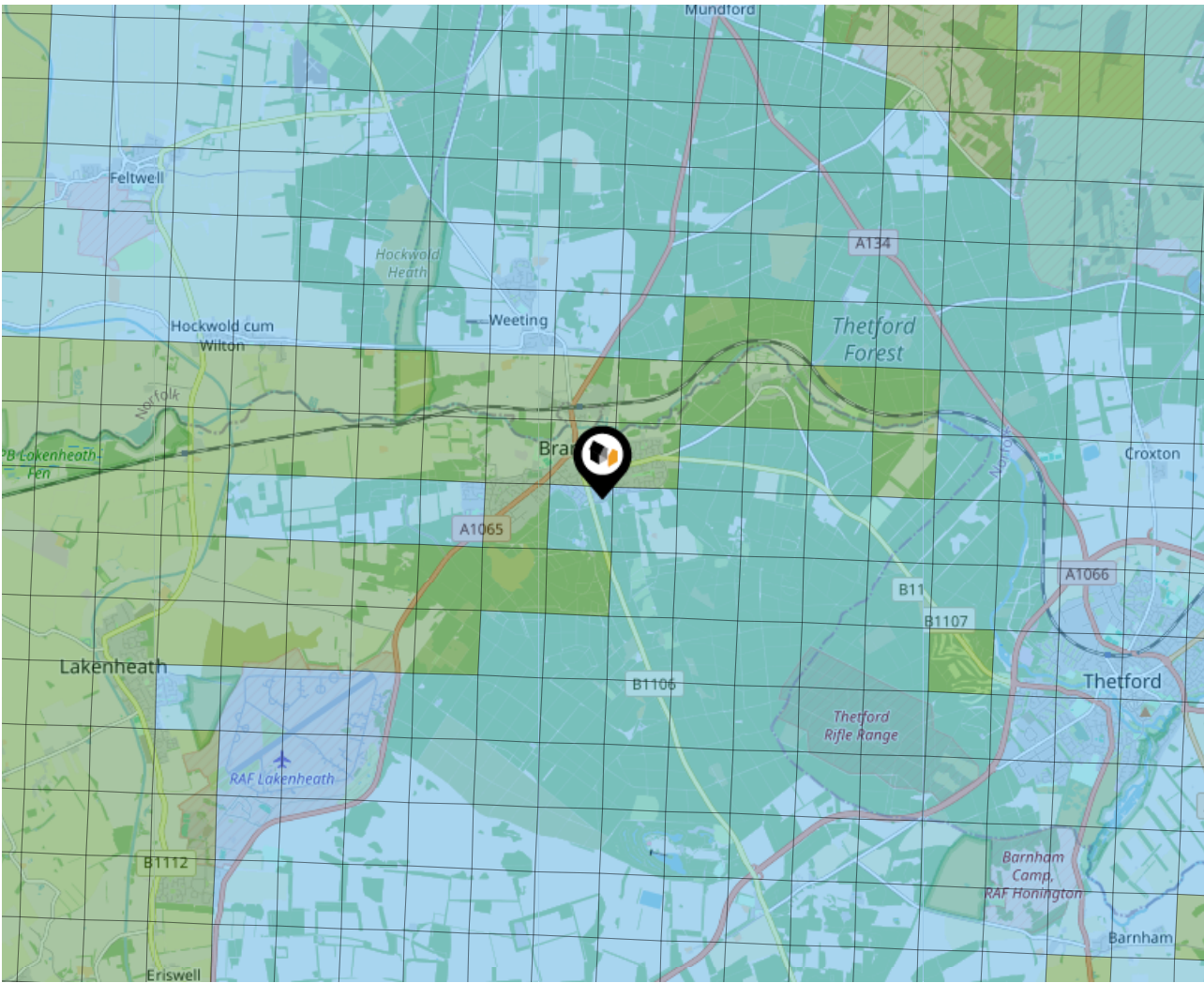
**Key:**

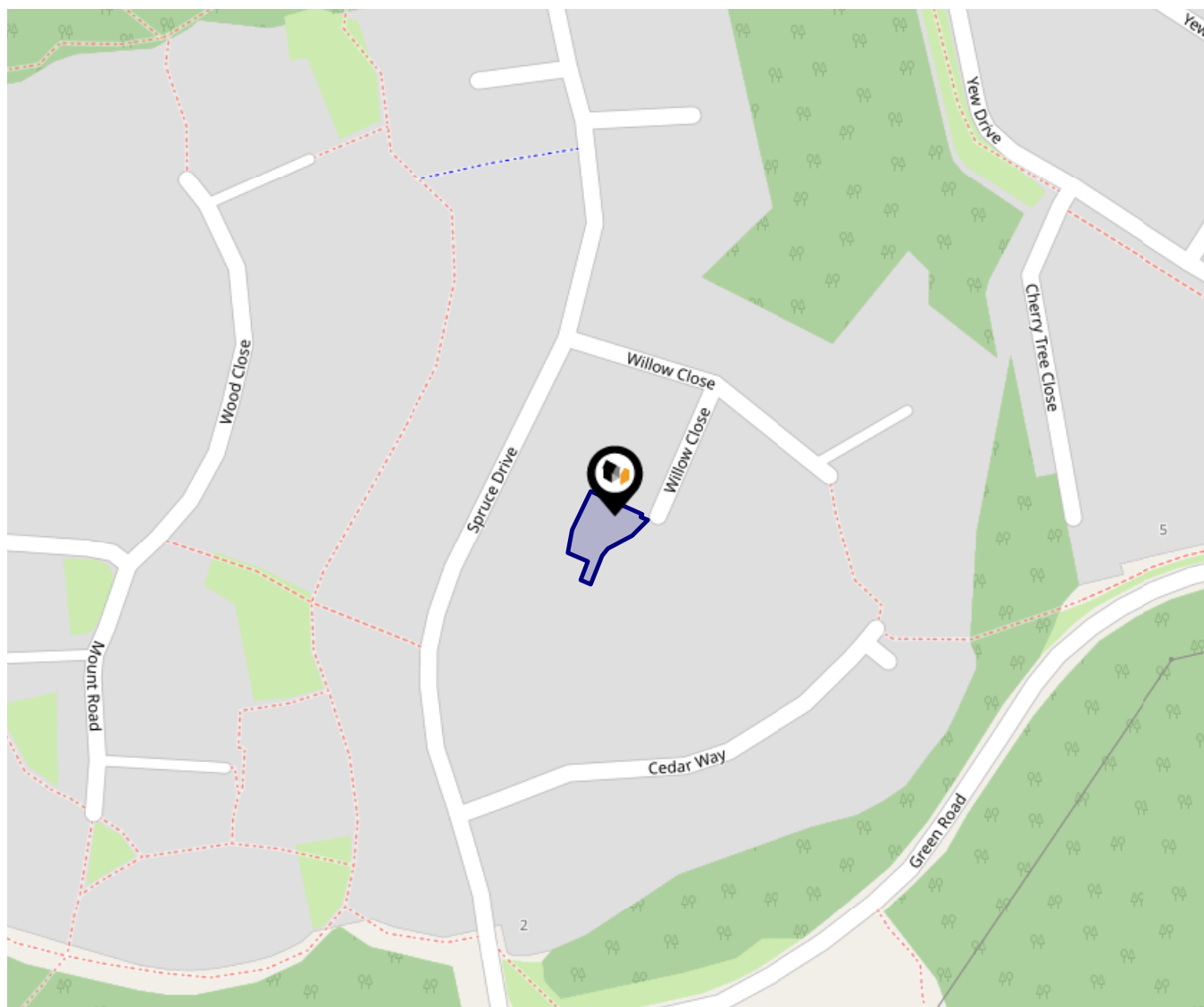
-  Power Pylons
-  Communication Masts



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).





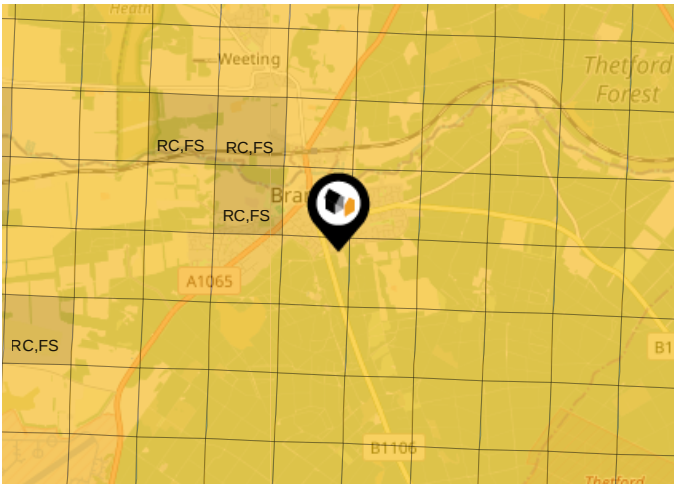
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

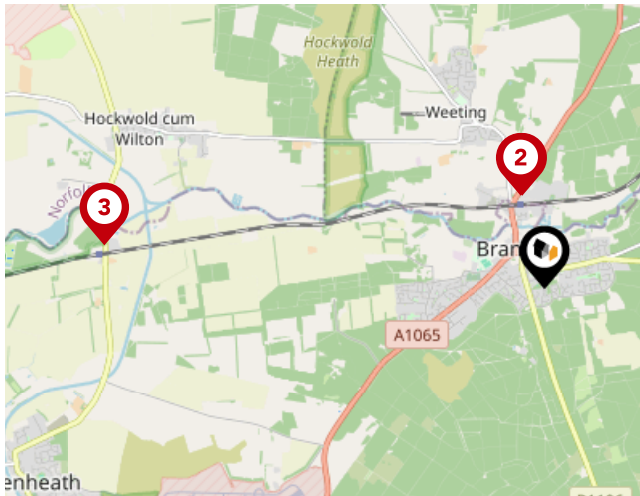
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	SHALLOW
<b>Soil Group:</b>	ALL		






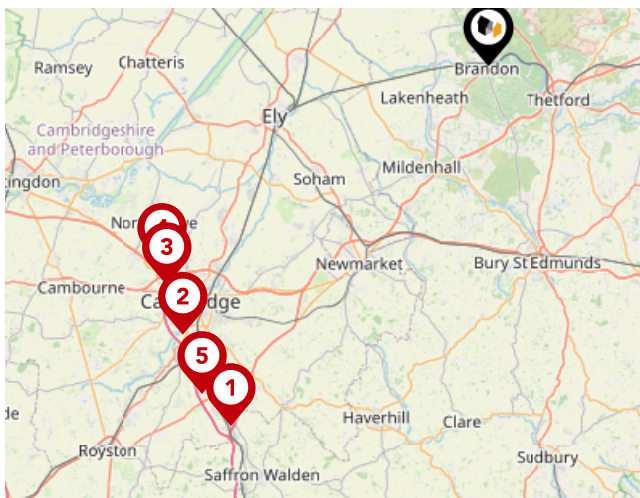
Primary Classifications (Most Common Clay Types)

<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








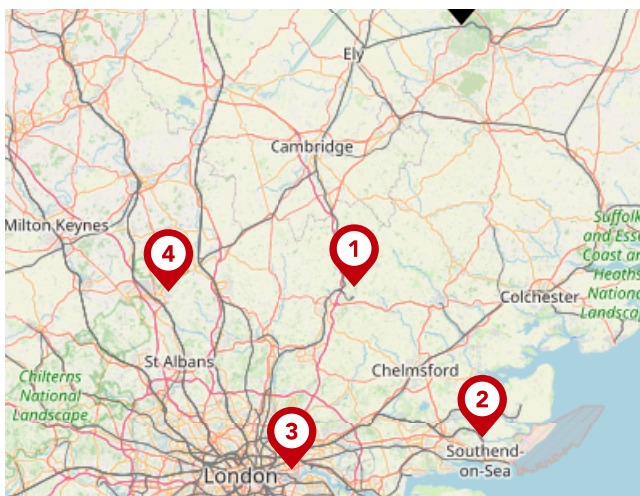
### National Rail Stations

Pin	Name	Distance
	Brandon Rail Station	0.87 miles
	Entrance	0.87 miles
	Entrance2	4 miles






### Trunk Roads/Motorways

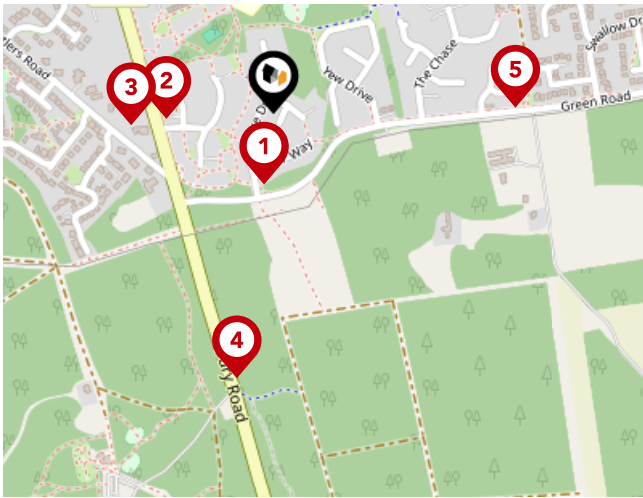
Pin	Name	Distance
	M11 J9	32.17 miles
	M11 J11	29.58 miles
	M11 J13	28.22 miles
	M11 J14	27.78 miles
	M11 J10	31.57 miles



### Airports/Helipads

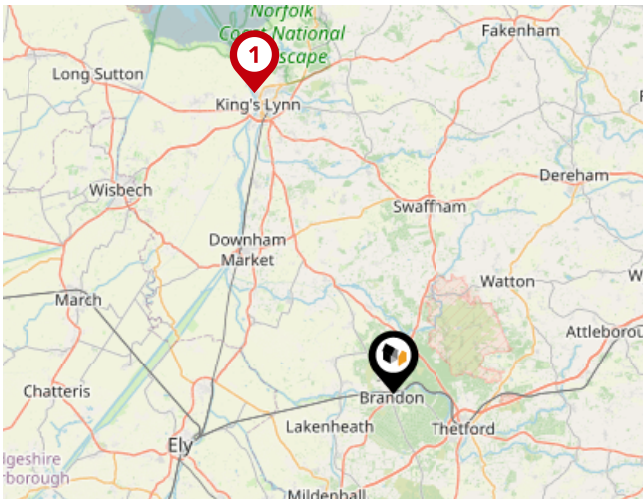
Pin	Name	Distance
	Stansted Airport	41.27 miles
	Southend-on-Sea	60.46 miles
	Silvertown	69.46 miles
	Luton Airport	57.72 miles





Bus Stops/Stations

Pin	Name	Distance
1	Spruce Drive	0.08 miles
2	Lingwood Drive	0.12 miles
3	Walton Way	0.16 miles
4	Country Park Entrance	0.3 miles
5	Chestnut Close	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	23.99 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!



/chilternsltd



/chilterns\_ltd



/chilternsltd



/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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# Chilterns

### **Chilterns**

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Valuation Office  
Agency

