

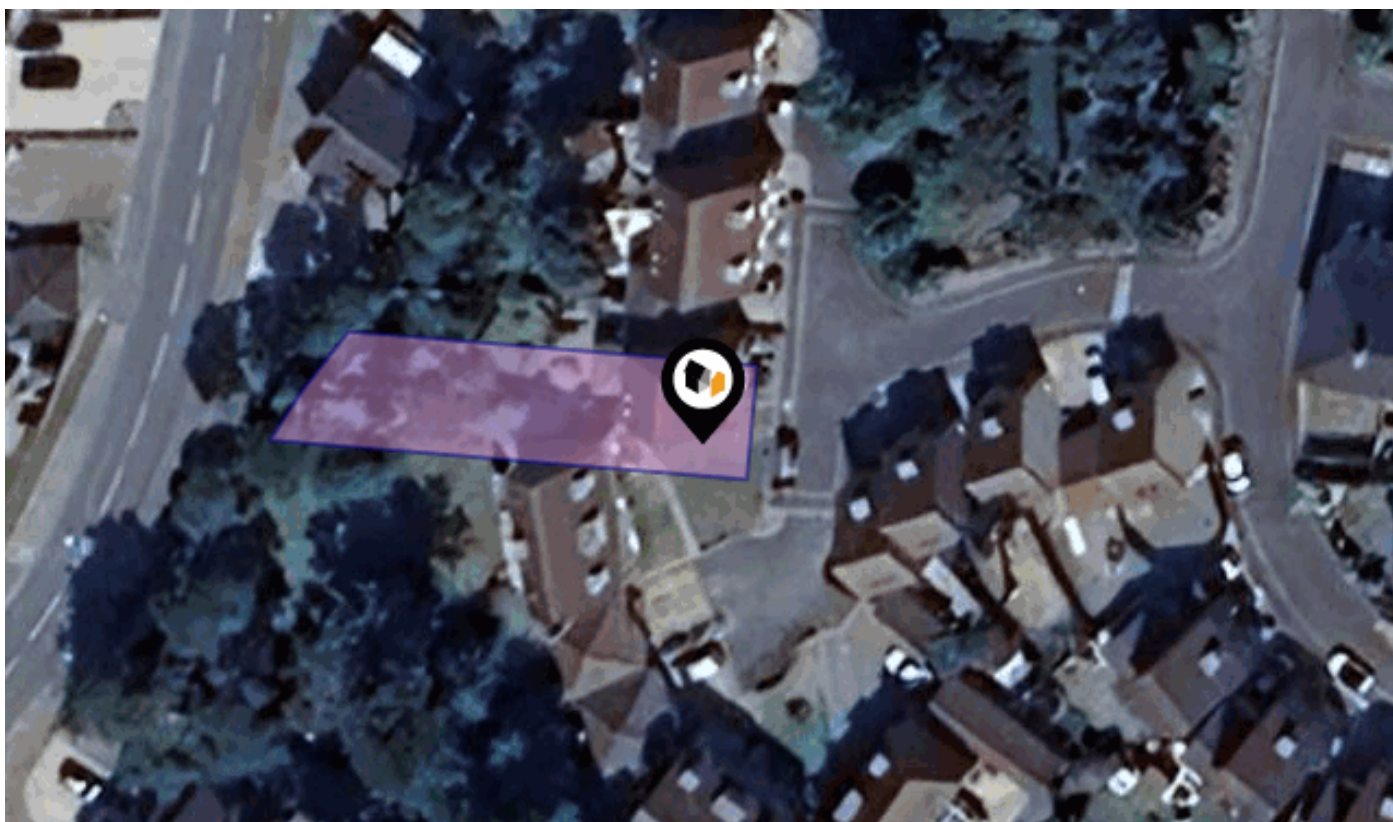


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19<sup>th</sup> December 2025



**HASTINGS CLOSE, THETFORD, IP24**

**Whittle Parish | Attleborough**

Suva House, Queens Square Attleborough NR17 2AF

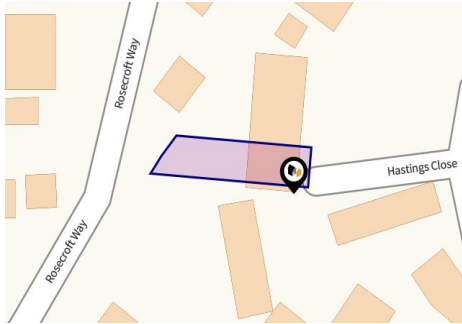
01953 711839

nick@whittleparish.com

www.whittleparish.com












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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,313 ft <sup>2</sup> / 122 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	2014		
Council Tax :	Band D		
Annual Estimate:	£2,329		
Title Number:	NK443406		

## Local Area

Local Authority:	Breckland	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	52 mb/s	2000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	sky
				
				Virgin media

# Planning History

## This Address



Planning records for: *Hastings Close, Thetford, IP24*

Reference - 3PN/2016/0024/PNE	
Decision:	No Prior Approval
Date:	04th April 2016
Description:	Erection of conservatory to rear











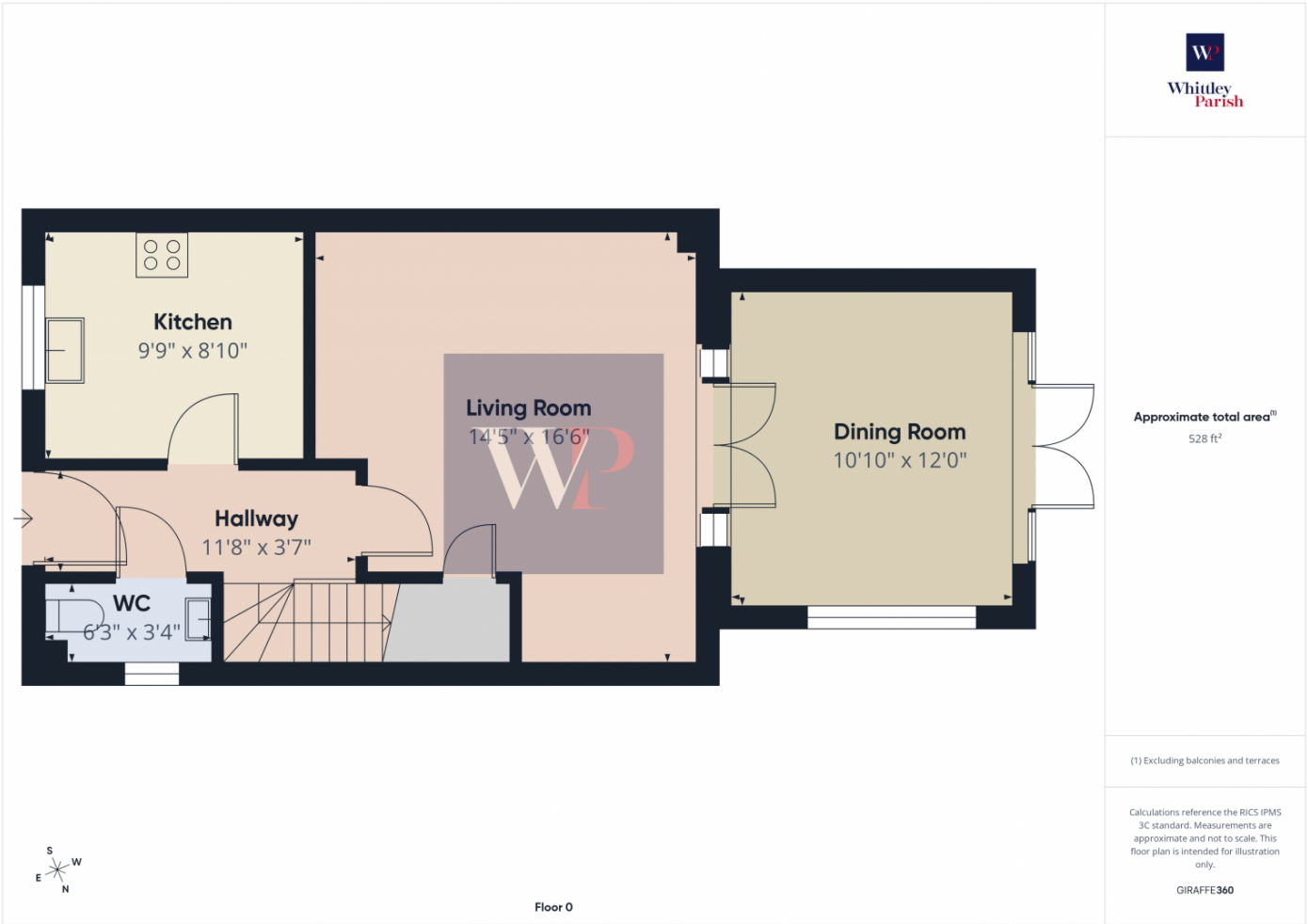


HASTINGS CLOSE, THETFORD, IP24

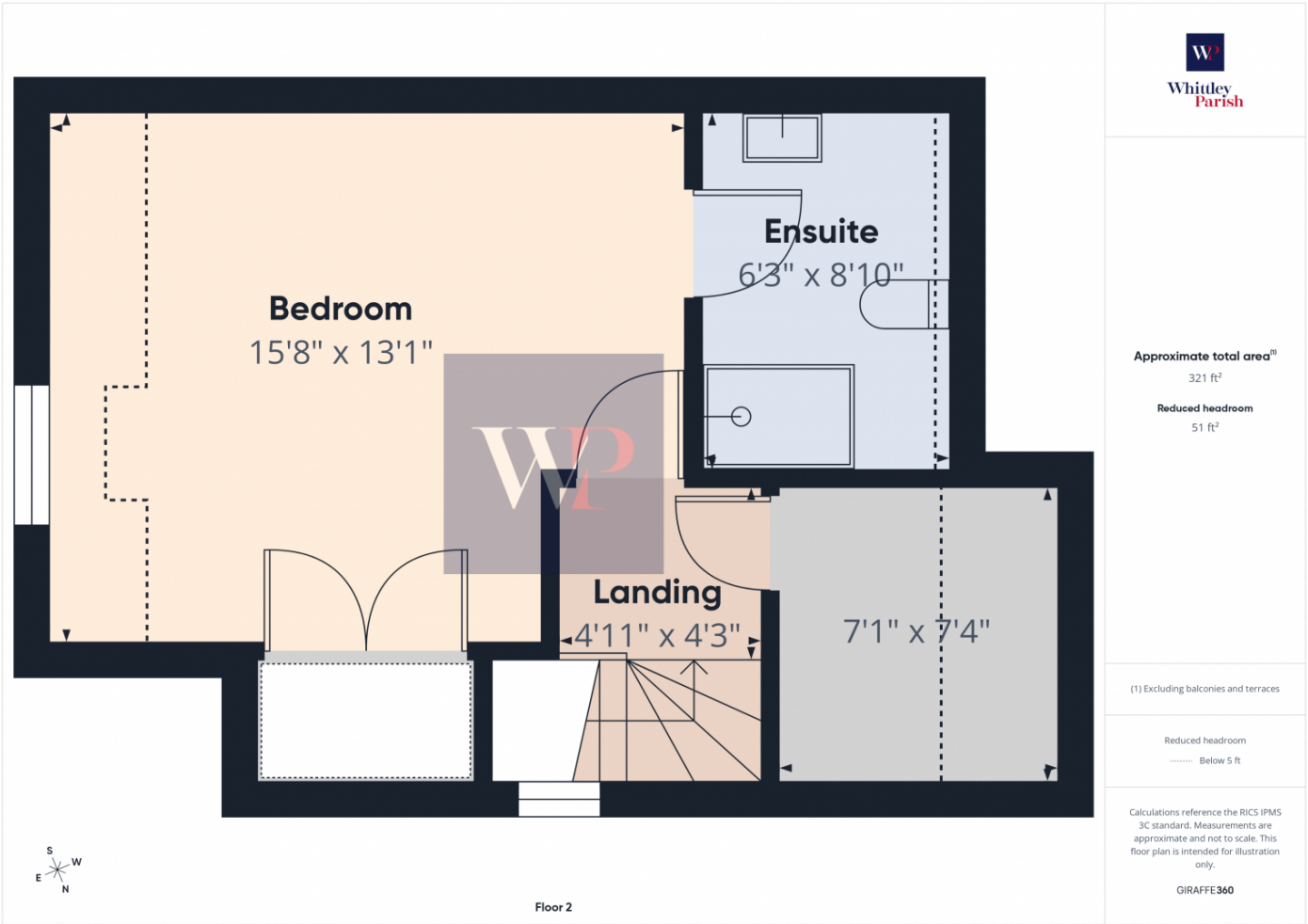




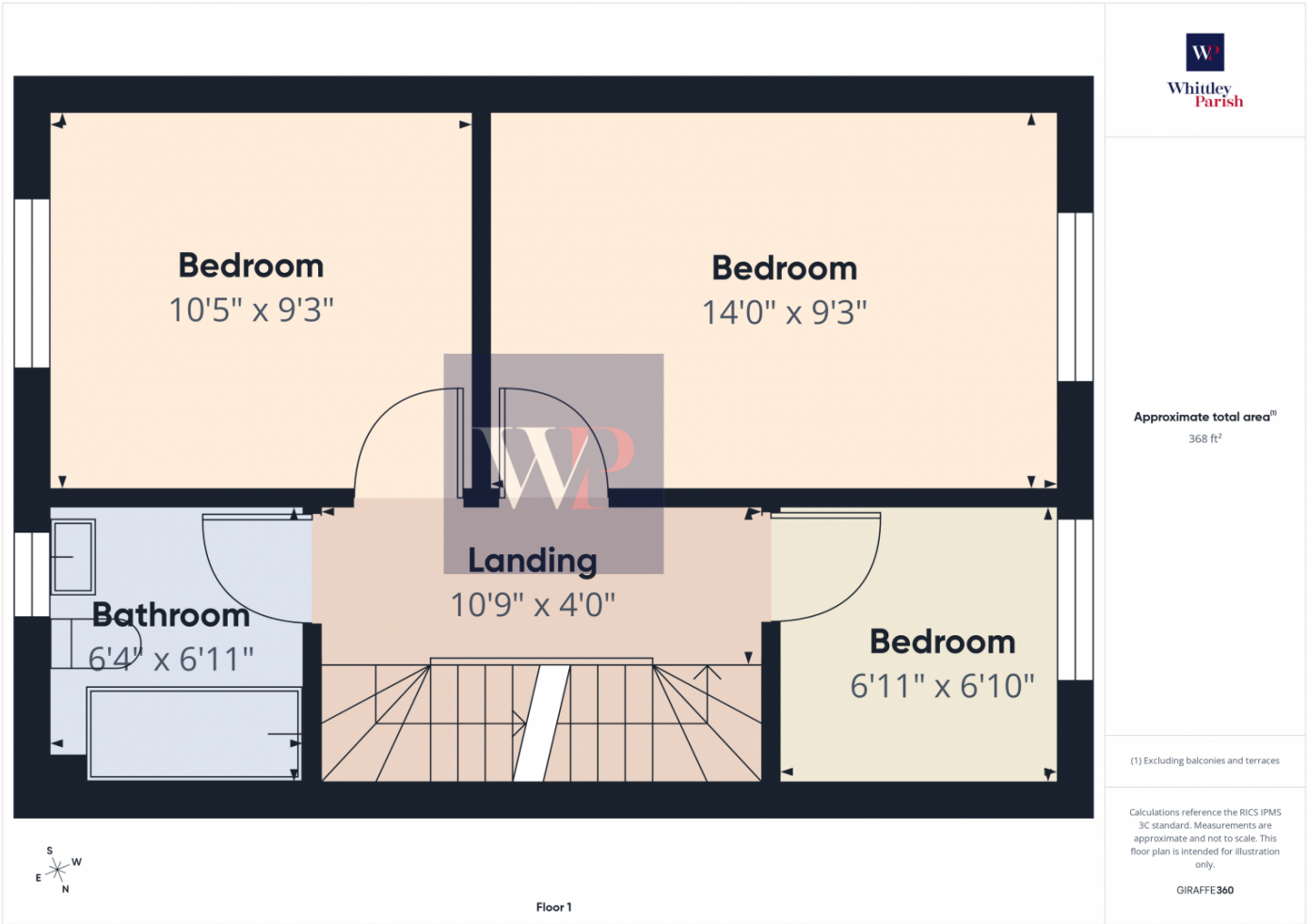
HASTINGS CLOSE, THETFORD, IP24



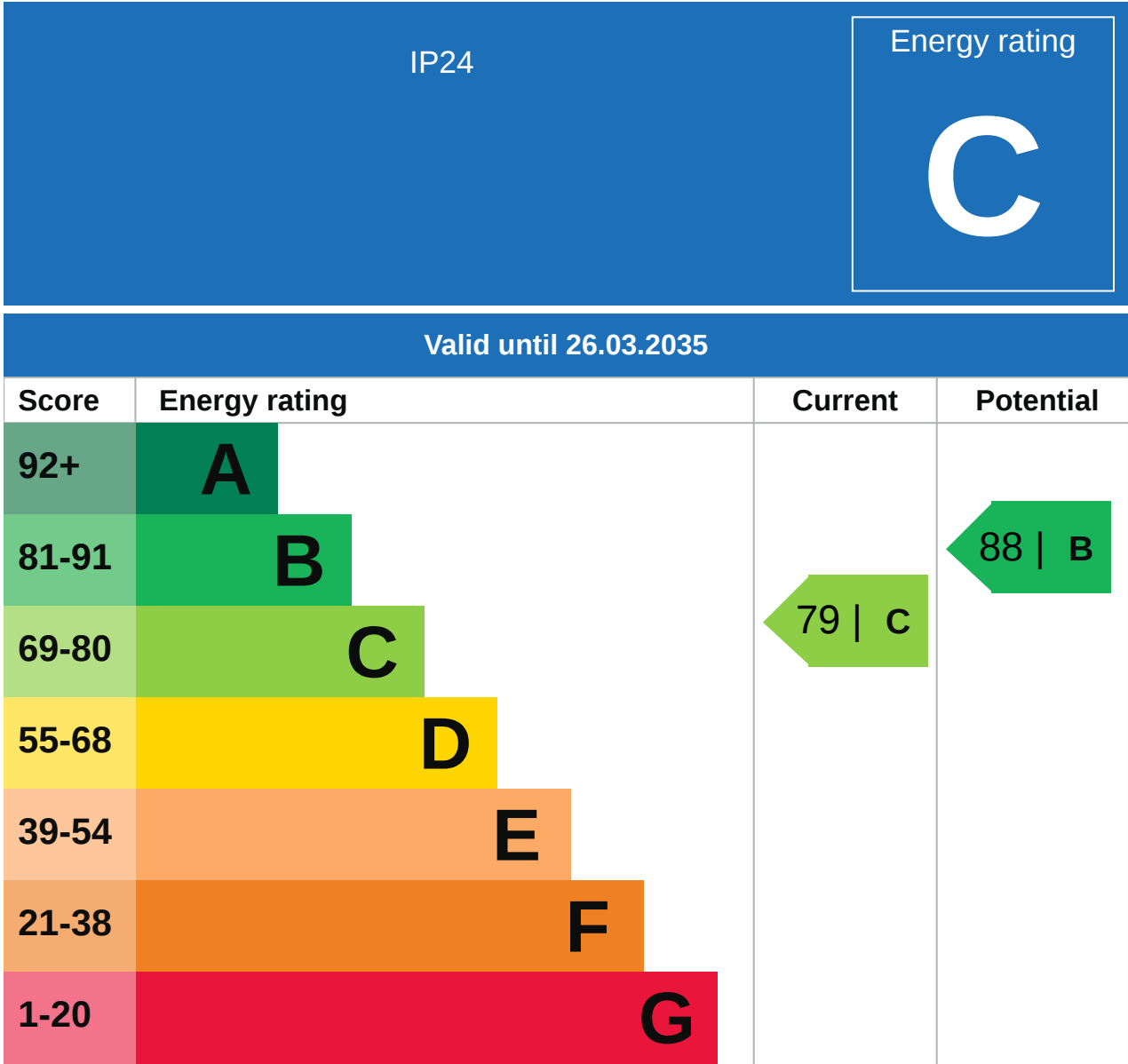
HASTINGS CLOSE, THETFORD, IP24



HASTINGS CLOSE, THETFORD, IP24









### Additional EPC Data

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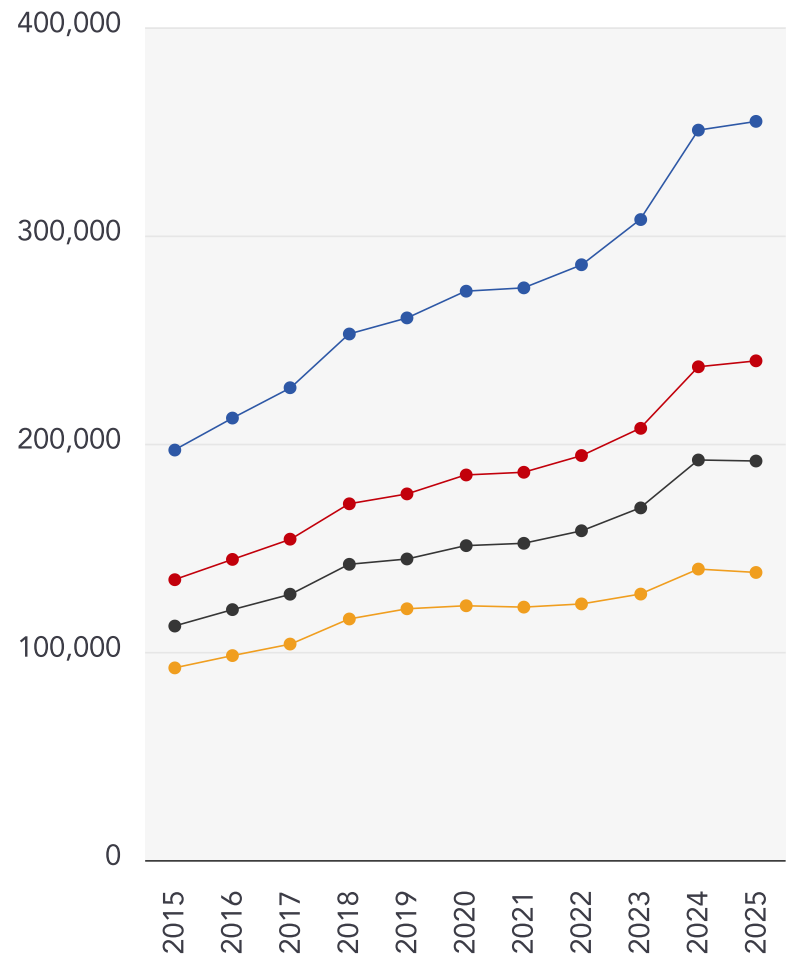
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, insulated (assumed)
<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>	Low energy lighting in 88% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	122 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+80.17%**

Semi-Detached

**+78.07%**

Terraced

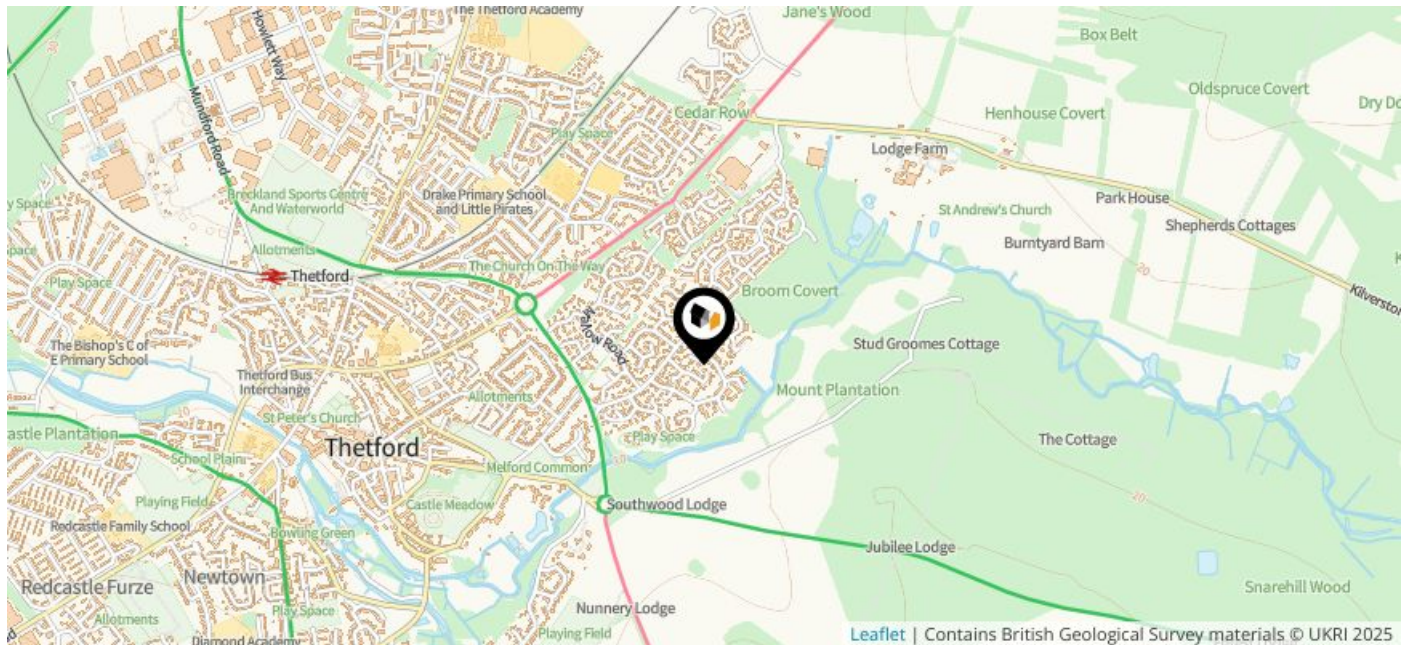
**+70.53%**

Flat

**+49.65%**



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.

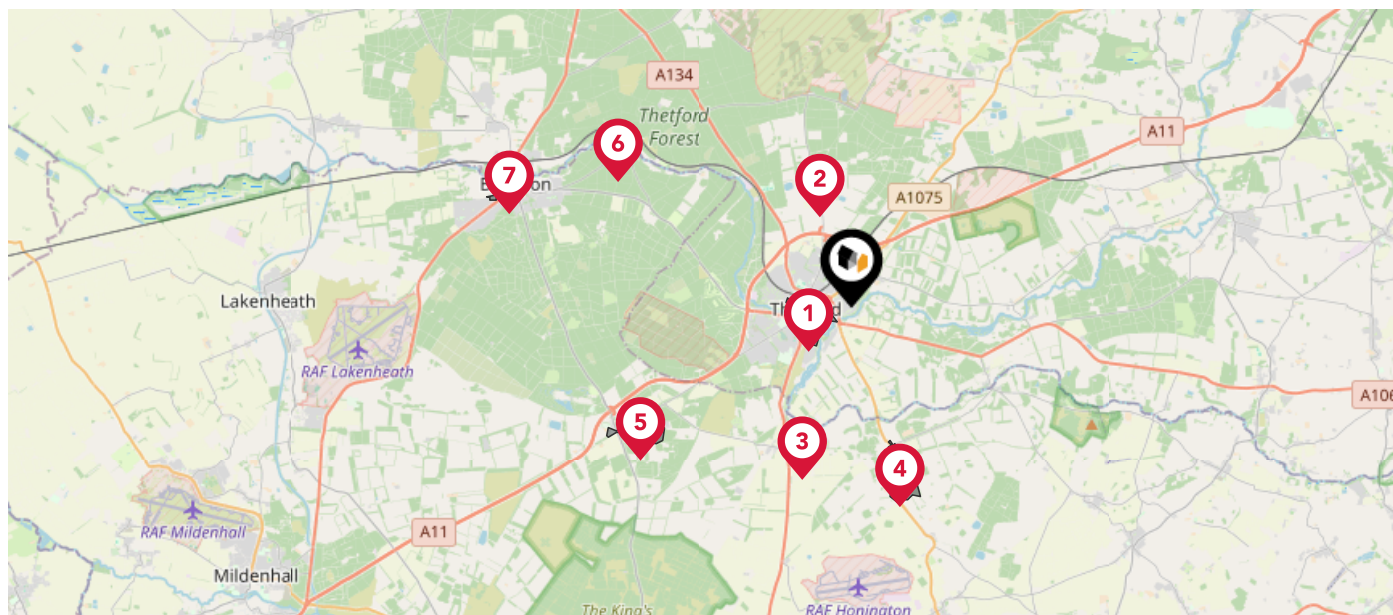
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Thetford



Croxtan



Barnham



Euston



Elveden

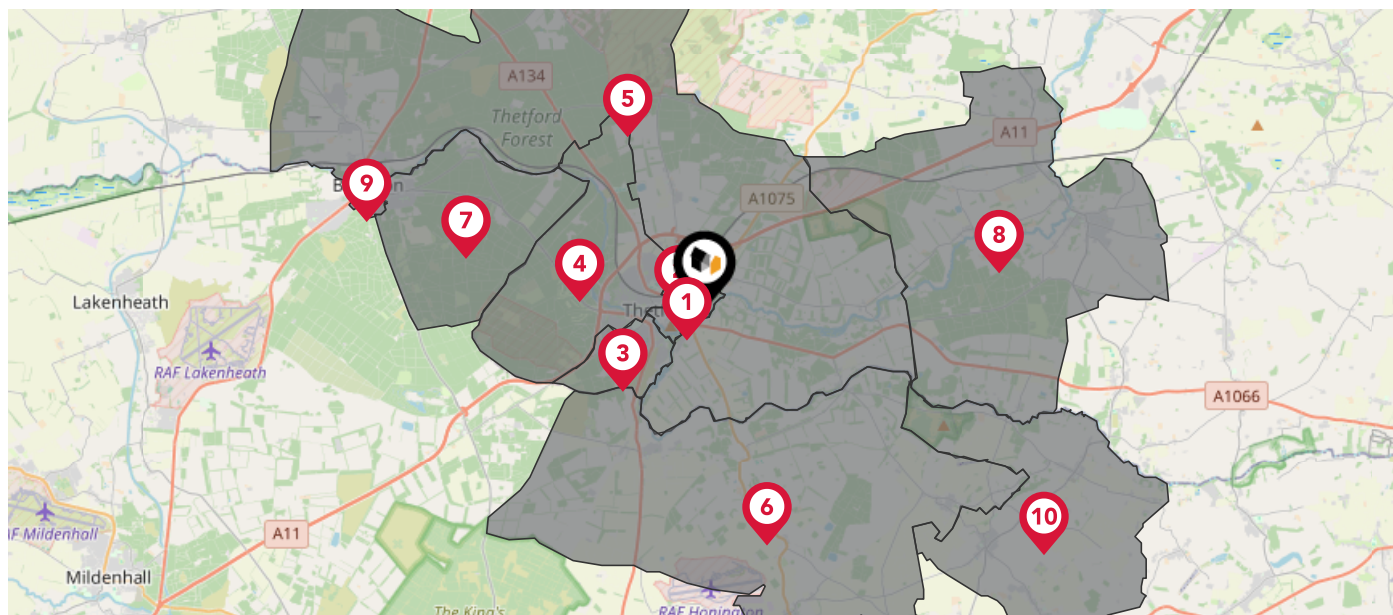


Santon Downham



Brandon

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

Thetford Castle Ward

2

Thetford Boudica Ward

3

Thetford Burrell Ward

4

Thetford Priory Ward

5

Forest Ward

6

Bardwell Ward

7

Brandon East Ward

8

Harling & Heathlands Ward

9

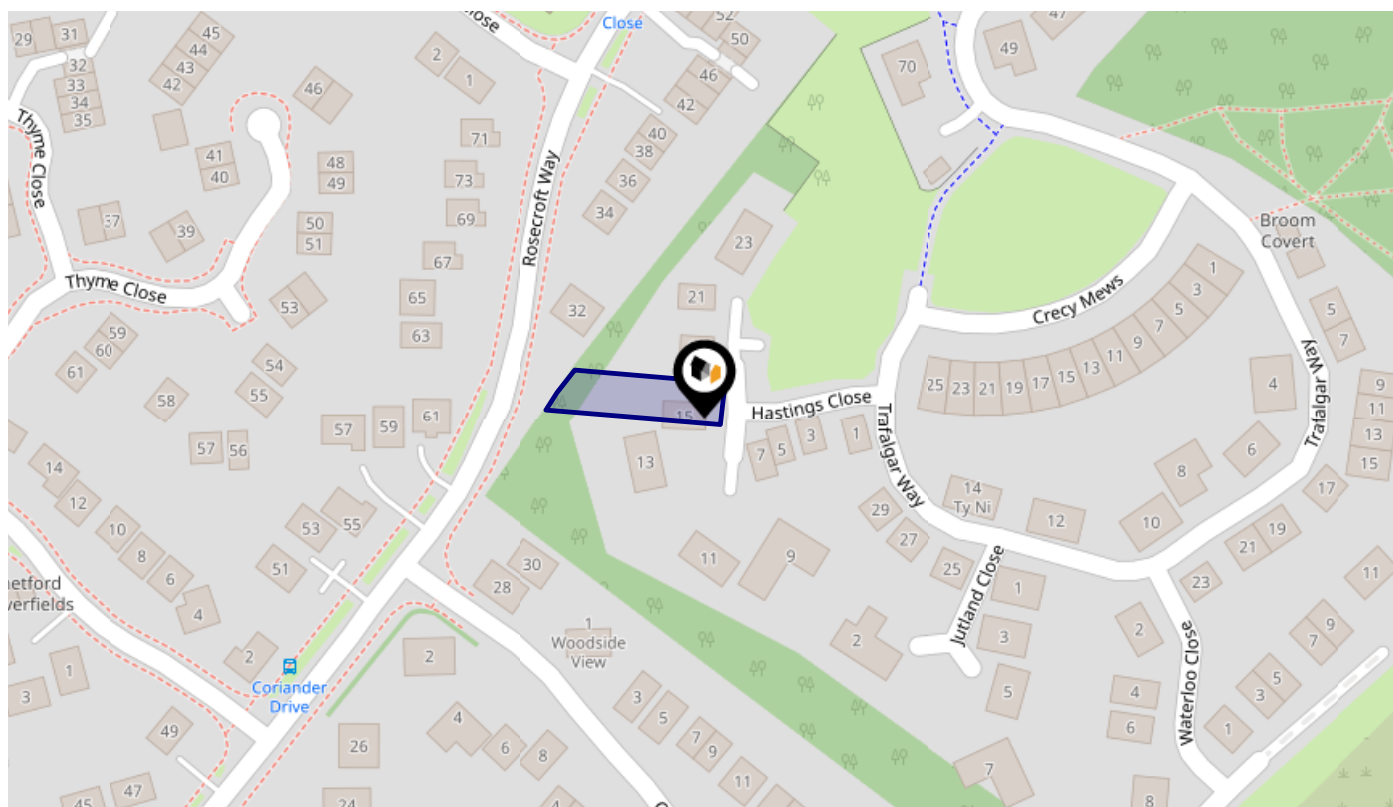
Brandon Central Ward

10

Barningham 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:

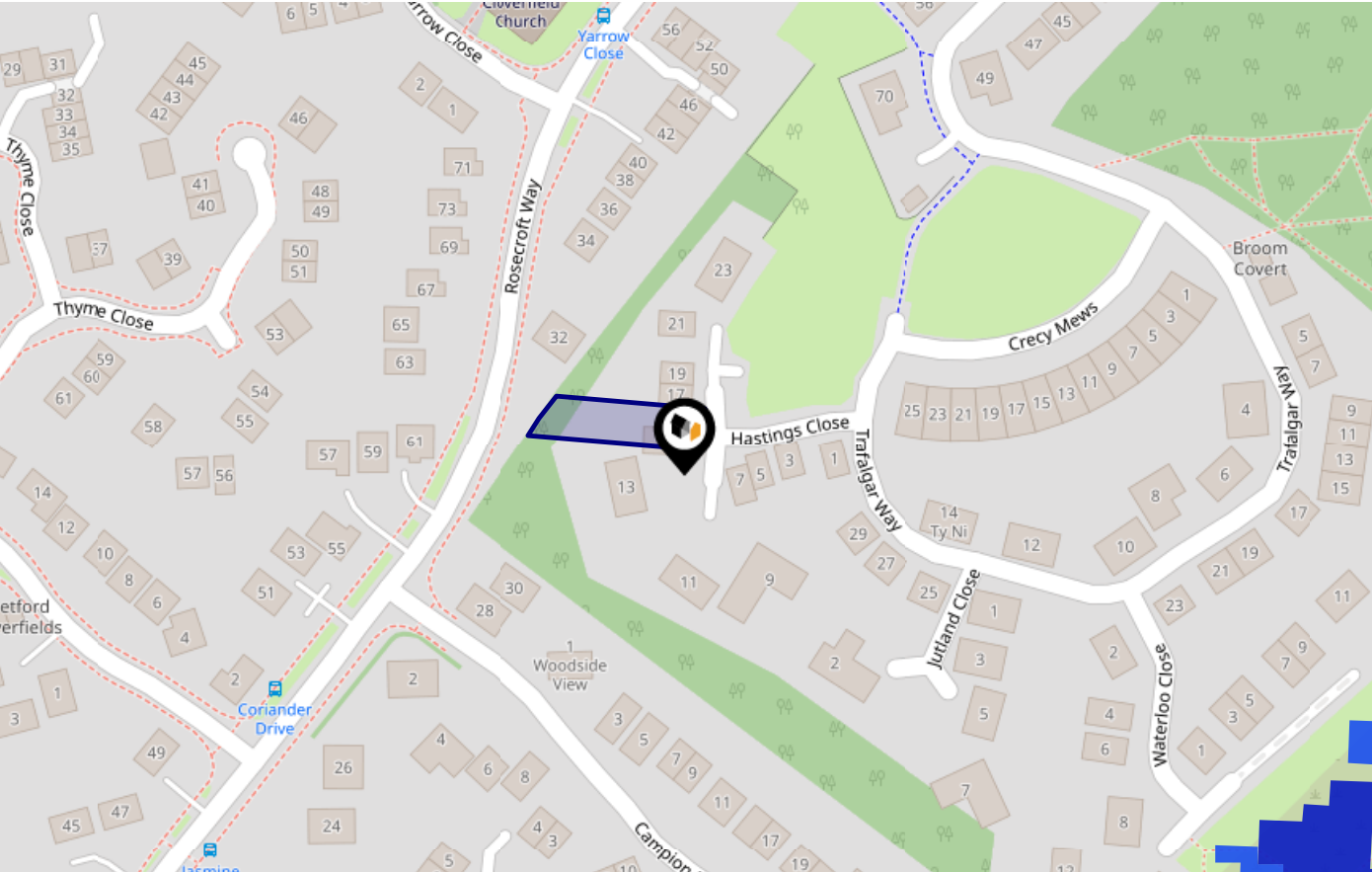
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

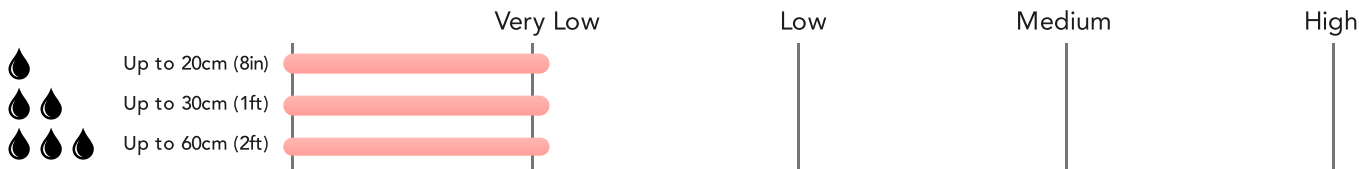


**Risk Rating: Very low**

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:

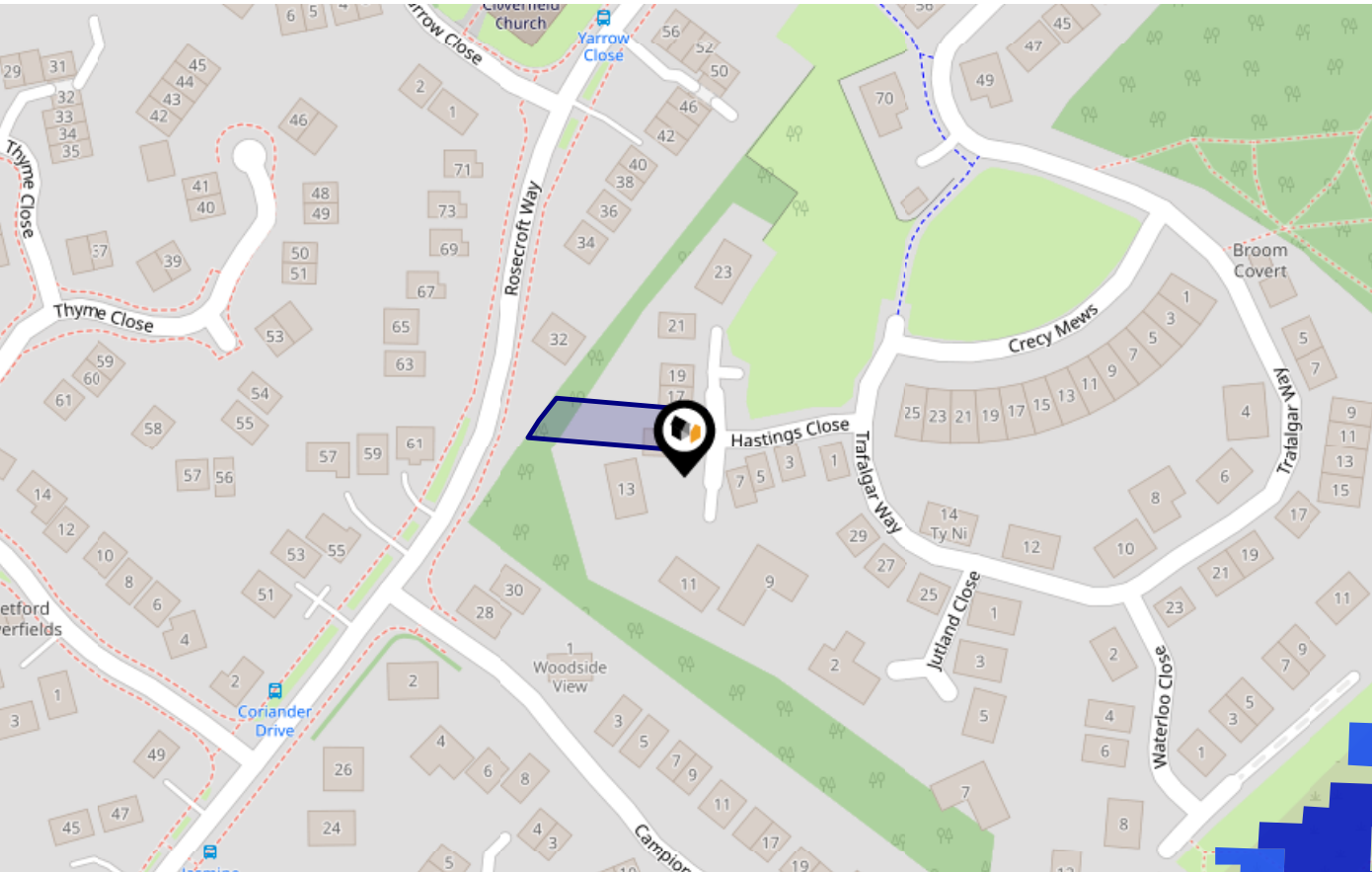


# Flood Risk

## 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.

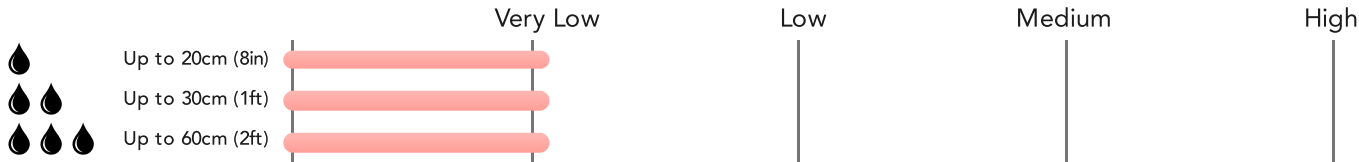


Risk Rating: Very low

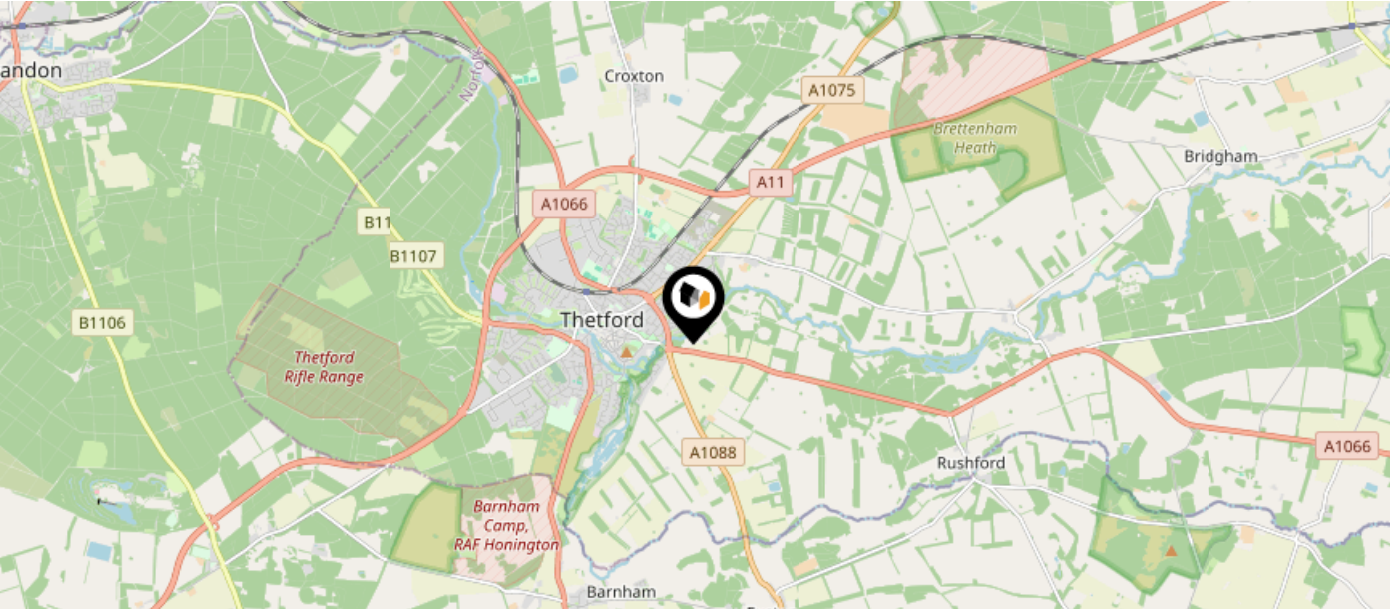
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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		
1	Thetford-Thetford, Breckland	Historic Landfill
2	Thetford-Thetford, Breckland	Historic Landfill
3	Thetford-Thetford, Breckland	Historic Landfill
4	Croxton-Breckland, Norfolk	Historic Landfill
5	Croxton-Breckland	Historic Landfill
6	Thetford-Thetford, Breckland	Historic Landfill
7	Thetford-Thetford, Breckland	Historic Landfill
8	Thetford-Thetford, Breckland	Historic Landfill
9	Croxton-Breckland, Norfolk	Historic Landfill
10	EA/EPR/NP3299NN/A001	Active Landfill

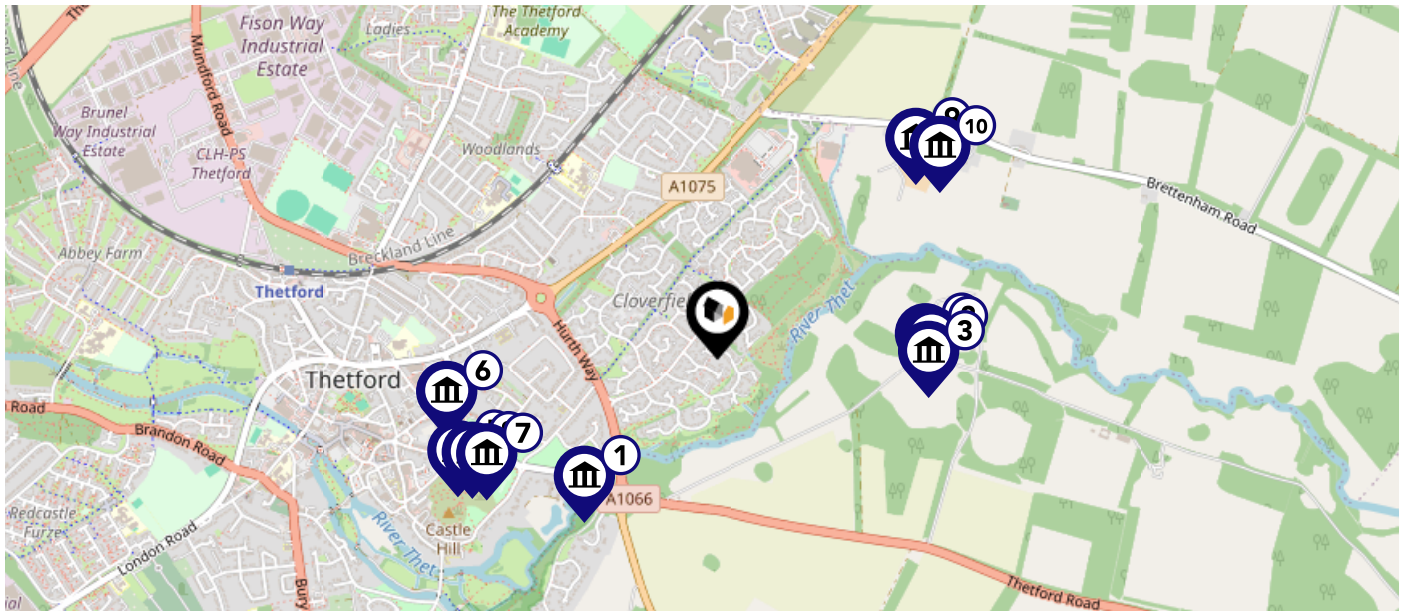









# Maps

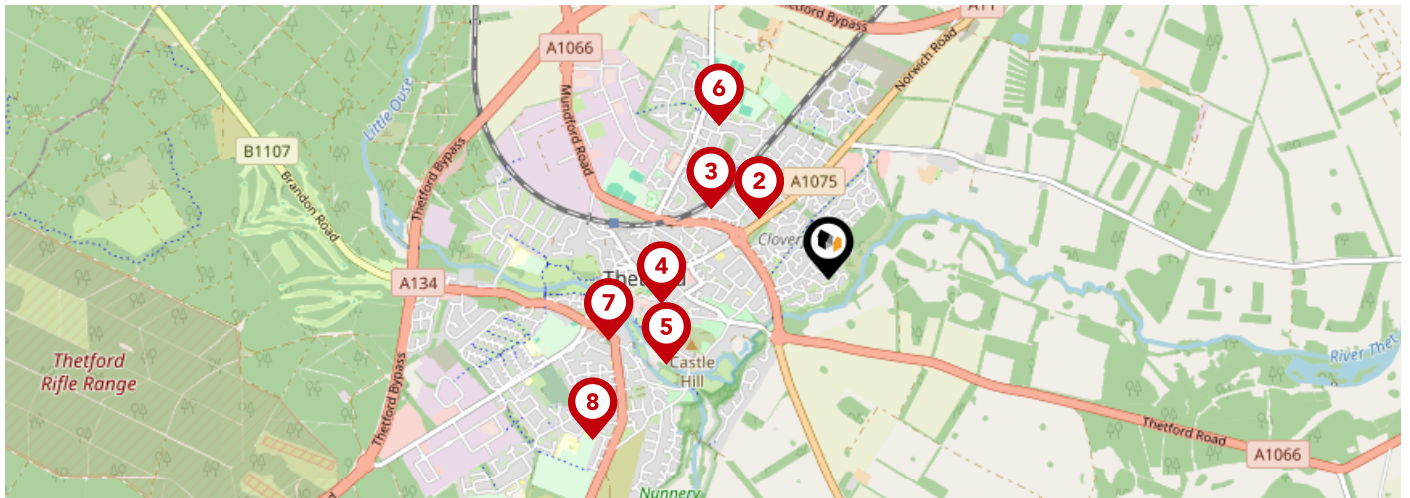
## Listed Buildings



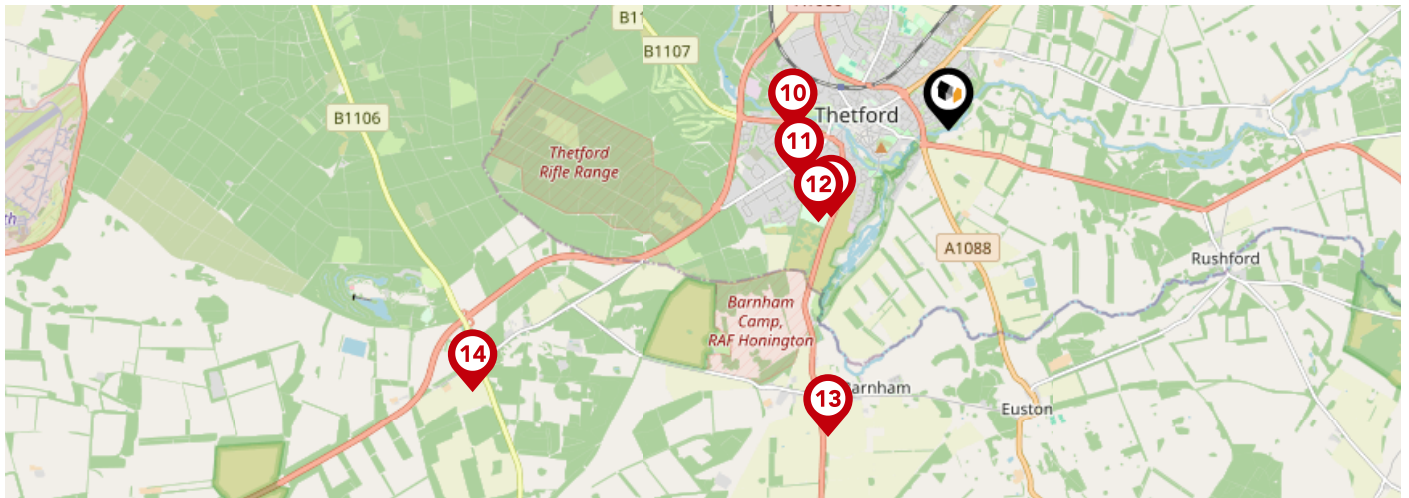
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...







Listed Buildings in the local district	Grade	Distance
 1207623 - Melford Bridge	Grade II	0.5 miles
 1249013 - Garage And Tack Room Immediately East Of Snarehill Hall Barn	Grade II	0.5 miles
 1076905 - Snarehill Hall	Grade II	0.5 miles
 1170432 - Snarehill Hall Barn	Grade II	0.5 miles
 1207608 - 71-87, Castle Street	Grade II	0.6 miles
 1279565 - 61, Magdalen Street	Grade II	0.6 miles
 1297905 - Castle House	Grade II	0.6 miles
 1195926 - The Albion Public House	Grade II	0.6 miles
 1342789 - Kilverstone Club In Grounds Of Kilverstone Hall	Grade II	0.6 miles
 1076917 - Stable Block To Kilverstone Hall	Grade II	0.6 miles



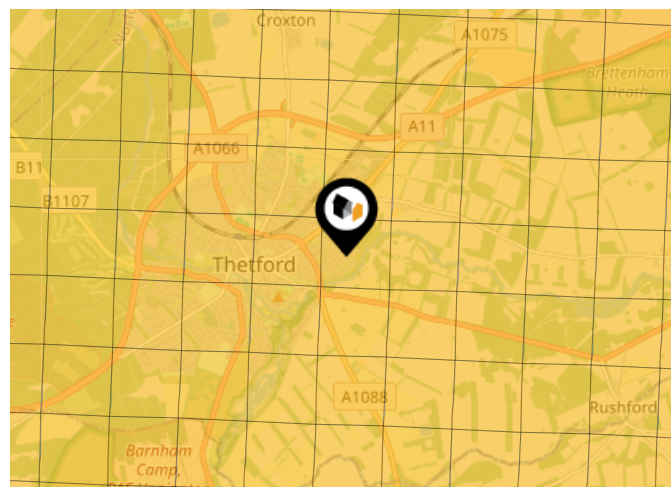
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Raleigh Infant Academy</b> Ofsted Rating: Good   Pupils: 135   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Admirals Academy</b> Ofsted Rating: Requires improvement   Pupils: 229   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Drake Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Norwich Road Academy</b> Ofsted Rating: Requires improvement   Pupils: 339   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Damara School</b> Ofsted Rating: Good   Pupils: 14   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Thetford Academy</b> Ofsted Rating: Good   Pupils: 1305   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Thetford Grammar School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Diamond Academy</b> Ofsted Rating: Not Rated   Pupils: 164   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Queensway Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bishop's Church of England Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 383   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Redcastle Family School</b> Ofsted Rating: Good   Pupils: 258   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pinetree School</b> Ofsted Rating: Good   Pupils: 34   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elveden Church of England Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Honington Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:5.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Glade Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:6.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



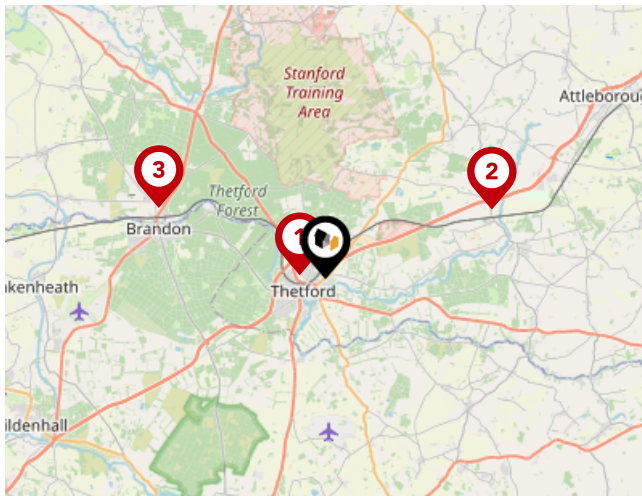
## Primary Classifications (Most Common Clay Types)

<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



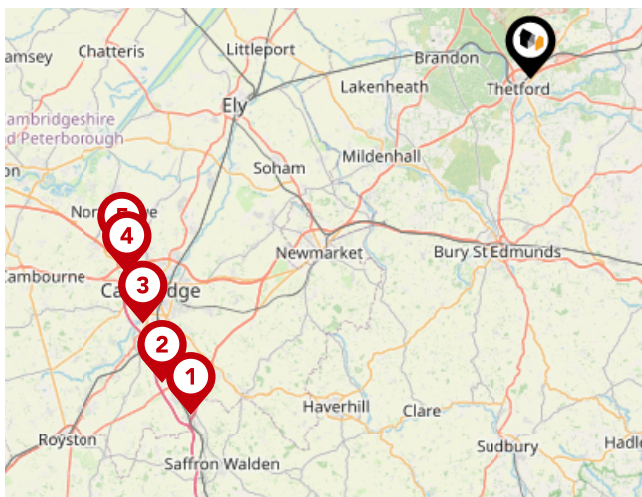
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Thetford Rail Station	0.97 miles
2	Harling Road Rail Station	6.48 miles
3	Entrance	6.56 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.72 miles
2	M11 J10	34.62 miles
3	M11 J11	33.29 miles
4	M11 J13	32.47 miles
5	M11 J14	32.24 miles

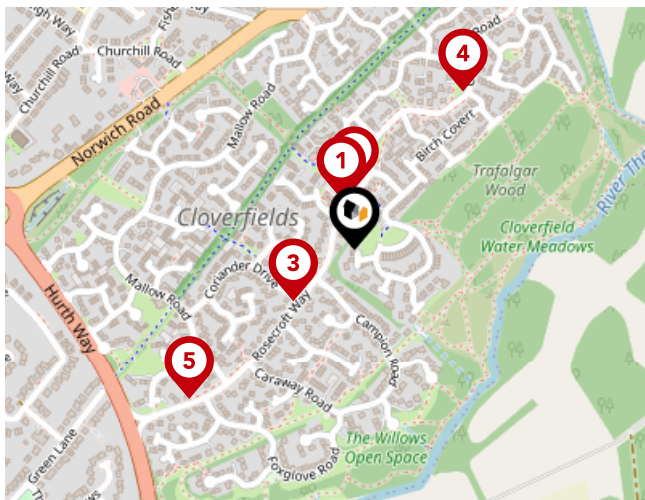


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	27.65 miles
2	Cambridge	29.05 miles
3	Stansted Airport	42.34 miles
4	Southend-on-Sea	58.77 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Yarrow Close	0.06 miles
2	Yarrow Close	0.07 miles
3	Jasmine Close	0.09 miles
4	Alder Covert	0.22 miles
5	Foxglove Road	0.25 miles



### Whittleby Parish | Attleborough

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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 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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?hl=en



# Whittleby 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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[www.whittlebyparish.com](http://www.whittlebyparish.com)

