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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 11<sup>th</sup> February 2026**



**HIGH STREET, LAKENHEATH, BRANDON, IP27**

## Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

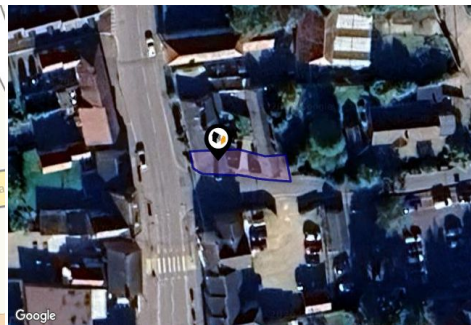
01953 711839

nick@whittleyparish.com

www.whittleyparish.com












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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	785 ft <sup>2</sup> / 73 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,495		
Title Number:	SK136690		

## Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	Lakenheath	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O <sub>2</sub>	sky
				











HIGH STREET, LAKENHEATH, BRANDON, IP27





HIGH STREET, LAKENHEATH, BRANDON, IP27





## HIGH STREET, LAKENHEATH, BRANDON, IP27

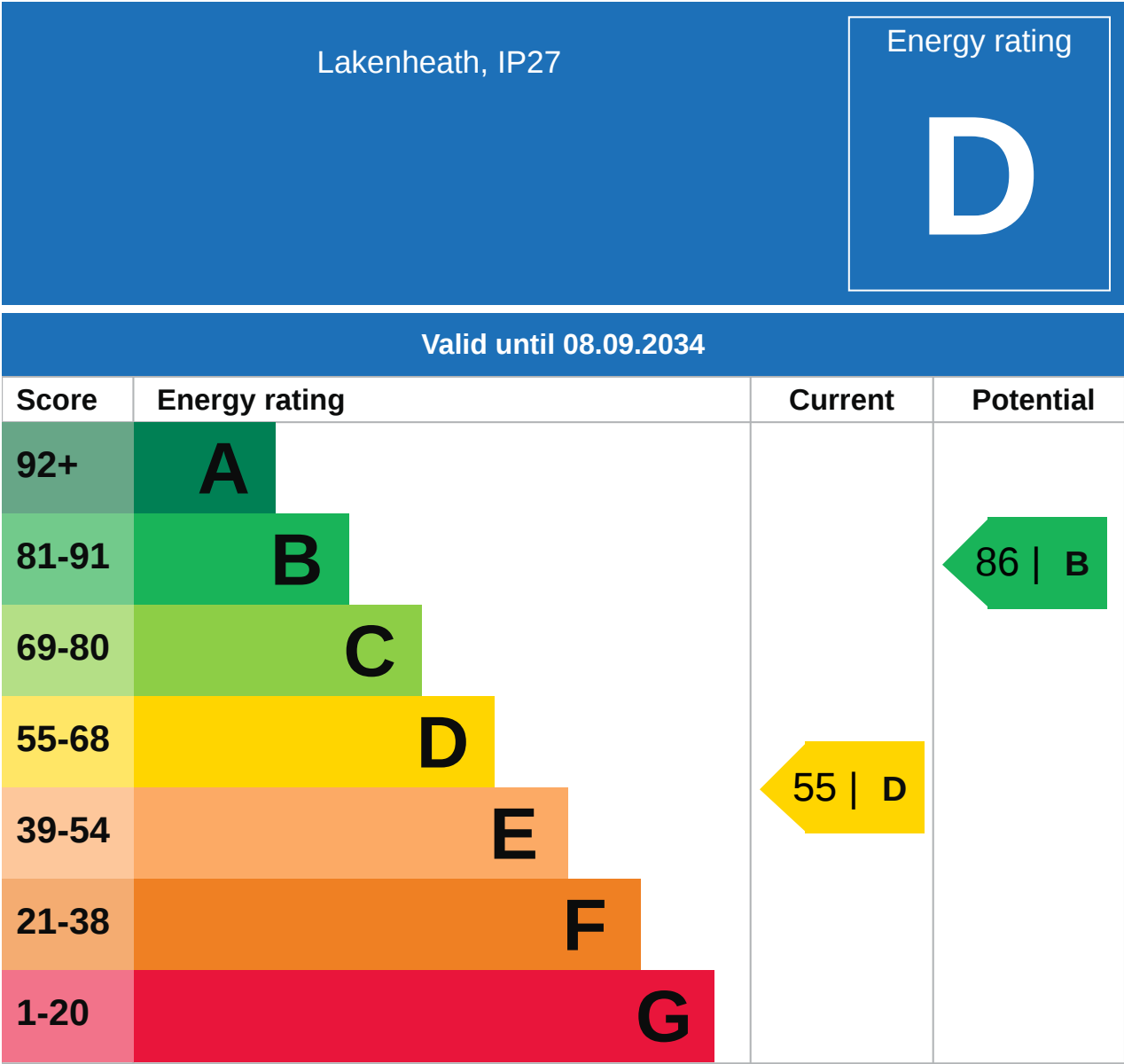




HIGH STREET, LAKENHEATH, BRANDON, IP27









### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>

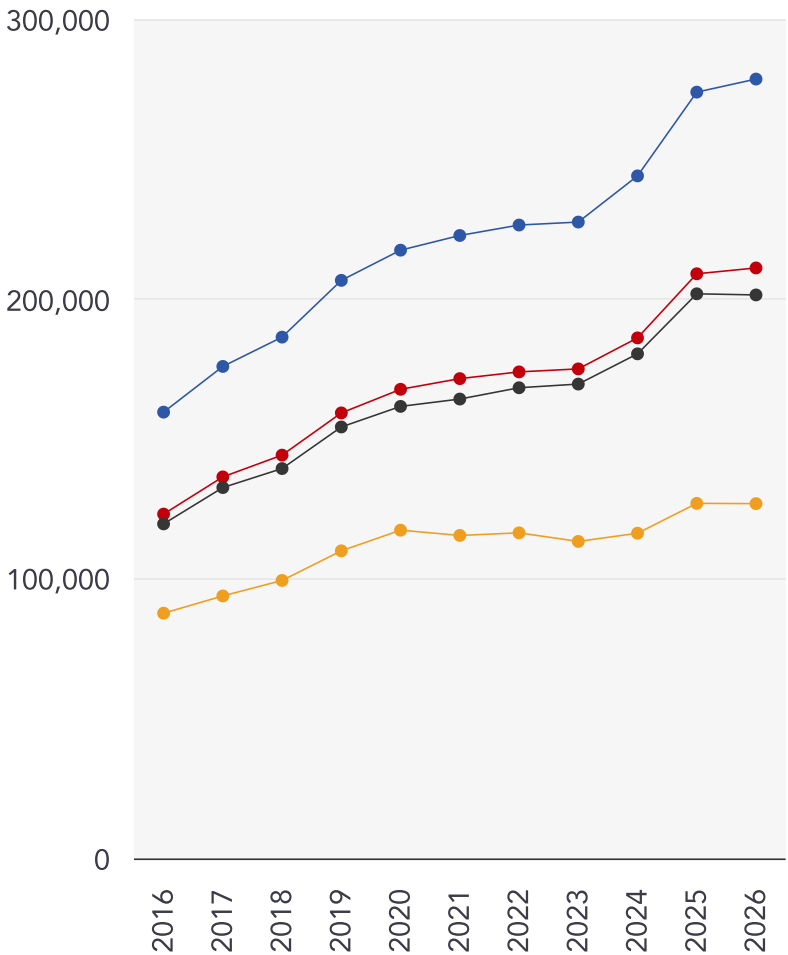


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in IP27



Detached

**+74.63%**

Semi-Detached

**+71.48%**

Terraced

**+68.43%**

Flat

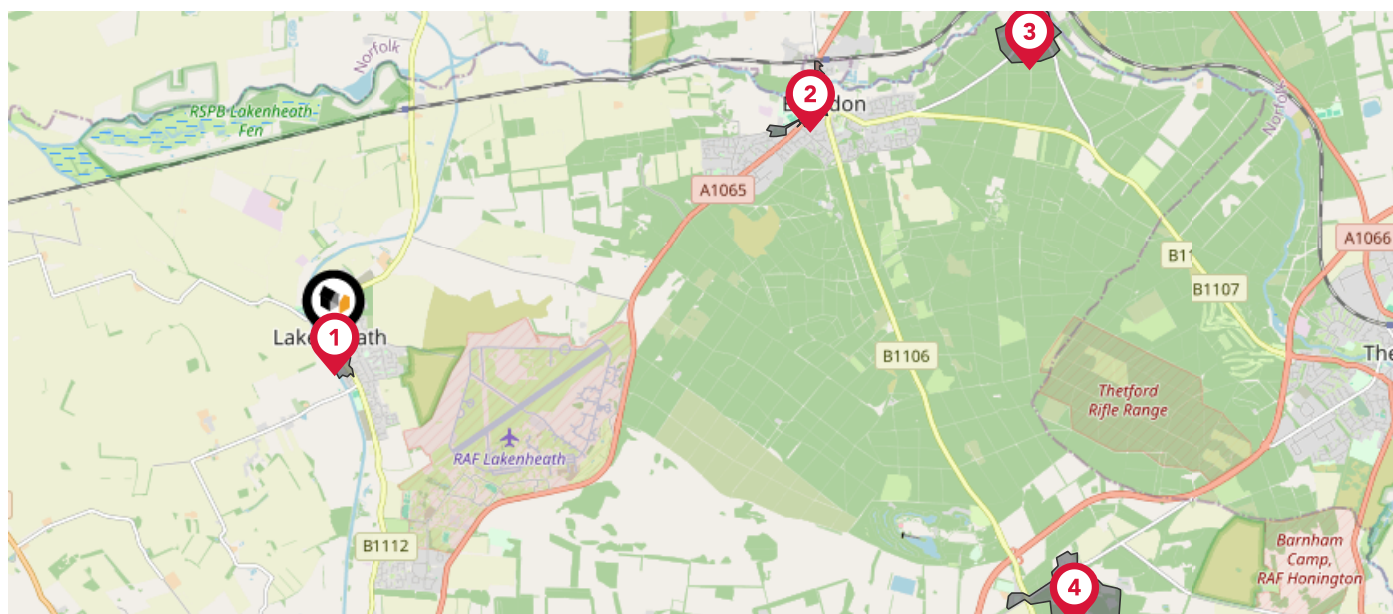
**+44.68%**

# 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



Lakenheath



Brandon



Santon Downham



Elveden

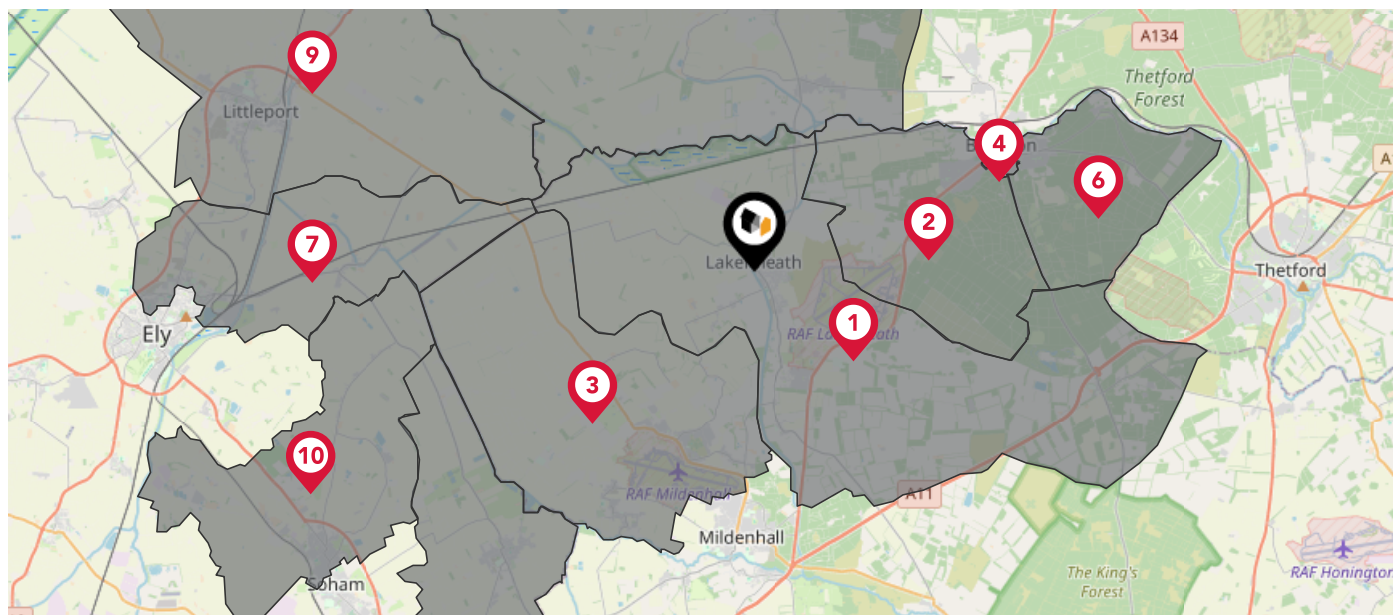


# Maps











## 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

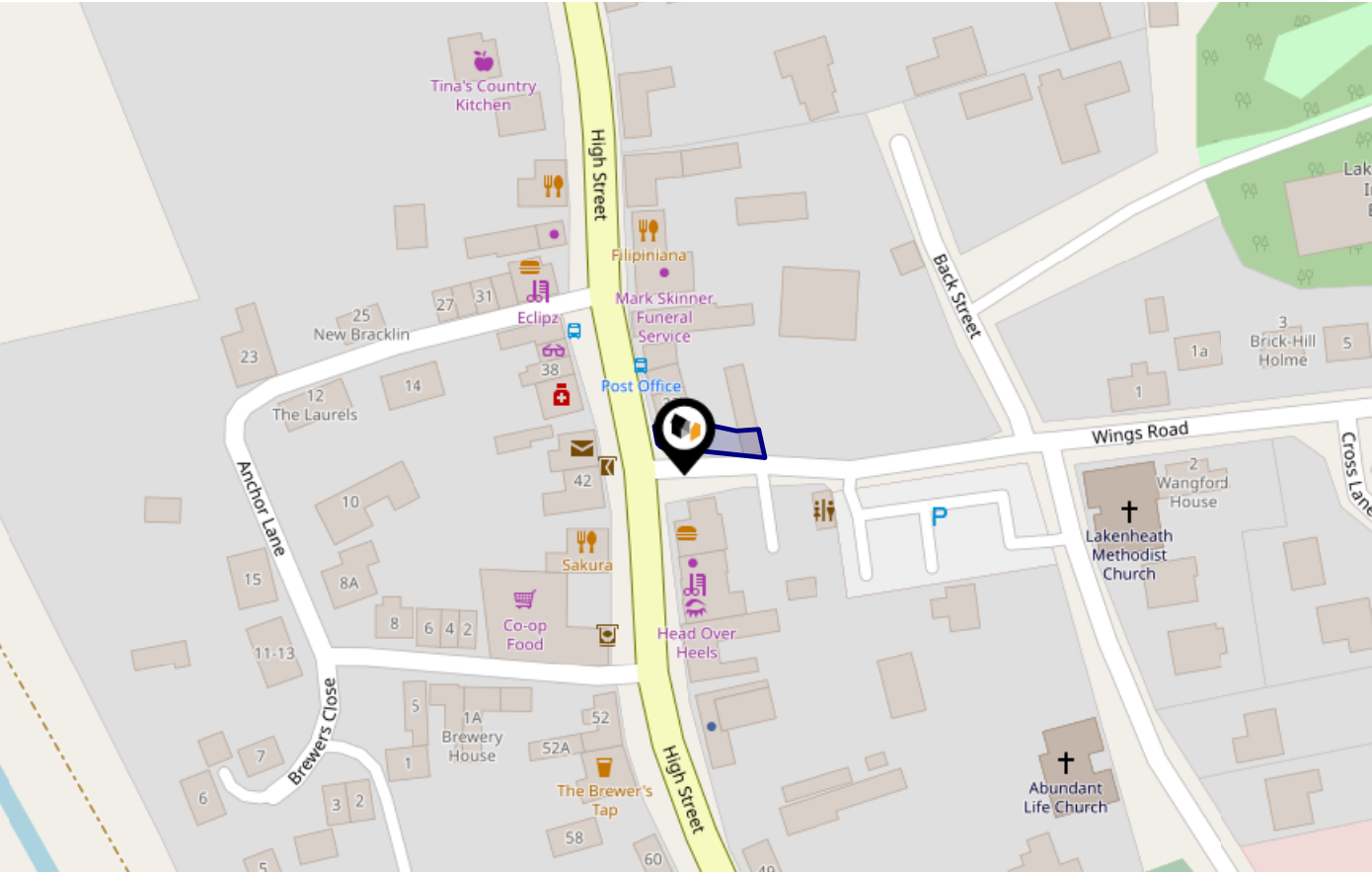
-  Lakenheath Ward
-  Brandon West Ward
-  The Rows Ward
-  Brandon Central Ward
-  Feltwell Ward
-  Brandon East Ward
-  Ely North Ward
-  Fordham & Isleham Ward
-  Littleport Ward
-  Soham North Ward

# 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.

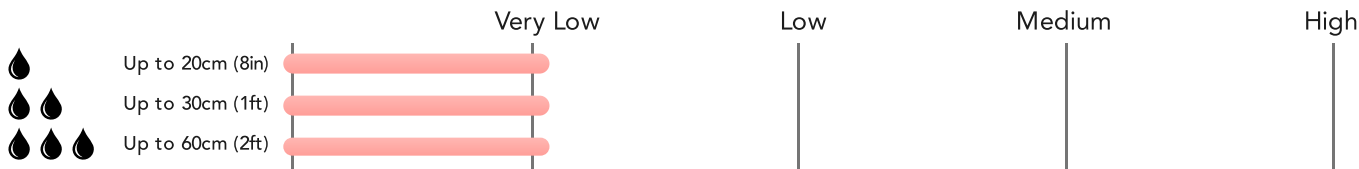


Risk Rating: Very low

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:

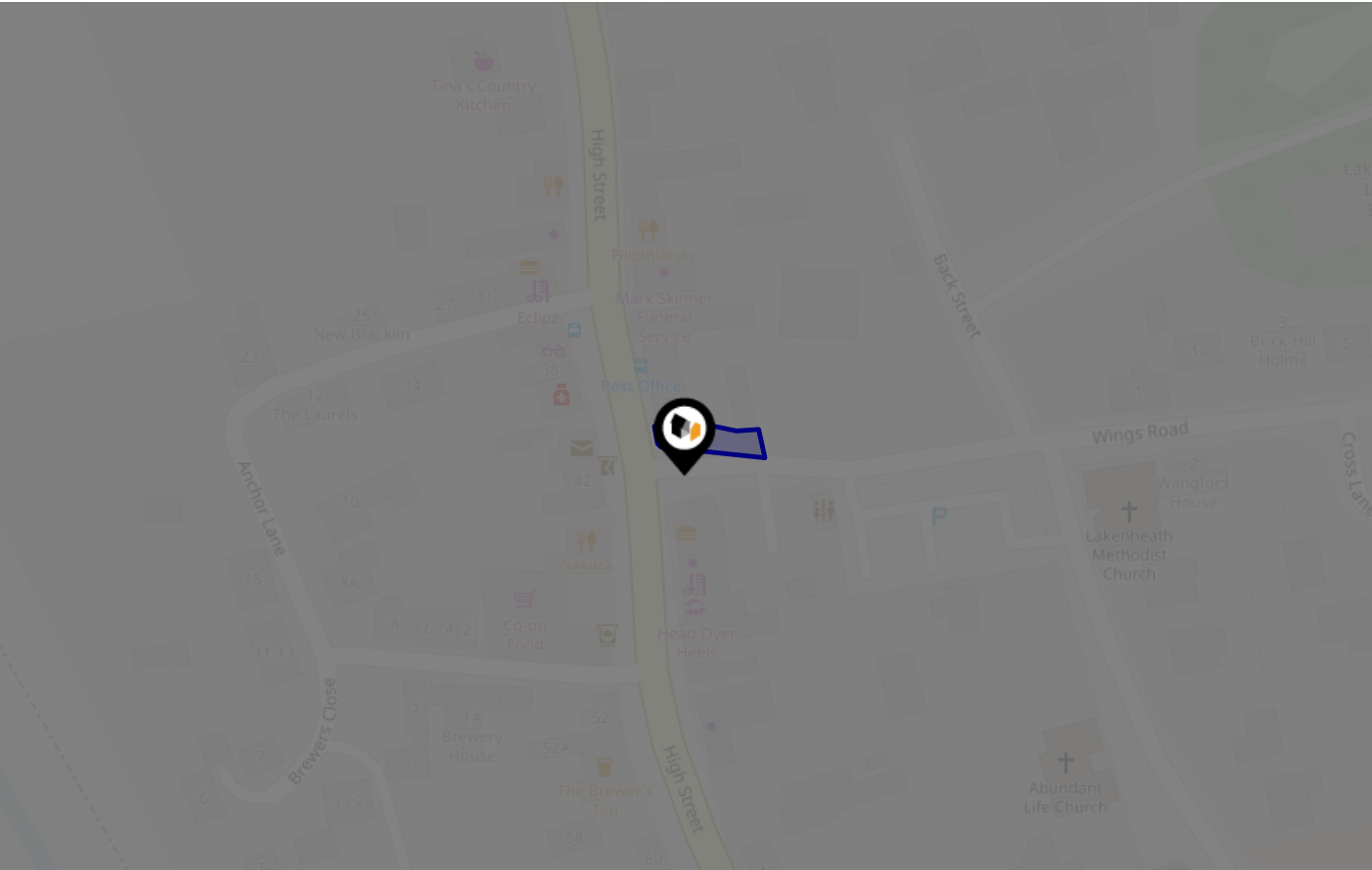


# Flood Risk

## 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.

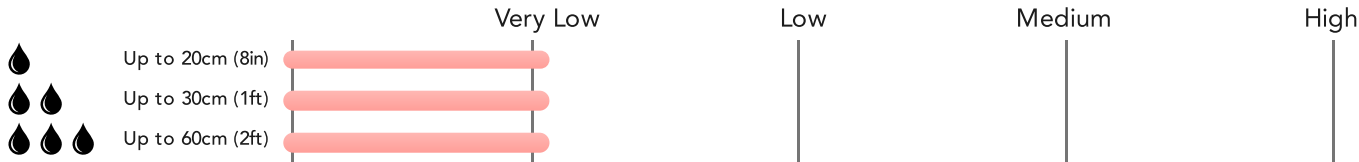


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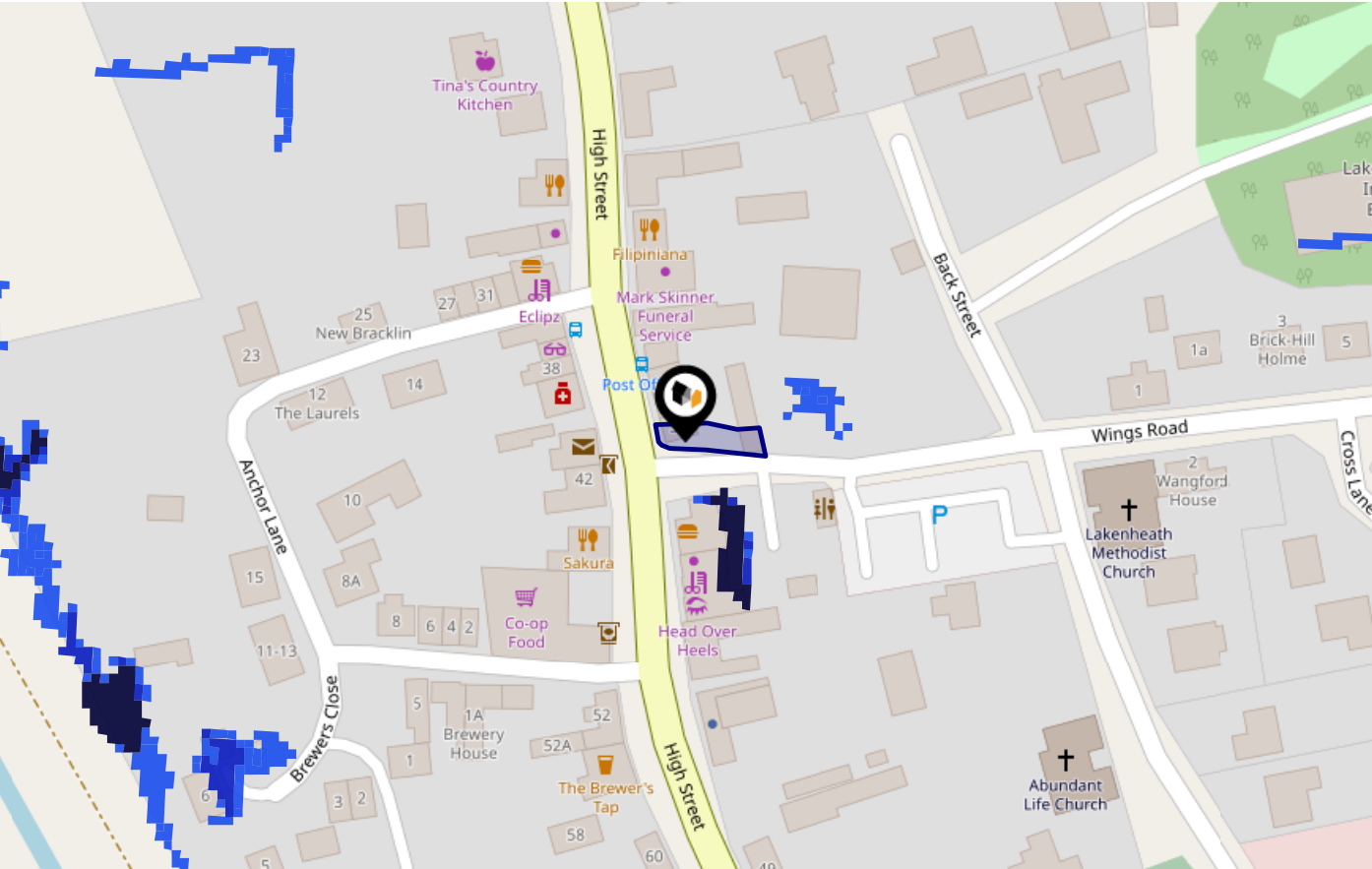


# Flood Risk

## 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.

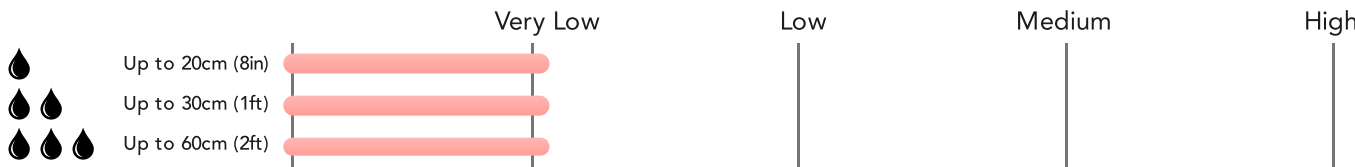


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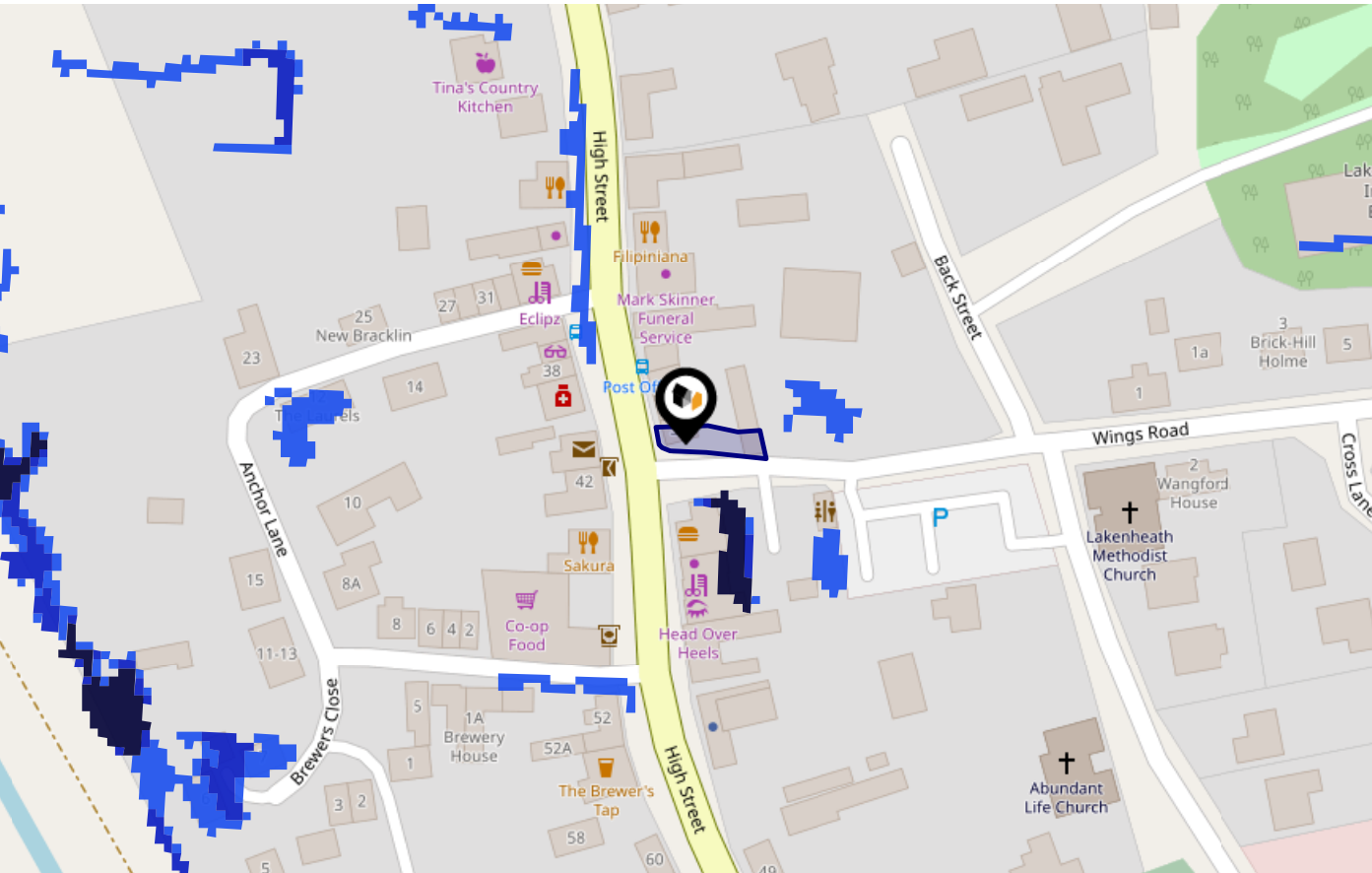


# Flood Risk

## 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.

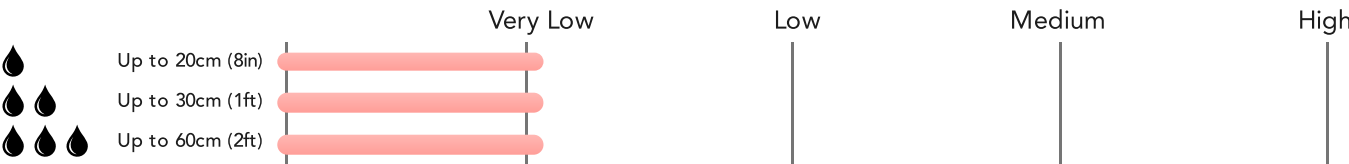


Risk Rating: Very low

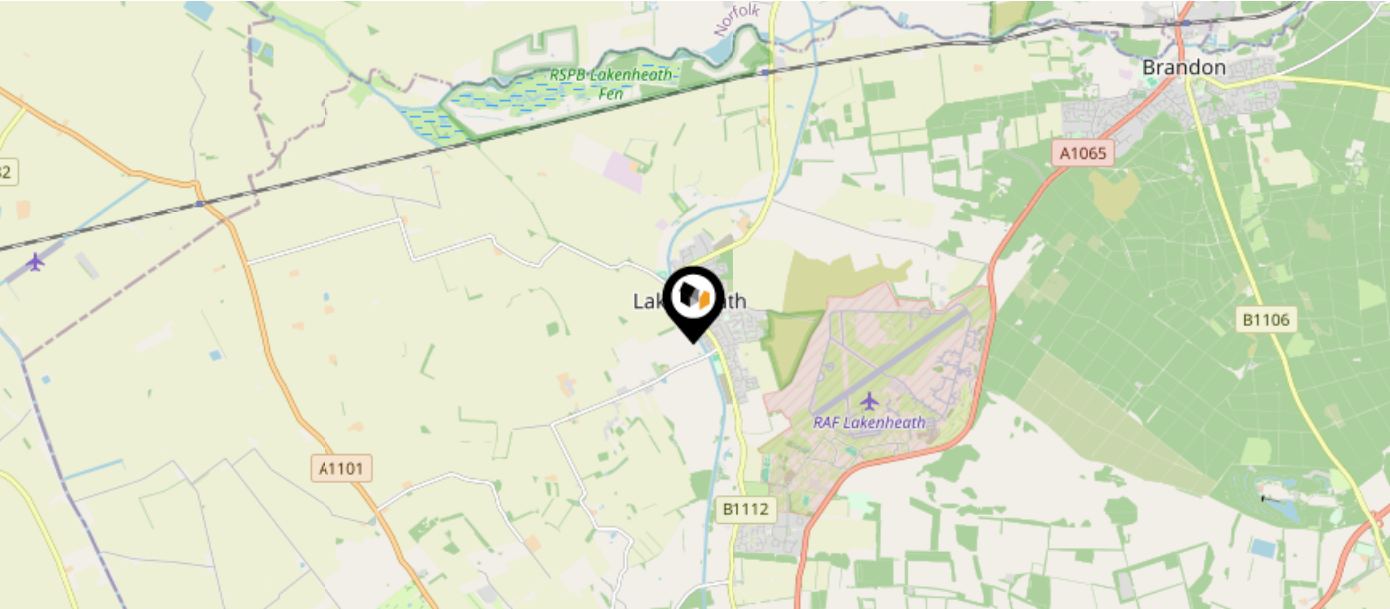
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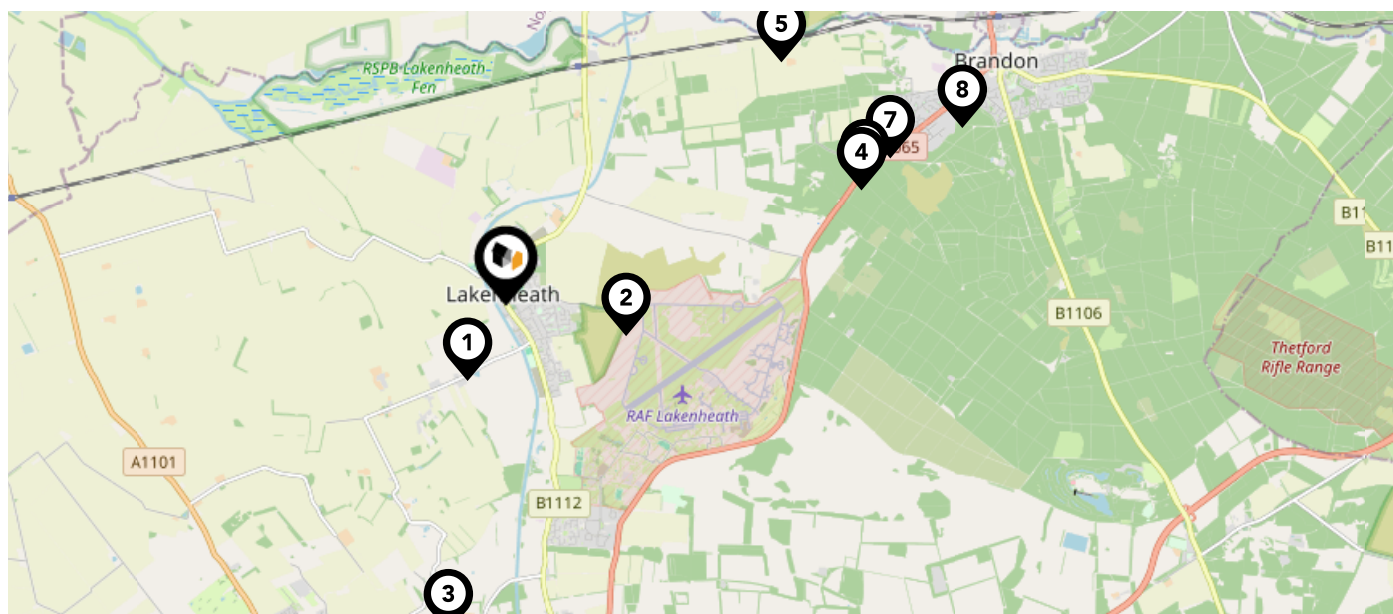
This map displays nearby areas that have been designated as Green Belt...



















Nearby Green Belt Land

No data available.

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

	Causeway Tip-Undley Road, Lakenheath, Suffolk	Historic Landfill 
	Maids Cross Hill-Lakenheath, Suffolk	Historic Landfill 
	Beck Row-Wildemere Lane, Mildenhall, Suffolk	Historic Landfill 
	London Road-Brandon, Suffolk	Historic Landfill 
	Ex Sandpit-Weeting Road, Thetford, Norwich, Norfolk	Historic Landfill 
	Brandon Parish Pit-Brandon, Bury St Edmunds, Suffolk	Historic Landfill 
	Oaklands Drive-Brandon, Suffolk	Historic Landfill 
	Sandgalls-London Road, Brandon, Suffolk	Historic Landfill 











# Maps

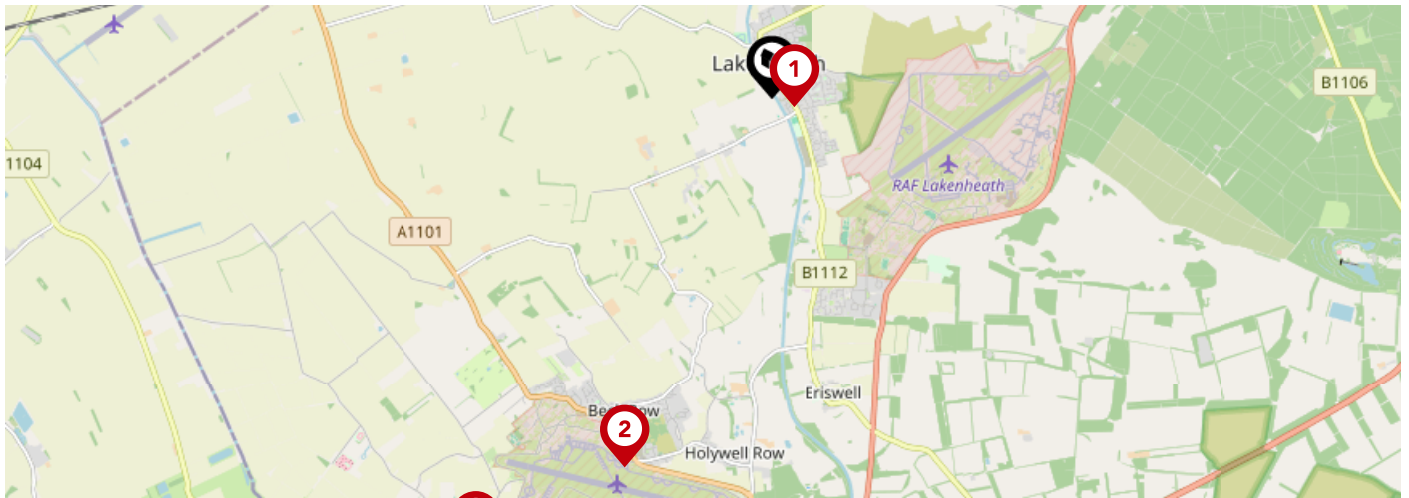
## Listed Buildings



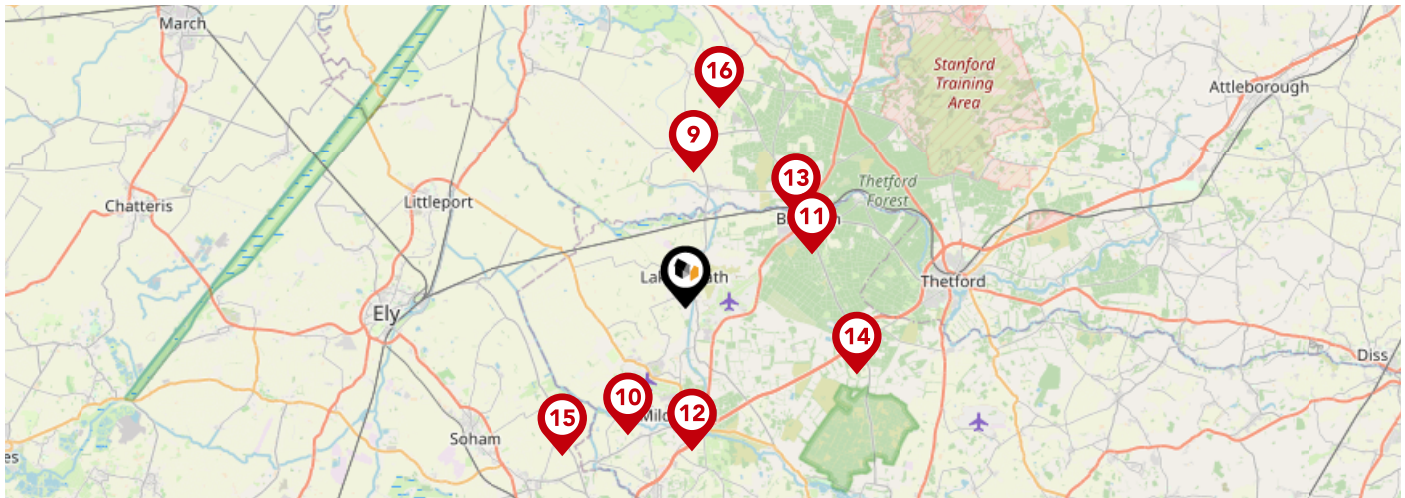
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1285930 - 42, High Street	Grade II	0.0 miles
 1037598 - Brewery House	Grade II	0.1 miles
 1351301 - Chalk Farmhouse	Grade II	0.1 miles
 1037599 - 11 And 13, Anchor Lane	Grade II	0.1 miles
 1285945 - Church Of St Mary	Grade I	0.1 miles
 1456856 - Lakenheath War Memorial	Grade II	0.2 miles
 1037600 - 102, High Street	Grade II	0.3 miles
 1193980 - Lakenheath Hotel	Grade II	0.3 miles



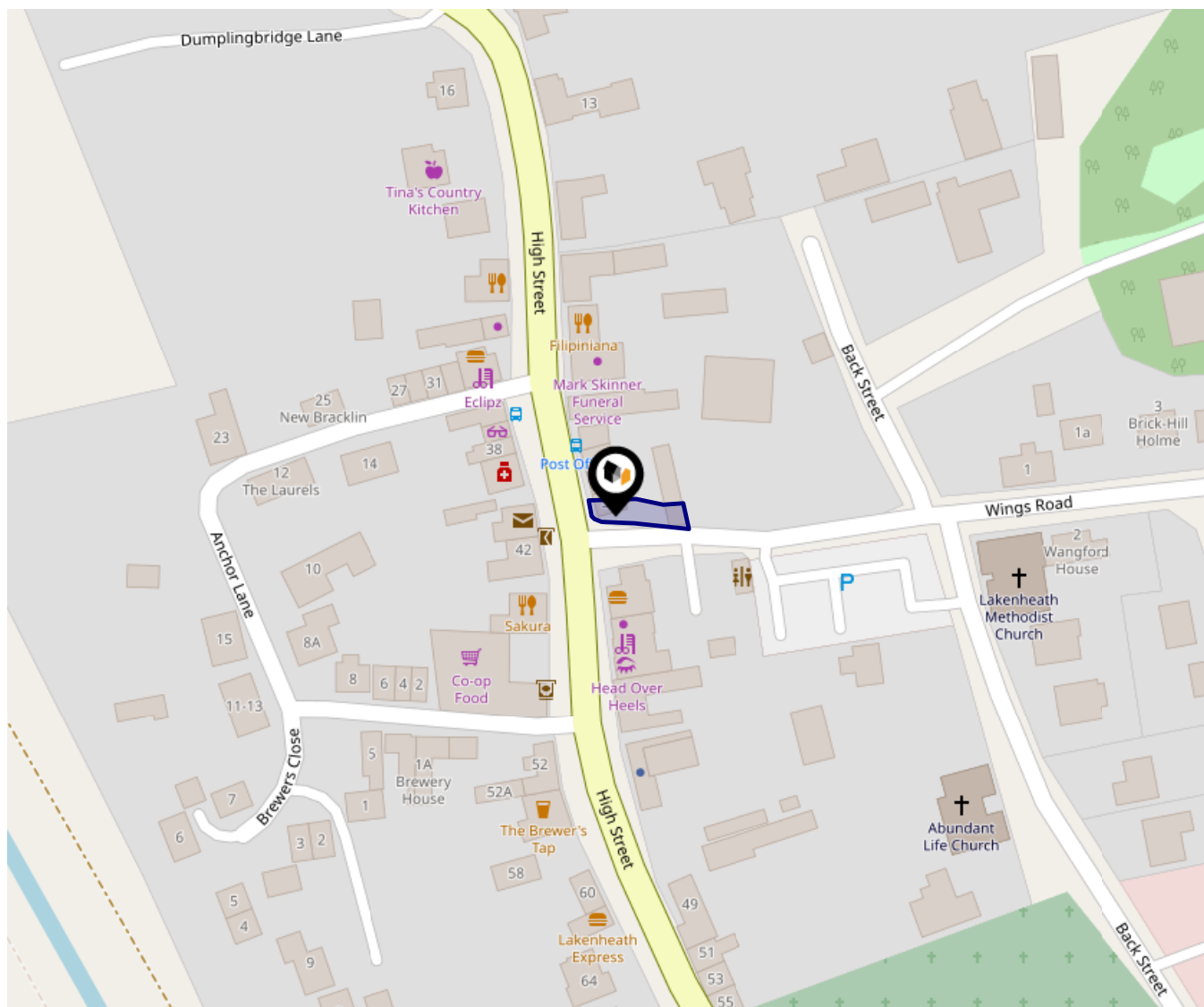
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lakenheath Community Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Beck Row Primary Academy</b> Ofsted Rating: Good   Pupils: 251   Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Breckland School</b> Ofsted Rating: Good   Pupils: 607   Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Great Heath Academy</b> Ofsted Rating: Good   Pupils: 522   Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>On Track Education Mildenhall</b> Ofsted Rating: Good   Pupils: 32   Distance:4.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's Church of England Academy</b> Ofsted Rating: Good   Pupils: 404   Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Forest Academy</b> Ofsted Rating: Good   Pupils: 424   Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>West Row Academy</b> Ofsted Rating: Requires improvement   Pupils: 186   Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Edmund de Moundeford VC Primary School, Feltwell</b> Ofsted Rating: Good   Pupils: 175   Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pines Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Glade Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mildenhall College Academy</b> Ofsted Rating: Good   Pupils: 1330   Distance:5.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Weeting Church of England Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:5.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elveden Church of England Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:6.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Isleham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:6.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Duchy of Lancaster Methwold CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 87   Distance:7.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

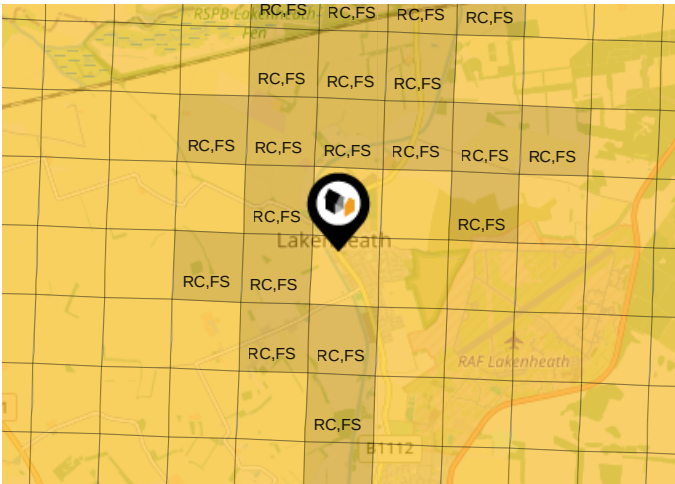
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB





Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

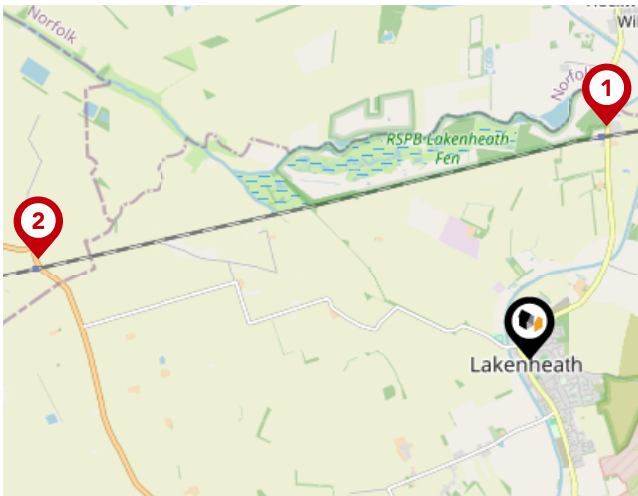


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

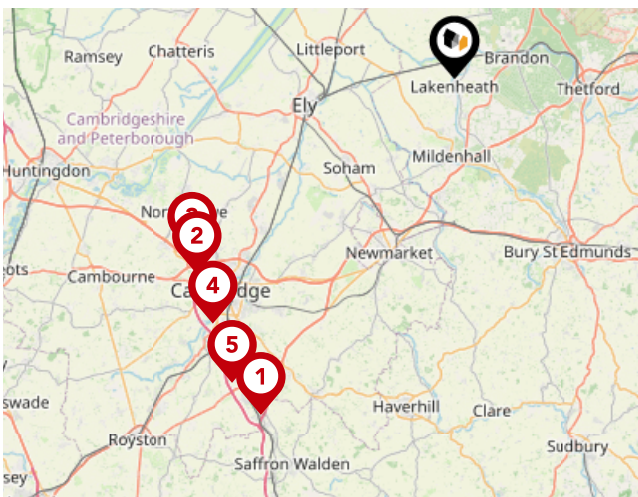
# Area

## Transport (National)



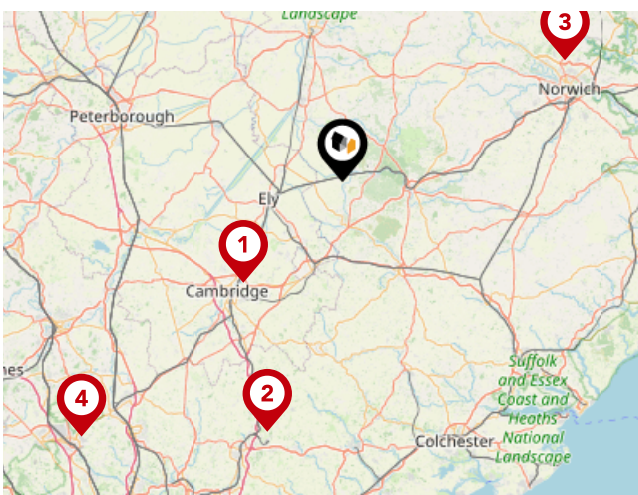
### National Rail Stations

Pin	Name	Distance
1	Entrance1	2.22 miles
2	Shippea Hill Rail Station	4.54 miles
3	Entrance	5.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	28.18 miles
2	M11 J13	23.42 miles
3	M11 J14	22.91 miles
4	M11 J11	24.99 miles
5	M11 J10	27.3 miles

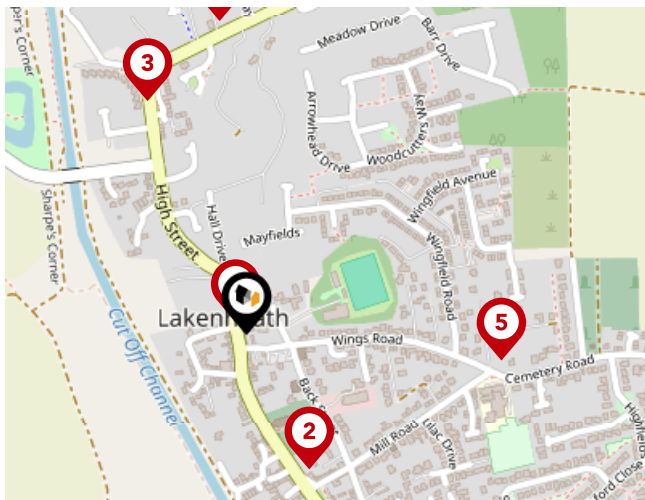


### Airports/Helipads

Pin	Name	Distance
1	Cambridge	20.61 miles
2	Stansted Airport	38.03 miles
3	Norwich International Airport	36.42 miles
4	Luton Airport	53.18 miles

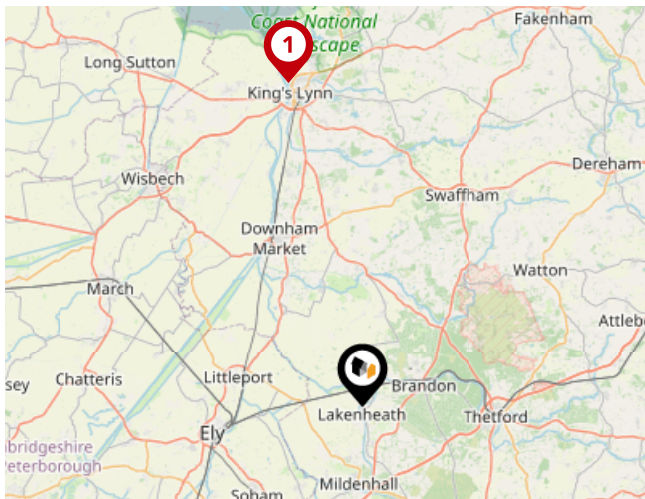
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.02 miles
2	Library	0.17 miles
3	Quayside Court	0.29 miles
4	Briscoe Way	0.36 miles
5	Primary School	0.29 miles



### Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	23.98 miles



### Whittleby Parish | Attleborough

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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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