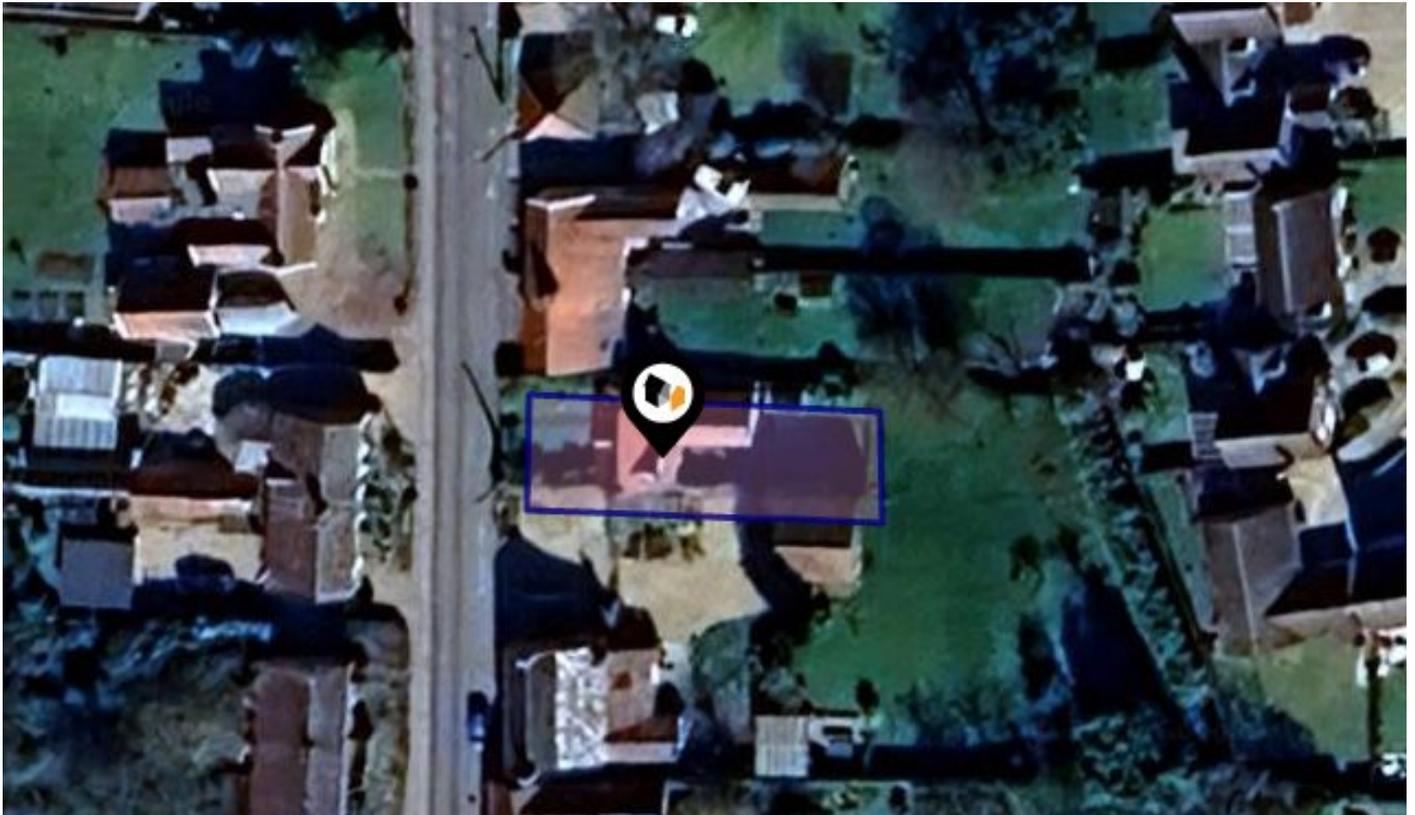




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 05th March 2026



CROWN STREET, BANHAM, NORWICH, NR16

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 871 ft ² / 81 m ² | | |
| Plot Area: | 0.07 acres | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,329 | | |
| Title Number: | NK318553 | | |

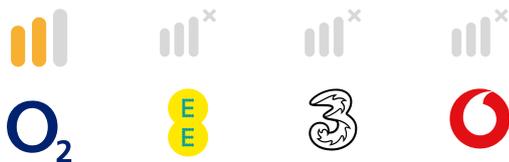
Local Area

| | |
|---------------------------|----------|
| Local Authority: | Norfolk |
| Conservation Area: | Banham |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 4 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







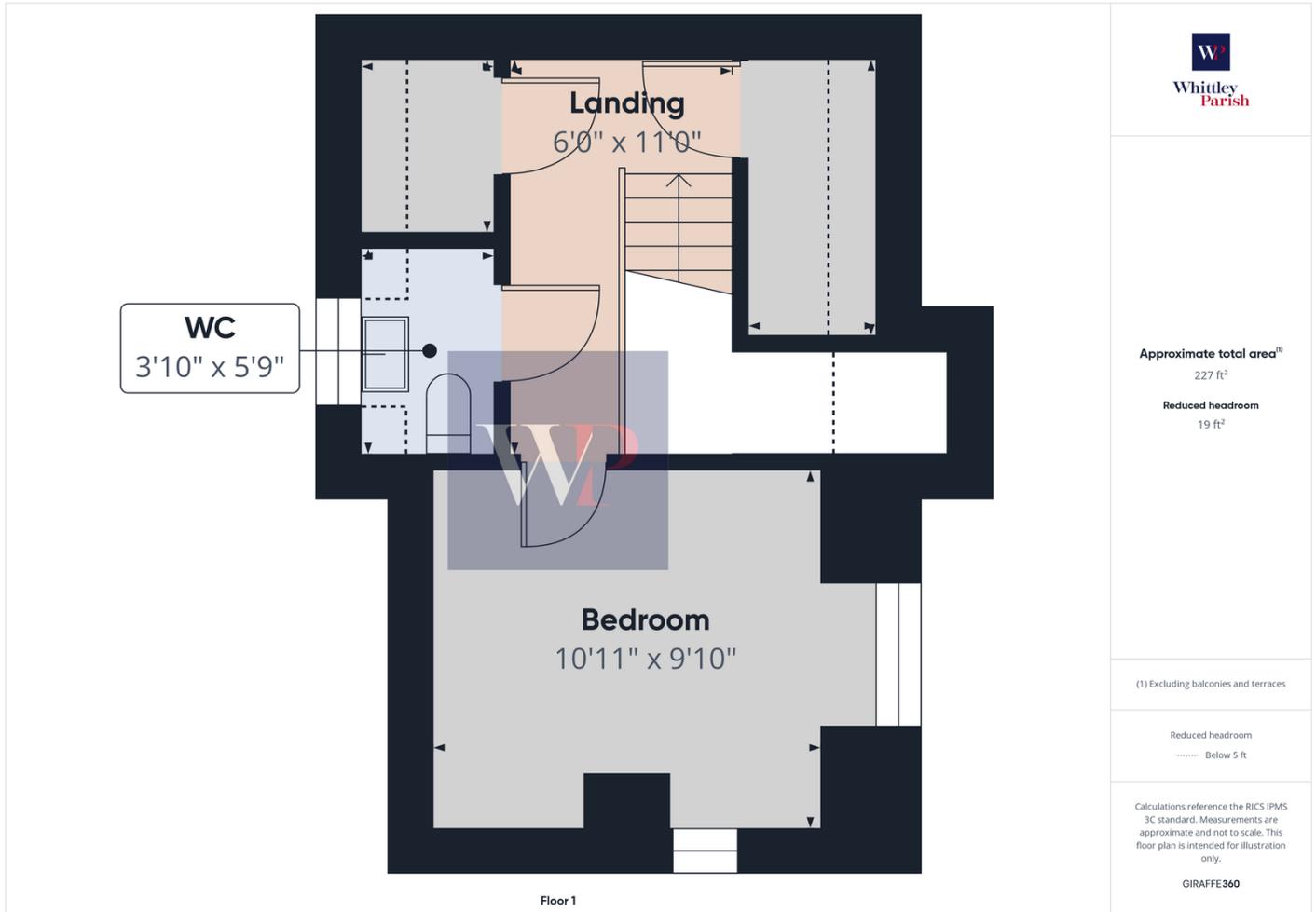


CROWN STREET, BANHAM, NORWICH, NR16



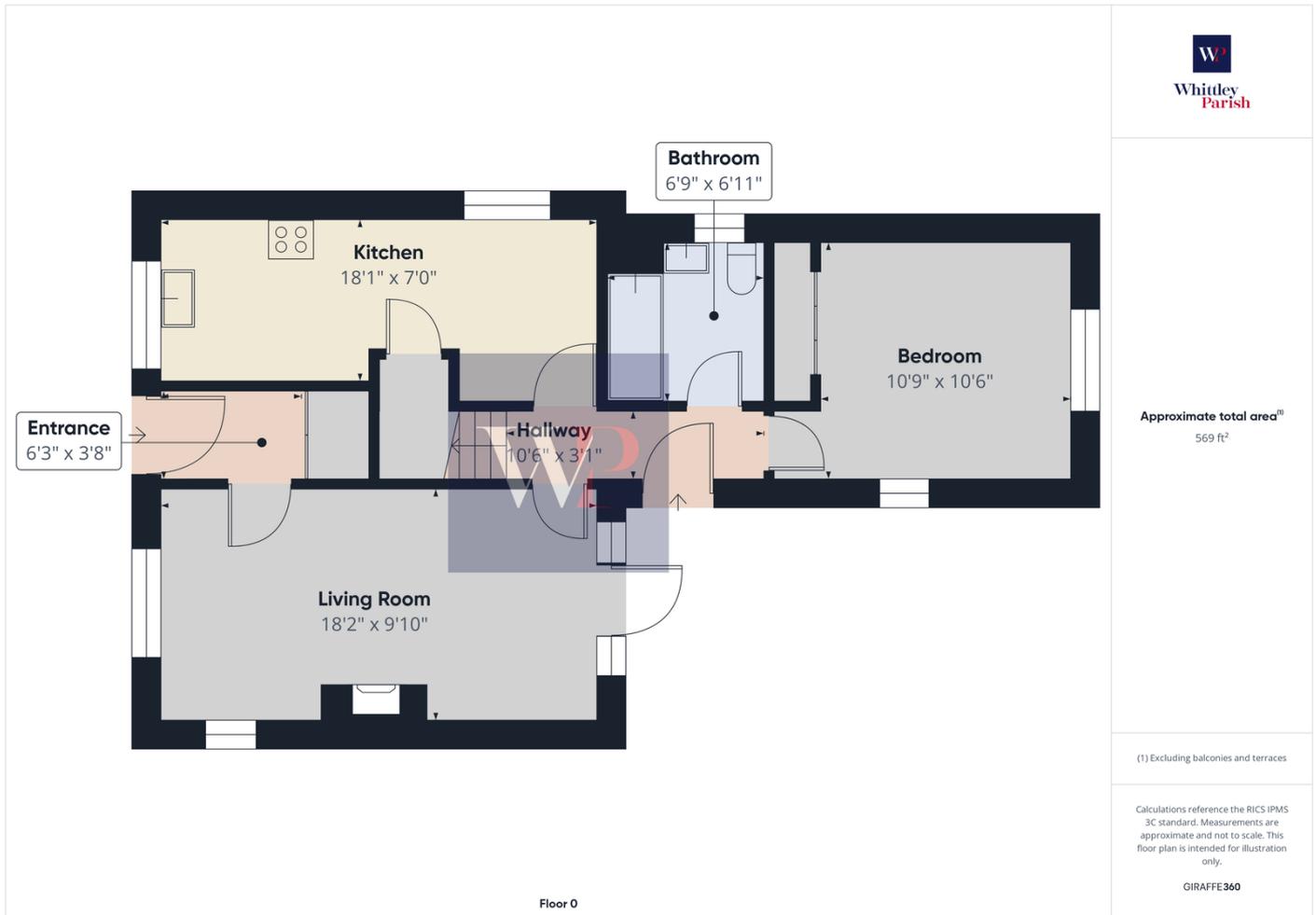


CROWN STREET, BANHAM, NORWICH, NR16





CROWN STREET, BANHAM, NORWICH, NR16





Banham, NR16

Energy rating

E

Valid until 16.04.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



Additional EPC Data

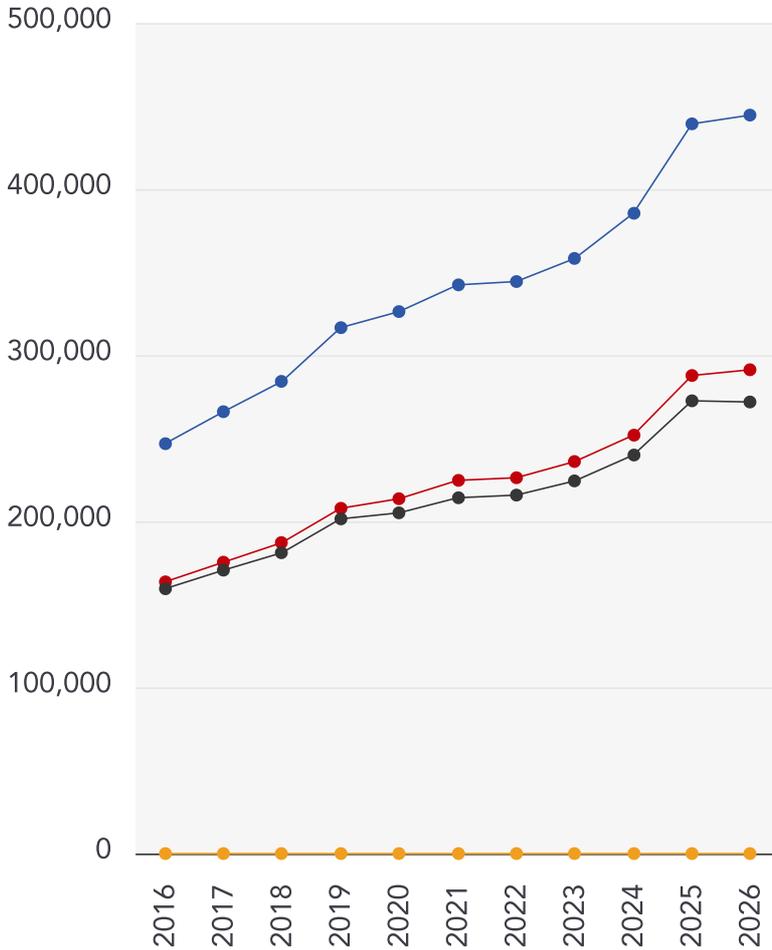
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Unknown |
| Main Fuel: | Oil (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, insulated at rafters |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, oil |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, limited insulation (assumed) |
| Total Floor Area: | 81 m ² |

Market

House Price Statistics



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



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%

Maps

Coal Mining



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.

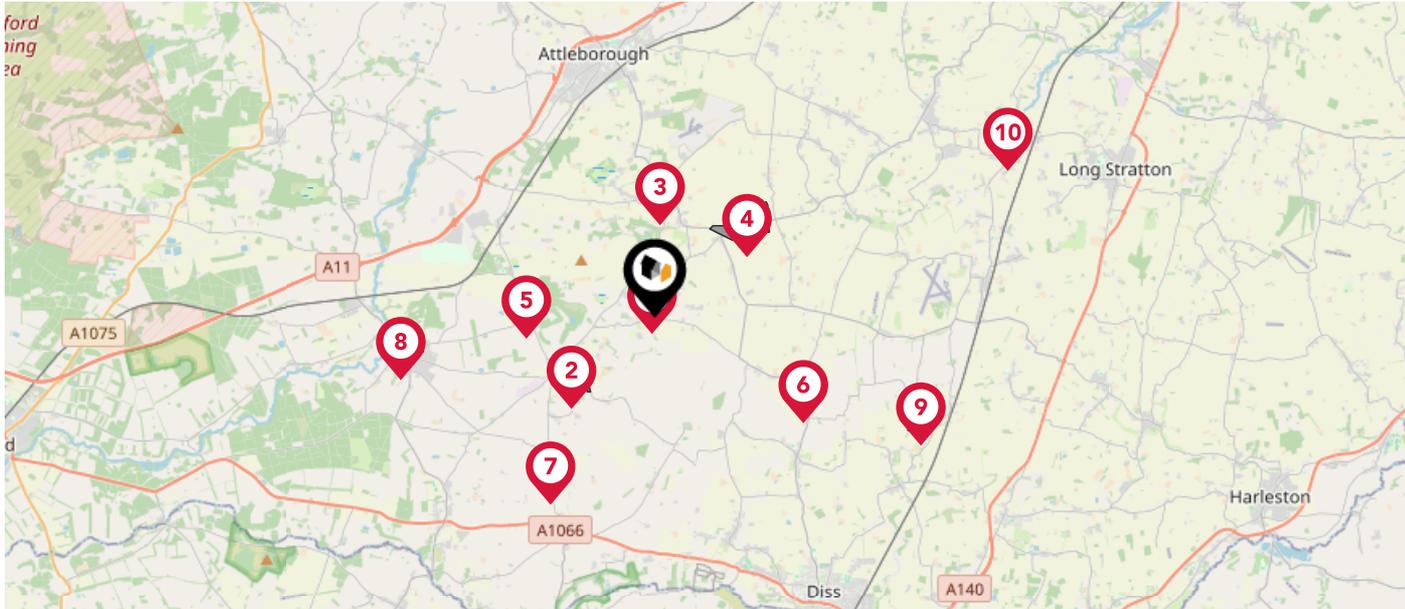
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

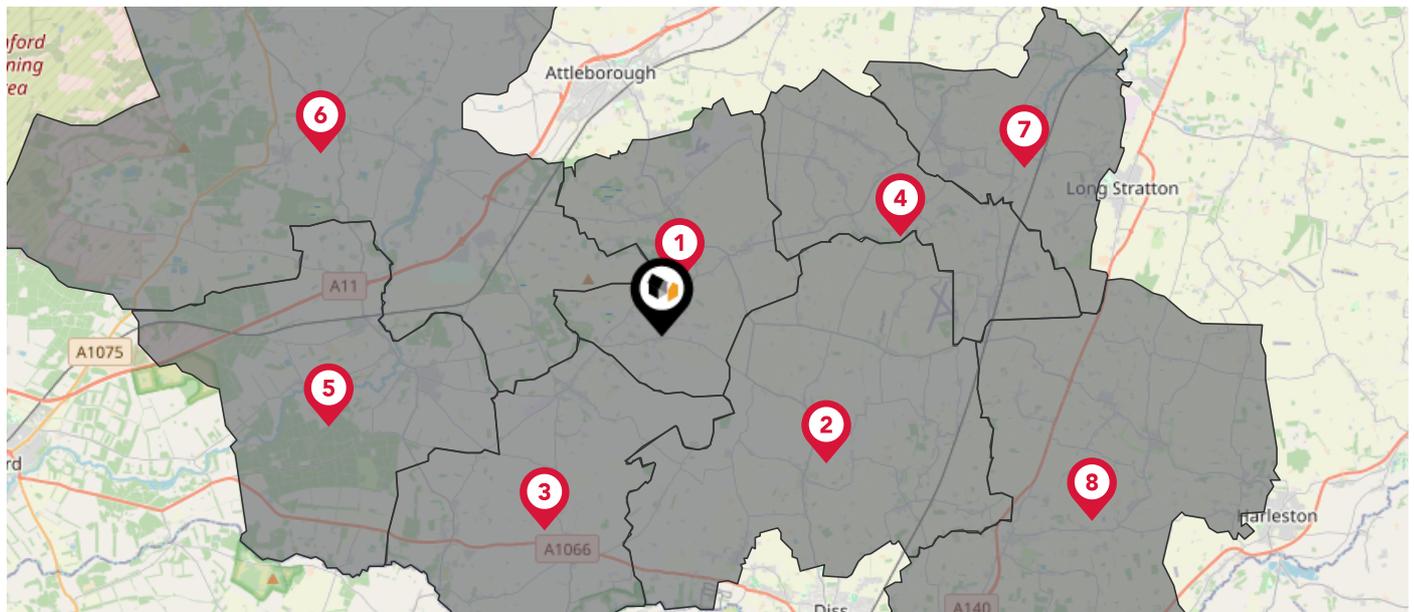
- 1 Banham
- 2 Kenninghall
- 3 Old Buckenham
- 4 New Buckenham
- 5 Quidenham
- 6 Winfarthing
- 7 North Lopham
- 8 East Harling
- 9 Gissing
- 10 Forncett

Maps

Council Wards



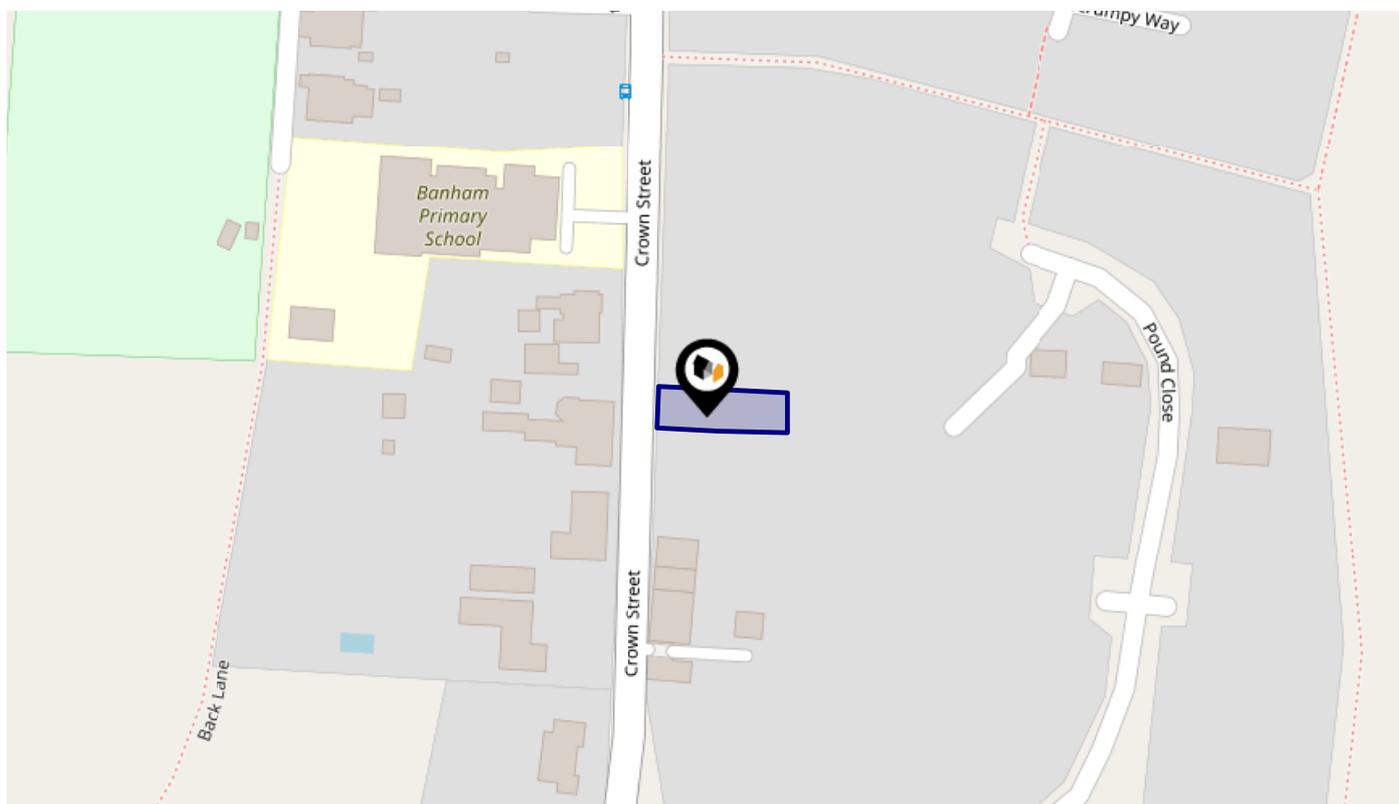
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  The Buckenams & Banham Ward
-  Bressingham & Burston Ward
-  Guiltcross Ward
-  Bunwell Ward
-  Harling & Heathlands Ward
-  All Saints & Wayland Ward
-  Forncett Ward
-  Beck Vale, Dickleburgh & Scole 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:

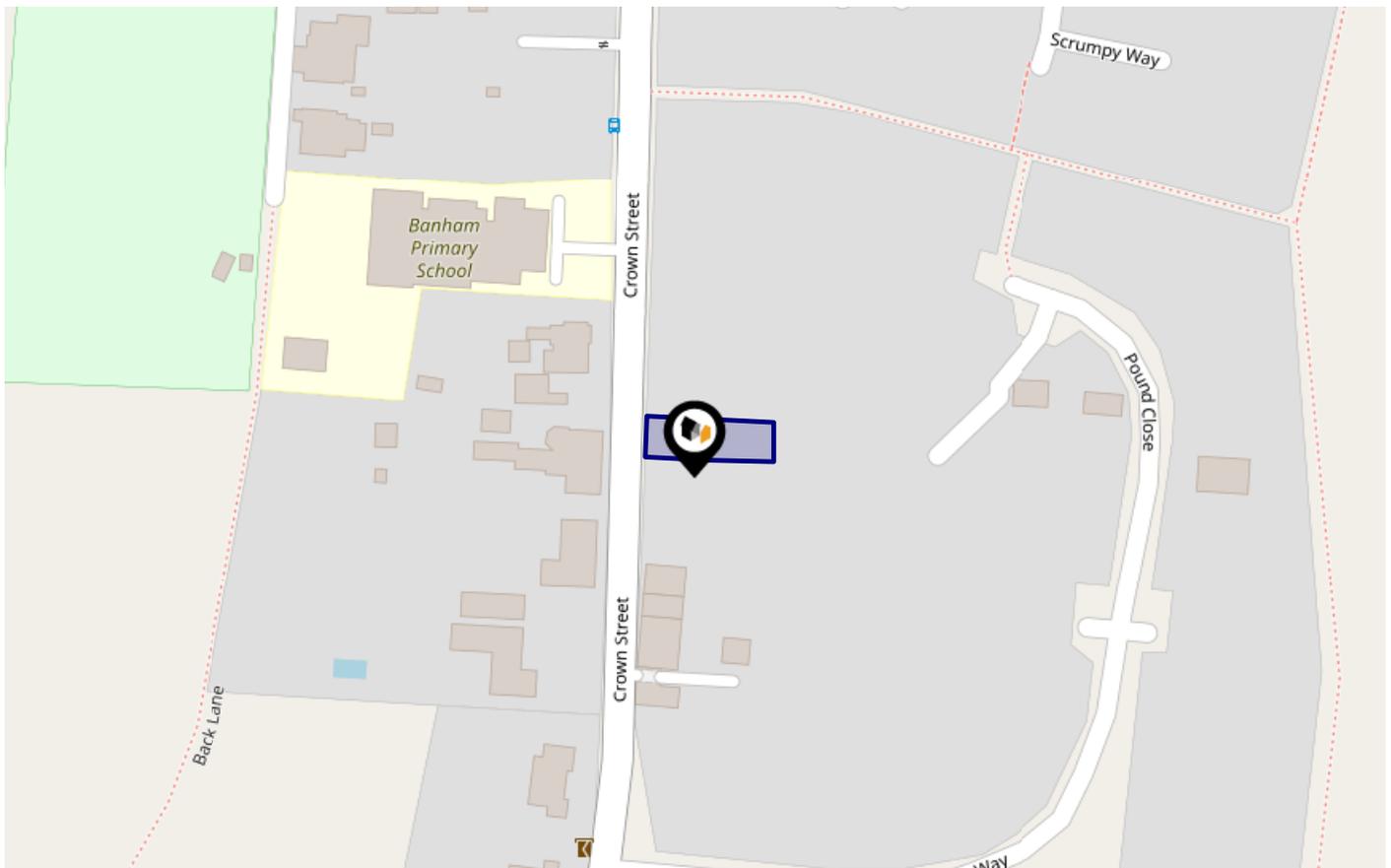
| | | | |
|---|--|--------------|---|
| 5 | | 75.0+ dB |  |
| 4 | | 70.0-74.9 dB |  |
| 3 | | 65.0-69.9 dB |  |
| 2 | | 60.0-64.9 dB |  |
| 1 | | 55.0-59.9 dB |  |

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:

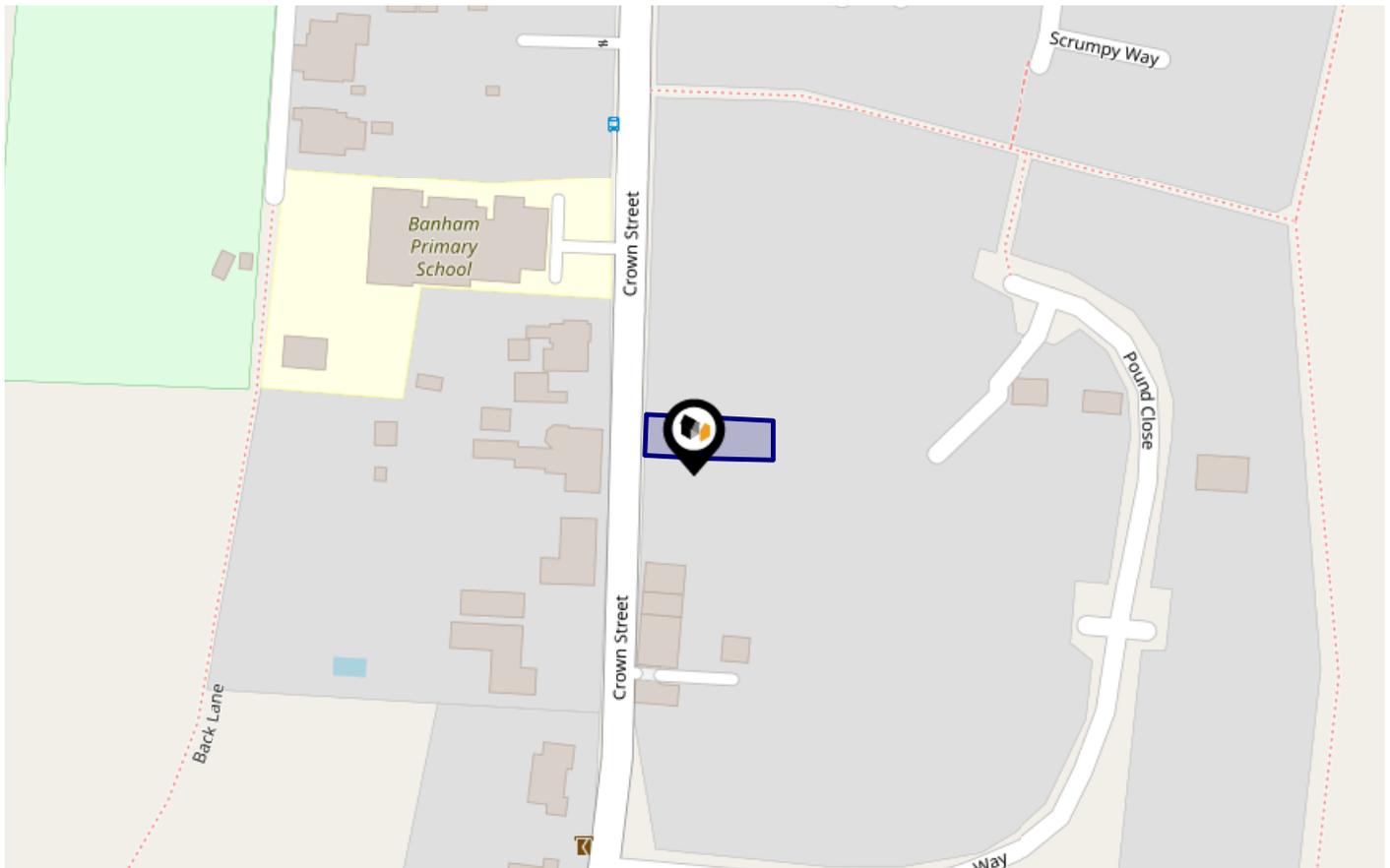


Flood Risk

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.



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:

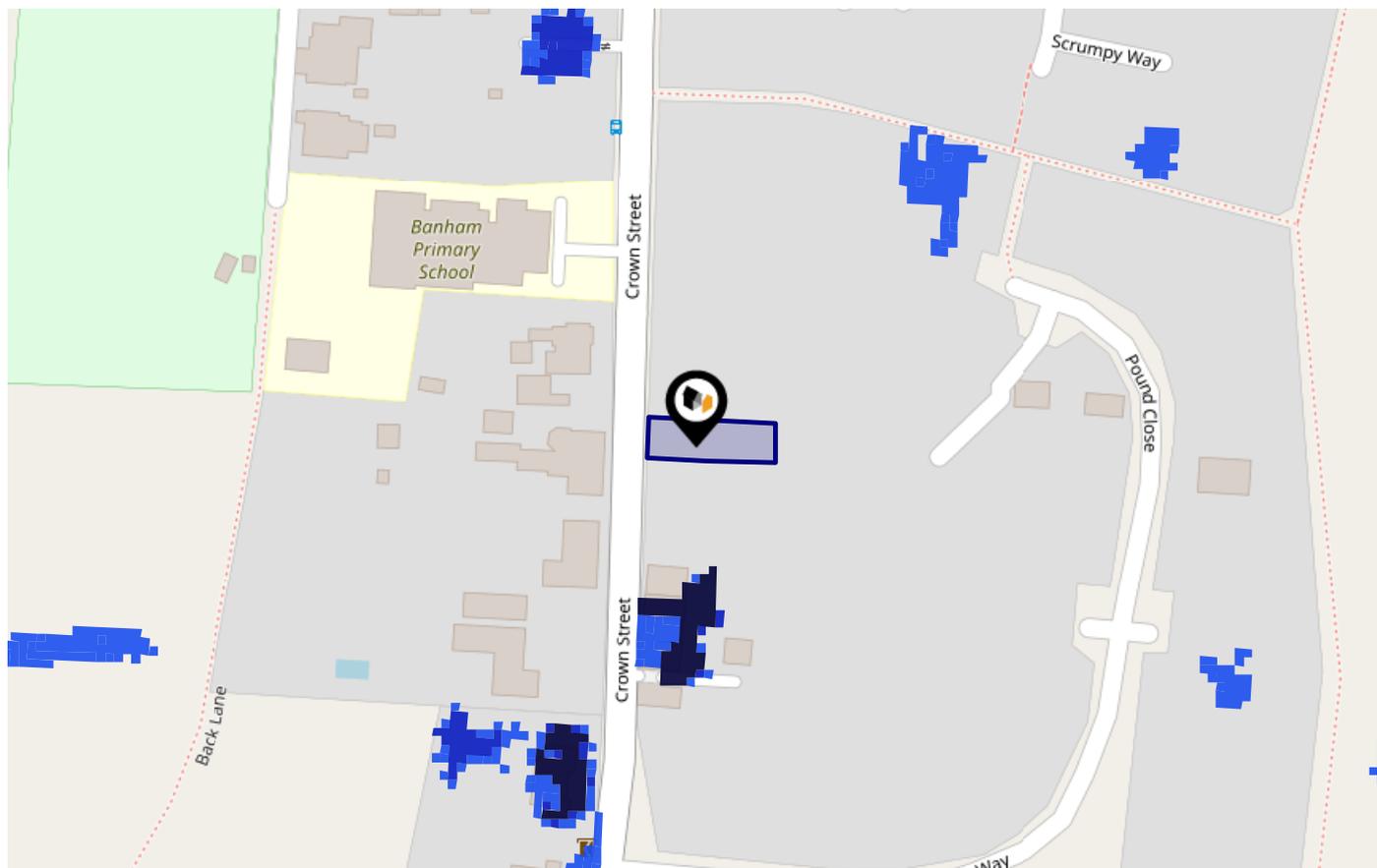


Flood Risk

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.

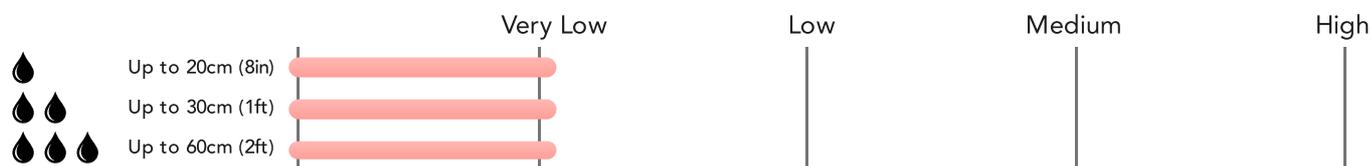


Risk Rating: Very low

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.
- 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:

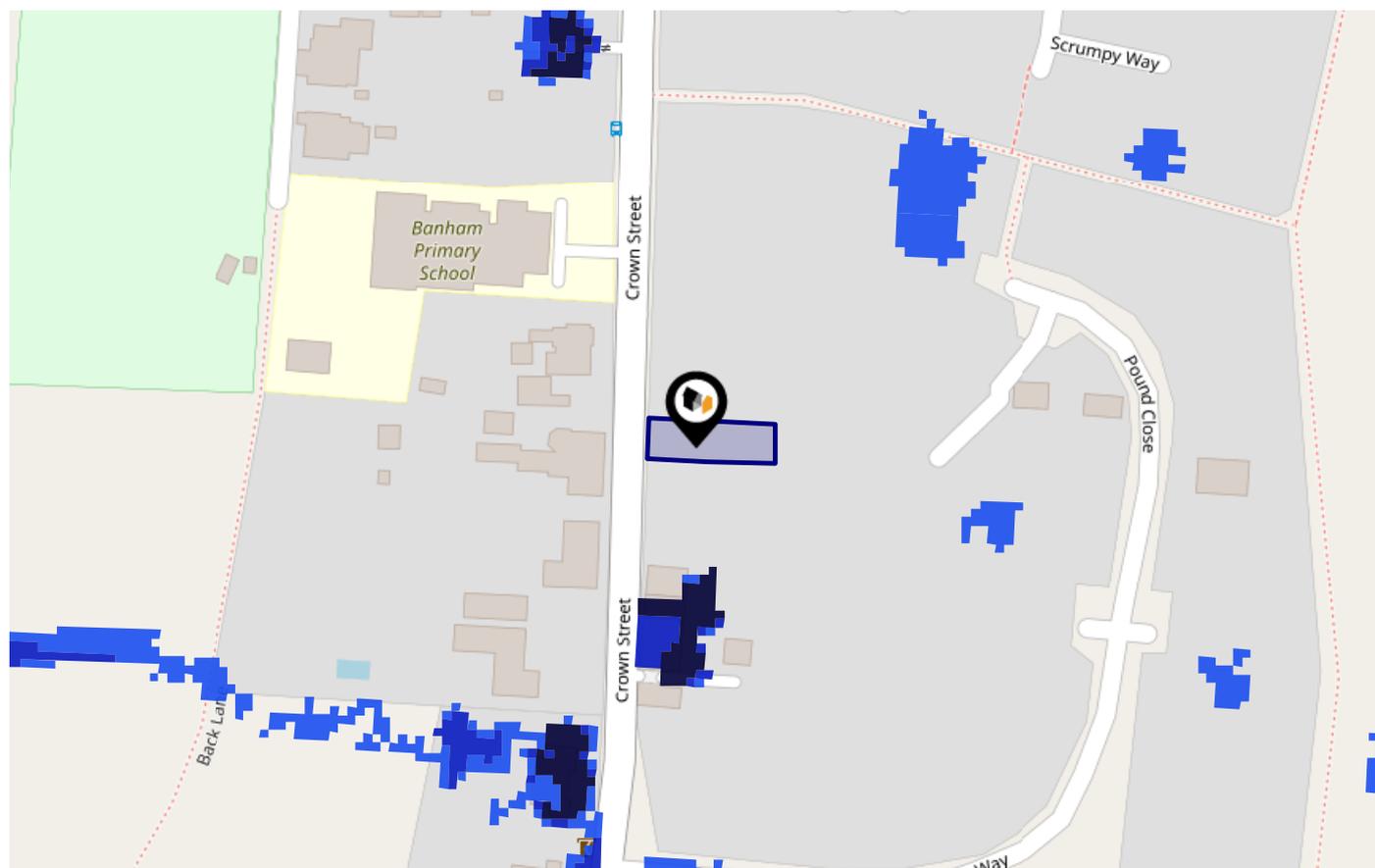


Flood Risk

Surface Water - 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.
- 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:

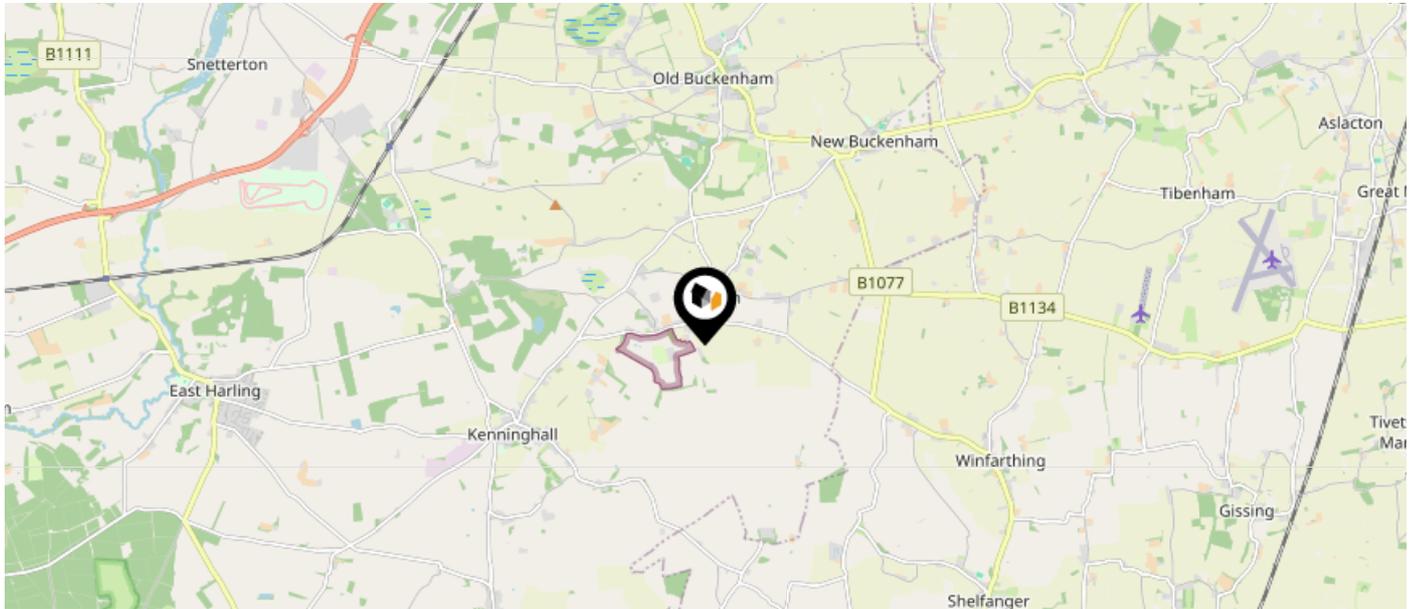


Maps

Green Belt



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



Nearby Green Belt Land

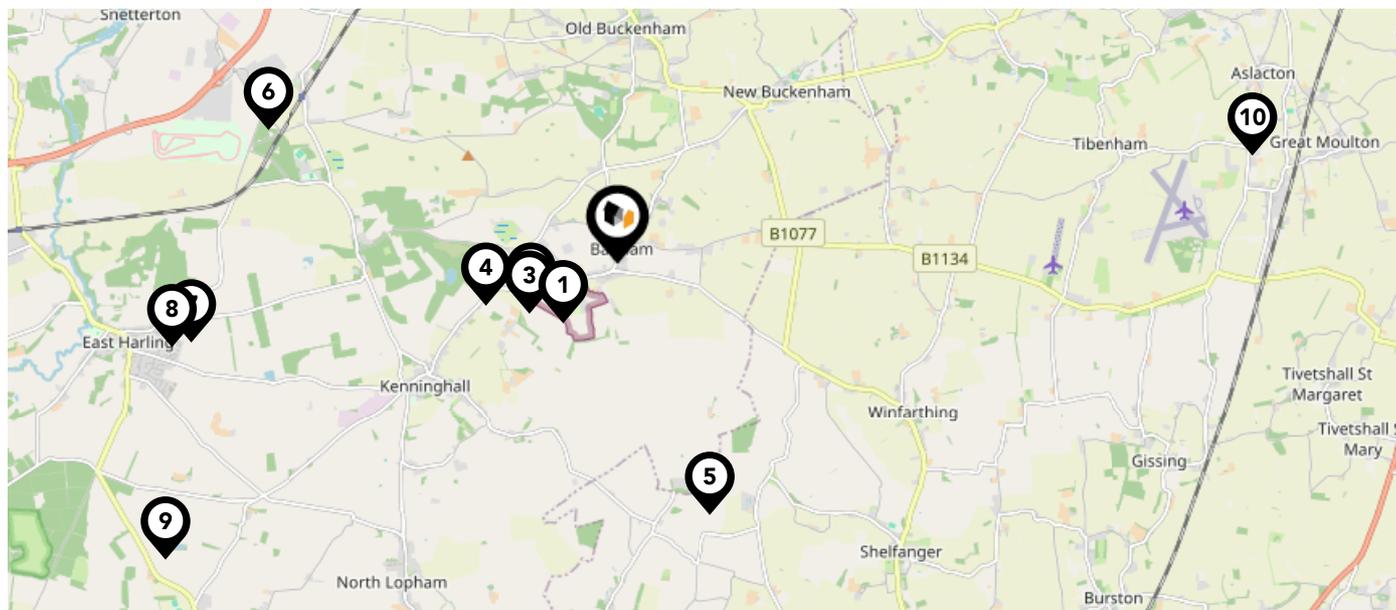
No data available.

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

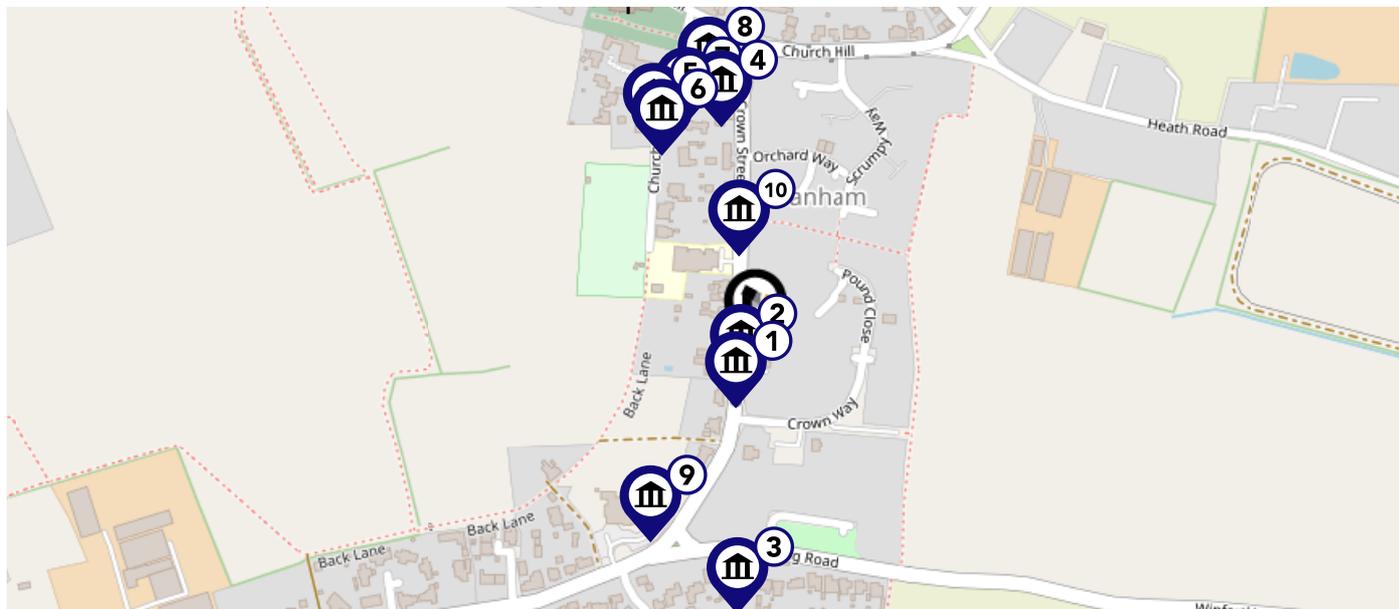
| | | |
|--|--|-------------------|
| | Banham Zoo-Banham | Historic Landfill |
| | Banham Zoo-Banham | Historic Landfill |
| | Land North of Kenninghall Road-Banham, Norfolk | Historic Landfill |
| | Fen Farm off Banham Road-Banham, Norfolk | Historic Landfill |
| | Former Air field-Fersfield Drive, Norfolk | Historic Landfill |
| | EA/EPR/CP3796SC/V002 | Active Landfill |
| | Field Lodge-Eccles Road, East Harling | Historic Landfill |
| | East Harling-East Harling, Breckland, Norfolk | Historic Landfill |
| | EA/EPR/NP3899NS/A001 | Active Landfill |
| | New Farmhouse-Wash Lane, Aslacton | Historic Landfill |

Maps

Listed Buildings

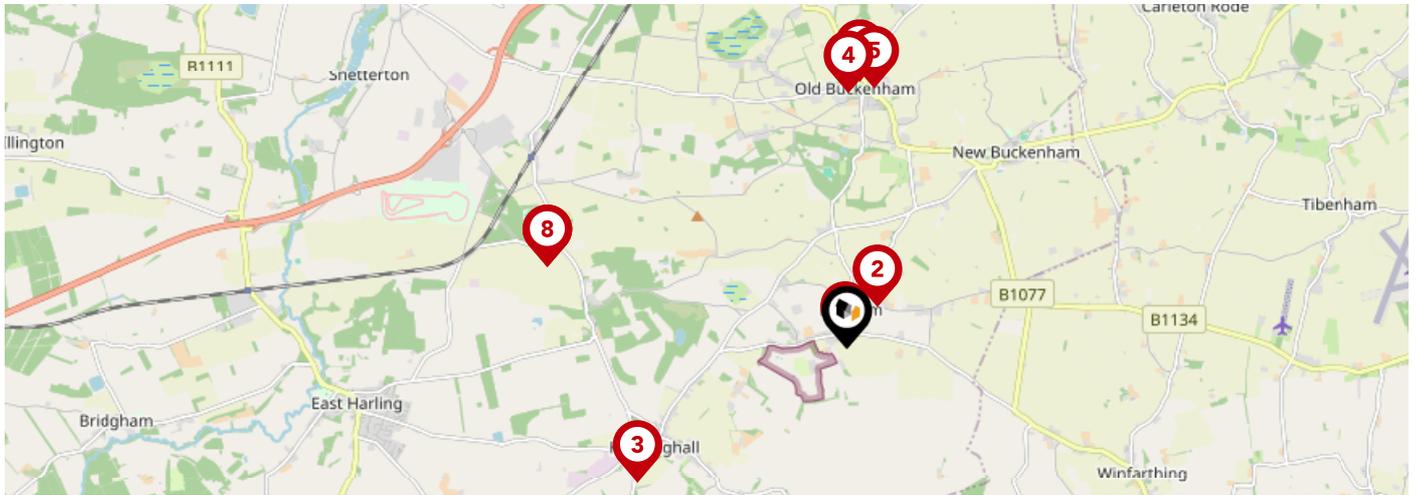


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



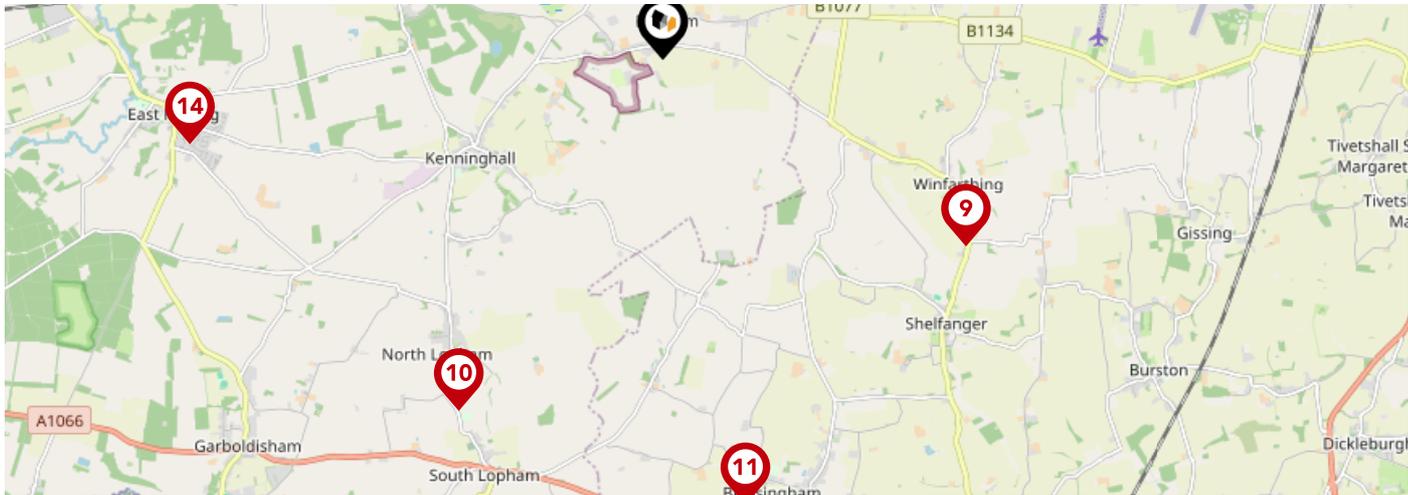
| Listed Buildings in the local district | Grade | Distance |
|---|----------|-----------|
|  1391802 - 14, Crown Street | Grade II | 0.0 miles |
|  1077561 - Stinton Lodge | Grade II | 0.0 miles |
|  1077564 - Hill Farmhouse | Grade II | 0.1 miles |
|  1077560 - Norfolk House | Grade II | 0.1 miles |
|  1169038 - Baileys Cottage | Grade II | 0.1 miles |
|  1077559 - Barn 50 Metres South West Of The Priors | Grade II | 0.1 miles |
|  1169087 - The Priory, Priory Cottage And Priory End | Grade II | 0.1 miles |
|  1448378 - Banham War Memorial | Grade II | 0.1 miles |
|  1342453 - Kings Head Cottage | Grade II | 0.1 miles |
|  1169053 - Red Lion Public House | Grade II | 0.1 miles |

Area Schools



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:0.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:0.46 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:2.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:2.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:2.37 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:2.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:2.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:2.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

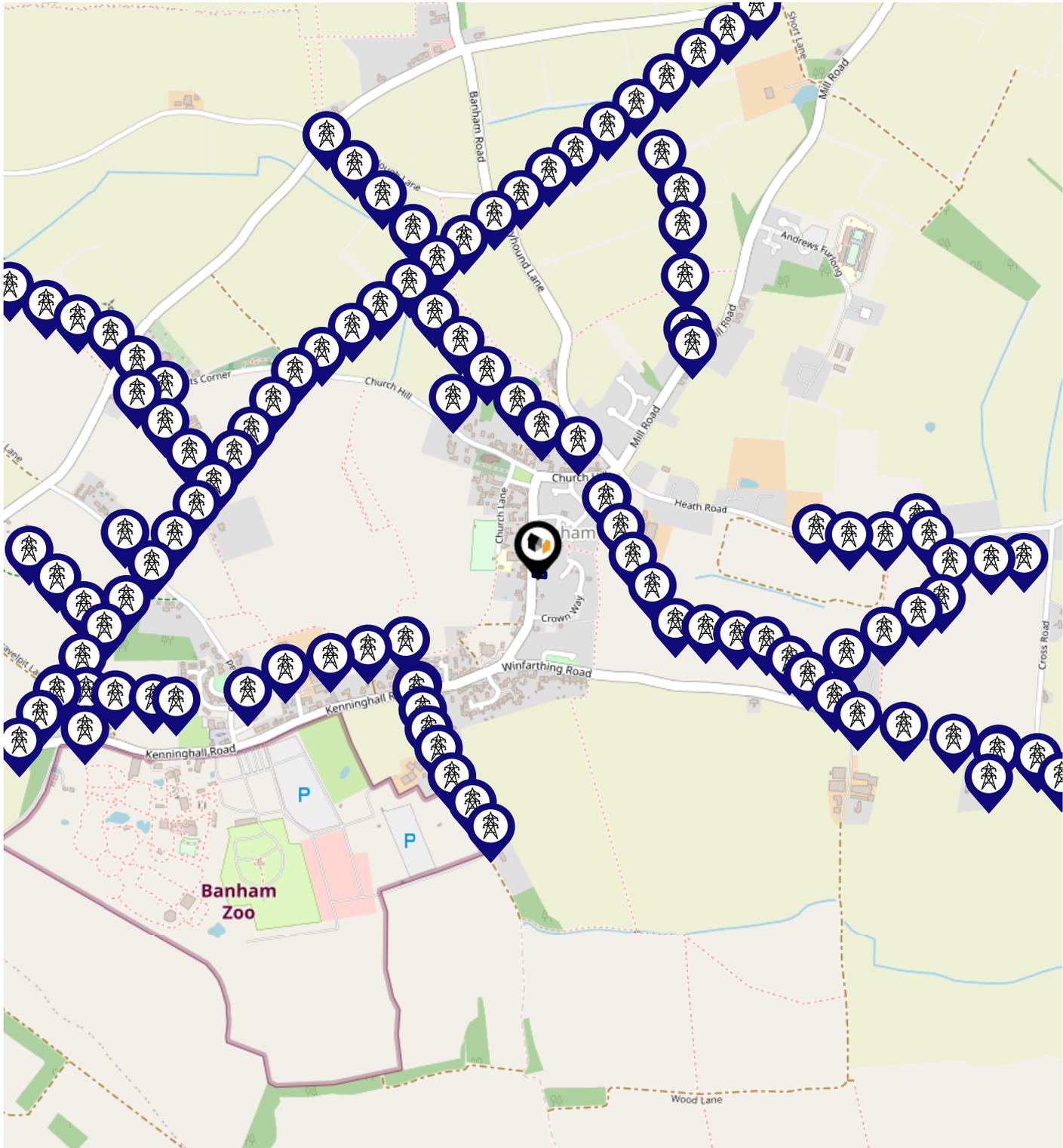
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:3.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:3.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:4.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:4.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:4.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:4.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:4.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

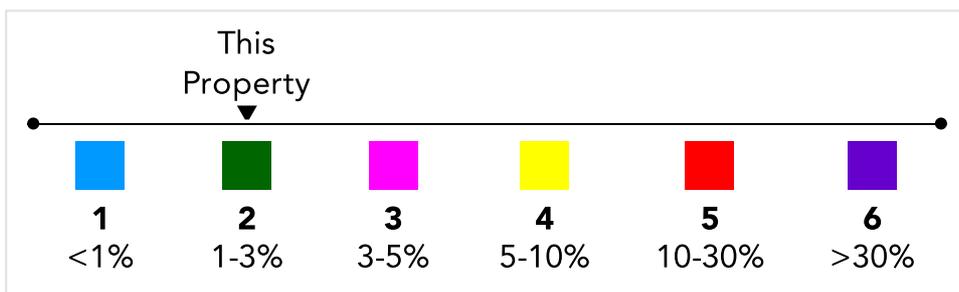
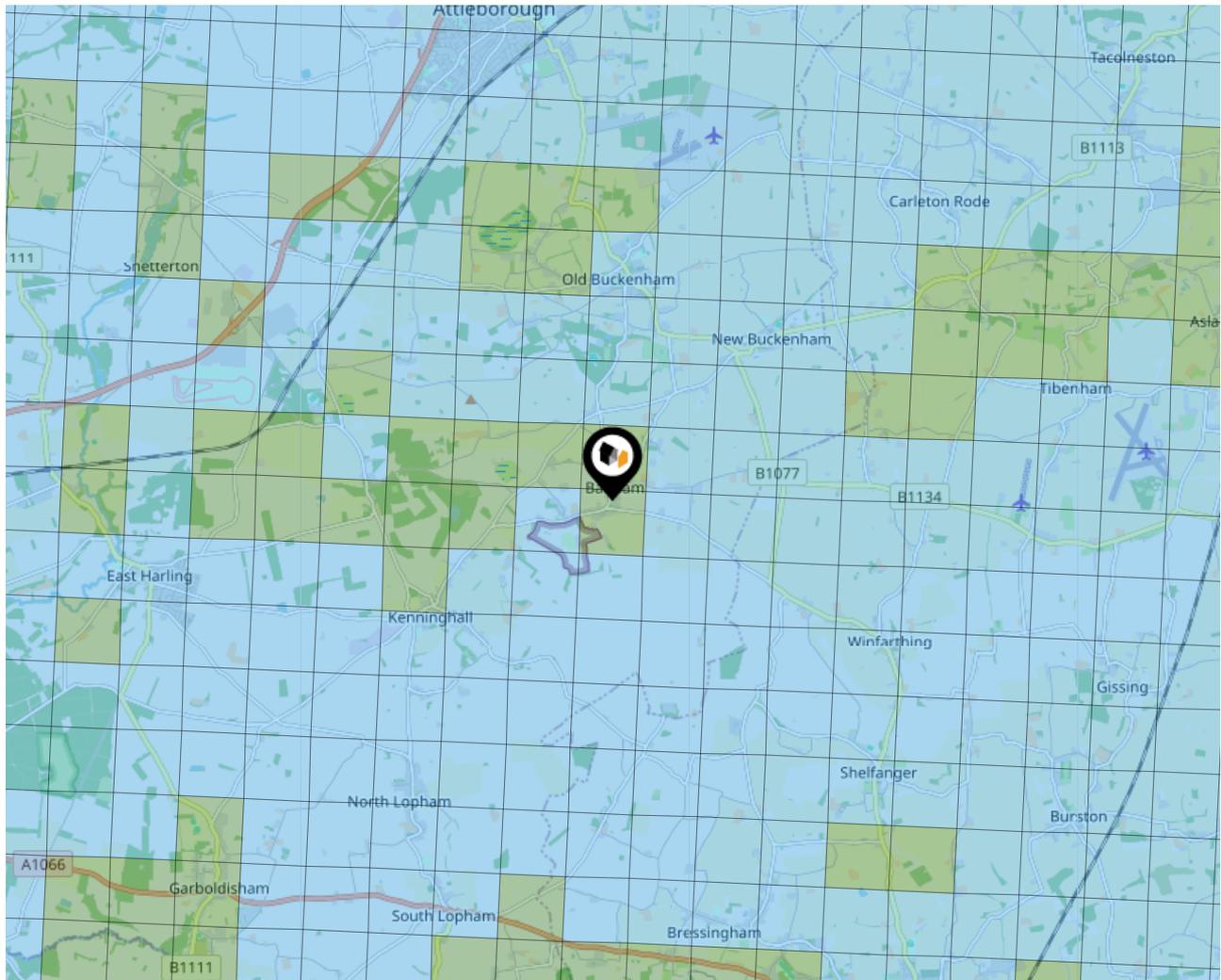
Environment

Radon Gas

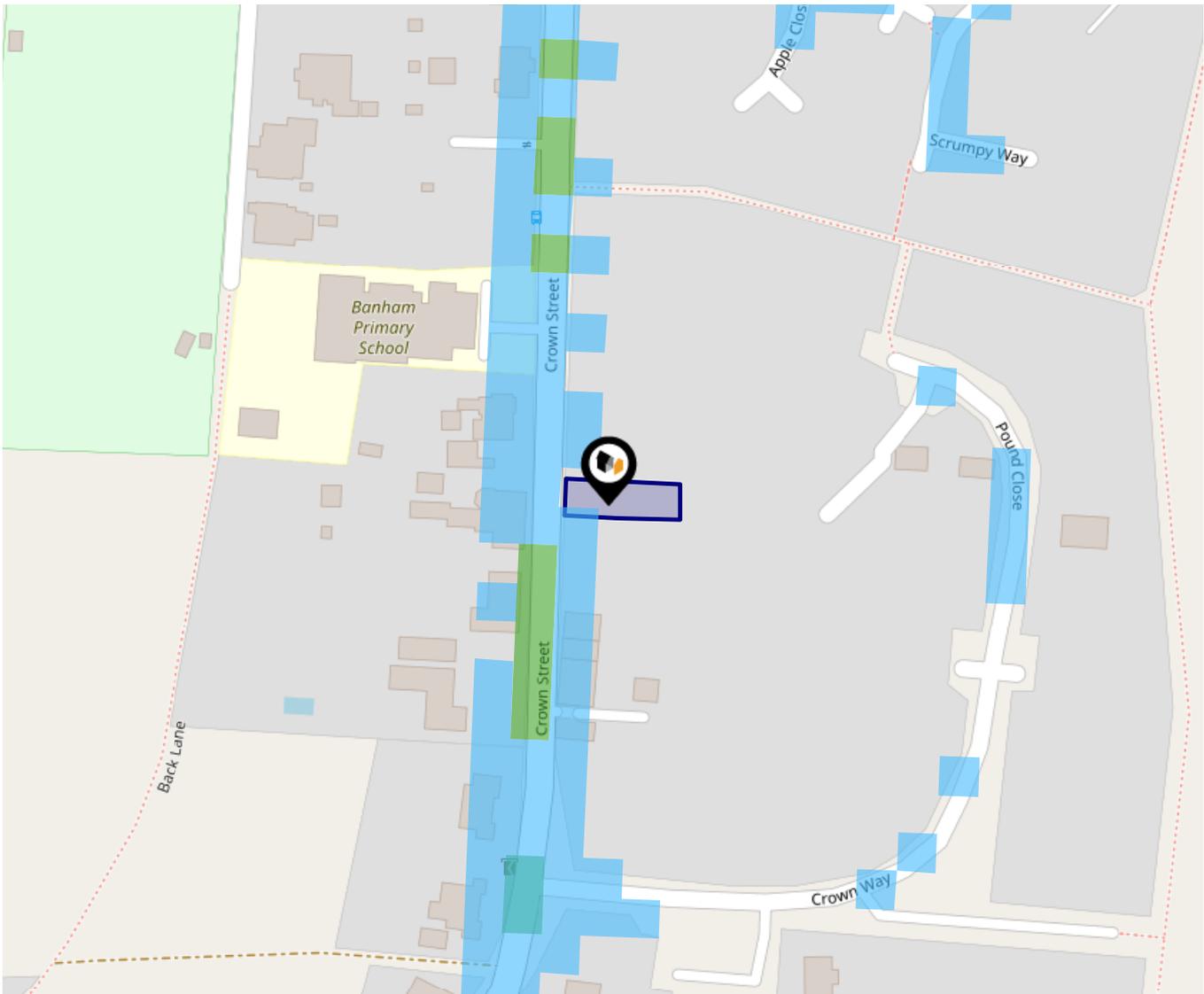


What is Radon?

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



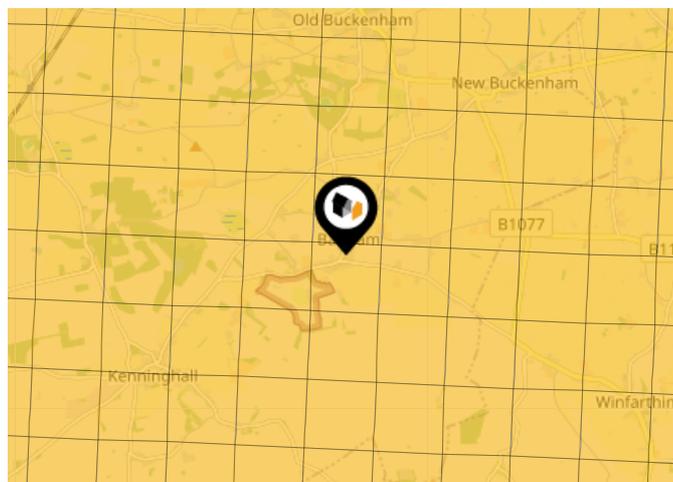
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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: | HIGH | Soil Texture: | CHALKY, SANDY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | LIGHT(SANDY) TO MEDIUM(SANDY) | | |

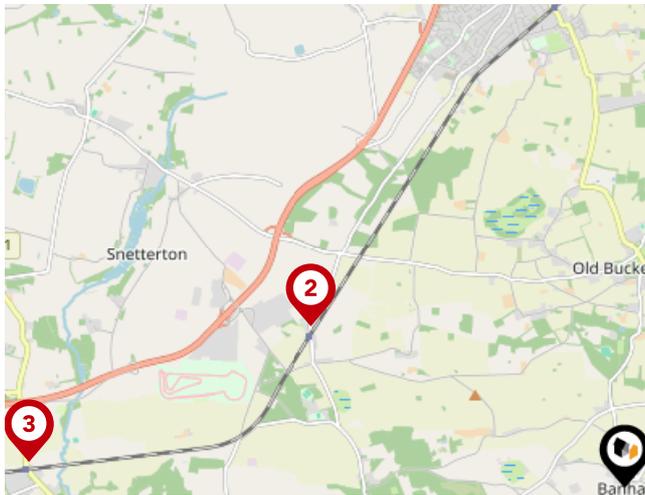


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

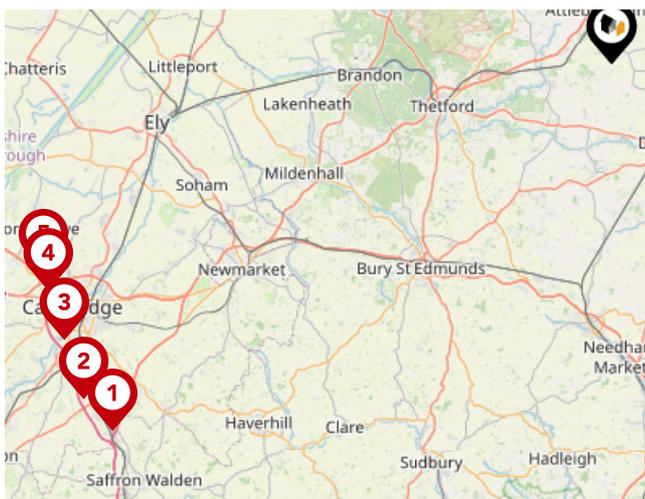
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Attleborough Rail Station | 4.48 miles |
| 2 | Eccles Road Rail Station | 3.17 miles |
| 3 | Harling Road Rail Station | 5.36 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 44.86 miles |
| 2 | M11 J10 | 45.17 miles |
| 3 | M11 J11 | 44.3 miles |
| 4 | M11 J13 | 43.77 miles |
| 5 | M11 J14 | 43.63 miles |



Airports/HELIPADS

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Norwich International Airport | 18.25 miles |
| 2 | Cambridge | 40.18 miles |
| 3 | Southend-on-Sea | 62.61 miles |
| 4 | Stansted Airport | 50.85 miles |

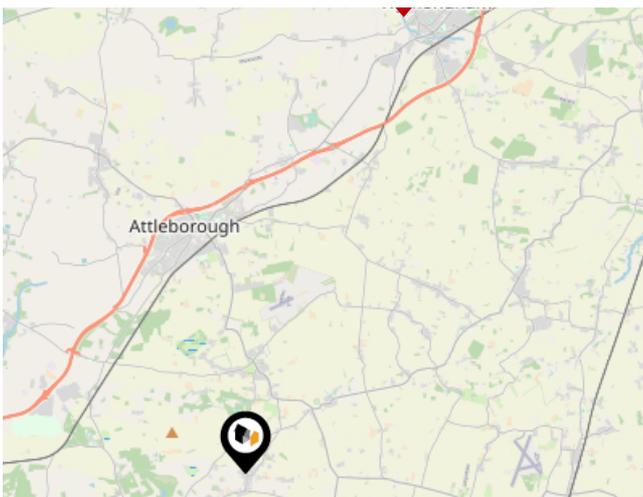
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------|------------|
| 1 | school | 0.03 miles |
| 2 | school | 0.03 miles |
| 3 | Grey's Manor | 0.13 miles |
| 4 | Phone Box | 0.15 miles |
| 5 | Grey's Manor | 0.16 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------------|------------|
| 1 | Wymondham Abbey (Mid Norfolk Railway) | 8.75 miles |



Whittley Parish | Attleborough

At Whittley 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](#)

Whittleby Parish | Attleborough

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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