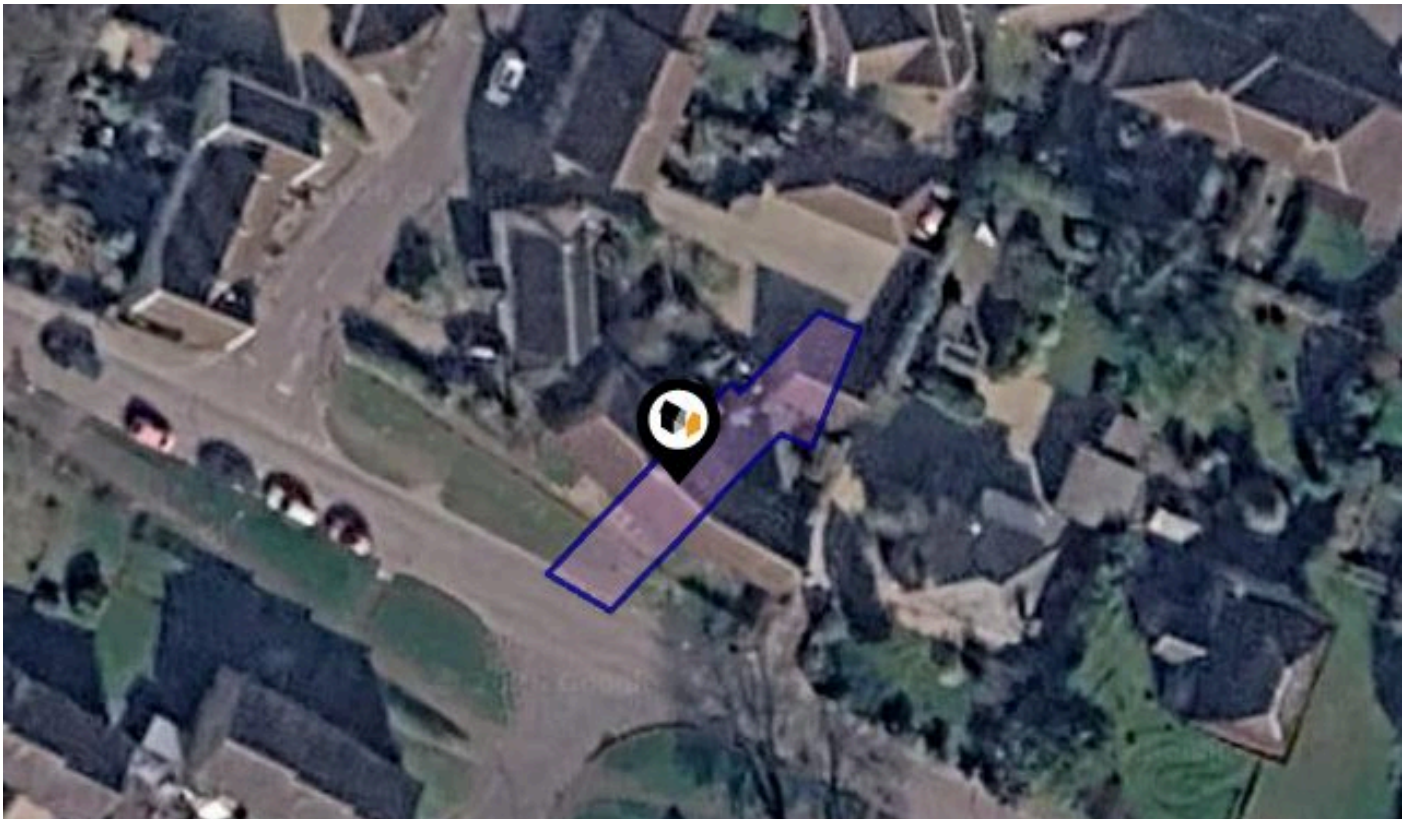




See More Online

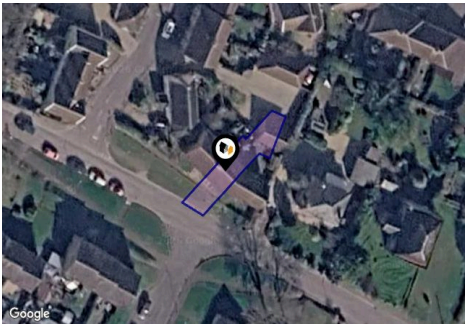
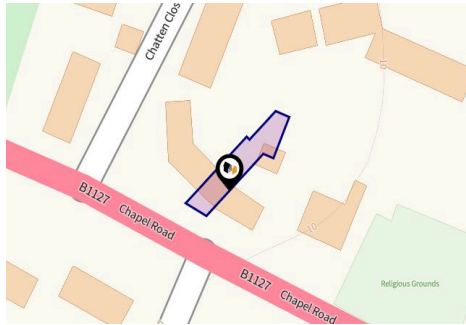
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Saturday 01st August 2026



CHAPEL ROAD, WRENTHAM, BECCLES, NR34

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.04 acres		
Year Built :	2002		
Council Tax :	Band C		
Annual Estimate:	£2,075		
Title Number:	SK228374		

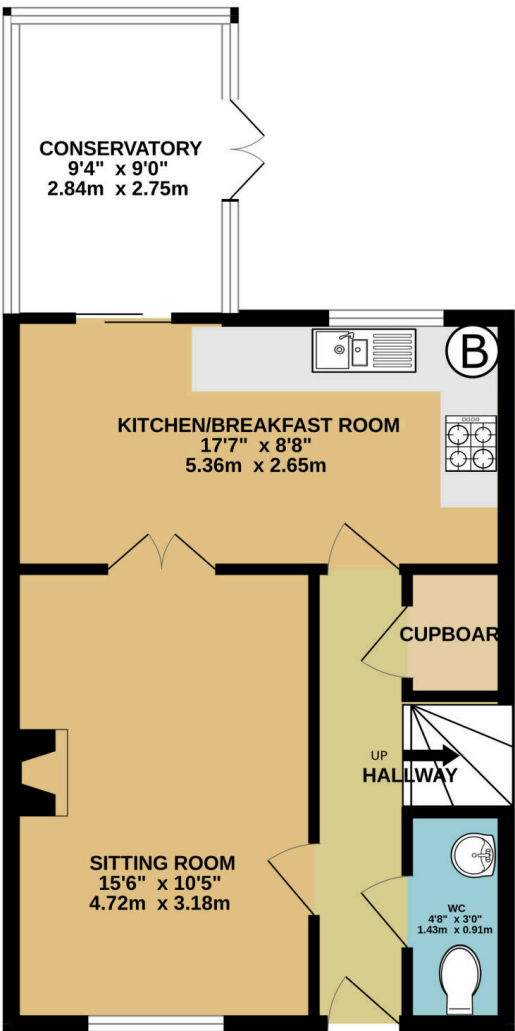
Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No					
Flood Risk:						
● Rivers & Seas	Very low	20 mb/s	80 mb/s	- mb/s		
● Surface Water	Very low					
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:				

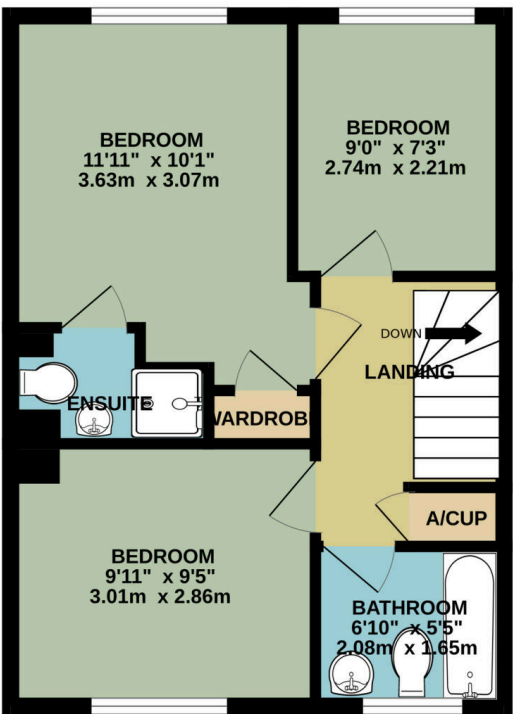
Gallery Floorplan

CHAPEL ROAD, WRENTHAM, BECCLES, NR34

GROUND FLOOR



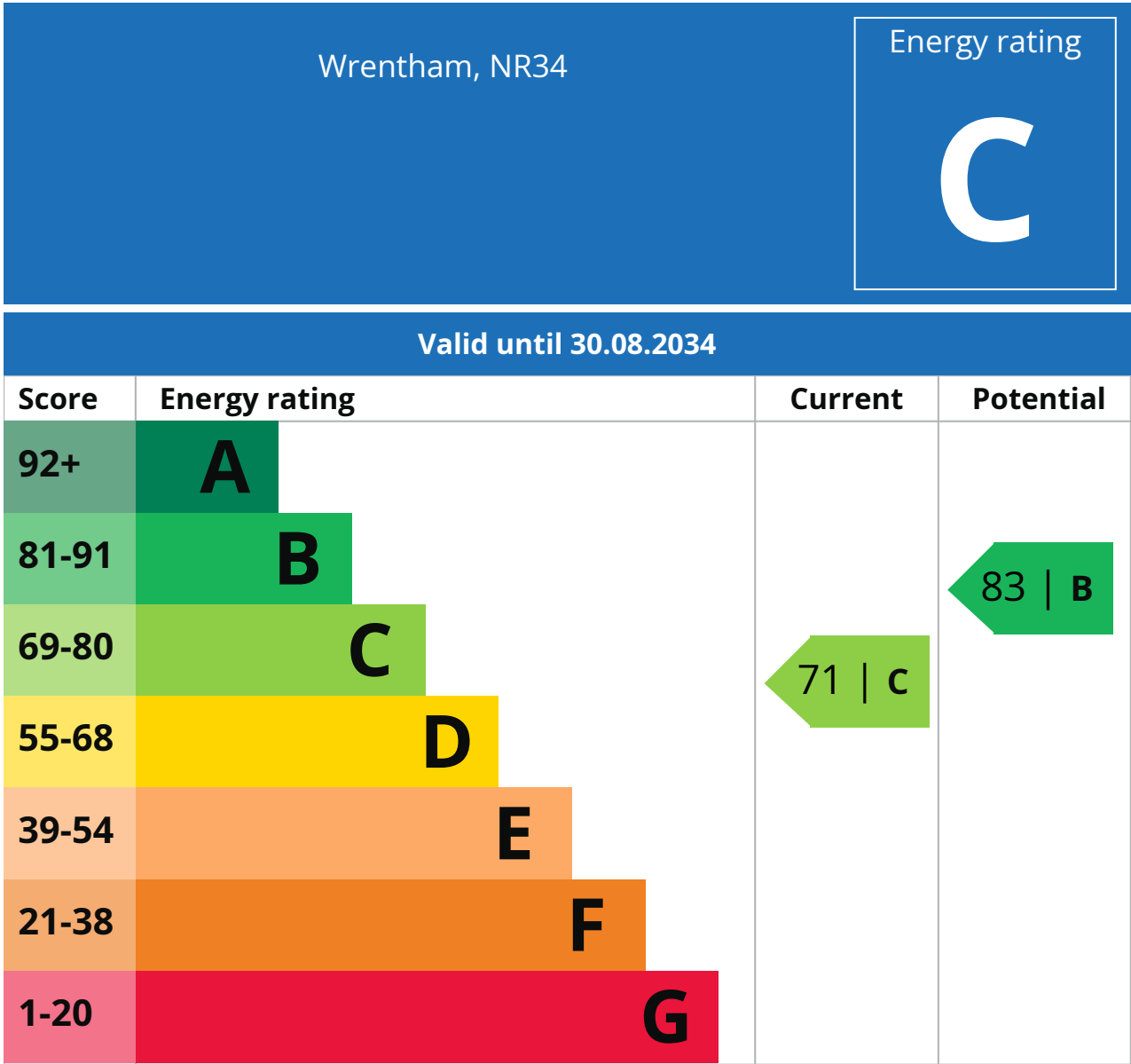
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Property

EPC - Certificate



Property

EPC - Additional Data

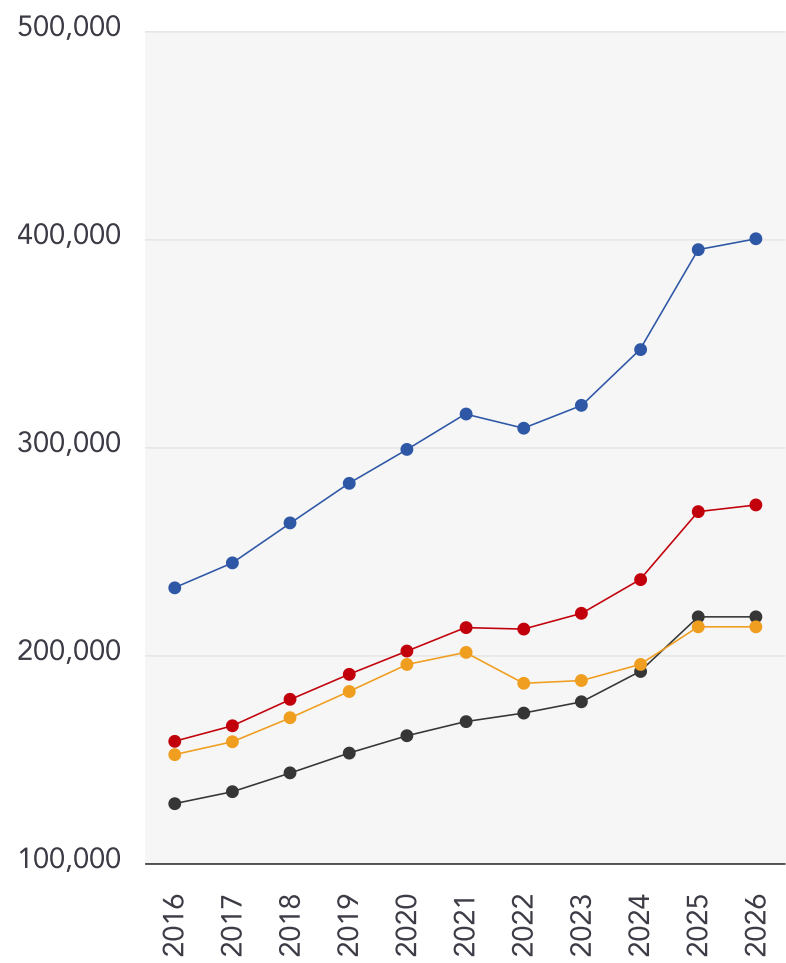
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
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 all fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	81 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in NR34



Detached

+72.22%

Semi-Detached

+71.67%

Flat

+40.39%

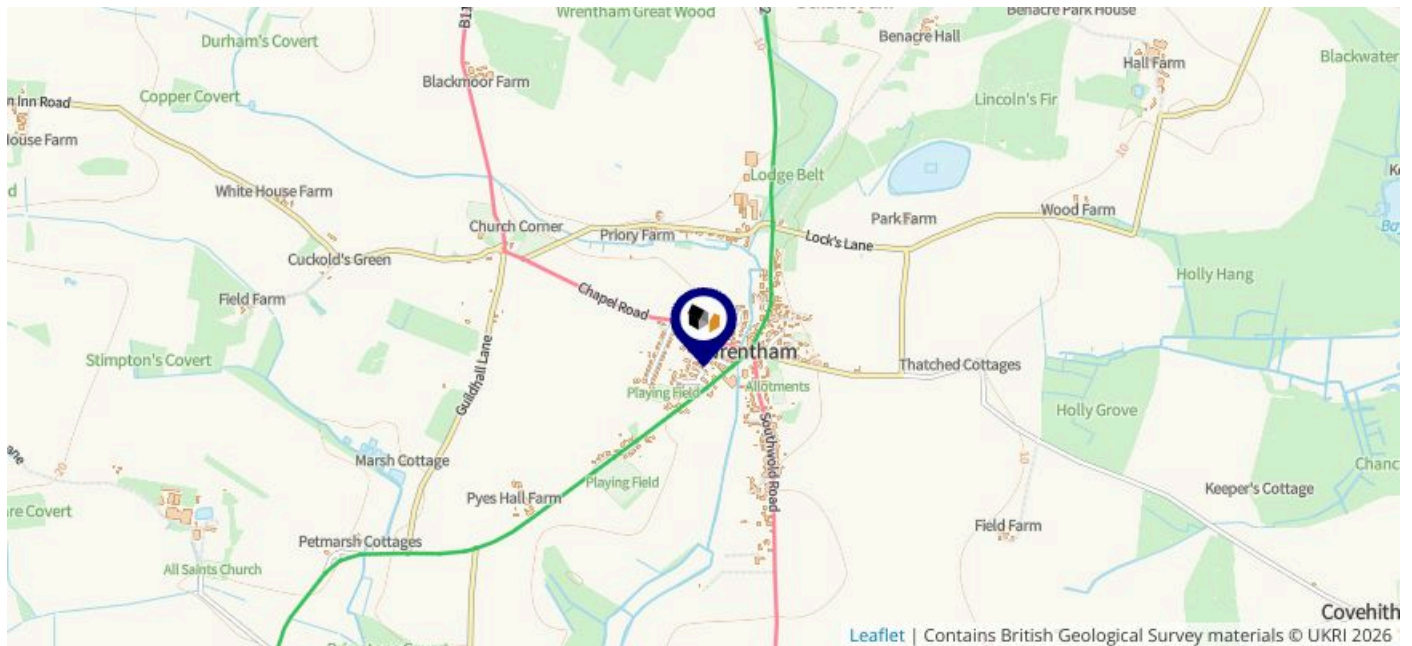
Terraced

+69.85%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

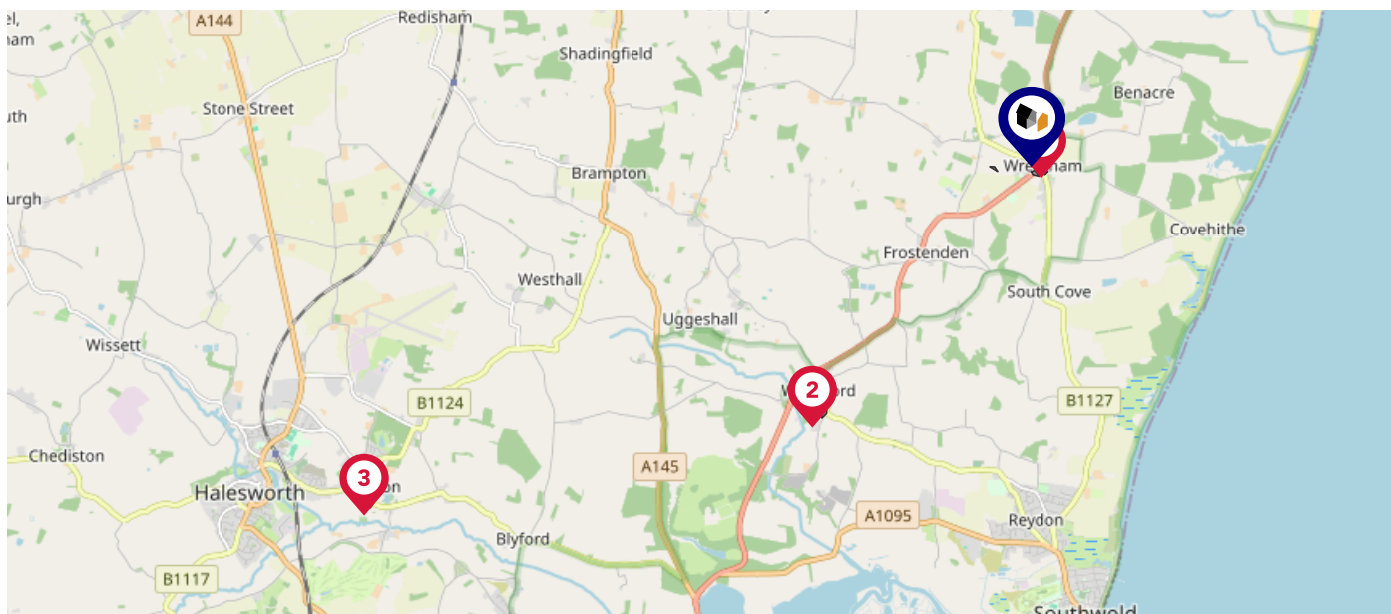
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Wrentham



Wangford

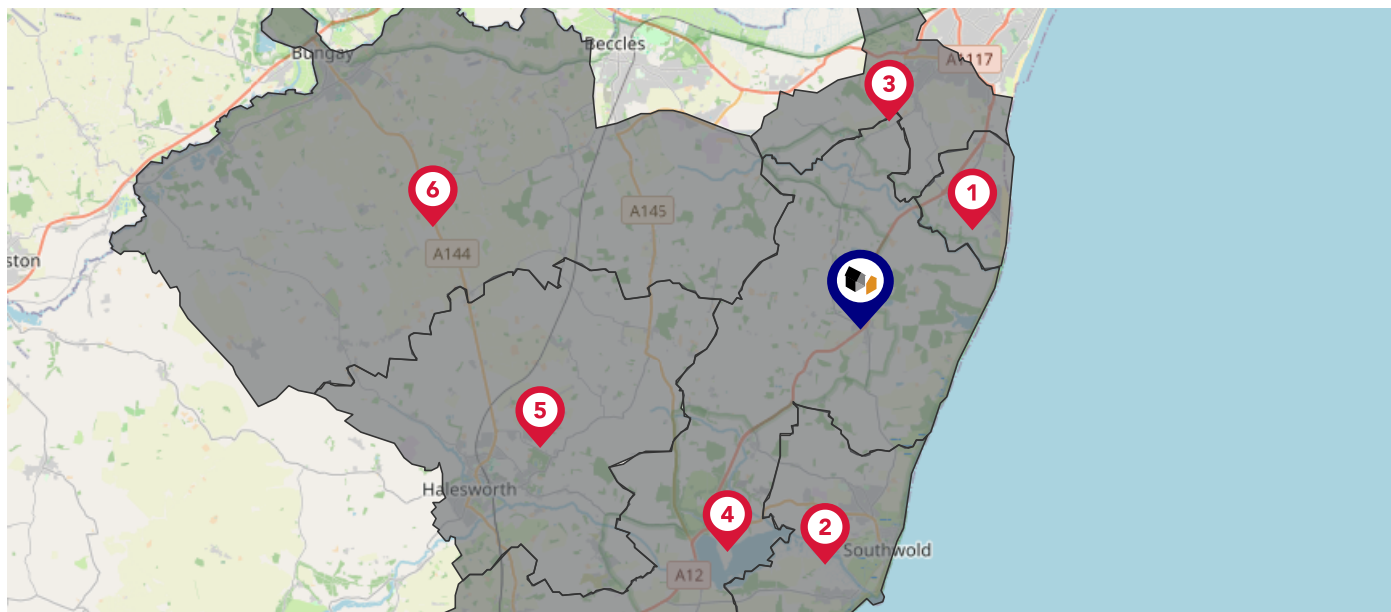


Holton

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



Kessingland Ward



Southwold Ward



Carlton Colville Ward



Wrentham, Wangford & Westleton Ward



Halesworth & Blything Ward

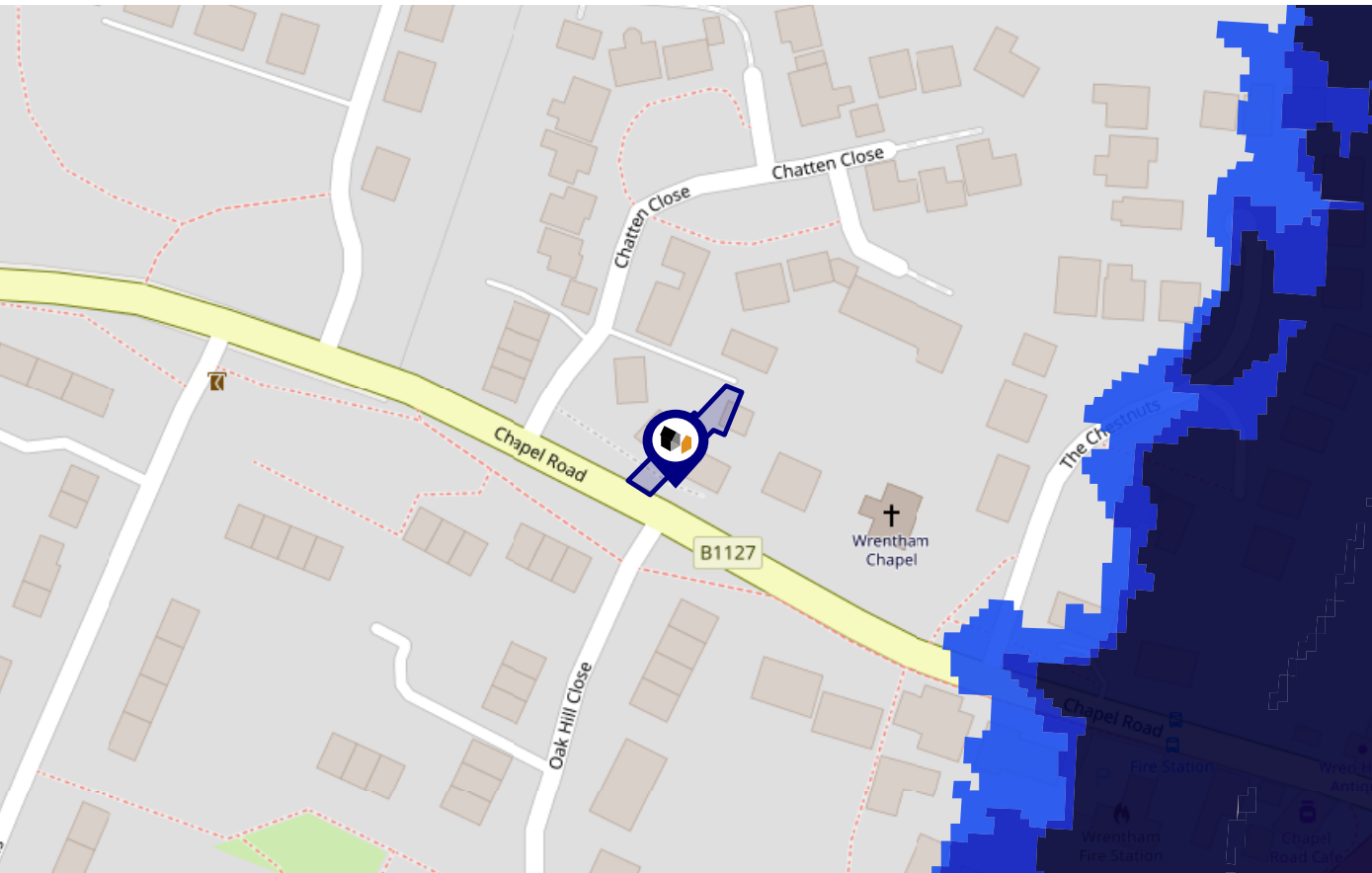


Bungay & Wainford Ward

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.

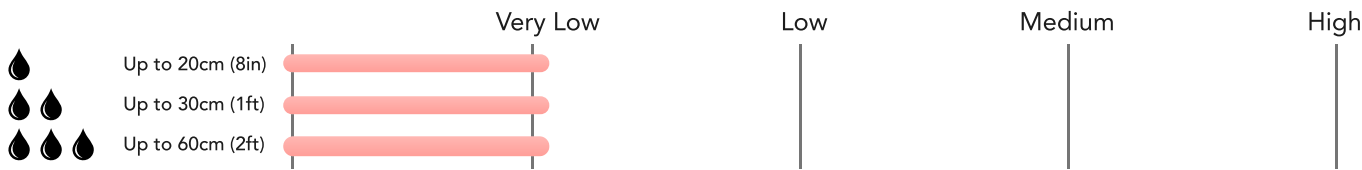


Risk Rating: Very low

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.

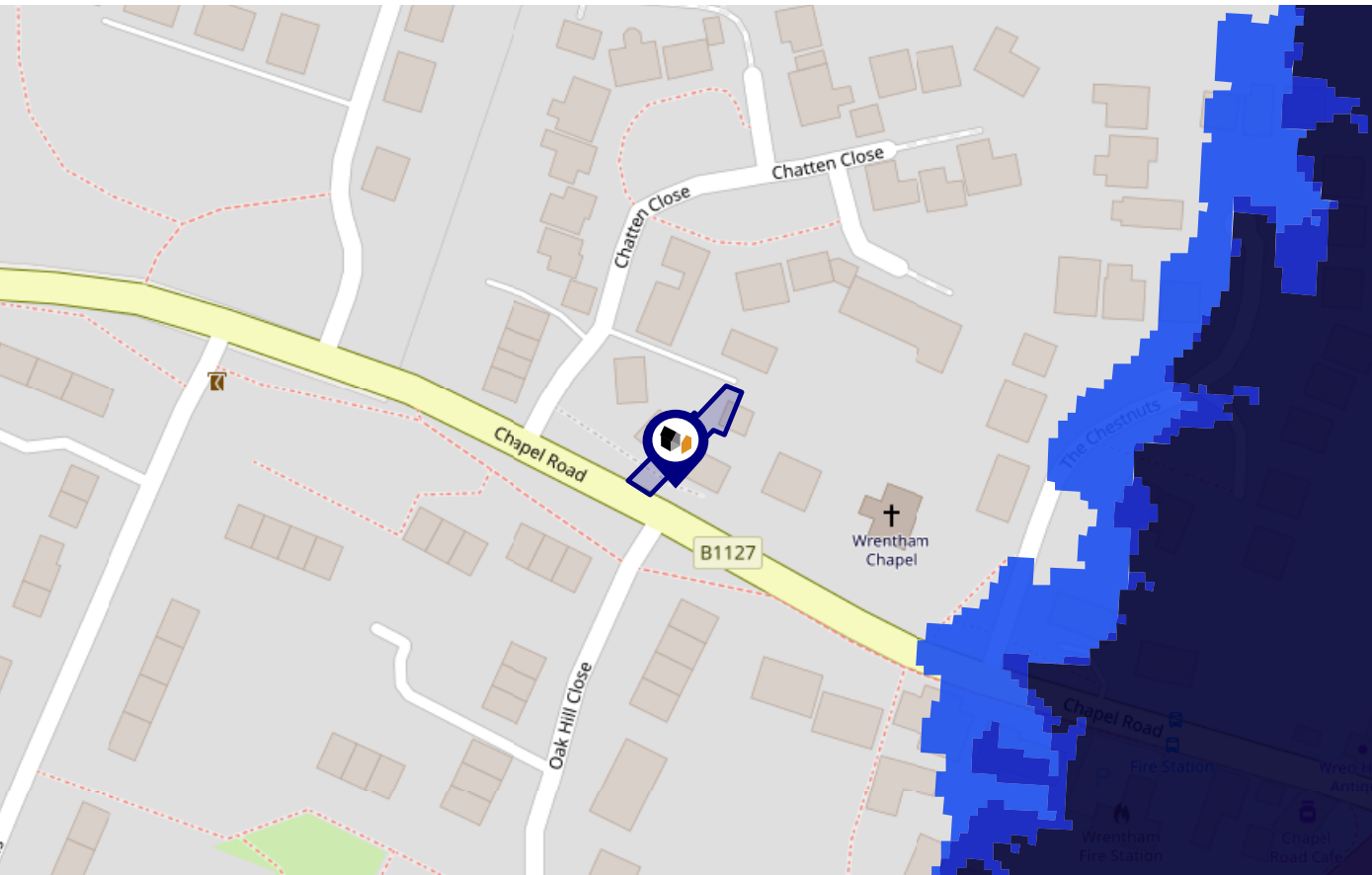
Chance of flooding to the following depths at this property:



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.

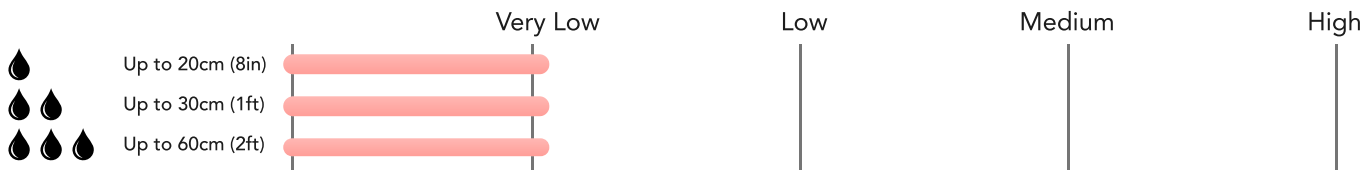


Risk Rating: **Very low**

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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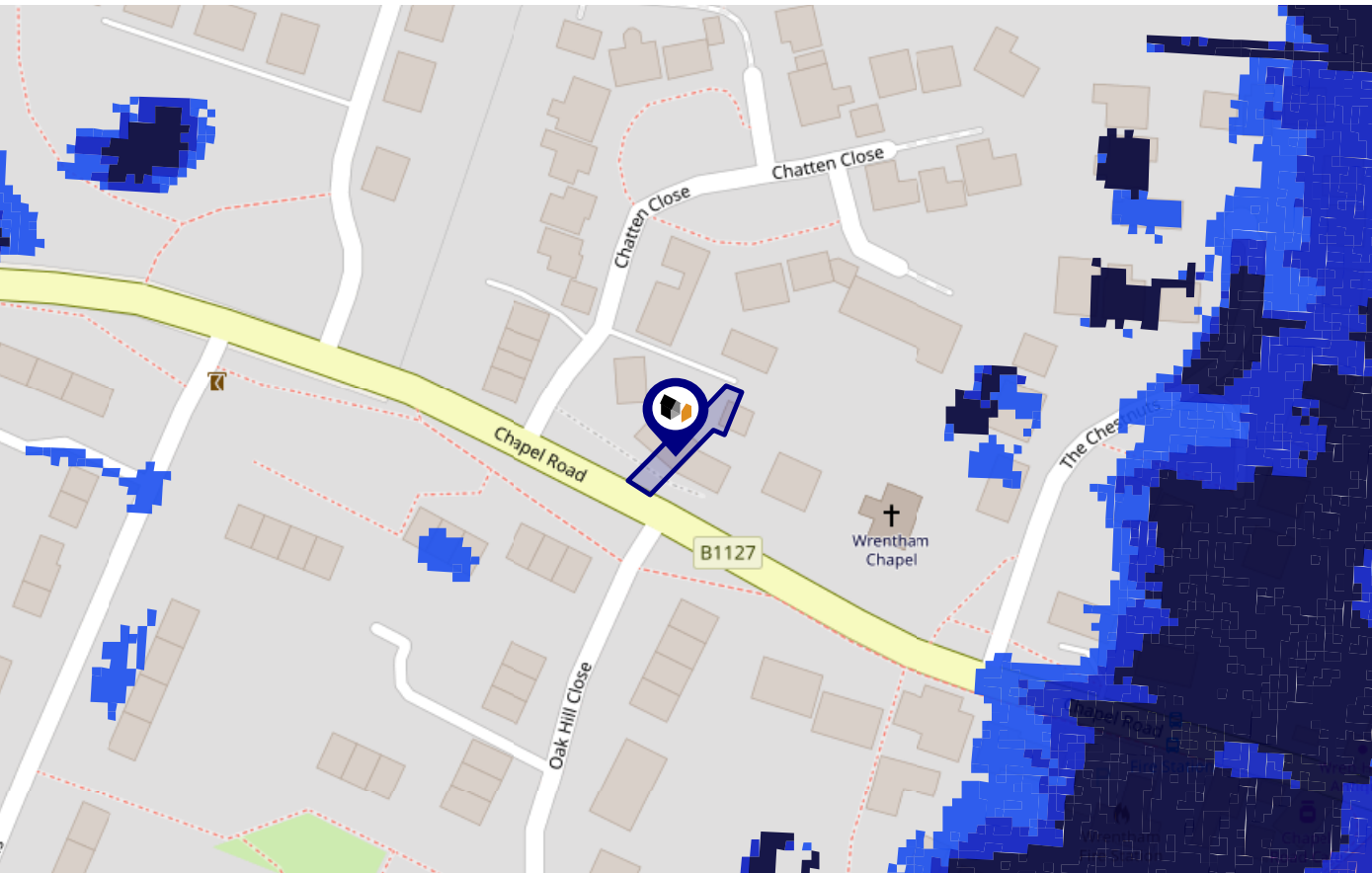
Chance of flooding to the following depths at this property:



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.

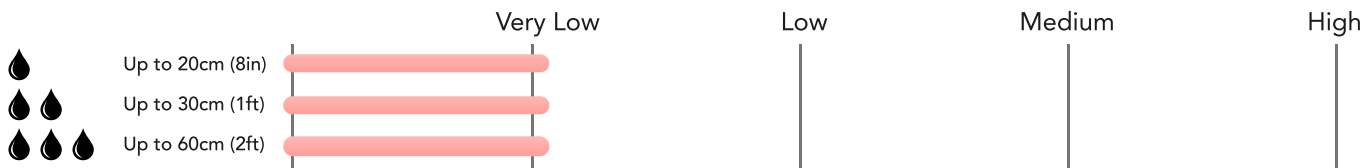


Risk Rating: Very low

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- 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.

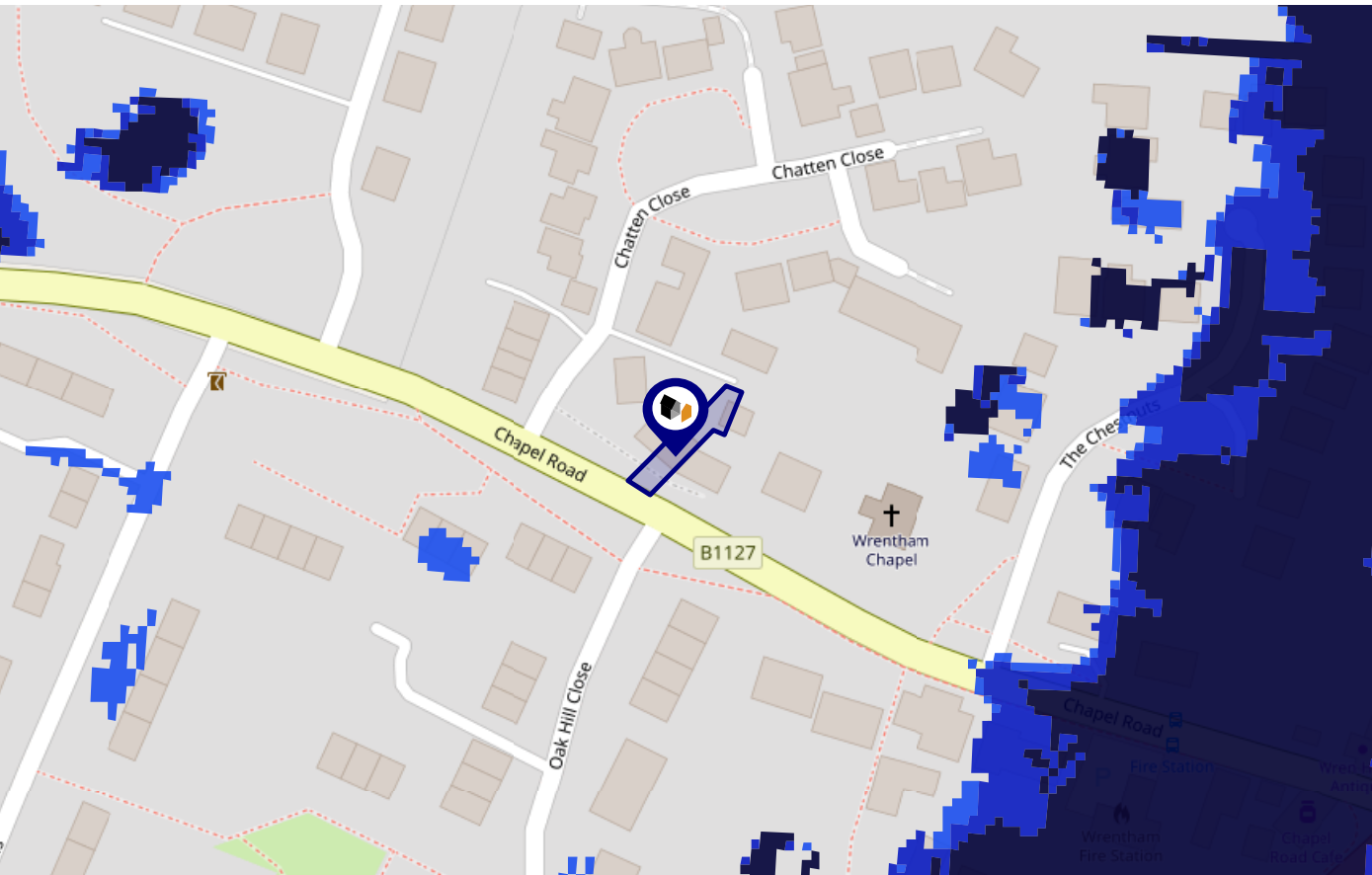
Chance of flooding to the following depths at this property:



Flood Risk

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.

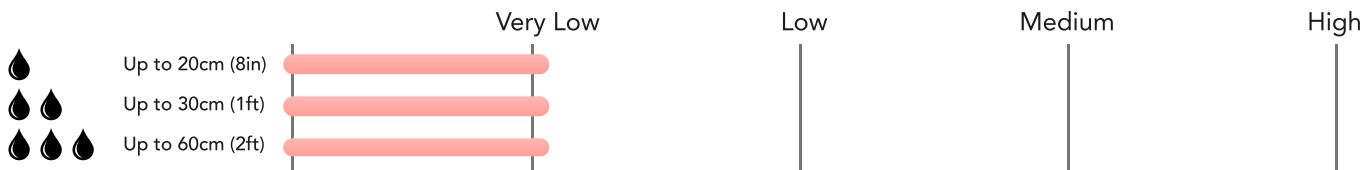


Risk Rating: Very low

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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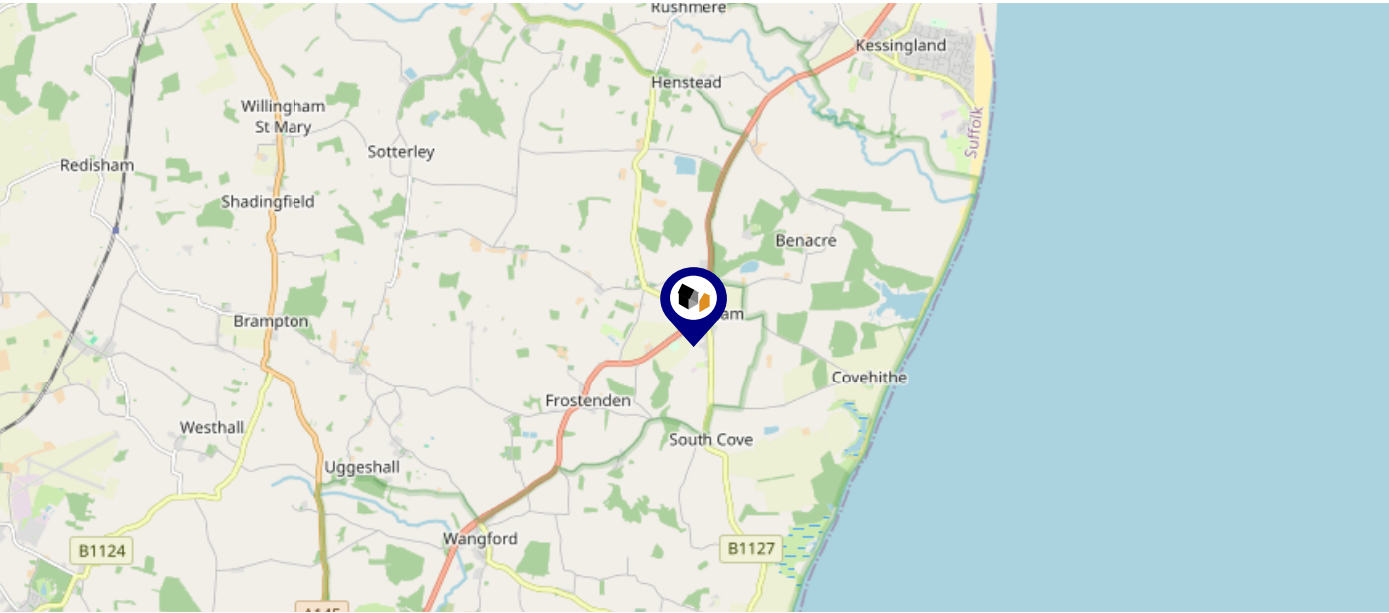
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



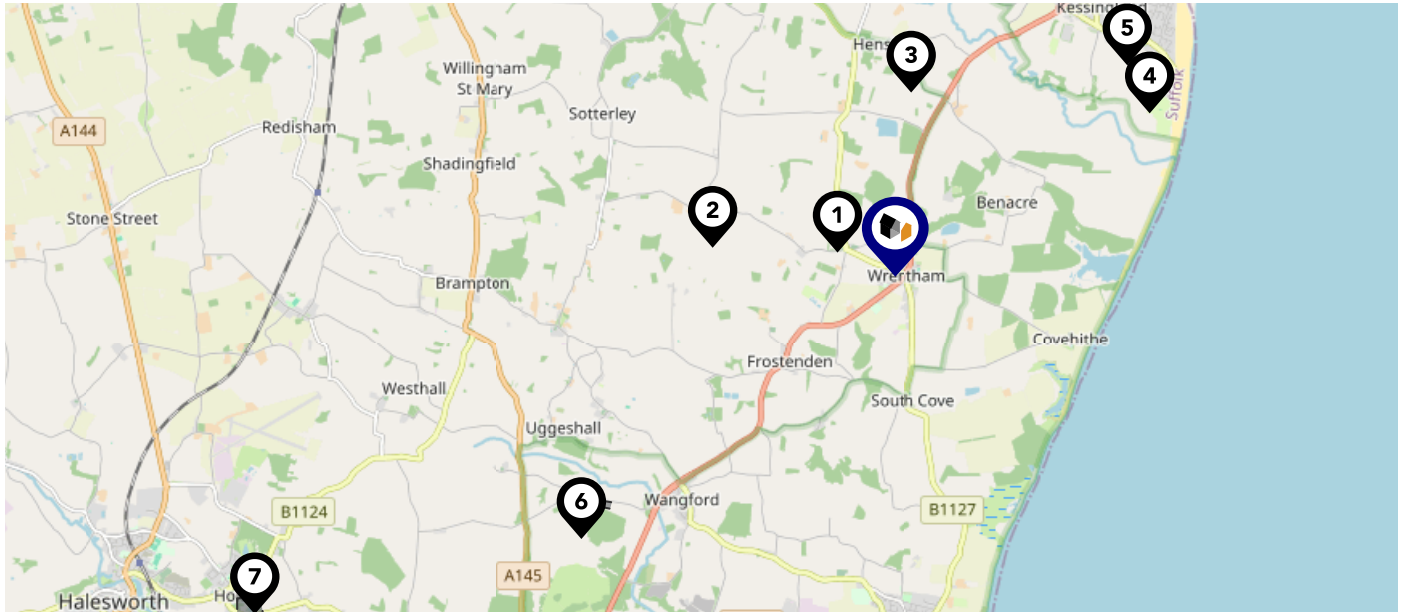
Nearby Green Belt Land

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.



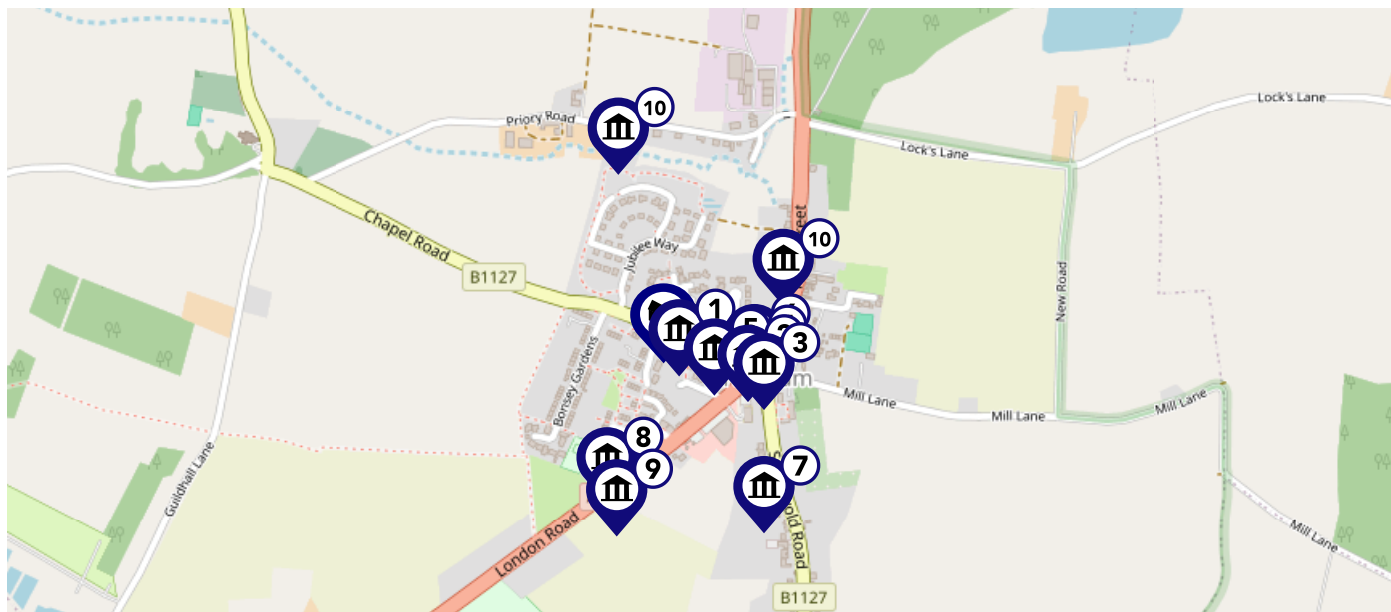
Nearby Landfill Sites

1	Blackmoor Farm-Wrentham, Beccles, Suffolk	Historic Landfill	
2	White House Farm-Wrentham	Historic Landfill	
3	Ravens Farm-Henstead	Historic Landfill	
4	Marsh Lane-Kessingland, Lowestoft, Suffolk	Historic Landfill	
5	Marsh Road-Church Road, Kessingland	Historic Landfill	
6	Henham Park Quarry-Henham Park, Henham	Historic Landfill	
7	Holton Pit-Holton, Halesworth, Suffolk	Historic Landfill	

Maps

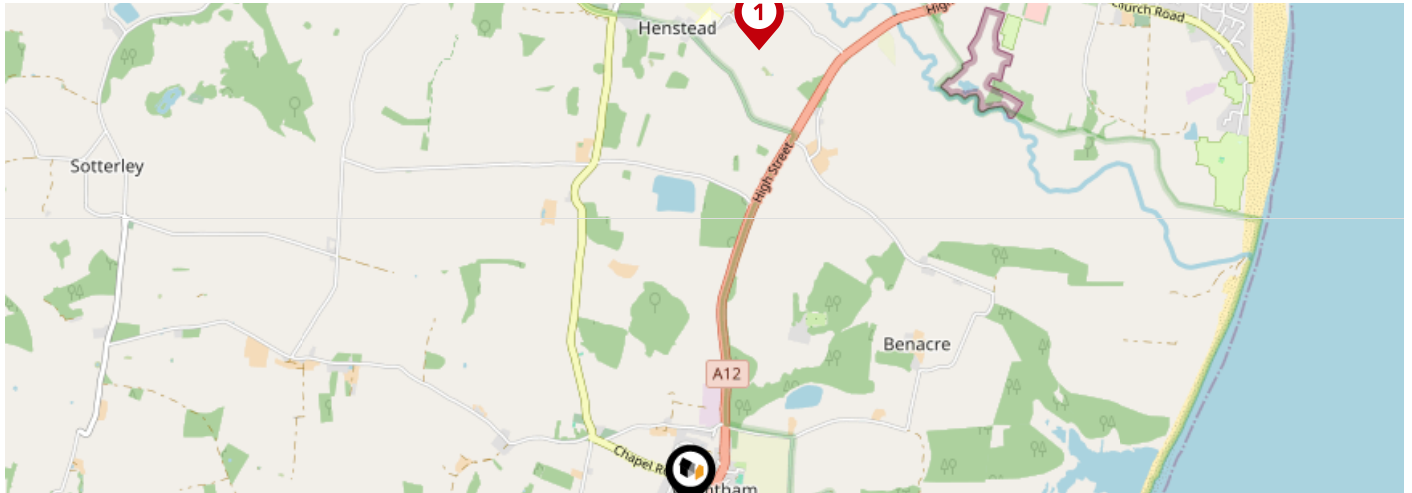
Listed Buildings

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



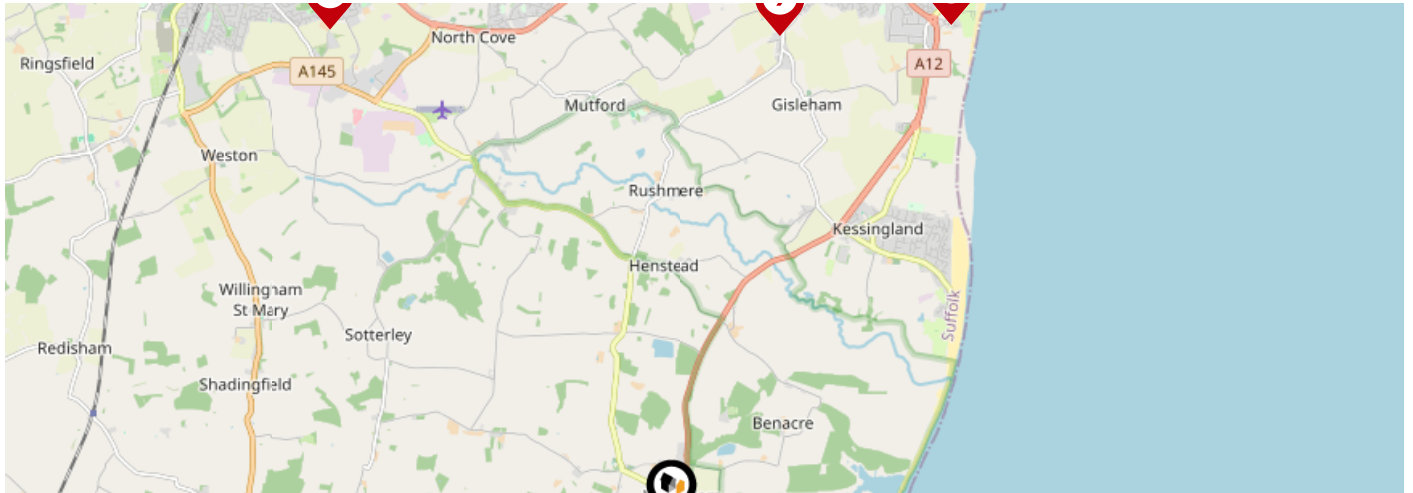
Listed Buildings in the local district		Grade	Distance
	1032152 - United Reformed Church	Grade II	0.0 miles
	1032112 - 1, 3 And 5, High Street	Grade II	0.1 miles
	1352539 - Quiggins Restaurant	Grade II	0.1 miles
	1032113 - The Old Reading Room	Grade II	0.1 miles
	1284528 - 4 And 6, Chapel Road	Grade II	0.1 miles
	1352560 - Wrentham Town Hall	Grade II	0.1 miles
	1032122 - The Firs	Grade II	0.2 miles
	1032117 - 30 And 32, London Road	Grade II	0.2 miles
	1032116 - Clyfton House	Grade II	0.2 miles
	1182567 - The Priory	Grade II	0.2 miles
	1032114 - Spread Eagle Hotel	Grade II	0.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Old School Ofsted Rating: Not Rated Pupils: 67 Distance:2.1	☐	☒	☐	☐	☐
2	Reydon Primary School Ofsted Rating: Good Pupils: 200 Distance:3.19	☐	☒	☐	☐	☐
3	Kessingland Church of England Primary Academy Ofsted Rating: Good Pupils: 221 Distance:3.23	☐	☒	☐	☐	☐
4	Saint Felix School Ofsted Rating: Not Rated Pupils: 230 Distance:3.56	☐	☐	☒	☐	☐
5	Brampton Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:3.71	☐	☒	☐	☐	☐
6	Southwold Primary School Ofsted Rating: Requires improvement Pupils: 62 Distance:4.01	☐	☒	☐	☐	☐
7	Carlton Colville Primary School Ofsted Rating: Outstanding Pupils: 395 Distance:4.06	☐	☒	☐	☐	☐
8	Barnby and North Cove Community Primary School Ofsted Rating: Good Pupils: 73 Distance:4.46	☐	☒	☐	☐	☐

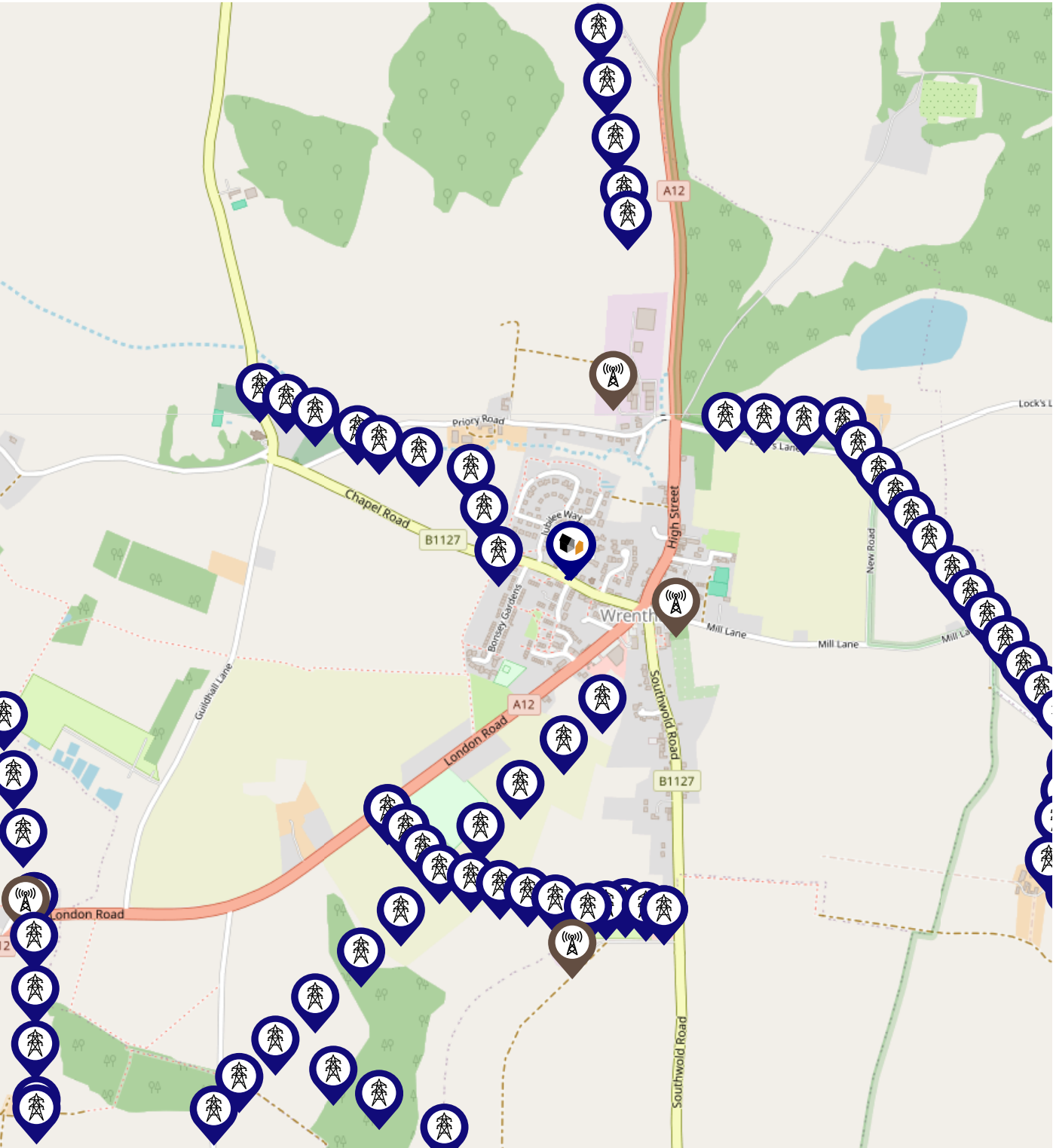
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Sunrise Academy Ofsted Rating: Not Rated Pupils: 39 Distance:4.5	☐	☐	☒	☐	☐
10	Grove Primary School Ofsted Rating: Good Pupils: 336 Distance:5.07	☐	☒	☐	☐	☐
11	Pakefield Primary School Ofsted Rating: Good Pupils: 342 Distance:5.16	☐	☒	☐	☐	☐
12	Pakefield High School Ofsted Rating: Good Pupils: 687 Distance:5.16	☐	☐	☒	☐	☐
13	Worlingham Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 334 Distance:5.42	☐	☒	☐	☐	☐
14	Warren School Ofsted Rating: Special Measures Pupils: 131 Distance:5.55	☐	☐	☒	☐	☐
15	Westwood Primary School Ofsted Rating: Good Pupils: 206 Distance:5.66	☐	☒	☐	☐	☐
16	Elm Tree Primary School Ofsted Rating: Good Pupils: 269 Distance:5.72	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



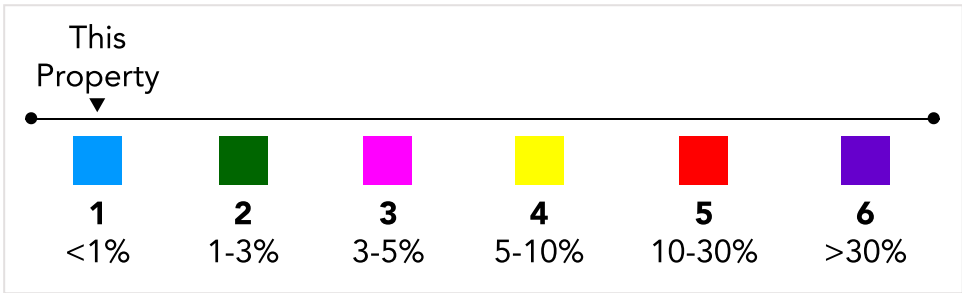
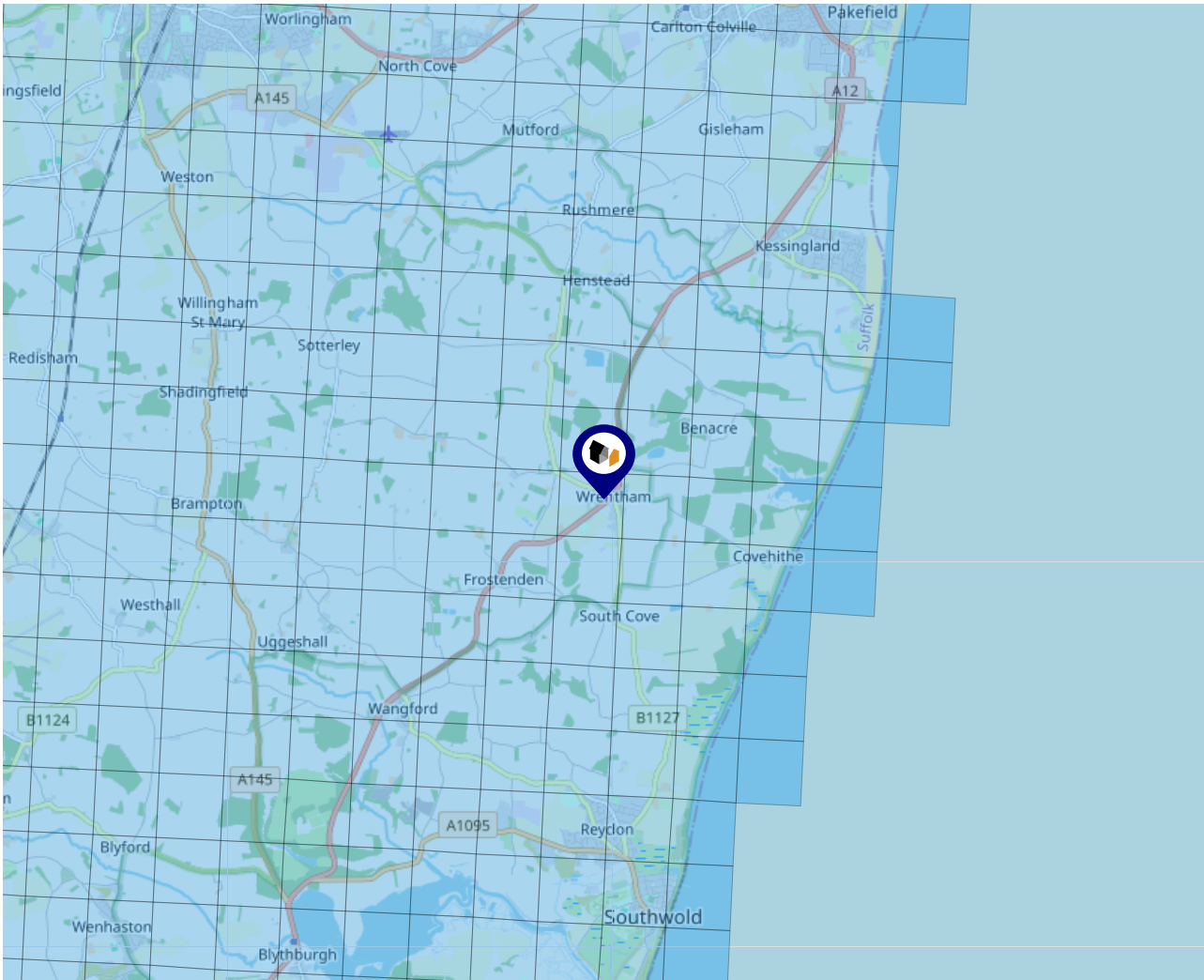
- Key:**
-  Power Pylons
 -  Communication Masts

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).

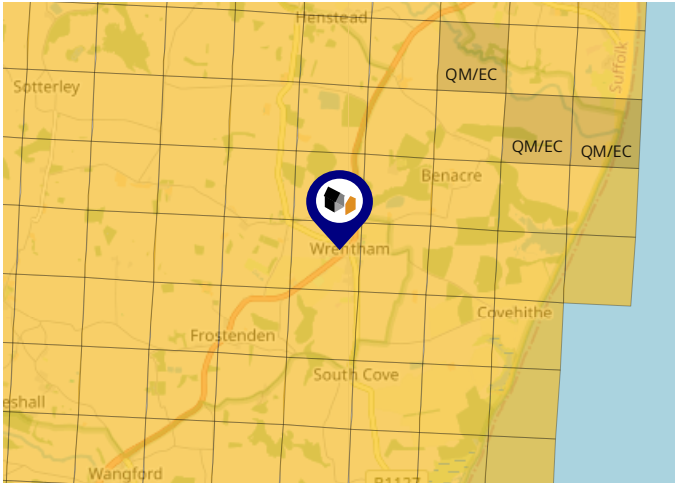


Environment

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

Agent Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

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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