

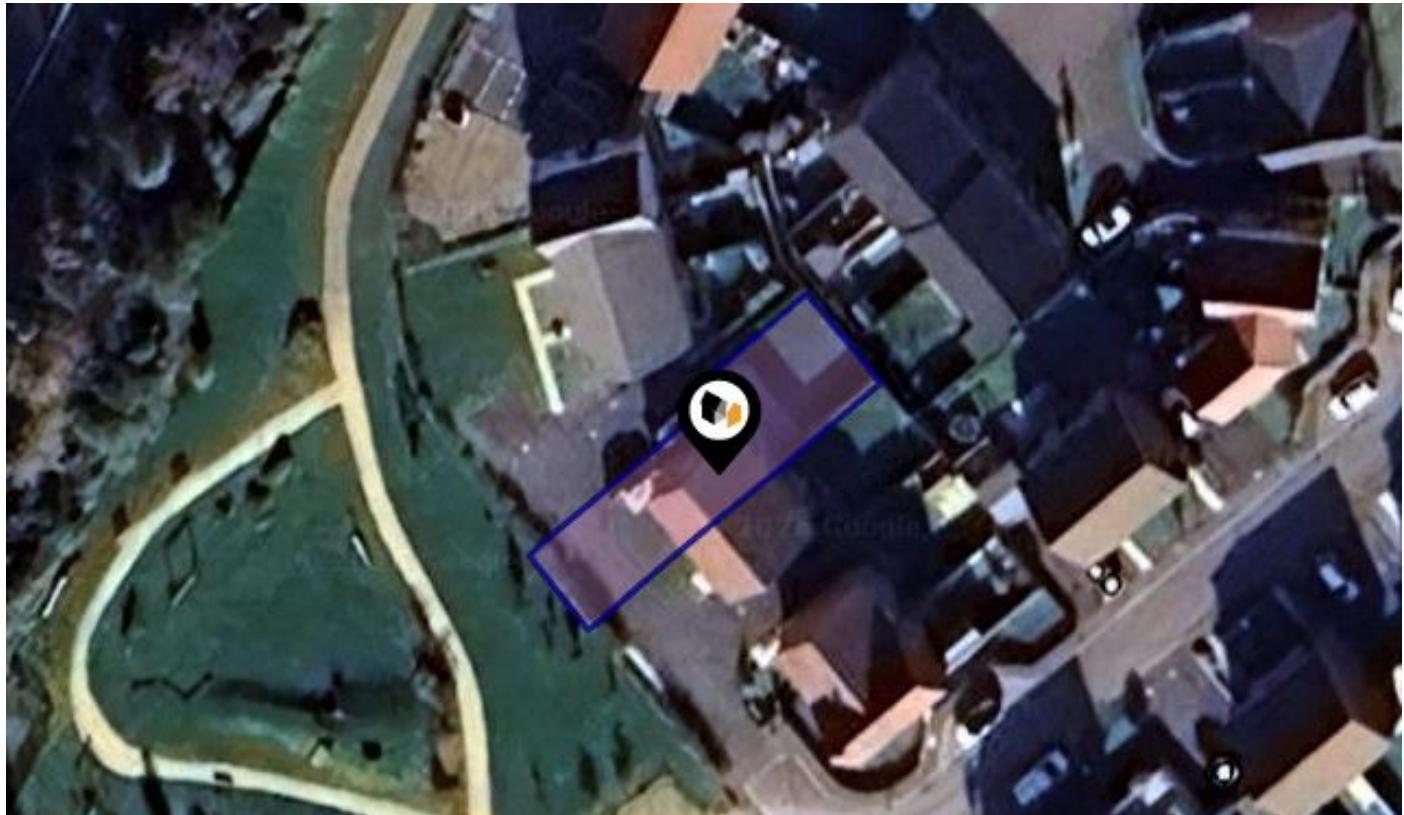


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th February 2026



FINCH ROAD, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleywardparish.com

www.whittleywardparish.com



Powered by



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.07 acres
Council Tax :	Band B
Annual Estimate:	£1,811
Title Number:	NK506192

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s **2000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



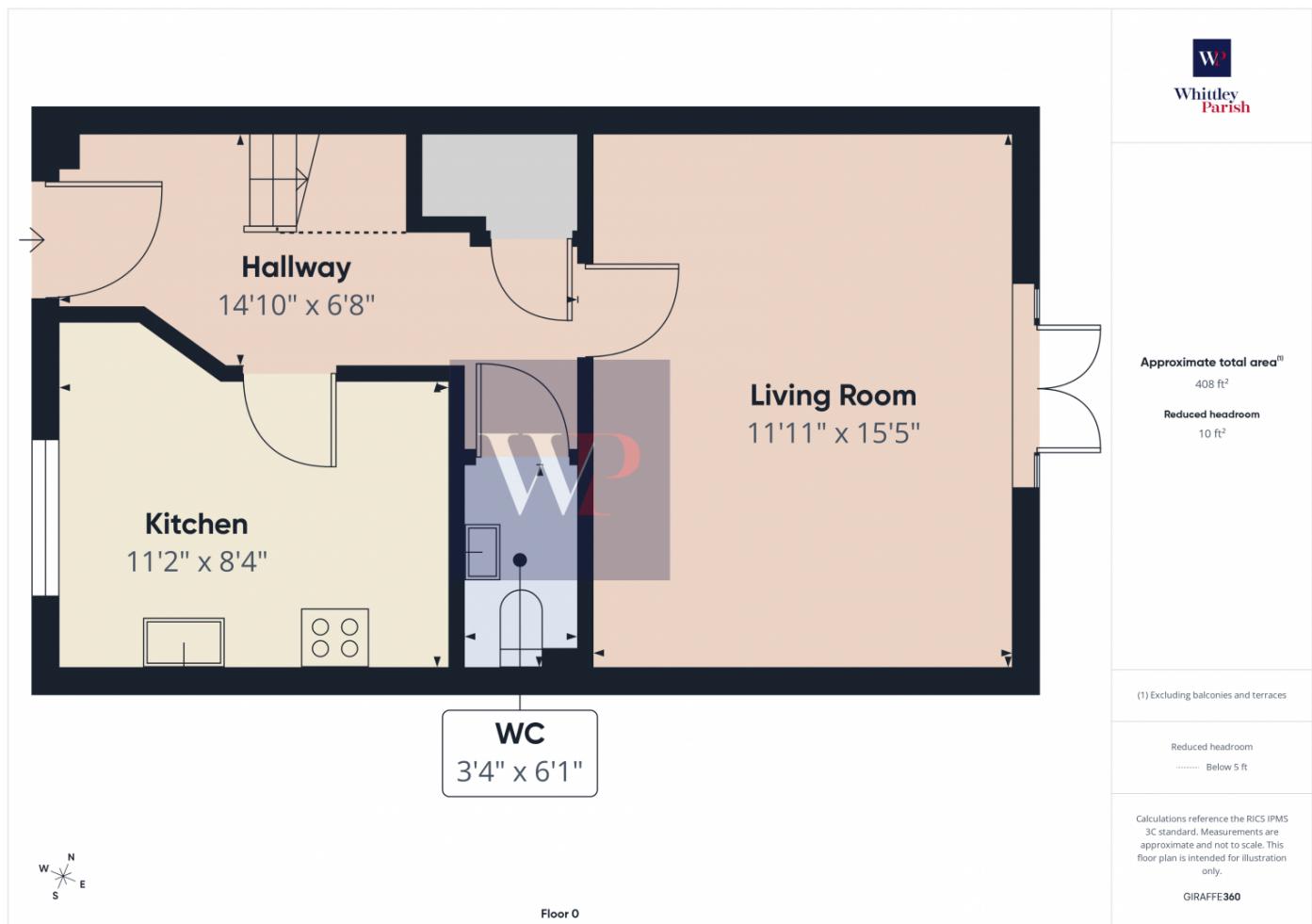
Gallery Photos



Gallery Photos



FINCH ROAD, ATTLEBOROUGH, NR17



FINCH ROAD, ATTLEBOROUGH, NR17



Gallery Floorplan



FINCH ROAD, ATTLEBOROUGH, NR17



Property EPC - Certificate



Finch Road, NR17

Energy rating

B

Valid until 15.07.2028

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



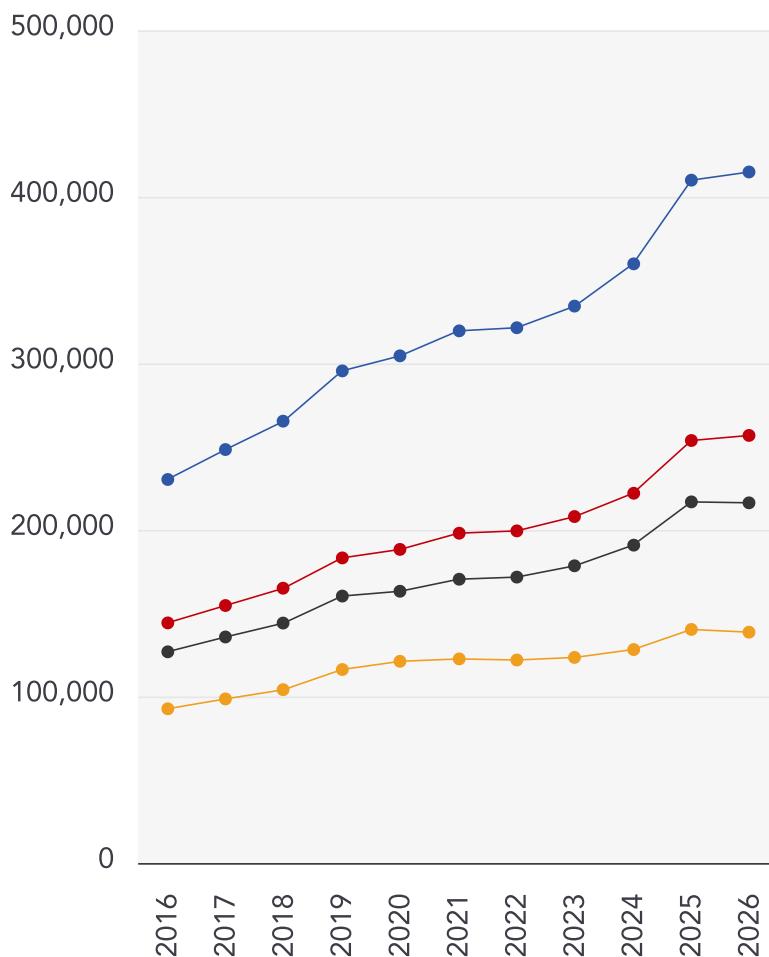
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 W/m-°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.18 W/m-°K
Total Floor Area:	80 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

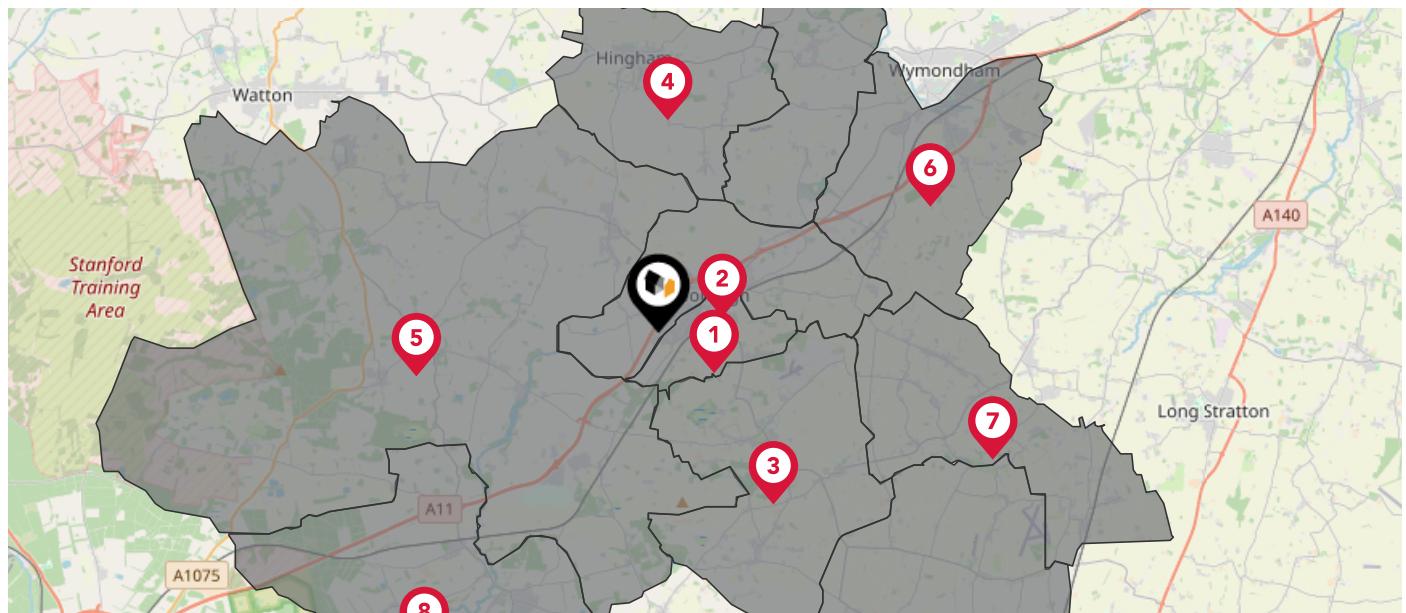
+49.65%

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

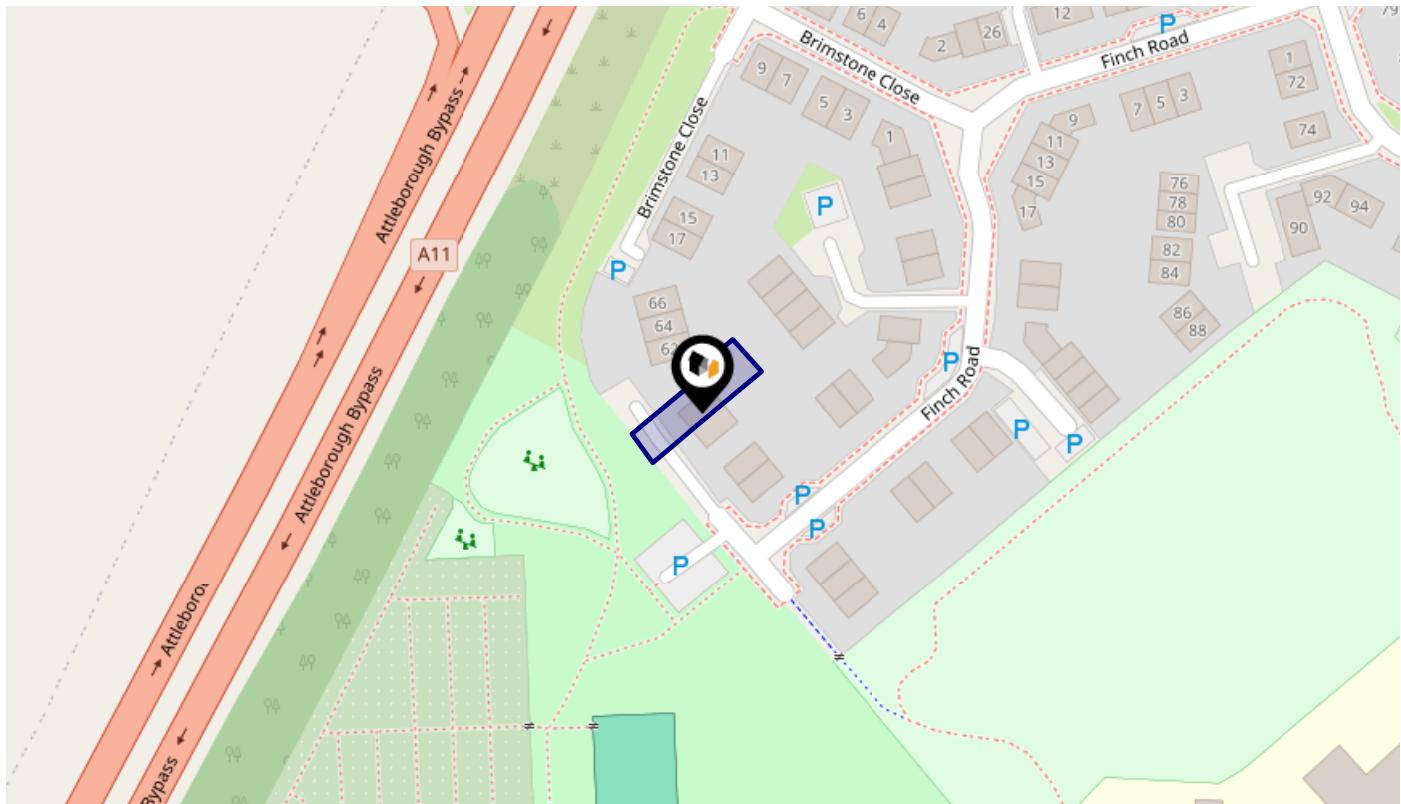
- 1 Attleborough Burgh & Haverscroft Ward
- 2 Attleborough Queens & Besthorpe Ward
- 3 The Buckenhams & Banham Ward
- 4 Hingham & Deopham Ward
- 5 All Saints & Wayland Ward
- 6 South Wymondham Ward
- 7 Bunwell Ward
- 8 Harling & Heathlands Ward
- 9 Wicklewood Ward
- 10 Bressingham & Burston Ward

Maps

Rail Noise



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

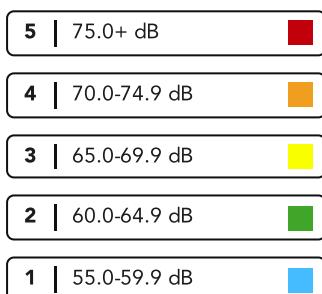


Rail Noise Data

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:

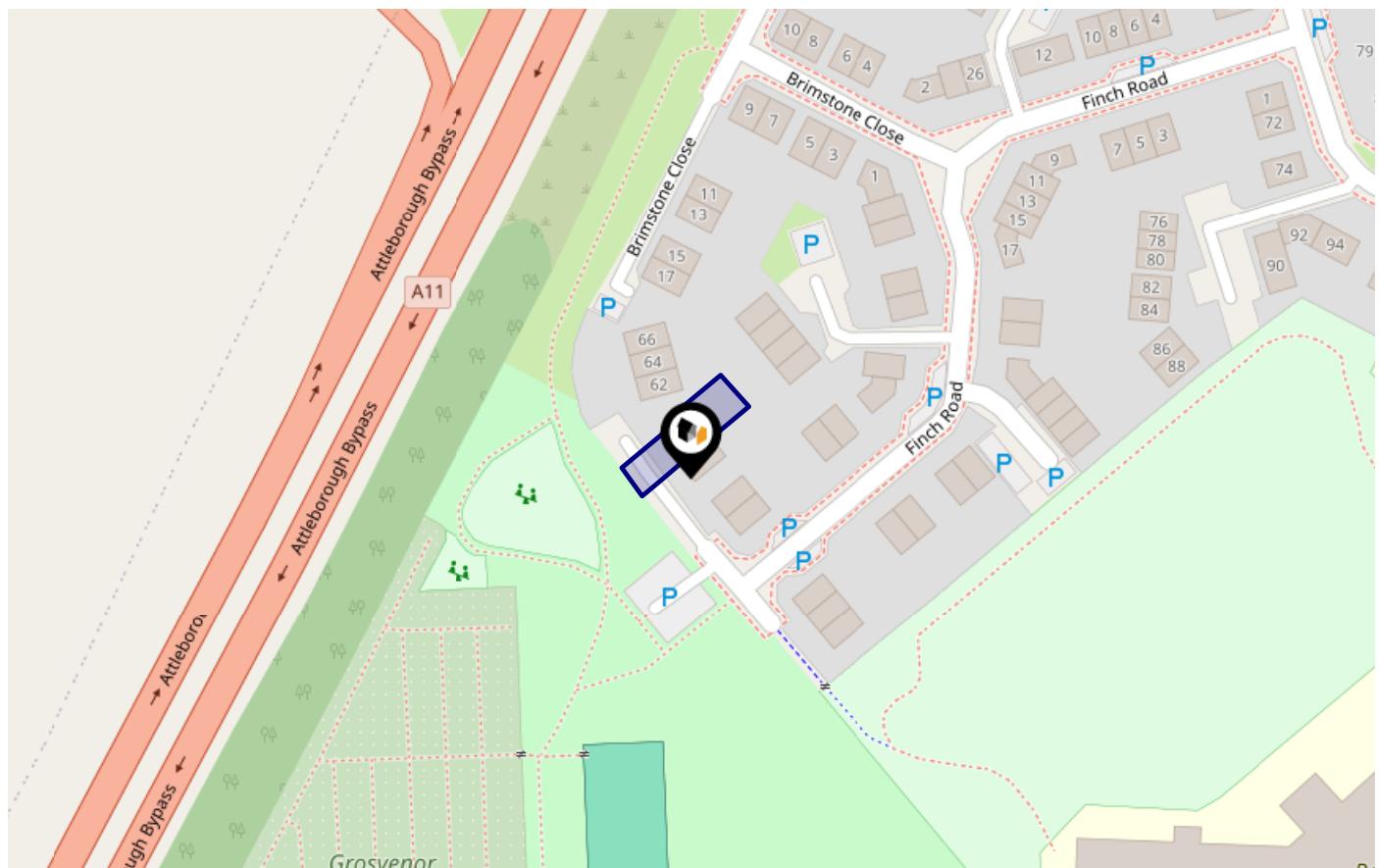


Flood Risk

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.

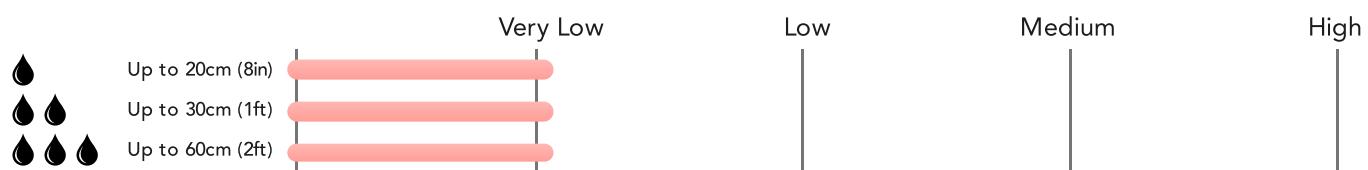


Risk Rating: Very low

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.

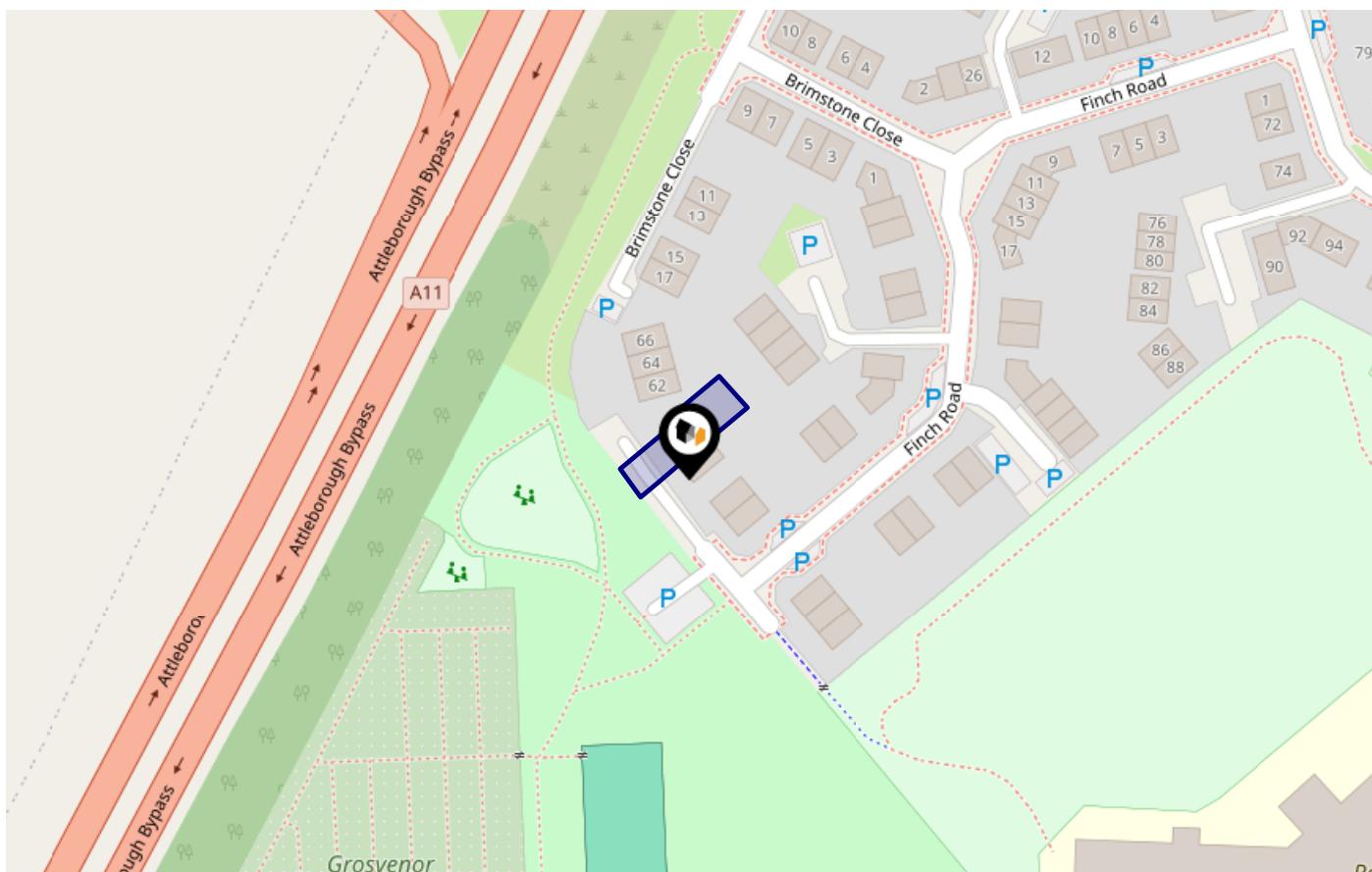
Chance of flooding to the following depths at this property:



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.

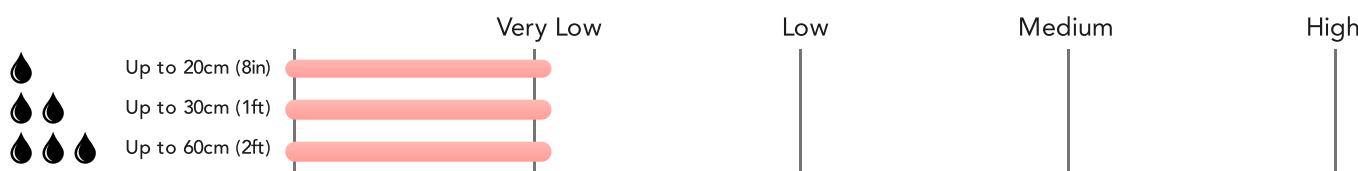


Risk Rating: Very low

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:

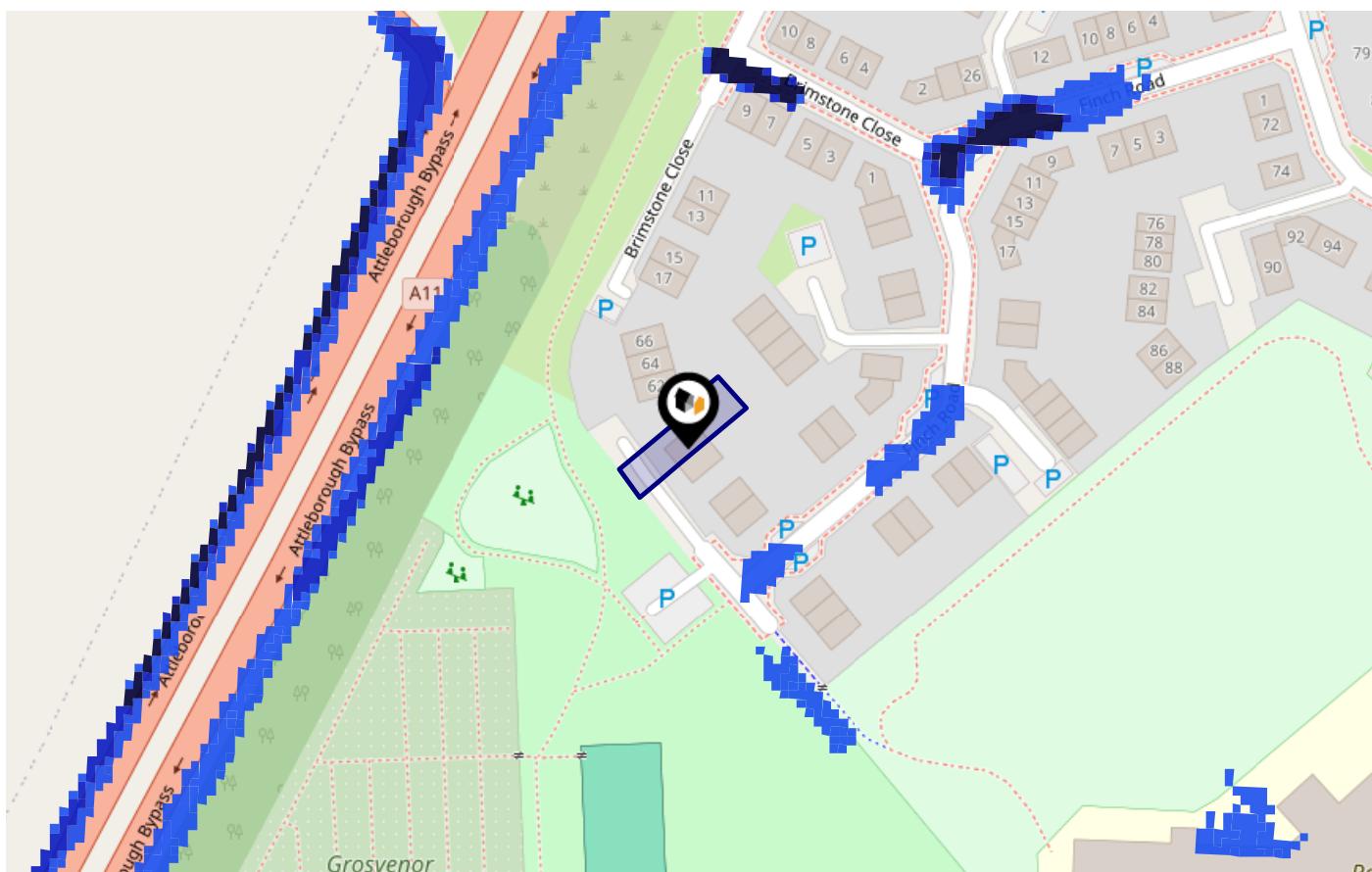


Flood Risk

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.

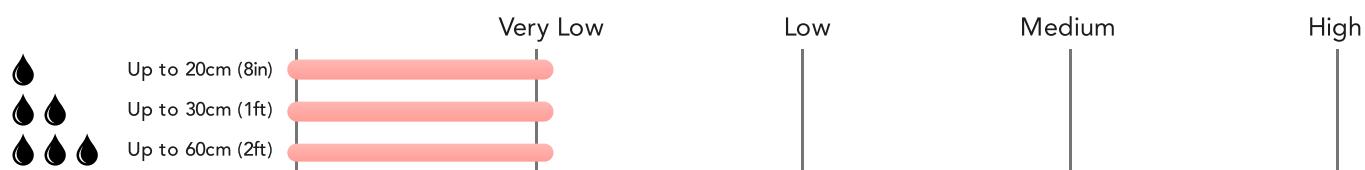


Risk Rating: Very low

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.

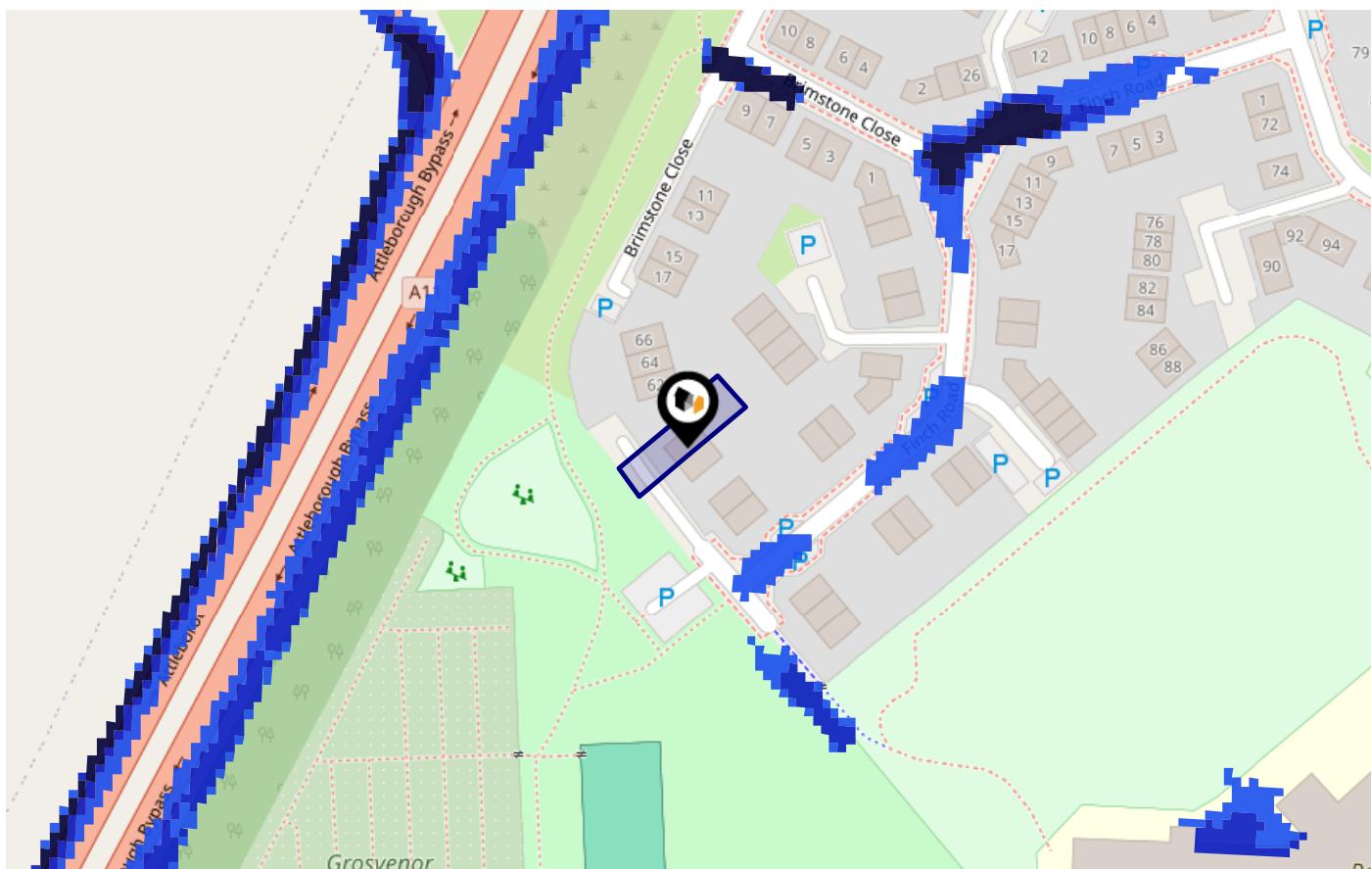
Chance of flooding to the following depths at this property:



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.

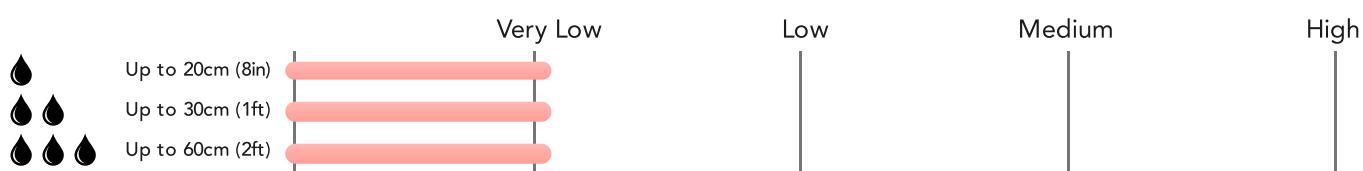


Risk Rating: Very low

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:

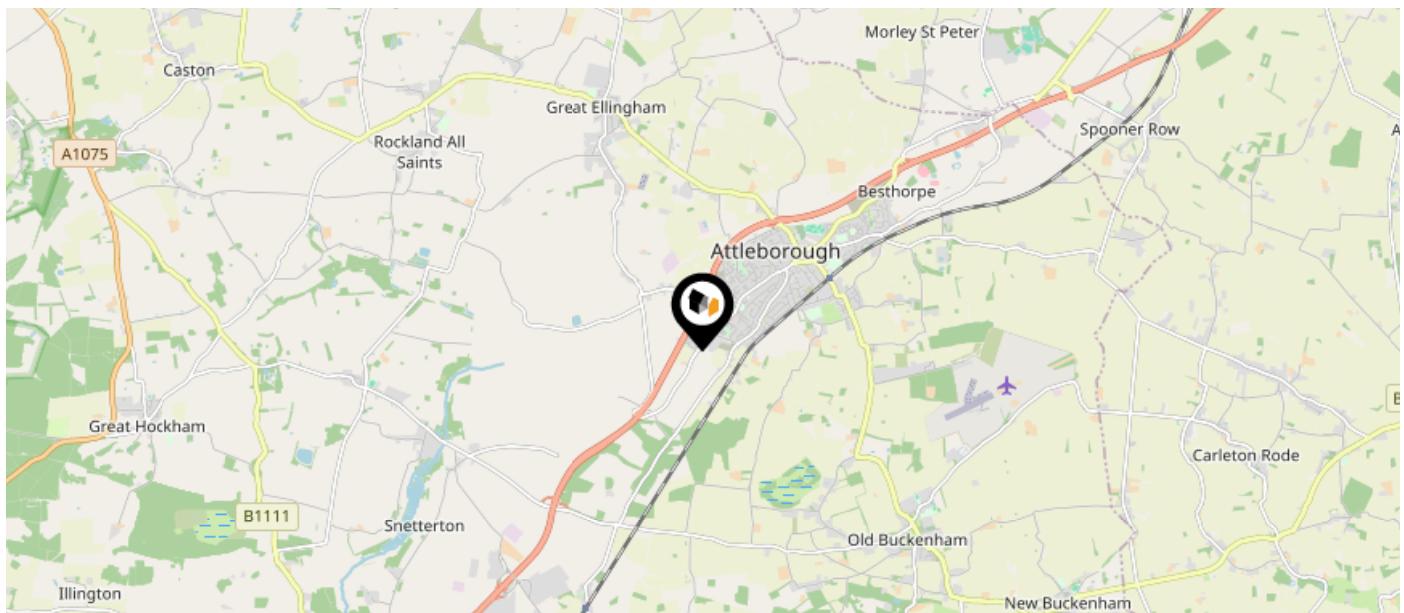


Maps

Green Belt



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



Nearby Green Belt Land

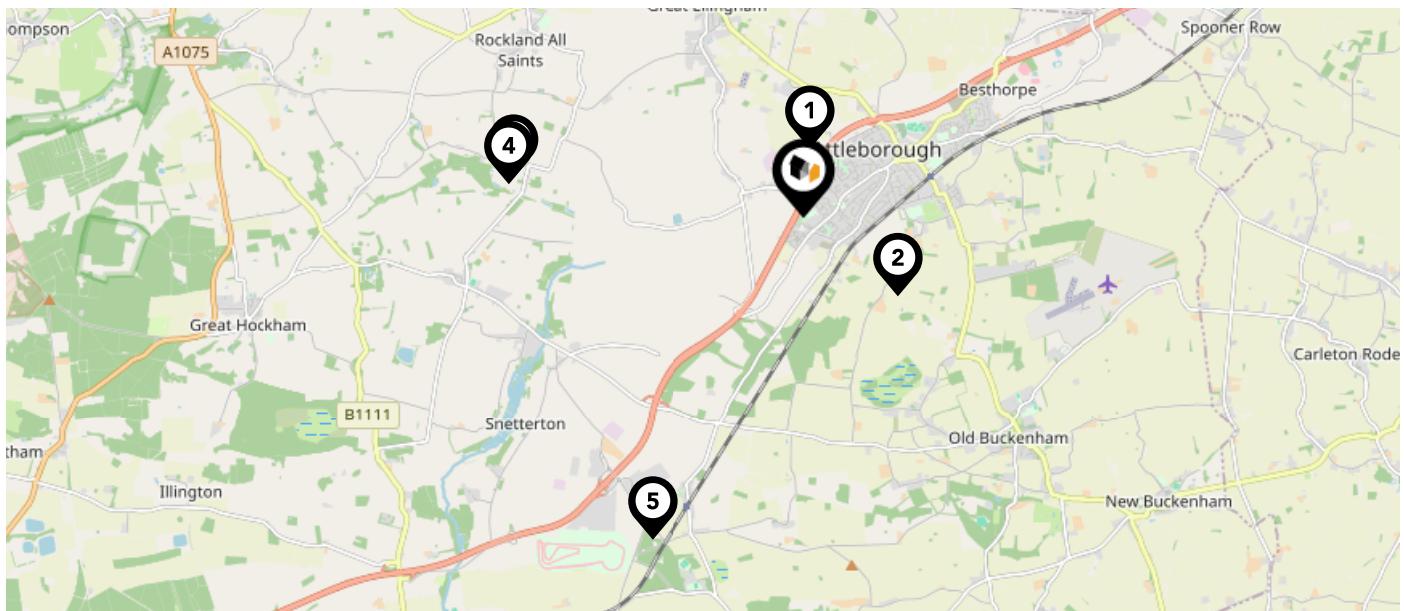
No data available.

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

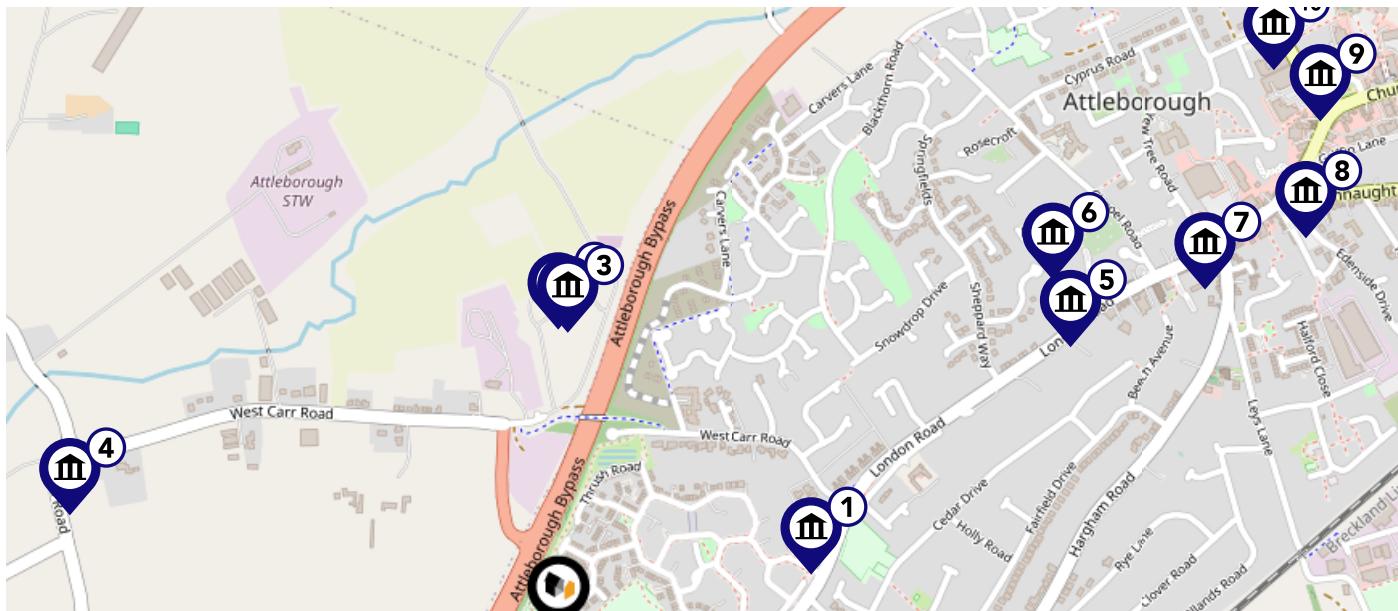
1	Crowshall Lane-Attleborough, Norfolk	Historic Landfill	<input type="checkbox"/>
2	Attleborough-Attleborough, Norfolk	Historic Landfill	<input type="checkbox"/>
3	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill	<input type="checkbox"/>
4	Rocklands-Rocklands, Breckland	Historic Landfill	<input type="checkbox"/>
5	EA/EPR/CP3796SC/V002	Active Landfill	<input checked="" type="checkbox"/>

Maps

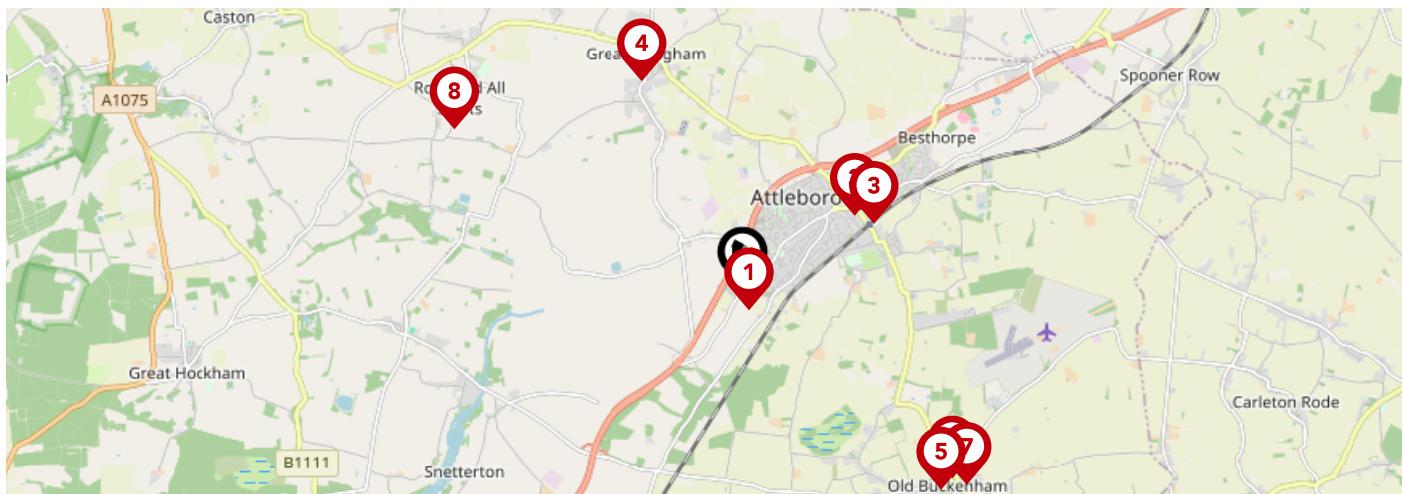
Listed Buildings



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
1389108 - Arosa	Grade II	0.3 miles
1169023 - West Farmhouse	Grade II	0.3 miles
1077556 - Barn 25 Metres South East Of West Farmhouse	Grade II	0.3 miles
1077555 - Corner Farmhouse	Grade II	0.6 miles
1248876 - 1 And 2, Prospect Avenue	Grade II	0.7 miles
1068812 - Lushers Cottage	Grade II	0.7 miles
1342450 - 1 High Street Attleborough Comprising Unit One (also Known As Nan Gibbon's Cottage And The Victorian Cottage) And Unit Two (also Known As Acorn Cottage)	Grade II	0.8 miles
1077546 - Lamp Cottage And The Homestead	Grade II	1.0 miles
1077552 - A E Bush	Grade II	1.0 miles
1246638 - The Old Bear Inn	Grade II	1.0 miles



Nursery Primary Secondary College Private



Rosecroft Primary School

Ofsted Rating: Requires improvement | Pupils: 525 | Distance:0.2



Attleborough Academy

Ofsted Rating: Good | Pupils: 932 | Distance:1.21



Attleborough Primary School

Ofsted Rating: Requires improvement | Pupils: 378 | Distance:1.33



Great Ellingham Primary School

Ofsted Rating: Good | Pupils: 177 | Distance:2.09



Chapel Green School

Ofsted Rating: Good | Pupils: 174 | Distance:2.54



Old Buckenham Primary School and Nursery

Ofsted Rating: Good | Pupils: 194 | Distance:2.54



Old Buckenham High School

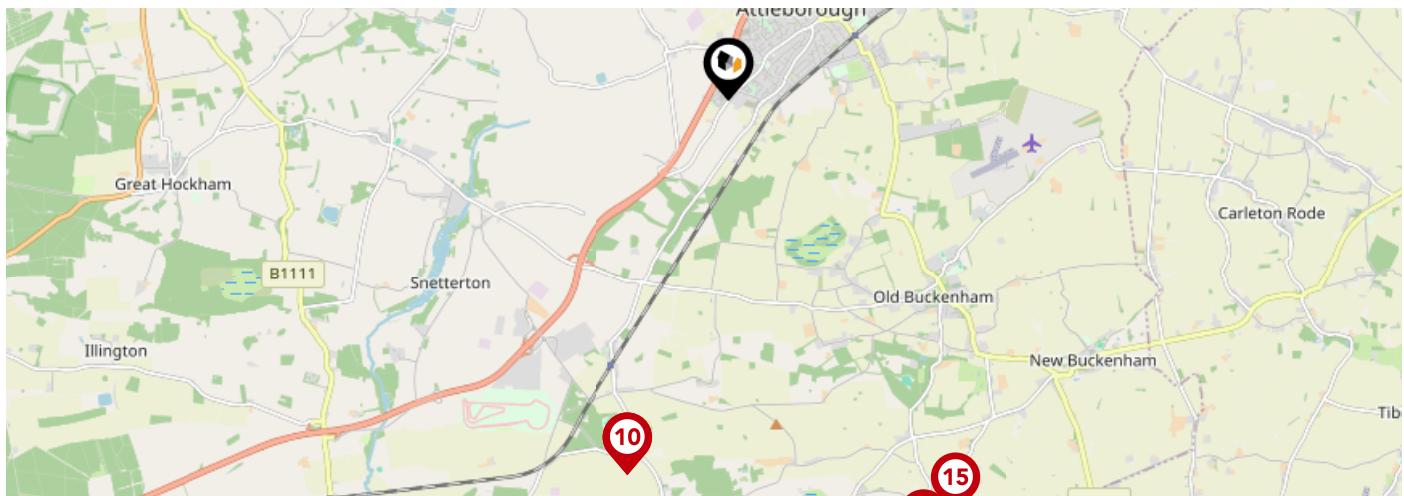
Ofsted Rating: Good | Pupils: 492 | Distance:2.68



Rocklands Community Primary School

Ofsted Rating: Good | Pupils: 71 | Distance:2.98





Nursery Primary Secondary College Private

9

Aurora White House School

Ofsted Rating: Good | Pupils: 61 | Distance:3.5



10

Aurora Eccles School

Ofsted Rating: Not Rated | Pupils: 202 | Distance:3.5



11

Wymondham College Prep School

Ofsted Rating: Outstanding | Pupils: 334 | Distance:3.57



12

Wymondham College

Ofsted Rating: Outstanding | Pupils: 1434 | Distance:3.57



13

Morley Church of England Primary Academy

Ofsted Rating: Good | Pupils: 128 | Distance:3.78



14

Spooner Row Primary School

Ofsted Rating: Good | Pupils: 103 | Distance:4.18



15

Acorn Park School

Ofsted Rating: Good | Pupils: 128 | Distance:4.27



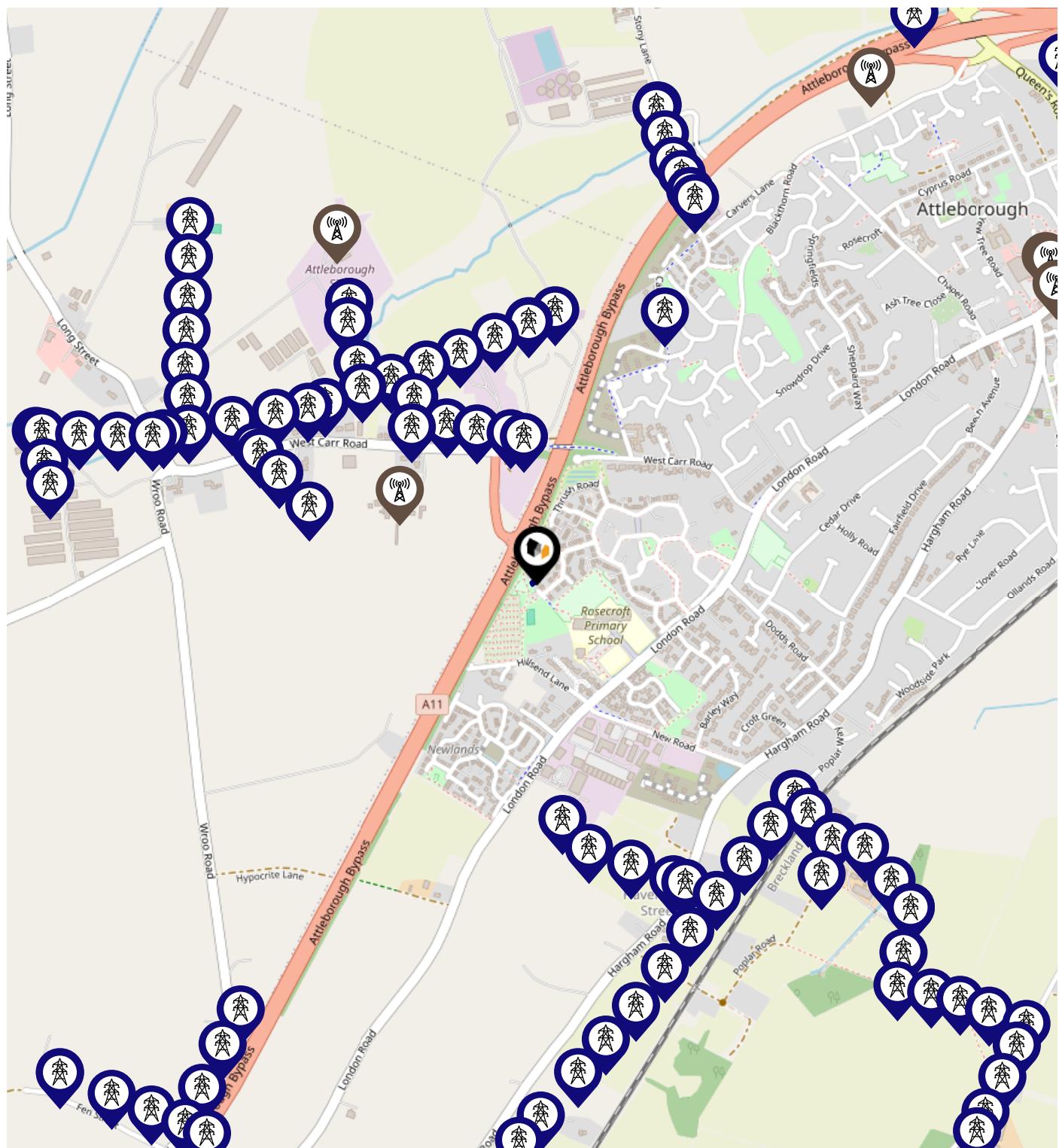
16

Banham Primary School

Ofsted Rating: Outstanding | Pupils: 103 | Distance:4.44



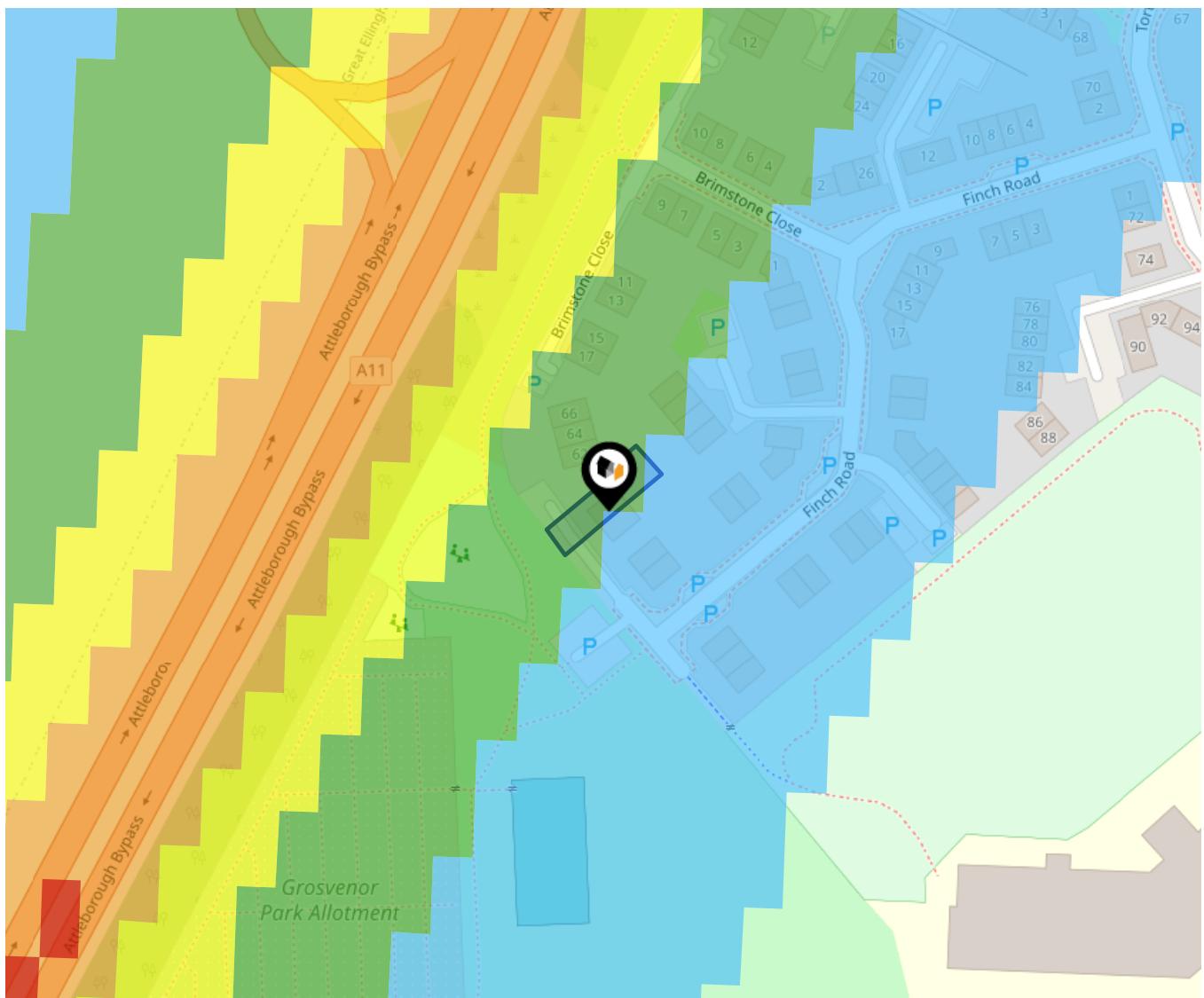
Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Local Area Road Noise



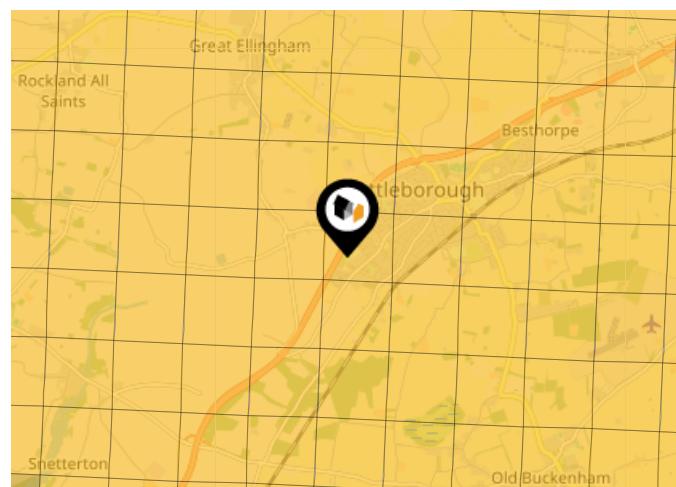
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

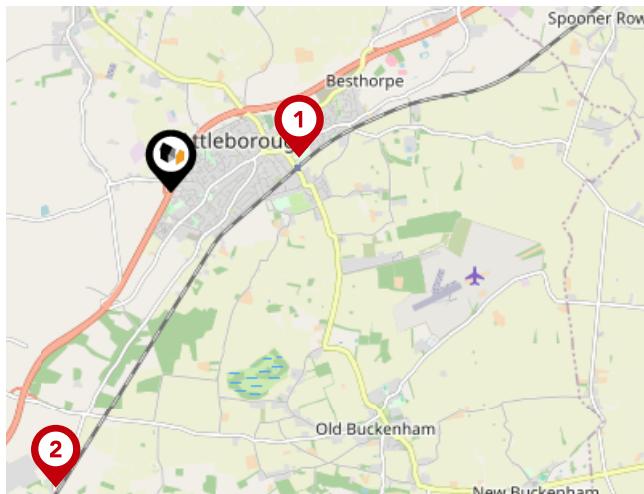
Carbon Content: NONE **Soil Texture:** SILT TO SAND
Parent Material Grain: ARENACEOUS - **Soil Depth:** DEEP
Soil Group: RUDACEOUS
LIGHT(SANDY) TO
MEDIUM(SANDY)



Primary Classifications (Most Common Clay Types)

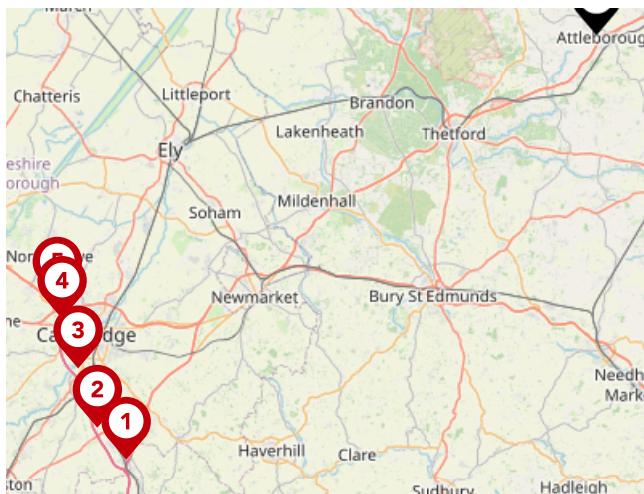
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	1.19 miles
2	Eccles Road Rail Station	2.85 miles
3	Spooner Row Rail Station	4.21 miles



Trunk Roads/Motorways

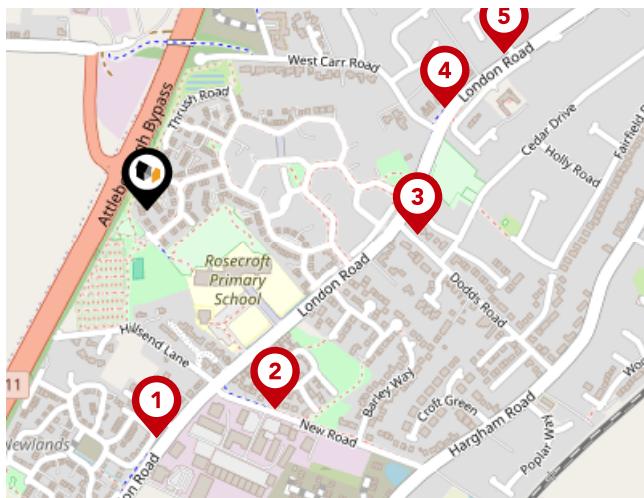
Pin	Name	Distance
1	M11 J9	46.06 miles
2	M11 J10	46.08 miles
3	M11 J11	44.78 miles
4	M11 J13	43.88 miles
5	M11 J14	43.58 miles



Airports/Helpads

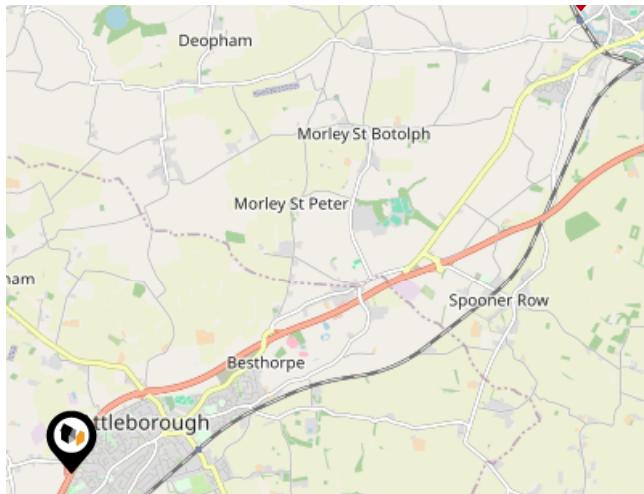
Pin	Name	Distance
1	Norwich International Airport	16.24 miles
2	Cambridge	40.53 miles
3	Stansted Airport	52.96 miles
4	Southend-on-Sea	66.27 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Phoenix Way	0.26 miles
2	Industrial Estate	0.27 miles
3	London Road	0.31 miles
4	West Carr Road	0.36 miles
5	police station	0.44 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.2 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.

Whittley Parish | Attleborough

Testimonials



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 Whitley 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.



/whittleywardmanagementltd



/whittleyward/?hl=en



/whittleyward

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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittley Parish | Attleborough

Suva House, Queens Square Attleborough
NR17 2AF
01953 711839
nick@whittleyপারিশ.com
www.whittleyপারিশ.com

