

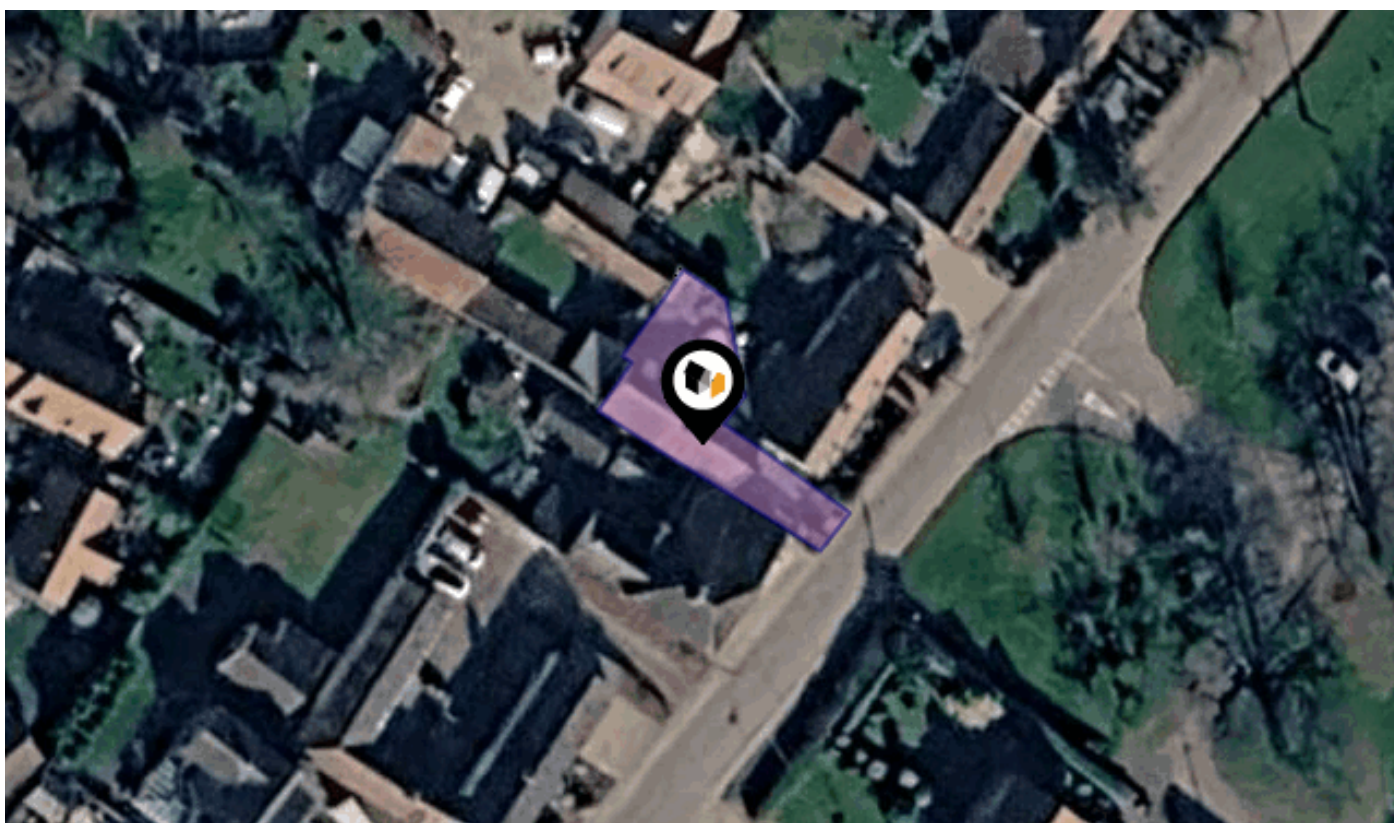


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 12th September 2026**



**SHROPHAM ROAD, GREAT HOCKHAM, THETFORD, IP24**

## Whittley Parish | Attleborough

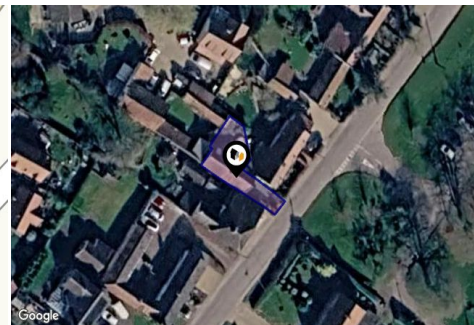
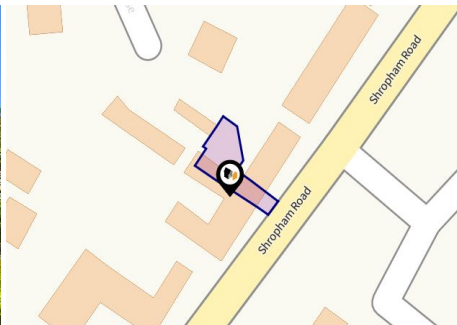
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





## Property

|                  |               |         |          |
|------------------|---------------|---------|----------|
| Type:            | Semi-Detached | Tenure: | Freehold |
| Bedrooms:        | 3             |         |          |
| Plot Area:       | 0.04 acres    |         |          |
| Council Tax :    | Band B        |         |          |
| Annual Estimate: | £1,901        |         |          |
| Title Number:    | NK469742      |         |          |

## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Norfolk                                                                             | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | Hockham                                                                             |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
| • Rivers & Seas                                                                     | Very low                                                                            | 18<br>mb/s                                                                          | 66<br>mb/s                                                                            | 1000<br>mb/s                                                                          |
| • Surface Water                                                                     | Very low                                                                            |  |  |  |
| Mobile Coverage:<br>(based on calls indoors)                                        |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
|  |  |  |    |    |
| O <sub>2</sub>                                                                      | EE                                                                                  | 3                                                                                   | O                                                                                     |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |

# Planning History

## This Address



Planning records for: *Shropham Road, Great Hockham, Thetford, IP24*

| Reference - TRE/2015/0056/TCA |                                                  |
|-------------------------------|--------------------------------------------------|
| Decision:                     | CA No Objection                                  |
| Date:                         | 01st April 2015                                  |
| Description:                  | Cherry Tree (T1) Fell to ground level and remove |













SHROPHAM ROAD, GREAT HOCKHAM, THETFORD, IP24

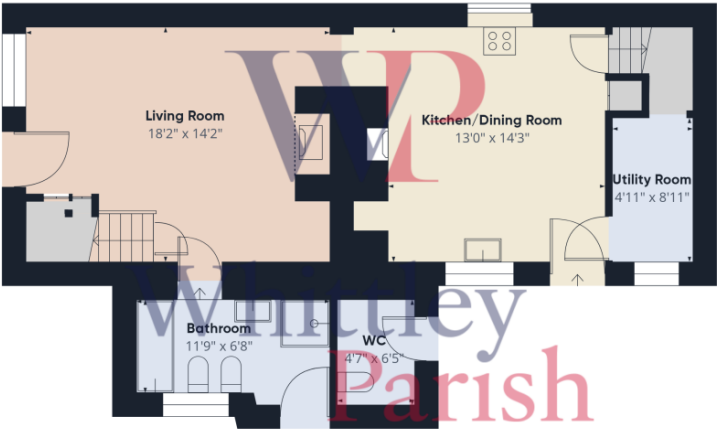


SHROPHAM ROAD, GREAT HOCKHAM, THETFORD, IP24





SHROPHAM ROAD, GREAT HOCKHAM, THETFORD, IP24



Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1178 ft<sup>2</sup>

Reduced headroom  
135 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

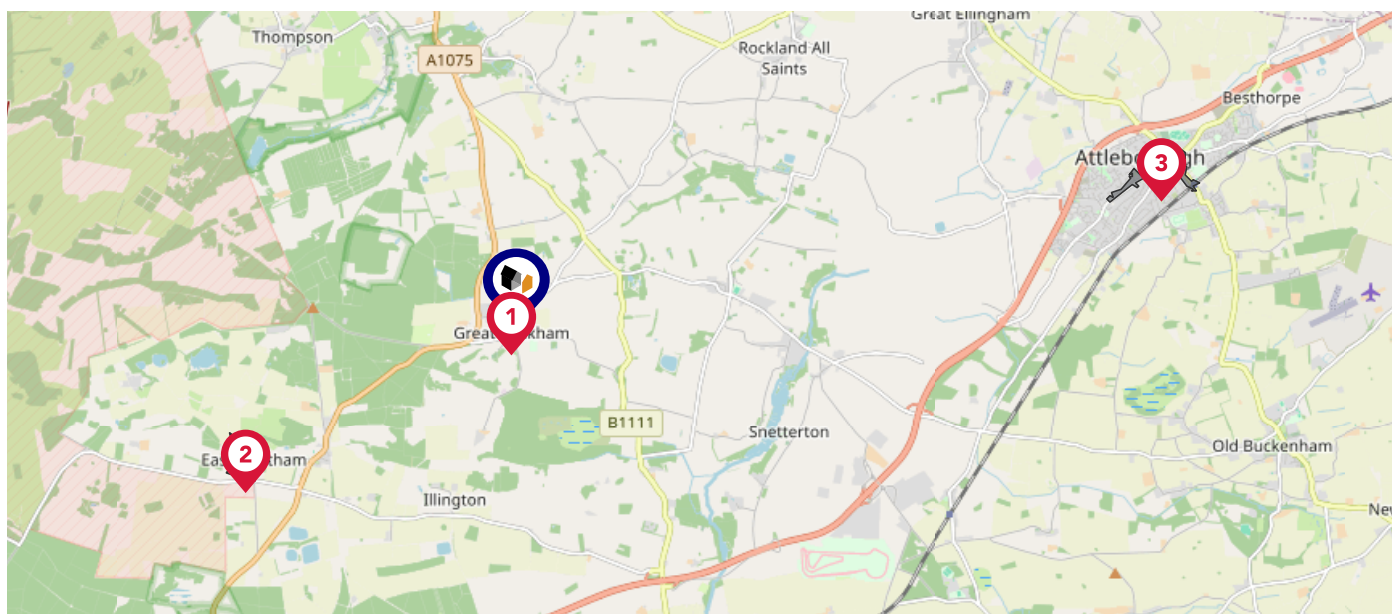
GIRAFFE360

# 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



Hockham



East Wretham



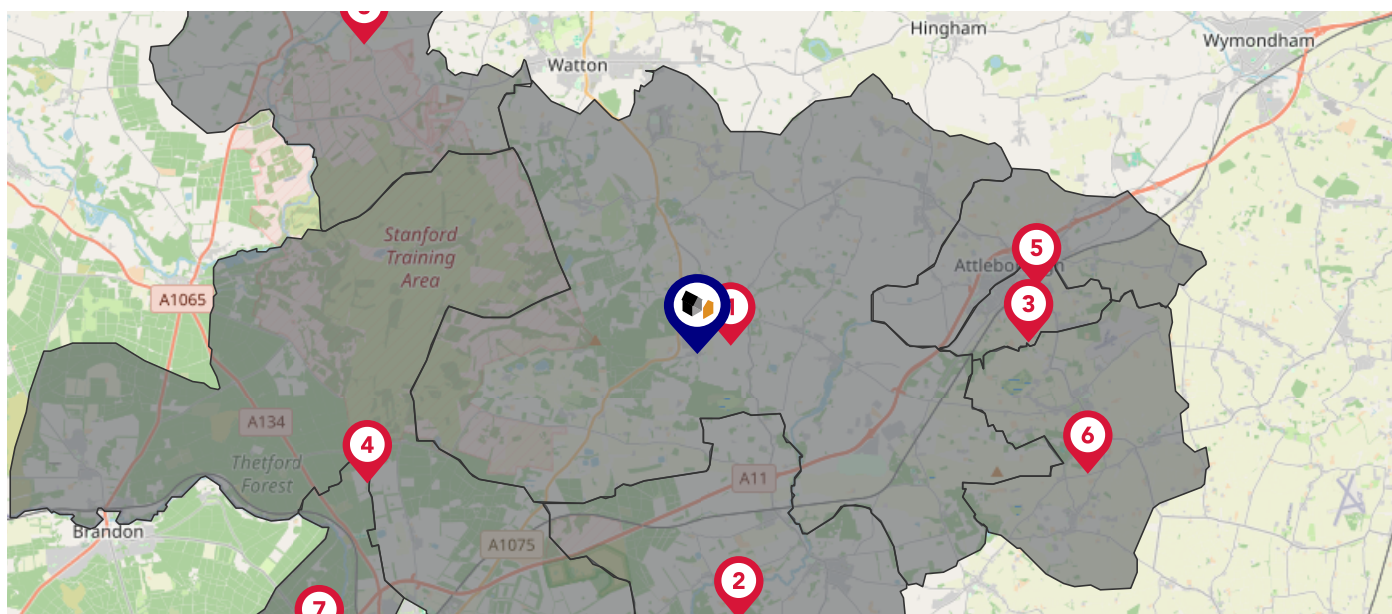
Attleborough

# 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

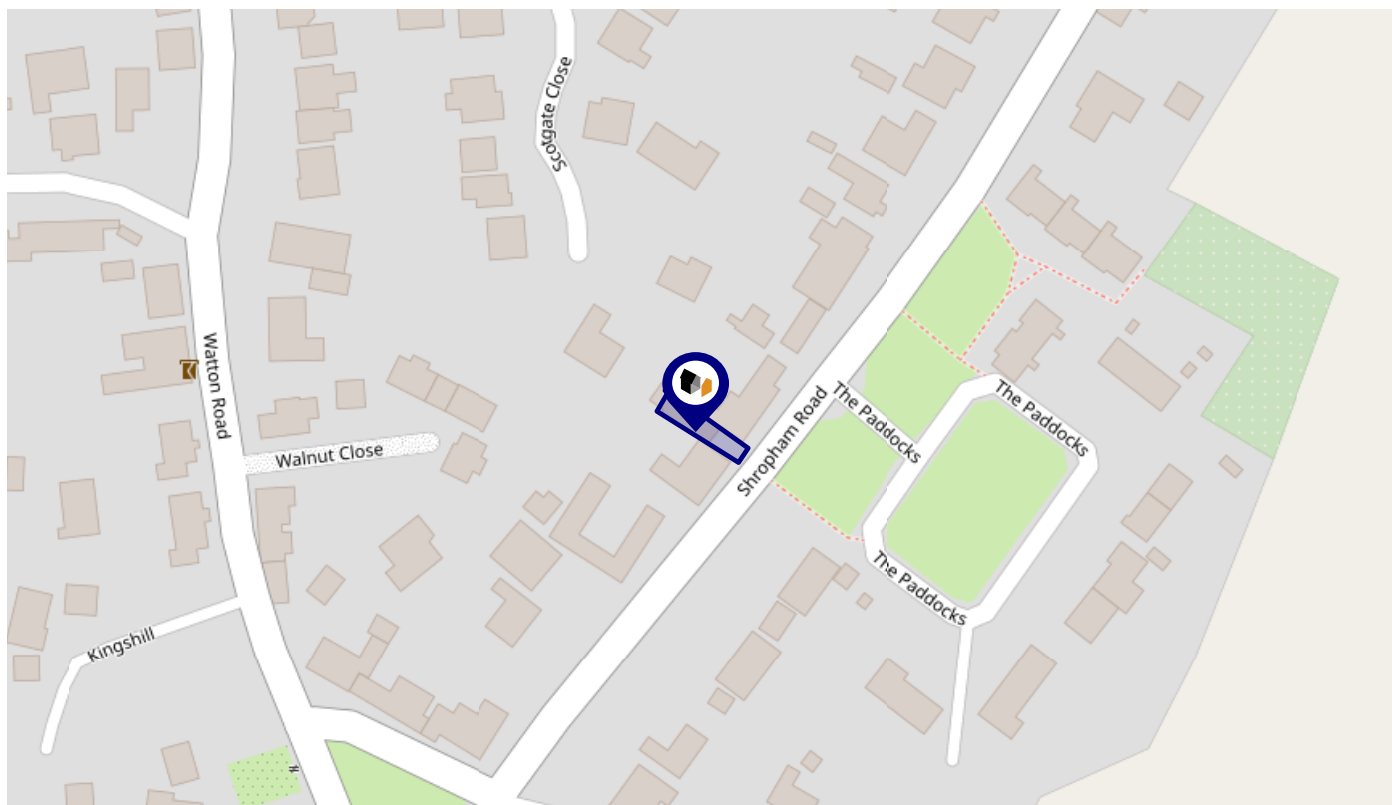


### Nearby Council Wards

-  All Saints & Wayland Ward
-  Harling & Heathlands Ward
-  Attleborough Burgh & Haverscroft Ward
-  Forest Ward
-  Attleborough Queens & Besthorpe Ward
-  The Buckenham & Banham Ward
-  Thetford Priory Ward
-  Ashill 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:

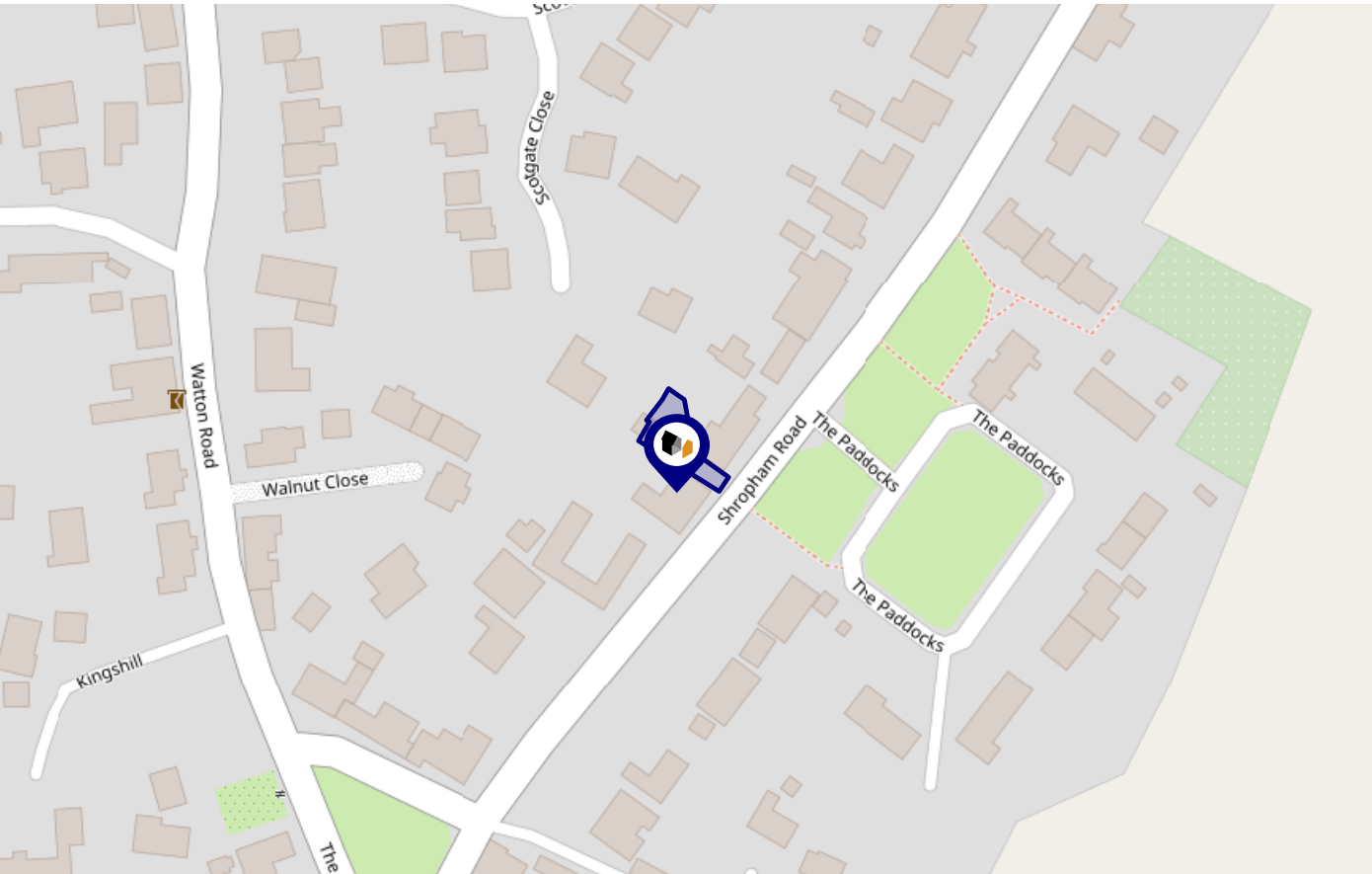
|   |  |              |                                                                                     |
|---|--|--------------|-------------------------------------------------------------------------------------|
| 5 |  | 75.0+ dB     |  |
| 4 |  | 70.0-74.9 dB |  |
| 3 |  | 65.0-69.9 dB |  |
| 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.

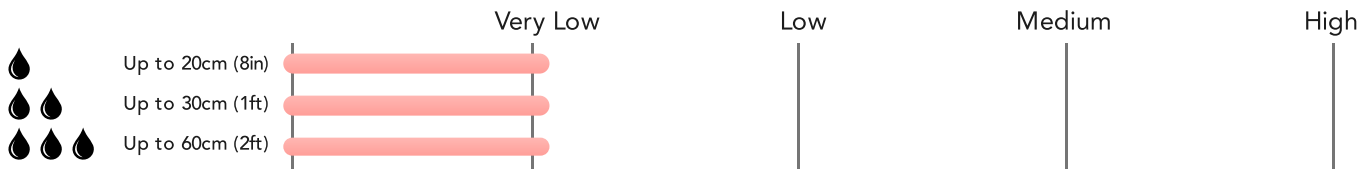


Risk Rating: Very low

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:

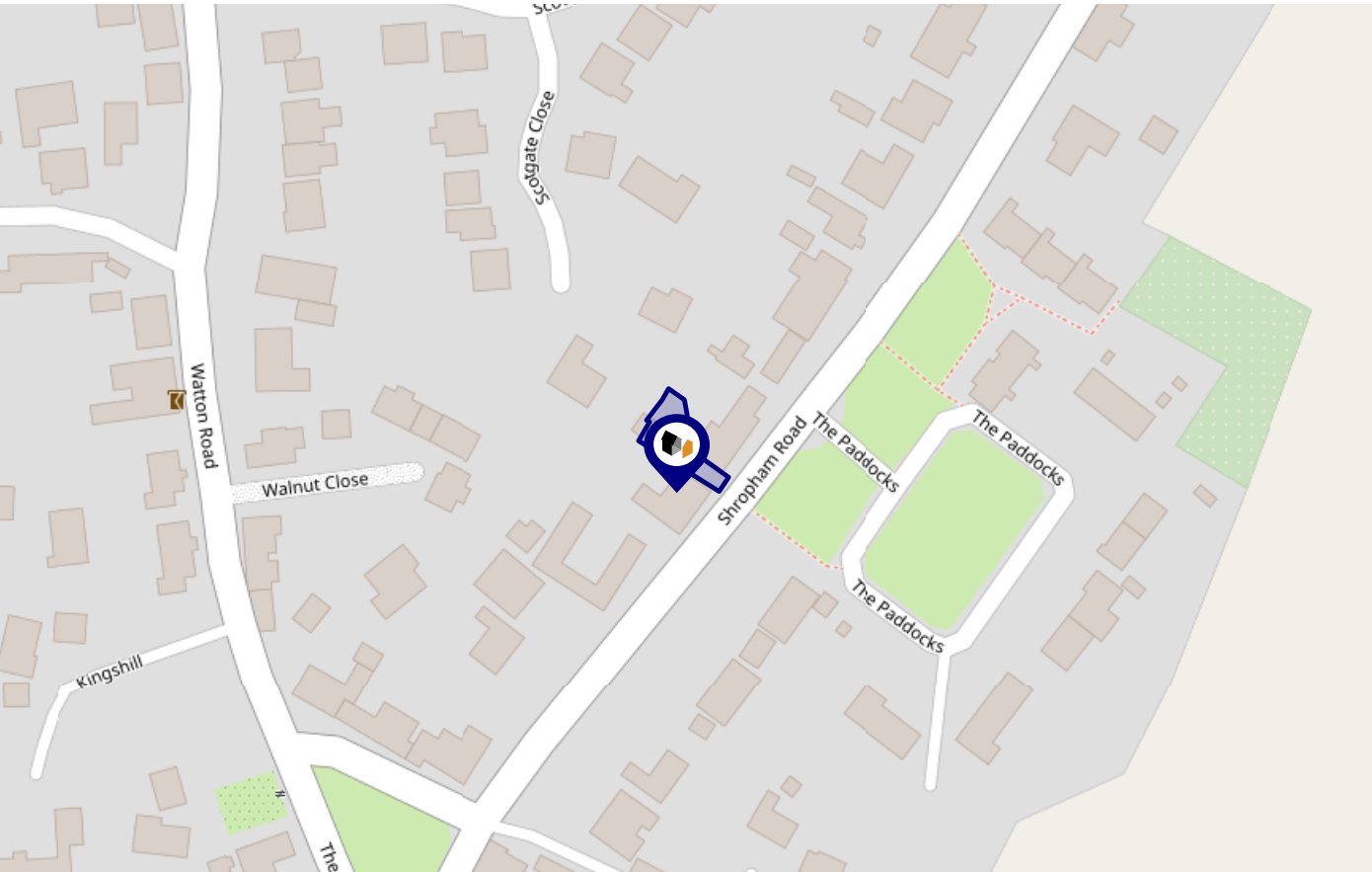


# Flood Risk

## 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.

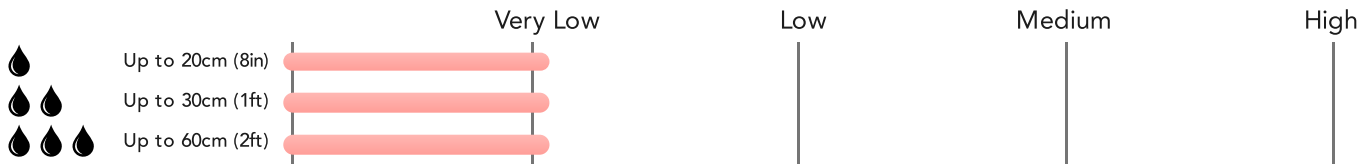


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



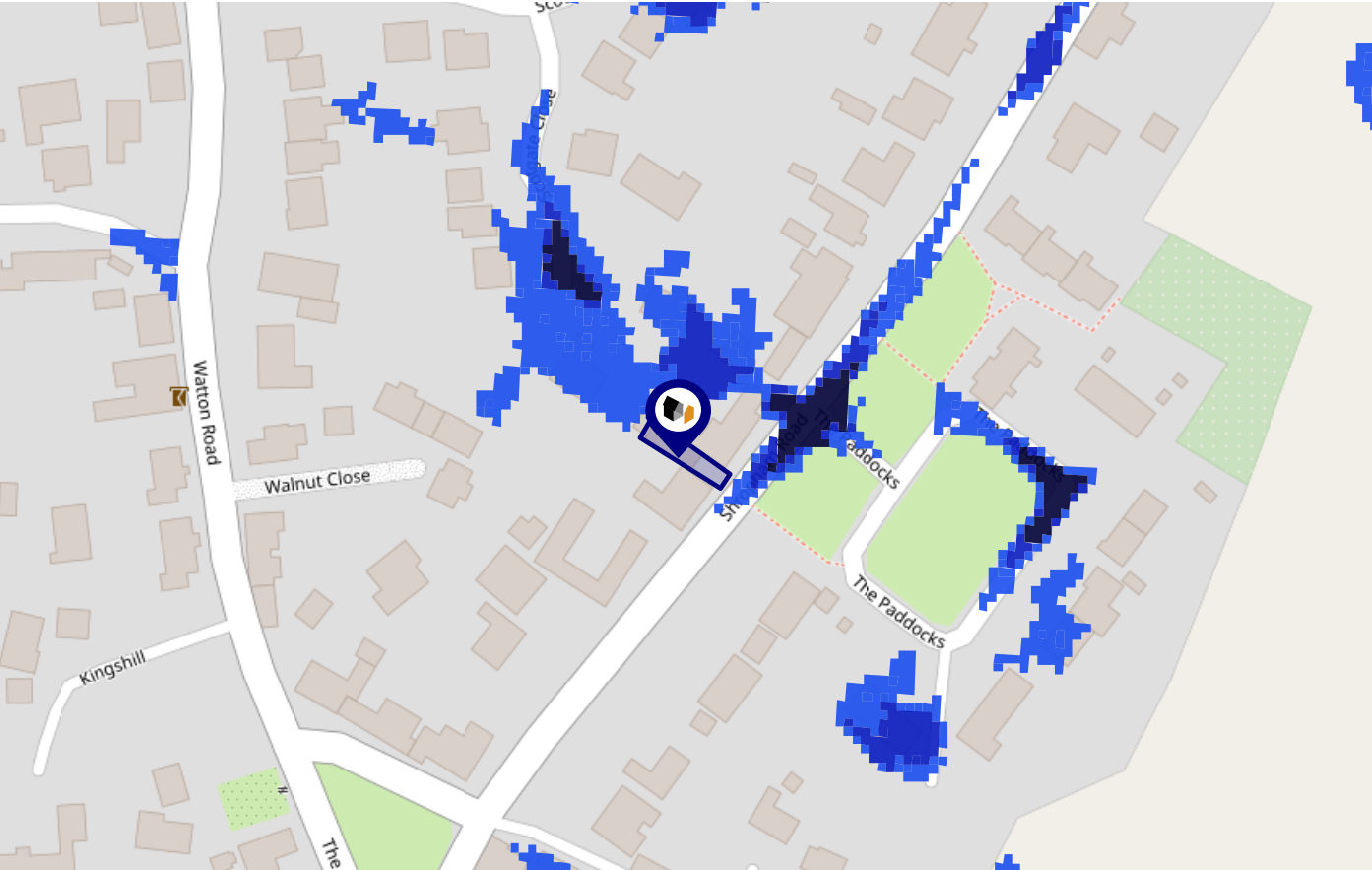


# Flood Risk

## 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.

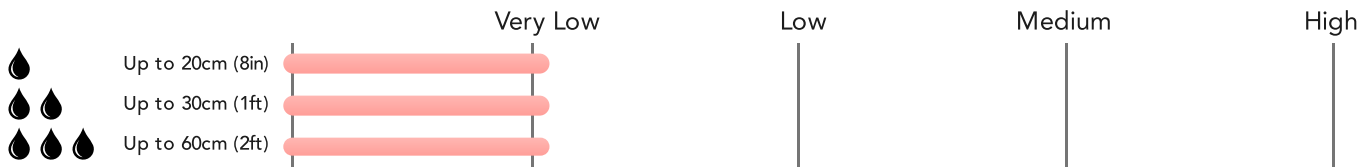


Risk Rating: Very low

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:

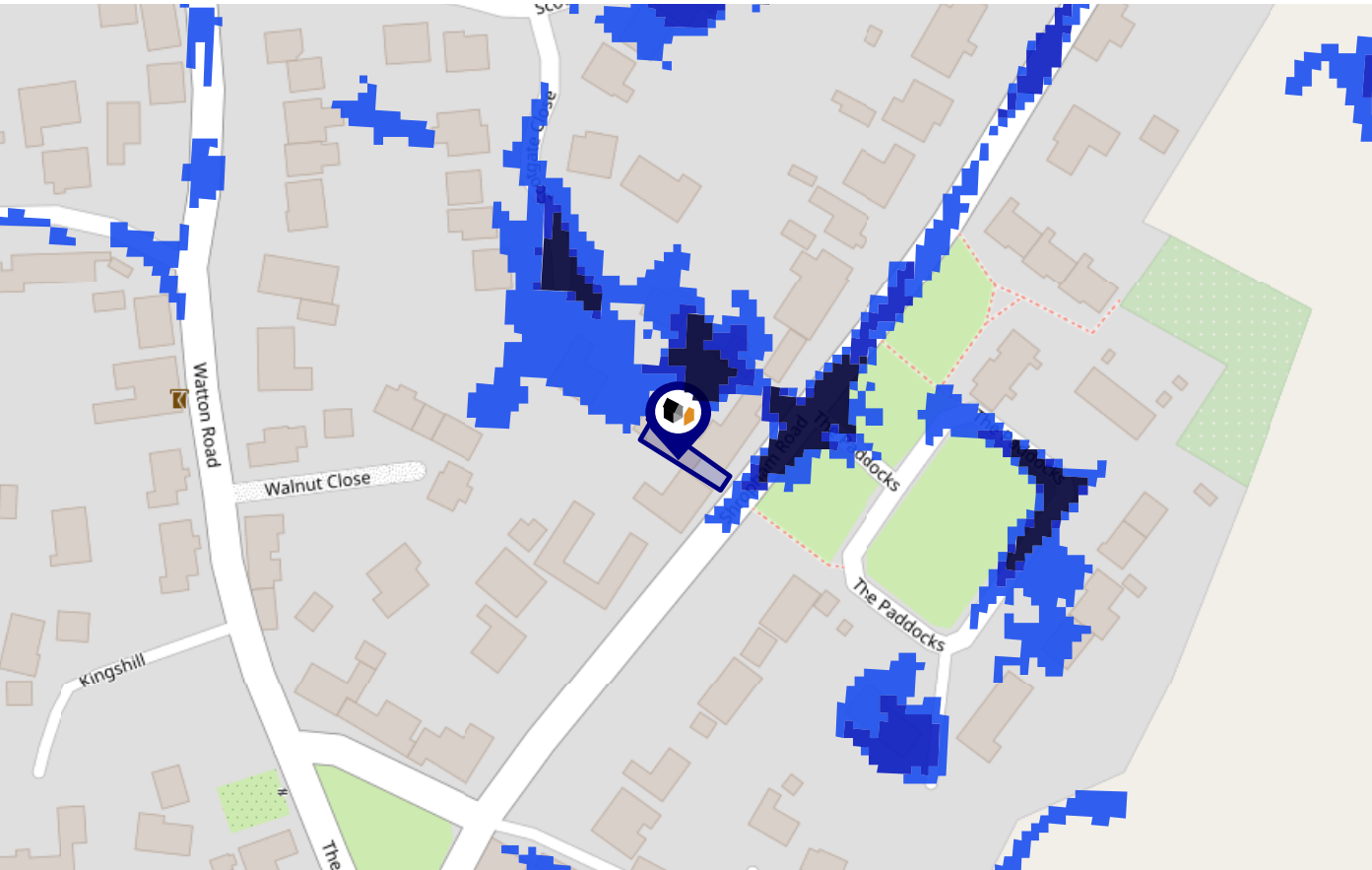


# Flood Risk

## Surface Water - 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

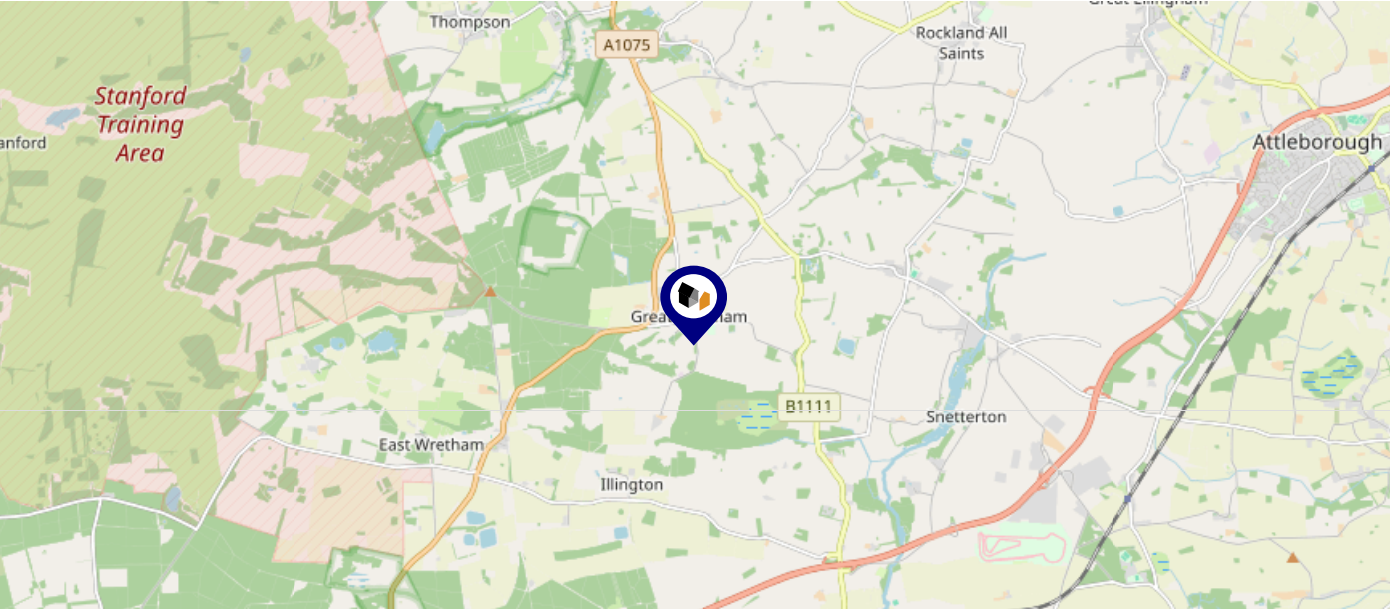
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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:



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



Nearby Green Belt Land

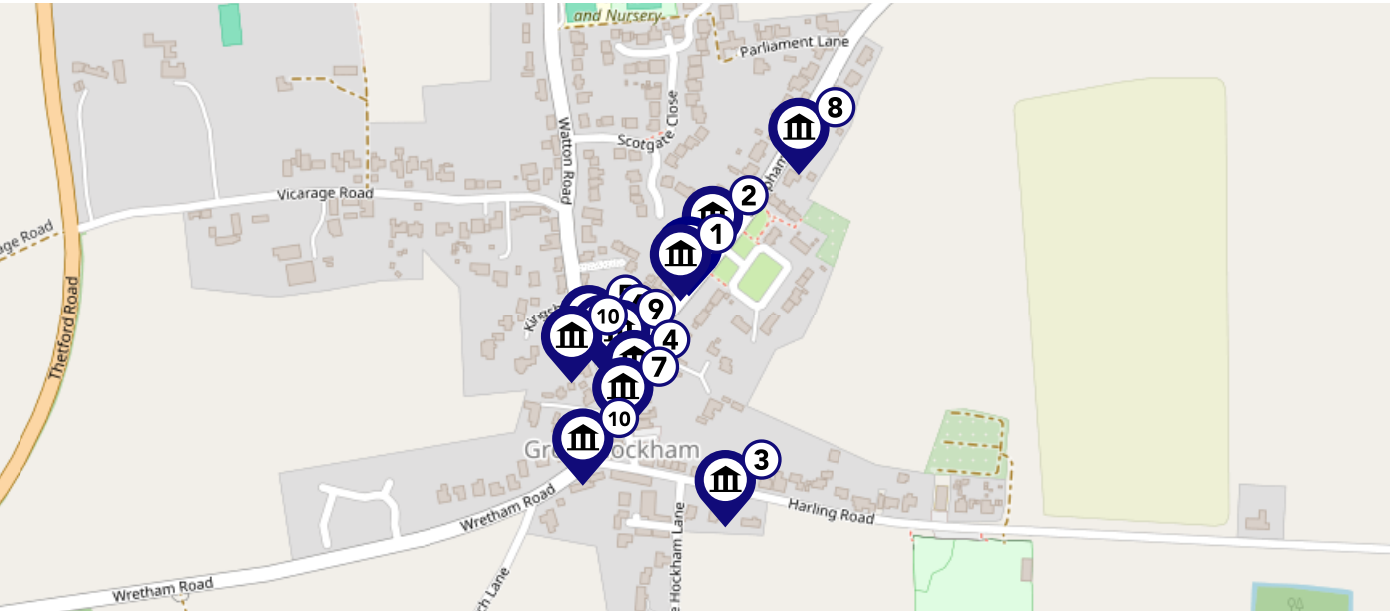
No data available.

# Maps

## Listed Buildings

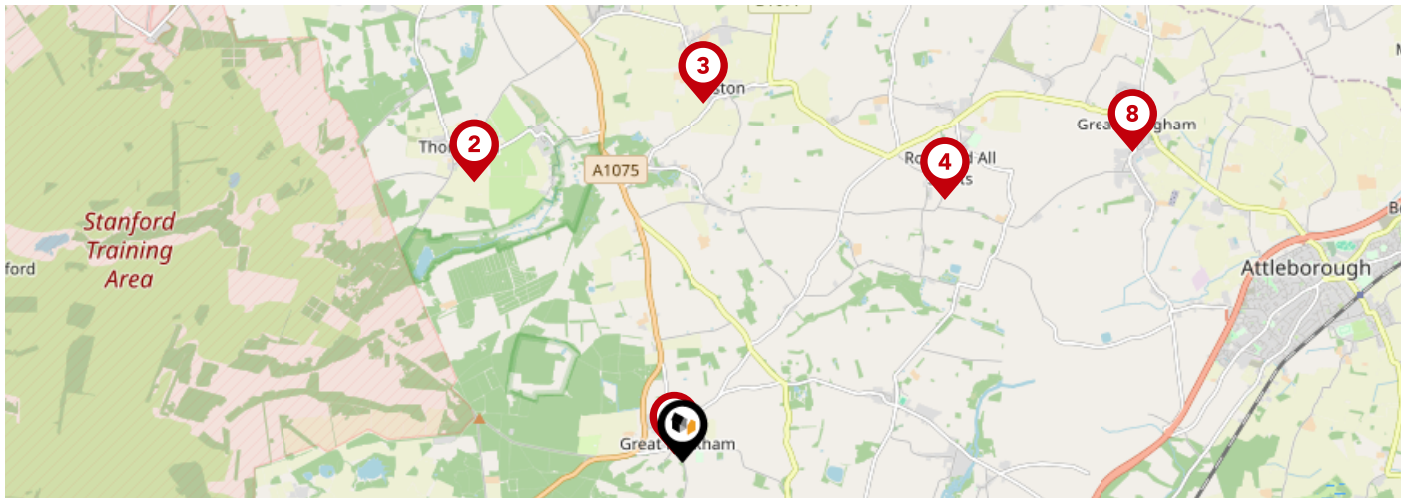


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

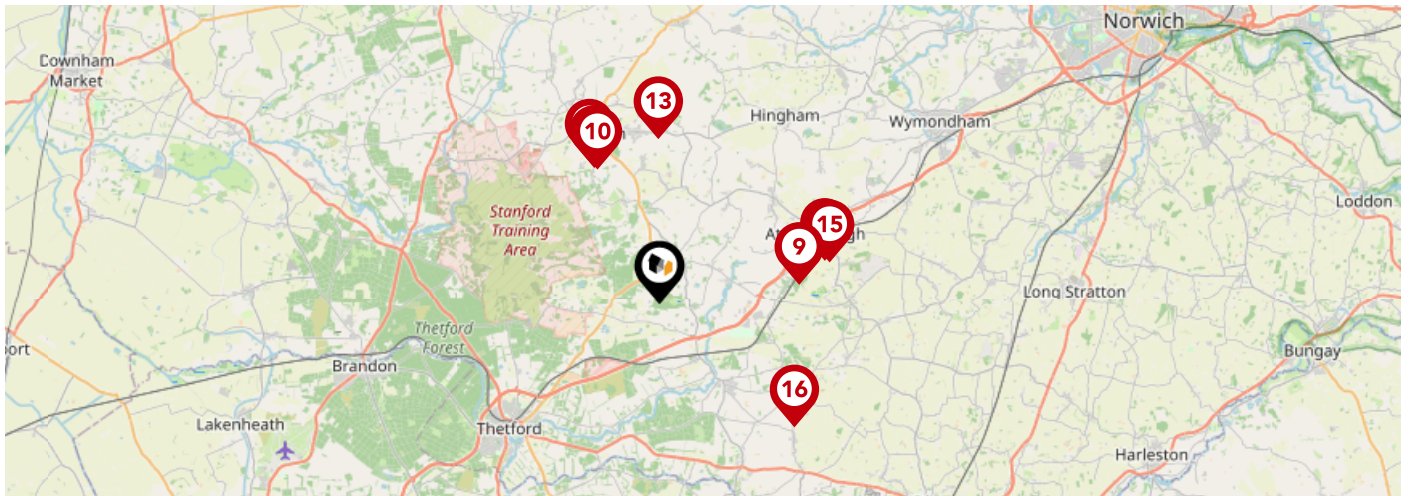


| Listed Buildings in the local district |                                    | Grade    | Distance  |
|----------------------------------------|------------------------------------|----------|-----------|
|                                        | 1248442 - Briardene                | Grade II | 0.0 miles |
|                                        | 1077544 - Flint Cottages           | Grade II | 0.0 miles |
|                                        | 1342421 - Thatch Cottage           | Grade II | 0.1 miles |
|                                        | 1342459 - The Cottage              | Grade II | 0.1 miles |
|                                        | 1077571 - Hill Cottage             | Grade II | 0.1 miles |
|                                        | 1342460 - Cleobury Cottage         | Grade II | 0.1 miles |
|                                        | 1077569 - St Margaret              | Grade II | 0.1 miles |
|                                        | 1393507 - Barn At North Farm       | Grade II | 0.1 miles |
|                                        | 1077570 - The Old Red Lion Inn     | Grade II | 0.1 miles |
|                                        | 1342428 - K6 Telephone Kiosk       | Grade II | 0.1 miles |
|                                        | 1277964 - 16 And 17, School Square | Grade II | 0.1 miles |





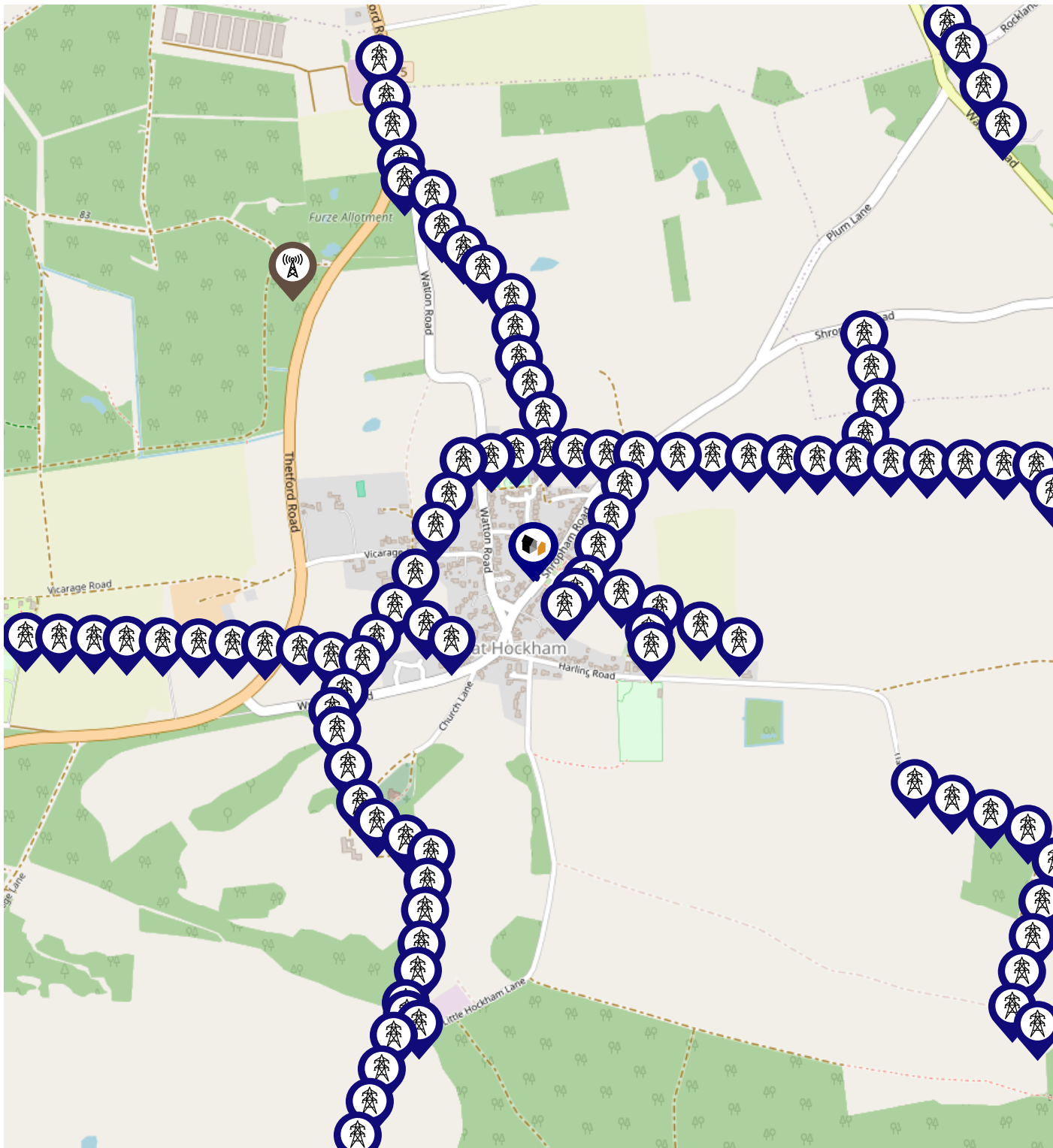
|          |                                                                                                     | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Great Hockham Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 110   Distance:0.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Thompson Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 87   Distance:3.15  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Caston Church of England Primary Academy</b><br>Ofsted Rating: Good   Pupils: 72   Distance:3.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Rocklands Community Primary School</b><br>Ofsted Rating: Good   Pupils: 71   Distance:3.34       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>East Harling Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 212   Distance:4.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Aurora White House School</b><br>Ofsted Rating: Good   Pupils: 61   Distance:4.75                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Aurora Eccles School</b><br>Ofsted Rating: Not Rated   Pupils: 202   Distance:4.75               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Great Ellingham Primary School</b><br>Ofsted Rating: Good   Pupils: 177   Distance:4.93          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                                                  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Rosecroft Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 525   Distance:5.08                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wayland Academy</b><br>Ofsted Rating: Good   Pupils: 569   Distance:5.35                                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Watton Westfield Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 294   Distance:5.46                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Watton Junior School</b><br>Ofsted Rating: Not Rated   Pupils: 284   Distance:5.76                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Peter and St Paul Church of England Primary Academy &amp; Nursery</b><br>Ofsted Rating: Good   Pupils: 191   Distance:5.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Attleborough Academy</b><br>Ofsted Rating: Good   Pupils: 932   Distance:6.19                                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Attleborough Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 378   Distance:6.34                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kenninghall Primary School</b><br>Ofsted Rating: Good   Pupils: 106   Distance:6.58                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

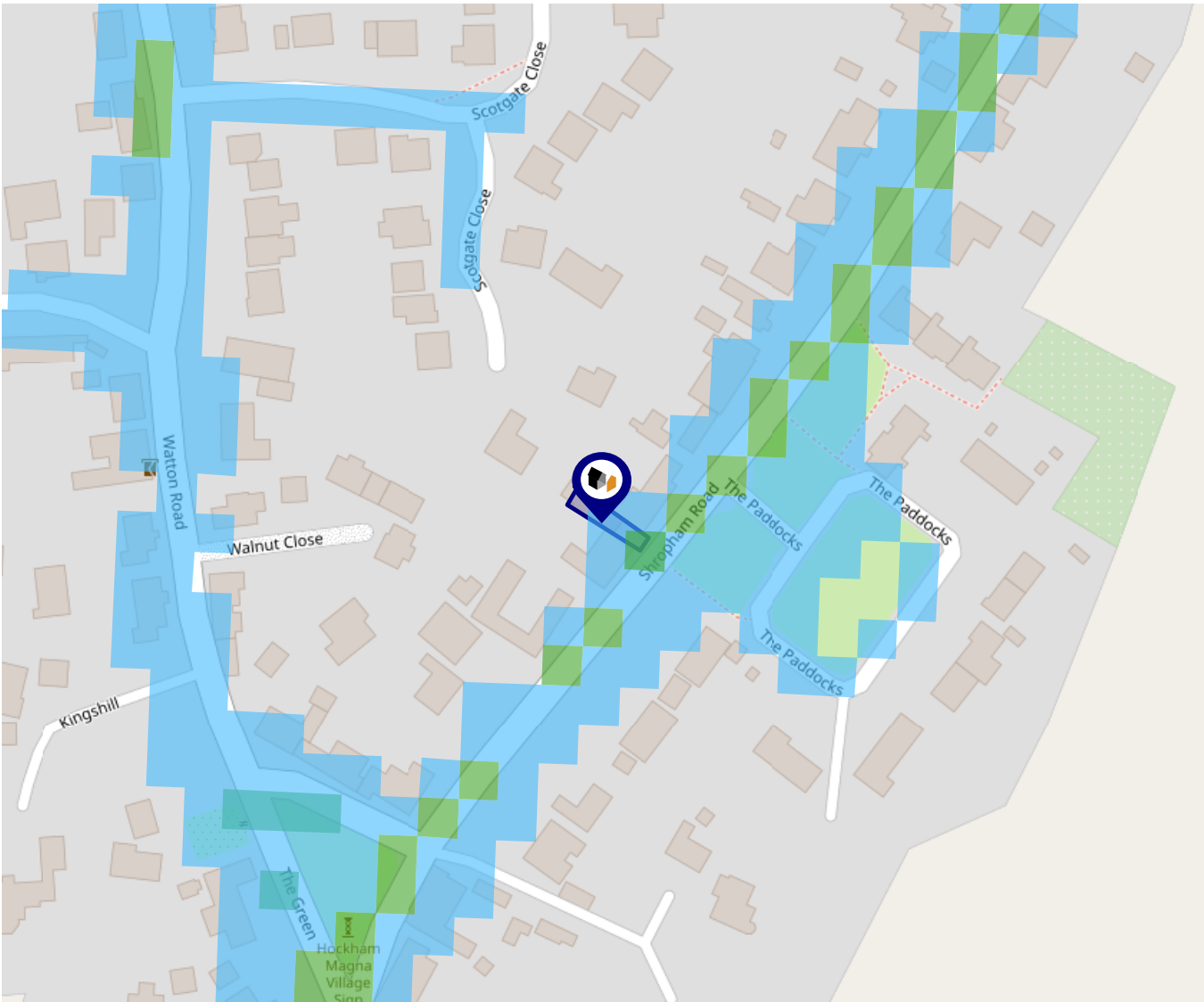


### Key:

- Power Pylons
- Communication Masts

# Local Area

## Road Noise



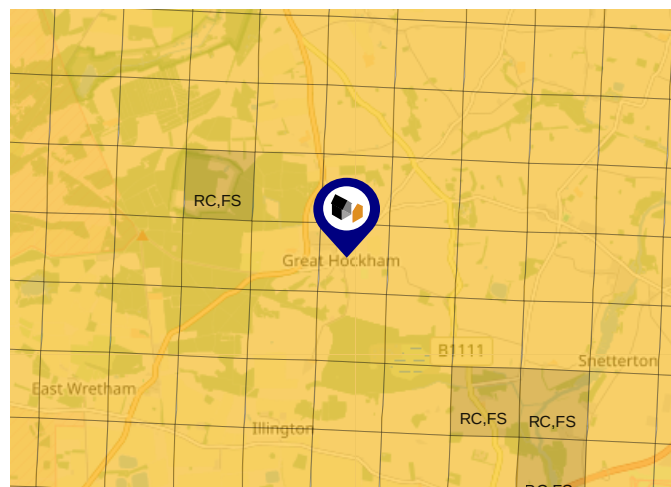
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

|                               |                                    |                      |                                        |
|-------------------------------|------------------------------------|----------------------|----------------------------------------|
| <b>Carbon Content:</b>        | VARIABLE                           | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM,<br>LOCALLY CHALKY |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-<br>RUDACEOUS)     | <b>Soil Depth:</b>   | DEEP                                   |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                                        |

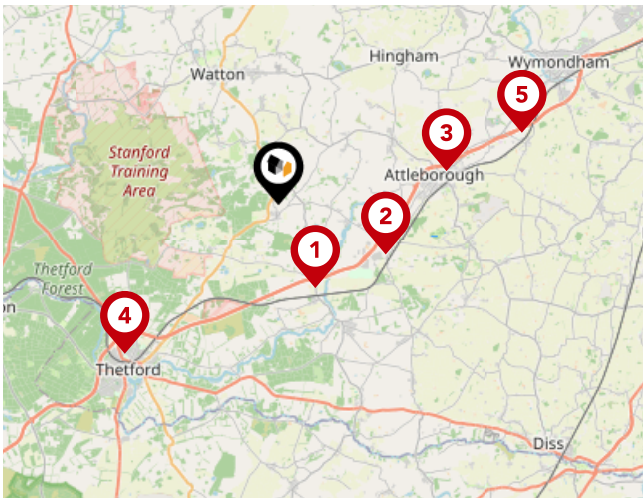


## Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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                   |

# Area

## Transport (National)

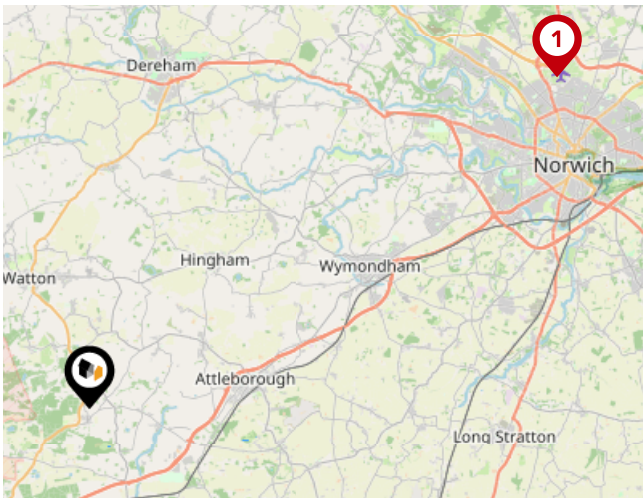


### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Harling Road Rail Station | 3.26 miles |
| 2   | Eccles Road Rail Station  | 4.29 miles |
| 3   | Attleborough Rail Station | 6.24 miles |
| 4   | Thetford Rail Station     | 7.71 miles |
| 5   | Spooner Row Rail Station  | 9.2 miles  |

### Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

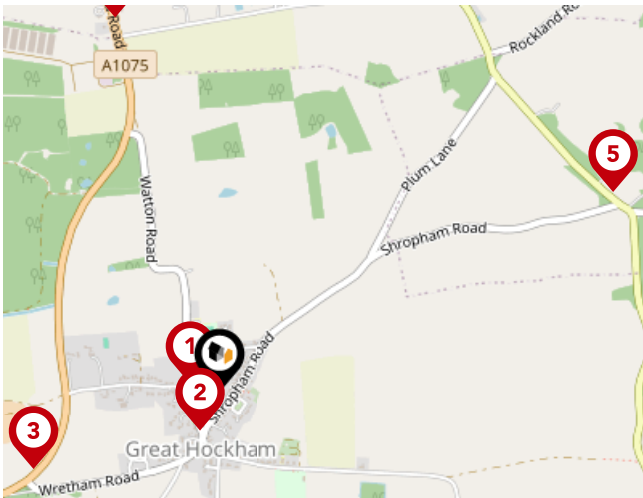


### Airports/Helipads

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Norwich International Airport | 20.66 miles |

# Area

## Transport (Local)



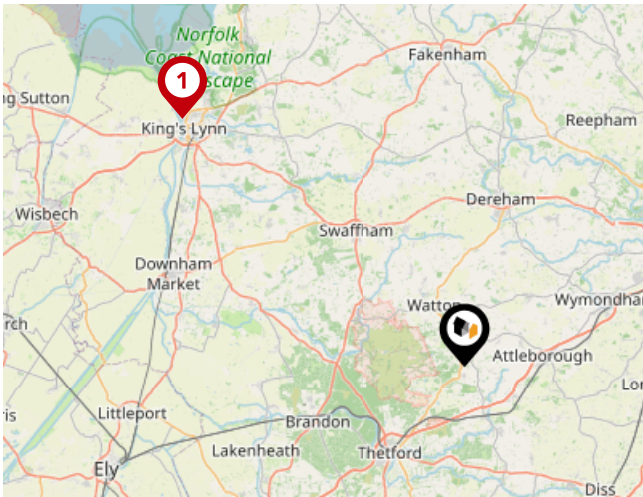
### Bus Stops/Stations

| Pin | Name        | Distance   |
|-----|-------------|------------|
| 1   | post office | 0.07 miles |
| 2   | green       | 0.09 miles |
| 3   | turn        | 0.45 miles |
| 4   | Brookside   | 0.87 miles |
| 5   | Watton Road | 0.99 miles |



### Local Connections

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Wymondham Abbey (Mid Norfolk Railway) | 10.81 miles |



### Ferry Terminals

| Pin | Name                      | Distance    |
|-----|---------------------------|-------------|
| 1   | King's Lynn Ferry Landing | 27.07 miles |



### Whittleby Parish | Attleborough

---

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 | 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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### Whittley Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

[nick@whittleyparish.com](mailto:nick@whittleyparish.com)

[www.whittleyparish.com](http://www.whittleyparish.com)

