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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 13th February 2026**



**BESTHORPE ROAD, ATTLEBOROUGH, NR17**

**Whittley Parish | Diss**

4-6 Market Hill Diss Norfolk IP22 4JZ

01953 711839

[alex@whittley-parish.com](mailto:alex@whittley-parish.com)

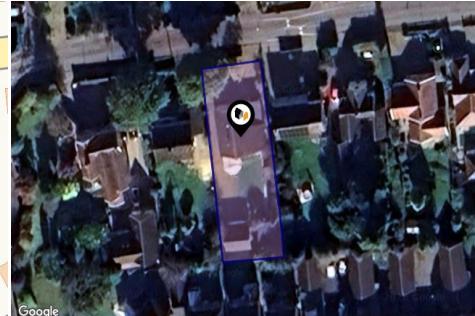
[www.whittley-parish.com](http://www.whittley-parish.com)



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# Property Overview



## Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>
Plot Area:	0. acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,070
Title Number:	NK196616

### 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      **41**  
mb/s      **1800**  
mb/s



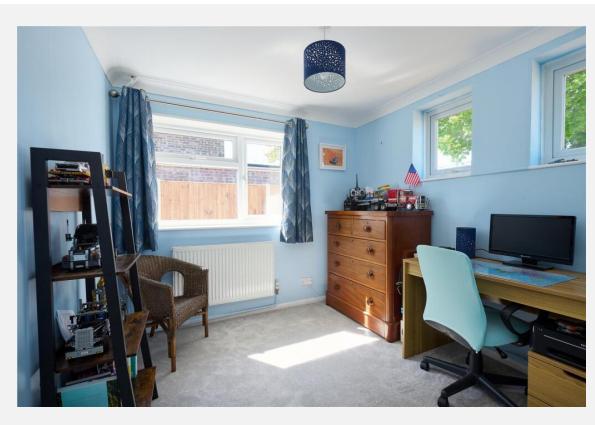
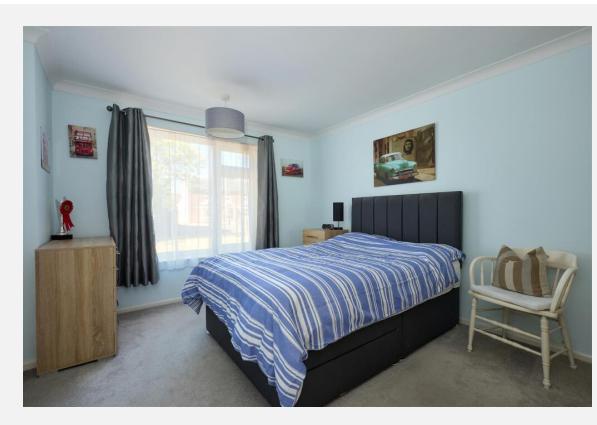
**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos



## BESTHORPE ROAD, ATTLEBOROUGH, NR17



# Property EPC - Certificate



NR17

Energy rating

**D**

Valid until 10.08.2035

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

# Property

## EPC - Additional Data



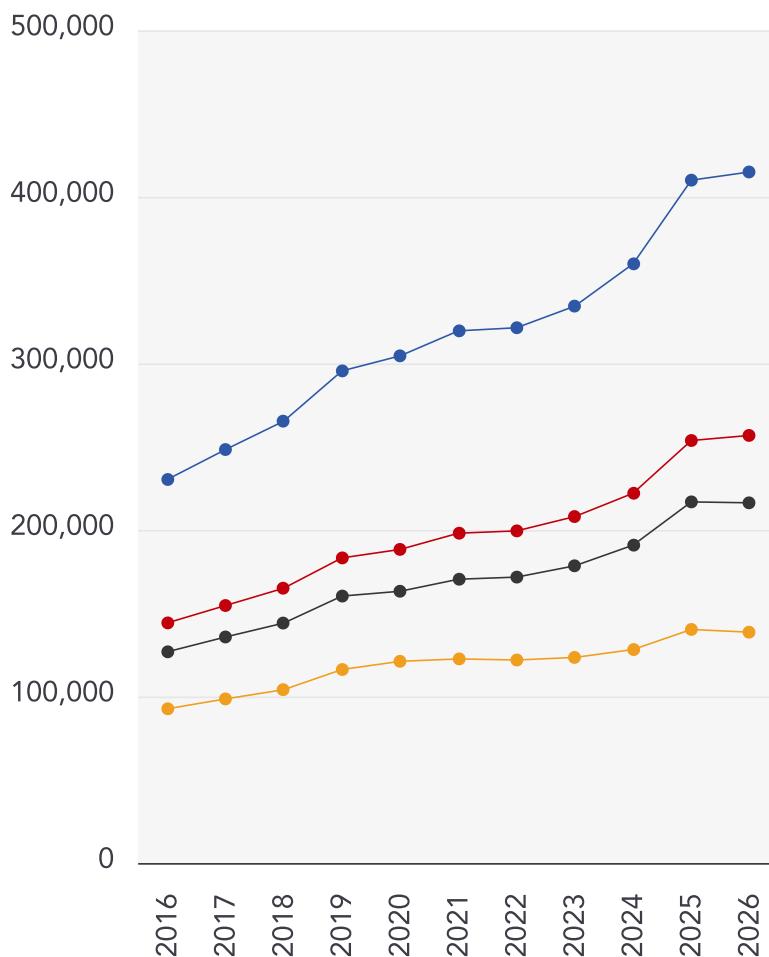
### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	94 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.

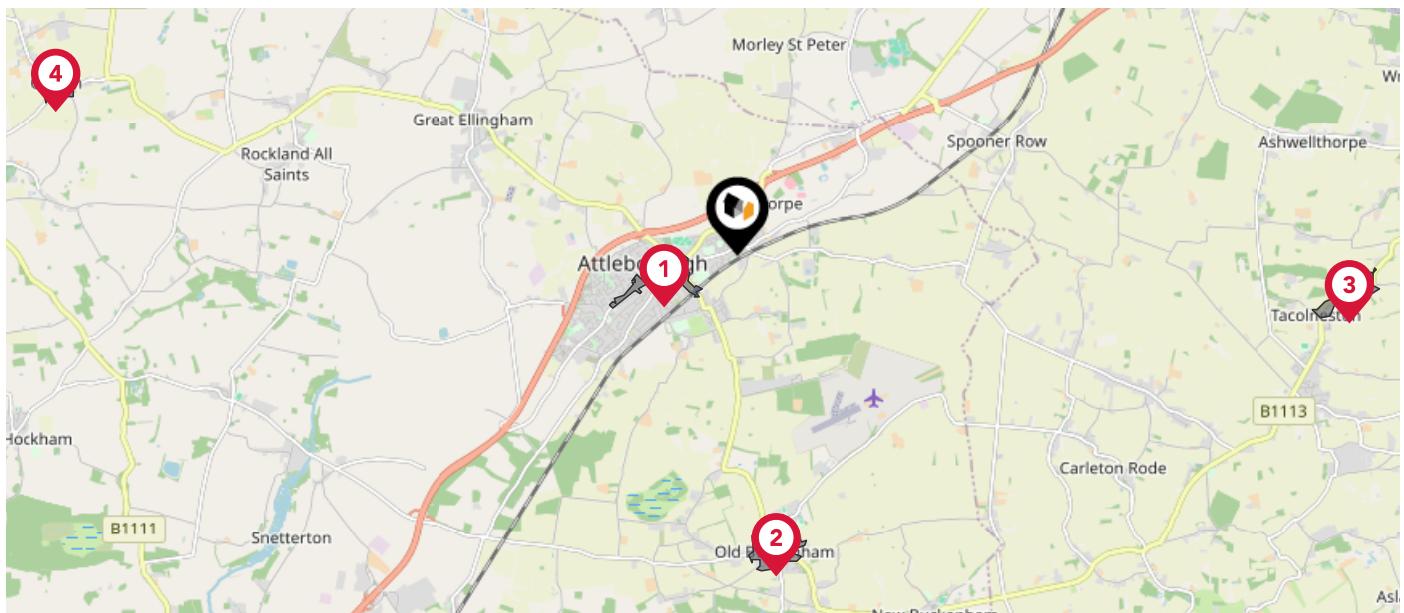
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

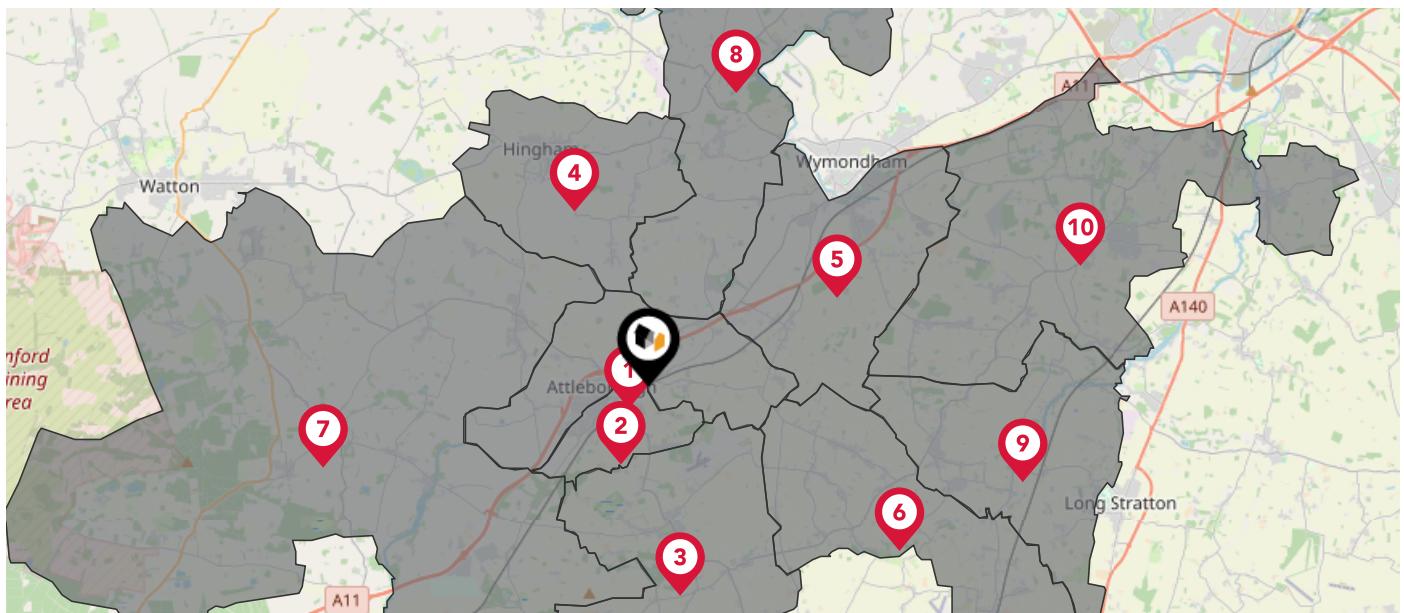
- 1 Attleborough
- 2 Old Buckenham
- 3 Tacolneston
- 4 Caston

# 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

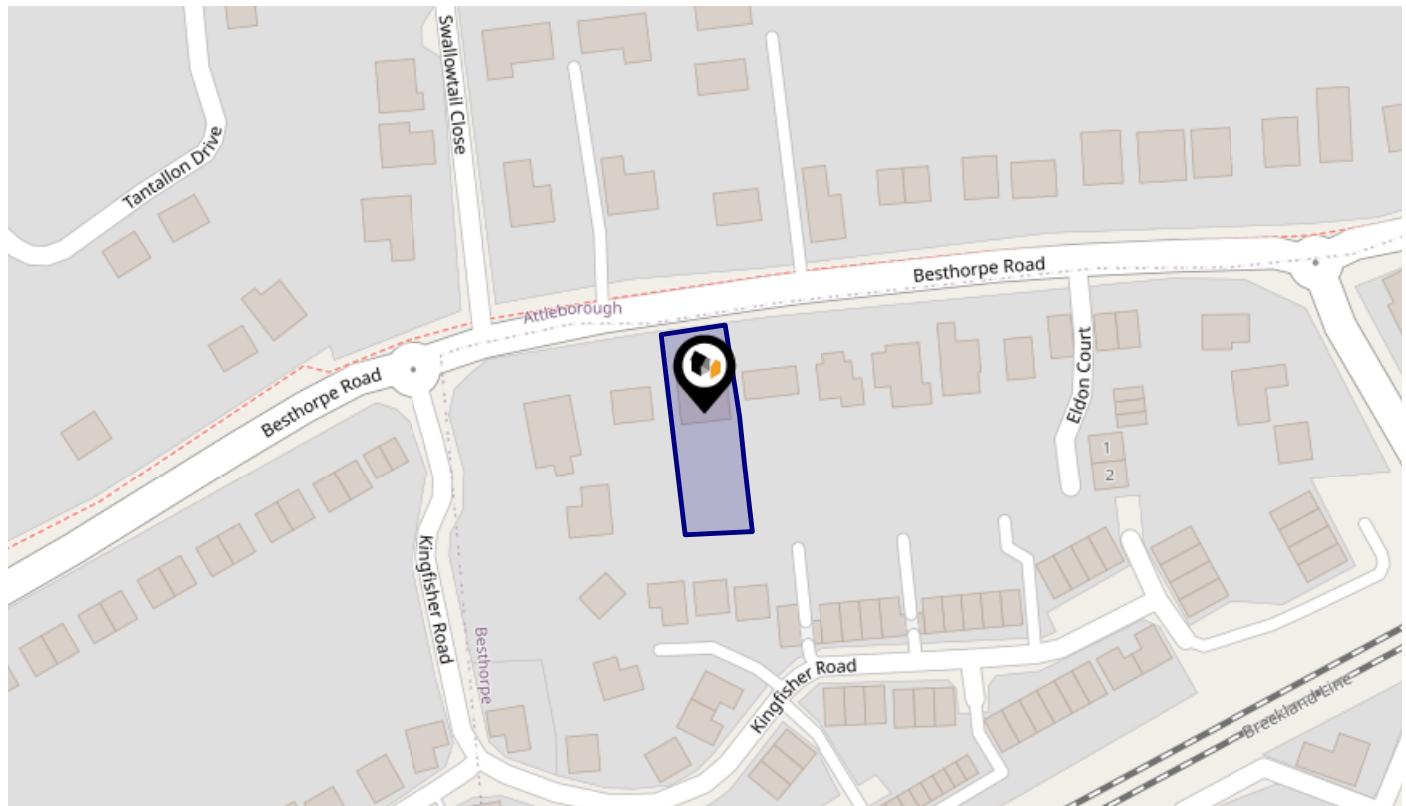
- 1 Attleborough Queens & Besthorpe Ward
- 2 Attleborough Burgh & Haverscroft Ward
- 3 The Buckenhams & Banham Ward
- 4 Hingham & Deopham Ward
- 5 South Wymondham Ward
- 6 Bunwell Ward
- 7 All Saints & Wayland Ward
- 8 Wicklewood Ward
- 9 Fornsett Ward
- 10 Mulbarton & Stoke Holy Cross Ward

# 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:

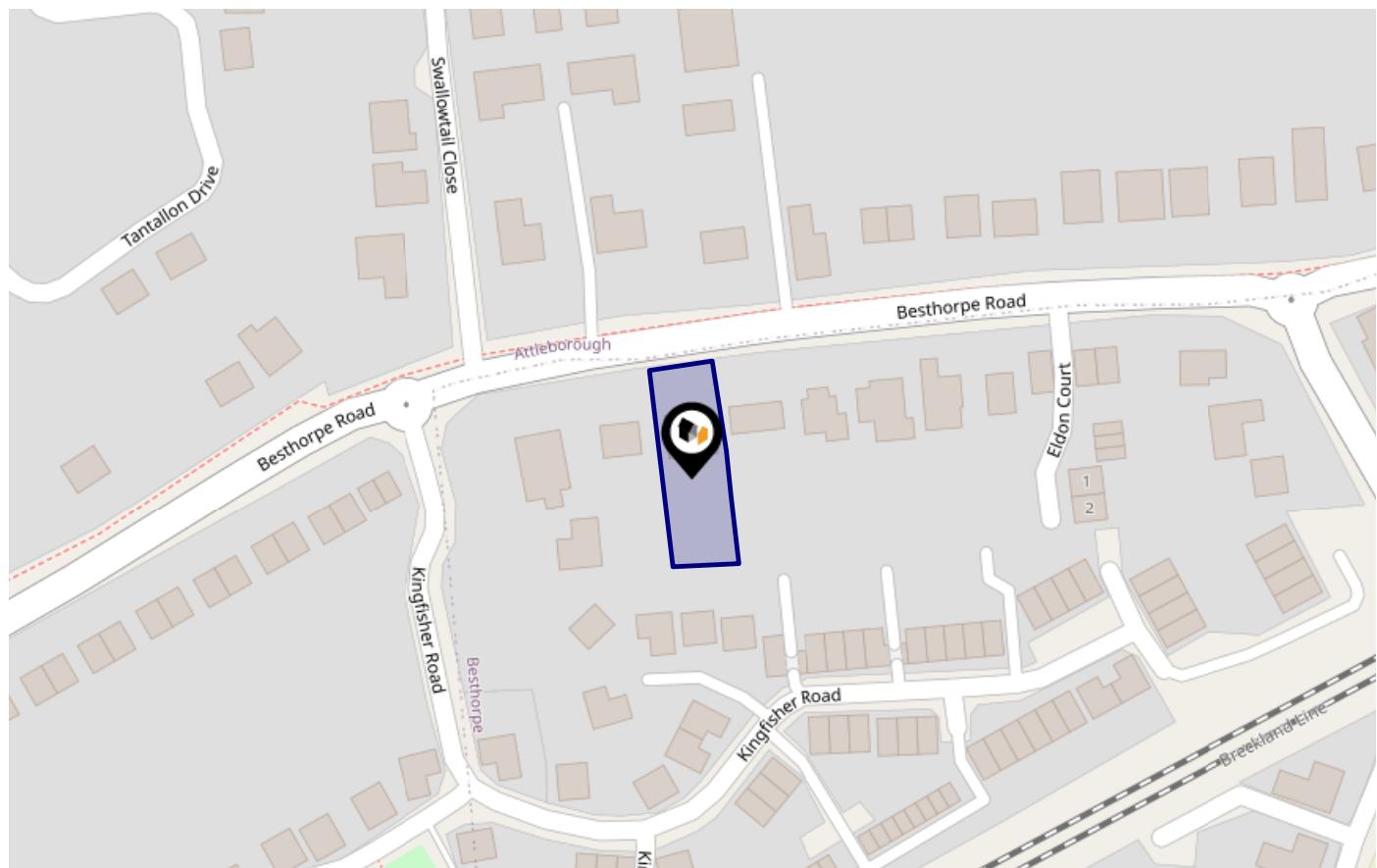


# Flood Risk

## 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.

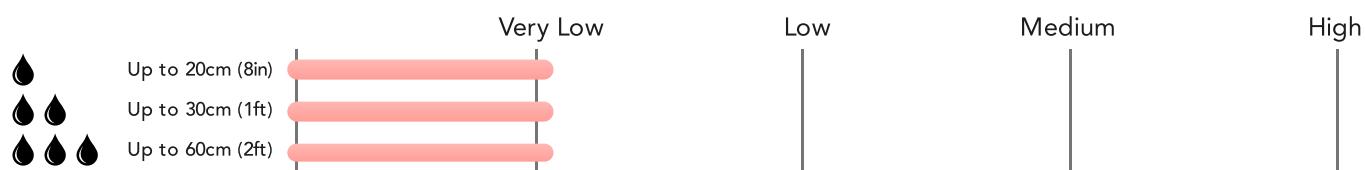


Risk Rating: Very low

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:

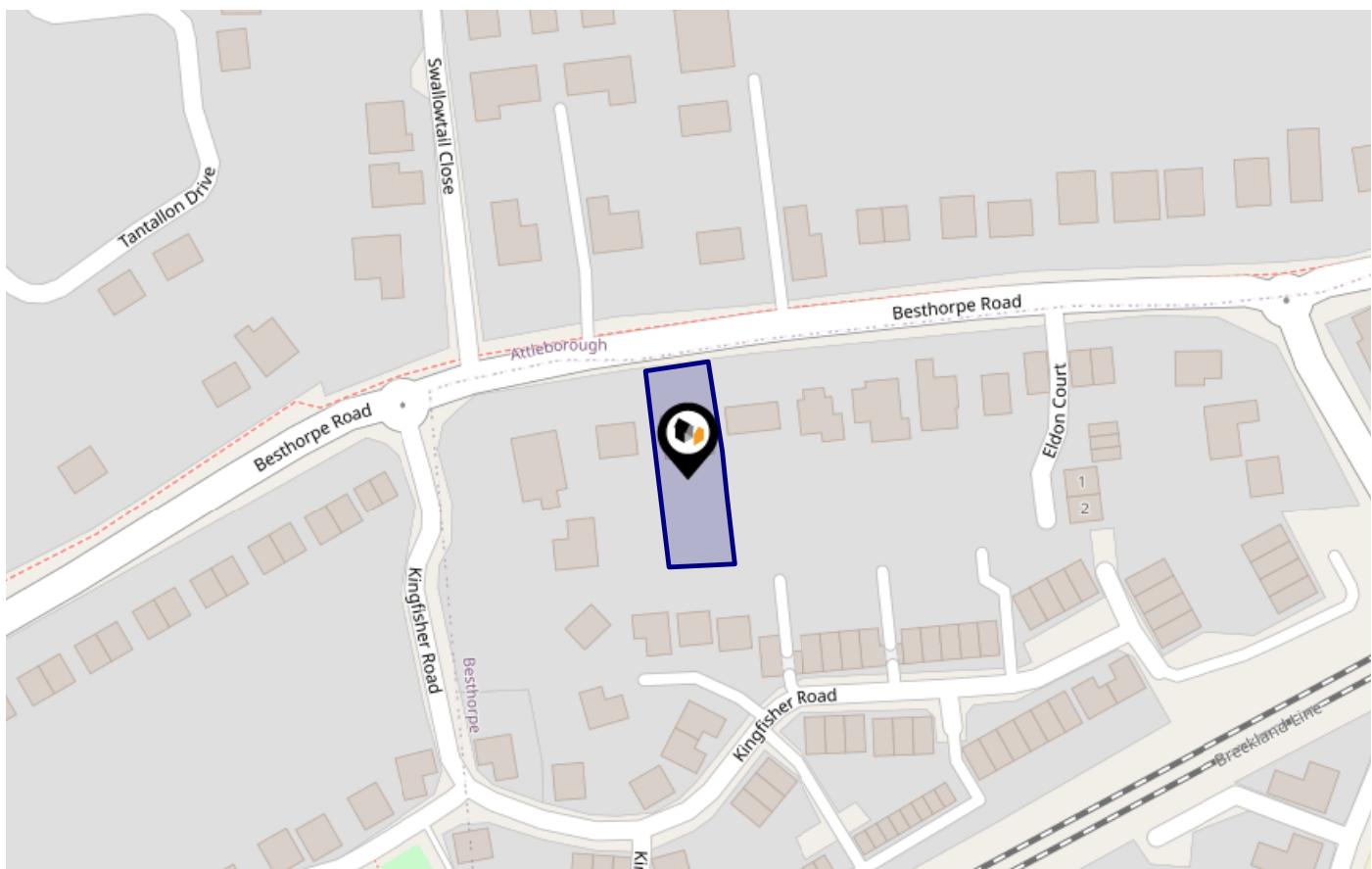


# Flood Risk

## 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.

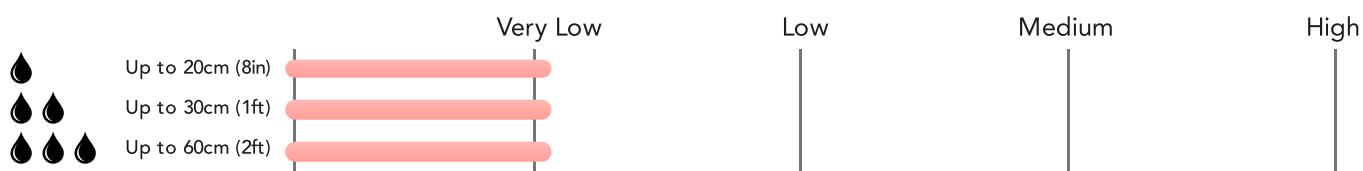


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Chance of flooding to the following depths at this property:

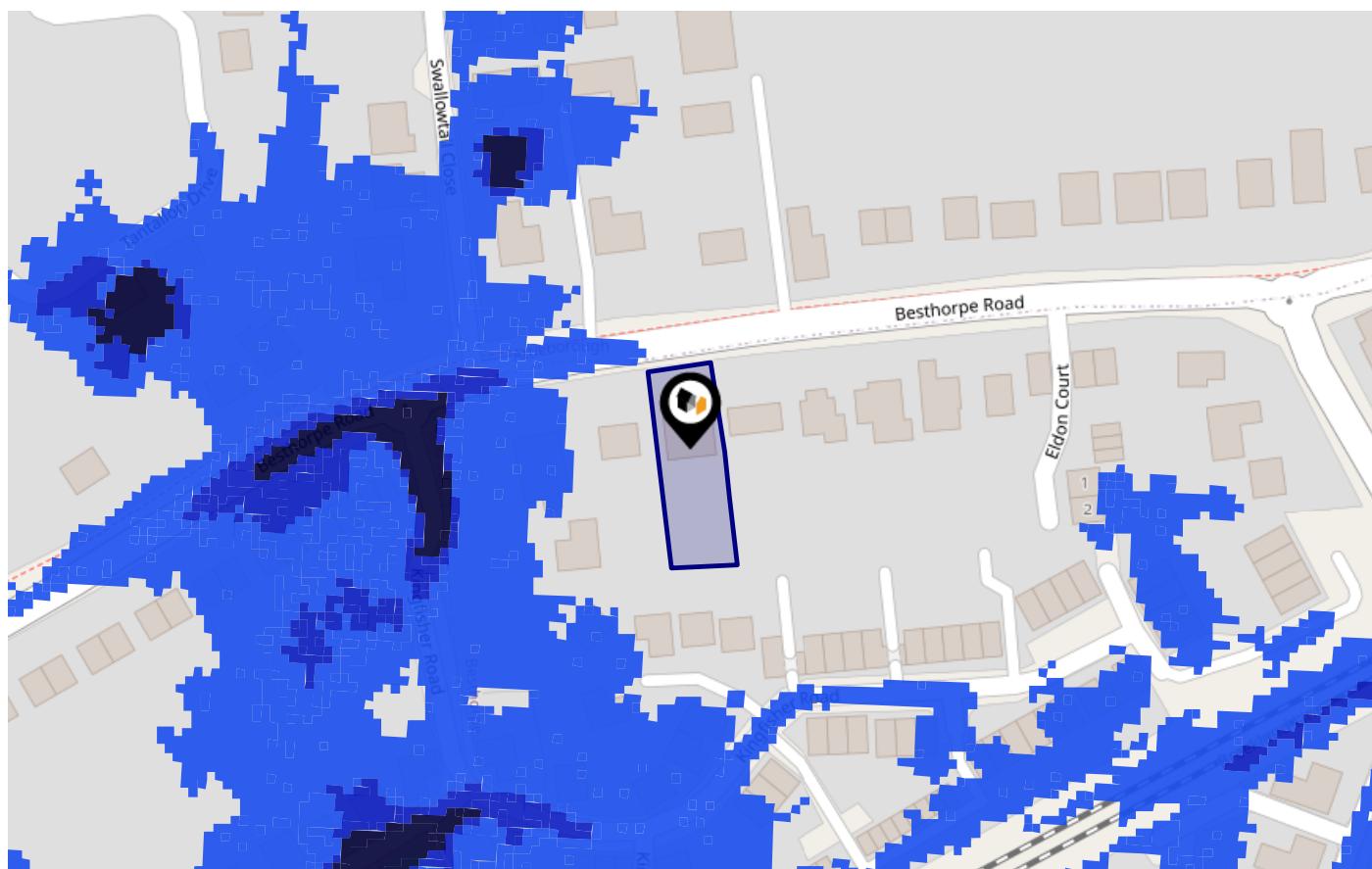


# Flood Risk

## 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.

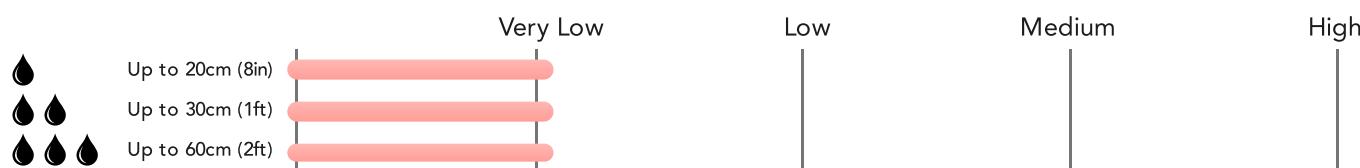


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

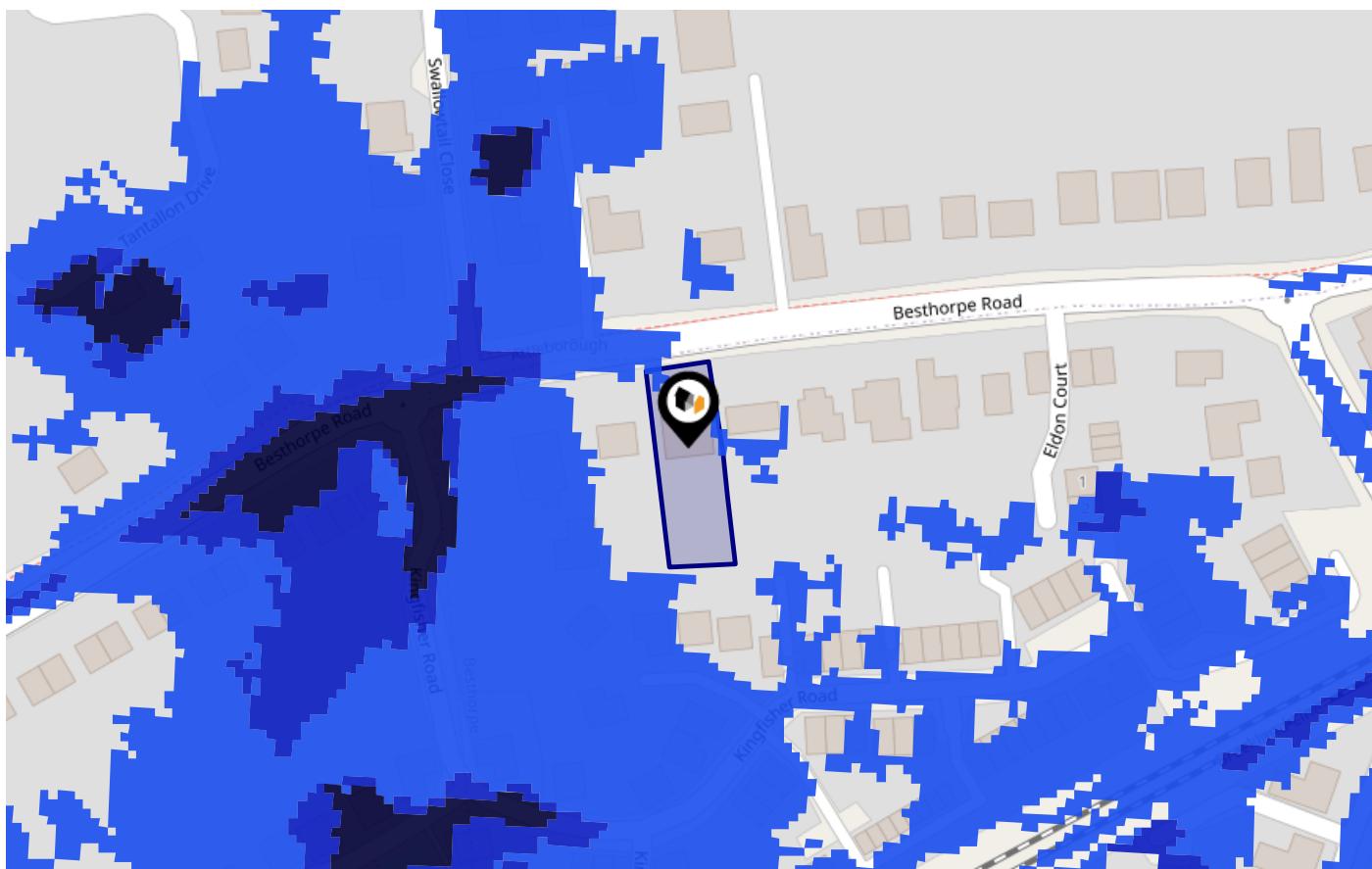


# Flood Risk

## 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.

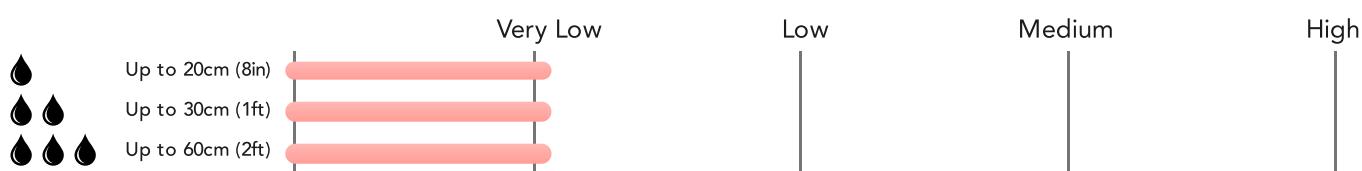


**Risk Rating: Very low**

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Chance of flooding to the following depths at this property:

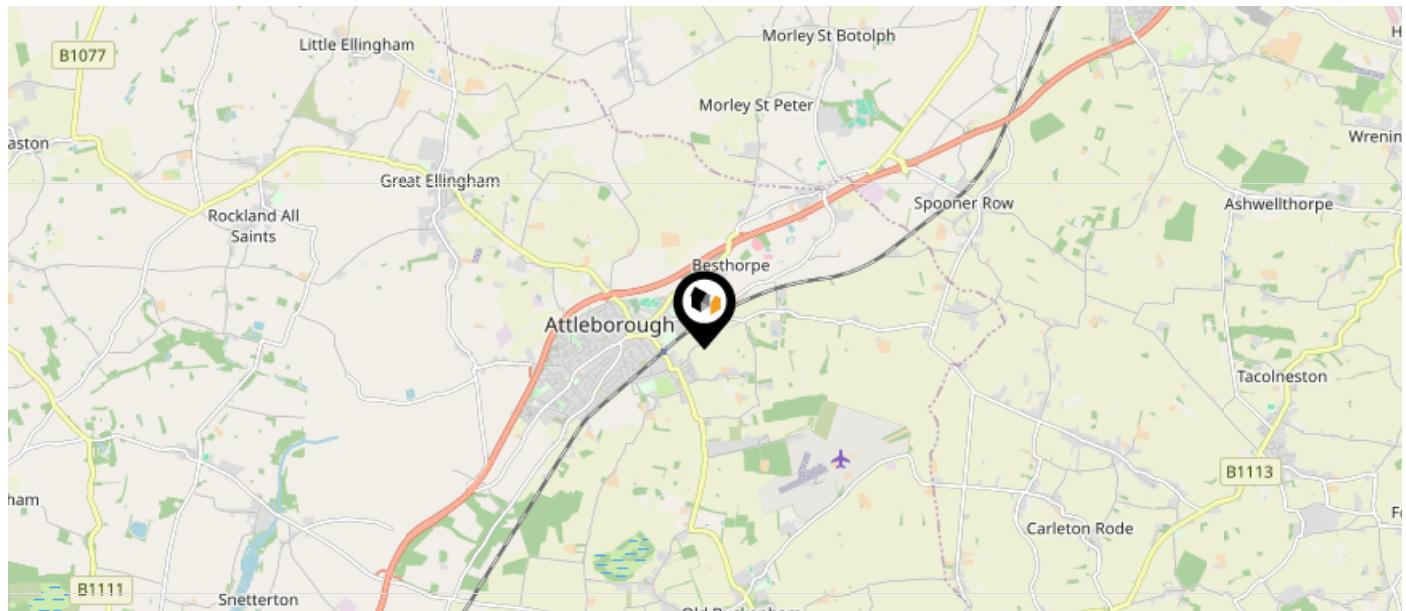


# Maps

## Green Belt



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



### Nearby Green Belt Land

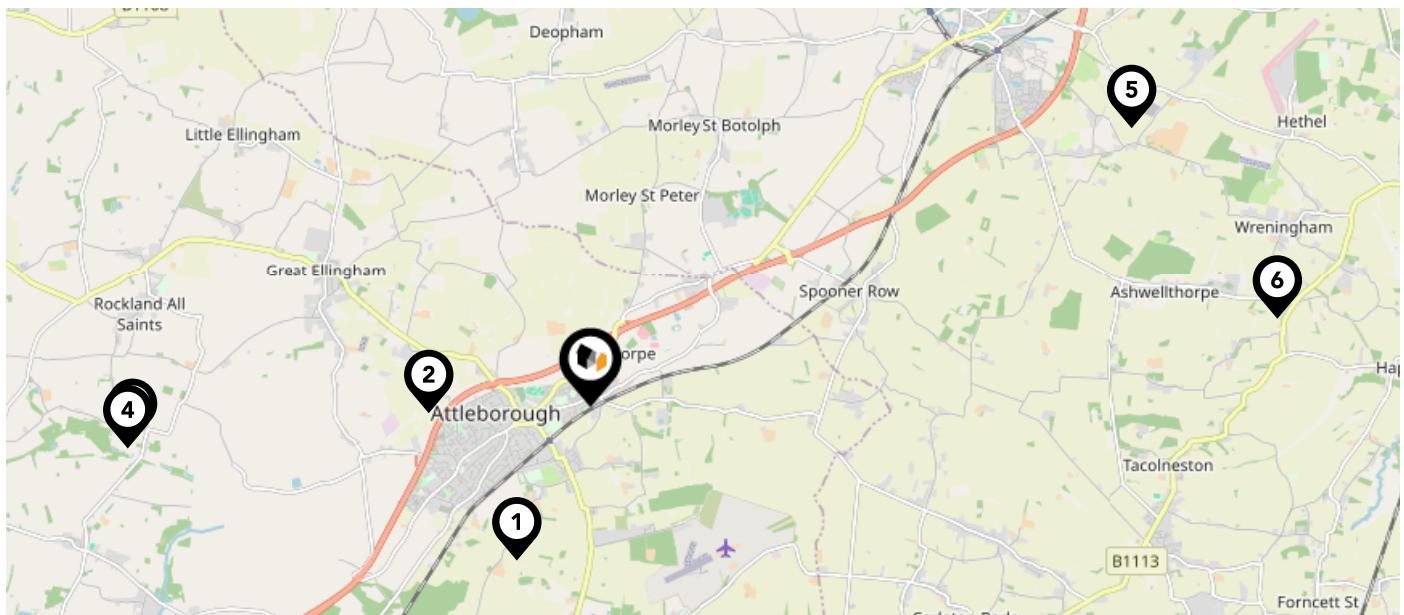
No data available.

# 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

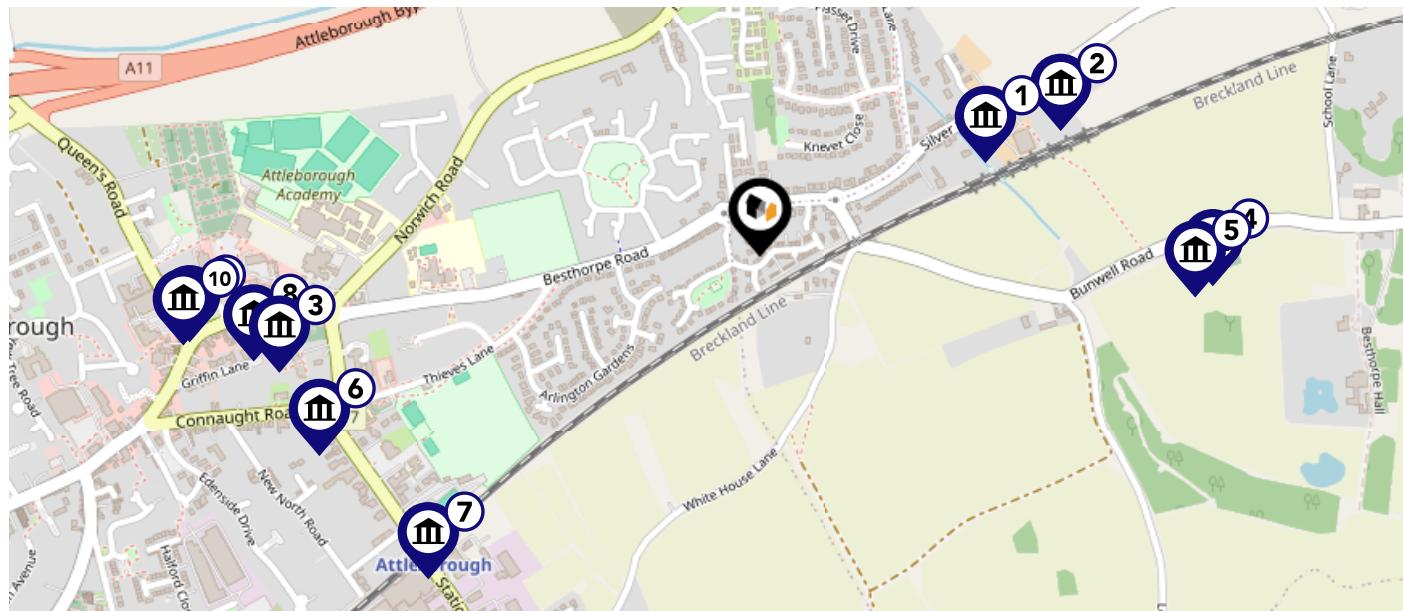
	Attleborough-Attleborough, Norfolk	Historic Landfill	<input type="checkbox"/>
	Crowshall Lane-Attleborough, Norfolk	Historic Landfill	<input type="checkbox"/>
	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill	<input type="checkbox"/>
	Rocklands-Rocklands, Breckland	Historic Landfill	<input type="checkbox"/>
	Off stanfield Road-Off Stanfield Road, South Side Off Railway Line, Wymondham	Historic Landfill	<input type="checkbox"/>
	Off B1135-Ashwellthorpe Road, Ashwellthorpe, Norfolk	Historic Landfill	<input type="checkbox"/>

# Maps

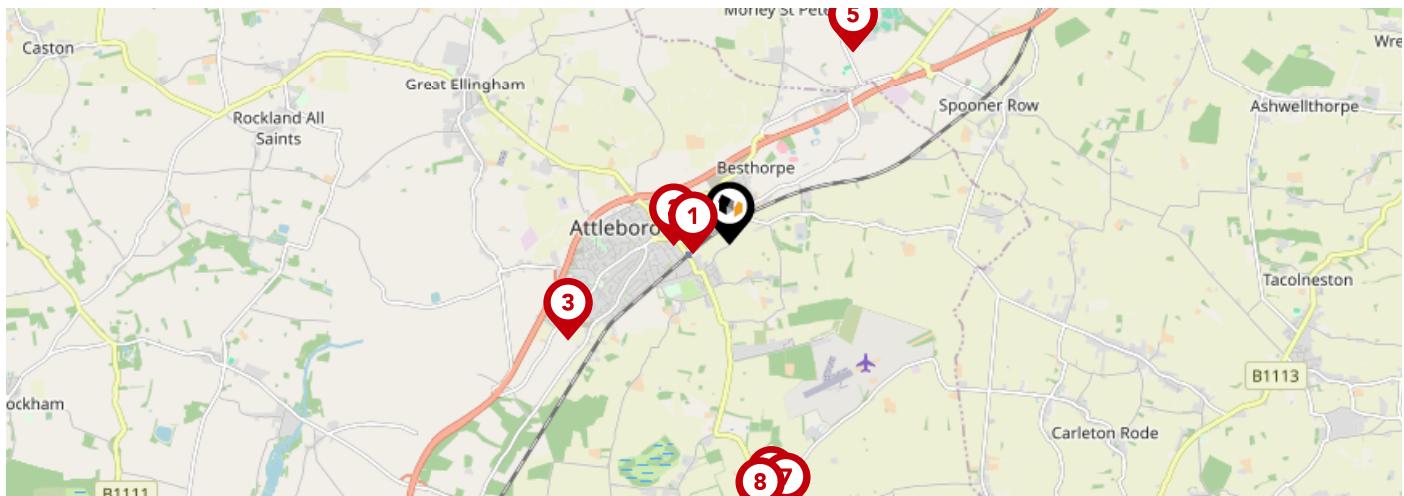
## Listed Buildings



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

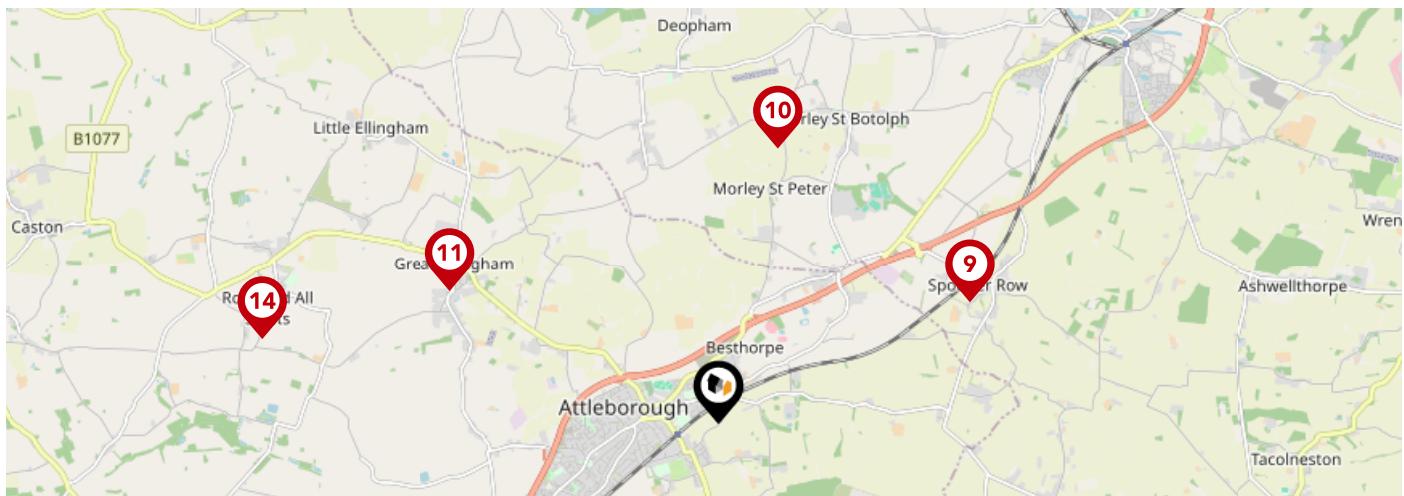


Listed Buildings in the local district		Grade	Distance
	1342456 - Silver Farmhouse	Grade II	0.3 miles
	1077565 - Church House	Grade II	0.4 miles
	1342445 - Church Of St Mary	Grade I	0.5 miles
	1342473 - Church Of All Saints	Grade I	0.5 miles
	1442377 - Besthorpe War Memorial	Grade II	0.5 miles
	1306751 - Pillar	Grade II	0.5 miles
	1401582 - Attleborough Railway Station	Grade II	0.5 miles
	1077545 - The Griffin Hotel	Grade II	0.6 miles
	1342451 - The Doric Restaurant	Grade II	0.6 miles
	1077552 - A E Bush	Grade II	0.6 miles



Nursery Primary Secondary College Private

<b>1</b>	<b>Attleborough Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 378   Distance:0.34					
<b>2</b>	<b>Attleborough Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 932   Distance:0.51					
<b>3</b>	<b>Rosecroft Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 525   Distance:1.7					
<b>4</b>	<b>Wymondham College Prep School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 334   Distance:2.07					
<b>5</b>	<b>Wymondham College</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 1434   Distance:2.07					
<b>6</b>	<b>Old Buckenham Primary School and Nursery</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 194   Distance:2.41					
<b>7</b>	<b>Old Buckenham High School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 492   Distance:2.49					
<b>8</b>	<b>Chapel Green School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 174   Distance:2.5					



Nursery Primary Secondary College Private



### Spooner Row Primary School

Ofsted Rating: Good | Pupils: 103 | Distance: 2.52



### Morley St Botolph Primary Academy

Ofsted Rating: Good | Pupils: 128 | Distance: 2.55



### Great Ellingham Primary School

Ofsted Rating: Good | Pupils: 177 | Distance: 2.7



### Carleton Rode Church of England Voluntary Aided Primary School

Ofsted Rating: Requires improvement | Pupils: 57 | Distance: 4.13



### Wicklewood Primary School and Nursery

Ofsted Rating: Outstanding | Pupils: 201 | Distance: 4.17



### Rocklands Community Primary School

Ofsted Rating: Good | Pupils: 71 | Distance: 4.19



### Acorn Park School

Ofsted Rating: Good | Pupils: 128 | Distance: 4.46

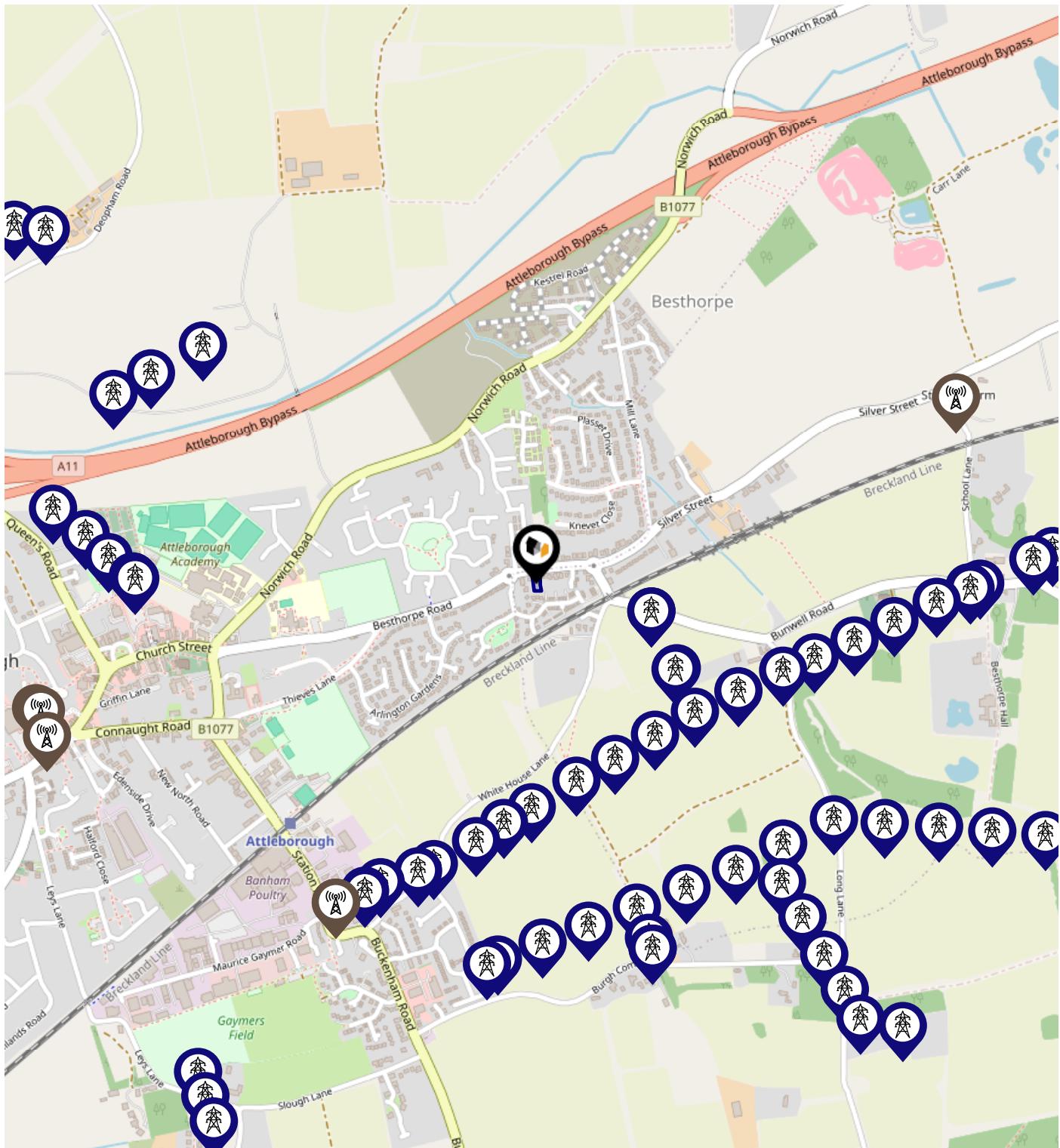


### Bunwell Primary School

Ofsted Rating: Requires improvement | Pupils: 91 | Distance: 4.54



# Local Area Masts & Pylons

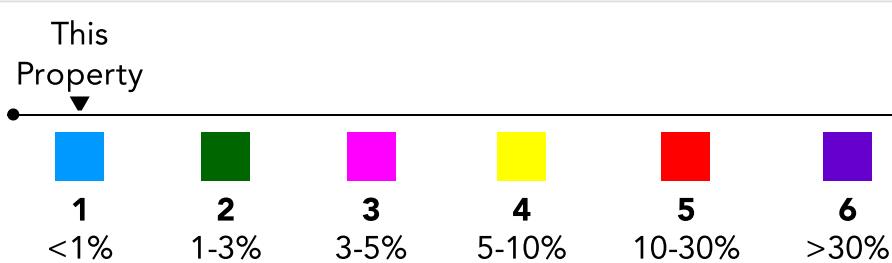
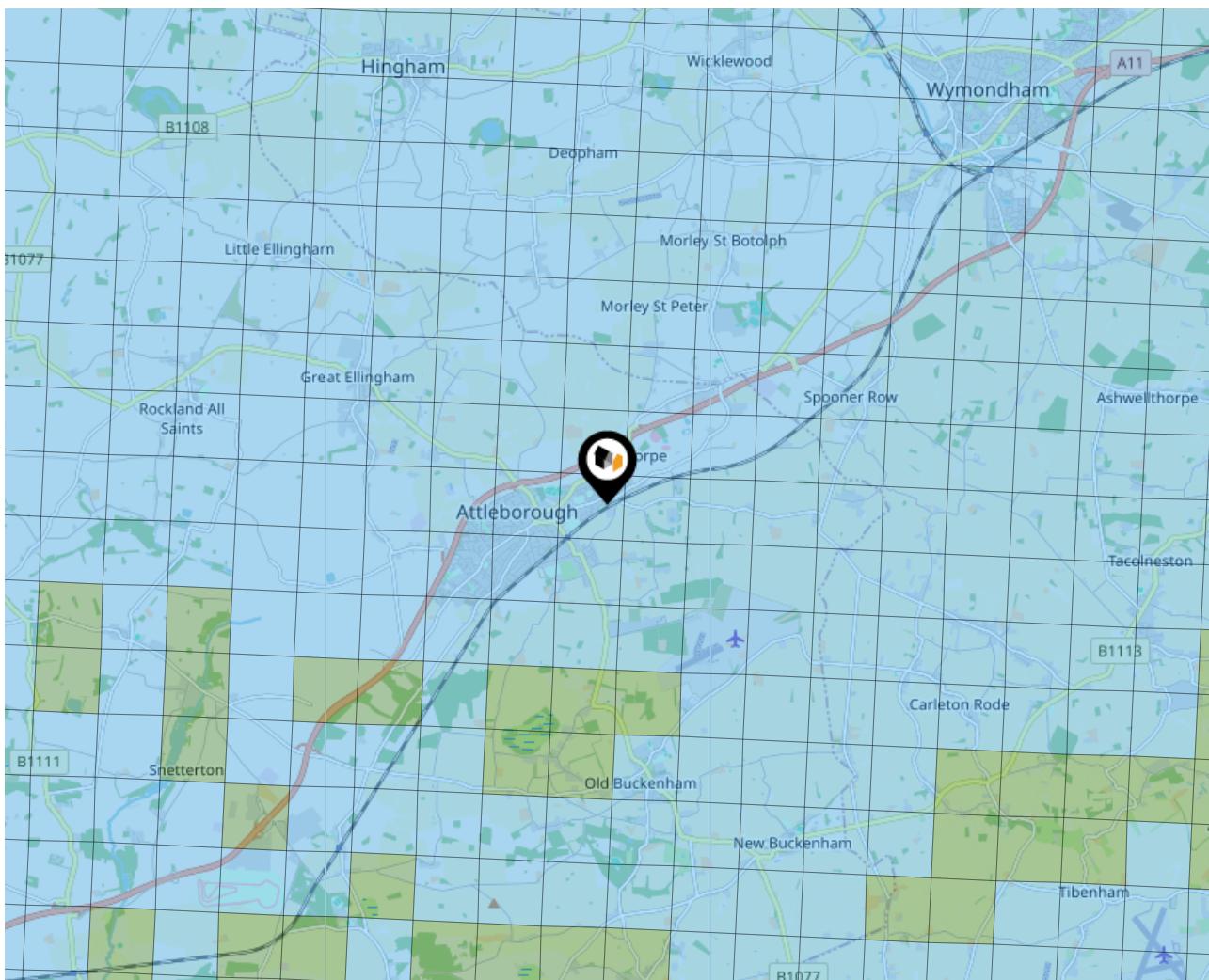


## Key:

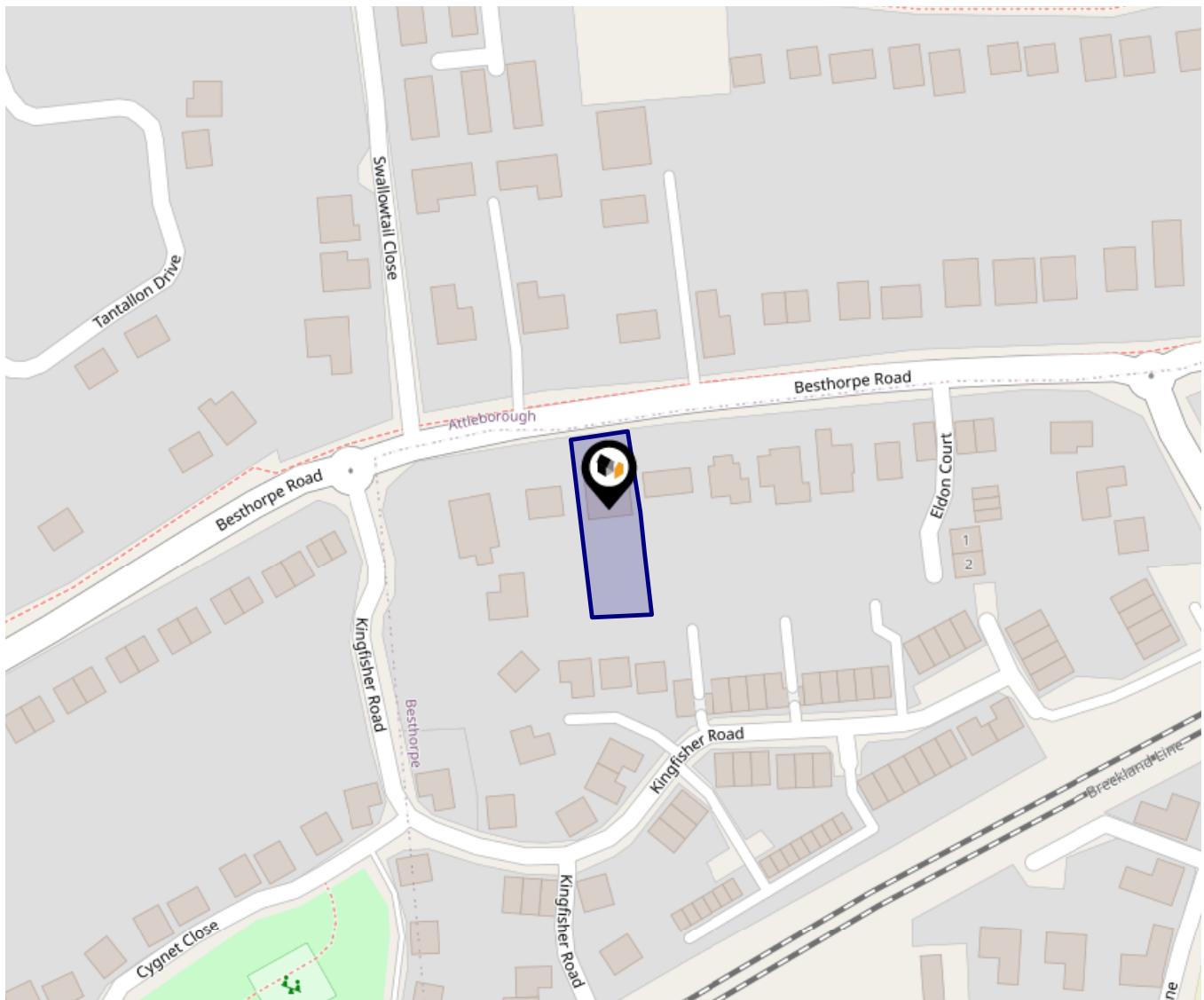
- Power Pylons
- Communication Masts

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



# Local Area Road Noise



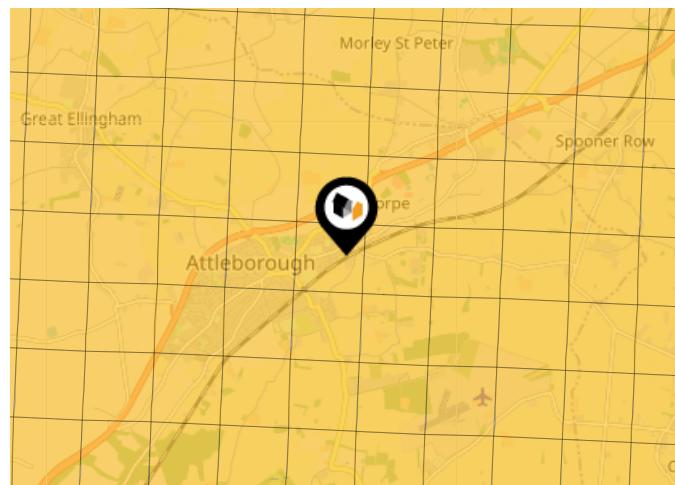
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

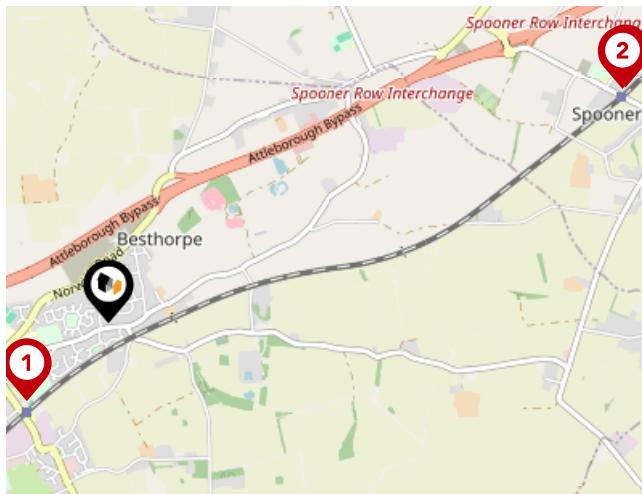
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM,
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	LOCALLY CHALKY
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		DEEP



## Primary Classifications (Most Common Clay Types)

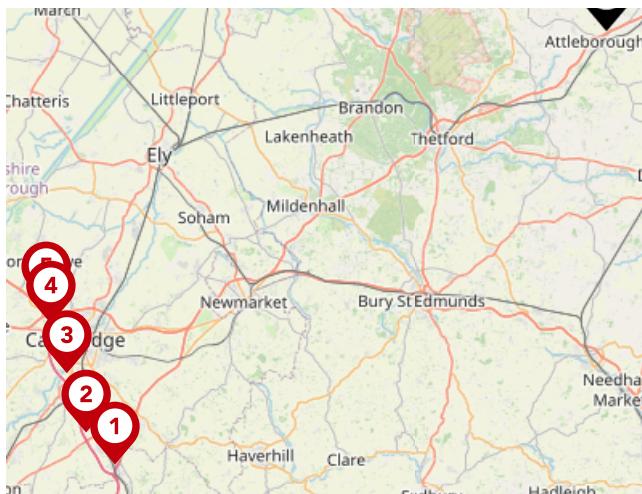
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	0.51 miles
2	Spooner Row Rail Station	2.55 miles
3	Spooner Row Rail Station	2.57 miles



## Trunk Roads/Motorways

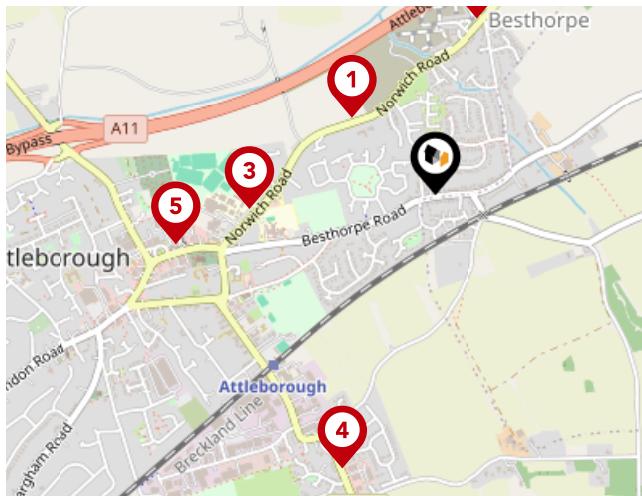
Pin	Name	Distance
1	M11 J9	47.65 miles
2	M11 J10	47.69 miles
3	M11 J11	46.42 miles
4	M11 J13	45.53 miles
5	M11 J14	45.24 miles



## Airports/Helpads

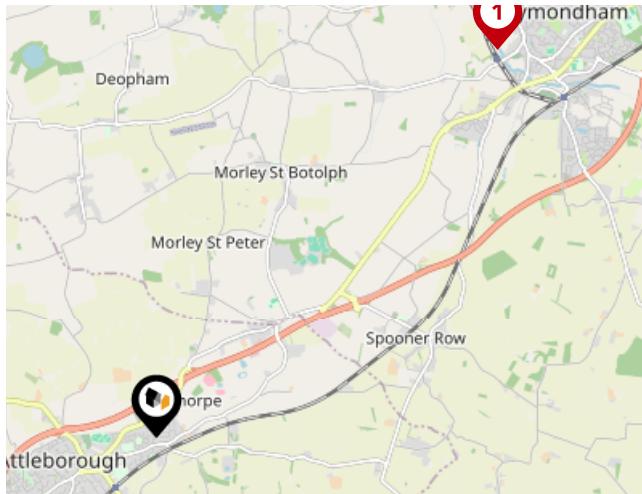
Pin	Name	Distance
1	Norwich International Airport	14.69 miles
2	Cambridge	42.18 miles
3	Stansted Airport	54.41 miles
4	Southend-on-Sea	67.23 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Brickfield Terrace	0.26 miles
2	Mill Lane	0.41 miles
3	high school	0.42 miles
4	Bleinham Drive	0.65 miles
5	Queens Square	0.6 miles



## Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	4.65 miles



### Whittley Parish | Diss

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 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 | Diss

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

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