

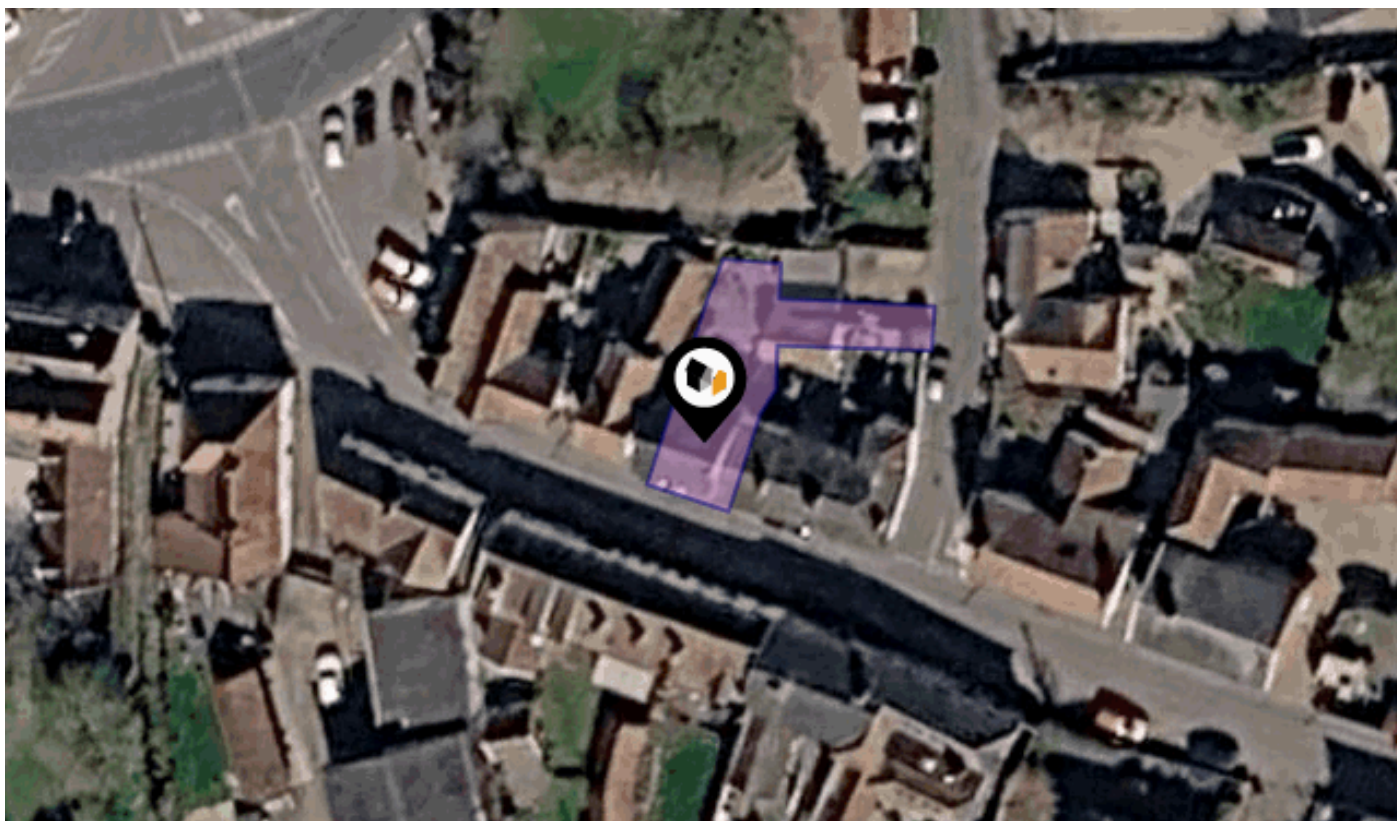


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd October 2026



WEST CHURCH STREET, KENNINGHALL, NORWICH, NR16

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

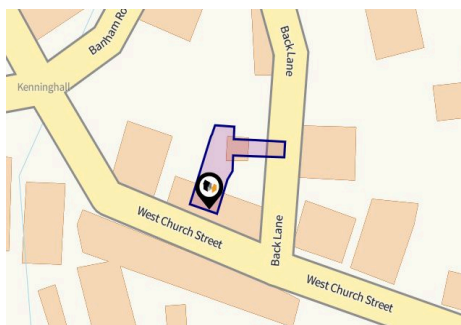
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,901		
Title Number:	NK268240		

Local Area

Local Authority:	Norfolk
Conservation Area:	Kenninghall
Flood Risk:	
• Rivers & Seas	High
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

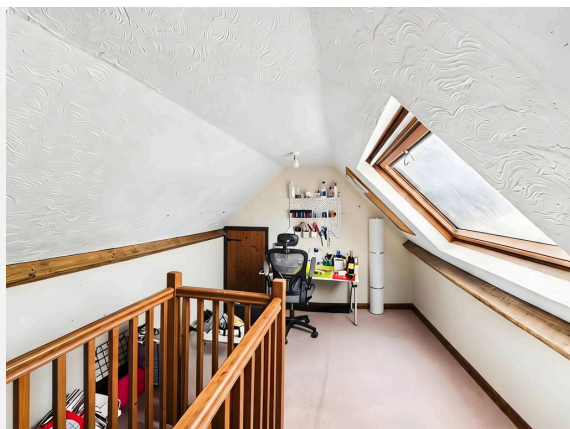
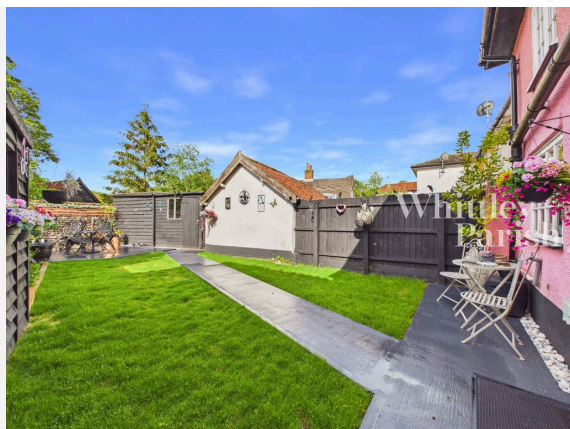
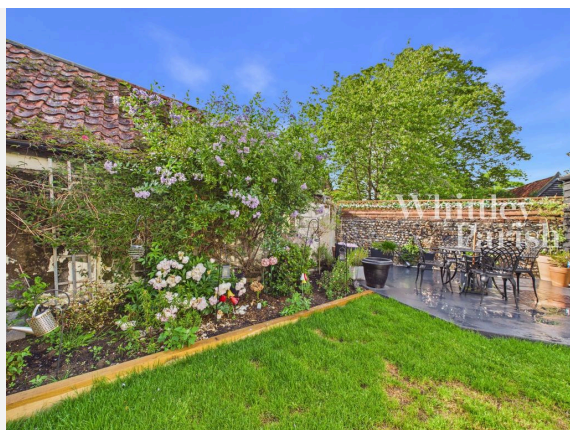
5 mb/s	80 mb/s	1000 mb/s
		

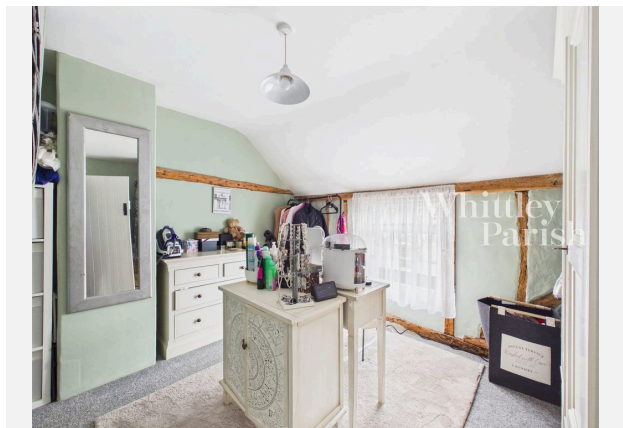
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









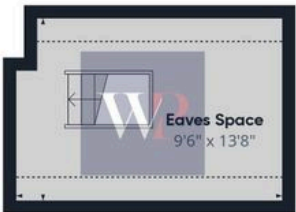
WEST CHURCH STREET, KENNINGHALL, NORWICH, NR16



Floor 0



Floor 1



Floor 2

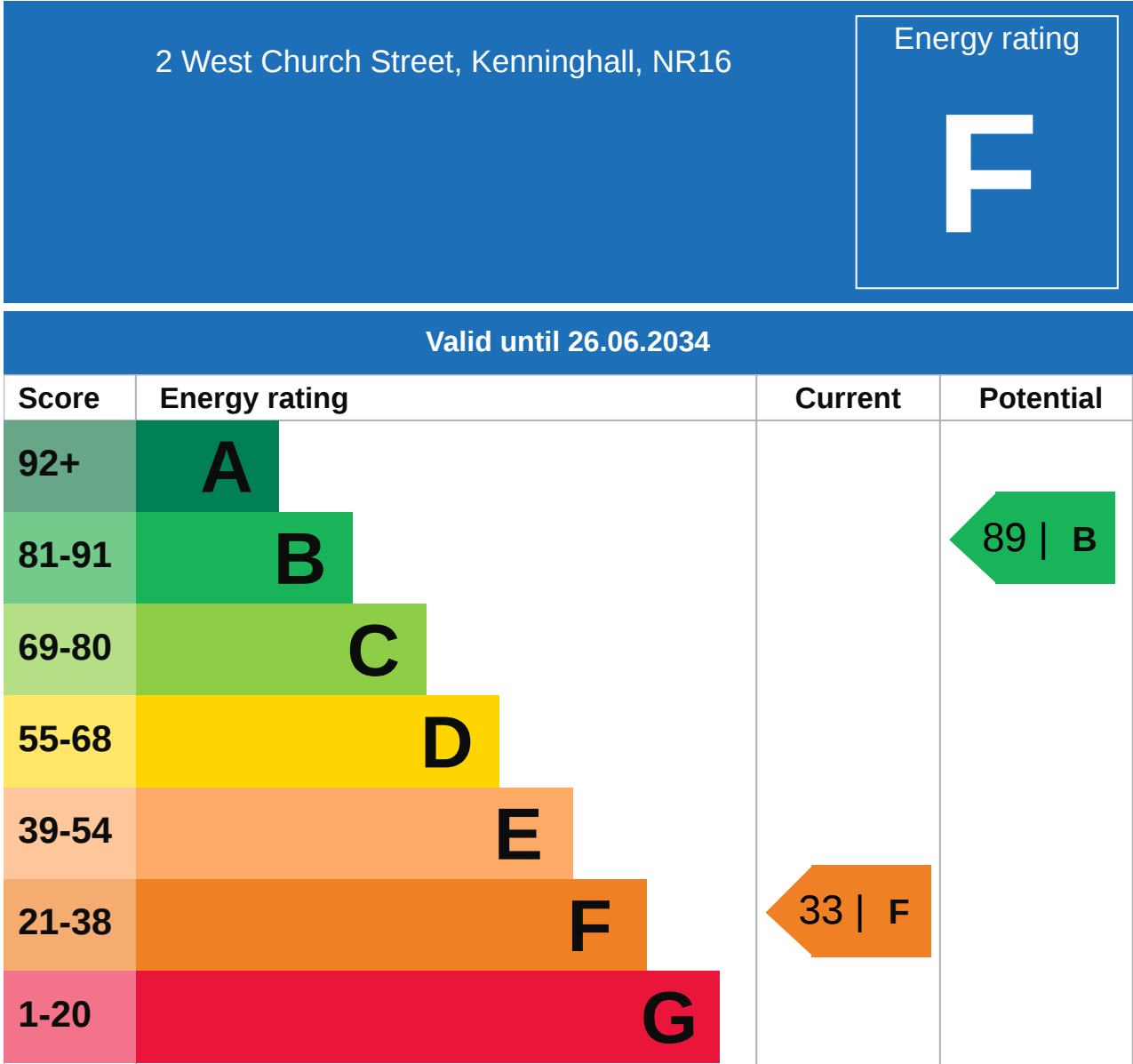
Approximate total area[®]
903 ft²
Reduced headroom
41 ft²

(1) Excluding balconies and terrace

Reduced headroom
Below 5 ft

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360







Additional EPC Data

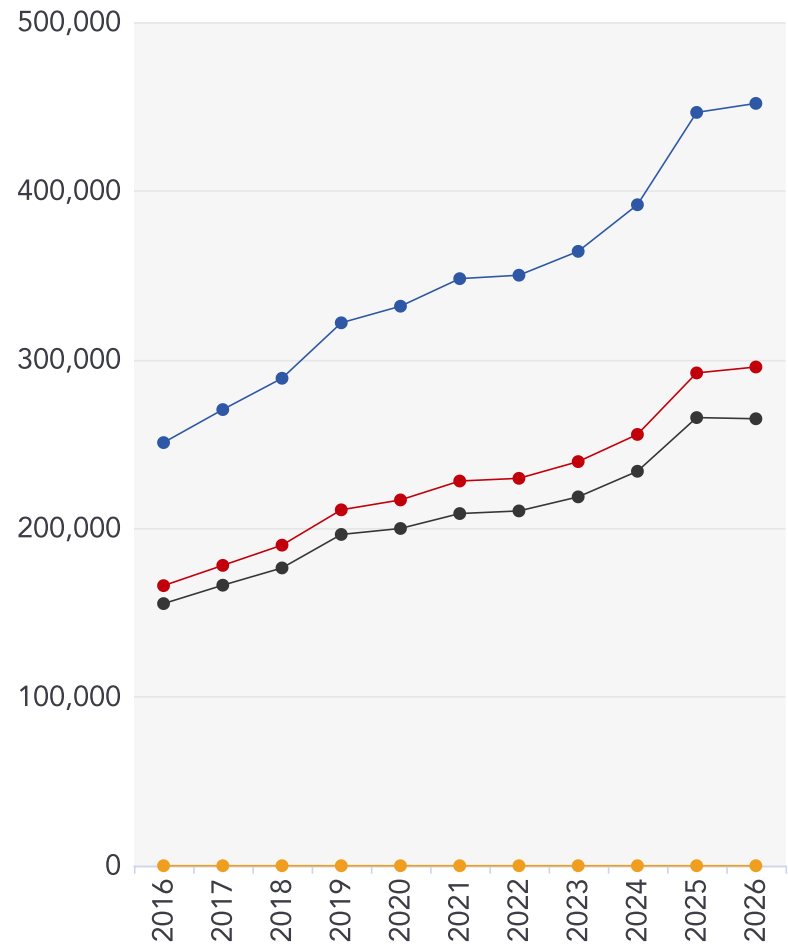
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), limited insulation
Roof Energy:	Poor
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 91% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 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

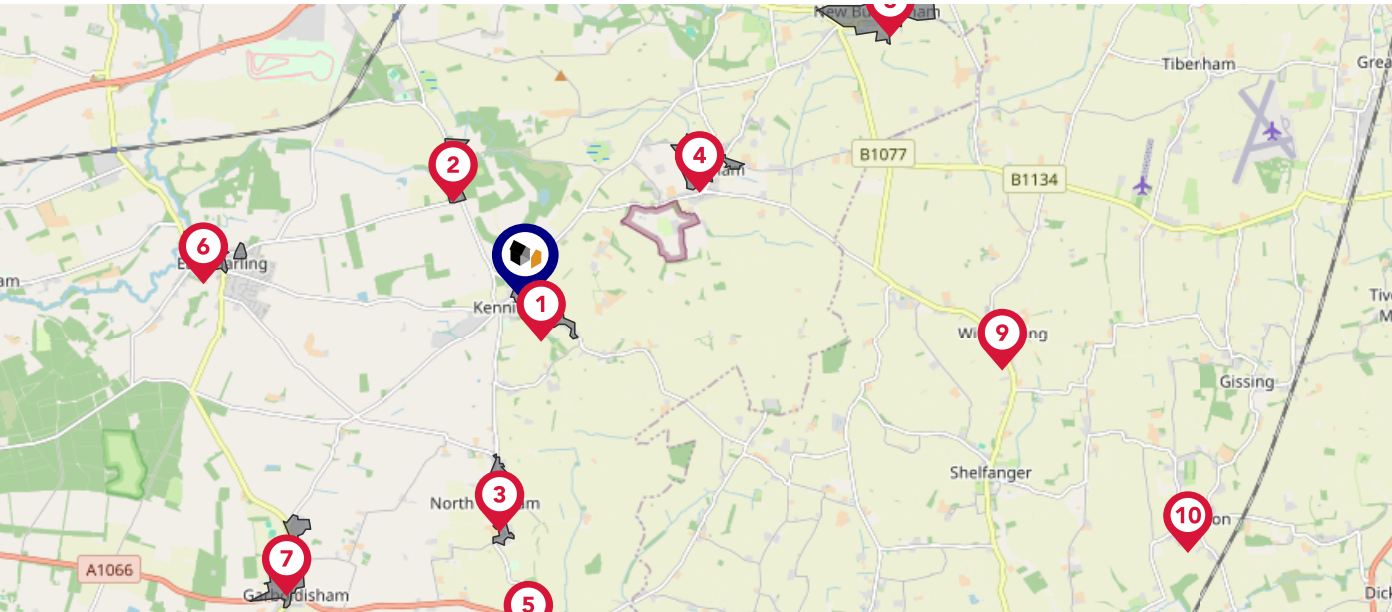
+49.65%

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.



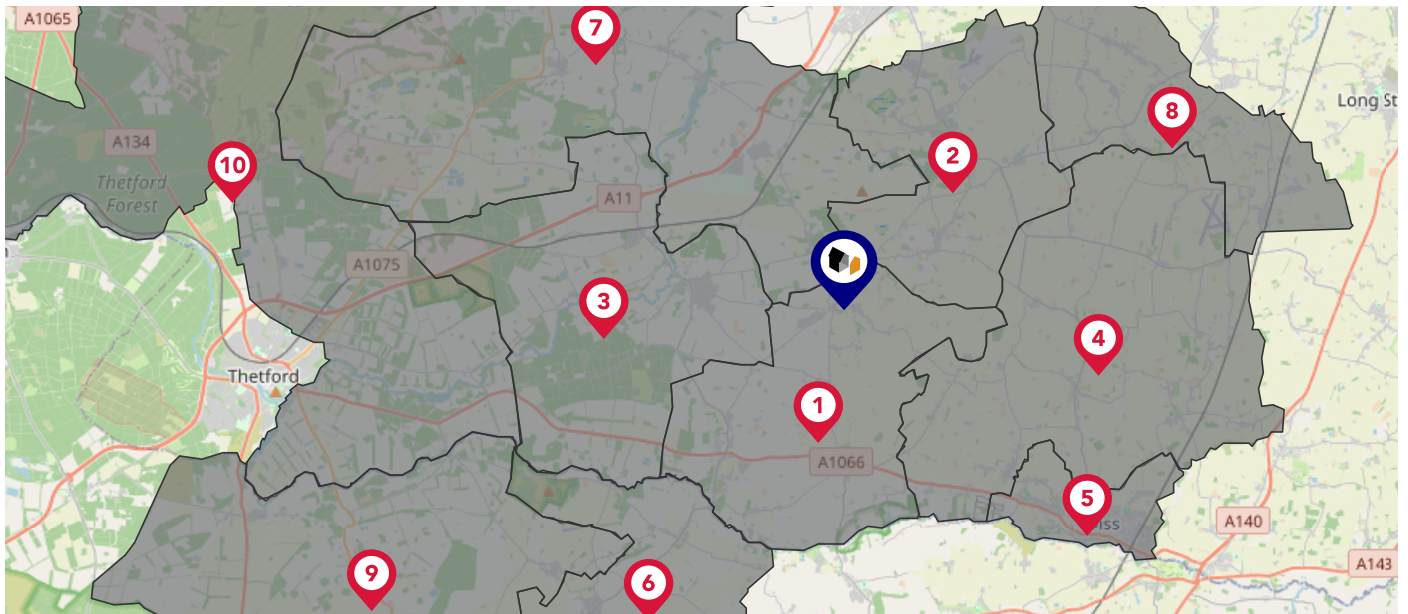
Nearby Conservation Areas	
1	Kenninghall
2	Quidenham
3	North Lopham
4	Banham
5	South Lopham
6	East Harling
7	Garboldisham
8	New Buckenham
9	Winfarthing
10	Burston

Maps

Council Wards



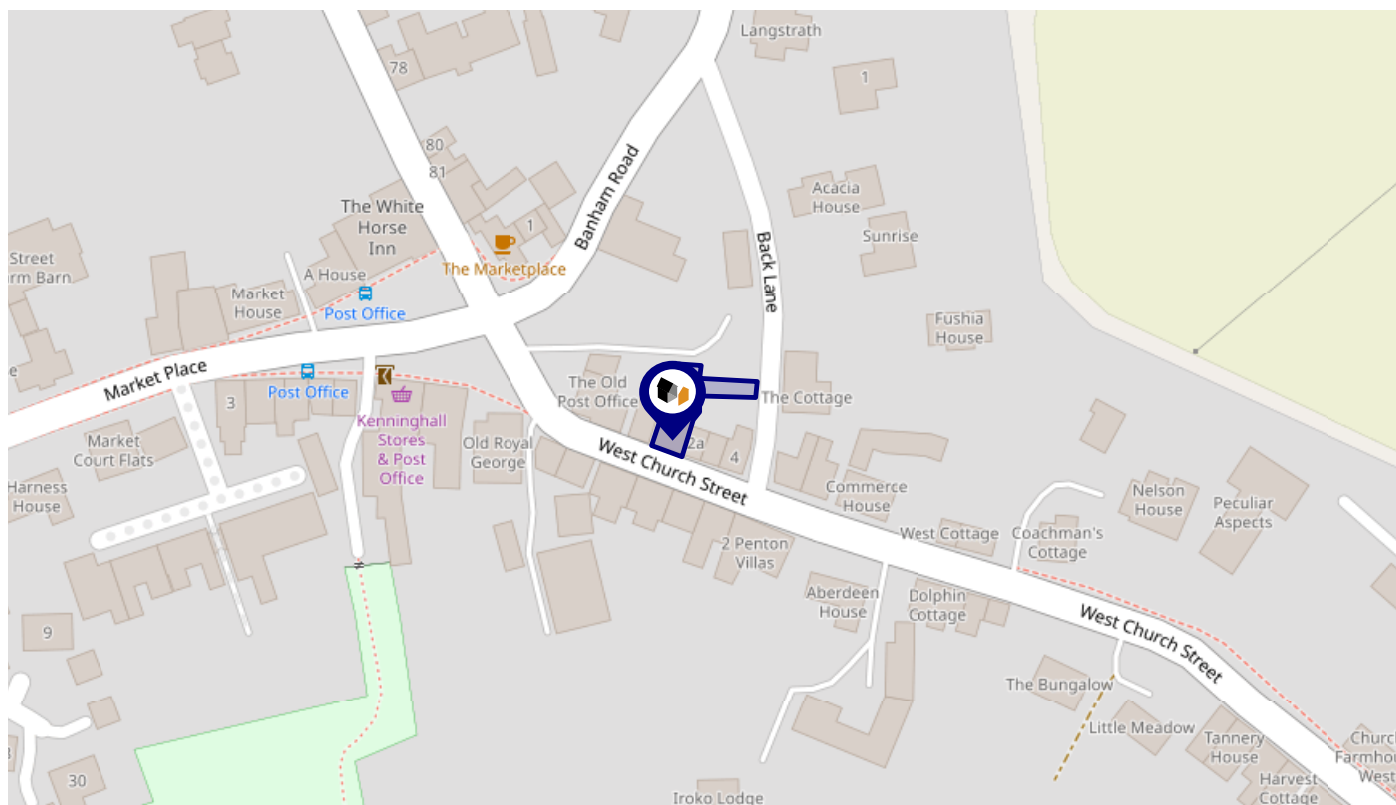
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Guiltcross Ward
-  The Buckenham & Banham Ward
-  Harling & Heathlands Ward
-  Bressingham & Burston Ward
-  Diss & Roydon Ward
-  Barningham Ward
-  All Saints & Wayland Ward
-  Bunwell Ward
-  Bardwell Ward
-  Forest 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:

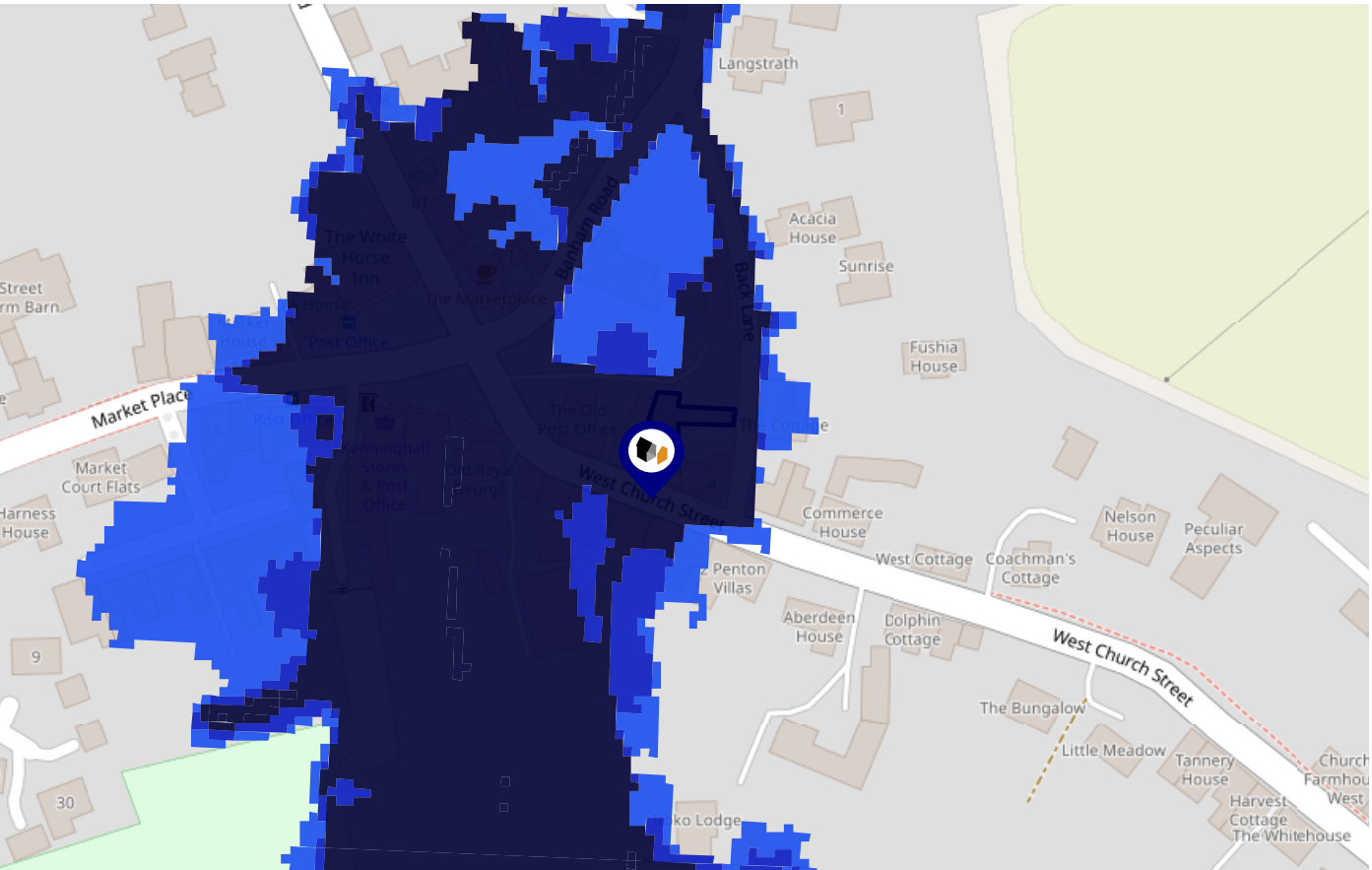
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

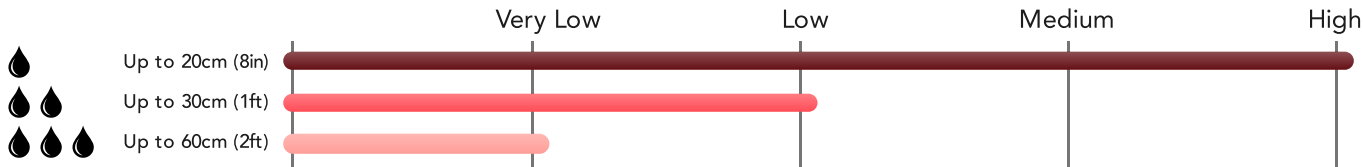


Risk Rating: High

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:

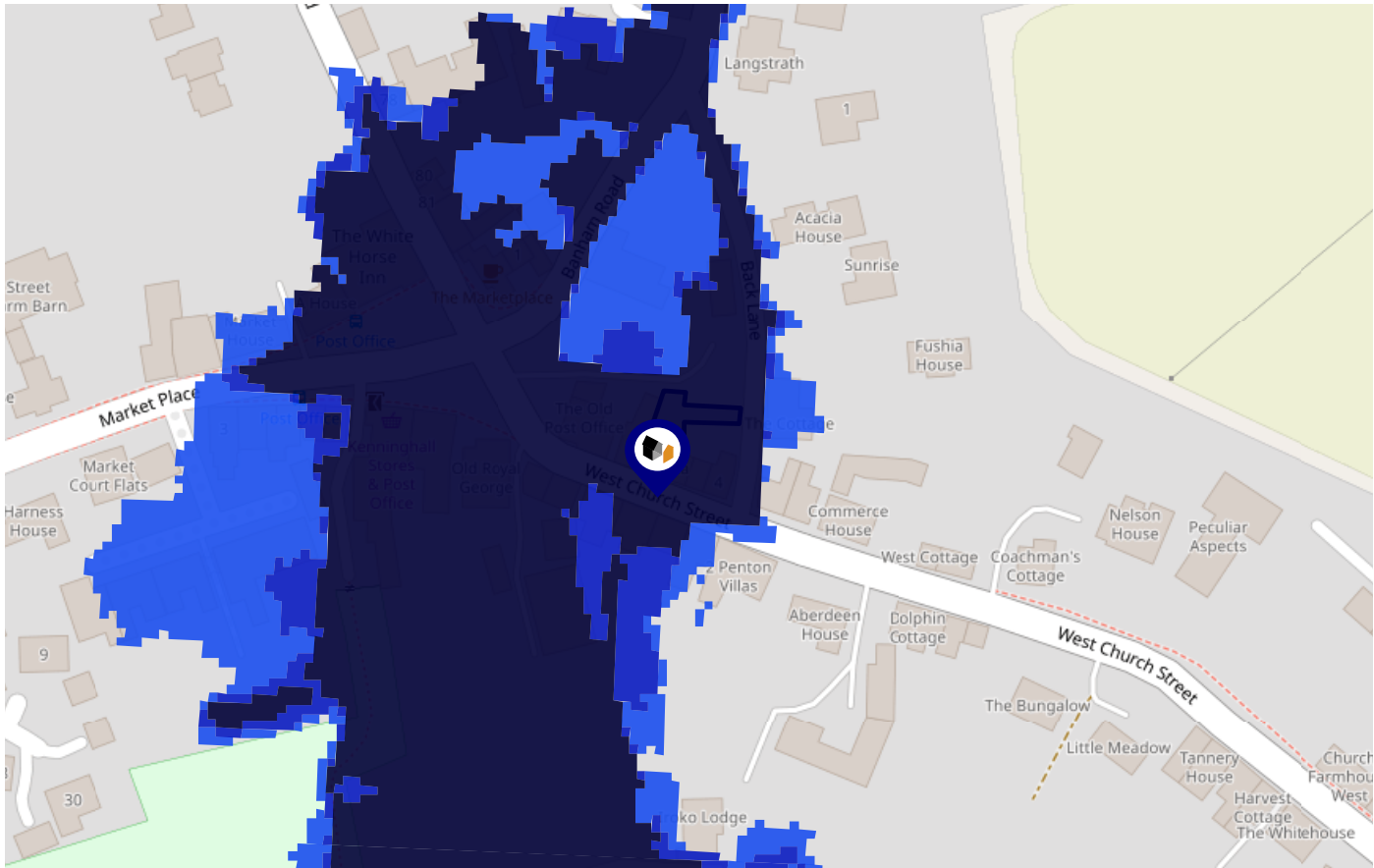


Flood Risk

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.

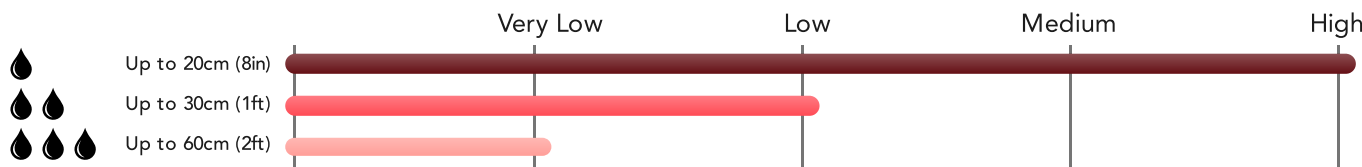


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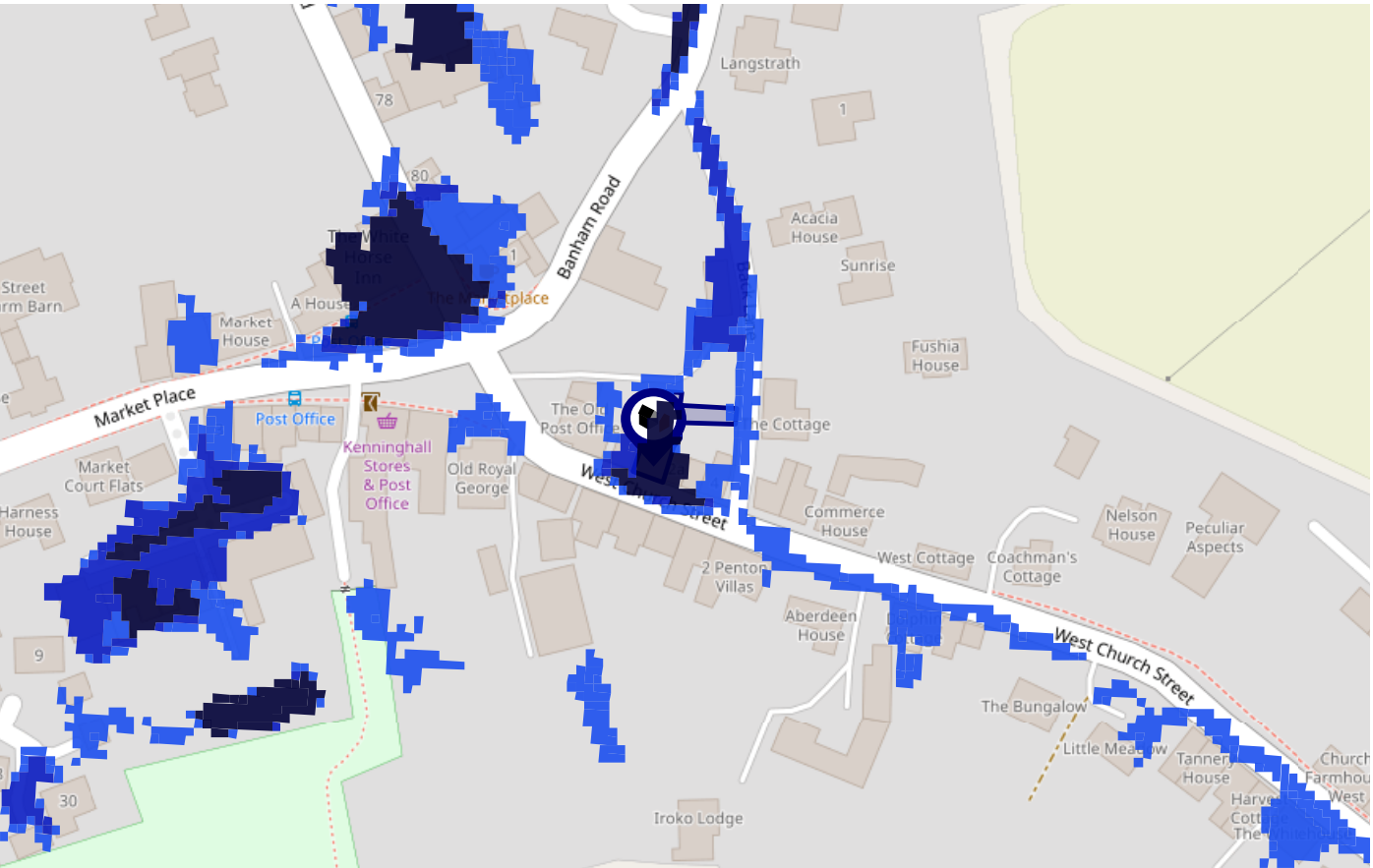


Flood Risk

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.

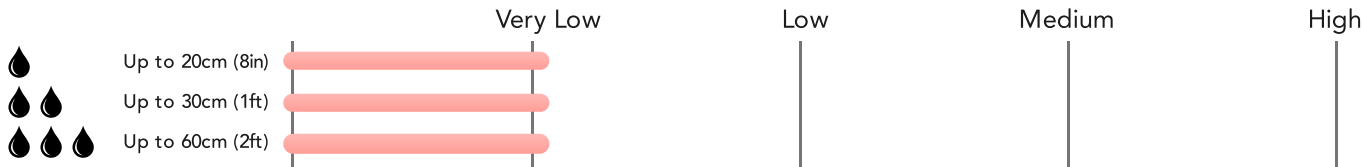


Risk Rating: High

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

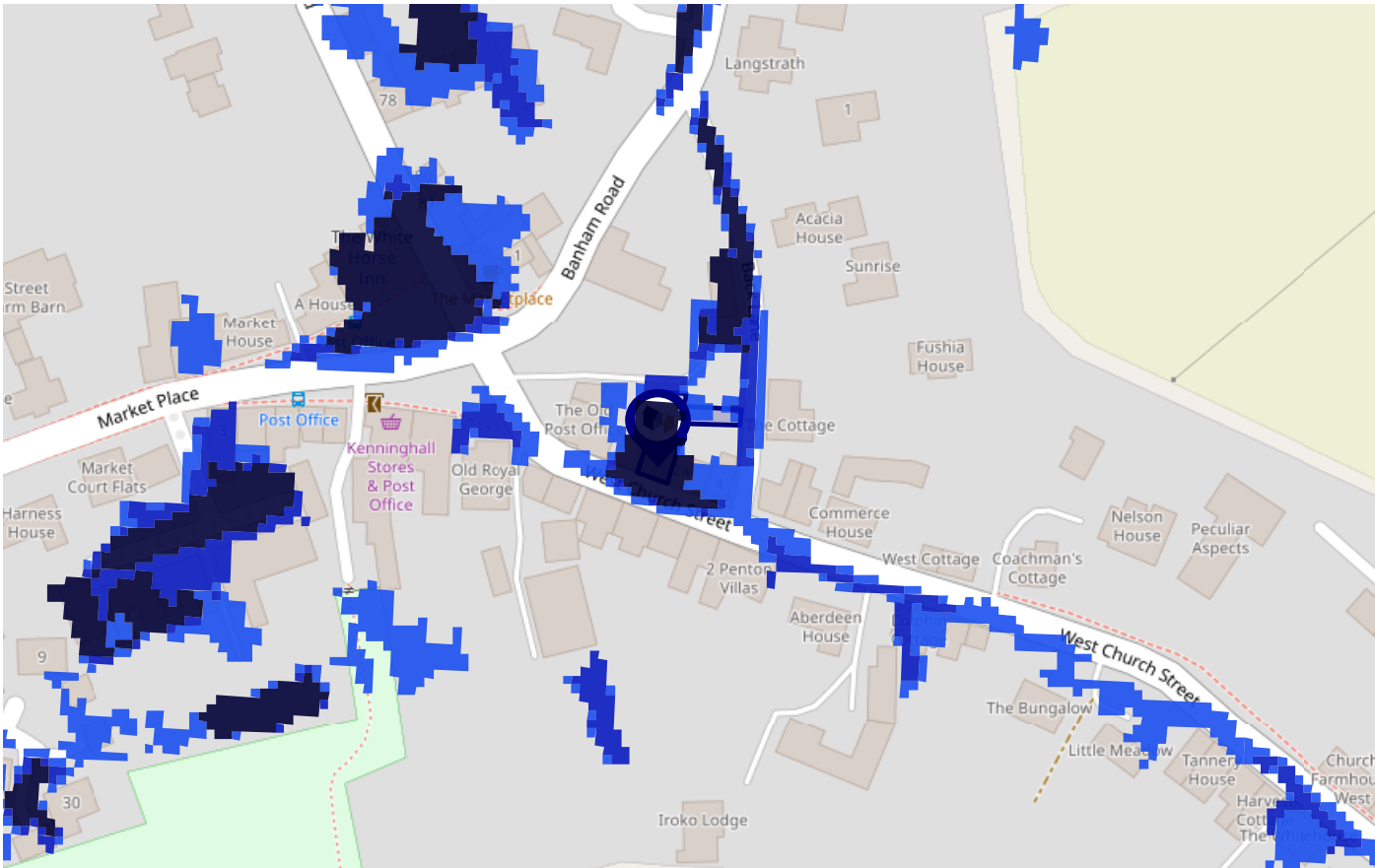


Flood Risk

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.

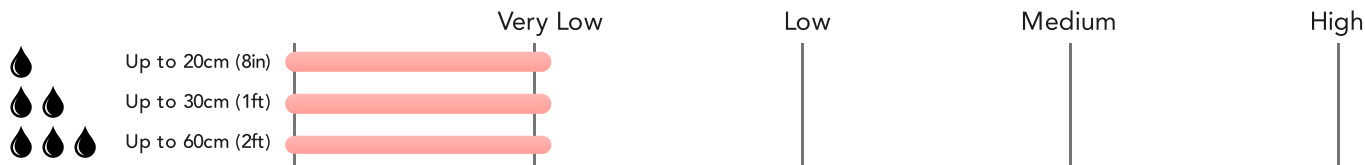


Risk Rating: High

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.

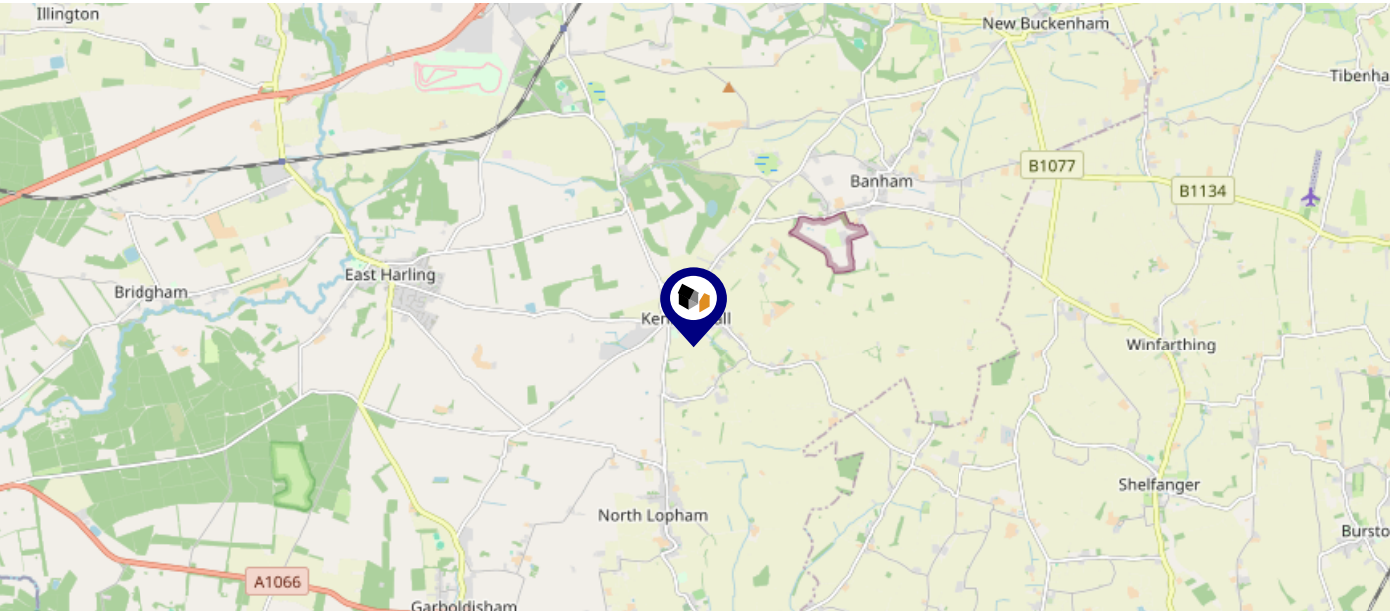
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

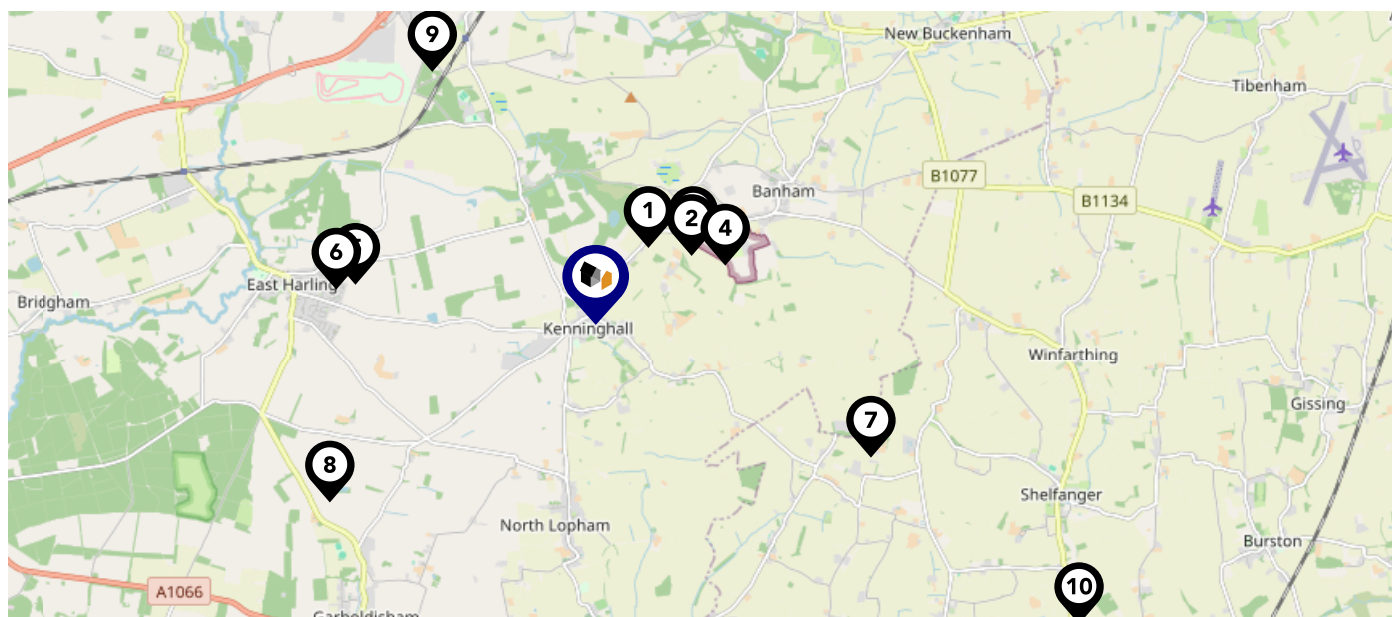
No data available.

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

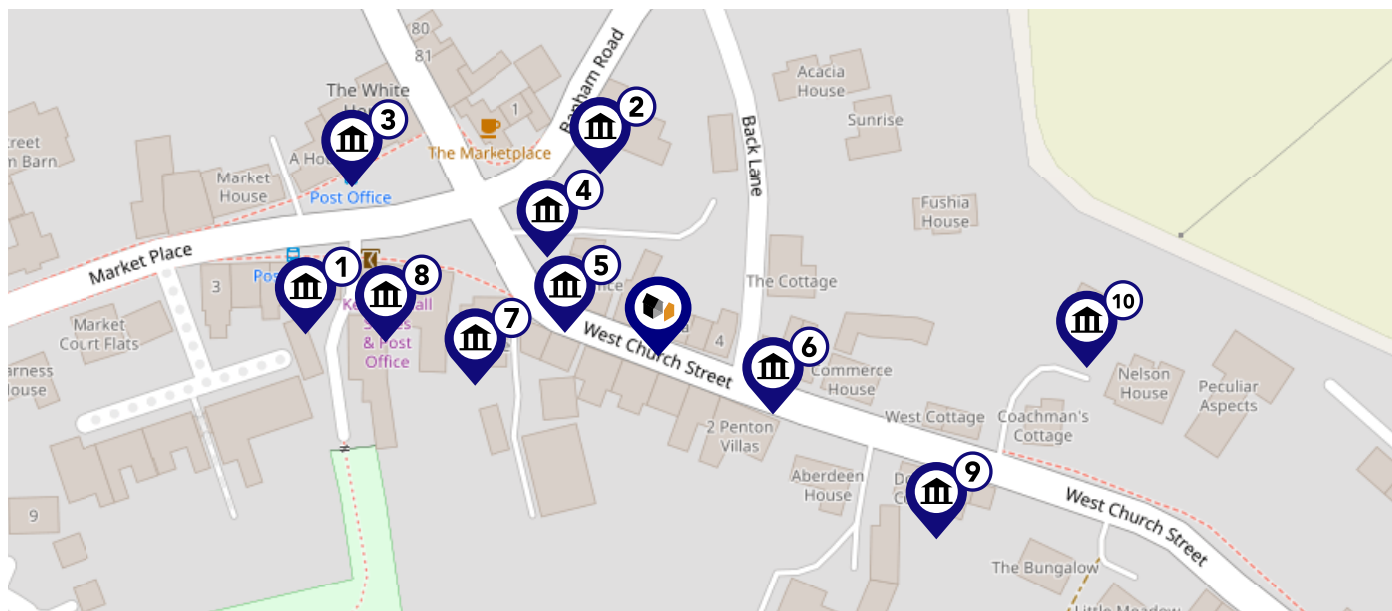
1	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill	
2	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill	
3	Banham Zoo-Banham	Historic Landfill	
4	Banham Zoo-Banham	Historic Landfill	
5	Field Lodge-Eccles Road, East Harling	Historic Landfill	
6	East Harling-East Harling, Breckland, Norfolk	Historic Landfill	
7	Former Air field-Fersfield Drive, Norfolk	Historic Landfill	
8	EA/EPR/NP3899NS/A001	Active Landfill	
9	EA/EPR/CP3796SC/V002	Active Landfill	
10	Near Shelfanger Road (B1077)-Diss, Norfolk	Historic Landfill	

Maps

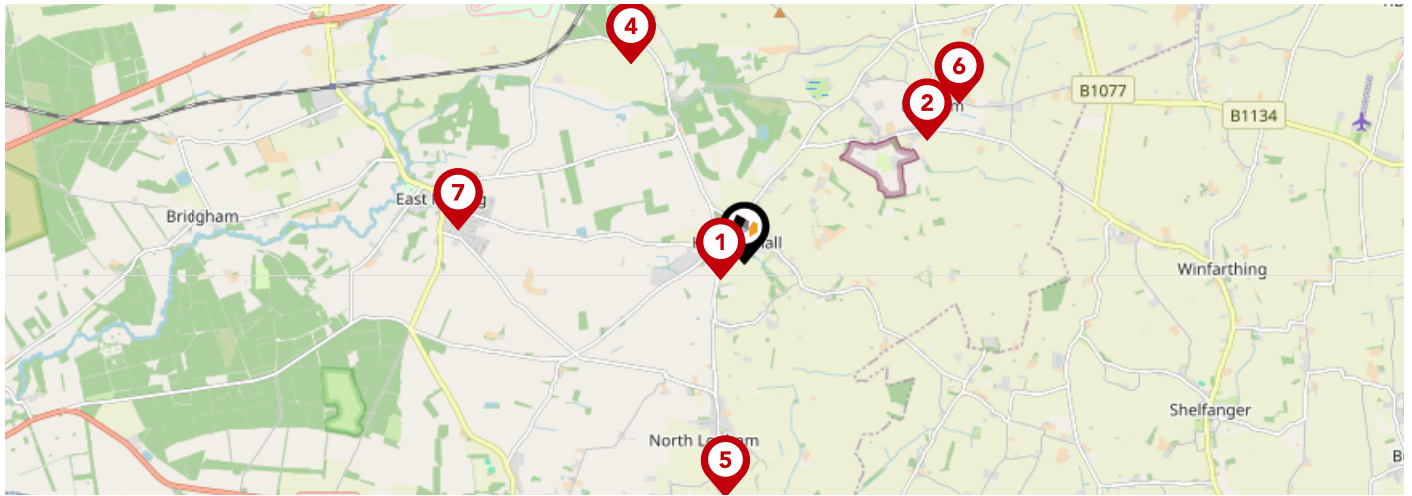
Listed Buildings



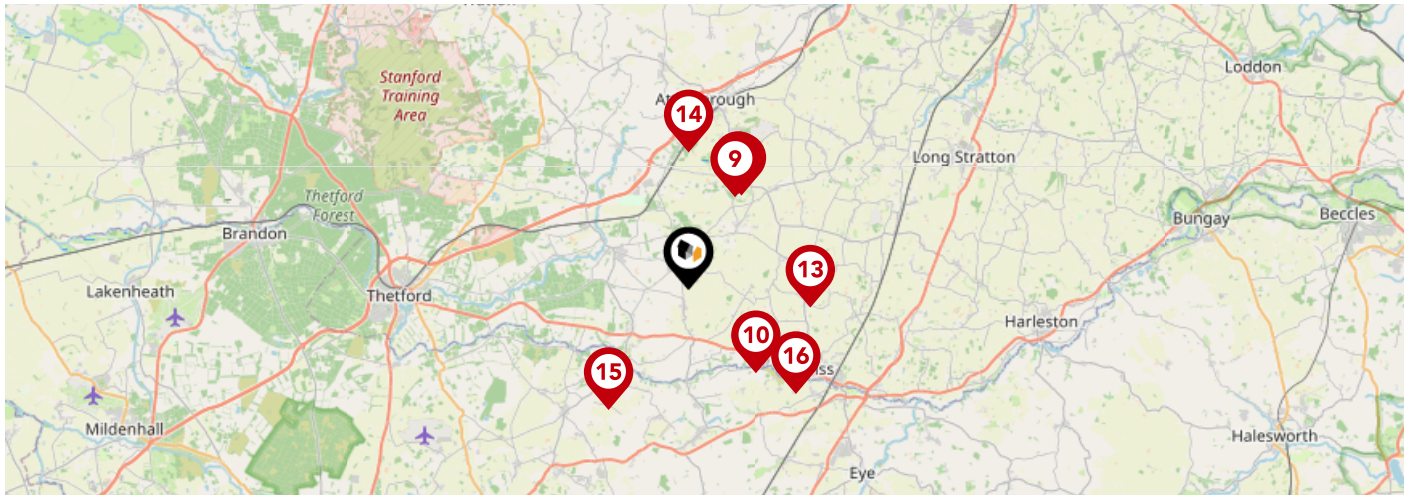
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1077428 - Aa Clarke (butcher)	Grade II	0.0 miles
 1342505 - The Limes	Grade II	0.0 miles
 1077427 - White Horse	Grade II	0.0 miles
 1077403 - K6 Telephone Kiosk	Grade II	0.0 miles
 1168744 - Kenninghall Post Office	Grade II	0.0 miles
 1248341 - 5 And 6, West Church Street	Grade II	0.0 miles
 1077429 - Turner And Buckler Limited	Grade II	0.0 miles
 1168737 - Village General Stores And Off Licence	Grade II	0.0 miles
 1077410 - Tyle Cottage And Houses Adjoining East And West	Grade II	0.0 miles
 1168651 - Nelson House	Grade II	0.1 miles



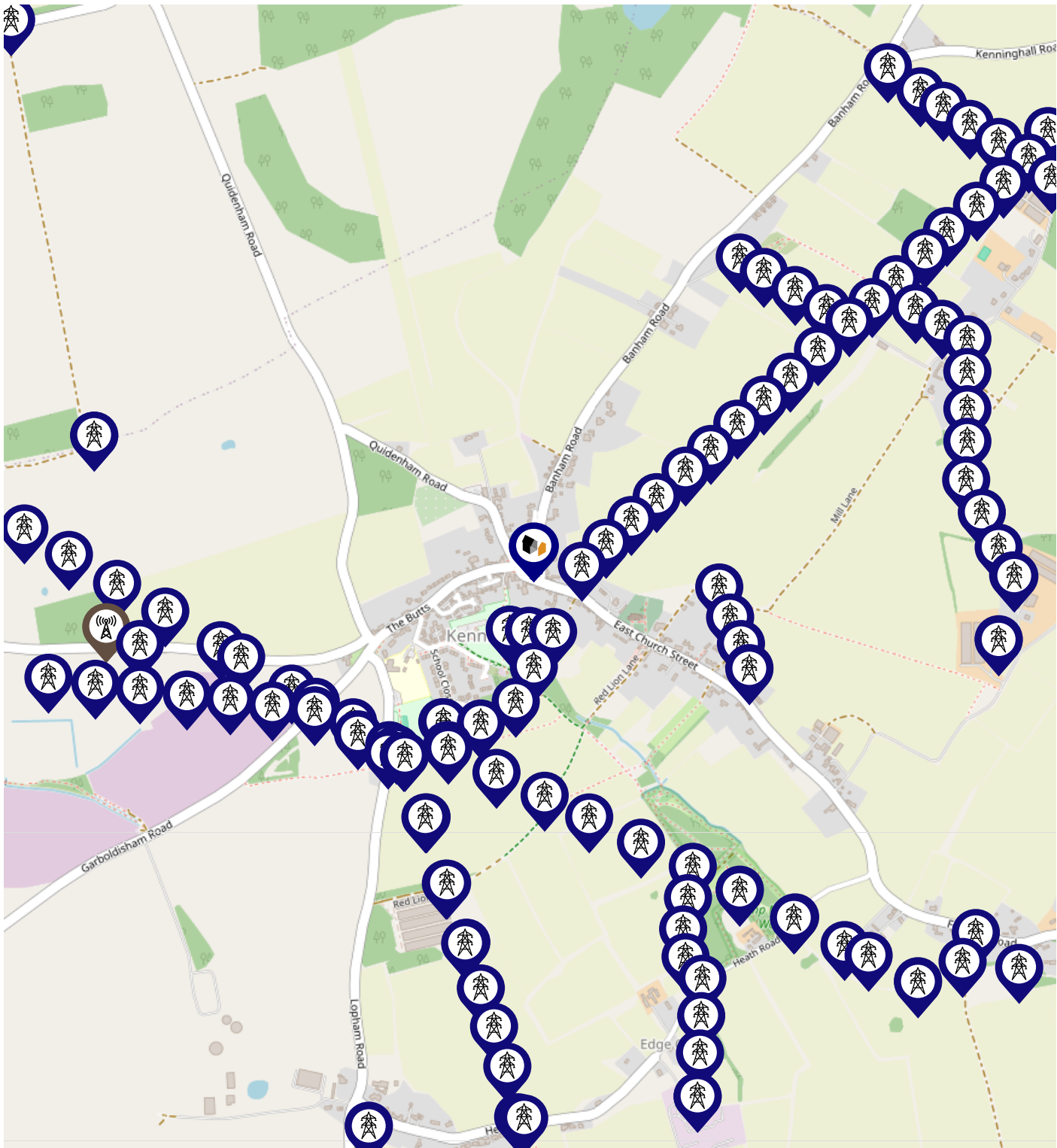
		Nursery	Primary	Secondary	College	Private
	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:0.26	☐	☒	☐	☐	☐
	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:2	☐	☒	☐	☐	☐
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:2.09	☐	☐	☒	☐	☐
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:2.09	☐	☐	☒	☐	☐
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:2.12	☐	☒	☐	☐	☐
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:2.43	☐	☐	☒	☐	☐
	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:2.6	☐	☒	☐	☐	☐
	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:3.51	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:3.78	☐	☐	☒	☐	☐
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:3.82	☐	☒	☐	☐	☐
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:3.93	☐	☒	☐	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:3.93	☐	☐	☒	☐	☐
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:4.44	☐	☒	☐	☐	☐
	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:5.01	☐	☒	☐	☐	☐
	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:5.2	☐	☒	☐	☐	☐
	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:5.41	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

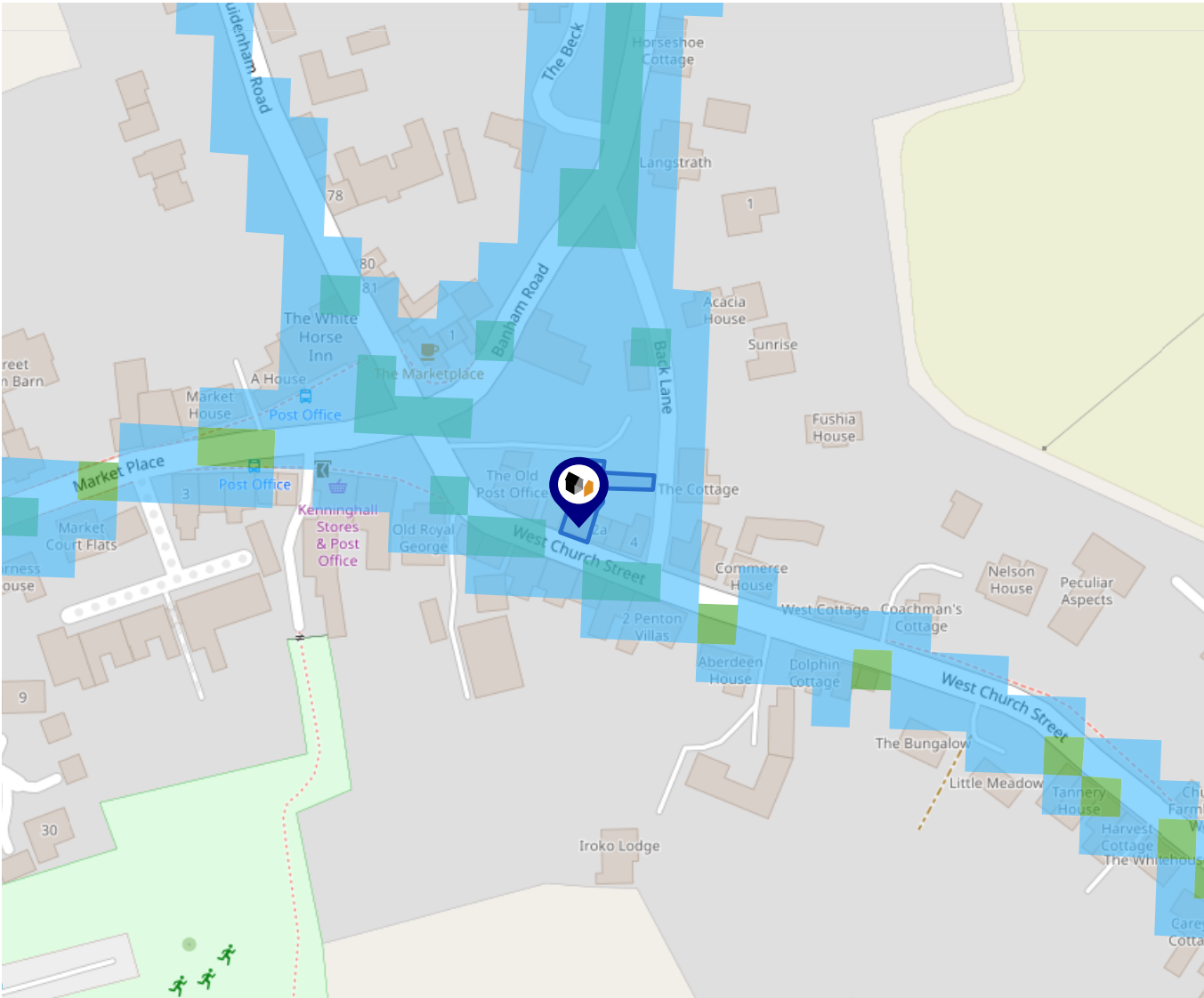


Key:

- Power Pylons
- Communication Masts

Local Area

Road Noise



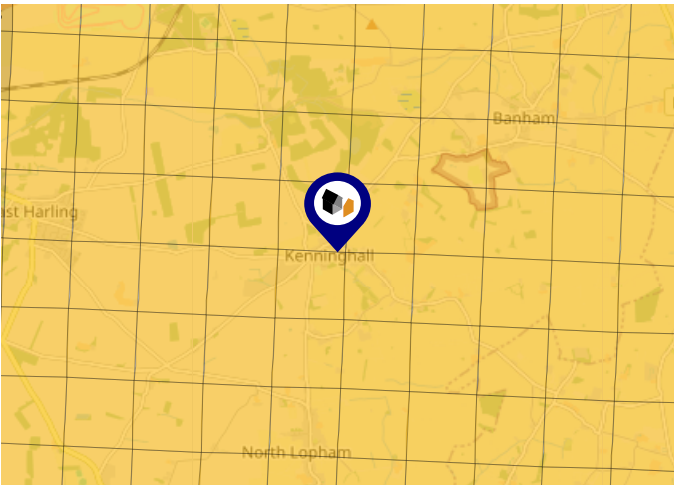
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

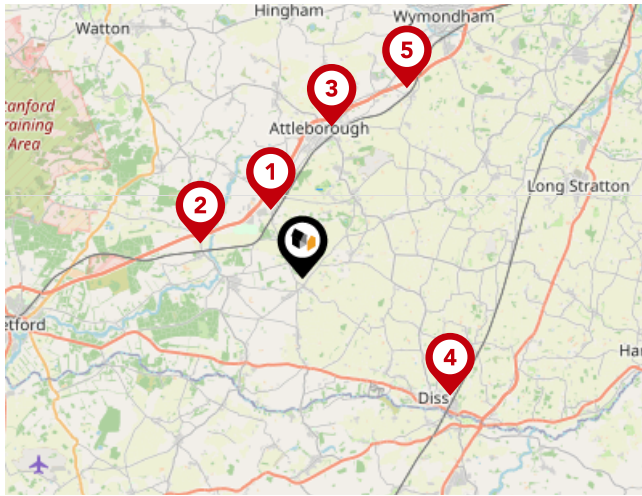


Primary Classifications (Most Common Clay Types)

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)

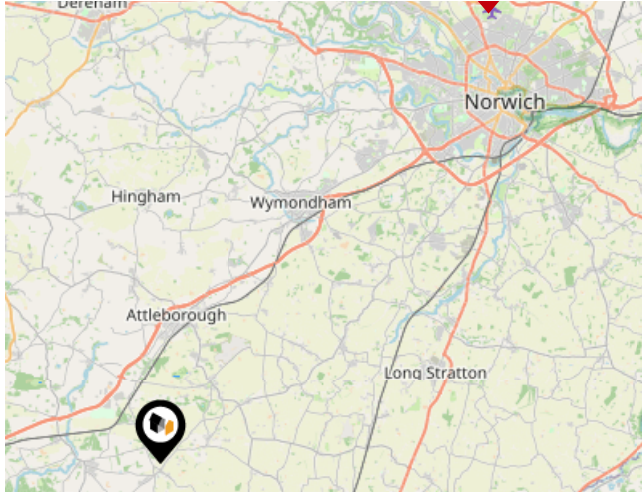


National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	2.75 miles
2	Harling Road Rail Station	3.94 miles
3	Attleborough Rail Station	5.6 miles
4	Diss Rail Station	6.79 miles
5	Spooner Row Rail Station	7.86 miles

Trunk Roads/Motorways

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

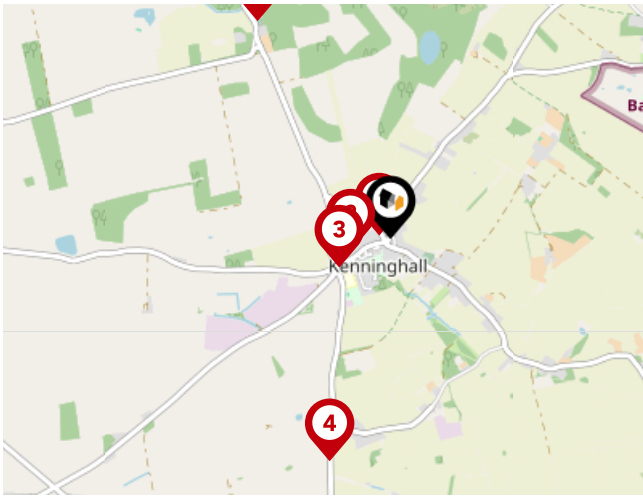


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	20.06 miles

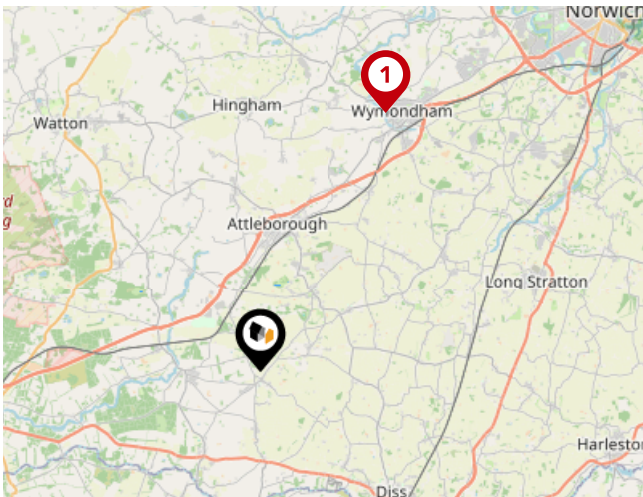
Area

Transport (Local)



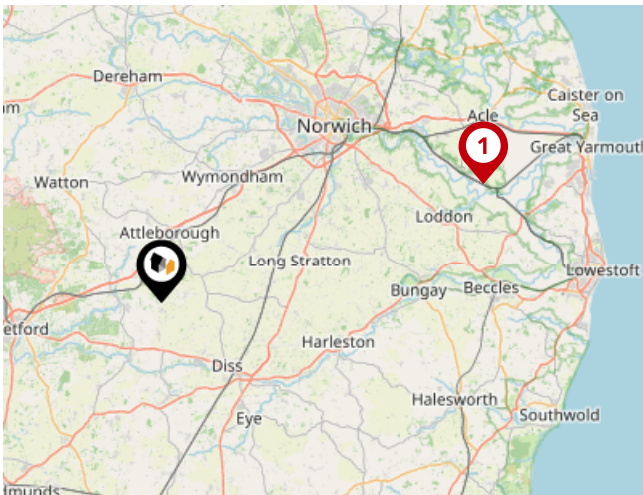
Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.05 miles
2	School Close	0.19 miles
3	Primary School	0.26 miles
4	Chimney Mill	1.04 miles
5	Home Farm	1.15 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	10.37 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	24.76 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

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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Whittleby Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

nick@whittlebyparish.com

www.whittlebyparish.com

