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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd October 2026



HUNTS CORNER, BANHAM, NORWICH, NR16

Whittle Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleparish.com

www.whittleparish.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.1 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,172		
Title Number:	NK203028		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		11	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			
			

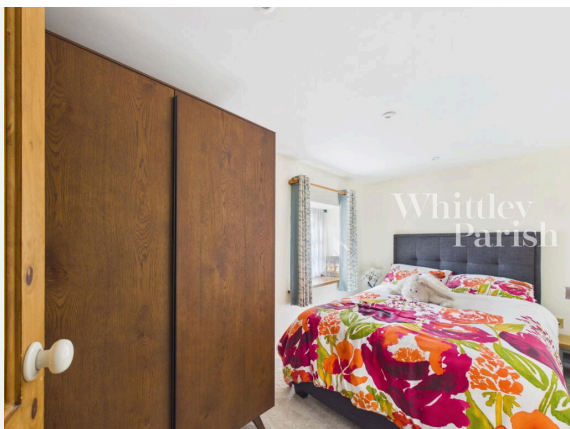
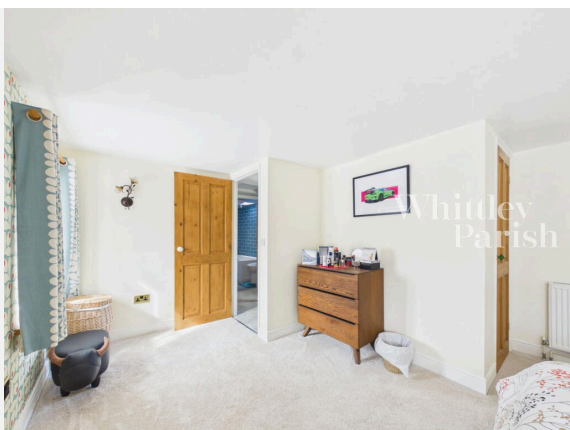
Planning History

This Address

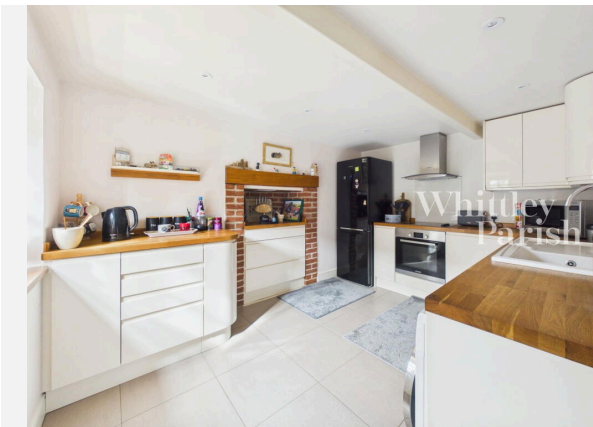
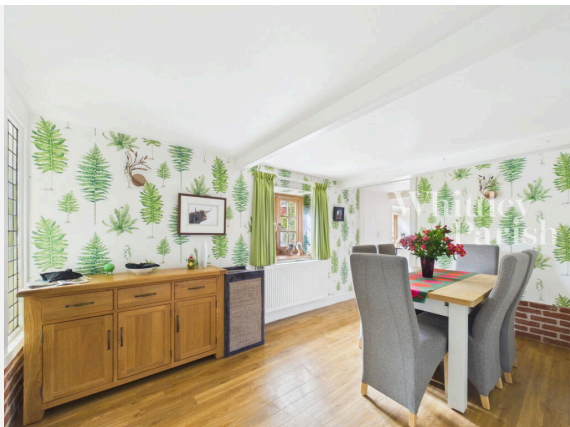
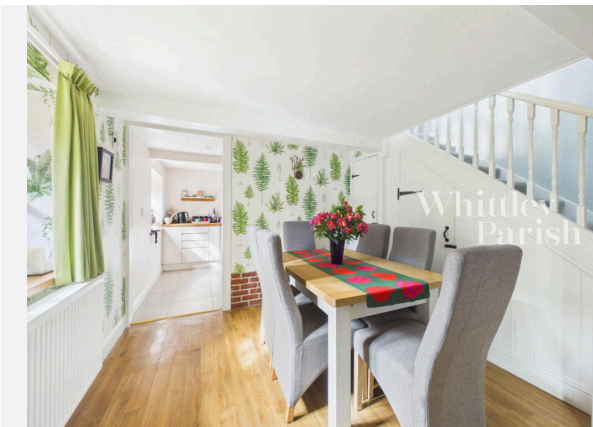
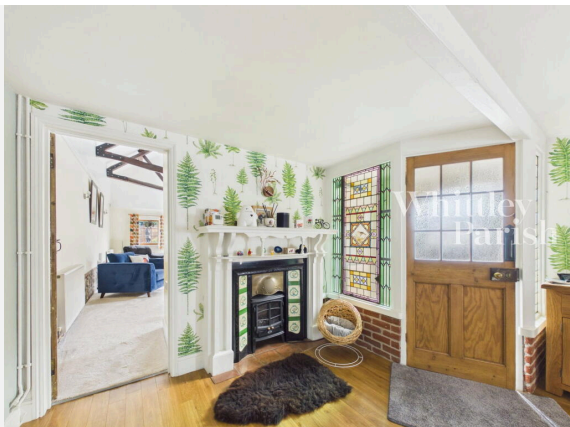


Planning records for: *Hunts Corner, Banham, Norwich, NR16*

Reference - 3PL/2011/1181/LU	
Decision:	Permission
Date:	26th October 2011
Description:	Single storey rear extension (certificate of lawfulness)



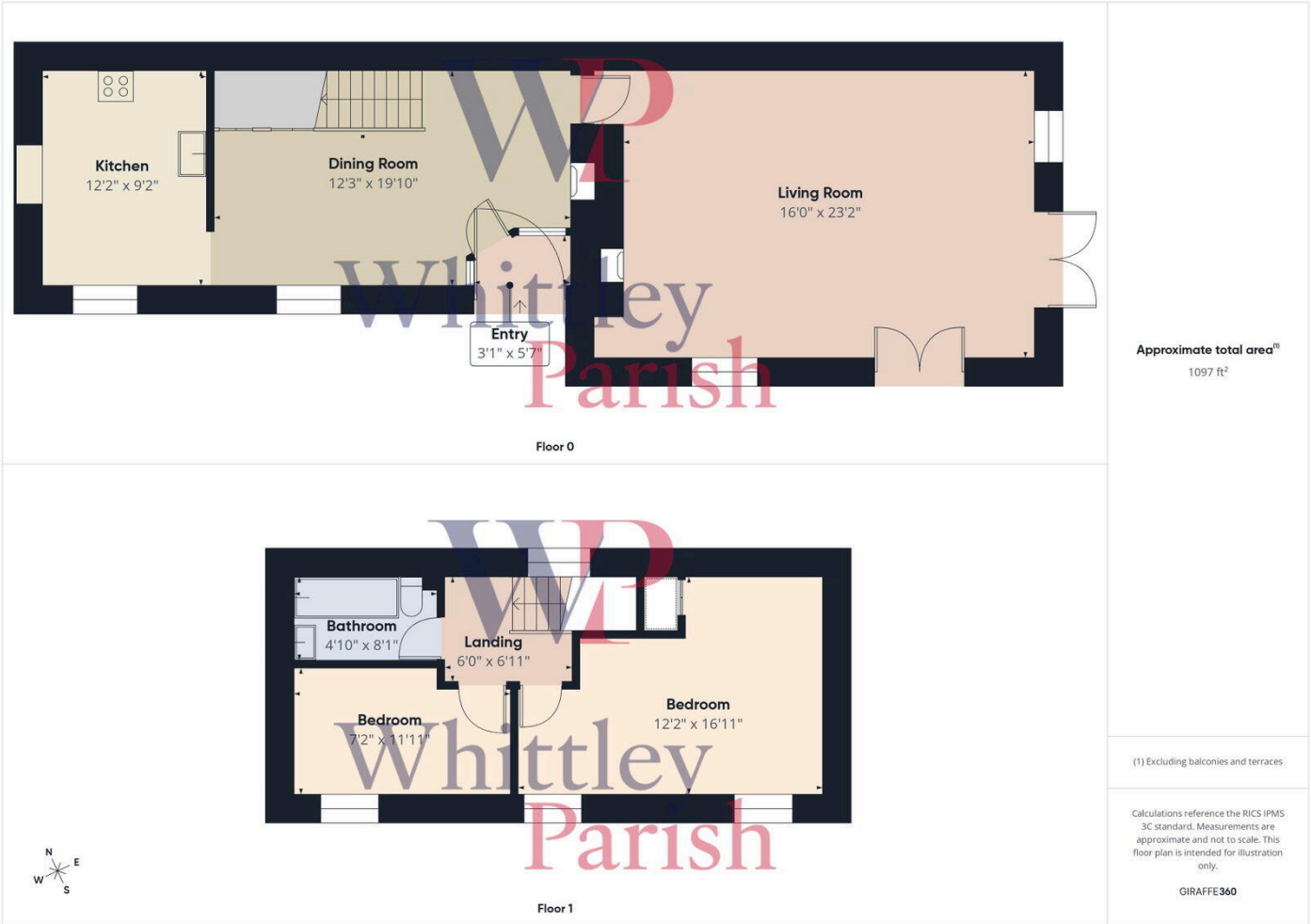






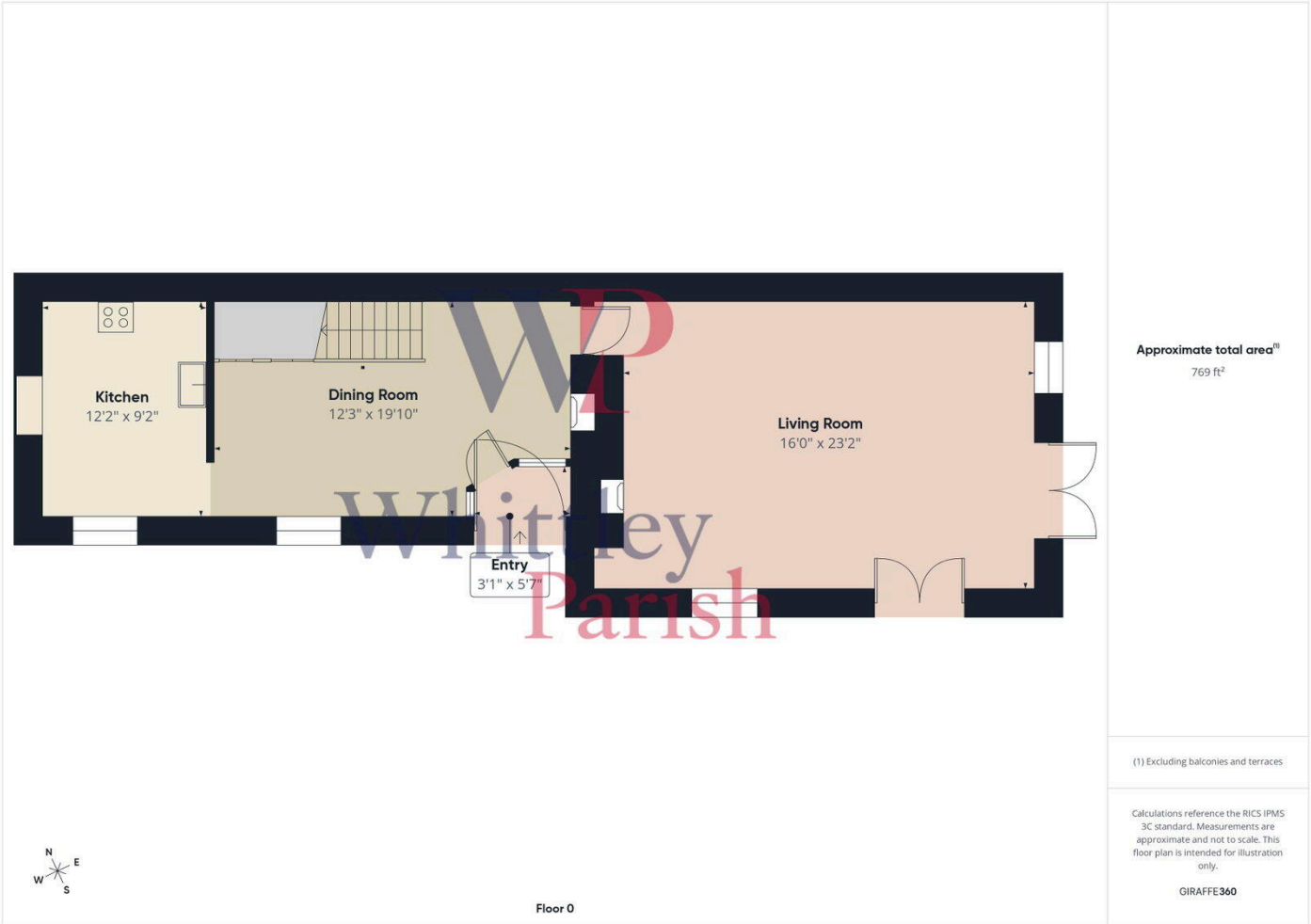


HUNTS CORNER, BANHAM, NORWICH, NR16



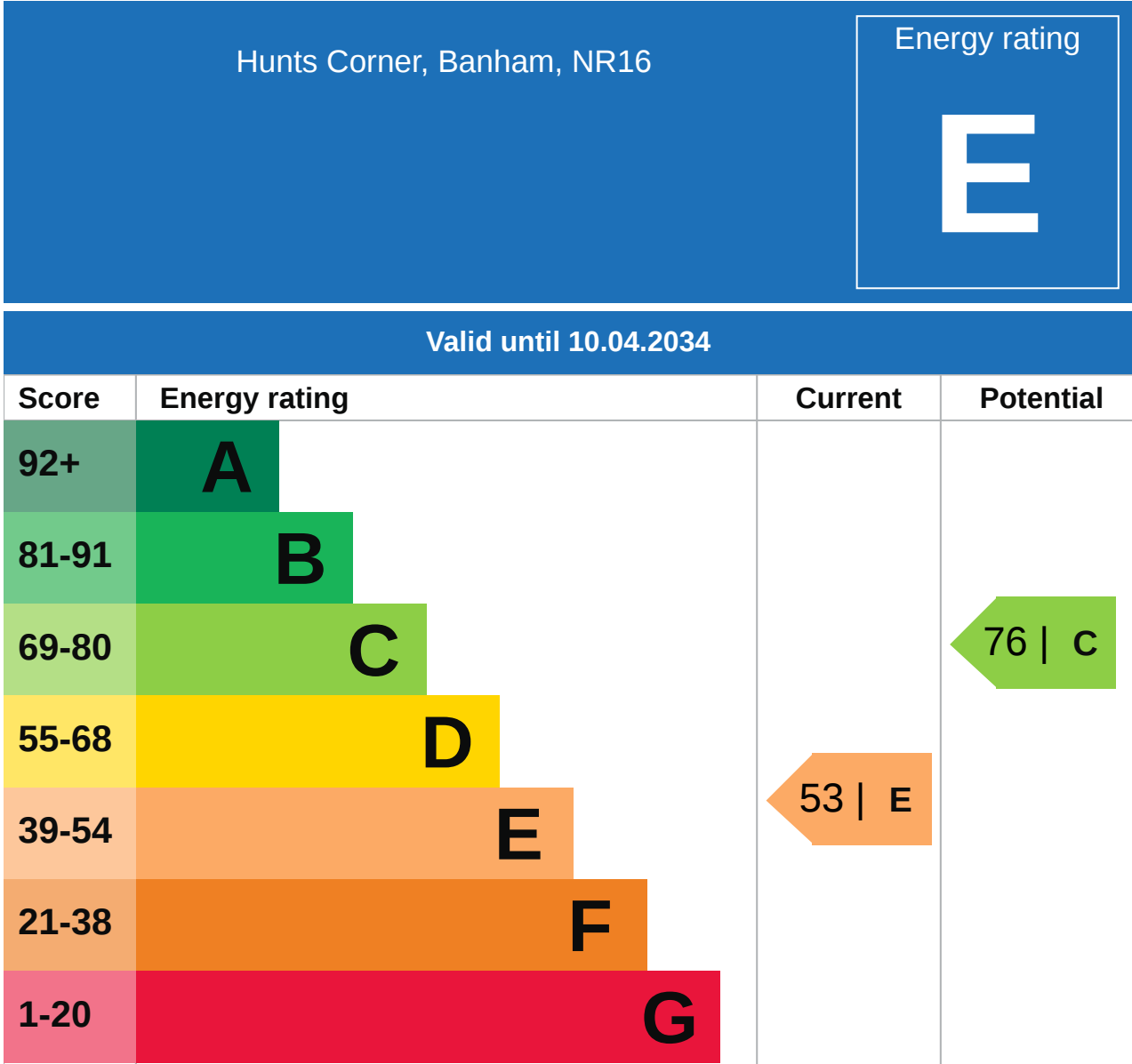


HUNTS CORNER, BANHAM, NORWICH, NR16



HUNTS CORNER, BANHAM, NORWICH, NR16







Additional EPC Data

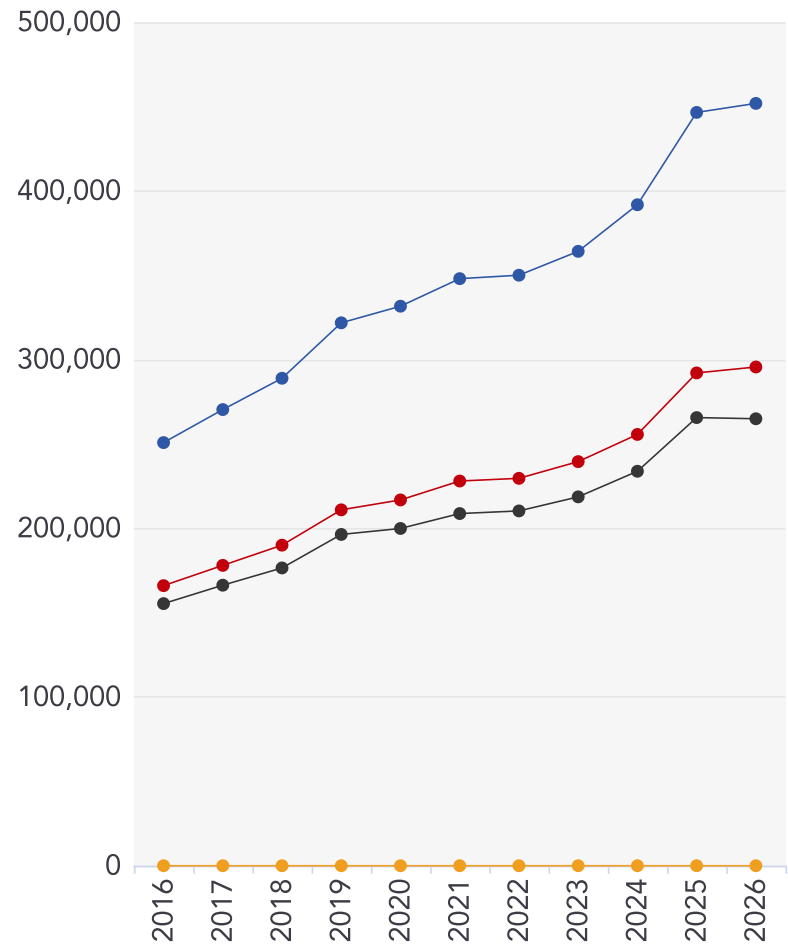
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	106 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR16



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

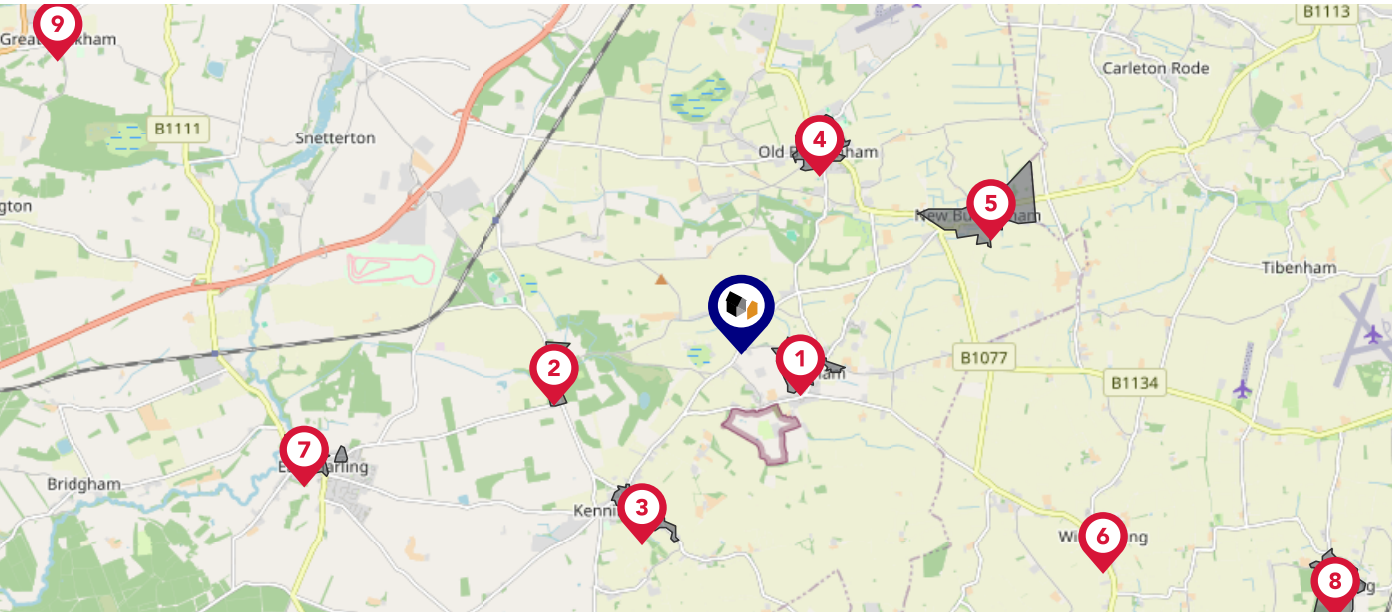
+49.65%

Maps

Conservation Areas

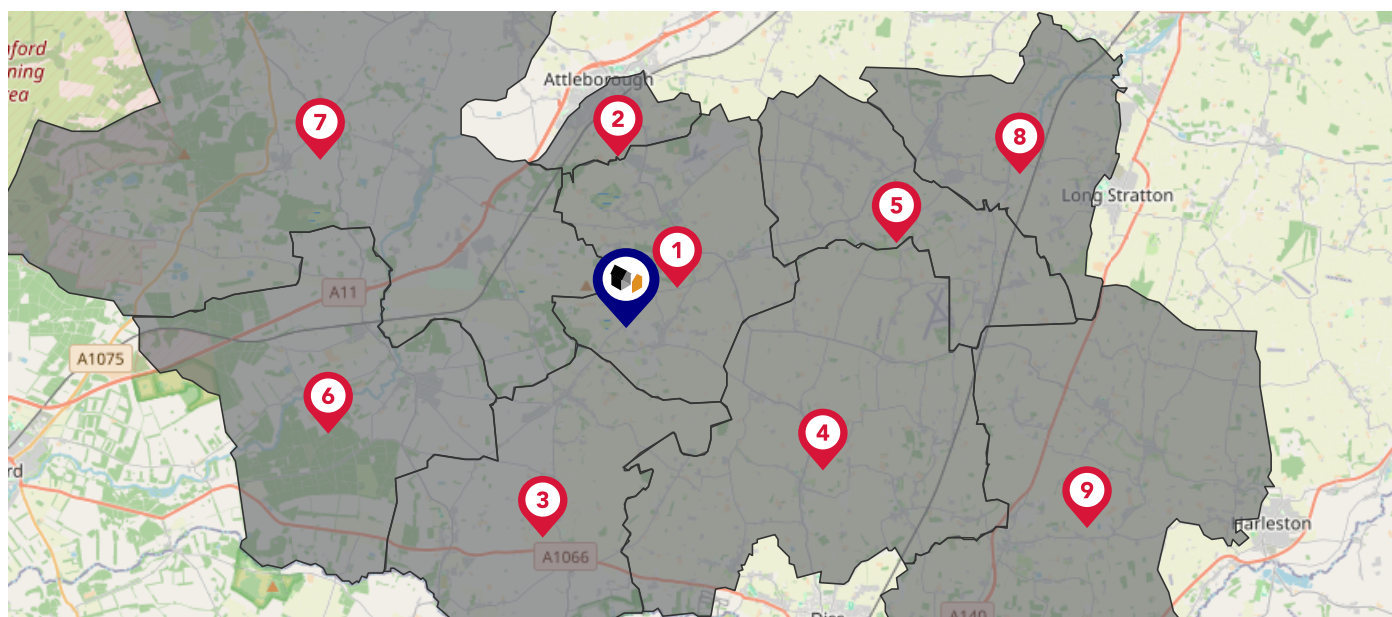


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Banham
2	Quidenham
3	Kenninghall
4	Old Buckenham
5	New Buckenham
6	Winfarthing
7	East Harling
8	Gissing
9	Hockham

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

The Buckenham & Banham Ward

2

Attleborough Burgh & Haverscroft Ward

3

Guiltcross Ward

4

Bressingham & Burston Ward

5

Bunwell Ward

6

Harling & Heathlands Ward

7

All Saints & Wayland Ward

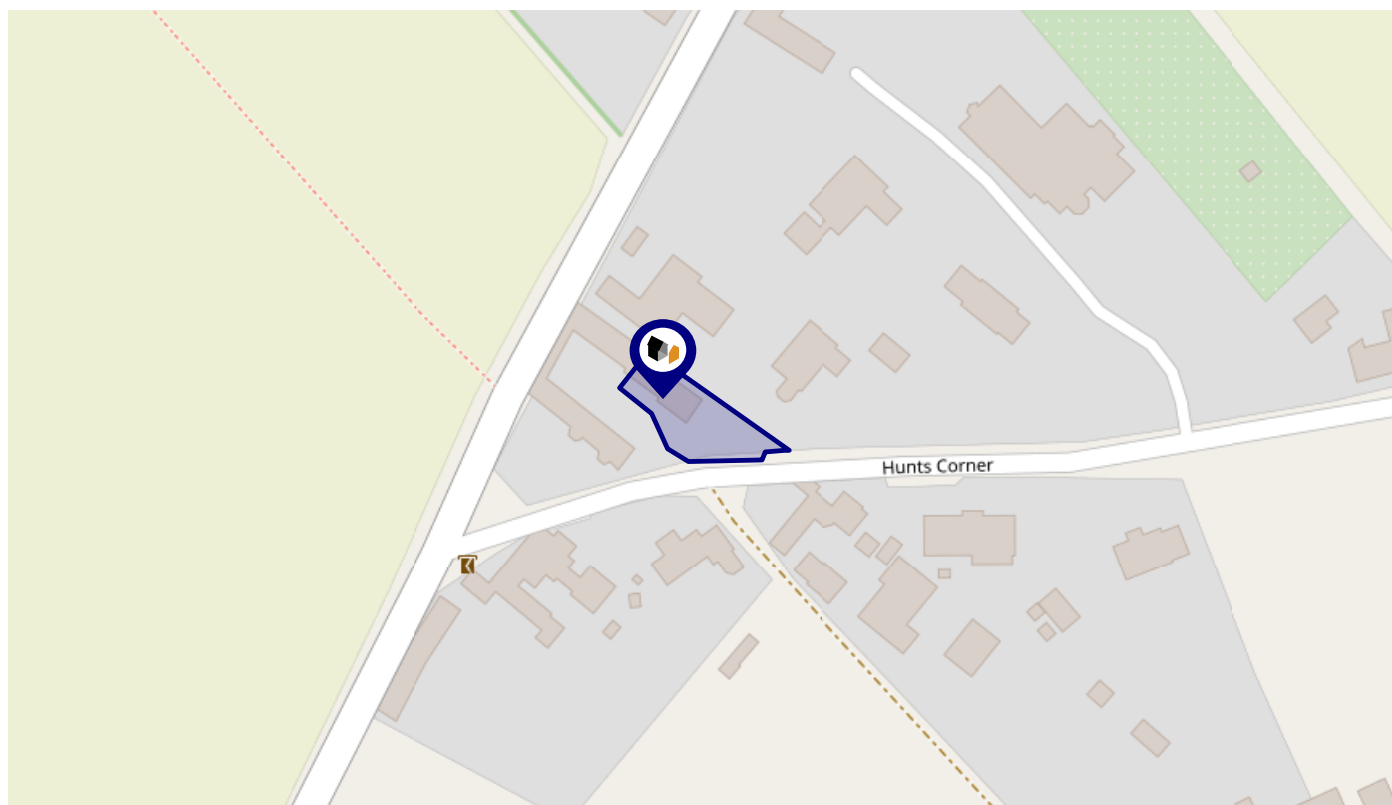
8

Fornsett Ward

9

Beck Vale, Dickleburgh & Scole 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:

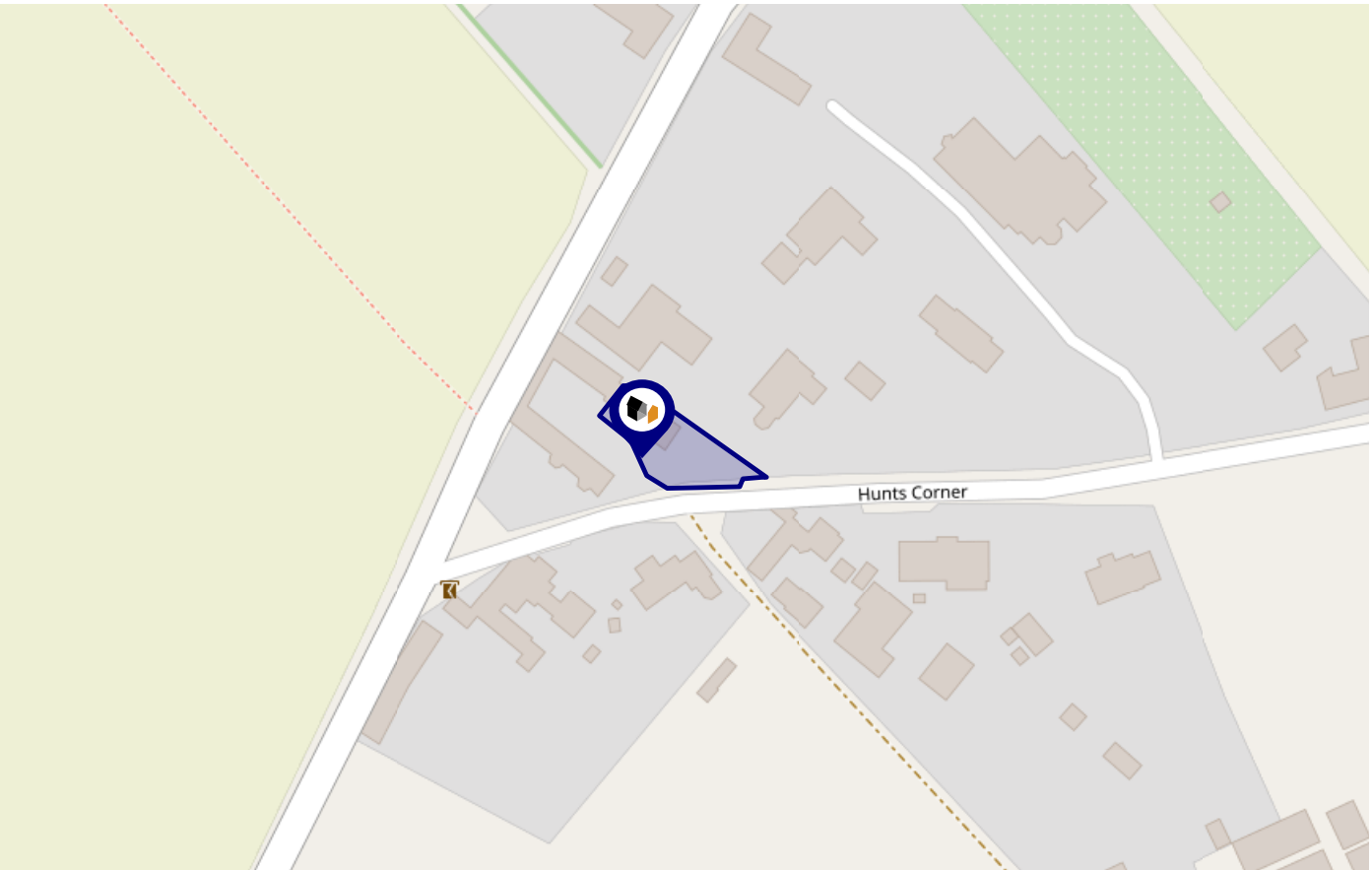
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

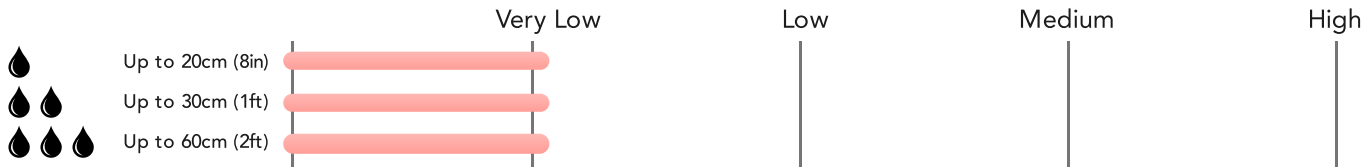


Risk Rating: Very low

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:

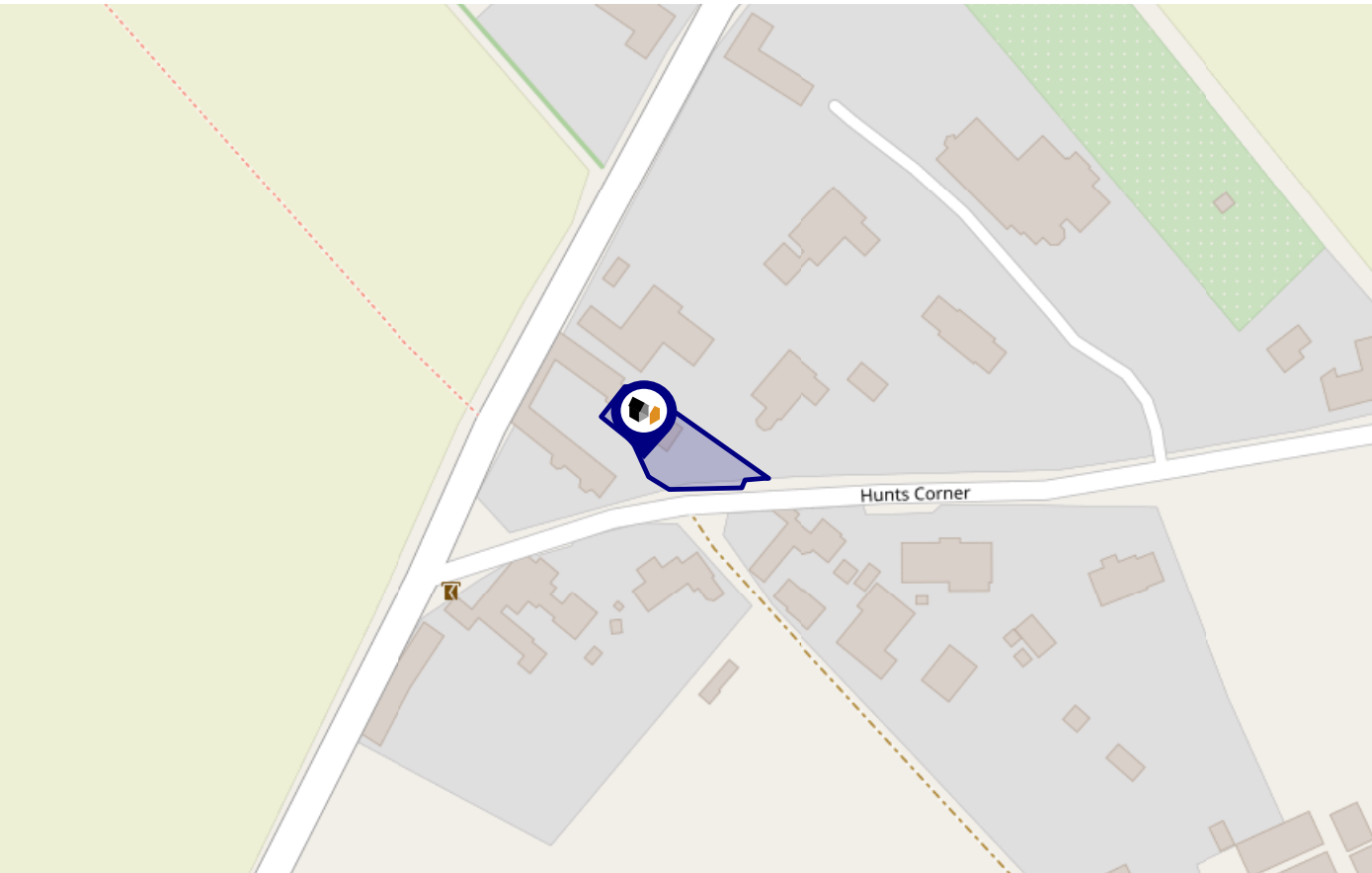


Flood Risk

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.

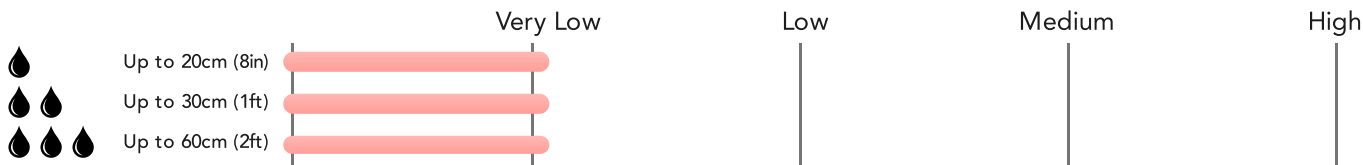


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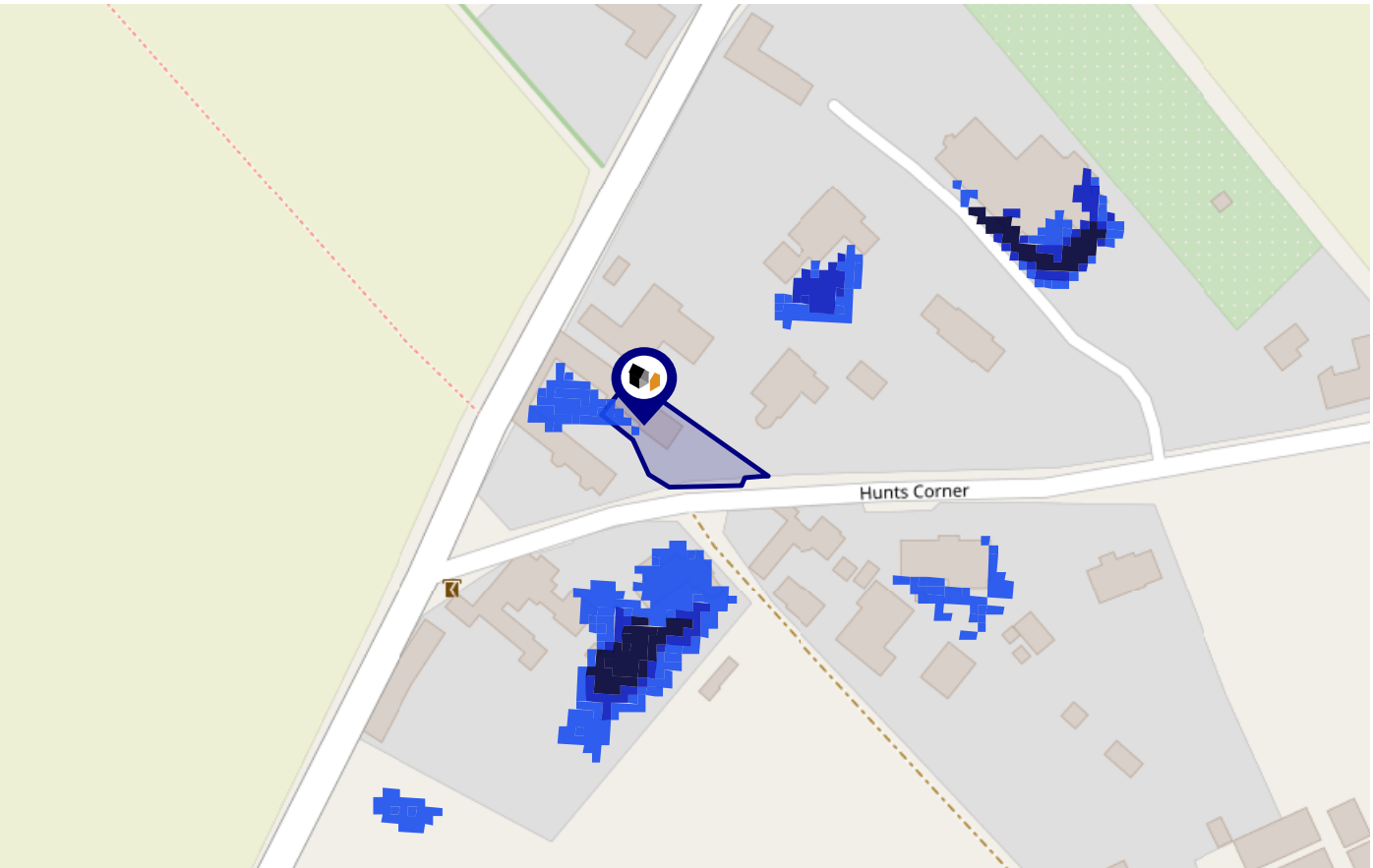


Flood Risk

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.

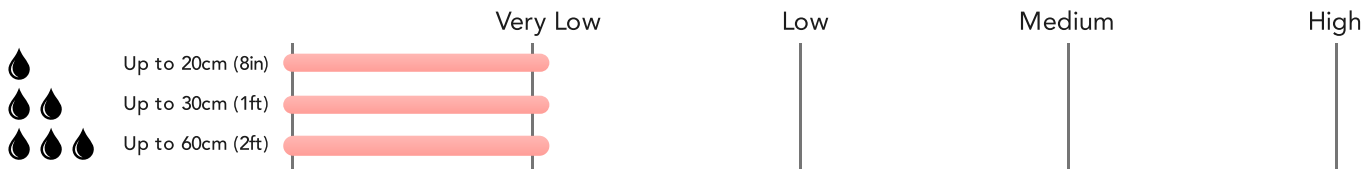


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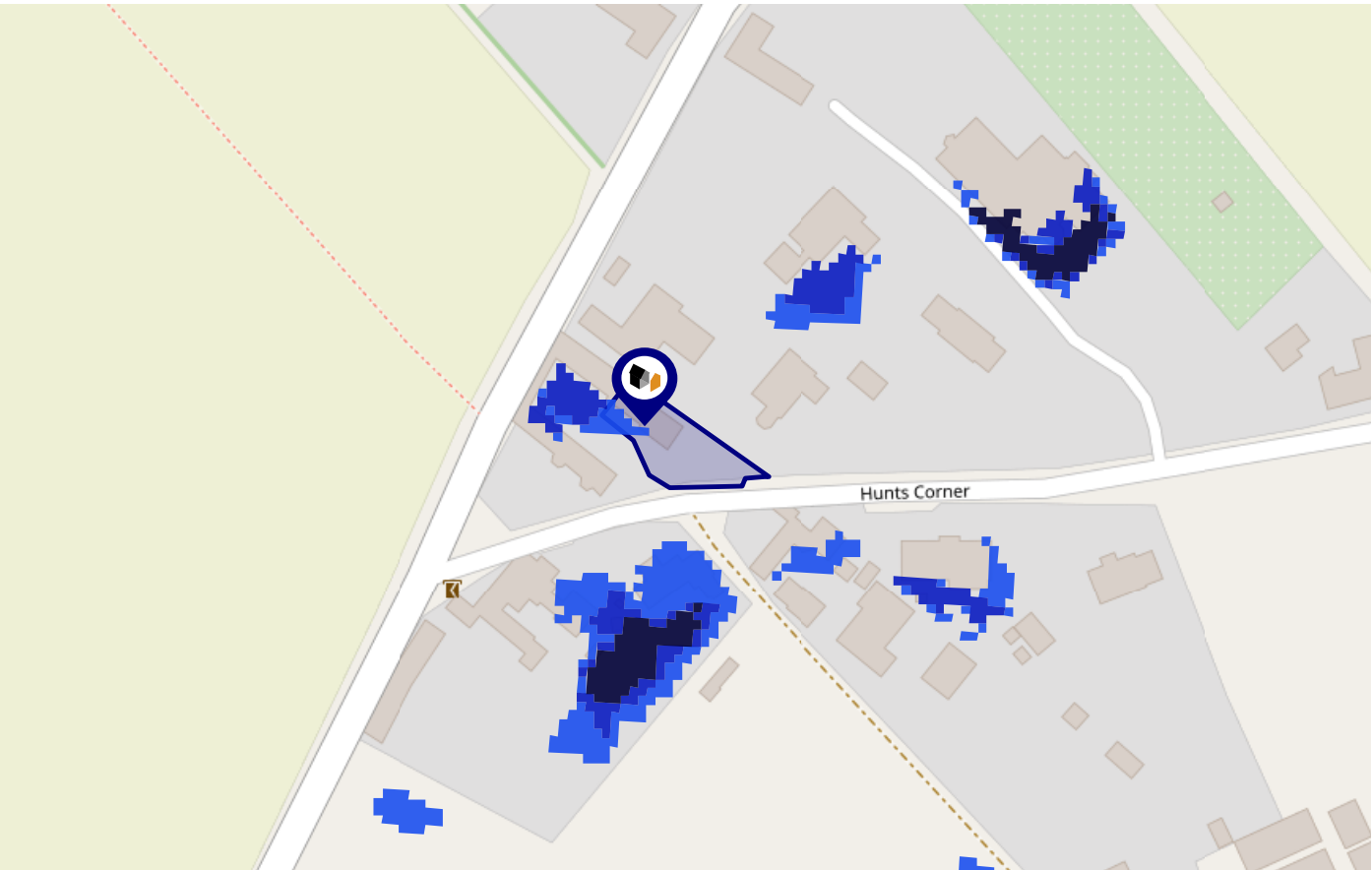


Flood Risk

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.

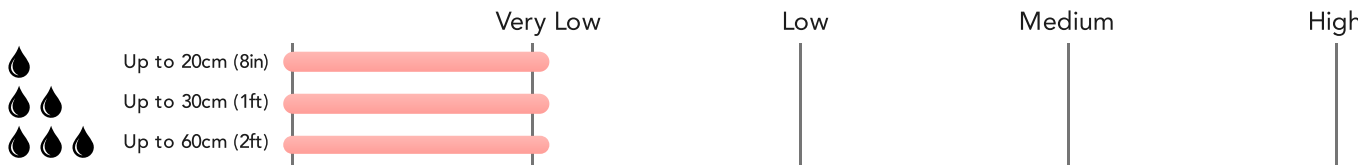


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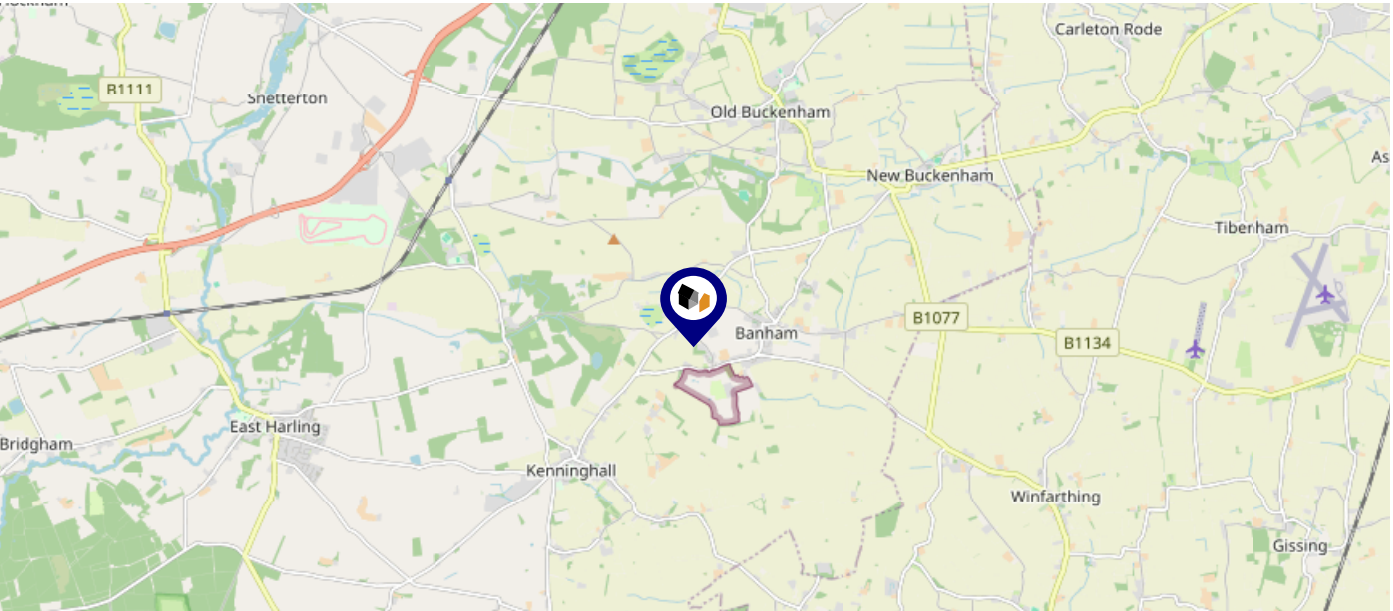
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

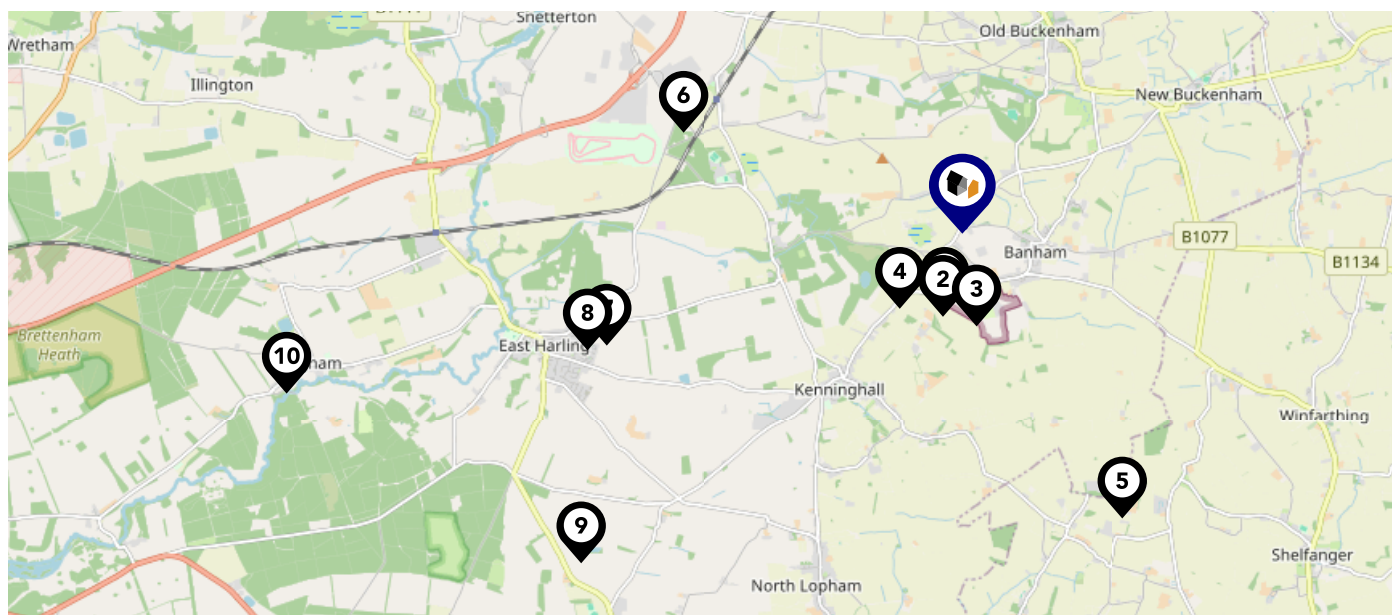
No data available.

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

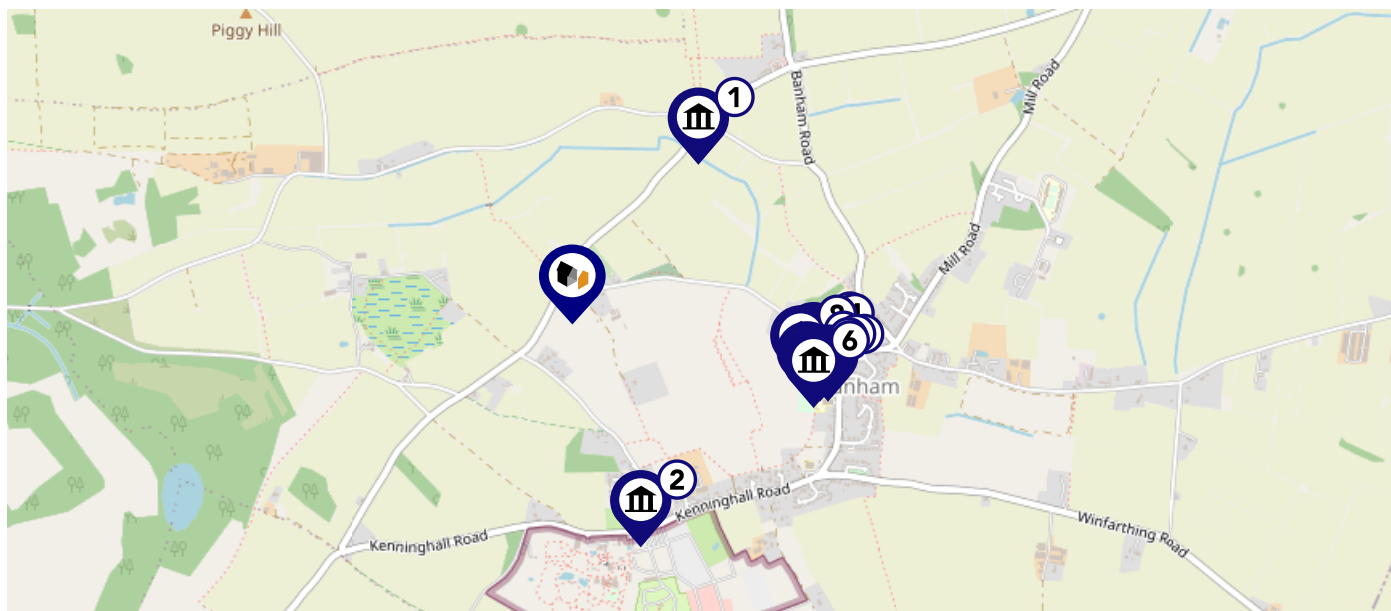
	Banham Zoo-Banham	Historic Landfill
	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill
	Banham Zoo-Banham	Historic Landfill
	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill
	Former Air field-Fersfield Drive, Norfolk	Historic Landfill
	EA/EPR/CP3796SC/V002	Active Landfill
	Field Lodge-Eccles Road, East Harling	Historic Landfill
	East Harling-East Harling, Breckland, Norfolk	Historic Landfill
	EA/EPR/NP3899NS/A001	Active Landfill
	Back Lane-Bridgeham, Breckland	Historic Landfill

Maps

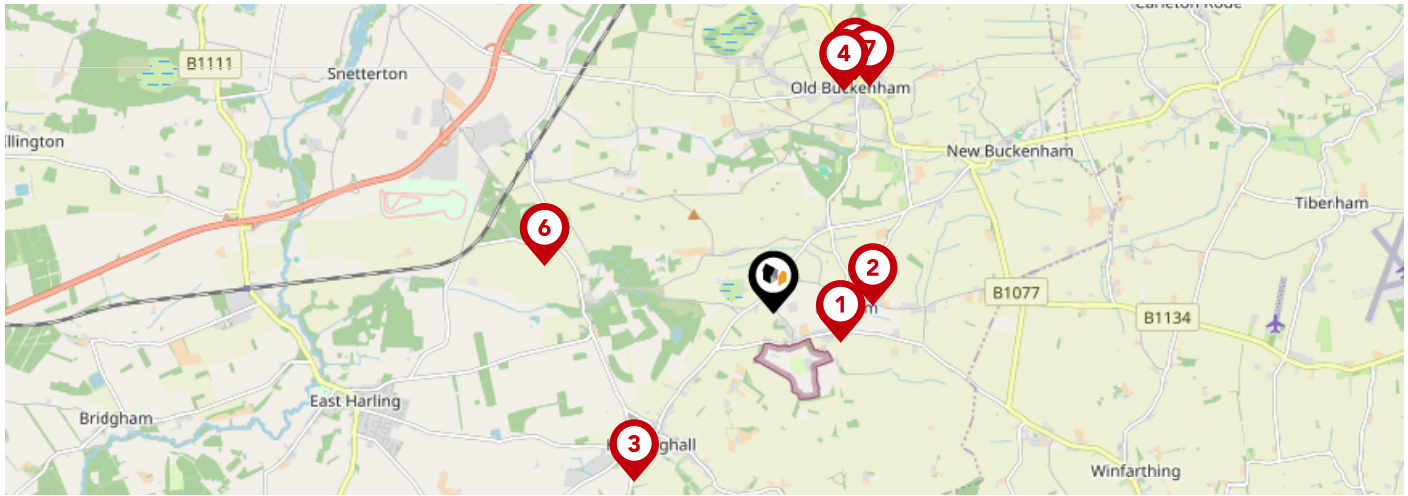
Listed Buildings



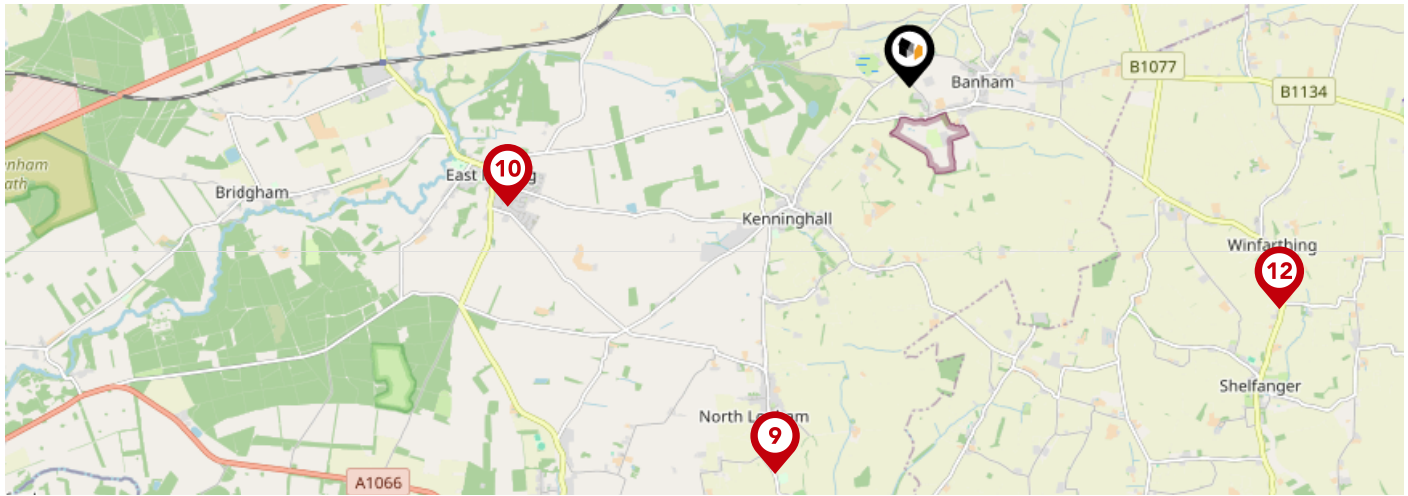
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1468788 - Blacksmith's Cottage, Over Cross	Grade II	0.5 miles
	1169057 - Grove Cottages	Grade II	0.5 miles
	1169044 - Old Grammar School	Grade II	0.6 miles
	1342454 - Alexandra House	Grade II	0.6 miles
	1169038 - Baileys Cottage	Grade II	0.6 miles
	1077559 - Barn 50 Metres South West Of The Priors	Grade II	0.6 miles
	1077560 - Norfolk House	Grade II	0.6 miles
	1169031 - Church Of St Mary The Virgin	Grade I	0.6 miles
	1169087 - The Priory, Priory Cottage And Priory End	Grade II	0.6 miles
	1077558 - Home Farm	Grade II	0.6 miles



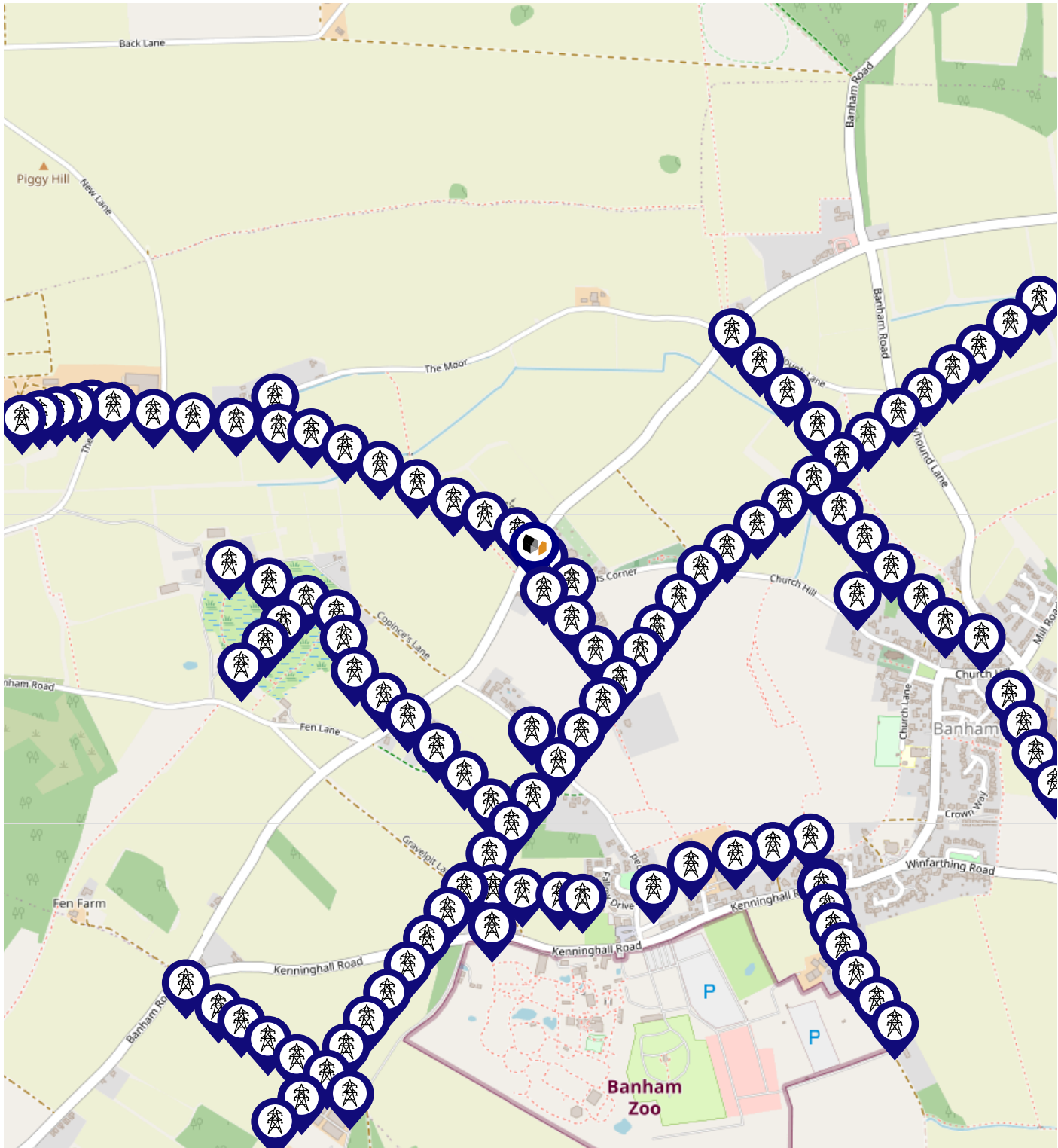
		Nursery	Primary	Secondary	College	Private
	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:0.66	☐	☒	☐	☐	☐
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:0.9	☐	☐	☒	☐	☐
	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:1.98	☐	☒	☐	☐	☐
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:2.11	☐	☐	☒	☐	☐
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:2.12	☐	☐	☒	☐	☐
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:2.12	☐	☐	☒	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:2.23	☐	☐	☒	☐	☐
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:2.24	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:3.7	☐	☒	☐	☐	☐
	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:3.79	☐	☒	☐	☐	☐
	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:3.79	☐	☒	☐	☐	☐
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:3.89	☐	☒	☐	☐	☐
	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:4.41	☐	☒	☐	☐	☐
	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:4.5	☐	☐	☒	☐	☐
	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.52	☐	☒	☐	☐	☐
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:4.55	☐	☒	☐	☐	☐

Local Area

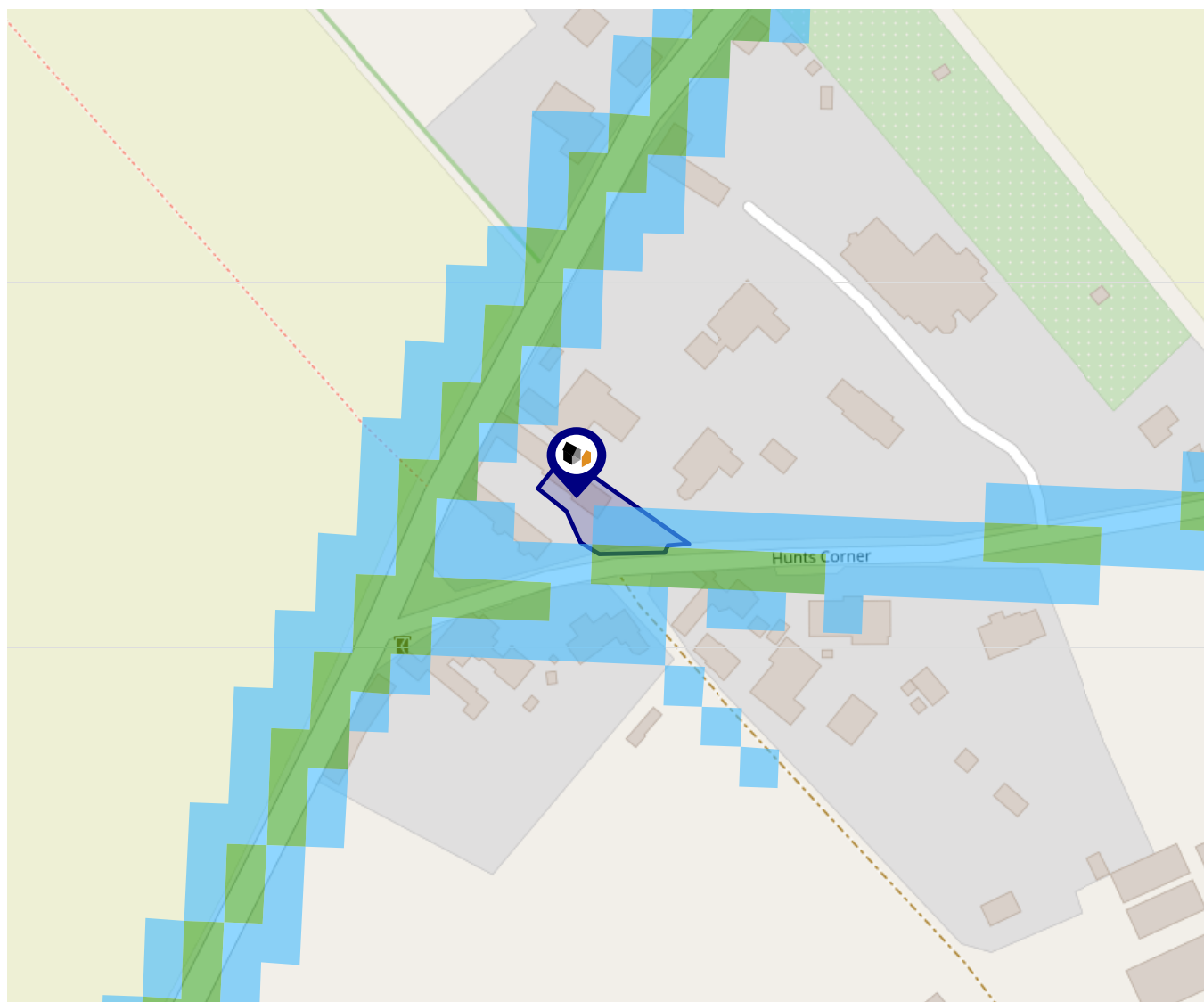
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Local Area Road Noise

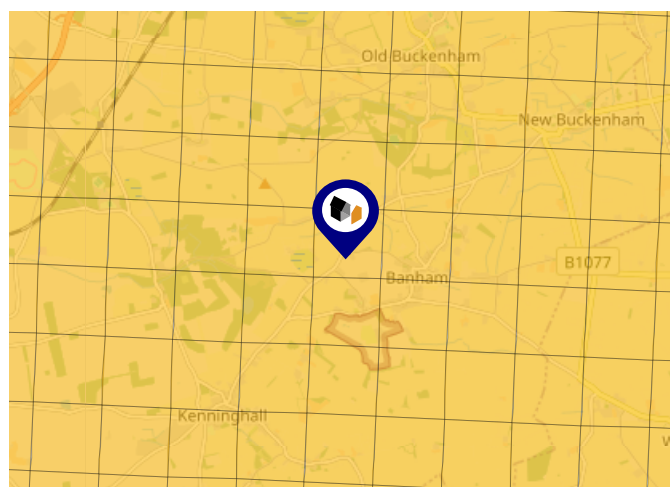


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

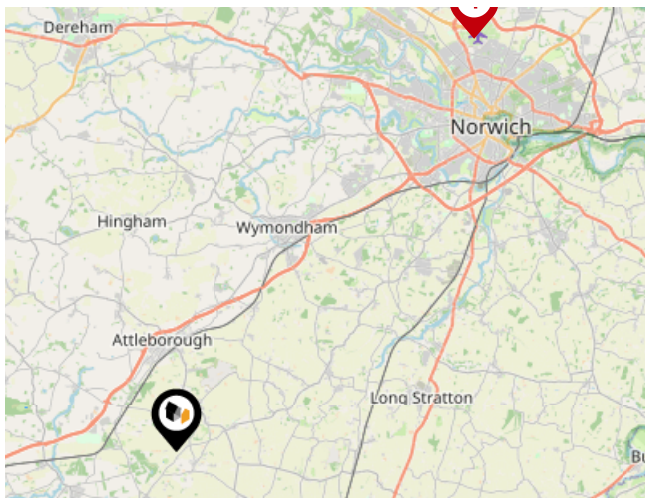


National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	2.48 miles
2	Attleborough Rail Station	4.13 miles
3	Harling Road Rail Station	4.77 miles
4	Spooner Row Rail Station	6.16 miles
5	Diss Rail Station	7.03 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

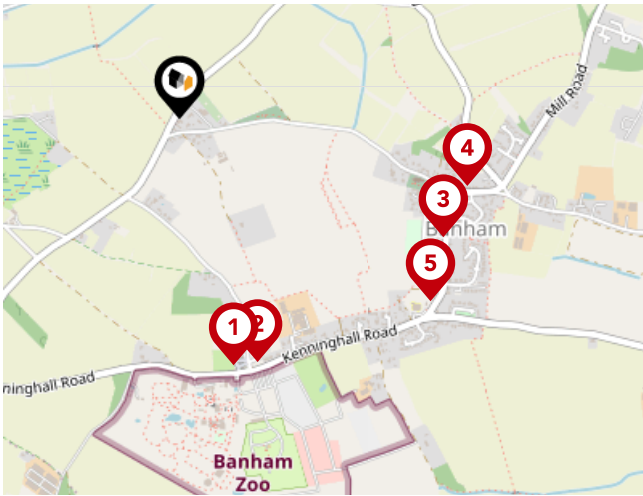


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.33 miles

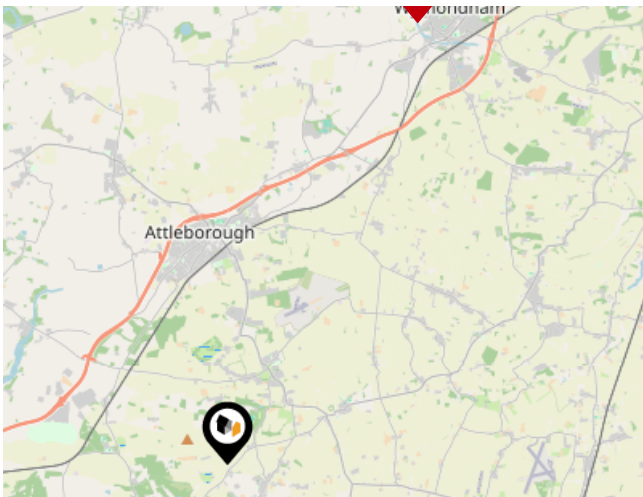
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Zoo	0.56 miles
	Zoo	0.57 miles
	school	0.65 miles
	Phone Box	0.66 miles
	Grey's Manor	0.7 miles



Local Connections

Pin	Name	Distance
	Wymondham Abbey (Mid Norfolk Railway)	8.68 miles



Ferry Terminals

Pin	Name	Distance
	Reedham Ferry North	23.31 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 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.



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