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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th September 2025



THE STREET, TIBENHAM, NORWICH, NR16

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,377 ft ² / 128 m ²		
Plot Area:	0.09 acres		
Year Built :	2003-2006		
Council Tax :	Band C		
Annual Estimate:	£2,105		
Title Number:	NK133369		

Local Area

Local Authority:	South norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	49 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

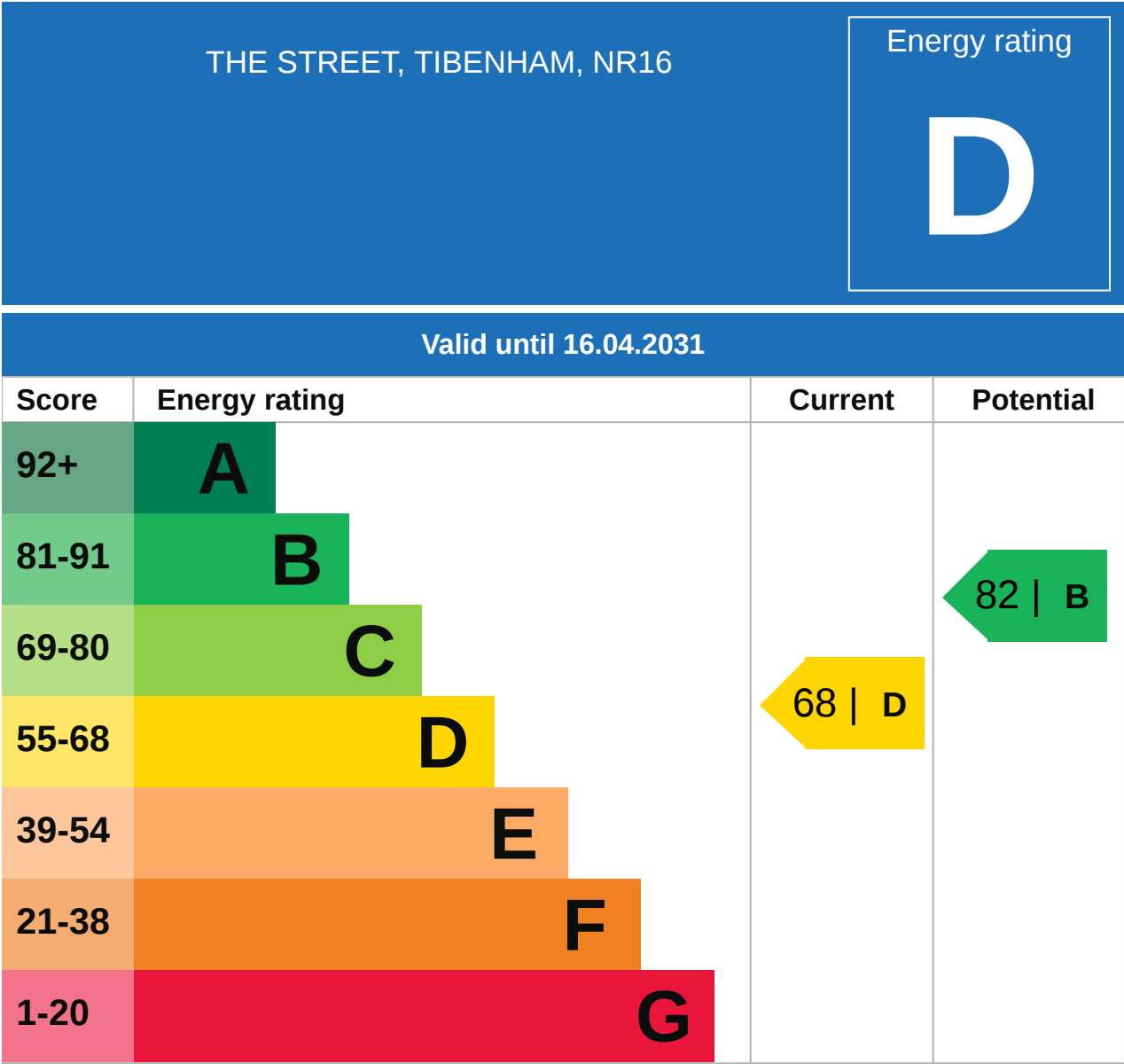






THE STREET, TIBENHAM, NORWICH, NR16







Additional EPC Data

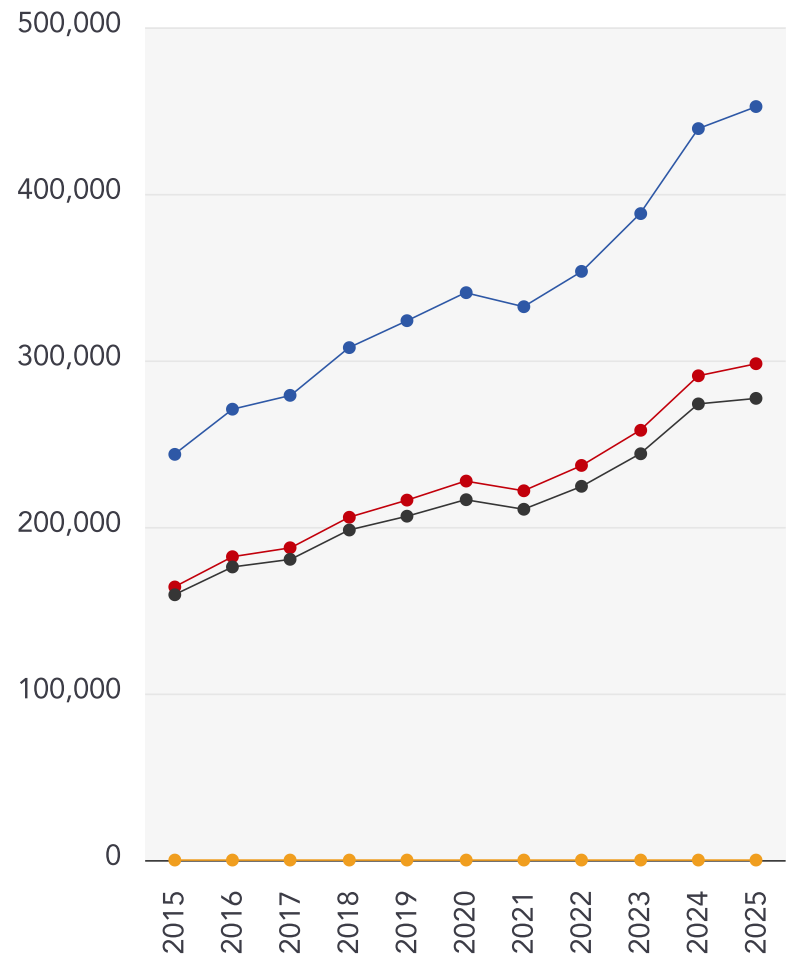
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	128 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR16



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.

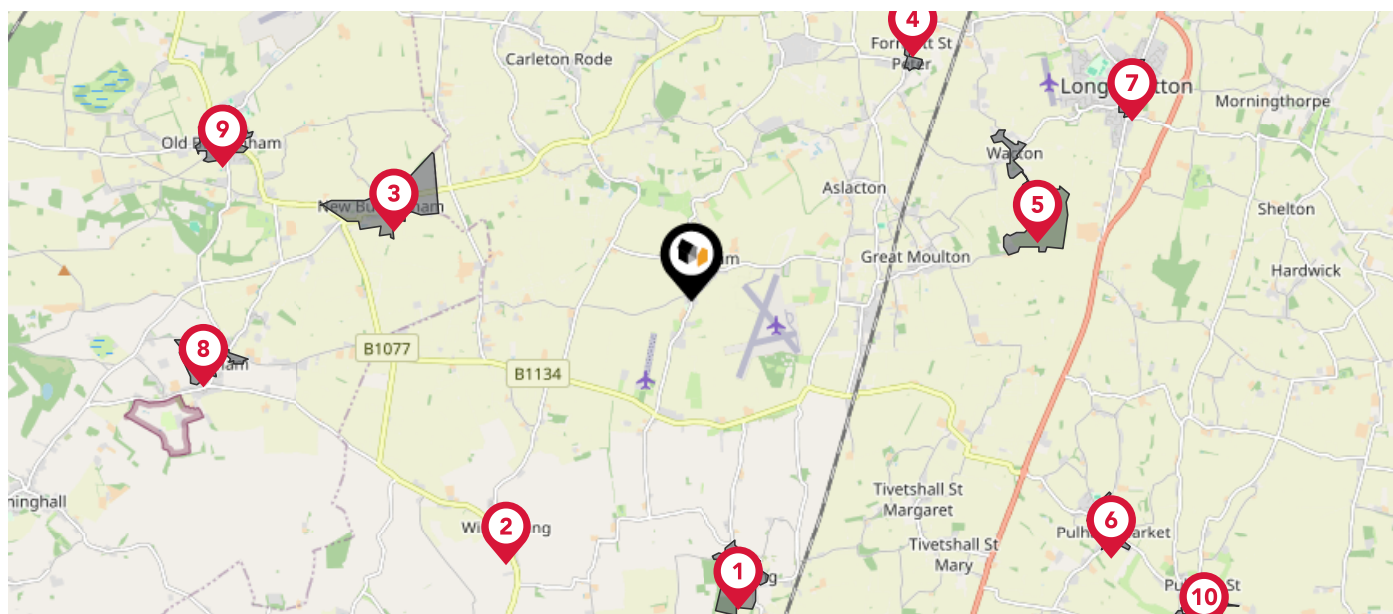
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Gissing



Winfarthing



New Buckenham



Forncett



Wacton



Pulham Market



Long Stratton



Banham

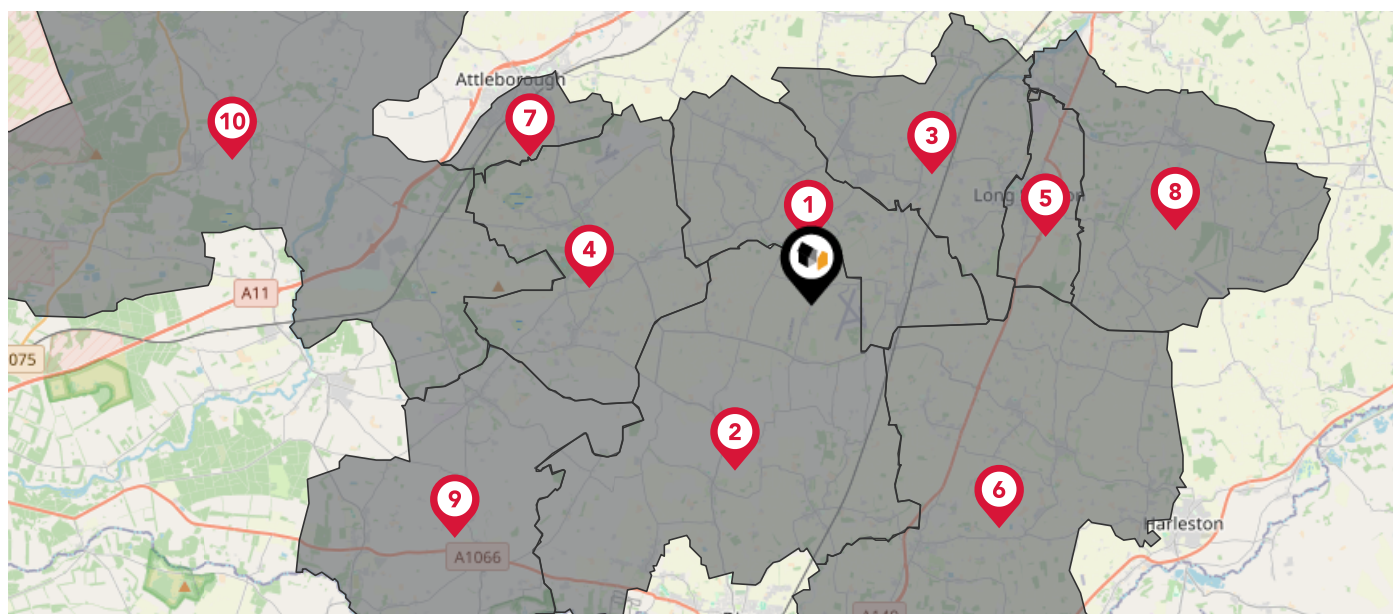


Old Buckenham



Pulham St Mary

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

Bunwell Ward

2

Bressingham & Burston Ward

3

Fornsett Ward

4

The Buckenham & Banham Ward

5

Stratton Ward

6

Beck Vale, Dickleburgh & Scole Ward

7

Attleborough Burgh & Haverscroft Ward

8

Hempnall Ward

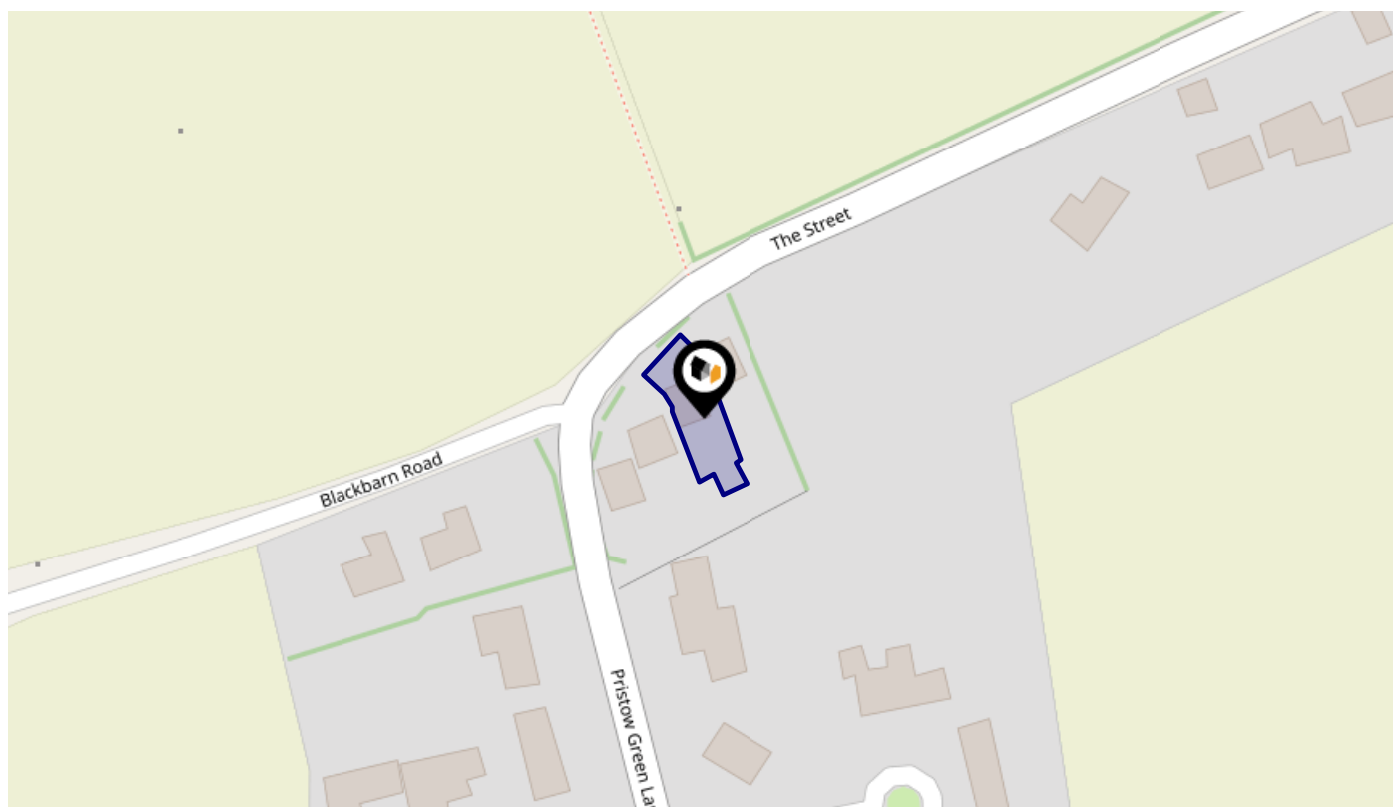
9

Guiltcross Ward

10

All Saints & Wayland Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

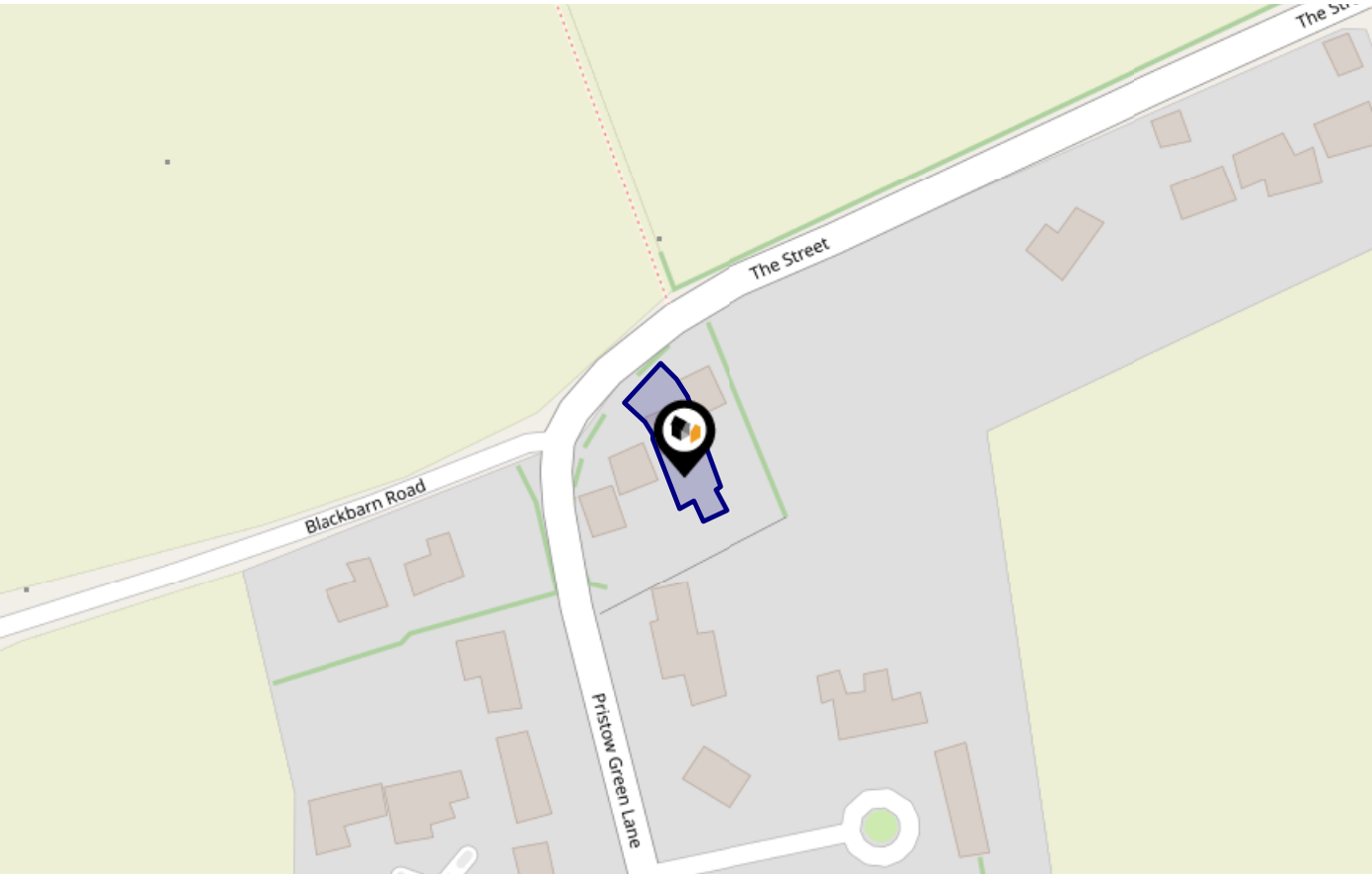
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

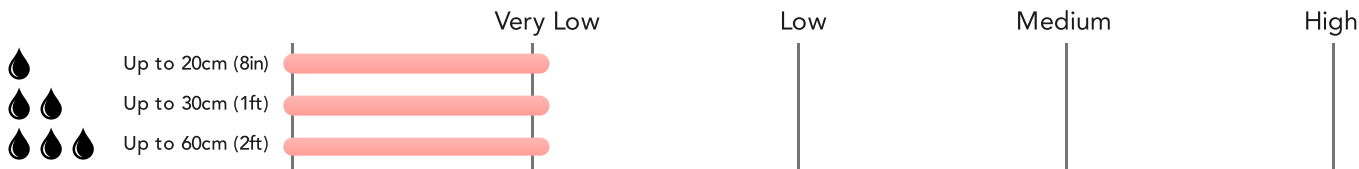


Risk Rating: Very low

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 (0.1%) 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:

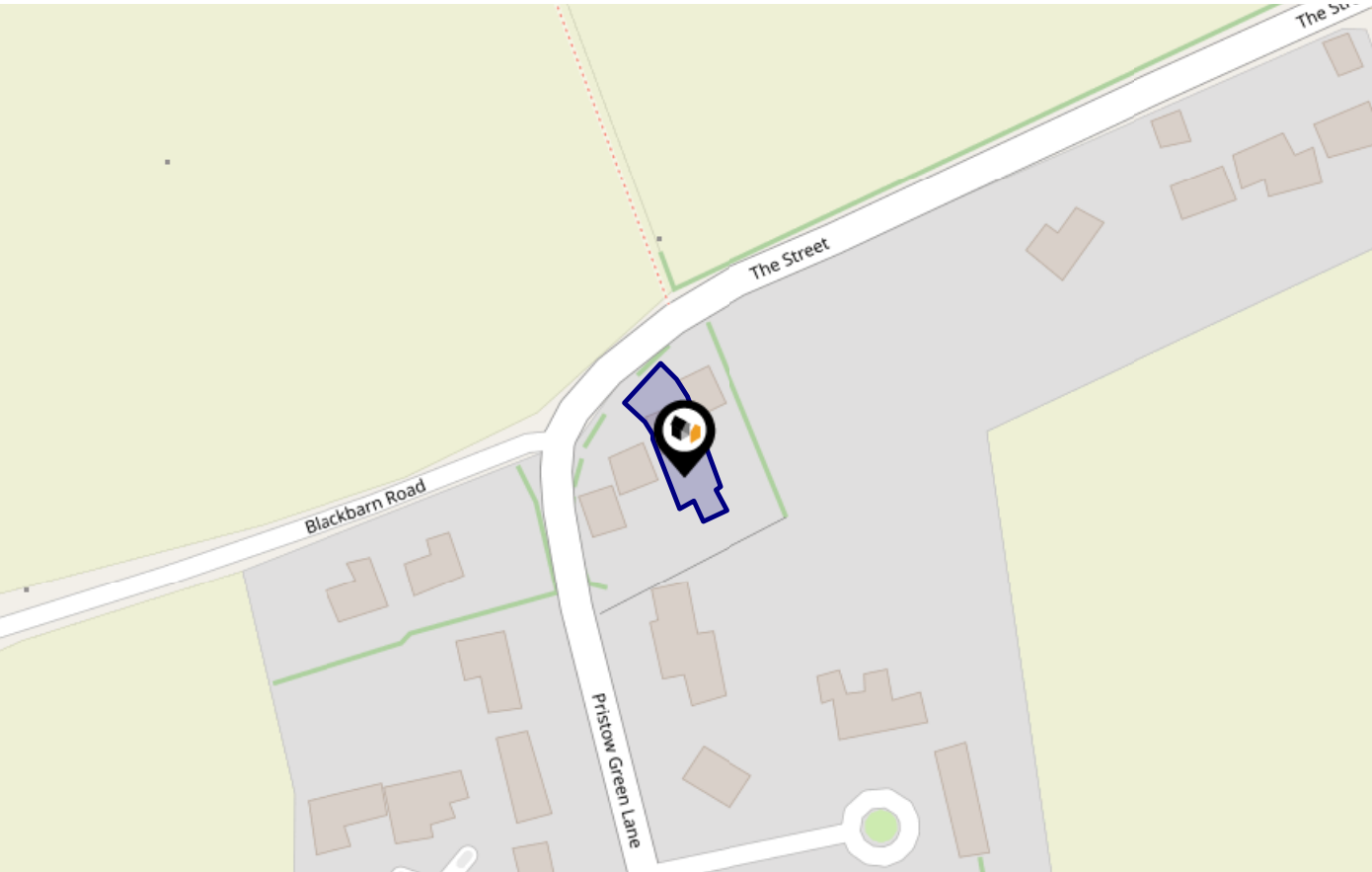


Flood Risk

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.

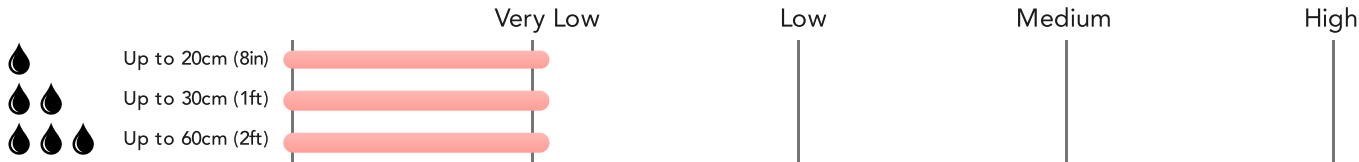


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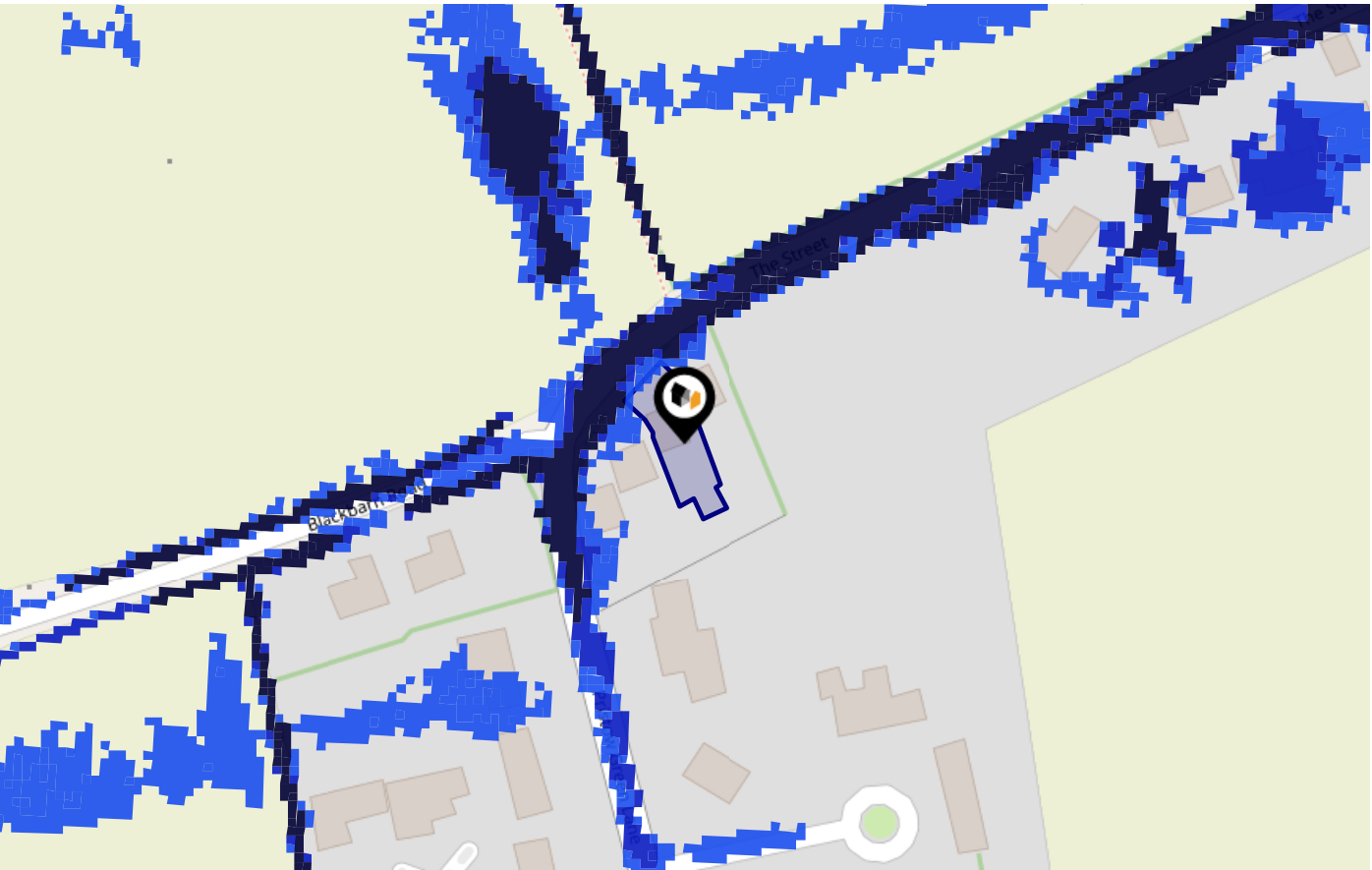


Flood Risk

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.

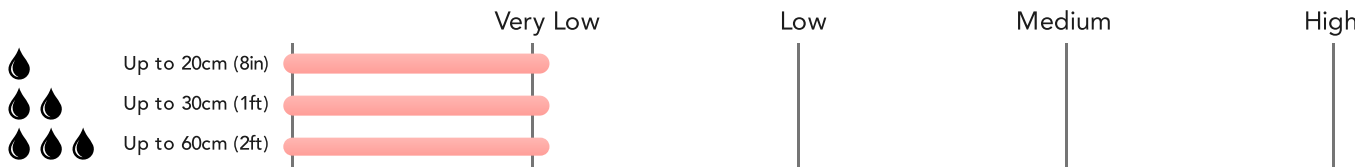


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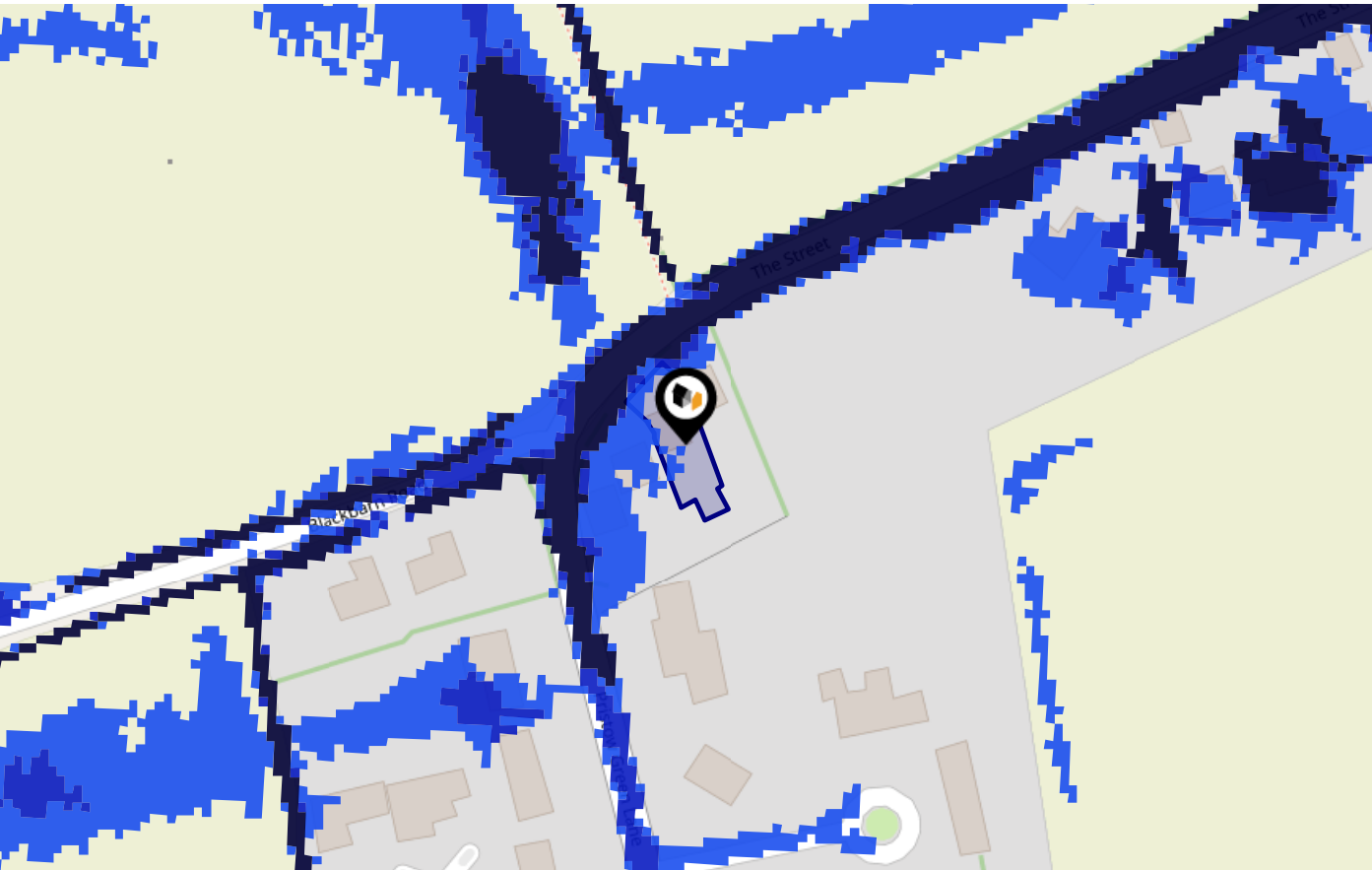


Flood Risk

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.

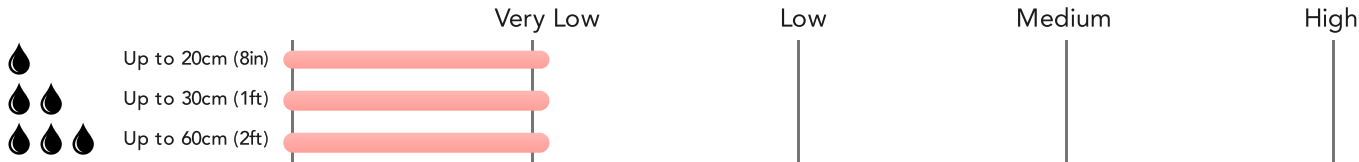


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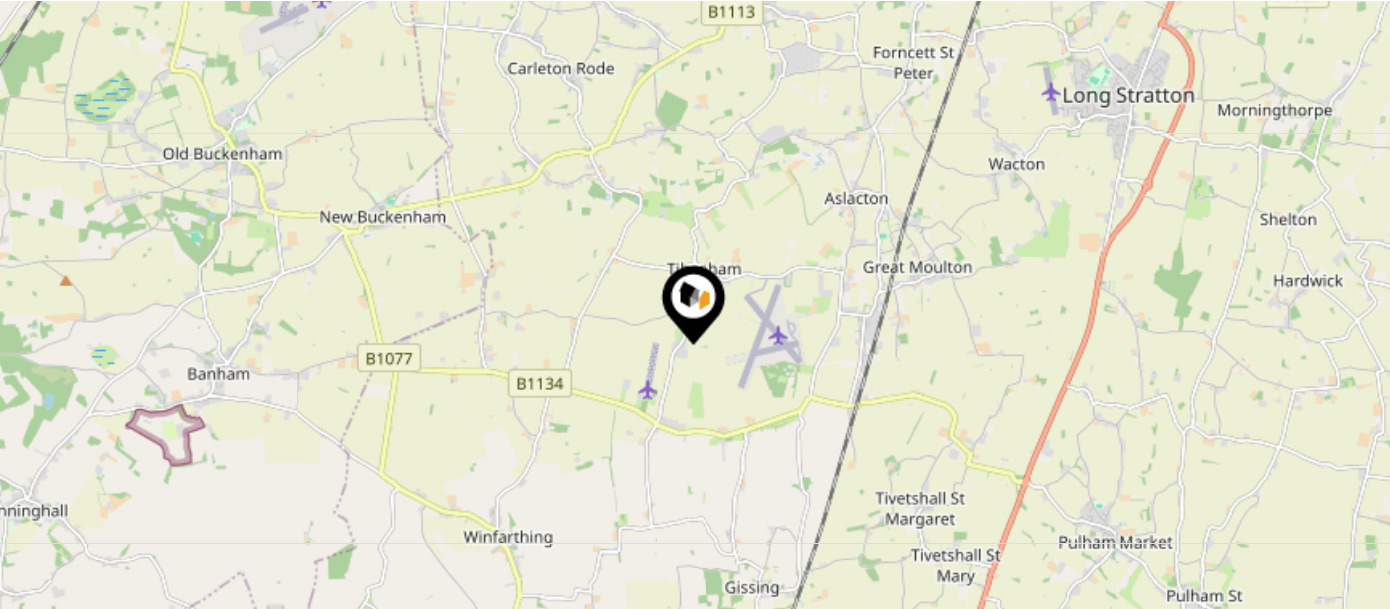
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

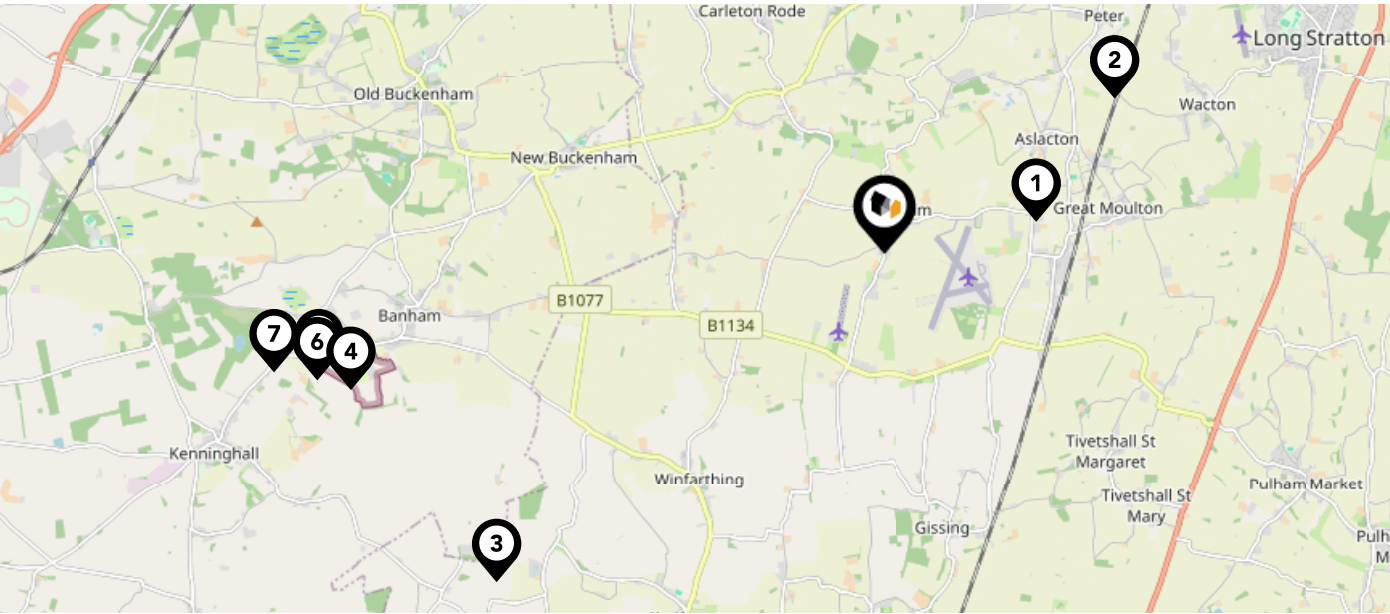
No data available.

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.



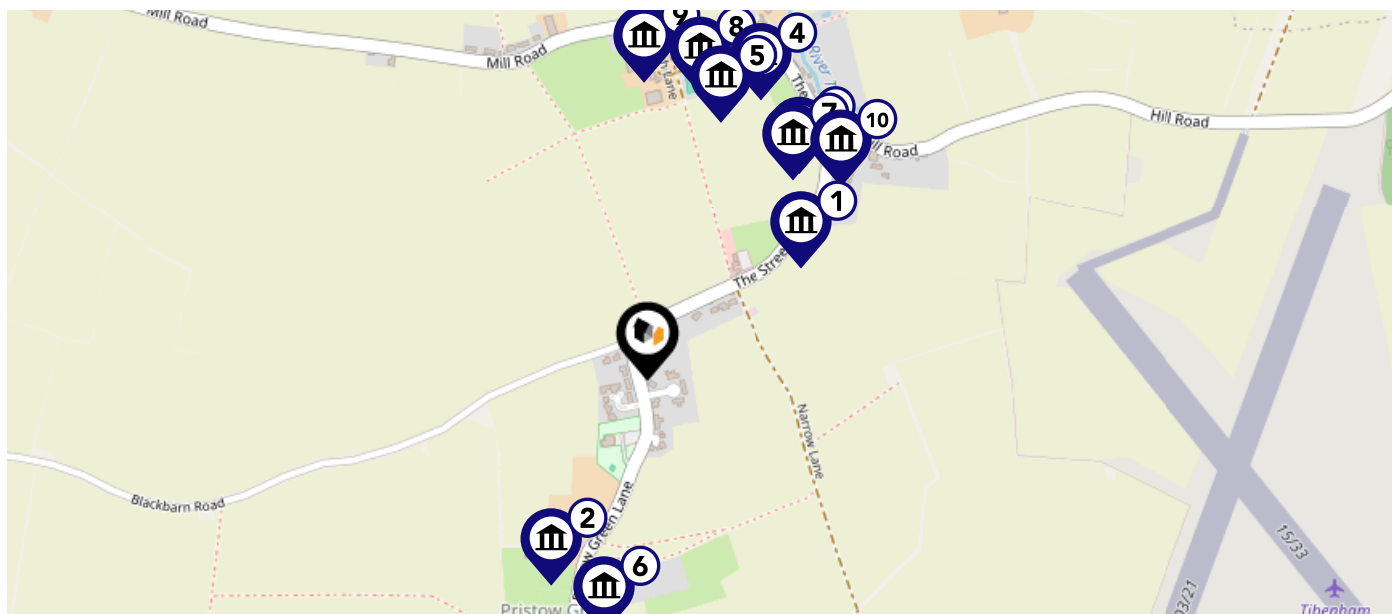
Nearby Landfill Sites		
1	New Farmhouse-Wash Lane, Aslacton	Historic Landfill
2	Kill Arney Farm-Forngett-st-peter, Norfolk	Historic Landfill
3	Former Air field-Fersfield Drive, Norfolk	Historic Landfill
4	Banham Zoo-Banham	Historic Landfill
5	Banham Zoo-Banham	Historic Landfill
6	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill
7	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill

Maps

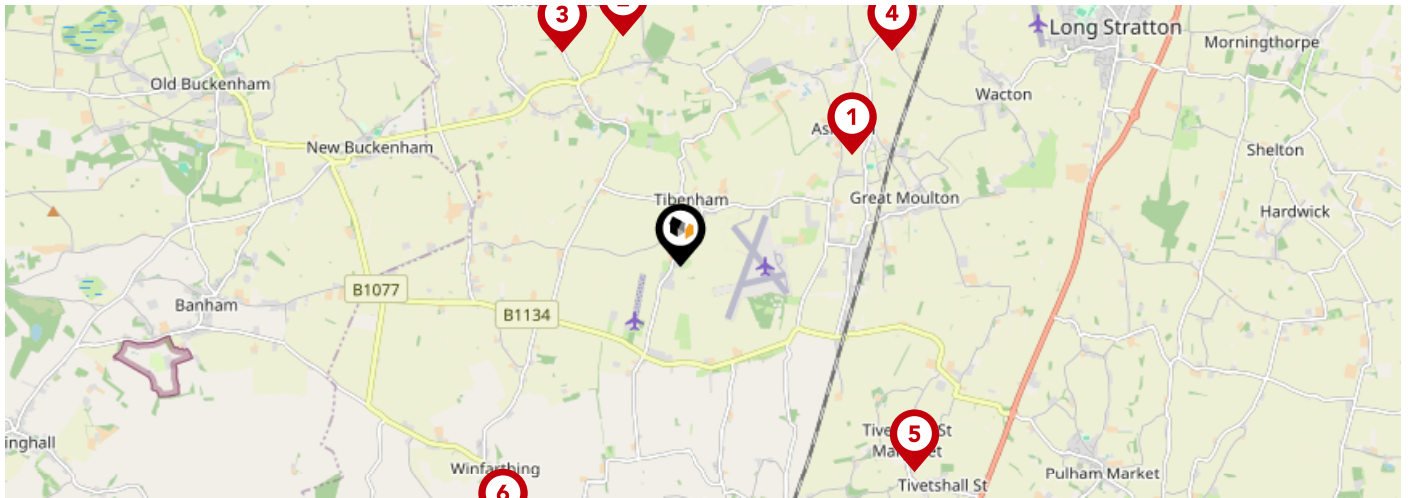
Listed Buildings



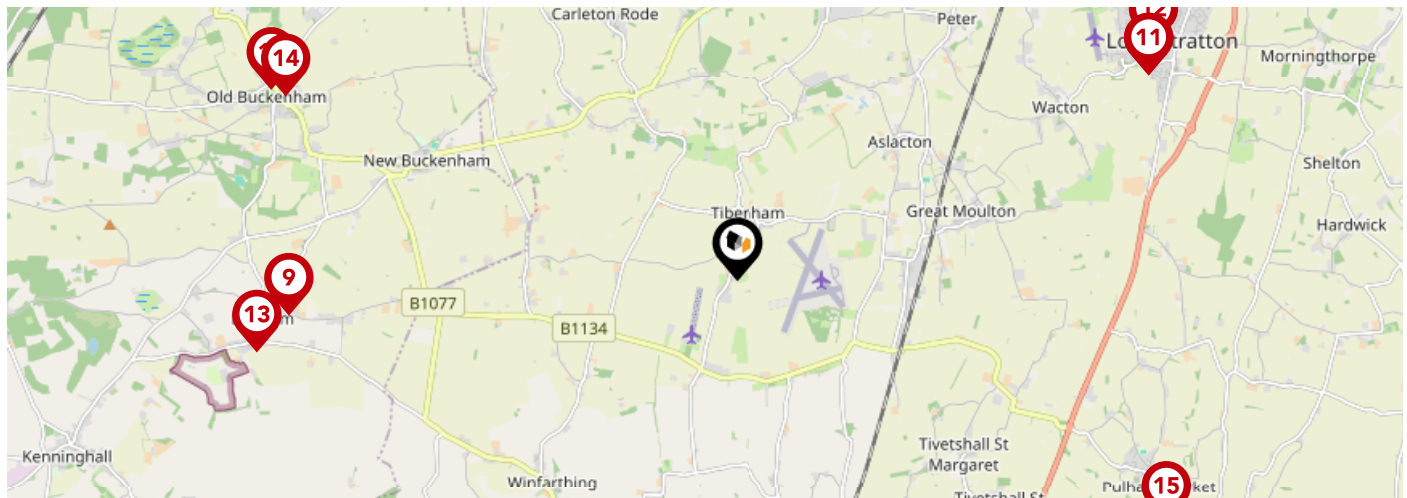
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1301961 - Coldstream Cottage	Grade II	0.2 miles
 1373404 - Pristow Green Farmhouse	Grade II	0.2 miles
 1373397 - The Laburnums	Grade II	0.3 miles
 1049994 - The Almshouses	Grade II	0.3 miles
 1049991 - Hastings Hall	Grade II	0.3 miles
 1301874 - Olde Walnut Tree Farm	Grade II	0.3 miles
 1049995 - Barn Immediately South-west Of The Laburnums	Grade II	0.3 miles
 1049992 - Church Of All Saints	Grade I	0.3 miles
 1049990 - Barn Approximately 100 Yards North Of Church Farmhouse	Grade II	0.3 miles
 1179404 - Wheelwrights	Grade II	0.3 miles



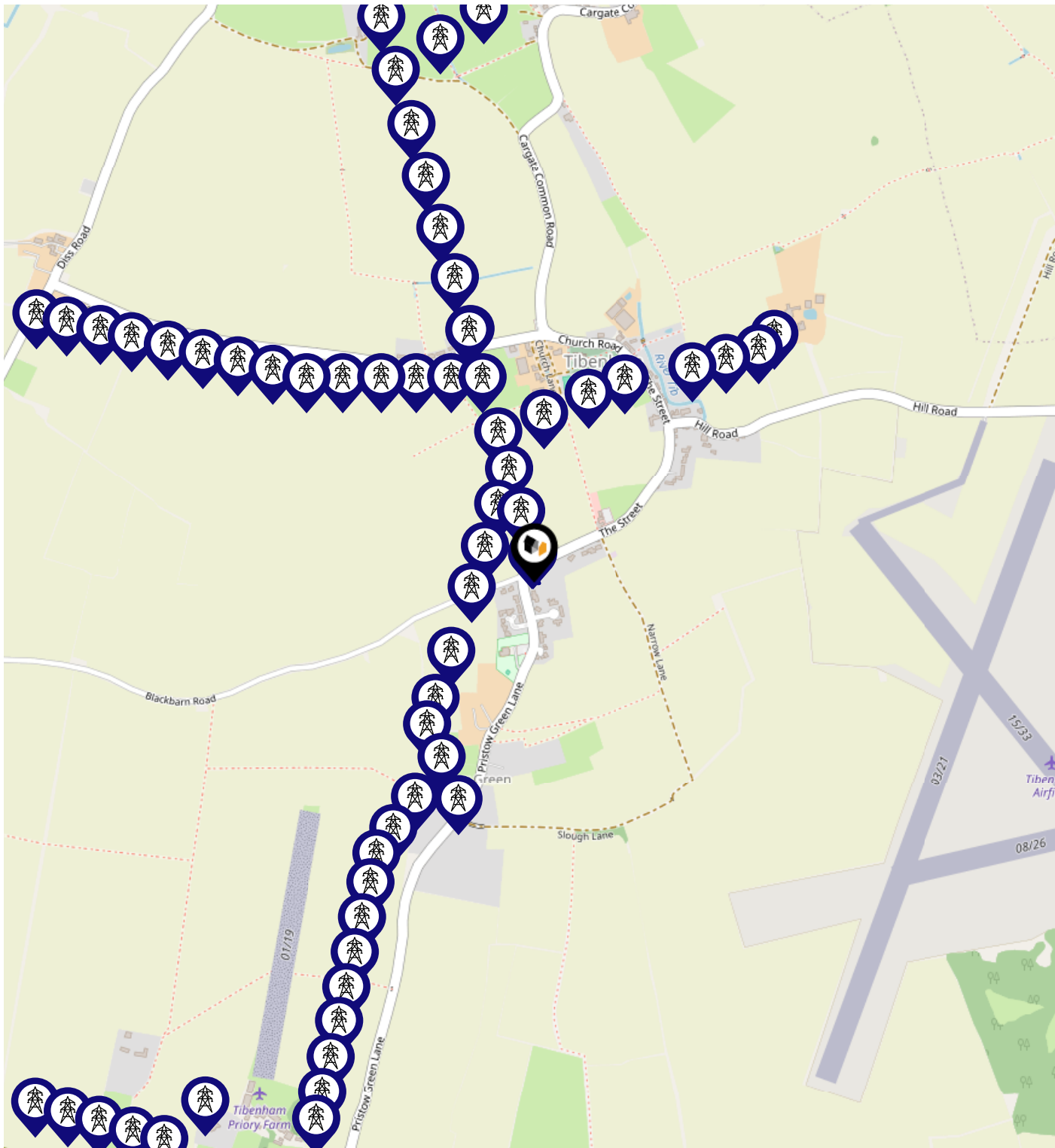
		Nursery	Primary	Secondary	College	Private
1	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:1.85	☐	☒	☐	☐	☐
2	Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:2.14	☐	☒	☐	☐	☐
3	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:2.21	☐	☒	☐	☐	☐
4	Forngett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:2.73	☐	☒	☐	☐	☐
5	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:2.82	☐	☒	☐	☐	☐
6	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:2.87	☐	☒	☐	☐	☐
7	Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.59	☐	☒	☐	☐	☐
8	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:3.8	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:4.06	☐	☐	☒	☐	☐
	Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:4.16	☐	☒	☐	☐	☐
	Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:4.16	☐	☐	☒	☐	☐
	St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:4.32	☐	☒	☐	☐	☐
	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:4.38	☐	☒	☐	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:4.4	☐	☐	☒	☐	☐
	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:4.47	☐	☒	☐	☐	☐
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:4.54	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

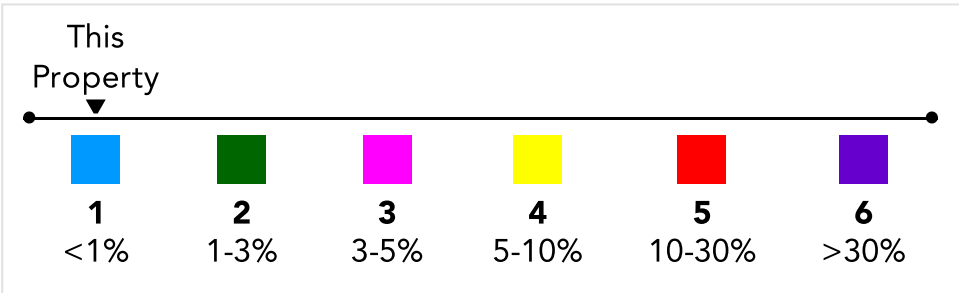
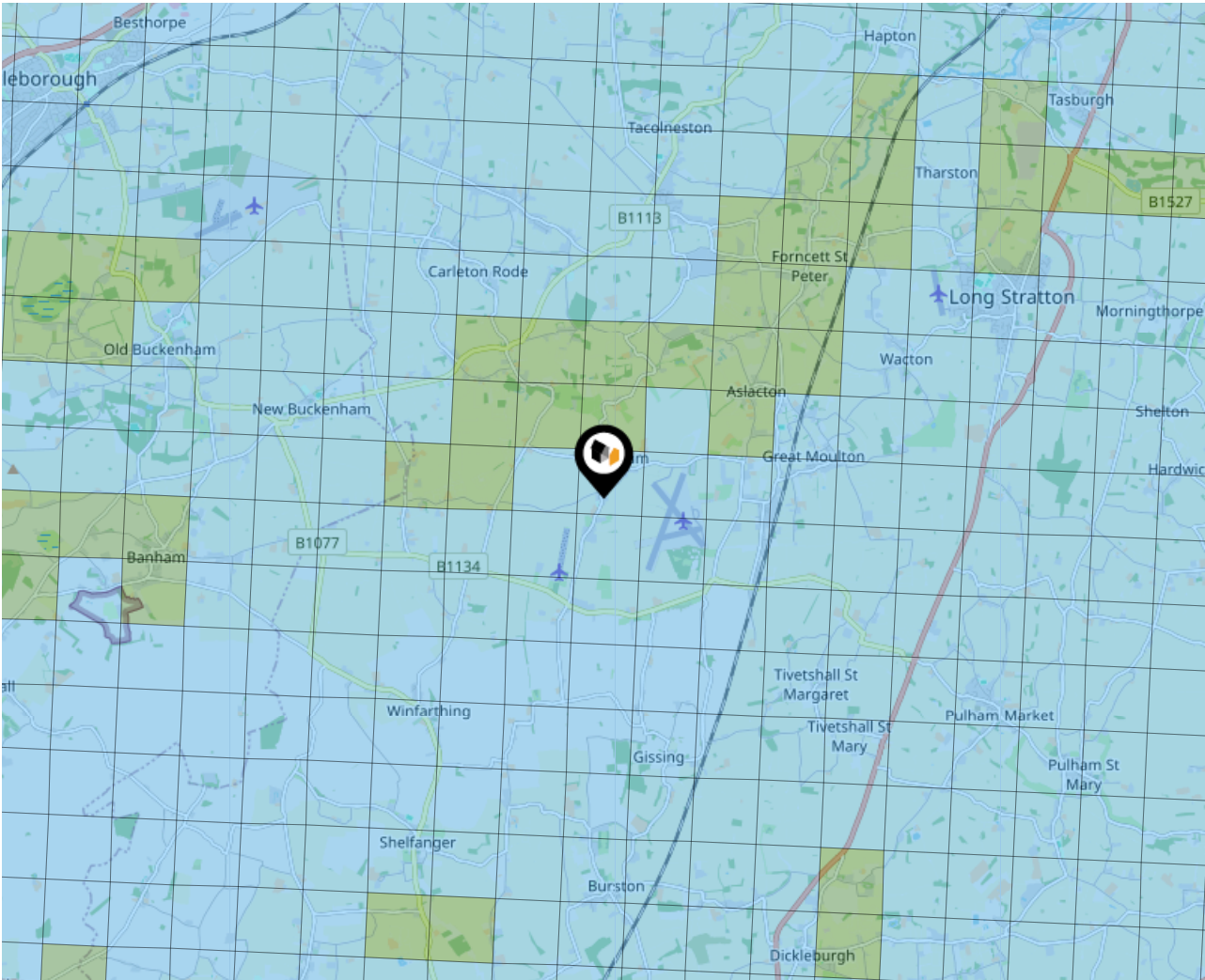


Key:

- Power Pylons
- Communication Masts

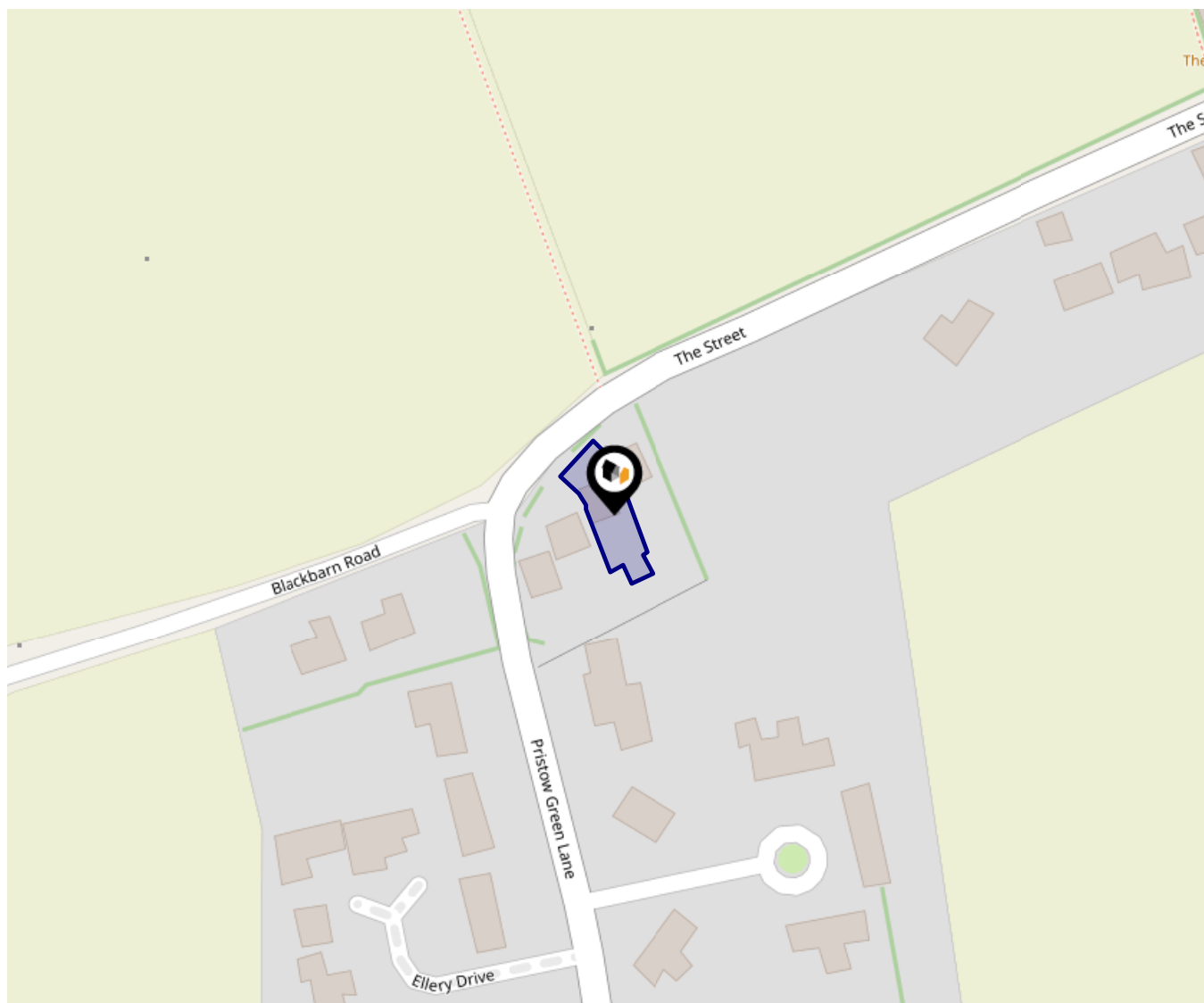
What is Radon?

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).



Local Area

Road Noise



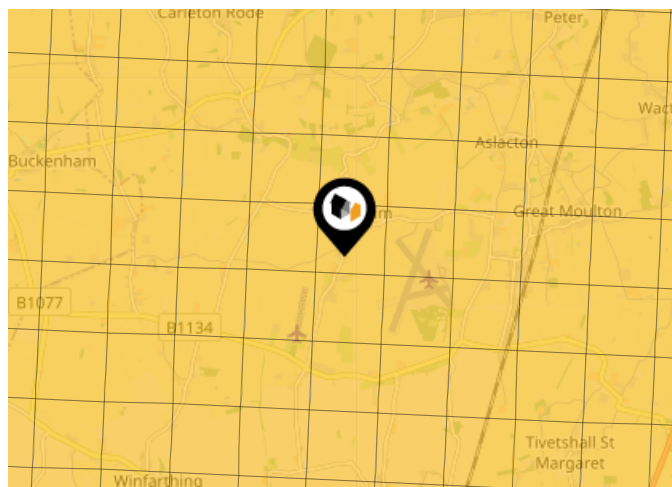
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



Whittleby Parish | Diss

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

Whittley Parish | Diss

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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Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>

