See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th August 2026

WILLOW COURT, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com

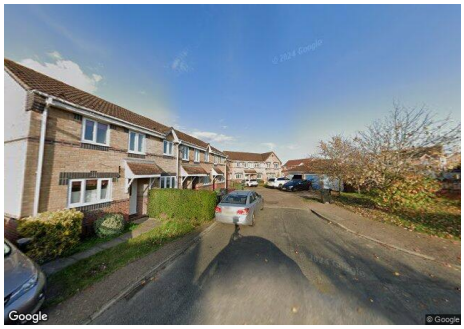
arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Powered by sprift Know any property instantly

Property
Overview



Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	753 ft^2 / 70 m^2		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,629		
Title Number:	NK169594		

Local Area

Local Authority: Norfolk

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **53** mb/s **10000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

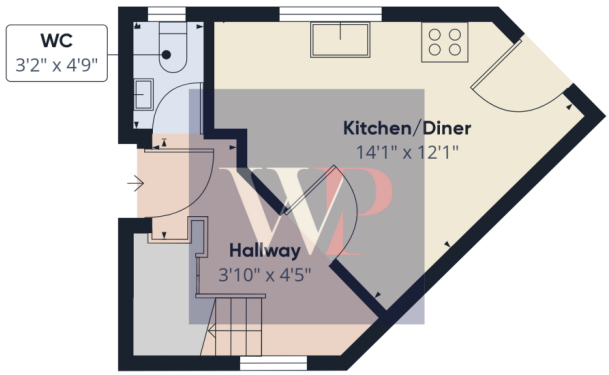
Powered by sprift
Know any property instantly

Gallery
Photos

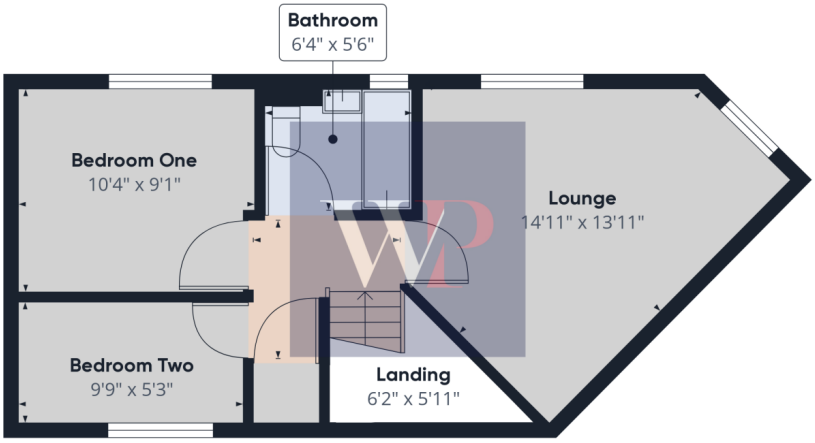
Gallery
Photos

Gallery
Floorplan

WILLOW COURT, ATTLEBOROUGH, NR17



Floor 0



Floor 1

Whitley Parish

Approximate total area(1)
598.04 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

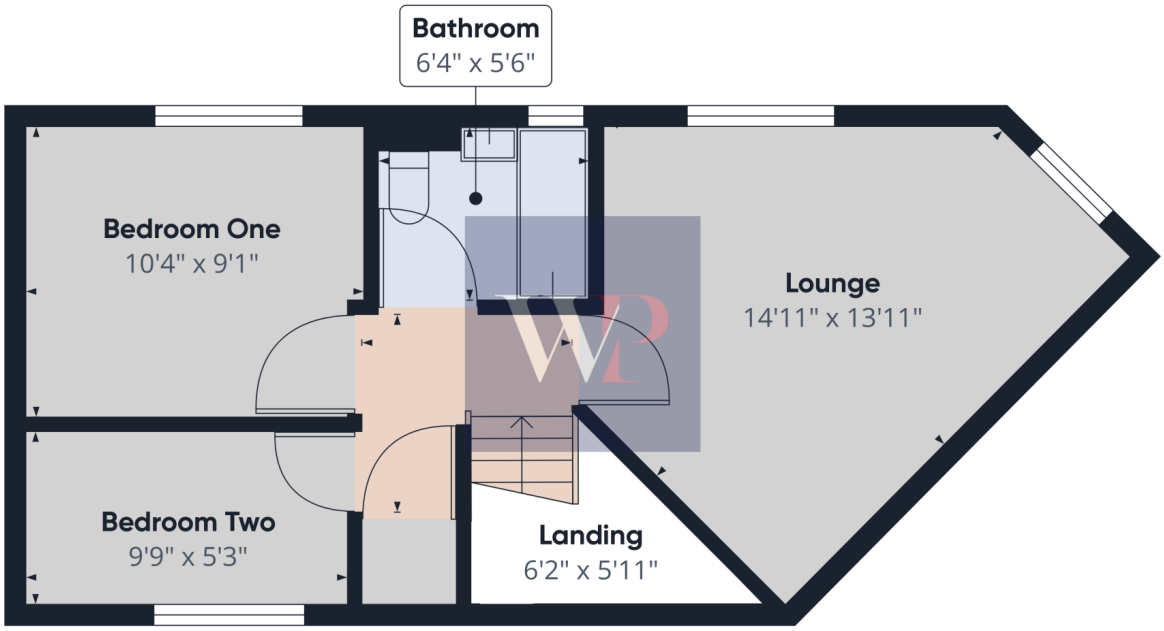
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Powered by sprift
Know any property instantly

Gallery
Floorplan

WILLOW COURT, ATTLEBOROUGH, NR17



Floor 1

Whitley Parish

Approximate total area(1)
379.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

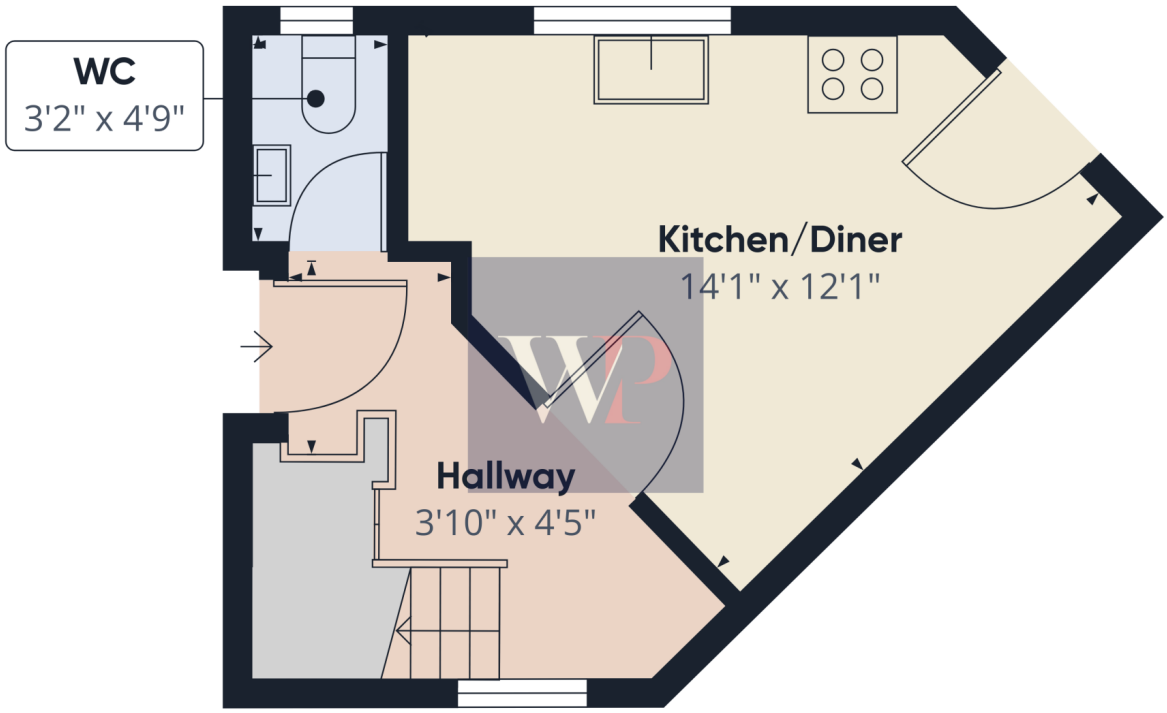
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Powered by sprift
Know any property instantly

Gallery
Floorplan

WILLOW COURT, ATTLEBOROUGH, NR17



Floor 0

Whitley Parish

Approximate total area(1)
218.07 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Property
EPC - Certificate

NR17

Energy rating

C

Valid until 19.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 | B
69-80	C	74 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Powered by sprift
Know any property instantly

Property

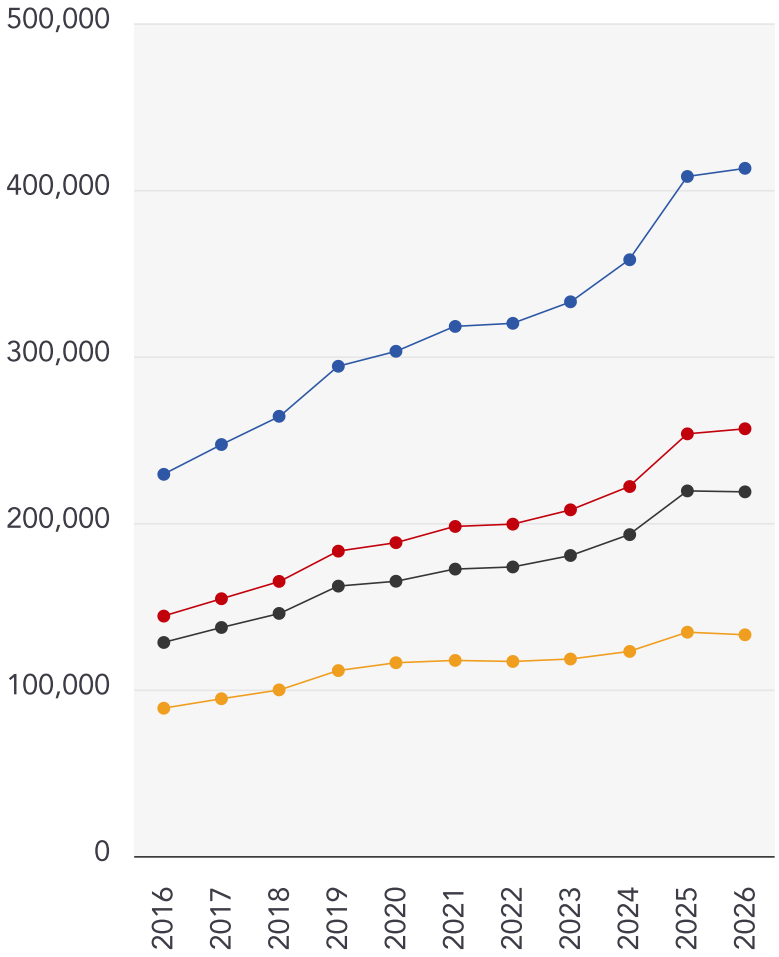
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 22% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	70 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in NR17



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

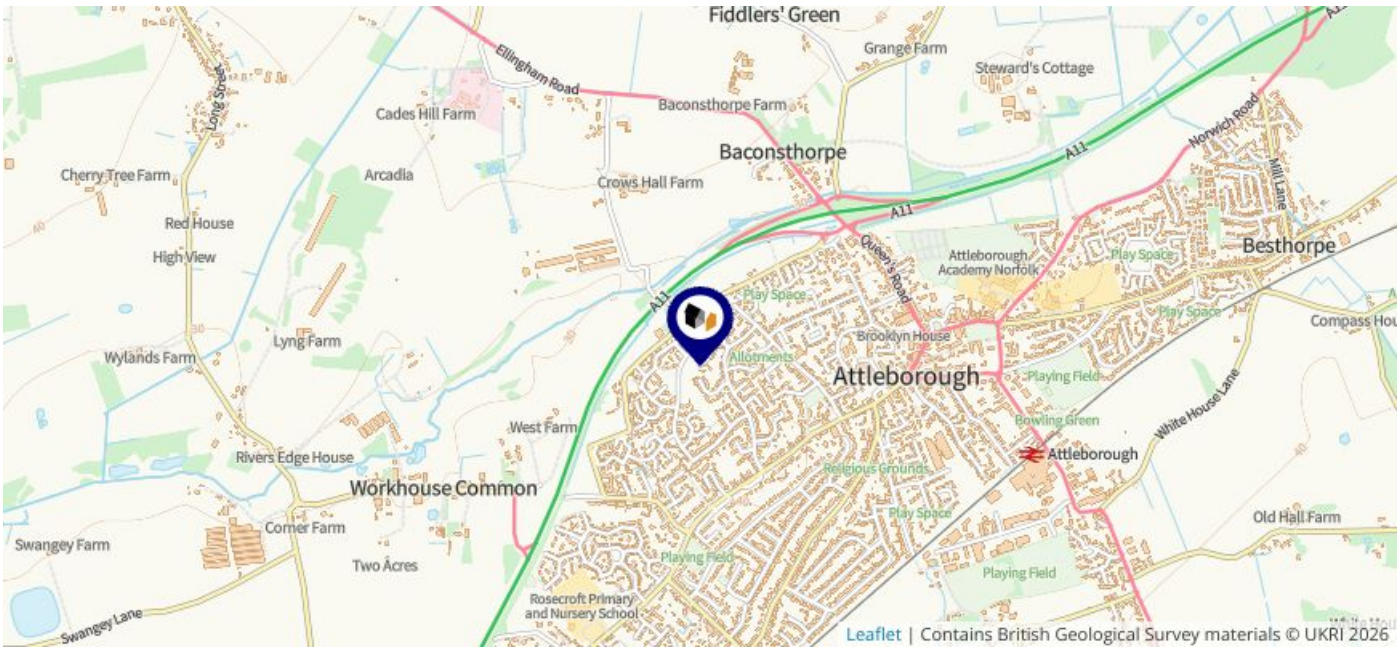
Flat

+49.65%

Powered by sprift
Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

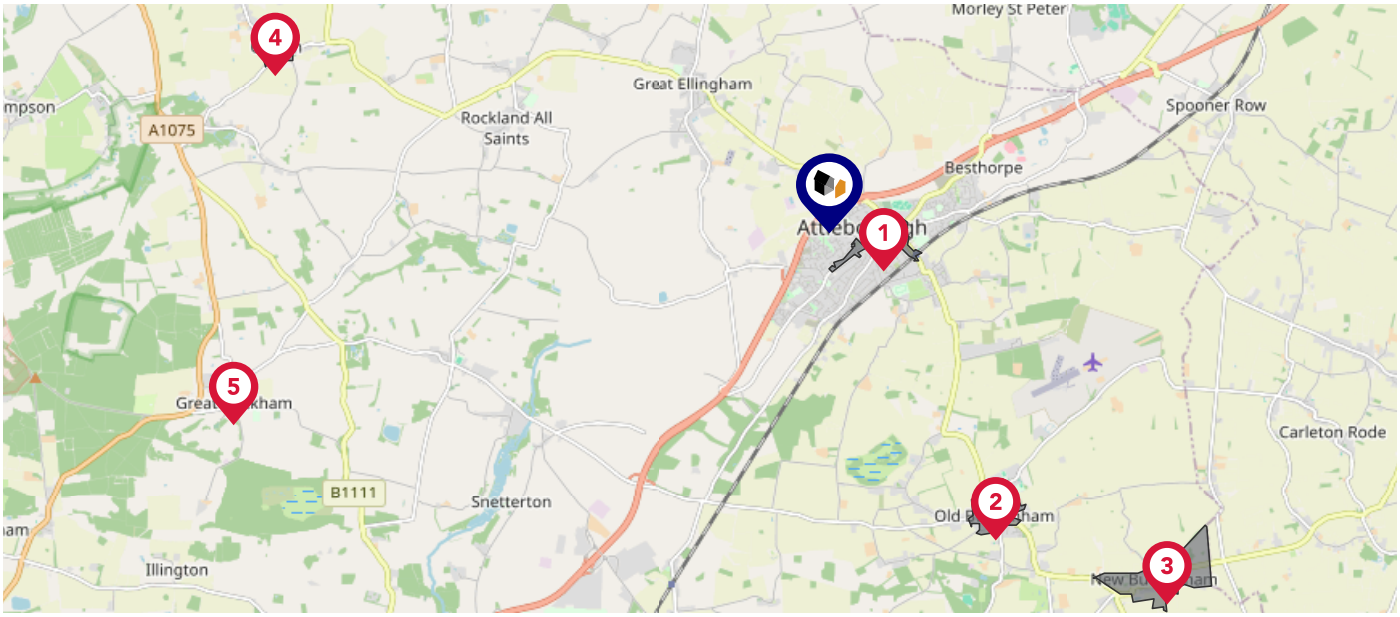
- Adit
- Gutter Pit
- Shaft

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.

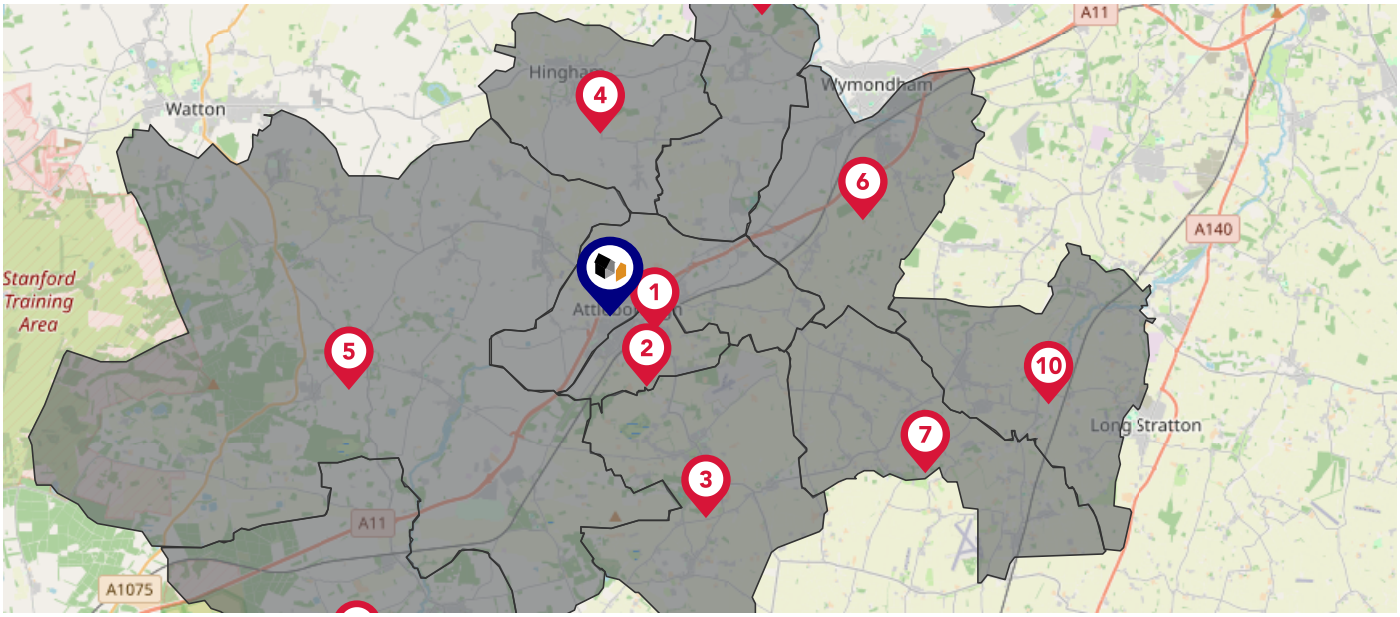


Nearby Conservation Areas

1	Attleborough
2	Old Buckenham
3	New Buckenham
4	Caston
5	Hockham

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

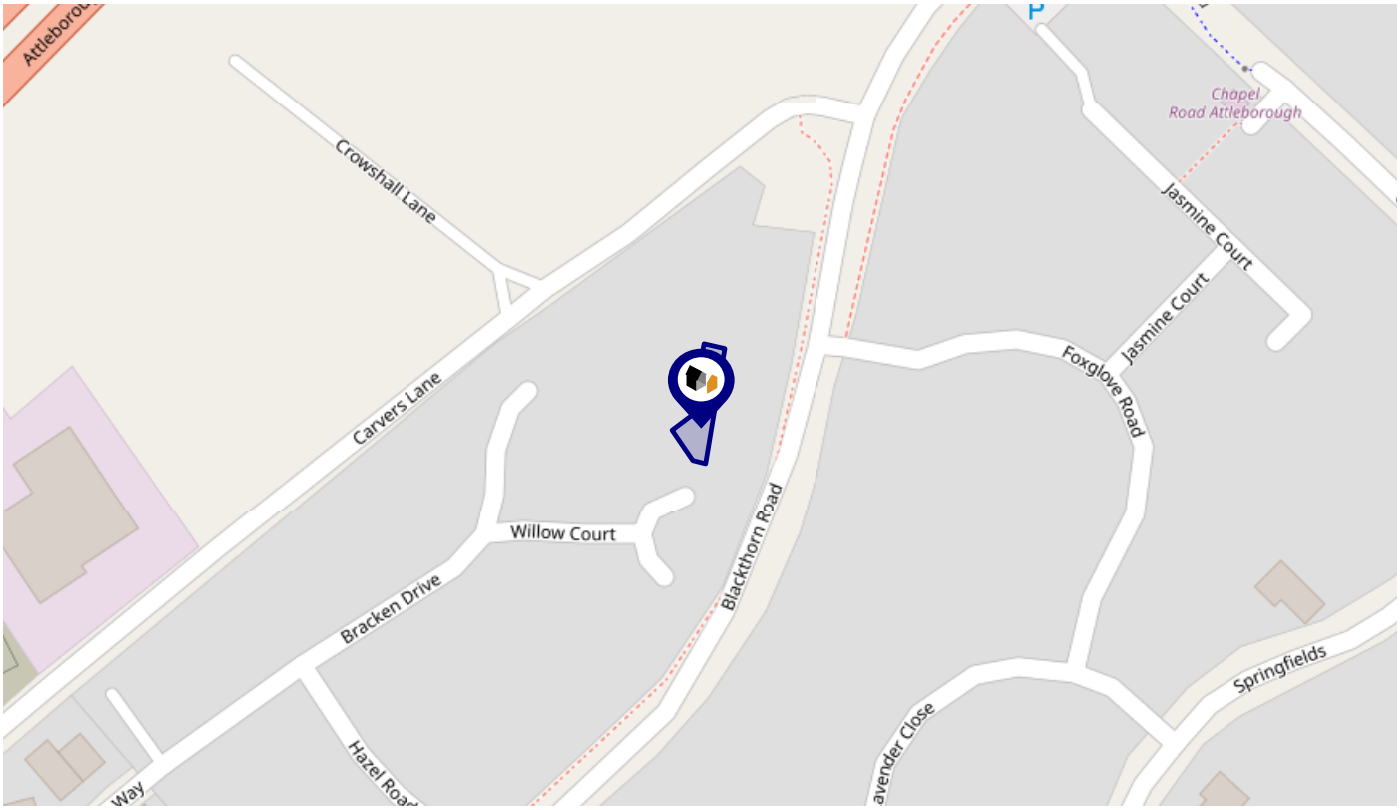


Nearby Council Wards

1	Attleborough Queens & Besthorpe Ward
2	Attleborough Burgh & Haverscroft Ward
3	The Buckenhams & Banham Ward
4	Hingham & Deopham Ward
5	All Saints & Wayland Ward
6	South Wymondham Ward
7	Bunwell Ward
8	Wicklewood Ward
9	Harling & Heathlands Ward
10	Forncett 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.

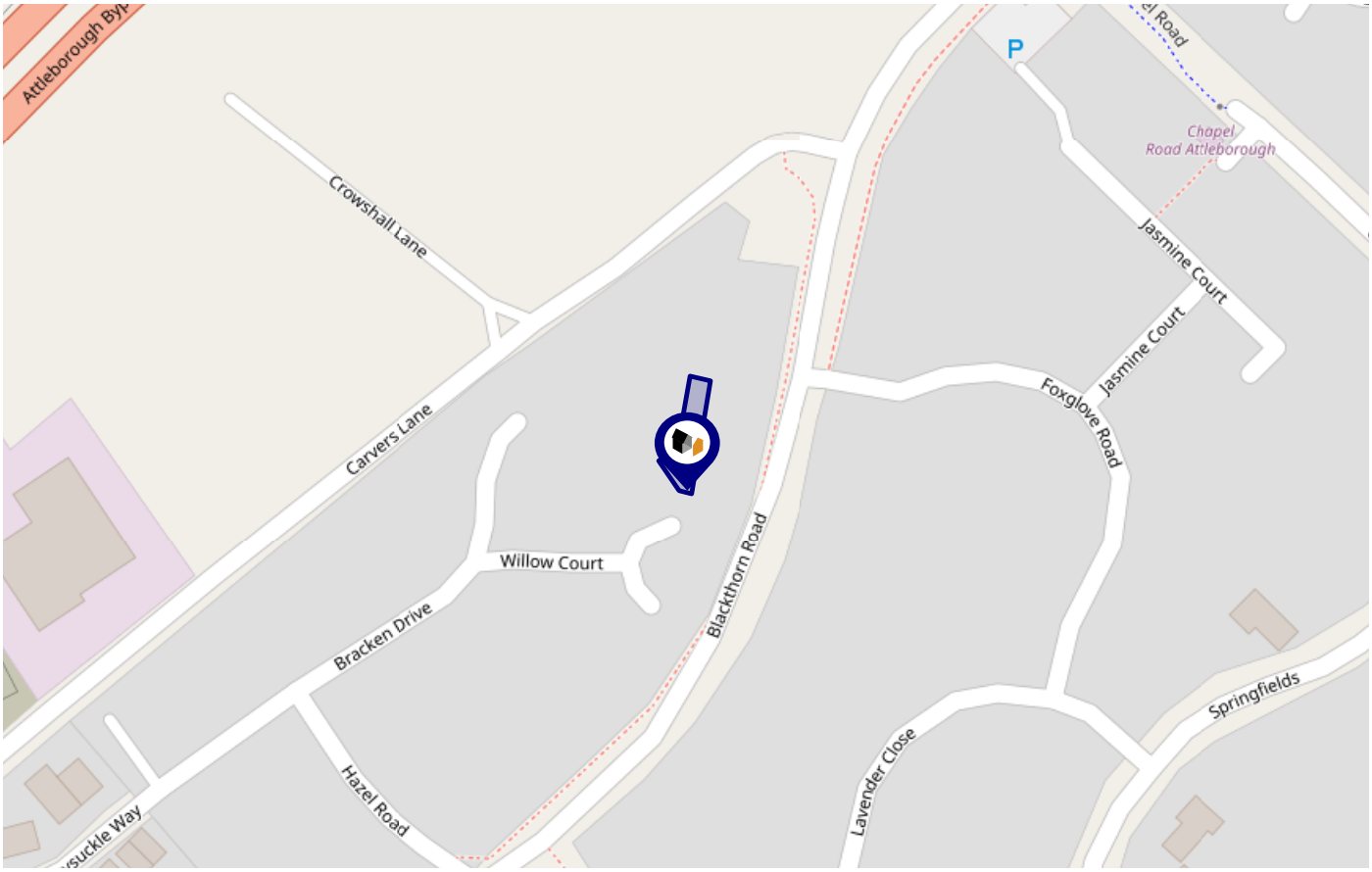
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

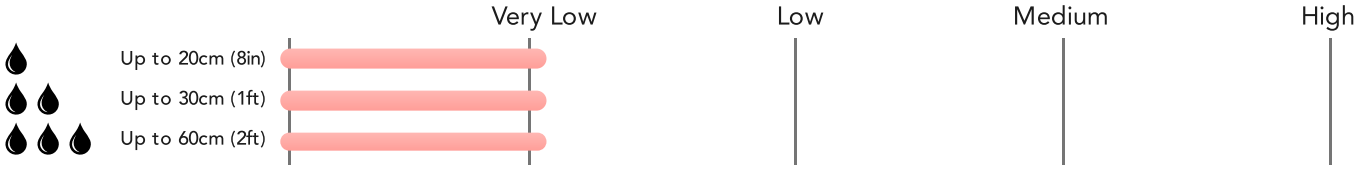


Risk Rating: Very low

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.

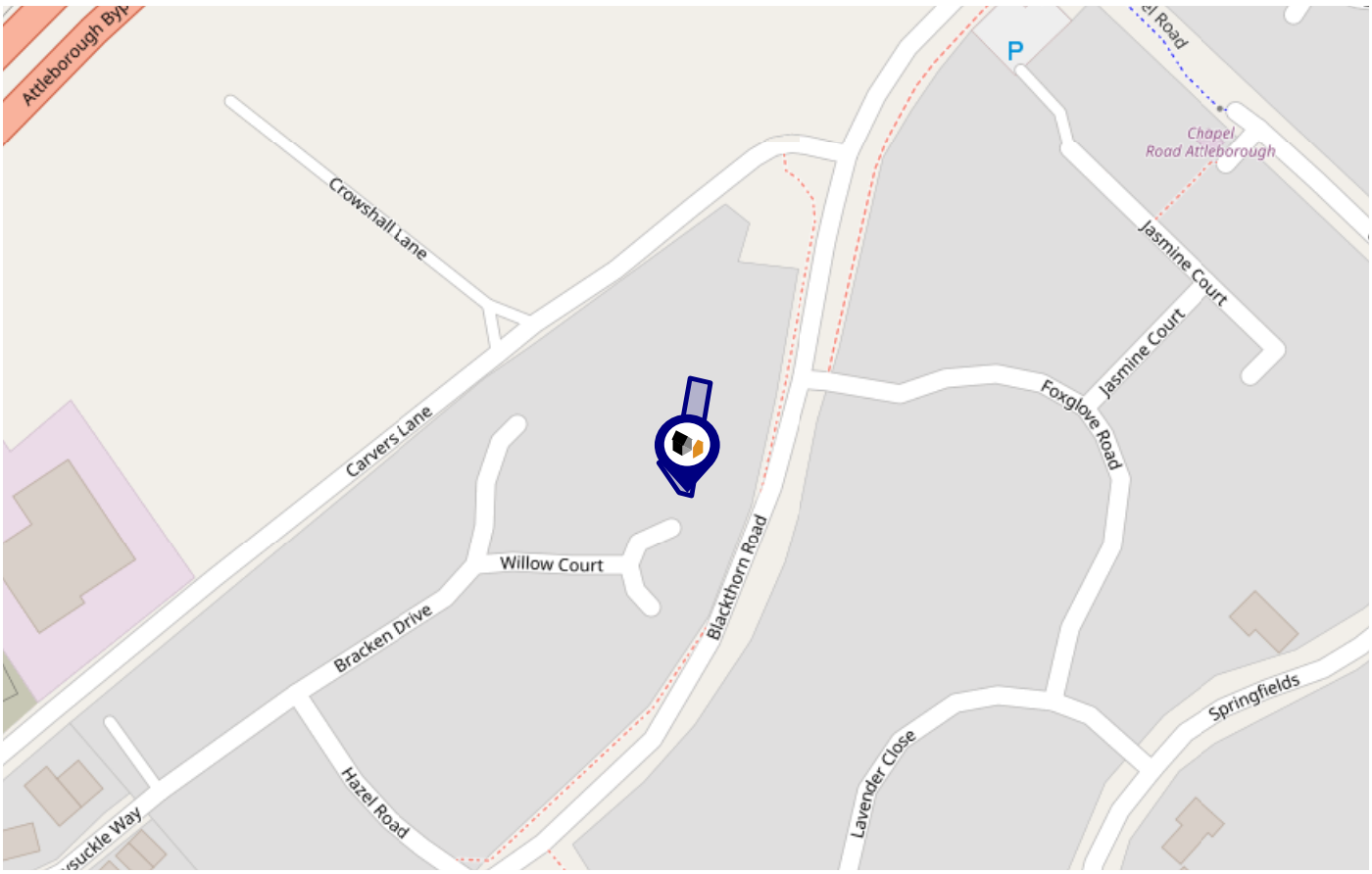
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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.

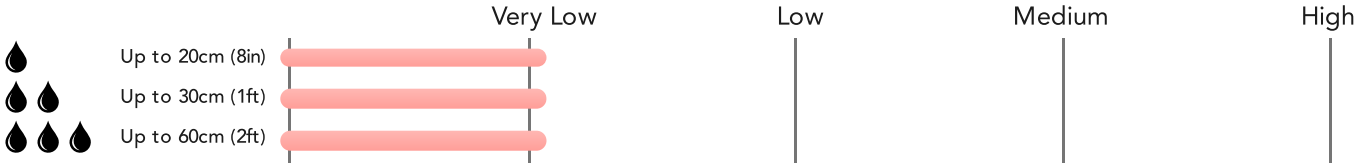


Risk Rating: Very low

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.

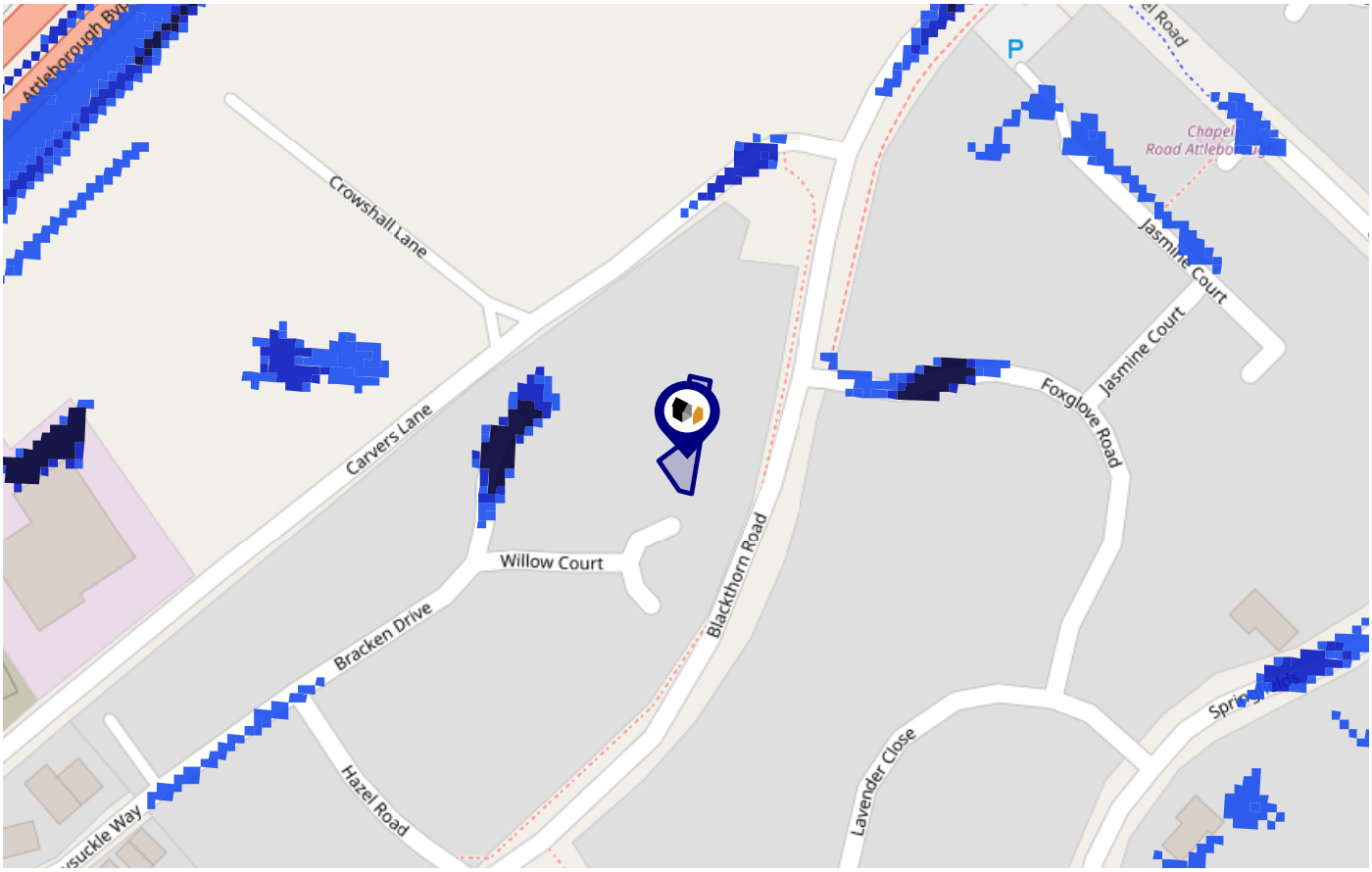
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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.

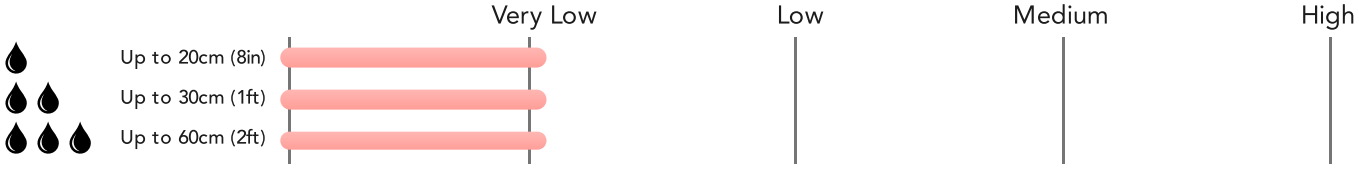


Risk Rating: Very low

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.
- **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.

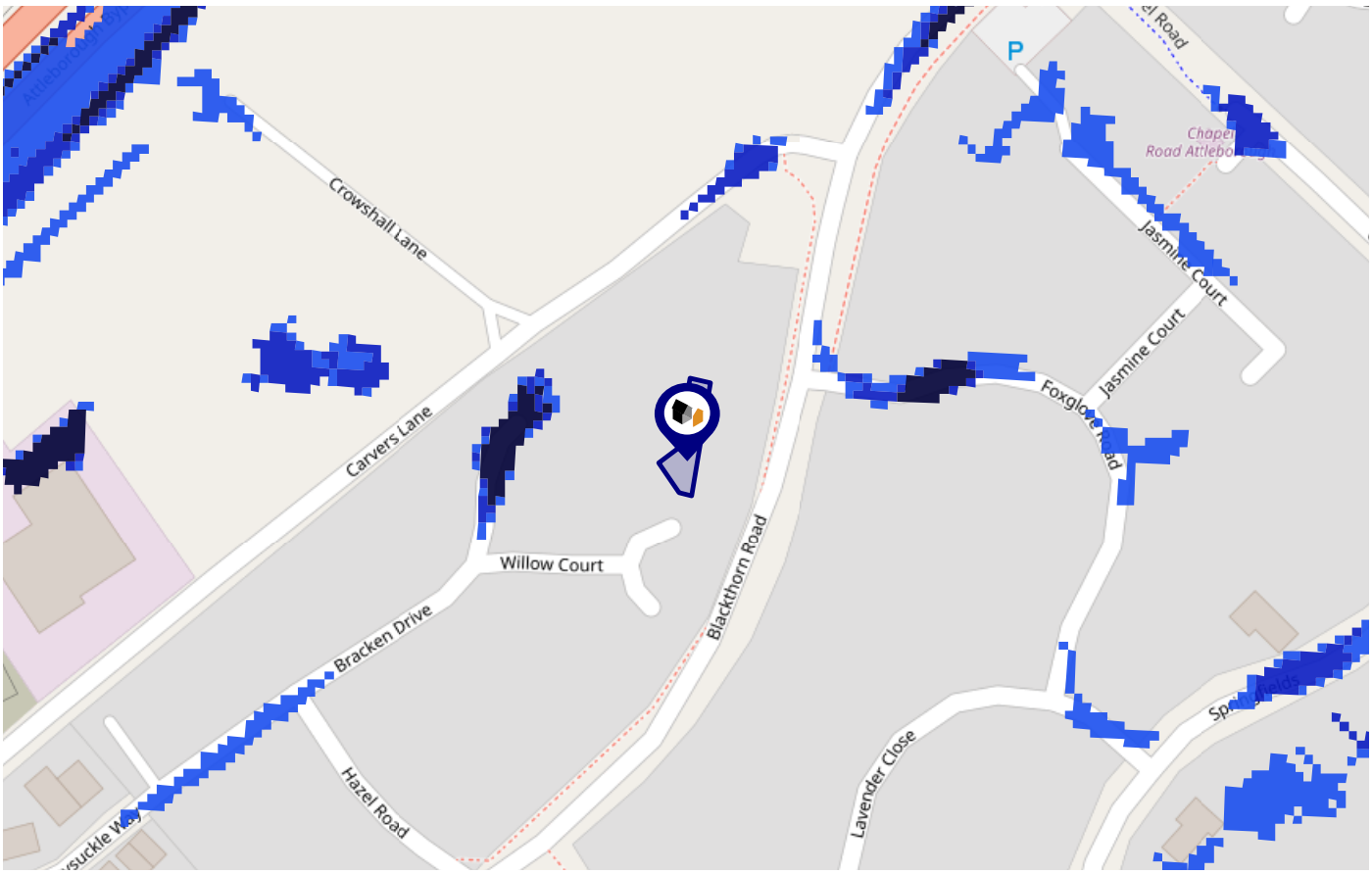
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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.

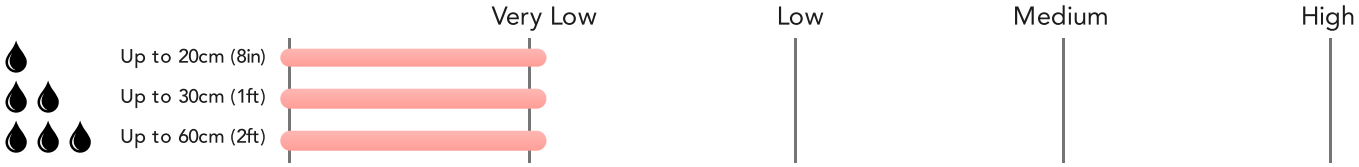


Risk Rating: Very low

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.
- **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.

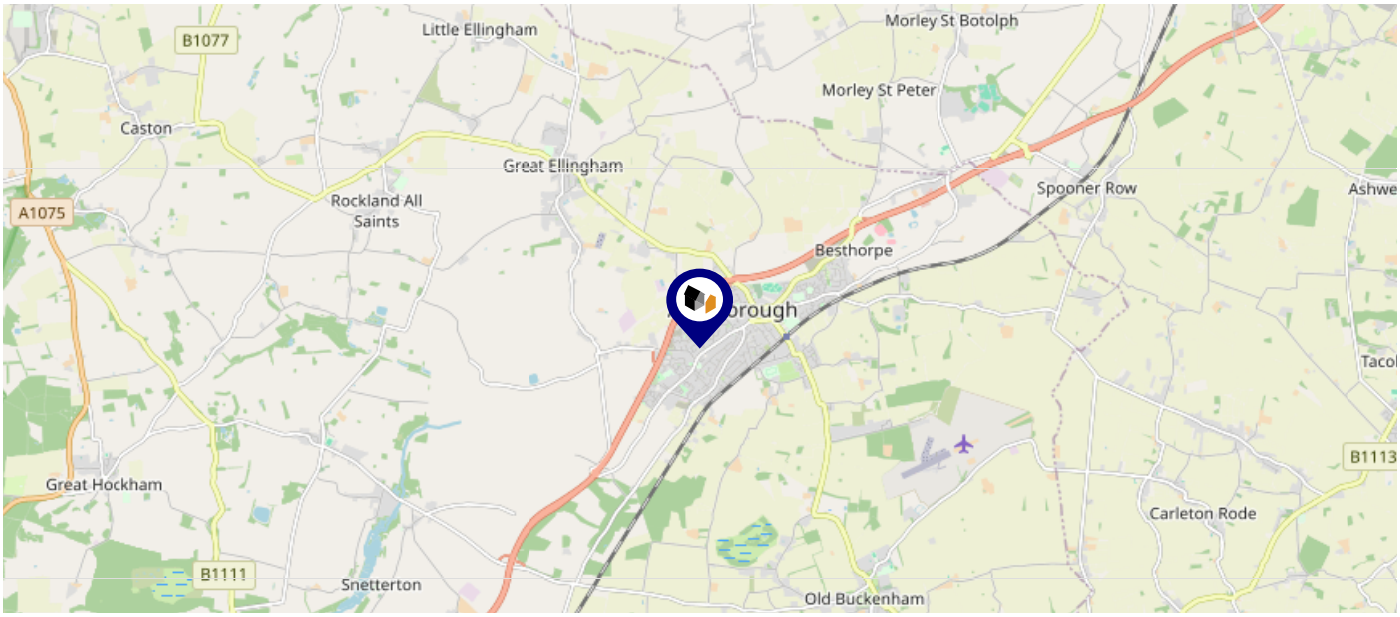
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Maps
Green Belt

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



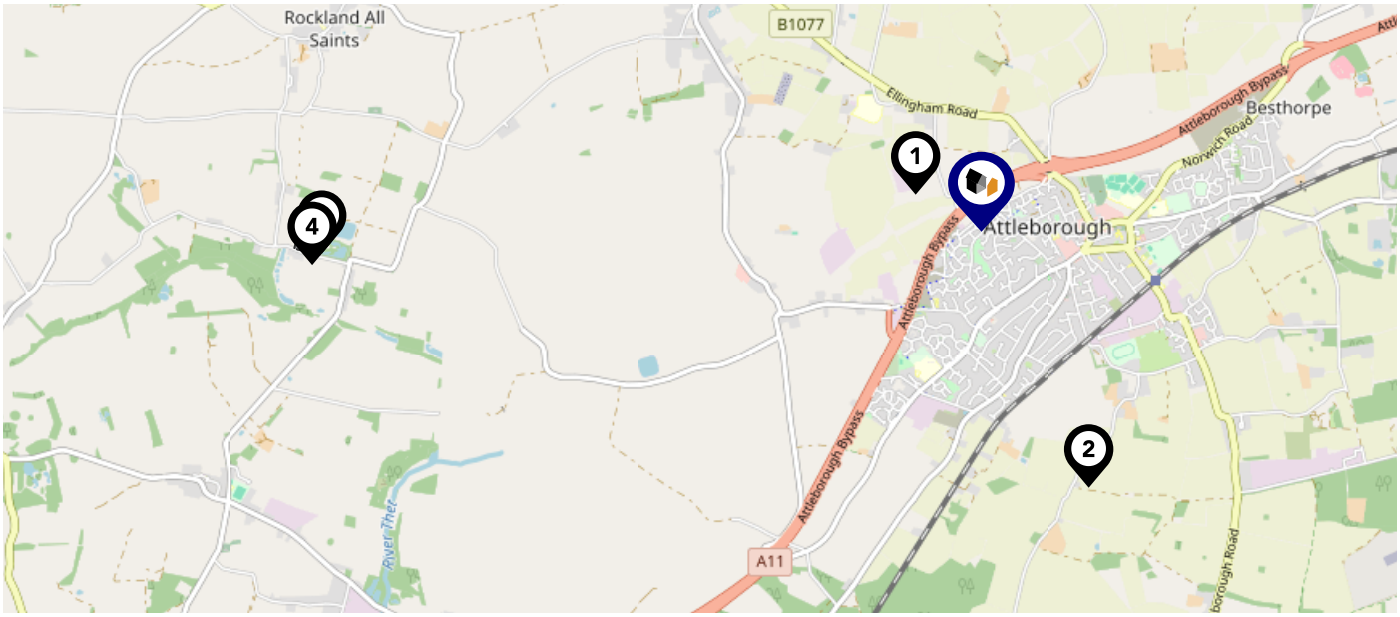
Nearby Green Belt Land

No data available.

Powered by sprift
Know any property instantly

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.

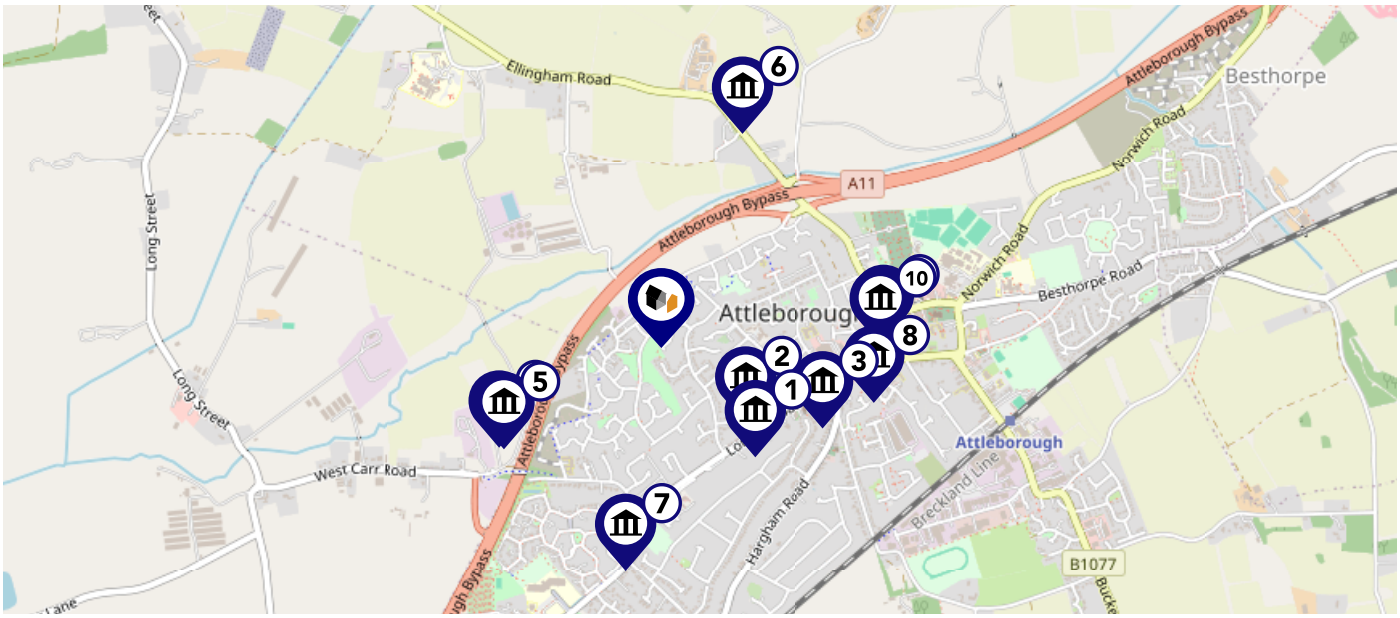


Nearby Landfill Sites

1	Crowshall Lane-Attleborough, Norfolk	Historic Landfill
2	Attleborough-Attleborough, Norfolk	Historic Landfill
3	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill
4	Rocklands-Rocklands, Breckland	Historic Landfill

Maps
Listed Buildings

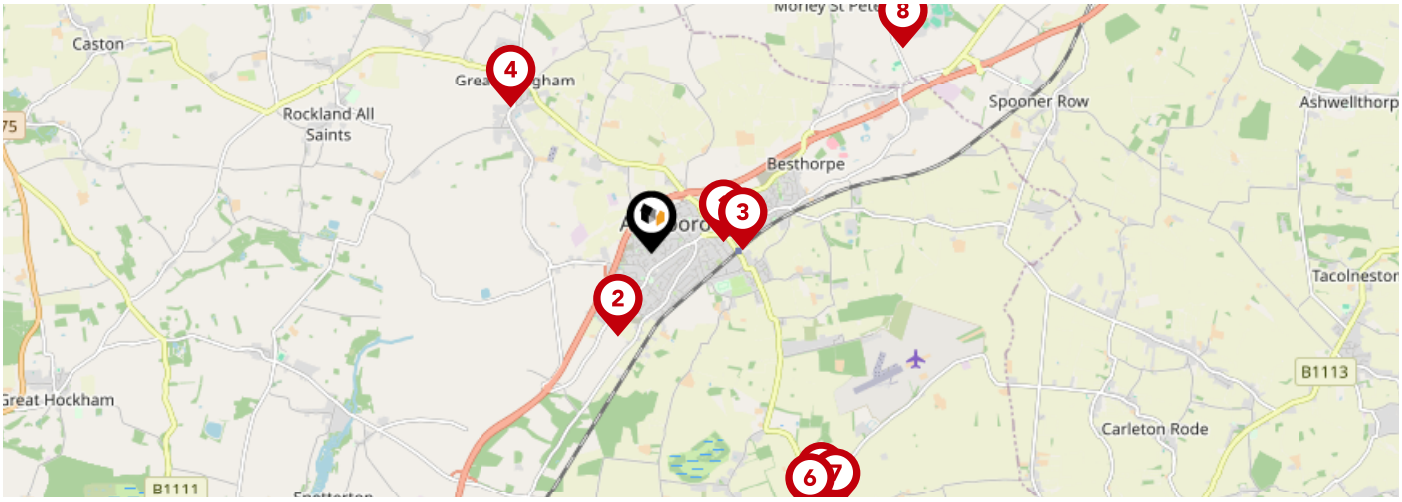
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1248876 - 1 And 2, Prospect Avenue	Grade II	0.3 miles
2 1068812 - Lushers Cottage	Grade II	0.3 miles
3 1342450 - 1 High Street Attleborough Comprising Unit One (also Known As Nan Gibbon's Cottage And The Victorian Cottage) And Unit Two (also Known As Acorn Cottage)	Grade II	0.4 miles
4 1169023 - West Farmhouse	Grade II	0.4 miles
5 1077556 - Barn 25 Metres South East Of West Farmhouse	Grade II	0.4 miles
6 1077548 - Attleborough Lodge	Grade II	0.5 miles
7 1389108 - Arosa	Grade II	0.5 miles
8 1077546 - Lamp Cottage And The Homestead	Grade II	0.5 miles
9 1342451 - The Doric Restaurant	Grade II	0.5 miles
10 1077552 - A E Bush	Grade II	0.5 miles

Powered by sprift
Know any property instantly

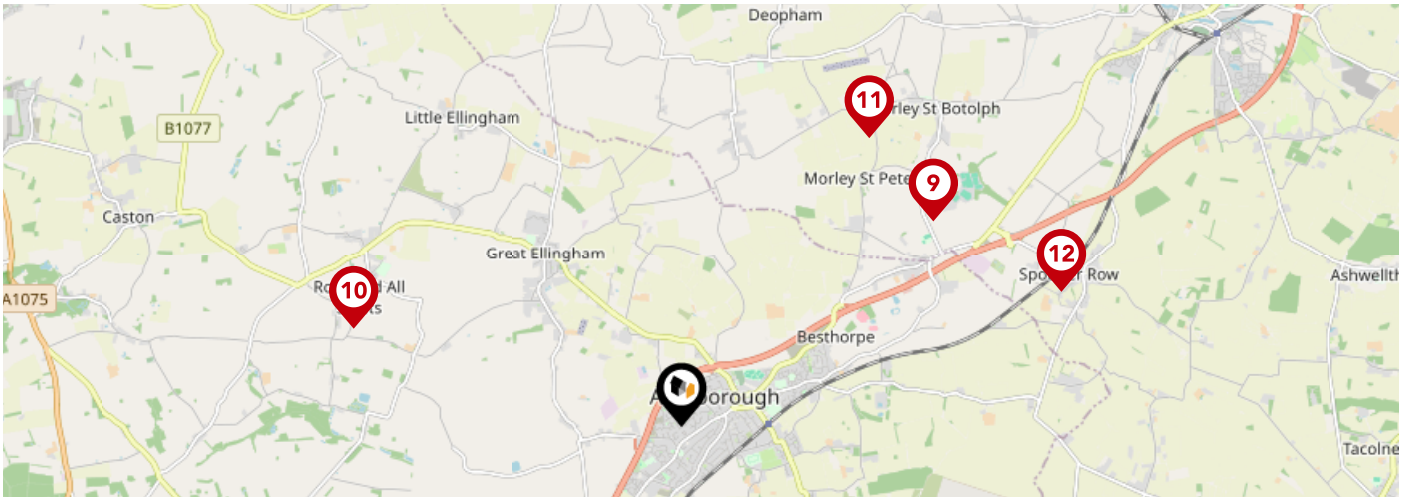
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Attleborough Academy** Ofsted Rating: Good | Pupils: 932 | Distance:0.66	☐	☐	☑	☐	☐
2	**Rosecroft Primary School** Ofsted Rating: Requires improvement | Pupils: 525 | Distance:0.81	☐	☑	☐	☐	☐
3	**Attleborough Primary School** Ofsted Rating: Requires improvement | Pupils: 378 | Distance:0.83	☐	☑	☐	☐	☐
4	**Great Ellingham Primary School** Ofsted Rating: Good | Pupils: 177 | Distance:1.82	☐	☑	☐	☐	☐
5	**Old Buckenham Primary School and Nursery** Ofsted Rating: Good | Pupils: 194 | Distance:2.74	☐	☑	☐	☐	☐
6	**Chapel Green School** Ofsted Rating: Good | Pupils: 174 | Distance:2.77	☐	☐	☑	☐	☐
7	**Old Buckenham High School** Ofsted Rating: Good | Pupils: 492 | Distance:2.86	☐	☐	☑	☐	☐
8	**Wymondham College Prep School** Ofsted Rating: Outstanding | Pupils: 334 | Distance:2.93	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

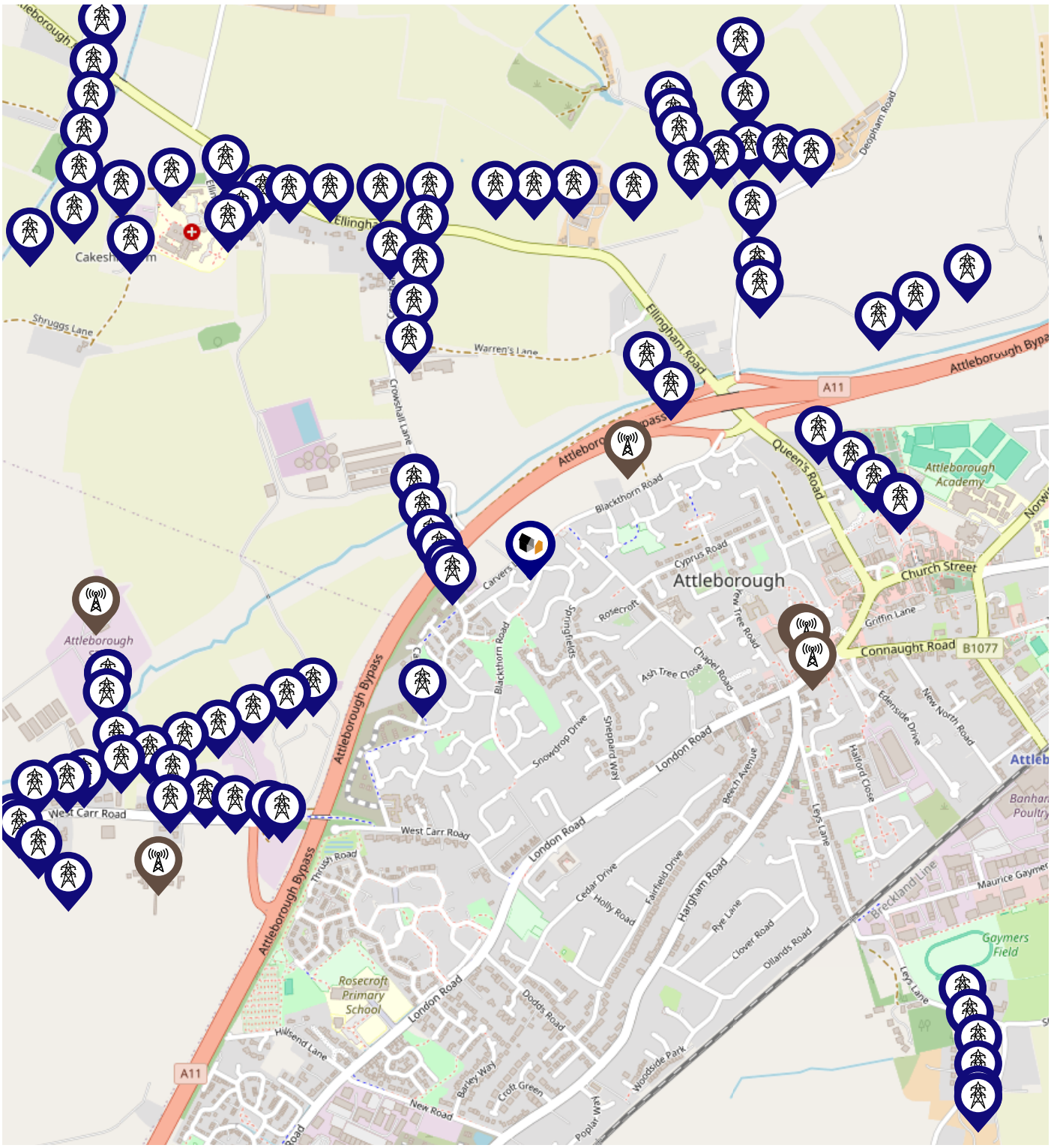
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Wymondham College** Ofsted Rating: Outstanding | Pupils: 1434 | Distance:2.93	☐	☐	☑	☐	☐
10	**Rocklands Community Primary School** Ofsted Rating: Good | Pupils: 71 | Distance:3.09	☐	☑	☐	☐	☐
11	**Morley Church of England Primary Academy** Ofsted Rating: Good | Pupils: 128 | Distance:3.11	☐	☑	☐	☐	☐
12	**Spooner Row Primary School** Ofsted Rating: Good | Pupils: 103 | Distance:3.63	☐	☑	☐	☐	☐
13	**Aurora White House School** Ofsted Rating: Good | Pupils: 61 | Distance:4.14	☐	☐	☑	☐	☐
14	**Aurora Eccles School** Ofsted Rating: Not Rated | Pupils: 202 | Distance:4.14	☐	☐	☑	☐	☐
15	**Hingham Primary School** Ofsted Rating: Good | Pupils: 171 | Distance:4.44	☐	☑	☐	☐	☐
16	**Acorn Park School** Ofsted Rating: Good | Pupils: 128 | Distance:4.63	☐	☐	☑	☐	☐

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons



Key:

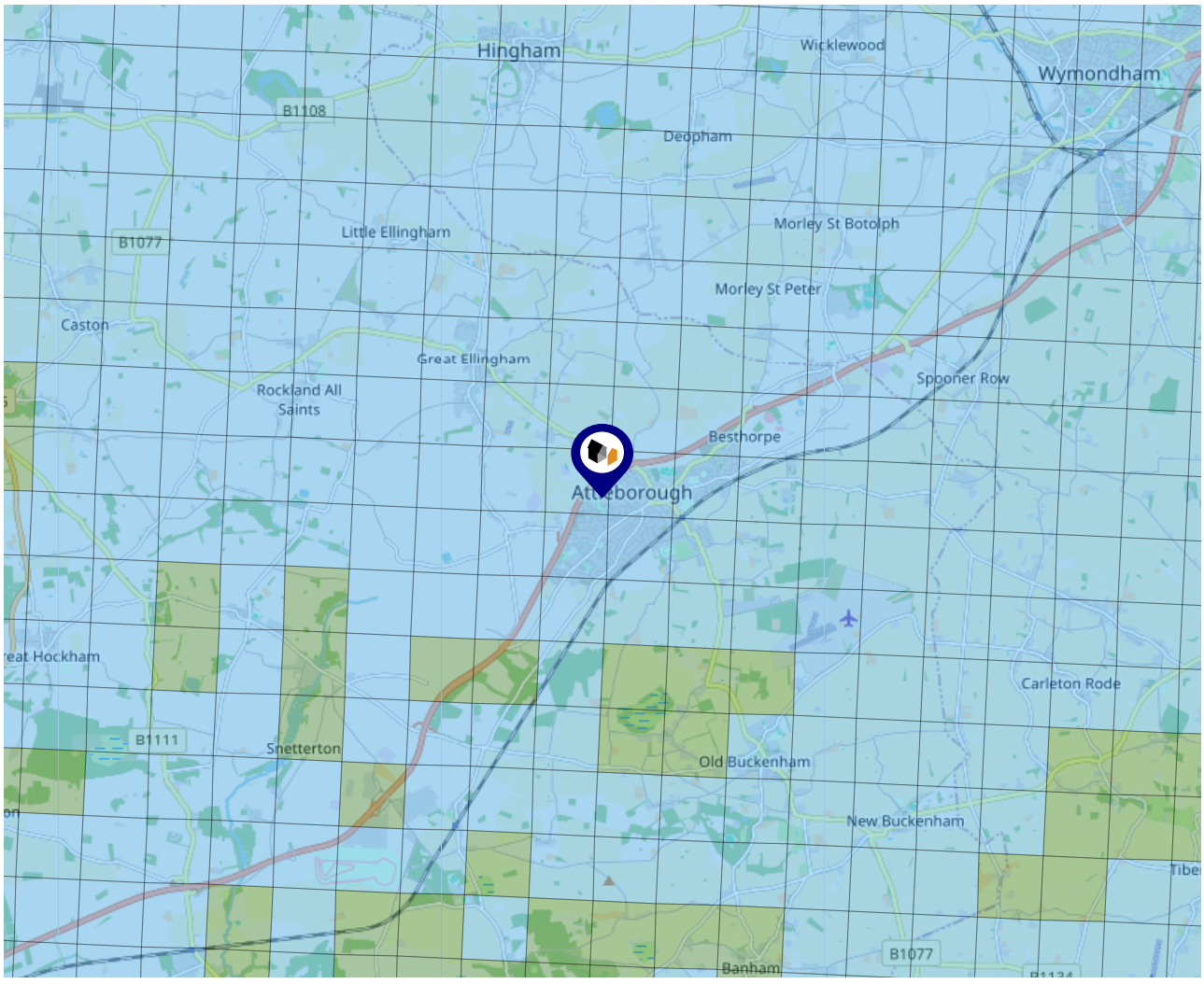
- Power Pylons
- Communication Masts

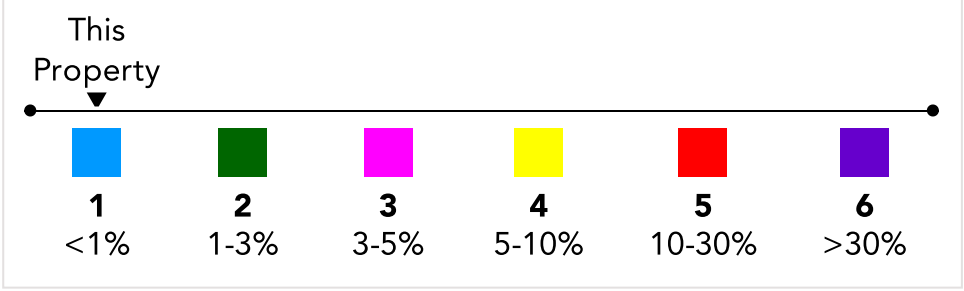
Powered by sprift
Know any property instantly

Environment
Radon Gas

What is Radon?

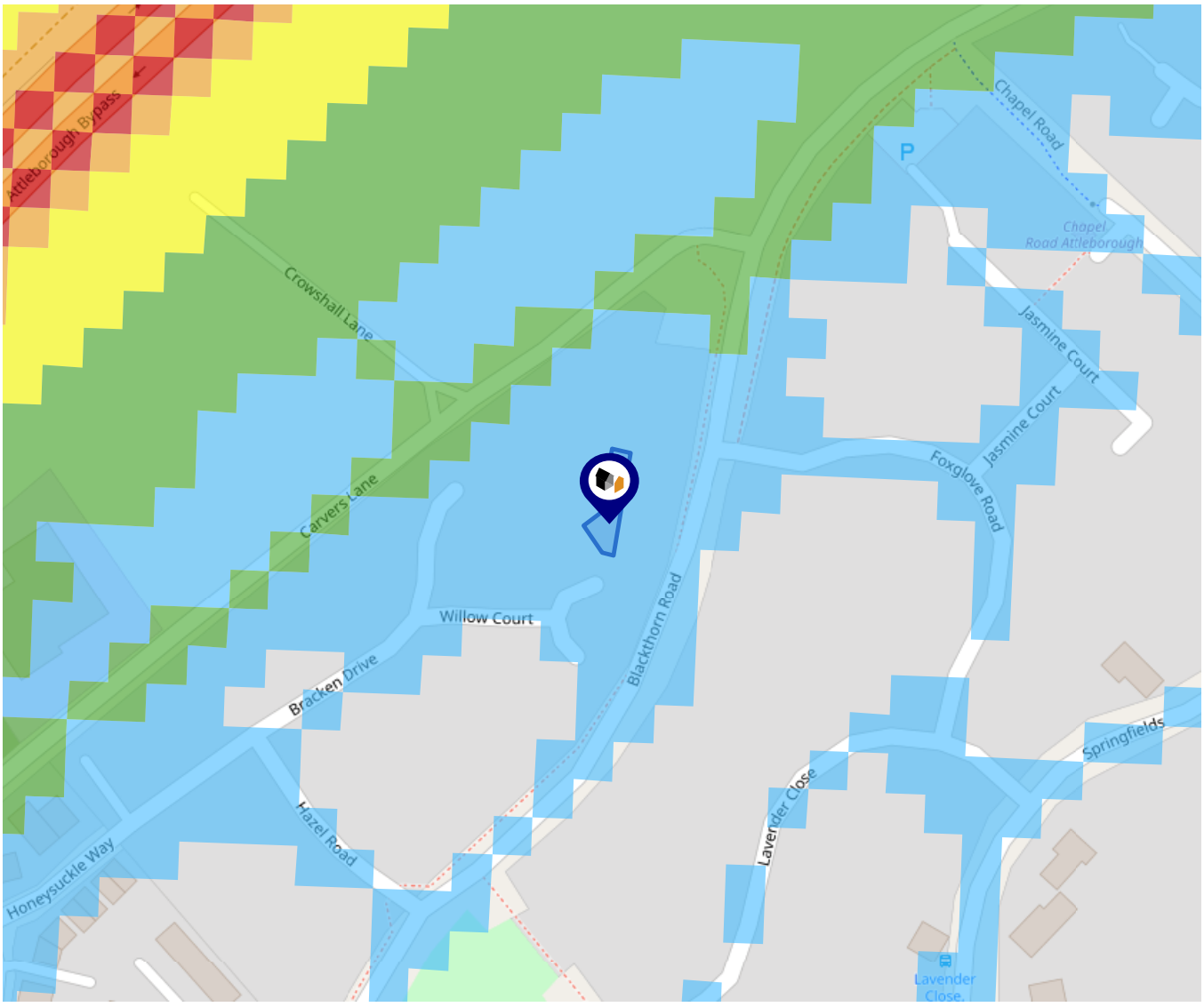
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





Powered by sprift
Know any property instantly

Local Area
Road Noise



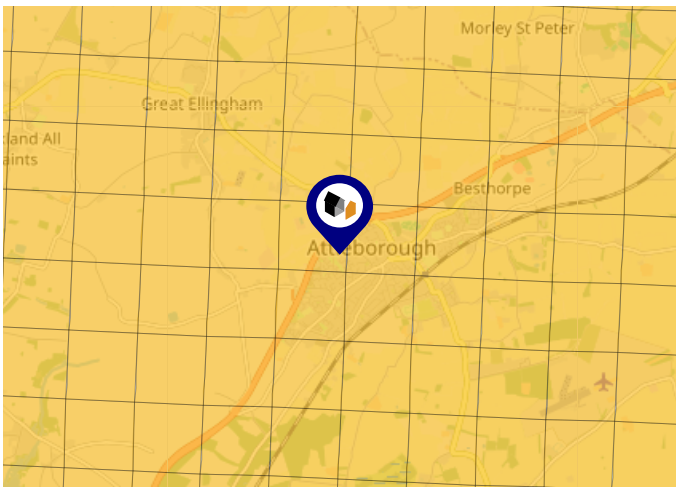
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**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

Powered by sprift
Know any property instantly

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.

/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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough
NR17 2AF
01953 711839
nick@whittleyparish.com
www.whittleyparish.com

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail