



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th February 2026



HIGH STREET, LAKENHEATH, BRANDON, IP27

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittley-parish.com

www.whittley-parish.com



Powered by



Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	785 ft ² / 73 m ²		
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
Conservation Area:	Lakenheath
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



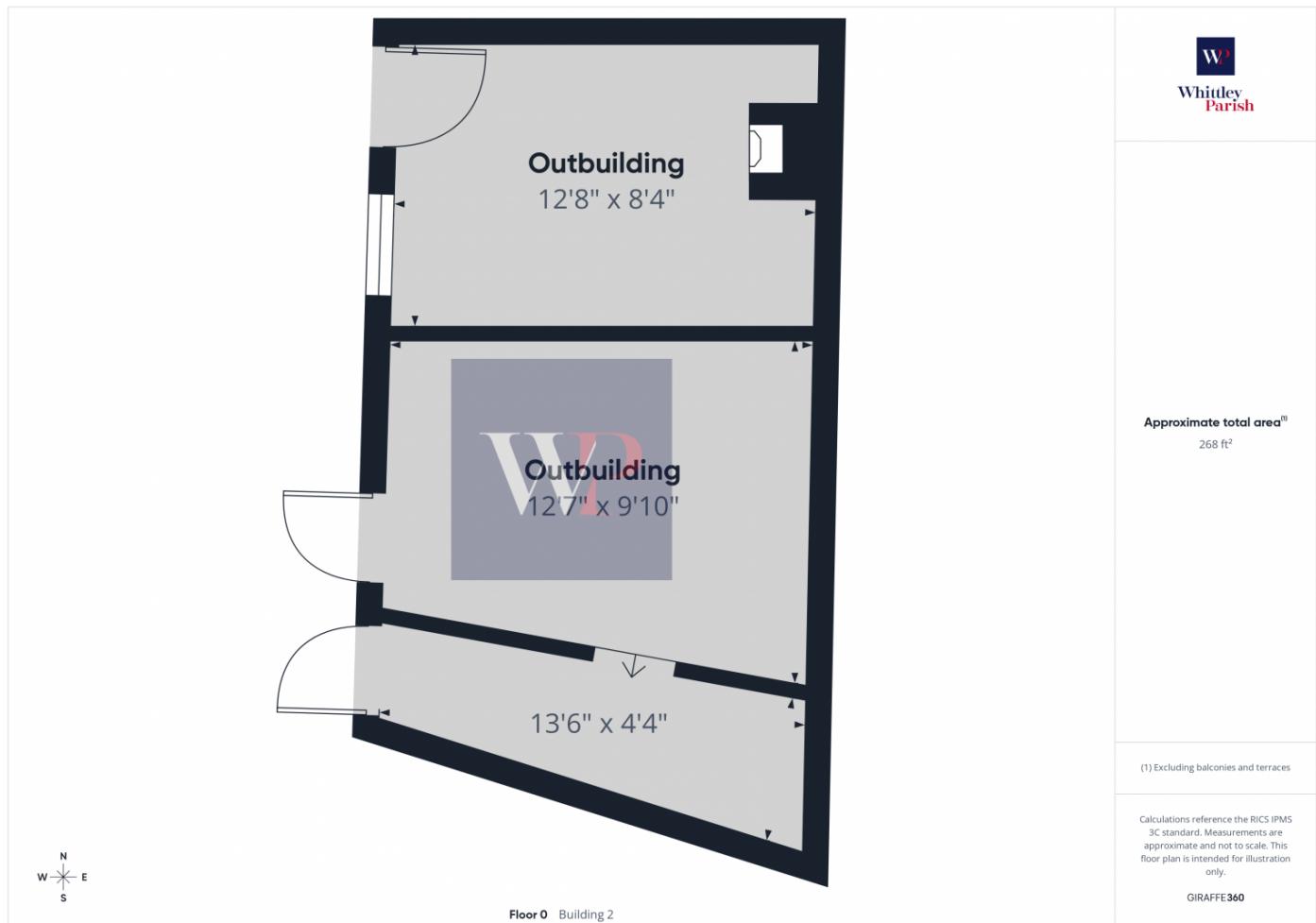
HIGH STREET, LAKENHEATH, BRANDON, IP27



HIGH STREET, LAKENHEATH, BRANDON, IP27



HIGH STREET, LAKENHEATH, BRANDON, IP27



HIGH STREET, LAKENHEATH, BRANDON, IP27



Property EPC - Certificate



Lakenheath, IP27

Energy rating

D

Valid until 08.09.2034

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

Property

EPC - Additional Data



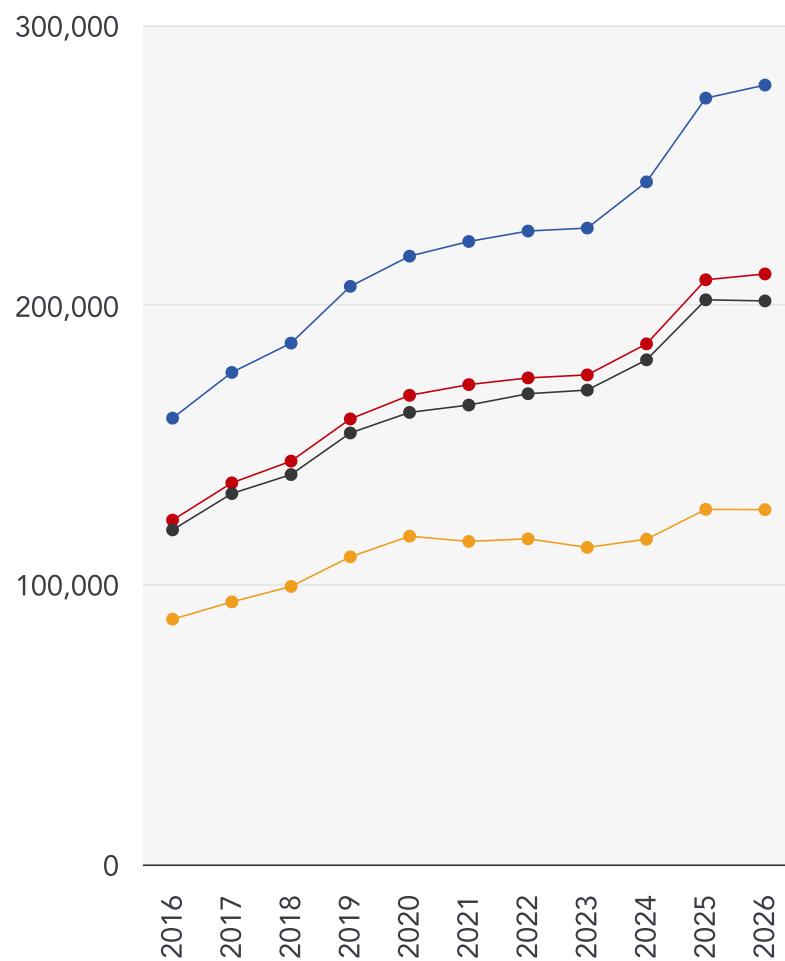
Additional EPC Data

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

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

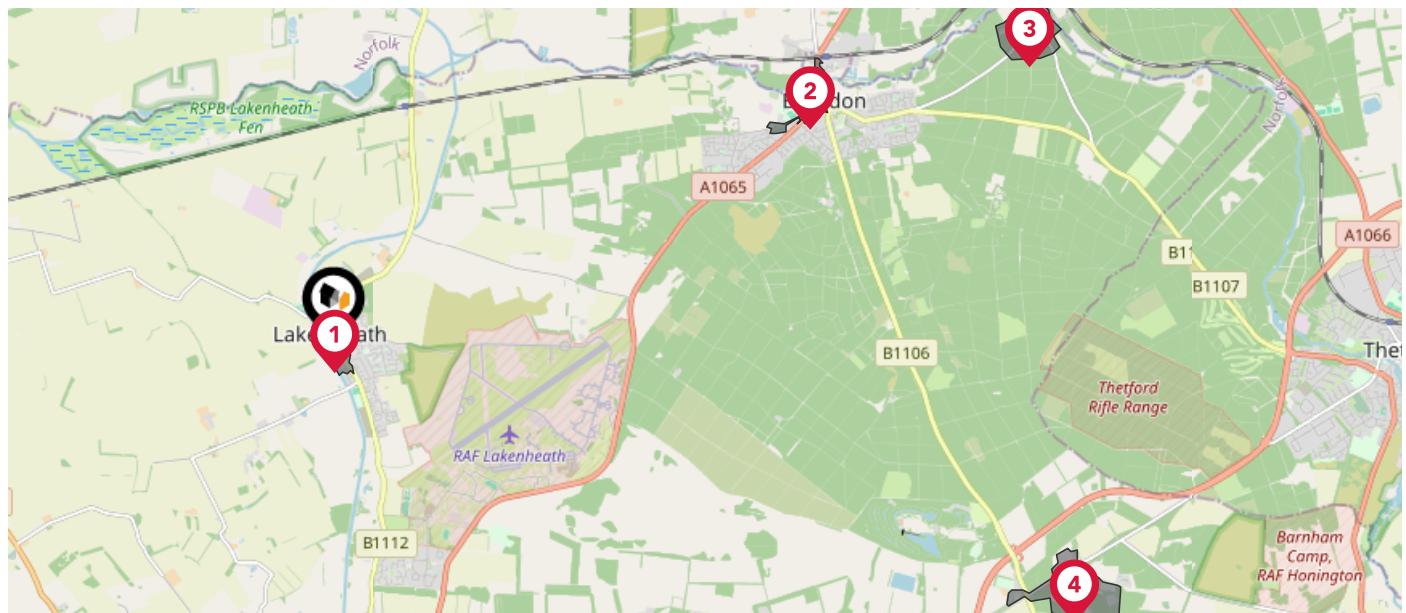
+44.68%

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

1 Lakenheath

2 Brandon

3 Santon Downham

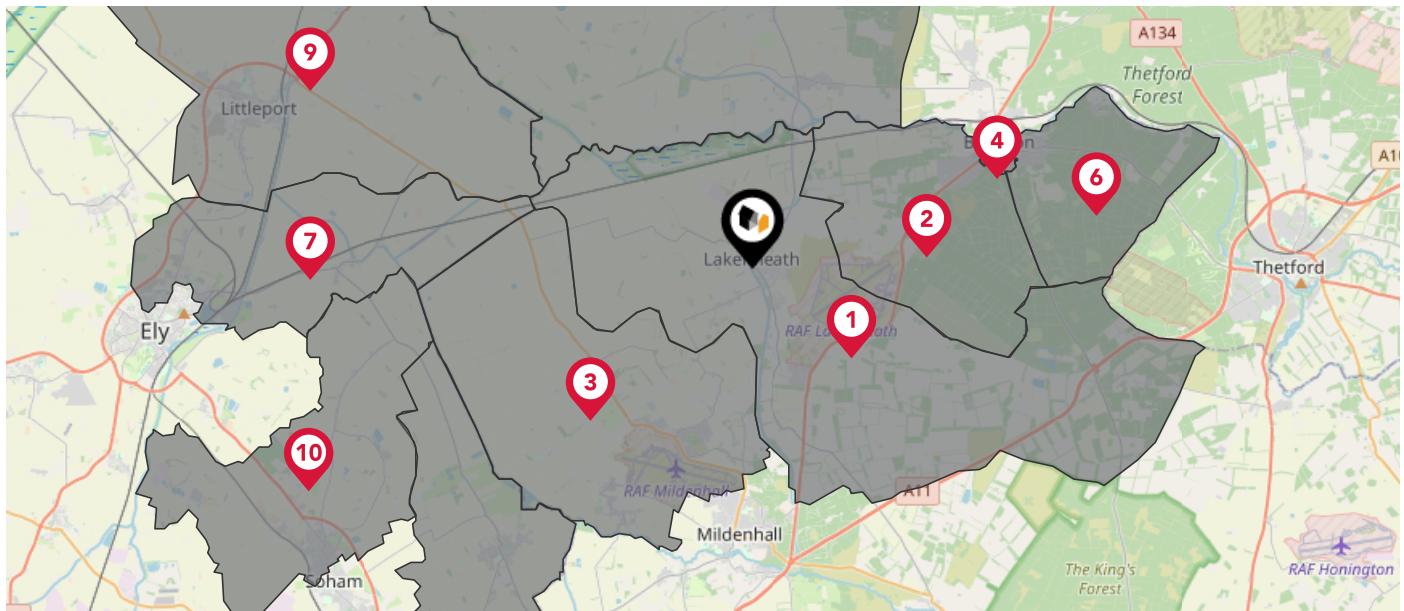
4 Elveden

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

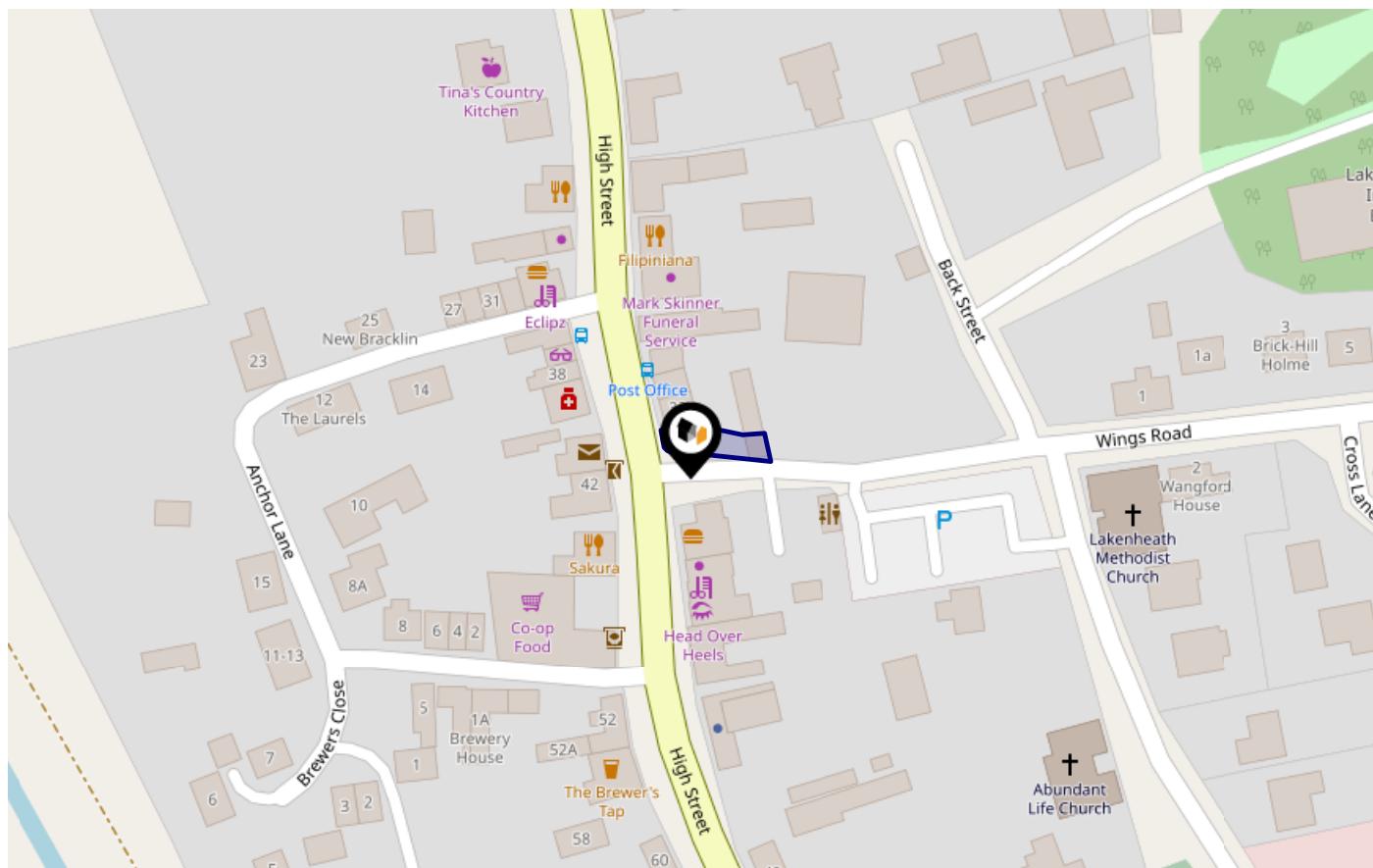
- 1 Lakenheath Ward
- 2 Brandon West Ward
- 3 The Rows Ward
- 4 Brandon Central Ward
- 5 Feltwell Ward
- 6 Brandon East Ward
- 7 Ely North Ward
- 8 Fordham & Isleham Ward
- 9 Littleport Ward
- 10 Soham North Ward

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.

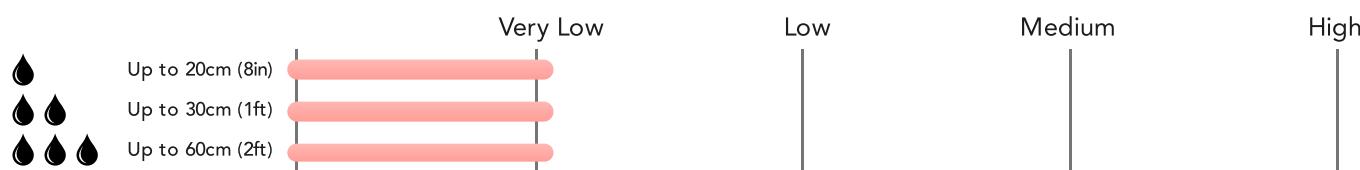


Risk Rating: Very low

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:

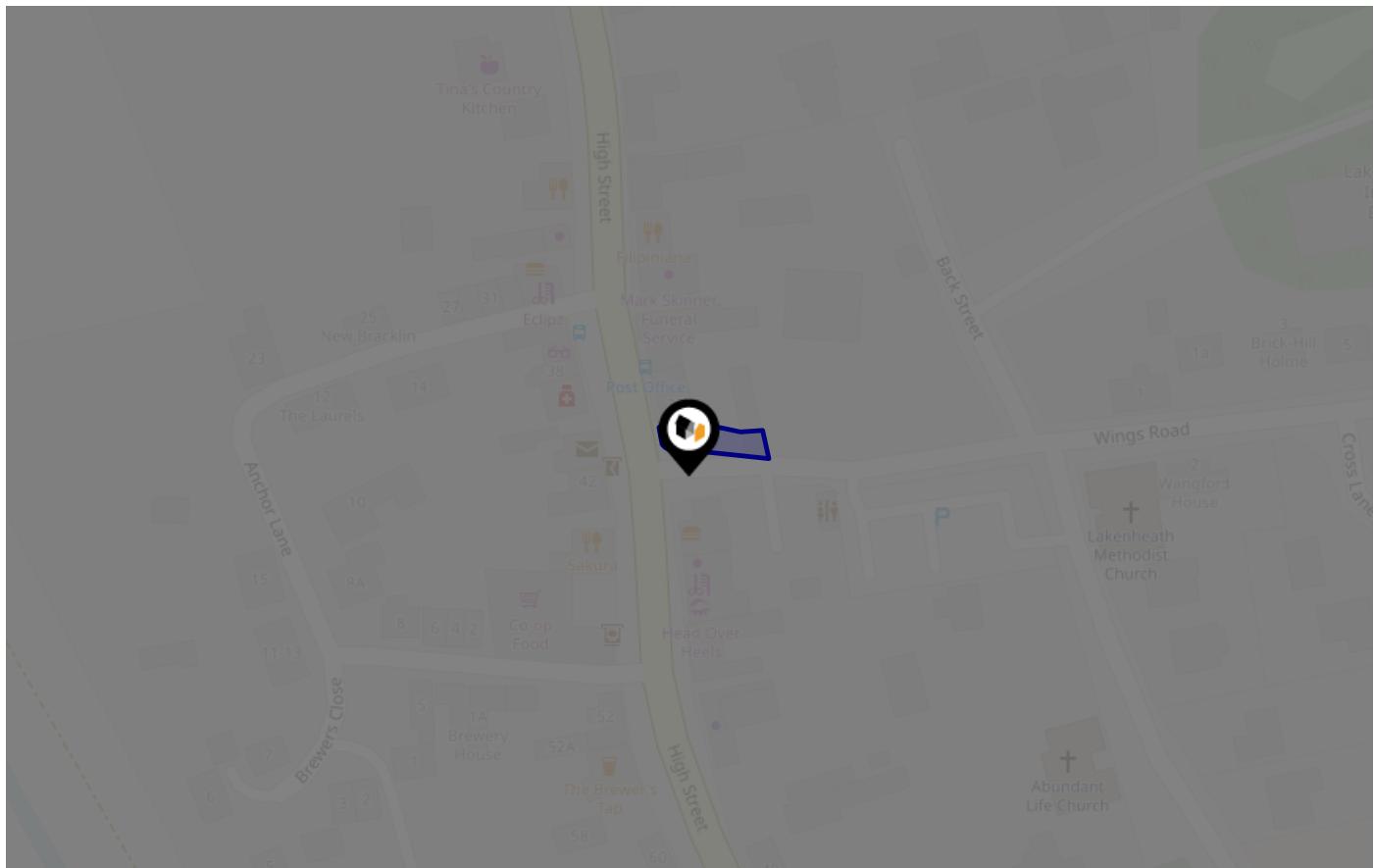


Flood Risk

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.

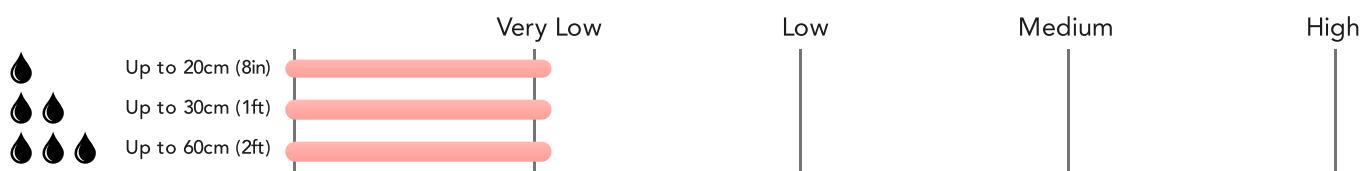


Risk Rating: Very low

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:

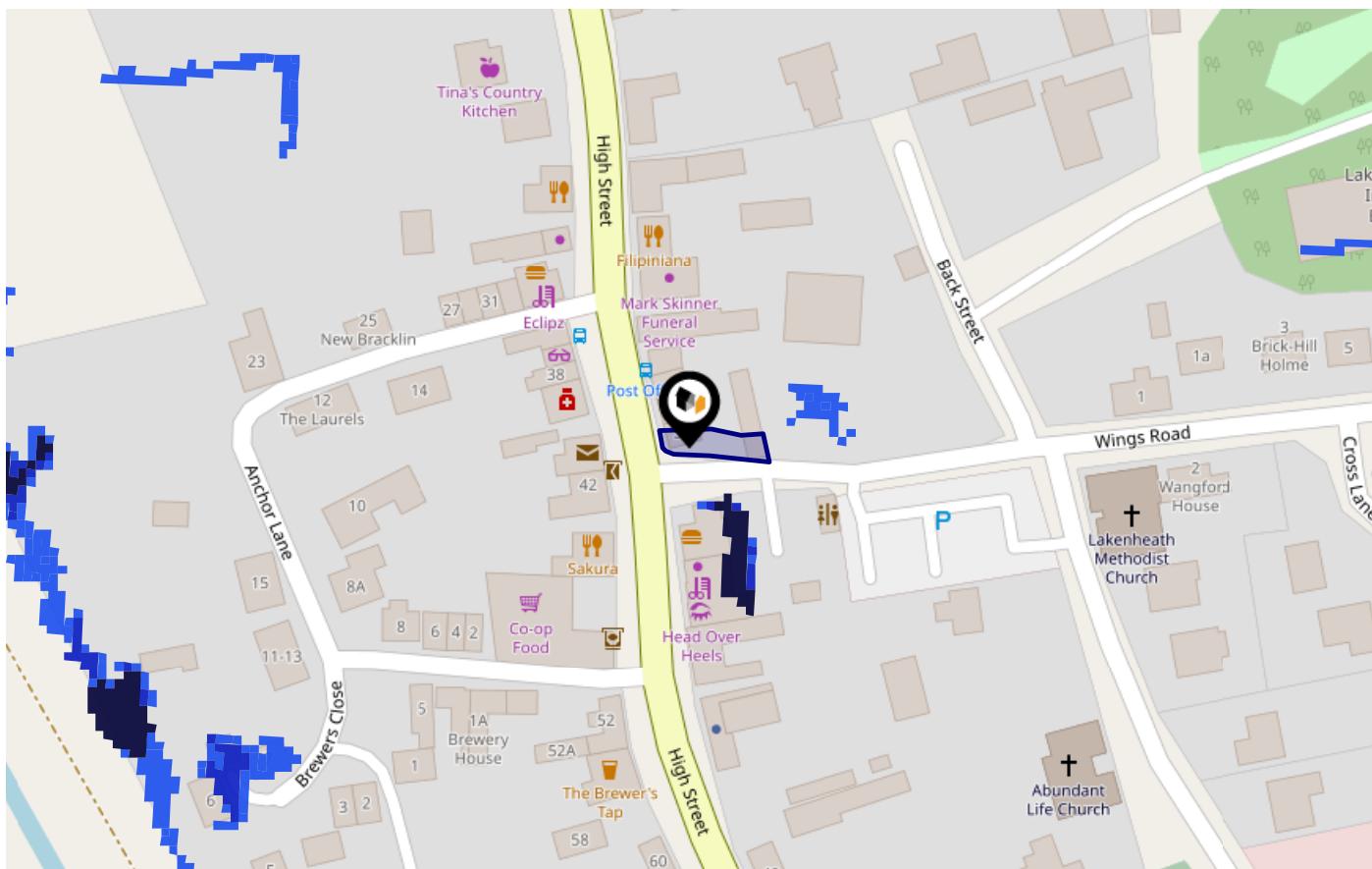


Flood Risk

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.

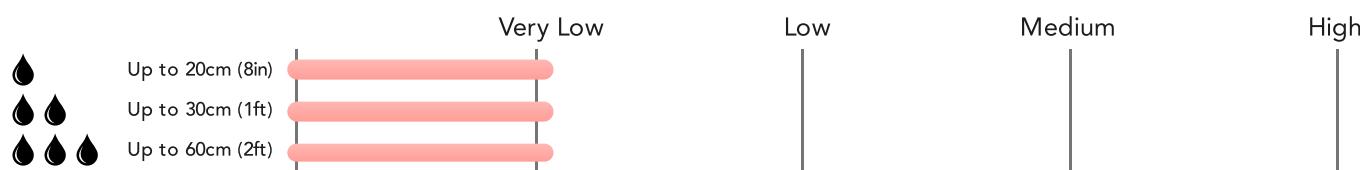


Risk Rating: Very low

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.

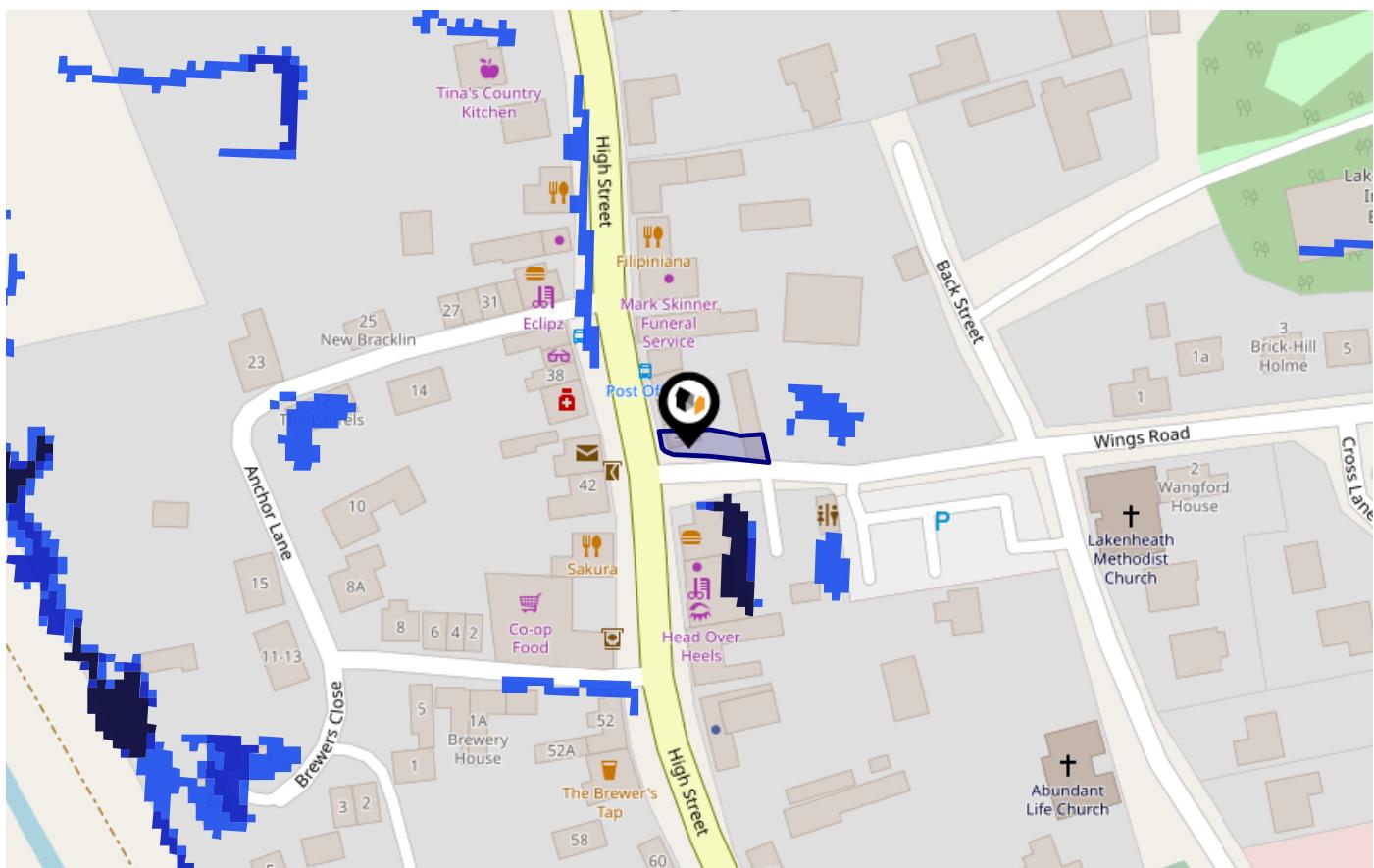
Chance of flooding to the following depths at this property:



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.

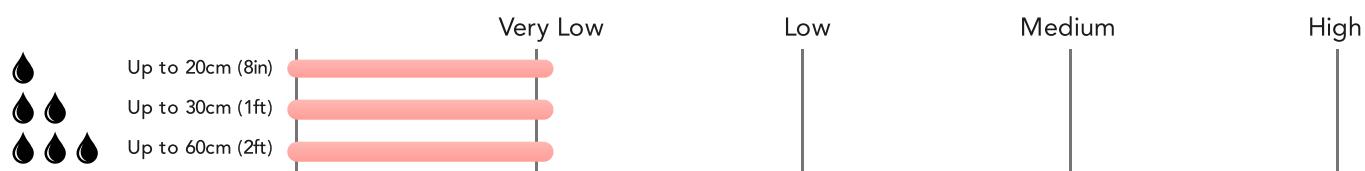


Risk Rating: Very low

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:

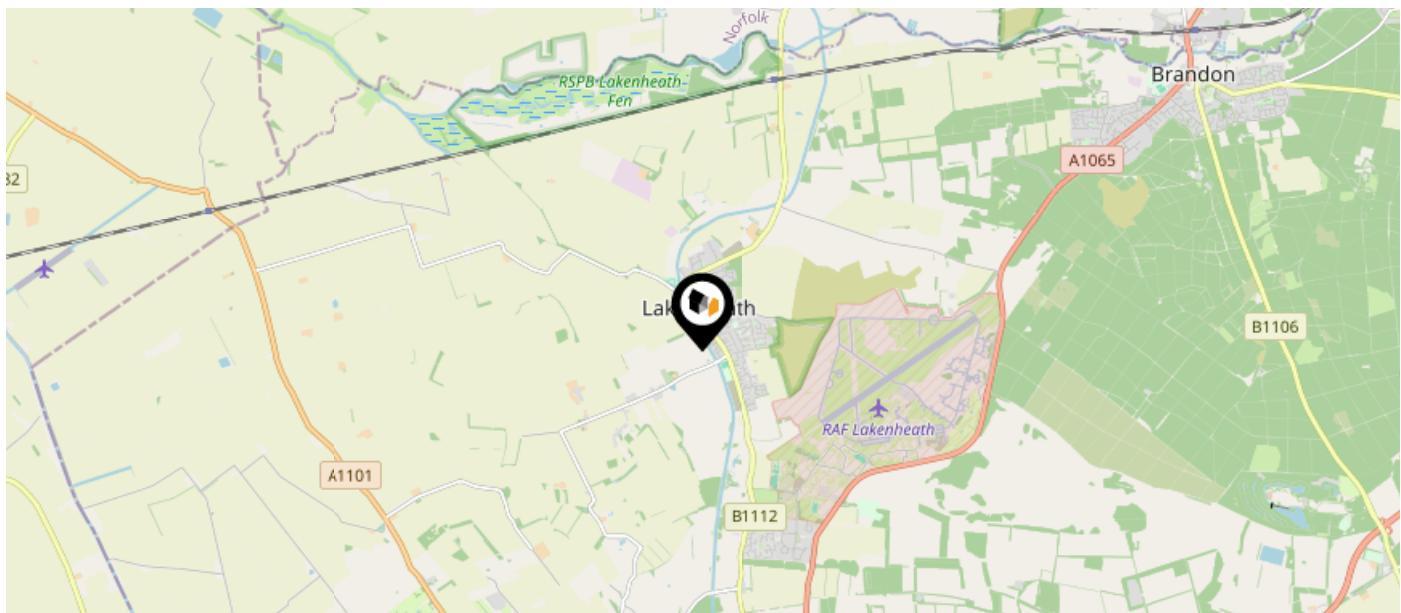


Maps

Green Belt



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



Nearby Green Belt Land

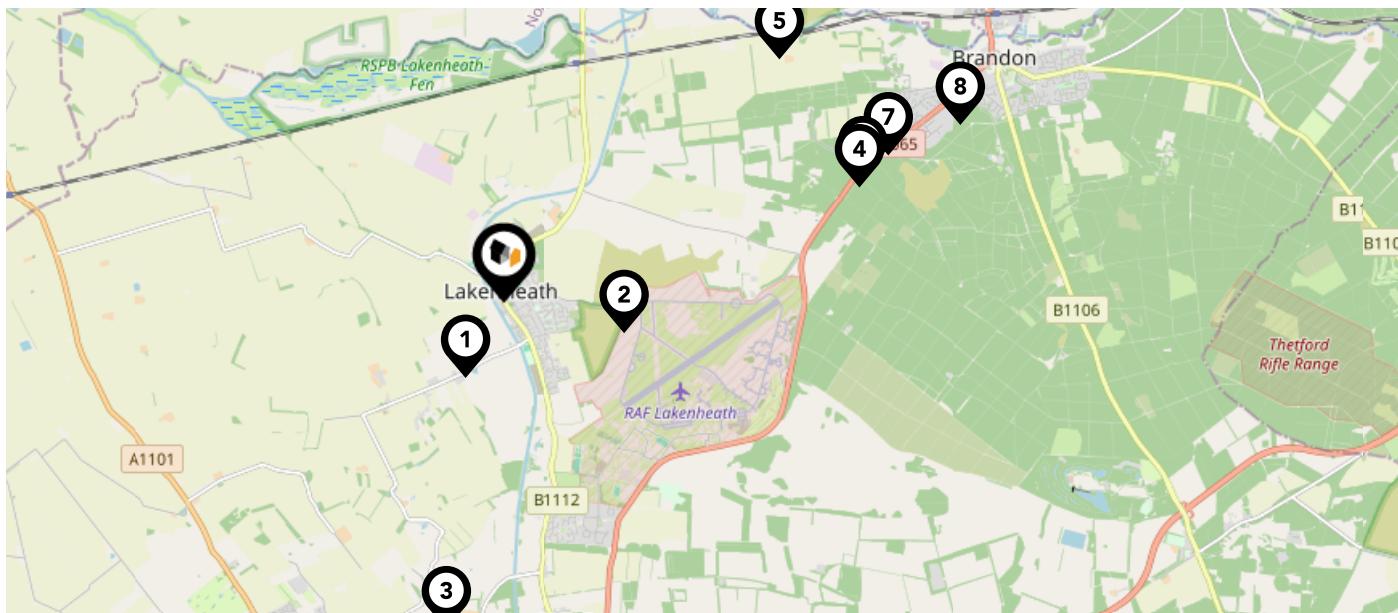
No data available.

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 Causeway Tip-Undley Road, Lakenheath, Suffolk	Historic Landfill	<input type="checkbox"/>
	2 Maids Cross Hill-Lakenheath, Suffolk	Historic Landfill	<input type="checkbox"/>
	3 Beck Row-Wildemere Lane, Mildenhall, Suffolk	Historic Landfill	<input type="checkbox"/>
	4 London Road-Brandon, Suffolk	Historic Landfill	<input type="checkbox"/>
	5 Ex Sandpit-Weeting Road, Thetford, Norwich, Norfolk	Historic Landfill	<input type="checkbox"/>
	6 Brandon Parish Pit-Brandon, Bury St Edmunds, Suffolk	Historic Landfill	<input type="checkbox"/>
	7 Oaklands Drive-Brandon, Suffolk	Historic Landfill	<input type="checkbox"/>
	8 Sandgalls-London Road, Brandon, Suffolk	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

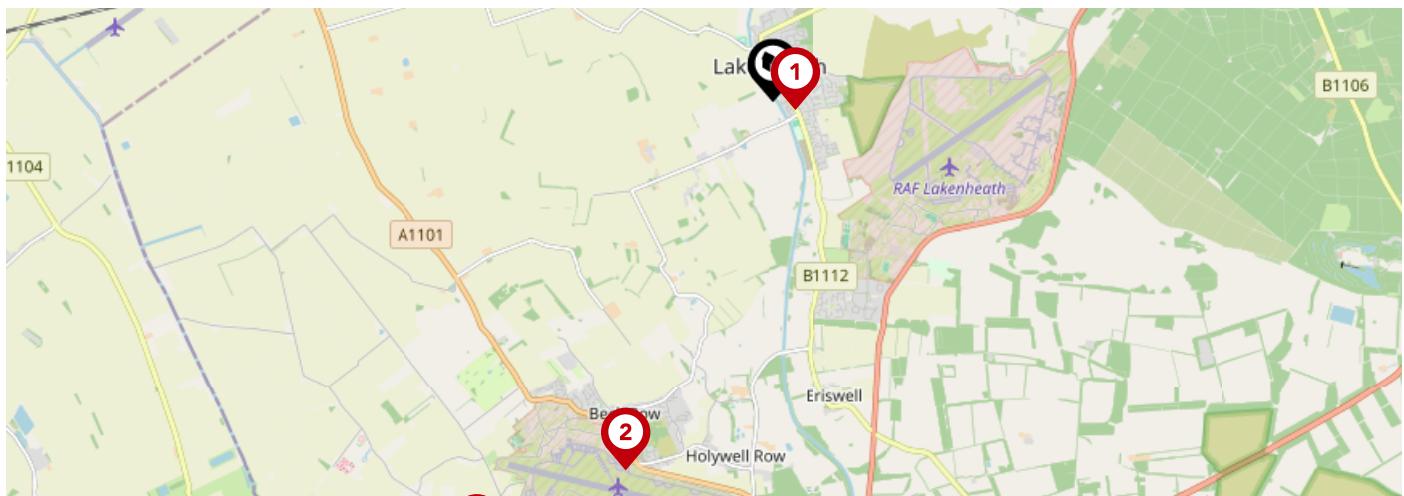


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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

Area Schools



Nursery Primary Secondary College Private



Lakenheath Community Primary School

Ofsted Rating: Good | Pupils: 258 | Distance: 0.23



Beck Row Primary Academy

Ofsted Rating: Good | Pupils: 251 | Distance: 3.59



Breckland School

Ofsted Rating: Good | Pupils: 607 | Distance: 3.9



Great Heath Academy

Ofsted Rating: Good | Pupils: 522 | Distance: 4.4



On Track Education Mildenhall

Ofsted Rating: Good | Pupils: 32 | Distance: 4.52



St Mary's Church of England Academy

Ofsted Rating: Good | Pupils: 404 | Distance: 4.79



Forest Academy

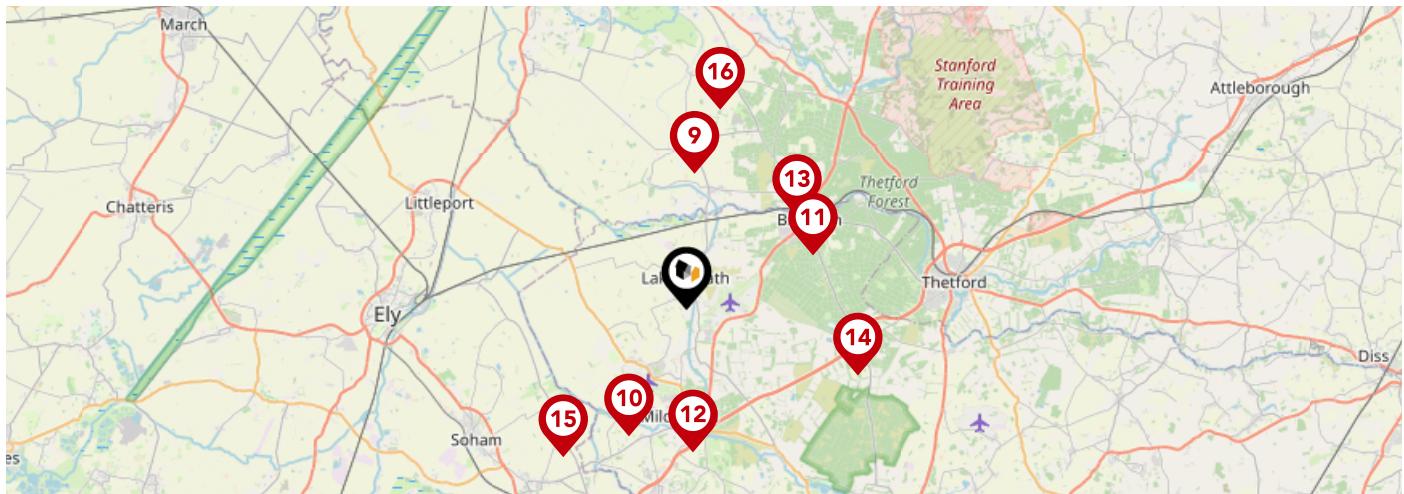
Ofsted Rating: Good | Pupils: 424 | Distance: 4.8



West Row Academy

Ofsted Rating: Requires improvement | Pupils: 186 | Distance: 4.92





Nursery Primary Secondary College Private



Edmund de Moundeford VC Primary School, Feltwell

Ofsted Rating: Good | Pupils: 175 | Distance: 4.95



The Pines Primary School

Ofsted Rating: Good | Pupils: 236 | Distance: 5.02



Glade Academy

Ofsted Rating: Good | Pupils: 219 | Distance: 5.02



Mildenhall College Academy

Ofsted Rating: Good | Pupils: 1330 | Distance: 5.12



Weeting Church of England Primary School

Ofsted Rating: Good | Pupils: 90 | Distance: 5.28



Elveden Church of England Primary Academy

Ofsted Rating: Outstanding | Pupils: 103 | Distance: 6.66



Isleham Church of England Primary School

Ofsted Rating: Good | Pupils: 213 | Distance: 6.91

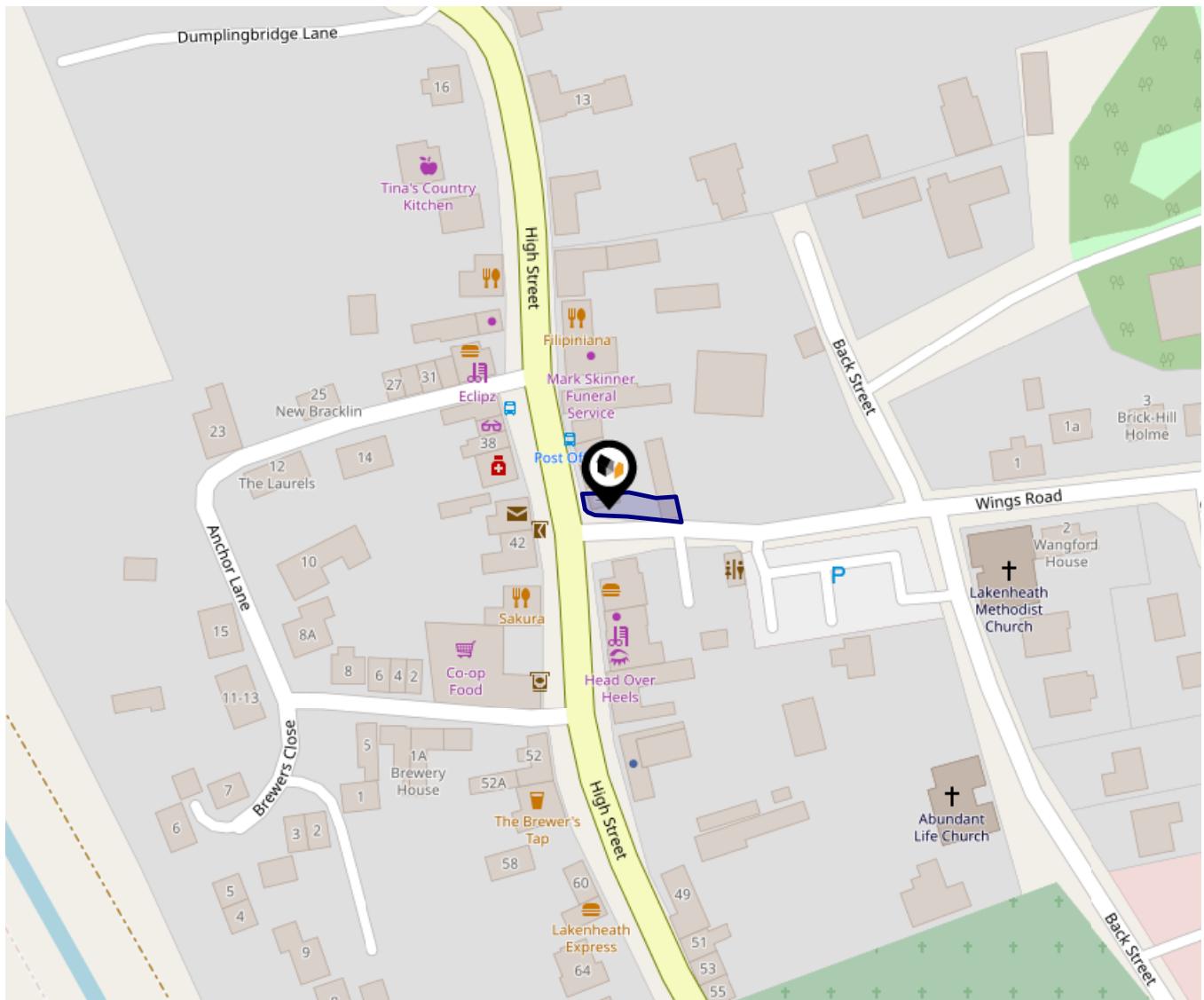


Duchy of Lancaster Methwold CofE Primary School

Ofsted Rating: Requires improvement | Pupils: 87 | Distance: 7.36



Local Area Road Noise



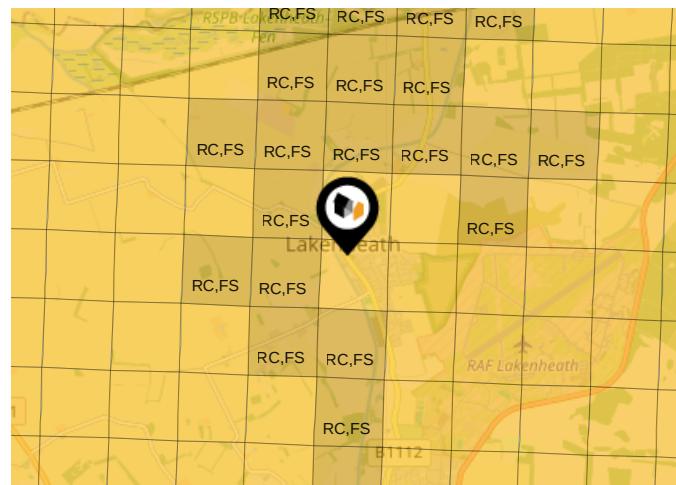
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

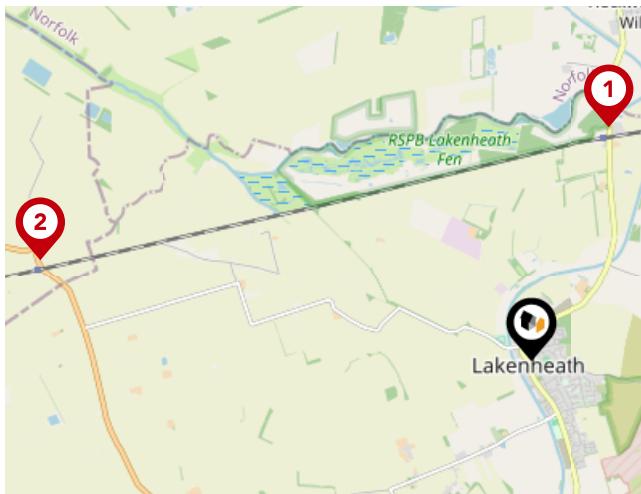
Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
Soil Group: ARENACEOUS **Soil Group:** ALL



Primary Classifications (Most Common Clay Types)

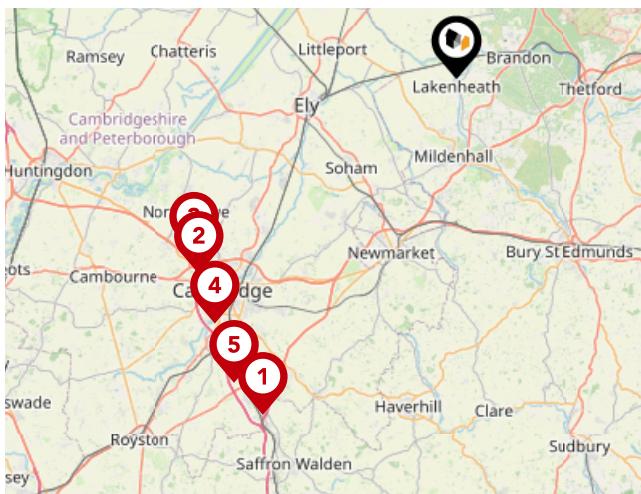
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



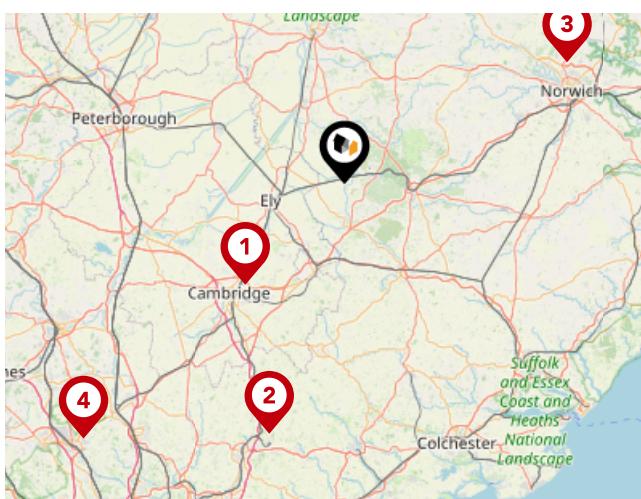
National Rail Stations

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



Trunk Roads/Motorways

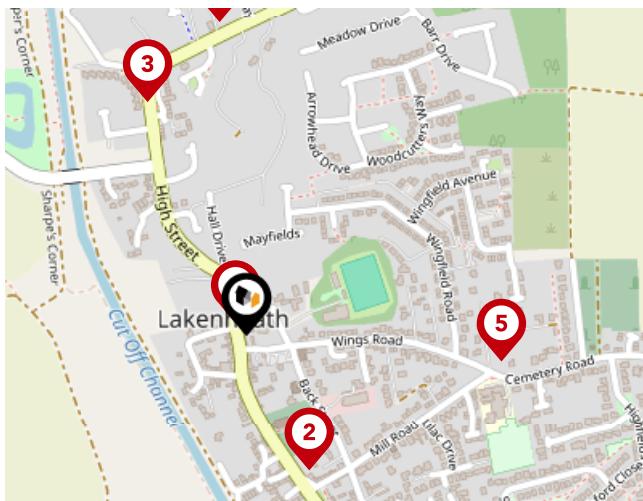
Pin	Name	Distance
1	M11 J9	28.18 miles
2	M11 J13	23.42 miles
3	M11 J14	22.91 miles
4	M11 J11	24.99 miles
5	M11 J10	27.3 miles



Airports/Helipads

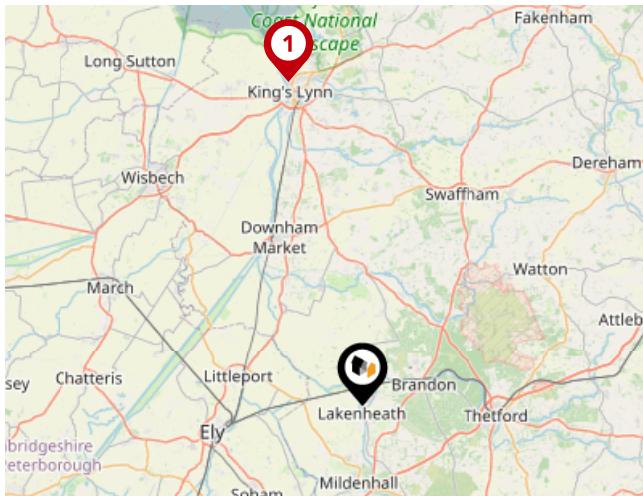
Pin	Name	Distance
1	Cambridge	20.61 miles
2	Stansted Airport	38.03 miles
3	Norwich International Airport	36.42 miles
4	Luton Airport	53.18 miles

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



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.



/whittleywardmanagementltd



/whittleyward/?hl=en



/whittleyward

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



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@whittleyঃparish.com
www.whittleyঃparish.com

