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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th March 2026



WOOD CLOSE, KENNINGHALL, NORWICH, NR16

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

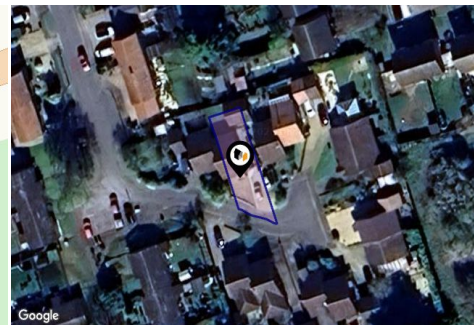
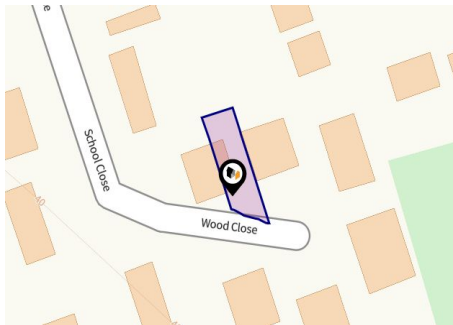
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,811		
Title Number:	NK86930		

Local Area

Local Authority:	Breckland	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	41 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:			
							
O ₂	EE	3	O ₂	BT	sky	Virgin media	





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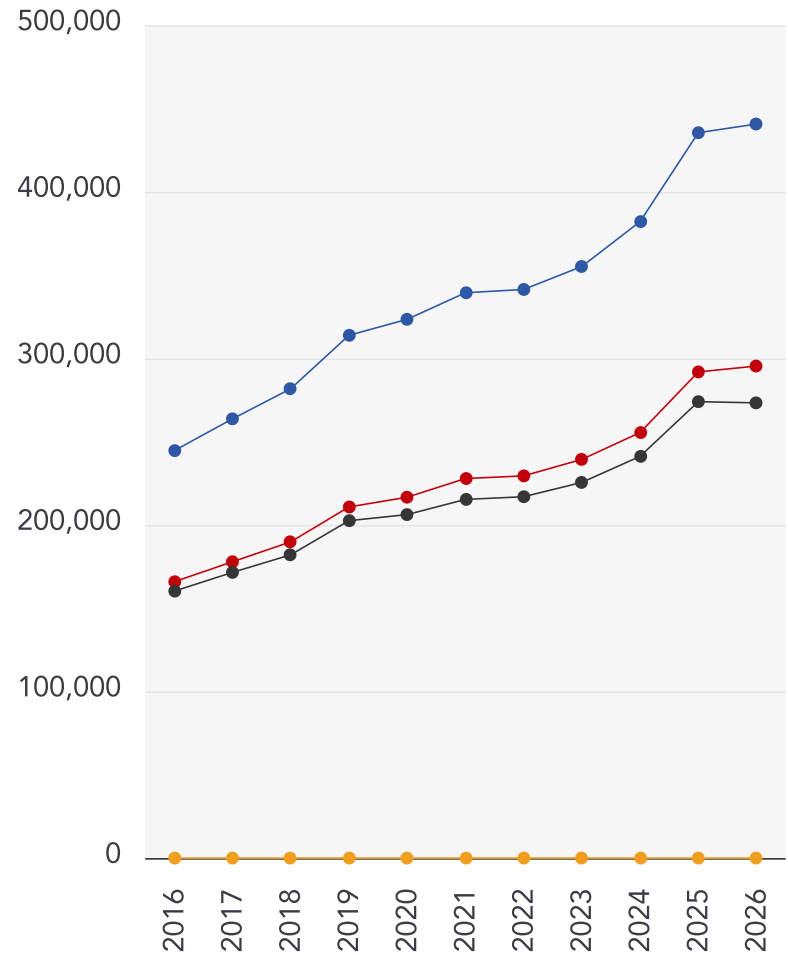


Market

House Price Statistics



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



Detached

+80.17%

Semi-Detached

+78.07%

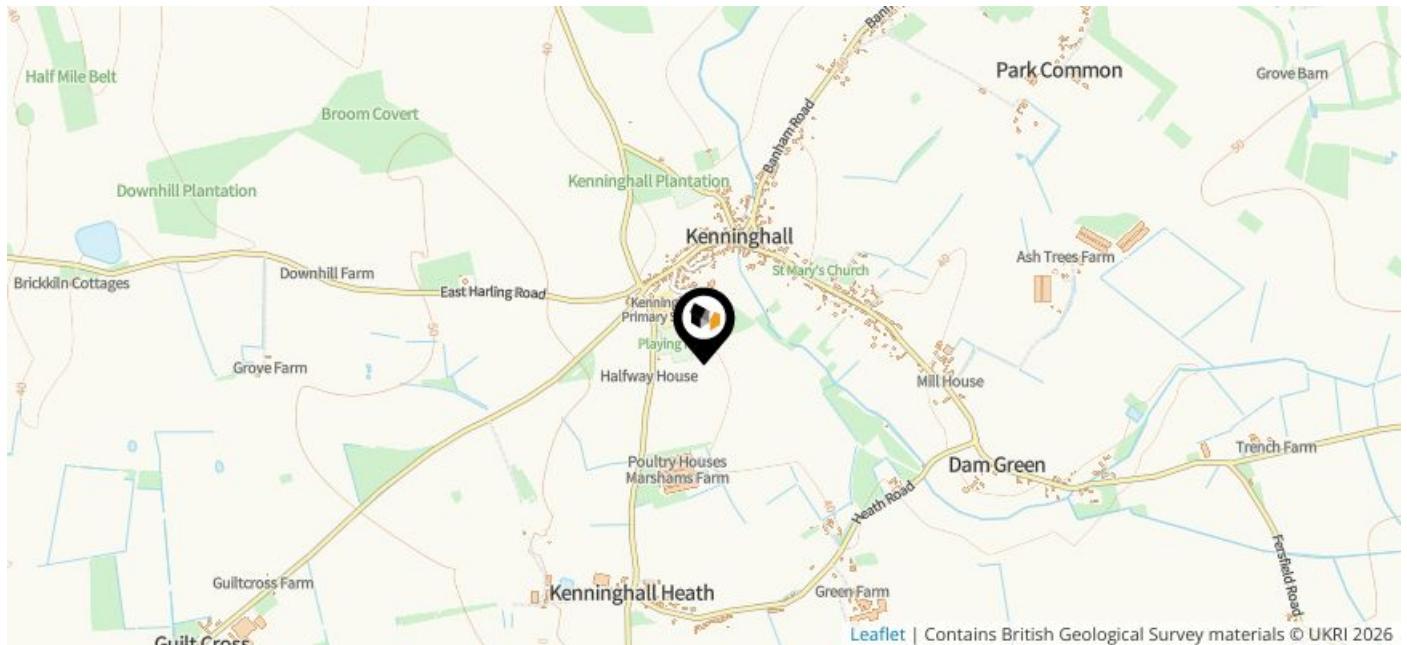
Terraced

+70.53%

Flat

+49.65%

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.

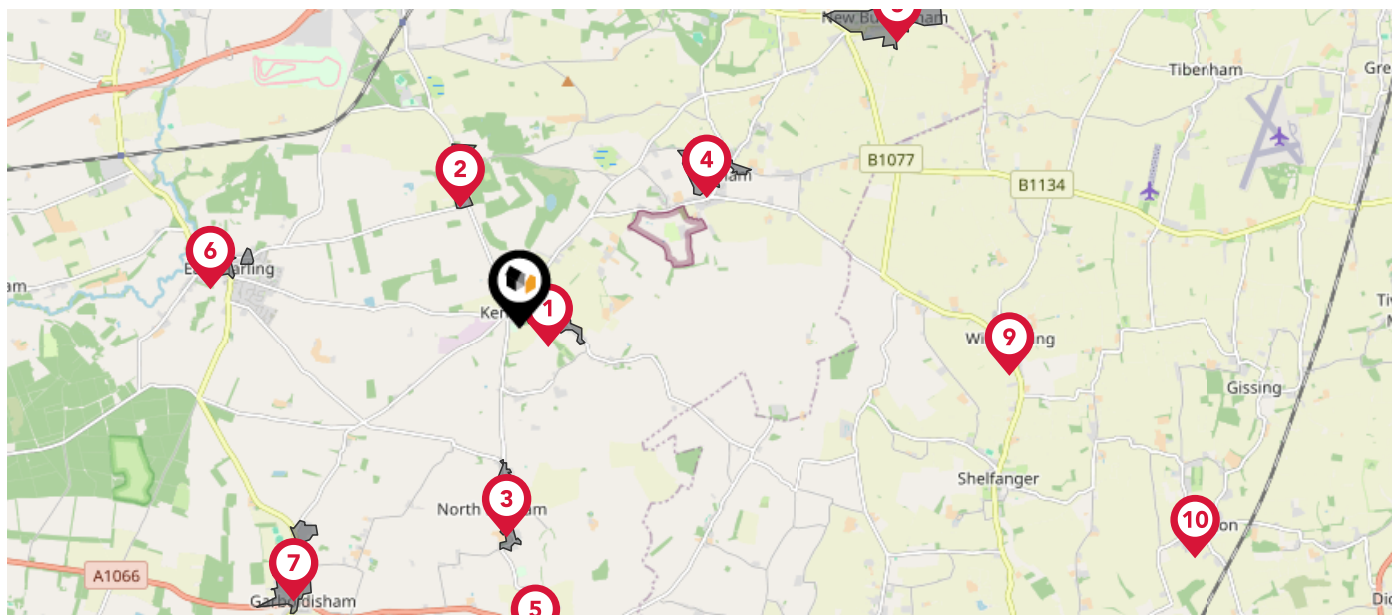
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

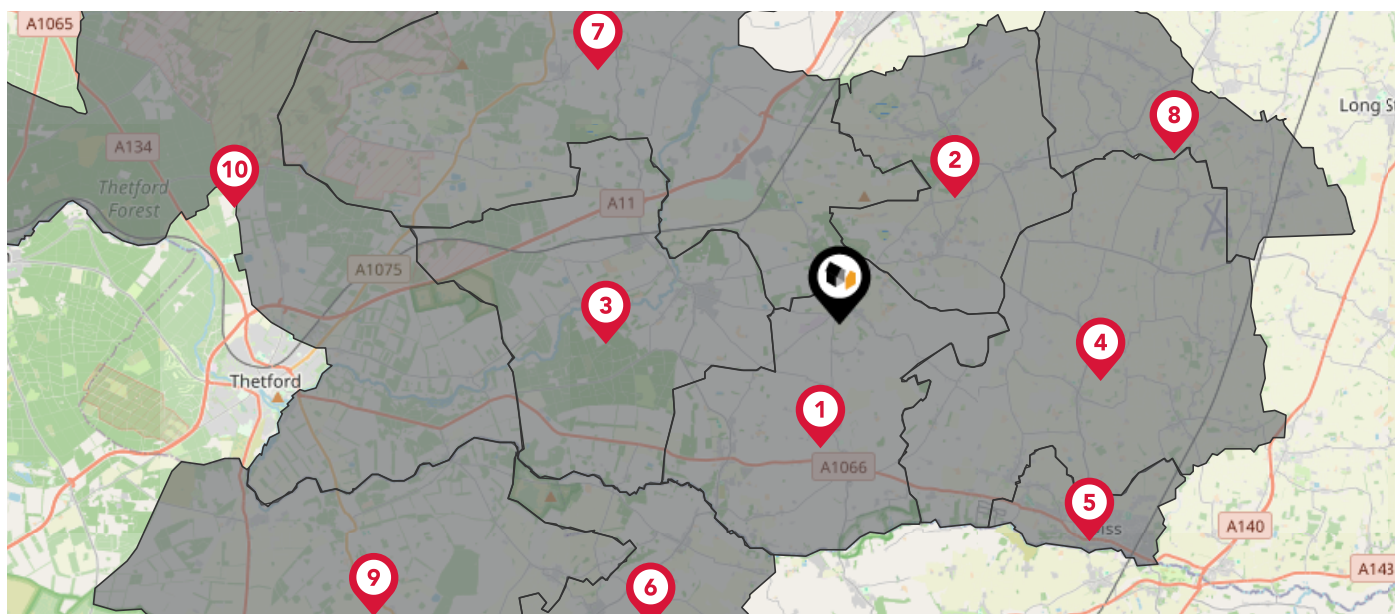
- | | |
|----|---------------|
| 1 | Kenninghall |
| 2 | Quidenham |
| 3 | North Lopham |
| 4 | Banham |
| 5 | South Lopham |
| 6 | East Harling |
| 7 | Garboldisham |
| 8 | New Buckenham |
| 9 | Winfarthing |
| 10 | Burston |

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



Guiltcross Ward



The Buckenham & Banham Ward



Harling & Heathlands Ward



Bressingham & Burston Ward



Diss & Roydon Ward



Barningham Ward



All Saints & Wayland Ward



Bunwell Ward

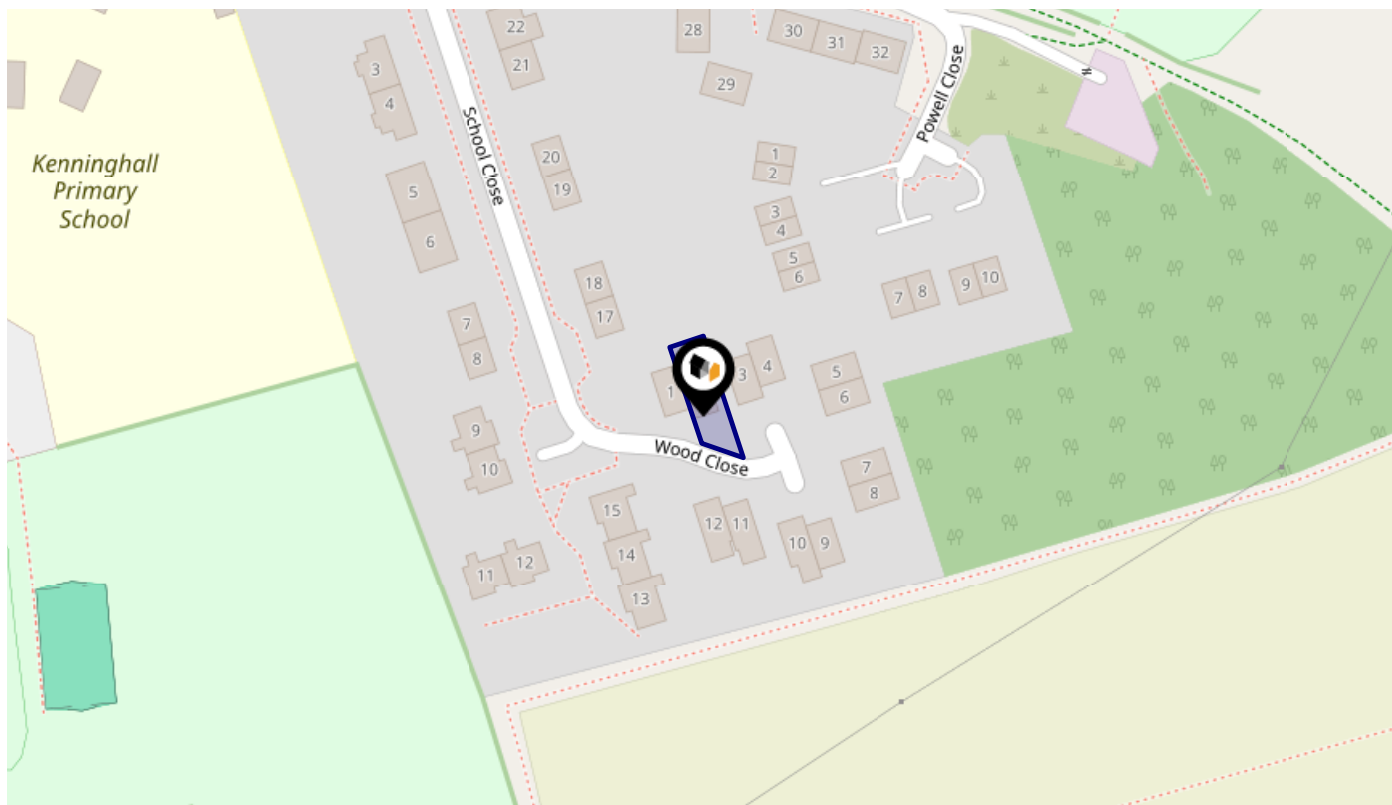


Bardwell Ward



Forest 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:

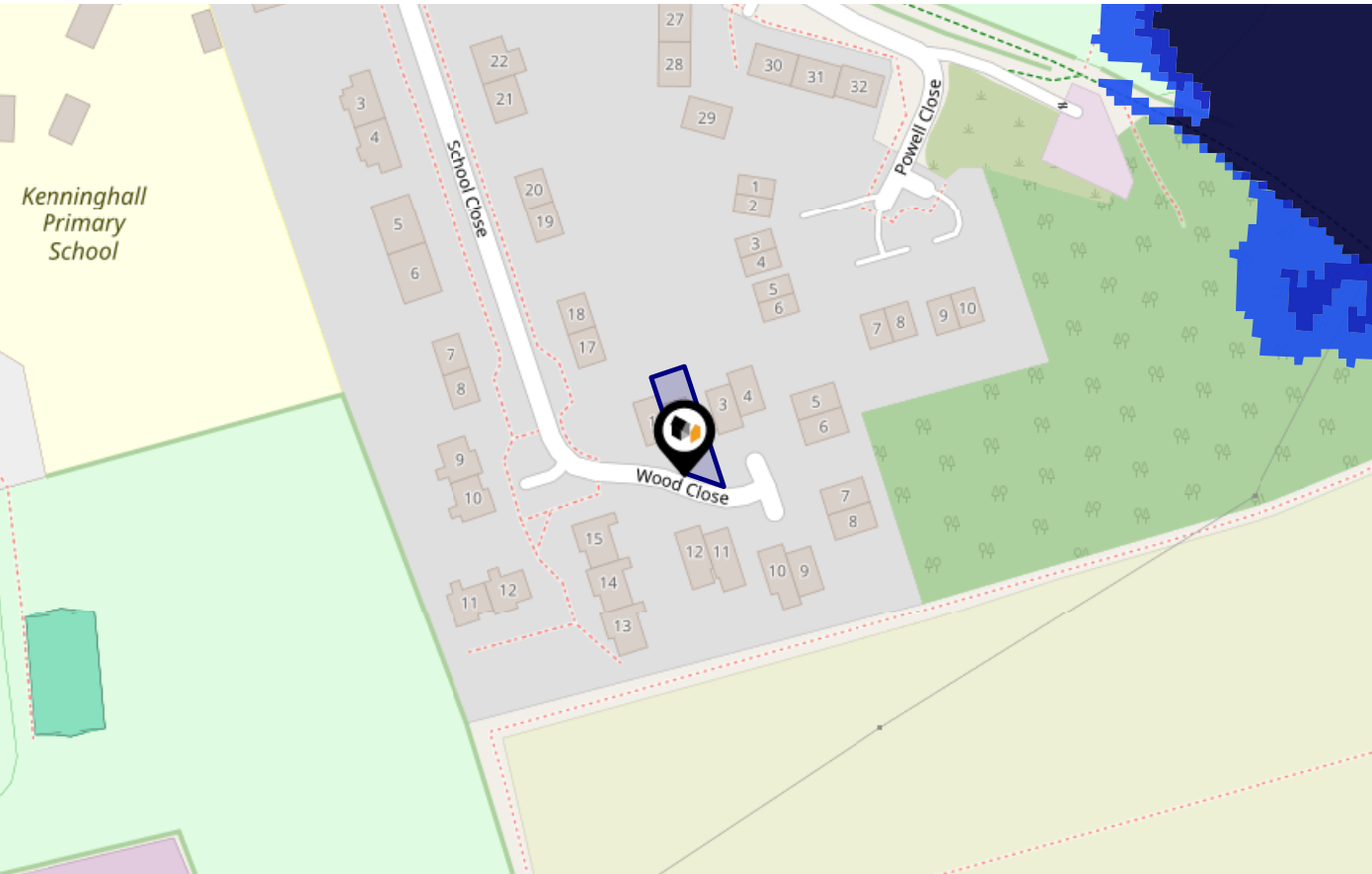
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

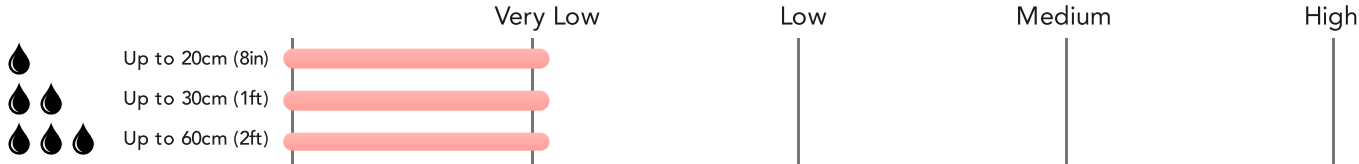


Risk Rating: Very low

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:

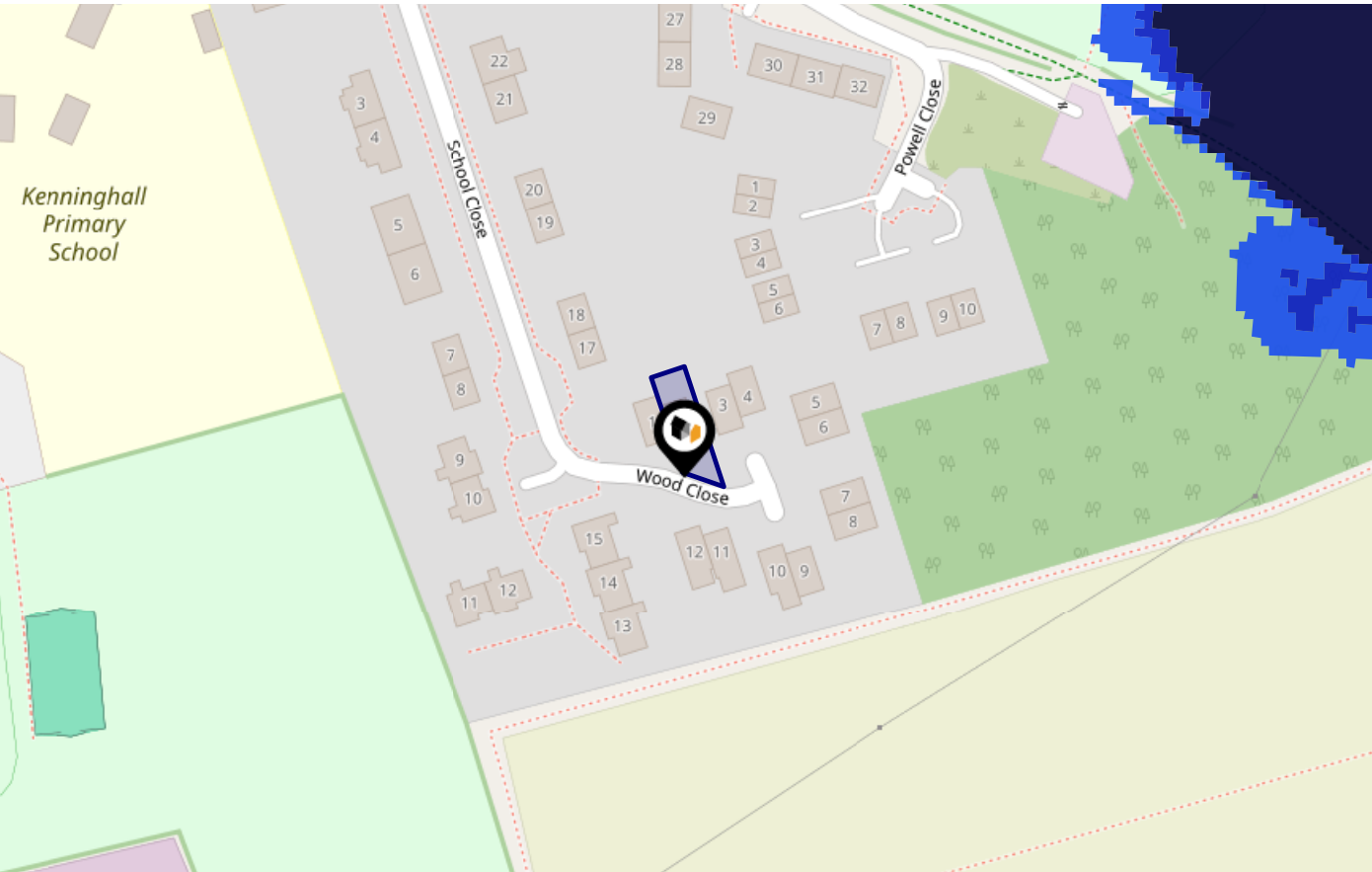


Flood Risk

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.

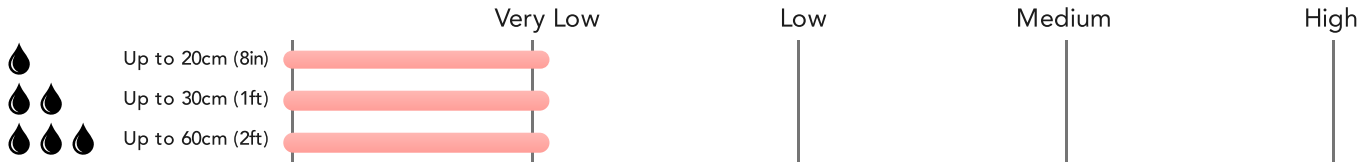


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Chance of flooding to the following depths at this property:

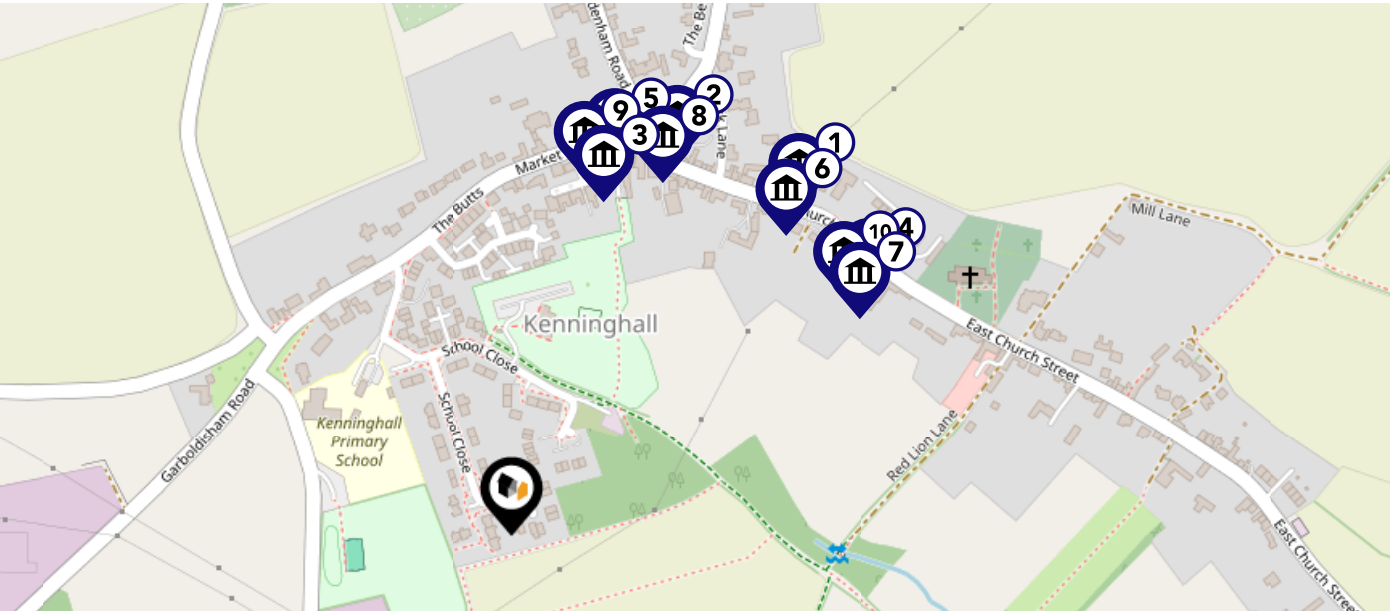


Maps

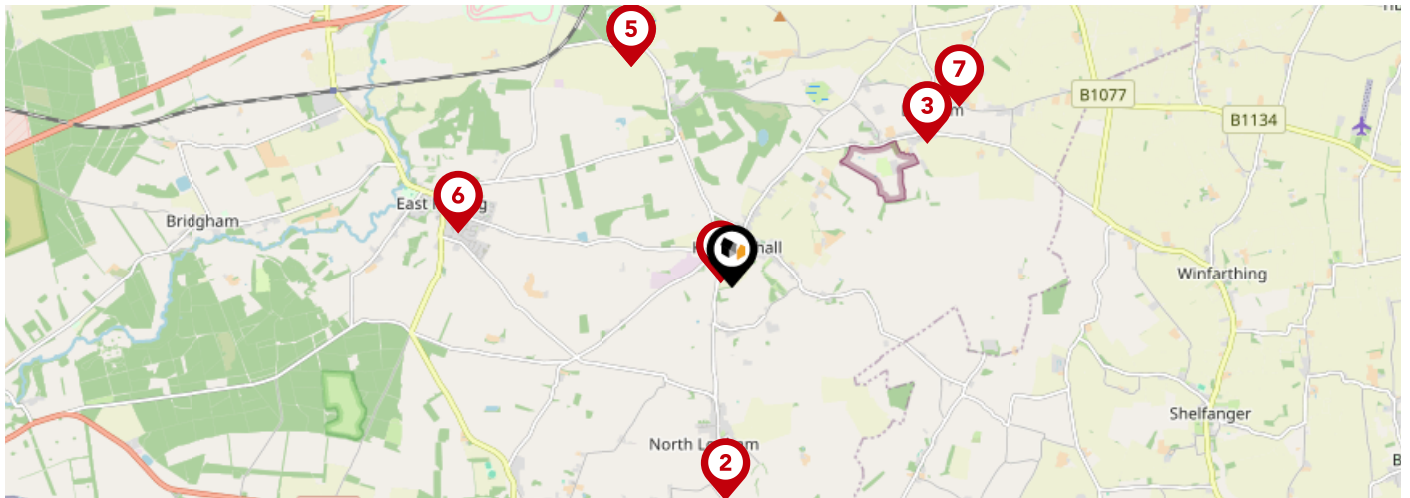
Listed Buildings



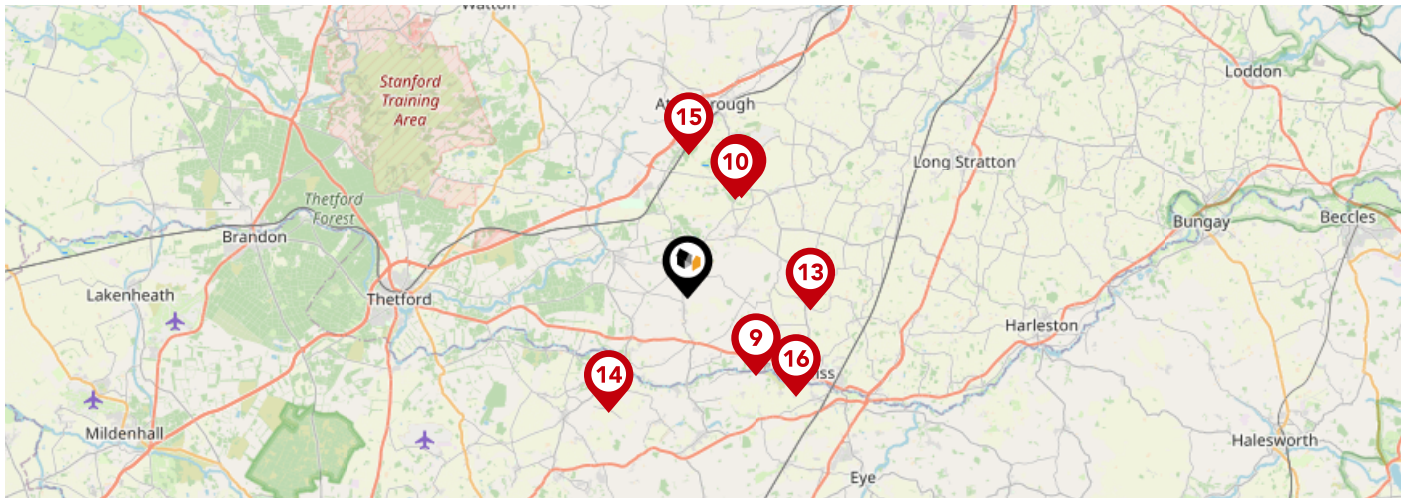
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1168651 - Nelson House	Grade II	0.2 miles
	1342505 - The Limes	Grade II	0.2 miles
	1077428 - Aa Clarke (butcher)	Grade II	0.2 miles
	1342503 - Church Farmhouse	Grade II	0.2 miles
	1077427 - White Horse	Grade II	0.2 miles
	1342502 - Coachman's Cottage	Grade II	0.2 miles
	1306895 - Careys Cottage	Grade II	0.2 miles
	1077403 - K6 Telephone Kiosk	Grade II	0.2 miles
	1248340 - Market House	Grade II	0.2 miles
	1077422 - White House, Pwllhili And Brandon Cottage	Grade II	0.2 miles

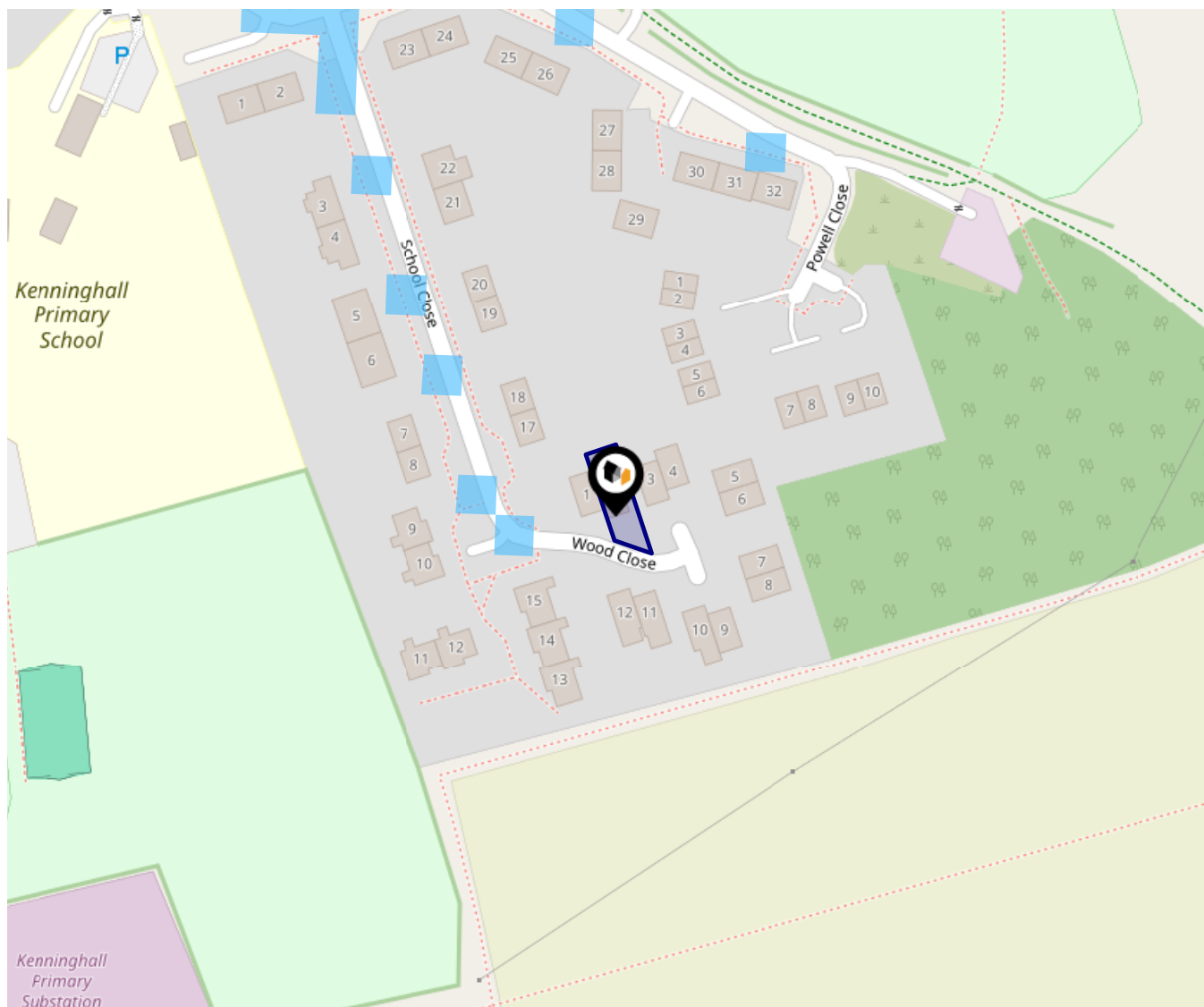


		Nursery	Primary	Secondary	College	Private
1	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:0.12	☐	☒	☐	☐	☐
2	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:1.93	☐	☒	☐	☐	☐
3	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:2.2	☐	☒	☐	☐	☐
4	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:2.21	☐	☐	☒	☐	☐
5	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:2.21	☐	☐	☒	☐	☐
6	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:2.53	☐	☒	☐	☐	☐
7	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:2.62	☐	☐	☒	☐	☐
8	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:3.3	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:3.75	☐	☒	☐	☐	☐
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:4	☐	☐	☒	☐	☐
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:4.14	☐	☒	☐	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:4.15	☐	☐	☒	☐	☐
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:4.52	☐	☒	☐	☐	☐
	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:4.99	☐	☒	☐	☐	☐
	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:5.19	☐	☒	☐	☐	☐
	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:5.35	☐	☒	☐	☐	☐

Local Area Road Noise

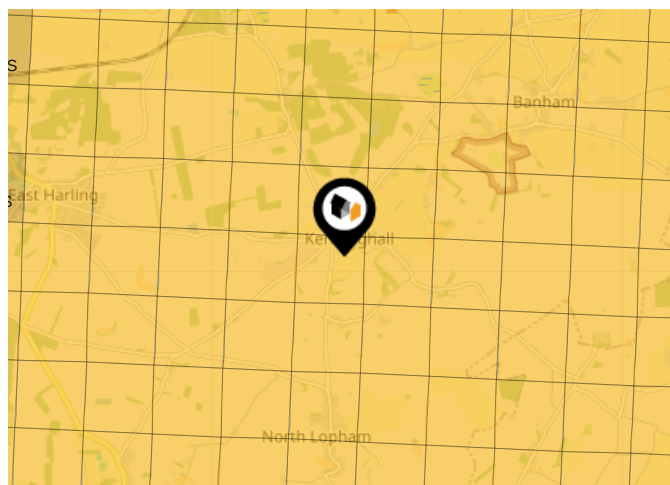


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

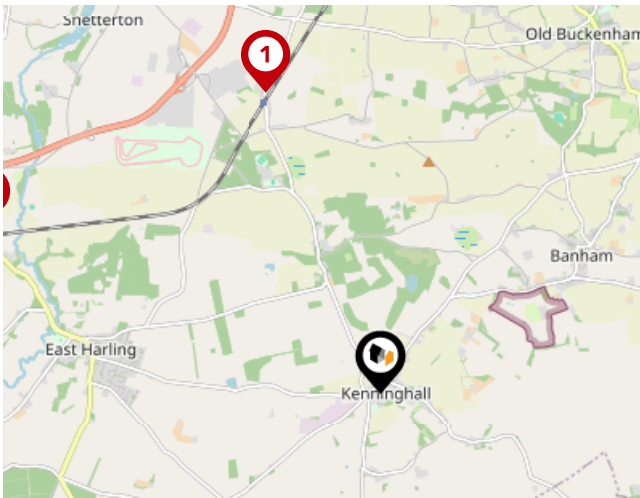


Primary Classifications (Most Common Clay Types)

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

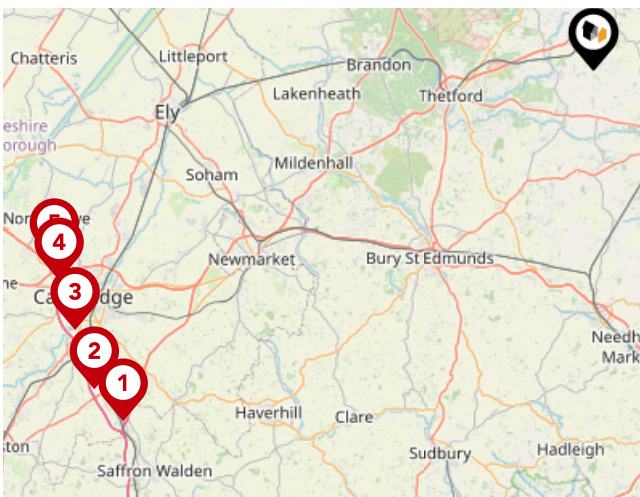
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	2.92 miles
2	Attleborough Rail Station	5.82 miles
3	Harling Road Rail Station	3.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	42.68 miles
2	M11 J10	42.99 miles
3	M11 J11	42.15 miles
4	M11 J13	41.65 miles
5	M11 J14	41.53 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	20.3 miles
2	Cambridge	38.05 miles
3	Southend-on-Sea	60.99 miles
4	Stansted Airport	48.73 miles

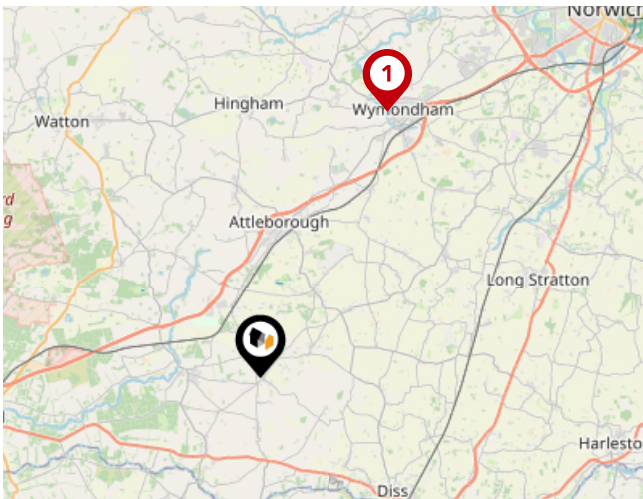
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Close	0.15 miles
2	Post Office	0.2 miles
3	Post Office	0.21 miles
4	Home Farm	1.28 miles
5	The Green	1.51 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	10.6 miles



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 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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Suva House, Queens Square Attleborough

NR17 2AF

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