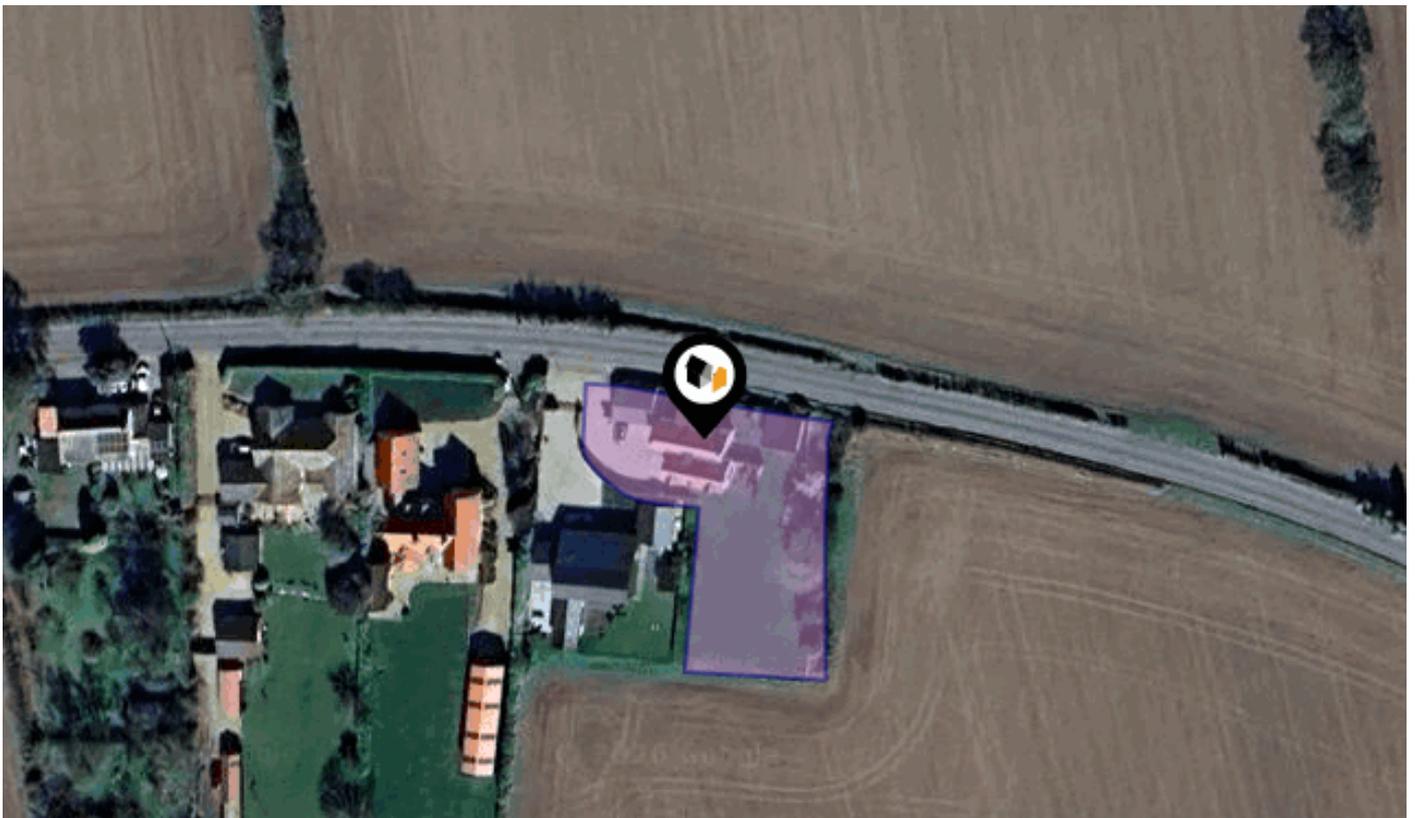




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Saturday 14th February 2026**



**LOSS WROO, HARGHAM ROAD, OLD BUCKENHAM,  
ATTLEBOROUGH, NR17**

## Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	2,023 ft <sup>2</sup> / 188 m <sup>2</sup>		
<b>Plot Area:</b>	0.32 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,329		
<b>Title Number:</b>	NK447715		

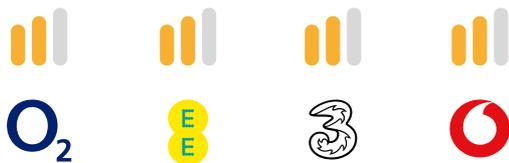
## Local Area

<b>Local Authority:</b>	Breckland
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>1</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

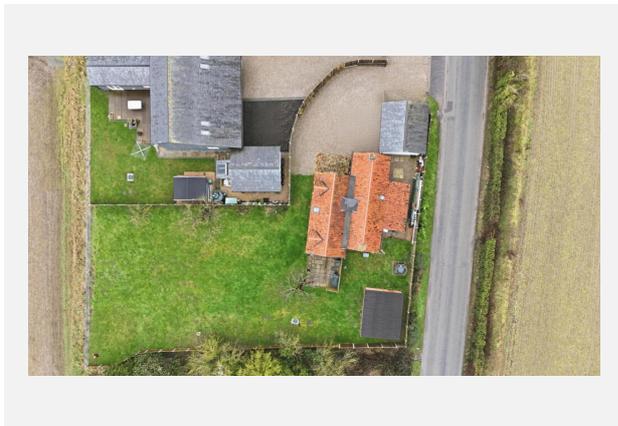


Planning records for: *Loss Wroo, Hargham Road, Old Buckenham, Attleborough, NR17*

Reference - 3PL/2019/0445/HOU	
<b>Decision:</b>	Permission Conditions/Reasons
<b>Date:</b>	15th April 2019
<b>Description:</b>	Demolish existing extensions & conservatory, erection of two storey extension on south elevation, erection of boundary fences and entrance gates

# Gallery Photos



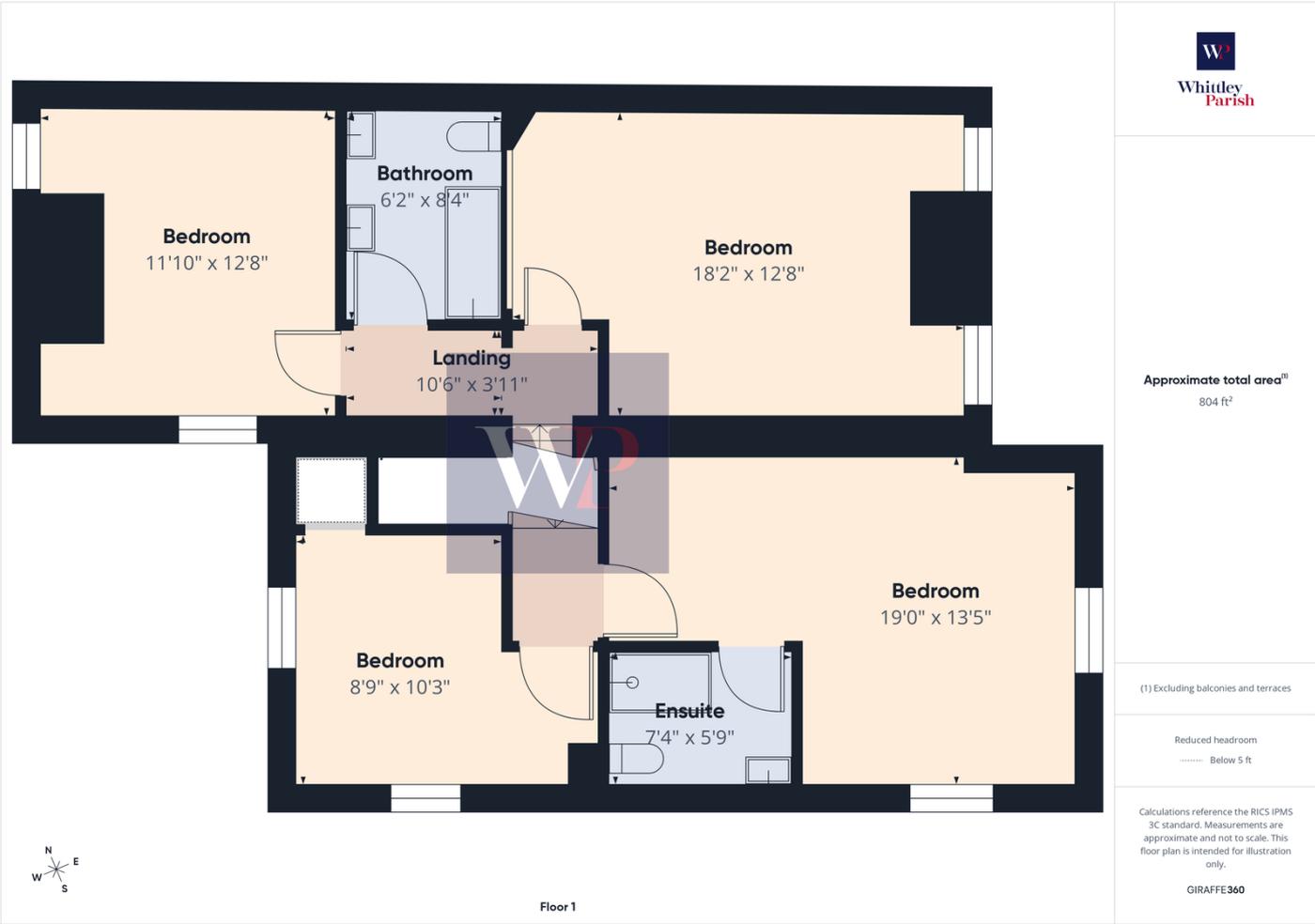


# Gallery Photos





**LOSS WROO, HARGHAM ROAD, OLD BUCKENHAM,  
ATTLEBOROUGH, NR17**





**LOSS WROO, HARGHAM ROAD, OLD BUCKENHAM,  
ATTLEBOROUGH, NR17**





**LOSS WROO, HARGHAM ROAD, OLD BUCKENHAM,  
 ATTLEBOROUGH, NR17**



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1808 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





Loss Wroo, Hargham Road, NR17

Energy rating

**D**

Valid until 27.04.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

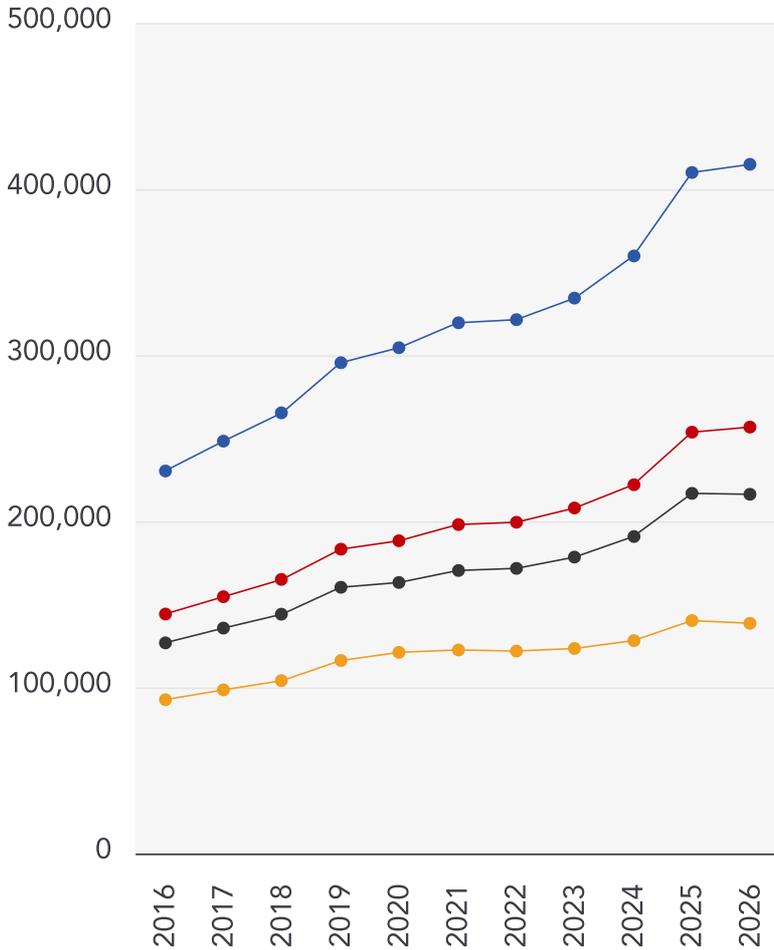
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Mechanical, supply and extract
<b>Walls:</b>	Cob, as built
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Roof room(s), insulated
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated
<b>Total Floor Area:</b>	188 m <sup>2</sup>

# 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

## 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.

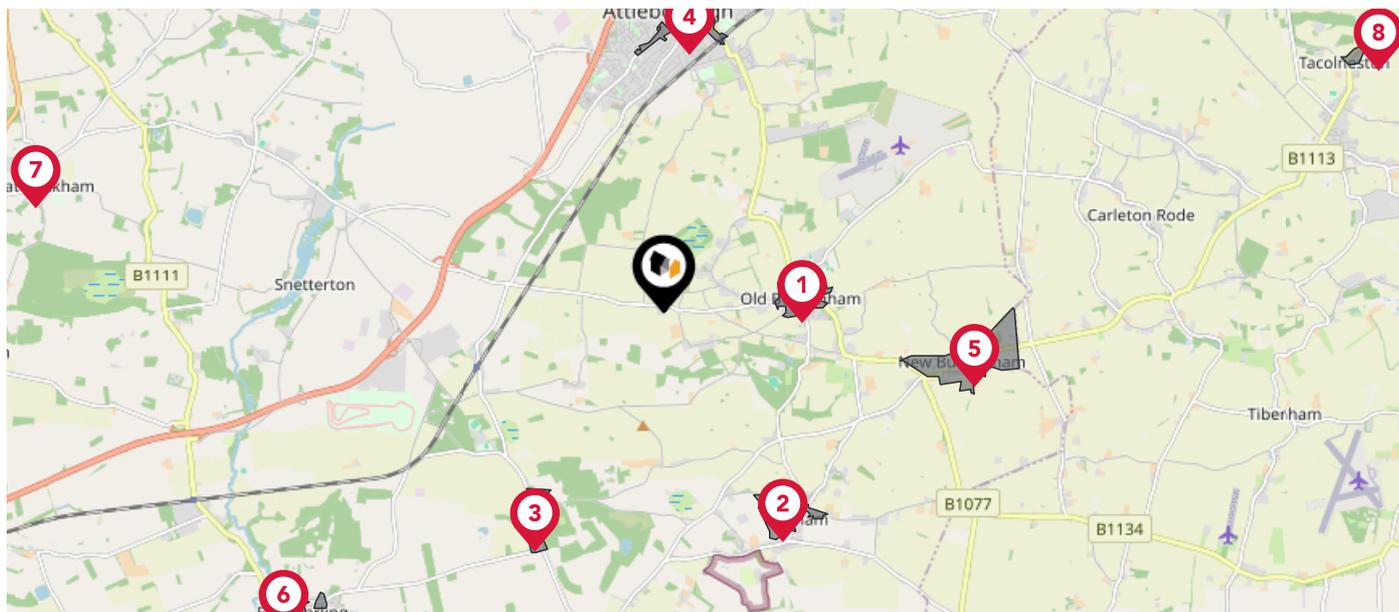
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

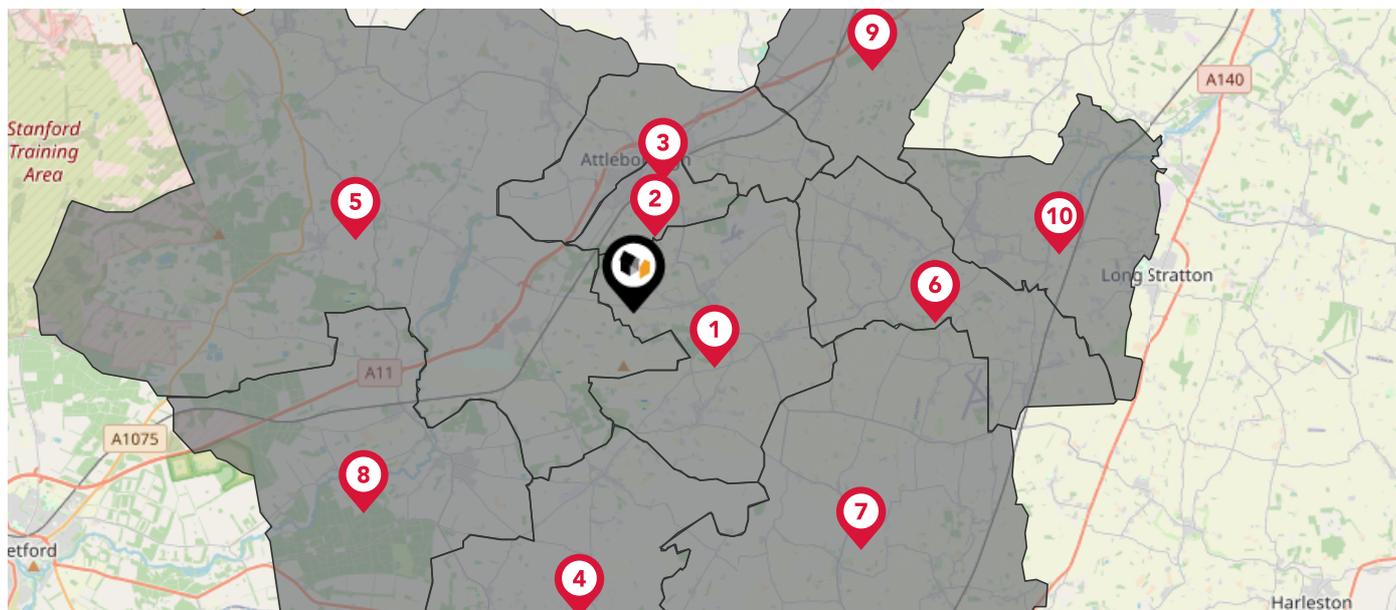
-  1 Old Buckenham
-  2 Banham
-  3 Quidenham
-  4 Attleborough
-  5 New Buckenham
-  6 East Harling
-  7 Hockham
-  8 Tacolneston

# 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

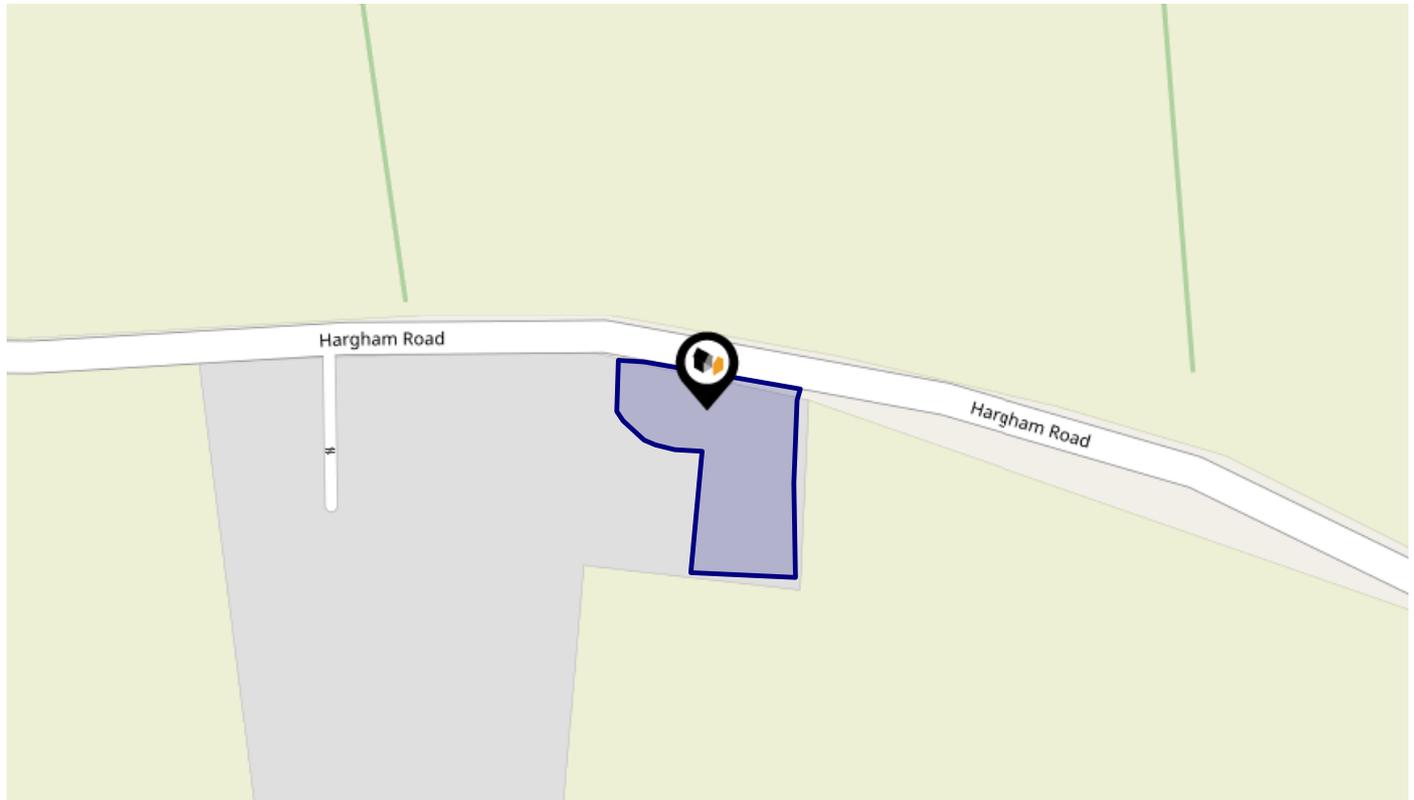


### Nearby Council Wards

-  The Buckenhams & Banham Ward
-  Attleborough Burgh & Haverscroft Ward
-  Attleborough Queens & Besthorpe Ward
-  Guiltcross Ward
-  All Saints & Wayland Ward
-  Bunwell Ward
-  Bressingham & Burston Ward
-  Harling & Heathlands Ward
-  South Wymondham Ward
-  Forncett 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:

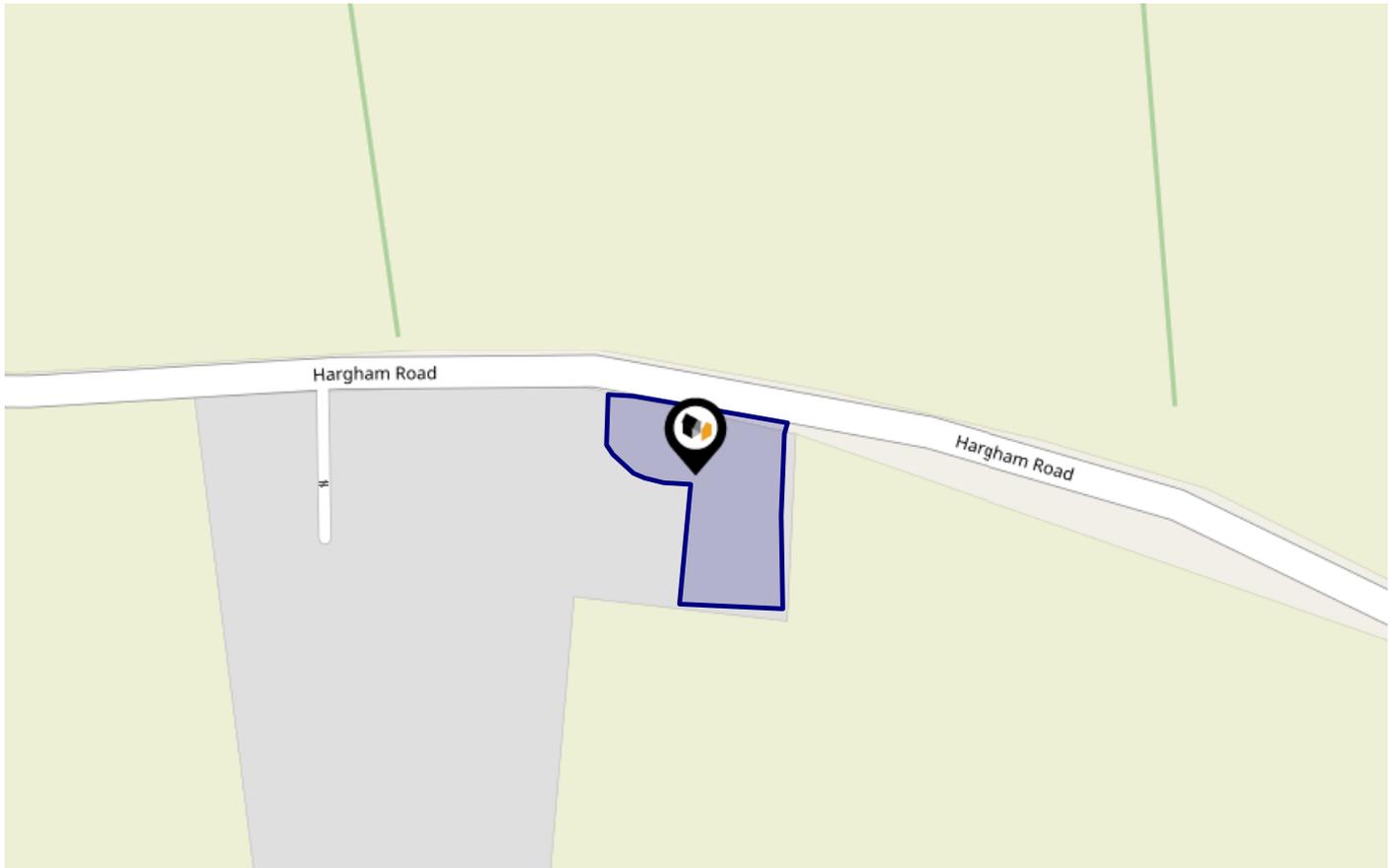


# Flood Risk

## 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.
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Chance of flooding to the following depths at this property:

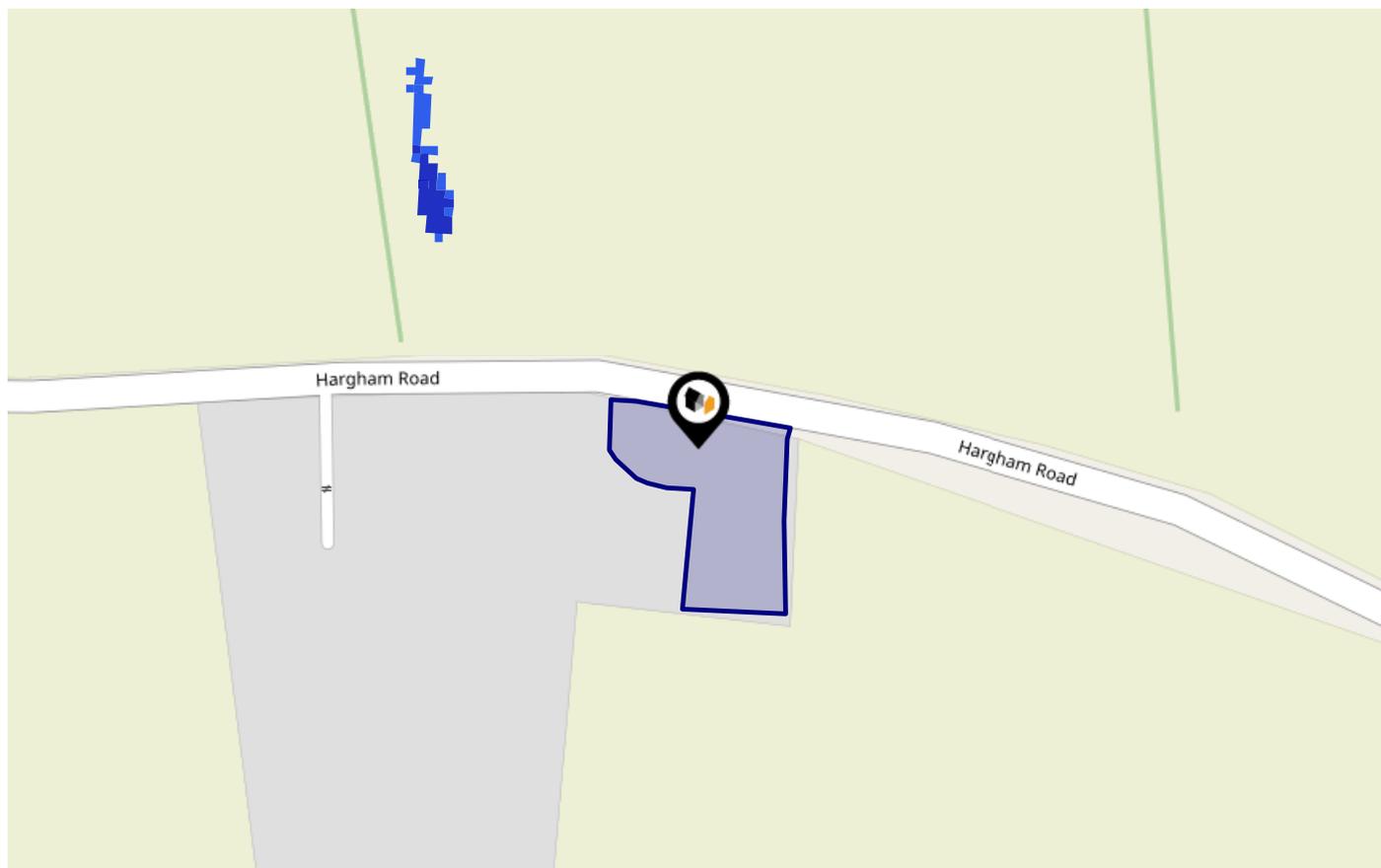


# Flood Risk

## 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.

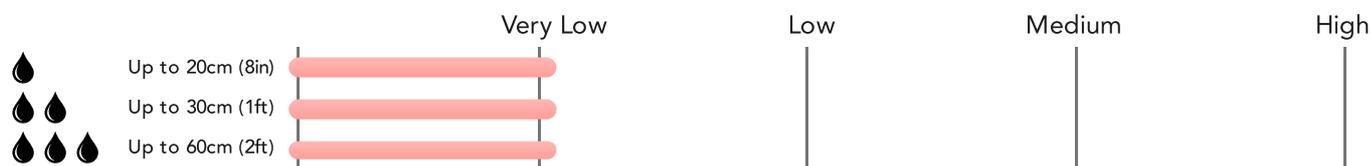


Risk Rating: Very low

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.

- 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:

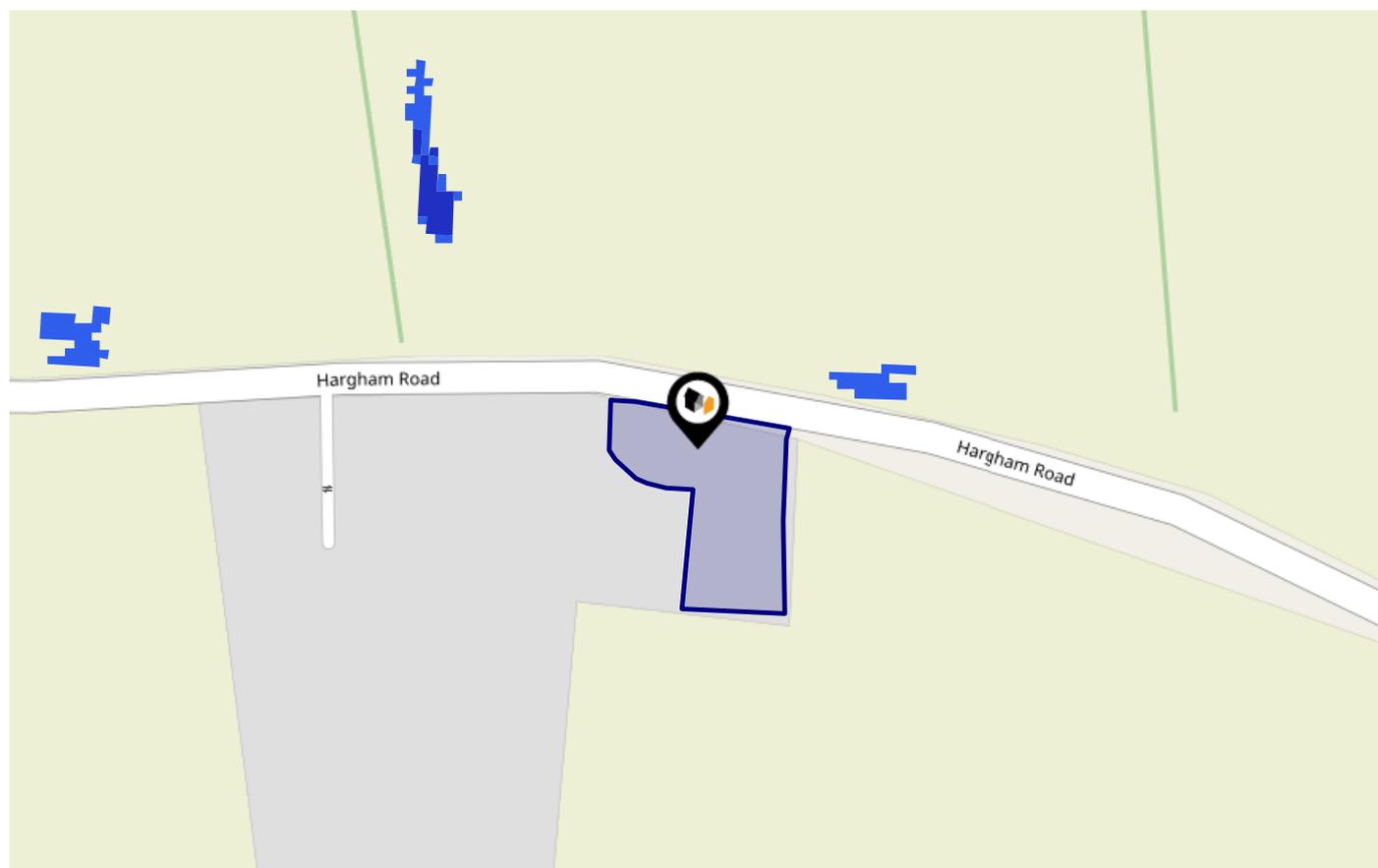


# Flood Risk

## 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.

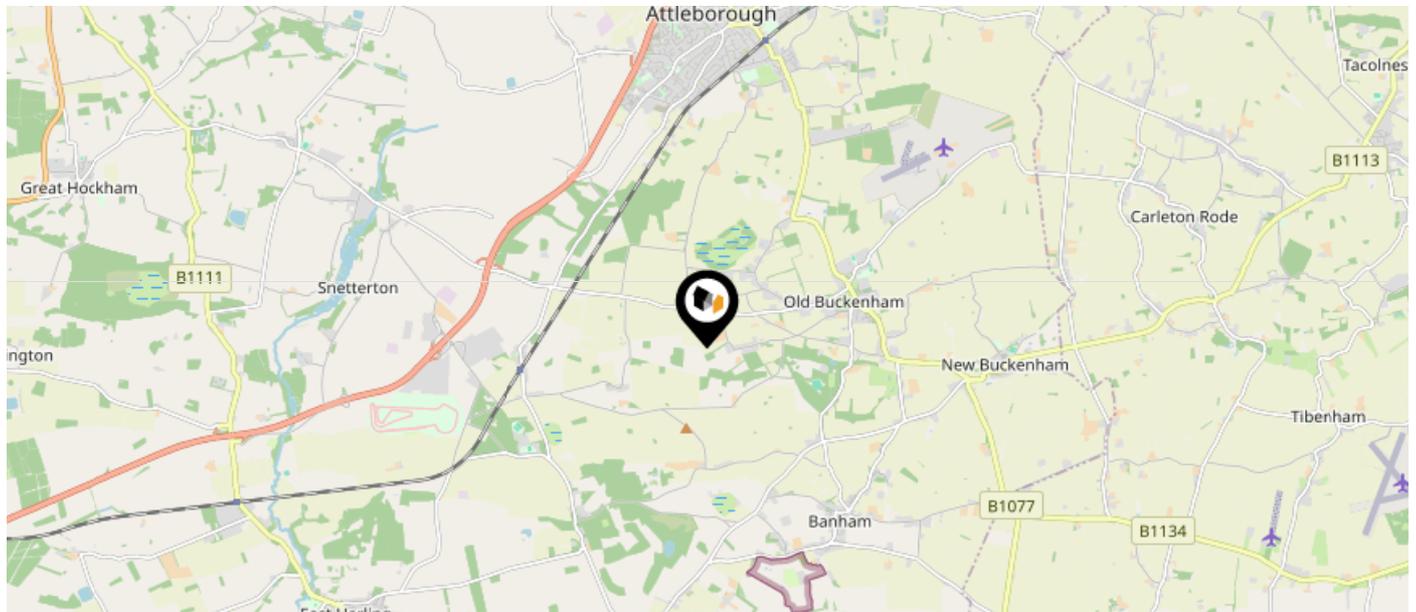
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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:





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



Nearby Green Belt Land

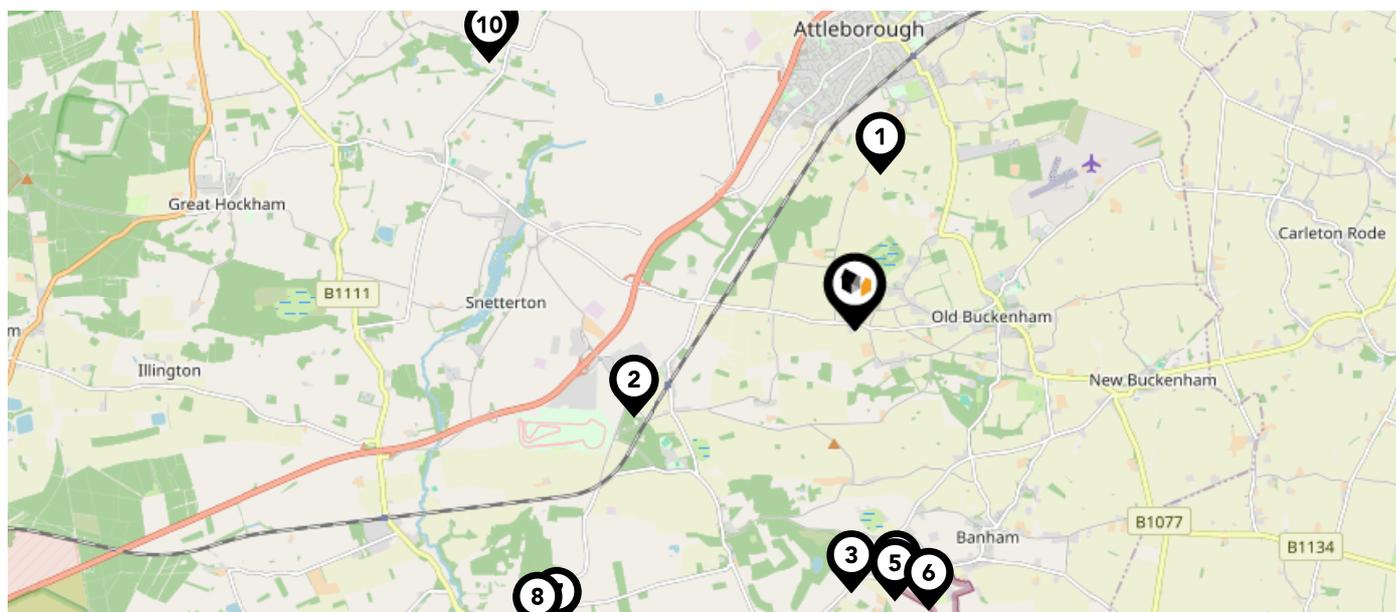
No data available.

# 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

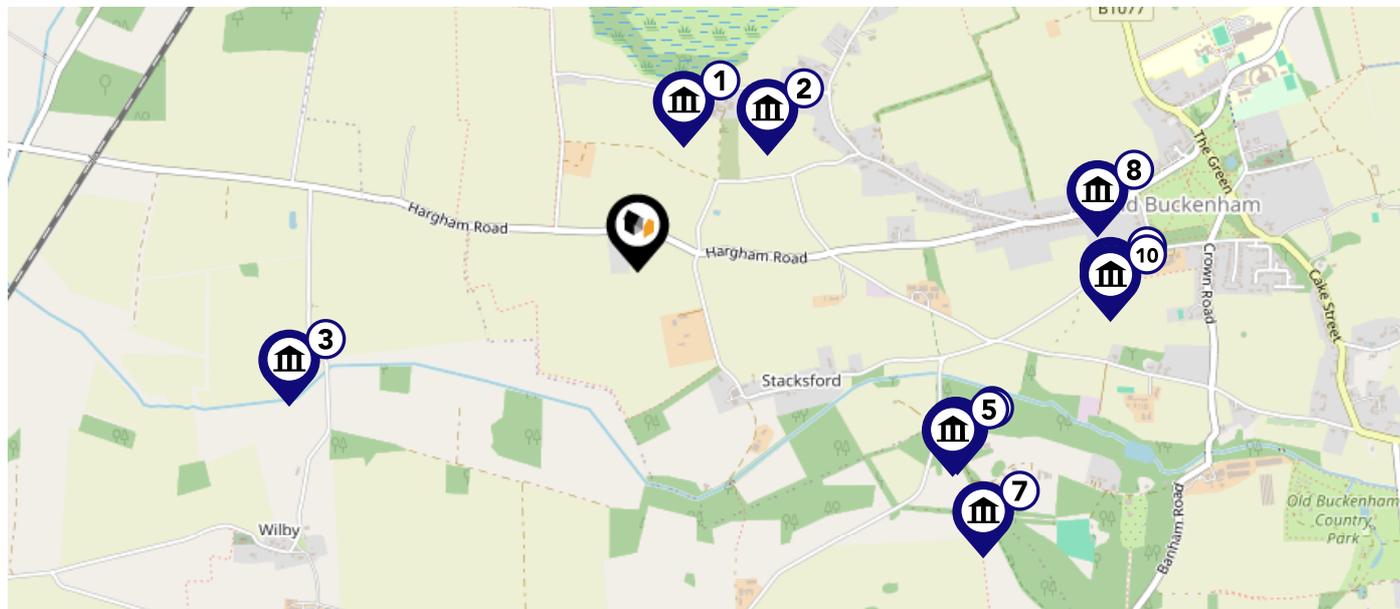
	Attleborough-Attleborough, Norfolk	Historic Landfill
	EA/EPR/CP3796SC/V002	Active Landfill
	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill
	Banham Zoo-Banham	Historic Landfill
	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill
	Banham Zoo-Banham	Historic Landfill
	Field Lodge-Eccles Road, East Harling	Historic Landfill
	East Harling-East Harling, Breckland, Norfolk	Historic Landfill
	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill
	Rocklands-Rocklands, Breckland	Historic Landfill

# Maps

## Listed Buildings

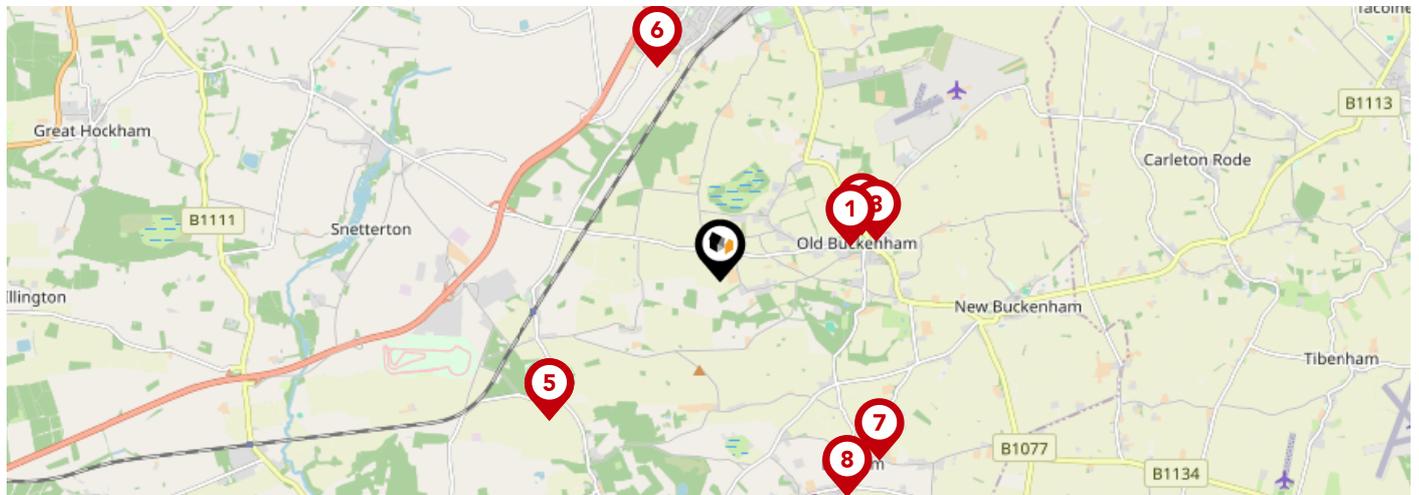


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



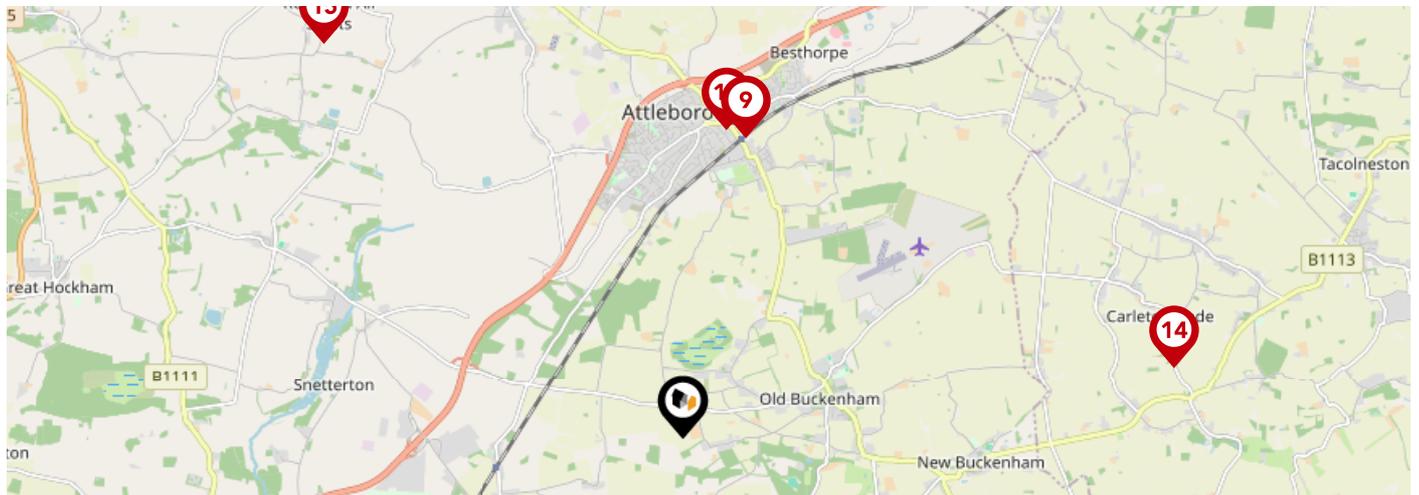
Listed Buildings in the local district		Grade	Distance
	1342466 - Fen Farmhouse	Grade II	0.3 miles
	1387276 - Eel Farmhouse	Grade II	0.4 miles
	1077519 - Wilby Hall	Grade II	0.8 miles
	1169498 - Stables 15 Metres East Of Warren House	Grade II	0.9 miles
	1169485 - Warren House	Grade II	0.9 miles
	1342468 - Granary 6 Metres North East Of Warren House	Grade II	0.9 miles
	1248874 - Gate Pier, Gates Flanking Walls And Railings About 500 Metres West Of Old Buckenham Hall	Grade II	1.0 miles
	1077507 - Almshouses	Grade II	1.1 miles
	1169478 - Granary Immediately North Of Windmill	Grade II	1.1 miles
	1342467 - Windmill	Grade II	1.1 miles

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 202   Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:2.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:2.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:3.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>East Harling Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 212   Distance:4.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:4.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:4.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Rocklands Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:4.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Wyndham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:4.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



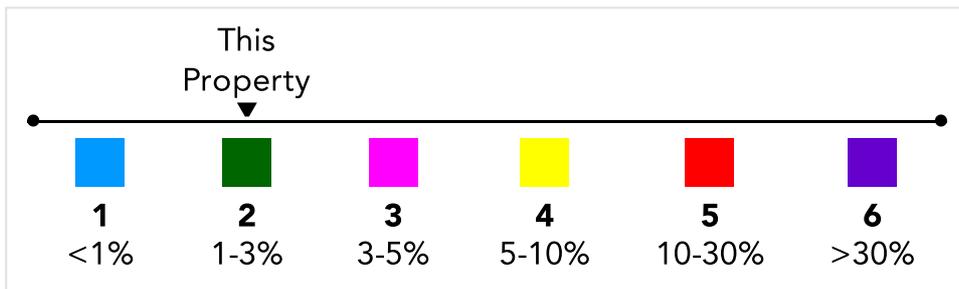
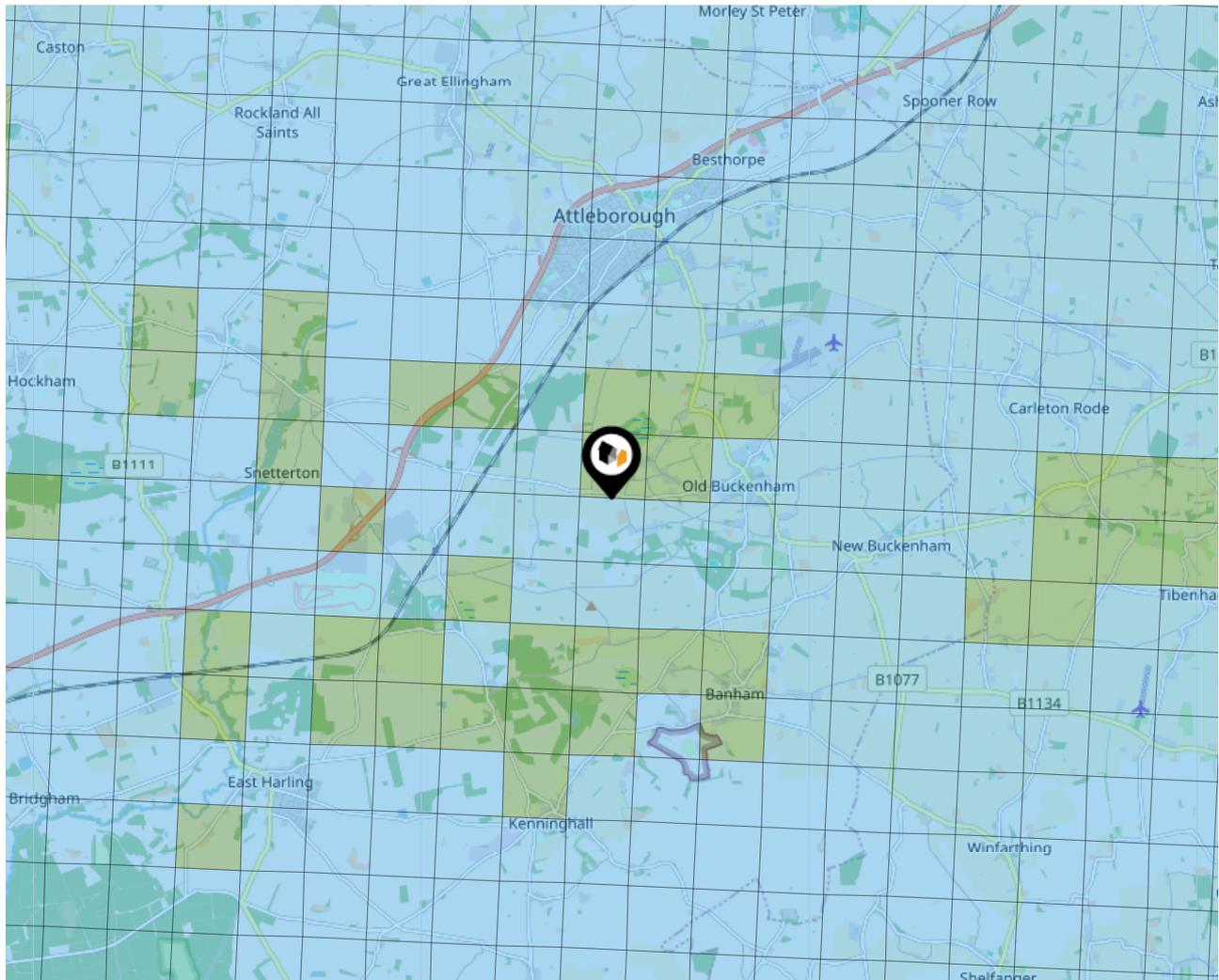
# Environment

## Radon Gas

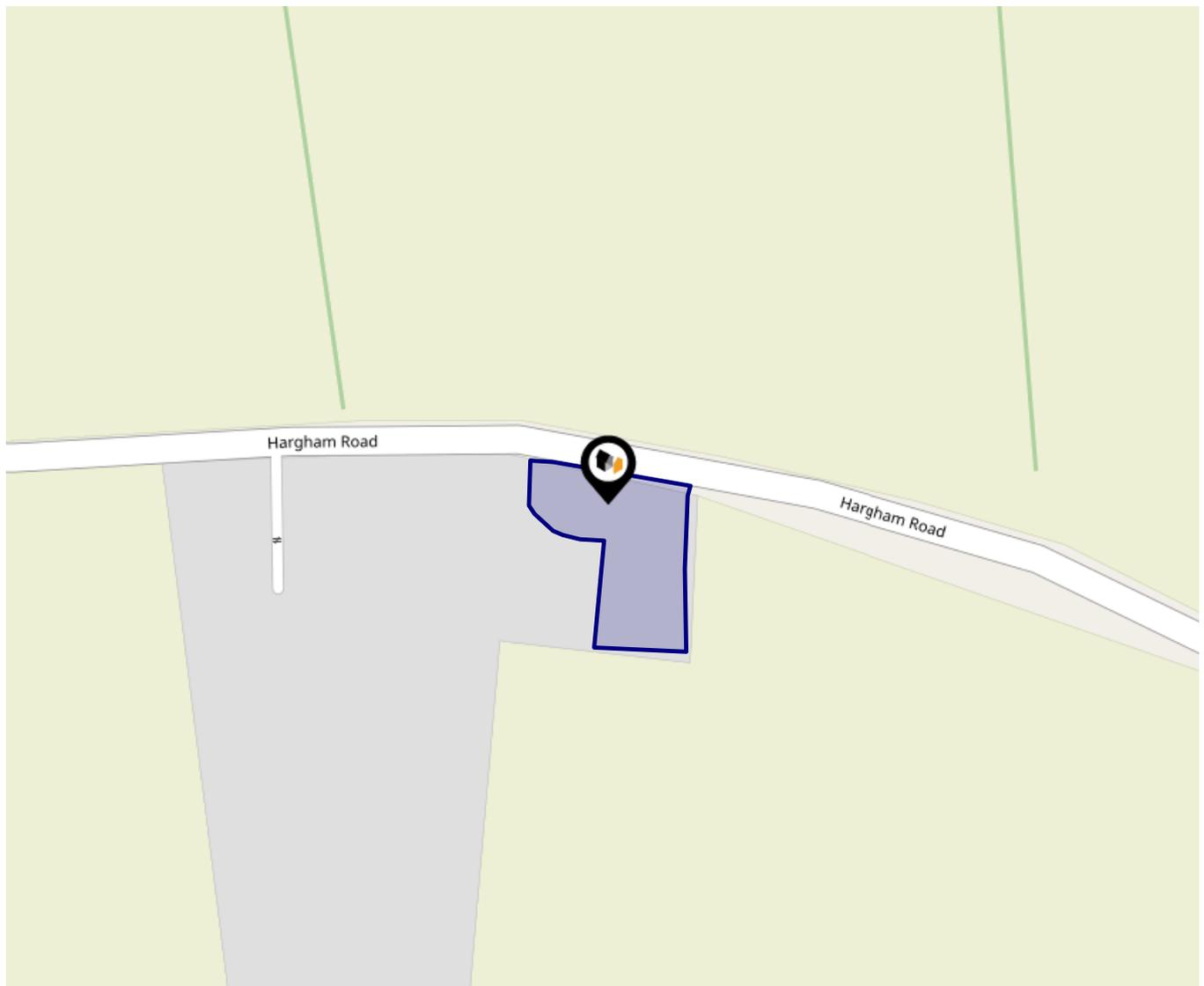


### What is Radon?

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/m<sup>3</sup>).



# 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.

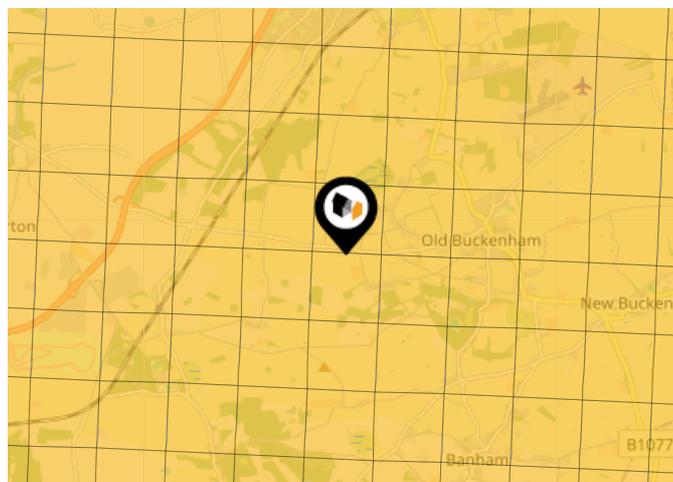
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

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

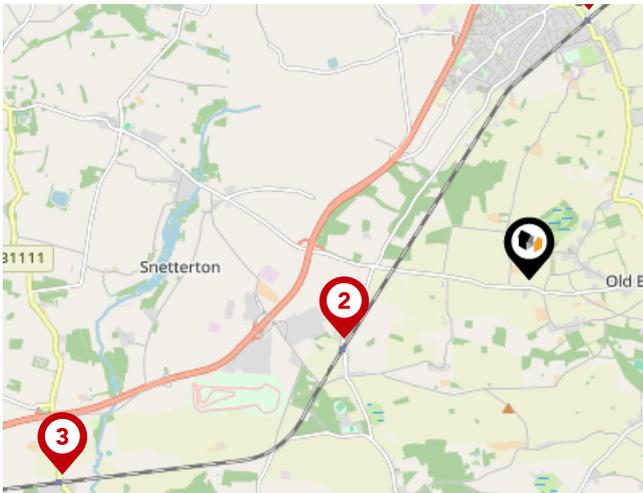


### Primary Classifications (Most Common Clay Types)

<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

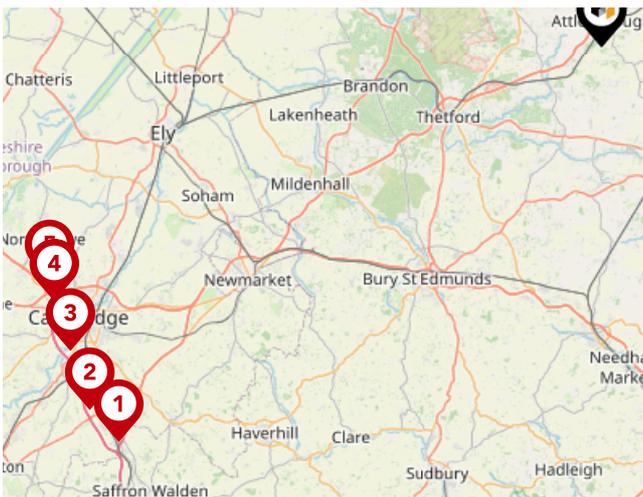
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	2.5 miles
2	Eccles Road Rail Station	1.75 miles
3	Harling Road Rail Station	4.56 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	45.16 miles
2	M11 J10	45.32 miles
3	M11 J11	44.22 miles
4	M11 J13	43.5 miles
5	M11 J14	43.28 miles

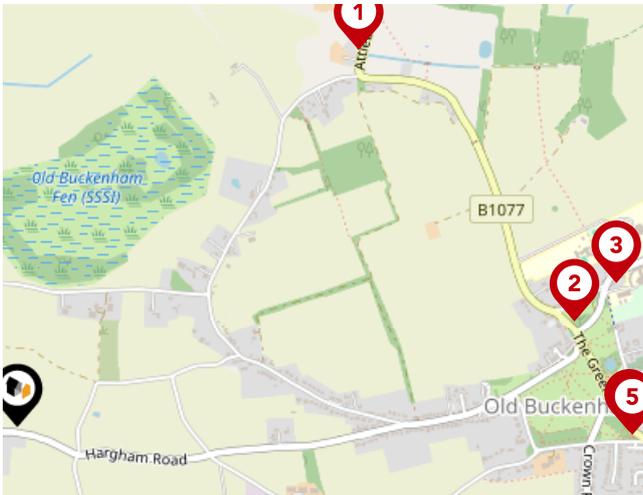


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	17.35 miles
2	Cambridge	40.03 miles
3	Stansted Airport	51.65 miles
4	Southend-on-Sea	64.31 miles

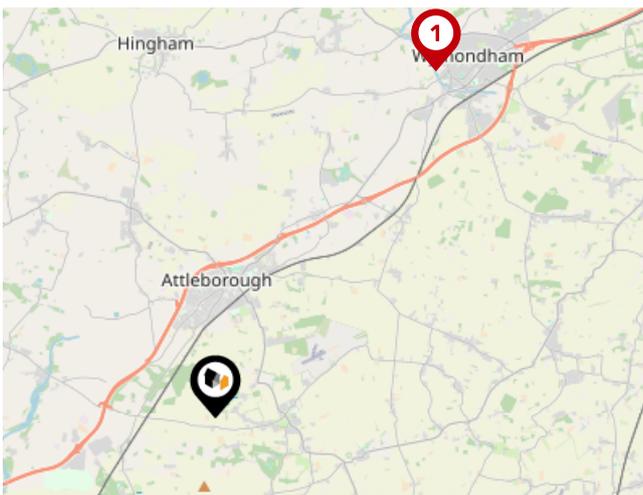
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Puddledock Farm	1.15 miles
2	Green	1.27 miles
3	High School	1.38 miles
4	St Andrews Close	1.37 miles
5	St Andrews Close	1.38 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.44 miles



### Whittley Parish | Attleborough

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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.



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## 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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