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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



CHAPEL ROAD, SPOONER ROW, WYMONDHAM, NR18

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

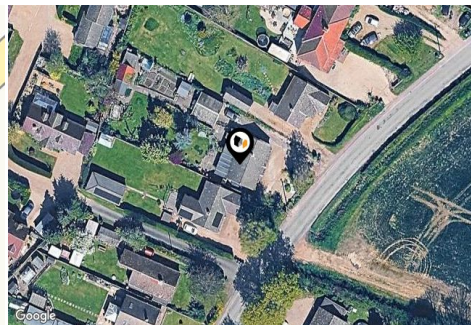
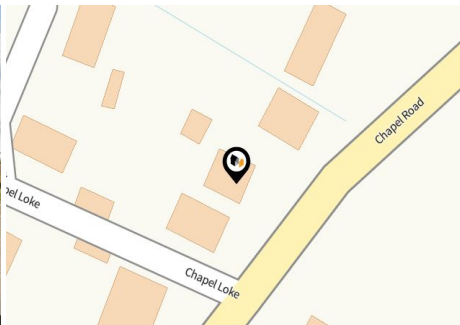
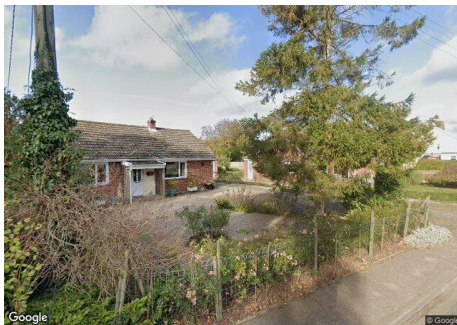
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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Property

Type:	Detached
Bedrooms:	2
Floor Area:	947 ft ² / 88 m ²
Council Tax :	Band C
Annual Estimate:	£2,207

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

1	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:









CHAPEL ROAD, SPOONER ROW, WYMONDHAM, NR18





Chapel Road, Spooner Row, WYMONDHAM,

Energy rating

F

Valid until 05.09.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	36 F	
21-38	F		
1-20	G		



Additional EPC Data

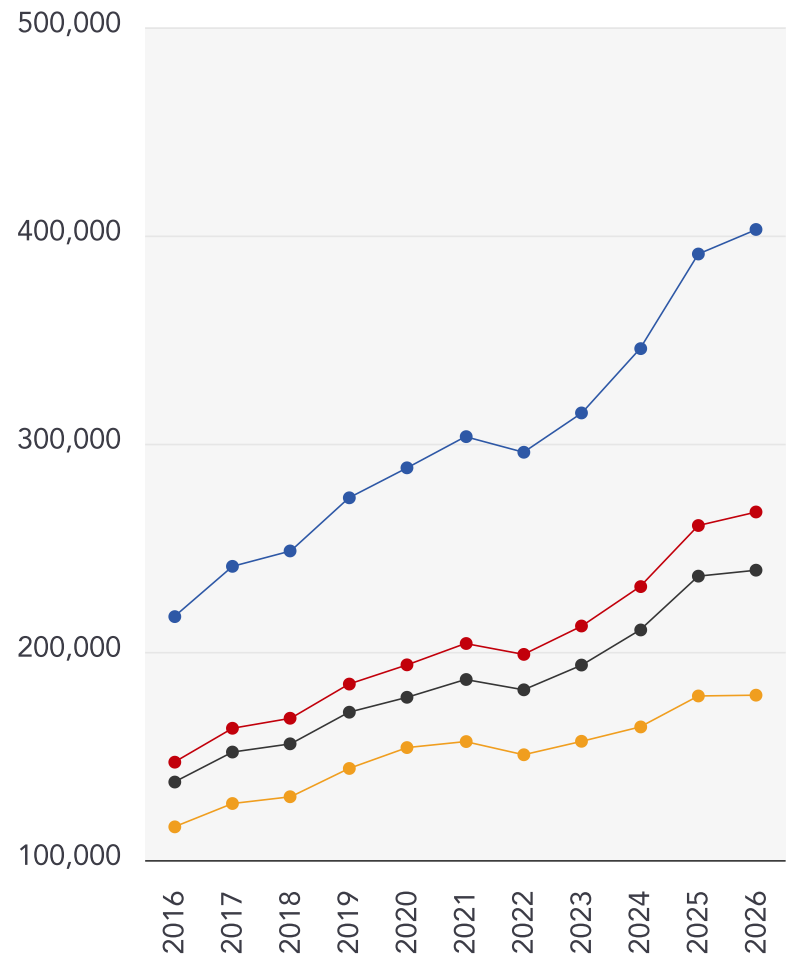
Property Type:	Detached bungalow
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 225 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, LPG
Air Tightness:	(not tested)
Total Floor Area:	88 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR18



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

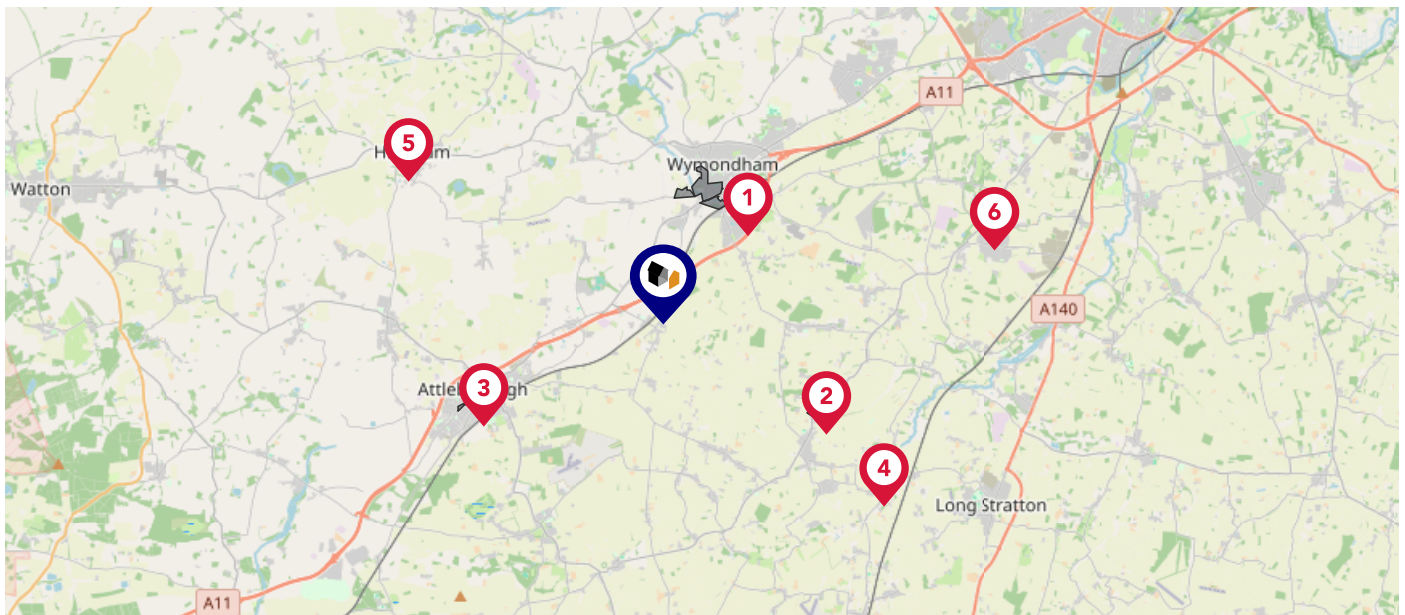
+54.55%

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



Wymondham



Tacolneston



Attleborough



Forncett



Hingham



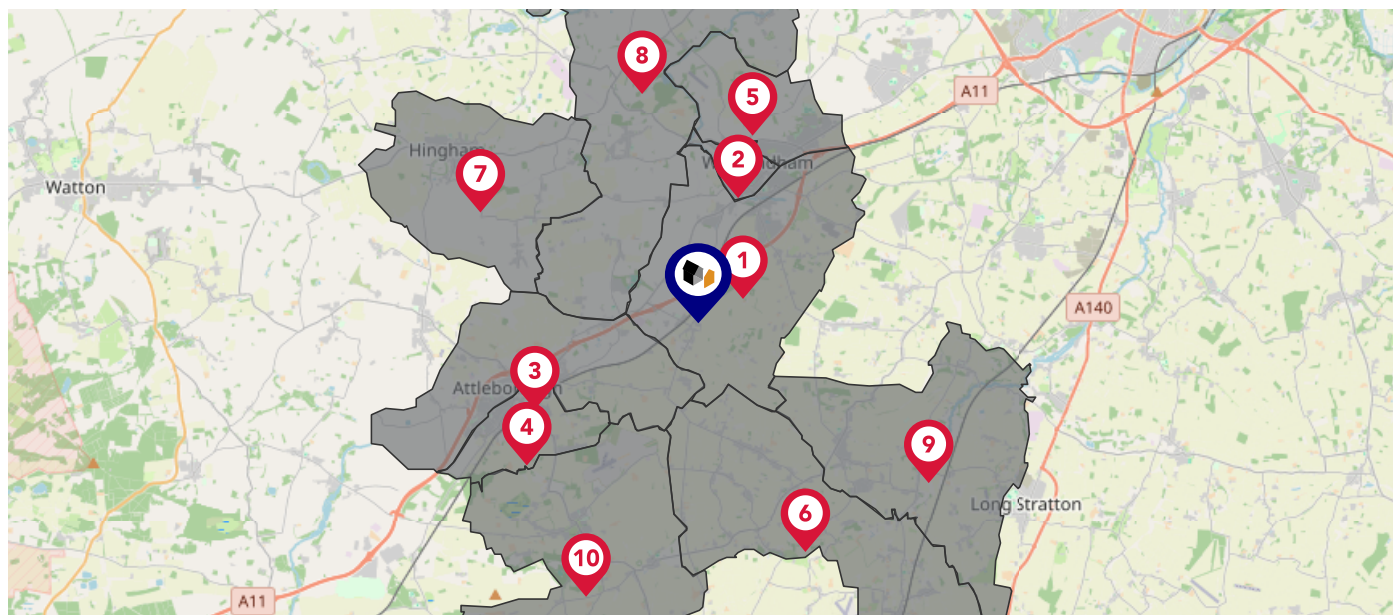
Mulbarton

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



South Wymondham Ward



Central Wymondham Ward



Attleborough Queens & Besthorpe Ward



Attleborough Burgh & Haverscroft Ward



North Wymondham Ward



Bunwell Ward



Hingham & Deopham Ward



Wicklewood Ward

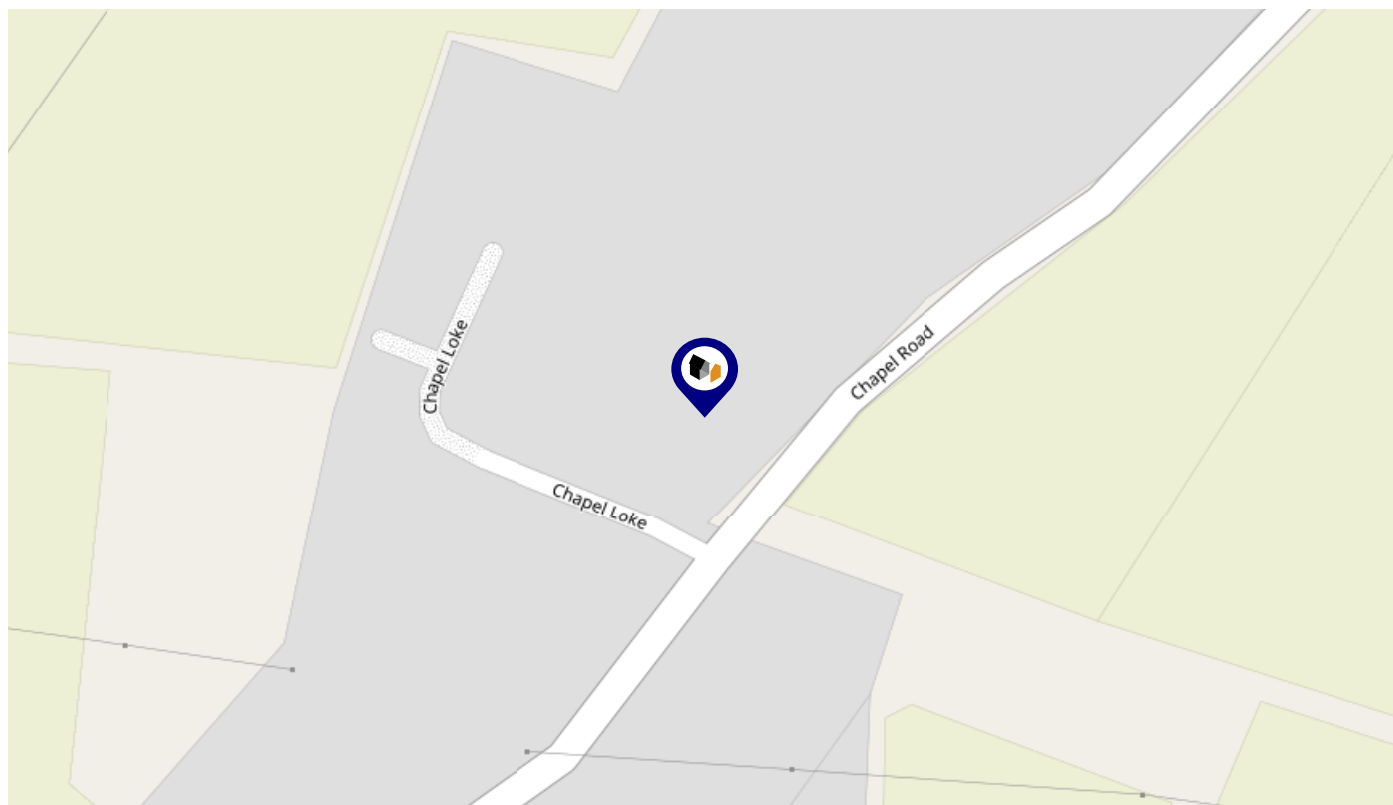


Fornsett Ward



The Buckenham & Banham 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:

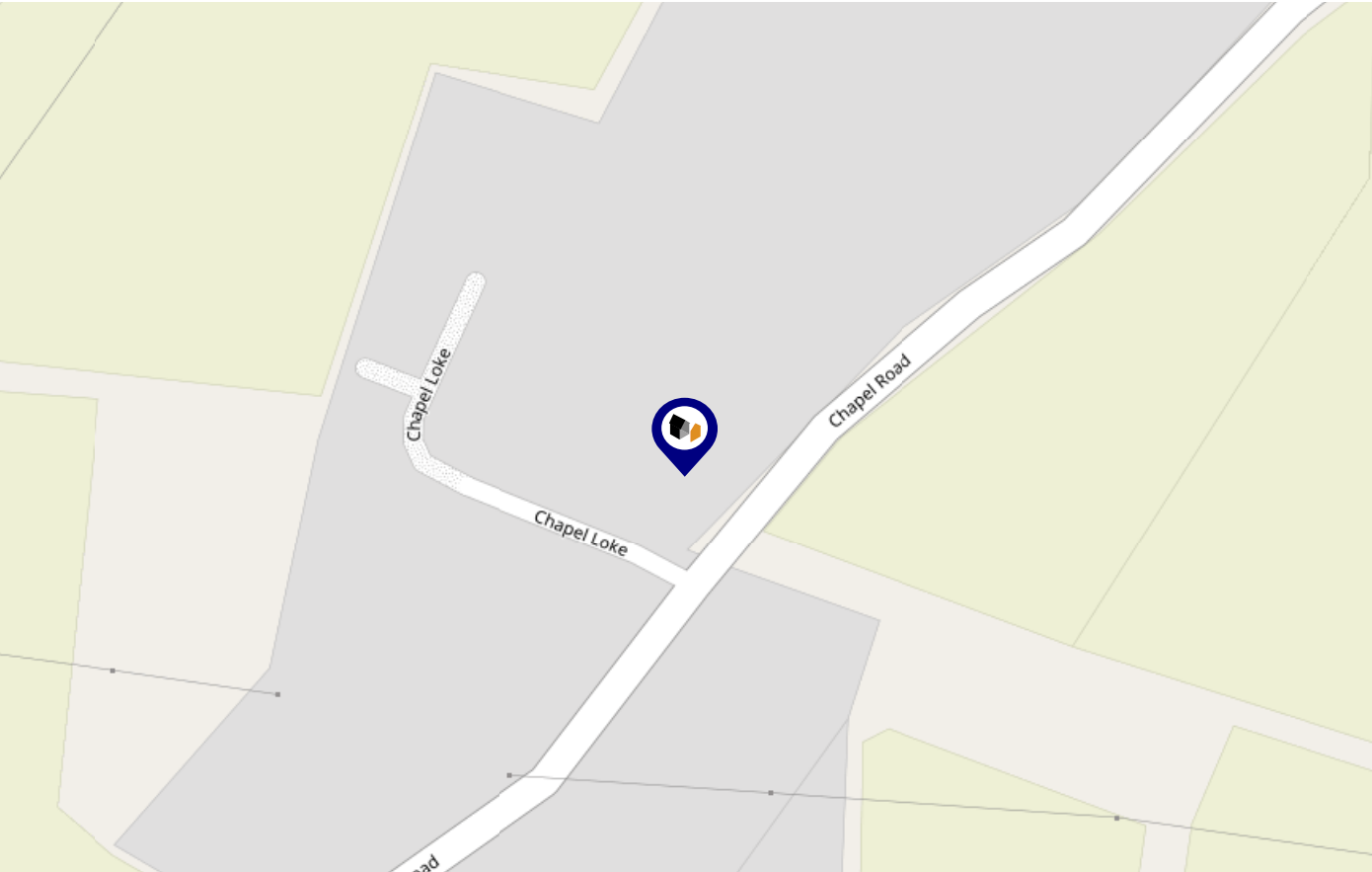
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

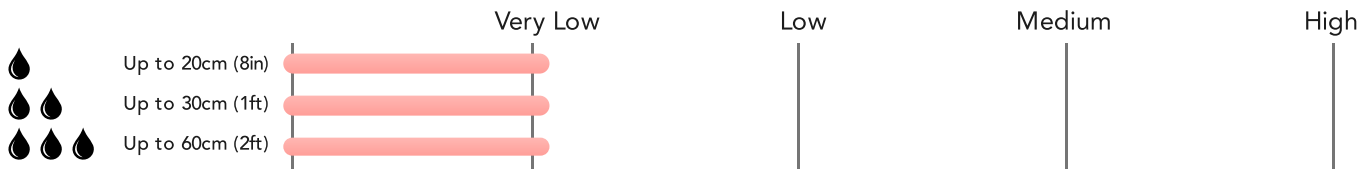


Risk Rating: Very low

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:

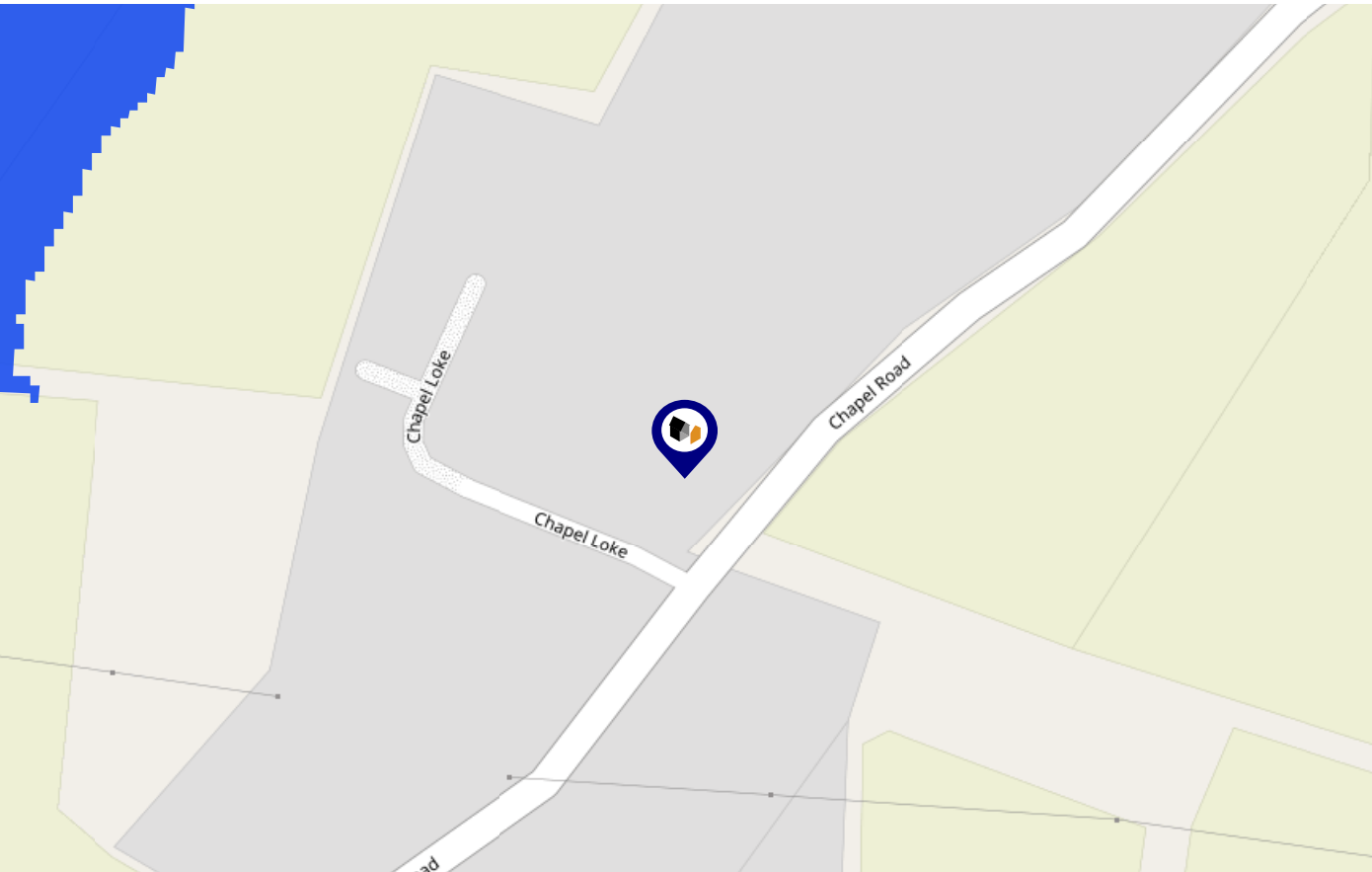


Flood Risk

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.

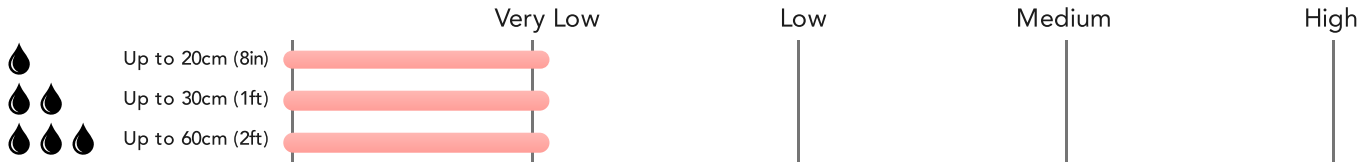


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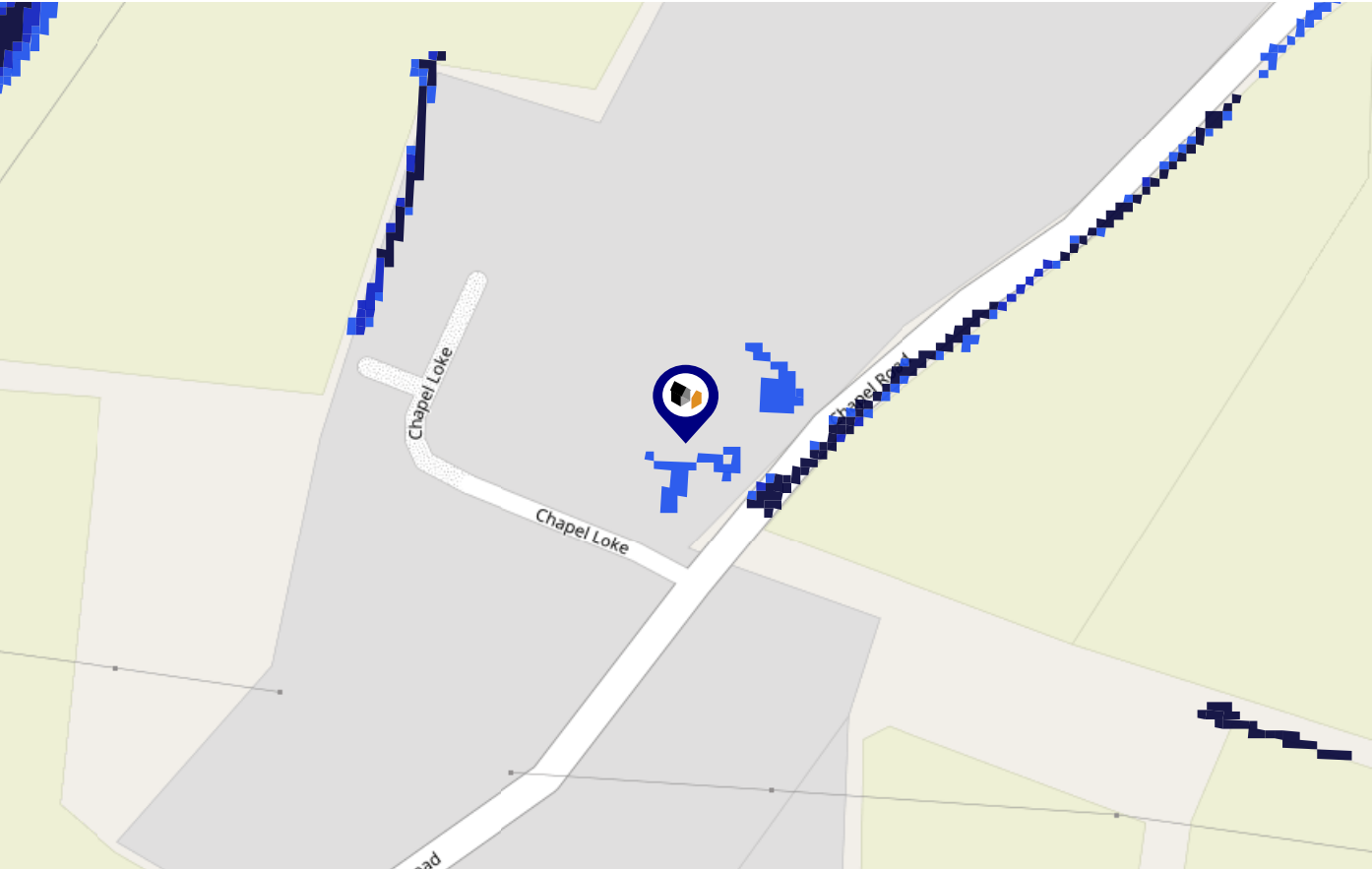


Flood Risk

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.

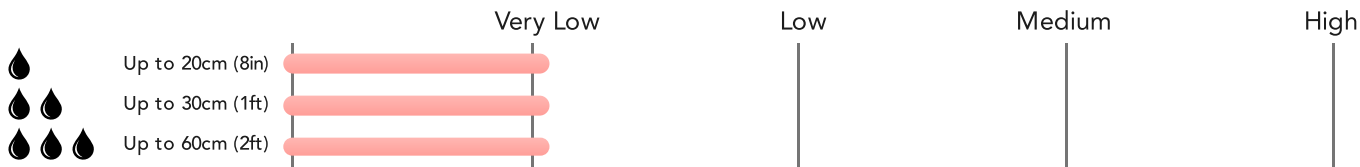


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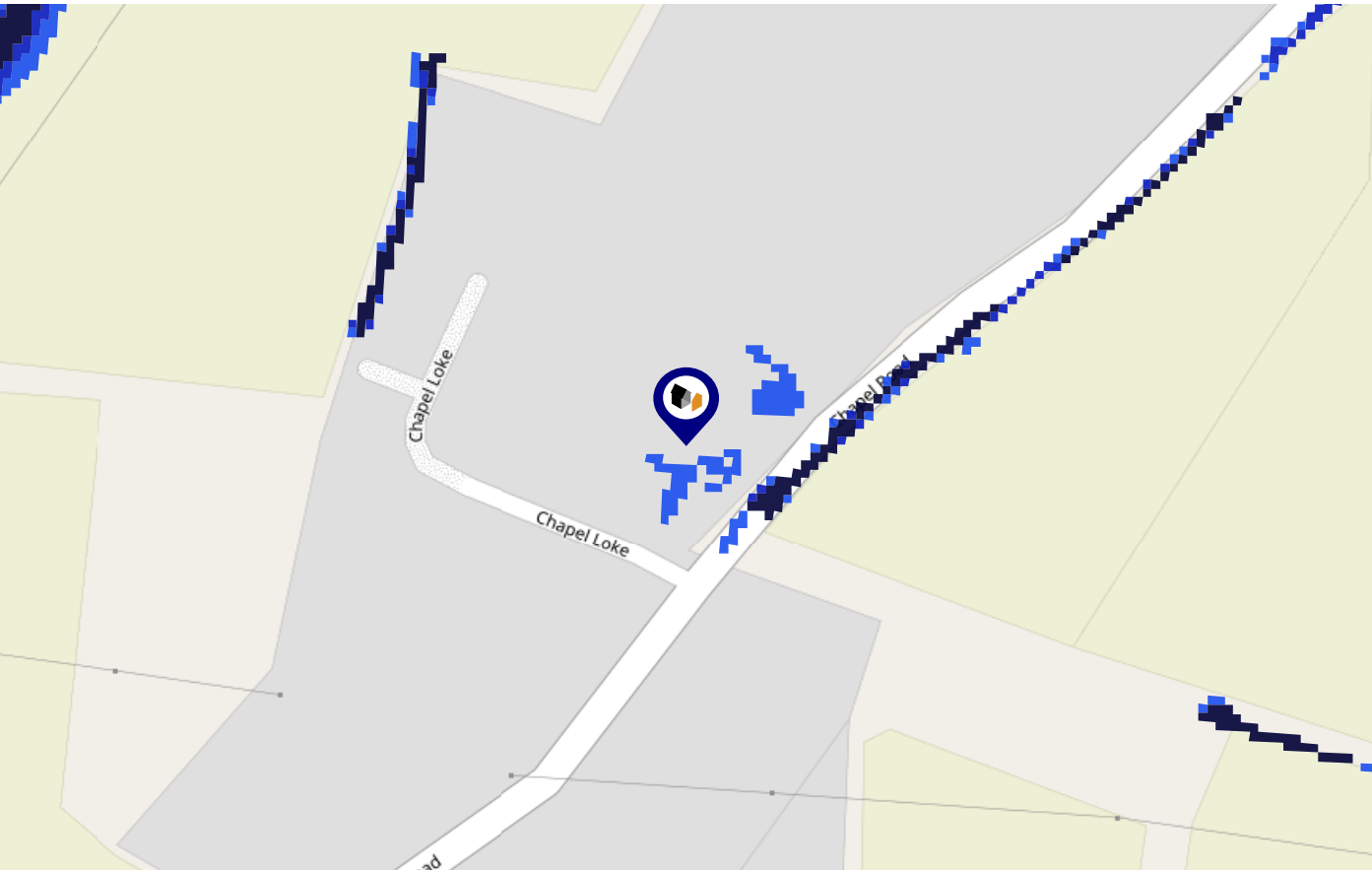


Flood Risk

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.

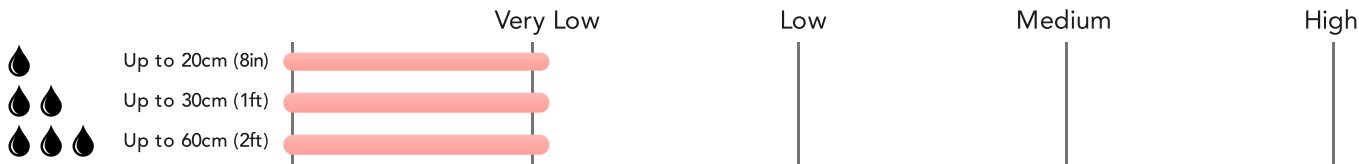


Risk Rating: Very low

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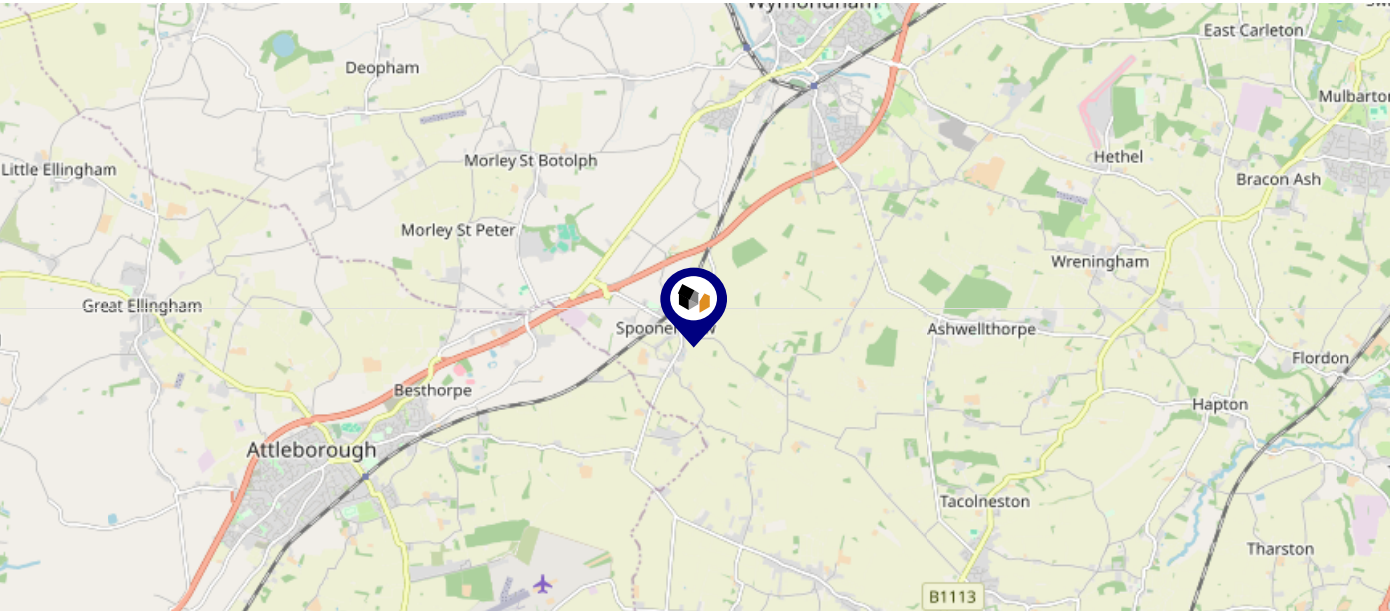
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

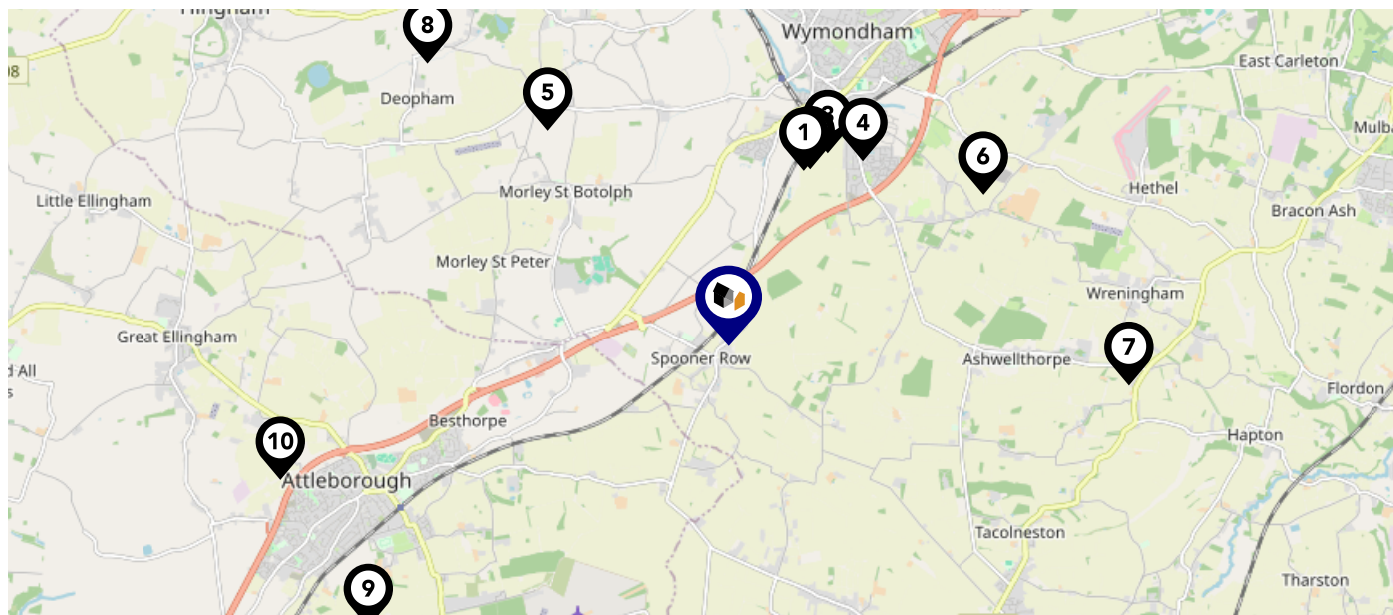
No data available.

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

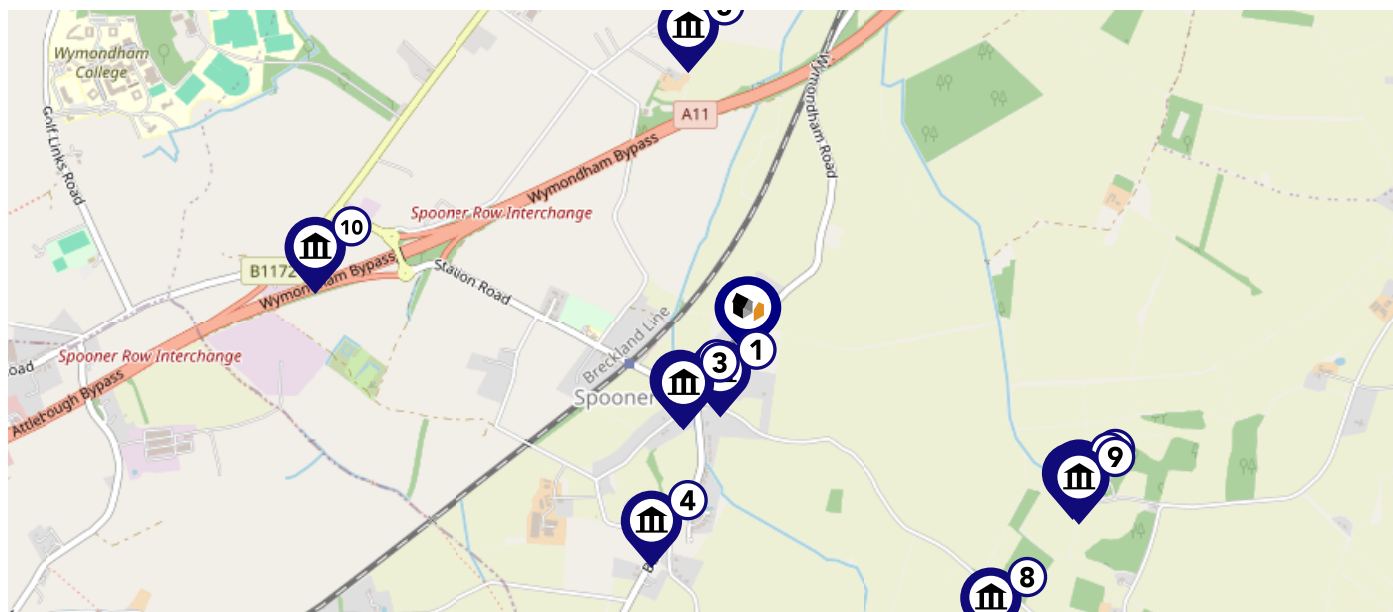
	Strayground Lane-Wymondham, Norfolk	Historic Landfill
	Stayground Lane-Wymondham	Historic Landfill
	Wymondham-Strayground Lane,,Wymondham,Norfolk	Historic Landfill
	Rightup Road-Silfield, Wymondham	Historic Landfill
	High Oak-Wicklewood, Ketteringham, Norwich, Norfolk	Historic Landfill
	Off stanfield Road-Off Stanfield Road, South Side Off Railway Line, Wymondham	Historic Landfill
	Off B1135-Ashwellthorpe Road, Ashwellthorpe, Norfolk	Historic Landfill
	Council Tip-Hall Lane, Hackford, Norwich, Norfolk	Historic Landfill
	Attleborough-Attleborough, Norfolk	Historic Landfill
	Crowshall Lane-Attleborough, Norfolk	Historic Landfill

Maps

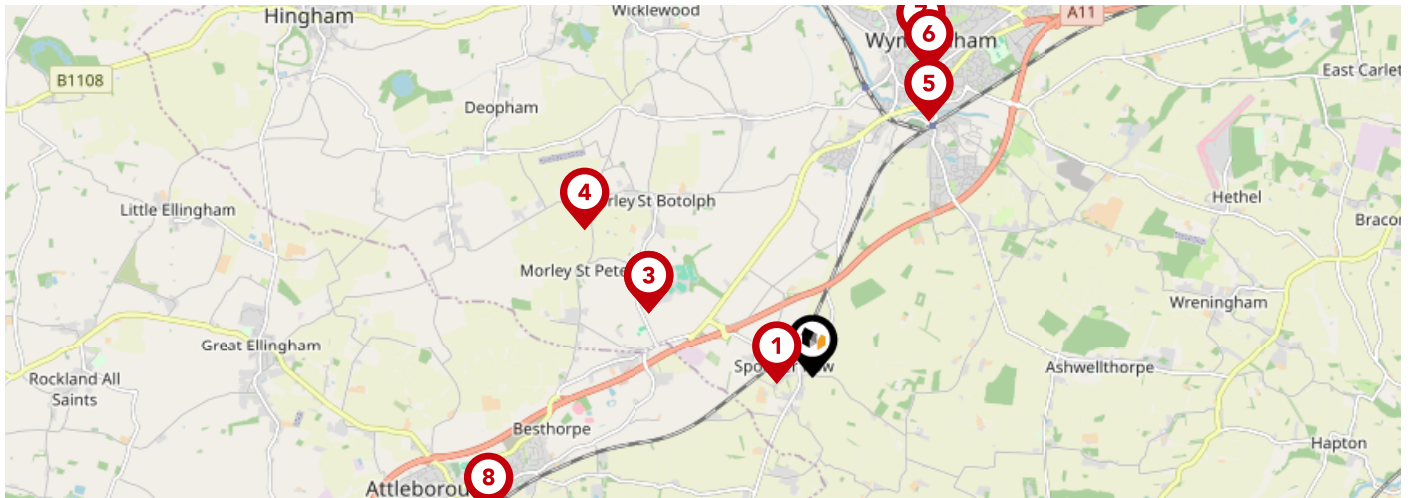
Listed Buildings



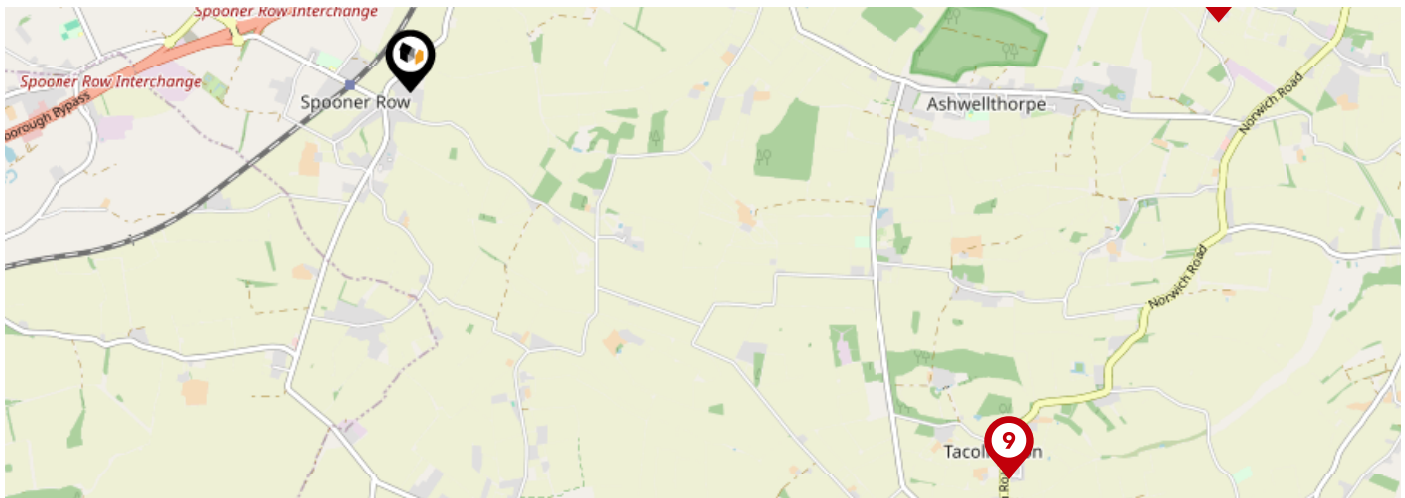
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1243873 - Pilgrim's Farmhouse	Grade II	0.1 miles
 1293213 - Spooner Row Church	Grade II	0.2 miles
 1455770 - Spooner Row War Memorial	Grade II	0.2 miles
 1196690 - The Orchards	Grade II	0.5 miles
 1297514 - Walnut Shade	Grade II	0.7 miles
 1196726 - Stables To Wattlefield Hall	Grade II	0.8 miles
 1208316 - Barn And Stable In Courtyard Of Wattlefield Hall	Grade II	0.8 miles
 1297522 - Guiler's Farmhouse	Grade II	0.9 miles
 1196725 - Wattlefield Hall	Grade II	0.9 miles
 1293195 - Little Dial Farmhouse	Grade II	1.0 miles



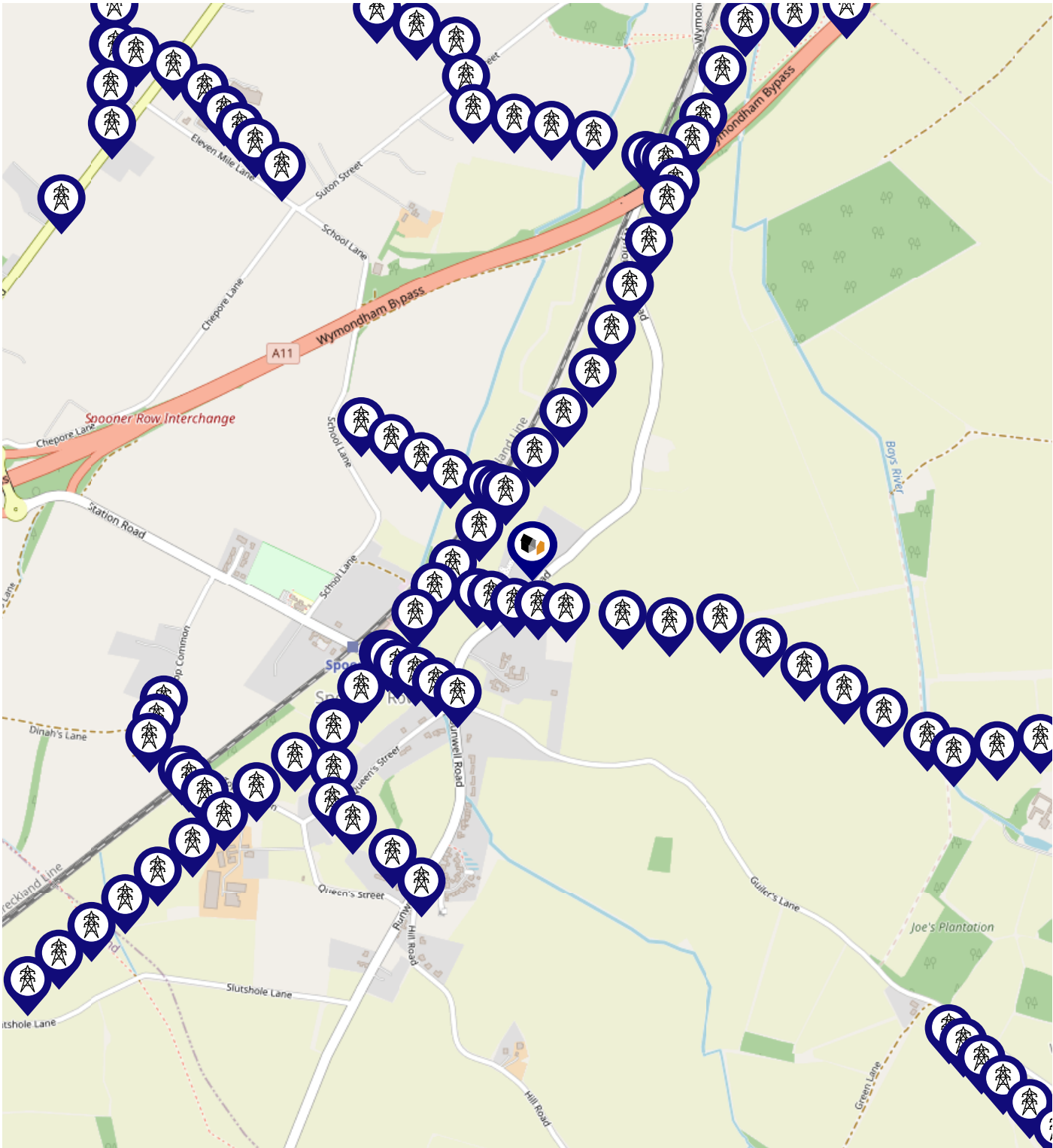
		Nursery	Primary	Secondary	College	Private
1	Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:0.32	☐	☒	☐	☐	☐
2	Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:1.59	☐	☒	☐	☐	☐
3	Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:1.59	☐	☐	☒	☐	☐
4	Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:2.44	☐	☒	☐	☐	☐
5	Browick Road Primary and Nursery School Ofsted Rating: Outstanding Pupils: 253 Distance:2.55	☐	☒	☐	☐	☐
6	Wymondham High Academy Ofsted Rating: Good Pupils: 1602 Distance:2.96	☐	☐	☒	☐	☐
7	Robert Kett Primary School Ofsted Rating: Requires improvement Pupils: 567 Distance:3.11	☐	☒	☐	☐	☐
8	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:3.17	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.21	☐	☒	☐	☐	☐
	Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:3.25	☐	☒	☐	☐	☐
	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:3.31	☐	☐	☒	☐	☐
	Ashleigh Primary School and Nursery, Wymondham Ofsted Rating: Outstanding Pupils: 479 Distance:3.35	☐	☒	☐	☐	☐
	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.45	☐	☒	☐	☐	☐
	Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:3.51	☐	☒	☐	☐	☐
	Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:3.66	☐	☒	☐	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:4.16	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

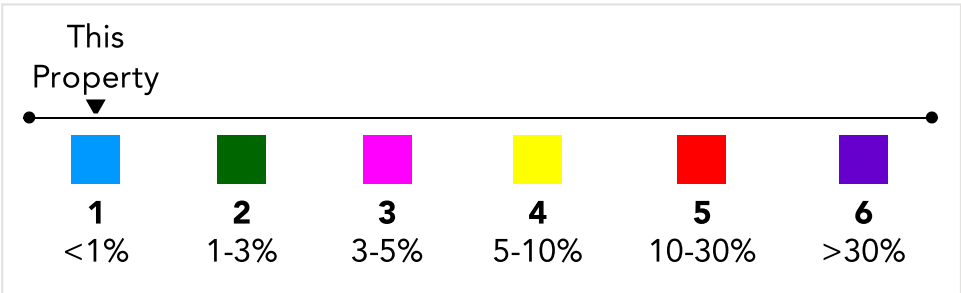
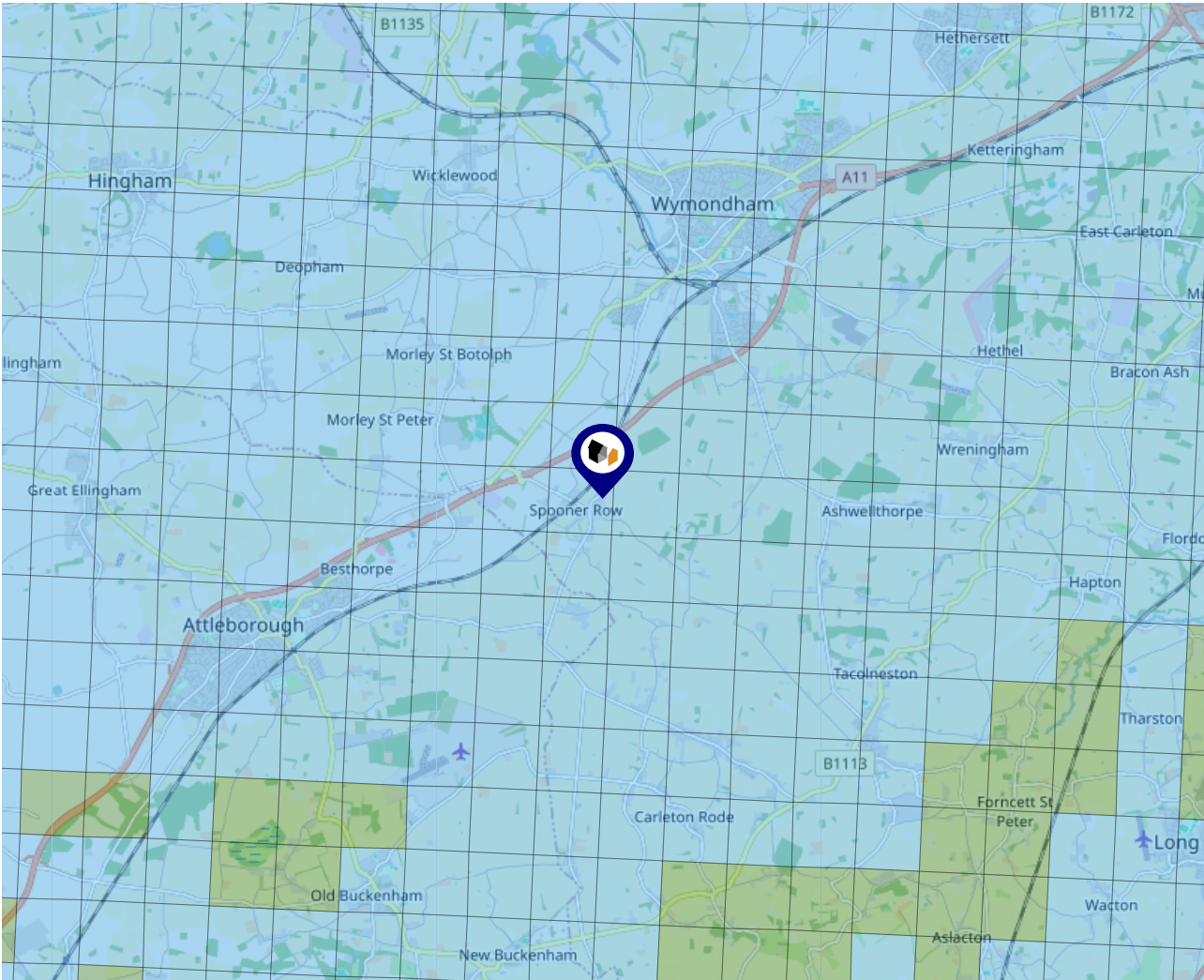


Key:

-  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

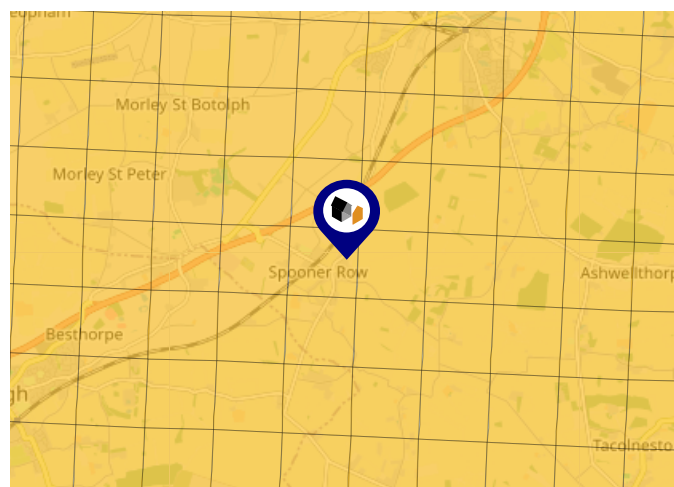


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	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		

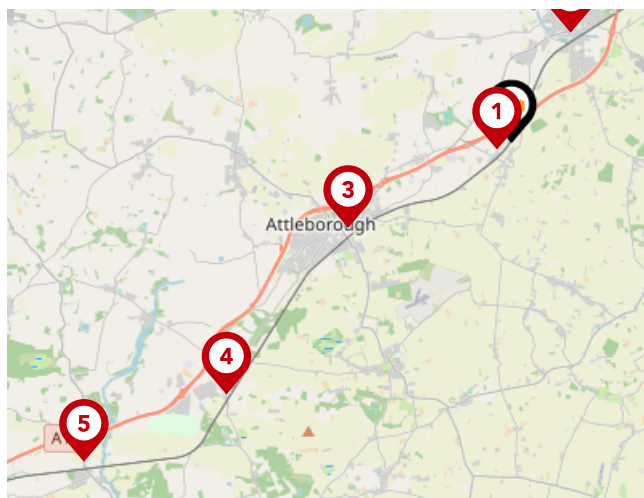


Primary Classifications (Most Common Clay Types)

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

Area

Transport (National)

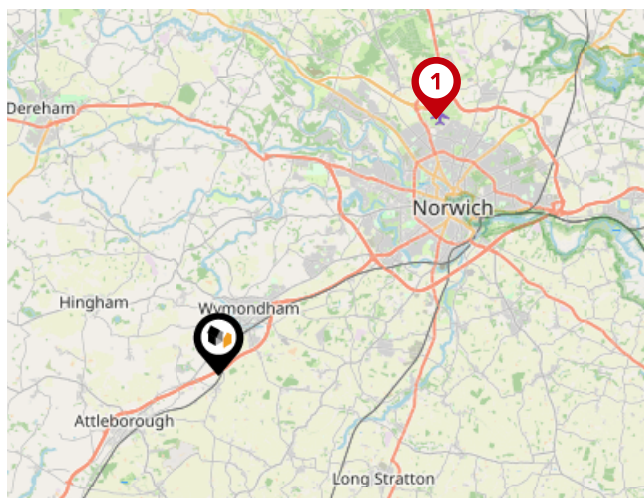


National Rail Stations

Pin	Name	Distance
1	Spooner Row Rail Station	0.26 miles
2	Wymondham Rail Station	2.26 miles
3	Attleborough Rail Station	3.31 miles
4	Eccles Road Rail Station	6.86 miles
5	Harling Road Rail Station	9.59 miles

Trunk Roads/Motorways

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

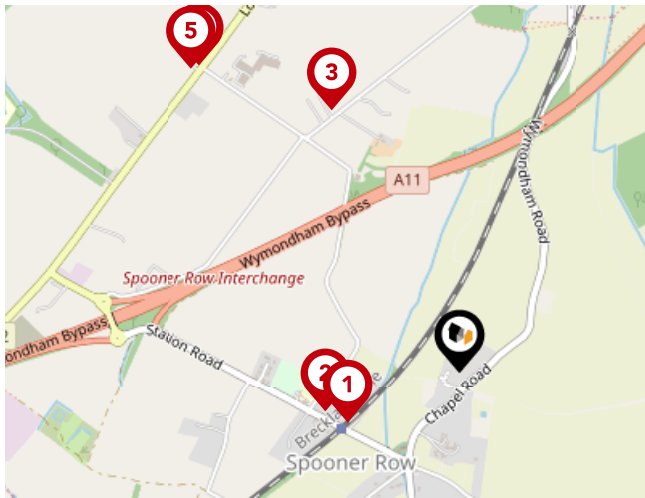


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.06 miles

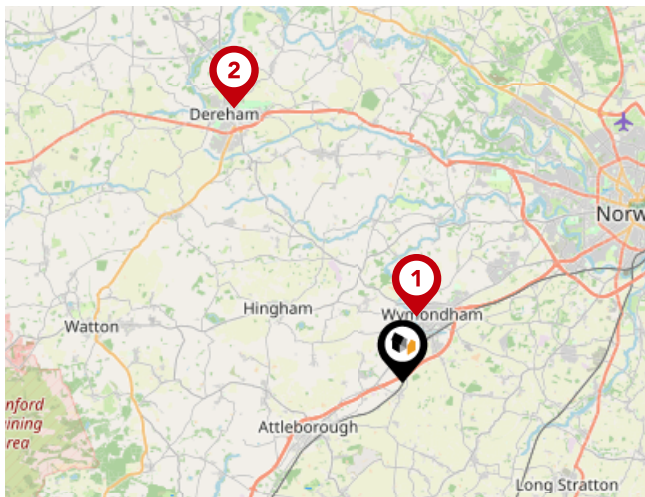
Area

Transport (Local)



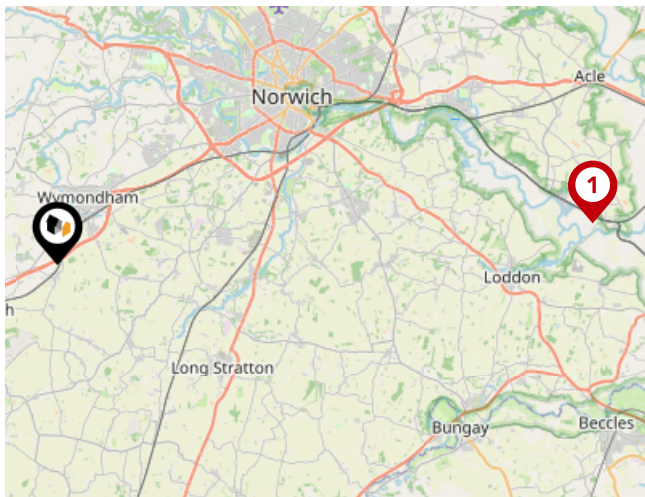
Bus Stops/Stations

Pin	Name	Distance
1	railway station	0.27 miles
2	village hall	0.31 miles
3	Church	0.65 miles
4	Eleven Mile Lane	0.9 miles
5	Eleven Mile Road	0.91 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	2.38 miles
2	Dereham (Mid Norfolk Railway)	11.56 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	19.29 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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?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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