

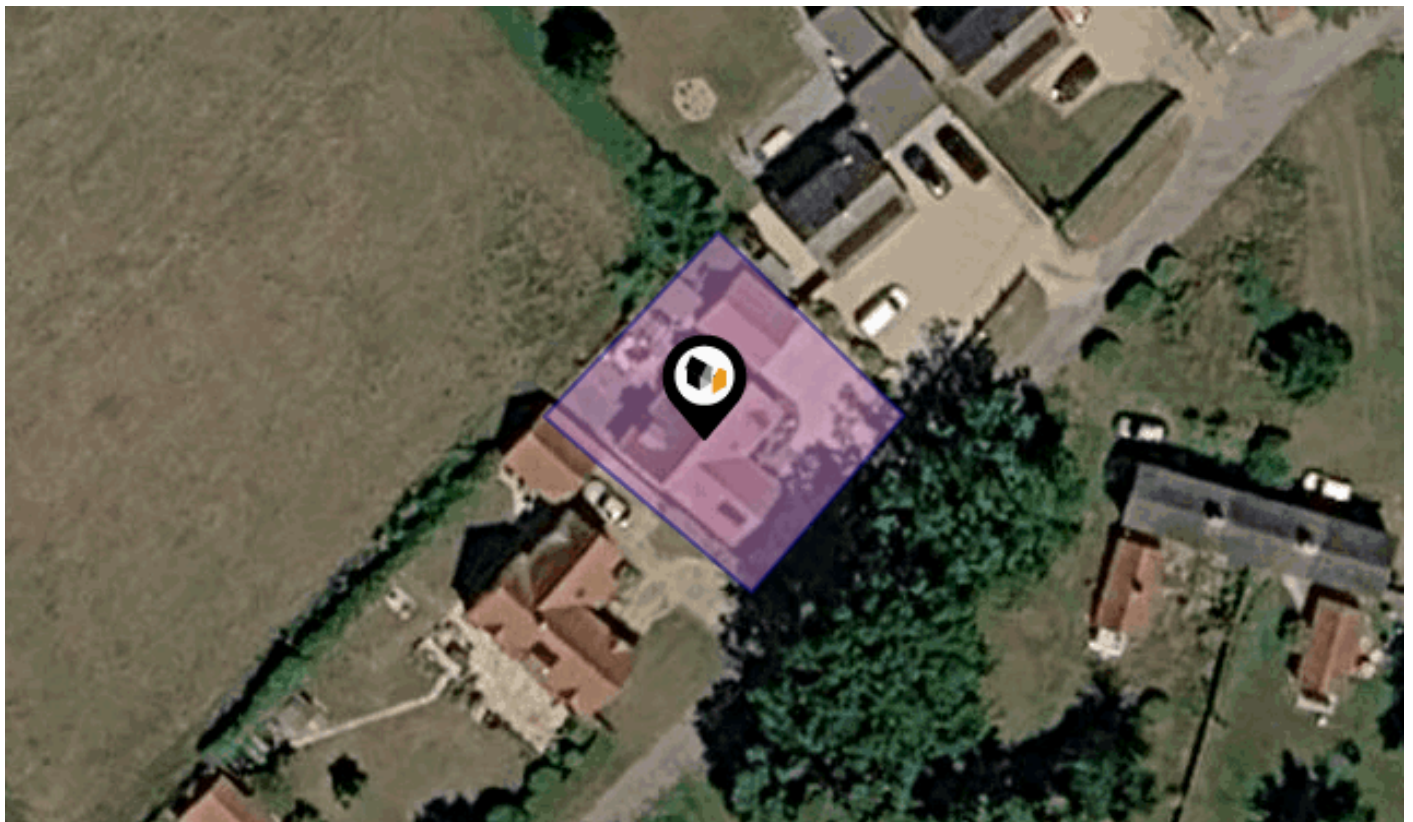


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



GALLOWS LANE, ECCLES, NORWICH, NR16

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

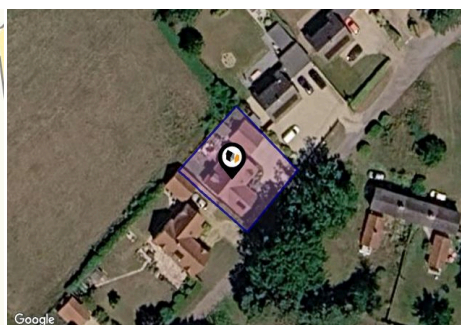
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,948 ft ² / 181 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,987		
Title Number:	NK417681		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

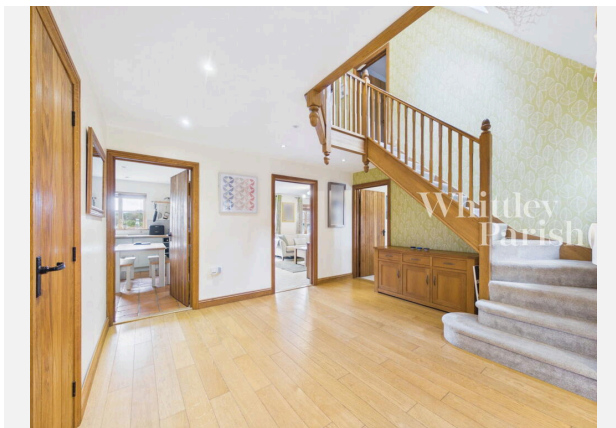
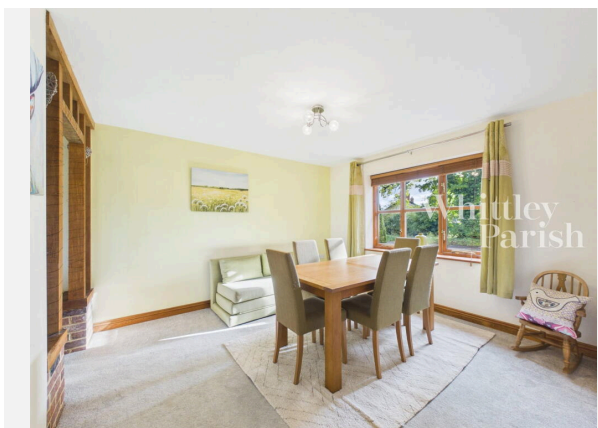
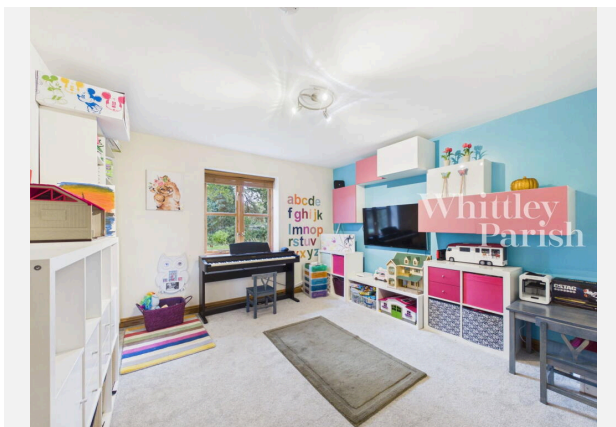
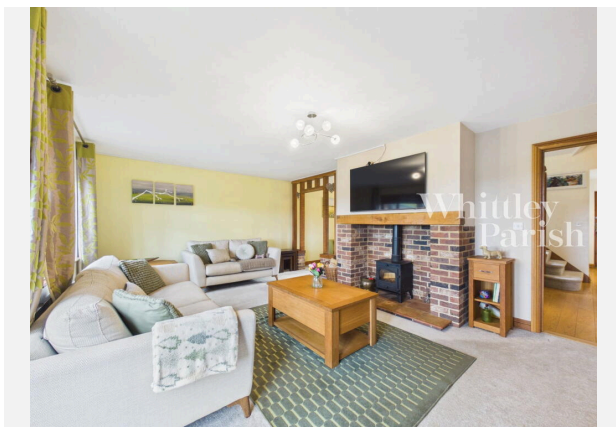
25	-
mb/s	mb/s
	

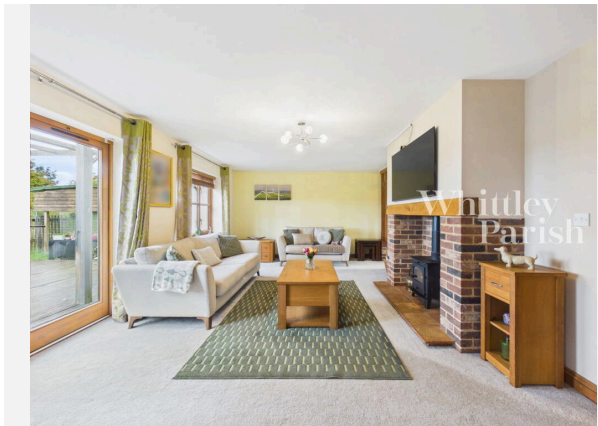
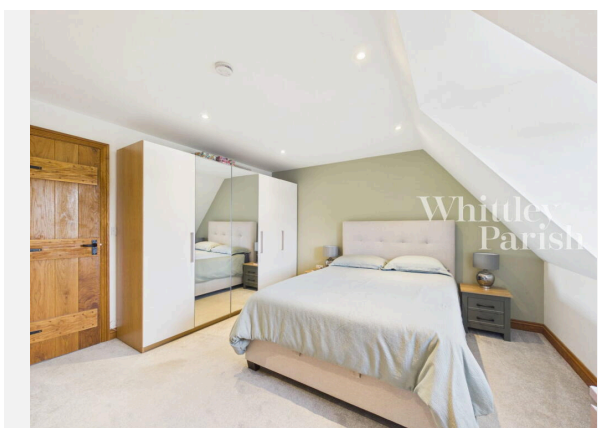
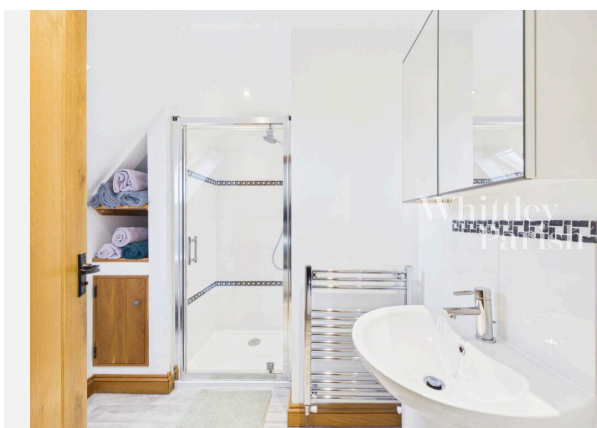
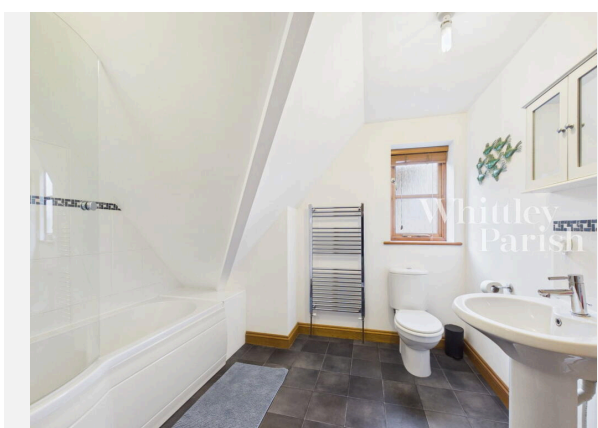
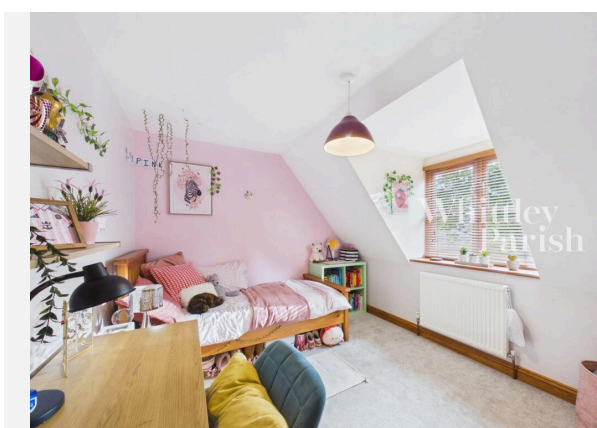
Mobile Coverage: (based on calls indoors)

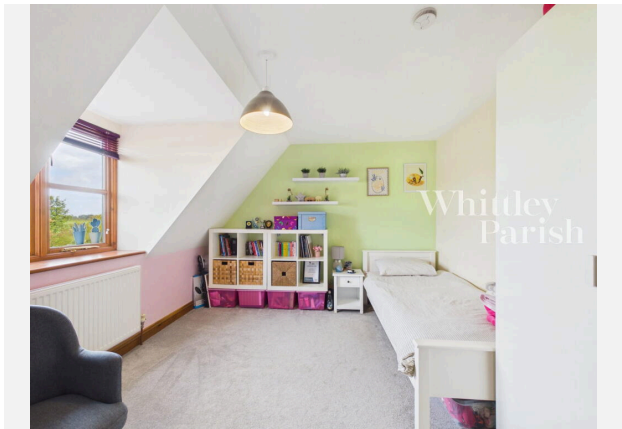


Satellite/Fibre TV Availability:











GALLOWS LANE, ECCLES, NORWICH, NR16





GALLOWS LANE, ECCLES, NORWICH, NR16

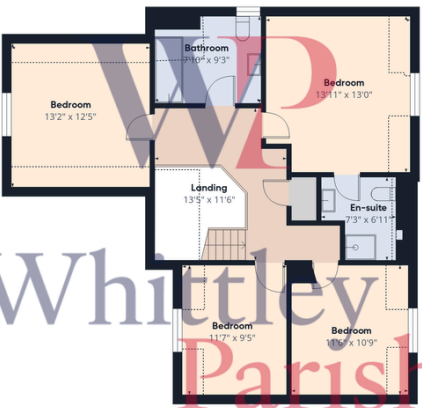




GALLOWS LANE, ECCLES, NORWICH, NR16



Floor 0



Floor 1

Approximate total area⁽¹⁾
1809 ft²
Reduced headroom
110 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



GALLOWS LANE, QUIDENHAM, NR16

Energy rating

B

Valid until 13.12.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

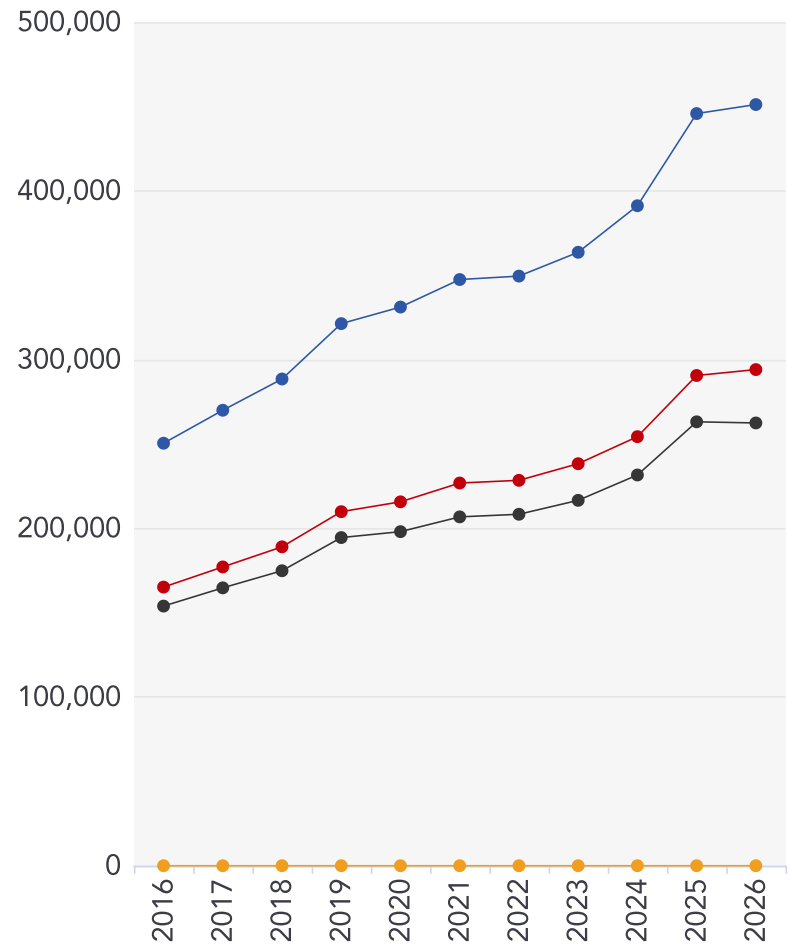
Property Type:	Detached house
Walls:	Average thermal transmittance 0.26 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.16 W/m ² K
Roof Energy:	Good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and underfloor heating, oil
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.15 W/m ² K
Floors Energy:	Very good
Secondary Heating:	Room heaters, wood logs
Air Tightness:	Air permeability 4.2 m ³ /h.m ² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	181 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

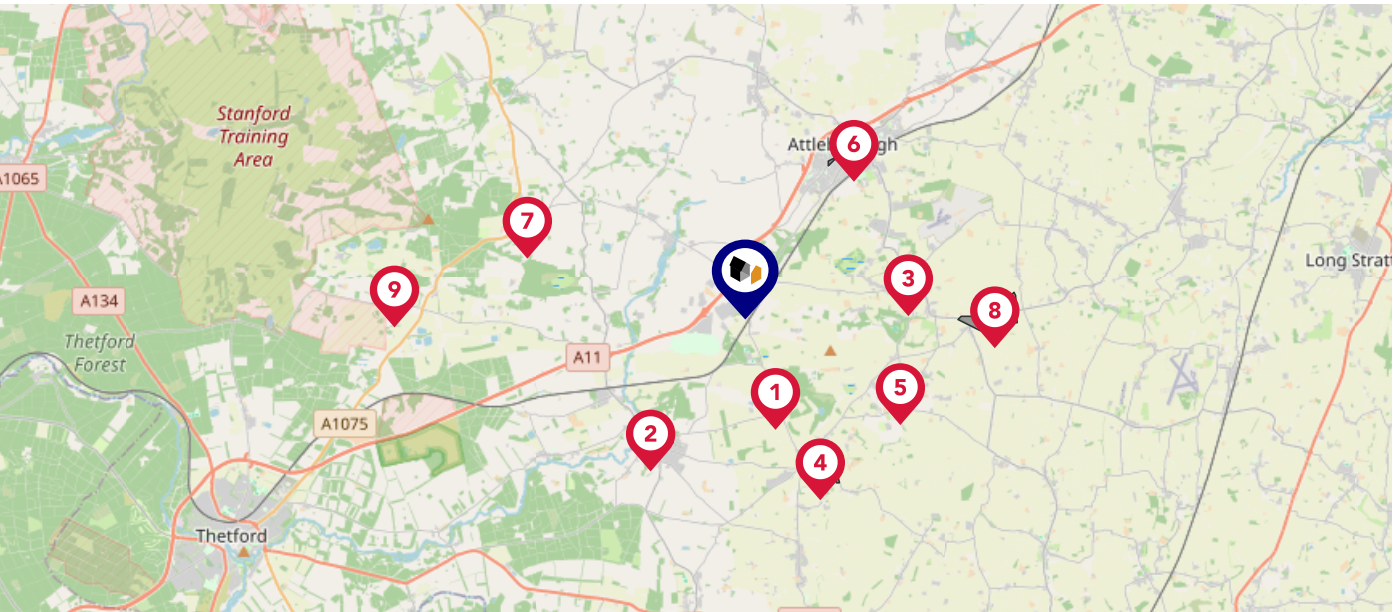
+49.65%

Maps

Conservation Areas

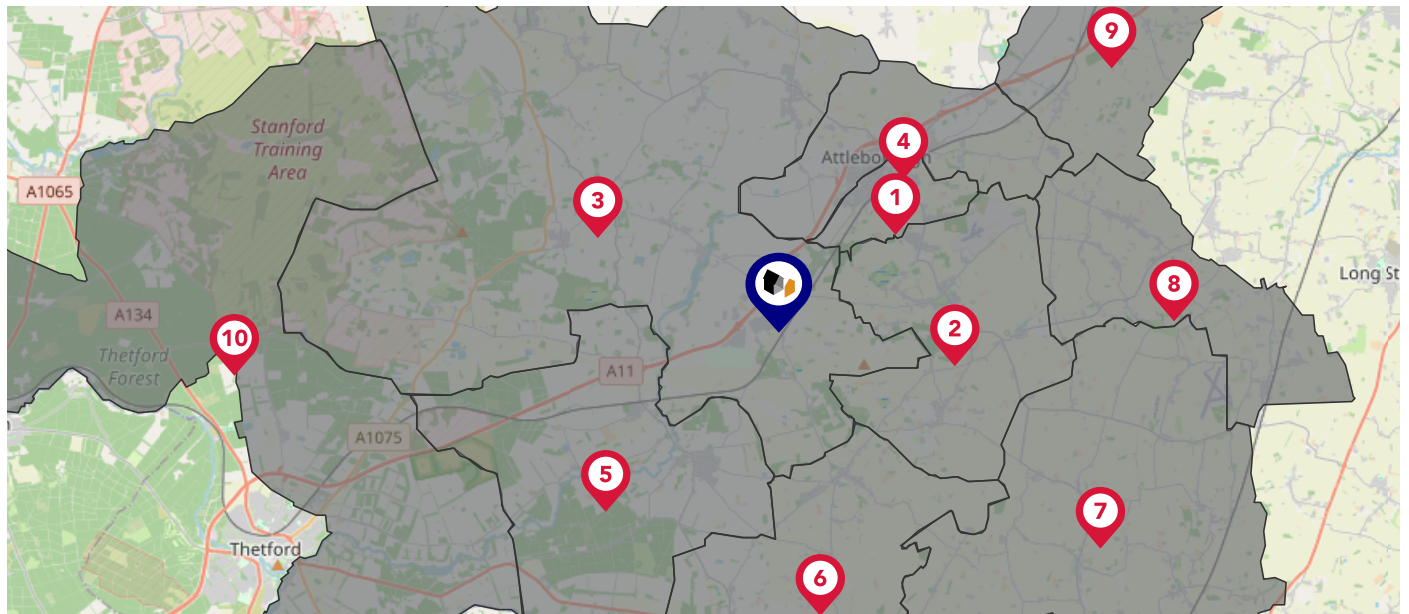


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Quidenham
2	East Harling
3	Old Buckenham
4	Kenninghall
5	Banham
6	Attleborough
7	Hockham
8	New Buckenham
9	East Wretham

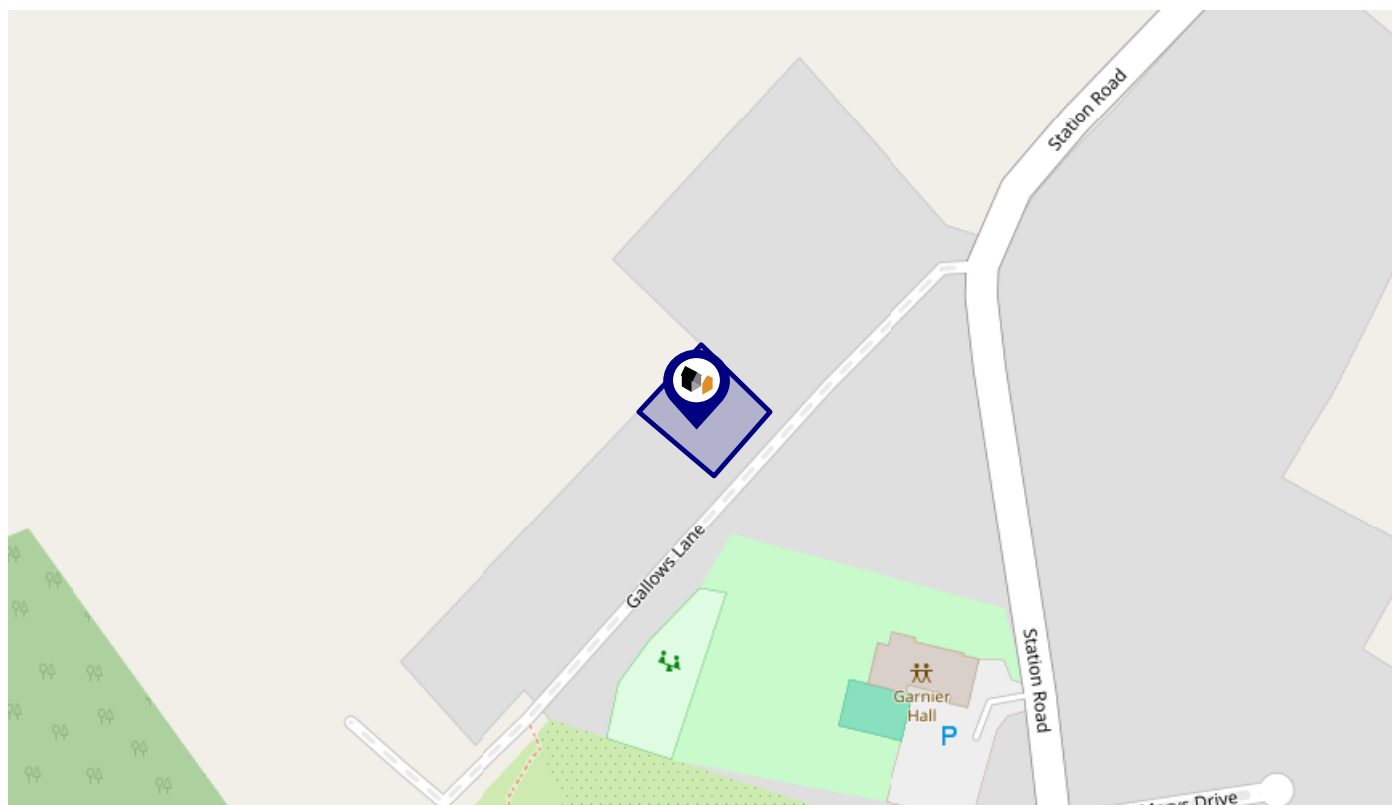
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Attleborough Burgh & Haverscroft Ward
-  The Buckenham & Banham Ward
-  All Saints & Wayland Ward
-  Attleborough Queens & Besthorpe Ward
-  Harling & Heathlands Ward
-  Guiltcross Ward
-  Bressingham & Burston Ward
-  Bunwell Ward
-  South Wymondham 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:

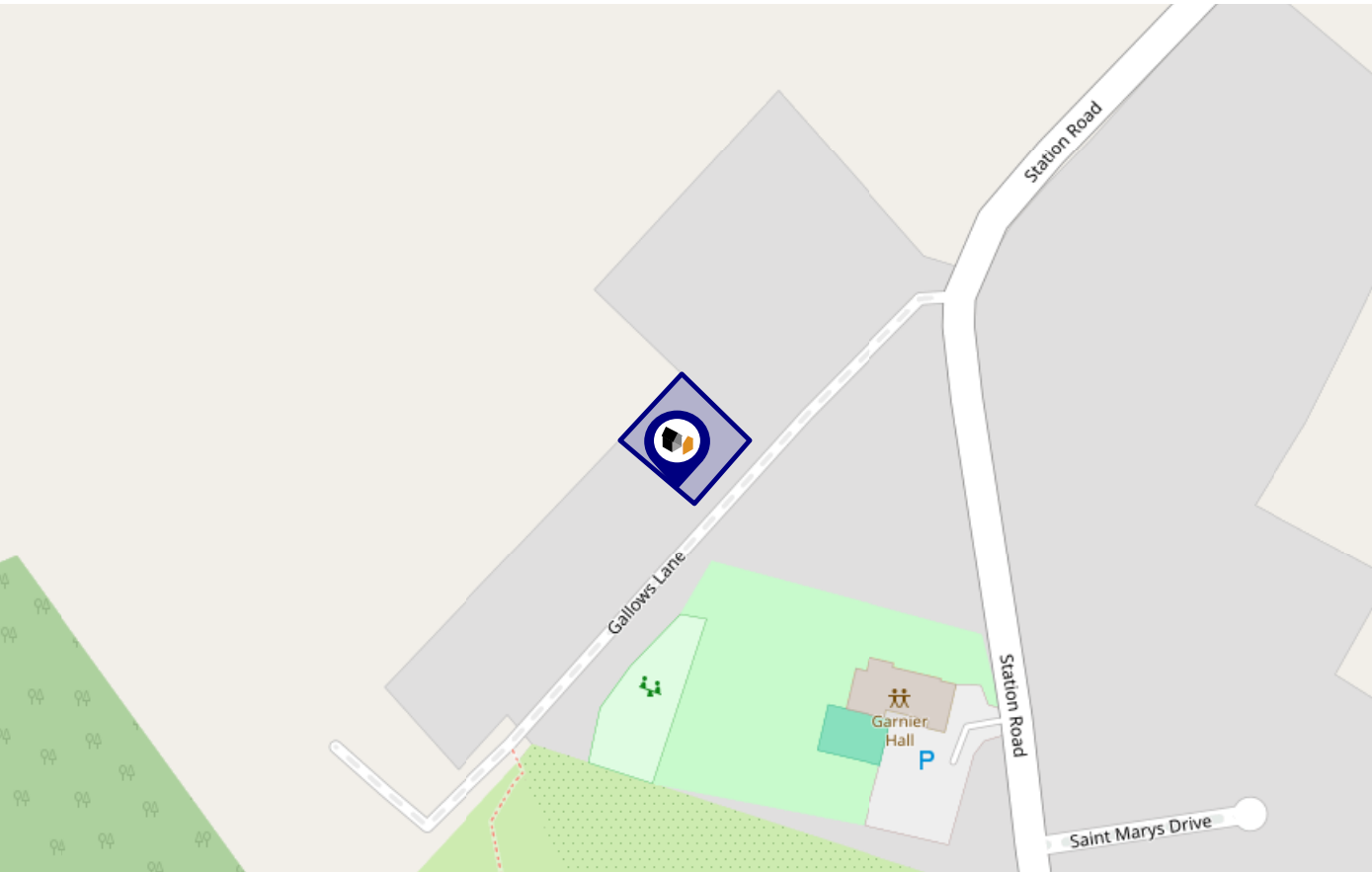
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

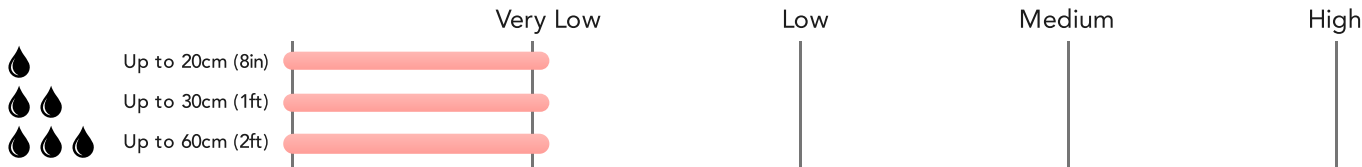


Risk Rating: Very low

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:

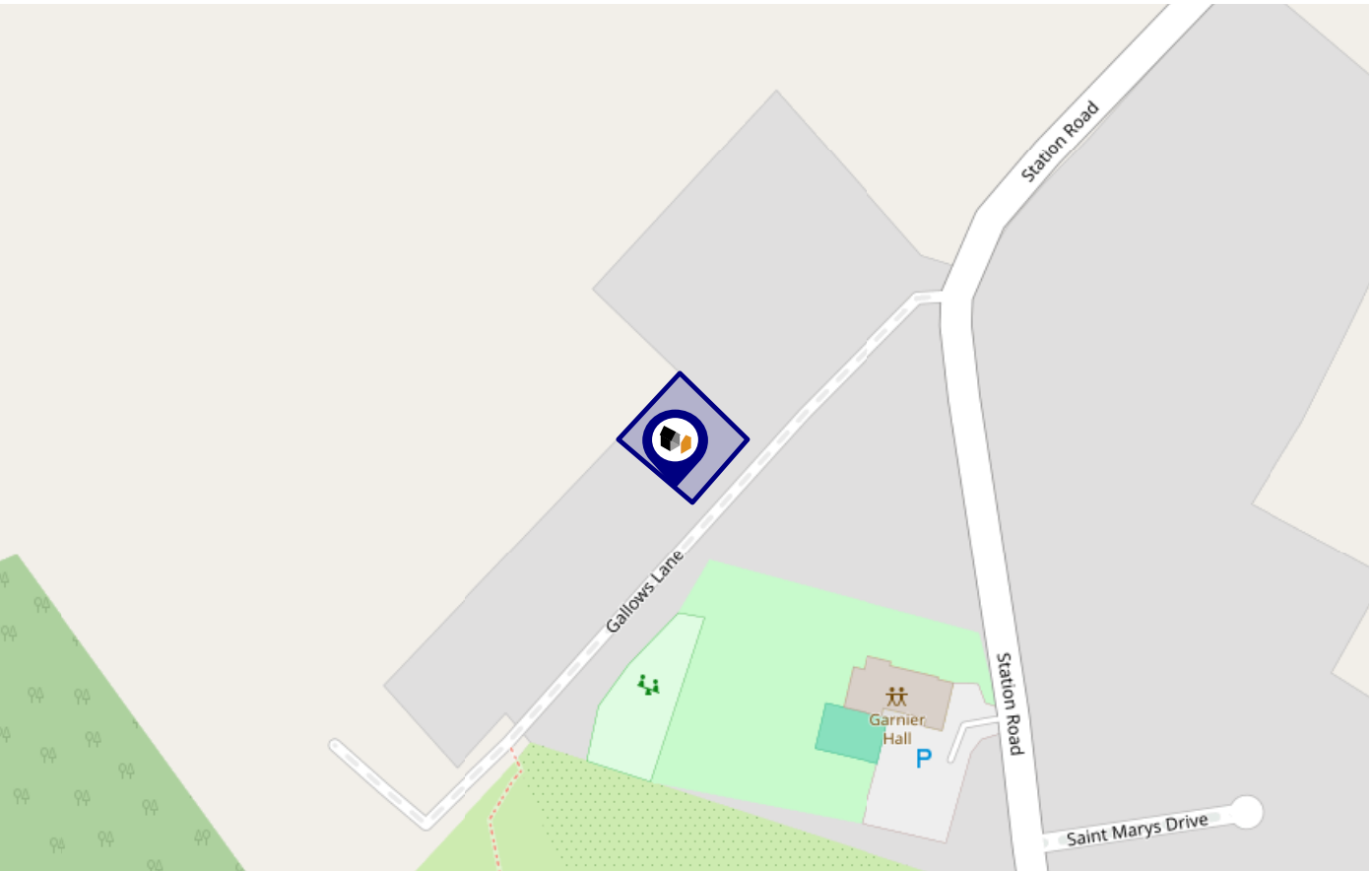


Flood Risk

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.

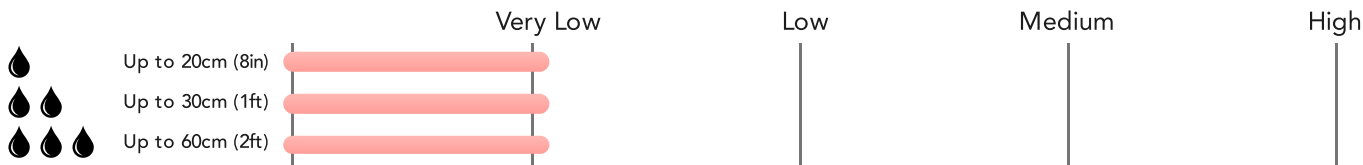


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

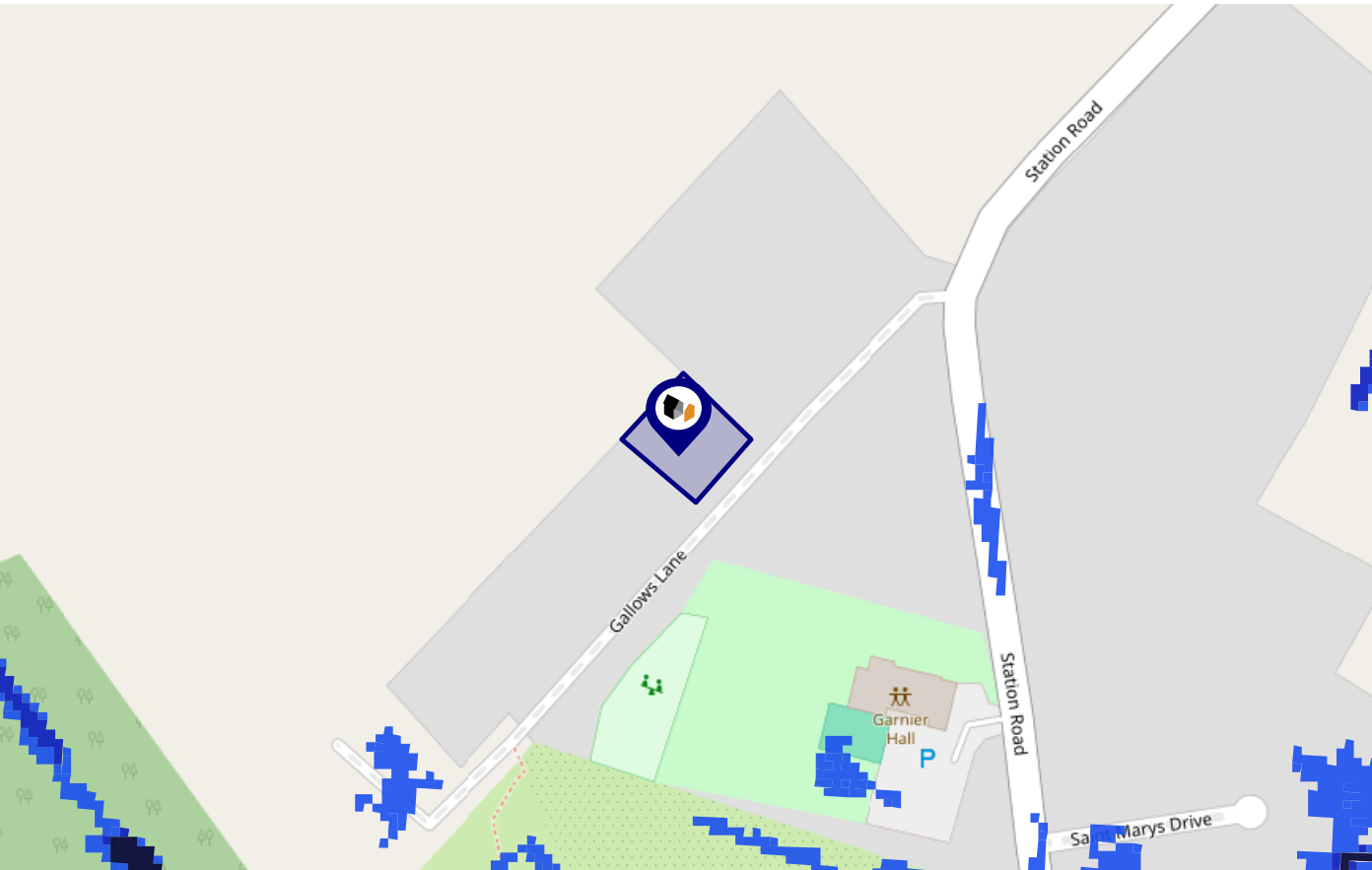


Flood Risk

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: 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.
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Chance of flooding to the following depths at this property:

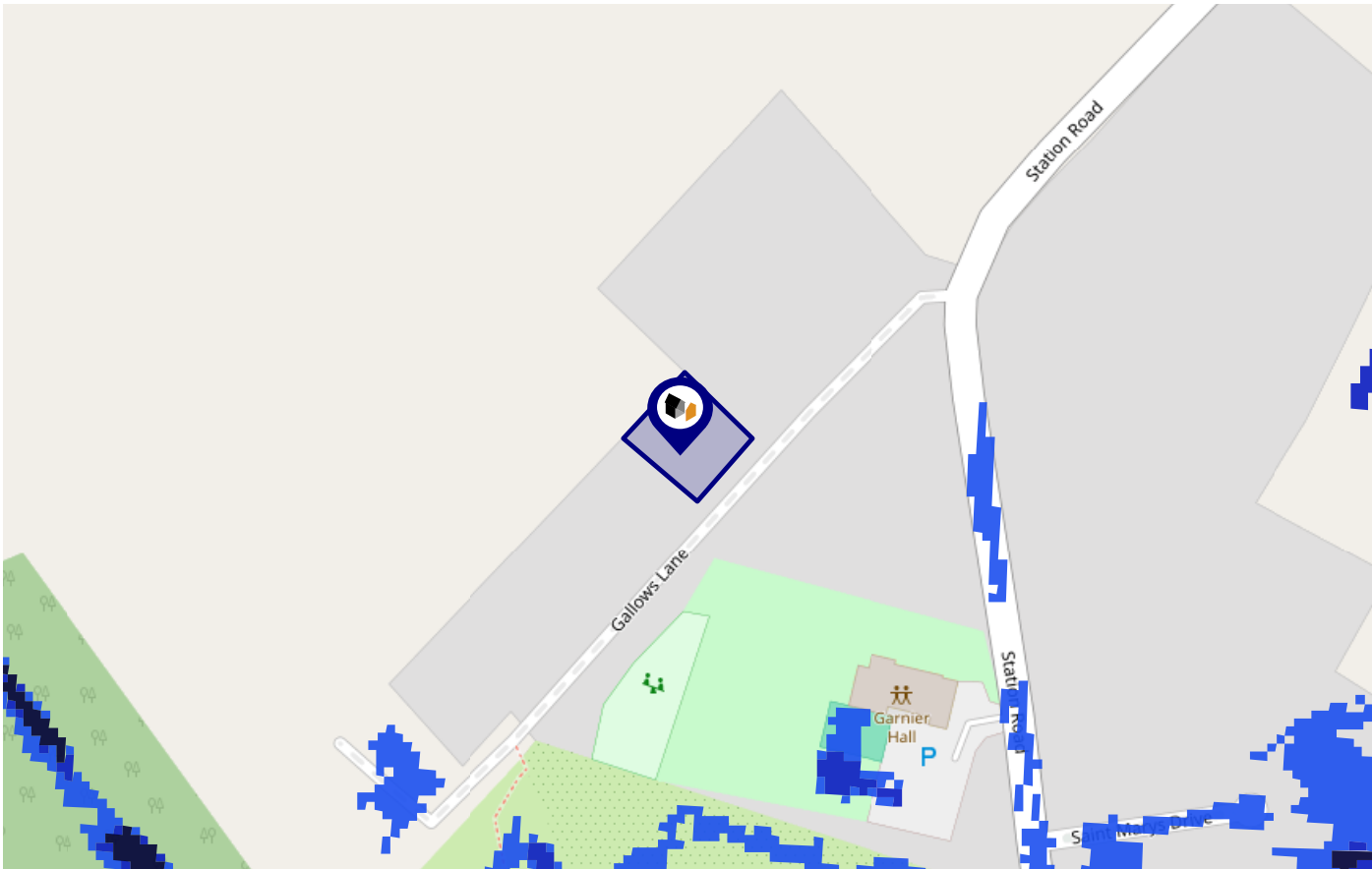


Flood Risk

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.

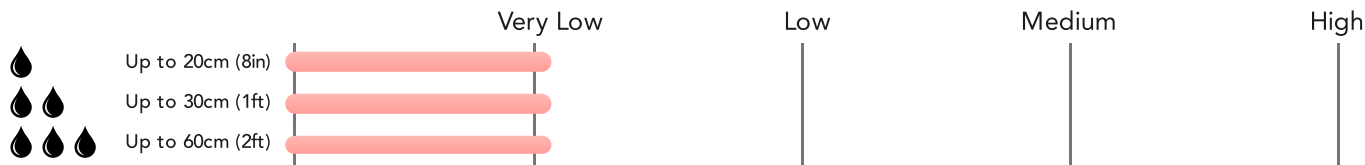


Risk Rating: Very low

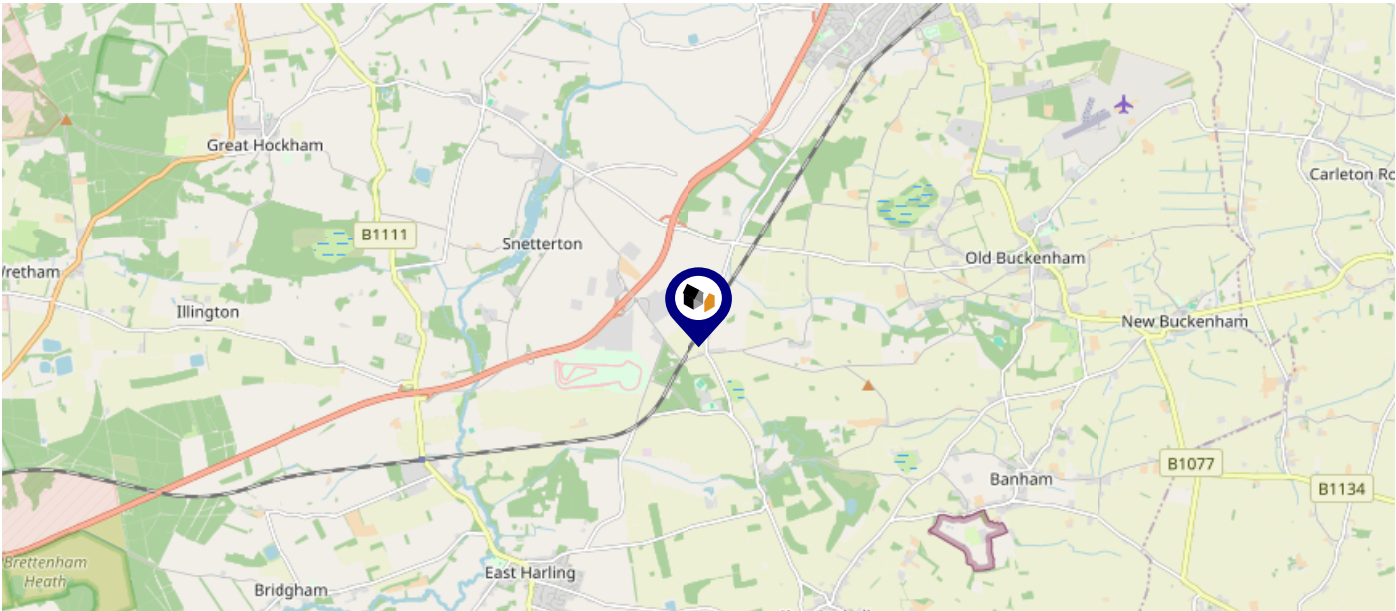
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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

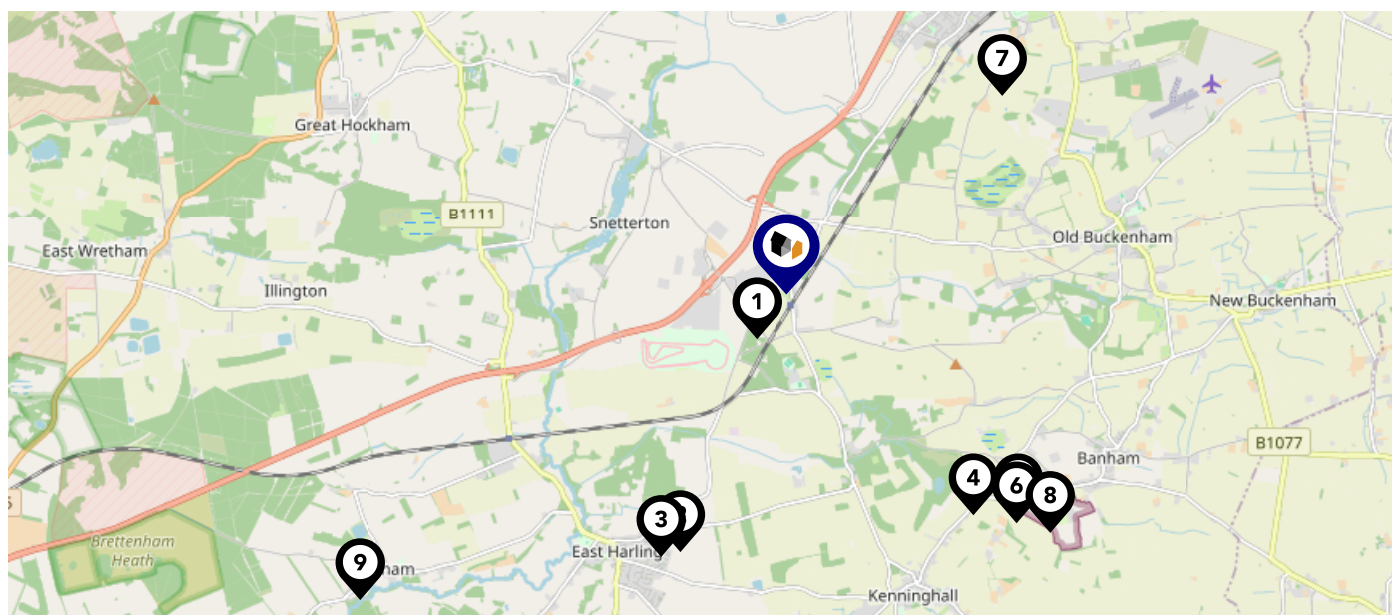
No data available.

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

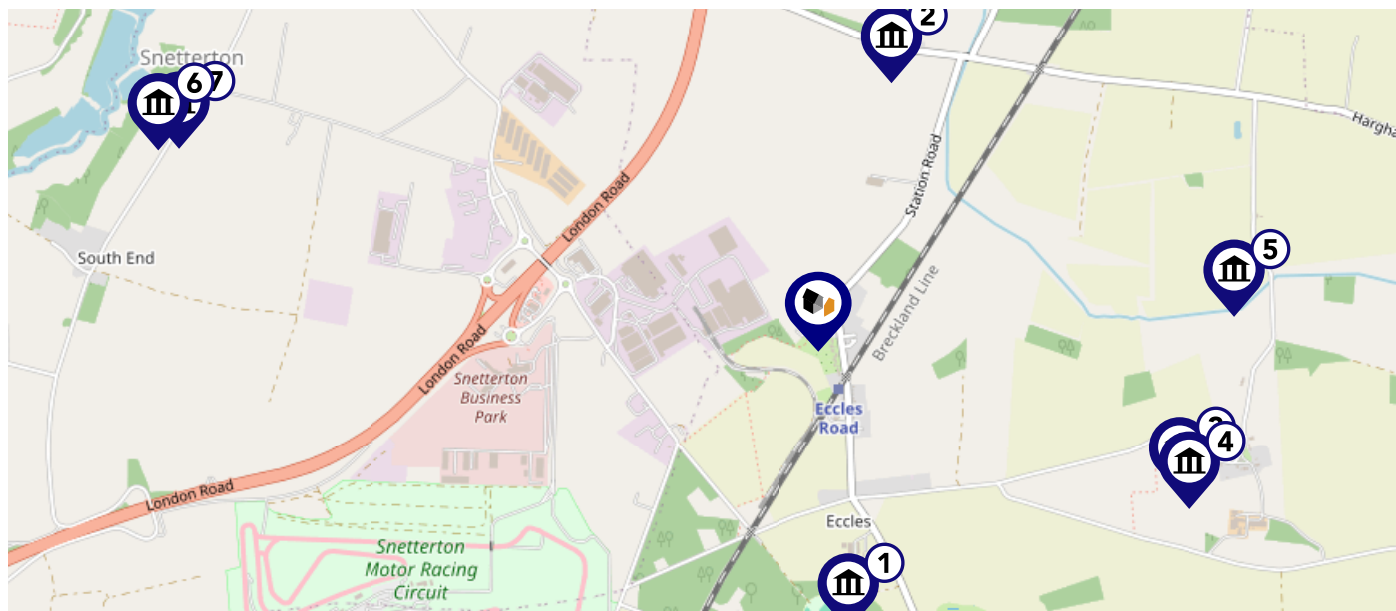
1	EA/EPR/CP3796SC/V002	Active Landfill
2	Field Lodge-Eccles Road, East Harling	Historic Landfill
3	East Harling-East Harling, Breckland, Norfolk	Historic Landfill
4	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill
5	Banham Zoo-Banham	Historic Landfill
6	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill
7	Attleborough-Attleborough, Norfolk	Historic Landfill
8	Banham Zoo-Banham	Historic Landfill
9	Back Lane-Bridgeham, Breckland	Historic Landfill

Maps

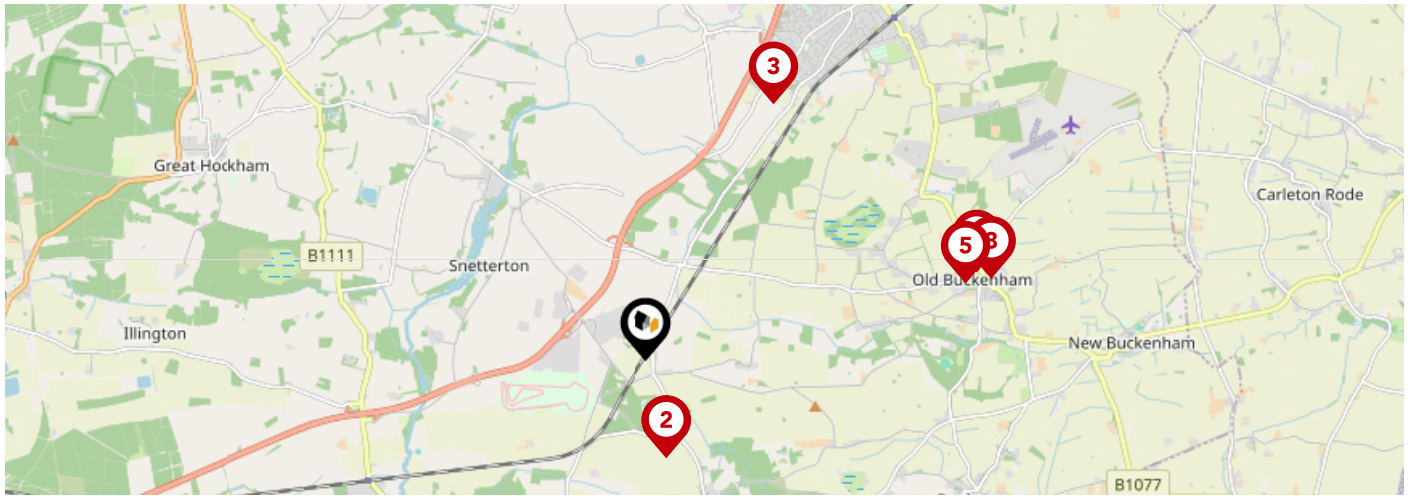
Listed Buildings



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
	1077510 - Church Of St Mary	Grade II	0.6 miles
	1077512 - Church Of All Saints Including Tower	Grade II	0.6 miles
	1306460 - Church Of All Saints	Grade I	0.9 miles
	1077518 - The Old Rectory	Grade II	0.9 miles
	1077519 - Wilby Hall	Grade II	1.0 miles
	1248430 - Old Rectory	Grade II	1.5 miles
	1248425 - Church Of All Saints	Grade I	1.5 miles



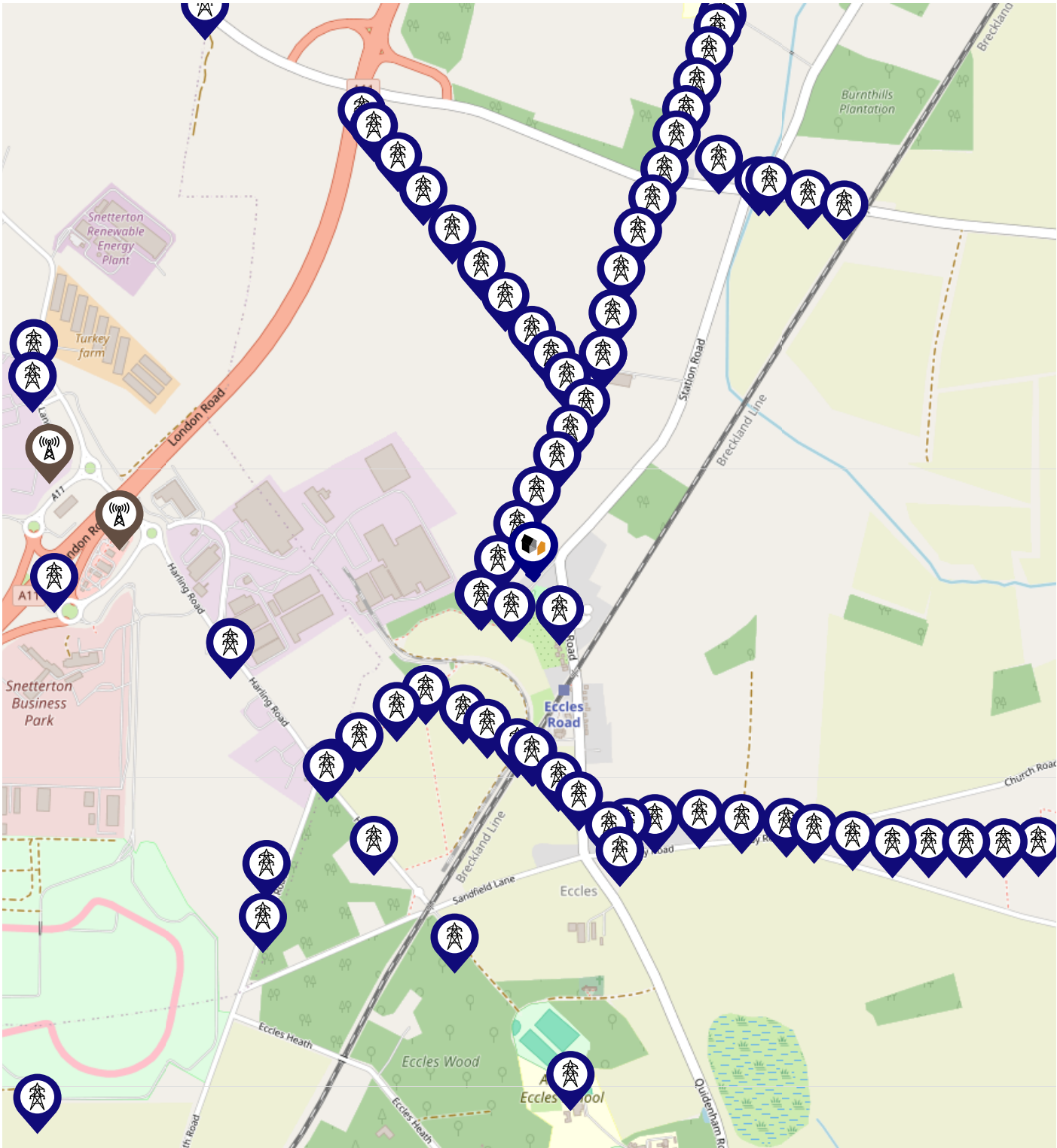
		Nursery	Primary	Secondary	College	Private
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:0.9	☐	☐	☒	☐	☐
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:0.9	☐	☐	☒	☐	☐
	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:2.58	☐	☒	☐	☐	☐
	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:2.75	☐	☒	☐	☐	☐
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:2.97	☐	☐	☒	☐	☐
	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:3.01	☐	☒	☐	☐	☐
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:3.1	☐	☒	☐	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:3.21	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:3.27	☐	☒	☐	☐	☐
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:3.39	☐	☐	☒	☐	☐
	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:3.81	☐	☐	☒	☐	☐
	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:3.85	☐	☒	☐	☐	☐
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.22	☐	☒	☐	☐	☐
	Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:4.28	☐	☒	☐	☐	☐
	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:4.38	☐	☒	☐	☐	☐
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:4.92	☐	☒	☐	☐	☐

Local Area

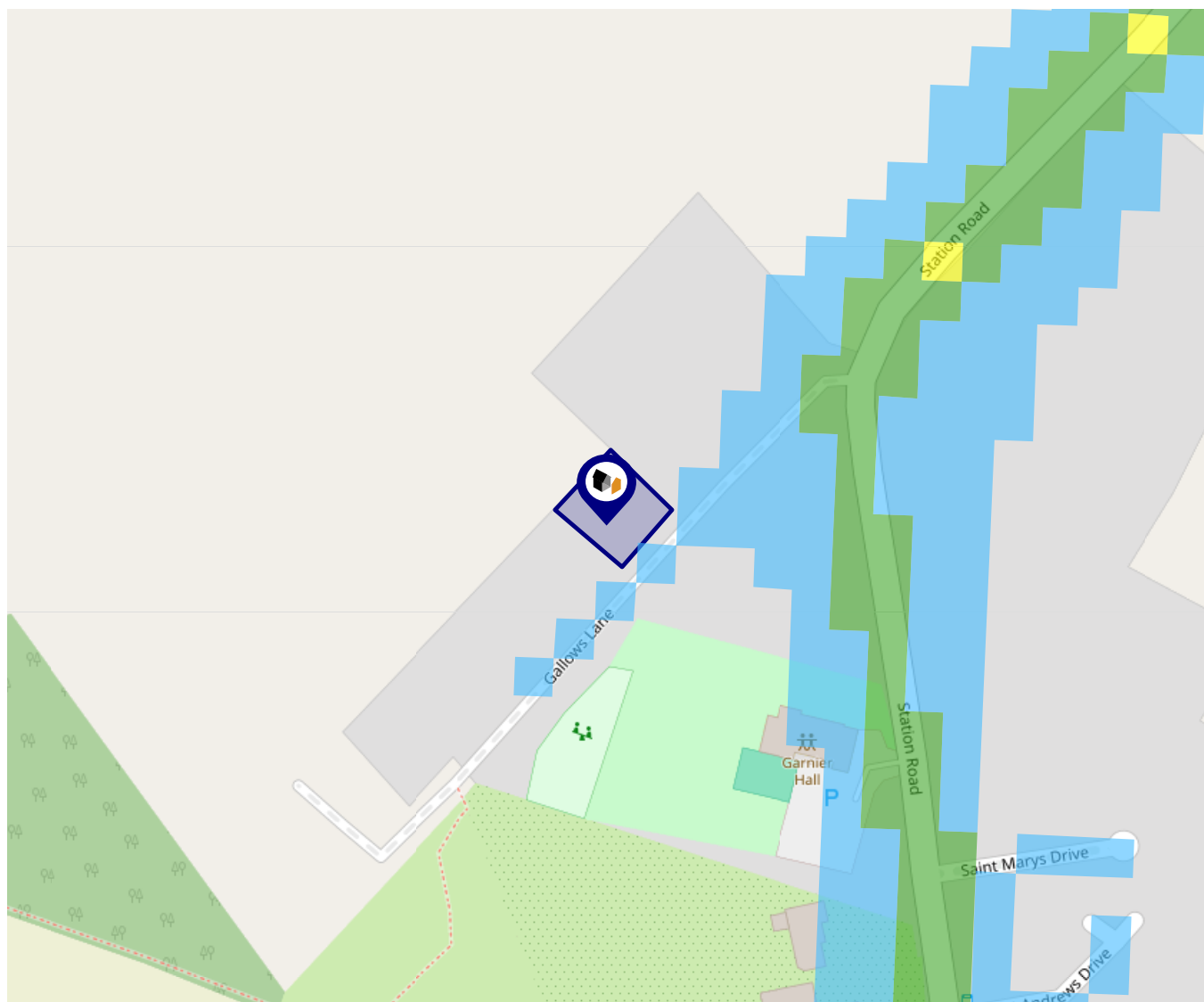
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Local Area Road Noise

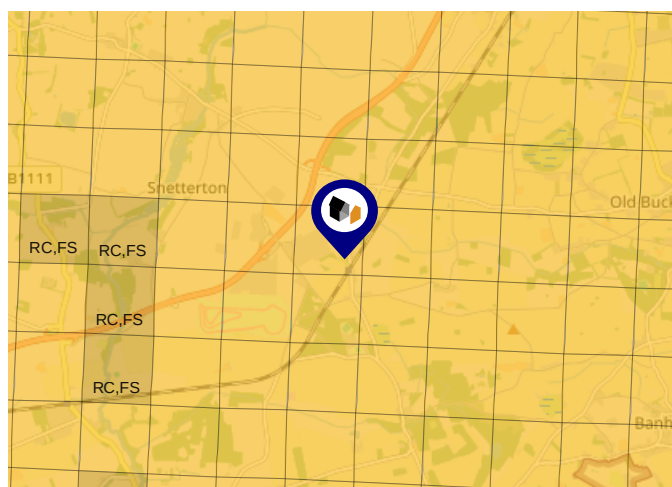


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

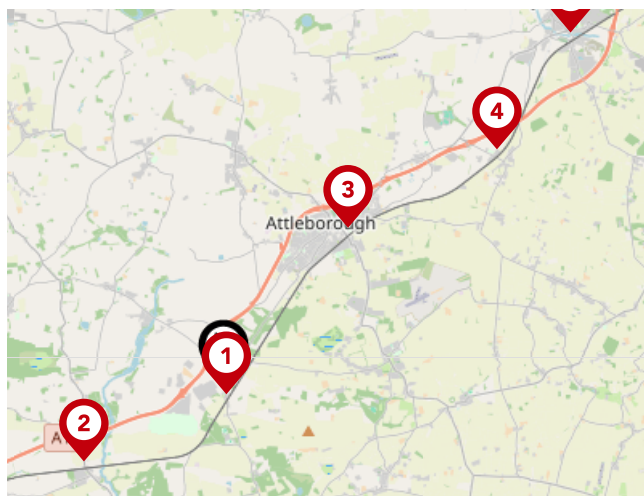


Primary Classifications (Most Common Clay Types)

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)

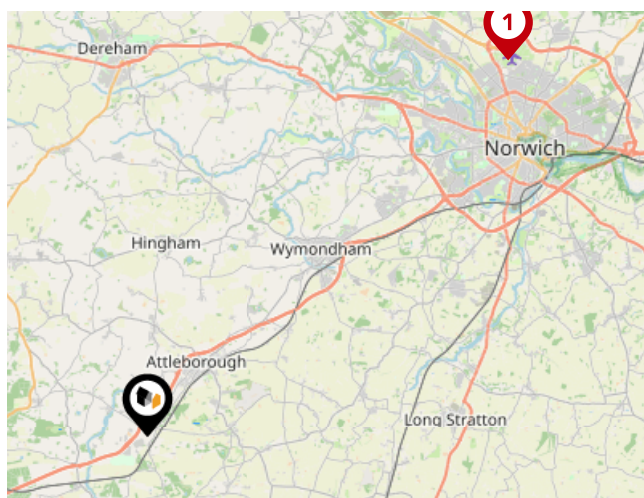


National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	0.2 miles
2	Harling Road Rail Station	2.87 miles
3	Attleborough Rail Station	3.6 miles
4	Spooner Row Rail Station	6.5 miles
5	Wymondham Rail Station	8.9 miles

Trunk Roads/Motorways

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

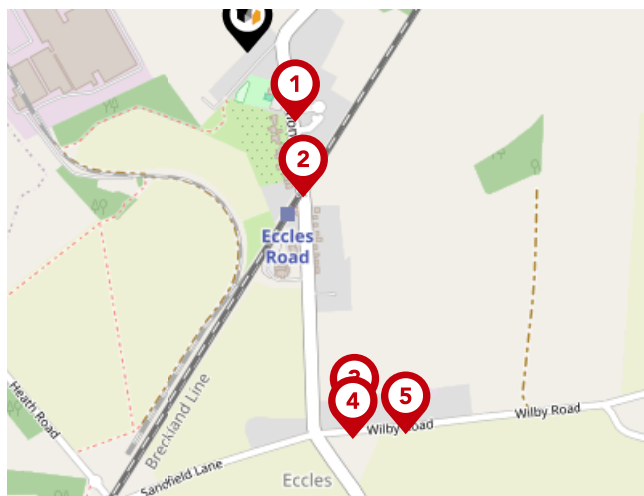


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.76 miles

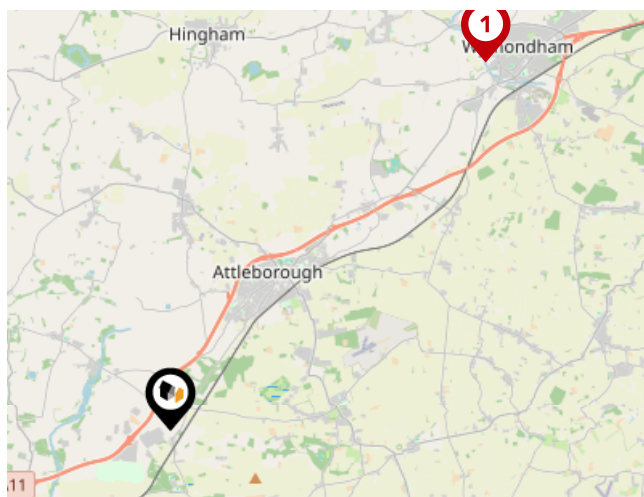
Area

Transport (Local)



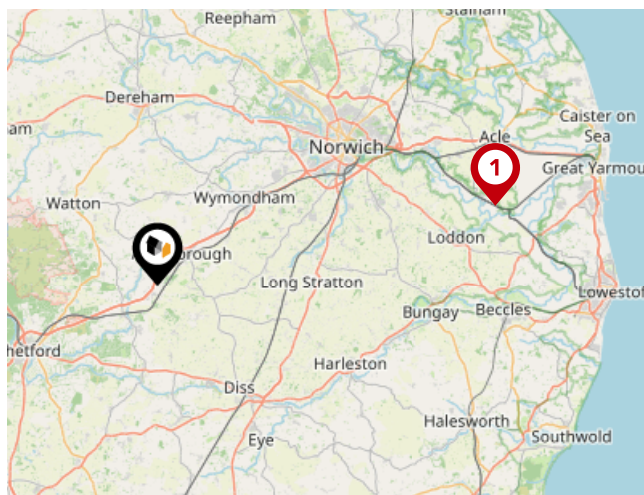
Bus Stops/Stations

Pin	Name	Distance
1	St Andrews Close	0.09 miles
2	Rail Station	0.17 miles
3	School	0.42 miles
4	Southfork	0.45 miles
5	School	0.46 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	8.75 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	25.12 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 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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?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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