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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 31st March 2026**



## CHAPEL STREET, HINGHAM, NORWICH, NR9

### Whittley Parish | Attleborough

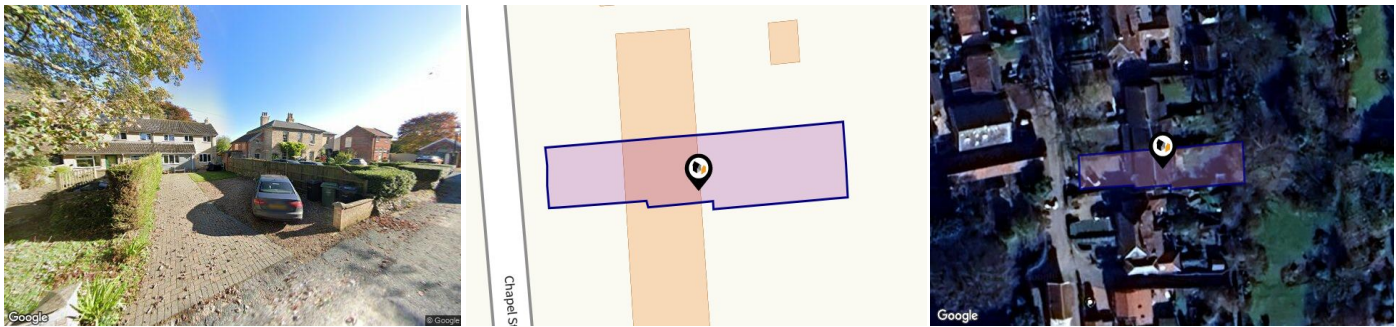
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,065 ft <sup>2</sup> / 99 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,105		
<b>Title Number:</b>	NK286115		

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	Hingham
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>17</b> mb/s	<b>62</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Chapel Street, Hingham, Norwich, NR9*

Reference - 2012/1903	
<b>Decision:</b>	Decided
<b>Date:</b>	15th October 2012
<b>Description:</b>	Proposed single storey rear extension to replace existing flat roofed utility room

# Gallery Photos







**CHAPEL STREET, HINGHAM, NORWICH, NR9**



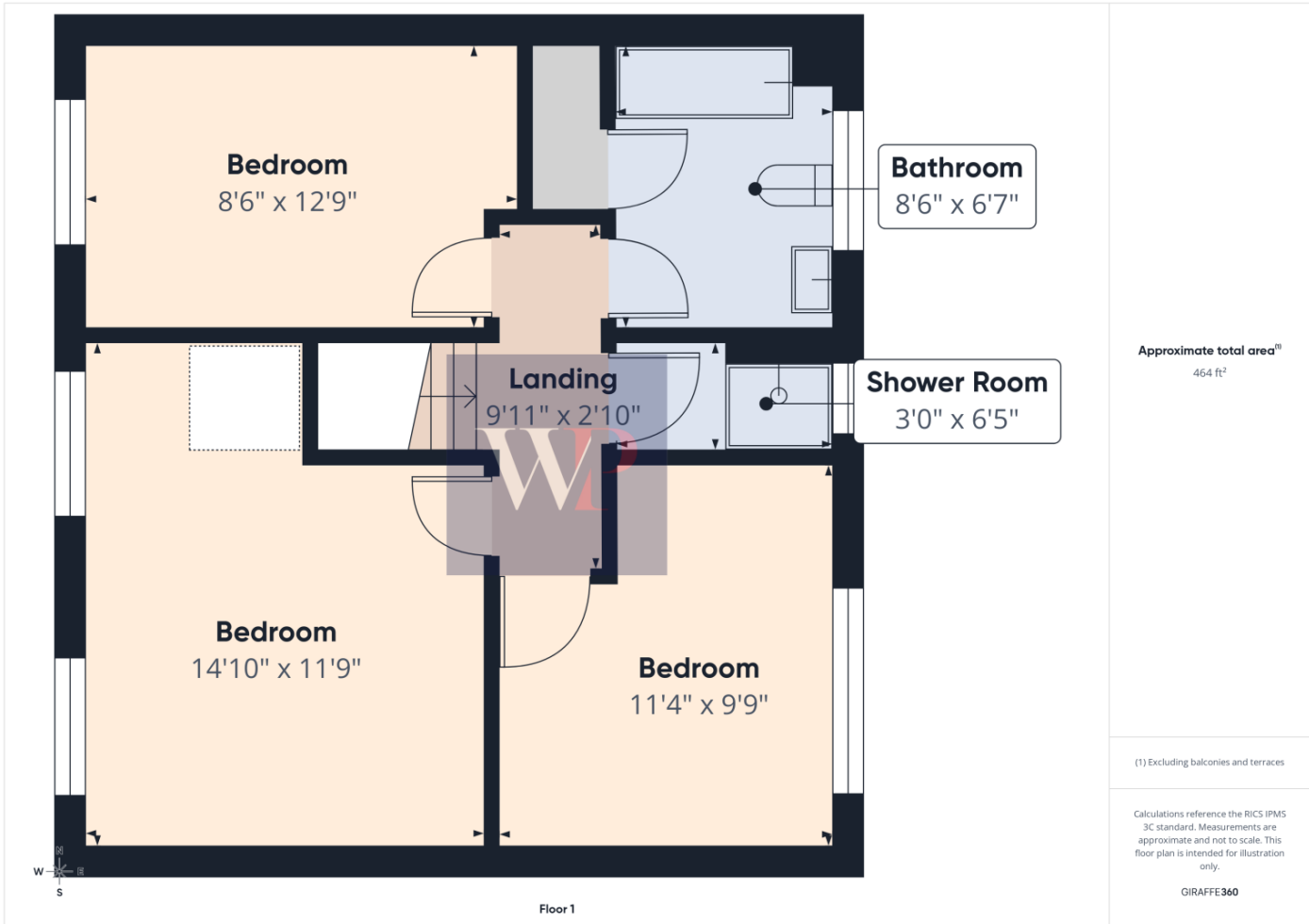


**CHAPEL STREET, HINGHAM, NORWICH, NR9**





**CHAPEL STREET, HINGHAM, NORWICH, NR9**





Hingham, NR9

Energy rating

**D**

Valid until 22.07.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		98   <b>A</b>
81-91	<b>B</b>		
69-80	<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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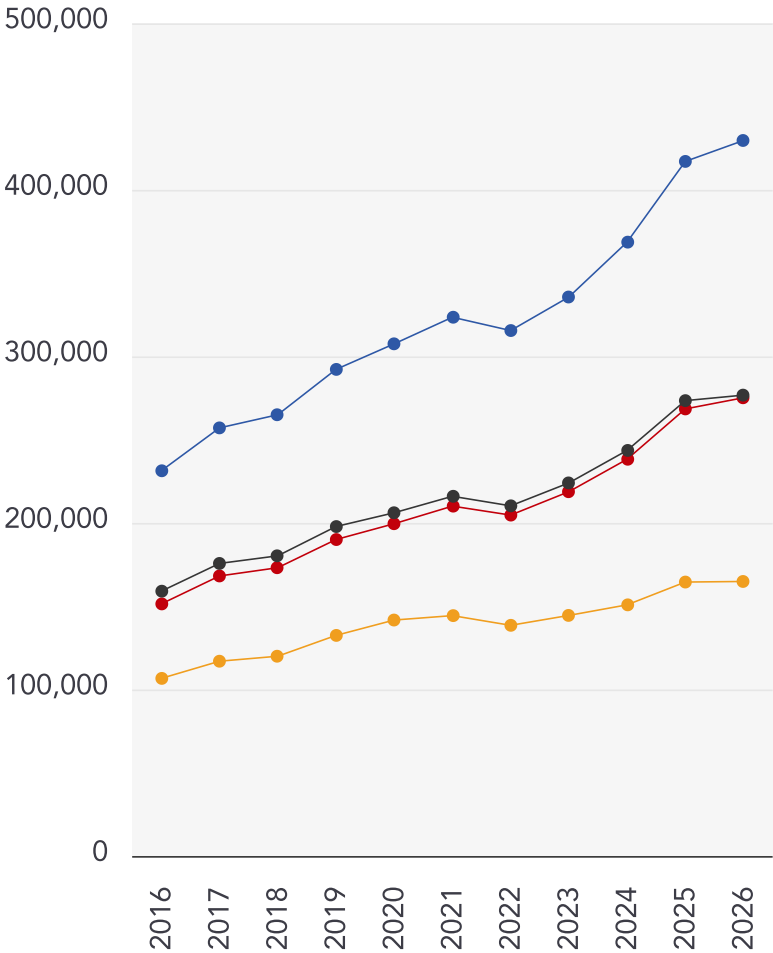
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 69% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	99 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NR9



Detached

**+85.73%**

Terraced

**+74.03%**

Semi-Detached

**+81.75%**

Flat

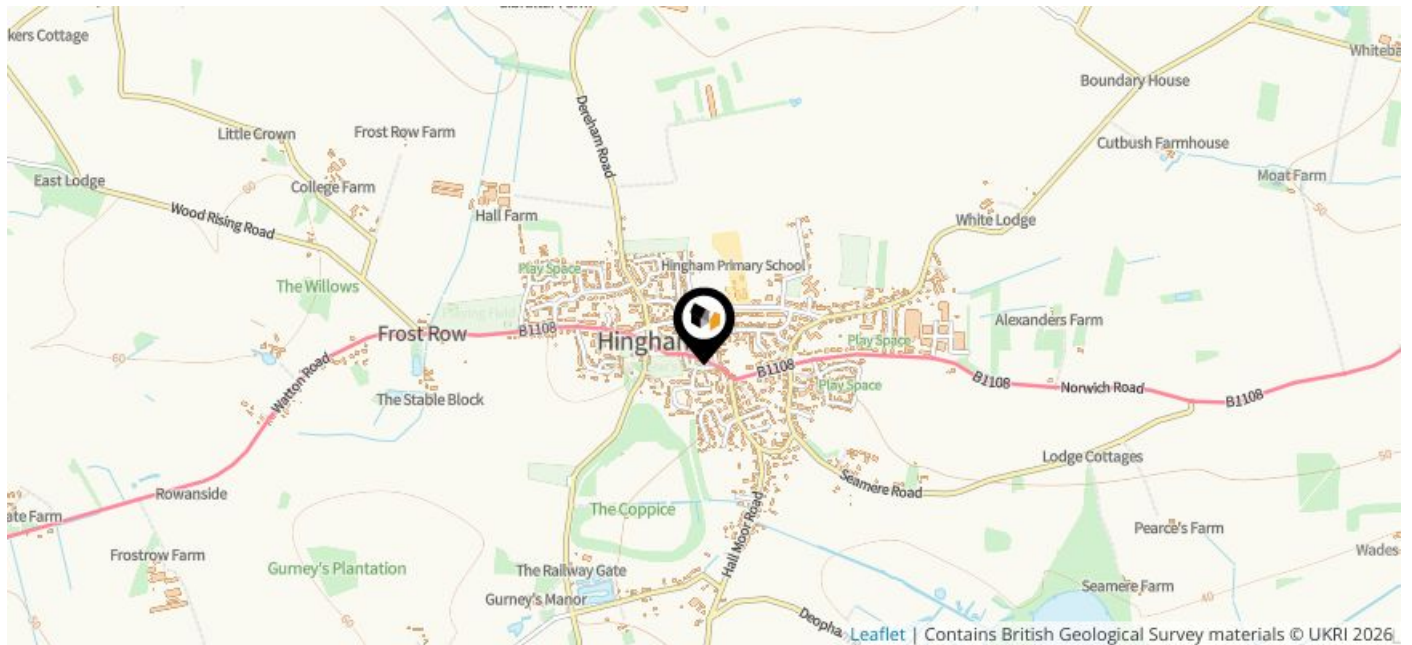
**+54.55%**

# 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.

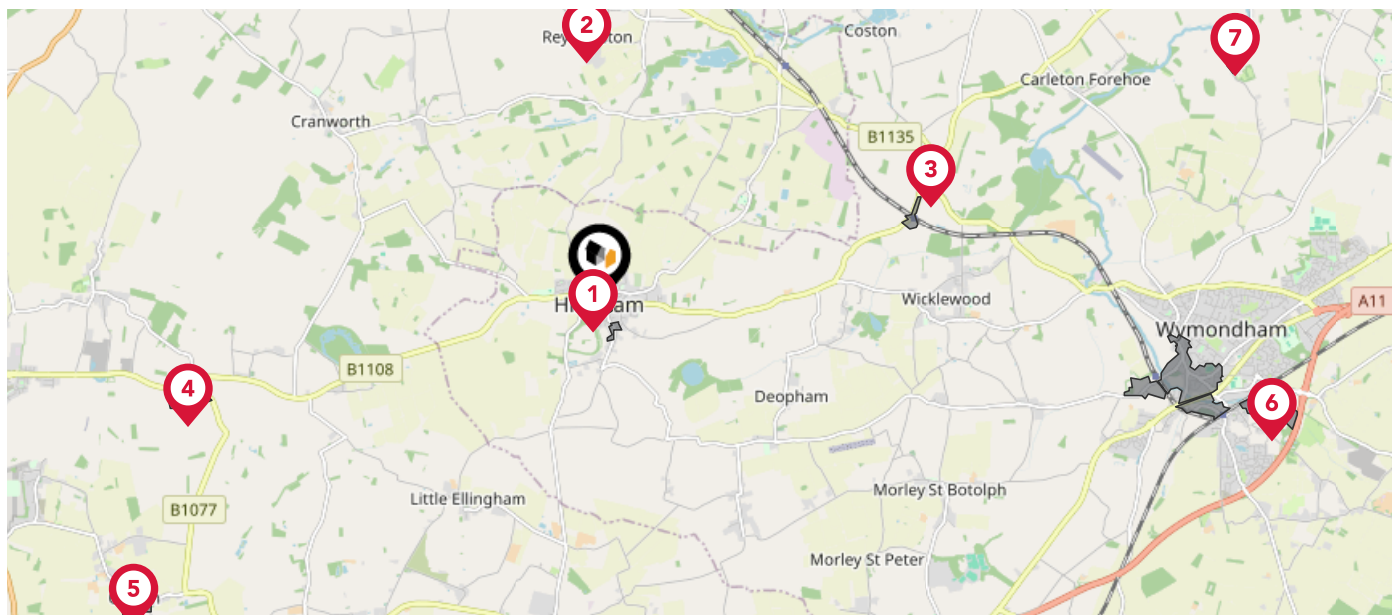
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

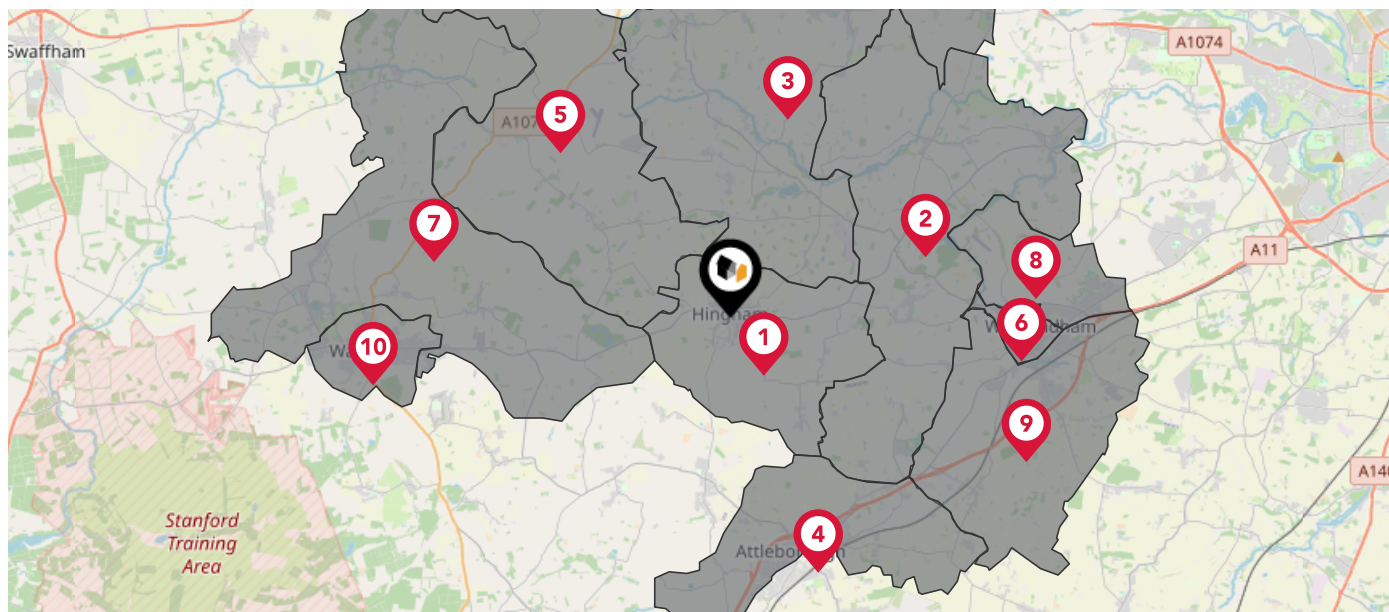
- 1 Hingham
- 2 Reymerston
- 3 Kimberley
- 4 Carbrooke
- 5 Caston
- 6 Wymondham
- 7 Wramplingham

# 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

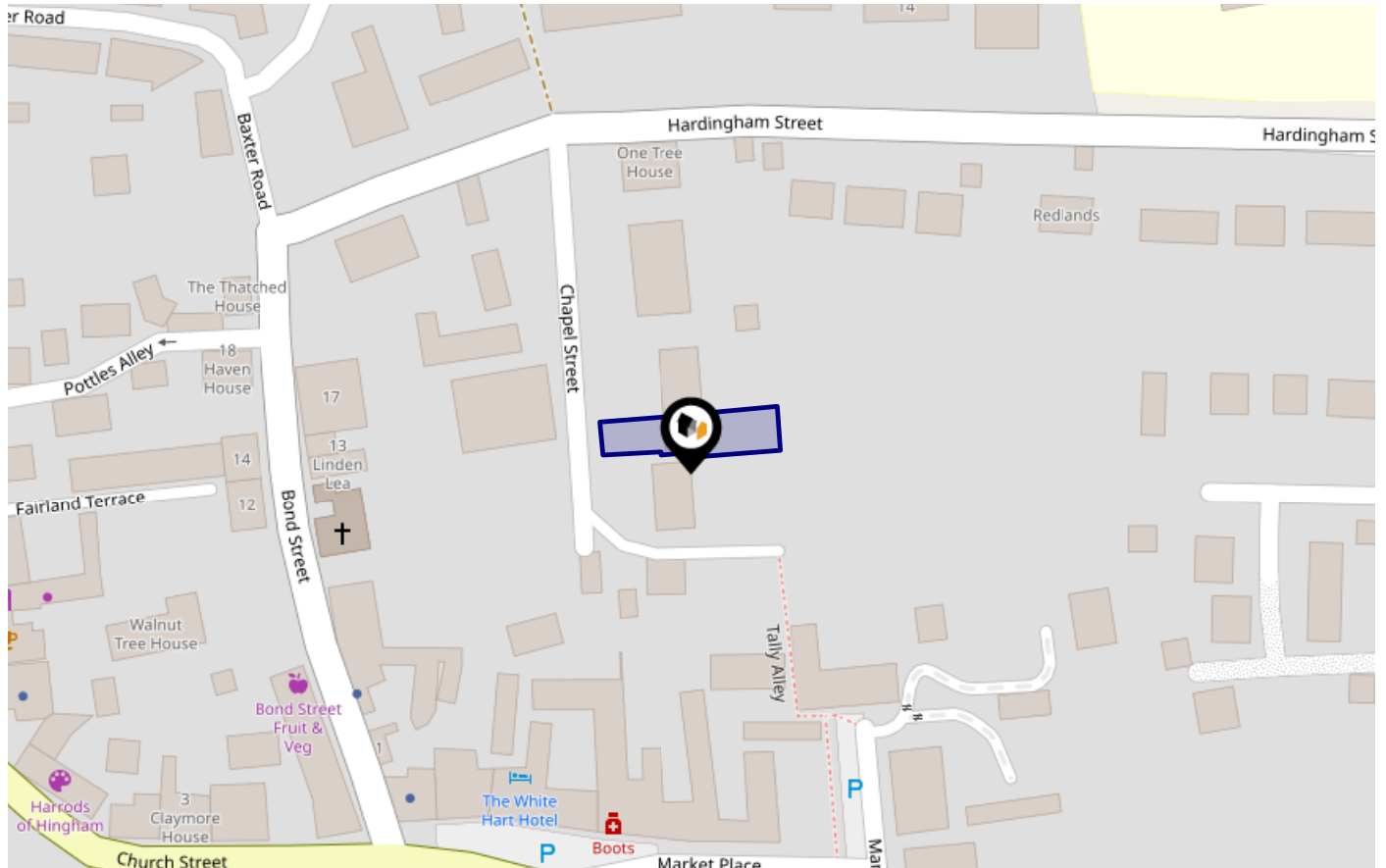
- 1 Hingham & Deopham Ward
- 2 Wicklewood Ward
- 3 Mattishall Ward
- 4 Attleborough Queens & Besthorpe Ward
- 5 Shipdham-with-Scarning Ward
- 6 Central Wymondham Ward
- 7 Saham Toney Ward
- 8 North Wymondham Ward
- 9 South Wymondham Ward
- 10 Watton Ward

# 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:

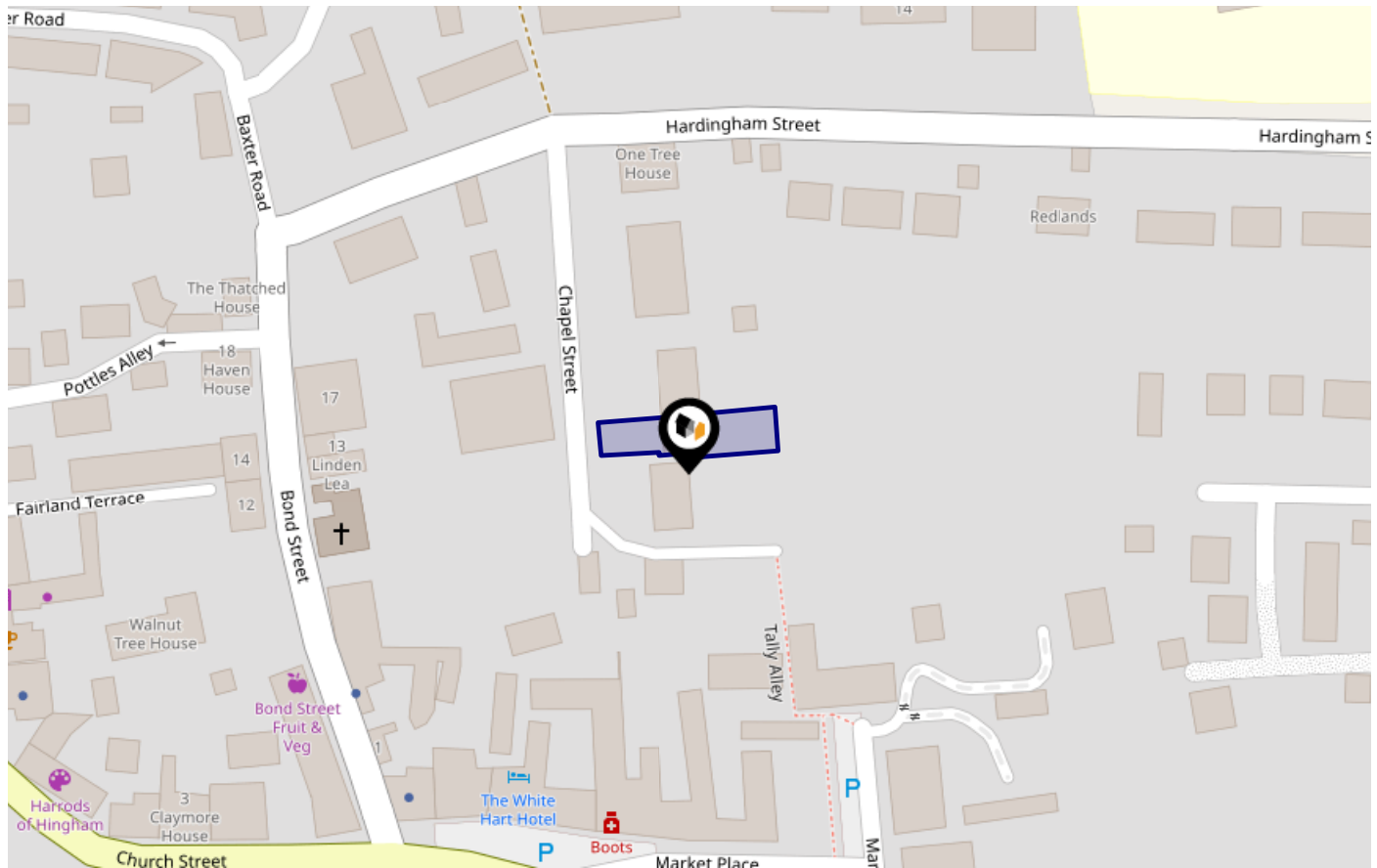


# Flood Risk

## 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

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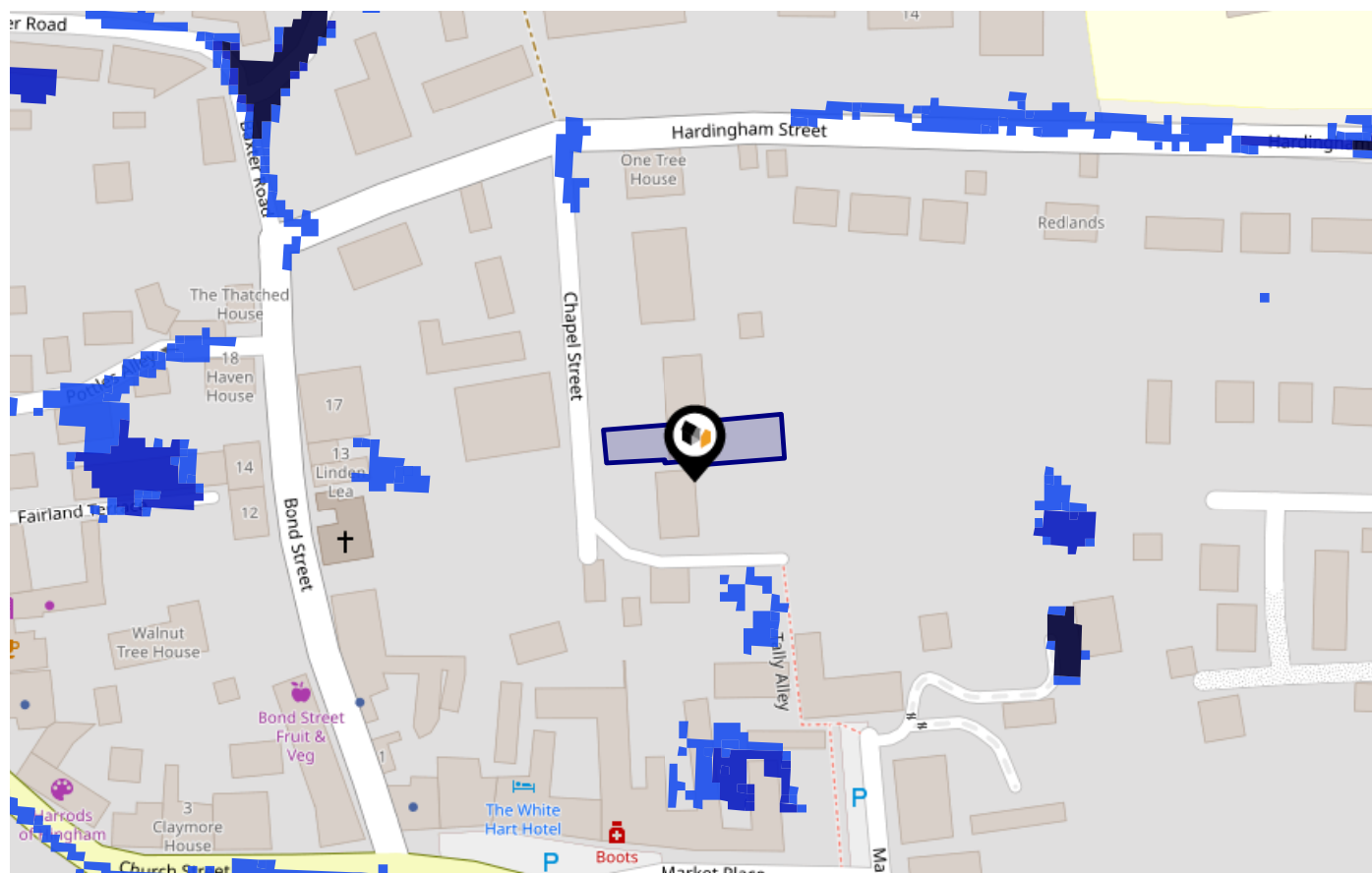


# Flood Risk

## 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.

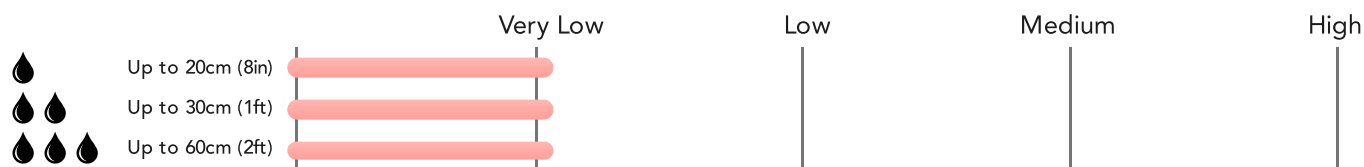


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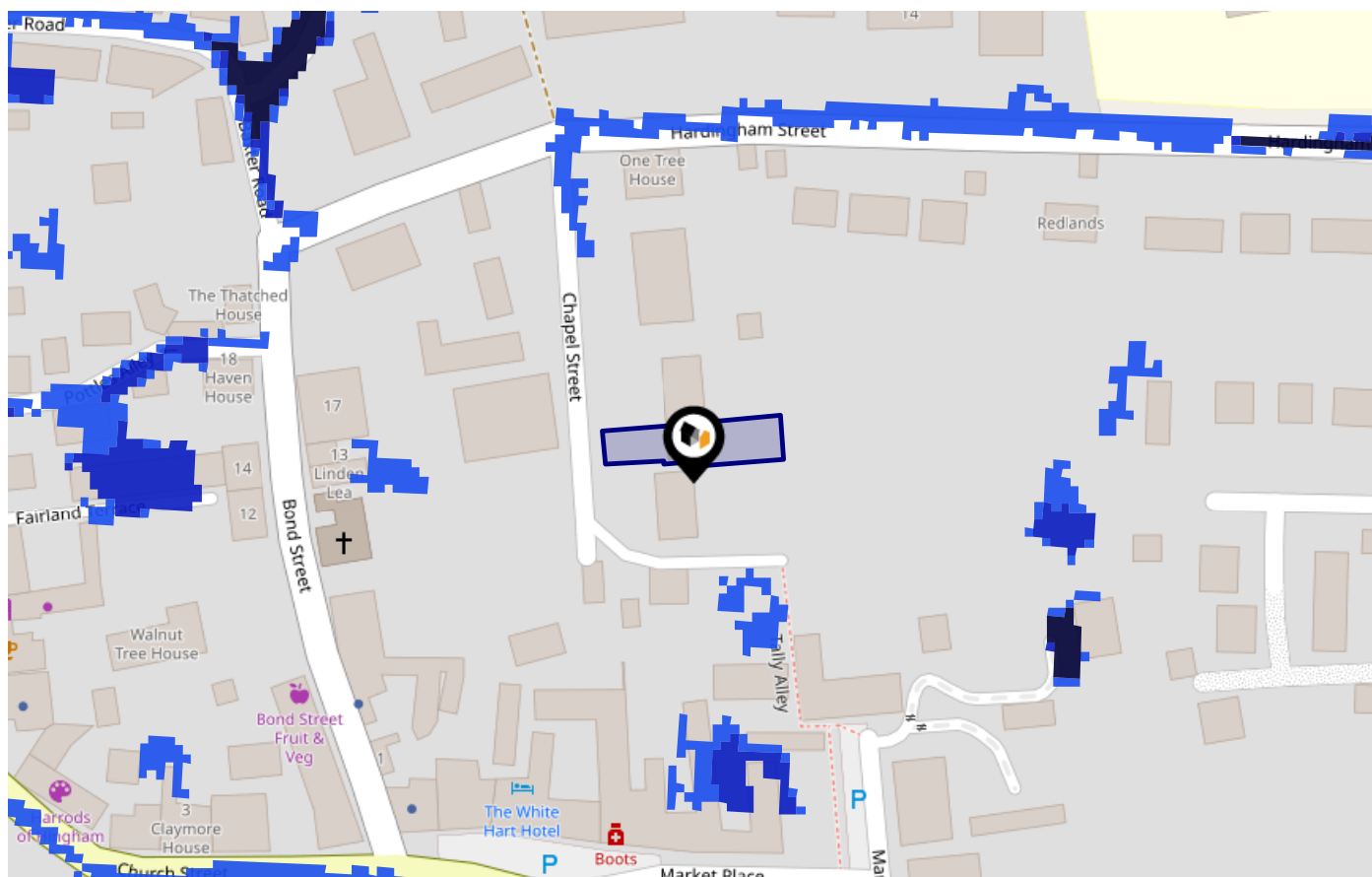


# Flood Risk

## 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.

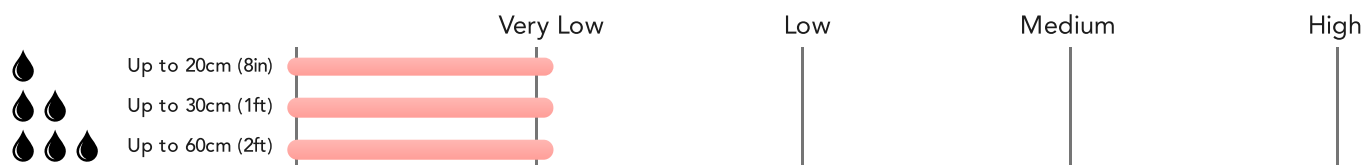


Risk Rating: Very low

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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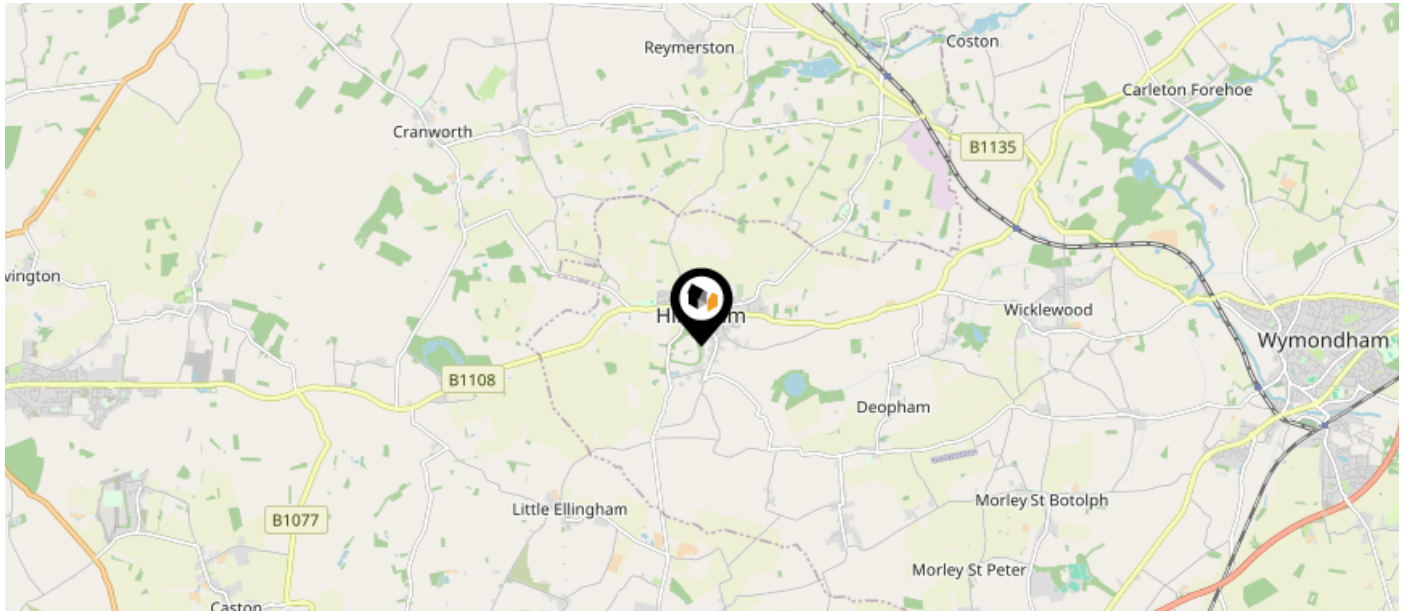


# Maps

## Green Belt



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



Nearby Green Belt Land

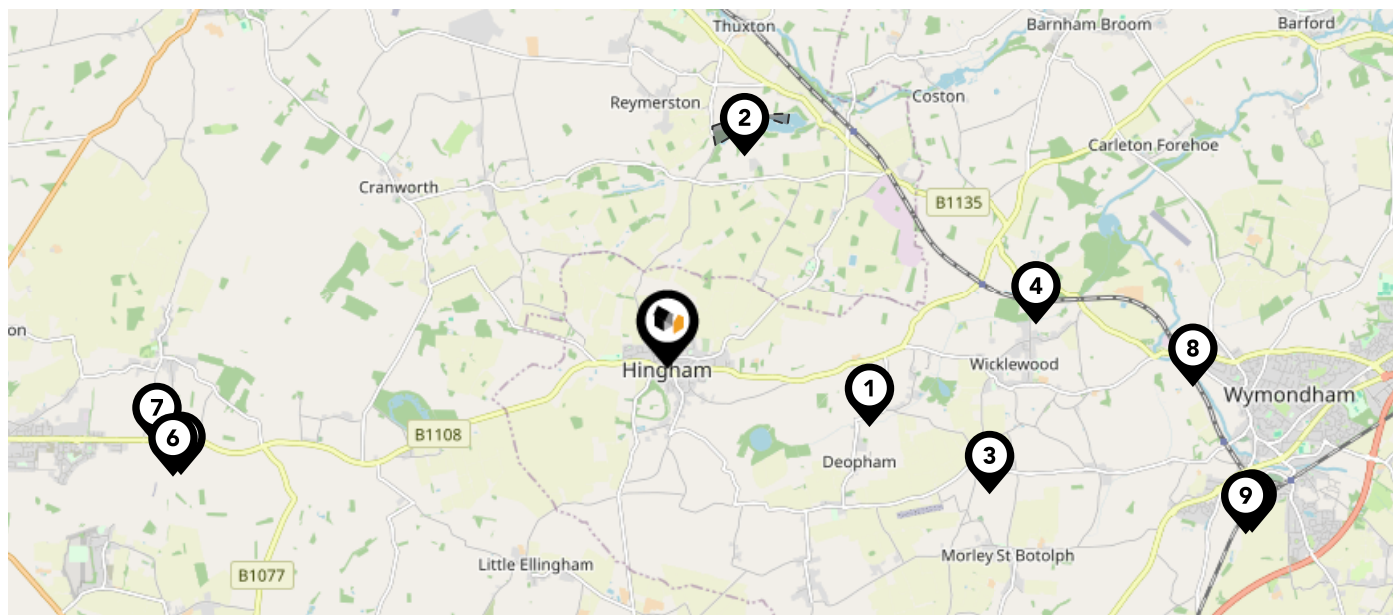
No data available.

# 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

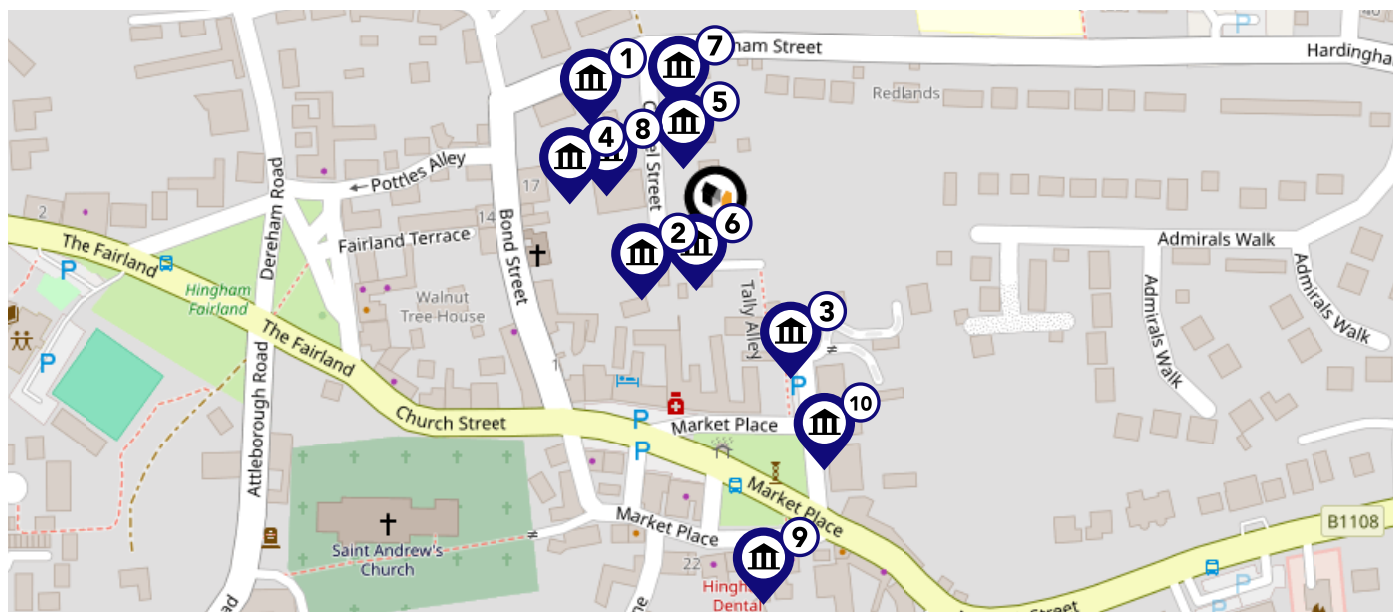
	Council Tip-Hall Lane, Hackford, Norwich, Norfolk	Historic Landfill
	Near Caveley Hall-Reymerston	Historic Landfill
	High Oak-Wiklewood, Ketteringham, Norwich, Norfolk	Historic Landfill
	Warren Hill-Wiklewood Road, Kimberley	Historic Landfill
	Carbrooke Landfill Site-Junction Of Mill Lane / Norwich Road,Carbrooke,Norfolk	Historic Landfill
	Carbrooke-Carbrooke, Breckland, Norfolk	Historic Landfill
	EA/EPR/WP3999NZ/V003	Active Landfill
	Chapel Lane-Wymondham, Norfolk	Historic Landfill
	Strayground Lane-Wymondham, Norfolk	Historic Landfill
	Stayground Lane-Wymondham	Historic Landfill











# Maps

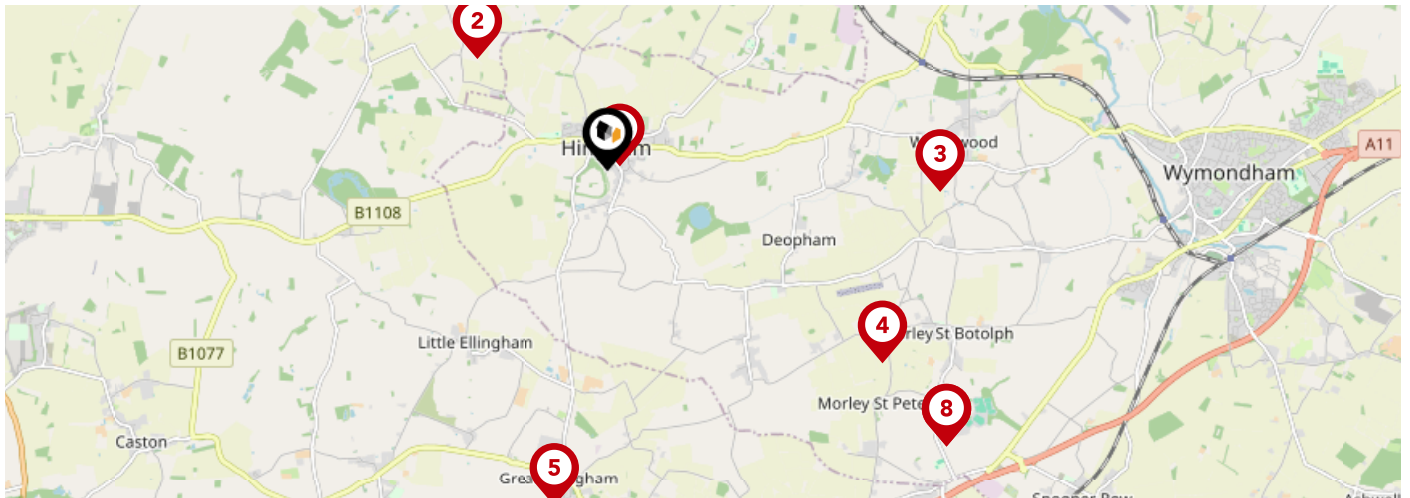
## Listed Buildings



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

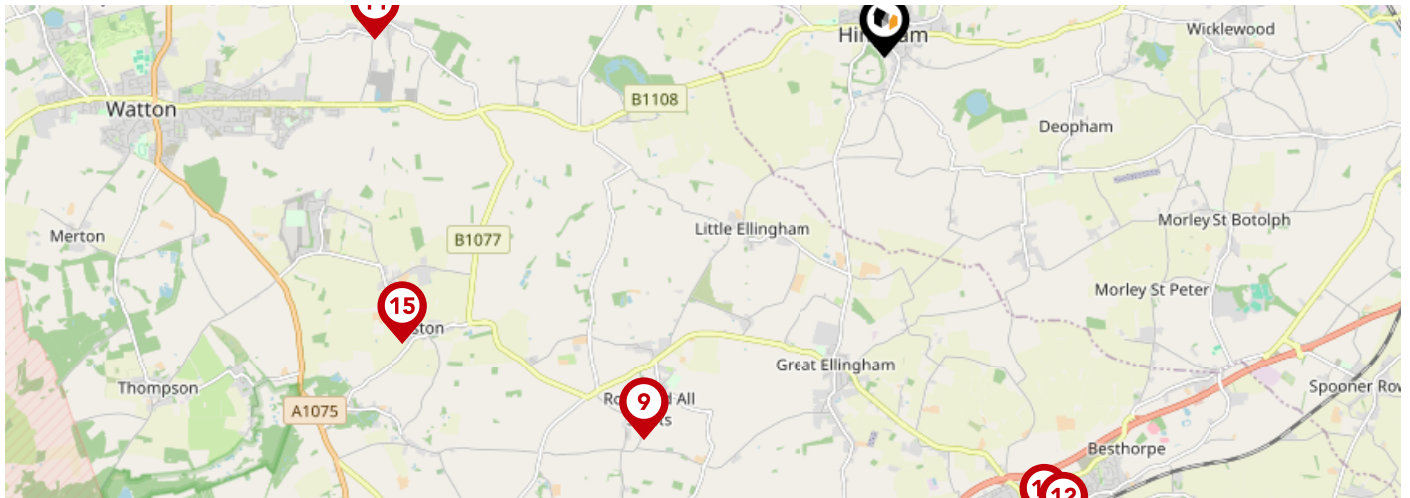


Listed Buildings in the local district	Grade	Distance
 1372830 - 1 And 3, Chapel Street	Grade II	0.0 miles
 1051172 - Garden Wall At Rear Of Blair House	Grade II	0.0 miles
 1051141 - Southernwood House	Grade II	0.0 miles
 1170920 - Outbuilding Immediately East Of Number 21	Grade II	0.0 miles
 1372831 - 4, 6 And 8, Chapel Street	Grade II	0.0 miles
 1171221 - 14 And 16, Chapel Street	Grade II	0.0 miles
 1171199 - 2, Chapel Street (see Details For Further Address Information)	Grade II	0.0 miles
 1305725 - 7 And 9, Chapel Street	Grade II	0.0 miles
 1171572 - 16, Market Place	Grade II	0.1 miles
 1051142 - Little London	Grade II	0.1 miles



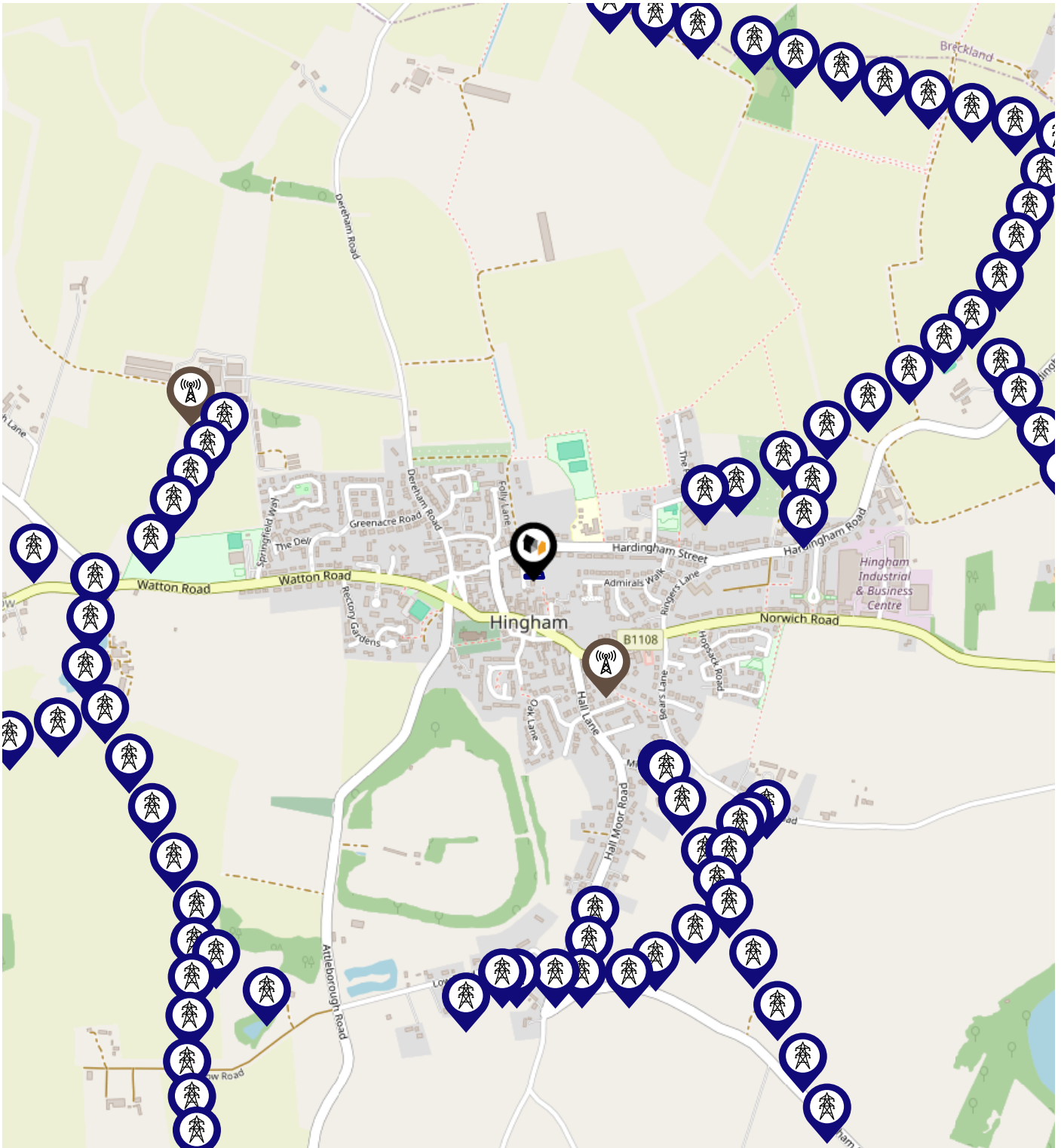
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Hingham Primary School</b> Ofsted Rating: Good   Pupils: 171   Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Kingsbrook School</b> Ofsted Rating: Good   Pupils: 14   Distance:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Wicklewood Primary School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 201   Distance:3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Morley Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 128   Distance:3.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:3.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Garvestone Community Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Wymondham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:3.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1434   Distance:3.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Rocklands Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:4.07</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:4.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Peter and St Paul Church of England Primary Academy &amp; Nursery</b> Ofsted Rating: Good   Pupils: 191   Distance:4.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:4.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Thomas Bullock Church of England Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 222   Distance:4.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Barnham Broom Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 110   Distance:4.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Caston Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 72   Distance:5.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:5.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

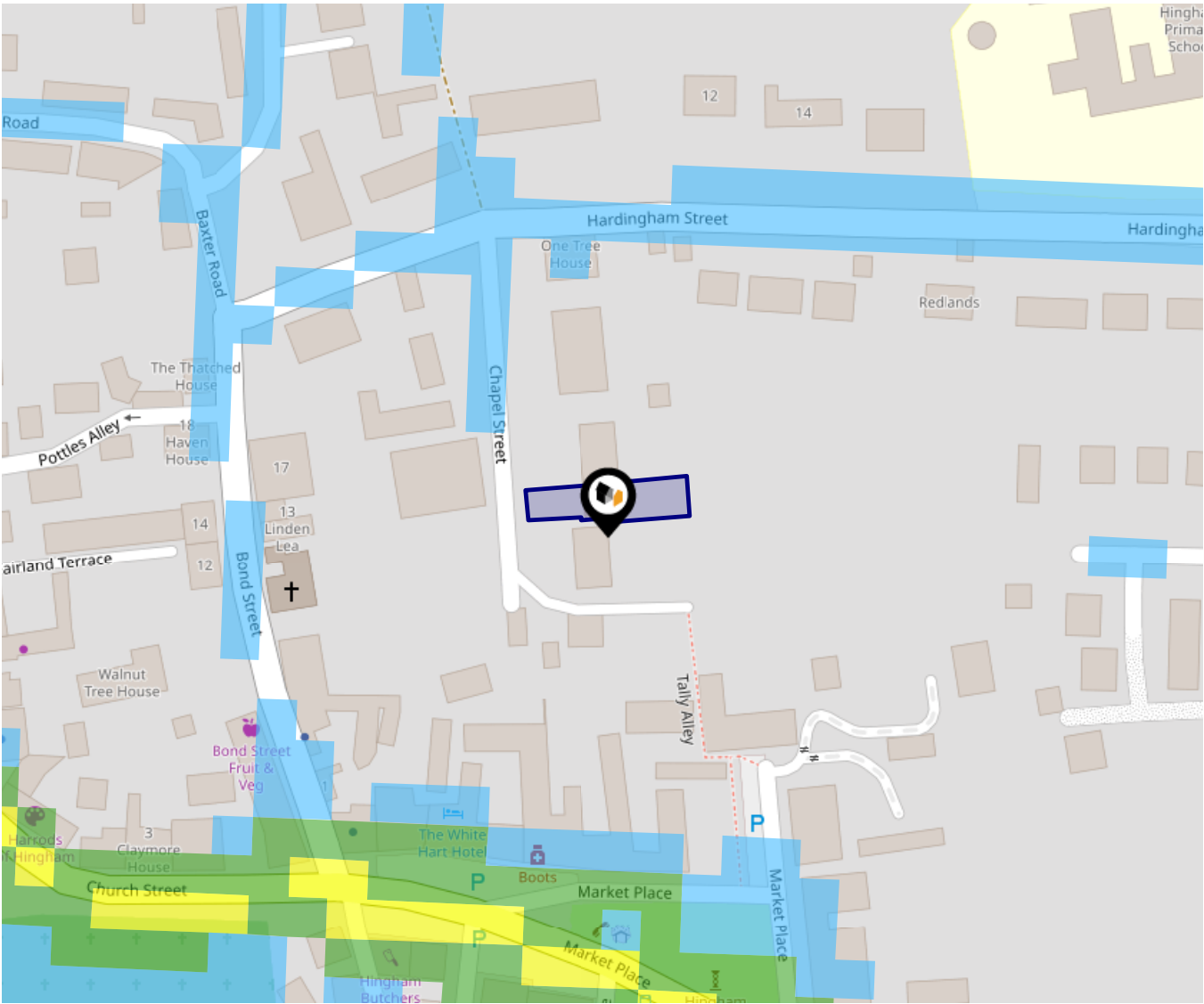
# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

# Local Area Road Noise

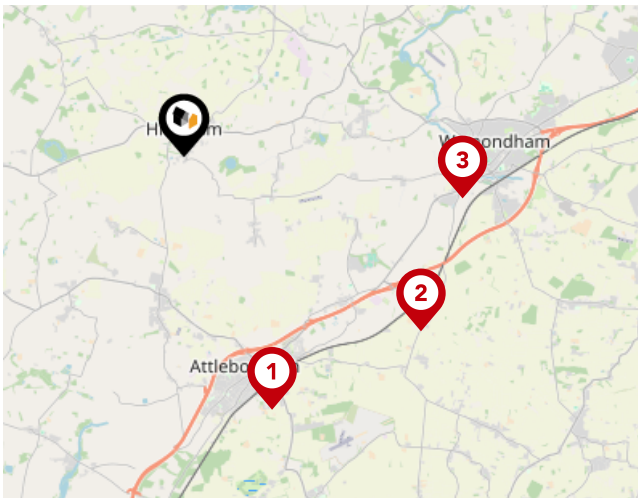


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

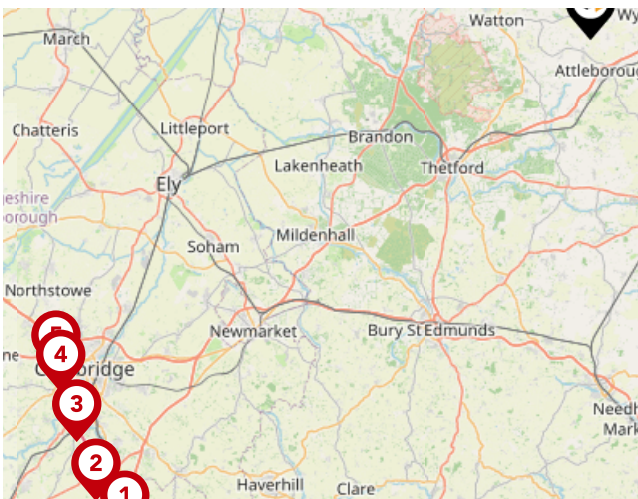
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	4.84 miles
2	Spooner Row Rail Station	5.31 miles
3	Wymondham Abbey (Mid Norfolk Railway)	5.08 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	49.15 miles
2	M11 J10	48.91 miles
3	M11 J11	47.23 miles
4	M11 J13	45.99 miles
5	M11 J14	45.54 miles

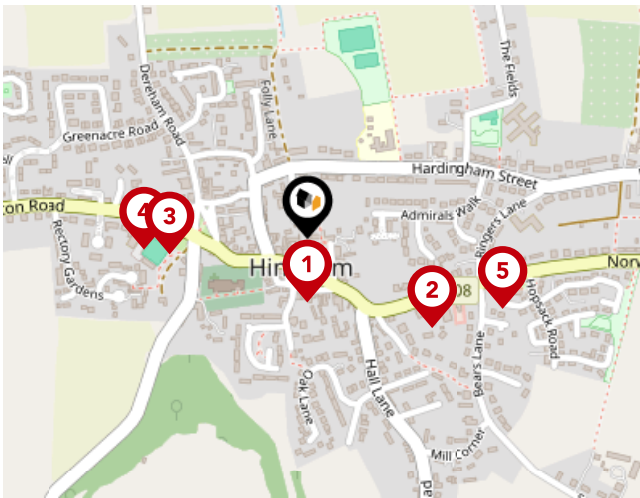


### Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	13.78 miles
2	Cambridge	42.9 miles
3	Stansted Airport	56.74 miles
4	Southend-on-Sea	71 miles

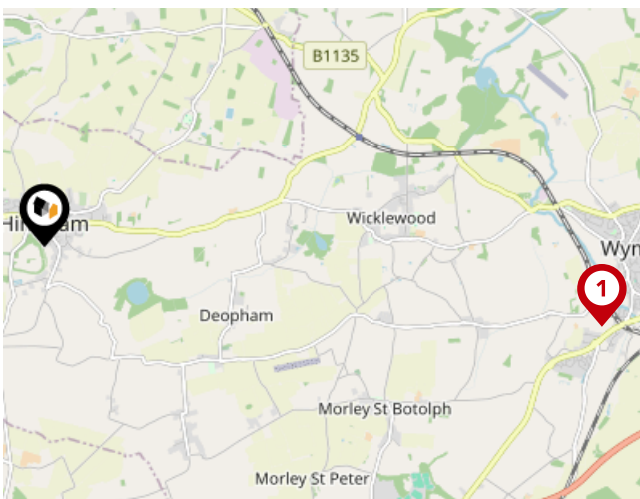
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.07 miles
2	Bears Lane	0.17 miles
3	The Fairland	0.16 miles
4	Library	0.18 miles
5	Ringers Lane	0.23 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.06 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)

