

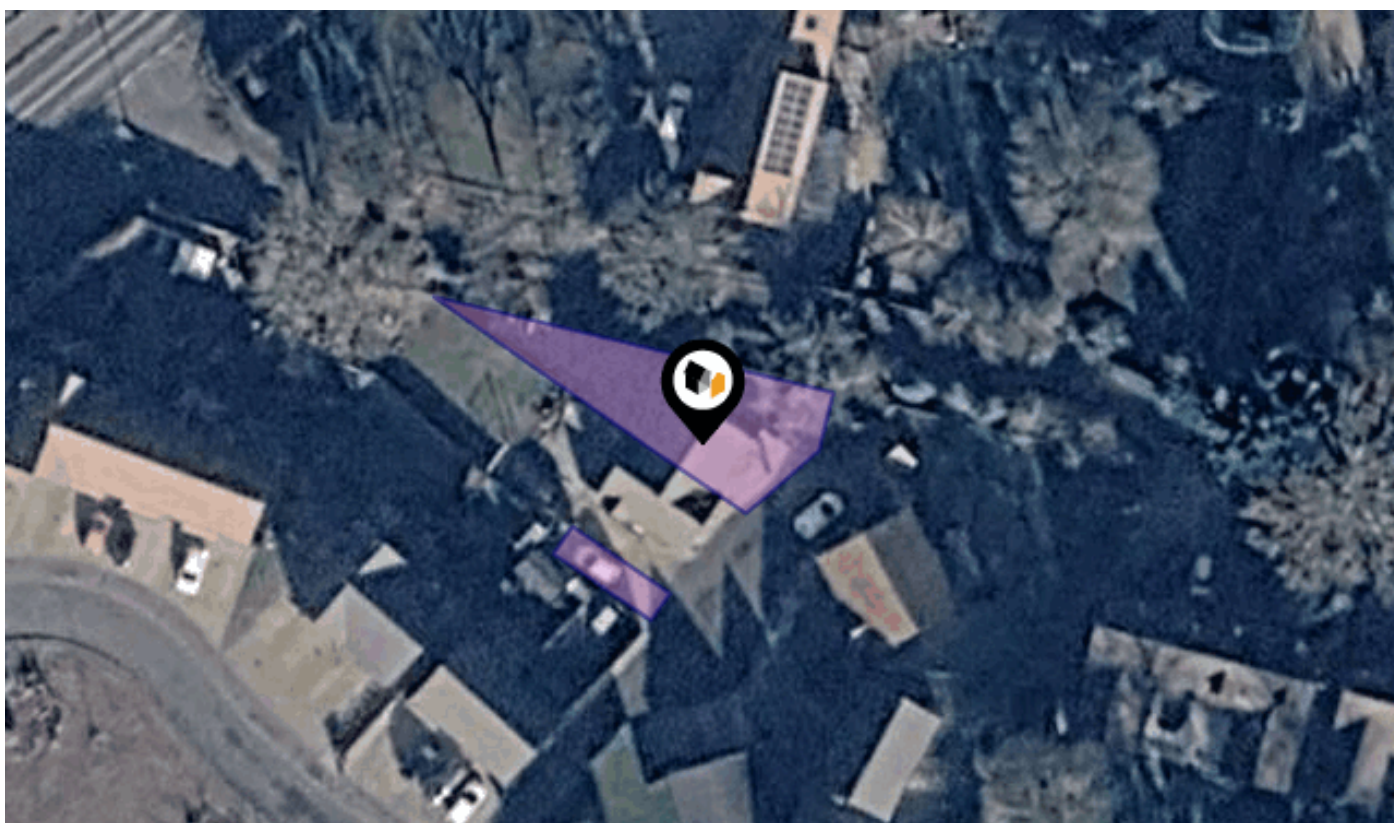


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 01st August 2026



MILL STONE GREEN, WRETHAM, THETFORD, IP24

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

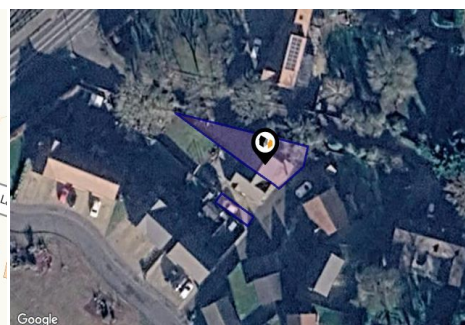
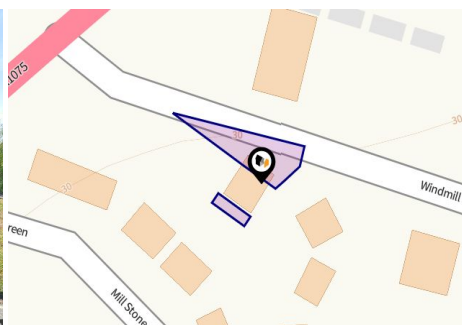
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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aprift
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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.06 acres
Year Built :	2019
Council Tax :	Band B
Annual Estimate:	£1,901
Title Number:	NK494219

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

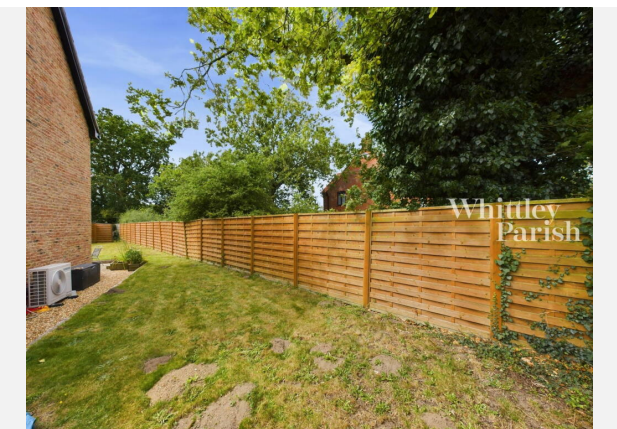
5	66	1000
mb/s	mb/s	mb/s
		

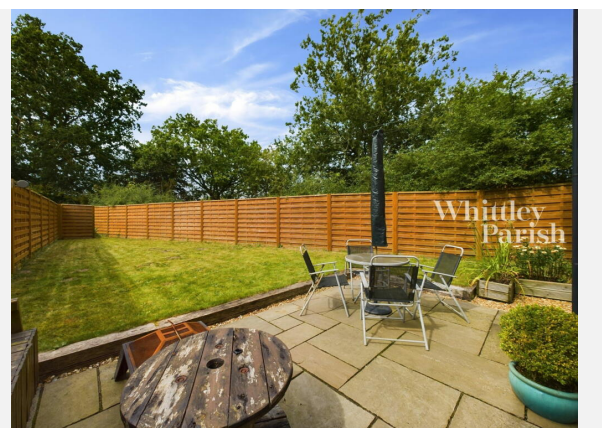
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



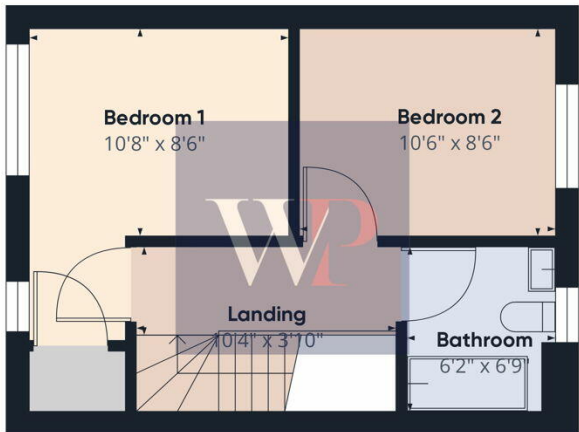




MILL STONE GREEN, WRETHAM, THETFORD, IP24



Floor 0



Floor 1



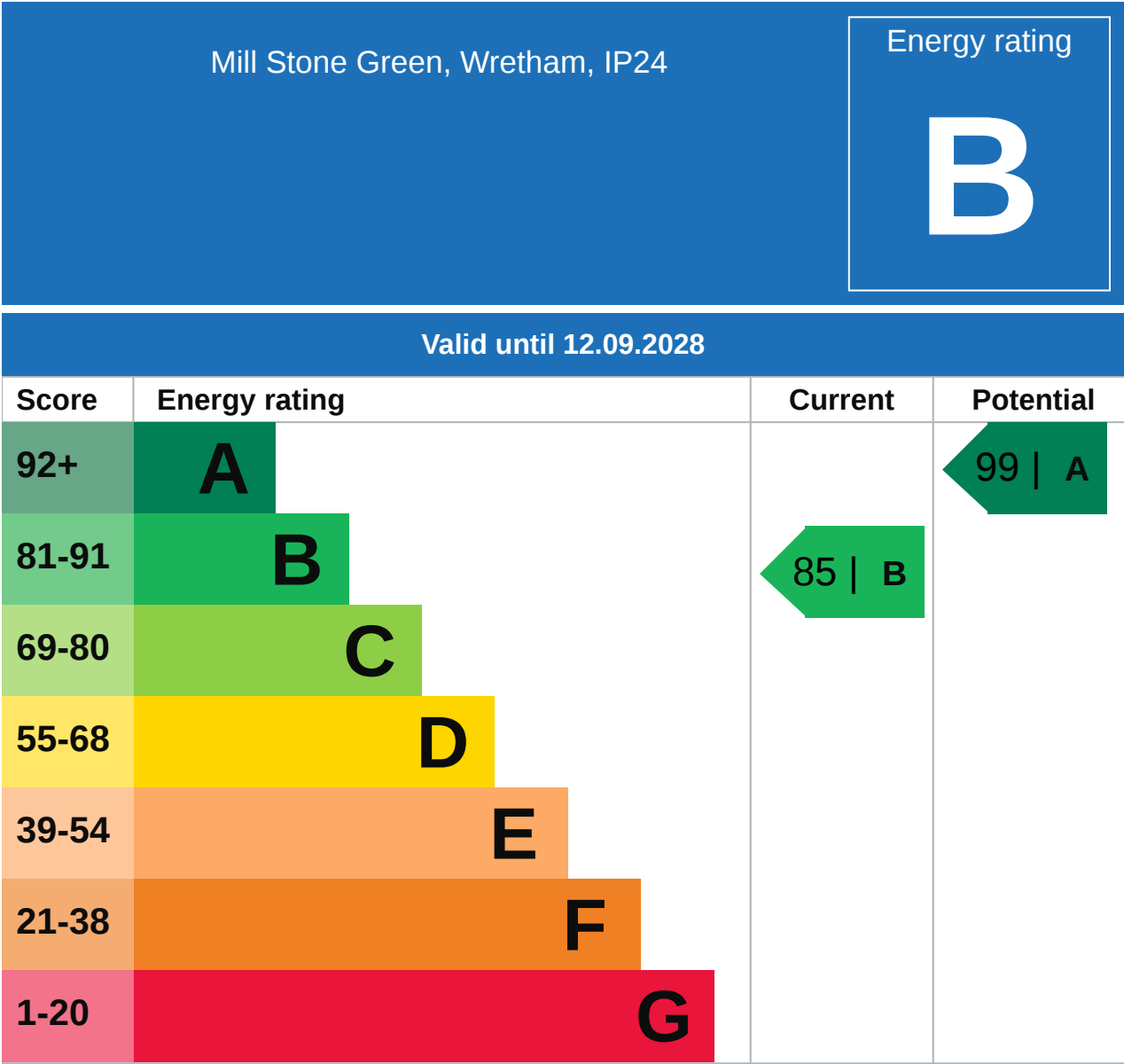
Approximate total area⁽¹⁾
618.28 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Additional EPC Data

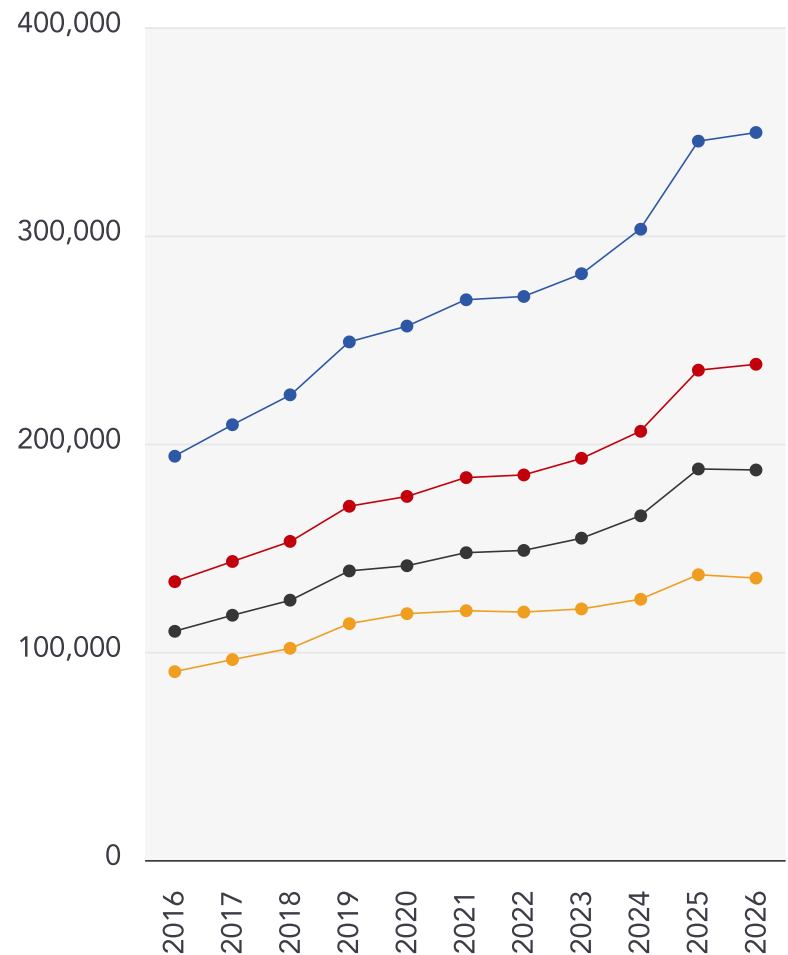
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	63 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP24



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

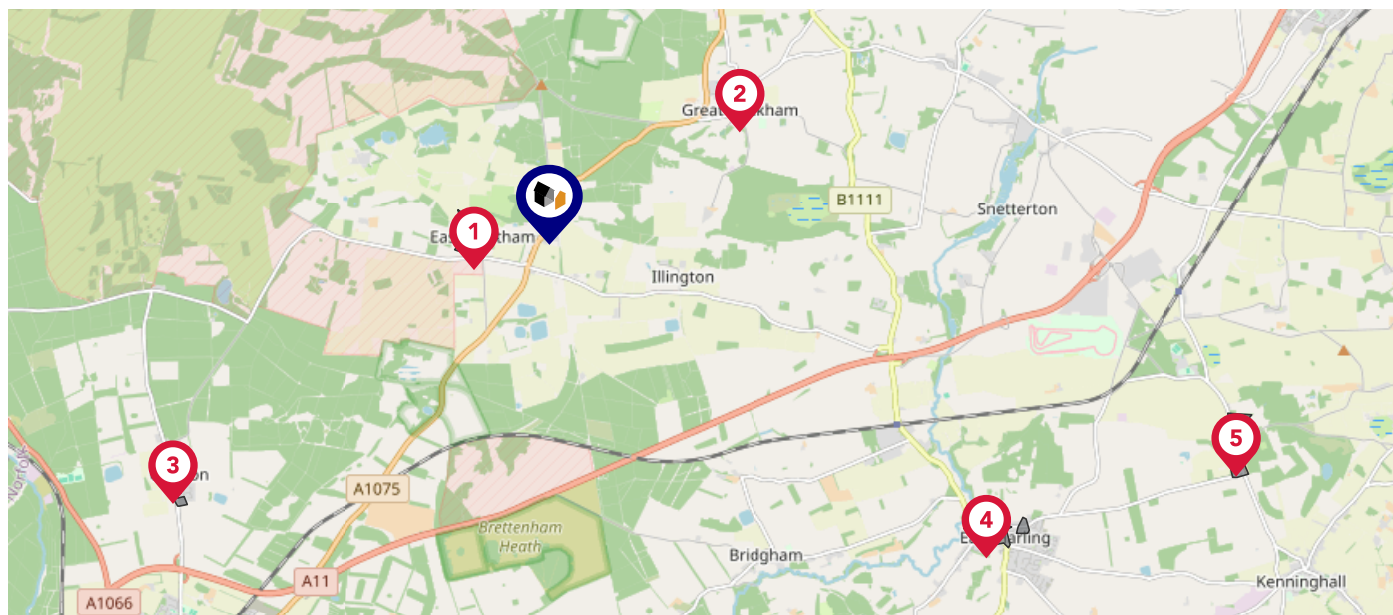
+49.65%

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



East Wretham



Hockham



Croxton

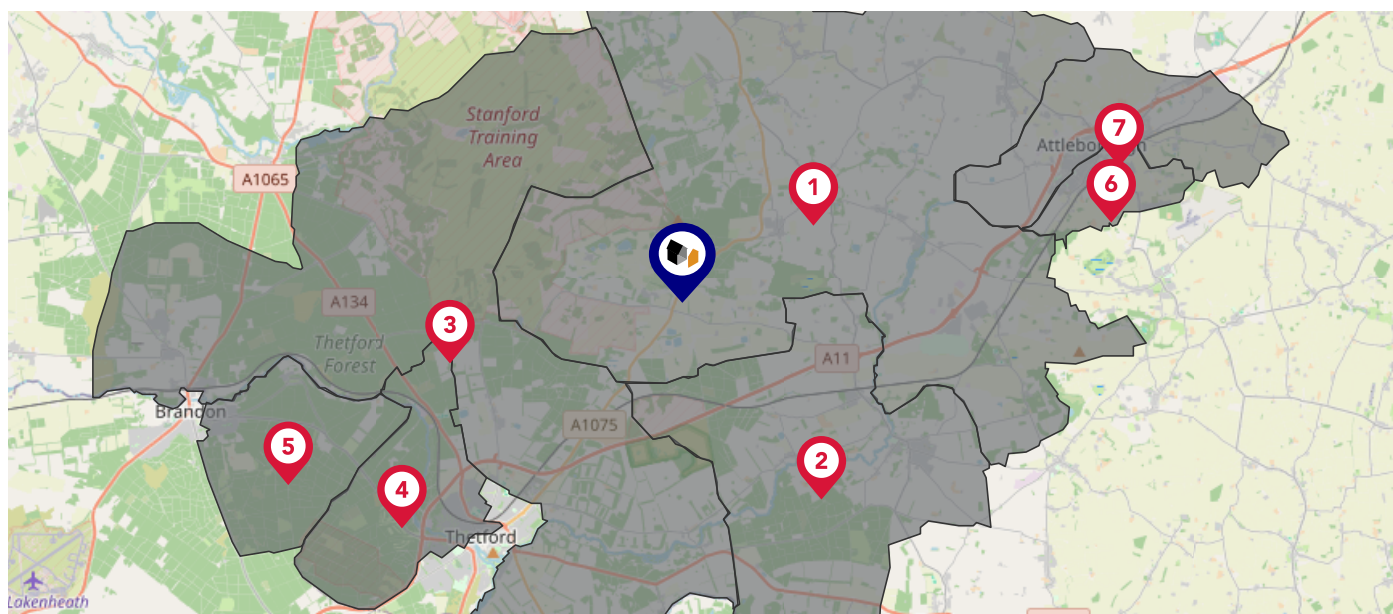


East Harling



Quidenham

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



Forest Ward



Thetford Priory Ward



Brandon East Ward

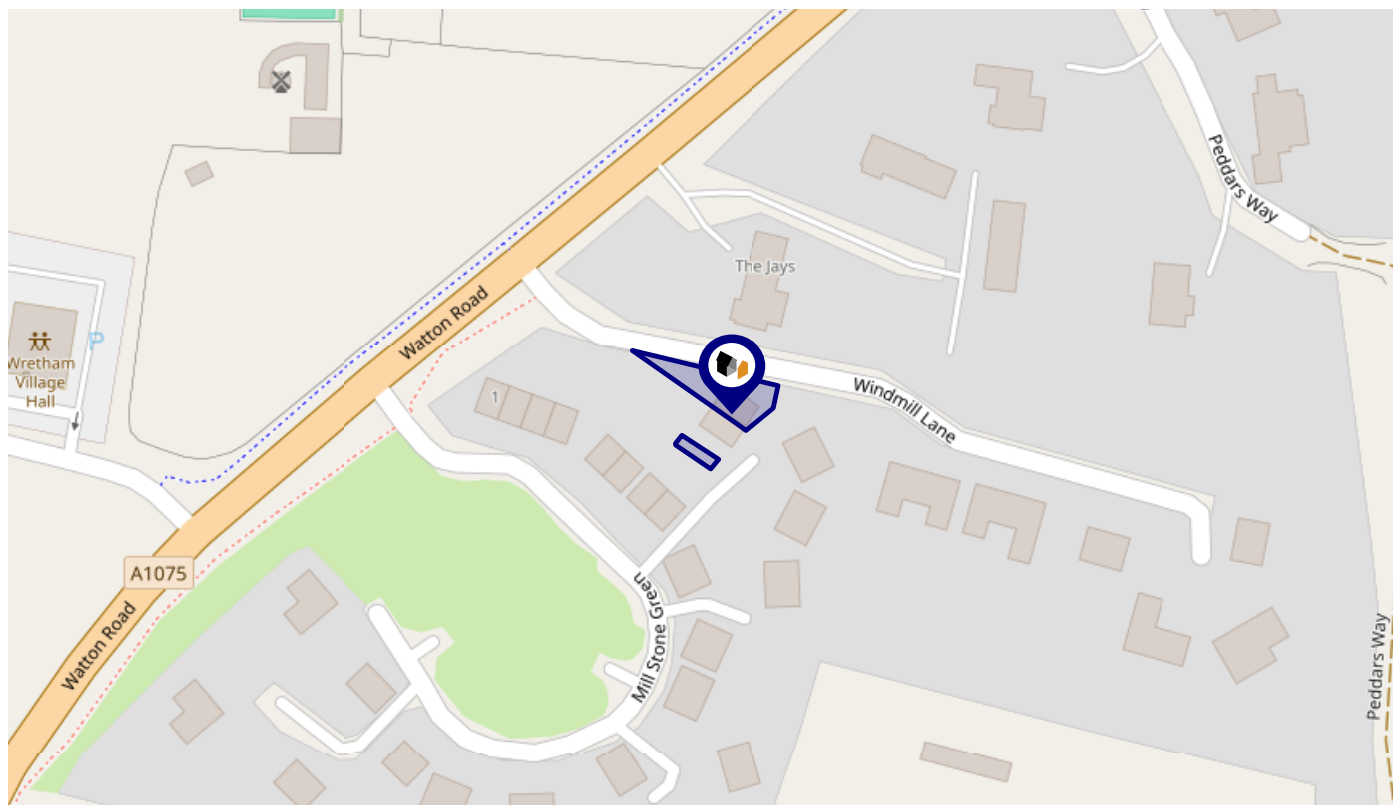


Attleborough Burgh & Haverscroft Ward



Attleborough Queens & Besthorpe 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:

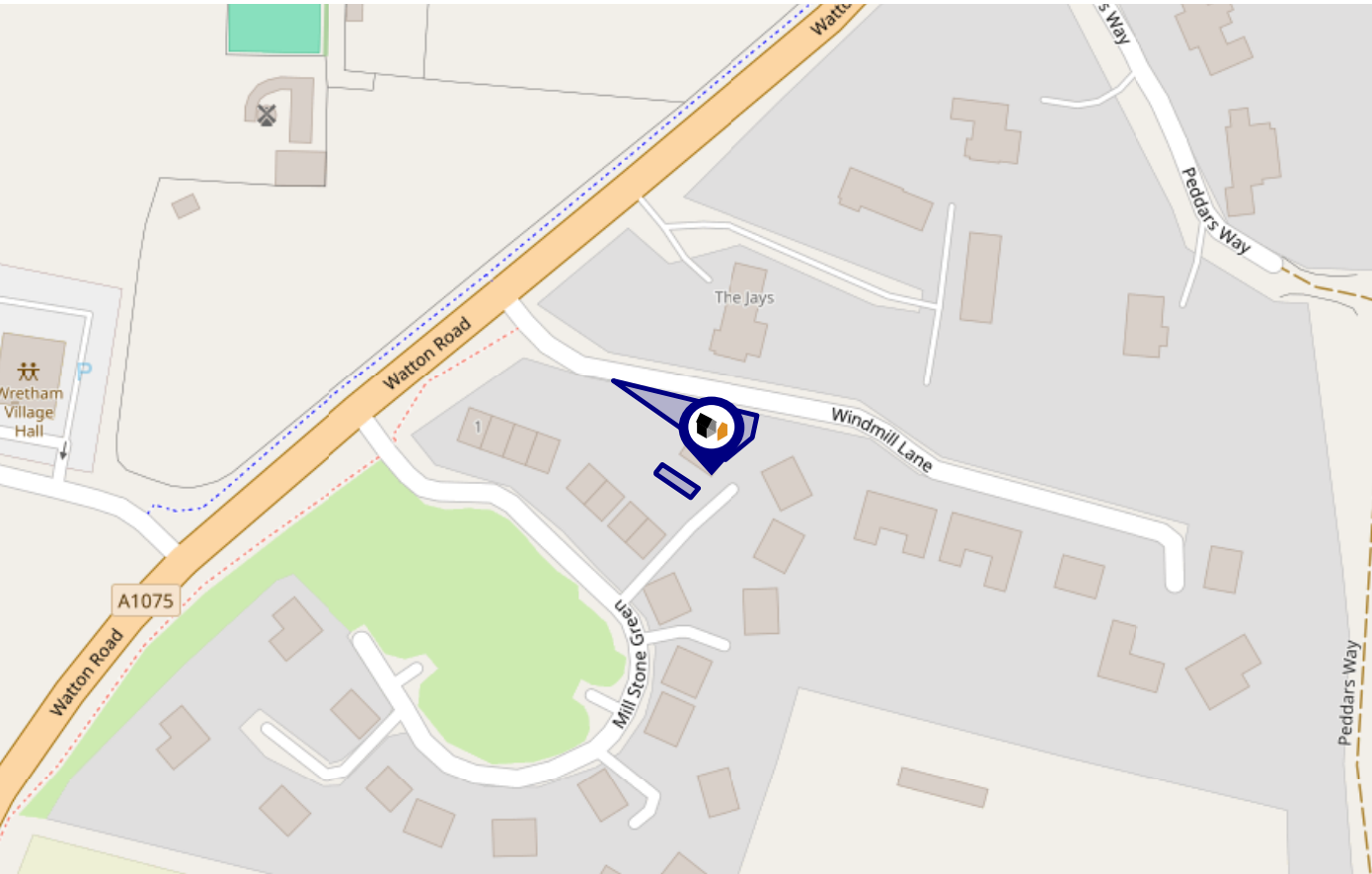
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

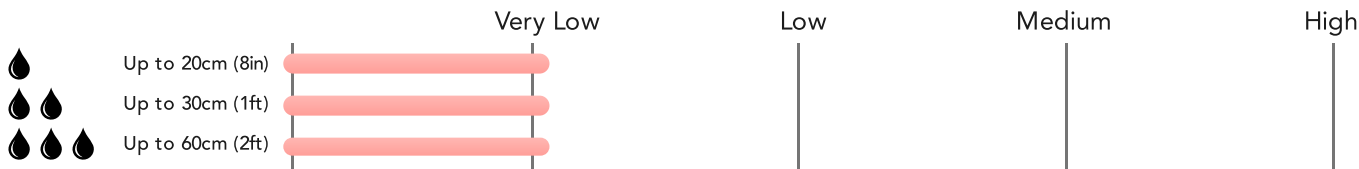


Risk Rating: Very low

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:

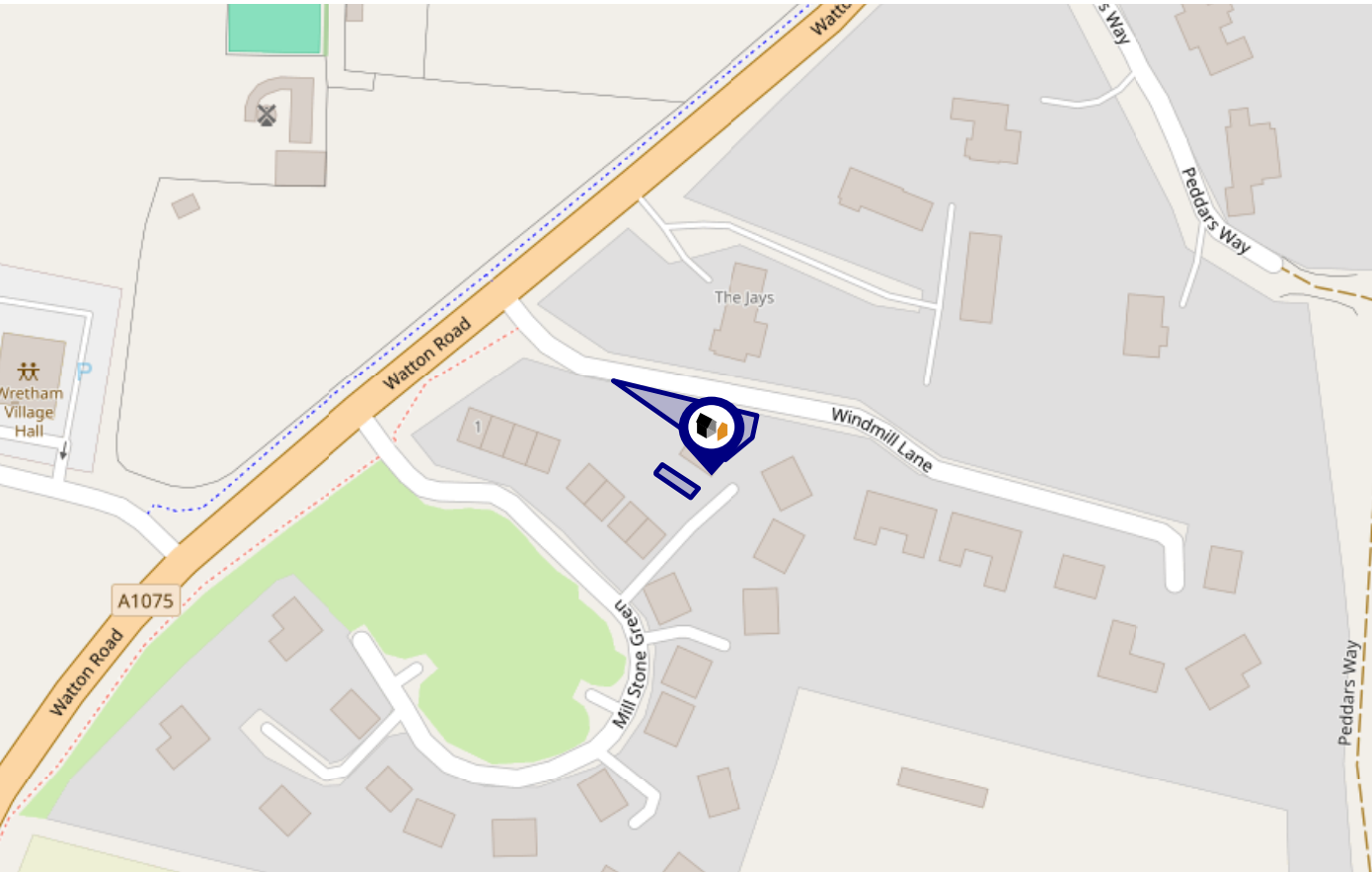


Flood Risk

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.

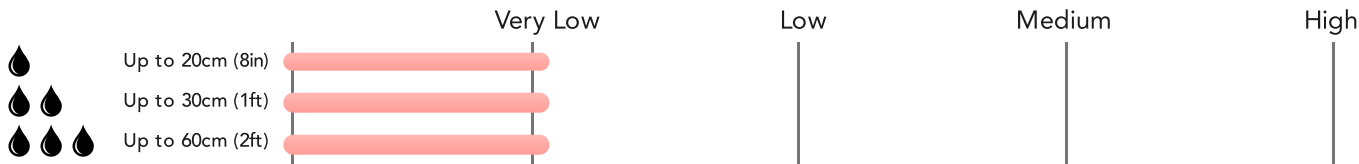


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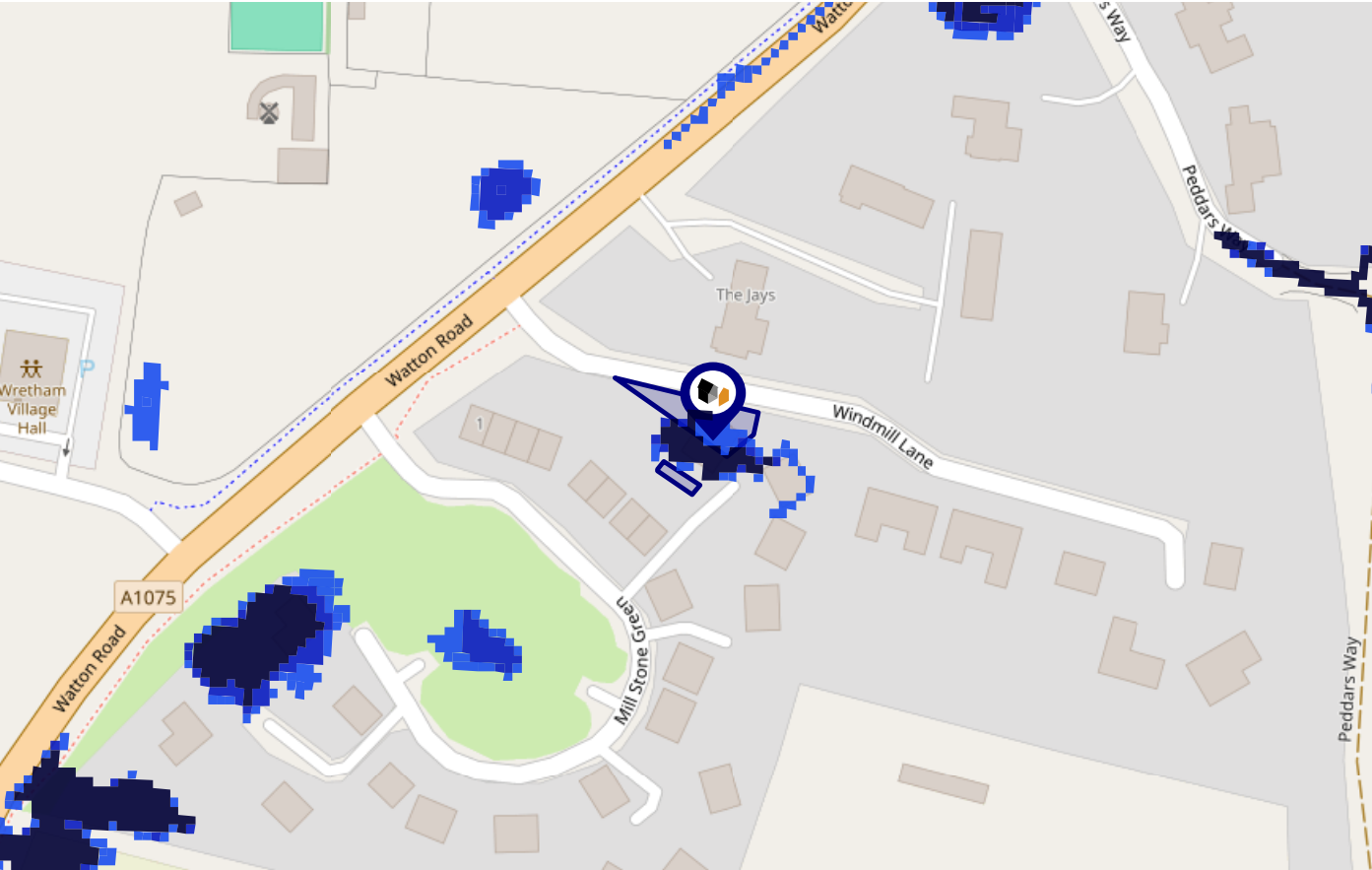


Flood Risk

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.

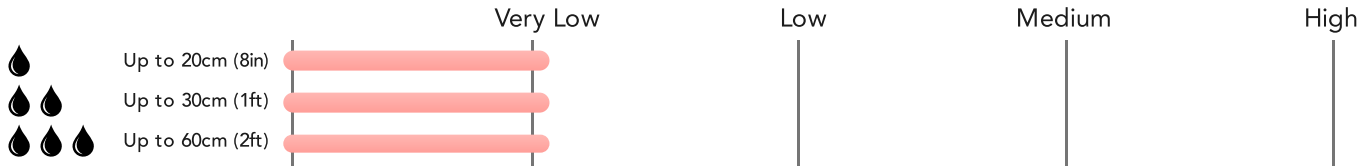


Risk Rating: Low

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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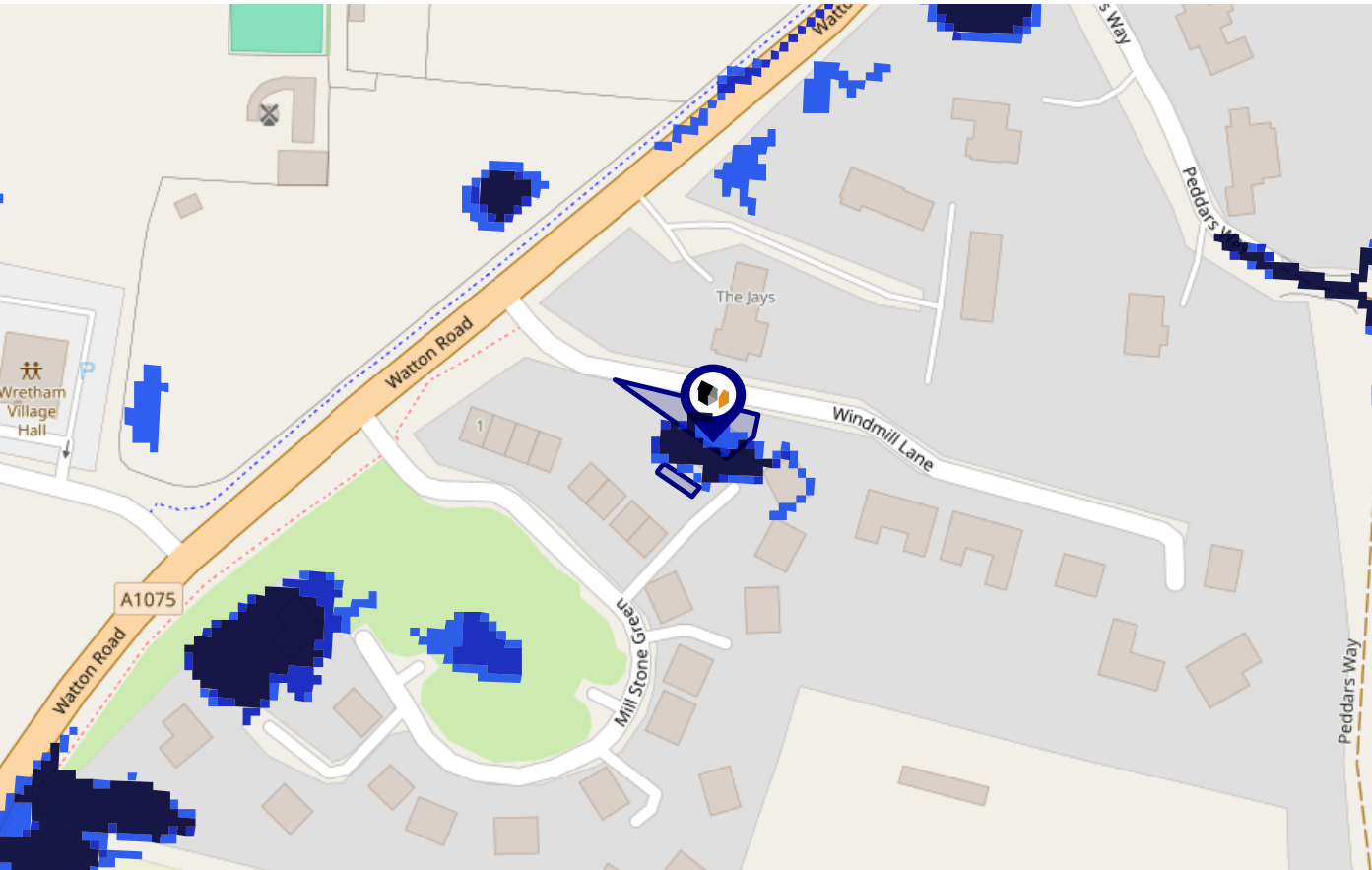


Flood Risk

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.

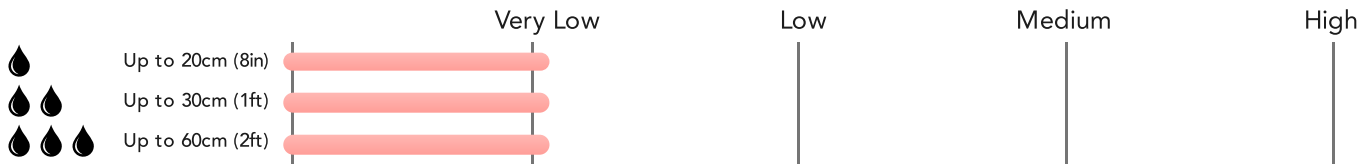


Risk Rating: Low

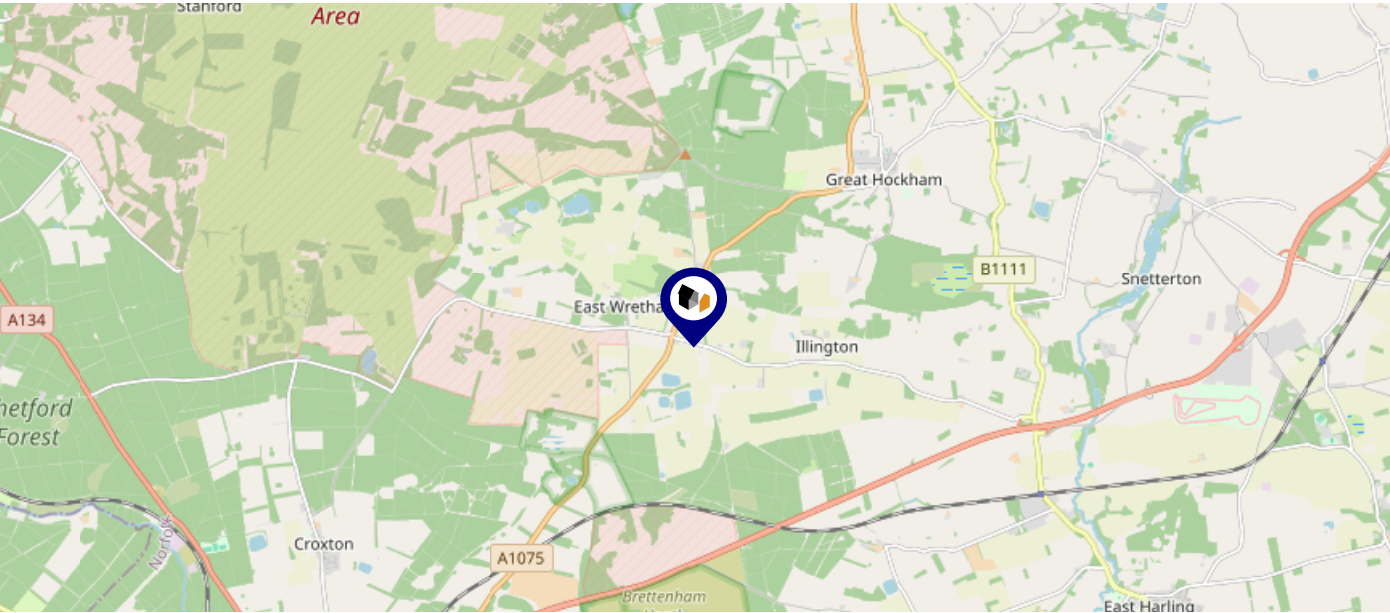
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

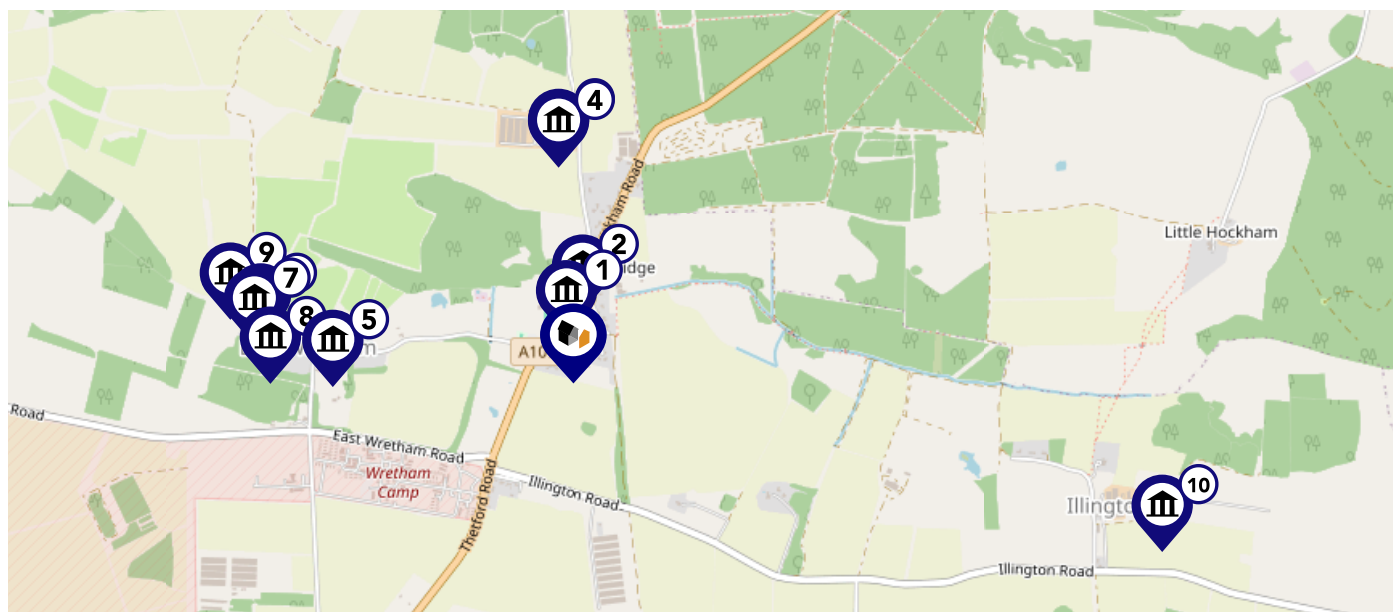
No data available.

Maps

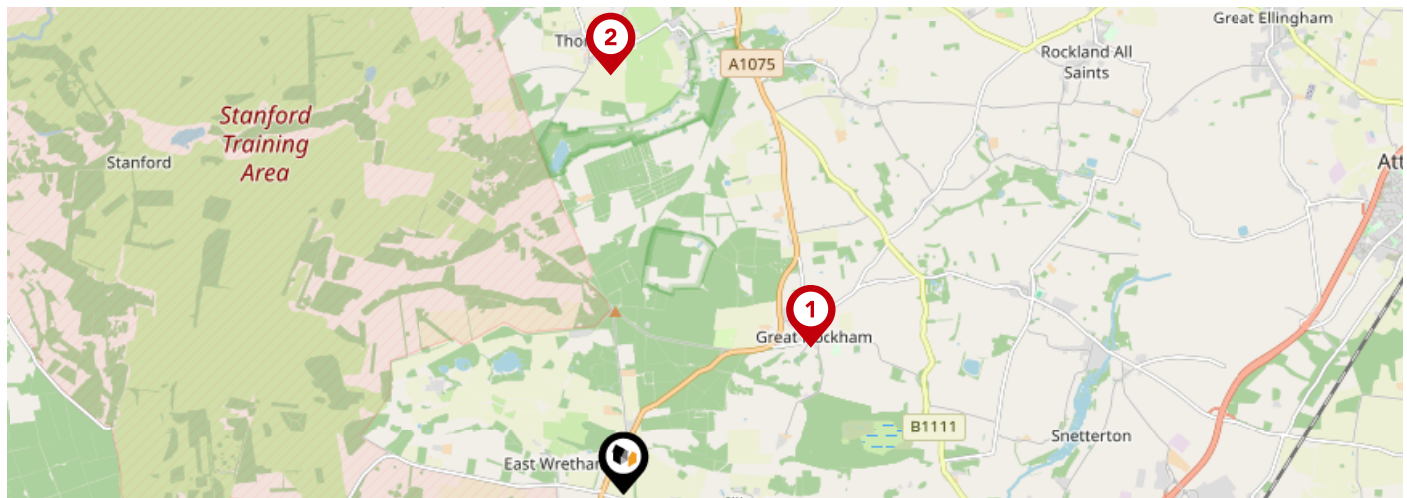
Listed Buildings



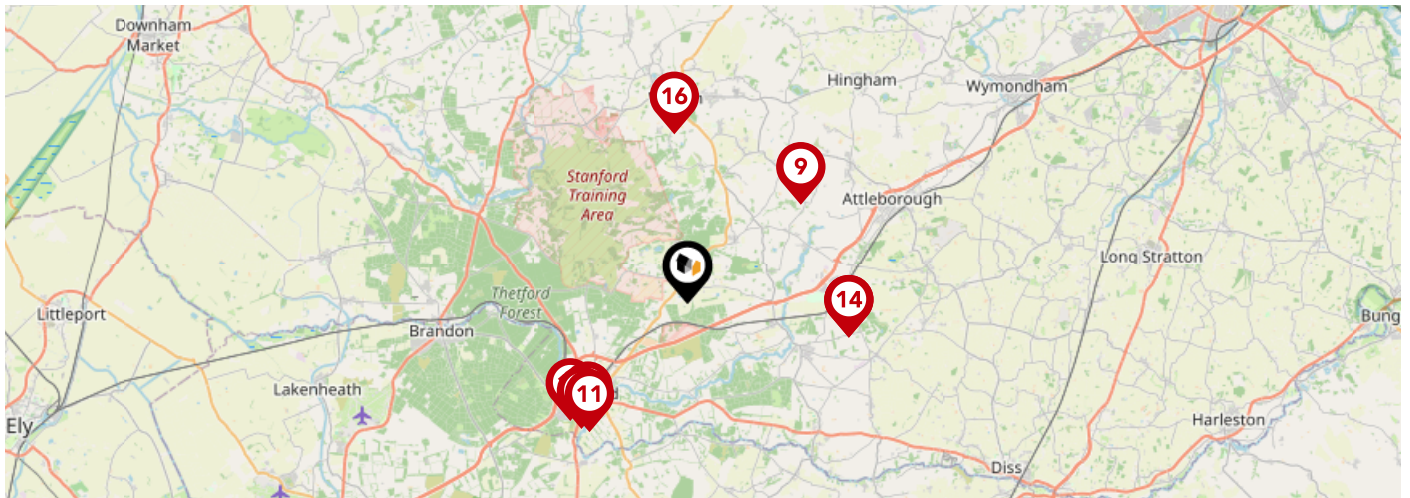
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1076885 - Water Mill Cottage	Grade II	0.1 miles
 1170639 - Dog And Partridge Inn, 2 Integral Dwelling And Post Office	Grade II	0.2 miles
 1076882 - Outbuilding 6 Yards To North Of Brick Kiln Cottage	Grade II	0.5 miles
 1342772 - Brick Kiln Cottage 580 Yards N Of Dog And Partridge Inn	Grade II	0.5 miles
 1305956 - Manor Farmhouse	Grade II	0.5 miles
 1170650 - Church Of St Ethelbert	Grade II	0.7 miles
 1437723 - Wretham War Memorial	Grade II	0.7 miles
 1076884 - Wretham Lodge	Grade II	0.7 miles
 1076883 - Long Coggles 150 Yards N.w. Of Church Of St Ethelbert	Grade II	0.8 miles
 1170666 - Church Of St Andrew	Grade II	1.4 miles



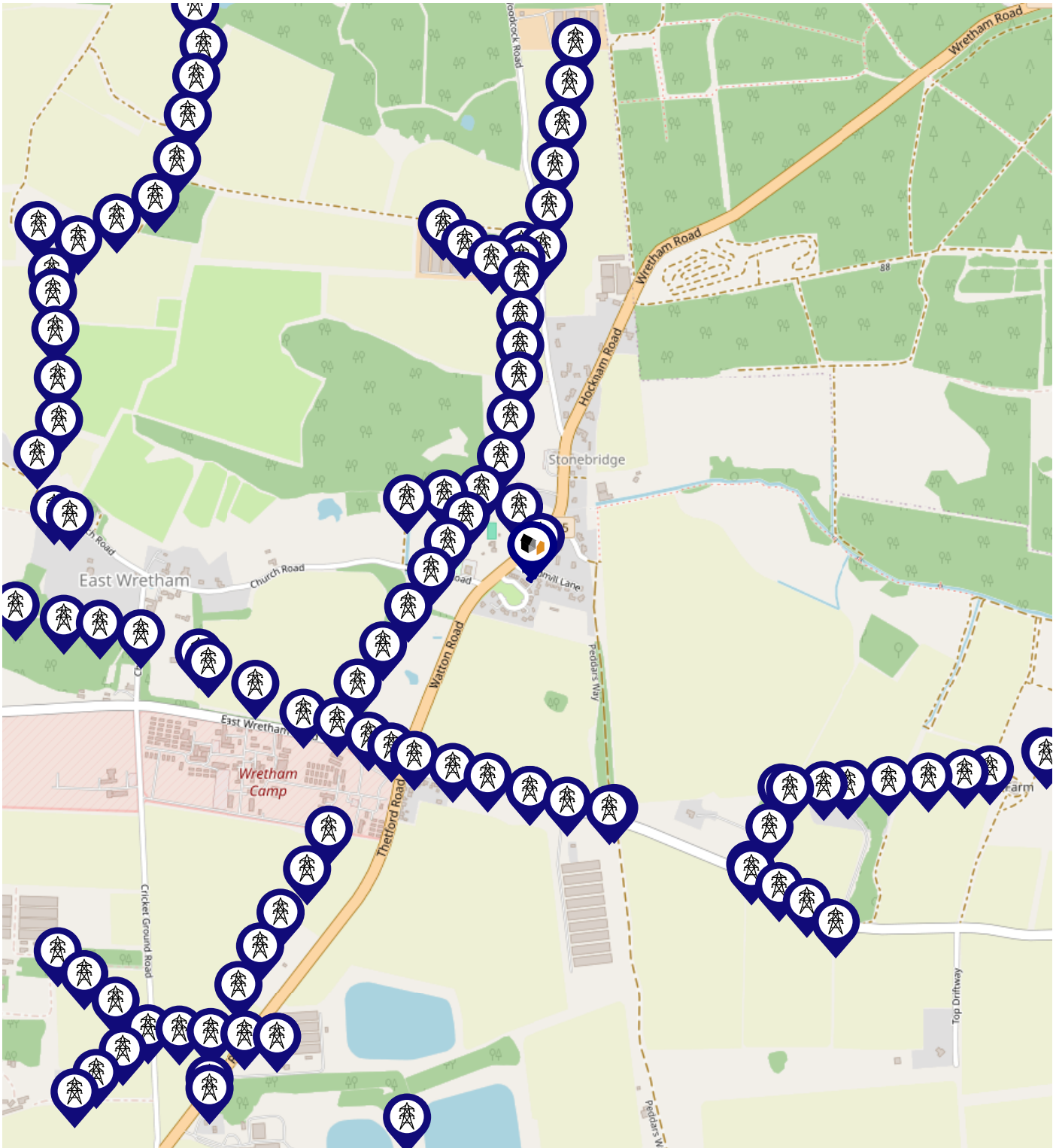
		Nursery	Primary	Secondary	College	Private
1	Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:2.15	☐	☒	☐	☐	☐
2	Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:3.78	☐	☒	☐	☐	☐
3	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:4.82	☐	☐	☒	☐	☐
4	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:4.9	☐	☒	☐	☐	☐
5	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:5.02	☐	☒	☐	☐	☐
6	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:5.02	☐	☒	☐	☐	☐
7	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:5.06	☐	☒	☐	☐	☐
8	Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:5.13	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.5	☐	☒	☐	☐	☐
	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:5.6	☐	☒	☐	☐	☐
	The Damara School Ofsted Rating: Good Pupils: 14 Distance:5.8	☐	☐	☒	☐	☐
	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:5.88	☐	☐	☒	☐	☐
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:5.96	☐	☐	☒	☐	☐
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:5.96	☐	☐	☒	☐	☐
	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:5.96	☐	☒	☐	☐	☐
	Wayland Academy Ofsted Rating: Good Pupils: 569 Distance:6.14	☐	☐	☒	☐	☐

Local Area

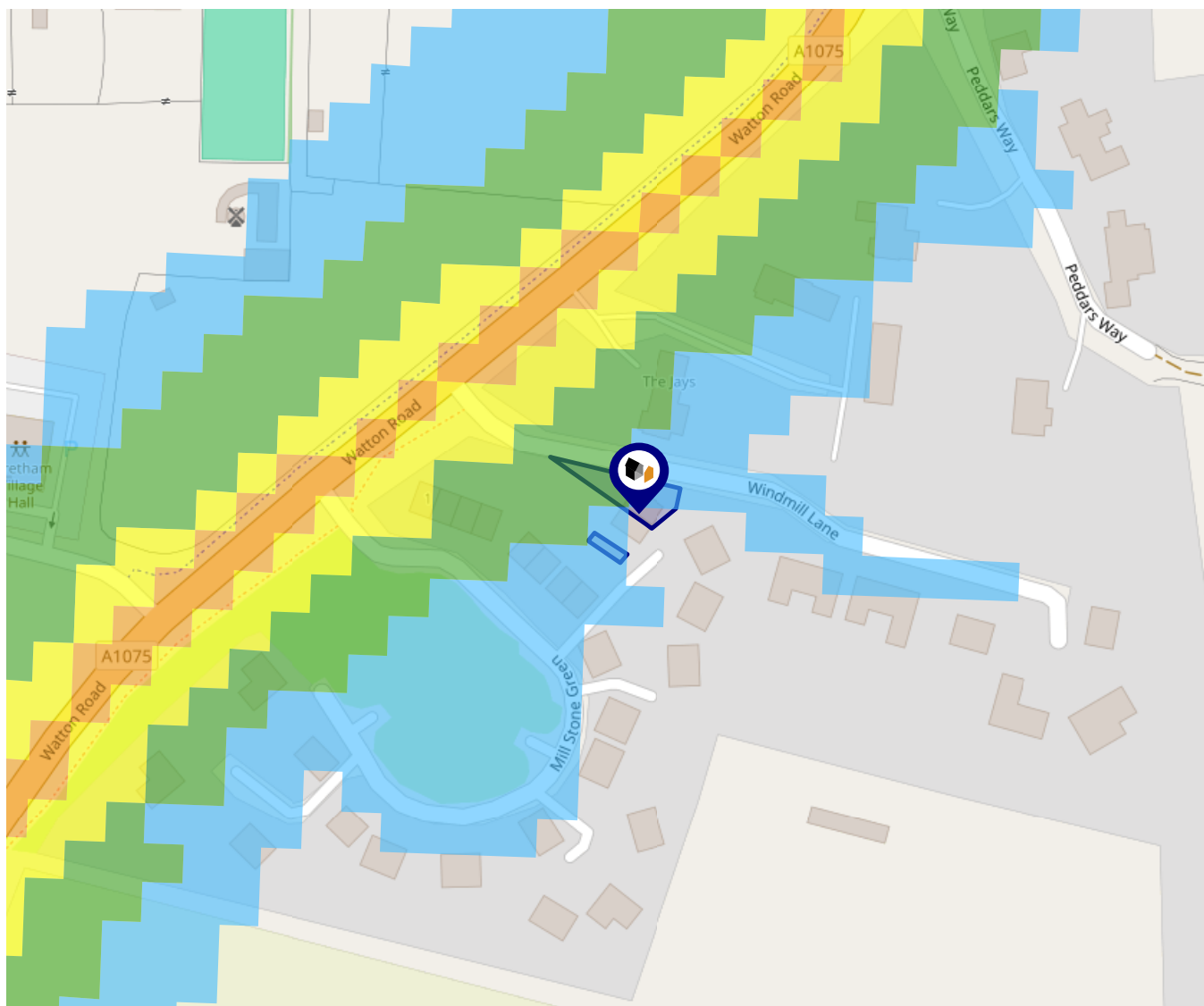
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Local Area Road Noise



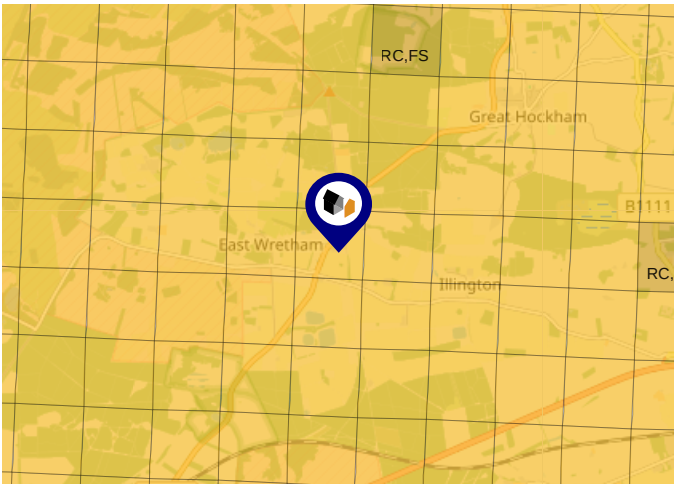
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	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



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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