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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 13th April 2026



MILL STONE GREEN, WRETHAM, THETFORD, IP24

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

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www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,420 ft ² / 132 m ²		
Plot Area:	0.19 acres		
Year Built :	2021		
Council Tax :	Band E		
Title Number:	NK524257		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

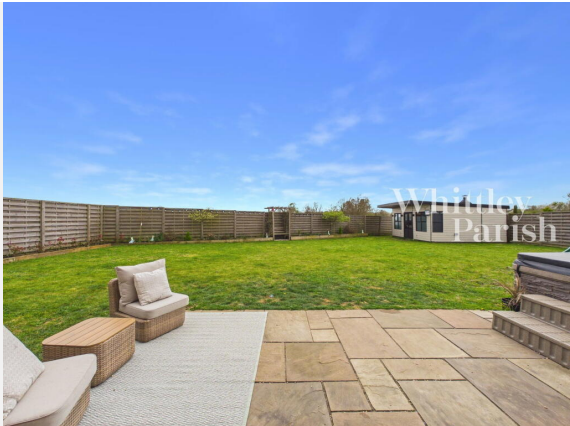
2 mb/s	57 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

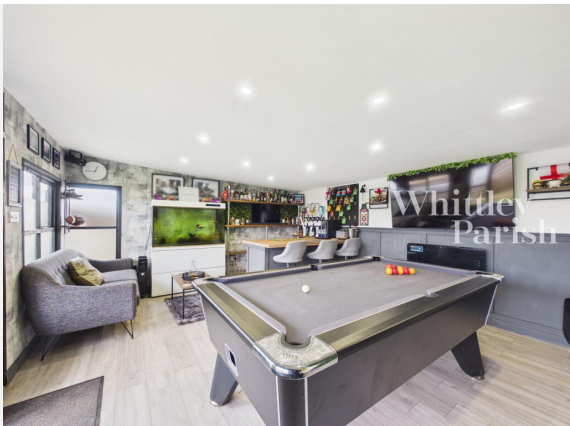


Satellite/Fibre TV Availability:



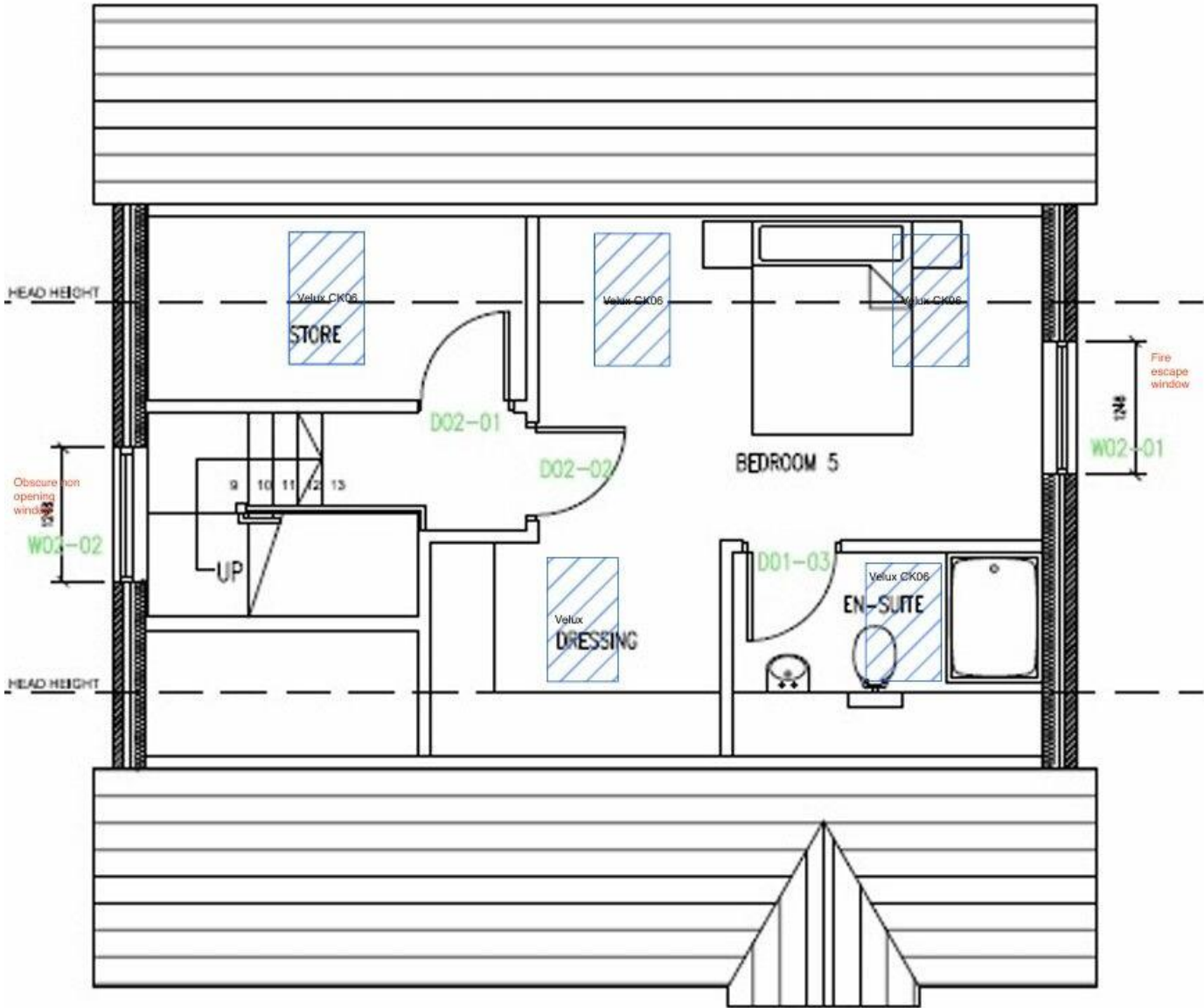


Gallery Photos



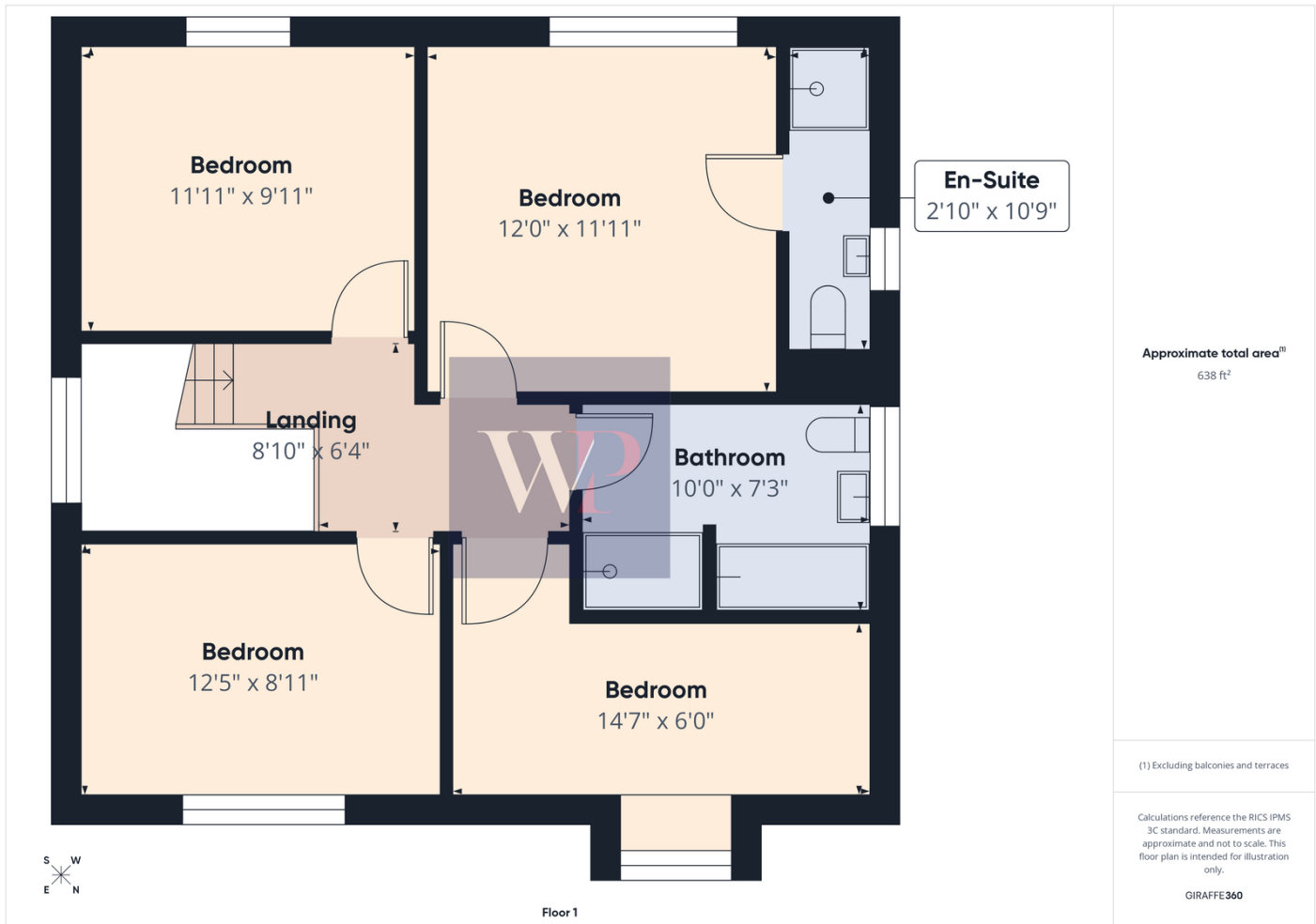


MILL STONE GREEN, WRETHAM, THETFORD, IP24





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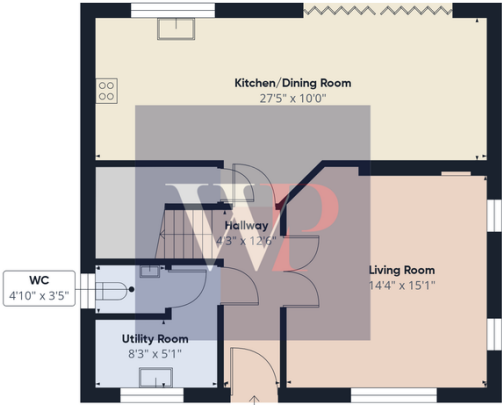


MILL STONE GREEN, WRETHAM, THETFORD, IP24

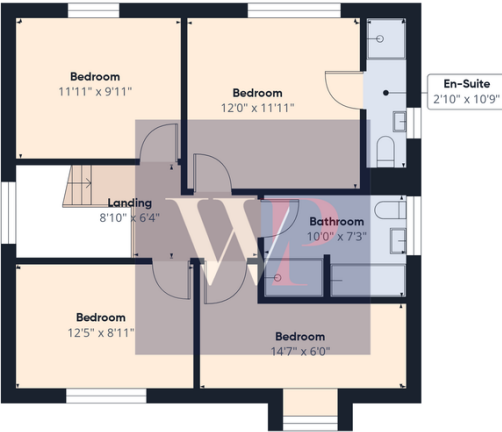




MILL STONE GREEN, WRETHAM, THETFORD, IP24



Floor 0



Floor 1



Approximate total area⁽¹⁾
1329 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



WRETHAM, IP24

Energy rating

B

Valid until 08.04.2031

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



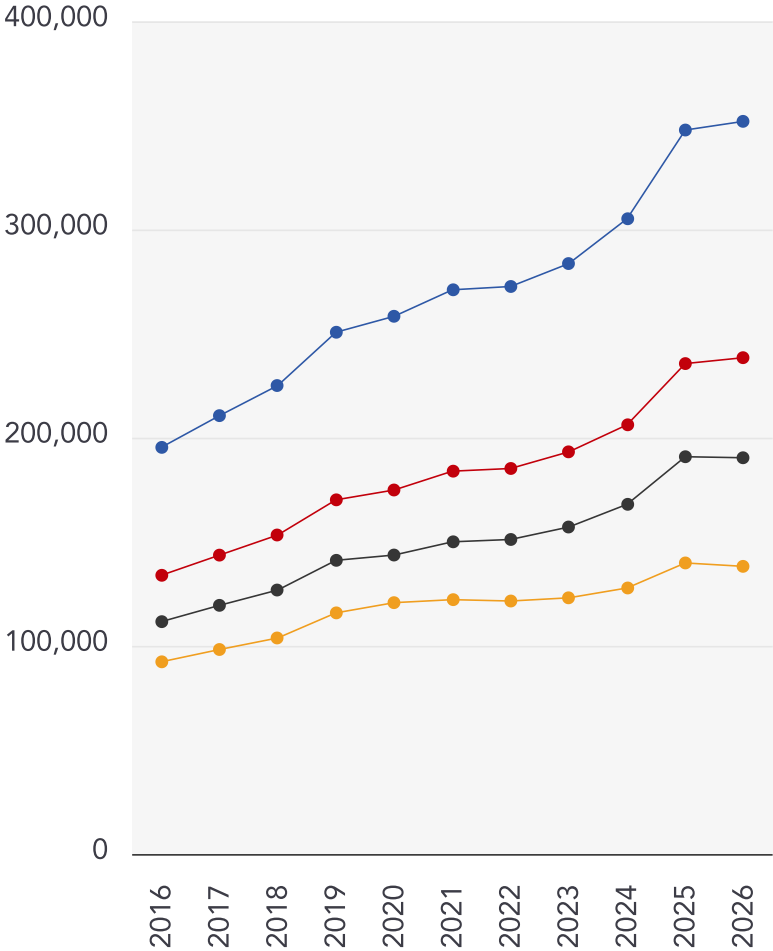
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â K
Total Floor Area:	132 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in IP24



Detached

+80.17%

Semi-Detached

+78.07%

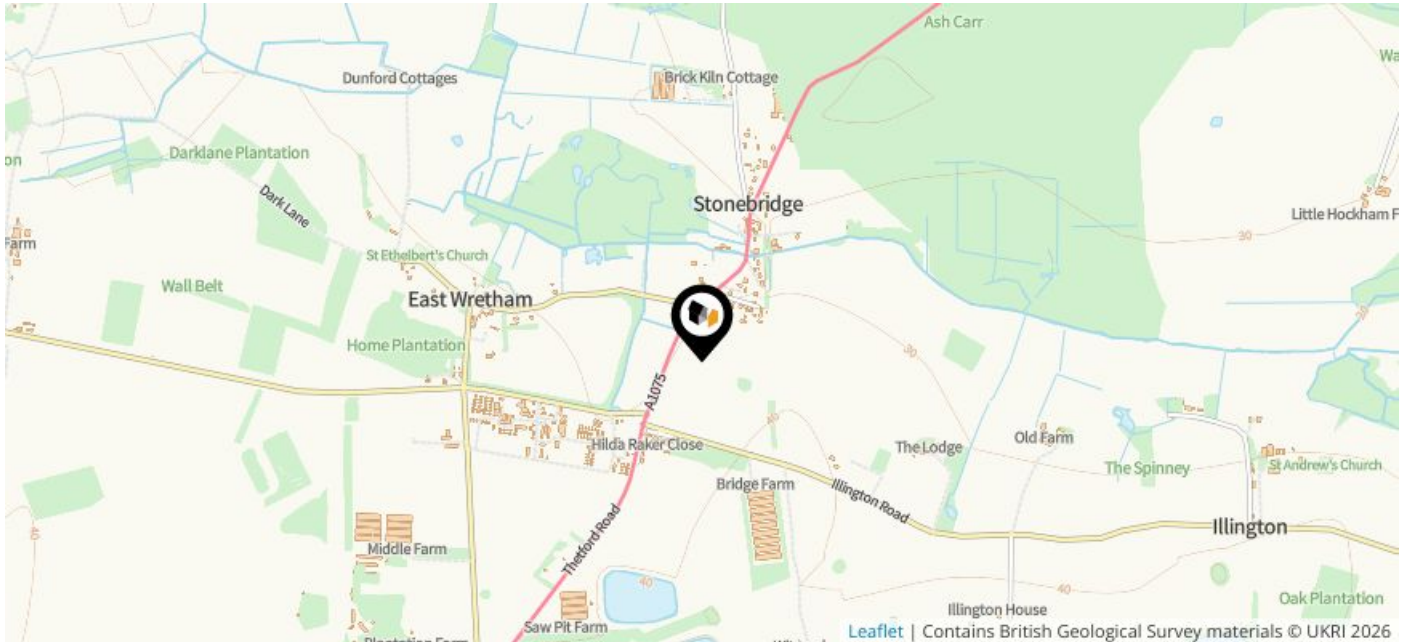
Terraced

+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.

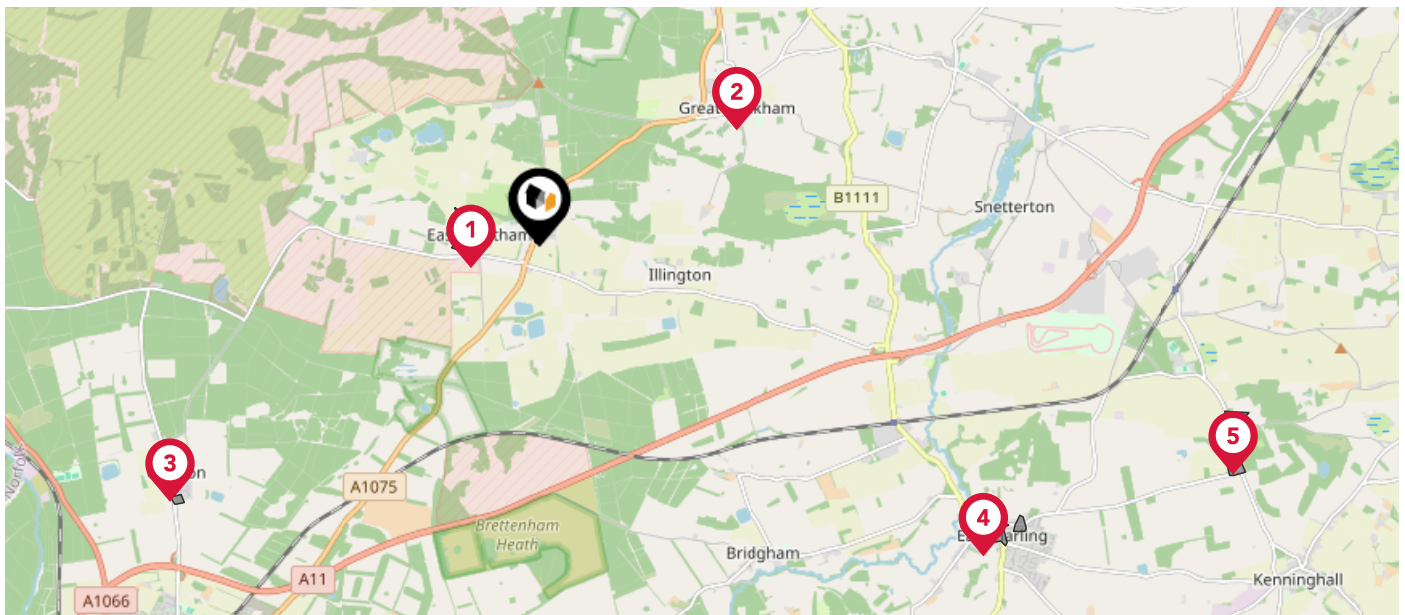
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

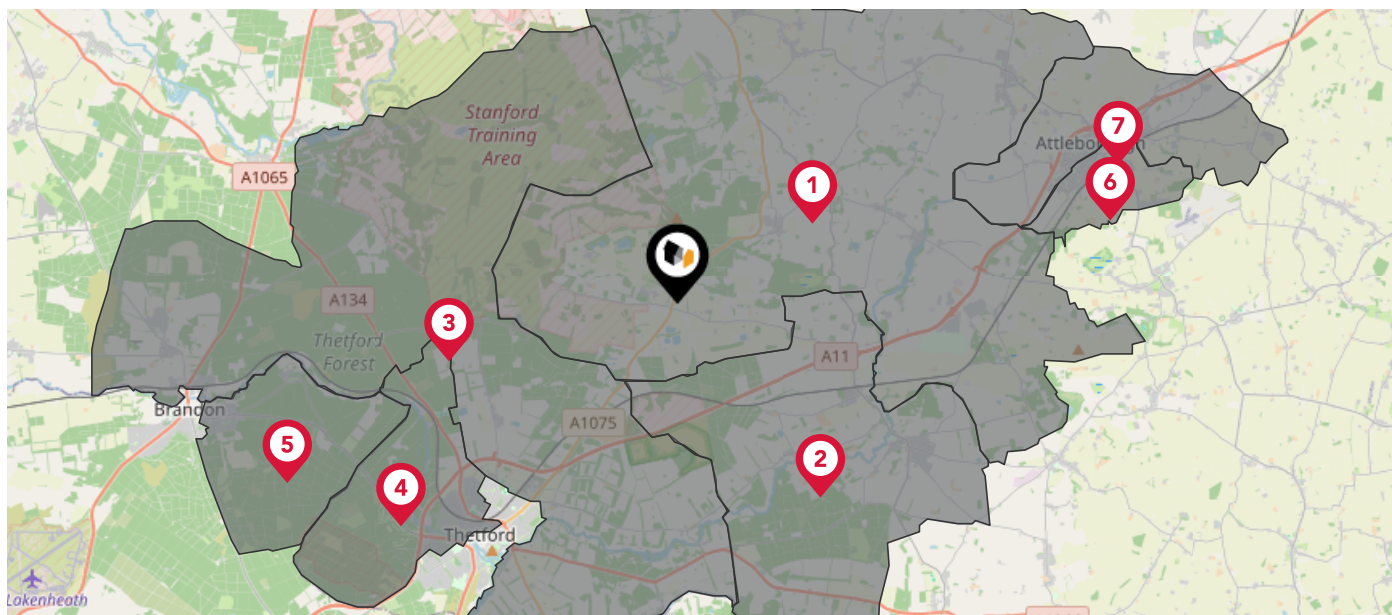
-  1 East Wretham
-  2 Hockham
-  3 Croxton
-  4 East Harling
-  5 Quidenham

Maps








Council Wards



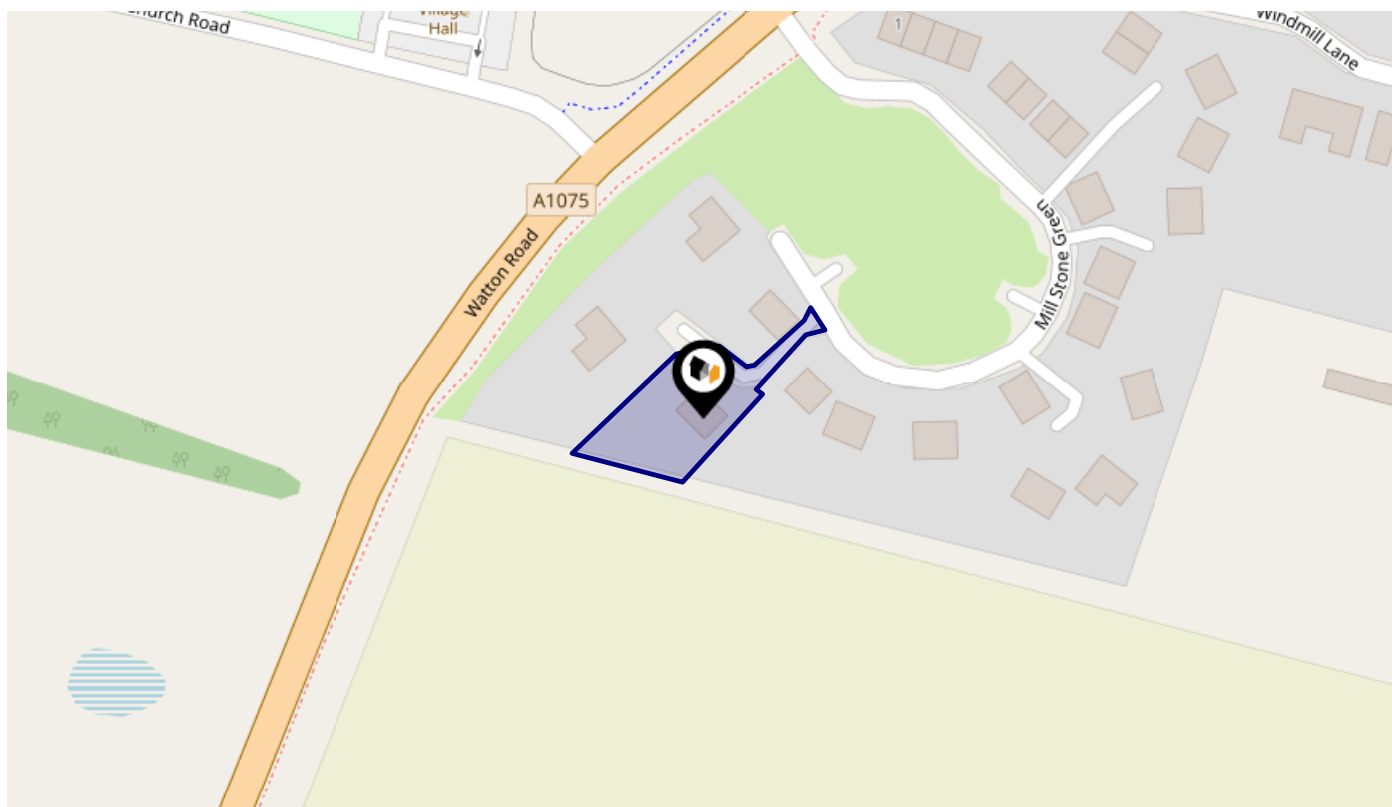
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  All Saints & Wayland Ward
-  Harling & Heathlands Ward
-  Forest Ward
-  Thetford Priory Ward
-  Brandon East Ward
-  Attleborough Burgh & Haverscroft Ward
-  Attleborough Queens & Besthorpe 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:

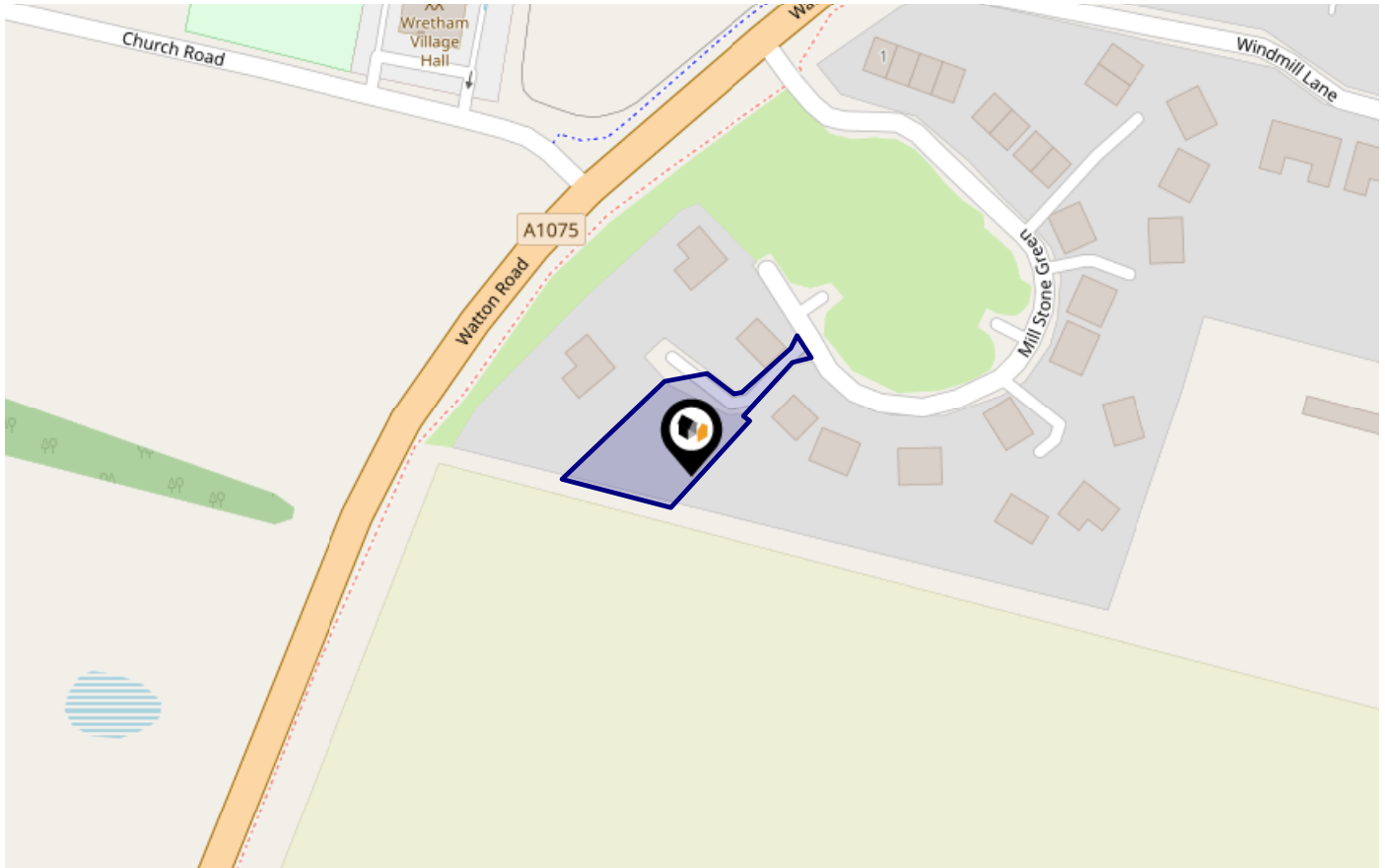
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

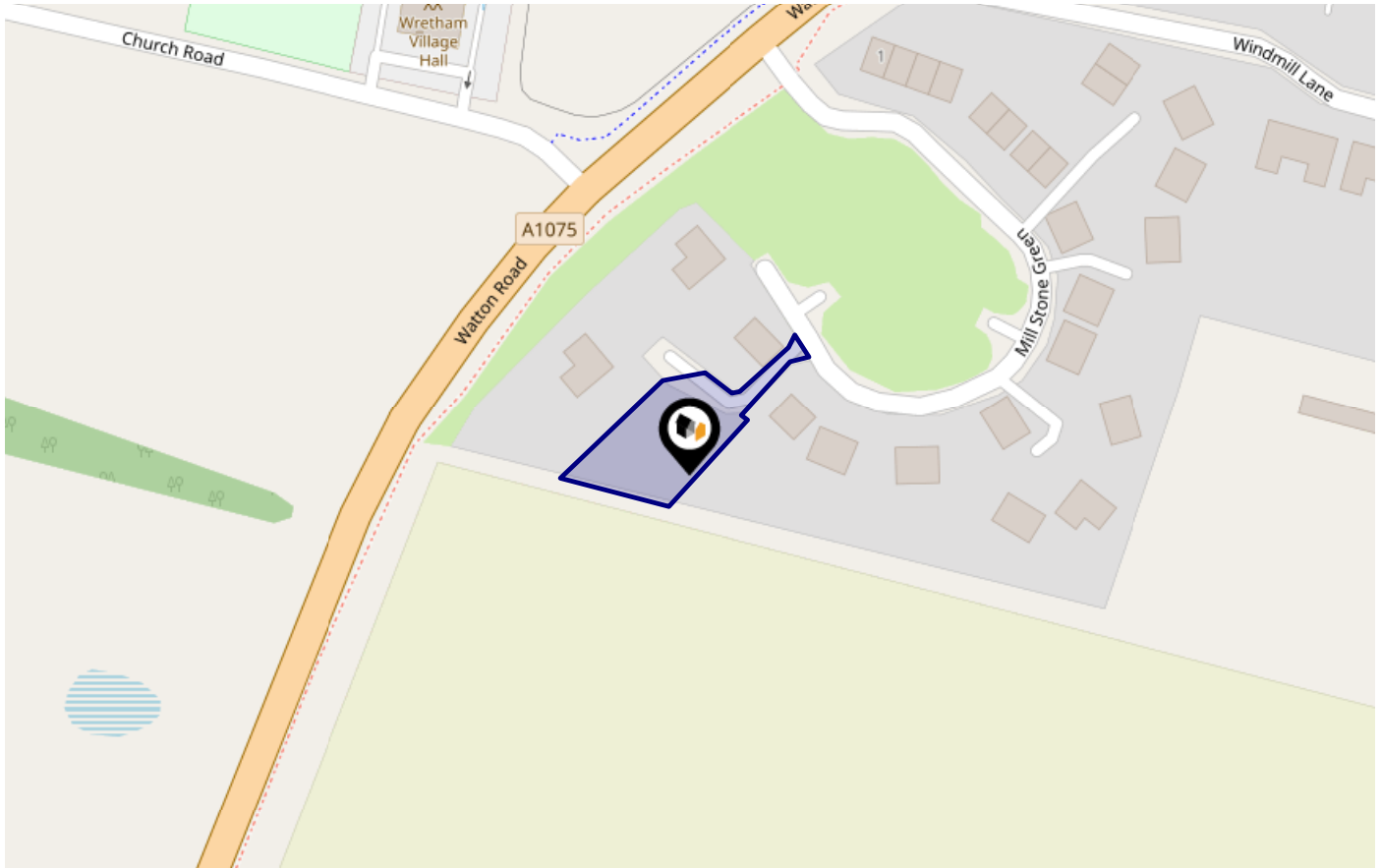


Flood Risk

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.

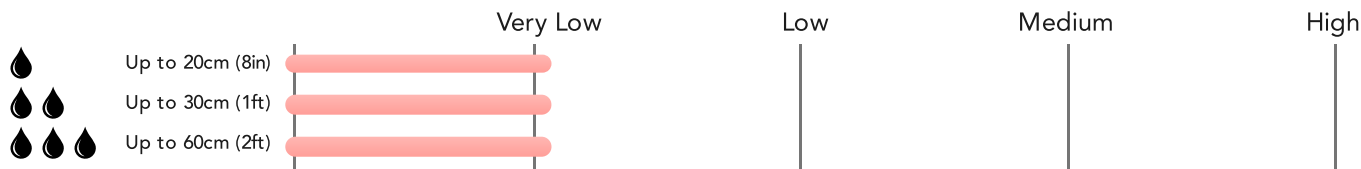


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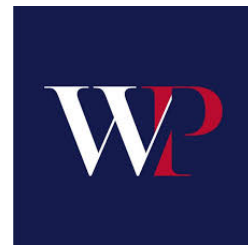
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Chance of flooding to the following depths at this property:

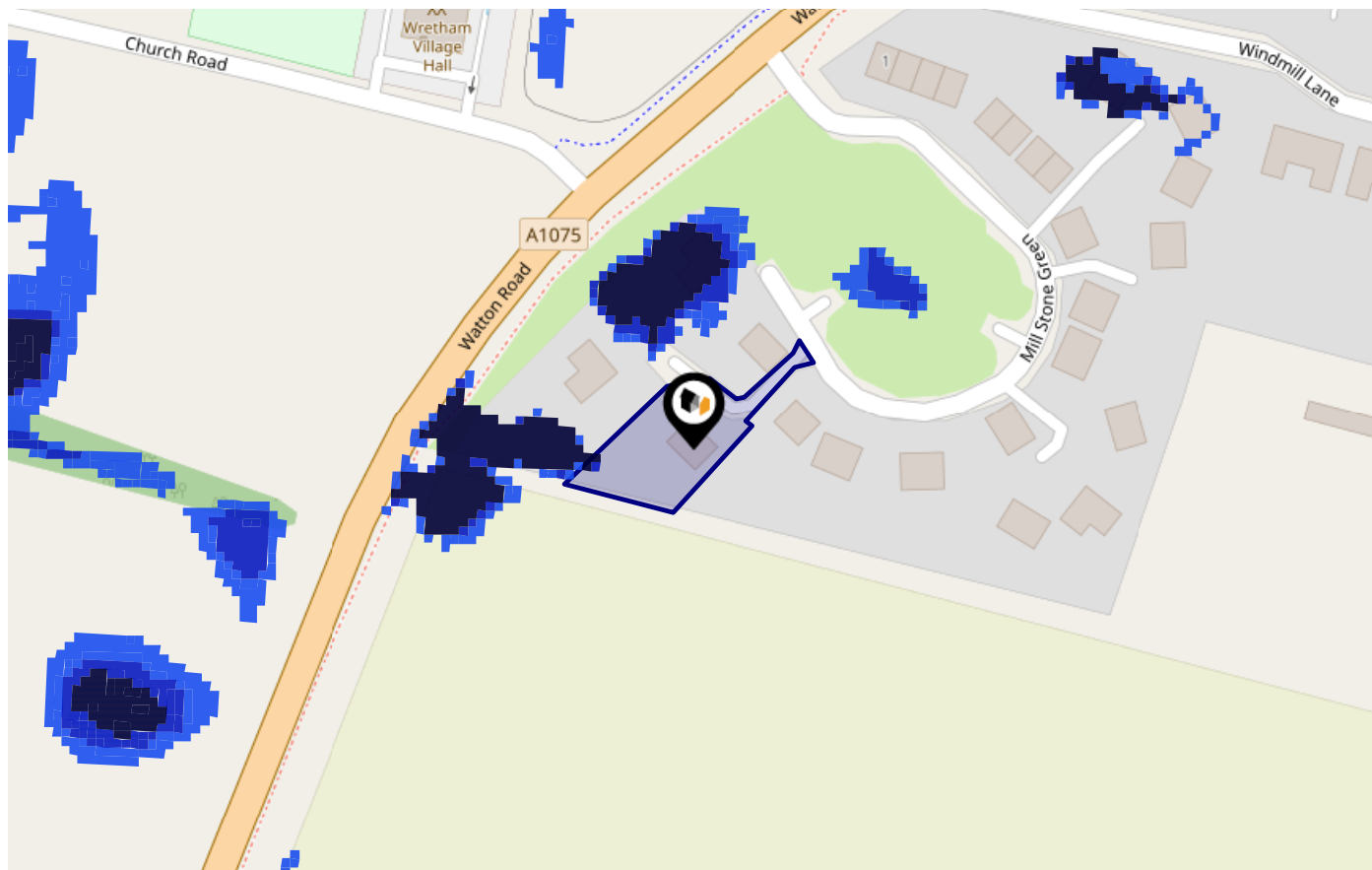


Flood Risk

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.

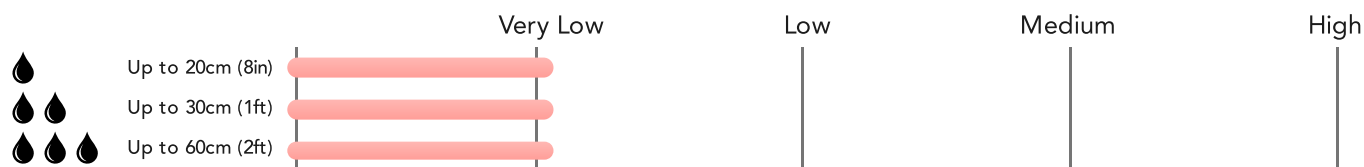


Risk Rating: Very low

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

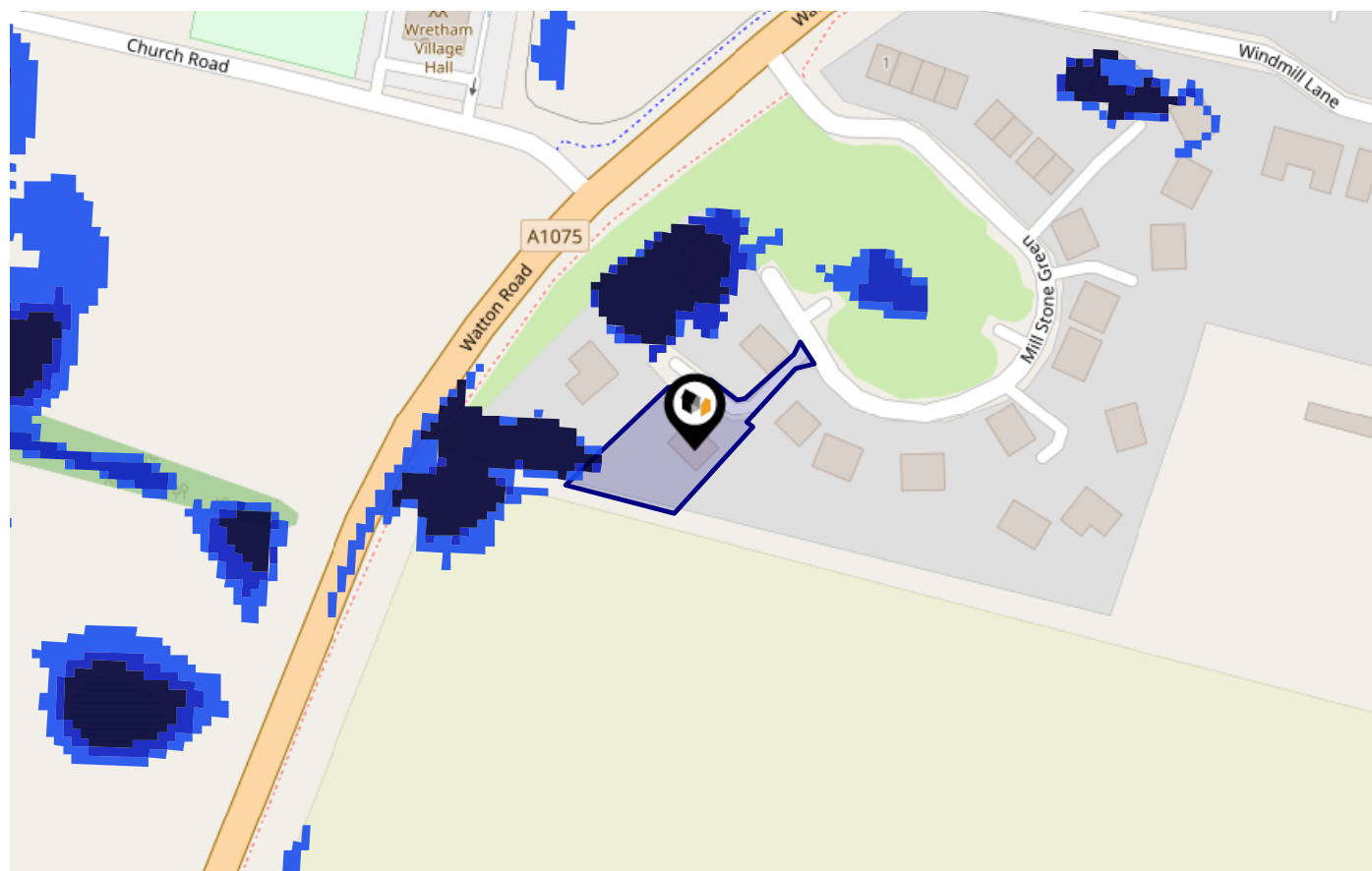


Flood Risk

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.

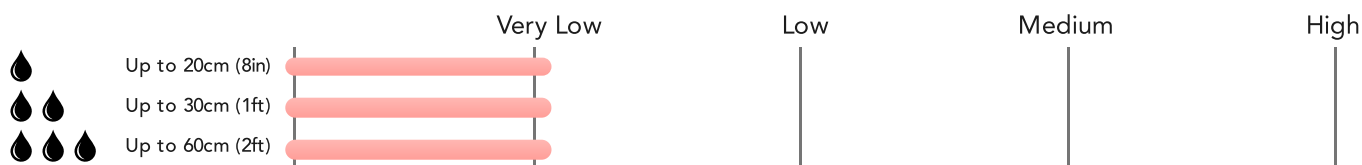


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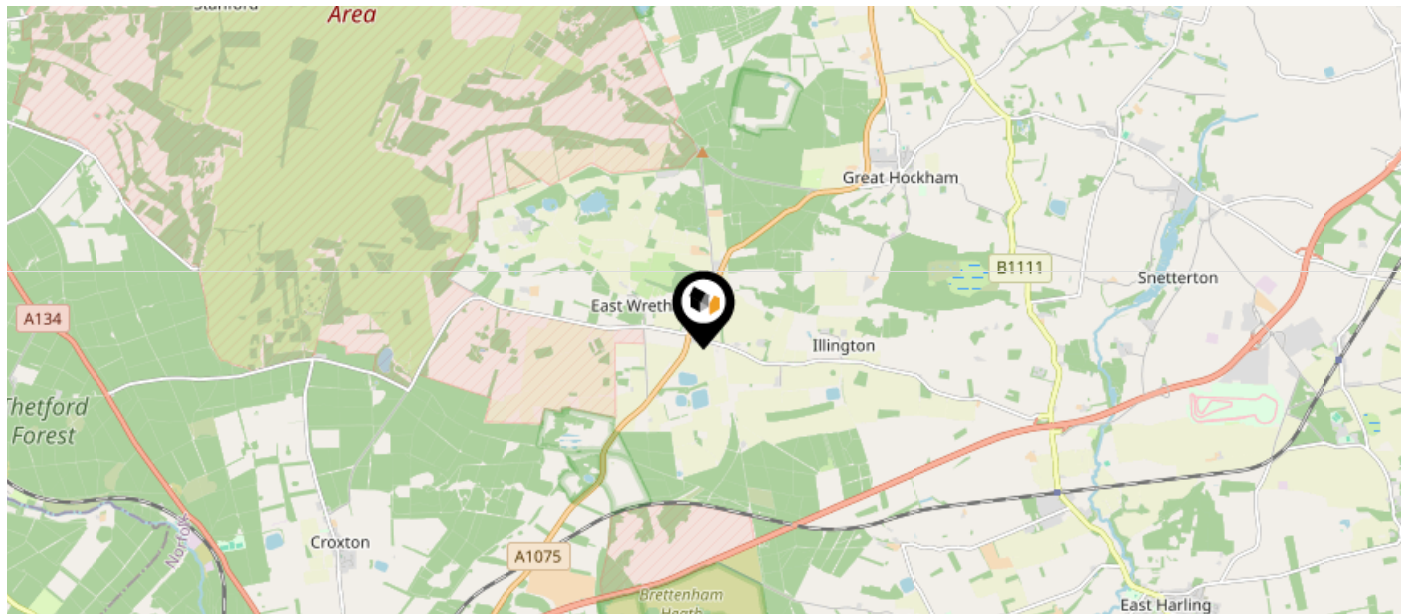
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

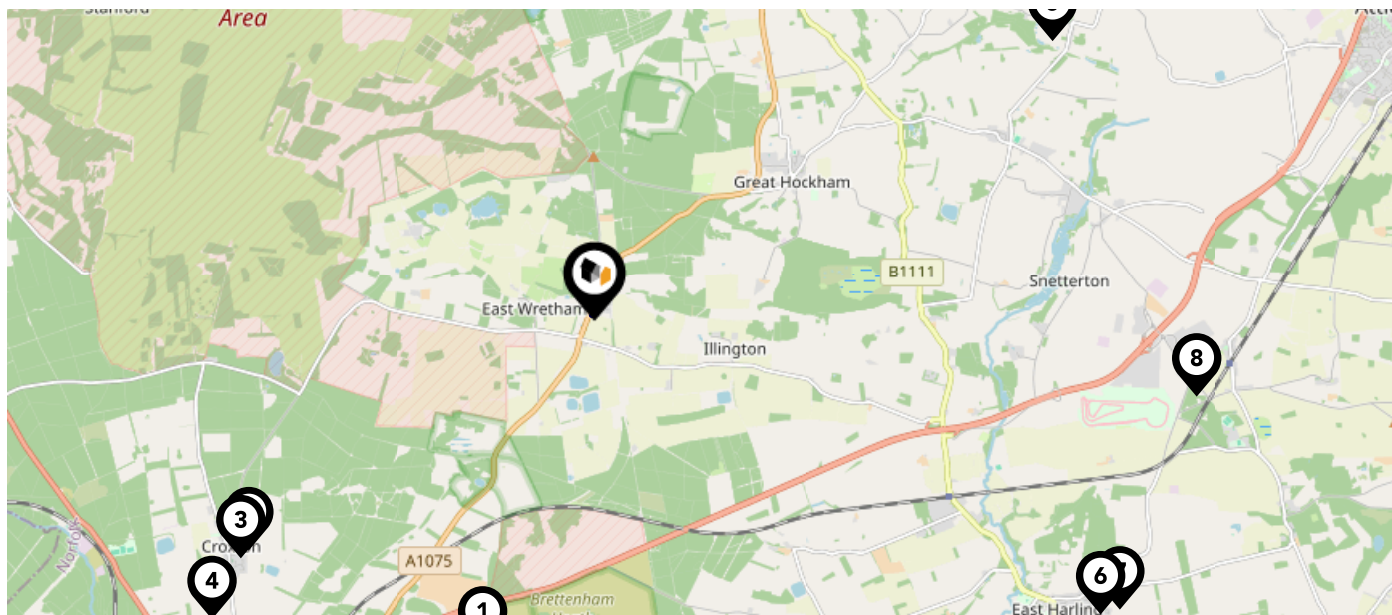
No data available.

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

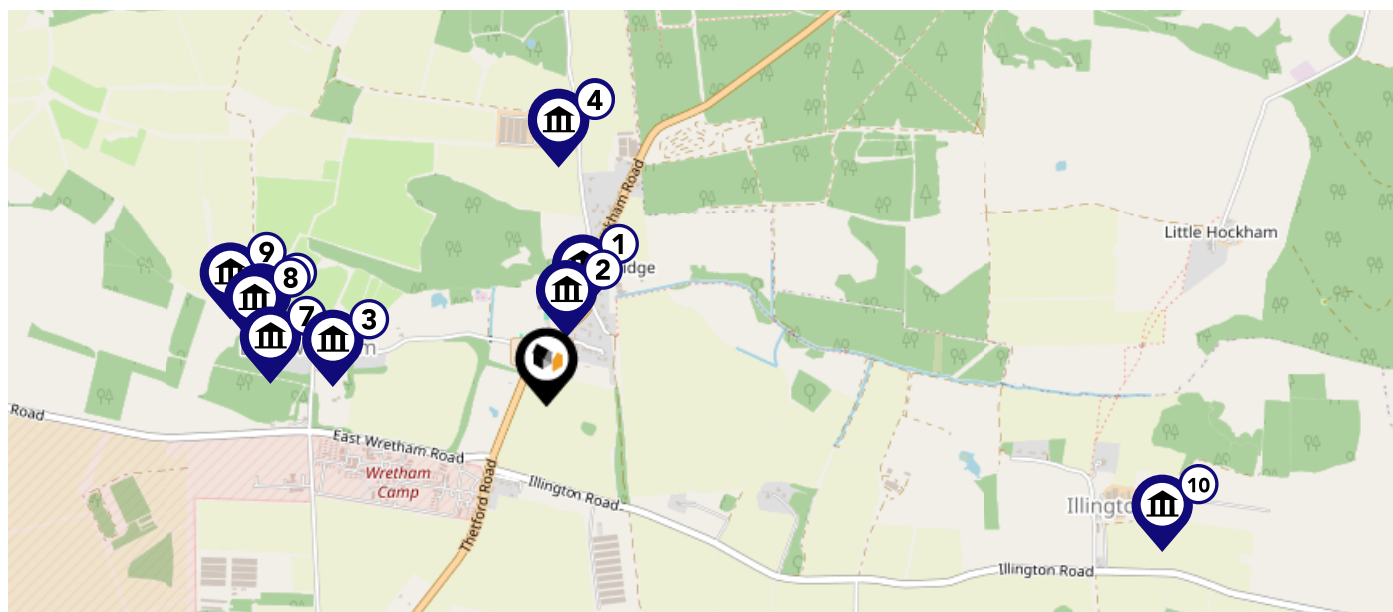
	Kilverstone-Kilverstone, Breckland	Historic Landfill
	Croxton-Breckland, Norfolk	Historic Landfill
	Behind Chapel Farm, Croxton-Breckland, Norfolk	Historic Landfill
	Croxton-Breckland, Norfolk	Historic Landfill
	Rocklands-Rocklands, Breckland	Historic Landfill
	East Harling-East Harling, Breckland, Norfolk	Historic Landfill
	Field Lodge-Eccles Road, East Harling	Historic Landfill
	EA/EPR/CP3796SC/V002	Active Landfill











Maps

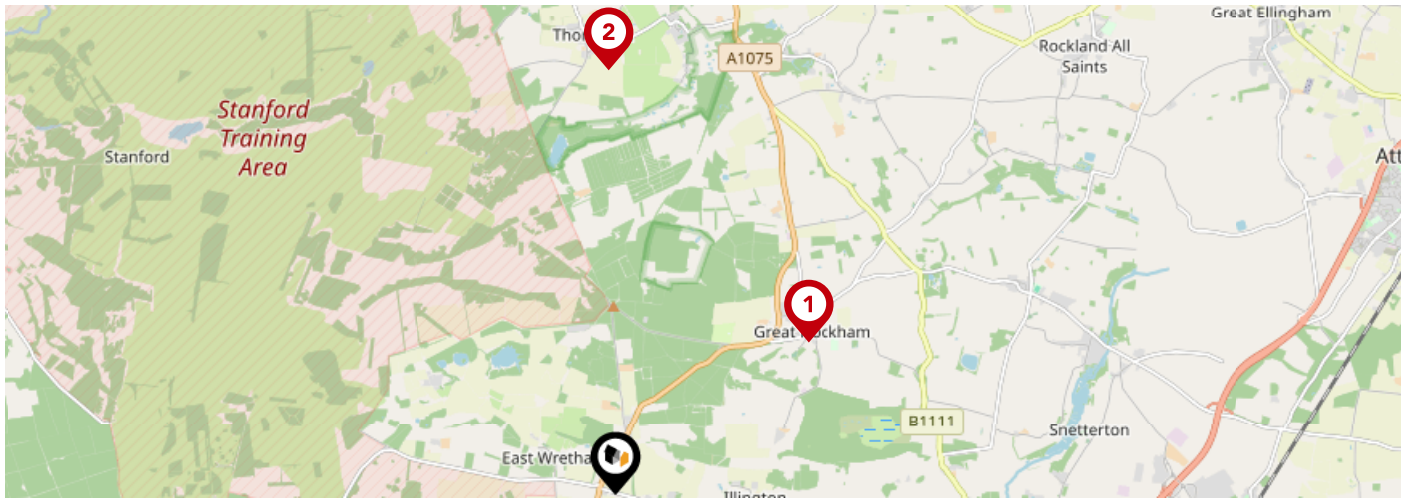
Listed Buildings



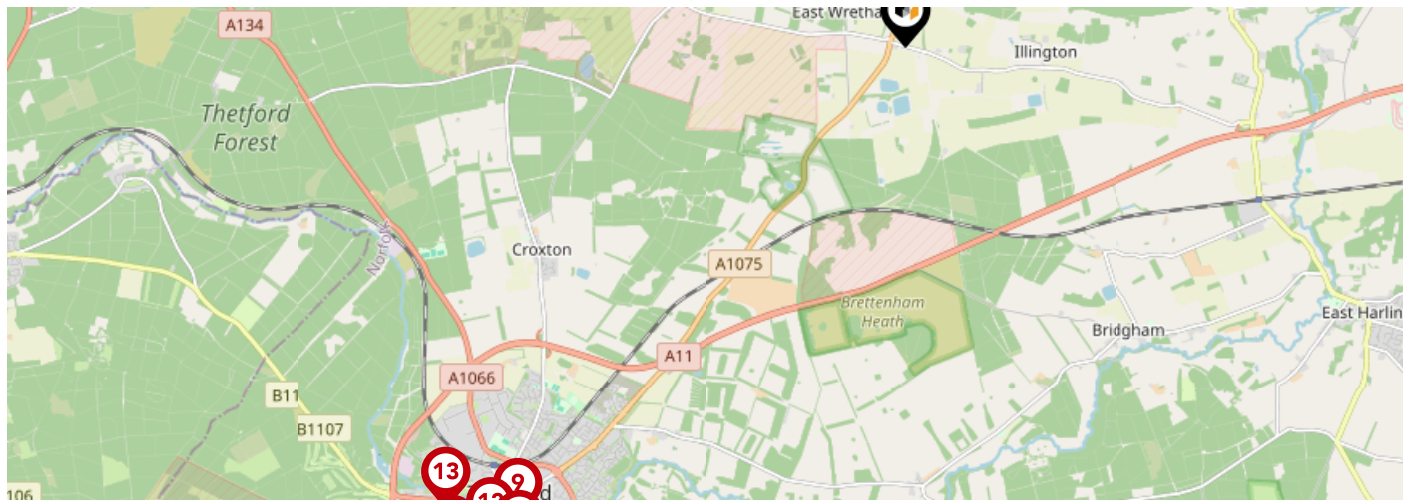
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1170639 - Dog And Partridge Inn, 2 Integral Dwelling And Post Office	Grade II	0.2 miles
 1076885 - Water Mill Cottage	Grade II	0.2 miles
 1305956 - Manor Farmhouse	Grade II	0.5 miles
 1342772 - Brick Kiln Cottage 580 Yards N Of Dog And Partridge Inn	Grade II	0.6 miles
 1076882 - Outbuilding 6 Yards To North Of Brick Kiln Cottage	Grade II	0.6 miles
 1170650 - Church Of St Ethelbert	Grade II	0.6 miles
 1076884 - Wretham Lodge	Grade II	0.6 miles
 1437723 - Wretham War Memorial	Grade II	0.7 miles
 1076883 - Long Coggles 150 Yards N.w. Of Church Of St Ethelbert	Grade II	0.7 miles
 1170666 - Church Of St Andrew	Grade II	1.4 miles

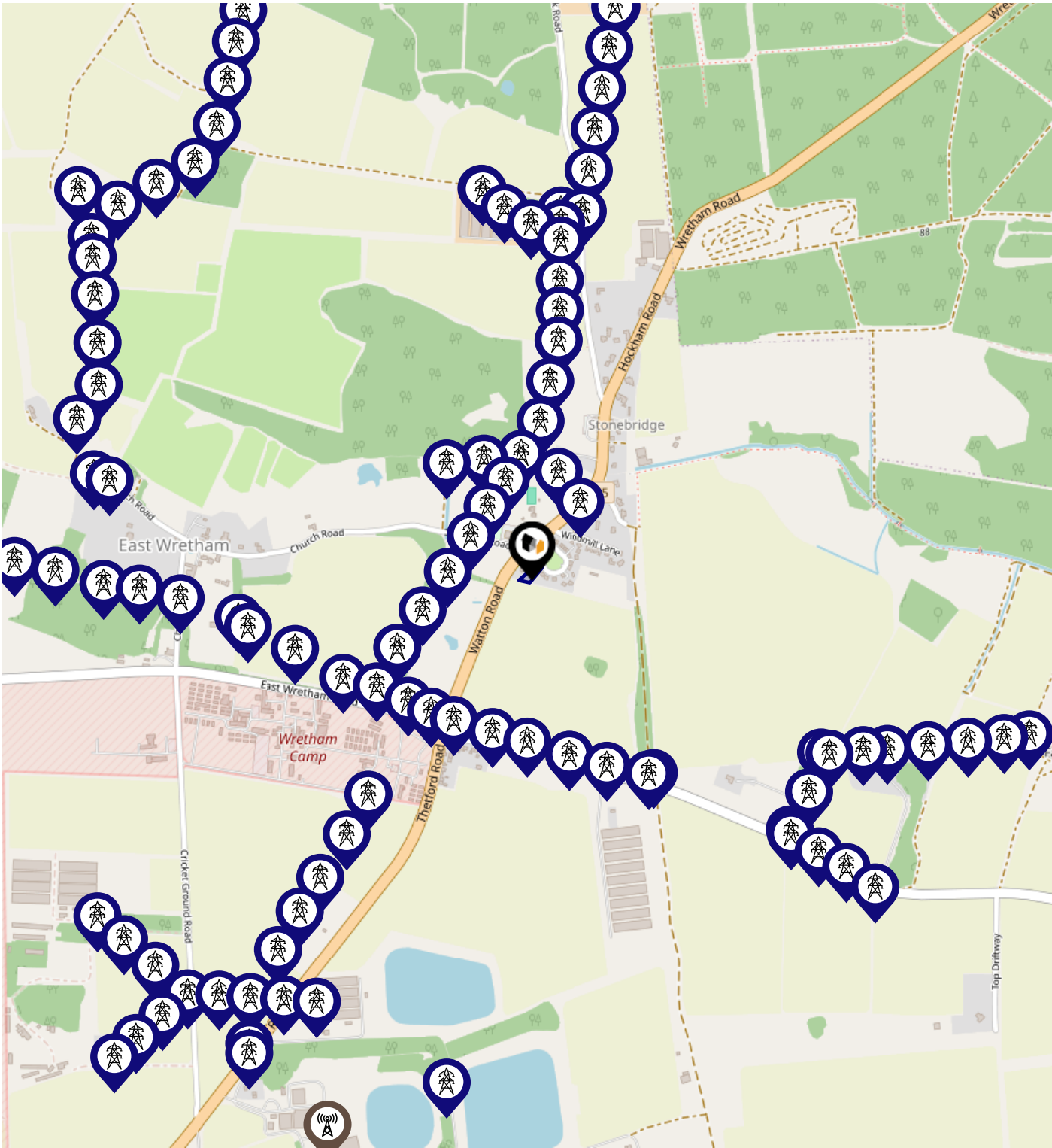


	Nursery	Primary	Secondary	College	Private
<p>1 Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:2.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Thompson Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:3.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:4.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:4.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:4.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:4.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:5.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:5.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p>9 Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:5.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Damara School Ofsted Rating: Good Pupils: 14 Distance:5.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:5.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:5.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:6.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:6.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance:6.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

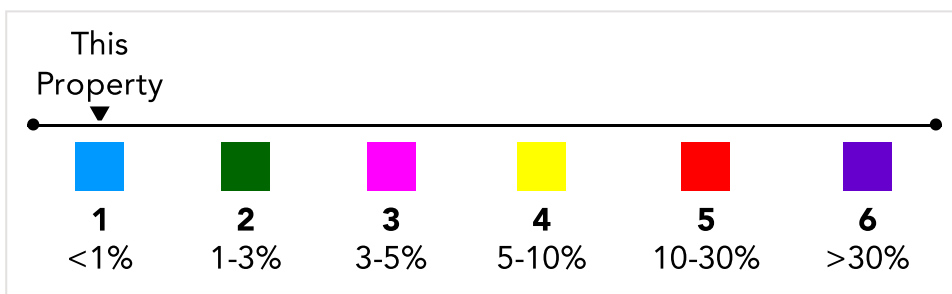
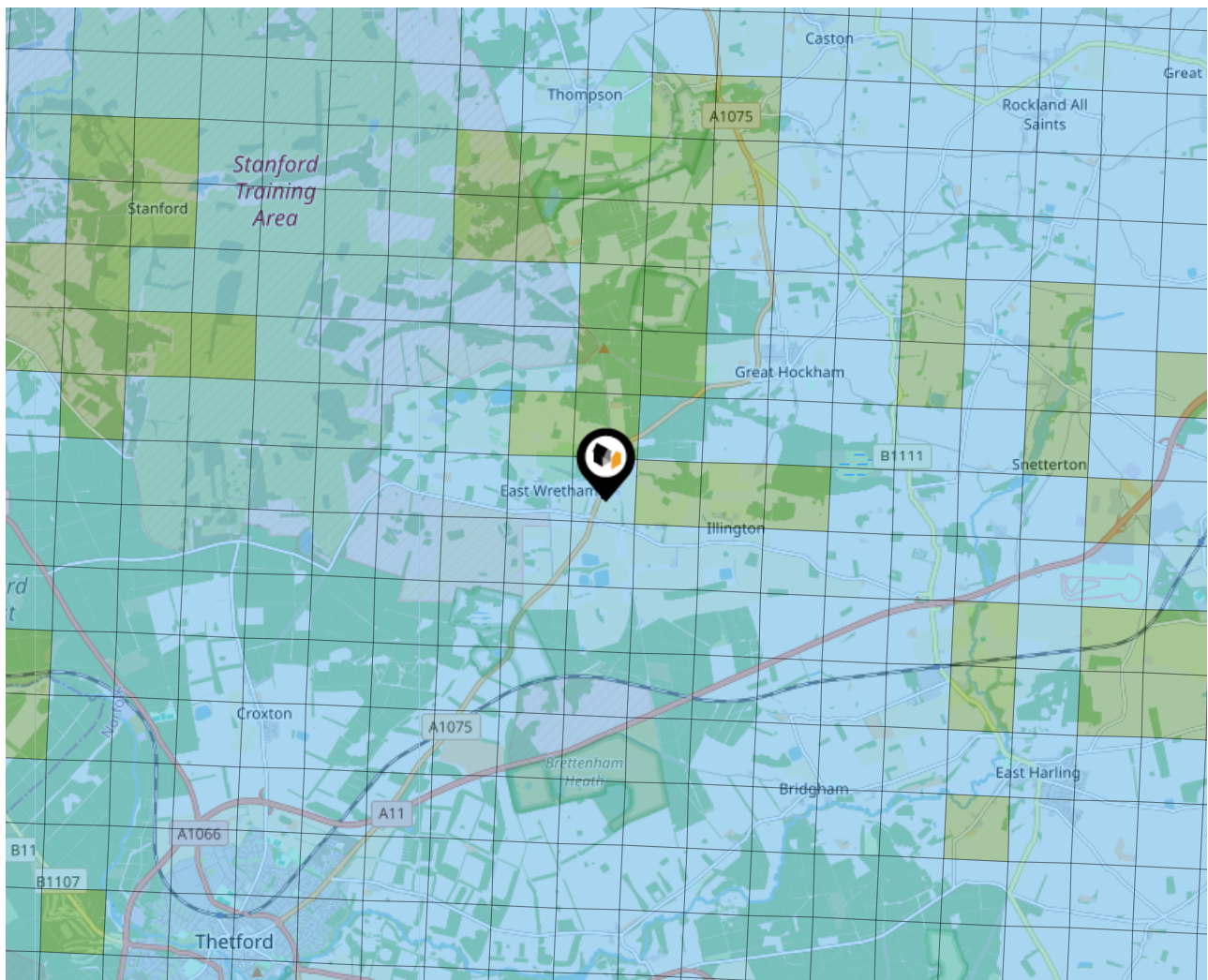


Key:

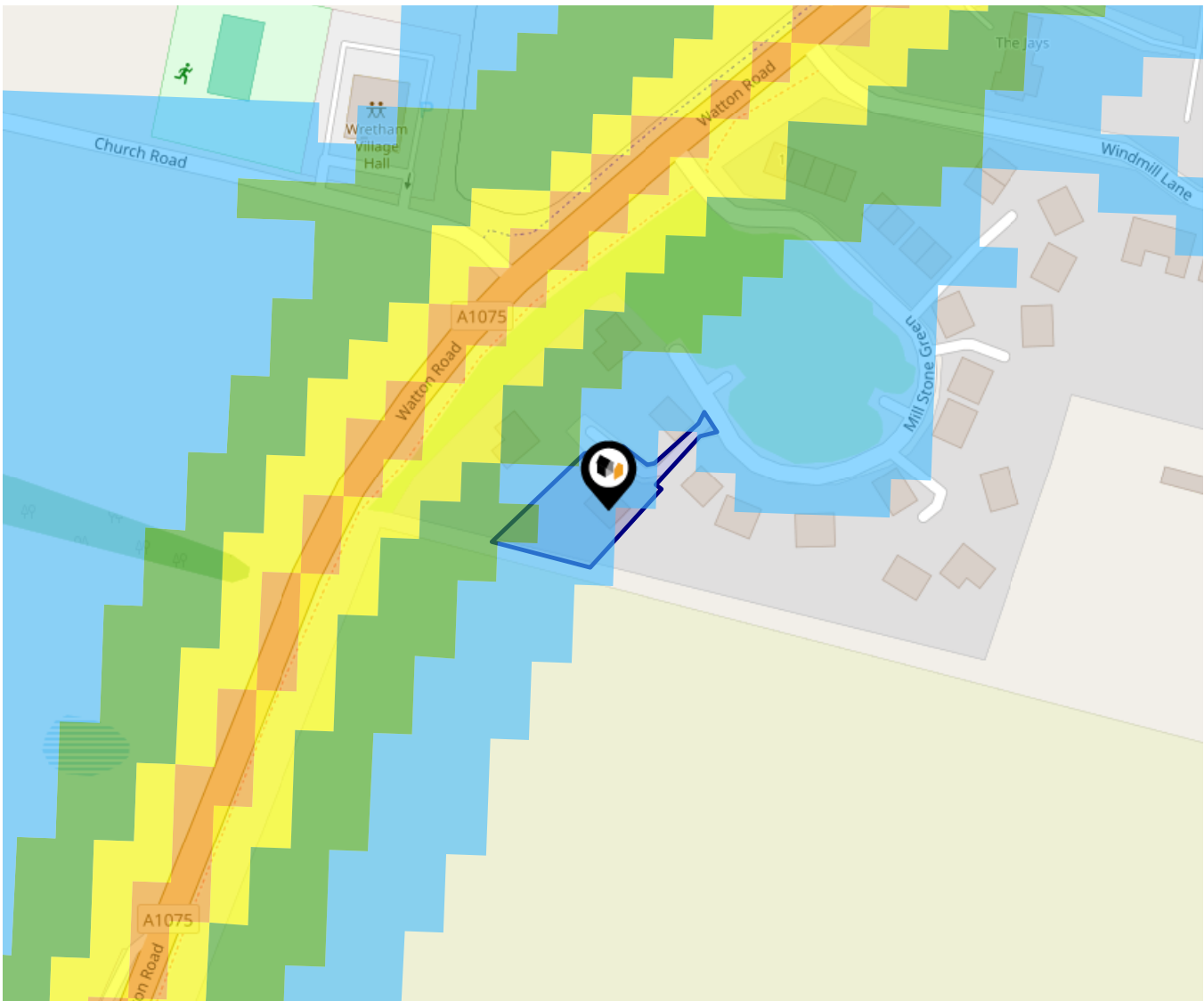
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



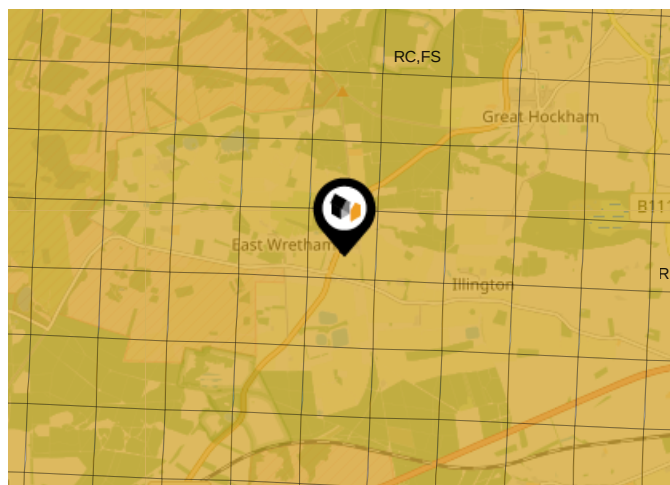
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

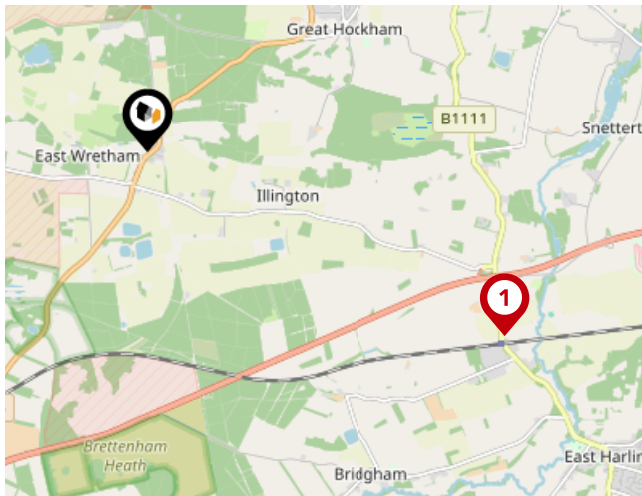


Primary Classifications (Most Common Clay Types)

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

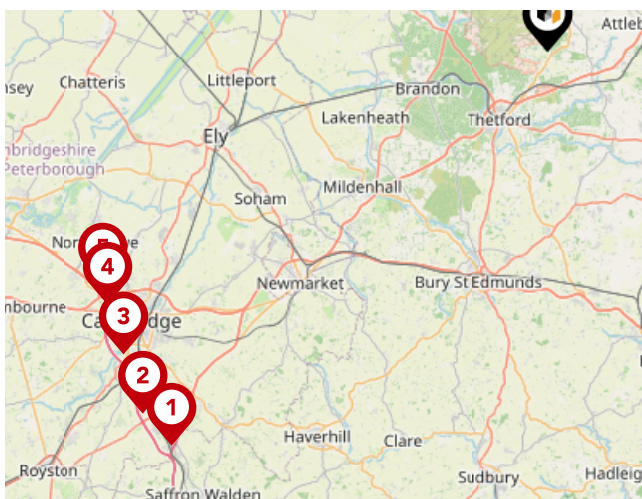
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	3.63 miles
2	Thetford Rail Station	5.5 miles
3	Eccles Road Rail Station	5.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.61 miles
2	M11 J10	39.41 miles
3	M11 J11	37.88 miles
4	M11 J13	36.83 miles
5	M11 J14	36.49 miles

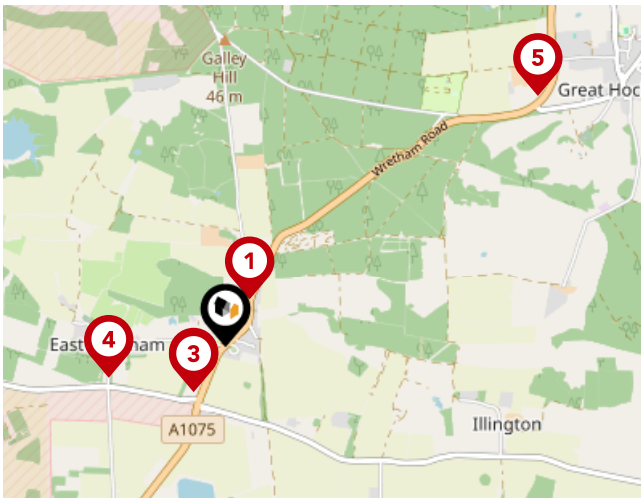


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	22.94 miles
2	Cambridge	33.59 miles
3	Stansted Airport	47.33 miles
4	Southend-on-Sea	63.11 miles

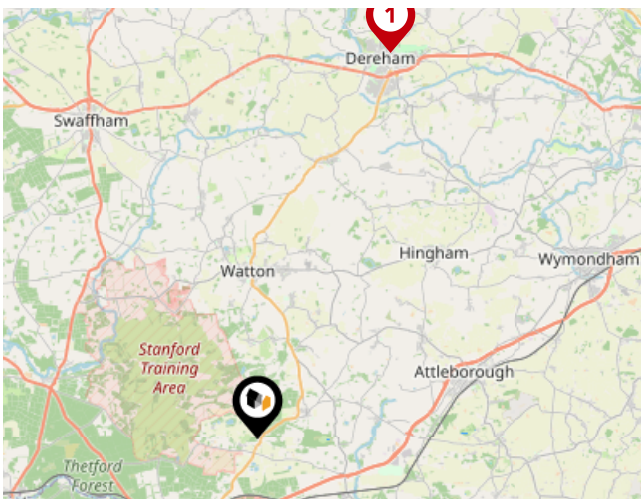
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dog & Partridge	0.24 miles
2	Village Sign	0.25 miles
3	Village Sign	0.25 miles
4	Camp	0.55 miles
5	turn	1.81 miles



Local Connections

Pin	Name	Distance
1	Dereham (Mid Norfolk Railway)	14.71 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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