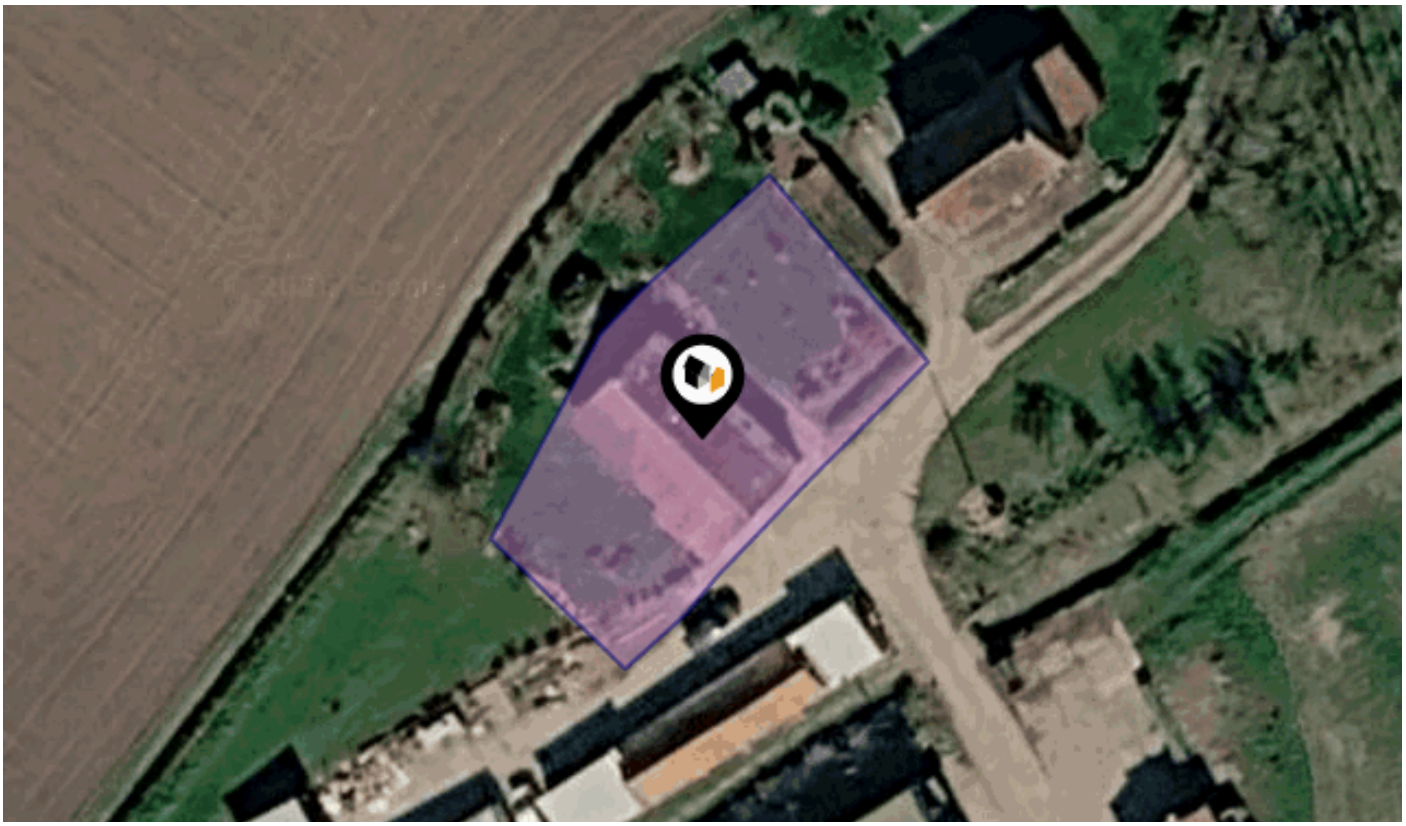
See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st October 2026



FERSFIELD ROAD, KENNINGHALL, NORWICH, NR16

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com

arla | propertymark PROTECTED

naea | propertymark PROTECTED

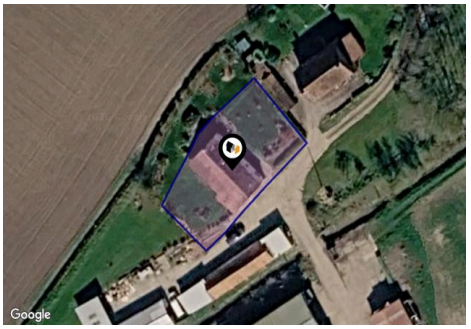
The Property Ombudsman

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,819 ft^2 / 169 m^2		
Plot Area:	0.18 acres		
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£2,987		
Title Number:	NK292458		

Local Area

Local Authority: Norfolk

Conservation Area: No

Flood Risk:

- Rivers & Seas — Medium
- Surface Water — Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2 — EE — 3 — Vodafone

Satellite/Fibre TV Availability:

BT — sky — Virgin media

Planning History
This Address

Planning records for: ***Fersfield Road, Kenninghall, Norwich, NR16***

Reference - 3DC/2023/0221/DOC

Decision: DOC - COMPLETE

Date: 09th August 2023

Description:

Discharge of Condition No6 on 3PL/2023/0164/F

Reference - 3PL/2023/0805/VAR

Decision: Permission Conditions/Reasons

Date: 14th August 2023

Description:

Variation of Condition 2 on 3PL/2023/0164/F - design changes to barn

Reference - CD/23/1737

Decision: DOC - COMPLETE

Date: 09th August 2023

Description:

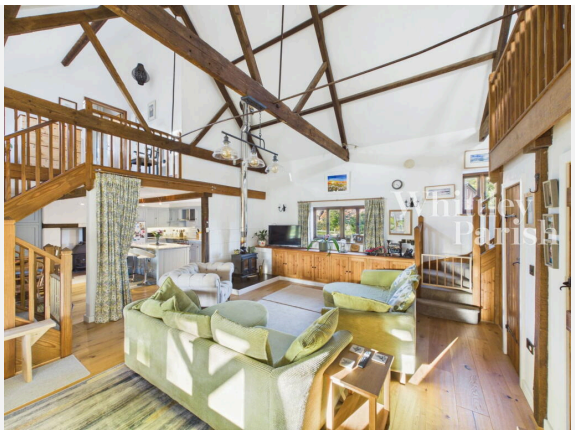
Discharge of condition 7 (landscaping) of planning permission PF/20/1596 (Replacement 2 storey and part single storey dwelling with detached garage and annexe over)

Gallery
Photos










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Gallery
Photos









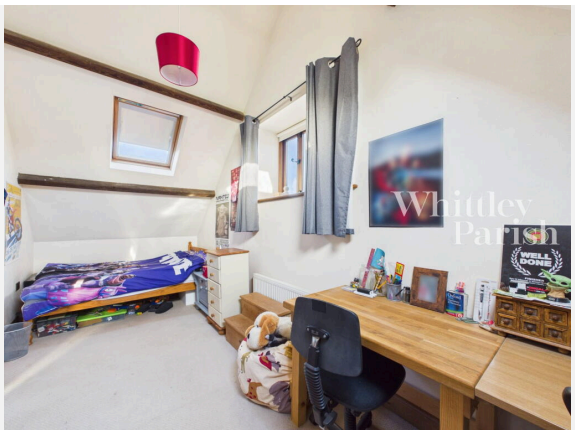




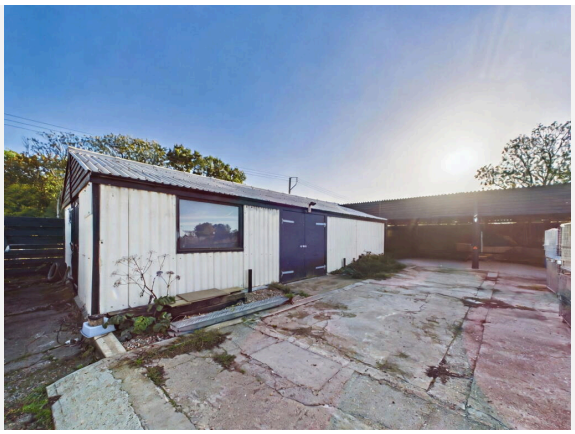




Gallery
Photos



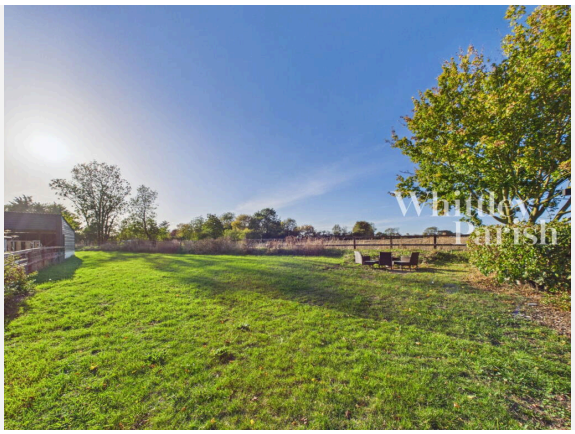








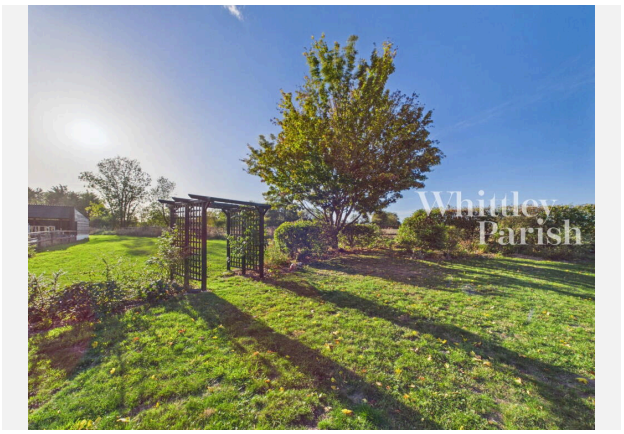






Gallery
Photos

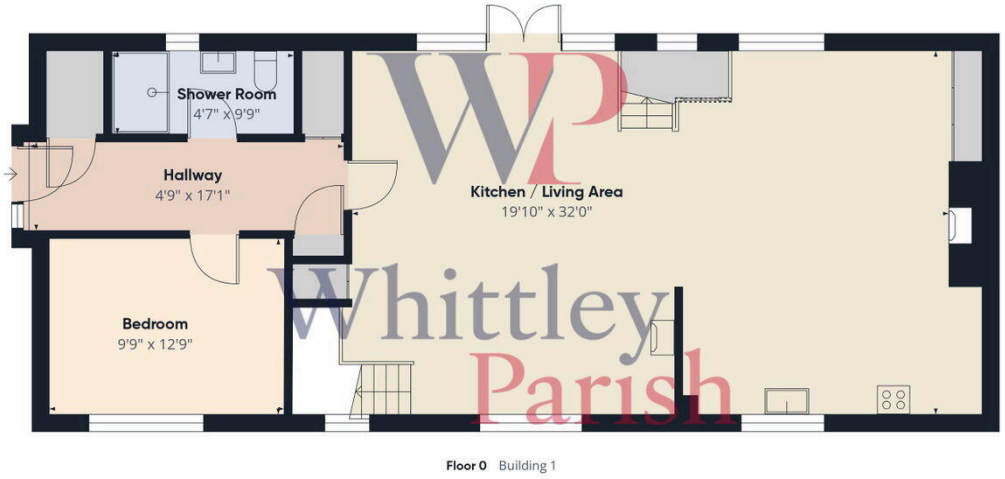




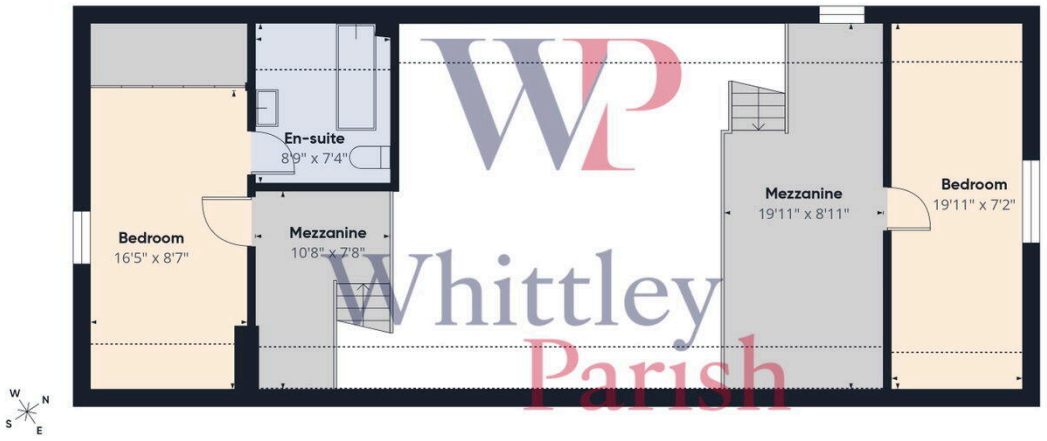


Gallery
Floorplan

FERSFIELD ROAD, KENNINGHALL, NORWICH, NR16



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)
1580 ft²

Reduced headroom
103 ft²

(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

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Gallery
Floorplan

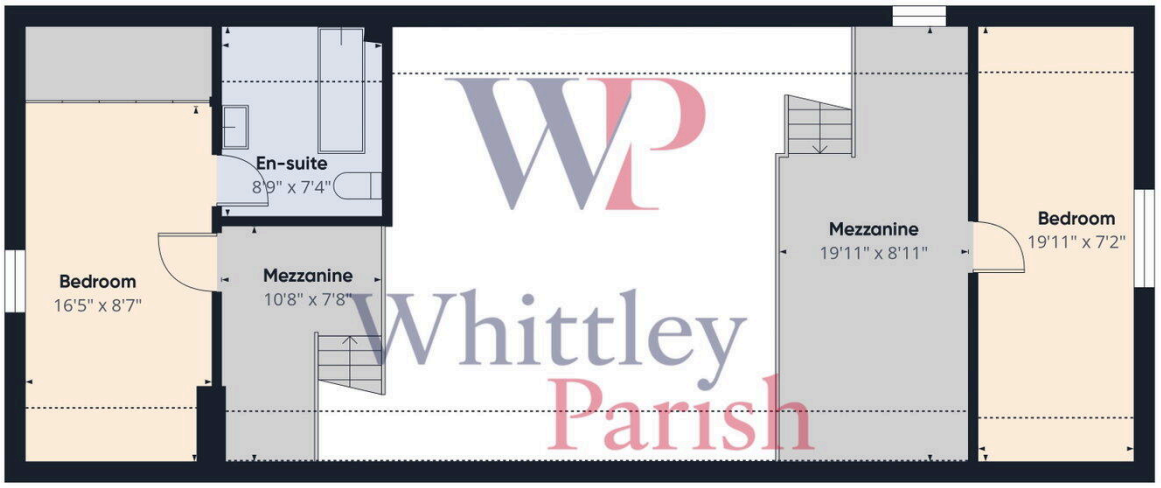
FERSFIELD ROAD, KENNINGHALL, NORWICH, NR16



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Gallery
Floorplan

FERSFIELD ROAD, KENNINGHALL, NORWICH, NR16



Floor 1 Building 1

Approximate total area(1)
600 ft²

Reduced headroom
102 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

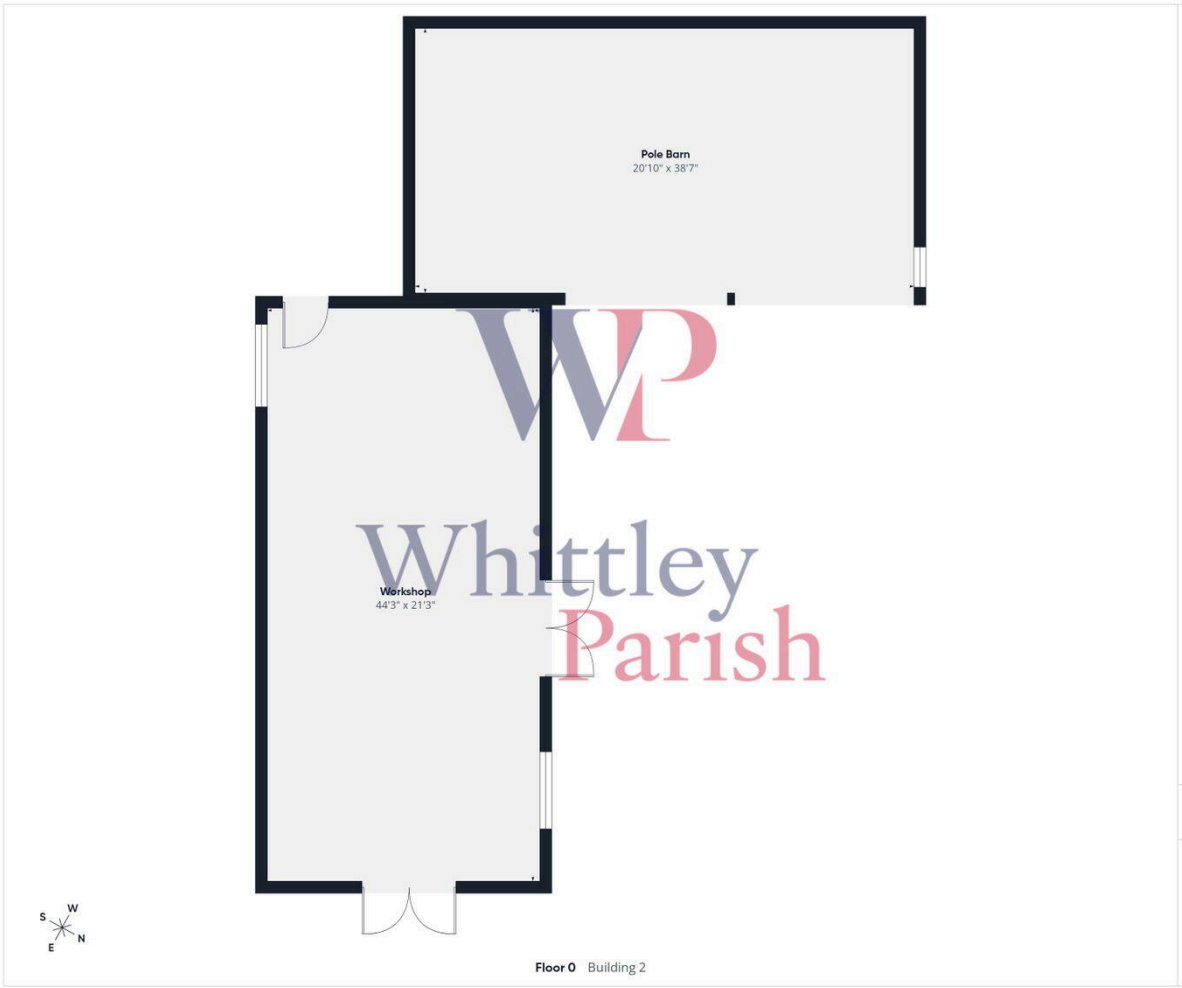
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Gallery
Floorplan

FERSFIELD ROAD, KENNINGHALL, NORWICH, NR16

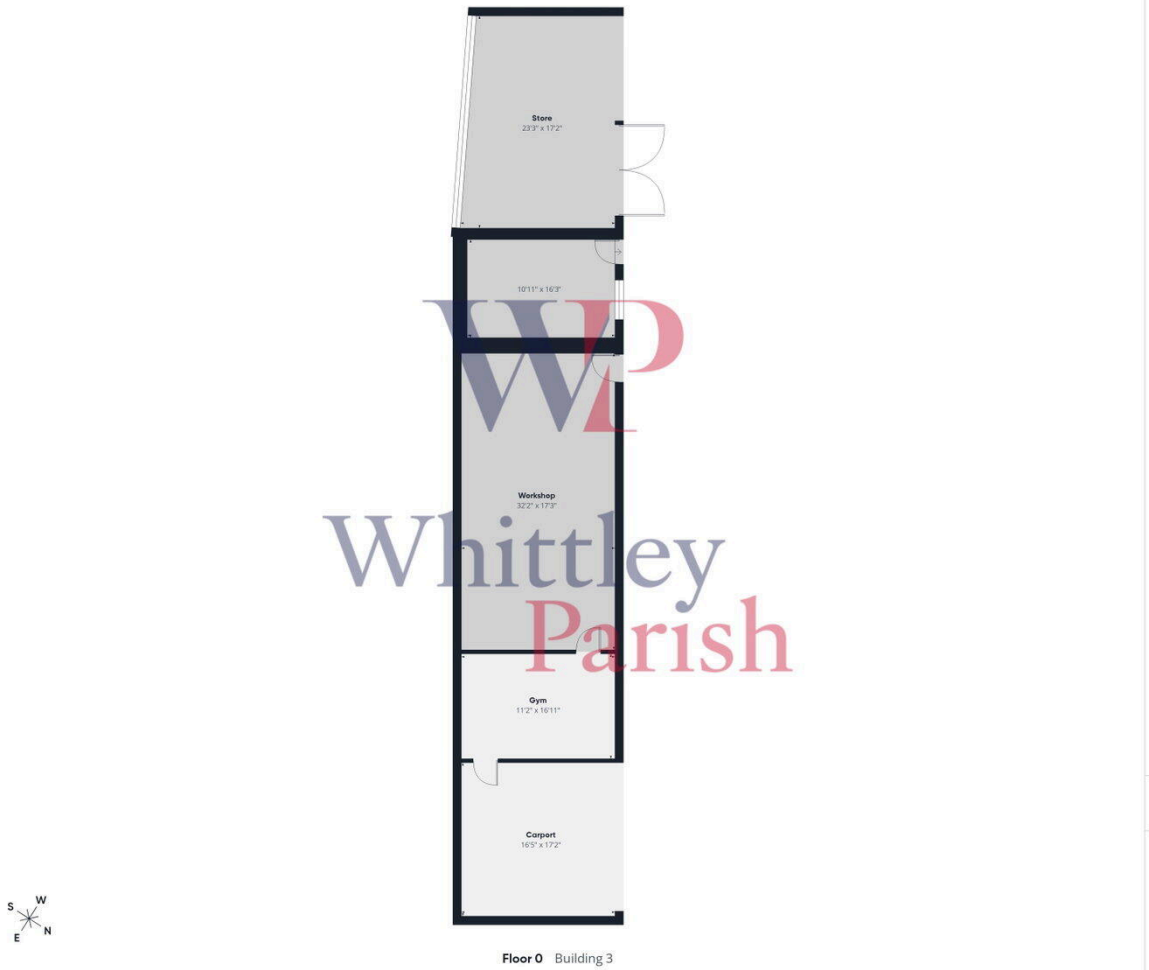


Whittley Parish

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Gallery
Floorplan

FERSFIELD ROAD, KENNINGHALL, NORWICH, NR16



Whittley Parish

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Gallery
Floorplan

FERSFIELD ROAD, KENNINGHALL, NORWICH, NR16



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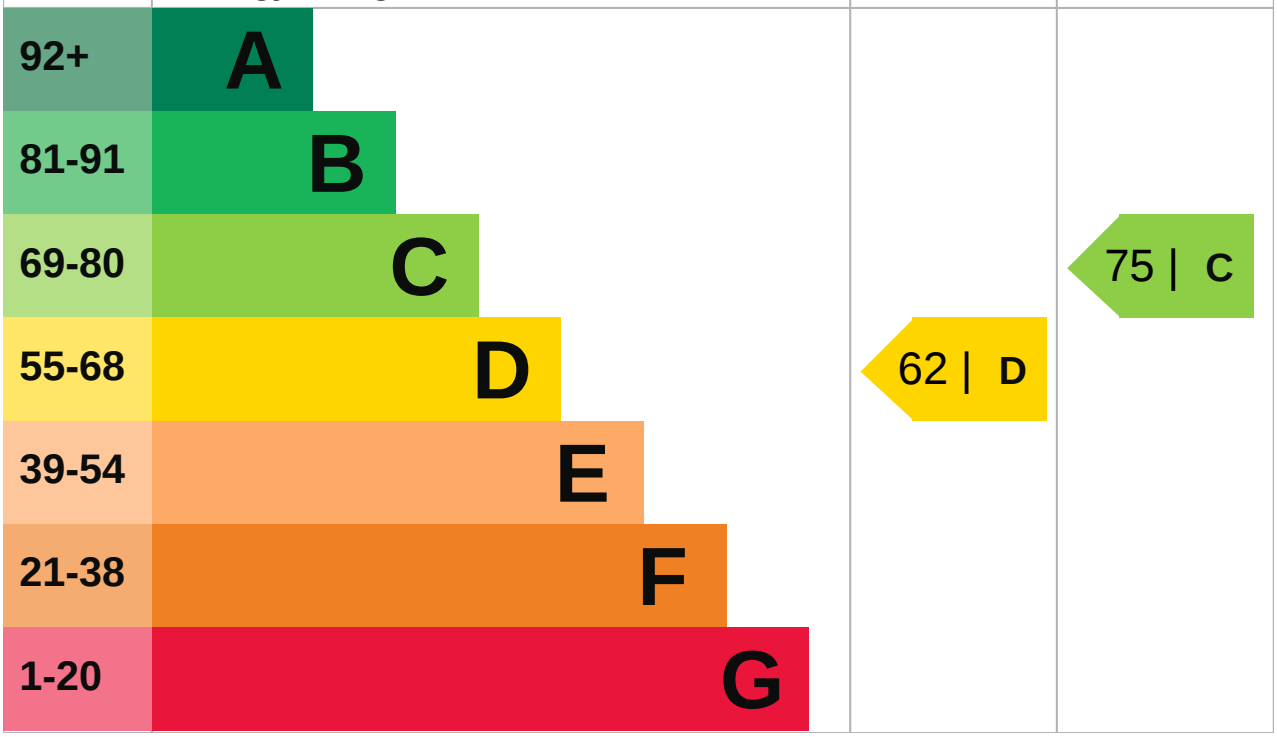
Property
EPC - Certificate

Fersfield Road, Kenninghall, NR16

Energy rating

D

Valid until 06.12.2027



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Property

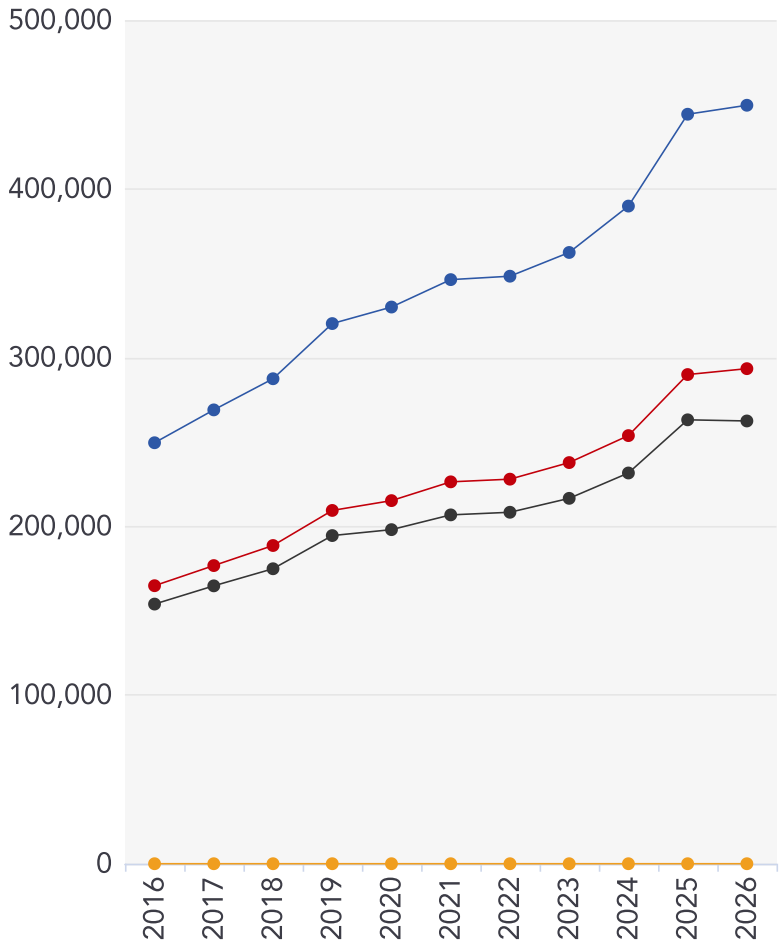
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 58% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	169 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in NR16



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

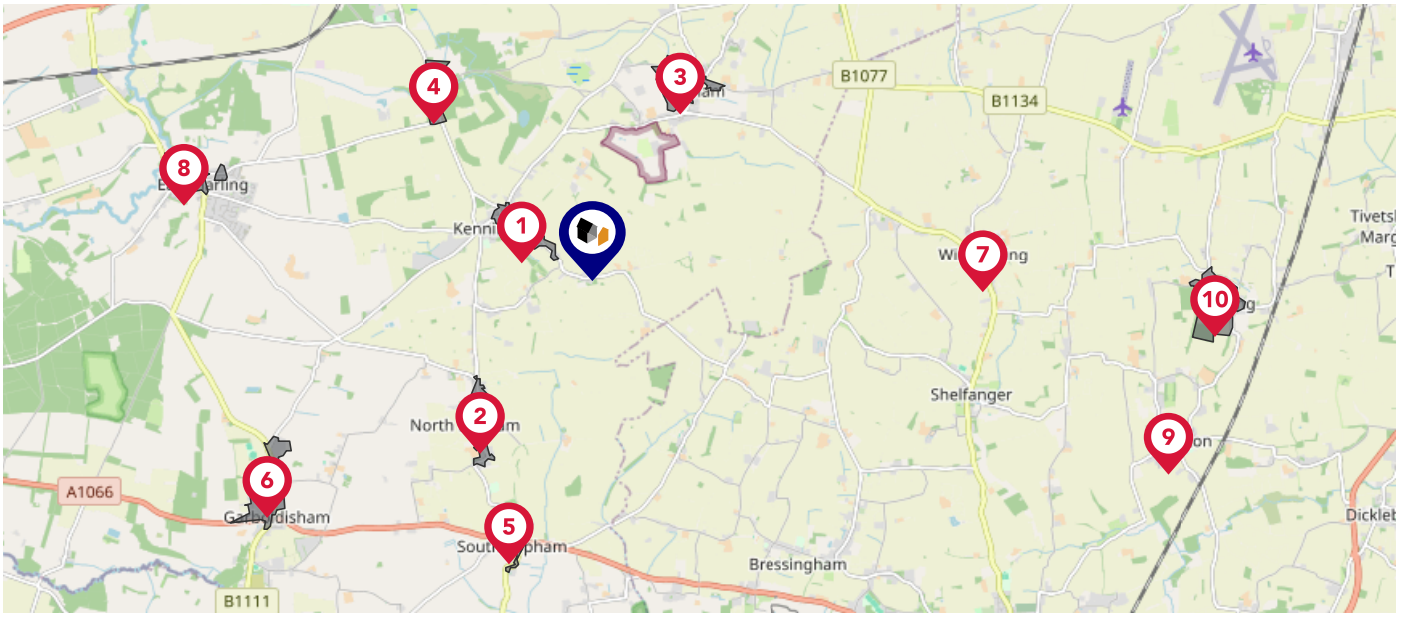
Flat

+49.65%

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Maps
Conservation Areas

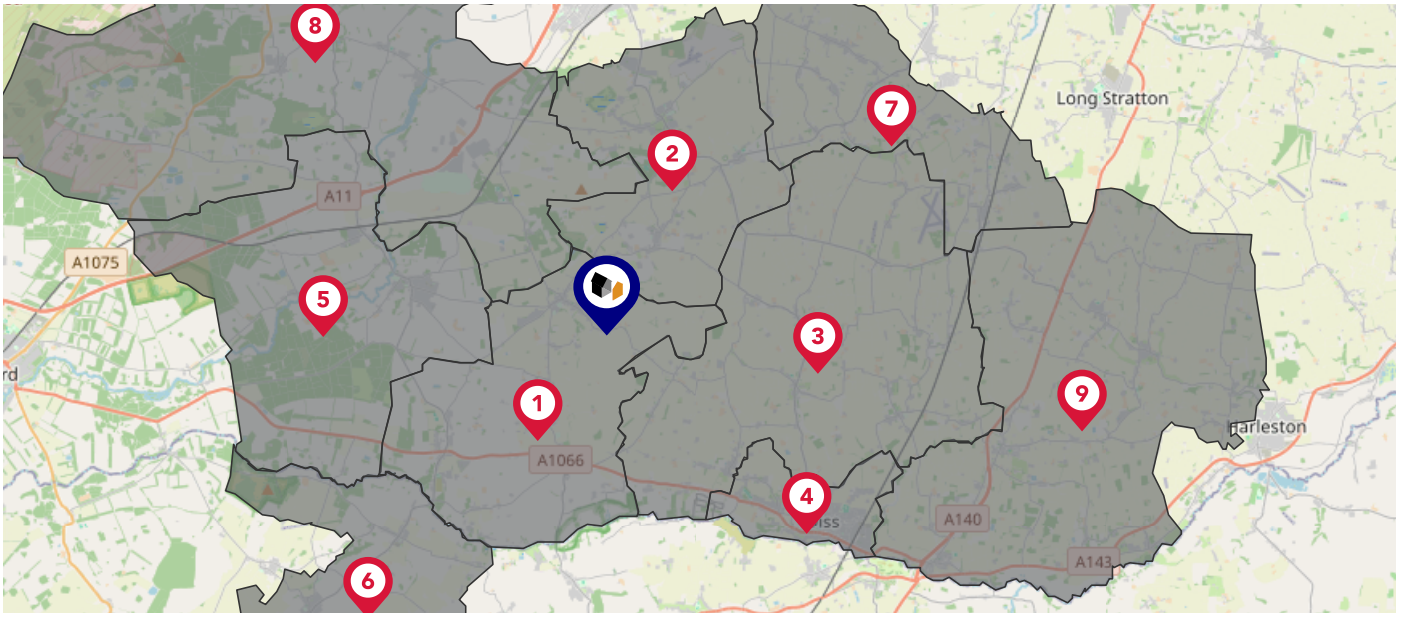
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Kenninghall
2	North Lopham
3	Banham
4	Quidenham
5	South Lopham
6	Garboldisham
7	Winfarthing
8	East Harling
9	Burston
10	Gissing

Maps
Council Wards

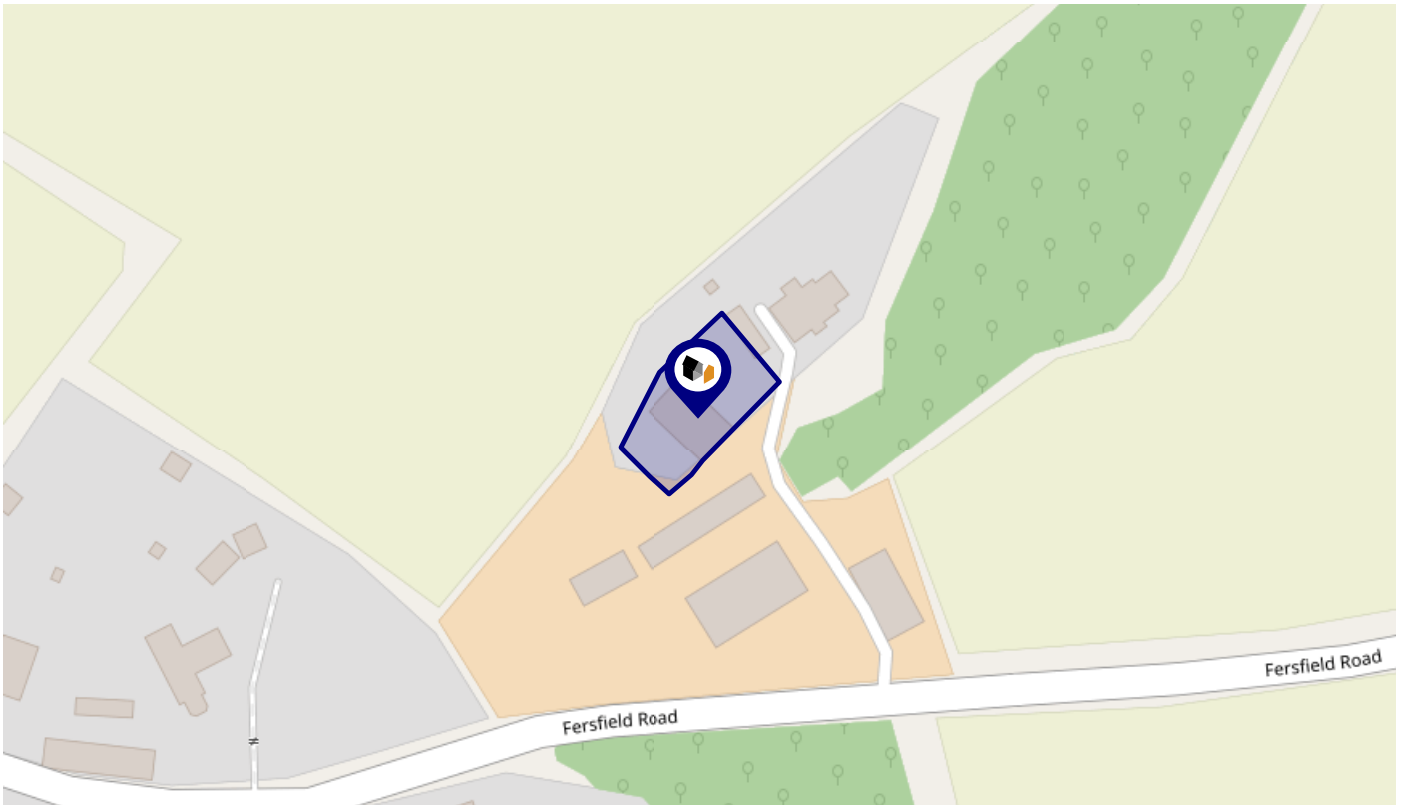
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Guiltcross Ward
2	The Buckenhams & Banham Ward
3	Bressingham & Burston Ward
4	Diss & Roydon Ward
5	Harling & Heathlands Ward
6	Barningham Ward
7	Bunwell Ward
8	All Saints & Wayland Ward
9	Beck Vale, Dickleburgh & Scole 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.

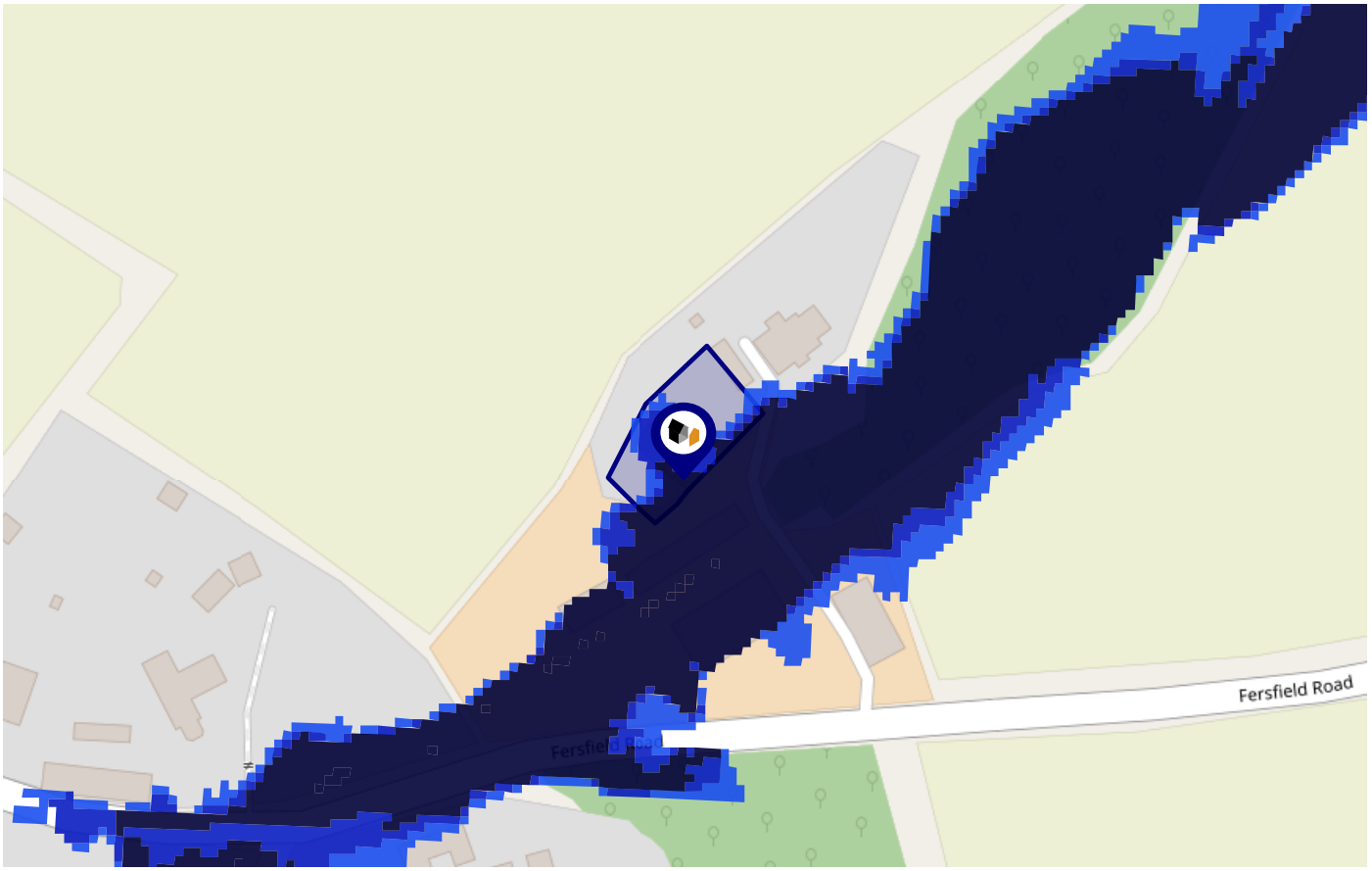
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

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: Medium

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.

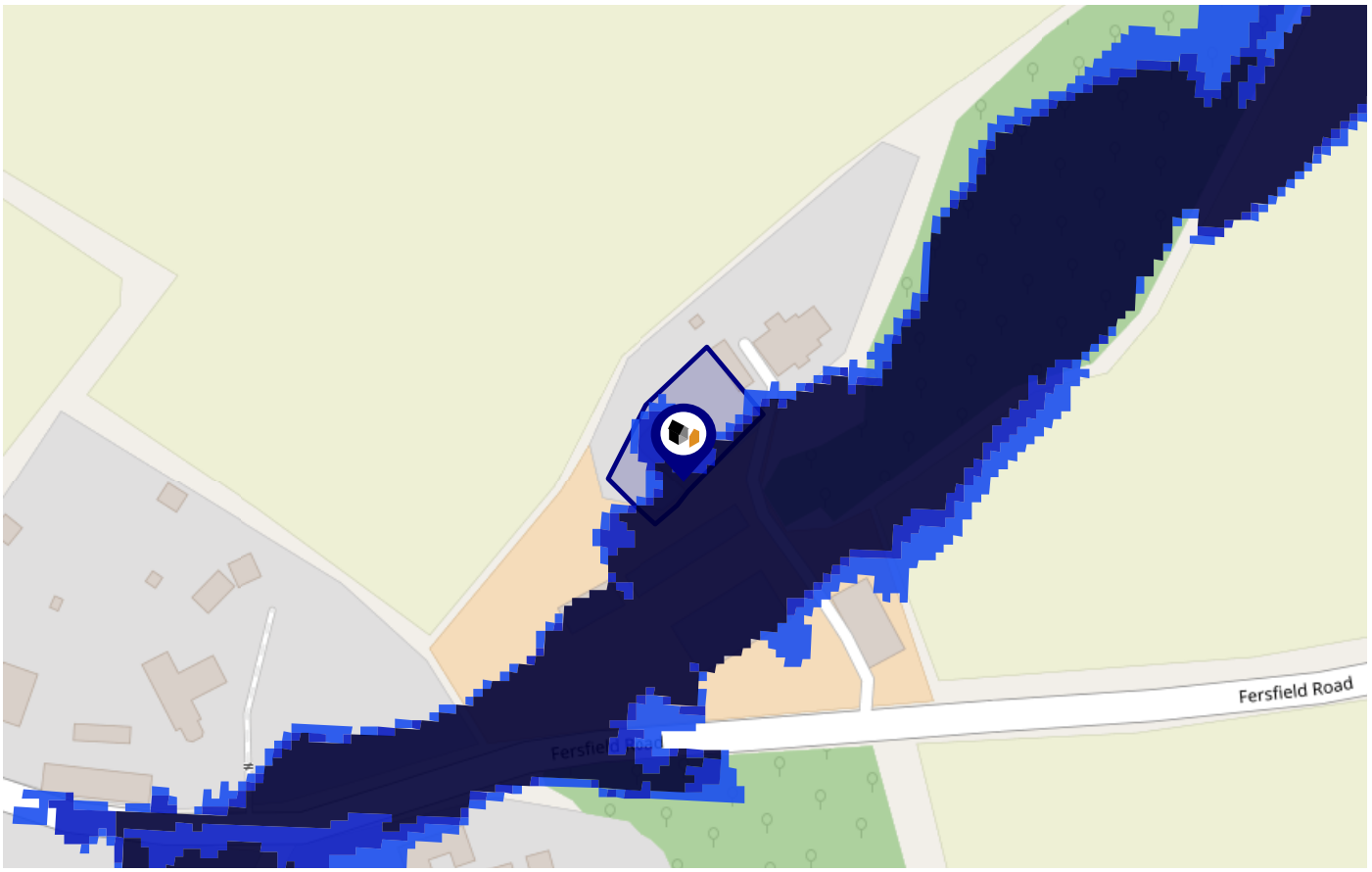
Chance of flooding to the following depths at this property:



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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: Medium

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.

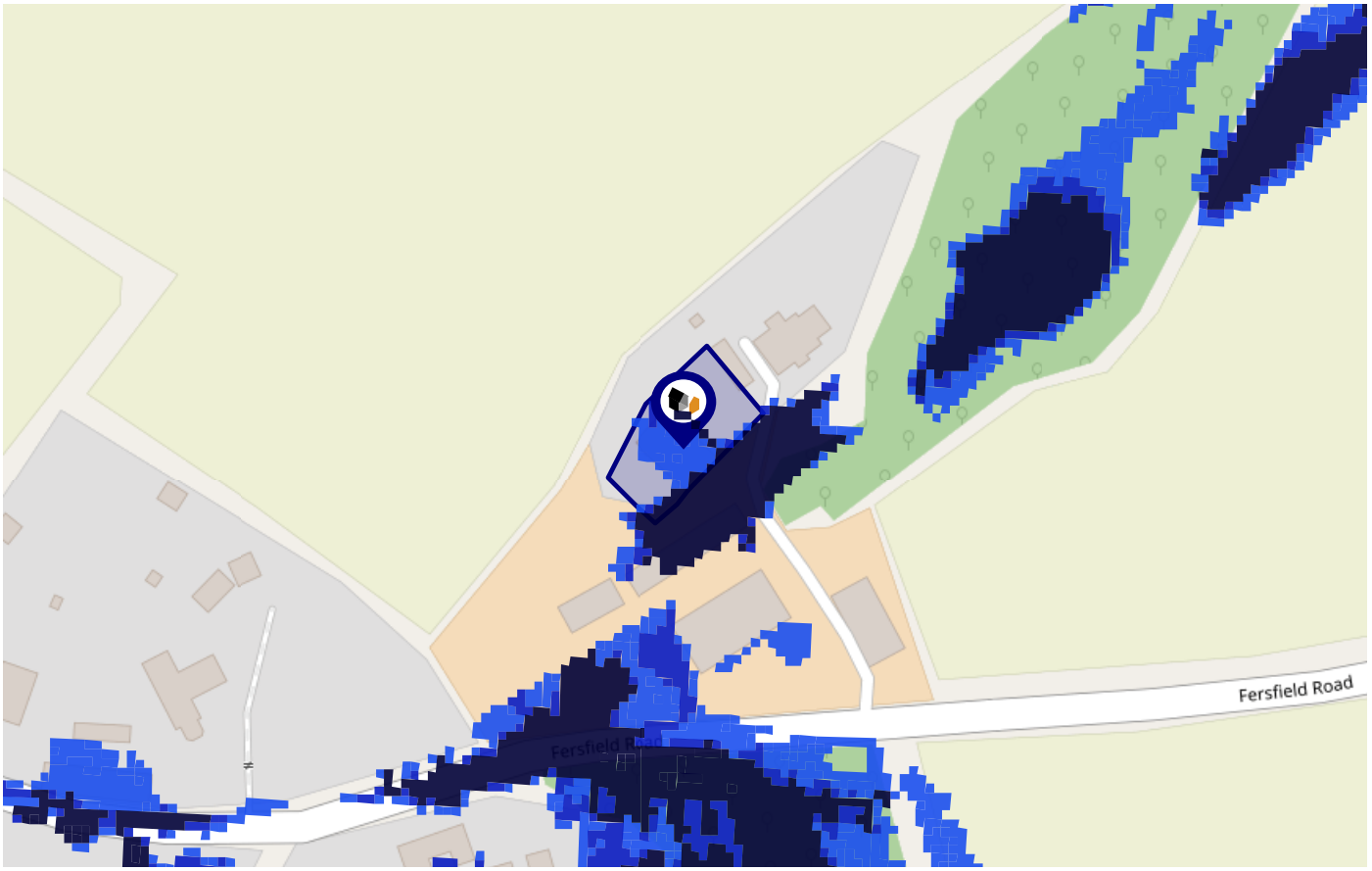
Chance of flooding to the following depths at this property:



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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.

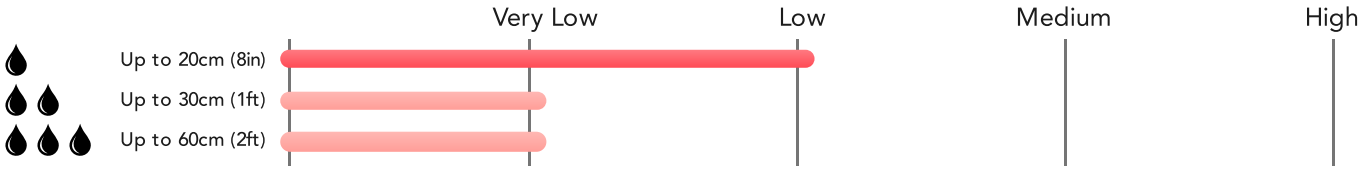


Risk Rating: Low

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.
- **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.

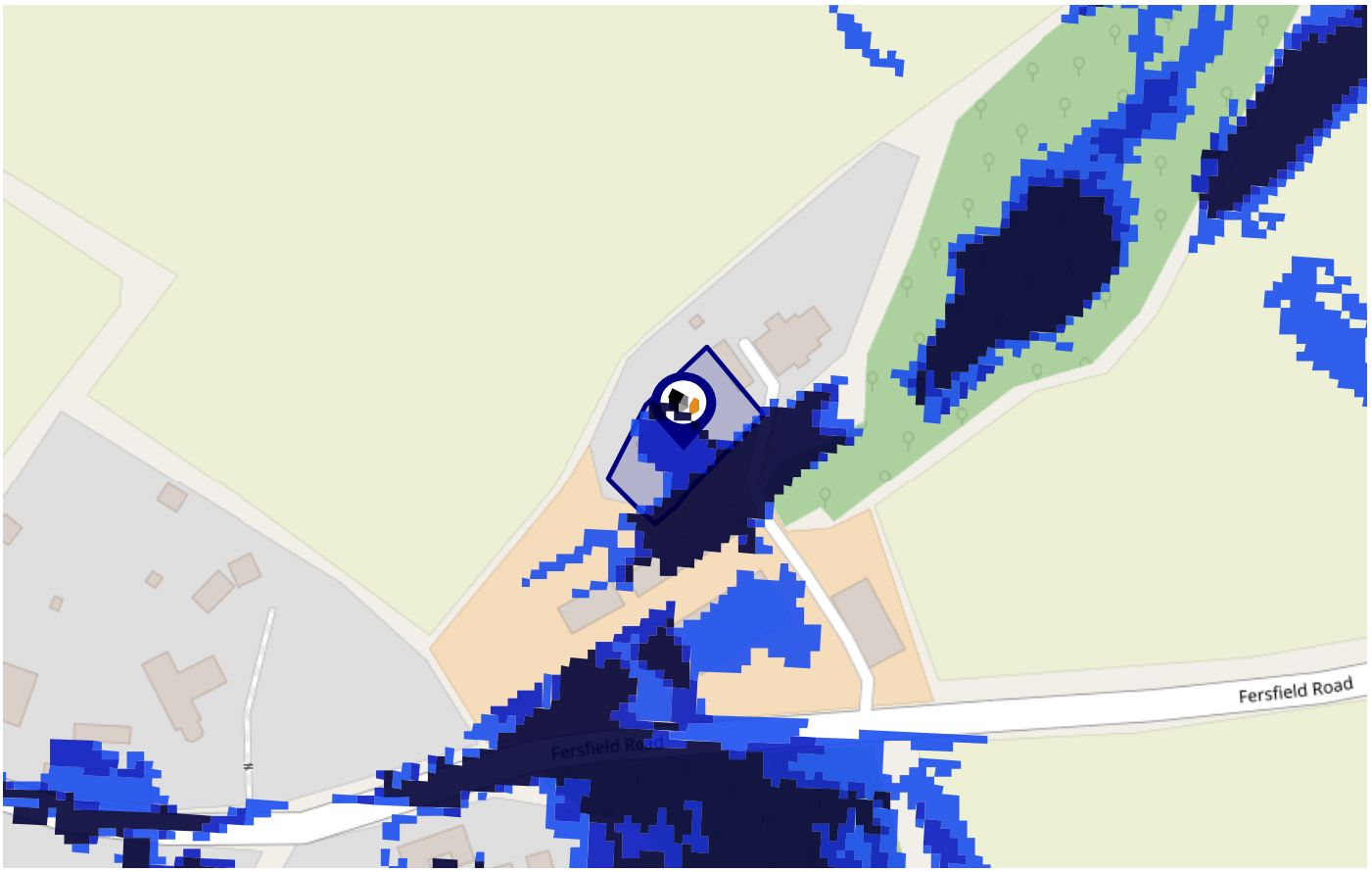
Chance of flooding to the following depths at this property:



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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: Medium

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.

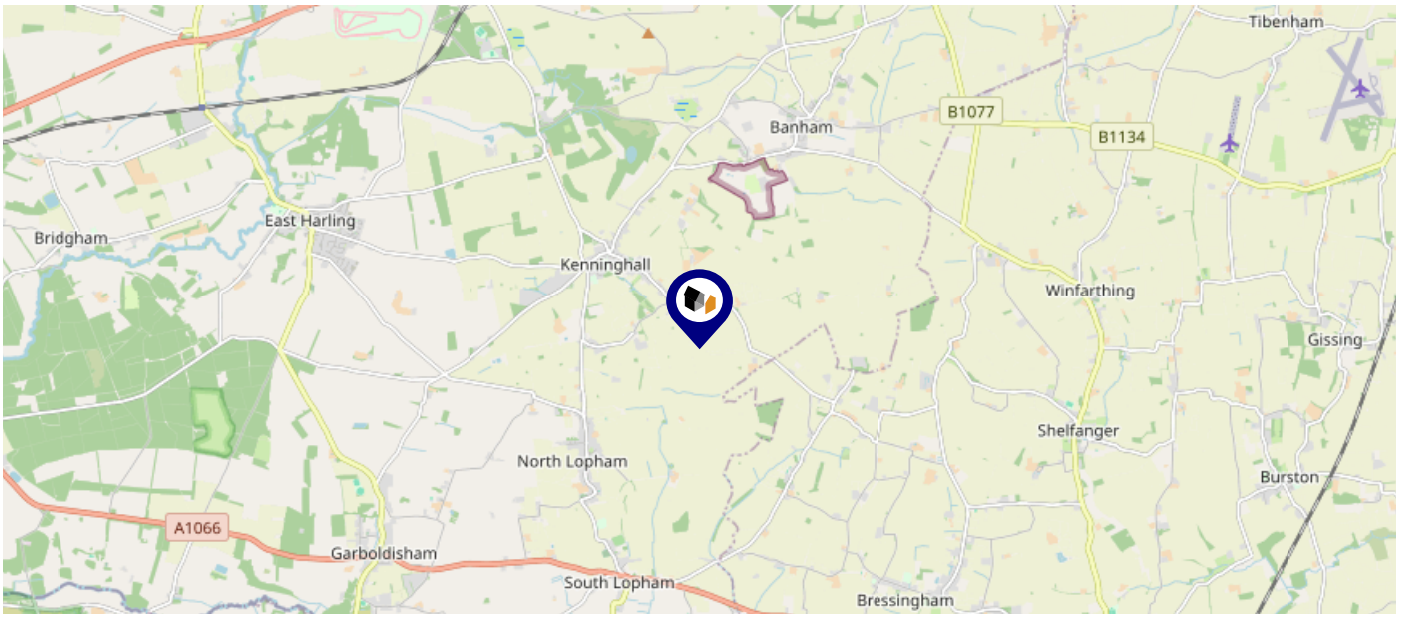
Chance of flooding to the following depths at this property:



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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.

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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.

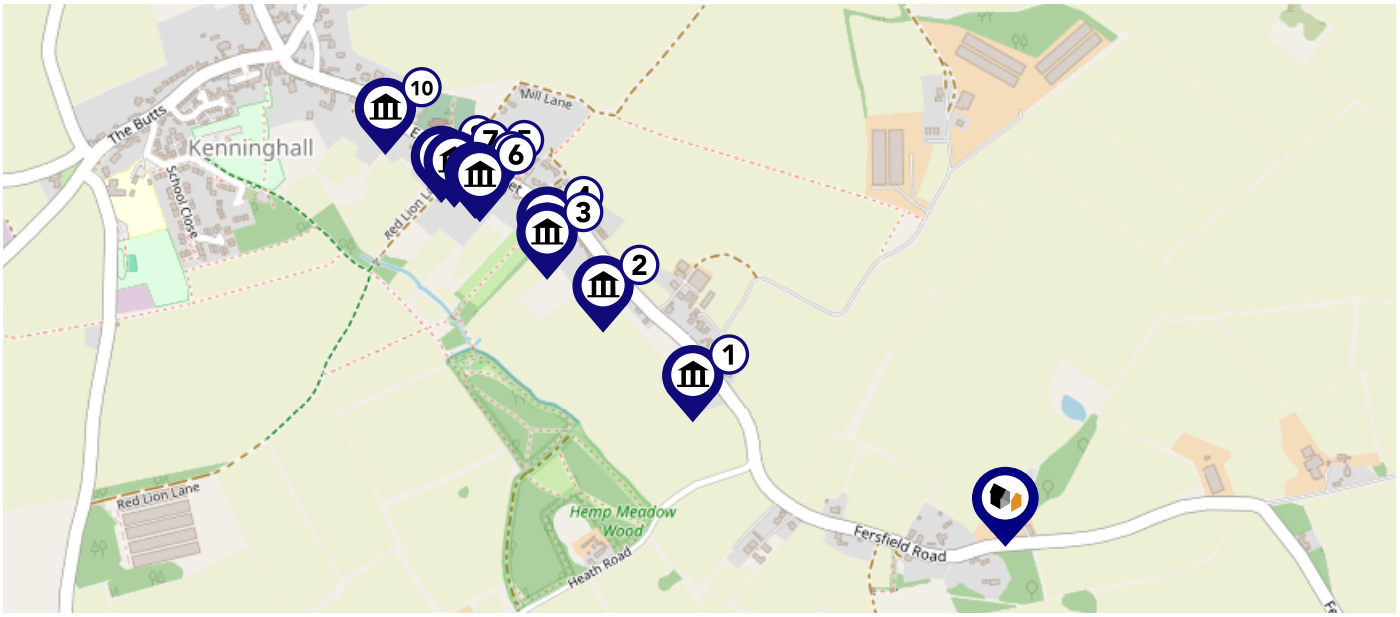


Nearby Landfill Sites

1	Banham Zoo-Banham	Historic Landfill
2	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill
3	Banham Zoo-Banham	Historic Landfill
4	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill
5	Former Air field-Fersfield Drive, Norfolk	Historic Landfill
6	Field Lodge-Eccles Road, East Harling	Historic Landfill
7	East Harling-East Harling, Breckland, Norfolk	Historic Landfill
8	EA/EPR/NP3899NS/A001	Active Landfill
9	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill
10	Back Lane-Bridgeham, Breckland	Historic Landfill

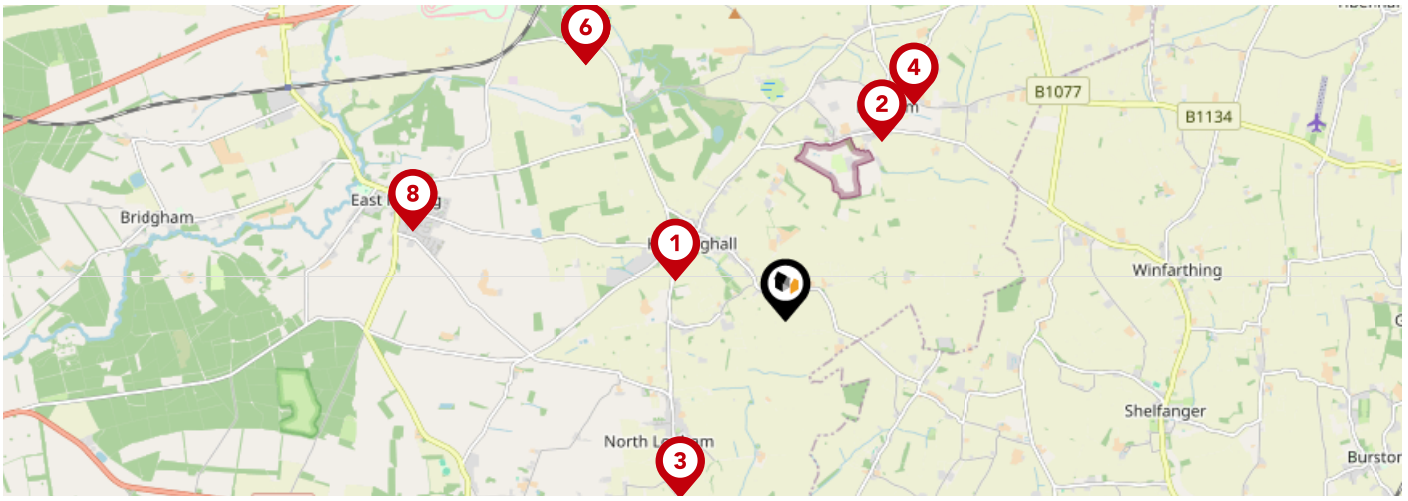
Maps
Listed Buildings

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
1 1077425 - The Grange	Grade II	0.4 miles
2 1306899 - Grange Cottage	Grade II	0.5 miles
3 1077424 - The Nutteries	Grade II	0.6 miles
4 1168700 - Gills Farmhouse	Grade II	0.6 miles
5 1168687 - Woodwell Furlong	Grade II	0.7 miles
6 1077409 - Cosy Corner	Grade II	0.7 miles
7 1077402 - House Immediately To East Of Red Lion Public House	Grade II	0.7 miles
8 1306897 - Red Lion	Grade II	0.7 miles
9 1248332 - Cottage Adjacent To Cosy Corner	Grade II	0.7 miles
10 1342503 - Church Farmhouse	Grade II	0.8 miles

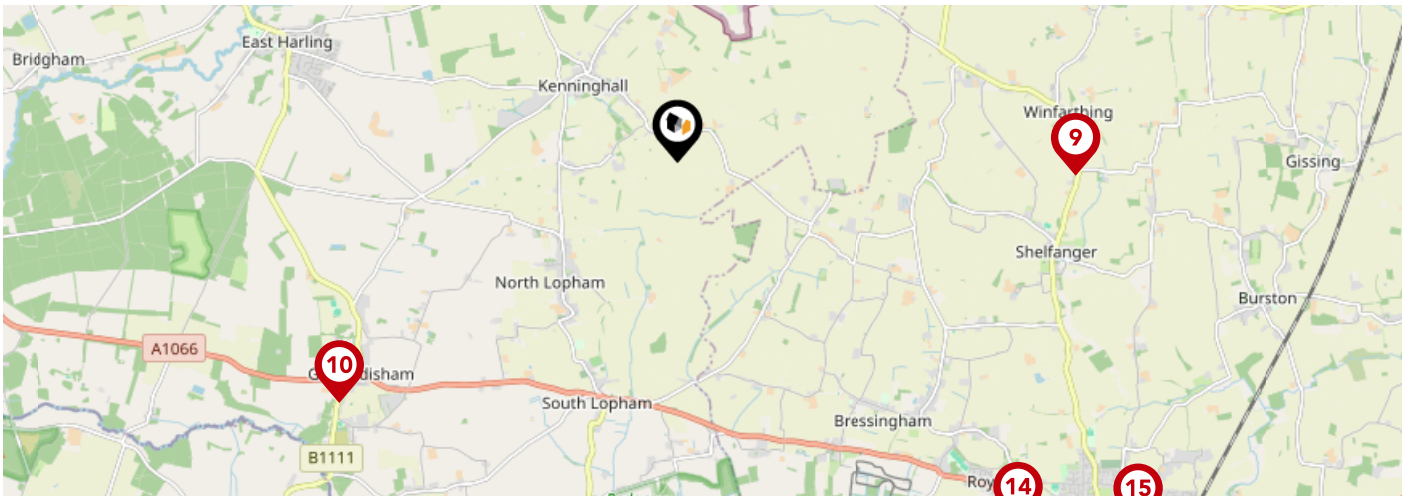
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Kenninghall Primary School Ofsted Rating: Good | Pupils: 106 | Distance:1.07	☐	☑	☐	☐	☐
2 Banham Primary School Ofsted Rating: Outstanding | Pupils: 103 | Distance:1.83	☐	☑	☐	☐	☐
3 St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement | Pupils: 25 | Distance:1.88	☐	☑	☐	☐	☐
4 Acorn Park School Ofsted Rating: Good | Pupils: 128 | Distance:2.26	☐	☐	☑	☐	☐
5 Aurora White House School Ofsted Rating: Good | Pupils: 61 | Distance:2.94	☐	☐	☑	☐	☐
6 Aurora Eccles School Ofsted Rating: Not Rated | Pupils: 202 | Distance:2.94	☐	☐	☑	☐	☐
7 Bressingham Primary School Ofsted Rating: Good | Pupils: 142 | Distance:2.95	☐	☑	☐	☐	☐
8 East Harling Primary School and Nursery Ofsted Rating: Good | Pupils: 212 | Distance:3.48	☐	☑	☐	☐	☐

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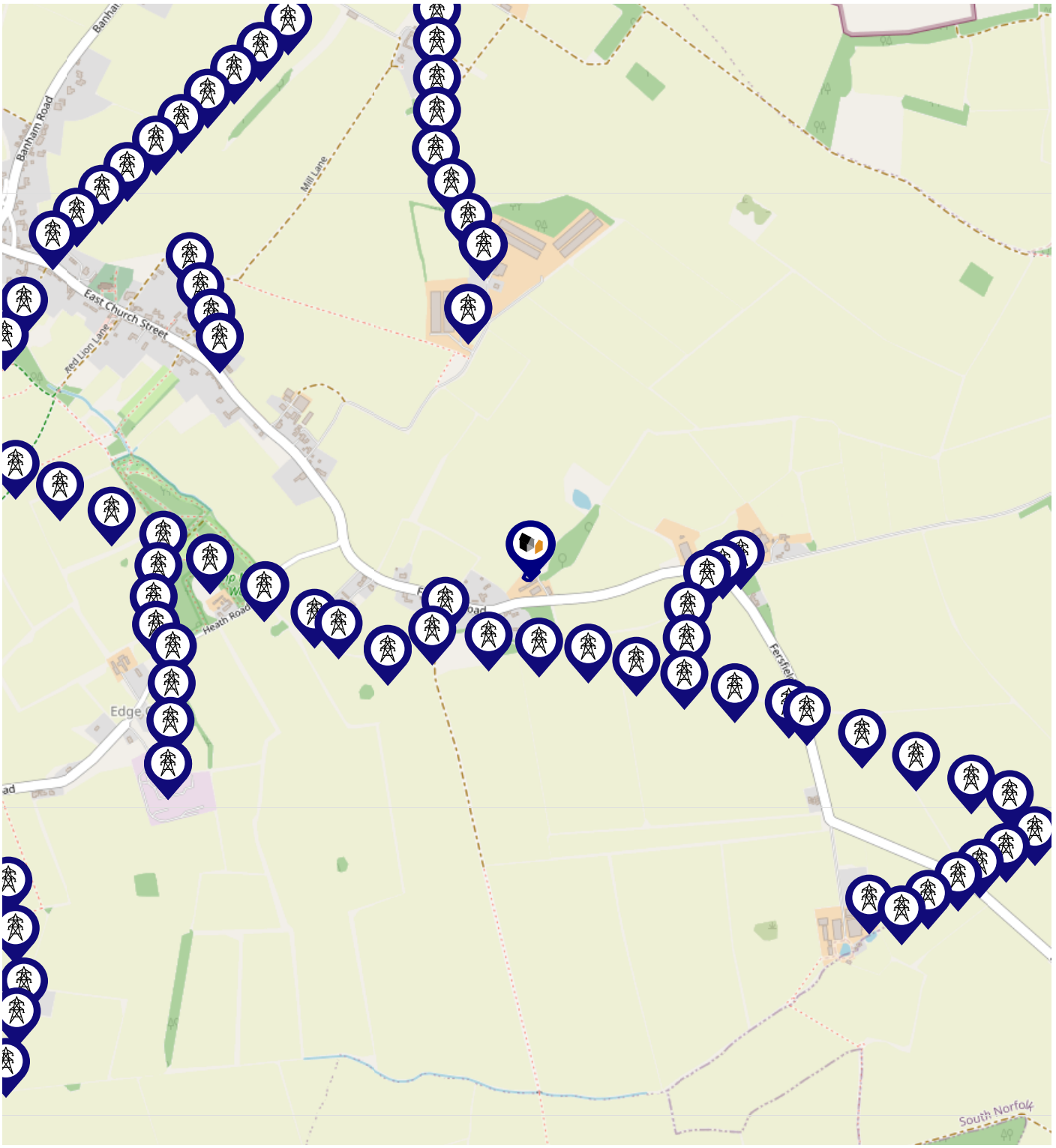
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**All Saints Church of England Voluntary Aided Primary School, Winfarthing** Ofsted Rating: Good | Pupils: 27 | Distance:3.61		✓			
10	**Garboldisham Church of England Primary Academy** Ofsted Rating: Good | Pupils: 73 | Distance:3.76		✓			
11	**Chapel Green School** Ofsted Rating: Good | Pupils: 174 | Distance:3.98			✓		
12	**Old Buckenham High School** Ofsted Rating: Good | Pupils: 492 | Distance:4.09			✓		
13	**Old Buckenham Primary School and Nursery** Ofsted Rating: Good | Pupils: 194 | Distance:4.11		✓			
14	**Roydon Primary School** Ofsted Rating: Good | Pupils: 261 | Distance:4.5		✓			
15	**Diss High School** Ofsted Rating: Good | Pupils: 941 | Distance:5.31			✓		
16	**Hopton Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 77 | Distance:5.32		✓			

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Local Area
Masts & Pylons



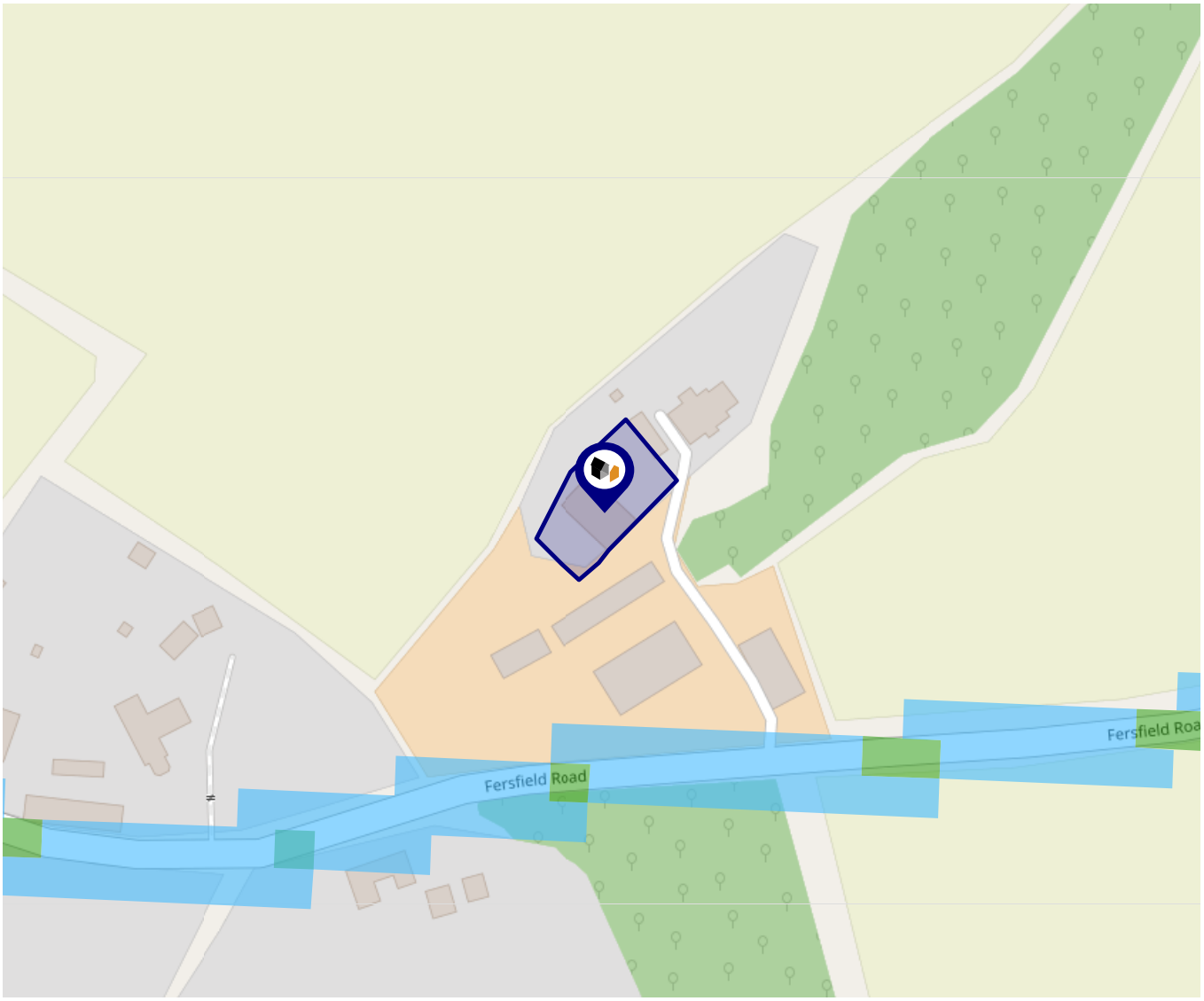
Key:

Power Pylons

Communication Masts

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Local Area
Road Noise



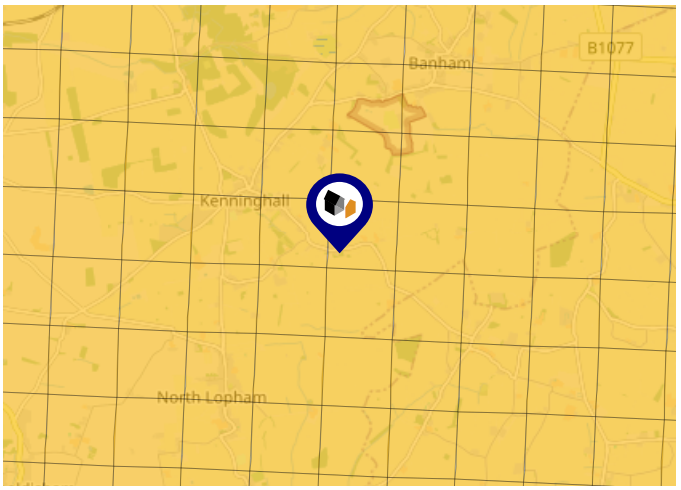
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

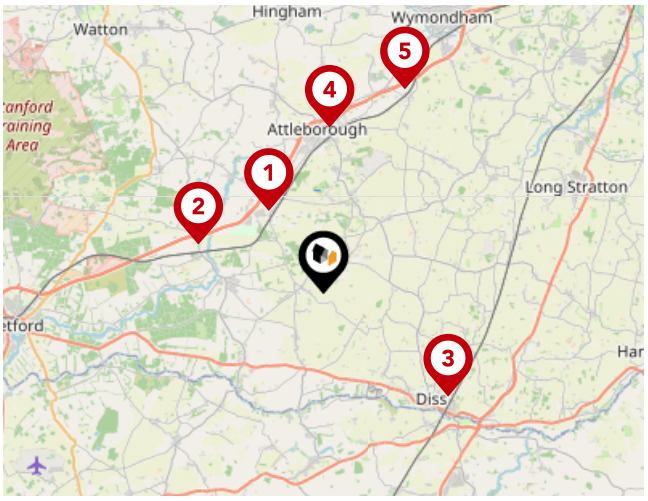


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)

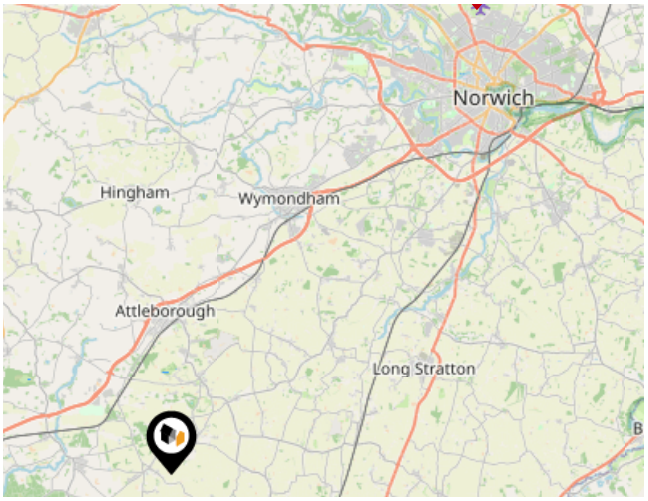


National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	3.57 miles
2	Harling Road Rail Station	4.86 miles
3	Diss Rail Station	5.86 miles
4	Attleborough Rail Station	6.01 miles
5	Spooner Row Rail Station	7.98 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

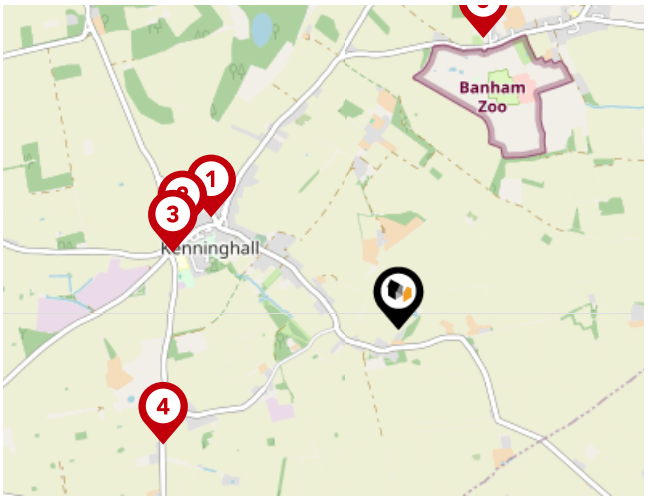


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	20.02 miles

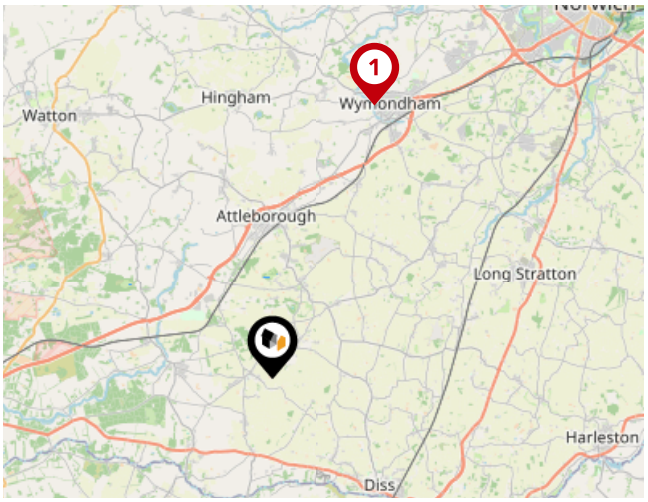
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Area
Transport (Local)



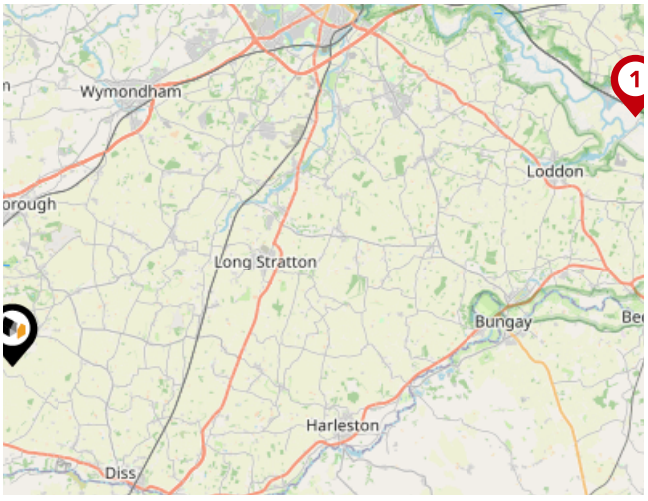
Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.98 miles
2	School Close	1.06 miles
3	Primary School	1.07 miles
4	Chimney Mill	1.18 miles
5	Zoo	1.37 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	10.52 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	24.2 miles

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Whittley Parish | Attleborough

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.

Whittley Parish | Attleborough
Testimonials

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.

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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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